

BASEMENT PLAN 'A'

MIN. SOIL BEARING  
CAPACITY OF 150KPa

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

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

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

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

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

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

qualification information

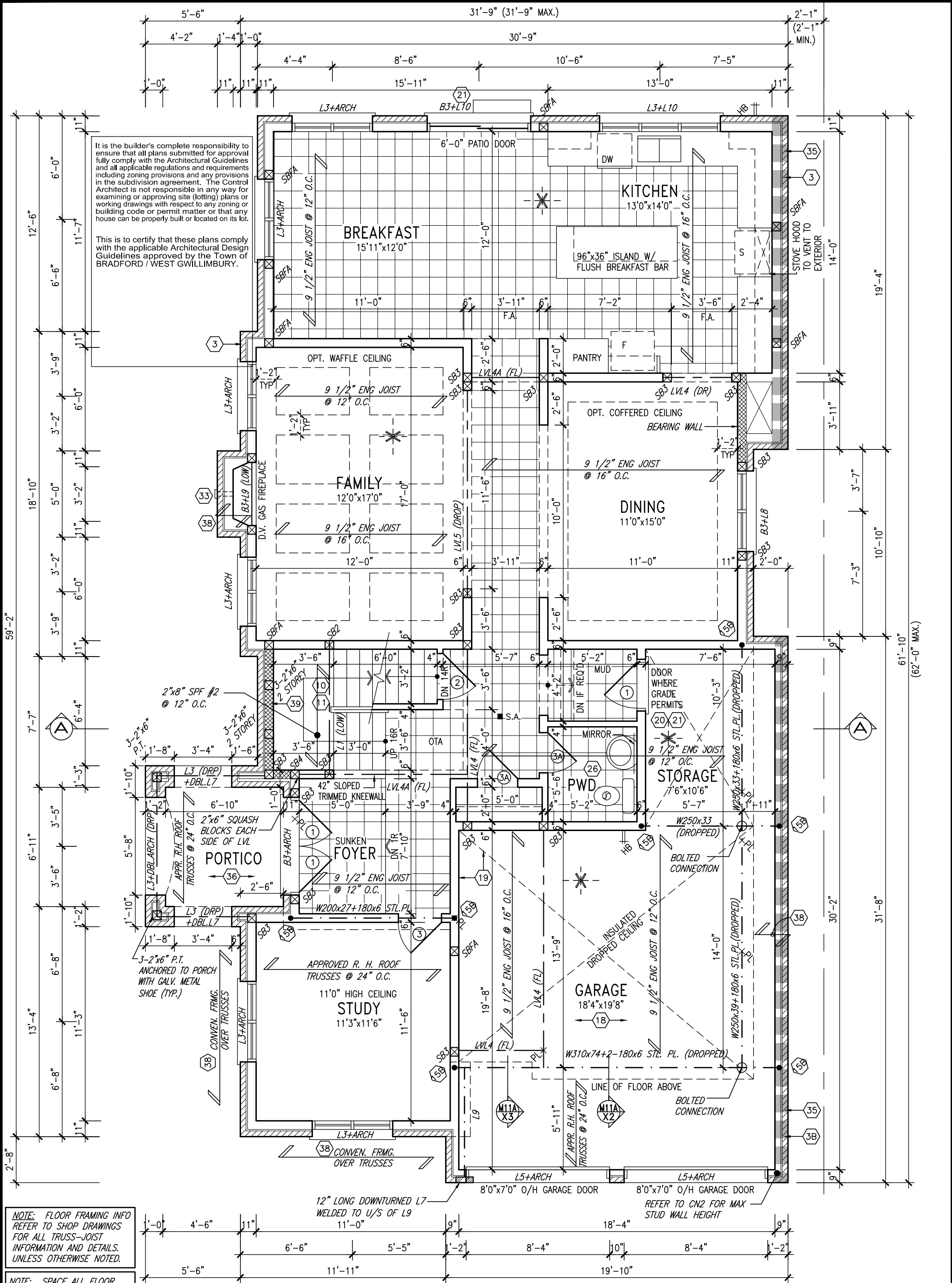
Wellington Jno-Baptiste 25591  
name  
signature  
registration information  
VA3 Design Inc. 42658

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>S38-7C</b> BAROSSA 7
project name <b>GREEN VALLEY ESTATES</b>	municipality <b>BRADFORD, ON</b>	project no. <b>13045</b>
date <b>JULY 204</b>	checked by <b>JM</b>	scale <b>3/16" = 1'-0"</b>
drawing no. <b>1</b>		file name <b>13045-S38-7C</b>
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-7C.dwg - Wed - Jun 3 2015 - 10:33 AM		



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

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

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

GROUND FLOOR PLAN 'A'

INDICATES REDUCED SIDE YARD

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Wellington Jno-Baptiste 25591  
signature BCIN

registration information

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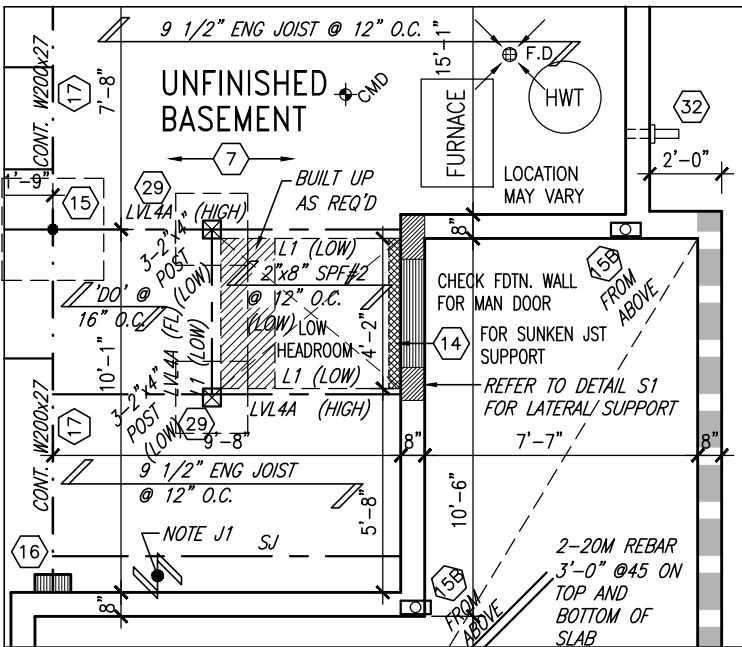
**VA3 DESIGN**

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<b>BAYVIEW WELLINGTON</b>		<b>S38-7C</b> BAROSSA 7	
project name <b>GREEN VALLEY ESTATES</b>	municipality <b>BRADFORD, ON</b>	project no. <b>13045</b>	drawing no. <b>2</b>
date <b>JULY 204</b>	checked by <b>JM</b>	scale <b>3/16" = 1'-0"</b>	file name <b>13045-S38-7C</b>
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-7C.dwg - Wed - Jun 3 2015 - 10:33 AM			



INDICATES REDUCED SIDE YARD

[illegible]

STUDS AND 1/2" WATERPROOF DRYWALL  
OPT. SOUND INSULATION  
CAULKING (TYP.)  
6" HIGH CERAMIC BASEBOARD  
WATERPROOF MEMBRANE MIN. 6" UP WALL  
ADHERED TO WOOD SUBFLOOR AND STUDS

MIN. 6" HIGH

1" THICK MORTAR BED HEIGHT AT PERIMETER WALLS

FLOOR JOISTS (MAX 15 3/4" O.C.) W/ MIN. 2 ROWS 2"x2" CROSS BRIDGING UNDER LAUNDRY/CERAMIC FLOOR

CERAMIC TILE APPLICATION WITH ADHESIVE (O.B.C. 9.30.6.)  
CERAMIC TILES ADHERED TO MIN. 1/2" THICK CONC. MORTAR BED W/ GALV. WIRED MESH SLOPED TO FLOOR DRAIN

FLOOR DRAIN

3/4" OSB SUBFLOOR GLUED+NAILED TO JOISTS

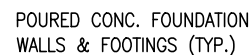
1/2" MIN. MORTAR BED

DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY

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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</b> <b>DESIGN</b> 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	<b>BAYVIEW WELLINGTON</b>		<b>S38-7C</b> BAROSSA 7	
8	-	-	qualification information		project name <b>GREEN VALLEY ESTATES</b>	municipality <b>BRADFORD, ON</b>	project no. <b>13045</b>	
7	-	-	Wellington Jno-Baptiste		date <b>JULY 204</b>	<b>PART. PLANS</b>		drawing no. <b>4</b>
6	-	-	signature		drawn by <b>JM</b>	checked by <b>-</b>	scale <b>3/16" = 1'-0"</b>	file name <b>13045-S38-7C</b>
5	-	-	name BCIN		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-7C.dwg - Wed - Jun 3 2015 - 10:33 AM			
4	-	-	registration information <b>VA3 Design Inc.</b>					
3	-	-	<b>42658</b>					
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no.	description	date	by					





<u>UNINSULATED OPENINGS</u> (PER OBC. SB-12,2.1.1.(7)			
S38-7C ELEVATION A	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	635 S.F.	67.77 S.F.	10.67 %
LEFT SIDE	1099 S.F.	213.65 S.F.	19.44 %
RIGHT SIDE	1117 S.F.	49.78 S.F.	4.46 %
REAR	635 S.F.	164.33 S.F.	25.88 %
TOTAL SQ. FT.	3486.00 S.F.	495.53 S.F.	14.21 %
TOTAL SQ. M.	323.86 S.M.	46.04 S.M.	14.21 %

FRONT ELEVATION 'A'

<u>UNINSULATED OPENINGS</u> (PER OBC. SB-12,2.1.1.(7))			
S38-7C ELEVATION A WOD	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	635 S.F.	67.77 S.F.	10.67 %
LEFT SIDE	1099 S.F.	213.65 S.F.	19.44 %
RIGHT SIDE	1117 S.F.	49.78 S.F.	4.46 %
REAR	740 S.F.	184.33 S.F.	24.91 %
TOTAL SQ. FT.	3591.00 S.F.	515.53 S.F.	14.36 %
TOTAL SQ. M.	333.61 S.M.	47.89 S.M.	14.36 %

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REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.



FLANKAGE ELEVATION 'A'

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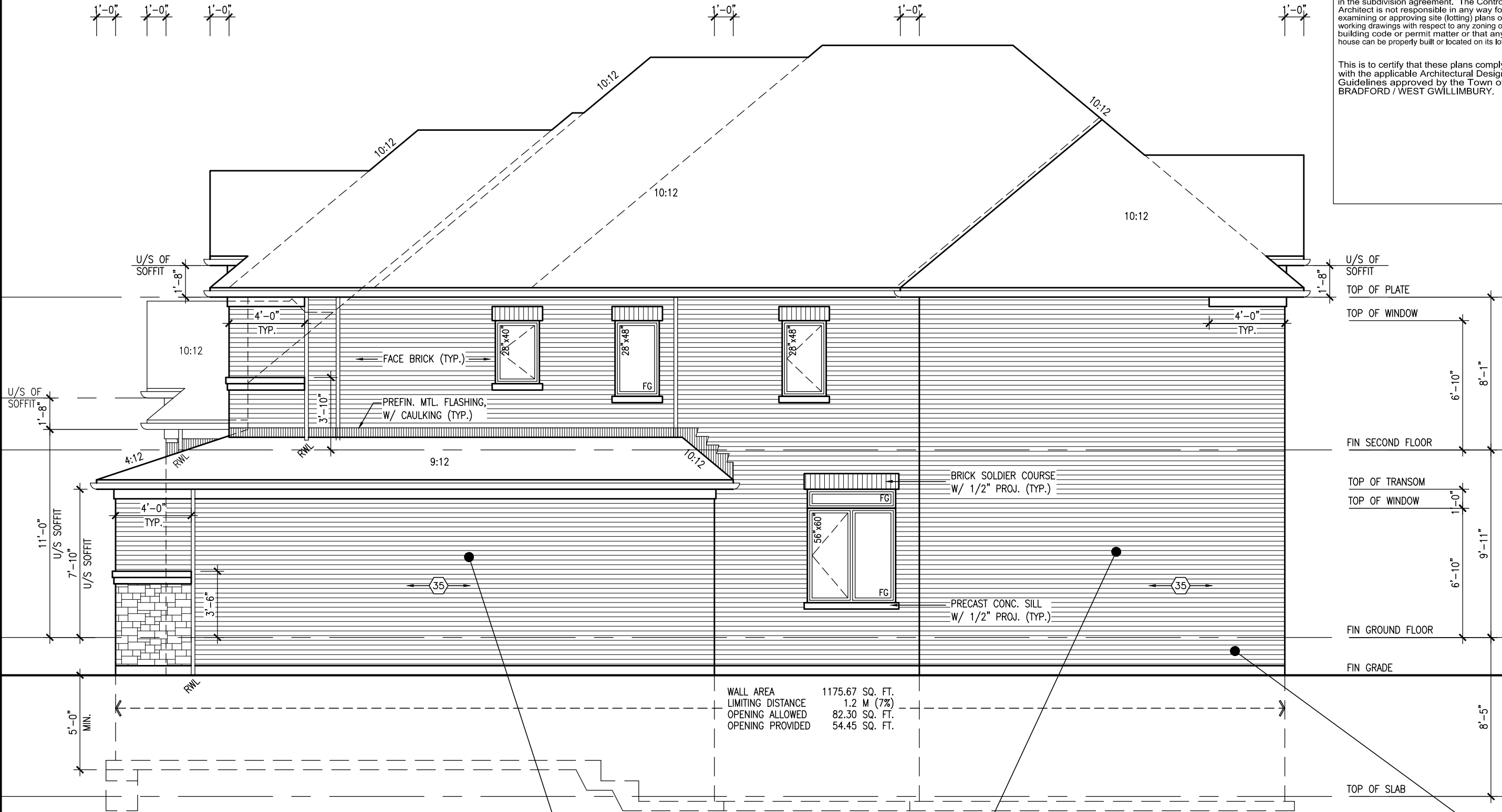
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RIGHT SIDE ELEVATION 'A'

**BRICK VENEER CONSTRUCTION**

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

**45 MINUTE FIRE RATED WALL**


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

**HEADER/RIM JOIST LEVEL**

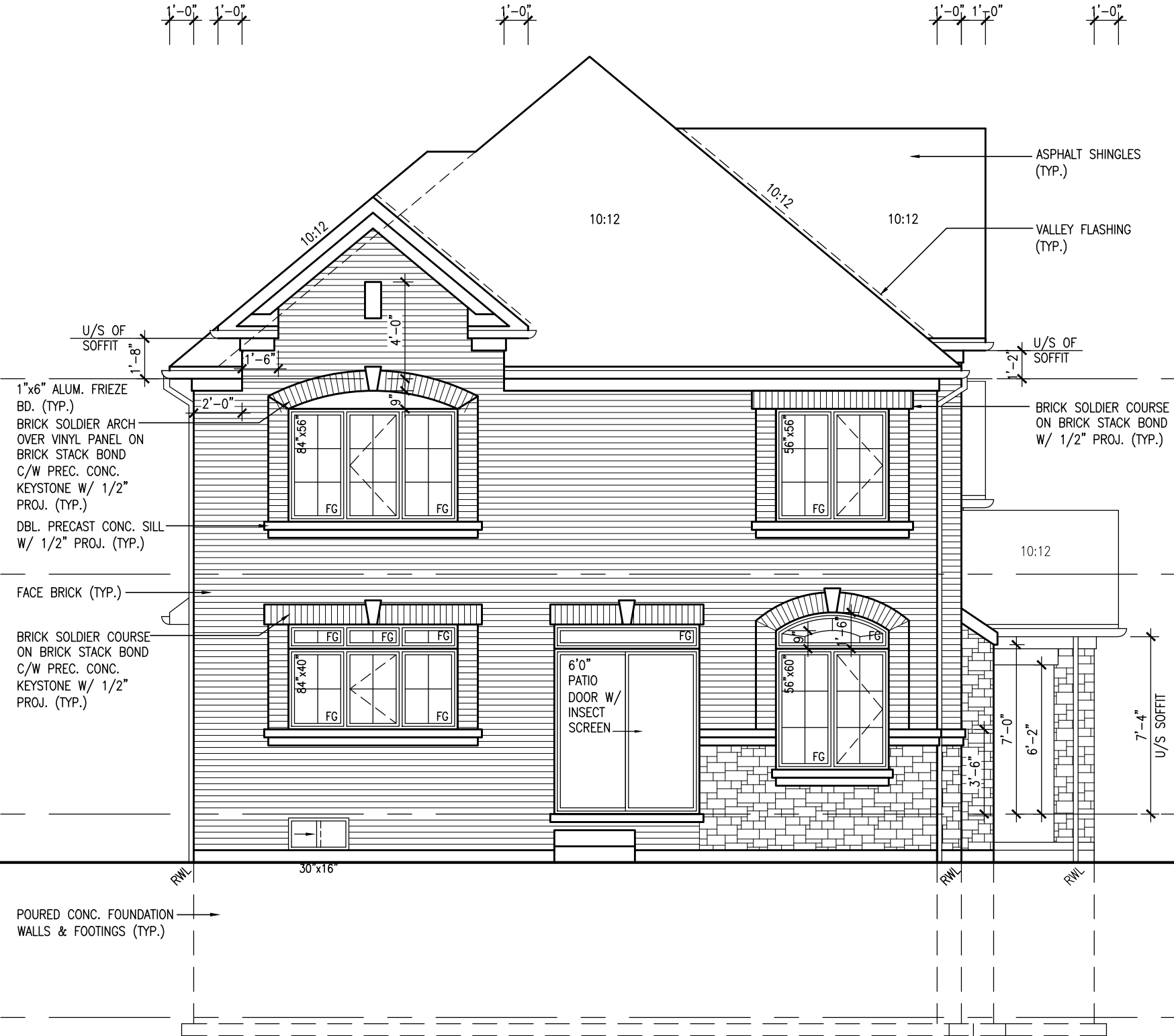
(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)

**45 MINUTE FIRE RATING @ HEADER**

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

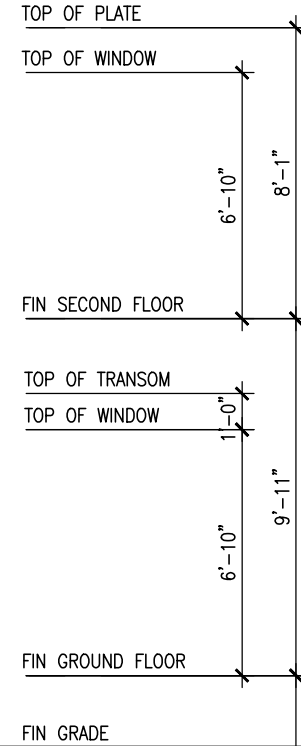
					
		3004 Wilson Avenue Toronto, ON M3H 1S8 t 416.630.2255 f 416.630.4782 v3design@gmail.com			

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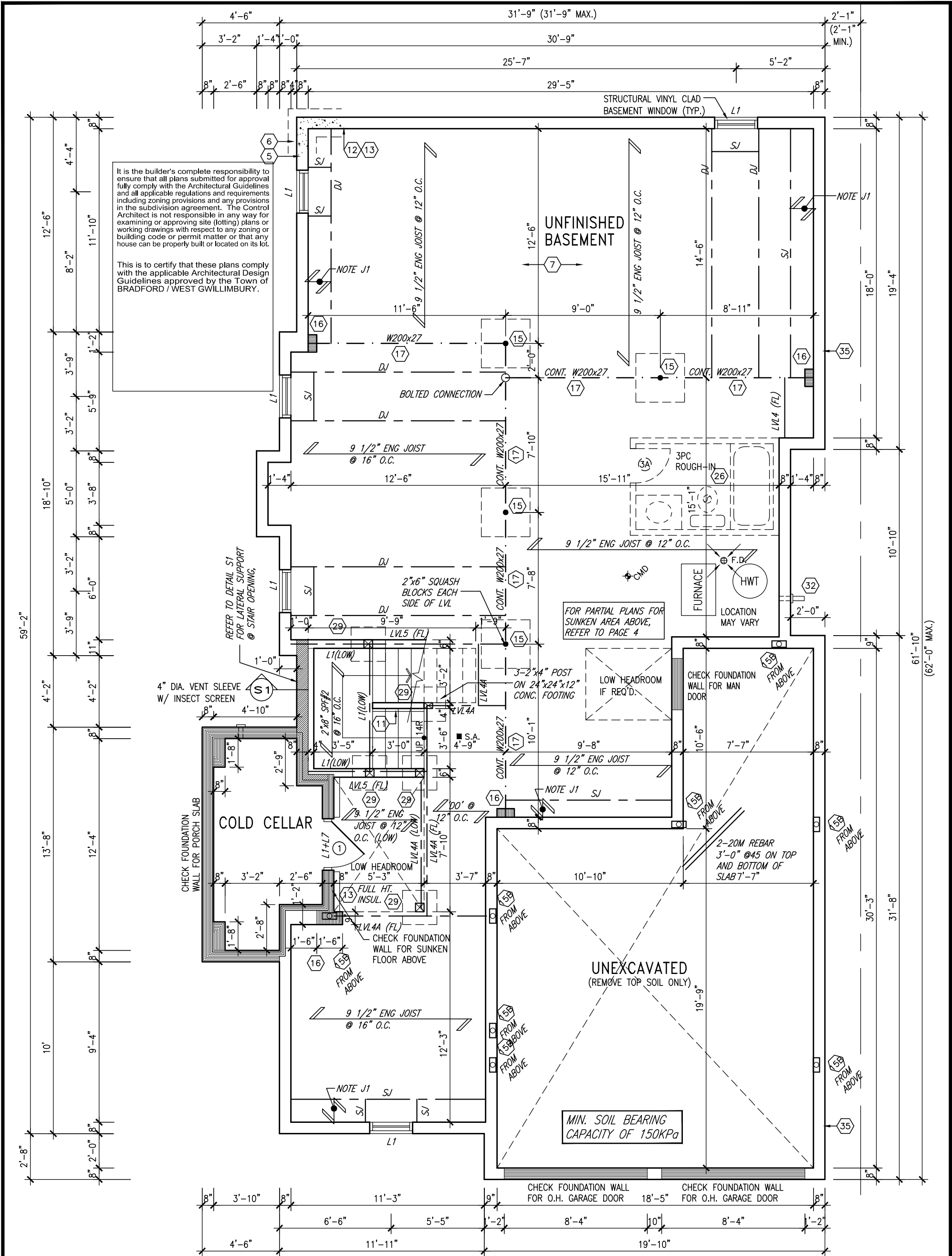
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drawn by		date		checked by		drawing no.	
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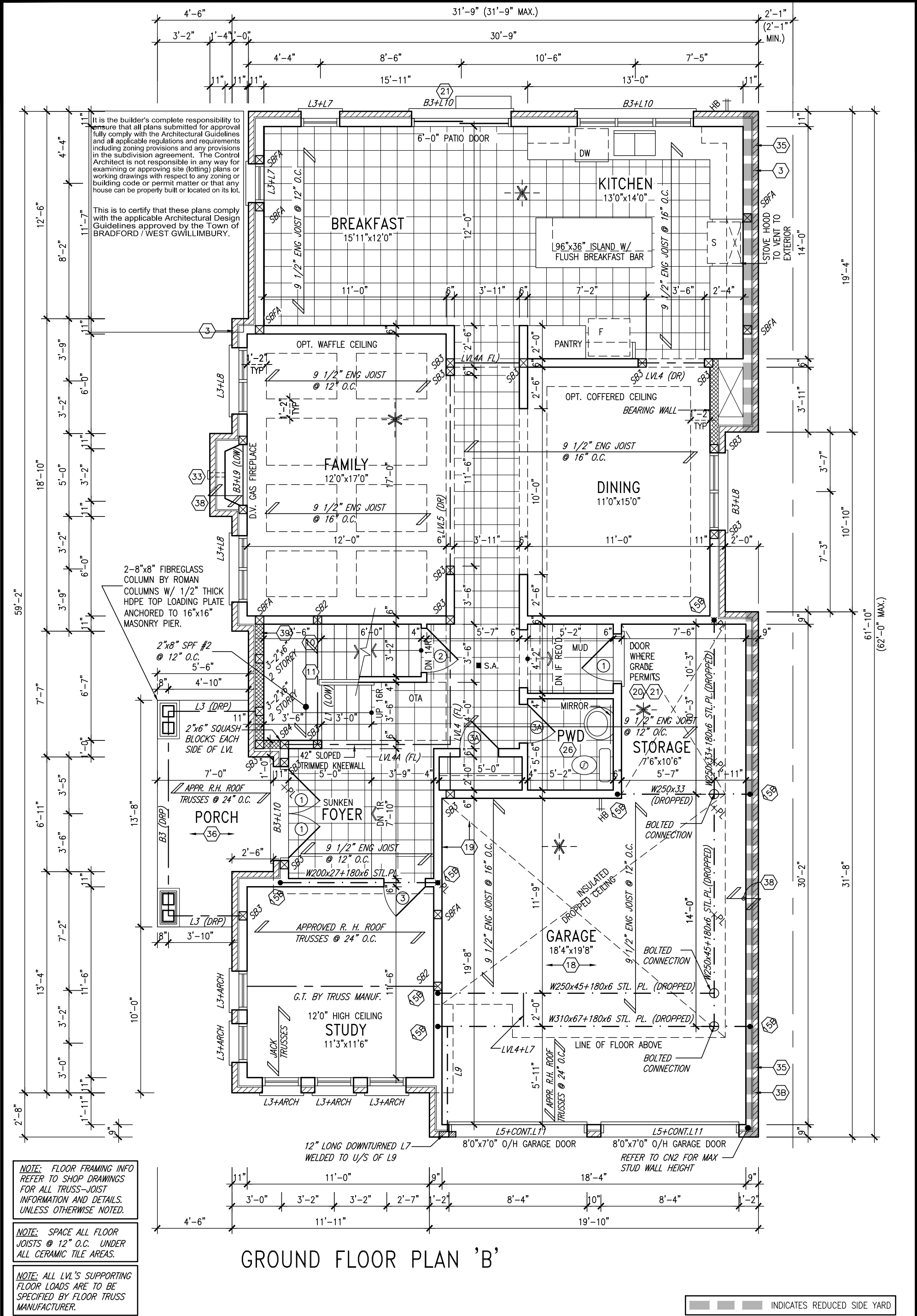
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Wellington Jno-Baptiste  
name  
signature  
registration information  
VA3 Design Inc.  
42658

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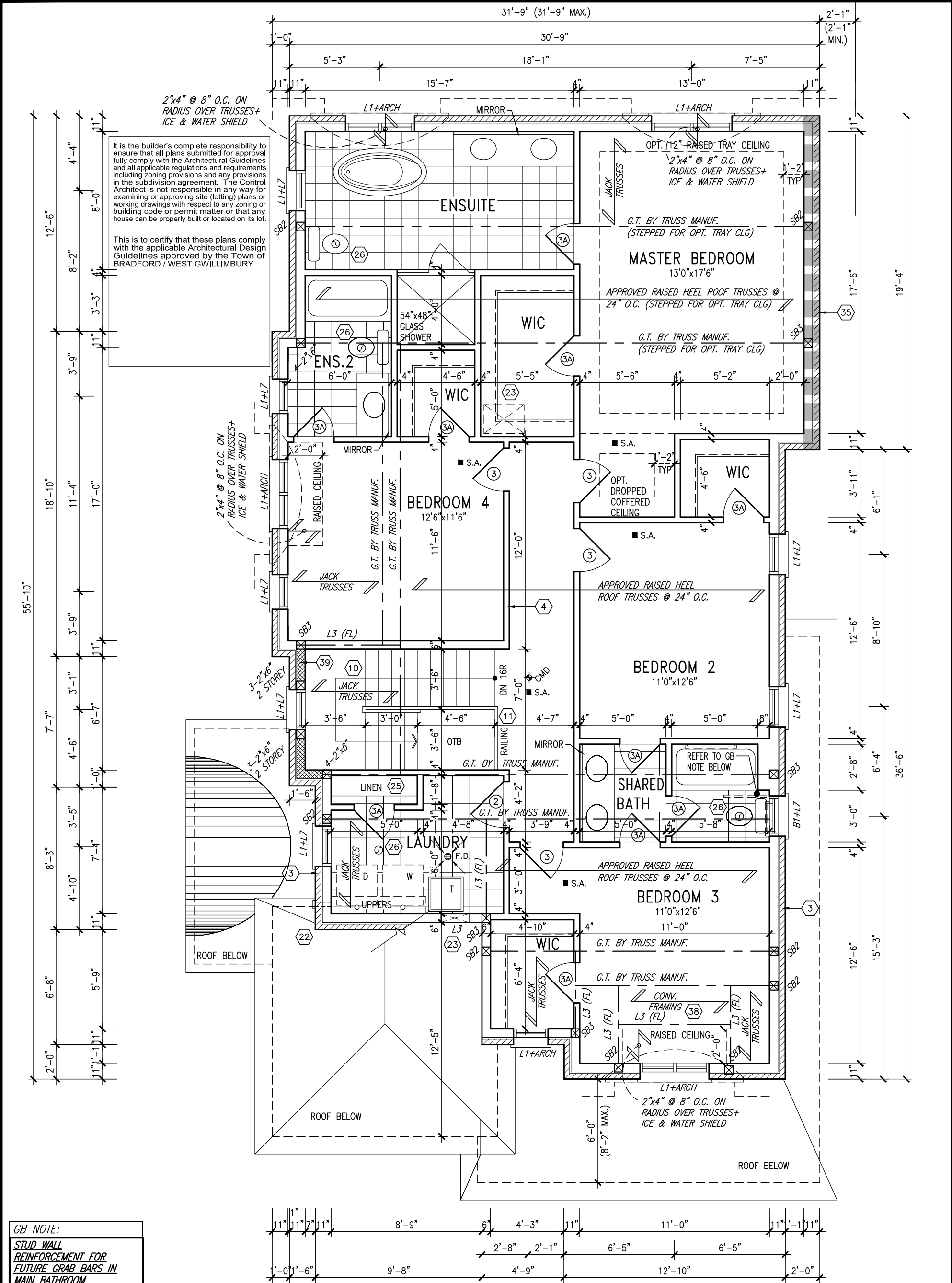
**VA3 DESIGN**  
300A Wilson Avenue  
Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
va3design.com

<b>BAYVIEW WELLINGTON</b>		<b>S38-7C</b> BAROSSA 7	
project name <b>GREEN VALLEY ESTATES</b>	municipality <b>BRADFORD, ON</b>	project no. <b>13045</b>	
date <b>JULY 204</b>	checked by <b>JM</b>	scale <b>3/16" = 1'-0"</b>	drawing no. <b>9</b>
BASEMENT PLAN 'B'		file name <b>13045-S38-7C</b>	
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-7C.dwg - Wed - Jun 3 2015 - 10:33 AM			



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.	<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>	<div><div>BAYVIEW WELLINGTON</div><div>project name GREEN VALLEY ESTATES</div><div>date JULY 204</div><div>drawn by JM</div><div>checked by -</div><div>scale 3/16" = 1'-0"</div><div>file name 13045-S38-7C</div><div>RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-7C.dwg - Wed - Jun 3 2015 - 10:33 AM</div></div>	<div><div>S38-7C</div><div>BAROSSA 7</div><div>project no. 13045</div><div>drawing no. 10</div></div>
8.	.	.	qualification information			
7.	.	.	Wellington Jno-Baptiste 25591			
6.	.	.	name			
5.	.	.	registration information			
4.	.	.	VA3 Design Inc. 42658			
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2.	REVISED AS PER ENG'S COMMENTS	20-04-15	RC			
1.	ISSUED FOR CLIENT REVIEW	14-07-07	JM			
no.	description	date	by			

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SECOND FLOOR PLAN 'B'

**GB NOTE:**

**STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM**

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

2 REVISED AS PER ENG'S COMMENTS 20-04-15 RC

1 ISSUED FOR CLIENT REVIEW 14-07-07 JM

no. description date by

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qualification information

Wellington Jno-Baptiste 25591

name signature BCIN

registration information

VA3 Design Inc. 42658

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va3design.com

**BAYVIEW WELLINGTON**

project name GREEN VALLEY ESTATES municipality BRADFORD, ON

date JULY 204

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

file name 13045-S38-7C

13045-S38-7C

11

**S38-7C**

BAROSSA 7

project no. 13045

project name GREEN VALLEY ESTATES municipality BRADFORD, ON

date JULY 204

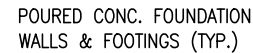
drawn by JM checked by 3/16" = 1'-0" scale

file name 13045-S38-7C

13045-S38-7C

11





UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
S38-7C ELEVATION B	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	644 S.F.	88.60 S.F.	13.76 %
LEFT SIDE	1120 S.F.	184.06 S.F.	16.43 %
RIGHT SIDE	1117 S.F.	49.78 S.F.	4.46 %
REAR	635 S.F.	135.11 S.F.	21.28 %
TOTAL SQ. FT.	3516.00 S.F.	457.55 S.F.	13.01 %
TOTAL SQ. M.	326.64 S.M.	42.51 S.M.	13.01 %

FRONT ELEVATION 'B'

<u>UNINSULATED OPENINGS</u> (PER OBC. SB-12,2.1.1.(7))			
S38-7C ELEVATION B WOD	<b>ENERGY EFFICIENCY – OBC SB12</b>		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	644 S.F.	88.60 S.F.	13.76 %
LEFT SIDE	1120 S.F.	184.06 S.F.	16.43 %
RIGHT SIDE	1117 S.F.	49.78 S.F.	4.46 %
REAR	740 S.F.	155.11 S.F.	20.96 %
TOTAL SQ. FT.	3621.00 S.F.	477.55 S.F.	13.19 %
TOTAL SQ. M.	336.40 S.M.	44.37 S.M.	13.19 %

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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.

<b>BAYVIEW WELLINGTON</b>	<b>S38-7C BAROSSA 7</b>
project name <b>GREEN VALLEY ESTATES</b>	municipality <b>BRADFORD, ON</b>
date <b>JULY 204</b>	drawing no. <b>13045</b>
checked by <b>JM</b>	front elevation 'B' file name <b>13045-S38-7C</b>
scale <b>3/16" = 1'-0"</b>	<b>12</b>
RICHARD - H:\ARCHIVE\WORKING 2013\13045-BW units\38' x 13045-S38-7C.dwg - Wed Jun 3 2015 - 10:AM	



<p>The undersigned has reviewed and takes responsibility for this design and the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</p> <p>qualification information</p>	<p>25599</p>
<p>Wellington Jno-Baptiste</p>	<p>BCIN</p>
<p>name</p>	<p>signature</p>
<p>registration information</p>	<p>4265858</p>
<p>VSAC Design Inc.</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	2	REVISED AS PER ENG'S COMMENTS	20-04-15 RC
1	1	ISSUED FOR CLIENT REVIEW	14-07-07 JM
no.	description	date	by

REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

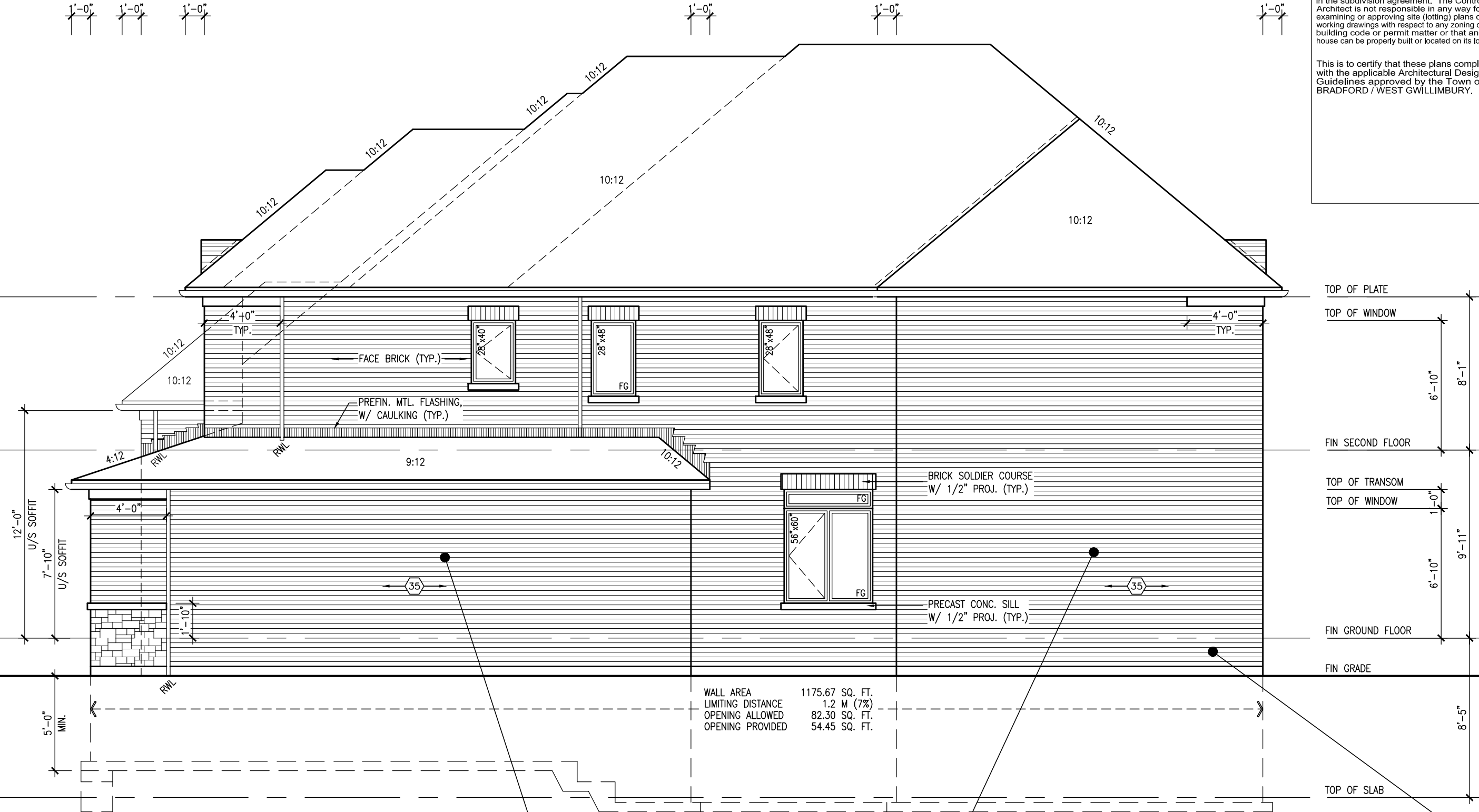


FLANKAGE ELEVATION 'B'

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## BRICK VENEER CONSTRUCTION

(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)  
45 MINUTE FIRE RATED WALL  
 PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH INSULATION CONFORMING TO CAN/ULC-S702, "MINERAL FIBRE THERMAL INSULATION FOR BUILDINGS" WITH A MASS OF NOT LESS THAN 1.22 Kg/SQ.M. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.  
 (REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)

HEADER/RIM JOIST LEVEL

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

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

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Diagram showing vertical dimensions for a building section:

- TOP OF PLATE
- TOP OF WINDOW
- FIN SECOND FLOOR
- TOP OF TRANSOM
- TOP OF WINDOW
- FIN GROUND FLOOR
- FIN GRADE
- TOP OF SLAB

Vertical dimensions (from TOP OF WINDOW to TOP OF PLATE):

- 6'-10"
- 1'-0"
- 8'-1"

Vertical dimensions (from TOP OF WINDOW to FIN GRADE):

- 6'-10"
- 1'-0"
- 9'-11"

Vertical dimension (from TOP OF WINDOW to TOP OF SLAB):

- 8'-5"

[illegible]

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REAR ELEVATION 'B'

Diagram illustrating vertical dimensions for two window types:

- Left Window:**
  - Top of Plate to Top of Window: 6'-10"
  - Top of Transom to Top of Window: 1'-0"
  - Top of Window to Top of Plate: 6'-10"
- Right Window:**
  - Top of Plate to Top of Window: 8'-1"
  - Top of Transom to Top of Window: 9'-11"
  - Top of Window to Top of Plate: 6'-10"

Additional labels include: TOP OF SLAB, TOP OF WINDOW, TOP OF TRANSOM, TOP OF PLATE, FIN SECOND FLOOR, FIN GROUND FLOOR, FIN GRADE, and 8'-5" (likely a total height or offset).

**BAYVIEW WELLINGTON**

**S38-7C**  
BAROSSA 7

project name	project no.
GREEN VALLEY ESTATES	13045
municipality	
BRADFORD, ON	
date	drawing no.
JULY 2014	15
drawn by	
JM	
checked by	
$3/16" = 1' - 0"$	
scale	
file name	
13045-S38-7C	
RICHARD - H:\ARCHIVE - WORKING 2013\13045-BW\units\36\13045-S38-7C.dwg - Wed - Jun 3 2015 - 10:33 AM	
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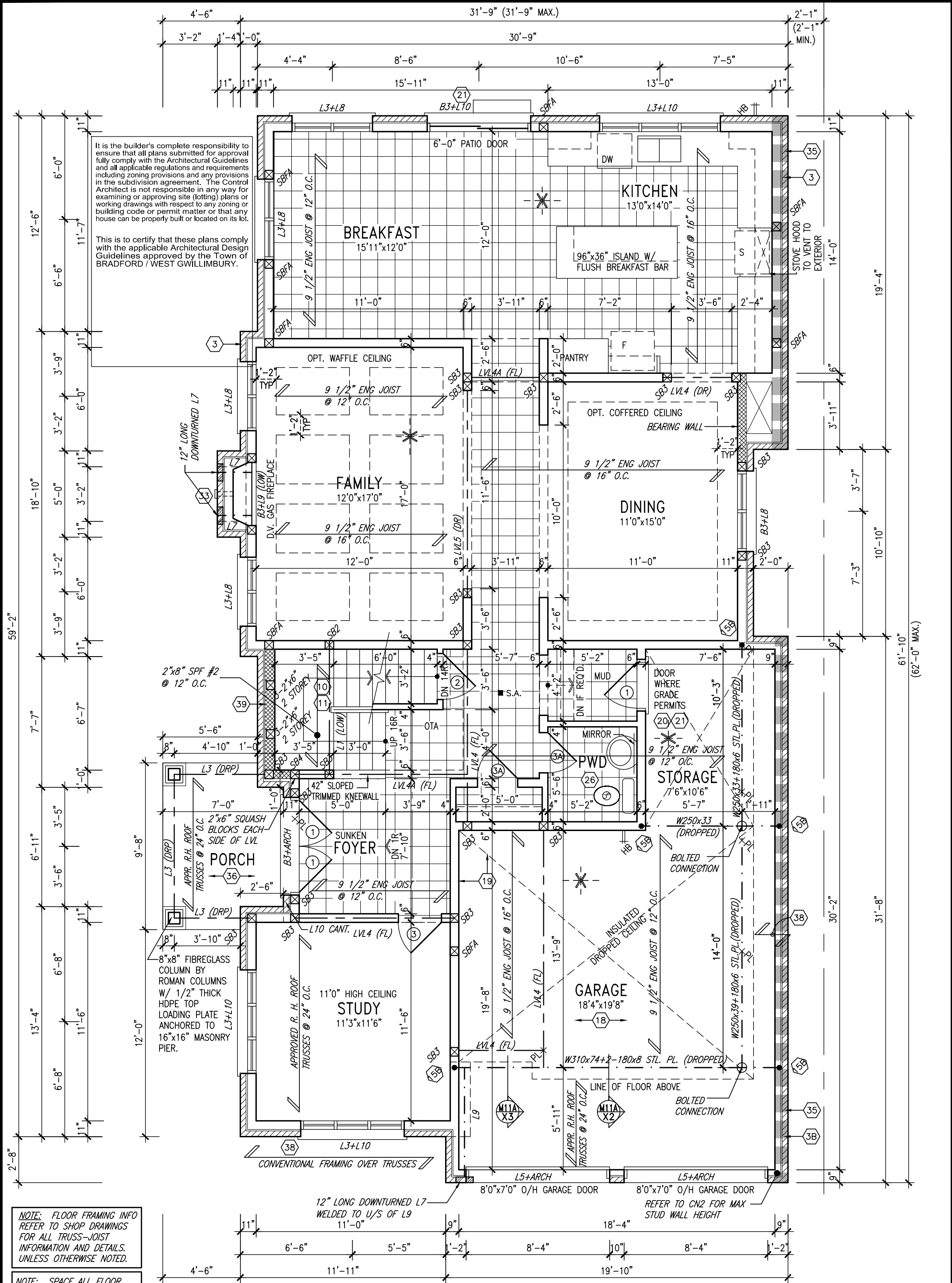
**VA3**  
**DESIGN**  
300A Wilson Avenue  
Toronto ON M3H 1S8  
16.630.2255 f 416.630.  
va3design.com

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

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

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

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

GROUND FLOOR PLAN 'C'

INDICATES REDUCED SIDE YARD

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qualification information

Wellington Jno-Baptiste 25591

signature

BCIN

registration information

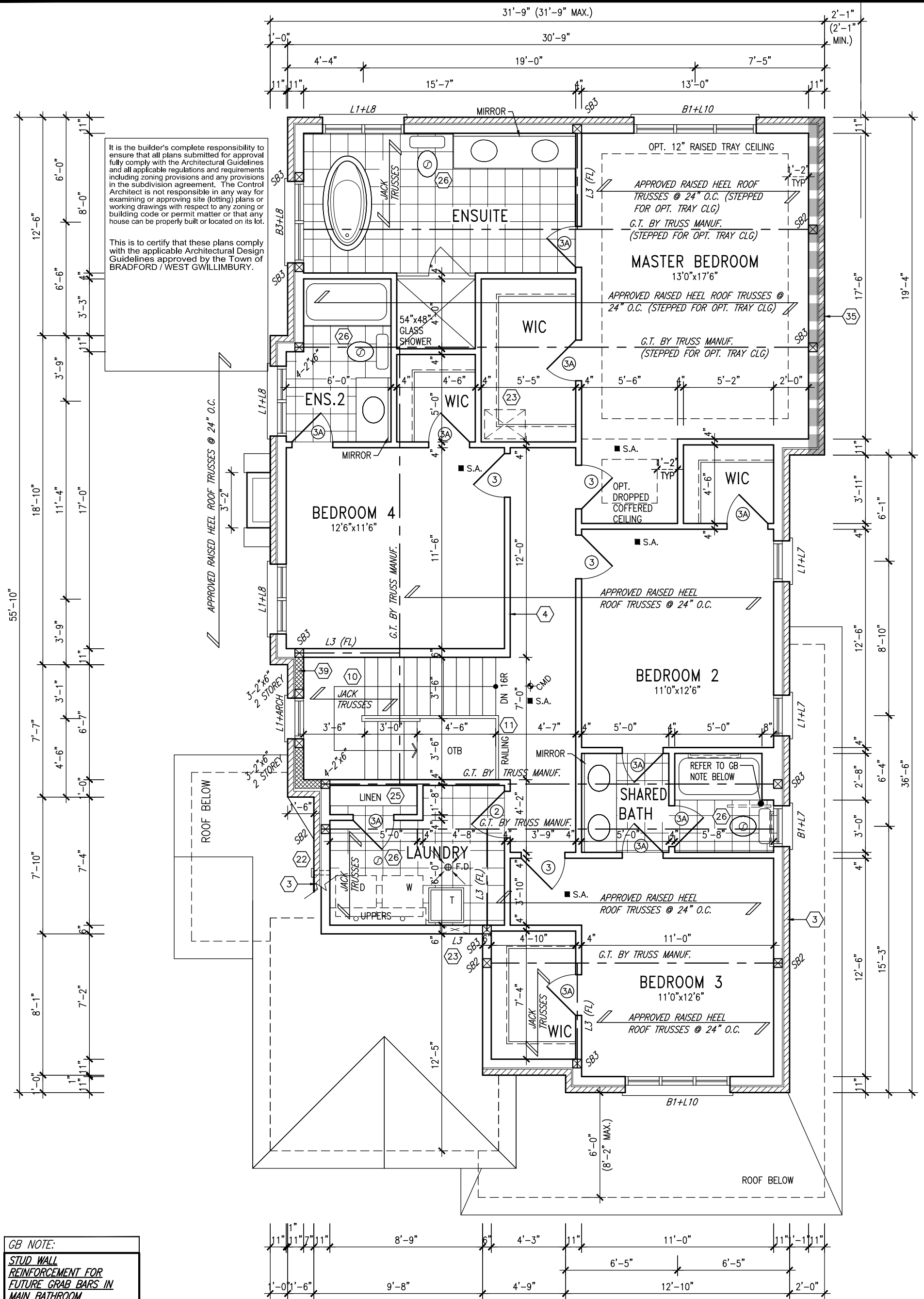
VA3 Design Inc. 42658

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va3design.com

<b>BAYVIEW WELLINGTON</b>		<b>S38-7C</b> BAROSSA 7	
project name <b>GREEN VALLEY ESTATES</b>		municipality <b>BRADFORD, ON</b>	project no. <b>13045</b>
date <b>JULY 204</b>		drawing no. <b>17</b>	
drawn by <b>JM</b>		checked by <b>3/16" = 1'-0"</b>	scale <b>13045-S38-7C</b>
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-7C.dwg - Wed - Jun 3 2015 - 10:33 AM			



9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8	.	.	.	qualification information	
7	.	.	.	Wellington Jno-Baptiste	25591
6	.	.	.	name	BCIN
5	.	.	.	registration information	
4	.	.	.	VA3 Design Inc.	42658
3	.	.	.		
2	REVISED AS PER ENG'S COMMENTS	20-04-15	JM	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	
1	ISSUED FOR CLIENT REVIEW	14-07-07	JM		
no.	description	date	by		





UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7)				
S38-7C ELEVATION C	ENERGY EFFICIENCY – OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	553 S.F.	74.33 S.F.	13.44 %	
LEFT SIDE	1041 S.F.	207.10 S.F.	19.89 %	
RIGHT SIDE	1117 S.F.	49.78 S.F.	4.46 %	
REAR	740 S.F.	183.11 S.F.	24.74 %	
TOTAL SQ. FT.	3451.00 S.F.	514.32 S.F.	14.90 %	
TOTAL SQ. M.	320.61 S.M.	47.78 S.M.	14.90 %	

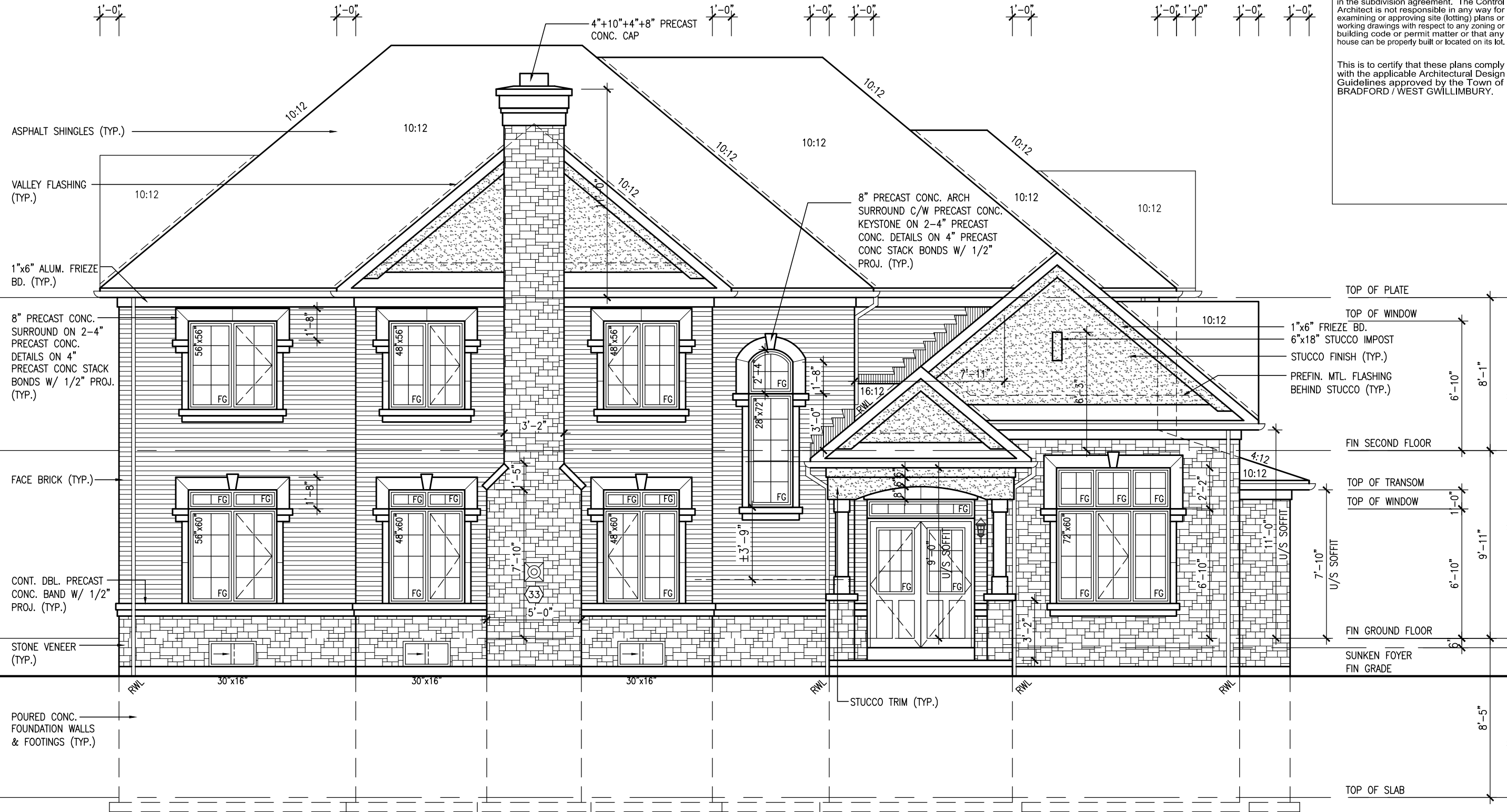
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

**VA3**  
**DESIGN**  
300A Wilson Avenue  
Toronto ON M3H 1S8  
6.630.2255 / 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	.	.	Wellington Jno-Baptiste 25591
5	.	.	name, registration information BCIN
4	.	.	signature
3	.	.	VAS3 Design Inc. 42658
2	REVISED AS PER ENG'S COMMENTS	20-04-15	RC
1	ISSUED FOR CLIENT REVIEW	14-07-07	JM
	description	date	

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REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.



FLANKAGE ELEVATION 'C'

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project no.	13045
drawing no.	20
project name	GREEN VALLEY ESTATES
municipality	BRADFORD, ON
file name	13045-S38-7C
scale	3/16" = 1'-0"
checked by	JM
drawn by	JM
date	JULY 2014
drawn by	RICHARD - H:\ARCHIVE WORKING\2013\13045-BW\units\38\13045-S38-7C.dwg - Wed - Jun 3 2015 - 10:33 AM

**VAS DESIGN**

3004 Wilson Avenue  
Toronto, ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
vasdesign.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.	signature	25591	BCN	42658
8.	Wellington Jno-Baptiste	signature	25591	BCN	42658
7.	Wellington Jno-Baptiste	signature	25591	BCN	42658
6.	Wellington Jno-Baptiste	signature	25591	BCN	42658
5.	Wellington Jno-Baptiste	signature	25591	BCN	42658
4.	Wellington Jno-Baptiste	signature	25591	BCN	42658
3.	Wellington Jno-Baptiste	signature	25591	BCN	42658
2.	REVISED AS PER ENG'S COMMENTS	20-04-15	RC		
1.	ISSUED FOR CLIENT REVIEW	14-07-07	JM		
no.	description	date	by		

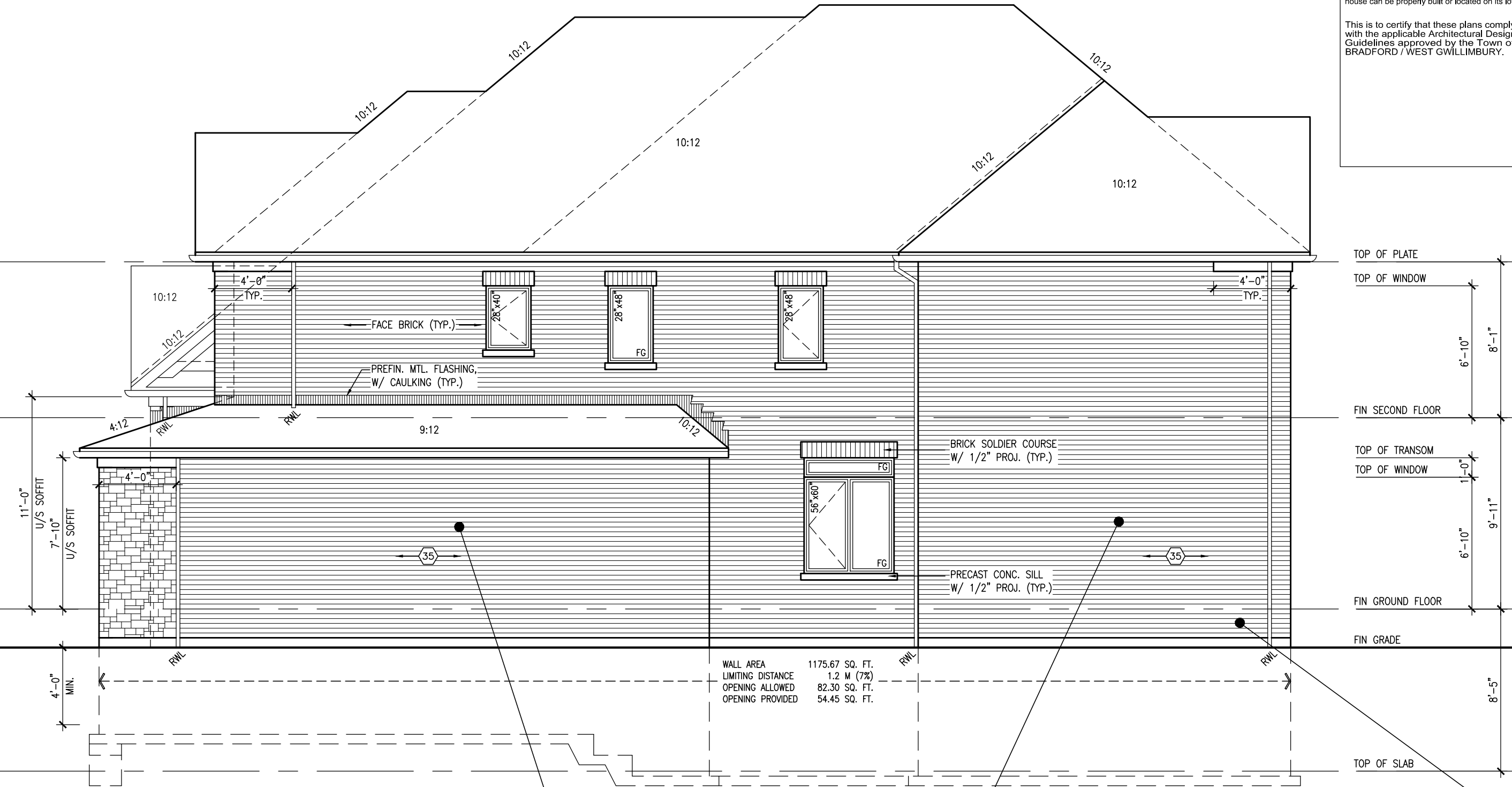
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REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

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

1'-0"  
1'-0"

1'-0"



RIGHT SIDE ELEVATION 'C'

#### BRICK VENEER CONSTRUCTION

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

##### 45 MINUTE FIRE RATED WALL

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

#### HEADER/RIM JOIST LEVEL

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


##### 45 MINUTE FIRE RATING @ HEADER

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

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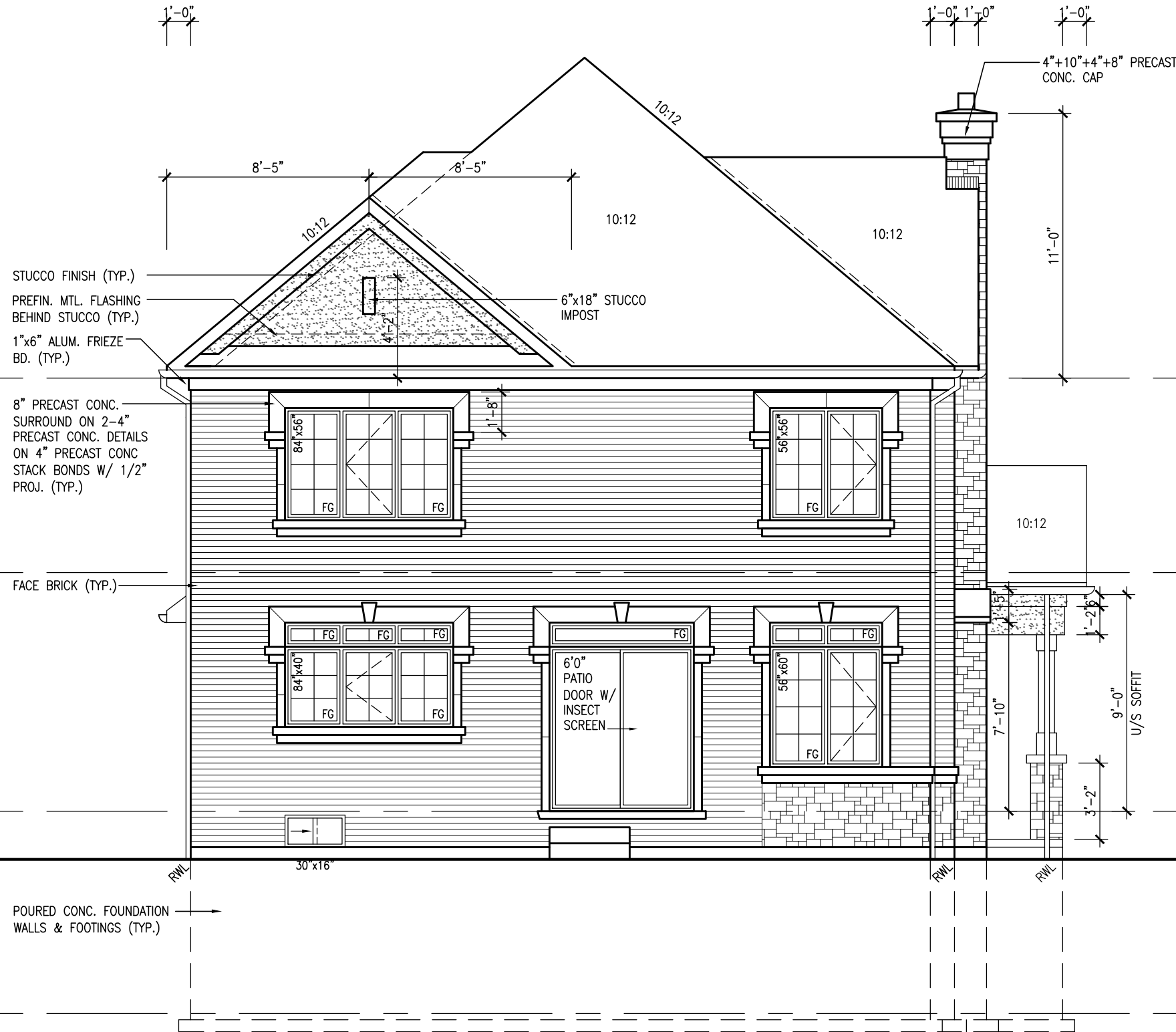
TOP OF PLATE  
TOP OF WINDOW  
FIN SECOND FLOOR  
TOP OF TRANSOM  
TOP OF WINDOW  
FIN GROUND FLOOR  
FIN GRADE  
TOP OF SLAB

					
		<b>DESIGN</b>			
		3004 Wilton Avenue Toronto, ON M3H 1S8 t 416.630.2255 f 416.630.4782 vdsdesign.com			

REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

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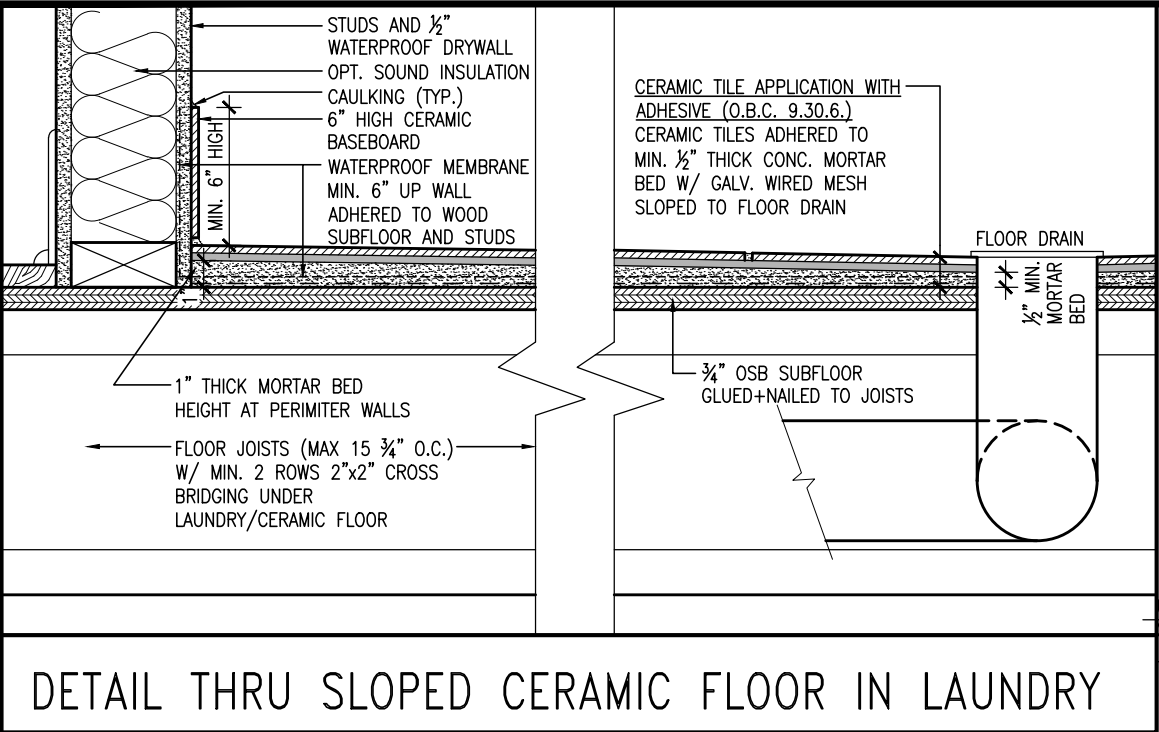
REAR ELEVATION 'C'

Diagram illustrating the vertical dimensions and levels for the exterior wall of the second floor:

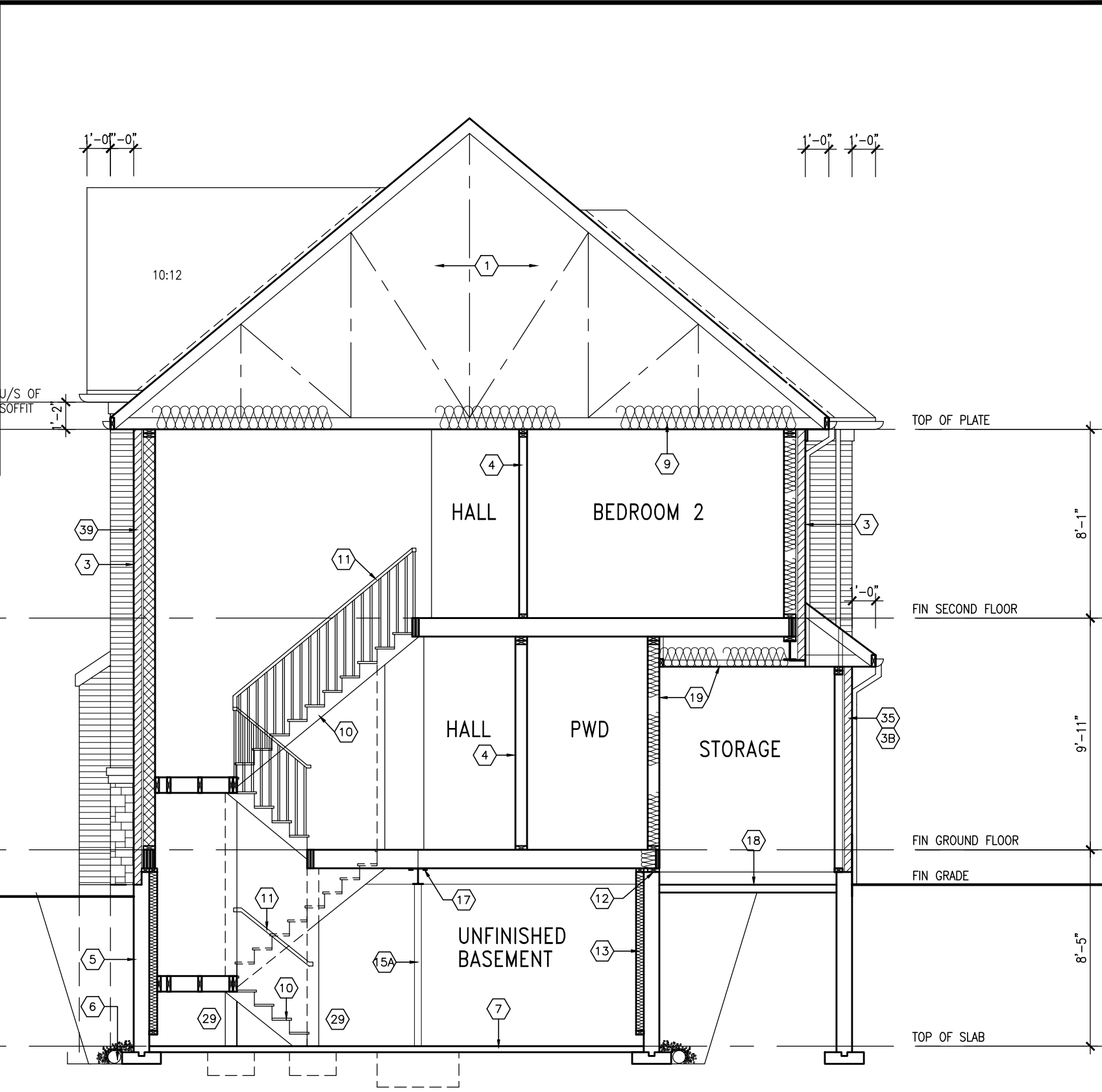
- TOP OF PLATE
- TOP OF WINDOW
- 6'-10"
- FIN SECOND FLOOR
- TOP OF TRANSOM
- TOP OF WINDOW
- 1'-0"
- 6'-10"
- FIN GROUND FLOOR
- FIN GRADE
- 8'-1"
- 9'-11"

[illegible]

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DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY



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

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.

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project name: **BAYVIEW WELLINGTON**

project no.: **S38-7C**

client: **BAROSSA 7**

date: **JULY 2024**

drawn by: **JM**

checked by: **JM**

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

file name: **13045-S38-7C**

drawing no.: **23**

project name: **GREEN VALLEY ESTATES**

project no.: **13045**

client: **BRADFORD, ON**

date: **JULY 2024**

drawn by: **JM**

checked by: **JM**

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

file name: **13045-S38-7C**

drawing no.: **23**

project name: **CROSS SECTION 'A-A'**

project no.: **13045**

client: **BRADFORD, ON**

date: **JULY 2024**

drawn by: **JM**

checked by: **JM**

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

file name: **13045-S38-7C**

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

file name: **13045-S38-7C**

drawing no.: **23**

project name: **CROSS SECTION 'A-A'**

project no.: **13045**

client: **BRADFORD, ON**

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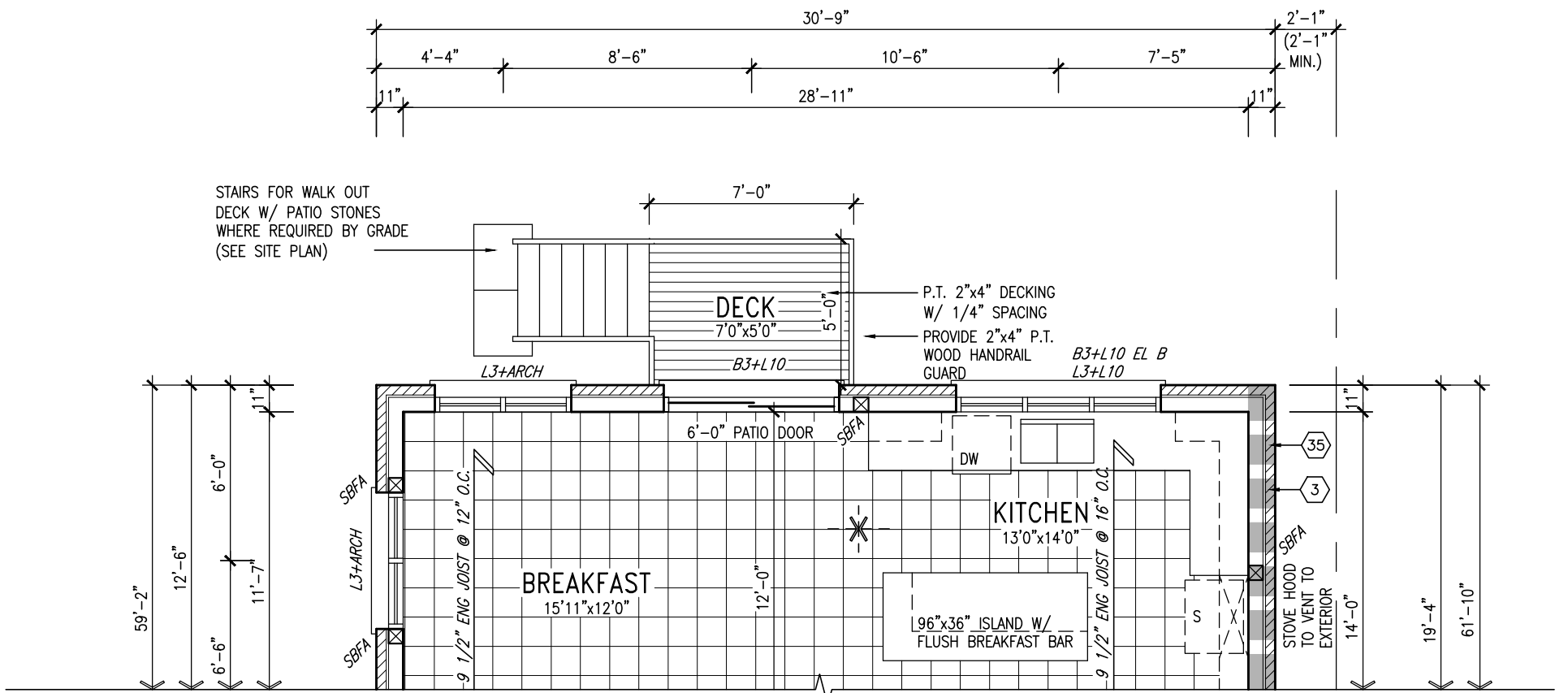
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file name: **13045-S38-7C**

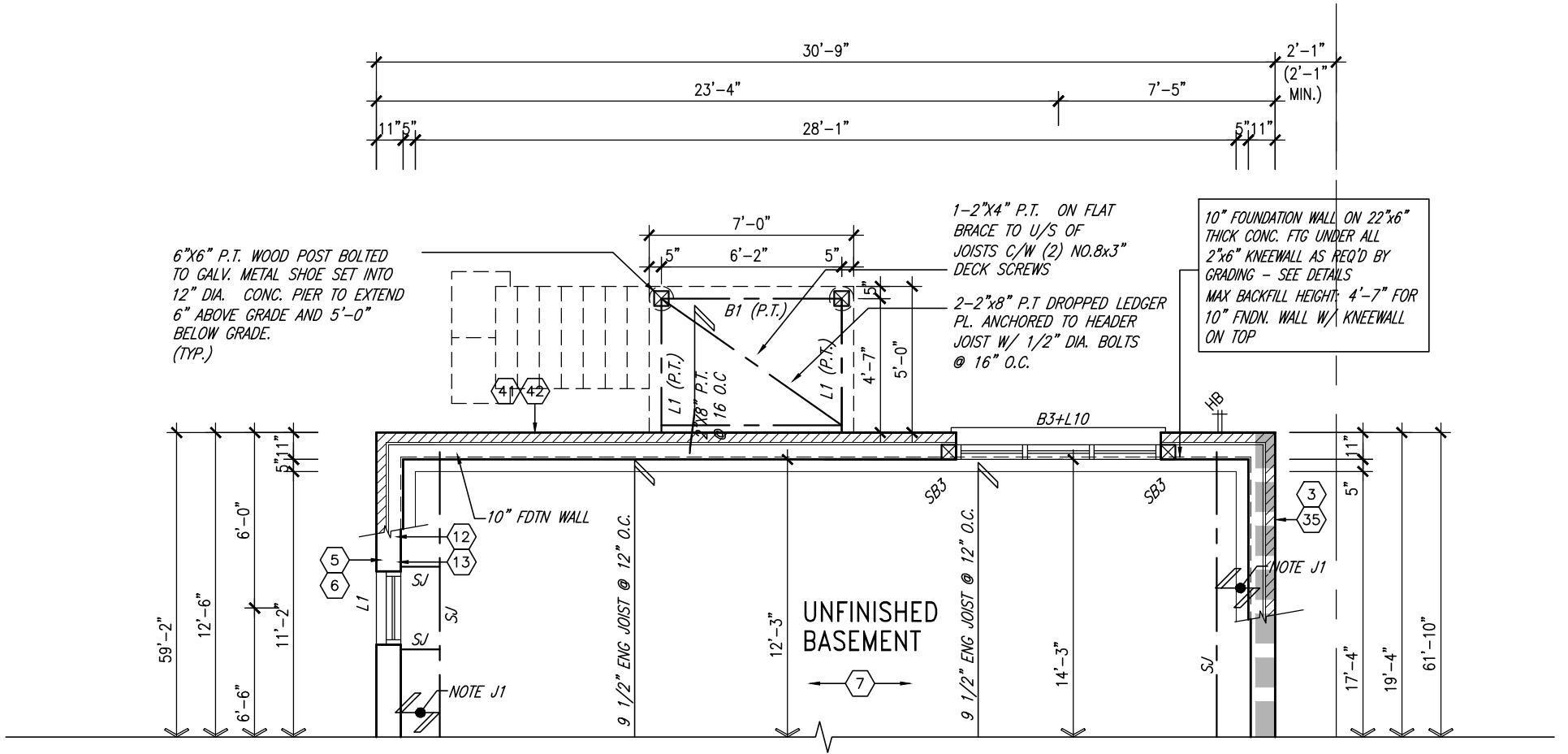
drawing no.: **23**

project name: **CROSS SECTION 'A-A'**

project no.: **13045**



PART GRND FLOOR PLAN 'A'  
9R OR MORE WOD CONDITION  
ELEV. 'B' & 'C' SIMILAR



PART BSMT PLAN 'A'  
9R OR MORE WOD CONDITION  
ELEV. 'B' & 'C' SIMILAR

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.

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 <b>GREEN VALLEY ESTATES</b>	municipality <b>BRADFORD, ON</b>	project no. <b>13045</b>	PART. PLANS-W.O.D.	drawing no. <b>24</b>
8.	.	.	qualification information							
7.	.	.	Wellington Jno-Baptiste 25591 BCIN							
6.	.	.	name							
5.	.	.	registration information	42658	date <b>JULY 204</b>	checked by <b>JM</b>	scale <b>3/16" = 1'-0"</b>	file name <b>13045-S38-7C</b>		
4.	.	.	VA3 Design Inc.							
3.	.	.								
2.	REVISED AS PER ENG'S COMMENTS	20-04-15	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.						
1.	ISSUED FOR CLIENT REVIEW	14-07-07	JM							
no.	description	date	by							

Diagram illustrating the vertical elevation of a building facade, showing height measurements from the top of the plate to the top of the slab.

Key levels and dimensions (from top to bottom):

- TOP OF PLATE
- TOP OF WINDOW
- FIN SECOND FLOOR
- TOP OF TRANSOM
- TOP OF WINDOW
- FIN GROUND FLOOR
- TOP OF WINDOW
- FIN GRADE
- TOP OF SLAB

Vertical dimensions (from top to bottom):

- 6'-10"
- 1'-0"
- 6'-10"
- 8'-11"
- 6'-10"
- 8'-5"

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

---

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

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

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.	.	.	.	.	.	<b>Wellington Jno-Baptiste</b>	25591		
4.	.	.	.	.	.	name	BCIN		
3.	.	.	.	.	.	signature	42658		
2.	REVISED AS PER ENG'S COMMENTS	20-04-15	RC			Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			
1.	ISSUED FOR CLIENT REVIEW	14-07-07	JM						



CONSTRUCTION NOTES (Unless otherwise noted)

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

1. ROOF CONSTRUCTION

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

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

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

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

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

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

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

2C. RESERVED

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

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

2E. WALLS ADJACENT TO ATTIC SPACE - NO CLADDING

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

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

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

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

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

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

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

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

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

4. INTERIOR STUD PARTITIONS

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

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

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

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

-SEE OBC 9.15.3.

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

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

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

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

6. FOUNDATION DRAINAGE OBC. 9.14.2. & 9.14.3

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

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

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

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

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

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

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

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

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

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

FOR CURVED STAIRS

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

HANDRAILS -OBC. 9.8.7.-

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

INTERIOR GUARDS -OBC. 9.8.8.-

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

EXTERIOR GUARDS - OBC. 9.8.8.

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

SILL PLATE - OBC. 9.23.7.

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

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

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

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.

19. GARAGE CEILINGS/INTERIOR WALLS

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

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

21. EXTERIOR STEP

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

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

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

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

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

24. FIREPLACE CHIMNEYS OBC. 9.21.

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

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

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

27. STEEL BEARING PLATE FOR MASONRY WALLS

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

OR

SOLID WOOD BEARING FOR WOOD STUD WALLS

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

28. 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 9.26.1B.2. & 5.6.2.2.(3) & MUNICIPAL STANDARDS.

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

4) STUD WALL REINFORCEMENT FOR FUTURE 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.

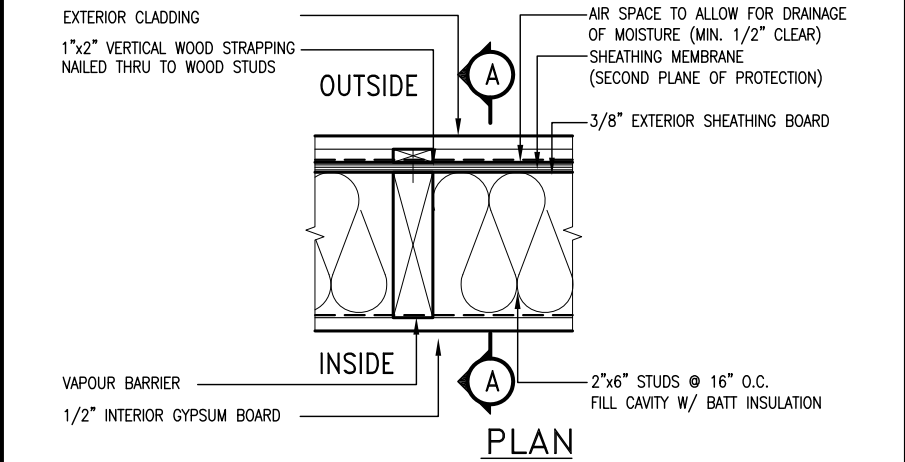
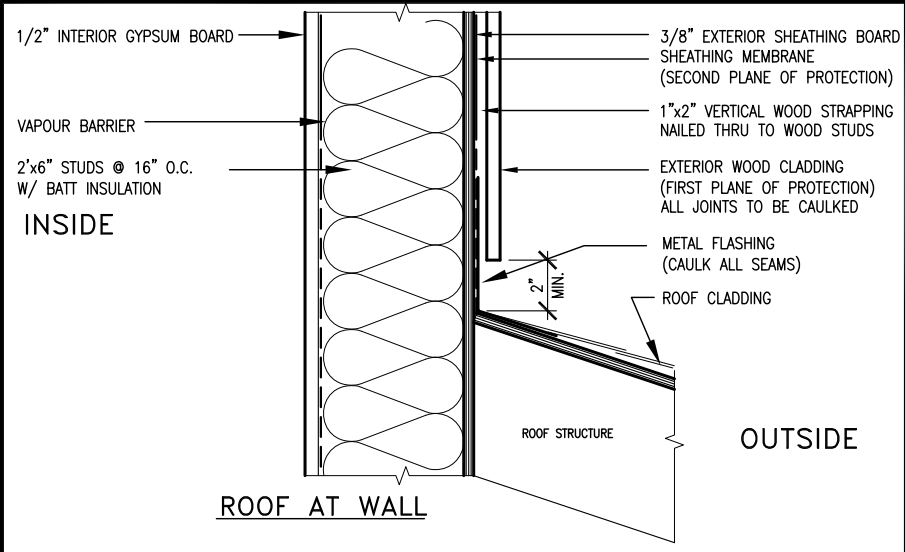
LUMBER: 1) ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE.

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.

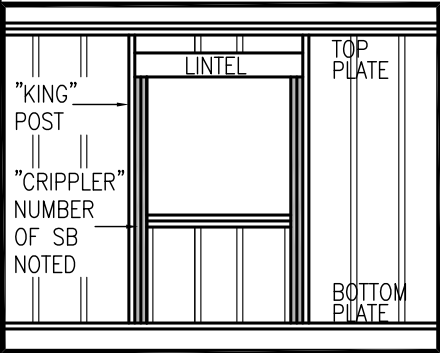
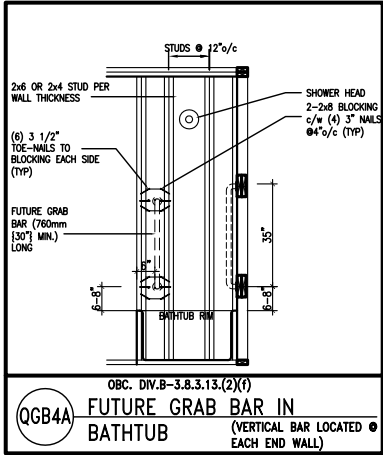
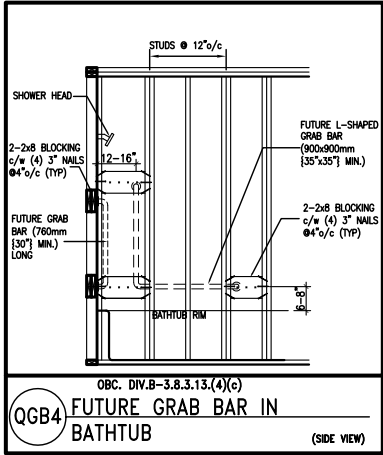
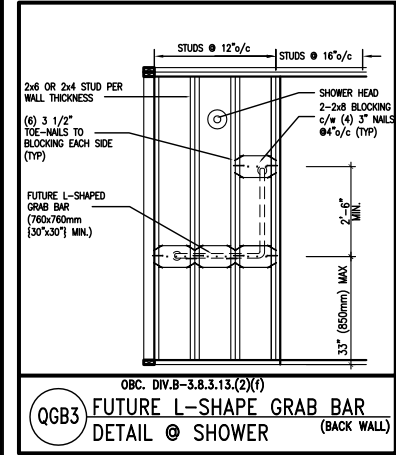
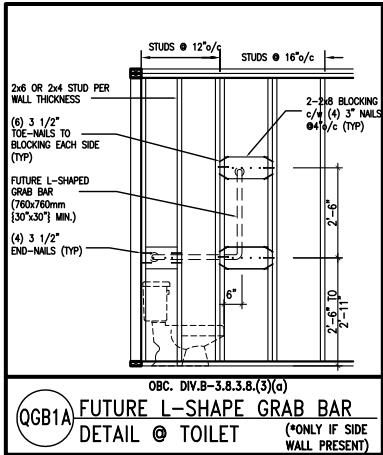
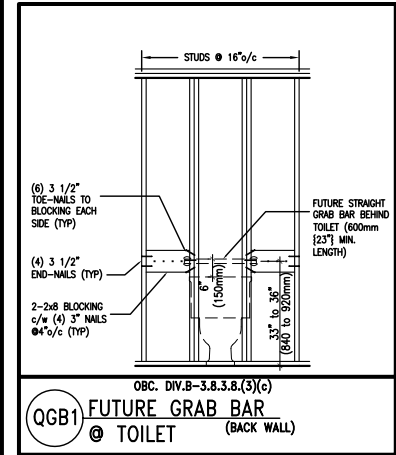
4) ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

5) LVL BEAMS SHALL BE 2.0E -2950Fb MIN., NAIL EACH PLY OF LVL WITH 89mm (3 1/2")



EXTERIOR WOOD CLADDING WALL ASSEMBLY

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



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

- NOTES:
- 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

"CRIPPLE" DETAIL

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2	UPDATE TO CODE	APR 16-15	RC
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no.	description	date	by

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qualification information

Wellington Jno-Baptiste 25591  
signature BCIN

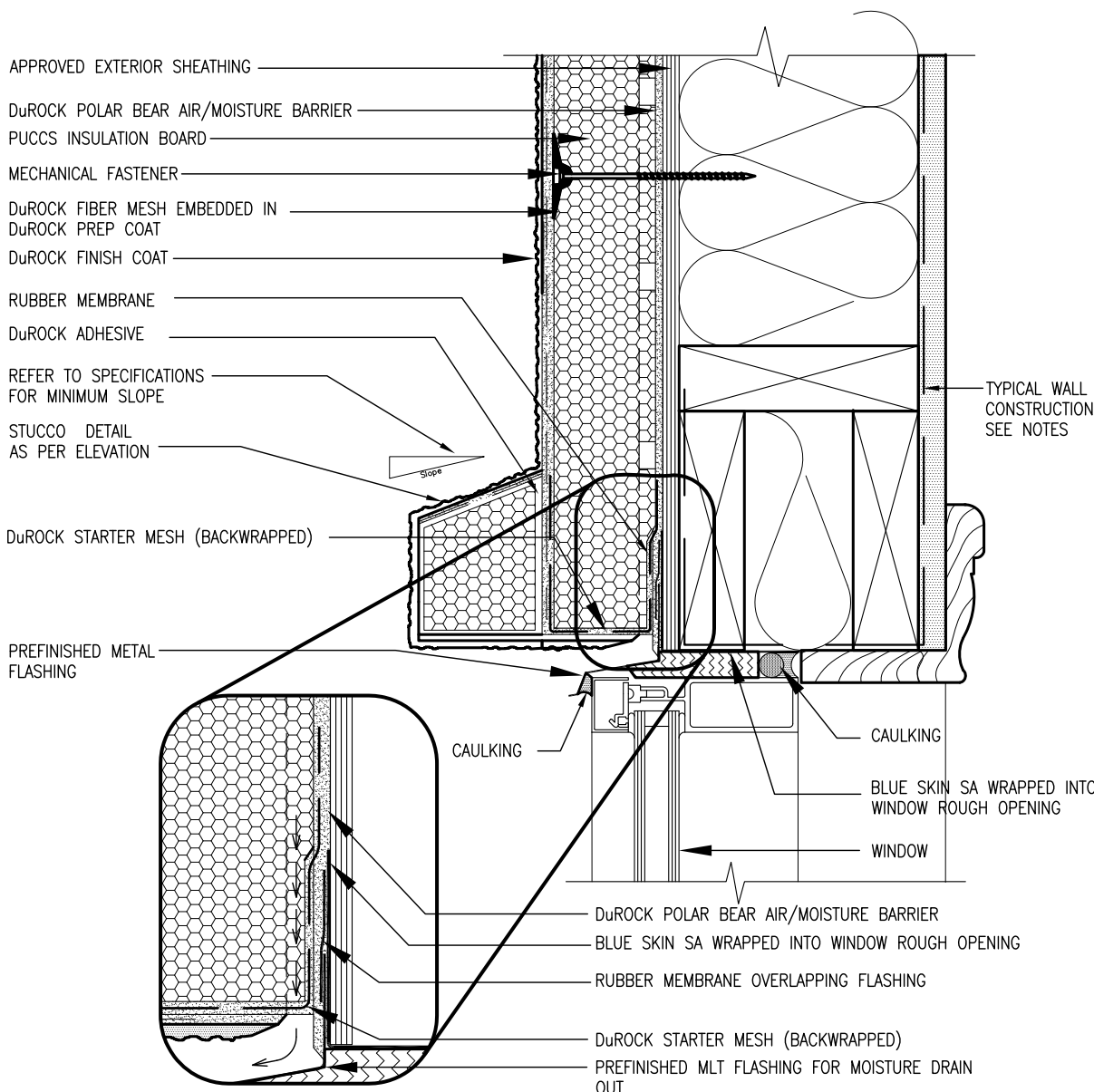
registration information  
VA3 Design Inc. 42658

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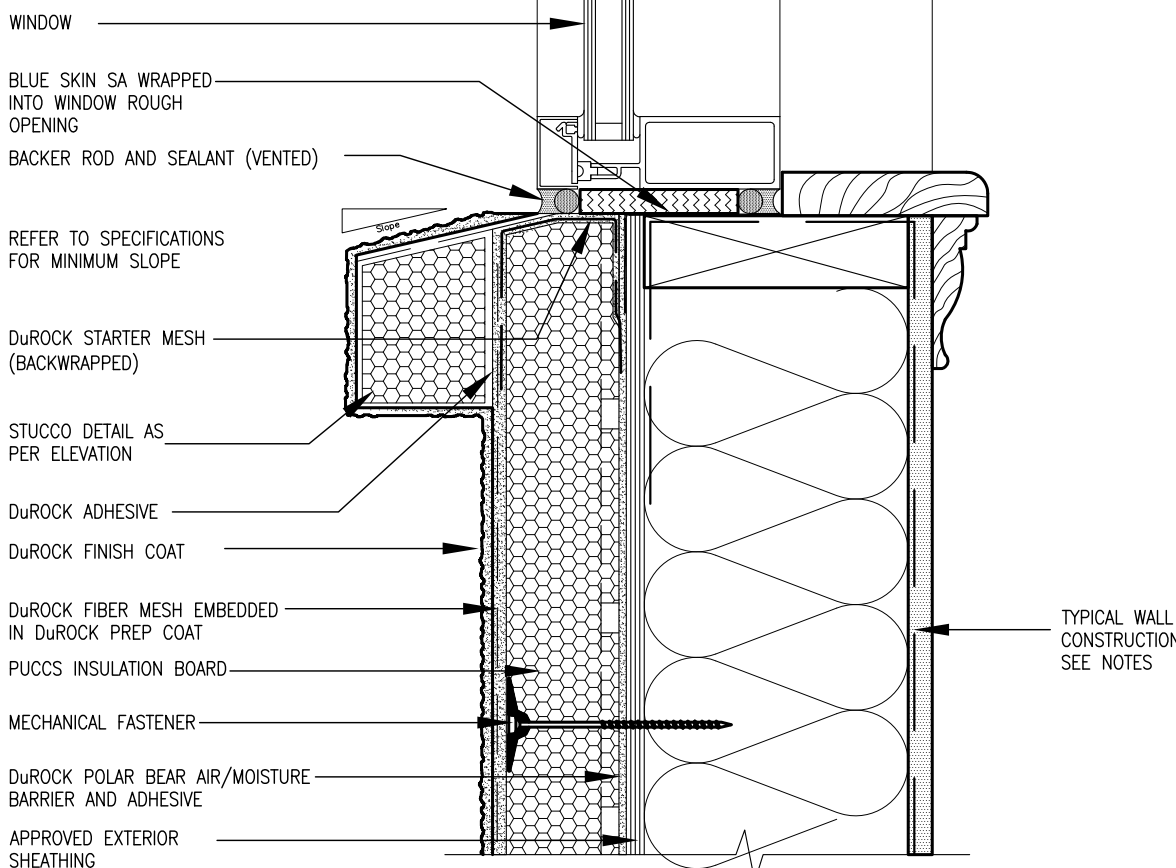
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Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
va3design.com

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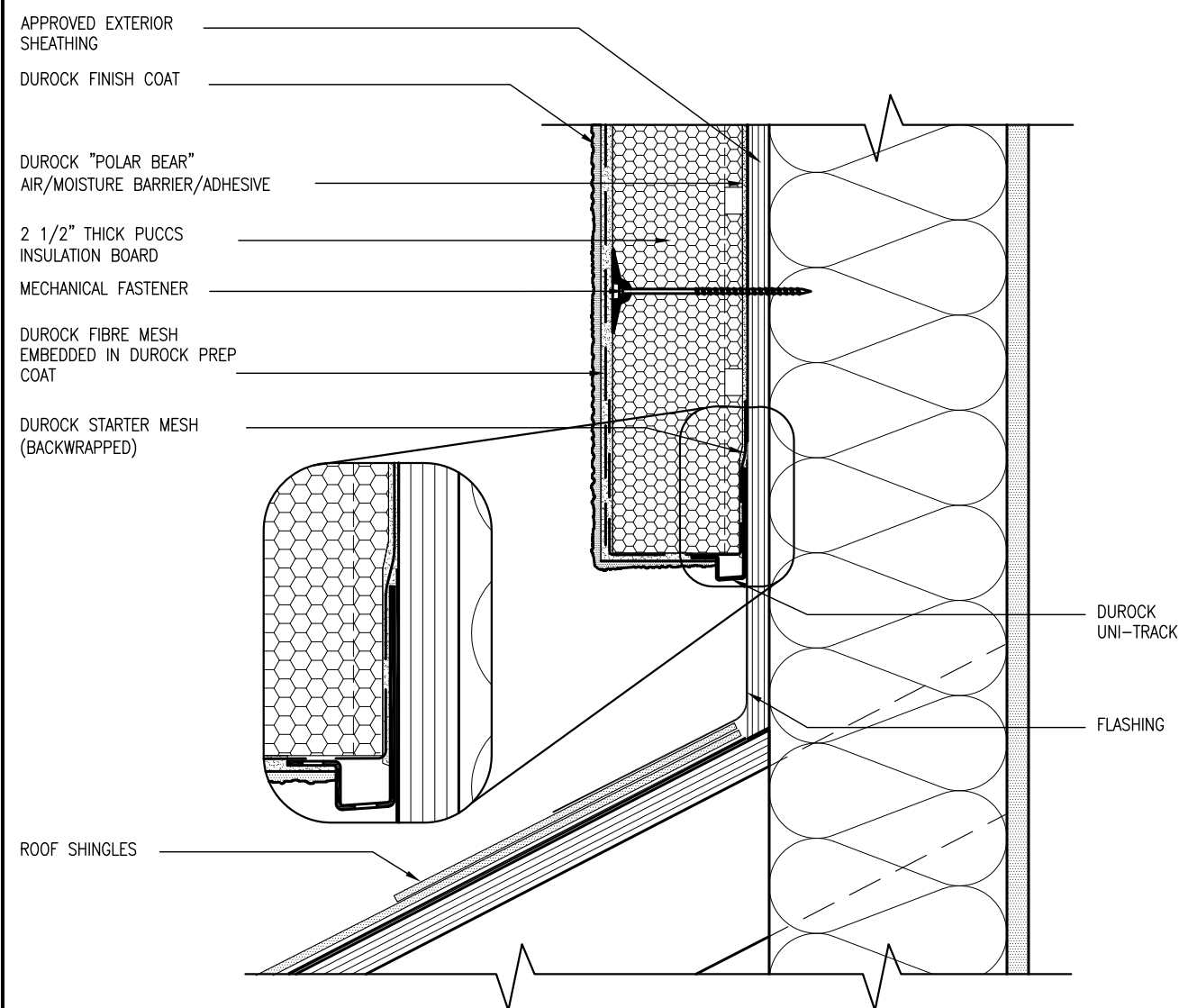
1 WINDOW HEADER  
CN3 SCALE: 3"=1'-0"

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



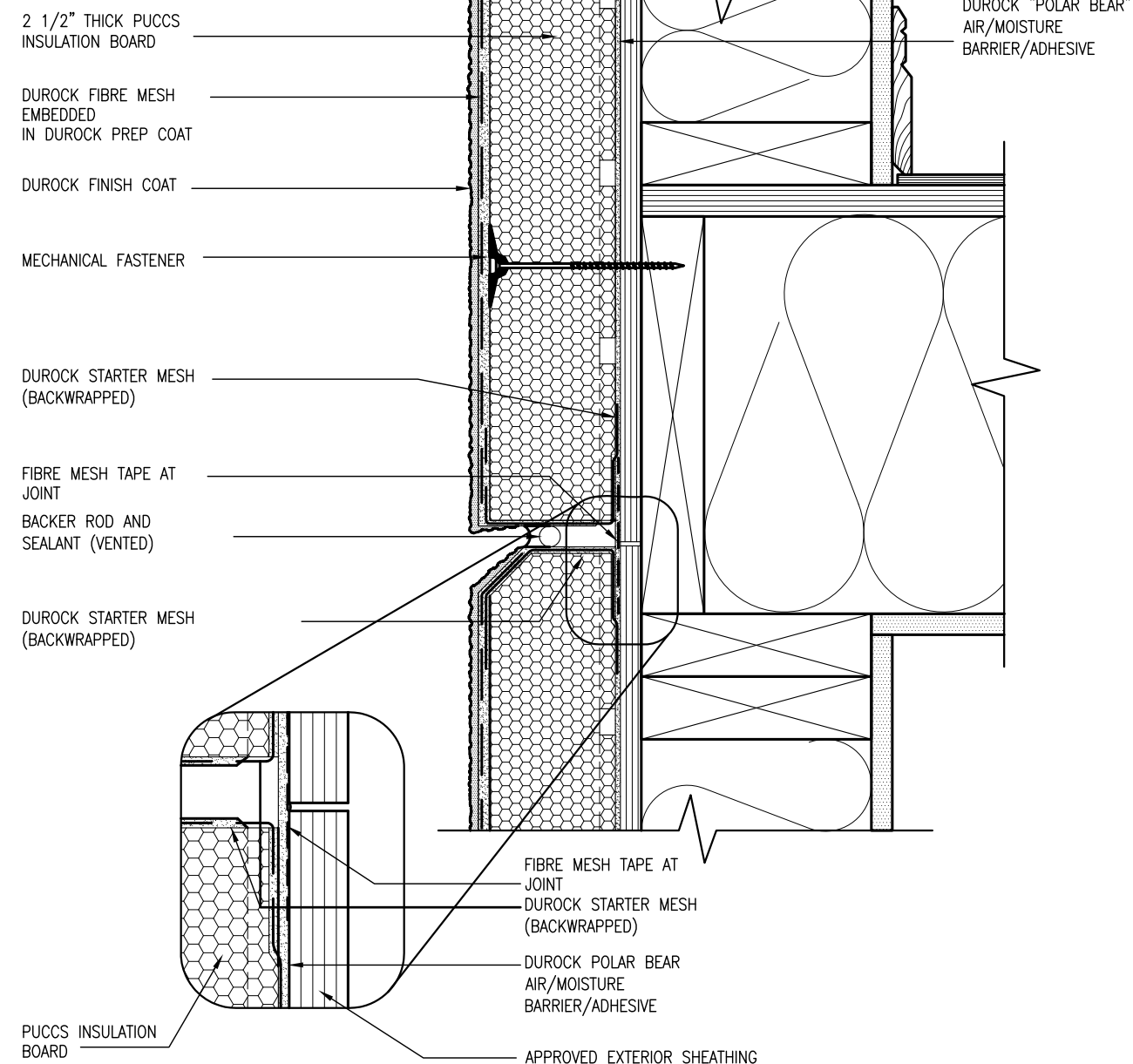
2 WINDOW SILL  
CN3 SCALE: 3"=1'-0"

CONST NOTE			BAYVIEW WELLINGTON		
project no.	13045	drawing no.	project name	GREEN VALLEY ESTATES	municipality
13045	CN3	13045-CONST-08C 2015	date	APR 2014	checked by
RC	RC	RC	down by	RC	scale
					3/16" = 1'-0"
CONSTRUCTION NOTES					
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qualification information					
Wellington Jno-Baptiste					
name					
25591					
BCIN					
signature					
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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3 STUCCO TERMINATION @ ROOF  
CN4 SCALE: 3"=1'-0"

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



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

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	BCBN
7	.		
6	.		
5	.	name	Wellington Jno-Baptiste
4	.	registration information	signature
3	.	VA3 Design Inc.	42658
2	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.	
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0	date	by	



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**GREEN VALLEY ESTATES**

project name

date

APR 2014

checked by

RC

scale

3/16" = 1'-0"

drawing no.

130445

BRADFORD

municipality

CONSTRUCTION NOTES

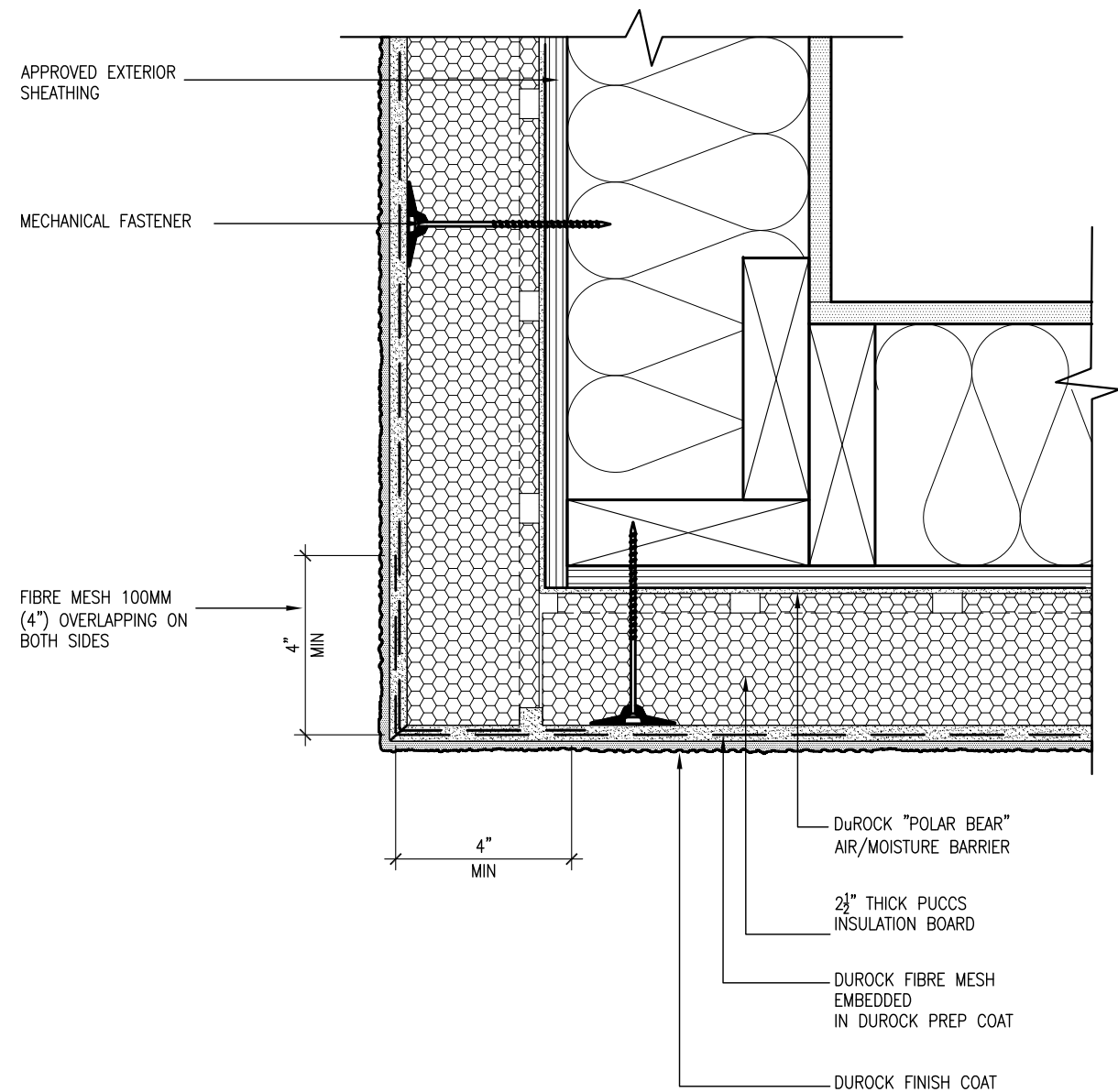
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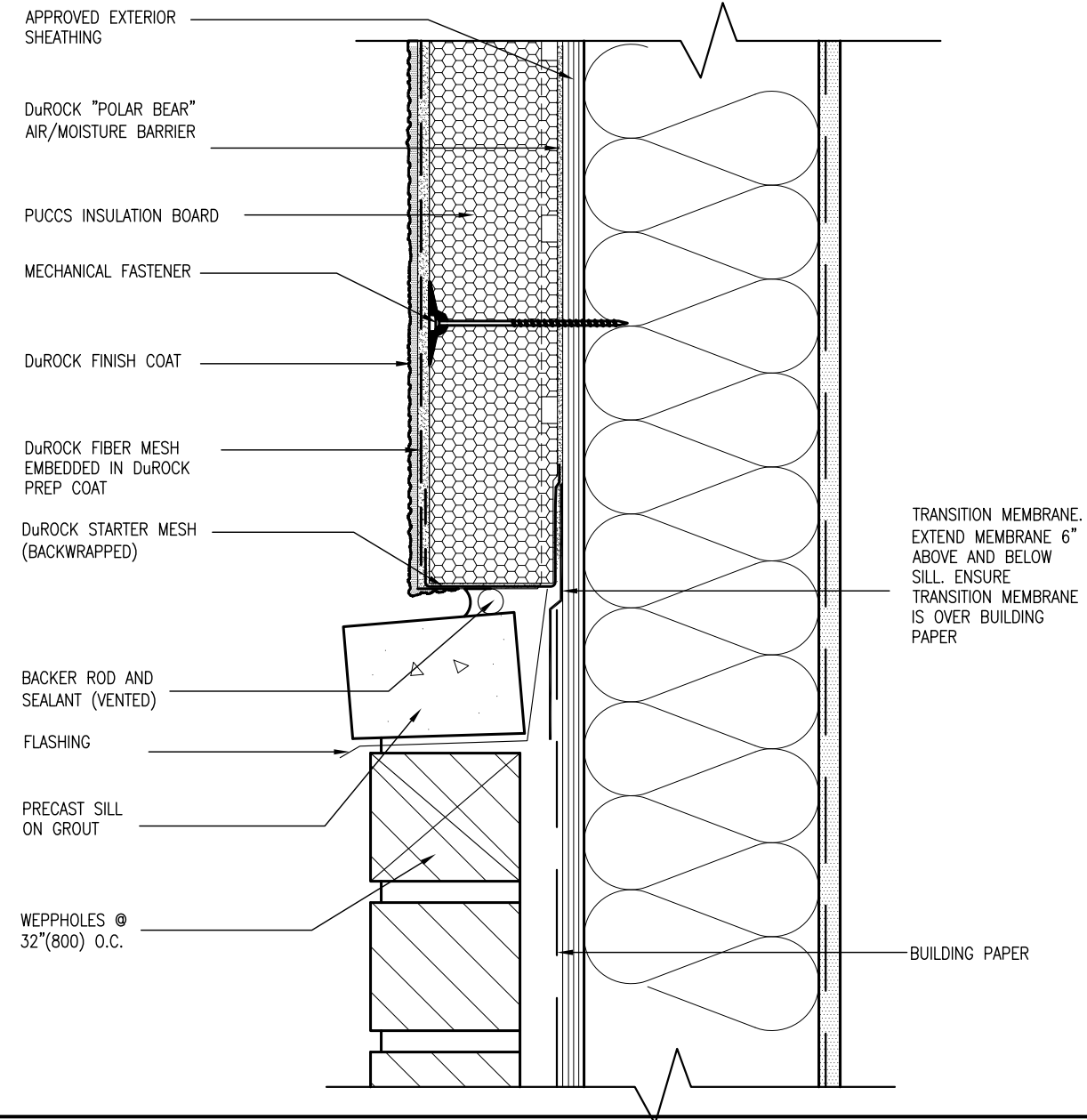
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5 CORNER DETAIL  
CN5 SCALE: 3"=1'-0"

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	
9.	.	.	.	.	and ins the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer,	
8.	.	.	.	.	qualification information	
7.	.	.	.	.		
6.	.	.	.	.		
5.	.	.	.	.	name	Wellington Jno-Baptiste
4.	.	.	.	.	registration number	VAS Design Inc.
3.	.	.	.	.	signature	[Signature]
					BGIN	25591
						42658
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			

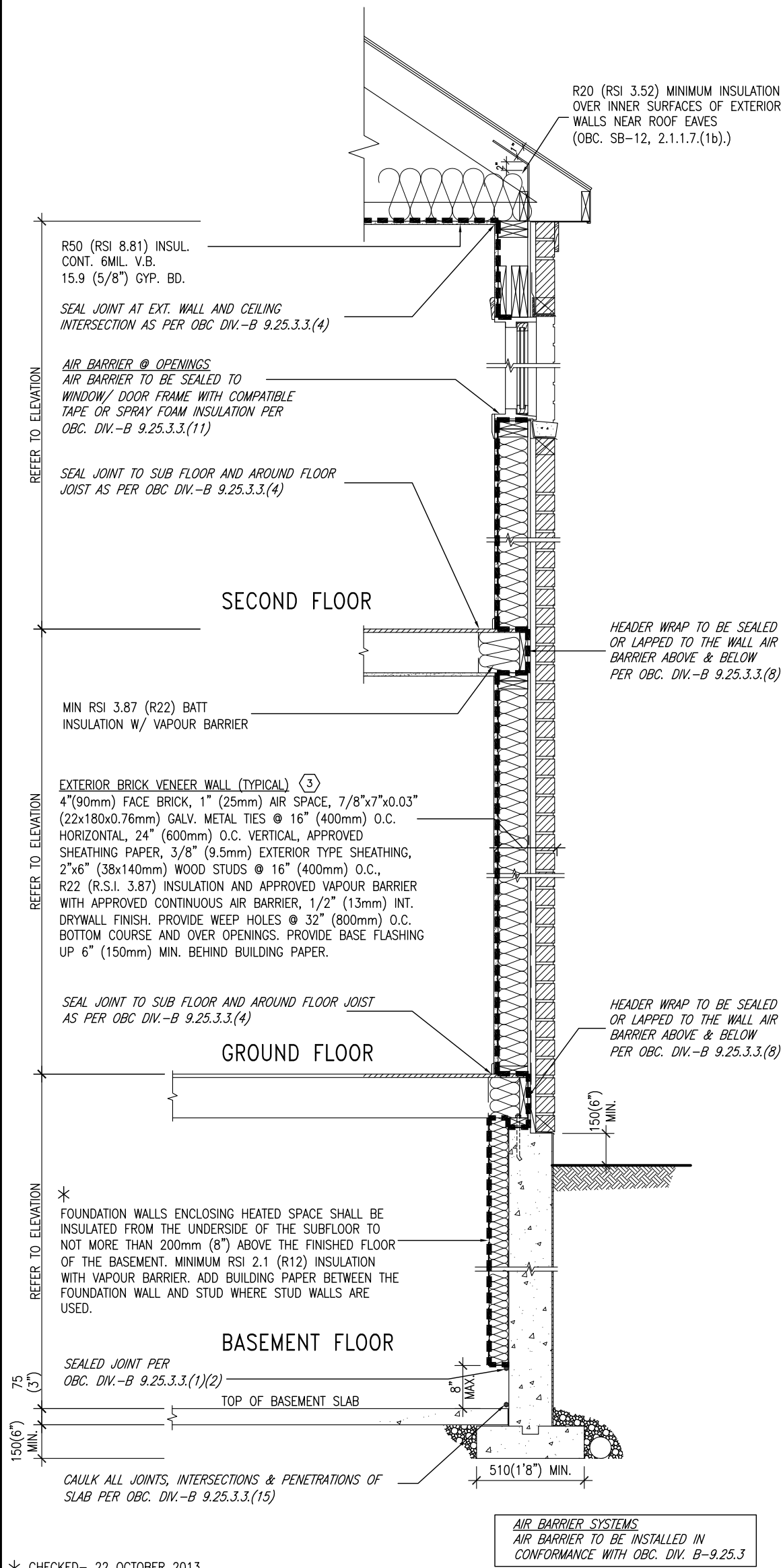
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**DESIGN**  
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t 416.630.2255 f 416.630.4143  
va3design.com

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<div> <div>project name</div> <div>GREEN VALLEY ESTATES</div> </div>	<div> <div>municipality</div> <div>BRADFORD</div> </div>	<div> <div>project no.</div> <div>13045</div> </div>	
<div> <div>date</div> <div>APR 2014</div> </div>	<div> <div>checked by</div> <div>—</div> </div>	<div> <div>checked</div> <div>3/16"</div> </div>	<div> <div>scale</div> <div>1'-0"</div> </div>
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SB12-COMPLIANCE PACKAGE 'J'



\* CHECKED- 22 OCTOBER 2013

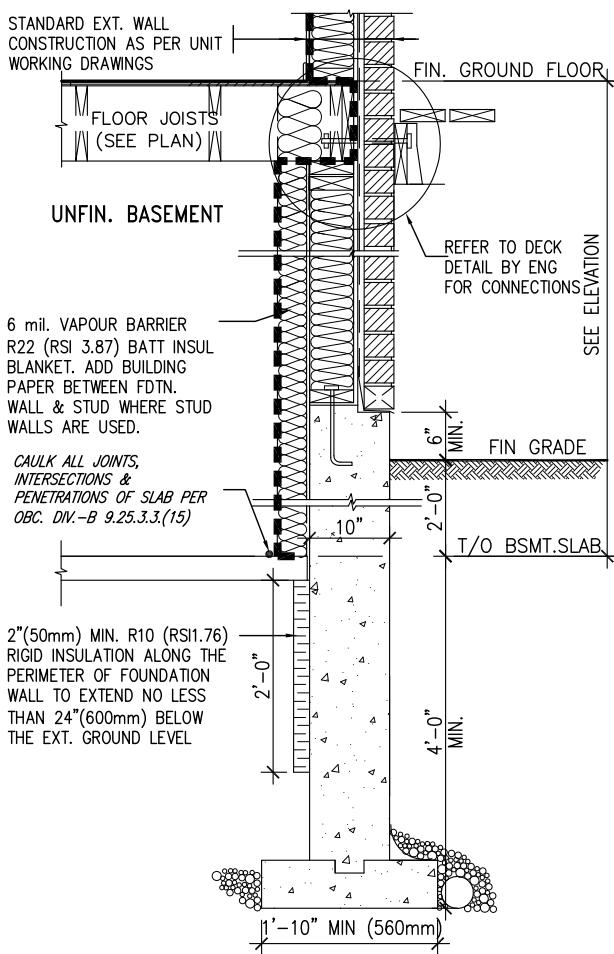
EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY  
SECTION W/ BRICK VENEER SCALE: N.T.S.

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		



\* 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 signature BCIN
5	.	.	.	registration information
4	.	.	.	VA3 Design Inc. 42658
3	.	.	.	
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1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC	
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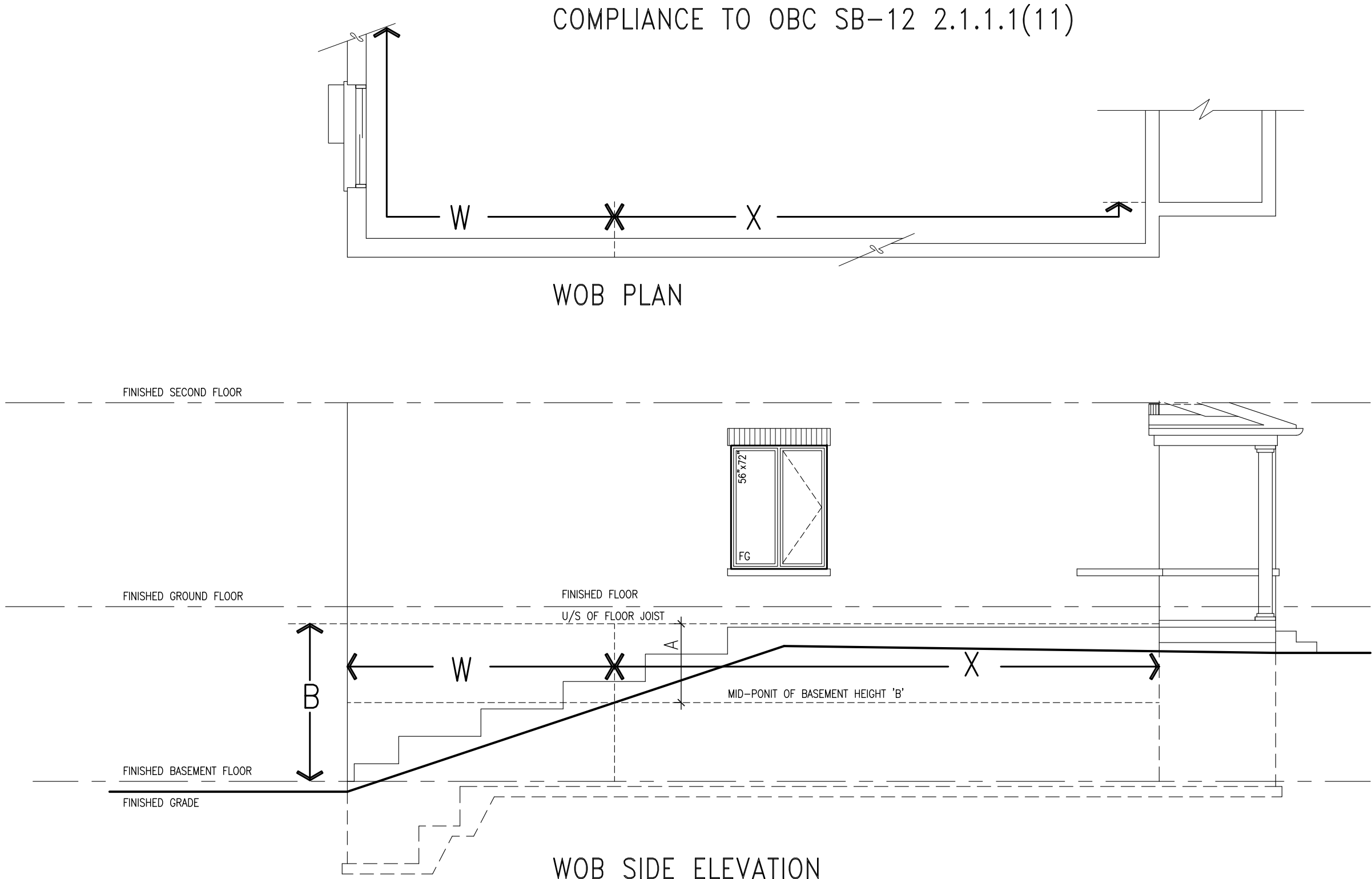
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CONST NOTE

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date	APR 2014	checked by	scale	CONSTRUCTION NOTES	drawing no.
drawn by	RC		3/16" = 1'-0"	13045-CONST-OBC 2015	CN6
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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

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					checked by -		file name 13045-CONST-OBC 2015				
					scale 3/16" = 1'-0"		drawing no. CN7				
					RICHARD - H:\ARCHIVE\WORKING\2013\13045-BW\Units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:56 AM						





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	signature
5.	.	some registration information	BCIN
4.	.	VA3 Design Inc.	42658
3.	.		
2.	UPDATE TO CODE	RC	APR 16-15
1.	ISSUE FOR CLIENT REVIEW	RC	MAY 07-14
no.	description	date	by

**VA3 DESIGN**

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

**CONST NOTE**

**BAYVIEW WELLINGTON**

**GREEN VALLEY ESTATES**

project name

date **APR 2014**

checked by

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

file name **13045-CONST-0BC 2015**

drawing no. **CN8**

project no. **13045**

municipality **BRADFORD**

CONSTRUCTION NOTES

**13045-CONST-0BC 2015**

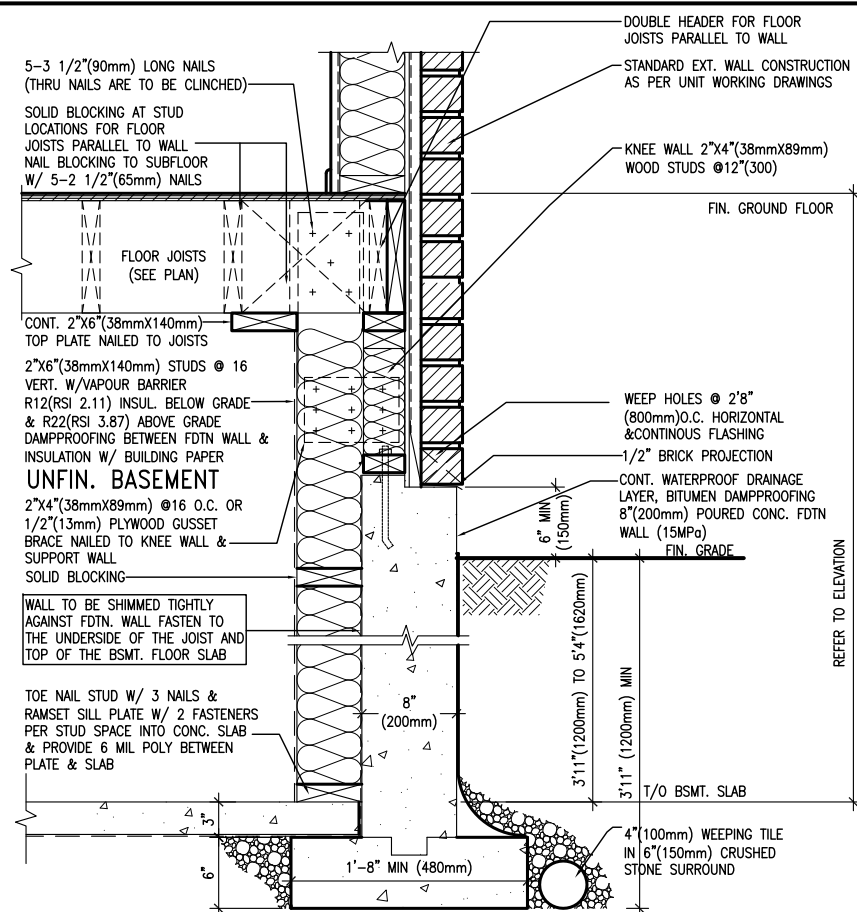
**RC**

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

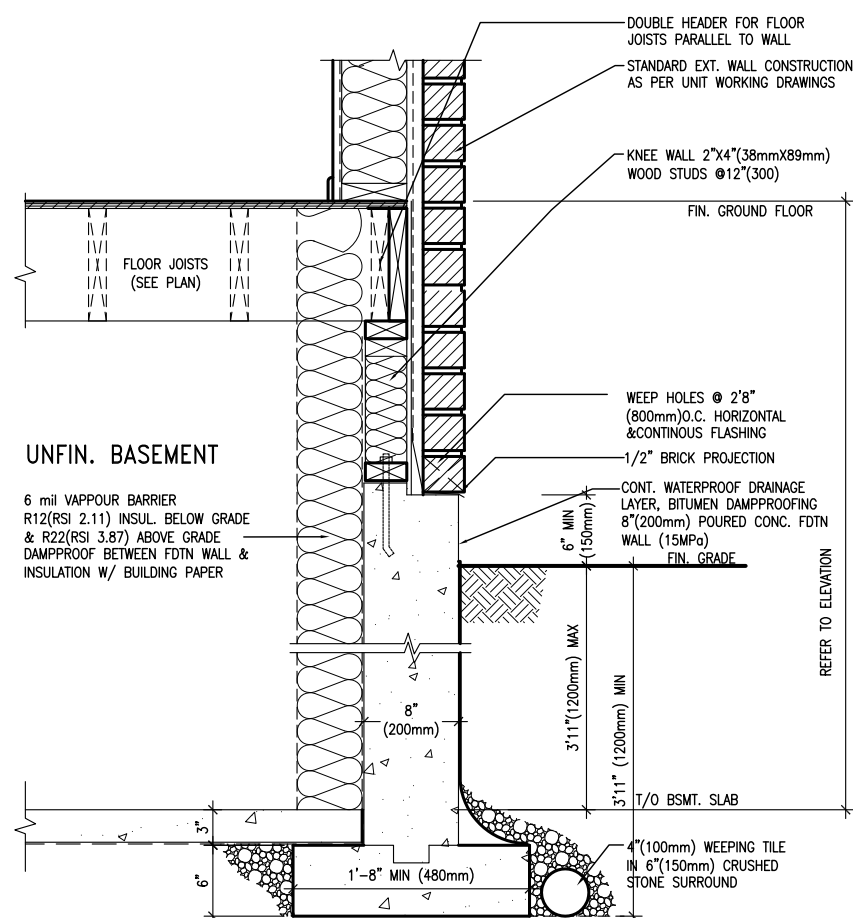
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**Richard - H:\ARCHIVE\WORKING\2013\13045-BW units\13045-CONST-0BC 2015.dwg**

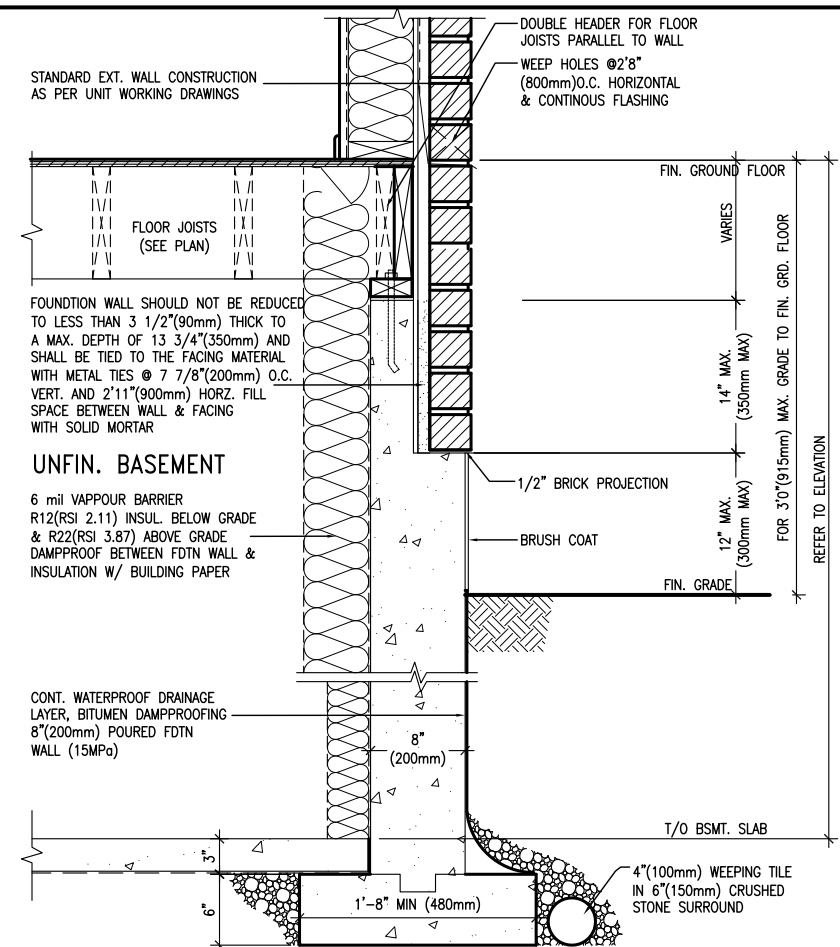
**Tue - May 12 2015 - 8:51 AM**



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
--------------------	------------

**V3**  
**DESIGN**  
300A Wilson Avenue  
Toronto ON M3H 1S8  
6.630.2255 f 416.630.  
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 *John Baptiste* 25591 BCIN

name registration information

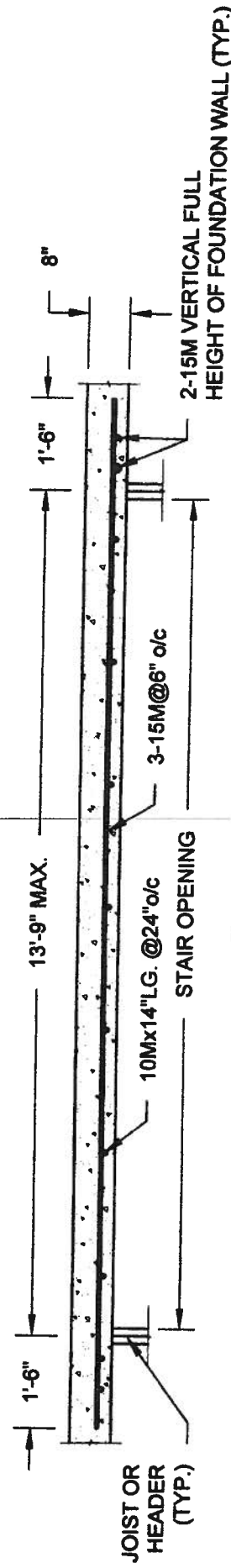
VA3 Design Inc. *VA3 Design Inc.* 42658

signature

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.

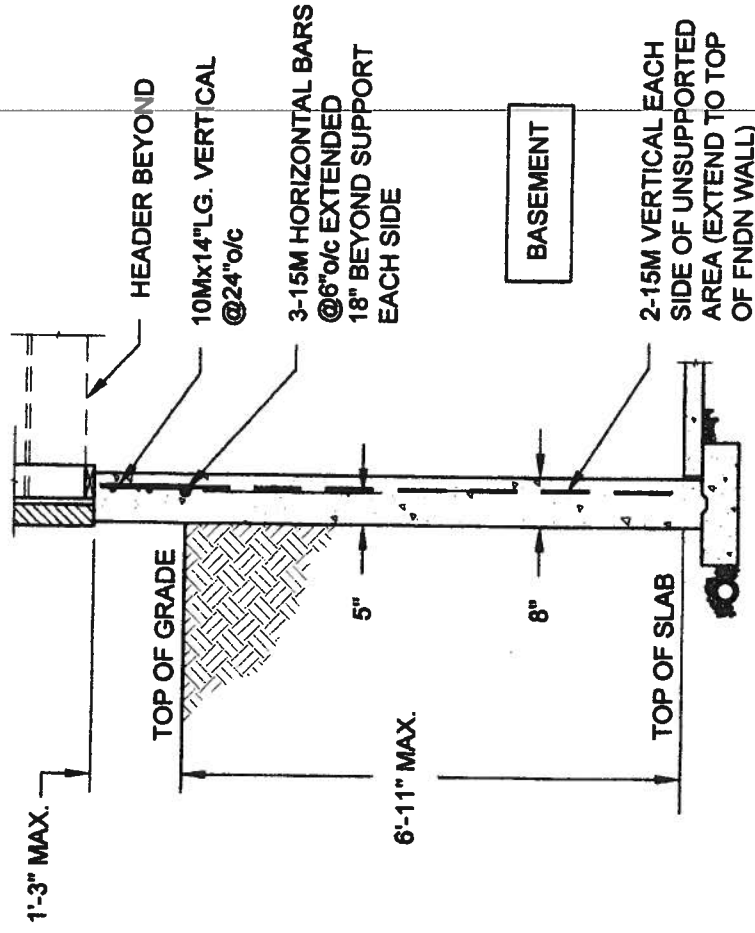
[illegible]

-----3-----



## PLAN VIEW

NOT TO SCALE

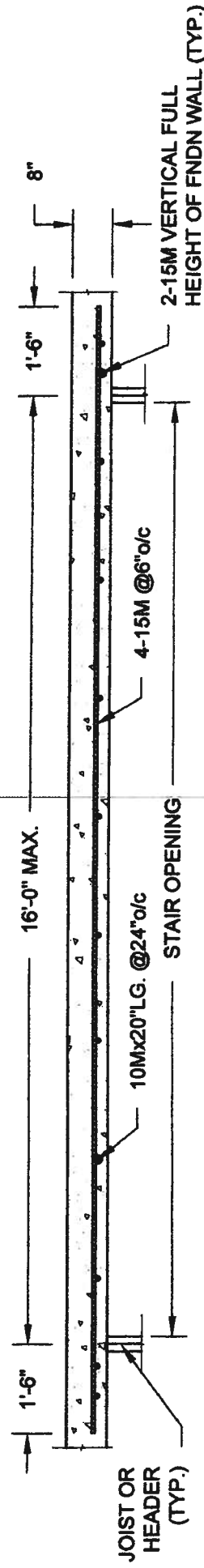


NOTE:

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.

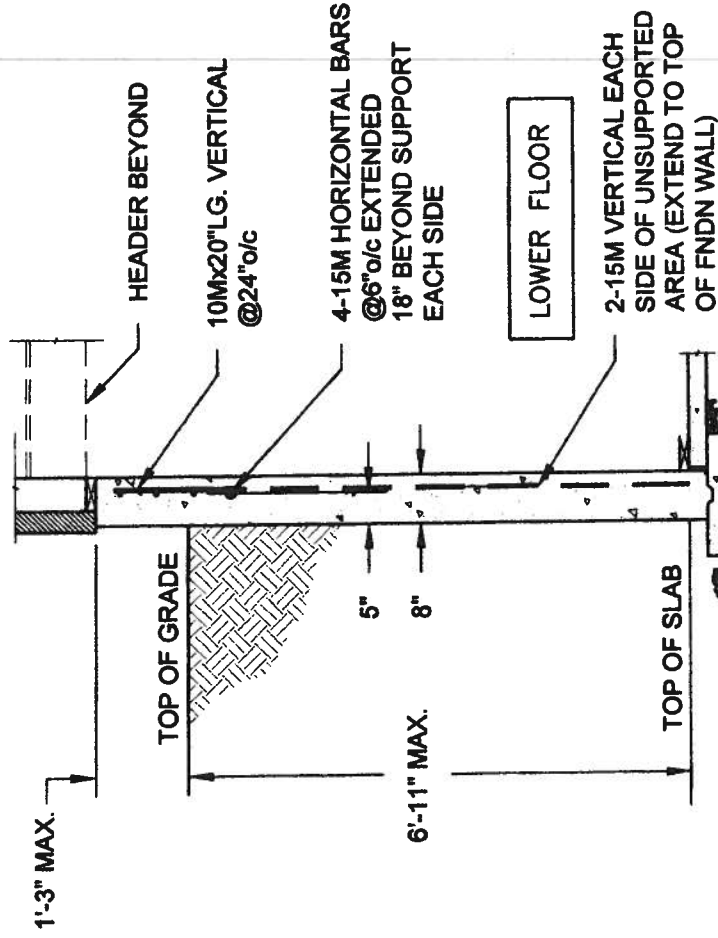
## 1A LATERALLY UNSUPPORTED WALL

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 LATERALLY UNSUPPORTED WALL

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

QUAILE ENGINEERING LTD.



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

Engineer's Seal:



MAY 7 2014

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT  
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS

Project No.:

14-095, 14-096, 14-097

Drawing No.:

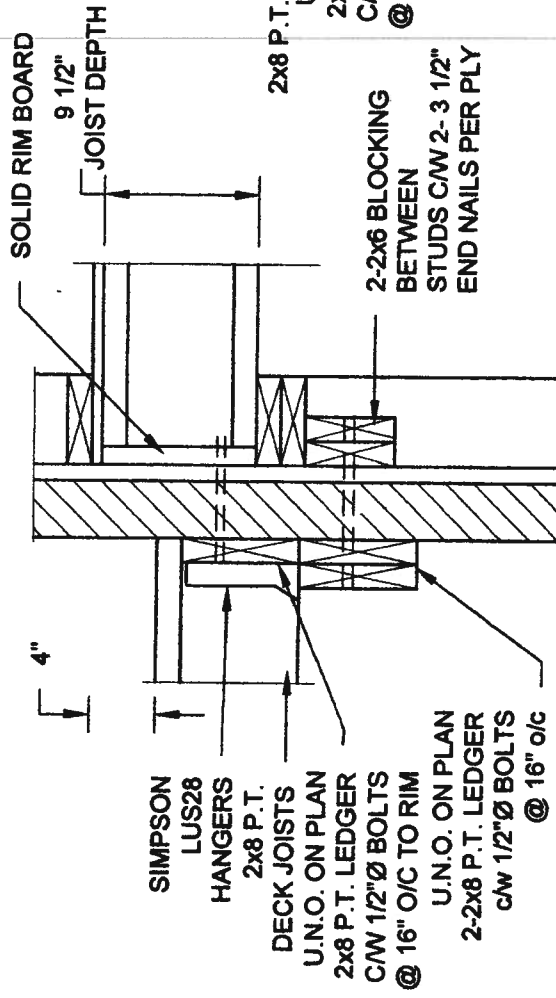
S1

Scale:  
AS NOTED

Date:  
MAY-27-2014

Drawn: SC  
Checked: SJB

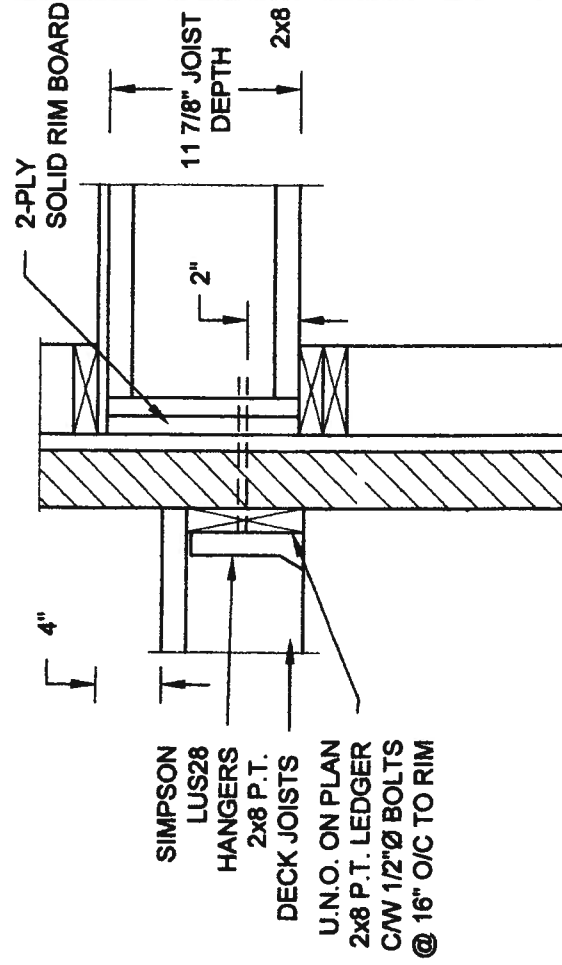
**FOR 9 1/2" JOIST DEPTH**



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

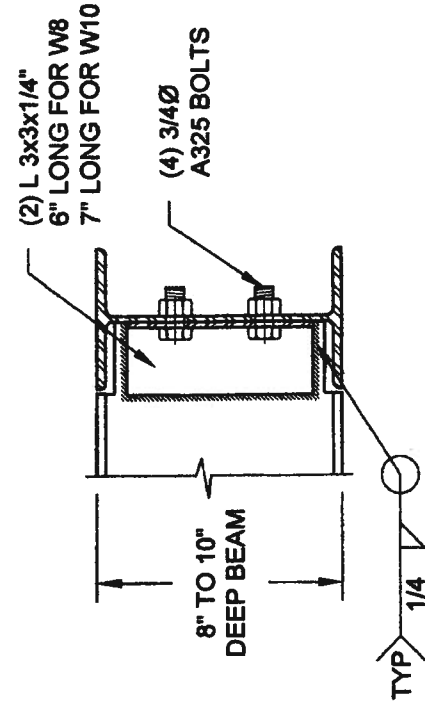
- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL  
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 8" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL  
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

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



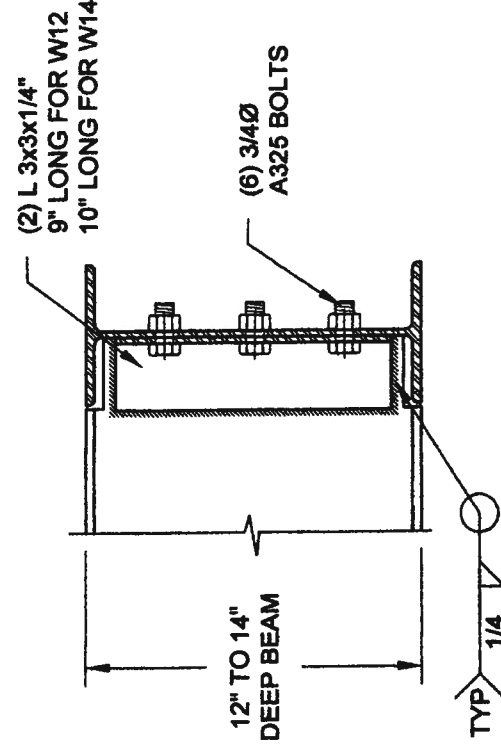
**2A** **DECK FASTENING DETAIL**  
**S2** **SCALE: 1" = 1'-0"**

- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x8 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL  
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL  
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.



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

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



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

## STEEL BEAM CONNECTION DETAIL

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

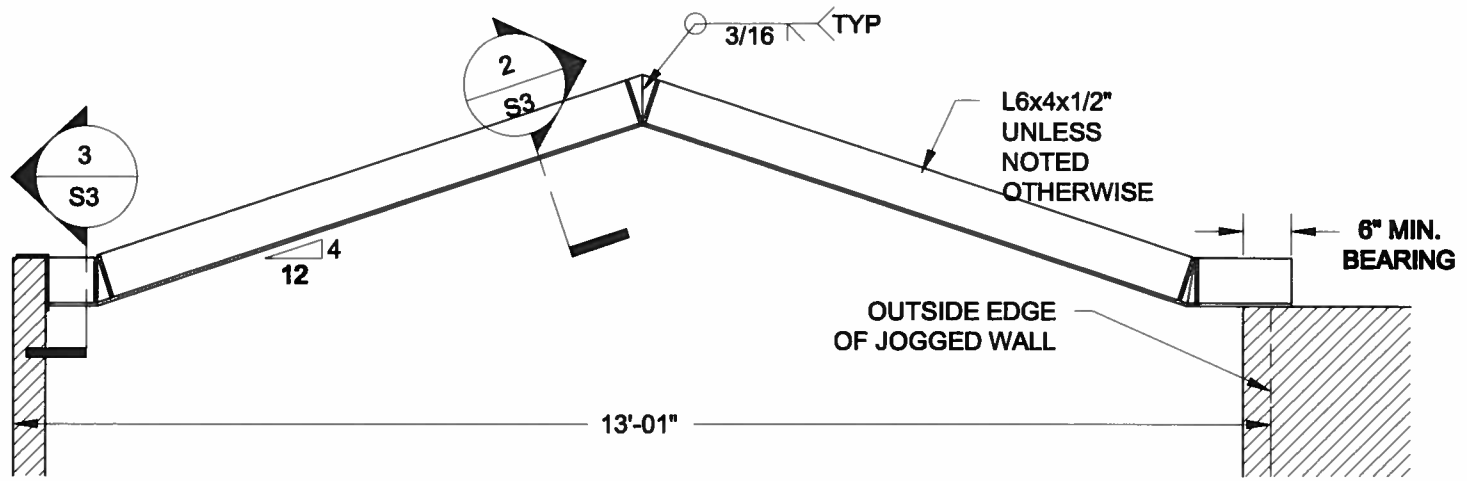
<b>Scale:</b> AS NOTED		<b>Project:</b> BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO	
<b>Date:</b> MAY-27-2014		<b>Project No.:</b> 14-095, 14-096, 14-097	
<b>Drawn:</b> SC		<b>Drawing No.:</b> S2	
<b>Checked:</b> \$JB			

**QUAILE ENGINEERING LTD.**

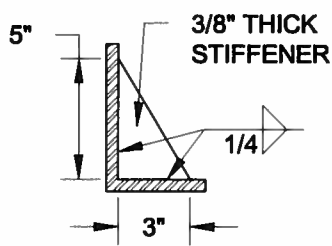
38 Parkside Drive, UNIT 7  
Newmarket, ON  
L3Y 8J9  
T: 905-863-8547  
E: quaile.eng@rogers.com

**Engineer's Seal:**

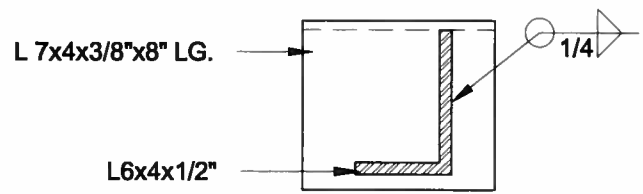
**MAY 27 2014**



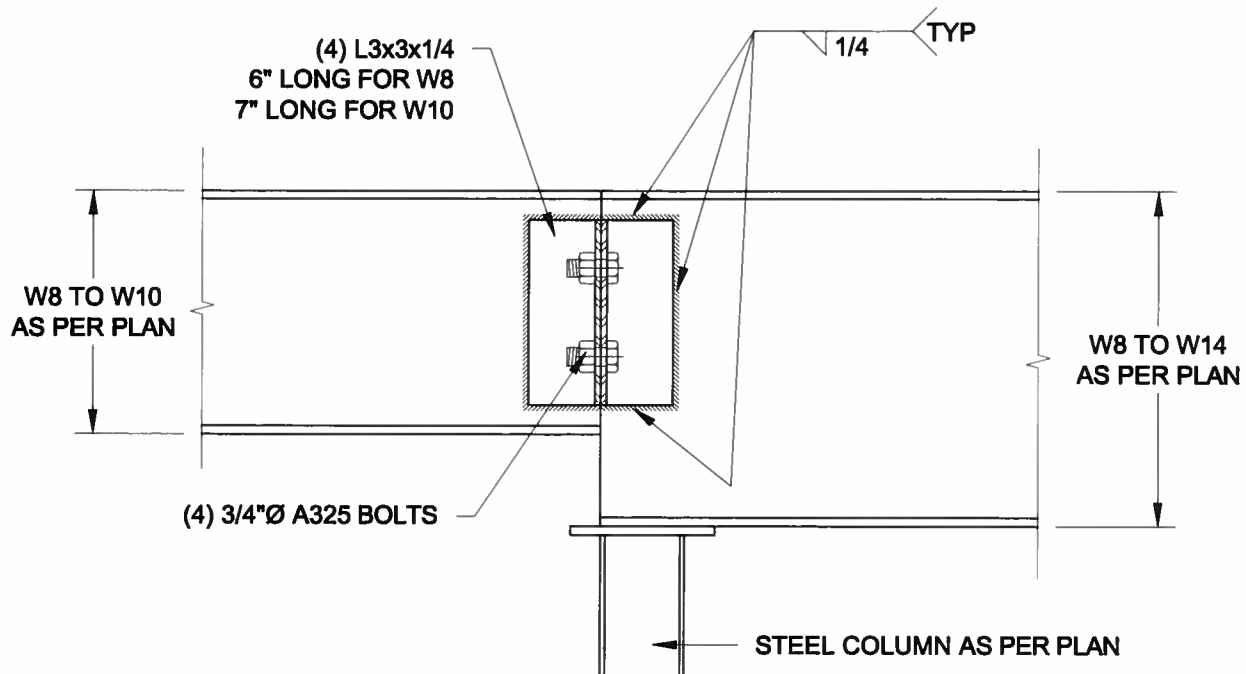
**1**  
**S3** **STEEL LINTEL AT GABLE**  
SCALE: 1/2" = 1'-0"



**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.**



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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**