

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

PROVIDE SOLID BLOCKING AT 24" O/C AT JOIST SPACE ADJACENT TO FDTN WALL WHERE FLOOR JOISTS RUN PARALLEL OF FDTN WALL (TYP.)

VINYL CLAD STRUCTURAL STL. FRAME BASEMENT WINDOW (TYPICAL)

UNFINISHED BASEMENT

9 1/2" ENG. JOISTS @ 16" O.C.

CONT. W200x27

9 1/2" ENG. JOISTS @ 12" O.C.

9 1/2" ENG. JOISTS @ 12" O.C.

9 1/2" ENG. JOISTS @ 12" O.C.

3PC ROUGH-IN (26)

FURNACE

HWT

LOCATION MAY VARY

W200x27

9 1/2" ENG. JOISTS @ 12" O.C.

9 1/2" ENG. JOISTS @ 16" O.C.

FULL HEIGHT INSUL. FOR COLD CELLAR

STL. POST FRAB. (59)

9 1/2" ENG. JOISTS @ 16" O.C.

CHECK FOUNDATION WALL FOR PORCH SLAB

COLD CELLAR

9 1/2" ENG. JOISTS @ 16" O.C.

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BASEMENT PLAN - EL. 'A'

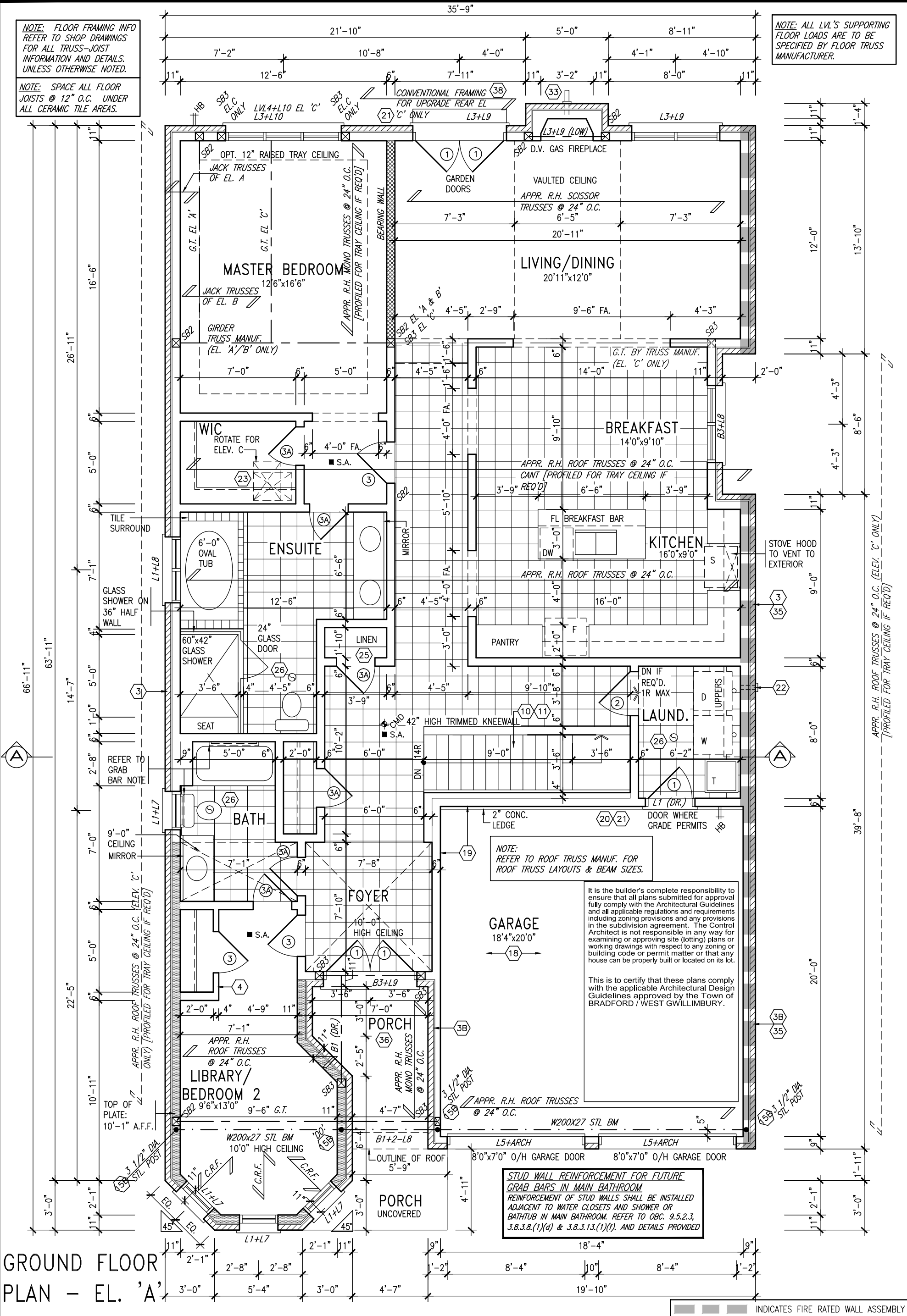
AREA CHART ON PAGE 16

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

9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.	.	.	qualification information
7.	.	.	Wellington Jno-Baptiste 25591
6.	.	.	name
5.	.	.	signature
4.	.	.	registration information
3.	.	.	VA3 Design Inc. 42658
2.	REVISED AS PER ENG'S COMMENTS	15-05-04	RC
1.	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-15	RAAM
no.	description	date	by

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

<b>BAYVIEW WELLINGTON</b>		<b>S42-1B</b> RIDEAU 1
project name <b>GREEN VALLEY ESTATES</b>	municipality <b>BRADFORD, ON</b>	project no. <b>13045</b>
date <b>2014-09</b>	checked by <b>RAAM</b>	scale <b>3/16" = 1'-0"</b>
drawing no. <b>13045-S42-1B</b>		drawing no. <b>1</b>
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-1B.dwg - Wed - Jun 3 2015 - 10:34 AM		



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7.	.	.	Wellington Jno-Baptiste 25591
6.	.	.	name
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2.	REVISED AS PER ENG'S COMMENTS	15-05-04	RC
1.	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-15	RAM
no.	description	date	by

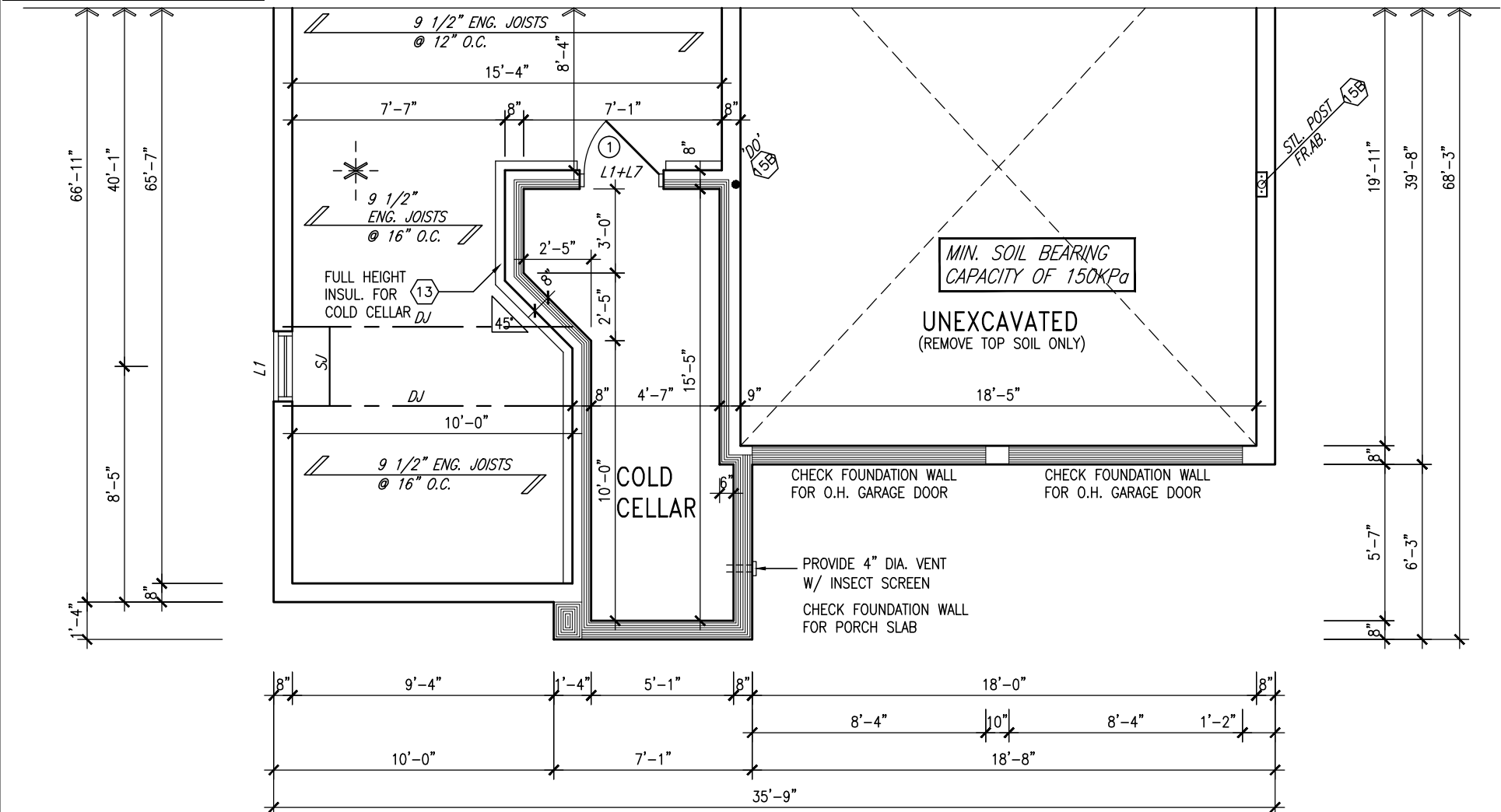
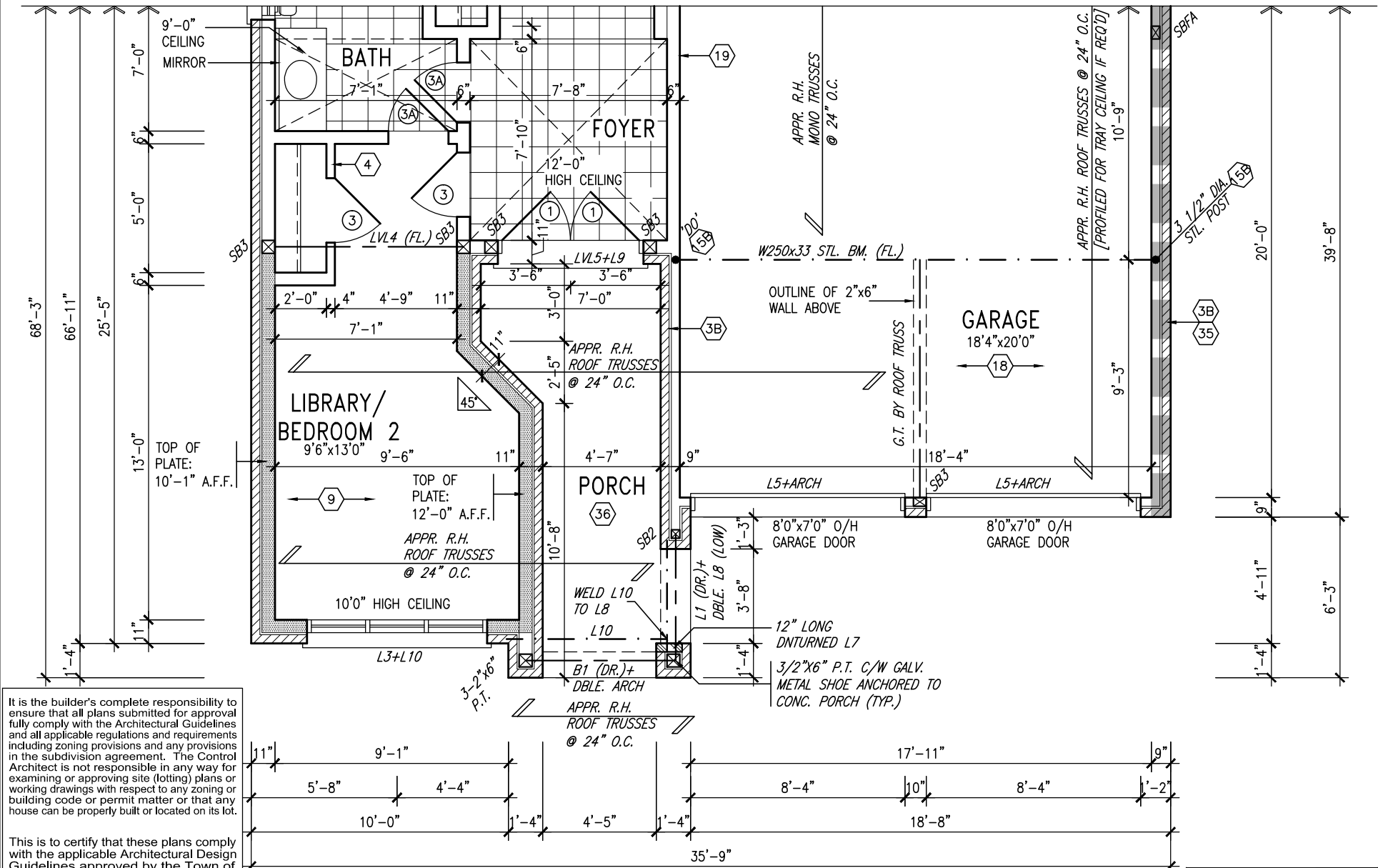
**VA3 DESIGN**

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project name <b>GREEN VALLEY ESTATES</b>	municipality <b>BRADFORD, ON</b>	project no. <b>13045</b>
date <b>2014-09</b>	checked by <b>RAAM</b>	scale <b>3/16" = 1'-0"</b>
drawing no. <b>13045-S42-1B</b>		<b>2</b>

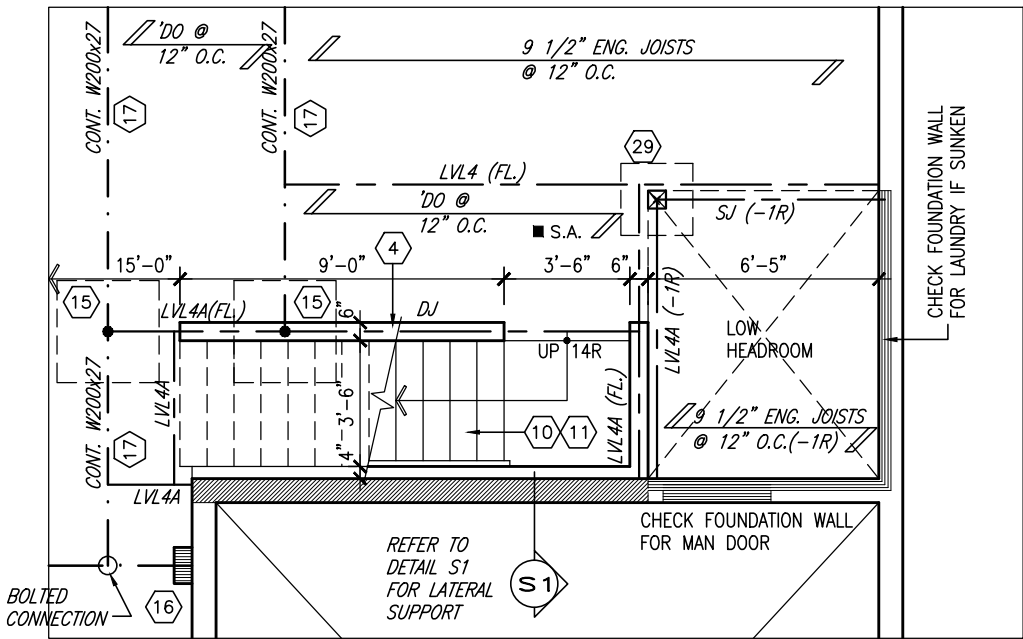
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			INDICATES FIRE RATED WALL ASSEMBLY		
9.	.	.	<b>VA3 DESIGN</b> 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com		
8.	.	.			
7.	.	.			
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5.	.	.	<b>BAYVIEW WELLINGTON</b> project name GREEN VALLEY ESTATES municipality BRADFORD, ON date 2014-09 drawn by RAAM checked by - scale 3/16" = 1'-0" file name 13045-S42-1B RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-1B.dwg - Wed - Jun 3 2015 - 10:34 AM		
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1.	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-15			
no.	description	date	by	drawing no. <b>4</b>	





PARTIAL BASEMENT PLAN  
W/ 1R SUNKEN MUD AREA ABOVE

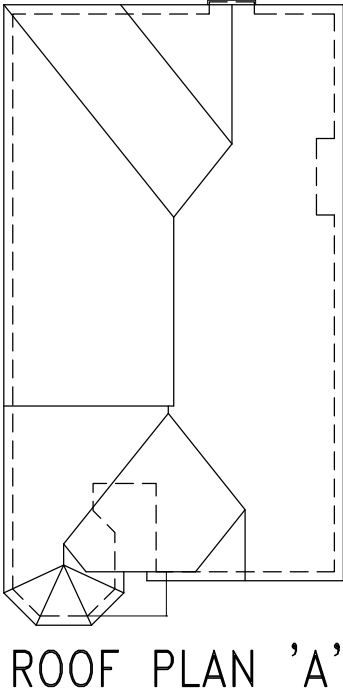
REFER TO FULL PLANS FOR  
TYPICAL NOTES.

9	.	.	<div>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</div> <div><div>Wellington Jno-Baptiste</div><div><div>signature</div><div>25591</div></div><div><div>BCIN</div><div>42658</div></div></div>	<div><div>VA3</div><div>DESIGN</div><div>300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com</div></div>	BAYVIEW WELLINGTON		S42-1B RIDEAU 1				
8	.	.			project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON	project no.	13045	
7	.	.			date	2014-09	PARTIAL BASEMENT PLAN W/ SUNKEN LAUNDRY ABOVE			drawing no.	
6	.	.			drawn by	RAAM	checked by	-	scale	3/16" = 1'-0"	file name
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2	REVISED AS PER ENG'S COMMENTS		15-05-04	RC	<div>Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.</div>						
1	ISSUED FOR CLIENT COMMENT AND PRICING		14-09-15	RAAM							
no.	description		date	by							

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

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

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))				
S42-1B	ELEVATION A	ENERGY EFFICIENCY -- OBC SB12		
ELEVATION	WALL AREA	S.F.	OPENING S.F.	PERCENTAGE
FRONT	416.00	S.F.	27.42	S.F. 6.59 %
LEFT SIDE	732.00	S.F.	50.44	S.F. 6.89 %
RIGHT SIDE	723.00	S.F.	44.33	S.F. 6.13 %
REAR	411.00	S.F.	122.72	S.F. 29.86 %
TOTAL SQ. FT.	2282.00	S.F.	244.91	S.F. 10.73 %
TOTAL SQ. M.	212.00	S.M.	22.75	S.M. 10.73 %

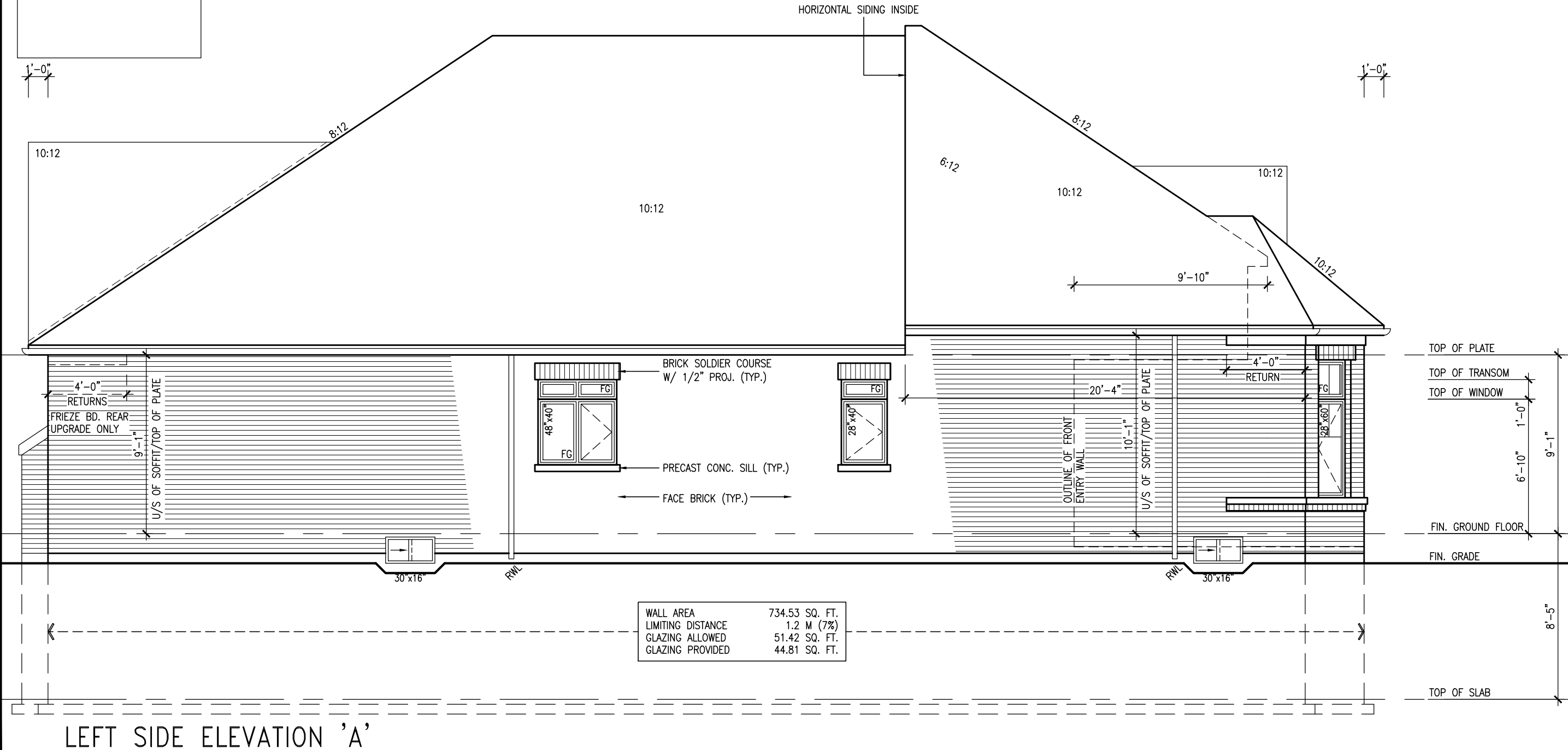


BAYVIEW WELLINGTON		S42-1B	
GREEN VALLEY ESTATES		RIDEAU 1	
BRADFORD, ON		13045	
2014-09		FRONT ELEVATION 'A'	
RAAM		13045-S42-1B	
3/16" = 1'-0"		6	
RICHARD -- H:\ARCHIVE WORKING\2013\13045-BW\units\42\13045-S42-1B.dwg -- Wed -- Jun 3 2015 -- 10:34 AM		13045	
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		25591	
Wellington Jno-Baptiste		42658	
RC		15-05-04	
ISSUED FOR CLIENT COMMENT AND PRICING		14-09-15	
date		by	
description		no. description	

REFER TO FRONT ELEVATION FOR  
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		project name <b>GREEN VALLEY ESTATES</b>		project no. <b>13045</b>	
		municipality <b>BRADFORD, ON</b>		drawing no. <b>7</b>	
		date <b>2014-09</b>		LEFT SIDE ELEVATION 'A'	
		drawn by <b>RAAM</b>		scale <b>3/16" = 1'-0"</b>	
		checked by <b>-</b>		file name <b>13045-S42-1B</b>	
		RICHARD - H:\ARCHIVE WORKING\2013\13045.BW\units 42\13045-S42-1B.dwg Wed - Jun 3 2015 - 10:34 AM			

<b>VA3 DESIGN</b>		3004 Wilson Avenue Toronto, ON M3H 1S8 t 416.630.2255 f 416.630.4782 vo3design.com	
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		25591 BCN	
qualification information		42658	
Wellington Jno-Baptiste		signature	
name		V	
registration information		VAS Design Inc.	
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9	.	15-05-04	RC
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1	ISSUED FOR CLIENT COMMENT AND PRICING		
no.	description	date	by

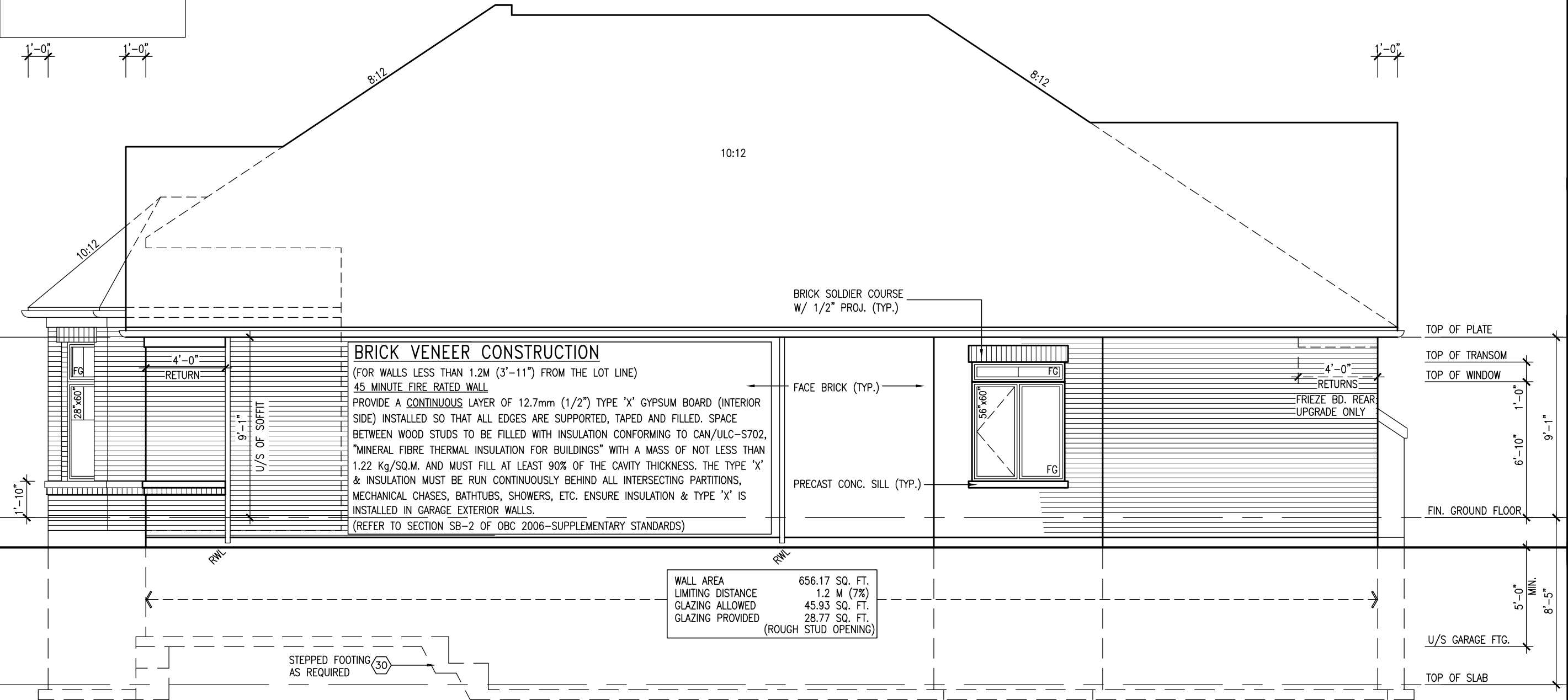
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RIGHT SIDE ELEVATION 'A'

### 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.

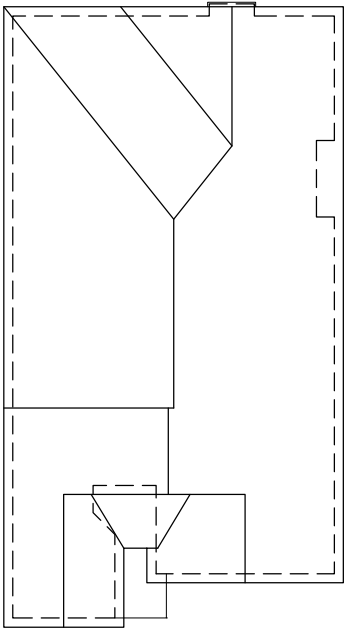
(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)45 MINUTE FIRE RATING @  
HEADER  
PROVIDE 15.9mm (5/8") TYPE 'X' GYPSUM BOARD BETWEEN FLOOR JOIST AT THE HEADER  
OR CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR JOISTS ARE PARALLEL TO RIM  
JOIST TO MAINTAIN 45 MINUTE FIRE RATING.

no.	description	date	by	<p>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</p> <p>qualification information</p> <p><b>Wellington Jno-Baptiste</b> 25591</p> <p>name BOIN</p> <p>registration information Signature</p> <p><b>VAS Design Inc.</b> 42658</p> <p>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.</p>	
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2	REVISED AS PER ENG'S COMMENTS	15-05-04	RC		
1	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-15	RAM		

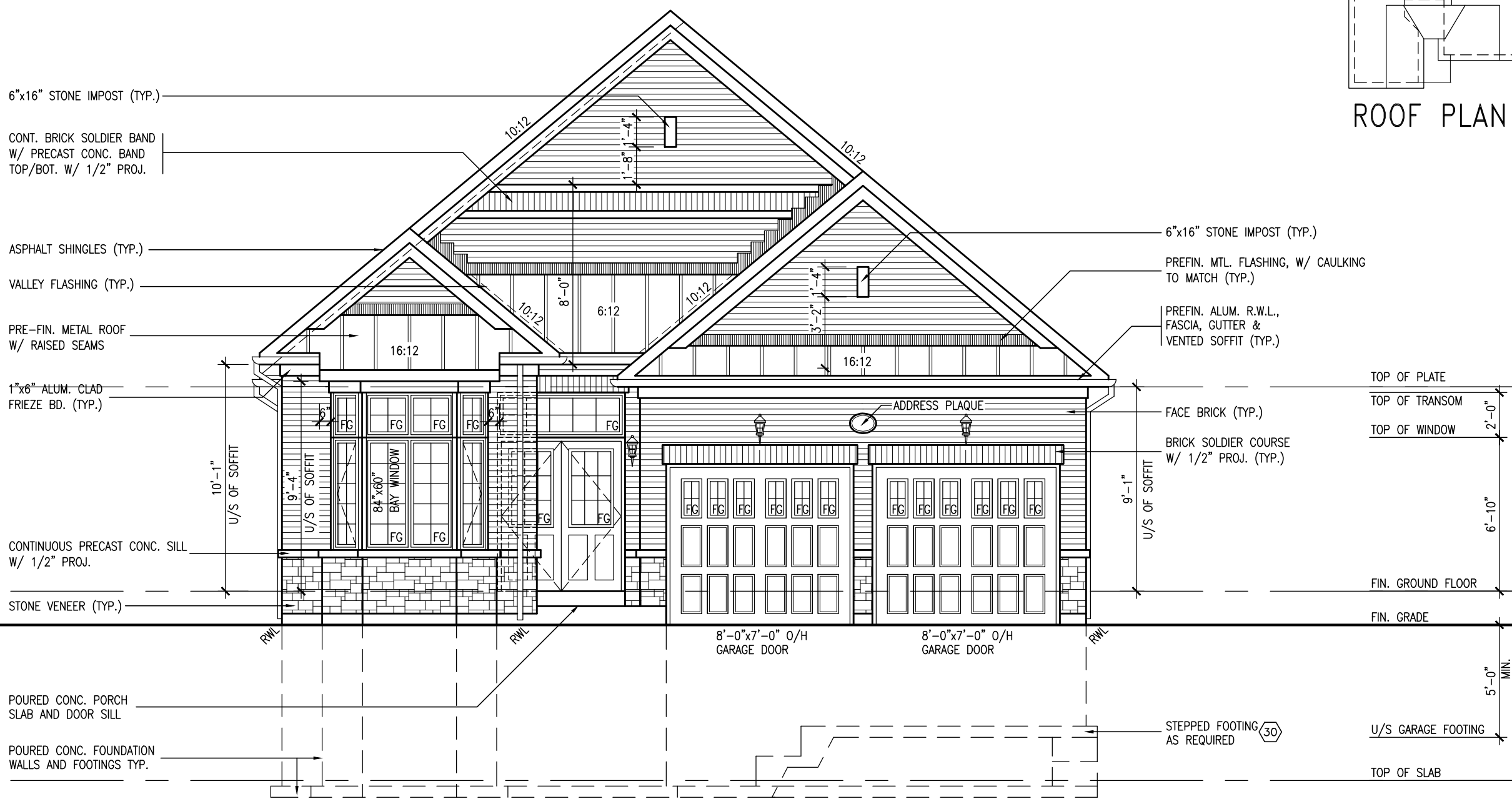


This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
S42-1B ELEVATION B	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	420.00 S.F.	60.08 S.F.	14.30 %
LEFT SIDE	732.00 S.F.	34.11 S.F.	4.66 %
RIGHT SIDE	723.00 S.F.	28.00 S.F.	3.87 %
REAR	411.00 S.F.	122.72 S.F.	29.86 %
TOTAL SQ. FT.	2286.00 S.F.	244.91 S.F.	10.71 %
TOTAL SQ. M.	212.37 S.M.	22.75 S.M.	10.71 %



## ROOF PLAN 'B'



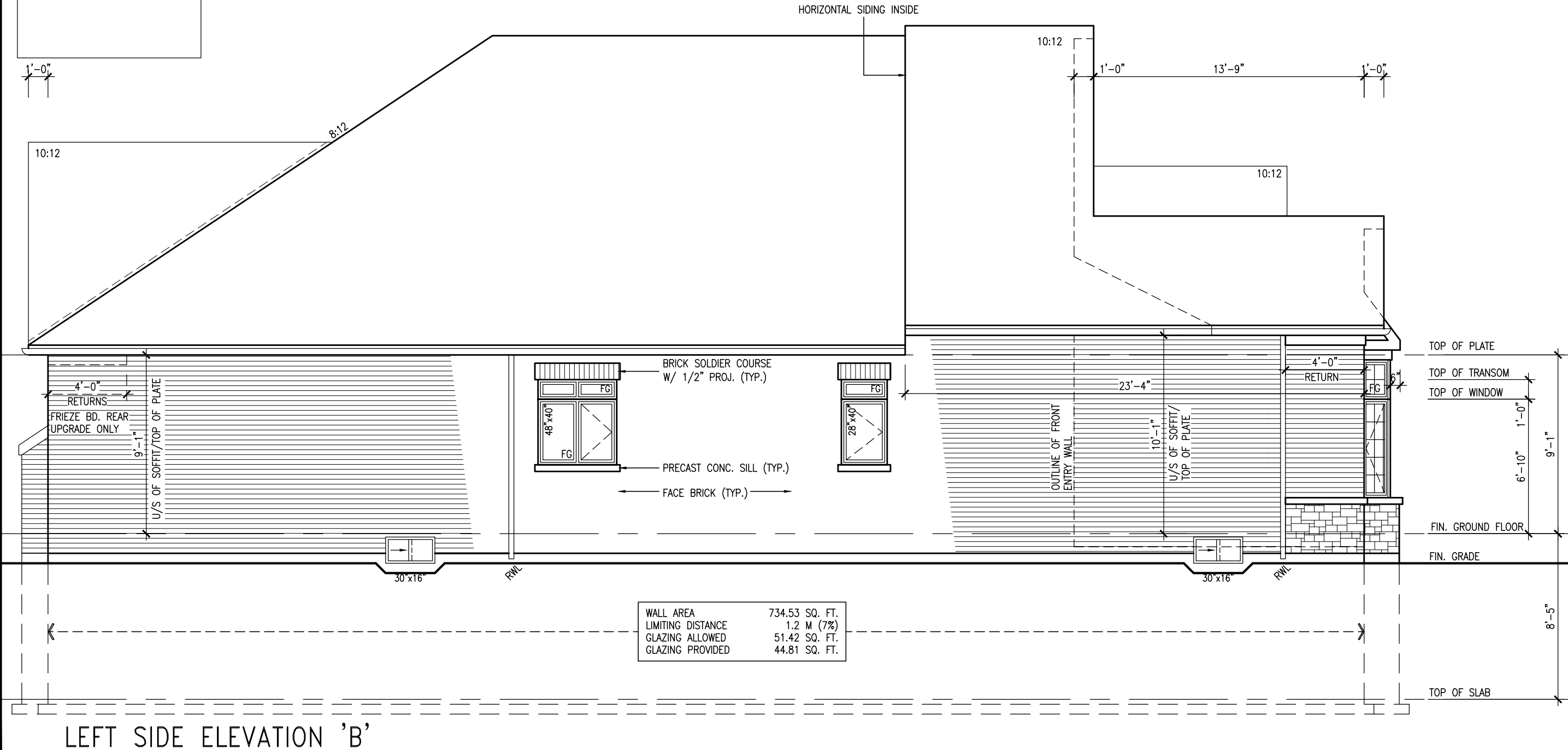
FRONT ELEVATION 'B'

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	
7	.	.	.	qualification information
6	.	.	.	Wellington Jno-Baptiste 25591
5	.	.	.	name
4	.	.	.	registration information
3	.	.	.	VA3 Design Inc. 42658
2	REVISED AS PER ENG'S COMMENTS	15-05-04	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer. All drawings and specifications are the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
1	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-15	RAM	
no.	description	date	by	

REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

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LEFT SIDE ELEVATION 'B'

BAYVIEW WELLINGTON		S42-1B RIDEAU 1	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON
project no.	13045	drawing no.	11
date	2014-09	checked by	RAAM
drawn by	RAAM	scale	3/16" = 1'-0"
RICHARD - H:\ARCHIVE WORKING\2013\13045.BW\units\42\13045-S42-1B.dwg - Wed - Jun 3 2015 - 10:35 AM			

3004 Wilson Avenue  
Toronto, ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
v3design.com

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		Wellington Jno-Baptiste 25591 BCN	
qualification information		signature	
Wellington Jno-Baptiste		42658	
name		BCN	
registration information		V3S 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.		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.	
2	REVISED AS PER ENG'S COMMENTS	15-05-04	RC
1	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-15	RAAM
no.	description	date	by

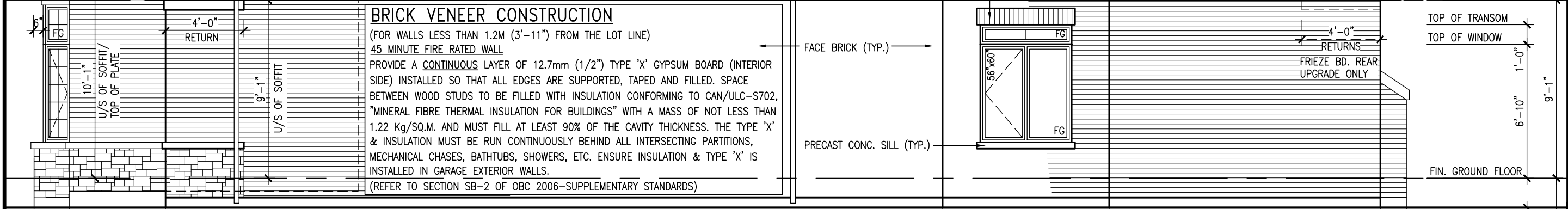
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REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

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Architectural drawing showing a wall section. The drawing includes a vertical line on the right, a horizontal line at the top, and a dashed line indicating a slope of 10:12. A dimension of 1'-0" is shown at the top left, indicating the height of the wall section.



RIGHT SIDE ELEVATION 'B'

<p><b><u>HEADER/RIM JOIST LEVEL</u></b></p> <p>(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)<b><u>45 MINUTE FIRE RATING @ HEADER</u></b></p> <p>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.</p>
--

(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.

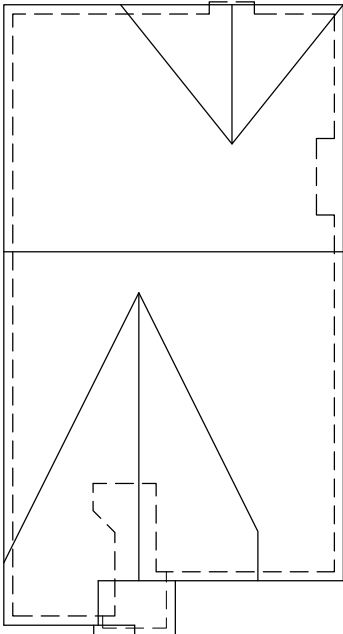
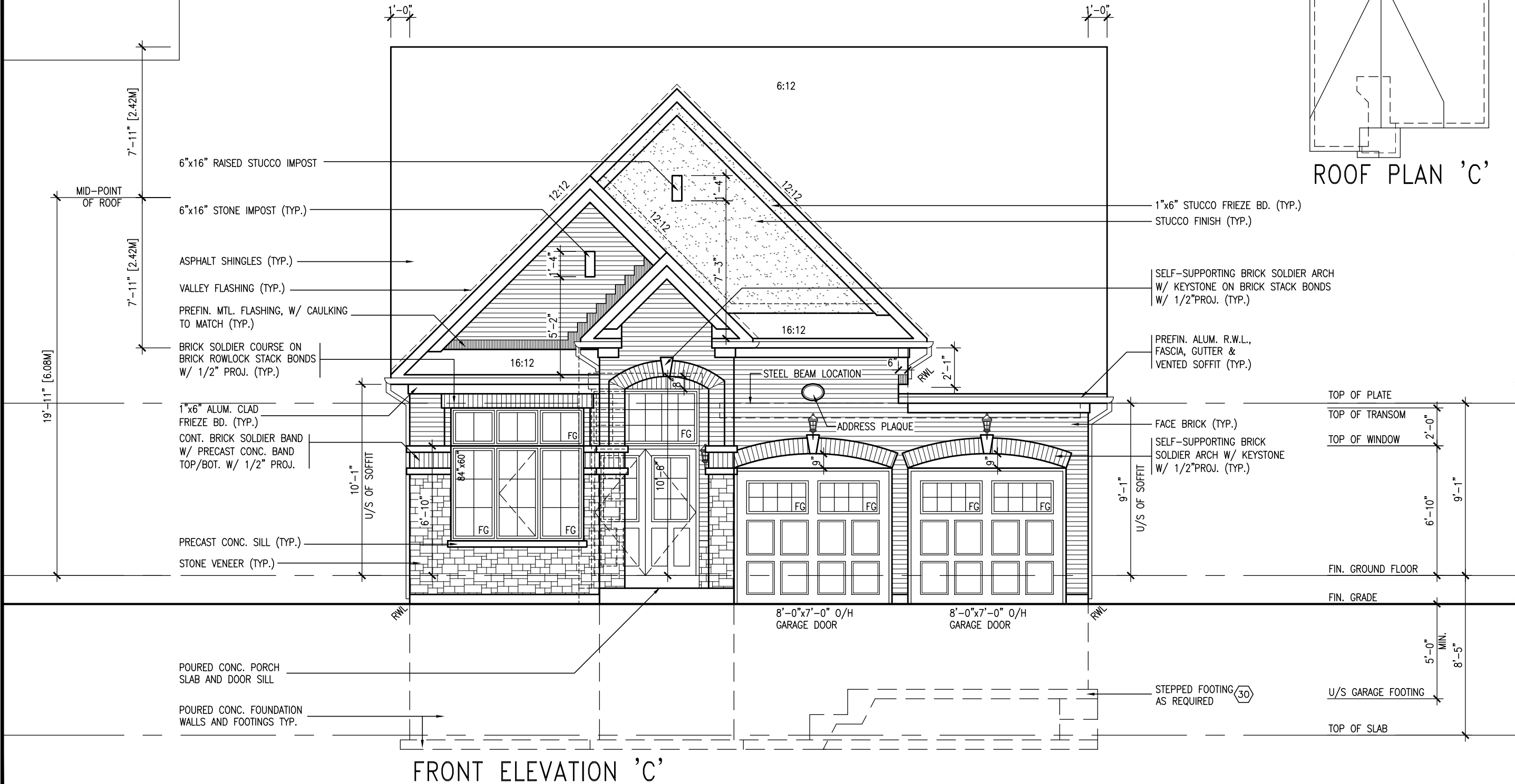
[illegible]

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

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
S42-1B ELEVATION C	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	419.00 S.F.	64.93 S.F.	15.50 %
LEFT SIDE	723.00 S.F.	34.11 S.F.	4.72 %
RIGHT SIDE	723.00 S.F.	28.00 S.F.	3.87 %
REAR	411.00 S.F.	122.72 S.F.	29.86 %
TOTAL SQ. FT.	2276.00 S.F.	249.76 S.F.	10.97 %
TOTAL SQ. M.	211.45 S.M.	23.20 S.M.	10.97 %



## ROOF PLAN 'C'

no.	description	date	by	1	2	3	4	5	6	7	8	9	10
1	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-15	RAM										
2	REVISED AS PER ENG'S COMMENTS	15-05-04	RC										
3													
4													
5													
6													
7													
8													
9													
10													



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

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

qualification information

**Wellington Jno-Baptiste** 25591

name signature

BCIN 42658

registration information

**VAS Design Inc.**

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

**BAYVIEW WELLINGTON**

**GREEN VALLEY ESTATES**

project name

date 2014-09

drawn by **RAM**

checked by

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

project no. **13045**

project no. **13045**

drawing no. **13**

**S42-1B**

**RIDEAU 1**

project no. **13045**

project no. **13045**

drawing no. **13**

**FRONT ELEVATION 'C'**

file name **13045-S42-1B**

date **Wed - Jun 3 2015 - 10:35 AM**

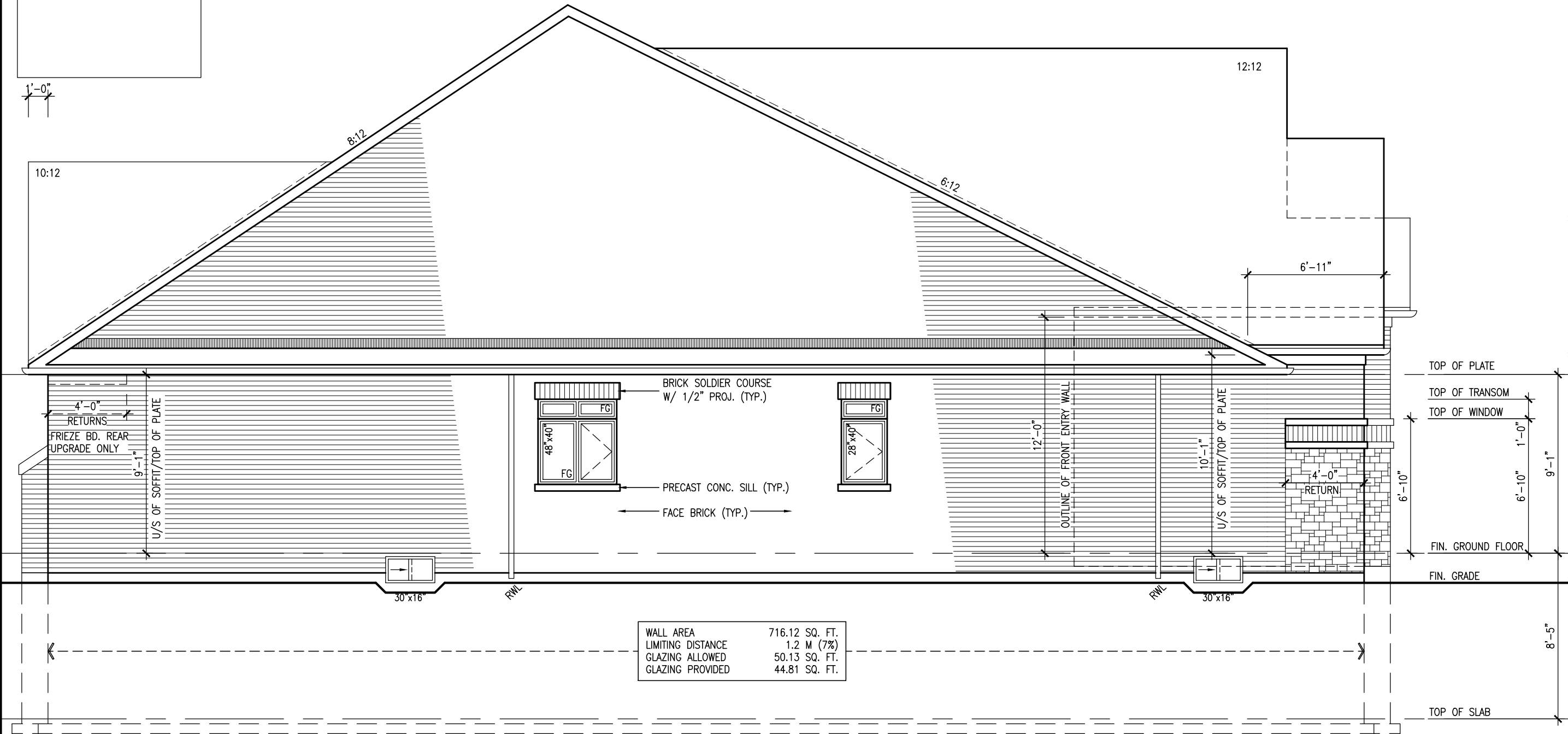
path **H:\ARCHIVE\WORKING\2013\13045-SW units\42\13045-S42-1B.dwg**

REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

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



LEFT SIDE ELEVATION 'C'

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.	25591
8	.	.	qualification information	
7	.	.		
6	.	.	Wellington Jno-Baptiste	25591
5	.	.	name	BCIN
4	.	.	registration information	42658
3	.	.	VA3 Design Inc.	
2	REVISED AS PER ENG'S COMMENTS	15-05-04	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	
1	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-15		
no.	description	date		



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Toronto, ON M3J 1S8  
t 416.630.2235 f 416.630.4782  
vozdesign@gmail.com

**S42-1B**  
RIDEAU 1

**BAYVIEW WELLINGTON**

**GREEN VALLEY ESTATES**      **BRADFORD, ON**

project no. **13045**

date **2014-09**      drawing no. **14**

checked by **RAM**      scale **3/16" = 1'-0"**      file name **13045-S42-1B**

RICHARD -- H:\ARCHIVE\WORKING\2013\13045-BW\units 42\13045-S42-1B.dwg      Wed -- Jun 3 2015 -- 10:35 AM

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Architectural elevation drawing of a building facade. The drawing includes a gabled roof with a 12:12 pitch on the left and an 8:12 pitch on the right. The main wall is labeled "BRICK VENEER CONSTRUCTION" and includes a note: "(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 2006-SUPPLEMENTARY STANDARDS)". The drawing also shows a "BRICK SOLDIER COURSE W/ 1/2\" PROJ. (TYP.)", "FACE BRICK (TYP.)", and "PRECAST CONC. SILL (TYP.)". A window is shown with a "56\" x 60\" size and "FG" (Fixed Glazing) notation. The drawing includes various dimensions: "1'-0\"", "1'-0\"", "12:12", "6:12", "8:12", "10:12", "2'-11\"", "4'-0\" RETURN", "6'-10\"", "10'-6\"", "9'-1\" U/S OF SOFFIT", "4'-0\" RETURNS", and "FRIEZE BD. REAR UPGRADE ONLY". A table at the bottom right provides area calculations: "WALL AREA 656.17 SQ. FT.", "LIMITING DISTANCE 1.2 M (7%)", "GLAZING ALLOWED 45.93 SQ. FT.", and "GLAZING PROVIDED 18.77 SQ. FT.". The drawing also shows a "STEPPED FOOTING AS REQUIRED" and "RWL" (Right of Way Line) markers.

1'-0"

1'-0"

12:12

12:12

6:12

8:12

10:12

2'-11"

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

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 2006-SUPPLEMENTARY STANDARDS)

4'-0" RETURN

6'-10"

10'-6"

9'-1" U/S OF SOFFIT

FACE BRICK (TYP.)

PRECAST CONC. SILL (TYP.)

56" x 60"

FG

FG

4'-0" RETURNS

FRIEZE BD. REAR UPGRADE ONLY

RWL

RWL

WALL AREA	656.17 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	45.93 SQ. FT.
GLAZING PROVIDED	18.77 SQ. FT.

STEPPED FOOTING AS REQUIRED

30

**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.

[illegible]

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	EL. A	EL. B	EL. C
Ground floor area	1794 sq ft	1814 sq ft	1803 sq ft
Subtotal	1794 sq ft	1814 sq ft	1803 sq ft
Deduct all open area	00 sq ft	00 sq ft	00 sq ft
<b>Total net area</b>	<b>1794 sq ft</b> 166.66 sq m	<b>1814 sq ft</b> 168.53 sq m	<b>1803 sq ft</b> 167.50 sq m
Finished basement area	00 sq ft	00 sq ft	00 sq ft
Coverage without porch	2198 sq ft 204.20 sq m	2217 sq ft 205.97 sq m	2207 sq ft 205.03 sq m
<b>Coverage with porch</b>	<b>2286 sq ft</b> 212.38 sq m	<b>2301 sq ft</b> 213.77 sq m	<b>2300 sq ft</b> 213.67 sq m

<div> <div>BAYVIEW WELLINGTON</div> <div>S42-1B RIDEAU 1</div> </div>		<div> <div>project no.</div> <div>13045</div> </div>	
<div> <div>GREEN VALLEY ESTATES</div> <div>BRADFORD, ON</div> </div>		<div> <div>project no.</div> <div>13045</div> </div>	
<div> <div>project name</div> <div>GREEN VALLEY ESTATES</div> </div>		<div> <div>project no.</div> <div>13045</div> </div>	
<div> <div>date</div> <div>2014-09</div> </div>		<div> <div>project no.</div> <div>13045</div> </div>	
<div> <div>drawn by</div> <div>RAAM</div> </div>		<div> <div>project no.</div> <div>13045</div> </div>	
<div> <div>checked by</div> <div>-</div> </div>		<div> <div>project no.</div> <div>13045</div> </div>	
<div> <div>scale</div> <div>3/16" = 1'-0"</div> </div>		<div> <div>project no.</div> <div>13045</div> </div>	
<div> <div>date</div> <div>2014-09</div> </div>		<div> <div>project no.</div> <div>13045</div> </div>	
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<div> <div>checked by</div> <div>-</div> </div>		<div> <div>project no.</div> <div>13045</div> </div>	
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<div> <div>scale</div> <div>3/16" = 1'-0"</div> </div>		<div> <div>project no.</div> <div>13045</div> </div>	
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<div> <div>drawn by</div> <div>RAAM</div> </div>		<div> <div>project no.</div> <div>13045</div> </div>	
<div> <div>checked by</div> <div>-</div> </div>		<div> <div>project no.</div> <div>13045</div> </div>	
<div> <div>scale</div> <div>3/16" = 1'-0"</div> </div>		<div> <div>project no.</div> <div>13045</div> </div>	
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<div> <div>scale</div> <div>3/16" = 1'-0"</div> </div>		<div> <div>project no.</div> <div>13045</div> </div>	
<div> <div>date</div> <div>2014-09</div> </div>		<div> <div>project no.</div> <div>13045</div> </div>	
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<div> <div>scale</div> <div>3/16" = 1'-0"</div> </div>		<div> <div>project no.</div> <div>13045</div> </div>	
<div> <div>date</div> <div>2014-09</div> </div>		<div> <div>project no.</div> <div>13045</div> </div>	
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<div> <div>scale</div> <div>3/16" = 1'-0"</div> </div>		<div> <div>project no.</div> <div>13045</div> </div>	
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<div> <div>date</div> <div>2014-09</div> </div>		<div> <div>project no.</div> <div>13045</div> </div>	

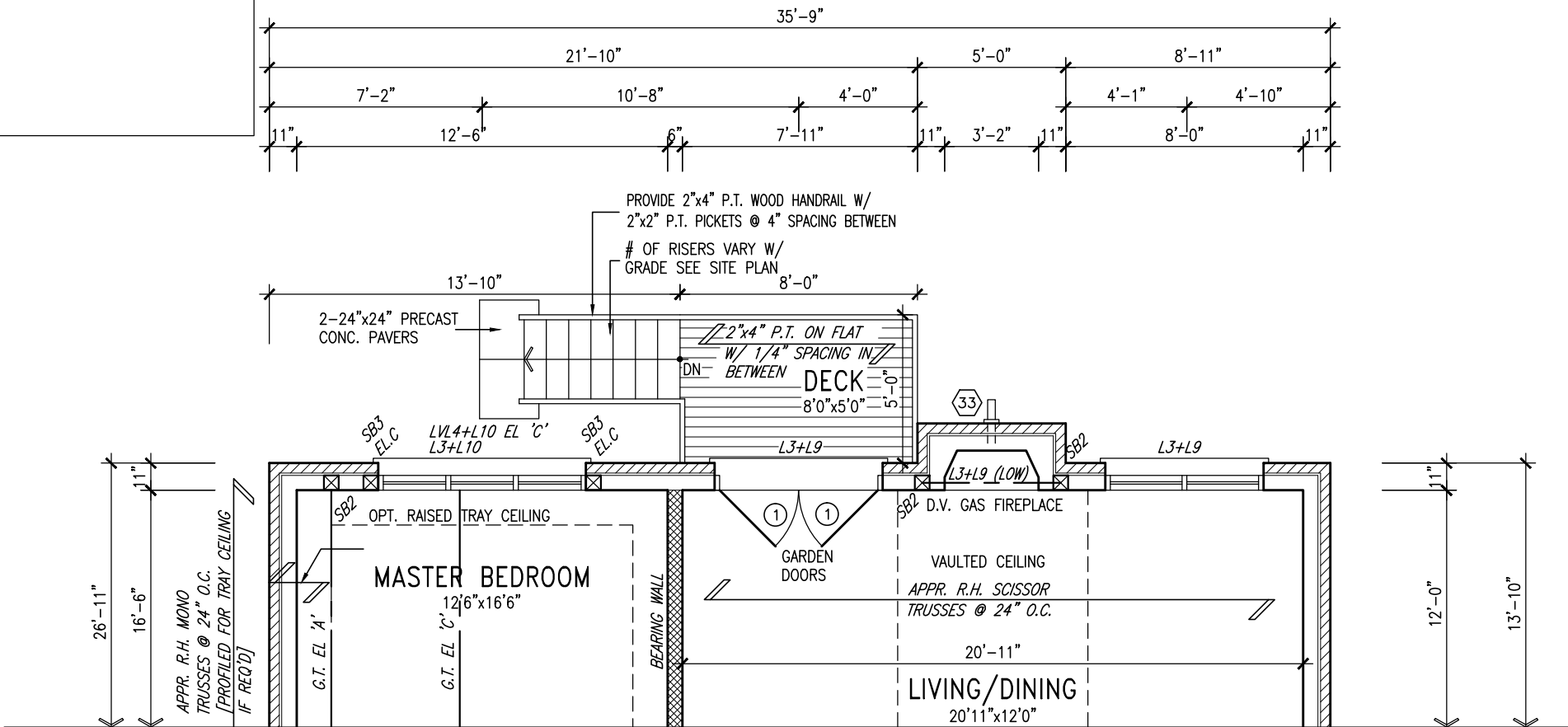
**VA3**  
**DESIGN**  
300A Wilson Avenue  
Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.  
va3design.com

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	.	.	.	
7	.	.	.	qualification information
6	.	.	.	<b>Wellington Jno-Baptiste</b> 25591
5	.	.	.	name
4	.	.	.	registration information
3	.	.	.	<b>VAS Design Inc.</b> BCIN 42658
2	REVISED AS PER ENG'S COMMENTS	15-05-04	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
1	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-15	RAM	
no.	description	date	by	

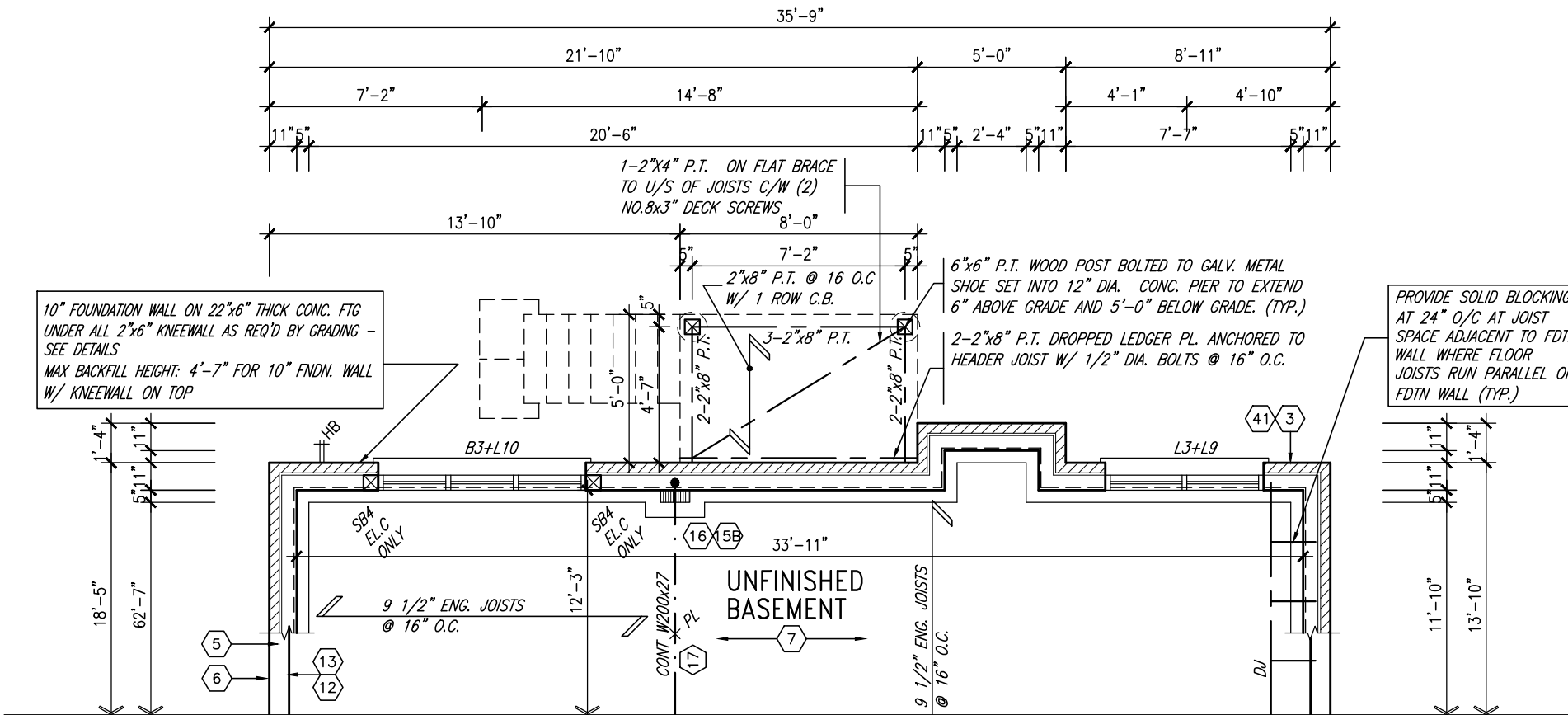
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PART GRND FLOOR PLAN 'A'  
W.O.D. CONDITION  
ELEVS 'B' & 'C' SIMILAR



PART BSMT PLAN 'A'  
W.O.D. CONDITION  
ELEVS 'B' & 'C' SIMILAR

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

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

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

REFER TO FULL PLANS FOR  
TYPICAL NOTES.

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

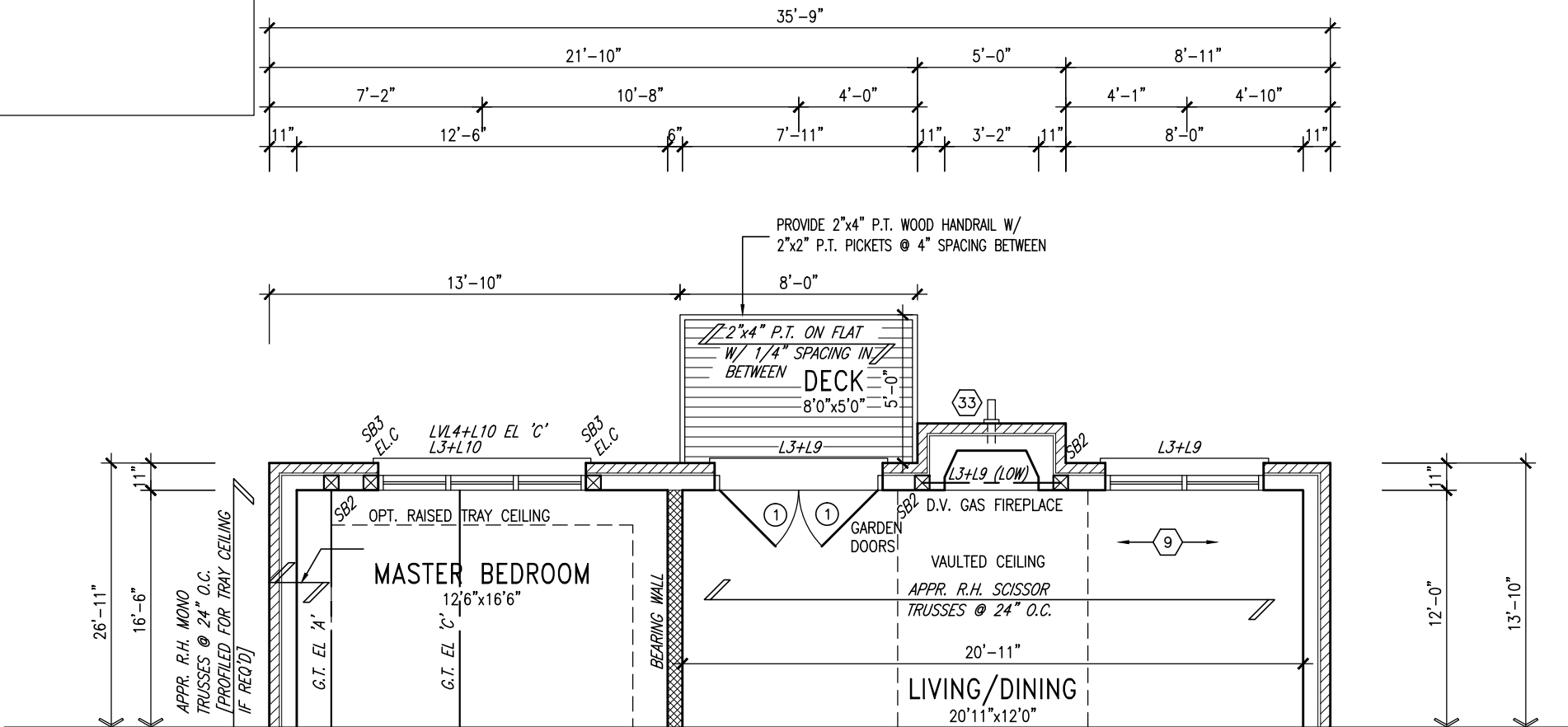
9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.	.	.	qualification information
7.	.	.	Wellington Jno-Baptiste 25591
6.	.	.	name
5.	.	.	registration information
4.	.	.	VA3 Design Inc. 42658
3.	.	.	
2.	REVISED AS PER ENG'S COMMENTS	15-05-04	RC
1.	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-15	RAAM
no.	description	date	by

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

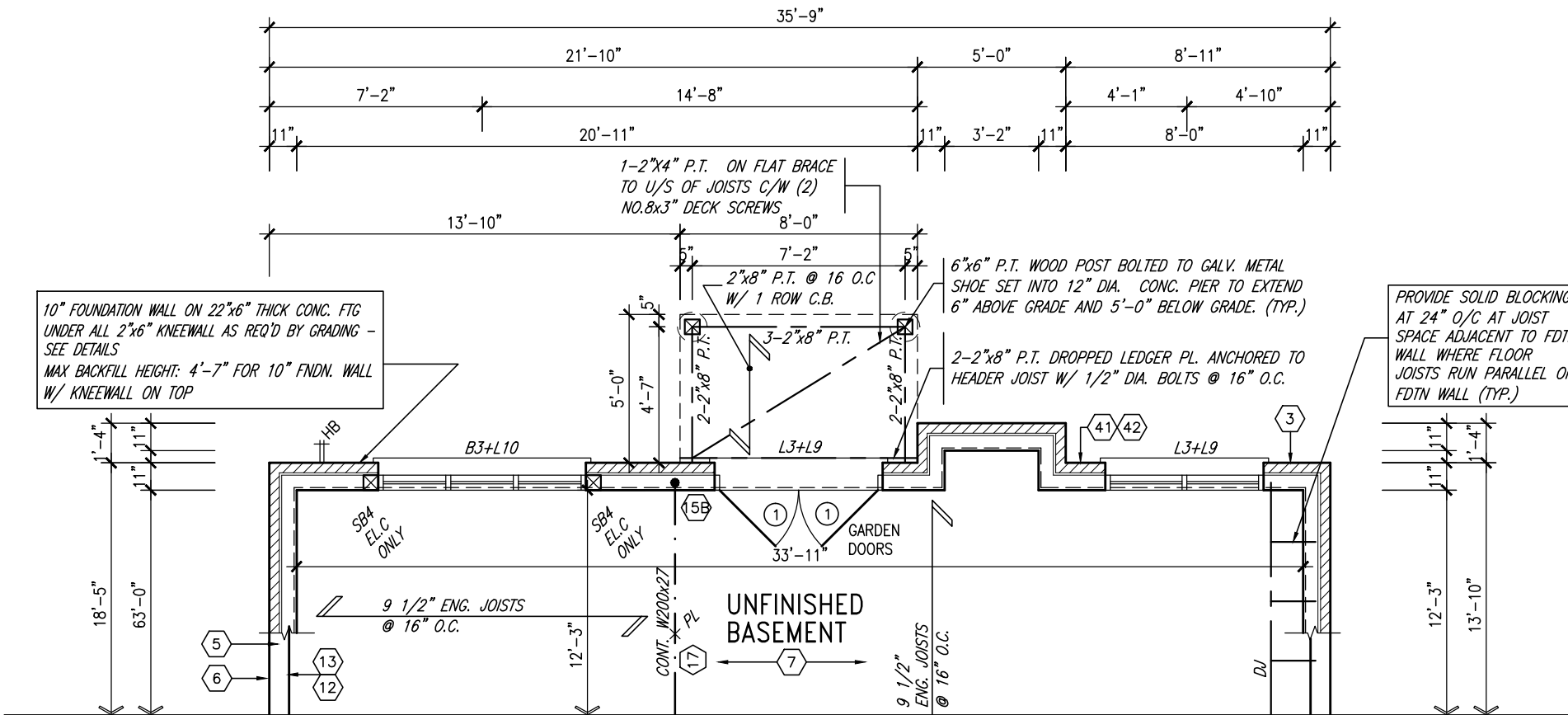
<b>BAYVIEW WELLINGTON</b>		<b>S42-1B</b> RIDEAU 1	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON
date	2014-09	project no.	13045
drawn by	RAAM	checked by	scale
			3/16" = 1'-0"
PARTIAL FLOOR PLANS - W.O.D. CONDITION		file name	13045-S42-1B
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-1B.dwg - Wed - Jun 3 2015 - 10:35 AM		drawing no.	17

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PART GRND FLOOR PLAN 'A'  
W.O.B. CONDITION  
ELEVS 'B' & 'C' SIMILAR



PART BSMT PLAN 'A'  
W.O.B. CONDITION  
ELEVS 'B' & 'C' SIMILAR

REFER TO FULL PLANS FOR  
TYPICAL NOTES.

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

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

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

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

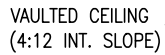
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2.	REVISED AS PER ENG'S COMMENTS	15-05-04	RC
1.	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-15	RAAM
no.	description	date	by

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.			
qualification information			
Wellington Jno-Baptiste	signature	25591	BCIN
name			
registration information			
VA3 Design Inc.		42658	
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BAYVIEW WELLINGTON		S42-1B RIDEAU 1	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON
date	2014-09	project no.	13045
drawn by	RAAM	scale	3/16" = 1'-0"
checked by	-	file name	13045-S42-1B
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-1B.dwg - Wed - Jun 3 2015 - 10:35 AM			
PARTIAL FLOOR PLANS - W.O.B. CONDITION			drawing no.
			18

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



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

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

FACE BRICK (TYP.)

PRECAST CONC. SILL (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" CROSSING  
BRACING

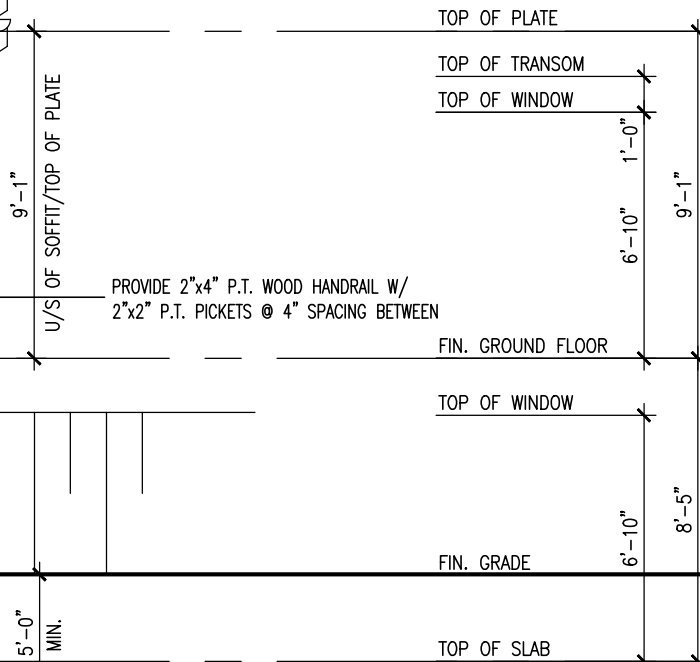
REAR ELEVATION 'A' - W.O.D. CONDITION

EL. 'B' & 'C' SIMILAR

UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7)			
S42-1B ELEVATION A W.O.D.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	416.00 S.F.	27.42 S.F.	6.59 %
LEFT SIDE	732.00 S.F.	50.44 S.F.	6.89 %
RIGHT SIDE	723.00 S.F.	44.33 S.F.	6.13 %
REAR	572.00 S.F.	157.17 S.F.	27.48 %
TOTAL SQ. FT.	2443.00 S.F.	279.36 S.F.	11.44 %
TOTAL SQ. M.	226.96 S.M.	25.95 S.M.	11.44 %

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
S42-1B ELEVATION B W.O.D.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	420.00 S.F.	60.08 S.F.	14.30 %
LEFT SIDE	732.00 S.F.	34.11 S.F.	4.66 %
RIGHT SIDE	723.00 S.F.	28.00 S.F.	3.87 %
REAR	572.00 S.F.	157.17 S.F.	27.48 %
TOTAL SQ. FT.	2447.00 S.F.	279.36 S.F.	11.42 %
TOTAL SQ. M.	227.33 S.M.	25.95 S.M.	11.42 %

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7)			
S42-1B ELEVATION C W.O.D.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	419.00 S.F.	64.93 S.F.	15.50 %
LEFT SIDE	723.00 S.F.	34.11 S.F.	4.72 %
RIGHT SIDE	723.00 S.F.	28.00 S.F.	3.87 %
REAR	572.00 S.F.	157.17 S.F.	27.48 %
TOTAL SQ. FT.	2437.00 S.F.	284.21 S.F.	11.66 %
TOTAL SQ. M.	226.40 S.M.	26.40 S.M.	11.66 %



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

**VA3**  
**DESIGN**  
300A Wilson Avenue  
Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.  
va3design.com

<p>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</p> <p>qualification information</p>	<p>Wellington Jno-Baptiste</p>	<p>25591</p>
<p>name</p>	<p>registration information</p>	<p>BCIN</p>
<p>signature</p>	<p>VA33 Design Inc.</p>	<p>42658</p>

Contractor must verify all dimensions on the job and report any discrepancy to the Designer. The Designer is not responsible for the accuracy of the information provided on the drawings. 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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2	REVISED AS PER ENG'S COMMENTS		15-05-04	RC
1	ISSUED FOR CLIENT COMMENT AND PRICING		14-09-15	RAM
no.	description		date	by

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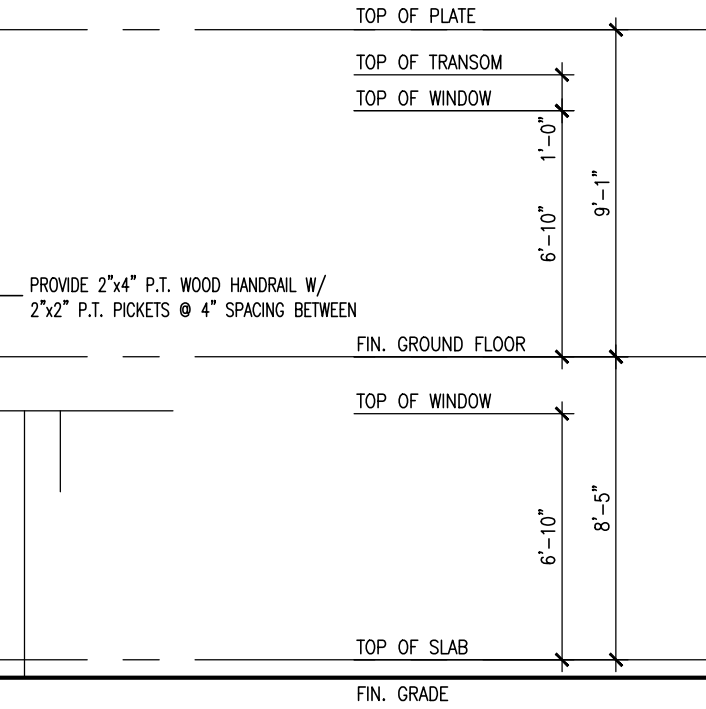
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.



UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
S42-1B ELEVATION A W.O.B.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	416.00 S.F.	27.42 S.F.	6.59 %
LEFT SIDE	732.00 S.F.	50.44 S.F.	6.89 %
RIGHT SIDE	723.00 S.F.	44.33 S.F.	6.13 %
REAR	677.00 S.F.	216.44 S.F.	31.97 %
TOTAL SQ. FT.	2548.00 S.F.	338.63 S.F.	13.29 %
TOTAL SQ. M.	236.71 S.M.	31.46 S.M.	13.29 %

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
S42-1B ELEVATION B W.O.B.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	420.00 S.F.	60.08 S.F.	14.30 %
LEFT SIDE	732.00 S.F.	34.11 S.F.	4.66 %
RIGHT SIDE	723.00 S.F.	28.00 S.F.	3.87 %
REAR	677.00 S.F.	216.44 S.F.	31.97 %
TOTAL SQ. FT.	2552.00 S.F.	338.63 S.F.	13.27 %
TOTAL SQ. M.	237.09 S.M.	31.46 S.M.	13.27 %

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
S42-1B ELEVATION C W.O.B.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	419.00 S.F.	64.93 S.F.	15.50 %
LEFT SIDE	723.00 S.F.	34.11 S.F.	4.72 %
RIGHT SIDE	723.00 S.F.	28.00 S.F.	3.87 %
REAR	677.00 S.F.	216.44 S.F.	31.97 %
TOTAL SQ. FT.	2542.00 S.F.	343.48 S.F.	13.51 %
TOTAL SQ. M.	236.16 S.M.	31.91 S.M.	13.51 %



BAYVIEW WELLINGTON		S42-1B	
GREEN VALLEY ESTATES		RIDEAU 1	
project name	municipality	project no.	drawing no.
BRADFORD, ON	BRADFORD, ON	13045	20
date	drawn by	checked by	scale
2014-09	RAAM	RAAM	3/16" = 1'-0"
REAR ELEVATION - W.O.B. CONDITION			
13045-S42-1B			

**VAS3 DESIGN**  
3004 Wilson Avenue  
Toronto, ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
vas3design.com

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		Wellington Jno-Baptiste		25591		BCN		42658	
qualification information		name		registration information		signature		VAS Design Inc.	
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REVISED AS PER ENG'S COMMENTS		15-05-04		RC		14-09-15		RAM	
ISSUED FOR CLIENT COMMENT AND PRICING		14-09-15		RAM		14-09-15		RAM	
no. description		date		by		date		by	

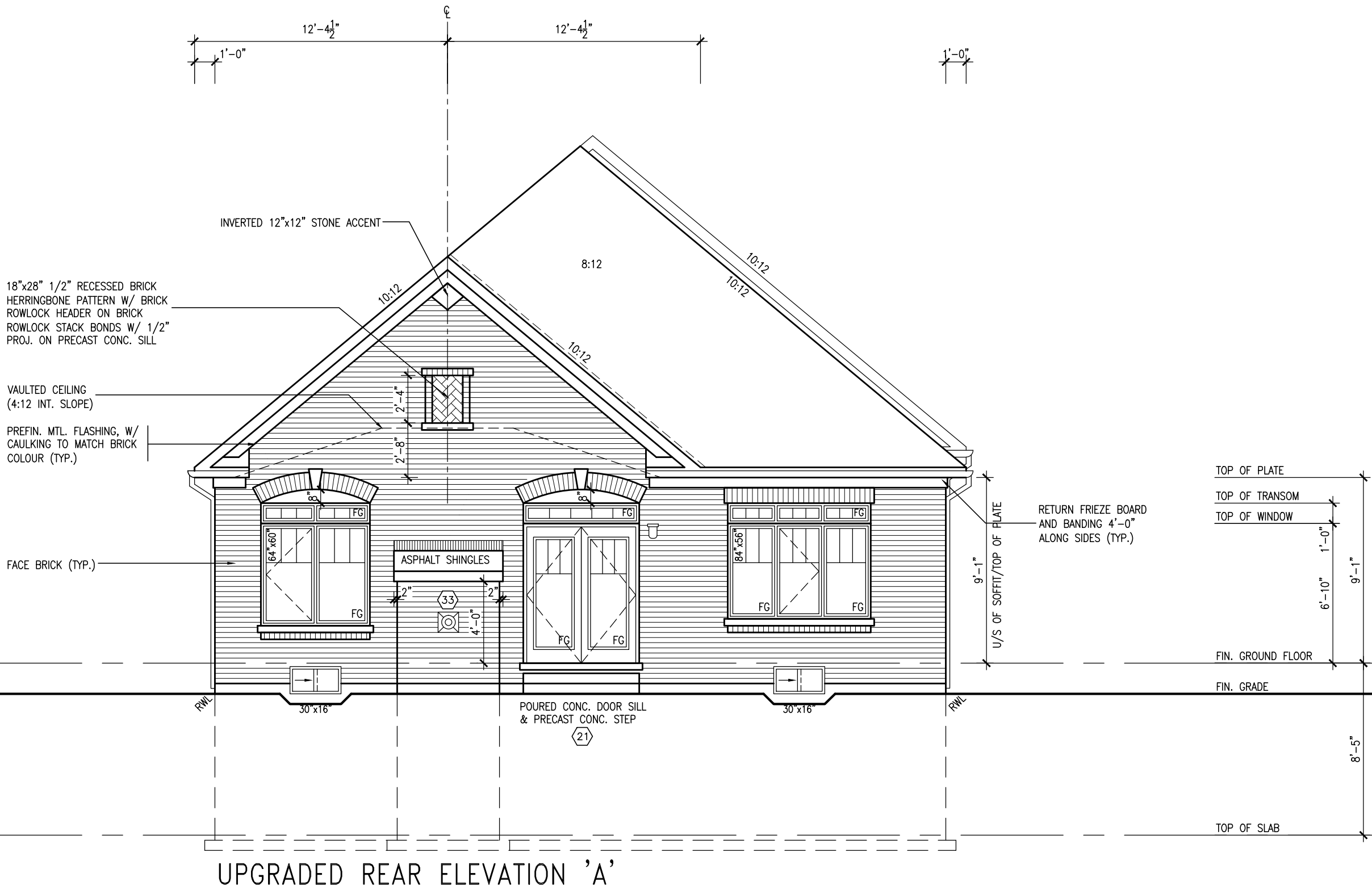
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REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

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BAYVIEW WELLINGTON		S42-1B RIDEAU 1	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON
project no.	13045	drawing no.	21
date	2014-09	checked by	RAAM
drawn by	RAAM	scale	3/16" = 1'-0"
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3004 Wilson Avenue  
Toronto, ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
vas3design.com

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qualification information		name		registration information		BCN	
Wellington Jno-Baptiste		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.		15-05-04		RC		2	
REVISED AS PER ENG'S COMMENTS		14-09-15		RAM		1	
ISSUED FOR CLIENT COMMENT AND PRICING		date		by		not description	

REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

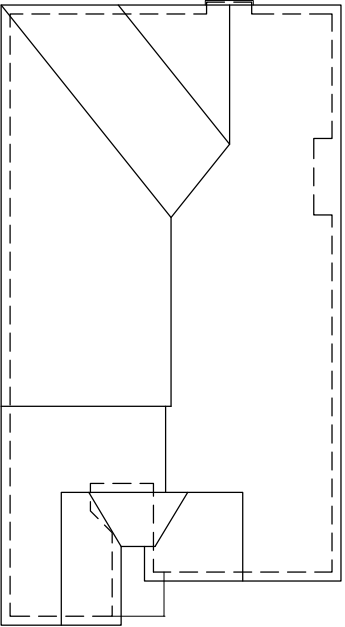
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2.	REVISED AS PER ENG'S COMMENTS	15-05-04	RC
1.	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-15	RAM
no.	description	date	by

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qualification information

**Wellington Jno-Baptiste** 25591

name registration information BCIN

*Wellington Jno-Baptiste* Signature 42658

Contractor must verify all dimensions on the job and report any discrepancy to the Designer immediately. The Designer will not be responsible for the design if the contractor does not comply with the drawings and specifications or if the contractor's drawings and specifications are not returned to 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  
vo3design.com

**BAYVIEW WELLINGTON**

**GREEN VALLEY ESTATES**

**BRADFORD, ON**

project name municipality

project no. 13045

date 2014-09

drawn by RAAM

checked by -

scale 3/16" = 1'-0"

UPGRADED REAR ELEVATION 'B'

file name 13045-S42-1B

drawing no. 22

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**S42-1B**

**RIDEAU 1**

REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

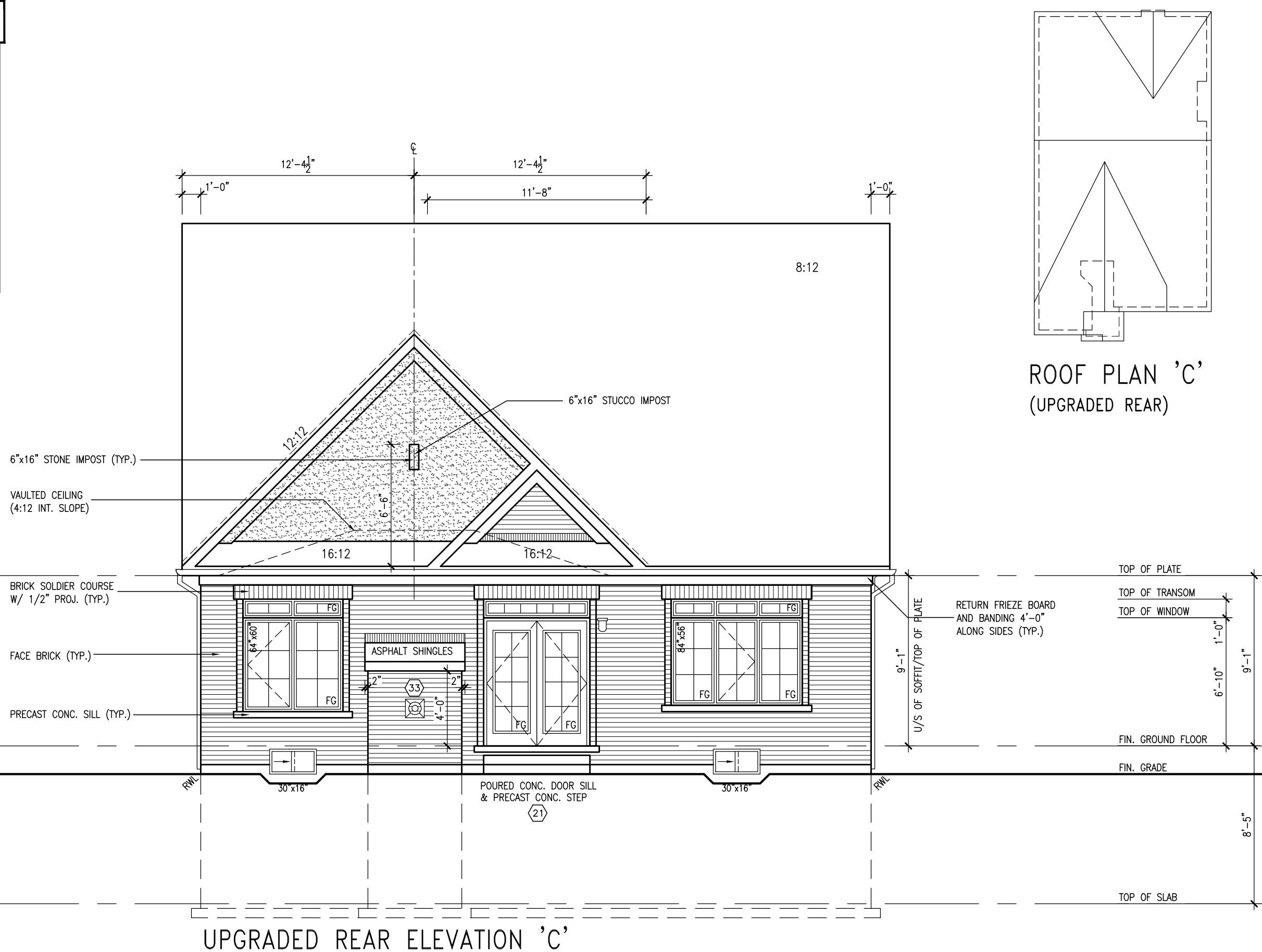
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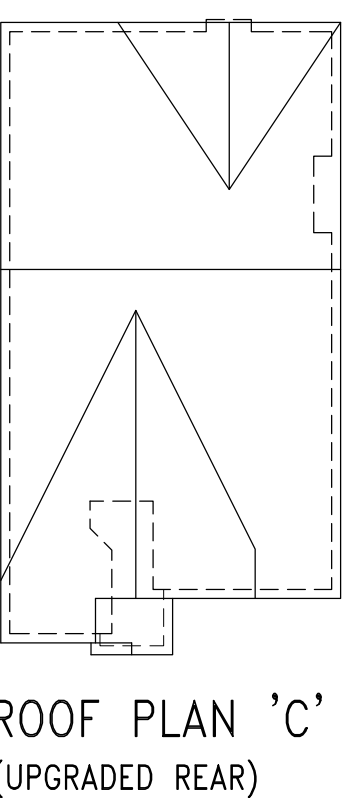
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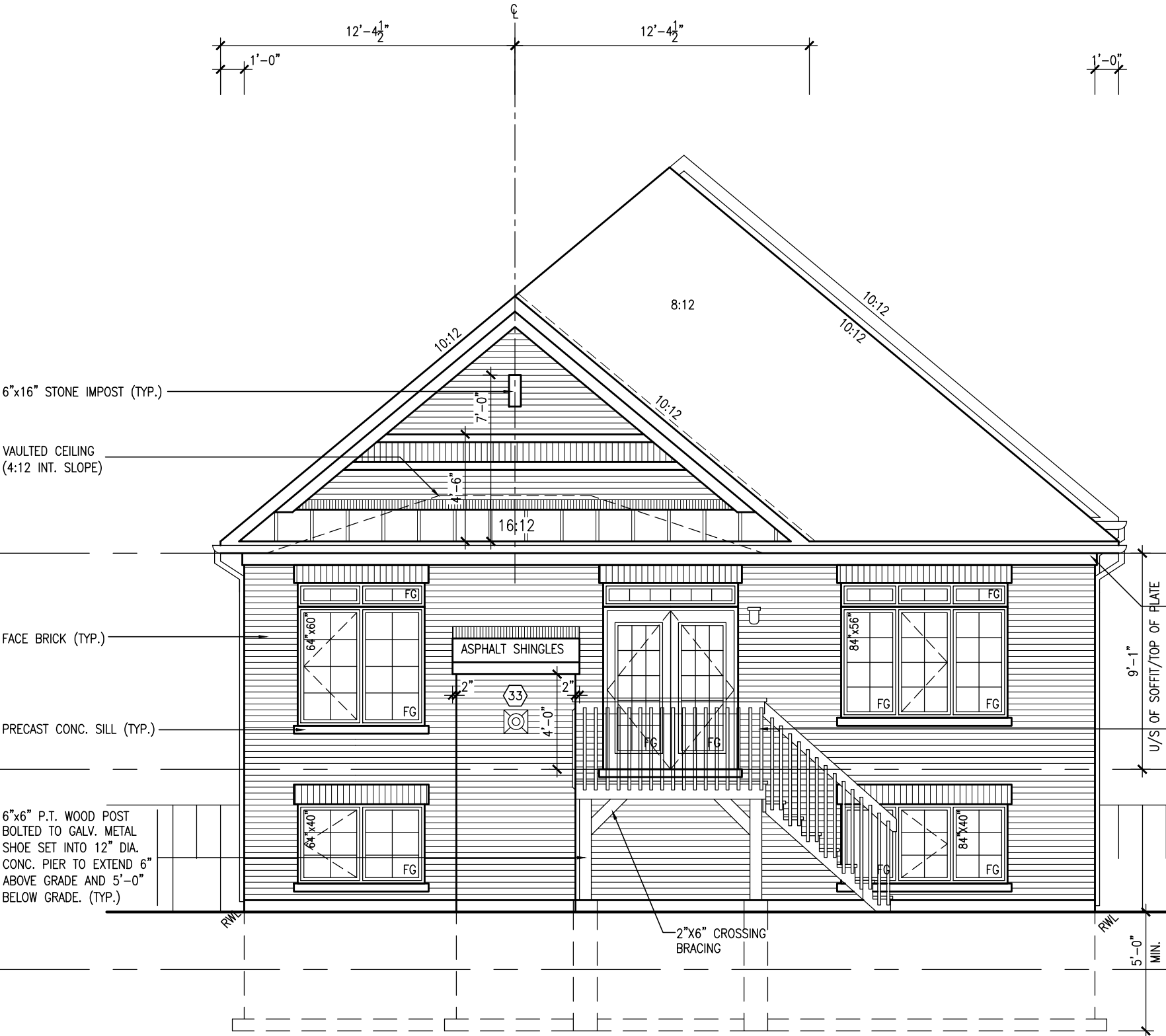
ROOF PLAN 'C'  
(UPGRADED REAR)

[illegible]



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

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

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))				
S42-1B	ELEVATION B W.O.D.	ENERGY EFFICIENCY - OBC SB12		
	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
	FRONT	416.00 S.F.	27.42 S.F.	6.59 %
	LEFT SIDE	732.00 S.F.	50.44 S.F.	6.89 %
	RIGHT SIDE	723.00 S.F.	44.33 S.F.	6.13 %
	REAR	572.00 S.F.	157.17 S.F.	27.48 %
	TOTAL SQ. FT.	2443.00 S.F.	279.36 S.F.	11.44 %
	TOTAL SQ. M.	226.96 S.M.	25.95 S.M.	11.44 %

BAYVIEW WELLINGTON		S42-1B	
GREEN VALLEY ESTATES		RIDEAU 1	
project name	municipality	project no.	drawing no.
BRADFORD, ON	BRADFORD, ON	13045	25
date	drawn by	checked by	scale
2014-09	RAAM	RAAM	3/16" = 1'-0"
UPGRADED REAR ELEV. 'B' - W.O.D. CONDITION			
13045-S42-1B			
RICHARD - H:\ARCHIVE WORKING\2013\13045-BW\units\42\13045-S42-1B.dwg - Wed - Jun 3 2015 - 10:35 AM			

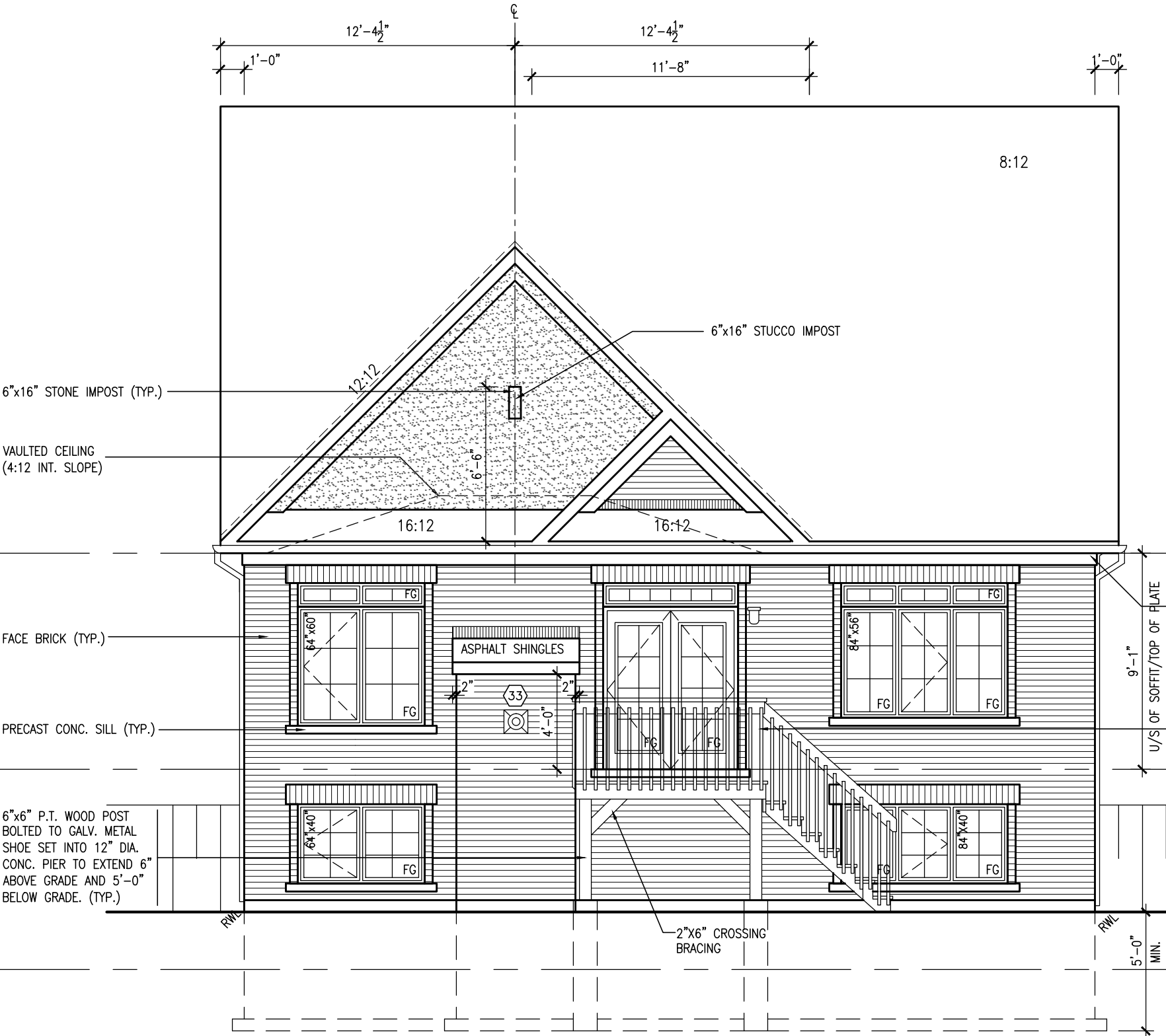
**VAS3 DESIGN**  
3004 Wilson Avenue  
Toronto, ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
vas3design.com

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		25591	
qualification information		BCN	
Wellington Jno-Baptiste		42658	
name		signature	
registration information		VAS Design Inc.	
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		15-05-04 RC	
2 REVISED AS PER ENG'S COMMENTS		14-09-15 RAM	
1 ISSUED FOR CLIENT COMMENT AND PRICING		date	
no. description		by	

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

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

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))				
S42-1B	ELEVATION C W.O.D.	ENERGY EFFICIENCY - OBC SB12		
	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
	FRONT	419.00 S.F.	64.93 S.F.	15.50 %
	LEFT SIDE	723.00 S.F.	34.11 S.F.	4.72 %
	RIGHT SIDE	723.00 S.F.	28.00 S.F.	3.87 %
	REAR	572.00 S.F.	157.17 S.F.	27.48 %
	TOTAL SQ. FT.	2437.00 S.F.	284.21 S.F.	11.66 %
	TOTAL SQ. M.	226.40 S.M.	26.40 S.M.	11.66 %

BAYVIEW WELLINGTON		S42-1B	
RIDEAU 1		RIDEAU 1	
project name	GREEN VALLEY ESTATES	project no.	13045
municipality	BRADFORD, ON	drawing no.	26
date	2014-09	file name	13045-S42-1B
drawn by	RAAM	checked by	RAAM
scale	3/16" = 1'-0"	date	2014-09

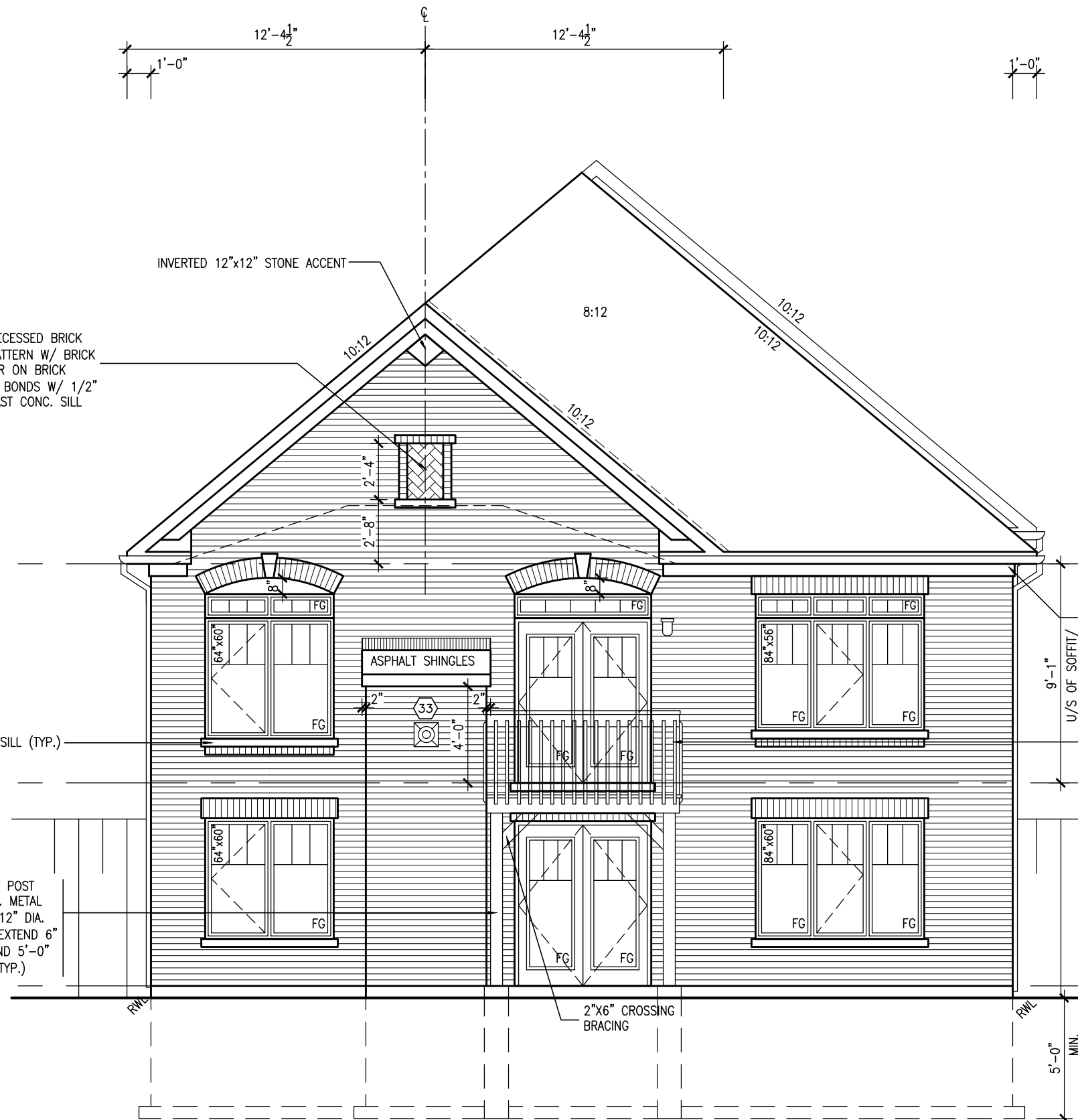
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Wellington Jno-Baptiste		BCN	
Vas Design Inc.		42658	
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REVISED AS PER ENG'S COMMENTS		14-09-15	
ISSUED FOR CLIENT COMMENT AND PRICING		14-09-15	
no. description	date	by	
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6"x6" 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.)



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

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
S42-1B ELEVATION A W.O.B.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	416.00 S.F.	27.42 S.F.	6.59 %
LEFT SIDE	732.00 S.F.	50.44 S.F.	6.89 %
RIGHT SIDE	723.00 S.F.	44.33 S.F.	6.13 %
REAR	677.00 S.F.	216.44 S.F.	31.97 %
TOTAL SQ. FT.	2548.00 S.F.	338.63 S.F.	13.29 %
TOTAL SQ. M.	236.71 S.M.	31.46 S.M.	13.29 %

PROVIDE 2"x4" P.T. WOOD HANDRAIL W/  
2"x2" P.T. PICKETS @ 4" SPACING BETWEEN

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Registration information

Wellington Jno-Baptiste *W. Baptiste* 25591  
name signature BCIN  
Registration information 42658  
VA3 Design Inc.

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no	description	date	by
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2	REVISED AS PER ENG'S COMMENTS	15-05-04	RC
1	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-15	RAM

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UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7))			
S42-1B ELEVATION B W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	420.00 S.F.	60.08 S.F.	14.30 %
LEFT SIDE	732.00 S.F.	34.11 S.F.	4.66 %
RIGHT SIDE	723.00 S.F.	28.00 S.F.	3.87 %
REAR	677.00 S.F.	216.44 S.F.	31.97 %
TOTAL SQ. FT.	2552.00 S.F.	338.63 S.F.	13.27 %
TOTAL SQ. M.	237.09 S.M.	31.46 S.M.	13.27 %



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

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	.	.		
7	.	.	qualification information	
6	.	.		
5	.	.	Wellington Jho-Baptiste	25591
4	.	.	name	BCIN
3	.	.	registration information	42658
2	REVISED AS PER ENG'S COMMENTS	15-05-04	VA3 Design Inc.	
1	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-15		
no.	description	date		



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**28**

Richard - H:\ARCHIVE WORKING\2013\13045\BW\units\42\13045-S42-1B.dwg Wed Jun 3 2015 10:35 AM

S42-1B		RIDEAU 1	
BAYVIEW WELLINGTON			
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON
project no.	13045	drawing no.	28
date	2014-09	checked by	UPGRADED REAR ELEV. 'B' - W.O.B. CONDITION
drawn by	RAAM	scale	3/16" = 1'-0"
		file name	13045-S42-1B



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UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))				
S42-1B	ELEVATION C W.O.B.	ENERGY EFFICIENCY -- OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	419.00 S.F.	64.93 S.F.	15.50 %	
LEFT SIDE	723.00 S.F.	34.11 S.F.	4.72 %	
RIGHT SIDE	723.00 S.F.	28.00 S.F.	3.87 %	
REAR	677.00 S.F.	216.44 S.F.	31.97 %	
TOTAL SQ. FT.	2542.00 S.F.	343.48 S.F.	13.51 %	
TOTAL SQ. M.	236.16 S.M.	31.91 S.M.	13.51 %	

BAYVIEW WELLINGTON		S42-1B	
GREEN VALLEY ESTATES		RIDEAU 1	
project name	municipality	project no.	drawing no.
BRADFORD, ON	BRADFORD, ON	13045	29
date	UPGRADED REAR ELEV. 'C' - W.O.B. CONDITION	file name	
2014-09		13045-S42-1B	
drawn by	checked by	scale	
RAAM	RAAM	3/16" = 1'-0"	

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qualification information		BCN	
Wellington Jno-Baptiste		42658	
name		signature	
registration information		VAS Design Inc.	
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9	REVISED AS PER ENG'S COMMENTS	15-05-04	RC
8	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-15	RAM
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no.	description	date	by

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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/m2) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL, (EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") c/c ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.).

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

2A. FRAME WALL CONSTRUCTION (2"x6") (R2B) SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 28mm (1 1/8") EXTERIOR STRUCTURAL INSULATED SHEATHING RSI 0.7 (R4) BY "BP" OR EQUAL, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 4.23 (R24) INSUL. AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

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

2C. RESERVED

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

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

3. BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A) 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 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") 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. 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 SUPPORTING IW/ MASONRY VENEER IW/ SIDING ONLY.

1	16" WIDE x 6" DEEP	16" WIDE x 6" DEEP
2	20" WIDE x 6" DEEP	20" WIDE x 6" DEEP
3	26" WIDE x 9" DEEP	20" WIDE x 6" DEEP

-SEE OBC 9.15.3.  
-MAXIMUM FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1").  
-REFER TO SOILS REPORT FOR SOIL CONDITIONS AND BEARING CAPACITY.

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

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

6. FOUNDATION DRAINAGE OBC. 9.14.2. & 9.14.3. 100mm (4") DIA. FOUNDATION DRAINAGE TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES.

7. BASEMENT SLAB OBC. 9.3.1.6.(1)(b), 9.16.4.5.(1), 9.25.3.3.(15) 80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 20MPa (3000psi) CONC. WITH DAMPPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12. ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED.

8. EXPOSED FLOOR TO EXTERIOR (SB-12-TABLE 2.1.1.2.A) PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER. FINISHED SOFFIT.

9. ATTIC INSULATION (SB-12-TABLE 2.1.1.2.A) (SB-12-2.1.1.7) RSI 8.81 (R50) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER. 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL. RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL

10. ALL STAIRS/EXTERIOR STAIRS -OBC. 9.8.- UNIFORM RISE -5mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS -10mm (1/2") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT

MAX. RISE	= 200 (7'-7/8")
MIN. RUN	= 210 (8'-1/4")
MIN. TREAD	= 235 (9'-1/4")
MAX. NOSING	= 25 (1")
MIN. HEADROOM	= 1950 (6'-5")
RAIL @ LANDING	= 900 (2'-11")
RAIL @ STAIR	= 865 (2'-10") to 965 (3'-2")
MIN. STAIR WIDTH	= 860 (2'-10")
FOR CURVED STAIRS	
MIN. RUN	= 150 (6")
MIN. AVG. RUN	= 200 (8")

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/CGSB-7.2-94. AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 870x870x410 (34"x34"x16") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 kpa. MINIMUM AND AS PER SOILS REPORT.

15A. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3) 89mm(3-1/2") DIA x 4.78mm(1.88) FIXED STL. COL. WITH 150x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE ON 1070x1070x460 (42"x42"x18"). CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 kpa. MIN. AND AS PER SOILS REPORT.

15B. STEEL COLUMN 90mm(3-1/2") DIA x 4.78mm(1.88) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") FELD WELD COL. TO BASE PLATE.

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

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

18. GARAGE SLAB 100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. 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-6.2.3.8,(7) & 6.2.4.1.1.) CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)

23. INSULATED ATTIC ACCESS (OBC-9.19.2.1. & SB12-2.1.1.7) ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm (21 1/2"x24") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.F.T.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL. BACKING.

24. FIREPLACE CHIMNEYS OBC. 9.21. TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.

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

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

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

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

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

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

38. CONVENTIONAL ROOF FRAMING (2.0kpa. SNOW LOAD) 38x140 (2"x6") RAFTERS @ 400mm (16"O.C.) FOR MAX 11-7" SPAN, 38x184 (2"x8") RIDGE BOARD, 38x89 (2"x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2"x4") @ 400mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 400 (16") O.C. FOR MAX. 4450mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 600mm (24") O.C. WITH A 38x89 (2"x4") CENTRE POST TO THE TRUSS BELOW, LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

GENERAL NOTES

WINDOWS: 1) MINIMUM BEDROOM WINDOW -OBC. 9.9.10.1.- AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m2 UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3").

2) WINDOW GUARDS -OBC. 9.8.8.1.(6). A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")

3) EXTERIOR WINDOWS SHALL COMPLY WITH OBC DIV.-8 9.7.3. & SB12-2.1.1.8

GENERAL: 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. 8, 6.2.2. SEE MECHANICAL DRAWINGS. 2) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2. & 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 GRAD BARS IN MAIN BATHROOM REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3, 3.8.3.8.(1)(d) & 3.8.3.13.(1)(i). SEE DETAIL. 5) ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12-2.1.1.9. 6) ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV.-8 9.25.3.

LUMBER: 1) ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE. 2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE. 3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE. 4) ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

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 130mm (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.

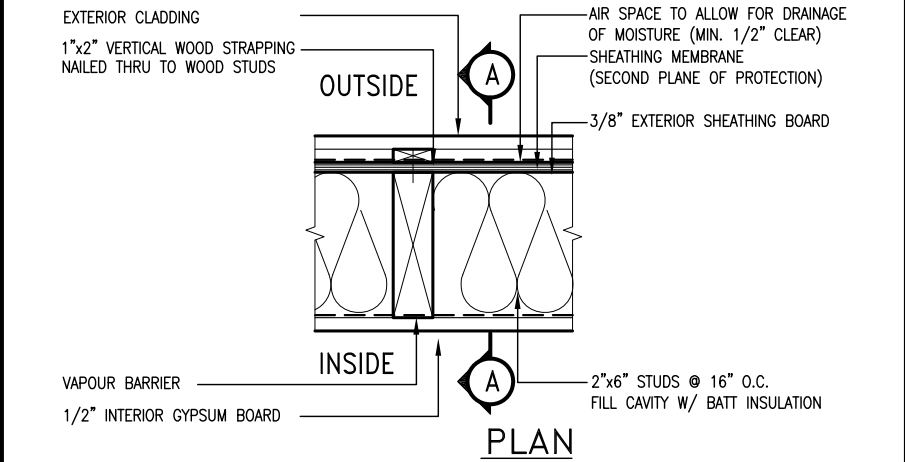
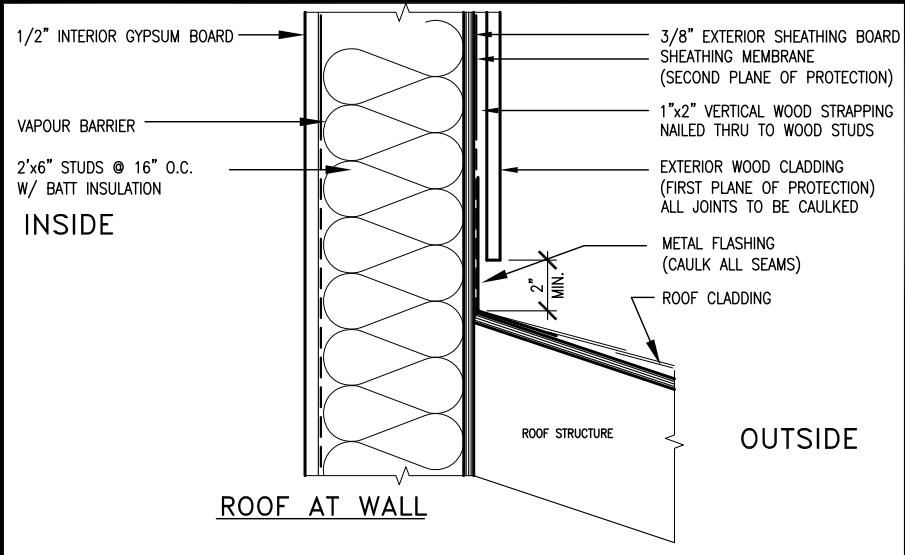
8) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 ml. POLYETHYLENE FILM, No. 50 (45lbs) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

STEEL: 1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300V. 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.

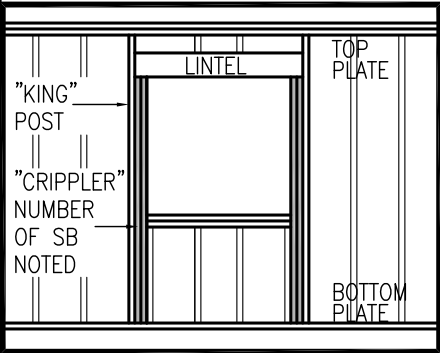
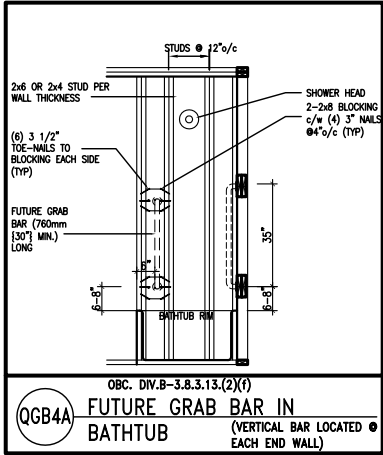
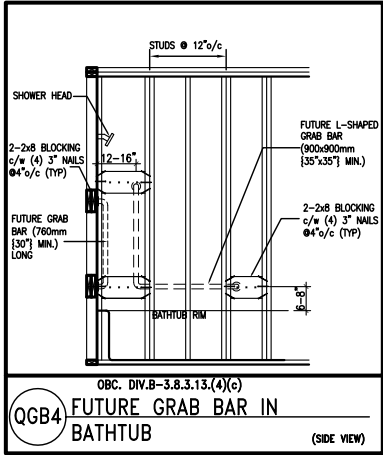
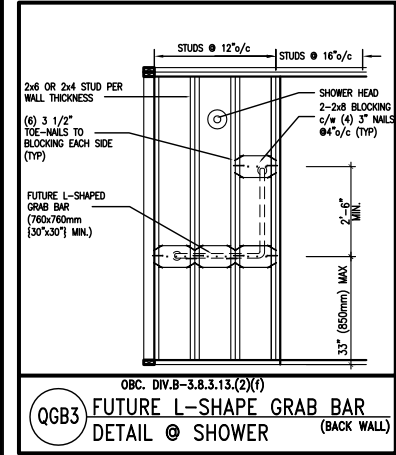
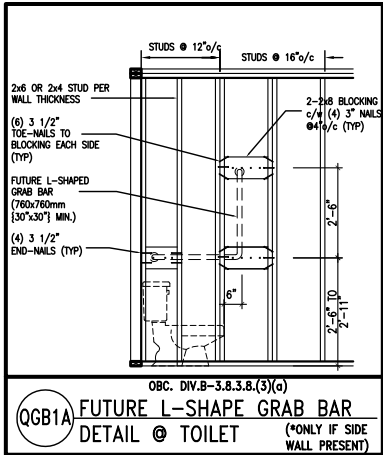
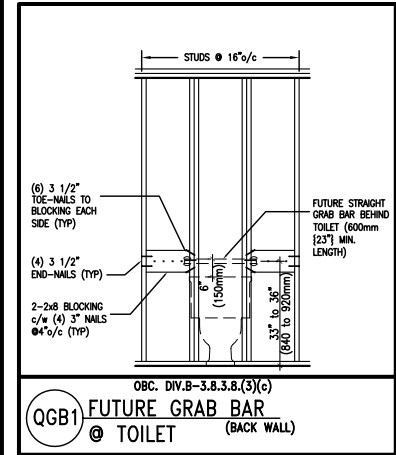
LEGEND	
	CLASS 'B' VENT
	EXHAUST FAN TO EXTERIOR
	DUPLEX OUTLET (12" ABOVE SURFACE)
	WEATHERPROOF DUPLEX OUTLET
	POT LIGHT
	LIGHT FIXTURE (PULL CHAIN)
	SWITCH
	FLOOR DRAIN
	SJ SINGLE JOIST
	DJ DOUBLE JOIST
	TJ TRIPLE JOIST
	LVL LAMINATED VENEER LUMBER
	POINT LOAD FROM ABOVE
	P.T. PRESSURE TREATED LUMBER
	G.T. GIRDER TRUSS BY ROOF TRUSS MANUF.
	FLAT ARCH
	CURVED ARCH
	M.C. 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

LEGEND	
	CLASS 'B' VENT
	EXHAUST FAN TO EXTERIOR
	DUPLEX OUTLET (HEIGHT A.F.F)
	GFI DUPLEX OUTLET (HEIGHT A.F.F)
	POT LIGHT
	LIGHT FIXTURE (CEILING MOUNTED)
	LIGHT FIXTURE (WALL MOUNTED)
	HOSE BIB (NON-FREEZE)
	SJ SINGLE JOIST
	DJ DOUBLE JOIST
	TJ TRIPLE JOIST
	LVL LAMINATED VENEER LUMBER
	POINT LOAD FROM ABOVE
	P.T. PRESSURE TREATED LUMBER
	G.T. GIRDER TRUSS BY ROOF TRUSS MANUF.
	FLAT ARCH
	CURVED ARCH
	M.C. MEDICINE CABINET (RECESSED)



EXTERIOR WOOD CLADDING WALL ASSEMBLY

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



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

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

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

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

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

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

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	.	.	.
3	.	.	.
2	UPDATE TO CODE	APR 16-15	RC
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
no.	description	date	by

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

qualification information

Wellington Jno-Baptiste 25591

signature

BCIN

registration information

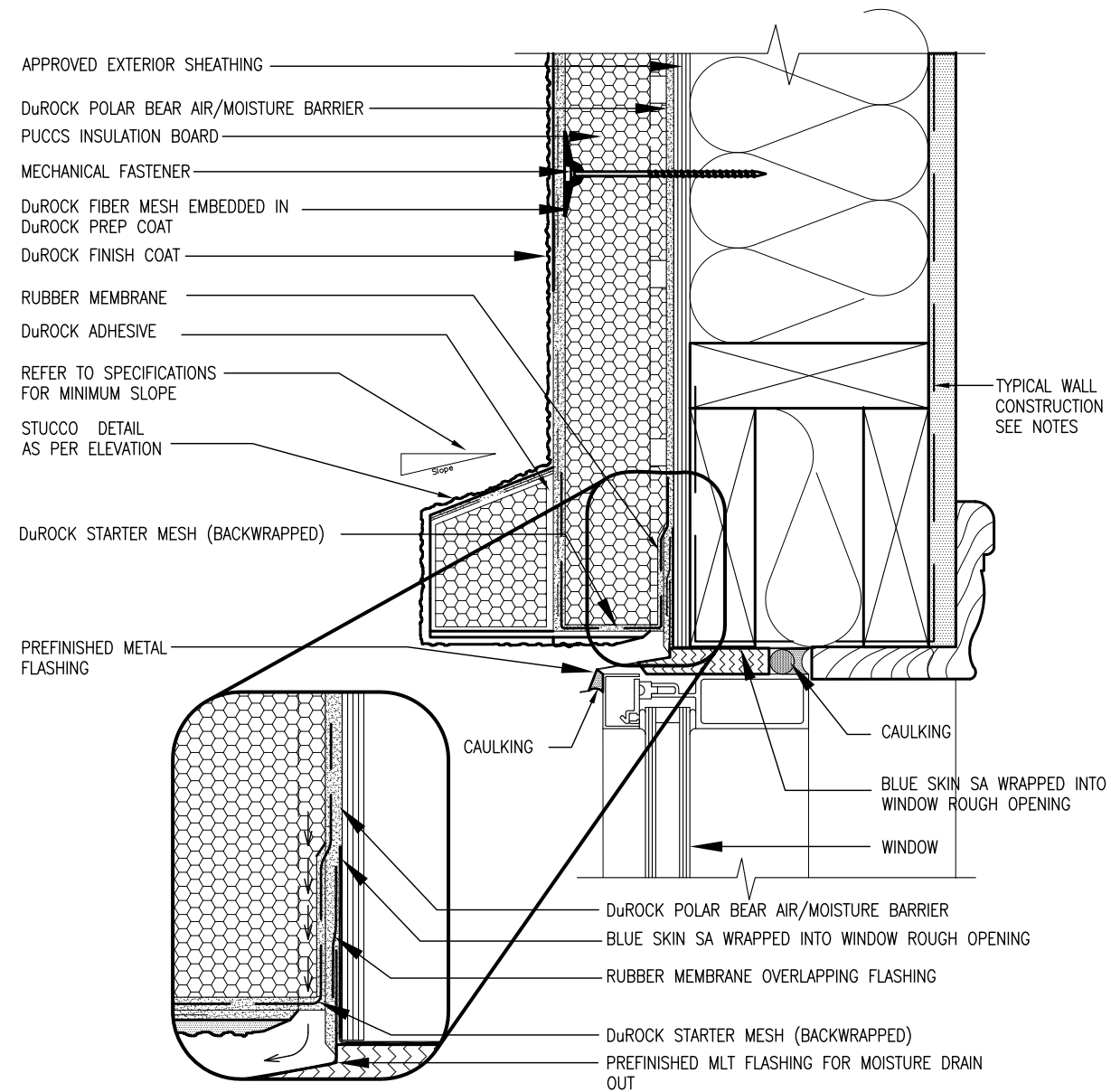
VA3 Design Inc. 42658

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

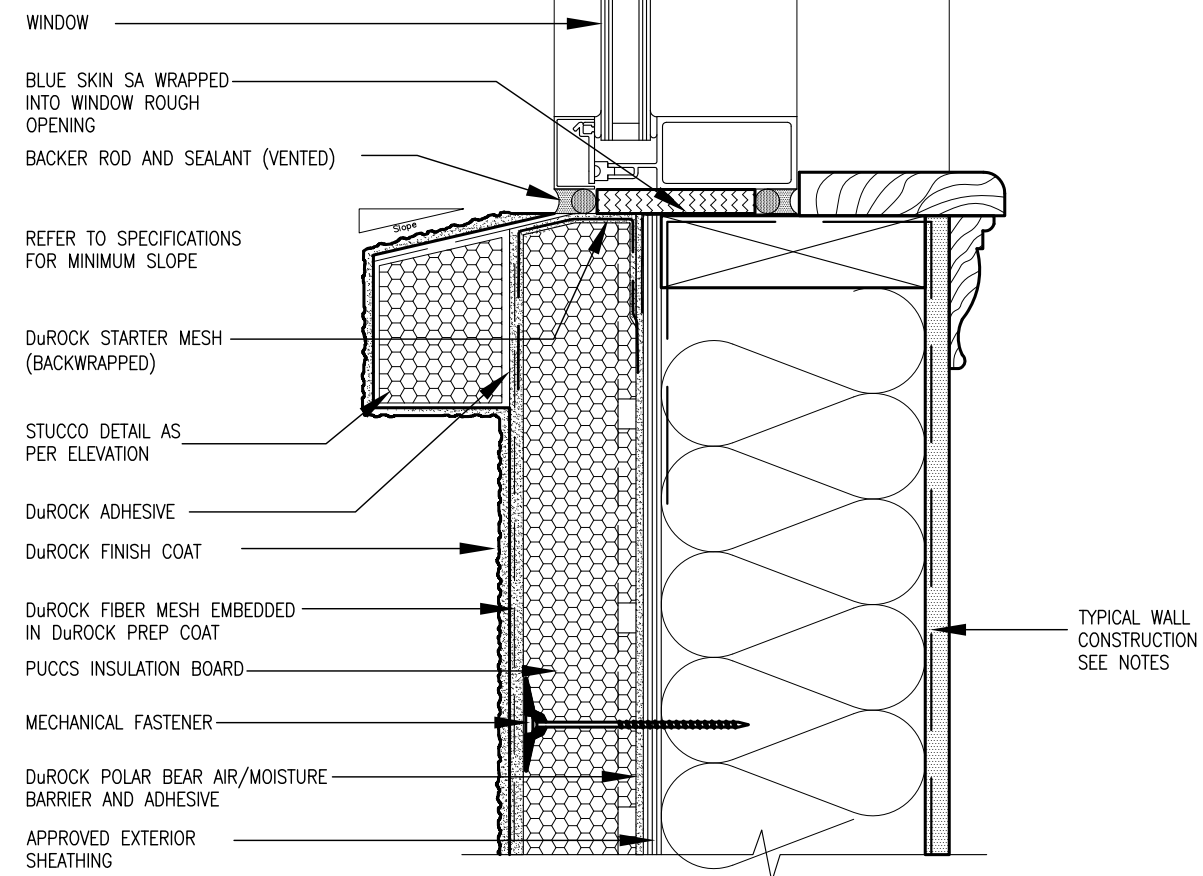
**VA3 DESIGN**

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va3design.com

<b>BAYVIEW WELLINGTON</b>		<b>CONST NOTE</b>	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	project no.	13045
drawn by	RC	checked by	-
scale	3/16" = 1'-0"	file name	13045-CONST-OBC 2015
CONSTRUCTION NOTES		drawing no.	
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:56 AM		<b>CN2</b>	



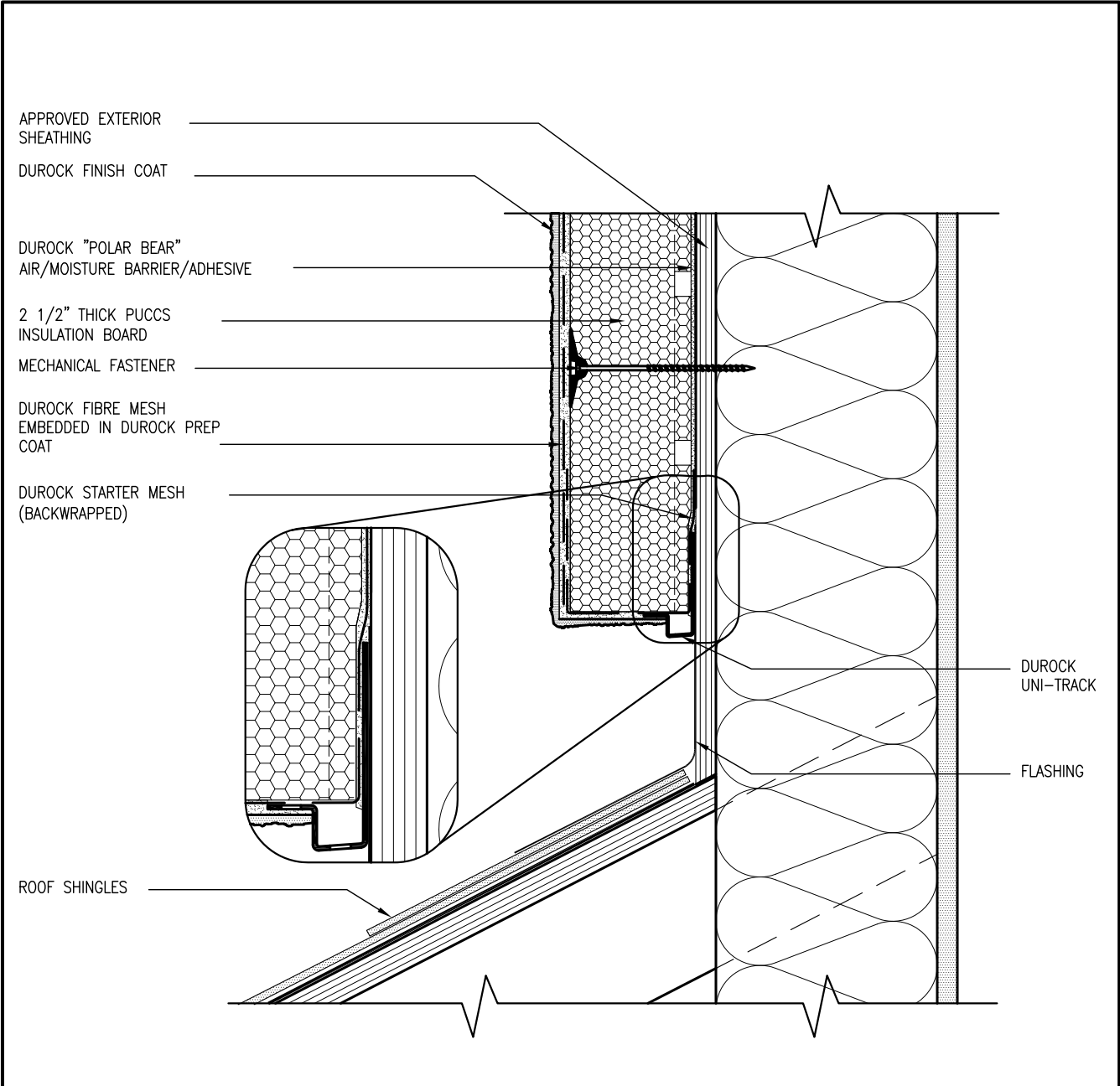
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE  
BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE  
EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM  
BASED. ALL STUCCO TO BE INSTALLED AS PER  
MANUFACTURERS SPECIFICATIONS.  
DETAILS ARE BASED ON DuROCK PUCCS SYSTEM



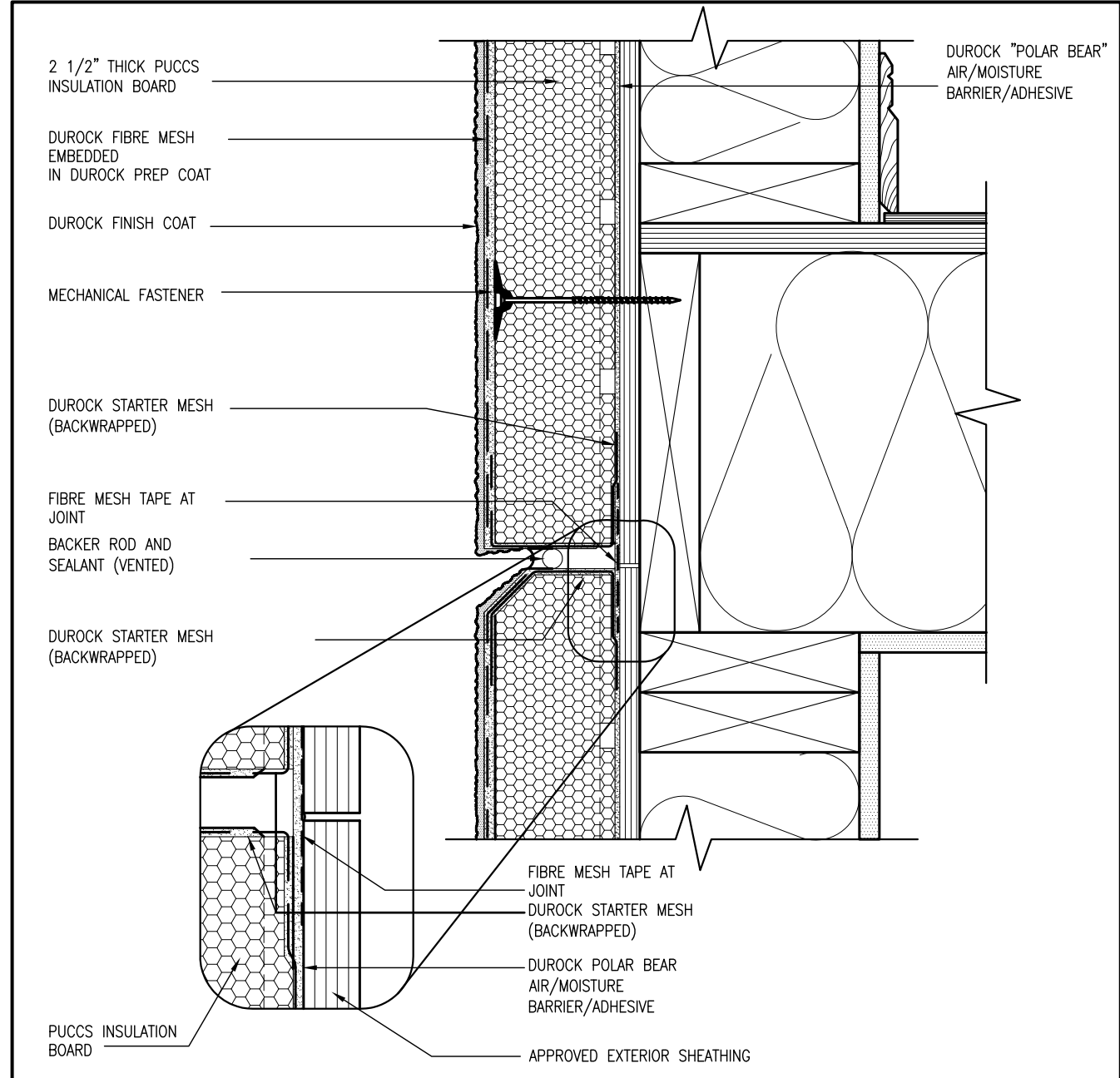
**VA3**  
**DESIGN**  
300A Wilson Avenue  
Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.  
va3design.com

<p>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</p> <p>Qualification information</p>	<p>Wellington Jno-Baptiste</p>	<p>25591</p>
<p>name</p>	<p>registration information</p>	<p>BCIN</p>
<p>signature</p>	<p>CONTRACT 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.</p>	<p>42658</p>

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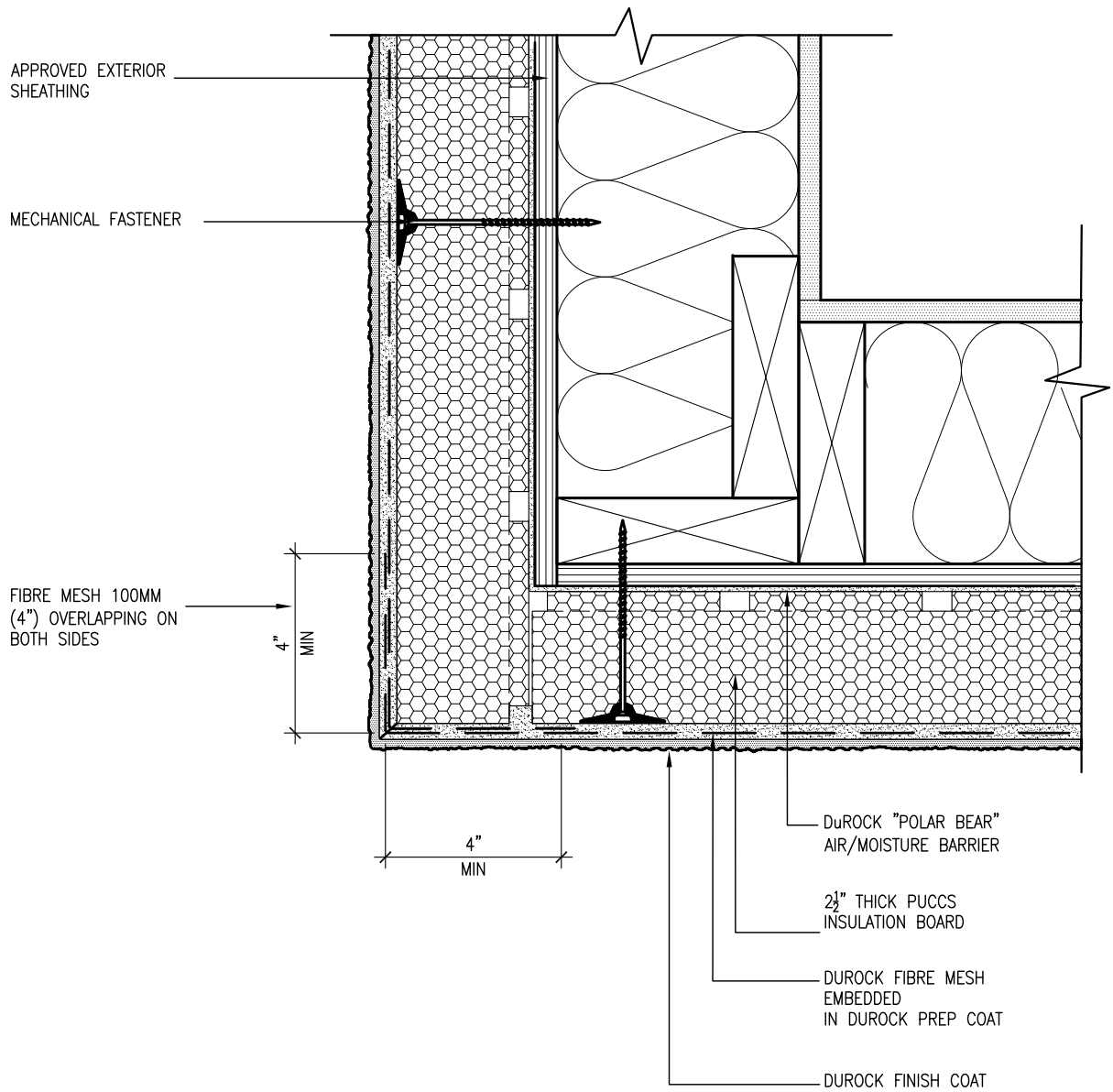
3 STUCCO TERMINATION @ ROOF  
CN4 SCALE: 3"=1'-0"



4 HORIZONTAL EXPANSION JOINT  
CN4 SCALE: 3"=1'-0"

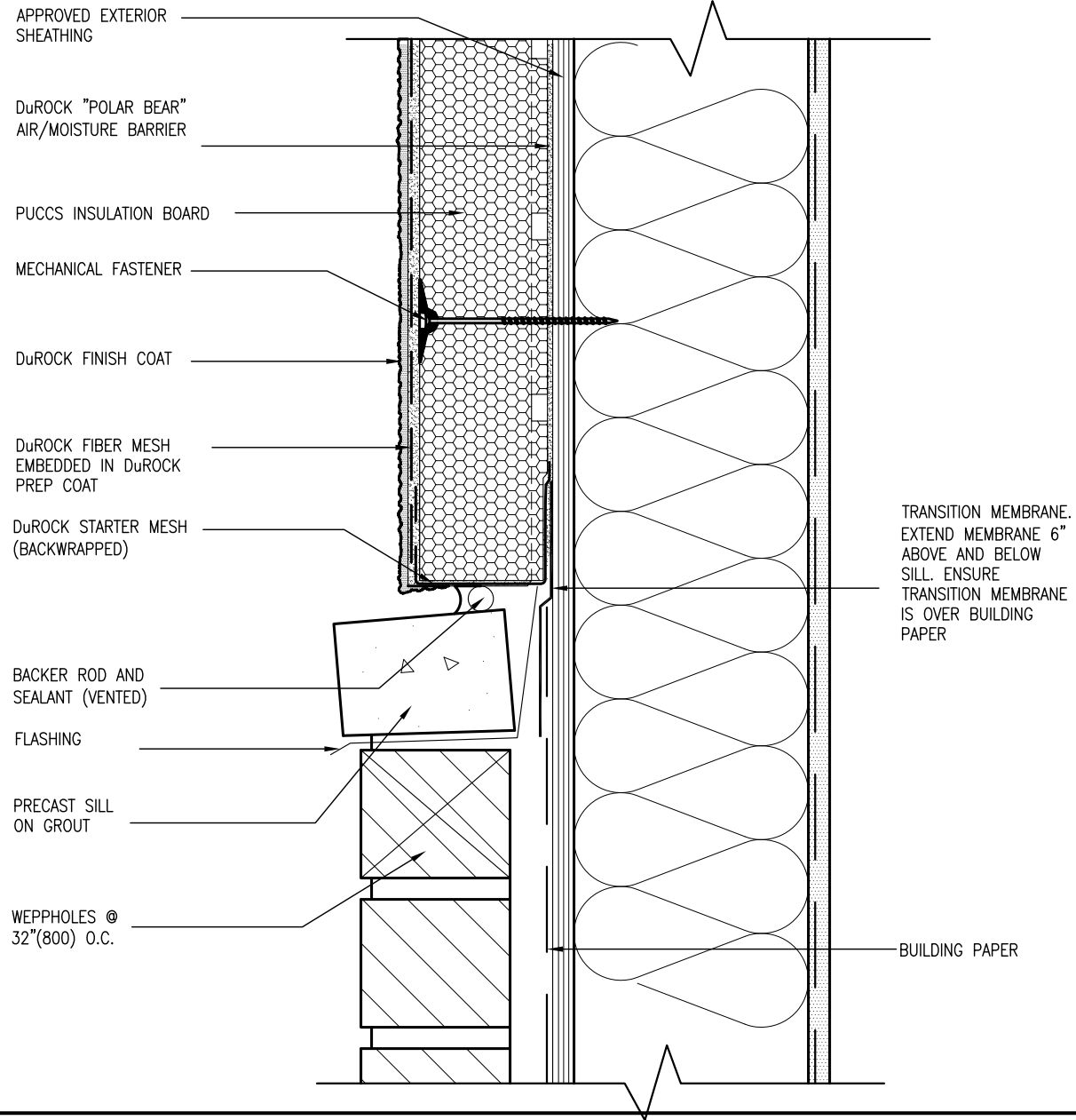
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE  
BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE  
EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM  
BASED. ALL STUCCO TO BE INSTALLED AS PER  
MANUFACTURERS SPECIFICATIONS.  
DETAILS ARE BASED ON DuROCK PUCCS SYSTEM

CONST NOTE		BAYVIEW WELLINGTON		GREEN VALLEY ESTATES		BRADFORD		CONSTRUCTION NOTES		CN4	
project no.	13045	project name	GREEN VALLEY ESTATES	municipality	BRADFORD	date	APR 2014	checked by	RC	scale	3/16" = 1'-0"
drawing no.	CN4	file name	13045-CONST-08C 2015	date	APR 16 2015	checked by	RC	checked by	RC	date	APR 16 2015
RICHARD - H:\ARCHIVE\WORKING\2013\13045-BM Units\13045-CONST-08C 2015.dwg - Thu - Apr 16 2015 - 6:57 AM											
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The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.											
qualification information											
Wellington Jno-Baptiste 25591 BCN											
name registration information VAS Design Inc. 42658											
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.											
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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	.	.	.	.	.	.	.	.

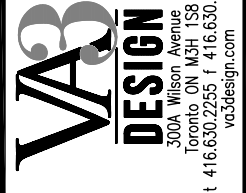


**5** CORNER DETAIL  
CN5 SCALE: 3"=1'-0"

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  
CN5 SCALE: 3"=1'-0"



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

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

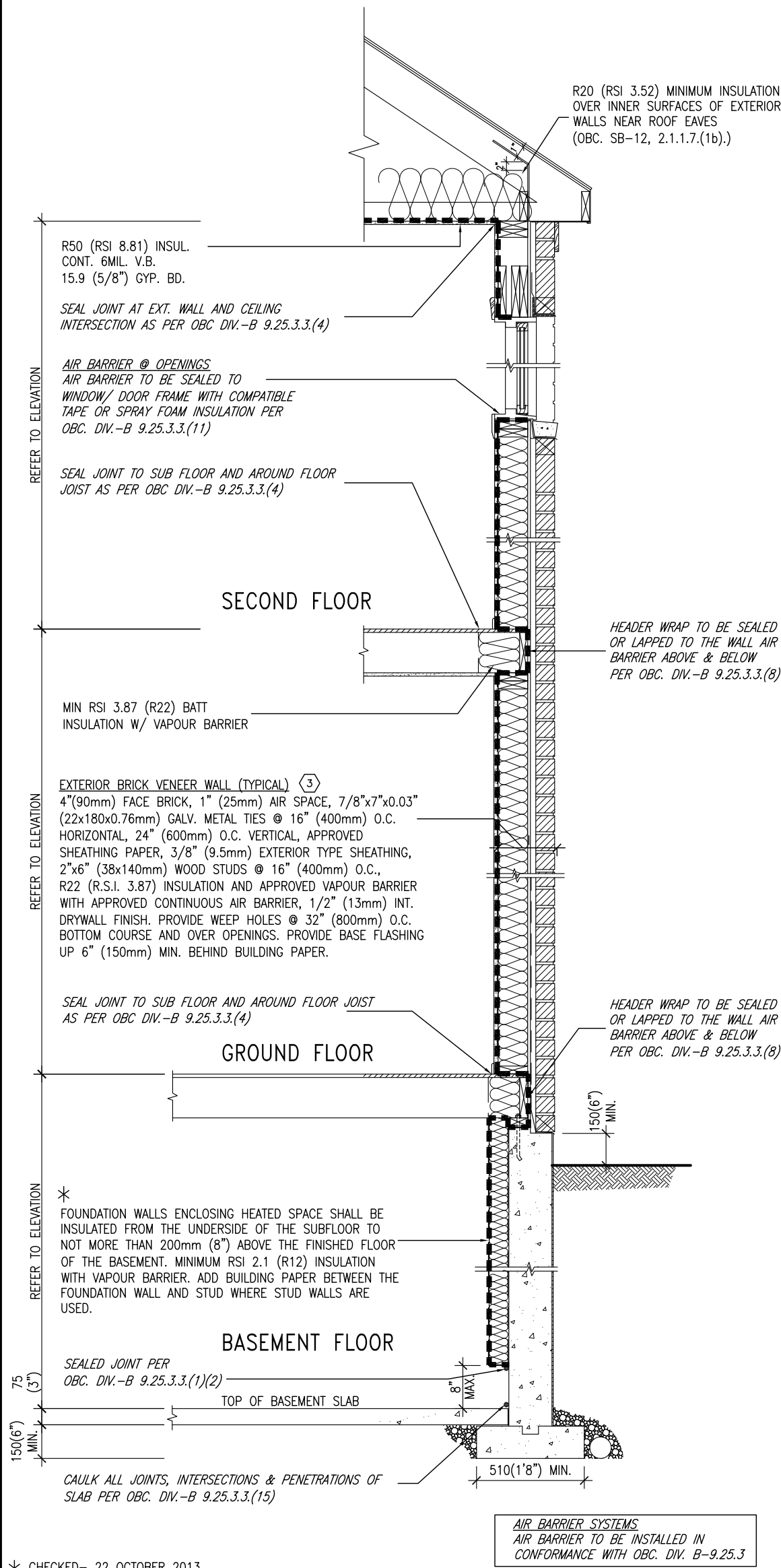
**BAYVIEW WELLINGTON**  
project name GREEN VALLEY ESTATES  
municipality BRADFORD  
project no. 13045  
drawing no. CN5  
date APR 2014  
checked by RC  
scale 3/16" = 1'-0"  
file name 13045-CONST-08C 2015  
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SB12-COMPLIANCE PACKAGE 'J'



\* CHECKED- 22 OCTOBER 2013

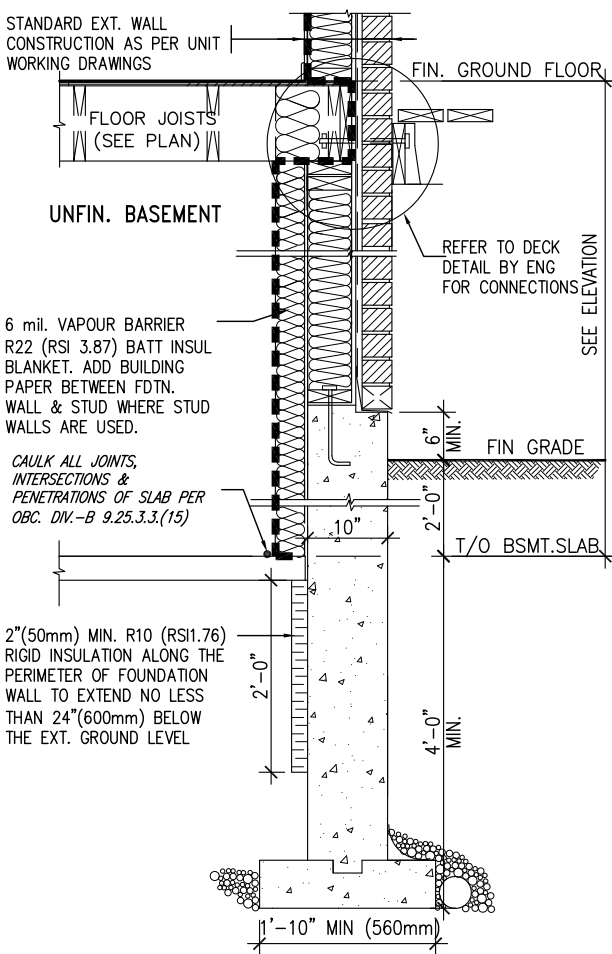
EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY  
SECTION W/ BRICK VENEER SCALE: N.T.S.

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 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 EMISSIVITY
Skylights Maximum U-value	2.8	DOUBLE PANE LOW EMISSIVITY
Space Heating Equipment Minimum AFUE	94%	NATURAL GAS
Hot Water Heater Minimum EF	0.67	NATURAL GAS
HRV Minimum Efficiency	60%	-



\* REVISED- 15 MARCH 2013

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

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name
5	.	.	.	registration information
4	.	.	.	VA3 Design Inc. 42658
3	.	.	.	
2	UPDATE TO CODE	APR 16-15	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC	
no.	description	date	by	

**VA3**  
**DESIGN**

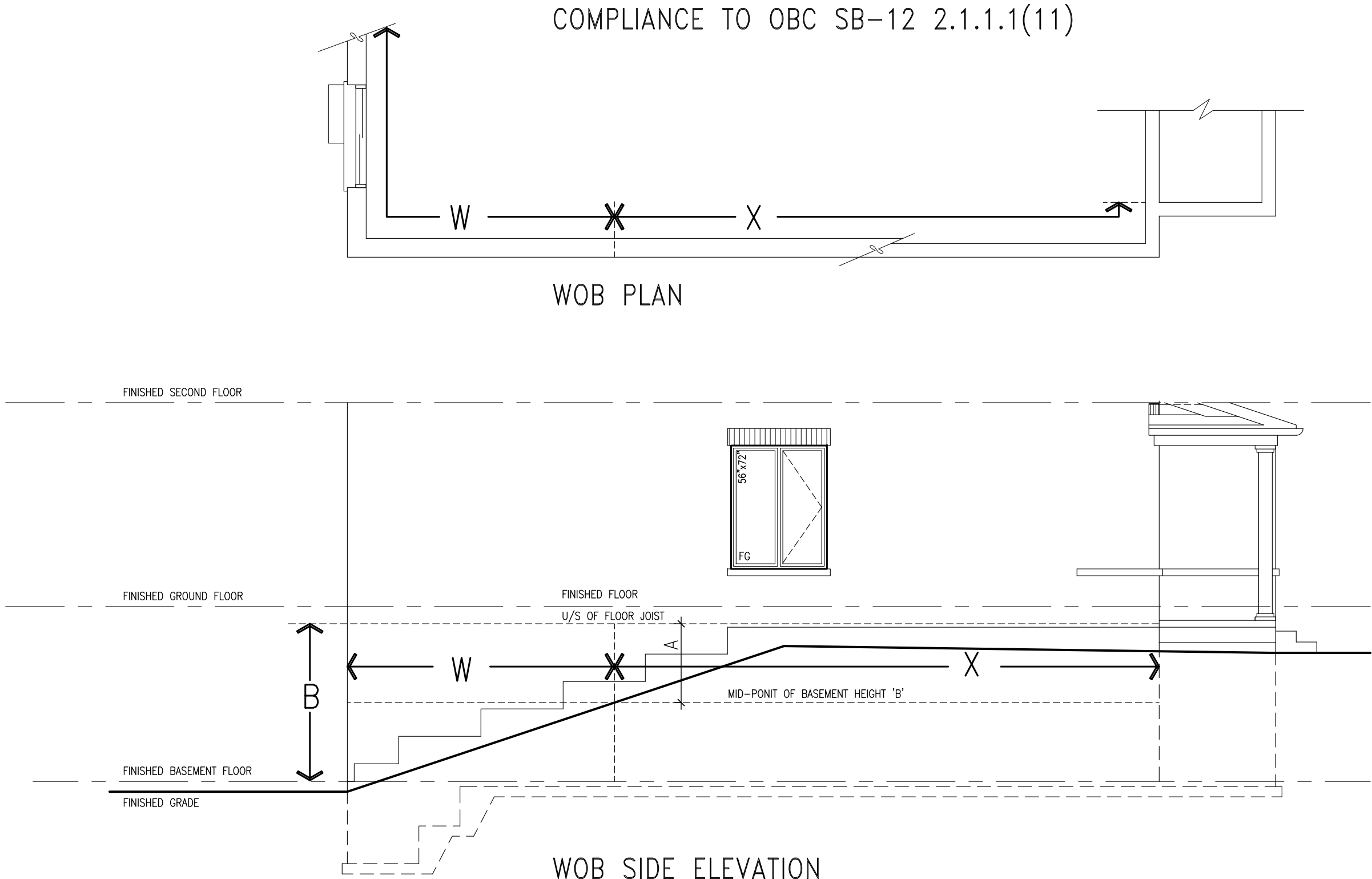
300A Wilson Avenue  
Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
va3design.com

**BAYVIEW WELLINGTON**

**CONST NOTE**

project name	GREEN VALLEY ESTATES	municipality	BRADFORD	project no.	13045
date	APR 2014	checked by	scale	CONSTRUCTION NOTES	drawing no.
drawn by	RC		3/16" = 1'-0"	13045-CONST-OBC 2015	file name
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**CN6**



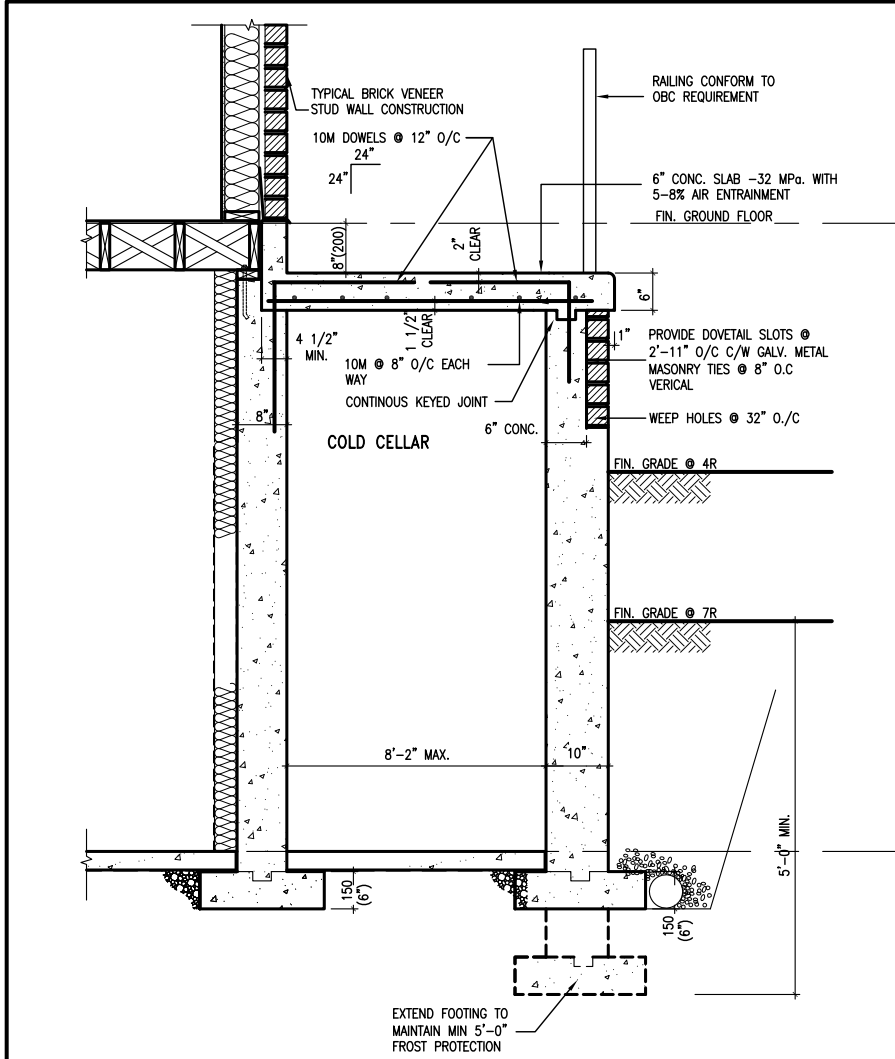
WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B"  
INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

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

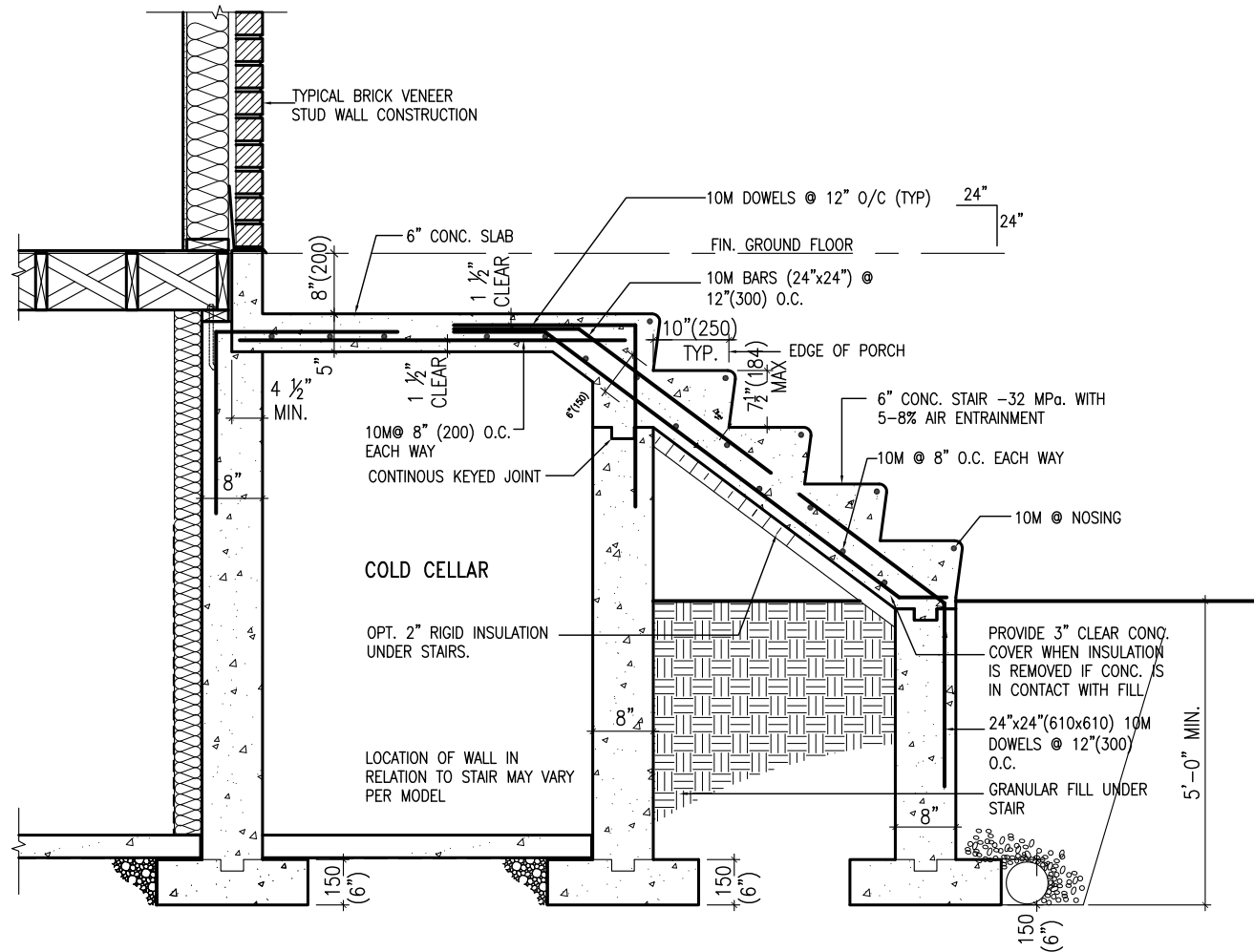
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.			signature		
Wellington Jno-Baptiste			25591		
name			BCIN		
registration information			42658		
VAS Design Inc.			signature		
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			signature		
APR 16-15 RC			signature		
MAY 07-14 RC			signature		
UPDATE TO CODE			signature		
ISSUE FOR CLIENT REVIEW			signature		
no.			description		

VA3 DESIGN 300A Wilson Avenue Toronto, ON M3H 1S8 t 416.630.2265 f 416.630.4782 vo3design.com			BAYVIEW WELLINGTON			CONST NOTE		
project name			GREEN VALLEY ESTATES			project no.		
date			APR 2014			13045		
drawn by			RC			drawing no.		
checked by			-			CONSTRUCTION NOTES		
scale			3/16" = 1'-0"			file name		
13045-CONST-OBC 2015			13045-CONST-OBC 2015			CN7		
RICHARD - H:\ARCHIVE\WORKING\2013\13045\SW\Units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:56 AM								





**X1** SECTION AT PORCH FOR 4-7R CONDITION  
SCALE: N.T.S.



**X2** EXTERIOR CONC. STAIR DETAIL (6 RISERS/ 7 RISERS SIMILAR)  
SCALE: N.T.S.

## CONST NOTE

**BAYVIEW WELLINGTON**

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

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qualification information  
**Wellington Jno-Baptiste** 25591 BCIN

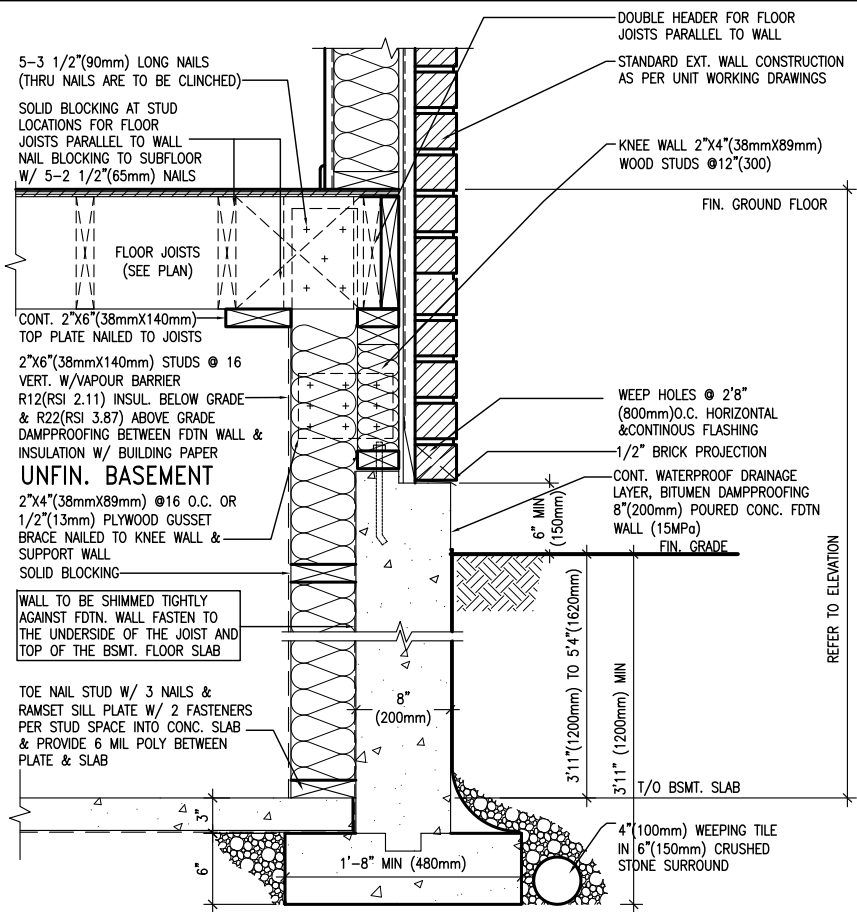
name  
**VAS Design Inc.** 42658

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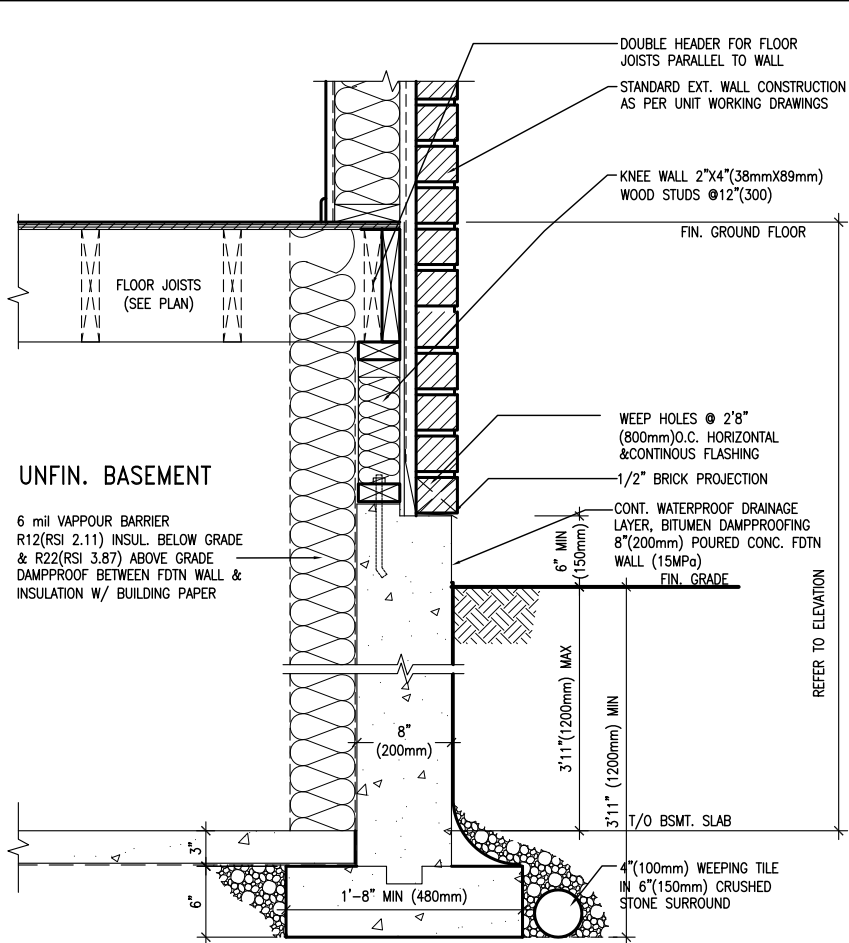
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1	ISSUE FOR CLIENT REVIEW	MAY 07-14 RC	

project no. 13045  
drawing no. CN8  
municipality BRADFORD  
CONSTRUCTION NOTES  
date APR 2014  
checked by RC  
scale 3/16" = 1'-0"  
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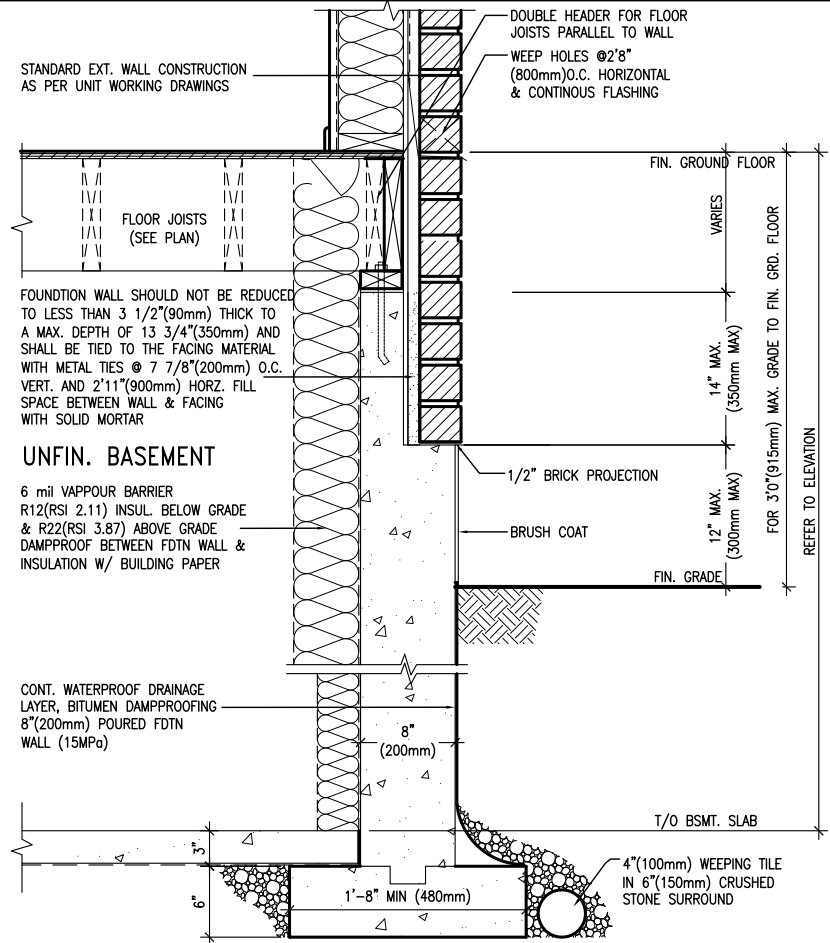
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EW3.08B WALK-OUT WALL SECTION FOR GRADE HEIGHTS BETWEEN 3'11"(1200mm) AND 5'4"(1620mm) BASEMENT SLAB TO GRADE N.T.S.



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



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

BAYVIEW WELLINGTON

CONST NOTE

project name GREEN VALLEY ESTATES  
municipality BRADFORD  
project no. 13045  
drawing no. CN9

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

CONSTRUCTION NOTES  
13045-CONST-08C 2015  
file name  
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no. description  
1 ISSUE FOR CLIENT REVIEW  
2 UPDATE TO CODE  
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date  
APR 16-15 RC  
MAY 07-14 RC  
by

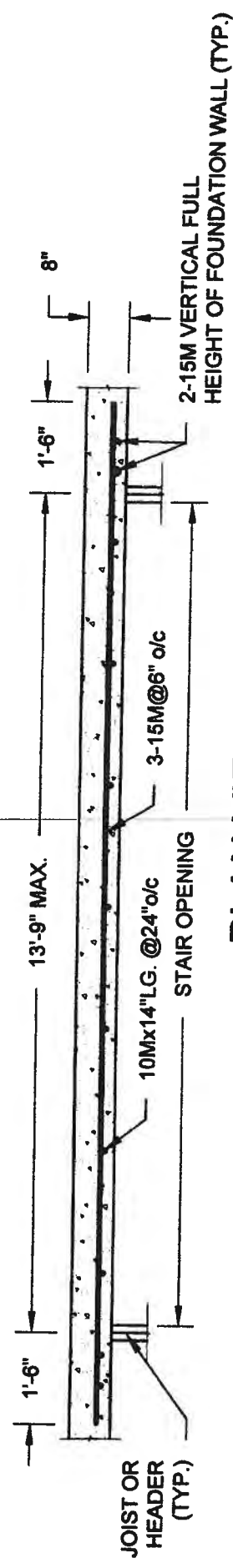
signature  
Jno-Baptiste  
25591 BCN  
42658

name  
Jno-Baptiste  
registration information  
V3 Design Inc.

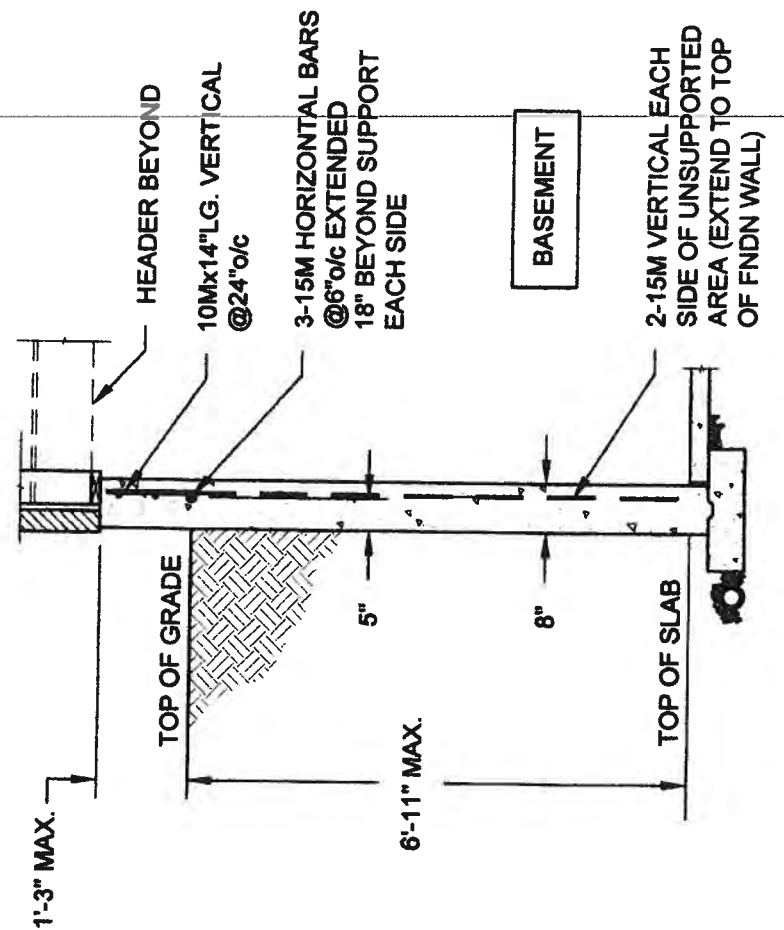
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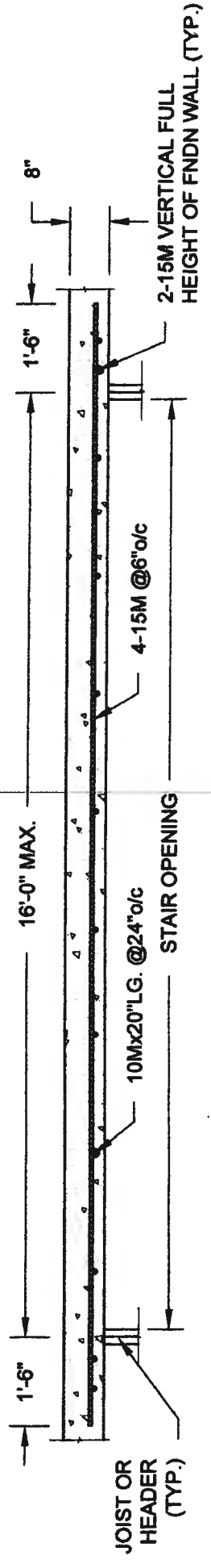


**PLAN VIEW**  
NOT TO SCALE

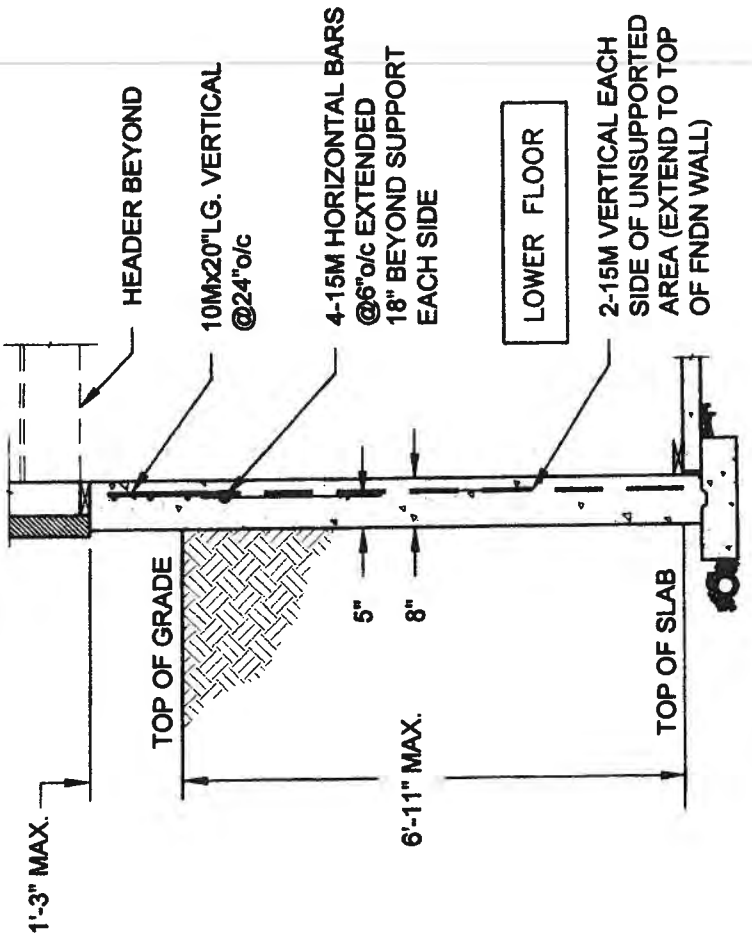


- NOTE:
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
  2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN.
  3. REINFORCING STEEL TO BE GRADE 400.

**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"

**QUAILE ENGINEERING LTD.**

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



Engineer's Seal:



MAY 27 2014

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT  
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS

Drawn: SC  
Checked: SJB

Date: MAY-27-2014

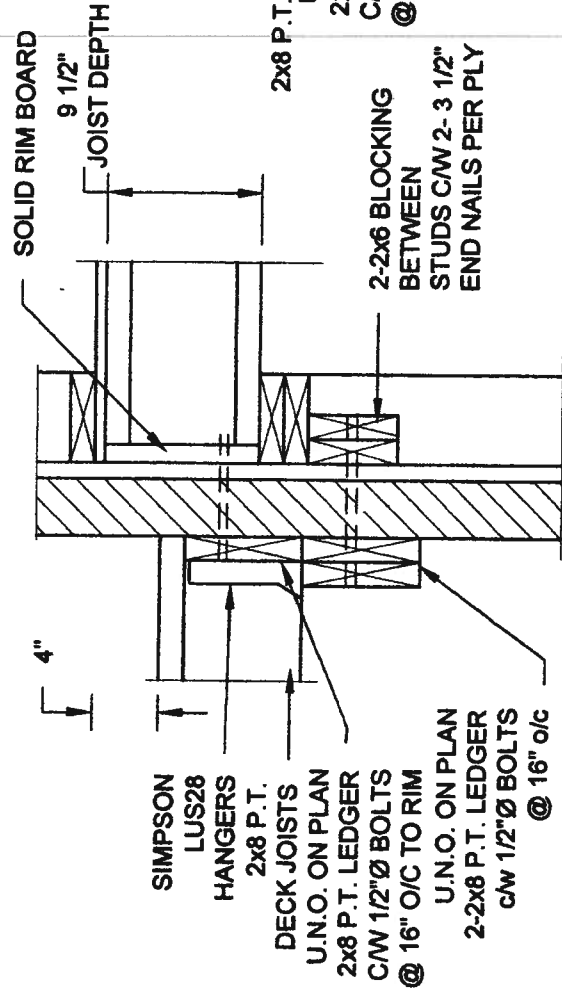
Project No.:

**14-095, 14-096, 14-097**

Drawing No.:

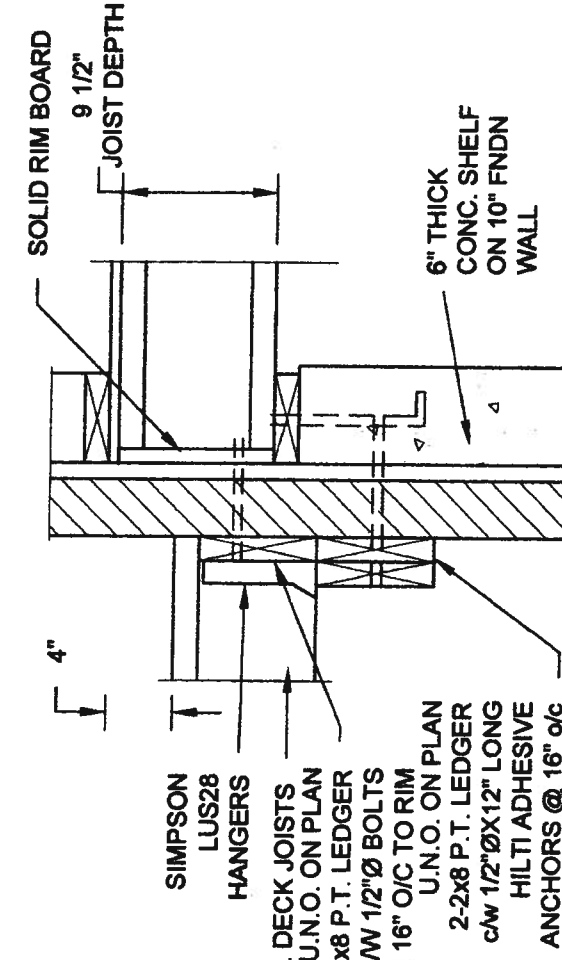
**S1**

# FOR 9 1/2" JOIST DEPTH



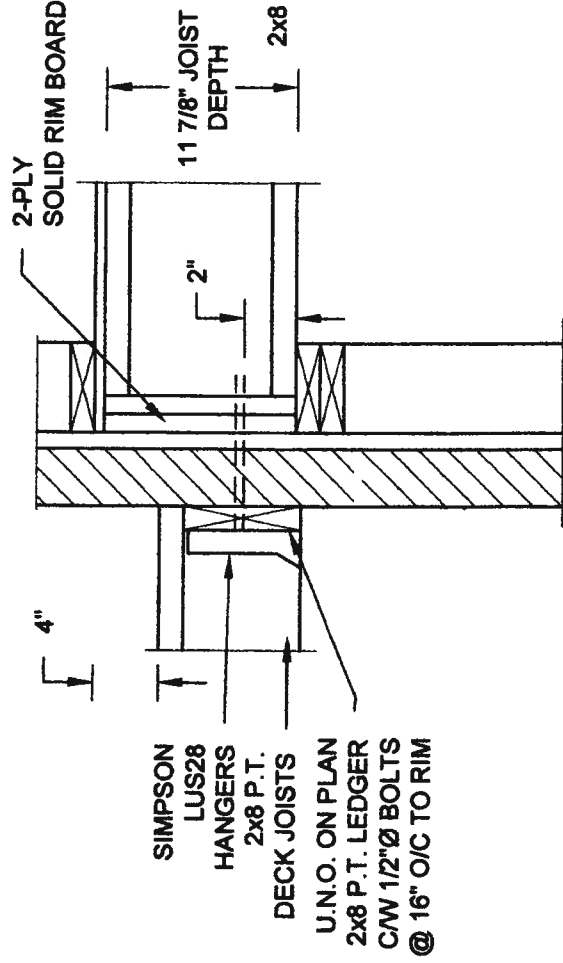
**1A DECK FASTENING DETAIL**  
S2 SCALE: 1" = 1'-0"

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



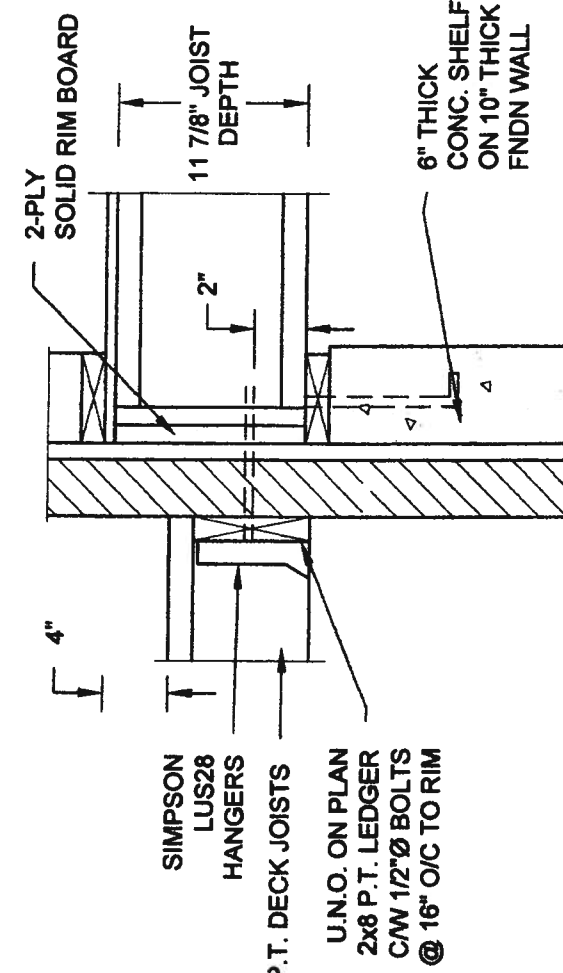
**1B DECK FASTENING DETAIL**  
S2 SCALE: 1" = 1'-0"

# FOR 11 7/8" JOIST DEPTH

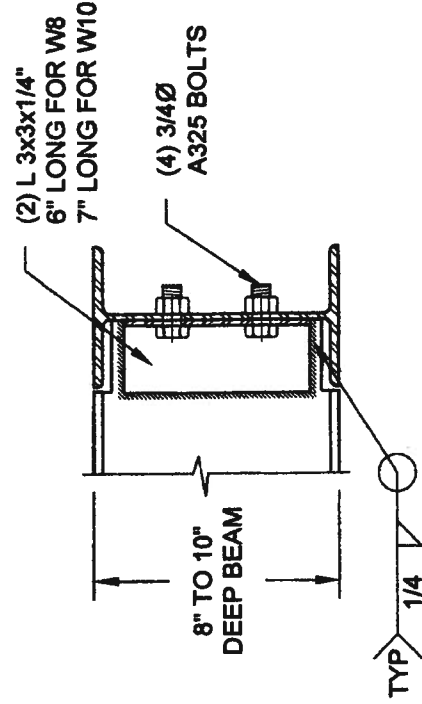


**2A DECK FASTENING DETAIL**  
S2 SCALE: 1" = 1'-0"

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



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

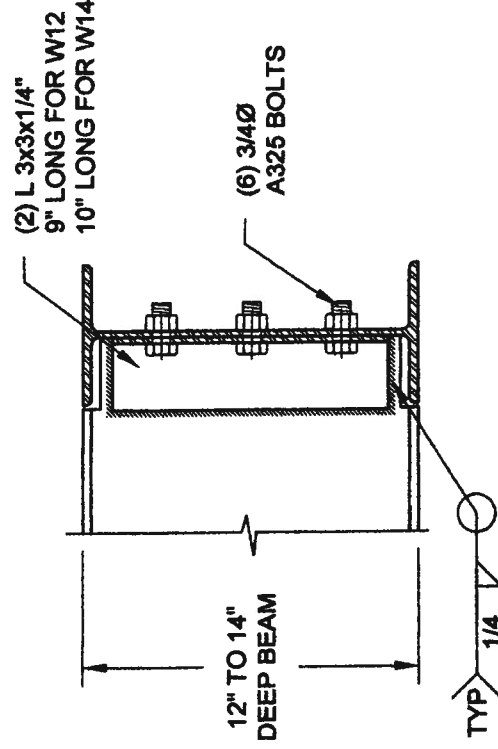


NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.

**3**  
S2

# STEEL BEAM CONNECTION DETAIL

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



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

Scale: AS NOTED

Date: MAY-27-2014

Drawn: SC Checked: SJB

**QUAILE ENGINEERING LTD.**



38 Parkside Drive, UNIT 7  
Newmarket, ON  
L3Y 6J9  
T: 905-883-8547  
E: quaille.eng@rogers.com

Engineer's Seal:



MAY 7 2014

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT  
BRADFORD, ONTARIO

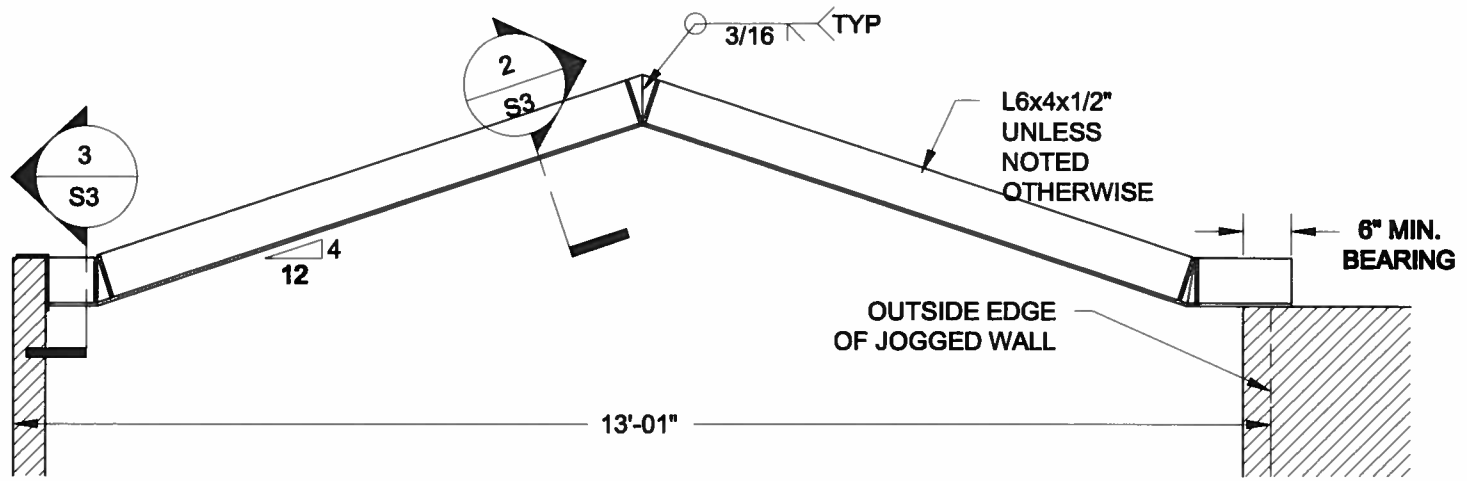
TYPICAL STRUCTURAL DETAILS

Project No.:

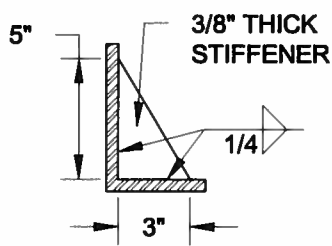
14-095, 14-096, 14-097

Drawing No.:

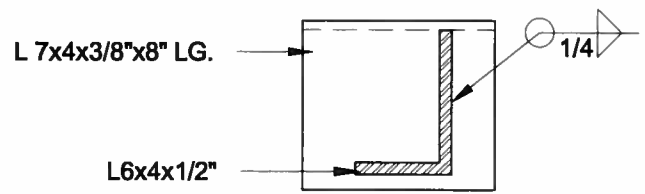
S2



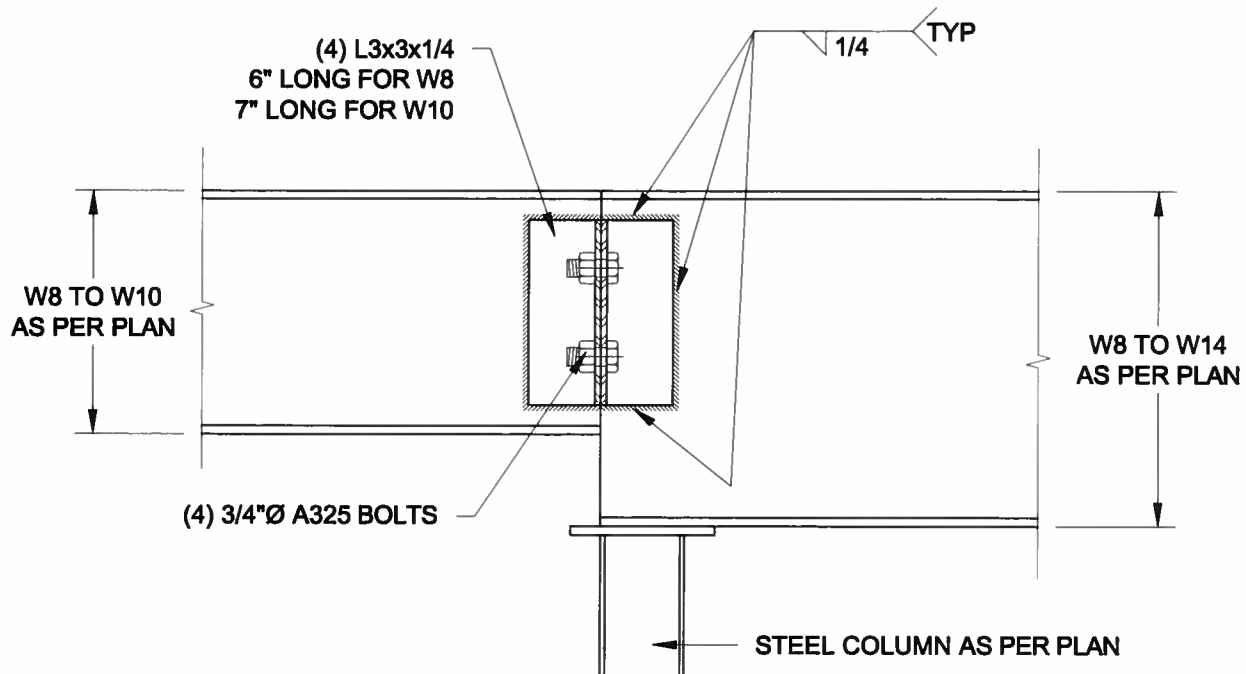
**1**  
**S3** **STEEL LINTEL AT GABLE**  
SCALE: 1/2" = 1'-0"



**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: FEB-28-2016	
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



APR 24, 2015

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

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:  
14-095

Drawing No.:  
S3