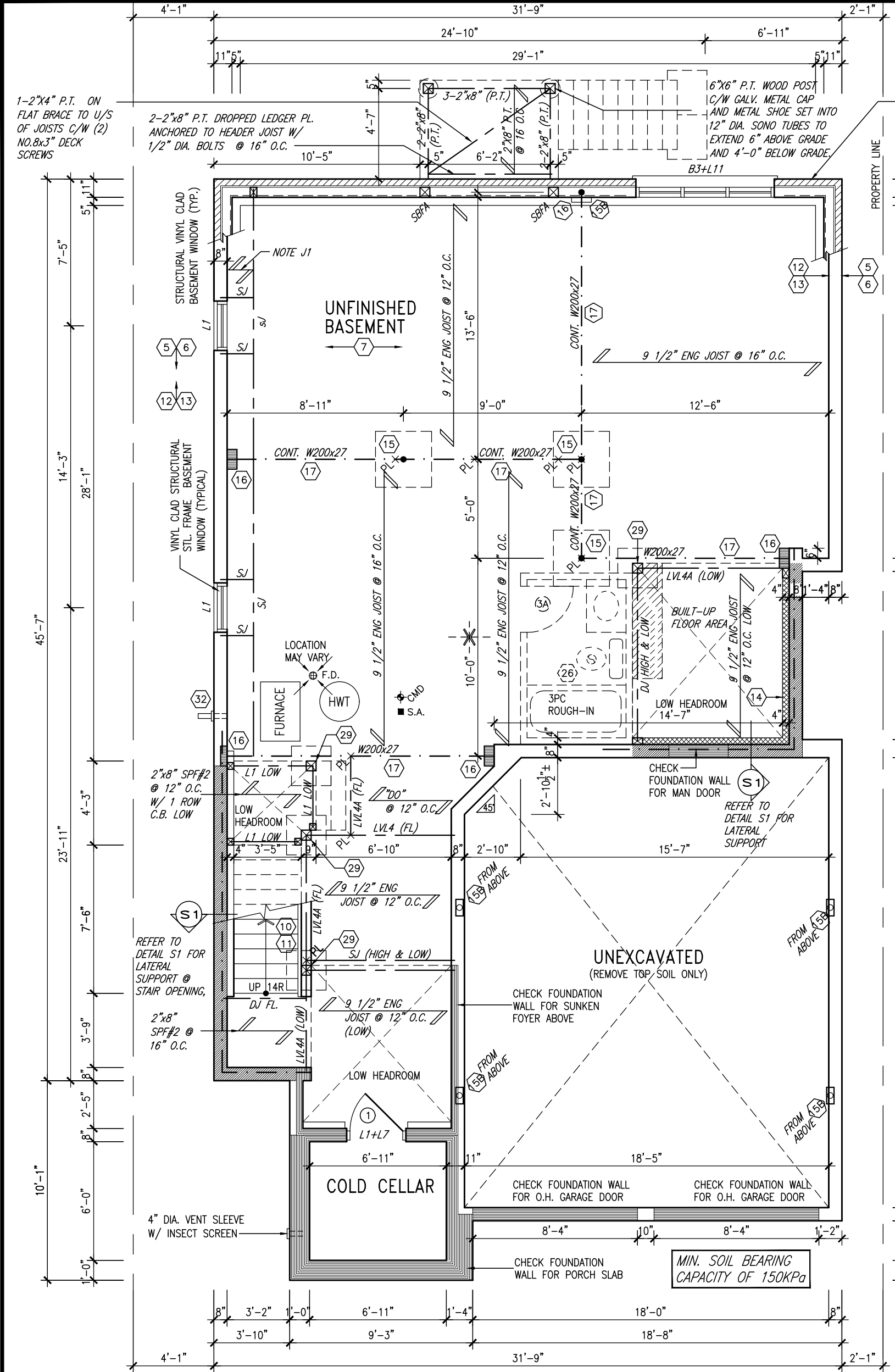




10" FOUNDATION WALL ON 22"x6" THICK CONC. FTG UNDER ALL 2"x6" KNEEWALL AS REQ'D BY GRADING - SEE DETAILS MAX BACKFILL HEIGHT: 4'-7" FOR 10" FNDN. WALL W/ KNEEWALL ON TOP



SEPT 14, 2016

AREA CALCULATIONS		ELEV. B
GROUND FLOOR AREA	1146 SF	
SECOND FLOOR AREA	1440 SF	
SUBTOTAL	2586 SF	
DEDUCT ALL OPEN AREAS	0 SF	
TOTAL NET AREA	2586 SF	
	(240.25 m ²)	
FINISHED BSMT AREA	0 SF	
COVERAGE	1596 SF	
W/OUT PORCH	(148.27 m ²)	
COVERAGE	1656 SF	
W/ PORCH	(153.85 m ²)	

BASEMENT PLAN 'B'

LOT 394

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.

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

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

9.	.	.	.
8.	.	.	.
7.	.	.	.
6.	DELETE OPEN TO BELOW OVER FOYER	09-13-16	RC
5.	REVISED AS PER ENG'S COMMENTS	08-08-16	RC
4.	REV. AS PER LOT 394	18-05-16	JM
3.	REDUCED WINDOW DEPTH AT REAR	10-05-16	JM
2.	REVISED AS PER ENG'S COMMENTS	21-04-15	RC
1.	ISSUED FOR CLIENT REVIEW	14-07-04	LM
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

signature

BCIN

registration information

VA3 Design Inc. 42658

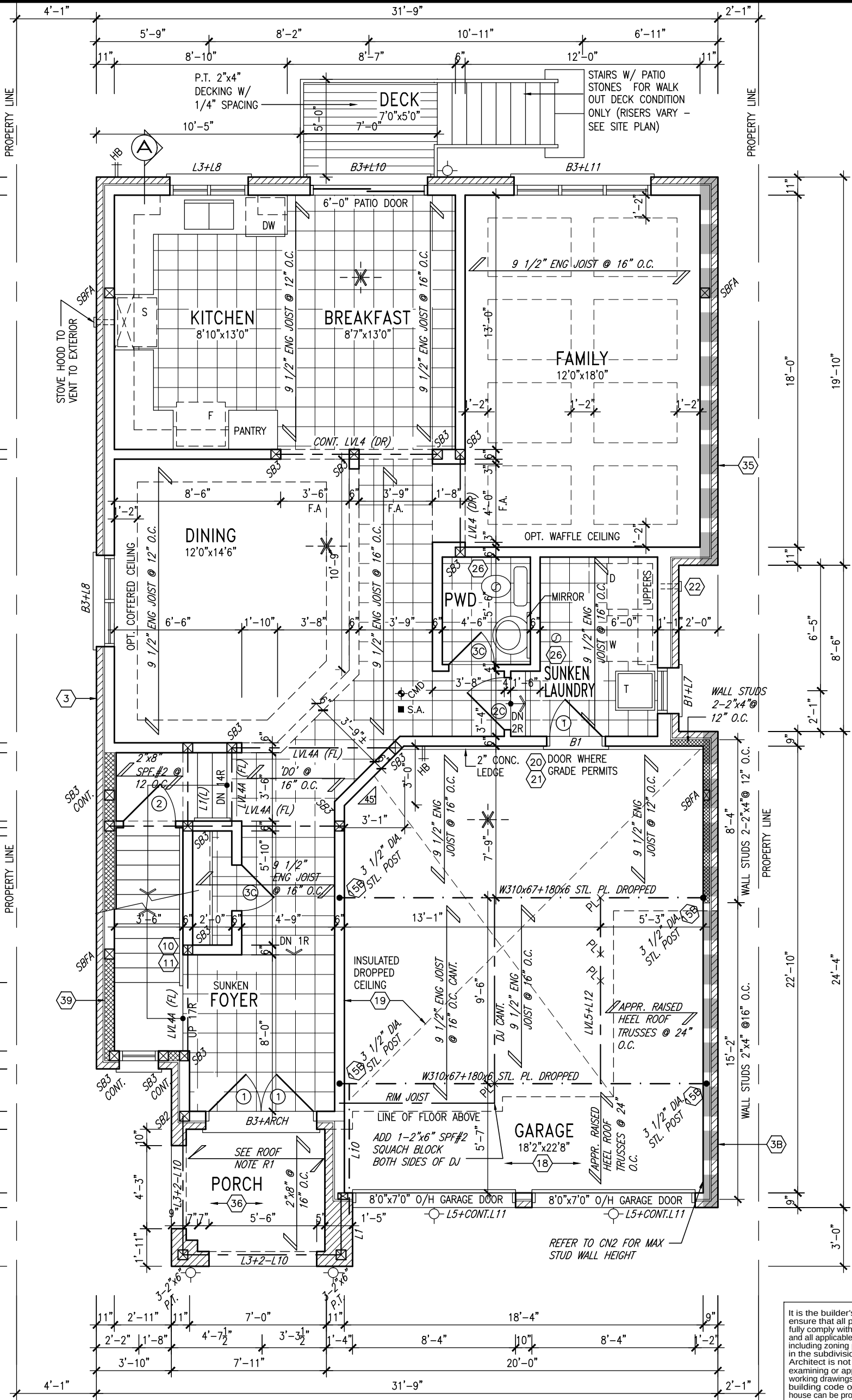
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

VA3 DESIGN

300A Wilson Avenue
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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		S38-3 BAROSSA 3	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON.
date	2014-04	project no.	13045
drawn by	LM	file name	13045-S38-3-Lot 394
checked by	-	scale	3/16" = 1'-0"
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-3-Lot 394.dwg - Wed - Sep 14 2016 - 6:39 AM			

BASEMENT PLAN ELEV. 'A'	
drawing no.	1



SEPT 14, 2016

GROUND FLOOR PLAN 'B'

INDICATES REDUCED SIDE YARD

LOT 394

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

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

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

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

9.	.	.	.
8.	.	.	.
7.	.	.	.
6.	DELETE OPEN TO BELOW OVER FOYER	09-13-16	RC
5.	REVISED AS PER ENG'S COMMENTS	08-08-16	RC
4.	REV. AS PER LOT 394	18-05-16	JM
3.	REDUCED WINDOW DEPTH AT REAR	10-05-16	JM
2.	REVISED AS PER ENG'S COMMENTS	21-04-15	LM
1.	ISSUED FOR CLIENT REVIEW	14-07-04	LM
no.	description	date	by

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

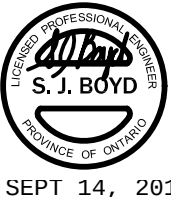
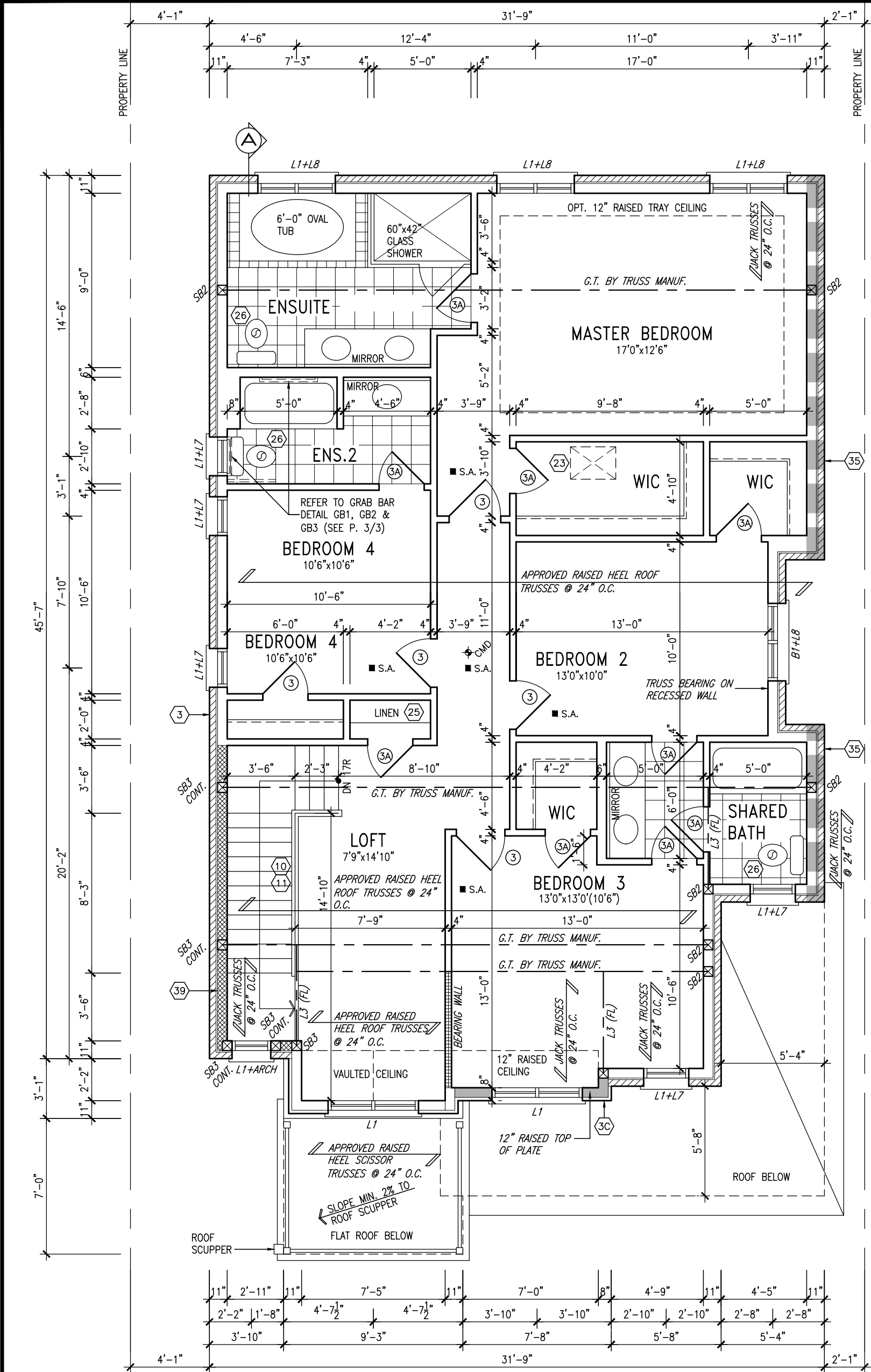
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va3design.com

BAYVIEW WELLINGTON

S38-3 BAROSSA 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"
					13045-S38-3-Lot 394
					2



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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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.(3)(a), 3.8.3.8.(3)(c), 3.8.3.13.(2)(f) & 3.8.3.13.(4)(c). AND DETAILS PROVIDED.

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

SECOND FLOOR PLAN 'B'

INDICATES REDUCED SIDE YARD

LOT 394

9.	.	.
8.	.	.
7.	.	.
6.	DELETE OPEN TO BELOW OVER FOYER	09-13-16 RC
5.	REVISED AS PER ENG'S COMMENTS	08-08-16 RC
4.	REV. AS PER LOT 394	18-05-16 JM
3.	REDUCED WINDOW DEPTH AT REAR	10-05-16 JM
2.	REVISED AS PER ENG'S COMMENTS	21-04-15 RC
1.	ISSUED FOR CLIENT REVIEW	14-07-04 LM
no.	description	date by

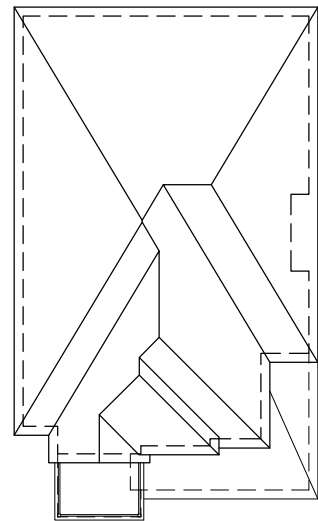
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Wellington Jno-Baptiste 25591
name
signature
registration information
VA3 Design Inc. 42658
BCIN

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BAYVIEW WELLINGTON		S38-3 BAROSSA 3
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON.	project no. 13045
date 2014-04	drawn by LM	drawing no. 3
checked by LM	scale 3/16" = 1'-0"	file name 13045-S38-3-LOT 394
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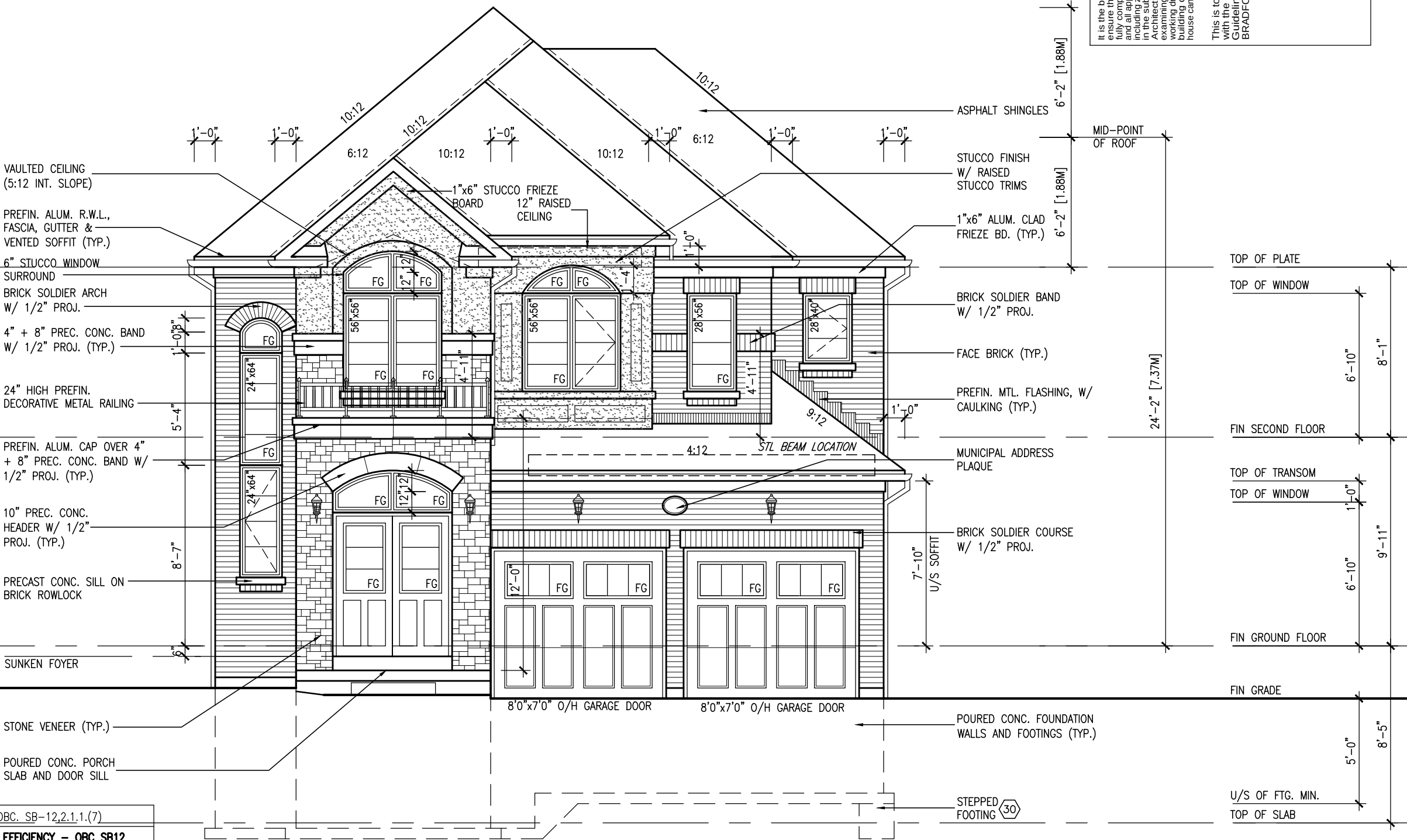
ROOF PLAN 'B'



SEPT 14, 2016

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FRONT ELEVATION 'B'

UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7))			
S38-3 ELEVATION 'B'	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	651 S.F.	103.43 S.F.	15.89 %
LEFT SIDE	1003 S.F.	57.33 S.F.	5.72 %
RIGHT SIDE	1019 S.F.	26.11 S.F.	2.56 %
REAR	772 S.F.	174.00 S.F.	22.54 %
TOTAL SQ. FT.	3445.00 S.F.	360.87 S.F.	10.48 %
TOTAL SQ. M.	320.05 S.M.	33.53 S.M.	10.48 %



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 BCN	
qualification information		name	
6 DELETE OPEN TO BELOW OVER FOYER		09-13-16 RC	
5 REVISED AS PER ENG'S COMMENTS		08-08-16 RC	
4 REV. AS PER LOT 394		18-05-16 JM	
3 REDUCED WINDOW DEPTH AT REAR		10-05-16 JM	
2 REVISED AS PER ENG'S COMMENTS		21-04-15 RC	
1 ISSUED FOR CLIENT REVIEW		14-07-04 LM	
no. description		date	by

BAYVIEW WELLINGTON

S38-3
BAROSSA 3

project name
GREEN VALLEY ESTATES

municipality
BRADFORD, ON.

project no.
13045

drawing no.
4

file name
13045-S38-3-LOT 394

scale
3/16" = 1'-0"

checked by
LM

drawn by
LM

date
2014-04

checked by
LM

drawn by
LM

date
2014-04

checked by
LM

drawn by
LM

date
2014-04

checked by
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date
2014-04

checked by
LM

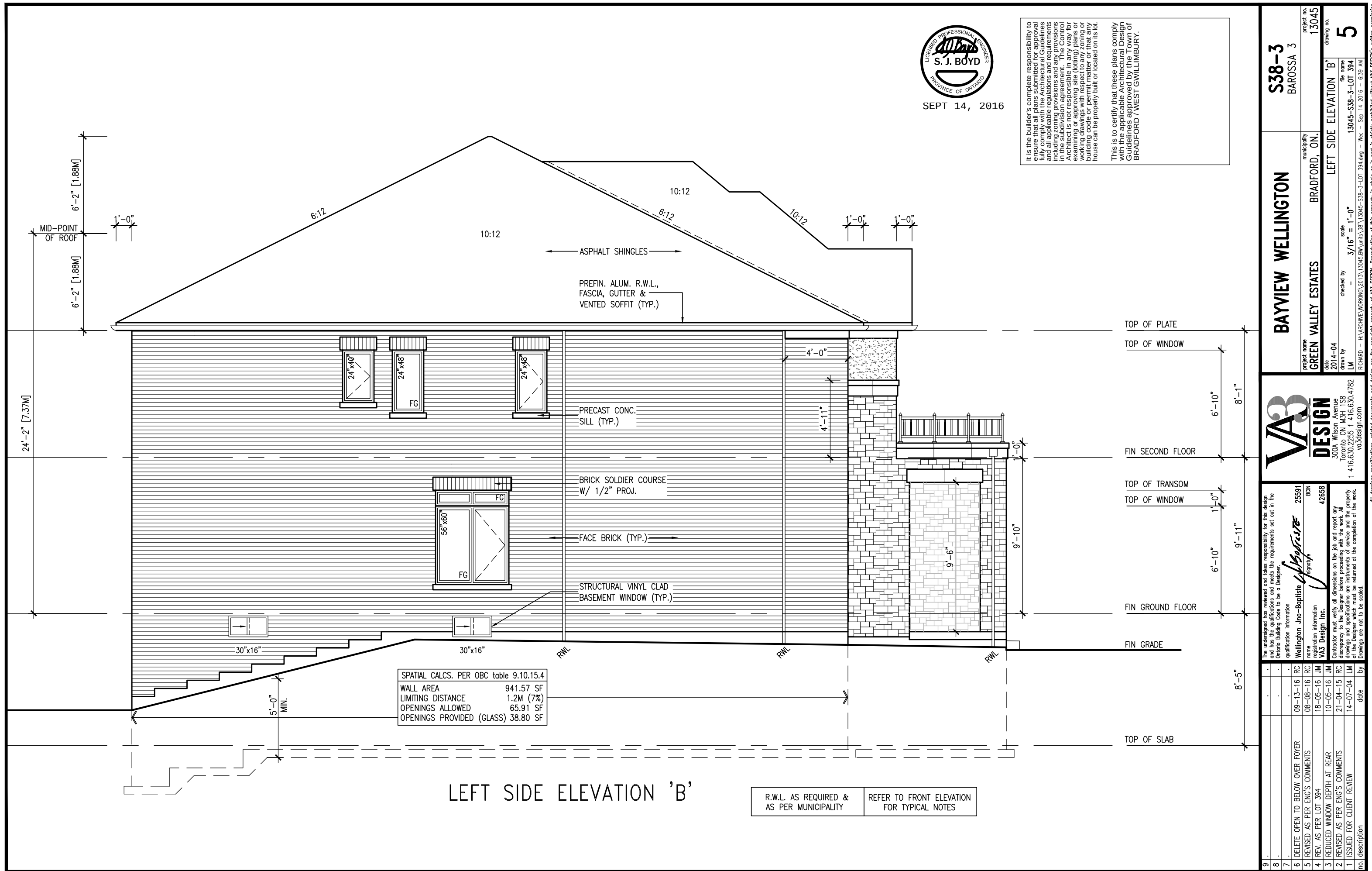
drawn by
LM

date
2014-04

checked by
LM

drawn by
LM

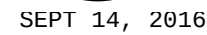
date
2014-04



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

BRICK SOLDIER COURSE
W/ 1/2" PROJ.

WALLS AND FOOTINGS (TYP.)

REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

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

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.

t 416.630.2255 f 416.630.
va3design.com

LM - $3/16'' = 1'-0''$ 1

project no.	13045
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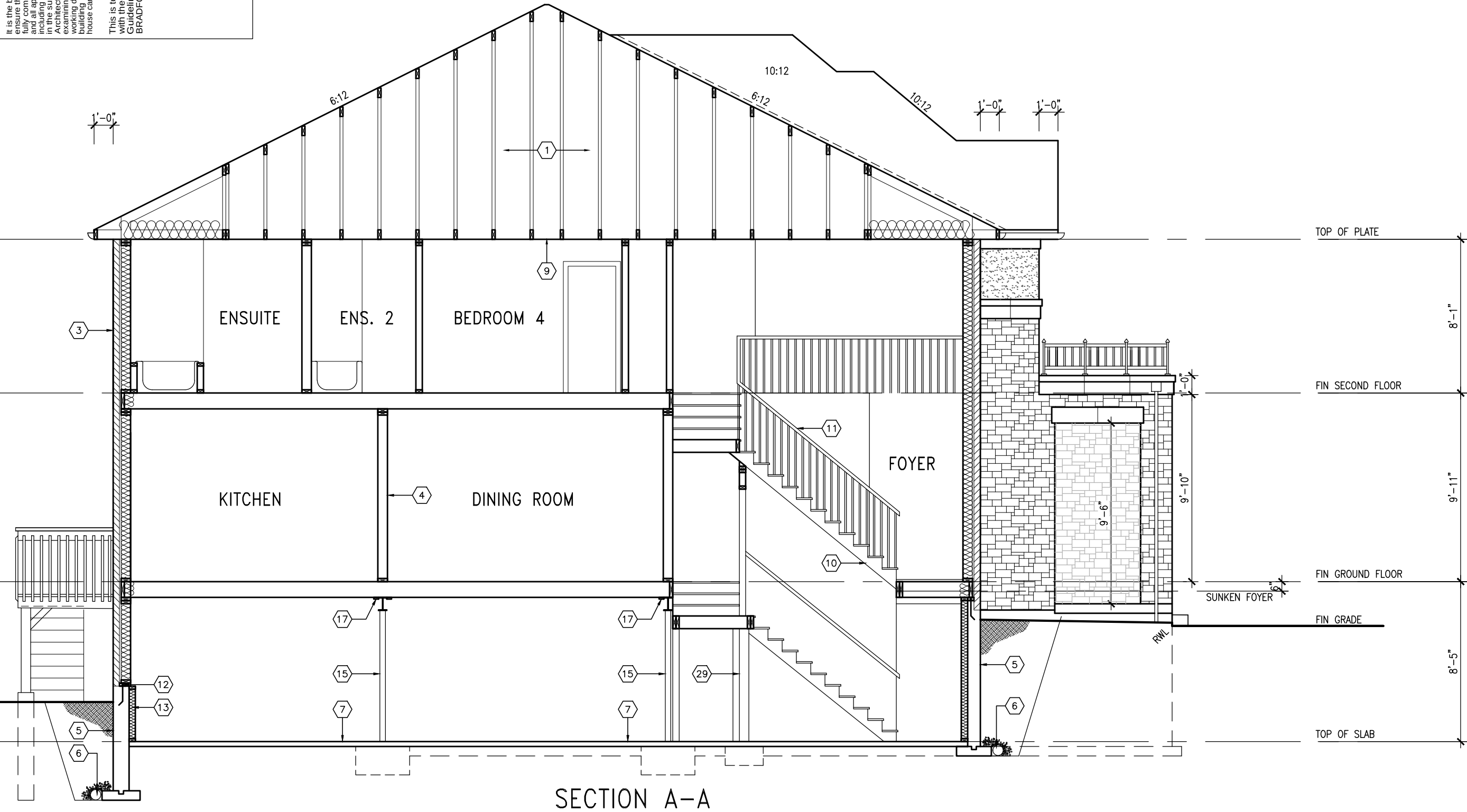
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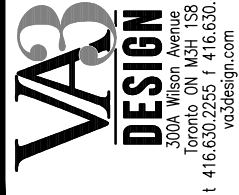
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SECTION A-A



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qualification information
Wellington Jno-Baptiste 25591 BCN
name
registration information
V3 Design Inc. 42658
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no.	description	date	by
9	.	.	.
8	.	.	.
7	.	.	.
6	DELETE OPEN TO BELOW OVER FOYER	09-13-16	RC
5	REVISED AS PER ENG'S COMMENTS	08-08-16	RC
4	REV. AS PER LOT 394	18-05-16	JM
3	REDUCED WINDOW DEPTH AT REAR	10-05-16	JM
2	REVISED AS PER ENG'S COMMENTS	21-04-15	RC
1	ISSUED FOR CLIENT REVIEW	14-07-04	LM

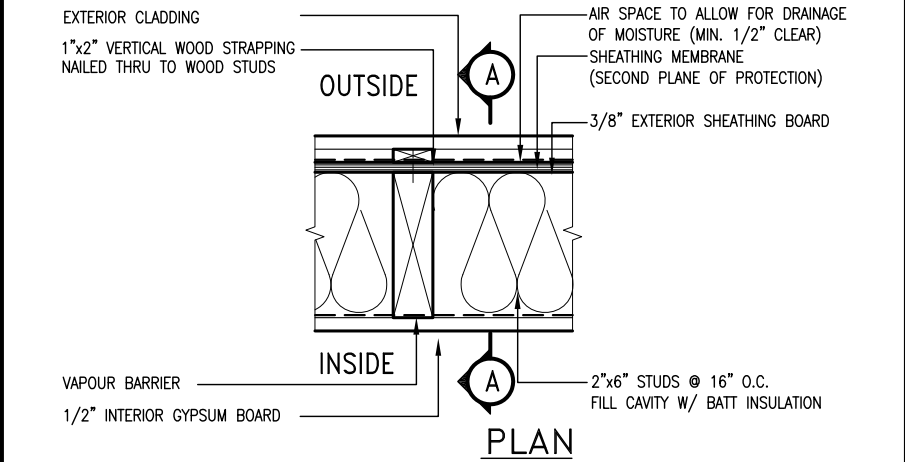
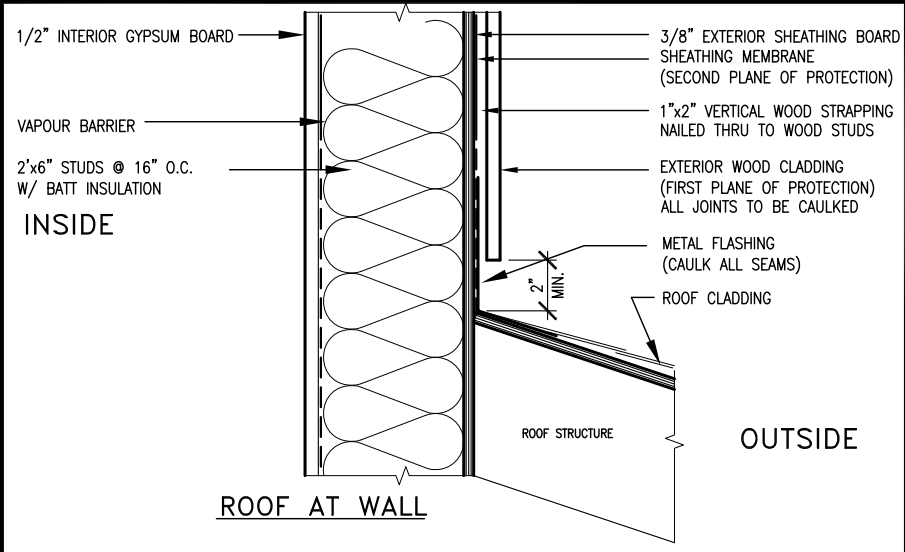
BAYVIEW WELLINGTON

S38-3
BAROSSA 3

project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON.
project no.	13045	drawing no.	8
date	2014-04	checked by	LM
drawn by	LM	scale	3/16" = 1'-0"
file name	13045-S38-3-LOT 394		

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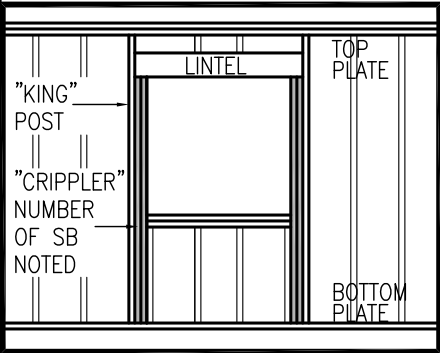
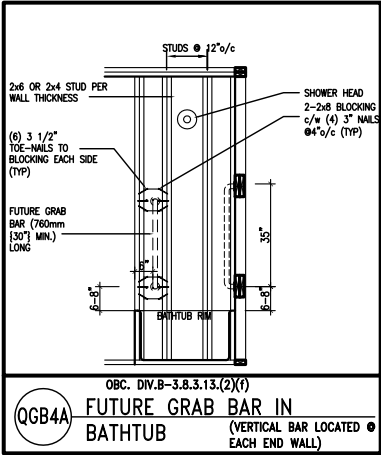
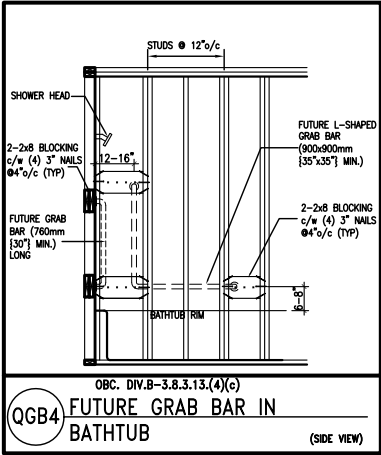
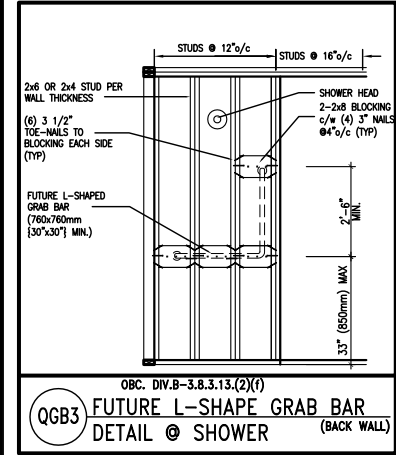
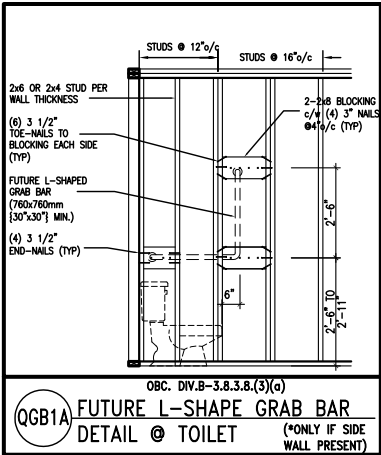
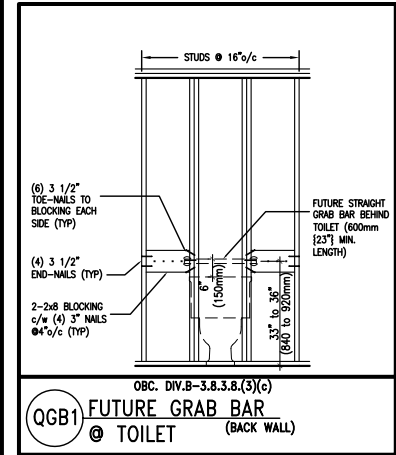
EXTERIOR WOOD CLADDING WALL ASSEMBLY



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

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

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

- NOTES:
- FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa
 - SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
 - PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
 - PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.
 - WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)
 - FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa
 - STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.
 - STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

** STUD INFORMATION TAKEN FROM OBC TABLE A-30

9	.	.	.
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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

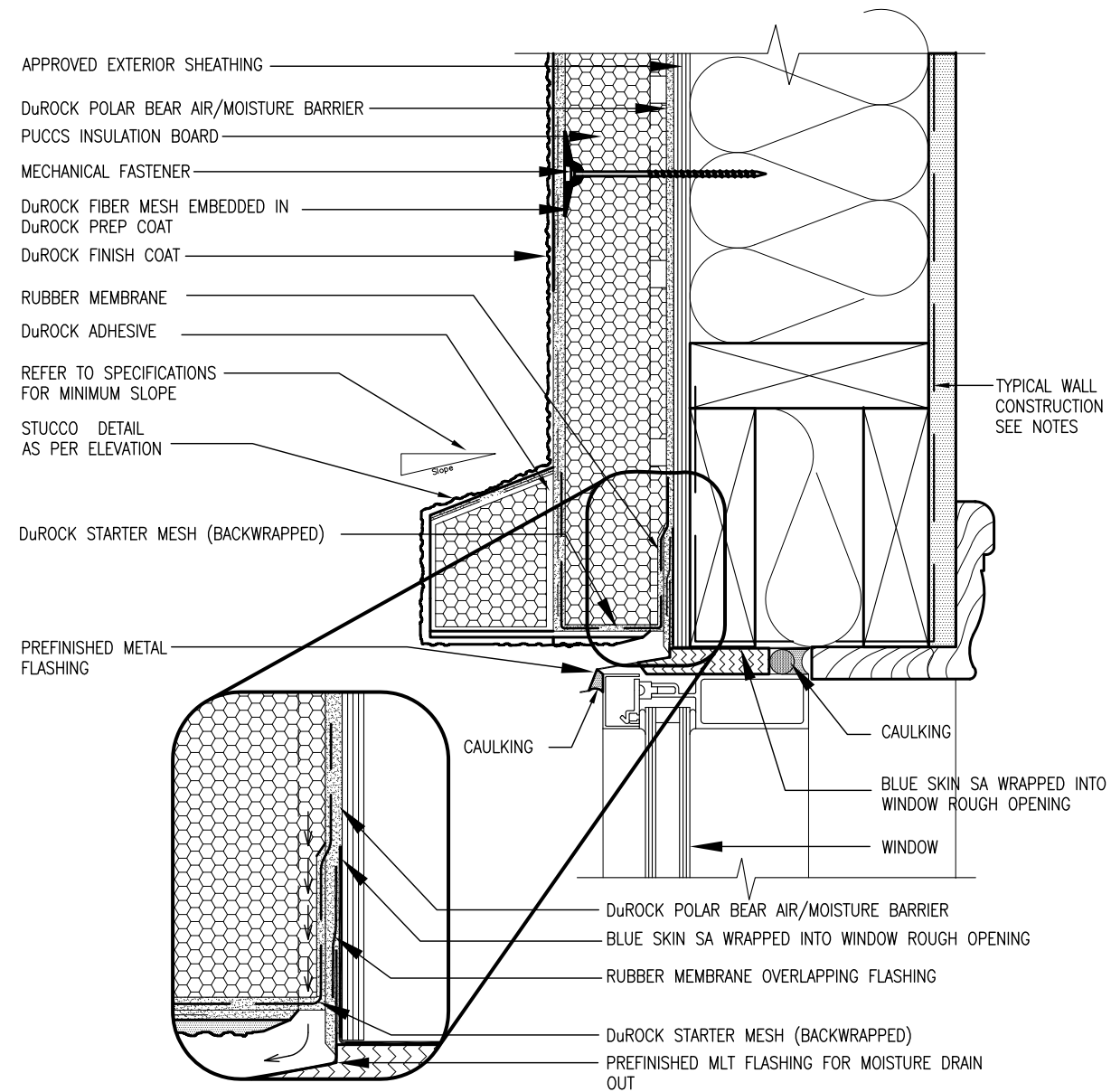
Wellington Jno-Baptiste 25591
name signature BCIN

registration information
VA3 Design Inc. 42658

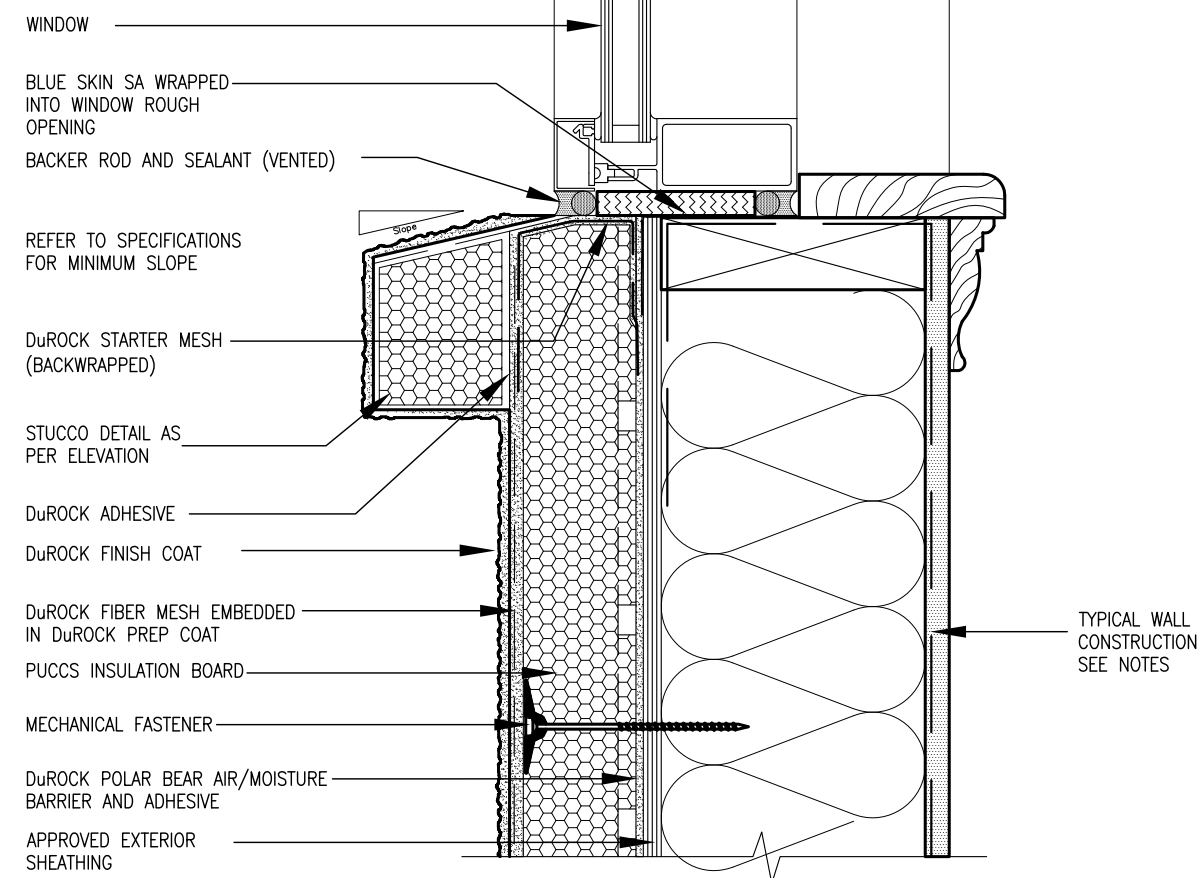
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VA3
DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

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



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



VA3
DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
16.630.2255 f 416.630.4143
va3design.com

BAYVIEW WELLINGTON	CONST NOTE
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BAYVIEW WELLINGTON	CONST
project name GREEN VALLEY ESTATES municipality BRADFORD	
CONSTRUCTION NOTES	

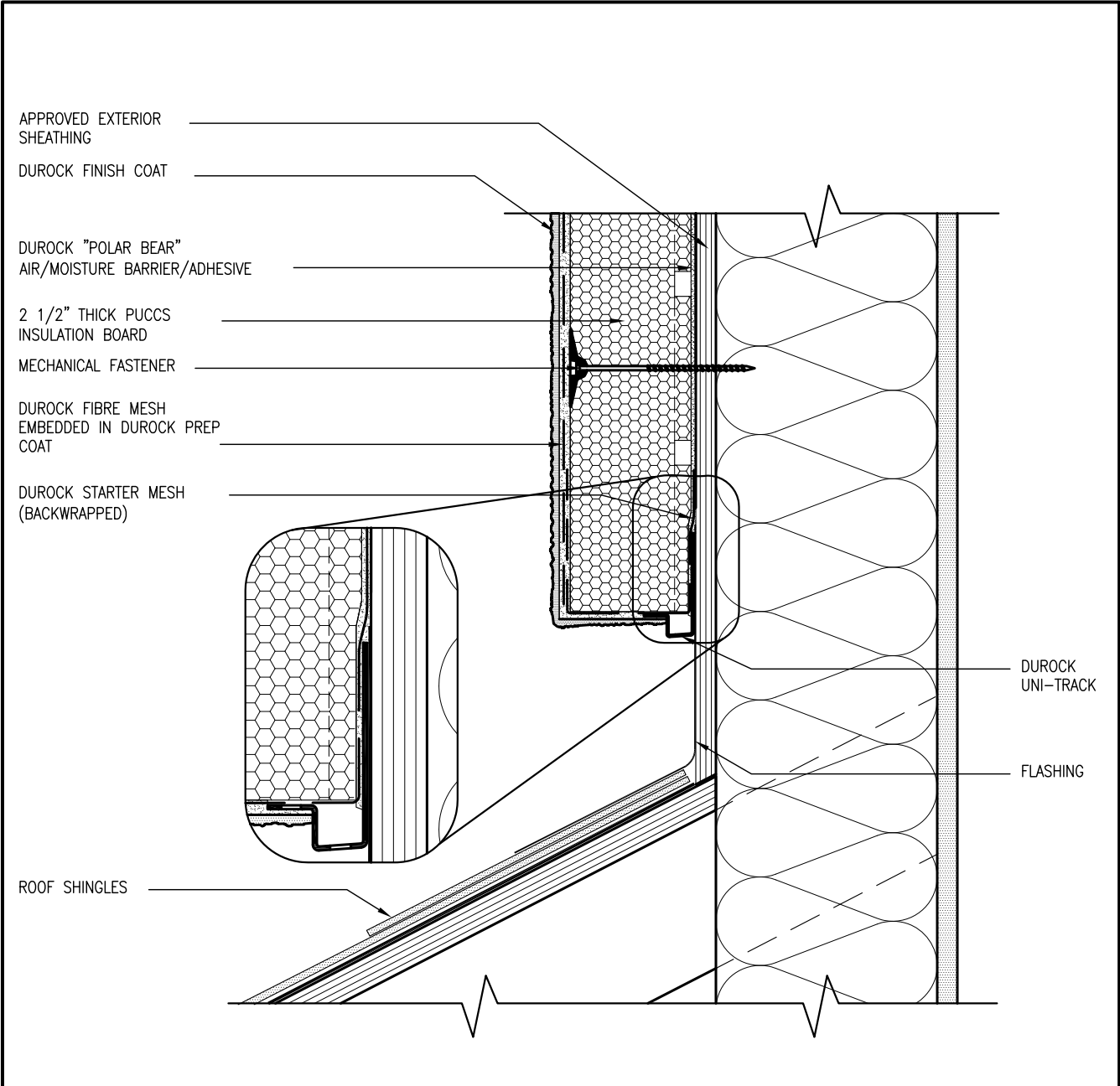
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qualification information

Wellington Jno-Baptiste *John Baptiste* 25591
name signature BCIN
registration information
VACAR Design Inc. 42658

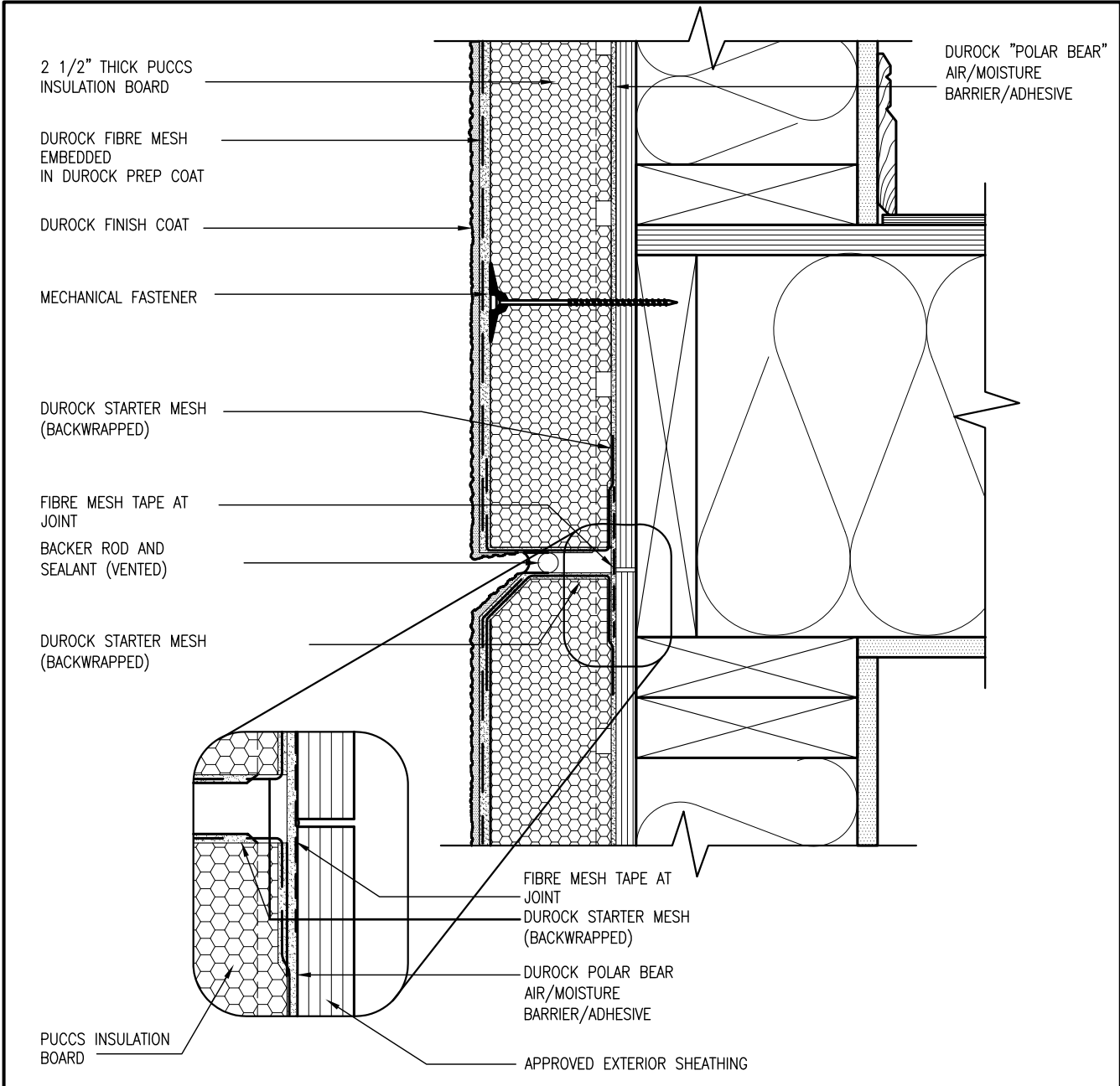
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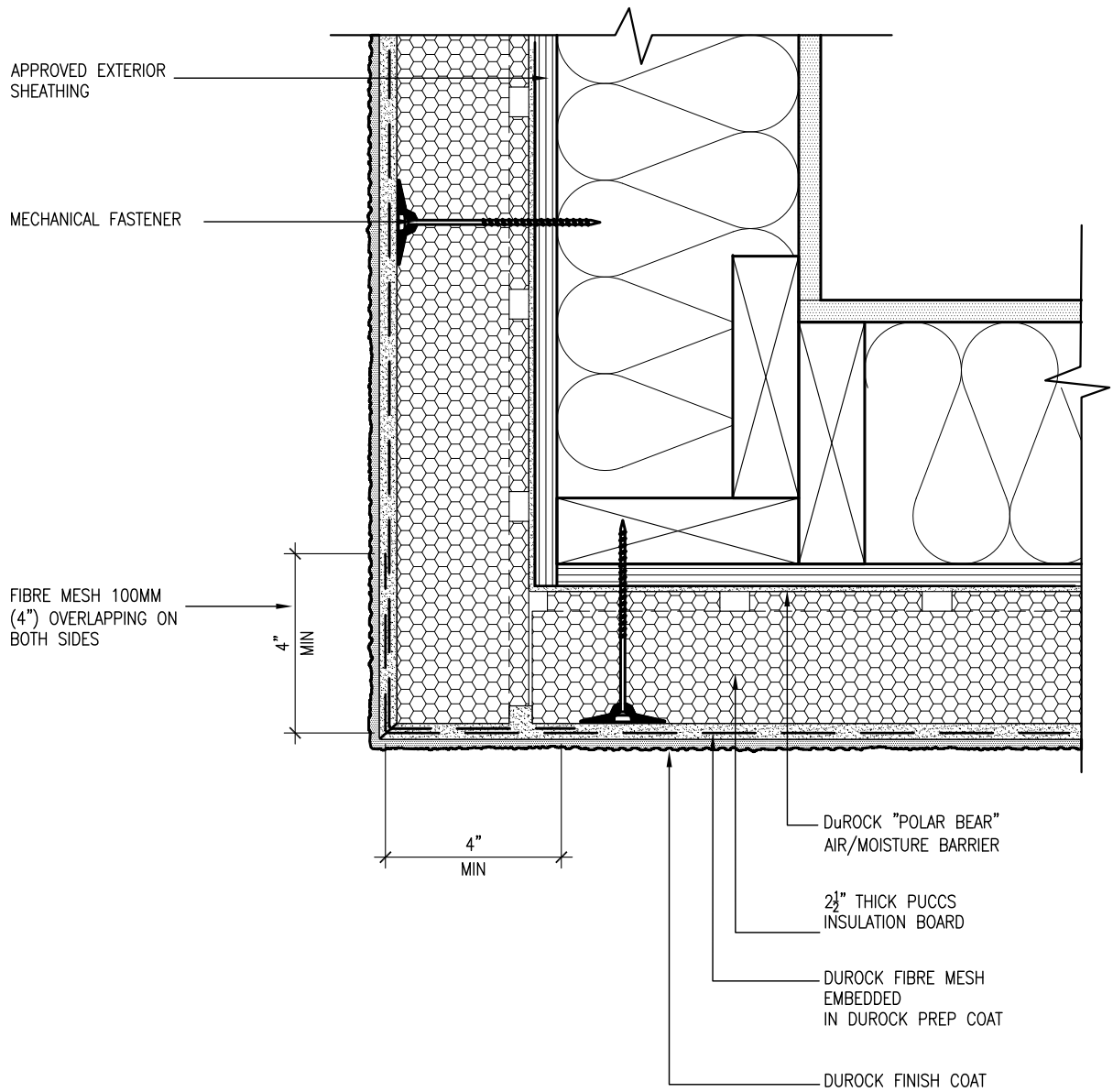
3 STUCCO TERMINATION @ ROOF
CN4 SCALE: 3"=1'-0"

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



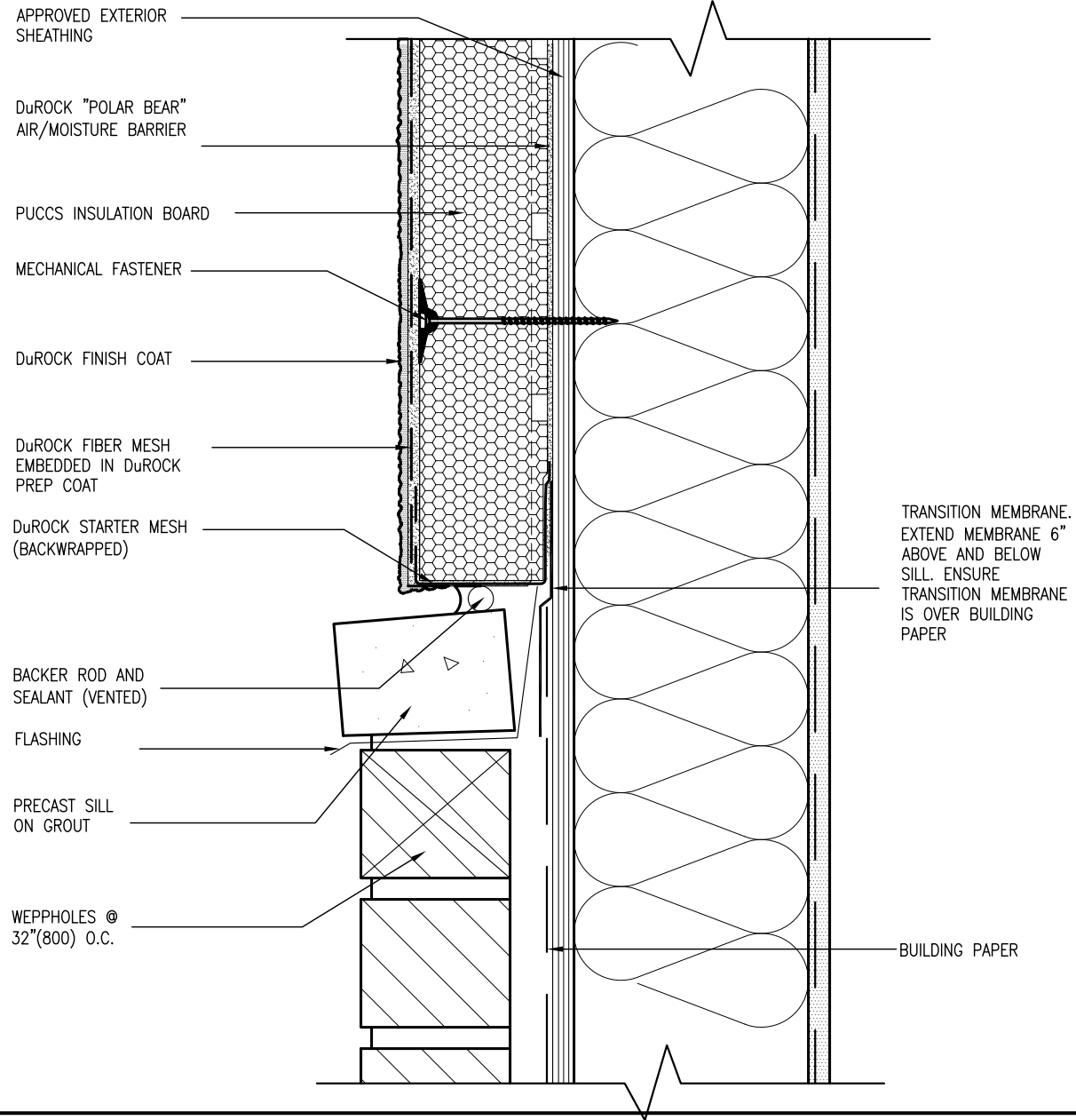
4 HORIZONTAL EXPANSION JOINT
CN4 SCALE: 3"=1'-0"

CONST NOTE		BAYVIEW WELLINGTON		GREEN VALLEY ESTATES		BRADFORD		CONSTRUCTION NOTES		CN4	
project no.	13045	project name	GREEN VALLEY ESTATES	municipality	BRADFORD	date	APR 2014	checked by	RC	scale	3/16" = 1'-0"
drawing no.	CN4	file name	13045-CONST-08C 2015	checked by	RC	date	APR 16 2015	checked by	RC	scale	3/16" = 1'-0"
RICHARD - H:\ARCHIVE\WORKING\2013\13045-BM Units\13045-CONST-08C 2015.dwg - Thu - Apr 16 2015 - 6:57 AM											
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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.											
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2	UPDATE TO CODE	APR 16-15	RC	.	.	.	.	.	.	.	.
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no.	description	date	by	.	.	.	.	.	.	.	.

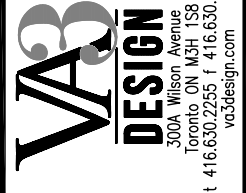


5 CORNER DETAIL
CN5 SCALE: 3"=1'-0"

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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qualification information
name Wellington Jno-Baptiste
registration information 25591 BCIN
V3 Design Inc. 42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

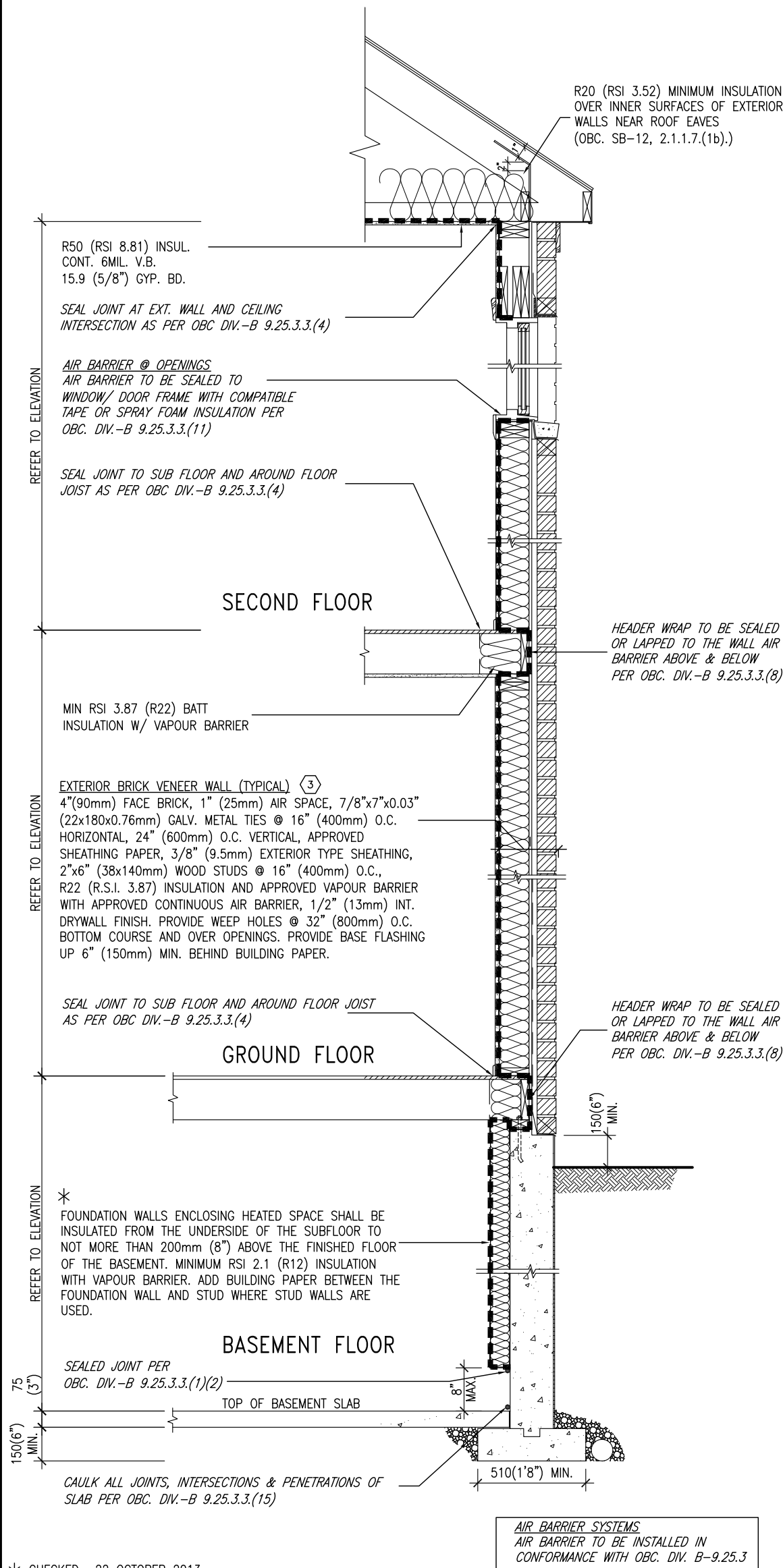
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2	UPDATE TO CODE	APR 16-15 RC	RC
1	ISSUE FOR CLIENT REVIEW	MAY 07-14 RC	RC

BAYVIEW WELLINGTON
project name GREEN VALLEY ESTATES
municipality BRADFORD
project no. 13045
drawing no. CN5
date APR 2014
checked by RC
scale 3/16" = 1'-0"
file name 13045-CONST-0BC 2015
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CONST NOTE

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SB12-COMPLIANCE PACKAGE 'J'



* CHECKED- 22 OCTOBER 2013

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

SEMI & SINGLES ONLY

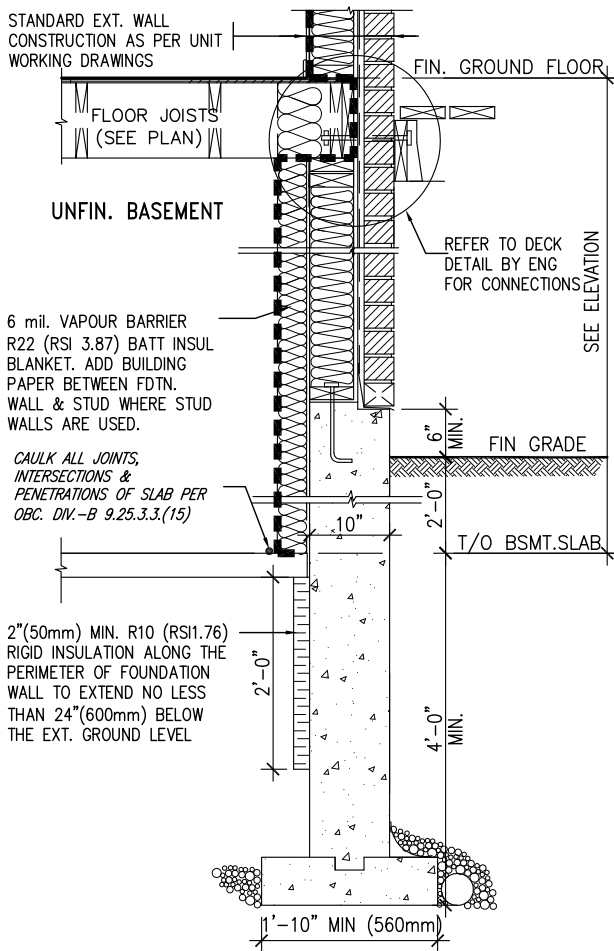
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

USE SB-12 COMPLIANCE PACKAGE (J):

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



SEPT 14, 2016



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

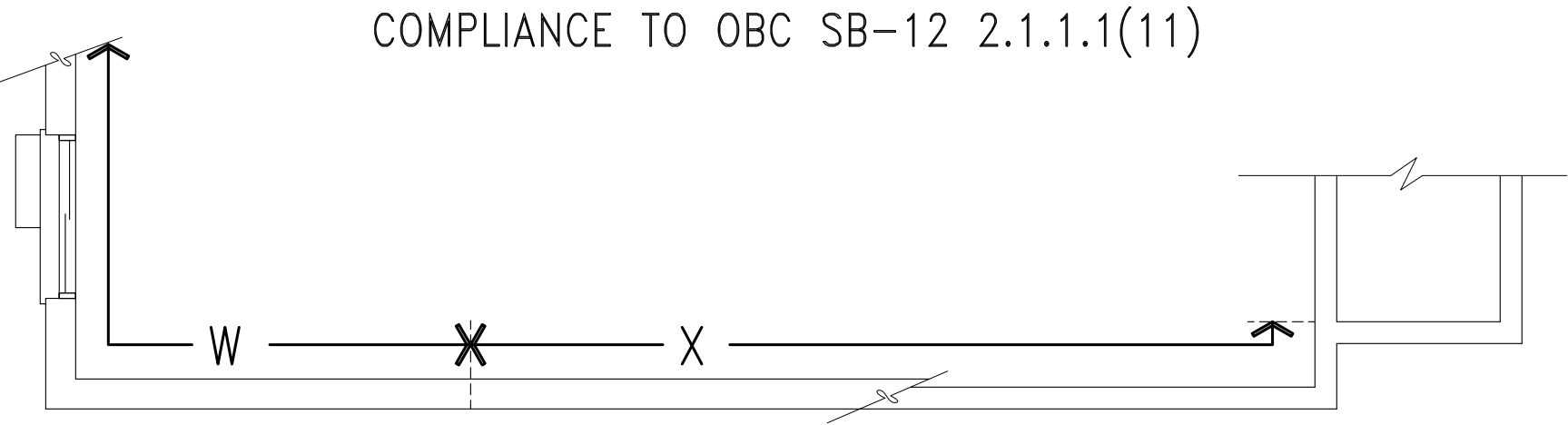


300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

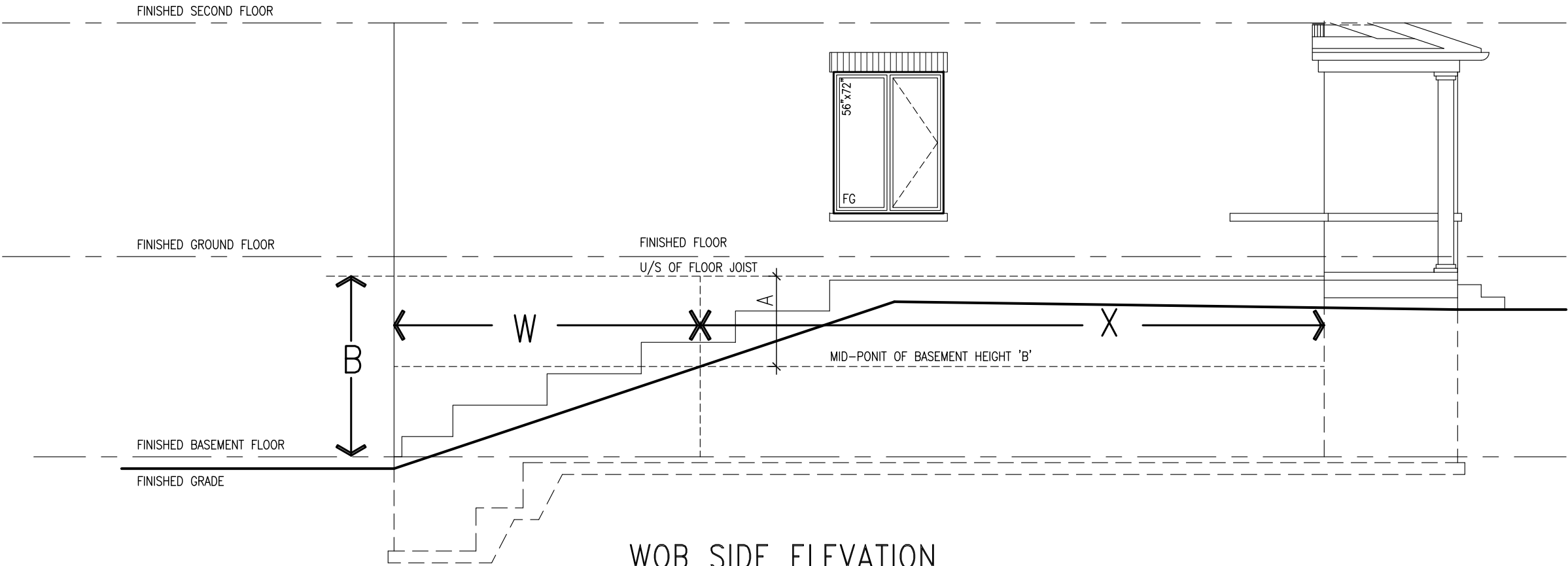
BAYVIEW WELLINGTON

CONST NOTE

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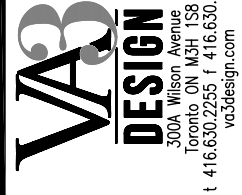
WOB PLAN



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



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 42658

name registration information VAS Design Inc.

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APR 16-15 RC

MAY 07-14 RC

UPDATE TO CODE

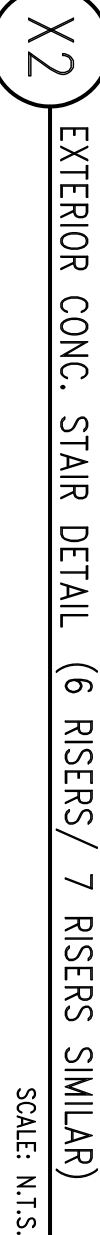
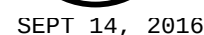
ISSUE FOR CLIENT REVIEW

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2	UPDATE TO CODE	APR 16-15 RC	RC
1	ISSUE FOR CLIENT REVIEW	MAY 07-14 RC	RC

project name	project no.	municipality	CONST NOTE
GREEN VALLEY ESTATES	13045	BRADFORD	-
date	checked by	scale	checked by
APR 2014	RC	3/16" = 1'-0"	RC
drawn by	file name	CONSTRUCTION NOTES	drawing no.
RC	13045-CONST-OBC 2015	13045-CONST-OBC 2015	CN7

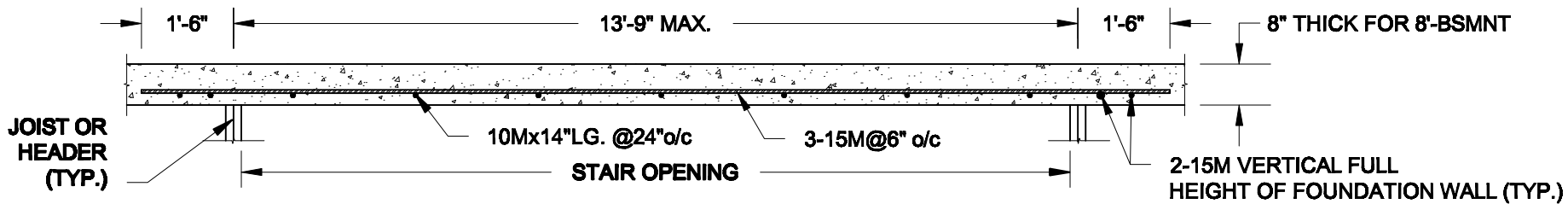
Richard - H:\ARCHIVE\WORKING\2013\13045-BW\Units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:56 AM

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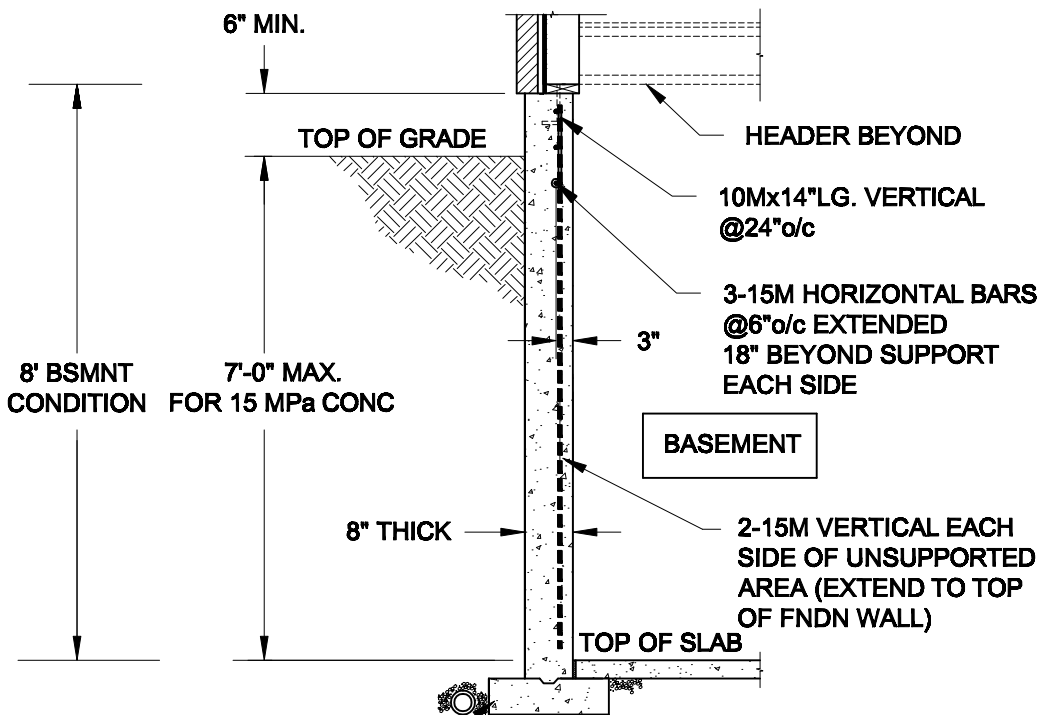


9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste 25591 name BCIN registration information VA3 Design Inc. 42658	VA3 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 project no. 13045 date APR 2014 CONSTRUCTION NOTES drawn by checked by scale 3/16" = 1'-0" file name 13045-CONST-0BC 2015 RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Fri - Apr 22 2016 - 1:14 PM	CONST NOTE - project no. 13045 drawing no. CN8
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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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PLAN VIEW



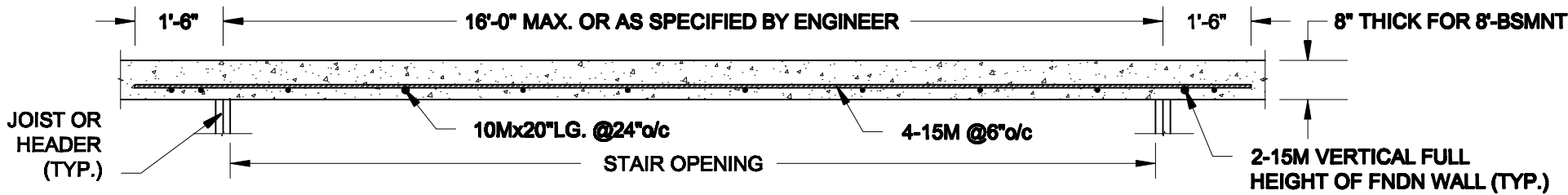
- NOTES:
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
 2. FOR 8'-BSMNT WHERE BACKFILL HEIGHT = 7'-0" MAX., CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN., OTHERWISE PROVIDE 20 MPa. 28-DAY COMPRESSIVE STRENGTH CONCRETE.
 3. REINFORCING STEEL TO BE GRADE 400.

FTG. SIZE AS PER PLAN

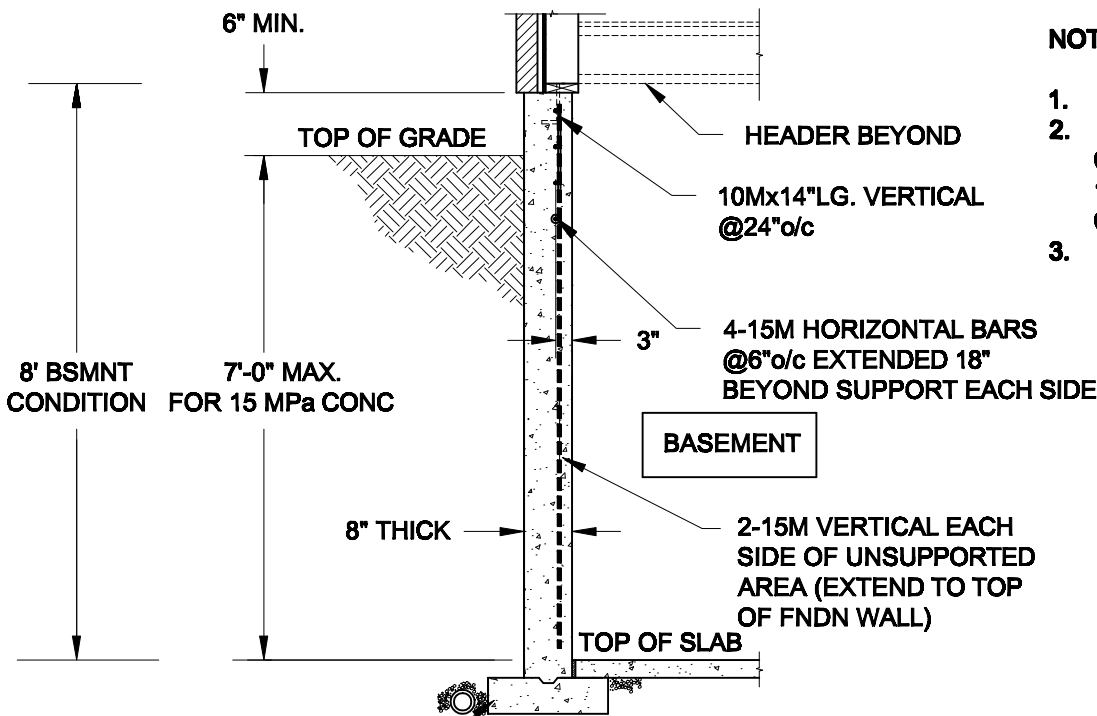
1A
S1

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: quaille.eng@rogers.com

Engineer's Seal:



MAY 30, 2016

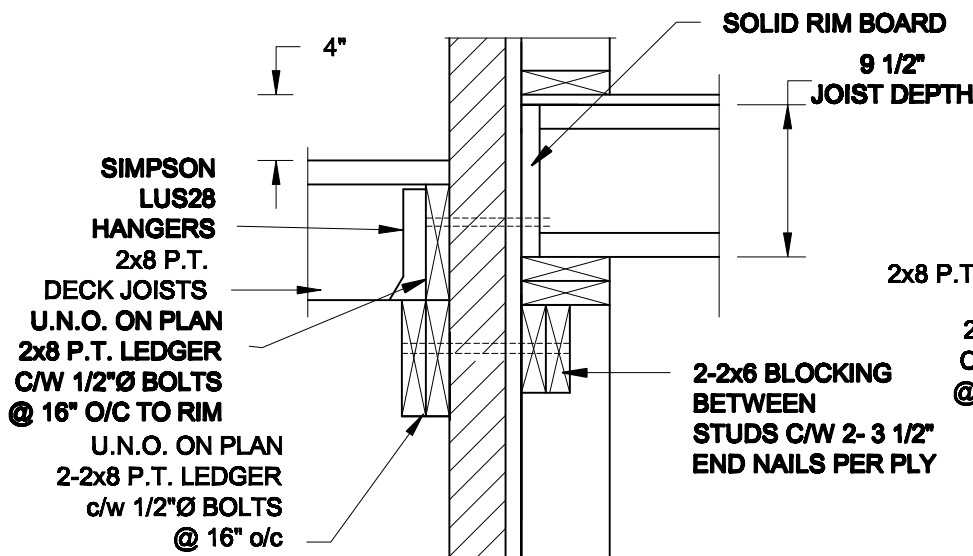
Project:
BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

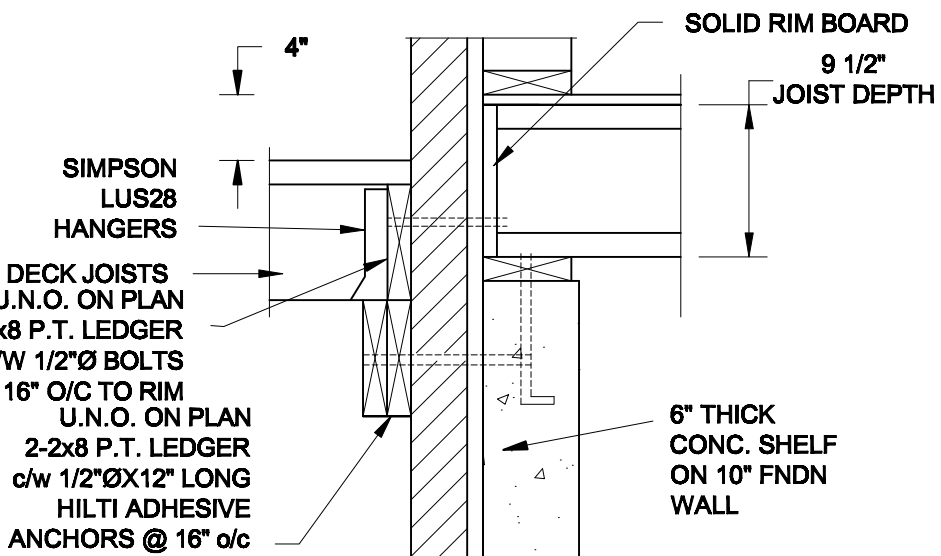
Project No.:
16-102

Drawing No.:
S1

FOR 9 1/2" JOIST DEPTH



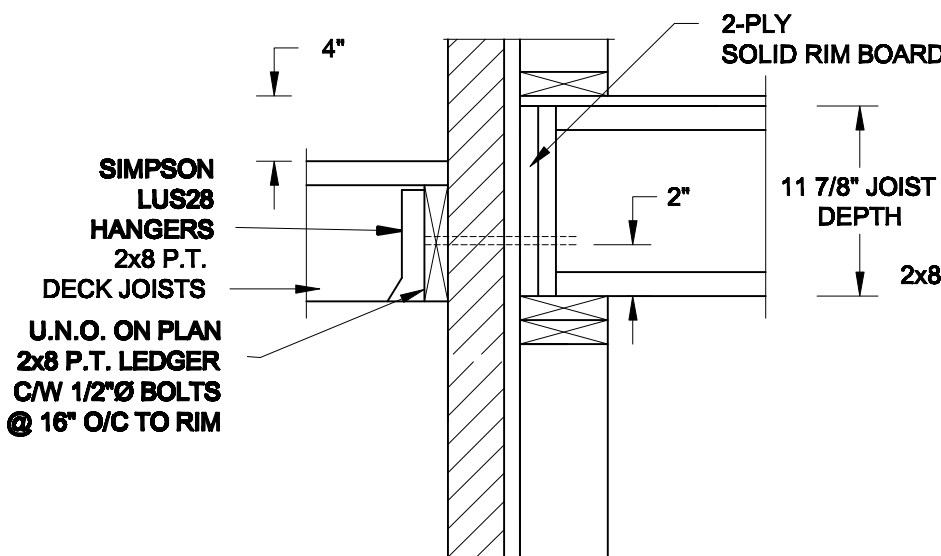
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S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"



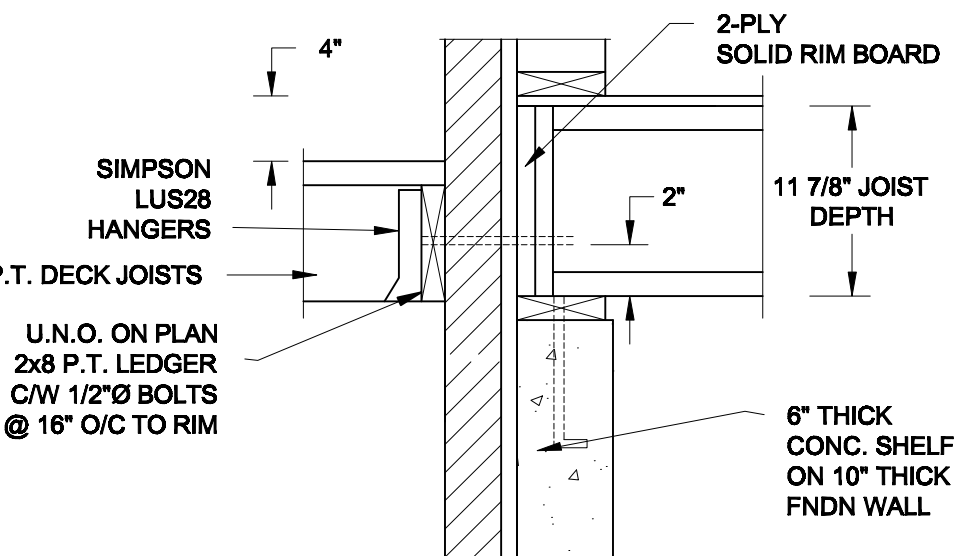
1B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

- 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

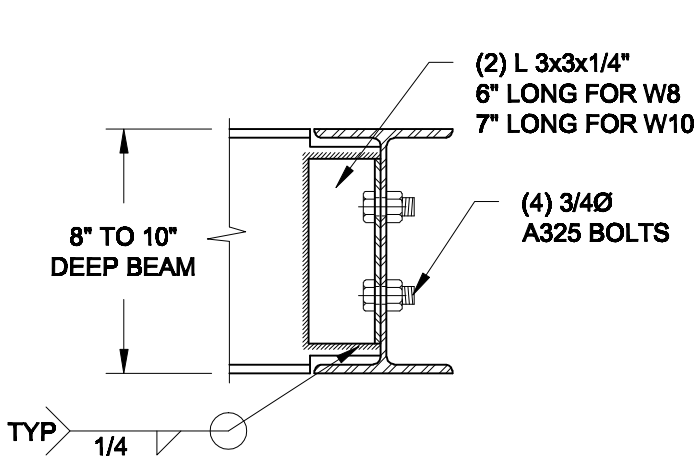


2A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

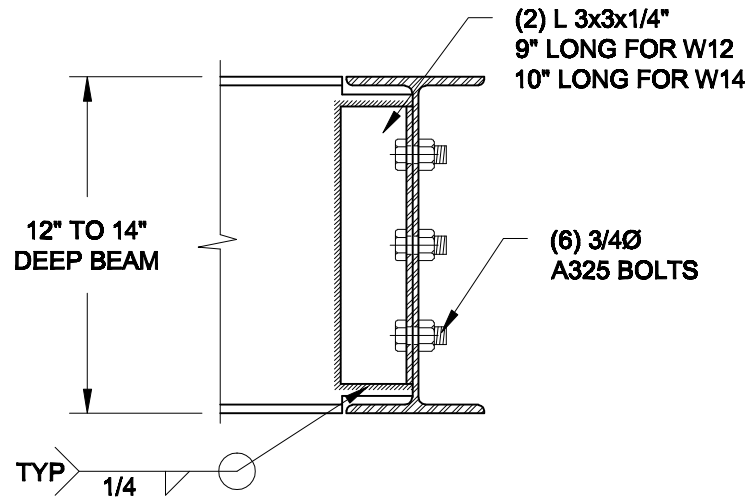


2B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

- 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.



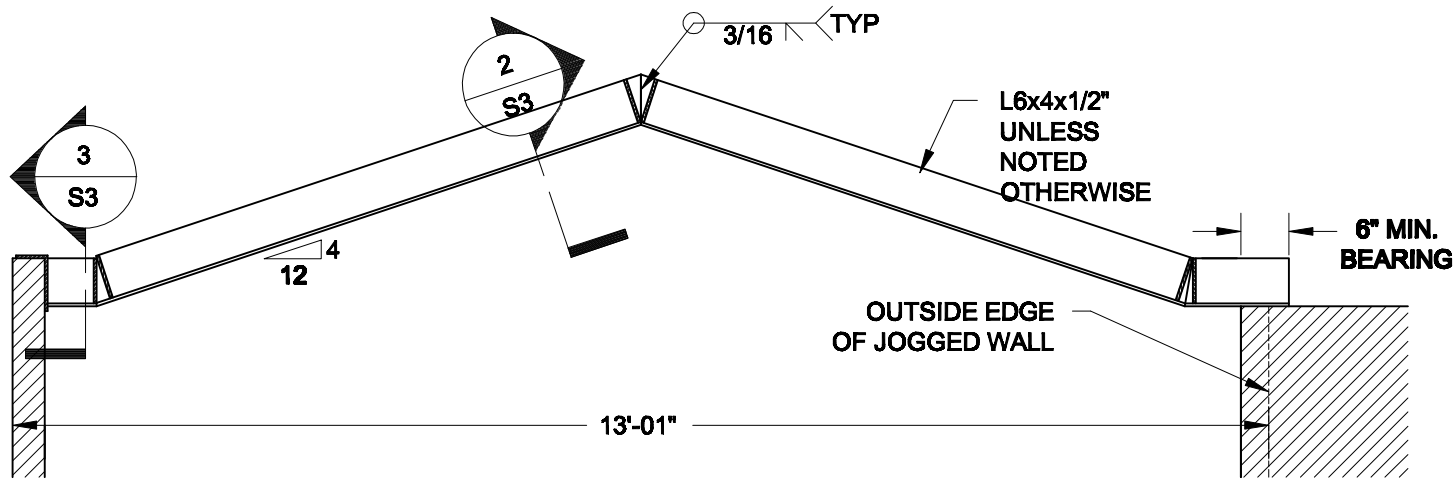
NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



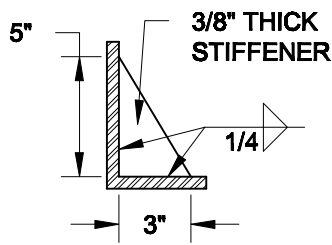
NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W360x72) BEAM MAX.

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

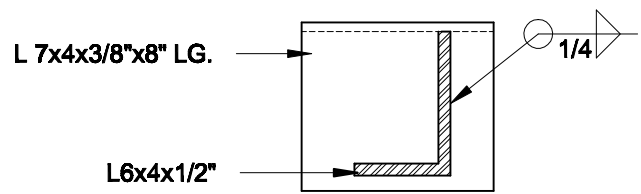
Scale: AS NOTED	QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal  MAY 30, 2016	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO	
Date: MAY-31-2016			TYPICAL STRUCTURAL DETAILS FOR SINGLES	
Drawn: SC	Checked: SJB		Project No.: 16-102	Drawing No.: S2



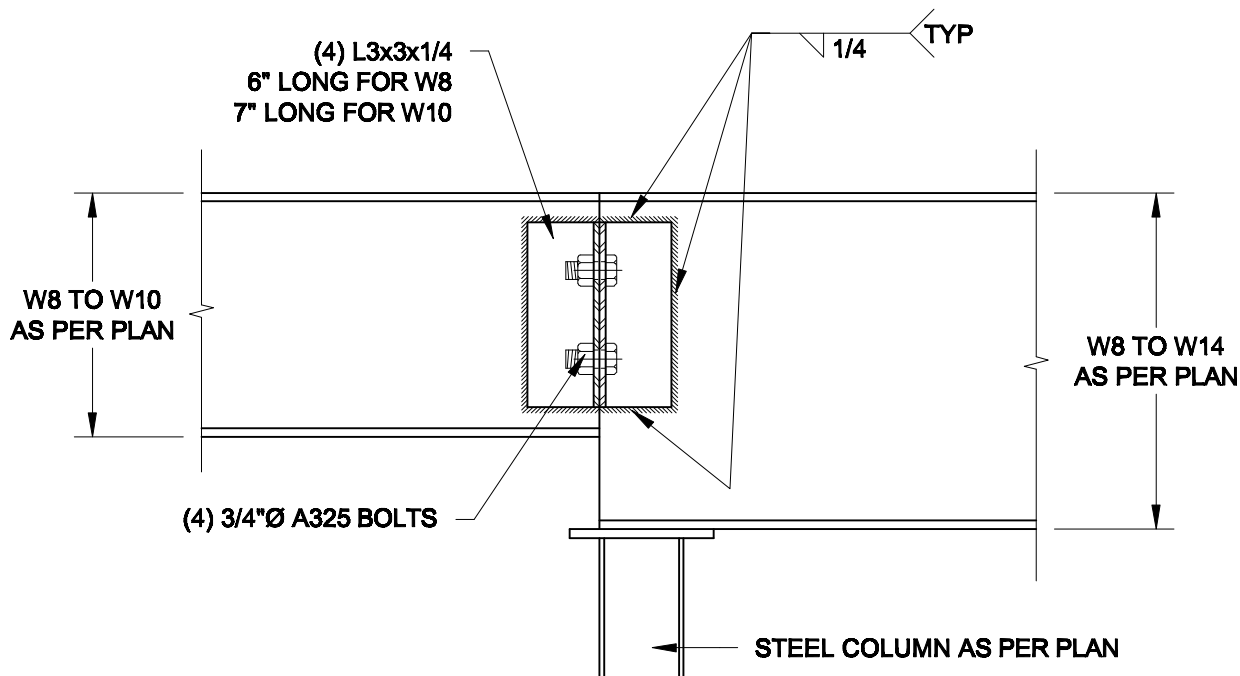
1
S3 **STEEL LINTEL AT GABLE**
SCALE: 1/2" = 1' - 0"



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	
Date: MAY-31-2016	
Drawn: SC	Checked: SJB

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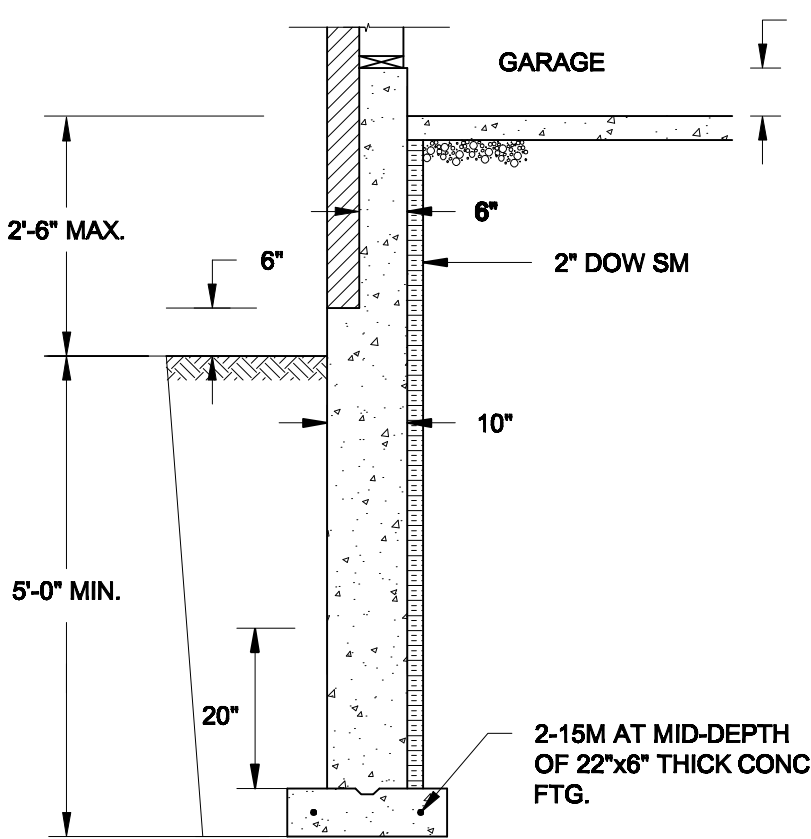
MAY 30, 2016

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

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:
16-102

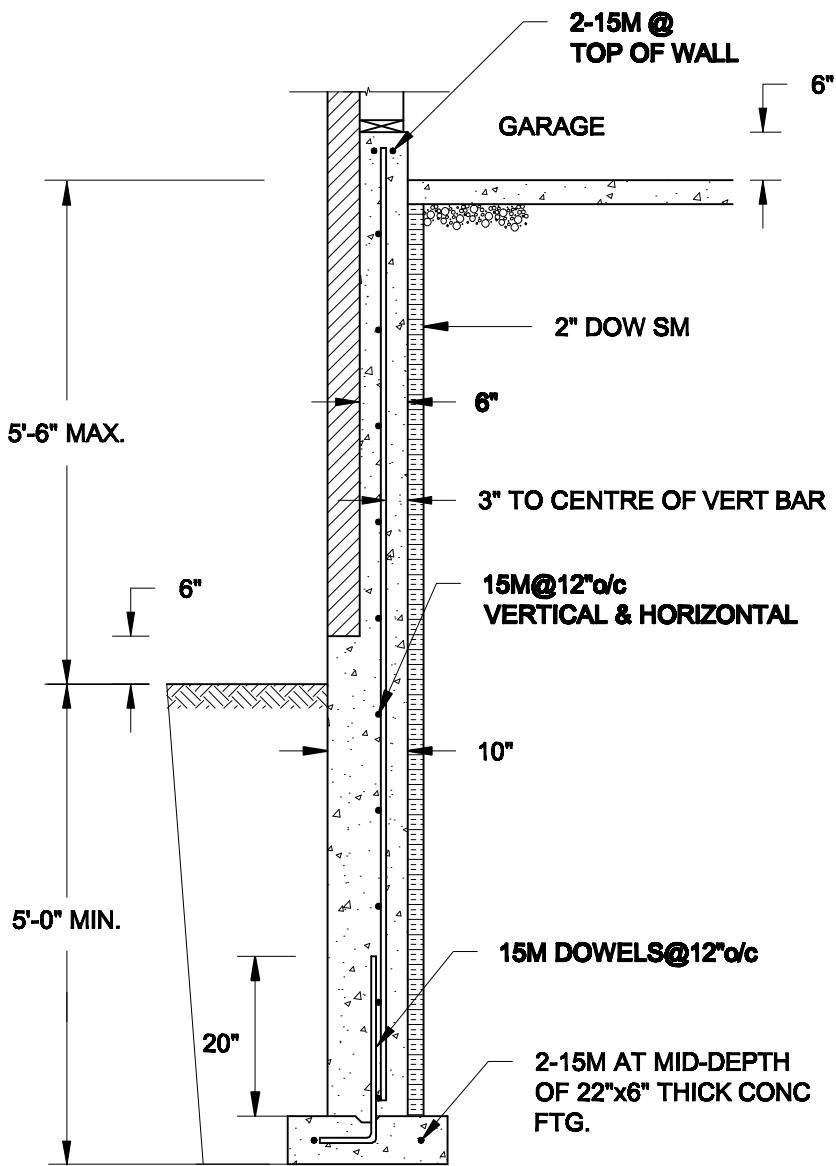
Drawing No.:
S3



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

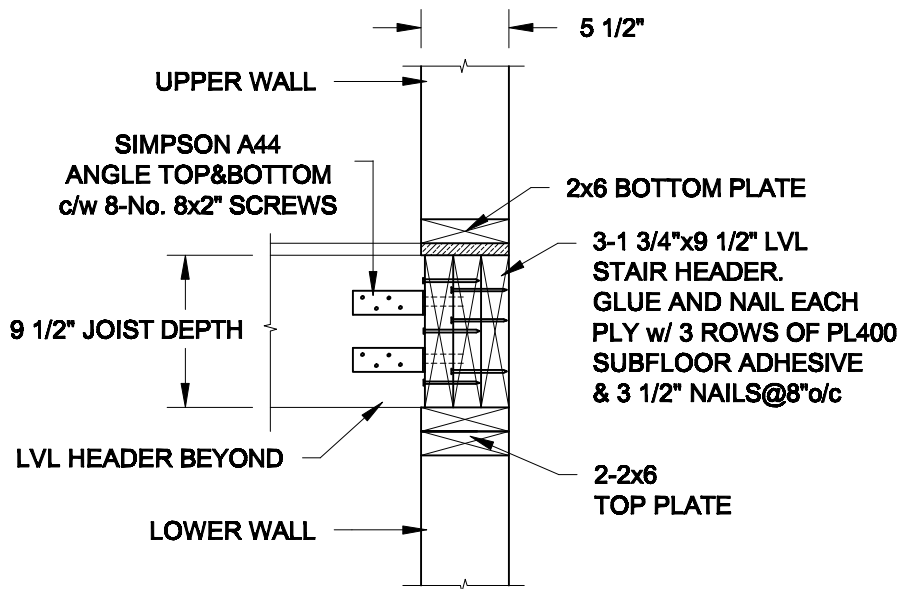
NOTE:

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.

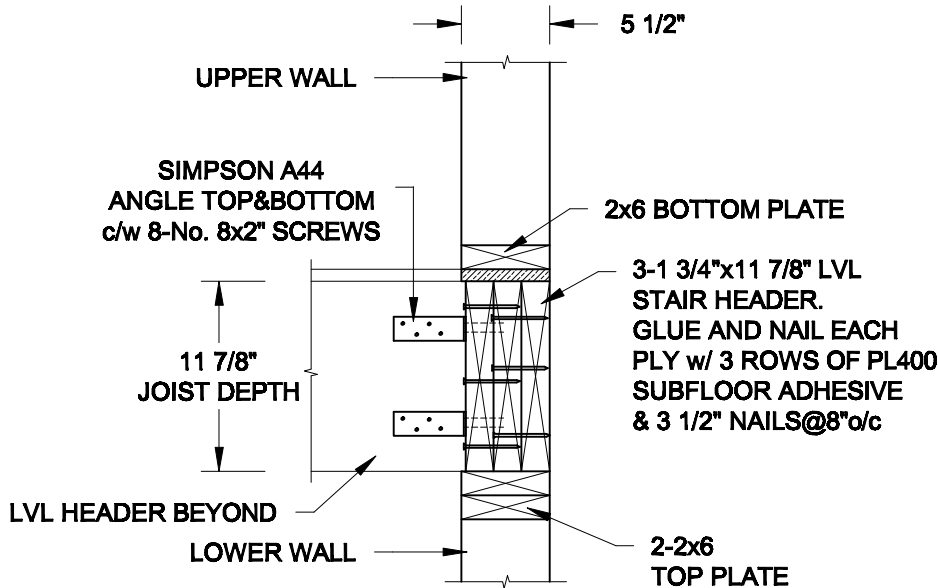


1B
S4 **REINFORCED BRICKSHELF**
SCALE: 1/2" = 1'-0"

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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L3Y 8J9
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Engineer's Seal



MAY 30, 2016

Project:

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

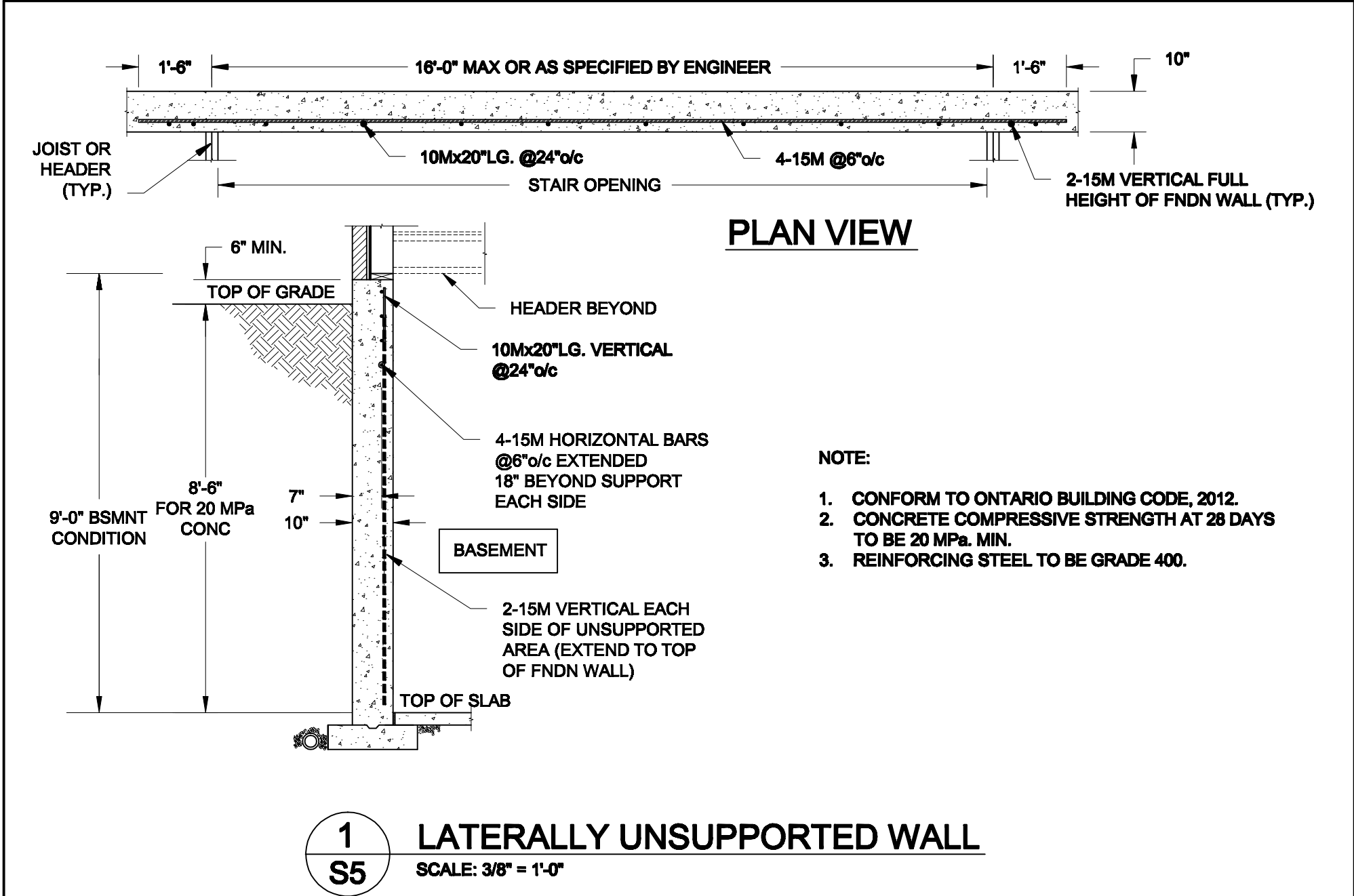
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

16-102

Drawing No.:

S4



Scale: AS NOTED		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	
Date: MAY-31-2016			TYPICAL STRUCTURAL DETAILS FOR SINGLES			
Drawn: SC	Checked: SJB		Project No.: 16-102		Drawing No.: S5	