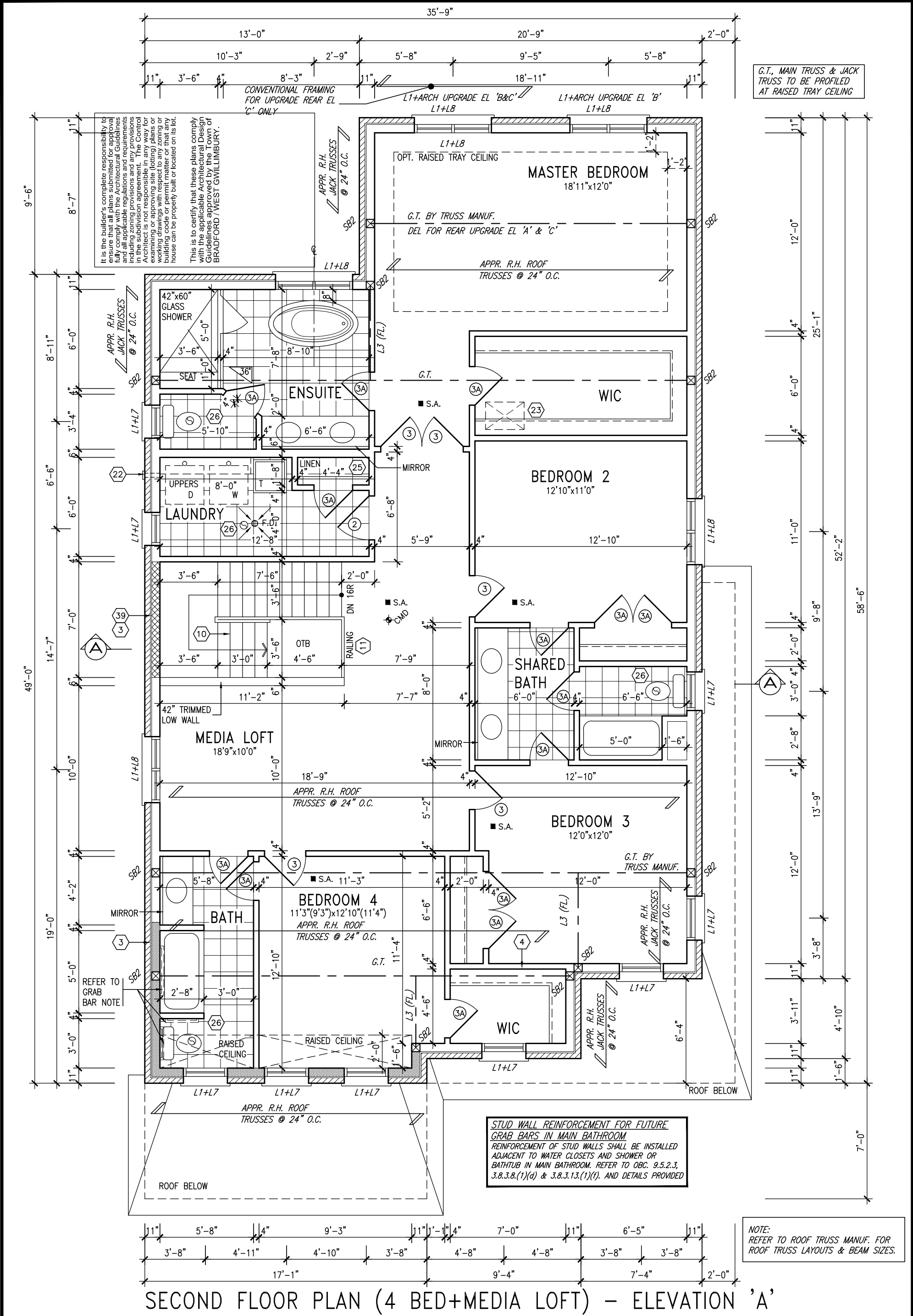


BASEMENT PLAN - ELEVATION 'A'			AREA CHART ON PAGE 19		
9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		
8.	.	.	qualification information		
7.	.	.	Wellington Jno-Baptiste 25591		
6.	.	.	name registration information BCIN		
5.	.	.	VA3 Design Inc. 42658		
4.	.	.	signature		
3.	REVISED AS PER ENG'S COMMENTS	APR 30-15 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.	ADDED UPGRADED REAR ELEVATIONS.	OCT. 02/14 GW	300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com		
1.	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-02 RAM	project name GREEN VALLEY ESTATES municipality BRADFORD, ON		
no.	description	date	by	project no. 13045	drawing no. 1
			BASEMENT PLAN - ELEVATION 'A'		
			file name 13045-S42-4		
			date 2014-08 checked by RAAM scale 3/16" = 1'-0"		
			RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-4.dwg - Wed - Jun 3 2015 - 10:38 AM		

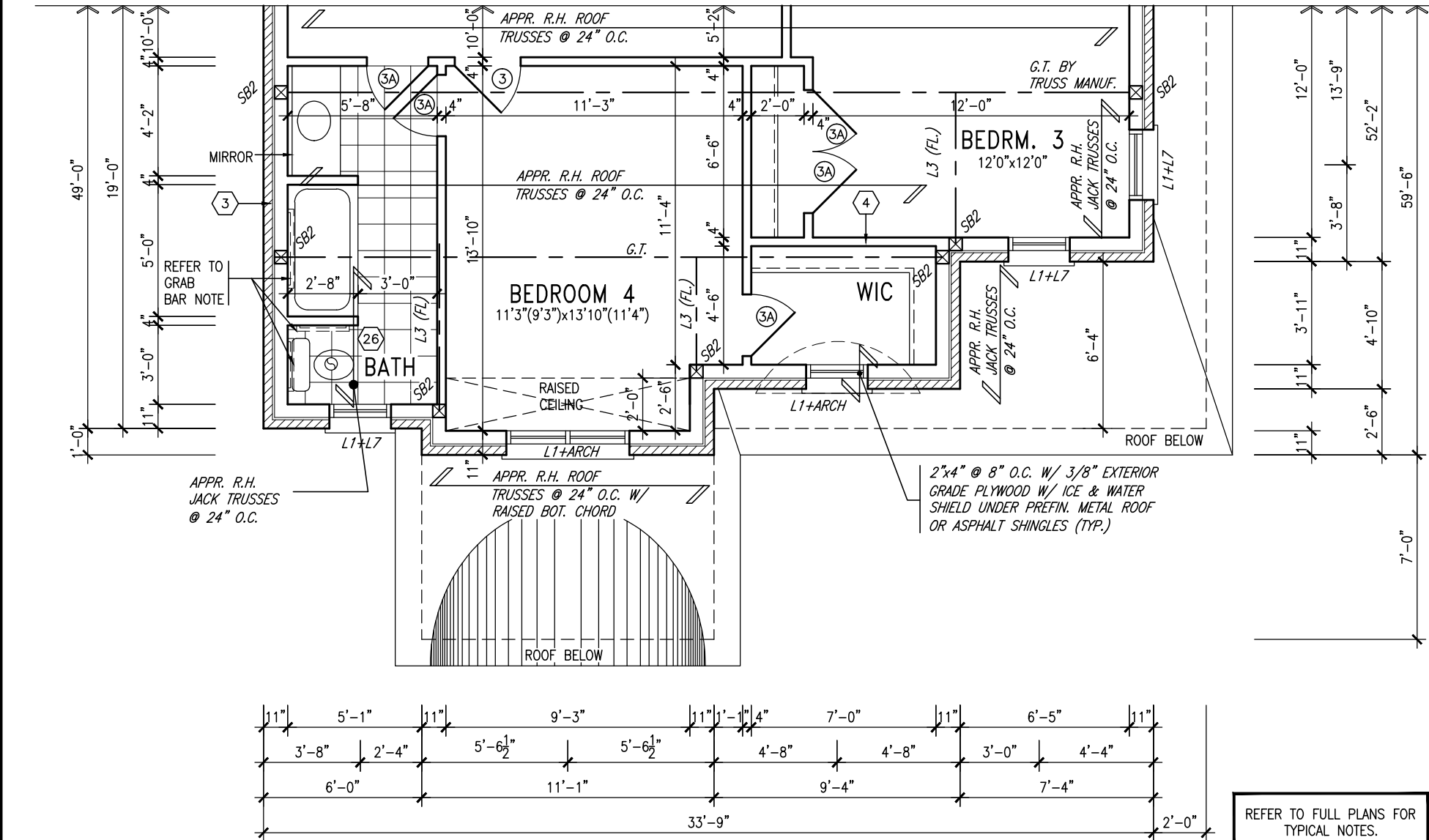
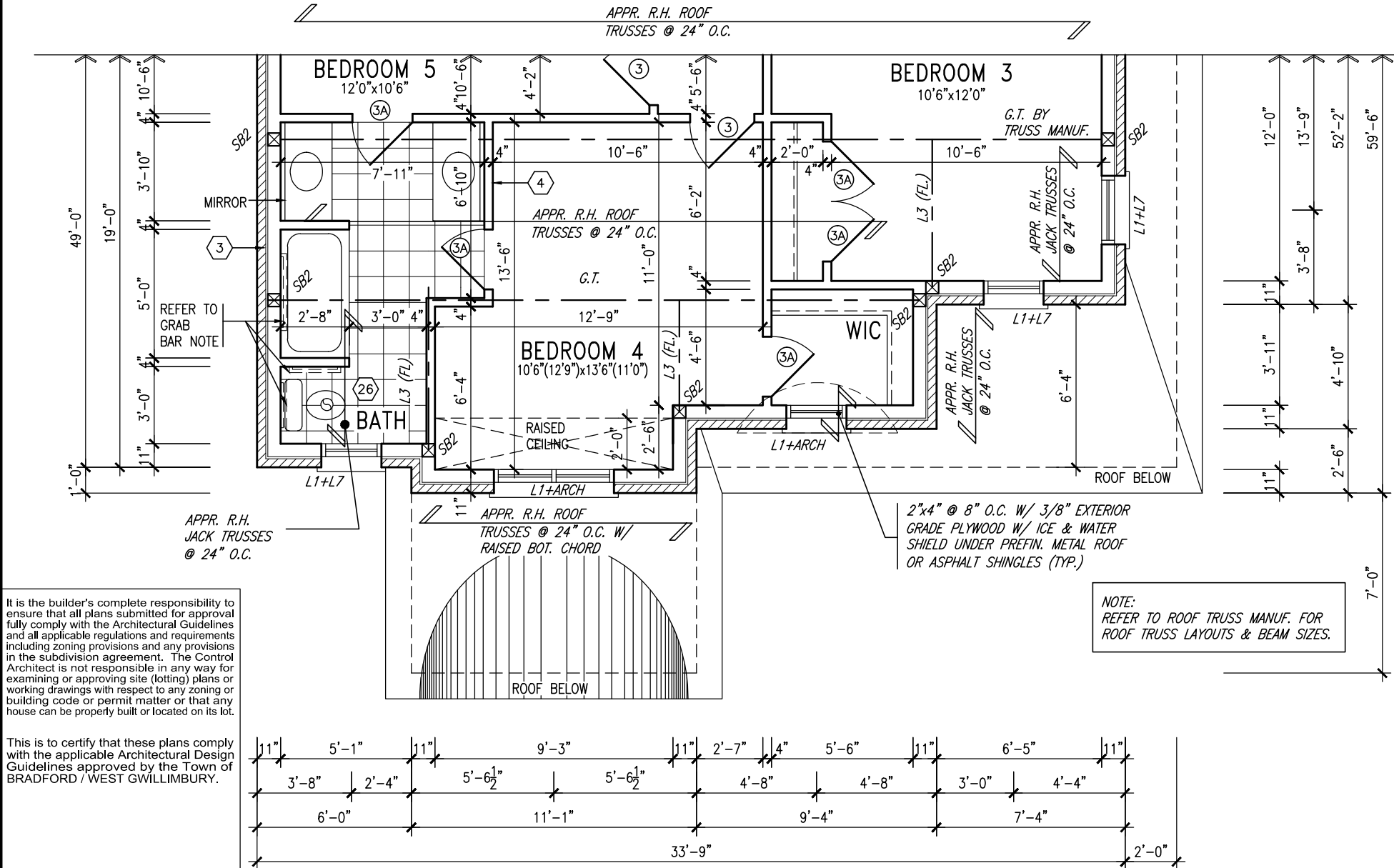


9.	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.	.	.	.	qualification information
7.	.	.	.	Wellington Jno-Baptiste 25591
6.	.	.	.	name
5.	.	.	.	signature
4.	.	.	.	BCIN
3.	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC	42658
2.	ADDED UPGRADED REAR ELEVATIONS.	OCT. 02/14	GW	
1.	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-02	RAAM	
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.

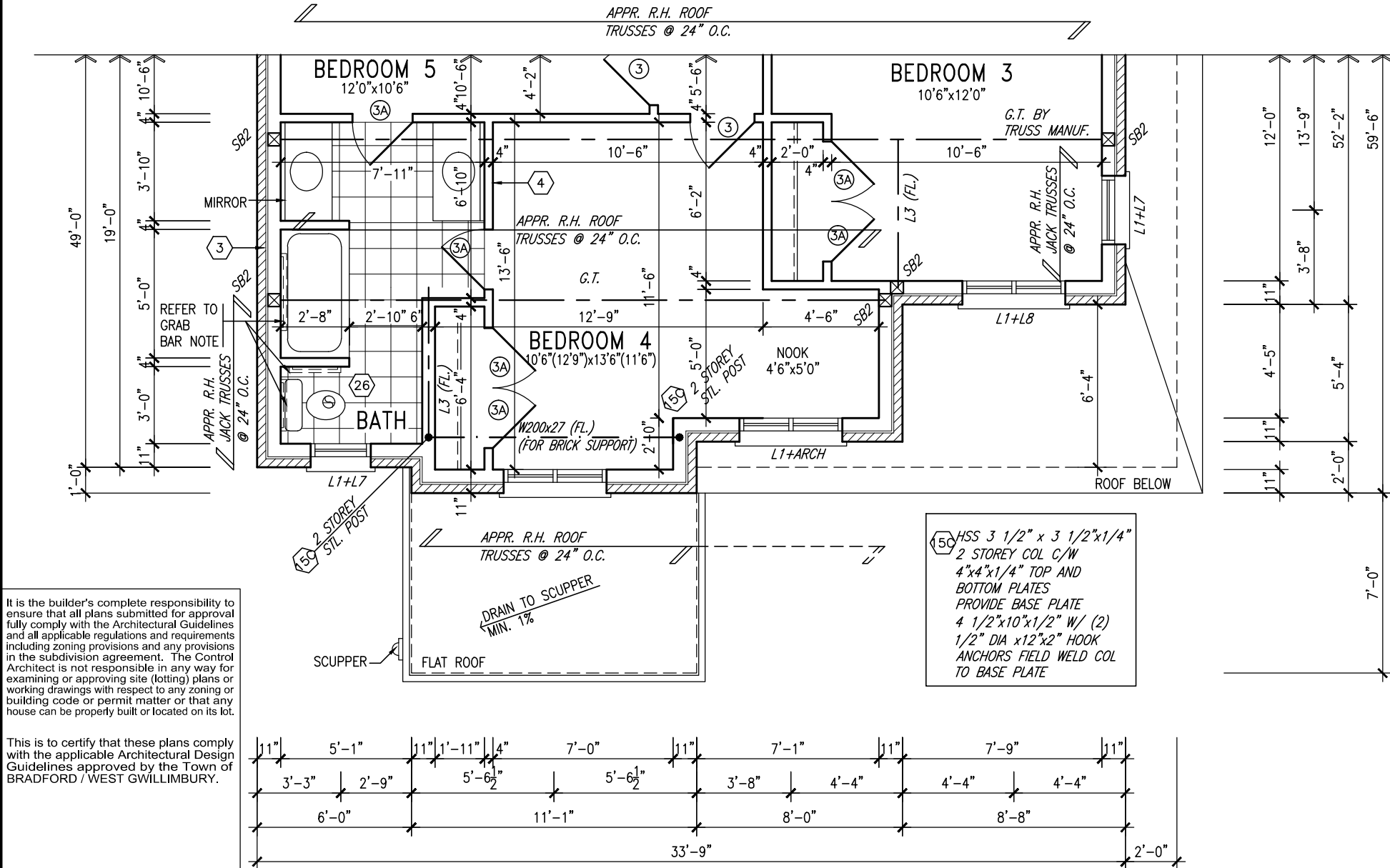


BAYVIEW WELLINGTON		S42-4 RIDEAU 4
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON	project no. 13045
date 2014-08	checked by RAAM	scale 3/16" = 1'-0"
SECOND FLOOR PLAN (4 BED+MEDIA LOFT) – ELEV. 'A'		file name 13045-S42-4
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-4.dwg - Wed - Jun 3 2015 - 10:38 AM		drawing no. 3

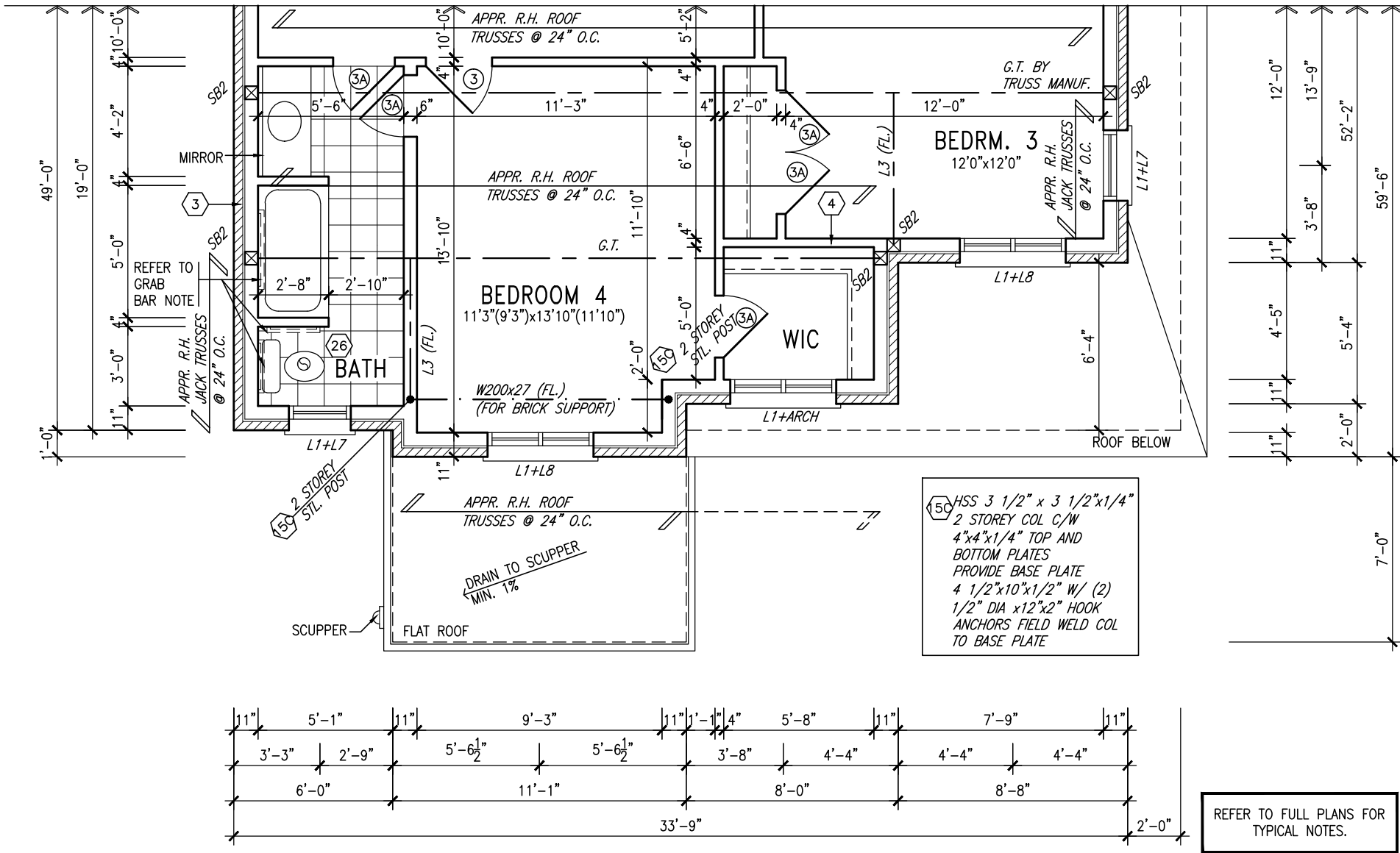
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9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON project name GREEN VALLEY ESTATES date 2014-08 drawn by RAAM checked by - scale 3/16" = 1'-0" file name 13045-S42-4 RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-4.dwg - Wed - Jun 3 2015 - 10:38 AM	S42-4 RIDEAU 4 project no. 13045 drawing no. 6
8.	.	.	qualification information			
7.	.	.	Wellington Jno-Baptiste name VA3 Design Inc. registration information 42658			
6.	.	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			
5.	.	.				
4.	.	.				
3.	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC			
2.	ADDED UPGRADED REAR ELEVATIONS.	OCT. 02/14	GW			
1.	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-02	RAAM			
no.	description	date	by			



OPT. SECOND FLOOR PLAN
(5 BEDROOM) – ELEVATION 'C'



PARTIAL SECOND FLOOR PLAN
(4 BED+MEDIA LOFT) – ELEVATION 'C'

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

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3.	REVISED AS PER ENG'S COMMENTS	APR 30-15 RC
2.	ADDED UPGRADED REAR ELEVATIONS.	OCT. 02/14 GW
1.	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-02 RAAM
no.	description	date by

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		
qualification information		
Wellington Jno-Baptiste	25591	
name	BCIN	
registration information		
VA3 Design Inc.	42658	
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		

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BAYVIEW WELLINGTON	
project name	municipality
GREEN VALLEY ESTATES	BRADFORD, ON
date	2014-08
drawn by	RAAM
checked by	3/16" = 1'-0"
scale	
file name	13045-S42-4
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-4.dwg - Wed - Jun 3 2015 - 10:38 AM	

S42-4 RIDEAU 4	project no. 13045
PARTIAL FLOOR PLANS – ELEVATION 'C'	
drawing no.	8

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

UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7))

42-4 ELEVATION A	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	690.00 S.F.	91.44 S.F.	13.25 %
LEFT SIDE	1182.00 S.F.	141.72 S.F.	11.99 %
RIGHT SIDE	1182.00 S.F.	63.56 S.F.	5.38 %
REAR	675.00 S.F.	132.44 S.F.	19.62 %
TOTAL SQ. FT.	3729.00 S.F.	429.16 S.F.	11.51 %
TOTAL SQ. M.	346.43 S.M.	39.87 S.M.	11.51 %



ROOF PLAN 'A'

FRONT ELEVATION 'A'

BAYVIEW WELLINGTON

S42-4
RIDEAU 4

project name
GREEN VALLEY ESTATES

municipality
BRADFORD, ON

project no.
13045

drawing no.
9

DESIGN
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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

name
Jno-Baptiste

registration information
BCN 25591
42658

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no.	description	date	by
9	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC
8	ADDED UPGRADED REAR ELEVATIONS.	OCT. 02/14	GW
7	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-02	RAM
6			
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3			
2			
1			

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REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.



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LEFT SIDE ELEVATION 'A'

WALL AREA	992.24 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	69.46 SQ. FT.
GLAZING PROVIDED	66.26 SQ. FT.



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

qualification information

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

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no.	description	date	by
9			
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3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC
2	ADDED UPGRADED REAR ELEVATIONS.	OCT. 02/14	GW
1	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-02	RAM

project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON	project no.	13045	drawing no.	10
date	2014-08	scale	3/16" = 1'-0"	checked by	RAAM	file name	13045-S42-4
drawn by	RAAM	checked by	RAAM	drawn by	RAAM	checked by	RAAM
drawn by	RAAM	checked by	RAAM	drawn by	RAAM	checked by	RAAM

BAYVIEW WELLINGTON

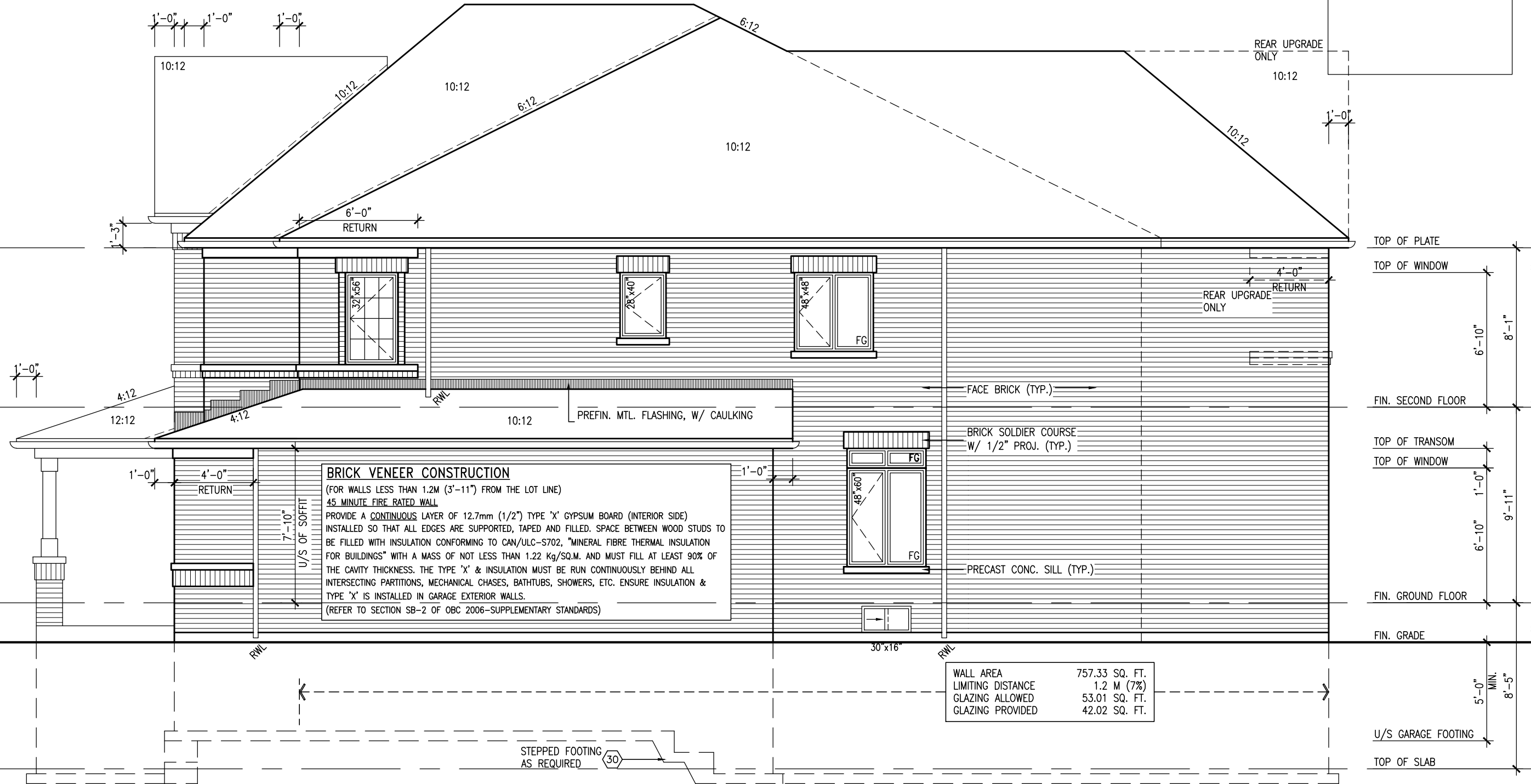
S42-4
RIDEAU 4

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REFER TO FRONT ELEVATION FOR
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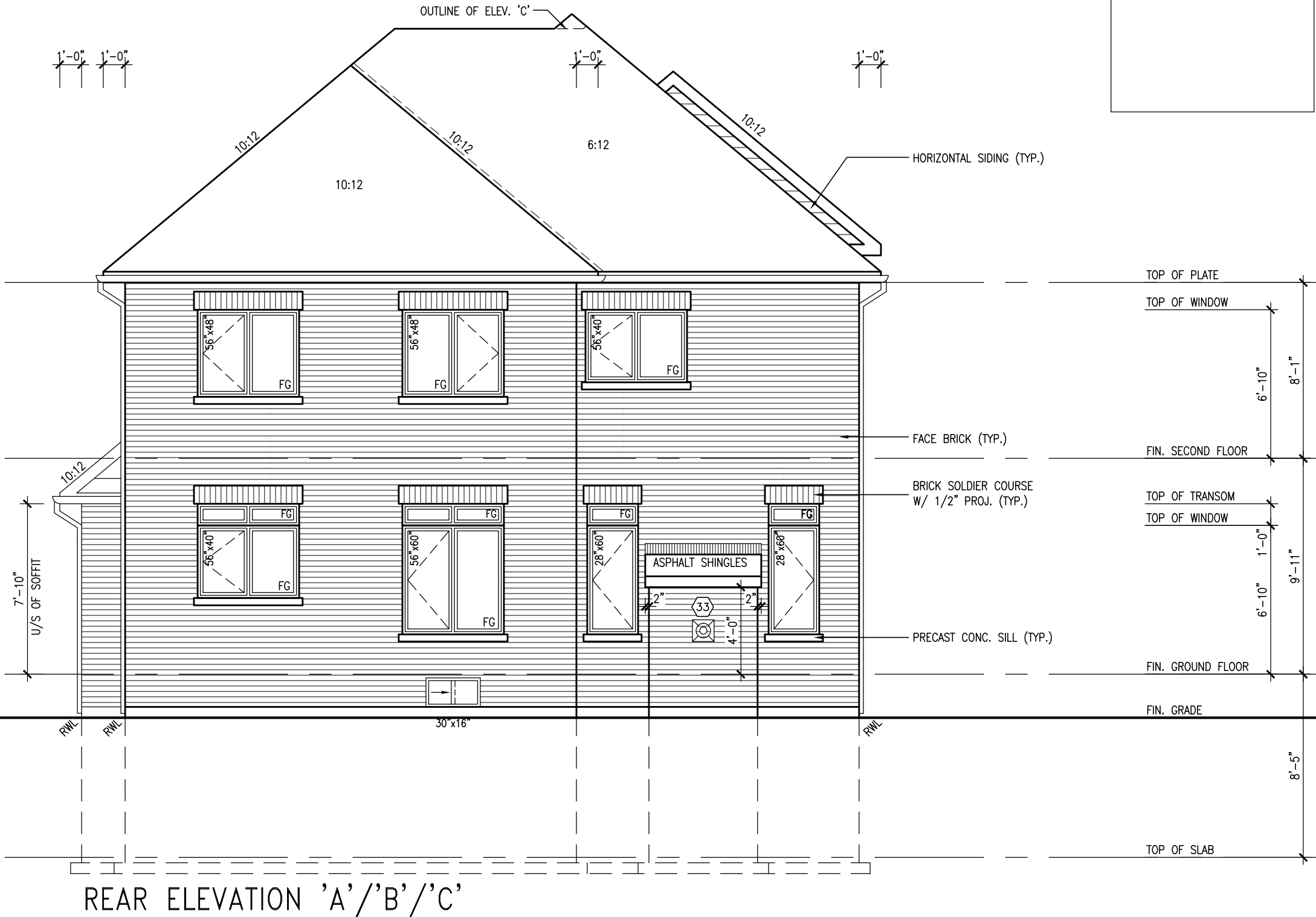
RIGHT SIDE ELEVATION 'A'

[illegible]

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

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VA3
DESIGN
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Toronto ON M3H 1S8
t 416.630.2255 f 416.630.
va3design.com

Wellington Jno-Baptiste
name
registration information
VA3 Design Inc.

signature

25591

426585

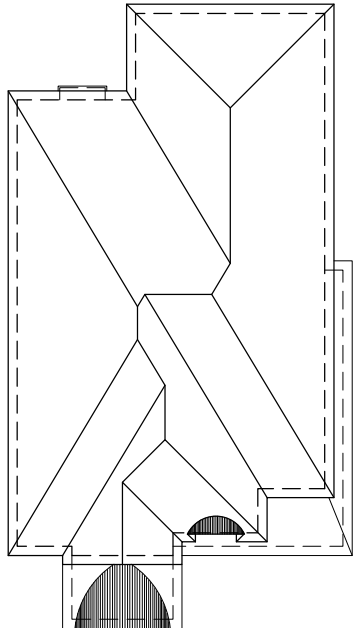
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9
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3	REVISED AS PER ENG'S COMMENTS					APR 30-15 RC
2	ADDED UPGRADED REAR ELEVATIONS.					OCT. 02/14 GW
1	ISSUED FOR CLIENT COMMENT AND PRICING					14-09-02 RRAM
no.	description	by	date			

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UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7))				
42-4	ELEVATION B	ENERGY EFFICIENCY - OBC SB12		
ELEVATION		WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT		684.00 S.F.	78.44 S.F.	11.47 %
LEFT SIDE		1190.00 S.F.	141.72 S.F.	11.91 %
RIGHT SIDE		1190.00 S.F.	62.00 S.F.	5.21 %
REAR		675.00 S.F.	132.44 S.F.	19.62 %
TOTAL SQ. FT.		3739.00 S.F.	414.60 S.F.	11.09 %
TOTAL SQ. M.		347.36 S.M.	38.52 S.M.	11.09 %



ROOF PLAN 'B'

project no.		project no.	
13045		13045	
drawing no.		drawing no.	
13		13	
file name		file name	
13045-S42-4		13045-S42-4	
checked by		checked by	
RAAM		RAAM	
scale		scale	
3/16" = 1'-0"		3/16" = 1'-0"	
date		date	
2014-08		2014-08	
drawn by		drawn by	
RAAM		RAAM	
municipality		municipality	
BRADFORD, ON		BRADFORD, ON	
project name		project name	
GREEN VALLEY ESTATES		GREEN VALLEY ESTATES	
RIDEAU 4		RIDEAU 4	
S42-4		S42-4	
BAYVIEW WELLINGTON		BAYVIEW WELLINGTON	

VAS DESIGN

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t 416.630.2255 f 416.630.4782
vasdesign.com

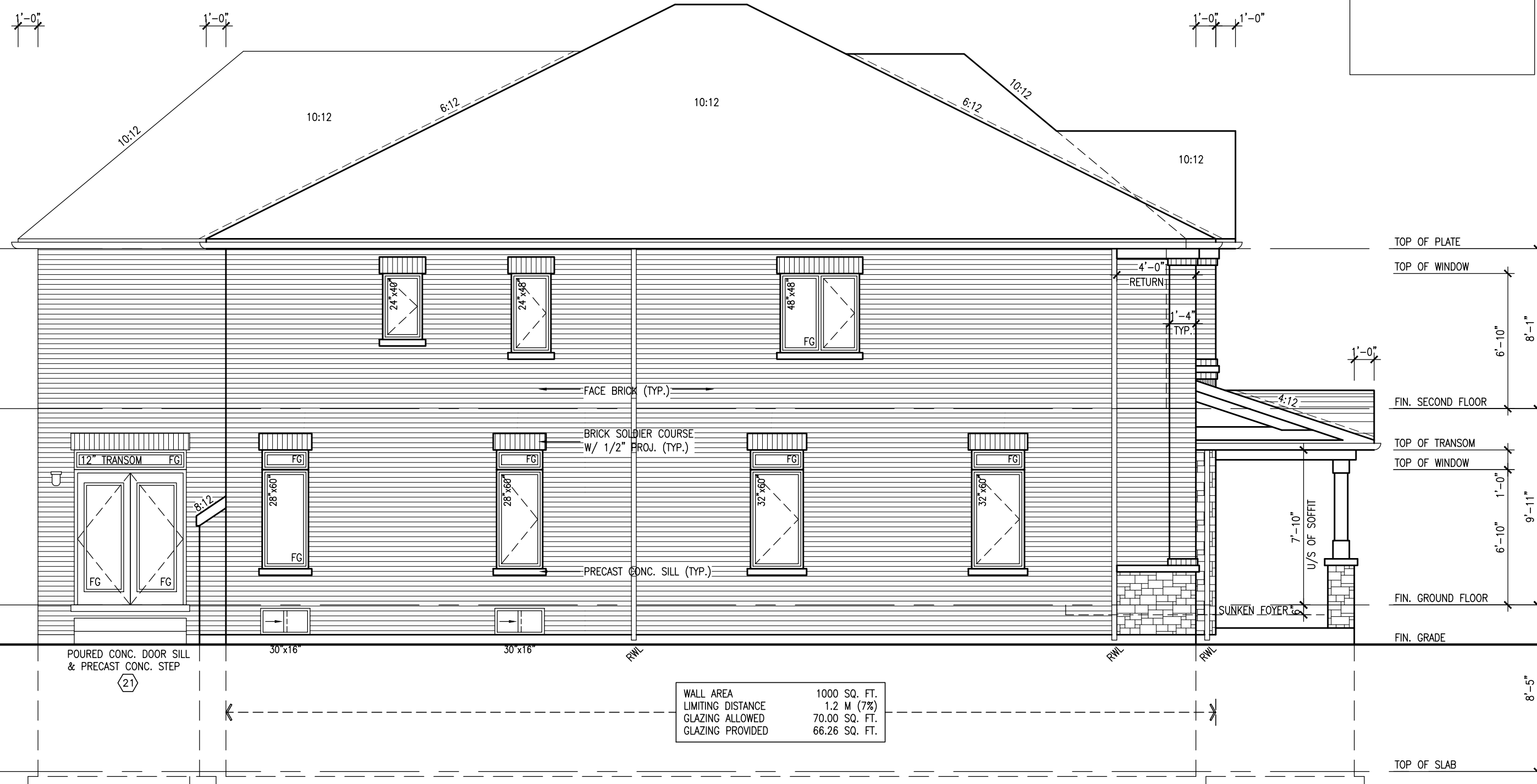
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		signature		BCN	
Wellington Jno-Baptiste		25591		42658	
name		name		name	
Wellington Jno-Baptiste		Wellington Jno-Baptiste		Wellington Jno-Baptiste	
registration information		registration information		registration information	
Vas Design Inc.		Vas Design Inc.		Vas Design Inc.	
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3. REVISED AS PER ENG'S COMMENTS		APR 30-15 RC		APR 30-15 RC	
2. ADDED UPGRADED REAR ELEVATIONS.		OCT. 02/14 GW		OCT. 02/14 GW	
1. ISSUED FOR CLIENT COMMENT AND PRICING		14-09-02 RAAM		14-09-02 RAAM	
no. description		no. description		no. description	
9 .		9 .		9 .	
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REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

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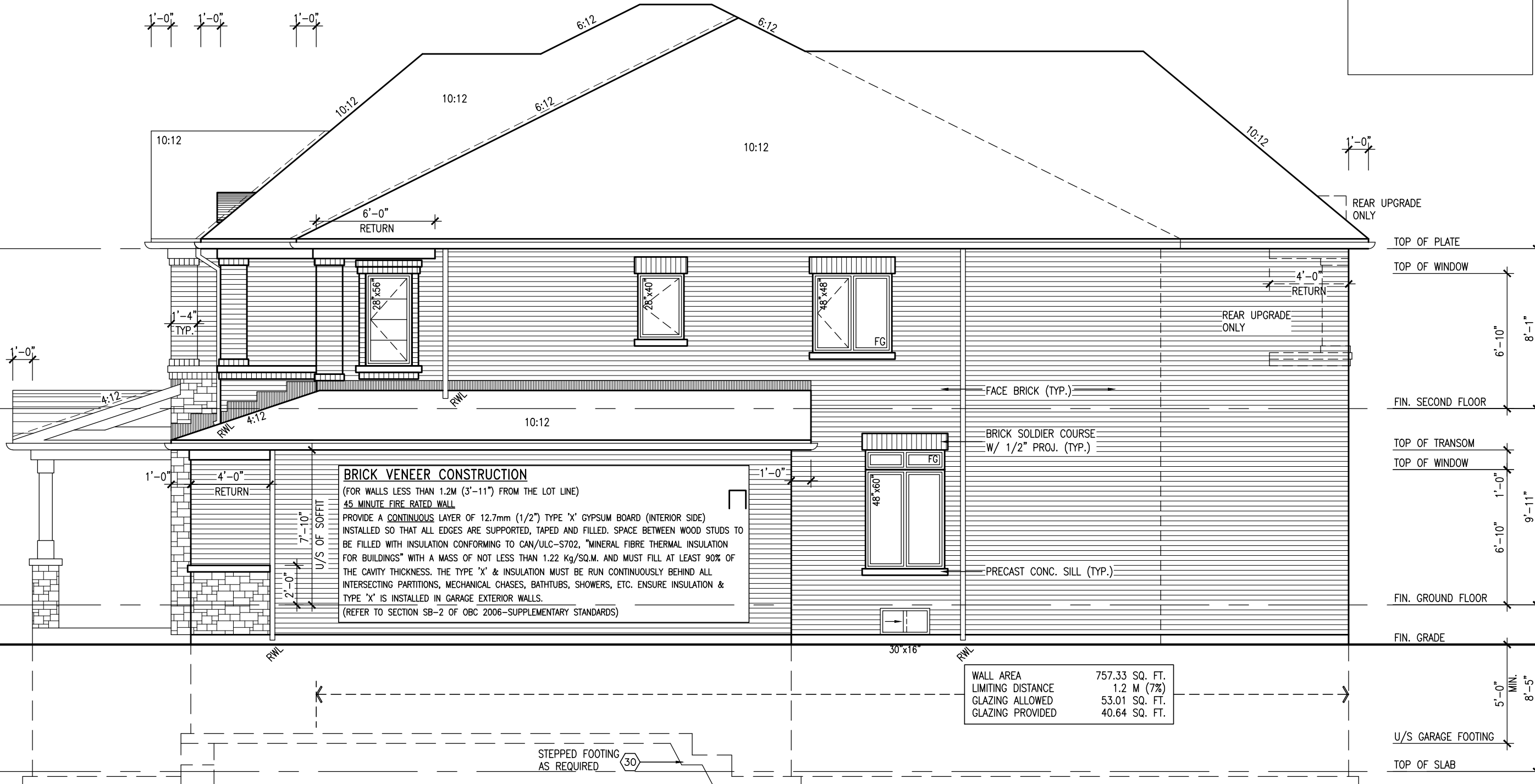
LEFT SIDE ELEVATION 'B'

[illegible]

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TYPICAL NOTES.

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RIGHT SIDE ELEVATION 'B'

[illegible]

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UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7))				
42-4	ELEVATION C	ENERGY EFFICIENCY - OBC SB12		
ELEVATION		WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT		675.00 S.F.	79.33 S.F.	11.75 %
LEFT SIDE		1190.00 S.F.	141.72 S.F.	11.91 %
RIGHT SIDE		1190.00 S.F.	62.00 S.F.	5.21 %
REAR		675.00 S.F.	132.44 S.F.	19.62 %
TOTAL SQ. FT.		3730.00 S.F.	415.49 S.F.	11.14 %
TOTAL SQ. M.		346.53 S.M.	38.60 S.M.	11.14 %



ROOF PLAN 'C'

FRONT ELEVATION 'C'

S42-4

RIDEAU 4

BAYVIEW WELLINGTON

GREEN VALLEY ESTATES

BRADFORD, ON

project no. 13045

drawing no. 16

project name

scale

checked by

drawn by

date

file name

3/16" = 1'-0"

2014-08

RAAM

13045-S42-4

project no. 13045

drawing no. 16

project name

scale

checked by

drawn by

date

file name

3/16" = 1'-0"

2014-08

RAAM

13045-S42-4

VAS

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Toronto, ON M3H 1S8
t 416.630.2255 f 416.630.4782
vasdesign.com

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Wellington Jno-Baptiste

25591

BCN

42658

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3 REVISED AS PER ENG'S COMMENTS

APR 30-15 RC

2 ADDED UPGRADED REAR ELEVATIONS.

OCT. 02/14 GW

1 ISSUED FOR CLIENT COMMENT AND PRICING

14-09-02 RAAM

date

by

description

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8 .

7 .

6 .

5 .

4 .

3 .

2 .

1 .

signature

name

registration information

BCN

42658

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date

by

description

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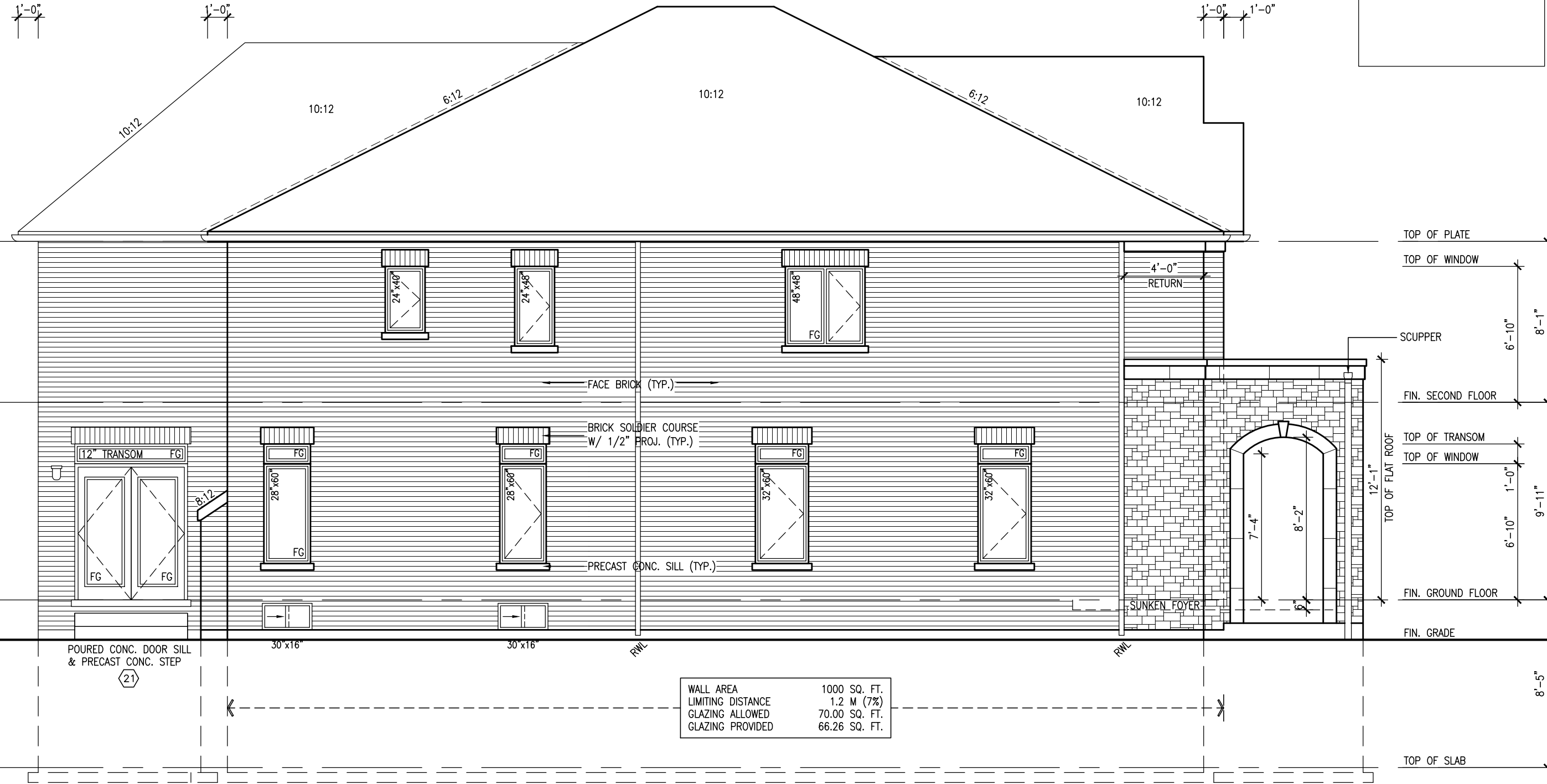
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REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

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LEFT SIDE ELEVATION 'C'

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8	.	.	.	qualification information	
7	.	.	.	Wellington Jno-Baptiste	25591
6	.	.	.	signature	BC011
5	.	.	.	name	
4	.	.	.	registration information	42658
3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC	VA3 Design Inc.	
2	ADDED UPGRADED REAR ELEVATIONS.	OCT. 02/14	GW		
1	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-02	RAM		
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.	

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vo3design.com

BAYVIEW WELLINGTON

GREEN VALLEY ESTATES

BRADFORD, ON

LEFT SIDE ELEVATION 'C'

3/16" = 1'-0"

17

project name
GREEN VALLEY ESTATES

date
2014-08

drawn by
RAAM

checked by
—

scale
3/16" = 1'-0"

file name
13045-S42-4

project no.
13045

drawing no.
17

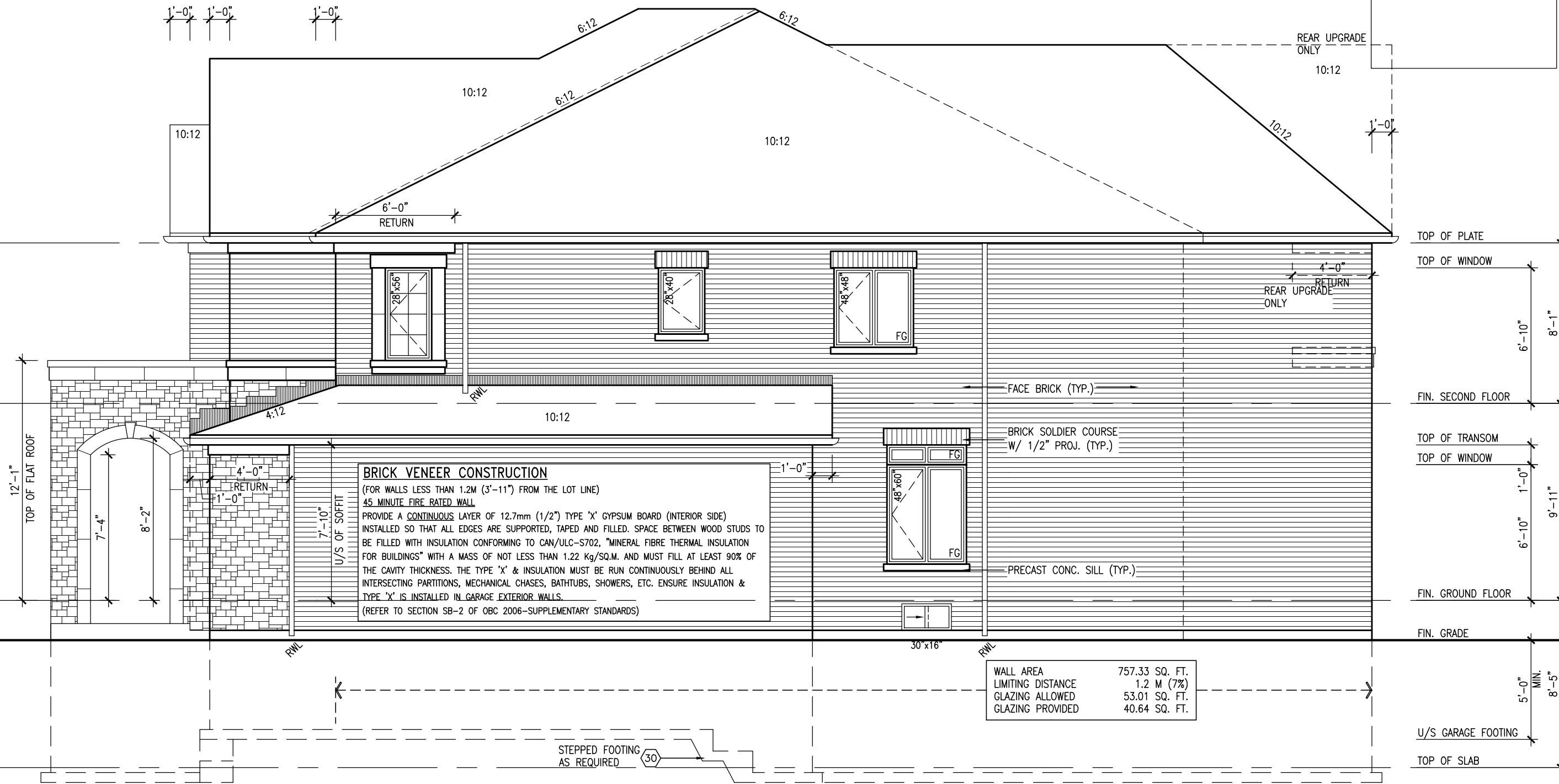
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date
Wed Jun 3 2015 10:38 AM

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

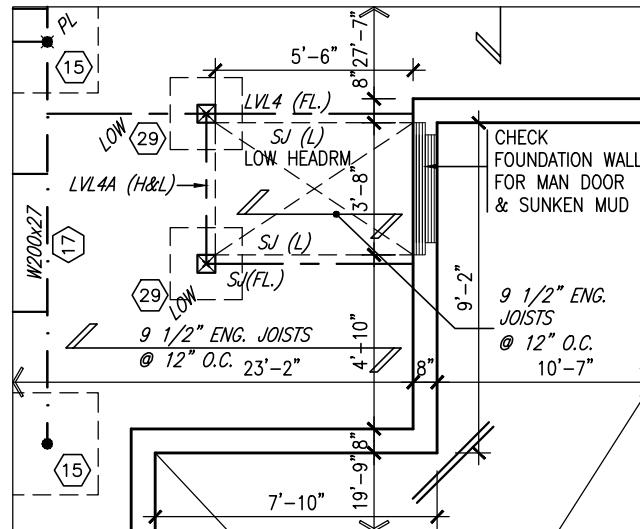
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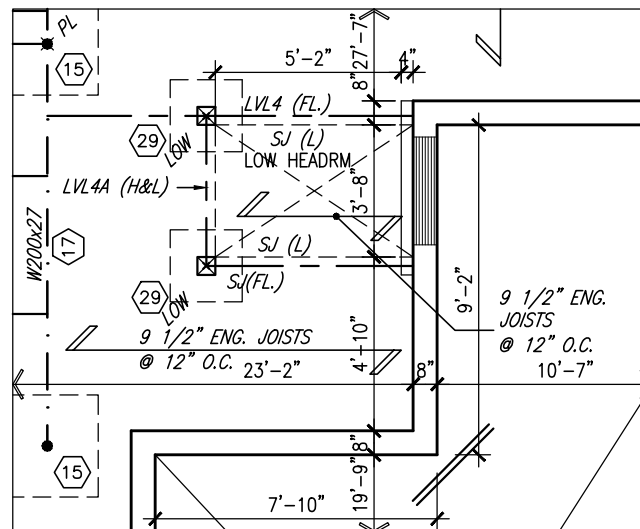


RIGHT SIDE ELEVATION 'C'

[illegible]



PARTIAL BASEMENT PLAN
W/ 1R SUNKEN MUD AREA ABOVE

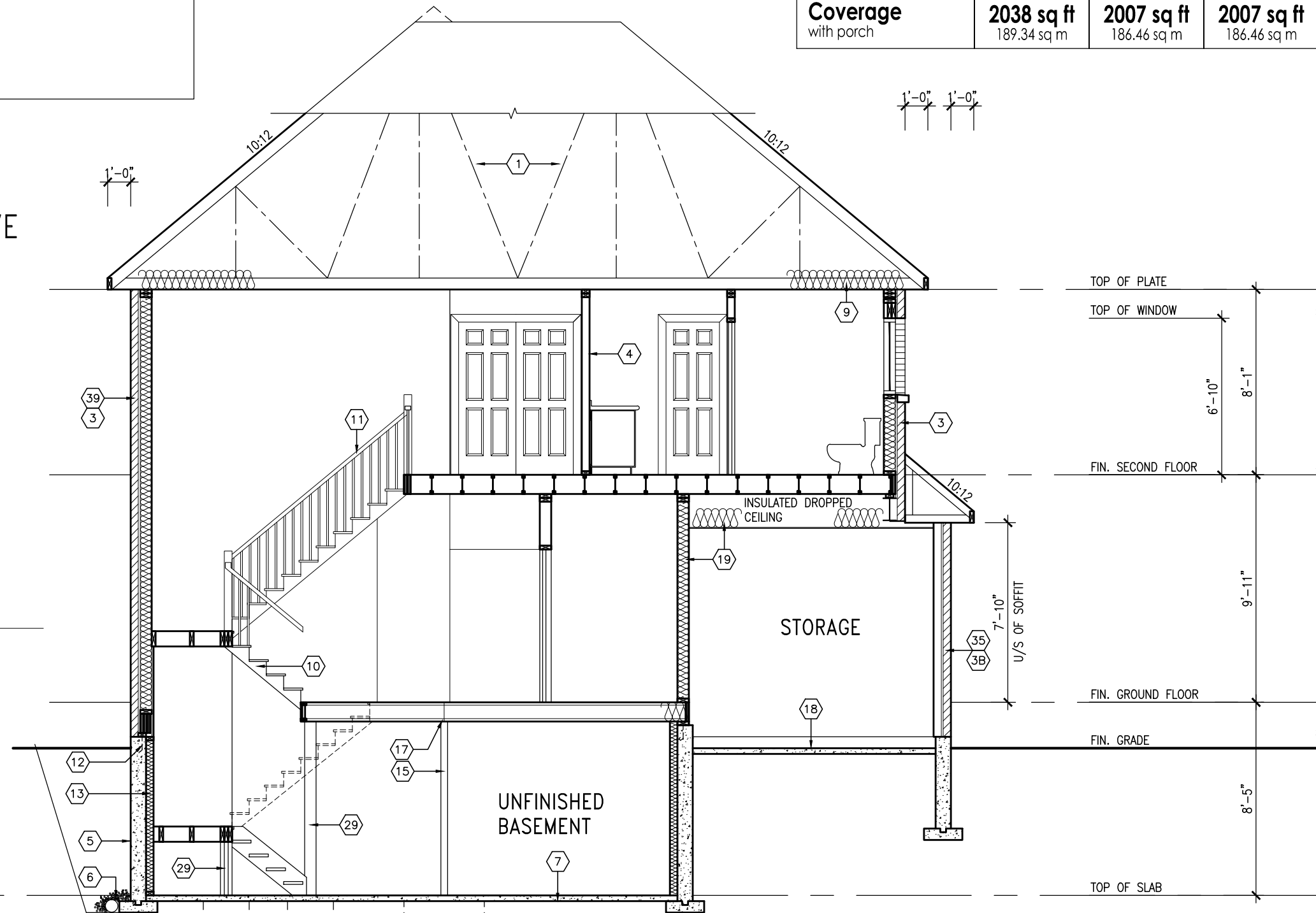


PARTIAL BASEMENT PLAN
W/ 2R OR MORE SUNKEN MUD
AREA ABOVE

REFER TO FULL PLANS FOR
TYPICAL NOTES.

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CROSS SECTION A-A

	EL. A	EL. B	EL. C
Ground floor area	1422 sq ft	1434 sq ft	1434 sq ft
Second floor area	1790 sq ft	1802 sq ft	1799 sq ft
Subtotal	3212 sq ft	3236 sq ft	3233 sq ft
Deduct all open area	16 sq ft	16 sq ft	16 sq ft
Total net area	3196 sq ft	3220 sq ft	3217 sq ft
	296.92 sq m	299.15 sq m	298.87 sq m
Finished basement area	00 sq ft	00 sq ft	00 sq ft
Coverage without porch	1918 sq ft	1929 sq ft	1929 sq ft
	178.19 sq m	179.21 sq m	179.21 sq m
Coverage	2038 sq ft	2007 sq ft	2007 sq ft
with porch	189.34 sq m	186.46 sq m	186.46 sq m

<div> <div> <div>project name</div> <div>GREEN VALLEY ESTATES</div> </div> <div> <div>project no.</div> <div>13045</div> </div> </div>		<div> <div> <div>municipality</div> <div>BRADFORD, ON</div> </div> <div> <div>file name</div> <div>13045-S42-4</div> </div> </div>	
<div> <div>date</div> <div>2014-08</div> </div>		<div> <div>checked by</div> <div>—</div> </div>	
<div> <div>drawn by</div> <div>RAAM</div> </div>		<div> <div>scale</div> <div>$3/16" = 1'-0"$</div> </div>	
<div> <div>S42-4</div> <div>RIDEAU 4</div> </div>		<div> <div>CROSS SECTION A-A</div> <div>19</div> </div>	

VA3
DESIGN
300A Wilson Avenue
Toronto, ON M3H 1S8
t 416.630.2255 f 416.630.4782
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9	.	.
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3	REVISED AS PER ENG'S COMMENTS	APR 30-15 RC
2	ADDED UPGRADED REAR ELEVATIONS.	OCT. 02 /14 GW
1	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-02 RAM
no.	description	date by

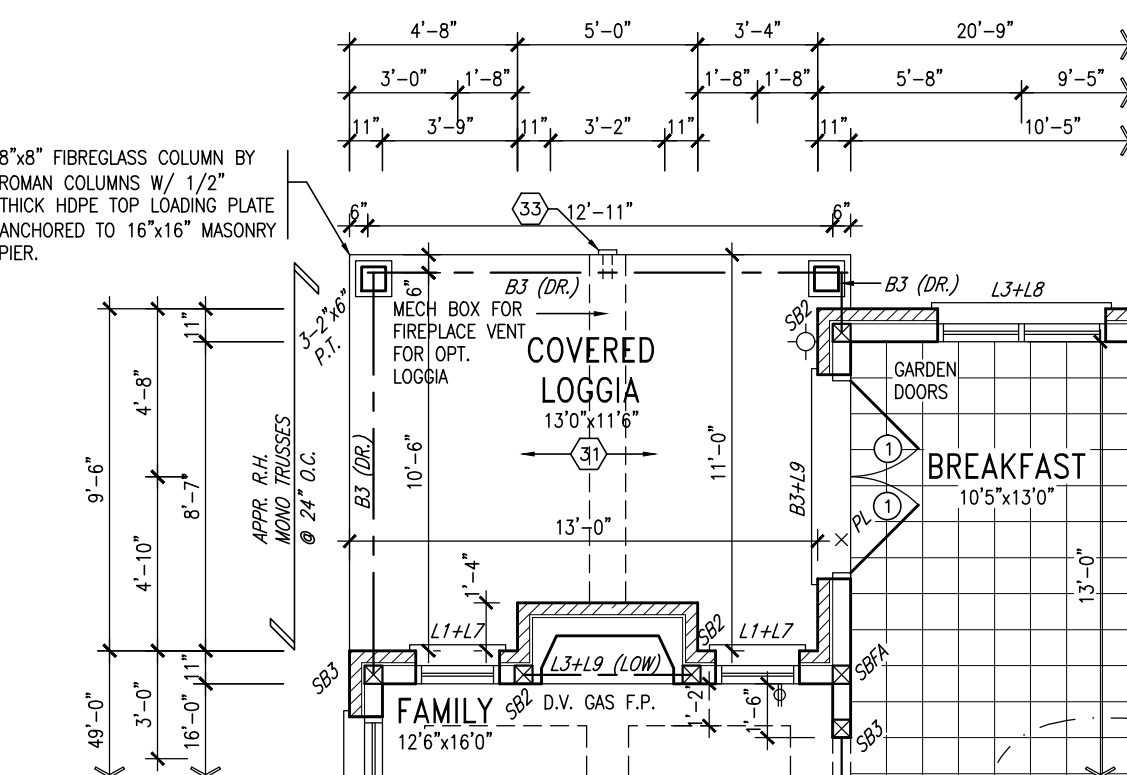
The undersigned has reviewed and takes responsibility for this design and specifications and meets the requirements set out in the Ontario Building Code to be a Designer.

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

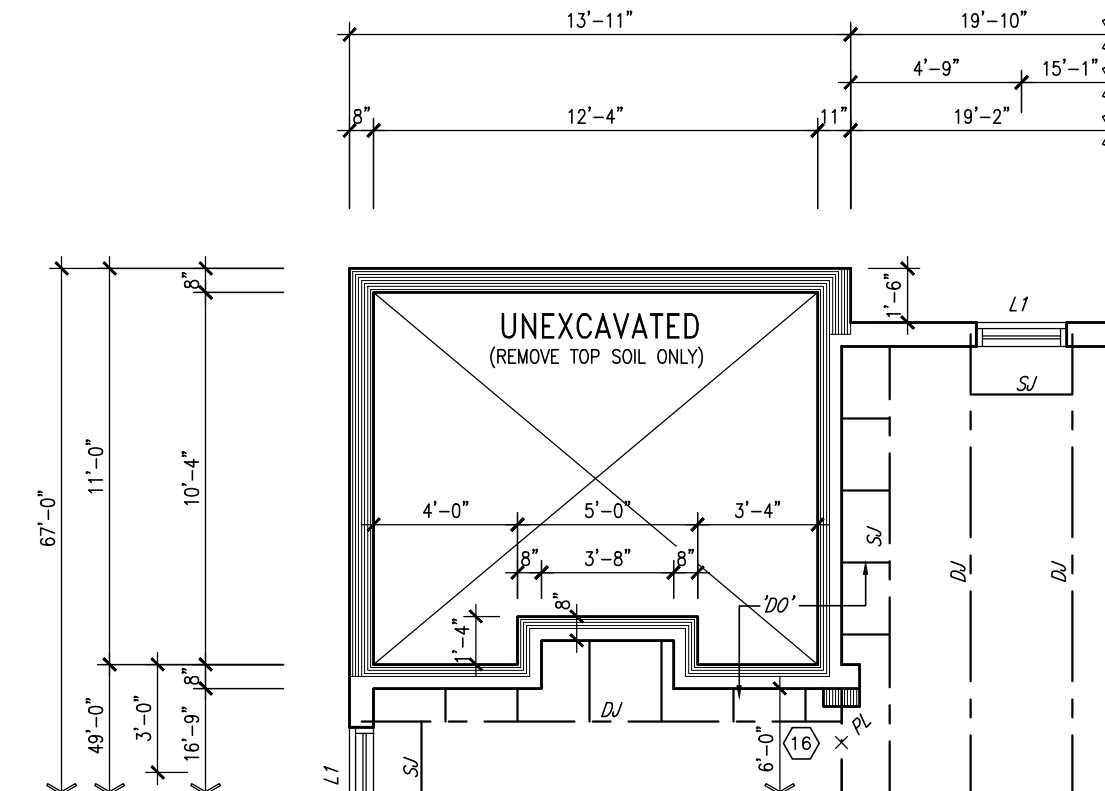
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NOTE:
REFER TO FLOOR JOIST MANUF. FOR
FLOOR JOIST LAYOUTS & LVL SIZES.

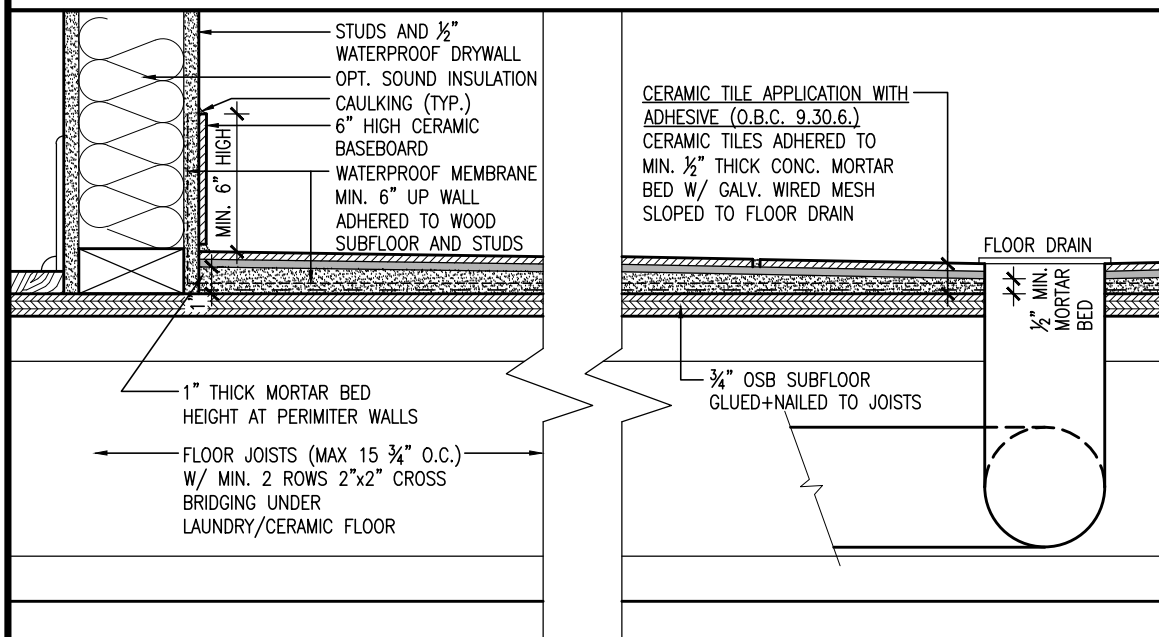
8"x8" FIBREGLASS COLUMN BY
ROMAN COLUMNS W/ 1/2"
THICK HDPE TOP LOADING PLATE
ANCHORED TO 16"x16" MASONRY
PIER.



PARTIAL GROUND FLOOR PLAN
W/ OPT. COVERED LOGGIA



PARTIAL BASEMENT PLAN
W/ OPT. COVERED LOGGIA



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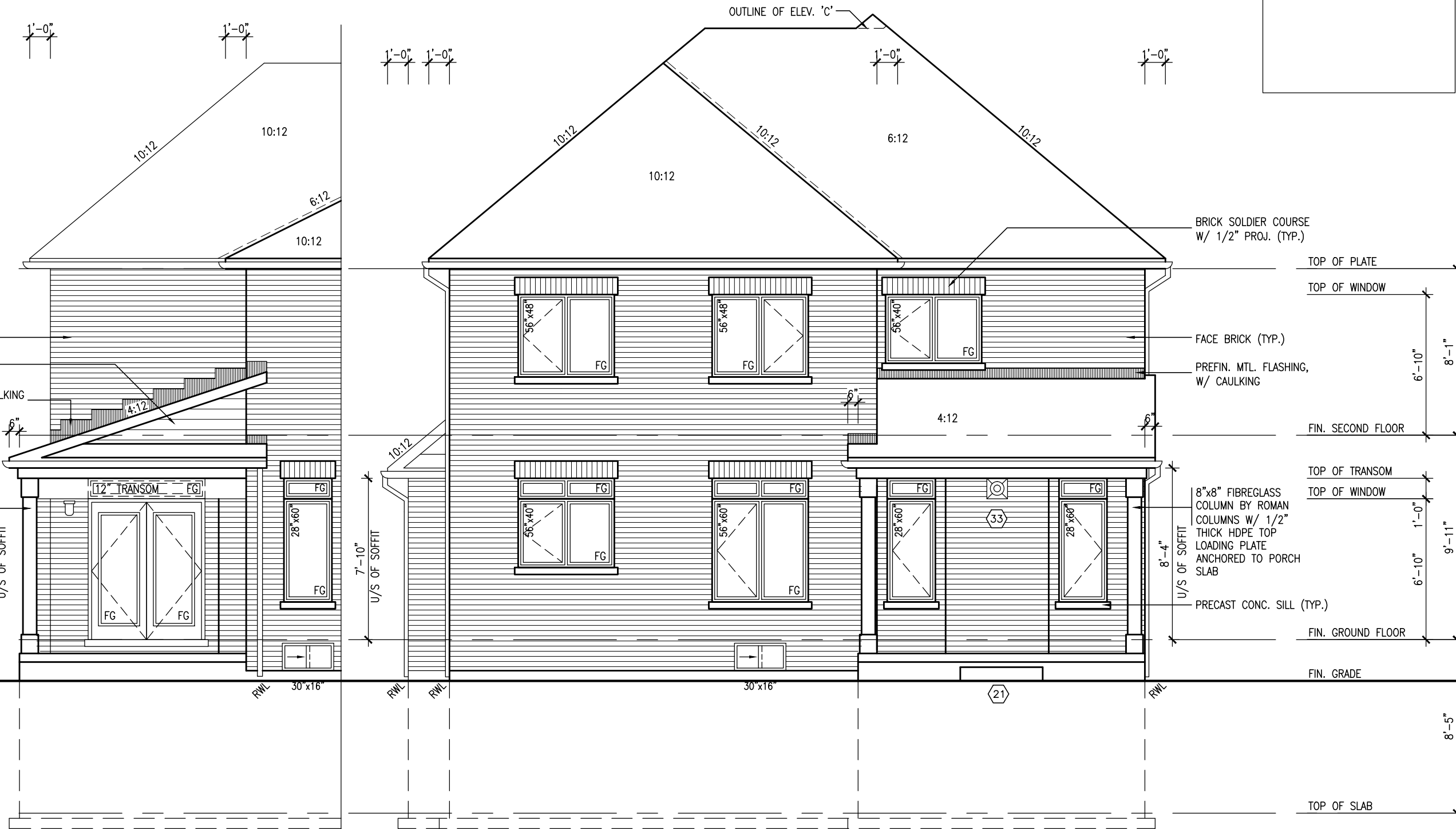
DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY

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 BCIN</div> <div>registration information</div> <div>VA3 Design Inc. 42658</div>	<div> 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com</div>	BAYVIEW WELLINGTON		S42-4 RIDEAU 4	
8	.	.	.			project name	municipality	project no.	
7	.	.	.			GREEN VALLEY ESTATES	BRADFORD, ON	13045	
6	.	.	.			date	PARTIAL FLOOR PLANS W/ OPT. COVERED LOGGIA		drawing no.
5	.	.	.			2014-08			
4	.	.	.	drawn by	checked by	scale	file name		
				RAAM	-	3/16" = 1'-0"	13045-S42-4		
no. description				date	by		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-4.dwg - Wed - Jun 3 2015 - 10:38 AM		
3	REVISED AS PER ENG'S COMMENTS	APR 30-15	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.				20	
2	ADDED UPGRADED REAR ELEVATIONS.	OCT. 02/14	GW						
1	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-02	RAAM						

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

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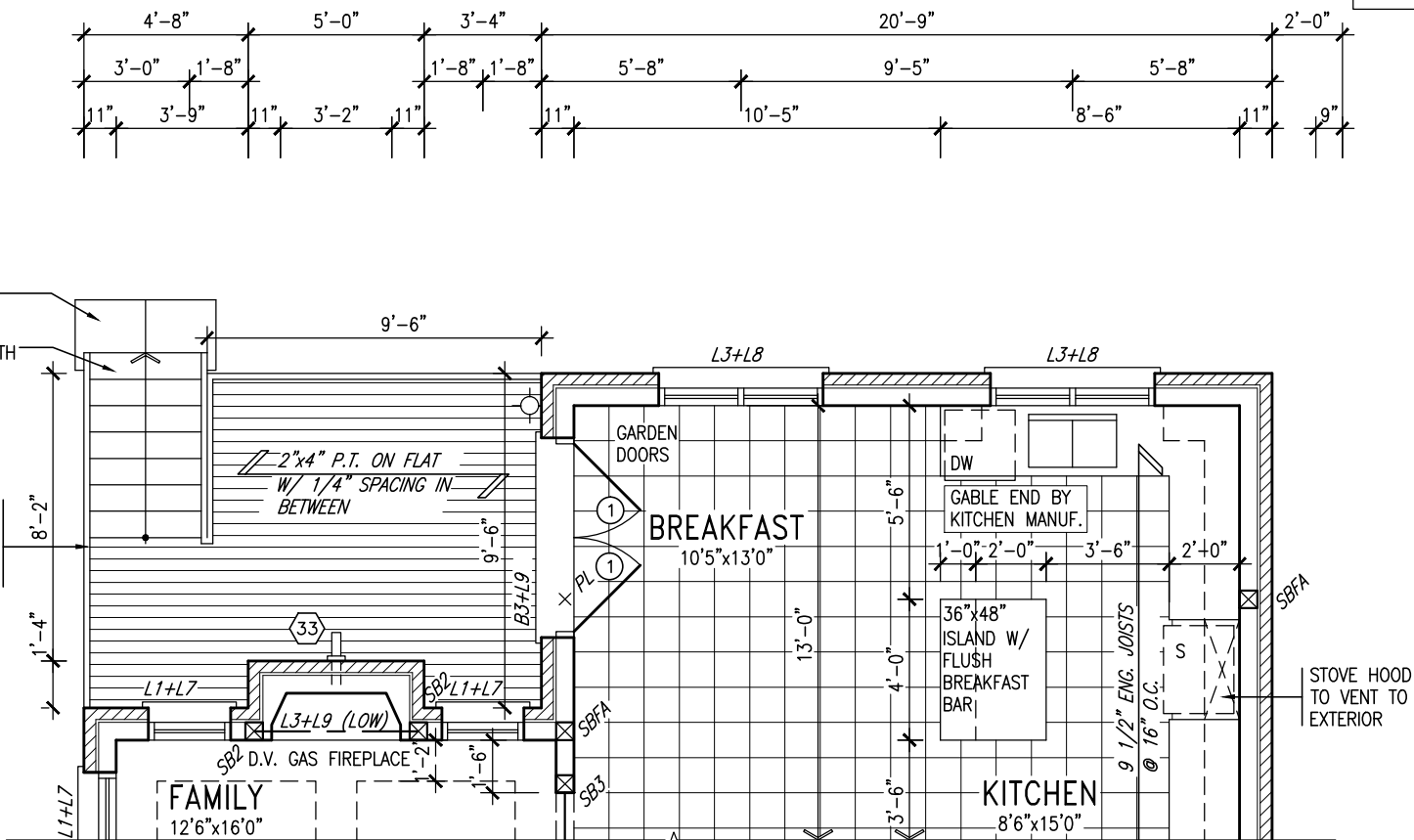
LEFT SIDE ELEVATION W/
OPT. COVERED LOGGIA

REAR ELEVATION 'A'/'B'/'C'
W/ OPT. COVERED LOGGIA

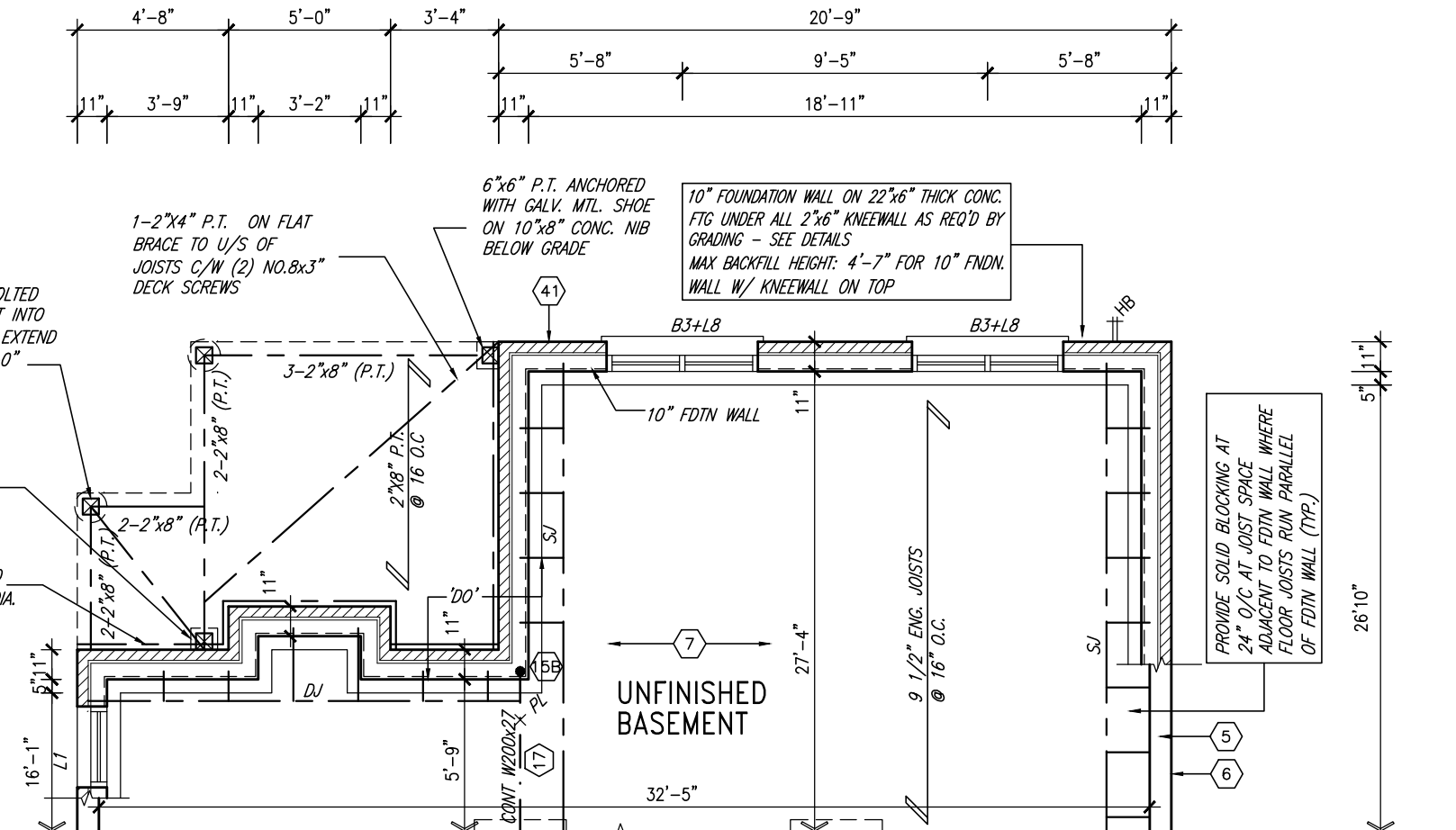
[illegible]

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PARTIAL GROUND FLOOR PLAN 9R OR MORE WOD COND



PARTIAL BASEMENT PLAN 9R OR MORE WOD COND.

REFER TO FULL PLANS FOR TYPICAL NOTES.

NOTE: REFER TO FLOOR JOIST MANUF. FOR FLOOR JOIST LAYOUTS & LVL. SIZES.

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3.	REVISED AS PER ENG'S COMMENTS	APR 30-15 RC
2.	ADDED UPGRADED REAR ELEVATIONS.	OCT. 02/14 GW
1.	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-02 RAAM
no.	description	date by

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qualification information

Wellington Jno-Baptiste 25591
signature BCIN

registration information
VA3 Design Inc. 42658

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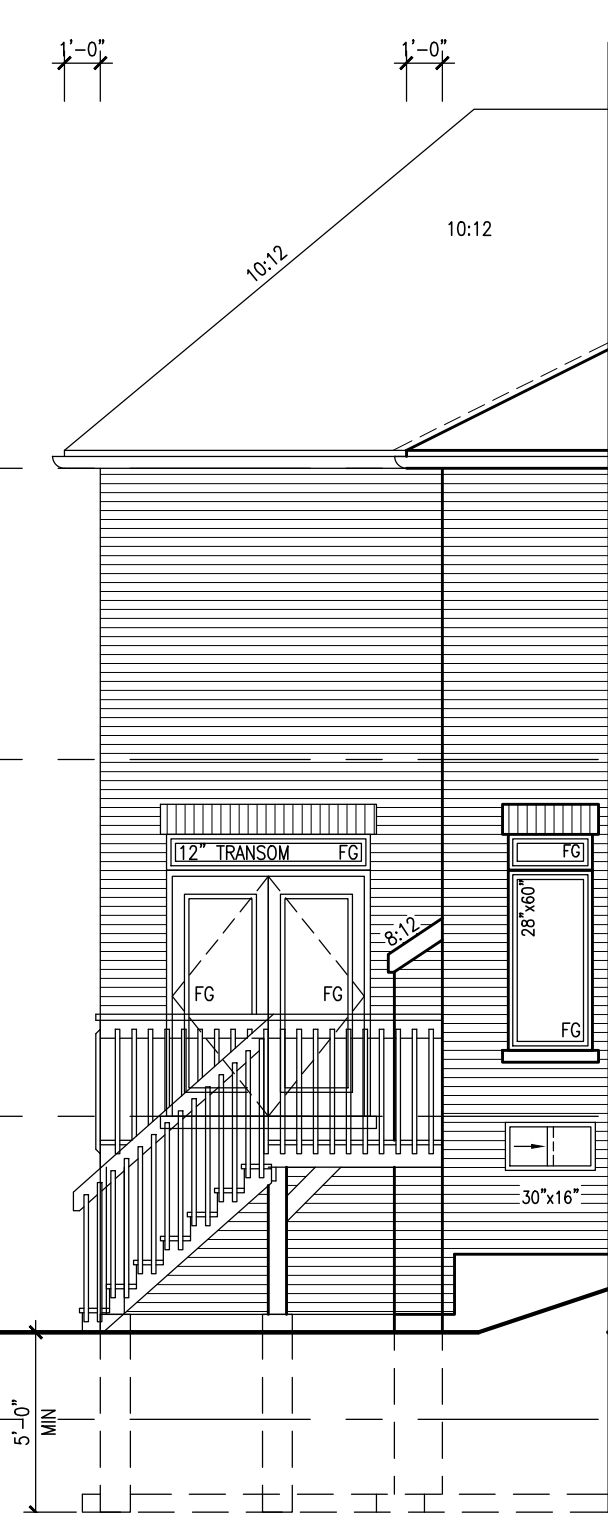
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		S42-4 RIDEAU 4
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON	project no. 13045
date 2014-08	scale 3/16" = 1'-0"	file name 13045-S42-4
drawn by RAAM	checked by -	drawing no. 22
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-4.dwg - Wed - Jun 3 2015 - 10:38 AM		

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

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LEFT SIDE ELEVATION -
W.O.D. CONDITION



REAR ELEVATION - 9R OR MORE W.O.D. CONDITION

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

TOP OF PLATE
TOP OF WINDOW

FACE BRICK (TYP.)

FIN. SECOND FLOOR

TOP OF TRANSOM
TOP OF WINDOW

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

PRECAST CONC. SILL (TYP.)

FIN. GROUND FLOOR

TOP OF WINDOW

FIN. GRADE

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

TOP OF SLAB

BAYVIEW WELLINGTON

S42-4
RIDEAU 4

project name
GREEN VALLEY ESTATES

municipality
BRADFORD, ON

project no.
13045

date
2014-08

drawing no.
23

drawn by
RAAM

file name
13045-S42-4

scale
3/16" = 1'-0"

checked by
-

drawn by
RAAM

scale
3/16" = 1'-0"

checked by
-

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vasdesign.com

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qualification information

Wellington Jno-Baptiste

25591

BCN

42658

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no. description

3 REVISED AS PER ENG'S COMMENTS

2 ADDED UPGRADED REAR ELEVATIONS.

1 ISSUED FOR CLIENT COMMENT AND PRICING

APR 30-15 RC

OCT. 02/14 GW

14-09-02 RAM

date by

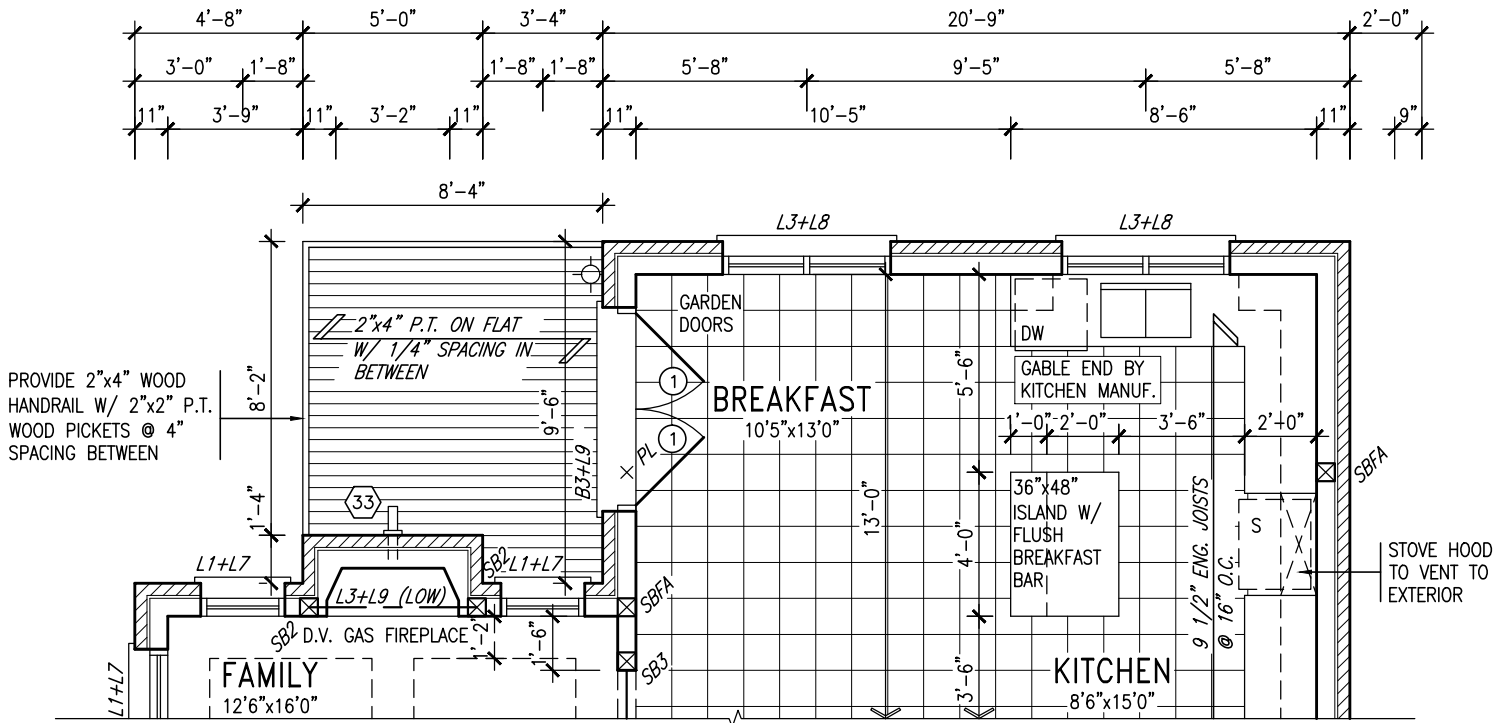
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UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
42-4 ELEVATION A W.O.D.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	690.00 S.F.	91.44 S.F.	13.25 %
LEFT SIDE	1182.00 S.F.	141.72 S.F.	11.99 %
RIGHT SIDE	1182.00 S.F.	63.56 S.F.	5.38 %
REAR	810.00 S.F.	160.22 S.F.	19.78 %
TOTAL SQ. FT.	3864.00 S.F.	456.94 S.F.	11.83 %
TOTAL SQ. M.	358.97 S.M.	42.45 S.M.	11.83 %
UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
42-4 ELEVATION B W.O.D.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	684.00 S.F.	78.44 S.F.	11.47 %
LEFT SIDE	1190.00 S.F.	141.72 S.F.	11.91 %
RIGHT SIDE	1190.00 S.F.	62.00 S.F.	5.21 %
REAR	810.00 S.F.	160.22 S.F.	19.78 %
TOTAL SQ. FT.	3874.00 S.F.	442.38 S.F.	11.42 %
TOTAL SQ. M.	359.90 S.M.	41.10 S.M.	11.42 %
UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
42-4 ELEVATION C W.O.D.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	675.00 S.F.	79.33 S.F.	11.75 %
LEFT SIDE	1190.00 S.F.	141.72 S.F.	11.91 %
RIGHT SIDE	1190.00 S.F.	62.00 S.F.	5.21 %
REAR	810.00 S.F.	160.22 S.F.	19.78 %
TOTAL SQ. FT.	3865.00 S.F.	443.27 S.F.	11.47 %
TOTAL SQ. M.	359.07 S.M.	41.18 S.M.	11.47 %

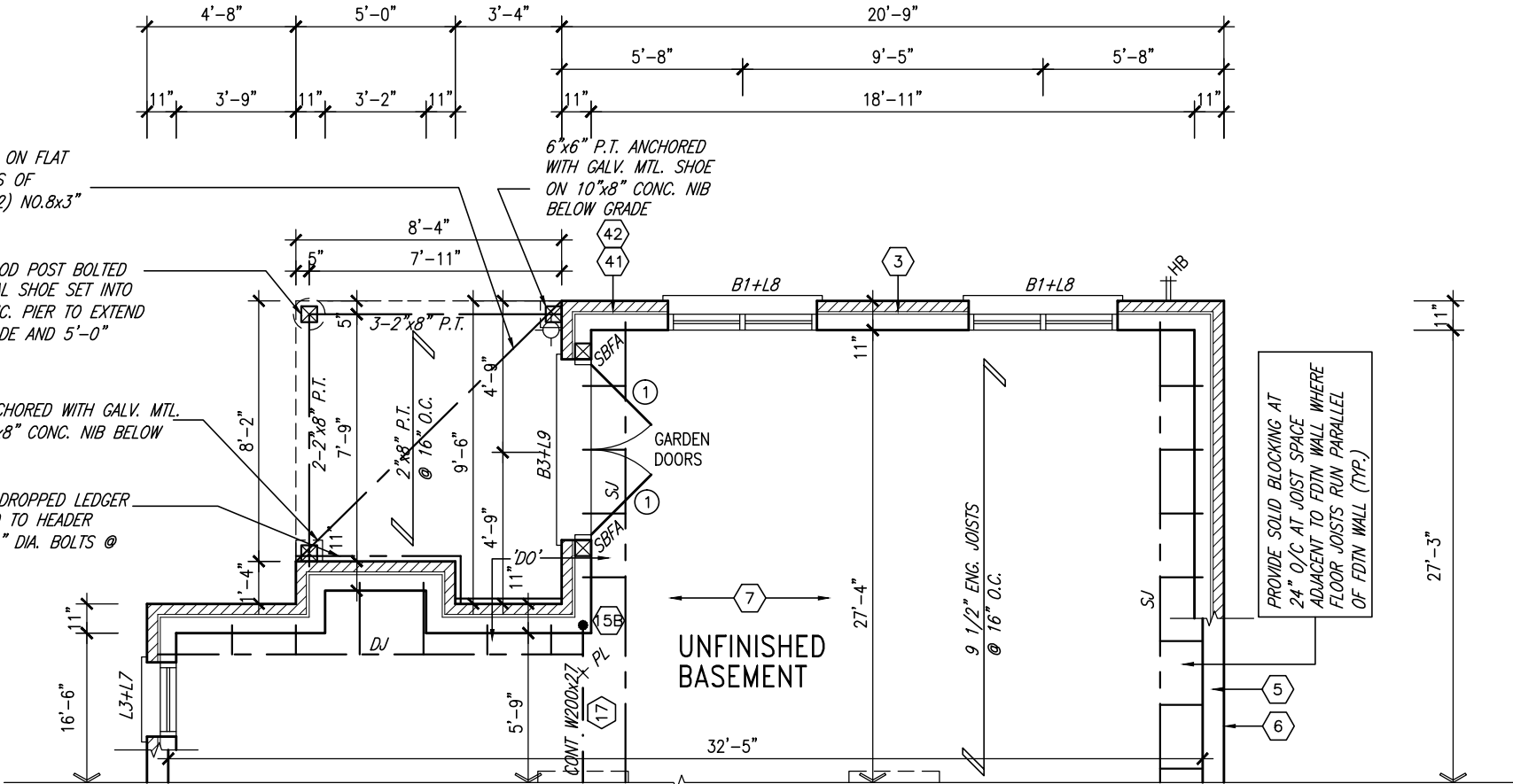
UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
42-4 ELEVATION A W.O.B.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	690.00 S.F.	91.44 S.F.	13.25 %
LEFT SIDE	1182.00 S.F.	141.72 S.F.	11.99 %
RIGHT SIDE	1182.00 S.F.	63.56 S.F.	5.38 %
REAR	908.00 S.F.	175.78 S.F.	19.36 %
TOTAL SQ. FT.	3962.00 S.F.	472.50 S.F.	11.93 %
TOTAL SQ. M.	368.08 S.M.	43.90 S.M.	11.93 %
UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
42-4 ELEVATION B W.O.B.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	684.00 S.F.	78.44 S.F.	11.47 %
LEFT SIDE	1190.00 S.F.	141.72 S.F.	11.91 %
RIGHT SIDE	1190.00 S.F.	62.00 S.F.	5.21 %
REAR	908.00 S.F.	175.78 S.F.	19.36 %
TOTAL SQ. FT.	3972.00 S.F.	457.94 S.F.	11.53 %
TOTAL SQ. M.	369.01 S.M.	42.54 S.M.	11.53 %
UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
42-4 ELEVATION C W.O.B.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	675.00 S.F.	79.33 S.F.	11.75 %
LEFT SIDE	1190.00 S.F.	141.72 S.F.	11.91 %
RIGHT SIDE	1190.00 S.F.	62.00 S.F.	5.21 %
REAR	908.00 S.F.	175.78 S.F.	19.36 %
TOTAL SQ. FT.	3963.00 S.F.	458.83 S.F.	11.58 %
TOTAL SQ. M.	368.17 S.M.	42.63 S.M.	11.58 %

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PARTIAL GROUND FLOOR PLAN WOB COND.



PARTIAL BASEMENT PLAN WOB COND.

REFER TO FULL PLANS FOR TYPICAL NOTES.

NOTE: REFER TO FLOOR JOIST MANUF. FOR FLOOR JOIST LAYOUTS & LVL. SIZES.

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3.	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC
2.	ADDED UPGRADED REAR ELEVATIONS.	OCT. 02/14	GW
1.	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-02	RAAM
no.	description	date	by

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

qualification information

Wellington Jno-Baptiste 25591 BCIN

name registration information VA3 Design Inc. 42658

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BAYVIEW WELLINGTON		S42-4 RIDEAU 4
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON	project no. 13045
date 2014-08	scale 3/16" = 1'-0"	drawing no. 24
drawn by RAAM	checked by -	file name 13045-S42-4
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-4.dwg - Wed - Jun 3 2015 - 10:38 AM		

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

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S42-4
RIDEAU 4

BAYVIEW WELLINGTON

GREEN VALLEY ESTATES	BRADFORD, ON	13045
<small>date</small> 2014-08	PART. LEFT SIDE & REAR ELEVATION - W.O.B.	<small>drawing no.</small>

drawn by	checked by	scale	file name
RAAM	-	3/16" = 1'-0"	13045-S42-4

RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW units\42\13045-S42-4.dwg - Wed Jun 3 2015 - 10:38 AM



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va3design.com

and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

Wellington Jno-Baptiste
name
registration information
signature
BCIN 25591

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Category	Count	Percentage
All drawn	100	100%

8	.		.
7	.		.

6	.	.
5	.	.
4	.	.

no.	description	date	by
3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC
2	ADDED UPGRADED REAR ELEVATIONS.	OCT. 02/14	GW
1	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-02	RAA

1000000

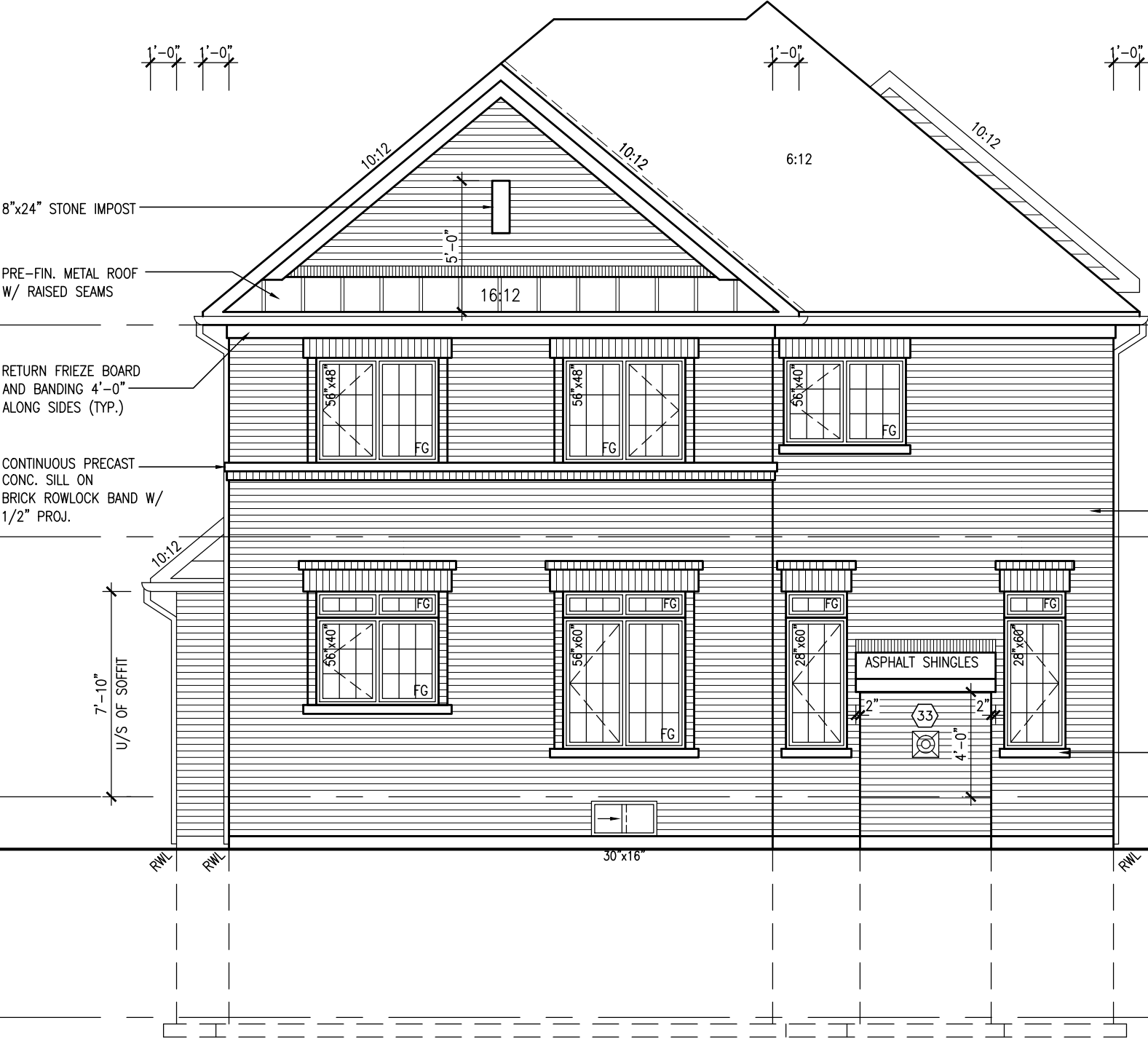
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TYPICAL NOTES.

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UPGRADED REAR ELEVATION 'A'

[illegible]

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BAYVIEW WELLINGTON

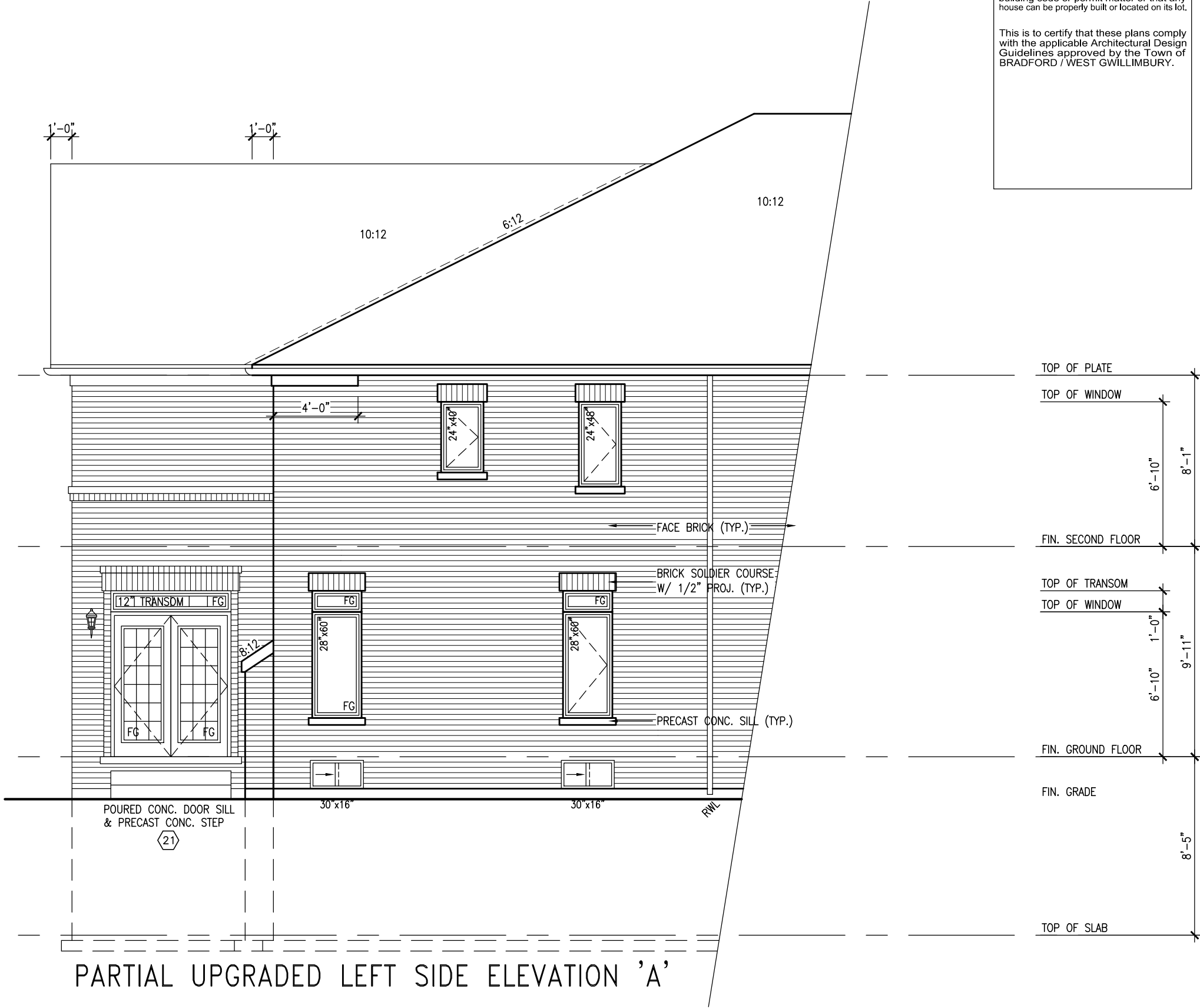
project name	BRAD VALLEY ESTATES	municipality	BRADFORD, ON	project no.	13045
date	2014-08-08	UPGRADED REAR ELEVATION 'A'		drawing no.	26
drawn by	—	checked by	—	scale	$3/16" = 1'-0"$
drawn by	—	checked by	—	file name	13045-S42-4
REAR	RIICHARD	2013.1	13045.BW	units 4.2"	13045-S42-4.dwg
WED	—	—	—	—	—
THU	—	—	—	—	—
FRI	—	—	—	—	—
SAT	—	—	—	—	—
SUN	—	—	—	—	—
MON	—	—	—	—	—
TUE	—	—	—	—	—
WED	—	—	—	—	—
THU	—	—	—	—	—
FRI	—	—	—	—	—
SAT	—	—	—	—	—
SUN	—	—	—	—	—
MON	—	—	—	—	—
TUE	—	—	—	—	—
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S42-4

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.



VA3
DESIGN
3300A Wilson Avenue
Toronto ON M3H 1S8
630.2255 f 416.630.
va3design.com

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
 qualification information
Wellington Jno-Baptiste 25591
 name
 registration information
VC3 Architect Inc. BCIN
 signature
 47658
 Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC		
2	ADDED UPGRADED REAR ELEVATIONS;	OCT. 02/14	GW		
1	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-02	PHAM		
no.	description	date	by		

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REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

2"x4" @ 8" O.C. W/ 3/8"
EXTERIOR GRADE PLYWOOD
W/ ICE & WATER SHIELD
UNDER PREFIN. METAL
ROOF OR ASPHALT
SHINGLES (TYP.)

BRICK PILASTER (TYP.)
BRICK ROWLOCK CAPITAL W/ 1/2"
PROJ. ON 16" WIDE RAISED BRICK
PILASTER ON BRICK ROWLOCK
BASE W/ 1/2" PROJ. (TYP.)

DBLE. BRICK ROWLOCK
ARCHES ON BRICK
ROWLOCK STACK W/ 1/2"
PROJ. (TYP.)

CONTINUOUS PRECAST
CONC. SILL ON
BRICK ROWLOCK BAND W/
1/2" PROJ.

RETURN FRIEZE BOARD
AND BANDING 4'-0"
ALONG SIDES (TYP.)

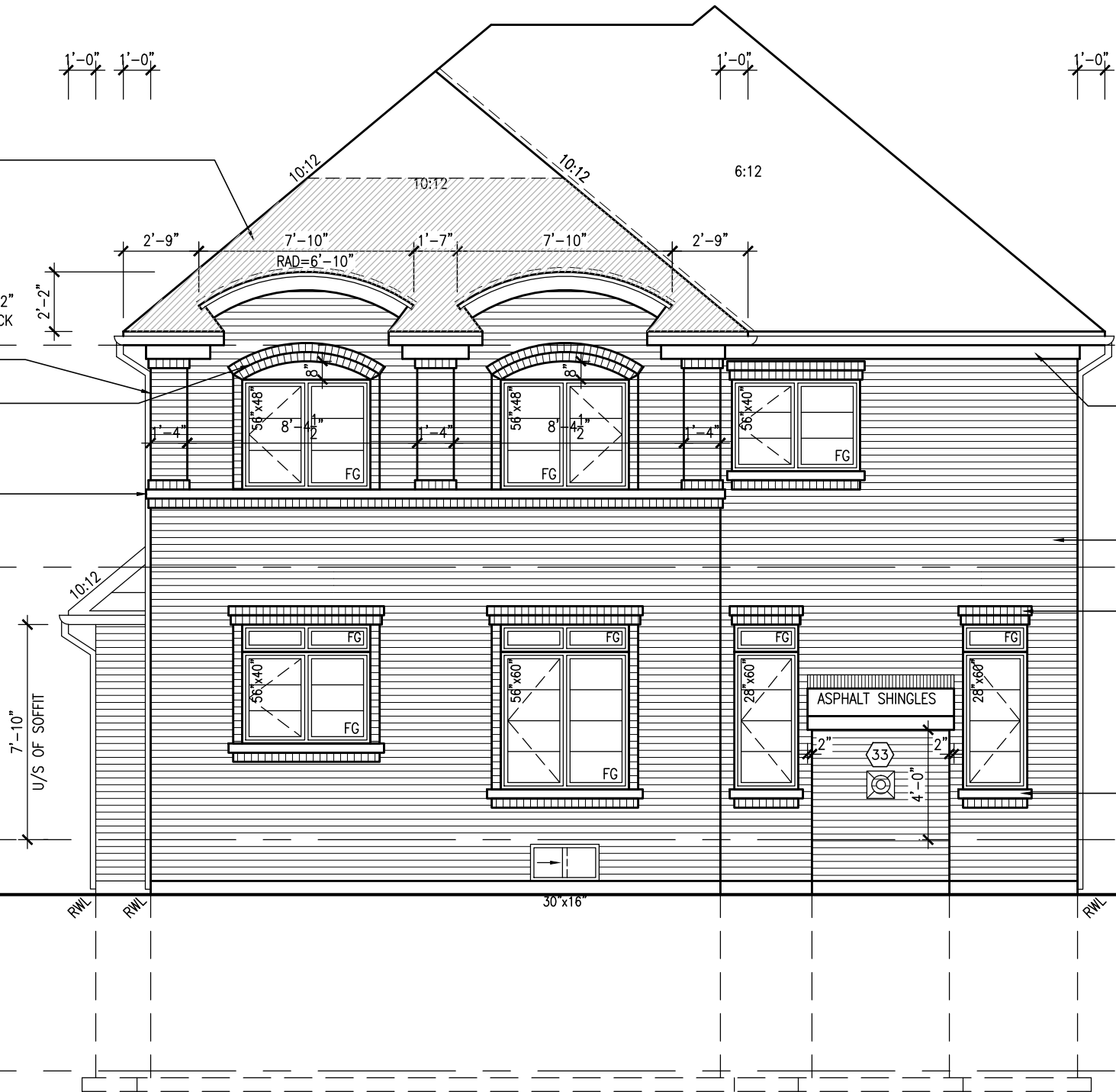
FACE BRICK (TYP.)

DBLE. BRICK ROWLOCK
W/ 1/2" PROJ. (TYP.)

PRECAST CONC. SILL ON
BRICK ROWLOCK W/ 1/2"
PROJ. (TYP.)

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UPGRADED REAR ELEVATION 'B'

S42-4
RIDEAU 4

BAYVIEW WELLINGTON

GREEN VALLEY ESTATES
BRADFORD, ON
project name
municipality

VA3
DESIGN
300A 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.

qualification information

Wellington Jno-Baptiste 25591 BCON

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.

14-09-02 RAM

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3 REVISED AS PER ENG'S COMMENTS

2 ADDED UPGRADED REAR ELEVATIONS.

1 ISSUED FOR CLIENT COMMENT AND PRICING

no. description

date

by

date

by

date

by

date

by

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

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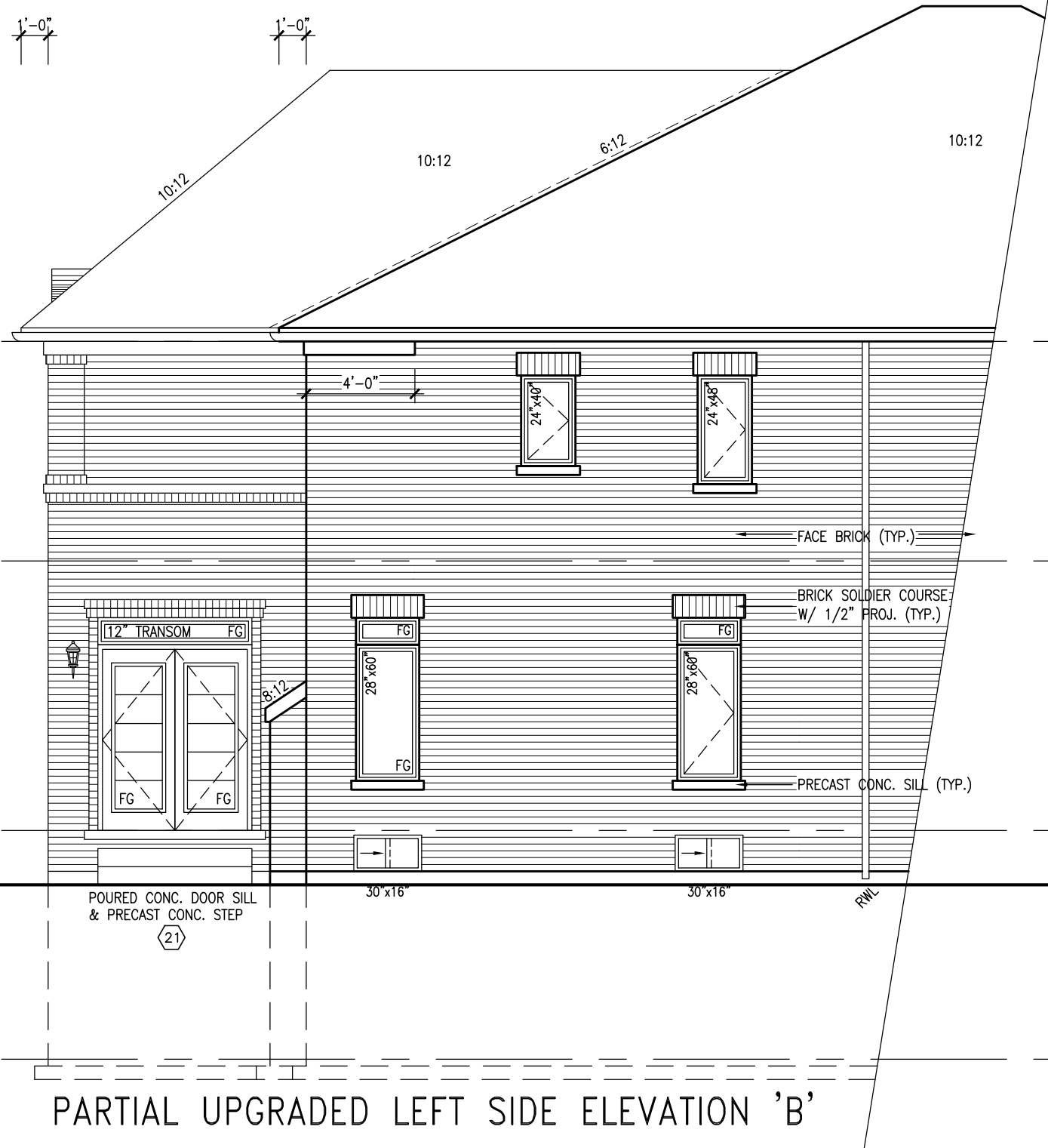


Diagram illustrating the vertical dimensions of a building section:

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

Vertical dimensions (from top to bottom):

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

PARTIAL UPGRADED LEFT SIDE ELEVATION 'B

VA3
DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4143
va3design.com

[illegible]

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BAYVIEW WELLINGTON		S42-4 RIDEAU 4	
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON	project no. 13045	
date 2014-08	drawing no. 29		
drawn by RAM	checked by —	scale 3/16" = 1'-0"	file name 13045-S42-4
RICHARD -- H:\ARCHIVE\WORKING\2013\13045\BW\units\42\13045-S42-4.dwg -- Wed Jun 3 2015 -- 10:38 AM			

BAYVIEW WELLINGTON

S42-4
RIDEAU 4

project name	project no.
GREEN VALLEY ESTATES	13045
BRADFORD, ON	
date	drawing no.
2014-08	29
checked by	scale
drawn by	
RAAM	
PARTIAL UPGRADED LEFT SIDE ELEVATION 'B'	file name
	13045-S42-4
	3/16" = 1'-0"
	13045-S42-4.dwg - Wed Jun 3 2015 - 10:38 AM

BRADFORD ON
municipality

project name	project no.
GREEN VALLEY ESTATES	13045
BRADFORD ON	

GREEN TRAIL ELEVATIONS	DRAWINGS, UNIT		drawing no.
date	PARTIAL UPGRADED LEFT SIDE ELEVATION 'B'		
2014-08	drawn by	scale	29
	RAAM	$3/16" = 1'-0"$	
	checked by	file name	
	-	13045-S42-4	
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\ 13045-S42-4.dwg - Wed Jun 3 2015 - 10:38 AM			

ADDED LEFT SIDE

GREEN VALLEY ESTATES	BRADY ORD, ON	drawing no.
date	PARTIAL UPGRADED LEFT SIDE ELEVATION 'B'	
2014-08		

drawn by	checked by	scale	file name
RAAM	-	3/16" = 1'-0"	13045-S42-4
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-4.dwg - Wed - Jun 3 2015 - 10:38 AM			

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

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BAYVIEW WELLINGTON

S42-4
RIDEAU 4

project name	project no.
GREEN VALLEY ESTATES	13045
BRADFORD, ON	

date	LIBRARY READING ROOM	drawing no.
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drawn by	checked by	scale	file name
2014-08			UPGRADED REAR ELEVATION C

RAAM	-	$3/16" = 1'-0"$	13045-S42-4
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RICHARD = HI: ARCHIVE WORKING 2013\3045-BW\units\42\3045-S42-4.dwg - Wed - Jun 3 2015 - 10:38 AM

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VA

DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4163
www.v3design.com

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

qualification information

Wellington Jno-Baptiste 25591

name	signature	BCIN
------	-----------	------

registration information
VAZ Design Inc.

VAC Design Inc. 42038

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

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

drawings are not to be used.

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3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC
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2	ADDED UPGRADED REAR ELEVATIONS.	OCT. 02/14	GW
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1	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-02	RAAM
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no	description	date	by
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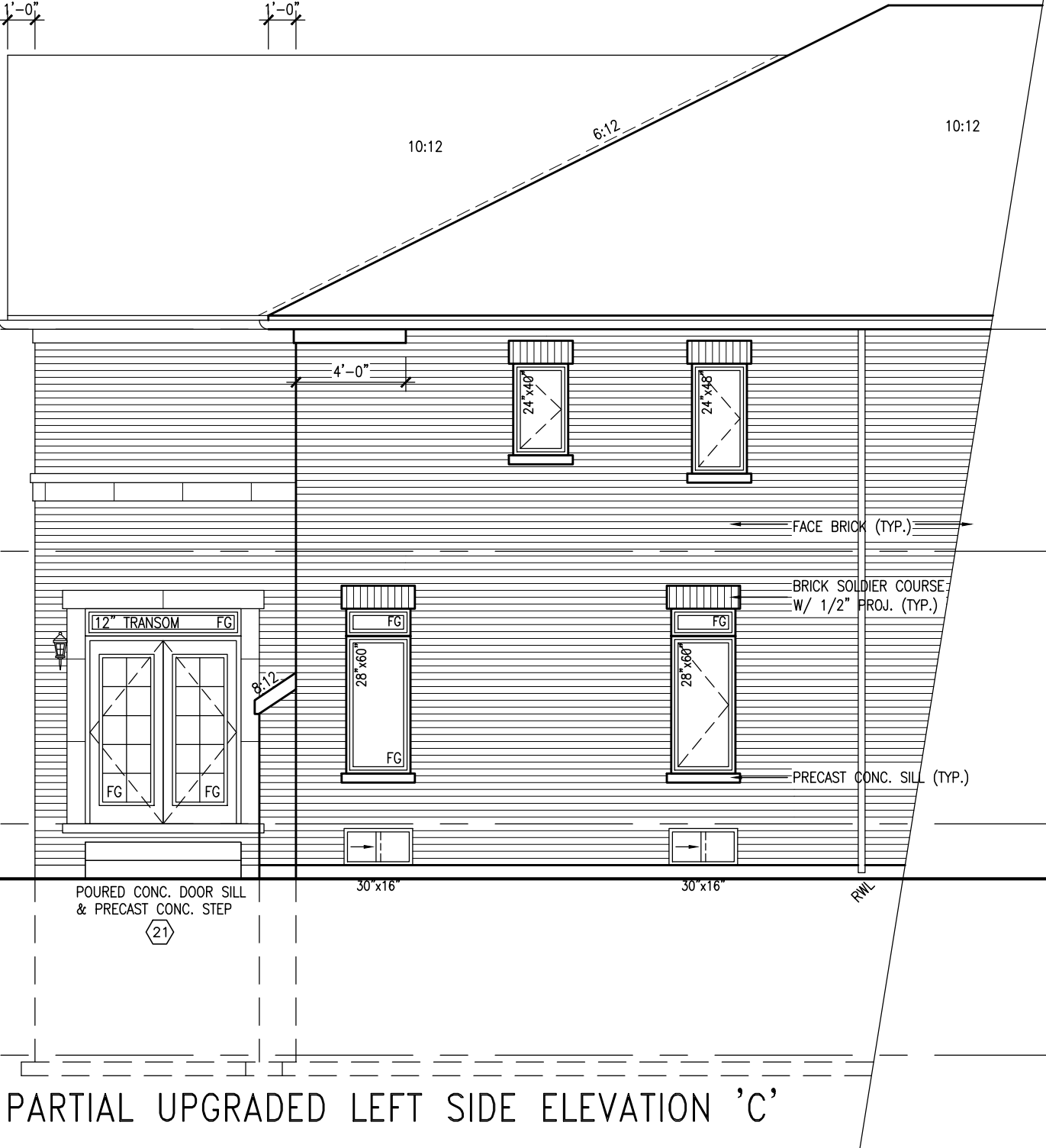


Diagram illustrating the vertical dimensions of a building section:

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

Vertical dimensions (from top to bottom):

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

[illegible]

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BAYVIEW WELLINGTON

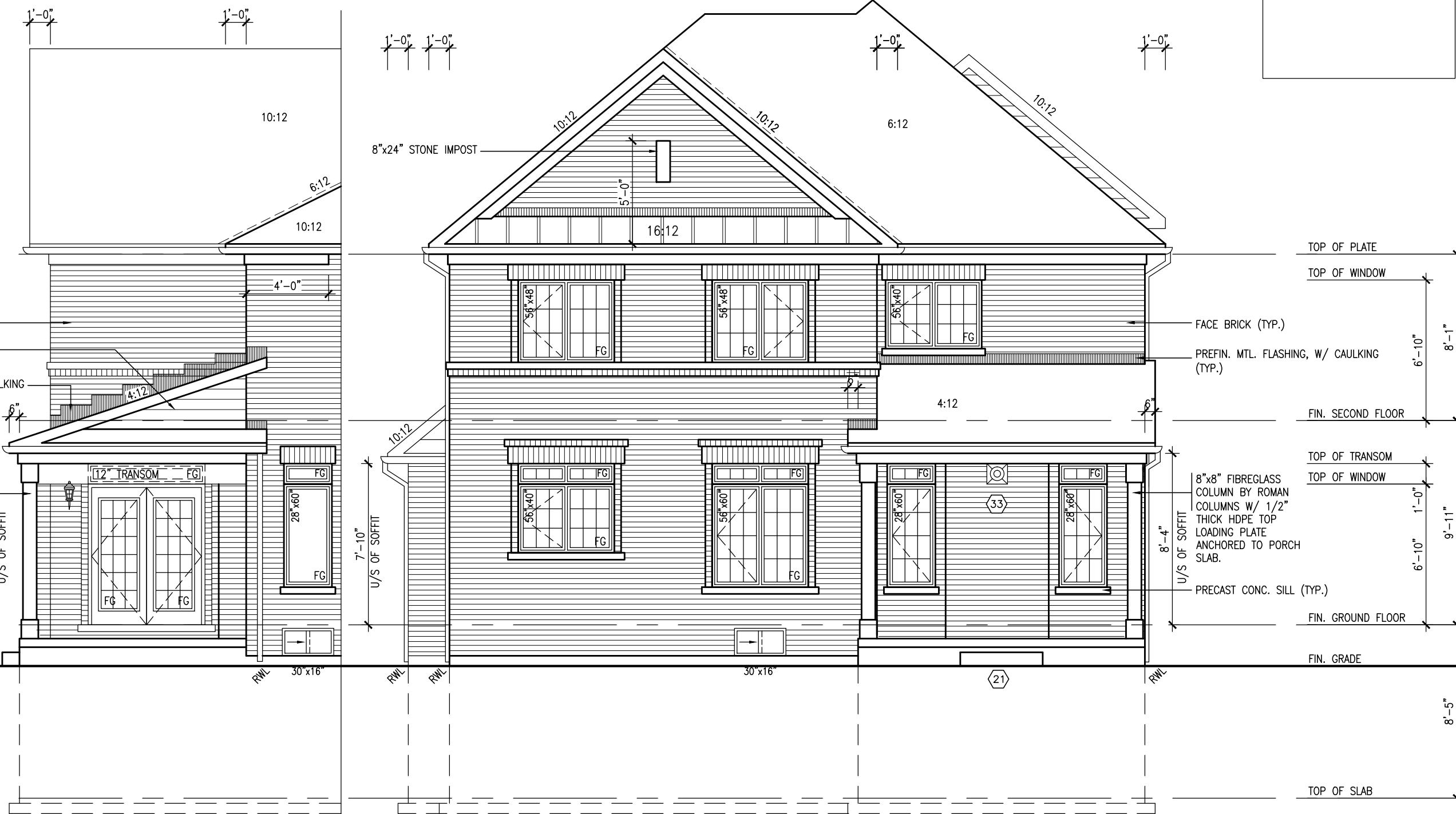
V3
DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.
va3design.com

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

Contractor must verify all dimensions on the job and report any discrepancy. The Designer is not responsible for the work. All drawings must be submitted with the project. The Designer is responsible for the completion of the work. Drawings are not to be scaled.

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3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC
2	ADDED UPGRADED REAR ELEVATIONS.	OCT. 02/14	GW
1	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-02	RAAM
no.	description	date	by

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LEFT SIDE ELEVATION W/
OPT. COVERED LOGGIA

UPGRADED REAR ELEVATION 'A'
W/ OPT. COVERED LOGGIA

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

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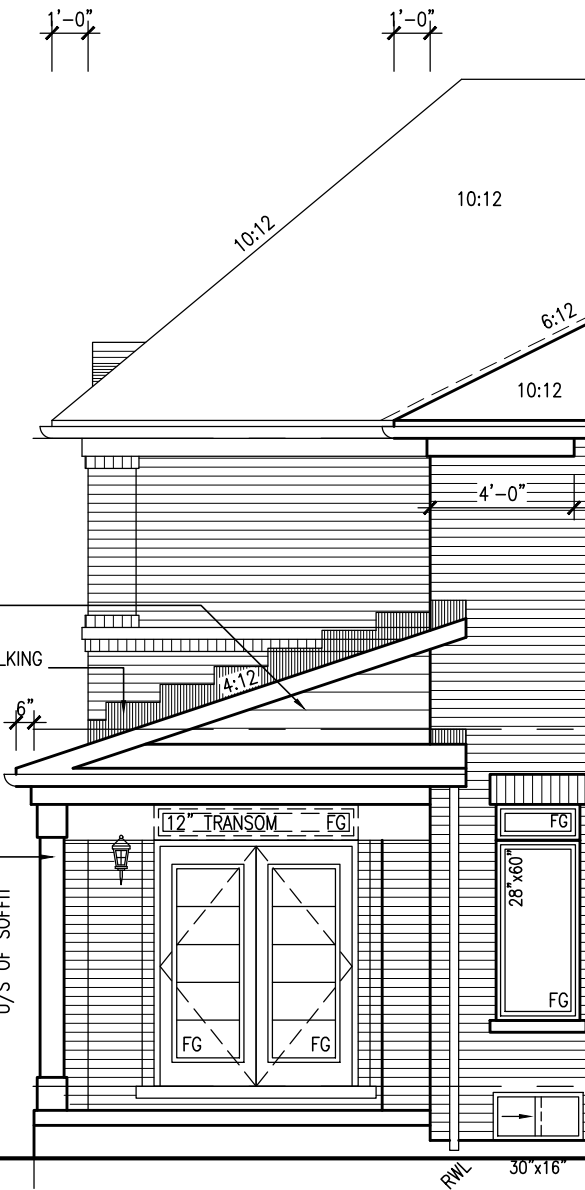
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BAYVIEW WELLINGTON

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

[illegible]

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LEFT SIDE ELEVATION W/
OPT. COVERED LOGGIA



UPGRADED REAR ELEVATION 'B'
W/ OPT. COVERED LOGGIA

2"x4" @ 8" O.C. W/ 3/8" EXTERIOR
GRADE PLYWOOD W/ ICE & WATER SHIELD
UNDER PREFIN. METAL ROOF OR ASPHALT
SHINGLES (TYP.)

— FACE BRICK (TYP.)

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

8 x 8' FIBREGLASS
COLUMN BY ROMAN
COLUMNS W/ 1/2"
THICK HDPE TOP
LOADING PLATE
ANCHORED TO PORCH
SLAB.

TOP OF PLATE

TOP OF WINDOW

UNING W/ CAULKING

TOP OF TRANSOM

TOP OF WINDOW

CH

FIN. GROUND FLOOR

TOP OF SLAB

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

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LEFT SIDE ELEVATION W/
OPT. COVERED LOGGIA

UPGRADED REAR ELEVATION 'C'
W/ OPT. COVERED LOGGIA

BAYVIEW WELLINGTON

S42-4
RIDEAU 4

project no. 13045
drawing no. 34

project name GREEN VALLEY ESTATES
municipality BRADFORD, ON

date 2014-08
drawn by RAAM
checked by
scale 3/16" = 1'-0"

file name 13045-S42-4
drawn by RAAM
checked by
scale 3/16" = 1'-0"

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

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VA3
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

name

registration information

VA3 Design Inc.

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drawings are not to be scaled.

drawings are not to be scaled.

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3 REVISED AS PER ENG'S COMMENTS

2 ADDED UPGRADED REAR ELEVATIONS.

1 ISSUED FOR CLIENT COMMENT AND PRICING

14-09-02

14-09-02

14-09-02

no. description

no. description

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REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))				
42-4	ELEVATION A W.O.D.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	690.00 S.F.	91.44 S.F.	13.25 %	
LEFT SIDE	1182.00 S.F.	141.72 S.F.	11.99 %	
RIGHT SIDE	1182.00 S.F.	63.56 S.F.	5.38 %	
REAR	810.00 S.F.	160.22 S.F.	19.78 %	
TOTAL SQ. FT.	3864.00 S.F.	456.94 S.F.	11.83 %	
TOTAL SQ. M.	358.97 S.M.	42.45 S.M.	11.83 %	

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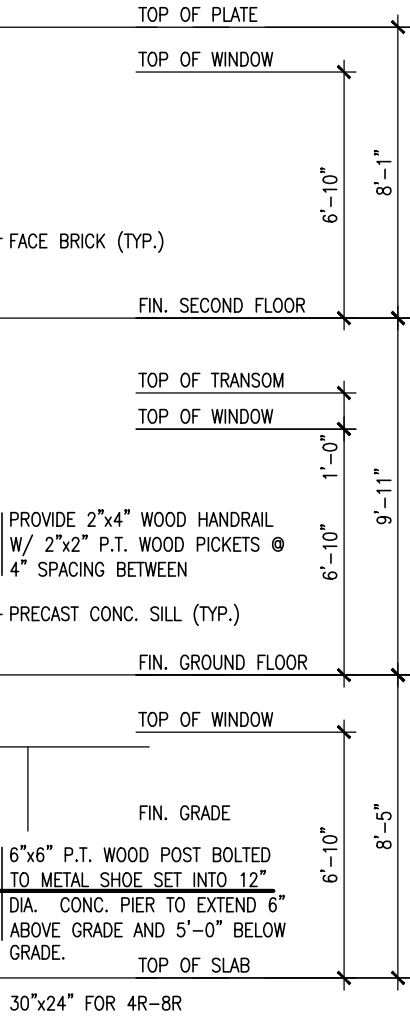
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LEFT SIDE ELEVATION –
W.O.D. CONDITION



UPGRADED REAR ELEVATION 'A' – 9R OR MORE W.O.D. CONDITION



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

qualification information

Wellington Jno-Baptiste 25591 BCN

name registration information VAS Design Inc. 42658

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

no.	description	date	by
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3.	REVISED AS PER ENG'S COMMENTS	APR 30-15 RC	
2.	ADDED UPGRADED REAR ELEVATIONS.	OCT. 02/14 GW	
1.	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-02 RAM	

project name	BAYVIEW WELLINGTON	project no.	13045
client	GREEN VALLEY ESTATES	drawing no.	13045-S42-4
location	BRADFORD, ON	scale	3/16" = 1'-0"
date	2014-08	checked by	RAM
drawn by	RAM	drawn by	RAM

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

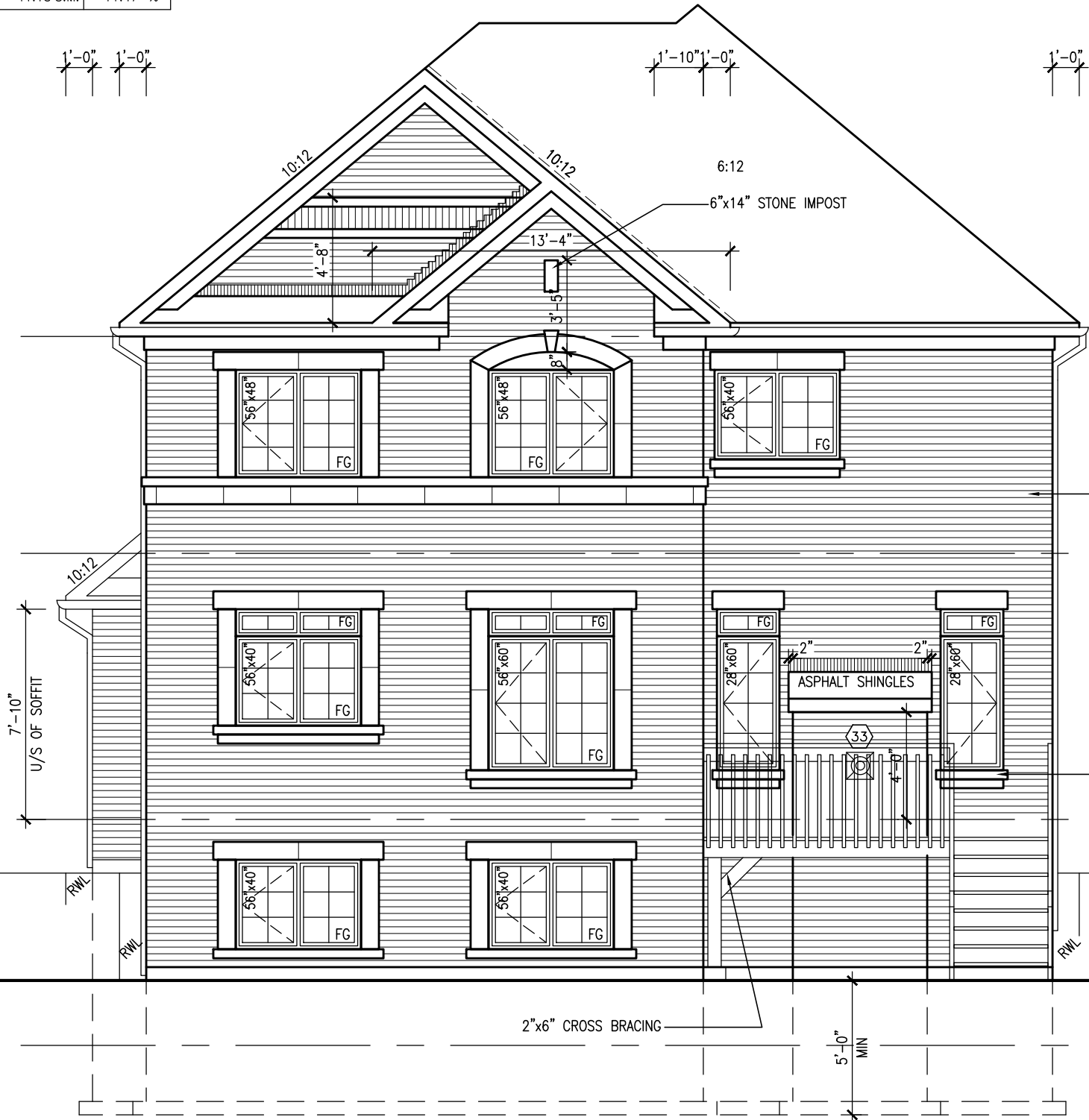
UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))				
42-4	ELEVATION C W.O.D.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	675.00 S.F.	79.33 S.F.	11.75 %	
LEFT SIDE	1190.00 S.F.	141.72 S.F.	11.91 %	
RIGHT SIDE	1190.00 S.F.	62.00 S.F.	5.21 %	
REAR	810.00 S.F.	160.22 S.F.	19.78 %	
TOTAL SQ. FT.	3865.00 S.F.	443.27 S.F.	11.47 %	
TOTAL SQ. M.	359.07 S.M.	41.18 S.M.	11.47 %	

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.

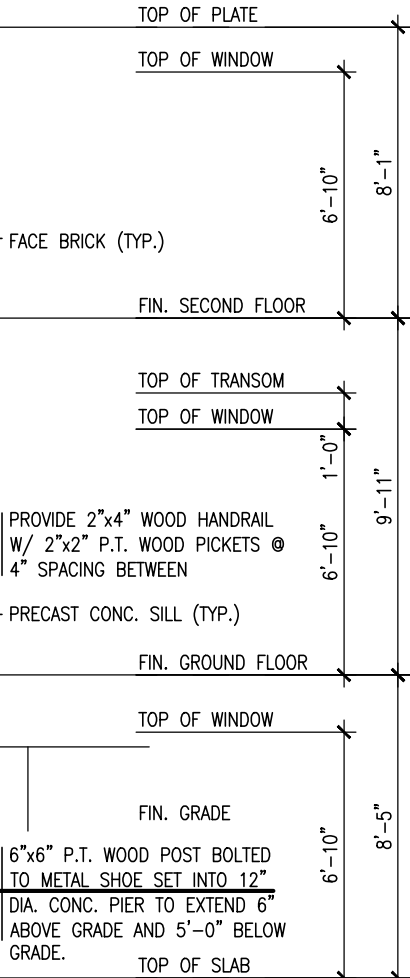
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.



LEFT SIDE ELEVATION -
W.O.D. CONDITION



UPGRADED REAR ELEVATION 'C'- 9R OR MORE W.O.D. CONDITION



project name		project no.	
BAYVIEW WELLINGTON		13045	
GREEN VALLEY ESTATES		drawing no.	
BRADFORD, ON		37	
UPGRADED PART. LEFT SIDE & REAR ELEV. 'C' - W.O.D		file name	
2014-08		13045-S42-4	
drawn by		scale	
RAAM		3/16" = 1'-0"	
checked by		date	
-		2015-03-03	


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.		signature		BCN	
Wellington Jno-Baptiste		25591		42658	
name		registration information		RC	
VAS Design Inc.		APR 30-15		GW	
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.		OCT. 02/14		PRICING	
14-09-02		date		description	
REVISED AS PER ENG'S COMMENTS		14-09-02		1	
ADDED UPGRADED REAR ELEVATIONS.		14-09-02		2	
ISSUED FOR CLIENT COMMENT AND PRICING		14-09-02		3	

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.



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.	25591	 VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2235 f 416.630.4782 va3design.com
8	.	qualification information	BCIN	
7	.	wellington jno-Baptiste	signature	
6	.	name	42658	
5	.	registration information	VA3 Design Inc.	
4	.			
3	REVISED AS PER ENG'S COMMENTS	APR 30-15 RC		
2	ADDED UPGRADED REAR ELEVATIONS.	OCT. 02/14 GW		
1	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-02 RAM		
1	ISSUED FOR CLIENT COMMENT AND PRICING	date		
1	ISSUED FOR CLIENT COMMENT AND PRICING	description		

CONSTRUCTION NOTES (Unless otherwise noted)

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

1. ROOF CONSTRUCTION

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

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

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

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

2C. RESERVED

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

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

3. BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A) 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., INSULATION & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3A. BRICK VENEER CONSTRUCTION (2"x6") (R2B) 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 28mm (1 1/8") EXT. STRUCT. INSULATED SHEATHING RSI 0.7 (R4) BY "BP" OR EQUAL, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 4.23 (R24) INSUL. & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER. 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") ABOVE FINISH GRADE.

3B. BRICK VENEER CONSTRUCTION (2"x4")- GARAGE WALLS 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm 9'-10") WITH APPR. DIAGONAL WALL BRACING. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3C. STUCCO WALL CONSTRUCTION (2"x6") STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOYS A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x140 (2"x6") STUDS @ 400mm (16") O.C., INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR FINISH. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

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

5. FOUNDATION WALL/FOOTINGS: (9.15.3, 9.15.4, 9.13.2, 9.14.2.1.(2)) 200mm (8") POURED CONC. FDTN. WALL 15MPa (2200psi) WITH BITUMENOUS DAMPPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYED CONC. FTG. BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL. WITH MIN. BEARING CAPACITY OF 150kPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. STOREYS SUPPORTING IW/ MASONRY VENEER IW/ SIDING ONLY.

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

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

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

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

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

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

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

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

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

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

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

11. HANDRAILS -OBC. 9.8.7.- FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION .

INTERIOR GUARDS -OBC. 9.8.8.- INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH EXTERIOR GUARDS - OBC. 9.8.8. 900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (71"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71").

12. SILL PLATE - OBC. 9.23.7. 38x89 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG. EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C., CAULKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FDTN. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

13. BASEMENT INSULATION (SB-12-2.1.1.6), 9.25.2.3, 9.13.2.6) FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. INSULATION TO HAVE APPROVED VAPOUR BARRIER. DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. AIR BARRIER TO BE SEALED TO FDTN. WALL WITH CAULKING.

14. BEARING STUD PARTITION 38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG. EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONC. CURB ON 350x155 (14"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

15. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3) 89mm(3-1/2") DIA x 3.0mm(0.118) SINGLE WALL TUBE TYPE 2 ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kN (16,000lbs.) AT A MAX. EXTENSION OF 2318mm (7'-7 1/2") CONFORMING TO CAN/CGSB-7.2-94. AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 870x870x410 (34"x34"x16") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 kpa. MINIMUM AND AS PER SOILS REPORT.

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

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

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

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

18. GARAGE SLAB 100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT.

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

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

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

22. DRYER EXHAUST (OBC-6.2.3.8,(7) & 6.2.4.1.1.) CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)

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

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

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

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

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

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

28. RESERVED

29. BEARING WOOD POST (BASEMENT) (OBC 9.17.4.) 3-38x140 (3-2"x6") BUILT-UP POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT, 610x610x300 (24"x24"x12") CONC. FOOTING.

30. STEPPED FOOTINGS OBC 9.15.3.9. MIN. HORIZ. STEP = 600mm (24"). MAX. VERT. STEP = 600mm (24")

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

32. DIRECT VENTING GAS FURNACE/ H.W.T. VENT DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR. MIN. 300mm (12") ABOVE FIN. GRADE. FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

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

34. SUBFLOOR, JOIST STRAPPING AND BRIDGING 16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (* SEE OBC 9.30.6. *) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (* SEE OBC 9.30.2. *) FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-1 OR A-2 STRAPPING SHALL BE 19x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (* SEE OBC 9.23.9.4. *)

35. EXPOSED BUILDING FACE OBC. 9.10.15. & SB-2-2.3.5.(2) EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 min. WHERE LIMITING DISTANCE (LD) IS LESS THAN 1.2M (3'-11"). WHERE THE LD IS LESS THAN 600mm (2'-0") 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) AND MUNICIPAL STANDARDS. 3) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY. 4) STUD WALL REINFORCEMENT FOR FUTURE GRAD BARS IN MAIN BATHROOM REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3, 3.8.3.8.(1)(d) & 3.8.3.13.(1)(i). SEE DETAIL. 5) ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12-2.1.1.9. 6) ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV.-8 9.25.3.

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

LVL BEAMS SHALL BE 2.0E -2950Fb MIN., NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm (7 1/4" 9 1/2", 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 130mm (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C.

6) PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS. 7) JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.

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

STEEL: 1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300V. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40-21 GRADE 350W 'STRUCTURAL QUALITY STEEL'. OBC. 8-9.23.4.3. 2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

STUCCO: 1) ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

LEGEND

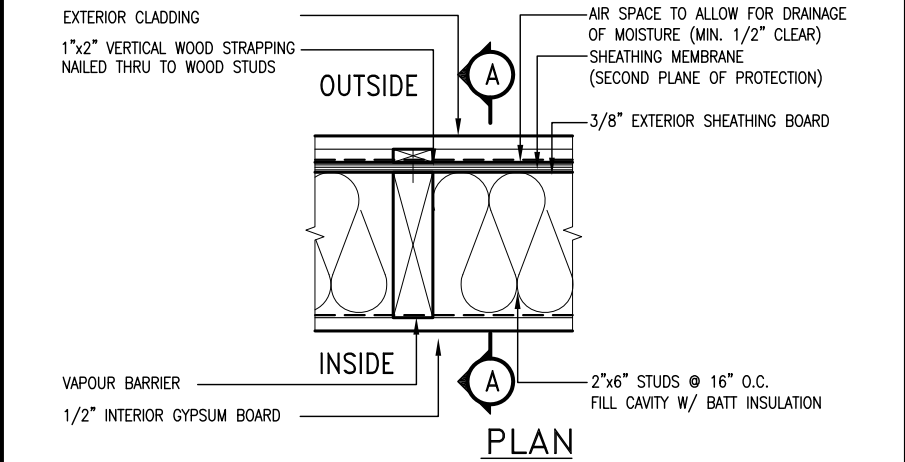
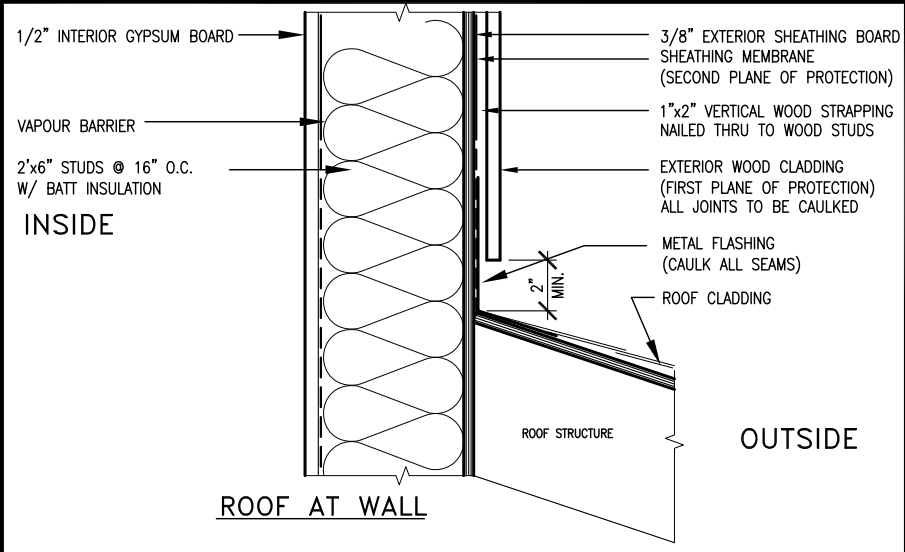
	CLASS 'B' VENT		EXHAUST FAN TO EXTERIOR
	DUPLEX OUTLET (12" ABOVE SURFACE)		DUPLEX OUTLET (HEIGHT A.F.F)
	WEATHERPROOF DUPLEX OUTLET		GFI DUPLEX OUTLET (HEIGHT A.F.F)
	POT LIGHT		HEAVY DUTY OUTLET (220 volt)
	LIGHT FIXTURE (PULL CHAIN)		LIGHT FIXTURE (CEILING MOUNTED)
	SWITCH		LIGHT FIXTURE (WALL MOUNTED)
	FLOOR DRAIN		HOSE BIB (NON-FREEZE)

	SJ	SINGLE JOIST
	DJ	DOUBLE JOIST
	TJ	TRIPLE JOIST
	LVL	LAMINATED VENEER LUMBER
		POINT LOAD FROM ABOVE
		RESERVED
	P.T.	PRESSURE TREATED LUMBER
	G.T.	GIRDER TRUSS BY ROOF TRUSS MANUF.
	F.A.	FLAT ARCH
	C.A.	CURVED ARCH
	M.C.	MEDICINE CABINET (RECESSED)
		CONC. BLOCK WALL
		DOUBLE VOLUME WALL
		SEE NOTE 39
		SOLID WOOD BEARING (SPRUCE No. 2).
		SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER OR AS DIRECTED BY STRUCTURAL ENGINEER. SOLID BEARING TO BE MINIMUM 2 PIECES.
		SOLID WOOD BEARING TO MATCH FROM ABOVE

SOLID WOOD BEARING (SPRUCE No. 2). SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER OR AS DIRECTED BY STRUCTURAL ENGINEER. SOLID BEARING TO BE MINIMUM 2 PIECES.

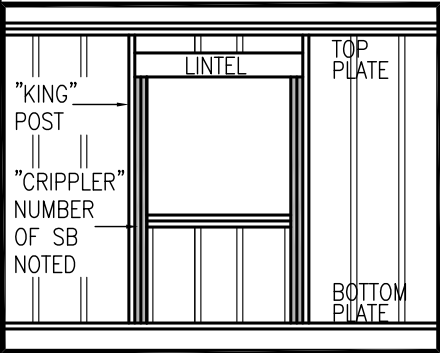
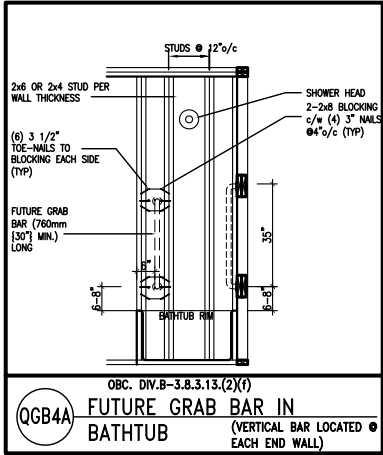
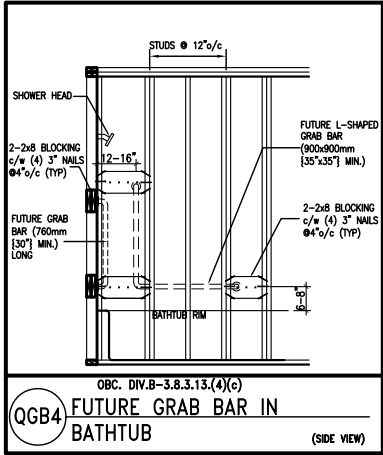
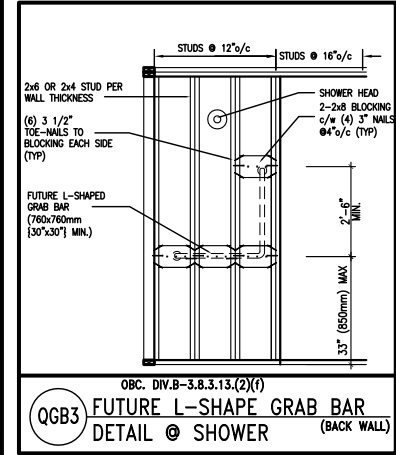
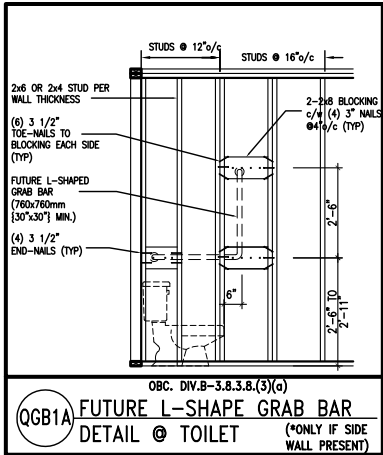
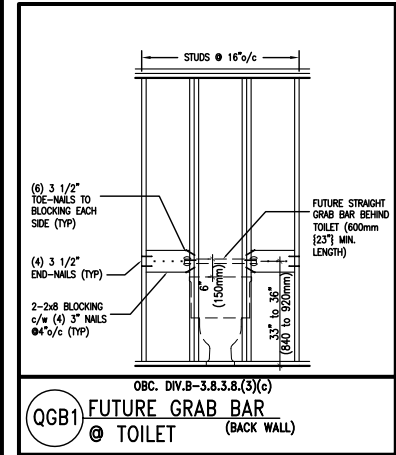
SOLID WOOD BEARING TO MATCH FROM ABOVE

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



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

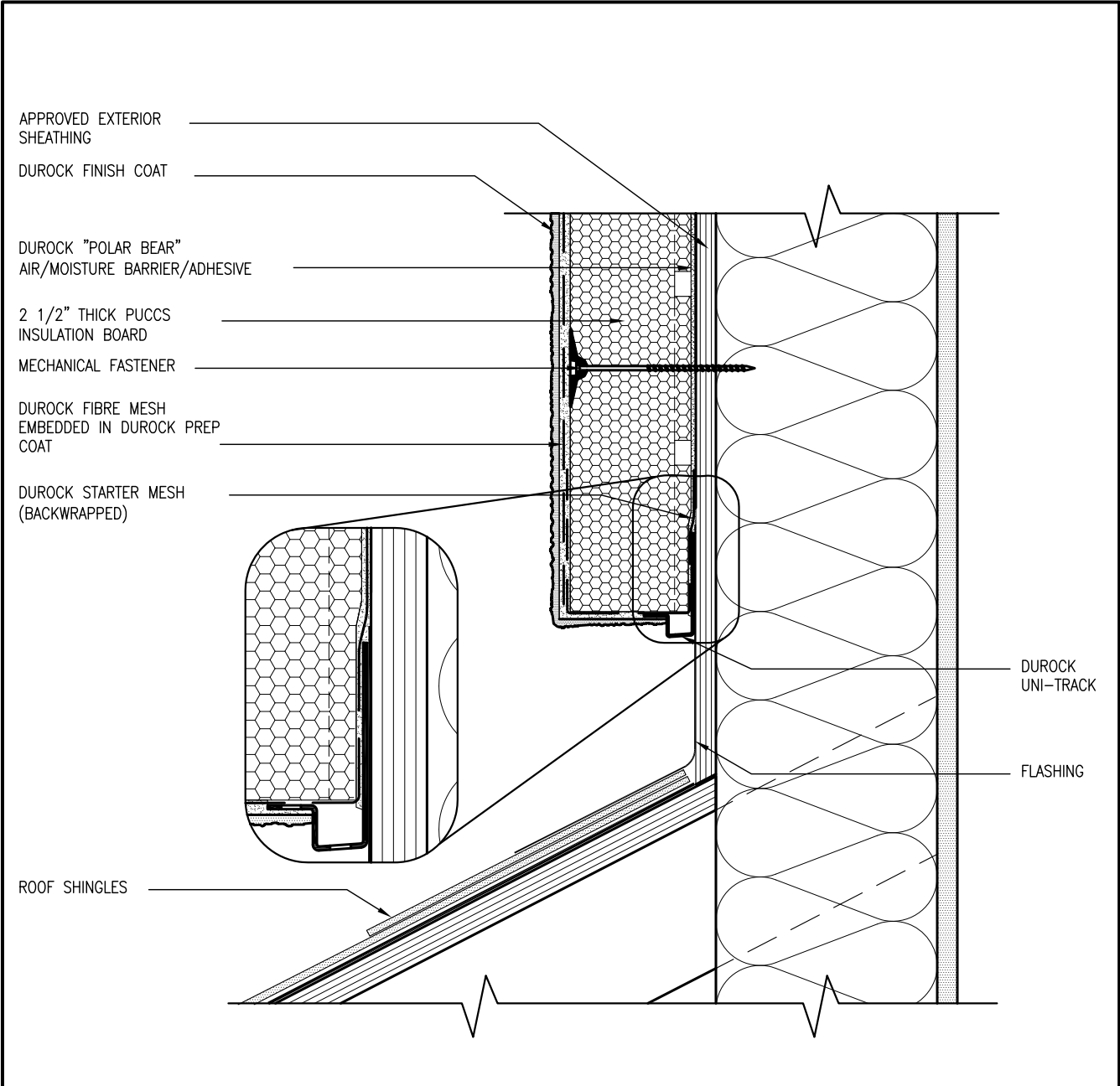
registration information

VA3 Design Inc. 42658

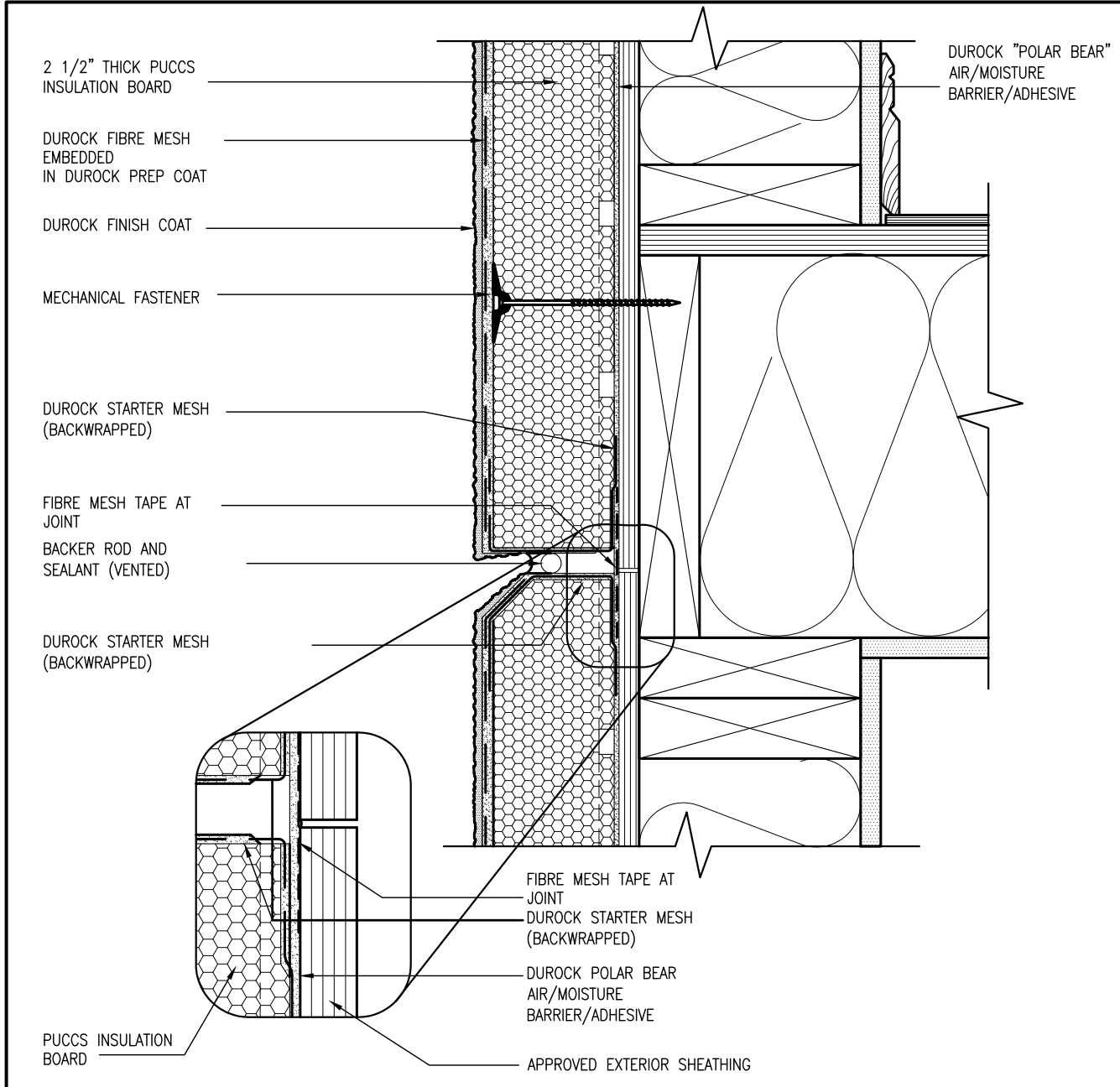
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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va3design.com

BAYVIEW WELLINGTON			CONST NOTE	
project name GREEN VALLEY ESTATES			project no. 13045	
municipality BRADFORD			drawing no.	
date APR 2014			CONSTRUCTION NOTES	
drawn by RC			file name 13045-CONST-OBC 2015	
checked by -			scale 3/16" = 1'-0"	
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3 STUCCO TERMINATION @ ROOF
CN4 SCALE: 3"=1'-0"

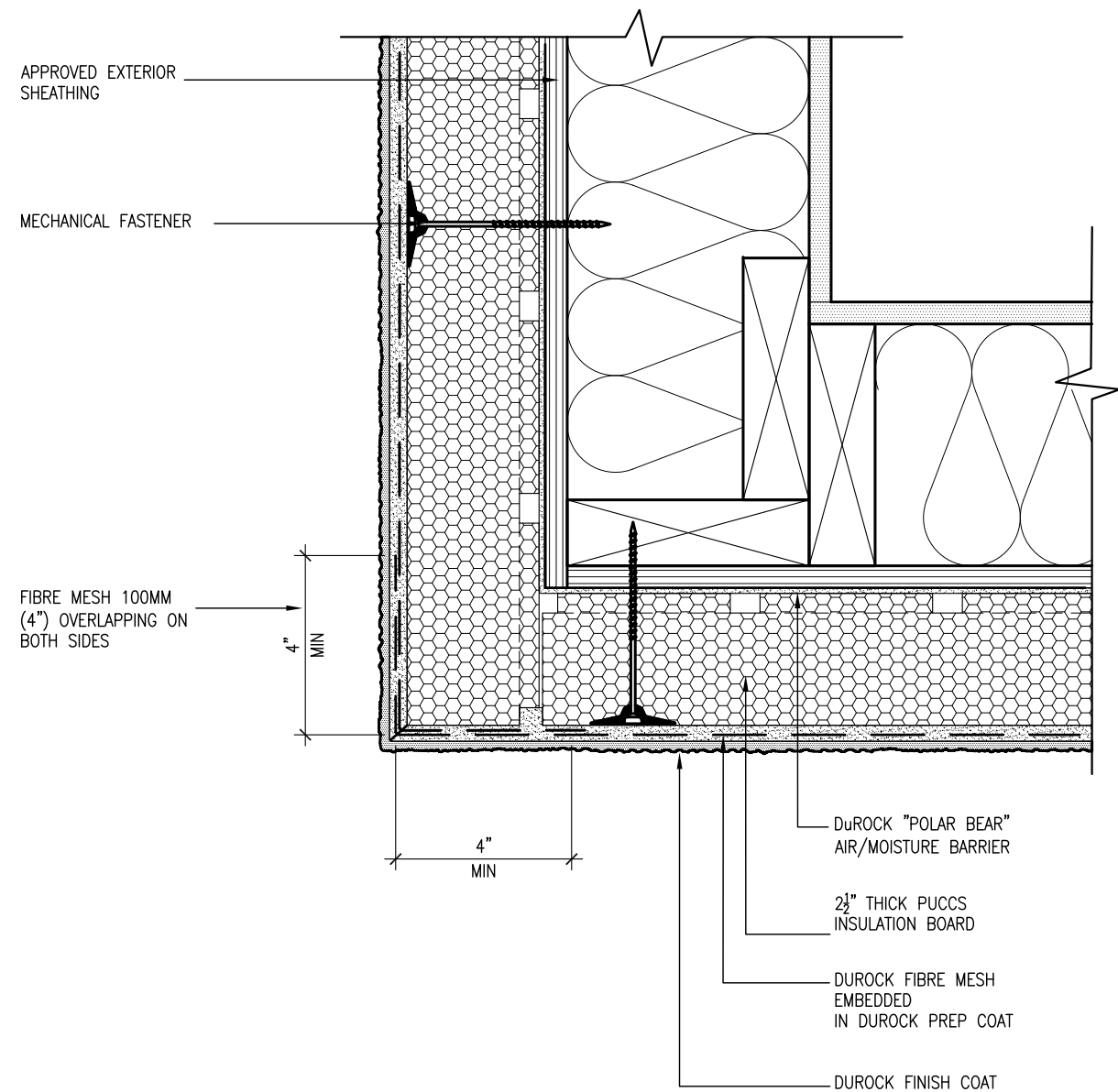


4 HORIZONTAL EXPANSION JOINT
CN4 SCALE: 3"=1'-0"

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

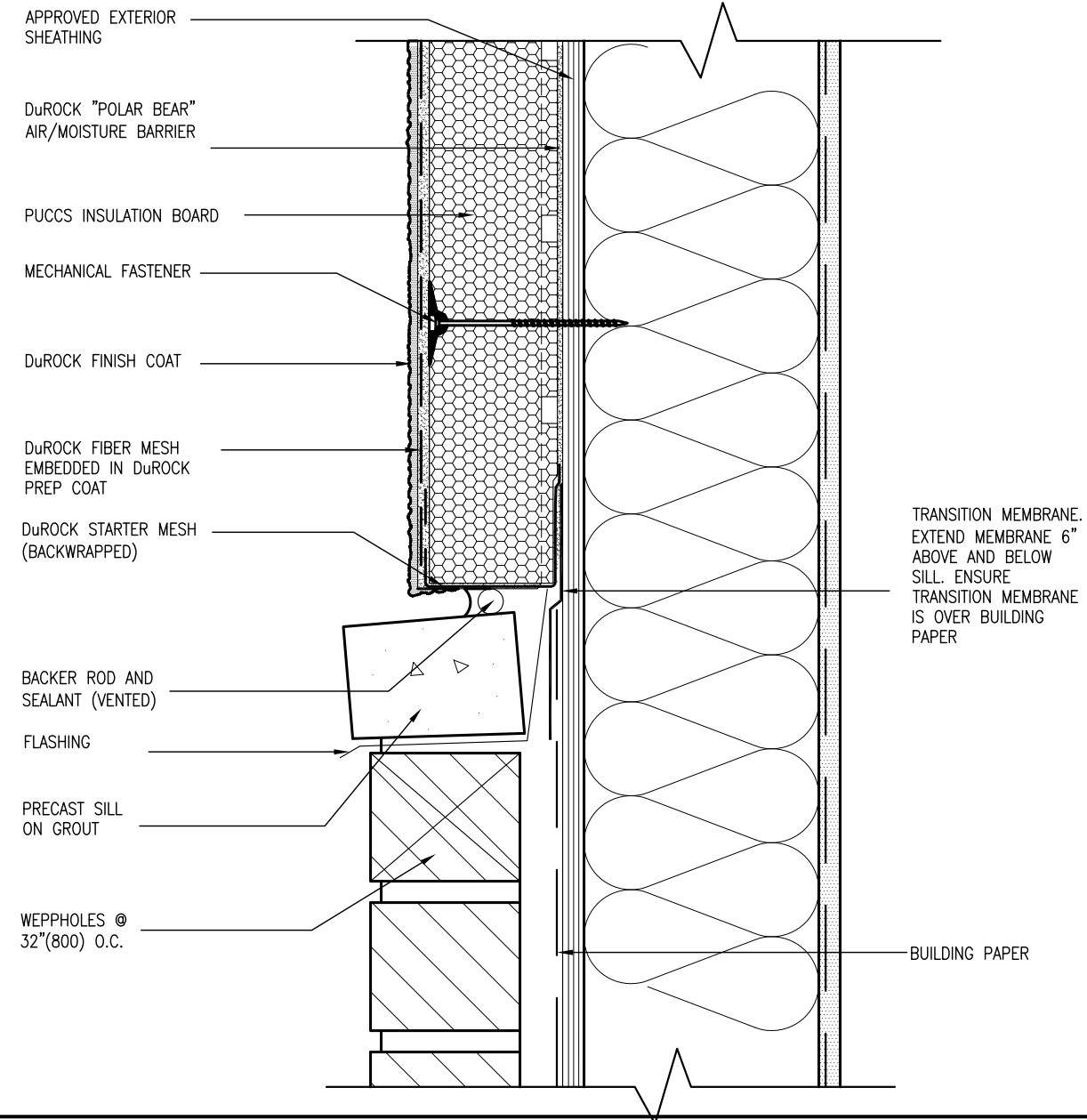
CONST NOTE		BAYVIEW WELLINGTON		GREEN VALLEY ESTATES		BRADFORD		CONSTRUCTION NOTES		CN4	
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2	UPDATE TO CODE	APR 16-15	RC	APR 16-15	RC	APR 16-15	RC	APR 16-15	RC	APR 16-15	RC
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC	MAY 07-14	RC	MAY 07-14	RC	MAY 07-14	RC	MAY 07-14	RC
no.	description	date	by	date	by	date	by	date	by	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 BCN											
name registration information VAS Design Inc. 42658											
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.											
signature											
project name GREEN VALLEY ESTATES											
municipality BRADFORD											
project no. 13045											
drawing no. CN4											
checked by 3/16" = 1'-0"											
date APR 2014											
drawn by RC											
file name 13045-CONST-08C 2015											
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5 CORNER DETAIL
CN5 SCALE: 3"=1'-0"

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



6 STUCCO / MASONRY PLINTH CONNECTION
CN5 SCALE: 3"=1'-0"

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

BAYVIEW WELLINGTON	CONST NOTE
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project name	project no.	project name	project no.
GREEN VALLEY ESTATES	130	BRADFORD	130
date		drawing no.	
APR 2014		CONSTRUCTION NOTES	
drawn by	checked by	scale	file name
RC	-	$3/16" = 1'-0"$	13045-CONST-0BC 2015
RICHARD - H:\ARCHIVE\WORKING\2013\13045\BW\units\13045-CONST-0BC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM			

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SB12-COMPLIANCE PACKAGE 'J'

R50 (RSI 8.81) INSUL. CONT. 6MIL. V.B. 15.9 (5/8") GYP. BD.

SEAL JOINT AT EXT. WALL AND CEILING INTERSECTION AS PER OBC DIV.-B 9.25.3.3.(4)

AIR BARRIER @ OPENINGS
AIR BARRIER TO BE SEALED TO WINDOW/ DOOR FRAME WITH COMPATIBLE TAPE OR SPRAY FOAM INSULATION PER OBC. DIV.-B 9.25.3.3.(11)

SEAL JOINT TO SUB FLOOR AND AROUND FLOOR JOIST AS PER OBC DIV.-B 9.25.3.3.(4)

SECOND FLOOR

MIN RSI 3.87 (R22) BATT INSULATION W/ VAPOUR BARRIER

EXTERIOR BRICK VENEER WALL (TYPICAL) (3)
4"(90mm) FACE BRICK, 1" (25mm) AIR SPACE, 7/8"x7"x0.03" (22x180x0.76mm) GALV. METAL TIES @ 16" (400mm) O.C. HORIZONTAL, 24" (600mm) O.C. VERTICAL, APPROVED SHEATHING PAPER, 3/8" (9.5mm) EXTERIOR TYPE SHEATHING, 2"x6" (38x140mm) WOOD STUDS @ 16" (400mm) O.C., R22 (R.S.I. 3.87) INSULATION AND APPROVED VAPOUR BARRIER WITH APPROVED CONTINUOUS AIR BARRIER, 1/2" (13mm) INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 32" (800mm) O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP 6" (150mm) MIN. BEHIND BUILDING PAPER.

SEAL JOINT TO SUB FLOOR AND AROUND FLOOR JOIST AS PER OBC DIV.-B 9.25.3.3.(4)

GROUND FLOOR

SEAL JOINT TO SUB FLOOR AND AROUND FLOOR JOIST AS PER OBC DIV.-B 9.25.3.3.(4)

BASEMENT FLOOR

SEALED JOINT PER OBC. DIV.-B 9.25.3.3.(1)(2)

TOP OF BASEMENT SLAB

CAULK ALL JOINTS, INTERSECTIONS & PENETRATIONS OF SLAB PER OBC. DIV.-B 9.25.3.3.(15)

R20 (RSI 3.52) MINIMUM INSULATION OVER INNER SURFACES OF EXTERIOR WALLS NEAR ROOF EAVES (OBC. SB-12, 2.1.1.7.(1b).)

HEADER WRAP TO BE SEALED OR LAPPED TO THE WALL AIR BARRIER ABOVE & BELOW PER OBC. DIV.-B 9.25.3.3.(8)

HEADER WRAP TO BE SEALED OR LAPPED TO THE WALL AIR BARRIER ABOVE & BELOW PER OBC. DIV.-B 9.25.3.3.(8)

150(6") MIN.

8" MAX.

510(1'8") MIN.

75 (3")

150(6") MIN.

* FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR OF THE BASEMENT. MINIMUM RSI 2.1 (R12) INSULATION WITH VAPOUR BARRIER. ADD BUILDING PAPER BETWEEN THE FOUNDATION WALL AND STUD WHERE STUD WALLS ARE USED.

* CHECKED- 22 OCTOBER 2013

AIR BARRIER SYSTEMS
AIR BARRIER TO BE INSTALLED IN CONFORMANCE WITH OBC. DIV. B-9.25.3

EW

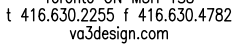
TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION W/ BRICK VENEER

SCALE: N.T.S.

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
S 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%	—

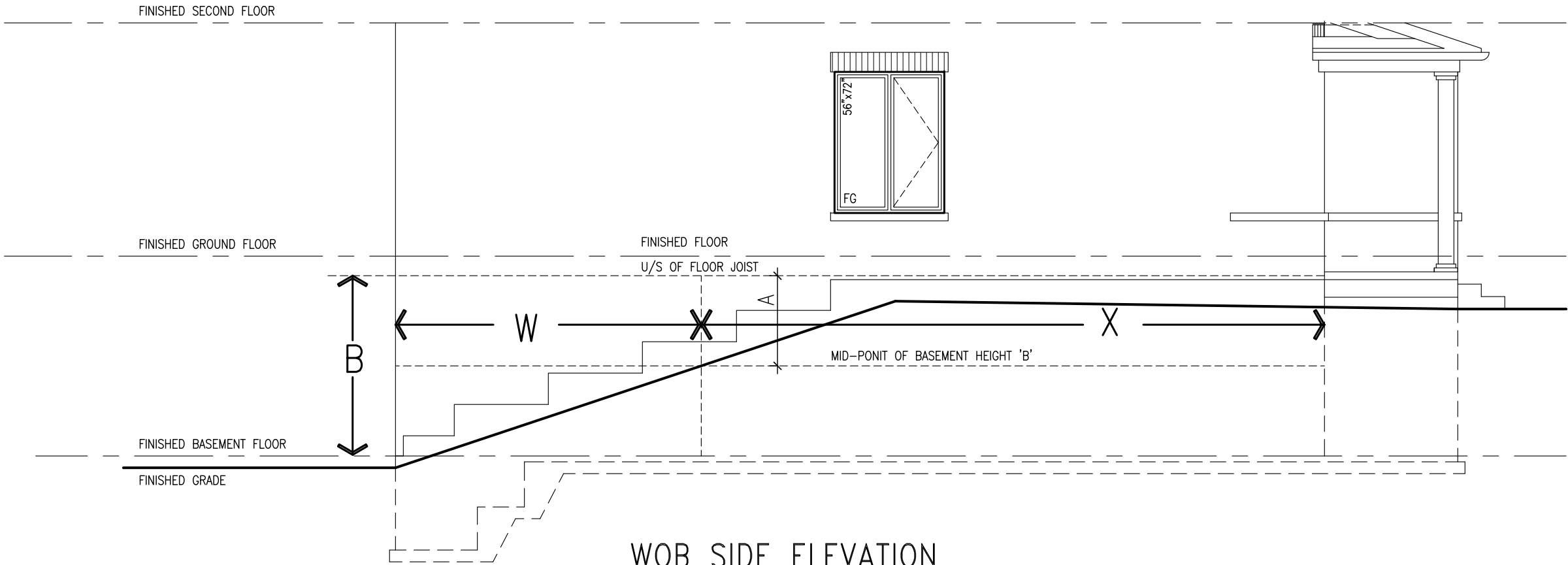


9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste 25591 name signature BCIN registration information VAS Design Inc. 42658
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1	ISSUE FOR CLIENT REVIEW		MAY 07-14	RC
no.	description		date	by



project name GREEN VALLEY ESTATES		municipality BRADFORD		project no. 13045	
date APR 2014		CONSTRUCTION NOTES			
drawing by RC		checked by -		scale 3/16" = 1'-0"	
				file name 13045-CONST-0BC 2015	
<small>RICHARD ~ H:\ARCHIVE\WORKING\2013\13045,BW\units\13045-CONST-0BC 2015.dwg ~ Thu ~ Apr 16 2015 ~ 6:57 AM</small>					
CN6					

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WOB PLAN

WOB SIDE ELEVATION

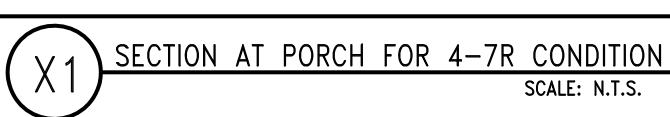
WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

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

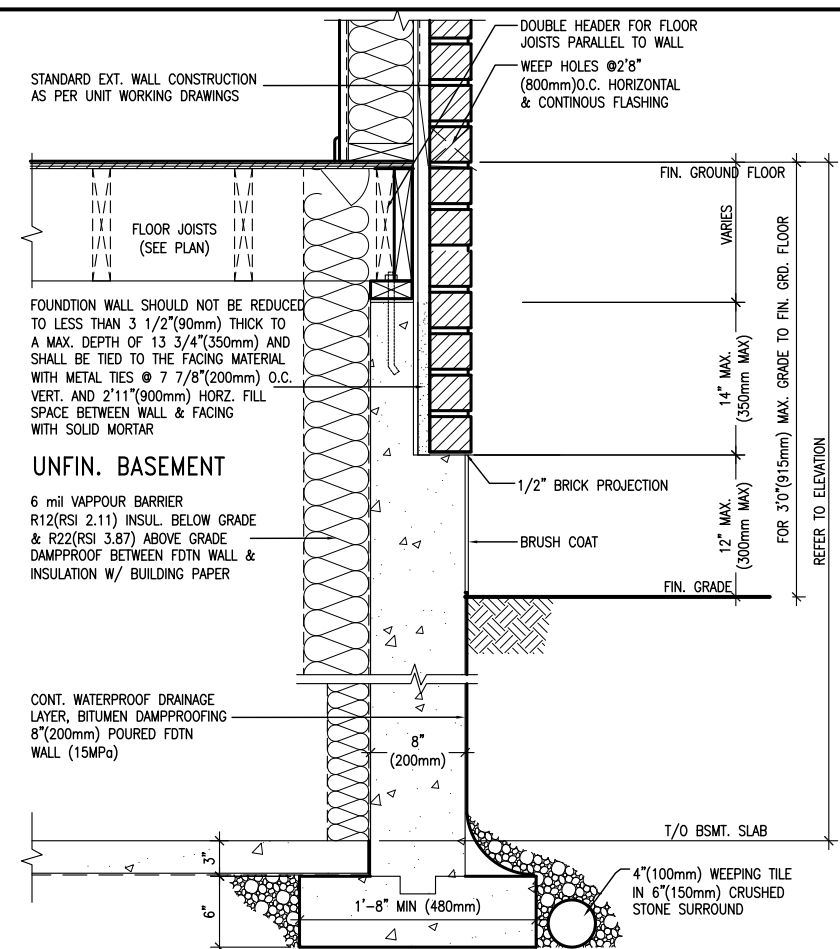
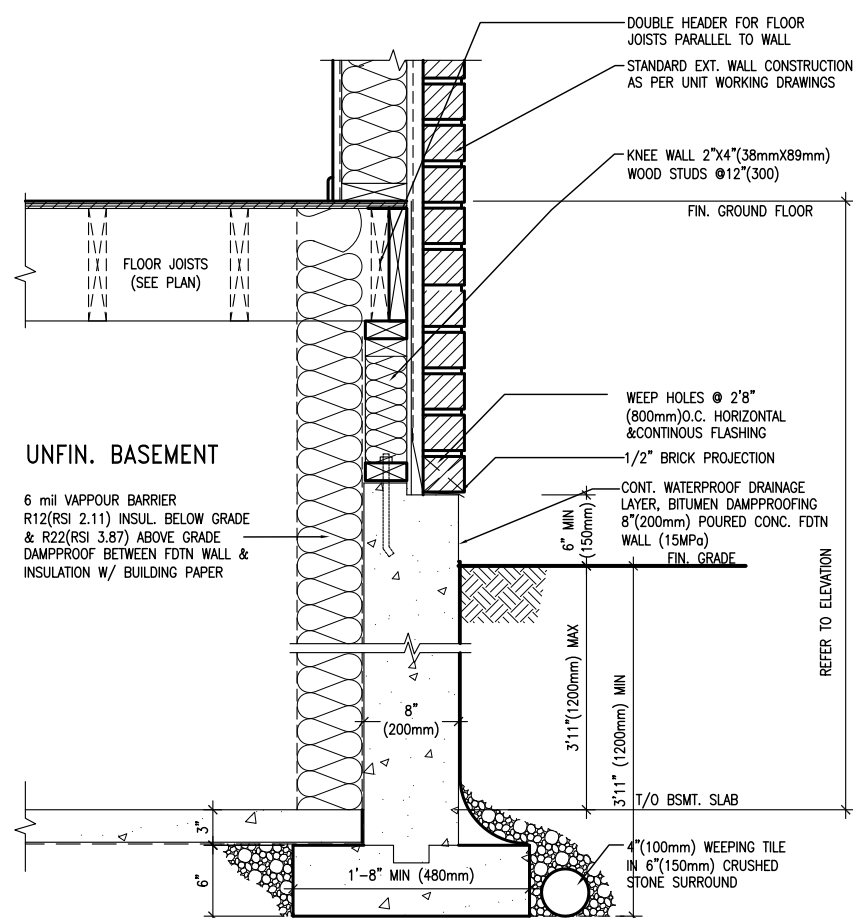
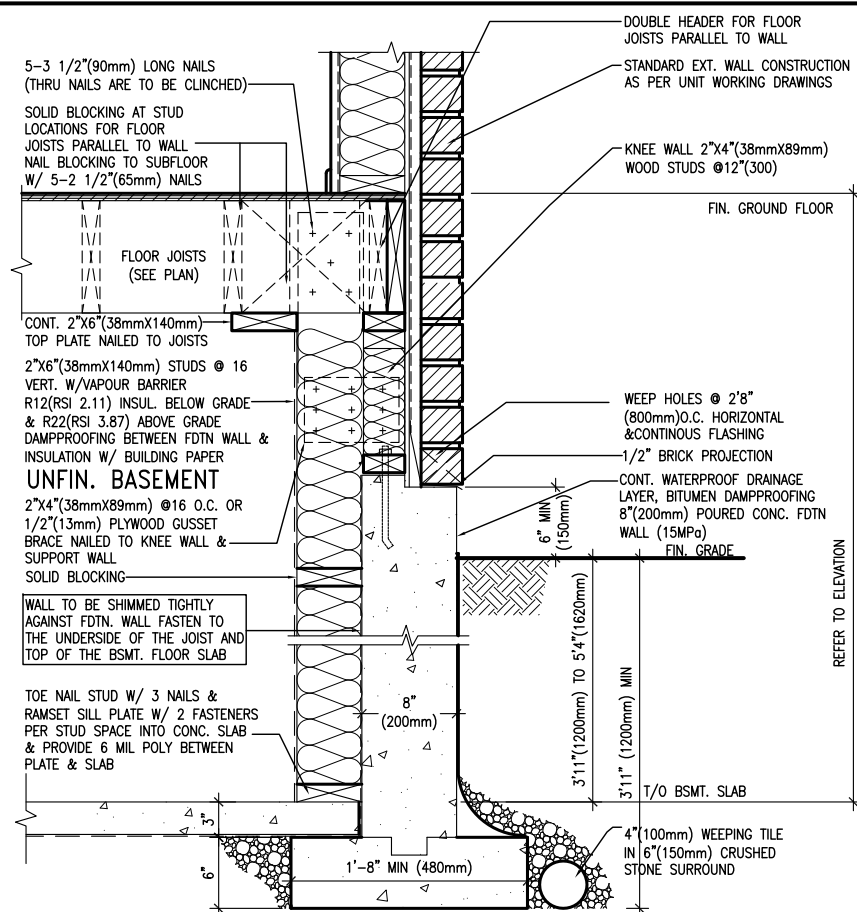
COMPLIANCE TO OBC SB-12 2.1.1.1(11)

		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		project no.	
		GREEN VALLEY ESTATES		13045	
		date		drawing no.	
		APR 2014		CONSTRUCTION NOTES	
		drawn by		file name	
		RC		13045-CONST-OBC 2015	
		checked by		scale	
		-		3/16" = 1'-0"	
				RICHARD - H:\ARCHIVE\WORKING\2013\13045\SW UNITS\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:56 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.		signature		BCIN	
Wellington Jno-Baptiste		25591		42658	
name		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.		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.		Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	
2. UPDATE TO CODE		APR 16-15 RC		RC	
1. ISSUE FOR CLIENT REVIEW		MAY 07-14 RC		RC	
no. description		date		by	



9	.	.	.
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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



BAYVIEW WELLINGTON	CONST NOTE
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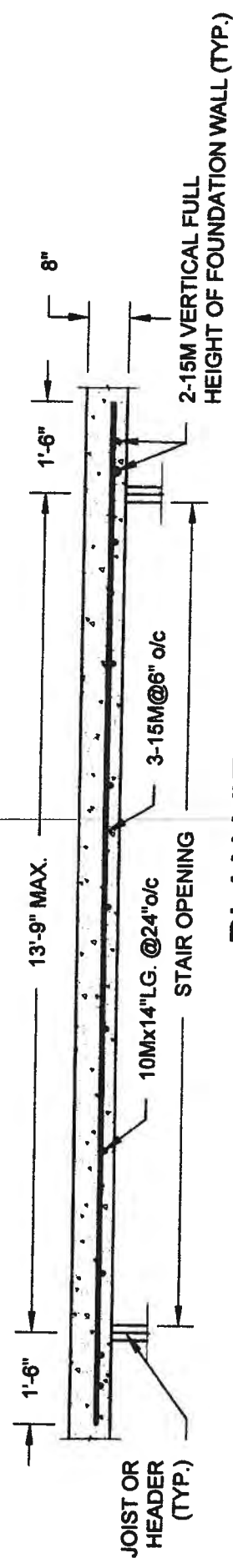
BAYVIEW WELLINGTON

project name	municipality	project no.
GREEN VALLEY ESTATES	BRADFORD	13045
date	CONSTRUCTION NOTES	drawing no.
APR 2014		CN9
RC	scale	file name
drawn by	checked by	13045-CONST-OBC 2015
-	3/16" = 1'-0"	
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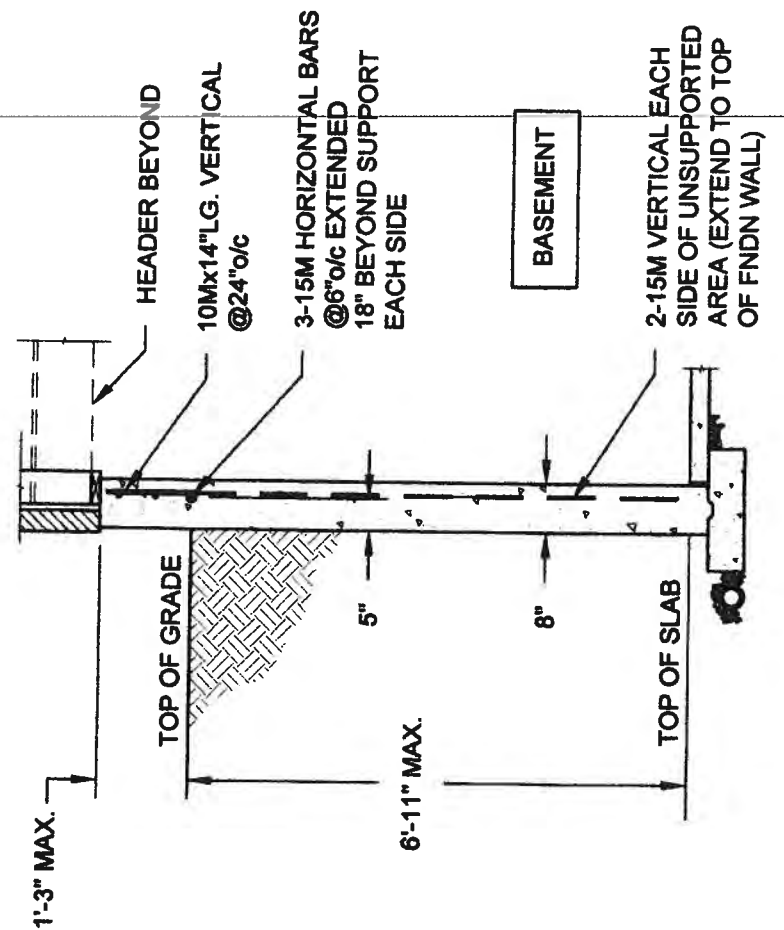
V3
DESIGN
300A Willson Avenue
Toronto ON M3H 1S8
6.630.2255 f 416.630.
va3design.com

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

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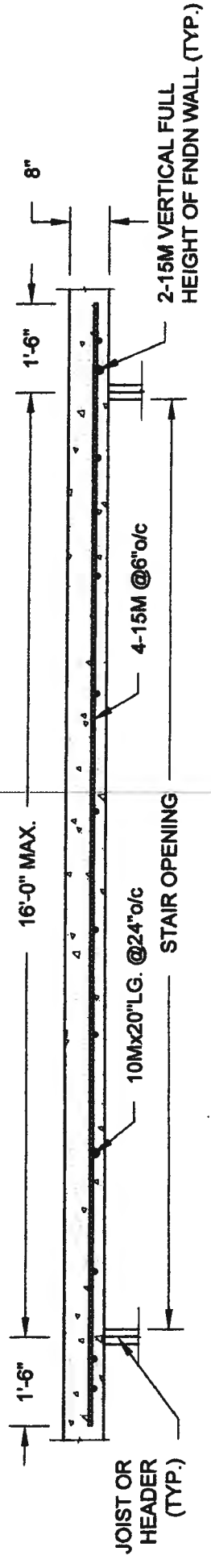


PLAN VIEW
NOT TO SCALE

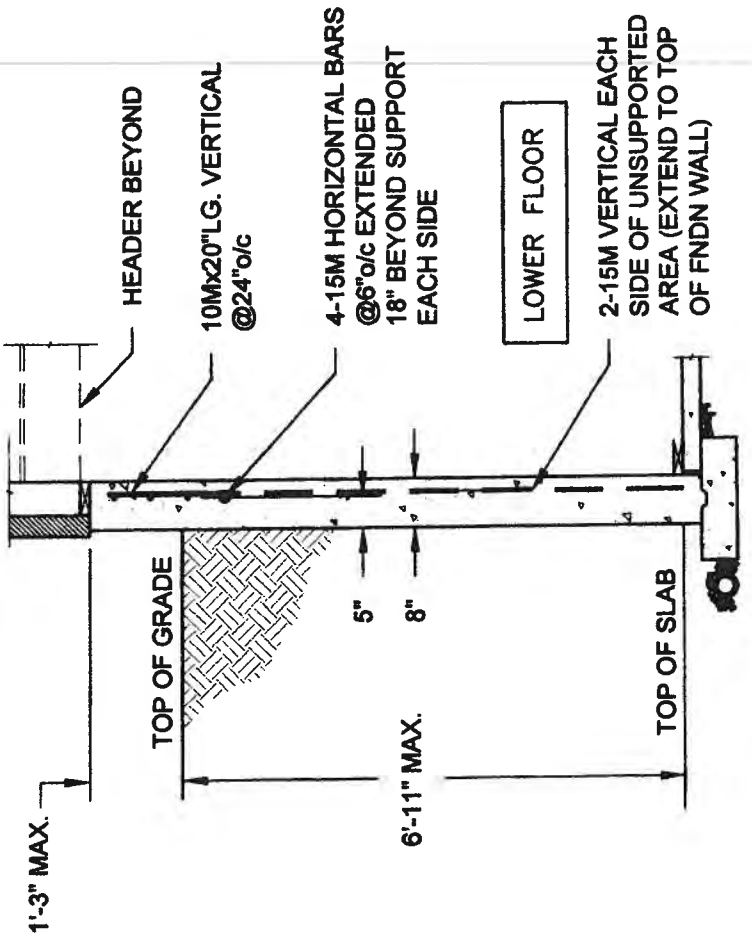


- NOTE:
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
 2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN.
 3. REINFORCING STEEL TO BE GRADE 400.

1A
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.



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Engineer's Seal:



MAY 27 2014

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

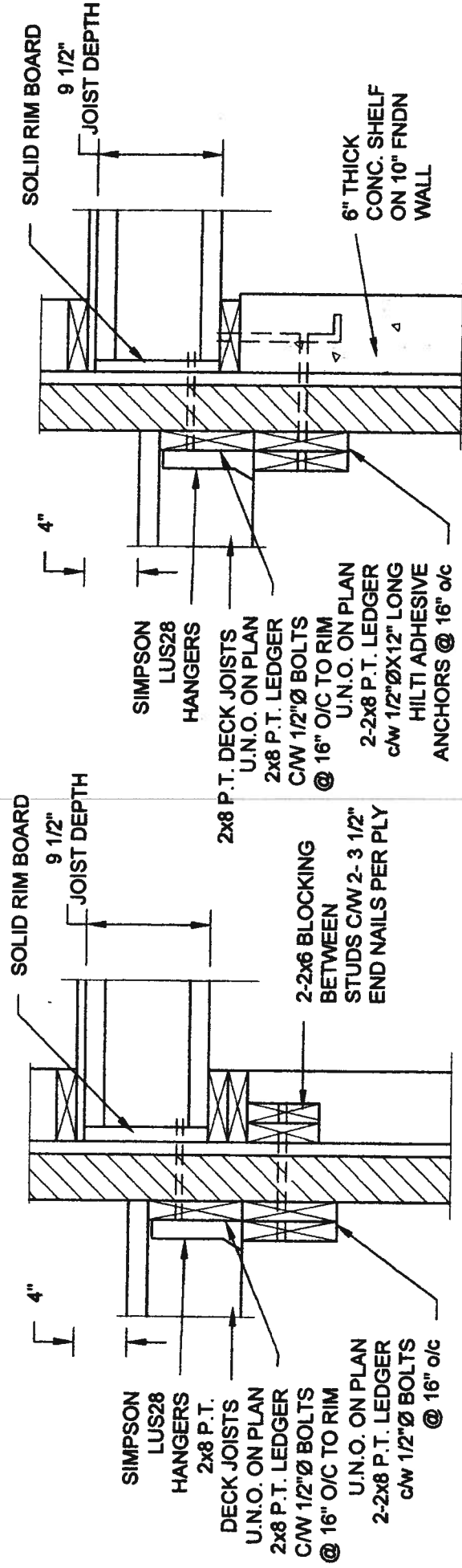
TYPICAL STRUCTURAL DETAILS

Scale: AS NOTED
Date: MAY-27-2014
Drawn: SC
Checked: SJB

Project No.: 14-095, 14-096, 14-097

Drawing No.: S1

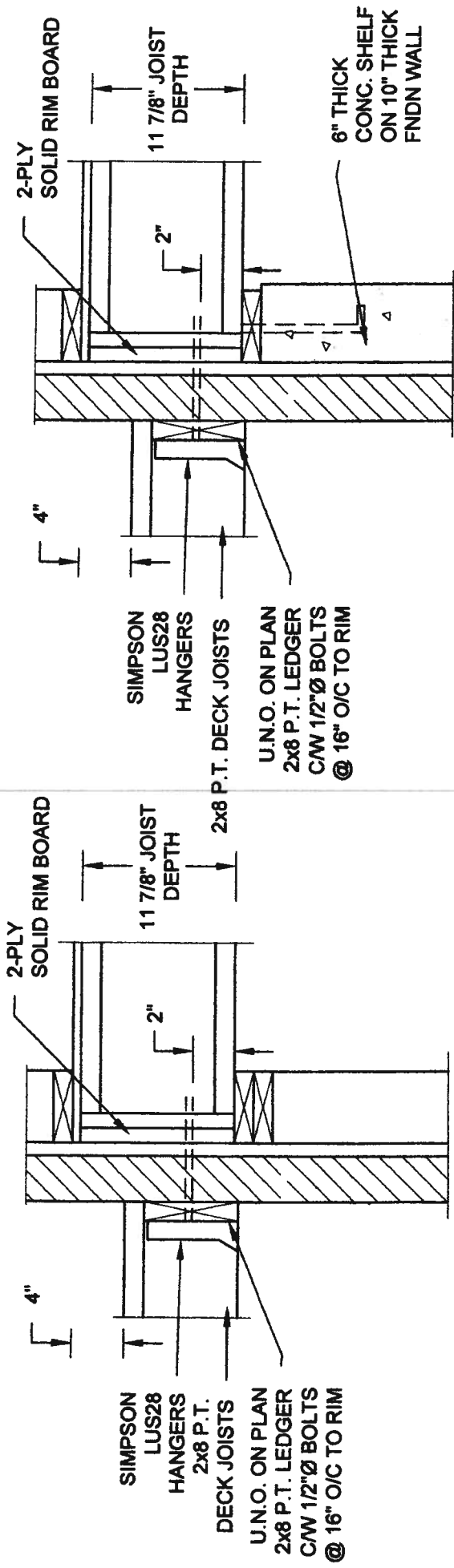
FOR 9 1/2" JOIST DEPTH



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

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

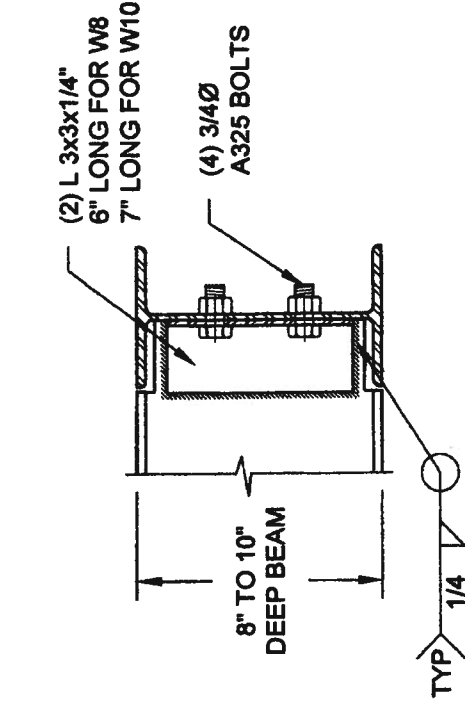
FOR 11 7/8" JOIST DEPTH



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

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Engineer's Seal:



MAY 7 2014

Project:

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BRADFORD, ONTARIO

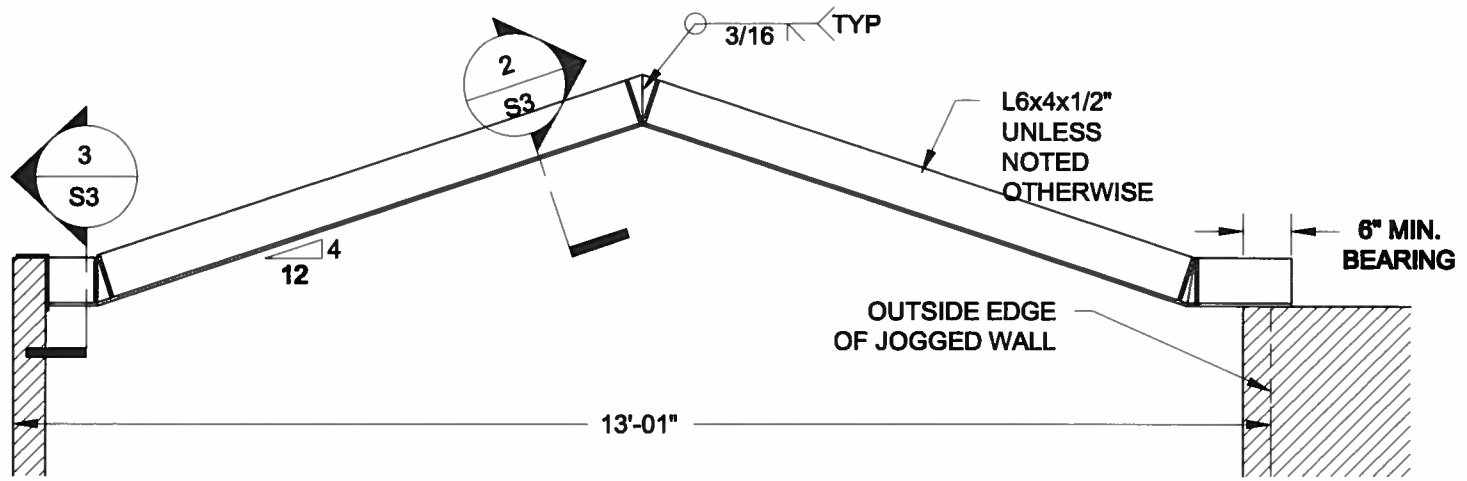
TYPICAL STRUCTURAL DETAILS

Project No.:

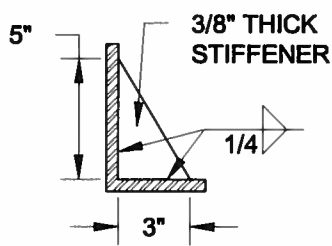
14-095, 14-096, 14-097

Drawing No.:

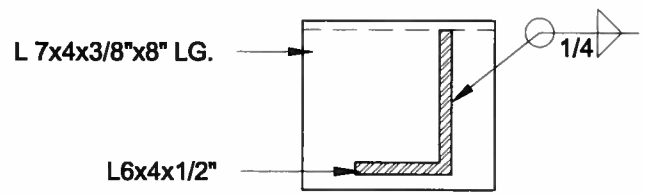
S2



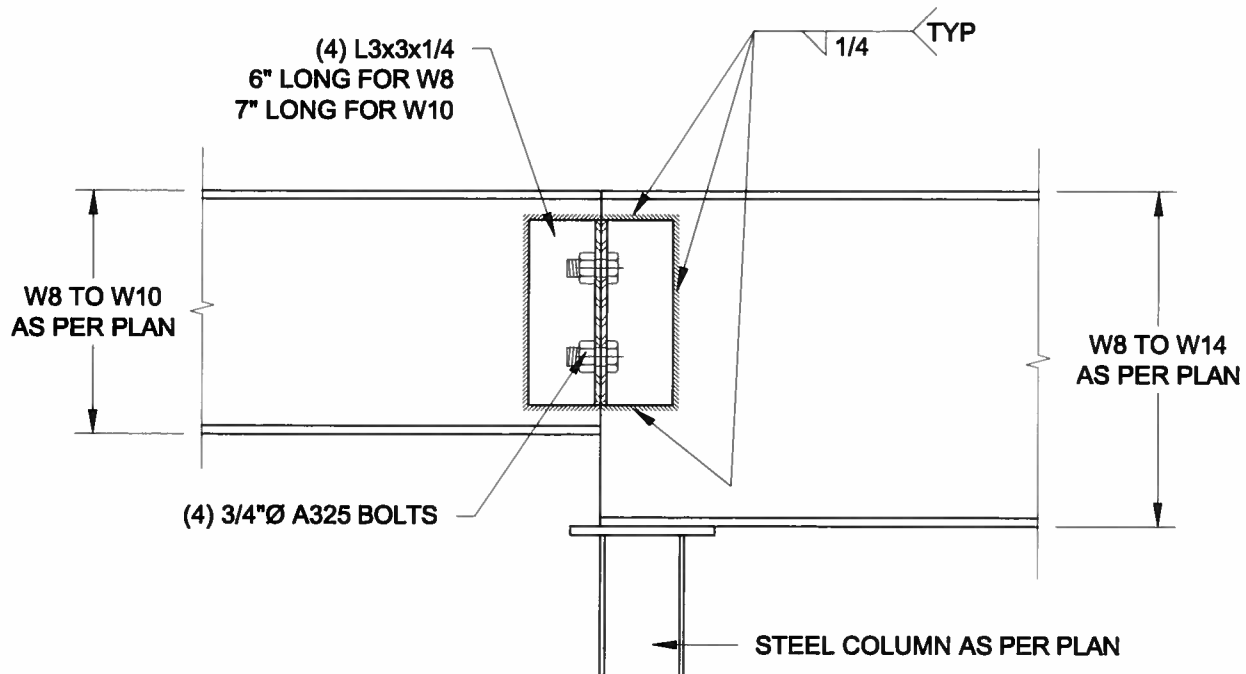
1
S3 **STEEL LINTEL AT GABLE**
SCALE: 1/2" = 1'-0"



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

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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