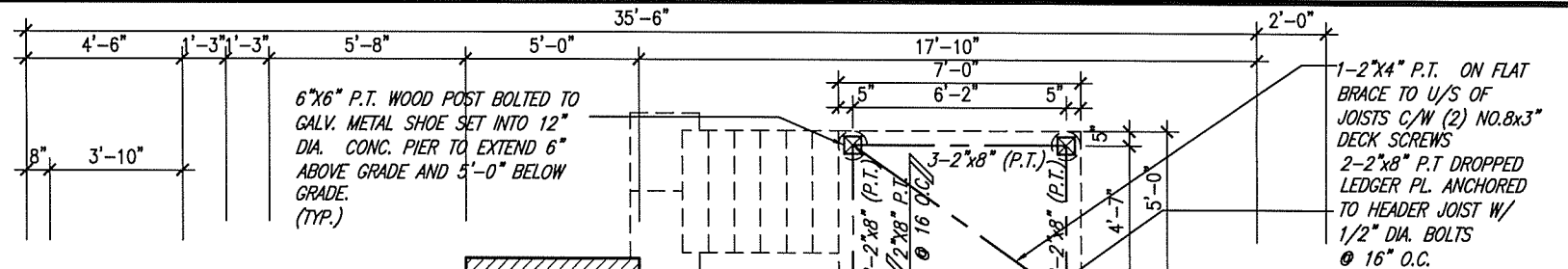


NOTE W1
 PROVIDE 2-15M FULL HEIGHT VERTICAL REBARS EACH SIDE OF OPENING + 2-15M HORIZ. REBARS BELOW AND EXTEND 24" BEYOND OPENING PROVIDE 3" CLEAR COVER FROM SOIL SIDE



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ARCHITECTURAL REVIEW & APPROVAL

JUN 15 2016

John G. Williams Limited, Architect

10" FOUNDATION WALL ON 22"x6" THICK CONC. FTG. UNDER ALL 2"x6" KNEEWALL AS REQ'D. BY GRADING - SEE DETAILS. MAX. BACKFILL HEIGHT: 4'-7" FOR 10" FNDN. WALL W/ KNEEWALL ON TOP

4" DIA. VENT SLEEVE W/ INSECT SCREEN.

CHECK FDN. WALL FOR SUNKEN FOYER COLD CELLAR



AREA CALCULATIONS OPT. B

GROUND FLOOR AREA	1482 SF
SECOND FLOOR AREA	1728 SF
SUBTOTAL	3210 SF
DEDUCT ALL OPEN AREAS	15 SF
TOTAL NET AREA	3195 SF
	(296.83 m ²)
FINISHED BSMT AREA	0 SF
COVERAGE W/OUT PORCH	1899 SF
	(176.42 m ²)
COVERAGE W/ PORCH	1988 SF
	(184.69 m ²)

BASEMENT PLAN 'B'

LOT 383

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

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

qualification information
 Wellington Jno-Baptiste 25591 BCIN
 name registration information
 VA3 Design Inc. 4265B

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.



BAYVIEW WELLINGTON

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

date: **JULY 2014**

drawn by: **N.HUR** checked by: **scale 3/16" = 1'-0"**

BASEMENT PLAN 'B' file name: **13045-S38-8C-LOT 383**

project no. **13045** drawing no. **1**

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S38-8C
BAROSSA 8



JUNE 14, 2016

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ARCHITECTURAL REVIEW & APPROVAL

JUN 15 2016

John G. Williams Limited, Architect

2"x8" P.T. @ 16" O.C. W/ 2"x4" P.T. @ 16" O.C. SLOPED TO FRONT, 5/8" T&G PLYWOOD SINGLE PLY ROOF MEMBRANE

2-8"x8" FIBREGLASS COLUMN BY ROMAN COLUMNS W/ 1/2" THICK HDPE TOP LOADING PLATE ANCHORED TO 30"x16" MASONRY PIER.

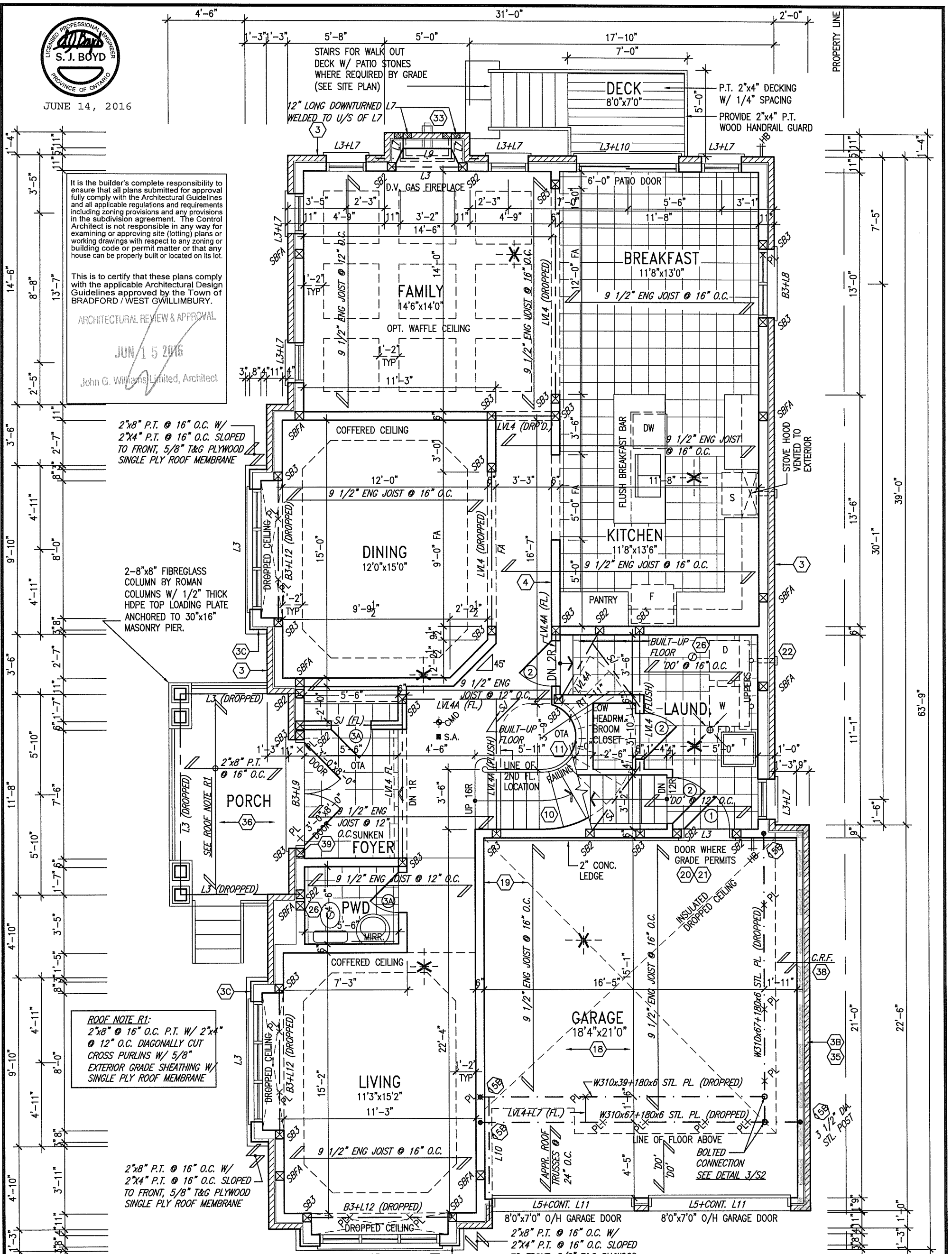
ROOF NOTE R1: 2"x8" @ 16" O.C. P.T. W/ 2"x4" @ 12" O.C. DIAGONALLY CUT CROSS PURLINS W/ 5/8" EXTERIOR GRADE SHEATHING W/ SINGLE PLY ROOF MEMBRANE

2"x8" P.T. @ 16" O.C. W/ 2"x4" P.T. @ 16" O.C. SLOPED TO FRONT, 5/8" T&G PLYWOOD SINGLE PLY ROOF MEMBRANE

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



GROUND FLOOR PLAN 'B'

INDICATES REDUCED SIDE YARD

LOT 383

9			
8			
7			
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5			
4	REVISED AS PER ENG COMMENTS	13-06-16	RC
3	REVISED FOR LOT 383	04/05/16	KM
2	REVISED AS PER ENG'S COMMENTS	20-04-15	RC
1	ISSUED FOR CLIENT REVIEW	14-07-07	NH
no.	description	date	by

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qualification information
Wellington Jno-Baptiste 25591
signature

name registration information
VA3 Design Inc. 42658
BCIN

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VA3 DESIGN
300A Wilson Avenue
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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON
project name: GREEN VALLEY ESTATES
municipality: BRADFORD, ON
project no.: 13045

date: JULY 2014
checked by: N.HUR
scale: 3/16" = 1'-0"
drawing no.: 2

file name: 13045-S38-8C-LOT 383
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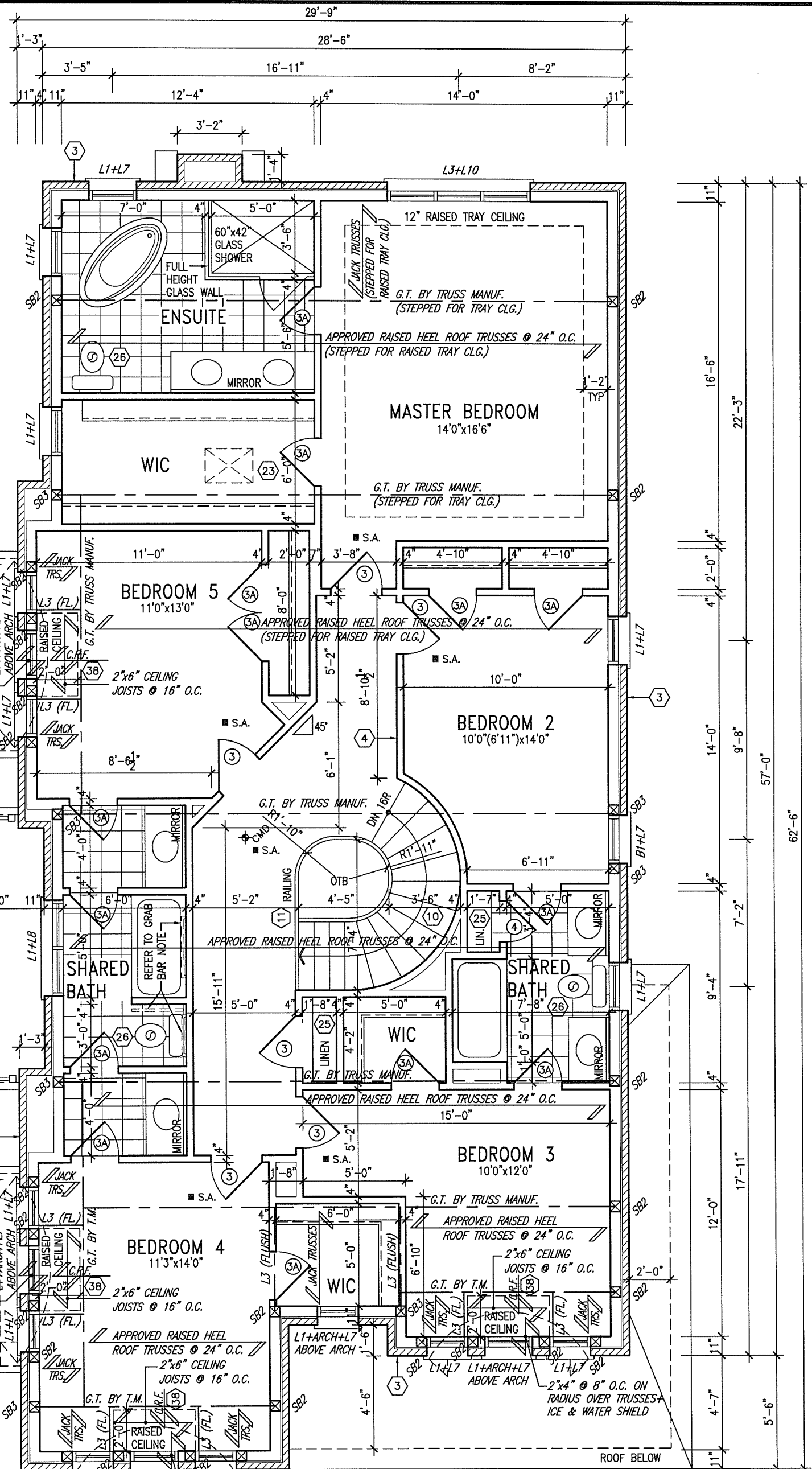
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ARCHITECTURAL REVIEW & APPROVAL

JUN 15 2016

John G. Williams Limited, Architect



JUNE 14, 2016

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.

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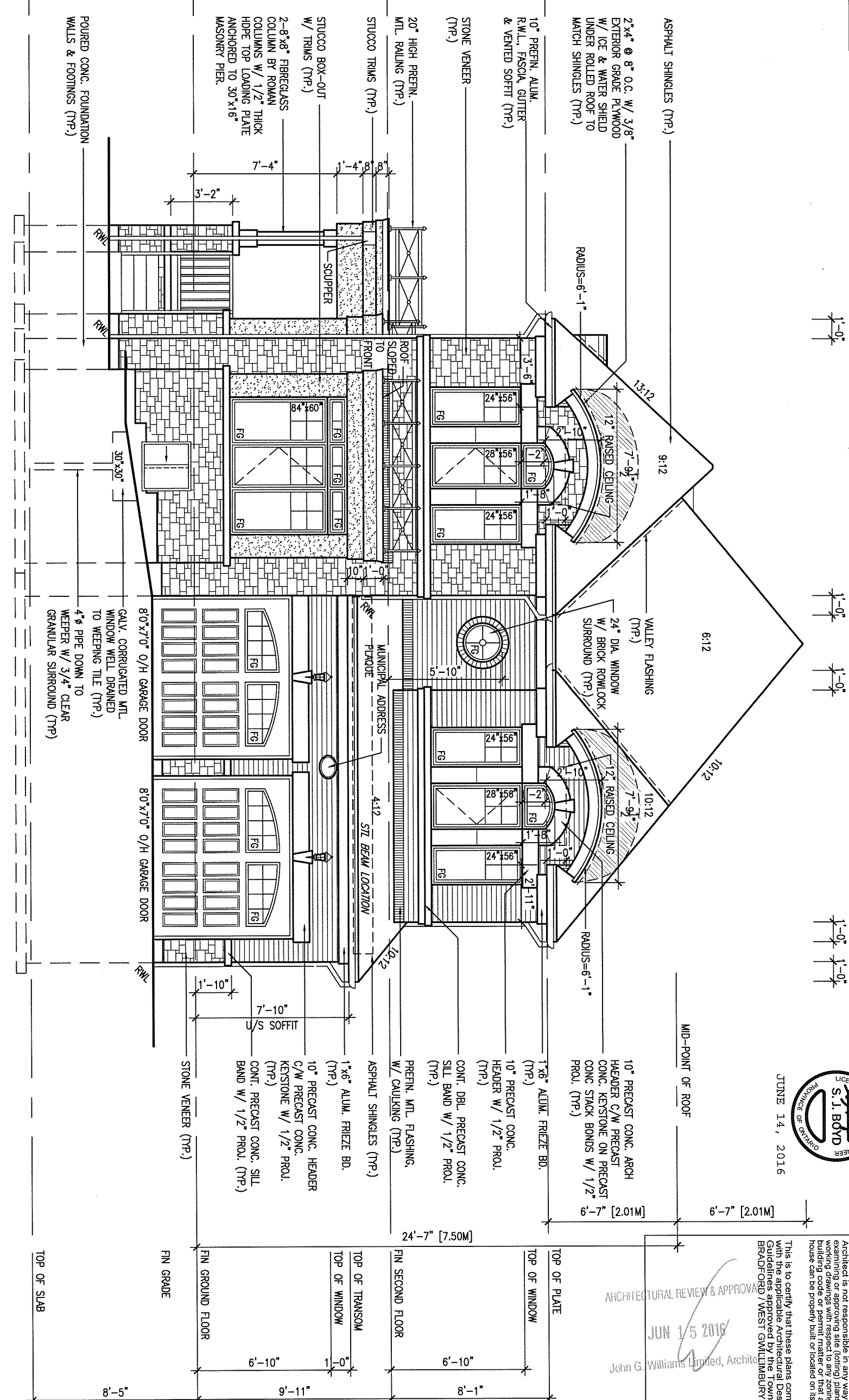
BAYVIEW WELLINGTON
 GREEN VALLEY ESTATES
 BRADFORD, ON

S38-8C
 BAROSSA 8

project no. 13045
 date JULY 2014
 drawn by N.HUR
 checked by
 scale 3/16" = 1'-0"
 file name 13045-S38-8C-LOT 383
 drawing no. 3

REFER TO FRONT ELEVATION FOR TYPICAL NOTES.

FRONT ELEVATION 'B'



JUNE 14, 2016

ARCHITECTURAL REVIEW & APPROVAL
 JUN 15 2016
 John G. Williams Limited, Architect

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LOT 383

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

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 va3design.com

BAYVIEW WELLINGTON

project name: GREEN VALLEY ESTATES municipality: BRADFORD, ON
 date: JULY 2014 checked by: N.HUR scale: 3/16" = 1'-0"
 drawn by: N.HUR

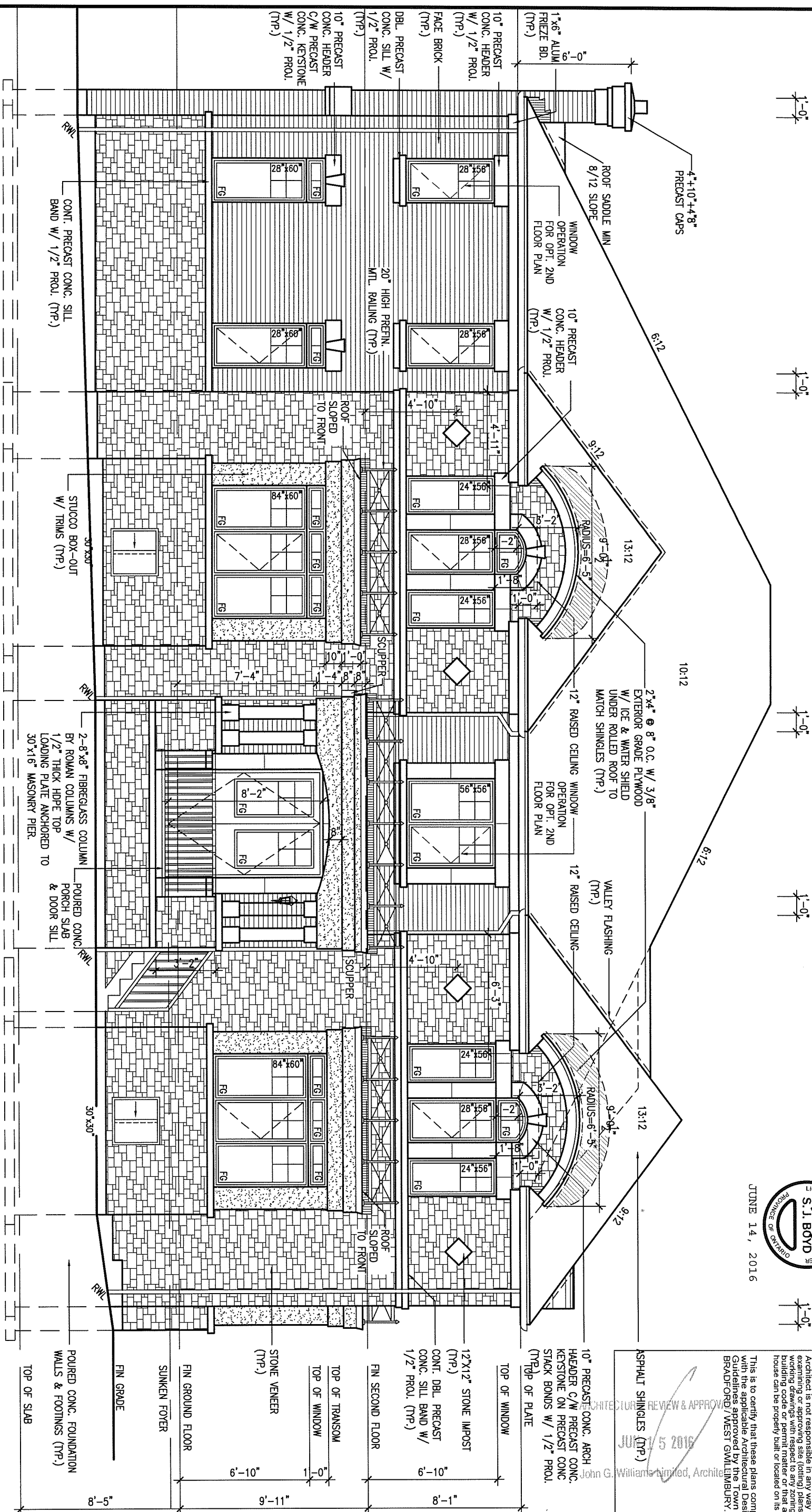
S38-8C
 BAROSSA 8

project no. 13045
 drawing no. 4

file name: 13045-S38-8C-LOT 383
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REFER TO FRONT ELEVATION FOR TYPICAL NOTES.

FLANKAGE ELEVATION 'B'



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ARCHITECTURAL REVIEW & APPROVAL
 JUN 15 2016
 John G. Williams Limited, Architect

UNINSULATED OPENINGS (PER OBC: SB-12.2.1.1.(7))		
S38-8C ELEVATION B SBED WOOD	WALL AREA S.F.	ENERGY EFFICIENCY - OBC SB12
ELEVATION	OPENING S.F.	PERCENTAGE
FRONT	621 S.F.	118.42 S.F. 19.07 %
LEFT SIDE	1416 S.F.	234.22 S.F. 16.54 %
RIGHT SIDE	1267 S.F.	68.36 S.F. 5.40 %
REAR	649 S.F.	144.00 S.F. 22.19 %
TOTAL SQ. FT.	3953.00 S.F.	565.00 S.F. 14.29 %
TOTAL SQ. M.	367.24 S.M.	52.49 S.M. 14.29 %

LOT 383

no.	description	date	by
9			
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 name registration information
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BAYVIEW WELLINGTON

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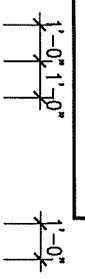
date: JULY 2014 checked by: N.HUR scale: 3/16" = 1'-0"

file name: 13045-S38-8C-LOT 383

S38-8C
BAROSSA 8

project no. 13045
 drawing no. 5

REFER TO FRONT ELEVATION FOR TYPICAL NOTES.

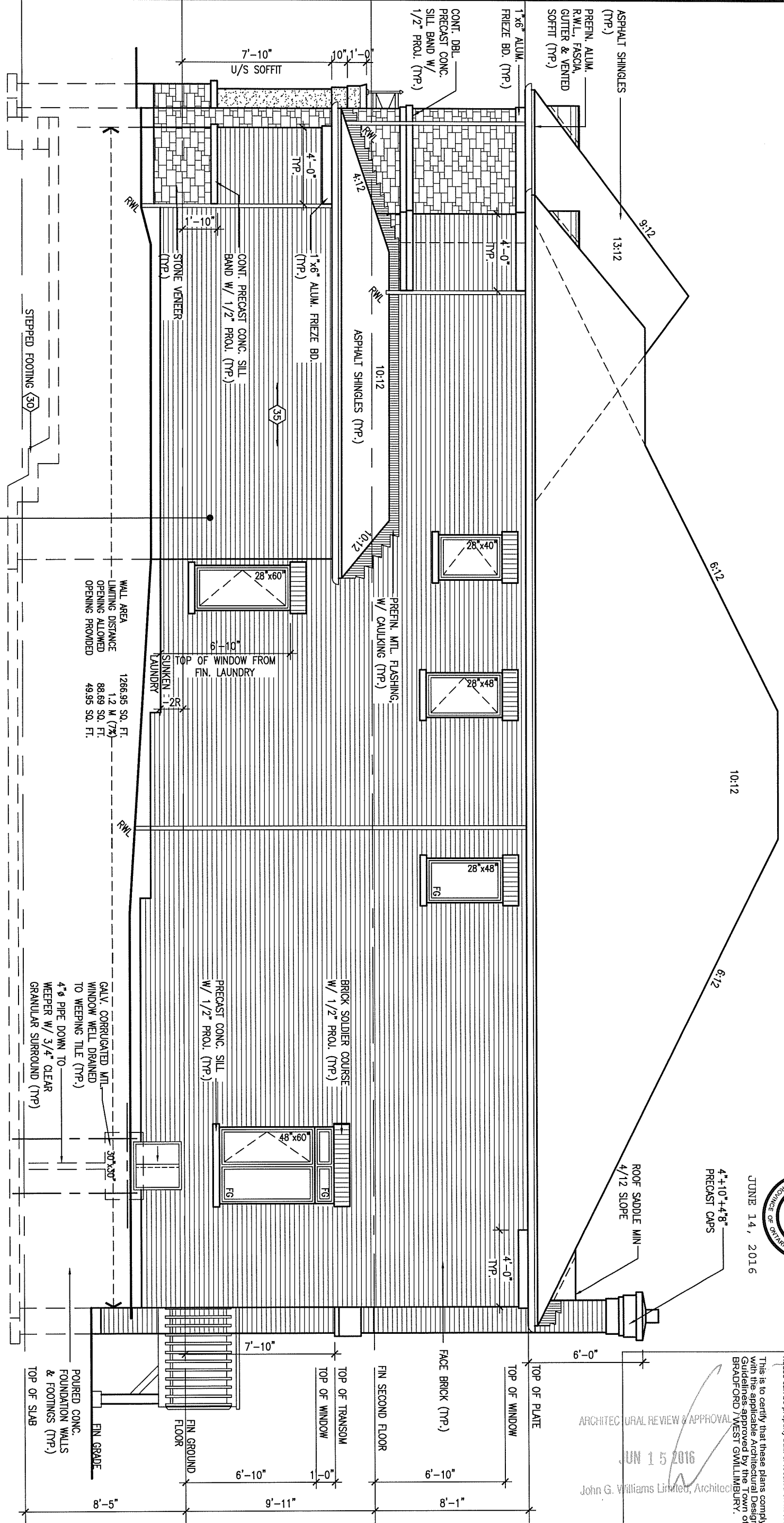


JUNE 14, 2016

4'-10" x 4'-8" PRECAST CAPS

ARCHITECTURAL REVIEW & APPROVAL
 JUN 15 2016
 John G. Williams Limited, Architect

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/U.L.C.-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)

WALL AREA 1266.95 SQ. FT.
 LIMITING DISTANCE 1.2 M (7/8)
 OPENING ALLOWED 88.69 SQ. FT.
 OPENING PROVIDED 49.95 SQ. FT.

GALV. CORRUGATED MET. WINDOW WELL DRAINED TO WEeping TILE (TYP.)
 4" PIPE DOWN TO WEEPER W/ 3/4" CLEAR GRANULAR SURROUND (TYP.)

LOT 383

9				
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Wellington Jno-Baptiste 25591 BCIN

VA3 Design Inc. 42658

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 t 416.630.2255 f 416.630.4782
 va3design.com

BAYVIEW WELLINGTON

project name: GREEN VALLEY ESTATES
 municipality: BRADFORD, ON

date: JULY 2014
 drawn by: N.HUR
 checked by: []
 scale: 3/16" = 1'-0"

S38-8C
 BAROSSA 8

project no. 13045

RIGHT SIDE ELEVATION 'B'

file name: 13045-S38-8C-LOT 383

drawing no. **6**

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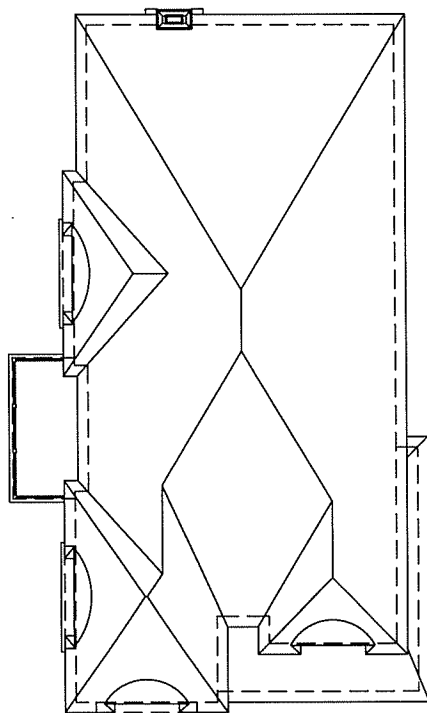
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

1'-0" 1'-0"

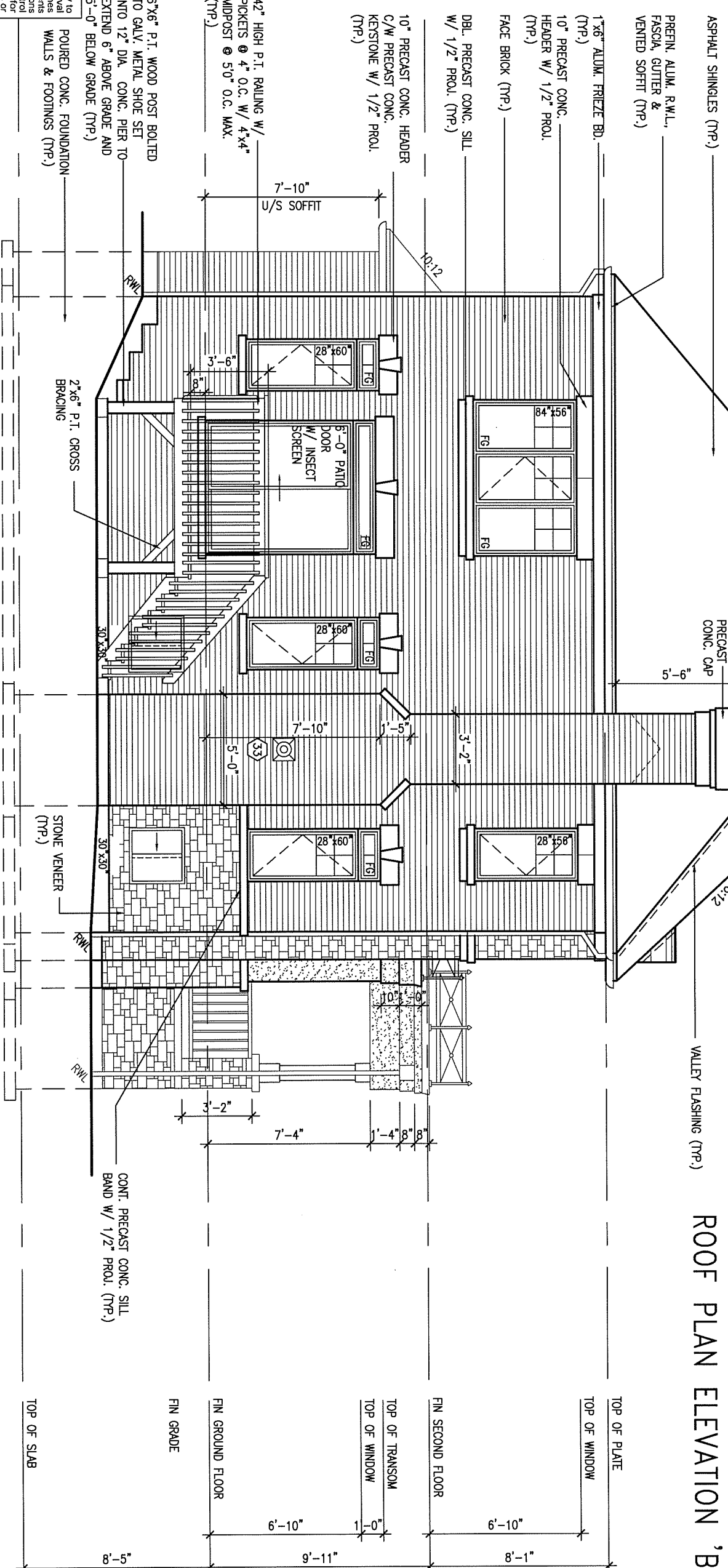
1'-0" 1'-0"



JUNE 14, 2016



ROOF PLAN ELEVATION 'B'



REAR ELEVATION 'B'

ARCHITECTURAL REVIEW & APPROVAL
JUN 15 2016
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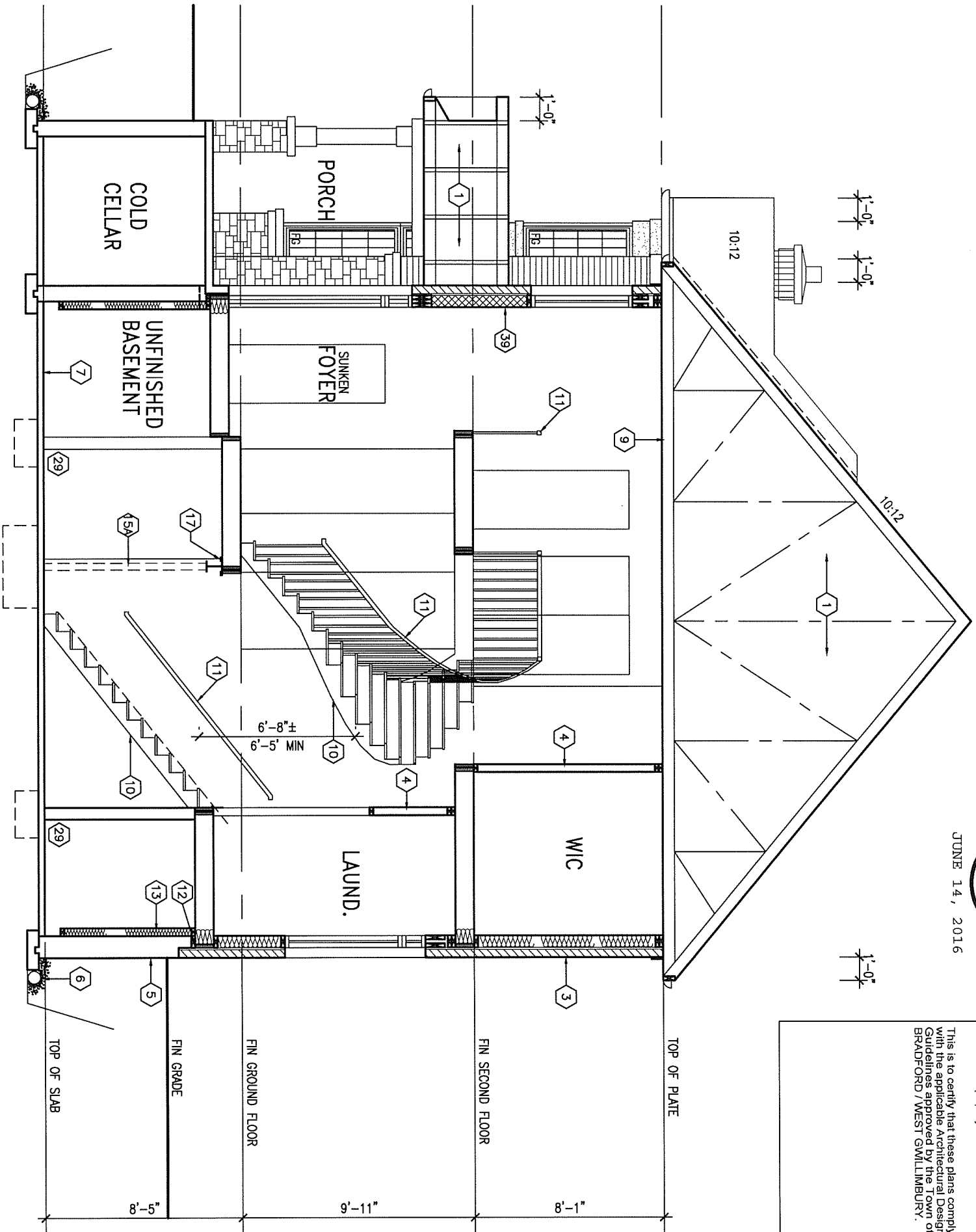
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 municipality: BRADFORD, ON

S38-8C
 BAROSSA 8
 project no. 13045
 drawing no. 7
 file name: 13045-S38-8C-LOT 383
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LOT 383

CROSS SECTION 'A-A'



JUNE 14, 2016



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LOT 383

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BAYVIEW WELLINGTON

project name
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 date
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 drawn by
 N.HUR
 checked by
 -
 scale
 3/16" = 1'-0"

municipality
 BRADFORD, ON

S38-8C
 BAROSSA 8

project no.
 13045

CROSS SECTION

file name
 13045-S38-8C-LOT 383

drawing no.
8

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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. O.N.T. REG. 332/12-2012 OBC

- 1. ROOF CONSTRUCTION
2. FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A)
2A. FRAME WALL CONSTRUCTION (2"x6") (R2B)
2B. FRAME WALL CONSTRUCTION (2"x4") - GARAGE WALLS
2C. RESERVED
2D. STUCCO WALL CONSTRUCTION (2"x4") - GARAGE WALLS
2E. WALLS ADJACENT TO ATTIC SPACE - NO CLADDING
3. BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A)
3A. BRICK VENEER CONSTRUCTION (2"x6") (R2B)
3B. BRICK VENEER CONSTRUCTION (2"x4") - GARAGE WALLS
3C. STUCCO WALL CONSTRUCTION (2"x6")
4. INTERIOR STUD PARTITIONS
5. FOUNDATION WALL/FOOTINGS (9.15.3, 9.15.4, 9.13.2, 9.14.2.1, 2.2)

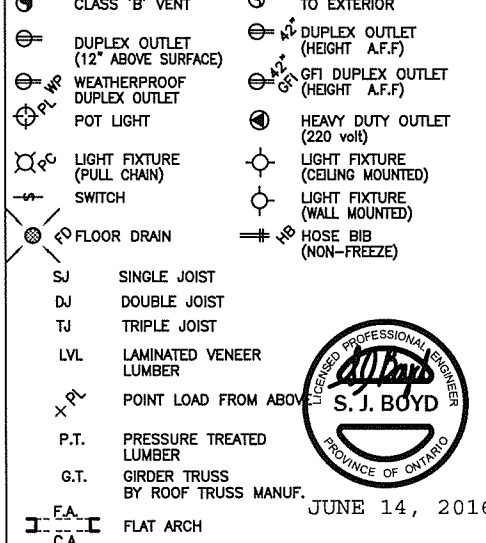
- 10. ALL STAIRS/EXTERIOR STAIRS - OBC, 9.8.-
11. FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4")
12. SILL PLATE - OBC, 9.23.7.
13. BASEMENT INSULATION (SB-12-2.1.1.6, 9.25.2.3, 9.13.2.6)
14. BEARING STUD PARTITION
15. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)
15A. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)
15B. STEEL COLUMN
16. BEAM POCKET OR 300x150 (12"x6") POURED CONC. NIB WALLS.
17. 19x64 (1"x3") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.
18. GARAGE SLAB
19. GARAGE CEILING/INTERIOR WALLS
20. DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9.10.13.15.
21. EXTERIOR STEP
22. DRYER EXHAUST (OBC-6.2.3.8, 7) & 6.2.4.1.1)
23. INSULATED ATTIC ACCESS (OBC-9.19.2.1, & SB12-2.1.1.7)
24. FIREPLACE CHIMNEYS - OBC, 9.21.
25. LINEN CLOSET, 4 SHELVES MIN. 350mm (14") 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
28. RESERVED
29. BEARING WOOD POST (BASEMENT) (OBC 9.17.4.)
30. STEPPED FOOTINGS OBC 9.15.3.9.
31. SLAB ON GRADE
32. DIRECT VENTING GAS FURNACE/ H.W.T VENT
33. DIRECT VENTING GAS FIREPLACE VENT
34. SUBFLOOR JOIST STRAPPING AND BRIDGING

- 35. EXPOSED BEARING FACE OBC, 9.10.15, & SB-2-2.3.5(2)
36. COLD CELLAR PORCH SLAB (OBC 9.39.)
37. THE FDN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm
38. CONVENTIONAL ROOF FRAMING (2.0Kpa, SNOW LOAD)

GENERAL NOTES

- WINDOWS: 1) MINIMUM BEDROOM WINDOW - OBC, 9.9.10.1.-
2) WINDOW GUARDS - OBC, 9.8.8.1.(6).
3) EXTERIOR WINDOWS
GENERAL: 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. B, 6.2.2. SEE MECHANICAL DRAWINGS.
2) ALL DOWNSPOUTS TO DRAIN AROUND THE BUILDING AS PER OBC 9.26.18.2. & 5.6.2.2.(3) AND MUNICIPAL STANDARDS.
3) ALL WINDOW WEALS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.
4) STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
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 L8, 240 & 300mm (7 1/4" & 9 1/2") 11 7/8" DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C.
6) PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS.
7) JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.
8) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE. IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mil. POLYETHYLENE FILM, No. 50 (MSLs) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.
STEEL: 1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W, HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40-21 GRADE 350W "STRUCTURAL QUALITY STEEL". OBC, 9.9.2.3.4.3.
2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.
STUCCO: 1) 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.

LEGEND



JUNE 14, 2016

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO V&3 DESIGN BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF V&3 DESIGN WHICH IF REQUESTED MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED.

- 39. TWO STOREY VOLUME SPACES
40. TYPICAL 1 HOUR RATED PARTYWALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.
41. FOUNDATION WALL (W.O.D./W.O.B.)
42. EXTERIOR WALLS FOR WALK-OUT DETAILS

WOOD LITEALS AND BUILT-UP WOOD BEAMS

Table with columns: Lumber type, Dimensions, and Species. Includes items L1 through L13.

LOOSE STEEL LITEALS

Table with columns: Lumber type, Dimensions, and Species. Includes items L7 through L13.

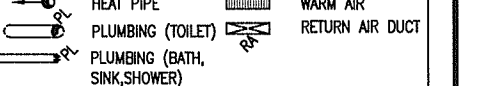
LAMINATED VENEER LUMBER (LVL) BEAMS

Table with columns: Lumber type, Dimensions, and Species. Includes items LVL1A through LVL8.

DOOR SCHEDULE

Table listing door types (A, B, C, D, etc.) and their specifications including size, material, and hardware.

MECHANICAL SYMBOLS



SMOKE ALARM (REFER TO OBC 9.10.19)

PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL AND ALSO 1 IN EACH BEDROOM NEAR HALL DOOR. ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IN 1 SOUNDS. BATTERY BACK-UP REQUIRED. SMOKE ALARMS TO INCORPORATE VISUAL SIGNALING COMPONENT (9.10.19.3.(3)).

CARBON MONOXIDE ALARMS (OBC 9.33.4.)

WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A DWELLING UNIT, A CARBON MONOXIDE ALARM CONFORMING TO CAN/CSA-6.19 OR UL2034 SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE DETECTOR(S) SHALL BE PERMANENTLY WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE DETECTORS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED. REFER TO MANUFACTURER FOR ADDITIONAL REQUIREMENTS.

SOIL GAS/ RADON CONTROL (OBC 9.1.1.7, & 9.13.4.)

PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING IF REQUIRED.

REFER TO ENERGY STAR BP FOR

The minimum thermal performance of building envelope and equipment shall conform to the selected package unless otherwise noted.

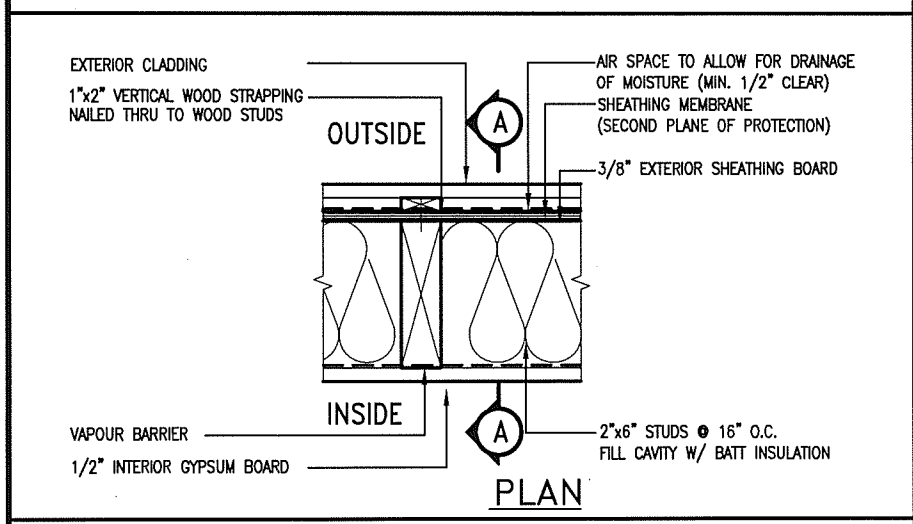
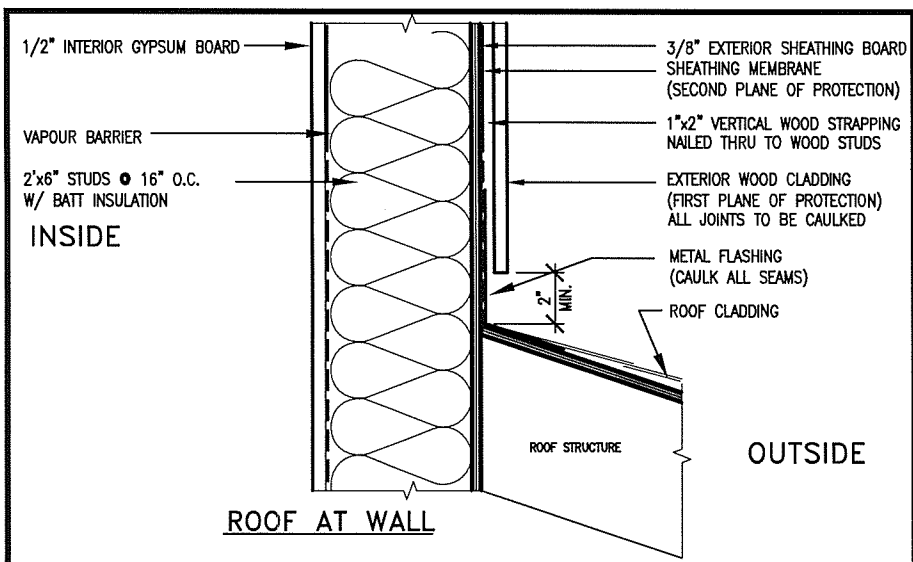
2014 V&3 REFERENCE NUMBER

Revision table with columns: 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.
Wellington Jno-Bapfiste 25591
V&3 Design Inc. 42658



BAYVIEW WELLINGTON CONST NOTE
project name: GREEN VALLEY ESTATES
municipality: BRADFORD
project no.: 13045
date: APR 2014
drawing no.: CN1
CONSTRUCTION NOTES: 13045-CONST-OBC 2015



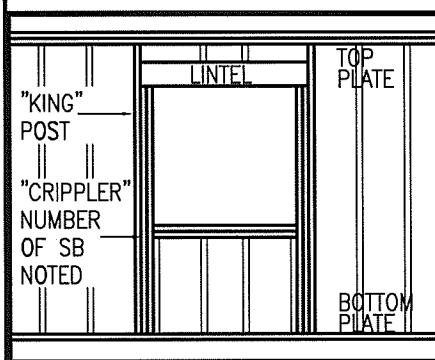
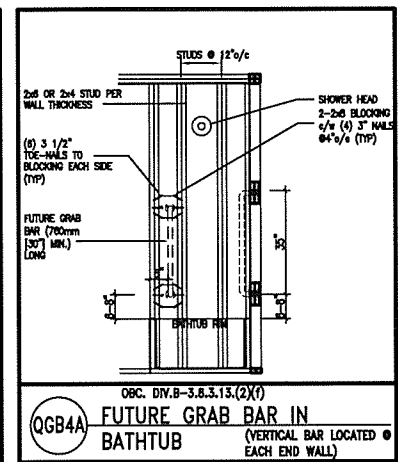
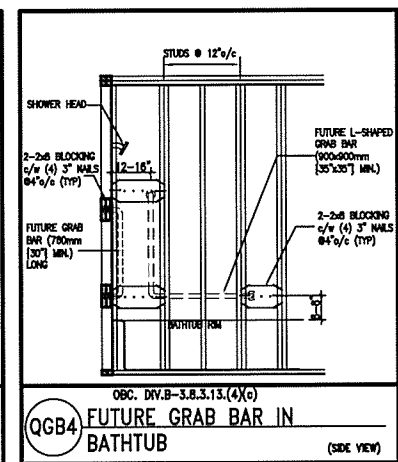
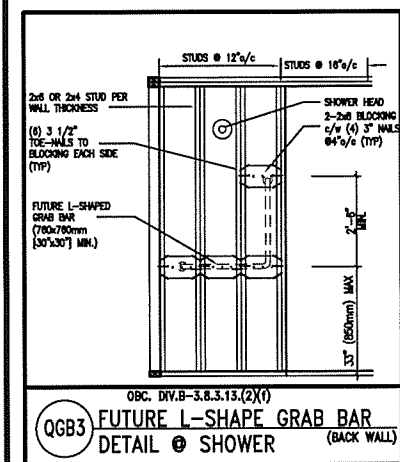
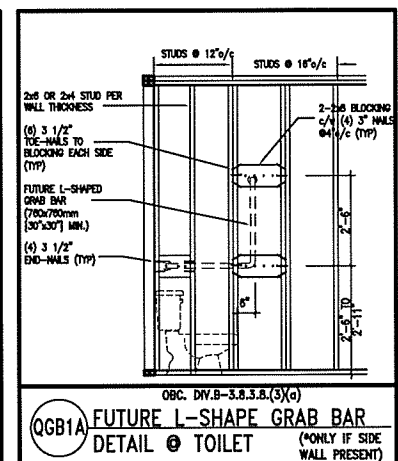
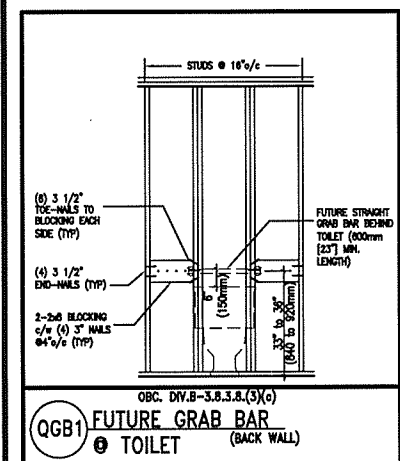
EXTERIOR WOOD CLADDING WALL ASSEMBLY



JUNE 14, 2016

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb). REFER TO OBC, DIV. B-9.5.2.3, WATER CLOSET 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c), SHOWER 3.8.3.13.(2)(f), BATHTUB & 3.8.3.13.(4)(c), AND DETAILS PROVIDED.



MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:
 2"x4" @ 16" O.C. - 9'-10"
 2-2"x4" @ 12" O.C. - 10'-9"
 3-2"x4" @ 16" O.C. - 11'-2"
 3-2"x4" @ 12" O.C. - 12'-4"

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

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

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

- NOTES:
 1. FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa
 2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
 3. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
 4. 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.
 5. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)
 6. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa
 7. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF
 8. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

** STUD INFORMATION TAKEN FROM OBC TABLE A-30

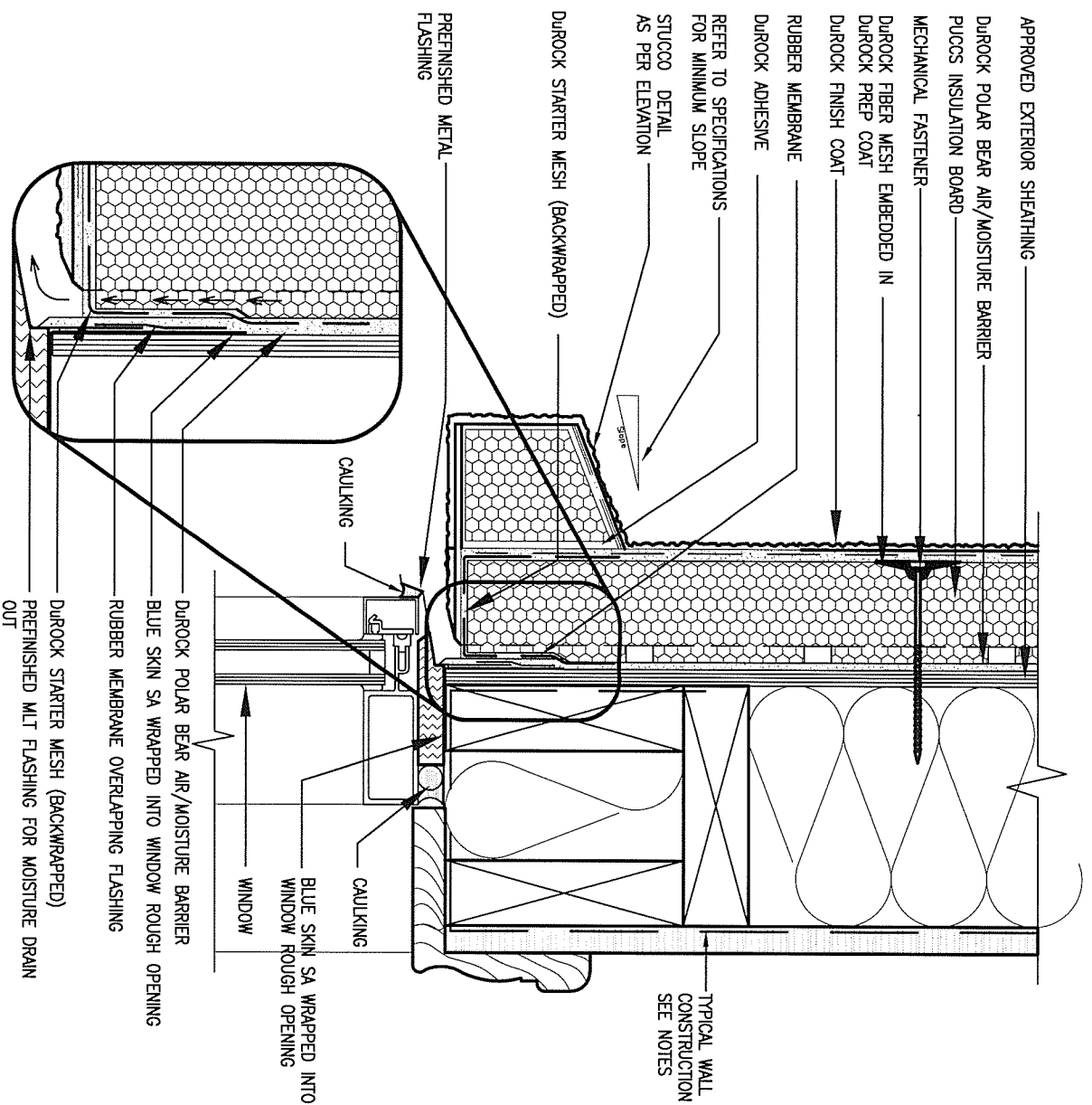
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8	.	.	.	Qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name registration information BCIN
5	.	.	.	VA3 Design Inc. 42658
4	.	.	.	
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2	UPDATE TO CODE	APR 16-15	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC	
no.	description	date	by	

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

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 va3design.com

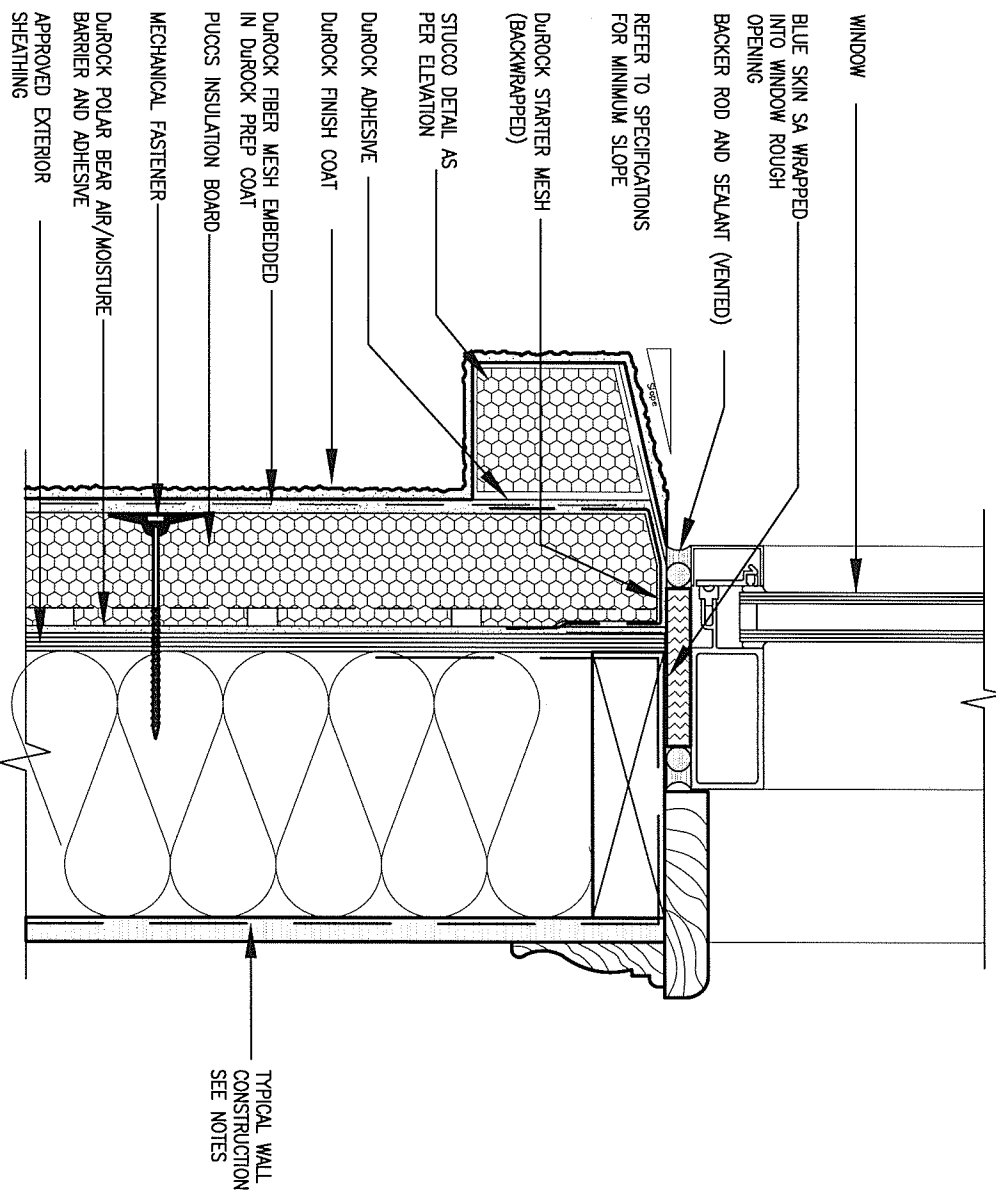
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 project name: GREEN VALLEY ESTATES
 municipality: BRADFORD
 date: APR 2014
 drawn by: RC
 checked by: -
 scale: 3/16" = 1'-0"
 file name: 13045-CONST-OBC 2015

CONST NOTE
 project no. 13045
 drawing no. CN2
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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"

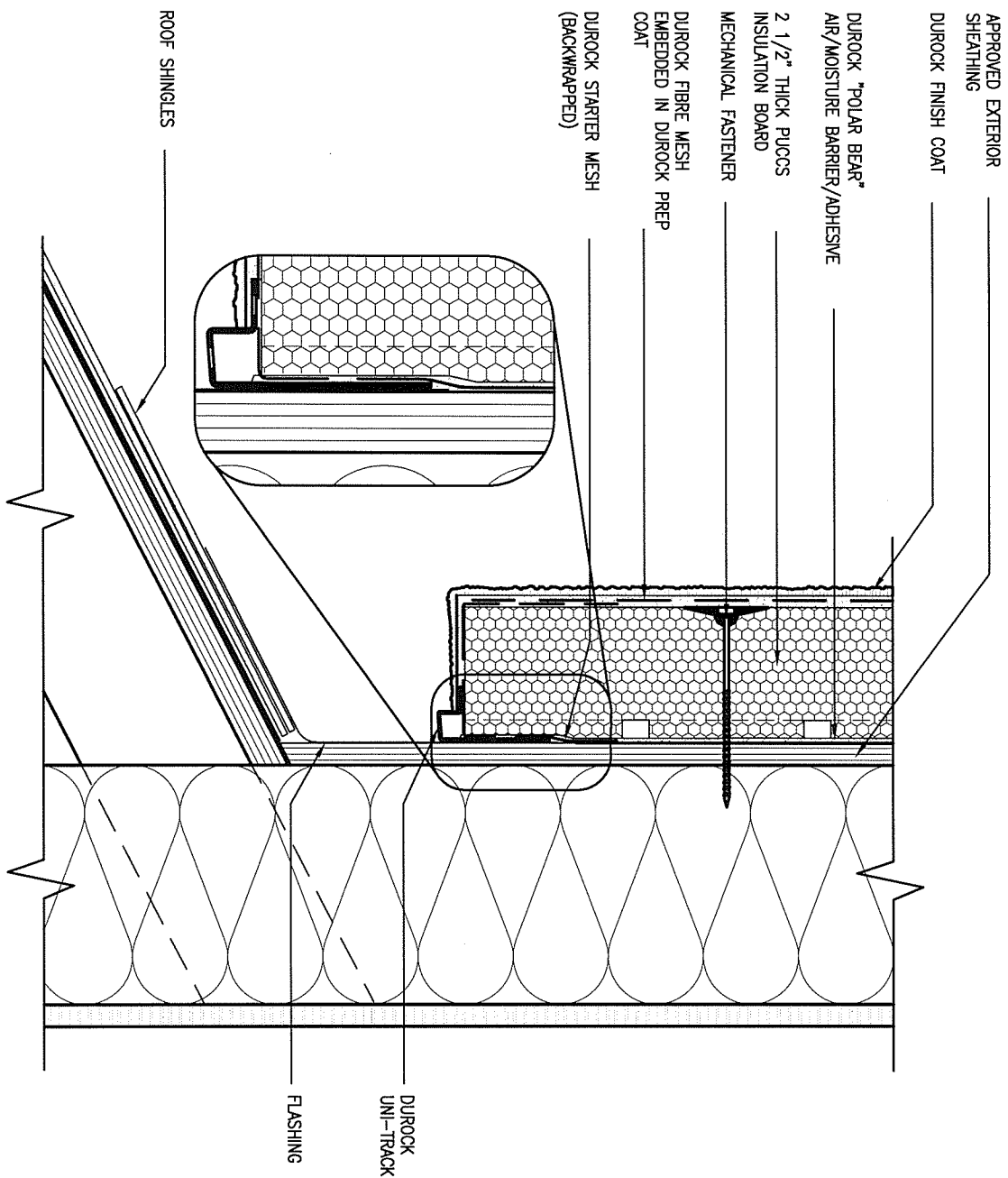
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 project name: GREEN VALLEY ESTATES
 date: APR 2014
 drawn by: RC
 checked by: [signature]
 scale: 3/16" = 1'-0"
 municipality: BRADFORD
 project no.: 13045
 CONSTRUCTION NOTES
 13045-CONST-OBC 2015
 file name: [signature]

CONST NOTE
 drawing no.: **CN3**



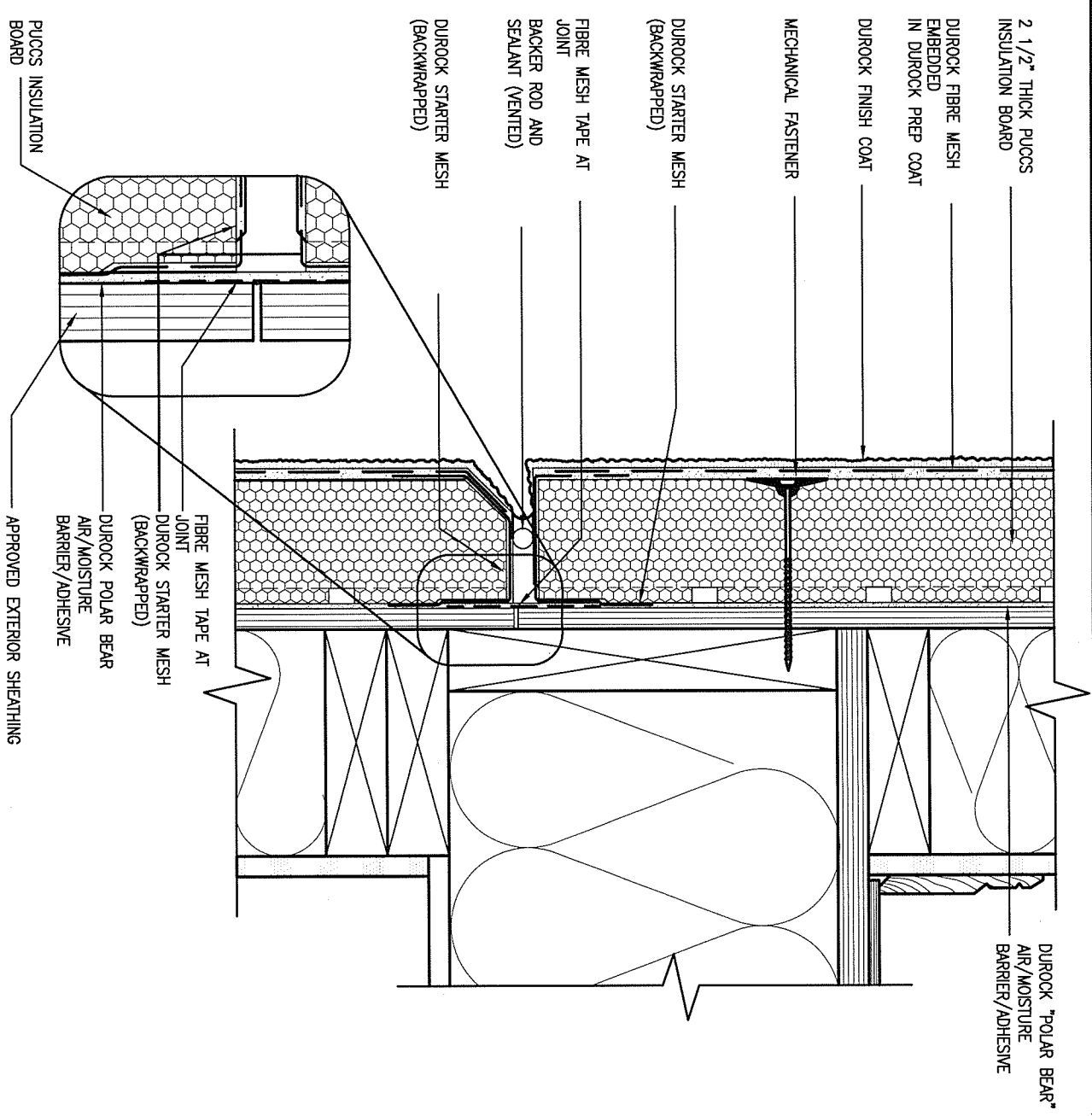
3

STUCCO TERMINATION @ ROOF

SCALE: 3" = 1'-0"

CN4

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

SCALE: 3" = 1'-0"

CN4

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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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Wellington Jno-Baptiste 25591
signature BCR

name registration information
VA3 Design Inc. 42658

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BAYVIEW WELLINGTON

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municipality: BRADFORD

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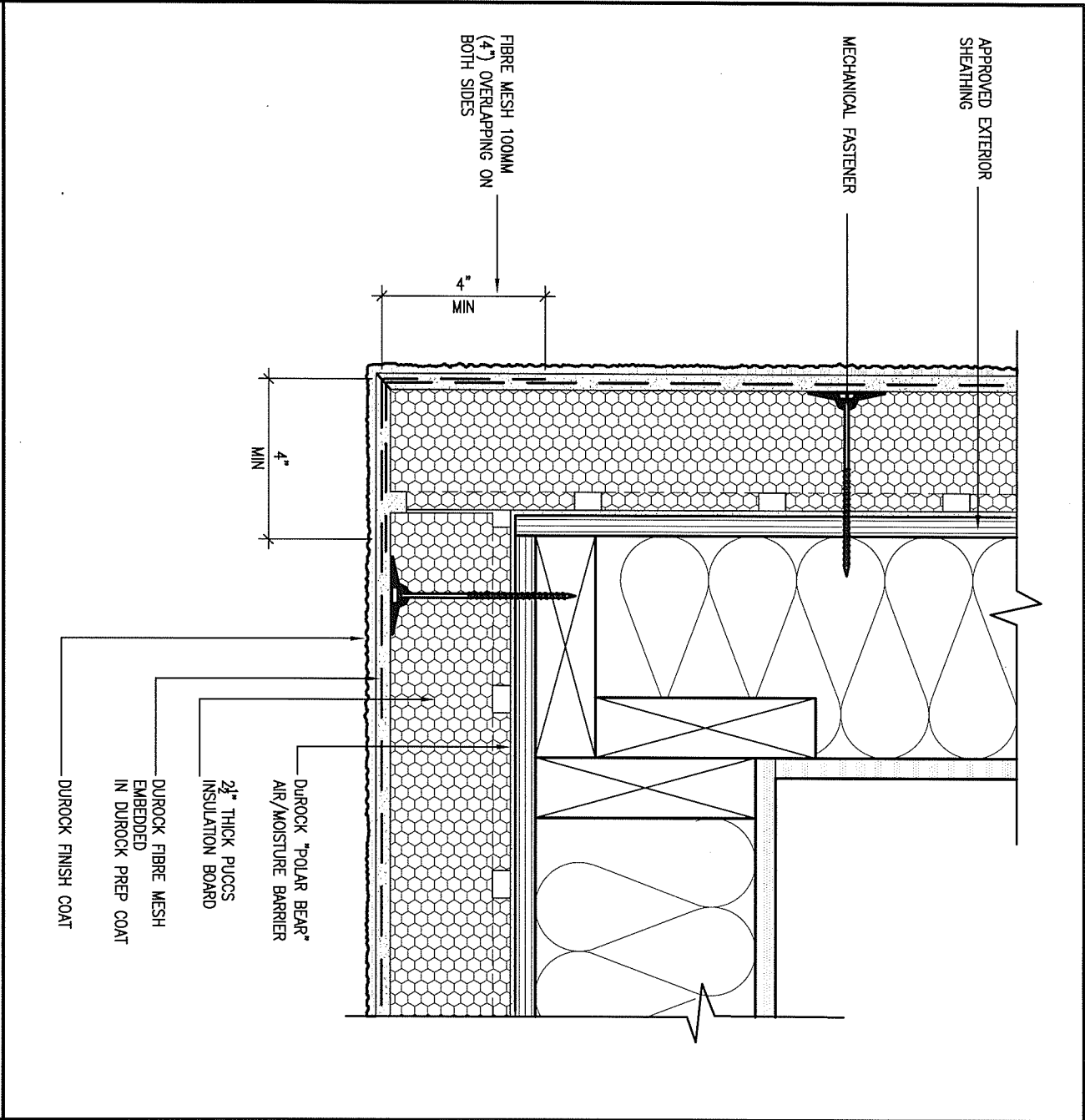
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CONSTRUCTION NOTES

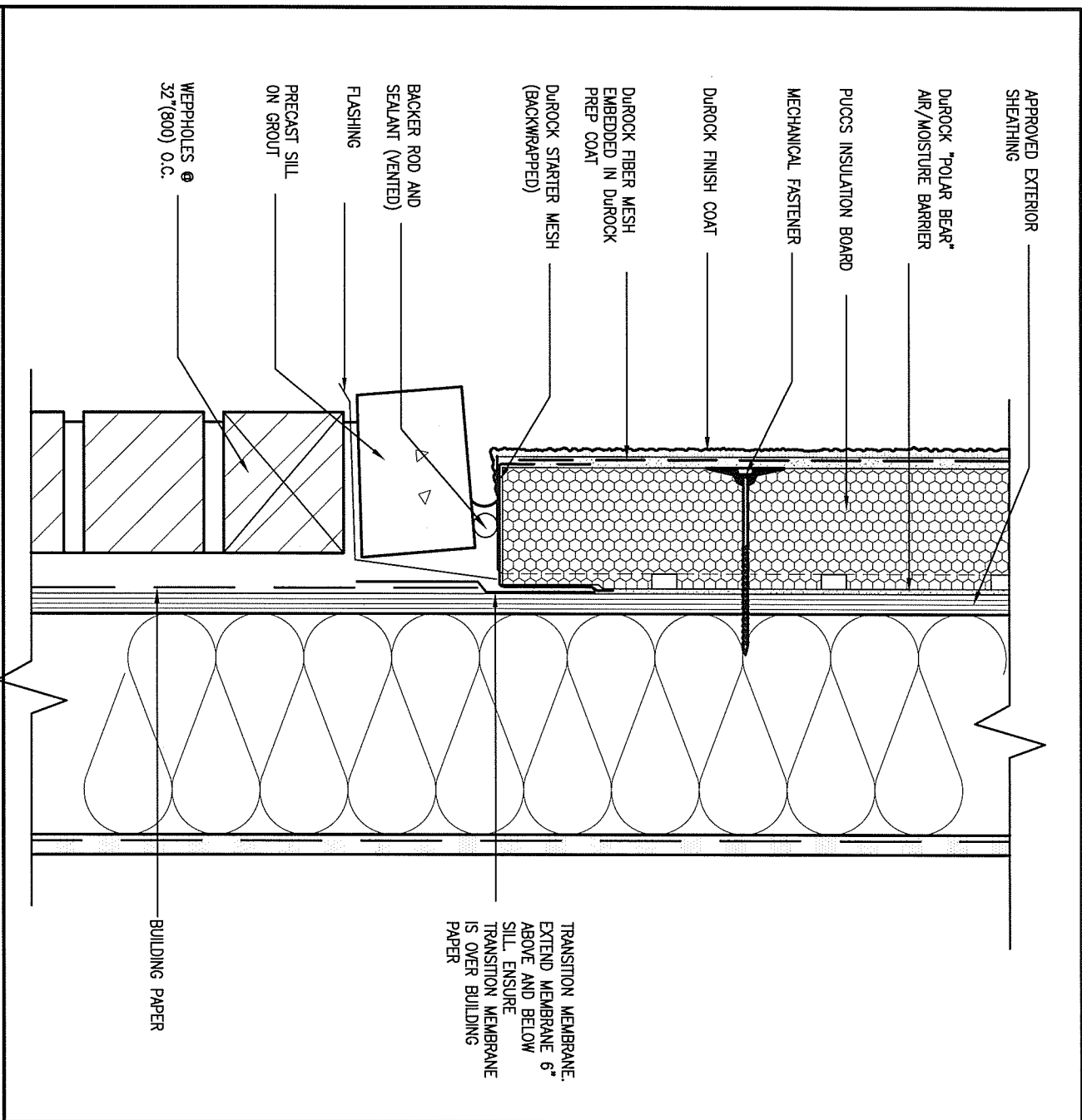
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5 CORNER DETAIL
 CNS SCALE: 3" = 1'-0"

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
 CNS SCALE: 3" = 1'-0"

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1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
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qualification information
 Wellington Jno-Baptiste 25591 BCIN
 name registration information
 VA3 Design Inc. 42658

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date: APR 2014
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 scale: 3/16" = 1'-0"

CONST NOTE

project no. 13045
 drawing no. CN5

CONSTRUCTION NOTES
 file name: 13045-CONST-OBC 2015

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SB12-COMPLIANCE PACKAGE 'J'

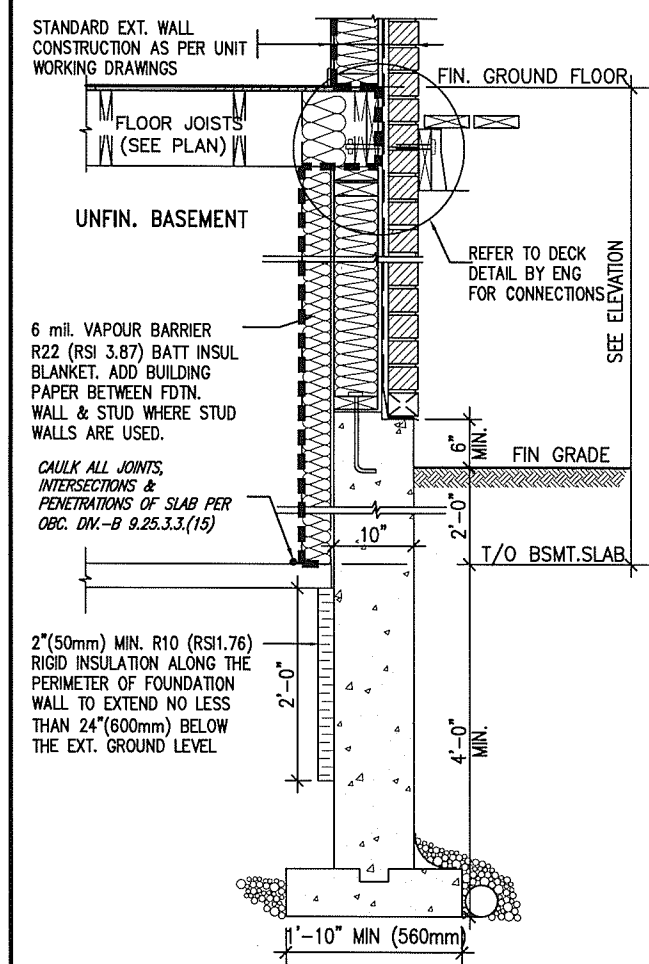
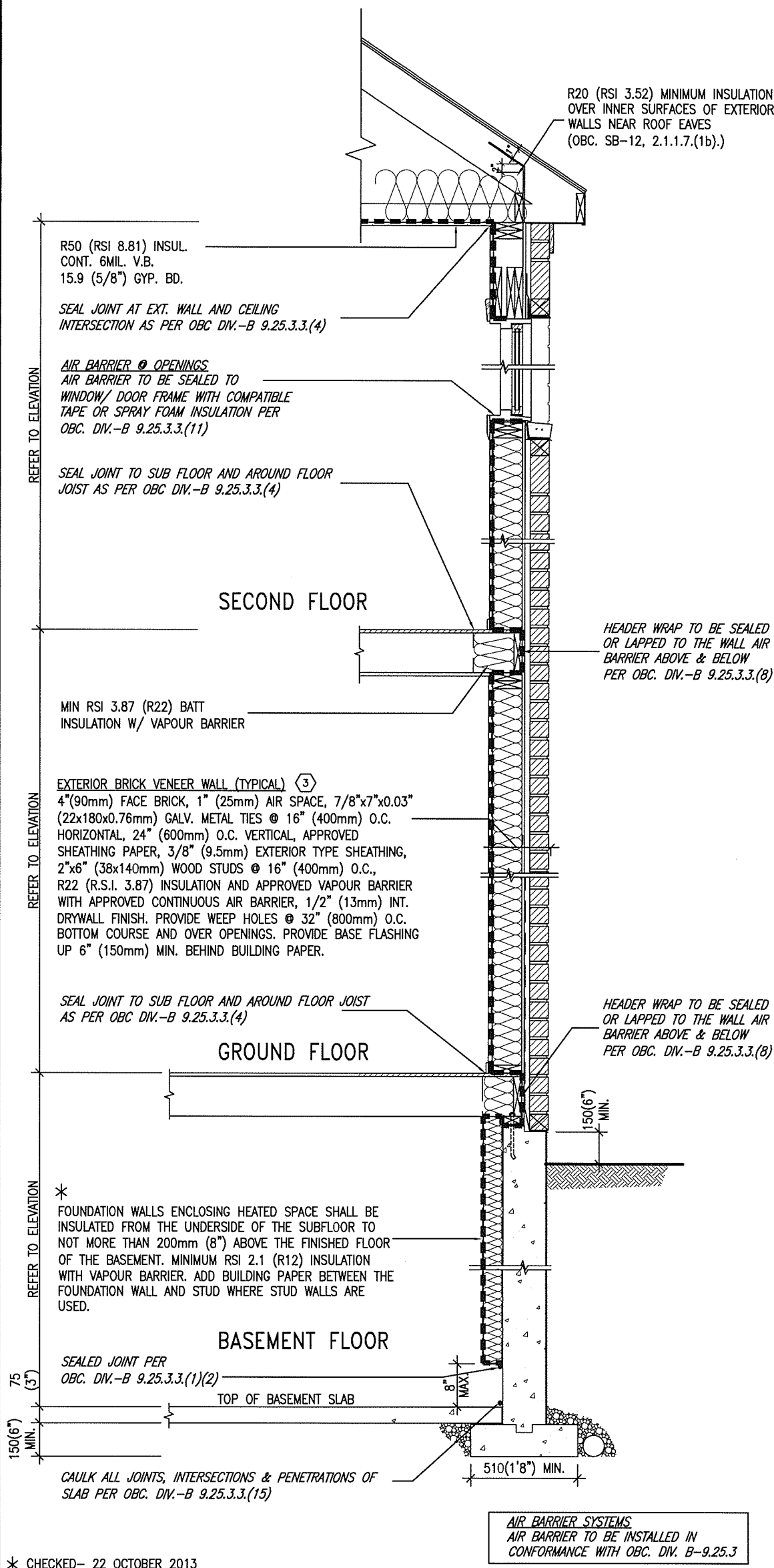
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

USE SB-12 COMPLIANCE PACKAGE (J):

COMPONENT	J	Notes:
Ceiling with Attic Space	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		



JUNE 14, 2016



* REVISED- 15 MARCH 2013

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

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

SEMI & SINGLES ONLY

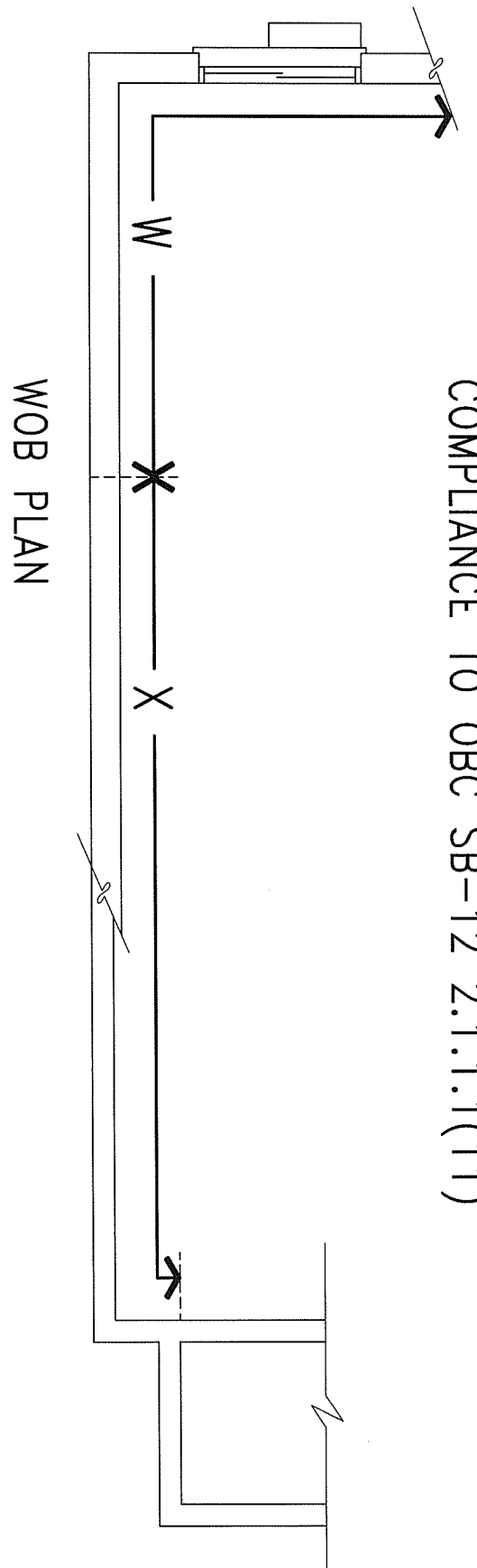
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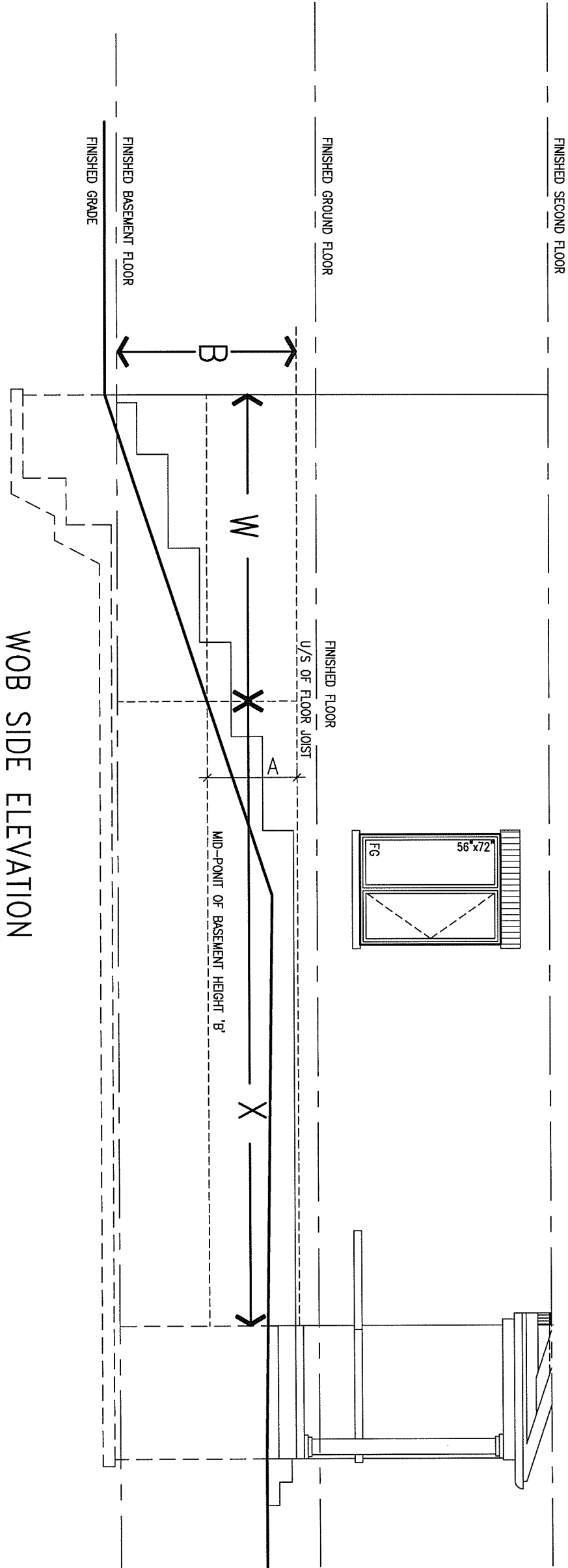
BAYVIEW WELLINGTON
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CONST NOTE
 project no. 13045
 drawing no. CN6
 CONSTRUCTION NOTES
 13045-CONST-OBC 2015

COMPLIANCE TO OBC SB-12 2.1.1.1(11)



JUNE 14, 2016



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

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BAYVIEW WELLINGTON

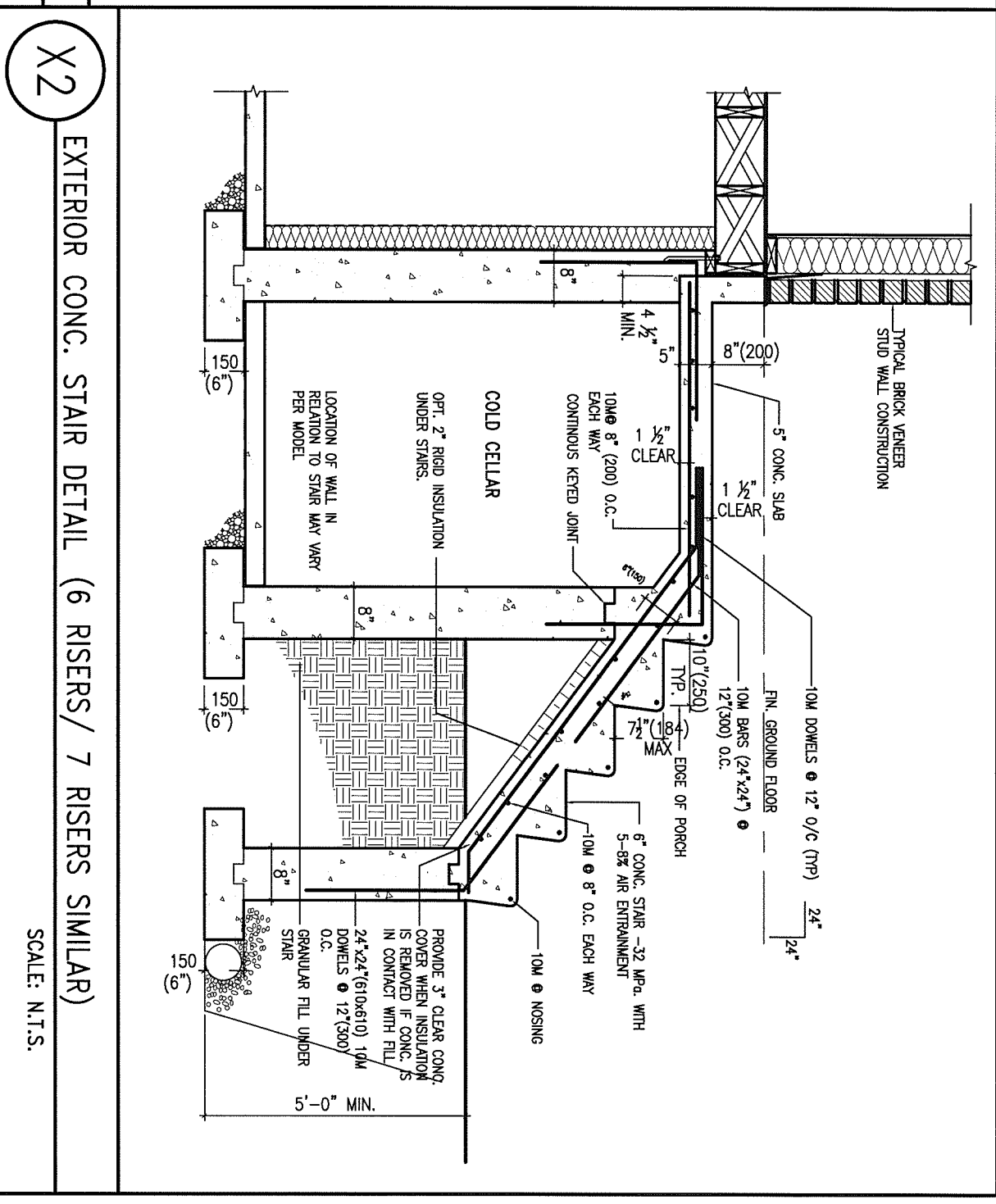
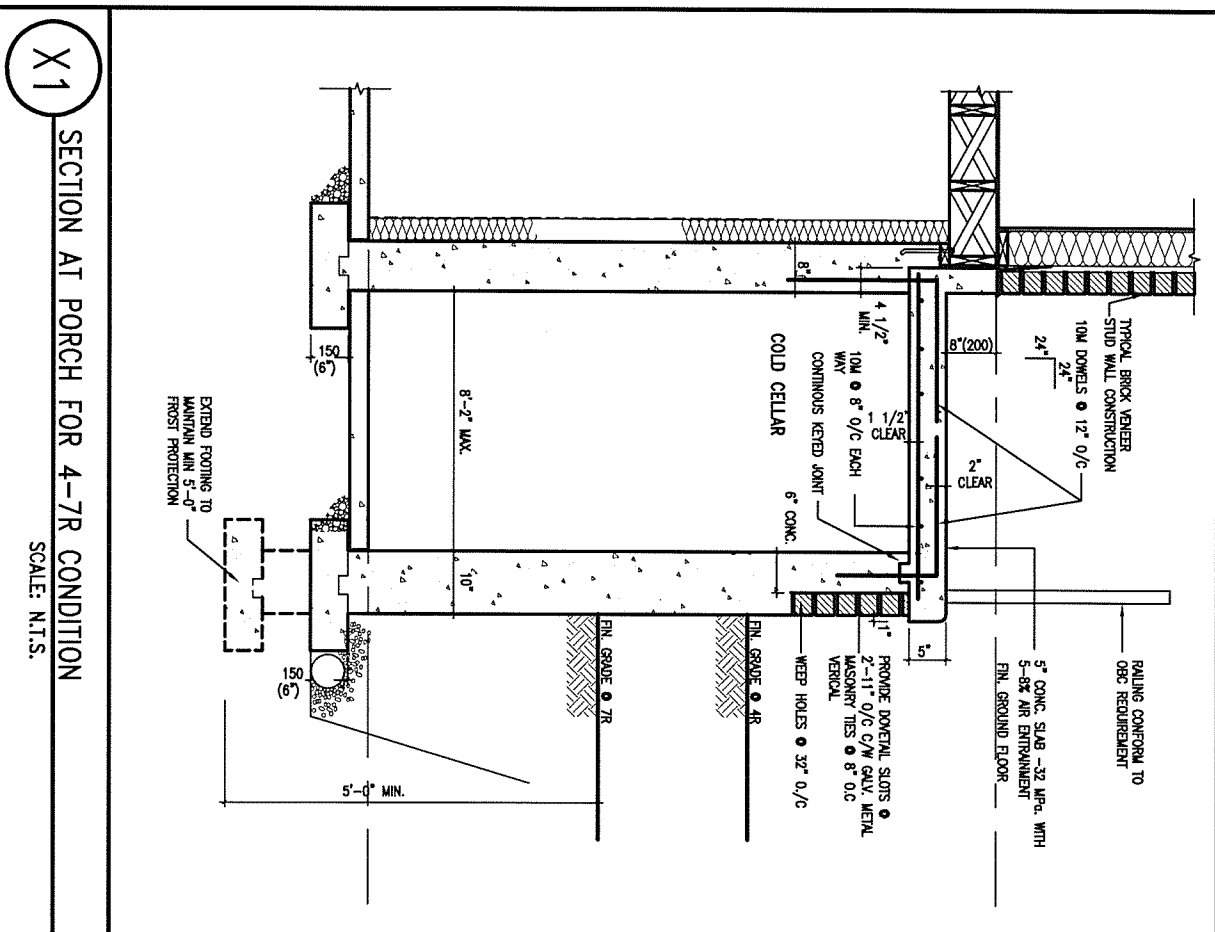
project name: GREEN VALLEY ESTATES
municipality: BRADFORD
date: APR 2014
drawn by: RC
checked by: -
scale: 3/16" = 1'-0"

CONST NOTE

project no. 13045
drawing no. CN7
CONSTRUCTION NOTES
file name: 13045-CONST-OBC 2015



JUNE 14, 2016



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1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
no.	description	date	by

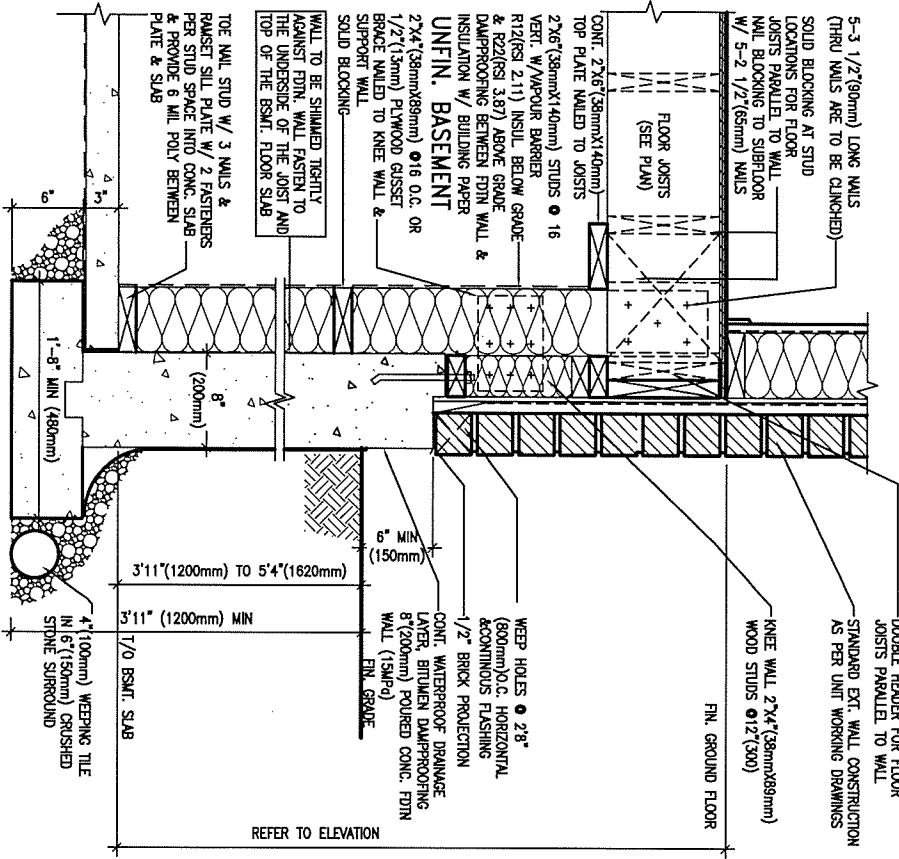
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

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

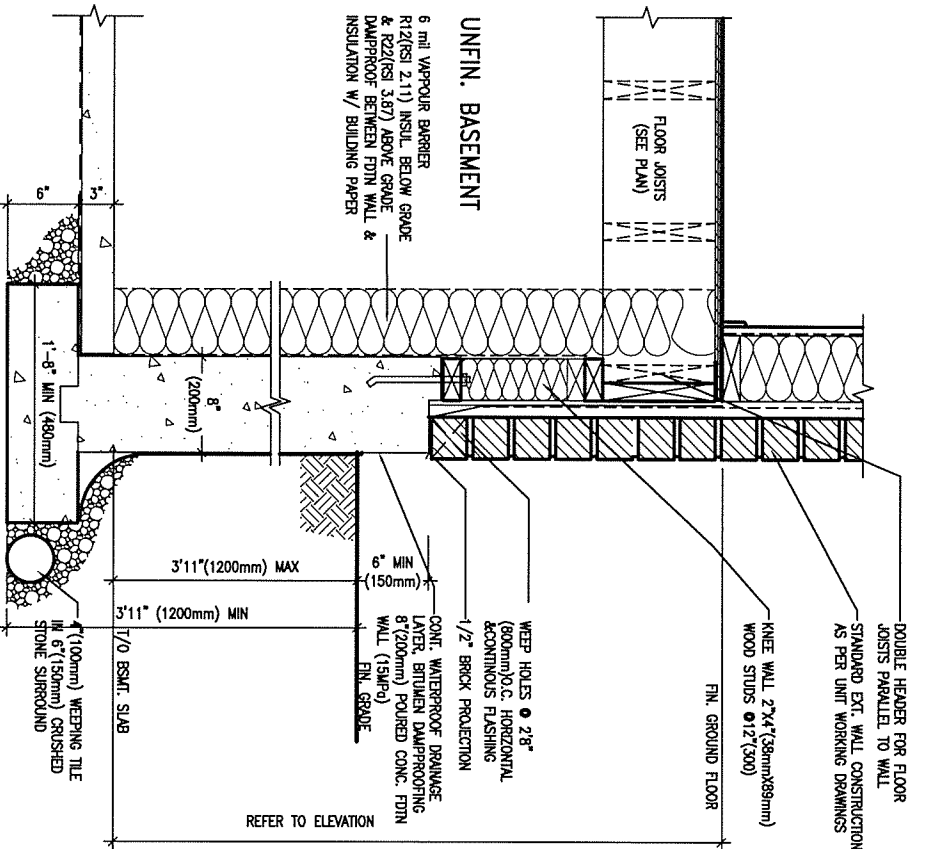
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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

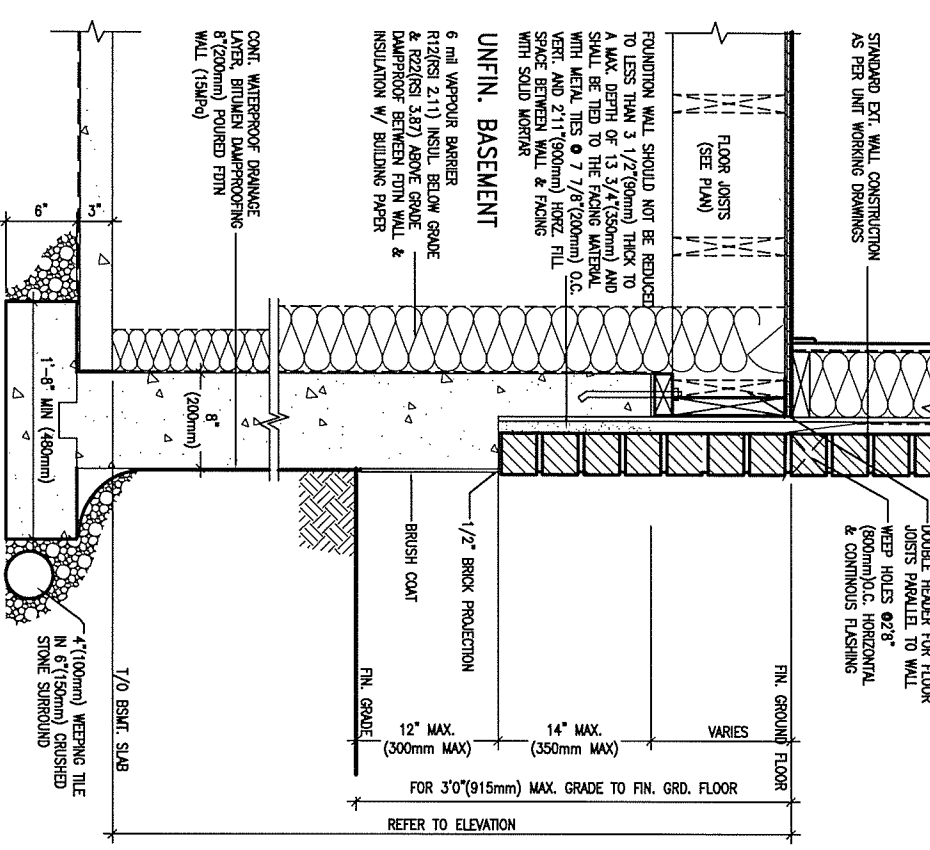
BAYVIEW WELLINGTON		CONST NOTE	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	
date APR 2014	checked by RC	scale 3/16" = 1'-0"	drawing no. CN8
CONSTRUCTION NOTES		file name 13045-CONST-OBC 2015	
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Fri - Apr 22 2016 - 1:14 PM			



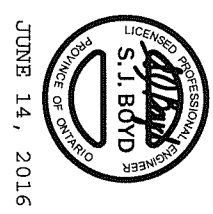
EW3.08B WALK-OUT WALL SECTION FOR GRADE
 HEIGHTS BETWEEN 3'11" (1200mm) AND 5'4" (1620mm) BASEMENT SLAB TO GRADE
 N.T.S.



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.



9.				
8.				
7.				
6.				
5.				
4.				
3.				
2.	UPDATE TO CODE	APR 16-15	RC	
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC	
no.	description	date	by	

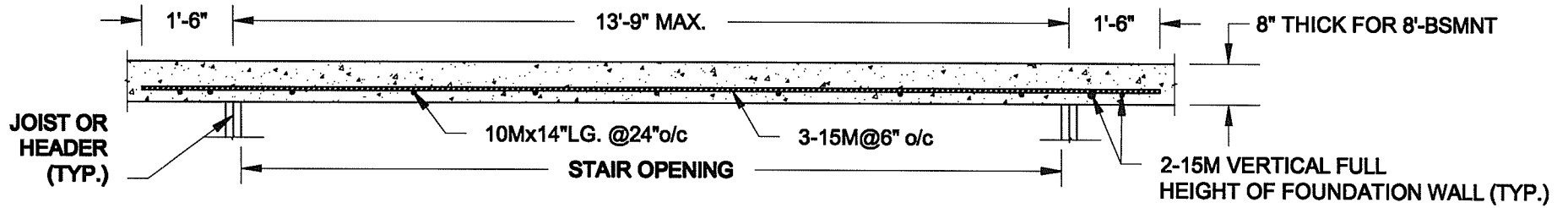
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

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

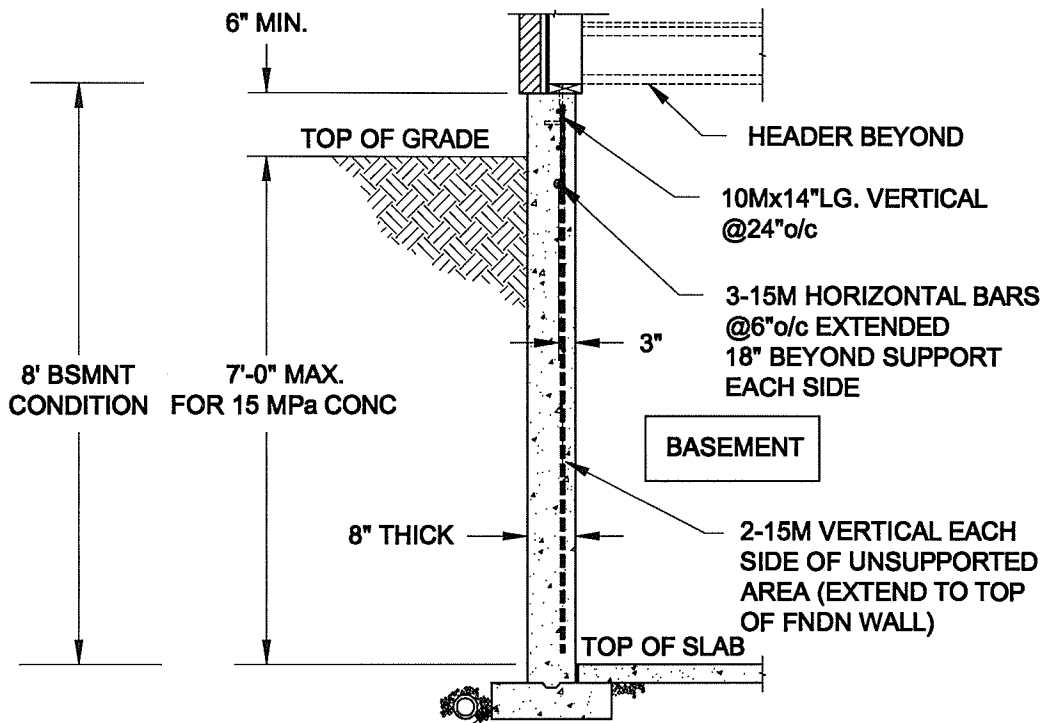
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.



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"	file name 13045-CONST-0BC 2015
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Mon - May 4 2015 - 4:04 PM		drawing no. CN9	



PLAN VIEW



NOTES:

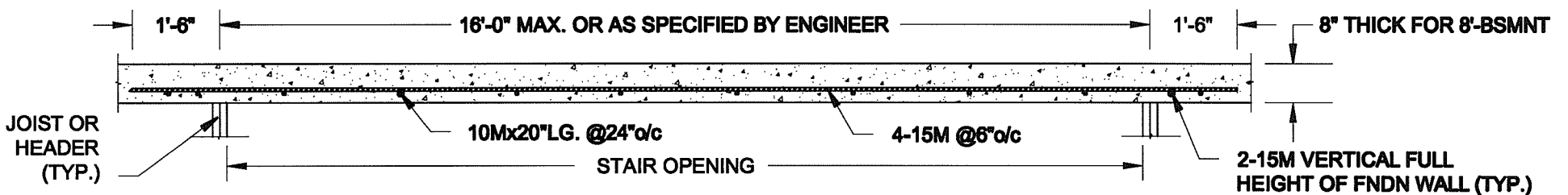
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. FOR 8'-BSMNT WHERE BACKFILL HEIGHT = 7'-0" MAX., CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN., OTHERWISE PROVIDE 20 MPa. 28-DAY COMPRESSIVE STRENGTH CONCRETE.
3. REINFORCING STEEL TO BE GRADE 400.

FTG. SIZE AS PER PLAN

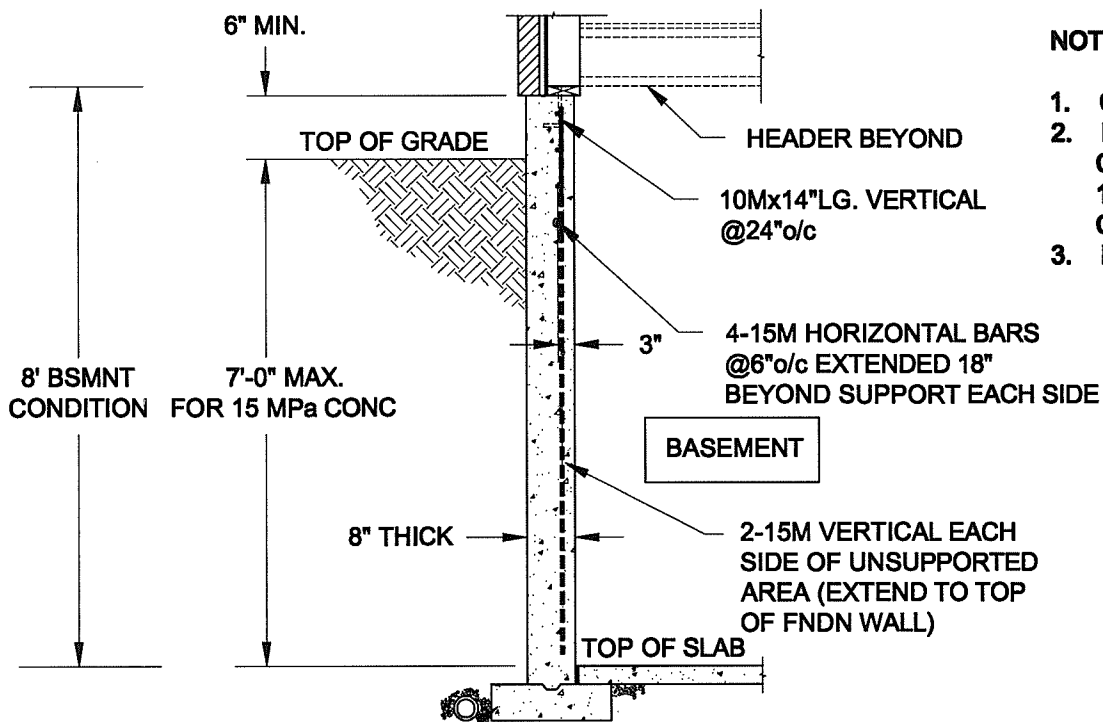
1A
S1

LATERALLY UNSUPPORTED WALL

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



PLAN VIEW



NOTES:

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

FTG. SIZE AS PER PLAN

1B
S1

LATERALLY UNSUPPORTED WALL

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

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

QUAILE ENGINEERING LTD.



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

Engineer's Seal:



MAY 30, 2016

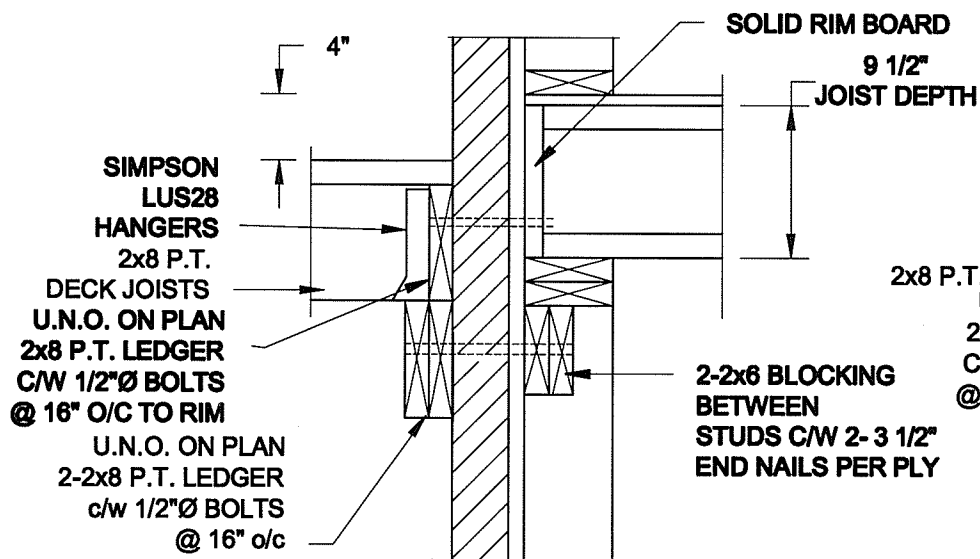
Project:
BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

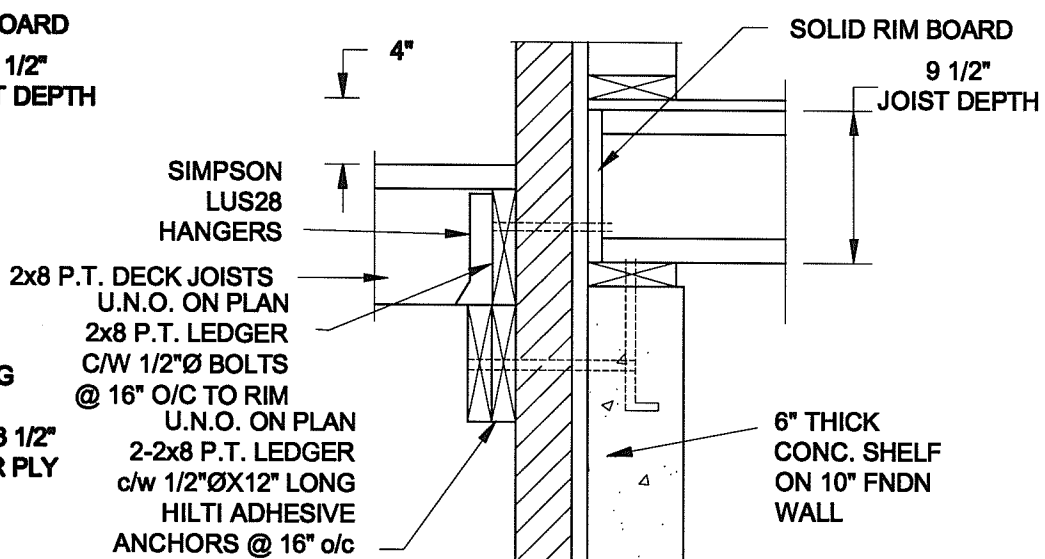
Project No.:
16-102

Drawing No.:
S1

FOR 9 1/2" JOIST DEPTH



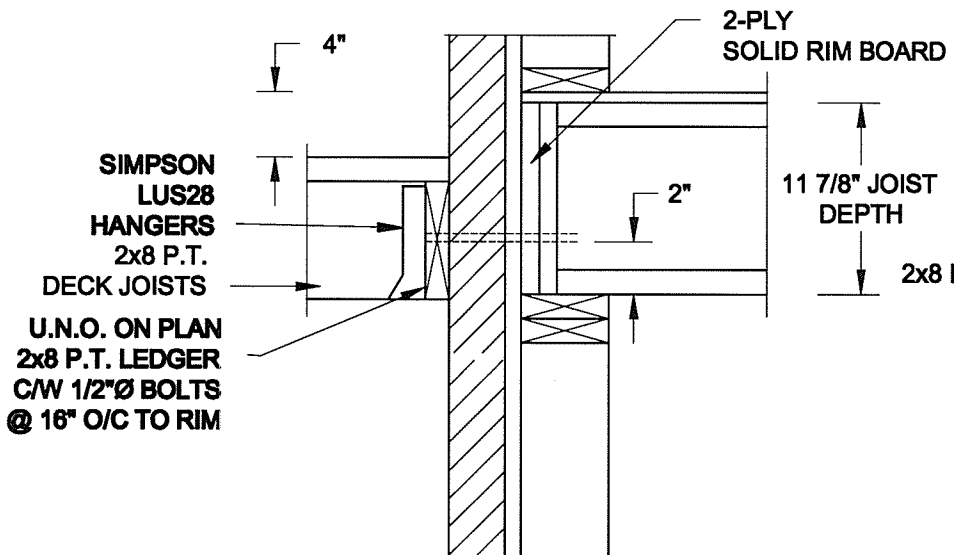
1A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"



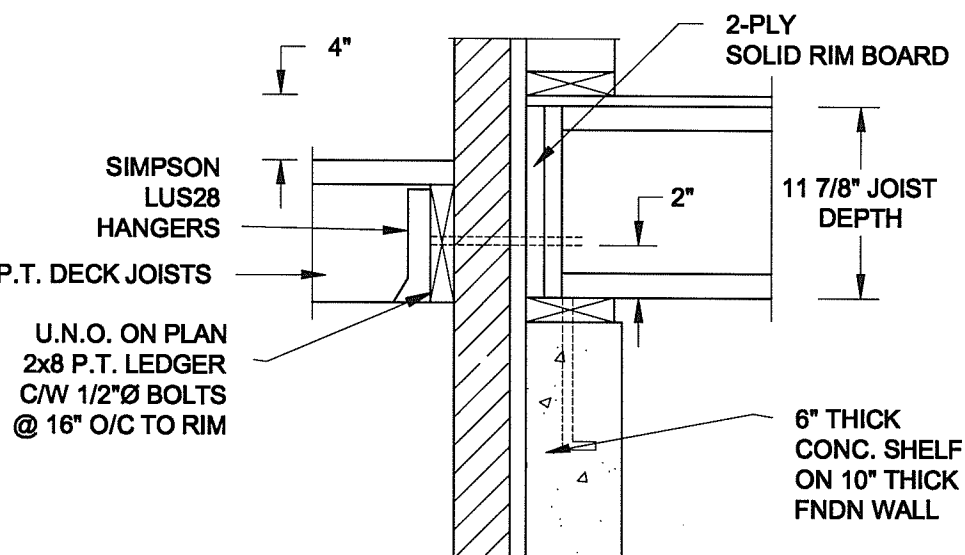
1B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

- 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.

FOR 11 7/8" JOIST DEPTH

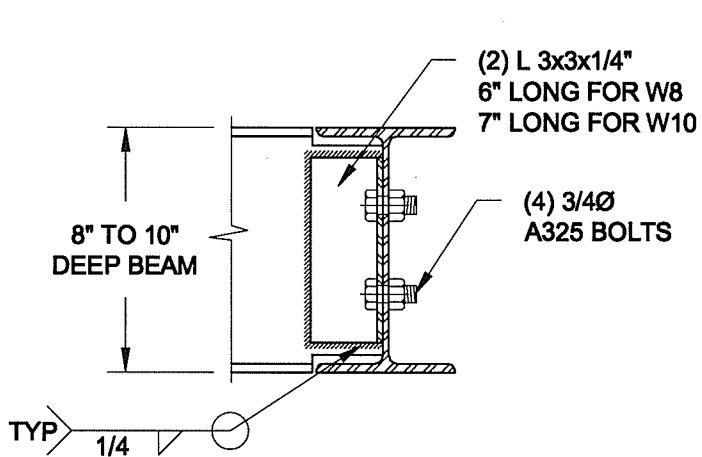


2A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

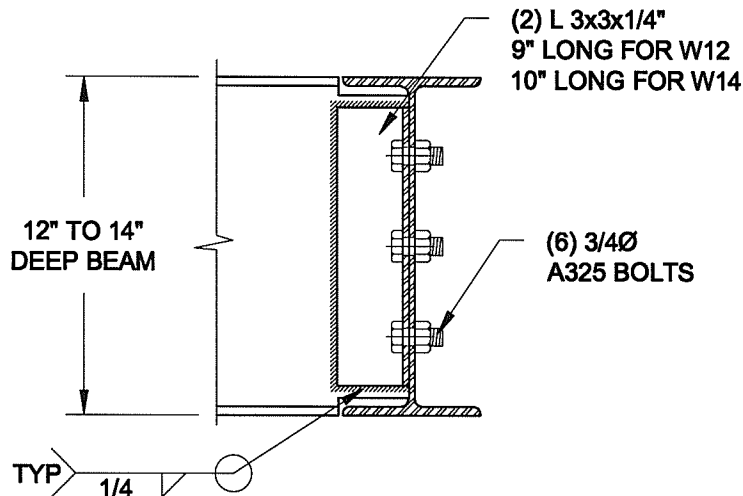


2B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

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



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



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

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

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

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38 Parkside Drive, UNIT 7
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BRADFORD, ONTARIO

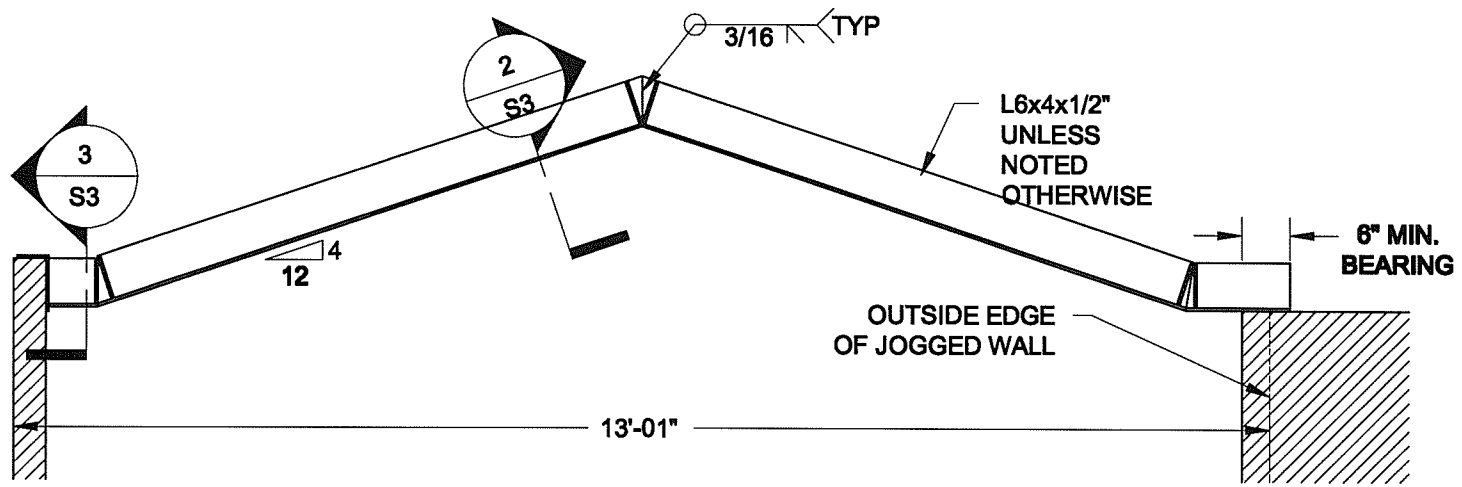
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

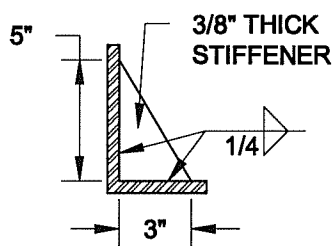
16-102

Drawing No.:

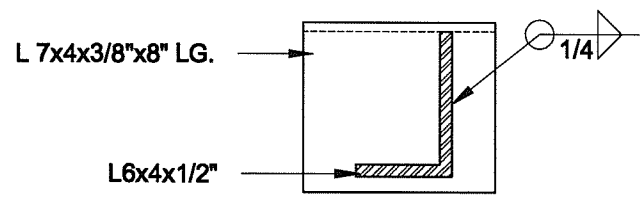
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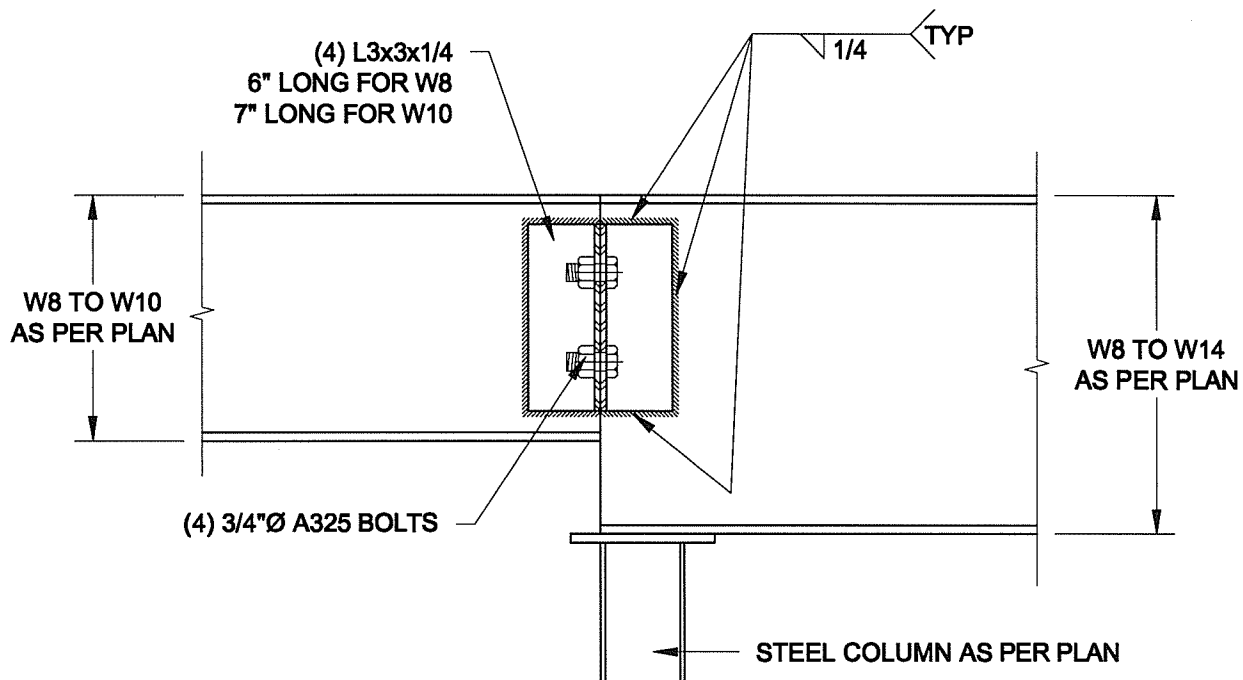
1
S3 **STEEL LINTEL AT GABLE**
SCALE: 1/2" = 1'-0"



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



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



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

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

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Engineer's Sect:



MAY 30, 2016

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

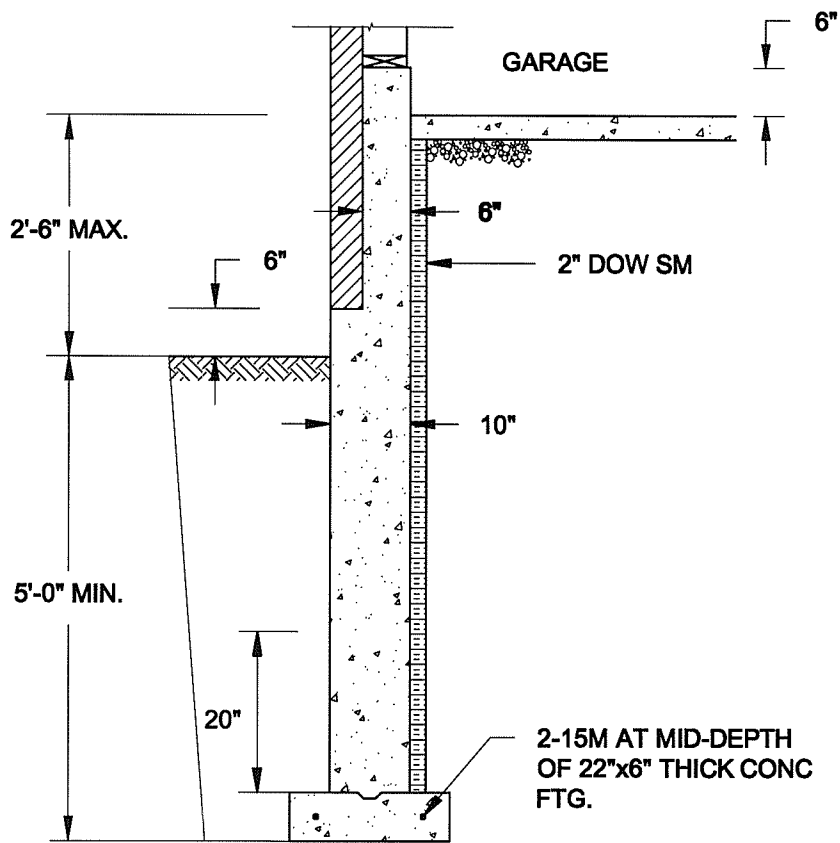
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

16-102

Drawing No.:

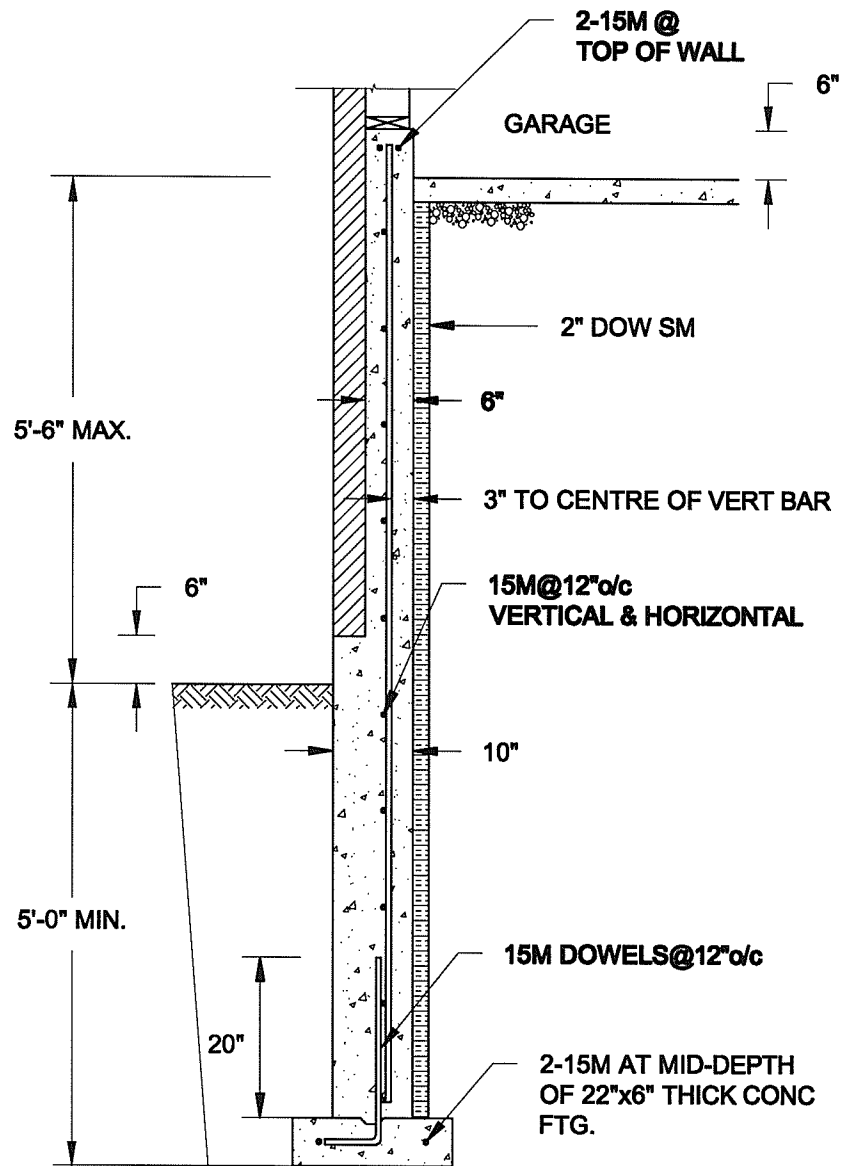
S3



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

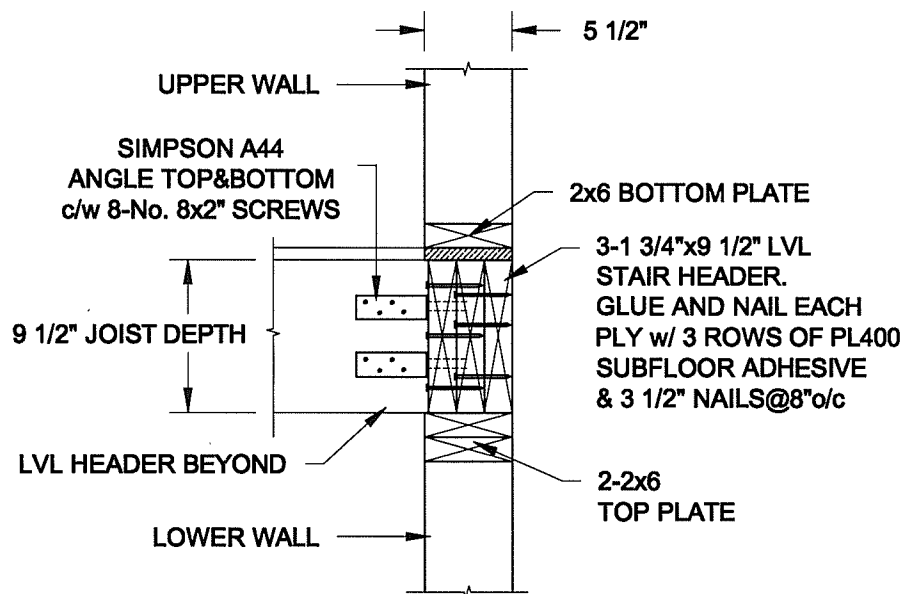
NOTE:

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

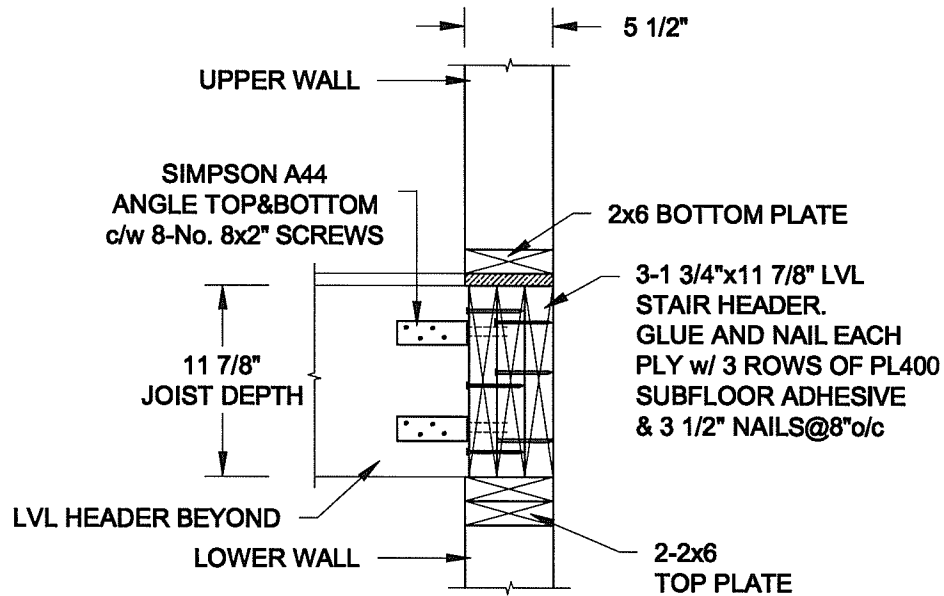


1B
S4 **REINFORCED BRICKSHELF**
SCALE: 1/2" = 1'-0"

FOR 9 1/2" JOIST DEPTH



FOR 11 7/8" JOIST DEPTH



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

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

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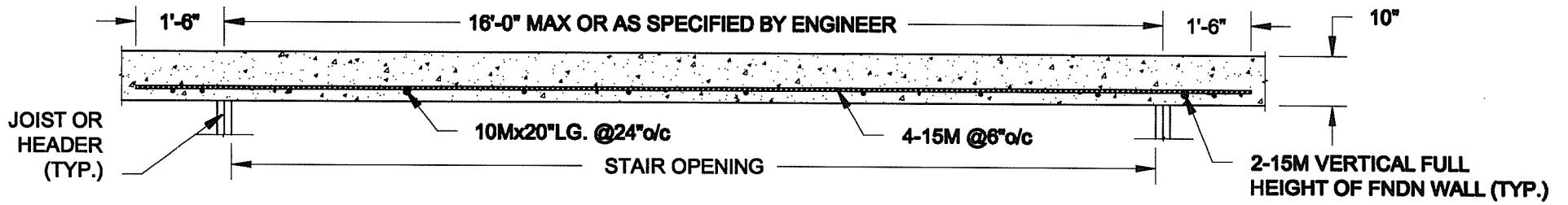


MAY 30, 2016

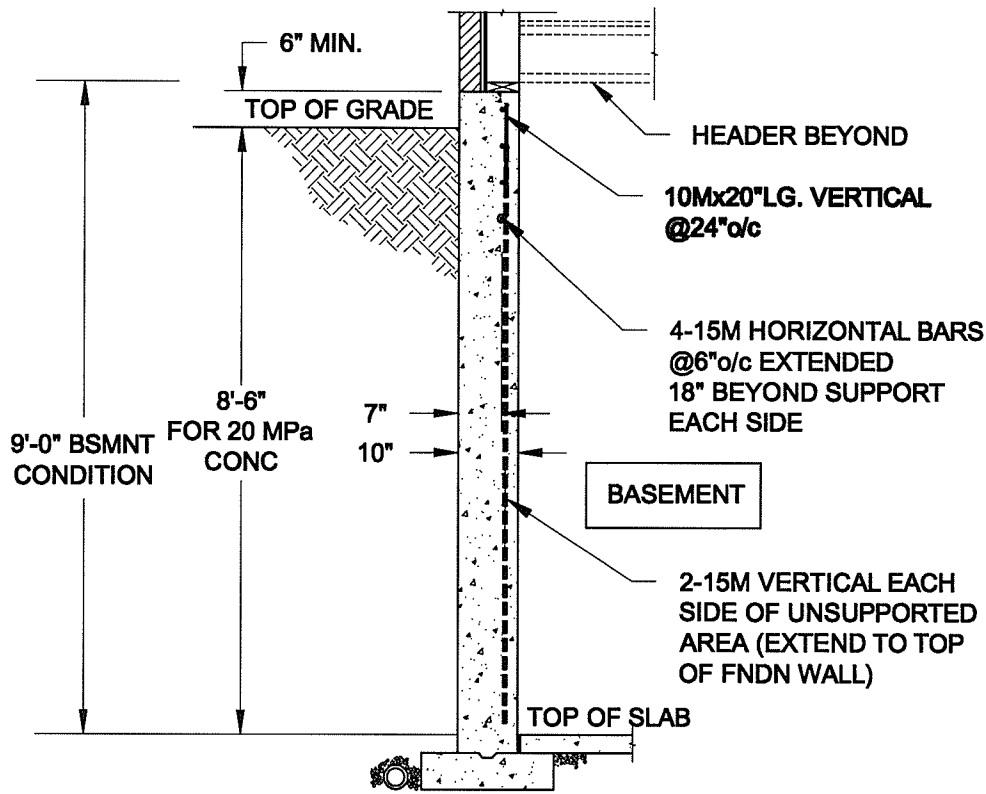
Project:
BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.: 16-102	Drawing No.: S4
-------------------------------	---------------------------



PLAN VIEW



NOTE:

1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 20 MPa. MIN.
3. REINFORCING STEEL TO BE GRADE 400.

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

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

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Newmarket, ON
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MAY 30, 2016

Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO	
TYPICAL STRUCTURAL DETAILS FOR SINGLES	
Project No.: 16-102	Drawing No.: S5