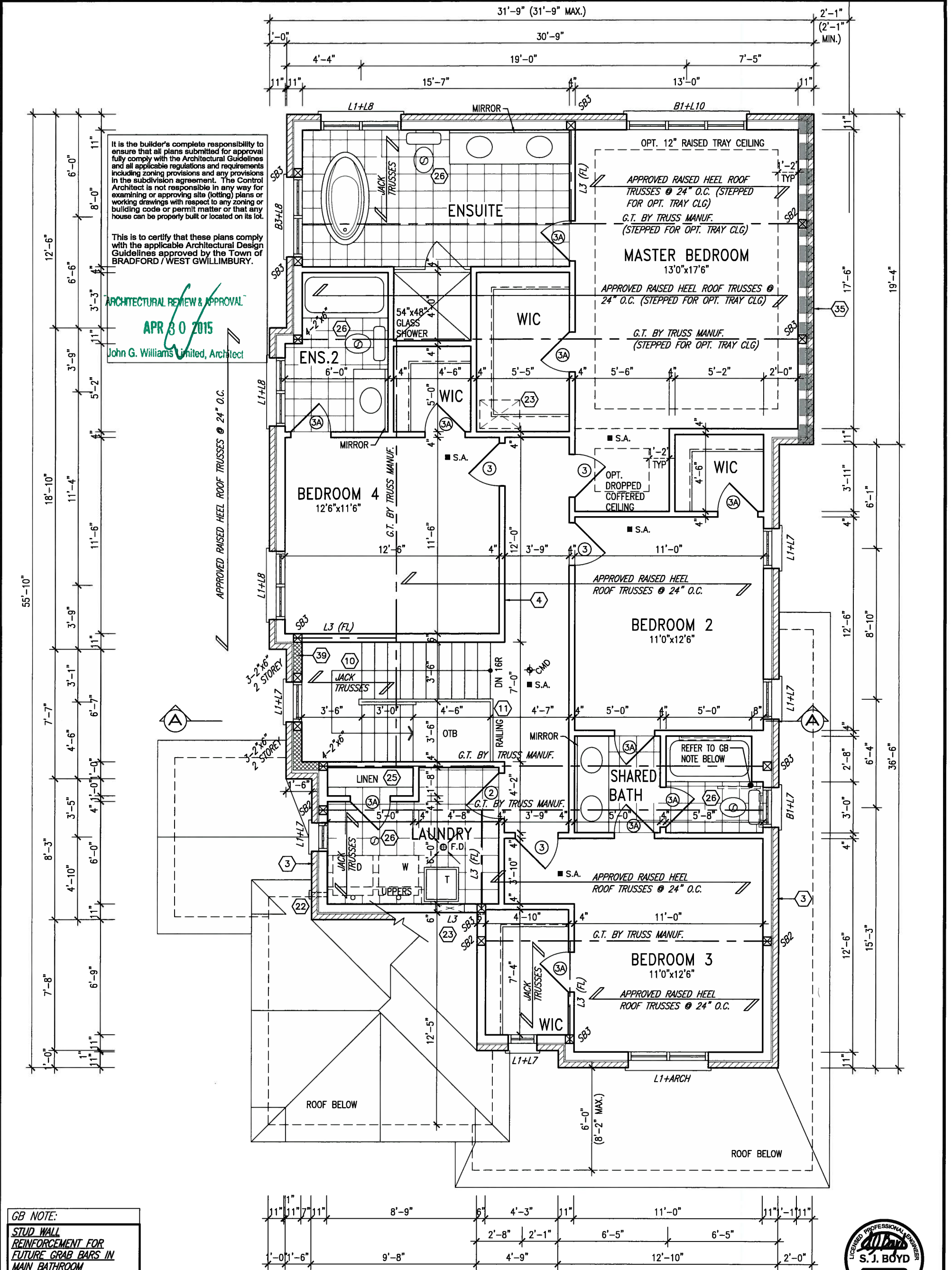




GB NOTE:
STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM.
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3, 3.8.3.8.(3)(a), 3.8.3.8.(3)(c), 3.8.3.13.(2)(f) & 3.8.3.13.(4)(c). AND DETAILS PROVIDED.

SECOND FLOOR PLAN 'A'

NOTE: REFER TO ROOF TRUSS MANUF. FOR ROOF TRUSS LAYOUTS & BEAM SIZES.



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2.	REVISED AS PER ENG'S COMMENTS	20-04-15	RC		
1.	ISSUED FOR CLIENT REVIEW	14-07-07	JM		
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
registration information
VA3 Design Inc. 42658

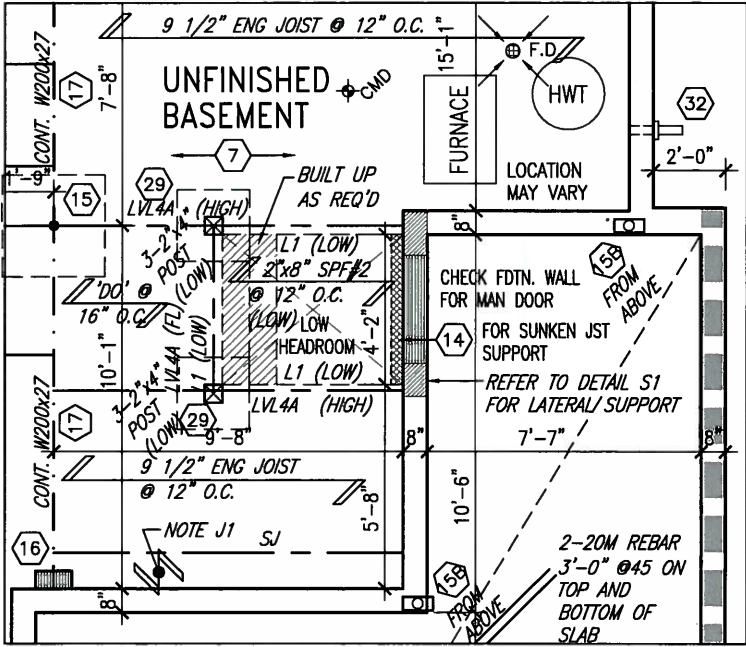
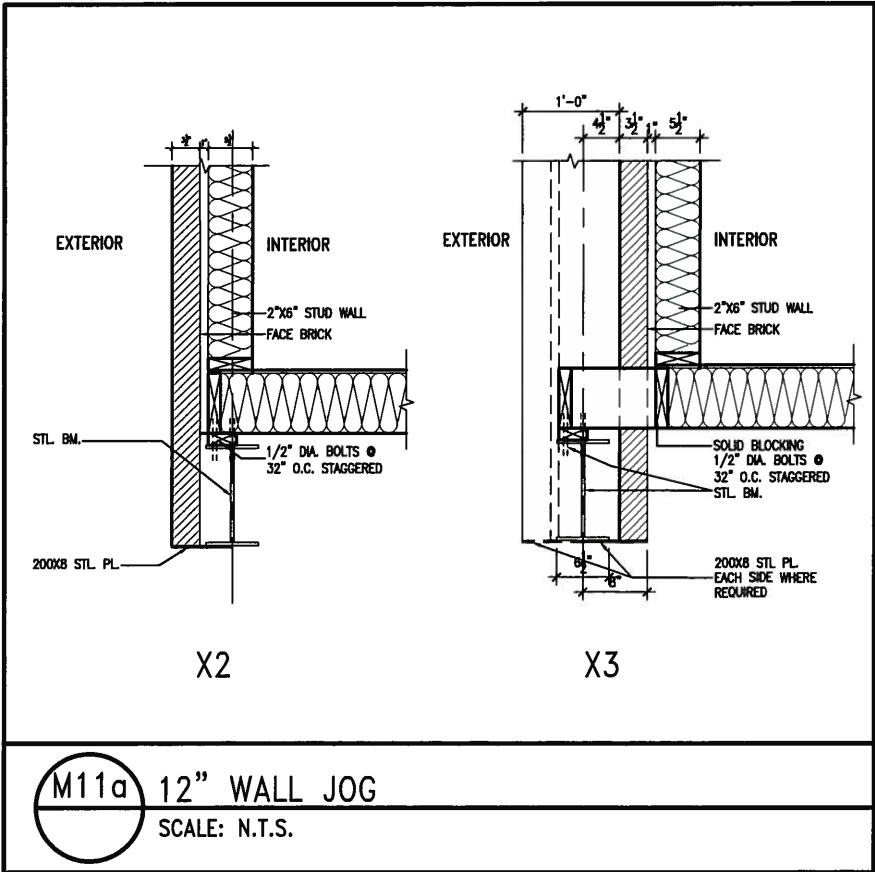
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t 416.630.2255 f 416.630.4782
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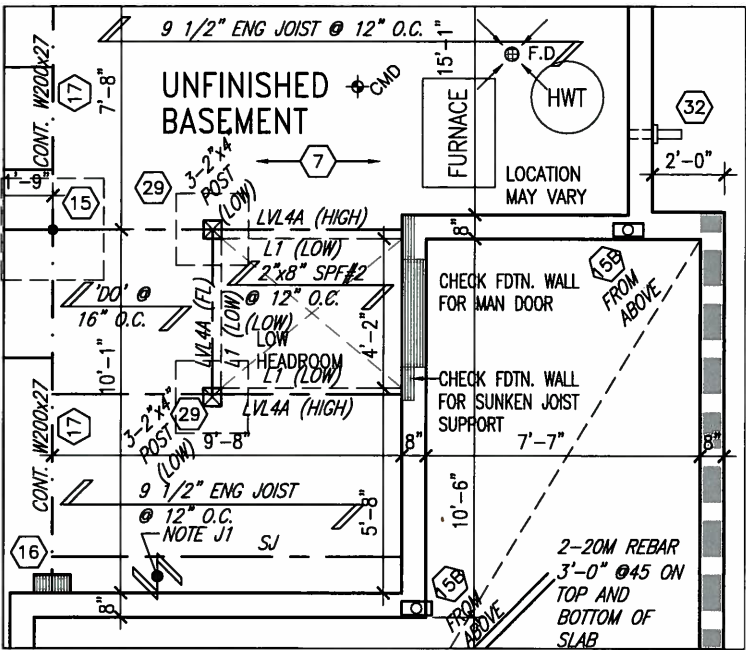
BAYVIEW WELLINGTON		S38-7C BAROSSA 7	
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON	project no. 13045	drawing no. 3
date JULY 204	checked by JM	scale 3/16" = 1'-0"	file name 13045-S38-7C
SECOND FLOOR PLAN 'A'			
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AREA CALCULATIONS	ELEV. A	ELEV. B	ELEV. C
GROUND FLOOR AREA	1399 SF	1399 SF	1399 SF
SECOND FLOOR AREA	1545 SF	1540 SF	1545 SF
SUBTOTAL	2944 SF	2939 SF	2944 SF
DEDUCT ALL OPEN AREAS	16 SF	16 SF	16 SF
TOTAL NET AREA	2928 SF (272.01 m2)	2923 SF (271.55m2)	2928 SF (272.01 m2)
FINISHED BSMT AREA	- SF	- SF	- SF
COVERAGE W/OUT PORCH	1879 SF (174.56 m2)	1879 SF (174.56 m2)	1879 SF (174.56 m2)
COVERAGE W/ PORCH	1949 SF (181.06 m2)	1961 SF (182.18 m2)	1941 SF (180.31 m2)

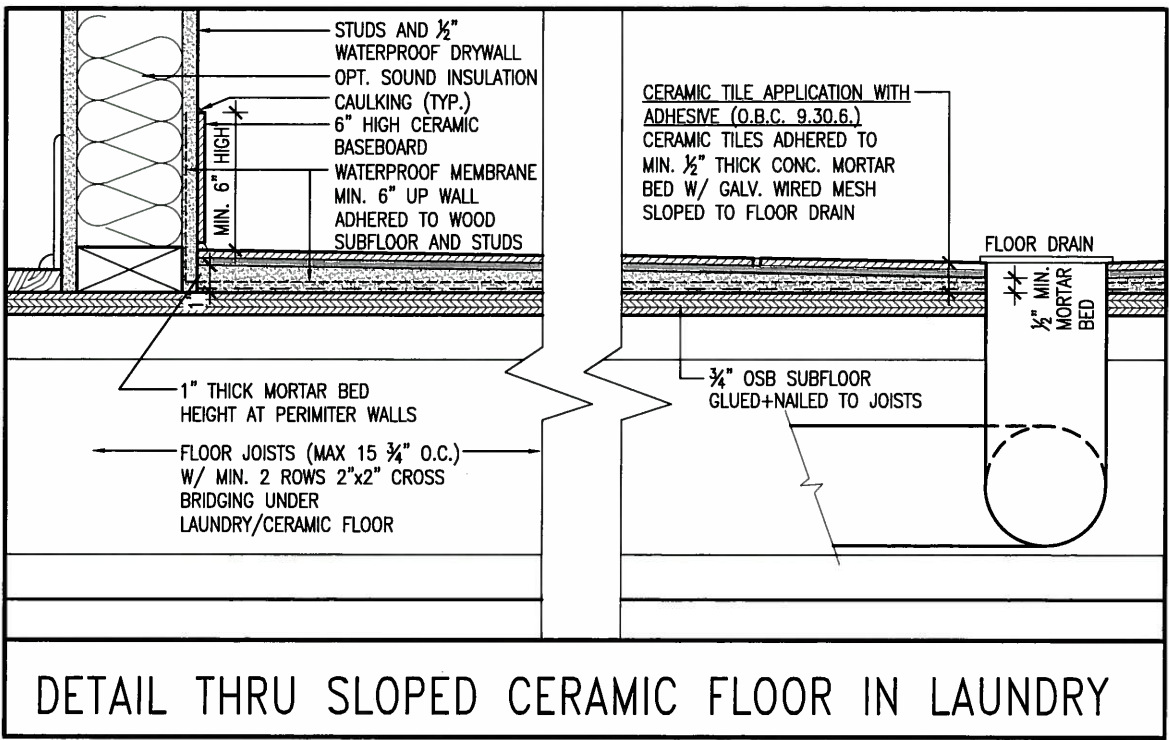
INDICATES REDUCED SIDE YARD



PART. BSMT. PLAN
MUDROOM SUNKEN > 1R



PART. BSMT. PLAN
MUDROOM SUNKEN 1R



APR 24, 2015

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ARCHITECTURAL REVIEW & APPROVAL

APR 30 2015

John G. Williams Limited, Architect

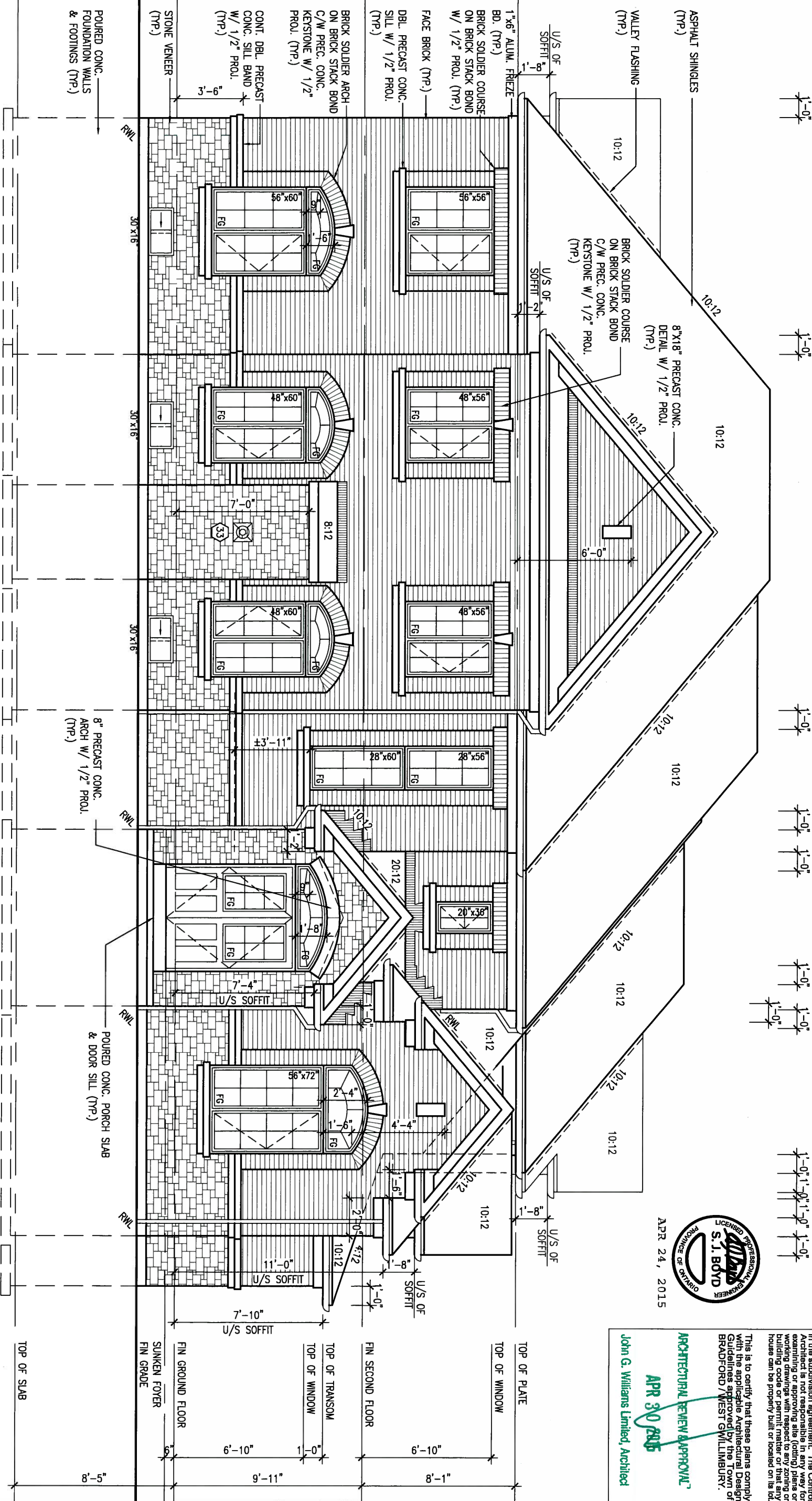
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8.			qualification information
7.			Wellington Jno-Baptiste 25591
6.			name registration information BCIN
5.			VA3 Design Inc. 42658
4.			signature
3.			
2.	REVISED AS PER ENG'S COMMENTS	20-04-15	RC
1.	ISSUED FOR CLIENT REVIEW	14-07-07	JM
no.	description	date	by

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

BAYVIEW WELLINGTON		S38-7C BAROSSA 7
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON	project no. 13045
date JULY 2014	checked by JM	scale 3/16" = 1'-0"
PART. PLANS		file name 13045-S38-7C
drawing no. 4		

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

FLANKAGE ELEVATION 'A'



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

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ARCHITECTURAL REVIEW APPROVAL
APR 30 2015
John G. Williams Limited, Architect

9 .		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		VA3 DESIGN		BAYVIEW WELLINGTON		S38-7C	
8 .		qualification information		300A Wilson Avenue		municipality		BAROSSA 7	
7 .		Wellington Jno-Baptiste		Toronto ON M3H 1S8		BRADFORD, ON		project no.	
6 .		name		t 416.630.2255 f 416.630.4782		GREEN VALLEY ESTATES		13045	
5 .		registration information		va3design.com		date		drawing no.	
4 .		VA3 Design Inc.		42658		JULY 204		6	
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.		checked by		scale		FLANKAGE ELEVATION 'A'	
2 REVISED AS PER ENG'S COMMENTS		20-04-15 RC		JM		3/16" = 1'-0"		file name	
1 ISSUED FOR CLIENT REVIEW		14-07-07 JM		no.		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-7C.dwg - Thu - Apr 23 2015 - 1:38 PM		13045-S38-7C	
no. description		date		by					

$$x_0 = 1$$


This is to certify that these plans comply with the applicable Architectural Designing Guidelines approved by the Town of Grandford, West Gwillimbury.

project no.
13045

7

ARCHITECTURAL REVIEW & APPROVAL

APR 30 2015

John G. Williams Limited, Architect

project name	municipality
GREEN VALLEY ESTATES	BRADFORD, ON

date **JULY 204** RIGHT SIDE ELEVATION 'A'
 drawn by _____ checked by _____ scale _____ file name _____
 JM _____ - **3/16" = 1'-0"** **13045-S38-7C**
 RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38"13045-S38-7C.dwg - Thu - Apr 23 2015 - 1:38 PM

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va3design.com

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qualification information

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

signature

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EGG HEALTH METERS AWAY FROM PUBLIC VIEW

(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)

(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)45 MINUTE

FIRE RATING @ HEADER

PROVIDE 15.9mm (5/8") TYPE 'X' GYPSUM BOARD BETWEEN FLOOR JOISTS AT THE HEADER OR CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR JOISTS ARE PARALLEL TO RIM JOIST TO MAINTAIN 45 MINUTE FIRE RATING.

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

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2	REVISED AS PER ENG'S COMMENTS	20-04-15	RC
1	ISSUED FOR CLIENT REVIEW	14-07-07	JM
no.	description	date	by

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

REAR ELEVATION 'A'



APR 24, 2015



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

ARCHITECTURAL REVIEW APPROVAL
APR 30 2015
John G. Williams Limited, Architect

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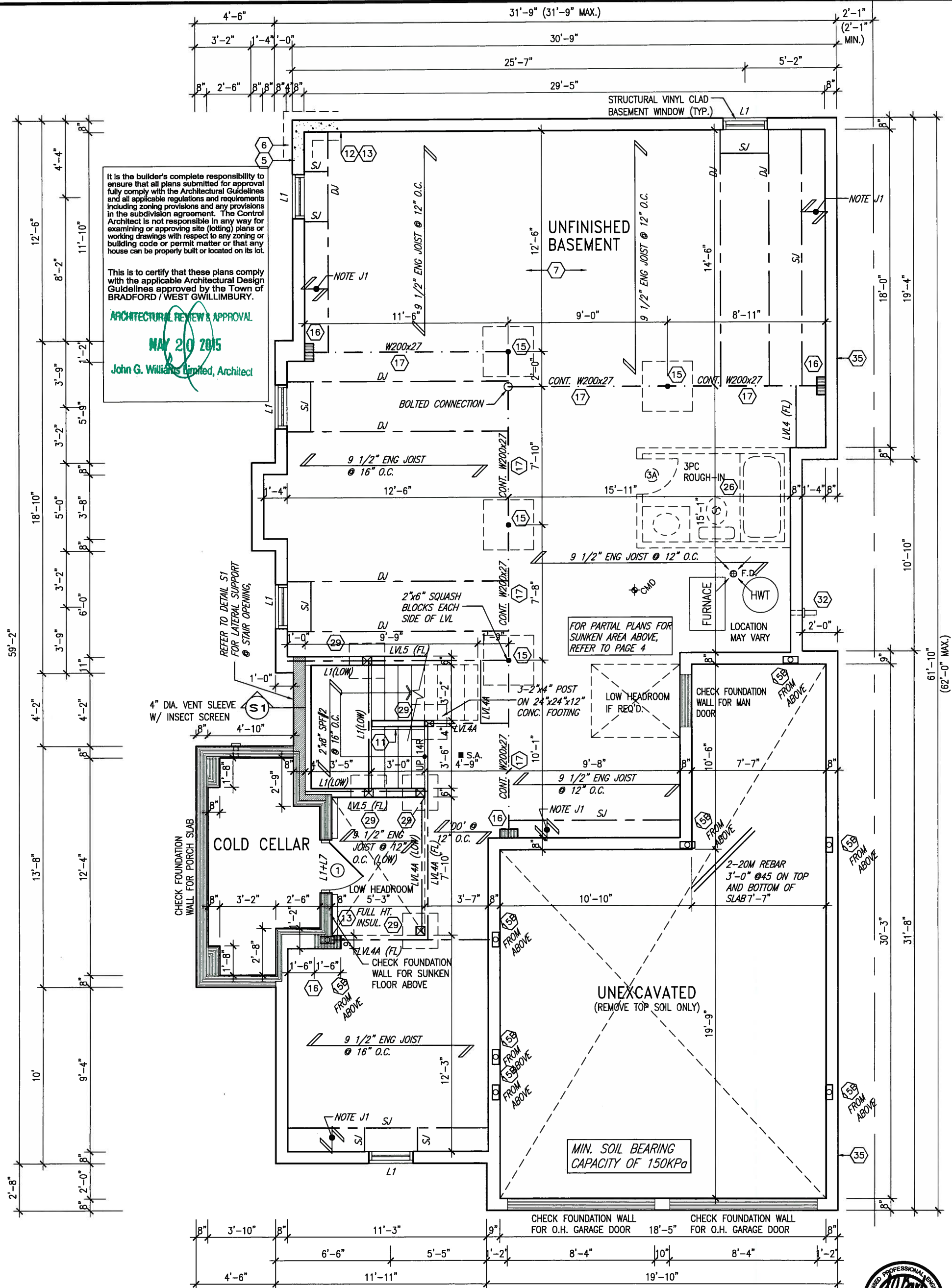
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qualification information
Wellington Jno-Baptiste 25591
name BCN
registration information
VA3 Design Inc. 42658

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BAYVIEW WELLINGTON		S38-7C	
GREEN VALLEY ESTATES		BAROSSA 7	
project name	BRADFORD, ON	municipality	project no.
13045			
date	JULY 204	checked by	scale
drawn by	JM		3/16" = 1'-0"
13045-S38-7C		file name	
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NOTE: FLOOR FRAMING INFO
REFER TO SHOP DRAWINGS
FOR ALL TRUSS-JOIST
INFORMATION AND DETAILS.
UNLESS OTHERWISE NOTED.

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

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

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

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

S38-7C
BAROSSA 7

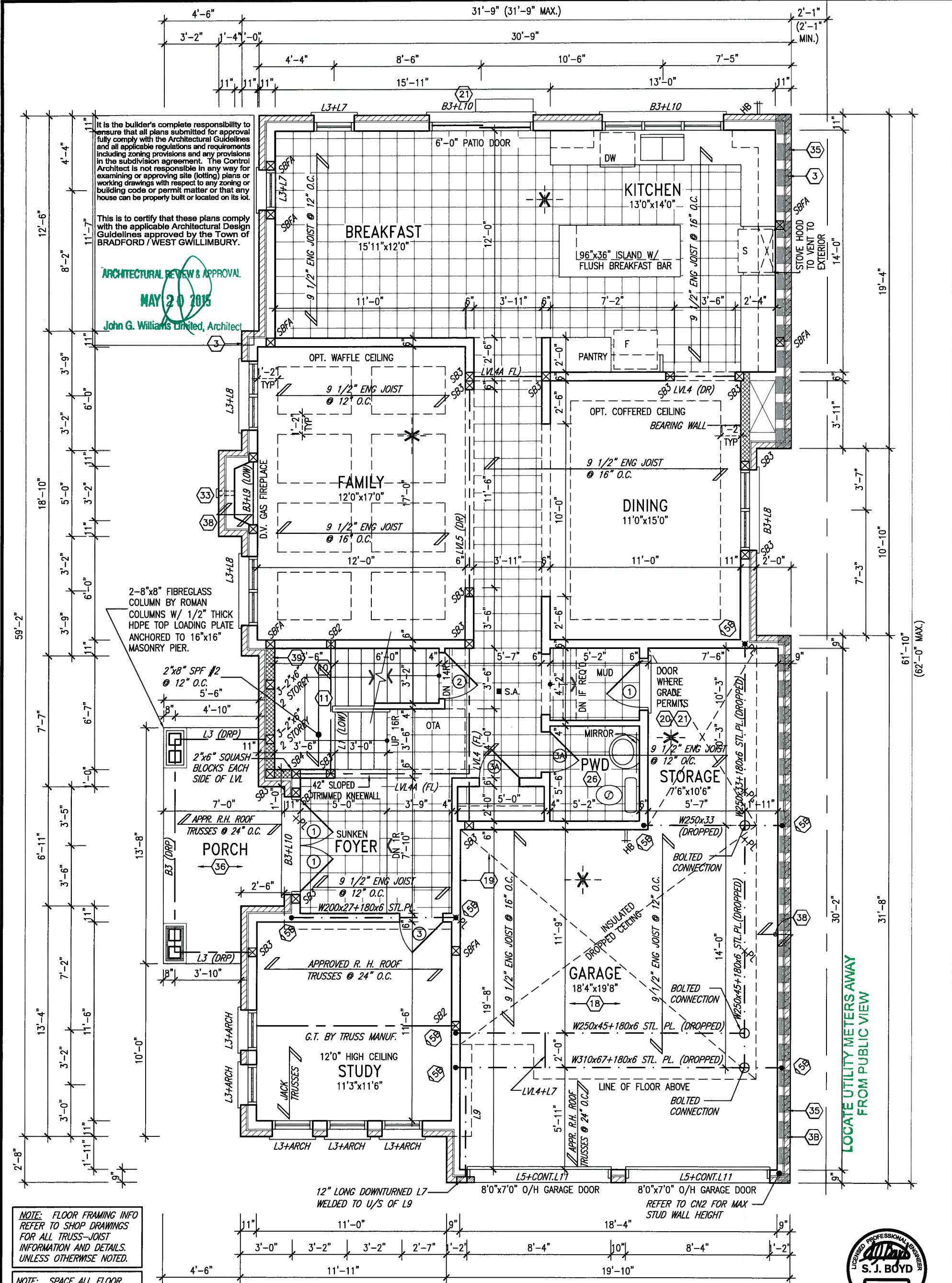
project name GREEN VALLEY ESTATES		municipality BRADFORD, ON		project no. 13045	
date JULY 2004		drawing no. 9			
dwn by JM		checked by -		scale 3/16" = 1'-0"	
				file name 13045-S38-7C	
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-7C.dwg - Tue - May 12 2015 - 4:13 PM					



A circular professional engineer seal for the Province of Ontario. The outer ring contains the text "LICENSED PROFESSIONAL ENGINEER" at the top and "PROVINCE OF ONTARIO" at the bottom. In the center, the name "S. J. BOYD" is printed in a bold, sans-serif font. Above the name is a stylized signature that reads "S. J. Boyd". Below the name is a thick, horizontal, slightly curved line.

MAY 14, 2015

INDICATES REDUCED SIDE YARD



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ARCHITECTURAL REVIEW & APPROVAL
MAY 20 2015
John G. Williams Limited, Architect

2-8"x8" FIBREGLASS COLUMN BY ROMAN COLUMNS W/ 1/2" THICK HDPE TOP LOADING PLATE ANCHORED TO 16"x16" MASONRY PIER.

2"x8" SPF #2 @ 12" O.C. 5'-6" 4'-10"

2"x6" SQUASH BLOCKS EACH SIDE OF LVL

APPR. R.H. ROOF TRUSSES @ 24" O.C.

L3 (DRP)

L3 (DRP)

L3+ARCH

L3+ARCH

L3+ARCH

L3+ARCH

L3+ARCH

L3+ARCH

L3+ARCH

L3+ARCH

L3+ARCH

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

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

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

GROUND FLOOR PLAN 'B'



MAY 14, 2015

INDICATES REDUCED SIDE YARD

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qualification information

Wellington Jno-Baptiste 25591

name registration information BCIN

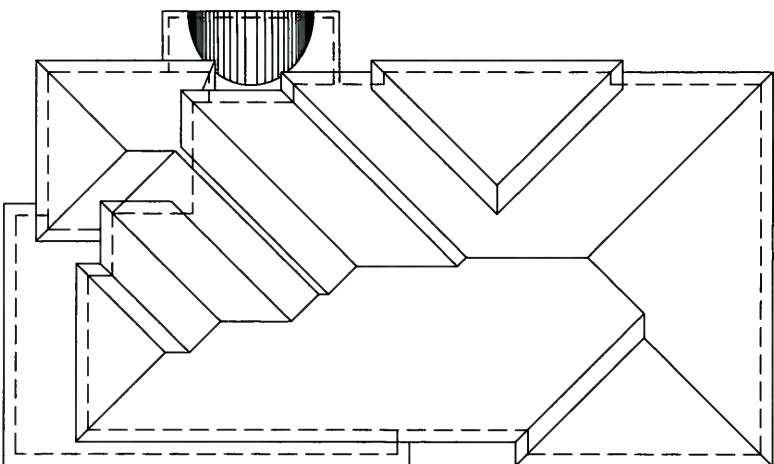
VA3 Design Inc. 42658

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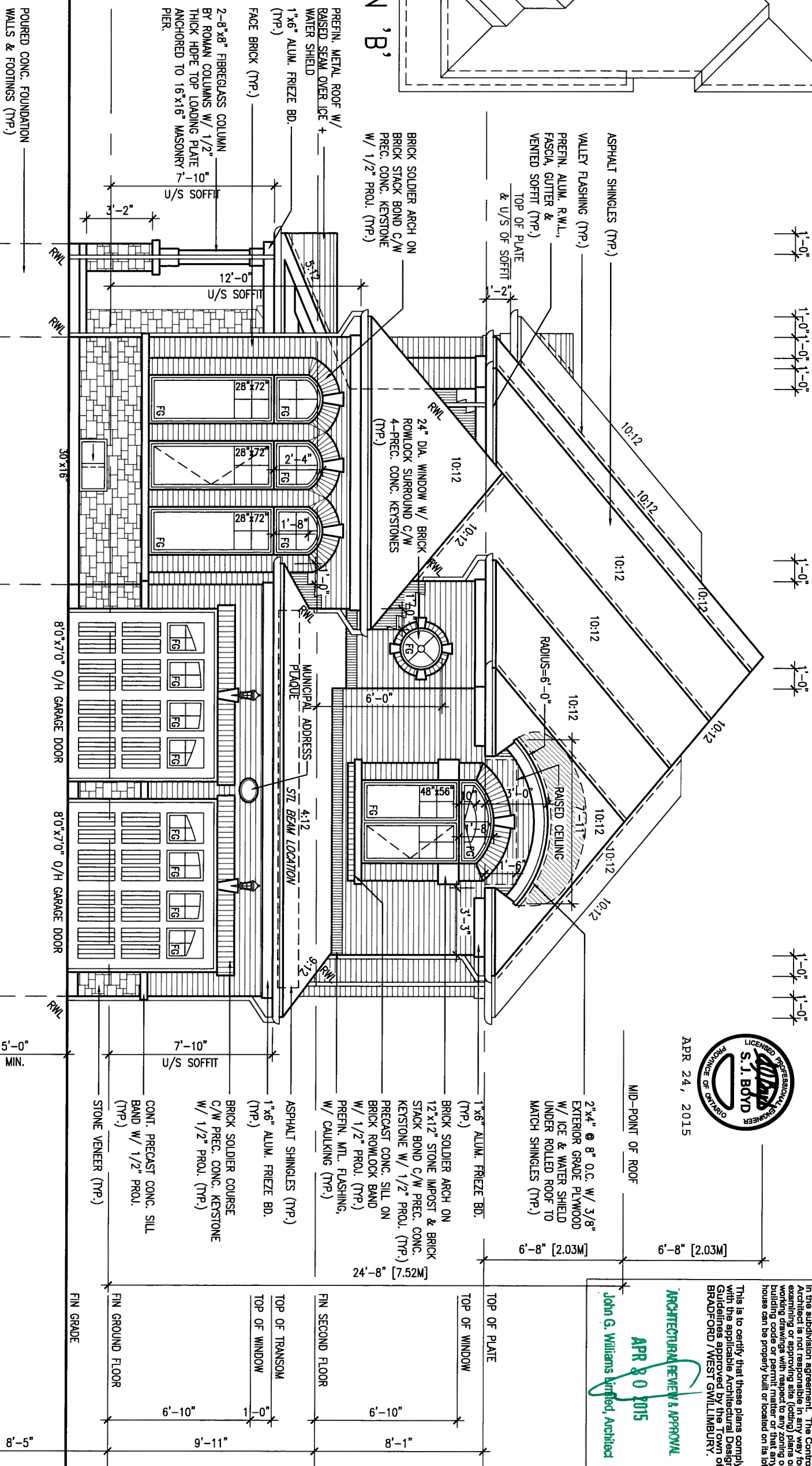
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Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		S38-7C BAROSSA 7	
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON	project no. 13045	drawing no. 10
date JULY 204	checked by JM	scale 3/16" = 1'-0"	file name 13045-S38-7C
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ROOF PLAN 'B'



UNINSULATED OPENINGS (PER OBC SB-12.2.1.1.(7))			
S38-7C ELEVATION B	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	644 S.F.	88.60 S.F.	13.76 %
LEFT SIDE	1120 S.F.	184.06 S.F.	16.43 %
RIGHT SIDE	1117 S.F.	49.78 S.F.	4.46 %
REAR	635 S.F.	135.11 S.F.	21.28 %
TOTAL SQ. FT.	3516.00 S.F.	457.55 S.F.	13.01 %
TOTAL SQ. M.	326.64 S.M.	42.51 S.M.	13.01 %

FRONT ELEVATION 'B'

UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1 (7))				
S3.8-7C	ELEVATION B	WOD	ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	644 S.F.	88.60 S.F.	13.76	%
LEFT SIDE	1120 S.F.	184.06 S.F.	16.43	%
RIGHT SIDE	1117 S.F.	49.78 S.F.	4.46	%
REAR	740 S.F.	155.11 S.F.	20.96	%
TOTAL SQ. FT.	3621.00 S.F.	477.55 S.F.	13.19	%
TOTAL SQ. M.	336.40 S.M.	44.37 S.M.	13.19	%

APR 24, 2015

MID-POINT OF ROOF

ARCHITECTURAL REVIEW & APPROVAL
APR 30 2015
John G. Williams buried, Architect

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

BAYVIEW WELLINGTON

S38-7C
BAROSSA 7

project name
GREEN VALLEY ESTATES

municipality
BRADFORD, ON

project no.
13045

date
JULY 204

drawn by
JM

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

FRONT ELEVATION 'B'

file name
13045-S38-7C

drawing no.

12

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**VA3
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Wellington, Inc.—Re

name
registration information
VA3 Design Inc.

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

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REVIEW

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REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.



APR 24, 2015

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ARCHITECTURAL REVIEW & APPROVAL

APR 30 2015

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8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste  25591
6	.	.	.	name BCIN
5	.	.	.	registration information
4	.	.	.	VA3 Design Inc. 42658
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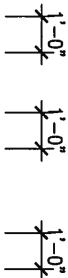
VA3
DESIGN
300A Wilson Avenue
Toronto ON M3H 1S6
416.630.2255 f 416.630.2256
va3design.com

BAYVIEW WELLINGTON

S38-7C
BAROSSA 7

project name GREEN VALLEY ESTATES	municipality BRADFORD, ON	project no. 13045
date JULY 204		FLANKAGE ELEVATION 'B'
drawn by JM	checked by -	scale 3/16" = 1'-0"
file name 13045-S38-7C		13
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REFER TO FRONT ELEVATION FOR
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APR 24, 2015



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ARCHITECTURAL REVIEW & APPROVAL
APR 30 2015
John G. Williams Limited, Architect

BAYVIEW WELLINGTON

S38-7C
BAROSSA 7

project name **GREEN VALLEY ESTATES** municipality **BRADFORD, ON**
date **JULY 2014**
drawn by **JM** checked by **-** scale **3/16" = 1'-0"**
file name **13045-S38-7C**
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1.	ISSUED FOR CLIENT REVIEW	14-07-07	JM	.	.	.	.	.	.
no.	description	date	by	.	.	.	.	.	.

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REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.



APR 24, 2015



This is to certify that these plans comply with the applicable Architectural Designing Guidelines approved by the Town of BRADFORD, WEST GAVILIMBUR.

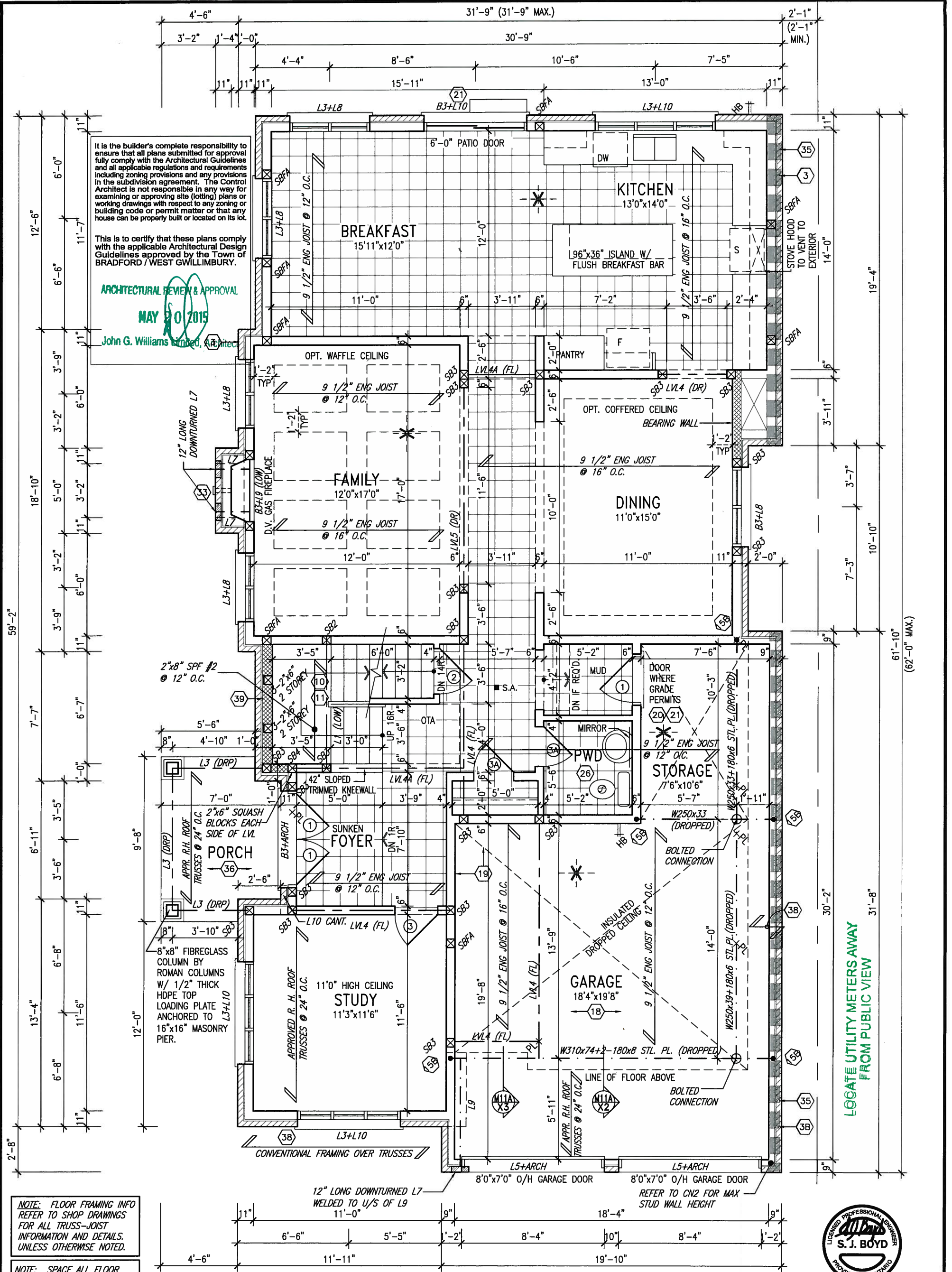
ARCHITECTURAL REVIEW & APPROVAL
APR 30 2015
John G. Williams Limited, Architect

9	.	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	.	qualification information
7	.	.	.	.	Wellington Jno-Baptiste  25591
6	.	.	.	.	name
5	.	.	.	.	signature BCIN
4	.	.	.	.	registration information
3	.	.	.	.	VA3 Design Inc. 42658
2	REVISED AS PER ENG'S COMMENTS			20-04-15	RC
1	ISSUED FOR CLIENT REVIEW			14-07-07	JM
no.	description			date	by

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

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va3design.com

BAYVIEW WELLINGTON		S38-7C BAROSSA 7	
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON	project no. 13045	
date JULY 204	REAR ELEVATION 'B'		drawing no. 15
drawn by JM	checked by -	scale 3/16" = 1'-0"	file name 13045-S38-7C
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-7C.dwg - Thu - Apr 23 2015 - 1:38 PM			



GROUND FLOOR PLAN 'C'

MAY 14, 2015



9.					
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2.	REVISED AS PER ENG'S COMMENTS	20-04-15	RC		
1.	ISSUED FOR CLIENT REVIEW	14-07-07	JM		
no.	description	date	by		

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qualification information

Wellington Info-Baptiste *John G. Williams* 25591

name

registration information

VA3 Design Inc. 42658

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BAYVIEW WELLINGTON		S38-7C BAROSSA 7	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON
date	JULY 204	project no.	13045
drawn by	JM	checked by	scale
			3/16" = 1'-0"
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GROUND FLOOR PLAN 'C'		17	
13045-S38-7C			

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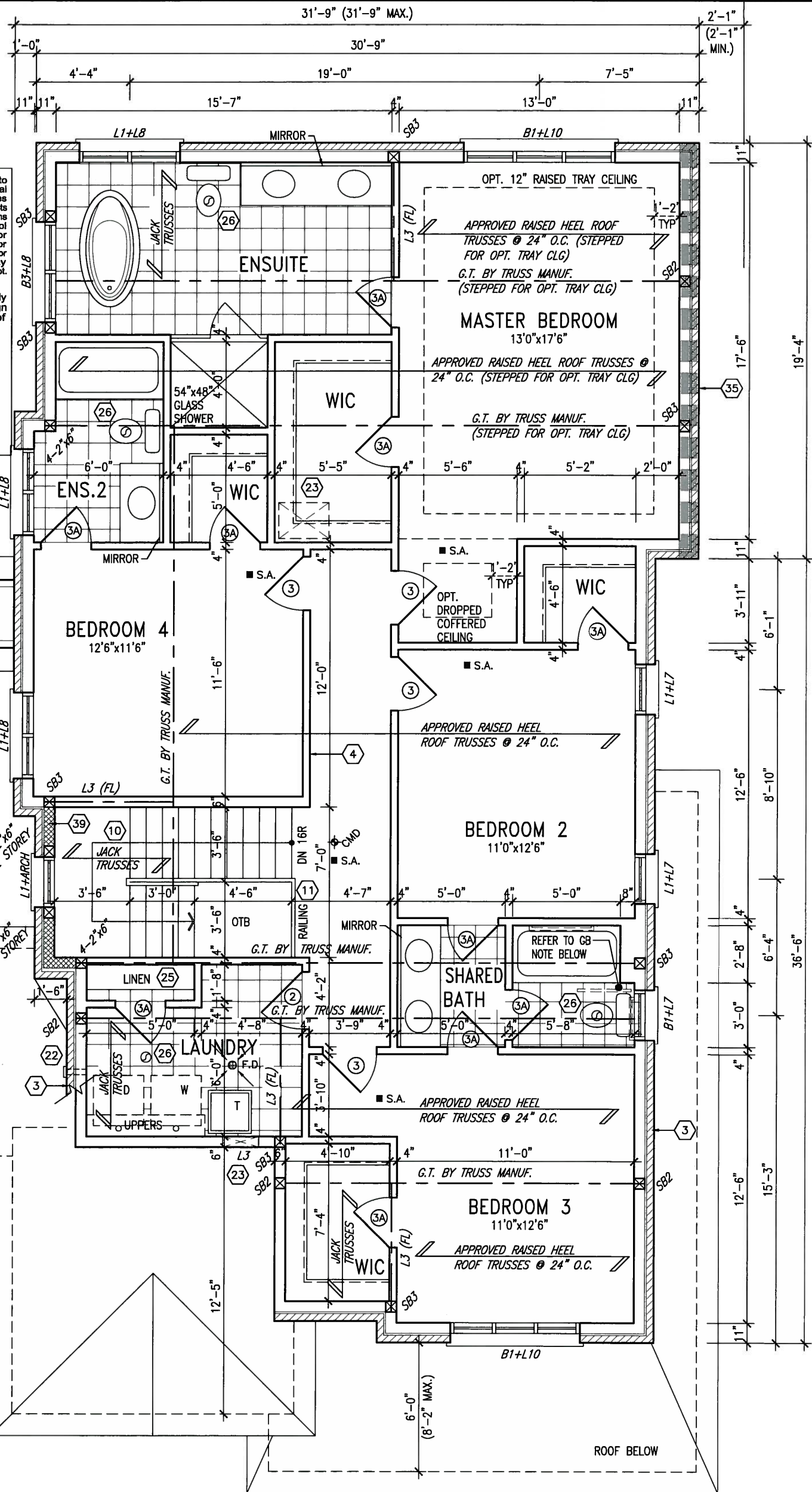
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ARCHITECTURAL REVIEW & APPROVAL

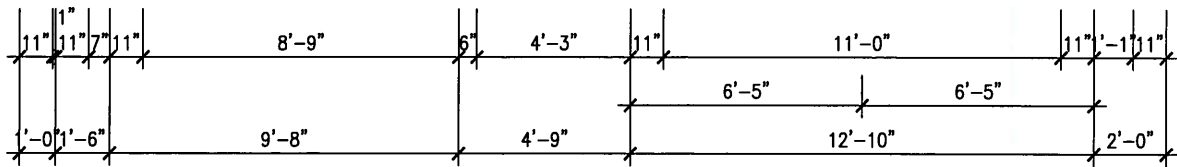
APR 30 2015

John G. Williams Limited, Architect

APPROVED RAISED HEEL ROOF TRUSSES @ 24" O.C.



GB NOTE:
STUD WALL
REINFORCEMENT FOR
FUTURE GRAB BARS IN
MAIN BATHROOM
REINFORCEMENT OF STUD WALLS
SHALL BE INSTALLED ADJACENT
TO WATER CLOSETS AND SHOWER
OR BATHTUB IN MAIN BATHROOM.
REFER TO OBC. 9.5.2.3,
3.8.3.8.(3)(a), 3.8.3.8.(3)(c),
3.8.3.13.(2)(f) & 3.8.3.13.(4)(c).
AND DETAILS PROVIDED.



SECOND FLOOR PLAN 'C'

NOTE:
REFER TO ROOF TRUSS MANUF. FOR
ROOF TRUSS LAYOUTS & BEAM SIZES.



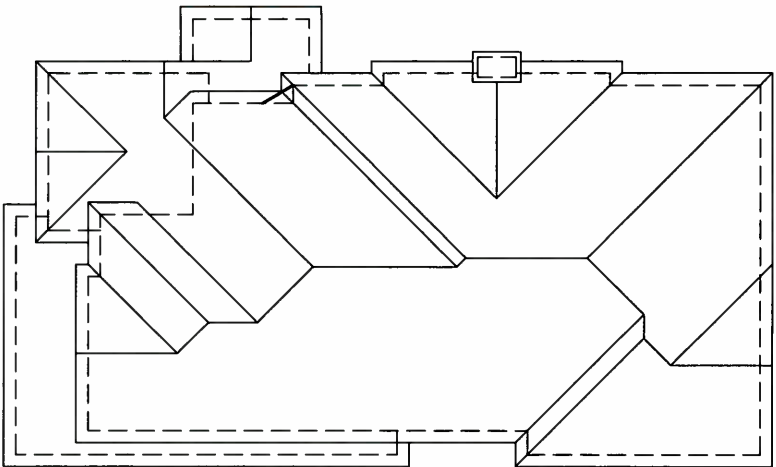
APR 24, 2015

no.	description	date	by
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1.	ISSUED FOR CLIENT REVIEW	14-07-07	JM

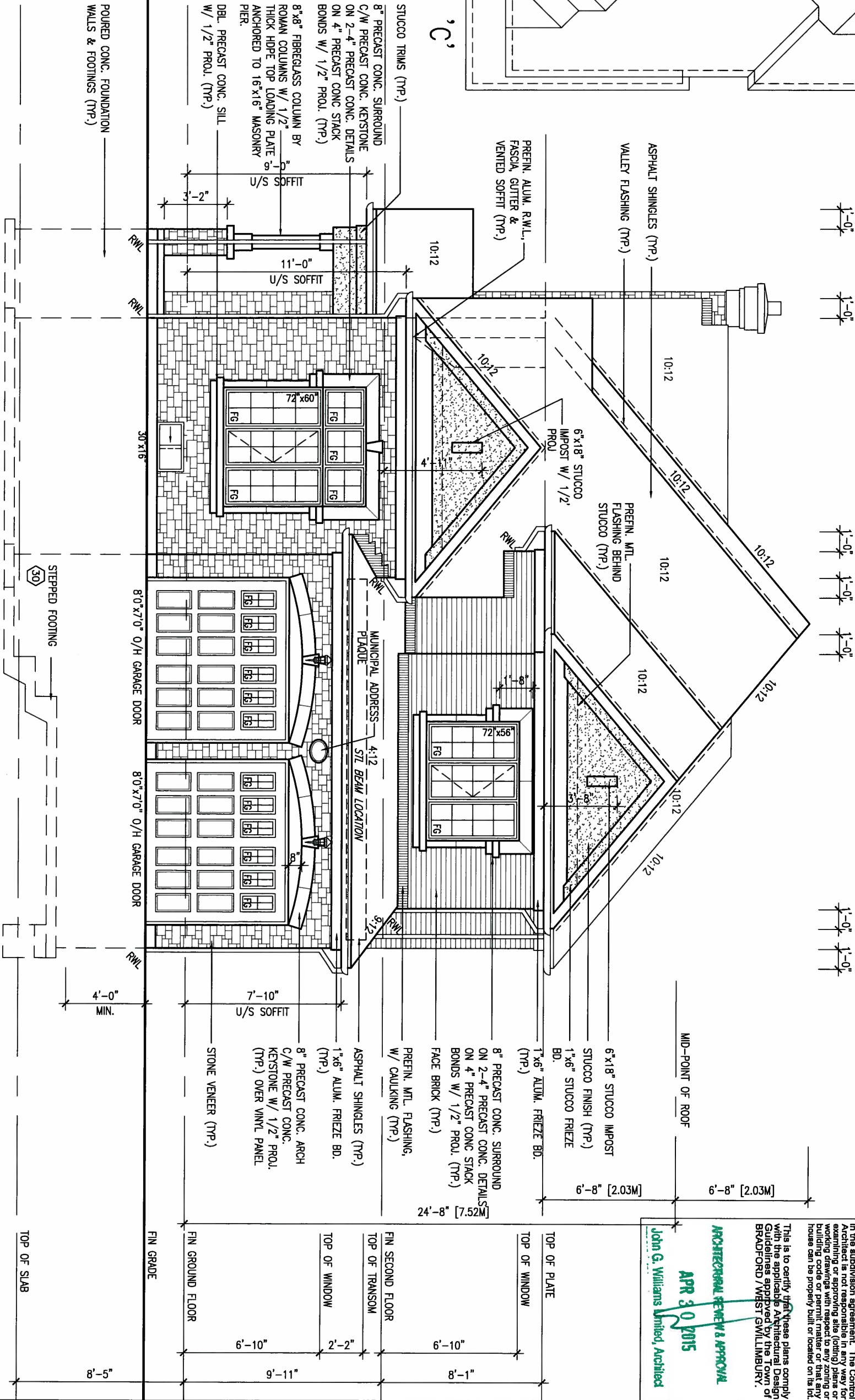
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qualification information
Wellington Jno-Baptiste 25591
signature
name registration information
VA3 Design Inc. 42658
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BAYVIEW WELLINGTON		S38-7C
GREEN VALLEY ESTATES		BAROSSA 7
project name	municipality	project no.
GREEN VALLEY ESTATES	BRADFORD, ON	13045
date	drawn by	checked by
JULY 204	JM	3/16" = 1'-0"
SECOND FLOOR PLAN 'C'		file name
SECOND FLOOR PLAN 'C'		13045-S38-7C
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		18



ROOF PLAN 'C'



FRONT ELEVATION 'C'

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1.(7))			
S38-7C ELEVATION C	ENERGY EFFICIENCY - OBC S812		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	553 S.F.	74.33 S.F.	13.44 %
LEFT SIDE	1041 S.F.	207.10 S.F.	19.89 %
RIGHT SIDE	1117 S.F.	49.78 S.F.	4.46 %
REAR	635 S.F.	163.11 S.F.	25.69 %
TOTAL SQ. FT.	3346.00 S.F.	494.32 S.F.	14.77 %
TOTAL SQ. M.	310.85 S.M.	45.92 S.M.	14.77 %

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1.(7))			
S38-7C ELEVATION C	ENERGY EFFICIENCY - OBC S812		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	553 S.F.	74.33 S.F.	13.44 %
LEFT SIDE	1041 S.F.	207.10 S.F.	19.89 %
RIGHT SIDE	1117 S.F.	49.78 S.F.	4.46 %
REAR	740 S.F.	183.11 S.F.	24.74 %
TOTAL SQ. FT.	3451.00 S.F.	514.32 S.F.	14.90 %
TOTAL SQ. M.	320.61 S.M.	47.78 S.M.	14.90 %

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ARCHITECTURAL REVIEW & APPROVAL
APR 30 2015
John G. Williams Limited, Architect

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

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BAYVIEW WELLINGTON			
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON
date	JULY 204	checked by	scale
drawn by	JM	3/16" = 1'-0"	
FRONT ELEVATION 'C'		13045-S38-7C	
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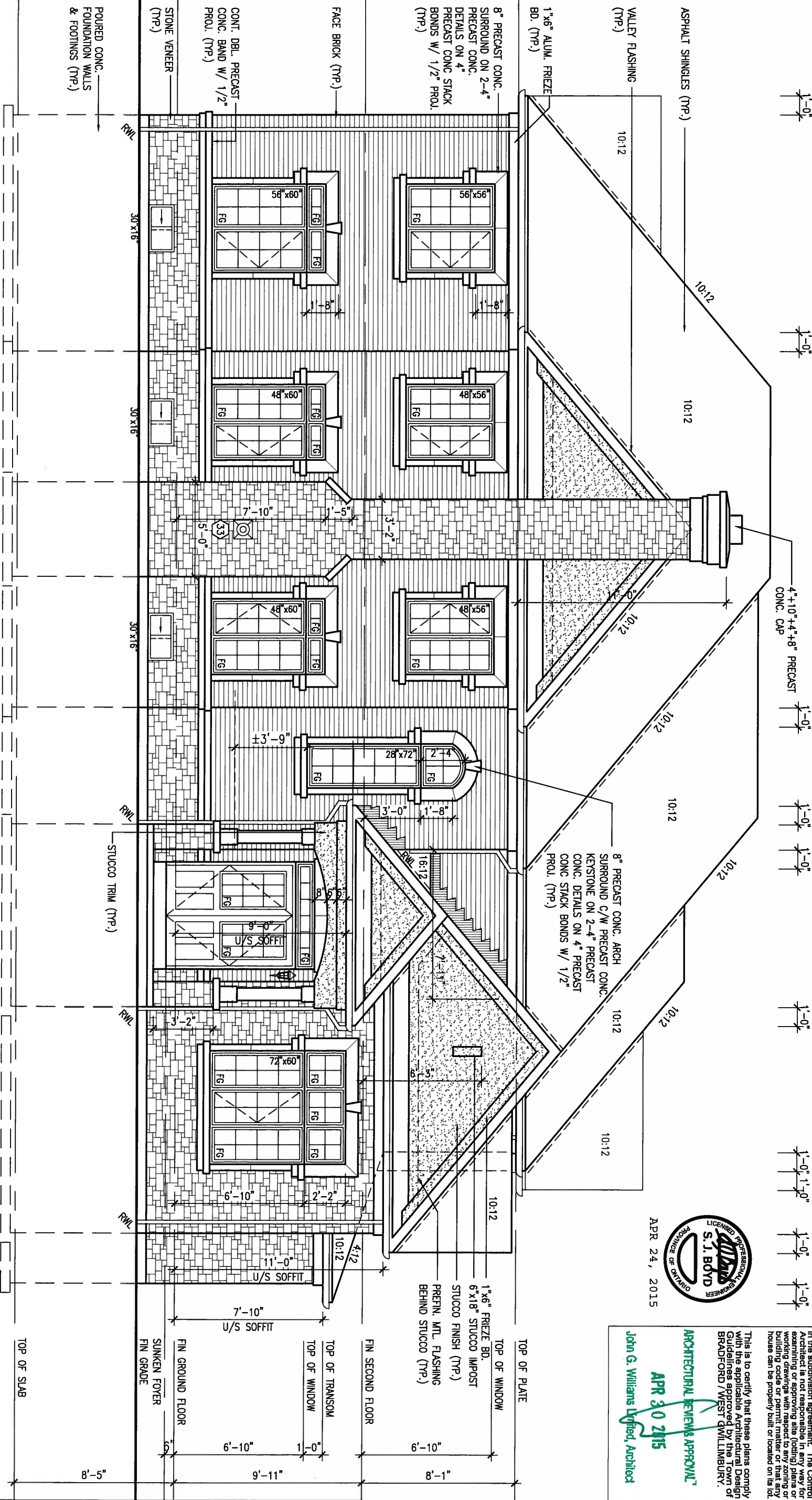
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2	REVISED AS PER ENG'S COMMENTS	20-04-15	RC
1	ISSUED FOR CLIENT REVIEW	14-07-07	JM



APR 24, 2015

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

FLANKAGE ELEVATION 'C'



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ARCHITECTURAL REVIEW APPROVAL
APR 30 2015
John G. Williams Limited, Architect

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BAYVIEW WELLINGTON		S38-7C BAROSSA 7	
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON	project no. 13045	drawing no. 20
date JULY 204	checked by JM	scale 3/16" = 1'-0"	file name 13045-S38-7C
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REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

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

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

1'-0"

APR 24, 2015



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

ARCHITECTURAL REVIEW & APPROVAL
APR 30 2015
John G. Williams Limited, Architect

ARCHITECTURAL REVIEW & APPROVAL
APR 30 2015
John G. Williams Limited, Architect

RIGHT SIDE ELEVATION 'C'

LOCATE UTILITY METERS AWAY
FROM PUBLIC VIEW

BRICK VENEER CONSTRUCTION

(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)
45 MINUTE FIRE RATED WALL

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

HEADER/RIM JOIST LEVEL

(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE) 45 MINUTE
FIRE RATING @ HEADER

PROVIDE 15.9mm (5/8") TYPE 'X' GYPSUM BOARD BETWEEN FLOOR JOIST AT THE HEADER OR CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR JOISTS ARE PARALLEL TO RIM JOIST TO MAINTAIN 45 MINUTE FIRE RATING.

WALL AREA 1175.67 SQ. FT.
LIMITING DISTANCE 1.2 M (7'6")
OPENING ALLOWED 82.50 SQ. FT.
OPENING PROVIDED 54.45 SQ. FT.

PRECAST CONC. SILL
W/ 1/2" PROL. (TYP.)

BRICK SOLDIER COURSE
W/ 1/2" PROL. (TYP.)

TOP OF SLAB

FIN GRADE

FIN GROUND FLOOR

TOP OF TRANSOM
TOP OF WINDOW

FIN SECOND FLOOR

TOP OF WINDOW

TOP OF PLATE

BAYVIEW WELLINGTON

S38-7C
BAROSSA 7

project name
GREEN VALLEY ESTATES

municipality
BRADFORD, ON

project no.
13045

date
JULY 204

RIGHT SIDE ELEVATION 'C'

drawing no.

drawn by
JM

checked by
-

scale
3/16" = 1'-0"

file name
13045-S38-7C

21

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

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20-04-15 RC
14-07-07 JM

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1.	ISSUED FOR CLIENT REVIEW	14-07-07	JM
no.	description	date	by

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

-4" + 10" + 4" + 8" PRECAST
CONC. CAP

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ARCHITECTURAL REVIEW & APPROVAL
APR 30 2015
John G. Williams Limited, Architect

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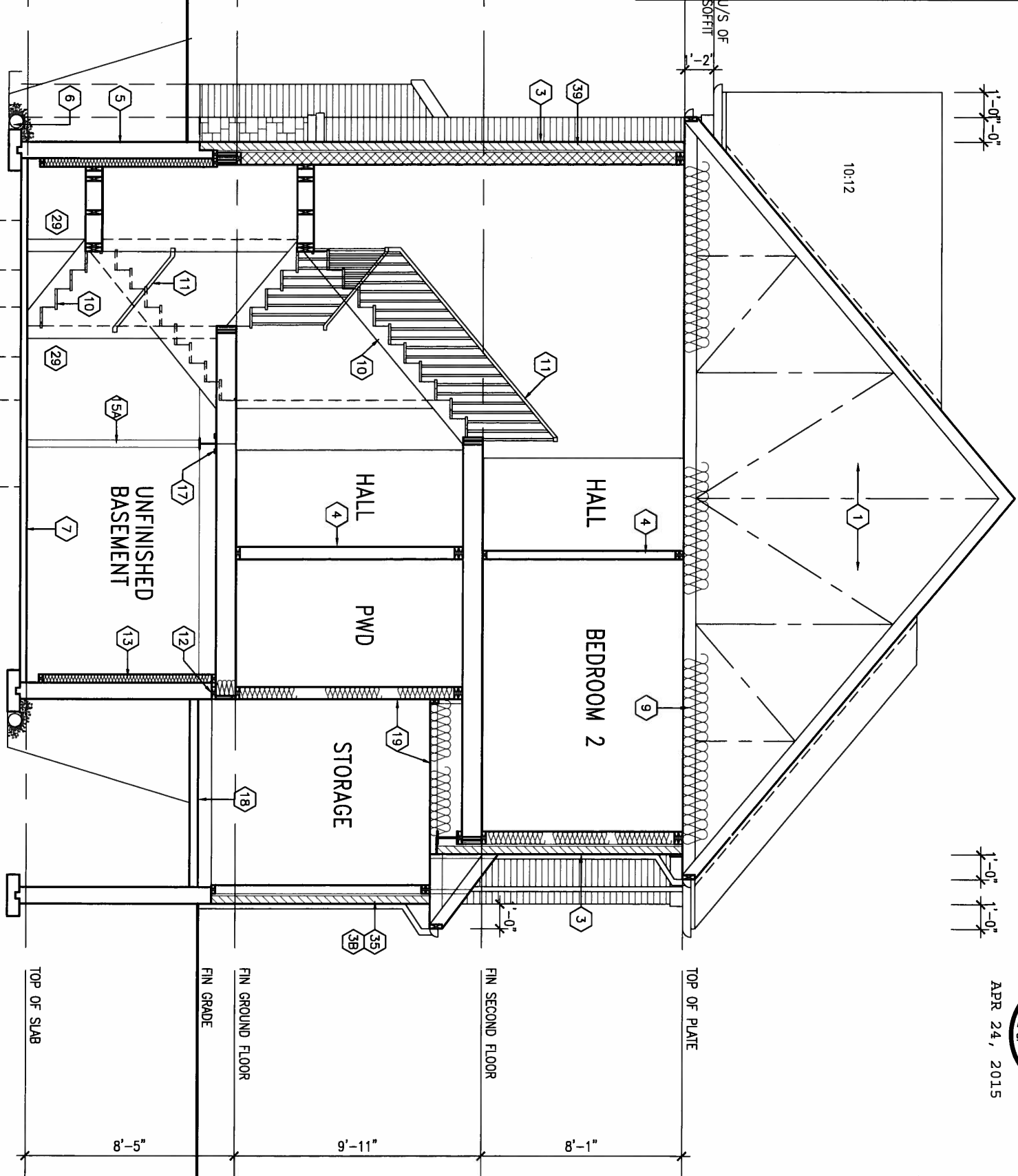
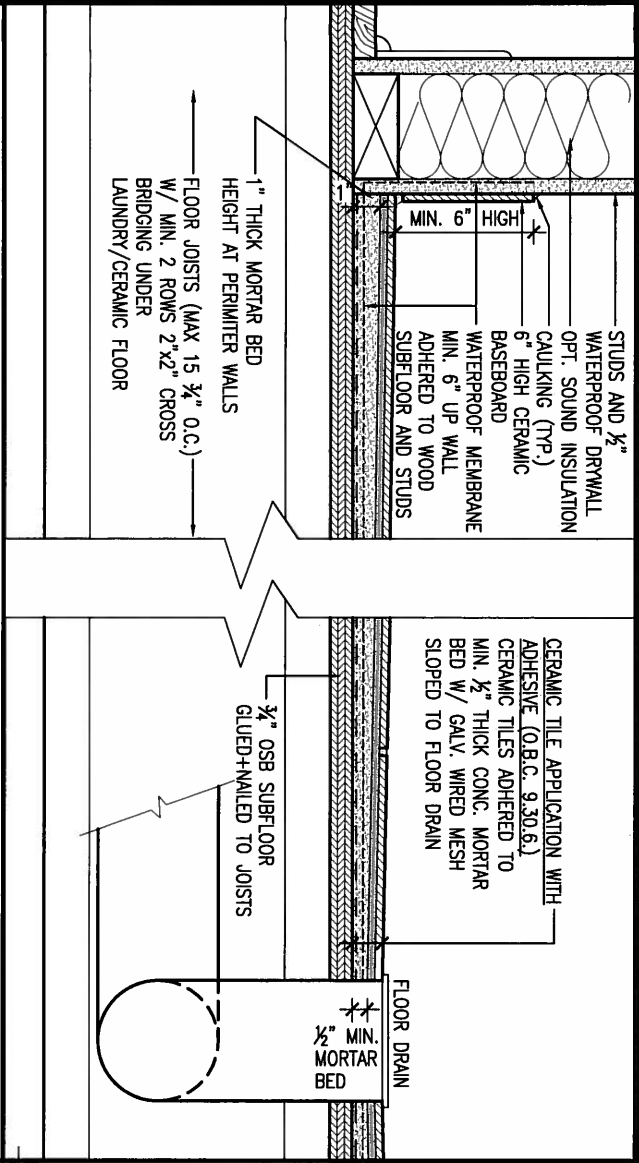
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Toronto ON M3H 1S8
#16.630.2255 f 416.630
va3design.com

BAYVIEW WELLINGTON

S38-7C
BAROSSA 7

project name GREEN VALLEY ESTATES		municipality BRADFORD, ON		project no. 13045	
date JULY 2014		drawing no. 22			
drawn by JM		checked by —		scale 3/16" = 1'-0"	
file name 13045-S38-7C					
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DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY



CROSS SECTION 'A-A'
EL. 'B' & 'C' SIMILAR



APR 24, 2015

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8	.	.	qualification information		project name	municipality	project no.	
7	.	.	Wellington Jno-Baptiste		GREEN VALLEY ESTATES	BRADFORD, ON	13045	
6	.	.	signature		date	CROSS SECTION 'A-A'		drawing no.
5	.	.	25591		JULY 204	file name		23
4	.	.	BCIN	drawn by	checked by	scale		
3	.	.	registration information	JM	-	3/16" = 1'-0"	13045-S38-7C	
2	REVISED AS PER ENG'S COMMENTS	20-04-15	RC	RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-7C.dwg - Thu - Apr 23 2015 - 1:38 PM				
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REFER TO FRONT ELEVATION FOR
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1'-0" 1'-0"

1'-0" 1'-0"

1'-0" 1'-0"

1'-0" 1'-0"



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ARCHITECTURAL REVIEW & APPROVAL
APR 30 2015
John G. Williams-Limited, Architect

TOP OF PLATE

TOP OF WINDOW

FIN SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

FIN GROUND FLOOR

TOP OF WINDOW

FIN GRADE

TOP OF SLAB

BAYVIEW WELLINGTON

S38-7C
BAROSSA 7

project name
GREEN VALLEY ESTATES

municipality
BRADFORD, ON

project no.
13045

date
JULY 204

REAR ELEVATION 'A' - W.O.D.

drawing no.
25

drawn by
JM

checked by
-

scale
3/16" = 1'-0"

file name
13045-S38-7C

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VA3
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BCIN

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VA3 Design Inc.

42658

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no.	description	date	by	.	.

42" HIGH P.T. RAILING
W/ PICKETS @ 4" O.C.
W/ 4"x4" MIDPOST @
5'-0" O.C. MAX. (TYP.)

6"x6" P.T. WOOD POST
BOLTED TO GALV. METAL
SHOE SET INTO 12" DIA.
CONC. PIER TO EXTEND
6" ABOVE GRADE AND
5'-0" BELOW GRADE
(TYP.)

2"x6" P.T. CROSS
BRACING

5'-0" MIN.

REAR ELEVATION 'A' - 9R OR MORE W.O.D.
CONDITION

EL. 'B' & 'C' SIMILAR

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

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 2.1.1.2A) 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") (R28) 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 "B" 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"x8") (SB-12-TABLE 2.1.1.2A) 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (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"x8") (R28) 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (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 "B" 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") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3B. BRICK VENEER CONSTRUCTION (2"x4")- GARAGE WALLS 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (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. FDN. WALL 15MPa (2200psi) WITH BITUMINOUS DAMPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x155 (20'x6") CONTINUOUS KEYED CONC. FTG. BRACE FDN. 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 (22'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 DAMPROOFING BELOW SLAB, UNDER SLAB INSULATION PER SB-12. ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED.
8. EXPOSED FLOOR TO EXTERIOR (SB-12-TABLE 2.1.1.2A) PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.
9. ATTIC INSULATION (SB-12-TABLE 2.1.1.2A) (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 FDN. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

12. 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. DAMPROOF 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 FDN. WALL WITH CAULKING.

14. BEARING STUD PARTITION 38x89 (2'x4") STUDS @ 400mm (16") O.C. 38x89 (2'x4") SILL PLATE ON DAMPROOFING 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 (1'4"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 (1.188) 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 (1.188) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STL. 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") FIELD 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. SLOPE TO FRONT.

19. GARAGE CEILING/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. 9.10.9.1.6. 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) & 6.2.4.11.) CAPPED DRYER EXHAUST VENT 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(2).

28. RESERVED

29. 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.

30. STEPPED FOOTINGS OBC 9.15.3.9. MIN. HORIZ. STEP = 600mm (24"). MAX. VERT. STEP = 600mm (24")

31. 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 FDN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDN. WALLS. PROVIDE (L7) UNTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.

37. THE FDN. 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 9.26.18.2. & 5.4.2.2.(3) AND 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 ROOFS OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3, 3.8.3.8.1.(1)(d) & 3.8.3.13.(1)(f). 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 (7 1/4" 9 1/2", 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C.

6) PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS.
7) JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.
8) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mil. POLYETHYLENE FILM, No. 50 (45lbs) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

STEEL: 1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W, HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40.21 GRADE 350W STRUCTURAL QUALITY STEEL. OBC 9.9.23.4.3.
2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

STUCCO: 1) 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.

LEGEND

CLASS 'B' VENT
DUPLEX OUTLET (12" ABOVE SURFACE)
WEATHERPROOF DUPLEX OUTLET
POT LIGHT
LIGHT FIXTURE (FULL CHAIN)
SWITCH
FLOOR DRAIN
SINGLE JOIST
DOUBLE JOIST
TRIPLE JOIST
LAMINATED VENEER LUMBER
POINT LOAD FROM ABOVE
PRESSURE TREATED LUMBER
GIRDER TRUSS BY ROOF TRUSS MANUF.
FLAT ARCH
CURVED ARCH
MEDICINE CABINET (RECESSED)
CONC. BLOCK WALL
DOUBLE VOLUME WALL
SEE NOTE 39
SOLID WOOD BEARING (SPRUCE No. 2) SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER OR AS DIRECTED BY STRUCTURAL ENGINEER. SOLID BEARING TO BE MINIMUM 2 PIECES.
SOLID WOOD BEARING TO MATCH FROM ABOVE
EXHAUST FAN TO EXTERIOR
DUPLEX OUTLET (HEIGHT A.F.F)
GFI DUPLEX OUTLET (HEIGHT A.F.F)
HEAVY DUTY OUTLET (220 volt)
LIGHT FIXTURE (CEILING MOUNTED)
LIGHT FIXTURE (WALL MOUNTED)
HOSE BIB (NON-FREEZE)



39. TWO STOREY VOLUME SPACES

-FOR A MAXIMUM 5490 mm (18'-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m. PROVIDE 2-38x140 (2-2'x6") SPR.#2 CONTIN. STUDS @ 300mm (12") O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) C/W 9.6 (3/8") THICK EXT. PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 1220 mm (4'-0") O.C. VERTICALLY. -FOR WALLS WITH HORIZ. DISTANCES NOT EXCEEDING 2900 mm (9'-6"), PROVIDE 38x140 (2'x6") STUDS @ 400 (16") O.C. WITH CONTINUOUS 2-38x140 (2-2'x6") TOP PLATES + 1-38x140 (1-2'x6") BOTTOM PLATE & MINIMUM OF 3-38x184 (3-2'x8") CONT. HEADER AT GRND. CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES AND HEADERS.

40. TYPICAL 1 HOUR RATED PARTYWALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

41. FOUNDATION WALL (W.O.D./W.O.B.)

-FOR LATERAL SUPPORT WHERE GRADE TO T/O BASEMENT SLAB EXCEEDS 1200mm (3'-11")
FOR 200mm (8") POURED CONC. FOUNDATION WALL PROVIDE VERTICAL 38x140 (2'x6") WOOD STUDS @ 400 (16") o.c. MATCH FLOOR JOIST SPACING WHEN PARALLEL WITH FLOOR JOISTS. [RAMSET BOTTOM PLATE TO SLAB & FASTEN TOP OF WALL TO FLOOR JOIST AND ALSO TIED TO 38x84 (2'x4") @ 300 (12") o.c. KNEE WALL]. REFER TO DETAIL.

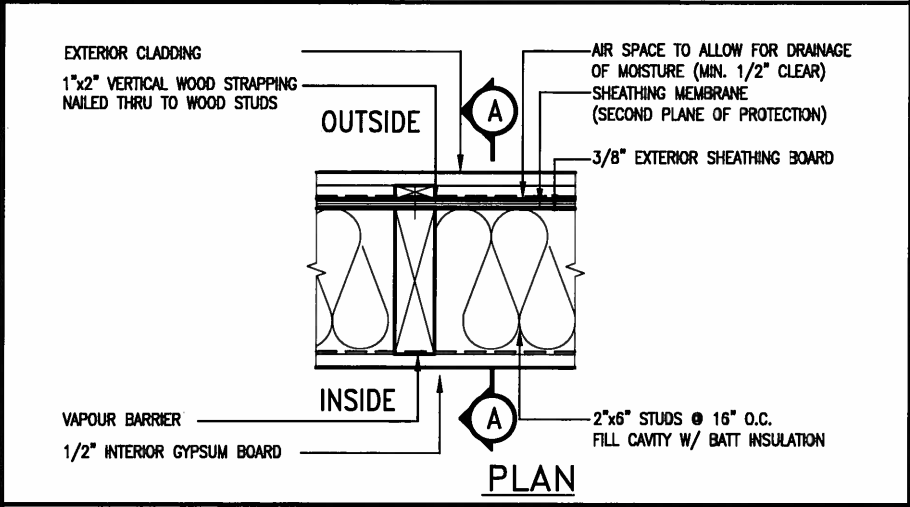
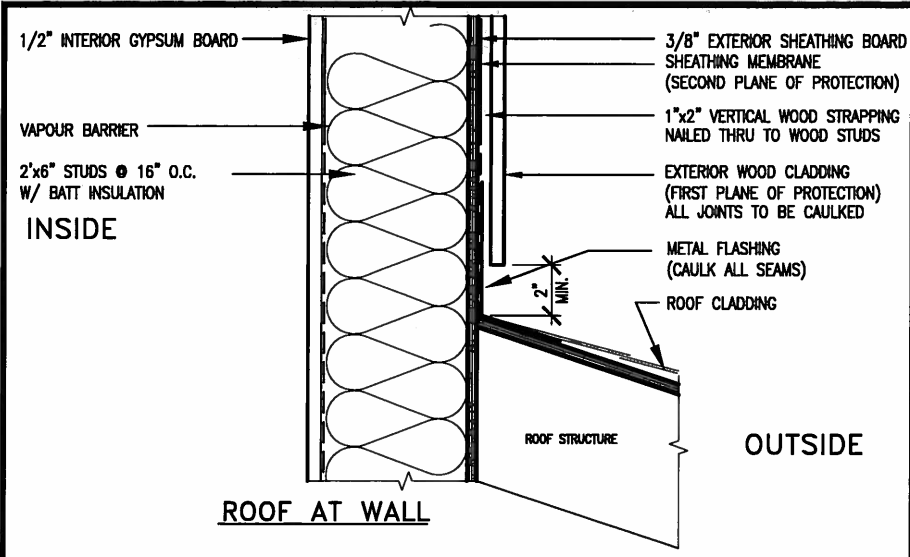
42. EXTERIOR WALLS FOR WALK-OUT CONDITIONS

THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2'x6") STUDS @ 400mm (16") o.c. OR 38x89 (2'x4") STUDS @ 300mm (12") o.c.

ONT. REG. 332/12-2012 OBC
Amendment O. Reg. 368/13
NOV. 13, 2014

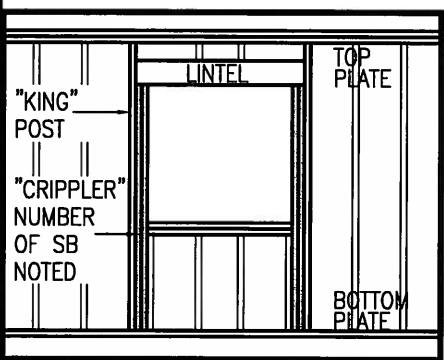
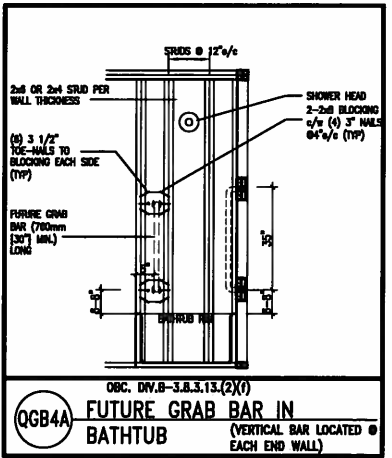
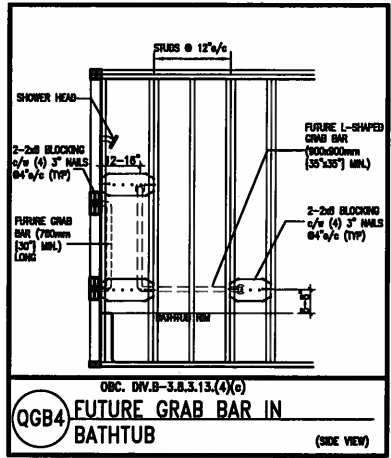
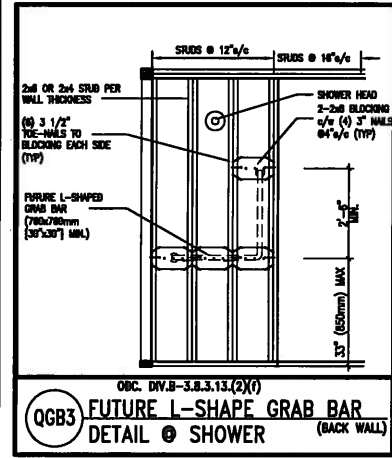
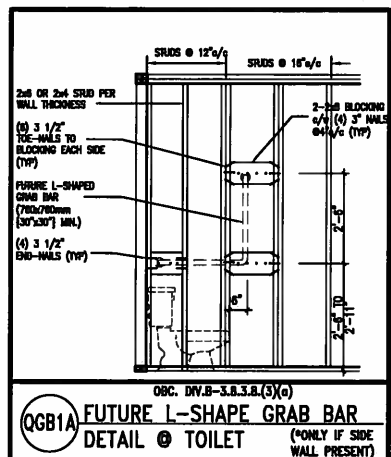
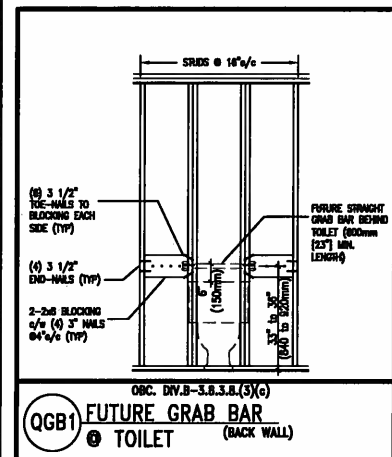
WOOD LITELS AND BUILT-UP WOOD BEAMS

L1	2/38 x 184 (2/2" x 8")	SPR.#2
B1	3/38 x 184 (3/2" x 8")	SPR.#2
B2	4/38 x 184 (4/2" x 8")	SPR.#2
B7	5/38 x 184 (5/2" x 8")	SPR.#2



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

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

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

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

** STUD INFORMATION TAKEN FROM OBC TABLE A-30

"CRIPPLE" DETAIL

LICENCED PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO
APR 24, 2015

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

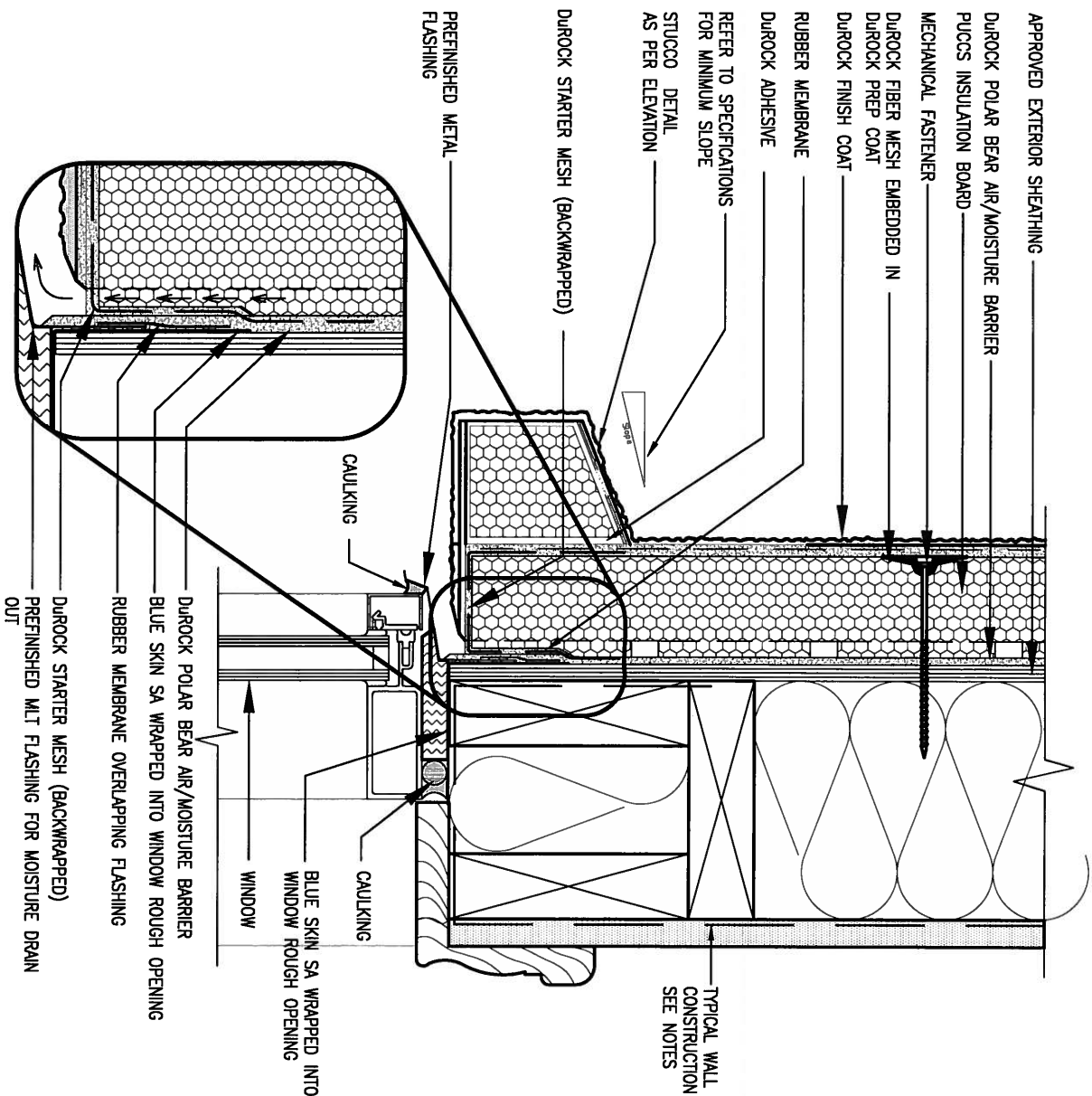
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information
Wellington Jno-Baptiste 25591
signature
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.

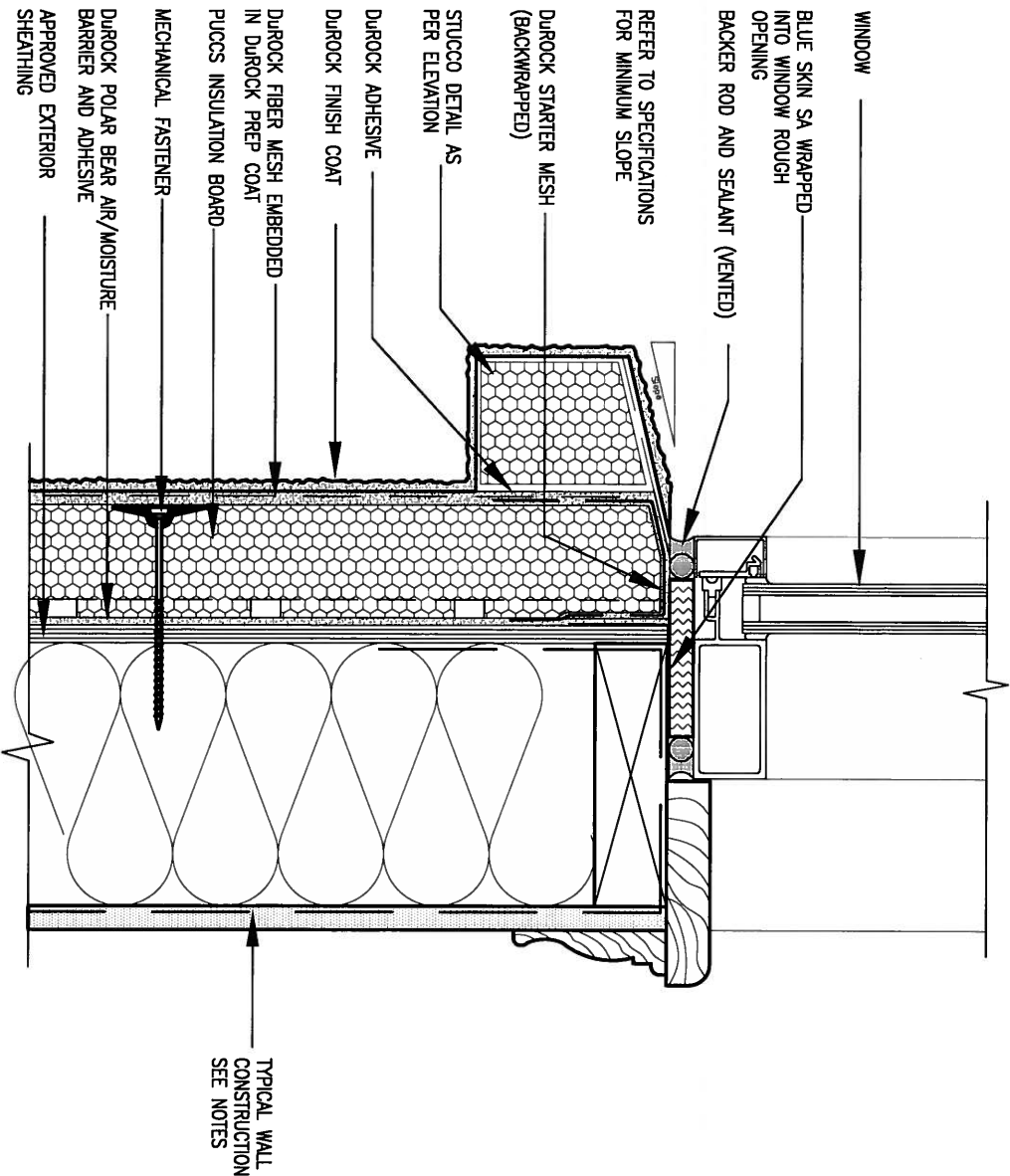
VAS DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		CONST NOTE	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	
date APR 2014	checked by RC		scale 3/16" = 1'-0"
CONSTRUCTION NOTES 13045-CONST-OBC 2015		drawing no. CN2	
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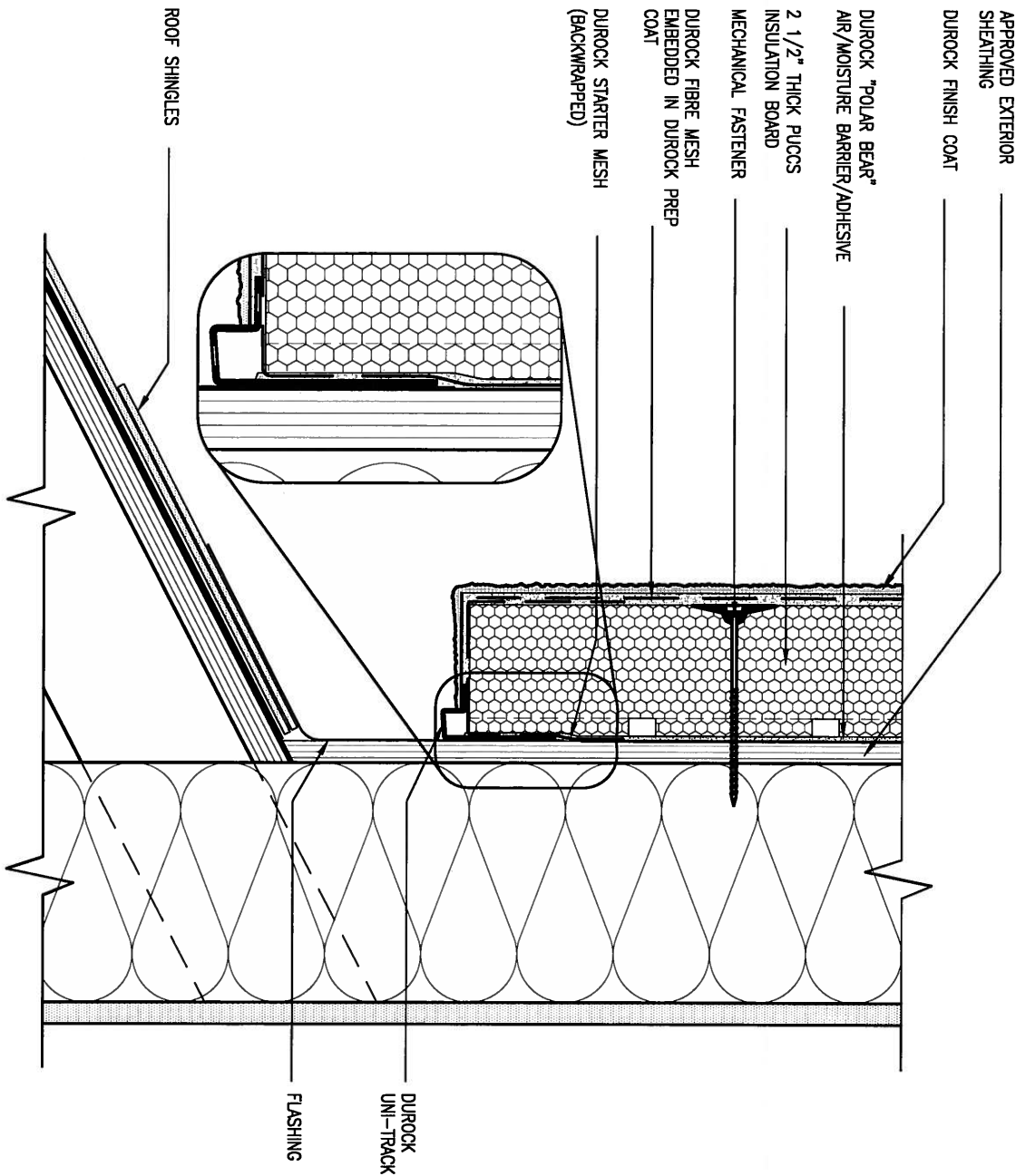
1 WINDOW HEADER
CN3 SCALE: 3"=1'-0"

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



2 WINDOW SILL
CN3 SCALE: 3"=1'-0"

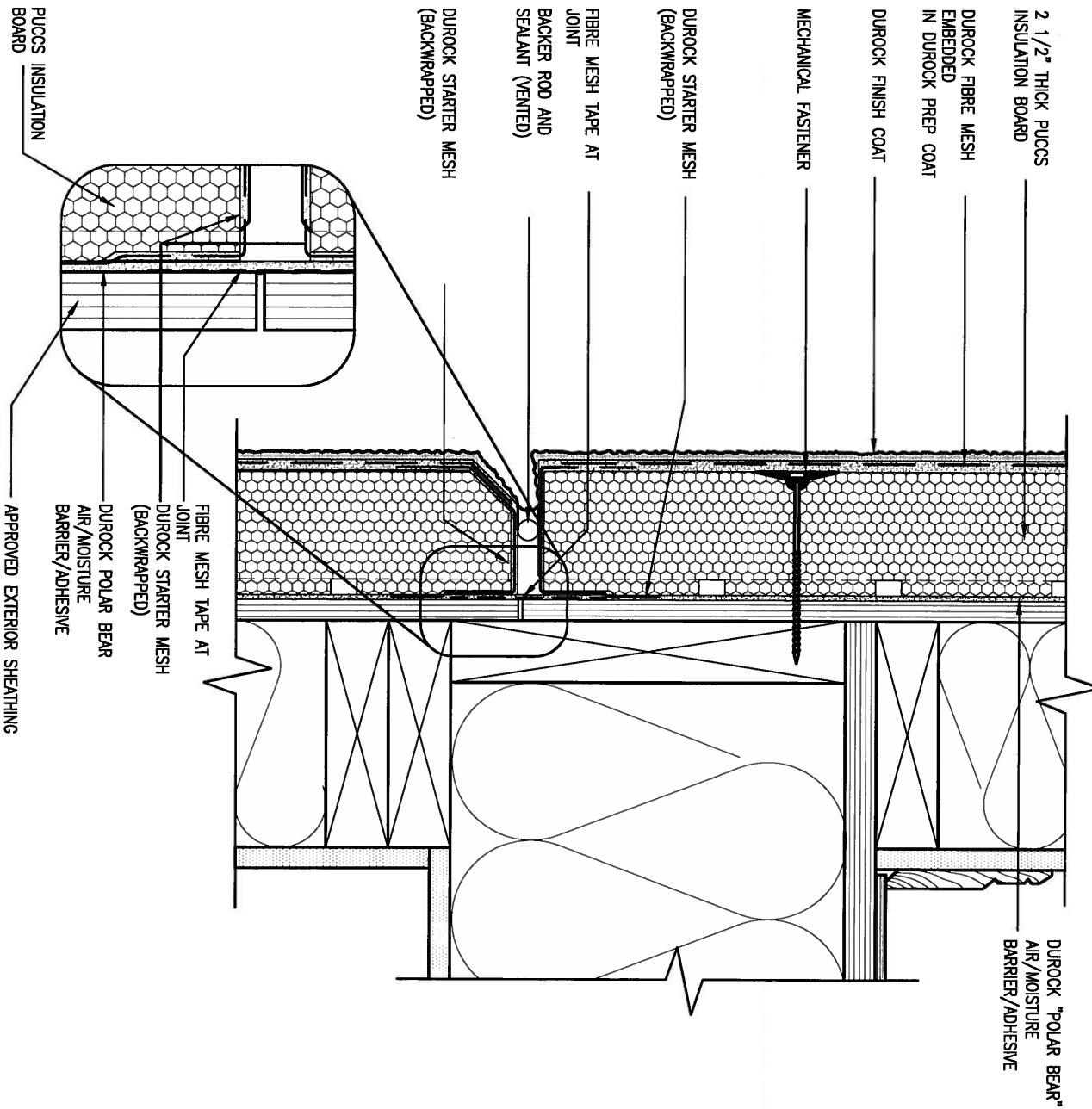
9	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste 25591 name registration information VA3 Design Inc. 42658	 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		CONST NOTE		
8	.	.			project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045		
7	.	.			CONSTRUCTION NOTES				drawing no.
6	.	.			date APR 2014	drawn by RC	checked by -	scale 3/16" = 1'-0"	file name 13045-CONST-0BC 2015
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4	.	.							
3	.	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.						
2	UPDATE TO CODE	APR 16-15	RC						
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC						
no.	description		date	by					



3 STUCCO TERMINATION @ ROOF

CN4 SCALE: 3"=1'-0"

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



4 HORIZONTAL EXPANSION JOINT

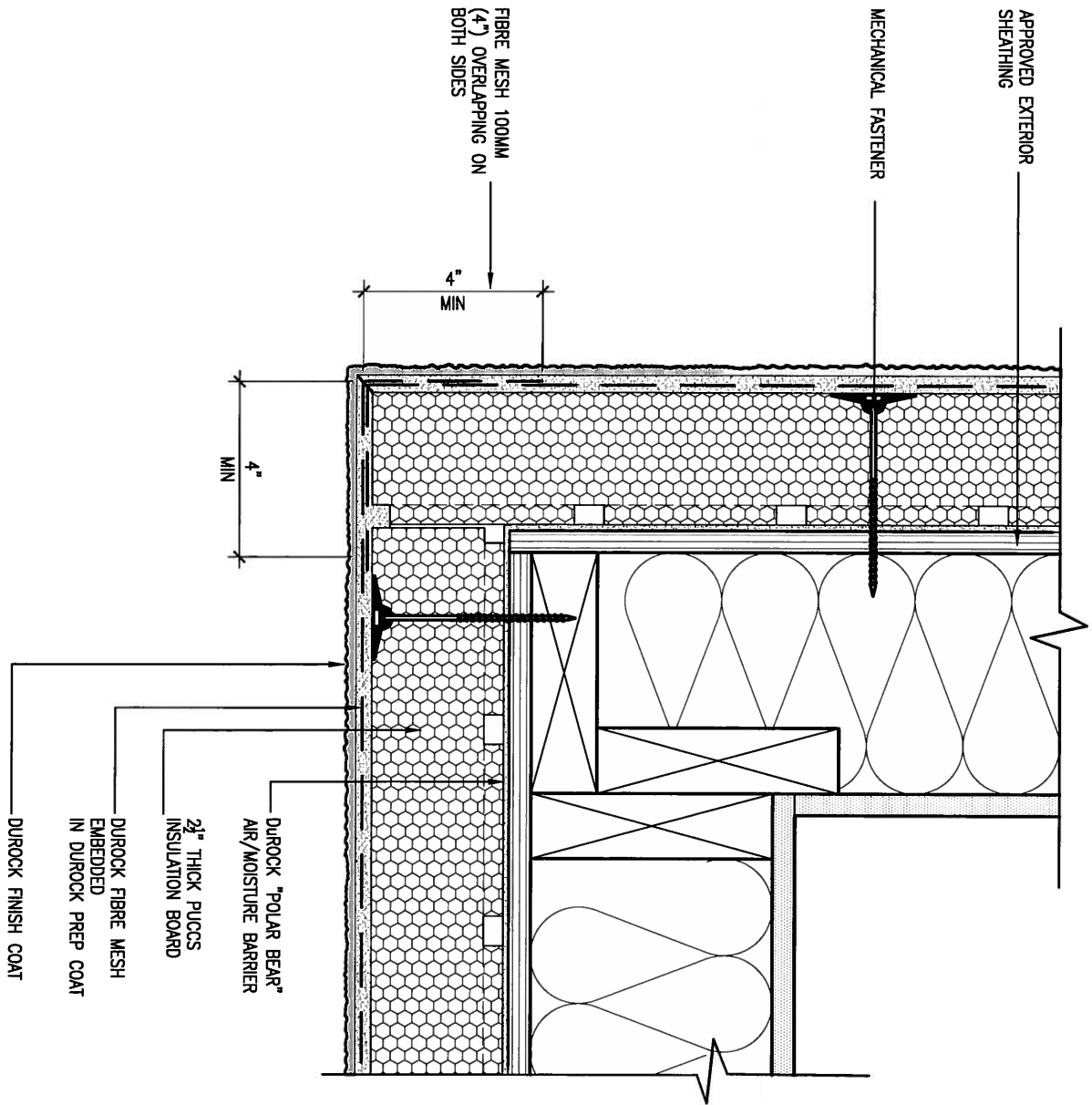
CN4 SCALE: 3"=1'-0"

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

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

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

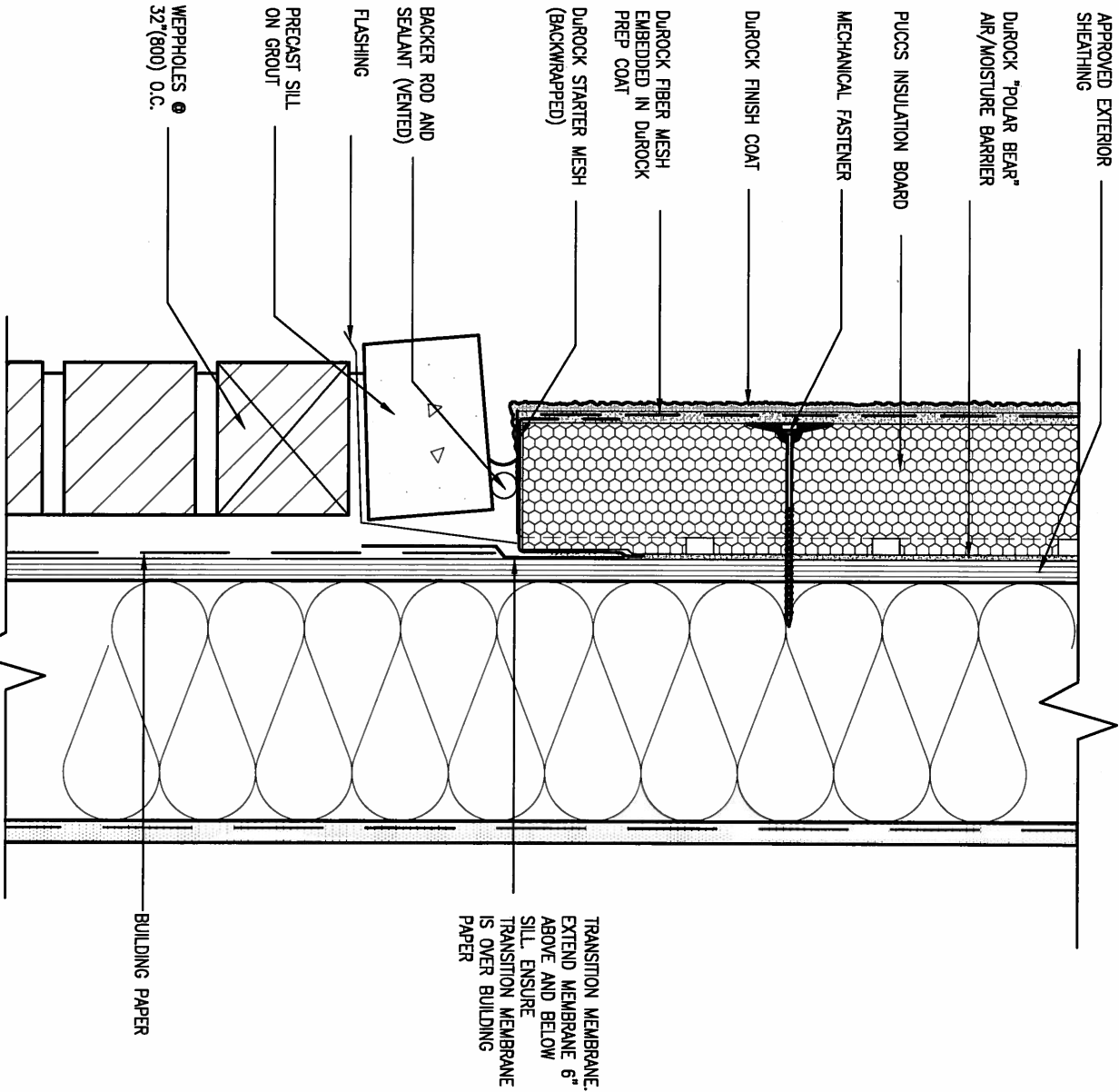
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project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	project no.	13045
drawn by	RC	checked by	-
scale	3/16" = 1'-0"	file name	13045-CONST-0BC 2015
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		drawing no.	
		CN4	



5 CORNER DETAIL

CNS SCALE: 3"=1'-0"

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

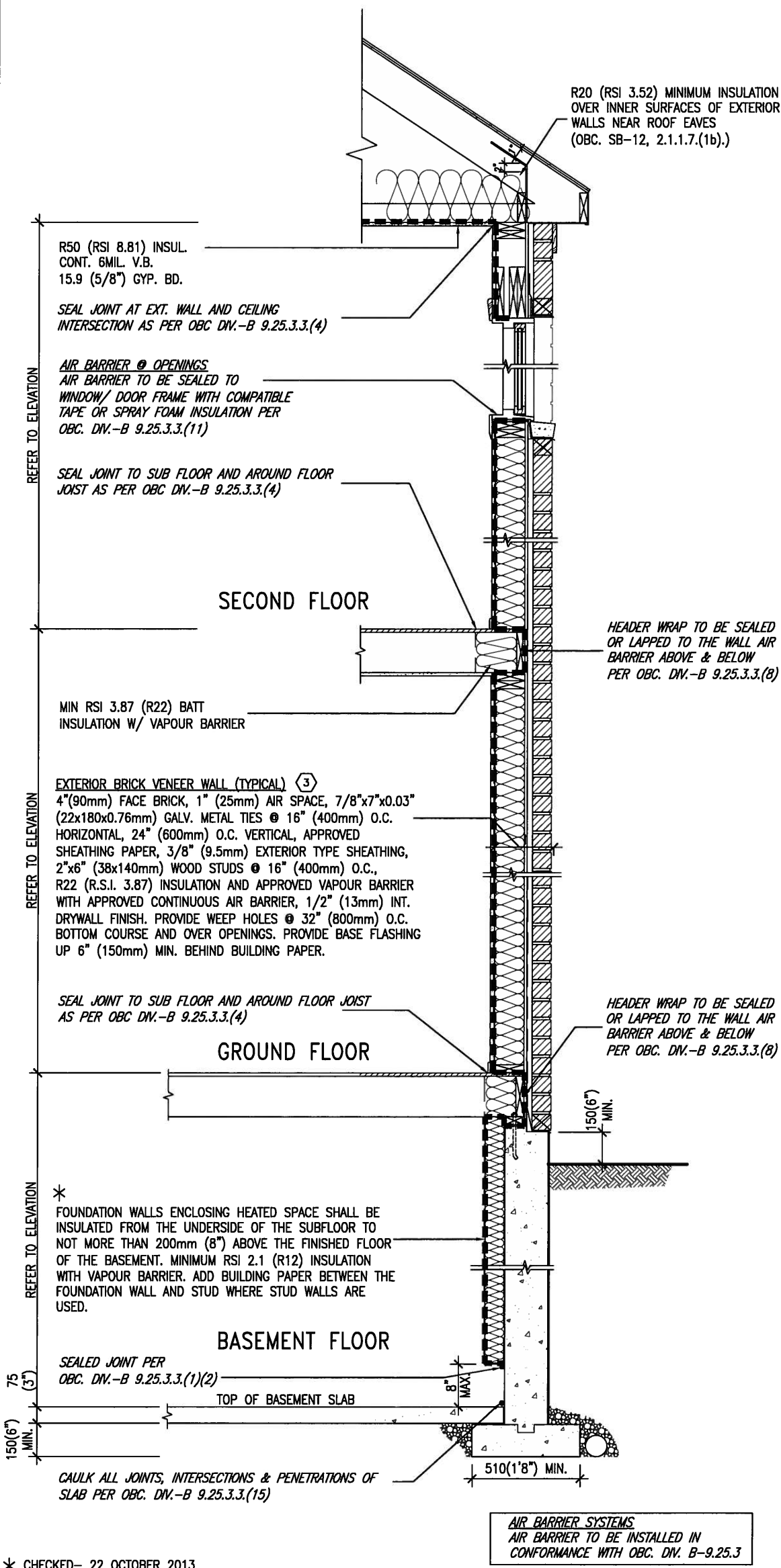


6 STUCCO / MASONRY PLINTH CONNECTION

CNS SCALE: 3"=1'-0"

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer, qualification information Wellington Jno-Baptiste 25591 name registration information VA3 Design Inc. 42658	VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		CONST NOTE -				
8	.	.	.									
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4	.	.	.			project name	municipality	project no.				
3	.	.	.			GREEN VALLEY ESTATES	BRADFORD	13045				
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 copied.		date			drawing no.			
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC			APR 2014				checked by	scale	file name
no.	description	date	by			CONSTRUCTION NOTES						
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SB12-COMPLIANCE PACKAGE 'J'

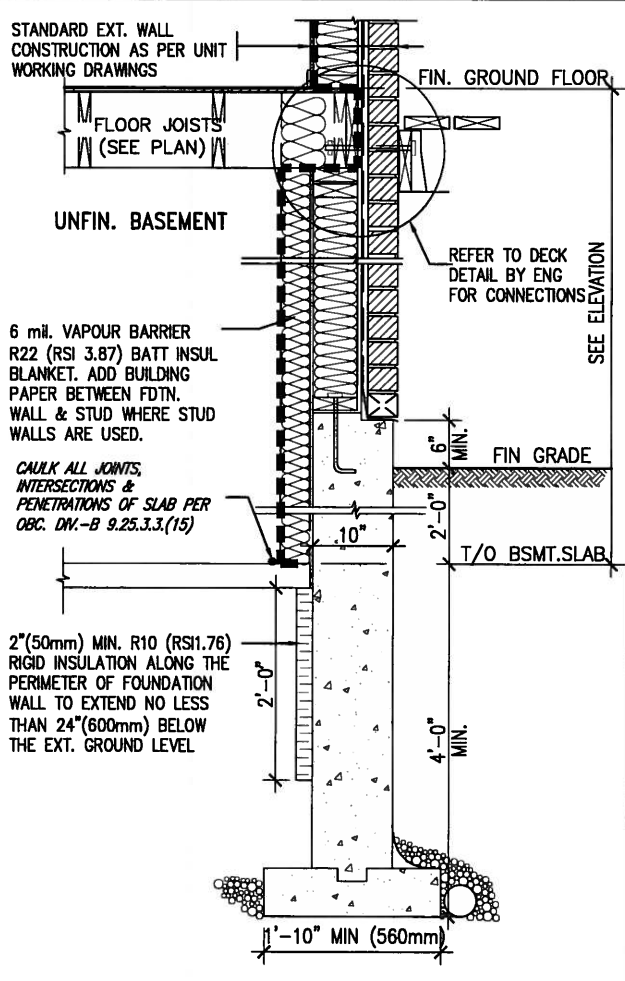


EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY
SECTION W/ BRICK VENEER SCALE: N.T.S.

SEMI & SINGLES ONLY

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

USE SB-12 COMPLIANCE PACKAGE (J):		
COMPONENT	J	Notes:
Ceiling with Attic Space Minimum RSI (R) value	8.81 (R50)	BLOWN -LOOSE
Ceiling without Attic Space Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Exposed Floor Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Walls Above Grade Minimum RSI (R) value	3.87 (R22)	6" R22 BATT
Basement Walls Minimum RSI (R) value	2.11 (R12)	4" R12 BLANKET
Edge of Below Grade Slab ≤600mm below grade Minimum RSI (R) value	1.76 (R10)	RIGID INSUL
Windows & Sliding glass Doors Maximum U-value	1.8	DOUBLE PANE LOW EMISSVITY
Skylights Maximum U-value	2.8	DOUBLE PANE LOW EMISSVITY
Space Heating Equipment Minimum AFUE	94%	NATURAL GAS
Hot Water Heater Minimum EF	0.67	NATURAL GAS
HRV Minimum Efficiency	60%	-

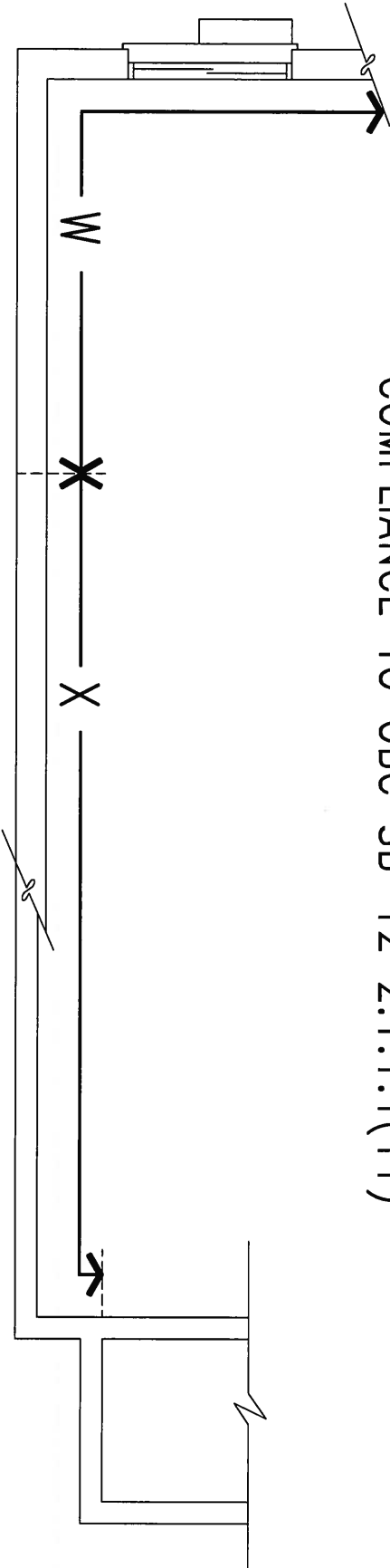


SECTION AT W.O.D/W.O.B.

9 .		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com		BAYVIEW WELLINGTON		CONST NOTE	
8 .		qualification information				project name GREEN VALLEY ESTATES		project no. 13045	
7 .		Wellington Jno-Baptiste		25591		municipality BRADFORD		file name 13045-CONST-OBC 2015	
6 .		name		signature		date APR 2014		CONSTRUCTION NOTES	
5 .		registration information		BCIN		drawn by RC		checked by 3/16" = 1'-0"	
4 .		VA3 Design Inc.		42658		scale		drawing no. CN6	
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1 ISSUE FOR CLIENT REVIEW		MAY 07-14		RC					
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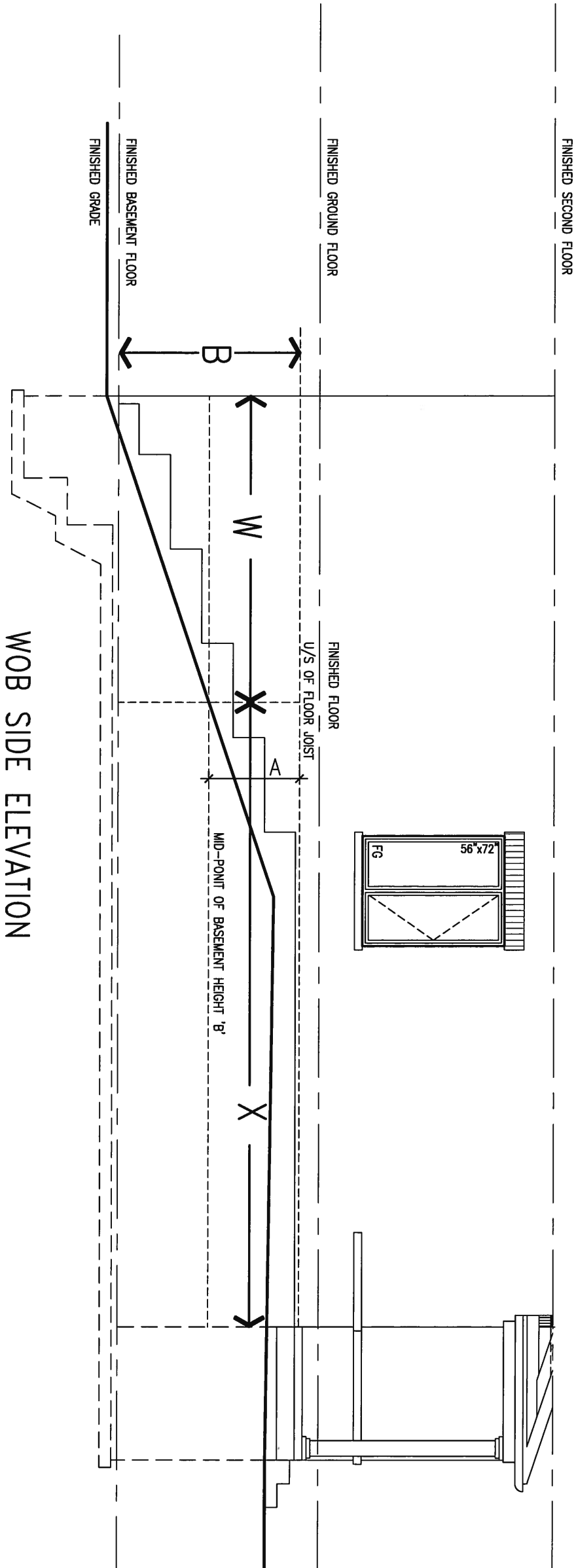
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COMPLIANCE TO OBC SB-12 2.1.1.1(11)



APR 24, 2015

WOB PLAN

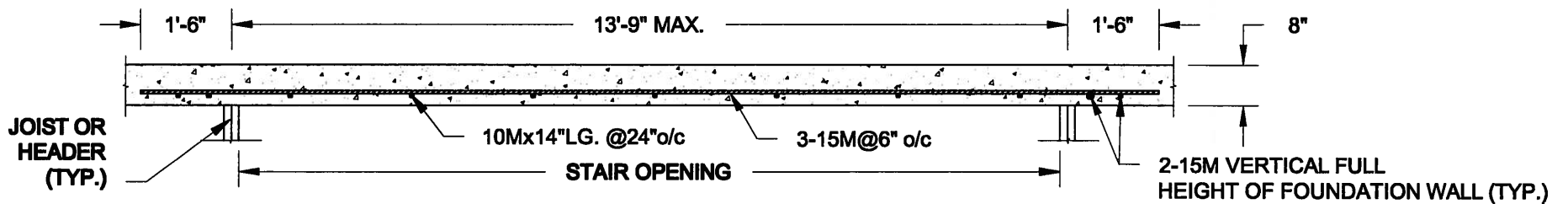


WOB SIDE ELEVATION

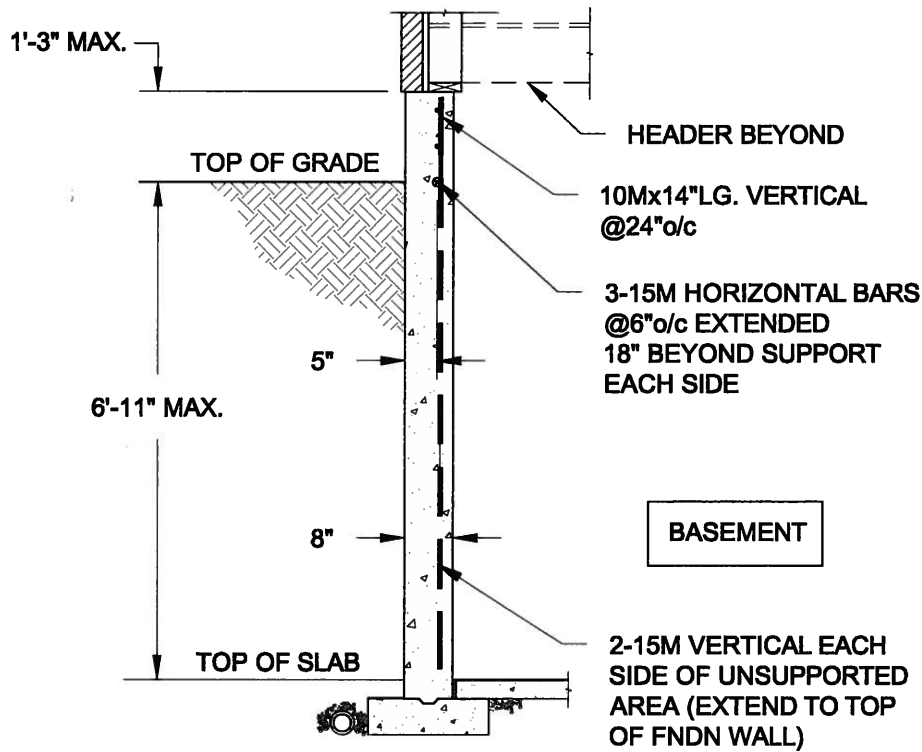
WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

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

9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	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	CONST NOTE -	project no. 13045		
8.	.	.	qualification information Wellington Jno-Baptiste 25591						
7.	.	.	name registration information VA3 Design Inc. 42658						
6.	.	.	signature signature						
5.	.	.	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.						
4.	.	.			date APR 2014	checked by RC	scale 3/16" = 1'-0"	CONSTRUCTION NOTES 13045-CONST-OBC 2015	drawing no. CN7
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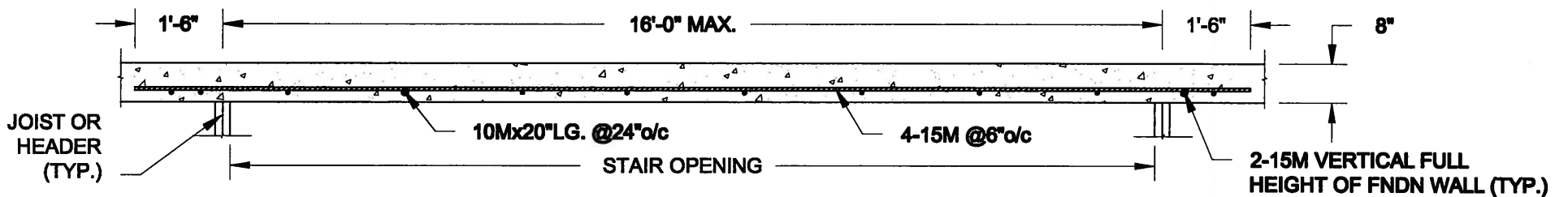
PLAN VIEW
NOT TO SCALE



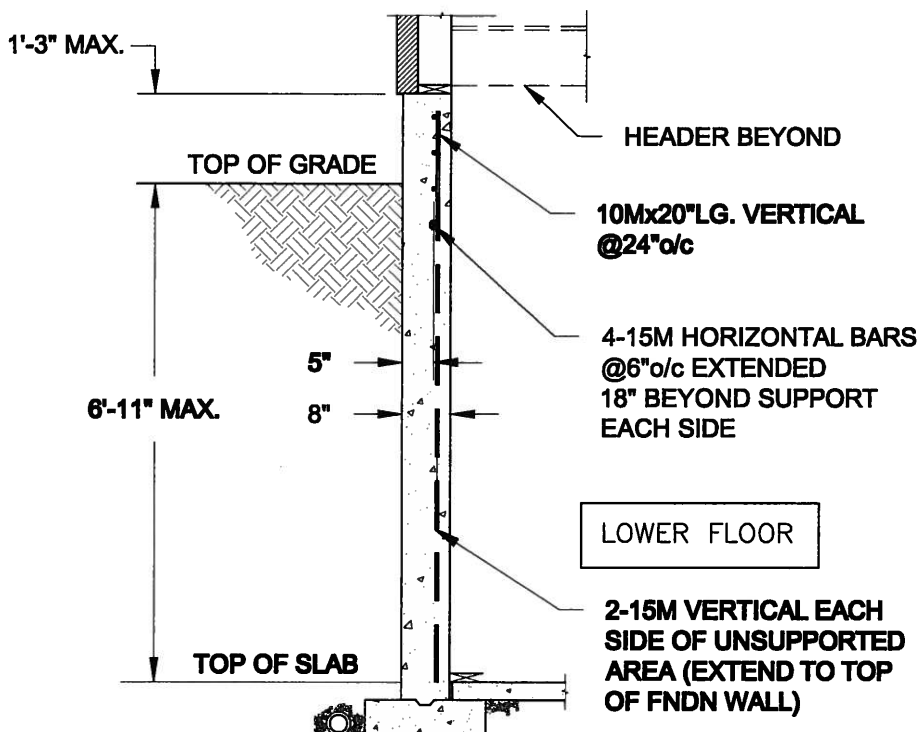
NOTE:

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"

Scale:
AS NOTED

Date:
FEB-26-2015

Drawn: SC
Checked: SJB

QUAILE ENGINEERING LTD.



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

Engineer's Seal:



APR 24, 2015

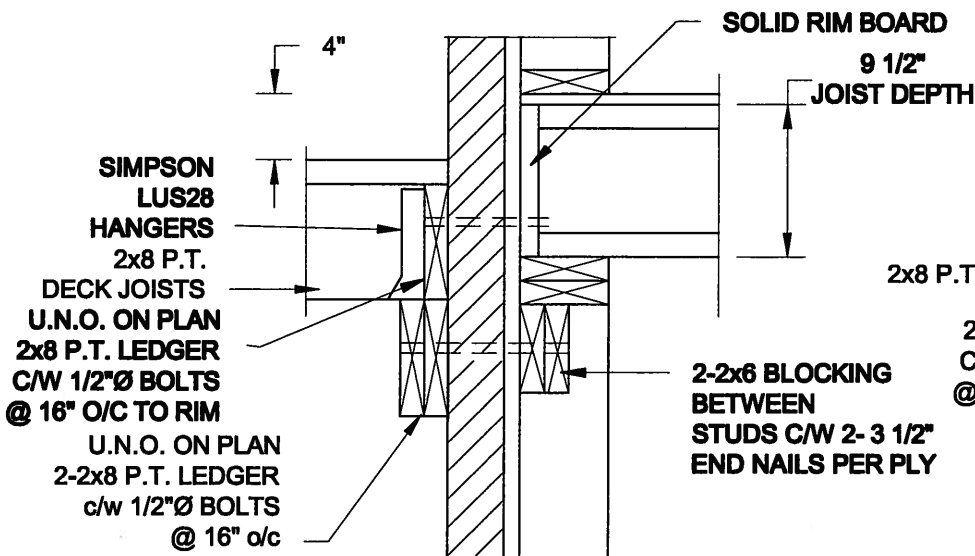
Project:
BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

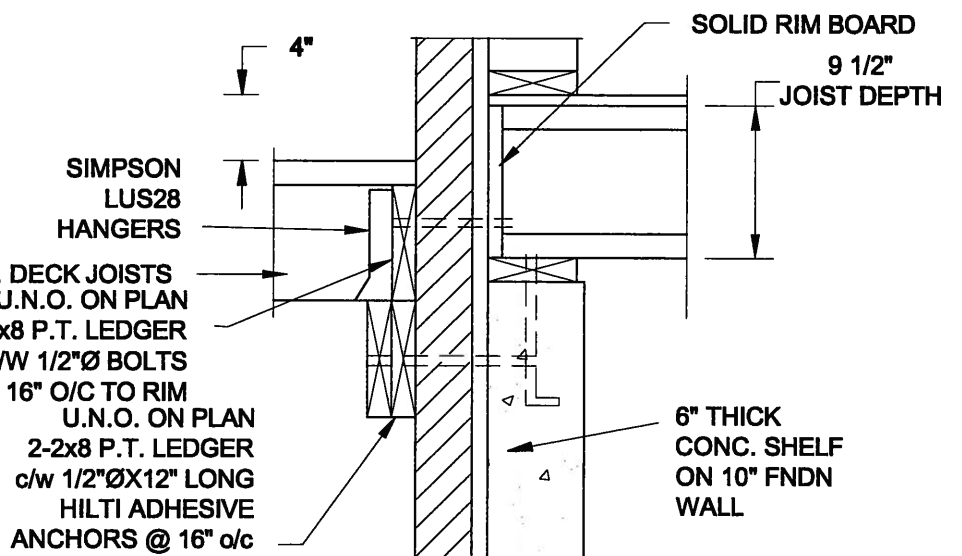
Project No.:
14-095

Drawing No.:
S1

FOR 9 1/2" JOIST DEPTH



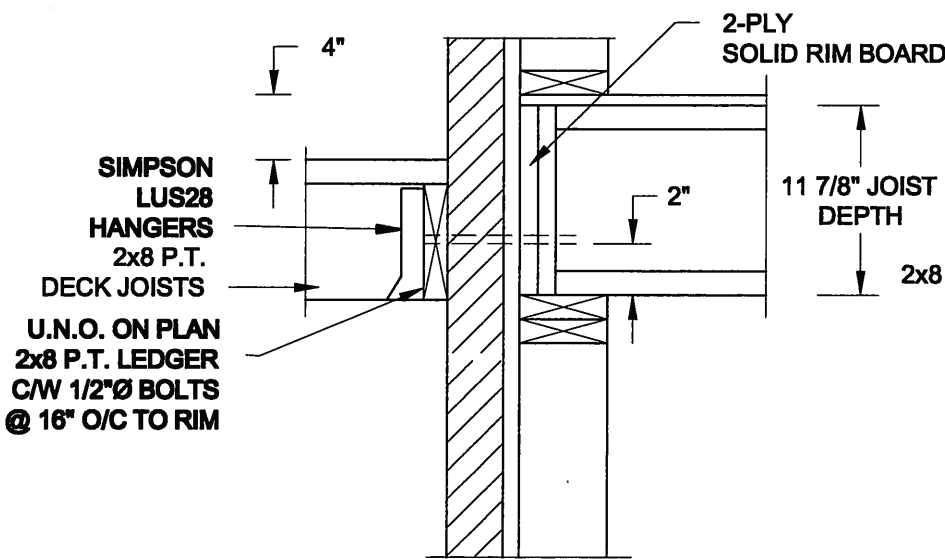
1A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"



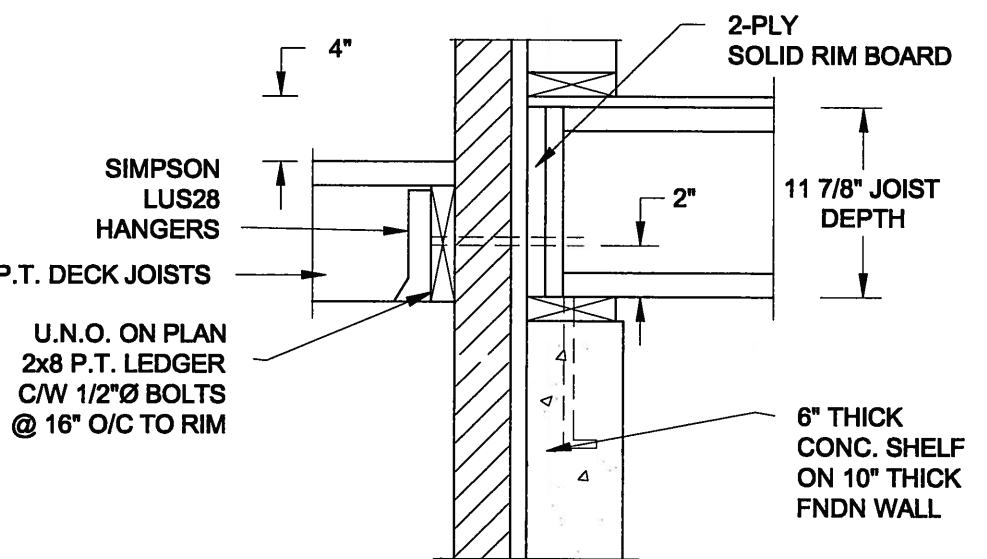
1B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

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

FOR 11 7/8" JOIST DEPTH

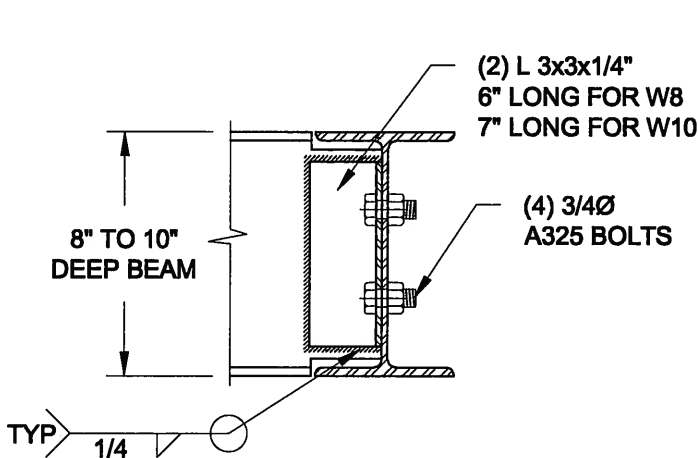


2A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

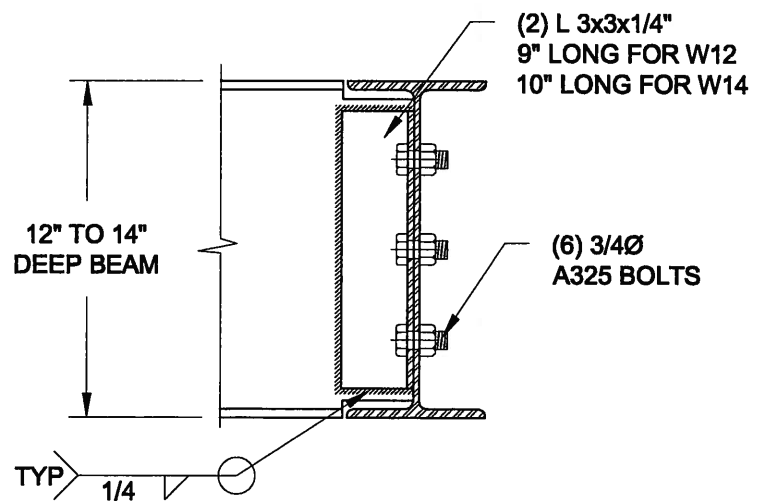


2B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

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



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



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

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

Scale:
AS NOTED

Date:
FEB-26-2015

Drawn:
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APR 24, 2015

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

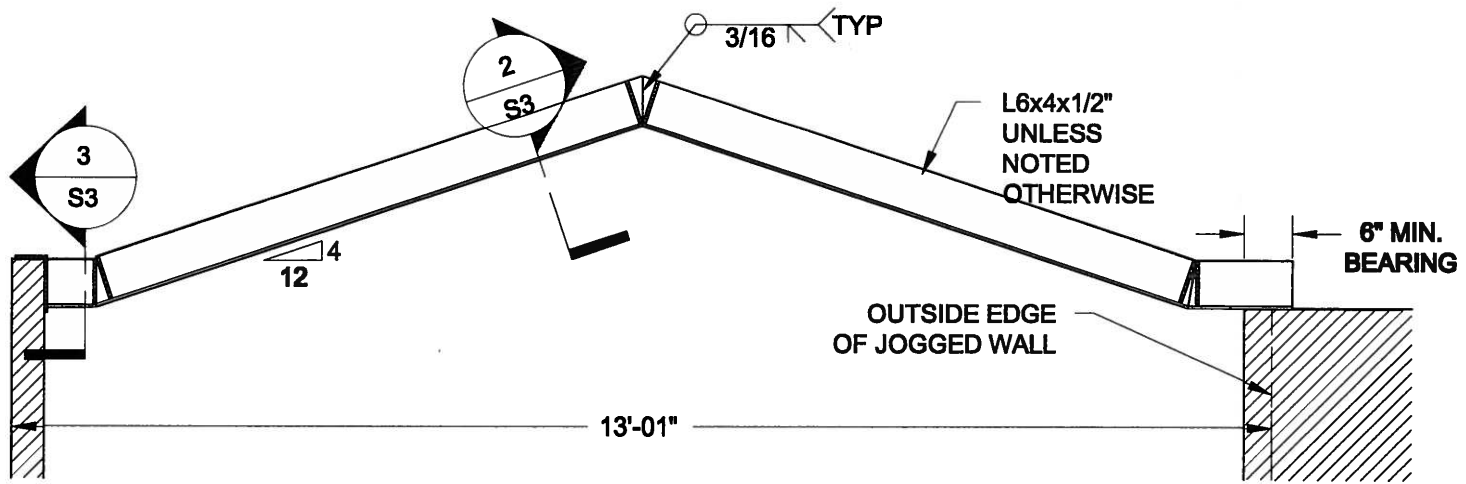
TYPICAL STRUCTURAL DETAILS FOR SINGLES

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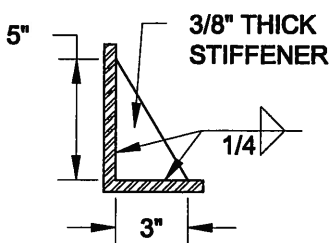
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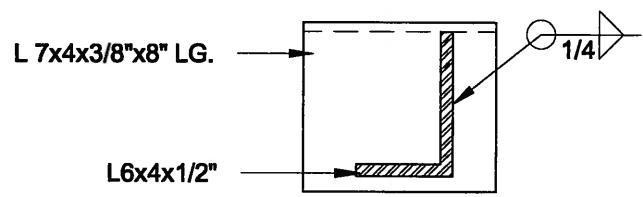
S2



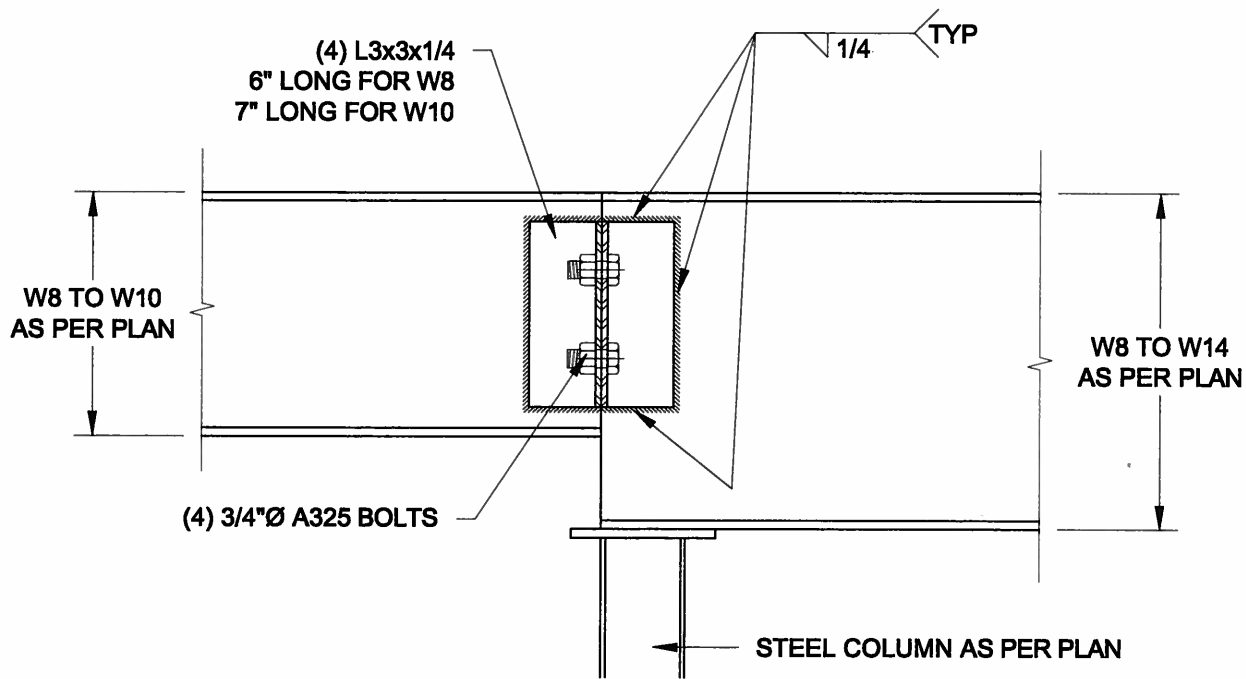
1
S3 **STEEL LINTEL AT GABLE**
SCALE: 1/2" = 1'-0"



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



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



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

Scale: AS NOTED	QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com		Engineer's Seal  S. J. BOYD PROVINCE OF ONTARIO APR 24, 2015	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO	
Date: FEB-26-2015				TYPICAL STRUCTURAL DETAILS FOR SINGLES	
Drawn: SC	Checked: SJB			Project No.: 14-095	Drawing No.: S3