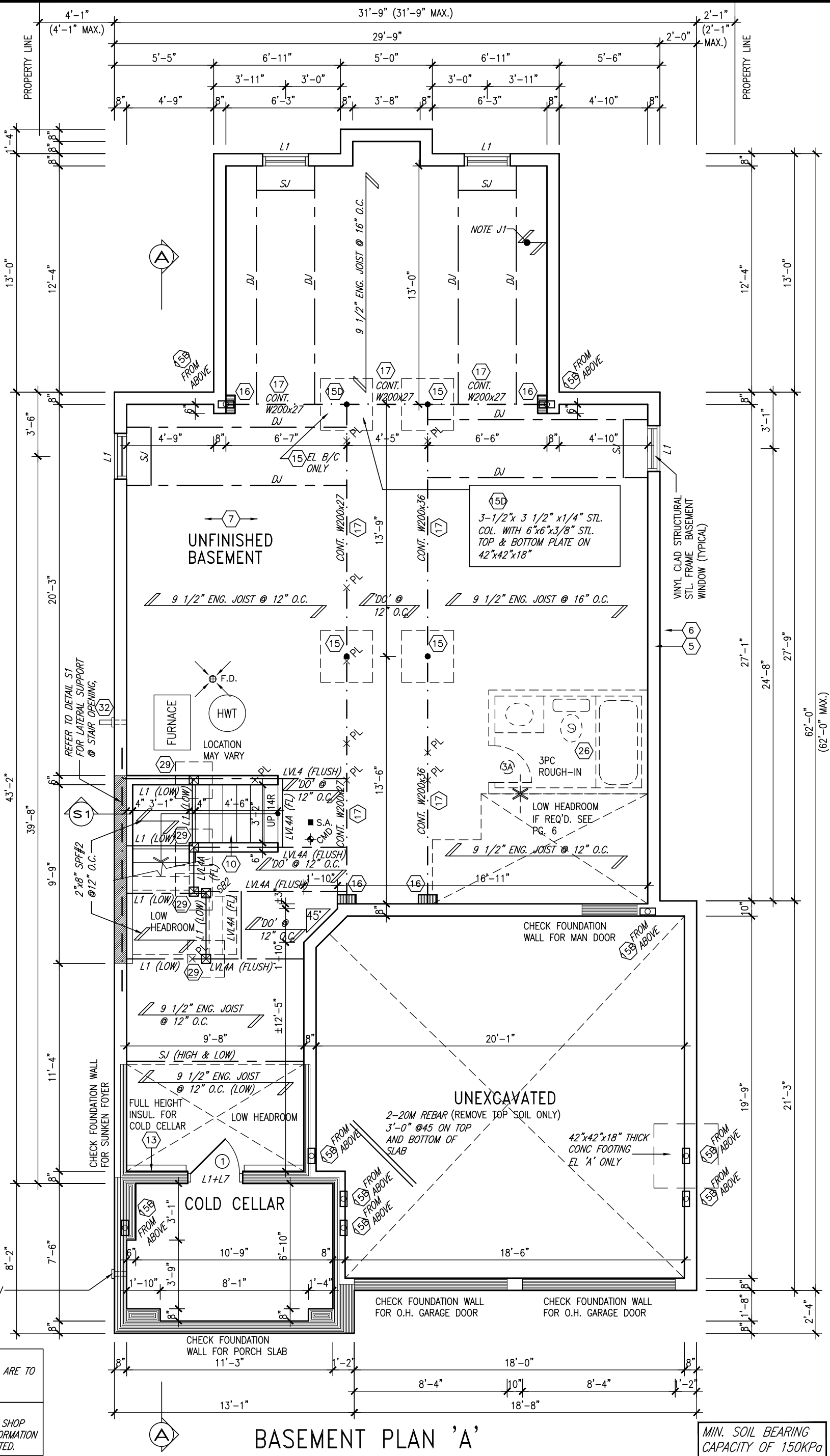


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REFER TO
PAGE 6
FOR AREA
CHART

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

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

4" DIA. VENT SLEEVE W/
INSECT SCREEN.

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

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

BASEMENT PLAN 'A'

MIN. SOIL BEARING
CAPACITY OF 150KPa

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3.	REVISED AS PER ENG'S COMMENTS	21-04-15	RC
2.	UPGRADED REAR ELEVATIONS ADDED.	.	.
1.	ISSUED FOR CLIENT REVIEW	AUG 05-14	KL
no.	description	date	by

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

qualification information

Wellington Jno-Baptiste 25591
name
signature
BCIN

registration information
VA3 Design Inc. 42658

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

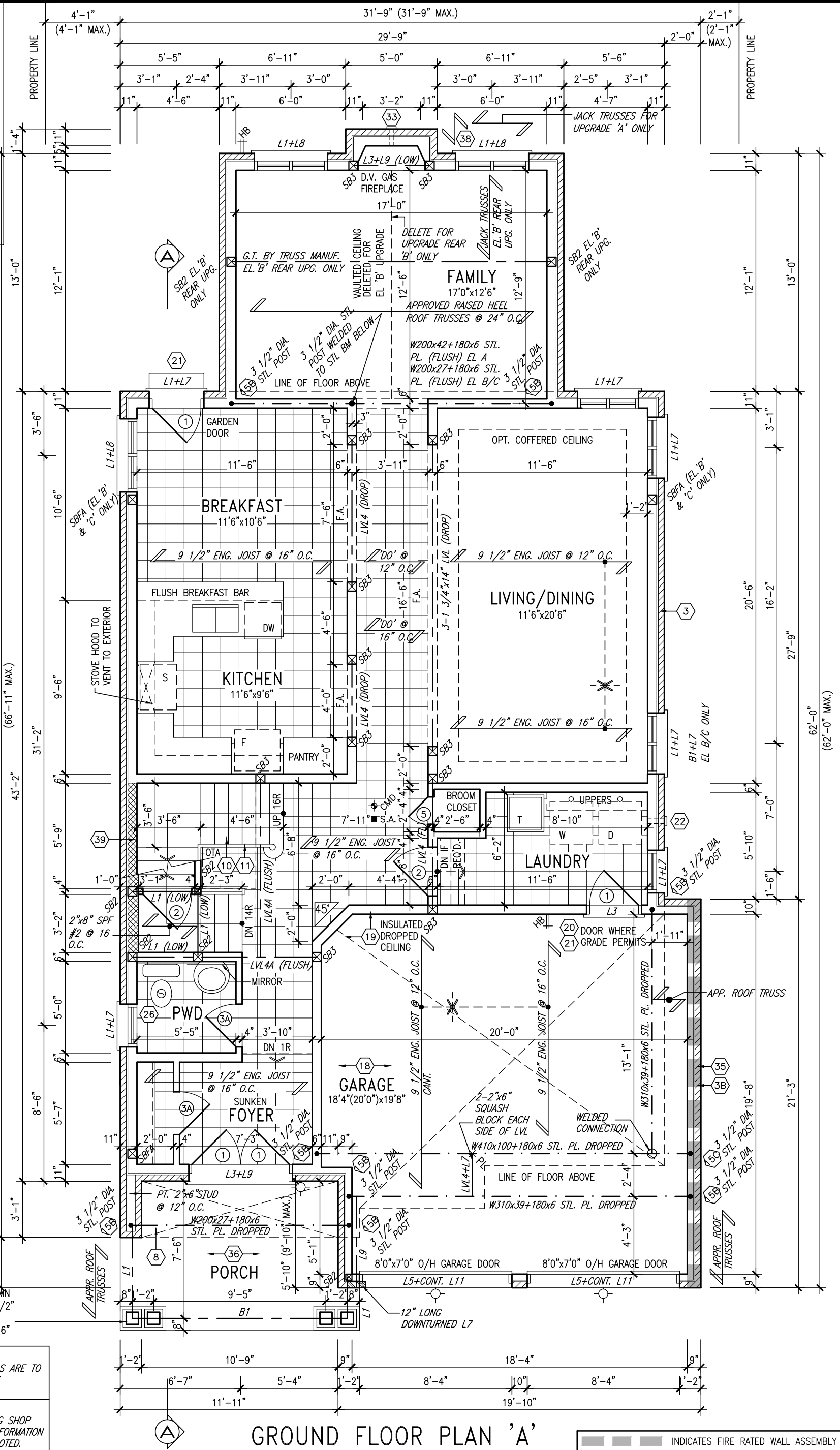
VA3
DESIGN

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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		S38-4 BAROSSA 4	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	
date JUNE 2014	checked by KL	scale 3/16" = 1'-0"	drawing no. 1
BASEMENT PLAN 'A'			
file name 13045-S38-4			
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GROUND FLOOR PLAN 'A'

INDICATES FIRE RATED WALL ASSEMBLY

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3	REVISED AS PER ENG'S COMMENTS	21-04-15	RC
2	UPGRADED REAR ELEVATIONS ADDED.	.	.
1	ISSUED FOR CLIENT REVIEW	AUG 05-14	KL
no.	description	date	by

Wellington Jno-Baptiste	25591
name	signature
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BAYVIEW WELLINGTON

S38-4
BAROSSA 4

project name
GREEN VALLEY ESTATES

municipality
BRADFORD

project no.
13045

date
JUNE 2014

GROUND FLOOR PLAN 'A'

drawing no.

drawn by
KL

checked by
—

scale
5" = 1'-0"

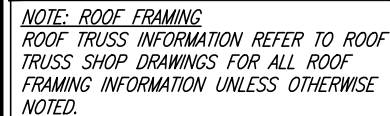
file name
13045-S38-4

2

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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>qualification information</div> <div>Wellington Jno-Baptiste  25591</div> <div>name</div> <div>registration information</div> <div>VA3 Design Inc. 42658</div>	<div></div> <div>300A Wilson Avenue Toronto, ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com</div>	BAYVIEW WELLINGTON		S38-4 BAROSSA 4	project no. 13045	
8	.	.	.			project name GREEN VALLEY ESTATES	municipality BRADFORD	drawing no. 3		
7	.	.	.			date JUNE 2014	SECOND FLOOR PLAN 'A'			
6	.	.	.			drawn by KL	checked by 3/16" = 1'-0"			file name 13045-S38-4
5	.	.	.			RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-4.dwg - Wed - Jun 3 2015 - 10:30 AM				
4	.	.	.							
3	REVISED AS PER ENG'S COMMENTS	21-04-15	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.						
2	UPGRADED REAR ELEVATIONS ADDED.	.	.							
1	ISSUED FOR CLIENT REVIEW	AUG 05-14	KL							
no.	description	date	by							

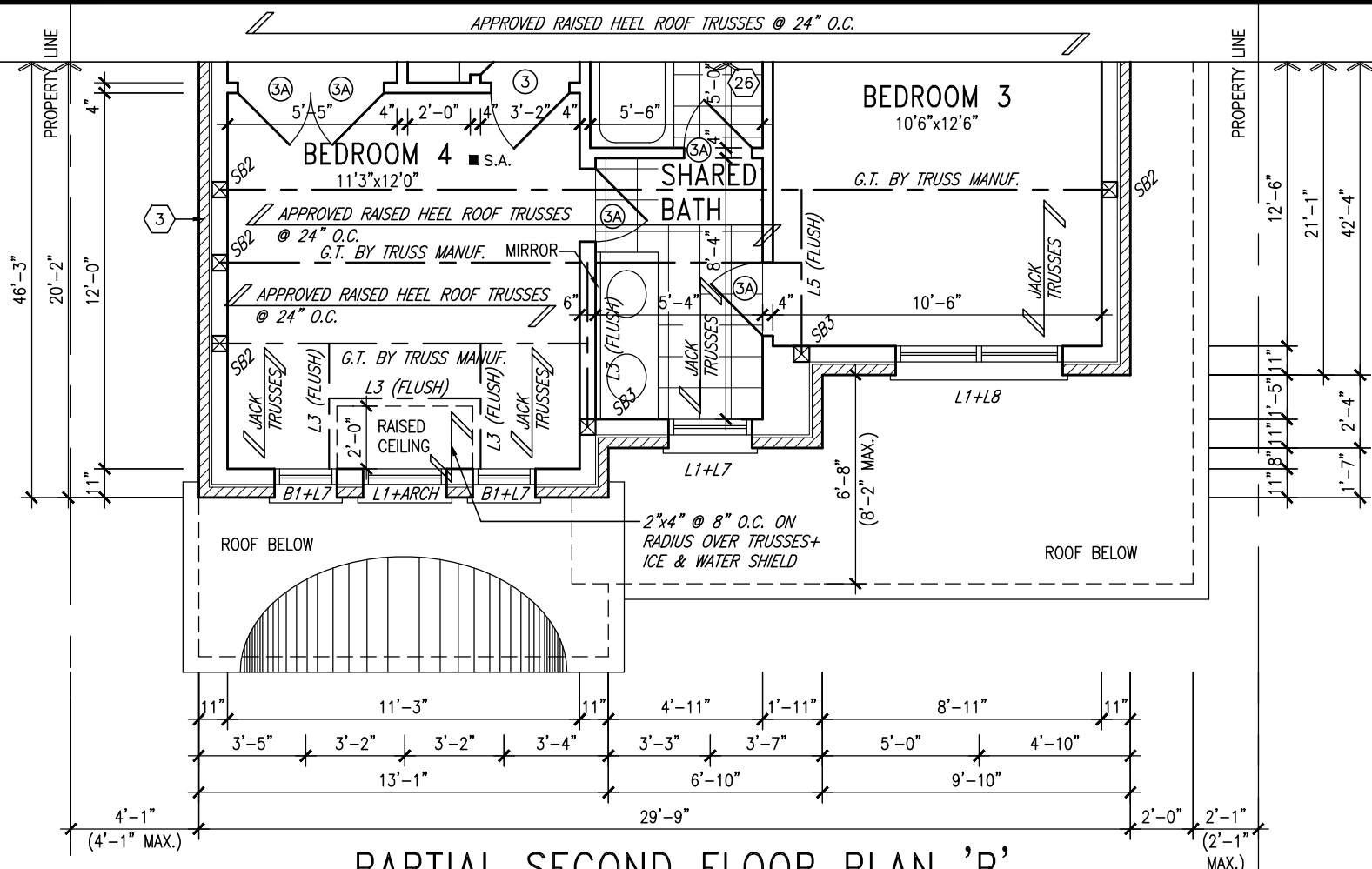
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NOTE:
REFER TO STANDARD FLOOR
PLANS FOR ADDITIONAL
INFORMATION.

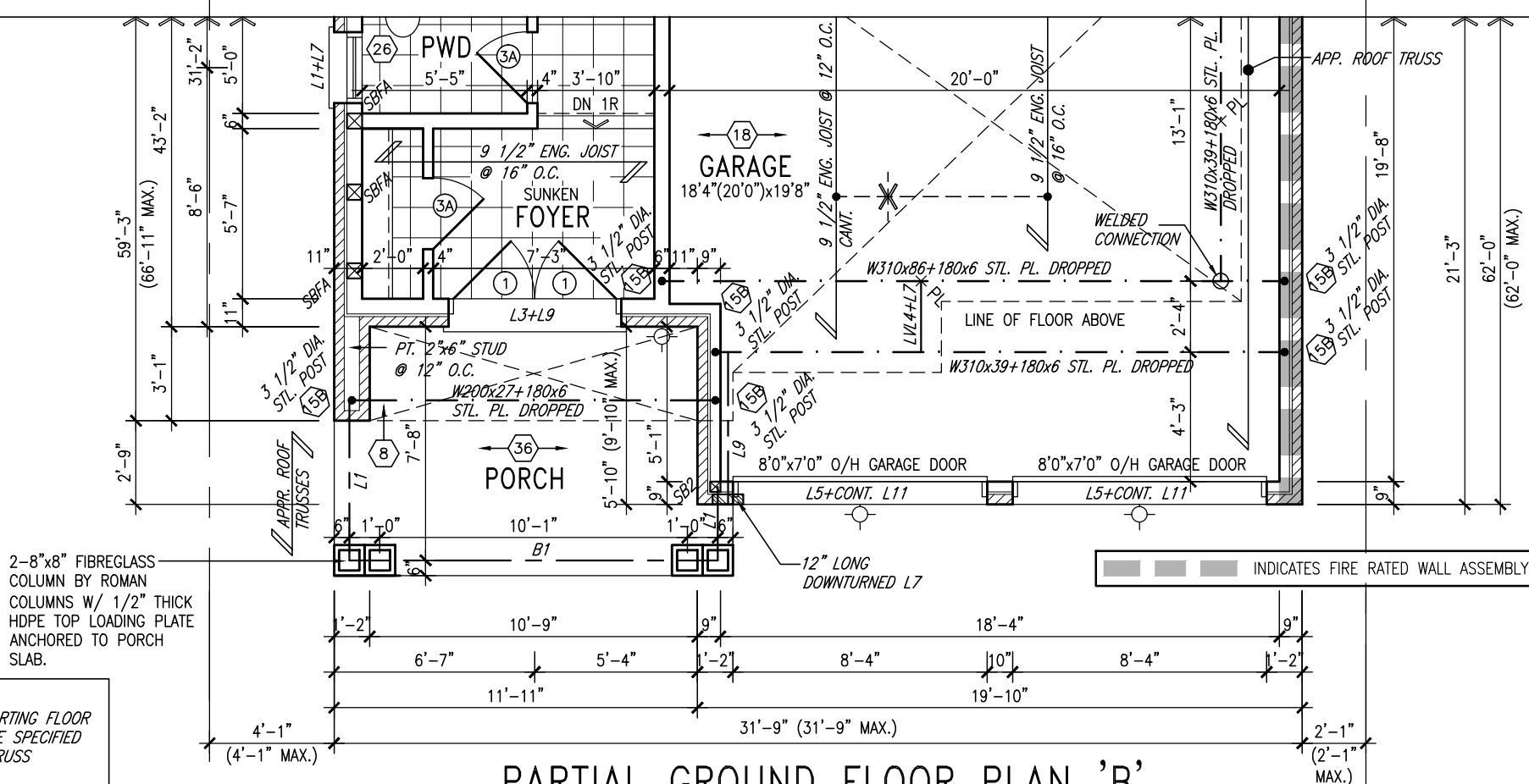
**STUD WALL REINFORCEMENT
FOR FUTURE GRAB BARS IN
MAIN BATHROOM**

REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM AS PER O.B.C. 9.5.2.3, 3.8.3.8.(1)(d), & 3.8.3.13.(1)(f) AND DETAILS PROVIDED

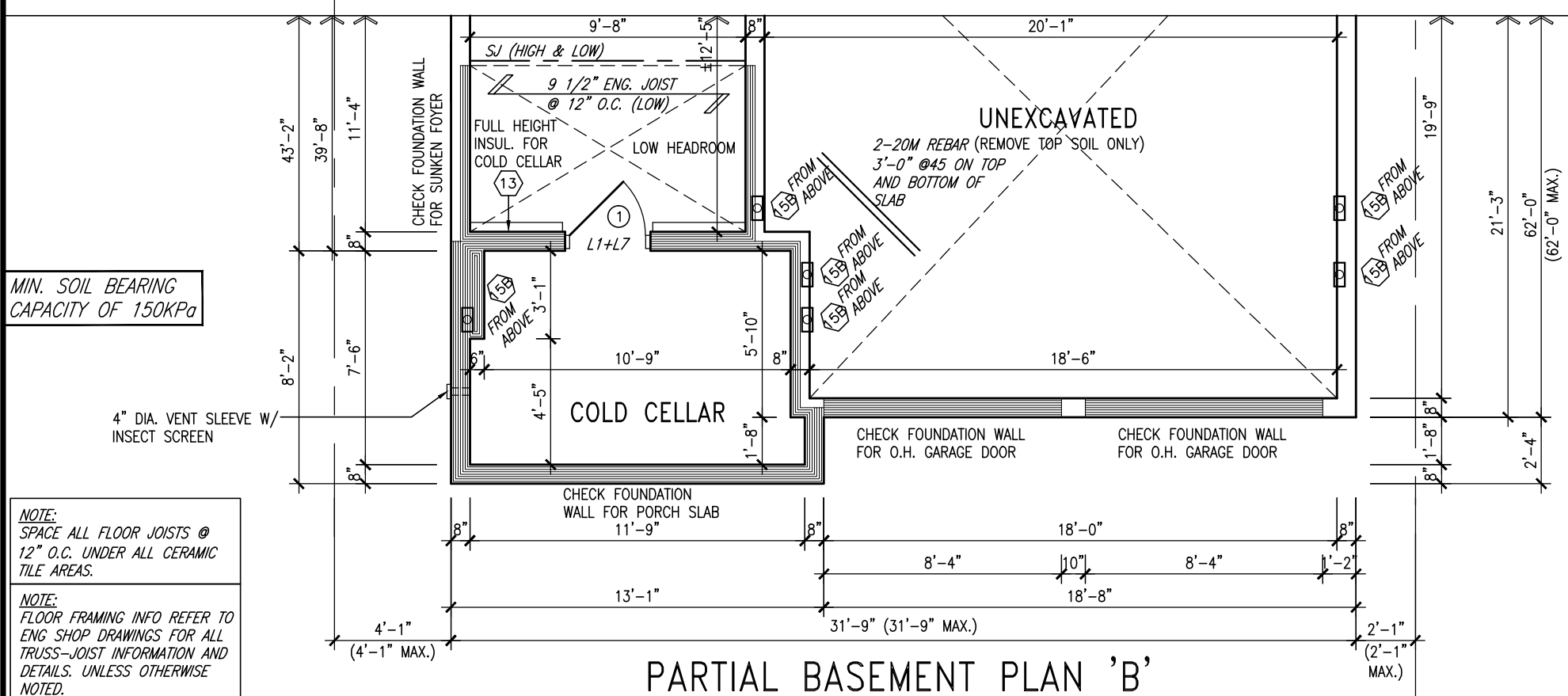
NOTE: ROOF FRAMING
ROOF TRUSS INFORMATION
REFER TO ROOF TRUSS SHOP
DRAWINGS FOR ALL ROOF
FRAMING INFORMATION UNLESS
OTHERWISE NOTED



PARTIAL SECOND FLOOR PLAN 'B'



PARTIAL GROUND FLOOR PLAN 'B'



PARTIAL BASEMENT PLAN 'B'

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3	REVISED AS PER ENG'S COMMENTS	21-04-15	RC
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1	ISSUED FOR CLIENT REVIEW	AUG 05-14	KL
no.	description	date	by

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

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BAYVIEW WELLINGTON

S38-4
BAROSSA 4

project name	municipality
GREEN VALLEY ESTATES	BRADFORD

project no.
13045

date JUNE 2014 PARTIAL FLOOR PLANS 'B'

drawing no.

drawn by	checked by	scale	file name
KL	-	3/16" = 1'-0"	13045-S38-4
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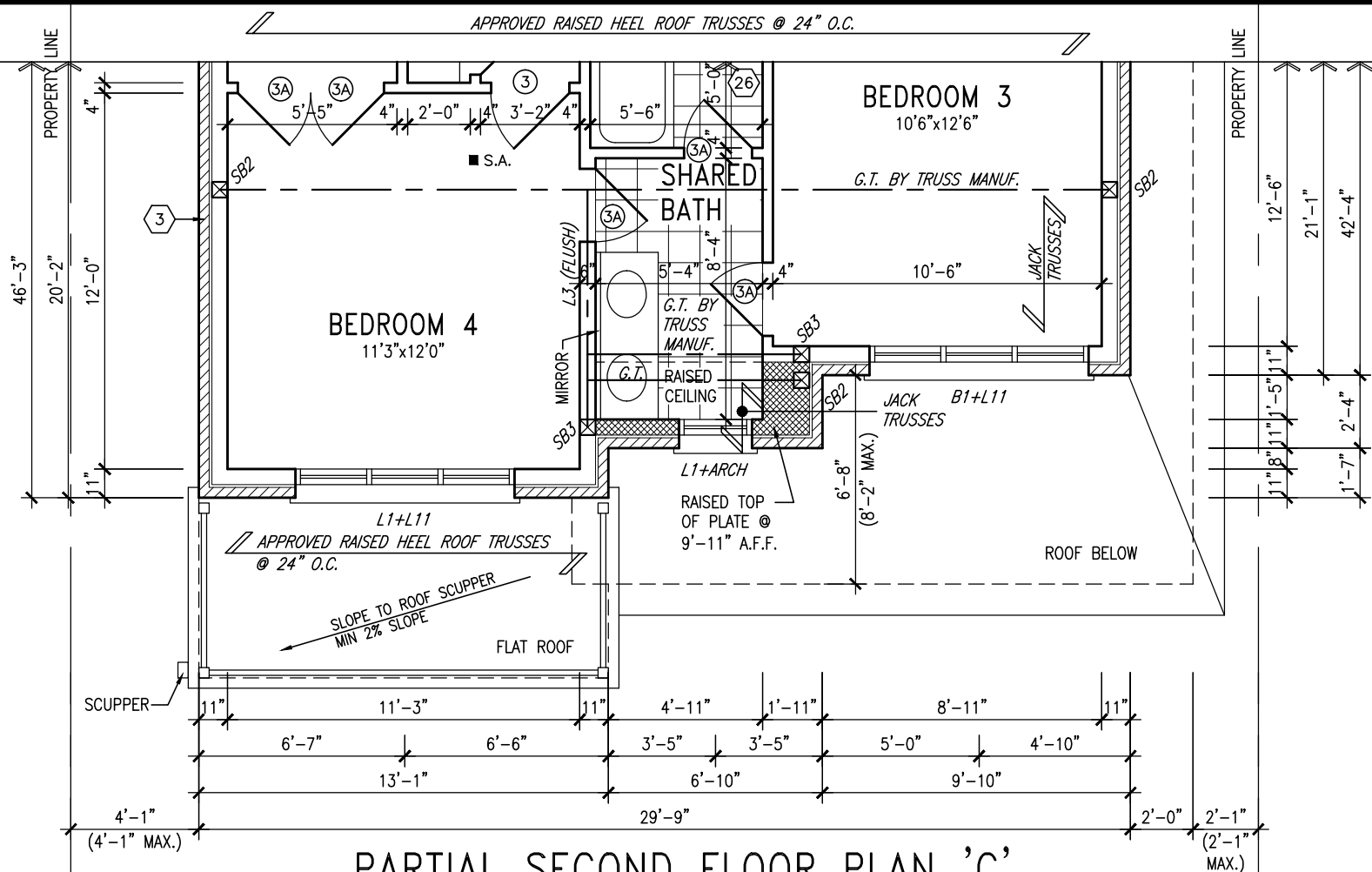
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PLANS FOR ADDITIONAL
INFORMATION.

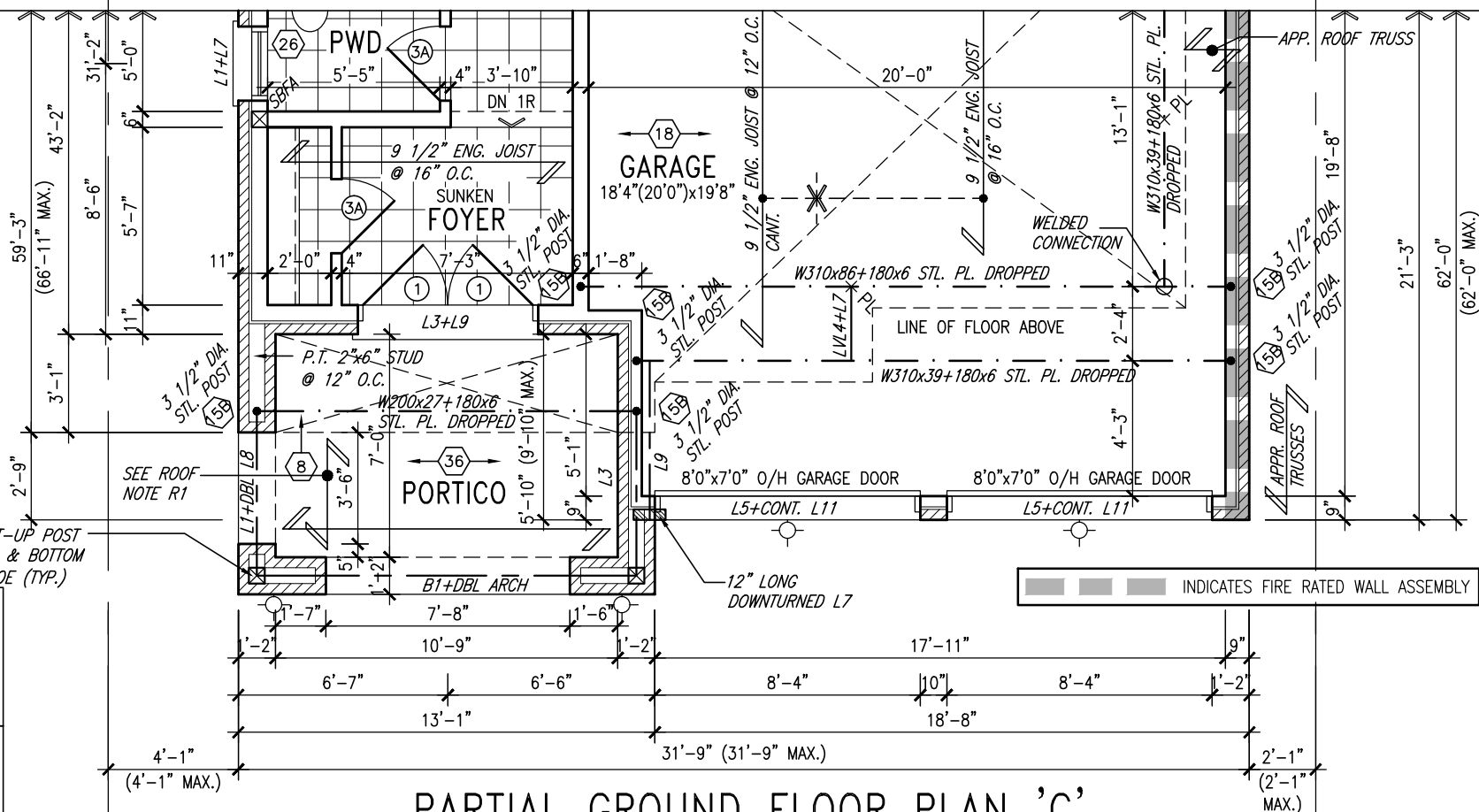
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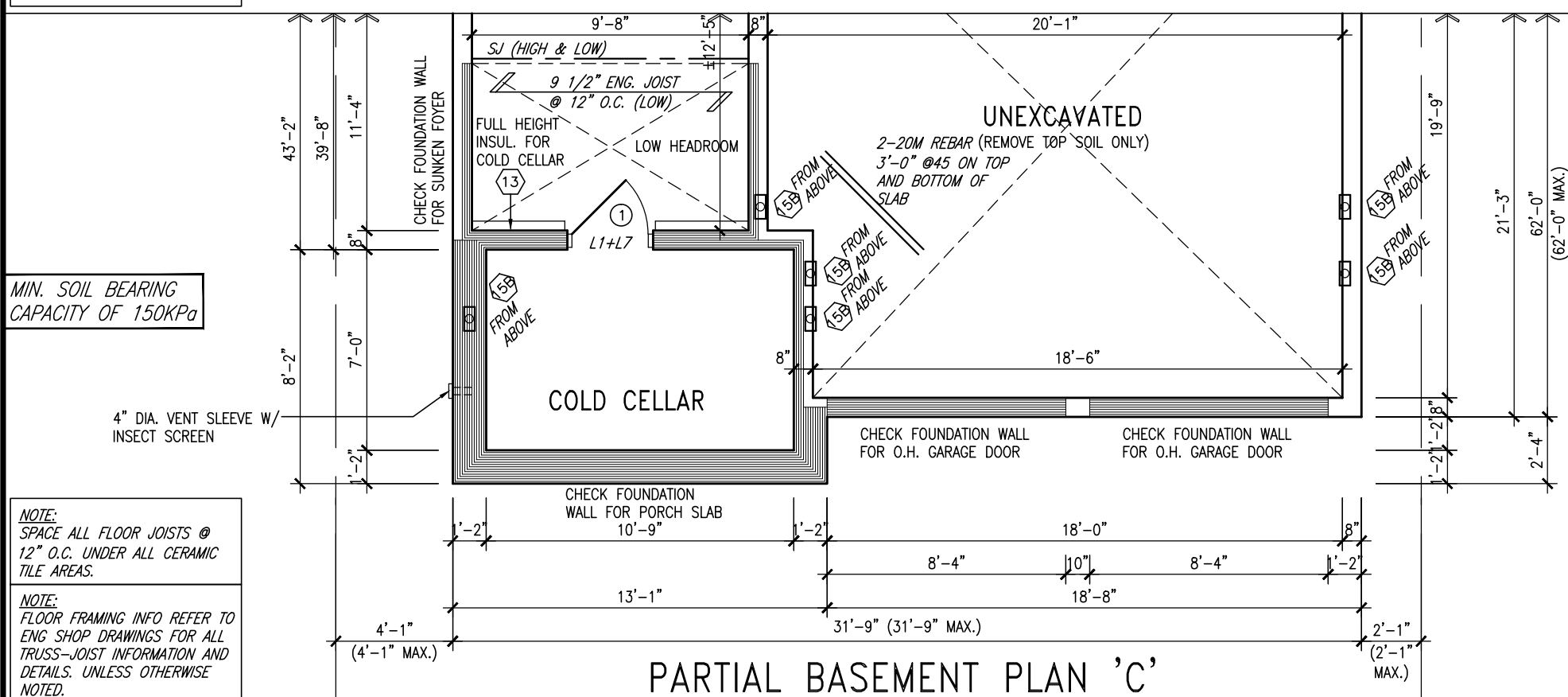
NOTE: ROOF FRAMING
ROOF TRUSS INFORMATION
REFER TO ROOF TRUSS SHOP
DRAWINGS FOR ALL ROOF
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OTHERWISE NOTED.



PARTIAL SECOND FLOOR PLAN 'C'



PARTIAL GROUND FLOOR PLAN 'C'



PARTIAL BASEMENT PLAN 'C'

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3	REVISED AS PER ENG'S COMMENTS	21-04-15	RC
2	UPGRADED REAR ELEVATIONS ADDED.	.	.
1	ISSUED FOR CLIENT REVIEW	AUG 05-14	KL
no.	description	date	by

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va3design.com

BAYVIEW WELLINGTON

S38-4
BAROSSA 4

project name	municipality
GREEN VALLEY ESTATES	BRADFORD

project no.
13045

date JUNE 2014 PARTIAL FLOOR PLANS 'C'

drawing no.

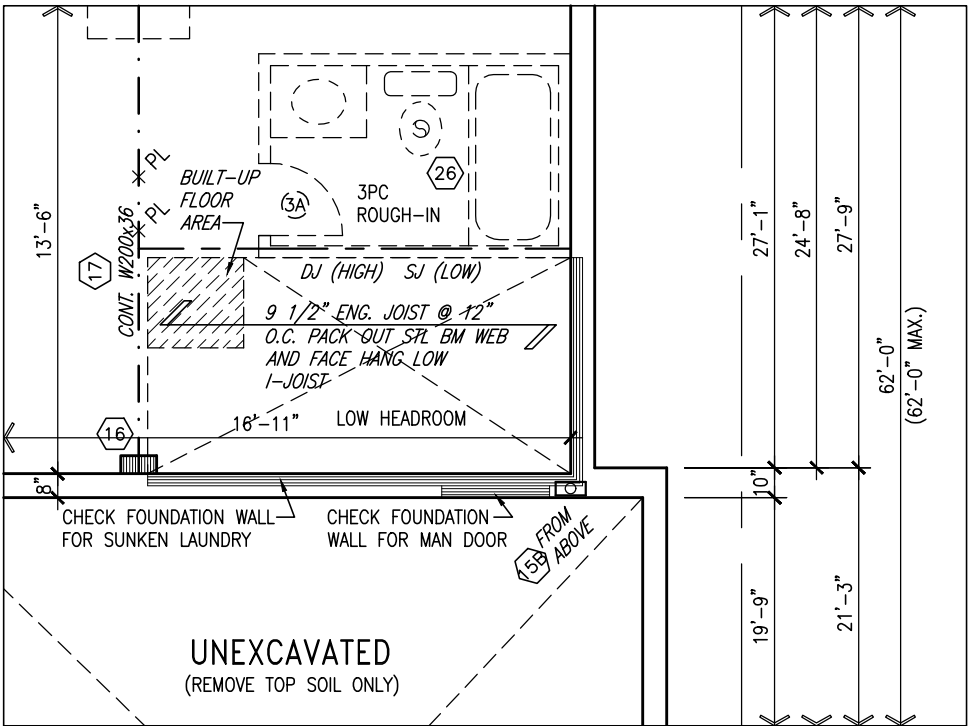
drawn by	checked by	scale	file name
KL	-	3/16" = 1'-0"	13045-S38-4
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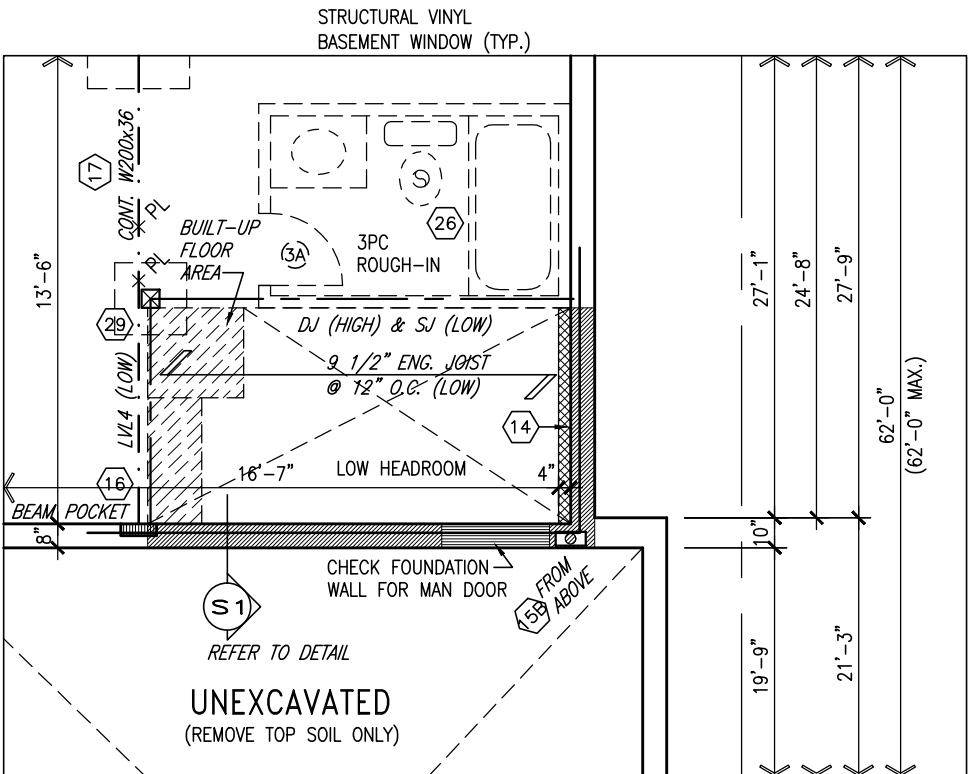
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PARTIAL BASEMENT PLAN W/
SUNKEN LAUNDRY -1R



PARTIAL BASEMENT PLAN W/
SUNKEN LAUNDRY -2R TO -3R

AREA CALCULATIONS		ELEV. A/B/C
GROUND FLOOR AREA	1264 SF	
SECOND FLOOR AREA	1327 SF	
SUBTOTAL	2591 SF	
DEDUCT ALL OPEN AREAS	7 SF	
TOTAL NET AREA	2584 SF	
	(240.06 m2)	
FINISHED BSMT AREA	XX SF	
COVERAGE W/OUT PORCH	1682 SF	
	(156.26 m2)	
COVERAGE W/ PORCH	1782 SF	
	(165.55 m2)	

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3.	REVISED AS PER ENG'S COMMENTS	21-04-15 RC
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qualification information		
Wellington Jno-Baptiste	25591	
name	signature	BCIN
registration information		
VA3 Design Inc.	42658	
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BAYVIEW WELLINGTON		S38-4
BAROSSA 4		
project name	municipality	project no.
GREEN VALLEY ESTATES	BRADFORD	13045
date	checked by	scale
JUNE 2014	KL	3/16" = 1'-0"
drawn by	file name	
KL	13045-S38-4	
PARTIAL PLANS		drawing no.
6		
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UNINSULATED OPENINGS (PER OBC. SB-12,1.1.(7)			
S38-4 ELEVATION A	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	605.55 S.F.	80.77 S.F.	13.34 %
LEFT SIDE	1034.91 S.F.	89.67 S.F.	8.66 %
RIGHT SIDE	1034.91 S.F.	91.11 S.F.	8.80 %
REAR	595.00 S.F.	125.28 S.F.	21.06 %
TOTAL SQ. FT.	3270.37 S.F.	386.83 S.F.	11.83 %
TOTAL SQ. M.	303.82 S.M.	35.94 S.M.	11.83 %



FRONT ELEVATION 'A'

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BAYVIEW WELLINGTON

S38-4
BAROSSA 4

project name **GREEN VALLEY ESTATES**

project name	project no.
GREEN VALLEY ESTATES	13045
municipality	
BRADFORD	

title JUNE 2014	scale 3/16" = 1'-0"	checked by -
drawn by KL		

FRONT ELEVATION 'A'

drawing no.
7

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va3design.com

www.sagepub.com

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

classification information

110

Wellington Jno-Baptiste 25591

Signature _____

signature

42658
/A3 Design Inc.
Registration Information

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+

Contractor must verify all dimensions on the job and report any

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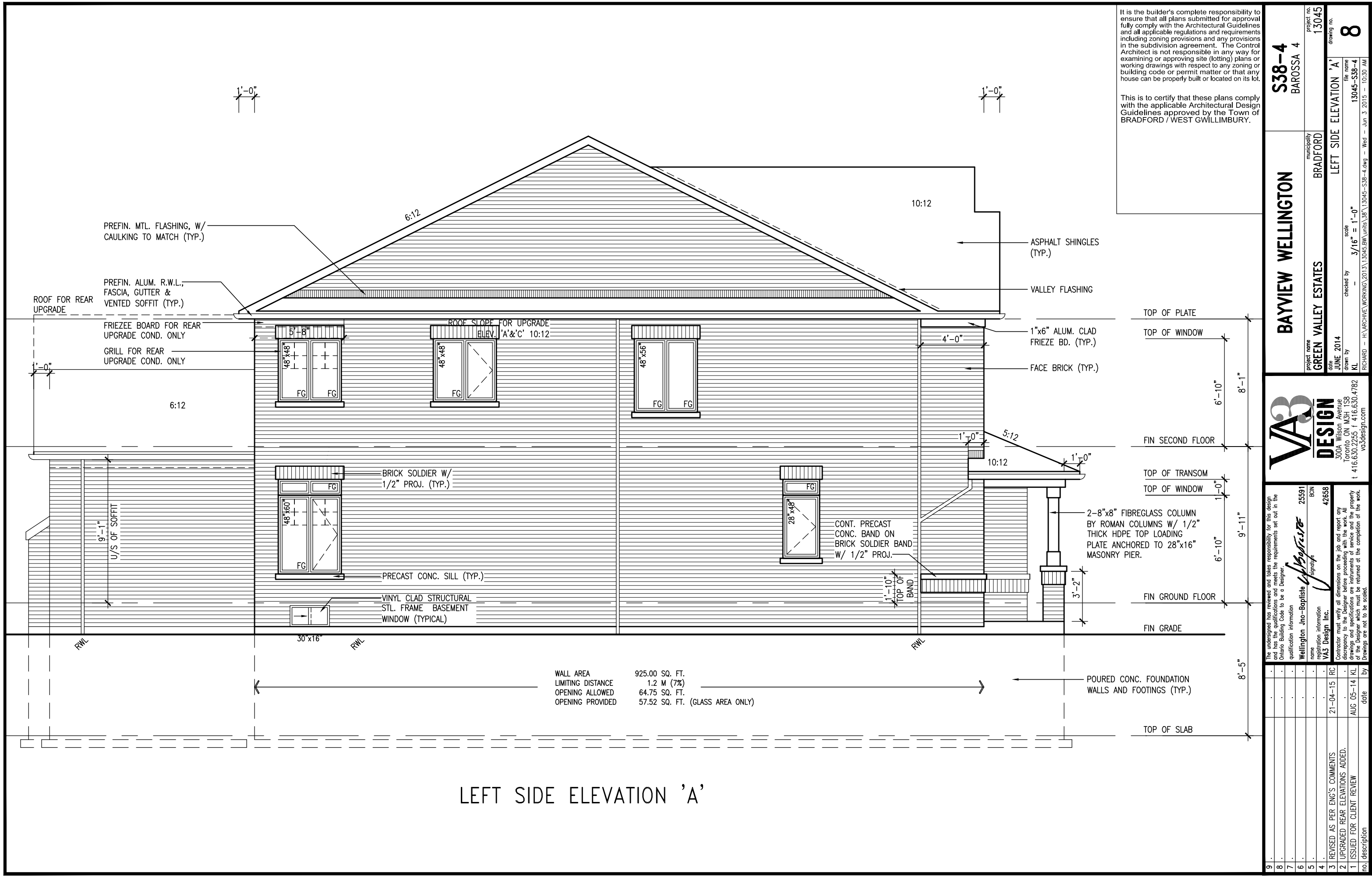
drawings and specifications are instruments of service and the property

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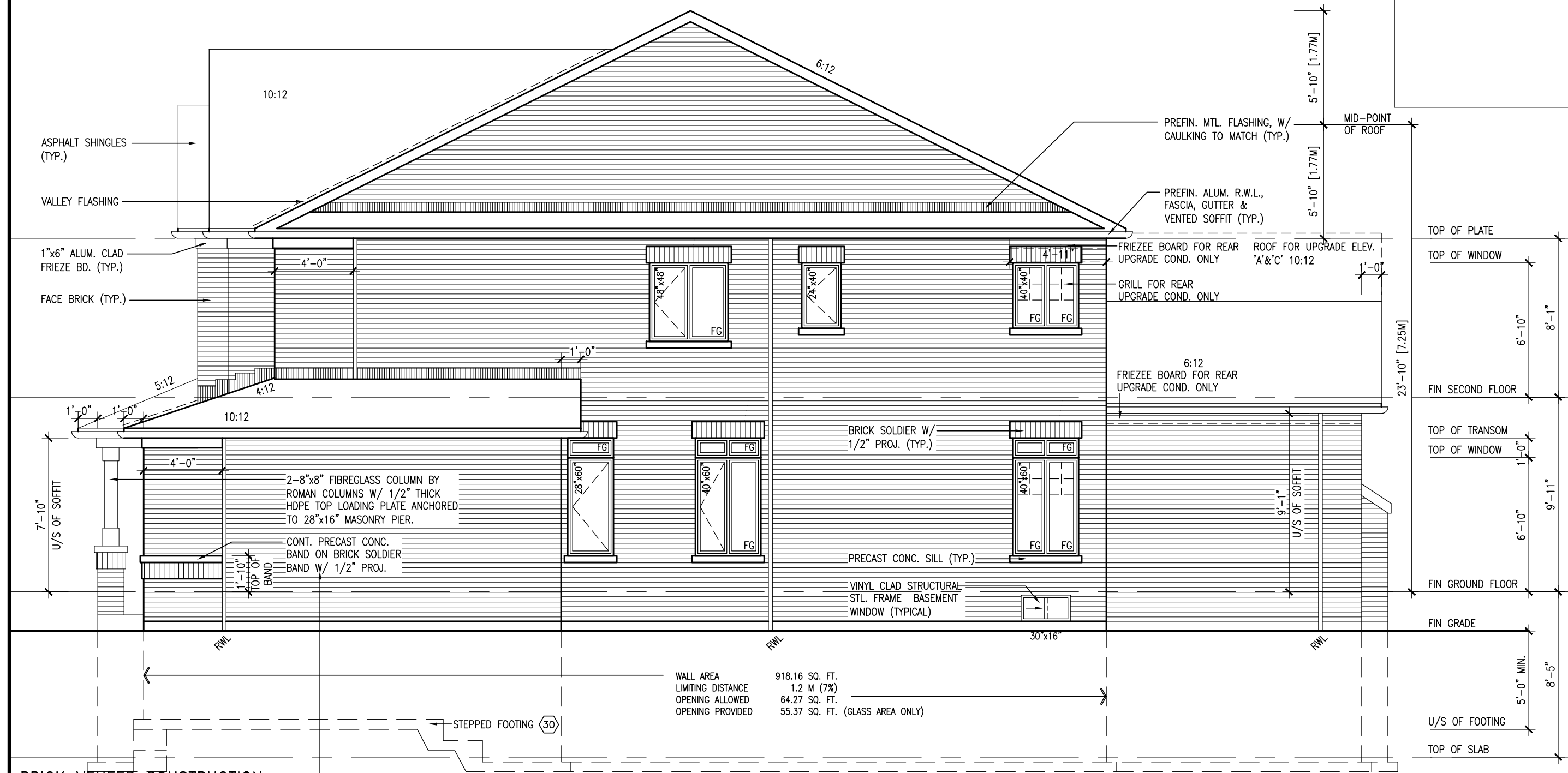
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5552



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

1'-0"



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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)

WALL AREA	918.16 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	64.27 SQ. FT.
OPENING PROVIDED	55.37 SQ. FT. (GLASS AREA ONLY)

RIGHT SIDE ELEVATION 'A'

9

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1

REVISED AS PER ENG'S COMMENTS

UPGRADED REAR ELEVATIONS ADDED.

ISSUED FOR CLIENT REVIEW

21-04-15

RC

AUG 05-14

KL

KL

KL

date

date

date

by

by

by

no. description

no. description

no. description

Wellington Jno-Baptiste

Signature

25591

BCN

WAS Design Inc.

42658

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project name

GREEN VALLEY ESTATES

project no.

13045

drawing no.

9

municipality

BRADFORD

RIGHT SIDE ELEVATION 'A'

file name

13045-S38-4

scale

3/16" = 1'-0"

checked by

KL

drawn by

KL

date

JUNE 2014

project name

BAYVIEW WELLINGTON

project no.

S38-4

drawing no.

BAROSSA 4

municipality

BRADFORD

RIGHT SIDE ELEVATION 'A'

file name

13045-S38-4

scale

3/16" = 1'-0"

checked by

KL

drawn by

KL

date

JUNE 2014

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WALL AREA

LIMITING DISTANCE

OPENING ALLOWED

OPENING PROVIDED

918.16 SQ. FT.

1.2 M (7%)

64.27 SQ. FT.

55.37 SQ. FT. (GLASS AREA ONLY)

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)

RIGHT SIDE ELEVATION 'A'

WALL AREA

LIMITING DISTANCE

OPENING ALLOWED

OPENING PROVIDED

918.16 SQ. FT.

1.2 M (7%)

64.27 SQ. FT.

55.37 SQ. FT. (GLASS AREA ONLY)

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

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RIGHT SIDE ELEVATION 'A'

WALL AREA

LIMITING DISTANCE

OPENING ALLOWED

OPENING PROVIDED

918.16 SQ. FT.

1.2 M (7%)

64.27 SQ. FT.

55.37 SQ. FT. (GLASS AREA ONLY)

BRICK VENEER CONSTRUCTION

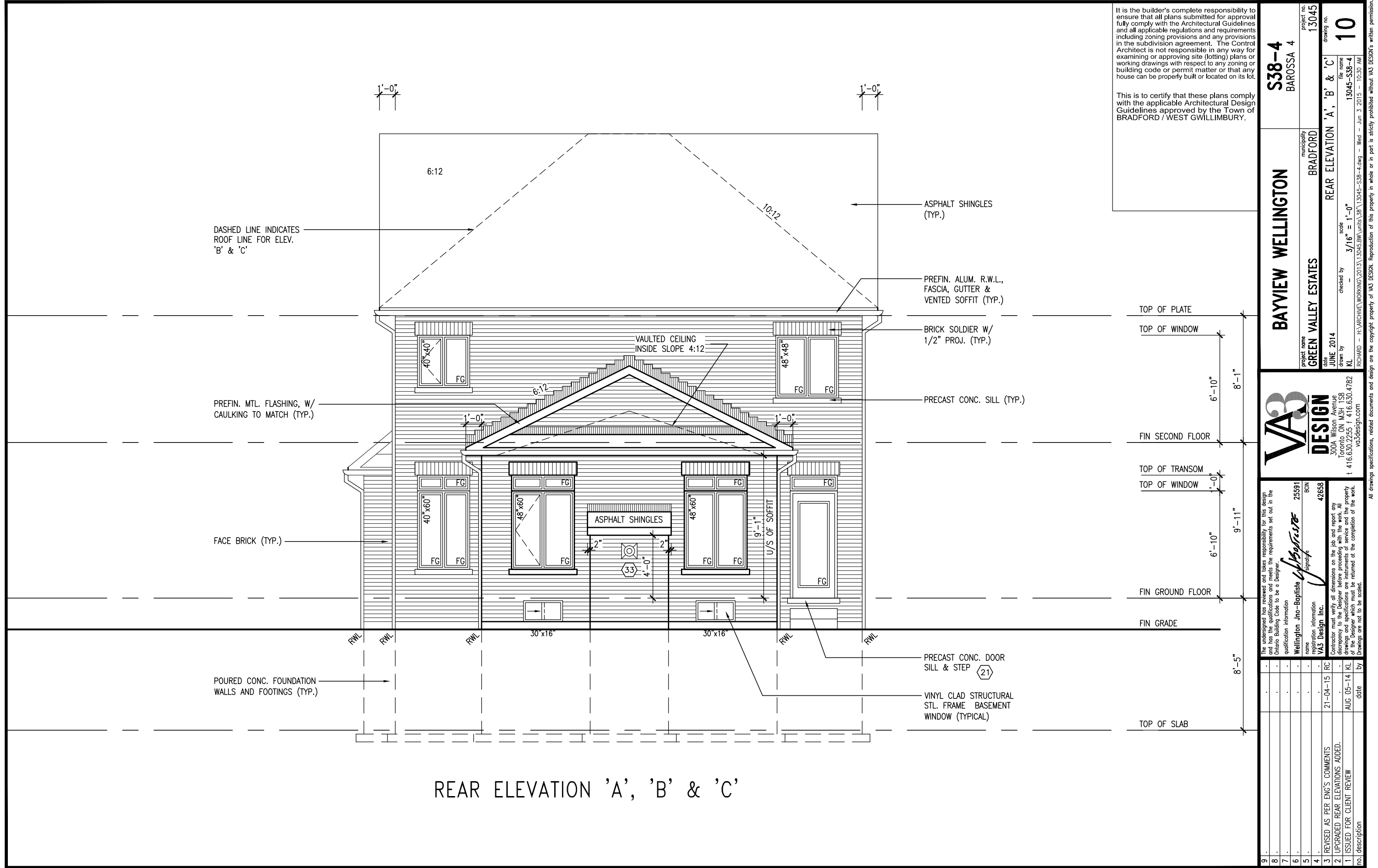
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45 MINUTE FIRE RATED WALL

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.

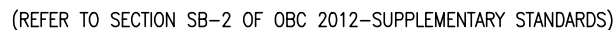
(REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)

RIGHT SIDE ELEVATION 'A'






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



RIGHT SIDE 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.	25591
8	.	.	qualification information	
7	.	.		
6	.	.	Wellington Jno-Baptiste	
5	.	.	name registration information	BCIN
4	.	.	signature V43 Design Inc.	42658
3	REVISED AS PER ENG'S COMMENTS	21-04-15	RC	
2	UPGRADED REAR ELEVATIONS ADDED.			
1	ISSUED FOR CLIENT REVIEW	AUG 05-14	KL	
10	description	date	by	



300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2235 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

GREEN VALLEY ESTATES

RIGHT SIDE ELEVATION 'B'

project name
date
checked by
scale
file name

S38-4
BAROSSA 4

project no.
drawing no.

13

BAYVIEW WELLINGTON

GREEN VALLEY ESTATES

RIGHT SIDE ELEVATION 'B'

project name
date
checked by
scale
file name

S38-4
BAROSSA 4

project no.
drawing no.

13

BAYVIEW WELLINGTON

GREEN VALLEY ESTATES

RIGHT SIDE ELEVATION 'B'

project name
date
checked by
scale
file name

S38-4
BAROSSA 4

project no.
drawing no.

13

BAYVIEW WELLINGTON

GREEN VALLEY ESTATES

RIGHT SIDE ELEVATION 'B'

project name
date
checked by
scale
file name

S38-4
BAROSSA 4

project no.
drawing no.

13

BAYVIEW WELLINGTON

GREEN VALLEY ESTATES

RIGHT SIDE ELEVATION 'B'

project name
date
checked by
scale
file name

S38-4
BAROSSA 4

project no.
drawing no.

13



UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7)			
S38-4 ELEVATION C	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	600.33 S.F.	84.55 S.F.	14.08 %
LEFT SIDE	1034.91 S.F.	89.67 S.F.	8.66 %
RIGHT SIDE	1034.91 S.F.	91.11 S.F.	8.80 %
REAR	595.00 S.F.	125.28 S.F.	21.06 %
TOTAL SQ. FT.	3265.15 S.F.	390.61 S.F.	11.96 %
TOTAL SQ. M.	303.34 S.M.	36.29 S.M.	11.96 %

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 f 416.630.4
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
5.	.	.	.	name
5.	.	.	.	registration information
4.	.	.	.	VAS3 Design Inc.
3.	REVISED AS PER ENG'S COMMENTS	21-04-15	RC	
2.	UPGRADED REAR ELEVATIONS ADDED.	.	.	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.
1.	ISSUED FOR CLIENT REVIEW	AUG 05-14	KL	

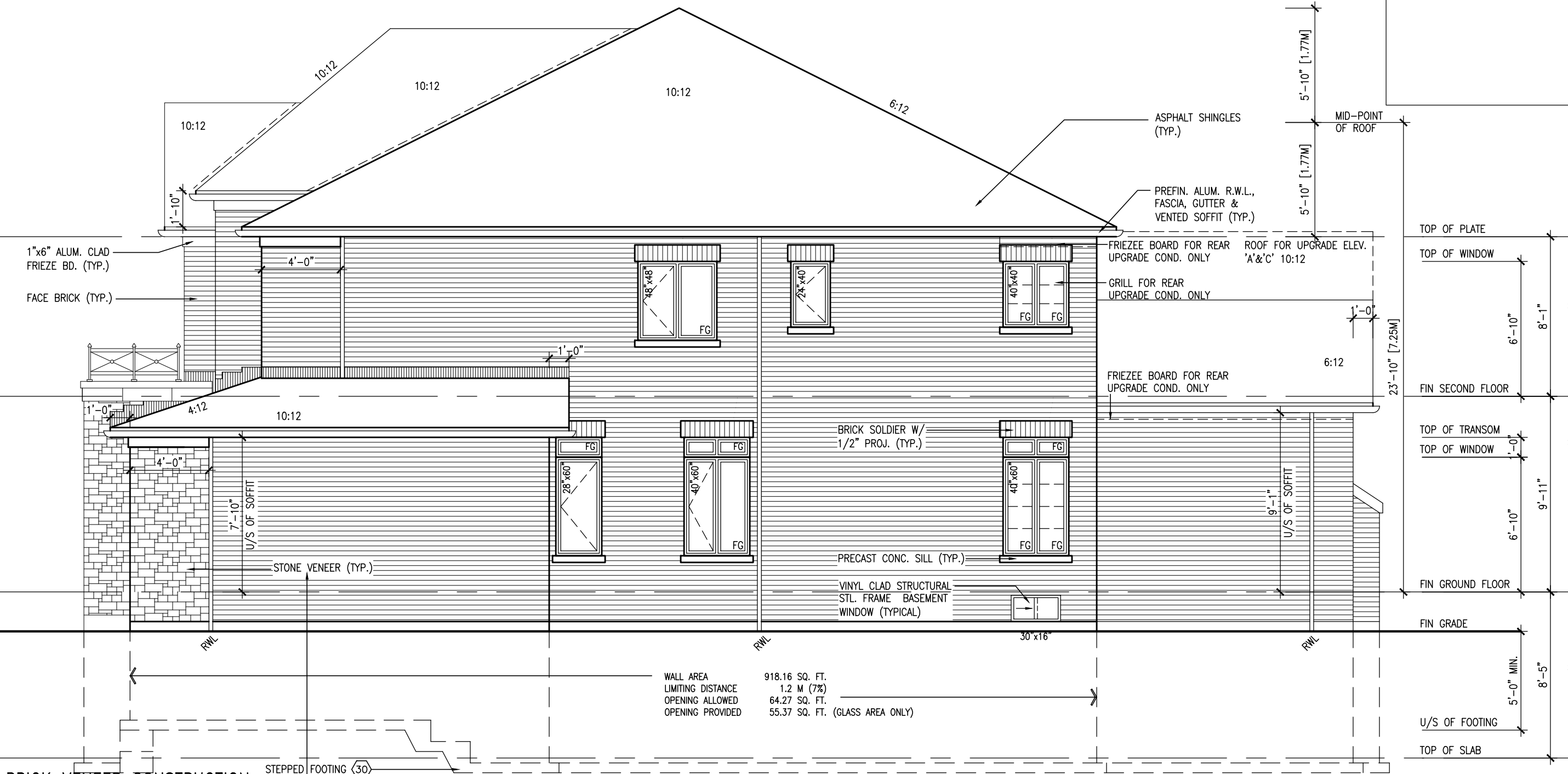
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-4.dwg - Wed - Jun 3 2015 - 10:30 AM

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

1'-0"

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

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



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.

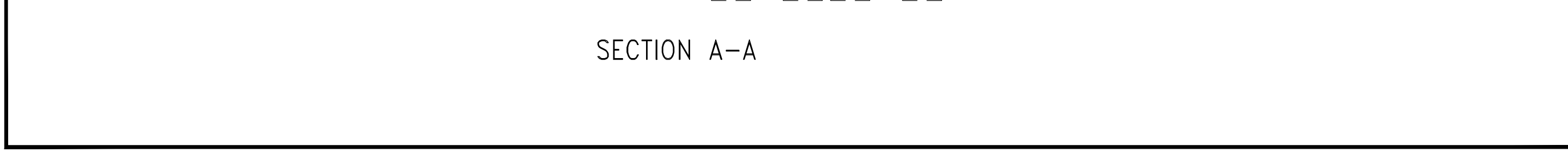
ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.

(REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)

WALL AREA	918.16 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	64.27 SQ. FT.
OPENING PROVIDED	55.37 SQ. FT. (GLASS AREA ONLY)

RIGHT SIDE ELEVATION 'C'

project no.		project no.	
13045		13045	
drawing no.		drawing no.	
16		16	
file name		file name	
13045-S38-4		13045-S38-4	
date		date	
JUNE 2014		JUNE 2014	
checked by		checked by	
KL		KL	
scale		scale	
3/16" = 1'-0"		3/16" = 1'-0"	
drawn by		drawn by	
KL		KL	
municipality		municipality	
BRADFORD		BRADFORD	
project name		project name	
GREEN VALLEY ESTATES		GREEN VALLEY ESTATES	
municipality		municipality	
BRADFORD		BRADFORD	
project no.		project no.	
13045		13045	
drawing no.		drawing no.	
16		16	
file name		file name	
13045-S38-4		13045-S38-4	
date		date	
JUNE 2014		JUNE 2014	
checked by		checked by	
KL		KL	
scale		scale	
3/16" = 1'-0"		3/16" = 1'-0"	
drawn by		drawn by	
KL		KL	
municipality		municipality	
BRADFORD		BRADFORD	
project name		project name	
GREEN VALLEY ESTATES		GREEN VALLEY ESTATES	
municipality		municipality	
BRADFORD		BRADFORD	
project no.		project no.	
13045		13045	
drawing no.		drawing no.	
16		16	
file name		file name	
13045-S38-4		13045-S38-4	
date		date	
JUNE 2014		JUNE 2014	
checked by		checked by	
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3/16" = 1'-0"		3/16" = 1'-0"	
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KL		KL	
municipality		municipality	
BRADFORD		BRADFORD	
project name		project name	
GREEN VALLEY ESTATES		GREEN VALLEY ESTATES	
municipality		municipality	
BRADFORD		BRADFORD	
project no.		project no.	
13045		13045	
drawing no.		drawing no.	
16		16	
file name		file name	
13045-S38-4		13045-S38-4	
date		date	
JUNE 2014		JUNE 2014	
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KL		KL	
scale		scale	
3/16" = 1'-0"		3/16" = 1'-0"	
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KL		KL	
municipality		municipality	
BRADFORD		BRADFORD	
project name		project name	
GREEN VALLEY ESTATES		GREEN VALLEY ESTATES	
municipality		municipality	
BRADFORD		BRADFORD	
project no.		project no.	
13045		13045	
drawing no.		drawing no.	
16		16	
file name		file name	
13045-S38-4		13045-S38-4	
date		date	
JUNE 2014		JUNE 2014	
checked by		checked by	
KL		KL	
scale		scale	
3/16" = 1'-0"		3/16" = 1'-0"	
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KL		KL	
municipality		municipality	
BRADFORD		BRADFORD	
project name		project name	
GREEN VALLEY ESTATES		GREEN VALLEY ESTATES	
municipality		municipality	
BRADFORD		BRADFORD	
project no.		project no.	
13045		13045	
drawing no.		drawing no.	
16		16	
file name		file name	
13045-S38-4		13045-S38-4	
date		date	
JUNE 2014		JUNE 2014	
checked by		checked by	
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municipality		municipality	
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project name		project name	
GREEN VALLEY ESTATES		GREEN VALLEY ESTATES	
municipality		municipality	
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project no.		project no.	
13045		13045	
drawing no.		drawing no.	
16		16	
file name		file name	
13045-S38-4		13045-S38-4	
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KL		KL	
municipality		municipality	
BRADFORD		BRADFORD	
project name		project name	
GREEN VALLEY ESTATES		GREEN VALLEY ESTATES	
municipality		municipality	
BRADFORD		BRADFORD	
project no.		project no.	
13045		13045	
drawing no.		drawing no.	
16		16	
file name		file name	
13045-S38-4		13045-S38-4	
date		date	
JUNE 2014		JUNE 2014	
checked by		checked by	
KL		KL	
scale		scale	
3/16" = 1'-0"		3/16" = 1'-0"	
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KL		KL	
municipality		municipality	
BRADFORD		BRADFORD	
project name		project name	
GREEN VALLEY ESTATES		GREEN VALLEY ESTATES	
municipality		municipality	
BRADFORD		BRADFORD	
project no.		project no.	
13045		13045	
drawing no.		drawing no.	
16		16	
file name		file name	
13045-S38-4		13045-S38-4	
date		date	
JUNE 2014		JUNE 2014	
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KL		KL	
scale		scale	
3/16" = 1'-0"		3/16" = 1'-0"	
drawn by		drawn by	
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municipality		municipality	
BRADFORD		BRADFORD	
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GREEN VALLEY ESTATES		GREEN VALLEY ESTATES	
municipality		municipality	
BRADFORD		BRADFORD	
project no.		project no.	
13045		13045	
drawing no.		drawing no.	
16		16	
file name		file name	
13045-S38-4		13045-S38-4	
date		date	
JUNE 2014		JUNE 2014	
checked by		checked by	
KL		KL	
scale		scale	
3/16" = 1'-0"		3/16" = 1'-0"	
drawn by		drawn by	
KL		KL	
municipality		municipality	
BRADFORD		BRADFORD	
project name		project name	
GREEN VALLEY ESTATES		GREEN VALLEY ESTATES	



S38-4
BAROSSA 4

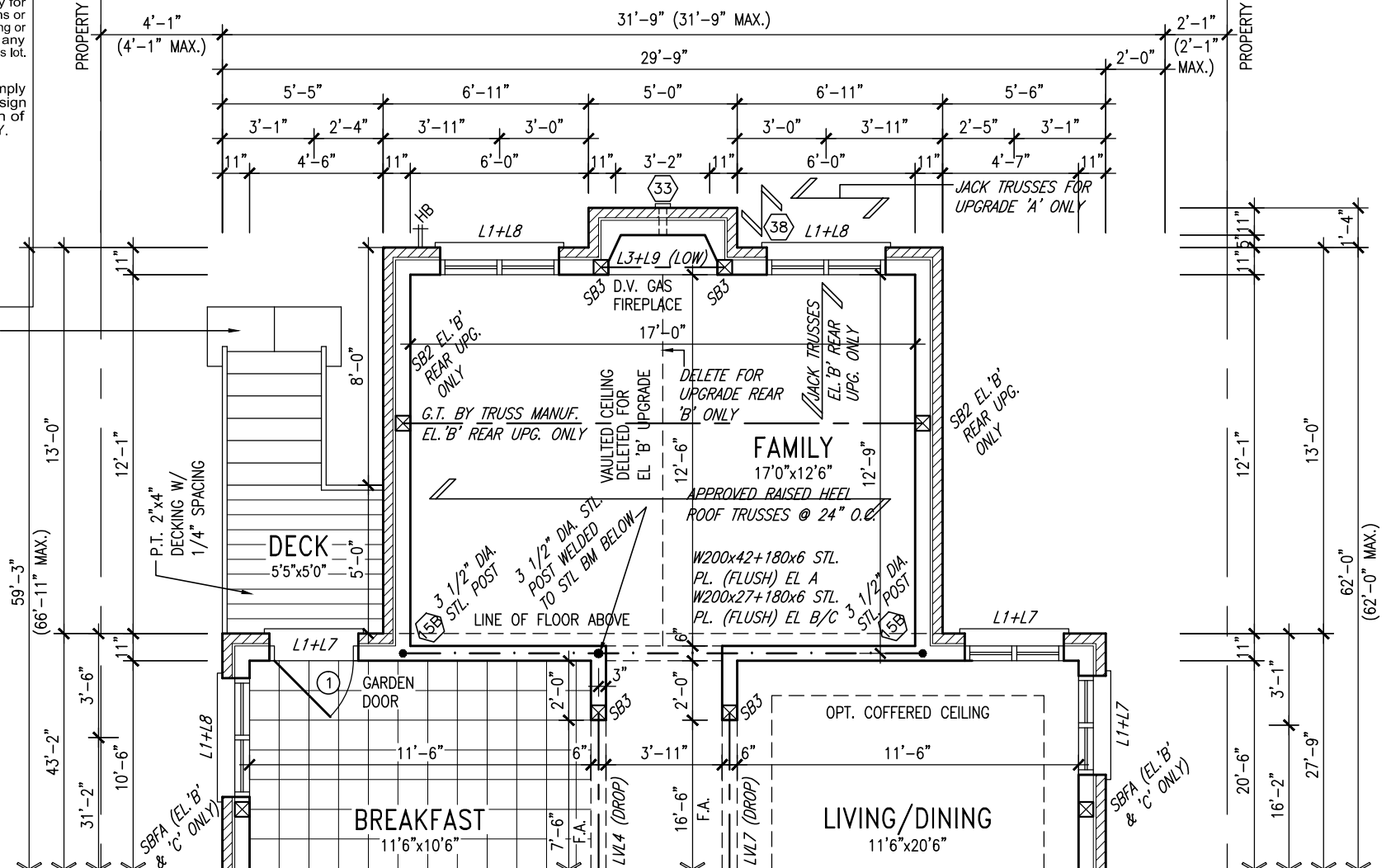
V3
DESIGN
3004 Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
vo3design.com

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8	.	.	.
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6	.	.	.
5	.	.	.
4	.	.	.
3	REVISED AS PER ENG'S COMMENTS	21-04-15	RC
2	UPGRADED REAR ELEVATIONS ADDED.	.	.
1	ISSUED FOR CLIENT REVIEW	AUG. 05-14	KL
no.	description	date	by

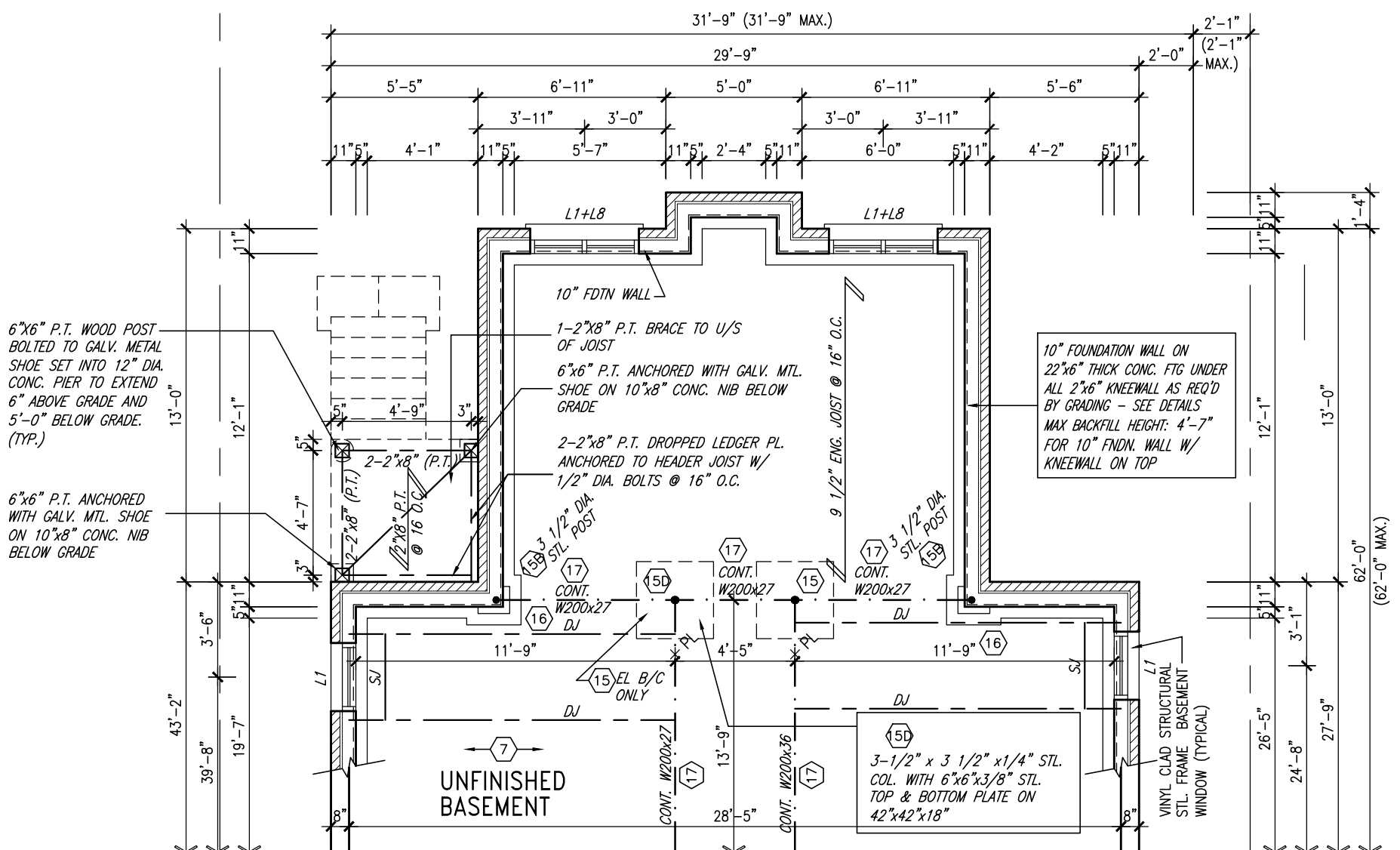
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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

STAIRS W/ PATIO STONES
FOR WALK OUT DECK
CONDITION ONLY (RISERS
VARY - SEE SITE PLAN)



PARTIAL GROUND FLOOR PLAN
W/ W.O.D. 9R & MORE CONDITION




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

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

PARTIAL BASEMENT PLAN
W/ W.O.D. 9R & MORE CONDITION

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

NOTE:
REFER TO STANDARD FLOOR
PLANS FOR ADDITIONAL
INFORMATION.

9	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		S38-4 BAROSSA 4	
8	.	.	qualification information		project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	
7	.	.	Wellington Jno-Baptiste		date JUNE 2014	PARTIAL PLANS W/ W.O.D. CONDITION		drawing no. 18
6	.	.	signature		checked by KL	scale 3/16" = 1'-0"	file name 13045-S38-4	
5	.	.	BCIN		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38"\13045-S38-4.dwg - Wed - Jun 3 2015 - 10:30 AM			
4	.	.	registration information VA3 Design Inc.					
3	REVISED AS PER ENG'S COMMENTS	21-04-15	RC					
2	UPGRADED REAR ELEVATIONS ADDED.							
1	ISSUED FOR CLIENT REVIEW	AUG 05-14	KL					
no.	description	date	by					

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UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7))			
S38-4 ELEVATION C (WOD)	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	600.33 S.F.	84.55 S.F.	14.08 %
LEFT SIDE	1034.91 S.F.	89.67 S.F.	8.66 %
RIGHT SIDE	1034.91 S.F.	91.11 S.F.	8.80 %
REAR	714.00 S.F.	145.28 S.F.	20.35 %
TOTAL SQ. FT.	3384.15 S.F.	410.61 S.F.	12.13 %
TOTAL SQ. M.	314.40 S.M.	38.15 S.M.	12.13 %




REAR ELEVATION 'A', 'B' & 'C'
W/ W.O.D. 9R & MORE CONDITION

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

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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8	.	.	.	qualification information
7	.	.	.	
6	.	.	.	
5	.	.	.	
4	.	.	.	
3	REVISED AS PER ENG'S COMMENTS	21-04-15	RC	
2	UPGRADED REAR ELEVATIONS ADDED.	.	.	
1	ISSUED FOR CLIENT REVIEW	AUG 05-14	KL	
no.	description	date	by	



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.

Wellington Jno-Baptiste 25591
Jno-Baptiste
signature

BCIN

VA3 Design Inc. 42658
VA3 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.

BAYVIEW WELLINGTON

GREEN VALLEY ESTATES

project name

BRADFORD

municipality

project no.
13045

S38-4
BAROSSA 4

REAR ELEVATION 'A', 'B' & 'C' W/ W.O.D.

date
JUNE 2014

checked by
KL

scale
3/16" = 1'-0"

file name
13045-S38-4

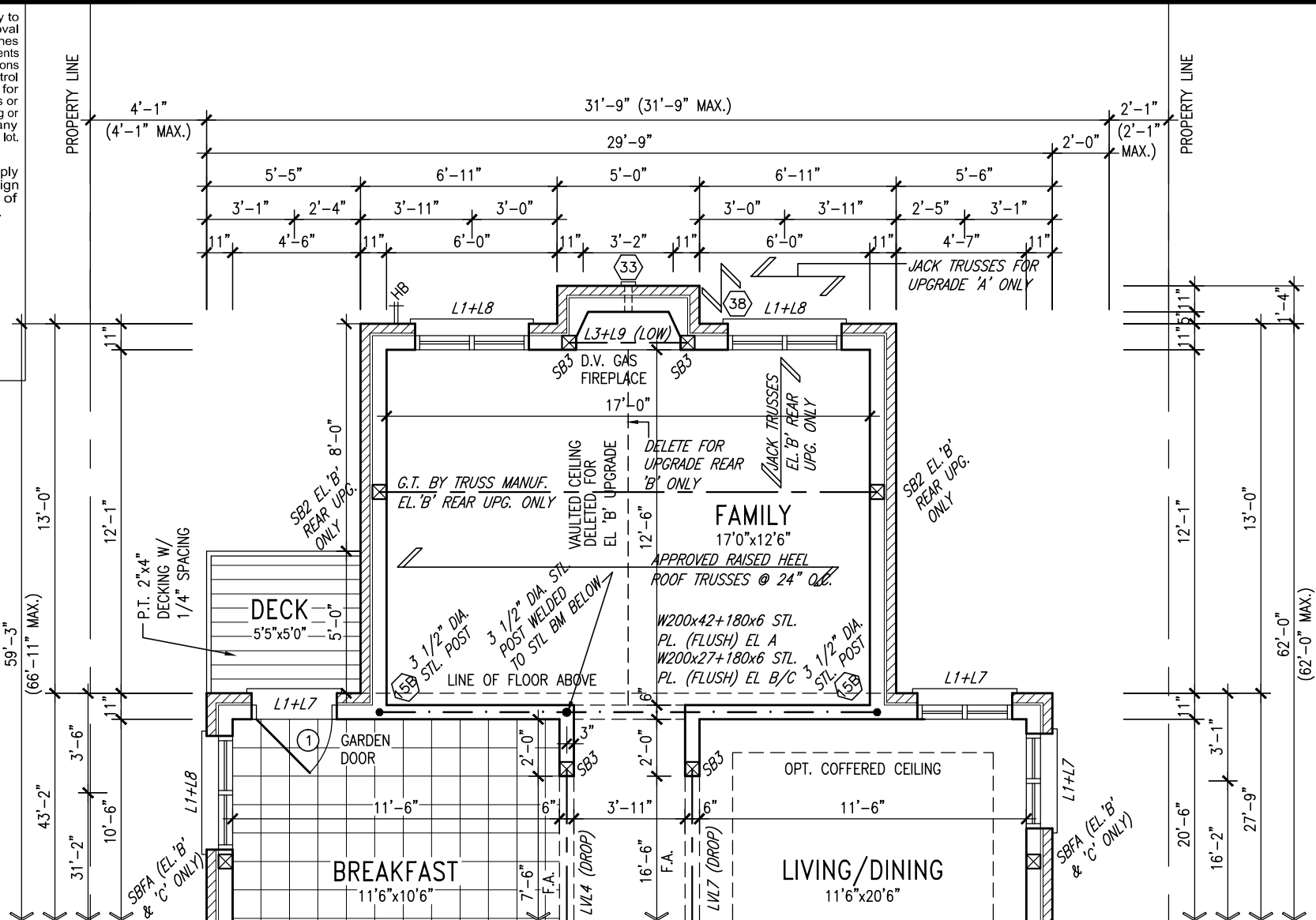
drawing no.
19

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

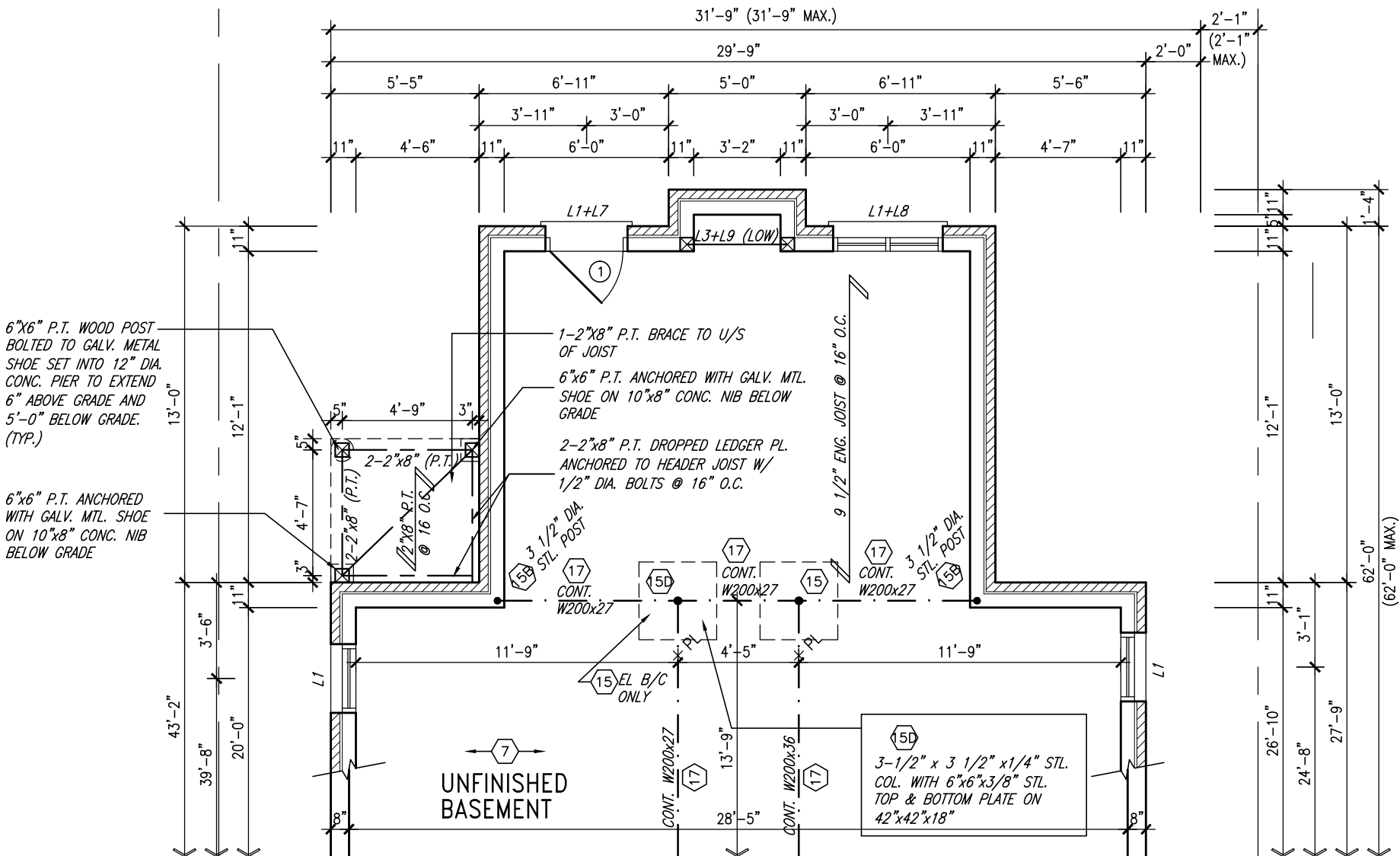
Richard - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-4.dwg Wed - Jun 3 2015 - 10:30 AM

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PARTIAL GROUND FLOOR PLAN
W/ W.O.B. CONDITION



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

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

PARTIAL BASEMENT PLAN
W/ W.O.B. CONDITION

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

NOTE:
REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

9.	.	.
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4.	.	.
3.	REVISED AS PER ENG'S COMMENTS	21-04-15 RC
2.	UPGRADED REAR ELEVATIONS ADDED.	.
1.	ISSUED FOR CLIENT REVIEW	AUG 05-14 KL
no.	description	date by

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

qualification information

Wellington Jno-Baptiste 25591
signature BCIN

registration information
VA3 Design Inc. 42658

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

VA3 DESIGN

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

BAYVIEW WELLINGTON		S38-4 BAROSSA 4
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045
date JUNE 2014	scale 3/16" = 1'-0"	drawing no. 20
drawn by KL	checked by -	file name 13045-S38-4
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UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
S38-4 ELEVATION A (WOD)	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	605.55 S.F.	80.77 S.F.	13.34 %
LEFT SIDE	1034.91 S.F.	89.67 S.F.	8.66 %
RIGHT SIDE	1034.91 S.F.	91.11 S.F.	8.80 %
REAR	800.77 S.F.	159.11 S.F.	19.87 %
TOTAL SQ. FT.	3476.14 S.F.	420.66 S.F.	12.10 %
TOTAL SQ. M.	322.94 S.M.	39.08 S.M.	12.10 %

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
S38-4 ELEVATION B (WOD)	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	599.33 S.F.	74.11 S.F.	12.37 %
LEFT SIDE	1034.91 S.F.	89.67 S.F.	8.66 %
RIGHT SIDE	1034.91 S.F.	91.11 S.F.	8.80 %
REAR	800.77 S.F.	159.11 S.F.	19.87 %
TOTAL SQ. FT.	3469.92 S.F.	414.00 S.F.	11.93 %
TOTAL SQ. M.	322.36 S.M.	38.46 S.M.	11.93 %

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
S38-4 ELEVATION C (WOD)	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	600.33 S.F.	84.55 S.F.	14.08 %
LEFT SIDE	1034.91 S.F.	89.67 S.F.	8.66 %
RIGHT SIDE	1034.91 S.F.	91.11 S.F.	8.80 %
REAR	800.77 S.F.	159.11 S.F.	19.87 %
TOTAL SQ. FT.	3470.92 S.F.	424.44 S.F.	12.23 %
TOTAL SQ. M.	322.46 S.M.	39.43 S.M.	12.23 %



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S38-4

BAROSSA 4

BAYVIEW WELLINGTON

GREEN VALLEY ESTATES

BRADFORD

project no. 13045

drawing no. 21

project name

date

drawn by

checked by

scale

file name

REAR ELEVATION 'A', 'B' & 'C' W/ W.O.B.

13045-S38-4

VA3

DESIGN

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.

signature

25591

BCN

42658

Wellington Jno-Baptiste

VA3 Design Inc.

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

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no.

REVISED AS PER ENG'S COMMENTS

UPGRADED REAR ELEVATIONS ADDED.

ISSUED FOR CLIENT REVIEW

date

description

[illegible]

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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.	25591
8	.	.	qualification information	
7	.	.	Wellington Jno-Baptista	signature
6	.	.	name	BCIN
5	.	.	registration information	42658
4	.	.	VAS Design Inc.	
3	REVISED AS PER ENG'S COMMENTS	21-04-15	RC	
2	UPGRADED REAR ELEVATIONS ADDED.			
1	ISSUED FOR CLIENT REVIEW	AUG 05-14	KL	
NO.	description	date	by	



300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2235 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-Baptista

name: Wellington Jno-Baptista
signature: [Signature]
registration information: VAS Design Inc.
BCIN: 42658

BAYVIEW WELLINGTON

GREEN VALLEY ESTATES

BRADFORD

project name: GREEN VALLEY ESTATES
municipality: BRADFORD
project no.: 13045

S38-4

BAROSSA 4

UPGRADED REAR ELEVATION 'B'

file name: 13045-S38-4
scale: 3/16" = 1'-0"
checked by: -
drawn by: KL
date: JUNE 2014
drawing no.: 23



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

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3	REVISED AS PER ENG'S COMMENTS	21-04-15	RC	
2	UPGRADED REAR ELEVATIONS ADDED.	.	.	
1	ISSUED FOR CLIENT REVIEW	AUG 05-14	KL	
no.	description	date	by	

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UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
S38-4 ELEVATION A (WOD)	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	605.55 S.F.	80.77 S.F.	13.34 %
LEFT SIDE	1034.91 S.F.	89.67 S.F.	8.66 %
RIGHT SIDE	1034.91 S.F.	91.11 S.F.	8.80 %
REAR	714.00 S.F.	145.28 S.F.	20.35 %
TOTAL SQ. FT.	3389.37 S.F.	406.83 S.F.	12.00 %
TOTAL SQ. M.	314.88 S.M.	37.80 S.M.	12.00 %



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

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

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.

<div><div>VA3</div><div>DESIGN</div><div>3004 Wilson Avenue Toronto, ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com</div></div>		<div>BAYVIEW WELLINGTON</div> <div>S38-4 BAROSSA 4</div>	
<div>GREEN VALLEY ESTATES</div> <div>BRADFORD</div>		<div>project no.</div> <div>13045</div>	
<div>date</div> <div>JUNE 2014</div>		<div>drawing no.</div> <div>25</div>	
<div>checked by</div> <div>KL</div>		<div>file name</div> <div>13045-S38-4</div>	
<div>scale</div> <div>3/16" = 1'-0"</div>		<div>w/</div> <div>W.O.D.</div>	
<div>checked by</div> <div>KL</div>		<div>13045-S38-4</div>	
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UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))				
S38-4 ELEVATION B (WOD)	ENERGY EFFICIENCY - OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	599.33 S.F.	74.11 S.F.	12.37 %	
LEFT SIDE	1034.91 S.F.	89.67 S.F.	8.66 %	
RIGHT SIDE	1034.91 S.F.	91.11 S.F.	8.80 %	
REAR	714.00 S.F.	145.28 S.F.	20.35 %	
TOTAL SQ. FT.	3383.15 S.F.	400.17 S.F.	11.83 %	
TOTAL SQ. M.	314.30 S.M.	37.18 S.M.	11.83 %	



REAR ELEVATION 'B'
9R & MORE W.O.D. CONDITION

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

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S38-4		BAYVIEW WELLINGTON		GREEN VALLEY ESTATES		BRADFORD		13045	
BAROSSA 4								drawing no.	
								26	
								13045-S38-4	
								3/16" = 1'-0"	
								JUNE 2014	
								KL	
								RICHARD - H:\ARCHIVE WORKING\2013\13045-S38-4.dwg - Wed - Jun 3 2015 - 10:30 AM	
								300A Wilson Avenue Toronto, ON M3H 1S8 t 416.630.2255 f 416.630.4782 vo3design.com	
								25591	
								BCN	
								42658	
								RC	
								21-04-15	
								KL	
								AUG 05-14	
								KL	
								date	
								by	
								description	
								3 REVISED AS PER ENG'S COMMENTS	
								2 UPGRADED REAR ELEVATIONS ADDED.	
								1 ISSUED FOR CLIENT REVIEW	
								no. description	

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UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7))				
S38-4 ELEVATION C (WOD)	ENERGY EFFICIENCY - OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	600.33 S.F.	84.55 S.F.	14.08 %	
LEFT SIDE	1034.91 S.F.	89.67 S.F.	8.66 %	
RIGHT SIDE	1034.91 S.F.	91.11 S.F.	8.80 %	
REAR	714.00 S.F.	145.28 S.F.	20.35 %	
TOTAL SQ. FT.	3384.15 S.F.	410.61 S.F.	12.13 %	
TOTAL SQ. M.	314.40 S.M.	38.15 S.M.	12.13 %	



REAR ELEVATION 'C' W.O.D.
9R & MORE CONDITION

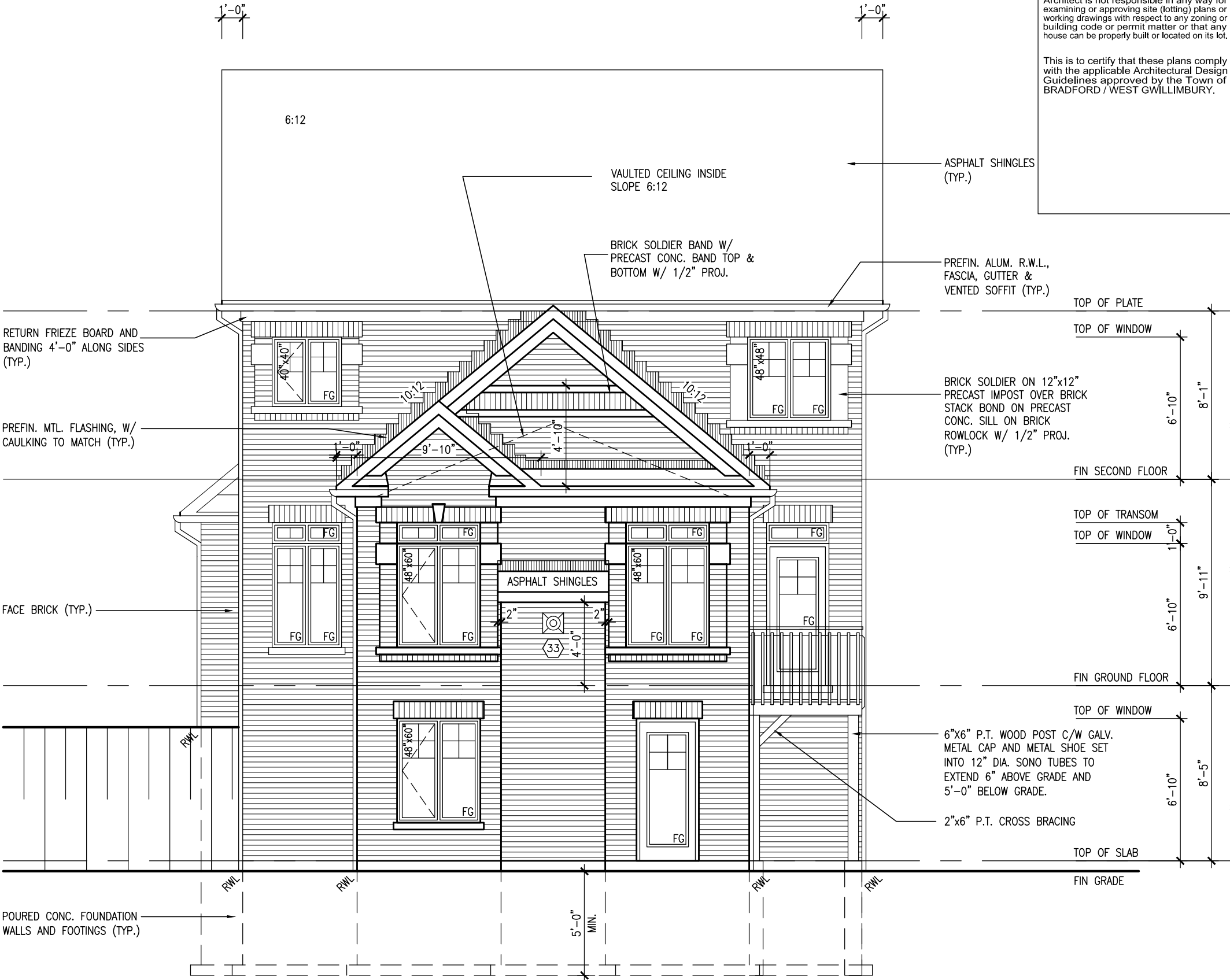
BASEMENT WINDOW SIZES
4R-8R USE 30"x24" VINYL
CLAD STRUCTURAL STEEL
FRAME BASEMENT WINDOWS

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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.

project no.		project name		municipality		date		checked by		scale		drawing no.	
13045		S38-4 BAROSSA 4		BRADFORD		JUNE 2014		KL		3/16" = 1'-0"		27	
file name		UPGRADED REAR ELEVATION 'C' w/ W.O.D.		GREEN VALLEY ESTATES		JUNE 2014		KL		3/16" = 1'-0"		13045-S38-4	
drawn by		KL		RICHARD		H:\ARCHIVE\WORKING\2013\13045-S38-4.dwg		Wed - Jun 3 2015 - 10:30 AM		13045-S38-4		27	
no. description		3 REVISED AS PER ENG'S COMMENTS		21-04-15		RC		2		UPGRADED REAR ELEVATIONS ADDED.		AUG 05-14	
1		ISSUED FOR CLIENT REVIEW		AUG 05-14		KL		1		ISSUED FOR CLIENT REVIEW		AUG 05-14	
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.		Wellington Jno-Baptiste		25591		BCN		42658		RC	
8		Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		VAS Design Inc.		25591		BCN		42658		RC	
7		qualification information		Wellington Jno-Baptiste		25591		BCN		42658		RC	
6		signature		Wellington Jno-Baptiste		25591		BCN		42658		RC	
5		name		Wellington Jno-Baptiste		25591		BCN		42658		RC	
4		registration information		VAS Design Inc.		25591		BCN		42658		RC	
3		REVISED AS PER ENG'S COMMENTS		21-04-15		RC		2		UPGRADED REAR ELEVATIONS ADDED.		AUG 05-14	
2		UPGRADED REAR ELEVATIONS ADDED.		AUG 05-14		KL		1		ISSUED FOR CLIENT REVIEW		AUG 05-14	
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UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7))			
S38-4 ELEVATION A (WOD)	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	605.55 S.F.	80.77 S.F.	13.34 %
LEFT SIDE	1034.91 S.F.	89.67 S.F.	8.66 %
RIGHT SIDE	1034.91 S.F.	91.11 S.F.	8.80 %
REAR	800.77 S.F.	159.11 S.F.	19.87 %
TOTAL SQ. FT.	3476.14 S.F.	420.66 S.F.	12.10 %
TOTAL SQ. M.	322.94 S.M.	39.08 S.M.	12.10 %



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.

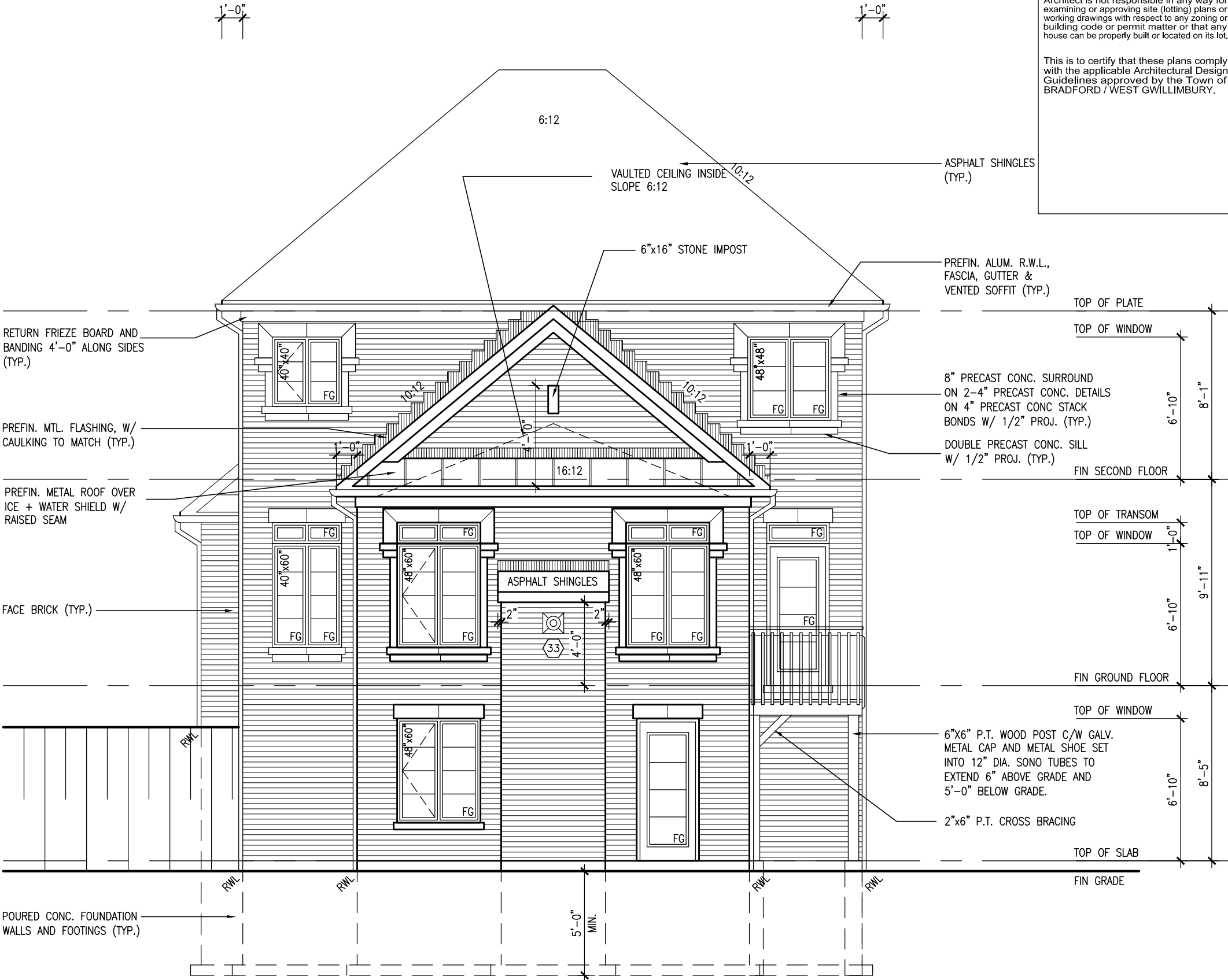
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		25591	
qualification information		BCN	
Wellington Jno-Baptiste		signature	
name		42658	
registration information		VAS Design Inc.	
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			
3	REVISED AS PER ENG'S COMMENTS	21-04-15	RC
2	UPGRADED REAR ELEVATIONS ADDED.		
1	ISSUED FOR CLIENT REVIEW	AUG 05-14	KL
no.	description	date	by

project name		project no.	
GREEN VALLEY ESTATES		13045	
BRADFORD		drawing no.	
municipality		file name	
UPGRADED REAR ELEVATION 'A' w/ W.O.B.		13045-S38-4	
date		scale	
JUNE 2014		3/16" = 1'-0"	
drawn by		checked by	
KL		-	
RICHARD - H:\ARCHIVE\WORKING\2013\13045-S38-4.dwg - Wed - Jun 3 2015 - 10:30 AM			

VAS DESIGN		300A Wilson Avenue Toronto, ON M3H 1S8 t. 416.630.2255 f. 416.630.4782 vo3design.com	
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S38-4		BAROSSA 4	
BAYVIEW WELLINGTON			

UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7))			
S38-4 ELEVATION C (WOD)	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	600.33 S.F.	84.55 S.F.	14.08 %
LEFT SIDE	1034.91 S.F.	89.67 S.F.	8.66 %
RIGHT SIDE	1034.91 S.F.	91.11 S.F.	8.80 %
REAR	800.77 S.F.	159.11 S.F.	19.87 %
TOTAL SQ. FT.	3470.92 S.F.	424.44 S.F.	12.23 %
TOTAL SQ. M.	322.46 S.M.	39.43 S.M.	12.23 %



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.

project name		project no.	
GREEN VALLEY ESTATES		13045	
municipality		drawing no.	
BRADFORD		30	
date		file name	
JUNE 2014		13045-S38-4	
drawn by		checked by	
KL		-	
scale		3/16" = 1'-0"	
UPGRADED REAR ELEVATION 'C' w/ W.O.B.			
RICHARD - H:\ARCHIVE\WORKING\2013\13045-S38-4.dwg - Wed - Jun 3 2015 - 10:30 AM			

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 BCON	
name registration information	
VAS Design Inc. 42658	
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3 REVISED AS PER ENG'S COMMENTS		21-04-15		RC	
2 UPGRADED REAR ELEVATIONS ADDED.					
1 ISSUED FOR CLIENT REVIEW		AUG 05-14		KL	
no. description		date		by	
9 .					
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4 .					

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S38-4		BAROSSA 4	
BAYVIEW WELLINGTON			

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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, 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.

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.

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.

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.

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.

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

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

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.

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.

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

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.

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)

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.

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.

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

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

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.

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).

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.

STEPPED FOOTINGS OBC 9.15.3.9.

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

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

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.

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.

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.

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. *)

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 (2'-0") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES. OFFENDING GARAGE WALLS INCLUDED.

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.

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.

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) AND MUNICIPAL STANDARDS.

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

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

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

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

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

LUMBER: 1)

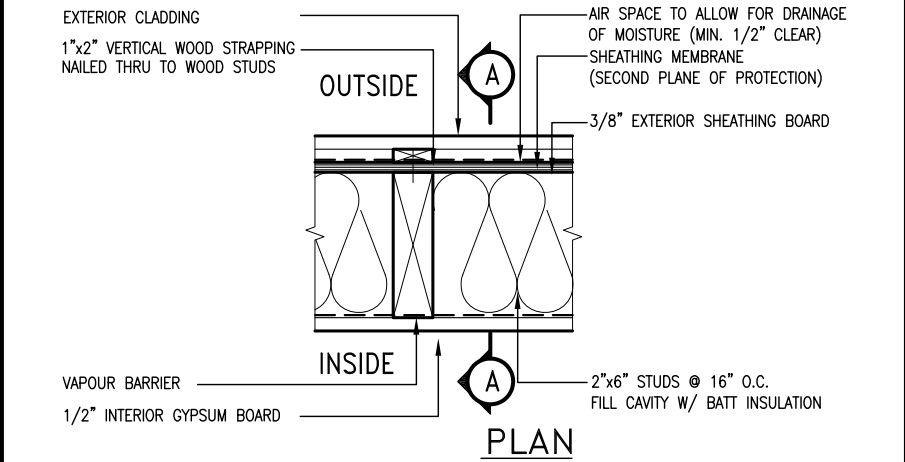
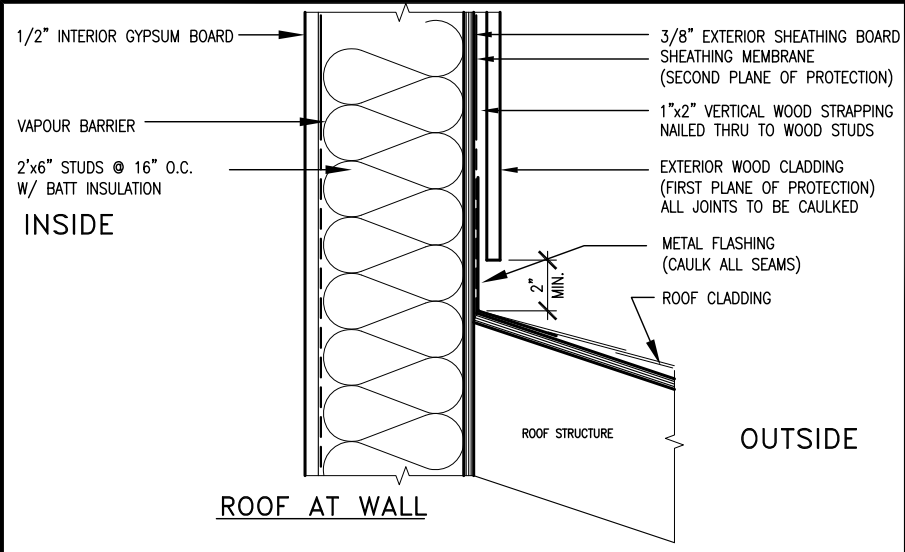
ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE.

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

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

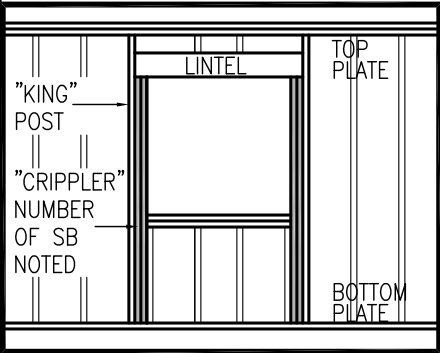
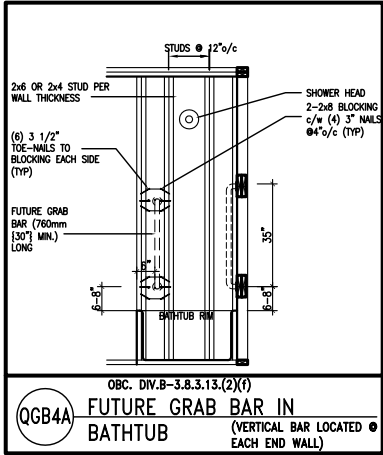
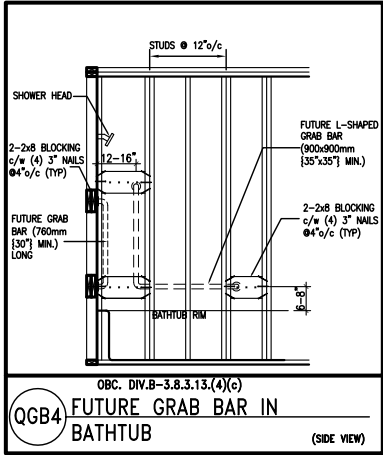
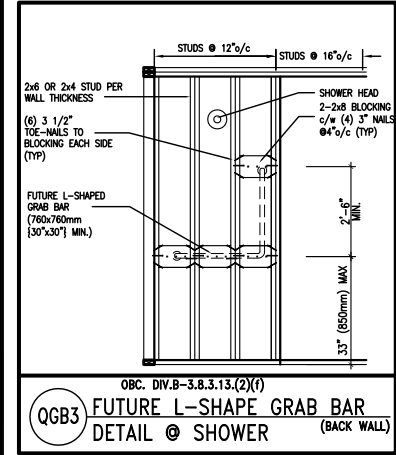
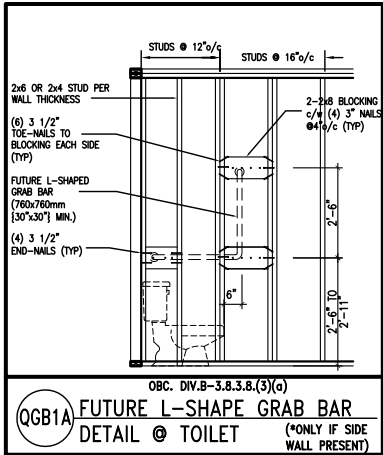
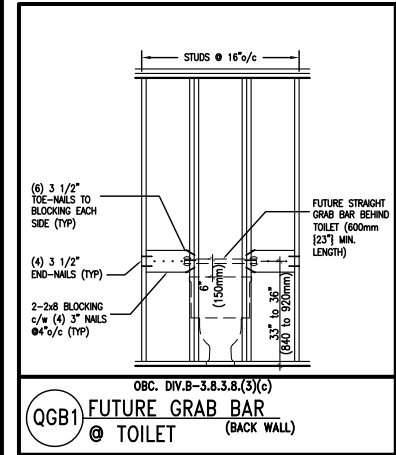
4) ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

5) LVL BEAMS SHALL BE 2.0E -2950Fb MIN., NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm (7 1/4" 9 1/2", 11 7/8") DEPTHS AND STAGGERED IN 3



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
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

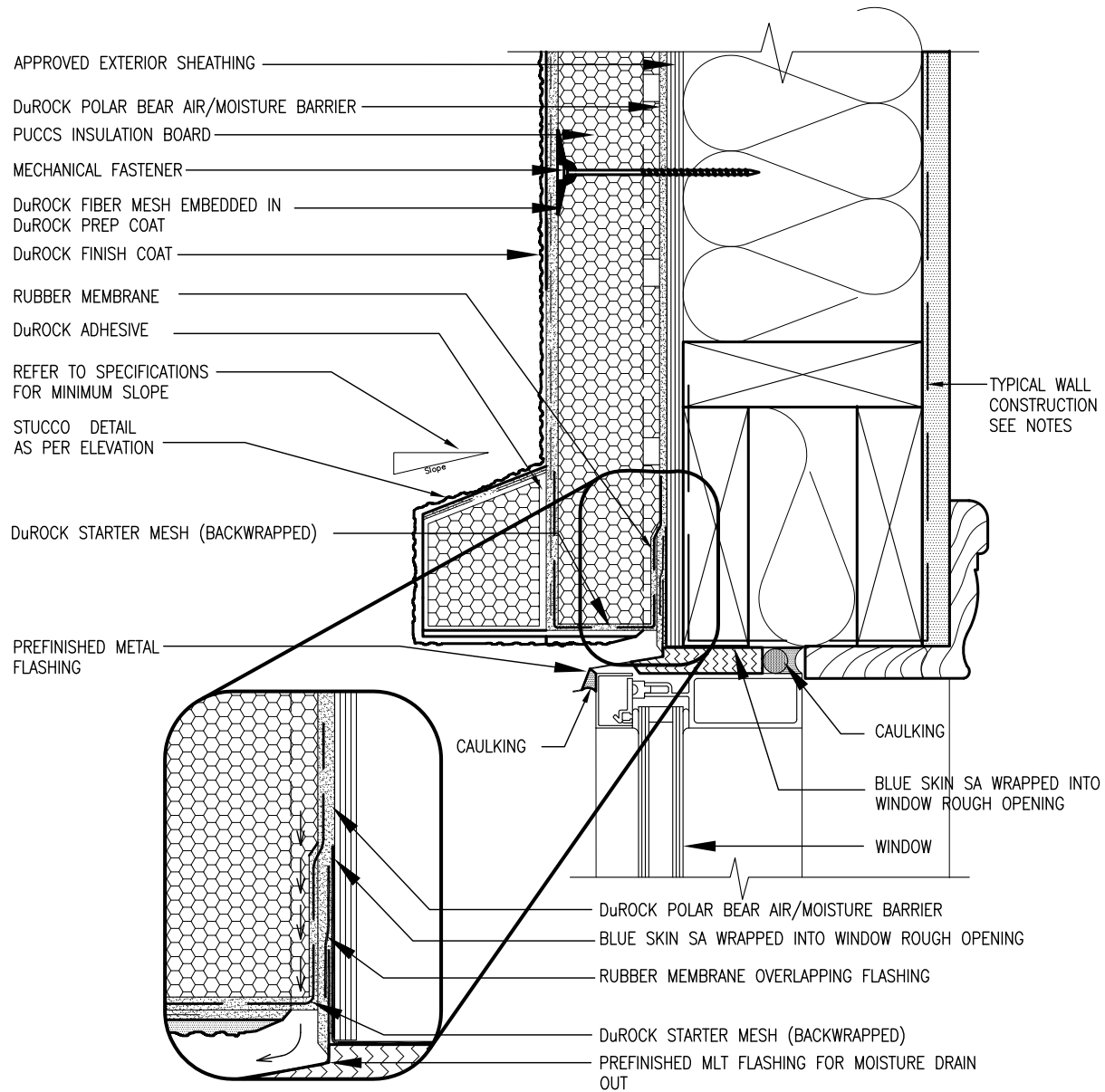
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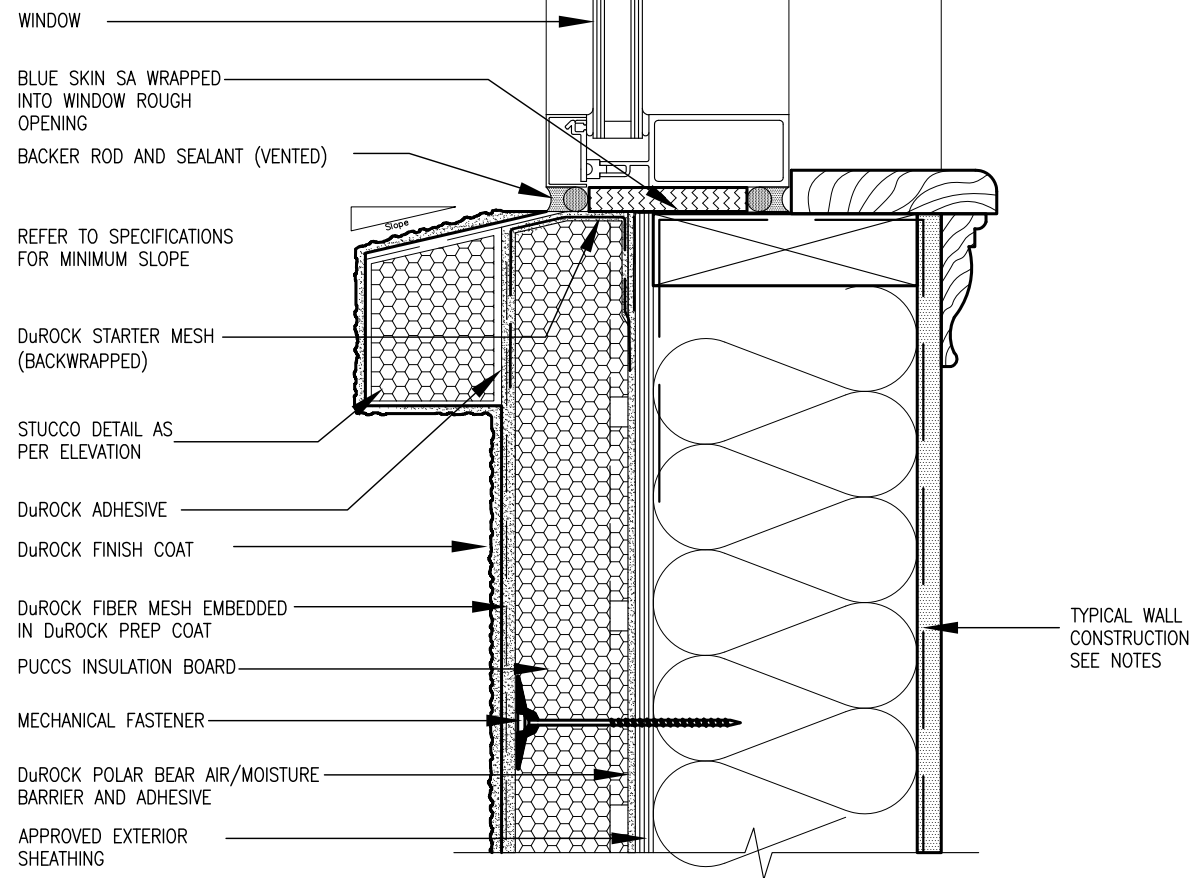
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BAYVIEW WELLINGTON		CONST NOTE	
project name GREEN VALLEY ESTATES		municipality BRADFORD	project no. 13045
date APR 2014		CONSTRUCTION NOTES	
drawn by RC	checked by -	scale 3/16" = 1'-0"	file name 13045-CONST-OBC 2015
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1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

BAYVIEW WELLINGTON

CONST NOTE

project name GREEN VALLEY ESTATES
project no. 13045
municipality BRADFORD
drawing no. CN3

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

file name 13045-CONST-08C 2015
checked by RC
date APR 2014
checked by RC

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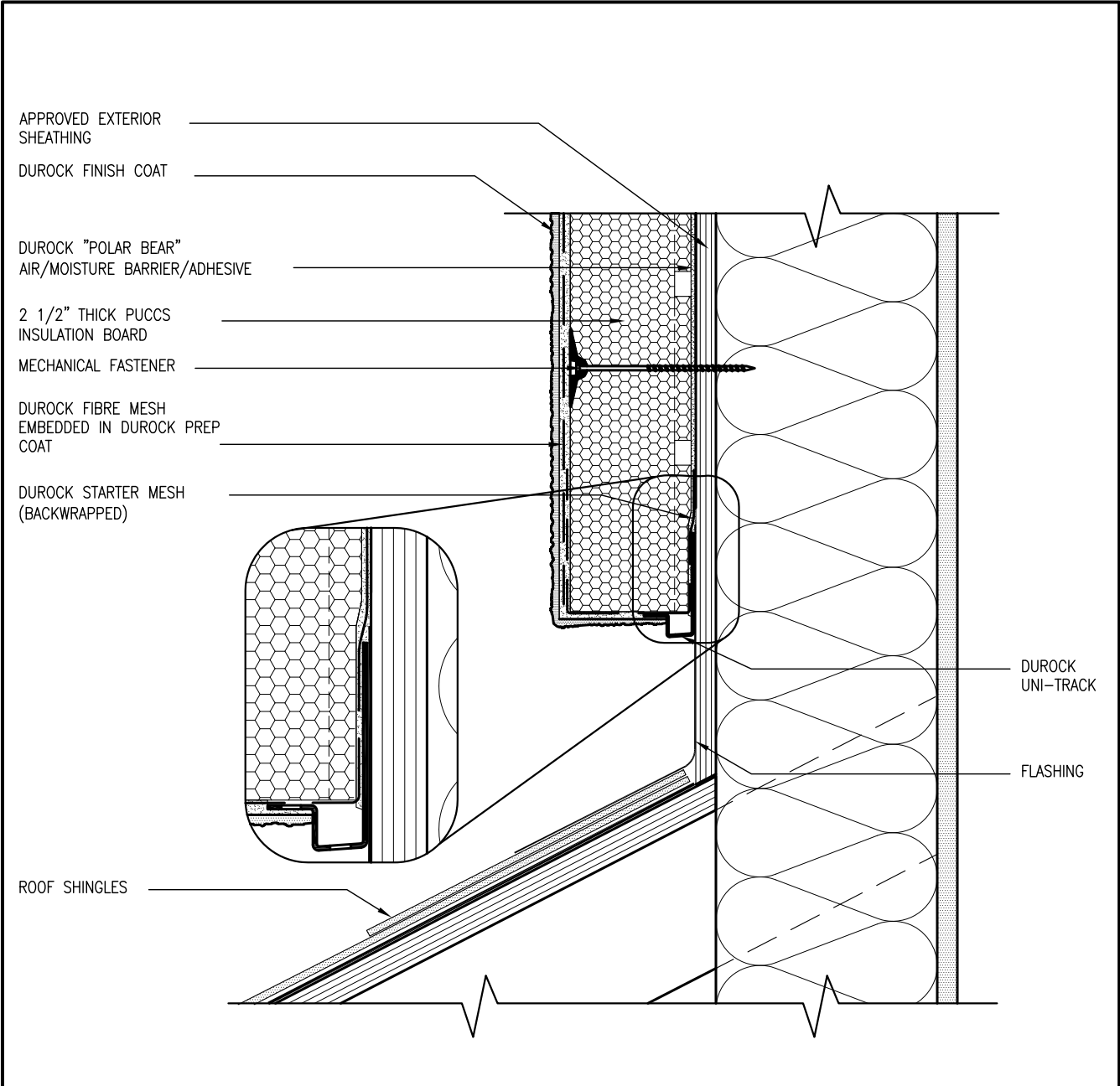
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qualification information
name Wellington Jno-Baptiste
registration information VAS Design Inc.
BCIN 25591
BCIN 42658

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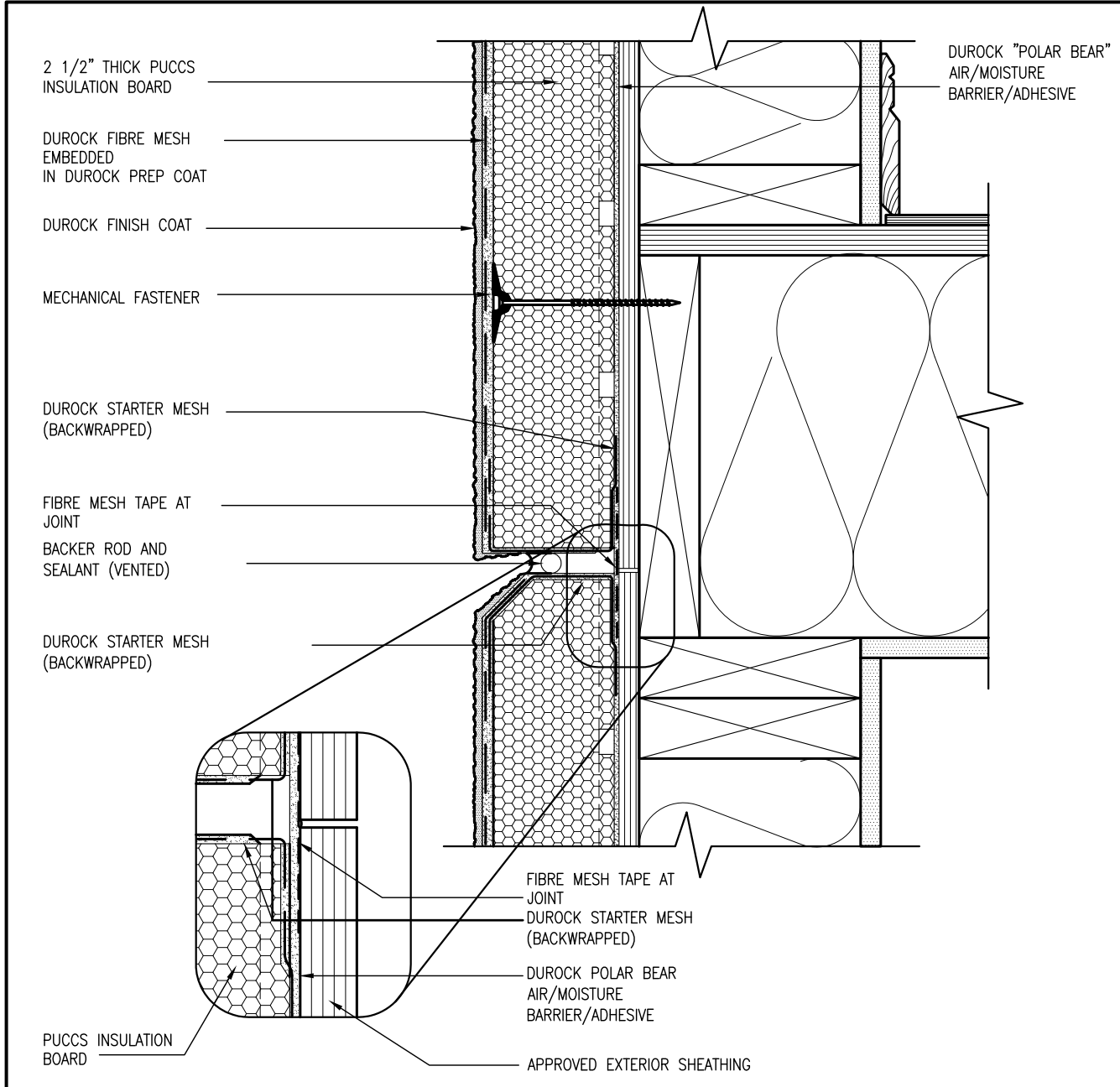
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MAY 07-14 RC
date

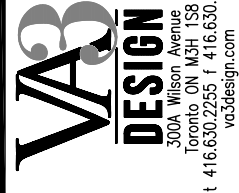


3 STUCCO TERMINATION @ ROOF
CN4 SCALE: 3"=1'-0"

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



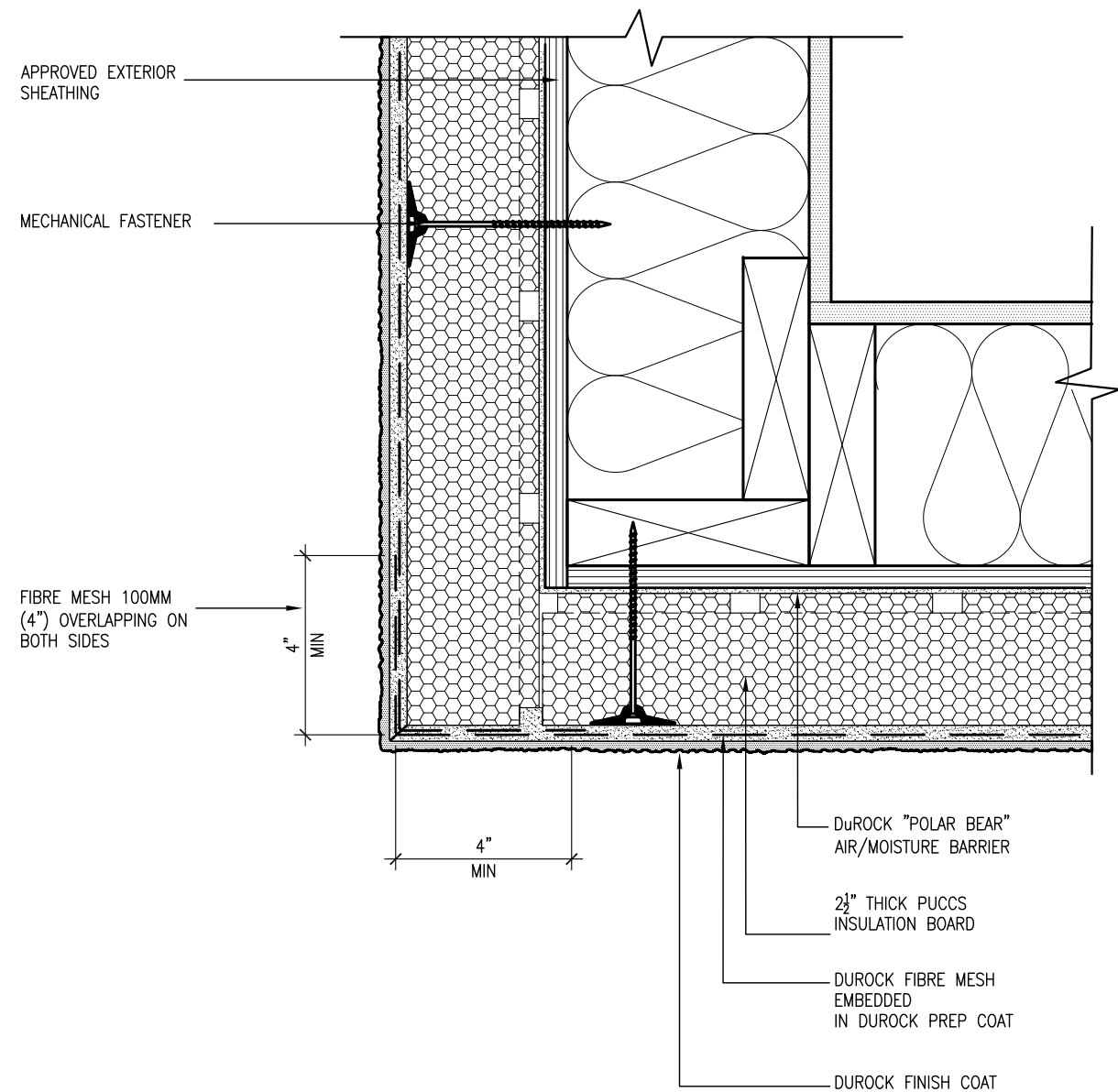
4 HORIZONTAL EXPANSION JOINT
CN4 SCALE: 3"=1'-0"



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qualification information
Wellington Jno-Baptiste 25591 BCN
name registration information
VA3 Design Inc. 42658
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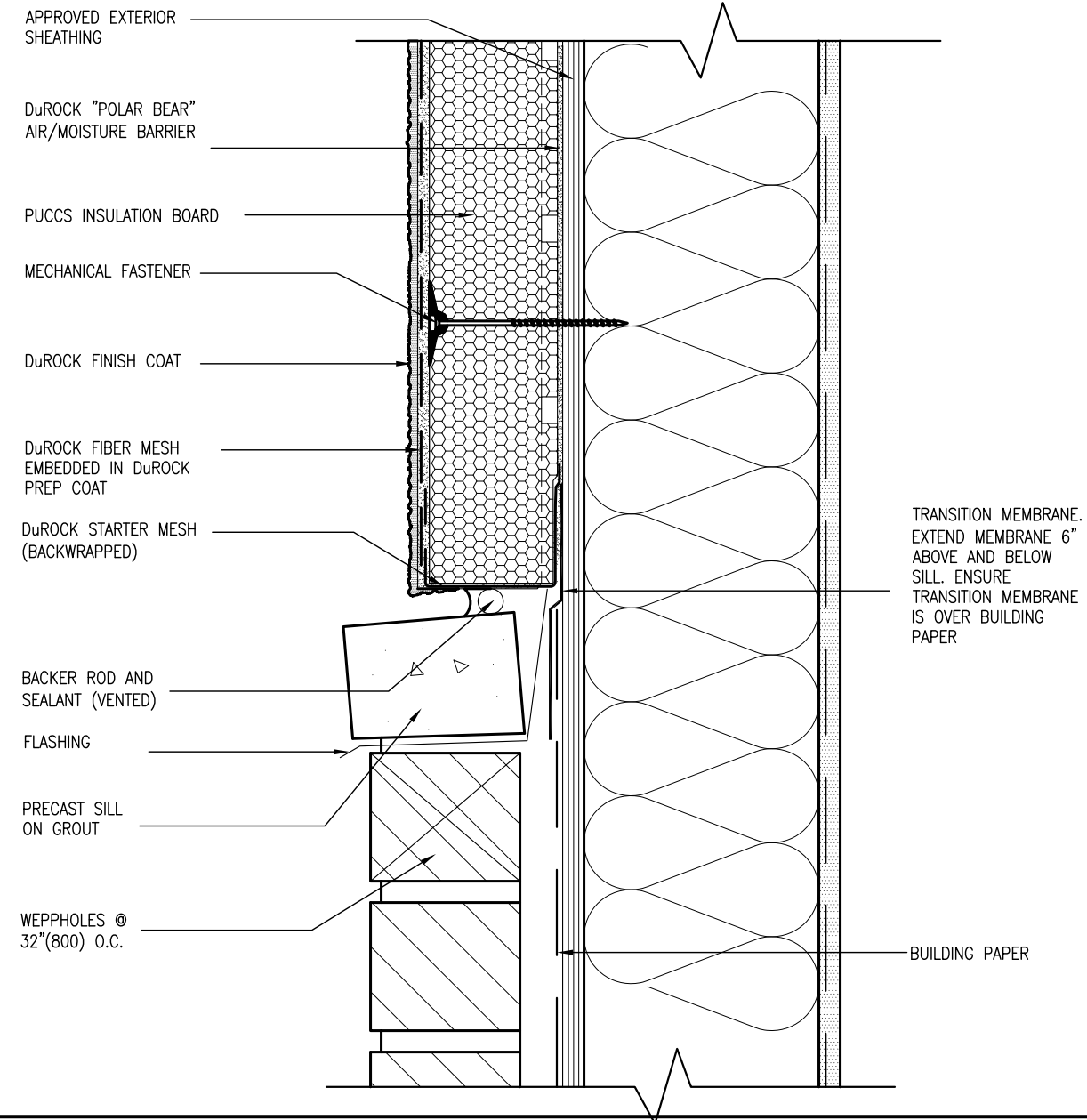
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1	ISSUE FOR CLIENT REVIEW	MAY 07-14 RC	RC

project name	project no.	CONST. NOTE
GREEN VALLEY ESTATES	13045	BAYVIEW WELLINGTON
BRADFORD		
date	checked by	scale
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down by	checked by	scale
RC	RC	3/16" = 1'-0"
file name	CONSTRUCTION NOTES	drawing no.
13045-CONST-08C 2015		CN4




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"

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8	.	.	qualification information
7	.	.	
6	.	.	Wellington Jno-Baptiste 25591
5	.	.	name registration information BCIN
4	.	.	VA3 Design Inc. signature
3	.	.	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.
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BAYVIEW WELLINGTON

GREEN VALLEY ESTATES

project name

CONST NOTE

municipality
BRADFORD

project no.
130445

CONSTRUCTION NOTES

date
APR 2014

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scale
3/16" = 1'-0"

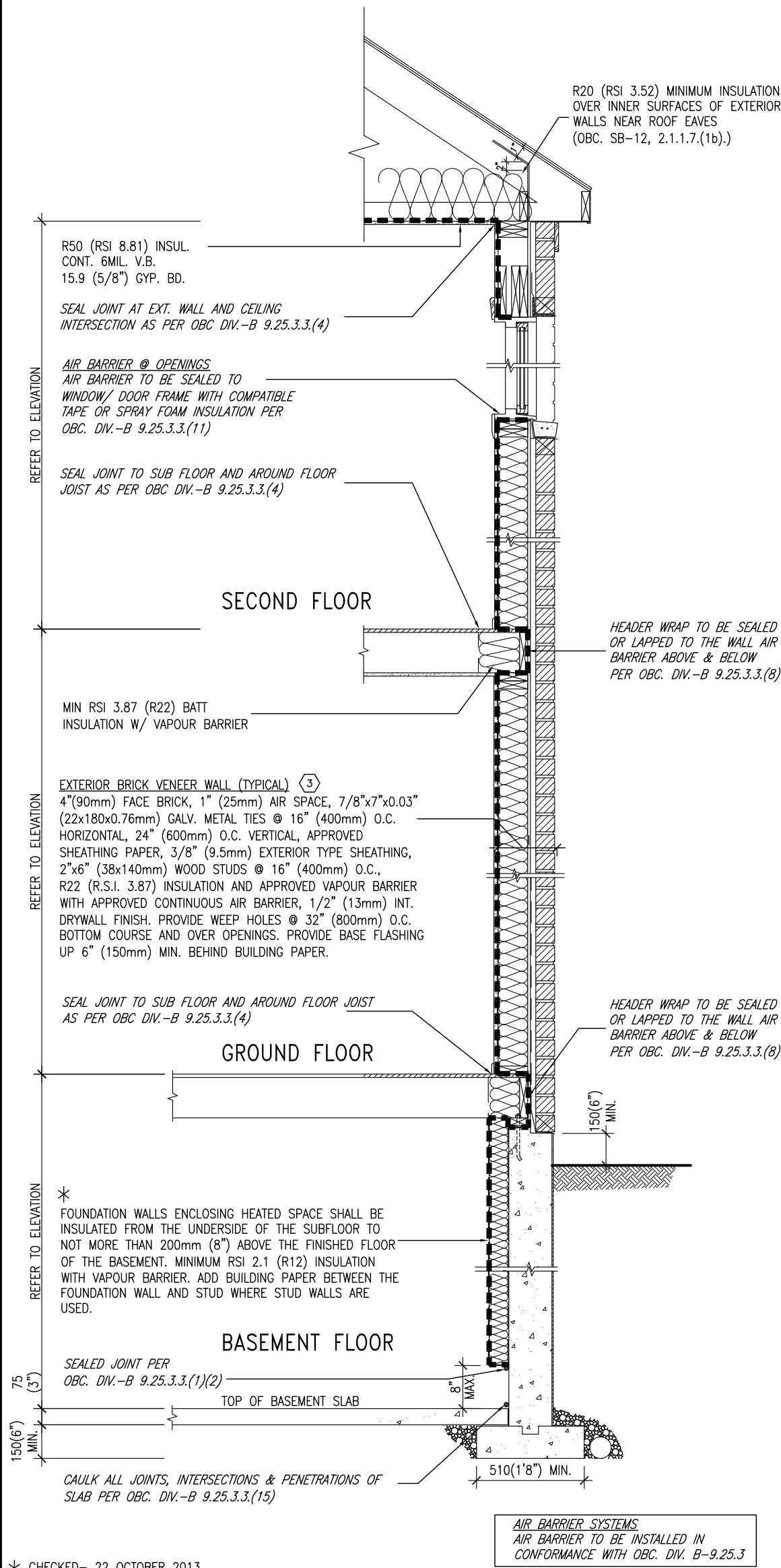
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SB12-COMPLIANCE PACKAGE 'J'



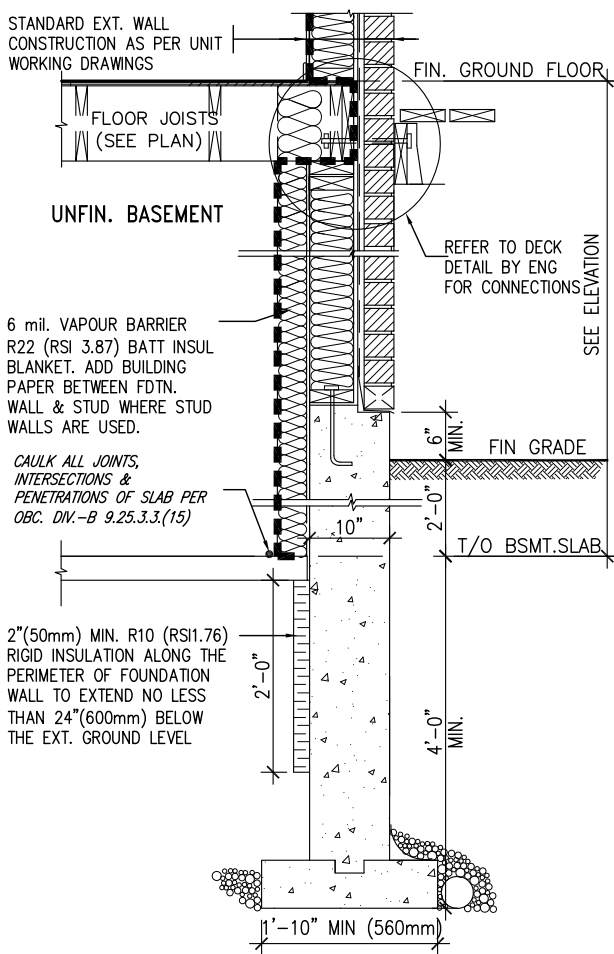
EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY
SECTION W/ BRICK VENEER SCALE: N.T.S.

SEMI & SINGLES ONLY

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

USE SB-12 COMPLIANCE PACKAGE (J):

COMPONENT	J	Notes:
Ceiling with Attic Space Minimum RSI (R) value	8.81 (R50)	BLOWN -LOOSE
Ceiling without Attic Space Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Exposed Floor Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Walls Above Grade Minimum RSI (R) value	3.87 (R22)	6\" R22 BATT
Basement Walls Minimum RSI (R) value	2.11 (R12)	4\" R12 BLANKET
Edge of Below Grade Slab ≤600mm below grade Minimum RSI (R) value	1.76 (R10)	RIGID INSUL
Windows & Sliding glass Doors Maximum U-value	1.8	DOUBLE PANE LOW 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	.	.	.	signature
4	.	.	.	BCIN
3	.	.	.	qualification information
2	UPDATE TO CODE	APR 16-15	RC	VA3 Design Inc. 42658
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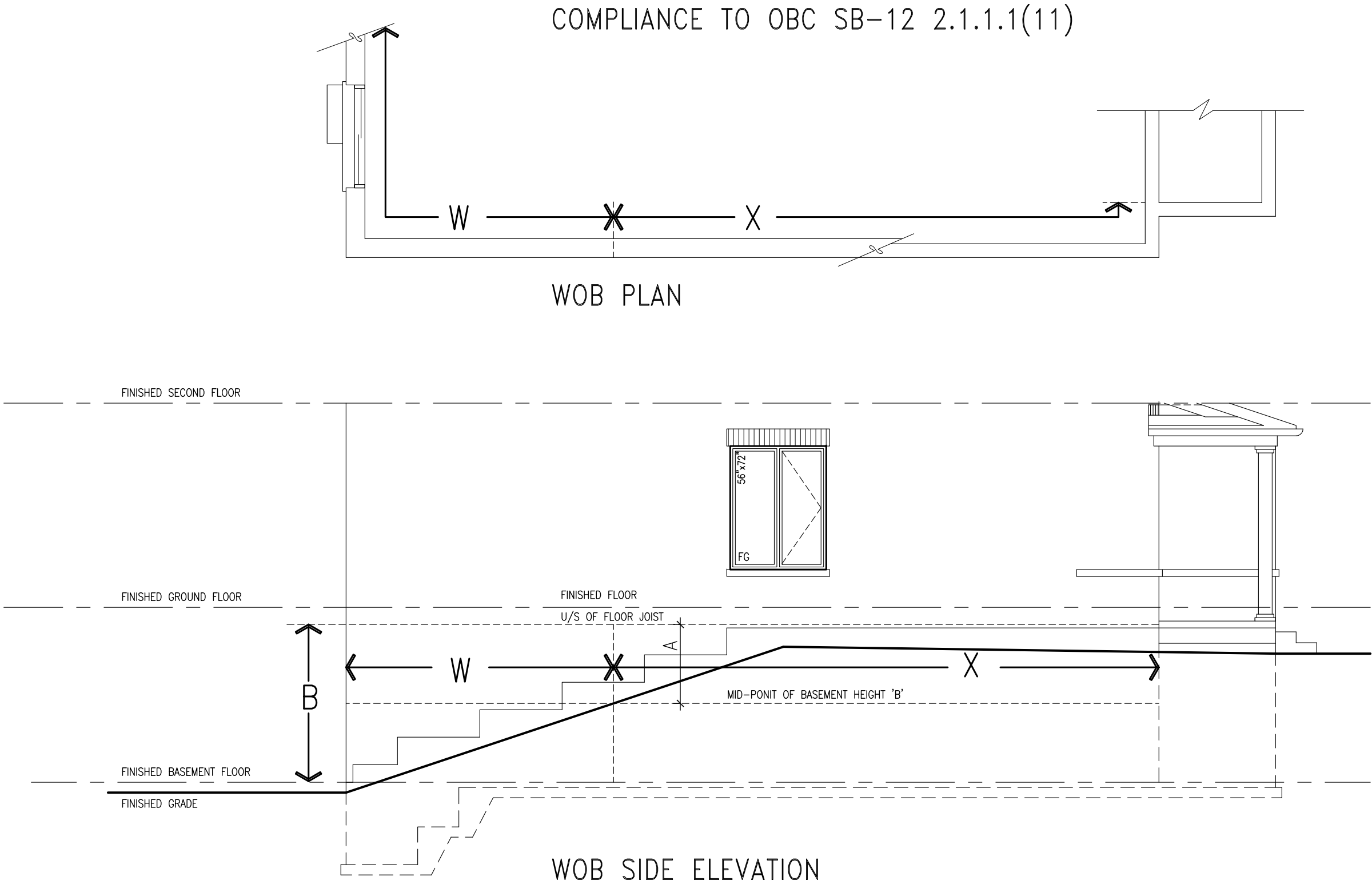
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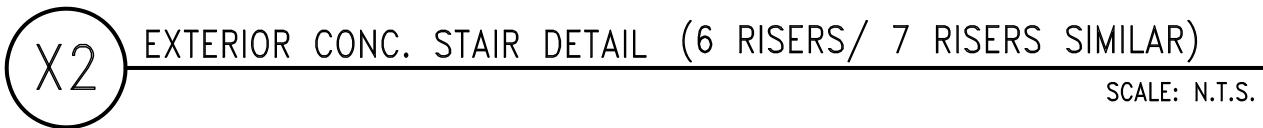
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date APR 2014	checked by RC	scale 3/16\" = 1'-0\"
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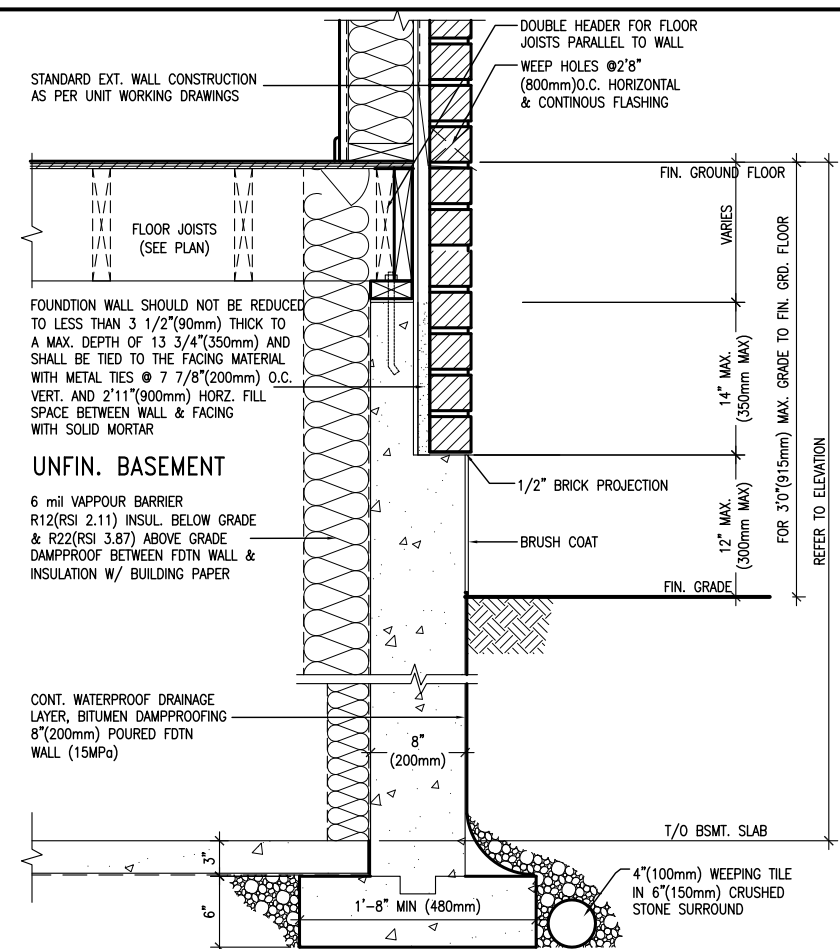
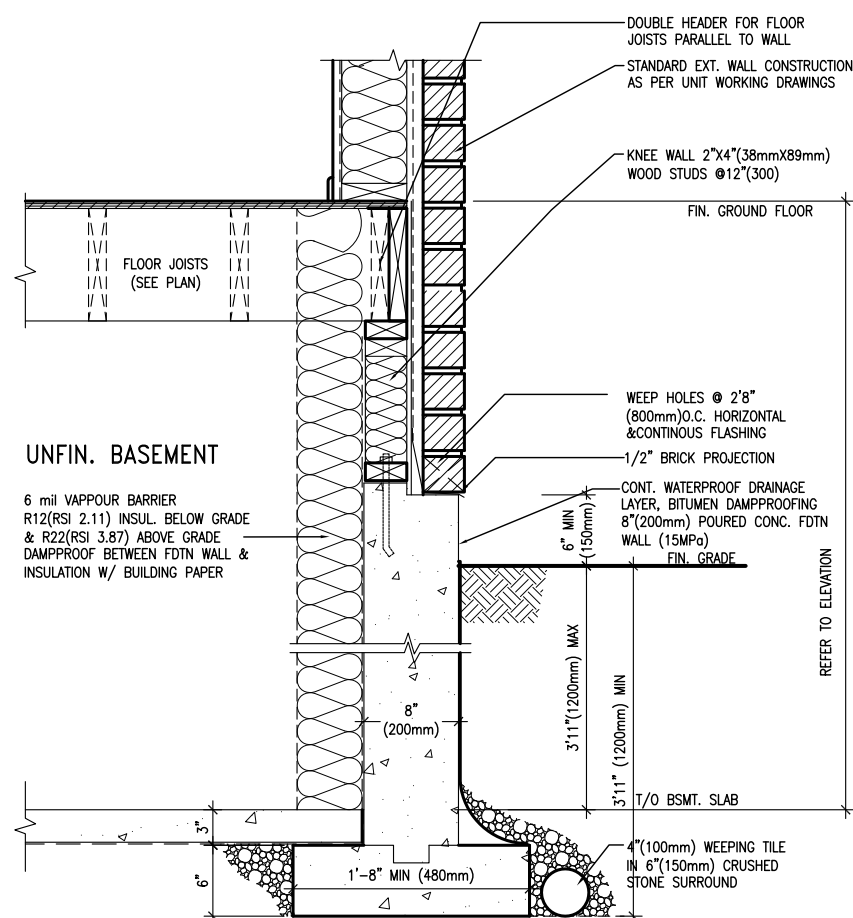
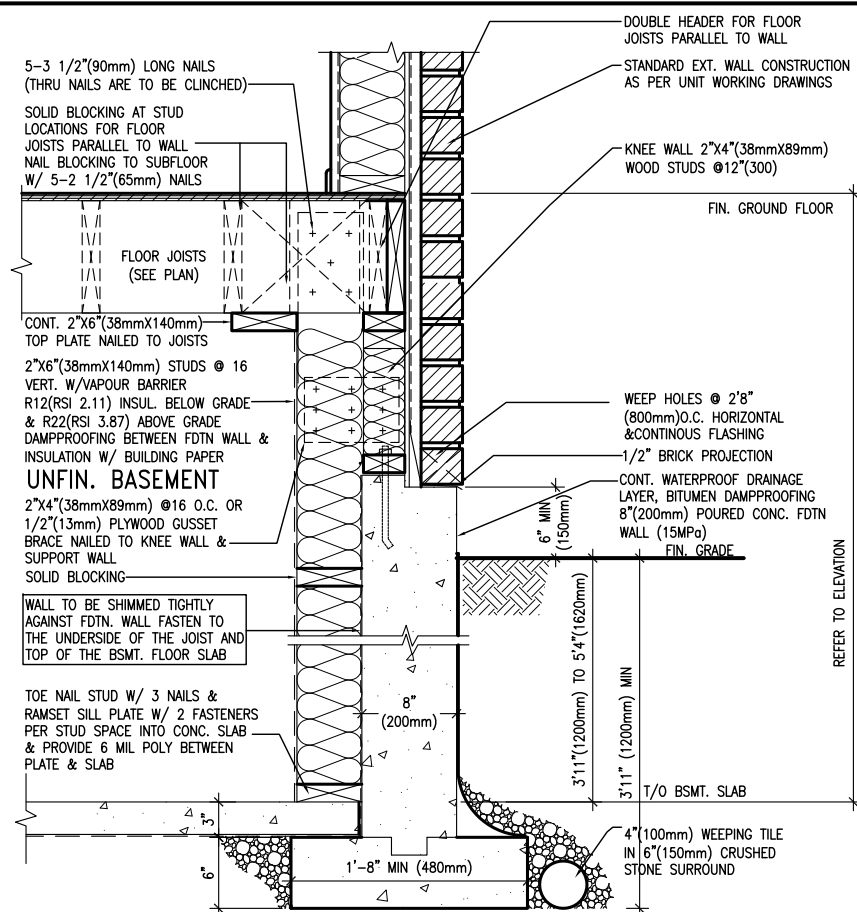
WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B"
INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

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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			GREEN VALLEY ESTATES		13045	
			date		drawing no.	
			APR 2014		CONSTRUCTION NOTES	
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BAYVIEW WELLINGTON	CONST NOTE
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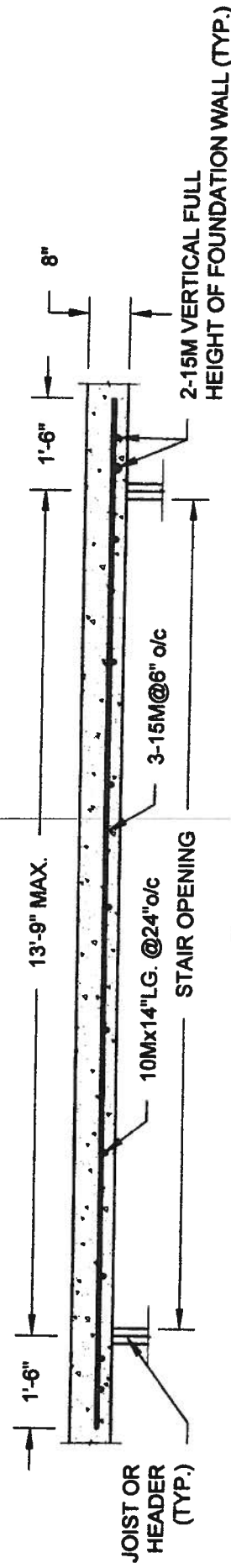
BAYVIEW WELLINGTON

project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045
date APR 2014 drawn by RC		drawing no. CN9
checked by — scale 3/16" = 1'-0"		CONSTRUCTION NOTES 13045-CONST-08C 2015 file name 13045-CONST-08C 2015.dwg RC H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-08C 2015.dwg Mon - May 4 2015 - 4:04 PM

VA3
DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
6.630.2255 f 416.630.
vo3design.com

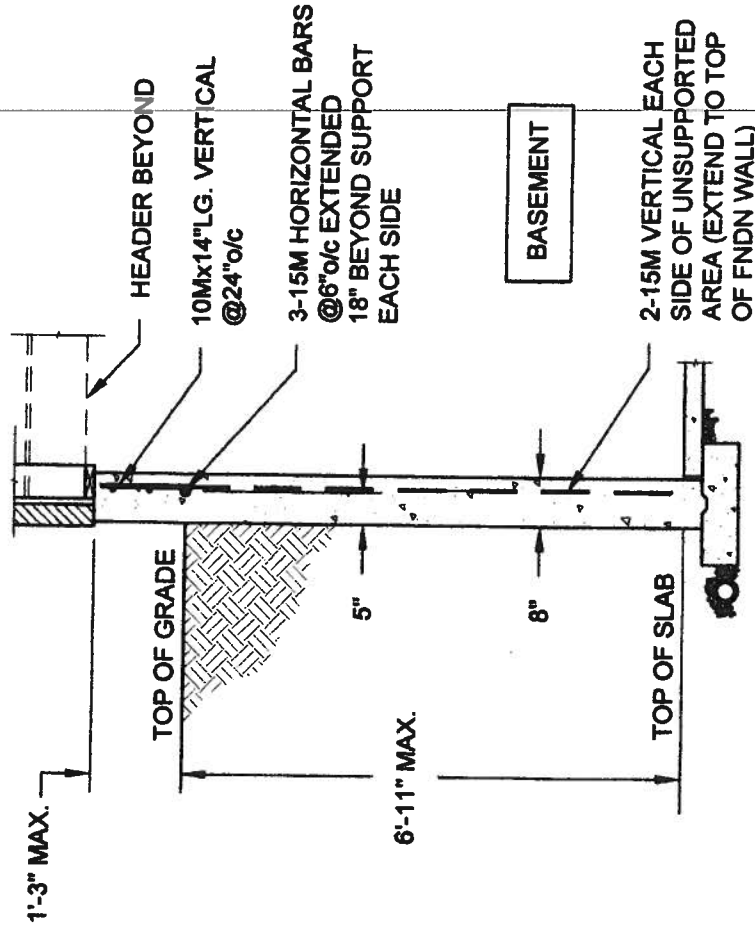
<p>The undersigned has reviewed and takes responsibility for this design and the information provided. The undersigned has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</p> <p>Wellington Information</p> <p>Wellington Jno-Baptiste</p> <p><i>Jno-Baptiste</i></p> <p>signature</p> <p>BCIN 25591</p>	<p>Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. The property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.</p> <p>registration information</p> <p>VA3 Designer Inc.</p> <p>42658</p>
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PLAN VIEW

NOT TO SCALE

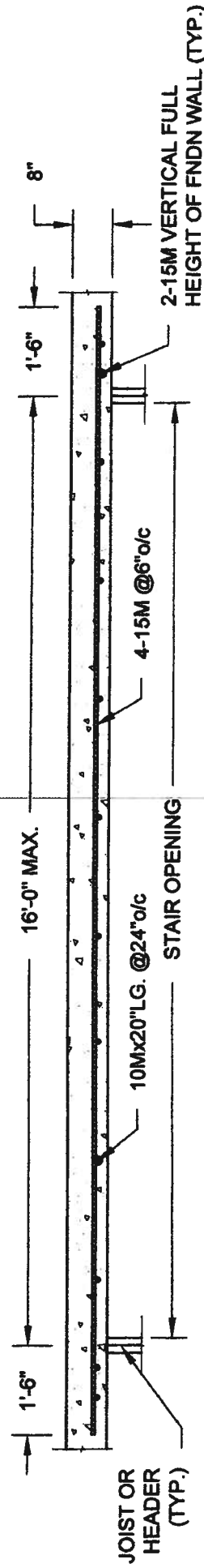


NOTE:

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.

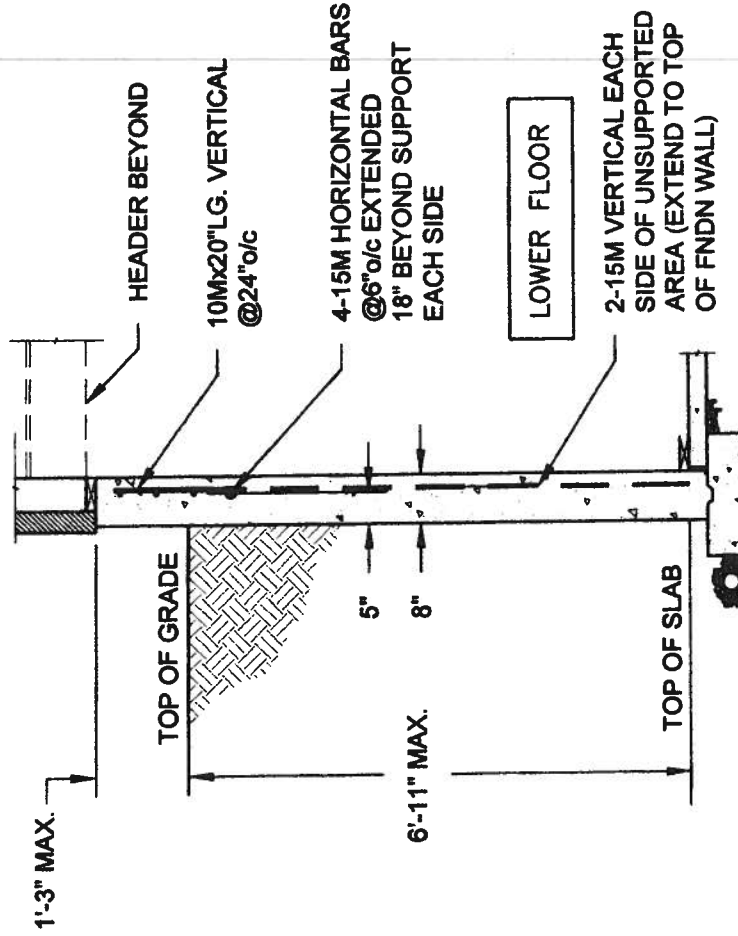
1A LATERALLY UNSUPPORTED WALL

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.



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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

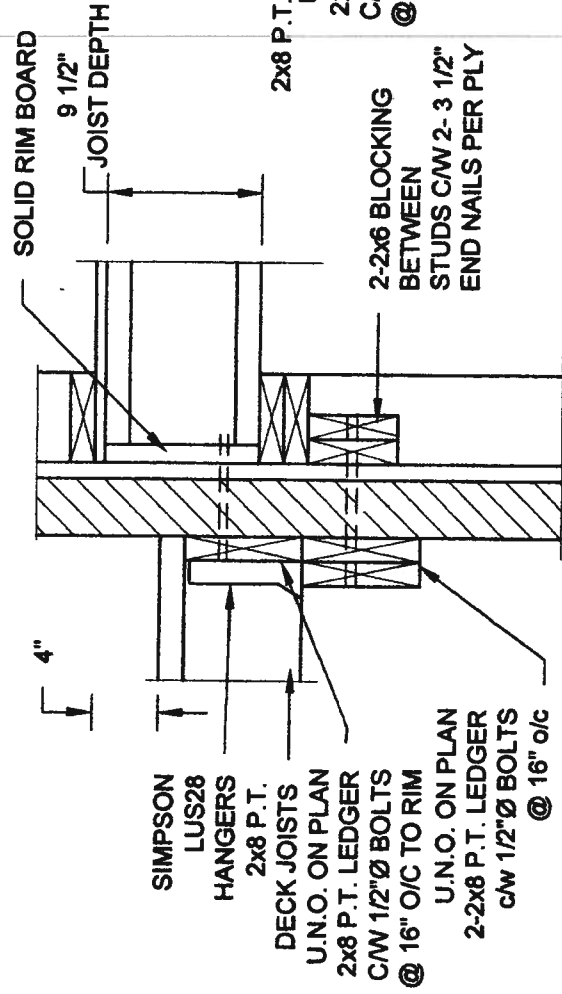
Scale:
AS NOTED

Date:
MAY-27-2014

Drawn:
SC

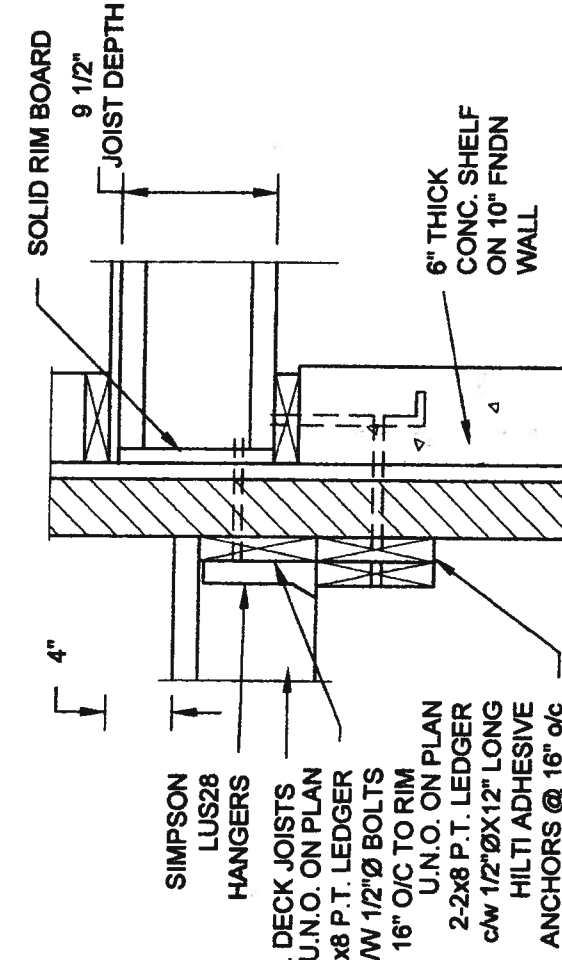
Checked:
SJB

FOR 9 1/2" JOIST DEPTH



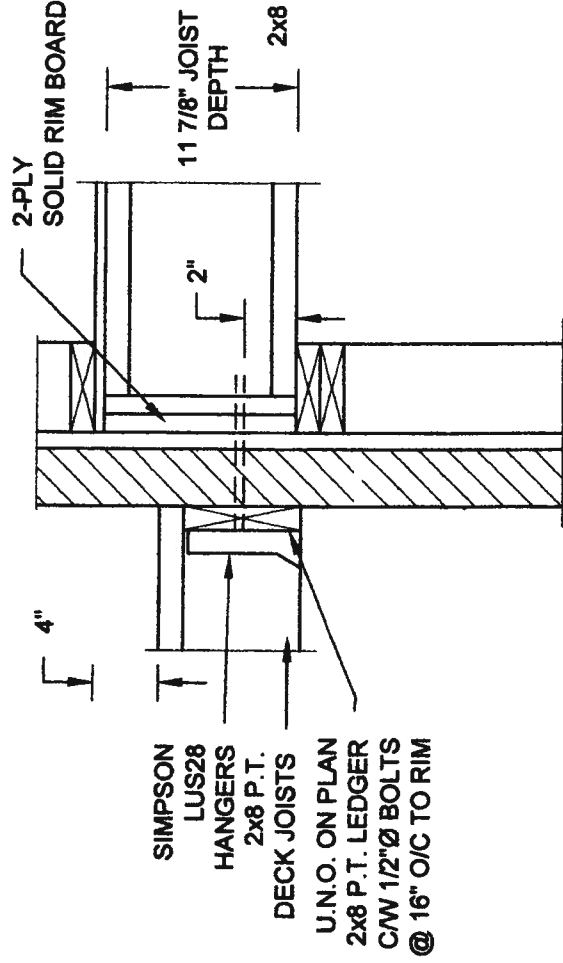
1A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

- 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 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.



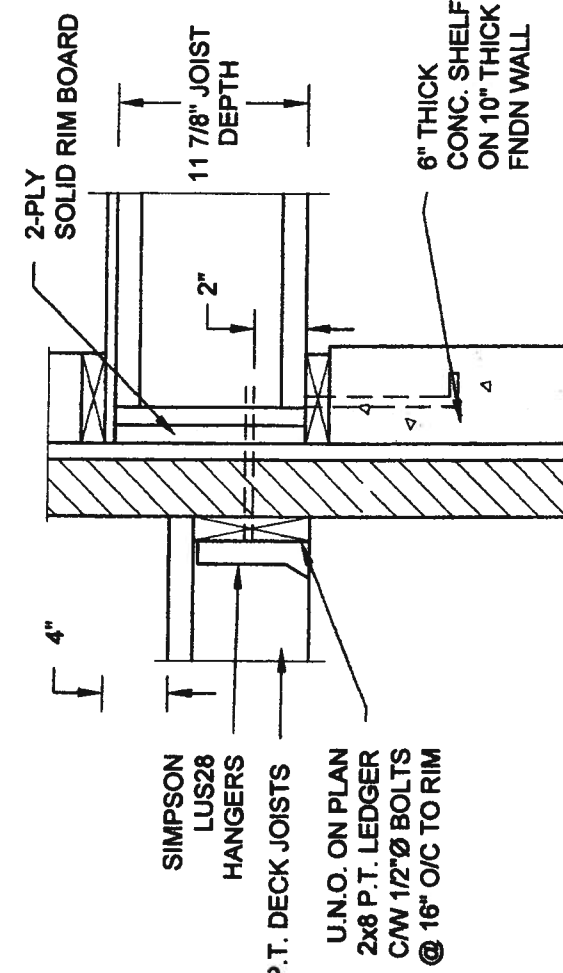
1B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

FOR 11 7/8" JOIST DEPTH

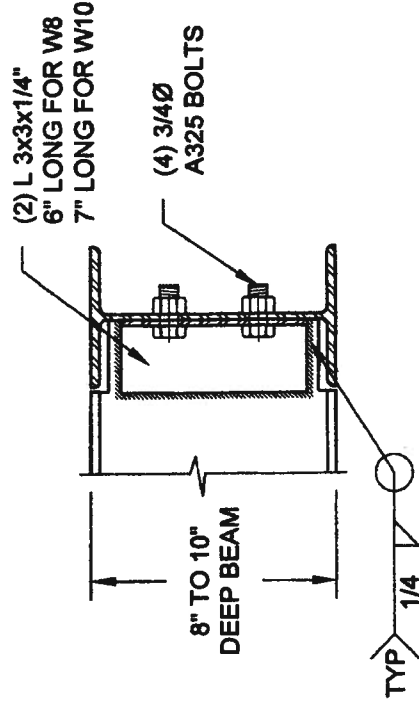


2A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

- 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"

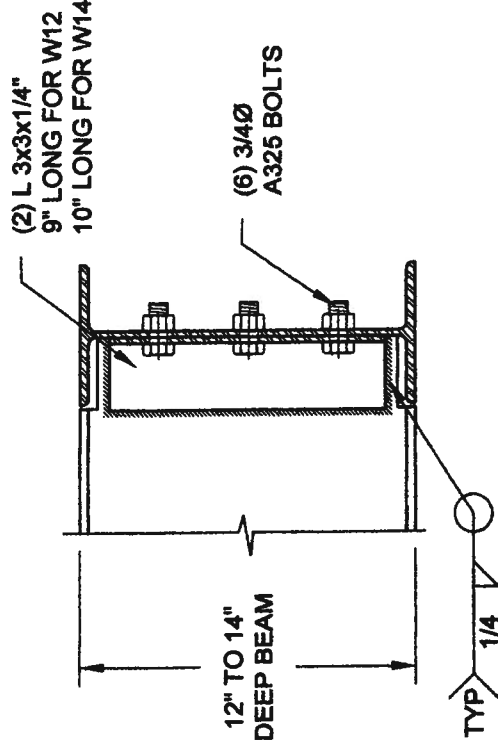


NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.

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

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MAY 7 2014

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

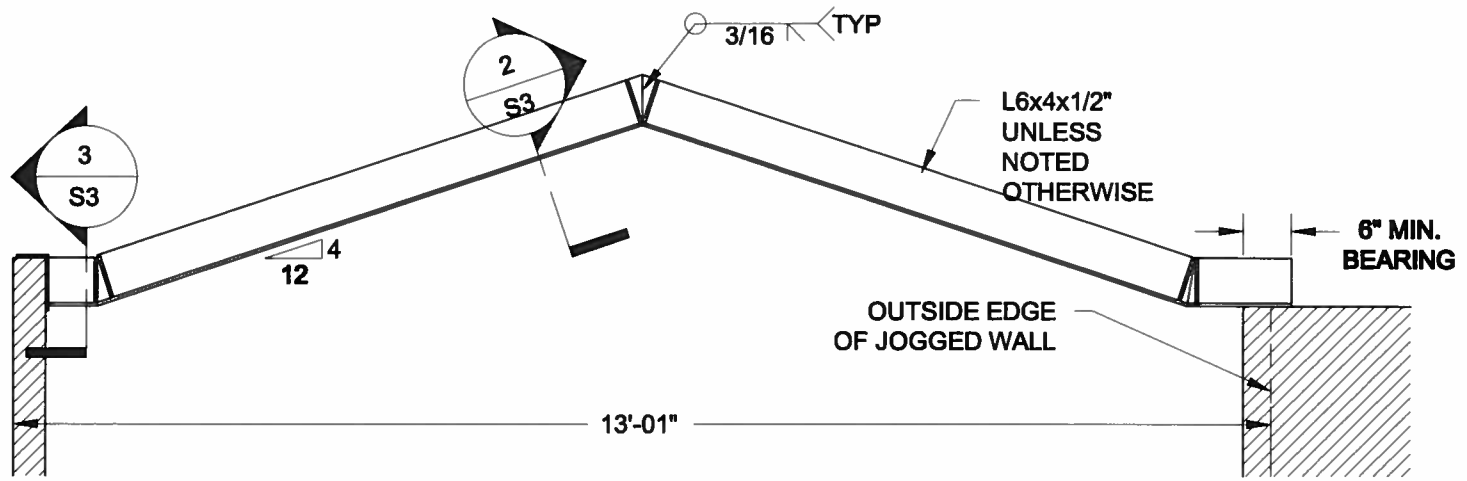
TYPICAL STRUCTURAL DETAILS

Project No.:

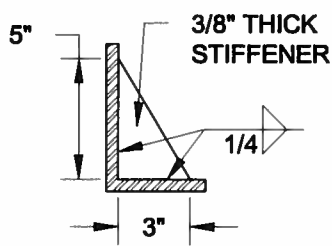
14-095, 14-096, 14-097

Drawing No.:

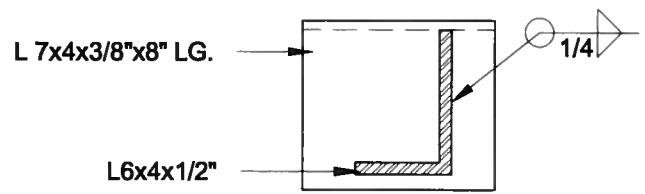
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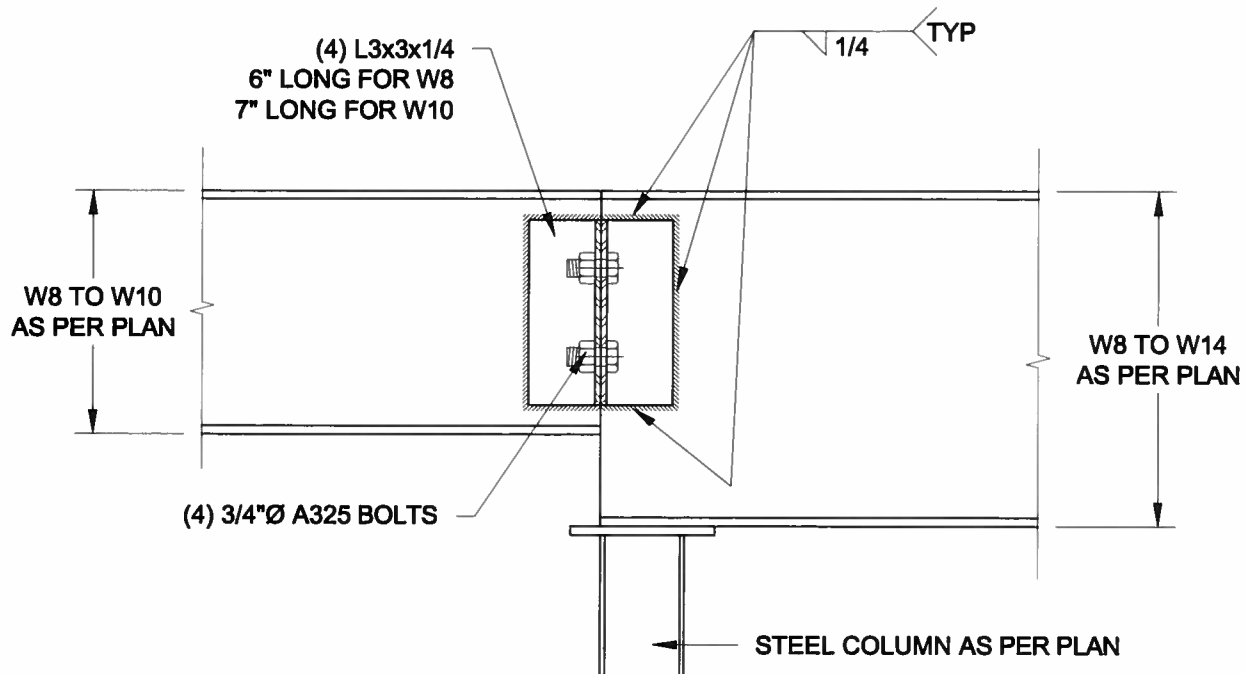
1
S3 **STEEL LINTEL AT GABLE**
SCALE: 1/2" = 1'-0"



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

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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