

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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John G. Williams Limited, Architect

STRUCTURAL VINYL
CLAD BASEMENT
WINDOW (TYP.)

SEE NOTE W1

REFER TO
MANUFACTURERS
TEMPLATE FOR
DIMENSION

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

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

MIN. SOIL BEARING
CAPACITY OF 150KPa

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.

BASEMENT PLAN 'C'

LOT 371

9.			
8.			
7.			
6.			
5.			
4.	REV. AS PER ENG COMMENTS	16-07-25	RC
3.	REV. AS PER LOT 371	16-05-09	JM
2.	REVISED AS PER ENG'S COMMENTS	15-04-27	RC
1.	ISSUED FOR CLIENT REVIEW	14-09-12	
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-Baptista 25591
name
registration information
VA3 Design Inc. 42658
signature
BCIN

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

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BAYVIEW WELLINGTON

S42-8C

project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON	project no.	13045
date	SEPTEMBER 2014	checked by	N.HUR	scale	3/16" = 1'-0"
drawing no.	1	file name	13045-S42-8C-LOT 371		

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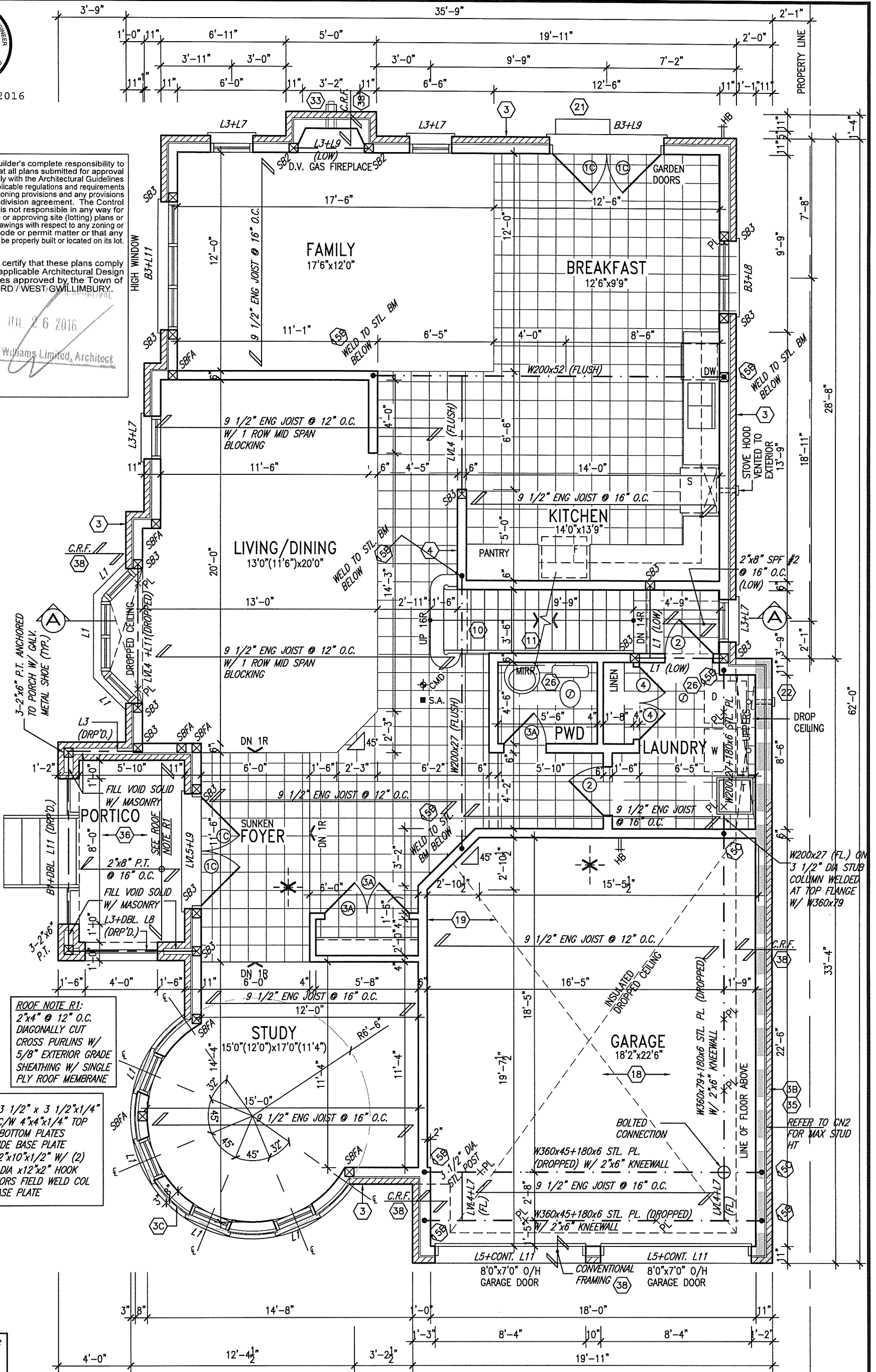
JULY 25, 2016

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JUL 26 2016

John G. Williams Limited, Architect



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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 'C'

LOT 371

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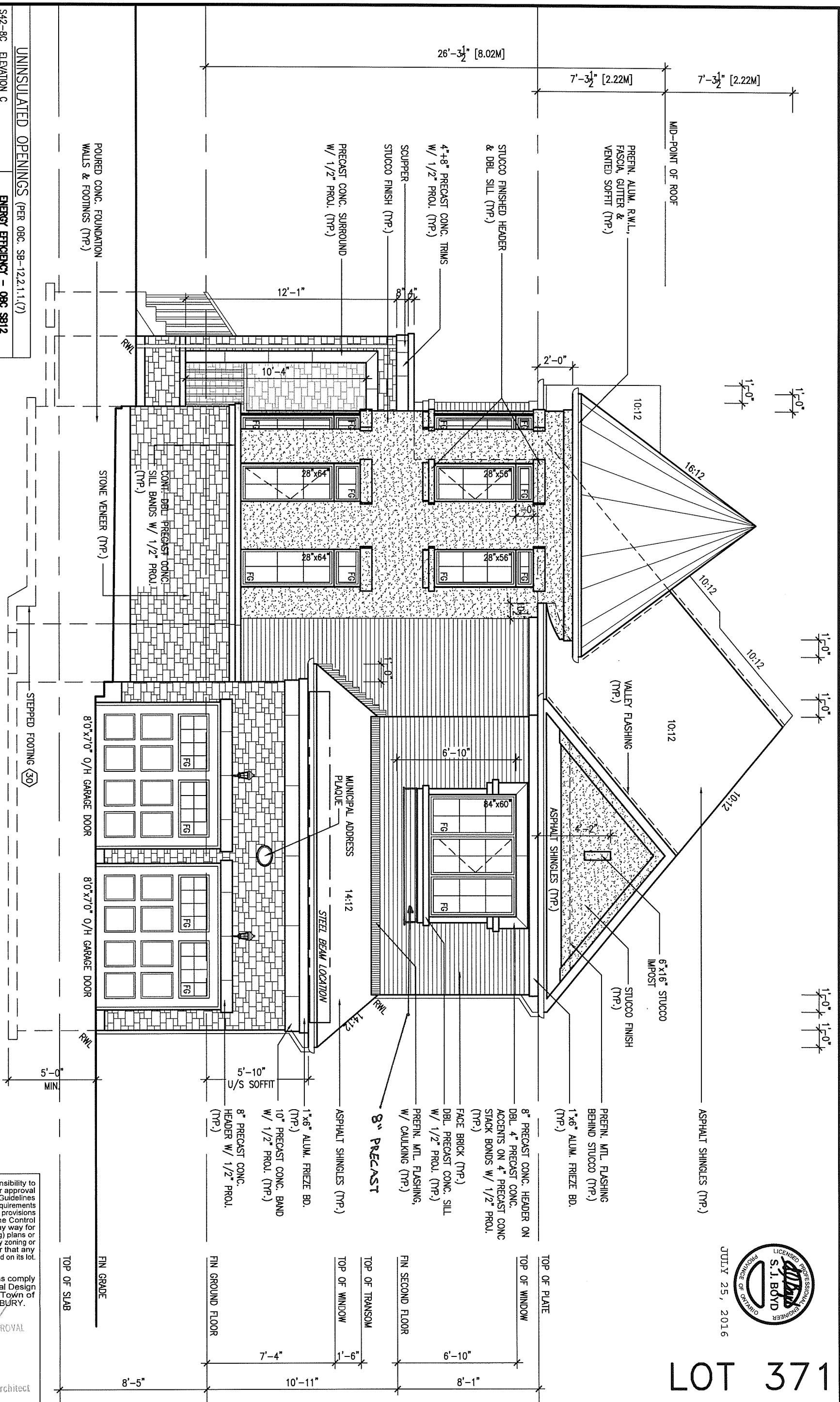
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date	SEPTEMBER 2014	project no.	13045
drawn by	N.HUR	checked by	
scale	3/16" = 1'-0"	drawing no.	2
GROUND FLOOR PLAN 'C'			
13045-S42-8C-LOT 371			
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UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1 (7))			
S42-8C ELEVATION C	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	844.00 S.F.	122.5 S.F.	14.51 %
LEFT SIDE	1390.00 S.F.	228.97 S.F.	16.47 %
RIGHT SIDE	1422.00 S.F.	88.69 S.F.	6.24 %
REAR	708.00 S.F.	143.56 S.F.	20.28 %
TOTAL SQ. FT.	4364.00 S.F.	583.72 S.F.	13.38 %
TOTAL SQ. M.	405.43 S.M.	54.23 S.M.	13.38 %

FRONT ELEVATION 'C'

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ARCHITECTURAL REVIEW & APPROVAL

~~100-26706~~

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
8	.	.	.	Ontario Building Code to be a Designer.
7	.	.	.	qualification information
6	.	.	.	Wellington Jno-Baptiste <i>Jno Baptiste</i> 25591
5	.	.	.	name signature BCIN
4	REV. AS PER ENG COMMENTS	16-07-25	RC	registration information VA3 Design Inc. 42658
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qualification information		
Wellington Jno-Baptiste	<i>W. Baptiste</i>	25591
name	signature	BCIN

registration information
VA3 Design Inc. 426

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

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BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

BRADFORD, ON

date
SEPTEMBER 2014

drawn by
N.HUR

checked by _____

$$\text{scale} \\ n = 1' - 0''$$

FRONT ELEVATION 'C'

file name
13045-S42-8C-LOT 371

drawing no.

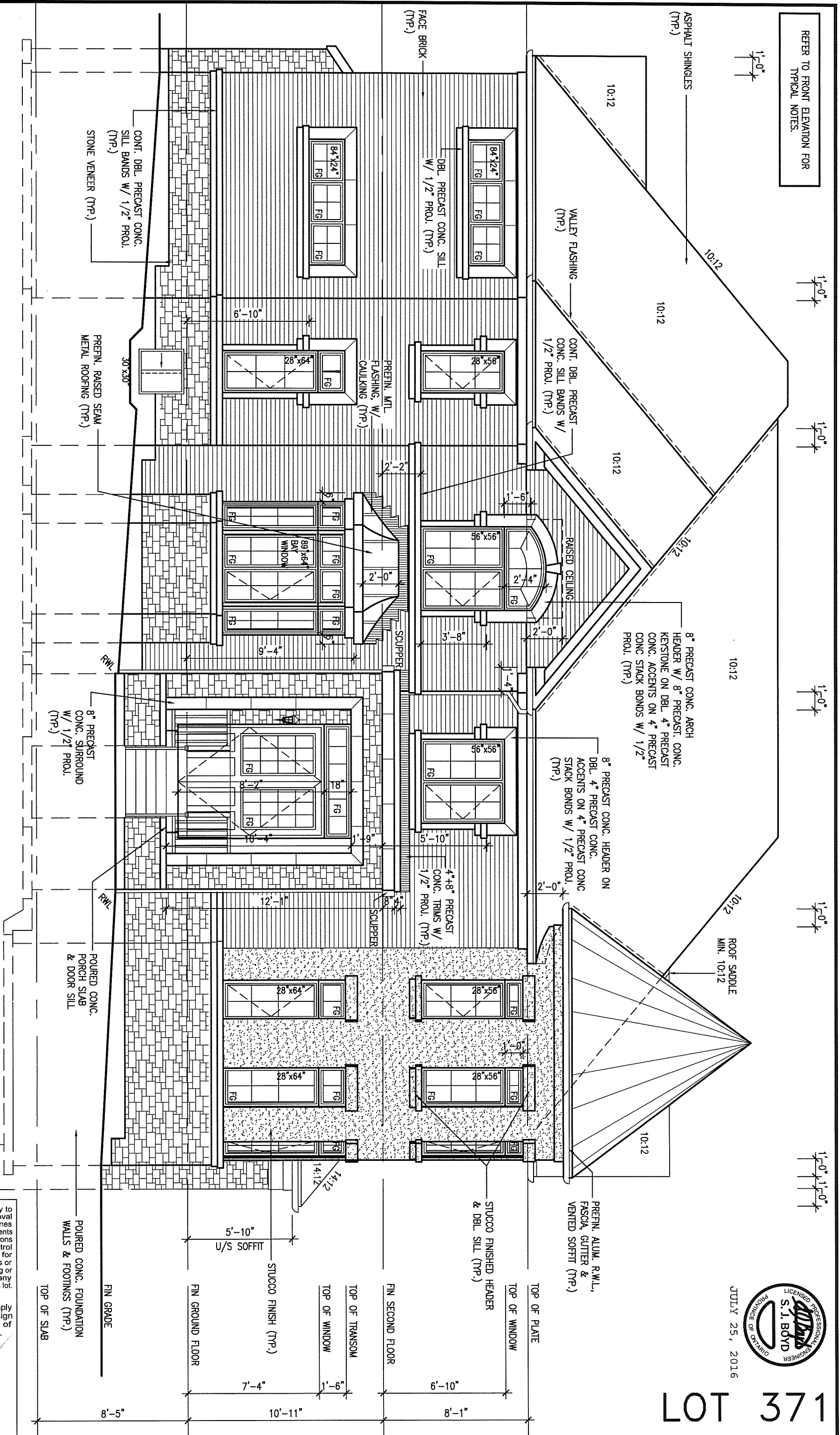
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REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

FLANKAGE ELEVATION 'C'



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ARCHITECTURAL REVIEW & APPROVAL

JUL 26 2016
John G. Williams Limited, Architect

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name	BCIN
registration information	42658
VA3 Design Inc.	
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BAYVIEW WELLINGTON

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

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S42-8C

project no. 13045
drawing no. 5

LEFT SIDE ELEVATION 'C'

13045-S42-8C-LOT 371

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

1'-0" x 1'-0"

ASPHALT SHINGLES
(TYP.)

PREEN. ALUM. R.W.L.,
FASCIA, GUTTER &
VENTED SOFFIT (TYP.)

1"x6" ALUM.
FRIEZE BD. (TYP.)
4'-0" TYP.
FACE BRICK (TYP.)

PREEN. MTL. FLASHING,
W/ CAULKING (TYP.)

2"x6" KNEEWALL
ASPHALT SHINGLES (TYP.)
W360x79+180x6 STL PL (DROPPED)

1"x6" ALUM.
FRIEZE BD. (TYP.)

STONE VENEER (TYP.)

STEPPED FOOTING (30)

RIGHT SIDE ELEVATION 'C'

BRICK VENEER CONSTRUCTION

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

WALL AREA 1422.10 SQ. FT.
LIMITING DISTANCE 1.2 M (7')
OPENING ALLOWED 99.55 SQ. FT.
OPENING PROVIDED 71.34 SQ. FT. (GLASS AREA ONLY)

POURED CONC. FOUNDATION
WALLS & FOOTINGS (TYP.)

TOP OF SLAB

FIN GRADE

FIN GROUND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

FIN SECOND FLOOR

TOP OF WINDOW

TOP OF PLATE

1"x6" ALUM.
FRIEZE BD. (TYP.)

10:12

10:12

10:12

JULY 25, 2016



LOT 371

BAYVIEW WELLINGTON

S42-8C

project name
GREEN VALLEY ESTATES

municipality
BRADFORD, ON

project no.
13045

date
SEPTEMBER 2014

RIGHT SIDE ELEVATION 'C'

drawing no.
6

drawn by
N.HUR

checked by
-

scale
3/16" = 1'-0"

file name
13045-S42-8C-LOT 371

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registration information
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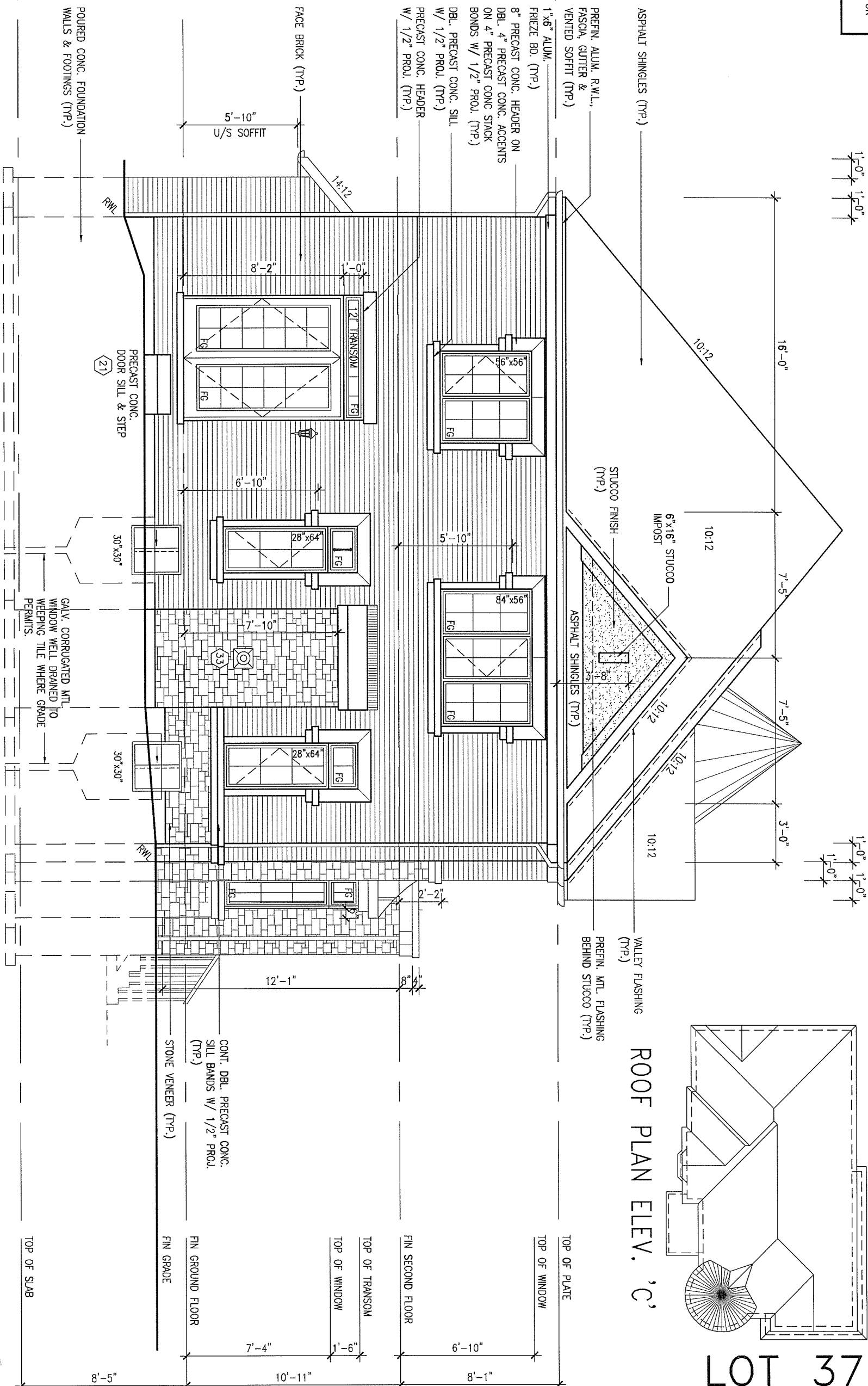
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ARCHITECTURAL REVIEW & APPROVAL

JUL 26 2016

John G. Williams Limited, Architect

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.



REAR ELEVATION 'C'

ROOF PLAN ELEV. 'C'

LOT 371

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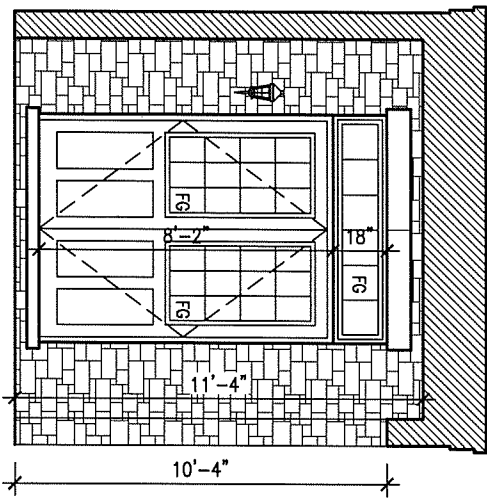
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name	registration information	42658	
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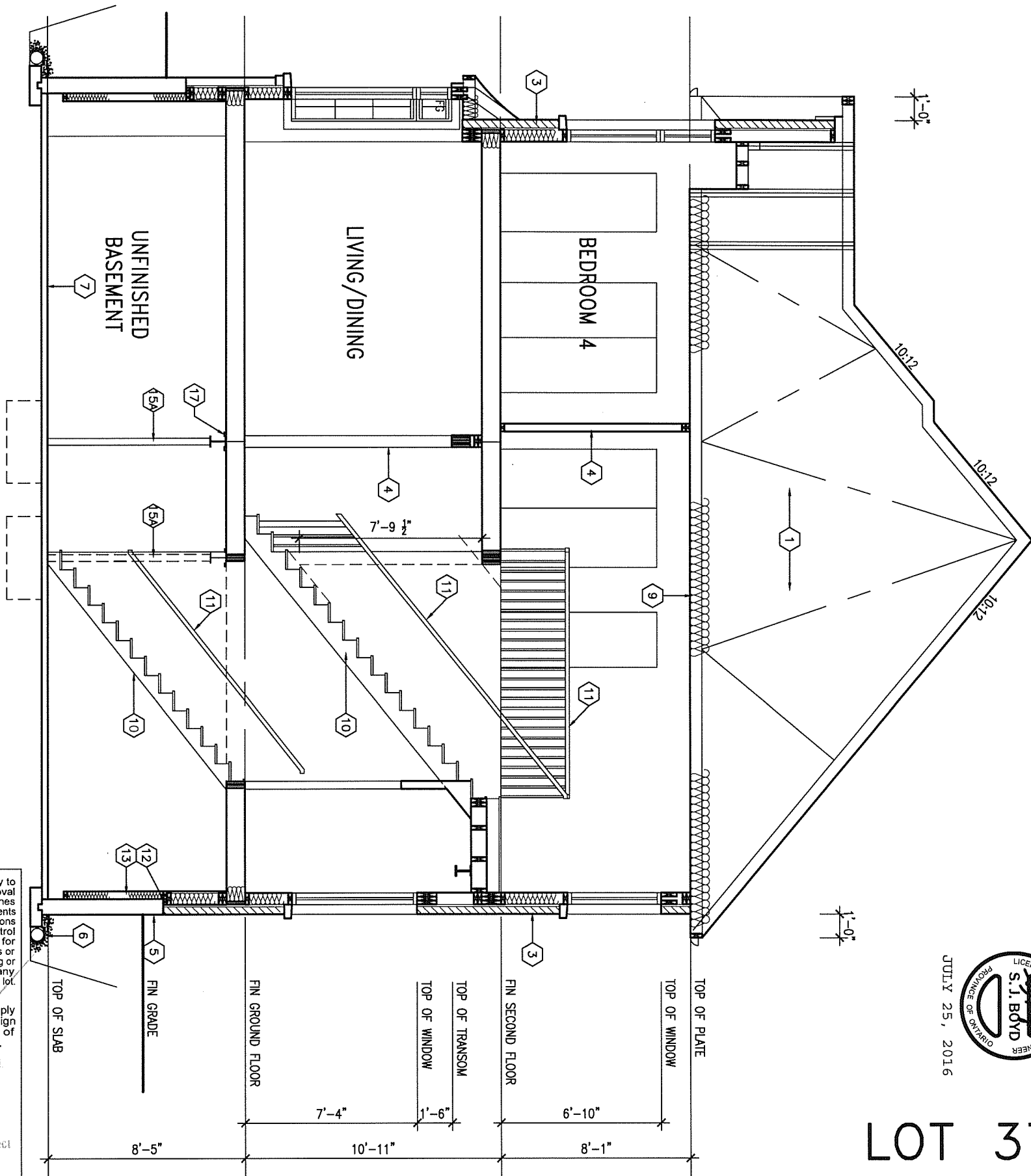
BAYVIEW WELLINGTON		S42-8C	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON
date	SEPTEMBER 2014	drawing no.	7
drawn by	N.HUR	checked by	-
scale	3/16" = 1'-0"	file name	13045-S42-8C-LOT 371
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REAR ELEVATION 'C'	
project no.	13045
file name	13045-S42-8C-LOT 371

INTERIOR PORTICO
ELEVATION 'C'



CROSS SECTION 'A-A'



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ARCHITECTURAL REVIEW & APPROVAL

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LOT 371

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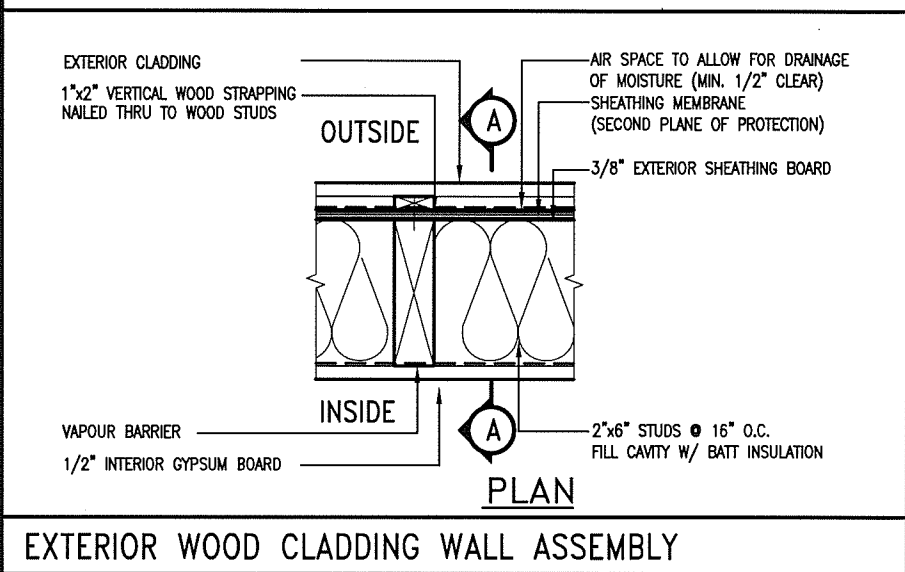
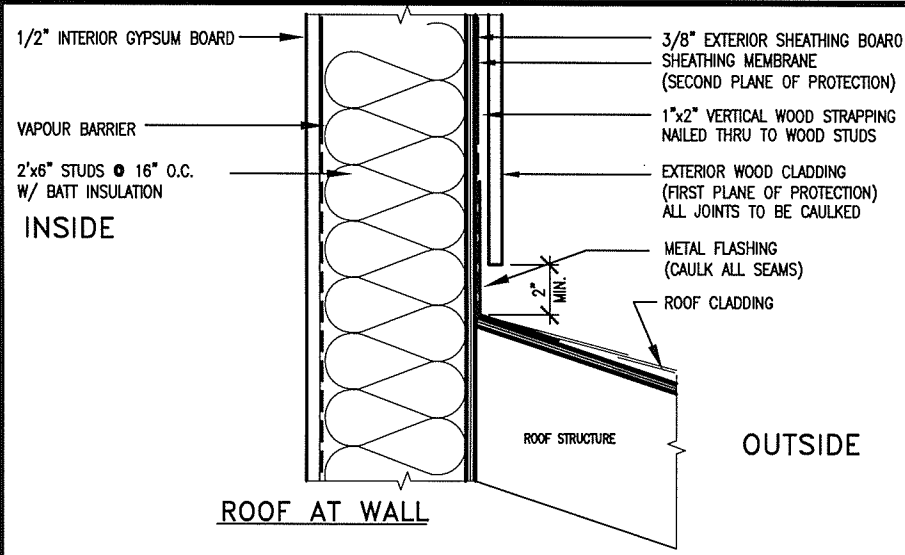
scale
3/16" = 1'-0"

CROSS SECTION & PART. FL. PLANS

file name
13045-S42-8C-LOT 371

drawing no.
8

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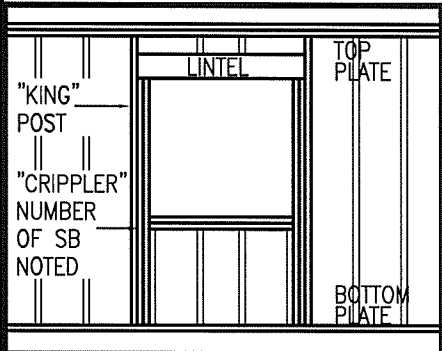
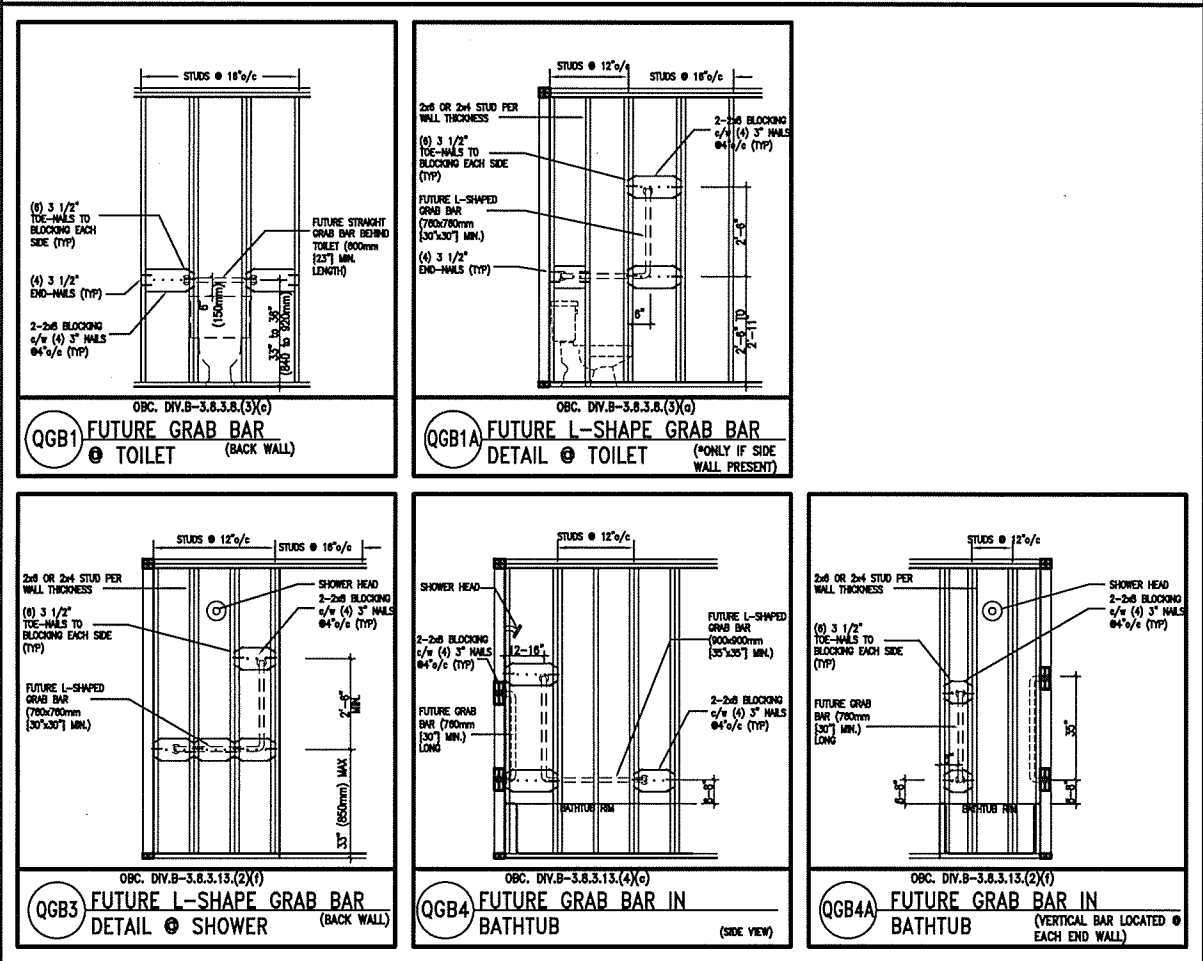


EXTERIOR WOOD CLADDING WALL ASSEMBLY



JULY 25, 2016

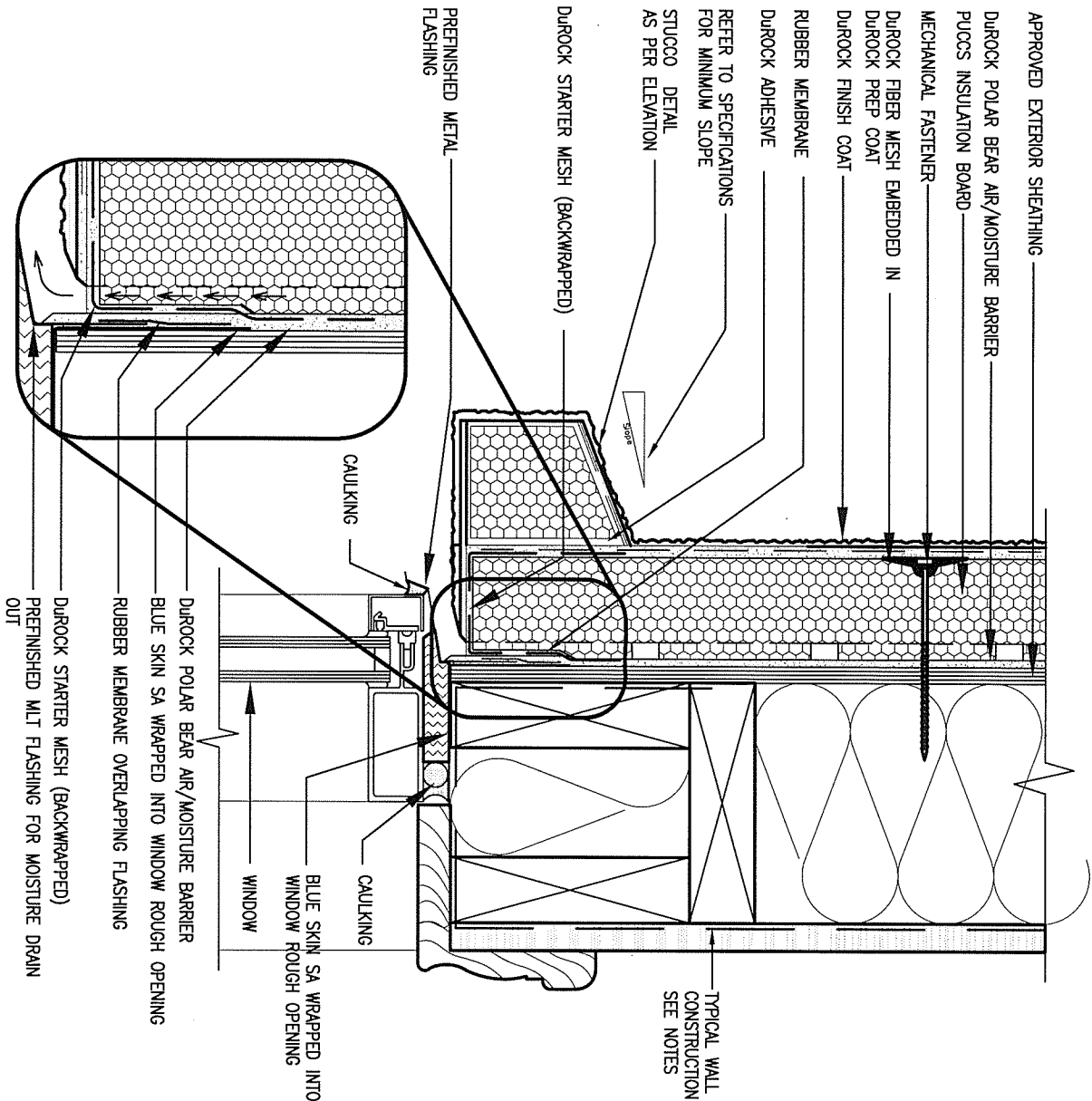
STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM.
FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb)
REFER TO OBC, DIV. B- 9.5.2.3., WATER CLOSET 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:		** MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW:	
2"x4" @ 16" O.C. - 9'-10"		2"x6" @ 16" O.C. - 12'-6"	
2-2"x4" @ 12" O.C. - 10'-9"		2"x6" @ 12" O.C. - 13'-10"	
3-2"x4" @ 16" O.C. - 11'-2"		2-2"x6" @ 16" O.C. - 15'-0"	
3-2"x4" @ 12" O.C. - 12'-4"		2-2"x6" @ 12" O.C. - 17'-4"	
NOTES:		MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:	
1. FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa.		2"x8" @ 16" O.C. - 16'-0"	
SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR		2"x8" @ 12" O.C. - 17'-9"	
JOIST LENGTH OF 2.5m OF ONE FLOOR.		2-2"x8" @ 16" O.C. - 20'-4"	
2. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")		2-2"x8" @ 12" O.C. - 22'-4"	
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.			
		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	

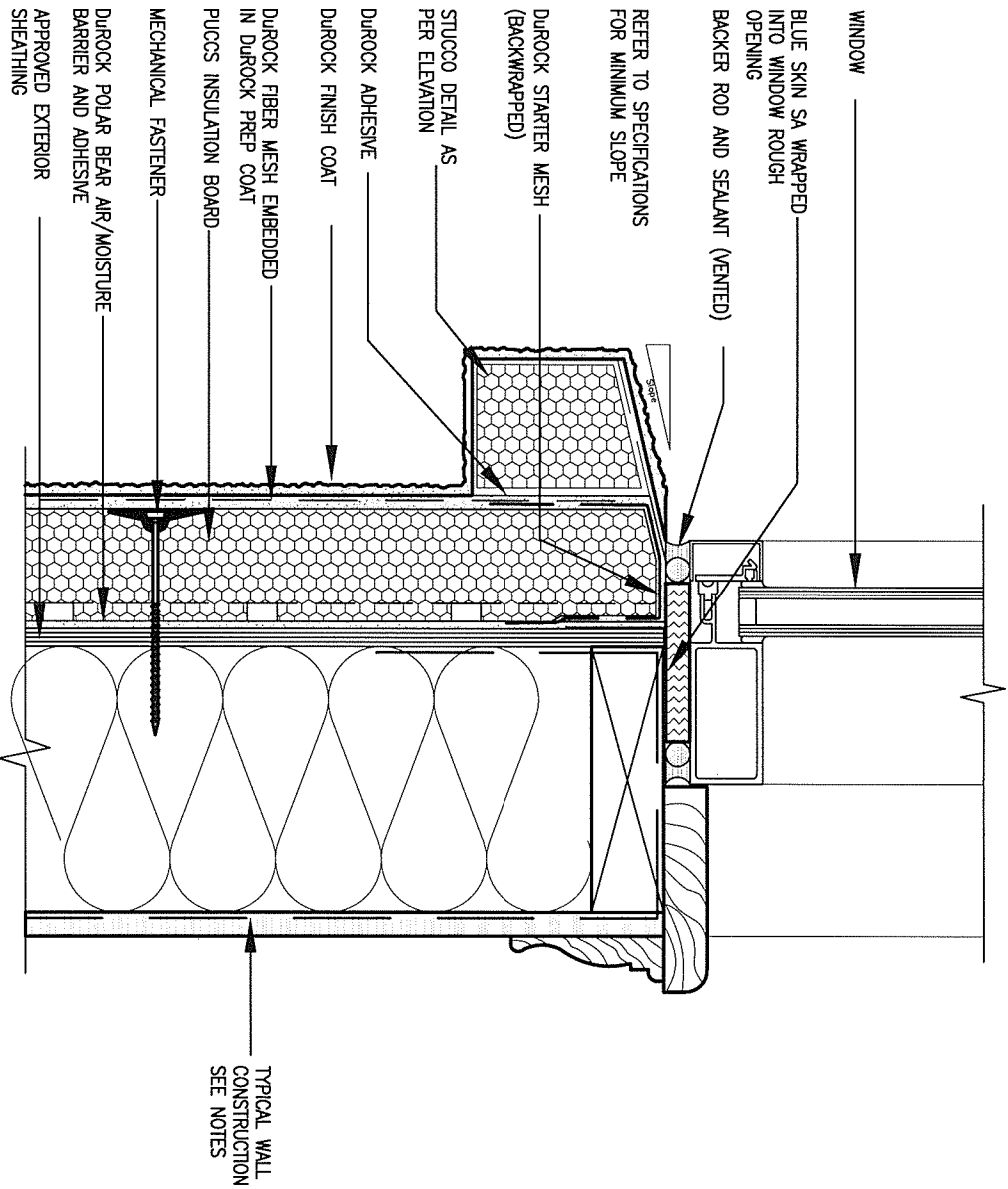
"CRIPPLE" DETAIL

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 .		qualification information		project name		municipality	
7 .		Wellington Jno-Baptista		GREEN VALLEY ESTATES		BRADFORD	
6 .		name		date		CONSTRUCTION NOTES	
5 .		registration information		APR 2014		drawing no.	
4 .		VA3 Design Inc.		checked by		file name	
3 .		42658		scale		13045-CONST-OBC 2015	
2 UPDATE TO CODE		APR 16-15 RC		3/16" = 1'-0"		CN2	
1 ISSUE FOR CLIENT REVIEW		MAY 07-14 RC		Richard - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:56 AM			
no. description		date by					



1 WINDOW HEADER

CN3 SCALE: 3"=1'-0"



2 WINDOW SILL

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

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

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.			
qualification information			
Wellington Jno-Baptiste		25591	
name		BCIN	
registration information		42658	
VA3 Design Inc.			
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			



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va3design.com

BAYVIEW WELLINGTON

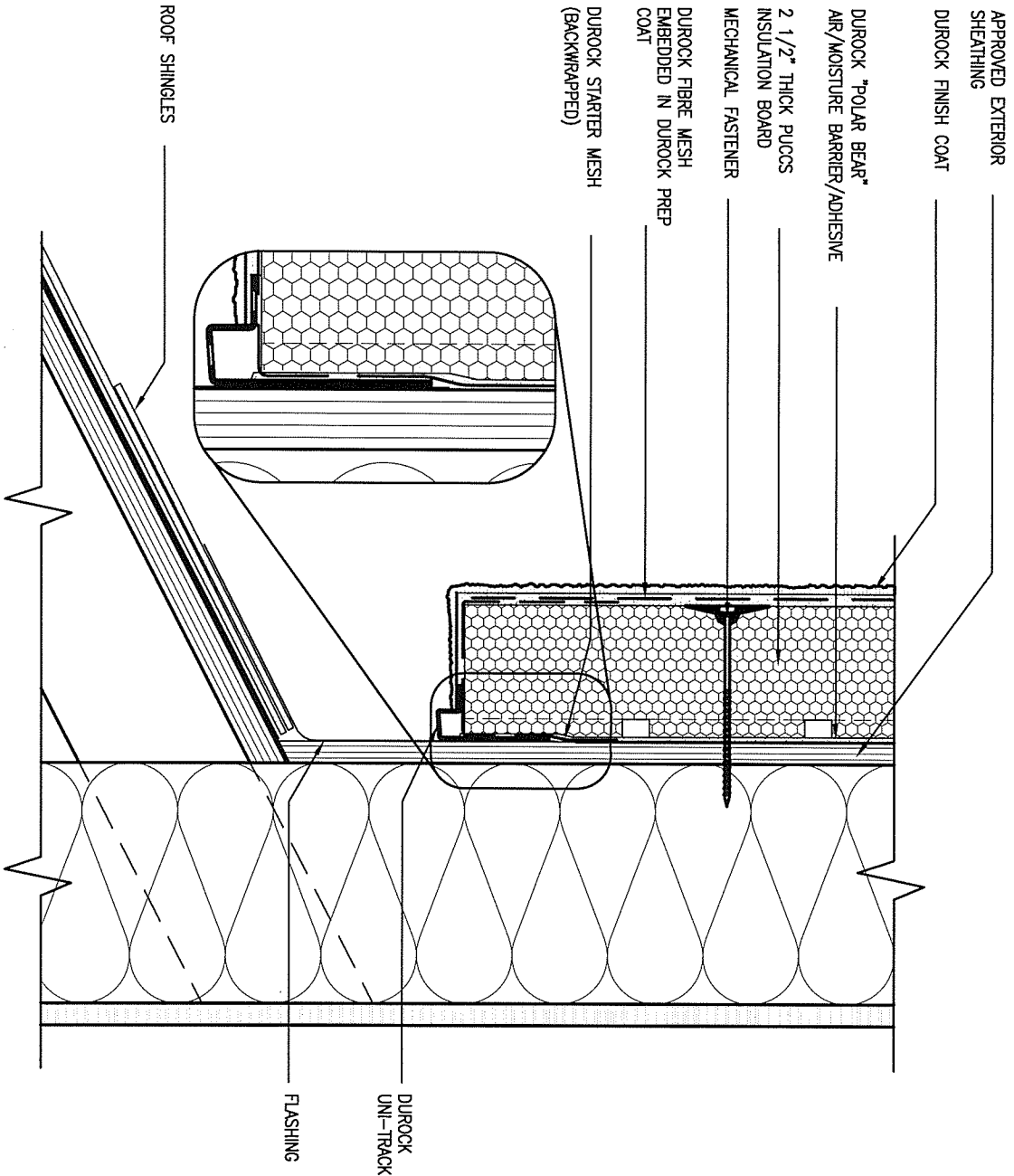
project name
GREEN VALLEY ESTATES

municipality
BRADFORD

CONST NOTE

project no.
13045

date APR 2014	checked by RC	scale 3/16" = 1'-0"	CONSTRUCTION NOTES	file name 13045-CONST-OBC 2015	drawing no. CN3
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM					

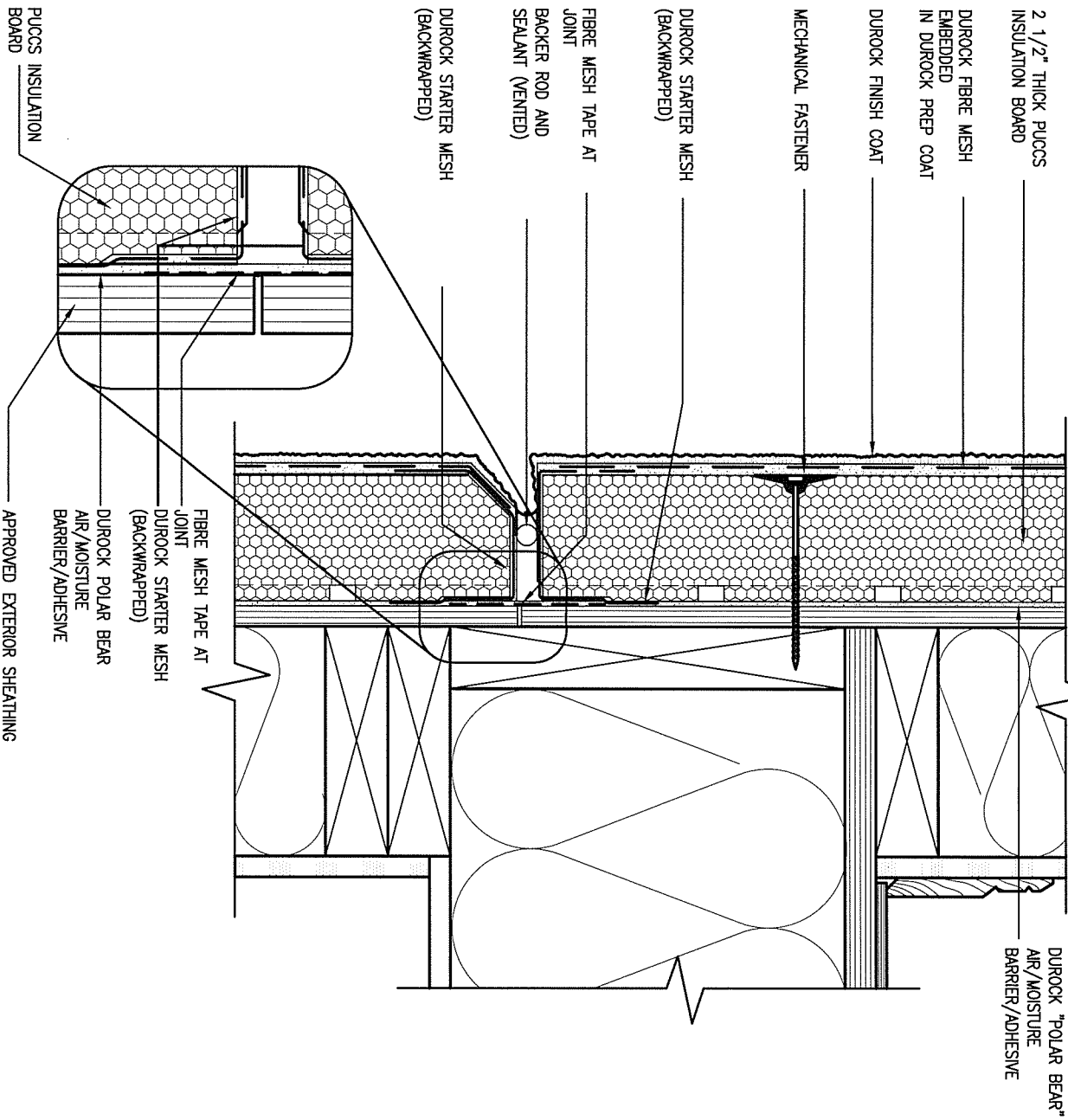


3 STUCCO TERMINATION @ ROOF

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"

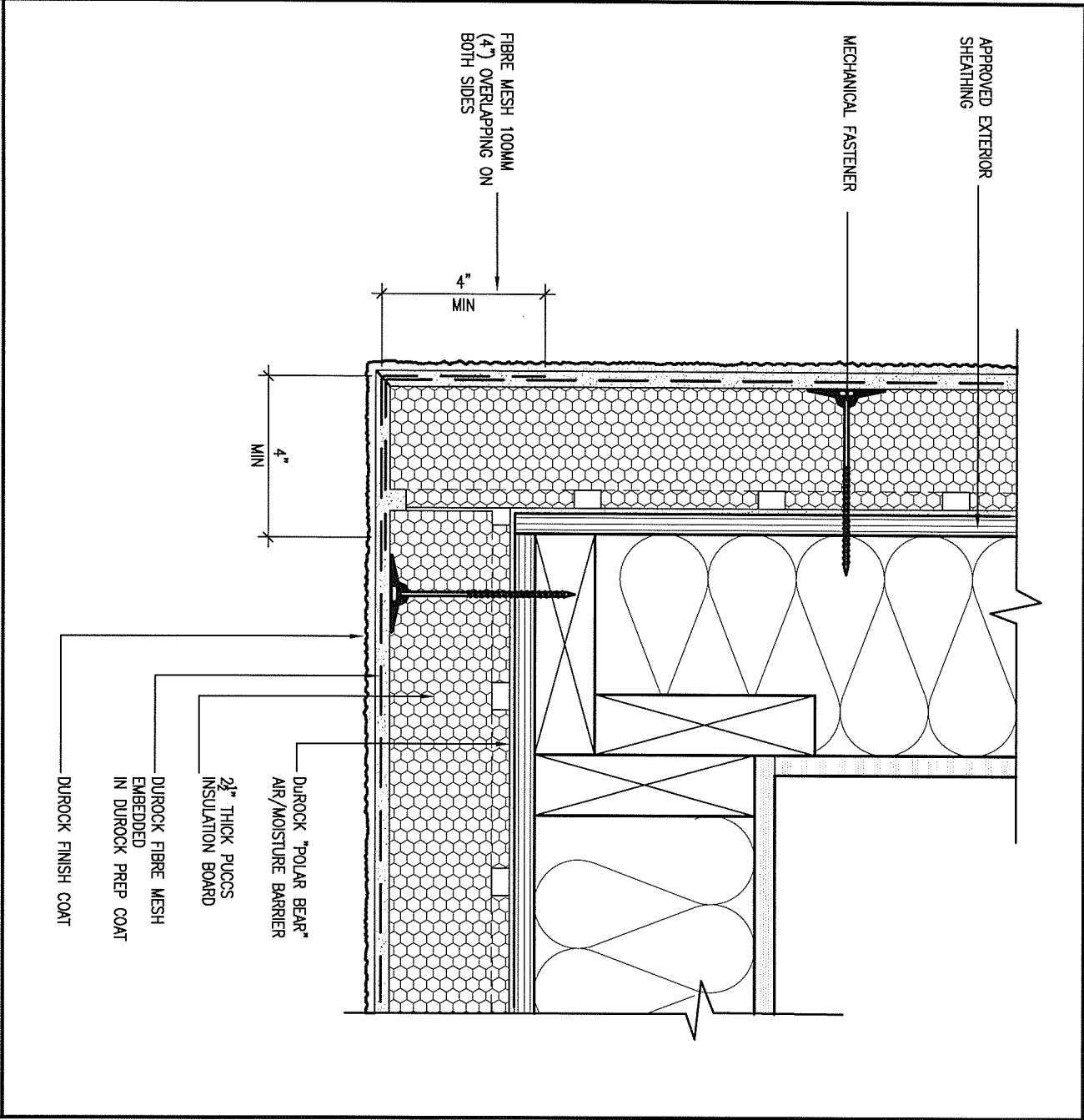
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3	.	.	.
2	UPDATE TO CODE	APR 16-15	RC
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
no.	description	date	by

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

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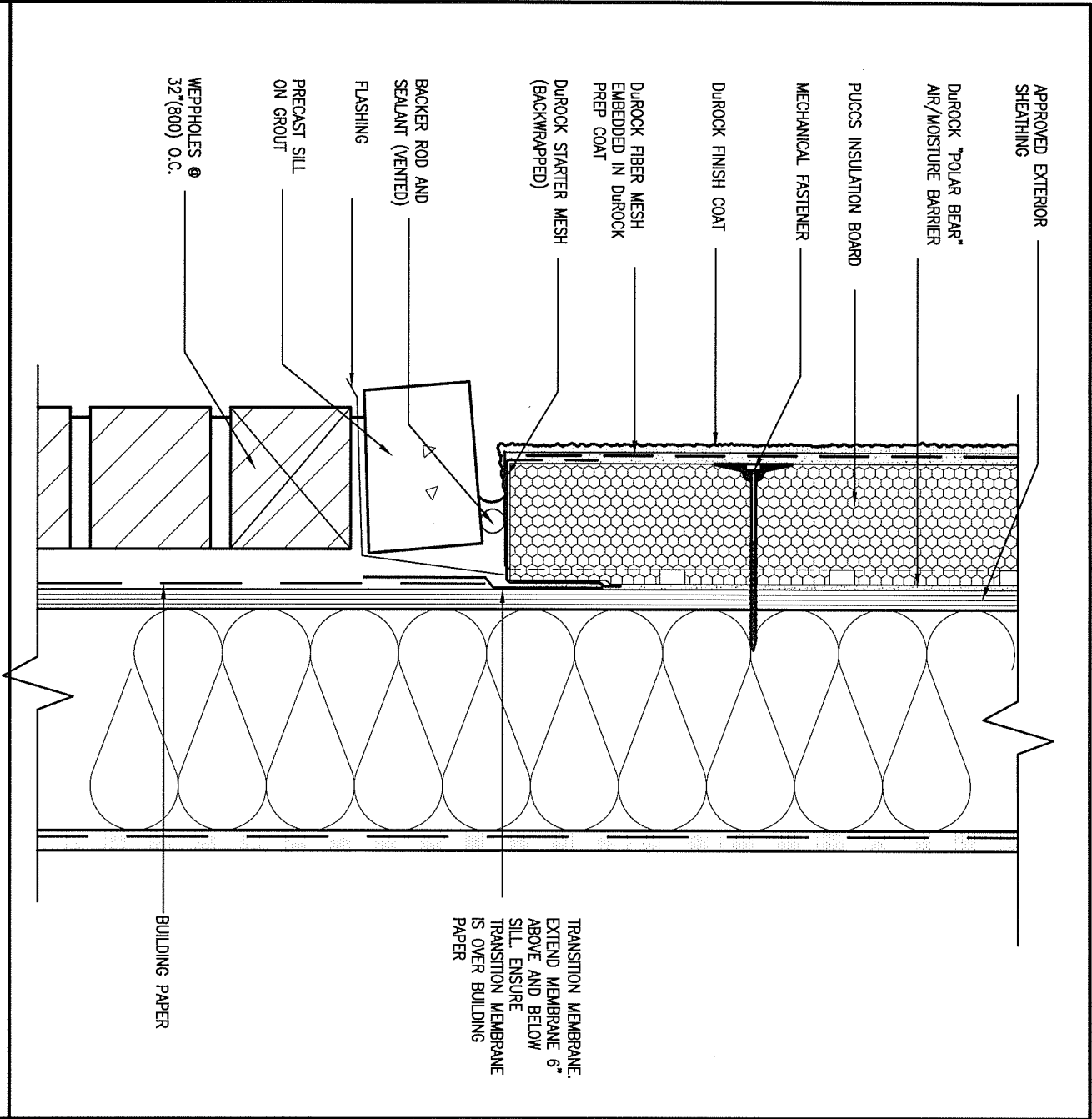
BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	checked by	scale
drawn by	RC		3/16" = 1'-0"
CONSTRUCTION NOTES		file name	13045-CONST-OBC 2015
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM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



5 CORNER DETAIL

CN5 SCALE: 3"=1'-0"

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



6 STUCCO / MASONRY PLINTH CONNECTION

CN5 SCALE: 3"=1'-0"

9	-	-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		CONST NOTE	
8	-	-			project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	
7	-	-	qualification information		date APR 2014	CONSTRUCTION NOTES		drawing no.
6	-	-	Wellington Jno-Baptiste  25591		drawn by RC	checked by -	scale 3/16" = 1'-0"	file name 13045-CONST-OBC 2015
5	-	-	name registration information	RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM				
4	-	-	VA3 Design Inc. 42658					
3	-	-						
2	UPDATE TO CODE	APR 16-15	RC					
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC					
no.	description		date	by				

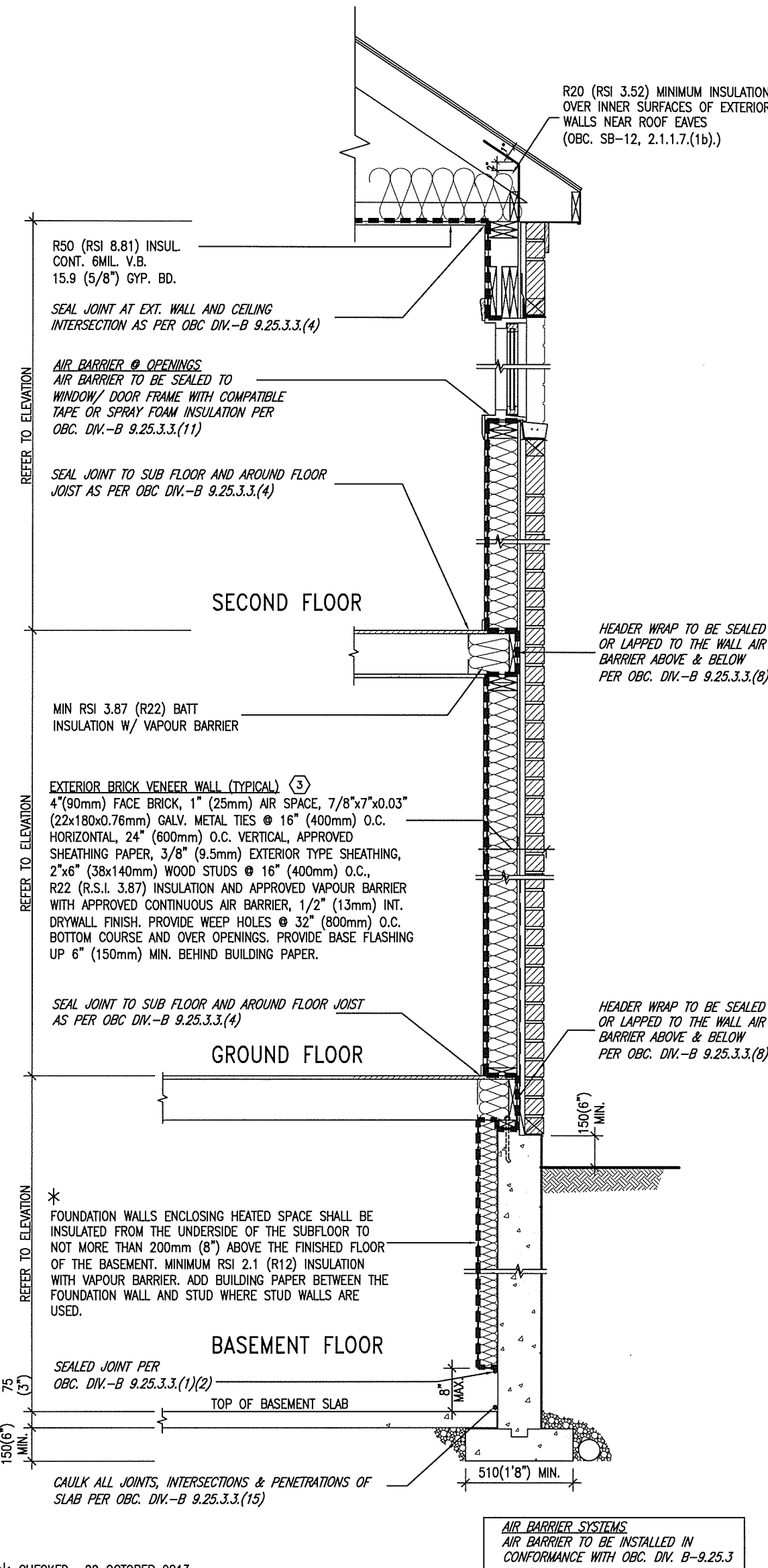
SB12-COMPLIANCE PACKAGE 'J'

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

USE SB-12 COMPLIANCE PACKAGE (J):		
COMPONENT	J	Notes:
Ceiling with Attic Space	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		



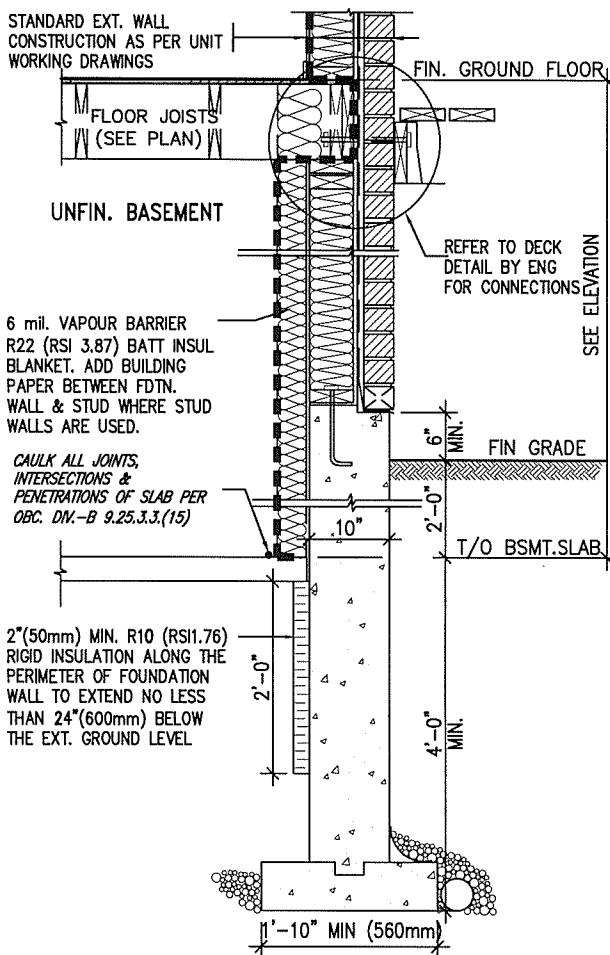
JULY 25, 2016



* CHECKED- 22 OCTOBER 2013

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

SEMI & SINGLES ONLY

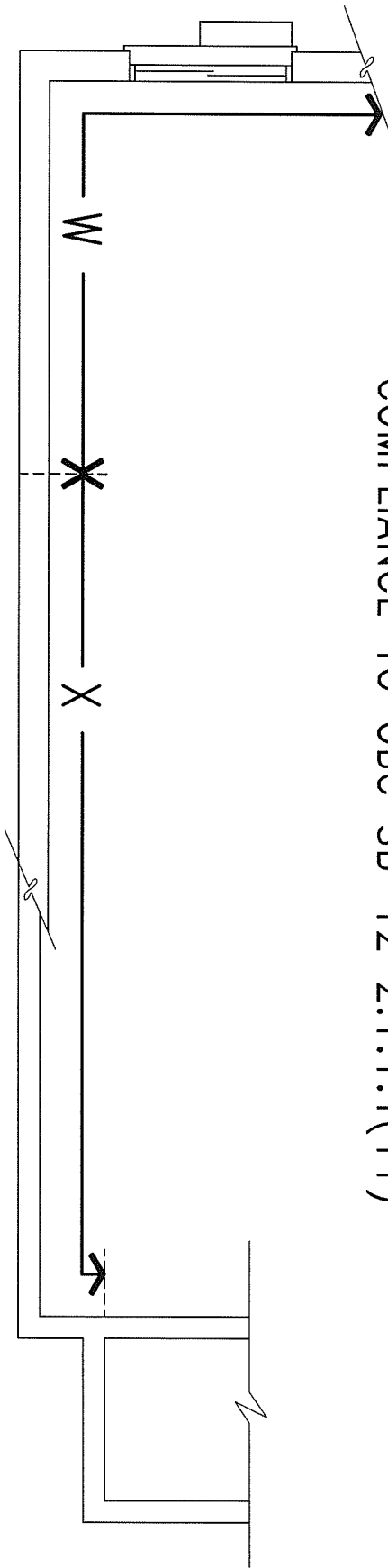


* REVISED- 15 MARCH 2013

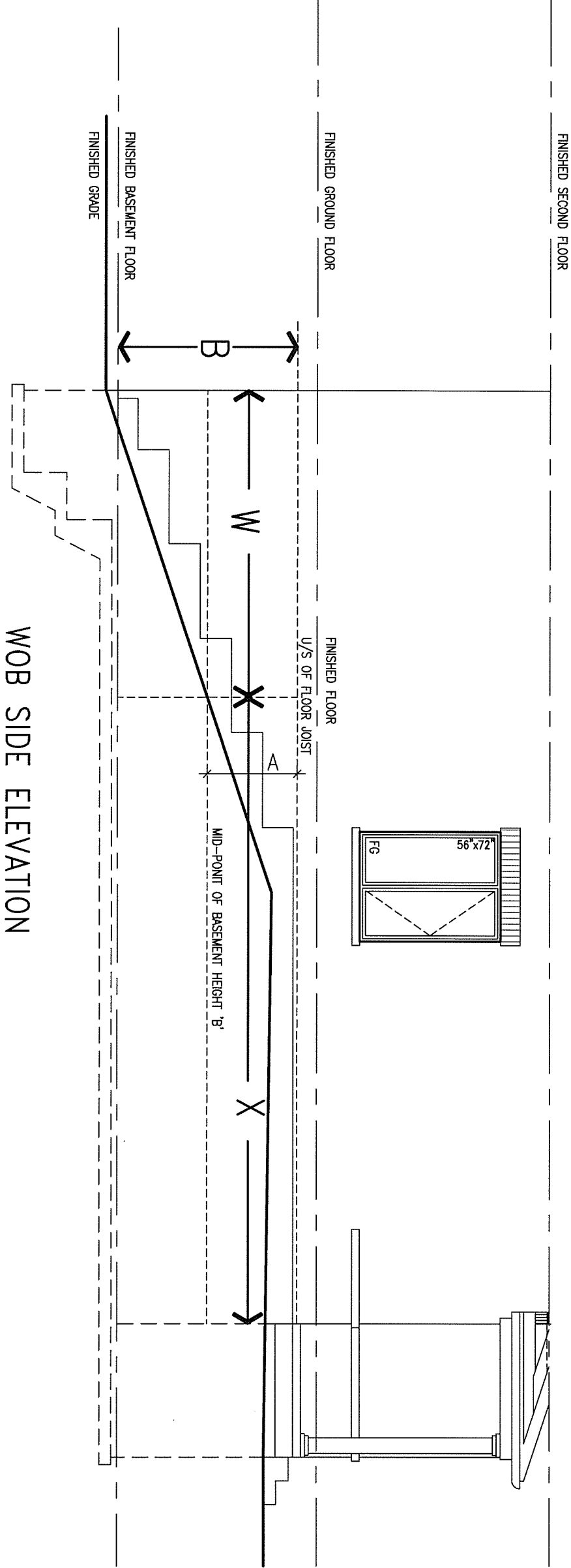
SECTION AT W.O.D/W.O.B.

9 .			The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.			VA3 DESIGN			BAYVIEW WELLINGTON			CONST NOTE		
8 .			qualification information			300A Wilson Avenue			project name			municipality		
7 .			Wellington Jno-Baptiste			Toronto ON M3H 1S8			GREEN VALLEY ESTATES			BRADFORD		
6 .			name			t 416.630.2255 f 416.630.4782			date			project no.		
5 .			registration information			va3design.com			APR 2014			13045		
4 .			VA3 Design Inc.			300A Wilson Avenue			drawn by			checked by		
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.			scale			RC			13045-CONST-OBC 2015		
2 UPDATE TO CODE			APR 16-15			3/16" = 1'-0"			CONSTRUCTION NOTES			drawing no.		
1 ISSUE FOR CLIENT REVIEW			MAY 07-14			13045-CONST-OBC 2015			CN6			file name		
no. description			date			by			RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM					

COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN




WOB SIDE ELEVATION

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

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



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

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qualification information			
Wellington Jno-Baptiste		25591	
name	signature		BCIN
registration information			
VA3 Design Inc.		42658	
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va3design.com

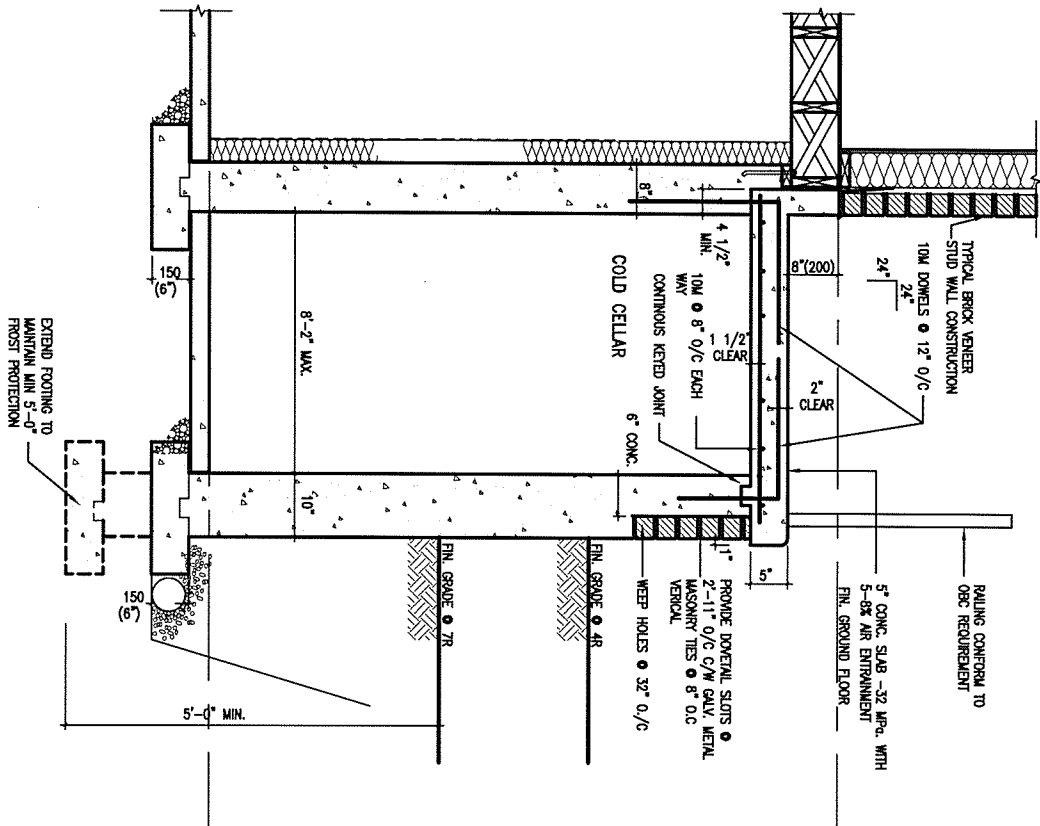
BAYVIEW WELLINGTON		
project name		municipality
GREEN VALLEY ESTATES		BRADFORD
date		CONST
APR 2014		
drawn by	checked by	scale
RC	-	3/16" = 1'-0"
13		
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu		

CONST NOTE		project no.	
-		13045	
drawing no.		CN7	

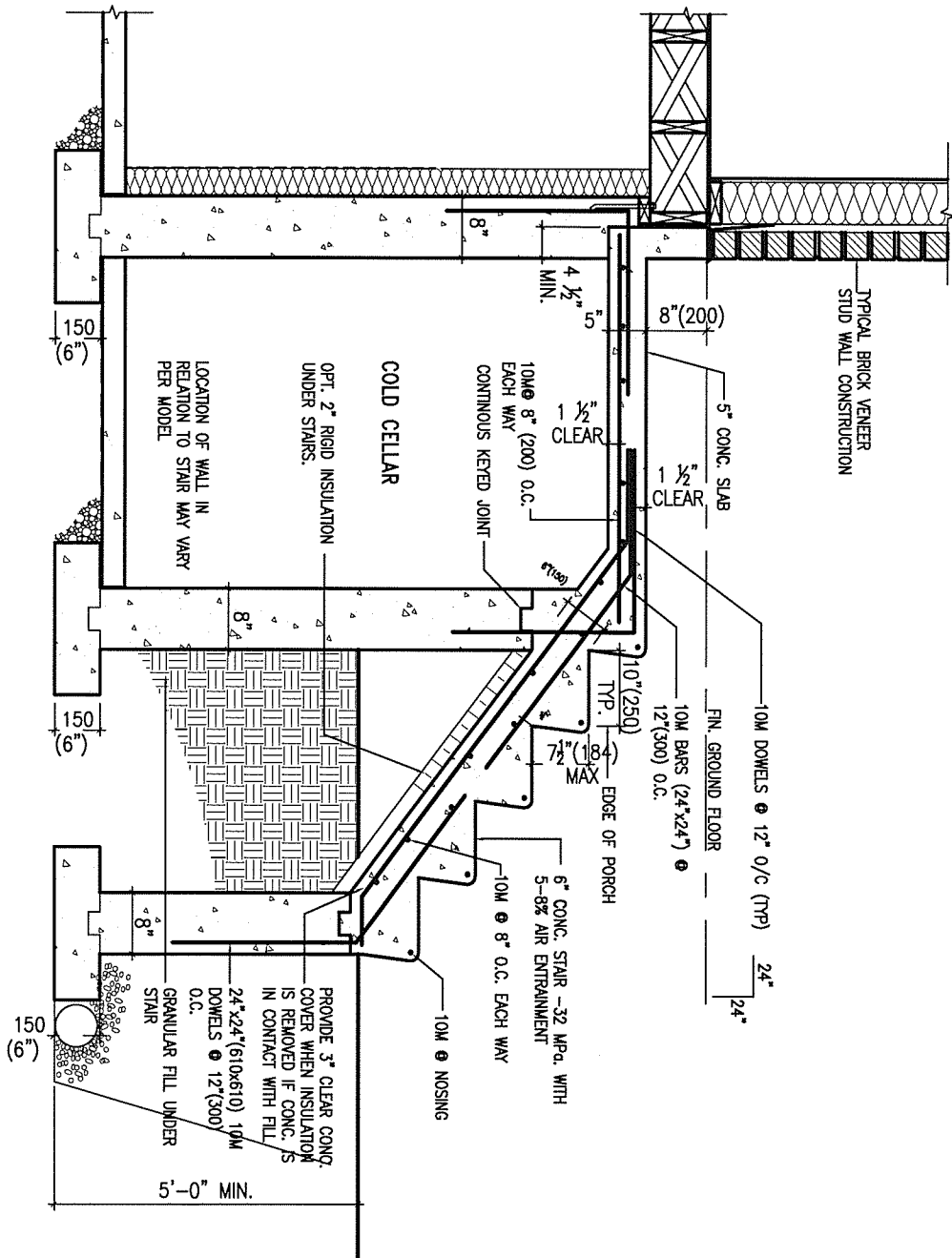


JULY 25, 2016

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.



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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
signature
name registration information BCIN
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	project no. 13045	drawing no. CN8
CONSTRUCTION NOTES			
date APR 2014	checked by RC	scale 3/16" = 1'-0"	file name 13045-CONST-OBC 2015
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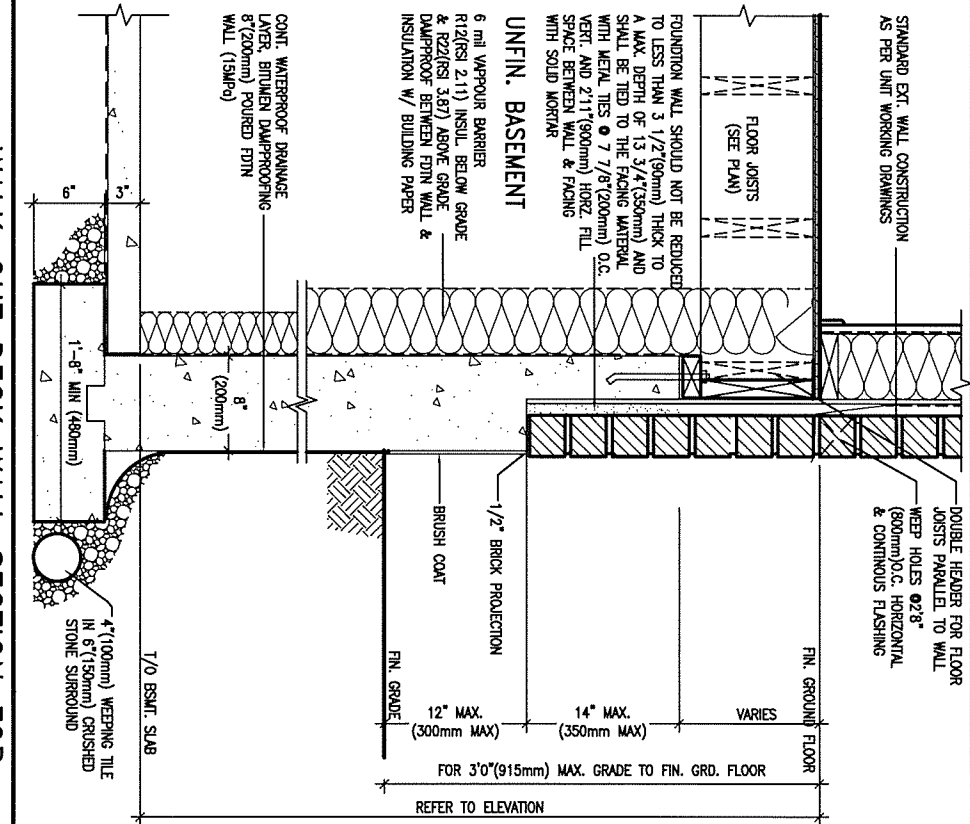
JULY 25, 2016

CONST NOTE

BAYVIEW WELLINGTON			CONST NOTE	
project name		municipality		project no.
GREEN VALLEY ESTATES		BRADFORD		13045
date		CONSTRUCTION NOTES		drawing no.
APR 2014				CN9
drawn by		checked by	scale	file name
RC		-	3/16" = 1'-0"	13045-CONST-0BC 2015
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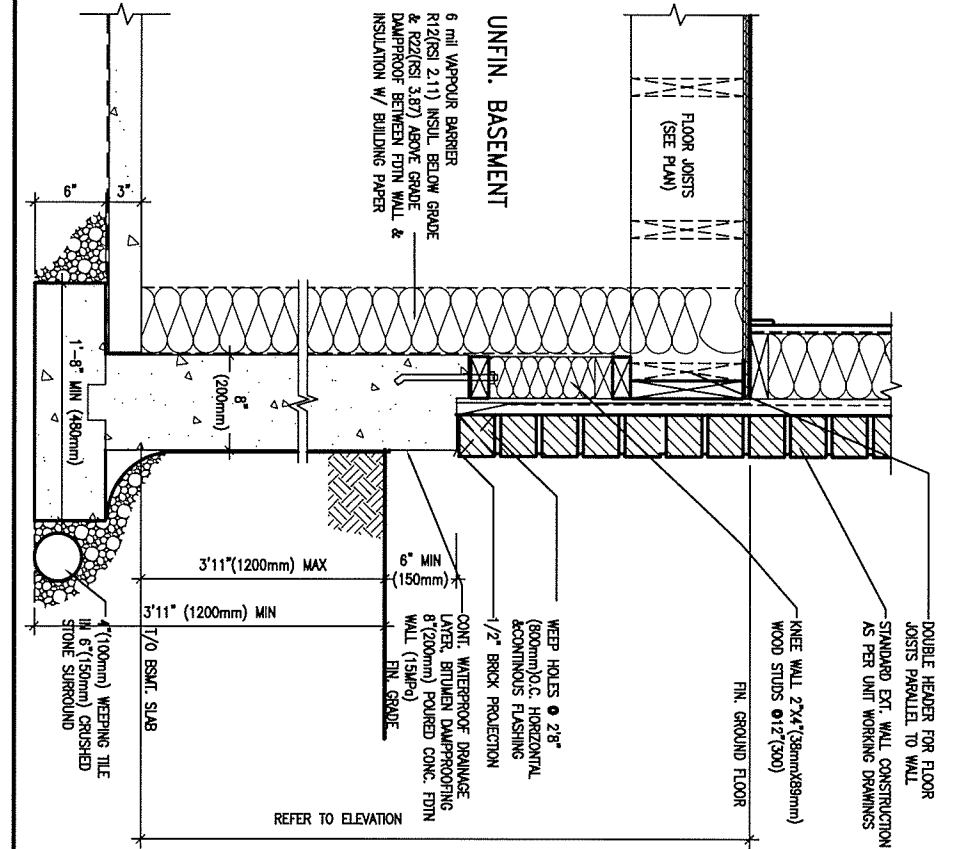


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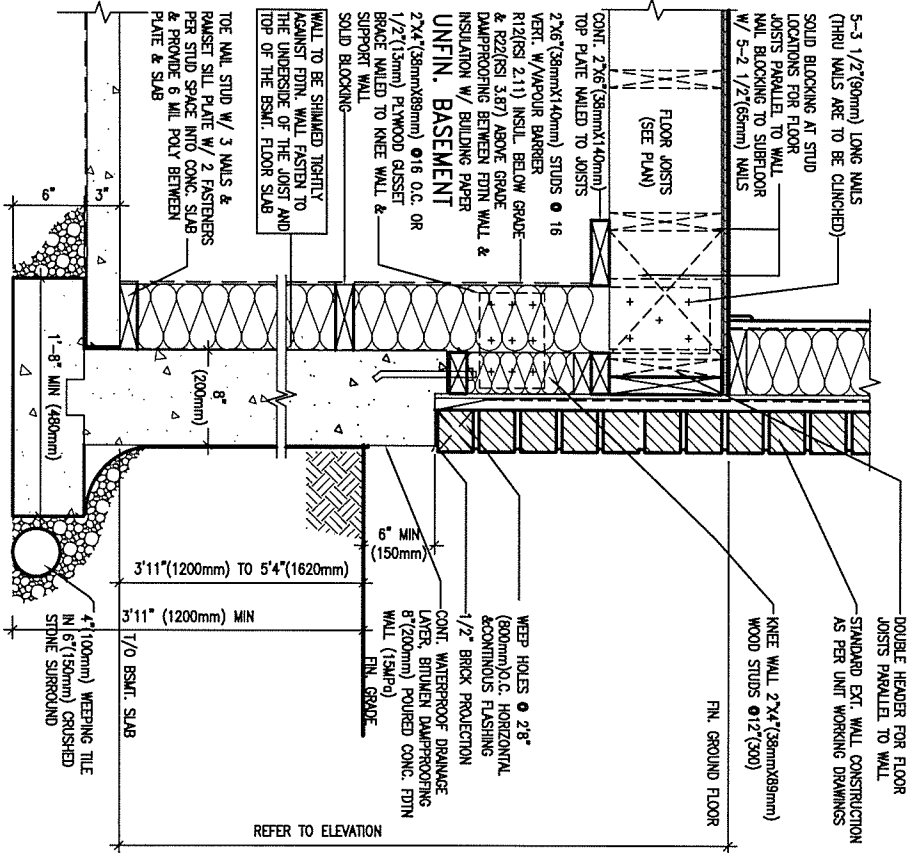
WALK-OUT DECK WALL SECTION FOR GRADE EW3.06B GRADE TO FIN. FLOOR 3'0"(900mm)

N.T.S.



WALK-OUT DECK WALL SECTION FOR GRADE EW3.07B TO BASEMENT SLAB 3'11"(1200mm)

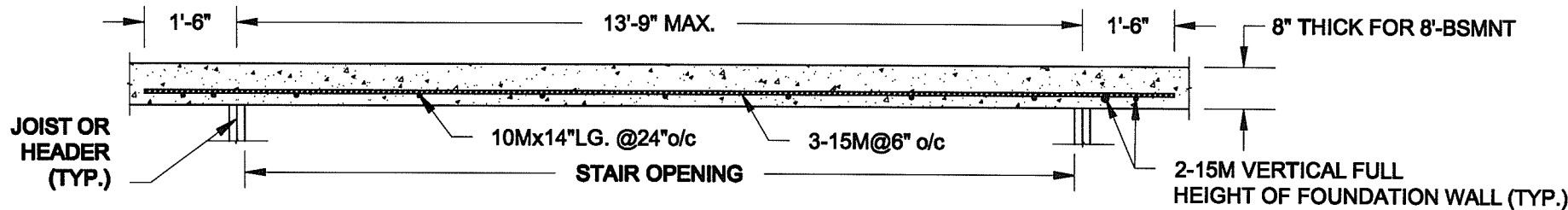
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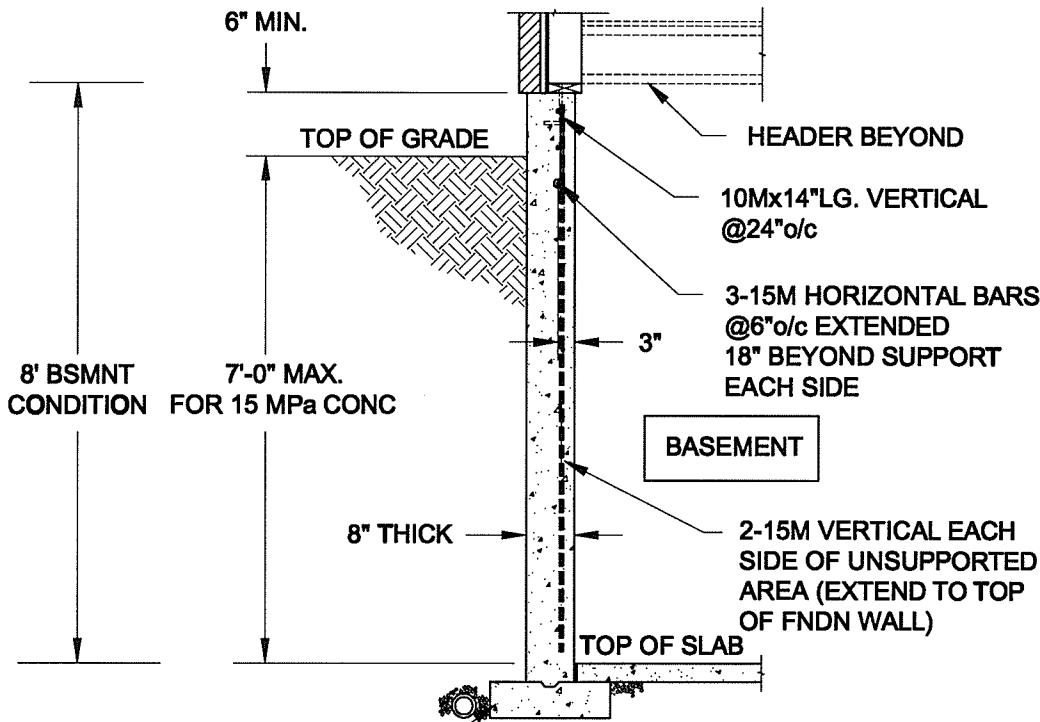
WALK-OUT WALL SECTION FOR GRADE EW3.08B HEIGHTS BETWEEN 3'11"(1200mm) AND 5'4"(1620mm) BASEMENT SLAB TO GRADE

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



FTG. SIZE AS PER PLAN

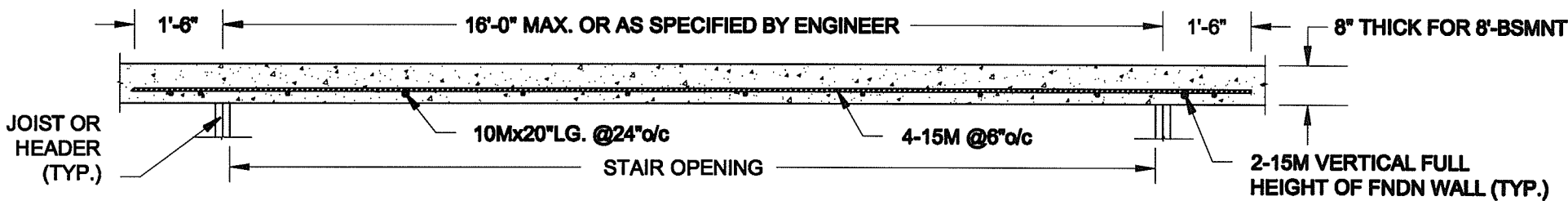
1A
S1

LATERALLY UNSUPPORTED WALL

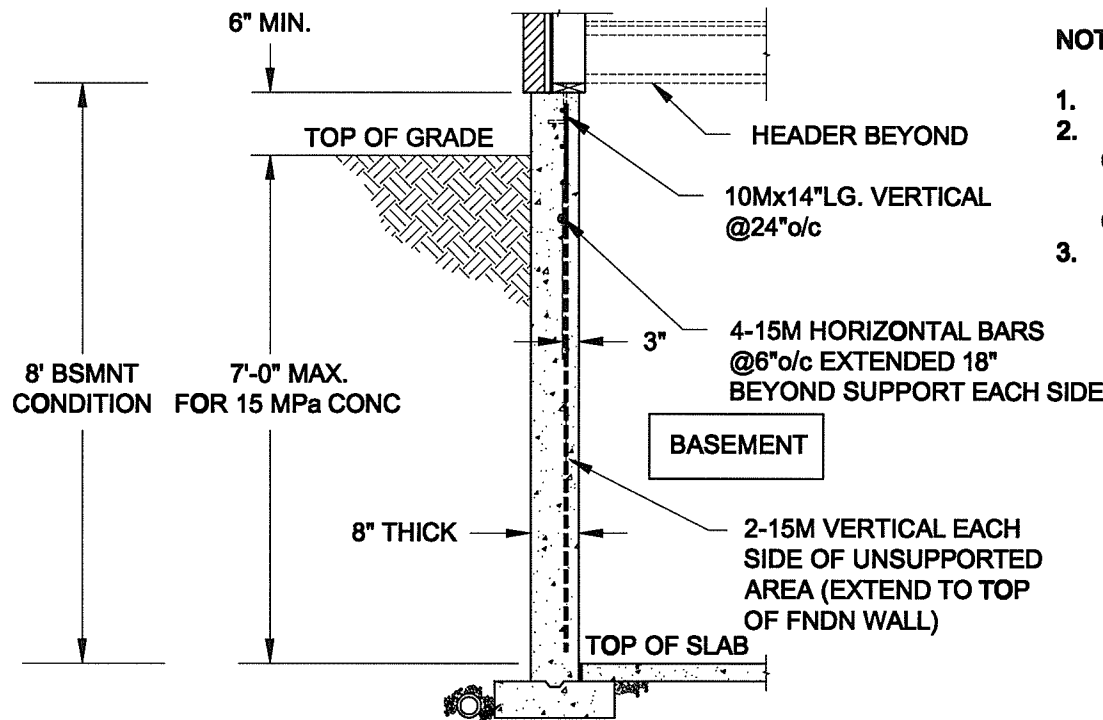
SCALE: 3/8" = 1'-0"

NOTES:

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



PLAN VIEW



FTG. SIZE AS PER PLAN

1B
S1

LATERALLY UNSUPPORTED WALL

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

NOTES:

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

Scale:
AS NOTED

Date:
MAY-31-2018

Drawn: SC
Checked: SJB

QUAILE ENGINEERING LTD.



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

Engineer's Seal:



MAY 30, 2016

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

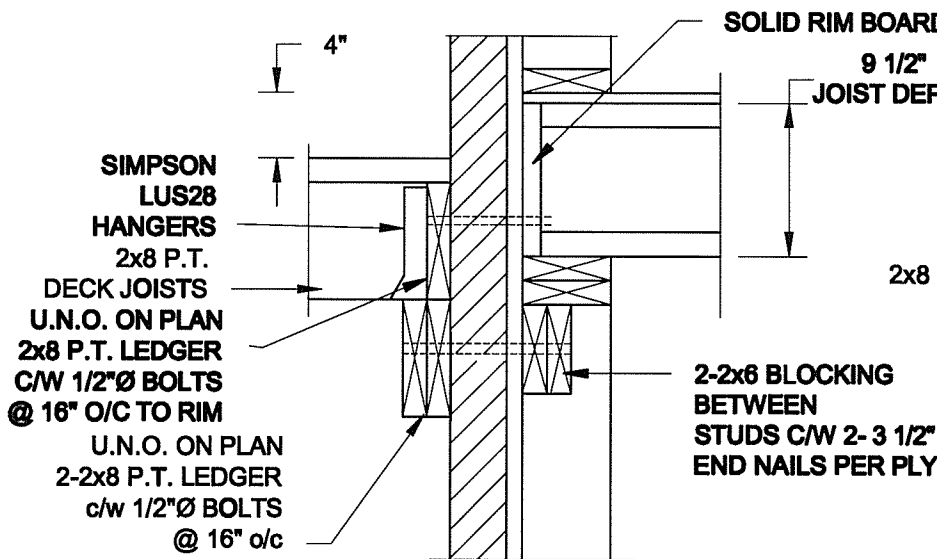
Project No.:

16-102

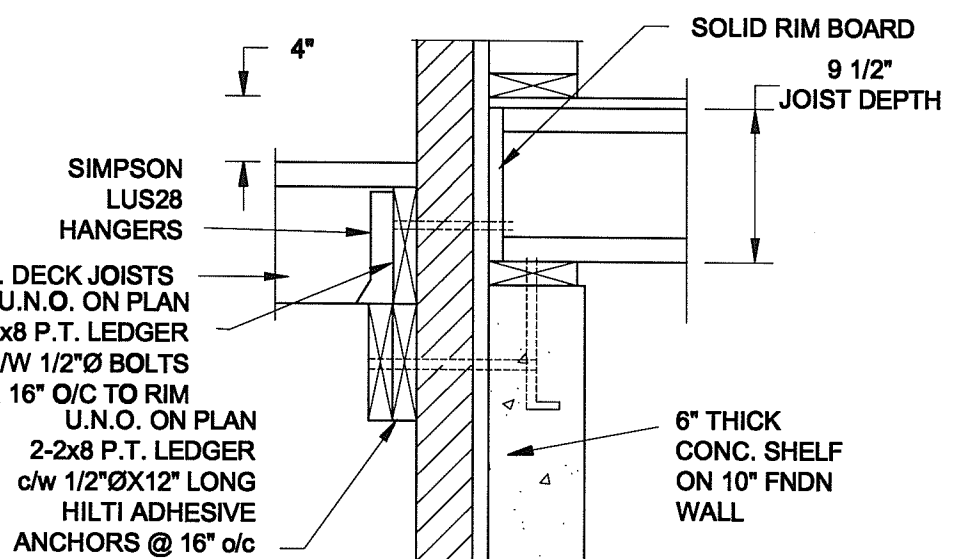
Drawing No.:

S1

FOR 9 1/2" JOIST DEPTH



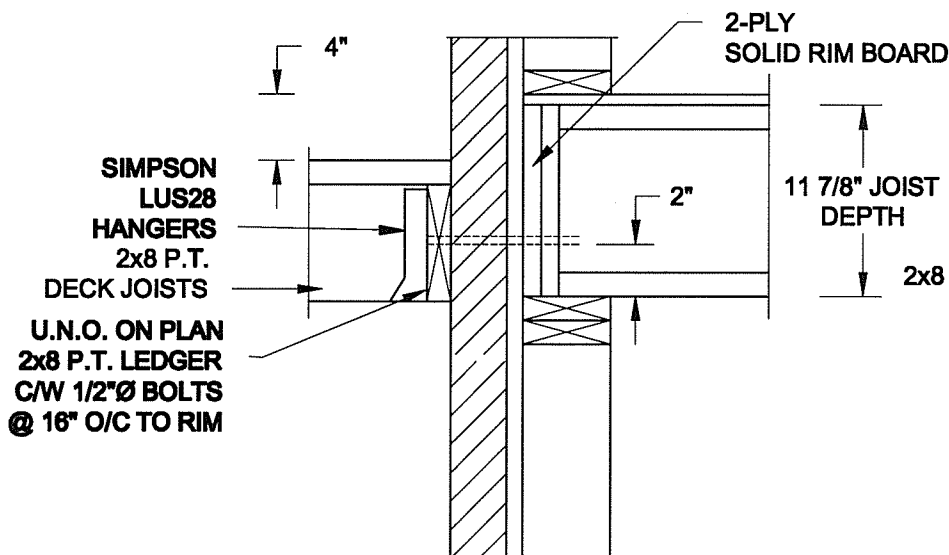
1A
S2 DECK FASTENING DETAIL
SCALE: 1" = 1'-0"



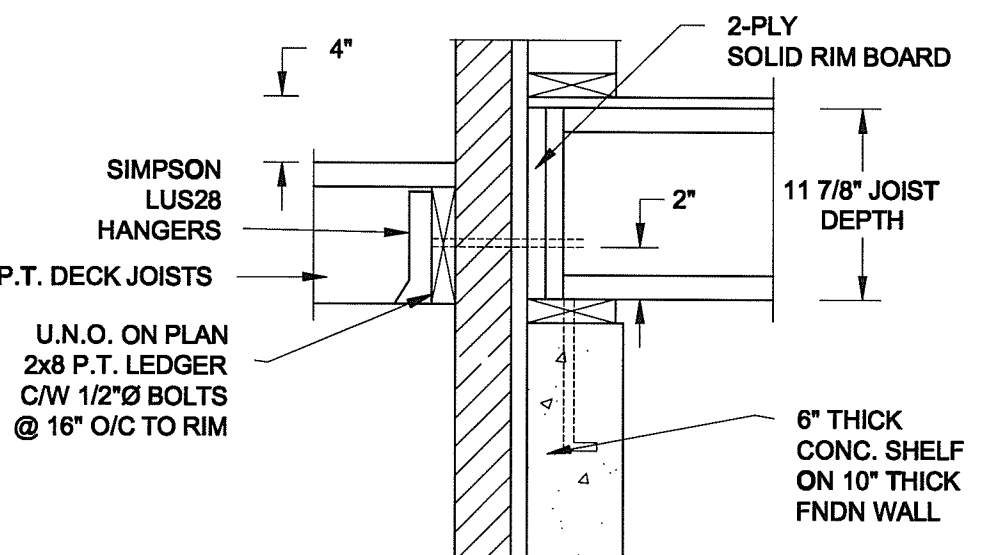
1B
S2 DECK FASTENING DETAIL
SCALE: 1" = 1'-0"

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

FOR 11 7/8" JOIST DEPTH

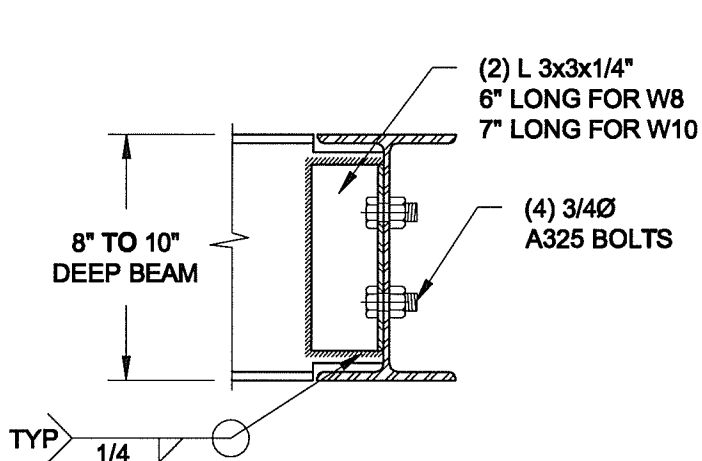


2A
S2 DECK FASTENING DETAIL
SCALE: 1" = 1'-0"

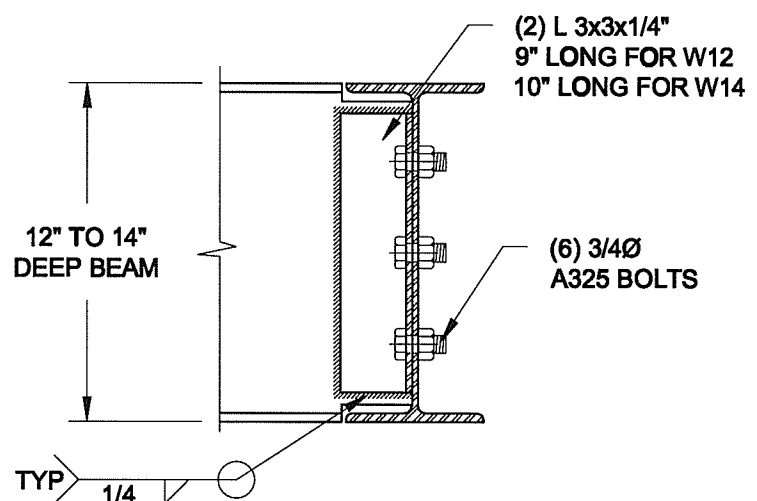


2B
S2 DECK FASTENING DETAIL
SCALE: 1" = 1'-0"

- 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:
MAY-31-2016

Drawn: SC
Checked: SJB

QUAILE ENGINEERING LTD.



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

Engineer's Seal



MAY 30, 2016

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

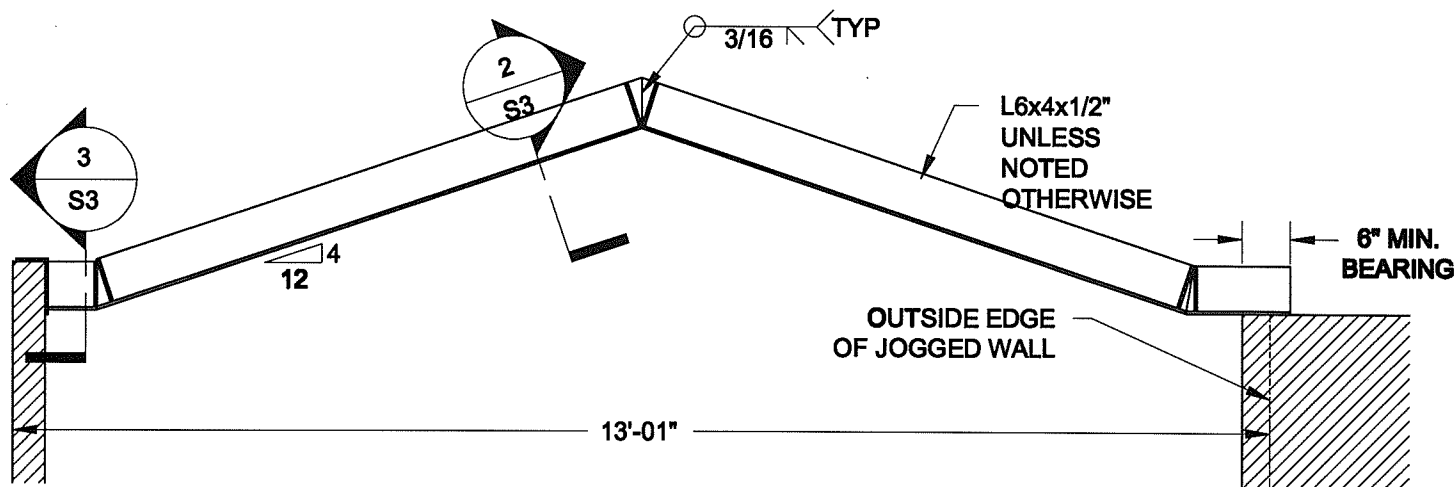
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

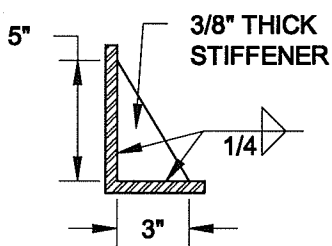
16-102

Drawing No.:

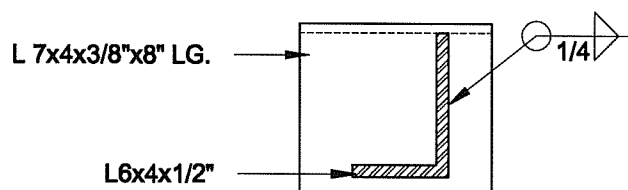
S2



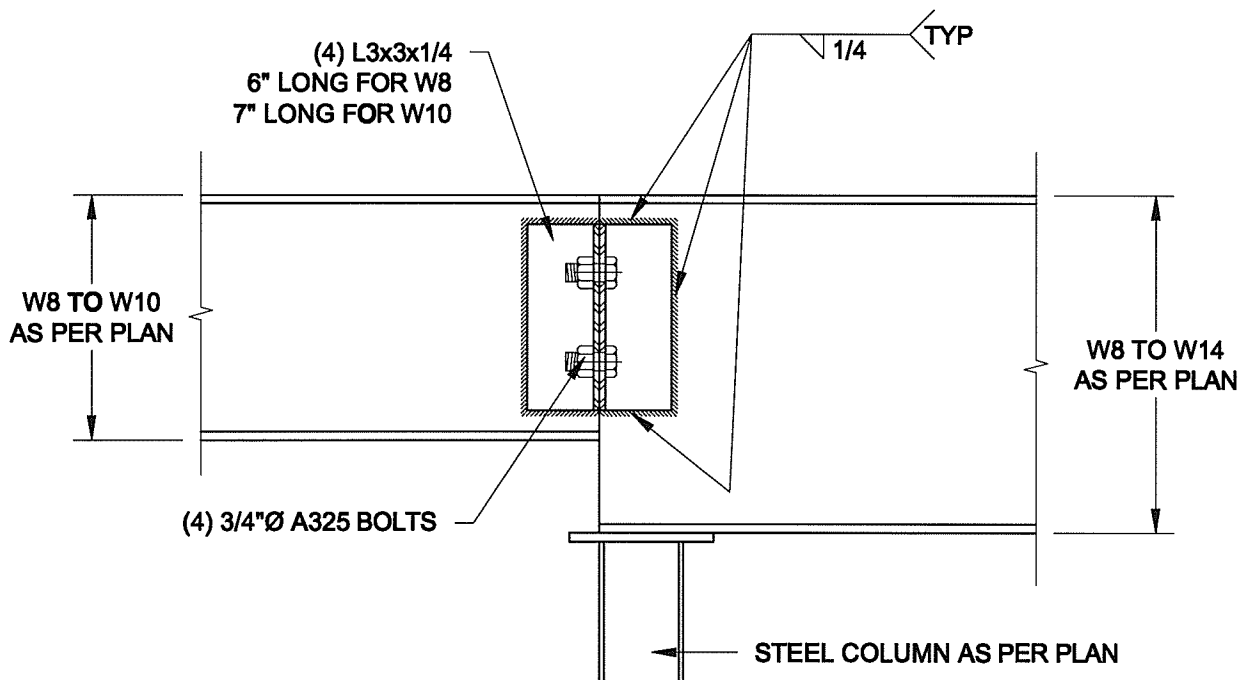
1
S3 **STEEL LINTEL AT GABLE**
SCALE: 1/2" = 1'-0"





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

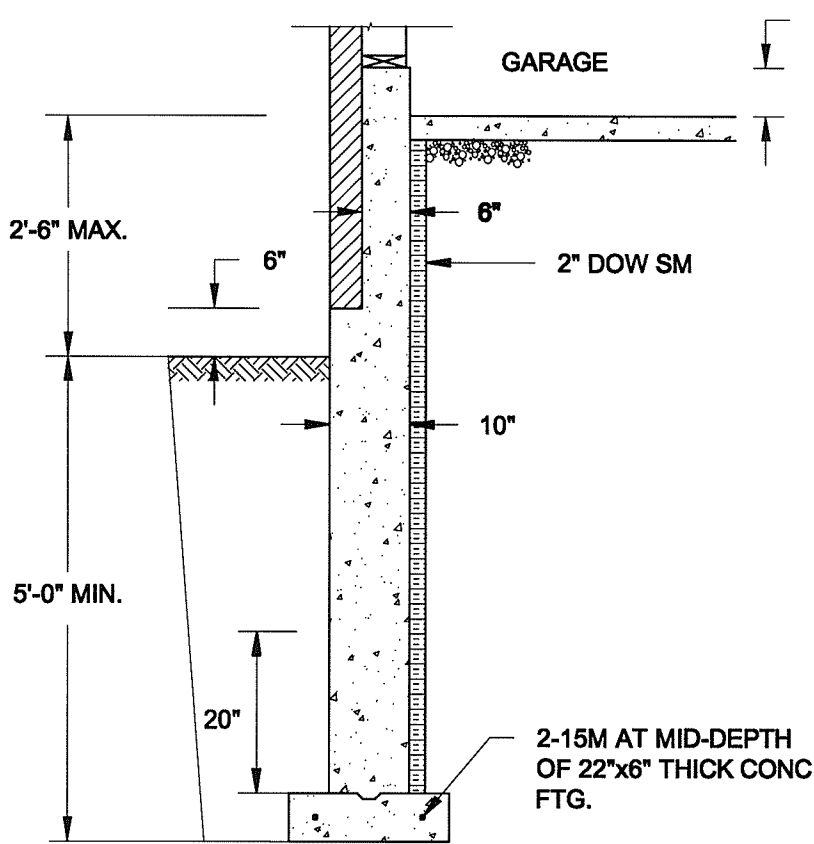


3
S3 **INVERTED ANGLE**
SCALE: 1 1/2" = 1'-0"



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

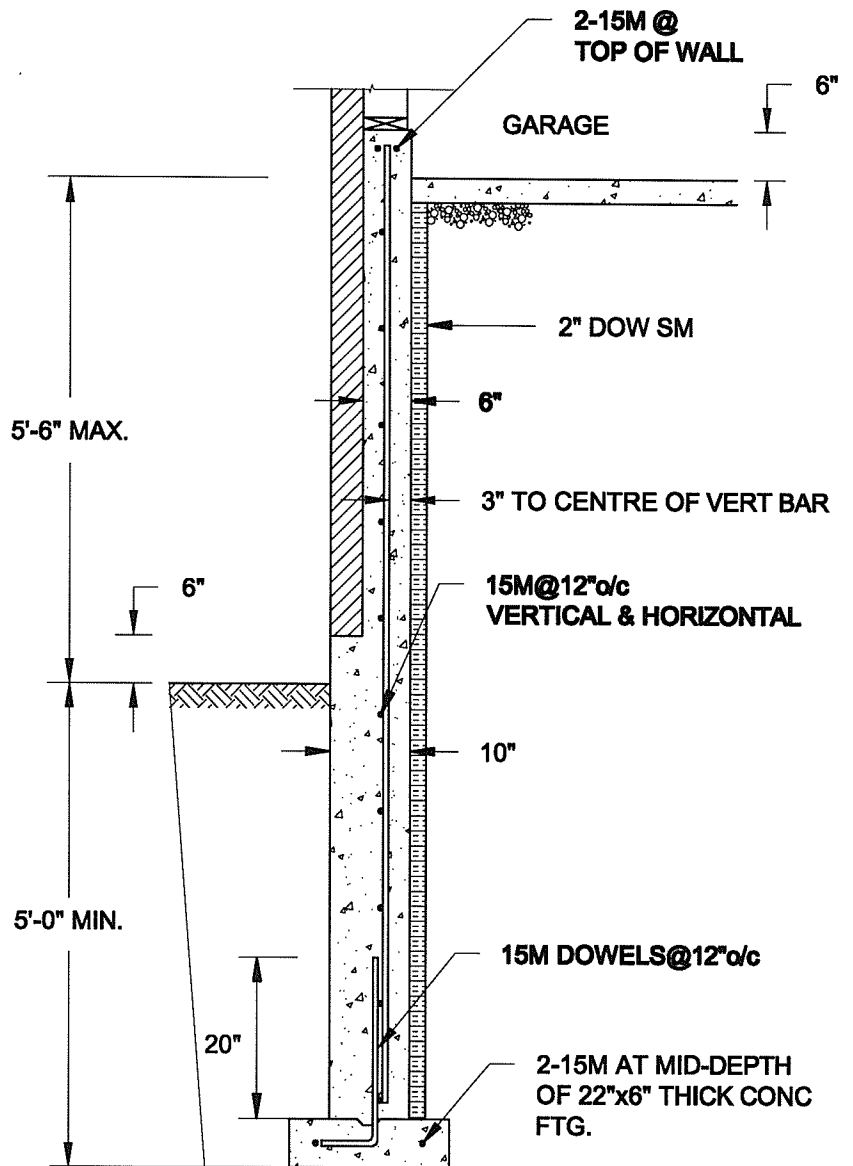
Scale: AS NOTED		<div>QUAILE ENGINEERING LTD.</div> <div></div> <div>38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com</div>	Engineer's Seal: <div></div> <div>MAY 30, 2016</div>		Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO	
Date: MAY-31-2016			TYPICAL STRUCTURAL DETAILS FOR SINGLES			
Drawn: SC	Checked: SJB		Project No.: 16-102		Drawing No.: S3	



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

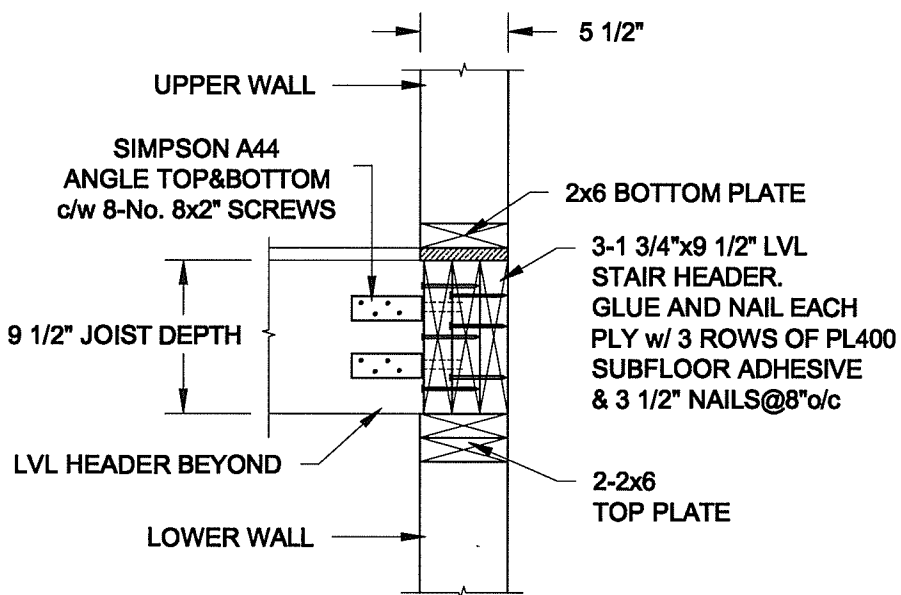
NOTE:

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.

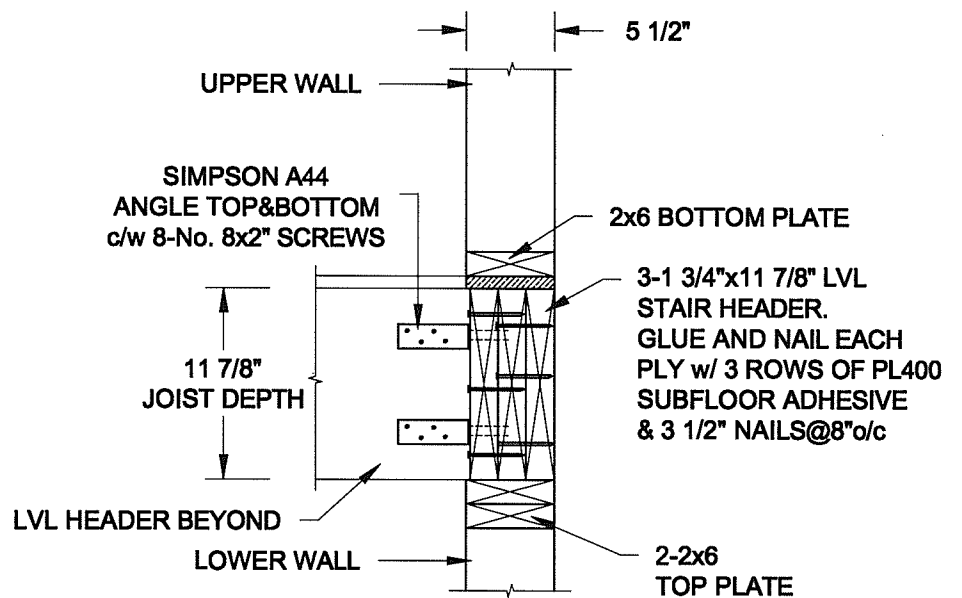


1B REINFORCED BRICKSHELF
SCALE: 1/2" = 1'-0"

FOR 9 1/2" JOIST DEPTH



FOR 11 7/8" JOIST DEPTH



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

Scale:
AS NOTED

Date:
MAY-31-2016

Drawn: SC
Checked: SJB

QUAILE ENGINEERING LTD.



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Newmarket, ON
L3Y 8J9
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Engineer's Seal



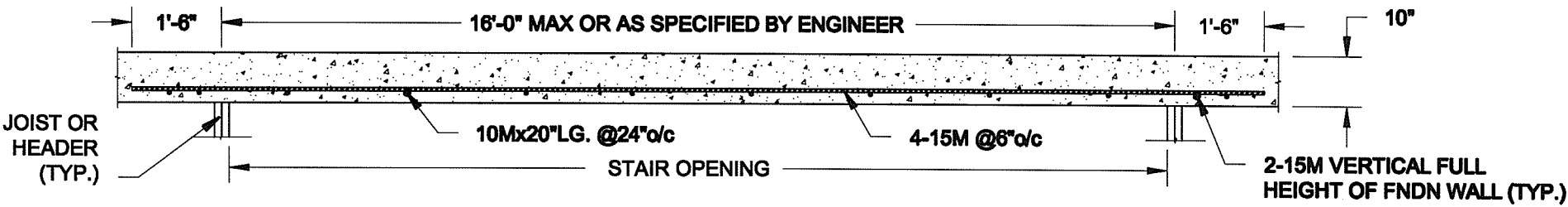
MAY 30, 2016

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

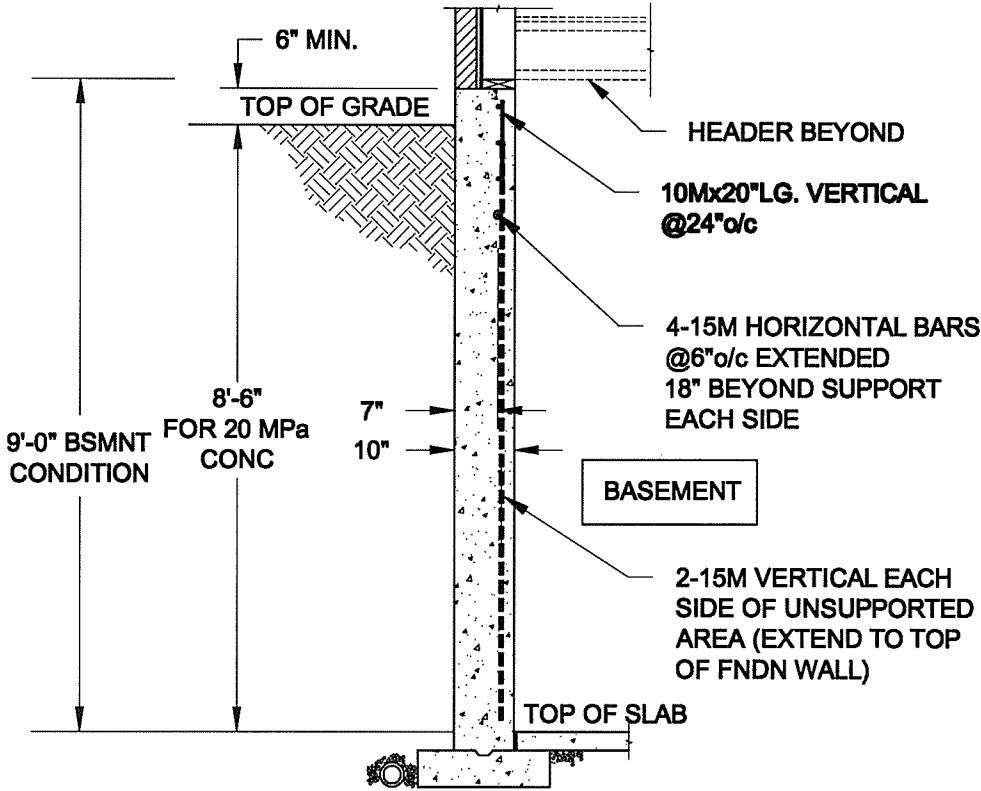
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:
16-102

Drawing No.:
S4





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