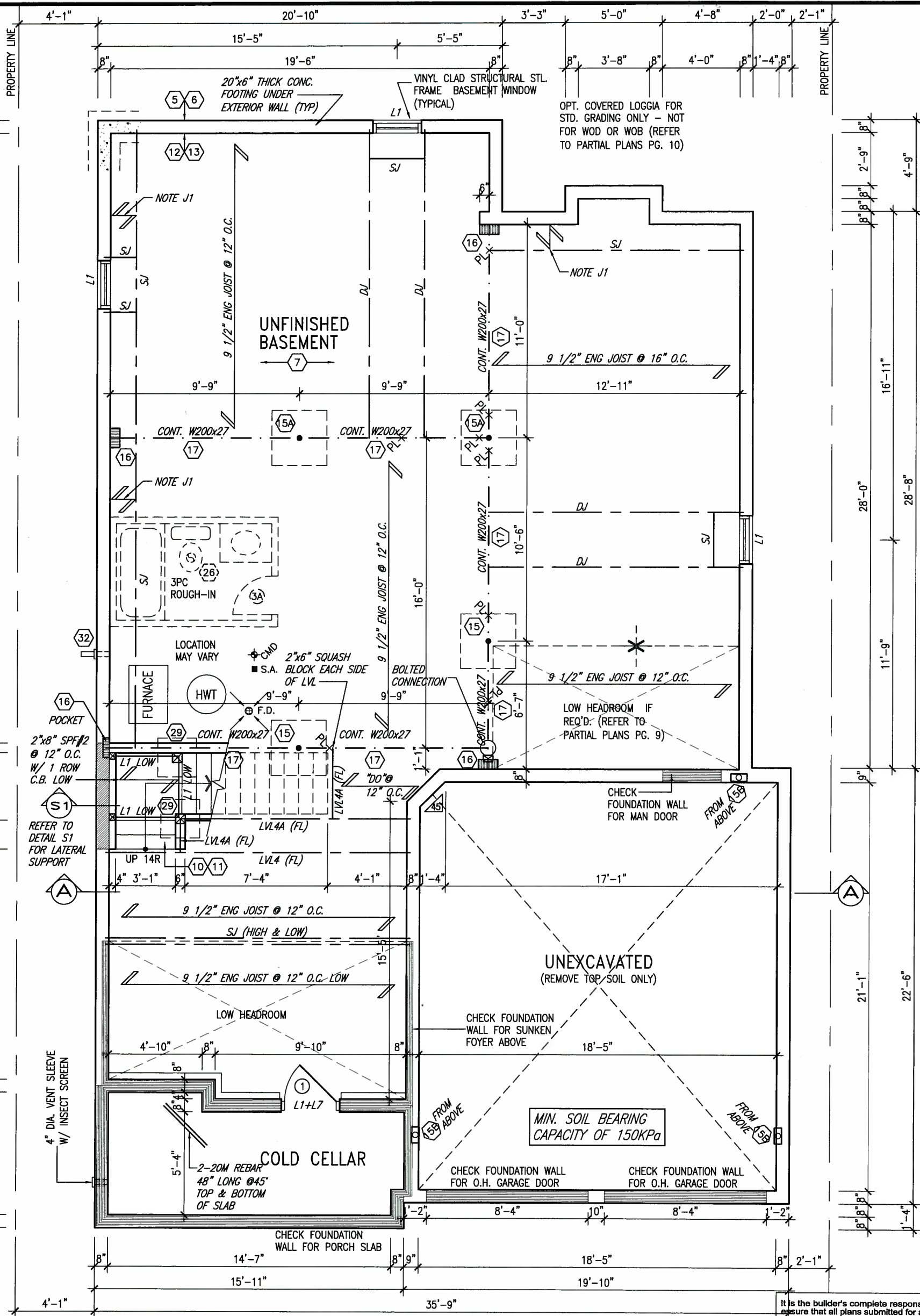




AREA CALCULATIONS

	ELEV. A	ELEV. B	ELEV. C
GROUND FLOOR AREA	1378 SF	1384 SF	1378 SF
SECOND FLOOR AREA	1696 SF	1705 SF	1710 SF
SUBTOTAL	3074 SF	3089 SF	3088 SF
DEDUCT ALL OPEN AREAS	14 SF	14 SF	14 SF
TOTAL NET AREA	3060 SF	3075 SF	3074 SF
	(284.28 m2)	(285.68 m2)	(285.58 m2)
FINISHED BSMT AREA	0 SF	0 SF	0 SF
COVERAGE	1798 SF	1808 SF	1802 SF
W/OUT PORCH	(167.04 m2)	(167.97 m2)	(167.41 m2)
COVERAGE	1899 SF	1876 SF	1871 SF
W/ PORCH	(176.42 m2)	(174.28 m2)	(173.82 m2)

BASEMENT PLAN 'A'



MAY 14, 2015

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

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

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

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

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ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect

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.			Wallington Jno-Baptiste 25591
6.			name registration information BCIN
5.			VA3 Design Inc. 42658
4.			signature
3.			
2.	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC
1.	ISSUED FOR CLIENT REVIEW	14-08-30	LM
no.	description	date	by

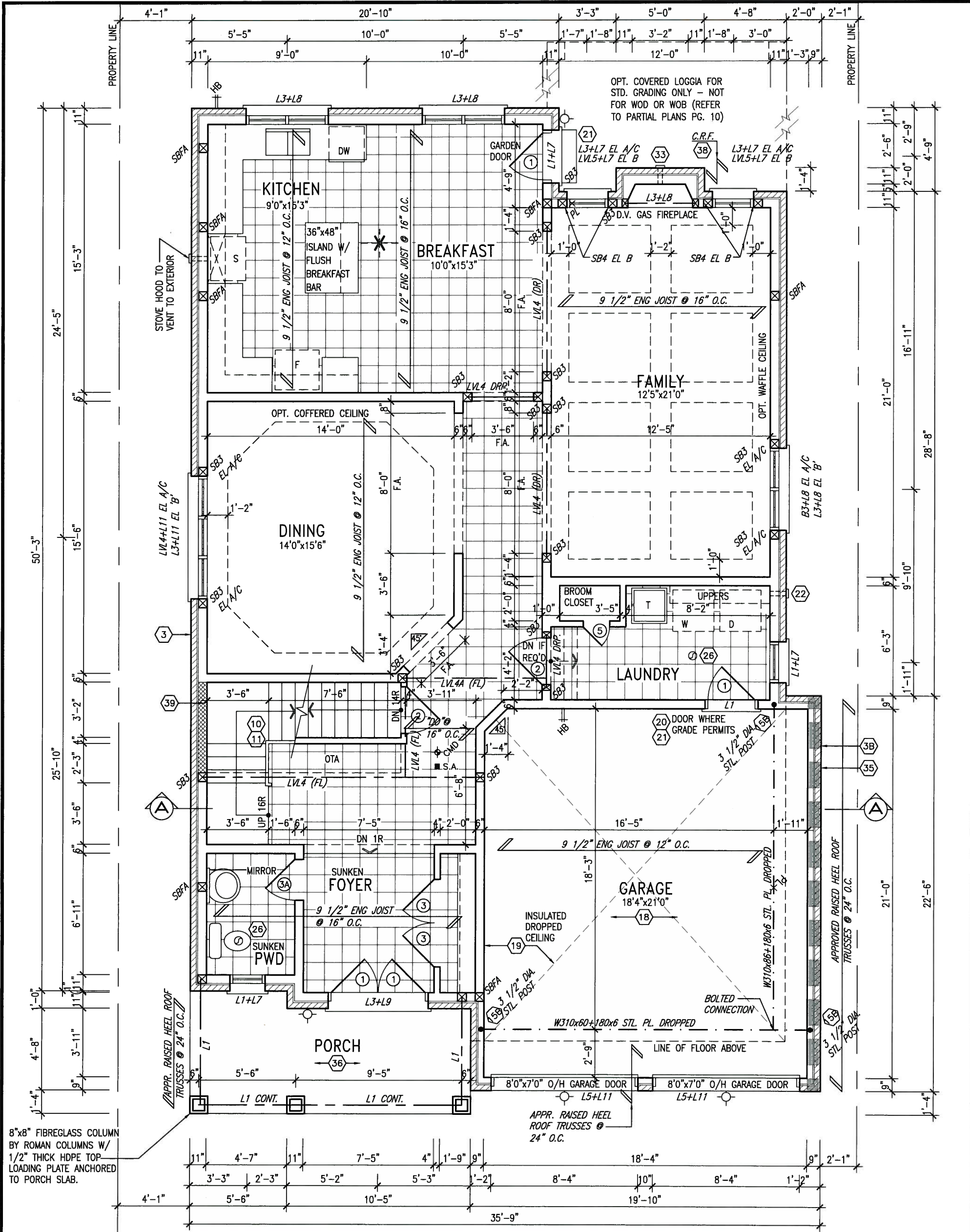


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BAYVIEW WELLINGTON

S42-3
RIDEAU 3

project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON.	project no.	13045
date	2014-04	checked by	LM	scale	3/16" = 1'-0"
drawn by	LM	checked by		file name	13045-S42-3
BASEMENT PLAN ELEV. 'A'					
drawing no. 1					



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

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

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

GROUND FLOOR PLAN 'A'



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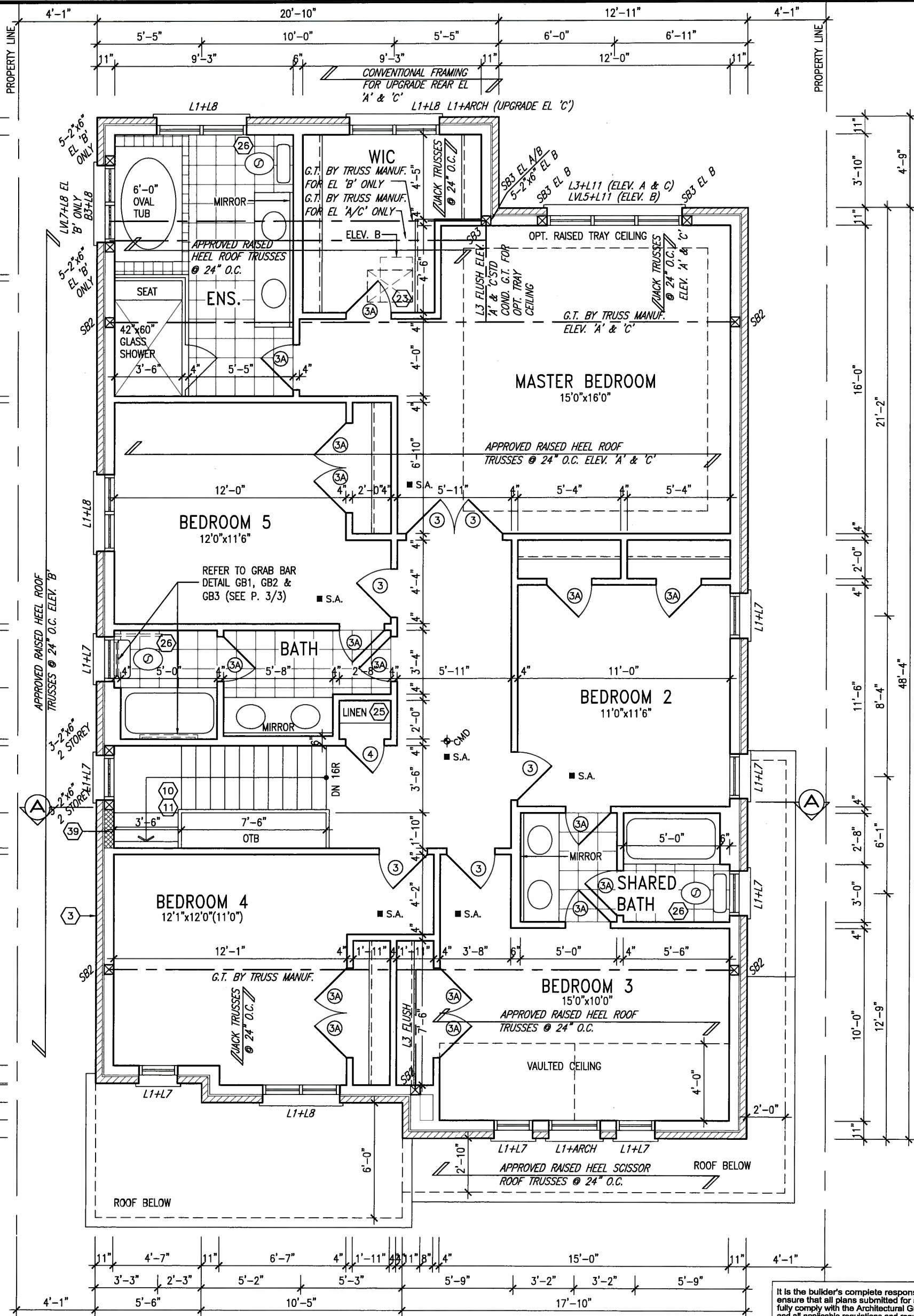
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7.				Wellington Jno-Baptiste 25591
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4.				VA3 Design Inc. 42658
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1.	ISSUED FOR CLIENT REVIEW	14-08-30	LM	
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BAYVIEW WELLINGTON		S42-3 RIDEAU 3	
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON.	project no. 13045	
date 2014-04	checked by LM	drawing no. 2	
scale 3/16" = 1'-0"		file name 13045-S42-3	
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OPT. 5 BEDROOM SECOND FLOOR PLAN 'A'

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

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

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qualification information
Wellington Jno-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
2014-04
drawn by
LM
checked by
scale
3/16" = 1'-0"
file name
13045-S42-3
drawing no.
4

S42-3
RIDEAU 3

project no.
13045

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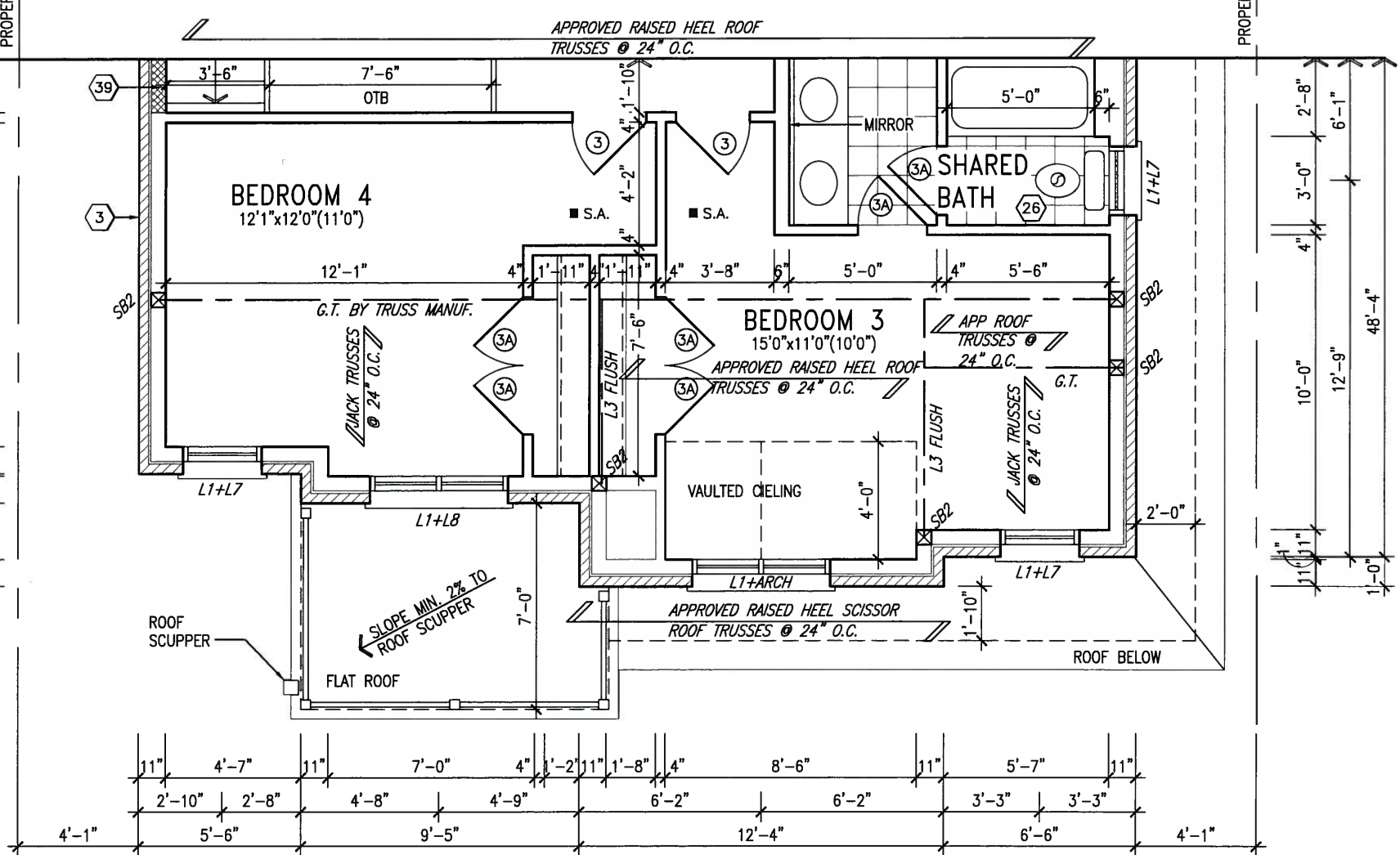
ARCHITECTURAL REVIEW & APPROVAL
MAY 20 2015
John G. Williams Limited, Architect



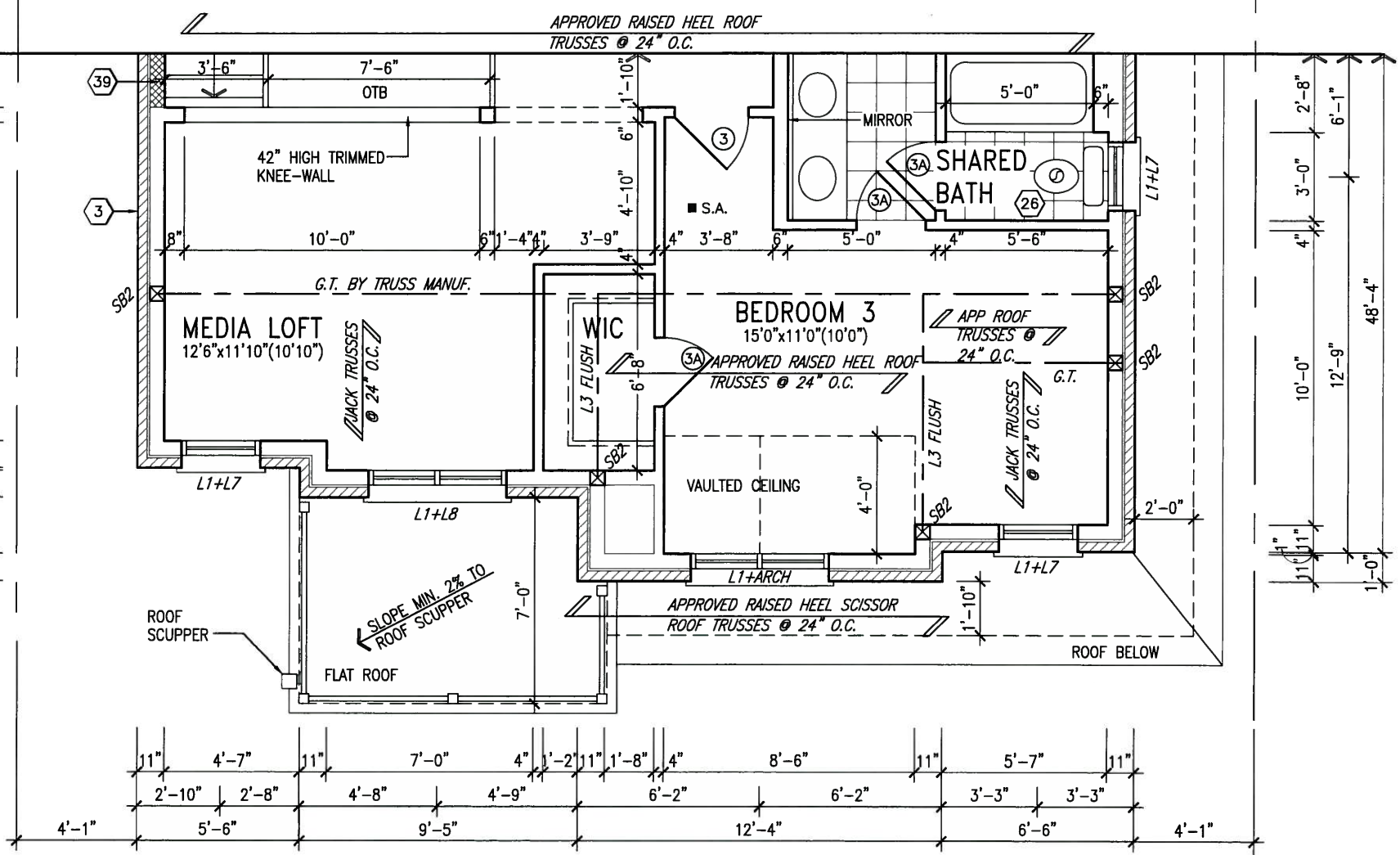
MAY 14, 2015

PROPERTY LINE

PROPERTY LINE



PARTIAL OPT. 5 BED. SECOND FLOOR PLAN 'C'



PARTIAL STD. 4 BED. SECOND FLOOR PLAN 'C'

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

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

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Wellington Jno-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 2014-04

drawn by LM

checked by

scale 3/16" = 1'-0"

file name 13045-S42-3

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S42-3
RIDEAU 3

project no. 13045

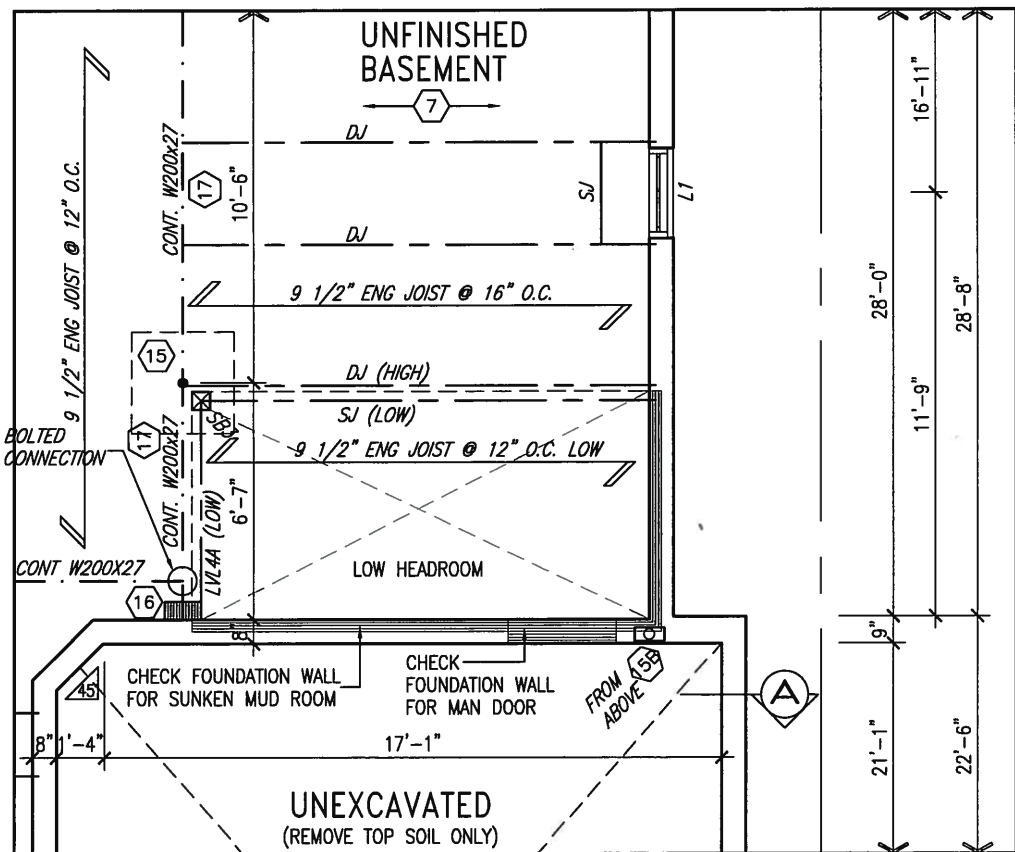
drawing no. 8

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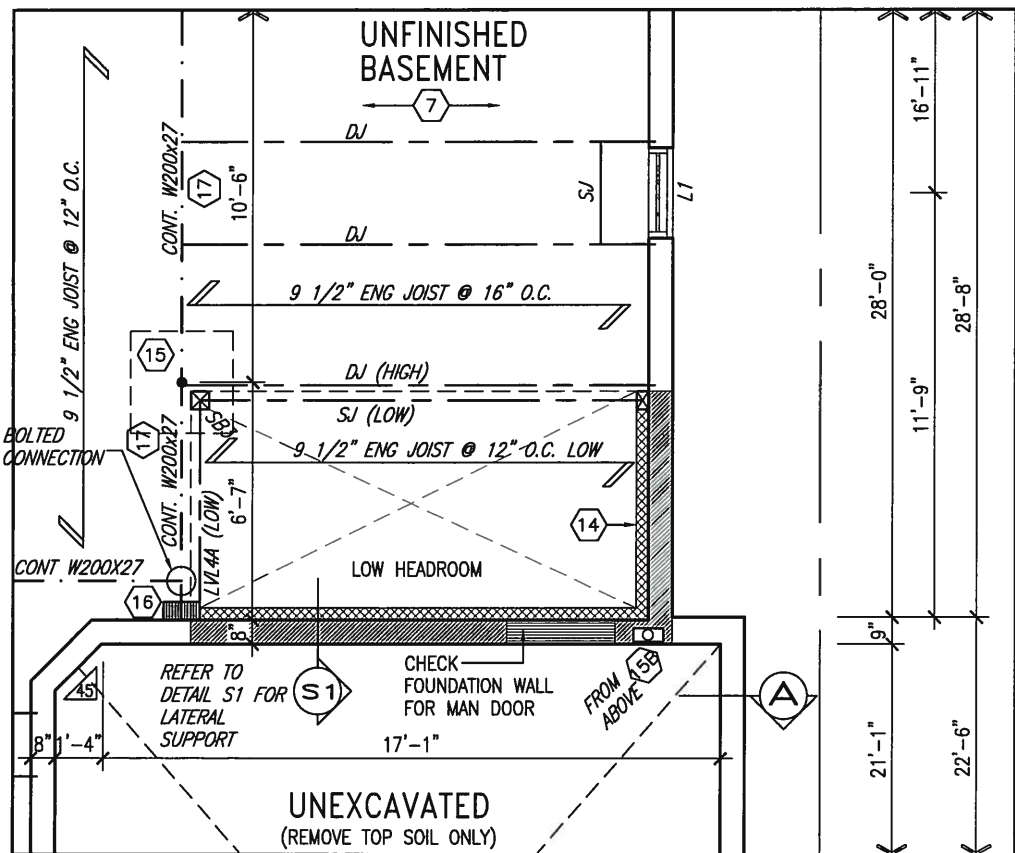
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ARCHITECTURAL REVIEW & APPROVAL
MAY 20 2015
John G. Williams Limited, Architect



PARTIAL BASEMENT
PLAN W/ SUNKEN
LAUNDRY 1R
CONDITION



PARTIAL BASEMENT
PLAN W/ SUNKEN
LAUNDRY 2R-3R
CONDITION



MAY 14, 2015

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ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect

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8	.	.	.	qualification information	
7	.	.	.	Wellington Jno-Baptiste	25591
6	.	.	.	name	BCIN
5	.	.	.	registration information	42658
4	.	.	.	VA3 Design Inc.	
3	.	.	.		
2	REVISED AS PER ENG'S COMMENTS	APR 30-15	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	ISSUED FOR CLIENT REVIEW	14-08-30	LM		
no.	description	date	by		

**VA3
DESIGN**

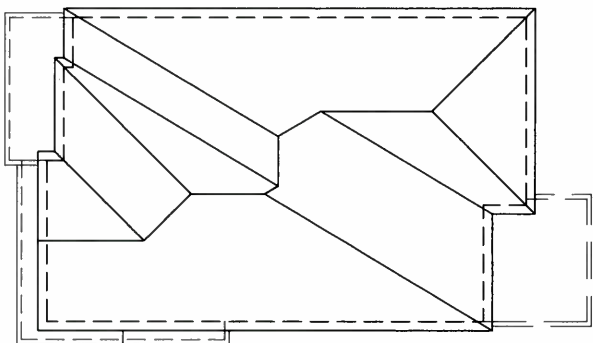
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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

S42-3
RIDEAU 3

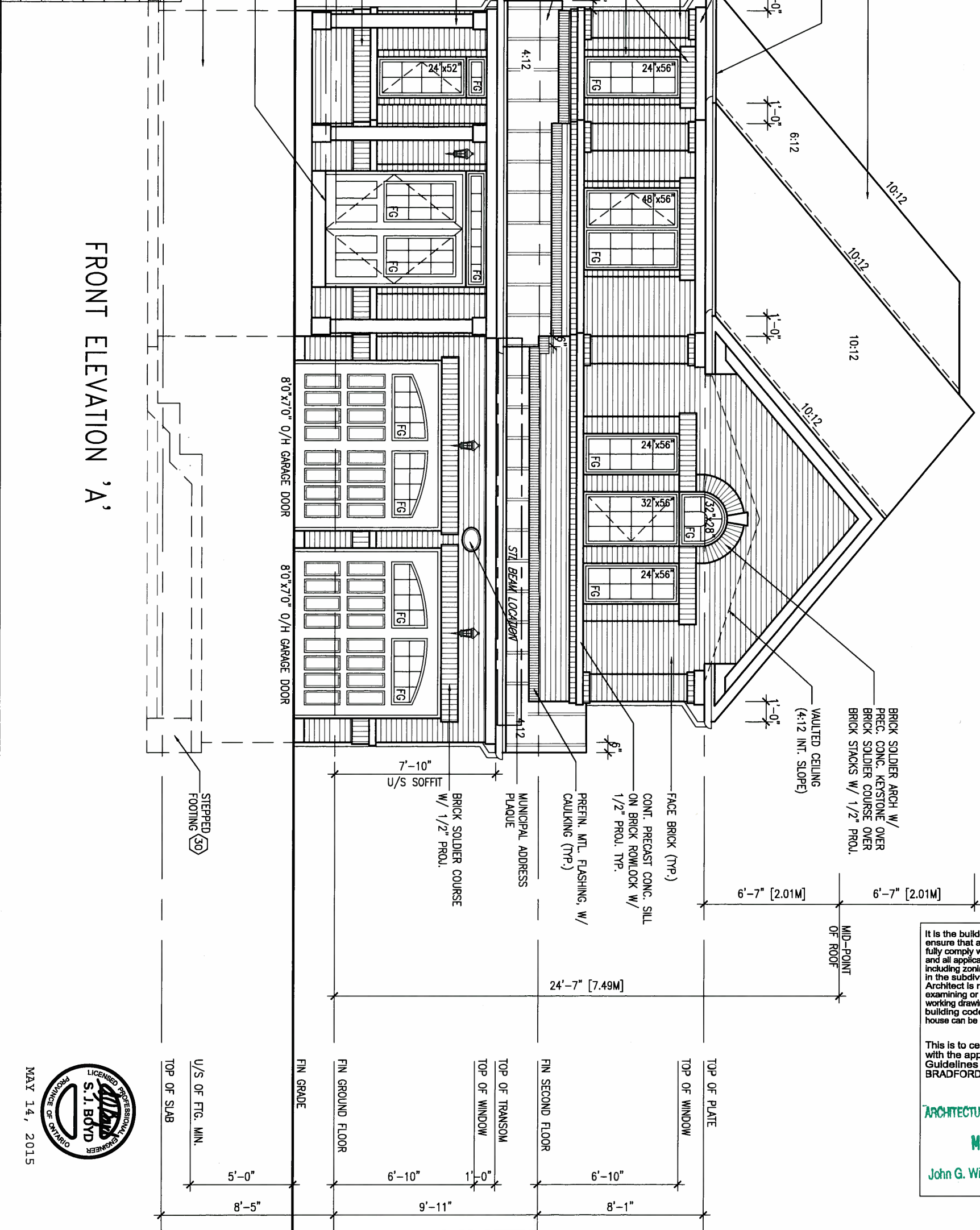
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON.	project no.	13045
date	2014-04	drawn by	LM	checked by	scale
					3/16" = 1'-0"
				file name	13045-S42-3
					RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-3.dwg - Tue - May 12 2015 - 9:40 AM
				drawing no.	9

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ROOF PLAN 'A'

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1.7)		
ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F. PERCENTAGE
FRONT	696.00 S.F.	80.92 S.F. 11.63 %
LEFT SIDE	1041.00 S.F.	91.78 S.F. 8.82 %
RIGHT SIDE	1041.00 S.F.	92.95 S.F. 8.93 %
REAR	675.00 S.F.	135.33 S.F. 20.05 %
TOTAL SQ. FT.	3453.00 S.F.	400.98 S.F. 11.61 %
TOTAL SQ. M.	320.79 S.M.	37.25 S.M. 11.61 %



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ARCHITECTURAL REVIEW & APPROVAL
MAY 20 2015
John G. Williams Limited, Architect

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8	.	.	qualification information		project name	municipality	project no.	
7	.	.	Wellington Jno-Baptiste 25591		GREEN VALLEY ESTATES	BRADFORD, ON.	13045	
6	.	.	signature		date	FRONT ELEVATION 'A'		drawing no.
5	.	.	name registration information		2014-04	LM		11
4	.	.	VA3 Design Inc. 42658		drawn by	checked by	scale	file name
3	.	.		LM	-	3/16" = 1'-0"	13045-S42-3	
2	REVISED AS PER ENG'S COMMENTS	APR 30-15	KC	RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-3.dwg - Tue - May 12 2015 - 9:40 AM				
1	ISSUED FOR CLIENT REVIEW	14-08-30	LM					
no.	description	date	by					

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LEFT SIDE ELEVATION 'A'

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

REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

SPATIAL CALCS. PER OBC table 9.10.15.4	1025.00 SF
WALL AREA	1.2M (7%)
LIMITING DISTANCE	71.75 SF
OPENINGS ALLOWED	59.83 SF

TOP OF SLAB

FIN GRADE

FIN GROUND FLOOR

TOP OF TRANSOM
TOP OF WINDOW

FIN SECOND FLOOR

TOP OF WINDOW
TOP OF PLATE

9.	.	.	.
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2.	REVISED AS PER ENG'S COMMENTS	APR 30-15	KC
1.	ISSUED FOR CLIENT REVIEW	14-08-30	LM
no.	description	date	by

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qualification information			
name	Wellington Jno-Baptiste	25591	BCIN
registration information	signature		
VA3 Design Inc.		42658	
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BAYVIEW WELLINGTON	
project name	GREEN VALLEY ESTATES
date	2014-04
drawn by	LM
checked by	-
scale	3/16" = 1'-0"
LEFT SIDE ELEVATION 'A'	
file name	13045-S42-3
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S42-3 RIDEAU 3	project no.
BRADFORD, ON.	13045
drawing no.	12

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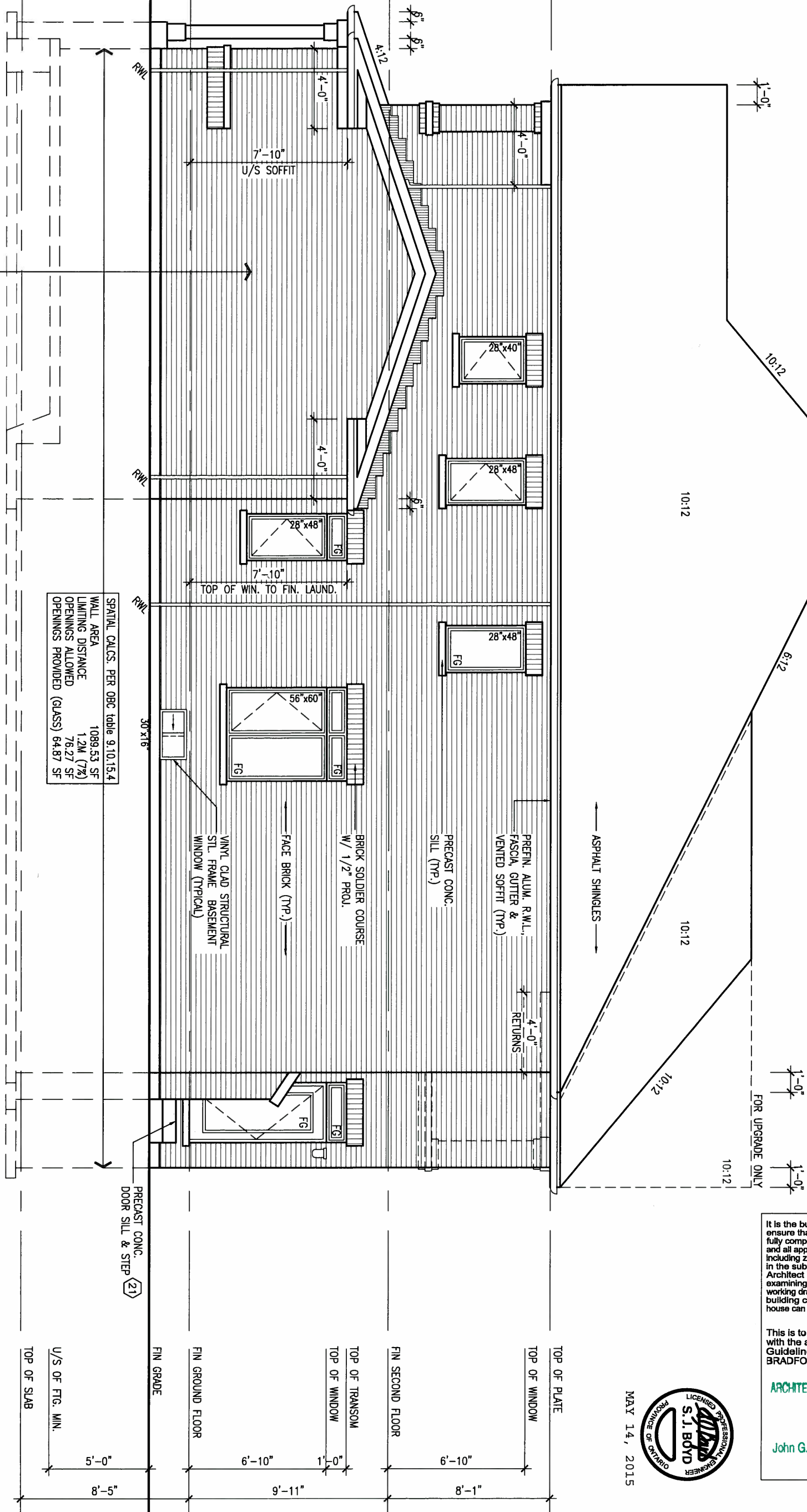
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MAY 20 2015
John G. Williams Limited, Architect



MAY 14, 2015



SPATIAL CALCS. PER OBC table 9.10.15.4	1089.53 SF
WALL AREA	1.2M (7%)
LIMITING DISTANCE	76.27 SF
OPENINGS ALLOWED	
OPENINGS PROVIDED (GLASS)	64.87 SF

RIGHT SIDE ELEVATION 'A'

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

REFER TO FRONT ELEVATION FOR TYPICAL NOTES

9.	.	.	.	.	.
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1.	ISSUED FOR CLIENT REVIEW	14-08-30	LM	.	.
no.	description	date	by	.	.

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qualification information

Wellington Jno-Baptiste 25591 BCIN

name registration information

VA3 Design Inc. 42658

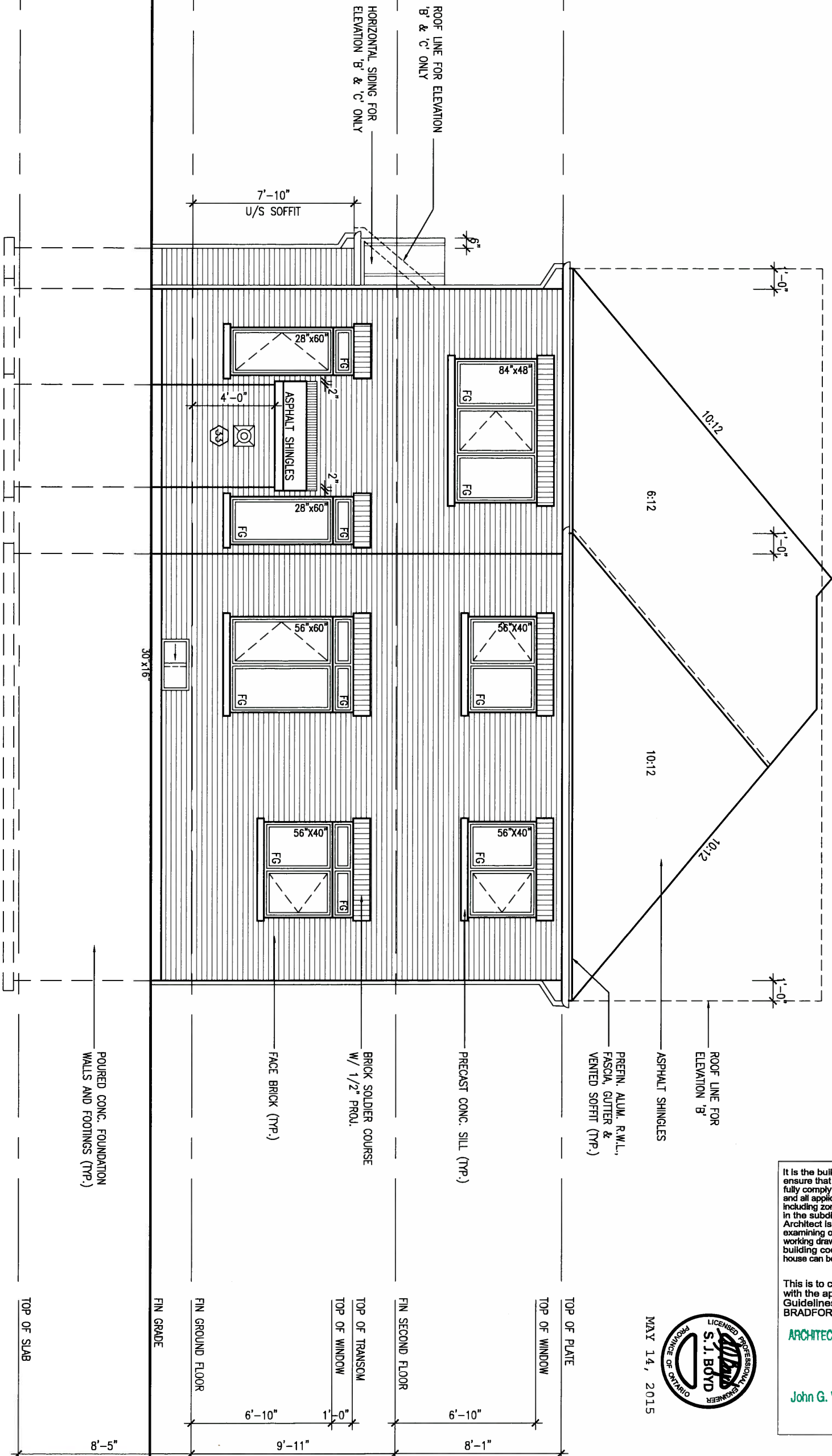
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BAYVIEW WELLINGTON		S42-3 RIDEAU 3	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON.
date	2014-04	project no.	13045
drawn by	LM	RIGHT SIDE ELEVATION 'A'	drawing no.
checked by	-	scale	3/16" = 1'-0"
file name	13045-S42-3		
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REAR ELEVATION 'A', 'B' & 'C'



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ARCHITECTURAL REVIEW & APPROVAL™

MAY 20 2015

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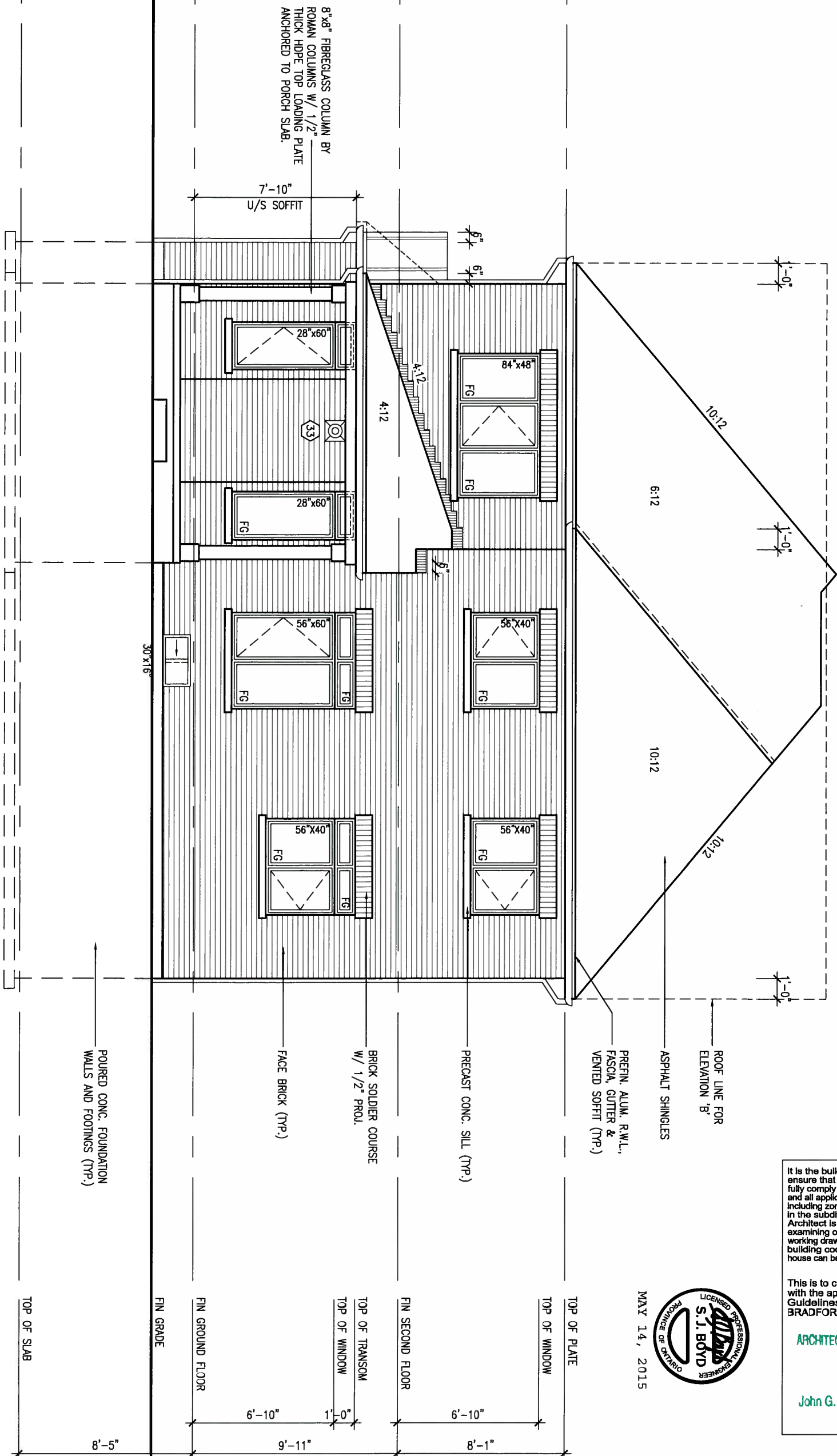
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BAYVIEW WELLINGTON		S42-3 RIDEAU 3	
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON.	project no. 13045	drawing no. 14
date 2014-04	checked by LM	scale 3/16" = 1'-0"	file name 13045-S42-3
REAR ELEVATION			
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REAR ELEVATION 'A', 'B' & 'C' W/ OPT. LOGGIA



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ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect



MAY 14, 2015

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qualification information

Wellington Jno-Baptiste 25591

name registration information BCN

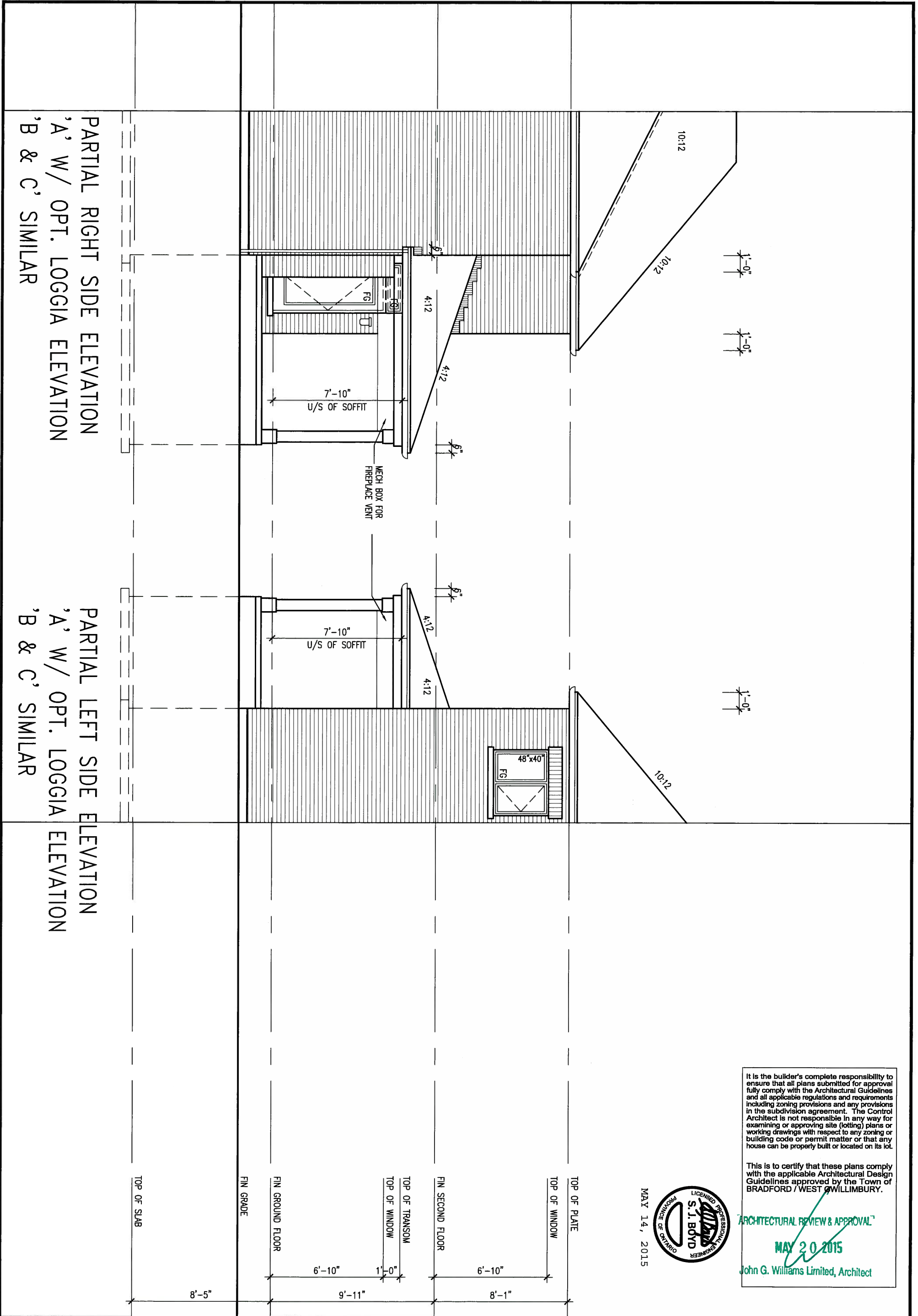
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VA3
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va3design.com

BAYVIEW WELLINGTON		S42-3 RIDEAU 3
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON.	project no. 13045
date 2014-04	REAR ELEVATION W/ OPT. LOGGIA	
drawn by LM	checked by -	scale 3/16" = 1'-0"
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-3.dwg - Tue - May 12 2015 - 9:40 AM		file name 13045-S42-3
		drawing no. 15



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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ARCHITECTURAL REVIEW & APPROVAL
MAY 20 2015
John G. Williams Limited, Architect

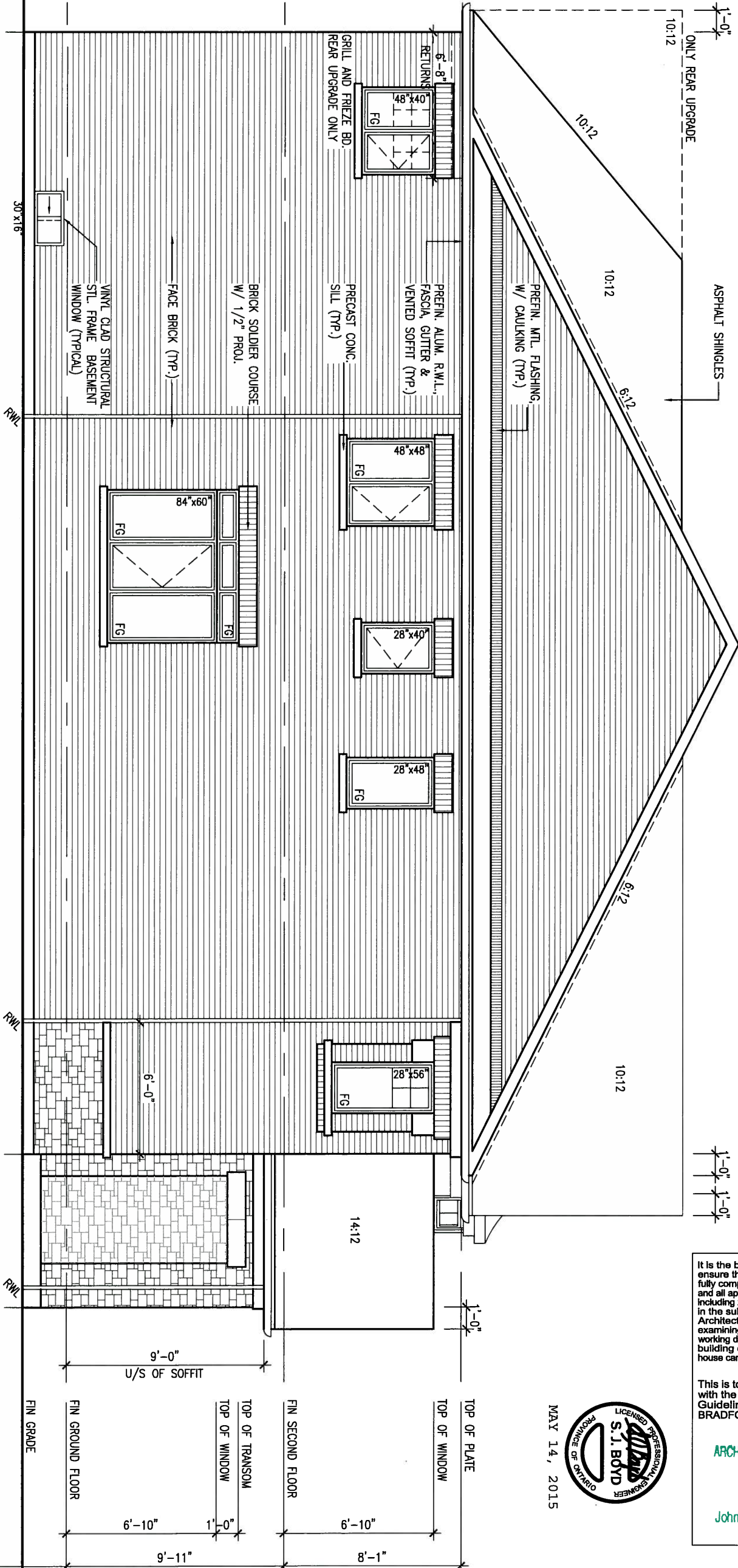
9 .		.		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		S42-3 RIDEAU 3			
8 .		.		qualification information			project name		municipality		project no.	
7 .		.		Wellington Jno-Baptiste			signature		BCIN		13045	
6 .		.		name			signature		BRADFORD, ON.		drawing no.	
5 .		.		registration information			BCIN		date		16	
4 .		.		VA3 Design Inc.		42658		2014-04		REAR ELEVATION W/ OPT. LOGGIA		
3 .		.		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.				LM		file name		
2 REVISED AS PER ENG'S COMMENTS		APR 30-15		RC				checked by		scale		
1 ISSUED FOR CLIENT REVIEW		14-08-30		LM				-		3/16" = 1'-0"		
no. description		date		by				LM		13045-S42-3		
								RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-3.dwg - Tue - May 12 2015 - 9:40 AM				

LEFT SIDE ELEVATION 'B'

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

REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

SPATIAL CALCS. PER OBC table 9.10.15.4	
WALL AREA	1025.00 SF
LIMITING DISTANCE	1.2M (7%)
OPENINGS ALLOWED	71.75 SF
OPENINGS PROVIDED (GLASS)	67.47 SF



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ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect



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2	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC
1	ISSUED FOR CLIENT REVIEW	14-08-30	LM
no.	description	date	by

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qualification information

Wellington Jno-Baptiste 25591

name registration information BCN

VA3 Design Inc. 42658

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VA3 DESIGN

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

BAYVIEW WELLINGTON

project name GREEN VALLEY ESTATES municipality BRADFORD, ON.

date 2014-04

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

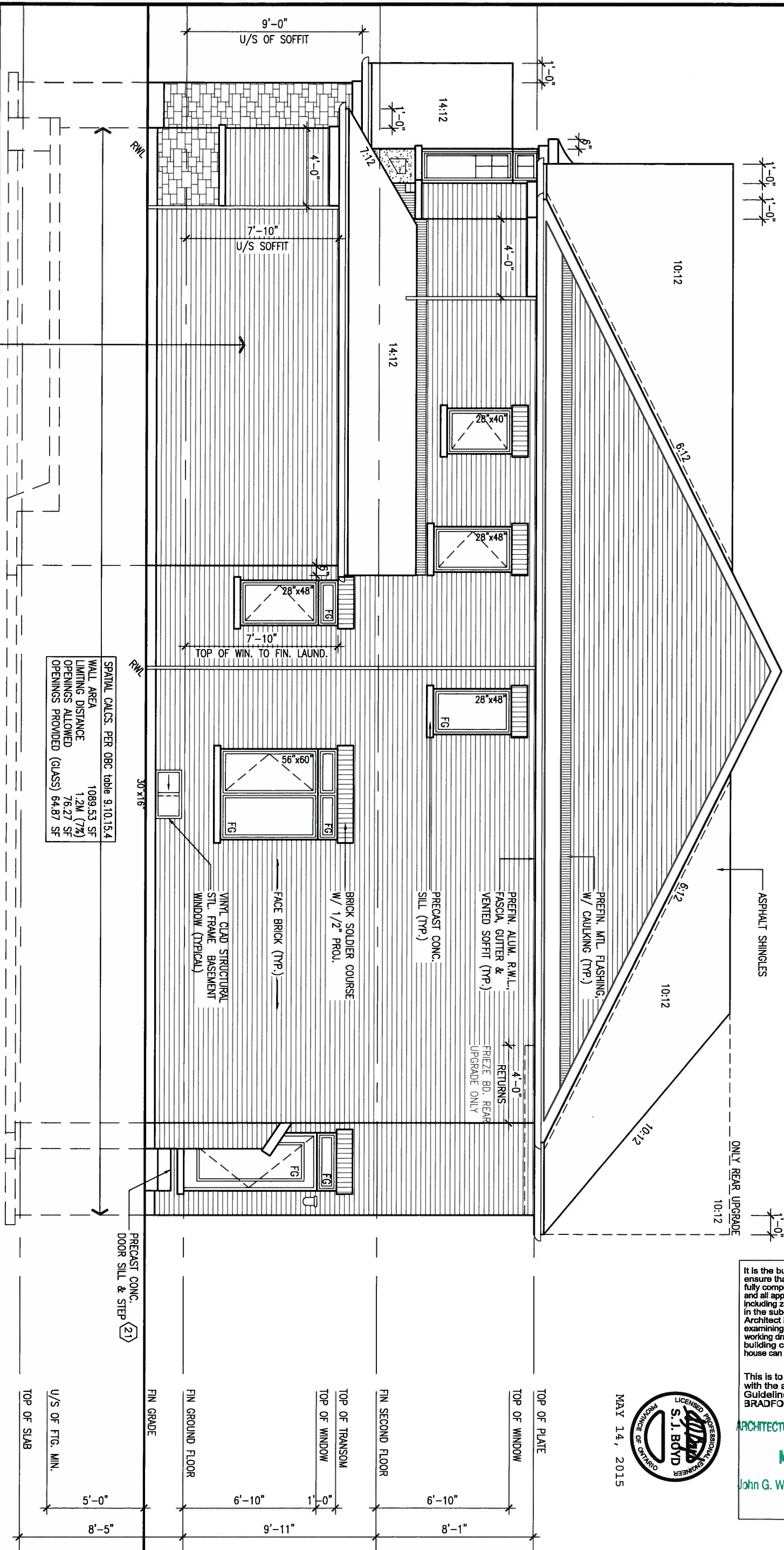
LEFT SIDE ELEVATION 'B'

file name 13045-S42-3

S42-3
RIDEAU 3

project no. 13045

drawing no. 18



BRICK VENEER CONSTRUCTION

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 preformed mineral fibre insulation with a mass of not less than 1.22 kg/so.m. and must fill at least 90% of the cavity thickness. The type 'X' & insulation must be run continuously behind all intersecting partitions, mechanical chases, bathtubs, showers, etc. Ensure insulation & type 'X' is installed in garage exterior walls.

(REFER TO SECTION 2.3 OF SUPPLEMENTARY STANDARDS)

RIGHT SIDE ELEVATION 'B'

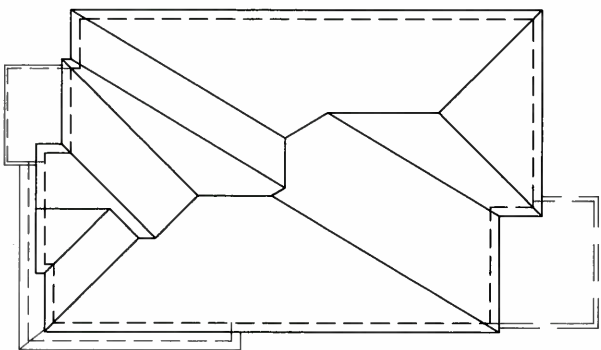
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ARCHITECTURAL REVIEW & APPROVAL

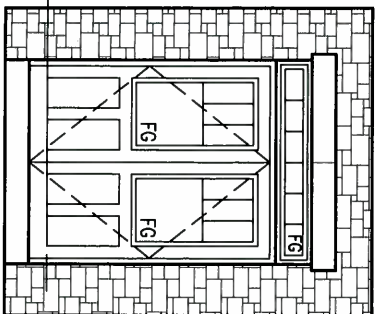


BAYVIEW WELLINGTON

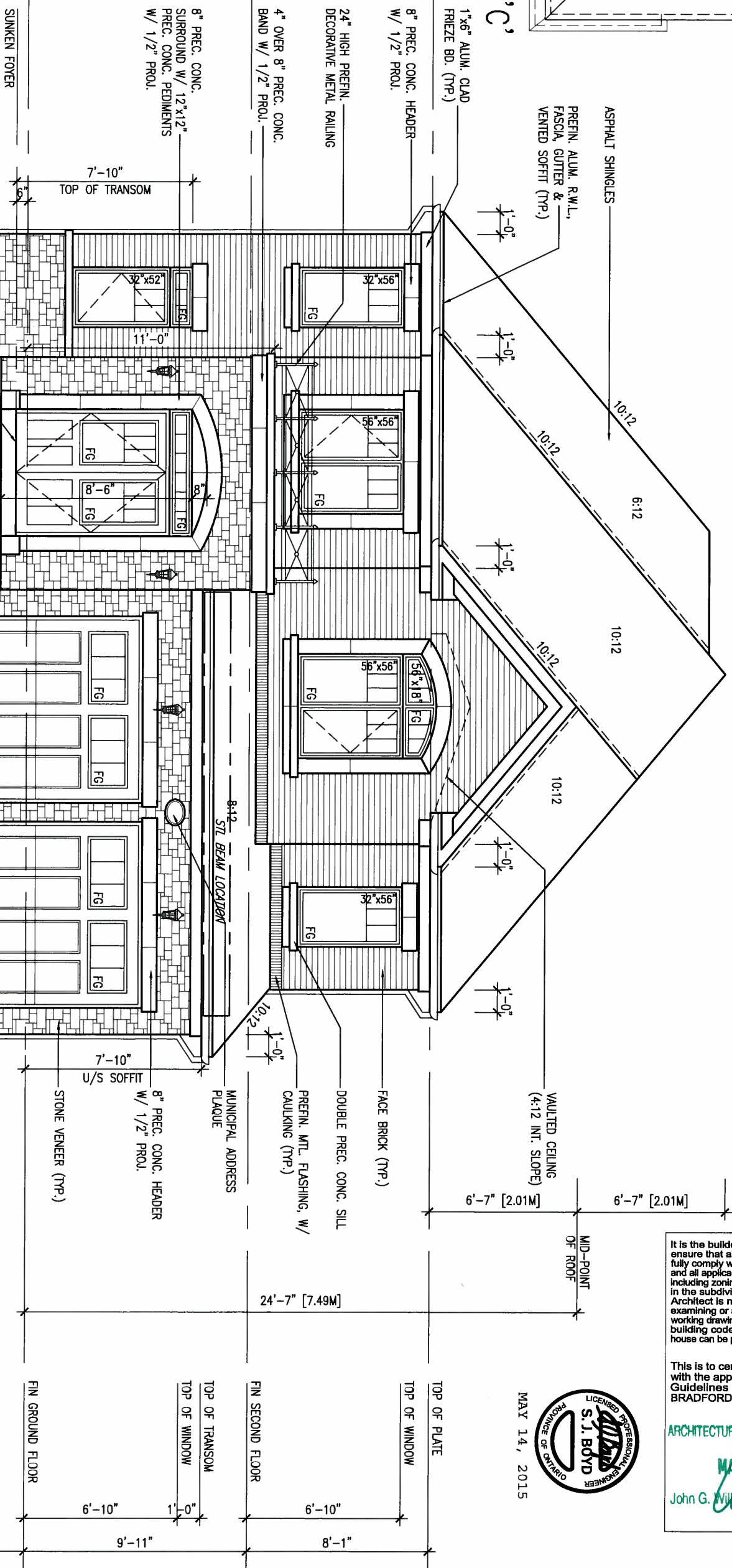
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ROOF PLAN 'C'



PORTICO
INTERIOR



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ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect



UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1 (7))		
S42-3 ELEVATION C		
ELEVATION	WALL AREA S.F.	OPENING S.F.
FRONT	684.00 S.F.	94.33 S.F.
LEFT SIDE	1050.00 S.F.	91.78 S.F.
RIGHT SIDE	1050.00 S.F.	95.94 S.F.
REAR	675.00 S.F.	135.33 S.F.
TOTAL SQ. FT.	3459.00 S.F.	417.38 S.F.
TOTAL SQ. M.	321.35 S.M.	38.78 S.M.

FRONT ELEVATION 'C'

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2.	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC
1.	ISSUED FOR CLIENT REVIEW	14-08-30	LM
no.	description	date	by

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qualification information

Wellington Jno-Baptiste 25591

name registration information BOW

VA3 Design Inc. 42658

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VA3 DESIGN

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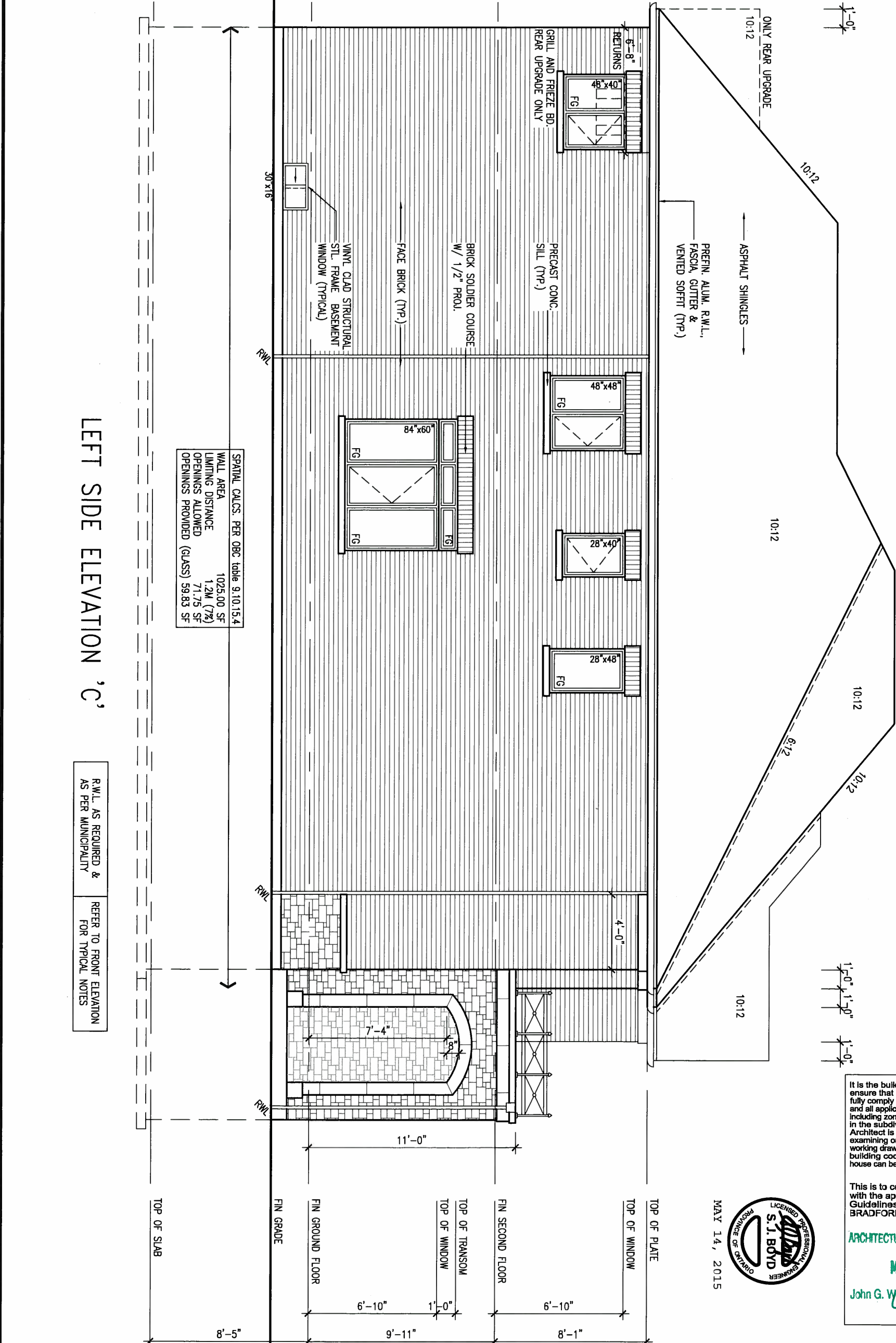
BAYVIEW WELLINGTON		S42-3 RIDEAU 3	project no. 13045
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON.	drawing no. 20	
date 2014-04	checked by LM	scale 3/16" = 1'-0"	file name 13045-S42-3
FRONT ELEVATION 'C'			
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LEFT SIDE ELEVATION 'C'

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

REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

SPATIAL CALCS. PER OBC table 9.10.15.4	
WALL AREA	1025.00 SF
LIMITING DISTANCE	1.2M (7%)
OPENINGS ALLOWED	71.75 SF
OPENINGS PROVIDED (GLASS)	59.83 SF



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ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect



MAY 14, 2015

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2.	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC
1.	ISSUED FOR CLIENT REVIEW	14-08-30	LM
no.	description	date	by

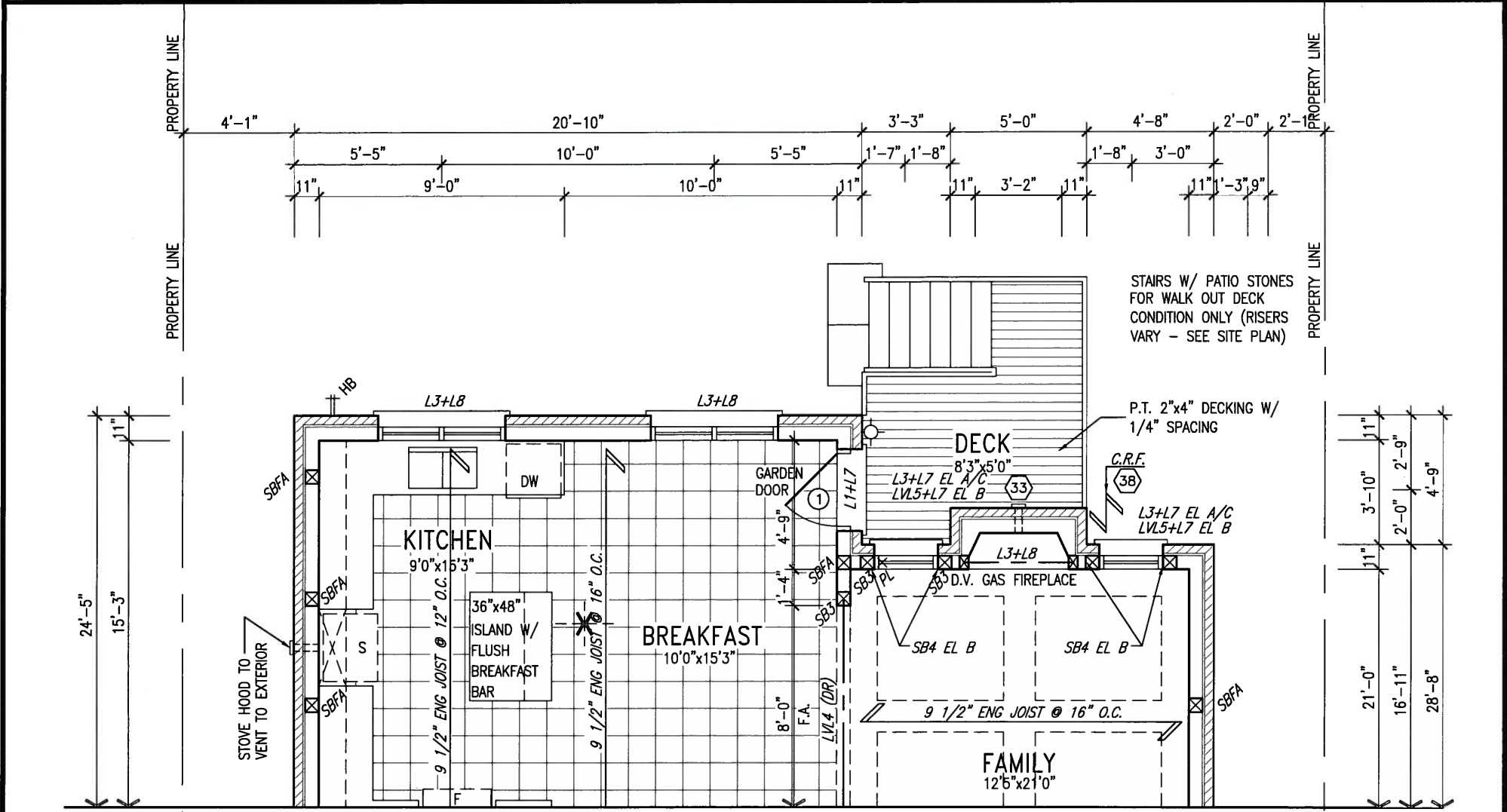
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qualification information
Wellington Jno-Baptiste 25591
name
registration information
VA3 Design Inc. 42658

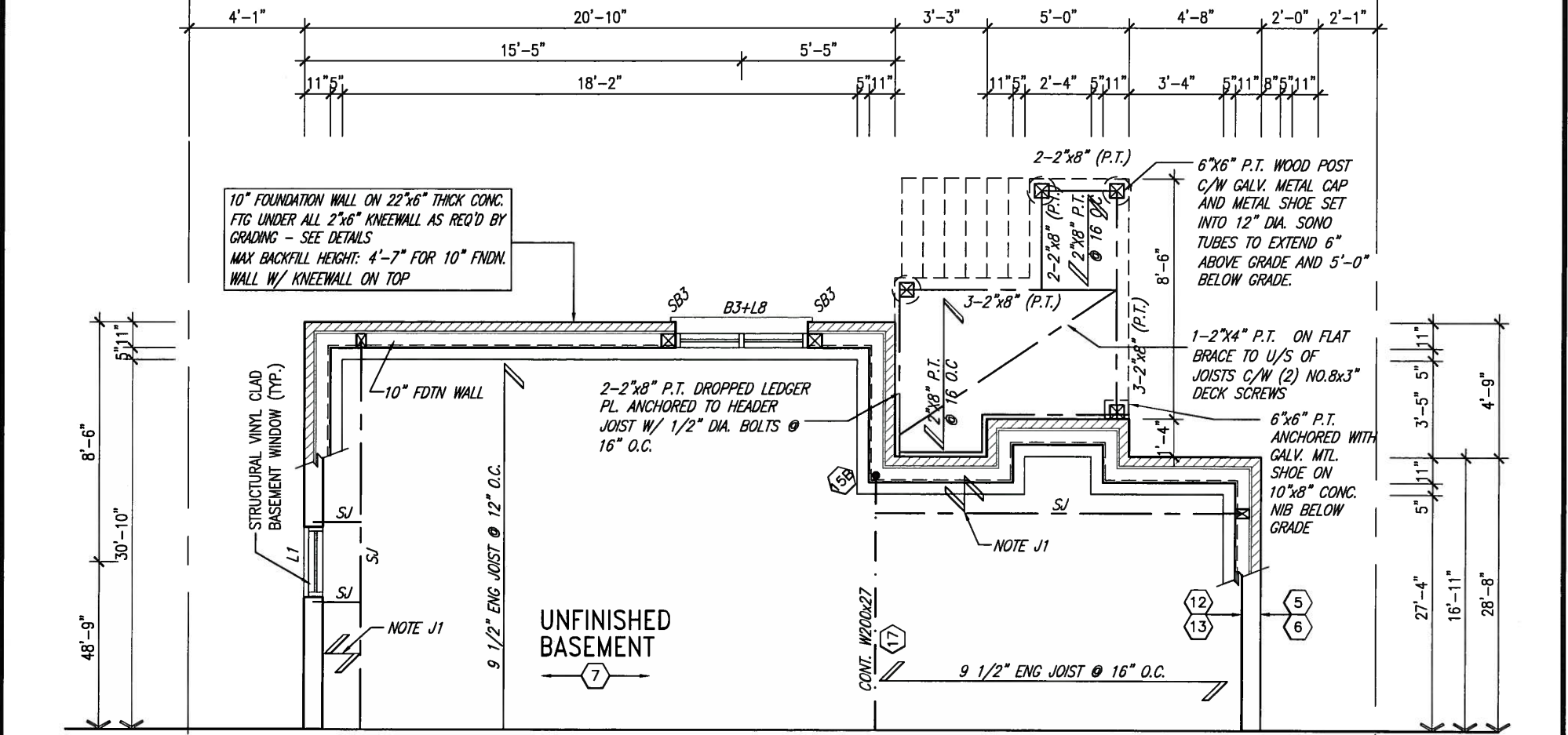
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va3design.com

BAYVIEW WELLINGTON		S42-3 RIDEAU 3	
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON.	project no. 13045	drawing no. 21
date 2014-04	checked by LM	scale 3/16" = 1'-0"	file name 13045-S42-3
LEFT SIDE ELEVATION 'C'			
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PARTIAL GROUND FLOOR PLAN 'A', 'B' & 'C'
W.O.D. 9R AND MORE COND.



PARTIAL BASEMENT FLOOR PLAN 'A', 'B' & 'C'
W.O.D. 9R AND MORE COND.

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

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

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

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

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
signature BCIN

VA3 Design Inc. 42658
registration information

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BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

drawn by
LM

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

date
2014-04

municipality
BRADFORD, ON.

project no.
13045

drawing no.
23

S42-3
RIDEAU 3

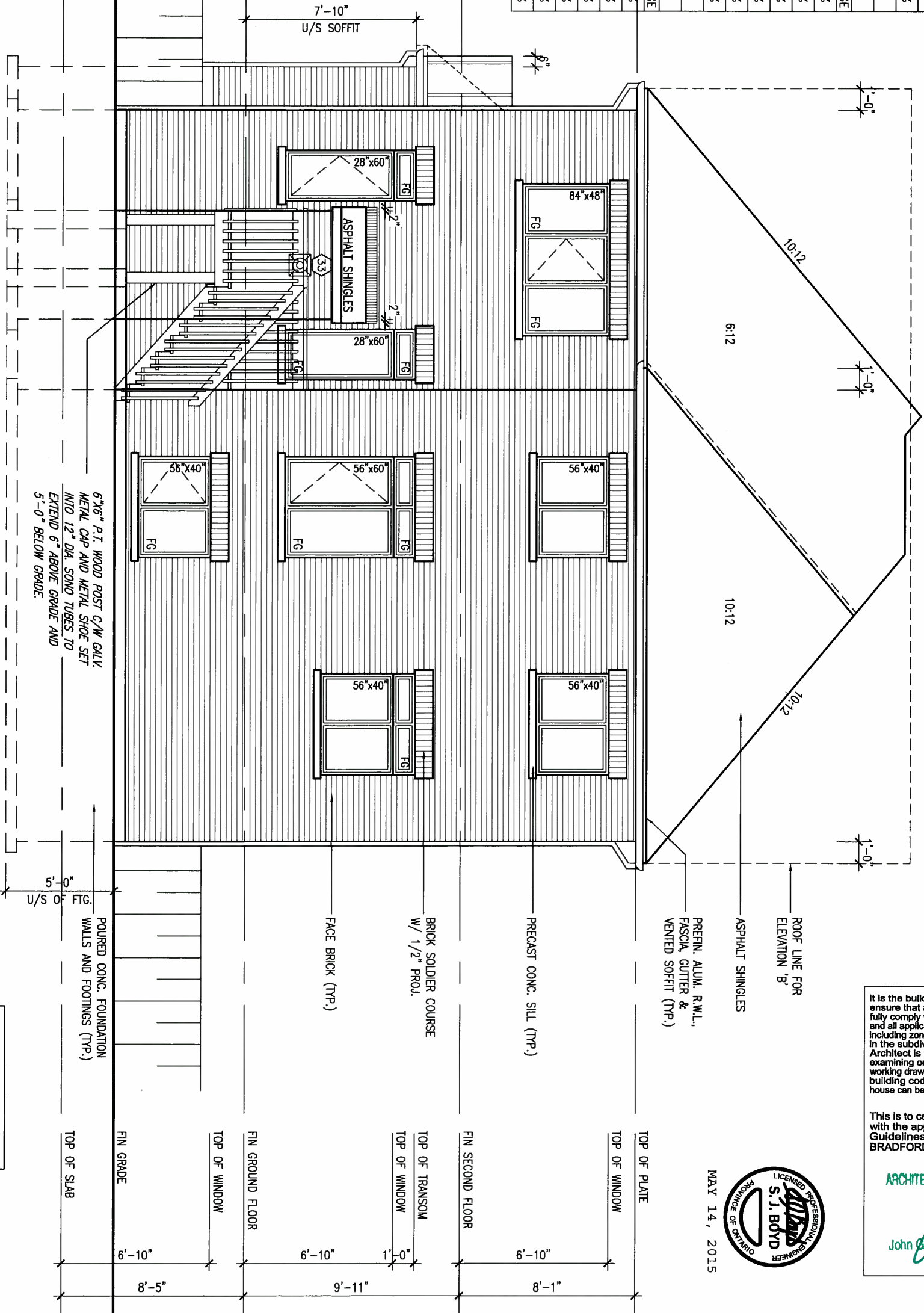
ARCHITECTURAL REVIEW & APPROVAL
MAY 20 2015
John G. Williams Limited, Architect



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UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7))			
S42-3 ELEVATION A W.O.D.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	MALL AREA S.F. OPENING S.F. PERCENTAGE		
FRONT	696.00 S.F. 80.92 S.F. 11.63 %		
LEFT SIDE	1041.00 S.F. 91.78 S.F. 8.82 %		
RIGHT SIDE	1041.00 S.F. 92.95 S.F. 8.93 %		
REAR	810.00 S.F. 150.89 S.F. 18.63 %		
TOTAL SQ. FT.	3588.00 S.F. 416.54 S.F. 11.61 %		
TOTAL SQ. M.	333.33 S.M. 38.70 S.M. 11.61 %		
UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7))			
S42-3 ELEVATION B W.O.D.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	MALL AREA S.F. OPENING S.F. PERCENTAGE		
FRONT	688.00 S.F. 80.50 S.F. 11.70 %		
LEFT SIDE	1041.00 S.F. 102.67 S.F. 9.86 %		
RIGHT SIDE	1041.00 S.F. 92.94 S.F. 8.93 %		
REAR	810.00 S.F. 150.89 S.F. 18.63 %		
TOTAL SQ. FT.	3580.00 S.F. 427.00 S.F. 11.93 %		
TOTAL SQ. M.	332.59 S.M. 39.67 S.M. 11.93 %		
UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7))			
S42-3 ELEVATION C W.O.D.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	MALL AREA S.F. OPENING S.F. PERCENTAGE		
FRONT	684.00 S.F. 94.33 S.F. 13.79 %		
LEFT SIDE	1050.00 S.F. 91.78 S.F. 8.74 %		
RIGHT SIDE	1050.00 S.F. 95.94 S.F. 9.14 %		
REAR	810.00 S.F. 150.89 S.F. 18.63 %		
TOTAL SQ. FT.	3594.00 S.F. 432.94 S.F. 12.05 %		
TOTAL SQ. M.	333.89 S.M. 40.22 S.M. 12.05 %		



W.O.D. REAR ELEVATION 'A', 'B' & 'C' (9 RISERS OR MORE)

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ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect



BAYVIEW WELLINGTON

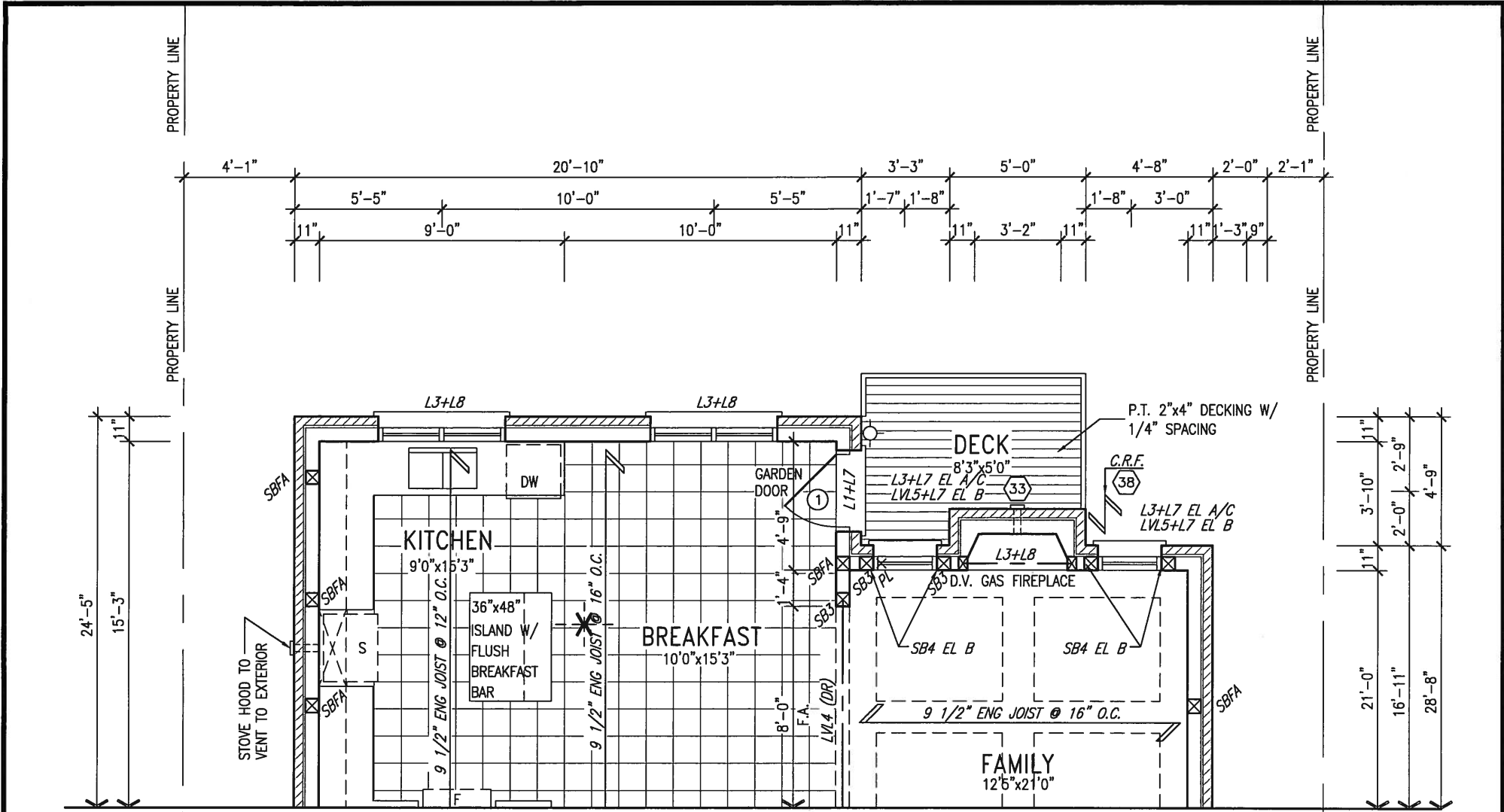
S42-3
RIDEAU 3

project name		municipality		project no.
GREEN VALLEY ESTATES		BRADFORD, ON.		13045
date		W.O.D. REAR ELEVATION		drawing no.
2014-04		file name		24
drawn by LM		13045-S42-3		
checked by		scale 3/16" = 1'-0"		
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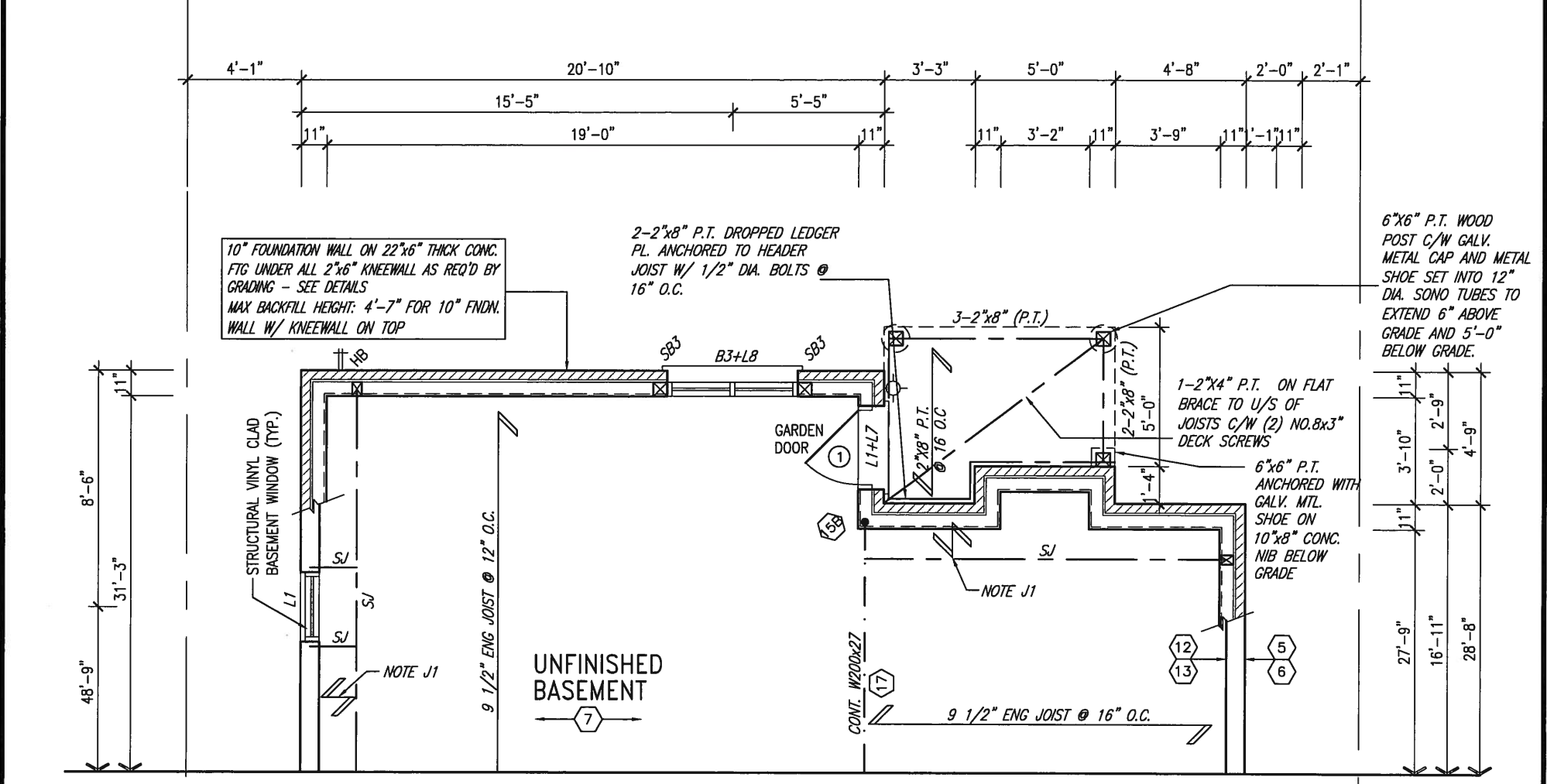
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qualification information	
Wellington Jno-Baptiste	25591
name registration information	BCIN
VA3 Design Inc.	42658
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2	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC
1	ISSUED FOR CLIENT REVIEW	14-08-30	LM



PARTIAL W.O.B. GROUND FLOOR PLAN 'A', 'B' & 'C'



PARTIAL W.O.B. BASEMENT FLOOR PLAN 'A', 'B' & 'C'

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

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

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

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

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1	ISSUED FOR CLIENT REVIEW	14-08-30	LM	.	.
no.	description	date	by	.	.

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name BCIN

registration information VA3 Design Inc. 42658

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BAYVIEW WELLINGTON

project name GREEN VALLEY ESTATES municipality BRADFORD, ON.

date 2014-04

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

file name 13045-S42-3

W.O.B. PARTIAL PLANS

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S42-3
RIDEAU 3

project no. 13045

drawing no. 25



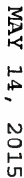
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ARCHITECTURAL REVIEW & APPROVAL

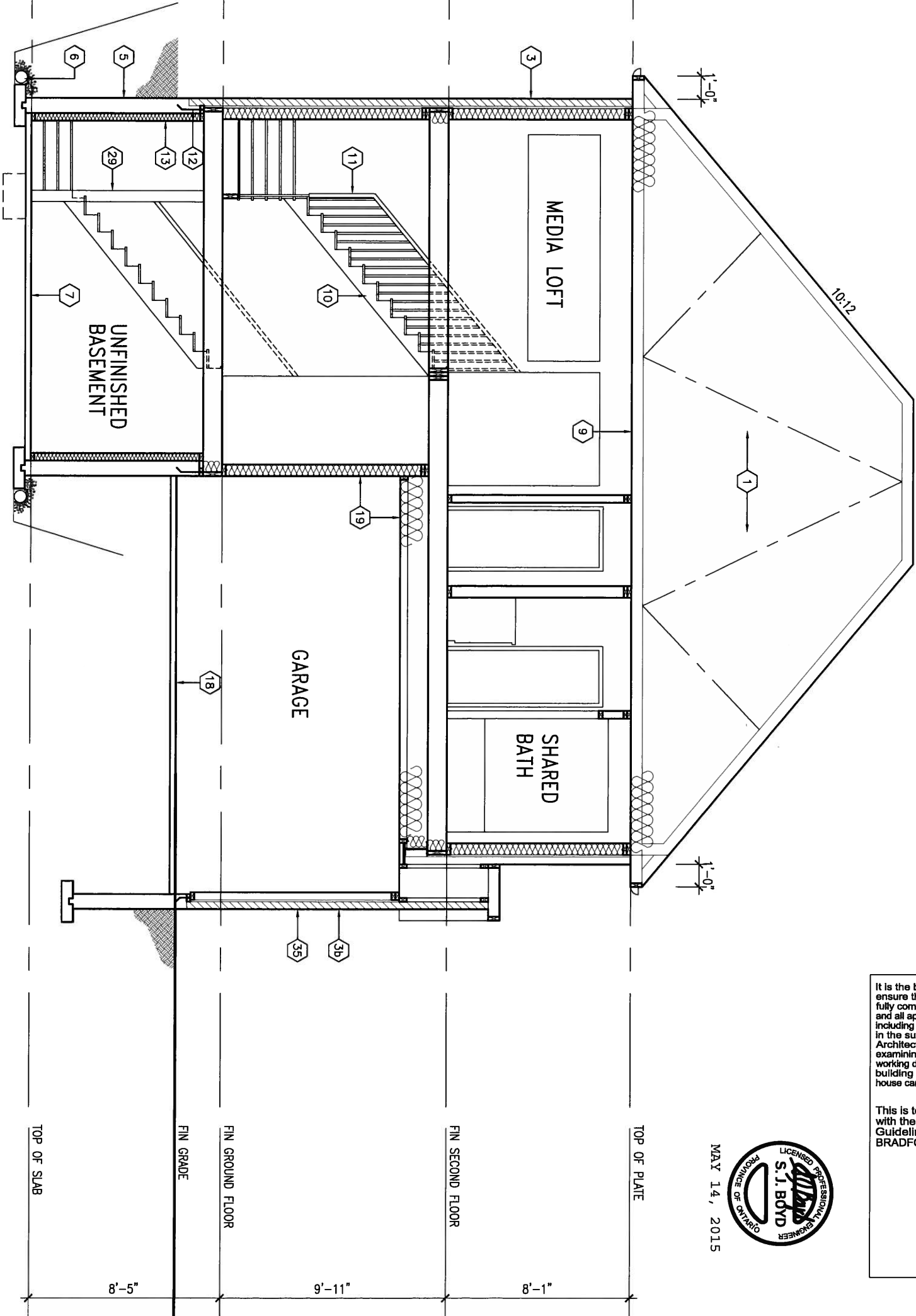
MAY 20 2015

John Williams Limited, Architect



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UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1.(7))			
S42-3 ELEVATION A W.O.B.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	696.00 S.F.	80.92 S.F.	11.63 %
LEFT SIDE	1041.00 S.F.	91.78 S.F.	8.82 %
RIGHT SIDE	1041.00 S.F.	92.95 S.F.	8.93 %
REAR	908.00 S.F.	158.67 S.F.	17.47 %
TOTAL SQ. FT.	3686.00 S.F.	424.32 S.F.	11.51 %
TOTAL SQ. M.	342.44 S.M.	39.42 S.M.	11.51 %
UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1.(7))			
S42-3 ELEVATION B W.O.B.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	688.00 S.F.	80.50 S.F.	11.70 %
LEFT SIDE	1041.00 S.F.	102.67 S.F.	9.86 %
RIGHT SIDE	1041.00 S.F.	92.94 S.F.	8.93 %
REAR	908.00 S.F.	158.67 S.F.	17.47 %
TOTAL SQ. FT.	3678.00 S.F.	434.78 S.F.	11.82 %
TOTAL SQ. M.	341.69 S.M.	40.39 S.M.	11.82 %
UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1.(7))			
S42-3 ELEVATION C W.O.B.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	684.00 S.F.	94.33 S.F.	13.79 %
LEFT SIDE	1050.00 S.F.	91.78 S.F.	8.74 %
RIGHT SIDE	1050.00 S.F.	95.94 S.F.	9.14 %
REAR	908.00 S.F.	158.67 S.F.	17.47 %
TOTAL SQ. FT.	3692.00 S.F.	440.72 S.F.	11.94 %
TOTAL SQ. M.	343.00 S.M.	40.94 S.M.	11.94 %



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MAY 14, 2015

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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

name

registration information

VA3 Design Inc.

25591

BCIN

42658

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

VA3

DESIGN

300A Wilson Avenue

Toronto ON M3H 1S8

t 416.630.2255 f 416.630.4782

va3design.com

BAYVIEW WELLINGTON

project name

GREEN VALLEY ESTATES

date

2014-04

drawn by

LM

checked by

-

scale

3/16" = 1'-0"

municipality

BRADFORD, ON.

project no.

13045

drawing no.

27

S42-3

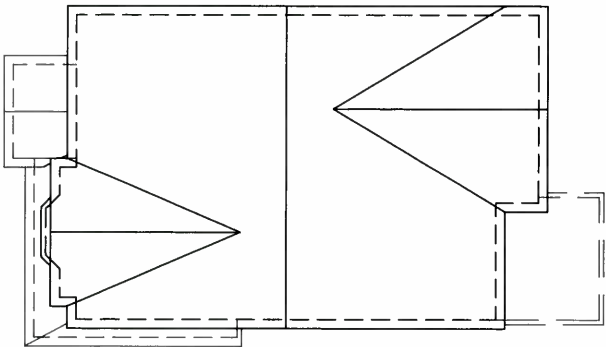
RIDEAU 3

SECTION A-A

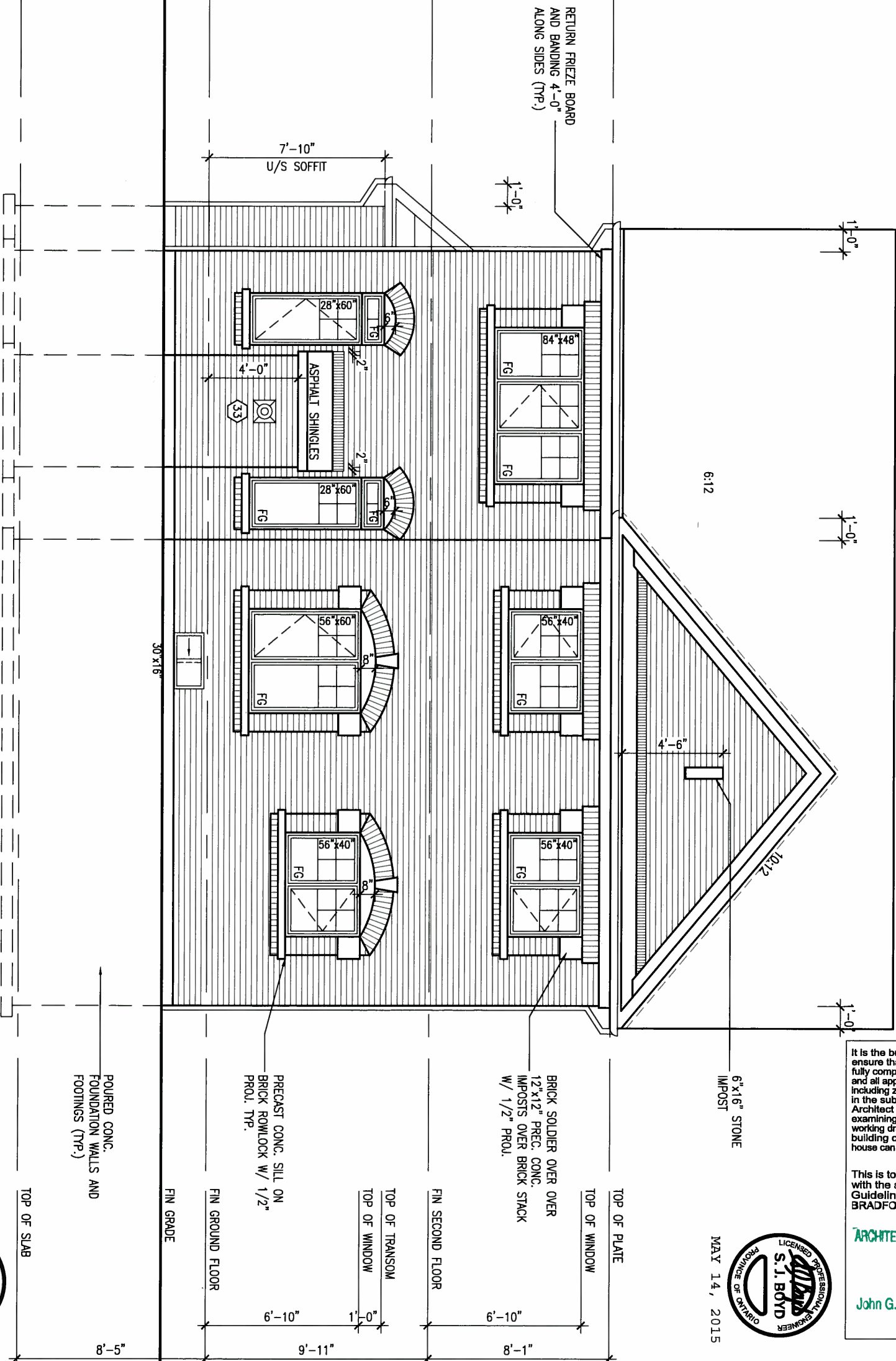
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ROOF PLAN 'B'
(UPGRADED REAR)



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ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect



MAY 14, 2015



MAY 14, 2015

no.	description	date	by
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2	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC
1	ISSUED FOR CLIENT REVIEW	14-08-30	LM

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

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VA3 DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		S42-3 RIDEAU 3	project no. 13045
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON.	project no. 13045	drawing no. 29
date 2014-04	checked by LM	scale 3/16" = 1'-0"	file name 13045-S42-3
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MAY 20 2015
John G. Williams Limited, Architect

MAY 14, 2015

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LICENSED PROFESSIONAL ENGINEER
S.J. BOYD
PROVINCE OF ONTARIO
MAY 14, 2015

8" x 8" FIBERGLASS COLUMN BY
ROMAN COLUMNS W/ 1/2"
THICK HOPE TOP LOADING PLATE
ANCHORED TO PORCH SLAB.

7'-10"
U/S SOFFIT

4:12

4:12

6"

84" x 48"
FG

56" x 40"
FG

56" x 40"
FG

56" x 40"
FG

56" x 60"
FG

28" x 60"
FG

28" x 60"
FG

4'-6"

10:12

6" x 16" STONE
IMPOST

BRICK SOLDIER OVER OVER
12" x 12" PREC. CONC.
IMPOSTS OVER BRICK STACK
W/ 1/2" PROU.

PRECAST CONC. SILL ON
BRICK ROWLOCK W/ 1/2"
PROU. TYP.

POURED CONC.
FOUNDATION WALLS AND
FOOTINGS (TYP.)

TOP OF PLATE

TOP OF WINDOW

FIN SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

FIN GROUND FLOOR

FIN GRADE

8'-5"

9'-11"

6'-10"

1'-0"

8'-1"

9'-10"

John G. Williams Limited, Architect



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2	REVISED AS PER ENG'S COMMENTS	APR 30-15	LM
1	ISSUED FOR CLIENT REVIEW	14-08-30	LM
no.	description	date	by

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qualification information

Wellington Jno-Baptiste *Jno Baptiste* 25591

name *signature* BCIN

registration information

VA3 Design Inc. 42658

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VA3
DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
416.630.2255 f 416.630
va3design.com

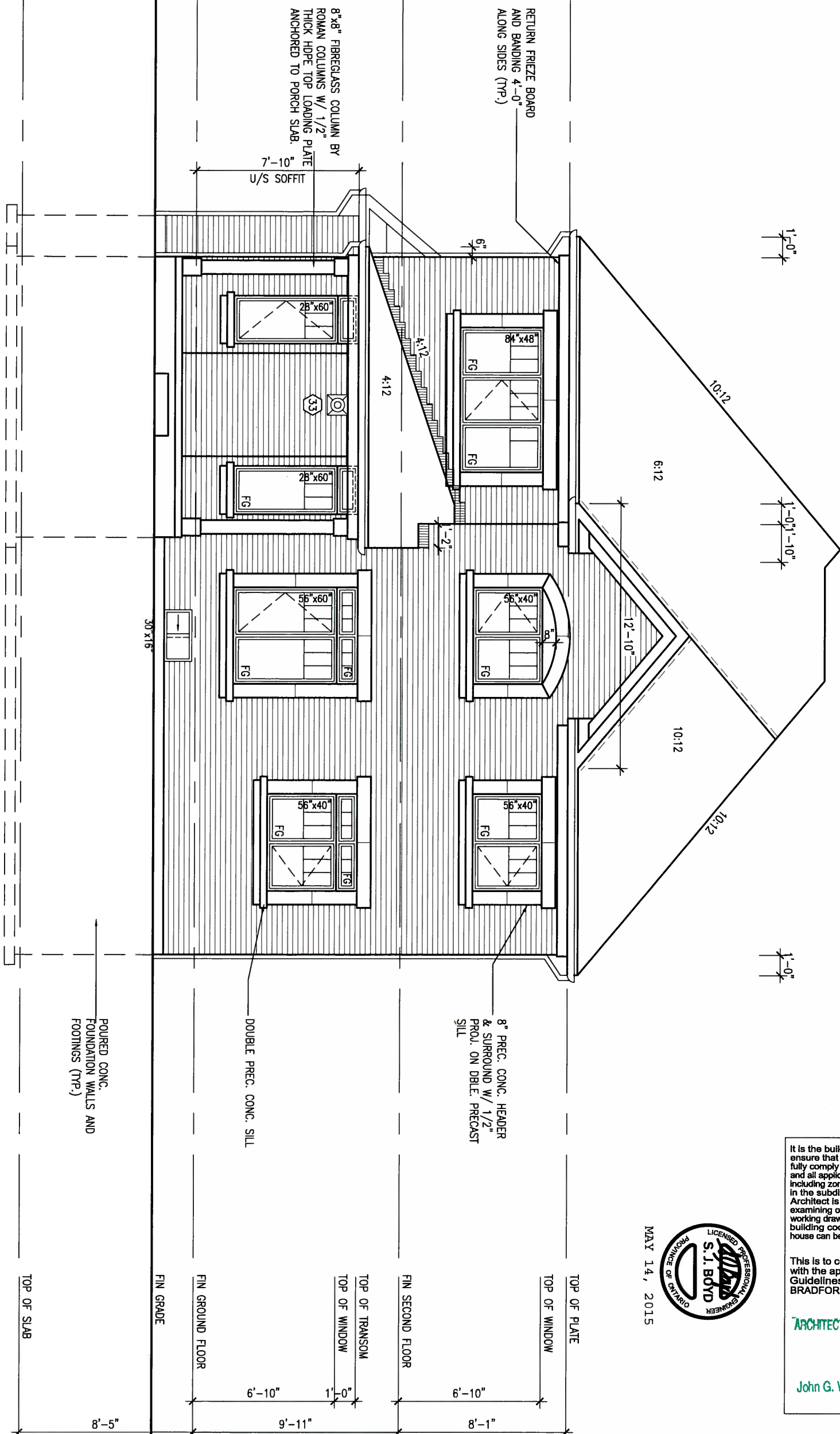
date		2014-04		UPGRADED REAR ELEVATION 'B' w/ OPT. LOGGIA	
drawn by	checked by	scale	file name		
LM	-	3/16" = 1'-0"	13045-S42-3		
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project no.
13045

owing no.

32

UPGRADED REAR ELEVATION 'C' w/ OPT. LOGGIA



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ARCHITECTURAL REVIEW & APPROVAL
MAY 20 2015
John G. Williams Limited, Architect

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1.	ISSUED FOR CLIENT REVIEW	14-08-30	LM
no.	description	date	by

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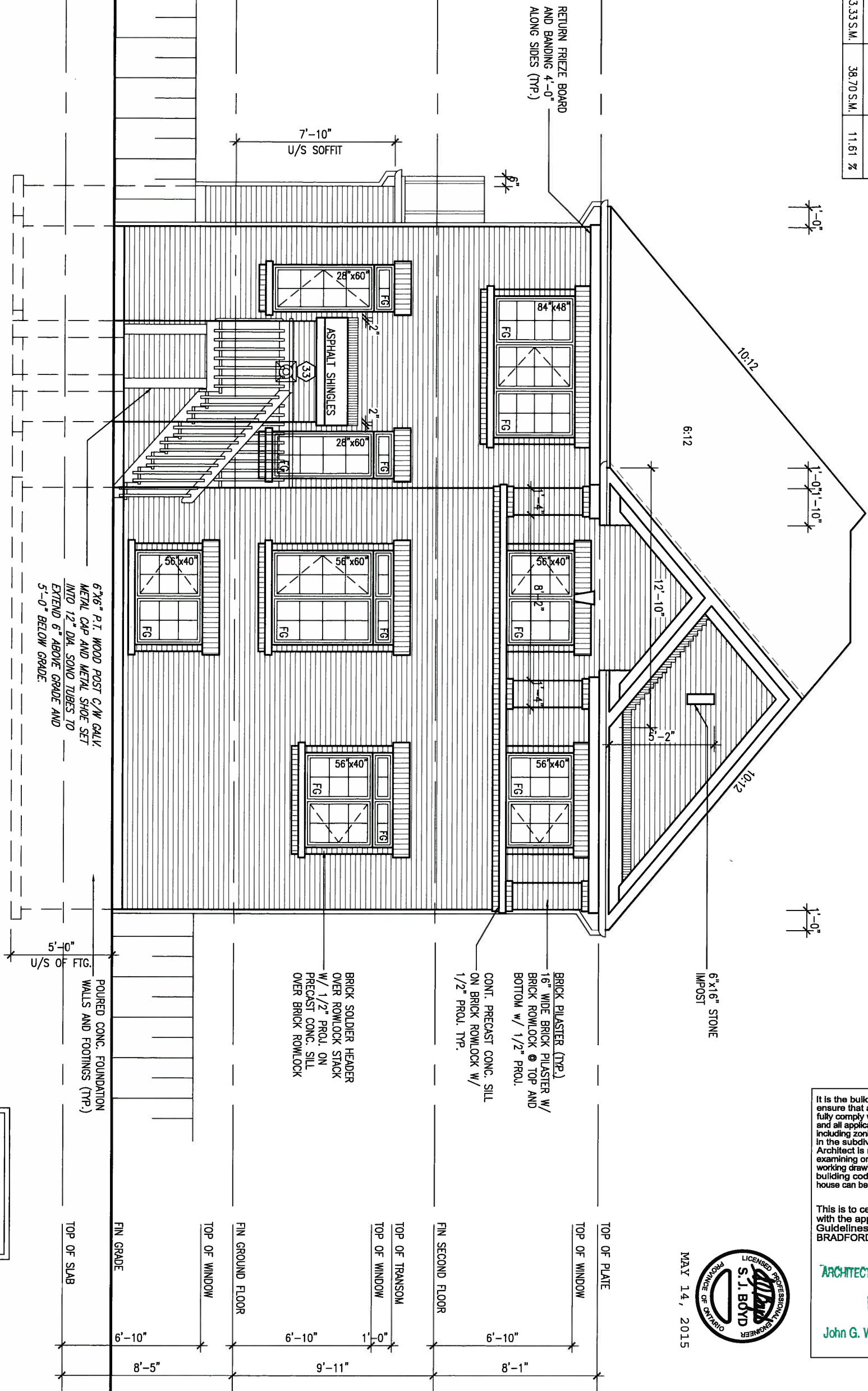
qualification information
Wellington Jno-Baptiste 25591
name registration information BCIN
VA3 Design Inc. 42658

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va3design.com

BAYVIEW WELLINGTON		S42-3 RIDEAU 3
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON.	project no. 13045
date 2014-04	scale 3/16" = 1'-0"	file name 13045-S42-3
drawn by LM	checked by -	drawing no. 33
RICHARD -- H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-3.dwg -- Tue -- May 12 2015 -- 9:40 AM		

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.(7))			
S42-3 ELEVATION A W.O.D.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	696.00 S.F.	80.92 S.F.	11.63 %
LEFT SIDE	1041.00 S.F.	91.78 S.F.	8.82 %
RIGHT SIDE	1041.00 S.F.	92.95 S.F.	8.93 %
REAR	810.00 S.F.	150.89 S.F.	18.63 %
TOTAL SQ. FT.	3588.00 S.F.	416.54 S.F.	11.61 %
TOTAL SQ. M.	333.33 S.M.	38.70 S.M.	11.61 %



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

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ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect



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

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2.	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC
1.	ISSUED FOR CLIENT REVIEW	14-08-30	LM
no.	description	date	by

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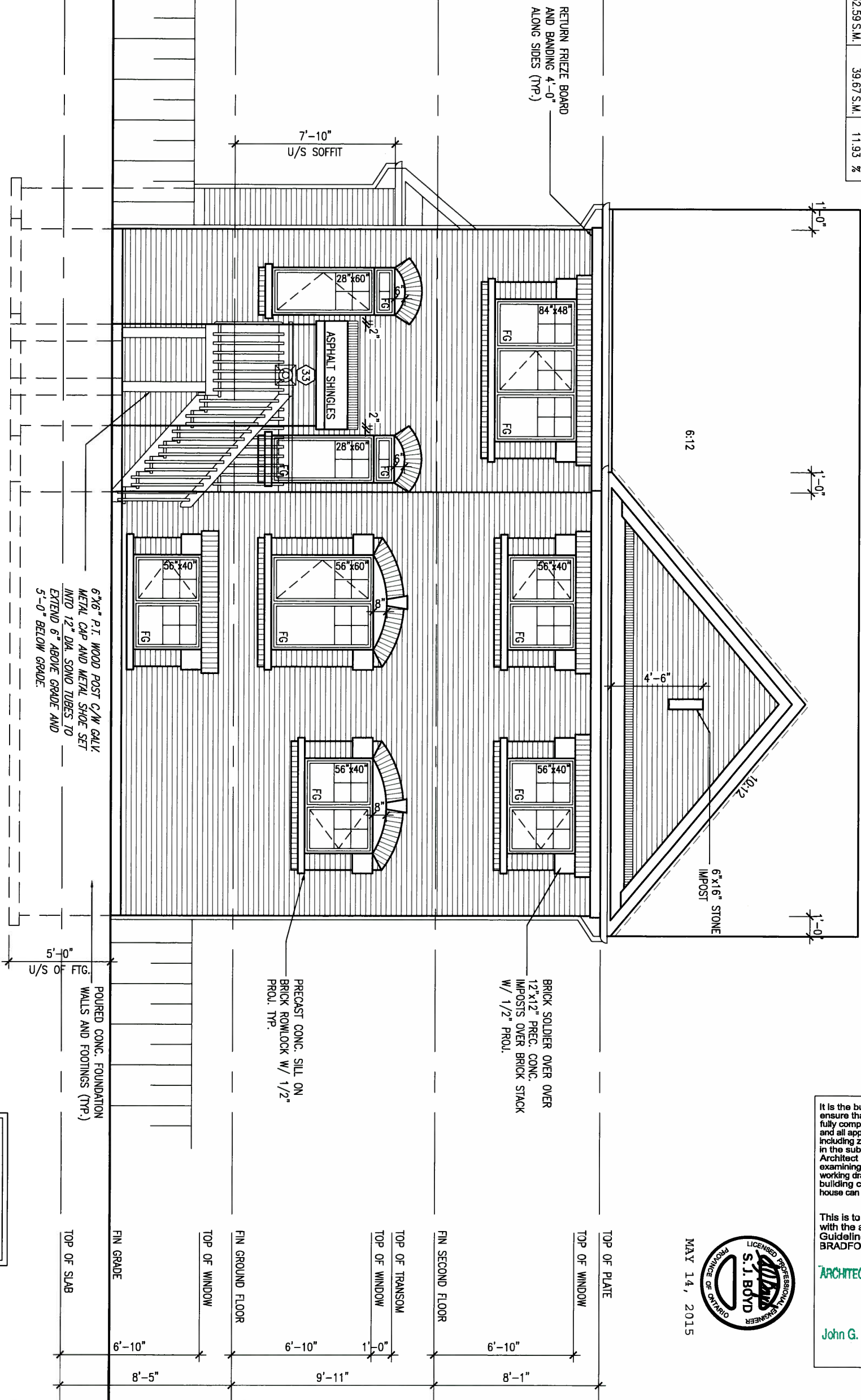
qualification information
Wellington Jno-Baptista 25591
signature
name
registration information
VA3 Design Inc. 42658

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VA3
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Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		S42-3 RIDEAU 3	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON.
date	2014-04	project no.	13045
drawn by	LM	checked by	-
scale	3/16" = 1'-0"	file name	13045-S42-3
drawn by	RICHARD	checked by	-
scale	3/16" = 1'-0"	file name	13045-S42-3
drawn by	RICHARD	checked by	-
scale	3/16" = 1'-0"	file name	13045-S42-3

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1.(7))			
S42-3 ELEVATION B W.O.D.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	688.00 S.F.	80.50 S.F.	11.70 %
LEFT SIDE	1041.00 S.F.	102.67 S.F.	9.86 %
RIGHT SIDE	1041.00 S.F.	92.94 S.F.	8.93 %
REAR	810.00 S.F.	150.89 S.F.	18.63 %
TOTAL SQ. FT.	3580.00 S.F.	427.00 S.F.	11.93 %
TOTAL SQ. M.	332.59 S.M.	39.67 S.M.	11.93 %



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

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ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect



MAY 14, 2015

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no.	description	date	by

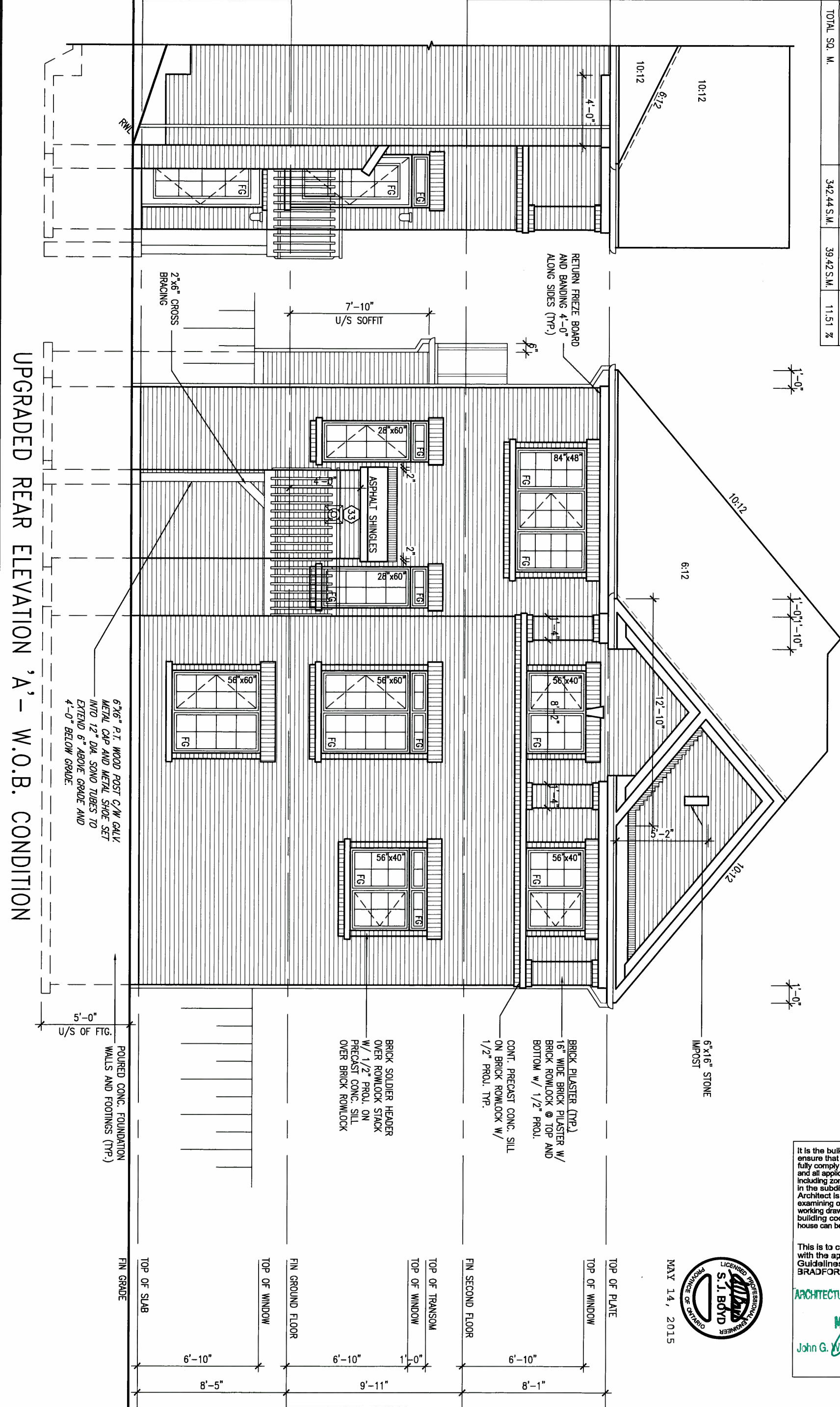
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qualification information	
Wellington Jno-Baptista	25591
name	BCIN
registration information	42658
VA3 Design Inc.	
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Toronto ON M3H 1S8
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va3design.com

BAYVIEW WELLINGTON		S42-3
RIDEAU 3		
project name	GREEN VALLEY ESTATES	project no. 13045
municipality	BRADFORD, ON.	
date	2014-04	UPGRADED REAR ELEV. 'B' (W.O.D. CONDITION)
drawn by	LM	file name 13045-S42-3
checked by	-	scale 3/16" = 1'-0"
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-3.dwg - Tue - May 12 2015 - 9:40 AM		

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UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))			
SA2-3 ELEVATION A W.O.B.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	696.00 S.F.	80.92 S.F.	11.63 %
LEFT SIDE	1041.00 S.F.	91.78 S.F.	8.82 %
RIGHT SIDE	1041.00 S.F.	92.95 S.F.	8.93 %
REAR	908.00 S.F.	158.67 S.F.	17.47 %
TOTAL SQ. FT.	3686.00 S.F.	424.32 S.F.	11.51 %
TOTAL SQ. M.	342.44 S.M.	39.42 S.M.	11.51 %



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Wellington Jno-Baptista 25591

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registration information 42658

VA3 Design Inc.

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va3design.com

BAYVIEW WELLINGTON			
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON.
date	2014-04	project no.	13045
drawn by	LM	checked by	-
scale	3/16" = 1'-0"	file name	13045-S42-3
UPGRADED REAR ELEV. 'A' (W.O.B. CONDITION)			
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UNINSULATED OPENINGS (PER OBC, SB-12.1.1(7))			
S42-3 ELEVATION B W.O.B.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	688.00 S.F.	80.50 S.F.	11.70 %
LEFT SIDE	1041.00 S.F.	102.67 S.F.	9.86 %
RIGHT SIDE	1041.00 S.F.	92.94 S.F.	8.93 %
REAR	908.00 S.F.	158.67 S.F.	17.47 %
TOTAL SQ. FT.	3678.00 S.F.	434.78 S.F.	11.82 %
TOTAL SQ. M.	341.69 S.M.	40.39 S.M.	11.82 %



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8	.	.	qualification information	Wellington Jno-Baptiste	25591	BCN	42658	project name GREEN VALLEY ESTATES	BRADFORD, ON.	project no. 13045
7	.	.	name	Wellington Jno-Baptiste	25591	BCN	42658	date 2014-04	UPGRADED REAR ELEV. 'B' (W.O.B. CONDITION)	file name 13045-S42-3
6	.	.	registration information	VA3 Design Inc.	25591	BCN	42658	drawn by LM	checked by -	scale 3/16" = 1'-0"
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2	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC							
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no.	description	date	by							

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))			
S42-3 ELEVATION C W.O.B.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	684.00 S.F.	94.33 S.F.	13.79 %
LEFT SIDE	1050.00 S.F.	91.78 S.F.	8.74 %
RIGHT SIDE	1050.00 S.F.	95.94 S.F.	9.14 %
REAR	908.00 S.F.	158.67 S.F.	17.47 %
TOTAL SQ. FT.	3692.00 S.F.	440.72 S.F.	11.94 %
TOTAL SQ. M.	343.00 S.M.	40.94 S.M.	11.94 %



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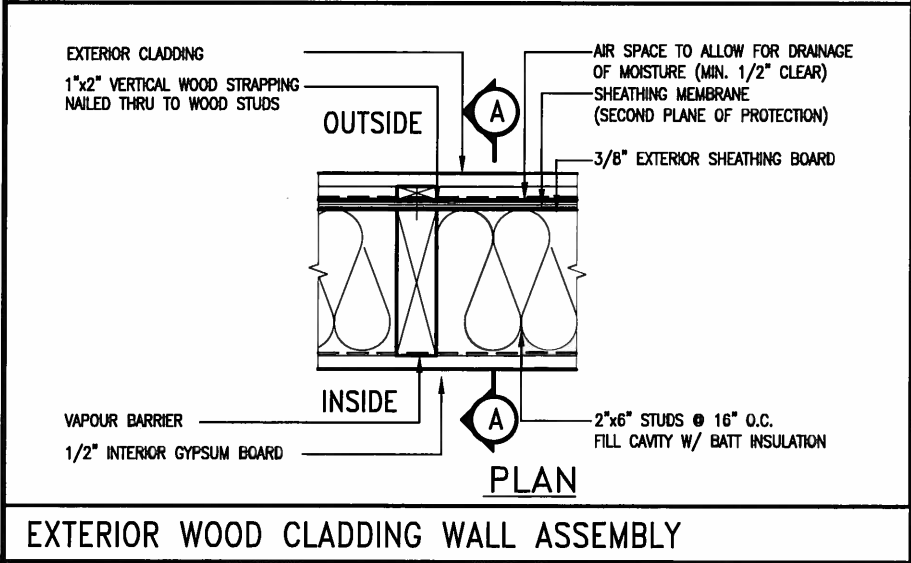
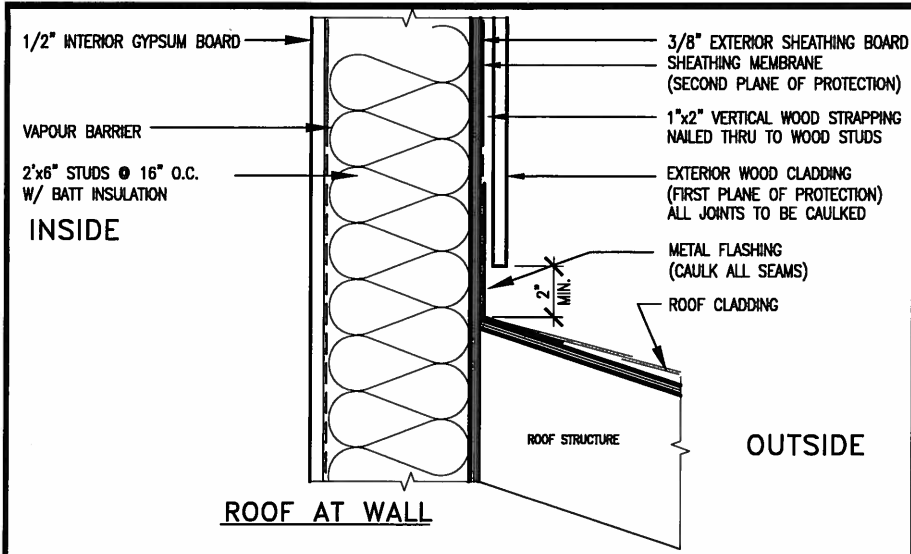
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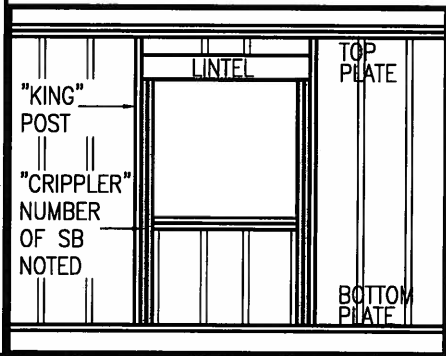
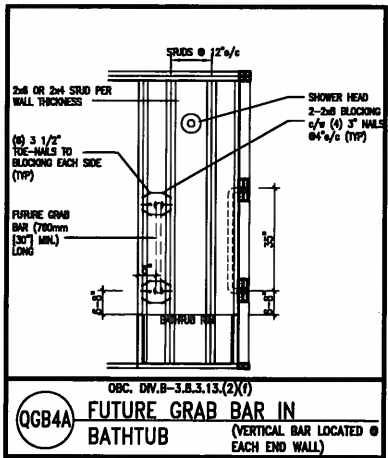
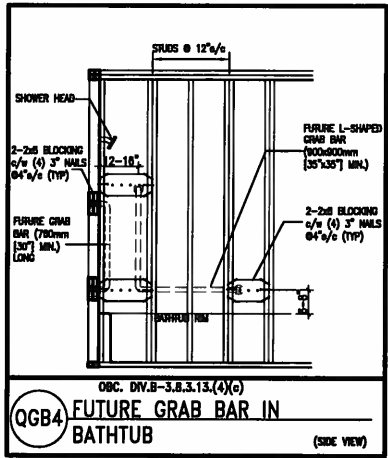
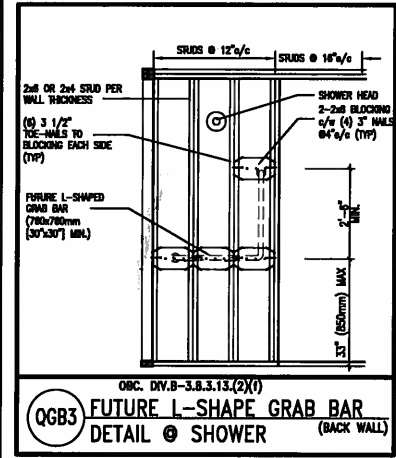
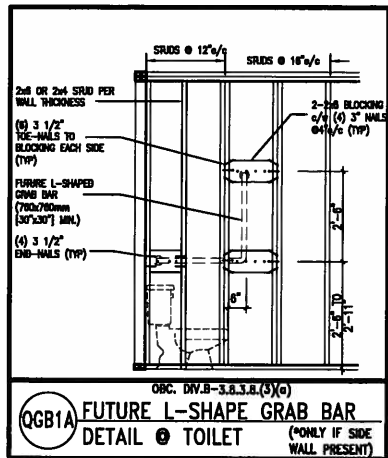
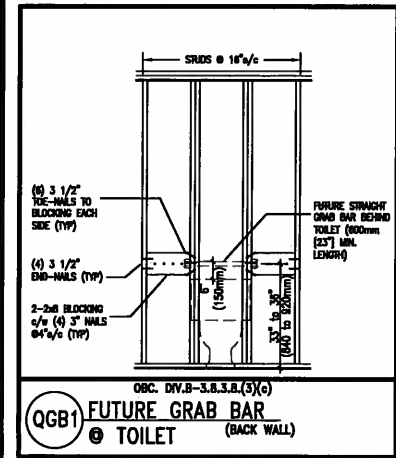


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8 .		Wellington Jno-Baptiste		GREEN VALLEY ESTATES		RIDEAU 3	
7 .		name		project name		project no.	
6 .		registration information		BRADFORD, ON.		13045	
5 .		VA3 Design Inc.		date		drawing no.	
4 .		25591		2014-04		39	
3 .		42658		UPGRADED REAR ELEV. 'C' (W.O.B. CONDITION)		file name	
2 REVISED AS PER ENG'S COMMENTS		APR 30-15 RC		scale		13045-S42-3	
1 ISSUED FOR CLIENT REVIEW		14-08-30 LM		3/16" = 1'-0"		Richard - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-3.dwg - Tue - May 12 2015 - 9:40 AM	
no. description		date by		drawn by			



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

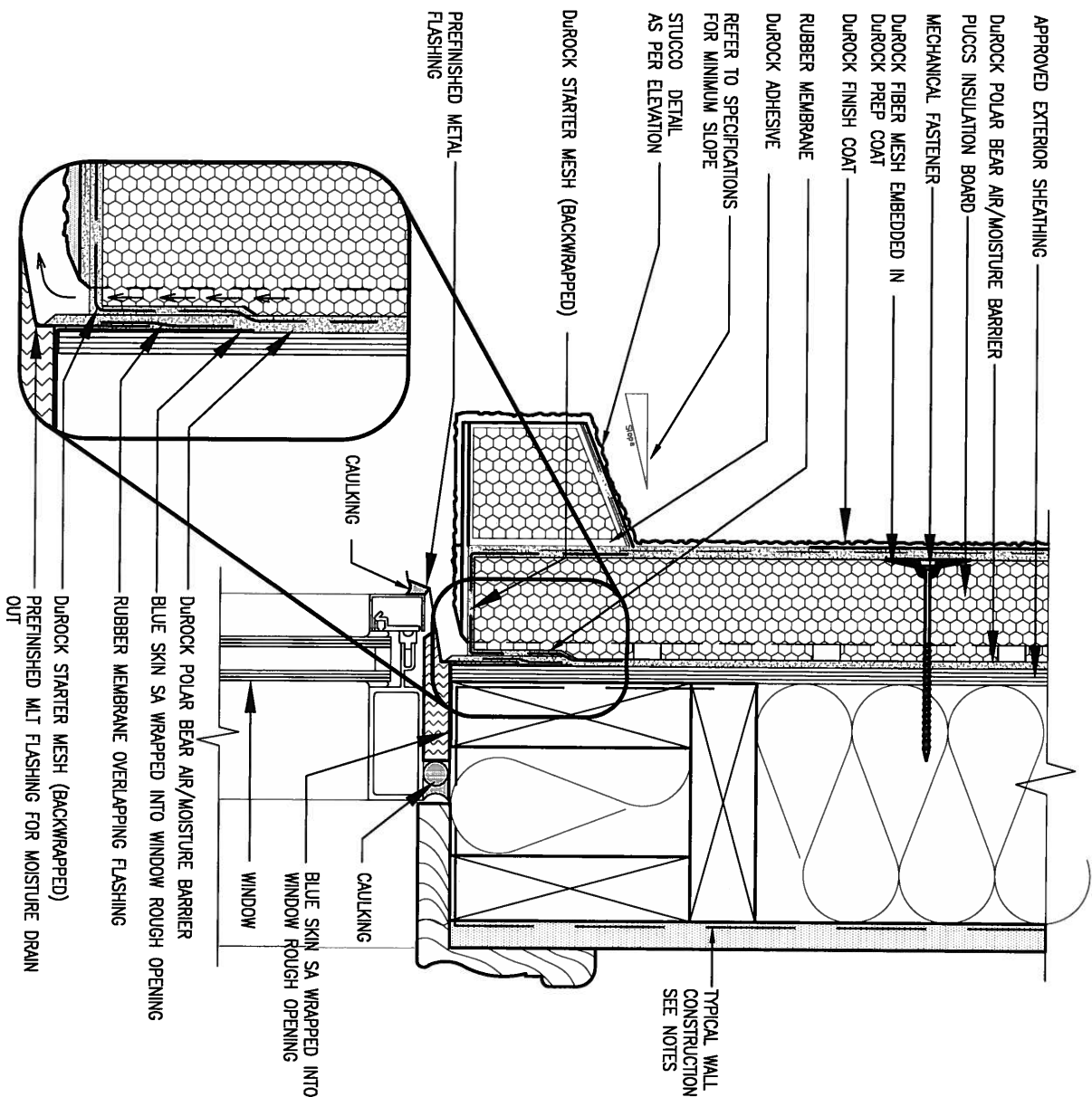


MAY 14, 2015

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
5	.	.	.	registration information BCIN
4	.	.	.	VA3 Design Inc. 42658
3	.	.	.	
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	

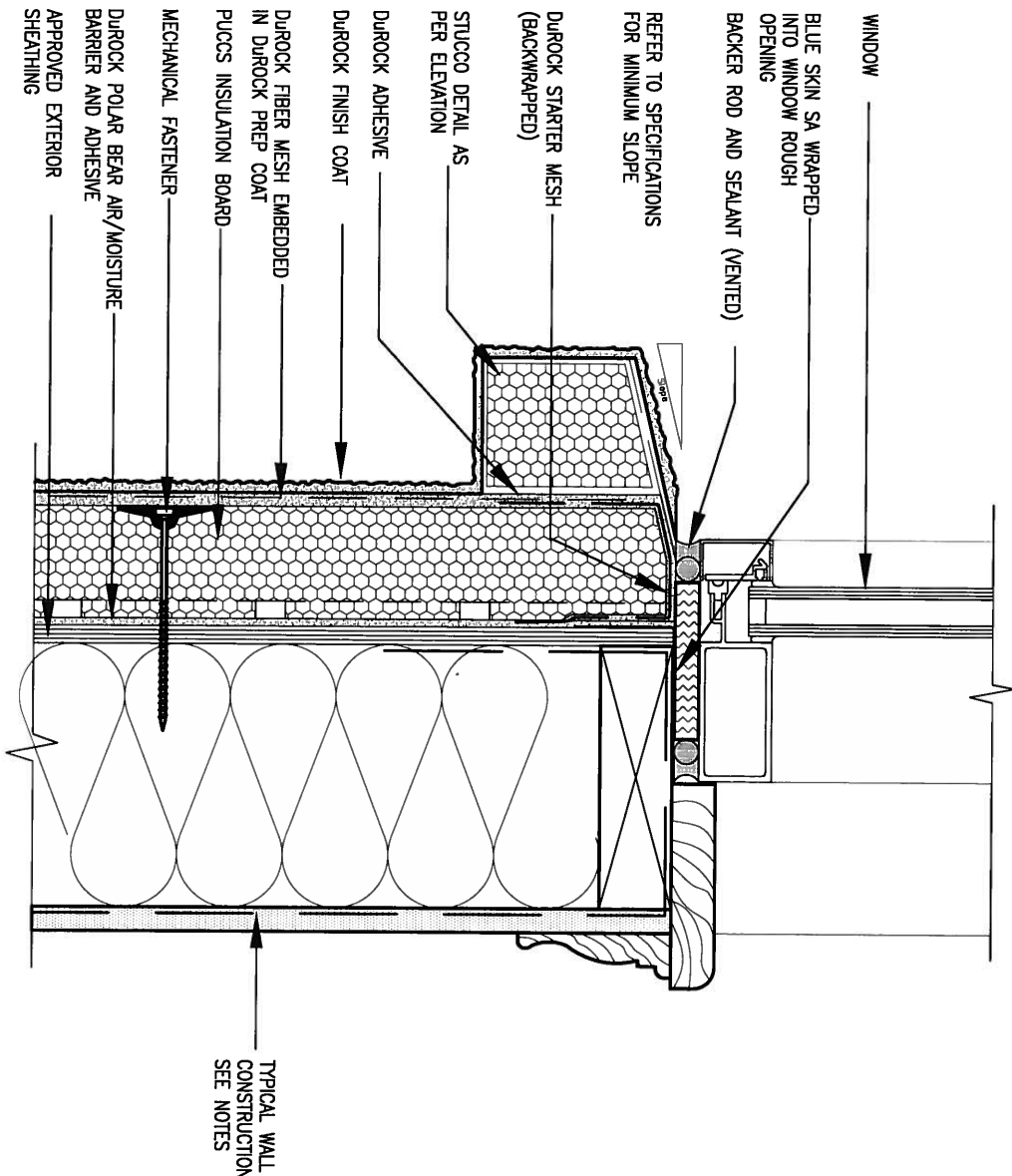
VA3 DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	project no.	13045
drawn by	RC	drawing no.	CN2
checked by		scale	3/16" = 1'-0"
CONSTRUCTION NOTES			
13045-CONST-08C 2015			
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-08C 2015.dwg - Thu - Apr 16 2015 - 6:56 AM			



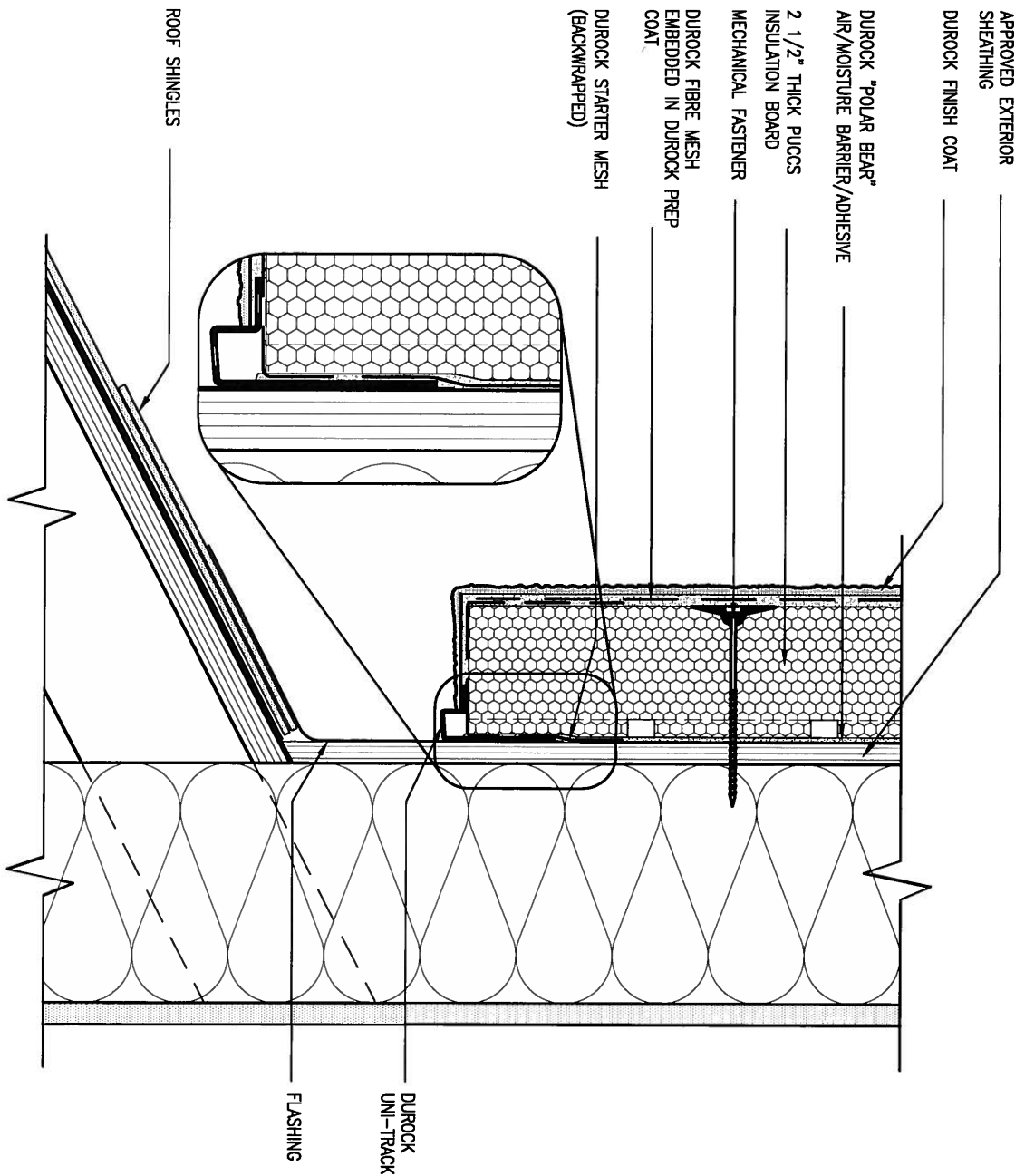
1 WINDOW HEADER
CN3 SCALE: 3"=1'-0"

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



2 WINDOW SILL
CN3 SCALE: 3"=1'-0"

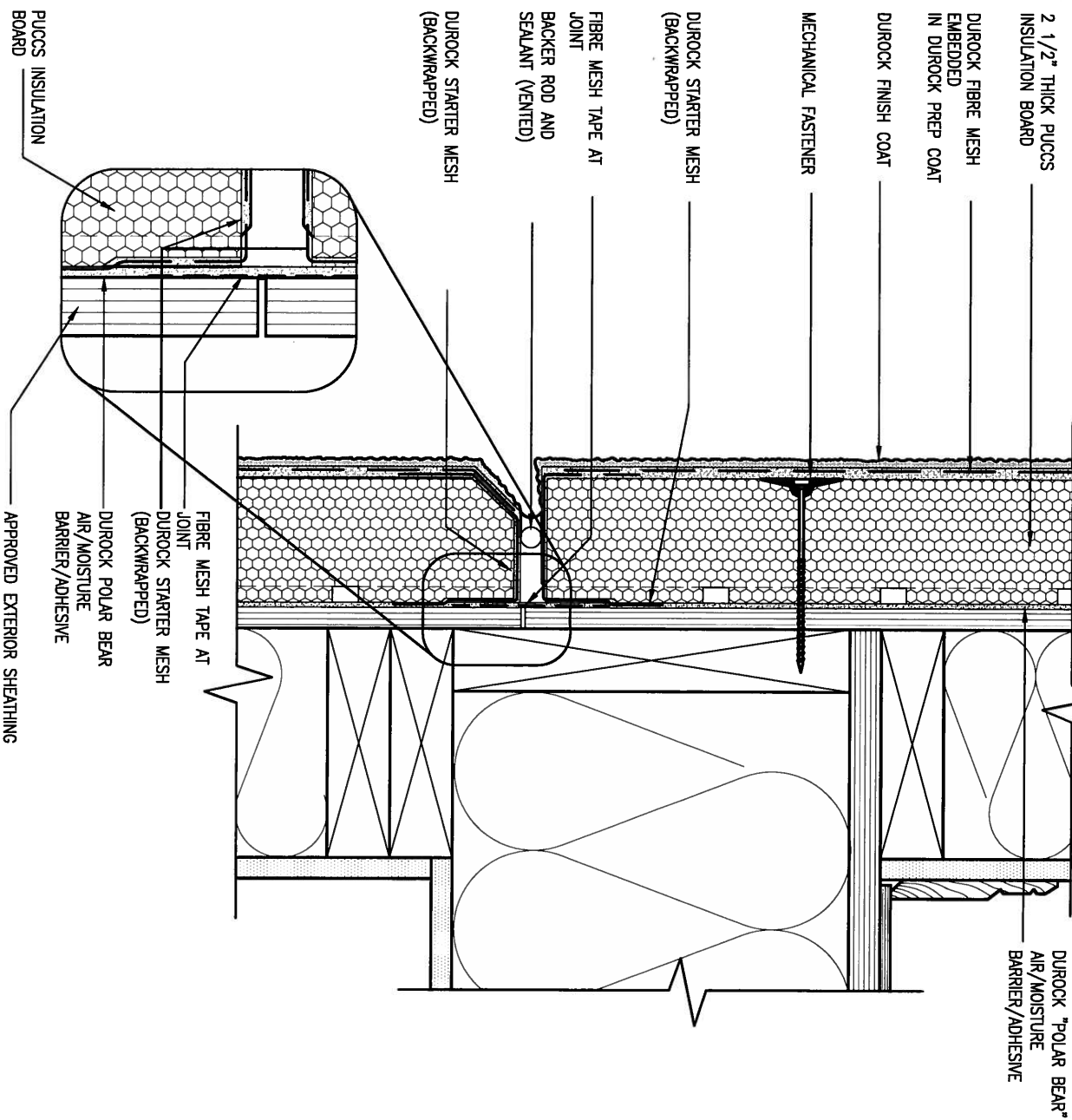
9	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		CONST NOTE	
8	.	.	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	APR 16-15	RC	RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM				CN3
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC					
no.	description	date	by					



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

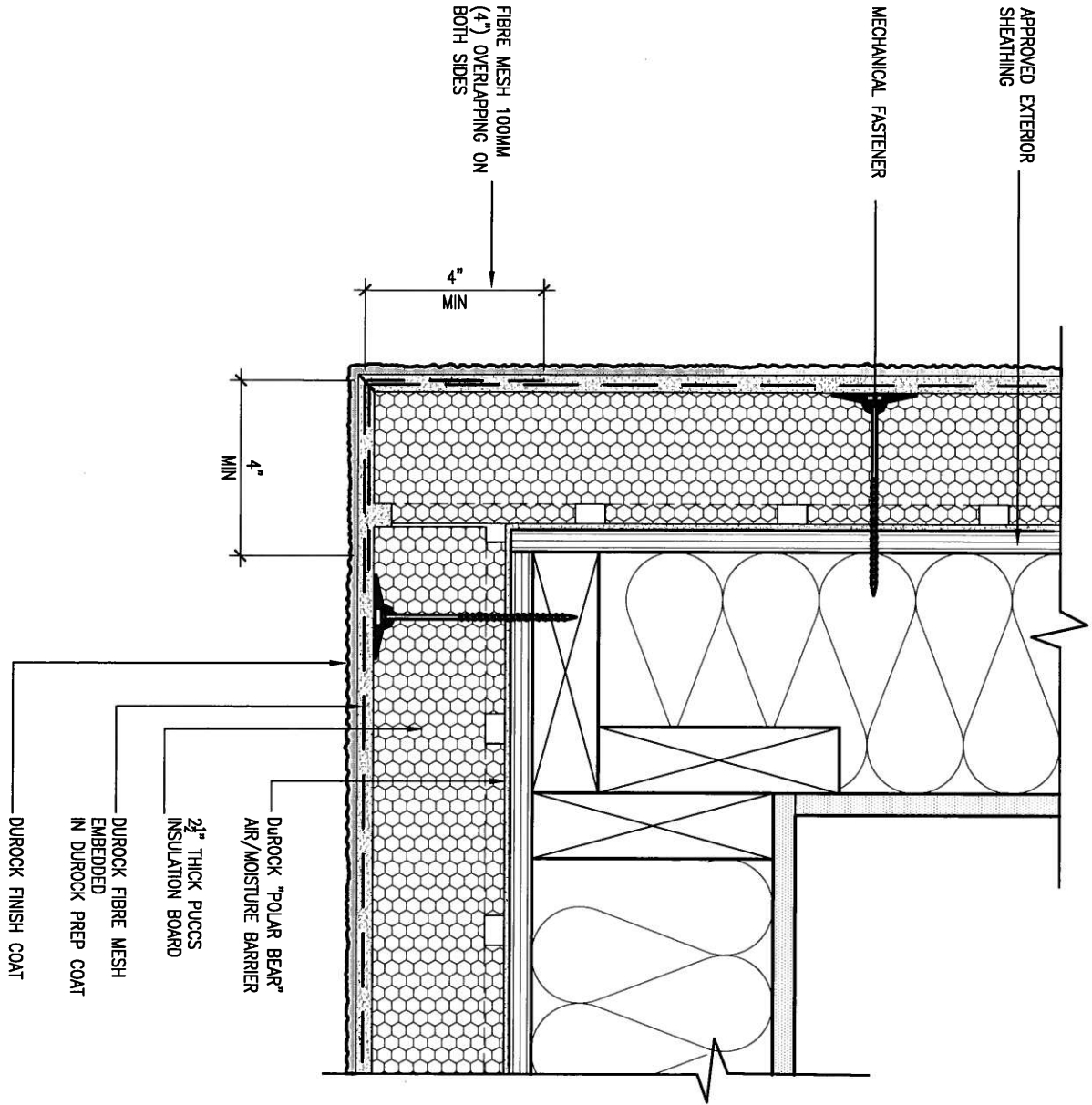
CN4 SCALE: 3"=1'-0"

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

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

VAS3 DESIGN
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t 416.630.2255 f 416.630.4782
va3design.com

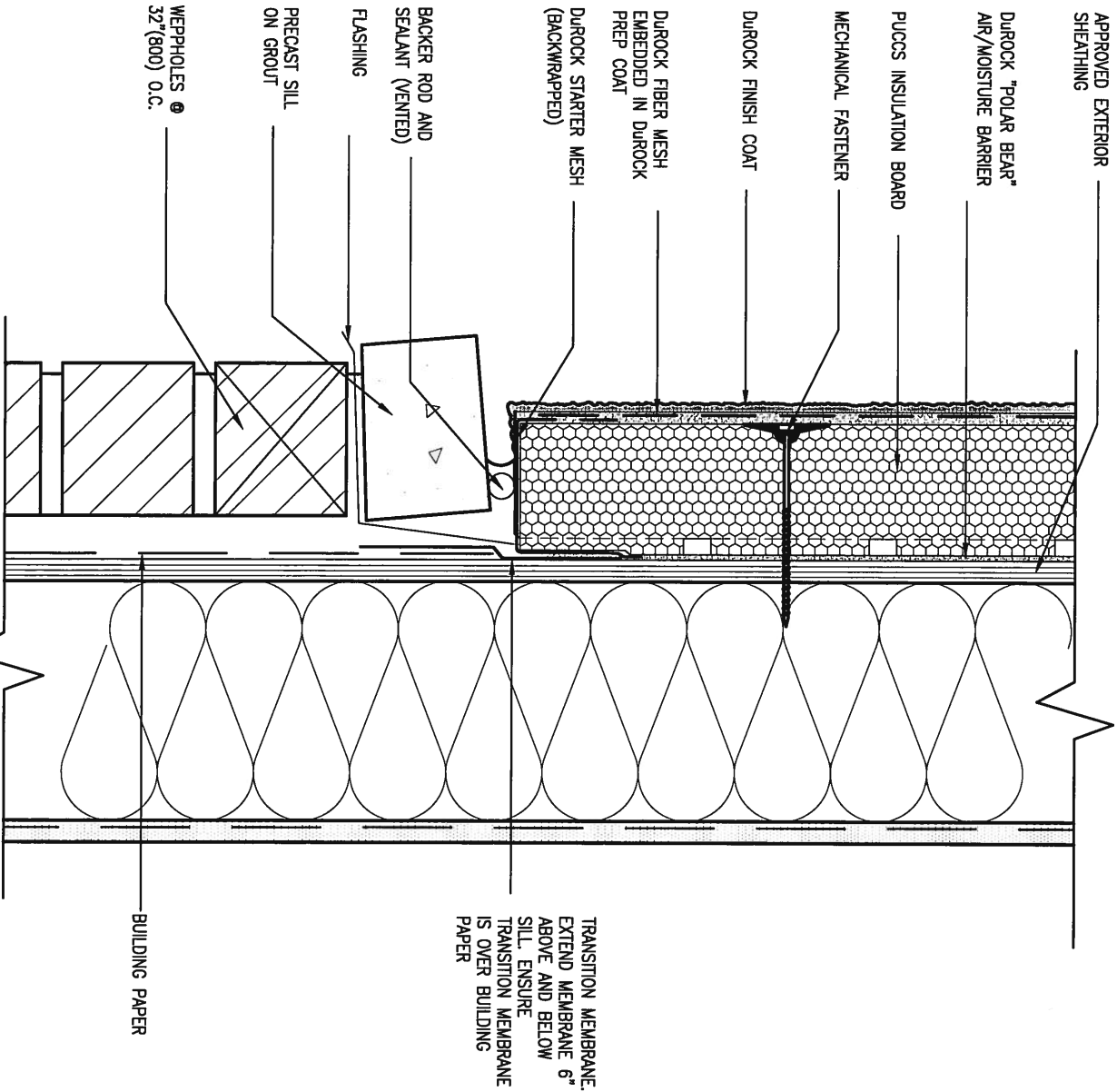
BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	project no.	13045
drawn by	RC	checked by	-
scale	3/16" = 1'-0"	CONSTRUCTION NOTES	
file name	13045-CONST-0BC 2015	drawing no.	CN4
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM			



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"

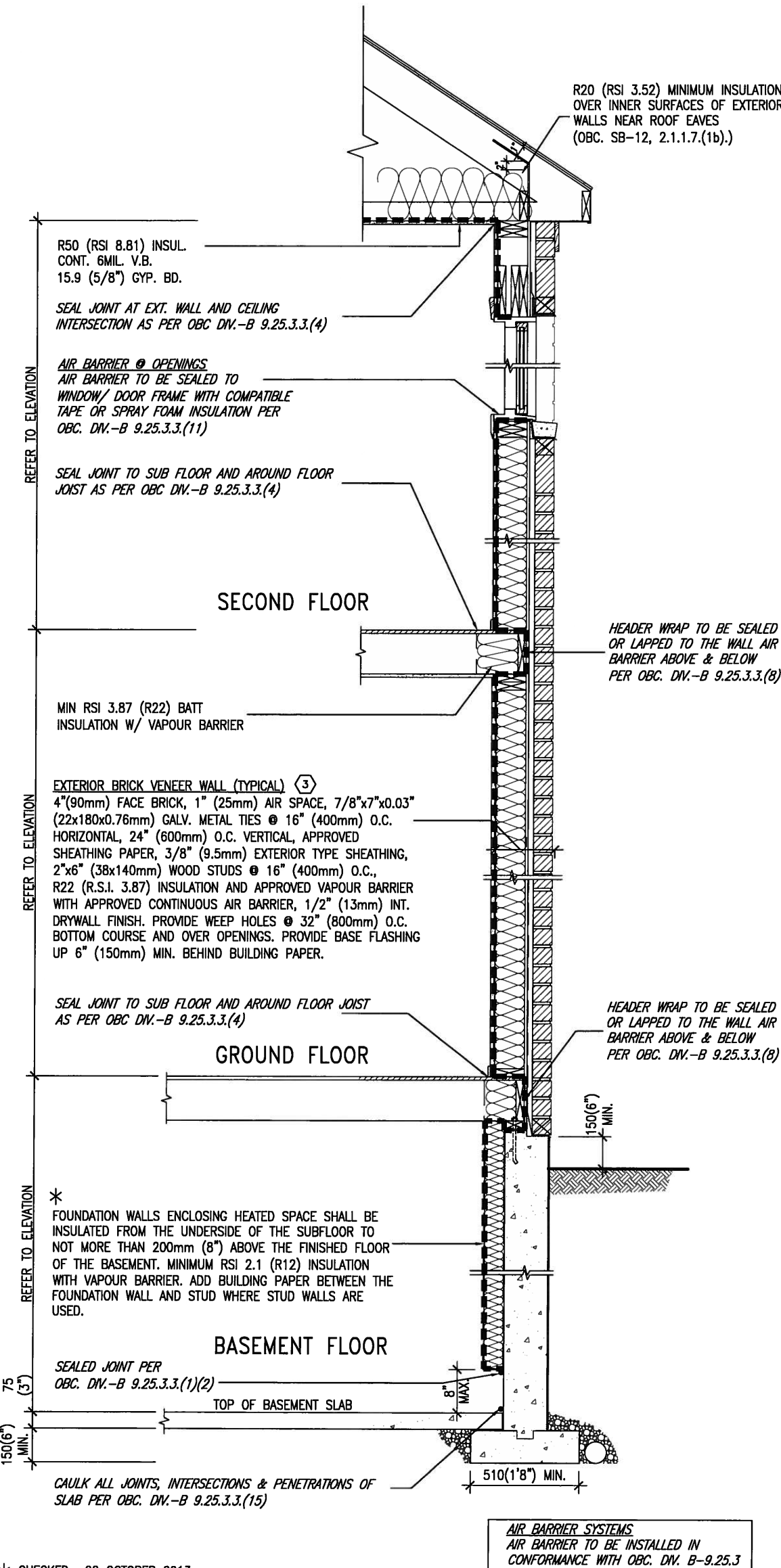
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2	UPDATE TO CODE	APR 16-15	RC
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
no.	description	date	by

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qualification information		
Wellington Jno-Baptiste	25591	BCN
name registration information		
VA3 Design Inc.	42658	
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VA3
DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	checked by	scale
drawn by	RC	-	3/16" = 1'-0"
CONSTRUCTION NOTES		file name	13045-CONST-0BC 2015
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM		drawing no.	CN5

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

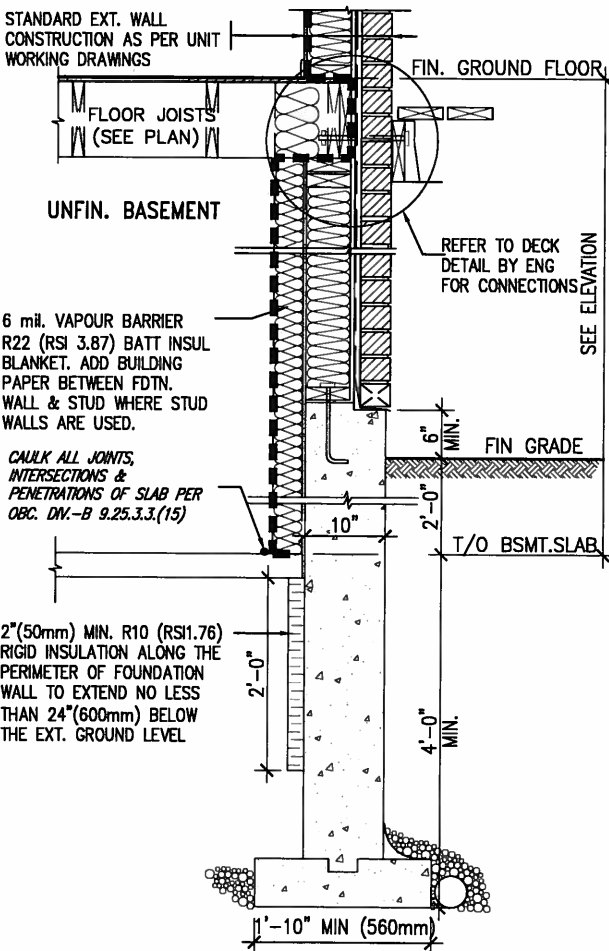
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

USE SB-12 COMPLIANCE PACKAGE (J):

COMPONENT	J	Notes:
Ceiling with Attic Space 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 EMISSMTY
Skylights Maximum U-value	2.8	DOUBLE PANE LOW EMISSMTY
Space Heating Equipment Minimum AFUE	94%	NATURAL GAS
Hot Water Heater Minimum EF	0.67	NATURAL GAS
HRV Minimum Efficiency	60%	-



MAY 14, 2015



* REVISED- 15 MARCH 2013

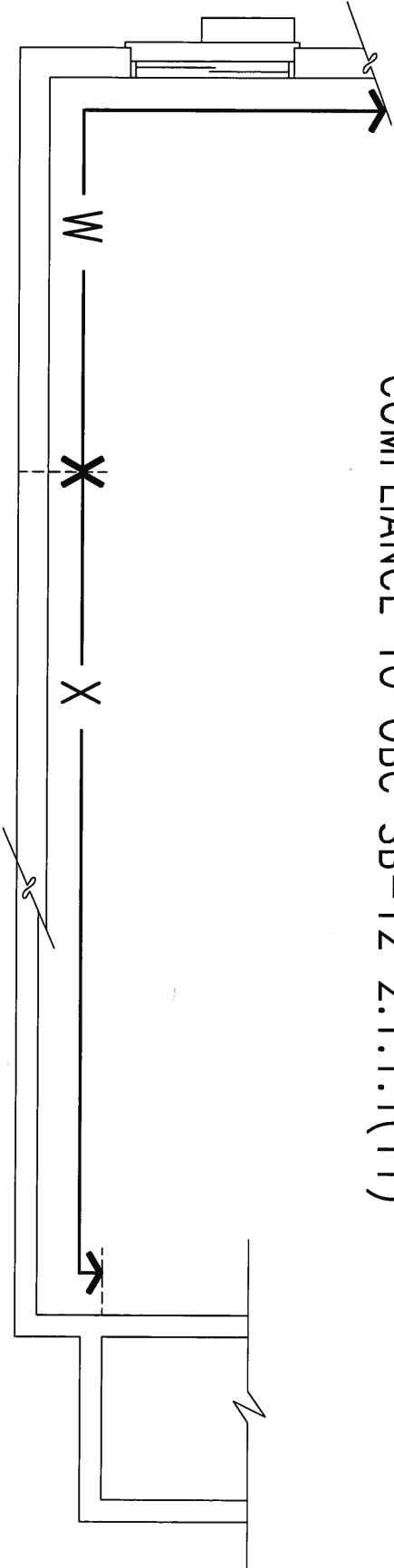
SECTION AT W.O.D/W.O.B.

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

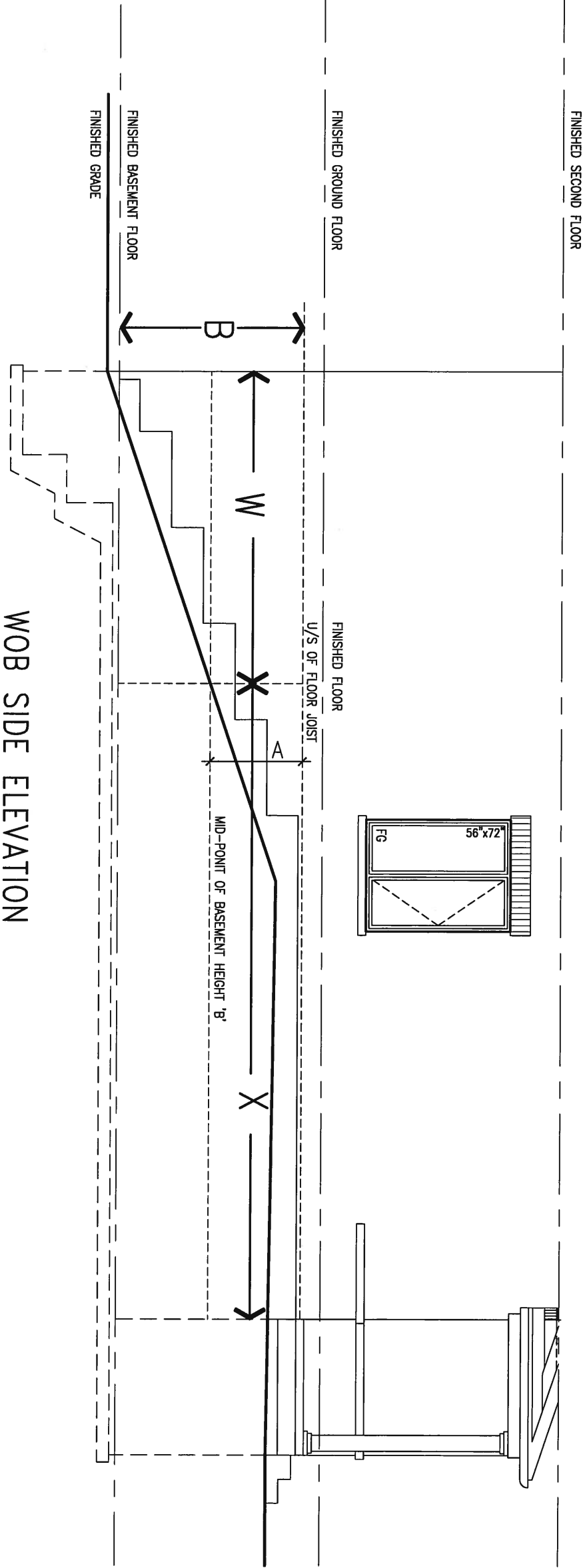


BAYVIEW WELLINGTON		CONST NOTE	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	
date APR 2014	checked by RC	scale 3/16\" = 1'-0\"	CONSTRUCTION NOTES 13045-CONST-OBC 2015
drawing no. CN6			

COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN



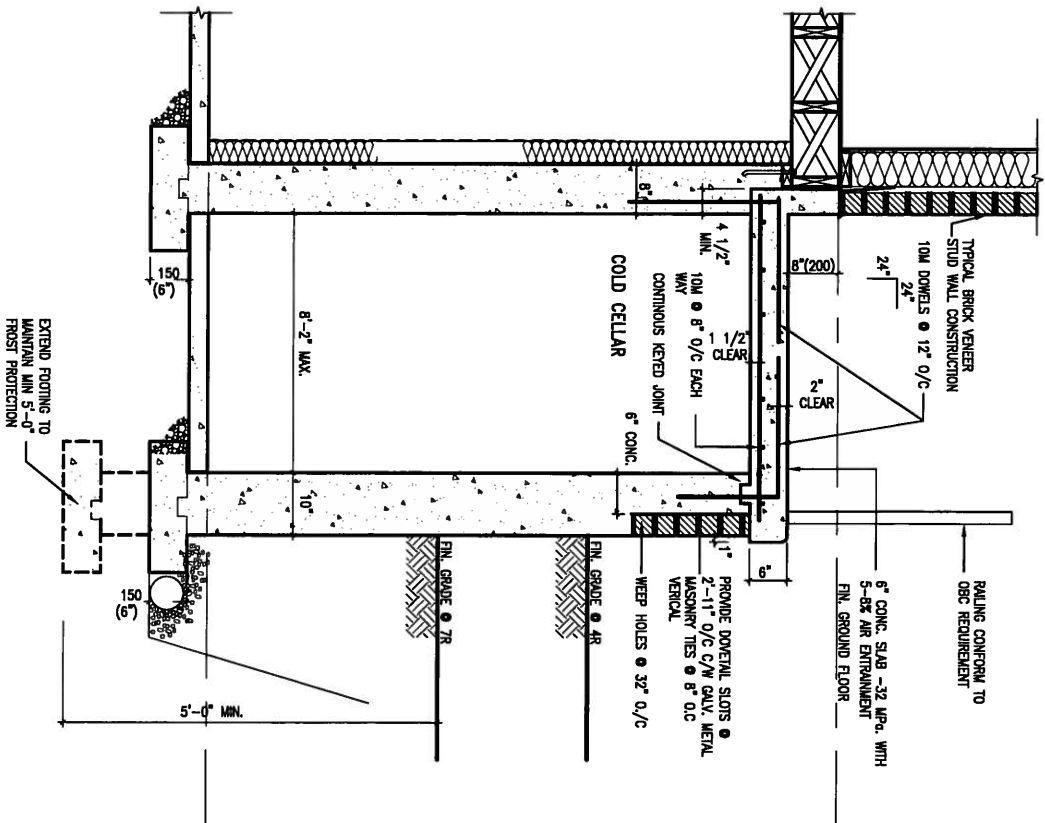
WOB SIDE ELEVATION

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

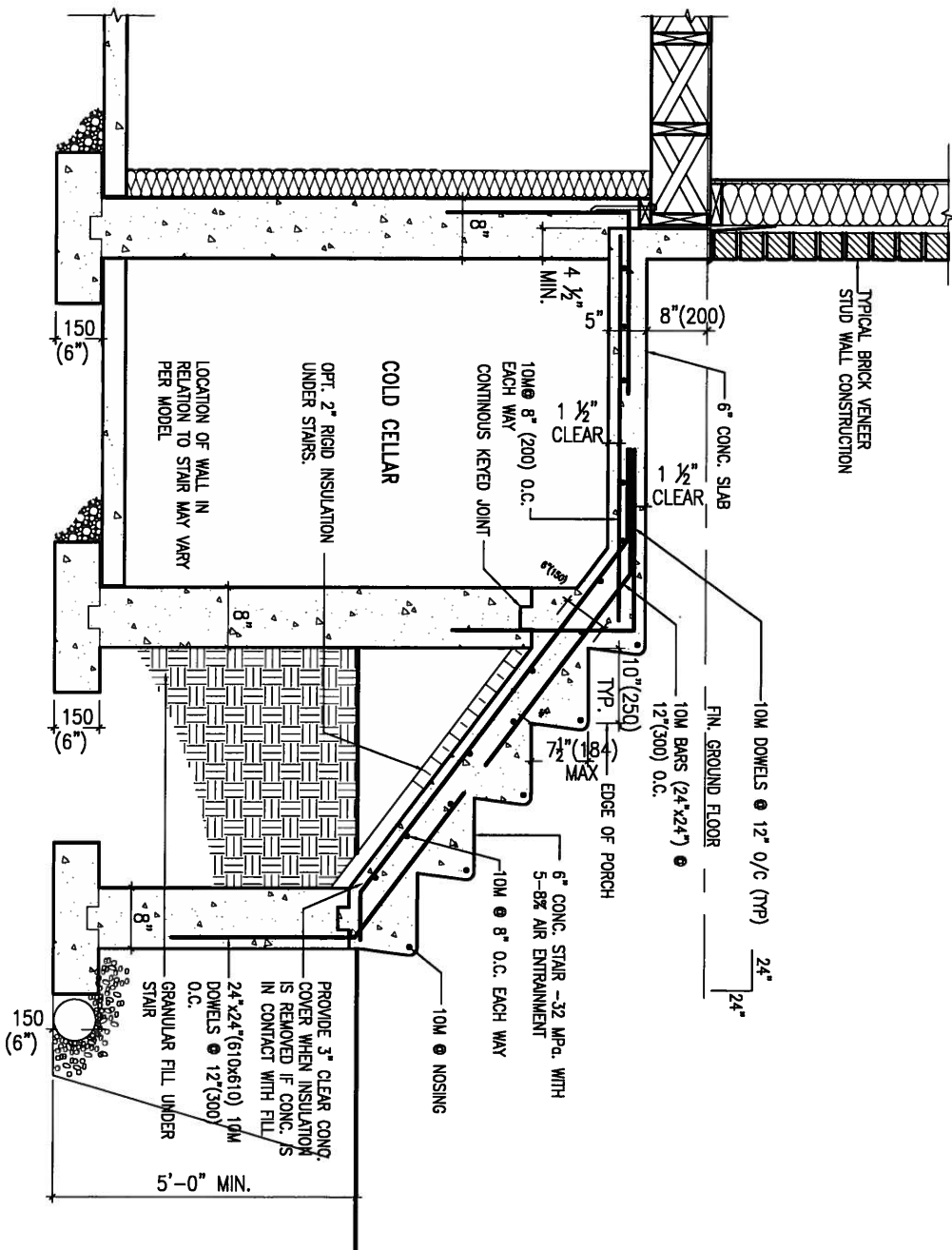
WHEN EXPOSED WALL "A" IS LESS THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "X" IS NOT LESS THAN BASEMENT WALL AS REQUIRED BY TABLE 2.1.1.2A



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8.				qualification information		project name	municipality	project no.	
7.				Wellington Jno-Baptiste		GREEN VALLEY ESTATES	BRADFORD	13045	
6.				signature		date	CONSTRUCTION NOTES		
5.				BCIN		APR 2014	drawing no.		
4.				VA3 Design Inc.	RC	checked by	scale	file name	CN7
3.				42658	3/16" = 1'-0"	13045-CONST-0BC 2015			
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.						RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Thu - Apr 16 2015 - 6:56 AM			
2	UPDATE TO CODE	APR 16-15	RC						
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC						
no.	description	date	by						



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



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



MAY 14, 2015

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.			BAYVIEW WELLINGTON			CONST NOTE		
8 .			7 .			project name			project no.		
6 .			5 .			GREEN VALLEY ESTATES			13045		
4 .			3 .			municipality			BRADFORD		
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2			UPDATE TO CODE			RC			3/16" = 1'-0"		
1			ISSUE FOR CLIENT REVIEW			RC			13045-CONST-0BC 2015		
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9			8			7			6		
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project name			municipality			project no.		
GREEN VALLEY ESTATES			BRADFORD			13045		
date			checked by			scale		
APR 2014			RC			3/16" = 1'-0"		
drawn by			checked by			scale		
RICHARD			-			3/16" = 1'-0"		
file name			drawing no.			CN8		
13045-CONST-0BC 2015			RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg			Tue - May 12 2015 - 8:51 AM		

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CONST NOTE

project no. 13045

CONSTRUCTION NOTES

13045-CONST-08C 2015

CN9

BAYVIEW WELLINGTON

project name GREEN VALLEY ESTATES

municipality BRADFORD

date APR 2014

drawn by RC

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

13045-CONST-08C 2015



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

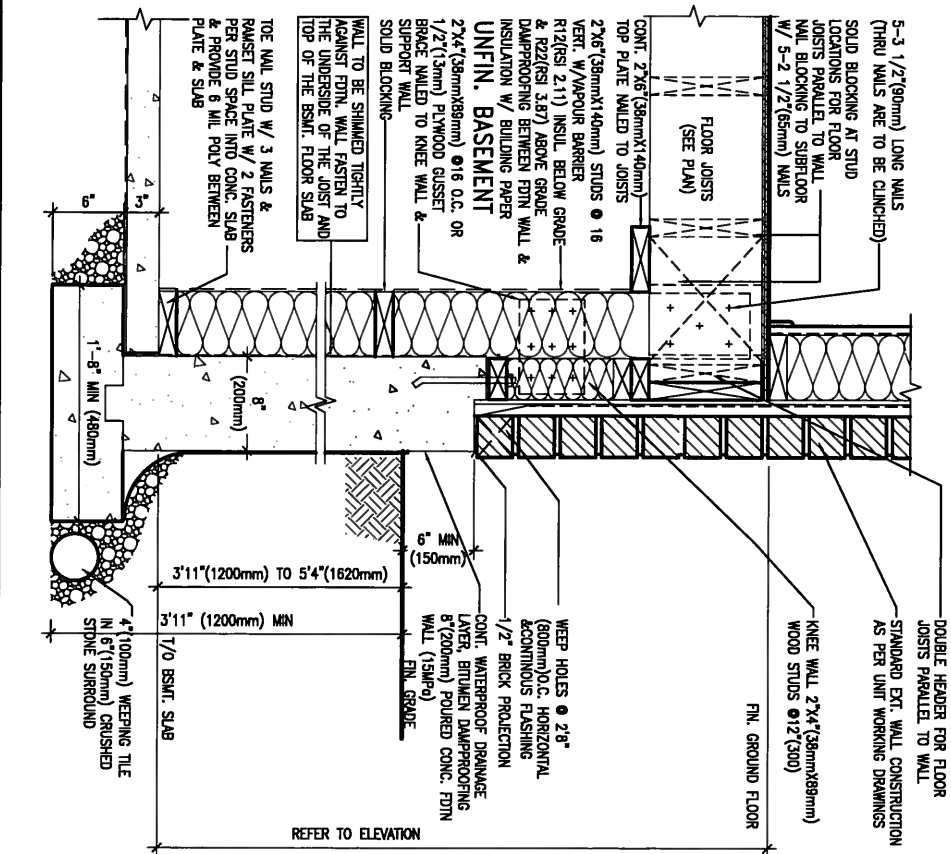
qualification information

Wellington Jno-Baptiste 25591

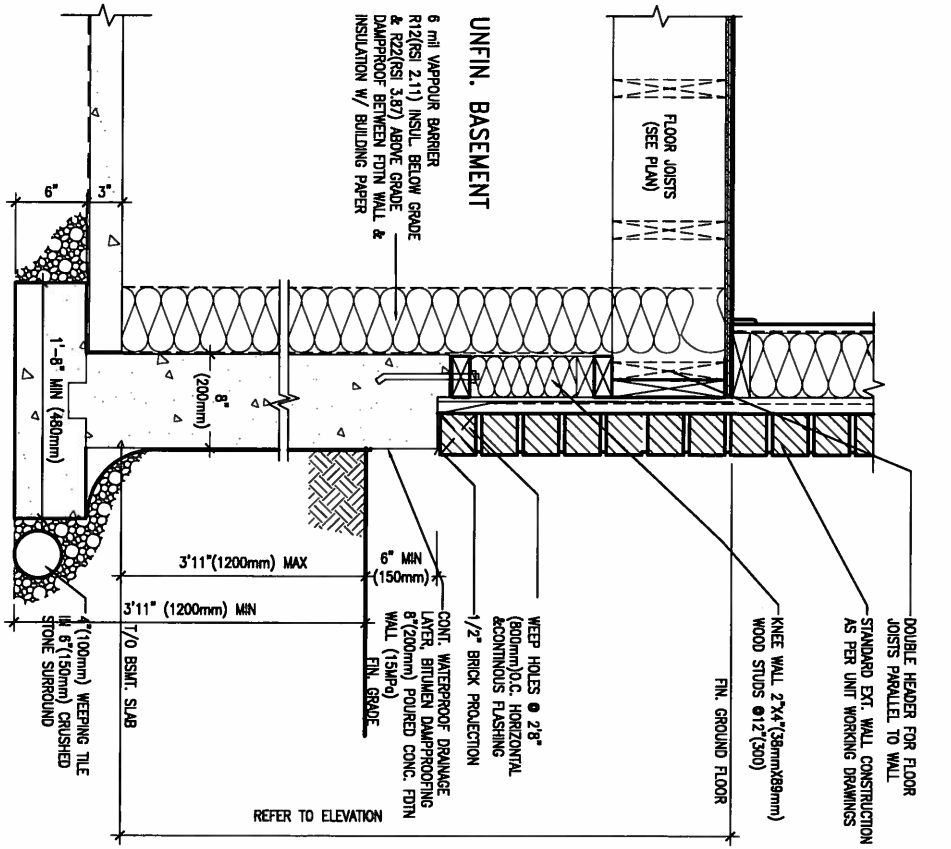
name registration information

VA3 Design Inc. 42658

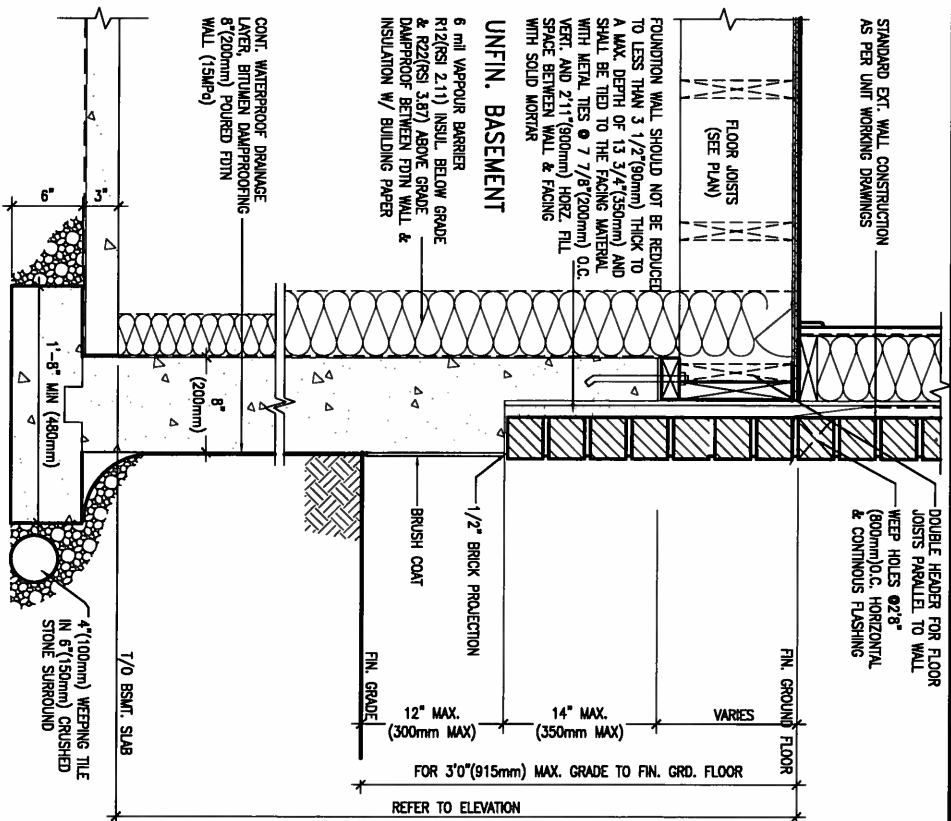
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.



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

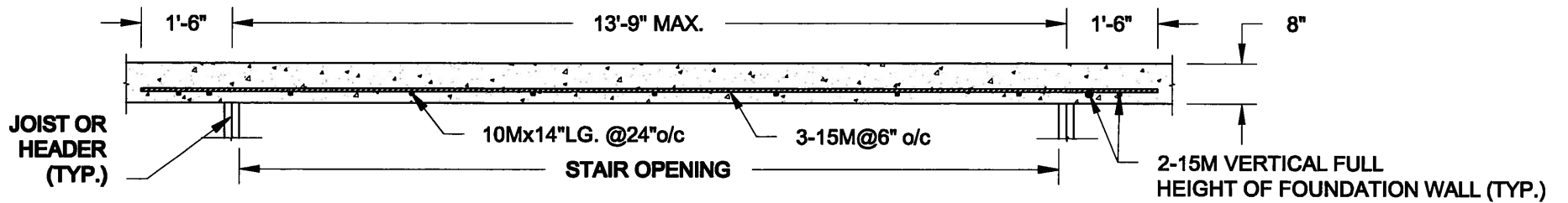


WALK-OUT DECK WALL SECTION FOR GRADE
EW3.07B TO BASEMENT SLAB 3'11" (1200mm) MAX. HEIGHT DIFFERENCE N.T.S.

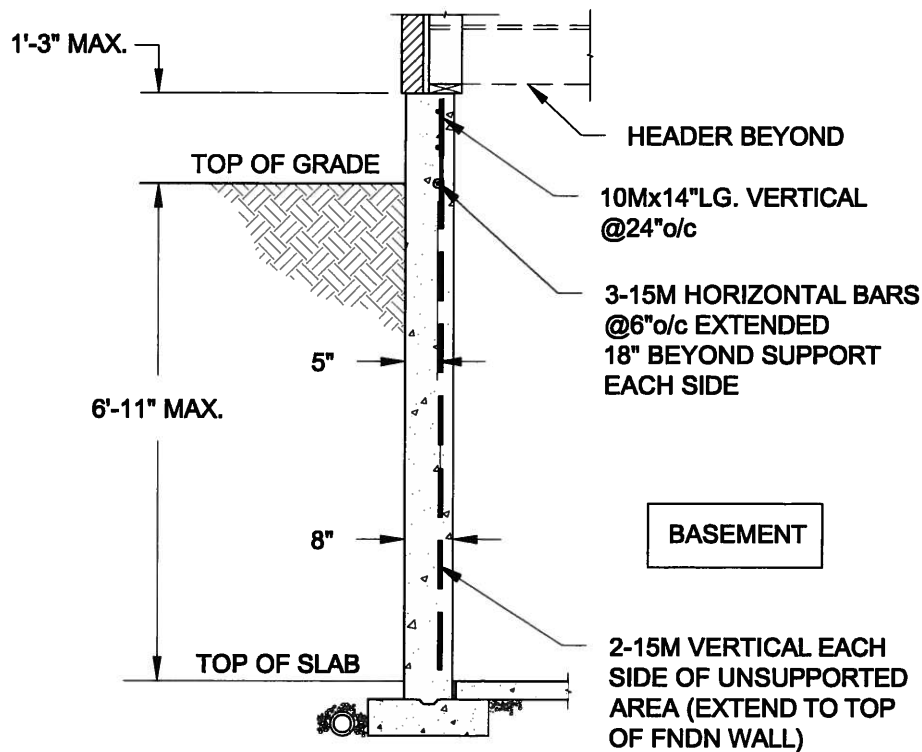


WALK-OUT DECK WALL SECTION FOR GRADE
EW3.06B GRADE TO FIN. FLOOR 3'0" (900mm) MAX. HEIGHT DIFFERENCE N.T.S.

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



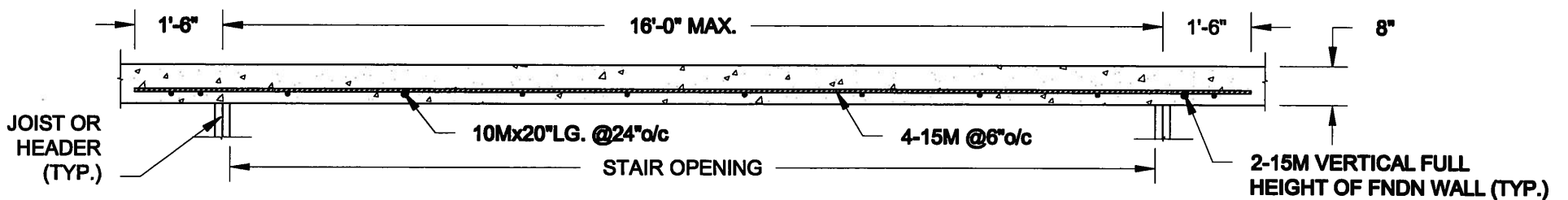
PLAN VIEW
NOT TO SCALE



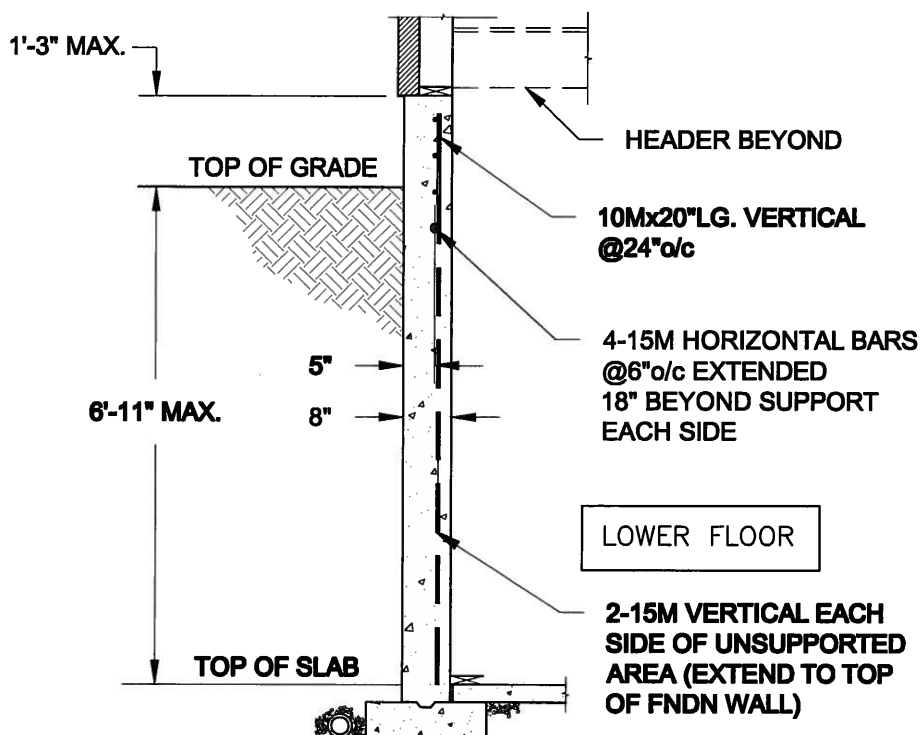
NOTE:

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"

Scale: AS NOTED	
Date: FEB-26-2015	
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:



APR 24, 2015

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

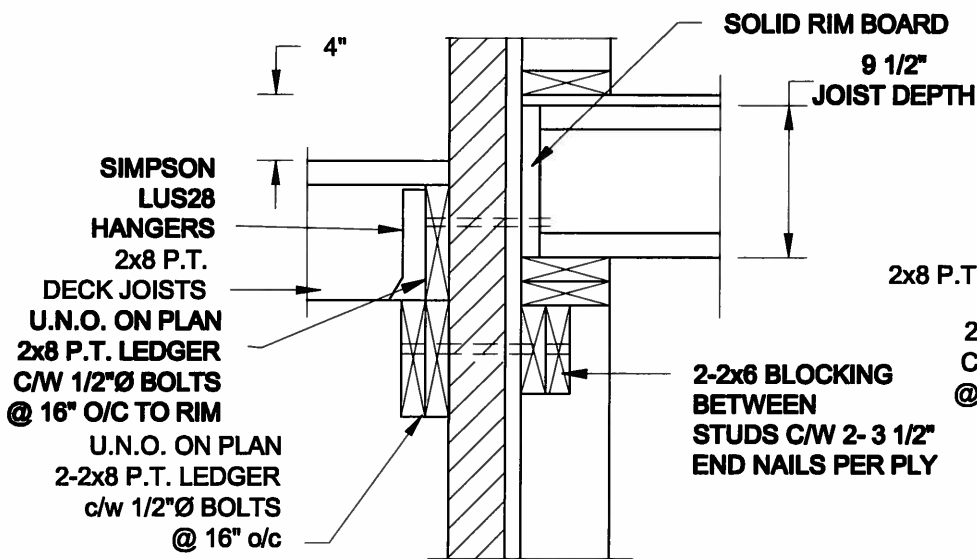
Project No.:

14-095

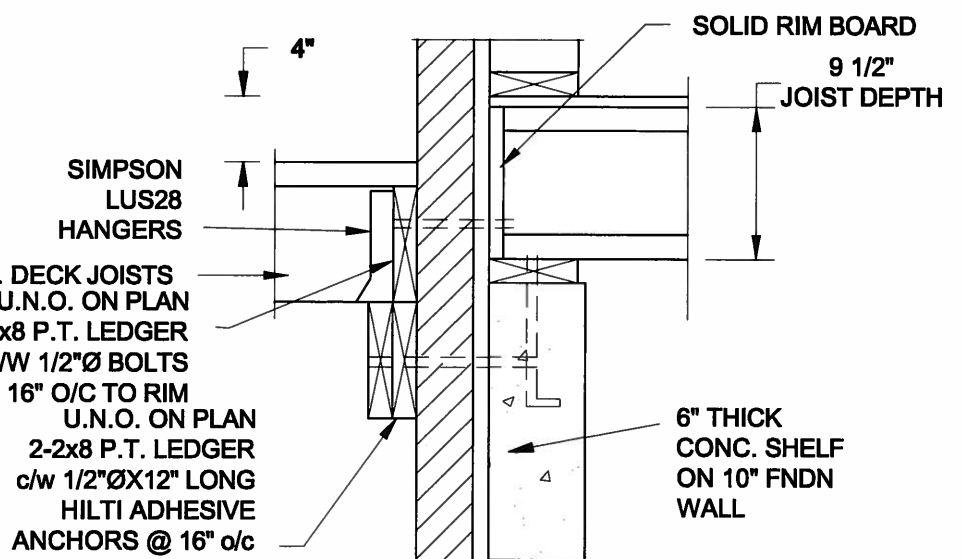
Drawing No.:

S1

FOR 9 1/2" JOIST DEPTH



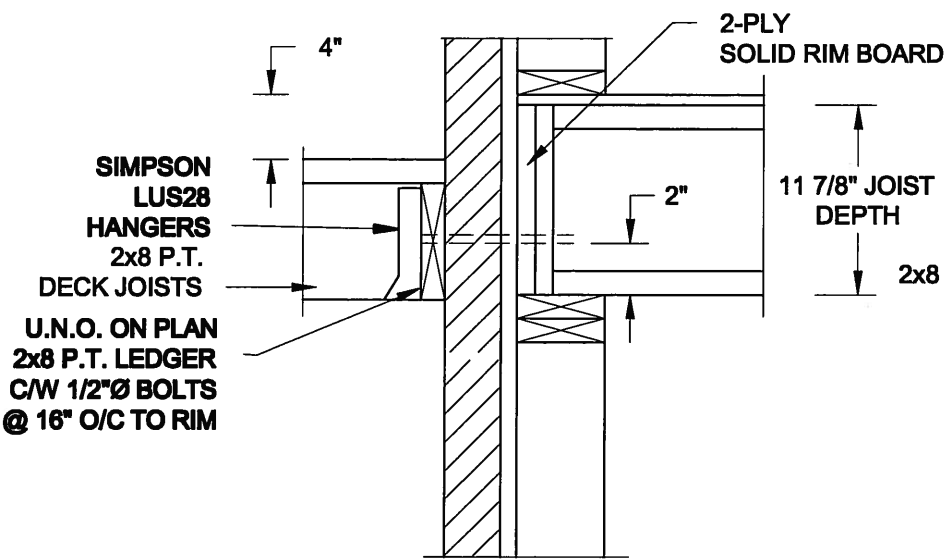
1A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"



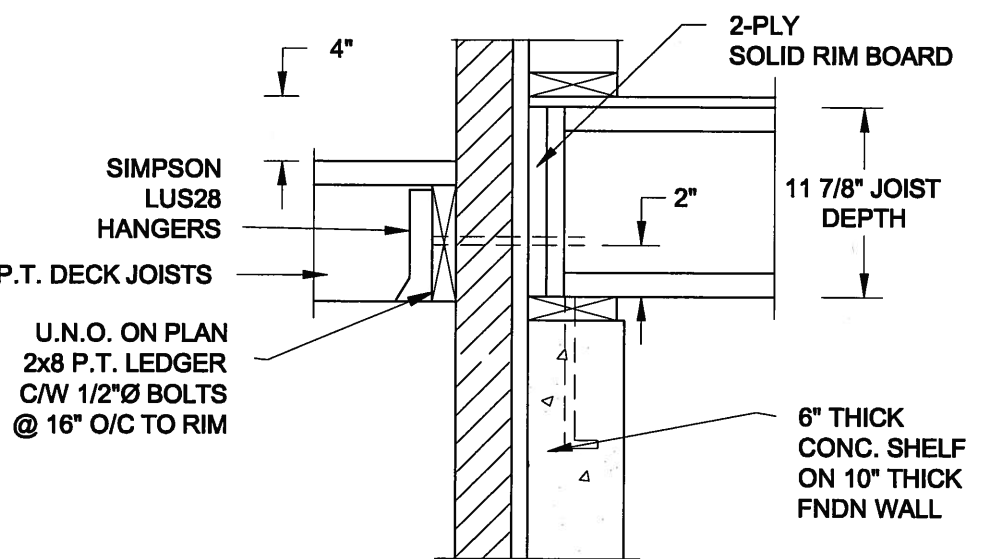
1B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

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

FOR 11 7/8" JOIST DEPTH

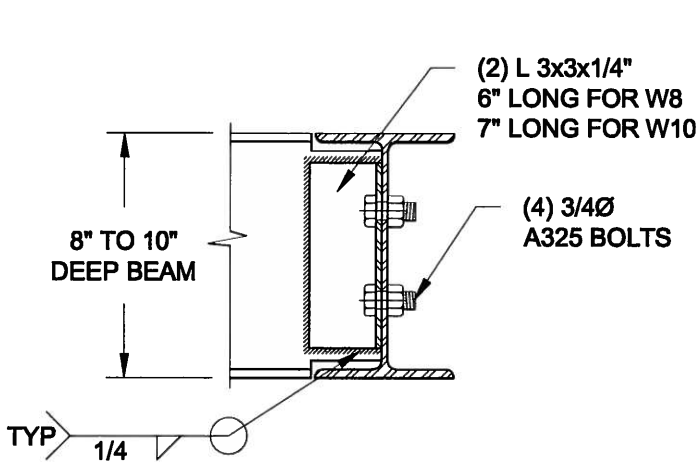


2A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

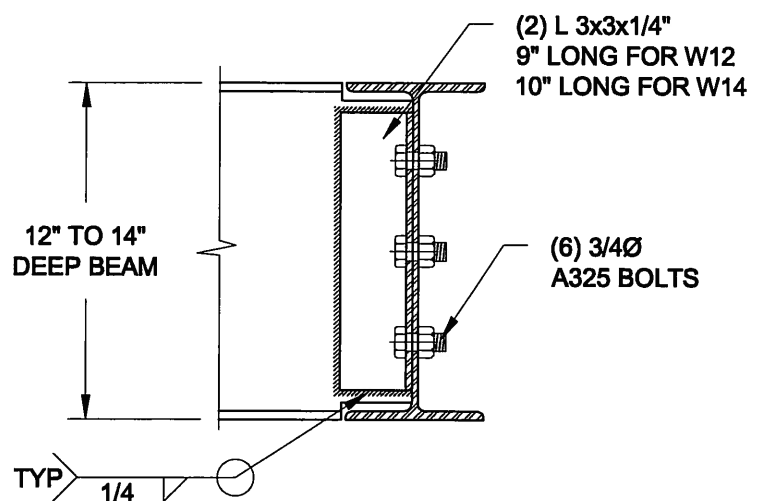


2B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

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



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



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

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

Scale:
AS NOTED

Date:
FEB-26-2015

Drawn:
SC

Checked:
SJB

QUAILE ENGINEERING LTD.



38 Parkside Drive, UNIT 7
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Engineer's Seal



APR 24, 2015

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

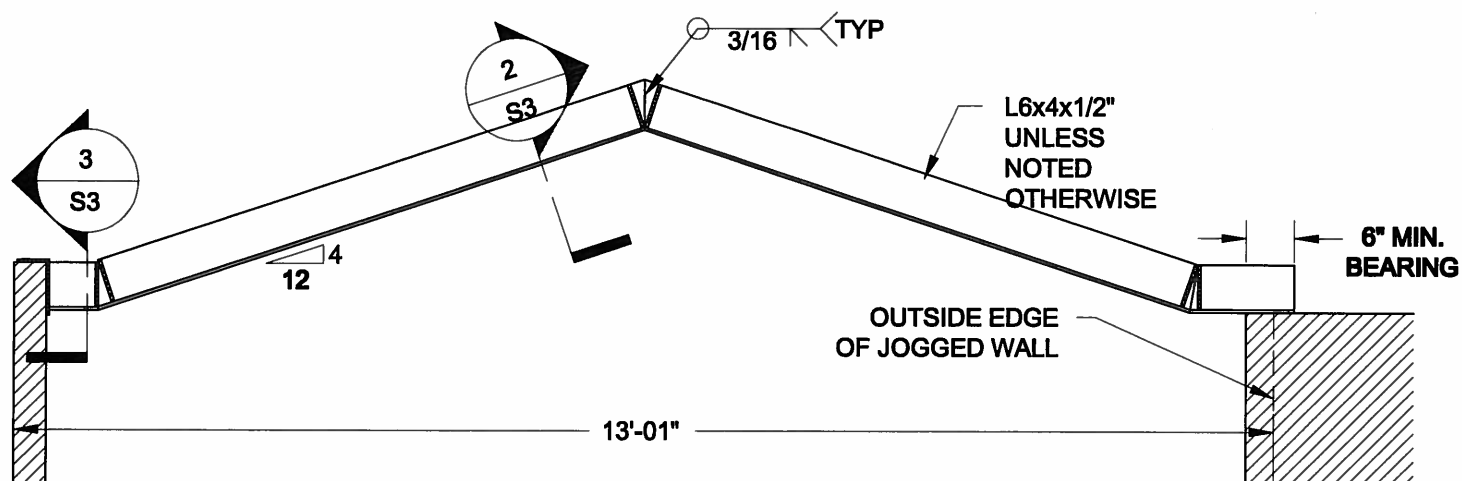
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

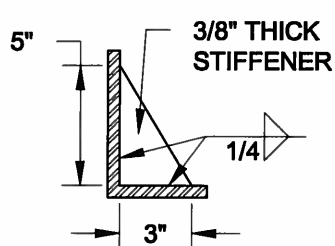
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Drawing No.:

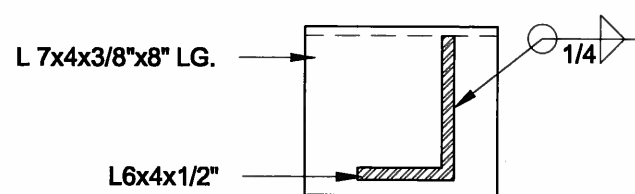
S2



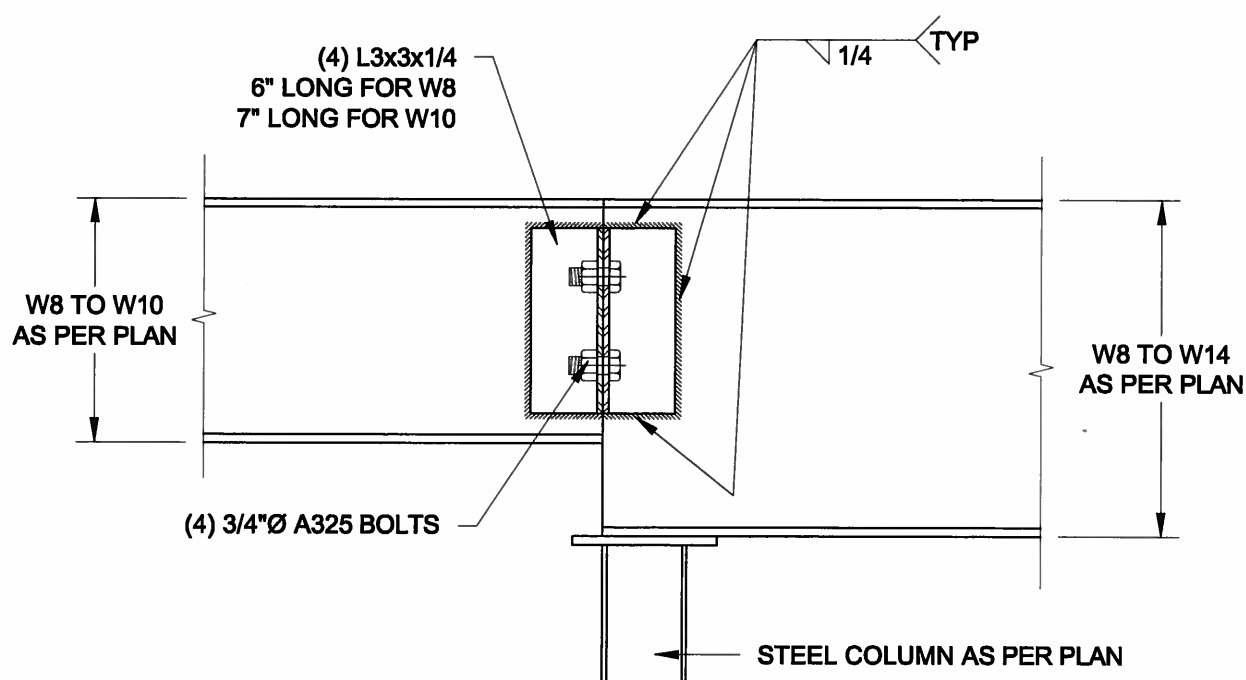
1
S3 **STEEL LINTEL AT GABLE**
SCALE: 1/2" = 1'-0"



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	QUAILE ENGINEERING LTD.		Engineer's Seal	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO	
Date: FEB-26-2016				TYPICAL STRUCTURAL DETAILS FOR SINGLES	
Drawn: SC				Project No.: 14-095	Drawing No.: S3
Checked: SJB	38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com		APR 24, 2015		