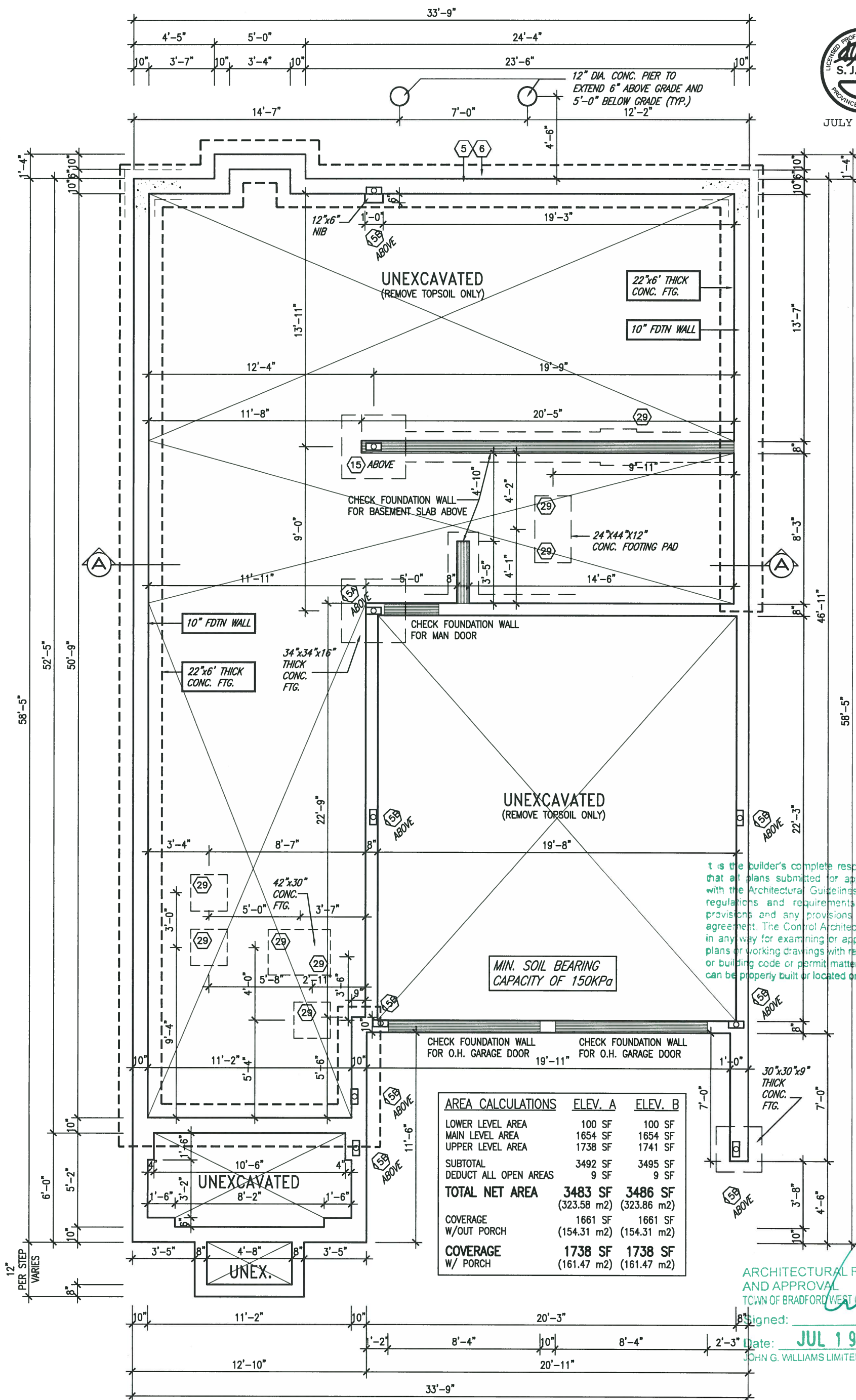




JULY 18, 2016



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ARCHITECTURAL REVIEW  
AND APPROVAL  
TOWN OF BRADFORD/WEST GUILMBURY

Signed:   
Date: JUL 19 2016  
JOHN G. WILLIAMS LIMITED ARCHITECT

## FOUNDATION PLAN 'A'

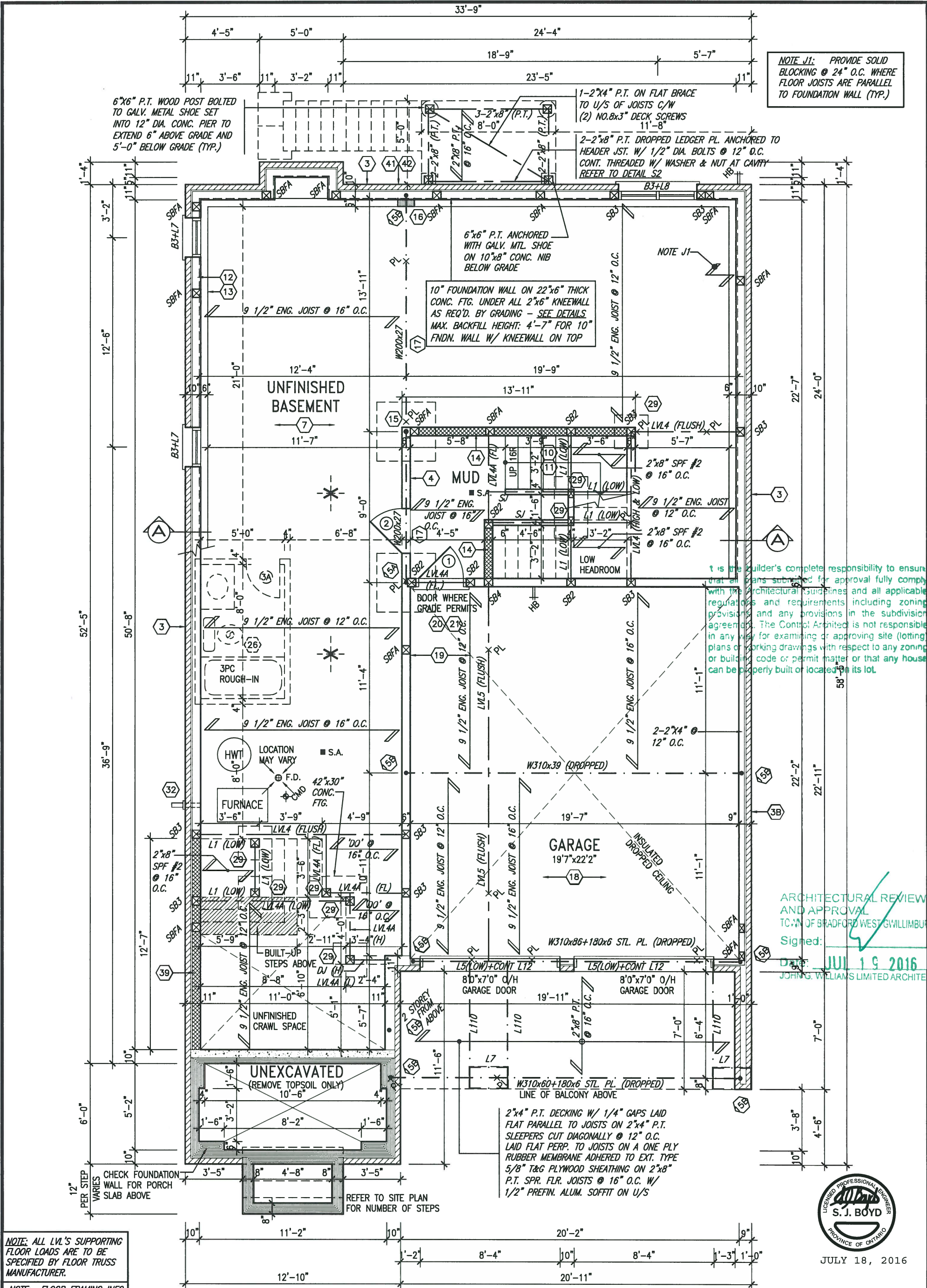
# LOT 79

9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		
8.	.	.	Qualification Information		
7.	.	.	Wellington Jno-Baptiste	25591	
6.	.	.	name	BCIN	
5.	.	.	registration information	42658	
4.	REVISED AS PER ENG COMMENTS	JUL 18-16	RC		
3.	REVISED FOR LOT 79	JUN 28-16	RC		
2.	REVISED AS PER ENG COMMENTS	OCT 23-15	RC		
1.	ISSUED FOR CLIENT REVIEW	.	.		
no.	description	date	by		

<b>VA3 DESIGN</b> 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	<b>BAYVIEW WELLINGTON</b> project name GREEN VALLEY ESTATES BRADFORD, ON municipality date MARCH 2015 drawn by N.HUR checked by - scale 3/16" = 1'-0" file name 13045-S42-10 LOT 79 FOUNDATION PLAN 'A' drawing no. 1	<b>S42-10</b> project no. 13045
---	--	---------------------------------------

Richard - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-10 lot 79.dwg - Mon - Jul 18 2016 - 1:32 PM





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

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

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

## LOWER LEVEL PLAN 'A'

# LOT 79

9.			
8.			
7.			
6.			
5.			
4.	REVISED AS PER ENG COMMENTS	JUL 18-16	RC
3.	REVISED FOR LOT 79	JUN 28-16	RC
2.	REVISED AS PER ENG COMMENTS	OCT 23-15	RC
1.	ISSUED FOR CLIENT REVIEW		
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  
VA3 Design Inc. 42658  
BCIN

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.

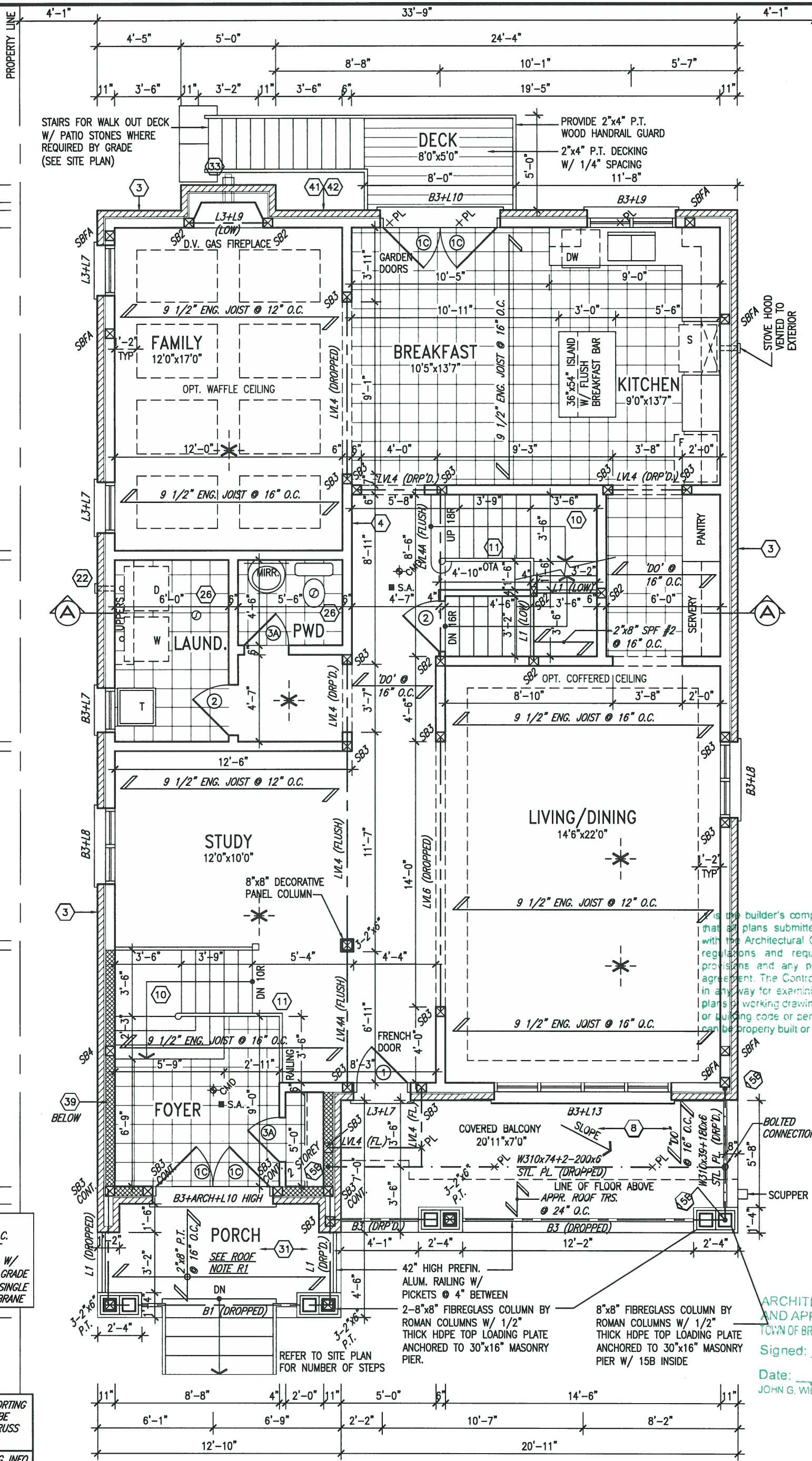
**VA3 DESIGN**  
300A Wilson Avenue  
Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
va3design.com

<b>BAYVIEW WELLINGTON</b>		<b>S42-10</b>	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON
date	MARCH 2015	project no.	13045
drawn by	N.HUR	scale	3/16" = 1'-0"
checked by		file name	13045-S42-10 LOT 79
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-10 lot 79.dwg - Mon - Jul 18 2016 - 1:32 PM		drawing no.	2





JULY 18, 2016



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ARCHITECTURAL REVIEW AND APPROVAL  
TOWN OF BRADFORD WEST GUILMBURY  
Signed:

Date: JUL 19 2016  
JOHN G. WILLIAMS LIMITED ARCHITECT

ROOF NOTE R1:  
2"x4" @ 12" O.C.  
DIAGONALLY CUT  
CROSS PURLINS W/  
5/8" EXTERIOR GRADE  
SHEATHING W/ SINGLE  
PLY ROOF MEMBRANE

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

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

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

### MAIN LEVEL PLAN 'A'

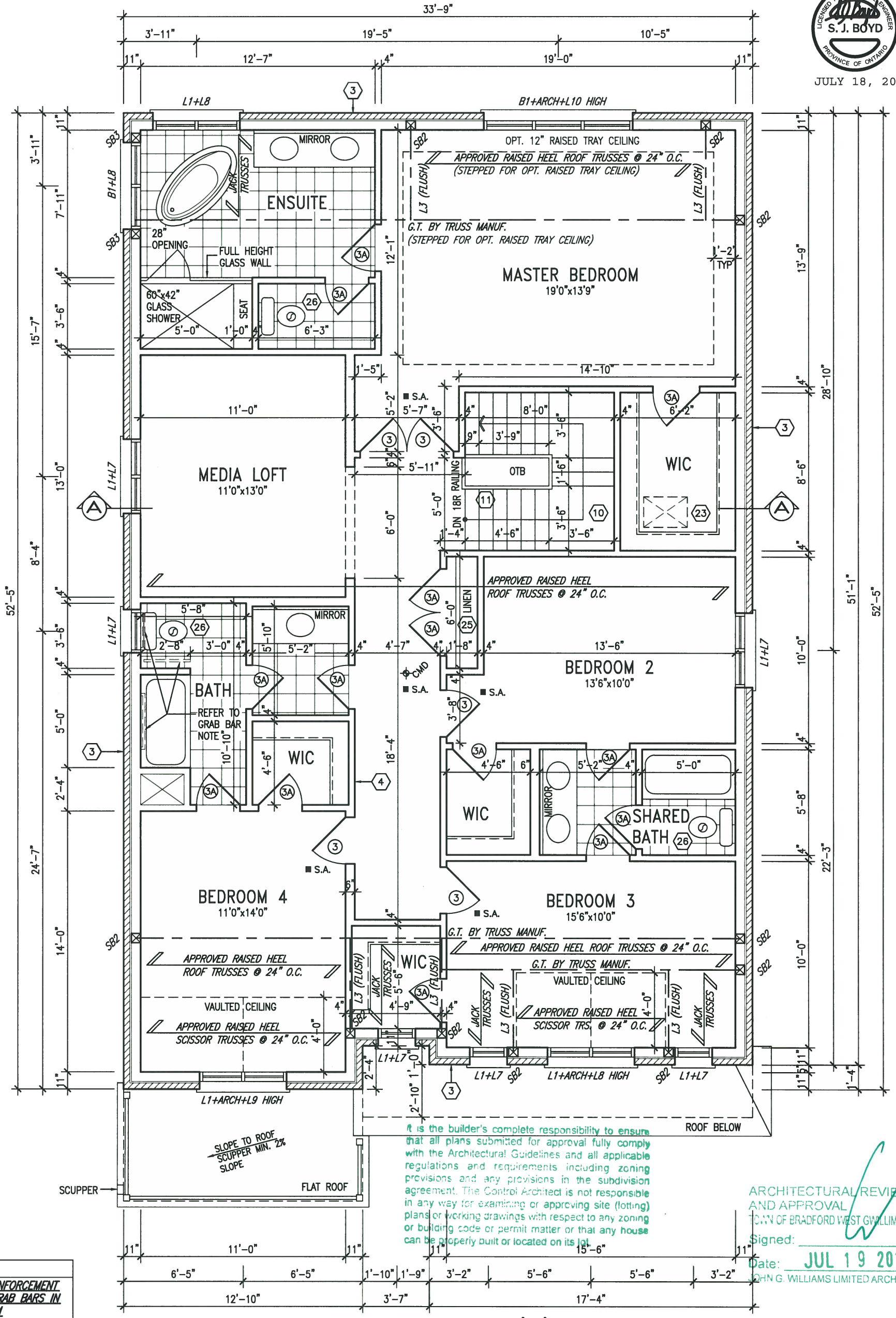
## LOT 79

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			S42-10		
6. Wellington Jno-Baptiste			300A Wilson Avenue			project name			project no.		
5. name			Toronto ON M3H 1S8			GREEN VALLEY ESTATES			13045		
4. REVISED AS PER ENG COMMENTS			416.630.2255 f 416.630.4782			BRADFORD, ON			drawing no.		
3. REVISED FOR LOT 79			va3design.com			MARCH 2015			3		
2. REVISED AS PER ENG COMMENTS			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			MAIN LEVEL PLAN 'A'		
1. ISSUED FOR CLIENT REVIEW			Date: JUL 19 2016			scale			13045-S42-10 LOT 79		
no. description			date by			3/16" = 1'-0"			file name		
						N.HUR			RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-10 lot 79.dwg - Mon - Jul 18 2016 - 1:32 PM		





JULY 18, 2016



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.(1)(d) & 3.8.3.13.(1)(f). AND DETAILS PROVIDED

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

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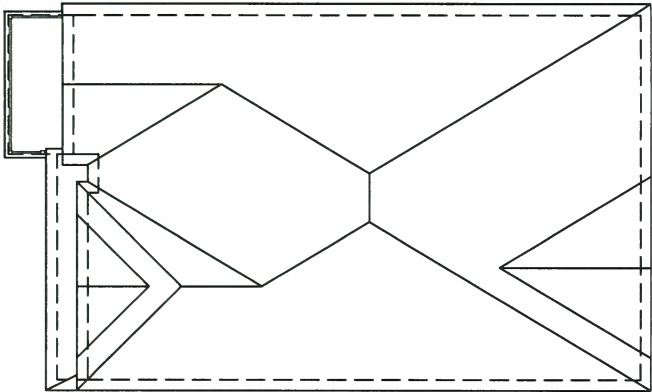
ARCHITECTURAL REVIEW AND APPROVAL  
TOWN OF BRADFORD WEST GUILMBURY  
Signed: JUL 19 2016  
JOHN G. WILLIAMS LIMITED ARCHITECT

UPPER LEVEL PLAN 'A'  
W/ 4 BED+MEDIA LOFT

LOT 79

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.			BAYVIEW WELLINGTON			S42-10		
8 .			qualification information			project name			municipality		
7 .			Wellington Jno-Baptiste			GREEN VALLEY ESTATES			BRADFORD, ON		
6 .			name			date			project no.		
5 .			registration information			MARCH 2015			13045		
4 REVISED AS PER ENG COMMENTS			VA3 Design Inc.			drawn by			drawing no.		
3 REVISED FOR LOT 79			25591			N.HUR			4		
2 REVISED AS PER ENG COMMENTS			42658			checked by			file name		
1 ISSUED FOR CLIENT REVIEW			Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			scale			13045-S42-10 LOT 79		
no. description			date by			3/16" = 1'-0"			UPPER LEVEL PLAN 'A'		
						RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-10 lot 79.dwg - Mon - Jul 18 2016 - 1:32 PM					





ROOF PLAN  
ELEV. 'A'

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JULY 18, 2016

UNINSULATED OPENINGS (PER OBC: SB-12.2.1.1(7))			
42-10 ELEVATION A (LOT 79/79)	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	1025 S.F.	189.27 S.F.	18.47 %
LEFT SIDE	1574 S.F.	140.39 S.F.	8.92 %
RIGHT SIDE	1522 S.F.	46 S.F.	3.02 %
REAR	962 S.F.	141.61 S.F.	14.72 %
TOTAL SQ. FT.	5083.00 S.F.	517.27 S.F.	10.18 %
TOTAL SQ. M.	472.22 S.M.	48.06 S.M.	10.18 %

LOT 79

ARCHITECTURAL REVIEW  
AND APPROVAL  
TOWN OF BRADFORD WEST GWILLIMBUCK  
JUL 19 2016  
JOHN G. WILLIAMS LIMITED ARCHITECT

POURED CONC. FOUNDATION  
WALLS & FOOTINGS (TYP.)

42" HIGH PREFIN.  
ALUM. RAILING W/  
PICKETS @ 4" BETWEEN  
STONE VENEER (TYP.)

POURED CONC. PORCH  
SLAB & DOOR SILL

2-8"x8" FIBREGLASS COLUMN  
BY ROMAN COLUMNS W/ 1/2"  
THICK HDPE TOP LOADING  
PLATE ANCHORED TO 30"x16"  
MASONRY PIER.

STUCCO TRIMS

20" HIGH PREFIN.  
METAL RAILING

SCUPPER

CONT. PRECAST CONC. SILL  
ON BRICK ROWLOCK BAND  
W/ 1/2" PROL. (TYP.)

FACE BRICK (TYP.)

1"x6" ALUM. FRIEZE BD.  
(TYP.)

BRICK ROWLOCK OVER BRICK  
SOLDIER ARCH ON BRICK  
STACK BOND W/ 1/2" PROL.  
(TYP.)

ASPHALT SHINGLES (TYP.)

VALUED CEILING  
(4:12 INT. SLOPE)

VALLEY FLASHING  
(TYP.)

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

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

PREFIN. MTL. FLASHING,  
W/ CAULKING (TYP.)

ASPHALT SHINGLES (TYP.)

1"x6" ALUM. FRIEZE BD.  
(TYP.)

2-8"x8" FIBREGLASS COLUMN BY ROMAN  
COLUMNS W/ 1/2" THICK HDPE TOP  
LOADING PLATE ANCHORED TO 30"x16"  
MASONRY PIER.

42" HIGH PREFIN.  
ALUM. RAILING W/  
PICKETS @ 4" BETWEEN

6" ALUM. CLAD TRIM

BRICK ROWLOCK OVER BRICK  
SOLDIER COURSE HEADER ON  
W/ 1/2" PROL. (TYP.)

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

FIN GRADE

FIN LOWER LEVEL

FIN MAIN LEVEL

2-8"x8" STRUCT. COLUMNS  
ANCHORED TO 28"x16"  
MASONRY PIER  
W/ GALV. MTL. SHOE (TYP.)

TOP OF WINDOW

TOP OF TRANSOM

FIN UPPER LEVEL

9'-1"

10'-11"

8'-5"

7'-4"

5'-0"  
MIN.

8'0"x7'0" O/H GARAGE DOOR

8'0"x7'0" O/H GARAGE DOOR

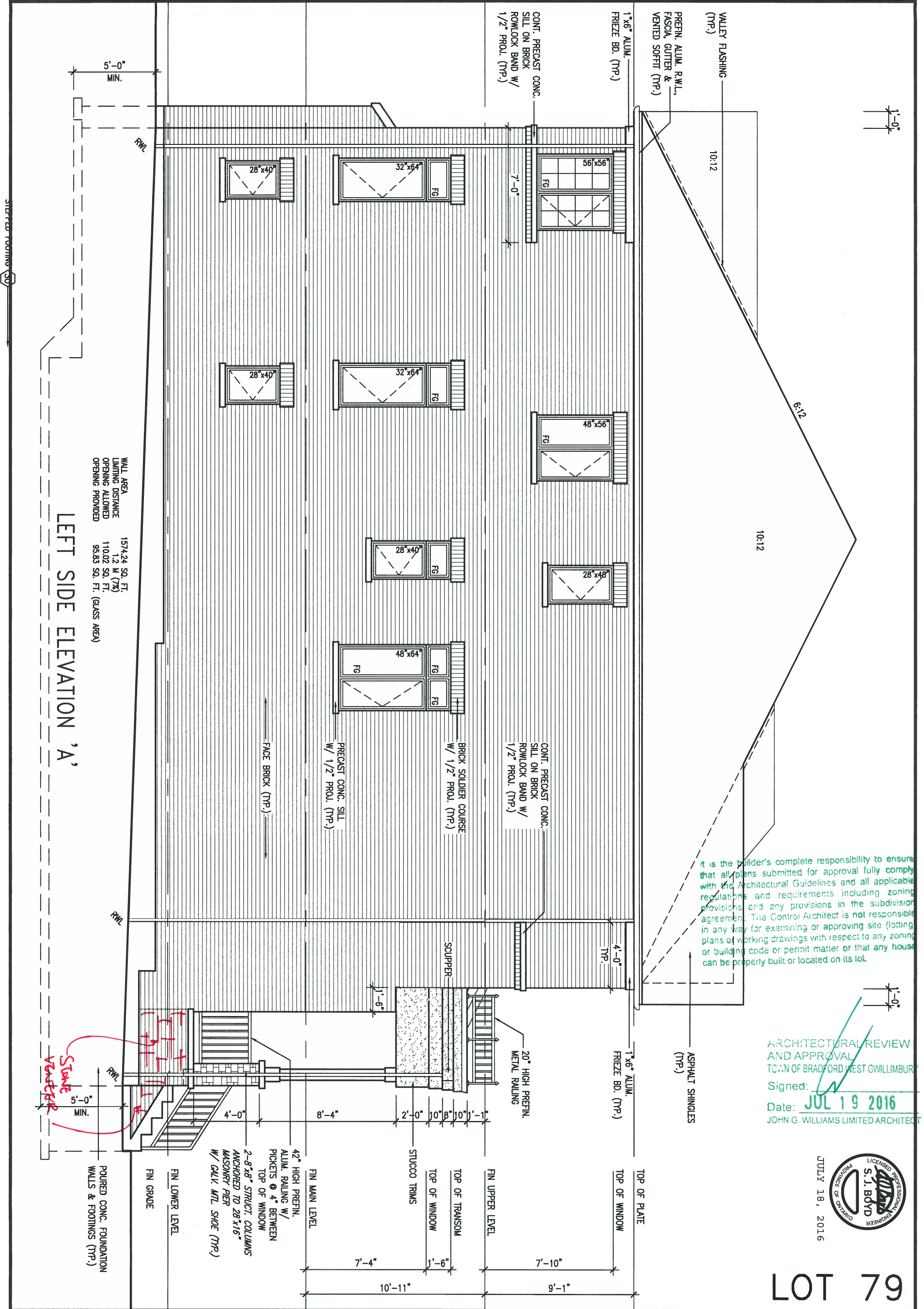
FRONT ELEVATION 'A'

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.	.	.	.	BCIN
4.	REVISED AS PER ENG COMMENTS	JUL 18-16	RC	42658
3.	REVISED FOR LOT 79	JUN 28-16	RC	
2.	REVISED AS PER ENG COMMENTS	OCT 23-15	RC	
1.	ISSUED FOR CLIENT REVIEW	.	.	
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			S42-10		
project name			municipality		
GREEN VALLEY ESTATES			BRADFORD, ON		
project no.			project no.		
13045			13045		
date			drawing no.		
MARCH 2015			FRONT ELEVATION 'A'		
drawn by			file name		
N.HUR			13045-S42-10 LOT 79		
checked by			scale		
-			3/16" = 1'-0"		
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-10 lot 79.dwg - Mon - Jul 18 2016 - 1:32 PM					





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ARCHITECTURAL REVIEW  
AND APPROVAL  
TOWN OF BRADFORD WEST GUILMBURY  
Signed:   
Date: JUL 19 2016  
JOHN G. WILLIAMS LIMITED ARCHITECT

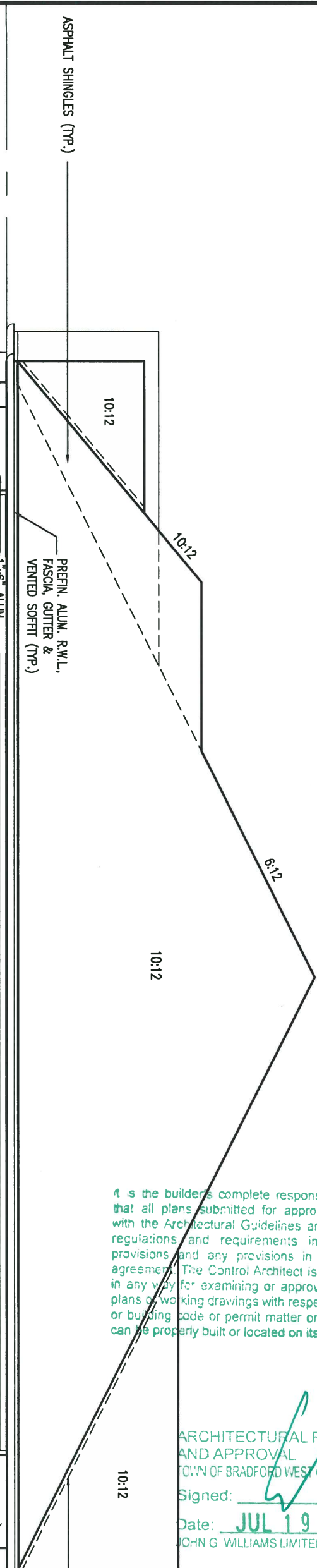


LOT 79

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		S42-10	
8.		Wellington Jno-Baptiste		300A Wilson Avenue		project name		project no.	
7.		VA3 Design Inc.		Toronto ON M3H 1S8		GREEN VALLEY ESTATES		13045	
6.		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.		416.630.2255 f 416.630.4782		BRADFORD, ON		drawing no.	
5.		42658		va3design.com		date		9	
4.		JUL 18-16 RC		MARCH 2015		LEFT SIDE ELEVATION 'A'		file name	
3.		JUN 28-16 RC		drawn by		checked by		13045-S42-10 LOT 79	
2.		OCT 23-15 RC		N.HUR		scale		3/16" = 1'-0"	
1.		ISSUED FOR CLIENT REVIEW		no.		description		date	

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ARCHITECTURAL REVIEW  
AND APPROVAL  
TOWN OF BRADFORD WEST, GWILLIMBURY  
Signed: \_\_\_\_\_  
Date: **JUL 19 2016**  
JOHN G. WILLIAMS LIMITED ARCHITECT

RIGHT SIDE ELEVATION 'A'

Architectural elevation drawing of a building facade. The drawing includes various materials and structural details, with dimensions and level markers.

**Materials and Details:**

- ASPHALT SHINGLES (TYP.)
- 2-8"x8" FIBREGLASS COLUMN BY ROMAN COLUMNS W/ 1/2" THICK HDPE TOP LOADING PLATE ANCHORED TO 30"x16" MASONRY PIER.
- STONE VENEER (TYP.)
- POURED CONC. FOUNDATION WALLS & FOOTINGS (TYP.)
- MIN.
- FIN BALCONY
- 42" HIGH PREFIN. ALUM. RAILING W/ PICKETS @ 4" BETWEEN
- 1"x6" ALUM. FRIEZE BD. (TYP.)
- CONT. PRECAST CONC. SILL ON BRICK ROWLOCK BAND W/ 1/2" PROJ. (TYP.)
- 4'-8"
- 6'-10"
- 12:12
- 7'-10" U/S OF SOFFIT
- 7'-2"
- SCUPPER
- 48"x64" FG
- 48"x56" FG
- BRICK SOLDIER COURSE W/ 1/2" PROJ. (TYP.)
- PRECAST CONC. SILL W/ 1/2" PROJ. (TYP.)
- FACE BRICK (TYP.)
- CONT. PRECAST CONC. SILL ON BRICK ROWLOCK BAND W/ 1/2" PROJ. (TYP.)
- 4'-0" TYP.
- 1"x6" ALUM. FRIEZE BD. (TYP.)
- TOP OF WINDOW
- FIN UPPER LEVEL
- TOP OF TRANSOM
- TOP OF WINDOW
- FIN MAIN LEVEL
- FIN LOWER LEVEL
- FIN GRADE
- 5'-0" MIN.

**Dimensions:**

- 8'-5"
- 10'-11"
- 9'-1"
- 7'-4"
- 1'-6"
- 7'-10"

**Area Calculations:**

- WALL AREA: 1521.33 SQ. FT.
- LIMITING DISTANCE: 112 M (7%)
- OPENING ALLOWED: 106.49 SQ. FT.
- OPENING PROVIDED: 46 SQ. FT.


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	<b>BAYVIEW WELLINGTON</b>	<b>S42-10</b>	
8	.	.	qualification information				
7	.	.	Wellington Jno-Baptiste <i>J. Baptiste</i> 25591				
6	.	.	name signature BCIN				
5	.	.	registration information VA3 Design Inc. 42658				
4	REVISED AS PER ENG COMMENTS	JUL 18-16	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.	project name	municipality	project no.
3	REVISED FOR LOT 79	JUN 28-16	RC		GREEN VALLEY ESTATES	BRADFORD, ON	13045
2	REVISED AS PER ENG COMMENTS	OCT 23-15	RC		date	RIGHT SIDE ELEVATION 'A'	drawing no.
1	ISSUED FOR CLIENT REVIEW	.	.		MARCH 2015		
no.	description	date	by		drawn by	checked by	scale
				N.HUR	-	3/16" = 1'-0"	13045-S42-10 LOT 79
					RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-10 lot 79.dwg - Mon - Jul 18 2016 - 1:32 PM		



1'-0"

1'-0"

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ARCHITECTURAL REVIEW  
AND APPROVAL  
TOWN OF BRADFORD WEST GUILMBURY  
Signed:   
Date: JUL 19 2016  
JOHN G. WILLIAMS LIMITED ARCHITECT



LOT 79

FOR GRADING CONDITIONS  
3R USE 30"x16" STRUCTURAL  
BASEMENT WINDOW  
4-8R USE 30"x24" STRUCTURAL  
BASEMENT WINDOWS

REAR ELEVATION 'A'

POURED CONC. FOUNDATION  
WALLS & FOOTINGS (TYP.)

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

BRICK ROWLOCK OVER  
BRICK SOLDIER COURSE  
HEADER ON 10" STACK  
BOND W/ 1/2" PROL.  
(TYP.)

BRICK ROWLOCK OVER BRICK  
SOLDIER ARCH OVER VINYL  
PANEL BY WINDOW MANUF. ON  
BRICK STACK BOND W/ 1/2"  
PROL. (TYP.)

VALLEY FLASHING  
(TYP.)  
1"x6" ALUM. FRIEZE BD.  
(TYP.)

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

BRICK SOLDIER COURSE  
HEADER ON 10" STACK  
BOND W/ 1/2" PROL.  
(TYP.)

CONT. PRECAST CONC. SILL  
ON BRICK ROWLOCK BAND  
W/ 1/2" PROL. (TYP.)

FACE BRICK (TYP.)

ASPHALT SHINGLES

42" HIGH P.T. RAILING  
W/ PICKETS @ 4" O.C.  
W/ 4"x4" MIDPOST @  
50" 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.)

FIN LOWER LEVEL

FIN GRADE

TOP OF WINDOW

FIN MAIN LEVEL

TOP OF WINDOW


TOP OF TRANSOM

FIN UPPER LEVEL

TOP OF WINDOW

TOP OF PLATE

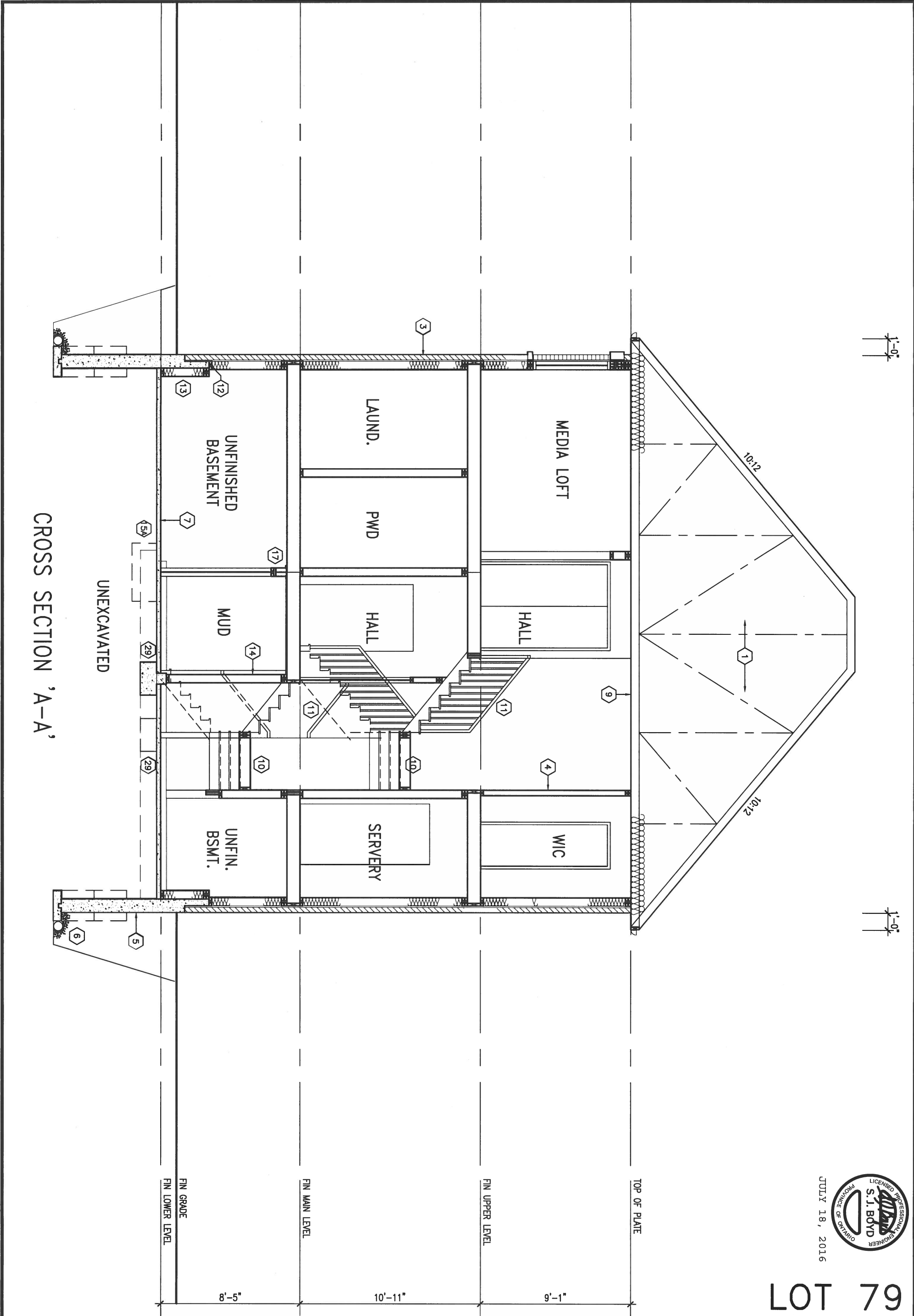
9.	.	.
8.	.	.
7.	.	.
6.	.	.
5.	.	.
4.	REVISED AS PER ENG COMMENTS	JUL 18-16 RC
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1.	ISSUED FOR CLIENT REVIEW	.
no.	description	date by

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qualification information  
Wellington Jno-Baptiste  25591  
name 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			S42-10	
project name		municipality		project no.
GREEN VALLEY ESTATES		BRADFORD, ON		13045
date		REAR ELEVATION 'A'		drawing no.
MARCH 2015				11
drawn by	checked by	scale	file name	
N.HUR	-	3/16" = 1'-0"	13045-S42-10 LOT 79	
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8	.	.	qualification information
7	.	.	Wellington Jno-Baptiste 25591
6	.	.	signature BCIN
5	.	.	42658
4	REVISED AS PER ENG COMMENTS	JUL 18-16 RC	name registration information VA3 Design Inc.
3	REVISED FOR LOT 79	JUN 28-16 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.
2	REVISED AS PER ENG COMMENTS	OCT 23-15 RC	
1	ISSUED FOR CLIENT REVIEW	.	
no.	description	date by	

<b>VA3 DESIGN</b> 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com		<b>BAYVIEW WELLINGTON</b>		<b>S42-10</b>	
project name		municipality		project no.	
GREEN VALLEY ESTATES		BRADFORD, ON		13045	
date		checked by		drawing no.	
MARCH 2015		scale		16	
drawn by		3/16" = 1'-0"		CROSS SECTION	
N.HUR		file name		13045-S42-10 LOT 79	
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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/m<sup>2</sup>) 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, 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"x6") (R2B)**  
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 "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") 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"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	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")

**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 = 950 (6'-5")  
RAIL @ LANDING = 900 (2'-11")  
RAIL @ STAIR = 865 (2'-10") TO 965 (3'-2")  
MIN. STAIR WIDTH = 860 (2'-10")

**11. 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").

**12. 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.  
**13. 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.

**14. 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/CGS8-7.2-94, AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 870x870x140 (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(.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(.188) 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 (3/4") 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 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-9.2.3.6(7) & 6.2.4.11)**  
CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)

**23. INSULATED ATTIC ACCESS (OBC-9.18.2.1. & 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. 9.2.1.**  
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 (14") 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. 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.

**31. 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.

**32. 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.

**33. 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. \*)

**34. 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 9.39.1.)**  
FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (5") 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) UNTEL 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. 9.8.10.1.-**  
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m<sup>2</sup> UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3").
- 2) WINDOW GUARDS -OBC. 9.8.8.1.(8).**  
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. & 5.6.2.2.(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 SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.2.3.3, 3.8.3.8.(1)[a] & 3.8.13.(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 20E -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 mm. POLYETHYLENE FILM, No. 50 (45lbs) ROL. ROOFING OR OTHER DAMPPROOFING 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. 8-9.23.4.3.
- 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
- EXHAUST FAN TO EXTERIOR
- DUPLEX OUTLET (12" ABOVE SURFACE)
- DUPLEX OUTLET (HEIGHT A.F.F)
- WEATHERPROOF DUPLEX OUTLET
- GFI DUPLEX OUTLET (HEIGHT A.F.F)
- POT LIGHT
- HEAVY DUTY OUTLET (220 volt)
- LIGHT FIXTURE (PULL CHAIN)
- LIGHT FIXTURE (CEILING MOUNTED)
- LIGHT FIXTURE (WALL MOUNTED)
- SWITCH
- HOSE BIB (NON-FREEZE)
- FLOOR DRAIN

- SJ SINGLE JOIST
- DJ DOUBLE JOIST
- TJ TRIPLE JOIST
- LVL LAMINATED VENEER LUMBER
- P.L. POINT LOAD FROM ABOVE
- P.T. PRESSURE TREATED LUMBER
- G.T. GIRDER TRUSS BY ROOF TRUSS MANUF.
- F.A. FLAT ARCH
- C.A. CURVED ARCH
- M.C. MEDICINE CABINET (RECESSED)
- CONC. BLOCK WALL
- DOUBLE VOLUME WALL
- SEE NOTE 38.
- 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

JULY 18, 2016

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO VA3 DESIGN BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF VA3 DESIGN WHICH IF REQUESTED MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED.

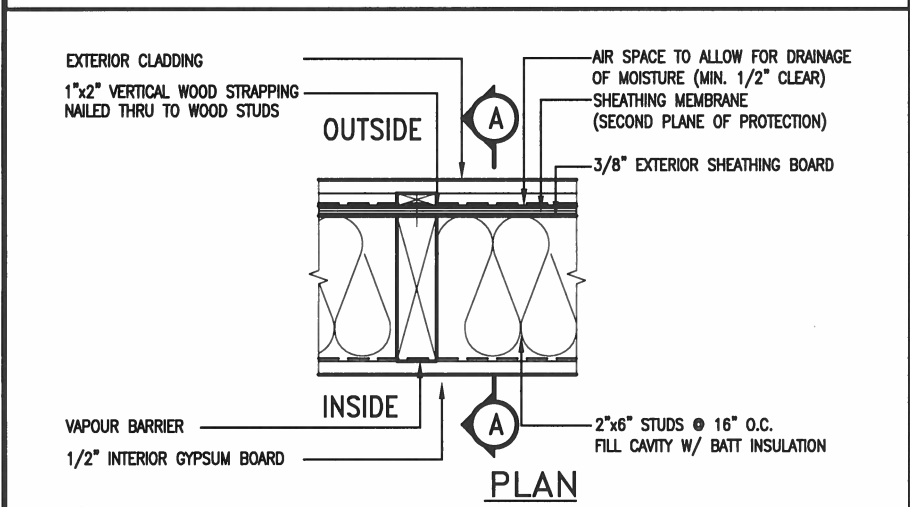
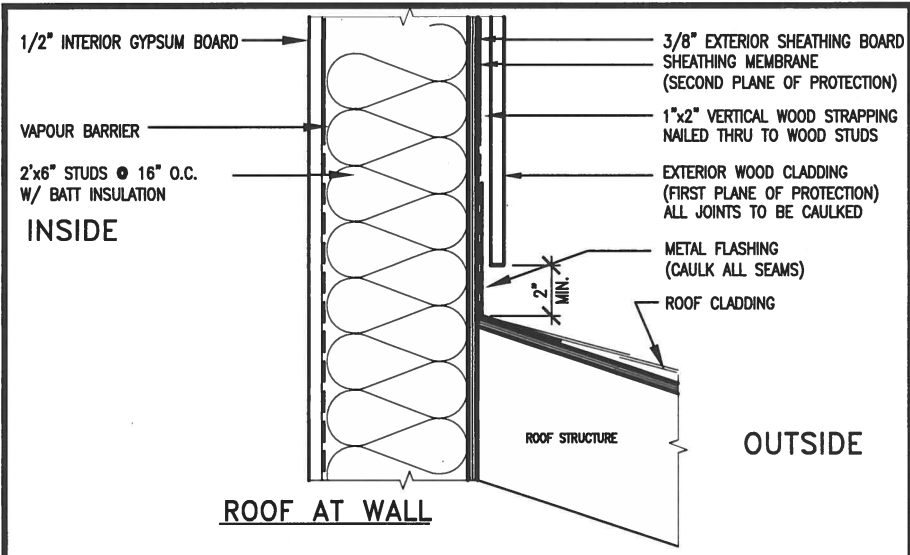
**39. TWO STOREY VOLUME SPACES**  
-FOR A MAXIMUM 5490 mm (18'-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE 2-38x140 (2-2"x6") SPR.#2 CONTIN. STUDS @ 300mm (12") O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) C/W 9.6 (3/8") THICK EXT. PLYWOOD SHEATHING. PROVIDE SOLID 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-NAILING & 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. EXTER**



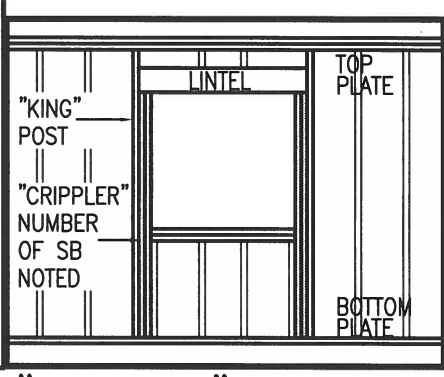
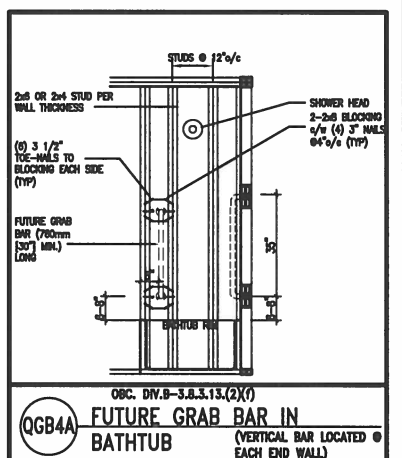
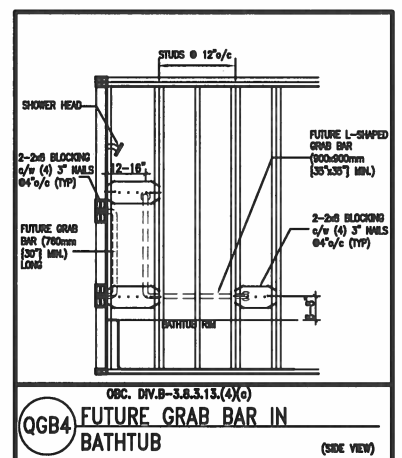
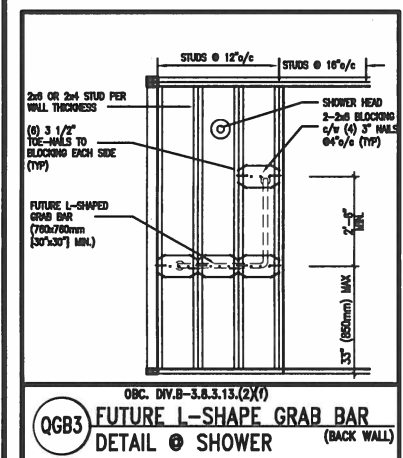
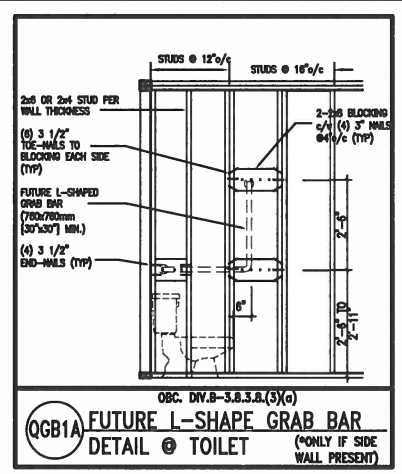
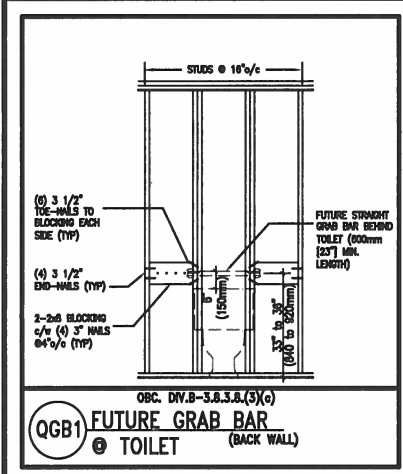


EXTERIOR WOOD CLADDING WALL ASSEMBLY



JULY 18, 2016

**STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM**  
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM.  
FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb)  
REFER TO OBC, DIV. B- 9.5.2.3., WATER CLOSET 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c), SHOWER 3.8.3.13.(2)(f), BATHTUB & 3.8.3.13.(4)(c), AND DETAILS PROVIDED.



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

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

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

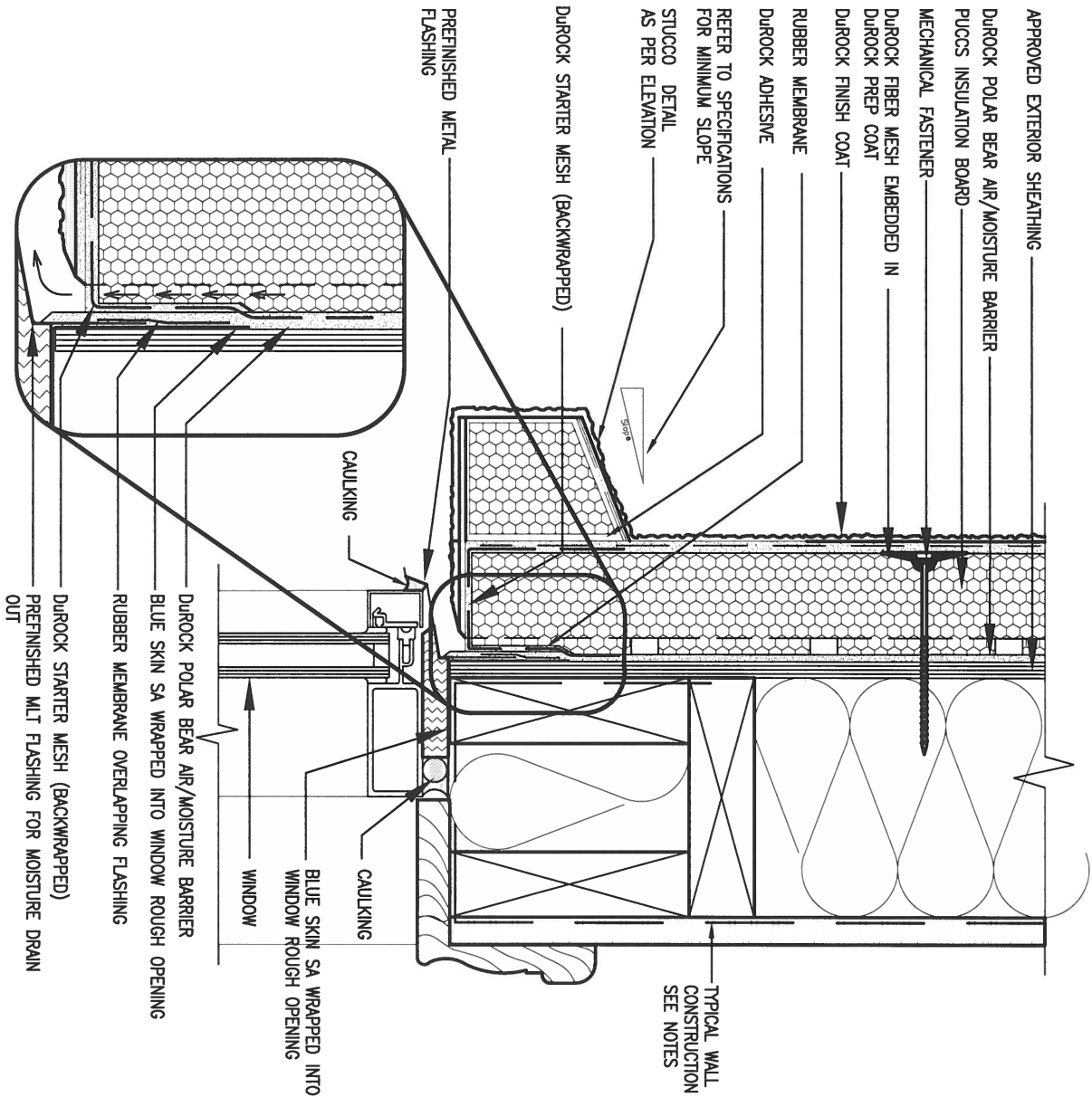
**MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:**  
2"x8" @ 16" O.C. - 16'-0"  
2"x8" @ 12" O.C. - 17'-9"  
2-2"x8" @ 16" O.C. - 20'-4"  
2-2"x8" @ 12" O.C. - 22'-4"

**NOTES:**  
1. FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa  
2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.  
3. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")  
4. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.  
5. WALL FRAMING SHALL CONFORM TO OBC 9.2.3.10.1.(2)  
6. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa  
7. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.  
8. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

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

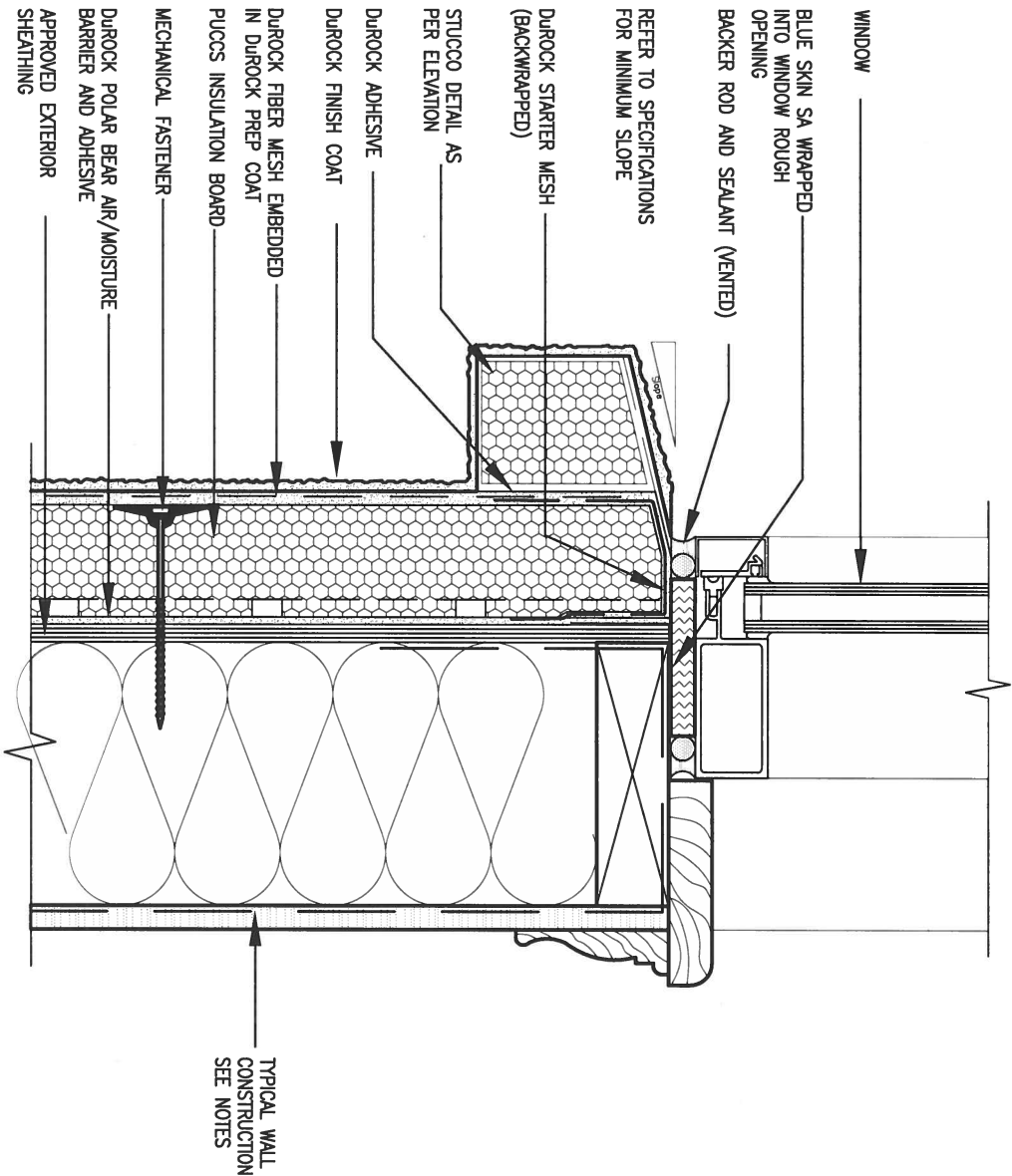
9. . . . .		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		<b>VA3 DESIGN</b> 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com		<b>BAYVIEW WELLINGTON</b>		<b>CONST NOTE</b>							
8. . . . .		Wellington Jno-Baptiste 25591													
7. . . . .		name registration information BCIN													
6. . . . .		VA3 Design Inc. 42658													
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.													
2. UPDATE TO CODE		APR 16-15 RC		1. ISSUE FOR CLIENT REVIEW		MAY 07-14 RC		project name GREEN VALLEY ESTATES		municipality BRADFORD		project no. 13045			
no. description		date by		drawing no. CN2		CONSTRUCTION NOTES		file name 13045-CONST-0BC 2015		date APR 2014		checked by RC		scale 3/16" = 1'-0"	
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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"

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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	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		CONST NOTE	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	drawing no. CN3
CONSTRUCTION NOTES			
date APR 2014	checked by RC	scale 3/16" = 1'-0"	file name 13045-CONST-0BC 2015
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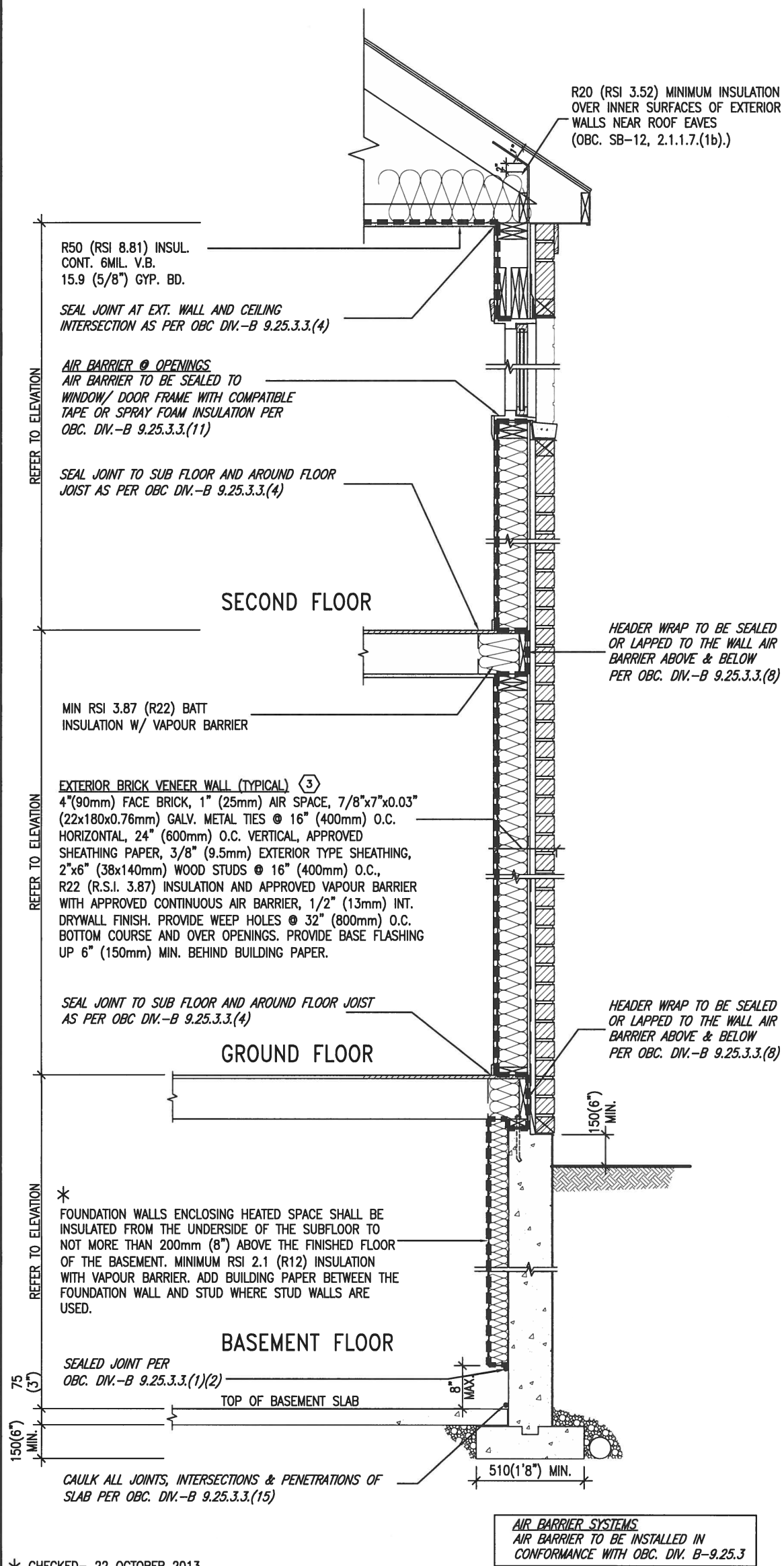








SB12-COMPLIANCE PACKAGE 'J'



\* CHECKED- 22 OCTOBER 2013

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

SEMI & SINGLES ONLY

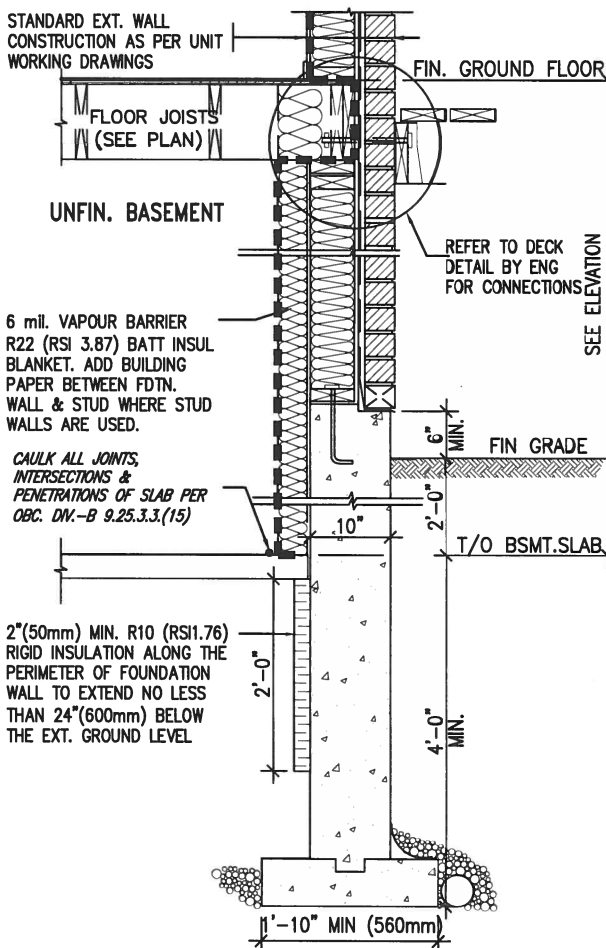
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

USE SB-12 COMPLIANCE PACKAGE (J):

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



JULY 18, 2016



\* REVISED- 15 MARCH 2013

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

9.	.	.
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4.	.	.
3.	.	.
2.	UPDATE TO CODE	APR 16-15 RC
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14 RC
no.	description	date by

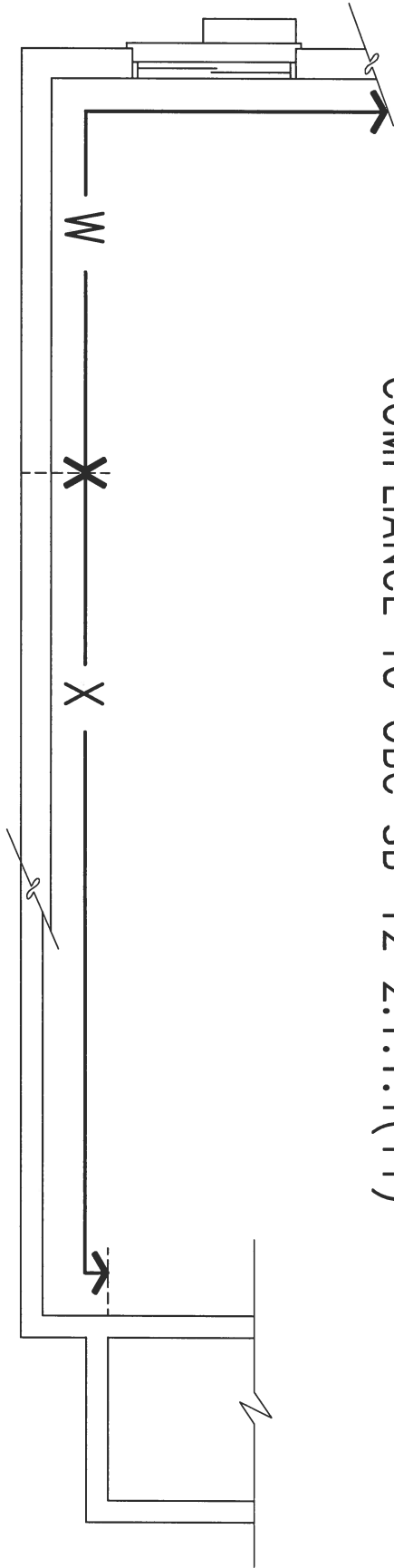
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		
qualification information		
Wellington Jno-Baptiste	signature	25591
name	BCIN	
registration information	VA3 Design Inc.	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.		



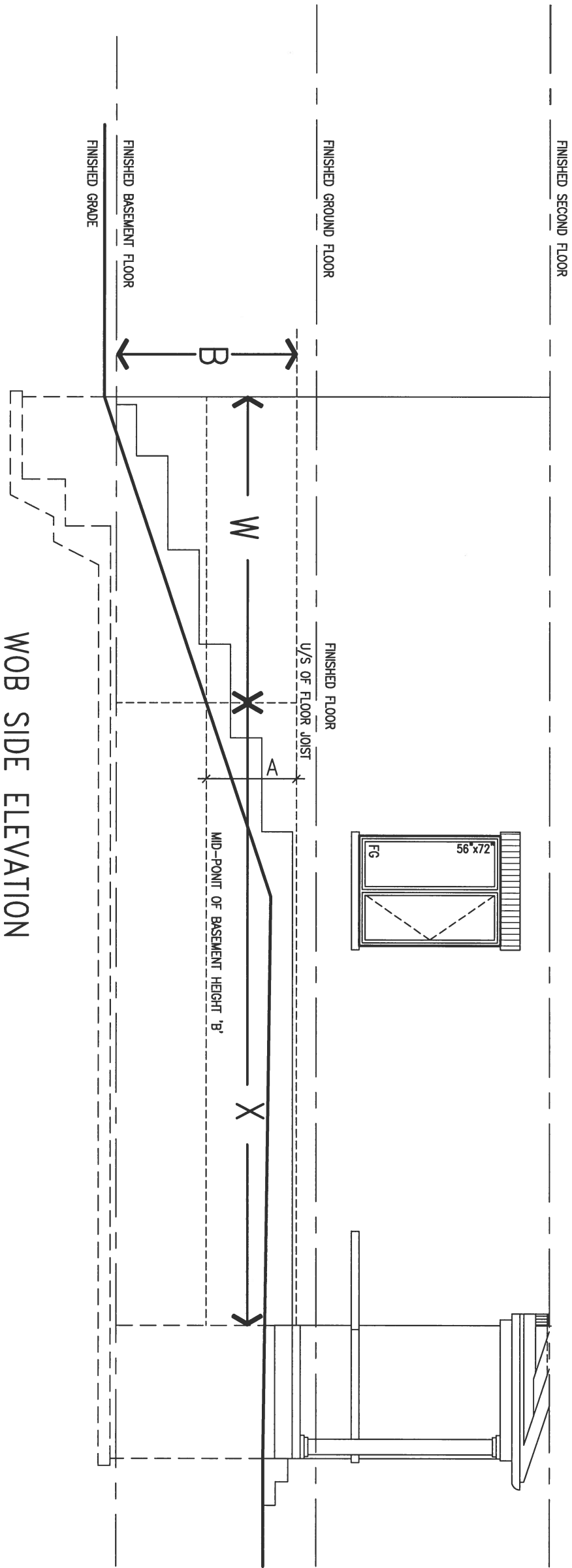
BAYVIEW WELLINGTON		CONST NOTE
project name	municipality	project no.
GREEN VALLEY ESTATES	BRADFORD	13045
date	drawn by	checked by
APR 2014	RC	-
scale	3/16" = 1'-0"	
CONSTRUCTION NOTES		drawing no.
13045-CONST-OBC 2015		CN6
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COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN



WOB SIDE ELEVATION

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

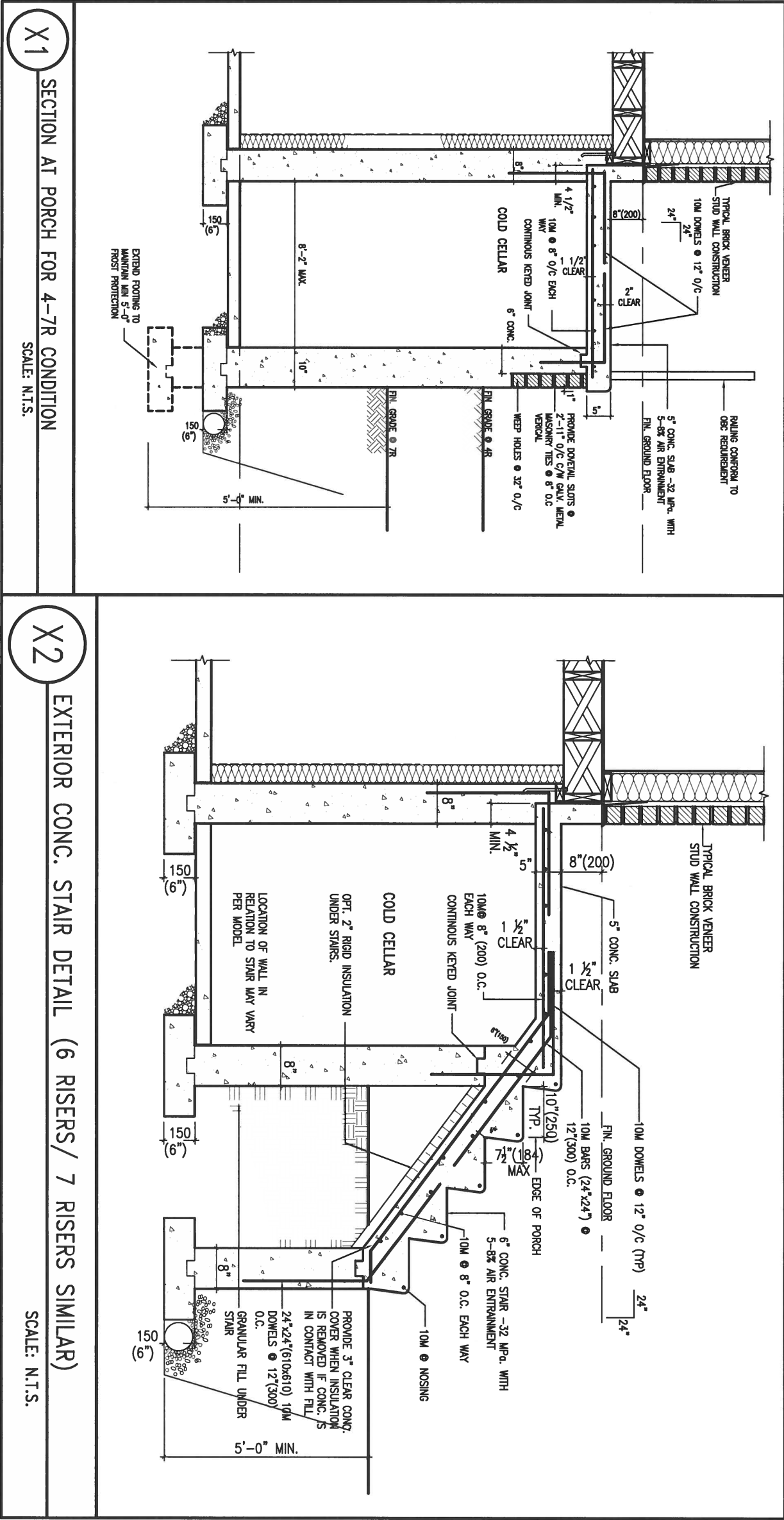
WHEN EXPOSED WALL "A" IS LESS THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "X" IS NOT LESS THAN BASEMENT WALL AS REQUIRED BY TABLE 2.1.1.2A

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	<b>VA3 DESIGN</b> 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	<b>BAYVIEW WELLINGTON</b> project name GREEN VALLEY ESTATES municipality BRADFORD date APR 2014 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	<b>CONST NOTE</b> - project no. 13045 drawing no. CN7
8	.	.	.	qualification information			
7	.	.	.	Wellington Jno-Baptiste 25591 signature BCIN			
6	.	.	.	registration information VA3 Design Inc. 42658			
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	.	.	.	.			
3	.	.	.	.			
2	UPDATE TO CODE	APR 16-15	RC				
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC				
no.	description	date	by				





JULY 18, 2016

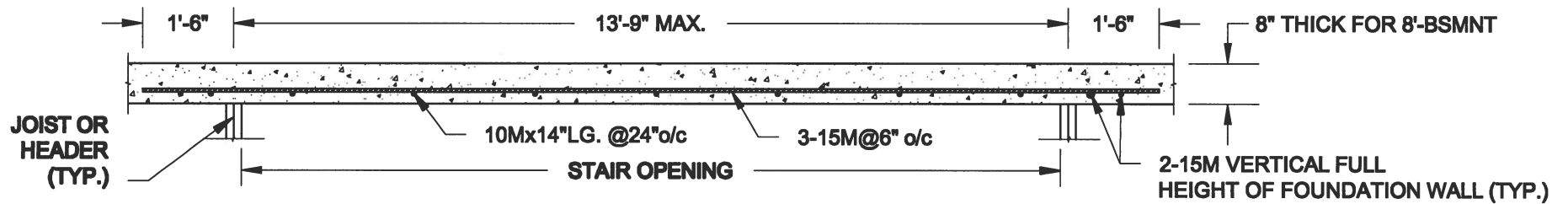


9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	<b>BAYVIEW WELLINGTON</b>		<b>CONST NOTE</b>	
8	.	.	.	qualification information		project name <b>GREEN VALLEY ESTATES</b>	municipality <b>BRADFORD</b>	project no. <b>13045</b>	
7	.	.	.	Wellington Jno-Baptiste 25591		date <b>APR 2014</b>		<b>CONSTRUCTION NOTES</b>	
6	.	.	.	name signature BCIN		drawn by <b>RC</b>	checked by <b>-</b>	scale <b>3/16" = 1'-0"</b>	file name <b>13045-CONST-0BC 2015</b>
5	.	.	.	registration information VA3 Design Inc. 42658		drawing no. <b>CN8</b>		drawing no.	
4	.	.	.	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\13045-CONST-0BC 2015.dwg - Fri - Apr 22 2016 - 1:14 PM				
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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						

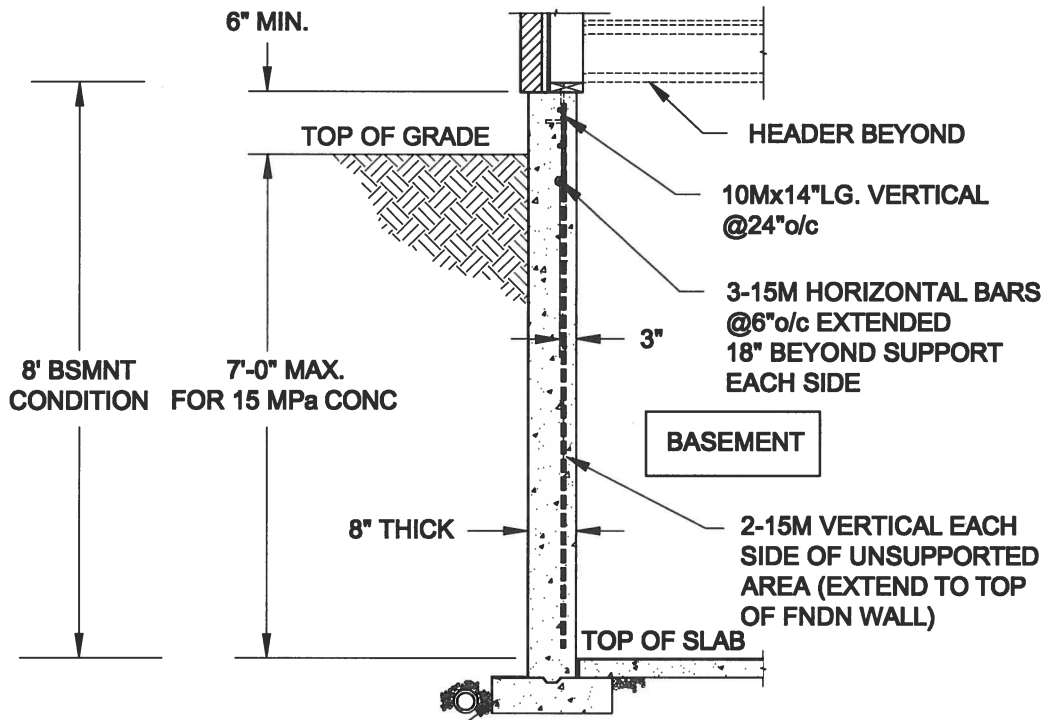








## PLAN VIEW



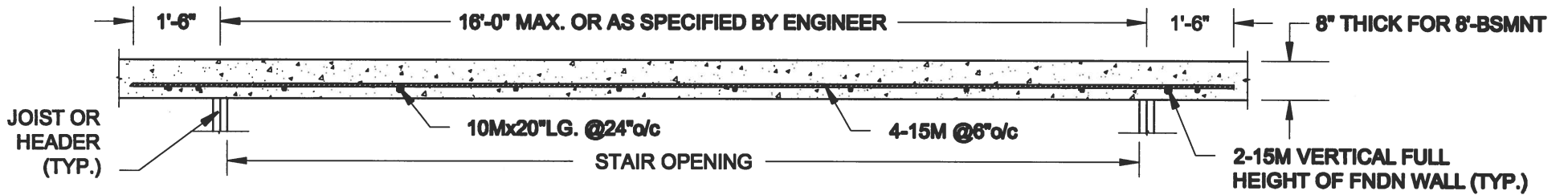
### NOTES:

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

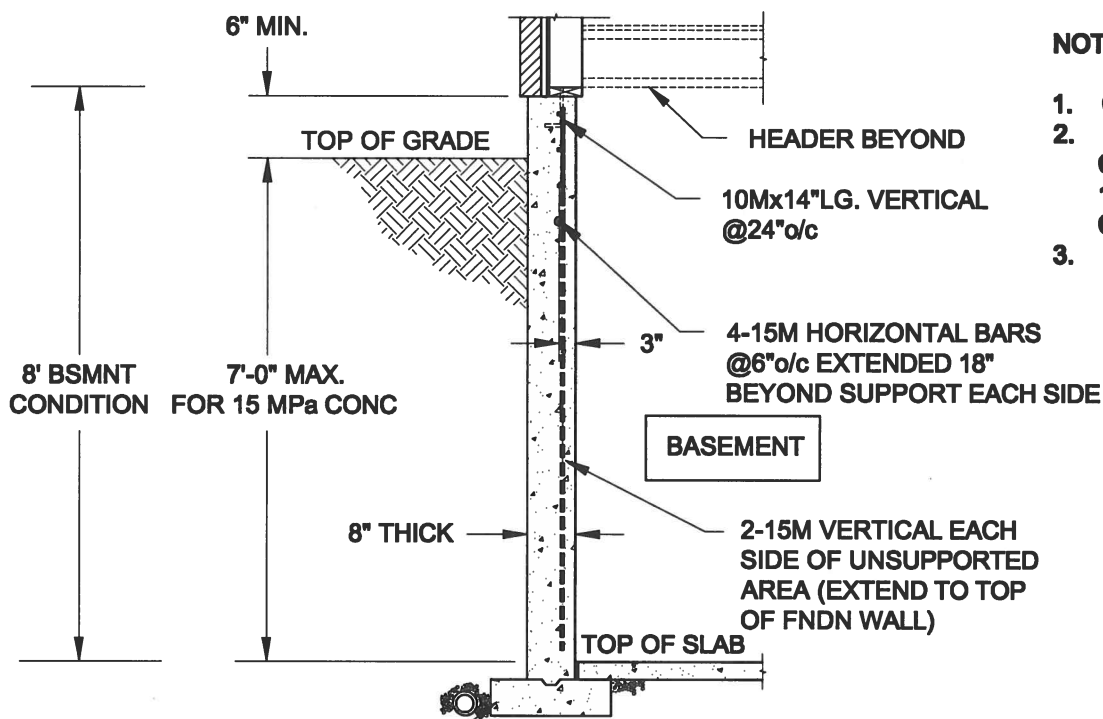
1A  
S1

## LATERALLY UNSUPPORTED WALL

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



## PLAN VIEW



### NOTES:

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

1B  
S1

## LATERALLY UNSUPPORTED WALL

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

Scale:  
AS NOTED

Date:  
MAY-31-2016

Drawn: SC  
Checked: SJB

### QUAILE ENGINEERING LTD.



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

Engineer's Seal:



MAY 30, 2016

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT  
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

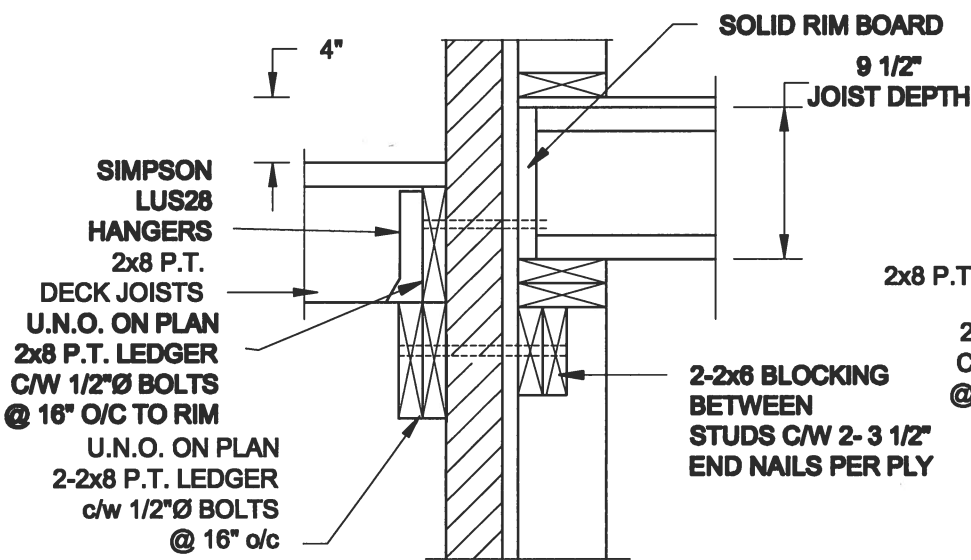
16-102

Drawing No.:

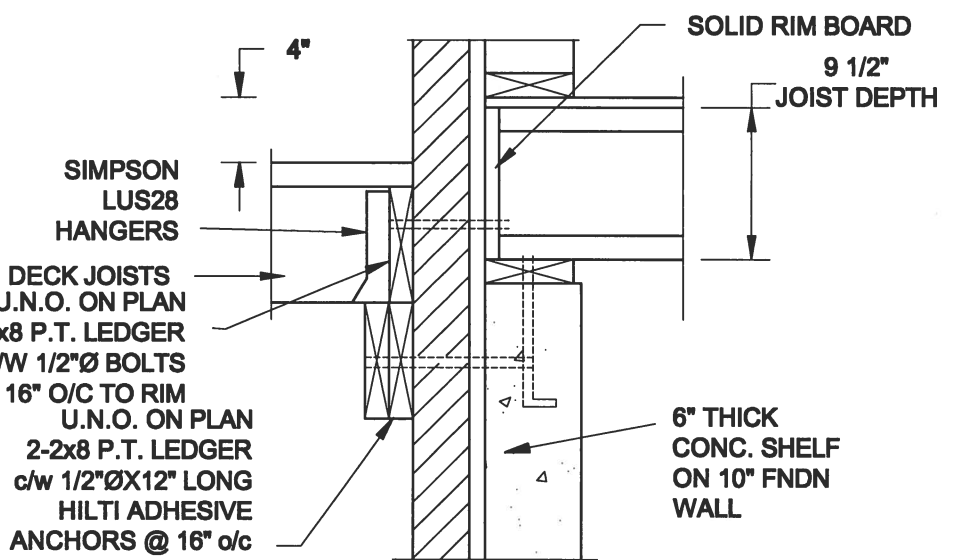
S1



FOR 9 1/2" JOIST DEPTH



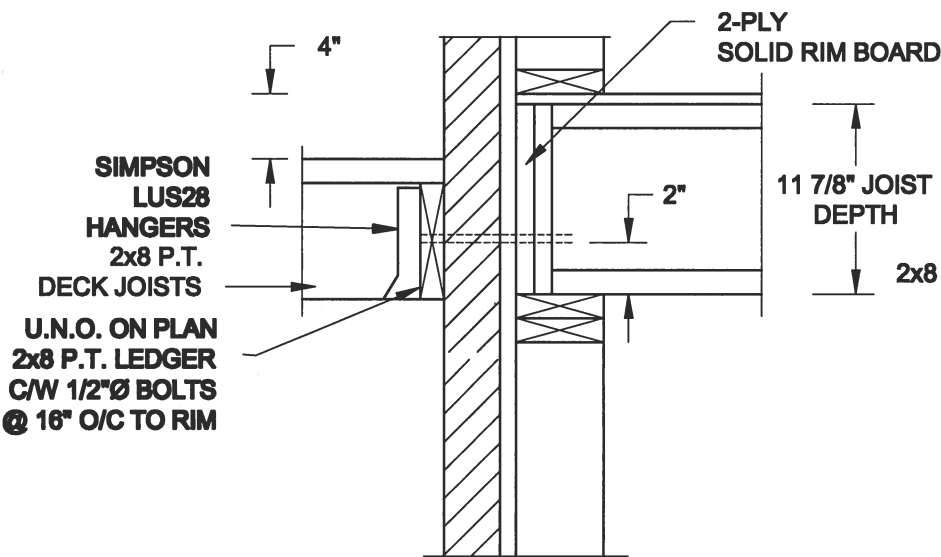
**1A**  
**S2** DECK FASTENING DETAIL  
SCALE: 1" = 1'-0"



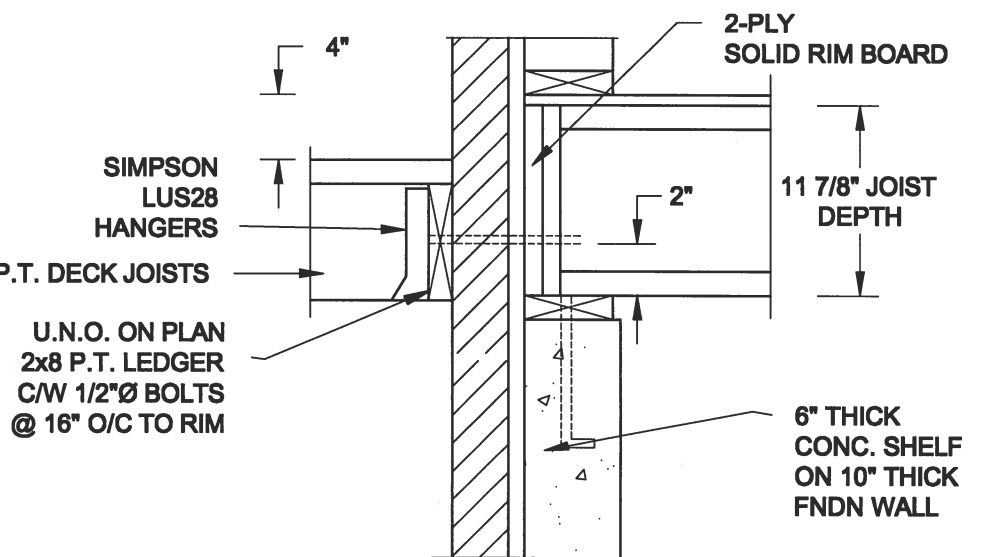
**1B**  
**S2** DECK FASTENING DETAIL  
SCALE: 1" = 1'-0"

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

FOR 11 7/8" JOIST DEPTH

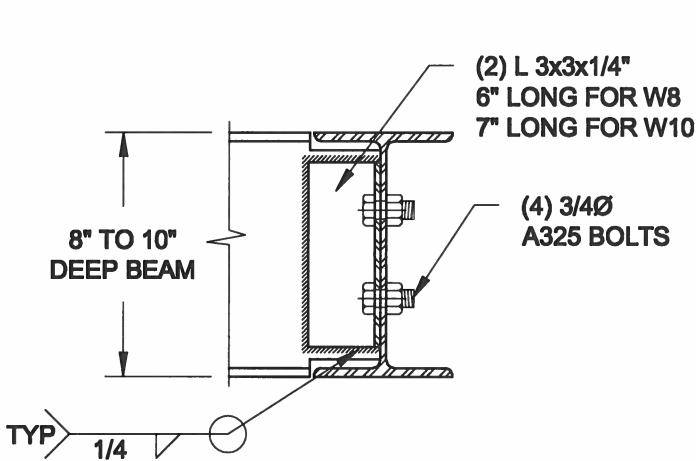


**2A**  
**S2** DECK FASTENING DETAIL  
SCALE: 1" = 1'-0"

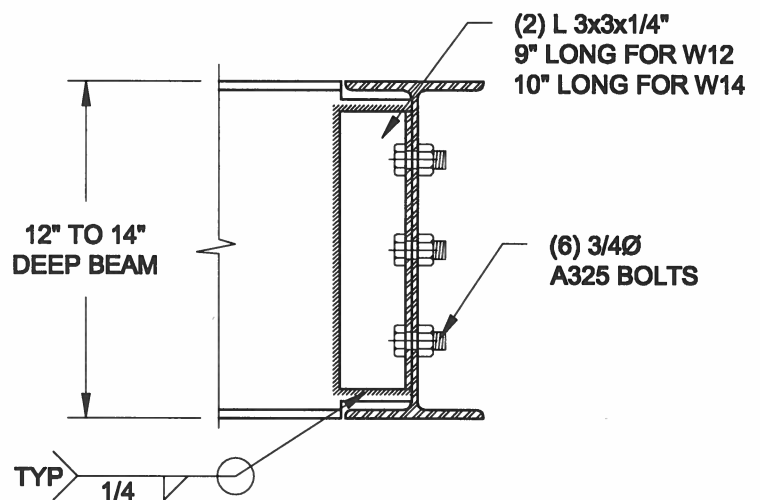


**2B**  
**S2** DECK FASTENING DETAIL  
SCALE: 1" = 1'-0"

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



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



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

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

Scale:  
AS NOTED

Date:  
MAY-31-2016

Drawn:  
SC

Checked:  
SJB

QUAILE ENGINEERING LTD.



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

Engineer's Seal



MAY 30, 2016

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BRADFORD, ONTARIO

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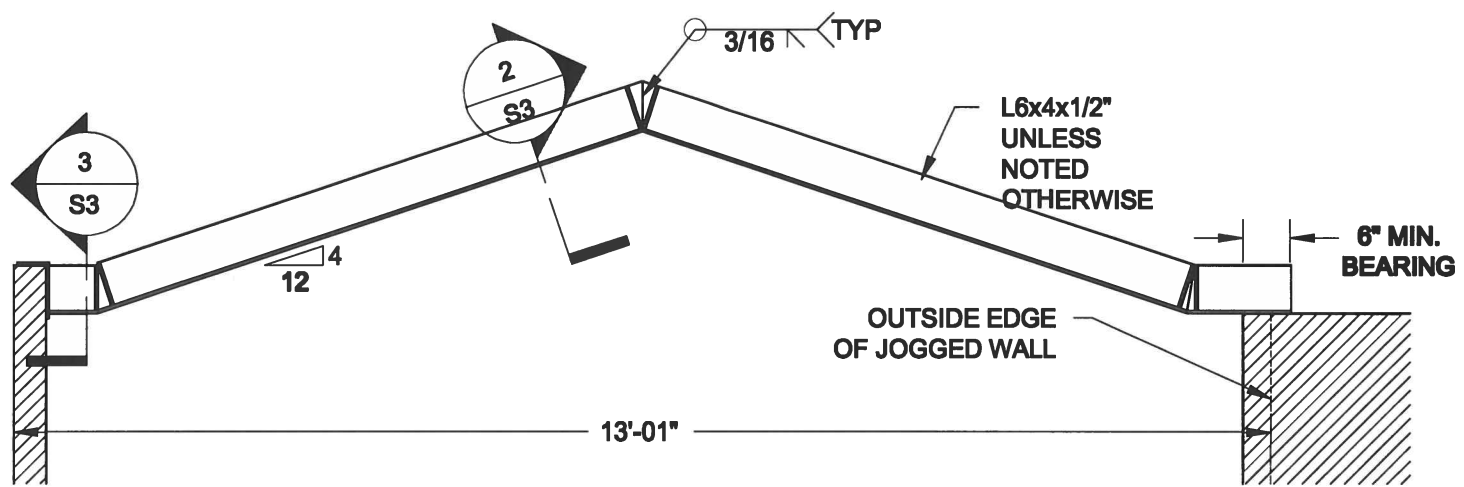
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16-102

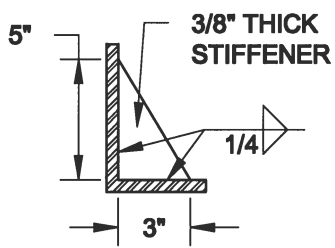
Drawing No.:

S2

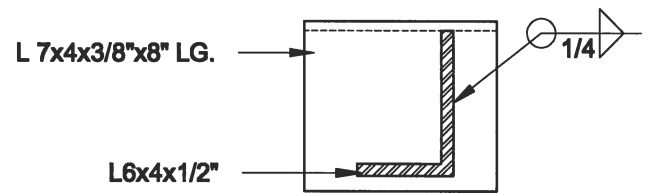




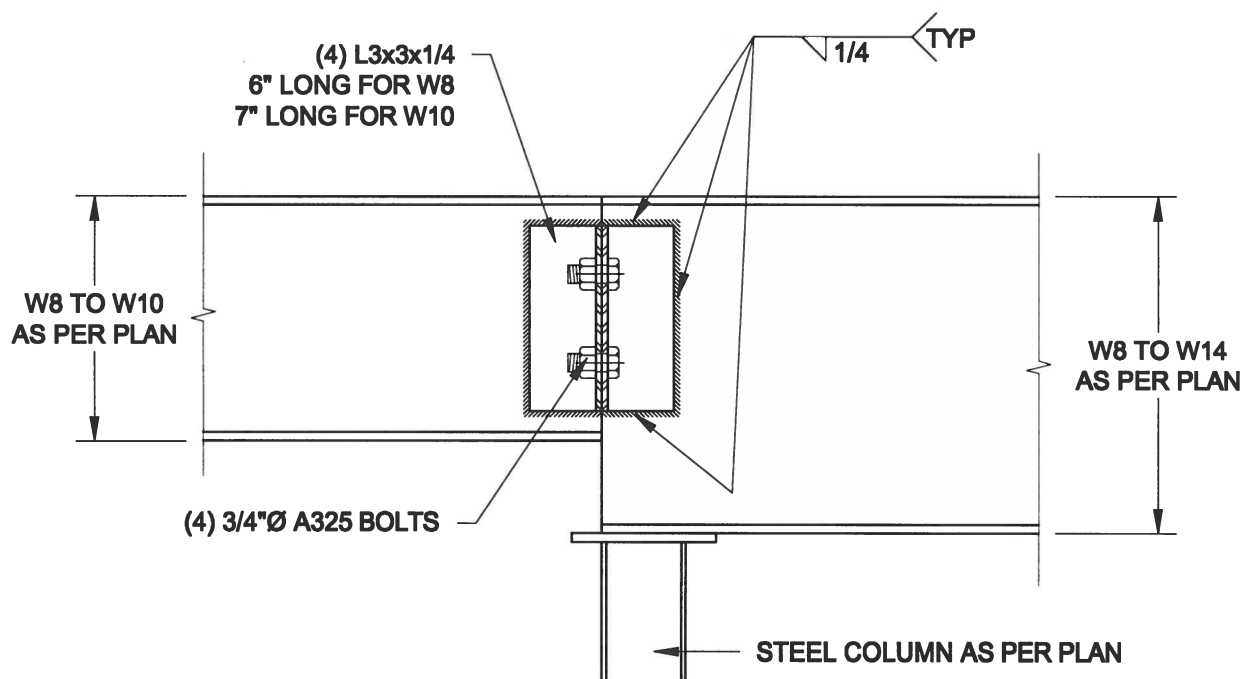
**1**  
**S3** **STEEL LINTEL AT GABLE**  
SCALE: 1/2" = 1' - 0"



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



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



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

Scale: AS NOTED	
Date: MAY-31-2016	
Drawn: SC	Checked: SJB

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Newmarket, ON  
L3Y 8J9  
T: 905-853-8547  
E: quaile.eng@rogers.com

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BRADFORD, ONTARIO**

**TYPICAL STRUCTURAL DETAILS FOR SINGLES**

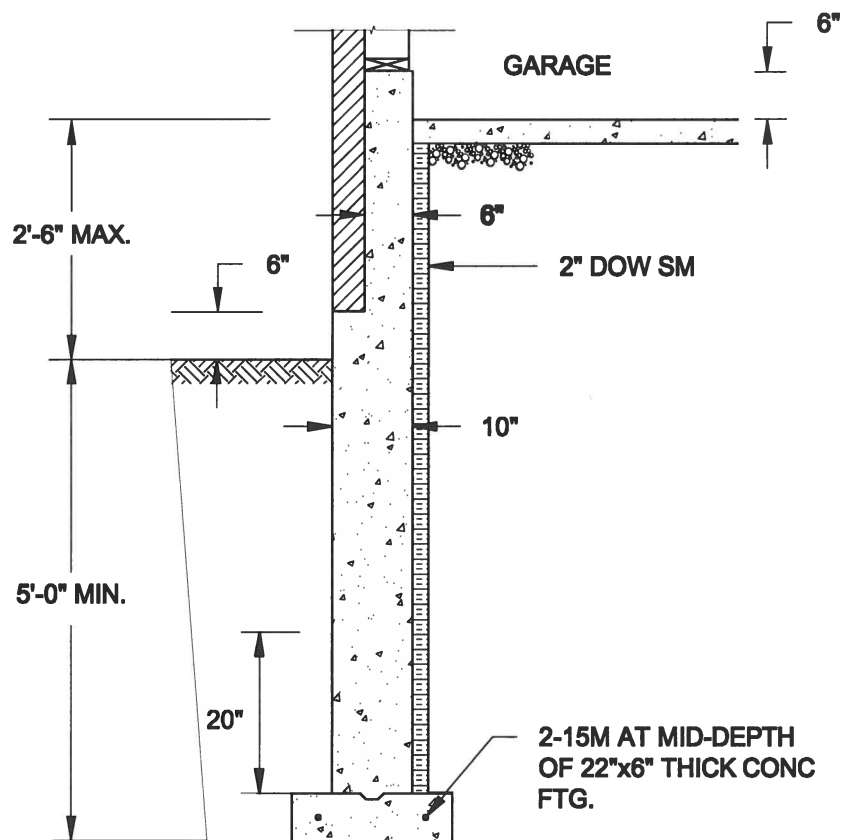
Project No.:

**16-102**

Drawing No.:

**S3**

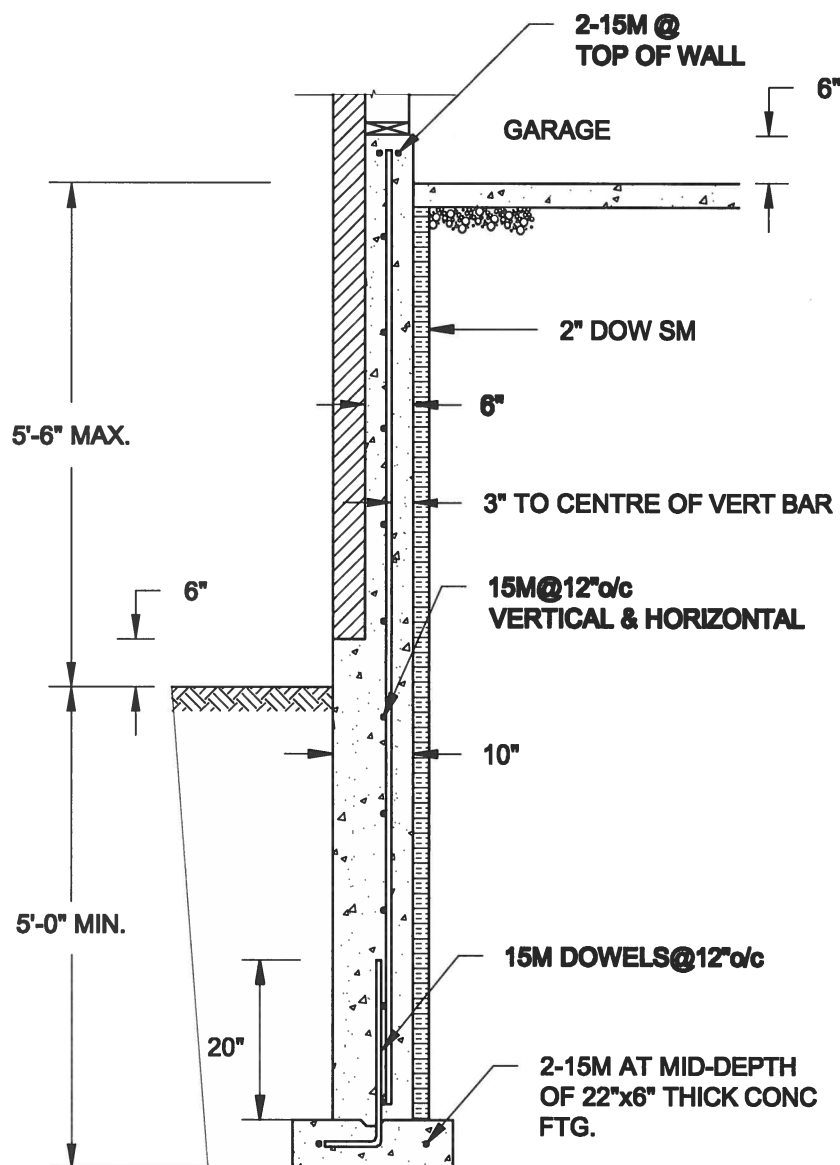




**1A REINFORCED BRICKSHELF**  
SCALE: 1/2" = 1'-0"

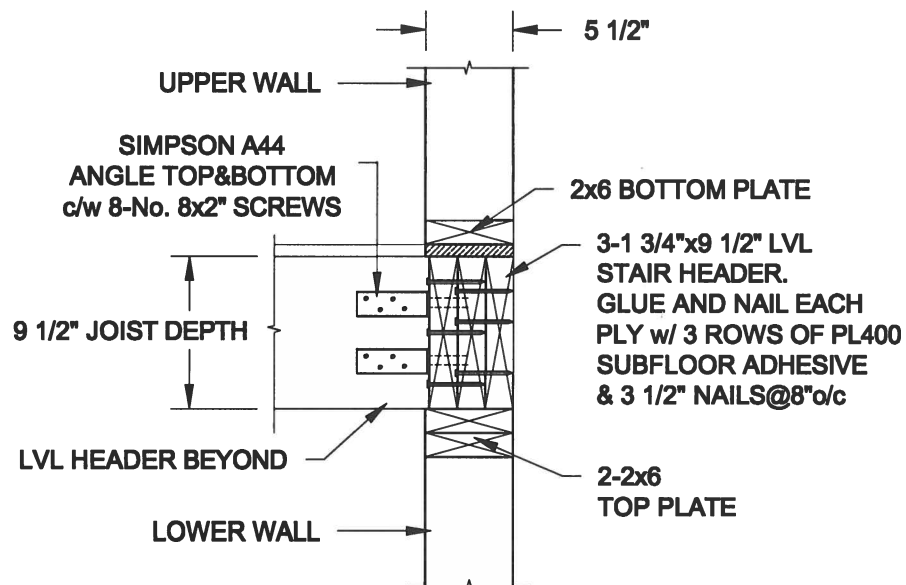
**NOTE:**

1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE TO HAVE 28-DAY COMPRESSIVE STRENGTH OF 20 MPa.
3. REINFORCING BARS TO BE GRADE 400 DEFORMED STEEL.
4. PROVIDE 3" COVER TO SOIL MINIMUM.

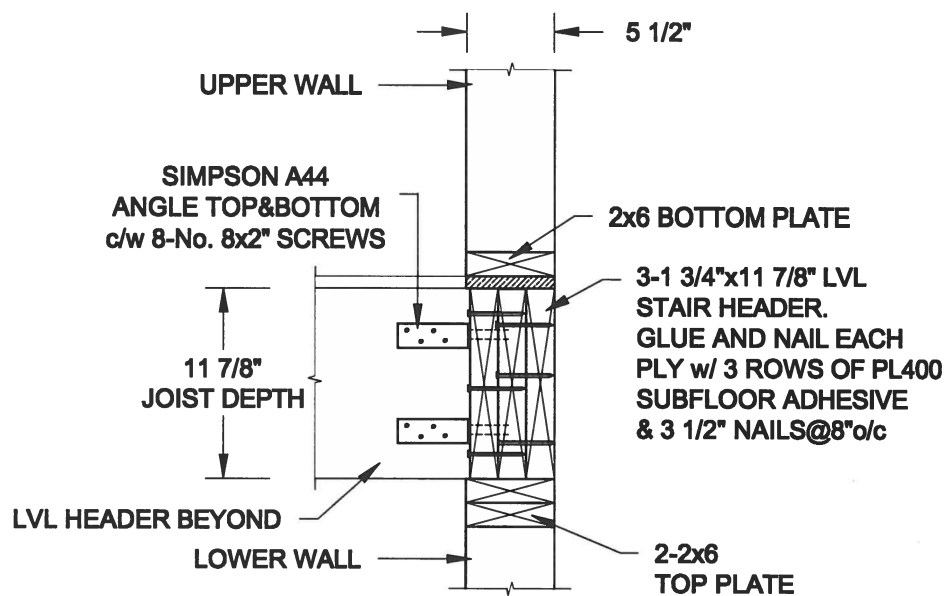


**1B REINFORCED BRICKSHELF**  
SCALE: 1/2" = 1'-0"

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



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



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

Scale:  
AS NOTED

Date:  
MAY-31-2016

Drawn: SC  
Checked: SJB

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L3Y 8J9  
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TYPICAL STRUCTURAL DETAILS FOR SINGLES

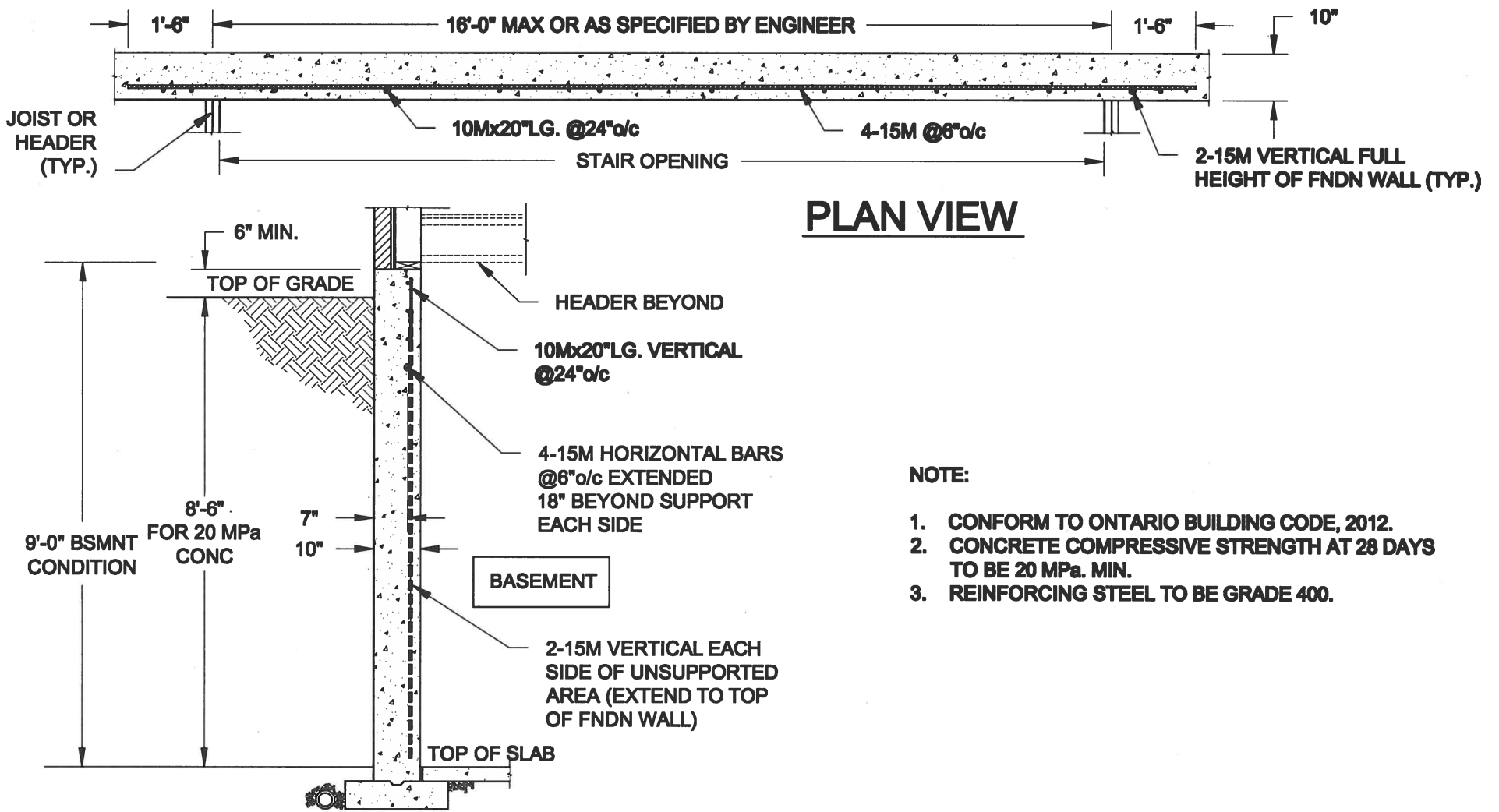
Project No.:

16-102

Drawing No.:

S4







- NOTE:
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
  2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 20 MPa. MIN.
  3. REINFORCING STEEL TO BE GRADE 400.

1

S5

LATERALLY UNSUPPORTED WALL

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

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