

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

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

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

GROUND FLOOR PLAN 'A'

INDICATES REDUCED SIDE YARD

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2.	REVISED AS PER ENG'S COMMENTS	20-04-15	RC
1.	ISSUED FOR CLIENT REVIEW	14-07-07	NH
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

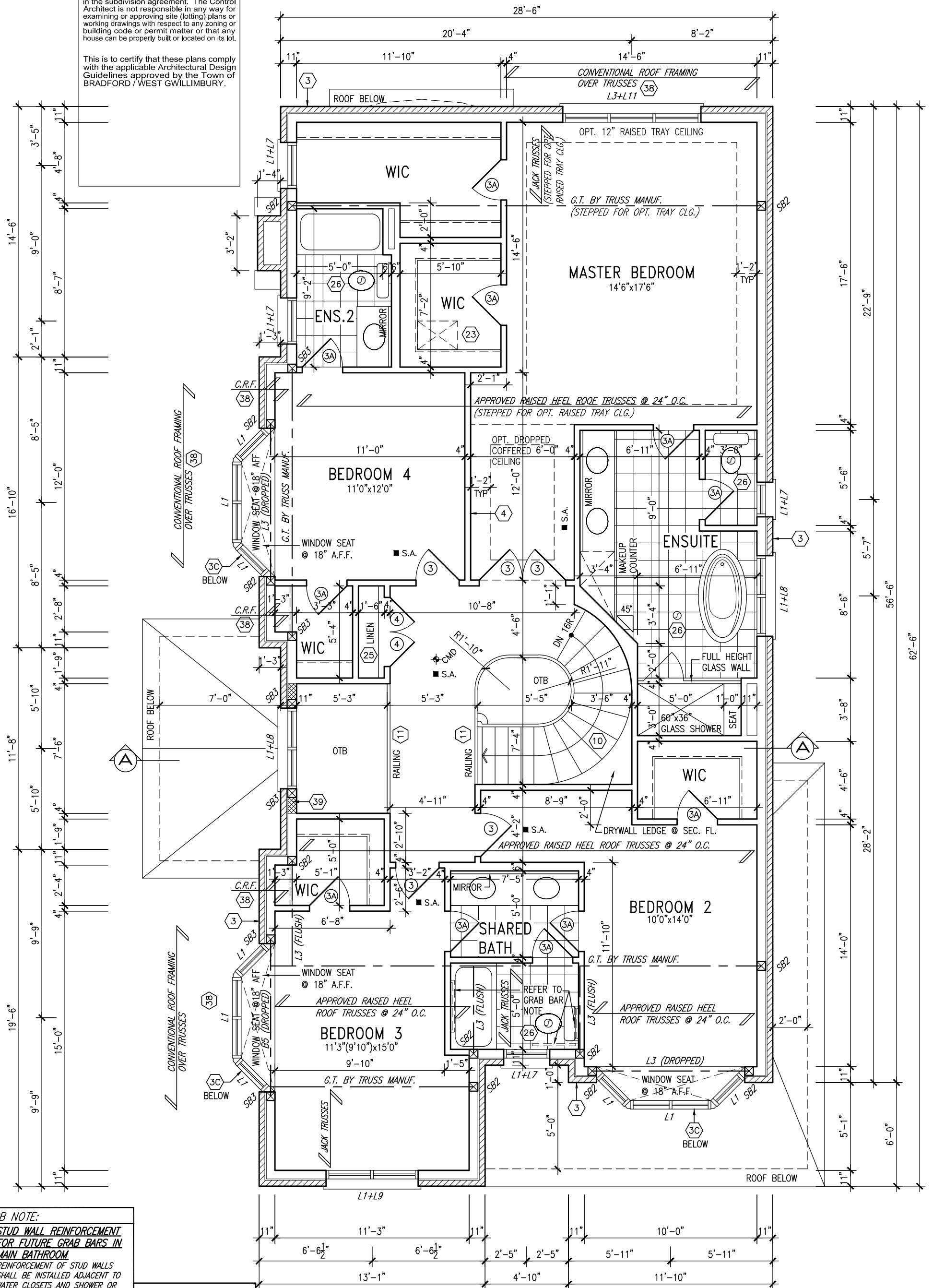
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**VA3**  
**DESIGN**

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

<b>BAYVIEW WELLINGTON</b>		<b>S38-8C</b> BAROSSA 8	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON
date	JULY 2014	project no.	13045
drawn by	N.HUR	checked by	scale
			3/16" = 1'-0"
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-8C.dwg - Wed - Jun 3 2015 - 10:33 AM		GROUND FLOOR PLAN 'A'	
file name		13045-S38-8C	
		drawing no.	
		2	

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



**GB NOTE:**  
**STUD WALL REINFORCEMENT**  
**FOR FUTURE GRAB BARS IN**  
**MAIN BATHROOM**  
REINFORCEMENT OF STUD WALLS  
SHALL BE INSTALLED ADJACENT TO  
WATER CLOSETS AND SHOWER OR  
BATHTUB IN MAIN BATHROOM. REFER  
TO OBC. 9.5.2.3, 3.8.3.8.(1)(d) &  
3.8.3.13.(1)(f). AND DETAILS  
PROVIDED

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

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## BAYVIEW WELLINGTON

**S38-8C**  
BAROSSA 8

project name	municipality
GREEN VALLEY ESTATES	BRADFORD, ON

project no.  
3045

date \_\_\_\_\_ SECOND FLOOR PLAN 'A'

JULY 2014 SECOND FLOOR PLAN A

drawn by N. J. J. checked by scale 3/16" = 1' 0" file name 13045 S78 8C

N.HUR	=	3/16	=	1=0	13045-338-8C
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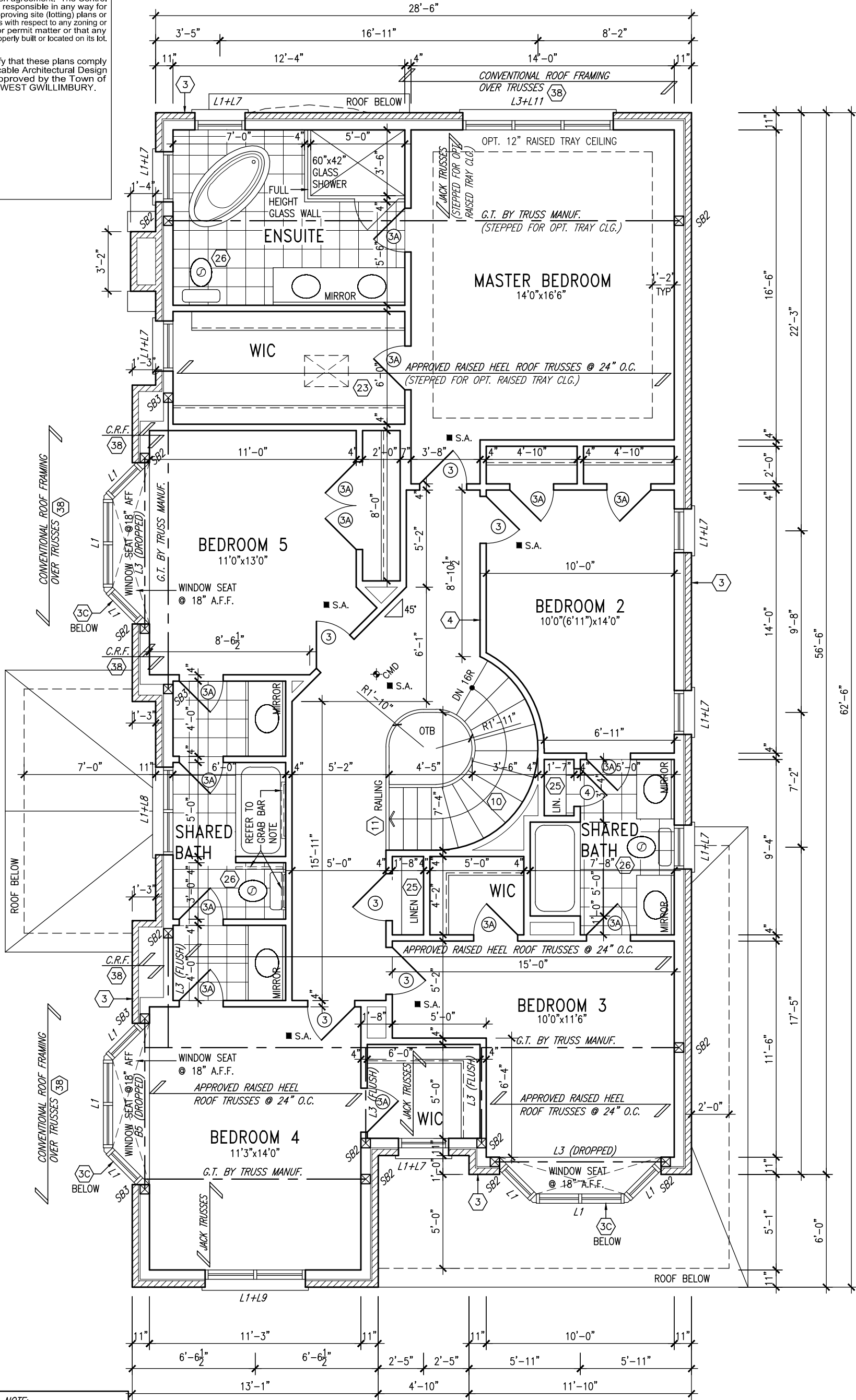
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OPT. SECOND FLOOR PLAN 'A'

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

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

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

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<b>BAYVIEW WELLINGTON</b>		<b>S38-8C</b> BAROSSA 8	
project name <b>GREEN VALLEY ESTATES</b>		municipality <b>BRADFORD, ON</b>	project no. <b>13045</b>
date <b>JULY 2014</b>		drawing no. <b>4</b>	
drawn by <b>N.HUR</b>		checked by <b>3/16" = 1'-0"</b>	scale <b>13045-S38-8C</b>
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REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.



FLANKAGE ELEVATION 'A'

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))					UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))				
S38-8C ELEVATION A WOD	ENERGY EFFICIENCY - OBC SB12				S38-8C ELEVATION A 5BED WOD	ENERGY EFFICIENCY - OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE		ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	595 S.F.	110.94 S.F.	18.65 %		FRONT	595 S.F.	110.94 S.F.	18.65 %	
LEFT SIDE	1250 S.F.	282.09 S.F.	22.57 %		LEFT SIDE	1250 S.F.	282.09 S.F.	22.57 %	
RIGHT SIDE	1250 S.F.	65.67 S.F.	5.25 %		RIGHT SIDE	1250 S.F.	65.44 S.F.	5.24 %	
REAR	684 S.F.	157.40 S.F.	23.01 %		REAR	684 S.F.	169.85 S.F.	24.83 %	
TOTAL SQ. FT.	3779.00 S.F.	616.10 S.F.	16.30 %		TOTAL SQ. FT.	3779.00 S.F.	628.32 S.F.	16.63 %	
TOTAL SQ. M.	351.08 S.M.	57.24 S.M.	16.30 %		TOTAL SQ. M.	351.08 S.M.	58.37 S.M.	16.63 %	

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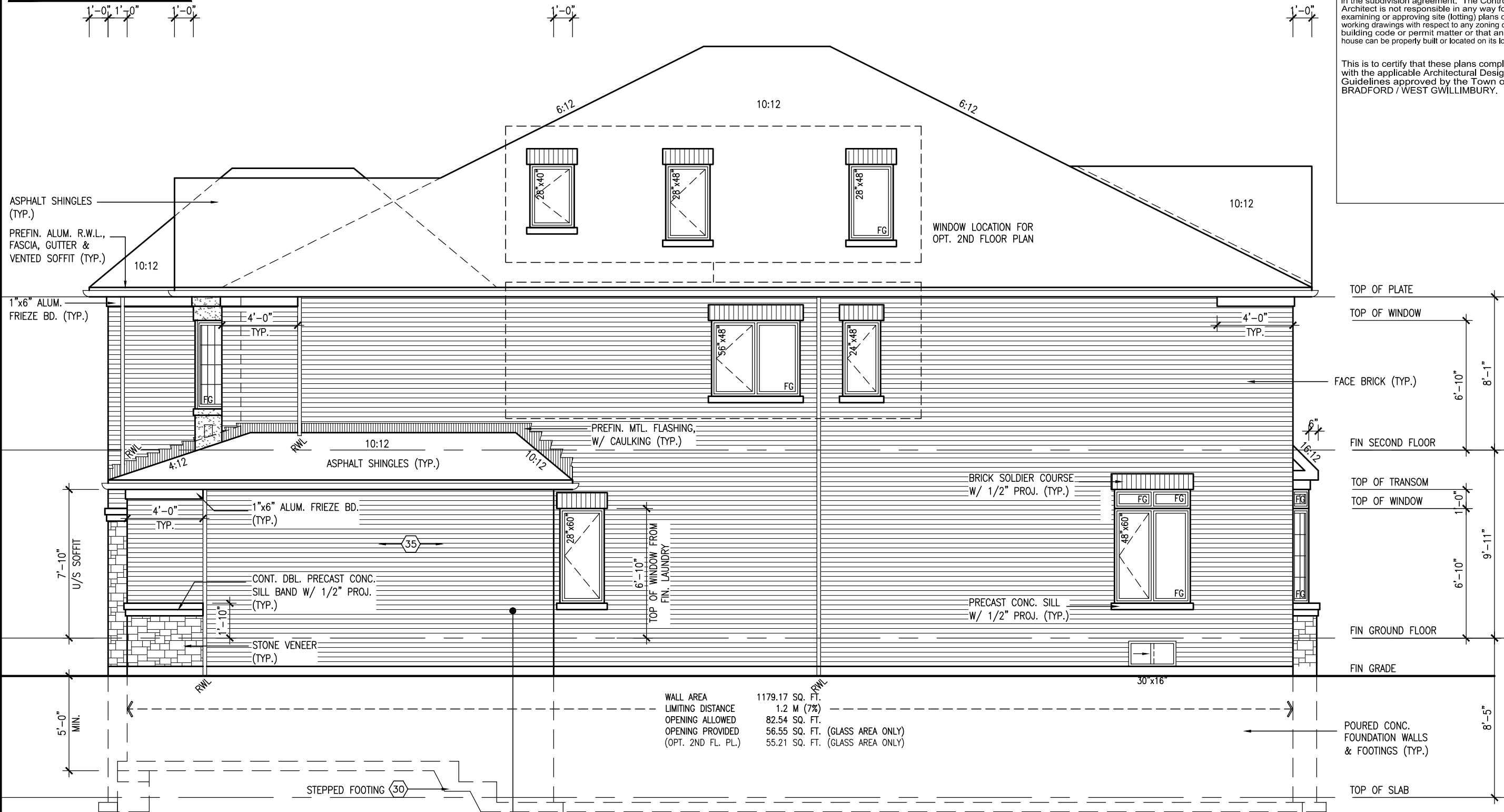
S38-8C		BAYVIEW WELLINGTON	
BAROSSA 8		GREEN VALLEY ESTATES	
project no.	13045	municipality	BRADFORD, ON
drawing no.	6	file name	FLANKAGE ELEVATION 'A'
		scale	3/16" = 1'-0"
		checked by	N HUR
		drawn by	N HUR
		date	JULY 2014

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

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REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.



## 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)

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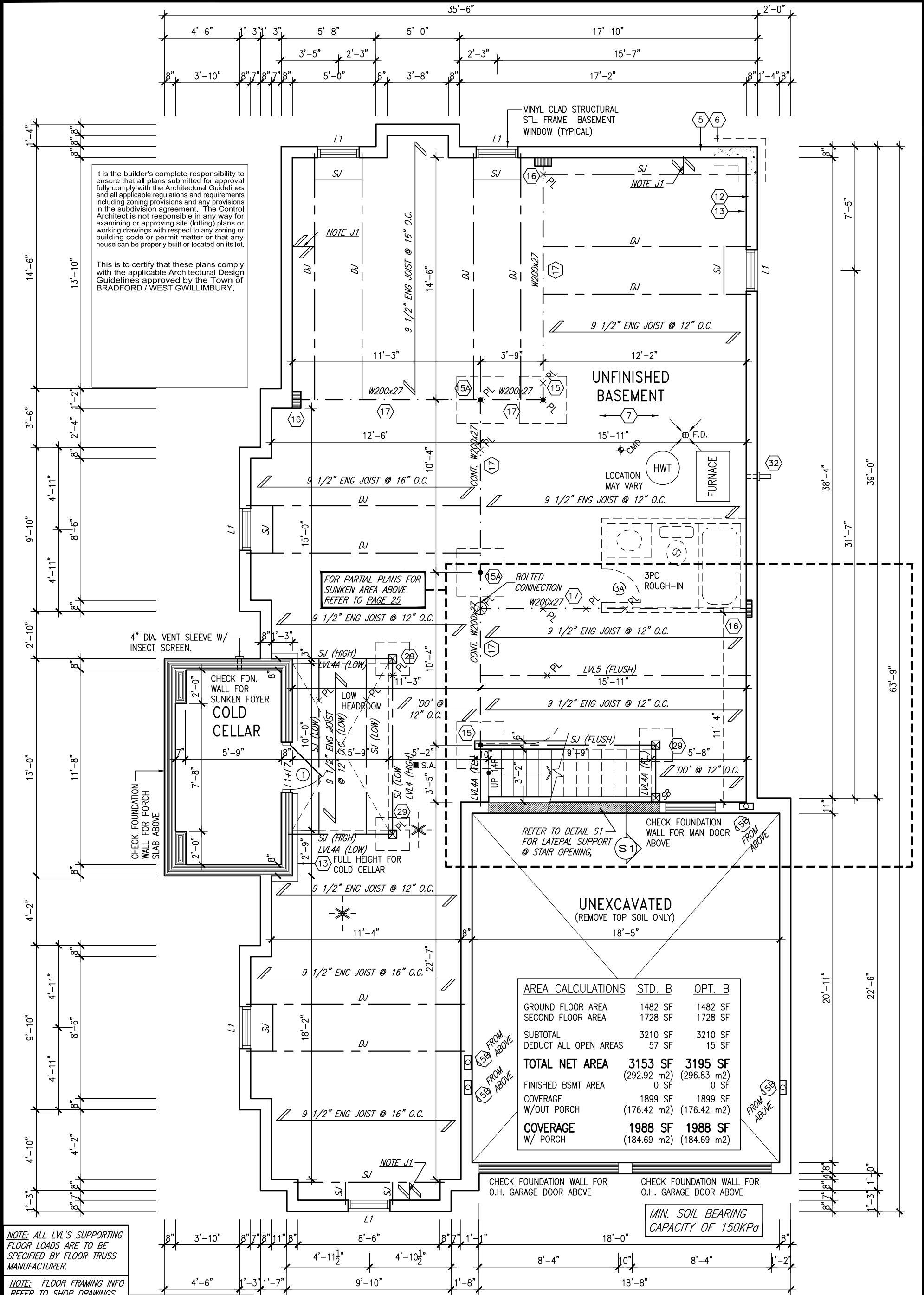
project no.		project name		municipality		date		drawn by		checked by		scale		file name	
13045		S38-8C BAROSSA 8		BRADFORD, ON		JULY 2014		N.HUR		-		3/16" = 1'-0"		13045-S38-8C	
drawing no.		RIGHT SIDE ELEVATION 'A'													
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**VAS DESIGN**  
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t 416.630.2255 f 416.630.4782  
vasdesign.com

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qualification information		Wellington Jno-Baptiste		Vas Design Inc.					
name		Jno-Baptiste		Vas Design Inc.					
registration information									
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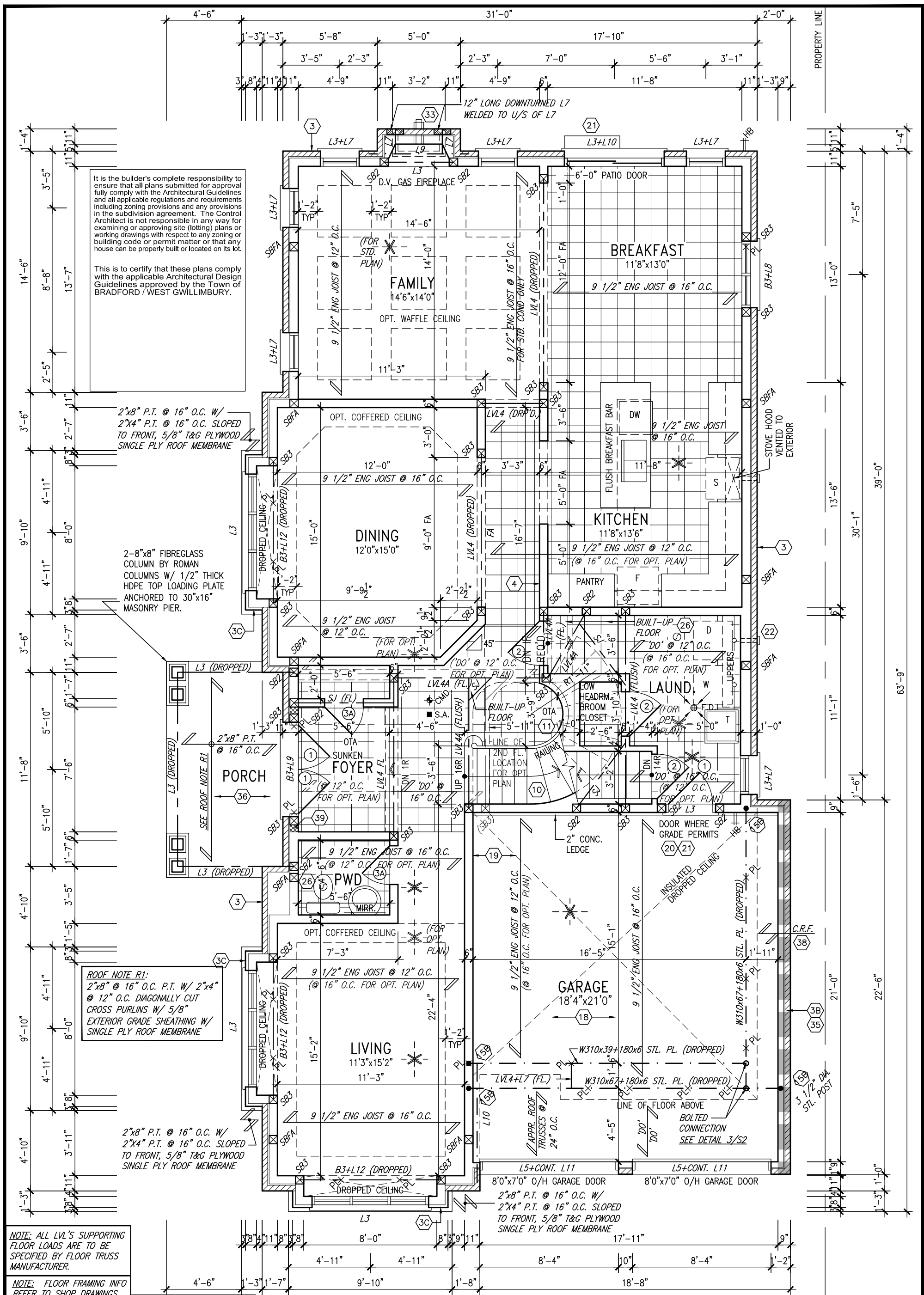
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8.	.	.	qualification information			
7.	.	.	Wellington Jno-Baptiste			
6.	.	.	name			
5.	.	.	registration information	25591	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. 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.	BASEMENT PLAN 'B'
4.	.	.	VA3 Design Inc.	42658		
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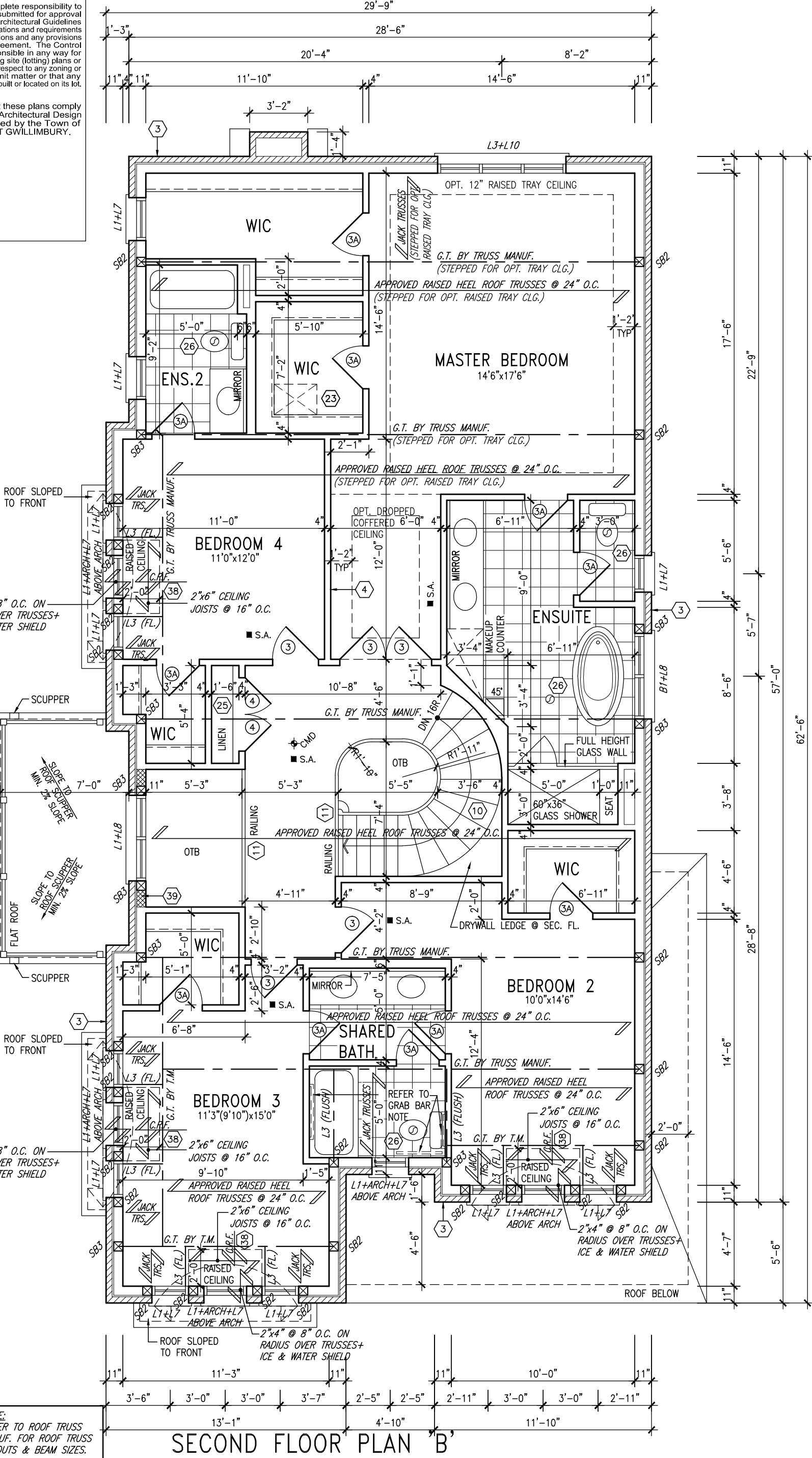
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6		.	.	name BCIN
5		.	.	registration information
4		.	.	VA3 Design Inc. 42658
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<b>BAYVIEW WELLINGTON</b>		<b>S38-8C</b> BAROSSA 8	
project name <b>GREEN VALLEY ESTATES</b>	municipality <b>BRADFORD, ON</b>	project no. <b>13045</b>	
date <b>JULY 2014</b>		drawing no. <b>10</b>	
drawn by <b>N.HUR</b>		checked by <b>-</b>	
scale <b>3/16" = 1'-0"</b>		file name <b>13045-S38-8C</b>	
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SECOND FLOOR PLAN 'B'

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registration information  
**VA3 Design Inc.** 42658

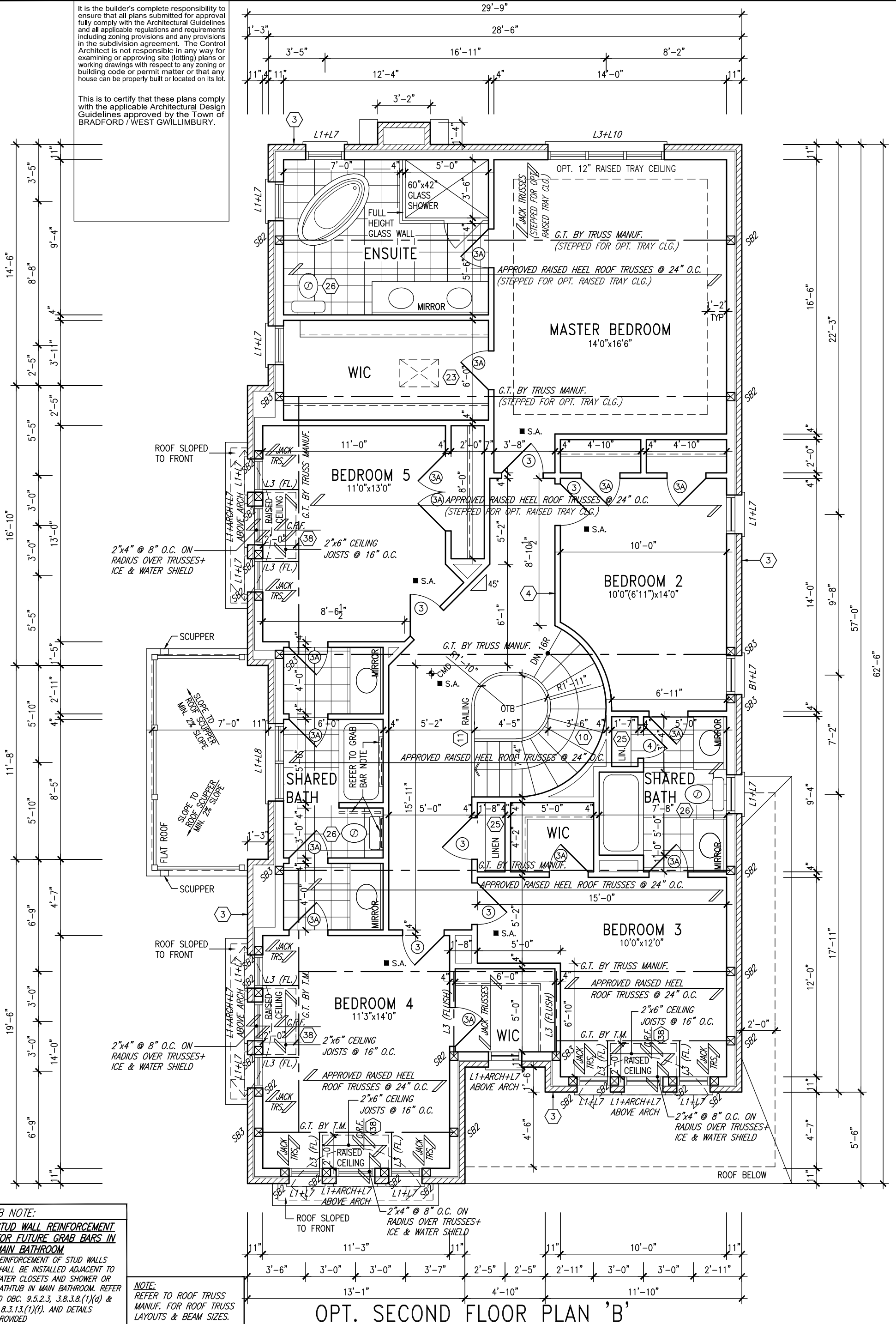
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**VA3 DESIGN**  
300A Wilson Avenue  
Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
va3design.com

BAYVIEW WELLINGTON			S38-8C BAROSSA 8		
project name GREEN VALLEY ESTATES		municipality BRADFORD, ON		project no. 13045	
date JULY 2014		SECOND FLOOR PLAN 'B'			drawing no.
drawn by N.HUR		checked by —		scale 3/16" = 1'-0"	file name 13045-S38-8C
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-8C.dwg - Wed - Jun 3 2015 - 10:33 AM					



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



**GB NOTE:**  
**STUD WALL REINFORCEMENT**  
**FOR FUTURE GRAB BARS IN**  
**MAIN BATHROOM**  
REINFORCEMENT OF STUD WALLS  
SHALL BE INSTALLED ADJACENT TO  
WATER CLOSETS AND SHOWER OR  
BATHTUB IN MAIN BATHROOM. REFER  
TO OBC. 9.5.2.3, 3.8.3.8.(1)(d) &  
3.8.3.13.(1)(f). AND DETAILS  
PROVIDED

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

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 *W. Baptiste* 255

name	signature	B
------	-----------	---

registration information  
YAZ Design, Inc.

VA3 Design Inc.	✓	426
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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 proper

of the Designer which must be returned at the completion of the work.  
Drawings are not to be scaled.

Drawings are not to be scored.

All c



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Toronto ON M3H 1S8  
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va3design.com

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ys specifications, related documents and de

## BAYVIEW WELLINGTON

**S38-8C**  
BAROSSA 8

project name	municipality
GREEN VALLEY ESTATES	BRADFORD, ON

project no.	13045
-------------	-------

date OPT SECOND FLOOR PLAN 'D'

JULY 2014 OPT. SECOND FLOOR PLAN B

drawn by N. J. J. checked by scale 3/16" = 1' 0" file name 13045 S38 8C

N.HUR	-	3/16	=	1=0	13043-338-8C
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RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-8C.dwg - Wed - Jun 3 2013 - 10:33 AM

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REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.



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

**S38-8C**  
BAROSSA 8

**BAYVIEW WELLINGTON**

project name  
**GREEN VALLEY ESTATES**

municipality  
**BRADFORD, ON**

project no.  
**13045**

drawing no.  
**13**

file name  
**13045-S38-8C**

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

checked by  
**N.HUR**

drawn by  
**N.HUR**

date  
**JULY 2014**

drawn by  
**N.HUR**

checked by  
**N.HUR**

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

file name  
**13045-S38-8C**

drawing no.  
**13**

project name  
**GREEN VALLEY ESTATES**

municipality  
**BRADFORD, ON**

project no.  
**13045**

drawing no.  
**13**

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

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**N.HUR**

drawn by  
**N.HUR**

date  
**JULY 2014**

drawn by  
**N.HUR**

checked by  
**N.HUR**

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

file name  
**13045-S38-8C**

drawing no.  
**13**

project name  
**GREEN VALLEY ESTATES**

municipality  
**BRADFORD, ON**

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**13045**

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file name  
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checked by  
**N.HUR**

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

file name  
**13045-S38-8C**

drawing no.  
**13**

**UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))**

S38-8C ELEVATION B	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	603 S.F.	115.50 S.F.	19.15 %
LEFT SIDE	1258 S.F.	234.06 S.F.	18.61 %
RIGHT SIDE	1250 S.F.	65.67 S.F.	5.25 %
REAR	570 S.F.	127.28 S.F.	22.33 %
TOTAL SQ. FT.	3681.00 S.F.	542.51 S.F.	14.74 %
TOTAL SQ. M.	341.97 S.M.	50.40 S.M.	14.74 %

**FRONT ELEVATION 'B'**

**UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))**

S38-8C ELEVATION B 5BED	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	603 S.F.	115.50 S.F.	19.15 %
LEFT SIDE	1258 S.F.	234.06 S.F.	18.61 %
RIGHT SIDE	1250 S.F.	65.44 S.F.	5.24 %
REAR	570 S.F.	138.17 S.F.	24.24 %
TOTAL SQ. FT.	3681.00 S.F.	553.17 S.F.	15.03 %
TOTAL SQ. M.	341.97 S.M.	51.39 S.M.	15.03 %

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**

name  
**Wellington Jno-Baptiste**

registration information  
**VAS Design Inc.**

BCN  
**25591**

BCN  
**42658**

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20-04-15 RC  
14-07-07 NH

REVISAS PER ENG'S COMMENTS  
ISSUED FOR CLIENT REVIEW

date  
by  
description

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REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.



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ASPHALT SHINGLES (TYP.)

10" PRECAST CONC. ARCH HAEADER C/W PRECAST CONC. KEYSTONE ON PRECAST CONC. STACK BONDS W/ 1/2" PROJ. (TYP.)

TOP OF PLATE

TOP OF WINDOW

12"x12" STONE IMPOST (TYP.)

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

FIN SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

STONE VENEER (TYP.)

FIN GROUND FLOOR

SUNKEN FOYER

FIN GRADE

POURED CONC. FOUNDATION WALLS & FOOTINGS (TYP.)

TOP OF SLAB

FLANKAGE ELEVATION 'B'

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))				UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
S38-8C ELEVATION B WOD	ENERGY EFFICIENCY - OBC SB12			S38-8C ELEVATION B 5BED WOD	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	603 S.F.	115.50 S.F.	19.15 %	FRONT	603 S.F.	115.50 S.F.	19.15 %
LEFT SIDE	1258 S.F.	234.06 S.F.	18.61 %	LEFT SIDE	1258 S.F.	234.06 S.F.	18.61 %
RIGHT SIDE	1250 S.F.	65.67 S.F.	5.25 %	RIGHT SIDE	1250 S.F.	65.44 S.F.	5.24 %
REAR	684 S.F.	127.28 S.F.	18.61 %	REAR	684 S.F.	138.17 S.F.	20.20 %
TOTAL SQ. FT.	3795.00 S.F.	542.51 S.F.	14.30 %	TOTAL SQ. FT.	3795.00 S.F.	553.17 S.F.	14.58 %
TOTAL SQ. M.	352.56 S.M.	50.40 S.M.	14.30 %	TOTAL SQ. M.	352.56 S.M.	51.39 S.M.	14.58 %

BAYVIEW WELLINGTON

S38-8C  
BAROSSA 8

GREEN VALLEY ESTATES  
BRADFORD, ON

project no.  
13045

drawing no.  
14

file name  
13045-S38-8C

scale  
3/16" = 1'-0"

checked by  
N.HUR

drawn by  
N.HUR

date  
JULY 2014

scale  
3/16" = 1'-0"

checked by  
N.HUR

drawn by  
N.HUR

date  
JULY 2014

scale  
3/16" = 1'-0"

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

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

checked by  
N.HUR

drawn by  
N.HUR

date  
JULY 2014

scale  
3/16" = 1'-0"

checked by  
N.HUR

drawn by  
N.HUR

VAS  
DESIGN

3004 Wilson Avenue  
Toronto, ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
vasdesign.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  
signature

25591  
BCN

Wellington Jno-Baptiste  
signature

42658  
BCN

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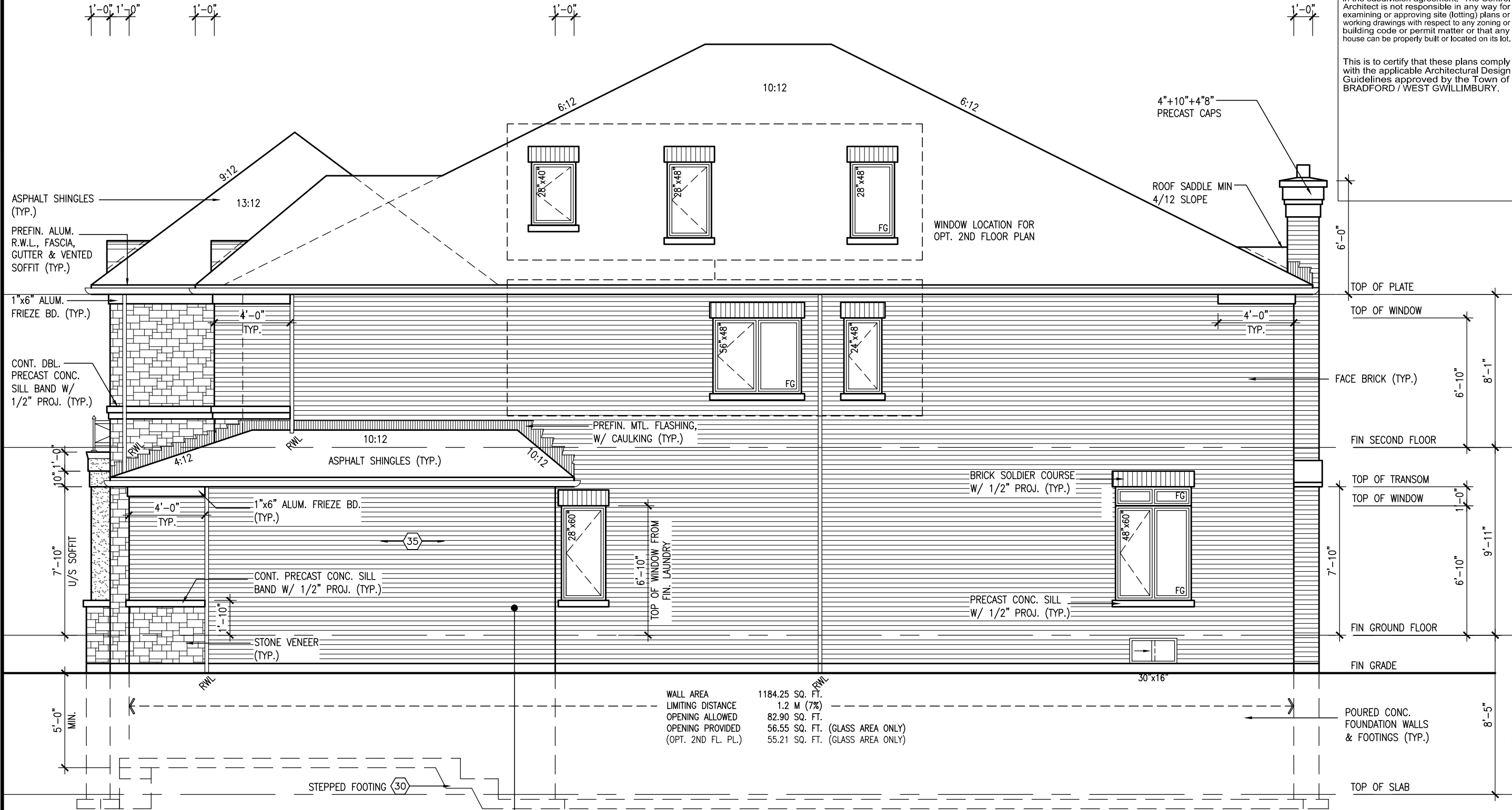
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2 REVISED AS PER ENG'S COMMENTS  
1 ISSUED FOR CLIENT REVIEW

20-04-15 RC  
14-07-07 NH

no. description

REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.



## RIGHT SIDE ELEVATION 'B'

### 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	1184.25 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	82.90 SQ. FT.
OPENING PROVIDED	56.55 SQ. FT. (GLASS AREA ONLY)
(OPT. 2ND FL. PL.)	55.21 SQ. FT. (GLASS AREA ONLY)

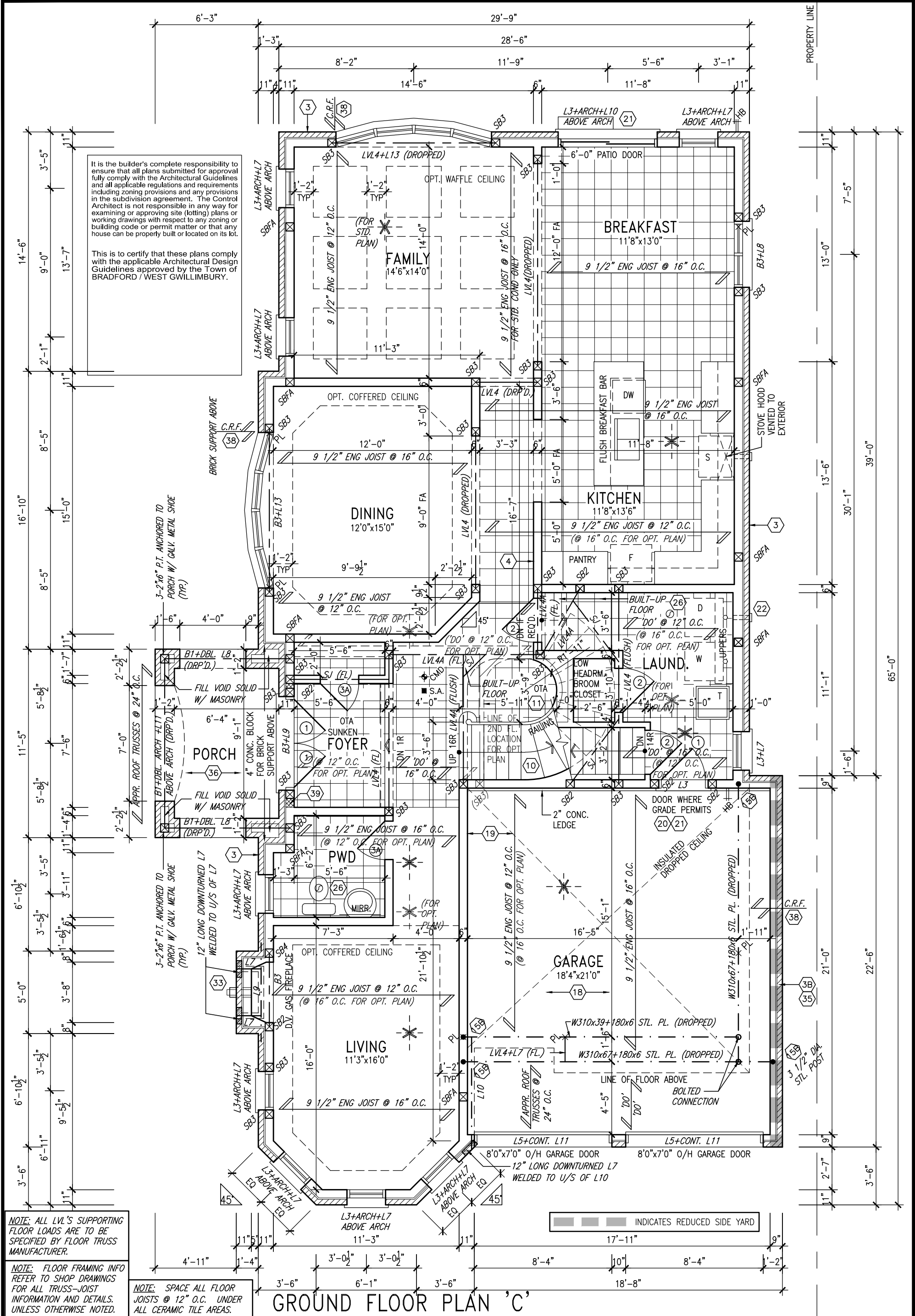
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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

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		Wellingtton Jno-Baptiste		25591	
name		registration information		signature		BCIN	
VAS Design Inc.						42658	
Contractor must verify all dimensions on the job and report any discrepancies to the Designer immediately with the next set of 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.		date		by			
2		REVISED AS PER ENG'S COMMENTS		20-04-15		RC	
1		ISSUED FOR CLIENT REVIEW		14-07-07		NH	

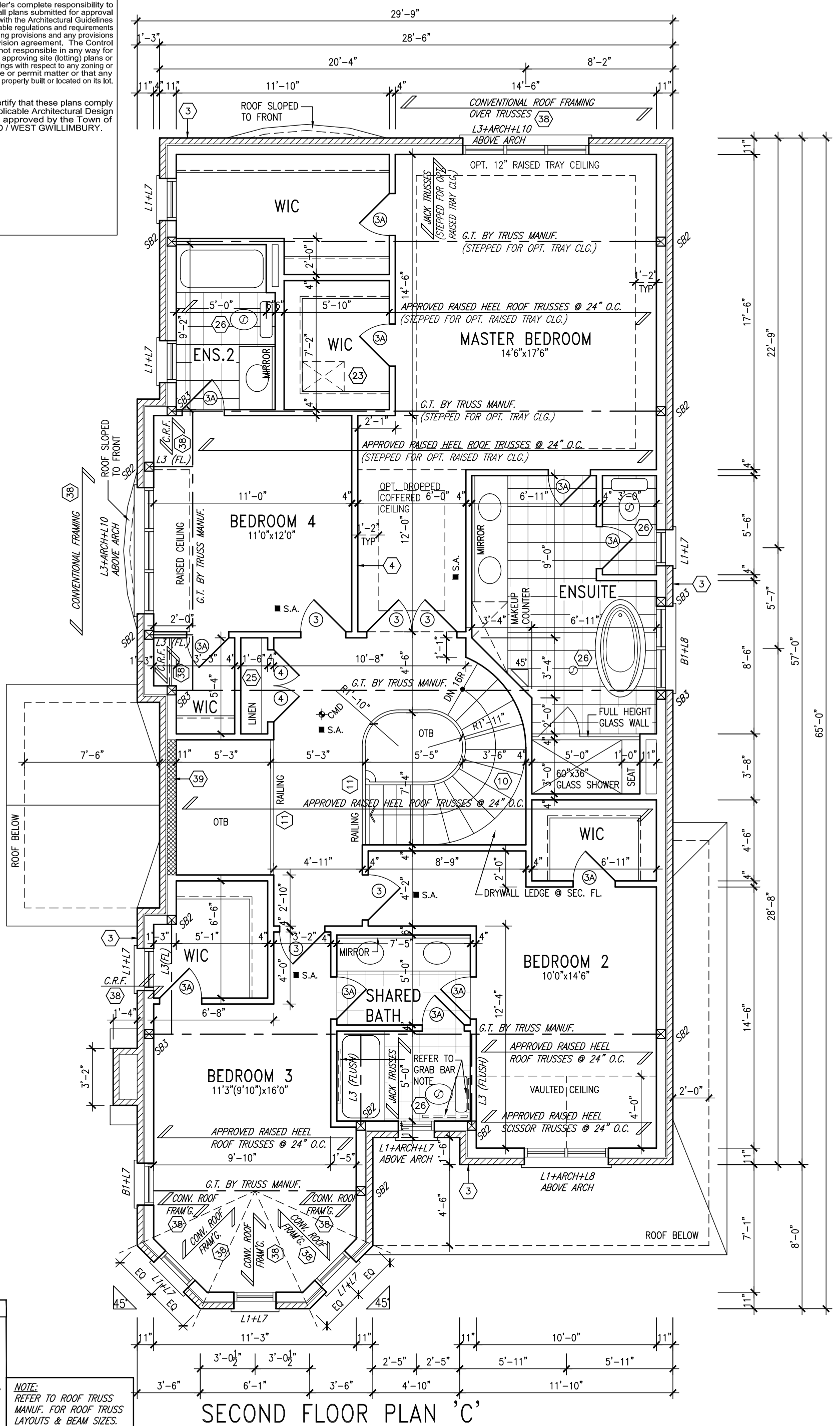








This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.



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

REINFORCEMENT OF STUD WALLS  
SHALL BE INSTALLED ADJACENT TO  
WALL CLOSETS AND SHOWER OR  
BATHTUB IN MAIN BATHROOM. REFER  
TO OBC. 9.5.2.3, 3.8.3.8.(1)(d) &  
3.8.3.13.(1)(f). AND DETAILS  
PROVIDED

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

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
6	.	.	.	name
5	.	.	.	signature
4	.	.	.	BCIN
3	.	.	.	42658
2	REVISED AS PER ENG'S COMMENTS		20-04-15	RC
1	ISSUED FOR CLIENT REVIEW		14-07-07	NH
no.	description		date	by

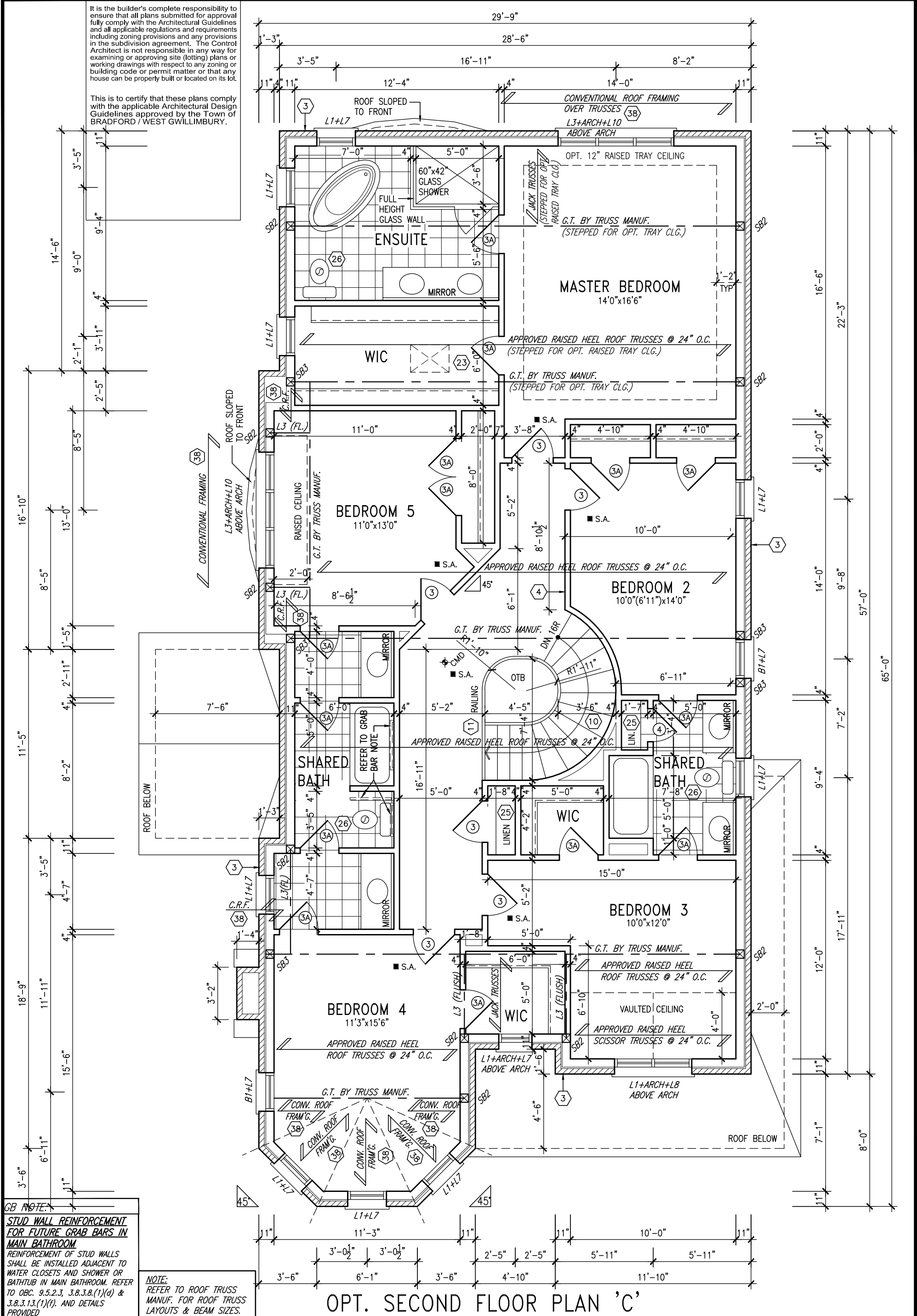


**BAYVIEW WELLINGTON**

**S38-8C**  
BAROSSA 8


project name <b>GREEN VALLEY ESTATES</b>		municipality <b>BRADFORD, ON</b>		project no. <b>13045</b>	
date <b>JULY 2014</b>		SECOND FLOOR PLAN 'C'			
drawing no. <b>19</b>		drawing title <b>13045 - S38-8C</b>			
drawn by <b>N.HUR</b>		checked by <b>-</b>		scale <b>3/16" = 1'-0"</b>	
file name <b>13045 - S38-8C</b>					
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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.



STUD WALL REINFORCEMENT  
FOR FUTURE GRAB BARS IN  
MAIN BATHROOM  
REINFORCEMENT OF STUD WALLS  
SHALL BE INSTALLED ADJACENT TO  
WATER CLOSETS AND SHOWER OR  
BATHTUB IN MAIN BATHROOM. REFER  
TO OBC. 9.5.2.3, 3.8.3.8.(1)(d) &  
3.8.3.13.(1)(f). AND DETAILS  
PROVIDED

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

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	.	.	.	signature
4	.	.	.	registration information
3	.	.	.	YA3 Design Inc. 42658
2	REVISED AS PER ENG'S COMMENTS		20-04-15	NC
1	ISSUED FOR CLIENT REVIEW		14-07-07	RH
no.	description		date	by

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

<b>BAYVIEW WELLINGTON</b>		<b>S38-8C</b> BAROSSA 8	
project name <b>GREEN VALLEY ESTATES</b>	municipality <b>BRADFORD, ON</b>	project no. <b>13045</b>	
date <b>JULY 2014</b>		drawing no. <b>20</b>	
title <b>OPT. SECOND FLOOR PLAN 'C'</b>			
drawn by <b>N.HUR</b>	checked by <b>-</b>	scale <b>3/16" = 1'-0"</b>	file name <b>13045-S38-8C</b>
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-8C.dwg - Wed - Jun 3 2015 - 10:34 AM			



REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.



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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of Bradford / West Willimbury.

project name		BAYVIEW WELLINGTON		project no.		S38-8C	
GREEN VALLEY ESTATES		BRADFORD, ON		drawing no.		BAROSSA 8	
date		JULY 2014		FLANKAGE ELEVATION 'C'		22	
drawn by		N.HUR		scale		3/16" = 1'-0"	
checked by		—		file name		13045-S38-8C	
RICHARD — H:\ARCHIVE\WORKING\2013\13045.BW units 38'x13045-S38-8C.dwg — Wed — Jun 3 2015 — 10:34 AM							

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

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

qualification information  
Wellington Jno-Baptiste 25591 BCN 42658  
Name registration information  
VAS Design Inc.  
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FLANKAGE ELEVATION 'C'

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))				UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
S38-8C ELEVATION C WOD	ENERGY EFFICIENCY - OBC SB12			S38-8C ELEVATION C 5BED WOD	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	603 S.F.	112.11 S.F.	18.59 %	FRONT	603 S.F.	112.11 S.F.	18.59 %
LEFT SIDE	1309 S.F.	217.86 S.F.	16.64 %	LEFT SIDE	1309 S.F.	217.86 S.F.	16.64 %
RIGHT SIDE	1300 S.F.	65.67 S.F.	5.05 %	RIGHT SIDE	1300 S.F.	65.44 S.F.	5.03 %
REAR	684 S.F.	149.17 S.F.	21.81 %	REAR	684 S.F.	160.06 S.F.	23.40 %
TOTAL SQ. FT.	3896.00 S.F.	544.81 S.F.	13.98 %	TOTAL SQ. FT.	3896.00 S.F.	555.47 S.F.	14.26 %
TOTAL SQ. M.	361.95 S.M.	50.61 S.M.	13.98 %	TOTAL SQ. M.	361.95 S.M.	51.60 S.M.	14.26 %

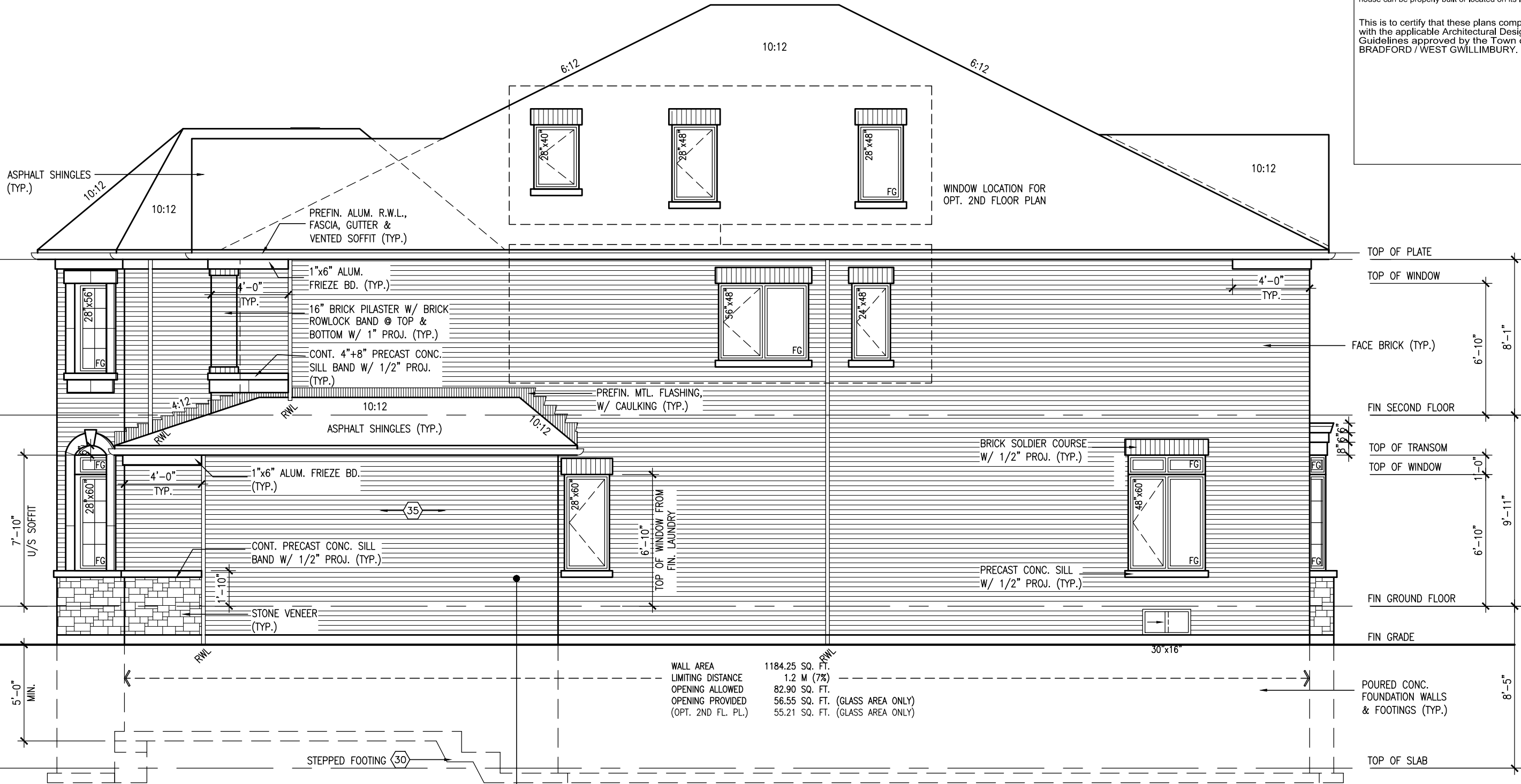
9 .									
8 .									
7 .									
6 .									
5 .									
4 .									
3 .									
2 .	REVISED AS PER ENG'S COMMENTS	20-04-15	RC						
1 .	ISSUED FOR CLIENT REVIEW	14-07-07	NH						
no.	description								

REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

1'-0"  
6"  
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)

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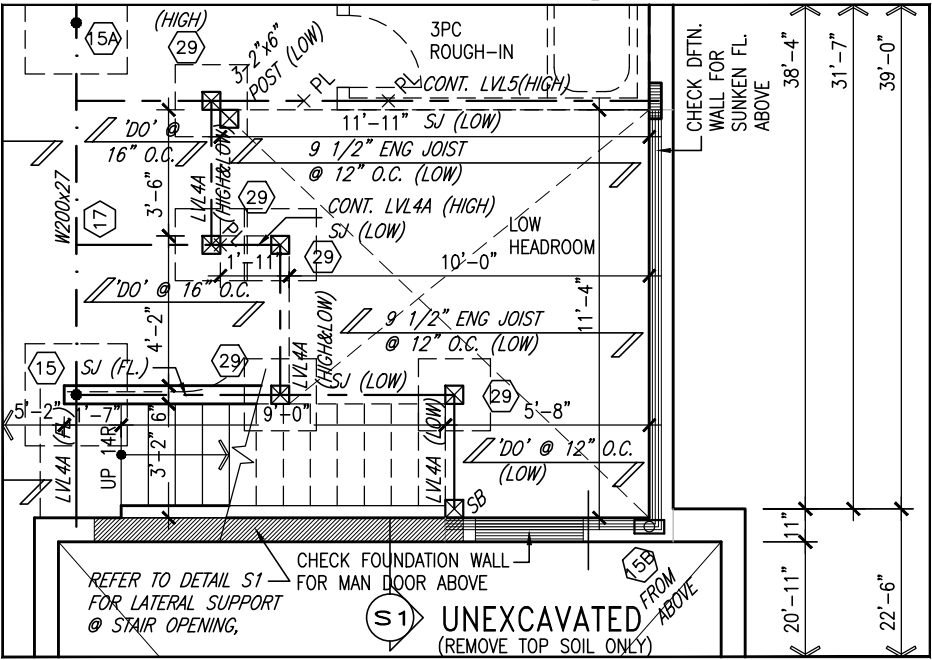
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name		BCIN		signature	
registration information		VA3 Design Inc.		42658	
Contractor must verify all dimensions on the job and report any discrepancies to the Designer immediately. The Designer is not responsible for any errors or omissions in the drawings and specifications are intended for the use of the Designer, which must be returned at the completion of the work. Drawings are not to be scaled.		date		by	
2 REVISED AS PER ENG'S COMMENTS		20-04-15		RC	
1 ISSUED FOR CLIENT REVIEW		14-07-07		NH	
no. description		date		by	

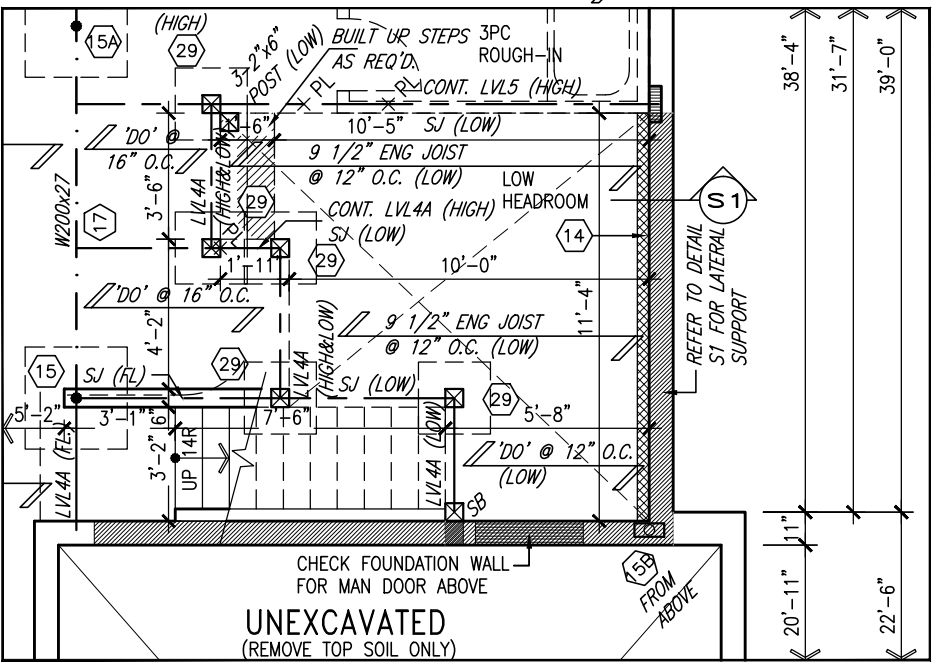
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checked by		-	
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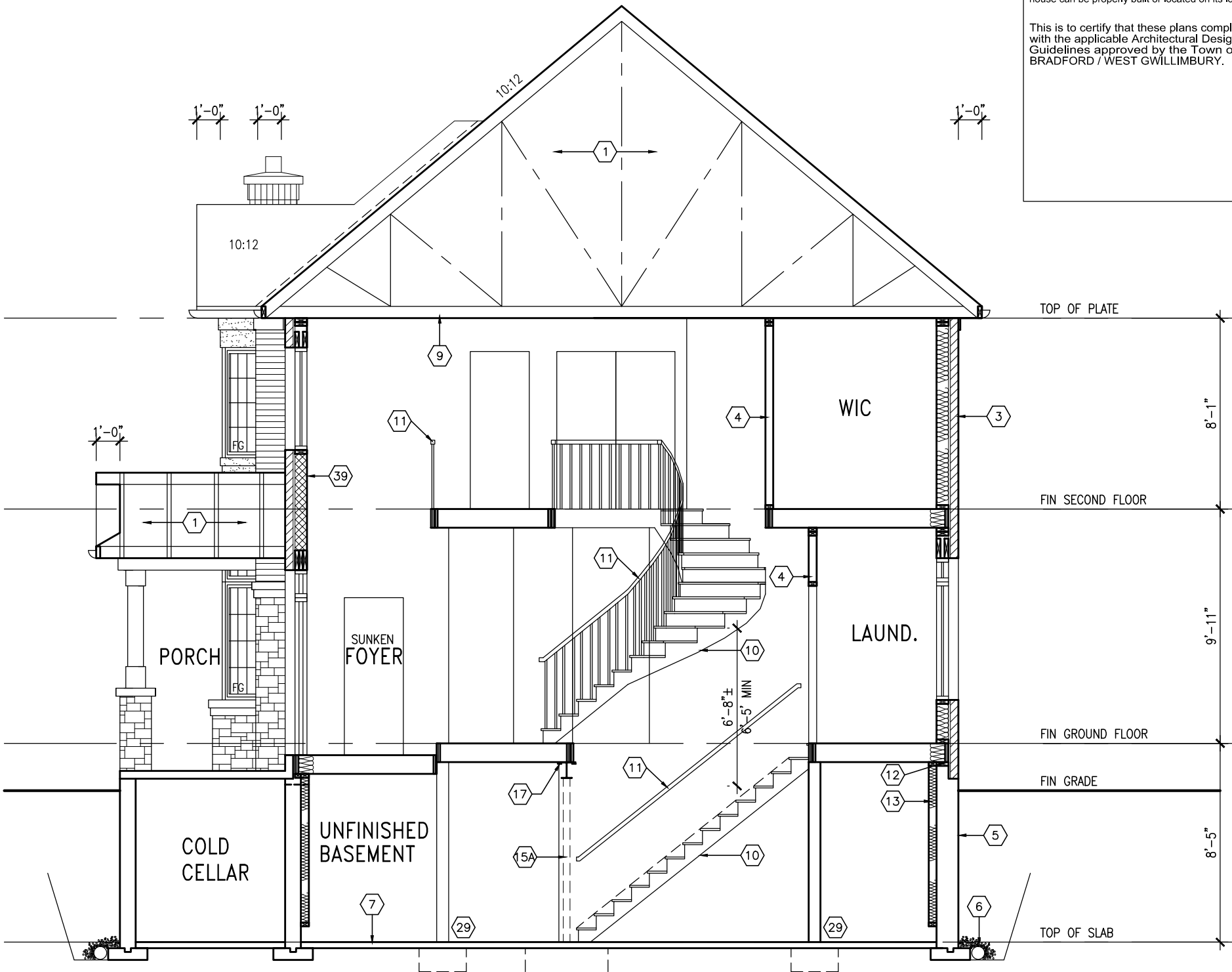
REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.



PART. BASEMENT PLAN  
W/ SUNKEN LAUNDRY  
(-1R COND.)



PART. BASEMENT PLAN  
W/ SUNKEN LAUNDRY  
(-2R TO -3R COND.)



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.

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

**S38-8C**  
BAROSSA 8

**BAYVIEW WELLINGTON**

A

Wellington Inn-Banquets  
25501

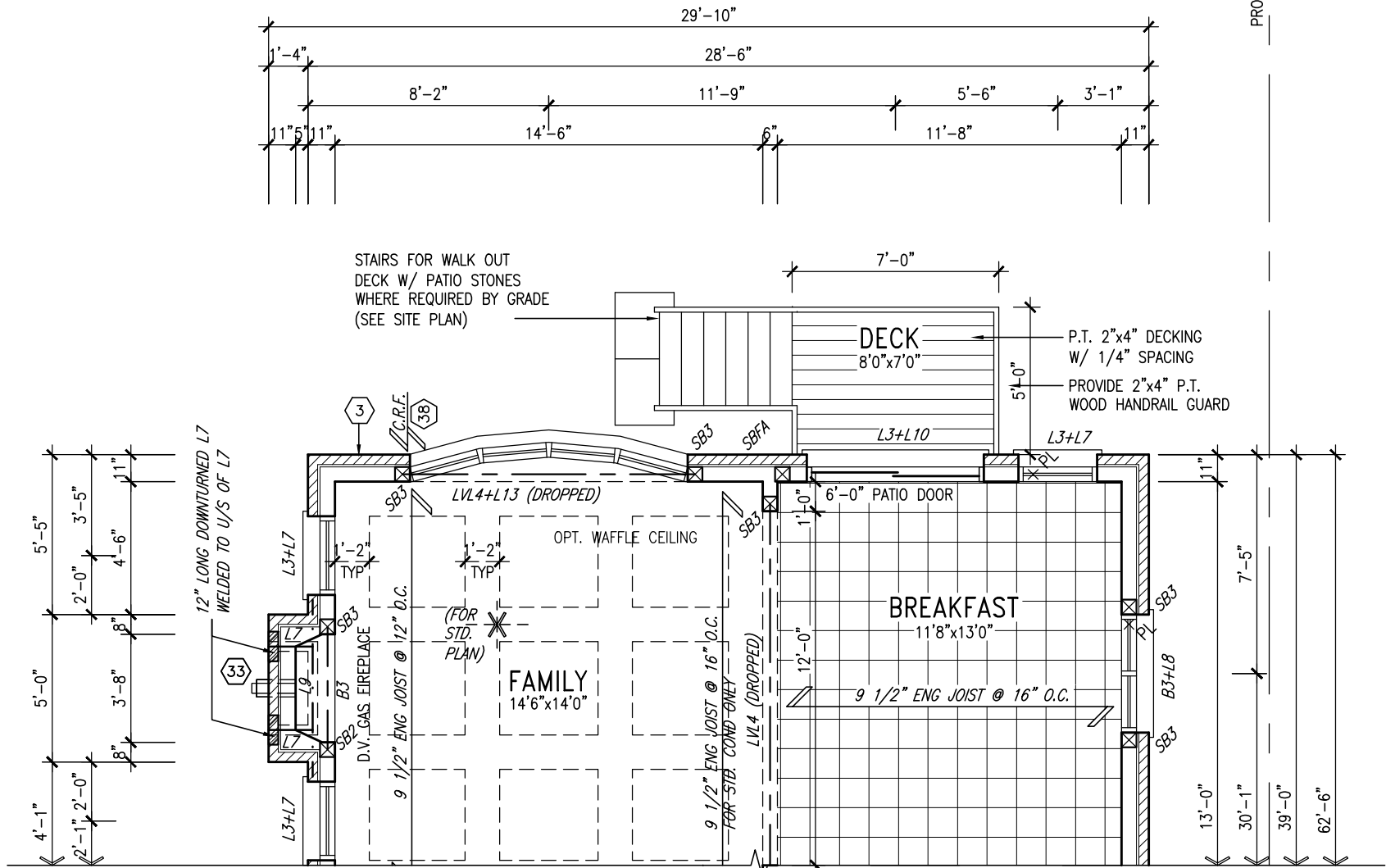
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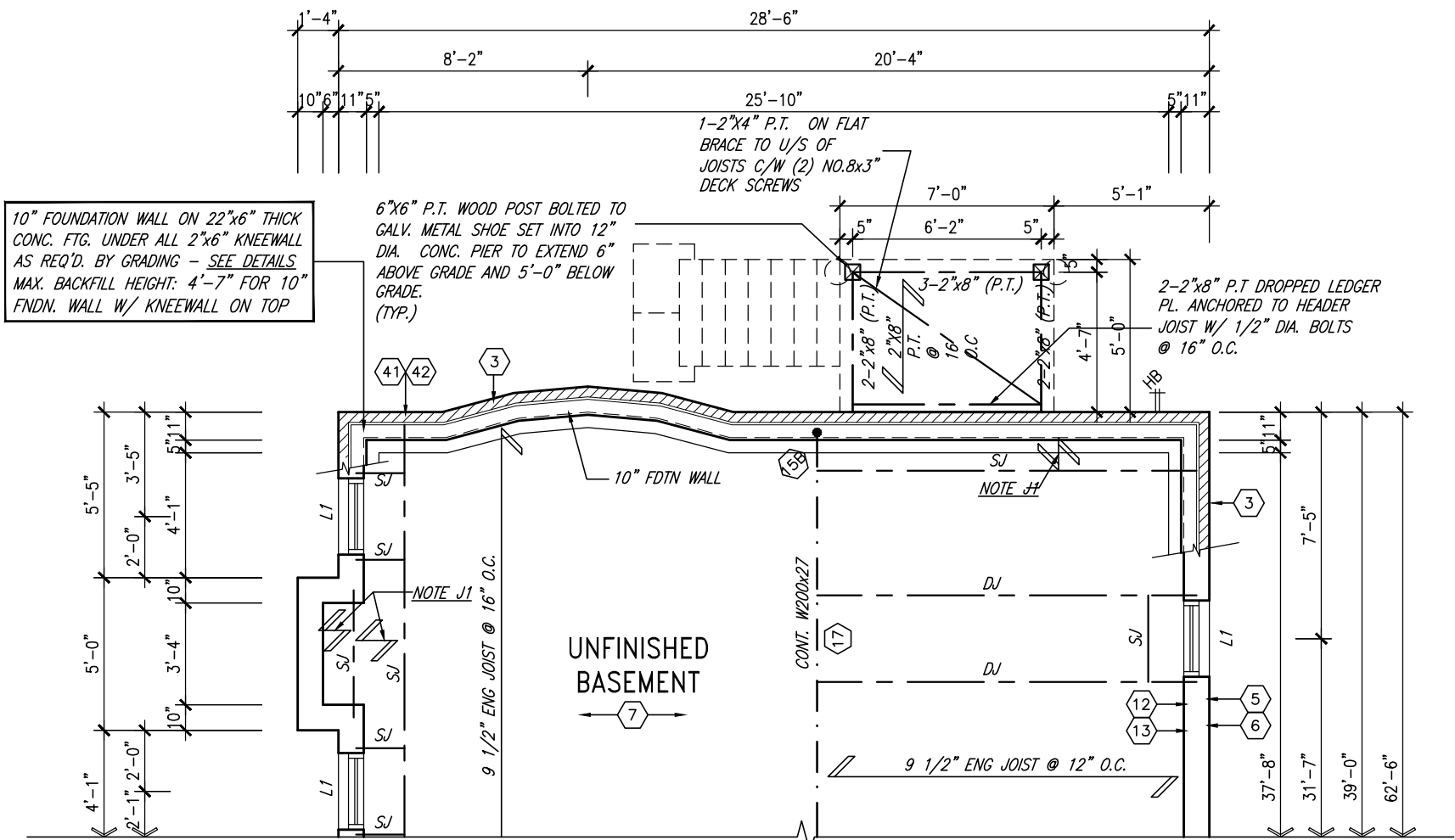
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REFER TO FULL PLANS FOR  
TYPICAL NOTES.



PART. GROUND FLOOR PLAN 'A' - W.O.D. CONDITION  
(ELEV. 'B' & 'C' SIMILAR)



PART. BASEMENT PLAN 'A' - W.O.D. CONDITION  
(ELEV. 'B' & 'C' SIMILAR)

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

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

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

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

**VA3 DESIGN**

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

<b>BAYVIEW WELLINGTON</b>		<b>S38-8C</b> BAROSSA 8
project name <b>GREEN VALLEY ESTATES</b>	municipality <b>BRADFORD, ON</b>	project no. <b>13045</b>
date <b>JULY 2014</b>	checked by <b>N.HUR</b>	scale <b>3/16" = 1'-0"</b>
PART. PLANS - W.O.D. COND.		file name <b>13045-S38-8C</b>
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-8C.dwg - Wed - Jun 3 2015 - 10:34 AM		drawing no. <b>26</b>



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. BEARING WOOD POST (BASEMENT) (OBC 9.17.4.)

3-38x140 (3-2"x6") BUILT-UP POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT, 610x610x300 (24"x24"x12") CONC. FOOTING.

29. STEPPED FOOTINGS OBC 9.15.3.9.

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

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

30. SLAB ON GRADE

MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL. REINFORCED WITH 6x6-W2.9xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION UNDER SLAB.

31. DIRECT VENTING GAS FURNACE/ H.W.T. VENT

DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR. MIN. 300mm (12") ABOVE FIN. GRADE. FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

32. DIRECT VENTING GAS FIREPLACE VENT

DIRECT VENT GAS FIREPLACE. VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.

33. SUBFLOOR, JOIST STRAPPING AND BRIDGING

16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (\* SEE OBC 9.30.6. \*) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (\* SEE OBC 9.30.2. \*) 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 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)

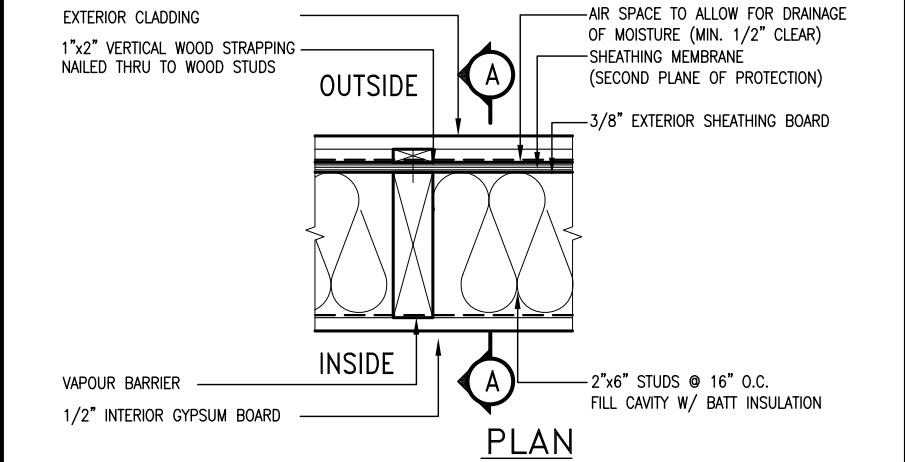
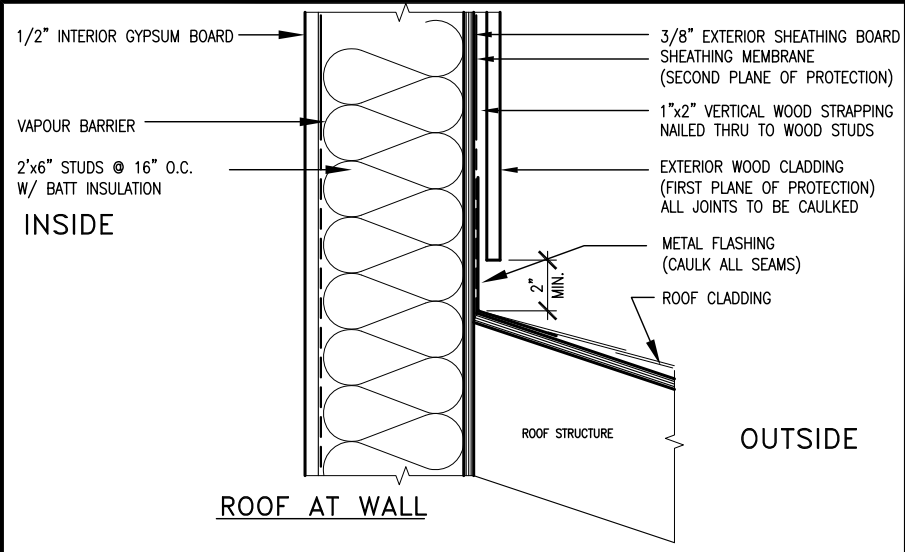
ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE.

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.

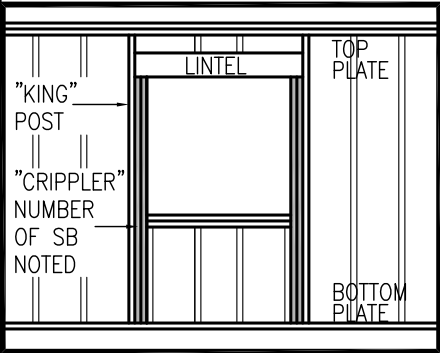
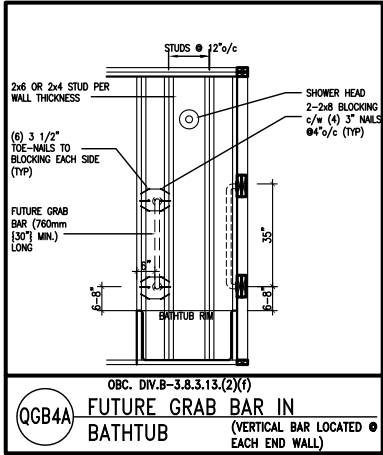
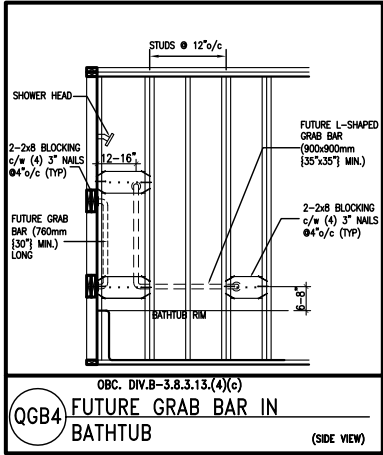
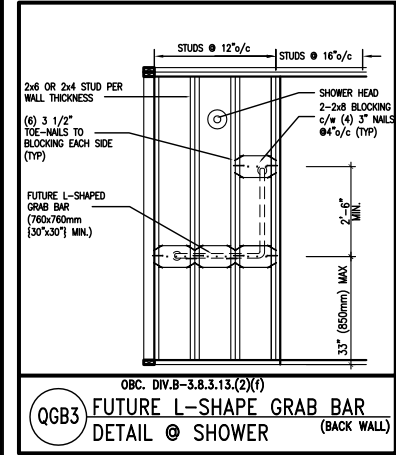
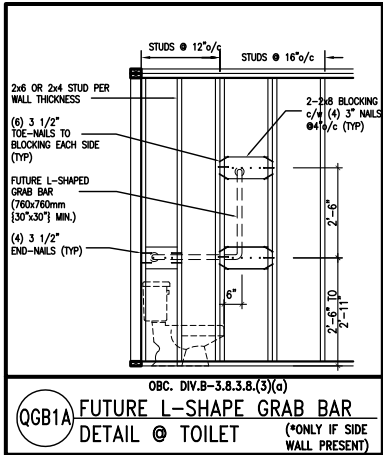
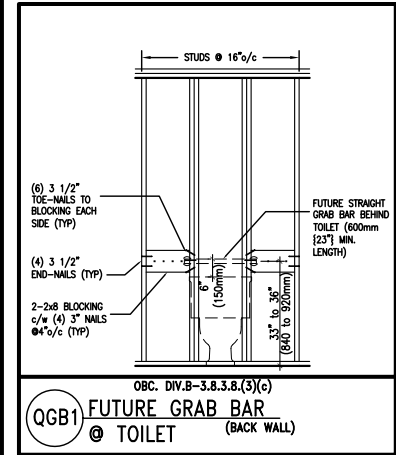
4) ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

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



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

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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

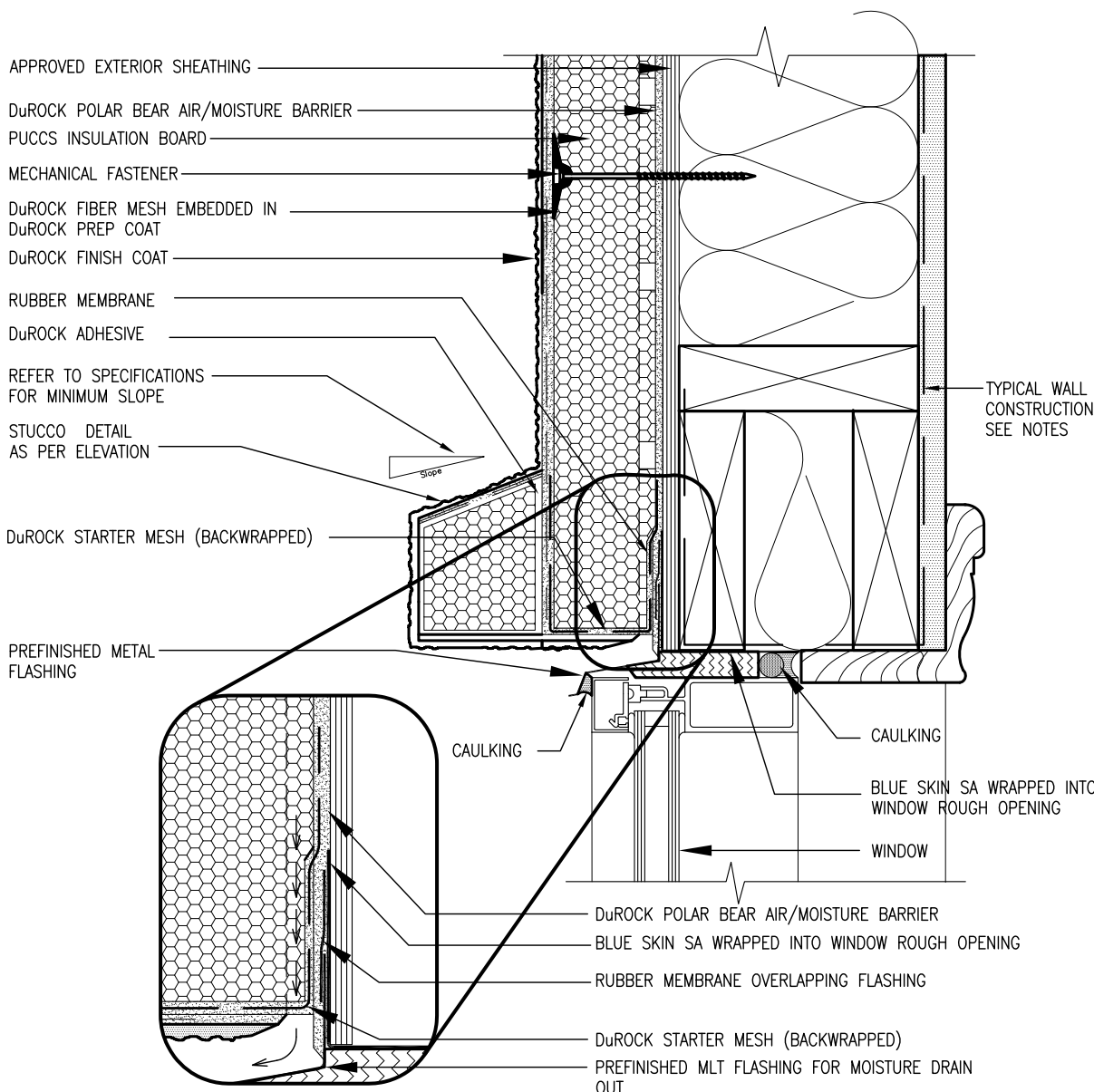
Wellington Jno-Baptiste 25591  
signature BCIN

registration information  
VA3 Design Inc. 42658

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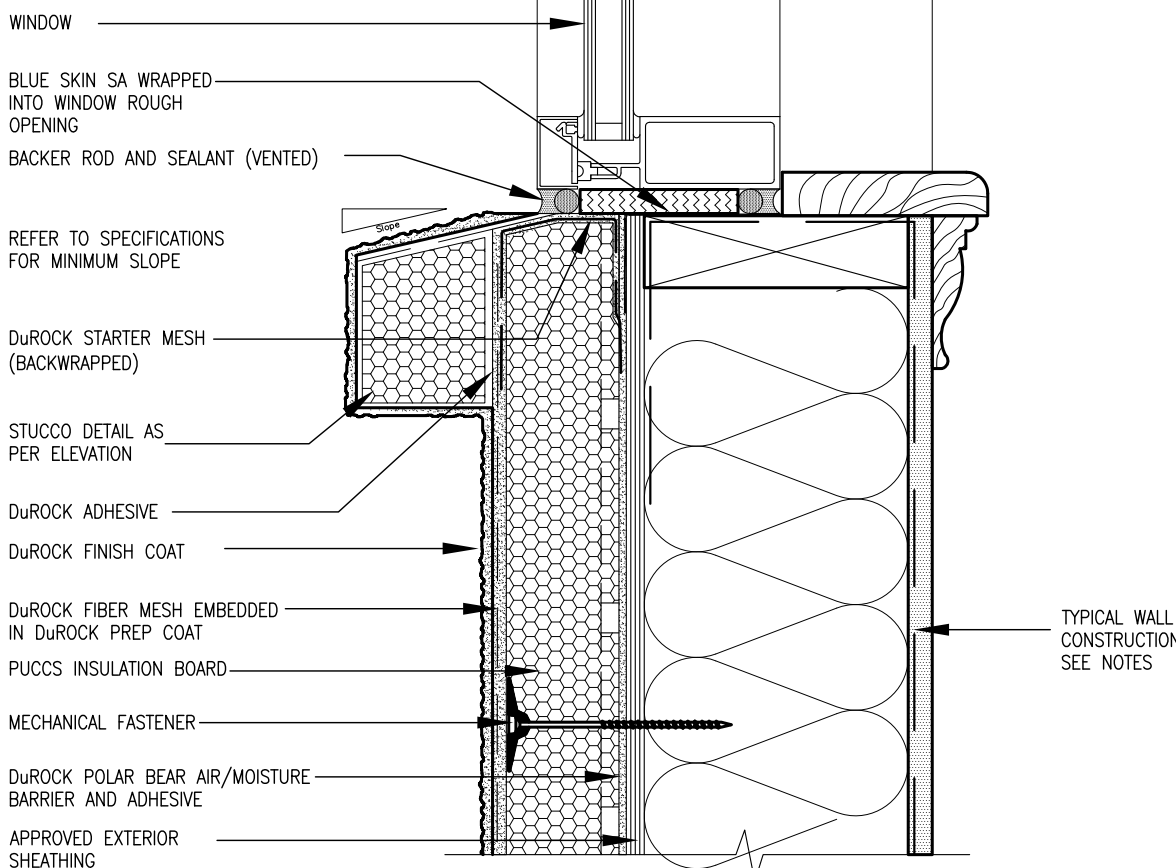
**VA3 DESIGN**  
300A Wilson Avenue  
Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
va3design.com

<b>BAYVIEW WELLINGTON</b>		<b>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
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:56 AM		drawing no. <b>CN2</b>	



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

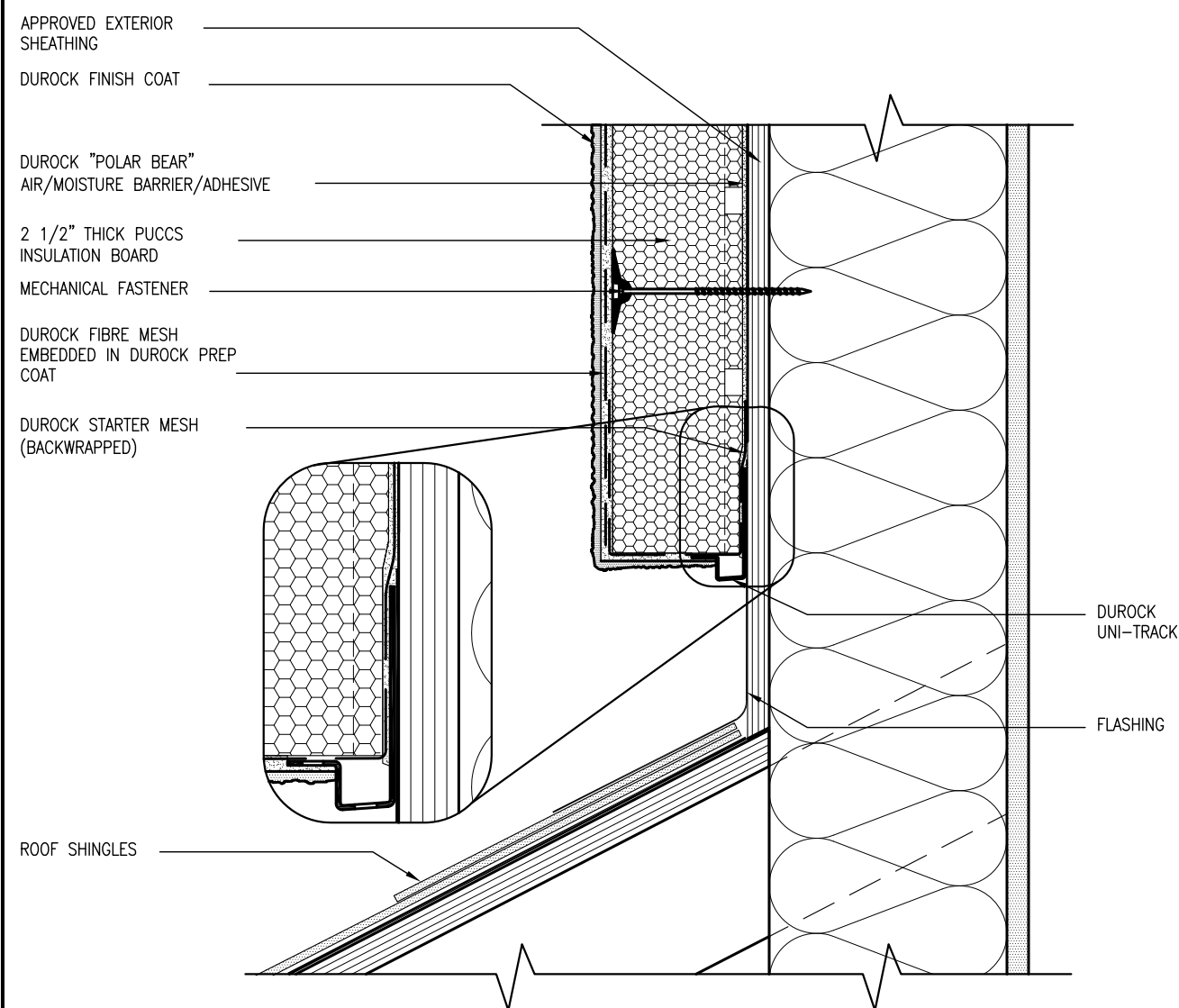
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date	APR 2014	checked by	RC	scale	3/16" = 1'-0"	file name	13045-CONST-0BC 2015
drawn by	RC	checked by	RC	date	APR 16 2015	file name	13045-CONST-0BC 2015

**VAS3 DESIGN**  
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t 416.630.2255 f 416.630.4782  
vas3design.com

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qualification information  
Wellington Jno-Baptiste 25591 BCIN  
name  
VAS 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. Drawings are not to be scaled.

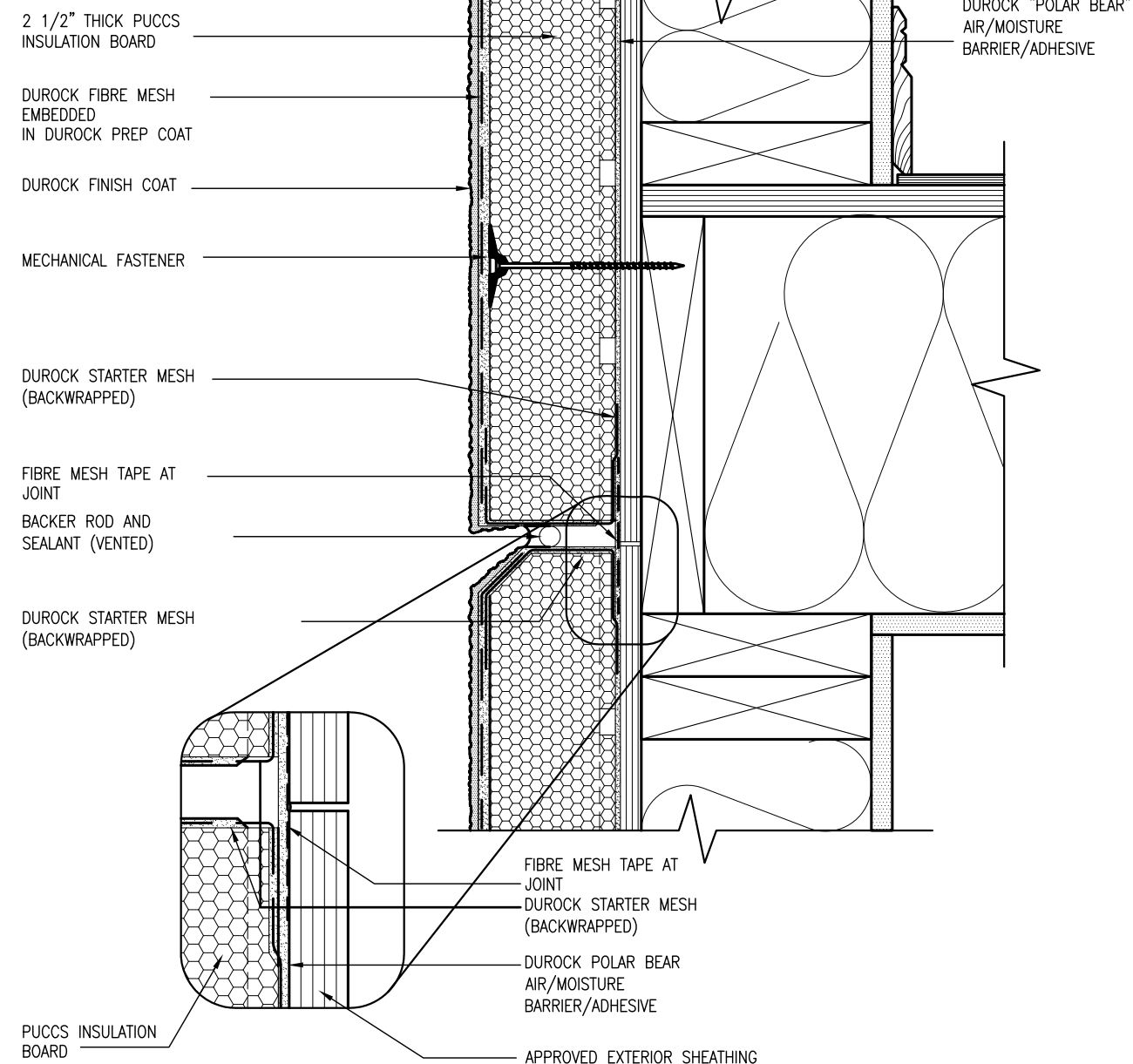
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2	UPDATE TO CODE	APR 16-15 RC	
1	ISSUE FOR CLIENT REVIEW	MAY 07-14 RC	

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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	description		



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**GREEN VALLEY ESTATES**

project name

date

APR 2014

checked by

RC

scale

3/16" = 1'-0"

drawing no.

13045

BRADFORD

municipality

CONSTRUCTION NOTES

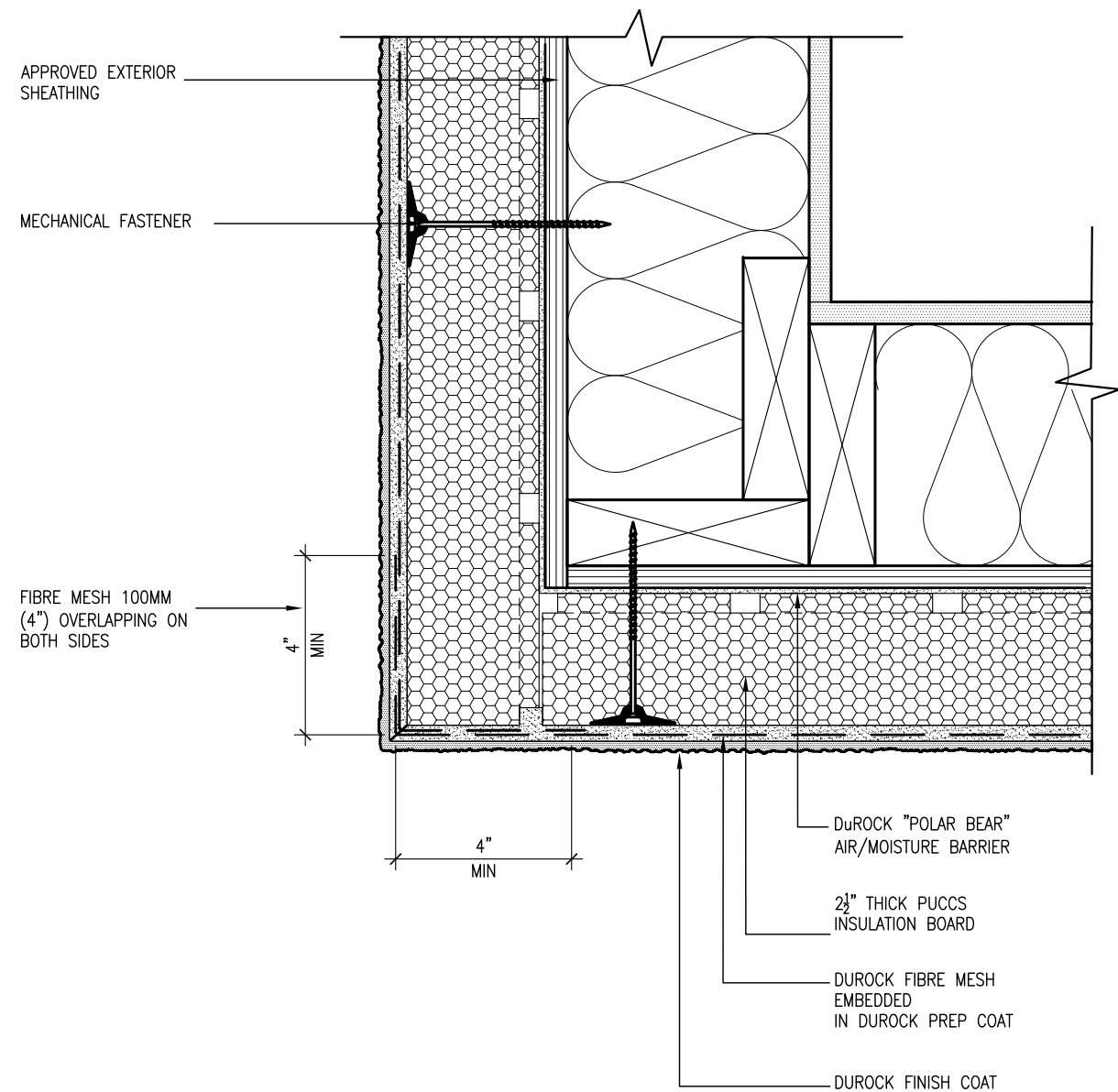
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13045-CONST-0BC 2015

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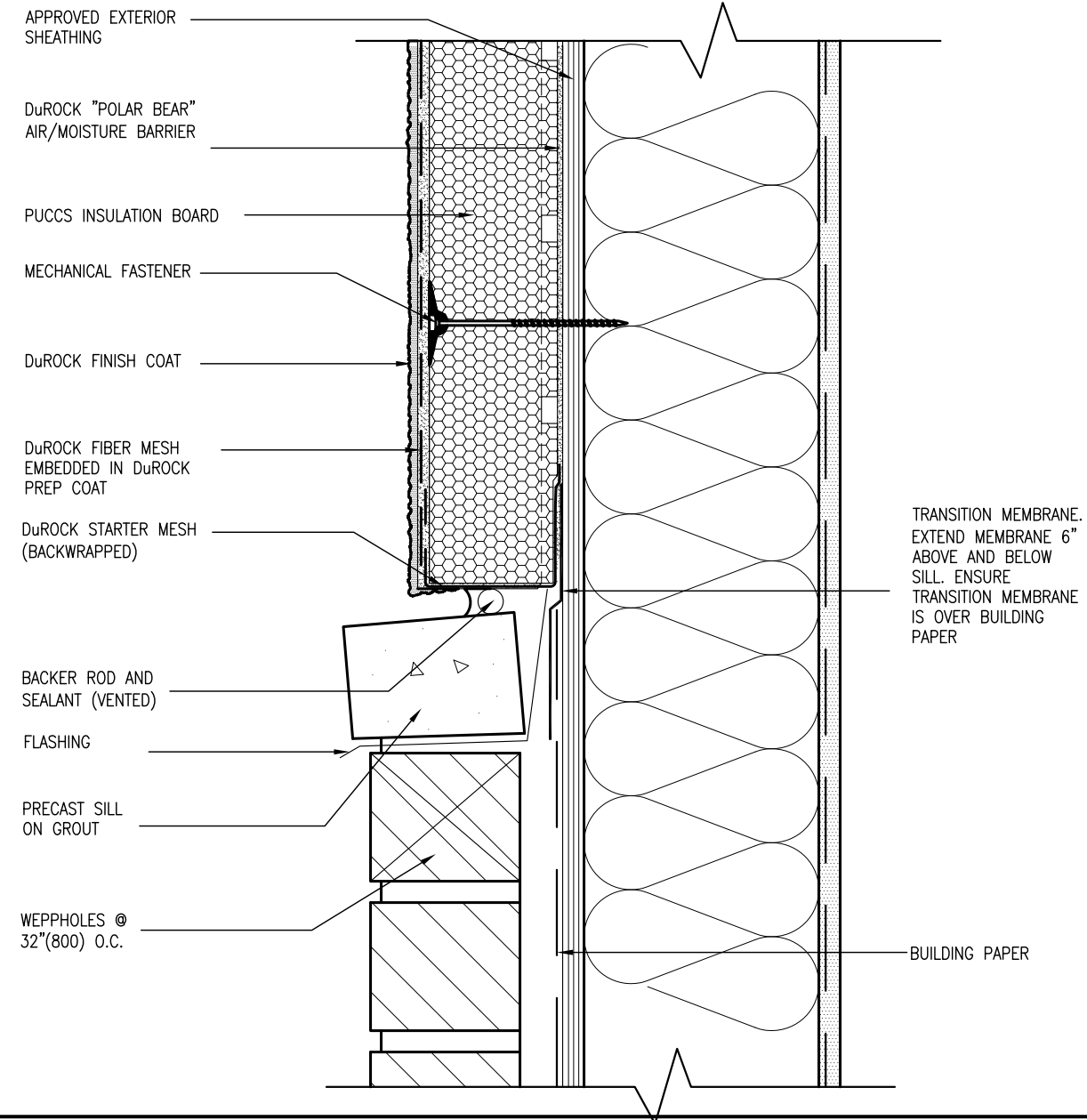
THU - APR 16 2015 - 6:57 AM






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"

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	.	.	
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.
1	ISSUE FOR CLIENT REVIEW	MAY 07-14 RC	
no.	description	date	by



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**BAYVIEW WELLINGTON**

**GREEN VALLEY ESTATES**

project name

**CONST NOTE**

municipality  
**BRADFORD**

project no.  
**130445**

**CONSTRUCTION NOTES**

date  
**APR 2014**

drawn by  
**PC**

checked by  
**-**

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

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

**CN5**

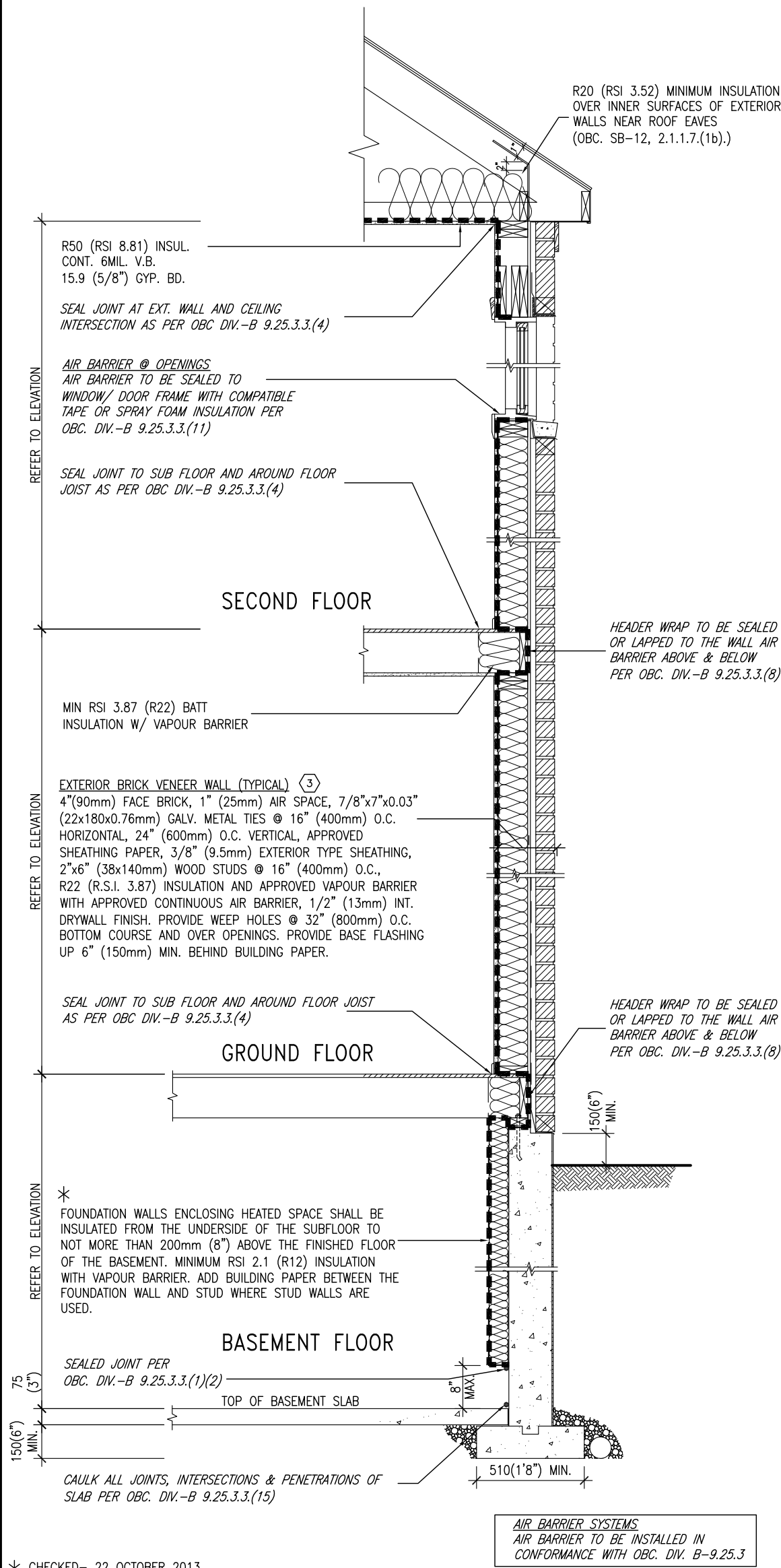
drawing no.

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SB12-COMPLIANCE PACKAGE 'J'



\* CHECKED- 22 OCTOBER 2013

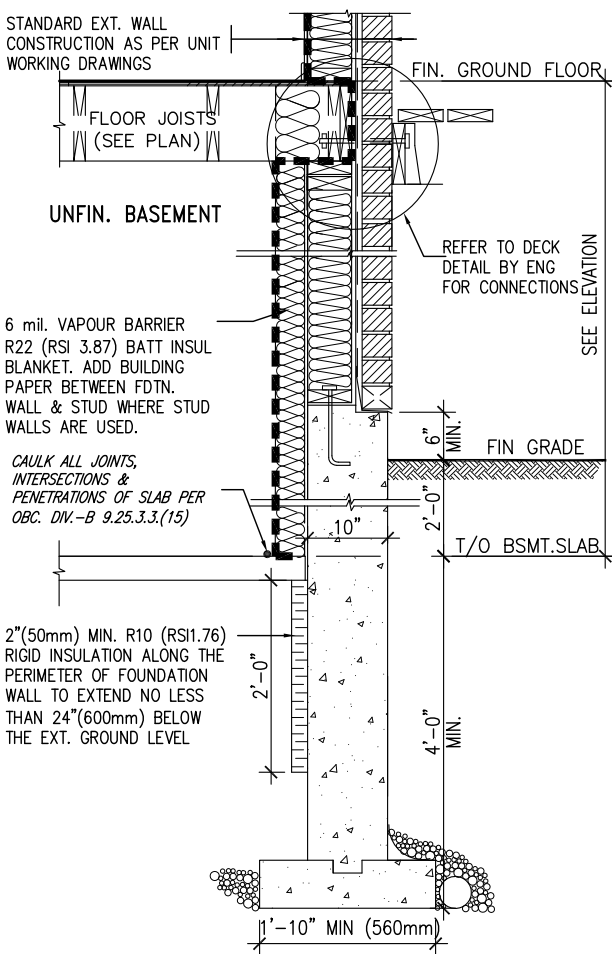
EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY  
SECTION W/ BRICK VENEER SCALE: N.T.S.

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
5	.	.	.	signature
4	.	.	.	BCIN
3	.	.	.	qualification information
2	UPDATE TO CODE	APR 16-15	RC	VA3 Design Inc. 42658
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC	
no.	description	date	by	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

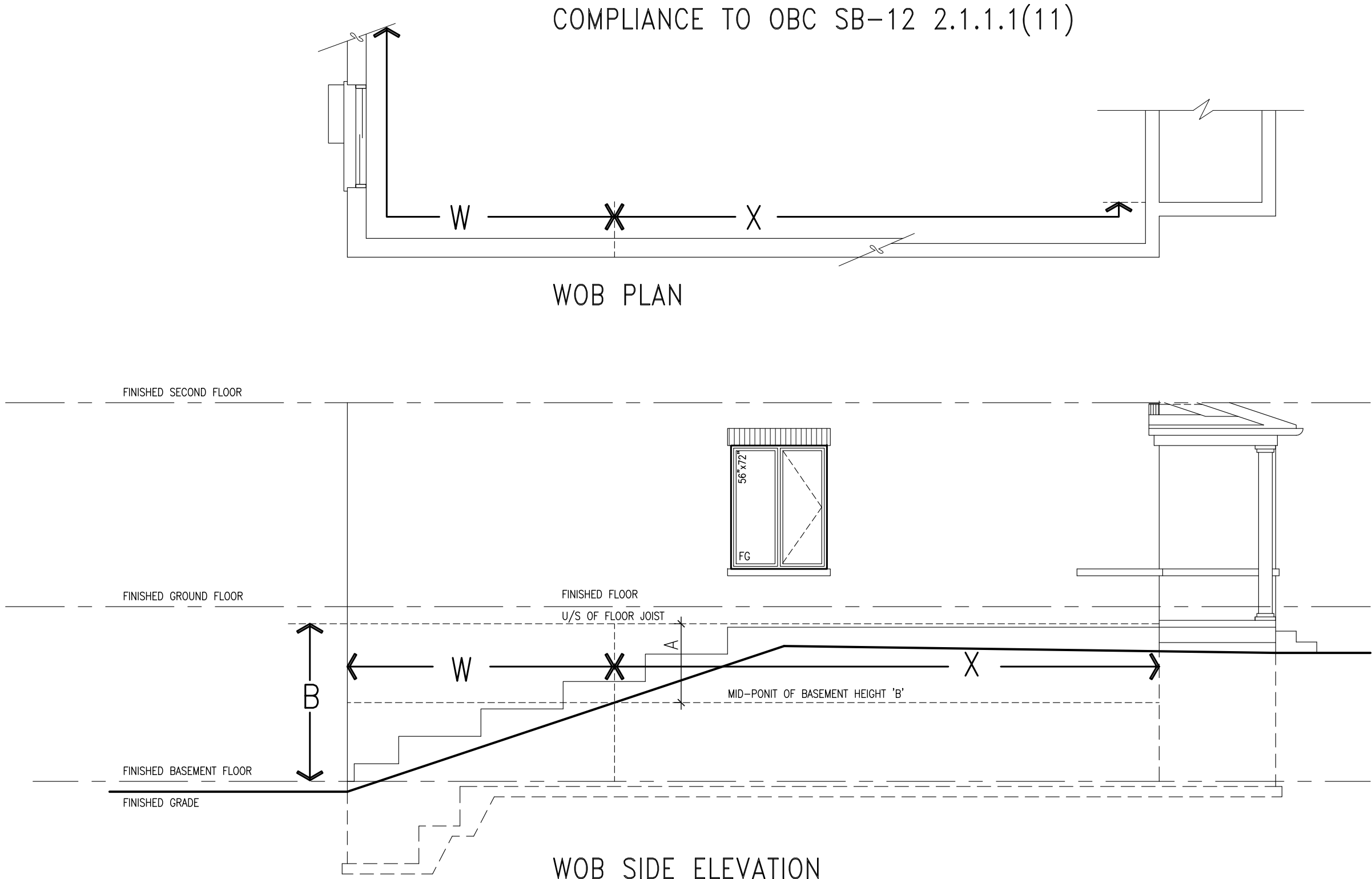
VA3  
DESIGN

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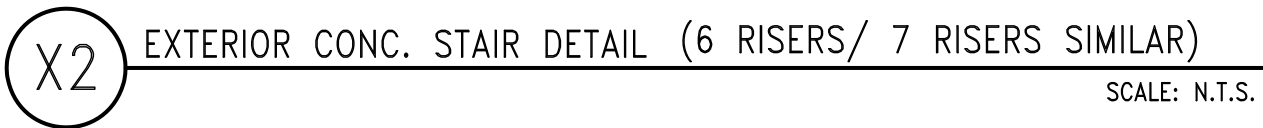
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date	APR 2014	checked by	scale	CONSTRUCTION NOTES	drawing no.
drawn by	RC		3/16" = 1'-0"	13045-CONST-OBC 2015	CN6
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WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B"  
INSULATION 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

			VA3 DESIGN 300A Wilson Avenue Toronto, ON M3H 1S8 t 416.630.2265 f 416.630.4782 vo3design.com		BAYVIEW WELLINGTON		CONST NOTE				
					project name GREEN VALLEY ESTATES		project no. 13045				
					date APR 2014		municipality BRADFORD				
					drawn by RC		CONSTRUCTION NOTES				
					checked by -		file name 13045-CONST-OBC 2015				
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					RICHARD - H:\ARCHIVE\WORKING\2013\13045-BW\Units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:56 AM						



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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
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no.	description	date	by

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**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

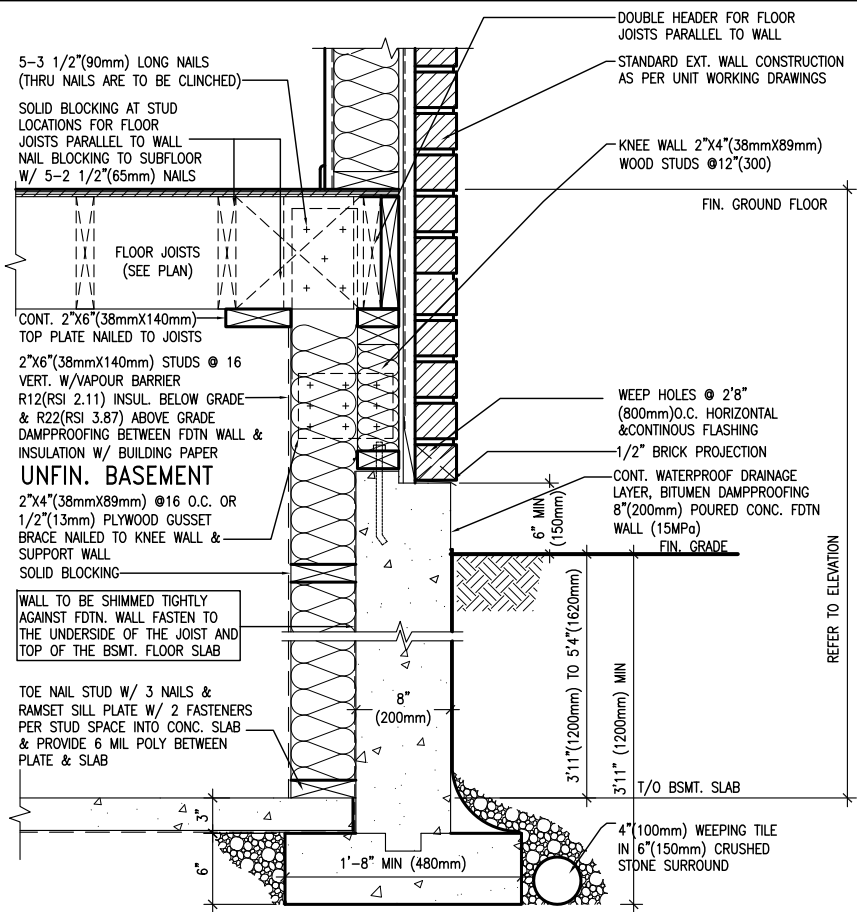
**13045-CONST-0BC 2015**

**RC**

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

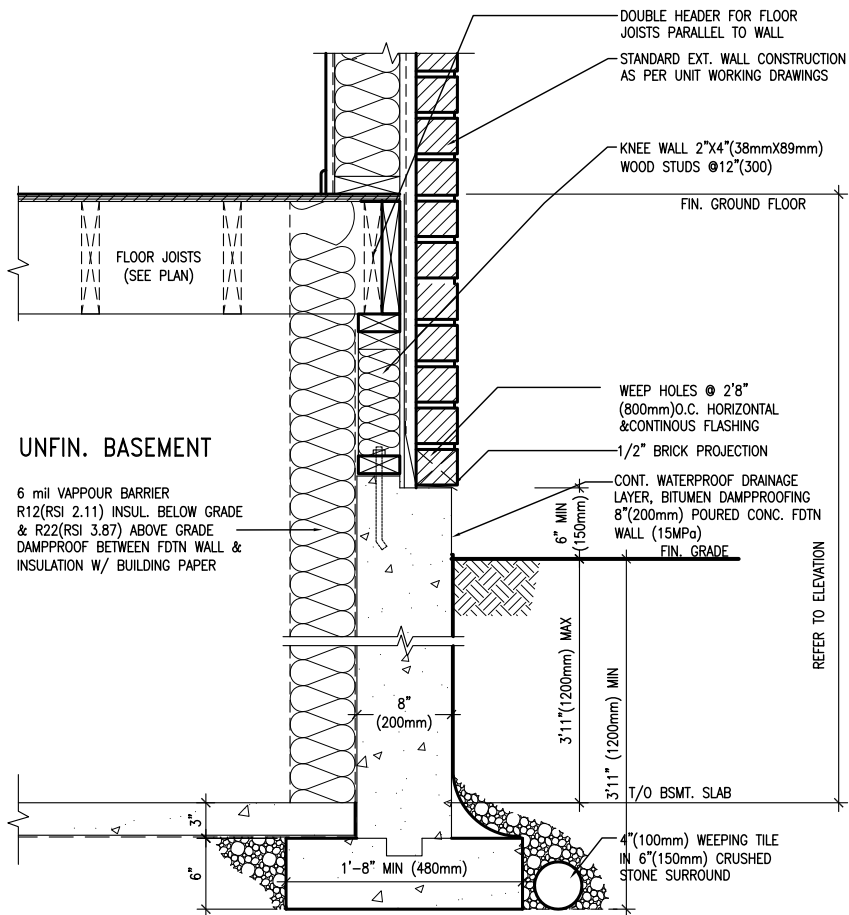
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**Tue - May 12 2015 - 8:51 AM**



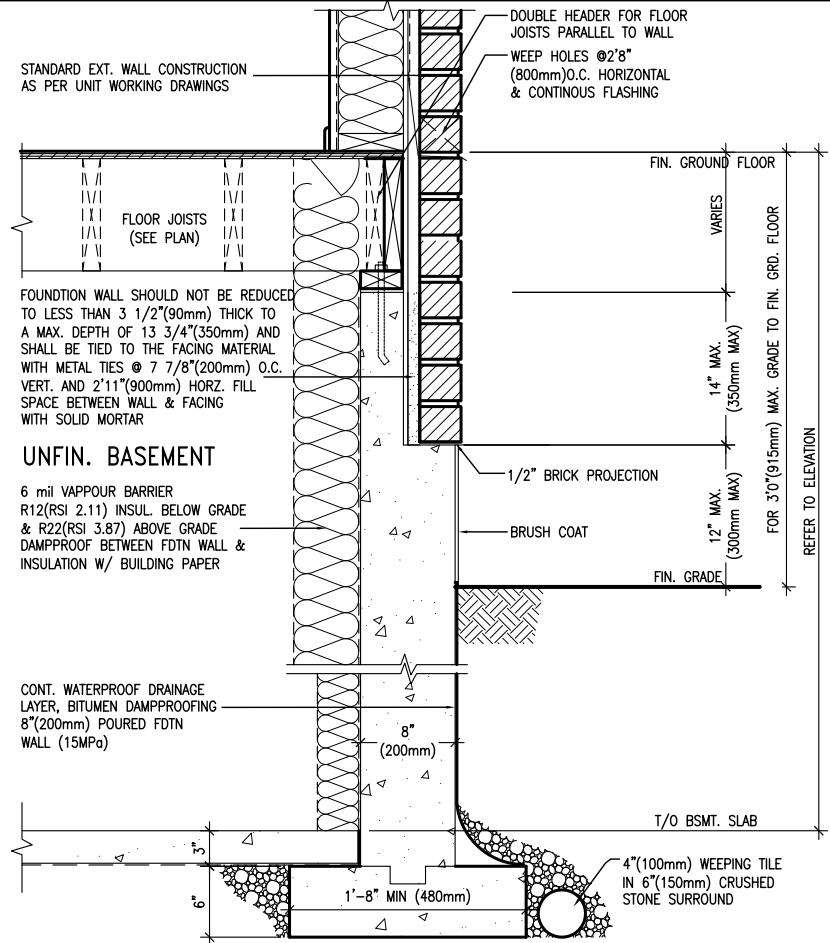
EW3.08B

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

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

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qualification information

Wellington Jno-Baptiste 25591 BCIN

name registration information VAS Design Inc. 42658

signature

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APR 16-15 RC

MAY 07-14 RC

date

by

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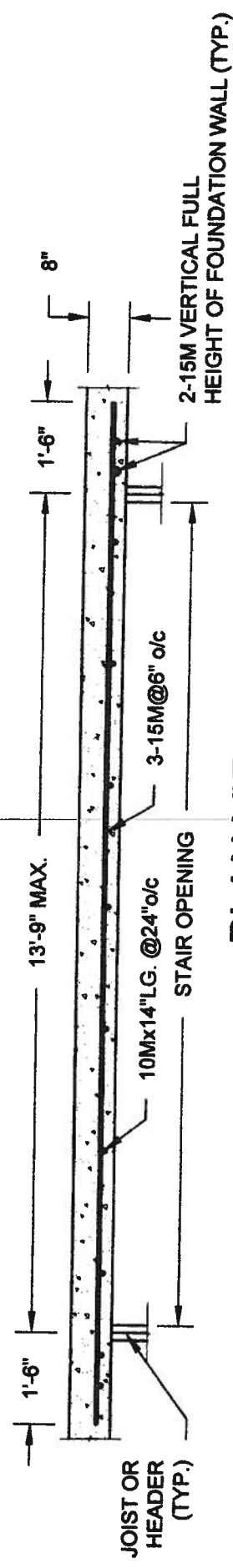
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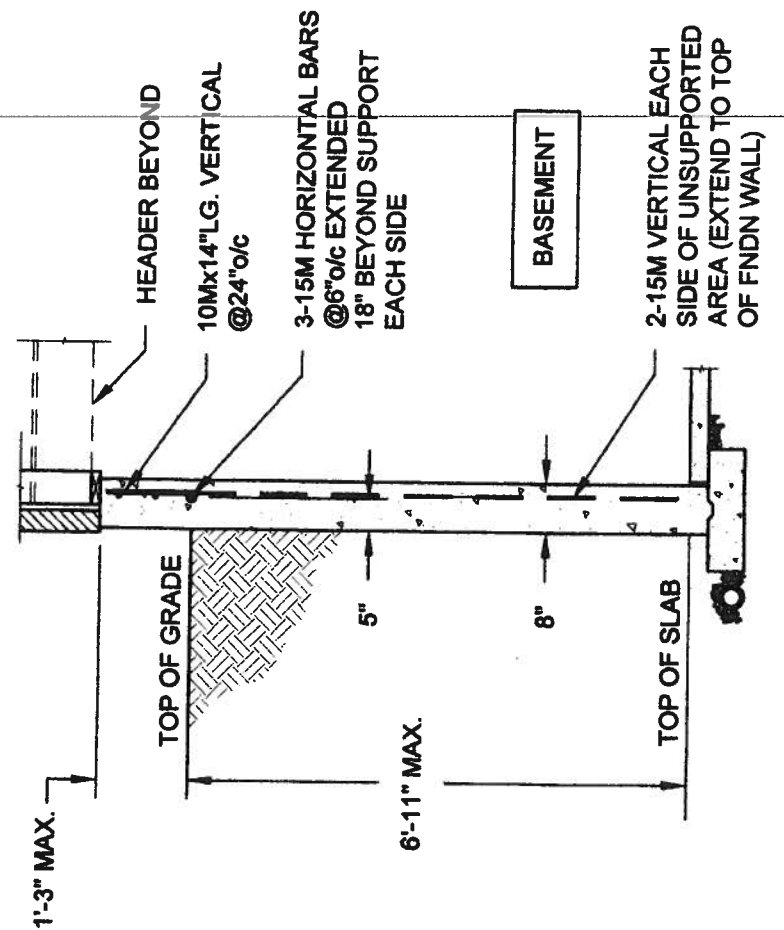
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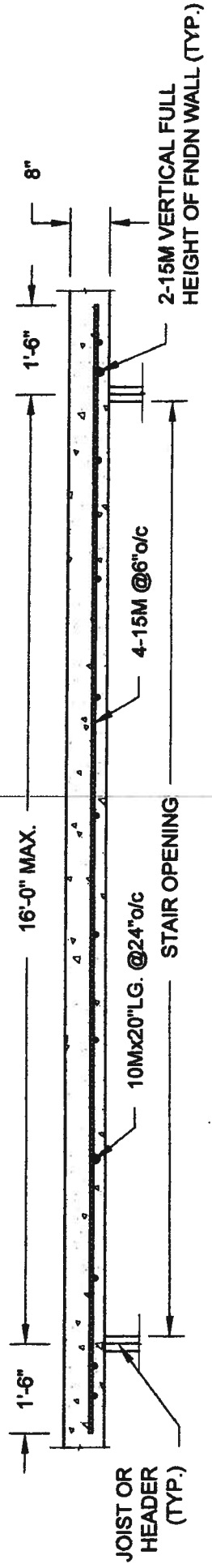


**PLAN VIEW**  
NOT TO SCALE

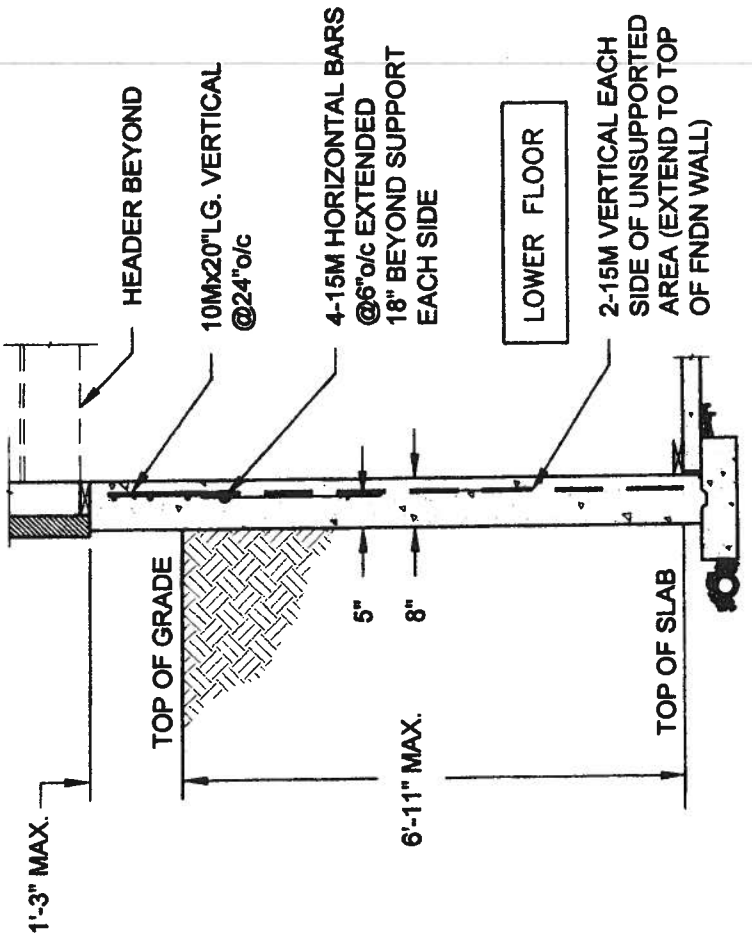


- NOTE:
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
  2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN.
  3. REINFORCING STEEL TO BE GRADE 400.

**1A**  
**S1**  
**LATERALLY UNSUPPORTED WALL**  
SCALE: 3/8" = 1'-0"



**PLAN VIEW**  
NOT TO SCALE



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

**1B**  
**S1**  
**LATERALLY UNSUPPORTED WALL**  
SCALE: 3/8" = 1'-0"

**QUAILE ENGINEERING LTD.**



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

Engineer's Seal:



MAY 7 2014

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

TYPICAL STRUCTURAL DETAILS

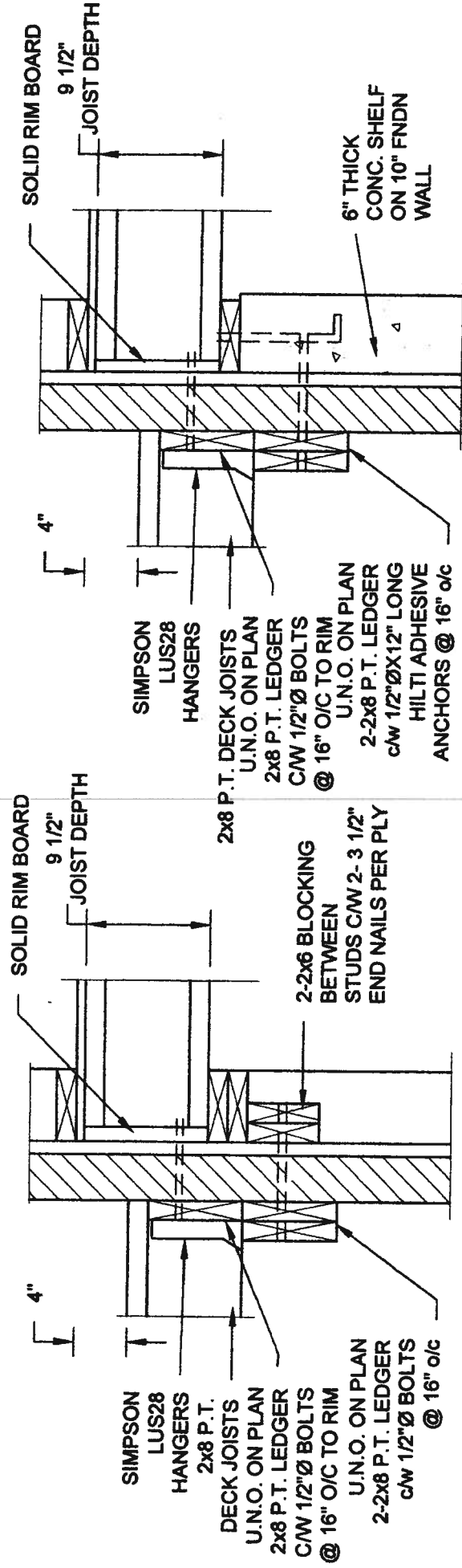
Project No.: **14-095, 14-096, 14-097**  
Drawing No.: **S1**

Scale: AS NOTED

Date: MAY-27-2014

Drawn: SC  
Checked: SJB

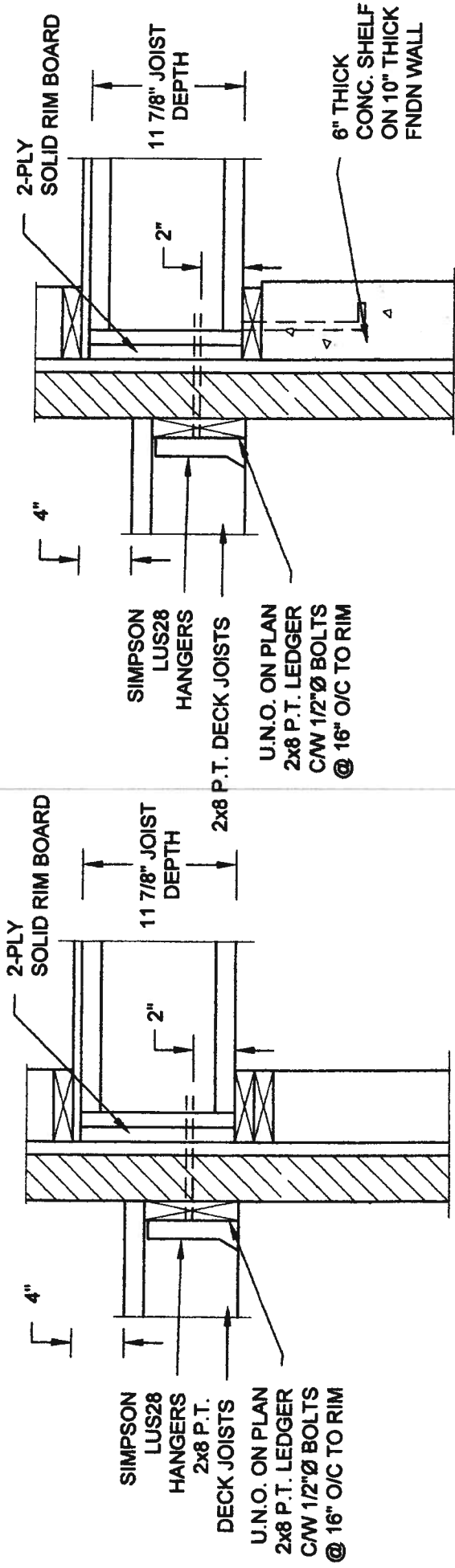
# FOR 9 1/2" JOIST DEPTH



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

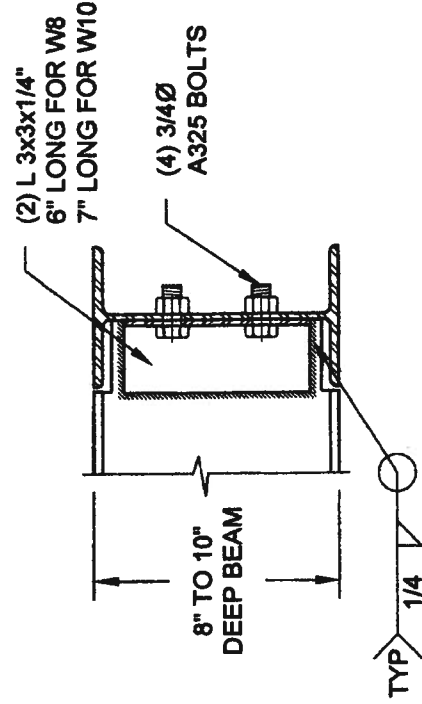
# FOR 11 7/8" JOIST DEPTH



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

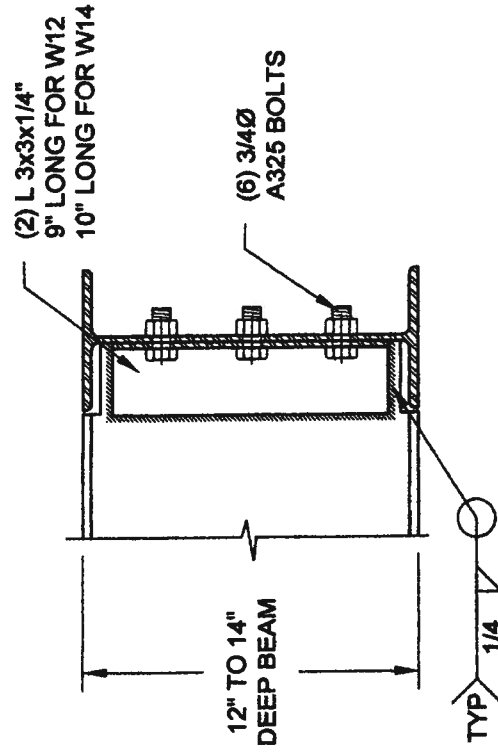
- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL  
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL  
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

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



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

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



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

Scale: AS NOTED

Date: MAY-27-2014

Drawn: SC Checked: SJB

**QUAILE ENGINEERING LTD.**



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

Engineer's Seal:



Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT  
BRADFORD, ONTARIO

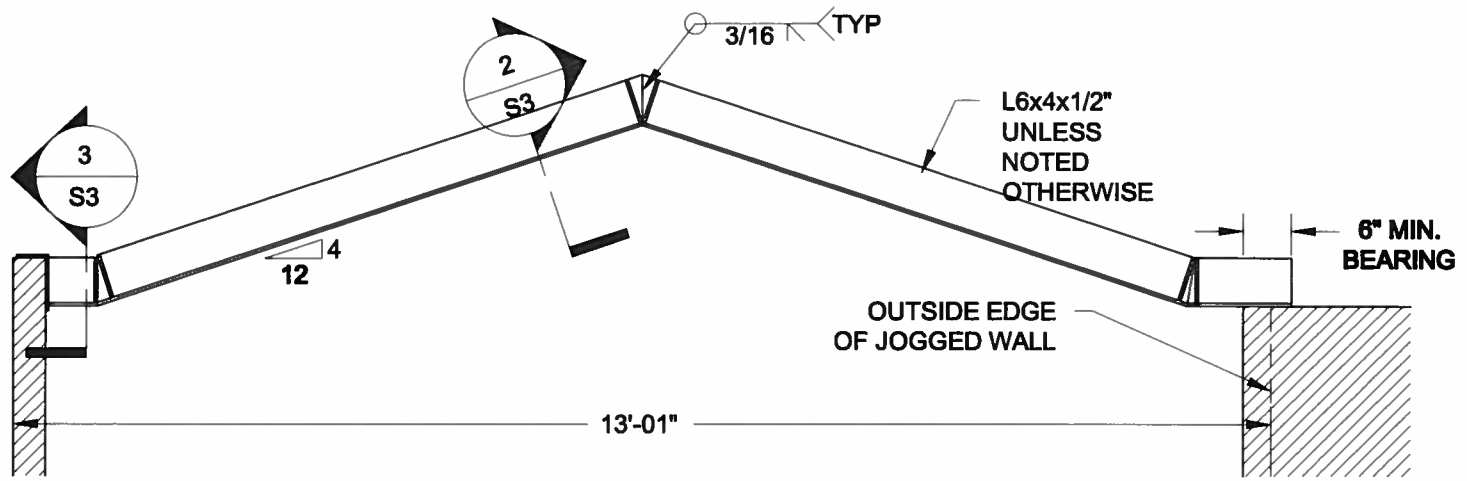
TYPICAL STRUCTURAL DETAILS

Project No.:

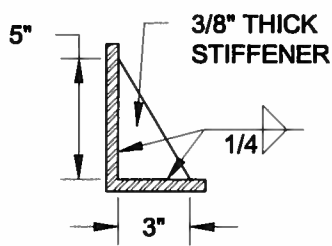
**14-095, 14-096, 14-097**

Drawing No.:

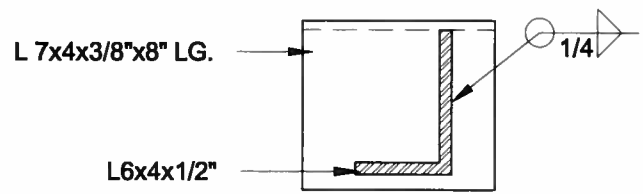
**S2**



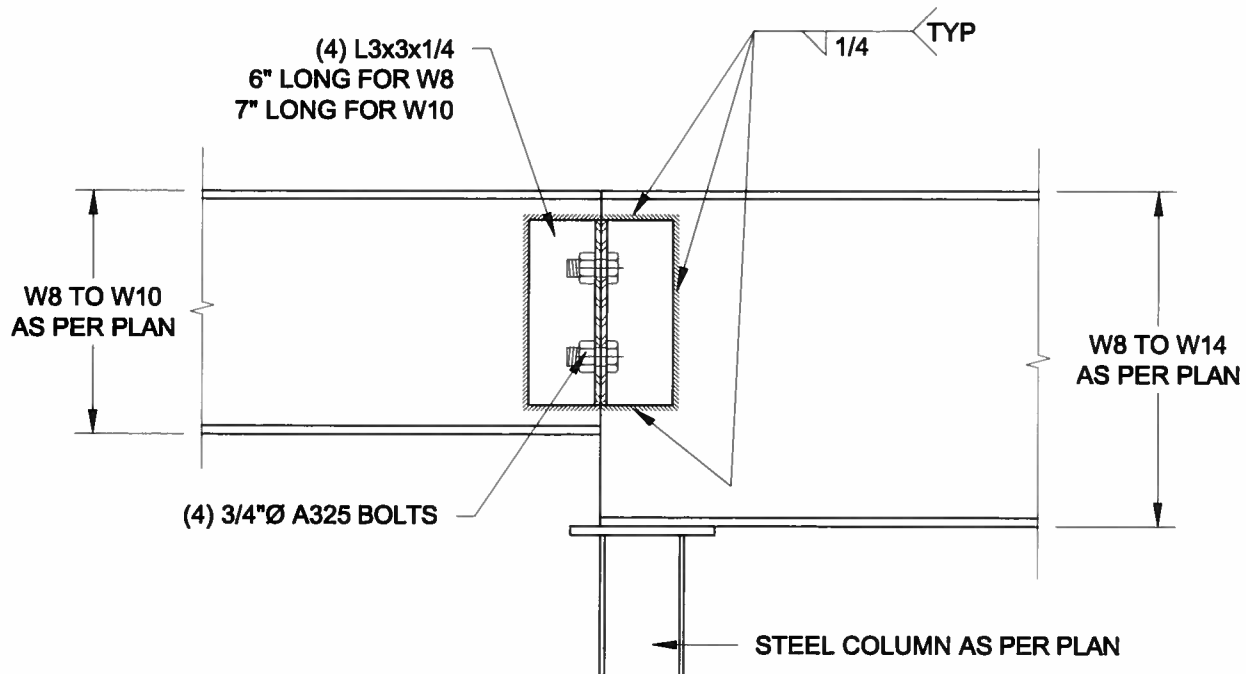
**1**  
**S3** **STEEL LINTEL AT GABLE**  
SCALE: 1/2" = 1'-0"



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



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



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

Scale: AS NOTED	
Date: FEB-28-2016	
Drawn: SC	Checked: SJB

**QUAILE ENGINEERING LTD.**



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

Engineer's Seal



APR 24, 2015

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

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:  
14-095

Drawing No.:  
S3