

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



MAY 26, 2017

REFER TO DETAIL S5 FOR LATERAL SUPPORT @ STAIR OPENING.

CONC. FDTN WALL TO BE 10" THICK 20MPA MIN CONC C/W SILL PLATE FASTENED W/ 1/2" DIA. ANCHOR BOLTS @ 4'-0" O.C. CONC. FTG TO BE 22"x6"

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

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

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

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

## BASEMENT PLAN 'C'

# LOT 360

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	REVISED AS PER ENG'S COMMENTS	MAY 19-17	RC	registration information
4	REV. FOR LOT 360	MAY 03/17	CL	VA3 Design Inc. 42658
3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC	
2	ADDED UPGRADED REAR ELEVATIONS.	SEP. 30/14	GW	
1	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB	
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.



## BAYVIEW WELLINGTON

project name  
GREEN VALLEY ESTATES

municipality  
BRADFORD

S42-6  
RIDEAU 6

project no.  
13045

date  
SEPTEMBER 2014

BASEMENT PLAN 'C'

drawing no.  
1

drawn by  
DARRYL BURTON

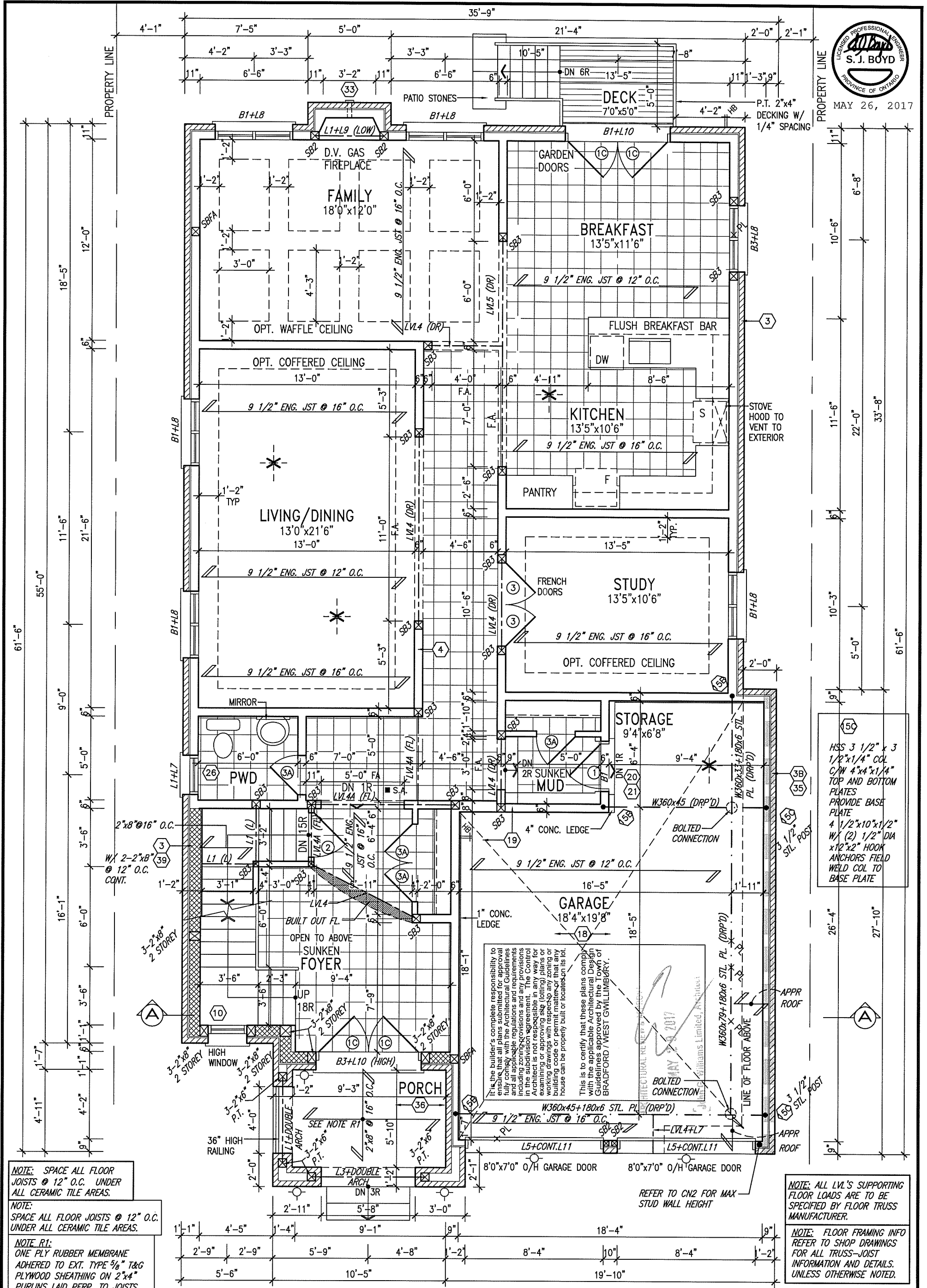
checked by  
scale  
3/16" = 1'-0"

file name  
13045-S42-6-LOT 360

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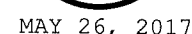
MAY 26, 2017



GROUND FLOOR PLAN 'C' LOT 360

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8		7		300A Wilson Avenue		GREEN VALLEY ESTATES		RIDEAU 6	
7		6		Toronto ON M3H 1S8		BRADFORD		project no.	
6		5		t 416.630.2255 f 416.630.4782		date		13045	
5		4		va3design.com		SEPTEMBER 2014		drawing no.	
4		3		2		checked by		GROUND FLOOR PLAN 'C'	
3		2		1		scale		file name	
2		1		no. description		DARRYL BURTON		13045-S42-6-LOT 360	
1						3/16" = 1'-0"		2	
						RICHARD - \\va3\va3\ARCHIVE\WORKING\2013\13045.BW\units\42\Phase 4A\13045-S42-6-LOT 360.dwg - Thu - May 25 2017 - 4:37 PM			

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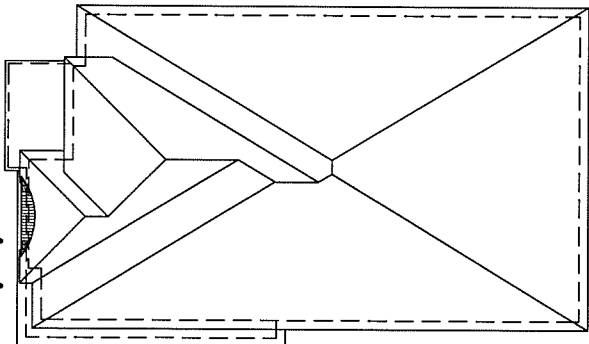
<b>BAYVIEW WELLINGTON</b>		<b>S42-6</b> RIDEAU 6
project name <b>GREEN VALLEY ESTATES</b>	municipality <b>BRADFORD</b>	project no. <b>13045</b>
date <b>SEPTEMBER 2014</b>		drawing no. <b>3</b>
SECOND FLOOR PLAN 'C' (5 BEDROOM PLAN)		
drawn by <b>DARRYL BURTON</b>	checked by -	scale <b>3/16" = 1'-0"</b>
file name <b>13045-S42-6-LOT 360</b>		

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1391667 Approved Architectural Design  
MAY 20 2017  
CITY OF BRADFORD  
BRADFORD, WEST GILLINBURRY



UNINSULATED OPENINGS (PER OBC SB-12.2.1.1 (7))			
42-6 ELEVATION C	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	796 S.F.	162 S.F.	20.35 %
LEFT SIDE	1373 S.F.	93 S.F.	6.77 %
RIGHT SIDE	1369 S.F.	130 S.F.	9.50 %
REAR	830 S.F.	180 S.F.	21.69 %
TOTAL SQ. FT.	4368.00 S.F.	565.00 S.F.	12.93 %
TOTAL SQ. M.	405.80 S.M.	52.49 S.M.	12.93 %



Roof, C,

**RAISED TOP PLATE**

- 2'-24" @ 8'-0" ON  
RADIUS W/ 3/8" EXT.  
GRADE PLYWOOD  
SHEATHING & ICE &  
WATER SHIELD UNDER  
ROLLED ROOF TO MATCH  
SHINGLES (TYP.)  
EYEBROW ROOF  
PREFIN. ALUM. R.W.L.,  
FASCI, GUTTER &  
VENTED SOFTI (TYP.)

-1" x 6" ALUM. CLAD  
FRIEZE BD.

8" PRECAST CONC. HEADER ON 8"  
-PRECAST CONC. SURROUND ON  
DOUBLE PRECAST CONC. SILL (TYP.)

-PREFIN. MTL. FLASHING, W/  
CAULKING TO MATCH (TYP.)

LOCATION OF STL BEAM  
(DROPPED)

-8" PRECAST CONC.  
HEADER (TYP.)

STONE VENEER (TYP.)

## FIN. GRADE

CONC. CURB AS SITE PLAN

30 STEPPED FOOTING  
AS REQUIRED (TYP.)

TOP OF SLAB

FRONT ELEVATION 'C'

LOT 360

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	BCIN
5	REVISED AS PER ENG'S COMMENTS	MAY 19-17	RC	signature	42658
4	REV. FOR LOT 360	MAY 03/17	CL	registration information	
3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC	VAS Design Inc.	
2	ADDED UPGRADED REAR ELEVATIONS.	SEP. 30/14	GW	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	
1	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB		
no.	description	date	by		

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t 16.630.2255 f 416.630.4782  
va3design.com

<b>BAYVIEW WELLINGTON</b>		<b>S42-6</b> RIDEAU 6
project name <b>GREEN VALLEY ESTATES</b>	municipality <b>BRADFORD</b>	project no. <b>13045</b>
date SEPTEMBER 2014		drawing no. <b>4</b>
FRONT ELEVATION 'C'		
drawn by DARRYL BURTON	checked by -	scale 3/16" = 1'-0"
file name 13045-S42-6-L0T 360		
<small>RICHARD - \\server\1\ASCHB\F\WORKING\2013\13045 BW\cadd\427\Phone 44\13045-S42-6-L0T 360.dwg - Thu - Nov 25 2013 4:17 PM</small>		



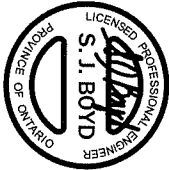




1'-0"

1'-0"

MAY 26, 2017



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 in the subdivision approval. The Architect is not responsible in any way for examining or approving site (lotting) plans or building code or permit matter or that any house can be properly built or located on its lot.

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

ARCHITECTURAL REVIEW & APPROVAL  
MAY 29 2017  
John G. Wilgosh Limited, Architect

6:12

10:12

10:12

36" HIGH WOOD RAILING  
(42" HIGH GUARD WHEN  
DECK IS MORE THAN  
5'-11" ABOVE GRADE)

2"x6" CROSS  
BRACING

5'-0" MIN.

6"x6" P.T. WOOD POST C/W GALV.  
METAL CAP AND METAL SHOE SET  
INTO 12" DIA. SONO TUBES TO  
EXTEND 6" ABOVE GRADE AND  
5'-0" BELOW GRADE.

REAR ELEVATION 'C'

LOT 360

ASPHALT SHINGLES  
(TYPICAL)

BRICK SOLDIER  
COURSE (TYP.)

PRECAST CONC.  
SILL (TYP.)

FACE BRICK (TYP.)

ASPHALT SHINGLES

POURED CONC.  
FOUNDATION WALLS  
AND FOOTINGS TYP.

FIN. GRADE

FIN GROUND FLOOR

TOP OF WINDOW

TOP OF TRANSOM

FIN SECOND FLOOR

TOP OF WINDOW

TOP OF PLATE

9	.	.	.
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7	.	.	.
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qualification information			
Wellington Jno-Baptiste	signature	25591	BCIN
name registration information		42658	
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project name		municipality		project no.	
GREEN VALLEY ESTATES		BRADFORD		13045	
date		REAR ELEVATION 'A', 'B' & 'C'		drawing no.	
SEPTEMBER 2014				7	
drawn by		checked by		scale	
DARRYL BURTON		-		3/16" = 1'-0"	
file name		13045-S42-6-LOT 360		RICHARD - \\sr\vol3\ARCHIVE\WORKING\2013\13045.BW\units\42\Phase 4A\13045-S42-6-LOT 360.dwg - Thu - May 25 2017 - 4:37 PM	

AREA CALCULATIONS		ELEV. C
GROUND FLOOR AREA	1589 SF	
SECOND FLOOR AREA	1981 SF	
SUBTOTAL	3570 SF	
DEDUCT ALL OPEN AREAS	102 SF	
FINISHED BSMT AREA	00 SF	
<b>TOTAL NET AREA</b>	<b>3468 SF</b>	
	(322.18 m <sup>2</sup> )	
COVERAGE	2051 SF	
W/OUT PORCH	(190.54 m <sup>2</sup> )	
<b>COVERAGE</b>	<b>2126 SF</b>	
W/ PORCH	(197.51 m <sup>2</sup> )	

1'-0"

1'-0"

MAY 26, 2017



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 building code or permit matters. Any detail house can be properly built or located on its lot.

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project name  
**GREEN VALLEY ESTATES**

municipality  
**BRADFORD**

date  
**SEPTEMBER 2014**

drawn by  
**DARRYL BURTON**

checked by  
**-**

scale  
**3/16" = 1'-0"**

**BAYVIEW WELLINGTON**

**S42-6**  
RIDEAU 6

project no.  
**13045**

drawing no.  
**8**

SECTION A-A

file name  
**13045-S42-6-LOT 360**

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

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no.	description	date	by

SECTION A-A

LOT 360

TOP OF SLAB

FN. GRADE

FN GROUND FLOOR

FN SECOND FLOOR

TOP OF PLATE

9'-11"

10'-11"

9'-1"

8'-10"  
U/S SOFFIT

W/ 2-2"x8"  
@ 12" O.C.  
CONT.

FOYER  
O.T.A.

BEDROOM 3

CLOSET

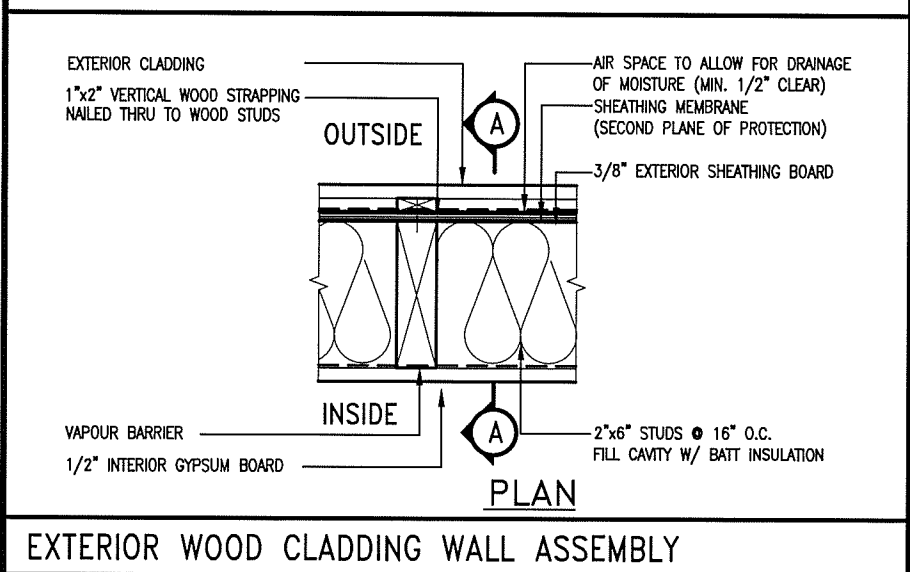
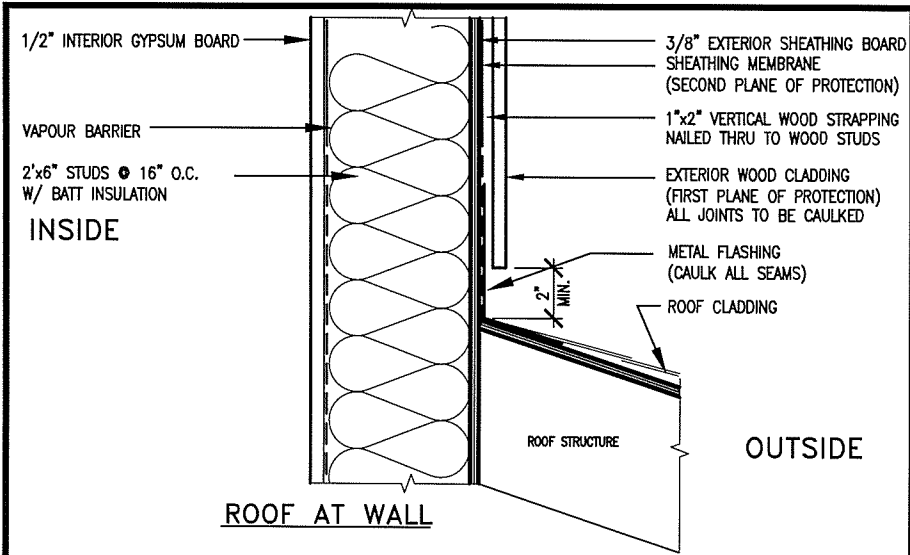
GARAGE

UNFINISHED  
BASEMENT

SUNKEN FOYER

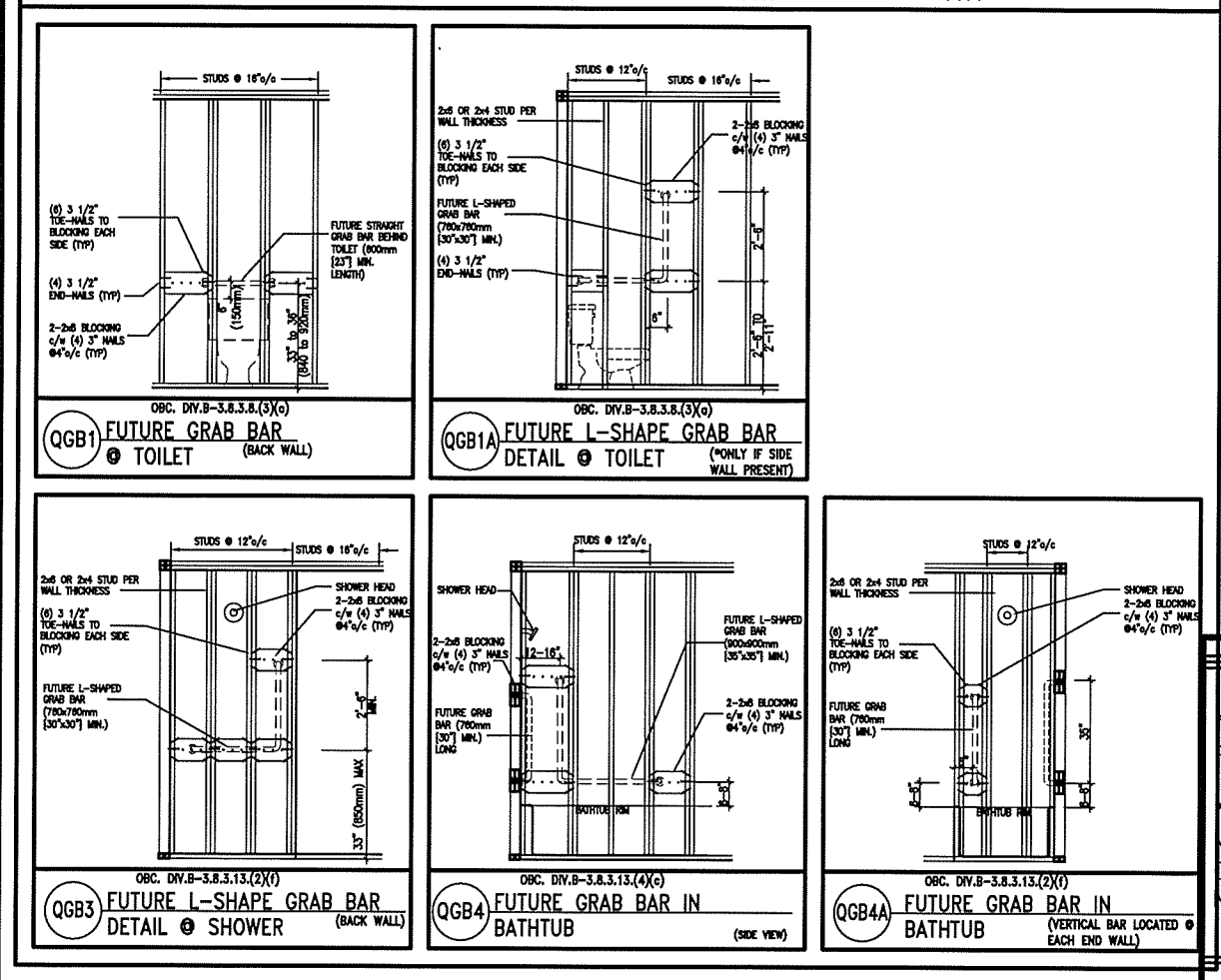




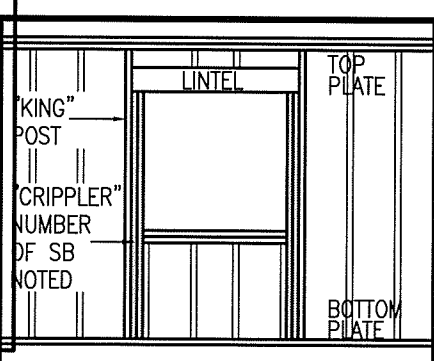


EXTERIOR WOOD CLADDING WALL ASSEMBLY

**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.



**PROFESSIONAL ENGINEER**  
**S. J. BOYD**  
PROVINCE OF ONTARIO  
MAY 26, 2017



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

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

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

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

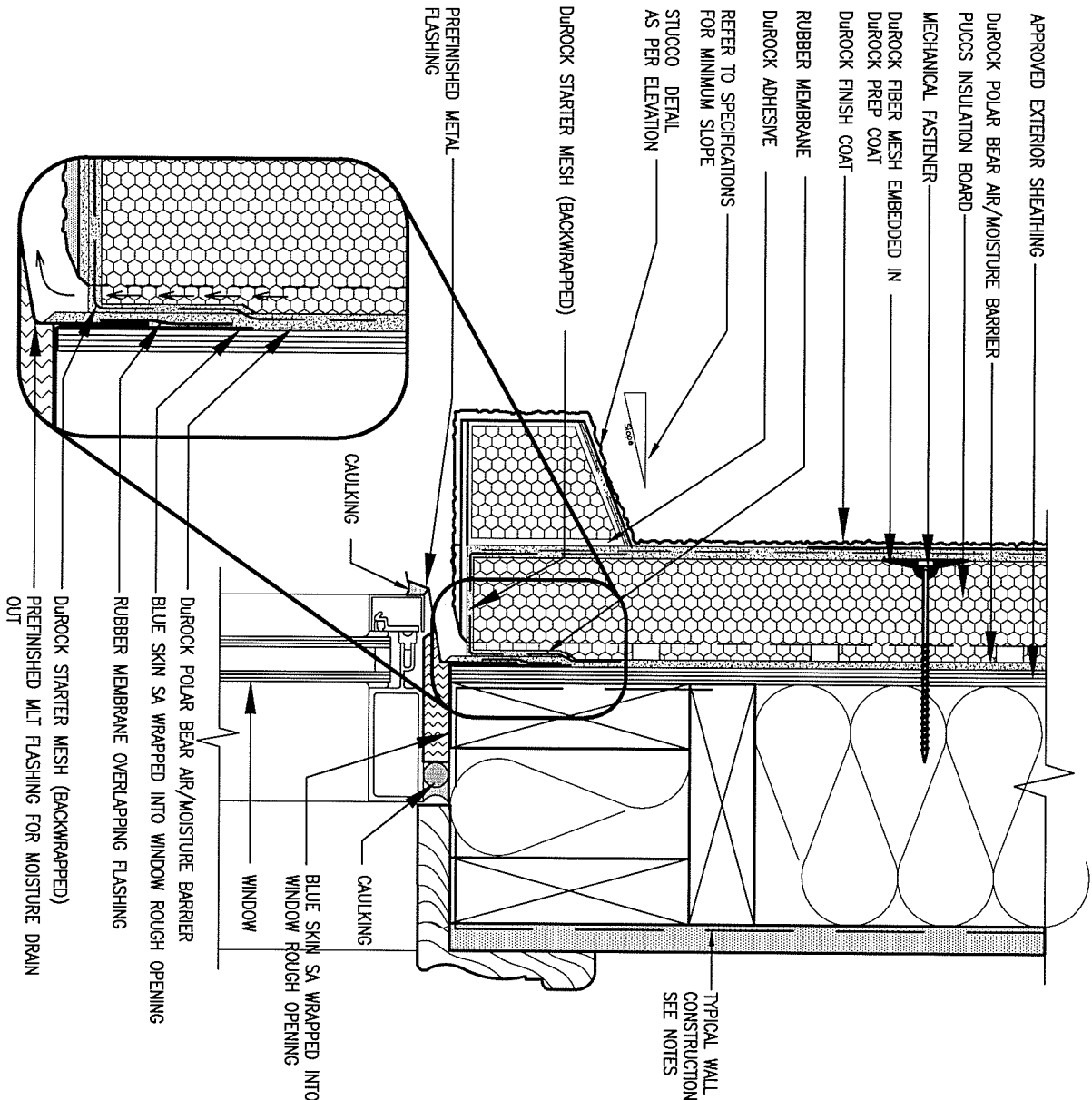
**NOTES:**  
1. FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa  
2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.  
3. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")  
4. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.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

**\*\* STUD INFORMATION TAKEN FROM OBC TABLE A-30**

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7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name
5	.	.	.	registration information BCIN
4	.	.	.	VA3 Design Inc. 42658
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.
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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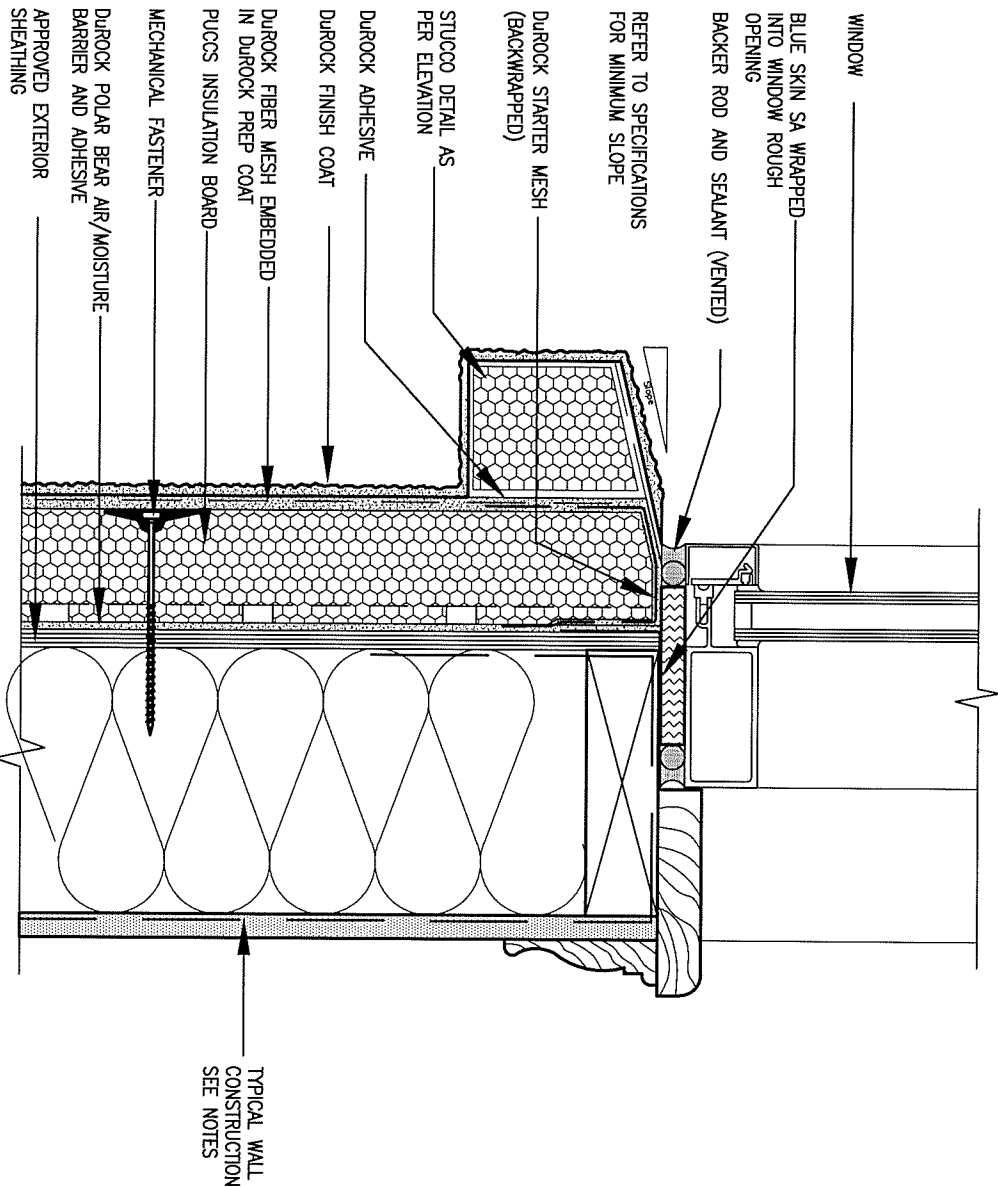
<b>BAYVIEW WELLINGTON</b>		<b>CONST NOTE</b>	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	project no.	13045
drawn by	RC	checked by	-
scale	3/16" = 1'-0"	drawing no.	CN2
CONSTRUCTION NOTES			
13045-CONST-0BC 2015			
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 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	.	.	.
8	.	.	.
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no.	description	date	by

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

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## BAYVIEW WELLINGTON

project name  
GREEN VALLEY ESTATES

municipality  
BRADFORD

## CONST NOTE

project no.  
13045

date  
APR 2014  
drawn by  
RC

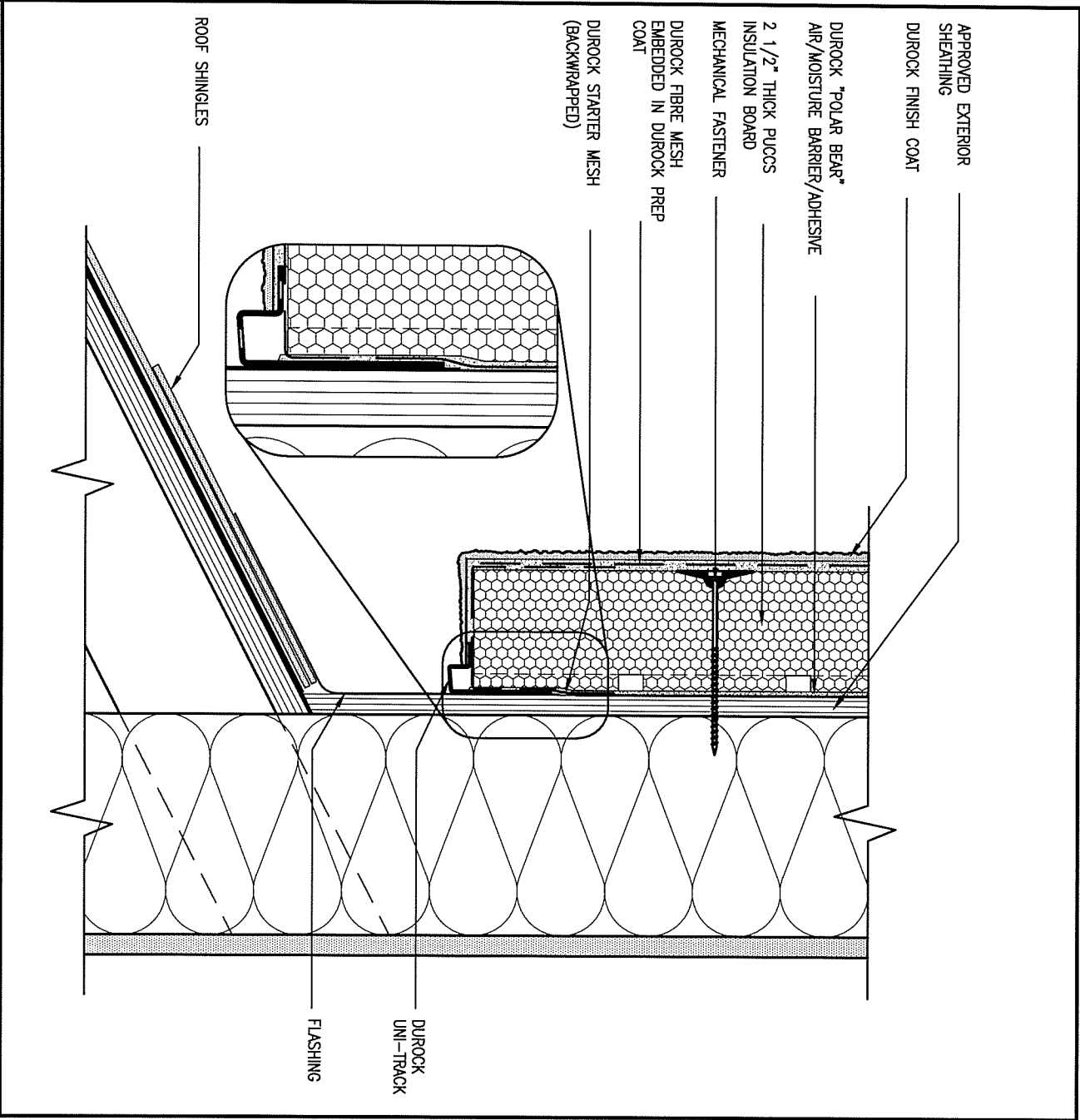
checked by  
-  
scale  
3/16" = 1'-0"

## CONSTRUCTION NOTES

file name  
13045-CONST-OBC 2015

drawing no.

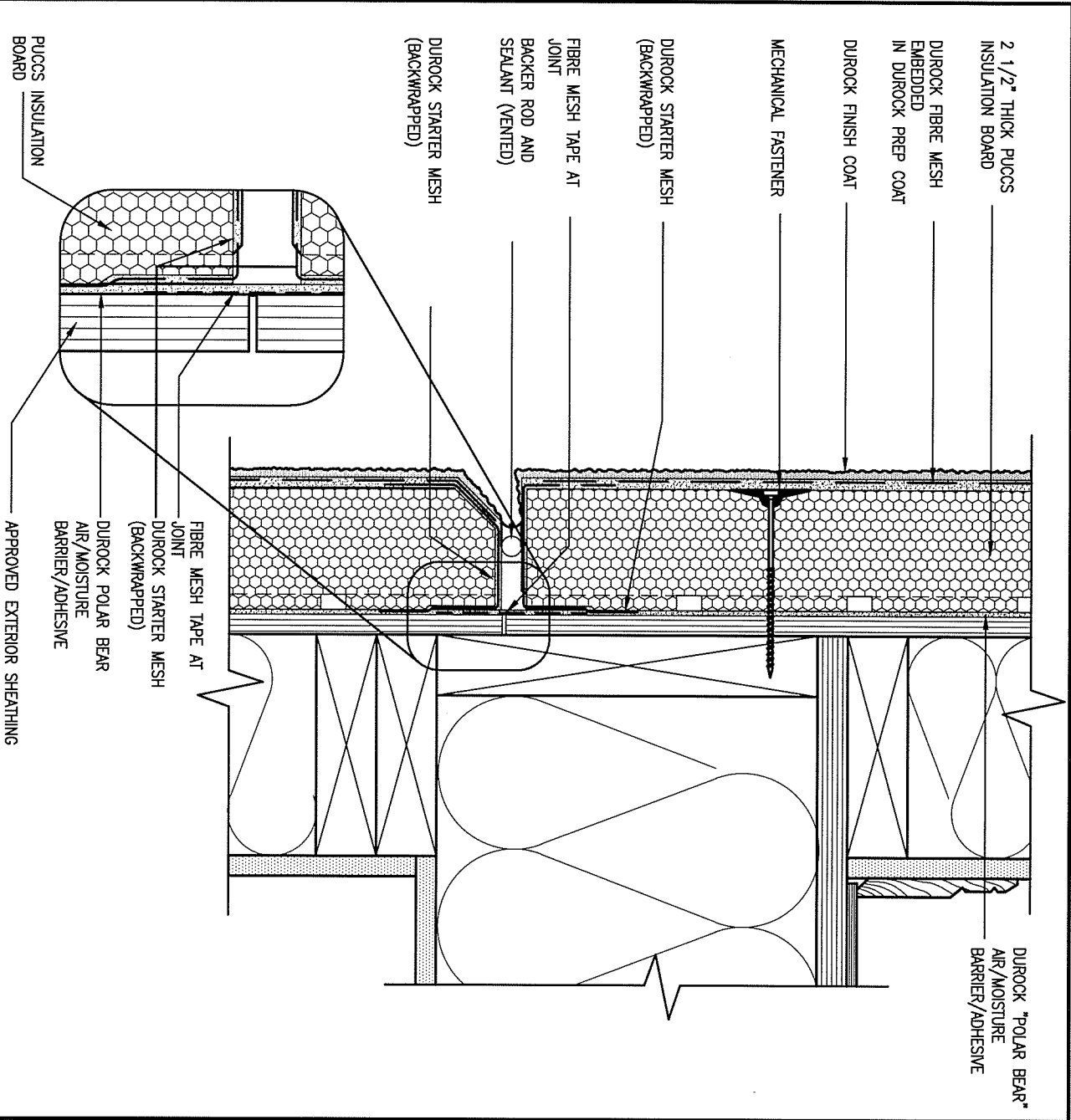
**CN3**



### 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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**VA3**  
**DESIGN**

255 Consumers Rd Suite 120  
Toronto ON M2J 1R4  
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**

drawn by  
**RC**

checked by  
**-**

scale  
**3/16" = 1'-0"**

**CONSTRUCTION NOTES**

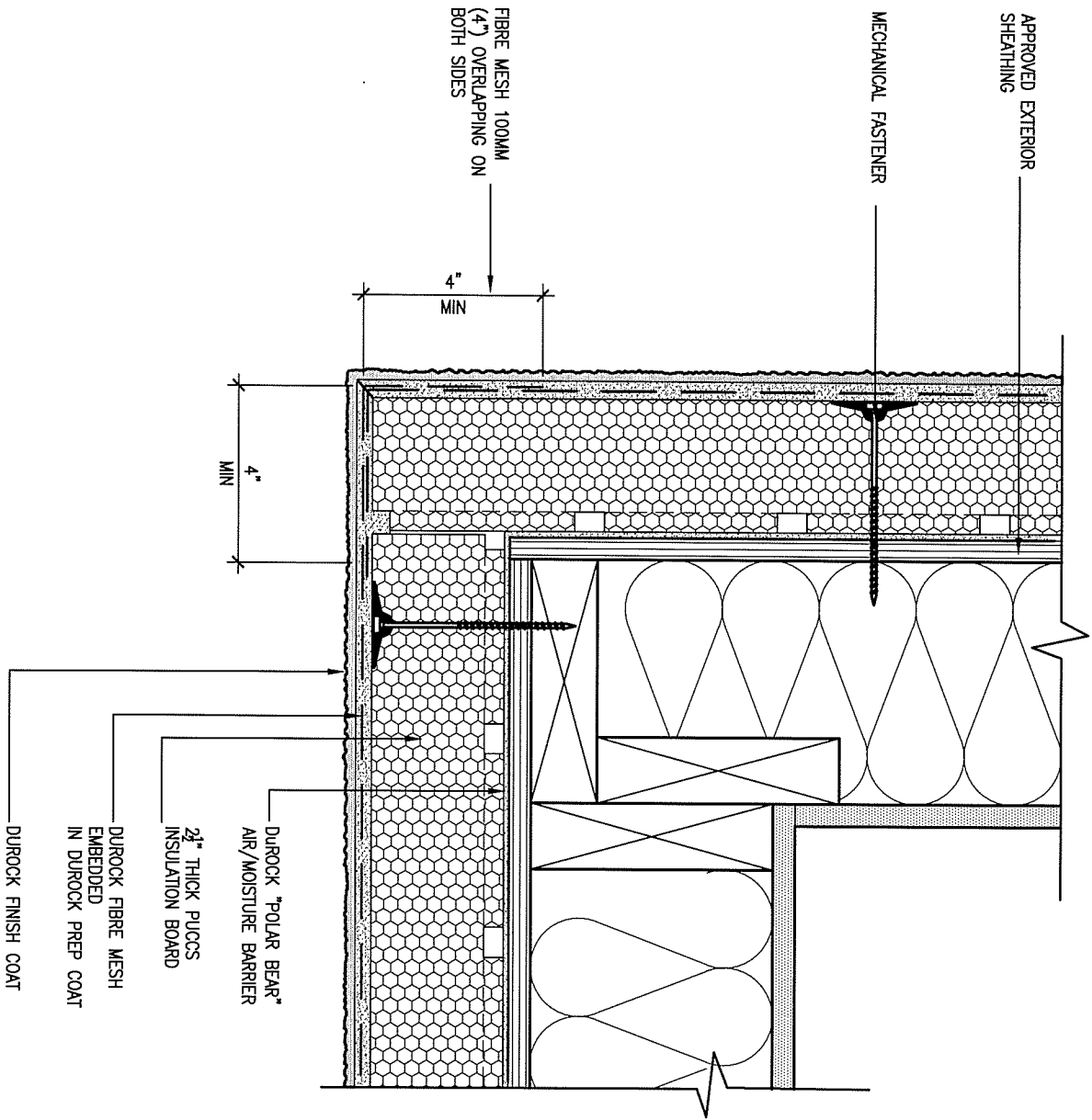
file name  
**13045-CONST-OBC 2015**

drawing no.

**CN4**

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

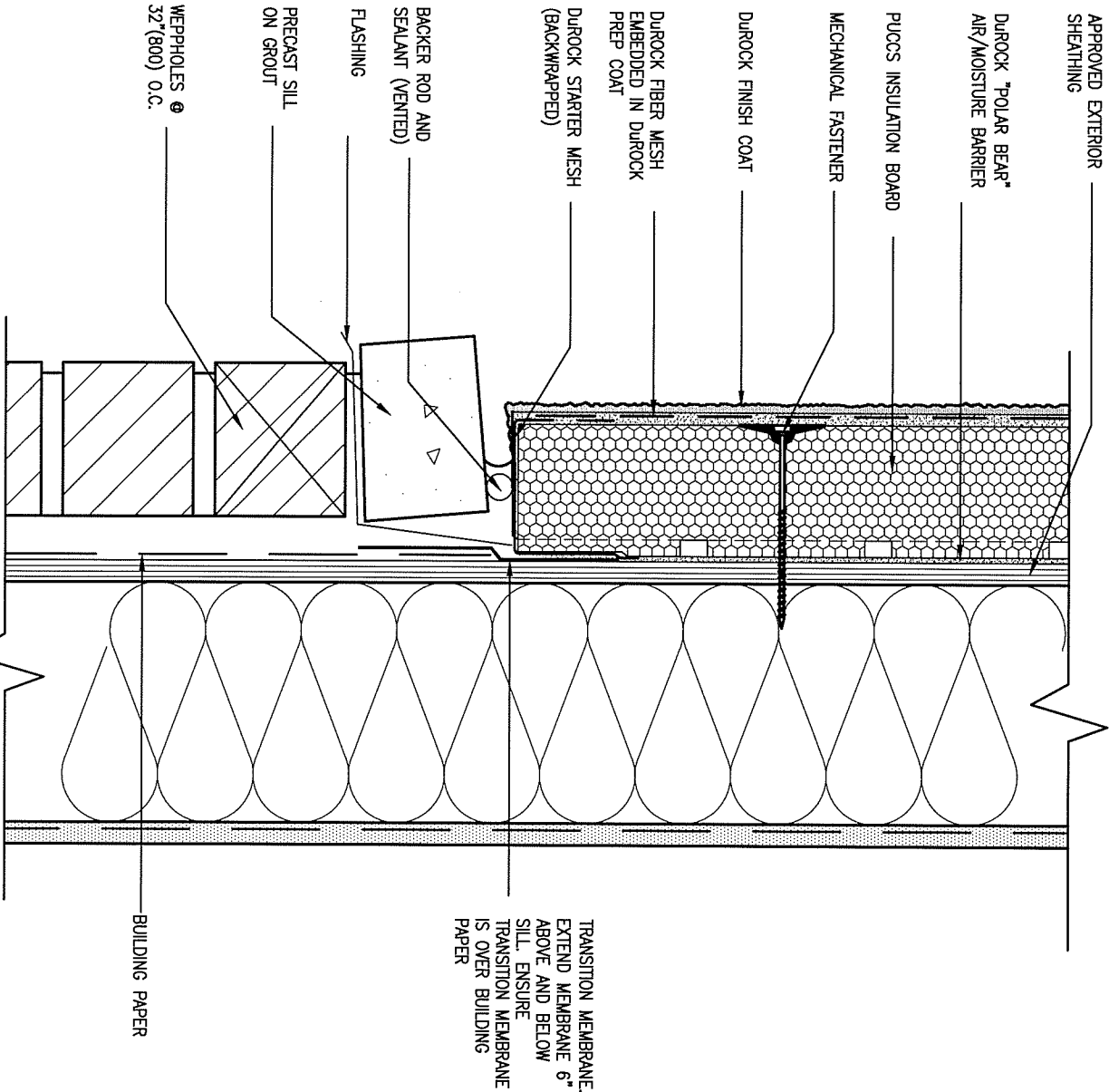




## 5 CORNER DETAIL

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"

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

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.			
qualification information			
Wellington Jno-Baptiste	signature	25591	BCIN
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**

255 Consumers Rd Suite 120  
Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
va3design.com

## 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-0BC 2015**

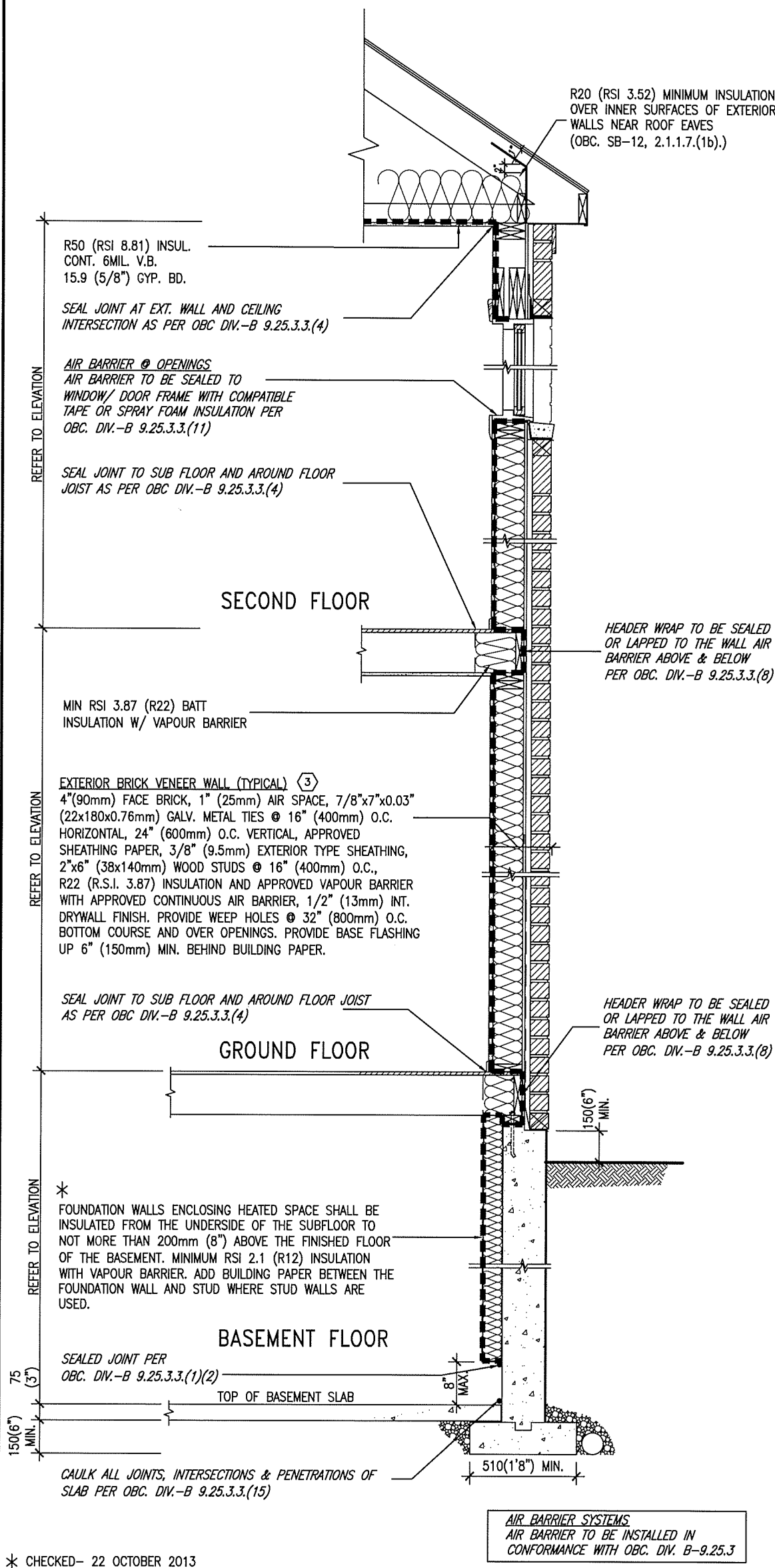
drawing no.

**CN5**

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SB12-COMPLIANCE PACKAGE 'J'



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

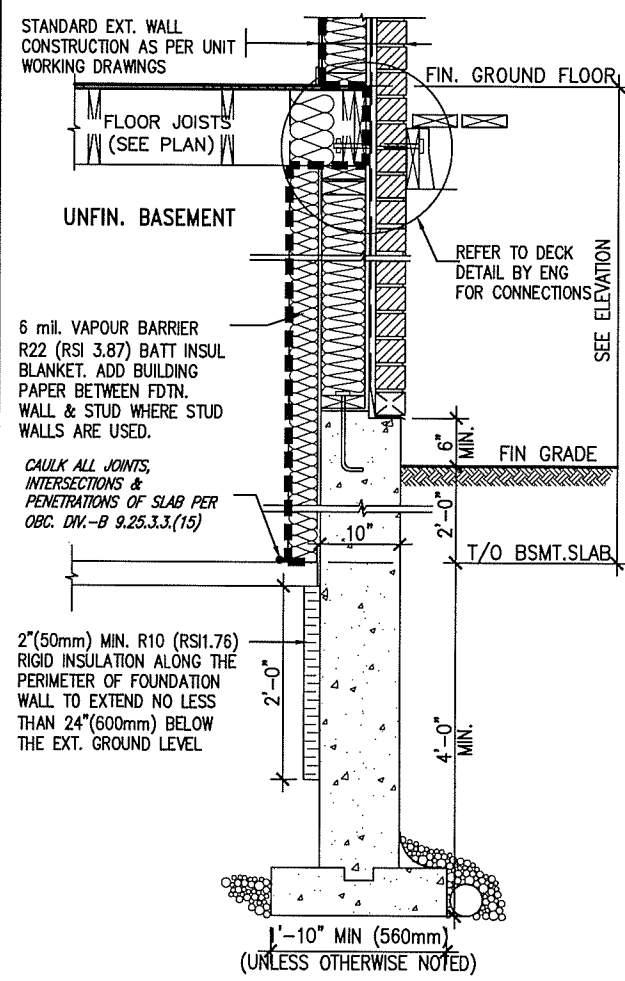
SEMI & SINGLES ONLY

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
Ceiling without Attic Space	5.46 (R31)	BATT or SPRAY
Exposed Floor	5.46 (R31)	BATT or SPRAY
Walls Above Grade	3.87 (R22)	6" R22 BATT
Basement Walls	2.11 (R12)	4" R12 BLANKET
Edge of Below Grade Slab ≤600mm below grade	1.76 (R10)	RIGID INSUL
Windows & Sliding glass Doors	1.8	DOUBLE PANE LOW EMISSIVITY
Skylights	2.8	DOUBLE PANE LOW EMISSIVITY
Space Heating Equipment	94%	NATURAL GAS
Hot Water Heater	0.67	NATURAL GAS
HRV	60%	-



MAY 26, 2017



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

**VA3 DESIGN**

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**BAYVIEW WELLINGTON**

project name  
**GREEN VALLEY ESTATES**

drawn by  
RC

date  
APR 2014

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

project no.  
BRADFORD

13045

**CONST NOTE**

project no.  
13045

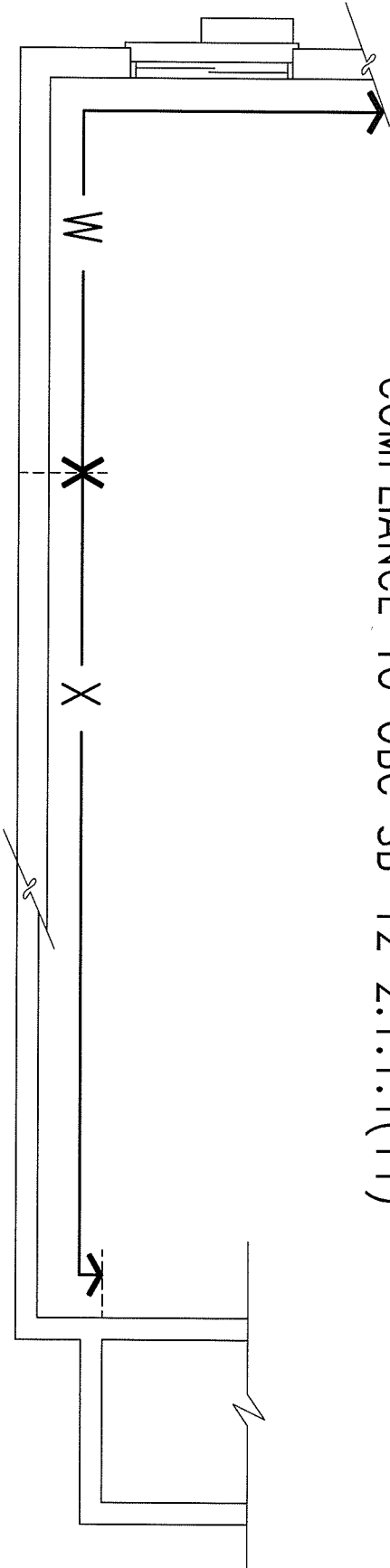
drawing no.  
CN6

**CONSTRUCTION NOTES**

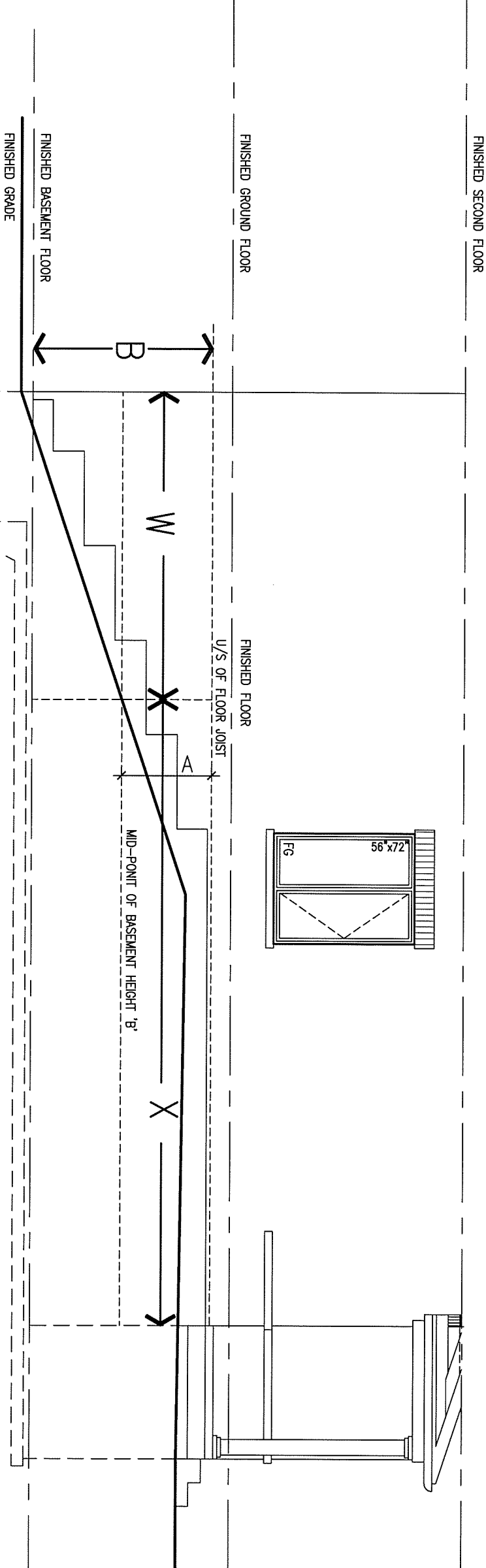
13045-CONST-OBC 2015

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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

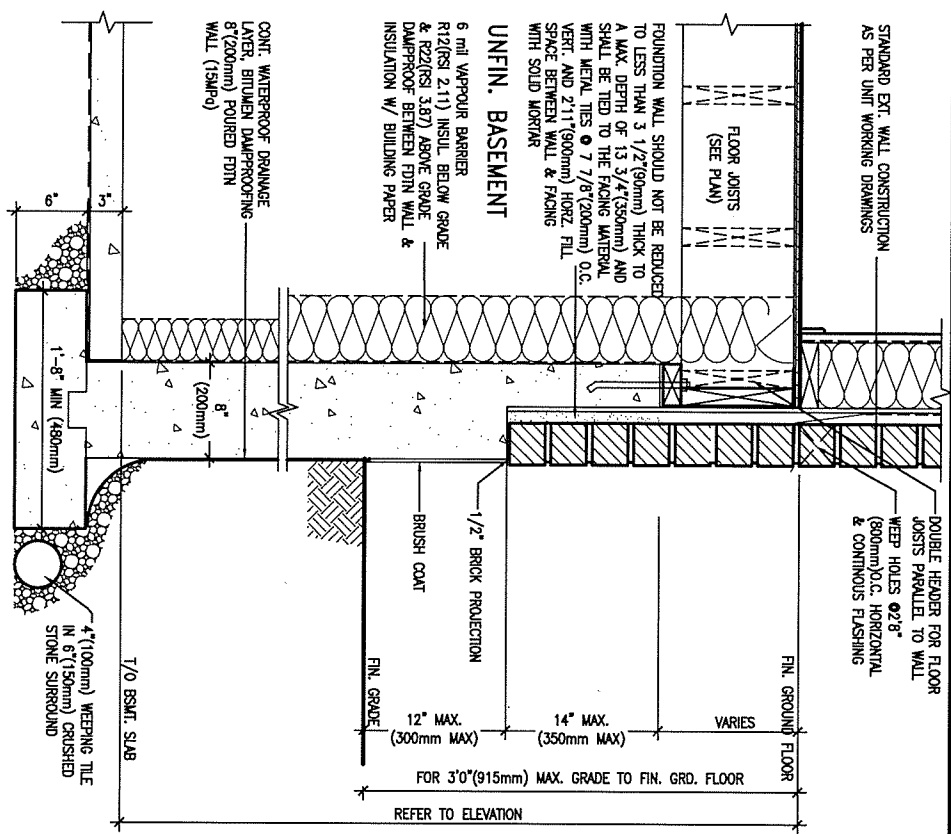
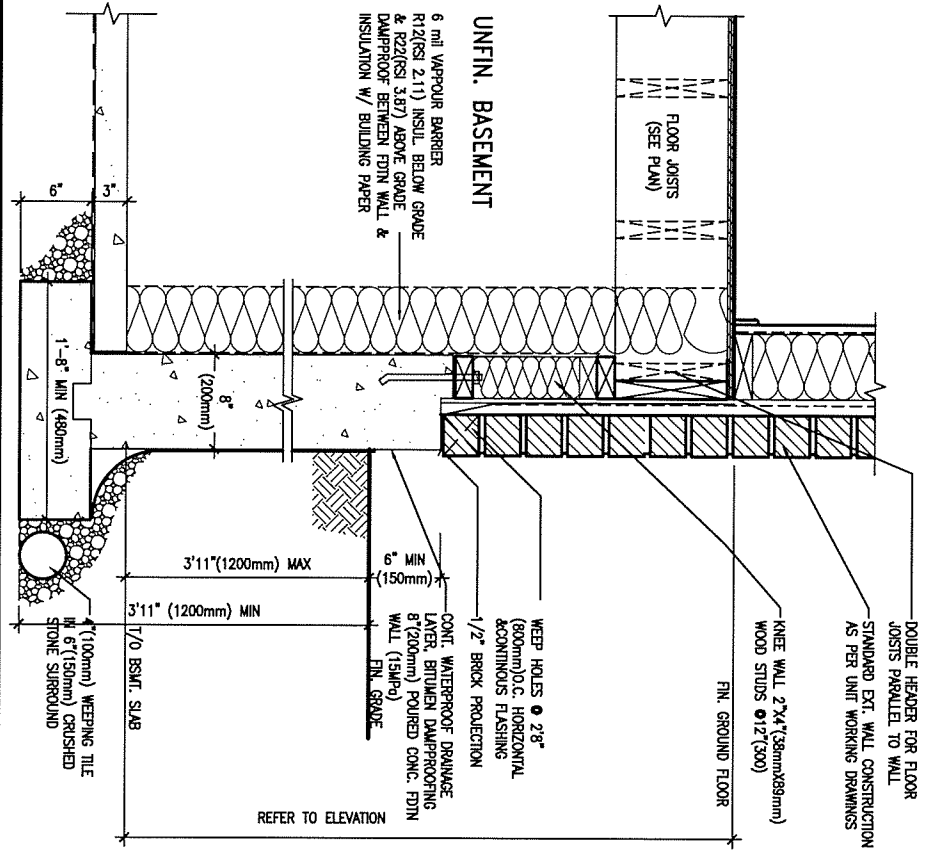
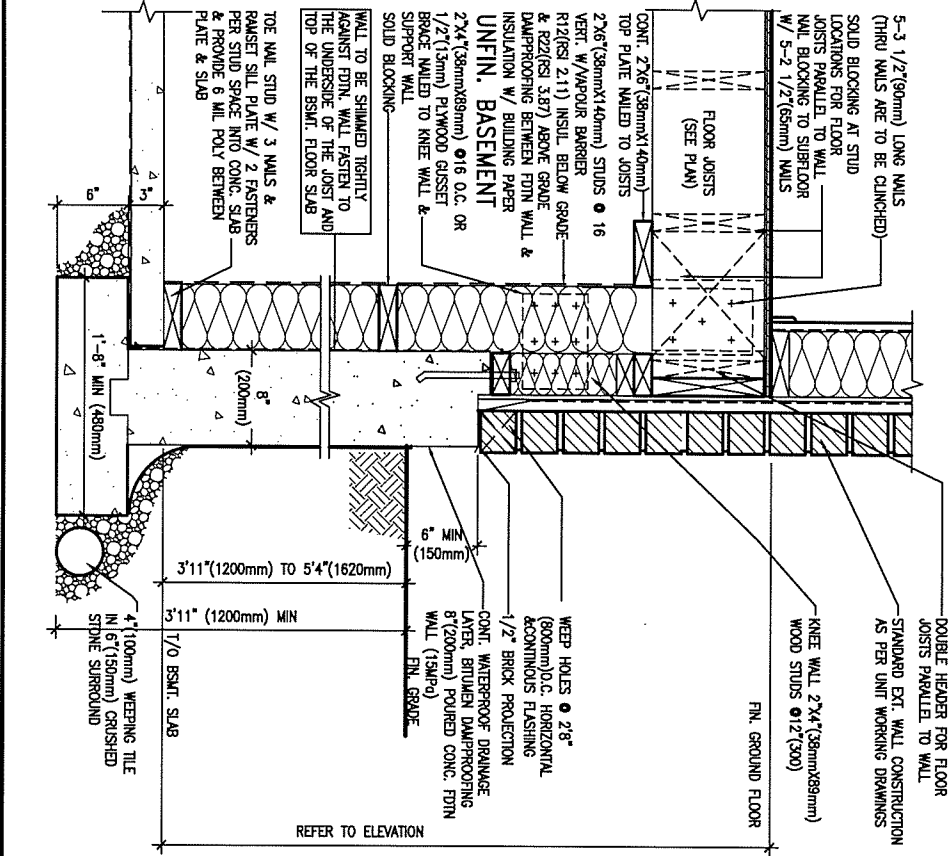
WHEN EXPOSED WALL "A" IS LESS THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "X" IS NOT LESS THAN BASEMENT WALL AS REQUIRED BY TABLE 2.1.1.2A

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.	<b>VA3 DESIGN</b> 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	<b>BAYVIEW WELLINGTON</b>		<b>CONST NOTE</b>	
8	.	.	.	qualification information		project name	municipality	project no.	
7	.	.	.	Wellington Jno-Baptista		GREEN VALLEY ESTATES	BRADFORD	13045	
6	.	.	.	name		date	CONSTRUCTION NOTES		
5	.	.	.	registration information	APR 2014	file name			
4	.	.	.	VA3 Design Inc.	RC	13045-CONST-OBC 2015			
3	.	.	.	signature	checked by	drawing no.			
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.	scale	CN7			
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC		3/16" = 1'-0"				
no.	description	date	by		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Tue - Dec 20 2016 - 9:17 AM				





MAY 26, 2017



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

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

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

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

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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**  
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Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
va3design.com

**BAYVIEW WELLINGTON**

project name  
**GREEN VALLEY ESTATES**

drawn by  
APR 2014

checked by  
RC

scale  
3/16" = 1'-0"

municipality  
BRADFORD

**CONST NOTE**

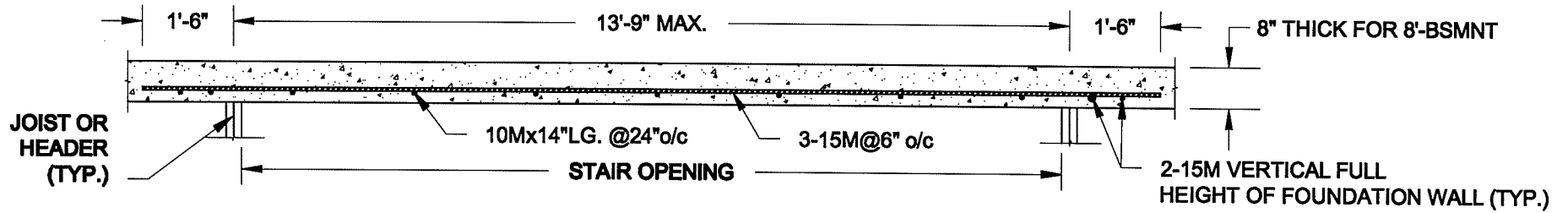
project no.  
13045

drawing no.  
CN9

**CONSTRUCTION NOTES**

file name  
13045-CONST-0BC 2015

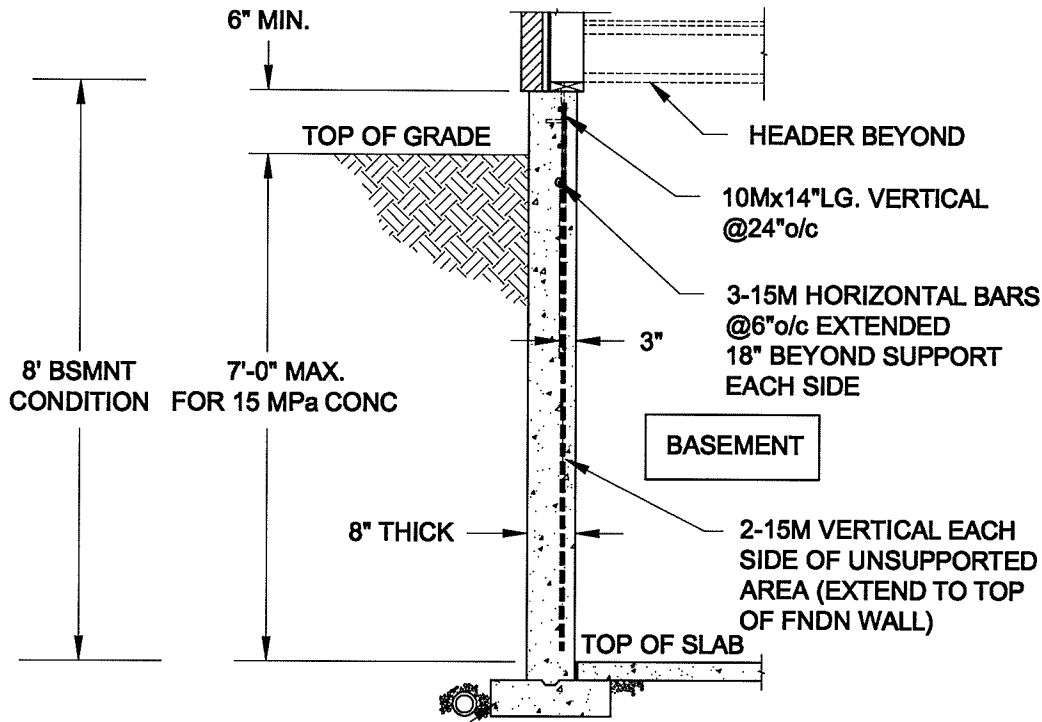
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## PLAN VIEW

### 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.

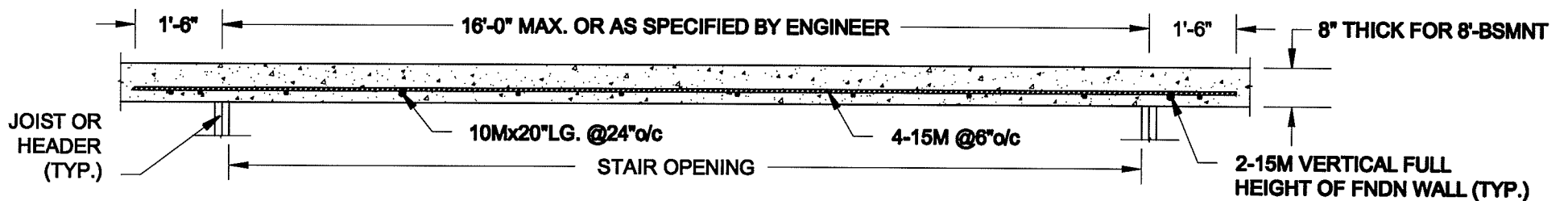


FTG. SIZE AS PER PLAN

1A  
S1

## LATERALLY UNSUPPORTED WALL

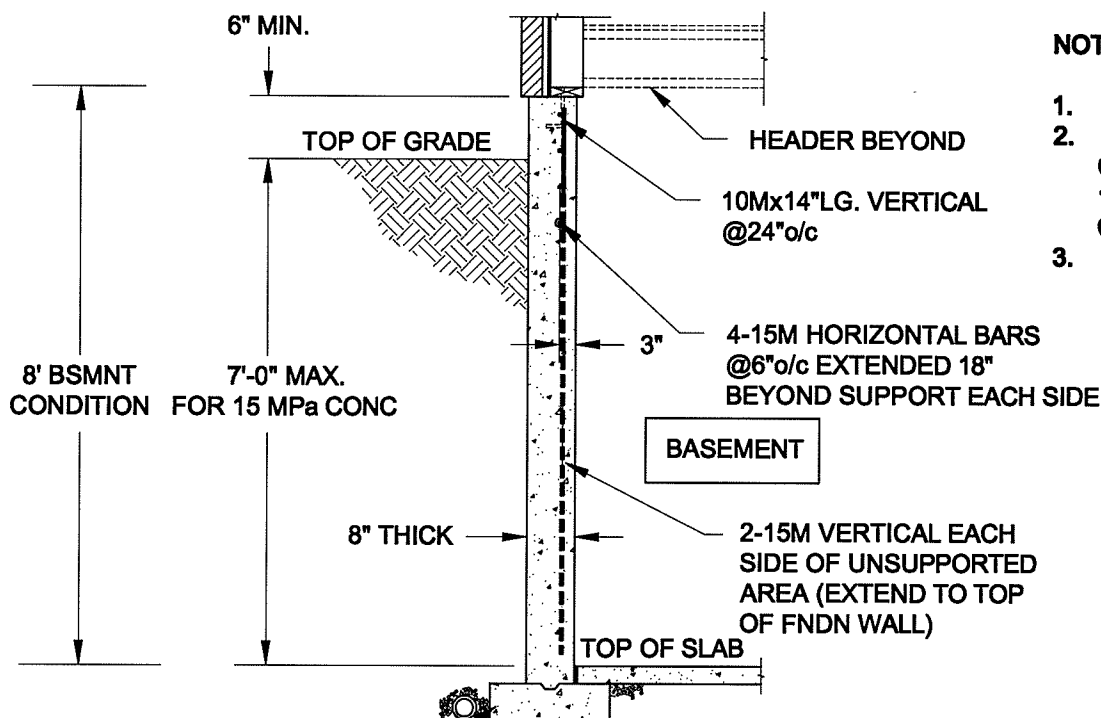
SCALE: 3/8" = 1'-0"



## 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.:

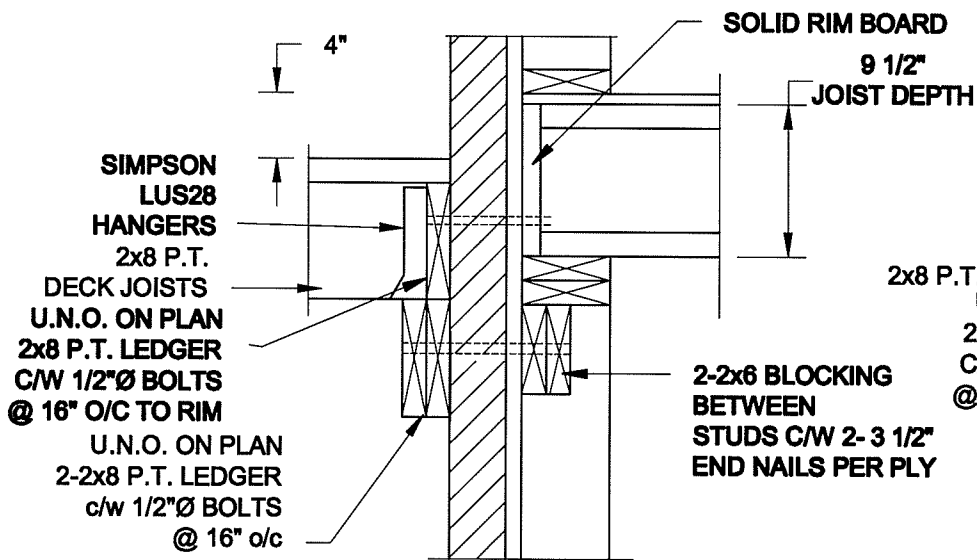
16-102

### Drawing No.:

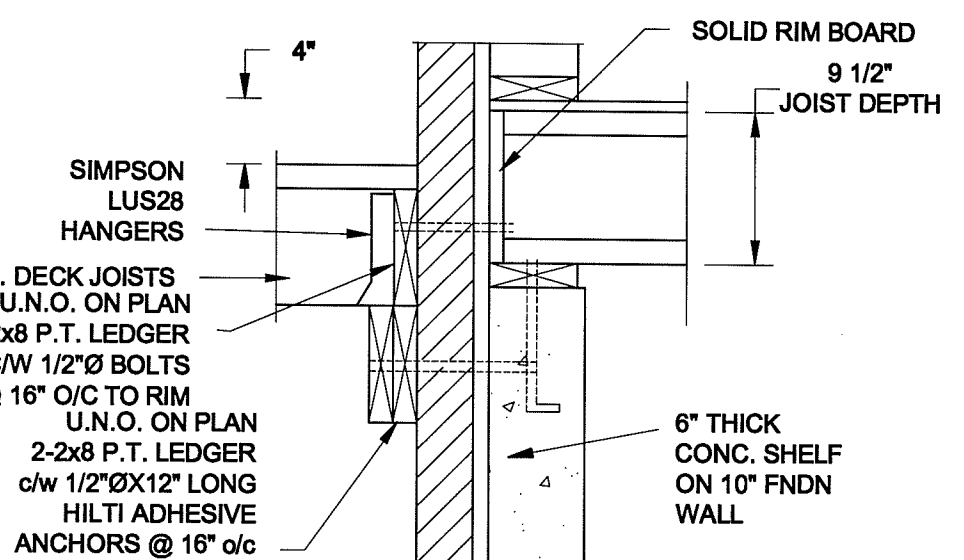
S1



## FOR 9 1/2" JOIST DEPTH



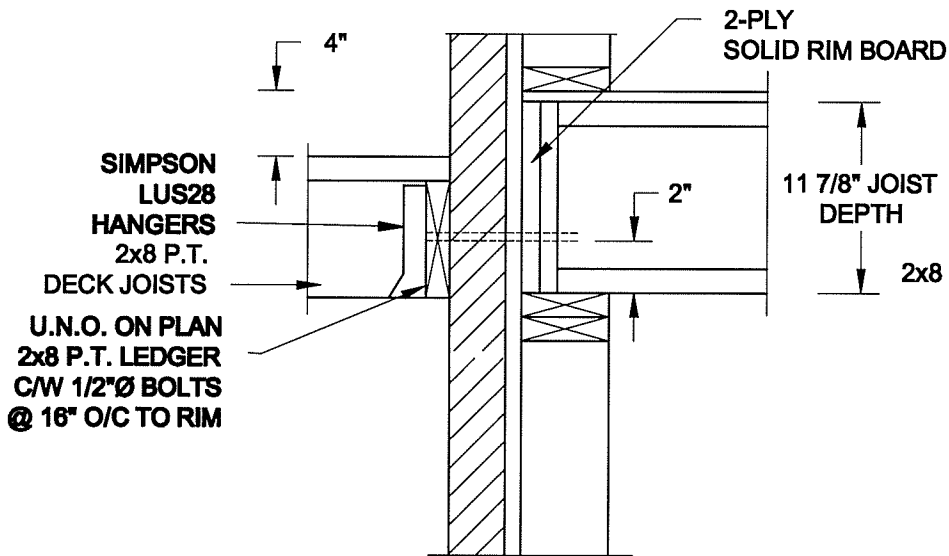
**1A DECK FASTENING DETAIL**  
S2 SCALE: 1" = 1'-0"



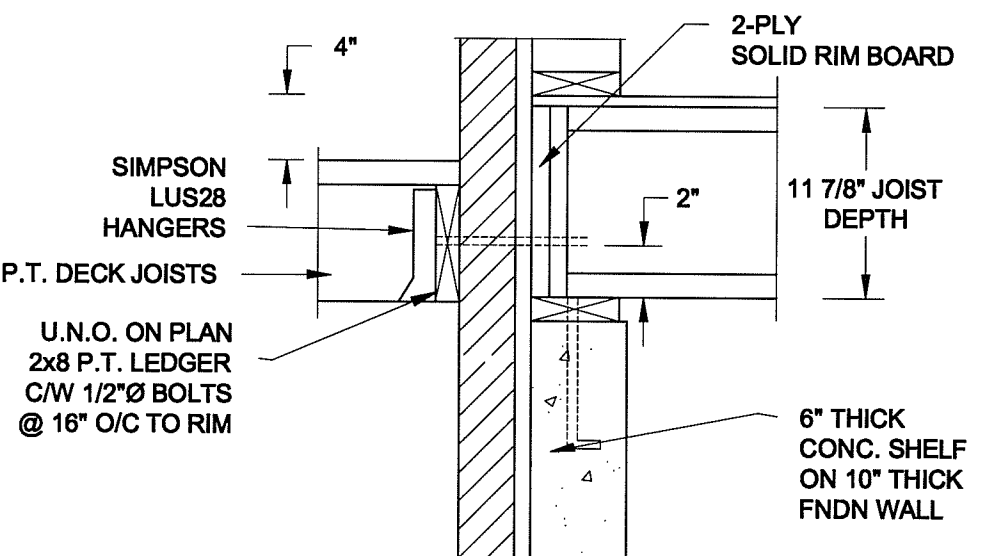
**1B DECK FASTENING DETAIL**  
S2 SCALE: 1" = 1'-0"

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

## FOR 11 7/8" JOIST DEPTH

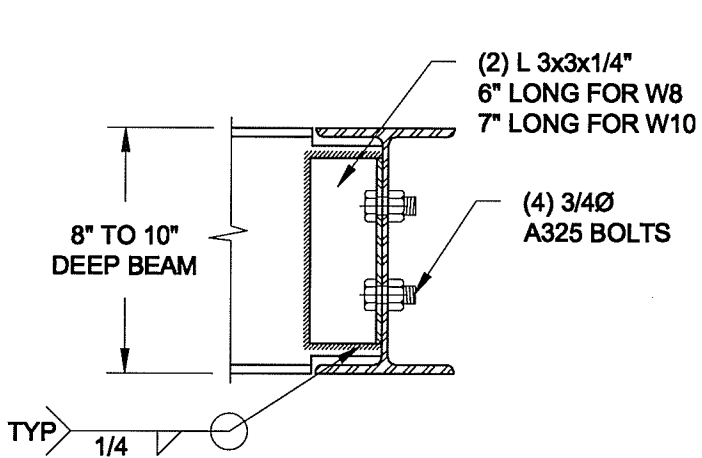


**2A DECK FASTENING DETAIL**  
S2 SCALE: 1" = 1'-0"

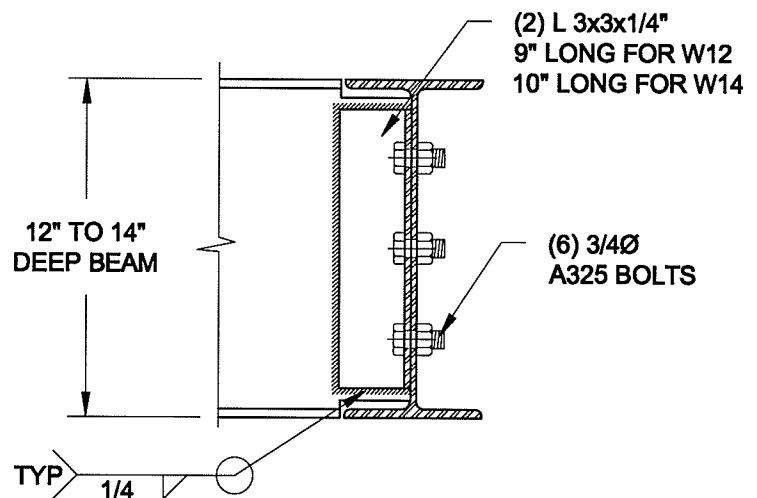


**2B DECK FASTENING DETAIL**  
S2 SCALE: 1" = 1'-0"

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





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

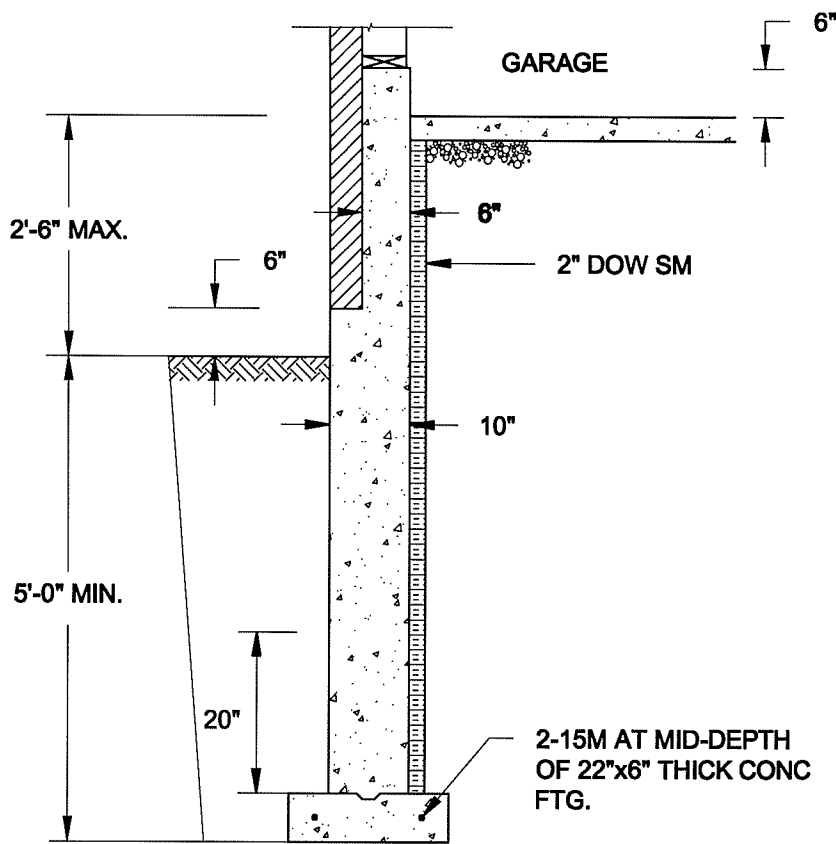


NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W380x72) BEAM MAX.

**3 STEEL BEAM CONNECTION DETAIL**  
S2 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>MAY 30, 2016</div></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.: S2	

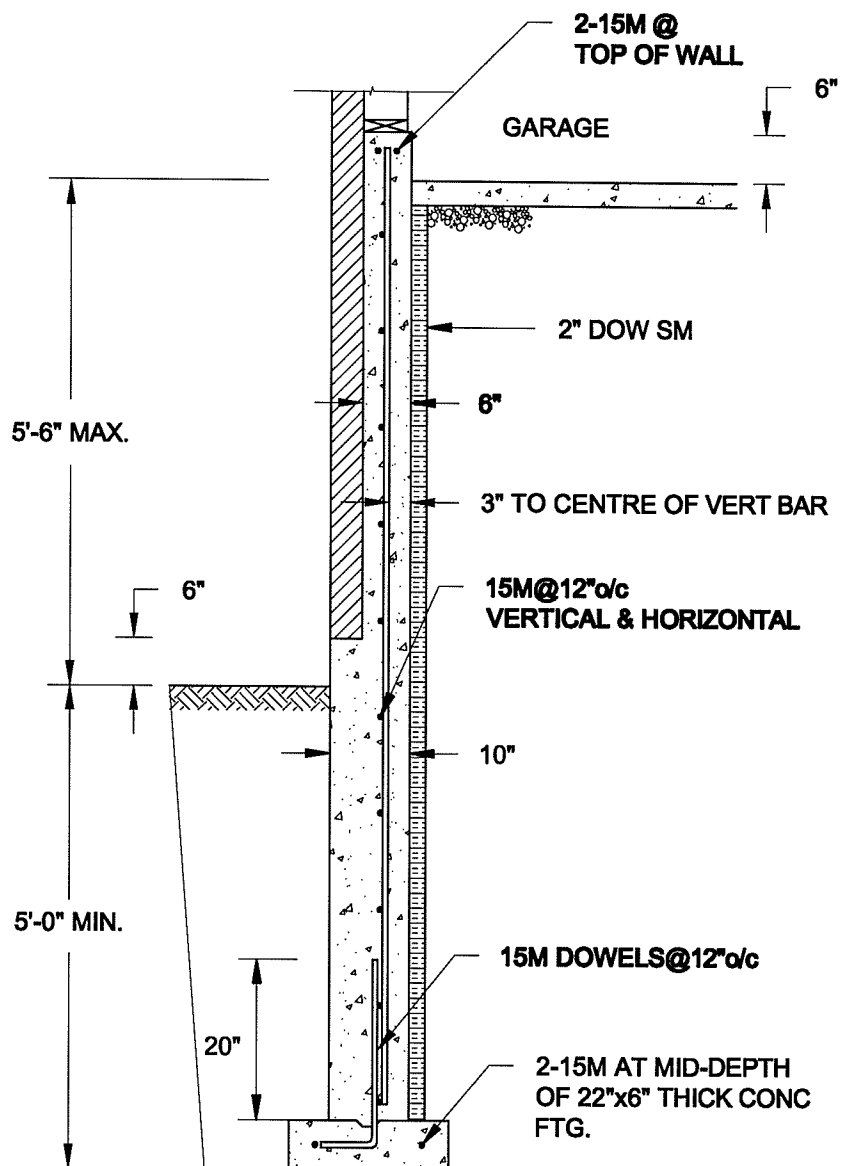




**1A**  
**S4** **REINFORCED BRICKSHELF**  
SCALE: 1/2" = 1'-0"

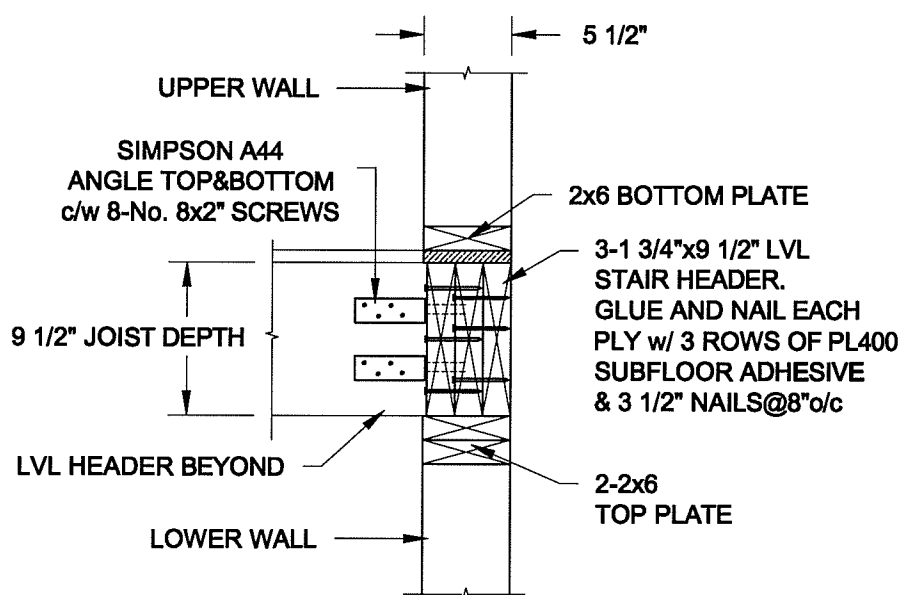
**NOTE:**

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.

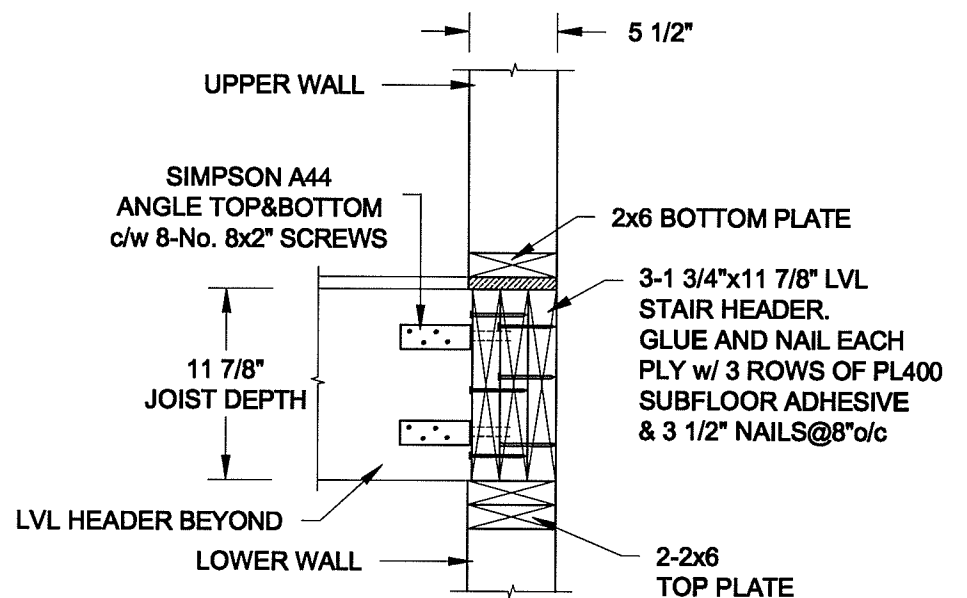


**1B**  
**S4** **REINFORCED BRICKSHELF**  
SCALE: 1/2" = 1'-0"



**FOR 9 1/2" JOIST DEPTH**

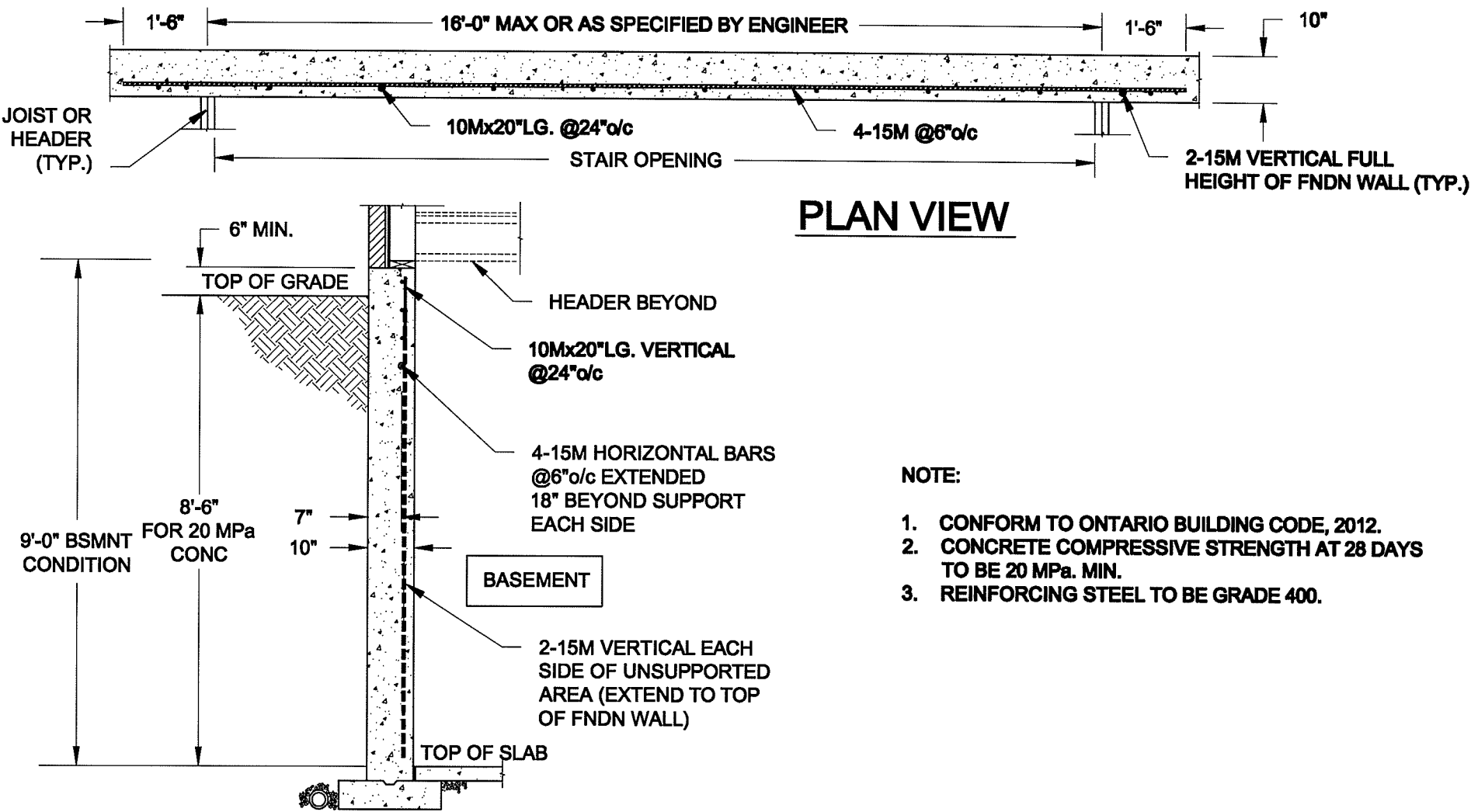


**FOR 11 7/8" JOIST DEPTH**



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

<b>Scale:</b> AS NOTED	<b>QUAILE ENGINEERING LTD.</b>  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: qualle.eng@rogers.com		<b>Engineer's Seal:</b>  MAY 30, 2016	<b>Project:</b> BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO <b>TYPICAL STRUCTURAL DETAILS FOR SINGLES</b> <b>Project No.:</b> 16-102 <b>Drawing No.:</b> S4	
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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>	Engineer's Seal:  S. J. BOYD MAY 30, 2016	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO
Date: MAY-31-2016			TYPICAL STRUCTURAL DETAILS FOR SINGLES
Drawn: SC		Project No.: 16-102	Drawing No.: S5