

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

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ARCHITECTURAL REVIEW & APPROVAL

FEB 09 2017

John G. Williams Limited, Architect



FEB 6, 2017

REFER TO
PAGE 7
FOR AREA
CHART

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

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

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

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

9			
8			
7			
6	REVISED AS PER ENG'S COMMENTS	FEB 07-17	RC
5	REVISED GROUND FLOOR TO 10'-0" CEILING	JAN 27-17	JWM
4	REVISED AS PER ENG'S COMMENTS	JAN 13-17	RC
3	REVISED AS PER LOT 162	DEC 07-16	JWM
2	REVISED AS PER ENG'S COMMENTS	JAN 15-16	RC
1	ISSUED FOR CLIENT REVIEW	OCT 13-15	KL
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
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

project name
GREEN VALLEY ESTATES municipality
BRADFORD, ON.

date
SEPTEMBER 2015

drawn by
KL

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

scale
13045-S42-15B LOT 162

file name
13045-S42-15B LOT 162

drawing no.
1

S42-15
RIEUAU 15

project no.
13045

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15
HSS 3 1/2" x 3 1/2" x 1/4" COL C/W 4"x4"x1/4" TOP AND BOTTOM PLATES PROVIDE BASE PLATE 4 1/2"x10"x1/2" W/ (2) 1/2" DIA x12"x2" HOOK ANCHORS FIELD WELD COL TO BASE PLATE

NOTE R3:
TWO PLY RUBBER MEMBRANE ADHERED TO EXT. TYPE 5/8" T&G PLYWOOD SHEATHING ON 2"x4" PURLINS LAID PERP. TO JOISTS SLOPED TO DRAIN, ON 2"x10" SPF. JOISTS @ 16" O.C. W/ SPRAY FOAM INSULATION R30 A/V BARRIER 5/8" GYPSUM BOARD

ROOF NOTE R2
2"x10" @ 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

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

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

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

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1	ISSUED FOR CLIENT REVIEW	OCT 13-15	KL

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

BAYVIEW WELLINGTON

S42-15
RIDEAU 15

project name
GREEN VALLEY ESTATES

municipality
BRADFORD, ON.

project no.
13045

date
SEPTEMBER 2015

GROUND FLOOR PLAN 'B'

drawing no.
2

drawn by
KL

checked by

scale
3/16" = 1'-0"

file name
13045-S42-15B LOT 162

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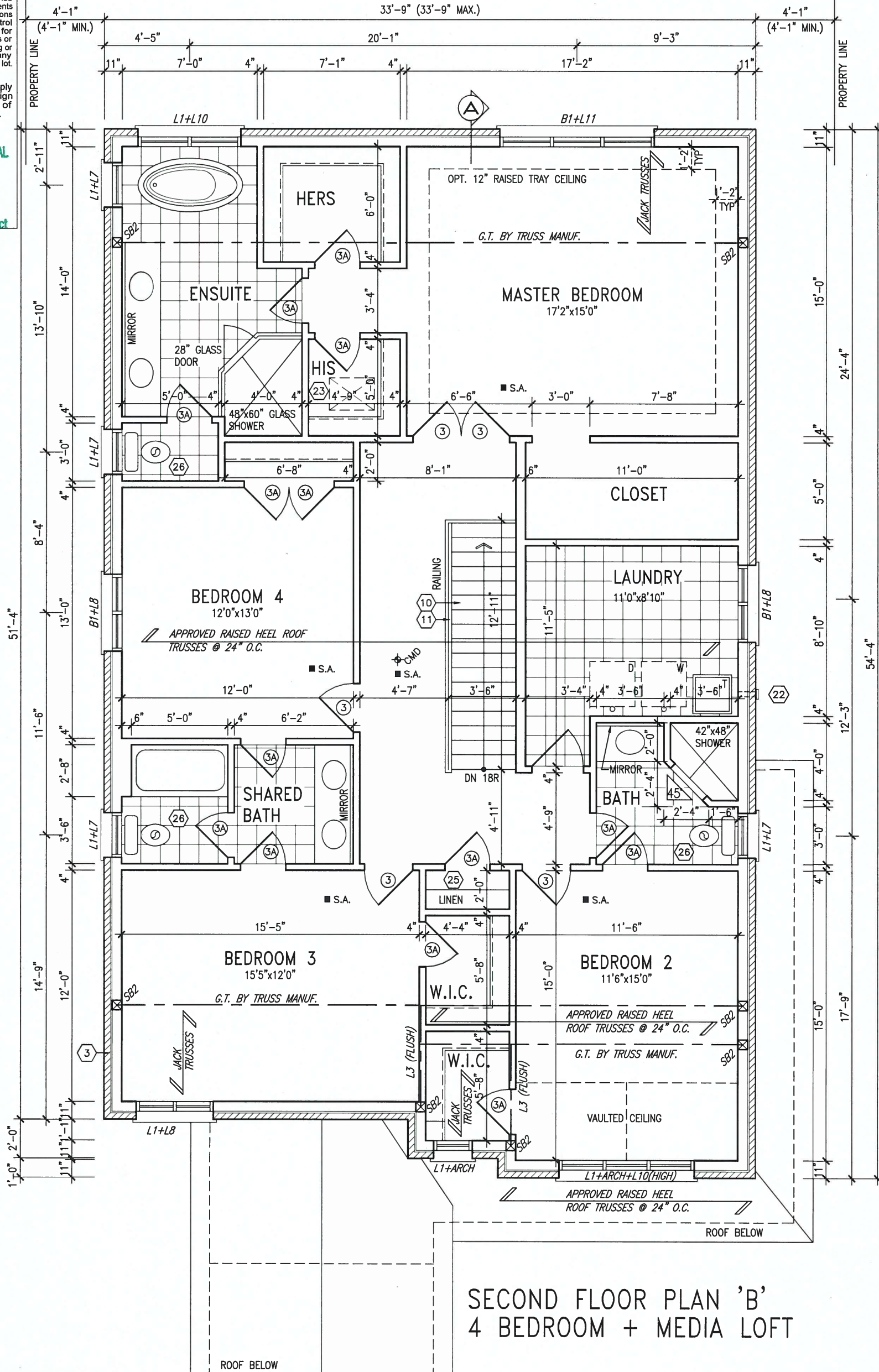
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ARCHITECTURAL REVIEW & APPROVAL

FEB 09 2017

John G. Williams Limited, Architect



FEB 6, 2017

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 AS PER O.B.C. 9.5.2.3, 3.8.3.8.(1)(d), & 3.8.3.13.(1)(f) AND DETAILS PROVIDED

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

no.	description	date	by
9			
8			
7			
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1	ISSUED FOR CLIENT REVIEW	OCT 13-15	KL

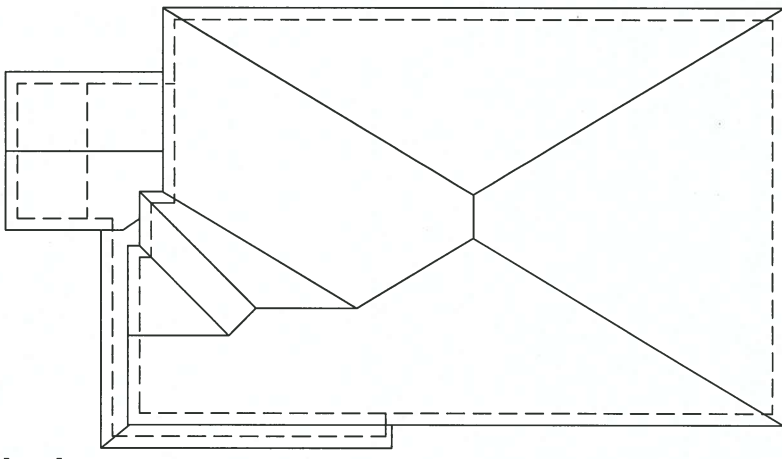
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
qualification information	
Wellington Jno-Baptiste	25591
name	BCIN
registration information	
VA3 Design Inc.	42658
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VA3 DESIGN
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Toronto ON M3H 1S8
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va3design.com

BAYVIEW WELLINGTON

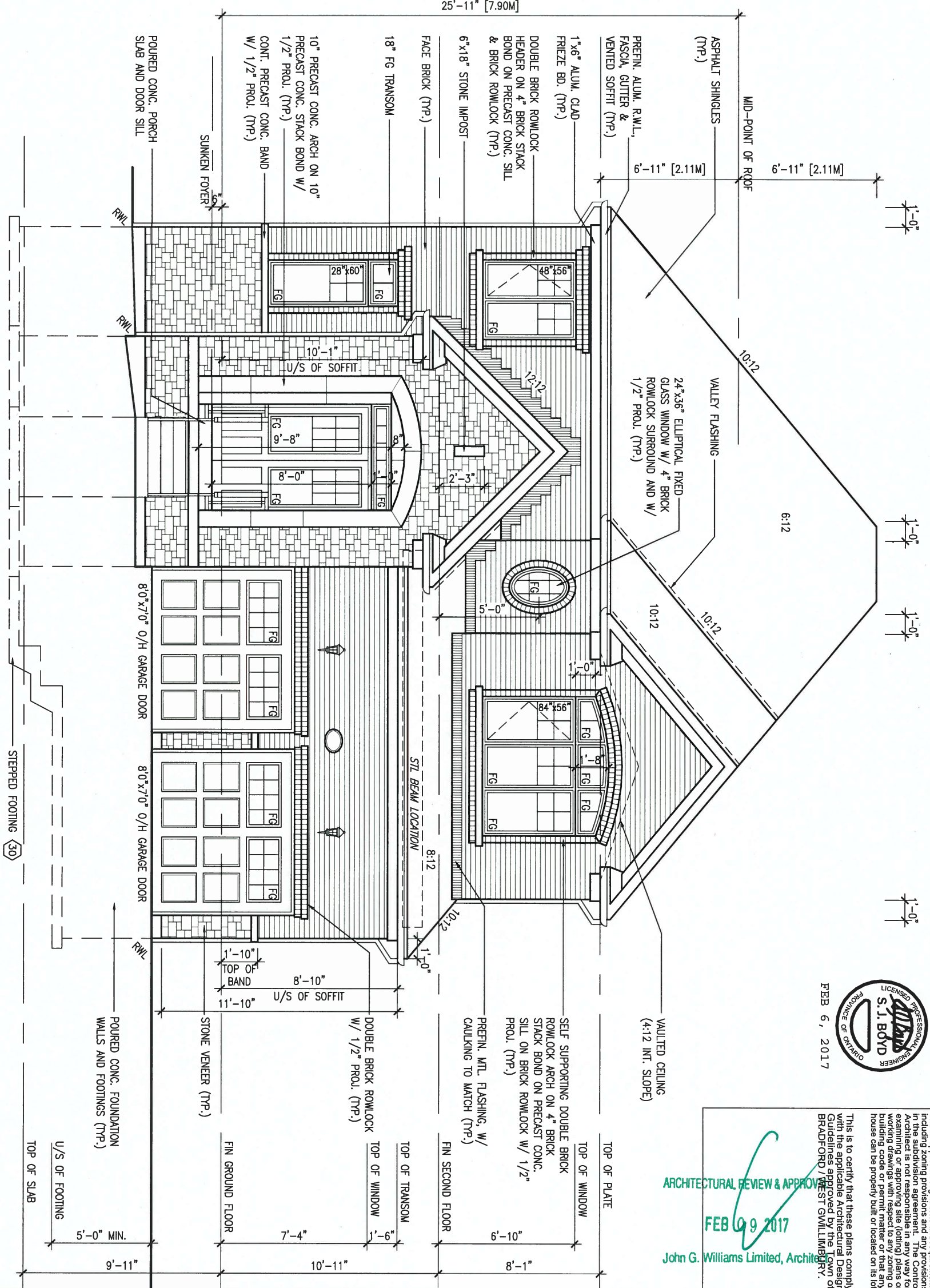
S42-15
RIDEAU 15

project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON.	project no.	13045
date	SEPTEMBER 2015	scale	3/16" = 1'-0"	drawing no.	3
drawn by	KL	checked by		file name	13045-S42-15B LOT 162
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ROOF PLAN 'B'

FRONT ELEVATION 'B'



ARCHITECTURAL REVIEW & APPROVAL
FEB 09 2017
John G. Williams Limited, Architect

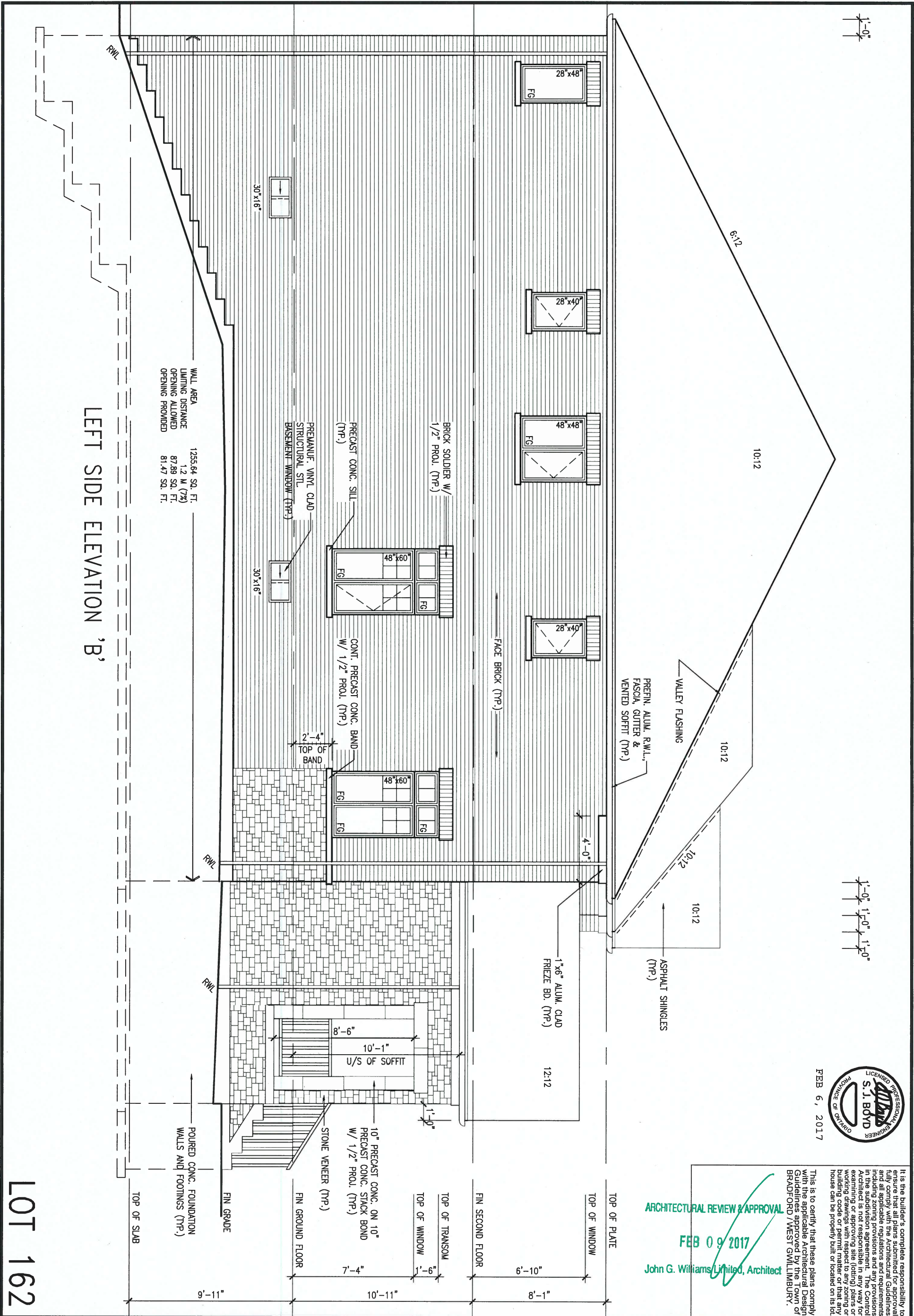
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9		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com		BAYVIEW WELLINGTON		S42-15 RIDEAU 15	
8		qualification information							
7		Wellington Jno-Baptiste							
6		REVISED AS PER ENG'S COMMENTS		FEB 07-17		RC		25591	
5		REVISED GROUND FLOOR TO 10'-0" CEILING		JAN 27/17		JWM		BCIN	
4		REVISED AS PER ENG'S COMMENTS		JAN 13-17		RC		42658	
3		REVISED AS PER LOT 162		DEC 07-16		JWM			
2		REVISED AS PER ENG'S COMMENTS		JAN 15-16		RC			
1		ISSUED FOR CLIENT REVIEW		OCT 13-15		KL			
no.		description		date		by			

project name		municipality		project no.	
GREEN VALLEY ESTATES		BRADFORD, ON.		13045	
date		FRONT ELEVATION 'B'		drawing no.	
SEPTEMBER 2015				4	
drawn by		checked by		scale	
KL		-		3/16" = 1'-0"	
file name		13045-S42-158 LOT 162			
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1'-0"

1'-0" 1'-0" 1'-0"

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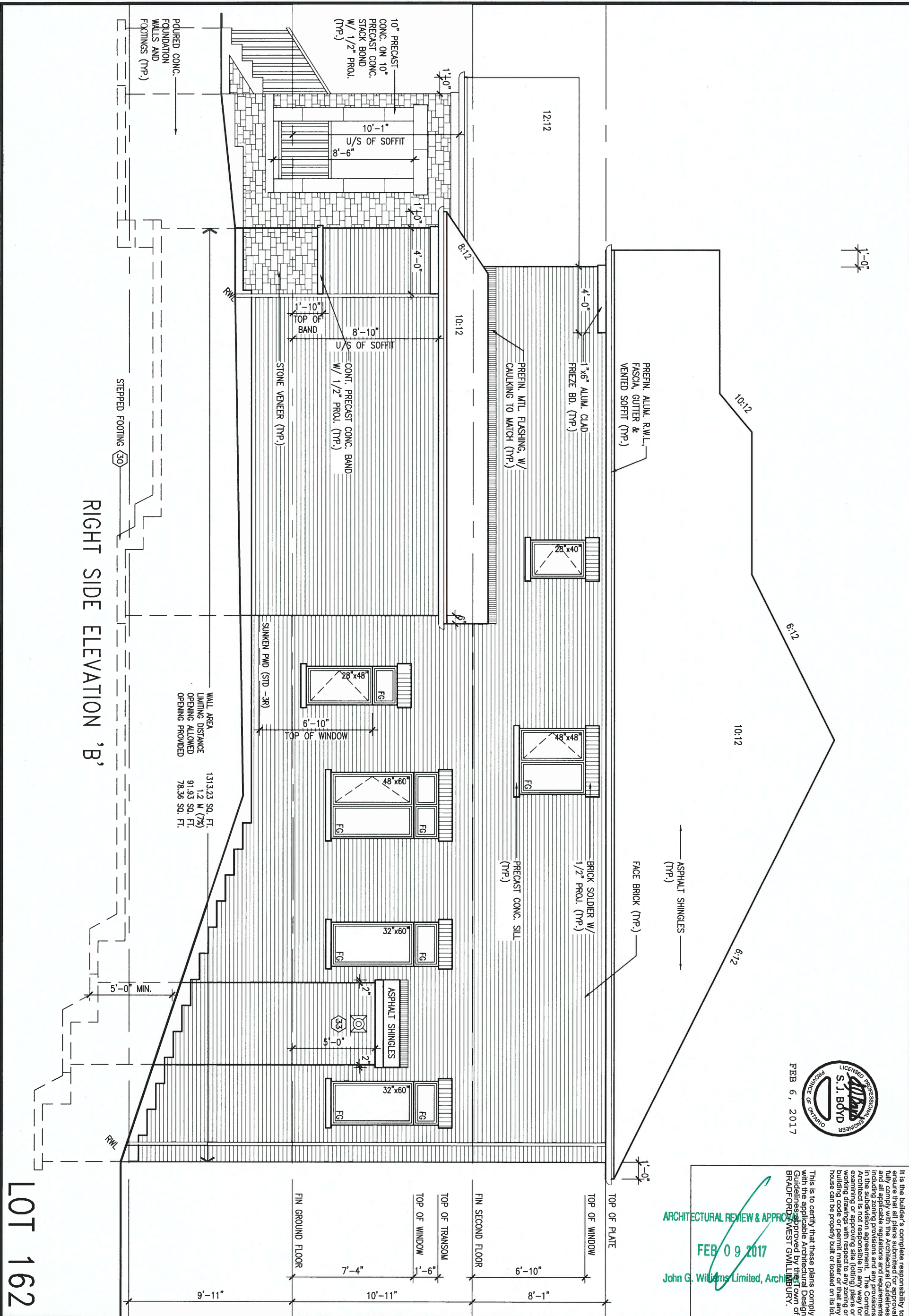


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ARCHITECTURAL REVIEW & APPROVAL
FEB 09 2017
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8 .		qualification information		GREEN VALLEY ESTATES		RIDEAU 15	
7 .		Wellington Jno-Baptiste		BRADFORD, ON.		project no.	
6 REVISED AS PER ENG'S COMMENTS		FEB 07-17 RC		date		13045	
5 REVISED GROUND FLOOR TO 10'-0" CEILING		JAN 27/17 JWM		checked by		LEFT SIDE ELEVATION 'B'	
4 REVISED AS PER ENG'S COMMENTS		JAN 13-17 RC		scale		drawing no.	
3 REVISED AS PER LOT 162		DEC 07-16 JWM		3/16" = 1'-0"		5	
2 REVISED AS PER ENG'S COMMENTS		JAN 15-16 RC		file name			
1 ISSUED FOR CLIENT REVIEW		OCT 13-15 KL		13045-S42-15B LOT 162			
no. description		date by		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-15B LOT 162.dwg - Tue - Feb 7 2017 - 11:43 AM			



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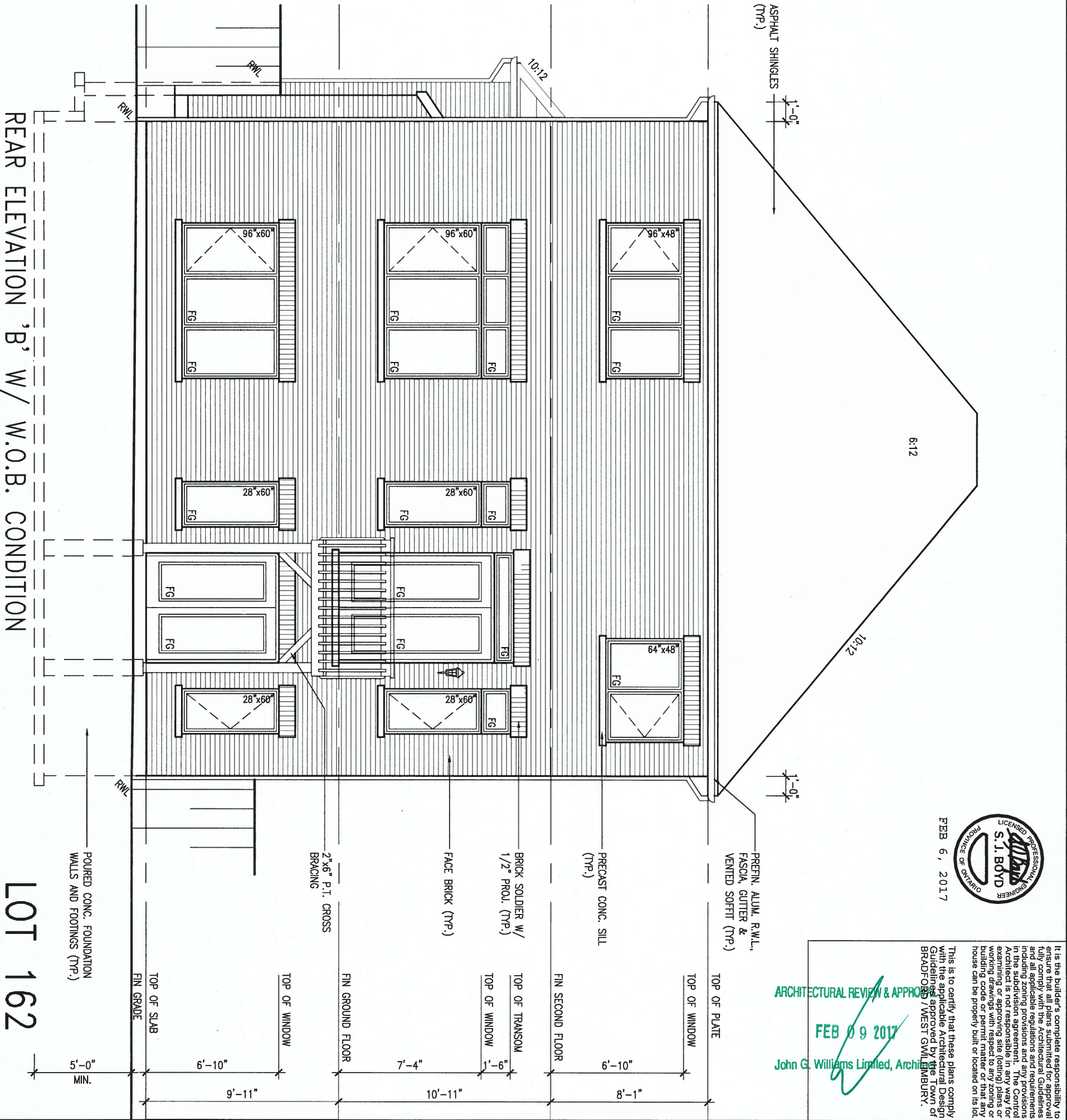
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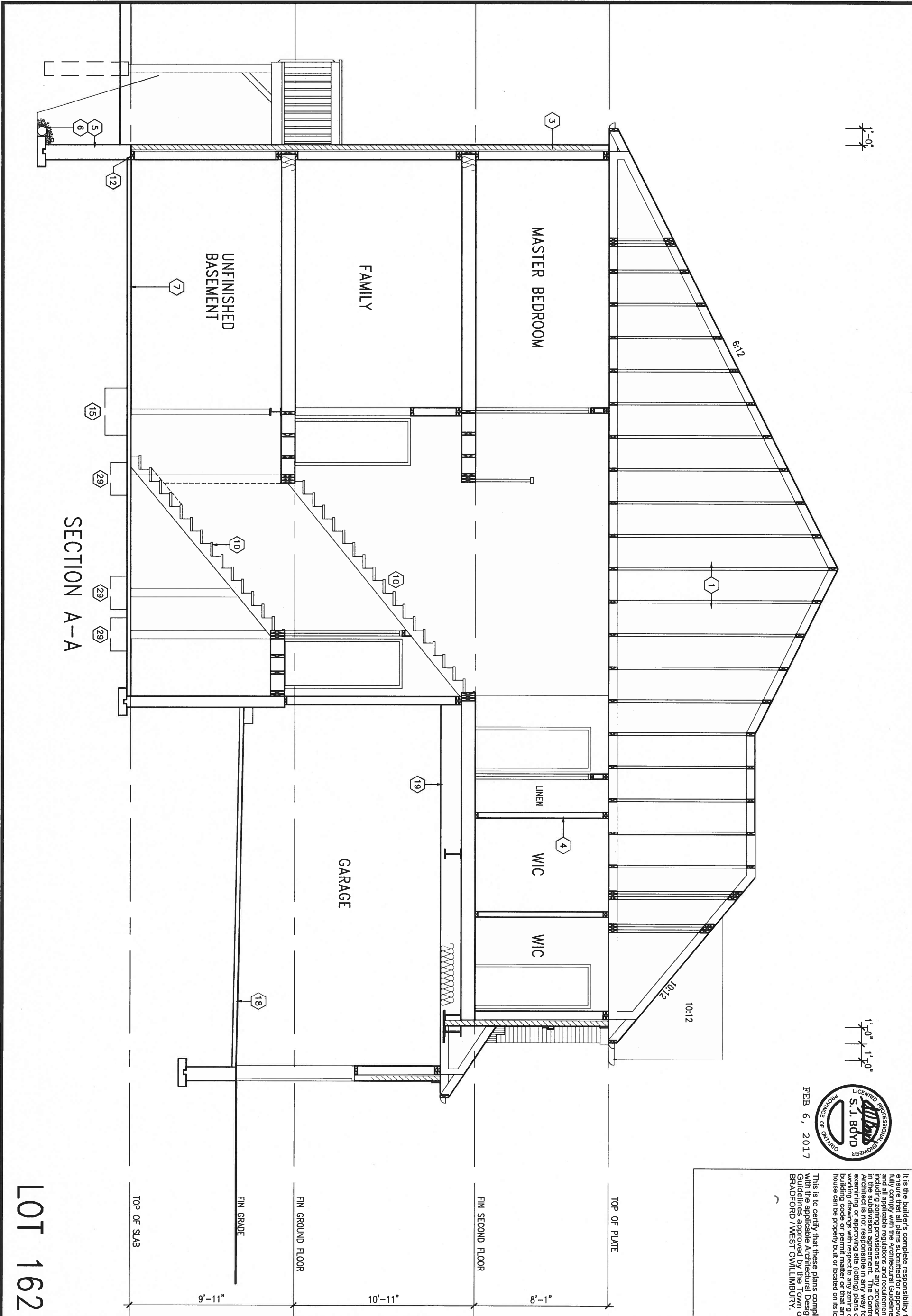
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8 .		qualification information		BCIN		GREEN VALLEY ESTATES		RIDEAU 15	
7 .		Wellington Jno-Baptiste		42658		BRADFORD, ON.		project no.	
6 REVISED AS PER ENG'S COMMENTS		FEB 07-17 RC		VA3 DESIGN		date		13045	
5 REVISED GROUND FLOOR TO 10'-0" CEILING		JAN 27-17 JWM		300A Wilson Avenue		checked by		RIGHT SIDE ELEVATION 'B'	
4 REVISED AS PER ENG'S COMMENTS		JAN 13-17 RC		Toronto ON M3H 1S8		scale		file name	
3 REVISED AS PER LOT 162		DEC 07-16 JWM		t 416.630.2255 f 416.630.4782		3/16" = 1'-0"		13045-S42-15B LOT 162	
2 REVISED AS PER ENG'S COMMENTS		JAN 15-16 RC		va3design.com		drawn by		KL	
1 ISSUED FOR CLIENT REVIEW		OCT 13-15 KL		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.		date		13045-S42-15B LOT 162	
no. description		date by		Richard - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-15B LOT 162.dwg - Tue - Feb 7 2017 - 11:43 AM		drawing no.		6	

AREA CALCULATIONS		ELEV. B
GROUND FLOOR AREA	1527 SF	
SECOND FLOOR AREA	1782 SF	
SUBTOTAL	3309 SF	
DEDUCT ALL OPEN AREAS	0 SF	
TOTAL NET AREA	3309 SF	
	(307.42 m ²)	
FINISHED BSMT AREA	XX SF	
COVERAGE	1962 SF	
W/OUT PORCH	(182.28 m ²)	
COVERAGE	2031 SF	
W/ PORCH	(188.69 m ²)	

UNINSULATED OPENINGS (PER OBC: SB-12.2.1.1(7))				
S42-15 ELEVATION B (WOB)	ENERGY EFFICIENCY - OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	786.00 S.F.	88.30 S.F.	11.23 %	
LEFT SIDE	1392.00 S.F.	99.56 S.F.	7.15 %	
RIGHT SIDE	1348.00 S.F.	97.28 S.F.	7.22 %	
REAR	997.00 S.F.	288.72 S.F.	28.96 %	
TOTAL SQ. FT.	4523.00 S.F.	573.86 S.F.	12.69 %	
TOTAL SQ. M.	420.20 S.M.	53.31 S.M.	12.69 %	



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1'-0"

1'-0" 1'-0"

FEB 6, 2017

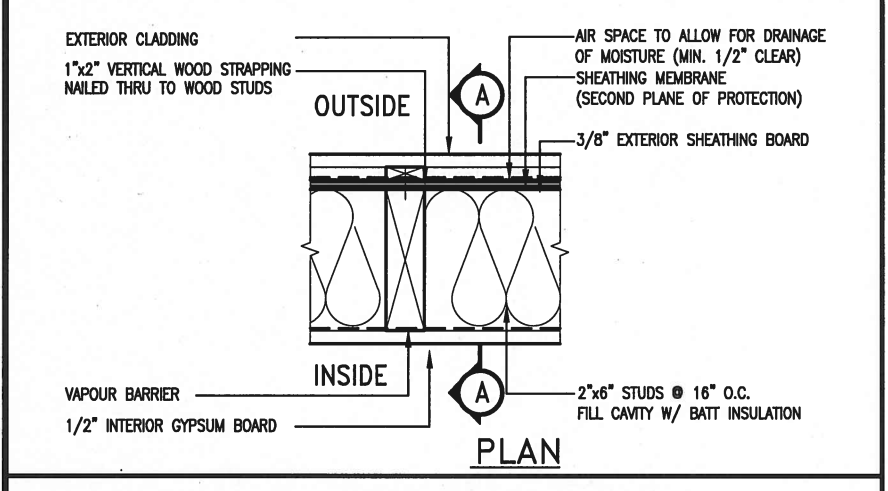
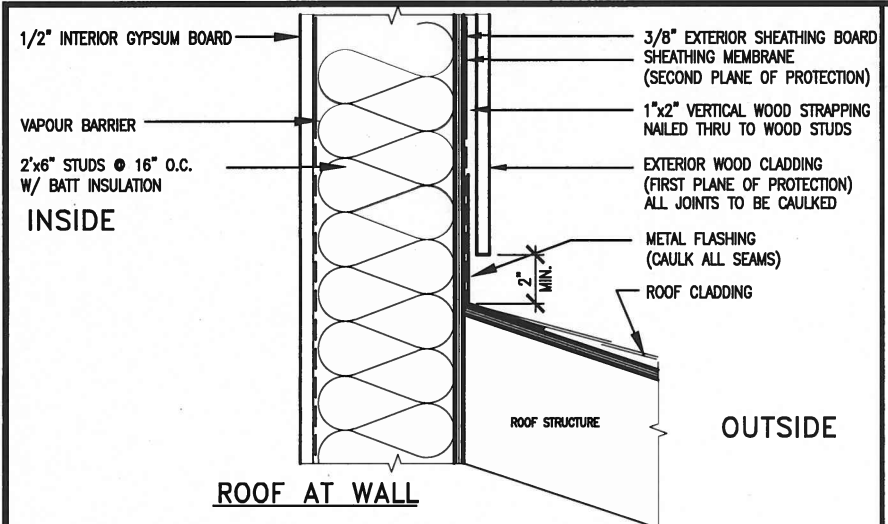


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LOT 162

<div>9 .</div> <div>8 .</div> <div>7 .</div> <div>6 REVISED AS PER ENG'S COMMENTS FEB 07-17 RC</div> <div>5 REVISED GROUND FLOOR TO 10'-0" CEILING JAN 27-17 JWM</div> <div>4 REVISED AS PER ENG'S COMMENTS JAN 13-17 RC</div> <div>3 REVISED AS PER LOT 162 DEC 07-16 JWM</div> <div>2 REVISED AS PER ENG'S COMMENTS JAN 15-16 RC</div> <div>1 ISSUED FOR CLIENT REVIEW OCT 13-15 KL</div> <div>no. description date by</div>	<div>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.</div> <div>qualification information</div> <div>Wellington Jno-Baptiste 255 1</div> <div>name signature</div> <div>registration information</div> <div>VA3 Design Inc. 4263 B</div> <div>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.</div>	<div>VA3 DESIGN</div> <div>300A Wilson Avenue</div> <div>Toronto ON M3H 1S8</div> <div>t 416.630.2255 f 416.630.4782</div> <div>va3design.com</div>	<div>BAYVIEW WELLINGTON</div> <div>project name</div> <div>GREEN VALLEY ESTATES</div> <div>drawn by</div> <div>KL</div> <div>checked by</div> <div>-</div> <div>scale</div> <div>3/16" = 1'-0"</div> <div>date</div> <div>SEPTEMBER 2015</div> <div>municipality</div> <div>BRADFORD, ON.</div> <div>project no.</div> <div>13045</div>	<div>S42-15</div> <div>RIDEAU 15</div> <div>SECTION A-A</div> <div>13045-S42-15B LOT 162</div> <div>drawing no.</div> <div>8</div>
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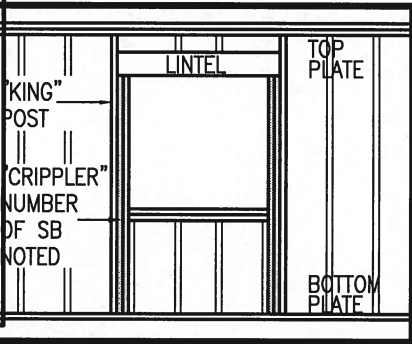
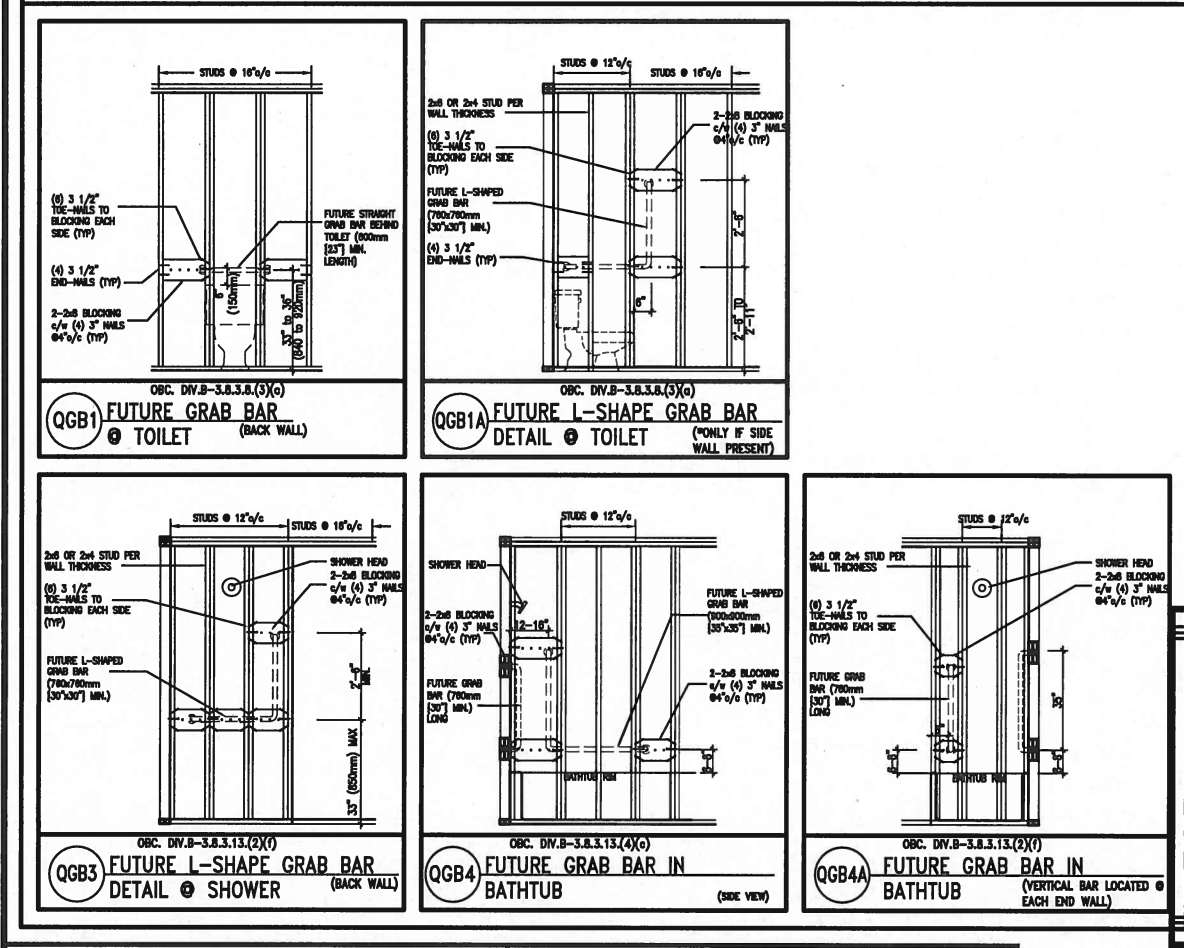


EXTERIOR WOOD CLADDING WALL ASSEMBLY



FEB 6, 2017

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"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.
2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR.
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.
5. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.
6. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.
7. 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"

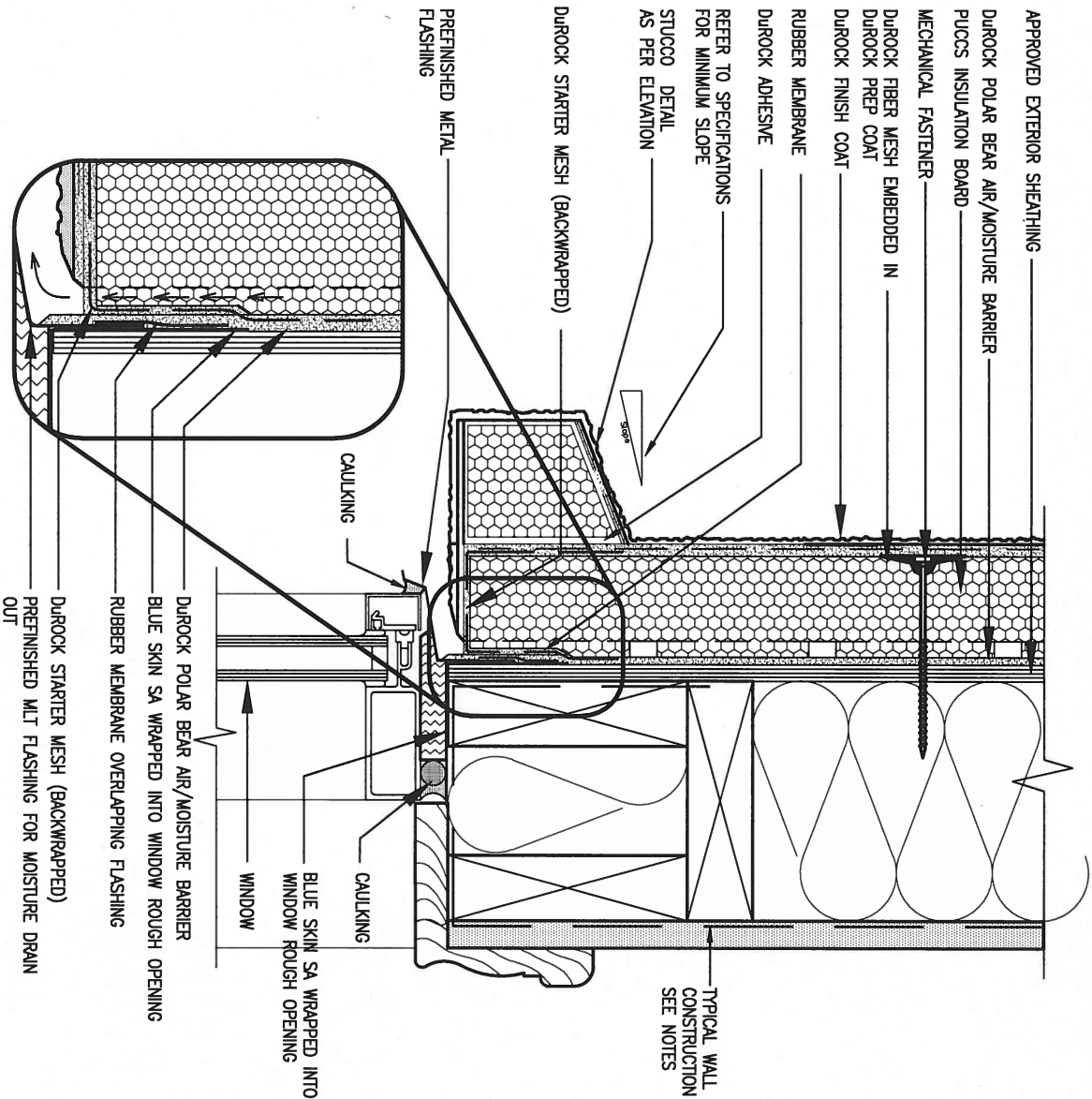
NOTES:
1. FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa
2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
3. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
4. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.
5. WALL 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
5.				registration information BCIN
4.				VA3 Design Inc. 42658
3.				
2.	UPDATE TO CODE	APR 16-15	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC	
no.	description	date	by	

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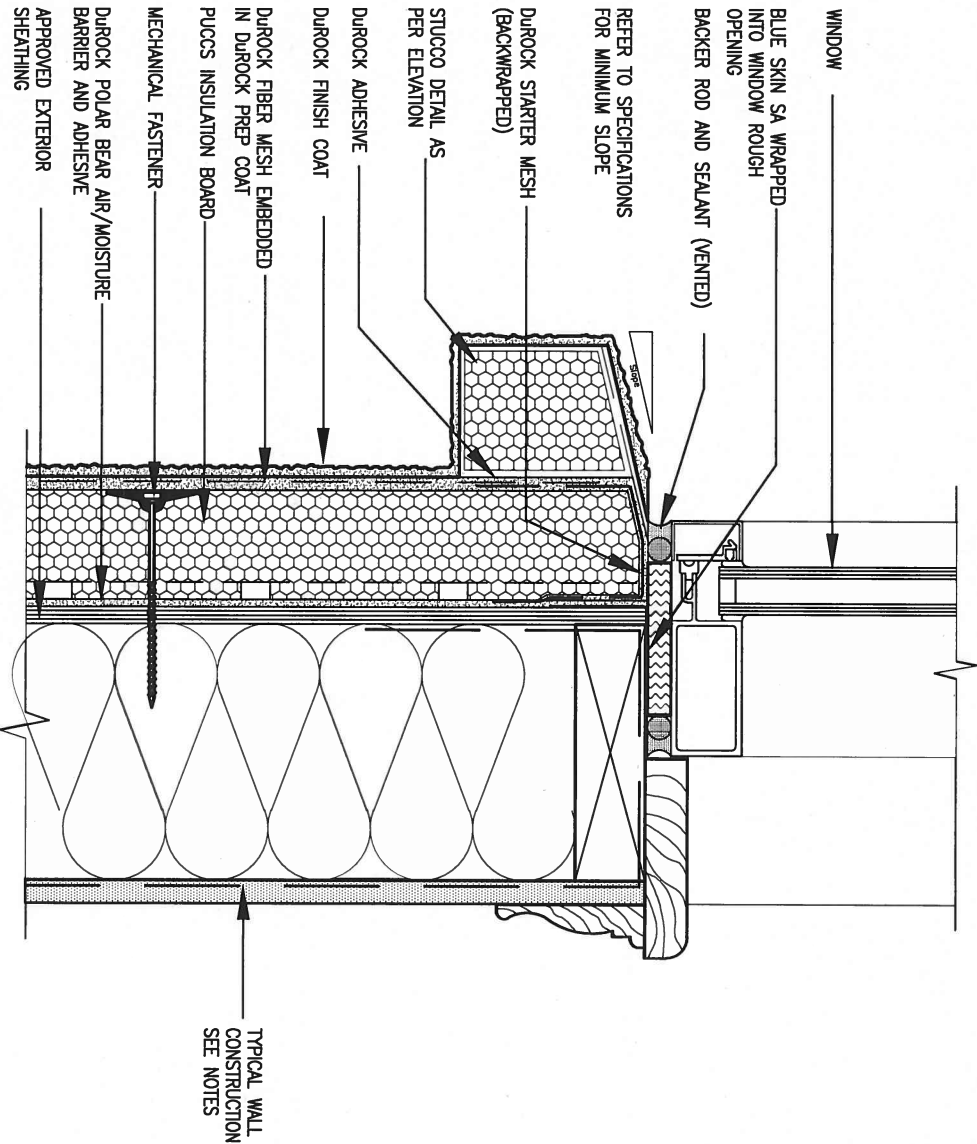
BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
project no.	13045	drawing no.	CN2
date	APR 2014	checked by	scale
drawn by	RC	3/16" = 1'-0"	13045-CONST-OBC 2015
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Tue - Dec 20 2016 - 9:17 AM			



1 WINDOW HEADER

CN3 SCALE: 3"=1'-0"

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



2 WINDOW SILL

CN3 SCALE: 3"=1'-0"

9.	.	.	.
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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.			
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BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD

CONST NOTE

project no.
13045

date
APR 2014

drawn by
RC

checked by
-

scale
3/16" = 1'-0"

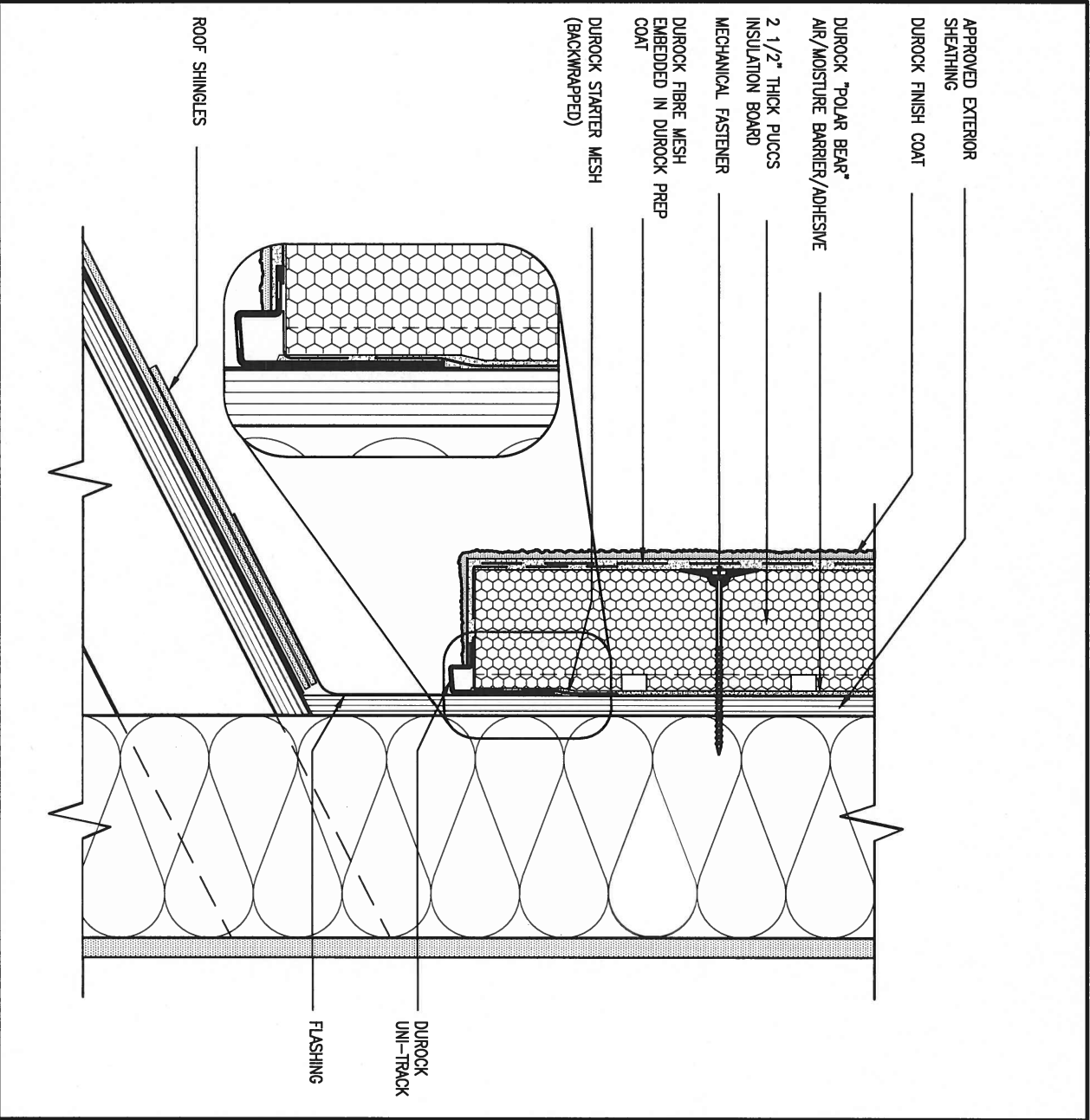
CONSTRUCTION NOTES

file name
13045-CONST-OBC 2015

RICHARD - H:\ARCHIVE\WORKING\2013\13045-BW\units\13045-CONST-OBC 2015.dwg - Tue - Dec 20 2016 - 9:19 AM

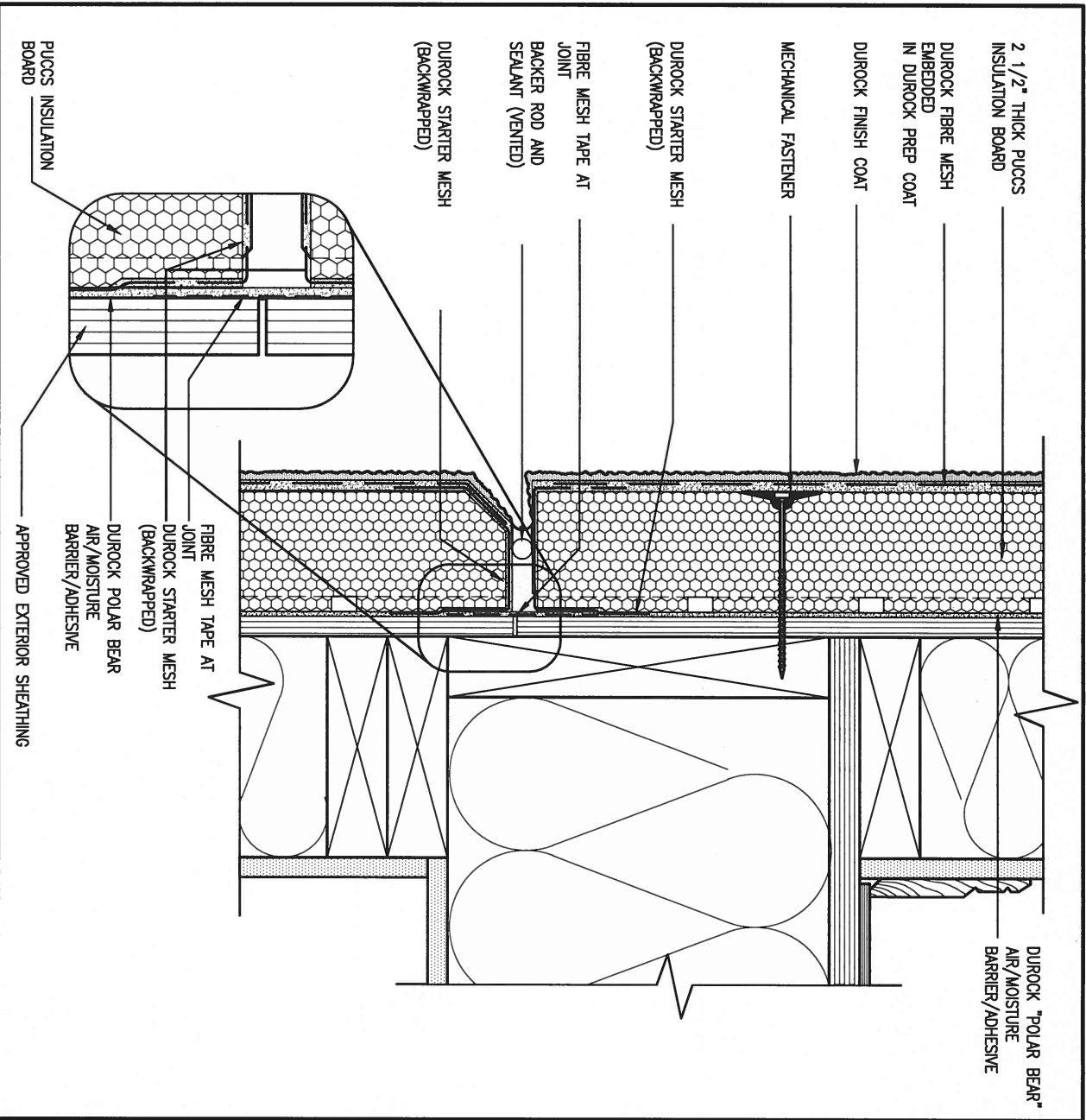
drawing no.

CN3



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"

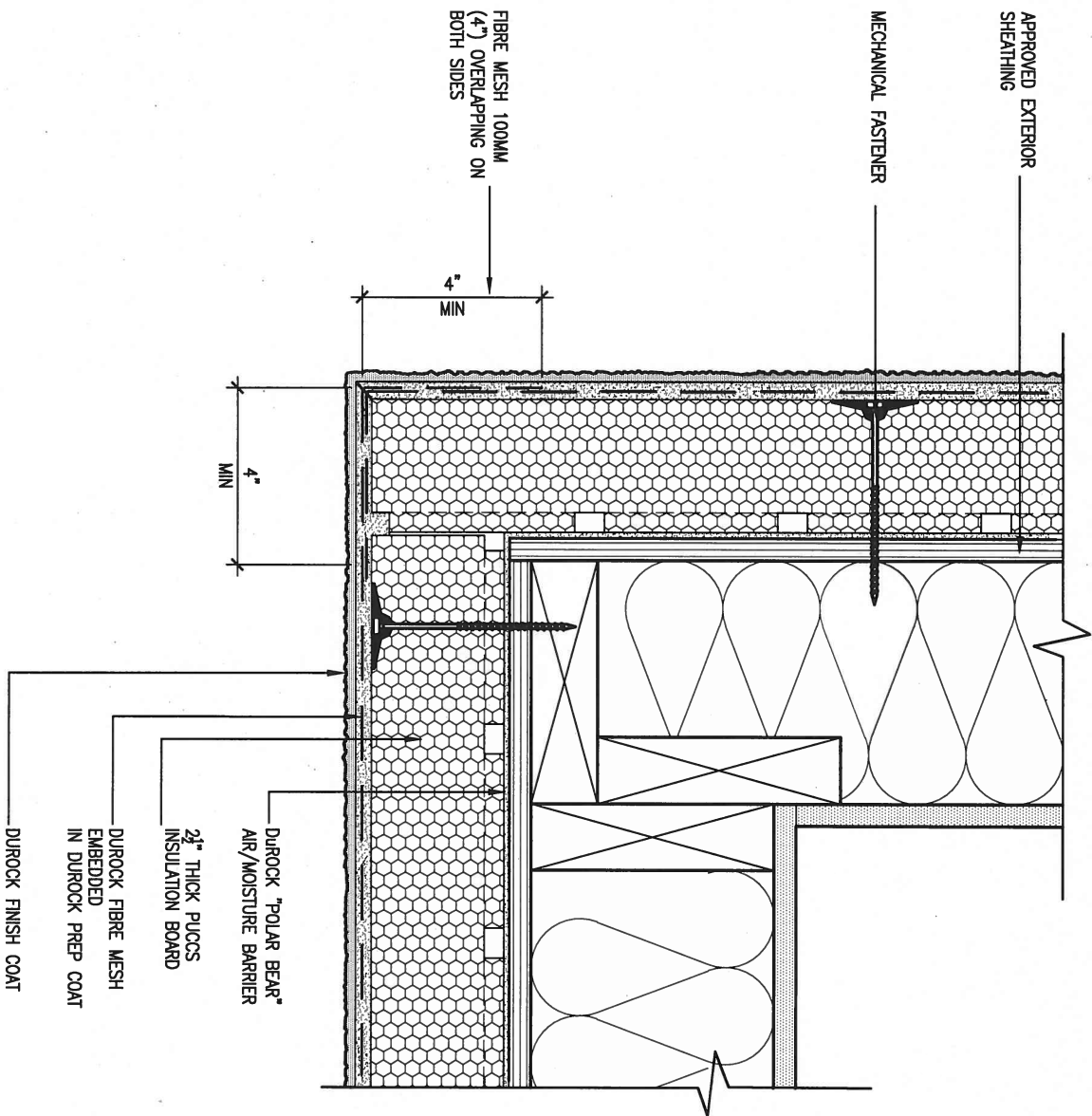
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2.	UPDATE TO CODE	APR 16-15	RC
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
no.	description	date	by

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qualification information	25591
Wellington Jno-Baptiste	BCIN
name	signature
registration information	42658
VA3 Design Inc.	
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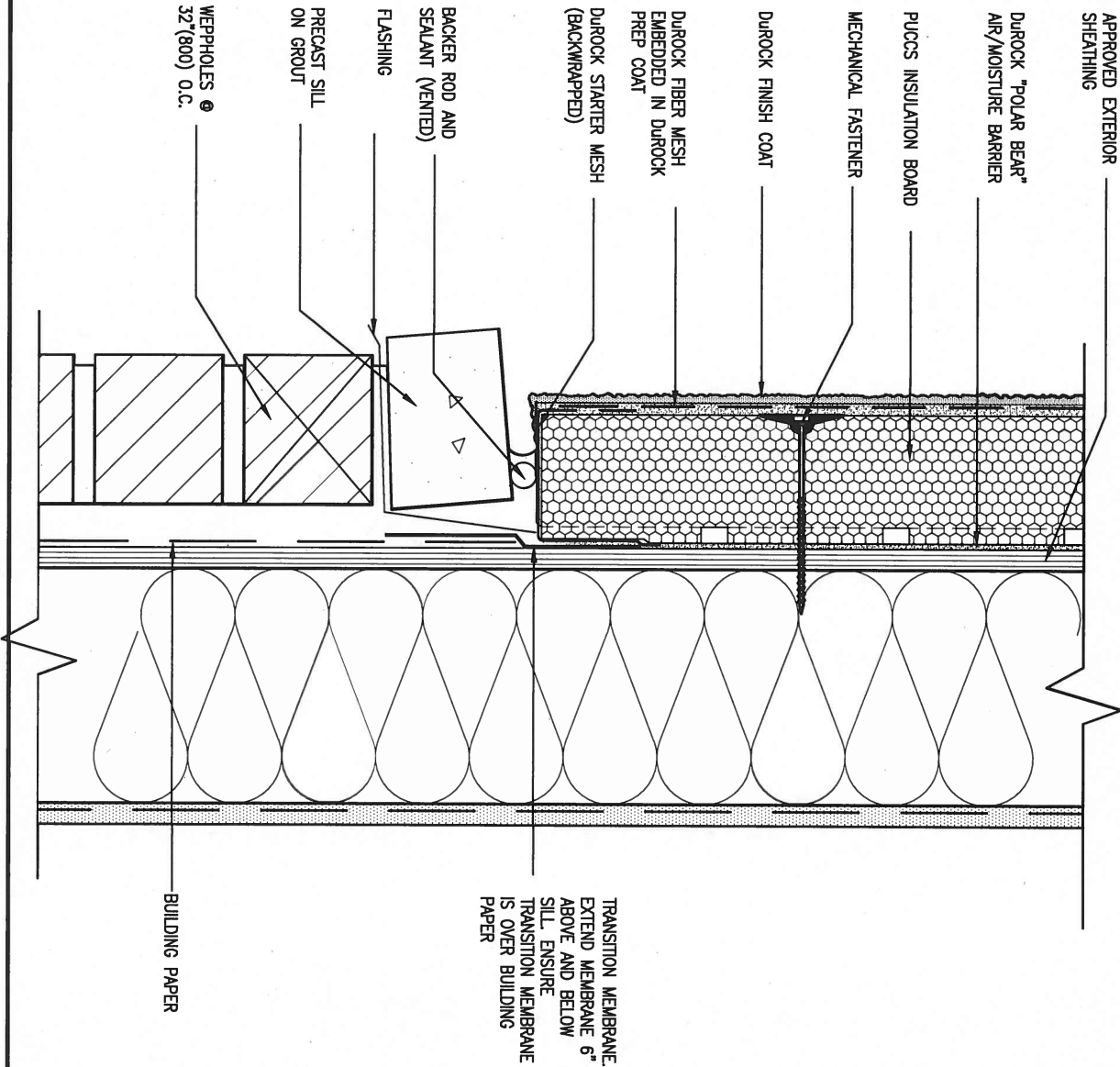
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project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	project no.	13045
drawn by	RC	drawing no.	CN4
checked by	-	scale	3/16" = 1'-0"
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-DBC 2015.dwg - Tue - Dec 20 2016 - 9:19 AM		CONSTRUCTION NOTES	
		file name	13045-CONST-DBC 2015



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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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	BCIN
registration information	42658
VA3 Design Inc.	
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DESIGN

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BAYVIEW WELLINGTON		CONST NOTE	
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-OBC 2015
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Tue - Dec 20 2016 - 9:19 AM			

SB12-COMPLIANCE PACKAGE 'J'

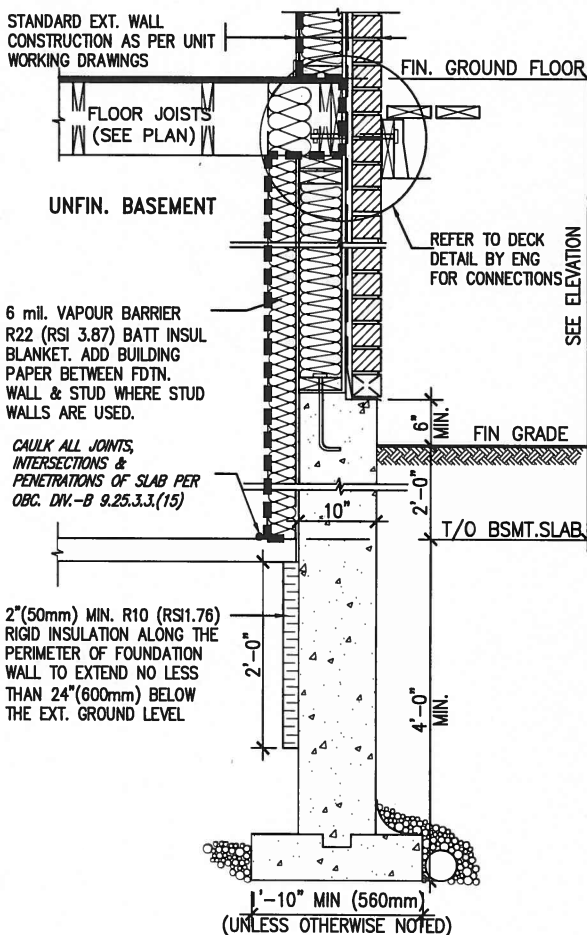
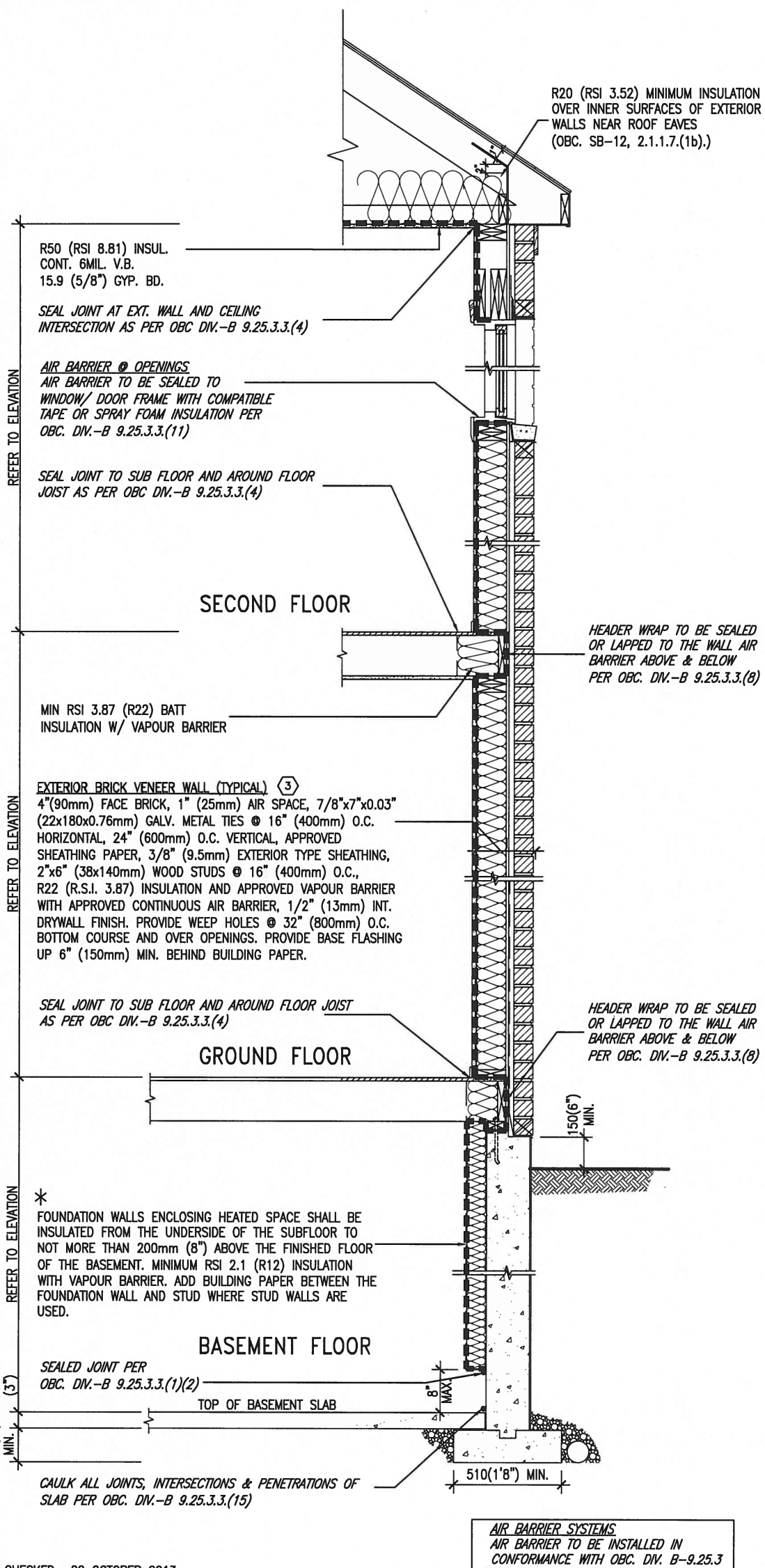
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

USE SB-12 COMPLIANCE PACKAGE (J):

COMPONENT	J	Notes:
Ceiling with Attic Space	8.81 (R50)	BLOWN - LOOSE
Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Ceiling without Attic Space	5.46 (R31)	BATT or SPRAY
Exposed Floor	5.46 (R31)	BATT or SPRAY
Minimum RSI (R) value	3.87 (R22)	6" R22 BATT
Walls Above Grade	2.11 (R12)	4" R12 BLANKET
Basement Walls	1.76 (R10)	RIGID INSUL
Edge of Below Grade Slab ≤600mm below grade		
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		



FEB 6, 2017



* 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

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.				registration information
2.				VA3 Design Inc. 42658
1.	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.
no.	description	date	by	



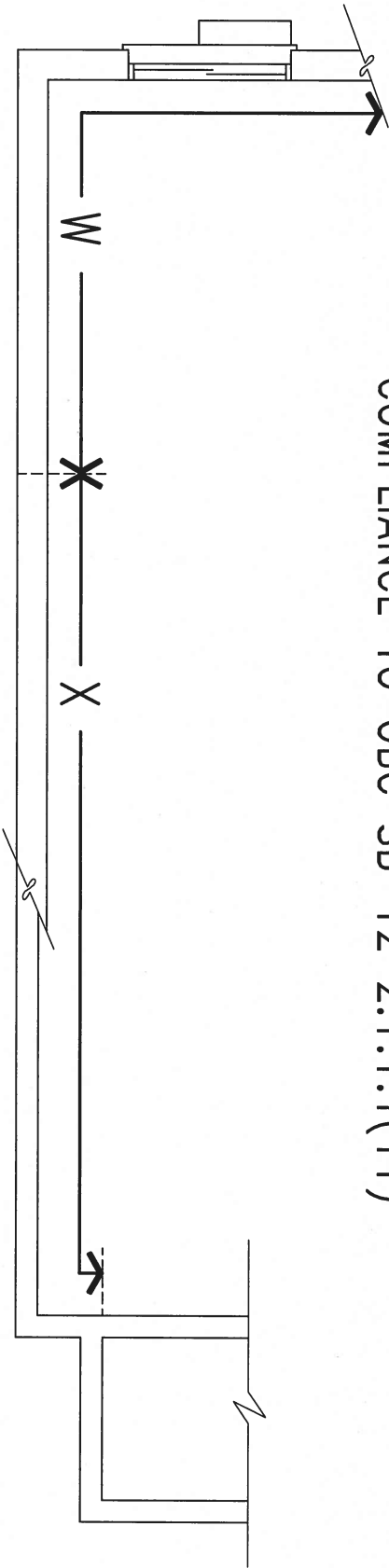
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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

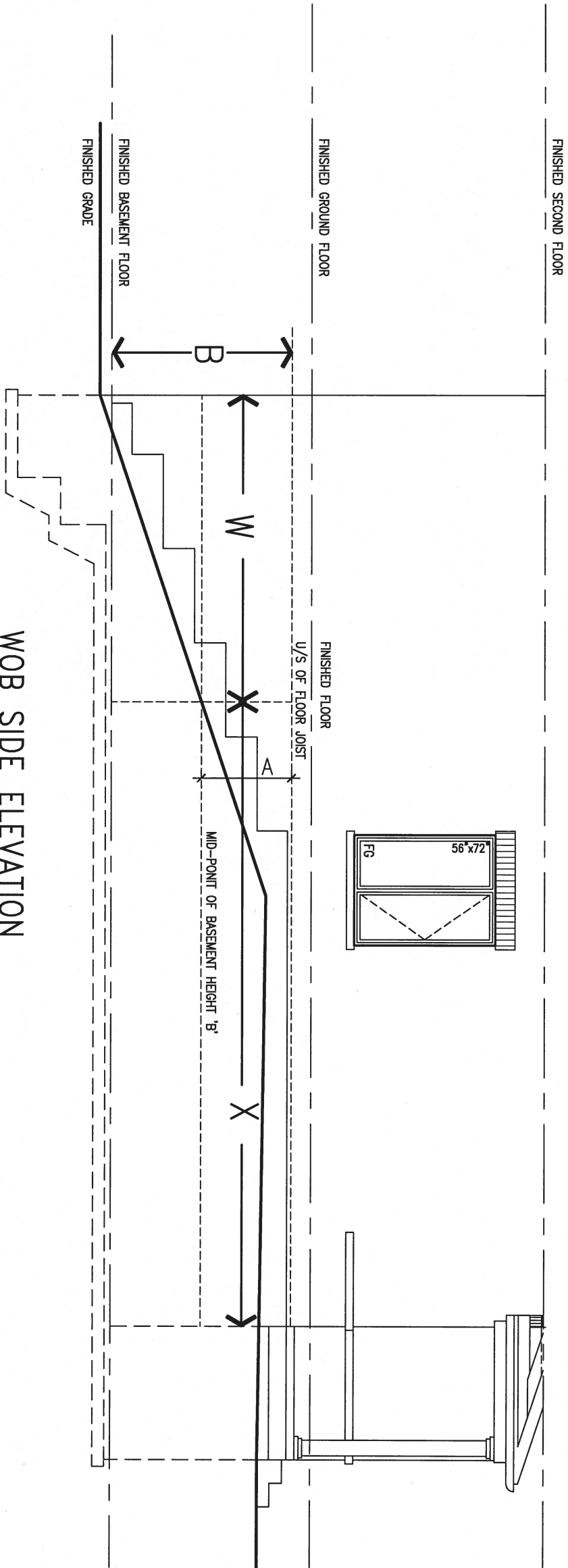
CONST NOTE

project name	GREEN VALLEY ESTATES	municipality	BRADFORD	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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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		
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name	BCIN	
registration information		
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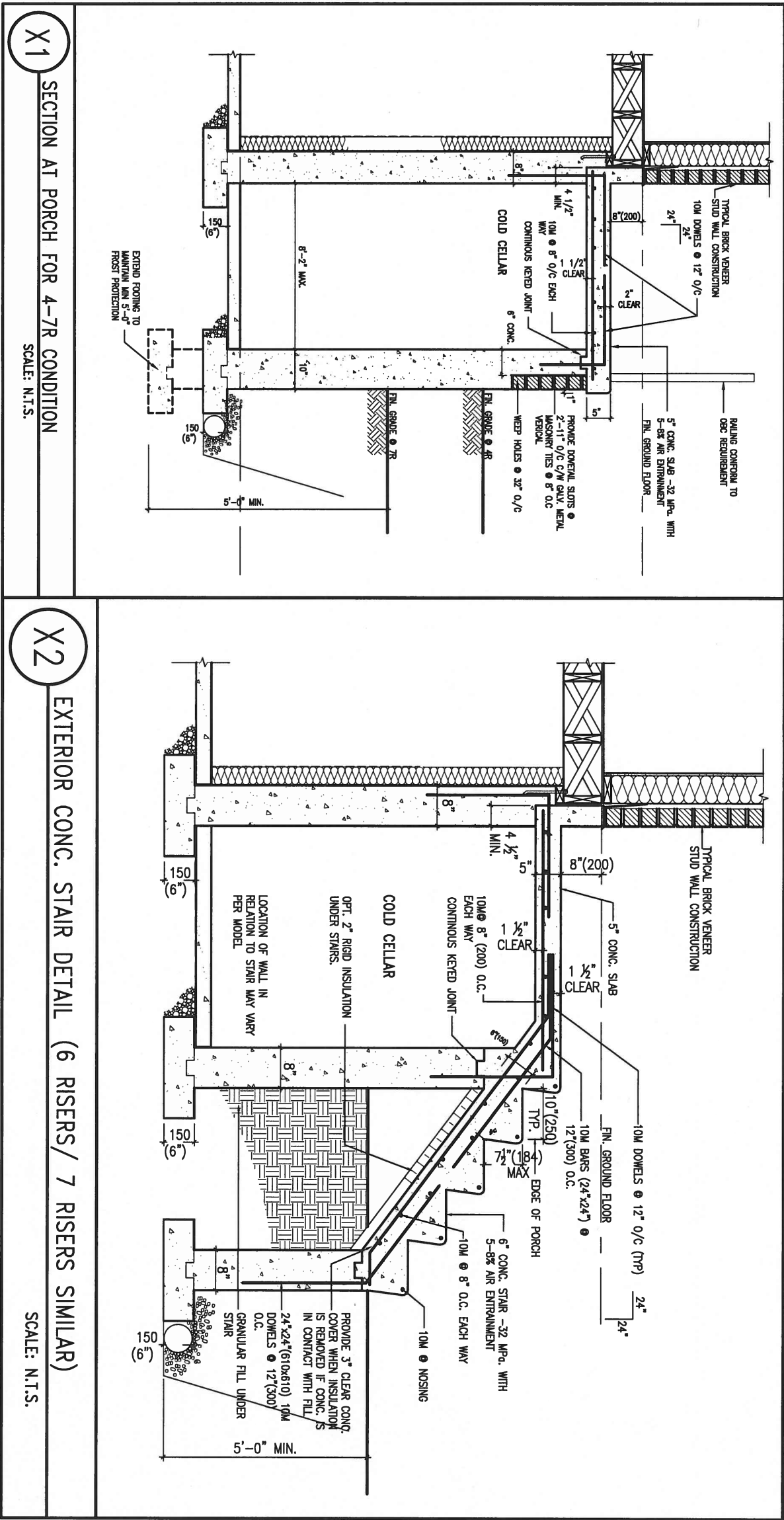
BAYVIEW WELLINGTON

project name GREEN VALLEY ESTATES municipality BRADFORD

date APR 2014
drawn by RC checked by scale 3/16" = 1'-0"

CONSTRUCTION NOTES
file name 13045-CONST-OBC 2015

drawing no. CN7



9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		
8.	.	.	qualification information		
7.	.	.	Wellington Jno-Baptiste	25591	
6.	.	.	signature	BCIN	
5.	.	.	name		
4.	.	.	registration information		
3.	.	.	VA3 Design Inc.	42658	
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.	
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC		
no.	description	date	by		

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BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

date
APR 2014

drawn by
RC

checked by
-

scale
3/16" = 1'-0"

municipality
BRADFORD

project no.
13045

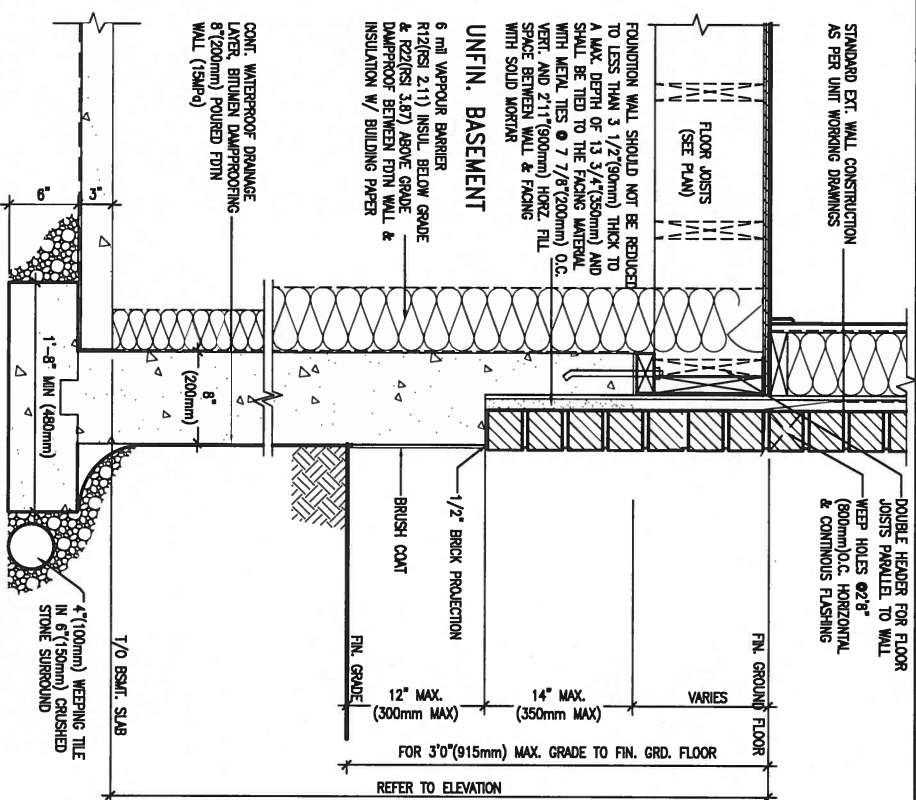
drawing no.
CN8

CONST NOTE

CONSTRUCTION NOTES

file name
13045-CONST-0BC 2015

Richard - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Tue - Dec 20 2016 - 9:17 AM



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

FEB 6, 2017



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 <i>J. Baptiste</i> 25591
6.	.	.	name
5.	.	.	registration information BCIN
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

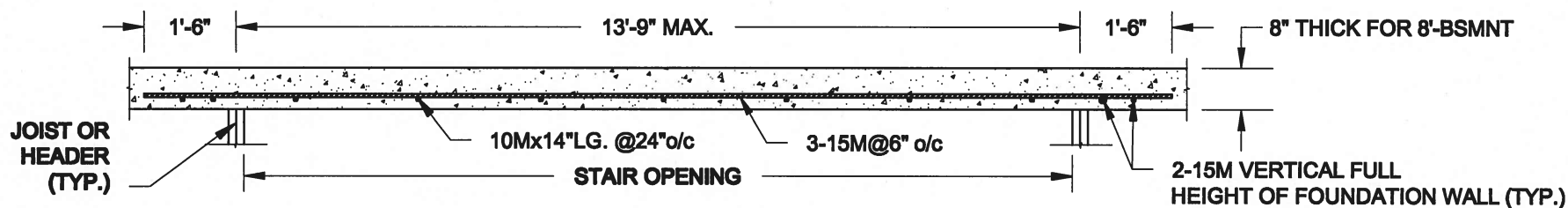
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.



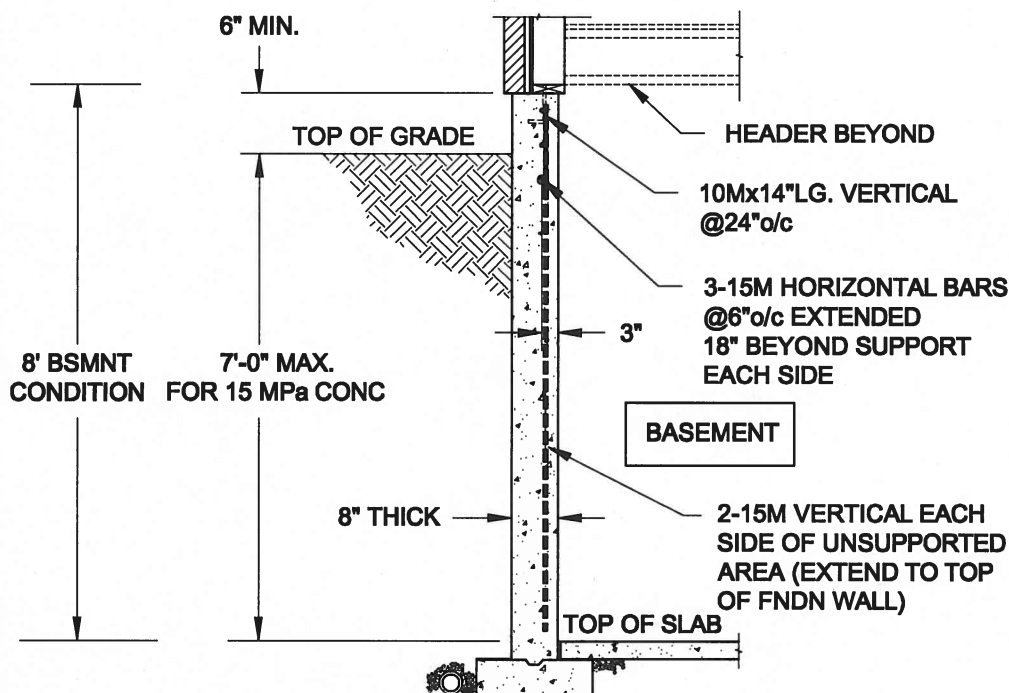
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BAYVIEW WELLINGTON		CONST NOTE
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045
date APR 2014		drawing no. CN9
title CONSTRUCTION NOTES		
drawn by RC	checked by -	file name 13045-CONST-0BC 2015
scale 3/16" = 1'-0"		
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PLAN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



FTG. SIZE AS PER PLAN

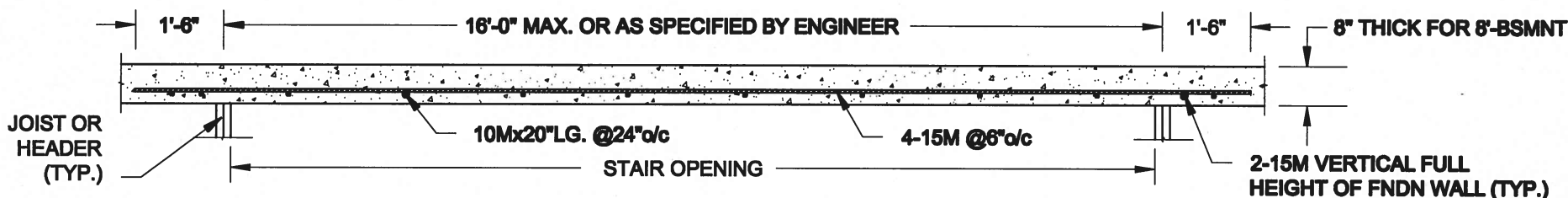
1A
S1

LATERALLY UNSUPPORTED WALL

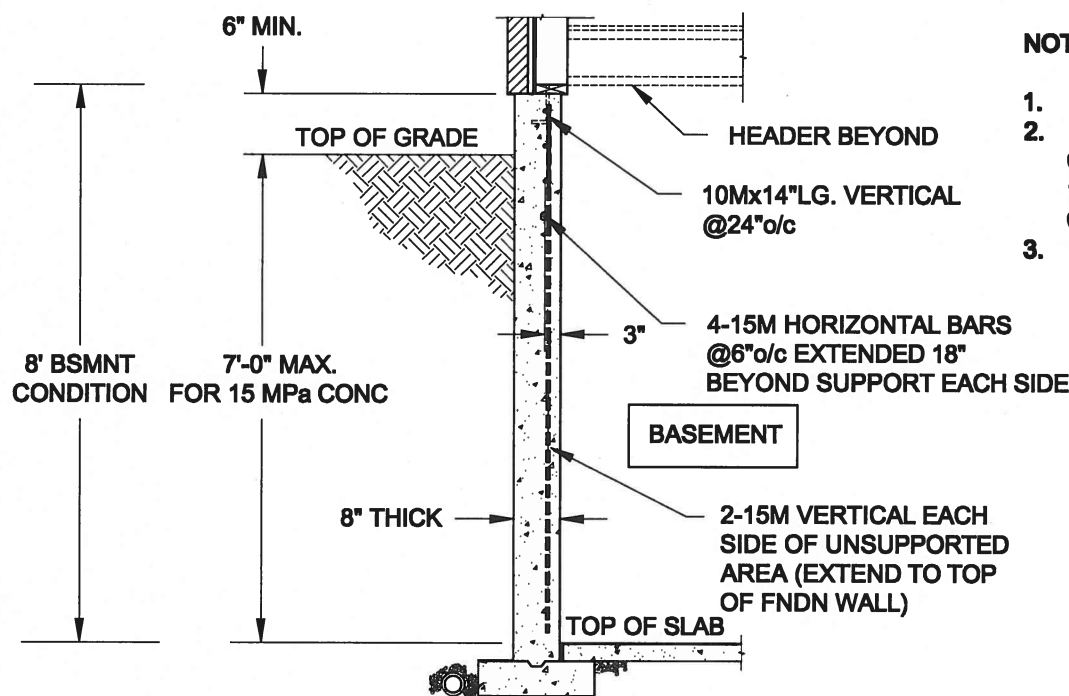
SCALE: 3/8" = 1'-0"

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-31-2016

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:



Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

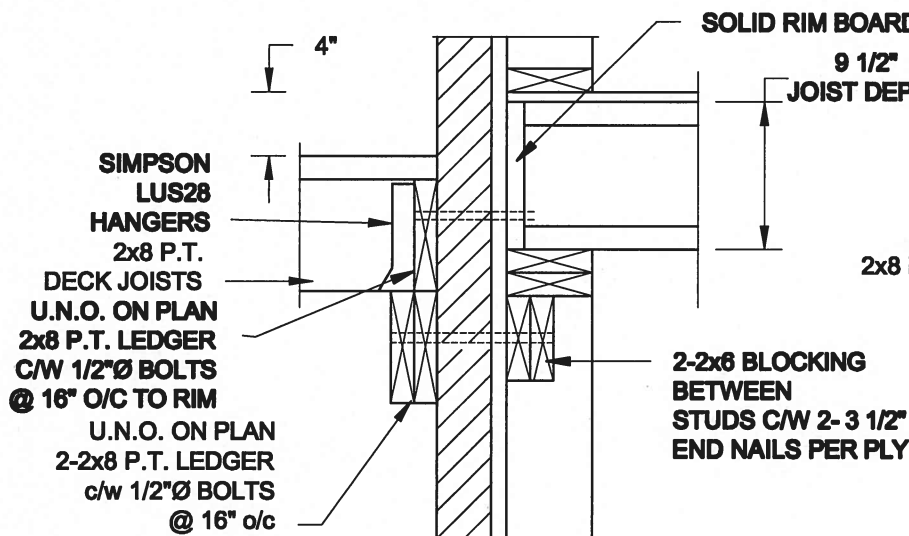
Project No.:

16-102

Drawing No.:

S1

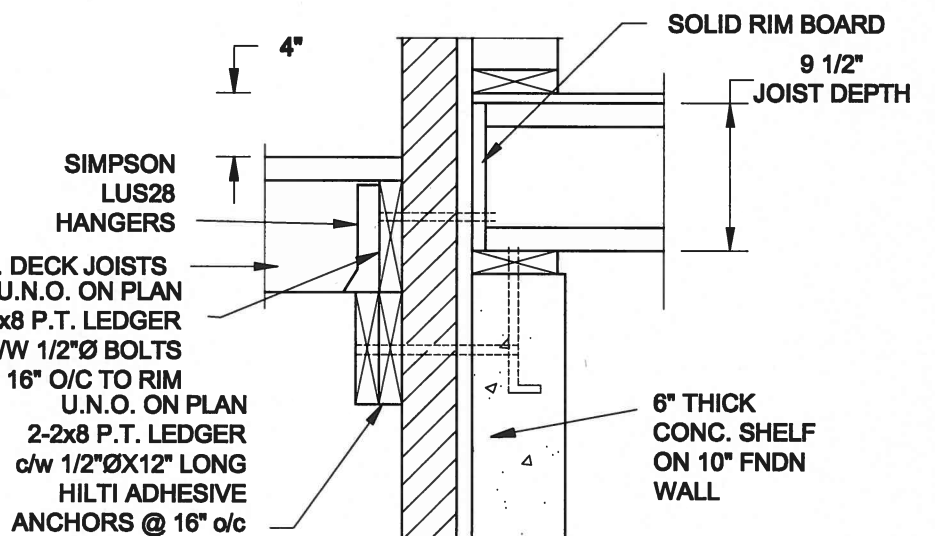
FOR 9 1/2" JOIST DEPTH



1A
S2

DECK FASTENING DETAIL

SCALE: 1" = 1'-0"



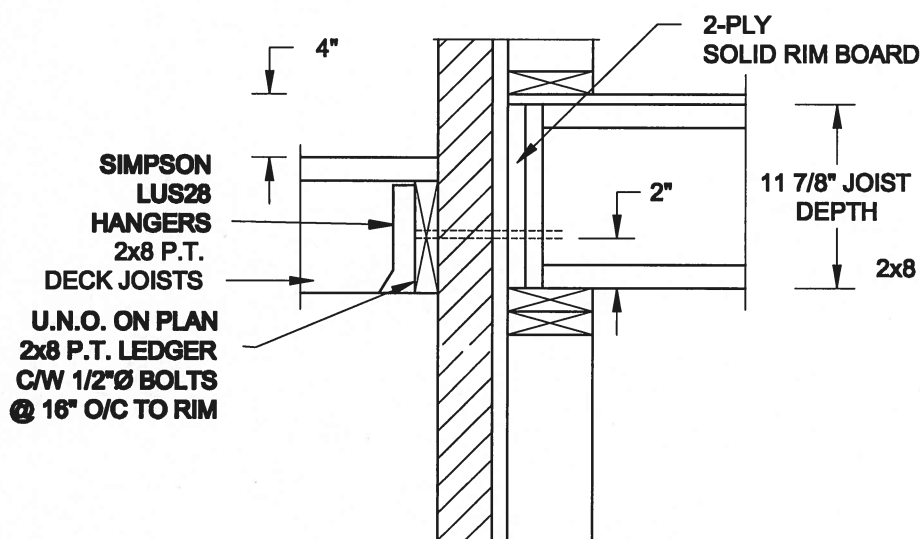
1B
S2

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.

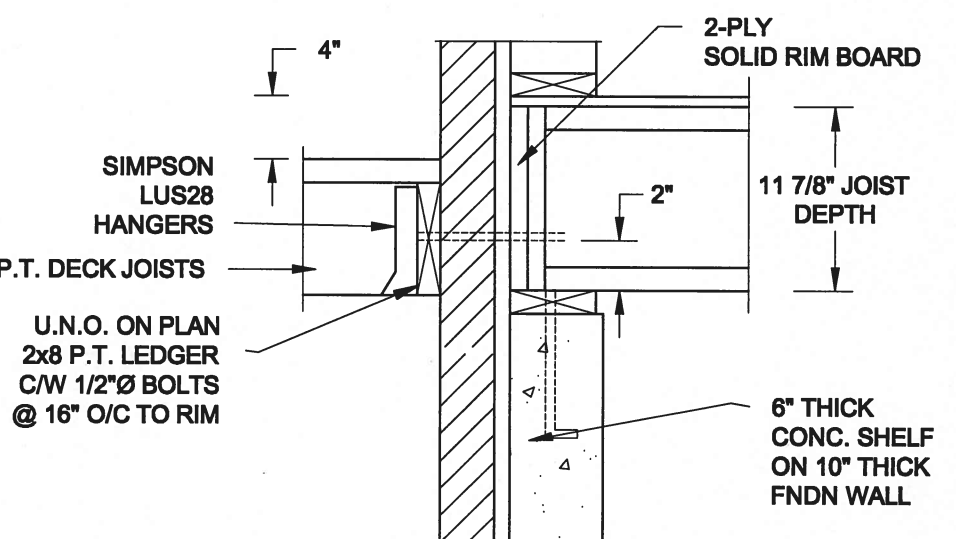
FOR 11 7/8" JOIST DEPTH



2A
S2

DECK FASTENING DETAIL

SCALE: 1" = 1'-0"

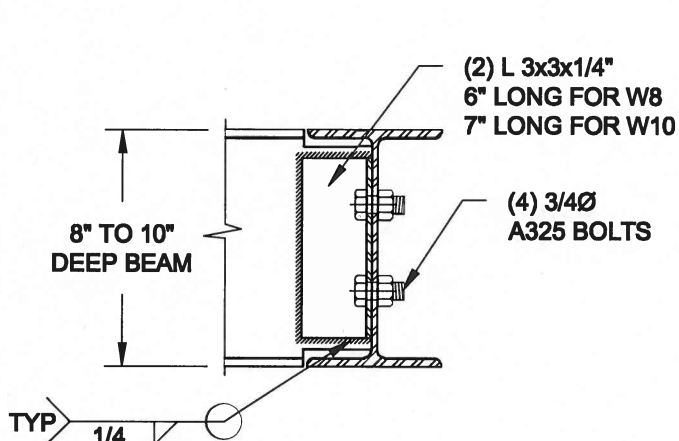


2B
S2

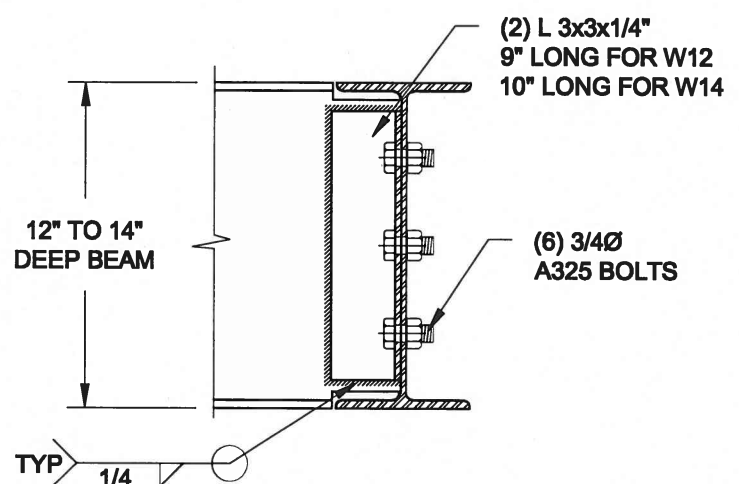
DECK FASTENING DETAIL

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

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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.:

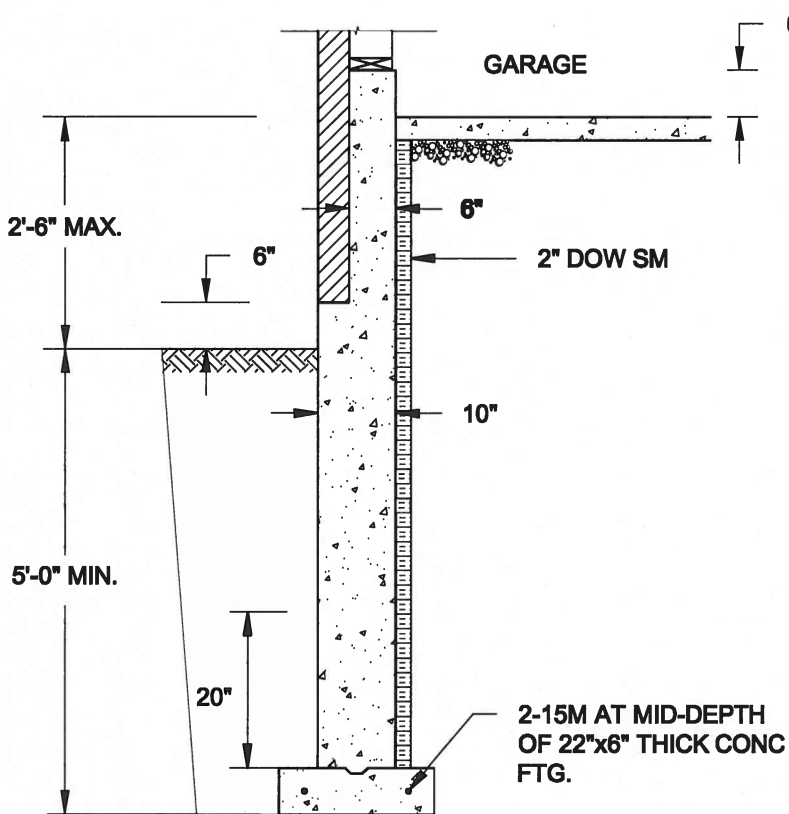
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Drawing No.:

S2



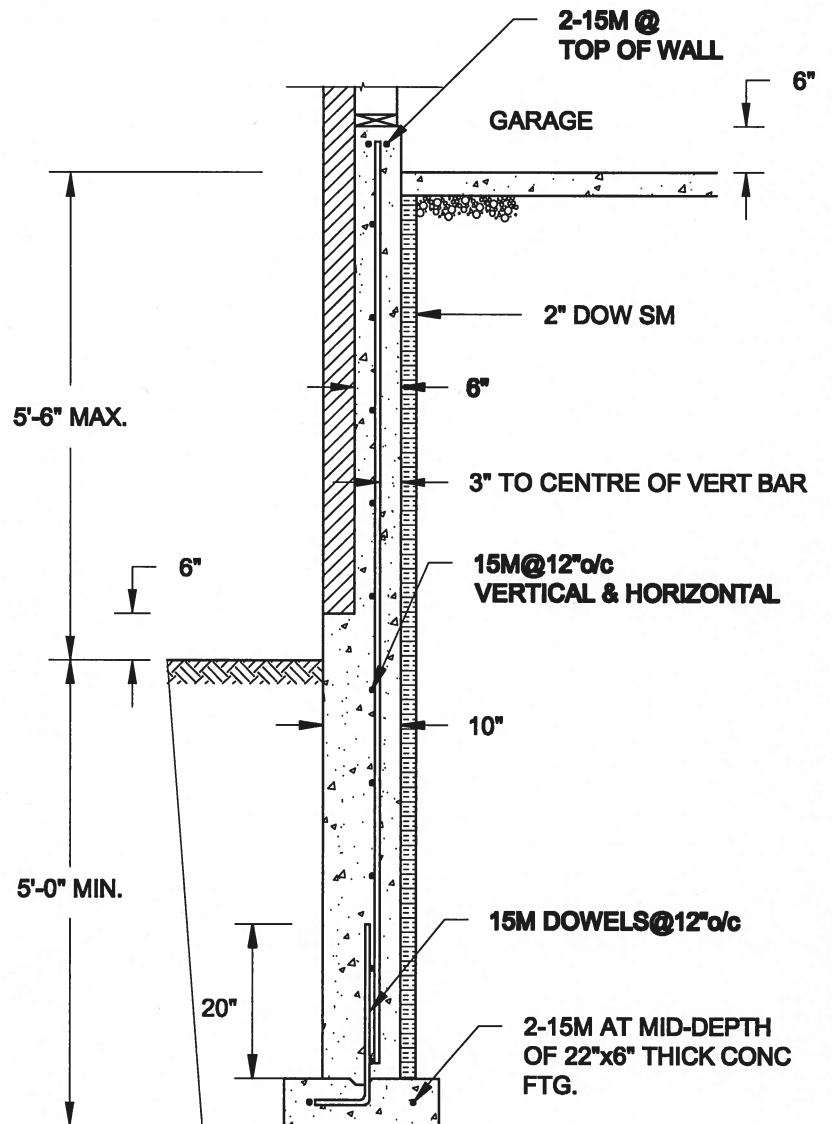
Scale: AS NOTED		QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal:  MAY 30, 2016		Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO	
Date: MAY-01-2016			TYPICAL STRUCTURAL DETAILS FOR SINGLES			
Drawn: SC	Checked: SJB		Project No.: 16-102		Drawing No.: S3	



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

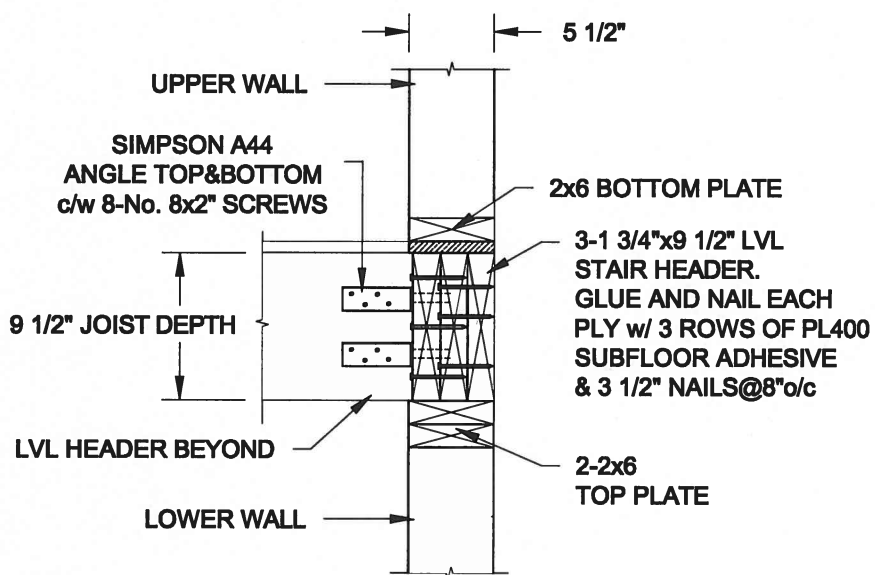
NOTE:

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.

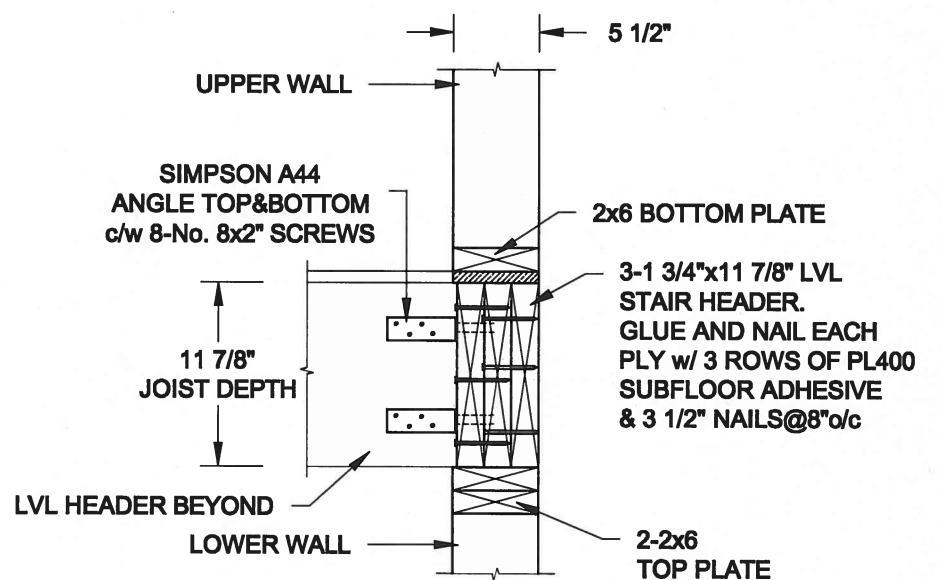


1B
S4 **REINFORCED BRICKSHELF**
SCALE: 1/2" = 1'-0"

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

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

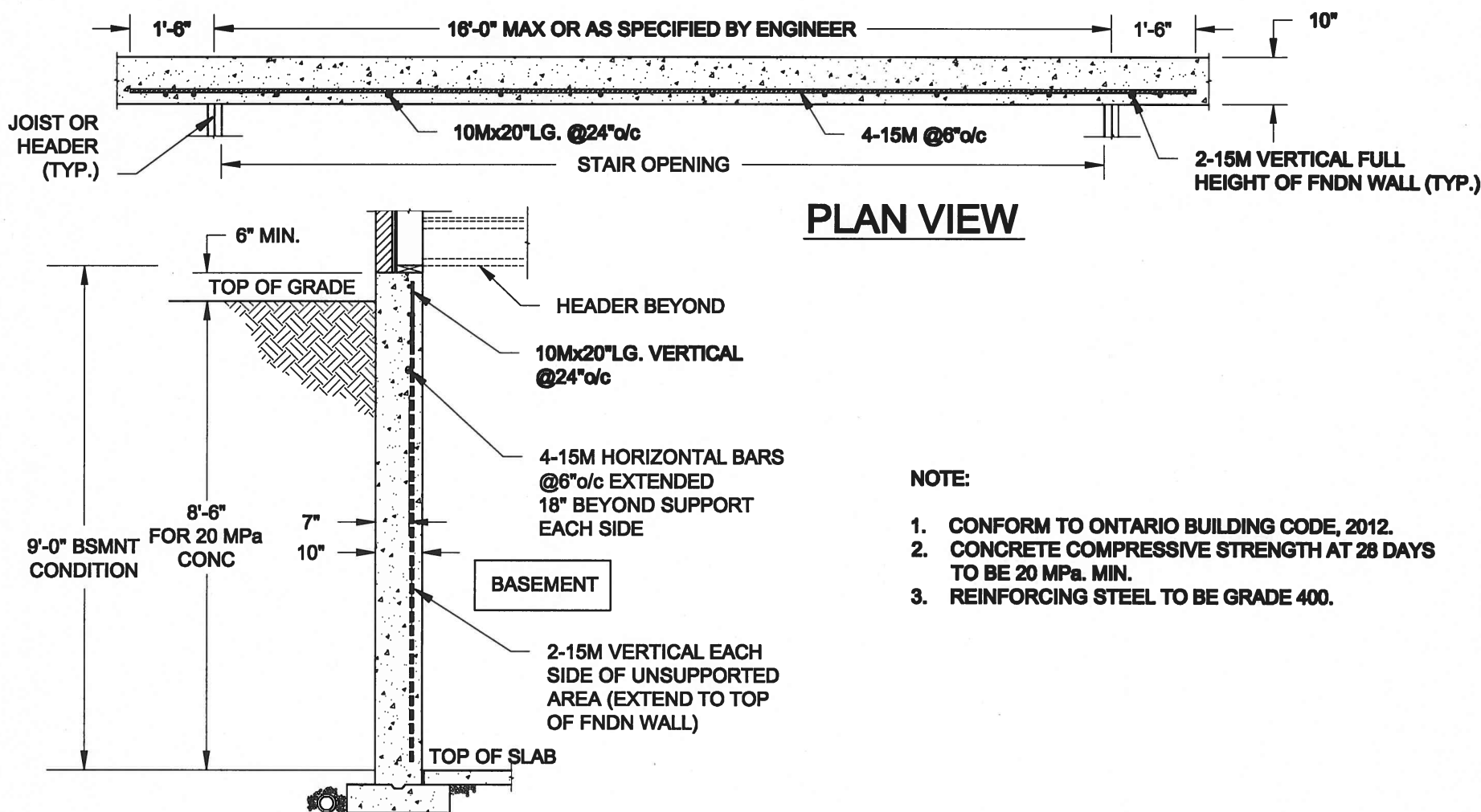
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

16-102

Drawing No.:

S4





- 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.

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S5

LATERALLY UNSUPPORTED WALL

SCALE: 3/8" = 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  S. J. BOYD PROVINCE OF ONTARIO 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