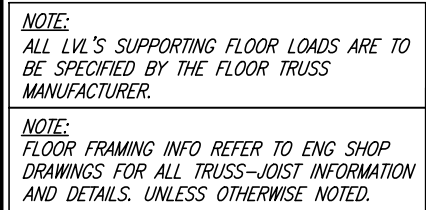


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REFER TO PAGE 6  
FOR AREA CHART

BASEMENT PLAN 'A'

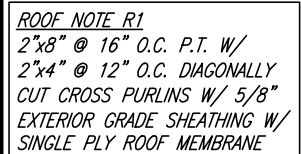
NOTE:  
SPACING ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8	.	.	.	qualification information	
7	.	.	.	Wellington Jno-Baptiste	25591
6	.	.	.	name	BCIN
5	.	.	.	registration information	
4	.	.	.	VA3 Design Inc.	42658
3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC		
2	ADDED UPGRADED REAR ELEVATIONS	OCT. 01/14	GW		
1	ISSUED FOR CLIENT REVIEW	SEPT 16/14	KL		
no.	description	date	by	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. Drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	

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

<b>BAYVIEW WELLINGTON</b>		<b>S42-5</b> RIDEAU 5
project name <b>GREEN VALLEY ESTATES</b>	municipality <b>BAMFORD</b>	project no. <b>13045</b>
date <b>AUGUST 2014</b>		drawing no. <b>1</b>
drawn by <b>KL</b>		checked by -
scale <b>3/16" = 1'-0"</b>		file name <b>13045-S42-5</b>
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-5.dwg - Wed - Jun 3 2015 - 10:39 AM		

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



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

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

## GROUND FLOOR PLAN 'A'

 INDICATES FIRE RATED WALL ASSEMBLY

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

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4	.	.	.
3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC
2	ADDED UPGRADED REAR ELEVATIONS	OCT. 01/14	GW
1	ISSUED FOR CLIENT REVIEW	SEPT 16/14	KL
no.	description	date	by

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qualification information

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

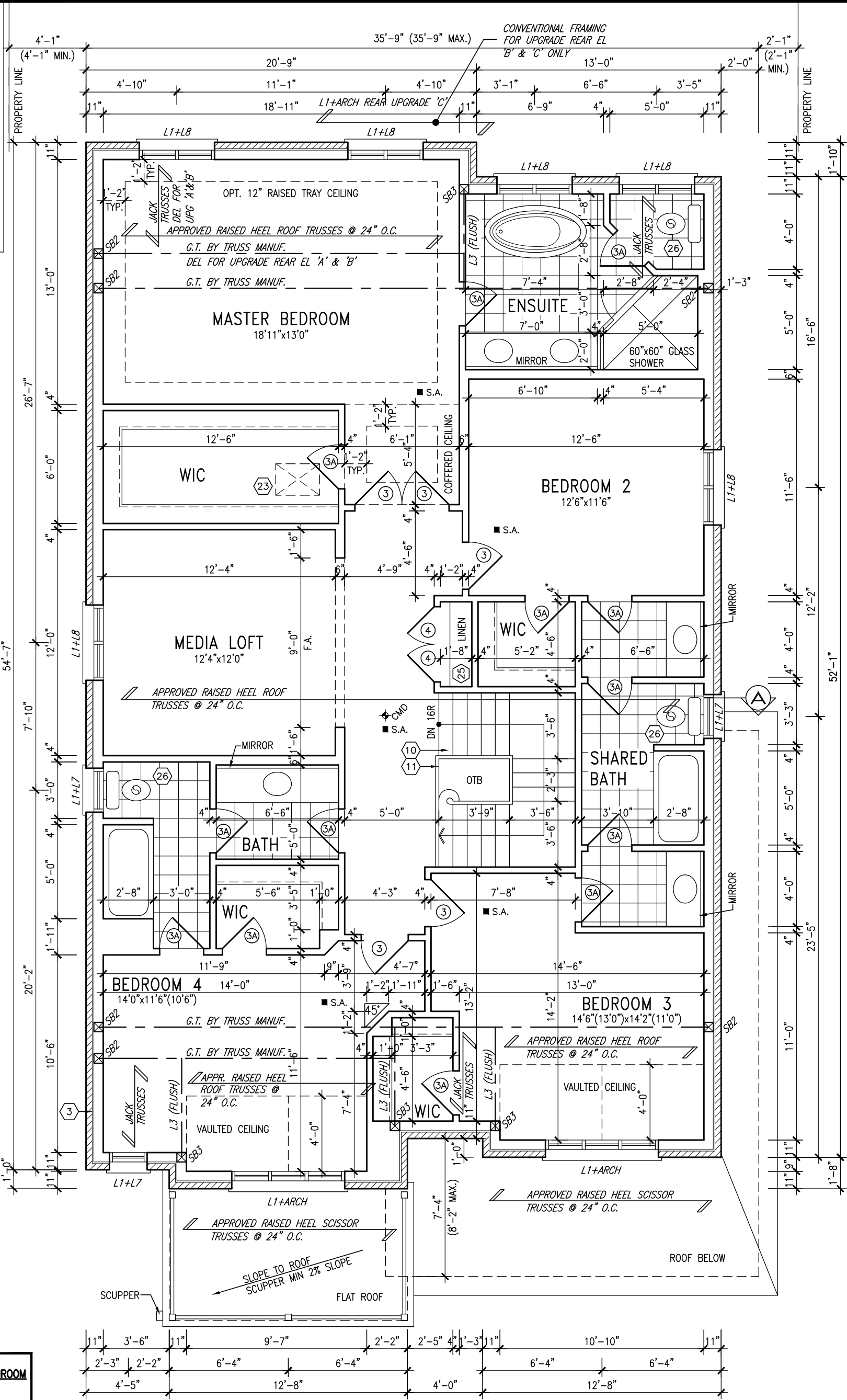
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<b>BAYVIEW WELLINGTON</b>		<b>S42-5</b> RIDEAU 5	
project name <b>GREEN VALLEY ESTATES</b>		project no. <b>13045</b>	
date <b>AUGUST 2014</b>		drawing no. <b>2</b>	
municipality <b>BRADFORD</b>		ground floor plan 'A'	
drawn by <b>KL</b>	checked by <b>-</b>	scale <b>3/16" = 1'-0"</b>	file name <b>13045-S42-5</b>
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-5.dwg - Wed - Jun 3 2015 - 10:39 AM			

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

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

## SECOND FLOOR PLAN 'A' 4 BEDROOM + MEDIA LOFT

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3.	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC
2.	ADDED UPGRADED REAR ELEVATIONS	OCT. 01/14	GW
1.	ISSUED FOR CLIENT REVIEW	SEPT 16/14	KL
no.	description	date	by

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

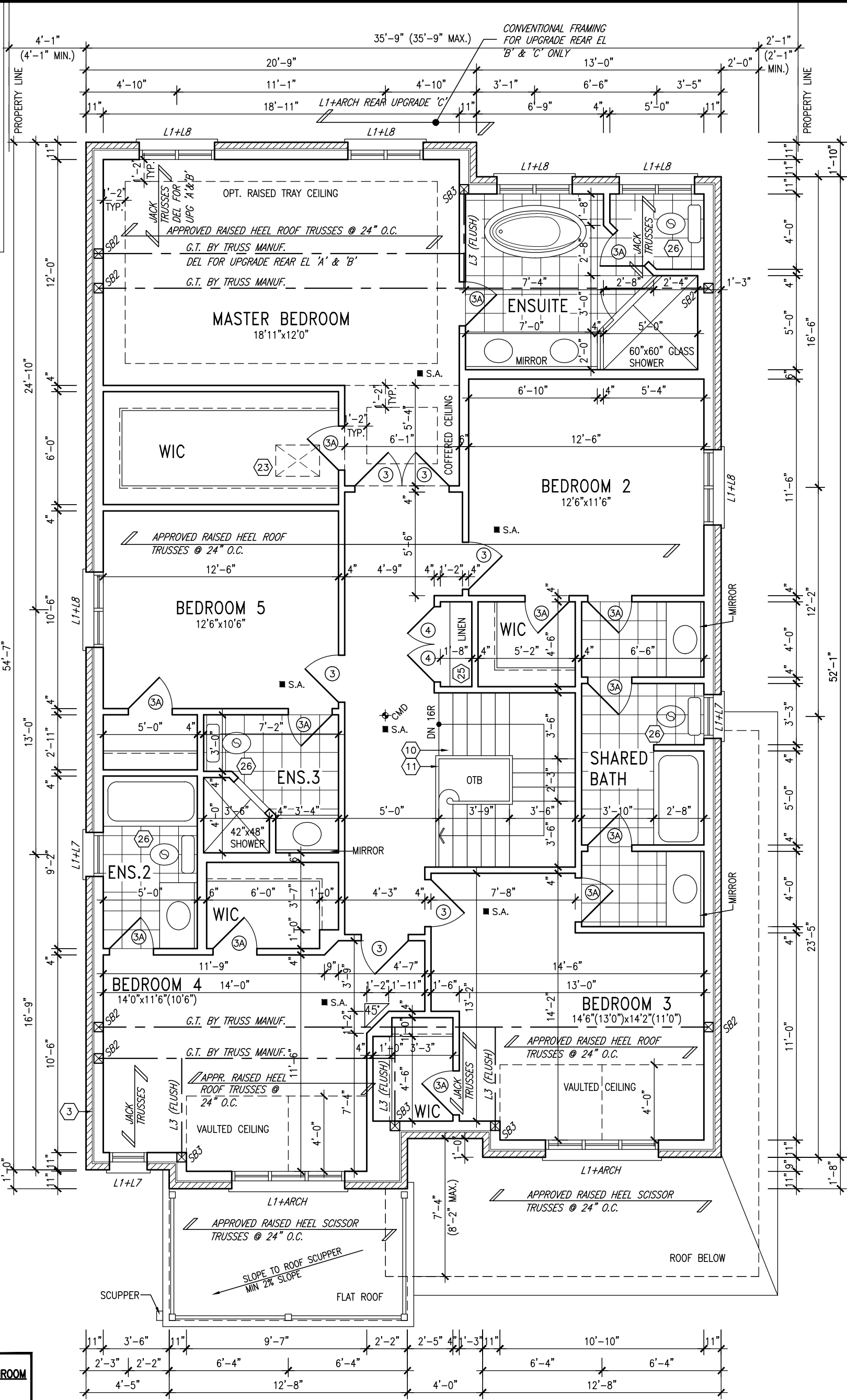
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t 416.630.2255 f 416.630.4782  
va3design.com

<b>BAYVIEW WELLINGTON</b>		<b>S42-5</b> RIDEAU 5	
project name <b>GREEN VALLEY ESTATES</b>	municipality <b>BRADFORD</b>	project no. <b>13045</b>	
date <b>AUGUST 2014</b>	checked by <b>KL</b>	scale <b>3/16" = 1'-0"</b>	file name <b>13045-S42-5</b>
SECOND FLOOR PLAN 'A'		drawing no. <b>3</b>	
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-5.dwg - Wed - Jun 3 2015 - 10:39 AM			

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

**NOTE: ROOF FRAMING**  
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## OPT. SECOND FLOOR PLAN 'A' 5 BEDROOM W/ FOUR BATH

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4.	.	.	.
3.	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC
2.	ADDED UPGRADED REAR ELEVATIONS	OCT. 01/14	GW
1.	ISSUED FOR CLIENT REVIEW	SEPT 16/14	KL
no.	description	date	by

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qualification information	
Wellington Jno-Baptiste	25591
name	BCIN
registration information	
VA3 Design Inc.	42658
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## BAYVIEW WELLINGTON

**S42-5**  
RIDEAU 5

project name	GREEN VALLEY ESTATES	municipality	BRADFORD	project no.	13045
date	AUGUST 2014	checked by	scale	3/16" = 1'-0"	file name
drawn by	KL				13045-S42-5
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-5.dwg - Wed - Jun 3 2015 - 10:39 AM					
OPT. SECOND FLOOR PLAN 'A'					drawing no.
					4



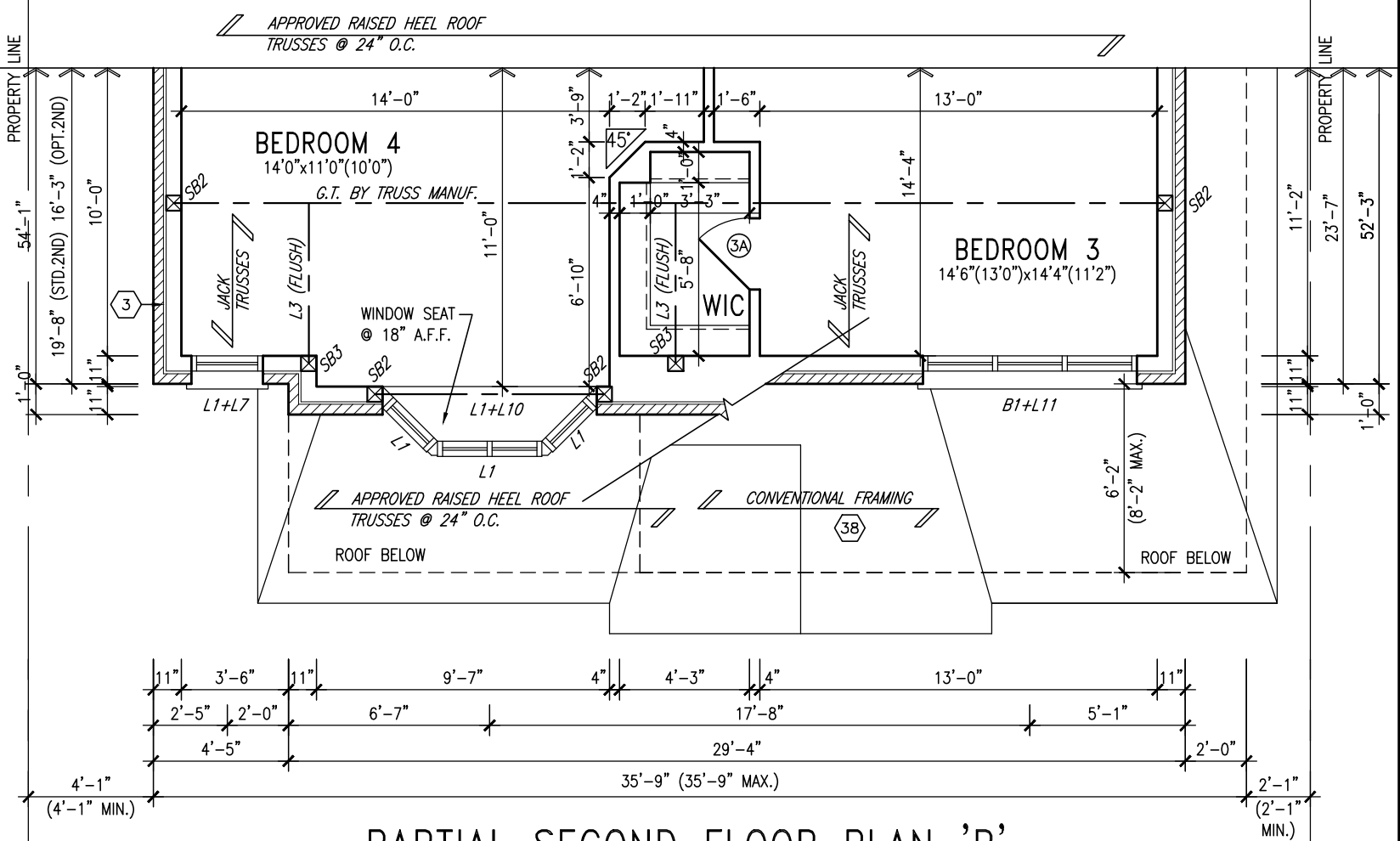
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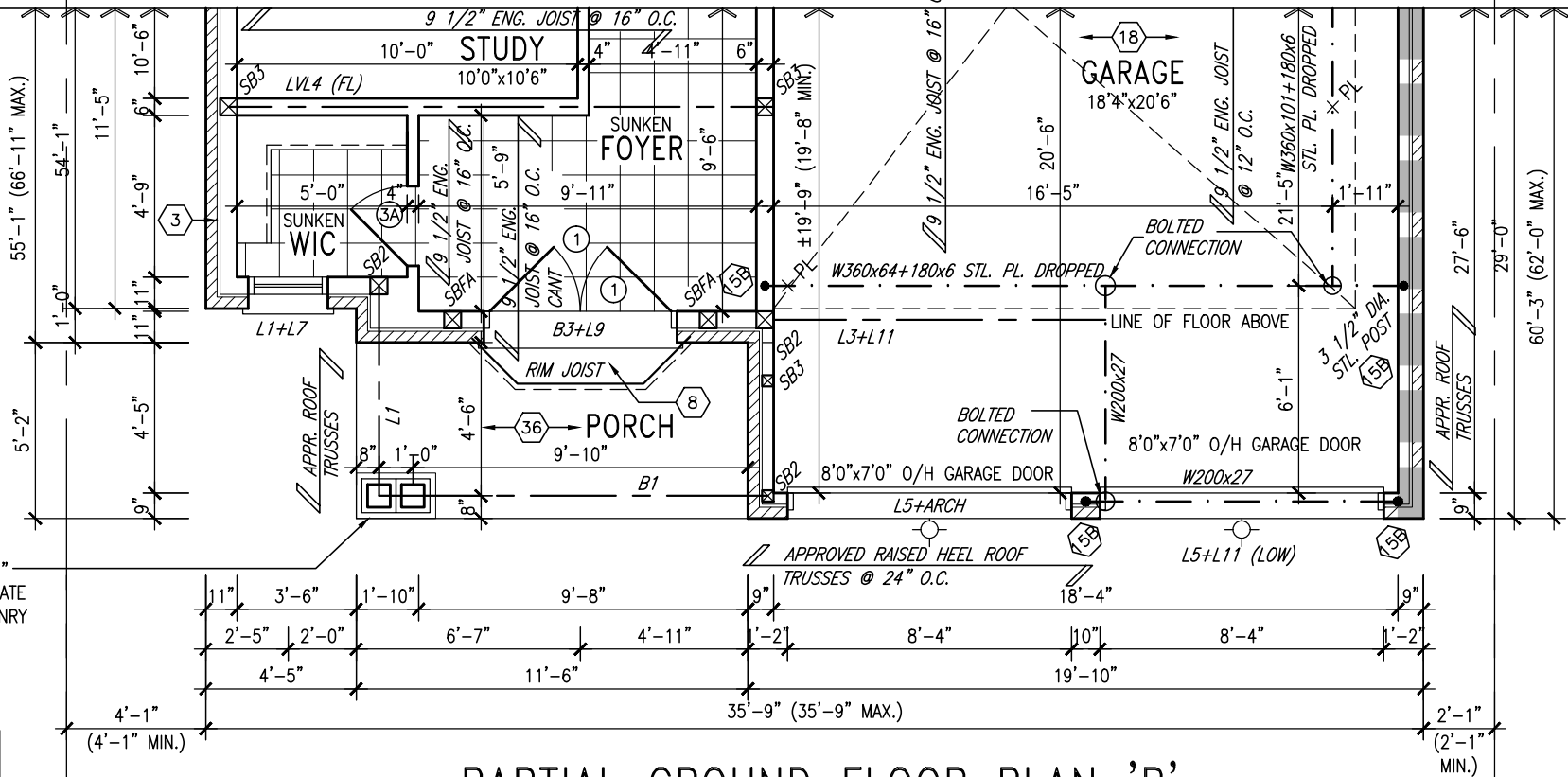
NOTE:  
REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

**STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM**  
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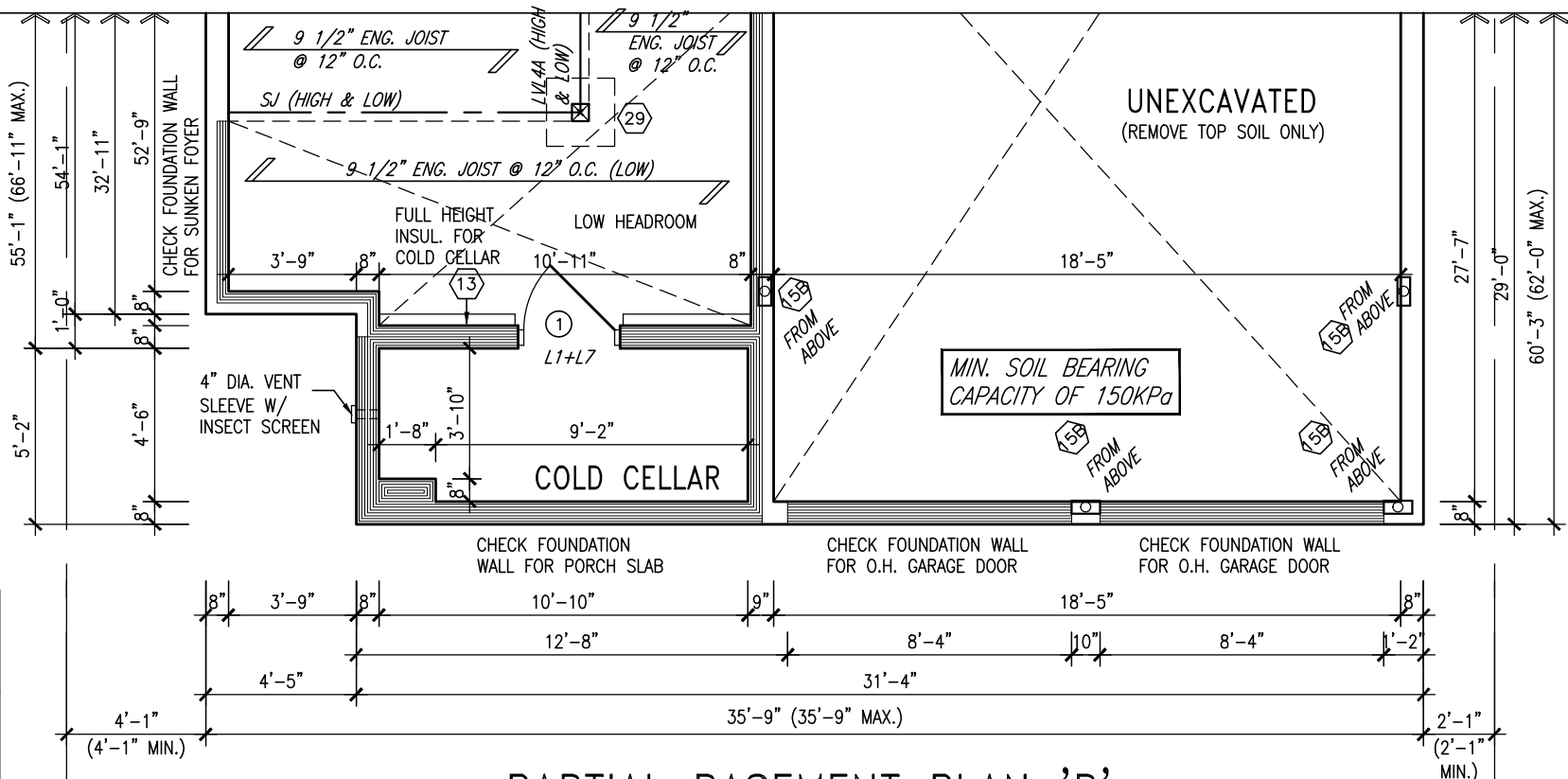
NOTE: ROOF FRAMING  
ROOF TRUSS INFORMATION  
REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.



PARTIAL SECOND FLOOR PLAN 'B'



PARTIAL GROUND FLOOR PLAN 'B'



PARTIAL BASEMENT PLAN 'B'

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

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

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3.	REVISED AS PER ENG'S COMMENTS	APR 30-15 RC
2.	ADDED UPGRADED REAR ELEVATIONS	OCT. 01/14 GW
1.	ISSUED FOR CLIENT REVIEW	SEPT 16/14 KL
no.	description	date by

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

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**VA3 DESIGN**  
300A Wilson Avenue  
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t 416.630.2255 f 416.630.4782  
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<b>BAYVIEW WELLINGTON</b>		<b>S42-5</b> RIDEAU 5	
project name <b>GREEN VALLEY ESTATES</b>	municipality <b>BRADFORD</b>	project no. <b>13045</b>	drawing no. <b>5</b>
date <b>AUGUST 2014</b>	checked by <b>KL</b>	scale <b>3/16" = 1'-0"</b>	file name <b>13045-S42-5</b>
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-5.dwg - Wed - Jun 3 2015 - 10:39 AM			

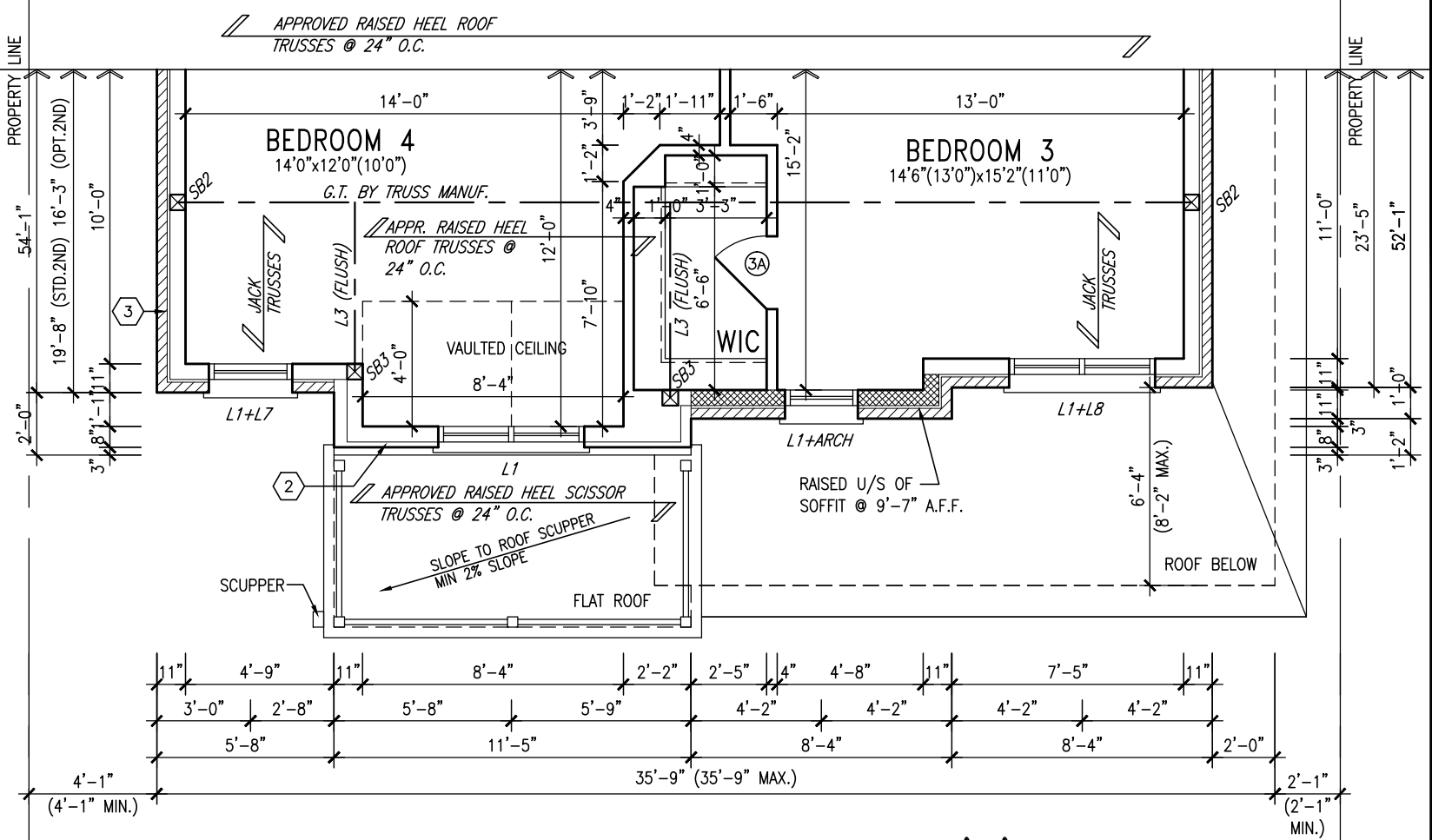
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NOTE:  
REFER TO STANDARD FLOOR  
PLANS FOR ADDITIONAL  
INFORMATION.

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

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

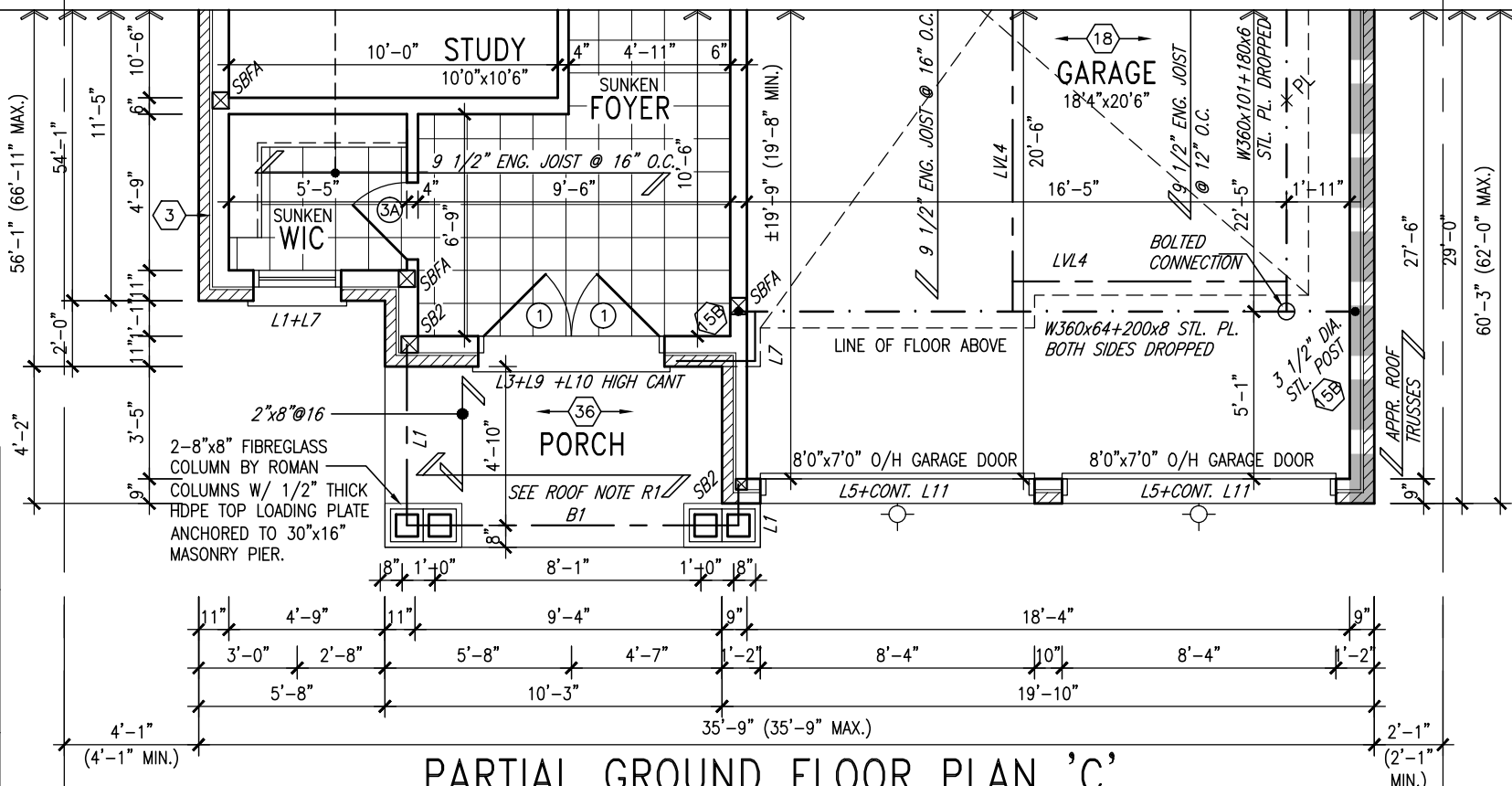


PARTIAL SECOND FLOOR PLAN 'C'

**ROOF NOTE R1**  
2"x8" @ 16" O.C. P.T. W/  
2"x4" @ 12" O.C. DIAGONALLY  
CUT CROSS PURLINS W/ 5/8"  
EXTERIOR GRADE SHEATHING W/  
SINGLE PLY ROOF MEMBRANE

**ROOF NOTE R1**  
2"x8" @ 16" O.C. P.T. W/  
2"x4" @ 12" O.C. DIAGONALLY  
CUT CROSS PURLINS W/ 5/8"  
EXTERIOR GRADE SHEATHING W/  
SINGLE PLY ROOF MEMBRANE

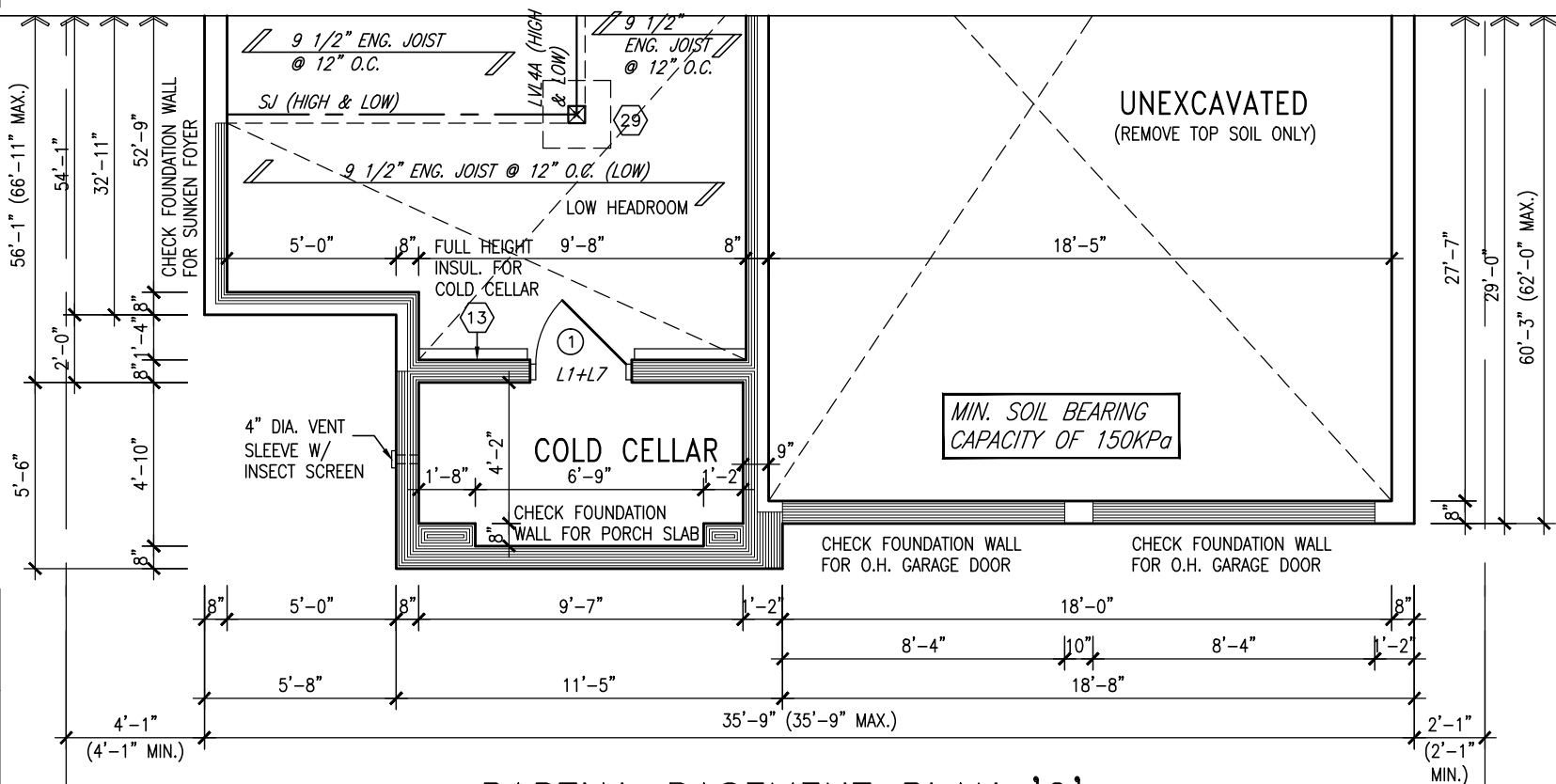
NOTE:  
ALL LVL'S SUPPORTING FLOOR  
LOADS ARE TO BE SPECIFIED  
BY THE FLOOR TRUSS  
MANUFACTURER.



PARTIAL GROUND FLOOR PLAN 'C'

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

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



PARTIAL BASEMENT PLAN 'C'

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4.	.	.
3.	REVISED AS PER ENG'S COMMENTS	APR 30-15 RC
2.	ADDED UPGRADED REAR ELEVATIONS	OCT. 01/14 CW
1.	ISSUED FOR CLIENT REVIEW	SEPT 16/14 KL
no.	description	date by

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

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

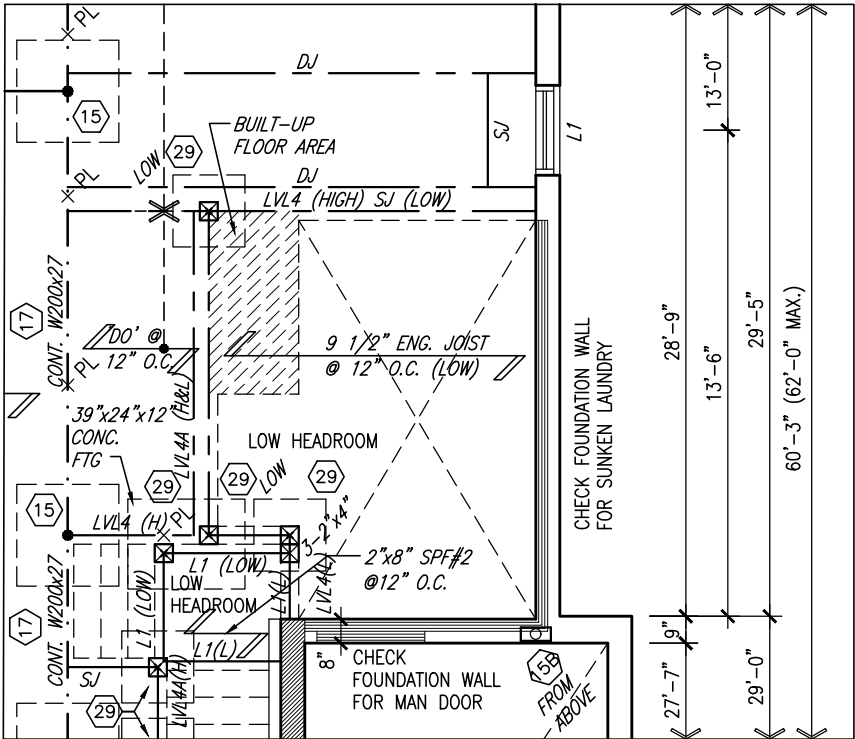
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t 416.630.2255 f 416.630.4782  
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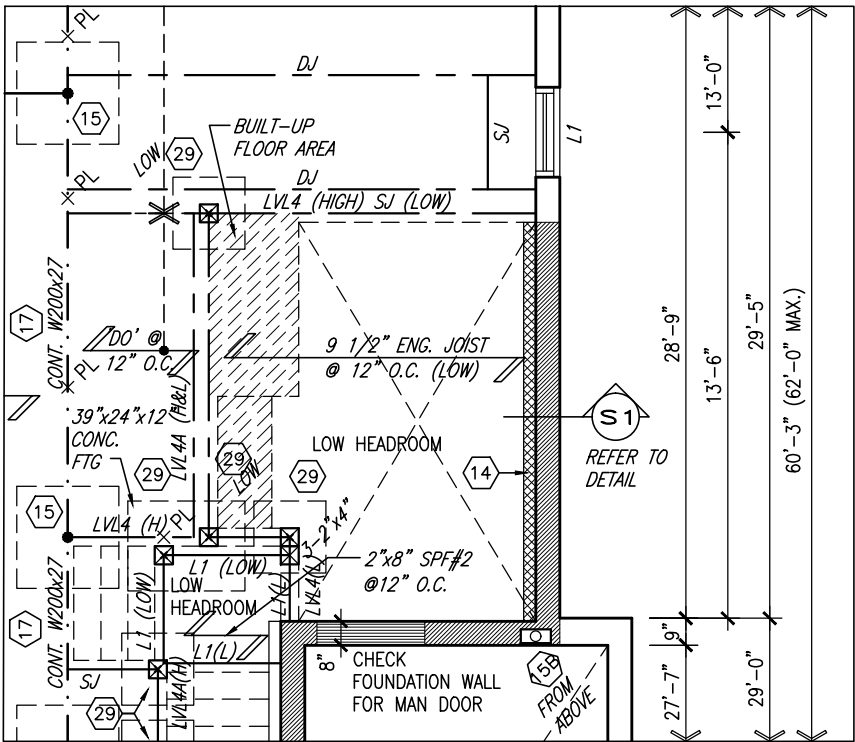
<b>BAYVIEW WELLINGTON</b>		<b>S42-5</b> RIDEAU 5	
project name <b>GREEN VALLEY ESTATES</b>	municipality <b>BRADFORD</b>	project no. <b>13045</b>	
date <b>AUGUST 2014</b>	drawn by <b>KL</b>	scale <b>3/16" = 1'-0"</b>	file name <b>13045-S42-5</b>
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-5.dwg - Wed - Jun 3 2015 - 10:39 AM		drawing no. <b>6</b>	

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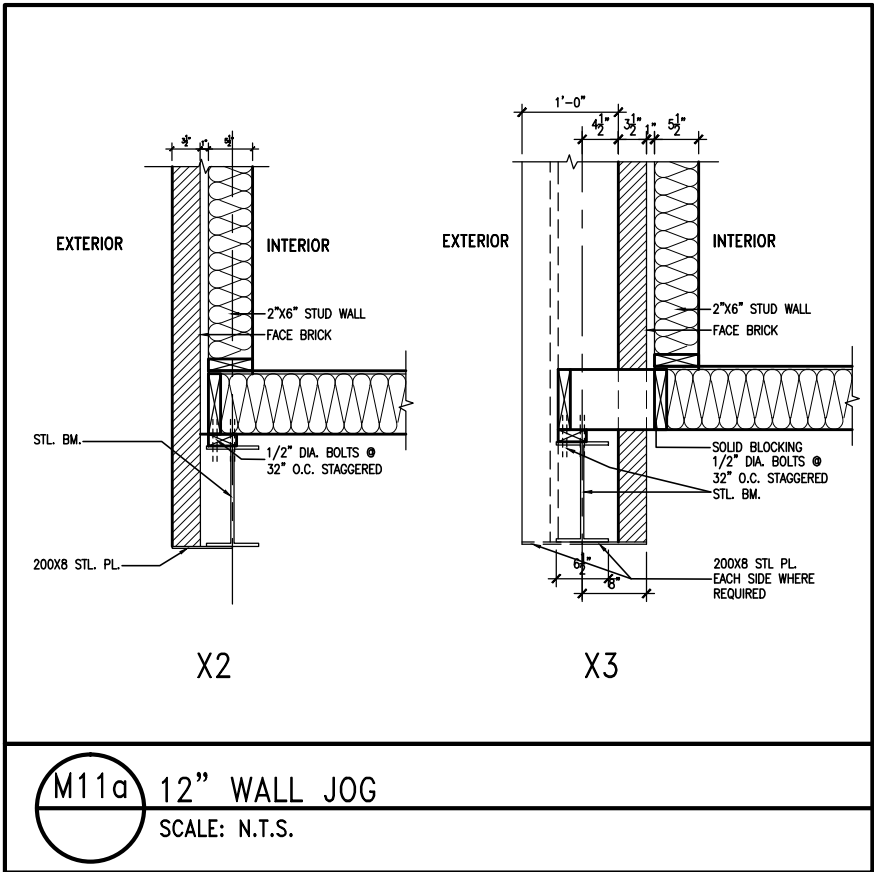
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PARTIAL BASEMENT PLAN W/  
SUNKEN LAUNDRY -1R



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



AREA CALCULATIONS	ELEV. A	ELEV. B	ELEV. C
GROUND FLOOR AREA	1521 SF	1512 SF	1522 SF
SECOND FLOOR AREA	1816 SF	1821 SF	1830 SF
SUBTOTAL	3337 SF	3333 SF	3352 SF
DEDUCT ALL OPEN AREAS	8 SF	8 SF	8 SF
TOTAL NET AREA	3329 SF (309.27 m2)	3325 SF (308.90 m2)	3344 SF (310.67 m2)
FINISHED BSMT AREA	XX SF	XX SF	XX SF
COVERAGE W/OUT PORCH	1996 SF (185.43 m2)	1988 SF (184.69 m2)	1997 SF (185.53 m2)
COVERAGE W/ PORCH	2079 SF (193.15 m2)	2047 SF (190.17 m2)	2055 SF (190.92 m2)

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.	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC
2.	ADDED UPGRADED REAR ELEVATIONS	OCT. 01/14	GW
1.	ISSUED FOR CLIENT REVIEW	SEPT 16/14	KL
no.	description	date	by

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<b>BAYVIEW WELLINGTON</b>		<b>S42-5</b> RIDEAU 5
project name <b>GREEN VALLEY ESTATES</b>	municipality <b>BRADFORD</b>	project no. <b>13045</b>
date <b>AUGUST 2014</b>	checked by <b>KL</b>	scale <b>3/16" = 1'-0"</b>
PARTIAL PLANS		drawing no. <b>7</b>
file name <b>13045-S42-5</b>		
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-5.dwg - Wed - Jun 3 2015 - 10:39 AM		

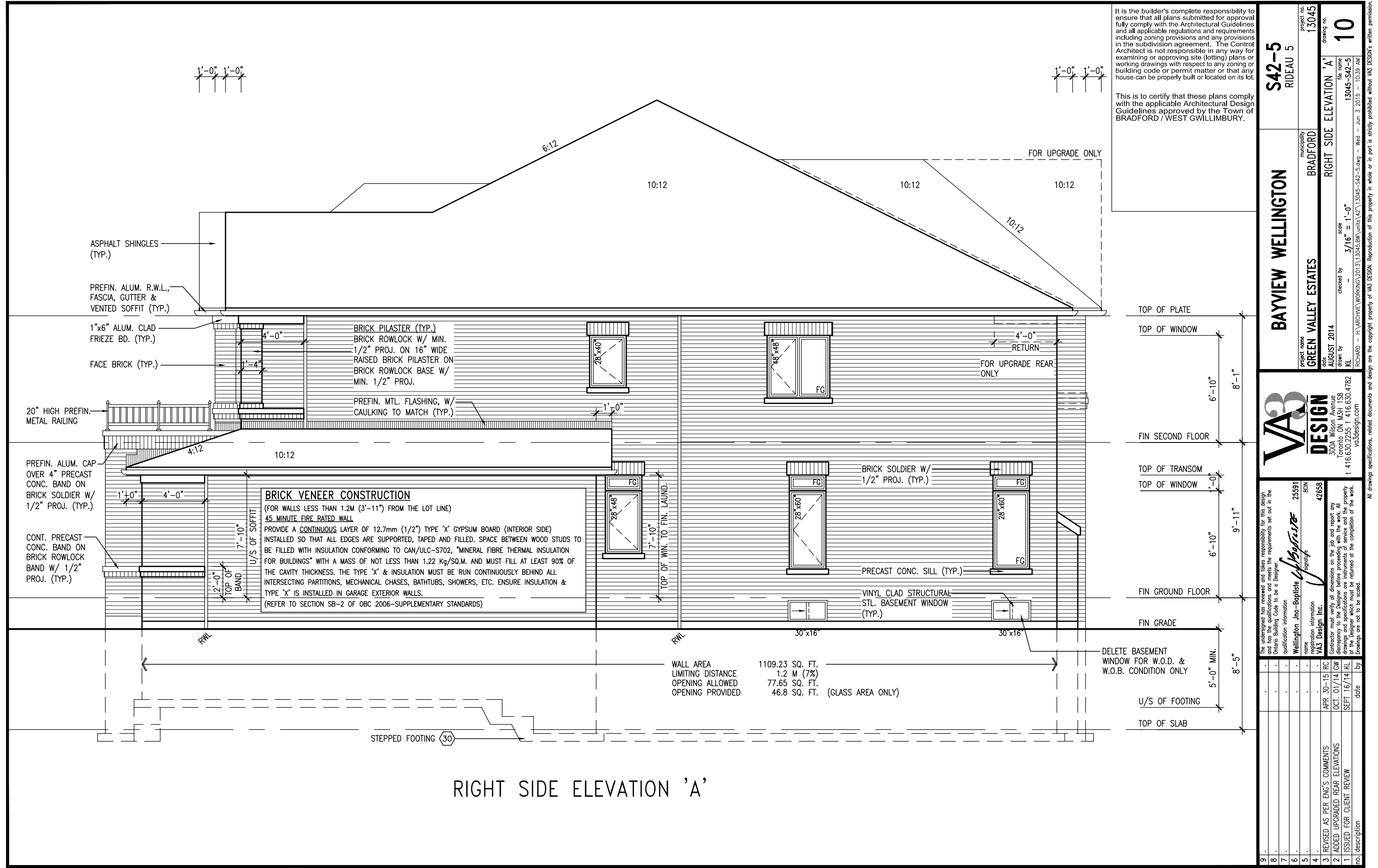


UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
S42-5 ELEVATION A	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	694.30 S.F.	97.05 S.F.	13.98 %
LEFT SIDE	1111.67 S.F.	102.44 S.F.	9.21 %
RIGHT SIDE	1111.67 S.F.	70.11 S.F.	6.31 %
REAR	675.00 S.F.	153.72 S.F.	22.77 %
TOTAL SQ. FT.	3592.64 S.F.	423.32 S.F.	11.78 %
TOTAL SQ. M.	333.76 S.M.	39.33 S.M.	11.78 %

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

[illegible][illegible]





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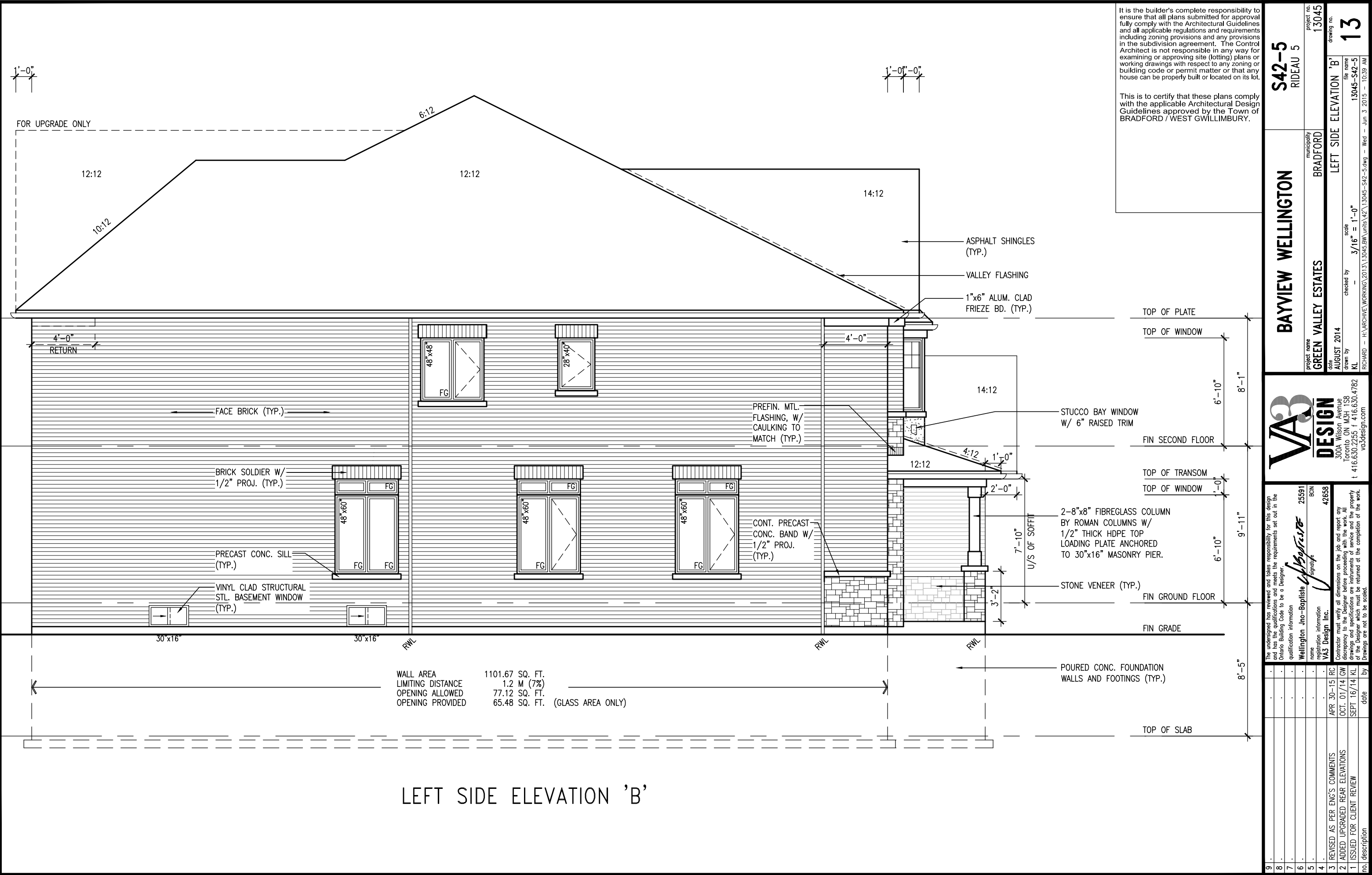
BAYVIEW WELLINGTON		S42-5 RIDEAU 5	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
project no.	13045	drawing no.	10
date	AUGUST 2014	RIGHT SIDE ELEVATION 'A'	
checked by	KL	scale	3/16" = 1'-0"
drawn by	KL	file name	13045-S42-5
RICHARD - H:\ARCHIVE\WORKING\2013\13045-S42-5.dwg - Wed - Jun 3 2015 - 10:39 AM			
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qualification information	
name	Wellington Jno-Baptiste
registration information	BCN 25591
name	VAS Design Inc.
registration information	BCN 42658
3. REVISED AS PER ENG'S COMMENTS	APR 30-15 RC
2. ADDED UPGRADED REAR ELEVATIONS	OCT. 01/14 GW
1. ISSUED FOR CLIENT REVIEW	SEPT 16/14 KL
no.	description













UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7))			
S42-5 ELEVATION C	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	682.29 S.F.	93.55 S.F.	13.71 %
LEFT SIDE	1120.77 S.F.	102.44 S.F.	9.14 %
RIGHT SIDE	1120.77 S.F.	70.11 S.F.	6.26 %
REAR	675.00 S.F.	153.72 S.F.	22.77 %
TOTAL SQ. FT.	3598.83 S.F.	419.82 S.F.	11.67 %
TOTAL SQ. M.	334.34 S.M.	39.00 S.M.	11.67 %

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

qualification information

Registration No. **25591**

BCIN

42658

name **William Jno-Baptiste**

signature **[Signature]**

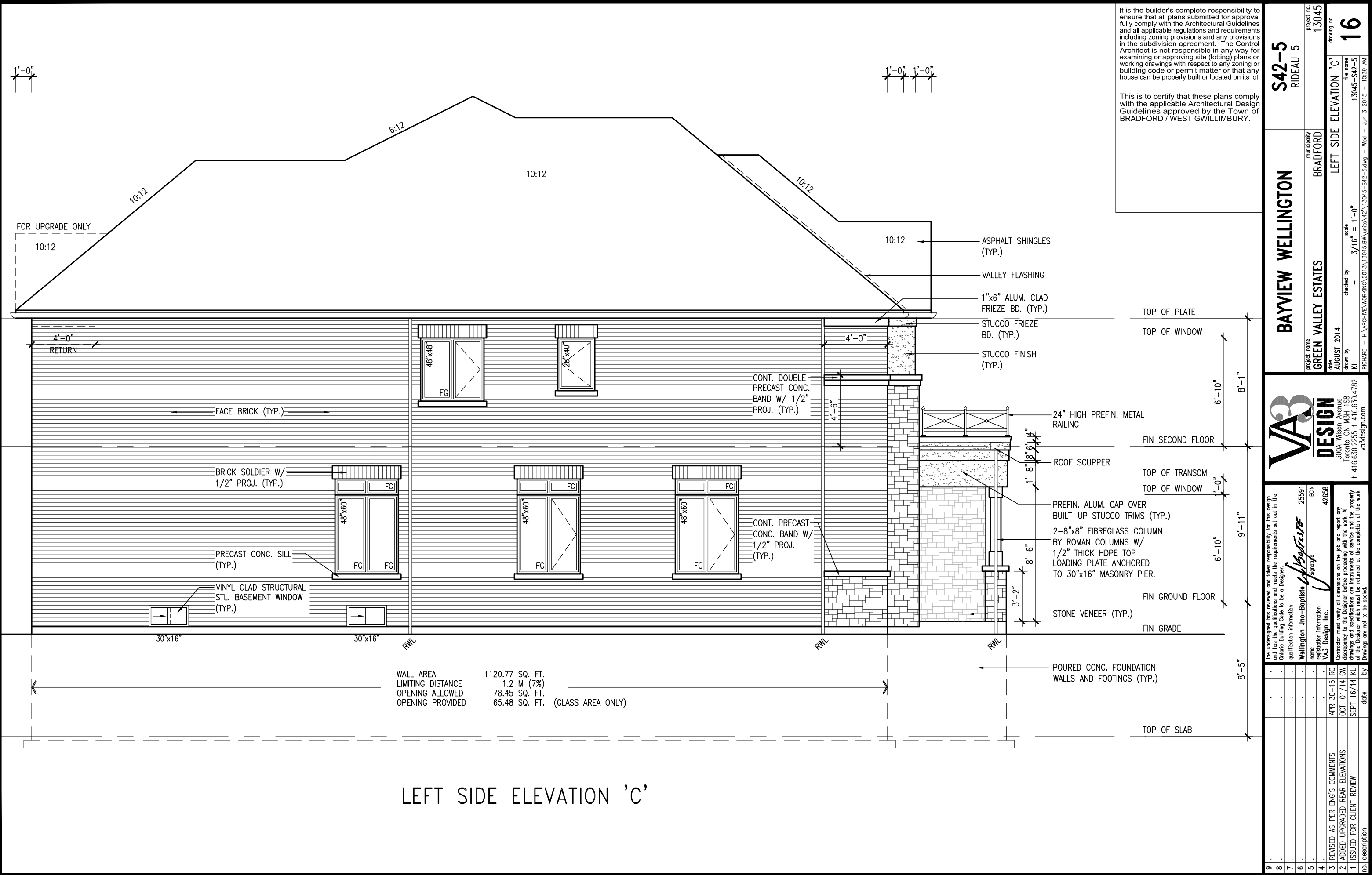
Registration Information

**WAS 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.

9	*		*
8	*		*
7	*		*
6	*		*
5	*		*
4	*		*
3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC
2	ADDED UPGRADED REAR ELEVATIONS	OCT. 01/14	GW
1	ISSUED FOR CLIENT REVIEW	SEPT 16/14	KL
	denotation	date	by

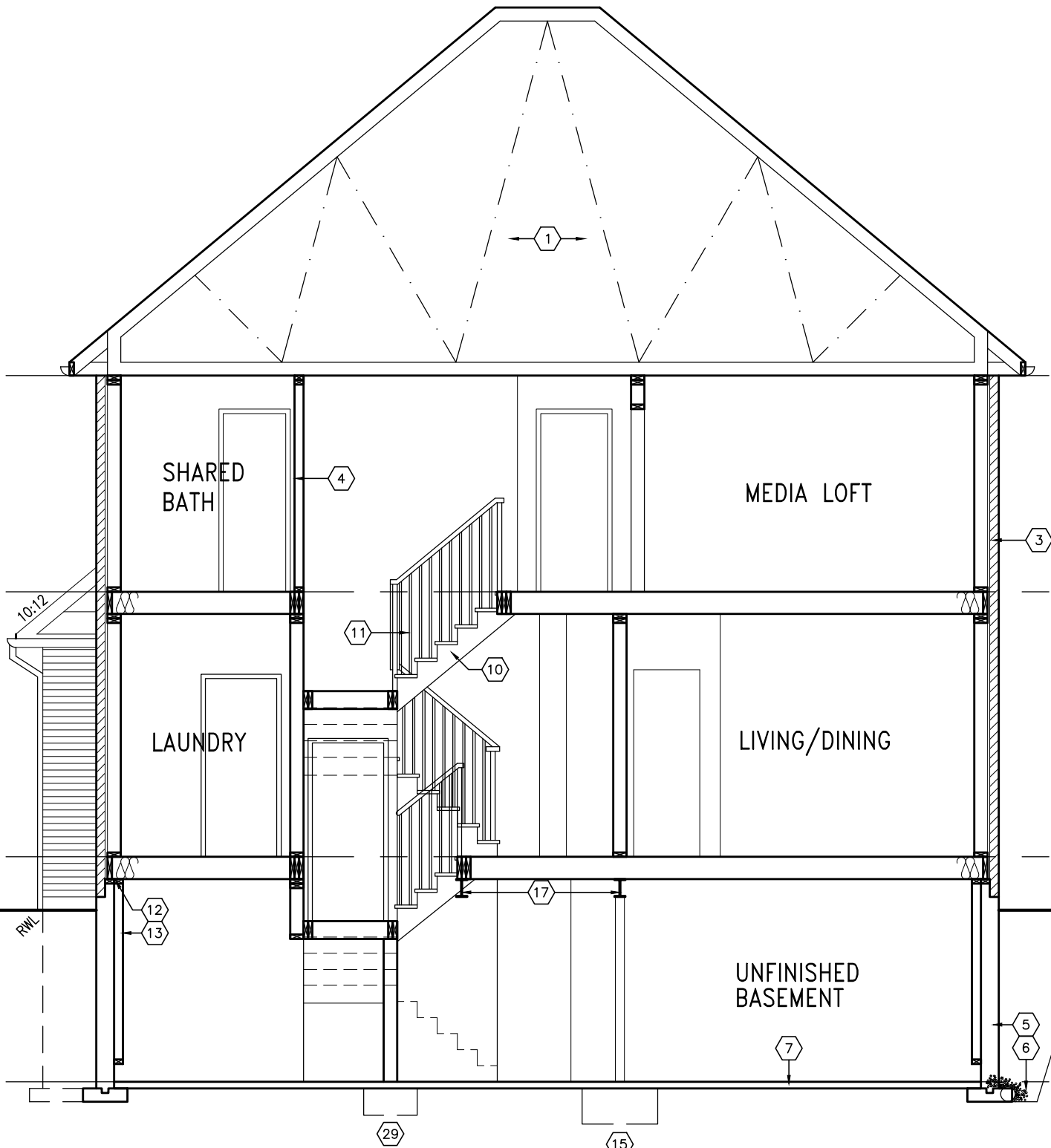
richard@wvnet.com  
 = H:\ARCHIVE\WORKING\2015\13043.BW\UNITS\42\13043-S2-3.dwg - Web - Jun 3 2015 - 10:39 AM





1'-0" 1'-0"

1'-0"



SECTION A-A

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

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TOP OF PLATE

FIN SECOND FLOOR

FIN GROUND FLOOR

FIN GRADE

TOP OF SLAB

BAYVIEW WELLINGTON		S42-5 RIDEAU 5	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
project no.	13045	drawing no.	18
date	AUGUST 2014	SECTION	A-A
drawn by	KL	file name	13045-S42-5
checked by	-	scale	3/16" = 1'-0"
RICHARD - H:\ARCHIVE\WORKING\2013\13045-S42-5.dwg - Wed - Jun 3 2015 - 10:39 AM			

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
qualification information	25591 BCON
Wellington Jno-Baptiste	Signature
name	42658
registration information	VAS Design Inc.
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	
3. REVISED AS PER ENG'S COMMENTS	APR 30-15 RC
2. ADDED UPGRADED REAR ELEVATIONS	OCT. 01/14 GW
1. ISSUED FOR CLIENT REVIEW	SEPT 16/14 KL
no. description	date by

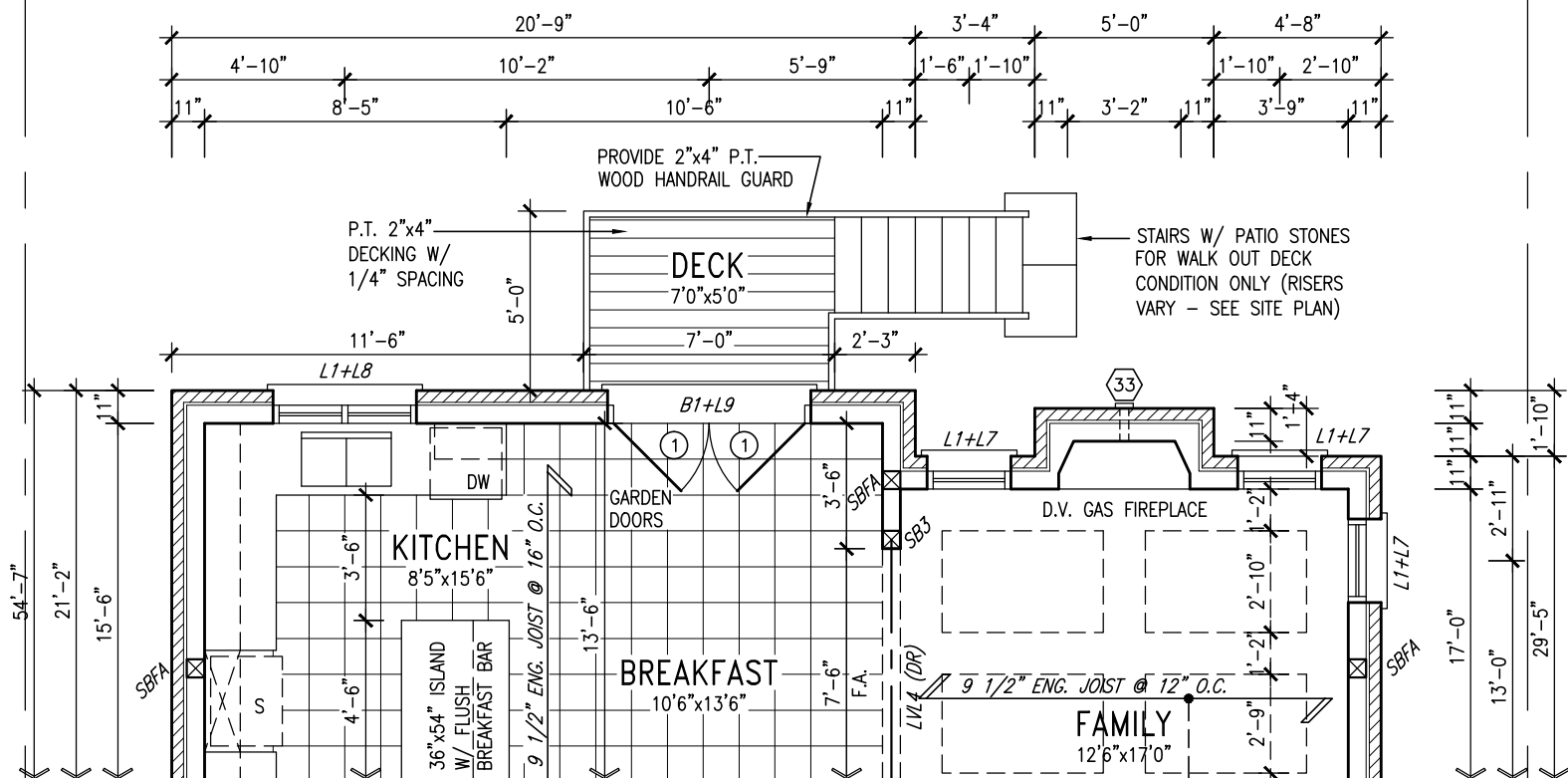
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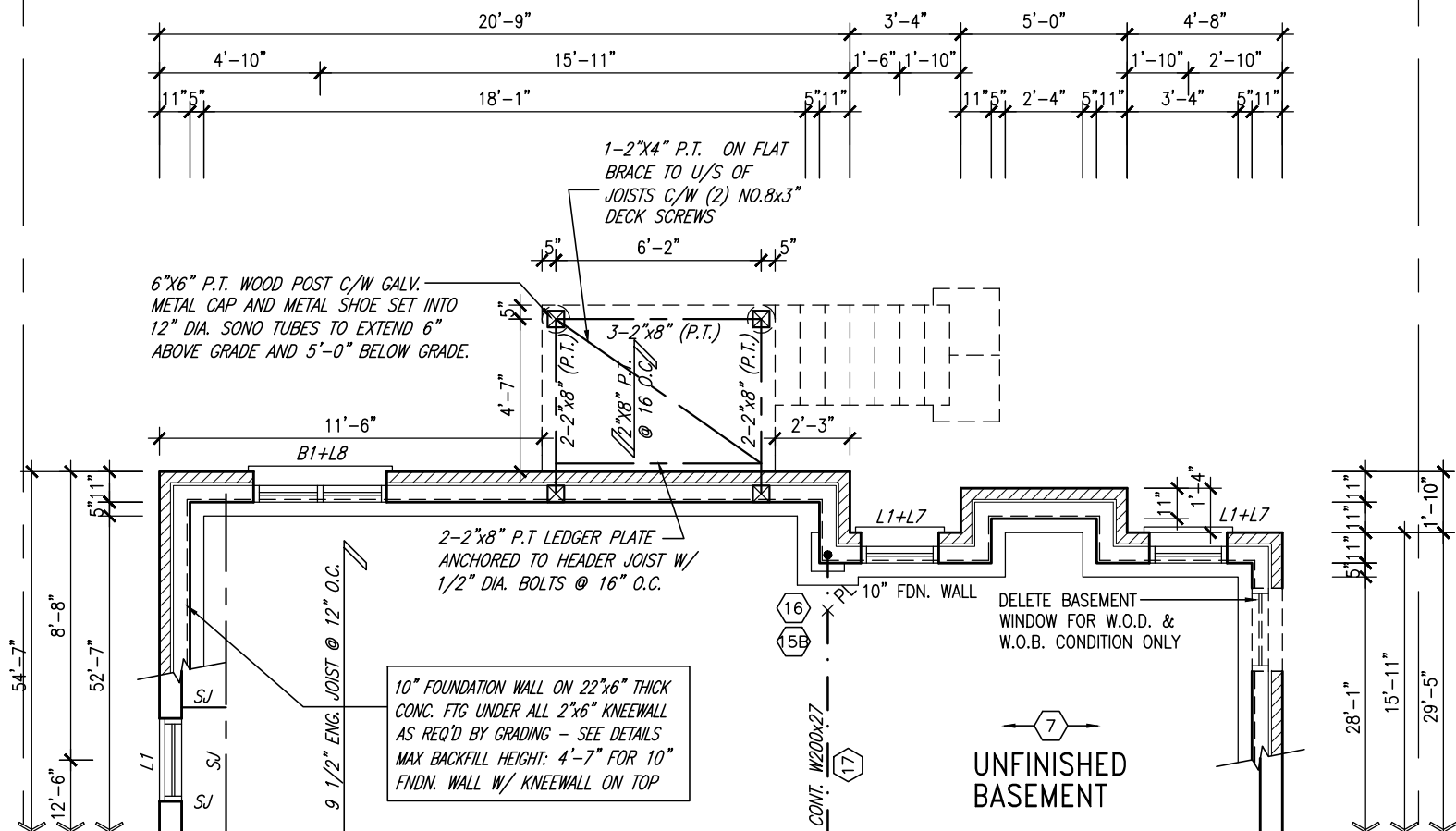
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PROPERTY LINE

PROPERTY LINE



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



NOTE:  
REFER TO STANDARD FLOOR  
PLANS FOR ADDITIONAL  
INFORMATION.

---

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

---

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

---

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

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

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>VA3</div> <div>DESIGN</div> <div>300A Wilson Avenue</div> <div>Toronto, ON M3H 1S8</div> <div>t 416.630.2255 f 416.630.4782</div> <div>va3design.com</div>	BAYVIEW WELLINGTON		S42-5 RIDEAU 5	project no. 13045		
8	.	.	.			project name GREEN VALLEY ESTATES	municipality BRADFORD	drawing no. 19			
7	.	.	.			date AUGUST 2014				PARTIAL PLANS W/ W.O.D. CONDITION	
6	.	.	.			drawn by KL	checked by -			scale 3/16" = 1'-0"	file name 13045-S42-5
5	.	.	.			RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-5.dwg - Wed - Jun 3 2015 - 10:39 AM					
4	.	.	.	VA3 Design Inc.							
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. 01/14	GW								
1	ISSUED FOR CLIENT REVIEW	SEPT 16/14	KL								
no.	description	date	by								

UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7))			
S42-5 ELEVATION A (WOD)	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	694.30 S.F.	97.05 S.F.	13.98 %
LEFT SIDE	1111.67 S.F.	102.44 S.F.	9.21 %
RIGHT SIDE	1111.67 S.F.	66.78 S.F.	6.01 %
REAR	810.00 S.F.	182.61 S.F.	22.54 %
TOTAL SQ. FT.	3727.64 S.F.	448.88 S.F.	12.04 %
TOTAL SQ. M.	346.31 S.M.	41.70 S.M.	12.04 %

UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7))			
S42-5 ELEVATION B (WOD)	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	675.00 S.F.	94.33 S.F.	13.97 %
LEFT SIDE	1101.67 S.F.	102.44 S.F.	9.30 %
RIGHT SIDE	1101.67 S.F.	66.78 S.F.	6.06 %
REAR	810.00 S.F.	182.61 S.F.	22.54 %
TOTAL SQ. FT.	3688.34 S.F.	446.16 S.F.	12.10 %
TOTAL SQ. M.	342.66 S.M.	41.45 S.M.	12.10 %

UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7))			
S42-5 ELEVATION C (WOD)	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	682.29 S.F.	93.55 S.F.	13.71 %
LEFT SIDE	1120.77 S.F.	102.44 S.F.	9.14 %
RIGHT SIDE	1120.77 S.F.	66.78 S.F.	5.96 %
REAR	810.00 S.F.	182.61 S.F.	22.54 %
TOTAL SQ. FT.	3733.83 S.F.	445.38 S.F.	11.93 %
TOTAL SQ. M.	346.88 S.M.	41.38 S.M.	11.93 %



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

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

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BAYVIEW WELLINGTON		S42-5 RIDEAU 5	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
project no.	13045	drawing no.	20
date	AUGUST 2014	file name	13045-S42-5
drawn by	KL	scale	3/16" = 1'-0"
checked by	-	checked by	-
REAR ELEVATION 'A', 'B' & 'C' W/ W.O.D.			
RICHARD - H:\ARCHIVE\WORKING\2013\13045-S42-5.dwg - Wed - Jun 3 2015 - 10:39 AM			
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**VAS DESIGN**  
300A 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 25591 BCN  
signature  
VAS Design Inc. 42658  
registration information

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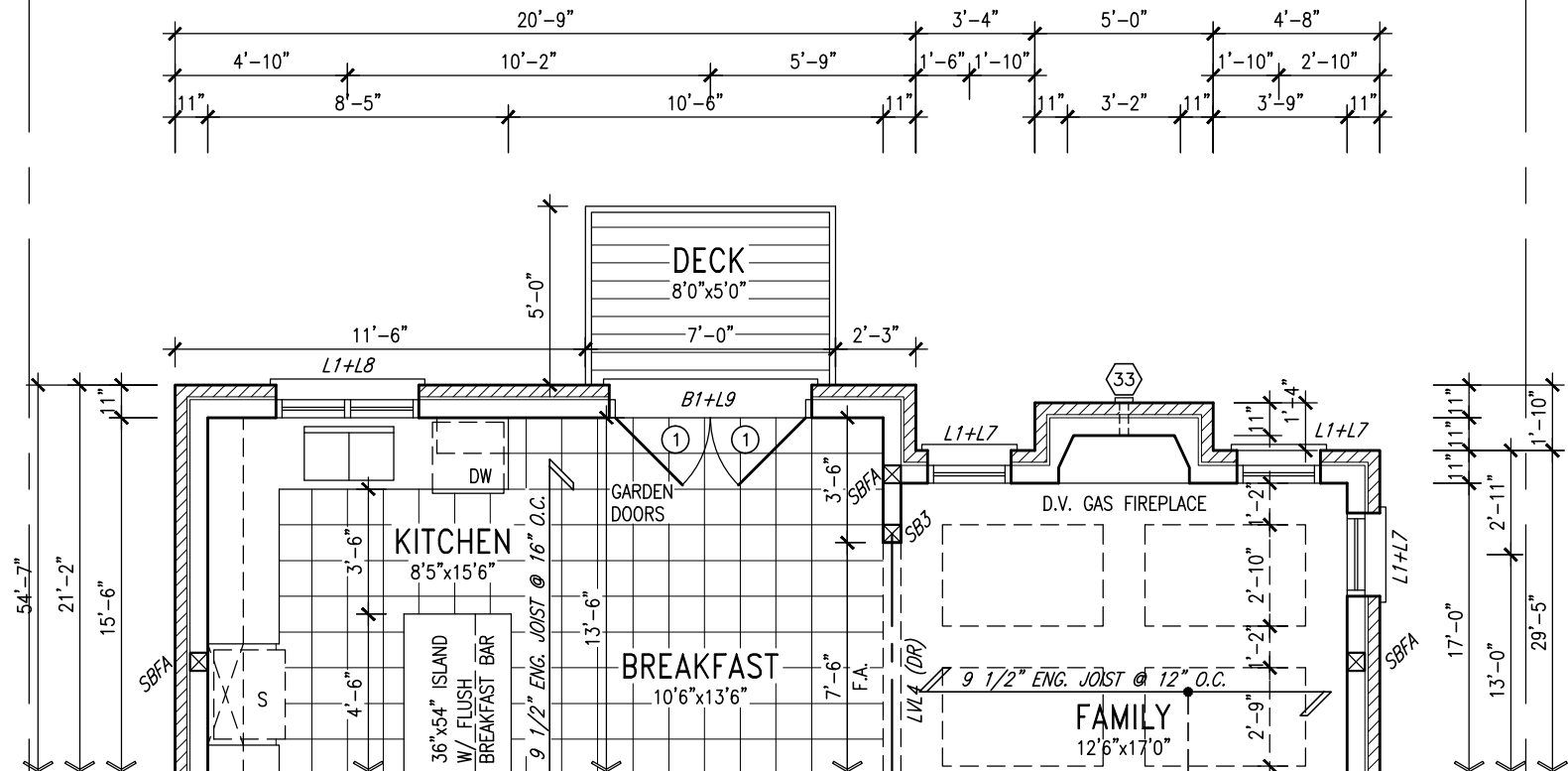
no.	description	date	by
9.			
8.			
7.			
6.			
5.			
4.	3. REVISED AS PER ENG'S COMMENTS	APR 30-15 RC	
3.	2. ADDED UPGRADED REAR ELEVATIONS	OCT. 01/14 GW	
2.	1. ISSUED FOR CLIENT REVIEW	SEPT 16/14 KL	

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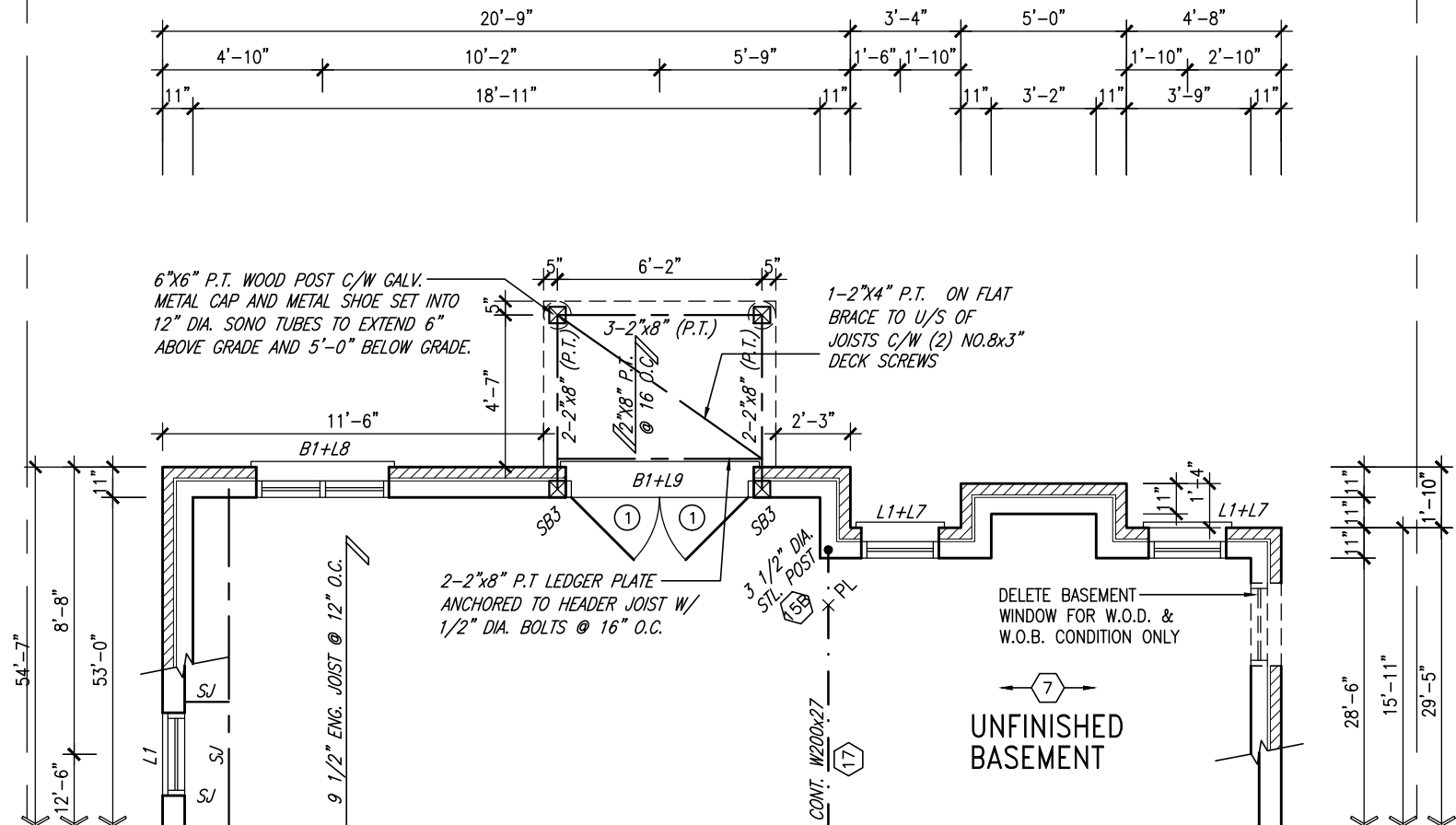
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

PROPERTY LINE

PROPERTY LINE



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



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

- NOTE:**  
REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.
- NOTE:**  
SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.
- NOTE:**  
ALL LVL'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY THE FLOOR TRUSS MANUFACTURER.
- NOTE:**  
FLOOR FRAMING INFO REFER TO ENG SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.

9.	.	.
8.	.	.
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6.	.	.
5.	.	.
4.	.	.
3.	REVISED AS PER ENG'S COMMENTS	APR 30-15 RC
2.	ADDED UPGRADED REAR ELEVATIONS	OCT. 01/14 GW
1.	ISSUED FOR CLIENT REVIEW	SEPT 16/14 KL
no.	description	date by

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qualification information

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

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

BAYVIEW WELLINGTON		S42-5 RIDEAU 5
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045
date AUGUST 2014	checked by KL	scale 3/16" = 1'-0"
drawn by KL	file name 13045-S42-5	drawing no. 21
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-5.dwg - Wed - Jun 3 2015 - 10:39 AM		

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
S42-5 ELEVATION A (WOB)	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	694.30 S.F.	97.05 S.F.	13.98 %
LEFT SIDE	1111.67 S.F.	102.44 S.F.	9.21 %
RIGHT SIDE	1111.67 S.F.	66.78 S.F.	6.01 %
REAR	908.44 S.F.	235.78 S.F.	25.95 %
TOTAL SQ. FT.	3826.08 S.F.	502.05 S.F.	13.12 %
TOTAL SQ. M.	355.45 S.M.	46.64 S.M.	13.12 %

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
S42-5 ELEVATION B (WOB)	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	675.00 S.F.	94.33 S.F.	13.97 %
LEFT SIDE	1101.67 S.F.	102.44 S.F.	9.30 %
RIGHT SIDE	1101.67 S.F.	66.78 S.F.	6.06 %
REAR	908.44 S.F.	235.78 S.F.	25.95 %
TOTAL SQ. FT.	3786.78 S.F.	499.33 S.F.	13.19 %
TOTAL SQ. M.	351.80 S.M.	46.39 S.M.	13.19 %

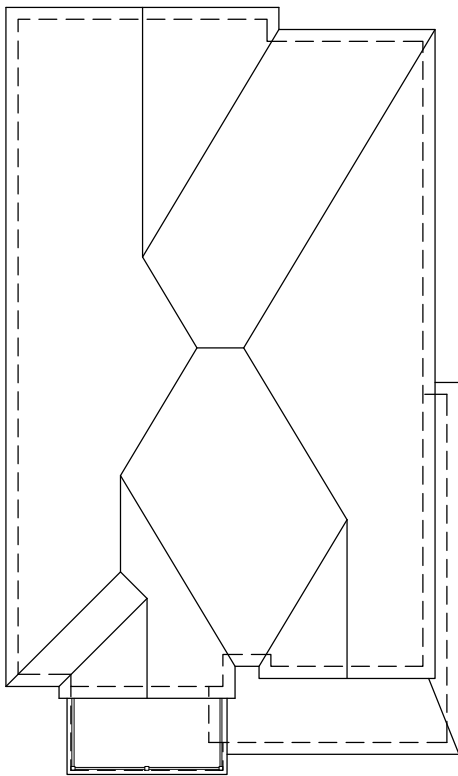
UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
S42-5 ELEVATION C (WOB)	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	682.29 S.F.	93.55 S.F.	13.71 %
LEFT SIDE	1120.77 S.F.	102.44 S.F.	9.14 %
RIGHT SIDE	1120.77 S.F.	66.78 S.F.	5.96 %
REAR	908.44 S.F.	235.78 S.F.	25.95 %
TOTAL SQ. FT.	3832.27 S.F.	498.55 S.F.	13.01 %
TOTAL SQ. M.	356.03 S.M.	46.32 S.M.	13.01 %



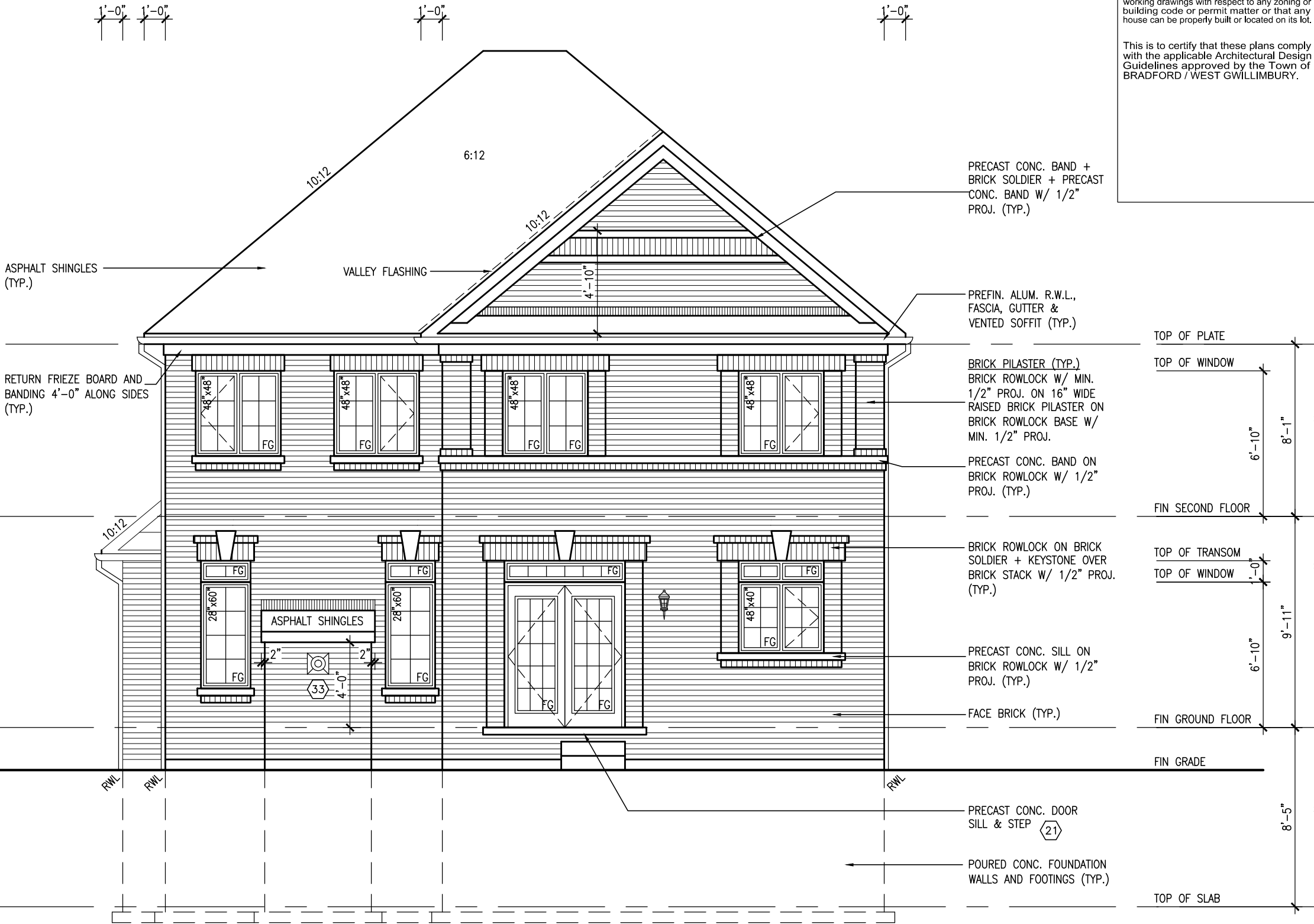
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BAYVIEW WELLINGTON		S42-5 RIDEAU 5	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
project no.	13045	drawing no.	22
date	AUGUST 2014	file name	13045-S42-5
drawn by	KL	scale	3/16" = 1'-0"
checked by	-	checked by	-
RICHARD - H:\ARCHIVE\WORKING\2013\13045-S42-5.dwg - Wed - Jun 3 2015 - 10:39 AM			
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The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.			
qualification information			
Wellington Jno-Baptiste 25591 BCON			
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.			
3	REVISED AS PER ENG'S COMMENTS	APR 30-15 RC	
2	ADDED UPGRADED REAR ELEVATIONS	OCT. 01/14 GW	
1	ISSUED FOR CLIENT REVIEW	SEPT 16/14 KL	
no.	description	date	by



ROOF PLAN 'A'  
UPGRADED REAR

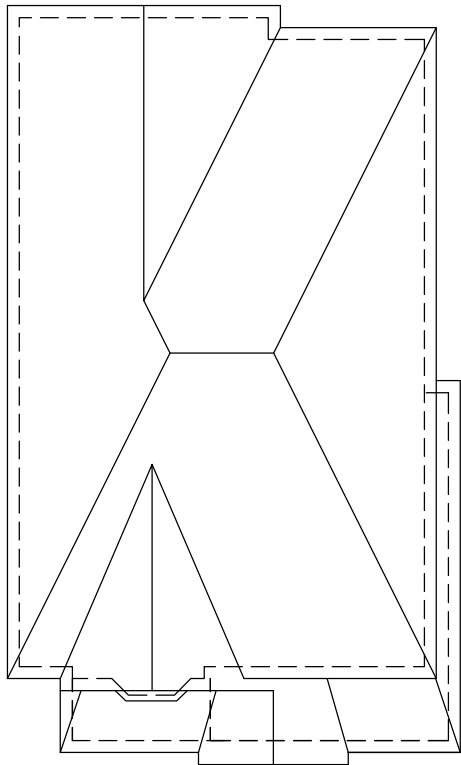


UPGRADED REAR ELEVATION 'A'

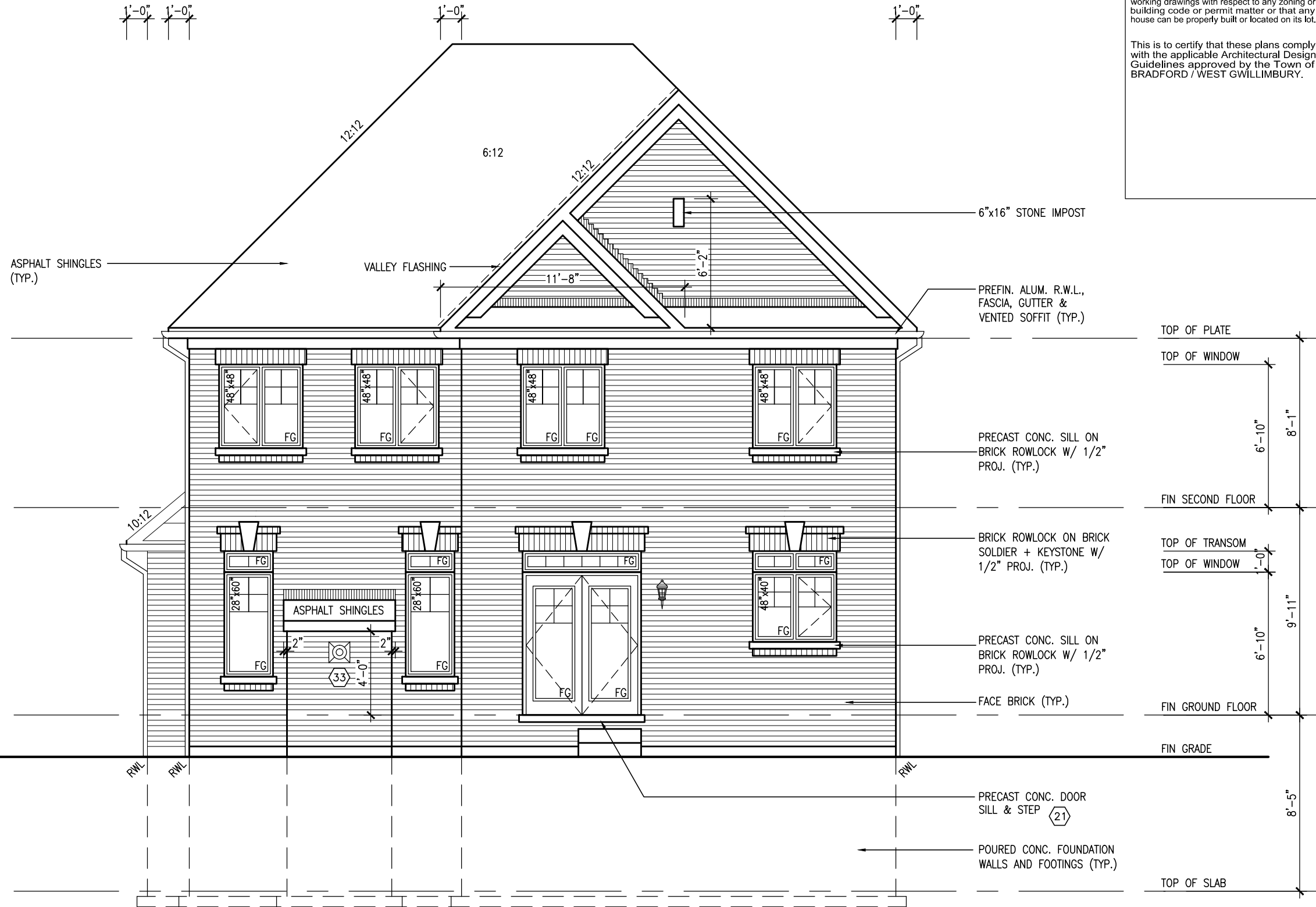
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BAYVIEW WELLINGTON		S42-5 RIDEAU 5	
GREEN VALLEY ESTATES		BRADFORD	
project name		project no.	
AUGUST 2014		13045	
checked by		drawing no.	
KL		23	
date		file name	
AUGUST 2014		13045-S42-5	
scale		3/16" = 1'-0"	
checked by		drawn by	
KL		KL	
RICHARD - H:\ARCHIVE\WORKING\2013\13045-S42-5.dwg - Wed - Jun 3 2015 - 10:39 AM		VA3 DESIGN	
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.		3004 Wilson Avenue Toronto, ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	
Wellington Jno-Baptiste		25591	
name		BCN	
registration information		42658	
VA3 Design Inc.		Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	
APR 30-15 RC		REVISED AS PER ENG'S COMMENTS	
OCT. 01/14 GW		ADDED UPGRADED REAR ELEVATIONS	
SEPT 16/14 KL		ISSUED FOR CLIENT REVIEW	
date		by	
date		description	



ROOF PLAN 'B'  
UPGRADED REAR

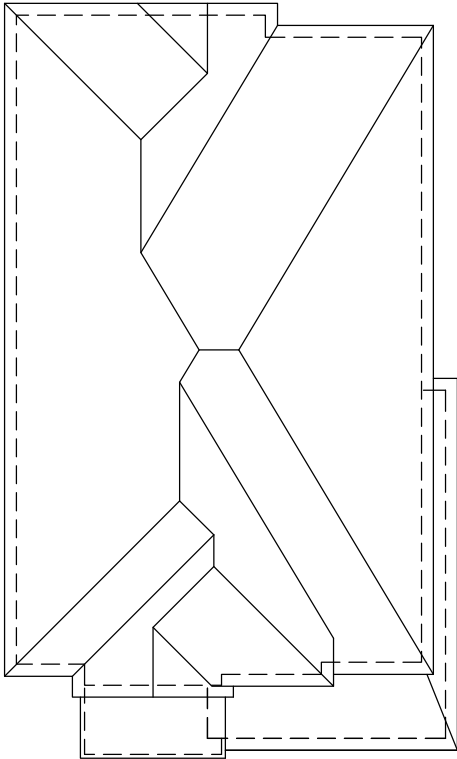


UPGRADED REAR ELEVATION 'B'

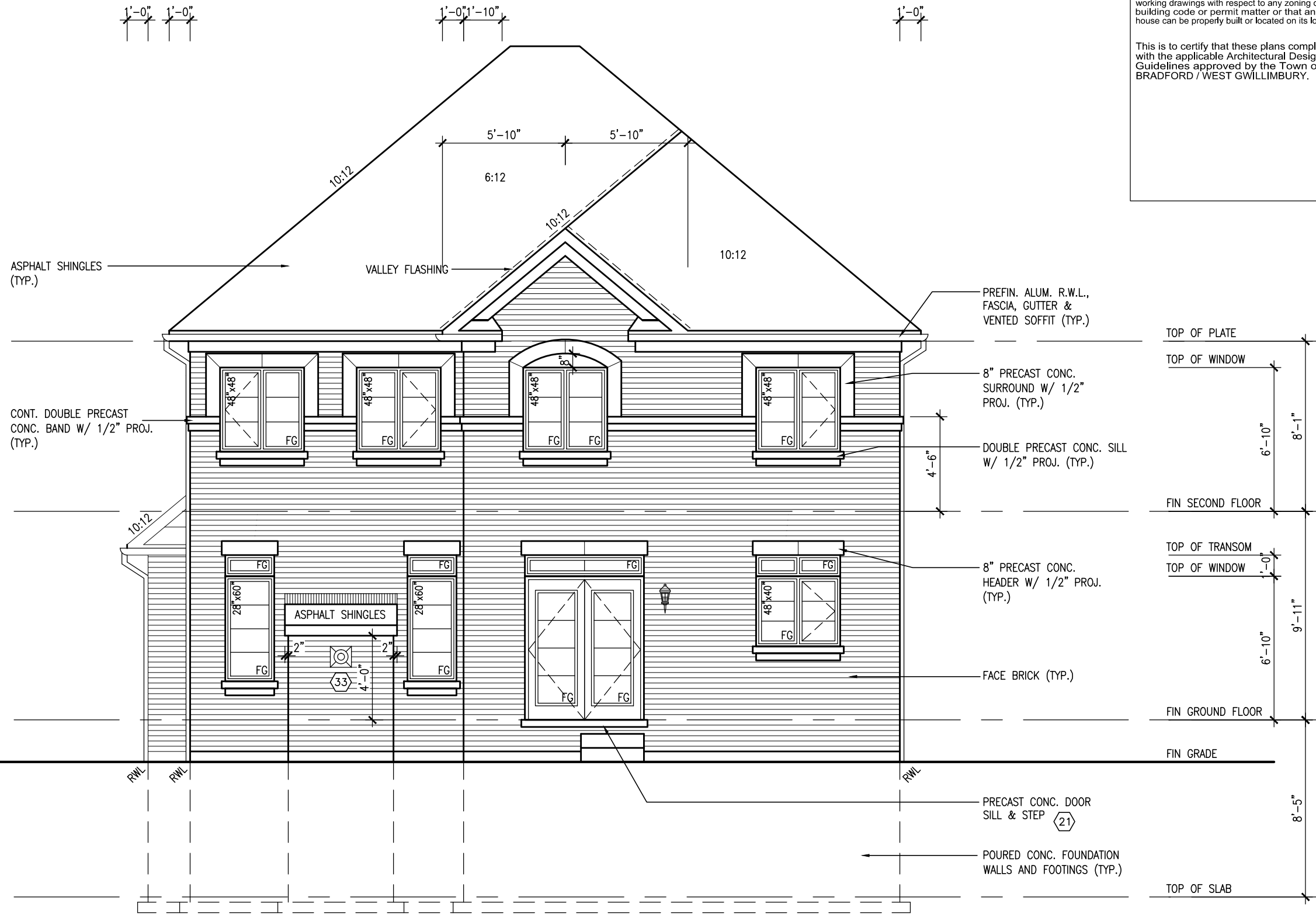
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BAYVIEW WELLINGTON		S42-5 RIDEAU 5	
GREEN VALLEY ESTATES		BRADFORD	
project name		project no.	
AUGUST 2014		13045	
drawn by		drawing no.	
KL		24	
checked by		file name	
-		13045-S42-5	
scale		3/16" = 1'-0"	
date		13045-S42-5.dwg	
RICHARD		Wed - Jun 3 2015 - 10:39 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.		All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.	
Wellington Jno-Baptiste		BCN	
25591		42658	
name		signature	
VAS Design Inc.		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.		APR 30-15	
3 REVISED AS PER ENG'S COMMENTS		OCT. 01/14	
2 ADDED UPGRADED REAR ELEVATIONS		SEPT 16/14	
1 ISSUED FOR CLIENT REVIEW		KL	
no. description		date by	



ROOF PLAN 'C'  
UPGRADED REAR



UPGRADED REAR ELEVATION 'C'

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.

<b>BAYVIEW WELLINGTON</b>		<b>S42-5</b> RIDEAU 5	
project name <b>GREEN VALLEY ESTATES</b>		municipality <b>BRADFORD</b>	
project no. <b>13045</b>		drawing no. <b>25</b>	
date <b>AUGUST 2014</b>		file name <b>13045-S42-5</b>	
checked by <b>KL</b>		scale <b>3/16" = 1'-0"</b>	
drawn by <b>KL</b>			
RICHARD - H:\ARCHIVE\WORKING\2013\13045-S42-5.dwg - Wed - Jun 3 2015 - 10:39 AM			

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

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		signature <i>Wellington Jno-Baptiste</i> 25591 BCN	
qualification information <b>Wellington Jno-Baptiste</b>		signature <i>VA3 Design Inc.</i> 42658	
name <b>VA3 Design Inc.</b>		signature	
registration information <b>APR 30-15 RC</b>		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.		signature	
3. REVISED AS PER ENG'S COMMENTS		date <b>APR 30-15 RC</b>	
2. ADDED UPGRADED REAR ELEVATIONS		date <b>OCT. 01/14 GW</b>	
1. ISSUED FOR CLIENT REVIEW		date <b>SEPT 16/14 KL</b>	
no. description		date by	



UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7))			
S42-5 ELEVATION A (WOD)	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	694.30 S.F.	97.05 S.F.	13.98 %
LEFT SIDE	1111.67 S.F.	102.44 S.F.	9.21 %
RIGHT SIDE	1111.67 S.F.	66.78 S.F.	6.01 %
REAR	810.00 S.F.	182.61 S.F.	22.54 %
TOTAL SQ. FT.	3727.64 S.F.	448.88 S.F.	12.04 %
TOTAL SQ. M.	346.31 S.M.	41.70 S.M.	12.04 %



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.

UPGRADED REAR ELEVATION 'A'  
W/ W.O.D. CONDITION

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

[illegible]

UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7))			
S42-5 ELEVATION B (WOD)	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	675.00 S.F.	94.33 S.F.	13.97 %
LEFT SIDE	1101.67 S.F.	102.44 S.F.	9.30 %
RIGHT SIDE	1101.67 S.F.	66.78 S.F.	6.06 %
REAR	810.00 S.F.	182.61 S.F.	22.54 %
TOTAL SQ. FT.	3688.34 S.F.	446.16 S.F.	12.10 %
TOTAL SQ. M.	342.66 S.M.	41.45 S.M.	12.10 %



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

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

[illegible]



UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7))			
S42-5 ELEVATION A (WOB)	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	694.30 S.F.	97.05 S.F.	13.98 %
LEFT SIDE	1111.67 S.F.	102.44 S.F.	9.21 %
RIGHT SIDE	1111.67 S.F.	66.78 S.F.	6.01 %
REAR	908.44 S.F.	235.78 S.F.	25.95 %
TOTAL SQ. FT.	3826.08 S.F.	502.05 S.F.	13.12 %
TOTAL SQ. M.	355.45 S.M.	46.64 S.M.	13.12 %



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[illegible]





CONSTRUCTION NOTES (Unless otherwise noted)

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

1. ROOF CONSTRUCTION

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

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

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

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

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

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

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

2C. RESERVED

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

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

2E. WALLS ADJACENT TO ATTIC SPACE - NO CLADDING

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

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

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

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

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

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

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

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

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

4. INTERIOR STUD PARTITIONS

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

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

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

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

-SEE OBC 9.15.3.

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

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

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

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

6. FOUNDATION DRAINAGE OBC. 9.14.2. & 9.14.3

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

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

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

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

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

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

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

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

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

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

FOR CURVED STAIRS

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

HANDRAILS -OBC. 9.8.7.-

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

INTERIOR GUARDS -OBC. 9.8.8.-

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

EXTERIOR GUARDS - OBC. 9.8.8.

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

SILL PLATE - OBC. 9.23.7.

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

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

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

BEARING STUD PARTITION

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

STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)

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

STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)

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

STEEL COLUMN

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

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

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

GARAGE SLAB

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

GARAGE CEILINGS/INTERIOR WALLS

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

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

EXTERIOR STEP

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

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

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

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

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

FIREPLACE CHIMNEYS OBC. 9.21.

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

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

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

STEEL BEARING PLATE FOR MASONRY WALLS

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

SOLID WOOD BEARING FOR WOOD STUD WALLS

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

BEARING WOOD POST (BASEMENT) (OBC 9.17.4.)

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

STEPPED FOOTINGS OBC 9.15.3.9.

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

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

SLAB ON GRADE

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

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

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

DIRECT VENTING GAS FIREPLACE VENT

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

SUBFLOOR, JOIST STRAPPING AND BRIDGING

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

EXPOSED BUILDING FACE OBC. 9.10.15. & SB-2-2.3.5.(2)

EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 min. WHERE LIMITING DISTANCE (LD) IS LESS THAN 1.2M (3'-11"). WHERE THE LD IS LESS THAN 600mm (2'-0") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES. OFFENDING GARAGE WALLS INCLUDED.

COLD CELLAR PORCH SLAB (OBC 9.40.)

FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 150mm (6") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB. MIN. 30mm (1 1/4") COVER, 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDTN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDTN. WALLS. PROVIDE (L7) LINTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.

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

CONVENTIONAL ROOF FRAMING (2.0kpa. SNOW LOAD)

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

GENERAL NOTES

WINDOWS: 1) MINIMUM BEDROOM WINDOW -OBC. 9.9.10.1.-

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

2) WINDOW GUARDS -OBC. 9.8.8.1.(6).

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

3) EXTERIOR WINDOWS

SHALL COMPLY WITH OBC DIV.-8 9.7.3. & SB12-2.1.1.8

GENERAL: 1)

MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. 8, 6.2.2. SEE MECHANICAL DRAWINGS.

2) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.1B.2. & 5.6.2.2.(3) & MUNICIPAL STANDARDS.

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

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

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

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

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

LUMBER: 1)

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

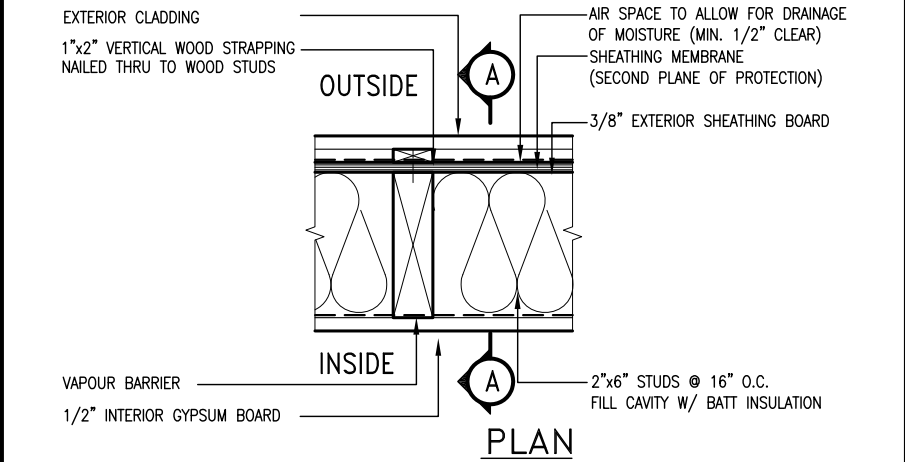
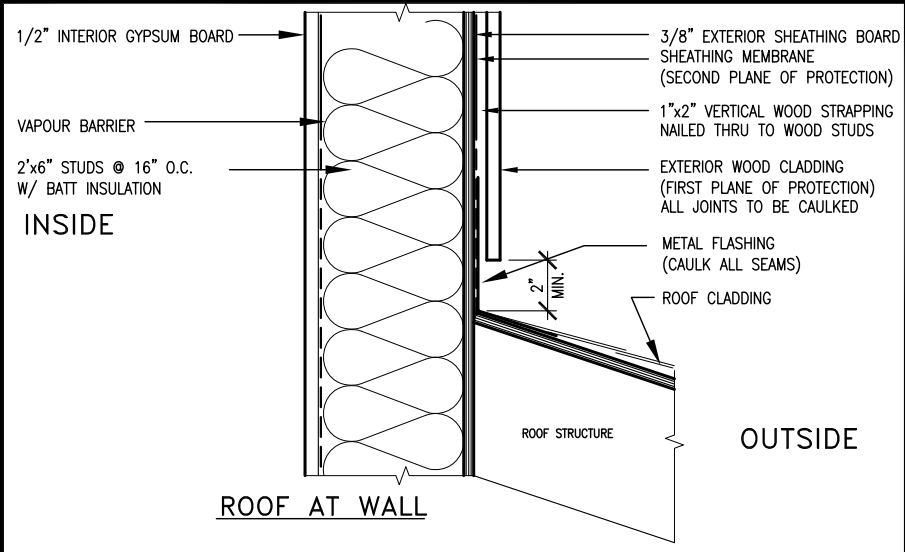
2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.

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

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

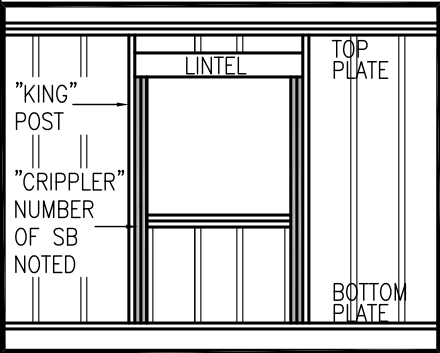
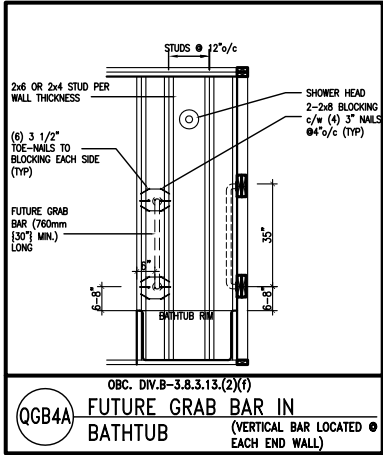
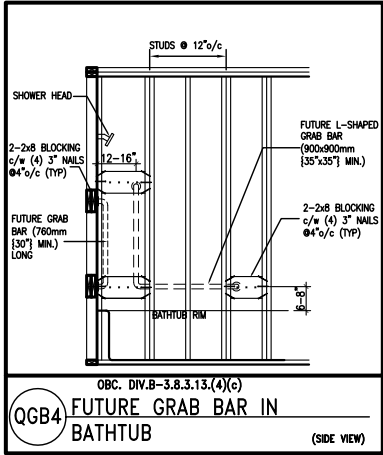
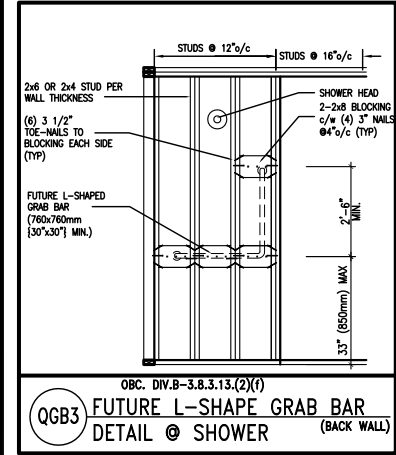
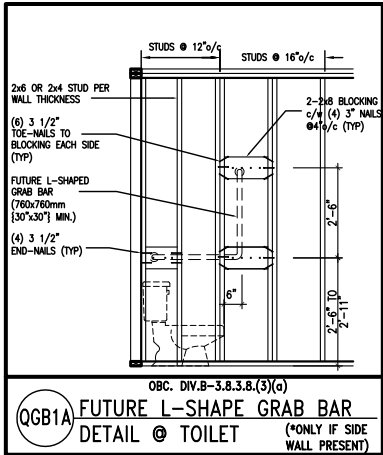
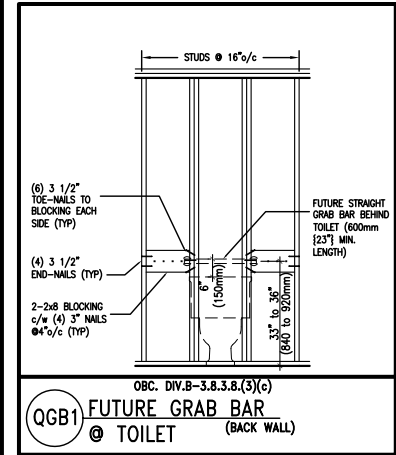
5) LVL BEAMS SHALL BE 2.0E -2950Fb MIN., NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm (7 1/4" 9 1/2", 11 7/8") DEPTHS AND STAGGERED IN





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

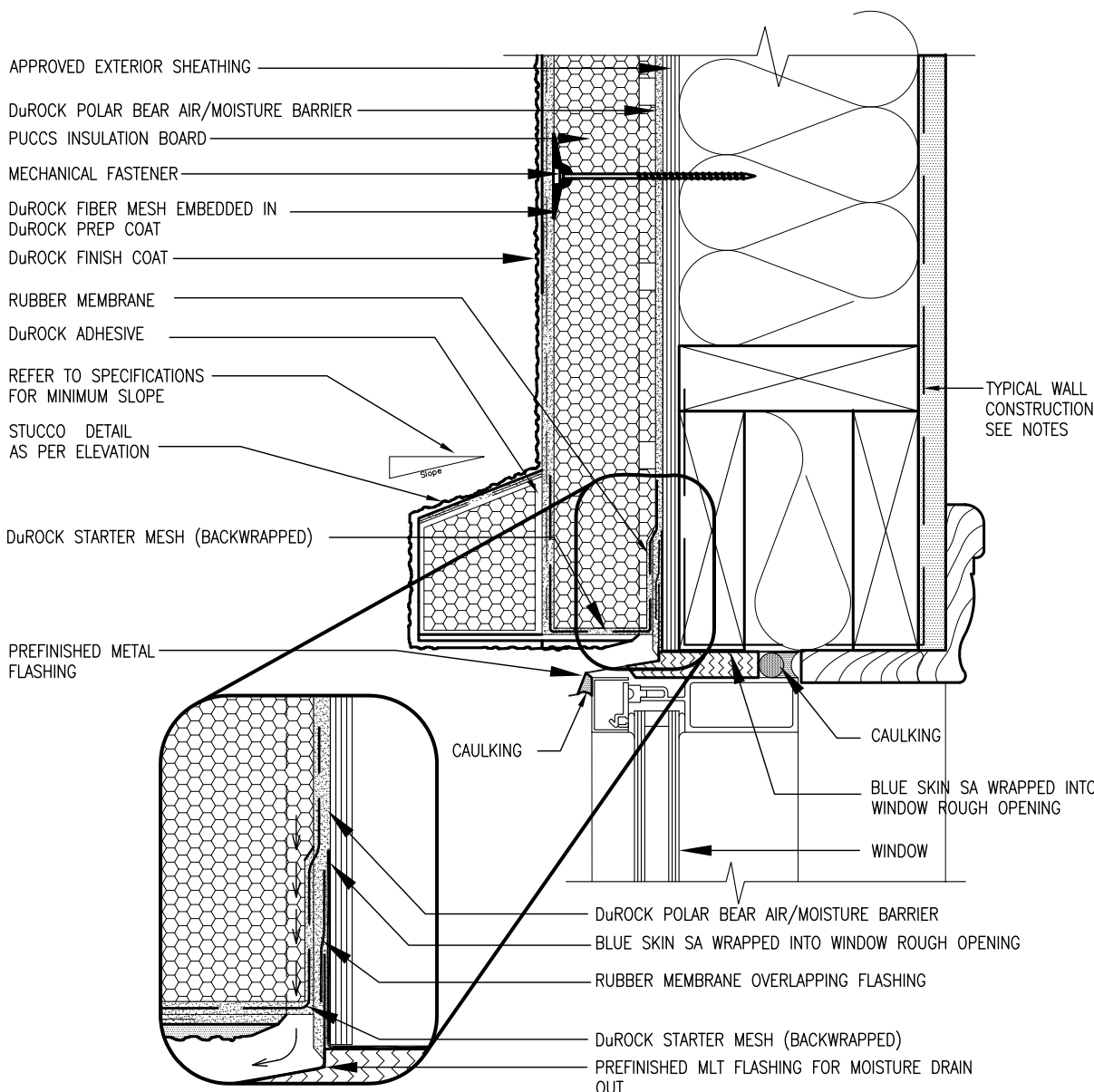
Wellington Jno-Baptiste 25591  
signature BCIN

registration information  
VA3 Design Inc. 42658

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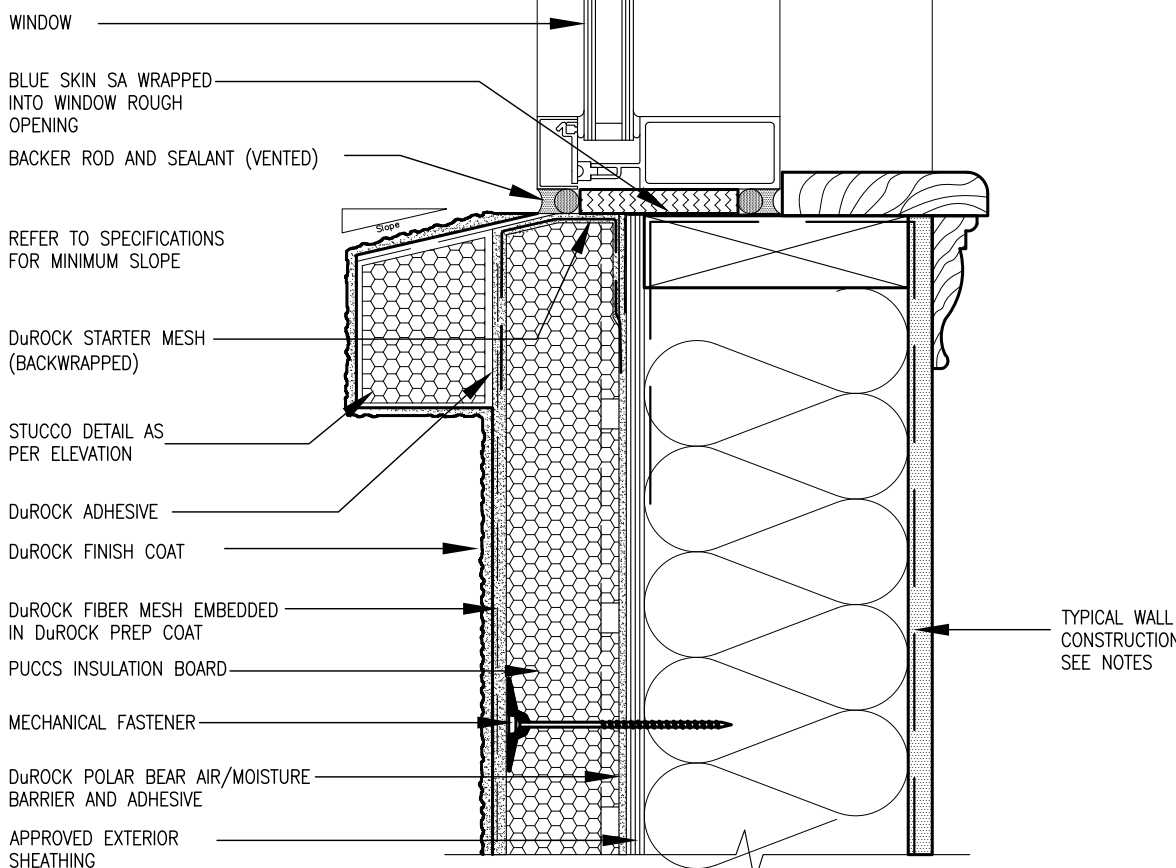
**VA3 DESIGN**  
300A Wilson Avenue  
Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
va3design.com

<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"



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qualification information  
name Wellington Jno-Baptiste  
signature  
BCIN 25591  
V3 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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2	UPDATE TO CODE	APR 16-15 RC	
1	ISSUE FOR CLIENT REVIEW	MAY 07-14 RC	

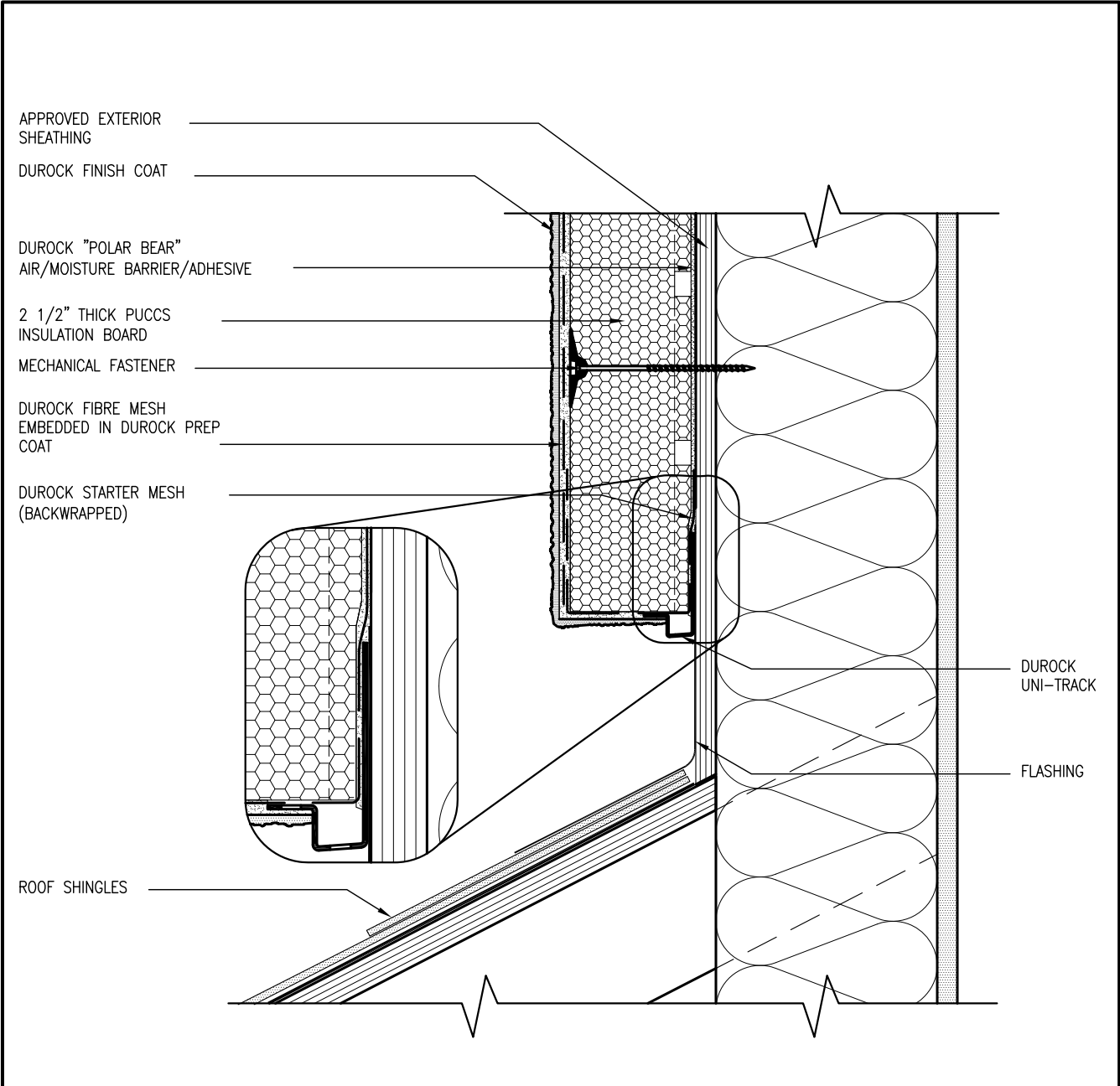
BAYVIEW WELLINGTON

CONST NOTE

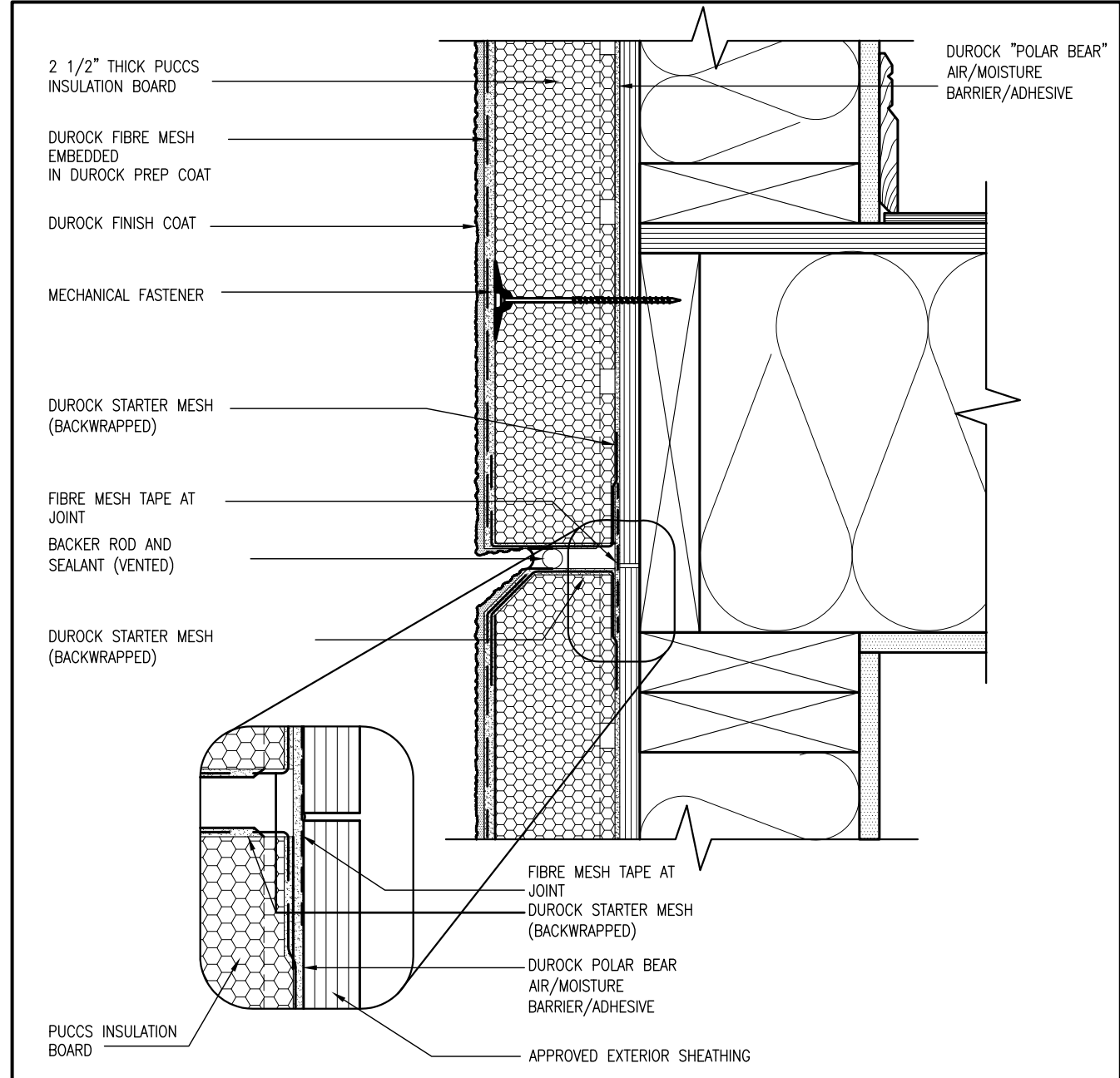
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
project no.	13045	drawing no.	CN3
date	APR 2014	checked by	RC
down by	RC	scale	3/16" = 1'-0"
file name	13045-CONST-0BC 2015		

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



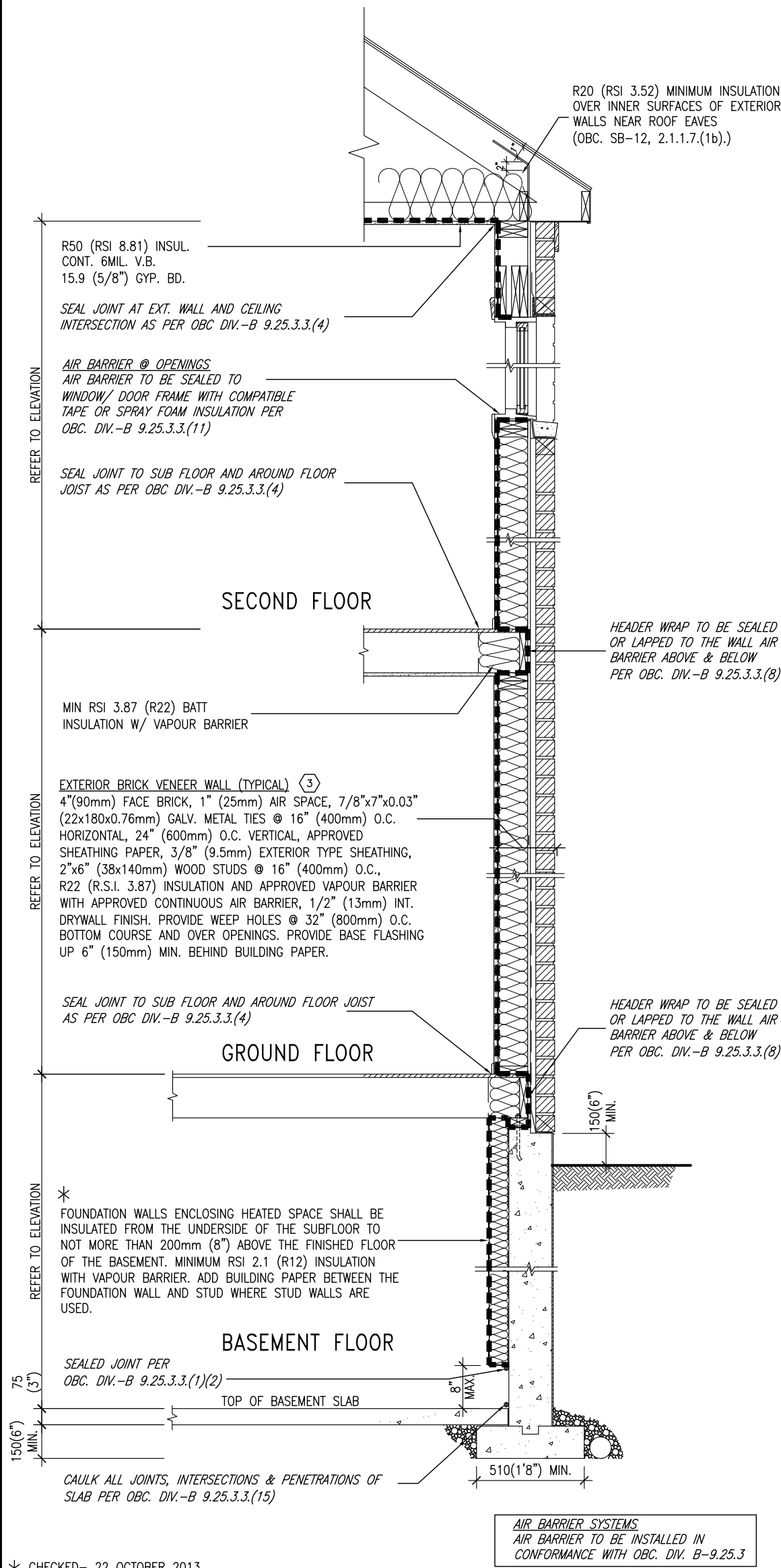
4 HORIZONTAL EXPANSION JOINT  
CN4 SCALE: 3"=1'-0"

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

CONST NOTE		BAYVIEW WELLINGTON		GREEN VALLEY ESTATES		BRADFORD		CONSTRUCTION NOTES		CN4	
project no.	13045	project name	GREEN VALLEY ESTATES	municipality	BRADFORD	date	APR 2014	checked by	RC	scale	3/16" = 1'-0"
drawing no.	CN4	file name	13045-CONST-08C 2015	date	APR 16 2015	checked by	RC	checked by	RC	date	APR 16 2015
RICHARD - H:\ARCHIVE\WORKING\2013\13045-BM Units\13045-CONST-08C 2015.dwg - Thu - Apr 16 2015 - 6:57 AM											
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qualification information											
Wellington Jno-Baptiste 25591 BCN											
name registration information VAS Design Inc. 42658											
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SB12-COMPLIANCE PACKAGE 'J'



\* CHECKED- 22 OCTOBER 2013

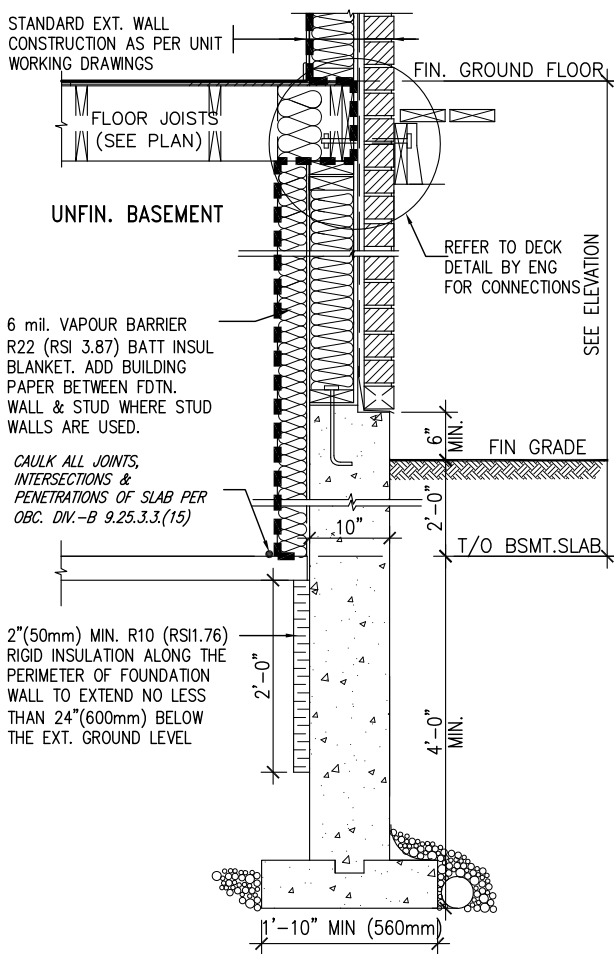
EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY  
SECTION W/ BRICK VENEER SCALE: N.T.S.

SEMI & SINGLES ONLY

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

USE SB-12 COMPLIANCE PACKAGE (J):

COMPONENT	J	Notes:
Ceiling with Attic Space Minimum RSI (R) value	8.81 (R50)	BLOWN -LOOSE
Ceiling without Attic Space Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Exposed Floor Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Walls Above Grade Minimum RSI (R) value	3.87 (R22)	6" R22 BATT
Basement Walls Minimum RSI (R) value	2.11 (R12)	4" R12 BLANKET
Edge of Below Grade Slab ≤600mm below grade Minimum RSI (R) value	1.76 (R10)	RIGID INSUL
Windows & Sliding glass Doors Maximum U-value	1.8	DOUBLE PANE LOW EMISSIVITY
Skylights Maximum U-value	2.8	DOUBLE PANE LOW EMISSIVITY
Space Heating Equipment Minimum AFUE	94%	NATURAL GAS
Hot Water Heater Minimum EF	0.67	NATURAL GAS
HRV Minimum Efficiency	60%	-



\* REVISED- 15 MARCH 2013

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

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

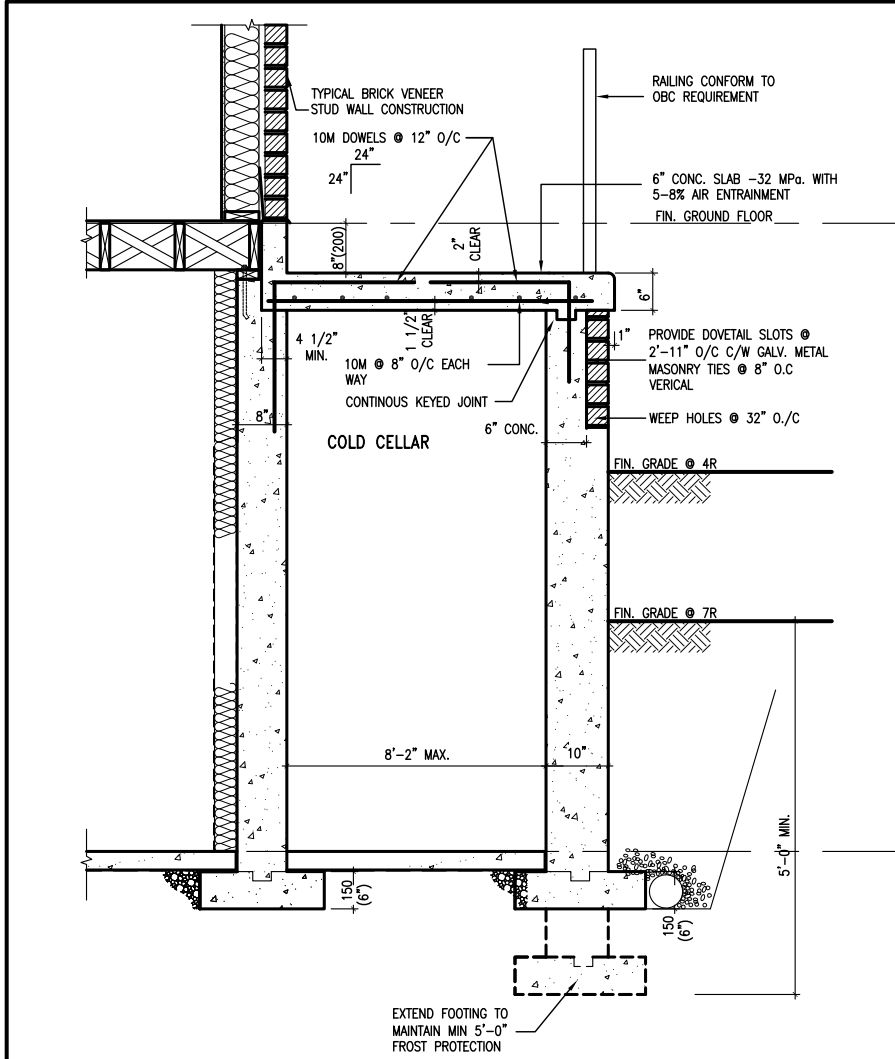
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**DESIGN**  
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Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
va3design.com

BAYVIEW WELLINGTON

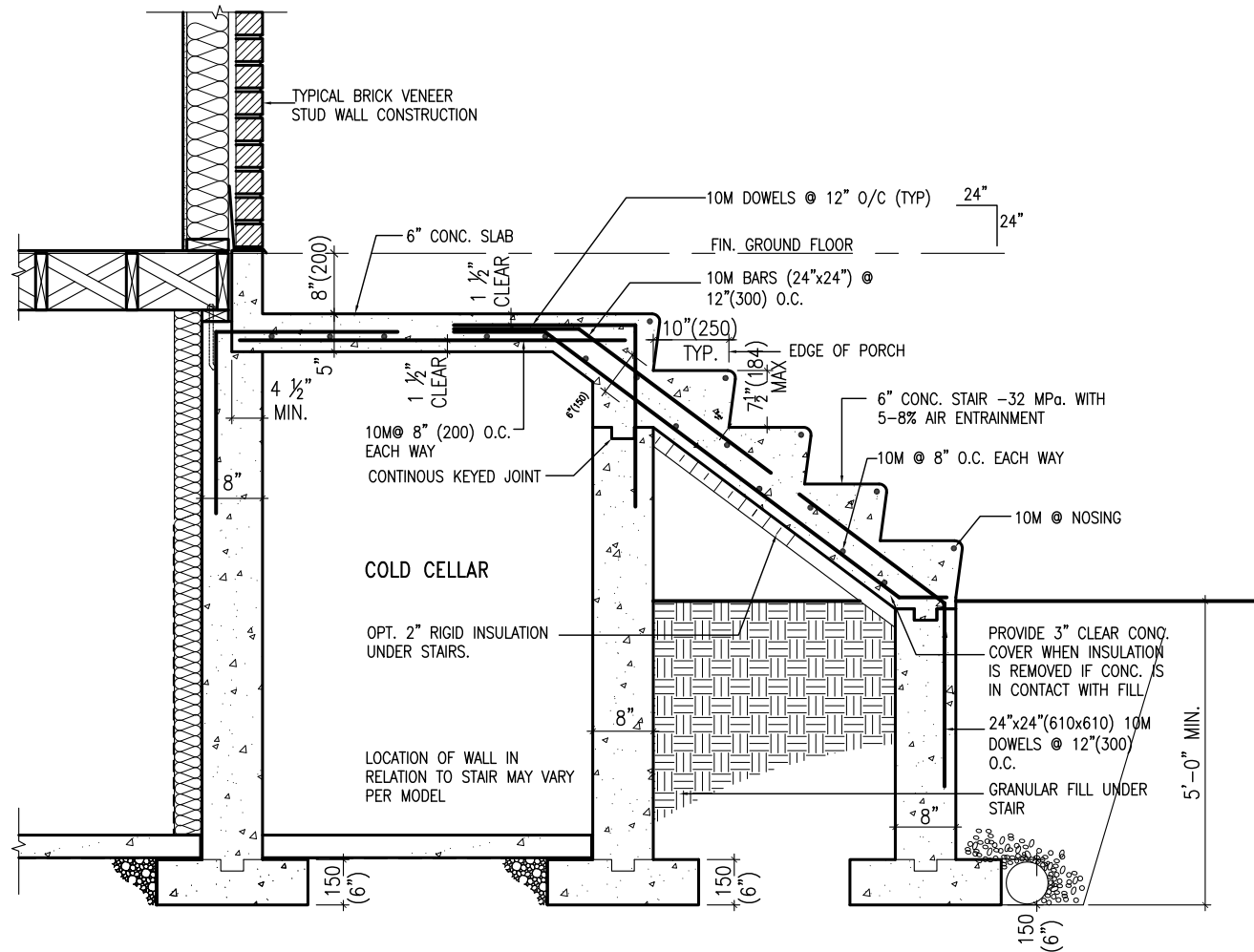
CONST NOTE

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date	APR 2014	checked by	scale	3/16" = 1'-0"	file name
drawn by	RC				13045-CONST-OBC 2015
CONSTRUCTION NOTES					drawing no.
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**X1** SECTION AT PORCH FOR 4-7R CONDITION  
SCALE: N.T.S.



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

## CONST NOTE

**BAYVIEW WELLINGTON**

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

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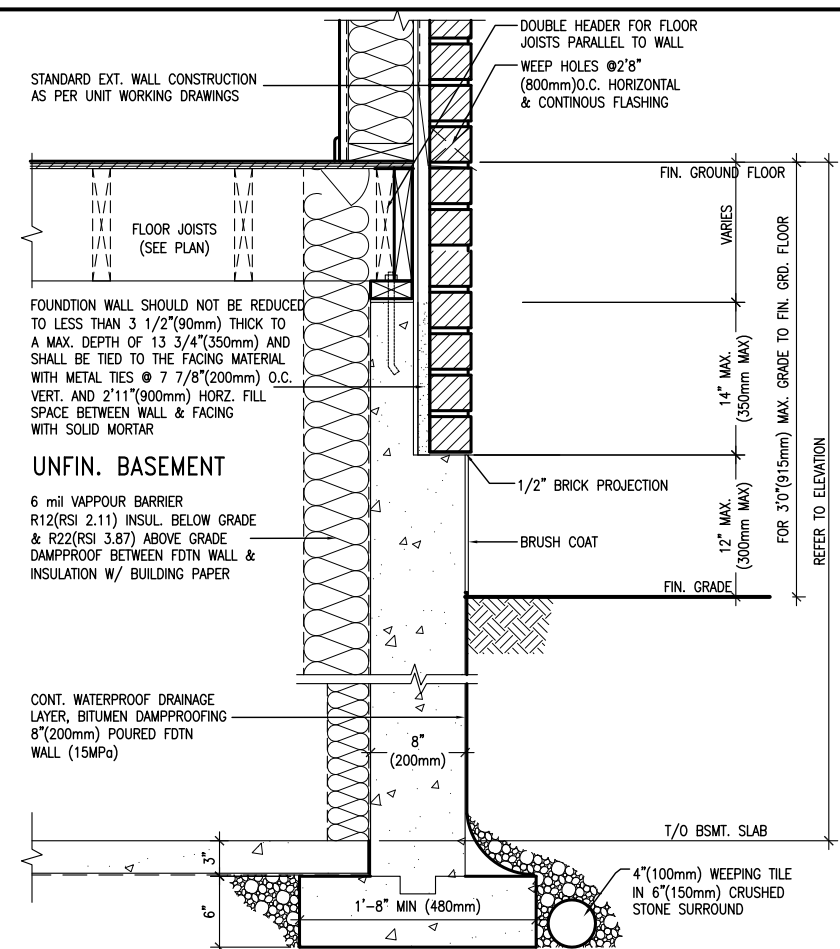
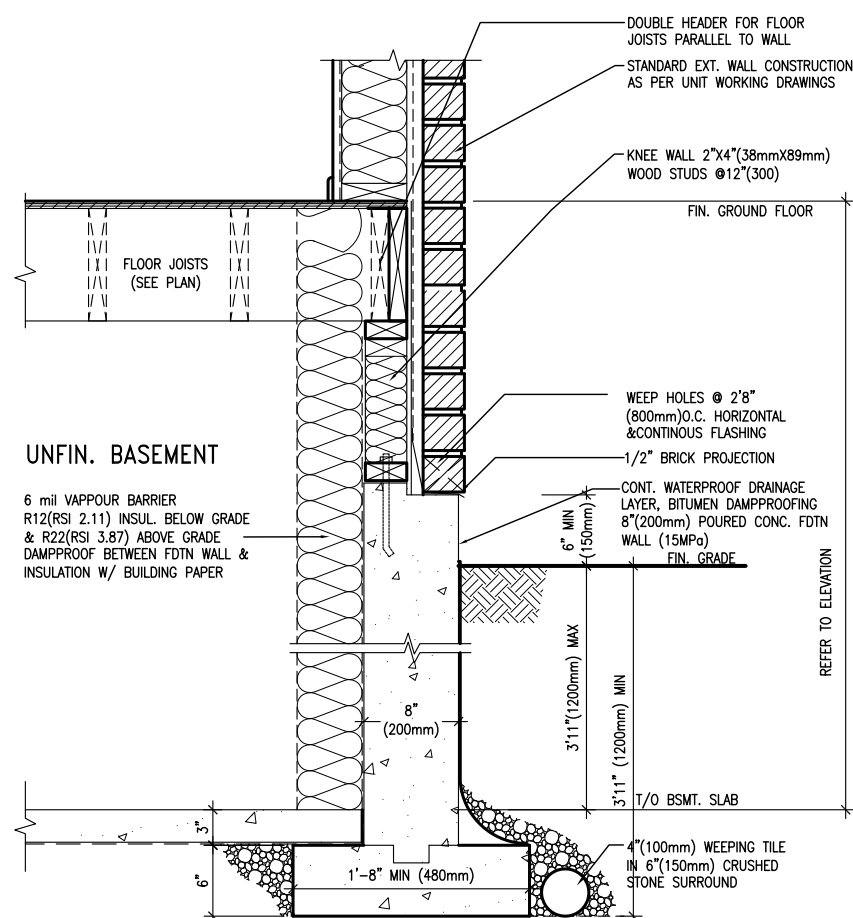
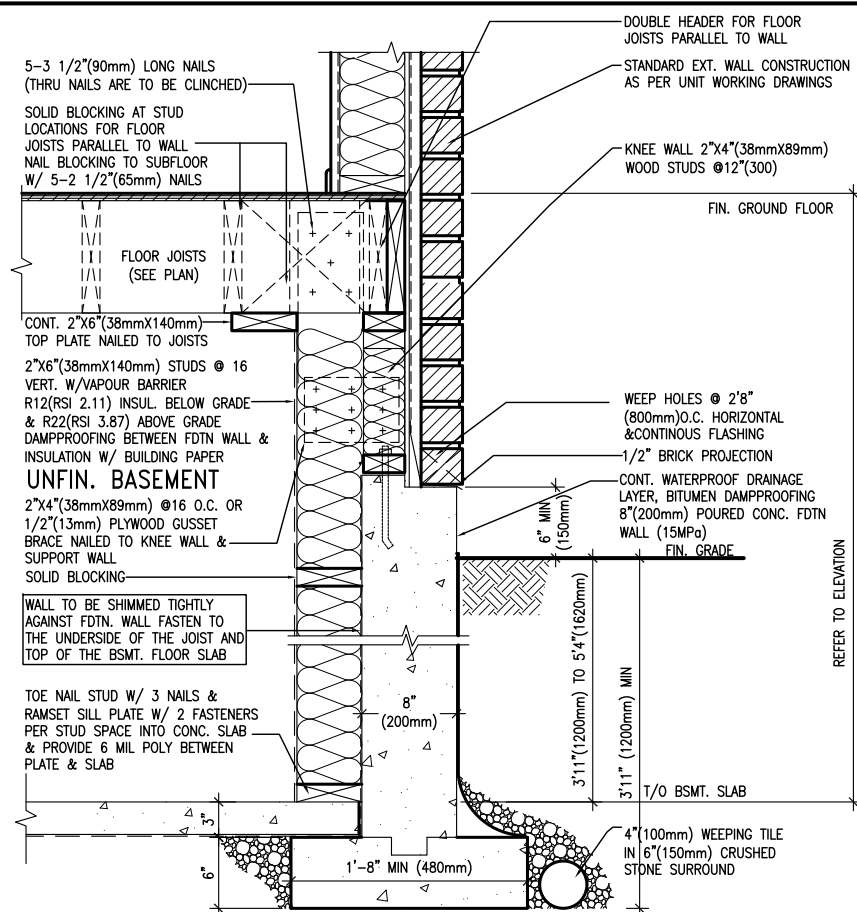
qualification information  
name **Wellington Jno-Baptiste** 25591 BCIN  
signature  
registration information  
name **VAS Design Inc.** 42658 BCIN

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project no. **13045**  
drawing no. **CN8**  
municipality **BRADFORD**  
project name **GREEN VALLEY ESTATES**  
date **APR 2014**  
checked by **RC**  
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file name **13045-CONST-0BC 2015**  
date **May 12 2015 - 8:51 AM**  
drawing no. **CN8**

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


BAYVIEW WELLINGTON	CONST NOTE
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**BAYVIEW WELLINGTON**

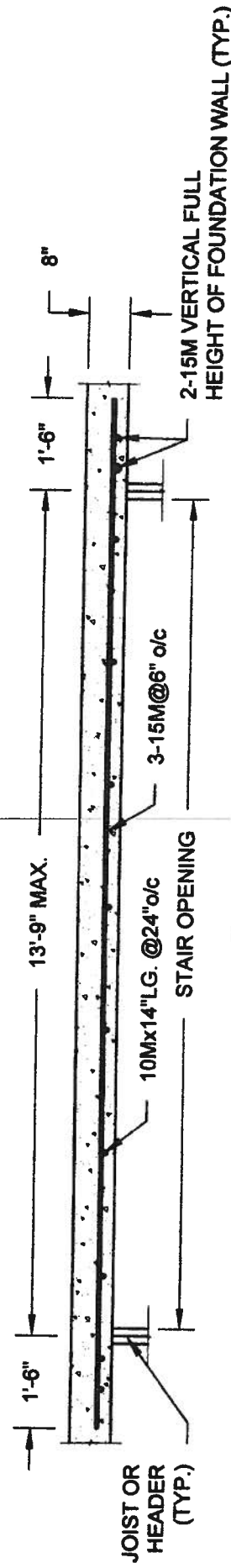
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<b>GREEN VALLEY ESTATES</b>	<b>BRADFORD</b>	<b>13045</b>
<b>date</b>	<b>CONSTRUCTION NOTES</b>	<b>drawing no.</b>
<b>APR 2014</b>		<b>CN9</b>
<b>RC</b>	<b>scale</b>	<b>file name</b>
<b>drawn by</b>	<b>checked by</b>	<b>13045-CONST-OBC 2015</b>
<b>-</b>	<b>3/16" = 1'-0"</b>	
<b>RICHARD - H. VARCHIE WORKING\3\13045-BW units\13045-CONST-OBC 2015.dwg</b>	<b>Mon - May 4 2015 - 4:04 PM</b>	

**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. I understand his/her qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</p>	 signature
<p><b>Wellington Jno-Baptiste</b></p>	<p><b>BCIN</b></p>
<p>name registration information <b>V3adsign Inc.</b></p>	<p><b>25591</b></p>
<p>qualification information</p>	<p><b>42658</b></p>

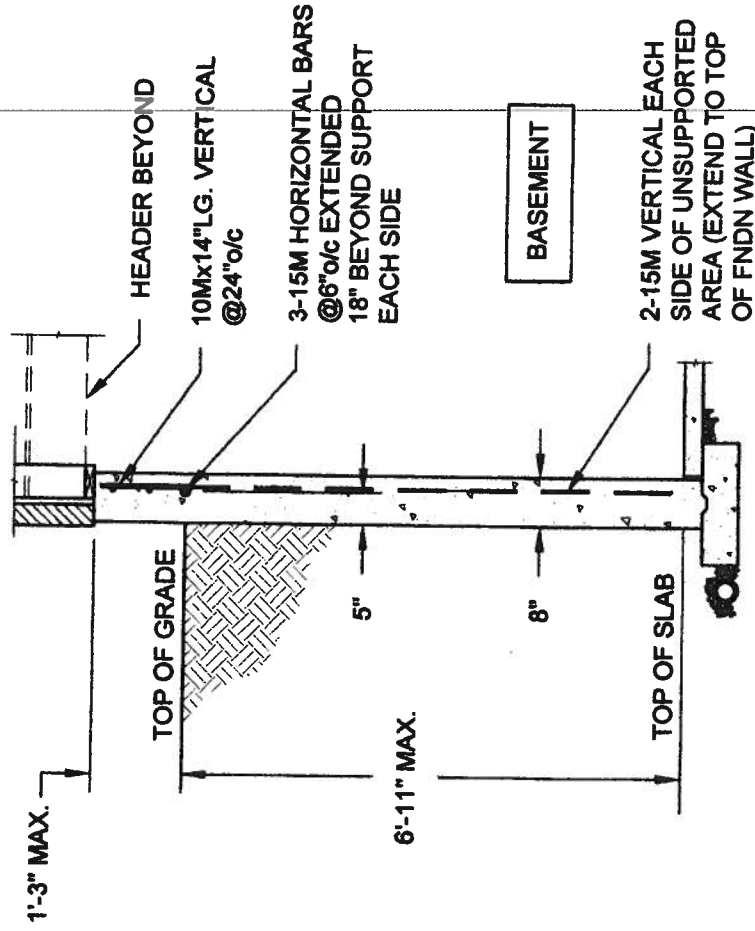
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## PLAN VIEW

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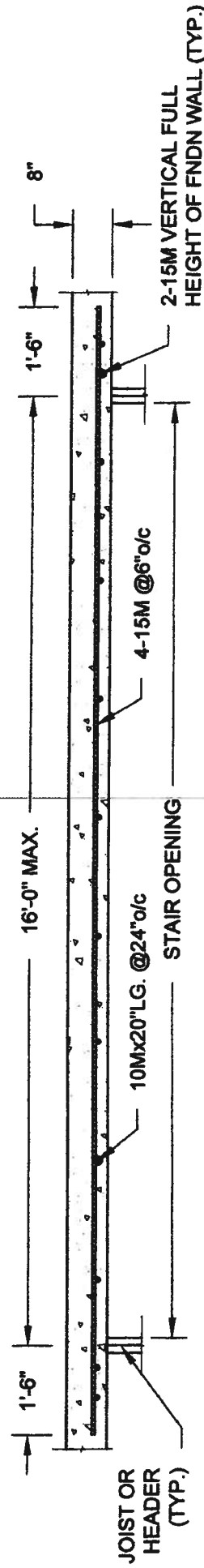


NOTE:

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

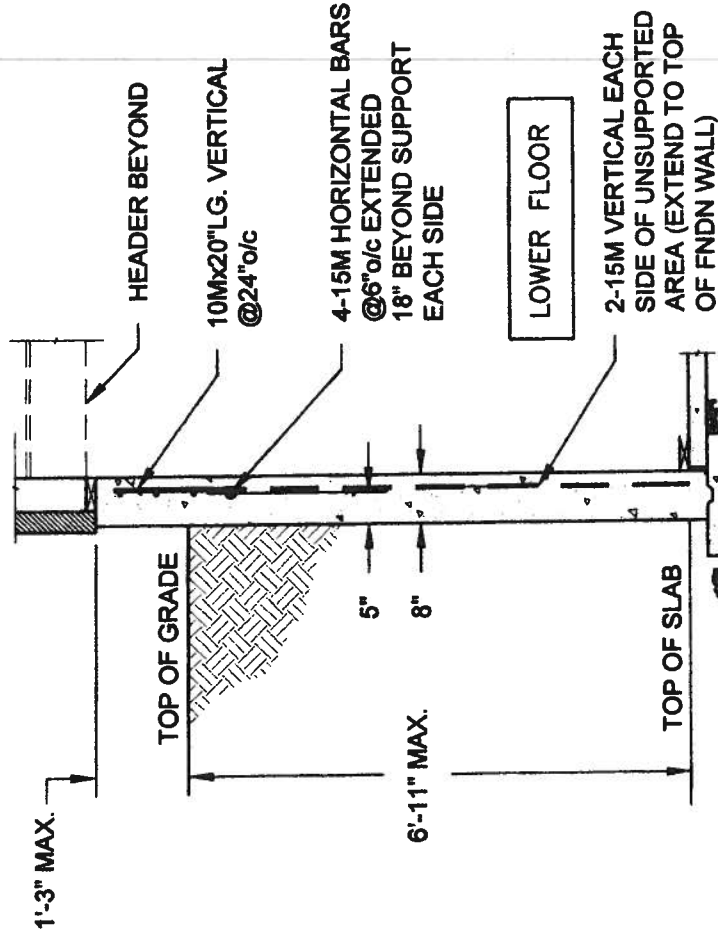
## 1A LATERALLY UNSUPPORTED WALL

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



## PLAN VIEW

NOT TO SCALE



NOTE:

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

## 1B LATERALLY UNSUPPORTED WALL

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

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Engineer's Seal:



MAY 7 2014

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT  
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS

Project No.:

14-095, 14-096, 14-097

Drawing No.:

S1

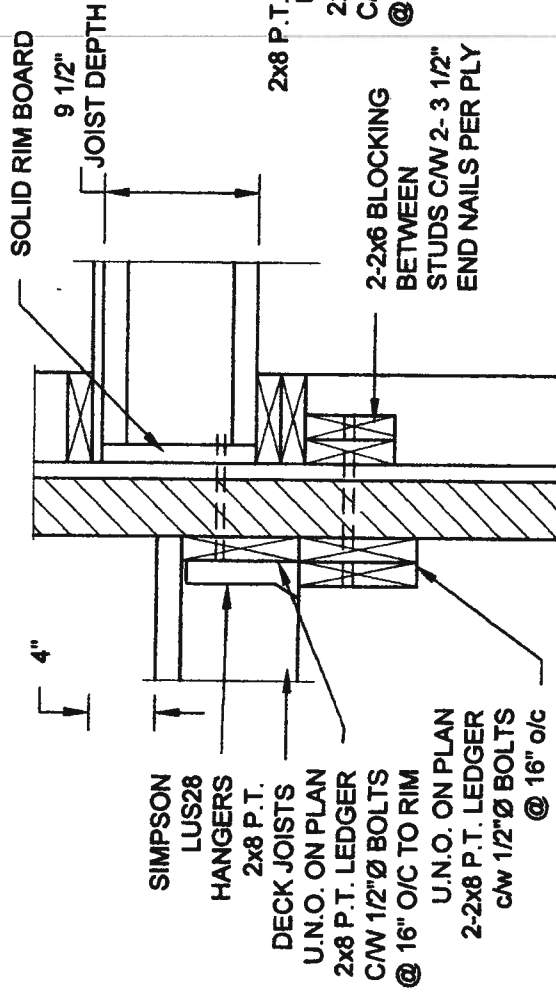
Scale:  
AS NOTED

Date:  
MAY-27-2014

Drawn:  
SC

Checked:  
SJB

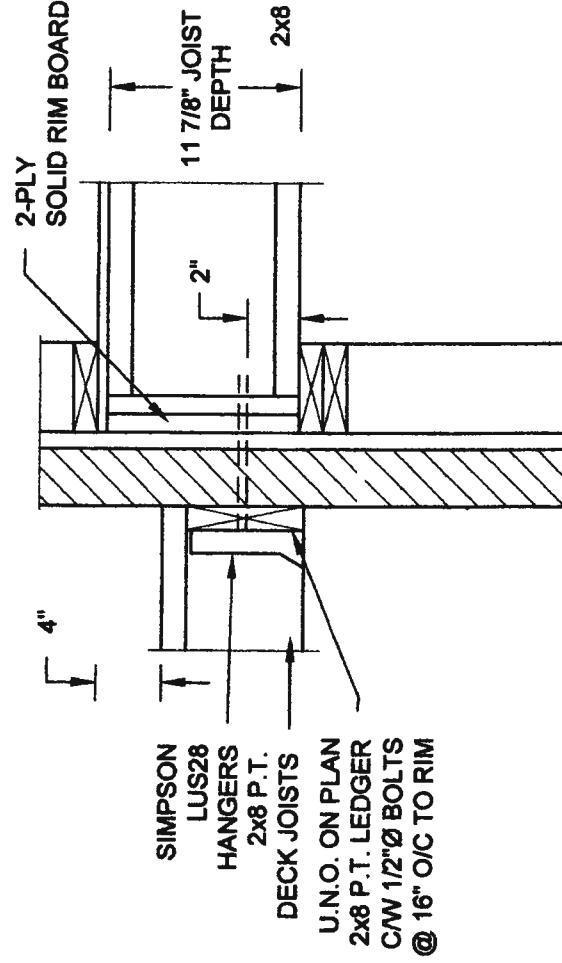
**FOR 9 1/2" JOIST DEPTH**



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

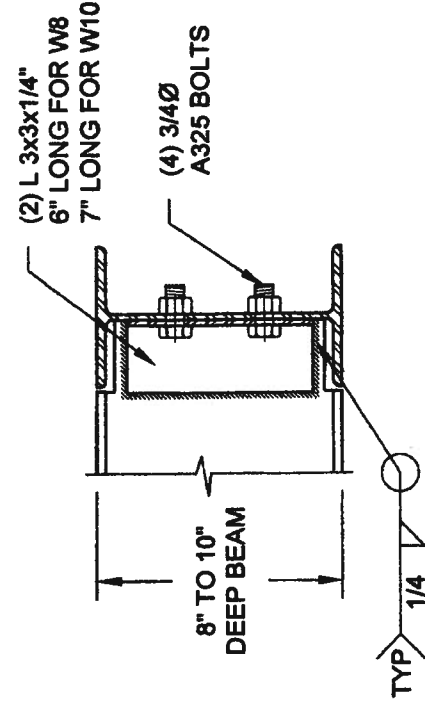
- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2'x6" @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL  
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL  
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

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



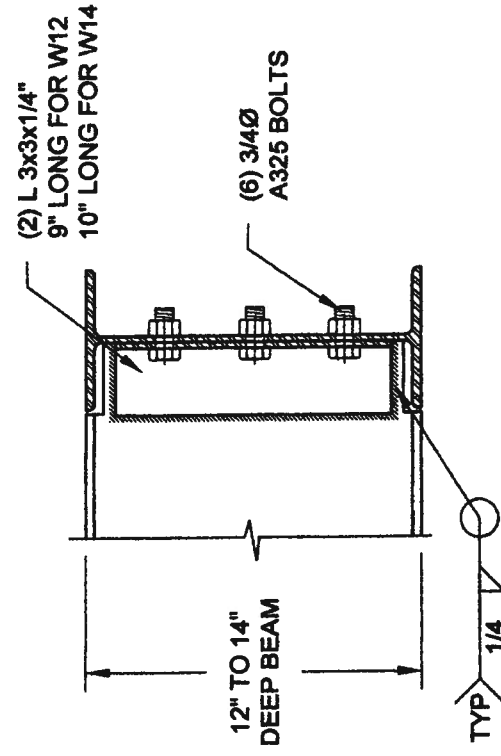
**2A** **DECK FASTENING DETAIL**  
**S2** **SCALE: 1" = 1'-0"**

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



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

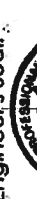

3 STEEL BE  
S2 SCALE: 1-1/2" = 1'-0"

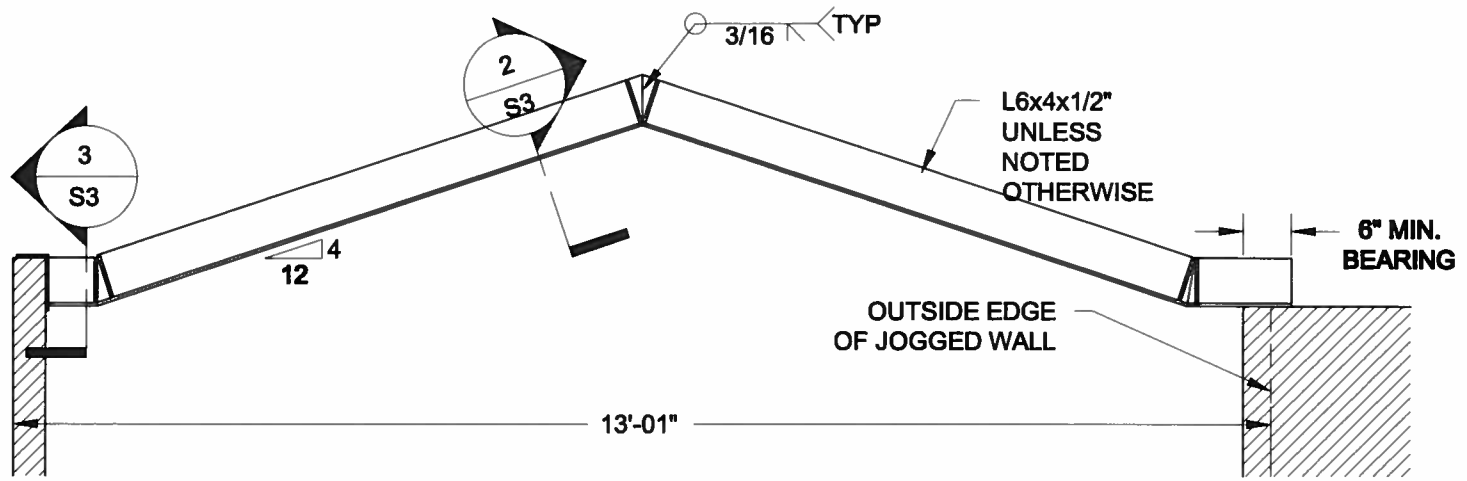


**NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W360x72) BEAM MAX.**

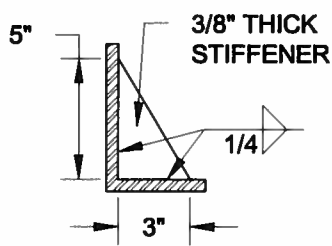
# STEEL BEAM CONNECTION DETAIL

**S2** SCALE: 1-1/2" = 1'-0"

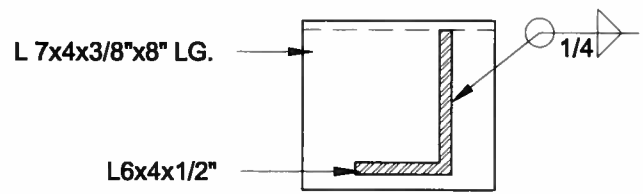
<b>QUAILE ENGINEERING LTD.</b>				<b>Project:</b> <b>BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT</b> <b>BRADFORD, ONTARIO</b>	
		<b>Engineer's Seal:</b> <b>S.J. BOYD</b> <b>14382 PROFESSIONAL ENGINEER</b> <b>ON</b> <b>MAY 27 2014</b>		<b>TYPICAL STRUCTURAL DETAILS</b>	
<b>38 Parkside Drive, UNIT 7</b> <b>Newmarket, ON</b> <b>L3Y 8J9</b> <b>T: 905-863-8547</b> <b>E: quaile.eng@rogers.com</b>				<b>Project No.:</b> <b>14-095, 14-096, 14-097</b>	
<b>Scale:</b> <b>AS NOTED</b>		<b>Date:</b> <b>MAY-27-2014</b>		<b>Drawing No.:</b> <b>\$2</b>	
<b>Drawn:</b> <b>SC</b>		<b>Checked:</b> <b>SJB</b>			



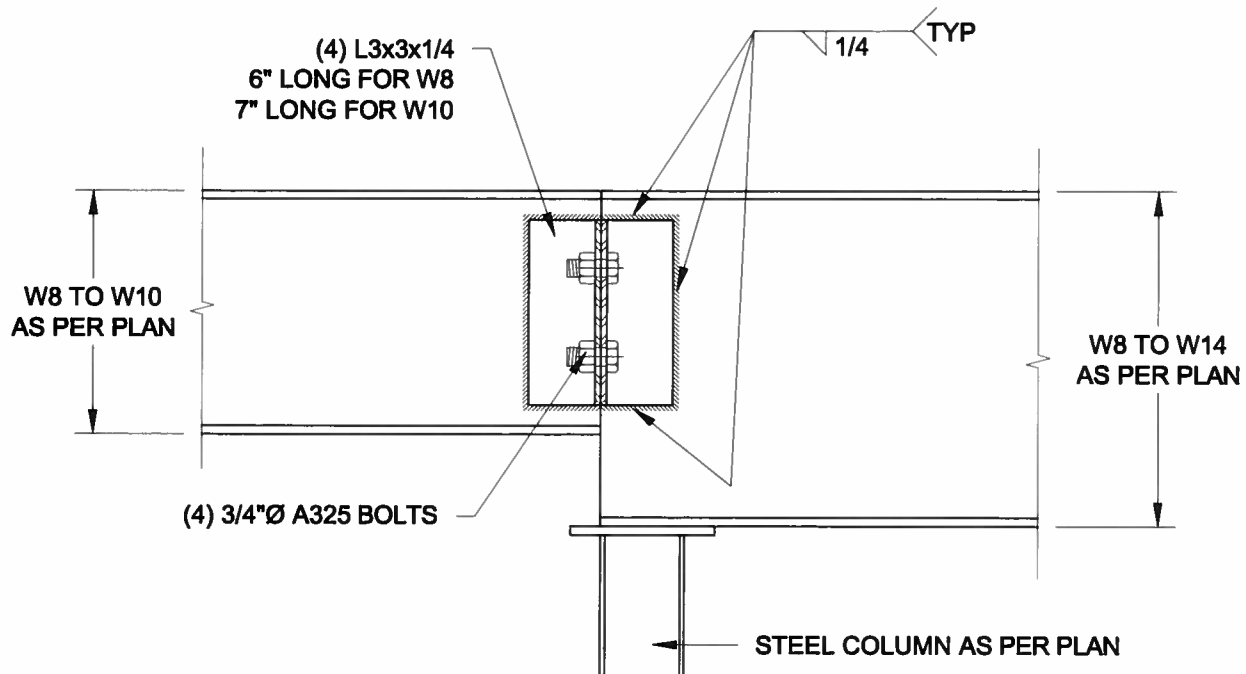
**1**  
**S3** **STEEL LINTEL AT GABLE**  
SCALE: 1/2" = 1'-0"



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



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



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

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

**QUAILE ENGINEERING LTD.**



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Engineer's Seal



APR 24, 2015

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

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:  
**14-095**

Drawing No.:  
**S3**