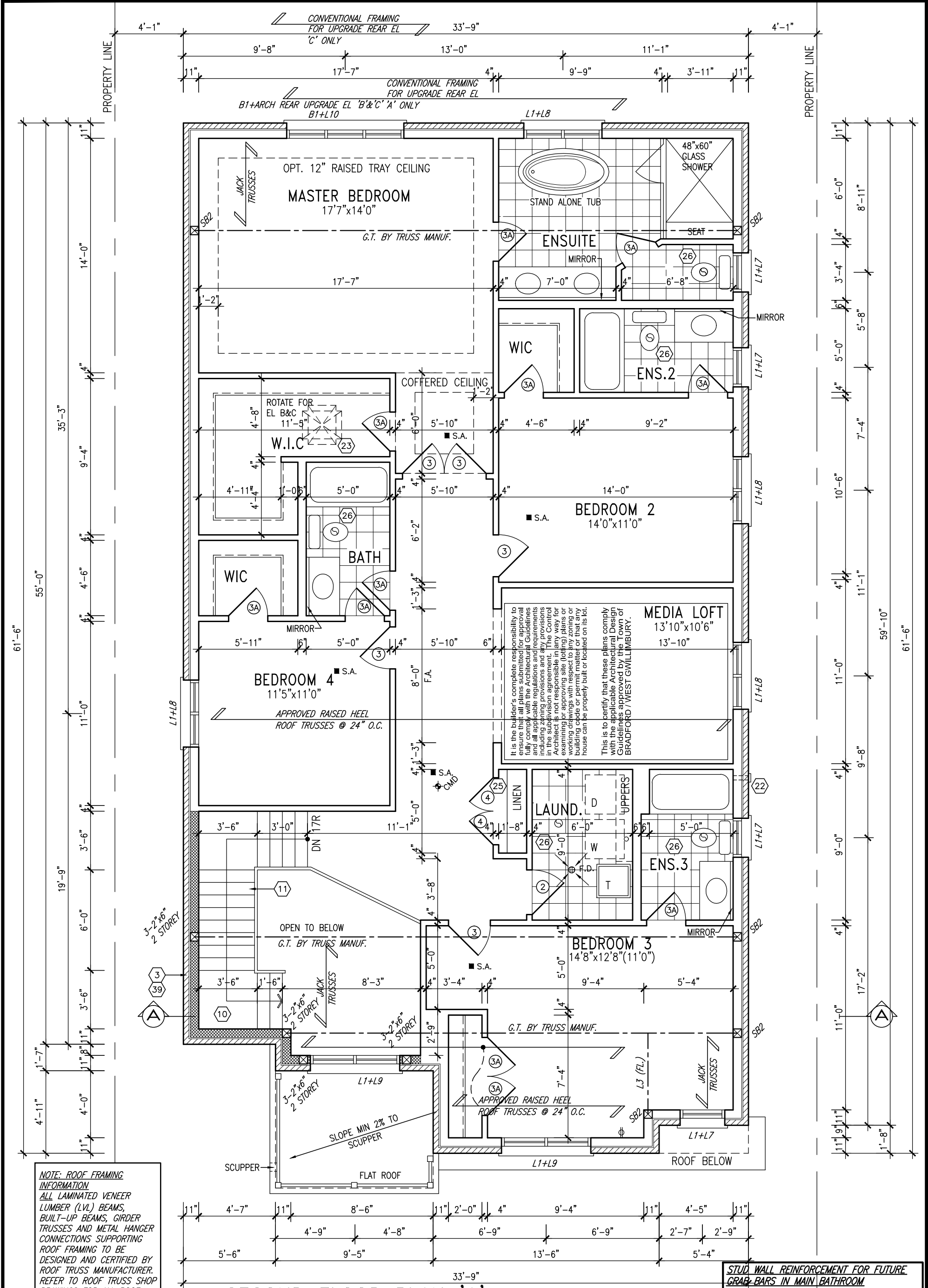


BASEMENT PLAN 'A' LOTS 11&12 ONLY				NOTE J1: PROVIDE SOLID BLOCKING @ 24" O.C. WHERE FLOOR JOISTS ARE PARALLEL TO FOUNDATION WALL (TYP.)		NOTE: FLOOR FRAMING INFO REFER TO SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.		NOTE: ALL LVL'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY FLOOR TRUSS MANUFACTURER.	
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.	project name		municipality		project no.	
8.	.	.	qualification information	GREEN VALLEY ESTATES		BRADFORD		13045	
7.	.	.	Wellington Jno-Baptiste	date		BASEMENT PLAN 'A'		drawing no.	
6.	.	.	signature	SEPTEMBER 2014		file name		1	
5.	.	.	registration information	checked by		13045-S42-6-LOTS11-12			
4.	.	.	VA3 Design Inc.	DARRYL BURTON		scale			
3.	.	.	42658	- 3/16" = 1'-0"					
2.	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC	date					
1.	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB	drawn by					
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.		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6-lots11-12.dwg - Wed - Jun 3 2015 - 10:42 AM			

All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.



SECOND FLOOR PLAN 'A'
4 BEDROOM + MEDIA LOFT LOTS 11&12 ONLY

STUD WALL REINFORCEMENT FOR FUTURE GRAB-BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3, 3.8.3.8.(1)(d) & 3.8.3.13.(1)(f) AND DETAILS PROVIDED

9.	.	.	.
8.	.	.	.
7.	.	.	.
6.	.	.	.
5.	.	.	.
4.	.	.	.
3.	.	.	.
2.	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC
1.	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB
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

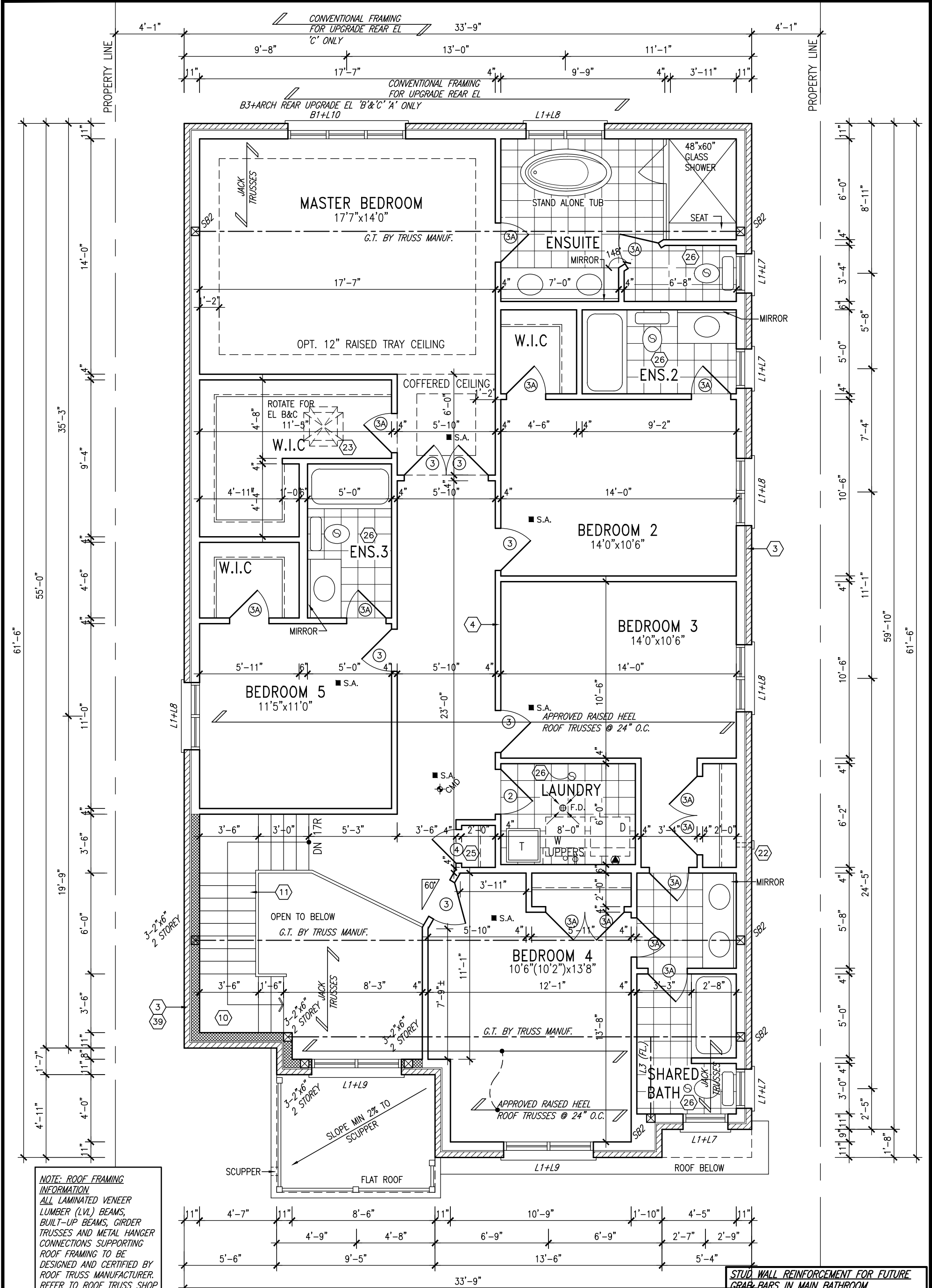
Wellington Jno-Baptiste 25591
name signature BCIN

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
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		S42-6 LOT 11&12	
project name		municipality	
GREEN VALLEY ESTATES		BRADFORD	
date		project no.	
SEPTEMBER 2014		13045	
drawn by		drawing no.	
DARRYL BURTON		3	
checked by		scale	
-		3/16" = 1'-0"	
file name		13045-S42-6-LOTS11-12	
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6-lots11-12.dwg - Wed - Jun 3 2015 - 10:42 AM			



OPT. SECOND FLOOR PLAN 'A'
5 BEDROOM W/ FOUR BATH LOTS 11&12 ONLY

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3, 3.8.3.8.(1)(d) & 3.8.3.13.(1)(f) AND DETAILS PROVIDED

9.	.	.	.
8.	.	.	.
7.	.	.	.
6.	.	.	.
5.	.	.	.
4.	.	.	.
3.	.	.	.
2.	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC
1.	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB
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
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.

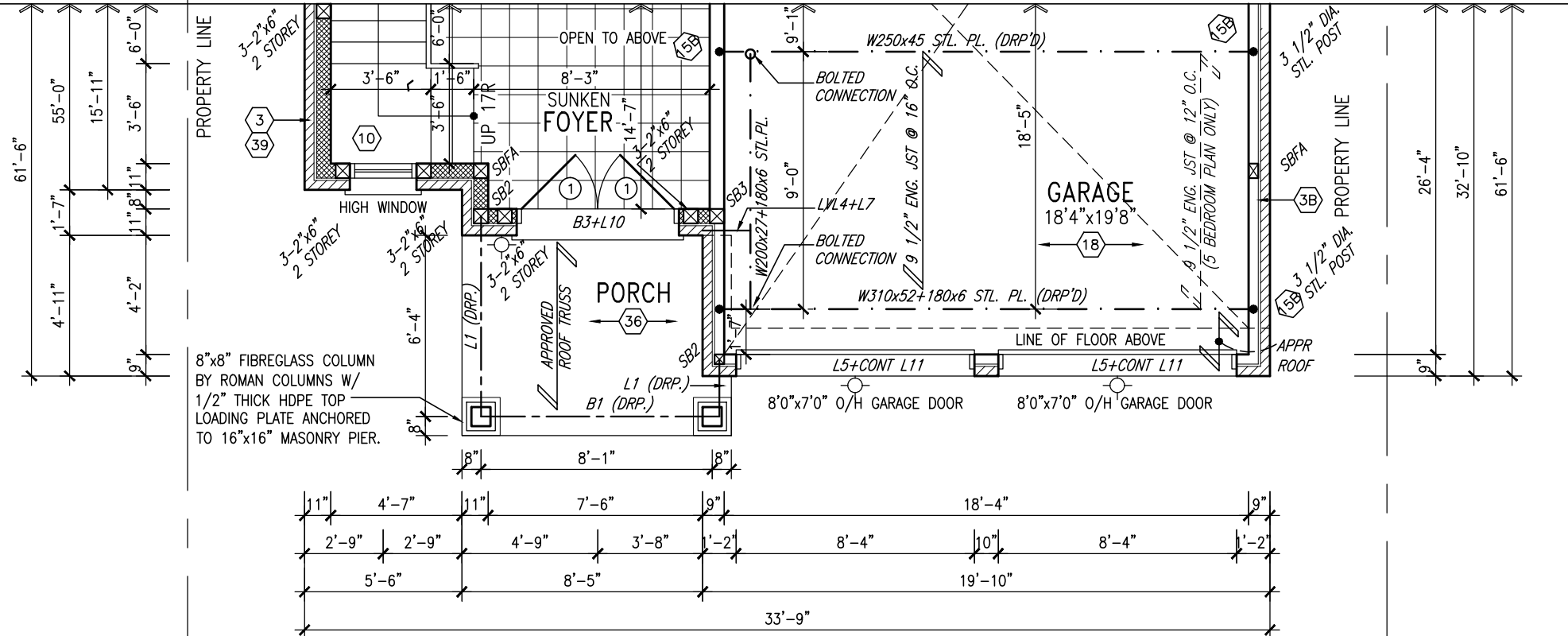
VA3 DESIGN

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

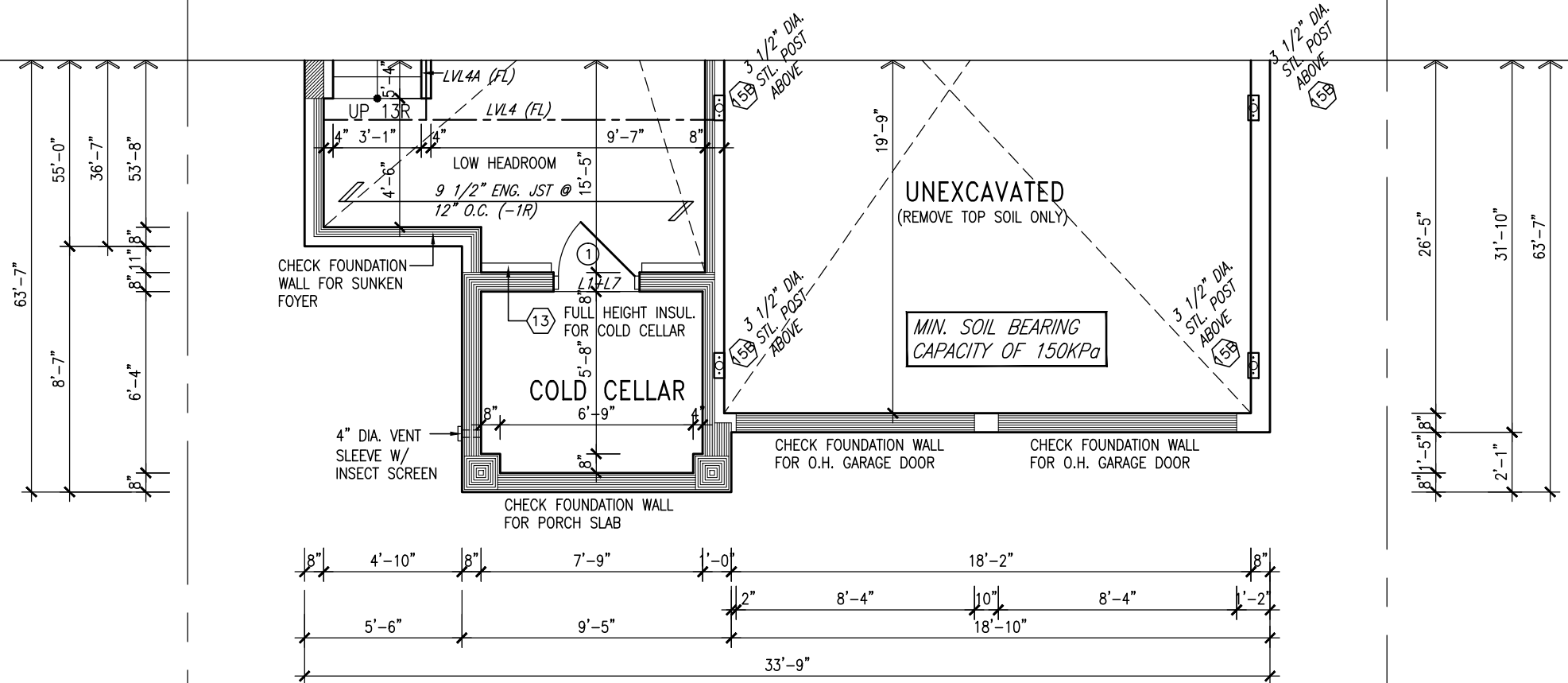
BAYVIEW WELLINGTON		S42-6 LOT 11&12	
project name		municipality	
GREEN VALLEY ESTATES		BRADFORD	
date		project no.	
SEPTEMBER 2014		13045	
drawn by		file name	
DARRYL BURTON		13045-S42-6-LOTS11-12	
checked by		drawing no.	
- 3/16" = 1'-0"		4	
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6-lots11-12.dwg - Wed - Jun 3 2015 - 10:42 AM			

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.

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



PARTIAL GROUND FLOOR PLAN 'B'
LOTS 11&12 ONLY



PARTIAL BASEMENT PLAN 'B'
LOTS 11&12 ONLY

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 FLOOR TRUSS MANUFACTURER.

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

MIN. SOIL BERING CAPACITY OF 150KPa

NOTE: REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

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.	.	.	registration information
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.	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC
1.	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB
no.	description	date	by

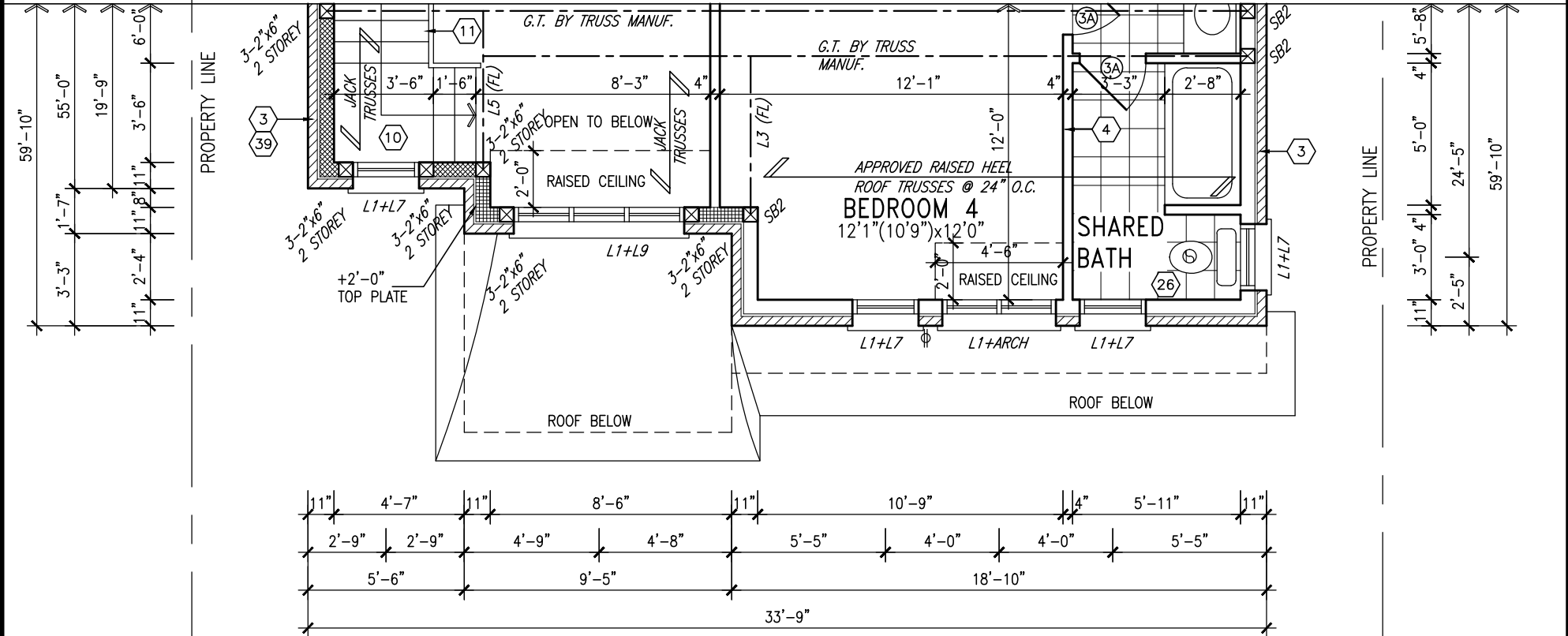
VA3 DESIGN

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

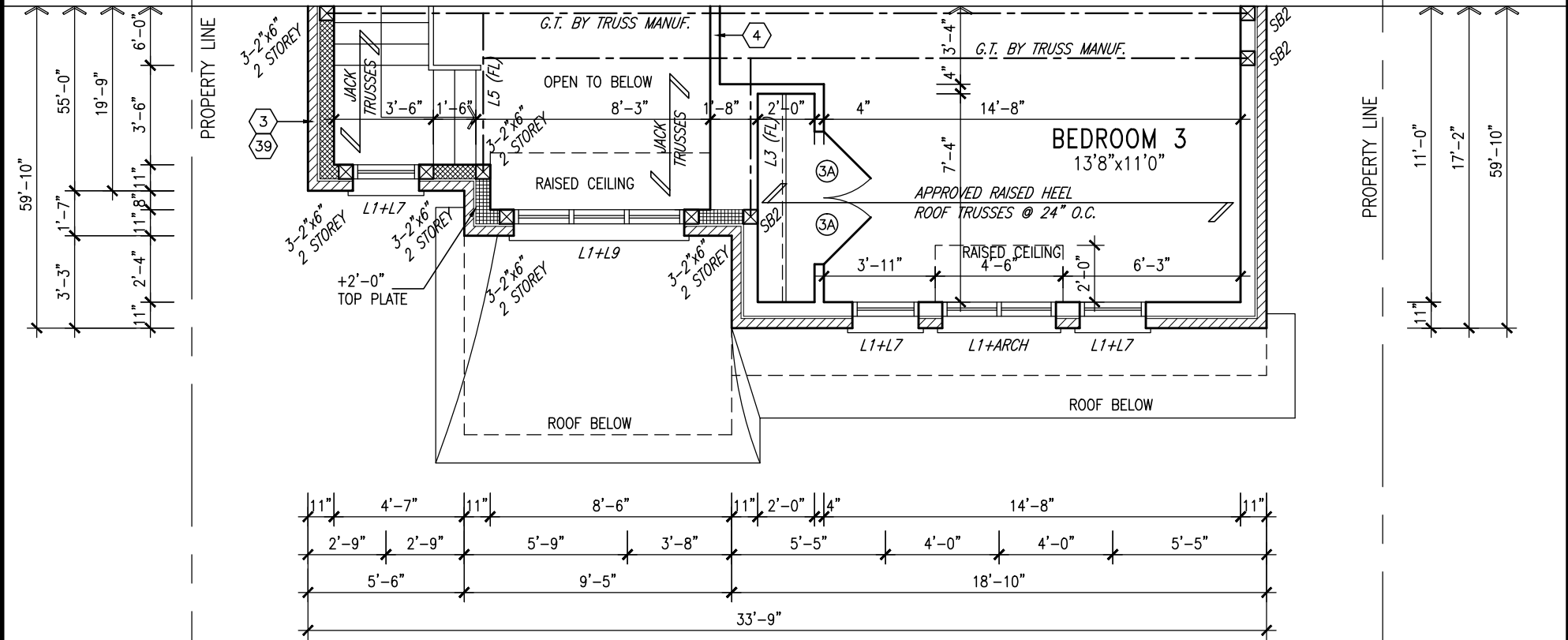
BAYVIEW WELLINGTON		S42-6 LOT 11&12 RIDEAU 6	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	SEPTEMBER 2014	project no.	13045
drawn by	DARRYL BURTON	file name	13045-S42-6-LOTS11-12
checked by	-	scale	3/16" = 1'-0"
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6-lots11-12.dwg - Wed - Jun 3 2015 - 10:42 AM		drawing no.	5

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.

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



PARTIAL OPT. SECOND FLOOR PLAN 'B'
5 BEDROOM W/ FOUR BATH
LOTS 11&12 ONLY



PARTIAL SECOND FLOOR PLAN 'B'
4 BEDROOM + MEDIA LOFT
LOTS 11&12 ONLY

NOTE: ROOF FRAMING INFORMATION
ALL LAMINATED VENEER LUMBER (LVL) BEAMS, BUILT-UP BEAMS, GIRDER TRUSSES AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED AND CERTIFIED BY ROOF TRUSS MANUFACTURER. REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED ON ARCHITECTURAL DRAWINGS.

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3, 3.8.3.8.(1)(d) & 3.8.3.13.(1)(f) AND DETAILS PROVIDED

NOTE:
REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

LOTS 11&12 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	BCIN
5.	.	.	registration information	
4.	.	.	VA3 Design Inc.	42658
3.	.	.		
2.	REVISED AS PER ENG'S COMMENTS	MAY 04-15	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.	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB	
no.	description	date	by	

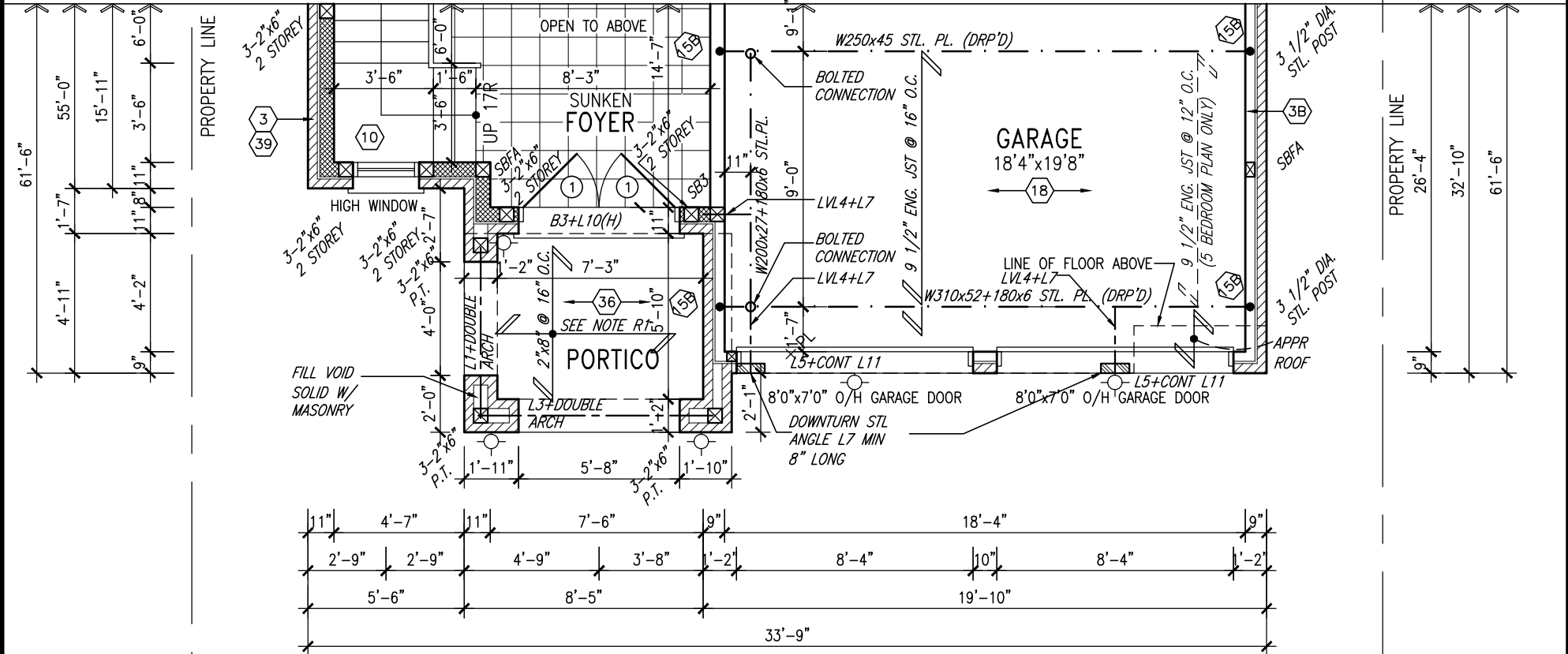
VA3 DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON
project name
GREEN VALLEY ESTATES
municipality
BRADFORD
date
SEPTEMBER 2014
drawn by
DARRYL BURTON
checked by
-
scale
3/16" = 1'-0"
file name
13045-S42-6-LOTS11-12
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6-lots11-12.dwg - Wed - Jun 3 2015 - 10:42 AM

S42-6 LOT 11&12
RIDEAU 6
project no.
13045
drawing no.
6

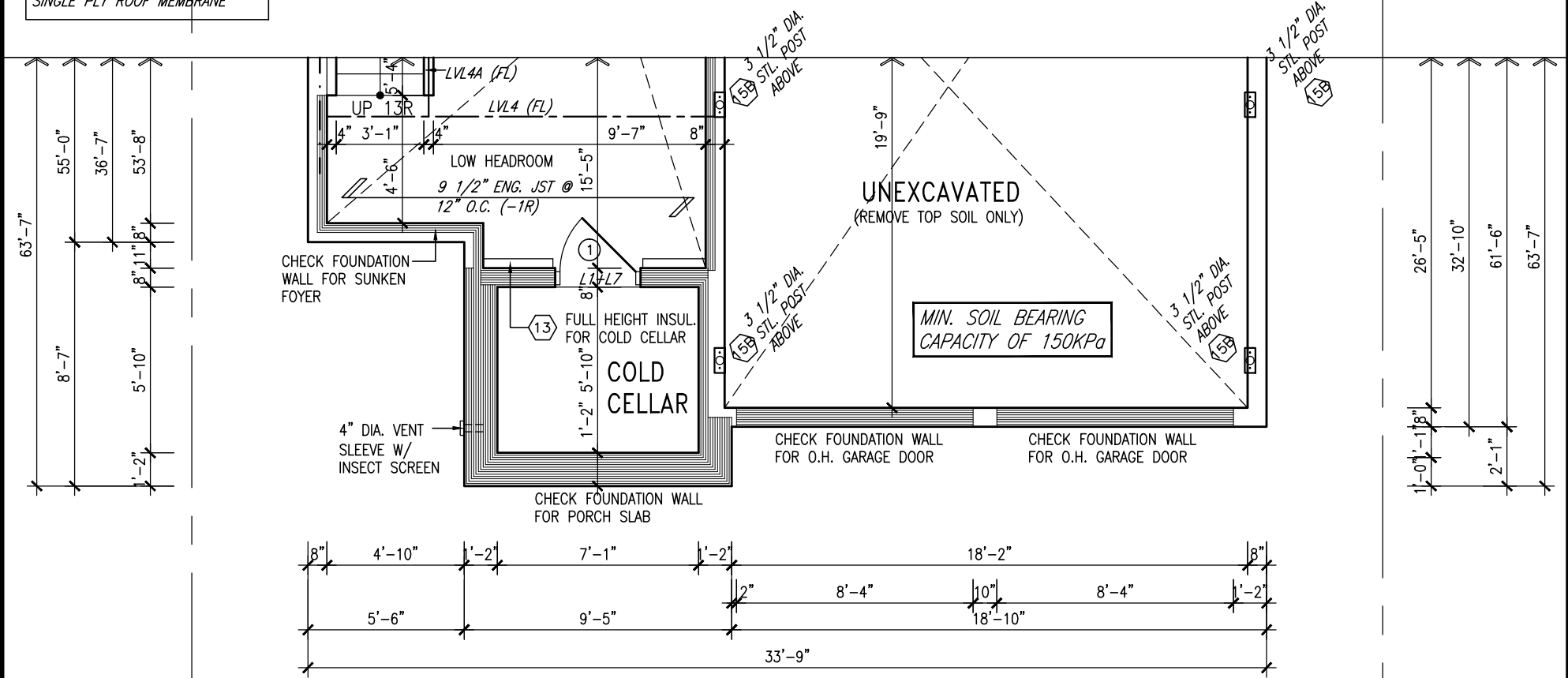
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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.

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



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

PARTIAL GROUND FLOOR PLAN 'C'
LOTS 11&12 ONLY



PARTIAL BASEMENT PLAN 'C'
LOTS 11&12 ONLY

LOTS 11&12 ONLY

MIN. SOIL BEARING
CAPACITY OF 150KPa

NOTE:
REFER TO STANDARD FLOOR PLANS
FOR ADDITIONAL INFORMATION.

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 FLOOR TRUSS
MANUFACTURER.

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

9.	.	.	.
8.	.	.	.
7.	.	.	.
6.	.	.	.
5.	.	.	.
4.	.	.	.
3.	.	.	.
2.	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC
1.	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB
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
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

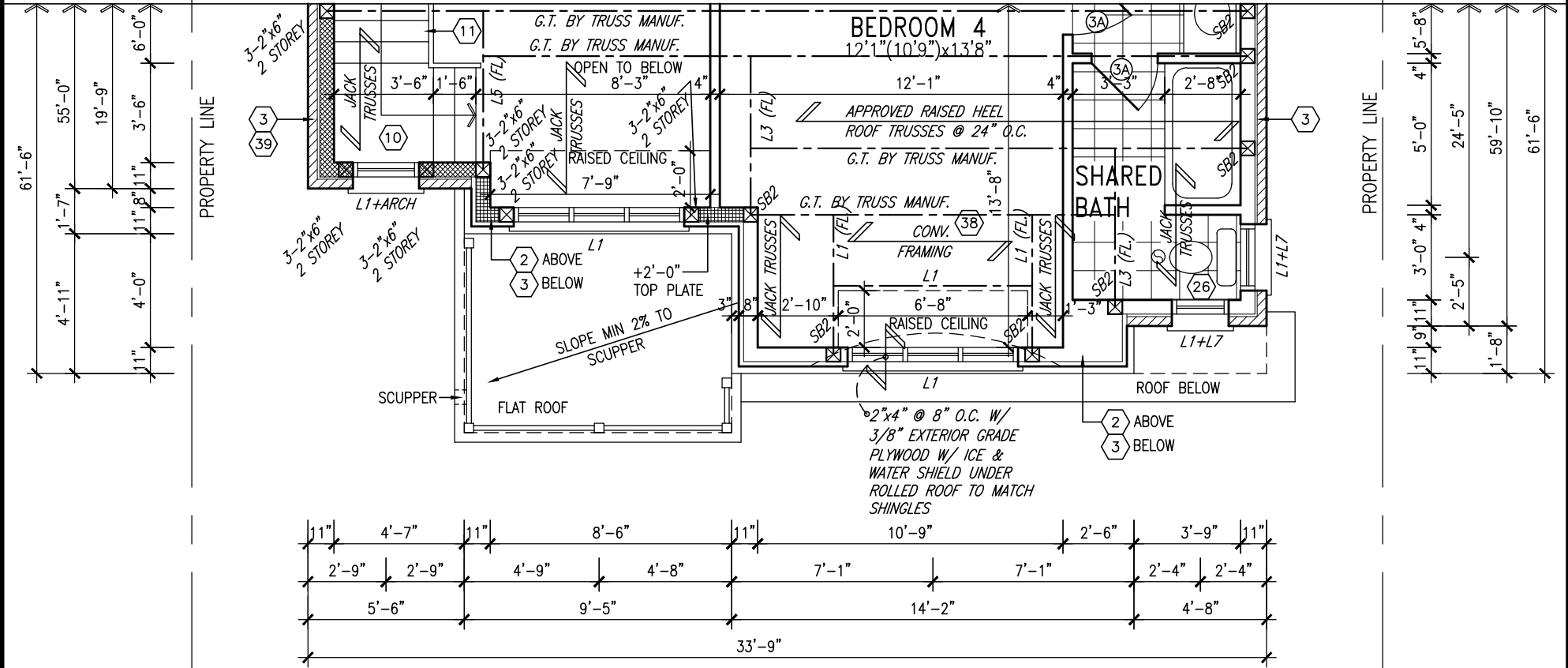
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON			
project name		municipality	
GREEN VALLEY ESTATES		BRADFORD	
date		PARTIAL BASEMENT & GROUND F	
SEPTEMBER 2014			
drawn by		scale	
DARRYL BURTON		3/16" = 1'-0"	
checked by		13045-S42-6-LOTS11-12	
-		13045-S42-6-LOTS11-12	
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6-lots11-12.dwg - Wed - Jun 3 2015 - 10:42 AM			

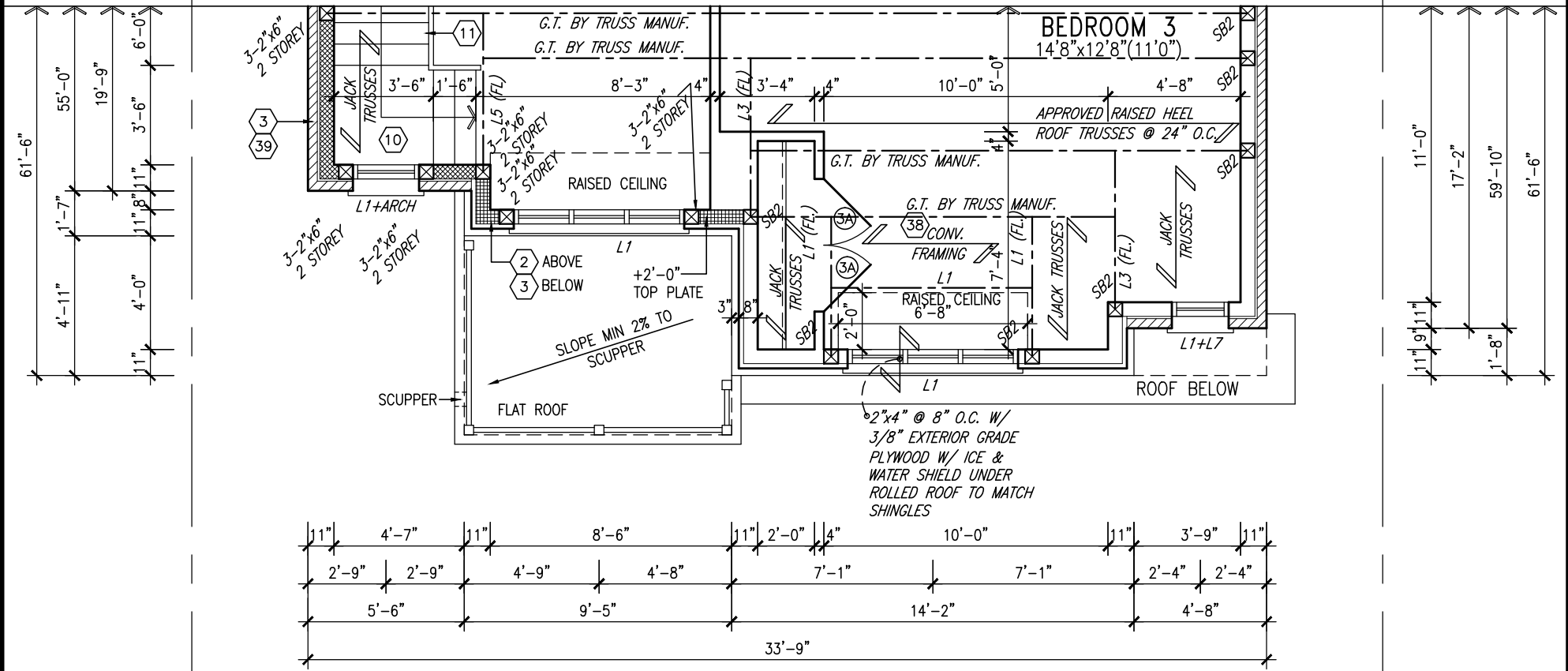
S42-6 LOT 11&12		project no.	
RIDEAU 6		13045	
drawing no.		7	

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.

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



PARTIAL OPT. SECOND FLOOR PLAN 'C'
5 BEDROOM W/ FOUR BATH
LOTS 11&12 ONLY

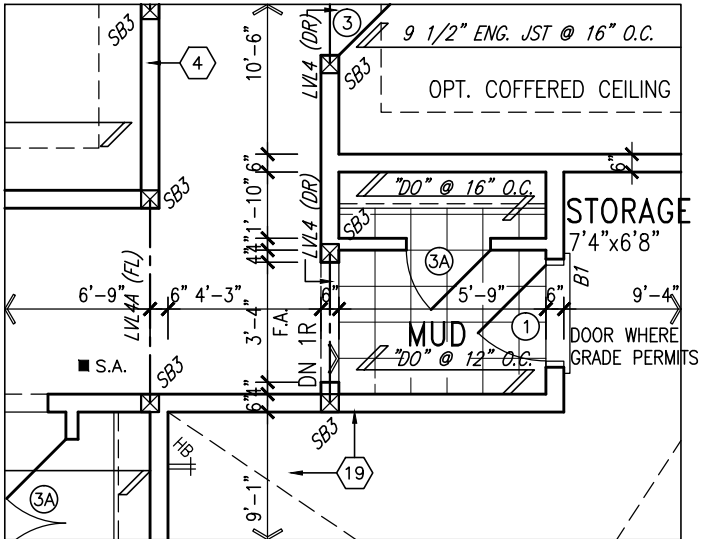


PARTIAL SECOND FLOOR PLAN 'C'
4 BEDROOM + MEDIA LOFT
LOTS 11&12 ONLY

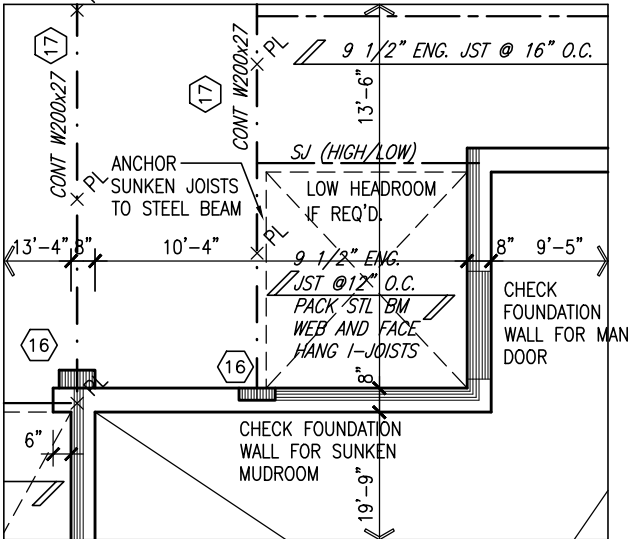
LOTS 11&12 ONLY

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	BCIN
5.	.	.	registration information	
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.	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC	
1.	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB	
no.	description	date	by	

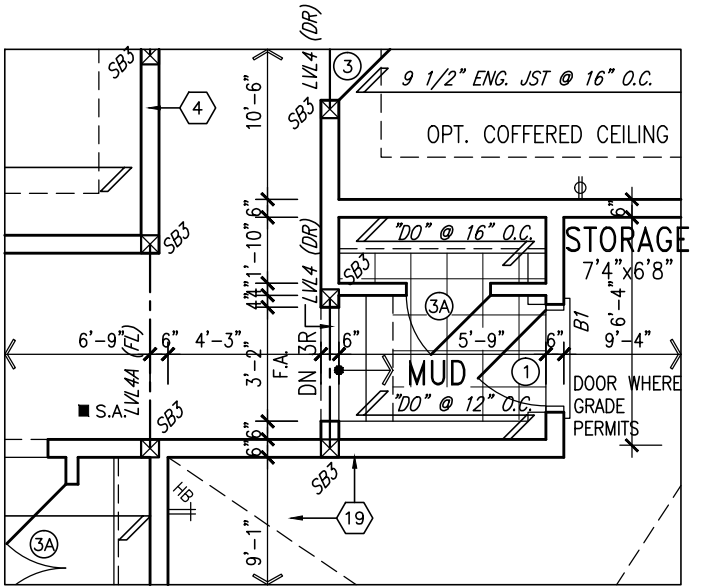
VA3 DESIGN		BAYVIEW WELLINGTON		S42-6 LOT 11&12	
300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com		project name GREEN VALLEY ESTATES		municipality BRADFORD	
date SEPTEMBER 2014		drawn by DARRYL BURTON		project no. 13045	
checked by -		scale 3/16" = 1'-0"		drawing no. 8	
file name 13045-S42-6-LOTS11-12		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6-lots11-12.dwg - Wed - Jun 3 2015 - 10:42 AM			



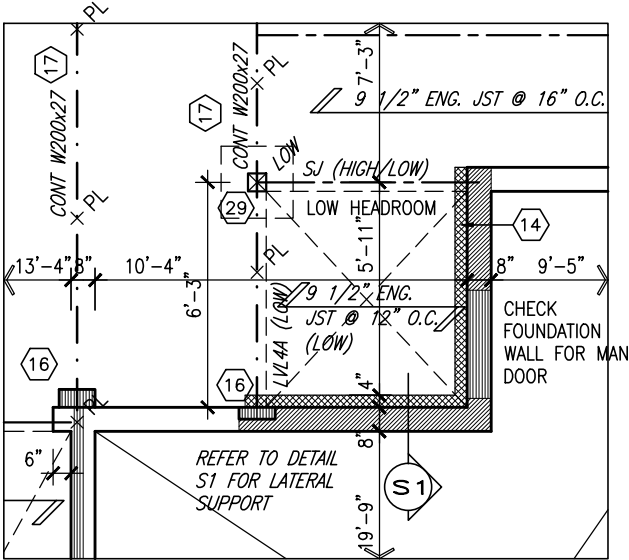
PARTIAL GROUND FLOOR PLAN
SUNKEN MUDROOM
(-1R CONDITION)



PARTIAL BASEMENT PLAN
SUNKEN MUDROOM
(-1R CONDITION)



PARTIAL GROUND FLOOR PLAN
SUNKEN MUDROOM
(-2R TO -3R CONDITION)



PARTIAL BASEMENT PLAN
SUNKEN MUDROOM
(-2R TO -3R CONDITION)

AREA CALCULATIONS	ELEV. A	ELEV. B	ELEV. C
GROUND FLOOR AREA	1551 SF	1551 SF	1551 SF
SECOND FLOOR AREA	1985 SF	1962 SF	1986 SF
SUBTOTAL	3536 SF	3513 SF	3537 SF
DEDUCT ALL OPEN AREAS	84 SF	84 SF	84 SF
FINISHED BSMT AREA	00 SF	00 SF	00 SF
TOTAL NET AREA	3452 SF (320.70 m2)	3429 SF (318.56 m2)	3453 SF (320.79m2)
COVERAGE W/OUT PORCH	2005 SF (186.28 m2)	2005 SF (186.28 m2)	2005 SF (186.28 m2)
COVERAGE W/ PORCH	2066 SF (191.94 m2)	2066 SF (191.94 m2)	2066 SF (191.94 m2)

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.

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

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

NOTE R1:
ONE 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"x8" SPR.
FLR. JOISTS @ 16" O.C. W/
PREFIN. ALUM. SOFFIT ON U/S

NOTE:
REFER TO STANDARD FLOOR PLANS
FOR ADDITIONAL INFORMATION.

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 FLOOR TRUSS
MANUFACTURER.

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

LOTS 11&12 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 signature BCIN
5.	.	.	registration information
4.	.	.	VA3 Design Inc. 42658
3.	.	.	
2.	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC
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.

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

BAYVIEW WELLINGTON		S42-6 LOT 11&12 RIDEAU 6	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	
date SEPTEMBER 2014	scale 3/16" = 1'-0"	file name 13045-S42-6-LOTS11-12	drawing no. 9
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6-lots11-12.dwg - Wed - Jun 3 2015 - 10:42 AM			

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
42-5 ELEVATION A	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	675.00 S.F.	94.01 S.F.	13.93 %
LEFT SIDE	1175.51 S.F.	79.00 S.F.	6.72 %
RIGHT SIDE	1175.51 S.F.	111.56 S.F.	9.49 %
REAR	675.00 S.F.	153.72 S.F.	22.77 %
TOTAL SQ. FT.	3701.02 S.F.	438.29 S.F.	11.84 %
TOTAL SQ. M.	343.83 S.M.	40.72 S.M.	11.84 %

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
42-5 ELEVATION A WOB	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	675.00 S.F.	94.01 S.F.	13.93 %
LEFT SIDE	1175.51 S.F.	79.00 S.F.	6.72 %
RIGHT SIDE	1175.51 S.F.	111.56 S.F.	9.49 %
REAR	908.44 S.F.	188.06 S.F.	20.70 %
TOTAL SQ. FT.	3934.46 S.F.	472.63 S.F.	12.01 %
TOTAL SQ. M.	365.52 S.M.	43.91 S.M.	12.01 %

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
42-5 ELEVATION B	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	704.83 S.F.	115.85 S.F.	16.44 %
LEFT SIDE	1160.65 S.F.	79.00 S.F.	6.81 %
RIGHT SIDE	1160.65 S.F.	111.56 S.F.	9.61 %
REAR	675.00 S.F.	153.72 S.F.	22.77 %
TOTAL SQ. FT.	3701.13 S.F.	460.13 S.F.	12.43 %
TOTAL SQ. M.	343.84 S.M.	42.75 S.M.	12.43 %

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
42-5 ELEVATION B WOB	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	704.83 S.F.	115.85 S.F.	16.44 %
LEFT SIDE	1160.65 S.F.	79.00 S.F.	6.81 %
RIGHT SIDE	1160.65 S.F.	111.56 S.F.	9.61 %
REAR	908.44 S.F.	188.06 S.F.	20.70 %
TOTAL SQ. FT.	3934.57 S.F.	494.47 S.F.	12.57 %
TOTAL SQ. M.	365.53 S.M.	45.94 S.M.	12.57 %

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
42-5 ELEVATION C	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	702.50 S.F.	113.01 S.F.	16.09 %
LEFT SIDE	1175.51 S.F.	79.00 S.F.	6.72 %
RIGHT SIDE	1175.51 S.F.	111.56 S.F.	9.49 %
REAR	675.00 S.F.	153.72 S.F.	22.77 %
TOTAL SQ. FT.	3728.52 S.F.	457.29 S.F.	12.26 %
TOTAL SQ. M.	346.39 S.M.	42.48 S.M.	12.26 %

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
42-5 ELEVATION C WOB	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	702.50 S.F.	113.01 S.F.	16.09 %
LEFT SIDE	1175.51 S.F.	79.00 S.F.	6.72 %
RIGHT SIDE	1175.51 S.F.	111.56 S.F.	9.49 %
REAR	908.44 S.F.	188.06 S.F.	20.70 %
TOTAL SQ. FT.	3961.96 S.F.	491.63 S.F.	12.41 %
TOTAL SQ. M.	368.08 S.M.	45.67 S.M.	12.41 %

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
42-5 ELEVATION A WOD	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	675.00 S.F.	94.01 S.F.	13.93 %
LEFT SIDE	1175.51 S.F.	79.00 S.F.	6.72 %
RIGHT SIDE	1175.51 S.F.	111.56 S.F.	9.49 %
REAR	810.00 S.F.	178.17 S.F.	22.00 %
TOTAL SQ. FT.	3836.02 S.F.	462.74 S.F.	12.06 %
TOTAL SQ. M.	356.37 S.M.	42.99 S.M.	12.06 %

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
42-5 ELEVATION B WOD	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	704.83 S.F.	115.85 S.F.	16.44 %
LEFT SIDE	1160.65 S.F.	79.00 S.F.	6.81 %
RIGHT SIDE	1160.65 S.F.	111.56 S.F.	9.61 %
REAR	810.00 S.F.	178.17 S.F.	22.00 %
TOTAL SQ. FT.	3836.13 S.F.	484.58 S.F.	12.63 %
TOTAL SQ. M.	356.39 S.M.	45.02 S.M.	12.63 %

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
42-5 ELEVATION C WOD	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	702.50 S.F.	113.01 S.F.	16.09 %
LEFT SIDE	1175.51 S.F.	79.00 S.F.	6.72 %
RIGHT SIDE	1175.51 S.F.	111.56 S.F.	9.49 %
REAR	810.00 S.F.	178.17 S.F.	22.00 %
TOTAL SQ. FT.	3863.52 S.F.	481.74 S.F.	12.47 %
TOTAL SQ. M.	358.93 S.M.	44.75 S.M.	12.47 %

LOTS 11&12 ONLY

9.

.

8.

.

7.

.

6.

.

5.

.

4.

.

3.

.

2.

REVISED AS PER ENG'S COMMENTS

1.

ISSUED FOR CLIENT REVIEW.

no.

description

.

.

.

.

.

.

.

MAY 04-15

RC

SEPT.15/14

DB

date

by

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

Wellington Jno-Baptiste

signature

BCIN

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

checked by

DARRYL BURTON

scale

3/16" = 1'-0"

municipality

BRADFORD

date

SEPTEMBER 2014

file name

13045-S42-6-LOTS11-12

project no.

13045

drawing no.

10

S42-6 LOT 11&12

RIDEAU 6

RICHARD

H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6-lots11-12.dwg

Wed - Jun 3 2015 - 10:42 AM

All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.



1'-0"

1'-0"

1'-0"

FOR UPGRADE ONLY

10:12

6:12

10:12

6:12

10:12

VALLEY FLASHING

ASPHALT SHINGLES
(TYPICAL)

TOP OF PLATE

TOP OF WINDOW

4'-0"

RETURN

FRIEZE BD. AND TRIPLE
ROWLOCK FOR UPGRADE
ONLY

4'-0"

RETURN

FACE BRICK (TYP.)

BRICK SOLDIER
COURSE (TYP.)

48"x48"
FG

DECORATIVE RAILING

FIN SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

8"x8" FIBREGLASS COLUMN BY
ROMAN COLUMNS W/ 1/2"
THICK HDPE TOP LOADING PLATE
ANCHORED TO PORCH SLAB.

1'-0"

1'-8"

8'-10"

FIN GROUND FLOOR

FIN. GRADE

7'-4"

SCUPPER

VINYL CLAD STRUCT. STL.
BASEMENT WINDOW (TYPICAL)

30"x16"

RWL

RWL

RWL

WALL AREA
LIMITING DISTANCE
OPENINGS ALLOWED
OPENINGS PROVIDED

1100.00 SQ. FT.
1.2 M (7%)
77.00 SQ. FT.
50.83 SQ. FT. (GLASS AREA ONLY)

POURED CONC. FOUNDATION
WALLS AND FOOTINGS
(TYP.)

TOP OF SLAB

8'-5"

9'-11"

8'-1"

6'-10"

LOTS 11&12 ONLY

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.

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

BAYVIEW WELLINGTON

S42-6 LOT 11&12

RIDEAU 6

GREEN VALLEY ESTATES

BRADFORD

project no. 13045

project name

LEFT SIDE ELEVATION 'A'

drawn by DARRYL BURTON

checked by

scale 3/16" = 1'-0"

drawing no. 12

file name 13045-S42-6-LOTS11-12

date SEPTEMBER 2014

project no. 13045

project name

checked by

drawing no. 12

file name 13045-S42-6-LOTS11-12

scale 3/16" = 1'-0"

project no. 13045

project name

checked by

drawing no. 12

file name 13045-S42-6-LOTS11-12

scale 3/16" = 1'-0"

project no. 13045

project name

checked by

drawing no. 12

file name 13045-S42-6-LOTS11-12

scale 3/16" = 1'-0"

project no. 13045

project name

checked by

drawing no. 12

file name 13045-S42-6-LOTS11-12

scale 3/16" = 1'-0"

project no. 13045

project name

checked by

drawing no. 12

file name 13045-S42-6-LOTS11-12

scale 3/16" = 1'-0"

project no. 13045

project name

checked by

drawing no. 12

file name 13045-S42-6-LOTS11-12

scale 3/16" = 1'-0"

project no. 13045

project name

checked by

drawing no. 12

file name 13045-S42-6-LOTS11-12

scale 3/16" = 1'-0"

project no. 13045

project name

checked by

drawing no. 12

file name 13045-S42-6-LOTS11-12

scale 3/16" = 1'-0"

project no. 13045

project name

checked by

drawing no. 12

file name 13045-S42-6-LOTS11-12

scale 3/16" = 1'-0"

project no. 13045

project name

checked by

drawing no. 12

file name 13045-S42-6-LOTS11-12

scale 3/16" = 1'-0"

project no. 13045

project name

checked by

drawing no. 12

file name 13045-S42-6-LOTS11-12

scale 3/16" = 1'-0"

project no. 13045

project name

checked by

drawing no. 12

file name 13045-S42-6-LOTS11-12

scale 3/16" = 1'-0"

project no. 13045

project name

checked by

drawing no. 12

file name 13045-S42-6-LOTS11-12

scale 3/16" = 1'-0"

project no. 13045

project name

checked by

drawing no. 12

file name 13045-S42-6-LOTS11-12

scale 3/16" = 1'-0"

project no. 13045

project name

checked by

drawing no. 12

file name 13045-S42-6-LOTS11-12

scale 3/16" = 1'-0"

project no. 13045

project name

checked by

drawing no. 12

file name 13045-S42-6-LOTS11-12

scale 3/16" = 1'-0"

project no. 13045

project name

checked by

drawing no. 12

file name 13045-S42-6-LOTS11-12

scale 3/16" = 1'-0"

project no. 13045

project name

checked by

drawing no. 12

file name 13045-S42-6-LOTS11-12

scale 3/16" = 1'-0"

project no. 13045

project name

checked by

drawing no. 12

file name 13045-S42-6-LOTS11-12

scale 3/16" = 1'-0"

project no. 13045

project name

checked by

drawing no. 12

file name 13045-S42-6-LOTS11-12

scale 3/16" = 1'-0"

project no. 13045

project name

checked by

drawing no. 12

file name 13045-S42-6-LOTS11-12

scale 3/16" = 1'-0"

project no. 13045

project name

checked by

drawing no. 12

file name 13045-S42-6-LOTS11-12

scale 3/16" = 1'-0"

project no. 13045

project name

checked by

drawing no. 12

file name 13045-S42-6-LOTS11-12

scale 3/16" = 1'-0"

project no. 13045

project name

checked by

drawing no. 12

file name 13045-S42-6-LOTS11-12

scale 3/16" = 1'-0"

project no. 13045

project name

checked by

drawing no. 12

file name 13045-S42-6-LOTS11-12

scale 3/16" = 1'-0"

project no. 13045

project name

checked by

drawing no. 12

file name 13045-S42-6-LOTS11-12

scale 3/16" = 1'-0"

project no. 13045

project name

checked by

drawing no. 12

file name 13045-S42-6-LOTS11-12

scale 3/16" = 1'-0"

project no. 13045

project name

checked by

drawing no. 12

file name 13045-S42-6-LOTS11-12

scale 3/16" = 1'-0"

project no. 13045

project name

checked by

drawing no. 12

file name 13045-S42-6-LOTS11-12

scale 3/16" = 1'-0"

project no. 13045

project name

checked by

drawing no. 12

file name 13045-S42-6-LOTS11-12

scale 3/16" = 1'-0"

project no. 13045

project name

checked by

drawing no. 12

file name 13045-S42-6-LOTS11-12

scale 3/16" = 1'-0"

project no. 13045

project name

checked by

drawing no. 12

file name 13045-S42-6-LOTS11-12

scale 3/16" = 1'-0"

project no. 13045

project name

checked by

drawing no. 12

file name 13045-S42-6-LOTS11-12

scale 3/16" = 1'-0"

project no. 13045

project name

checked by

drawing no. 12

file name 13045-S42-6-LOTS11-12

scale 3/16" = 1'-0"

project no. 13045

project name

checked by

drawing no. 12

file name 13045-S42-6-LOTS11-12

scale 3/16" = 1'-0"

project no. 13045

project name

checked by

drawing no. 12

file name 13045-S42-6-LOTS11-12

scale 3/16" = 1'-0"

project no. 13045

project name

checked by

drawing no. 12

file name 13045-S42-6-LOTS11-12

scale 3/16" = 1'-0"

project no. 13045

project name

checked by

drawing no. 12

file name 13045-S42-6-LOTS11-12

scale 3/16" = 1'-0"

project no. 13045

project name

checked by

drawing no. 12

file name 13045-S42-6-LOTS11-12

scale 3/16" = 1'-0"

project no. 13045

project name

checked by

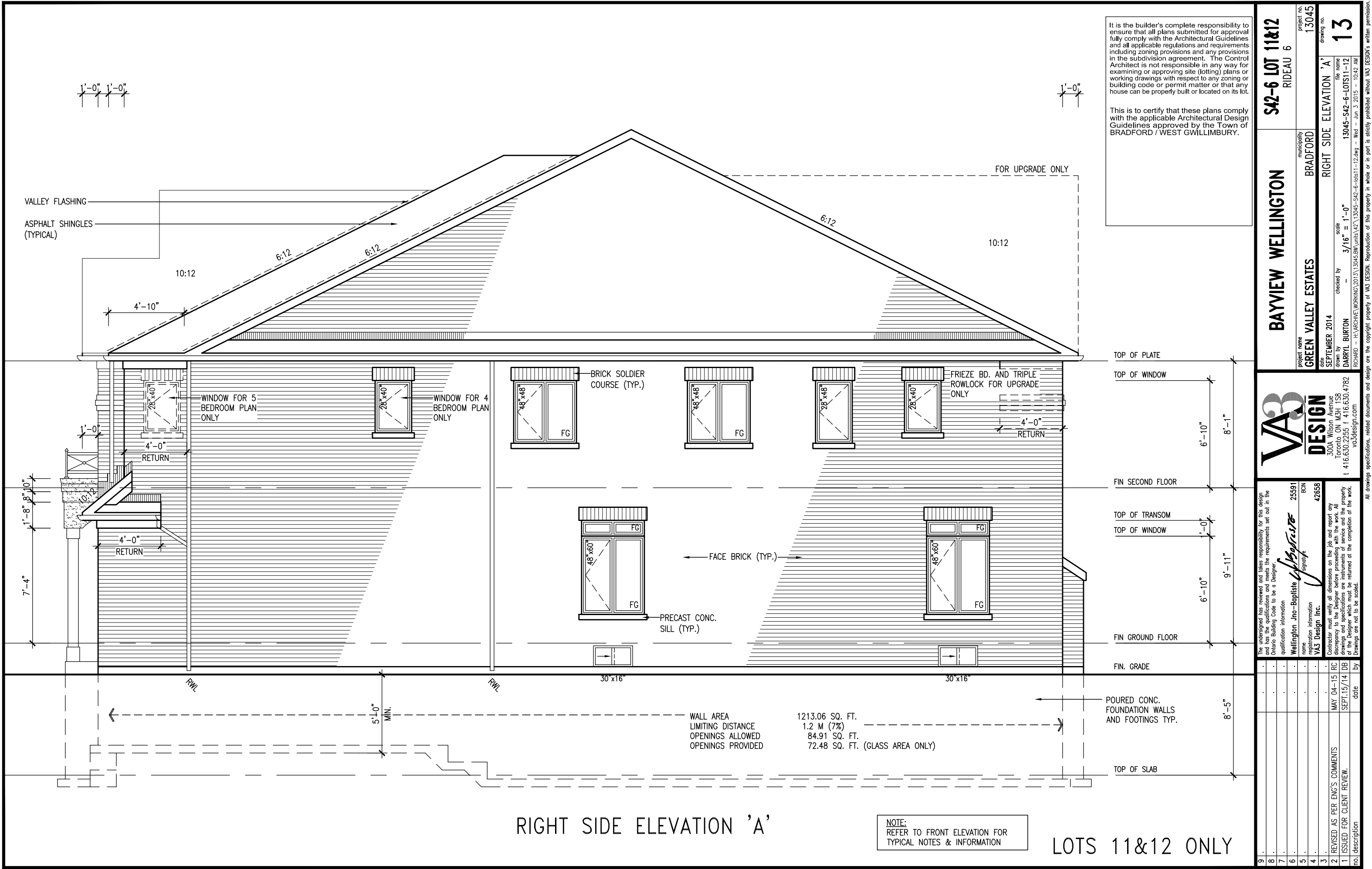
drawing no. 12

file name 13045-S42-6-LOTS11-12

scale 3/16" = 1'-0"

project no. 13045

project name</



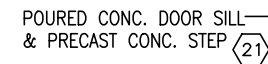
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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.

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

BAYVIEW WELLINGTON		S42-6 LOT 11&12 RIDEAU 6	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
project no.	13045	drawing no.	13
date	SEPTEMBER 2014	checked by	DARRYL BURTON
drawn by	RICHARD	scale	3/16" = 1'-0"
file name	13045-S42-6-LOTS11-12	date	Jun 3 2015 - 10:42 AM
RIGHT SIDE ELEVATION 'A'			
All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.			

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.		25591	
Wellington Jno-Baptiste		BCN	
Name		42658	
Registration information		VAS Design Inc.	
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		MAY 04-15	
REVISED AS PER ENG'S COMMENTS		RC	
1 ISSUED FOR CLIENT REVIEW.		SEPT.15/14	
no. description		date by	

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



REAR ELEVATION 'A', 'B' & 'C'

LOTS 11&12 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.	.	.	
6.	.	.	Wellington Jno-Baptiste 25591
5.	.	.	name BCIN
4.	.	.	registration information signature
3.	.	.	VA3 Design Inc. 42658
2.	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC
1.	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB
no.	description	date	by

VA3 DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
vo3design.com

DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
vo3design.com

<p>VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 vo3design.com</p>		<p>DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 vo3design.com</p>	
<p>VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 vo3design.com</p>		<p>DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 vo3design.com</p>	

VA3 DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
vo3design.com

DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
vo3design.com

<p>VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 vo3design.com</p>		<p>DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 vo3design.com</p>	
<p>VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 vo3design.com</p>		<p>DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 vo3design.com</p>	

VA3 DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
vo3design.com

DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
vo3design.com

<p>VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 vo3design.com</p>		<p>DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 vo3design.com</p>	
<p>VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 vo3design.com</p>		<p>DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 vo3design.com</p>	

VA3 DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
vo3design.com

DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
vo3design.com

<p>VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 vo3design.com</p>		<p>DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 vo3design.com</p>	
<p>VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 vo3design.com</p>		<p>DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 vo3design.com</p>	

VA3 DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
vo3design.com

DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
vo3design.com

<p>VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 vo3design.com</p>		<p>DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 vo3design.com</p>	
<p>VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 vo3design.com</p>		<p>DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 vo3design.com</p>	

VA3 DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
vo3design.com

DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
vo3design.com

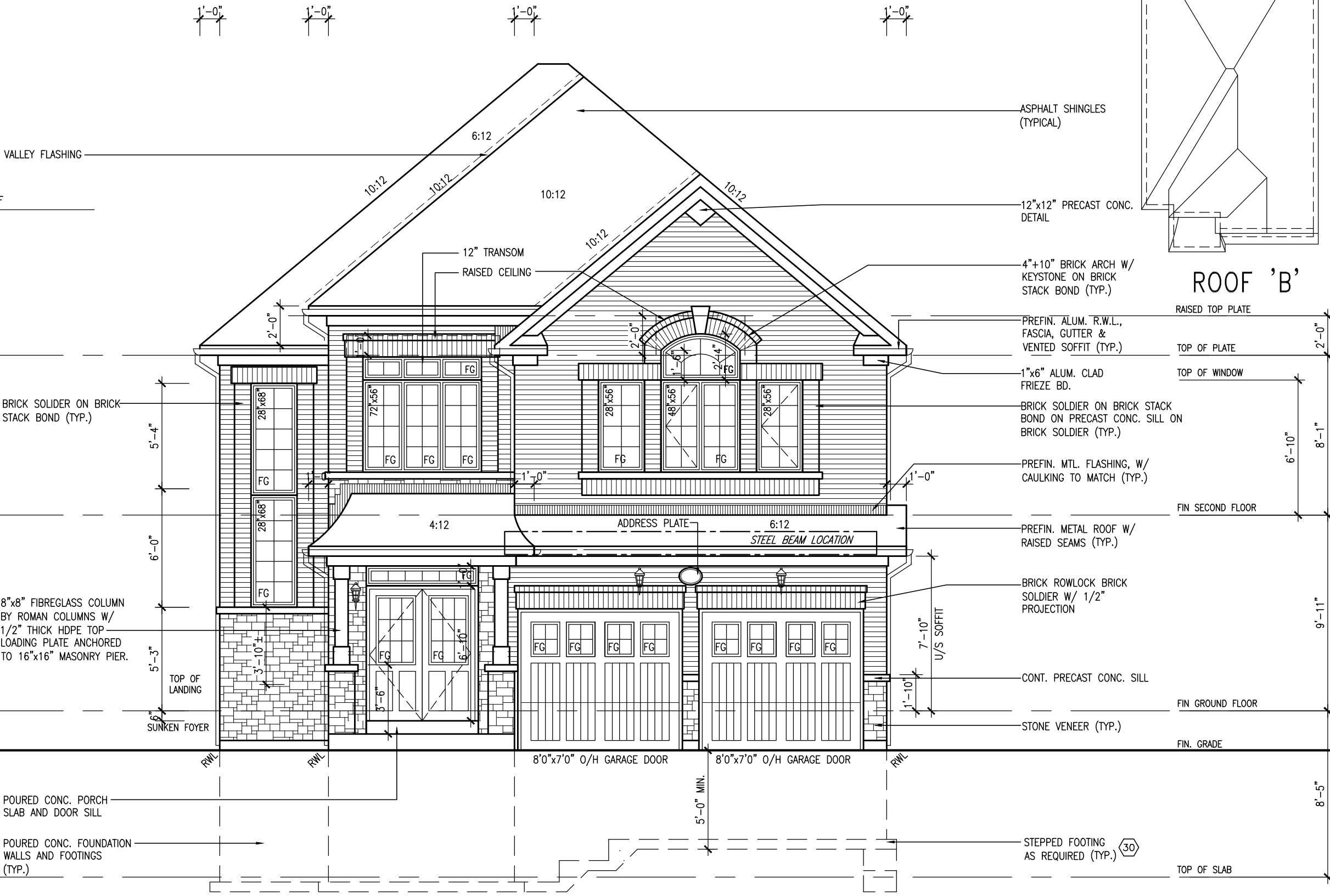
<p>VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 vo3design.com</p>		<p>DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 vo3design.com</p>	
<p>VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 vo3design.com</p>		<p>DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 vo3design.com</p>	

VA3 DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
vo3design.com

DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
vo3design.com

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.

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



LOTS 11&12 ONLY



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.

2 REVISED AS PER ENG'S COMMENTS MAY 04-15 RC

1 ISSUED FOR CLIENT REVIEW. SEPT.15/14 DB

no. description date by

BAYVIEW WELLINGTON

S42-6 LOT 11&12
RIDEAU 6

GREEN VALLEY ESTATES

BRADFORD

project no. 13045
drawing no. 15

date SEPTEMBER 2014
checked by DARRYL BURTON
drawn by RICHARD - H:\ARCHIVE\WORKING\2013\13045-S42-6-LOTS11-12.dwg - Wed - Jun 3 2015 - 10:42 AM

scale 3/16" = 1'-0"

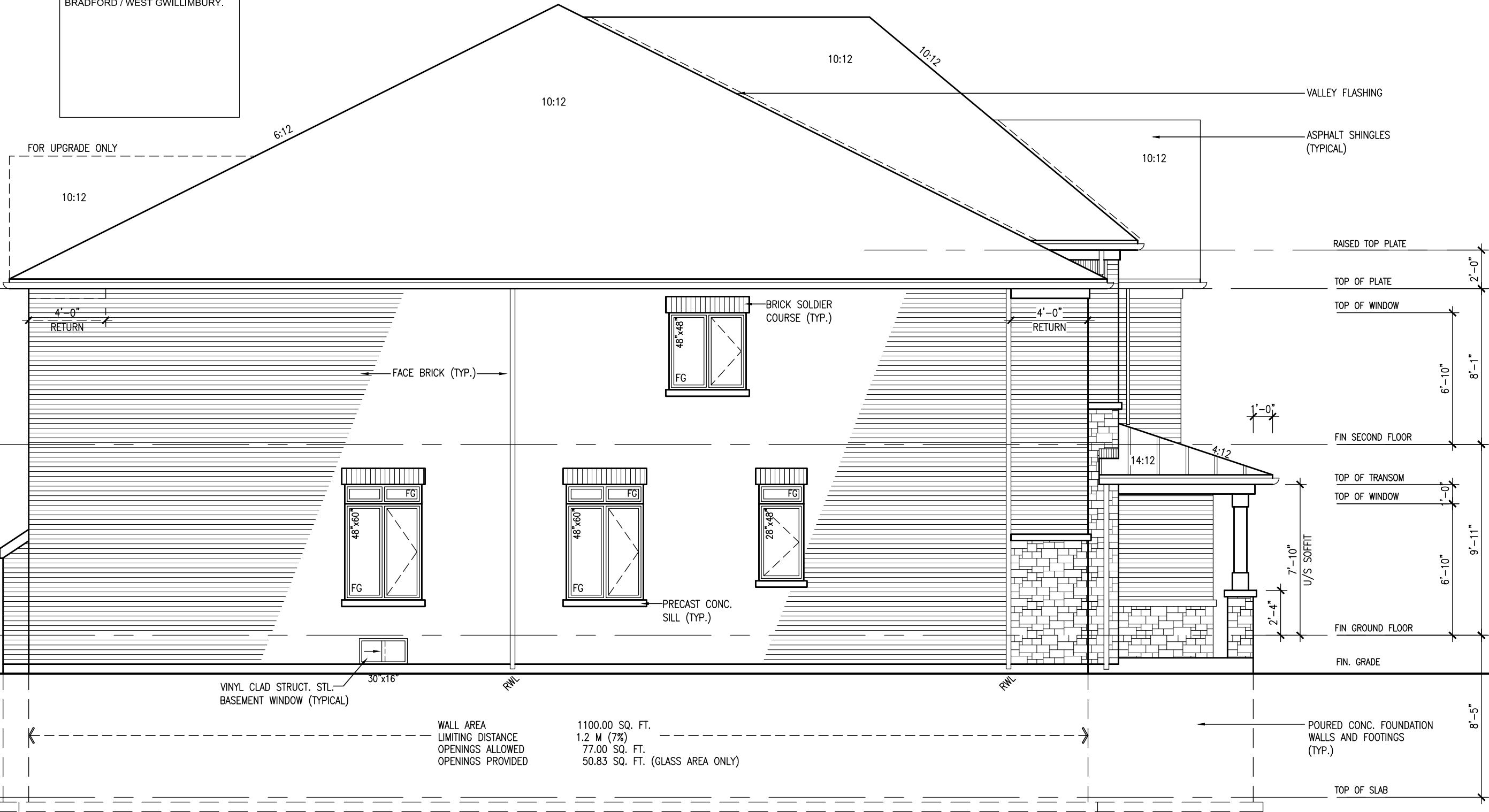
FRONT ELEVATION 'B'

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

1'-0"

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.

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



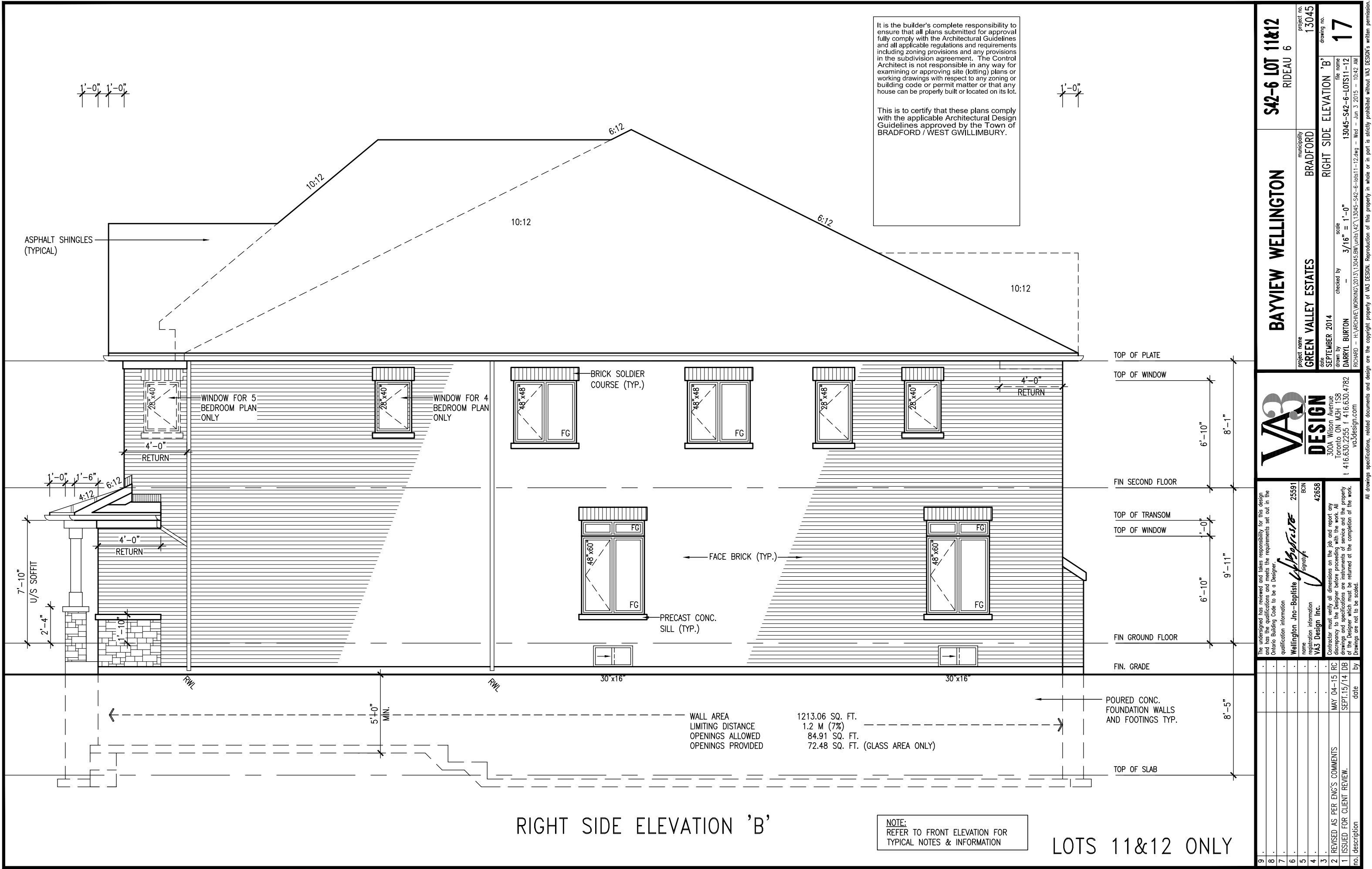
NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

LEFT SIDE ELEVATION 'B'

LOTS 11&12 ONLY

BAYVIEW WELLINGTON		S42-6 LOT 11&12 RIDEAU 6	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
project no.	13045	drawing no.	16
date	SEPTEMBER 2014	checked by	DARRYL BURTON
drawn by	RICHARD	scale	3/16" = 1'-0"
file name	13045-S42-6-LOTS11-12	date	Jun 3 2015 - 10:42 AM
LEFT SIDE ELEVATION 'B'			
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	WAS Design Inc.	42658	
registration information			
signature			
date	MAY 04-15	RC	
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.	SEPT.15/14	DB	
no. description	2	REVISED AS PER ENG'S COMMENTS	
	1	ISSUED FOR CLIENT REVIEW.	

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.



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.

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

BAYVIEW WELLINGTON		S42-6 LOT 11&12	
GREEN VALLEY ESTATES		RIDEAU 6	
project name	municipality	project no.	drawing no.
BRADFORD	BRADFORD	13045	17
date	checked by	scale	file name
SEPTEMBER 2014	DARRYL BURTON	3/16" = 1'-0"	13045-S42-6-LOTS11-12
drawn by	checked by	scale	file name
RICHARD	RICHARD	3/16" = 1'-0"	13045-S42-6-LOTS11-12

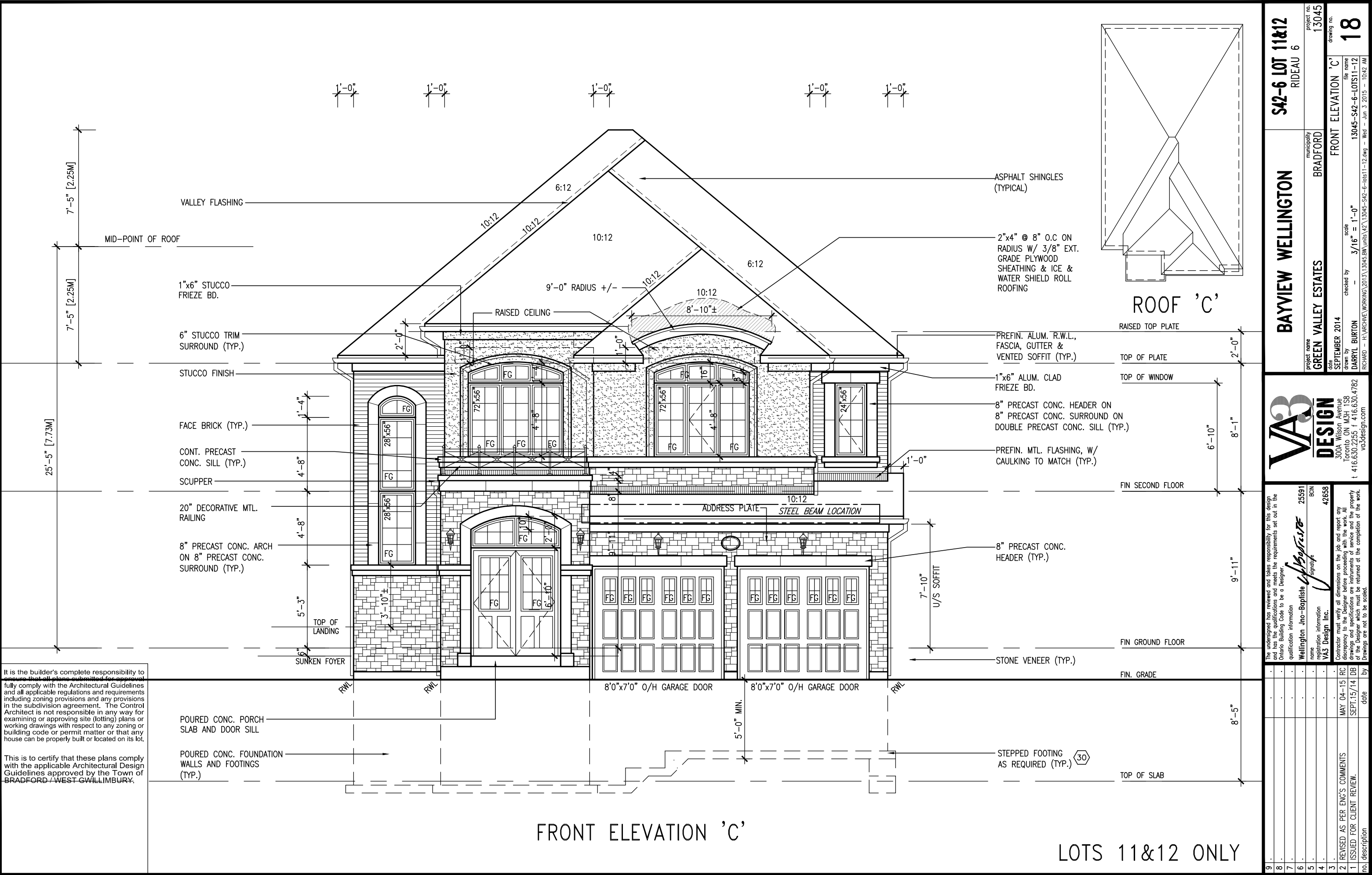
VAS

DESIGN

3004 Wilson Avenue
Toronto, ON M3H 1S8
t 416.630.2255 f 416.630.4782
vasdesign.com

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.		25591	
Wellington Jno-Baptiste		BCN	
Name		42658	
Registration information		VAS Design Inc.	
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		MAY 04-15 RC	
REVISED AS PER ENG'S COMMENTS		SEPT.15/14 DB	
ISSUED FOR CLIENT REVIEW.		date	
no. description		by	

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.



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.		25591 BCN	
Wellington Jno-Baptiste		42658	
Name		Registration information	
Wellington Jno-Baptiste		VAS Design Inc.	
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		MAY 04-15 RC	
2 REVISED AS PER ENG'S COMMENTS		SEPT.15/14 DB	
1 ISSUED FOR CLIENT REVIEW.		date	
no. description		by	

project no.		13045	
drawing no.		18	
project name		FRONT ELEVATION 'C'	
municipality		BRADFORD	
date		SEPTEMBER 2014	
drawn by		DARRYL BURTON	
checked by		-	
scale		3/16" = 1'-0"	
file name		13045-S42-6-LOTS11-12	
drawing no.		18	

S42-6 LOT 11&12
RIDEAU 6

BAYVIEW WELLINGTON

GREEN VALLEY ESTATES

project no. 13045
drawing no. 18
date SEPTEMBER 2014
drawn by DARRYL BURTON
checked by -
scale 3/16" = 1'-0"
file name 13045-S42-6-LOTS11-12
drawing no. 18
RICHARD - H:\ARCHIVE\WORKING\2013\13045-S42-6-LOTS11-12.dwg - Wed - Jun 3 2015 - 10:42 AM

1'-0"

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.

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

FOR UPGRADE ONLY

6:12

10:12

10:12

1'-0" 1'-0"

1'-0"

VALLEY FLASHING

ASPHALT SHINGLES
(TYPICAL)

RAISED TOP PLATE

TOP OF PLATE

TOP OF WINDOW

DECORATIVE RAILING

FIN SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

FIN GROUND FLOOR

FIN. GRADE

POURED CONC. FOUNDATION
WALLS AND FOOTINGS
(TYP.)

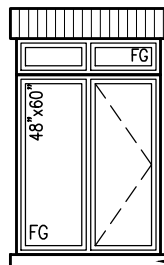
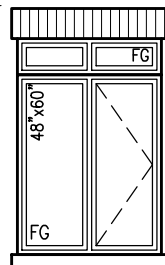
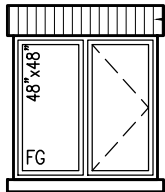
TOP OF SLAB

4'-0"
RETURN
FRIEZE BD. AND DBL.
ROWLOCK FOR UPGRADE
ONLY

FACE BRICK (TYP.)

BRICK SOLDIER
COURSE (TYP.)

4'-0"
RETURN



PRECAST CONC.
SILL (TYP.)

VINYL CLAD STRUCT. STL.
BASEMENT WINDOW (TYPICAL)

30"x16"

RWL

RWL

RWL

WALL AREA
LIMITING DISTANCE
OPENINGS ALLOWED
OPENINGS PROVIDED

1100.00 SQ. FT.
1.2 M (7%)
77.00 SQ. FT.
50.83 SQ. FT. (GLASS AREA ONLY)

NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

LEFT SIDE ELEVATION 'C'

LOTS 11&12 ONLY

S42-6 LOT 11&12

RIDEAU 6

BAYVIEW WELLINGTON

GREEN VALLEY ESTATES

BRADFORD

project no. 13045
drawing no. 19

date SEPTEMBER 2014

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

file name 13045-S42-6-LOTS11-12

date SEP 3 2015 10:42 AM

VAS
DESIGN

3004 Wilson Avenue
Toronto, ON M3H 1S8
t 416.630.2255 f 416.630.4782
vasdesign.com

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

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.

9 .

8 .

7 .

6 .

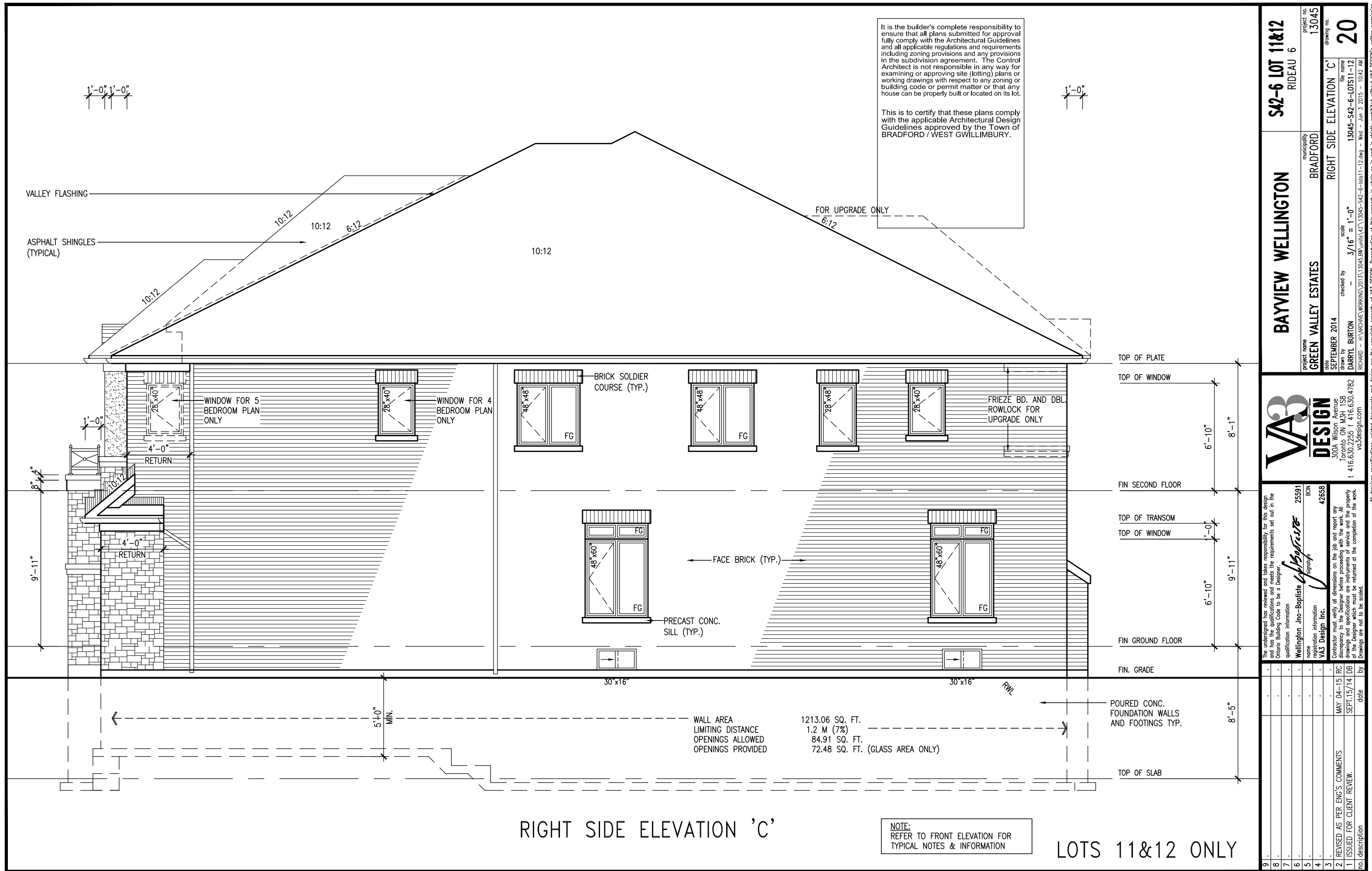
5 .

4 .

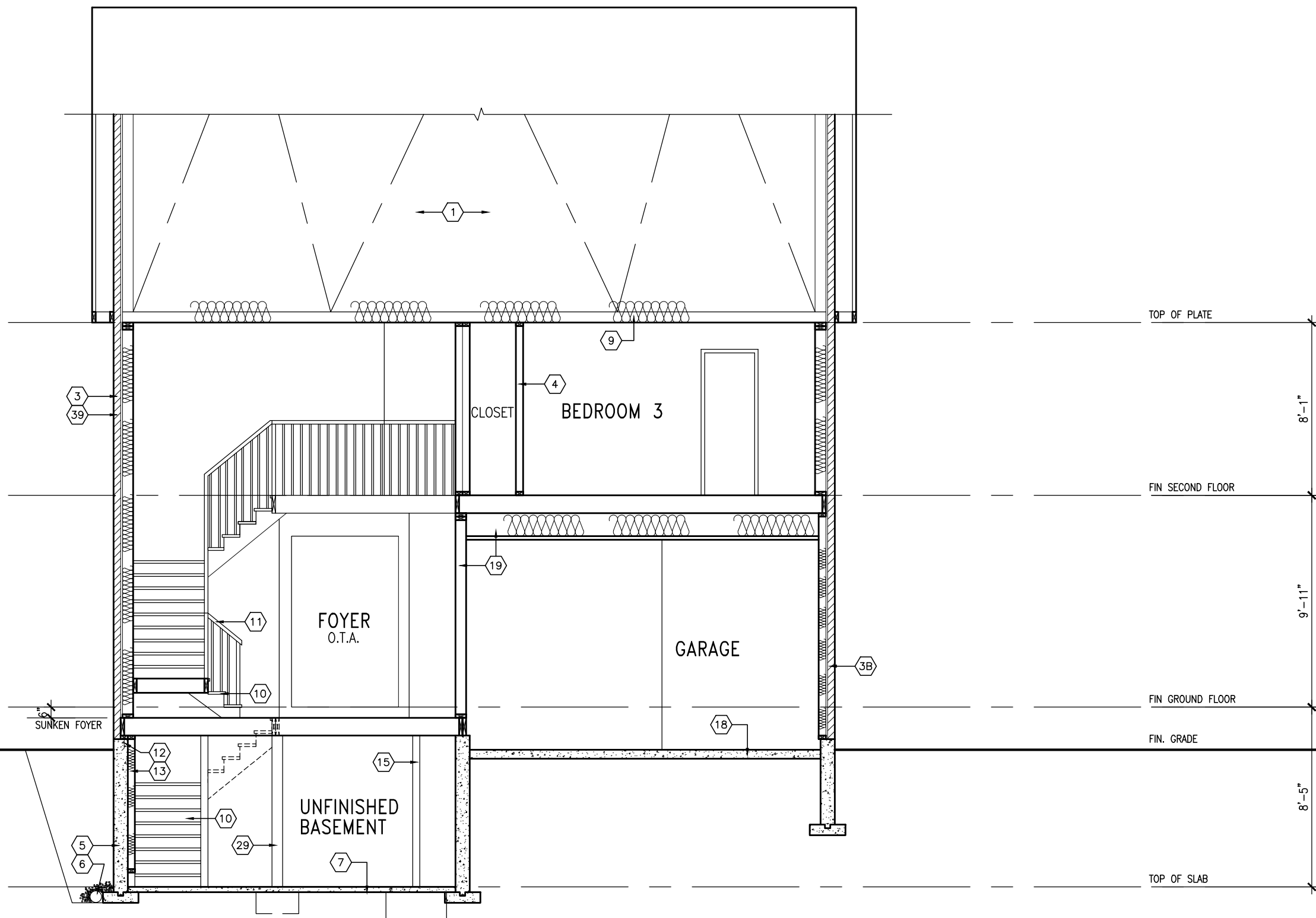
3 .

2 REVISED AS PER ENG'S COMMENTS
1 ISSUED FOR CLIENT REVIEW.

no. description



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

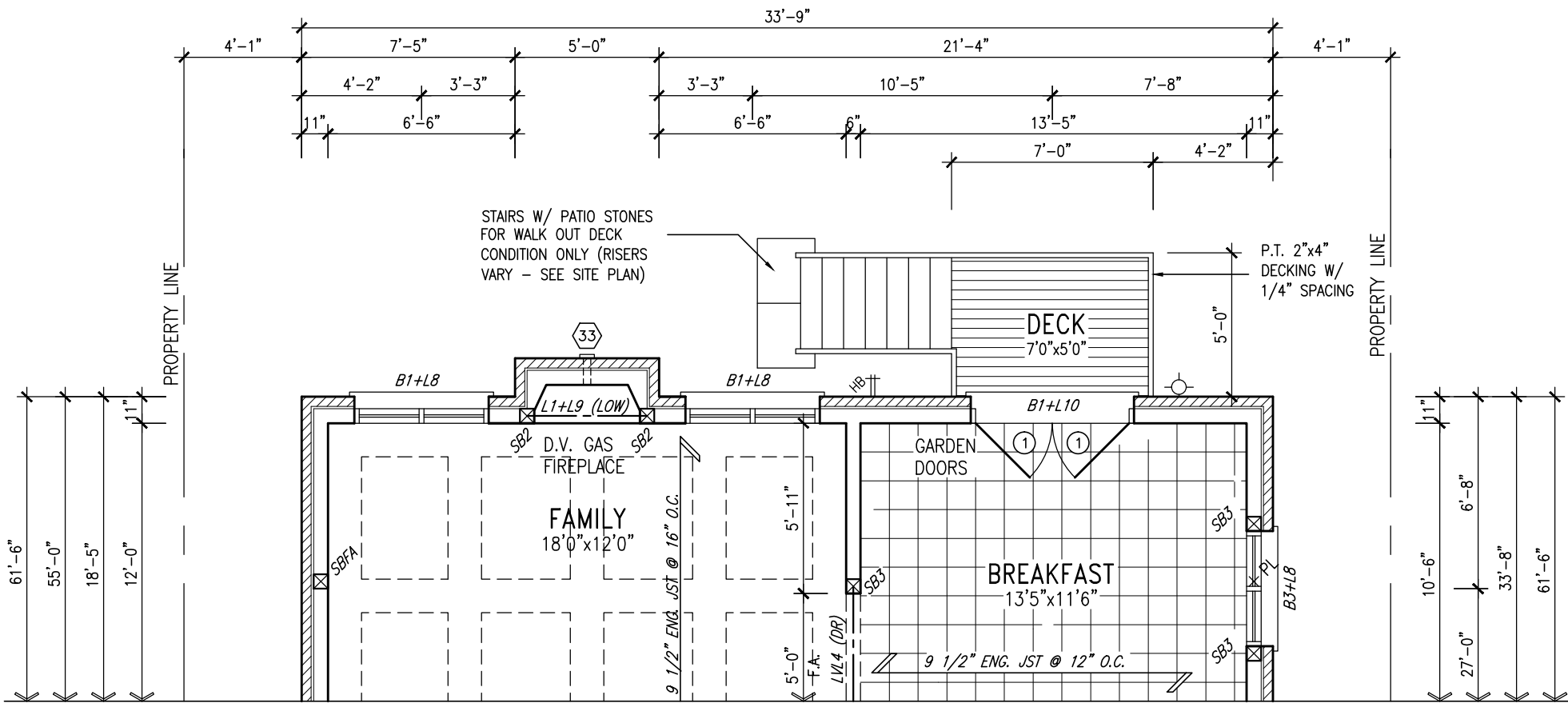


SECTION A-A

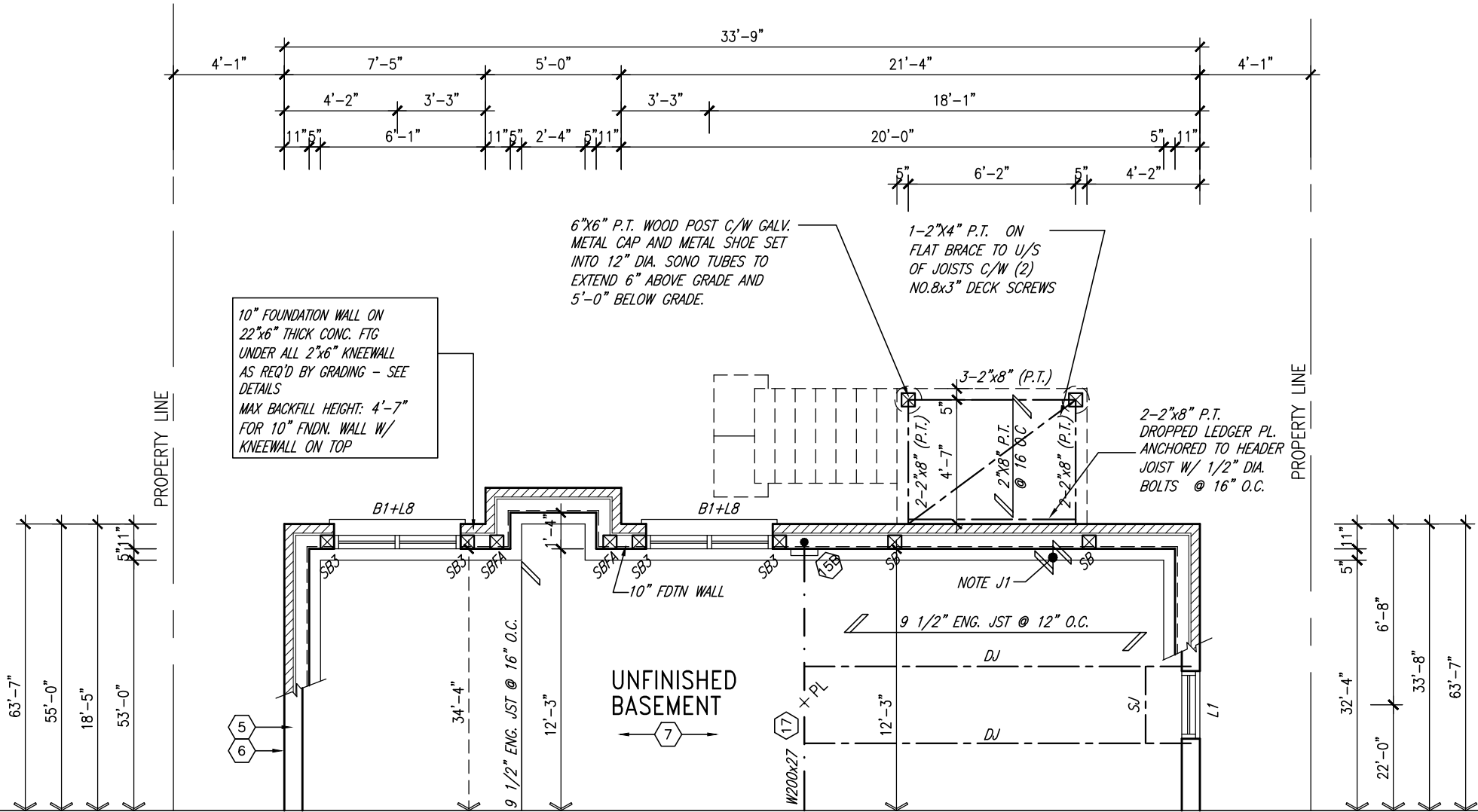
LOTS 11&12 ONLY

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	.	.	
6	.	.	wellington jno-baptiste 25591
5	.	.	name registration information BCIN
4	.	.	VA3 Design Inc. signature
3	.	.	426558
2	REVISED AS PER ENG'S COMMENTS	MAY 04-15 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	ISSUED FOR CLIENT REVIEW.	SEPT.15/14 DB	

All drawings, specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.



PARTIAL GROUND FLOOR PLAN 'A','B','C'
WOD 9R AND MORE COND.



PARTIAL BASEMENT PLAN 'A','B','C'
WOD 9R AND MORE COND.

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

NOTE 1:
ONE 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"x8" SPR. FLR. JOISTS @ 16" O.C. W/ PREFIN. ALUM. SOFFIT ON U/S

NOTE:
REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

It is the builder's complete responsibility to verify all dimensions 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.

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 FLOOR TRUSS MANUFACTURER.

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

LOTS 11&12 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.		 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	S42-6 LOT 11&12 RIDEAU 6	project no. 13045
8.	.	.	qualification information							
7.	.	.	Wellington Jno-Baptiste  25591							
6.	.	.	name signature BCIN							
5.	.	.	registration information	42658						
4.	.	.	VA3 Design Inc.							
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.	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC							
1.	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB							
no.	description	date	by							

date SEPTEMBER 2014				PARTIAL PLANS- W.O.D. CONDITION				drawing no.
drawn by DARRYL BURTON		checked by -		scale 3/16" = 1'-0"		file name 13045-S42-6-LOTS11-12		22
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42"\13045-S42-6-lots11-12.dwg - Wed - Jun 3 2015 - 10:42 AM								



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.

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

S42-6 LOT 11&12
RIDEAU 6

BAYVIEW WELLINGTON

VAS DESIGN
3004 Wilson Avenue
Toronto, ON M3H 1S8
t 416.630.2255 f 416.630.4782
vasdesign.com

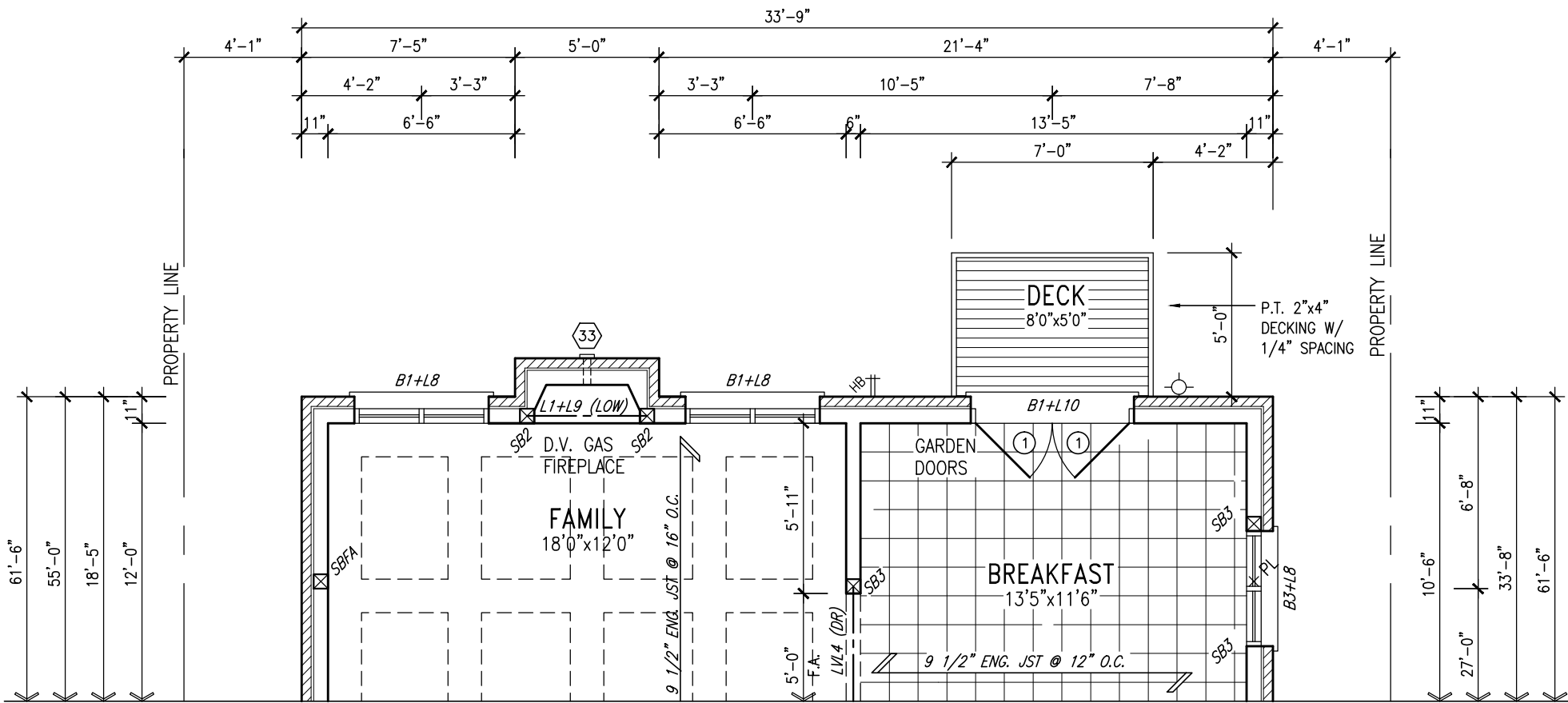
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Wellington Jno-Baptiste 25591 BCN
name registration information
VAS Design Inc. 42658
Contractor 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.

no.	description	date	by
9.			
8.			
7.			
6.			
5.			
4.			
3.			
2.	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC
1.	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB

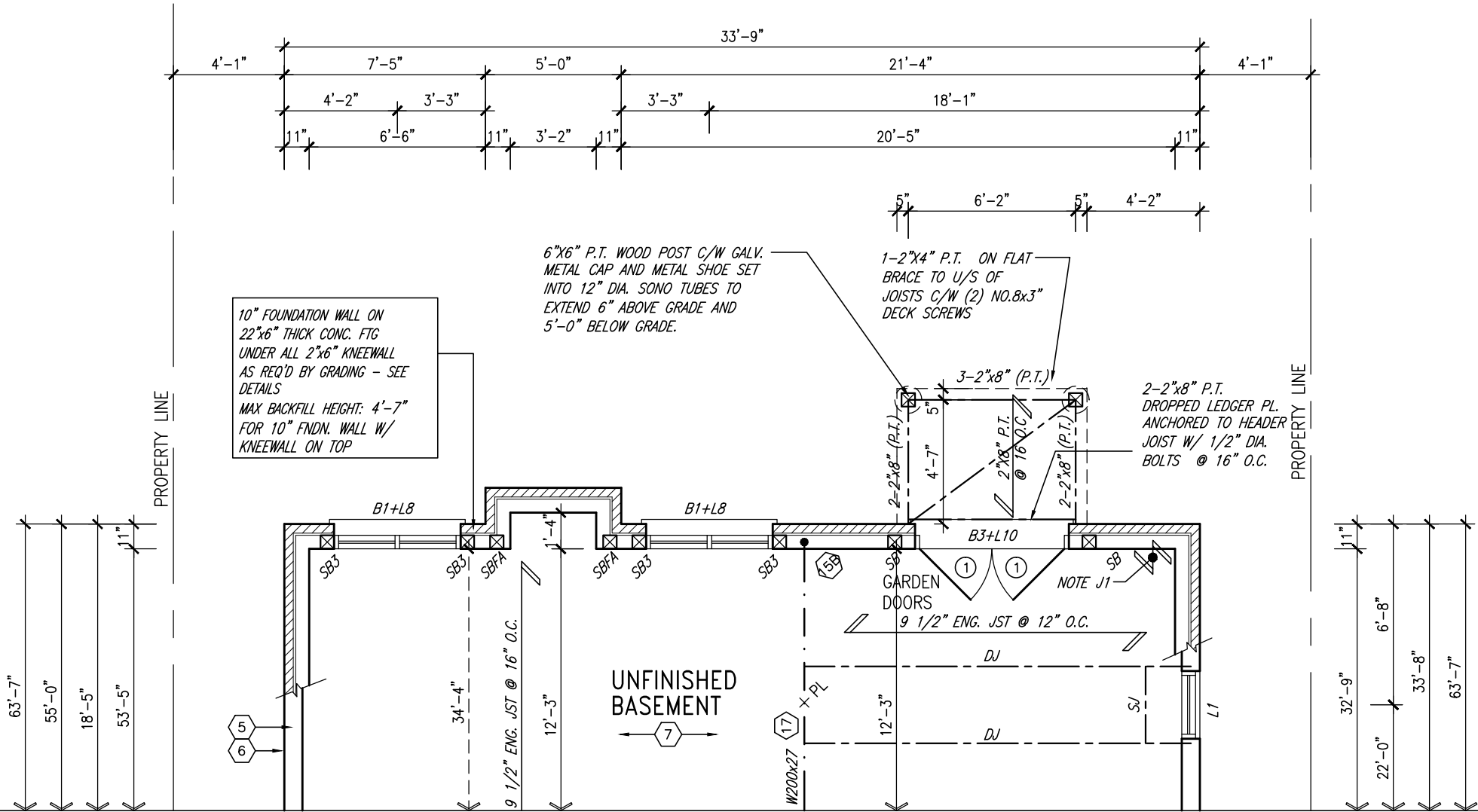
project no.	13045
drawing no.	23
date	SEPTEMBER 2014
drawn by	DARRYL BURTON
checked by	-
scale	3/16" = 1'-0"
file name	13045-S42-6-LOTS11-12
drawn by	RICHARD - H:\ARCHIVE\WORKING\2013\13045-S42-6-LOTS11-12.dwg - Wed - Jun 3 2015 - 10:42 AM
project name	GREEN VALLEY ESTATES
municipality	BRADFORD
rear elevation 'A', 'B' & 'C' - W.O.D. CONDITION	

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

LOTS 11&12 ONLY



PARTIAL GROUND FLOOR PLAN 'A','B','C'
WOB CONDITION



PARTIAL BASEMENT PLAN 'A','B','C'
WOB CONDITION

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

NOTE 1:
ONE 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"x8" SPR.
FLR. JOISTS @ 16" O.C. W/
PREFIN. ALUM. SOFFIT ON U/S

NOTE:
REFER TO STANDARD FLOOR PLANS
FOR ADDITIONAL INFORMATION.

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 approving (or not approving) any aspect of any working drawing with respect to any 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.

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 FLOOR TRUSS
MANUFACTURER.

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

LOTS 11&12 ONLY

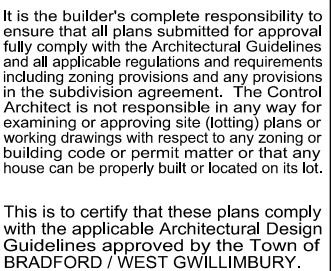
9.	.	.	.
8.	.	.	.
7.	.	.	.
6.	.	.	.
5.	.	.	.
4.	.	.	.
3.	.	.	.
2.	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC
1.	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB
no.	description	date	by

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

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

BAYVIEW WELLINGTON		S42-6 LOT 11&12 RIDEAU 6	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	SEPTEMBER 2014	project no.	13045
drawn by	DARRYL BURTON	checked by	-
scale	3/16" = 1'-0"	file name	13045-S42-6-LOTS11-12
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6-lots11-12.dwg - Wed - Jun 3 2015 - 10:42 AM			
PARTIAL PLANS- W.O.B. CONDITION			drawing no.
			24



LOTS 11&12 ONLY

[illegible]

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.

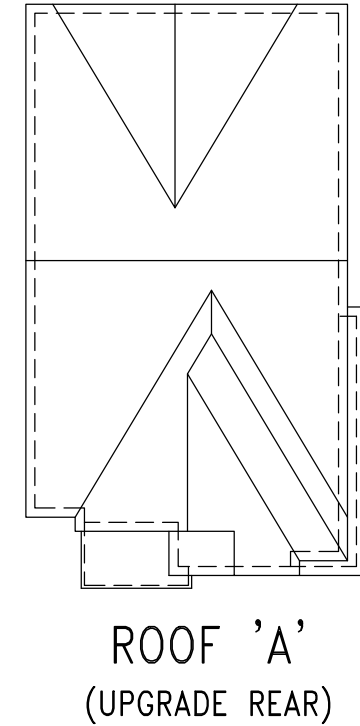
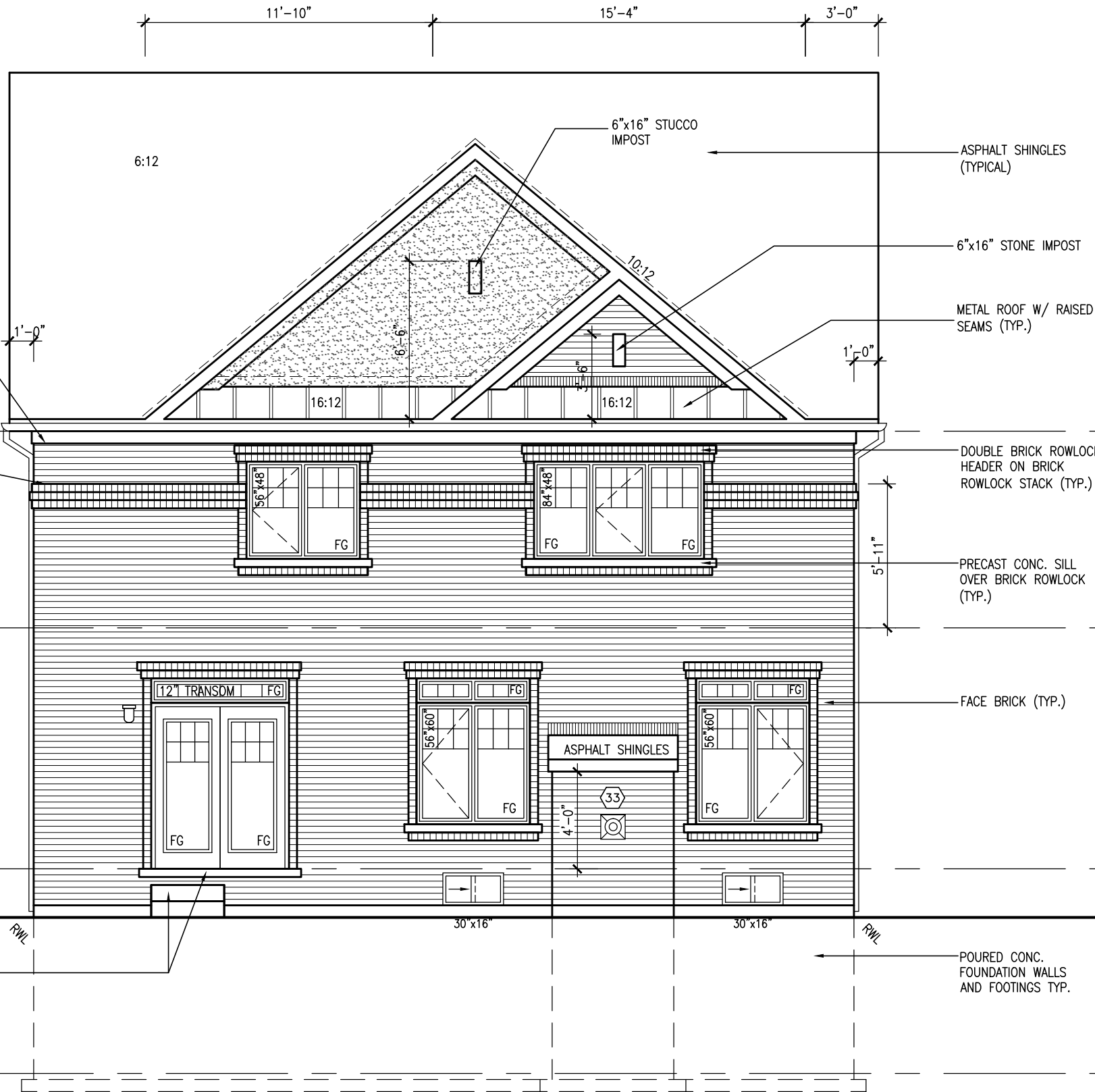
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

RETURN FRIEZE BOARD AND BANDING 4'-0" ALONG SIDES (TYP.)

CONT. TRIPLE BRICK ROWLOCK BAND

POURED CONC. DOOR SILL & PRECAST CONC. STEP (21)

NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION



TOP OF PLATE
TOP OF WINDOW
FIN SECOND FLOOR
TOP OF TRANSOM
TOP OF WINDOW
FIN GROUND FLOOR
FIN. GRADE

POURED CONC. FOUNDATION WALLS AND FOOTINGS TYP.

UPGRADED REAR ELEVATION 'A'

VAS DESIGN
300A Wilson Avenue
Toronto, ON M3H 1S8
t 416.630.2255 f 416.630.4782
vasdesign.com

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		Wellington Jno-Baptiste		42658	
name		Wellington Jno-Baptiste			
registration information		VAS Design Inc.			
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		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	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC		
1	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB		
no.	description	date	by		

BAYVIEW WELLINGTON

S42-6 LOT 11&12

GREEN VALLEY ESTATES

municipality

BRADFORD

project no. 13045

date SEPTEMBER 2014

drawn by DARRYL BURTON

checked by

scale 3/16" = 1'-0"

drawing no. 26

file name 13045-S42-6-LOTS11-12

project name UPGRADED REAR ELEVATION 'A'

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

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.

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

RETURN FRIEZE BOARD AND BANDING 4'-0" ALONG SIDES (TYP.)

POURED CONC. DOOR SILL & PRECAST CONC. STEP (21)

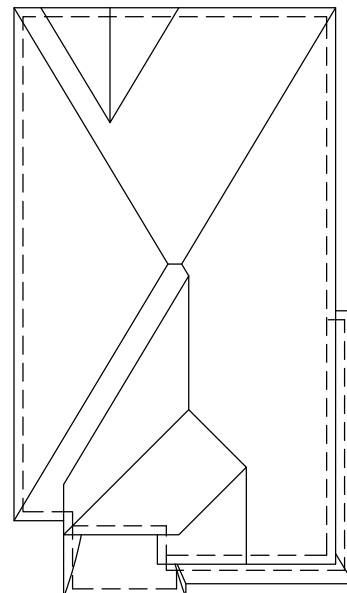
NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

1'-0"

1'-0"



UPGRADED REAR ELEVATION 'B'



ROOF 'B'
(UPGRADE REAR)

TOP OF PLATE

TOP OF WINDOW

FIN SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

FIN GROUND FLOOR

FIN. GRADE

ASPHALT SHINGLES
(TYPICAL)

12"x12" PRECAST CONC.
DETAIL

4"+10" BRICK ARCH W/
KEYSTONE ON BRICK
STACK BOND (TYP.)

PRECAST CONC. SILL
OVER BRICK ROWLOCK
(TYP.)

4"+10" BRICK SOLDIER
W/ KEYSTONE ON BRICK
(TYP.)

FACE BRICK (TYP.)

POURED CONC.
FOUNDATION WALLS
AND FOOTINGS TYP.



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.

9 .

8 .

7 .

6 .

5 .

4 .

3 .

2 REVISED AS PER ENG'S COMMENTS MAY 04-15 RC

1 ISSUED FOR CLIENT REVIEW. SEPT.15/14 DB

no. description date by

S42-6 LOT 11&12

BAYVIEW WELLINGTON

GREEN VALLEY ESTATES

municipality

BRADFORD

UPGRADED REAR ELEVATION 'B'

date

SEPTEMBER 2014

drawn by

DARRYL BURTON

checked by

scale

3/16" = 1'-0"

project no.

13045

drawing no.

27

file name

13045-S42-6-LOTS11-12

drawn by

DARRYL BURTON

checked by

scale

3/16" = 1'-0"

project no.

13045

drawing no.

27

file name

13045-S42-6-LOTS11-12

drawn by

DARRYL BURTON

checked by

scale

3/16" = 1'-0"

project no.

13045

drawing no.

27

file name

13045-S42-6-LOTS11-12

drawn by

DARRYL BURTON

checked by

scale

3/16" = 1'-0"

project no.

13045

drawing no.

27

file name

13045-S42-6-LOTS11-12

drawn by

DARRYL BURTON

checked by

scale

3/16" = 1'-0"

project no.

13045

drawing no.

27

file name

13045-S42-6-LOTS11-12

drawn by

DARRYL BURTON

checked by

scale

3/16" = 1'-0"

project no.

13045

drawing no.

27

file name

13045-S42-6-LOTS11-12

drawn by

DARRYL BURTON

checked by

scale

3/16" = 1'-0"

project no.

13045

drawing no.

27

file name

13045-S42-6-LOTS11-12

drawn by

DARRYL BURTON

checked by

scale

3/16" = 1'-0"

project no.

13045

drawing no.

27

file name

13045-S42-6-LOTS11-12

drawn by

DARRYL BURTON

checked by

scale

3/16" = 1'-0"

project no.

13045

drawing no.

27

file name

13045-S42-6-LOTS11-12

drawn by

DARRYL BURTON

checked by

scale

3/16" = 1'-0"

project no.

13045

drawing no.

27

file name

13045-S42-6-LOTS11-12

drawn by

DARRYL BURTON

checked by

scale

3/16" = 1'-0"

project no.

13045

drawing no.

27

file name

13045-S42-6-LOTS11-12

drawn by

DARRYL BURTON

checked by

scale

3/16" = 1'-0"

project no.

13045

drawing no.

27

file name

13045-S42-6-LOTS11-12

drawn by

DARRYL BURTON

checked by

scale

3/16" = 1'-0"

project no.

13045

drawing no.

27

file name

13045-S42-6-LOTS11-12

drawn by

DARRYL BURTON

checked by

scale

3/16" = 1'-0"

project no.

13045

drawing no.

27

file name

13045-S42-6-LOTS11-12

drawn by

DARRYL BURTON

checked by

scale

3/16" = 1'-0"

project no.

13045

drawing no.

27

file name

13045-S42-6-LOTS11-12

drawn by

DARRYL BURTON

checked by

scale

3/16" = 1'-0"

project no.

13045

drawing no.

27

file name

13045-S42-6-LOTS11-12

drawn by

DARRYL BURTON

checked by

scale

3/16" = 1'-0"

project no.

13045

drawing no.

27

file name

13045-S42-6-LOTS11-12

drawn by

DARRYL BURTON

checked by

scale

3/16" = 1'-0"

project no.

13045

drawing no.

27

file name

13045-S42-6-LOTS11-12

drawn by

DARRYL BURTON

checked by

scale

3/16" = 1'-0"

project no.

13045

drawing no.

27

file name

13045-S42-6-LOTS11-12

drawn by

DARRYL BURTON

checked by

scale

3/16" = 1'-0"

project no.

13045

drawing no.

27

file name

13045-S42-6-LOTS11-12

drawn by

DARRYL BURTON

checked by

scale

3/16" = 1'-0"

project no.

13045

drawing no.

27

file name

13045-S42-6-LOTS11-12

drawn by

DARRYL BURTON

checked by

scale

3/16" = 1'-0"

project no.

13045

drawing no.

27

file name

13045-S42-6-LOTS11-12

drawn by

DARRYL BURTON

checked by

scale

3/16" = 1'-0"

project no.

13045

drawing no.

27

file name

13045-S42-6-LOTS11-12

drawn by

DARRYL BURTON

checked by

scale

3/16" = 1'-0"

project no.

13045

drawing no.

27

file name

13045-S42-6-LOTS11-12

drawn by

DARRYL BURTON

checked by

scale

3/16" = 1'-0"

project no.

13045

drawing no.

27


file name

13045-S42-6-LOTS11-12

drawn by

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

RETURN FRIEZE BOARD AND
BANDING 4'-0" ALONG SIDES
(TYP.)

POURED CONC. DOOR SILL—
& PRECAST CONC. STEP 

NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

UPGRADED REAR ELEVATION 'C'

— ASPHALT SHINGLES
(TYPICAL)

2"x4" @ 8" O.C ON
RADIUS W/ 3/8" EXT.
GRADE PLYWOOD
SHEATHING & ICE &
WATER SHIELD ROLL
ROOFING

10" PRECAST CONC.
ARCH & SURROUND
(TYP.)

—CONTINUOUS DOUBLE
PRECAST CONC. SILL
(TYP.)

10" PRECAST CONC.
— ARCH & SURROUND
(TYP.)

—FACE BRICK (TYP.)

—POURED CONC.
FOUNDATION WALLS
AND FOOTINGS (TYP.)

ROOF 'C'
(UPGRADE REAR)

TOP OF PLATE

TOP OF WINDOW

FIN SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

FIN GROUND FLOOR

FIN. GRADE

8' - 1"

VA3

DESIGN

300A Wilson Avenue
Toronto, ON M3H 1S8
6.630.2255 f 416.630.4141
va3design.com

<p>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.</p> <p>qualification information</p>	<p>Wellington Jno-Baptiste</p>	<p>25591</p>
	<p>name</p> <p>signature</p>	<p>BCIN</p>
<p>registration information</p> <p>NAVA3 Design Inc.</p>	<p>42658</p>	<p>Contractor must verify all dimensions on the job and record 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.</p>

9.	.	.	.
8.	.	.	.
7.	.	.	.
6.	.	.	.
5.	.	.	.
4.	.	.	.
3.	.	.	.
2.	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC
1.	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB
no.	description	date	by

S42-6 LOT 11&12

BAYVIEW WELLINGTON

project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045
date SEPTEMBER 2014	UPGRADED REAR ELEVATION 'C'	drawing no. 28
drawn by DARRYL BURTON	checked by —	scale 3/16" = 1'-0"
file name 13045-S42-6-LOTS11-12		
RICHARD — H:\ARCHIVE\WORKING\2013\13045-6-6-Lots11-12.dwg — Wed Jun 3 2015 10:42 AM		

All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

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



NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

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

S42-6 LOT 11&12

BAYVIEW WELLINGTON

project name	project no.
GREEN VALLEY ESTATES	13045
municipality	
BRADFORD	

date **SEPTEMBER 2014**
 drawn by **DARRYL BURTON**
 checked by **-**
 scale **3/16" = 1'-0"**
 file name **13045-S42-6-LOTS11-12**
 drawing no. **29**

VA3
DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.2256
va3design.com

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
name
registration information
VA33 Design Inc.

signature

25591
BCIN
42658

Contractor must verify all dimensions on the job and report any discrepancy to the design professional immediately. The design professional is responsible for the accuracy of the drawings and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	.	.	.
3	.	.	.
2	1 REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC
1	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB
no.	description	date	by

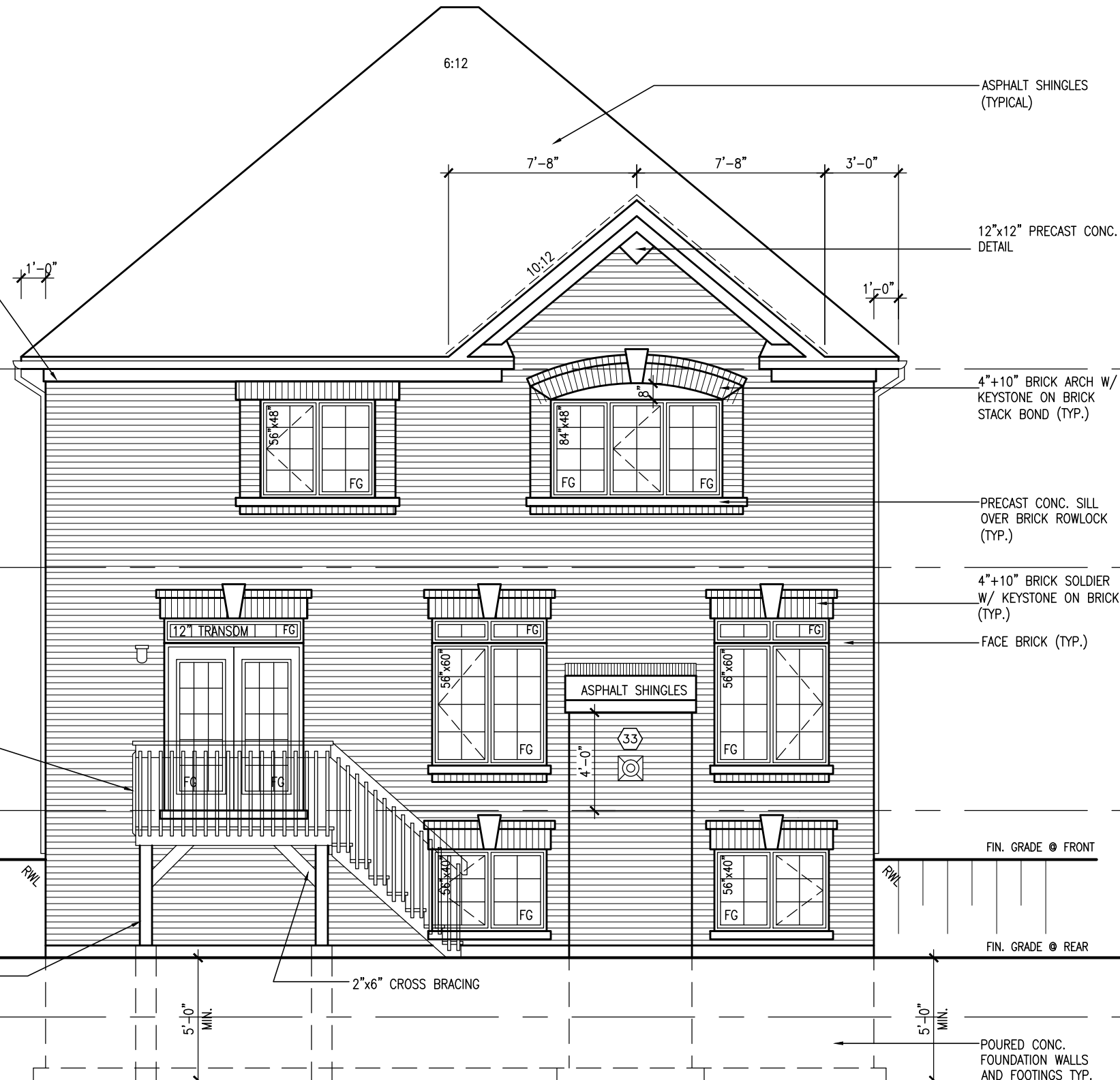
All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

RETURN FRIEZE BOARD AND
BANDING 4'-0" ALONG SIDES
(TYP.)

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

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.

NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION



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.

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

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

BAYVIEW WELLINGTON

S42-6 LOT 11&12

project name
GREEN VALLEY ESTATES
project no.
13045
municipality
BRADFORD
date
SEPTEMBER 2014
drawn by
DARRYL BURTON
checked by
-
scale
3/16" = 1'-0"

UPGRADED REAR ELEVATION 'B' - W.O.D. CONDITION

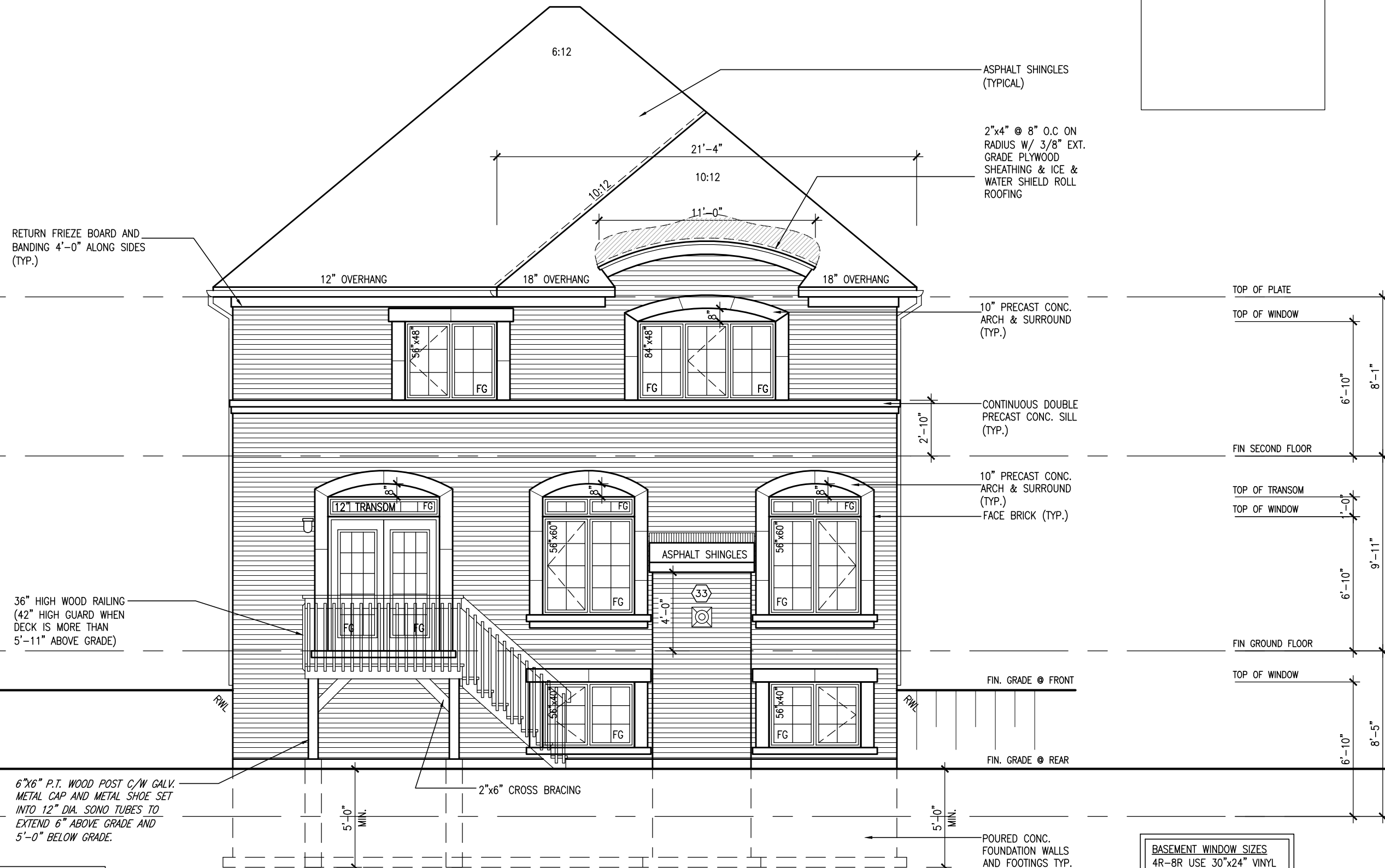
file name
13045-S42-6-LOTS11-12
drawing no.
30
RICHARD - H:\ARCHIVE\WORKING\2013\13045-S42-6-Lots11-12.dwg - Wed - Jun 3 2015 - 10:42 AM

VAS
DESIGN
300A Wilson Avenue
Toronto, ON M3H 1S8
t 416.630.2255 f 416.630.4782
vasdesign.com

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.		25591	
qualification information		BCN	
Wellington Jno-Baptiste		42658	
signature		BCN	
name		VAS Design Inc.	
registration information		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.		MAY 04-15	
2 REVISED AS PER ENG'S COMMENTS		DB	
1 ISSUED FOR CLIENT REVIEW.		SEPT.15/14	
no. description		date by	

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

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



UPGRADED REAR ELEVATION 'C'
W.O.D. CONDITION

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

[illegible]

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

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



UPGRADED REAR ELEVATION 'A'
W.O.B. CONDITION

NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

	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.	
9 .	. .	.
8 .	. .	.
7 .	. .	.
6 .	. .	.
5 .	. .	.
4 .	. .	.
3 .	. .	.
2	REVISED AS PER ENG'S COMMENTS	MAY 04-15 RC
1	ISSUED FOR CLIENT REVIEW.	SEPT.15/14 DB
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 signature name registration information BQNT VA3 Design Inc. 42658		
--	--	--

		V A 3 DESIGN
		300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 vo@vdesign.com

BAYVIEW WELLINGTON	S42-6 LOT 11&12
project name GREEN VALLEY ESTATES	municipality BRADFORD
project no. 13045	drawing no. 32
date SEPTEMBER 2014	UPGRADED REAR ELEVATION 'A' - W.O.B. CONDITION
drawn by DARRYL BURTON	scale checked by 3/16" = 1'-0"
DARRYL BURTON	file name 13045-S42-6-LOTS11-12
RICHARD - H:\ARCHIVE\WORKING\2013\13045 BW UNITS V2\13045-S42-6-lots11-12.dwg	- Wed Jun 3 2015 10:42 AM

All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

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

— ASPHALT SHINGLES
(TYPICAL)

— 12"x12" PRECAST CONC.
— DETAIL

— 4"+10" BRICK ARCH W/
KEYSTONE ON BRICK
STACK BOND (TYP.)

— PRECAST CONC. SILL
OVER BRICK ROWLOCK
(TYP.)

— 4"+10" BRICK SOLDIER
W/ KEYSTONE ON BRICK
(TYP.)

— FACE BRICK (TYP.)

FIN. GRADE @ FRONT

FIN. GRADE @ REAR

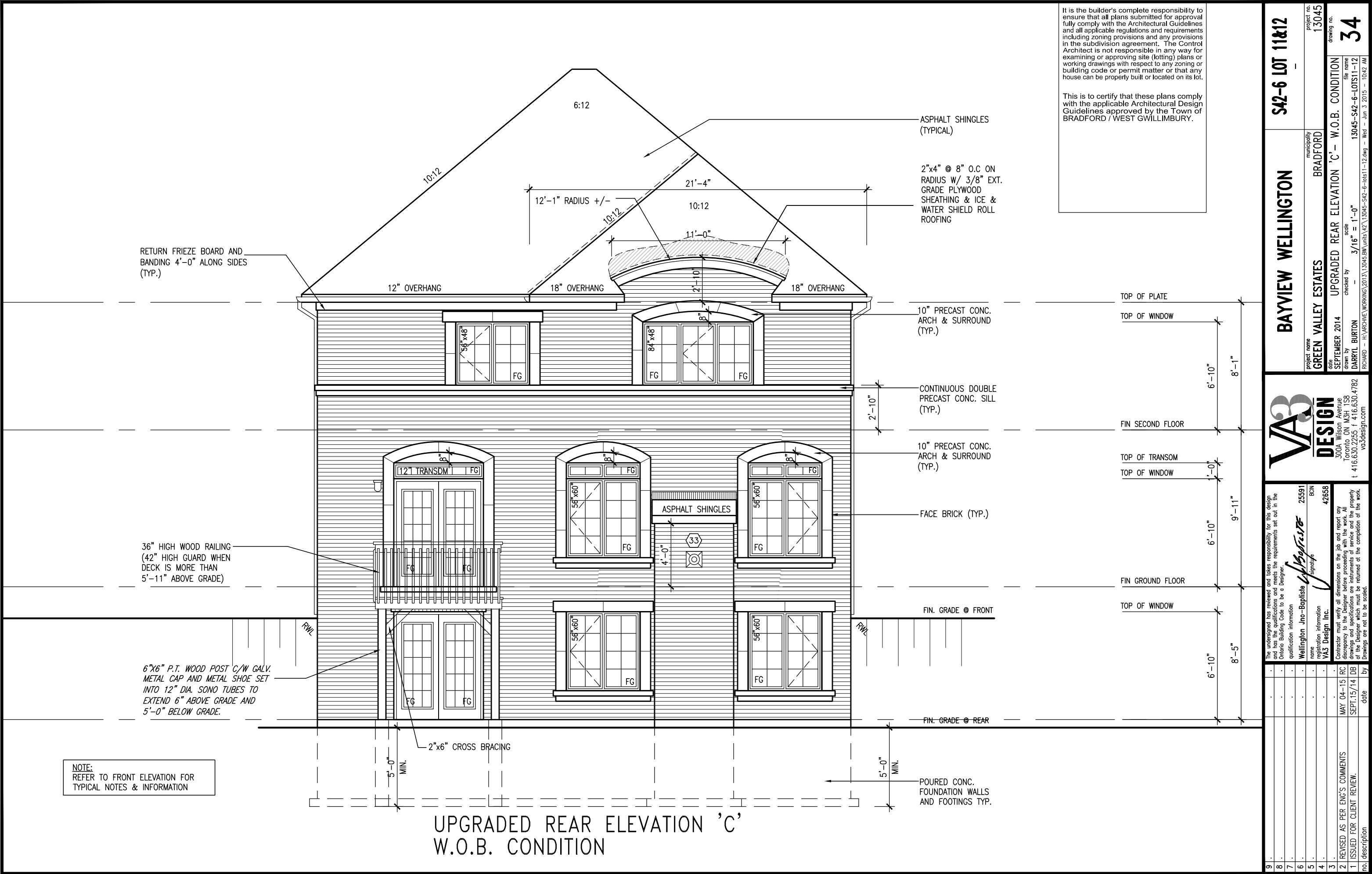
— POURED CONC.
FOUNDATION WALLS
AND FOOTINGS TYP.

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.

UPGRADED REAR ELEVATION 'B'
W.O.B. CONDITION

[illegible]

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN'S written permission.



CONSTRUCTION NOTES (Unless otherwise noted)

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. **ONT. REG. 332/12-2012 OBC**

1. ROOF CONSTRUCTION

NO.210 (10.25kg/m2) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL, (EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") c/c ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.).

2. FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A)

SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION.

2A. FRAME WALL CONSTRUCTION (2"x6") (R2B)

SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 28mm (1 1/8") EXTERIOR STRUCTURAL INSULATED SHEATHING RSI 0.7 (R4) BY "BP" OR EQUAL, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 4.23 (R24) INSUL. AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

2B. FRAME WALL CONSTRUCTION (2"x4")- GARAGE WALLS

SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm (9'-10")), WITH APPR. DIAGONAL WALL BRACING. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

2C. RESERVED

2D. STUCCO WALL CONSTRUCTION (2"x4") -GARAGE WALLS

STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXPANDED OR EXTRUDED RIGID POLYSTYRENE ON APPROVED AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x89 (2"x4") STUDS @ 400 (16") O.C.. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

2E. WALLS ADJACENT TO ATTIC SPACE - NO CLADDING

9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. MID-HEIGHT BLOCKING REQ'D. IF NO SHEATHING APPLIED. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION.

3. BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A)

90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x7.6mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., INSULATION & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3A. BRICK VENEER CONSTRUCTION (2"x6") (R2B)

90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x7.6mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 28mm (1 1/8") EXT. STRUCT. INSULATED SHEATHING RSI 0.7 (R4) BY "BP" OR EQUAL, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 4.23 (R24) INSUL. & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") ABOVE FINISH GRADE.

3B. BRICK VENEER CONSTRUCTION (2"x4")- GARAGE WALLS

90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x7.6mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm 9'-10") WITH APPR. DIAGONAL WALL BRACING. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3C. STUCCO WALL CONSTRUCTION (2"x6")

STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOYS A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x140 (2"x6") STUDS @ 400mm (16") O.C., INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR FINISH. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

4. INTERIOR STUD PARTITIONS

FOR BEARING PARTITIONS 38x89 (2"x4") @ 400mm (16") O.C. FOR 2 STOREYS AND 300mm (12") O.C. FOR 3 STOREYS, NON-BEARING PARTITIONS 38x89 (2"x4") @ 600mm (24") O.C. PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 2/38x89 (2"/2"x4") TOP PLATE, 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS. PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.

5. FOUNDATION WALL/FOOTINGS: (9.15.3, 9.15.4, 9.13.2, 9.14.2.1.(2))

200mm (8") POURED CONC. FDTN. WALL 15MPa (2200psi) WITH BITUMENOUS DAMPPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYED CONC. FTG. BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL. WITH MIN. BEARING CAPACITY OF 150kPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED.

STOREYS SUPPORTED (W/ MASONRY VENEER) (W/ SIDING ONLY)			
1	16" WIDE x 6" DEEP	16" WIDE x 6" DEEP	
2	20" WIDE x 6" DEEP	20" WIDE x 6" DEEP	
3	26" WIDE x 9" DEEP	20" WIDE x 6" DEEP	

-SEE OBC 9.15.3.

-MAXIMUM FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1"). -REFER TO SOILS REPORT FOR SOIL CONDITIONS AND BEARING CAPACITY.

STRIP FOOTING SUPPORTING EXTERIOR WALLS (FOR W.O.B.)

-ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1"). THE STRIP FOOTING SIZE IS AS FOLLOWS:

2 STOREY WITH WALK-OUT BASEMENT 545x175 (2'2"x7")

6. FOUNDATION DRAINAGE OBC. 9.14.2. & 9.14.3

100mm (4") DIA. FOUNDATION DRAINAGE TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES.

7. BASEMENT SLAB OBC. 9.3.1.6.(1)(b), 9.16.4.5.(1), 9.25.3.3.(15)

80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 20MPa (3000psi) CONC. WITH DAMPPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12. ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED.

8. EXPOSED FLOOR TO EXTERIOR (SB-12-TABLE 2.1.1.2.A)

PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

9. ATTIC INSULATION (SB-12-TABLE 2.1.1.2.A) (SB-12-2.1.1.7)

RSI 8.81 (R50) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL. RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL

10. ALL STAIRS/EXTERIOR STAIRS -OBC. 9.8.-

UNIFORM RISE -5mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS -10mm (1/2") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT

MAX. RISE	= 200 (7'-7/8")
MIN. RUN	= 210 (8'-1/4")
MIN. TREAD	= 235 (9'-1/4")
MAX. NOSING	= 25 (1")
MIN. HEADROOM	= 1950 (6'-5")
RAIL @ LANDING	= 900 (2'-11")
RAIL @ STAIR	= 865 (2'-10") to 965 (3'-2")
MIN. STAIR WIDTH	= 860 (2'-10")

FOR CURVED STAIRS

MIN. RUN	= 150 (6")
MIN. AVG. RUN	= 200 (8")

HANDRAILS -OBC. 9.8.7.-

FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION .

INTERIOR GUARDS -OBC. 9.8.8.-

INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH

EXTERIOR GUARDS - OBC. 9.8.8.

900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (71"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71").

SILL PLATE - OBC. 9.23.7.

38x89 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C., CAULKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FDTN. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

BASEMENT INSULATION (SB-12-2.1.1.6), 9.25.2.3, 9.13.2.6)

FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. INSULATION TO HAVE APPROVED VAPOUR BARRIER. DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. AIR BARRIER TO BE SEALED TO FDTN. WALL WITH CAULKING.

12. BEARING STUD PARTITION

38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONC. CURB ON 350x155 (14"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

15. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)

89mm (3-1/2") DIA x 3.0mm (0.118) SINGLE WALL TUBE TYPE 2 ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kN (16,000lbs.) AT A MAX. EXTENSION OF 2318mm (7'-7 1/2") CONFORMING TO CAN/CGSB-7.2-94. AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 870x870x410 (34"x34"x16") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 kpa. MINIMUM AND AS PER SOILS REPORT.

15A. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)

89mm (3-1/2") DIA x 4.78mm (1.88) FIXED STL. COL. WITH 150x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE ON 1070x1070x460 (42"x42"x18"). CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 kpa. MIN. AND AS PER SOILS REPORT.

15B. STEEL COLUMN

90mm (3-1/2") DIA x 4.78mm (1.88) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") FELD WELD COL. TO BASE PLATE.

16. BEAM POCKET OR 300x150 (12"x6") POURED CONC. NIB WALLS. MIN. BEARING 90mm (3-1/2")

17. 19x64 (1"x3") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

18. GARAGE SLAB

100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL WITH GRAPE TO FRONT.

19. GARAGE CEILINGS/INTERIOR WALLS

13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.16. REFER TO SB-12, TABLE 2.1.1.2.A. FOR REQUIRED THERMAL INSULATION.

20. DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9.10.13.15.

21. EXTERIOR STEP

PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 200mm (7-7/8") MIN. TREAD 250mm (9'-1/2"). SEE OBC. 9.8.9.2., 9.8.9.3. & 9.8.10.

22. DRYER EXHAUST (OBC-6.2.3.8,(7) & 6.2.4.1.1.)

CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)

23. INSULATED ATTIC ACCESS (OBC-9.19.2.1. & SB12-2.1.1.7)

ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm (21 1/2"x24") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL. BACKING.

24. FIREPLACE CHIMNEYS OBC. 9.21.

TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.

25. LINEN CLOSET, 4 SHELVES MIN. 350mm (1'-4") DEEP.

26. MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR AS REQUIRED BY OBC. 9.32.3.5. & 9.32.3.10.

27. STEEL BEARING PLATE FOR MASONRY WALLS

280x280x16 (11"x11"x5/8") STL. PLATE FOR STL BEAMS AND 280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL, ANCHORED WITH 2-19mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.

OR

SOLID WOOD BEARING FOR WOOD STUD WALLS

SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH OBC 9.17.4.(2).

28. BEARING WOOD POST (BASEMENT) (OBC 9.17.4.)

3-38x140 (3-2"x6") BUILT-UP POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT, 610x610x300 (24"x24"x12") CONC. FOOTING.

29. STEPPED FOOTINGS OBC 9.15.3.9.

MIN. HORIZ. STEP = 600mm (24"). MAX. VERT. STEP = 600mm (24")

30. SLAB ON GRADE

MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL. REINFORCED WITH 6x6-W2.9xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION UNDER SLAB.

32. DIRECT VENTING GAS FURNACE/ H.W.T. VENT

DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR. MIN. 300mm (12") ABOVE FIN. GRADE. FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

33. DIRECT VENTING GAS FIREPLACE VENT

DIRECT VENT GAS FIREPLACE. VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.

34. SUBFLOOR, JOIST STRAPPING AND BRIDGING

16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (* SEE OBC 9.30.6. *) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (* SEE OBC 9.30.2. *) FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-1 OR A-2 STRAPPING SHALL BE 19x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (* SEE OBC 9.23.9.4. *)

35. EXPOSED BUILDING FACE OBC. 9.10.15. & SB-2-2.3.5.(2)

EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 min. WHERE LIMITING DISTANCE (LD) IS LESS THAN 1.2M (3'-11"). WHERE THE LD IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES. OFFENDING GARAGE WALLS INCLUDED.

36. COLD CELLAR PORCH SLAB (OBC 9.40.)

FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 150mm (6") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB. MIN. 30mm (1 1/4") COVER, 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDTN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDTN. WALLS. PROVIDE (L7) LINTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.

37. THE FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 600mm (24") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.

38. CONVENTIONAL ROOF FRAMING (2.0kpa. SNOW LOAD)

38x140 (2"x6") RAFTERS @ 400mm (16"O.C.) FOR MAX 11-7" SPAN, 38x184 (2"x8") RIDGE BOARD, 38x89 (2"x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2"x4") @ 400mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 400 (16") O.C. FOR MAX. 4450mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 600mm (24") O.C. WITH A 38x89 (2"x4") CENTRE POST TO THE TRUSS BELOW, LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

GENERAL NOTES

WINDOWS: 1) MINIMUM BEDROOM WINDOW -OBC. 9.9.10.1.-

AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m2 UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3").

2) WINDOW GUARDS -OBC. 9.8.8.1.(6).

A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")

3) EXTERIOR WINDOWS

SHALL COMPLY WITH OBC DIV.-8 9.7.3. & SB12-2.1.1.8

GENERAL: 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. 8, 6.2.2. SEE MECHANICAL DRAWINGS.

2) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.1B.2. & 5.6.2.2.(3) & MUNICIPAL STANDARDS.

3) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.

4) STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3, 3.8.3.8.(1)(d) & 3.8.3.13.(1)(i). SEE DETAIL.

5) ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12-2.1.1.9.

6) ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV.-8 9.25.3.

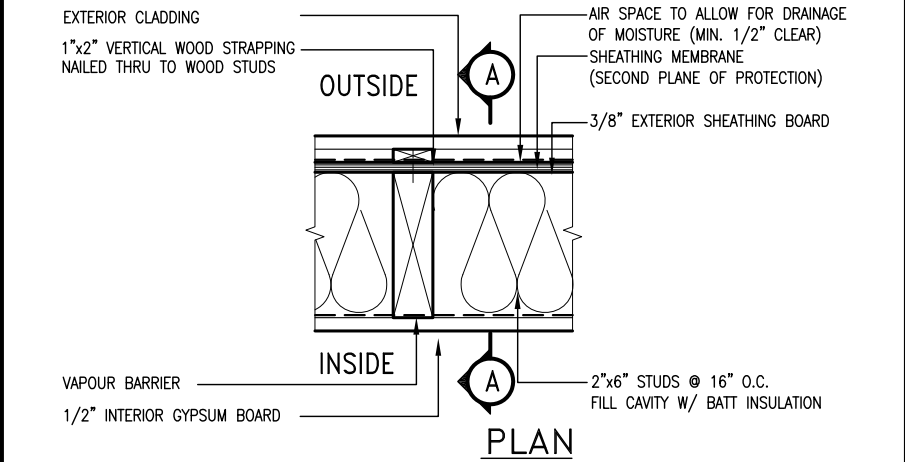
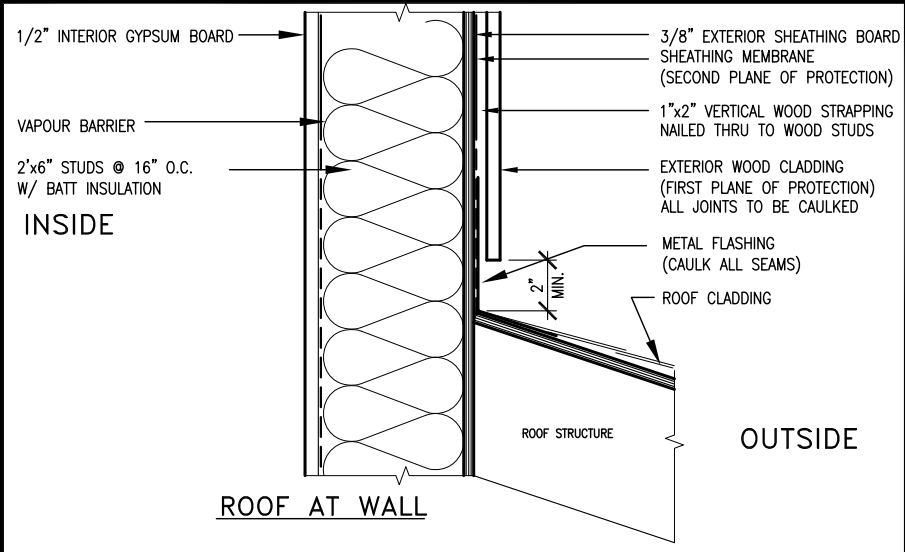
LUMBER: 1) ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE.

2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.

3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.

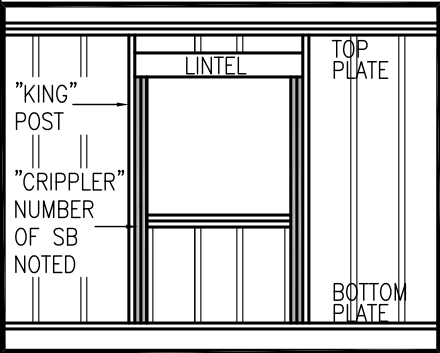
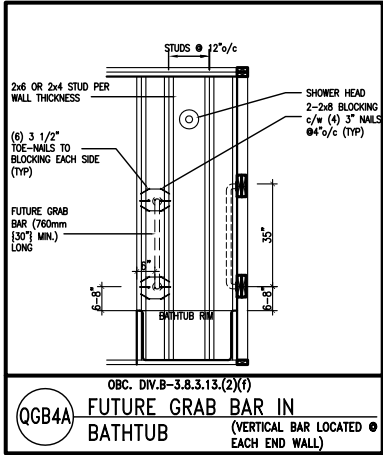
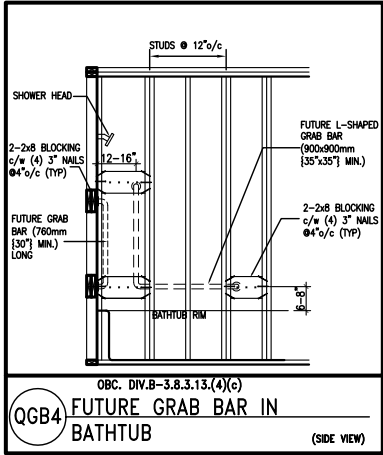
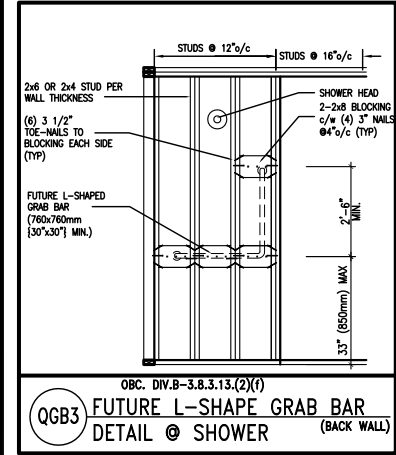
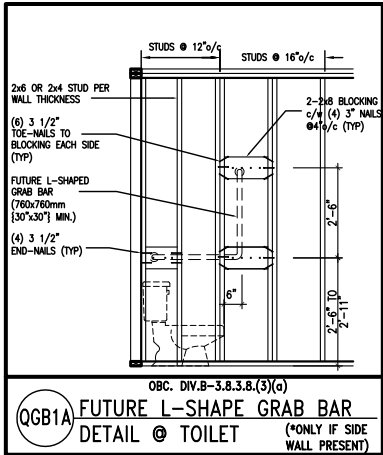
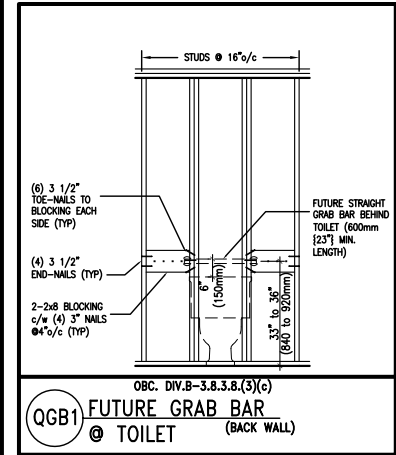
4) ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

5) LVL BEAMS SHALL BE 2.0E -2950Fb MIN., NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm (



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.



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

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

qualification information

Wellington Jno-Baptiste 25591
signature BCIN

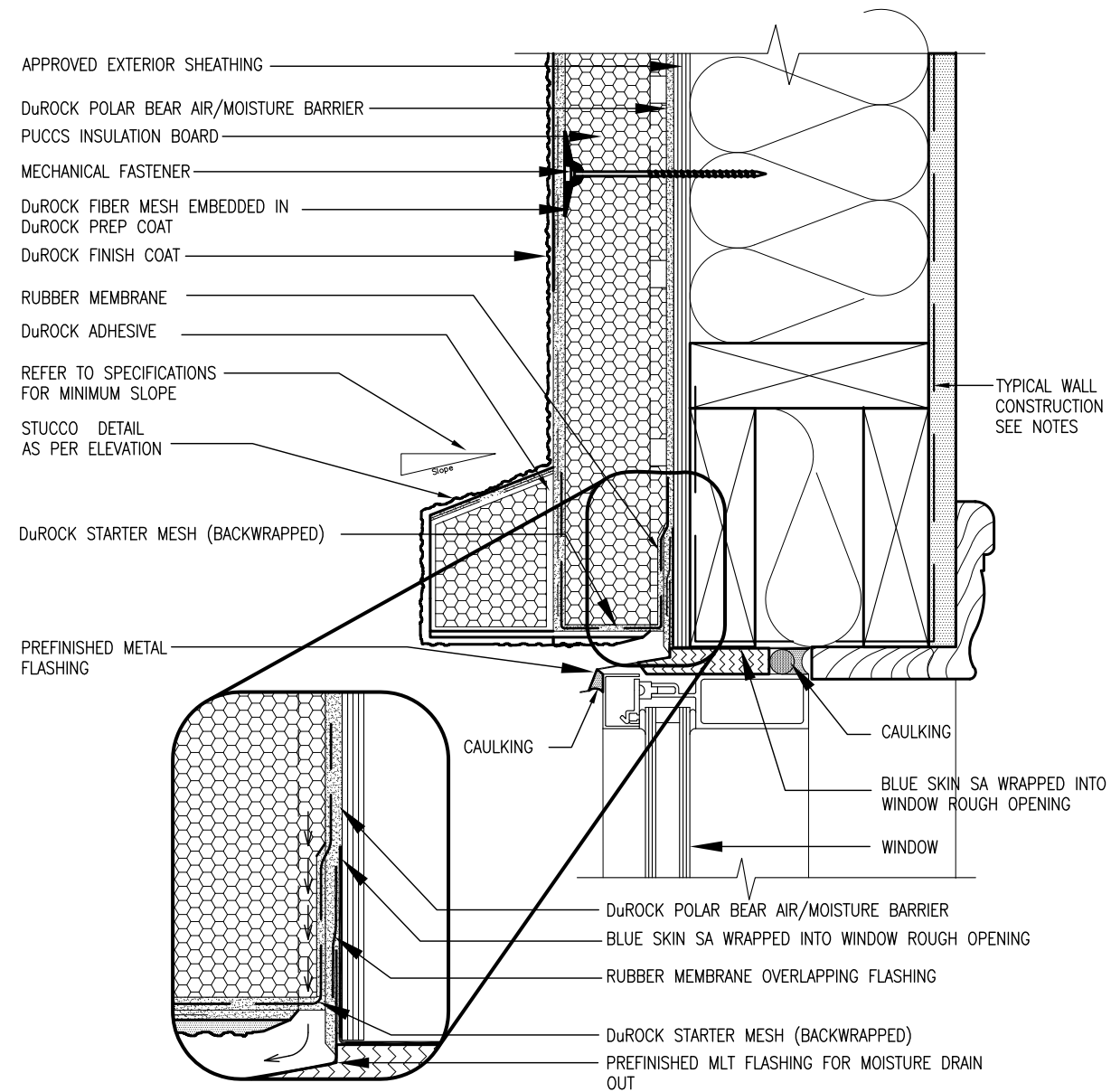
registration information
VA3 Design Inc. 42658

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.

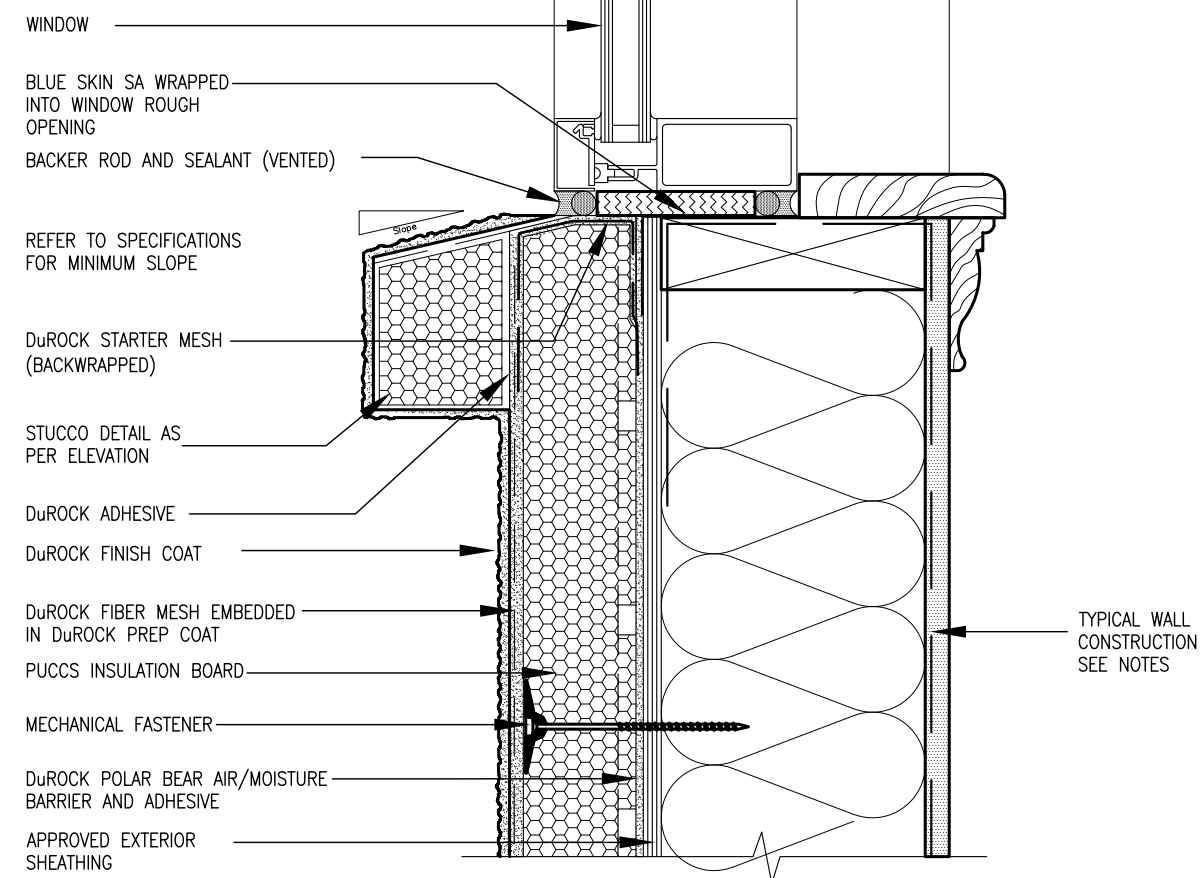
VA3 DESIGN

300A Wilson Avenue
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	
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		drawing no. CN2	



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
t 416.630.2255 f 416.630.
va3design.com

BAYVIEW WELLINGTON	CONST NOTE
--------------------	------------

BAYVIEW WELLINGTON		CONST
project name	GREEN VALLEY ESTATES	municipality
		BRADFORD
date		CONSTRUCTION NOTES
APR 2014		

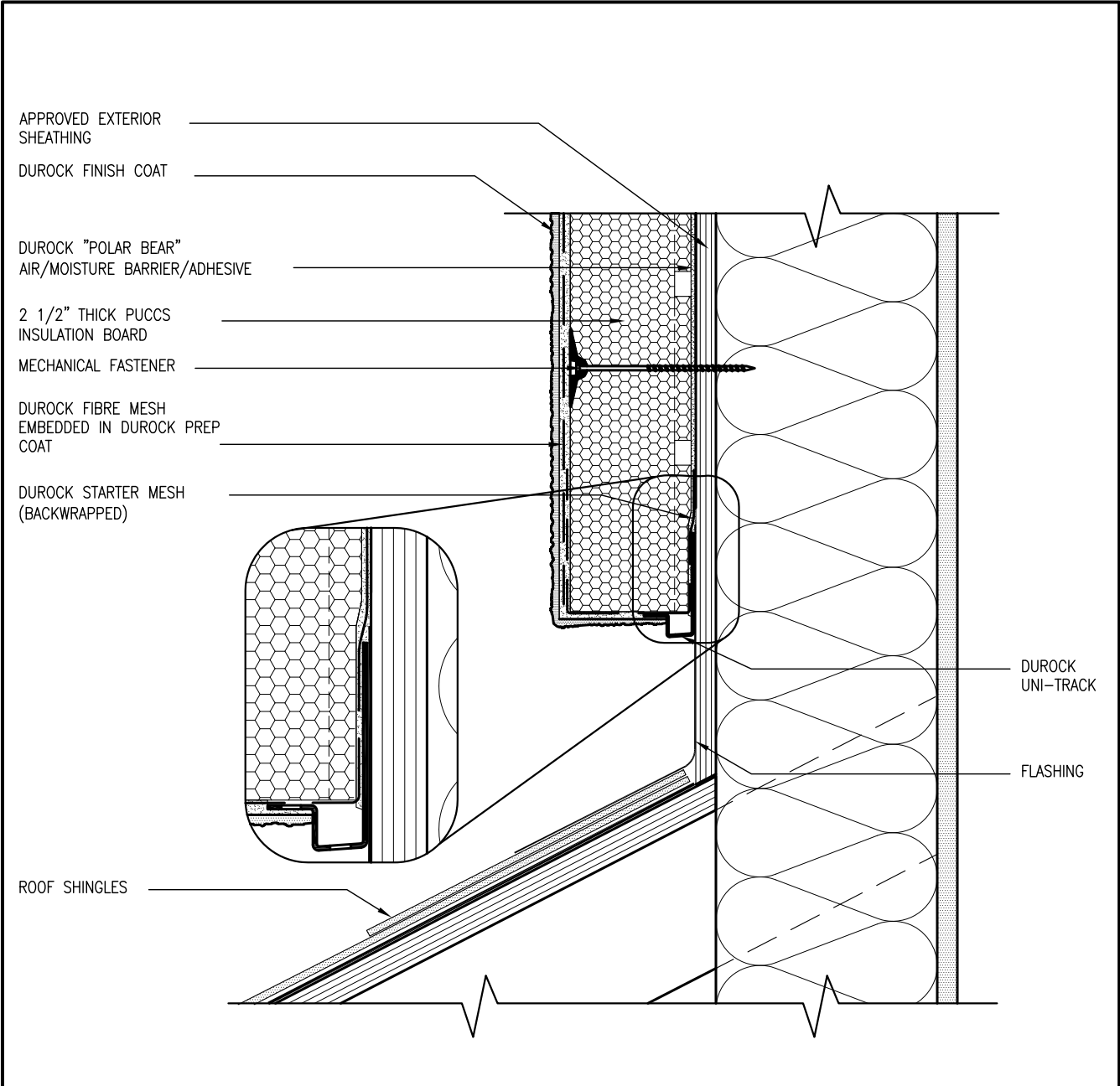
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information

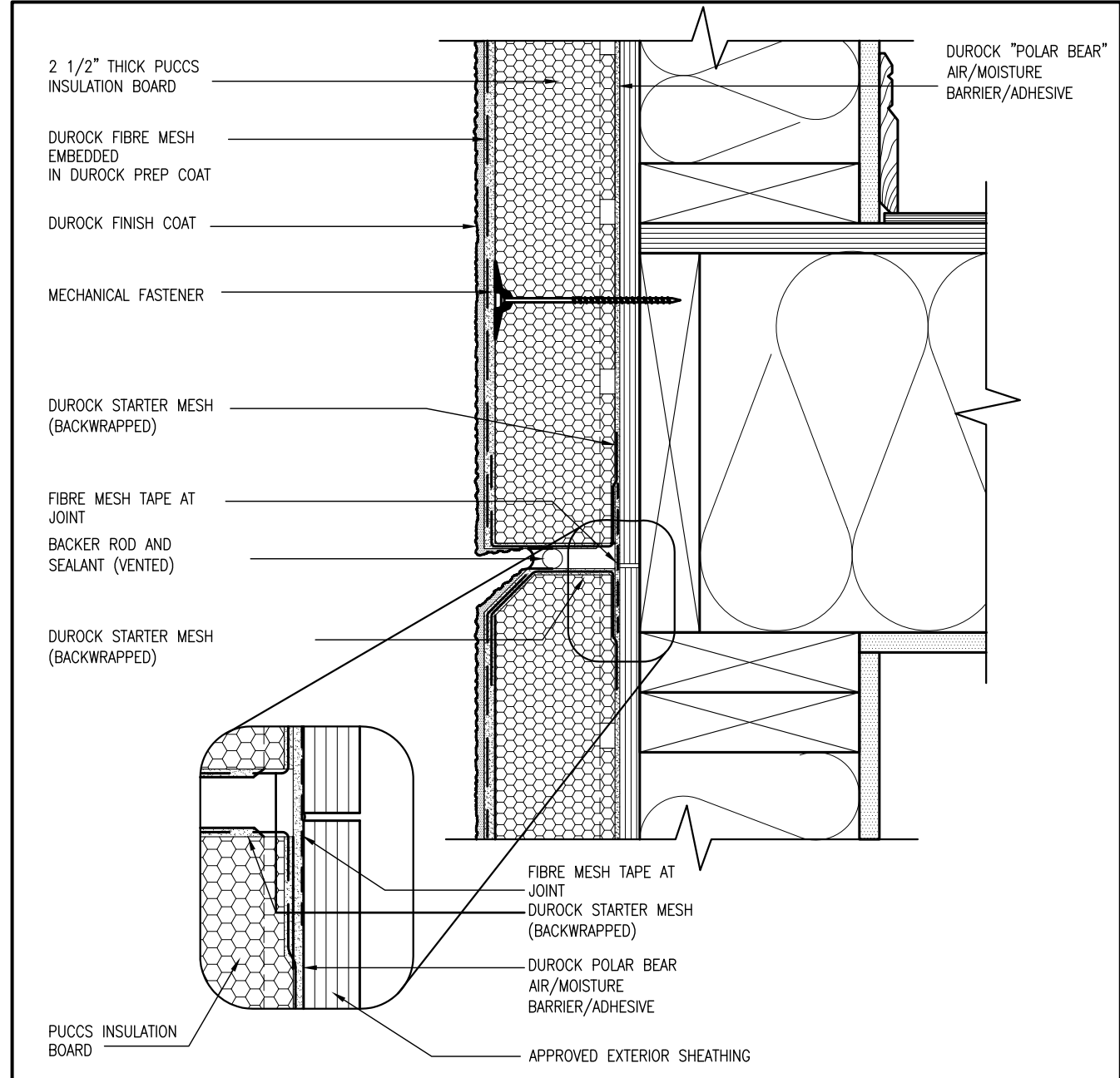
Wellington Jno-Baptiste *John Baptiste* 25591
name signature BCIN
registration information
V3A3 Design Inc. 42658

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.

All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.



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



4 HORIZONTAL EXPANSION JOINT
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

CONST NOTE			BAYVIEW WELLINGTON			GREEN VALLEY ESTATES			BRADFORD			CONSTRUCTION NOTES			CN4		
9	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
8	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
7	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
6	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
5	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
4	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
3	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
2	UPDATE TO CODE	APR 16-15	RC	.	.	.	.	.	.	.	.	.	.	.	.	.	.
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC	.	.	.	.	.	.	.	.	.	.	.	.	.	.
no.	description	date	by	.	.	.	.	.	.	.	.	.	.	.	.	.	.

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

qualification information

Wellington Jno-Baptiste 25591 BCN

name registration information VAS Design Inc. 42658

signature

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.

signature

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.

project name GREEN VALLEY ESTATES

project no. 13045

drawing no. CN4

date APR 2014

checked by RC

scale 3/16" = 1'-0"

checked by

file name 13045-CONST-08C 2015

date APR 16 2015 - 6:57 AM

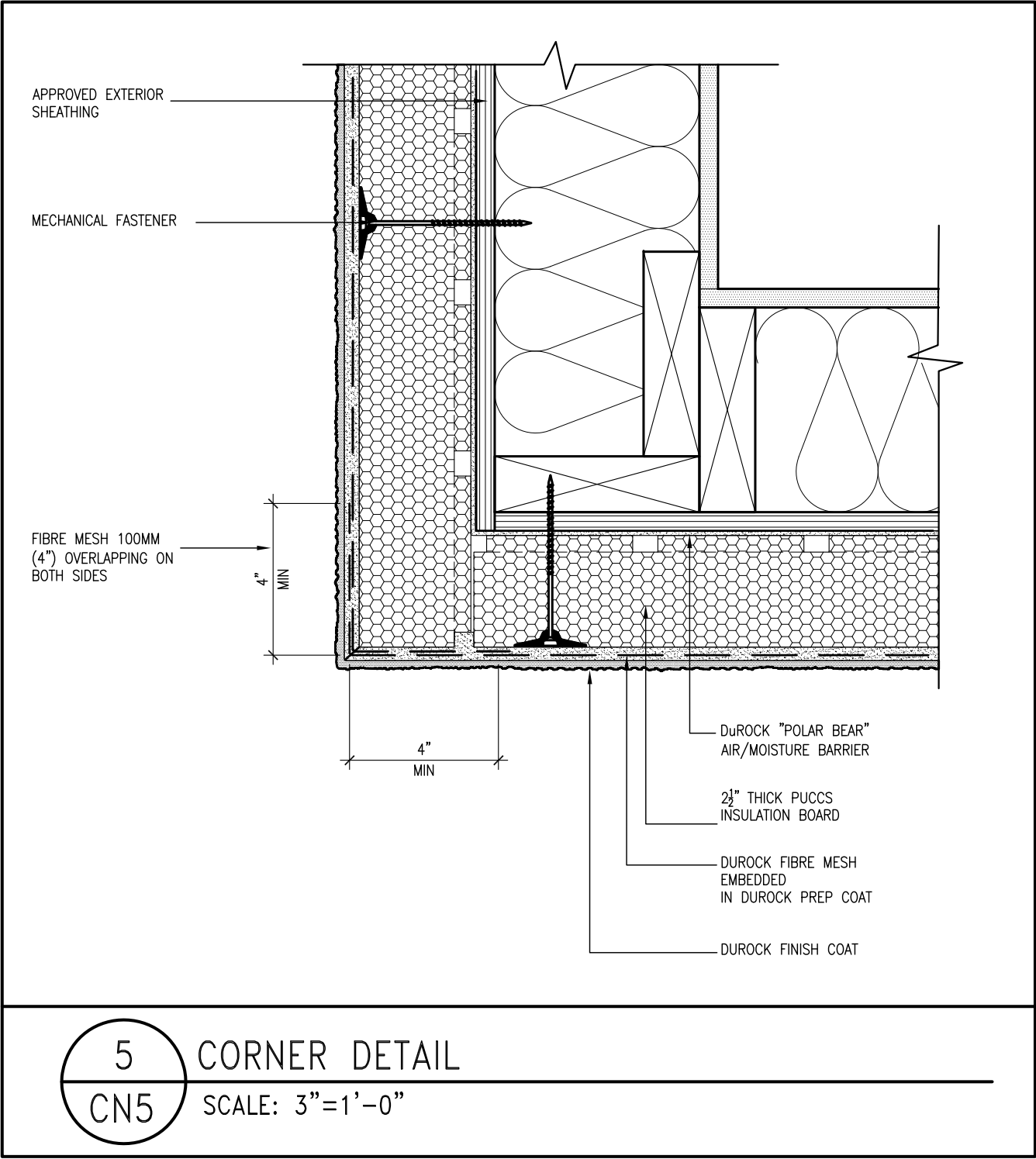
checked by

file name 13045-CONST-08C 2015.dwg

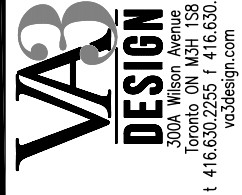
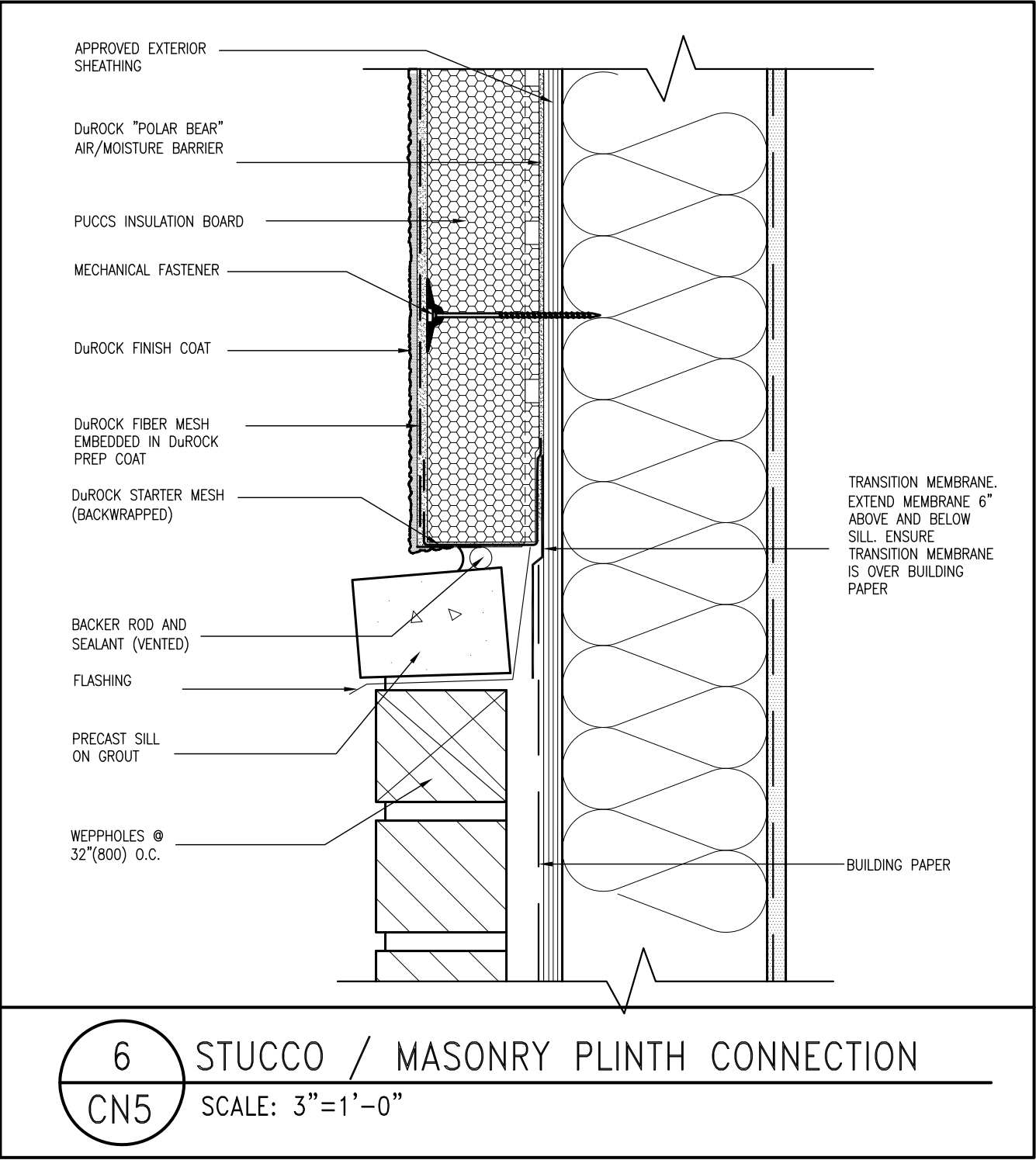
date APR 16 2015 - 6:57 AM

Richard - H:\ARCHIVE\WORKING\2013\13045-BM Units\13045-CONST-08C 2015.dwg - Thu - Apr 16 2015 - 6:57 AM

Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.



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



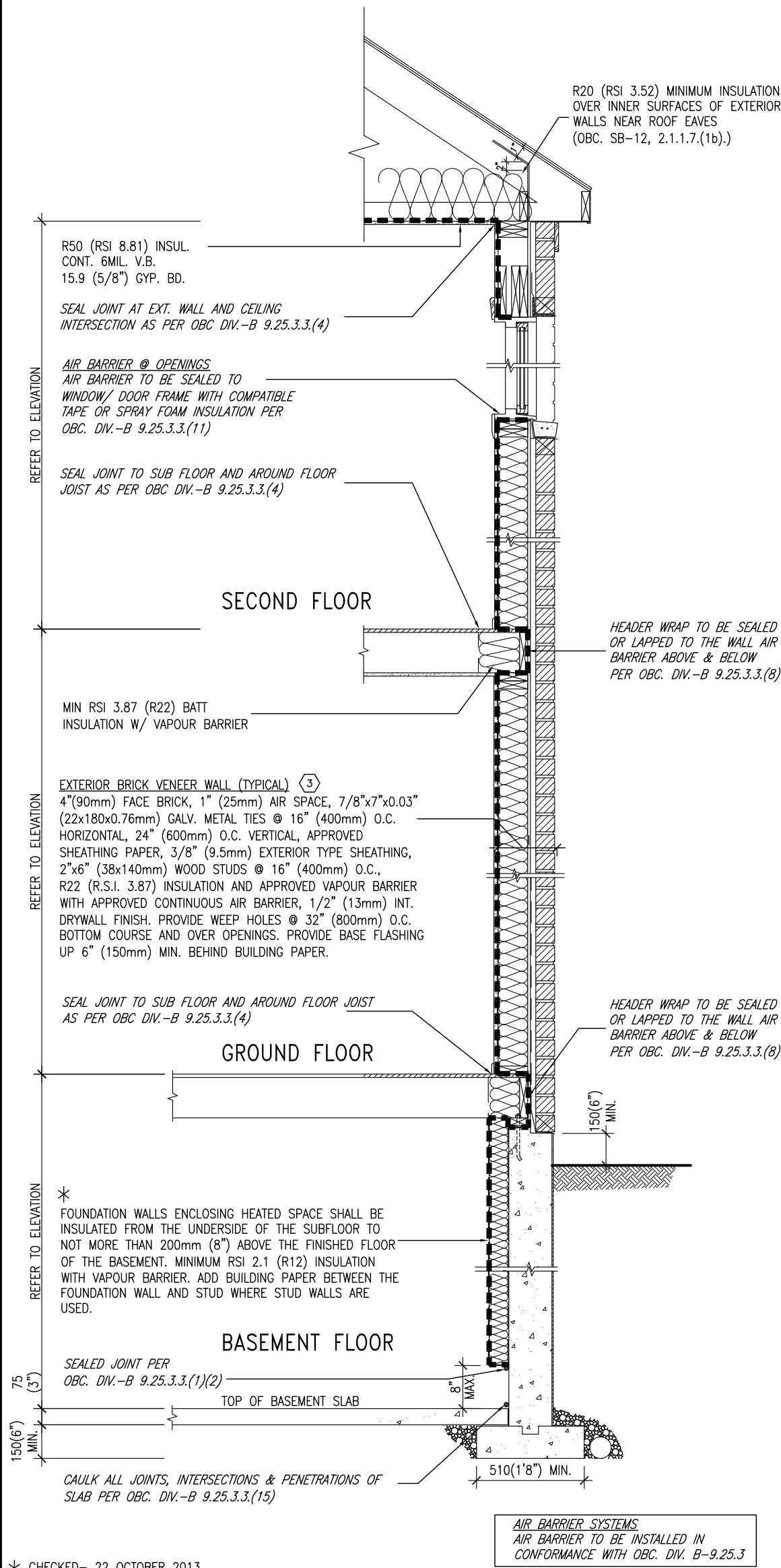
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
name Wellington Jno-Baptiste
registration information 25591 BCIN
V3 Design Inc. 42658
Contractor 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.

no.	description	date	by
9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	.	.	.
3	.	.	.
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
file name	CONSTRUCTION NOTES	drawing no.	
13045-CONST-08C 2015		CN5	

Richard - H:\ARCHIVE\WORKING\2013\13045-BM Units\13045-CONST-08C 2015.dwg - Thu - Apr 16 2015 - 6:57 AM
All drawings specifications, related documents and design are the copyright property of V3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without V3 DESIGN's written permission.

SB12-COMPLIANCE PACKAGE 'J'



* CHECKED- 22 OCTOBER 2013

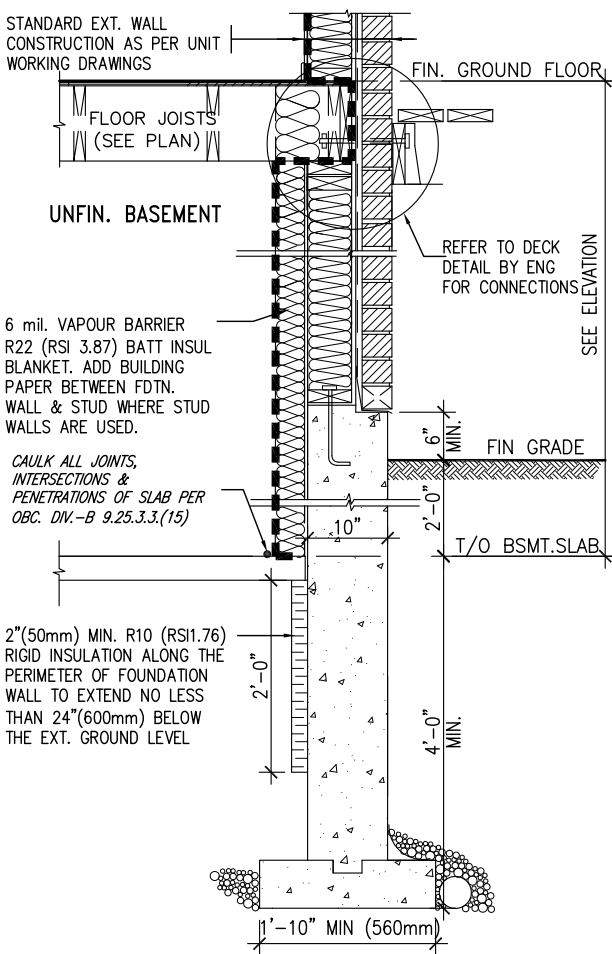
EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY
SECTION W/ BRICK VENEER SCALE: N.T.S.

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		



* 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	.	.	.	registration information
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	

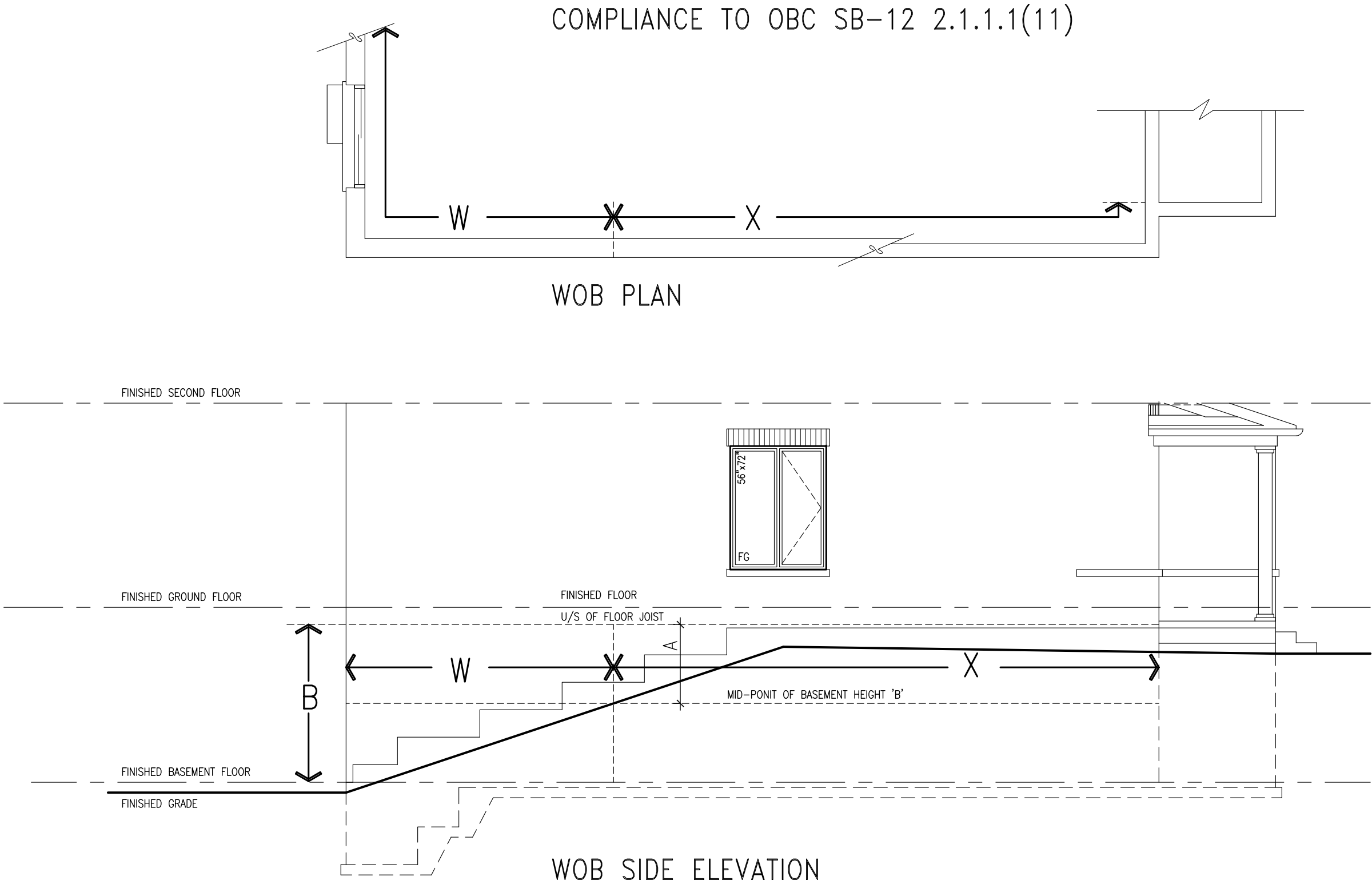
VA3
DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

CONST NOTE

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

CN6

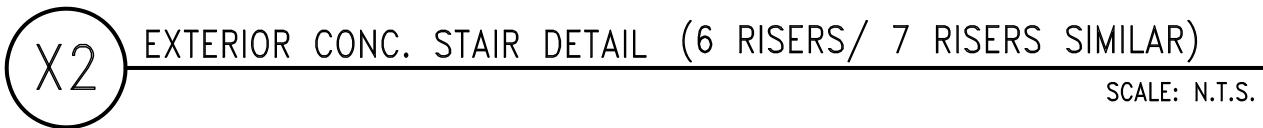


WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B"
INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

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

			VA3 DESIGN			300A Wilson Avenue Toronto, ON M3H 1S8 t 416.630.2265 f 416.630.4782 vo3design.com		
			BAYVIEW WELLINGTON			CONST NOTE		
			project name			project no.		
			GREEN VALLEY ESTATES			13045		
			date			drawing no.		
			APR 2014			CONSTRUCTION NOTES		
			checked by			file name		
			RC			13045-CONST-OBC 2015		
			scale			3/16" = 1'-0"		
			checked by			RICHARD - H:\ARCHIVE\WORKING\2013\13045-BW\Units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:56 AM		
			municipality					
			BRADFORD					

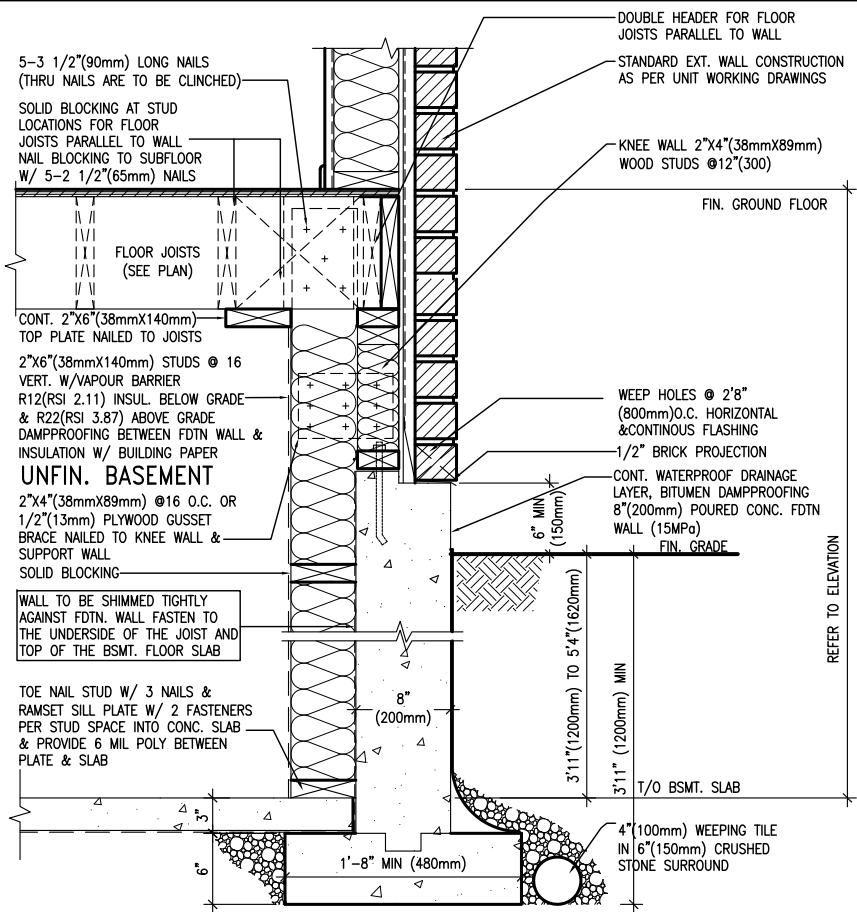
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.			signature		
Wellington Jno-Baptiste			25591		
name			BCIN		
registration information			42658		
VAS Design Inc.			signature		
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.			signature		
APR 16-15 RC			signature		
MAY 07-14 RC			signature		
UPDATE TO CODE			signature		
ISSUE FOR CLIENT REVIEW			signature		
no. description			signature		



<p>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.</p> <p>provide information</p>	<p><i>[Signature]</i></p> <p>signature</p>	<p>BCIN</p> <p>42658</p>
	<p>Wellington Jno-Baptiste</p> <p>name</p>	<p>registration information</p> <p>CVAC3 Design Inc.</p>	25591

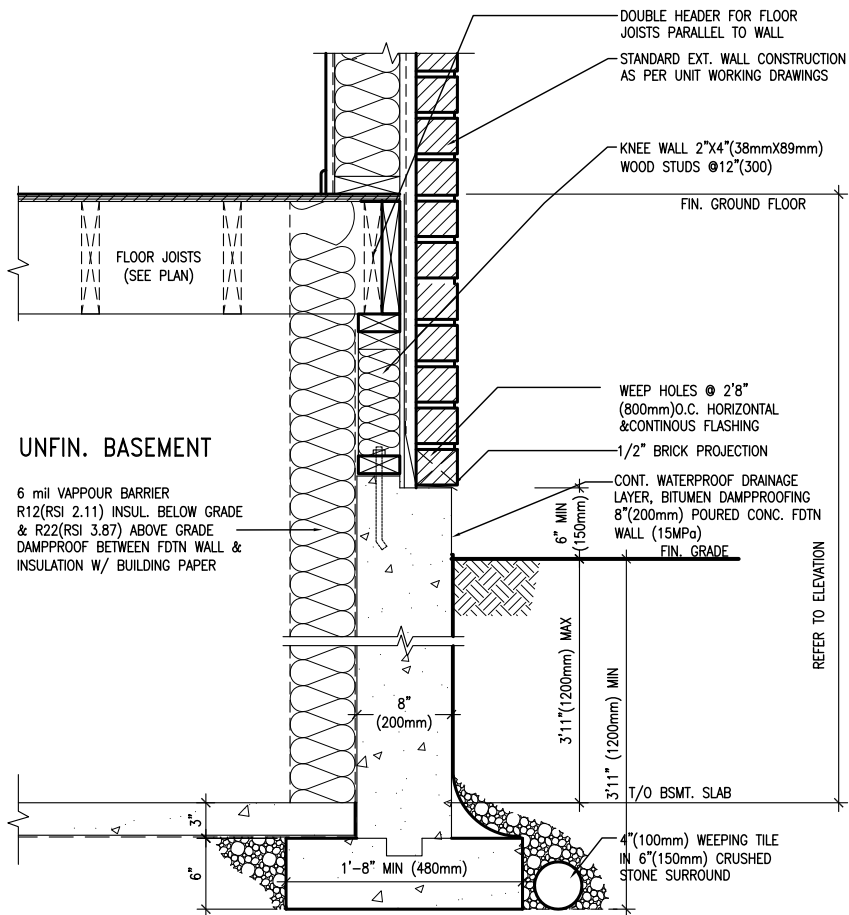
BAYVIEW WELLINGTON	CONST NOTE					
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045				
date APR 2014	checked by —	scale 3/16" = 1'-0"	drawing no. CN8			
RC	checked by H.A.VARCHAVE WORKING	drawn by 13045-BW units	CONSTRUCTION NOTES 13045-CONST--OBC 2015 file name 13045-CONST--OBC 2015.dwg date Tue - May 12 2015 - 8:57 AM			

All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.



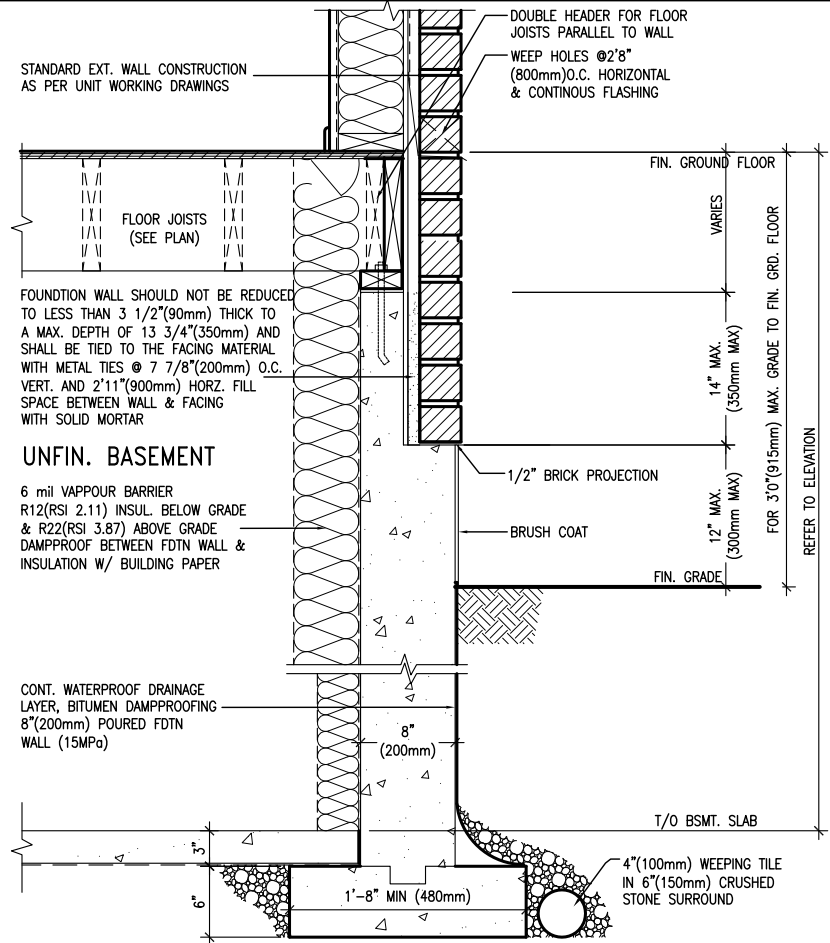
EW3.08B

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



EW3.07B

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



EW3.06B

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

BAYVIEW WELLINGTON

CONST NOTE

VA3 DESIGN

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 BCIN
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.

APR 16-15 RC
MAY 07-14 RC
date by

GREEN VALLEY ESTATES

BRADFORD

project no. 13045

drawing no. CN9

CONSTRUCTION NOTES

13045-CONST-08C 2015

file name

13045-CONST-08C 2015

date

APR 2014

checked by

3/16" = 1'-0"

scale

3/16" = 1'-0"

date

APR 2014

project name

GREEN VALLEY ESTATES

BRADFORD

project no.

13045

drawing no.

CN9

checked by

3/16" = 1'-0"

scale

3/16" = 1'-0"

date

APR 2014

checked by

3/16" = 1'-0"

scale

3/16" = 1'-0"

no.

description

date

by

RC

date

APR 16-15 RC

checked by

MAY 07-14 RC

scale

3/16" = 1'-0"

no.

description

date

by

RC

no.

description

date

by

RC

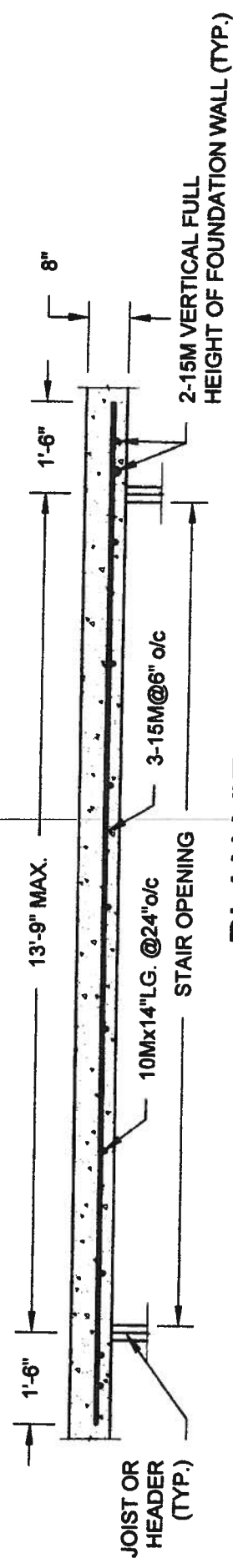
no.

description

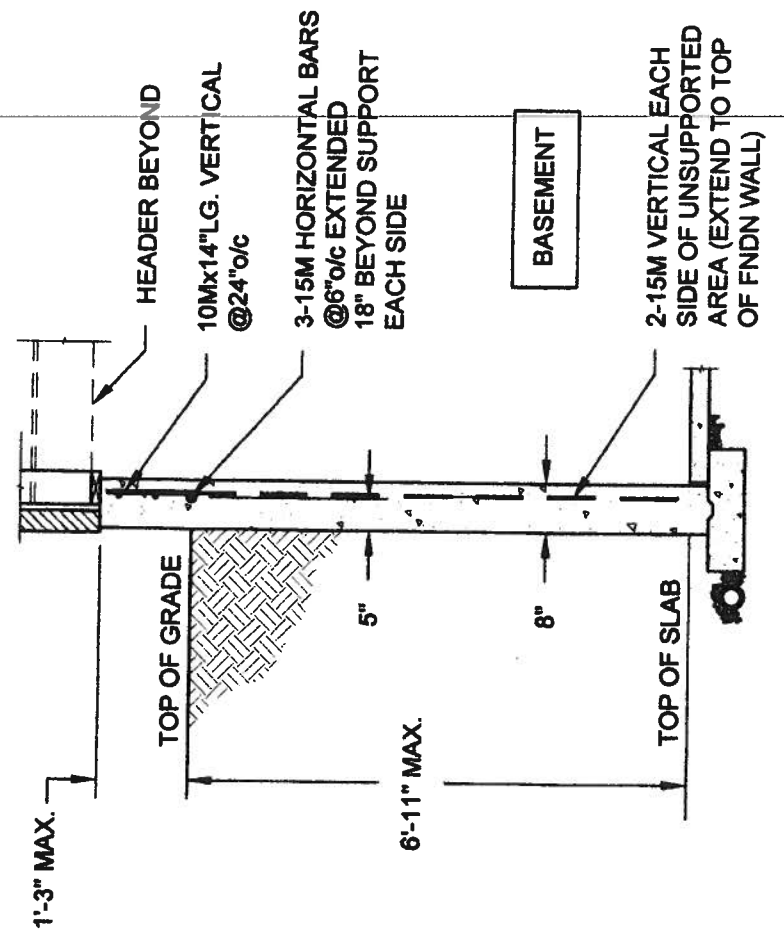
date

by

RC

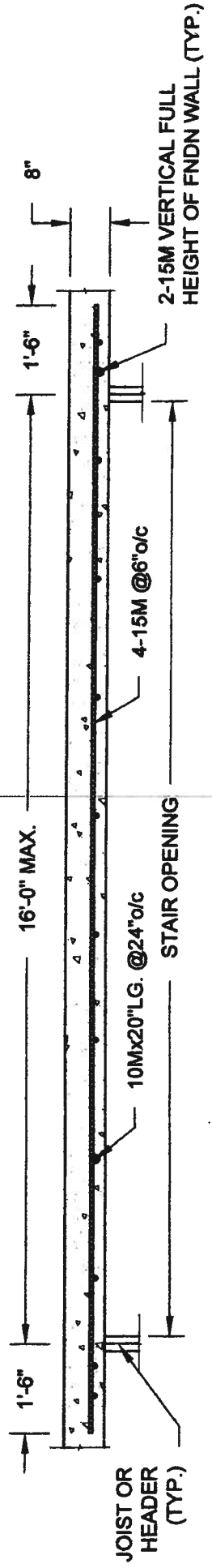


PLAN VIEW
NOT TO SCALE

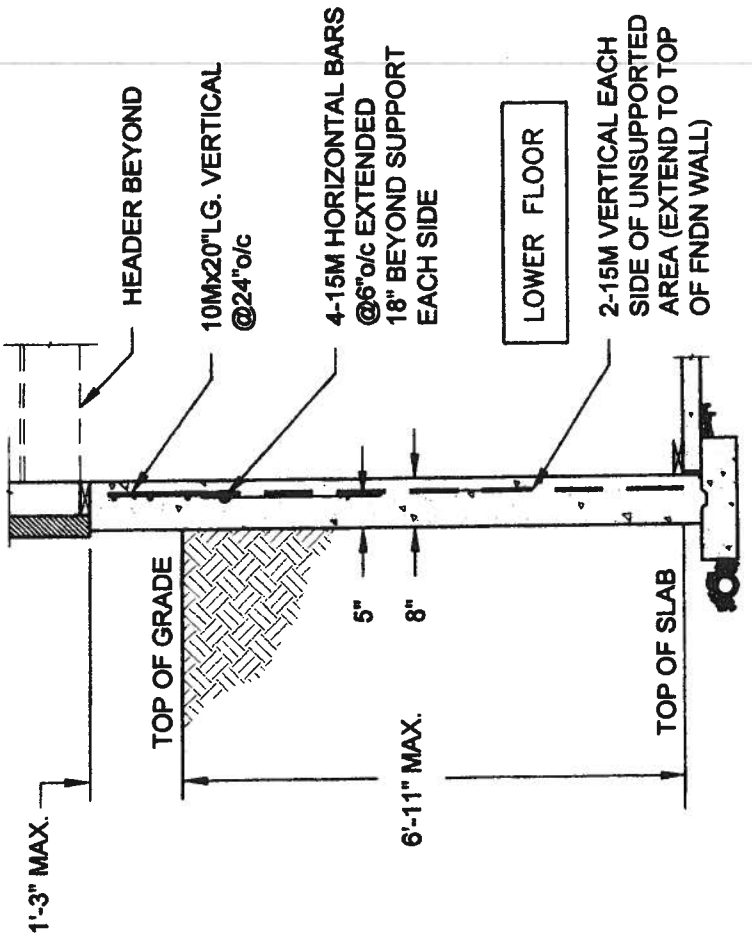


- NOTE:
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
 2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN.
 3. REINFORCING STEEL TO BE GRADE 400.

1A
S1
LATERALLY UNSUPPORTED WALL
SCALE: 3/8" = 1'-0"



PLAN VIEW
NOT TO SCALE



- NOTE:
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
 2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN.
 3. REINFORCING STEEL TO BE GRADE 400.

1B
S1
LATERALLY UNSUPPORTED WALL
SCALE: 3/8" = 1'-0"

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 7 2014

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

TYPICAL STRUCTURAL DETAILS

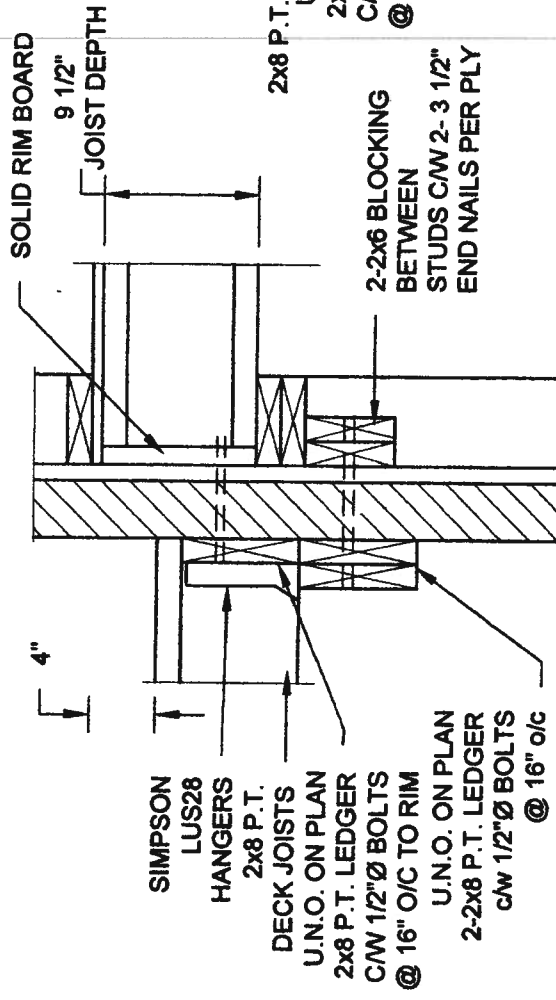
Project No.: **14-095, 14-096, 14-097**
Drawing No.: **S1**

Scale: AS NOTED

Date: MAY-27-2014

Drawn: SC Checked: SJB

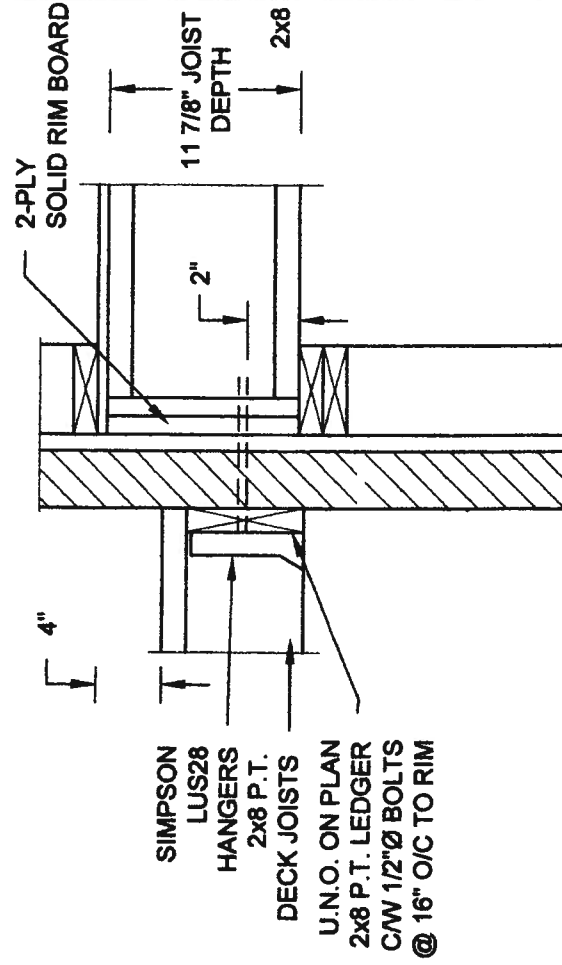
FOR 9 1/2" JOIST DEPTH



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

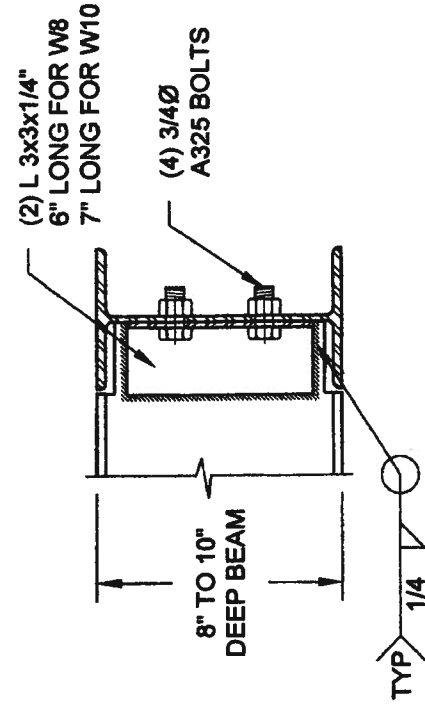
- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 8" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

FOR 11 7/8" JOIST DEPTH



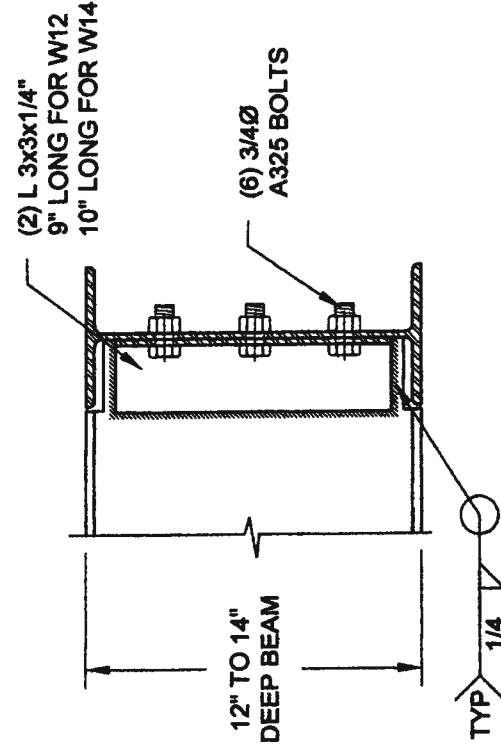
2A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x8 @ 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.**



3 STEEL BE
S2 SCALE: 1-1/2" = 1'-0"

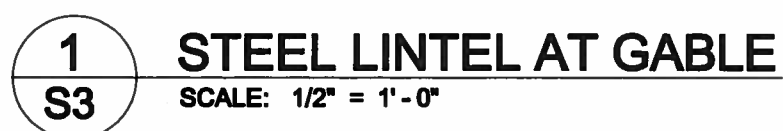




NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W360x72) BEAM MAX.

STEEL BEAM CONNECTION DETAIL

S2 SCALE: 1-1/2" = 1'-0"

QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-863-8547 E: quaile.eng@rogers.com		Engineer's Seal:  MAY 27 2014		Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO TYPICAL STRUCTURAL DETAILS		Project No.: 14-095, 14-096, 14-097 Drawing No.: S2	
Scale:	AS NOTED	Date:	MAY-27-2014	Drawn:	SC	Checked:	SJB



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:  APR 24, 2015		Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO	
Date: FEB-28-2015			TYPICAL STRUCTURAL DETAILS FOR SINGLES			
Drawn: SC	Checked: SJB		Project No.: 14-095		Drawing No.: S3	

F:\SamsC-002014\14-006 BAYVIEW WELLINGTON GREEN VALLEY SINGLES\14-006.dwg