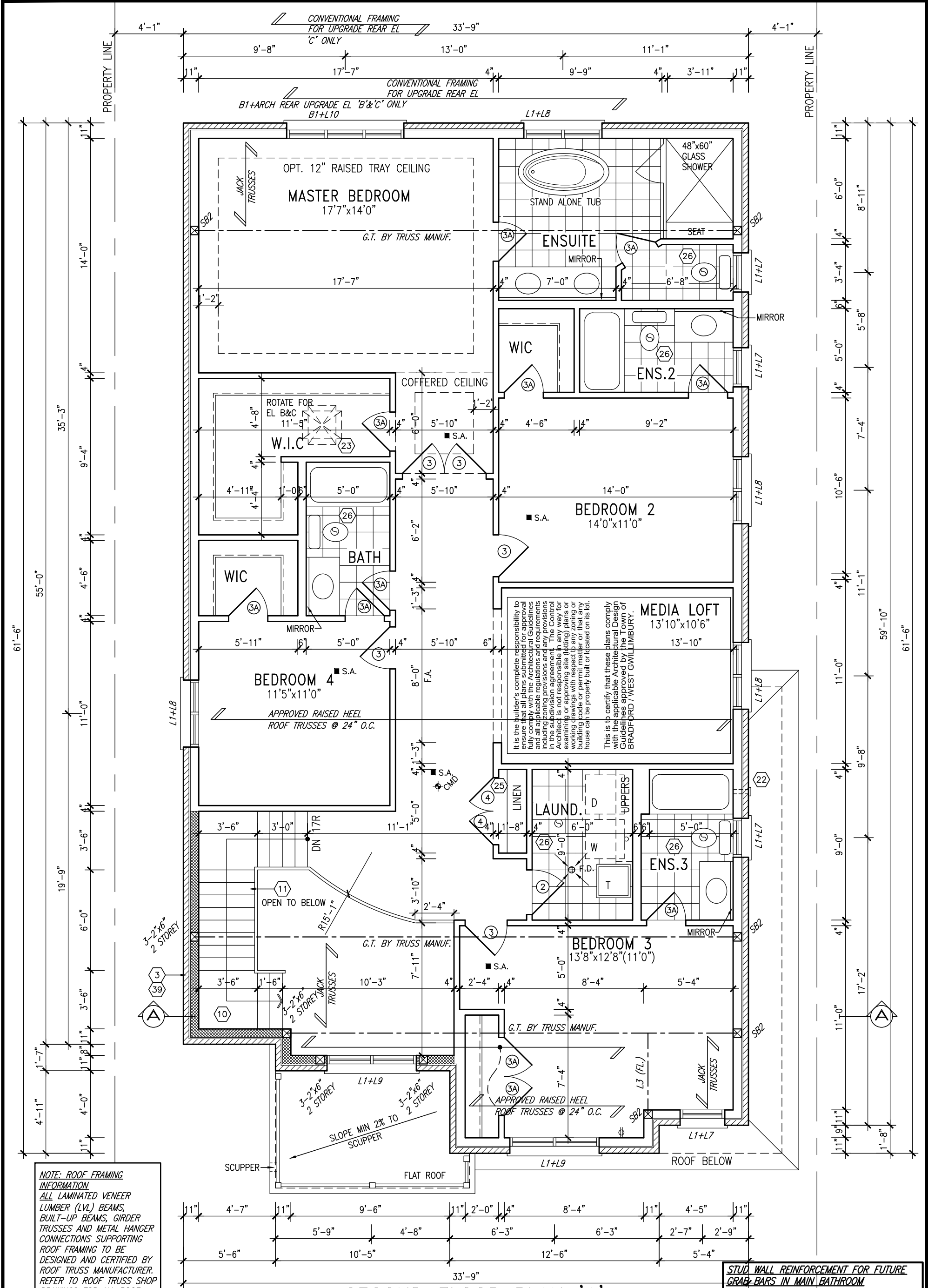


FLR. JOISTS @ 16" O.C. W/ PREFIN. ALUM. SOFFIT ON U/S			GROUND FLOOR PLAN 'A'			<div><div></div><div></div><div></div></div> INDICATES FIRE RATED WALL ASSEMBLY			INFORMATION AND DETAILS: UNLESS OTHERWISE NOTED.		
9	.	.	The undersigned has reviewed and takes responsibility for this design and has the 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 VA3 Design Inc. 42658			<div>VA3 DESIGN</div> <div>300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com</div>			<div>BAYVIEW WELLINGTON</div> <div>project name municipality project no. GREEN VALLEY ESTATES BRADFORD 13045</div> <div>date SEPTEMBER 2014 GROUND FLOOR PLAN 'A' drawing no. drawn by checked by scale file name DARRYL BURTON - 3/16" = 1'-0" 13045-S42-6 RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6.dwg - Wed - Jun 3 2015 - 10:40 AM</div>		
8	.	.									
7	.	.									
6	.	.									
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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.	SEP. 30/14 GW									
1	ISSUED FOR CLIENT REVIEW.	SEPT.15/14 DB									
no.	description	date by									

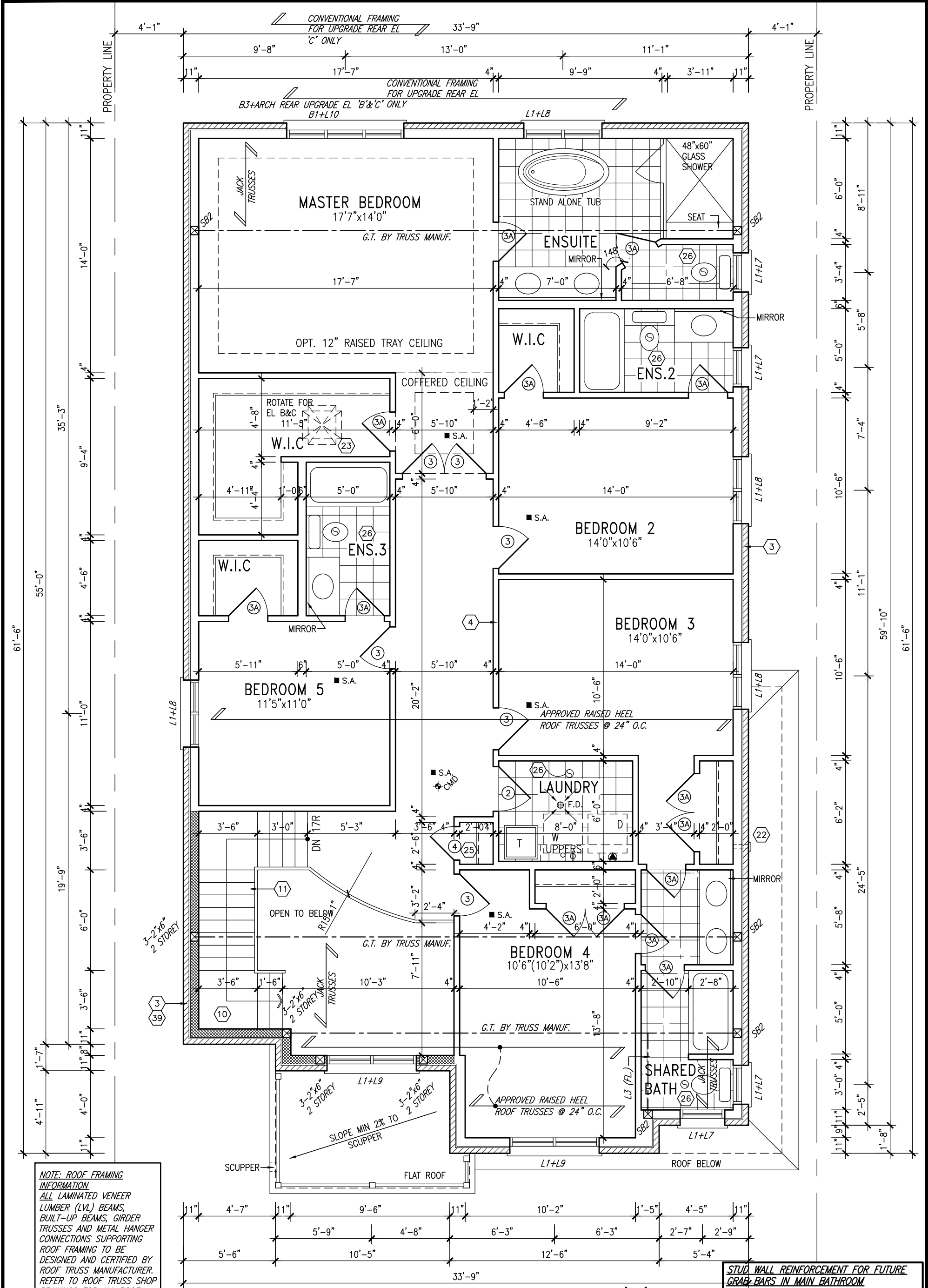


SECOND FLOOR PLAN 'A'
4 BEDROOM + MEDIA LOFT

NOTE: ROOF FRAMING INFORMATION
ALL LAMINATED VENEER LUMBER (LVL) BEAMS, BUILT-UP BEAMS, GIRDER TRUSSES AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED AND CERTIFIED BY ROOF TRUSS MANUFACTURER. REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED ON ARCHITECTURAL DRAWINGS.

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

9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	<div>VA3 DESIGN</div> <div>300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com</div>	<div>BAYVIEW WELLINGTON</div> <div>project name GREEN VALLEY ESTATES</div> <div>date SEPTEMBER 2014</div> <div>drawn by DARRYL BURTON</div> <div>checked by -</div> <div>scale 3/16" = 1'-0"</div> <div>file name 13045-S42-6</div> <div>RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6.dwg - Wed - Jun 3 2015 - 10:40 AM</div>	<div>S42-6</div> <div>RIDEAU 6</div> <div>project no. 13045</div> <div>drawing no. 3</div>
8.	.	.	qualification information			
7.	.	.	Wellington Jno-Baptiste			
6.	.	.	name			
5.	.	.	registration information			
4.	.	.	VA3 Design Inc.	42658		
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2.	ADDED UPGRADED REAR ELEVATIONS.	SEP. 30/14	GW			
1.	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB			
no.	description	date	by			



OPT. SECOND FLOOR PLAN 'A'
5 BEDROOM W/ FOUR BATH

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
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2.	ADDED UPGRADED REAR ELEVATIONS.	SEP. 30/14	GW
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no.	description	date	by

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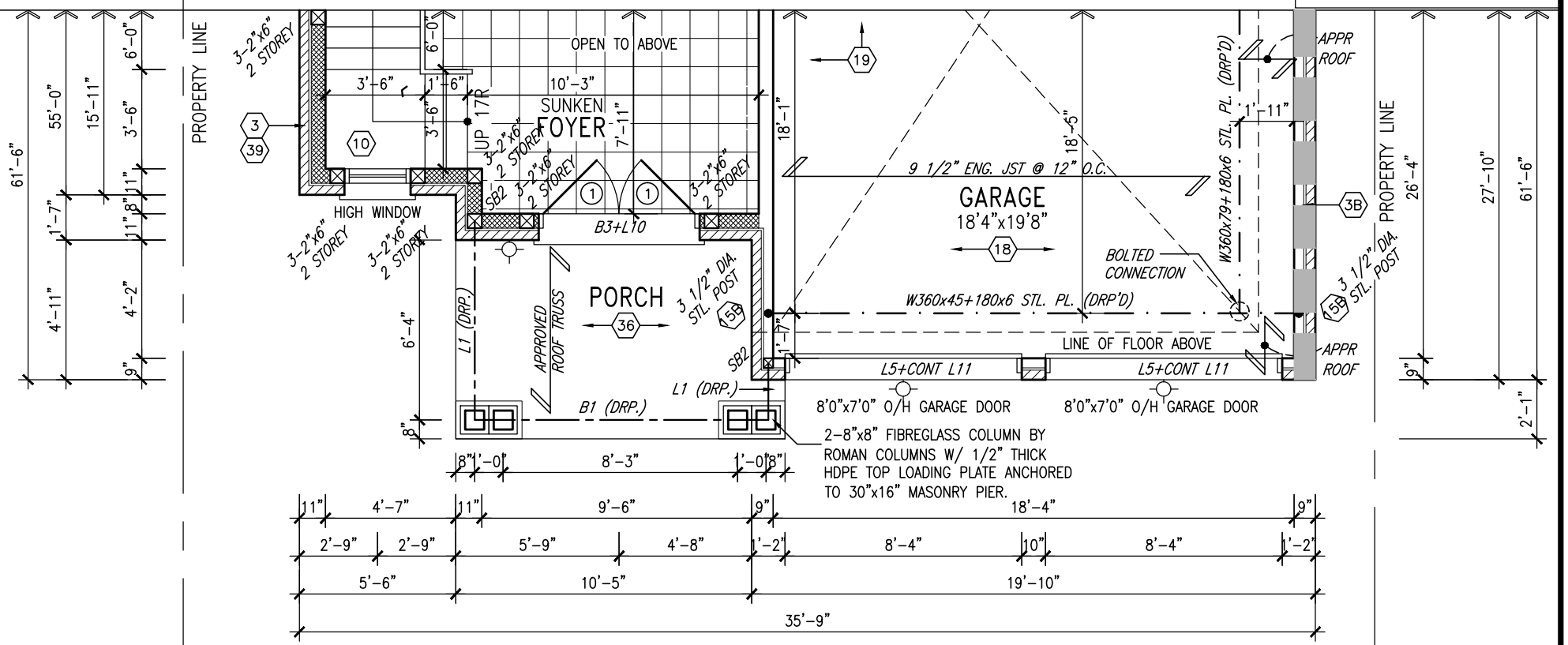
qualification information
Wellington Jno-Baptiste 25591
name
signature
registration information
VA3 Design Inc. 42658

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t 416.630.2255 f 416.630.4782
va3design.com

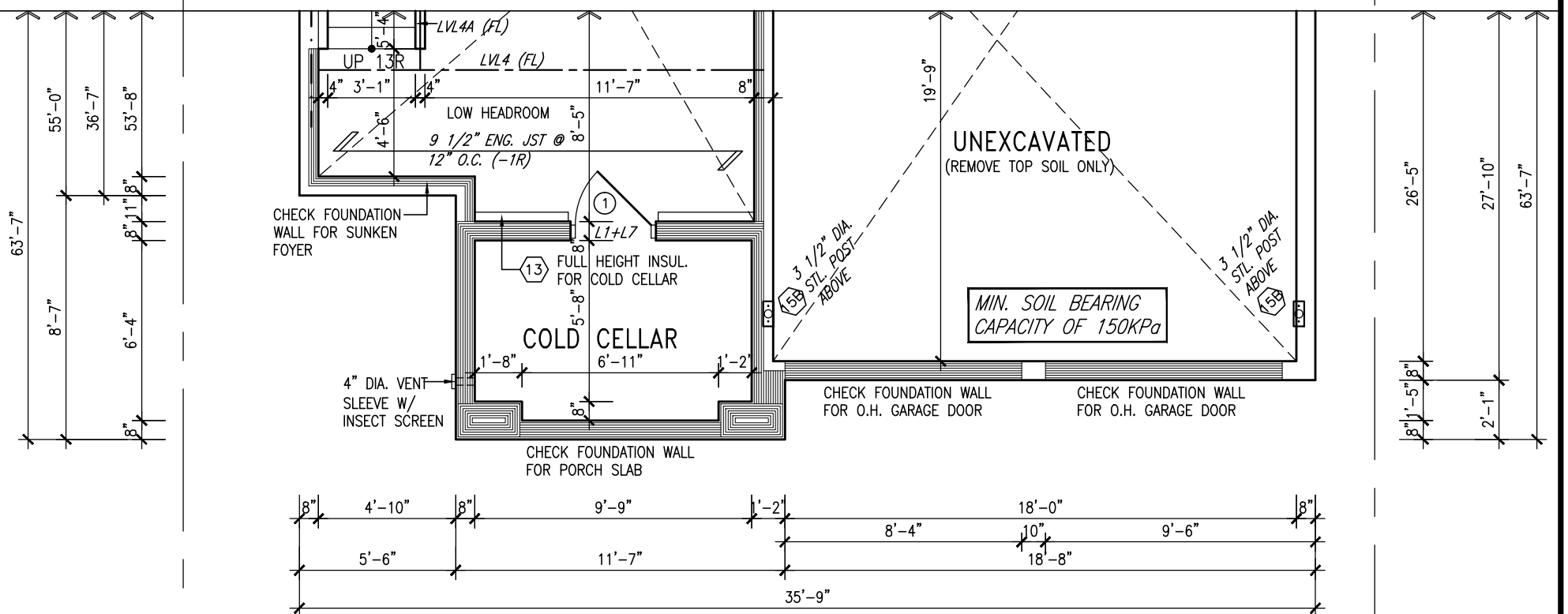
BAYVIEW WELLINGTON		S42-6 RIDEAU 6	
project name GREEN VALLEY ESTATES		municipality BRADFORD	project no. 13045
date SEPTEMBER 2014	SECOND FLOOR PLAN 'A' (5 BEDROOM PLAN)		drawing no. 4
drawn by DARRYL BURTON	checked by 3/16" = 1'-0"	scale 13045-S42-6	file name 13045-S42-6
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6.dwg - Wed - Jun 3 2015 - 10:40 AM			

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



PARTIAL GROUND FLOOR PLAN 'B'

INDICATES FIRE RATED WALL ASSEMBLY



PARTIAL BASEMENT PLAN 'B'

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

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

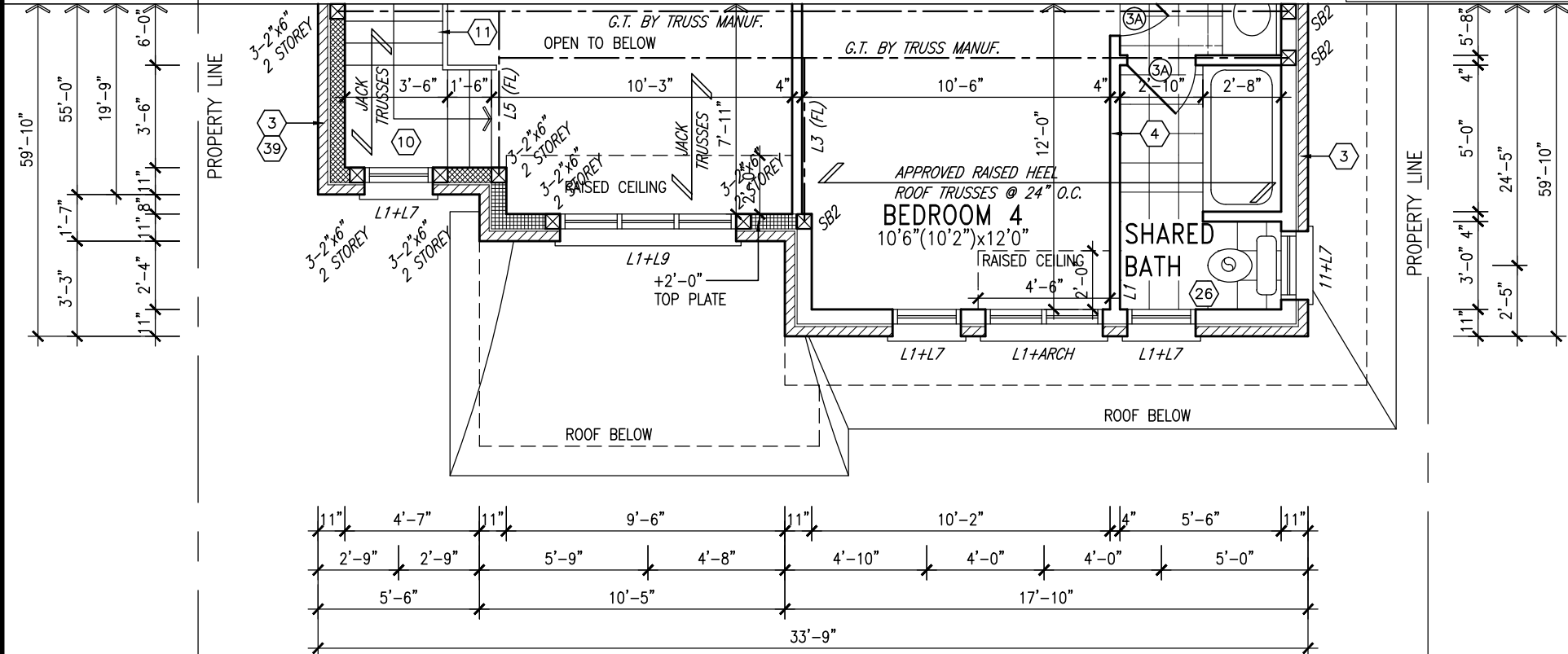
NOTE: FLOOR FRAMING INFO
REFER TO SHOP DRAWINGS
FOR ALL TRUSS-JOIST
INFORMATION AND DETAILS.
UNLESS OTHERWISE NOTED

NOTE:
REFER TO STANDARD FLOOR PLANS
FOR ADDITIONAL INFORMATION.

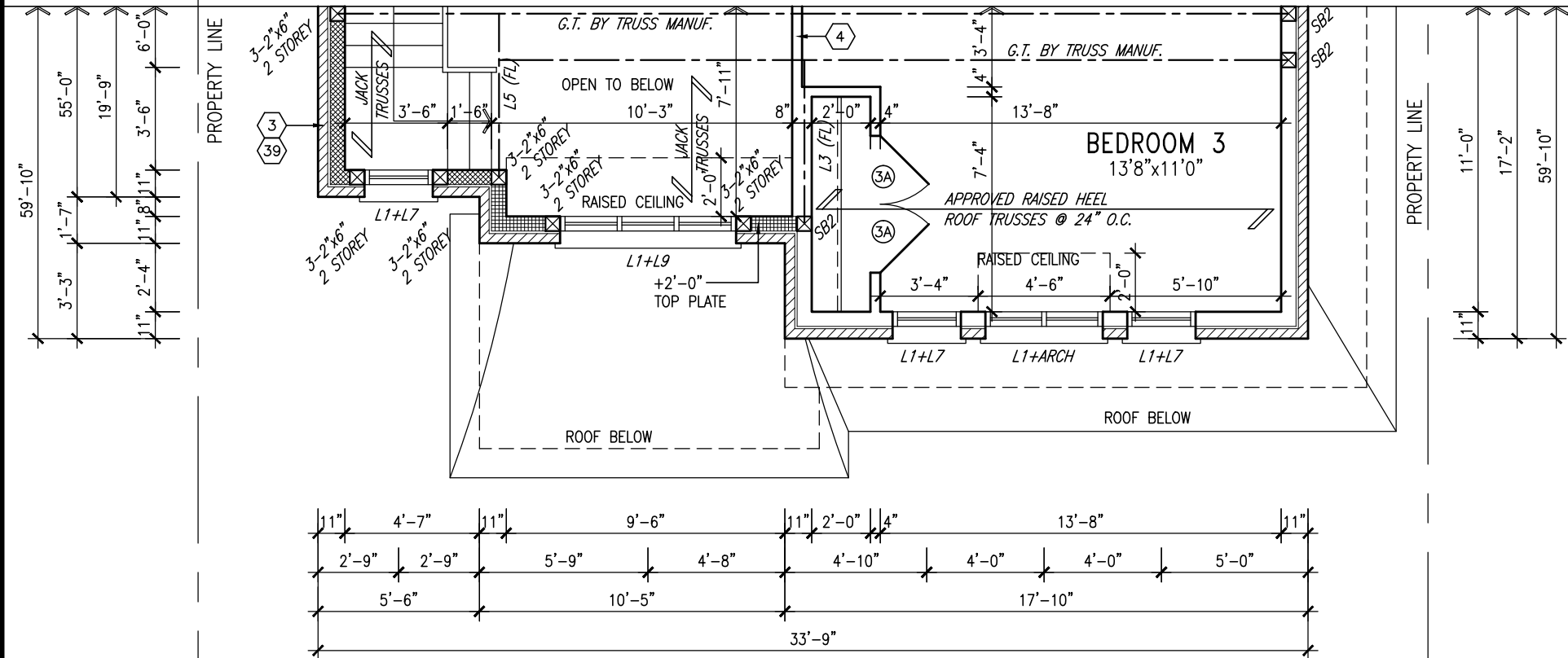
9	.	.	.	<div>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</div> <div>qualification information</div> <div>Wellington Jno-Baptiste</div> <div>signature</div> <div>25591</div> <div>BCIN</div> <div>VA3 Design Inc.</div> <div>42658</div>	<div>VA3 DESIGN</div> <div>300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com</div>	BAYVIEW WELLINGTON		S42-6 RIDEAU 6			
8	.	.	.			project name GREEN VALLEY ESTATES		municipality BRADFORD		project no. 13045	
7	.	.	.			date SEPTEMBER 2014		PARTIAL BASEMENT & GROUND FLOOR PLAN 'B'		drawing no.	
6	.	.	.			drawn by DARRYL BURTON		checked by -		scale 3/16" = 1'-0"	
5	.	.	.			file name 13045-S42-6		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6.dwg - Wed - Jun 3 2015 - 10:40 AM		5	
4	.	.	.	no. description		date		by			
3	REVISED AS PER ENG'S COMMENTS			APR 30-15	RC	<div>Contractor must verify all dimensions on the job and report any discrepancies 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.</div>					
2	ADDED UPGRADED REAR ELEVATIONS.			SEP. 30/14	GW						
1	ISSUED FOR CLIENT REVIEW.			SEPT.15/14	DB						

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PARTIAL OPT. SECOND FLOOR PLAN 'B'
5 BEDROOM W/ FOUR BATH



PARTIAL SECOND FLOOR PLAN 'B'
4 BEDROOM + MEDIA LOFT

NOTE: ROOF FRAMING INFORMATION
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NOTE:
REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

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2.	ADDED UPGRADED REAR ELEVATIONS.	SEP. 30/14	GW
1.	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB
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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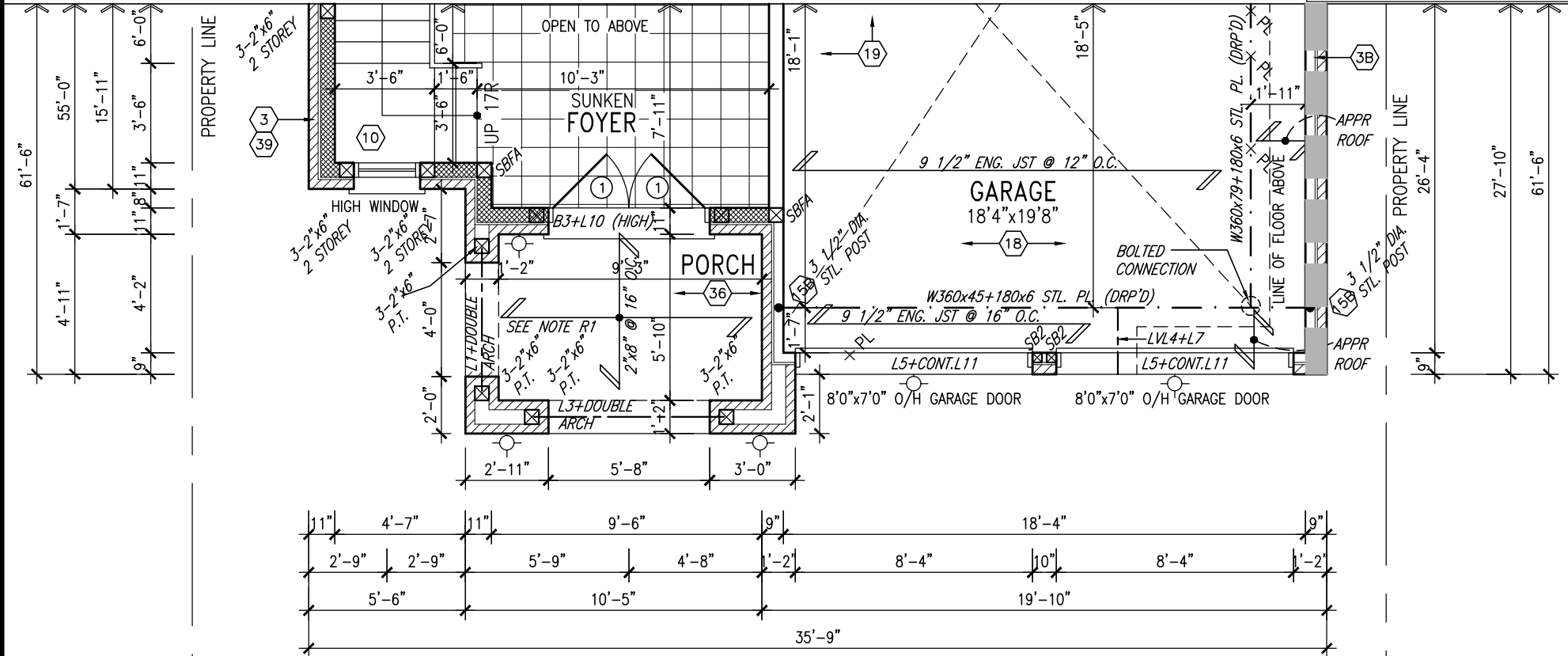
VA3 DESIGN

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t 416.630.2255 f 416.630.4782
va3design.com

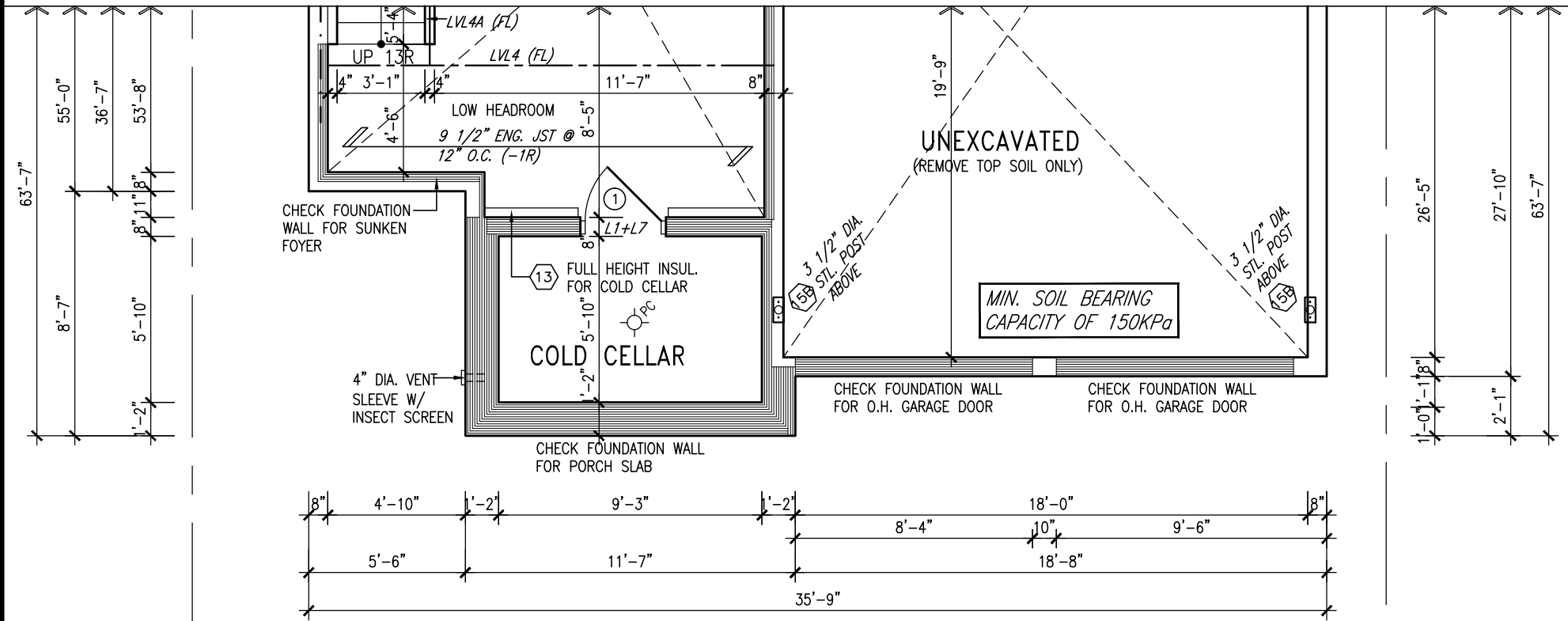
BAYVIEW WELLINGTON		S42-6 RIDEAU 6	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	
date SEPTEMBER 2014	drawn by DARRYL BURTON	checked by -	scale 3/16" = 1'-0"
PARTIAL SECOND FLOOR PLAN 'B'		file name 13045-S42-6	drawing no. 6
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6.dwg - Wed - Jun 3 2015 - 10:40 AM			

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NOTE R1:
ONE PLY RUBBER MEMBRANE ADHERED TO EXT. TYPE 5/8" T&G PLYWOOD SHEATHING ON 2"x4" PURLINS LAID PERP. TO JOISTS SLOPED TO DRAIN, ON 2"x8" SPR. FLR. JOISTS @ 16" O.C. W/ PREFIN. ALUM. SOFFIT ON U/S



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

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

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

NOTE:
REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

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3.	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC
2.	ADDED UPGRADED REAR ELEVATIONS.	SEP. 30/14	GW
1.	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB
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

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BAYVIEW WELLINGTON

project name **GREEN VALLEY ESTATES** municipality **BRADFORD**

date **SEPTEMBER 2014** **PARTIAL BASEMENT & GROUND FLOOR PLAN 'C'**

drawn by **DARRYL BURTON** checked by **scale 3/16" = 1'-0"** file name **13045-S42-6**

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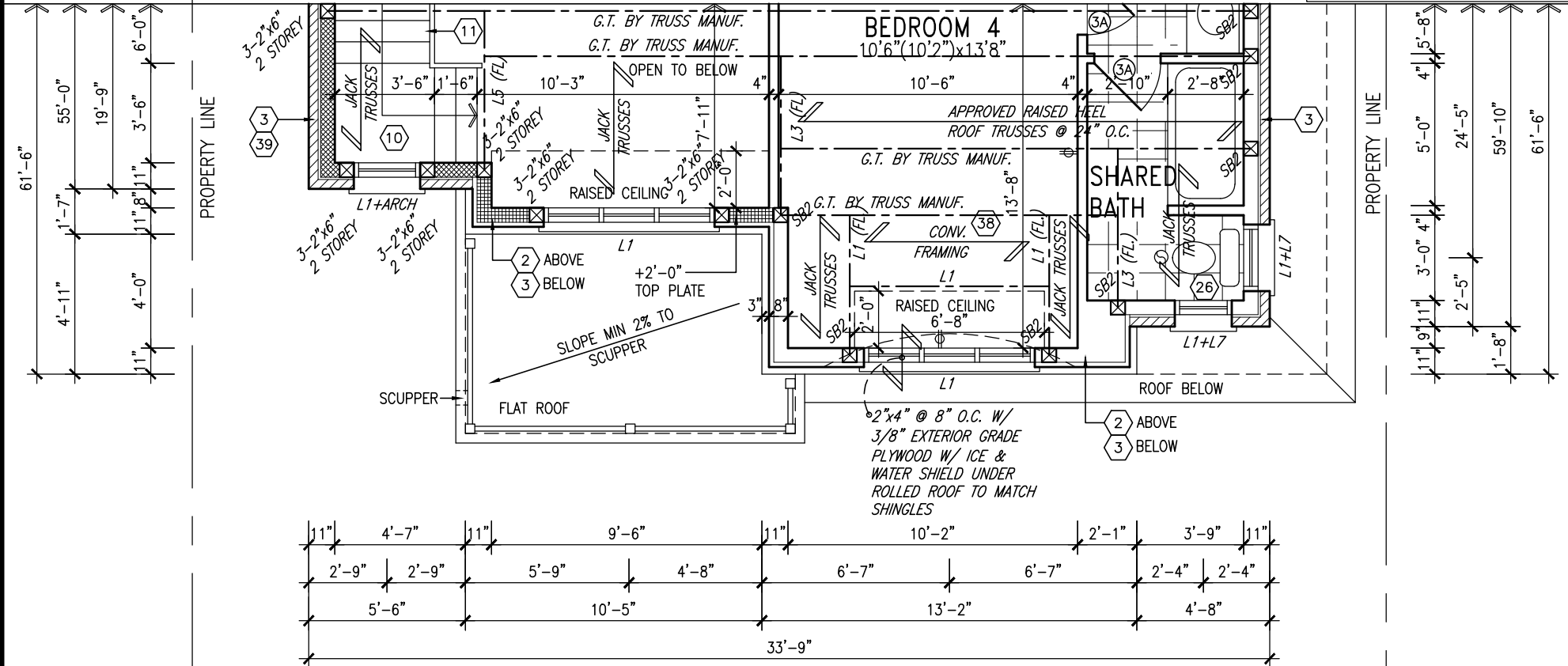
S42-6
RIDEAU 6

project no. **13045**

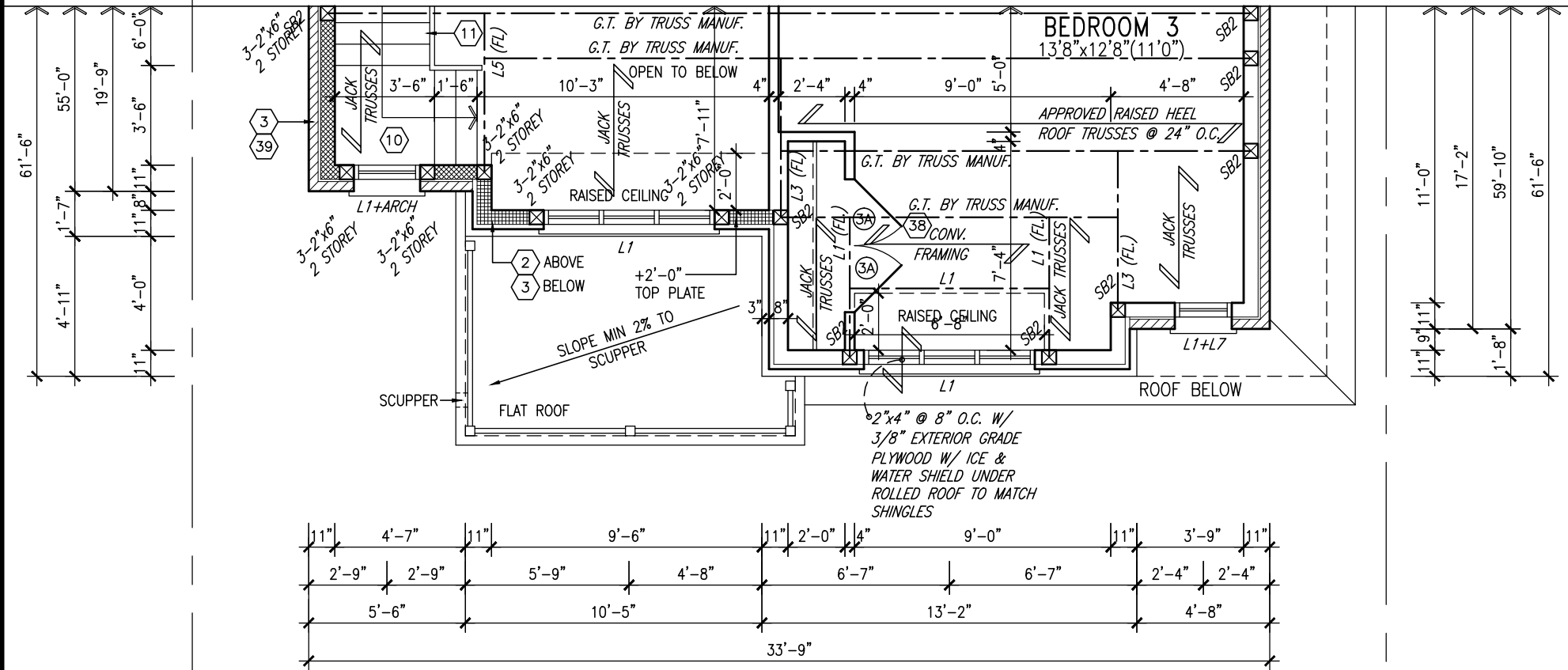
drawing no. **7**

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PARTIAL OPT. SECOND FLOOR PLAN 'C'
5 BEDROOM W/ FOUR BATH



PARTIAL SECOND FLOOR PLAN 'C'
4 BEDROOM + MEDIA LOFT

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3.	REVISED AS PER ENG'S COMMENTS	APR 30-15 RC
2.	ADDED UPGRADED REAR ELEVATIONS.	SEP. 30/14 GW
1.	ISSUED FOR CLIENT REVIEW.	SEPT.15/14 DB
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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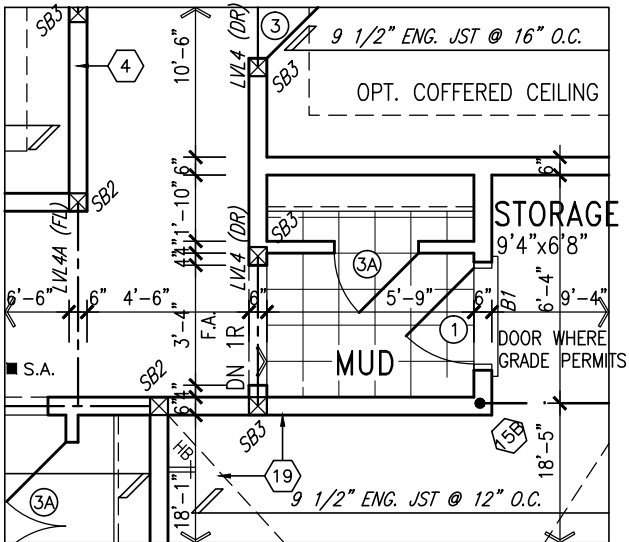
VA3 DESIGN

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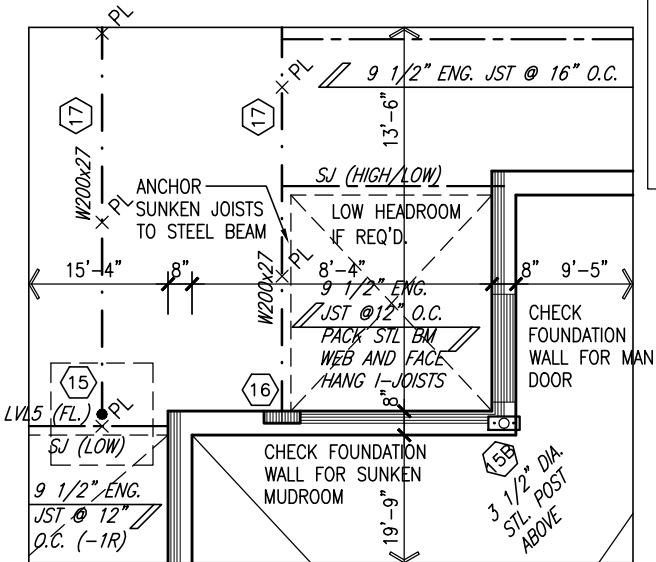
BAYVIEW WELLINGTON		S42-6 RIDEAU 6
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045
date SEPTEMBER 2014	PARTIAL SECOND FLOOR PLAN 'C'	
drawn by DARRYL BURTON	checked by -	scale 3/16" = 1'-0"
file name 13045-S42-6		drawing no. 8
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6.dwg - Wed - Jun 3 2015 - 10:40 AM		

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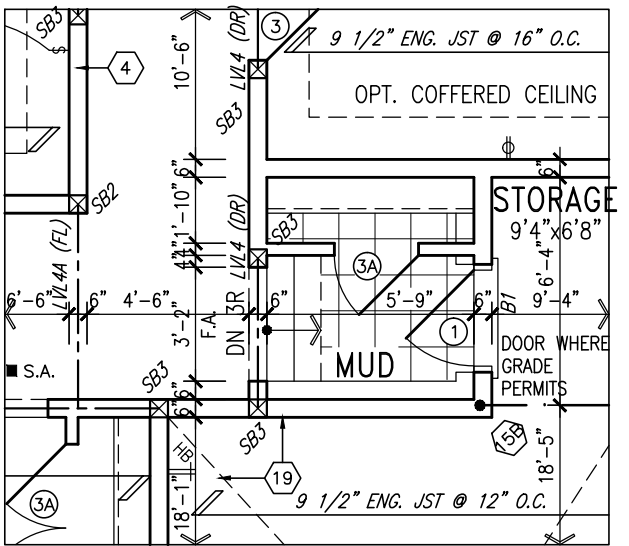
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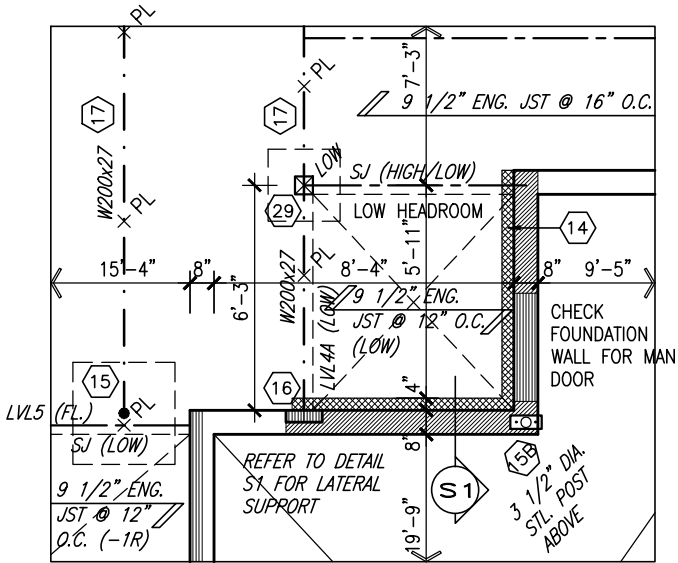
PARTIAL GROUND FLOOR PLAN
SUNKEN MUDROOM
(-1R CONDITION)



PARTIAL BASEMENT PLAN
SUNKEN MUDROOM
(-1R CONDITION)



PARTIAL GROUND FLOOR PLAN
SUNKEN MUDROOM
(-2R TO -3R CONDITION)



PARTIAL BASEMENT PLAN
SUNKEN MUDROOM
(-2R TO -3R CONDITION)

AREA CALCULATIONS	ELEV. A	ELEV. B	ELEV. C
GROUND FLOOR AREA	1589 SF	1589 SF	1589 SF
SECOND FLOOR AREA	1980 SF	1959 SF	1981 SF
SUBTOTAL	3569 SF	3548 SF	3570 SF
DEDUCT ALL OPEN AREAS	102 SF	102 SF	102 SF
FINISHED BSMT AREA	00 SF	00 SF	00 SF
TOTAL NET AREA	3467 SF (322.09 m2)	3446 SF (320.14 m2)	3468 SF (322.18 m2)
COVERAGE W/OUT PORCH	2051 SF (190.54 m2)	2051 SF (190.54 m2)	2051 SF (190.54 m2)
COVERAGE W/ PORCH	2126 SF (197.51 m2)	2126 SF (197.51 m2)	2126 SF (197.51 m2)

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

NOTE 1:
ONE PLY RUBBER MEMBRANE
ADHERED TO EXT. TYPE 5/8" T&G
PLYWOOD SHEATHING ON 2"x4"
PURLINS LAID PERP. TO JOISTS
SLOPED TO DRAIN, ON 2"x8" SPR.
FLR. JOISTS @ 16" O.C. W/
PREFIN. ALUM. SOFFIT ON U/S

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 FLOOR TRUSS
MANUFACTURER.

NOTE: FLOOR FRAMING INFO
REFER TO SHOP DRAWINGS
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3.	REVISED AS PER ENG'S COMMENTS	APR 30-15 RC
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no.	description	date by

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

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DESIGN
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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		S42-6 RIDEAU 6
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045
date SEPTEMBER 2014	scale 3/16" = 1'-0"	file name 13045-S42-6
drawn by DARRYL BURTON	checked by -	drawing no. 9
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6.dwg - Wed - Jun 3 2015 - 10:40 AM		

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
42-6 ELEVATION A	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	675.00 S.F.	94.01 S.F.	13.93 %
LEFT SIDE	1175.51 S.F.	79.00 S.F.	6.72 %
RIGHT SIDE	1175.51 S.F.	111.56 S.F.	9.49 %
REAR	675.00 S.F.	153.72 S.F.	22.77 %
TOTAL SQ. FT.	3701.02 S.F.	438.29 S.F.	11.84 %
TOTAL SQ. M.	343.83 S.M.	40.72 S.M.	11.84 %

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
42-6 ELEVATION A WOB	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	675.00 S.F.	94.01 S.F.	13.93 %
LEFT SIDE	1175.51 S.F.	79.00 S.F.	6.72 %
RIGHT SIDE	1175.51 S.F.	111.56 S.F.	9.49 %
REAR	908.44 S.F.	188.06 S.F.	20.70 %
TOTAL SQ. FT.	3934.46 S.F.	472.63 S.F.	12.01 %
TOTAL SQ. M.	365.52 S.M.	43.91 S.M.	12.01 %

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
42-6 ELEVATION B	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	704.83 S.F.	115.85 S.F.	16.44 %
LEFT SIDE	1160.65 S.F.	79.00 S.F.	6.81 %
RIGHT SIDE	1160.65 S.F.	111.56 S.F.	9.61 %
REAR	675.00 S.F.	153.72 S.F.	22.77 %
TOTAL SQ. FT.	3701.13 S.F.	460.13 S.F.	12.43 %
TOTAL SQ. M.	343.84 S.M.	42.75 S.M.	12.43 %

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
42-6 ELEVATION B WOB	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	704.83 S.F.	115.85 S.F.	16.44 %
LEFT SIDE	1160.65 S.F.	79.00 S.F.	6.81 %
RIGHT SIDE	1160.65 S.F.	111.56 S.F.	9.61 %
REAR	908.44 S.F.	188.06 S.F.	20.70 %
TOTAL SQ. FT.	3934.57 S.F.	494.47 S.F.	12.57 %
TOTAL SQ. M.	365.53 S.M.	45.94 S.M.	12.57 %

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
42-6 ELEVATION C	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	702.50 S.F.	113.01 S.F.	16.09 %
LEFT SIDE	1175.51 S.F.	79.00 S.F.	6.72 %
RIGHT SIDE	1175.51 S.F.	111.56 S.F.	9.49 %
REAR	675.00 S.F.	153.72 S.F.	22.77 %
TOTAL SQ. FT.	3728.52 S.F.	457.29 S.F.	12.26 %
TOTAL SQ. M.	346.39 S.M.	42.48 S.M.	12.26 %

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
42-6 ELEVATION C WOB	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	702.50 S.F.	113.01 S.F.	16.09 %
LEFT SIDE	1175.51 S.F.	79.00 S.F.	6.72 %
RIGHT SIDE	1175.51 S.F.	111.56 S.F.	9.49 %
REAR	908.44 S.F.	188.06 S.F.	20.70 %
TOTAL SQ. FT.	3961.96 S.F.	491.63 S.F.	12.41 %
TOTAL SQ. M.	368.08 S.M.	45.67 S.M.	12.41 %

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
42-6 ELEVATION A WOD	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	675.00 S.F.	94.01 S.F.	13.93 %
LEFT SIDE	1175.51 S.F.	79.00 S.F.	6.72 %
RIGHT SIDE	1175.51 S.F.	111.56 S.F.	9.49 %
REAR	810.00 S.F.	178.17 S.F.	22.00 %
TOTAL SQ. FT.	3836.02 S.F.	462.74 S.F.	12.06 %
TOTAL SQ. M.	356.37 S.M.	42.99 S.M.	12.06 %

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
42-6 ELEVATION B WOD	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	704.83 S.F.	115.85 S.F.	16.44 %
LEFT SIDE	1160.65 S.F.	79.00 S.F.	6.81 %
RIGHT SIDE	1160.65 S.F.	111.56 S.F.	9.61 %
REAR	810.00 S.F.	178.17 S.F.	22.00 %
TOTAL SQ. FT.	3836.13 S.F.	484.58 S.F.	12.63 %
TOTAL SQ. M.	356.39 S.M.	45.02 S.M.	12.63 %

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
42-6 ELEVATION C WOD	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	702.50 S.F.	113.01 S.F.	16.09 %
LEFT SIDE	1175.51 S.F.	79.00 S.F.	6.72 %
RIGHT SIDE	1175.51 S.F.	111.56 S.F.	9.49 %
REAR	810.00 S.F.	178.17 S.F.	22.00 %
TOTAL SQ. FT.	3863.52 S.F.	481.74 S.F.	12.47 %
TOTAL SQ. M.	358.93 S.M.	44.75 S.M.	12.47 %

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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.

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3.	REVISED AS PER ENG'S COMMENTS	APR 30-15 RC
2.	ADDED UPGRADED REAR ELEVATIONS.	SEP. 30/14 GW
1.	ISSUED FOR CLIENT REVIEW.	SEPT.15/14 DB
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.

Wellington Jno-Baptiste

signature

25591

BCIN

name

registration information

VA3 Design Inc.

42658

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

VA3

DESIGN

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

BAYVIEW WELLINGTON

project name

GREEN VALLEY ESTATES

municipality

BRADFORD

date

SEPTEMBER 2014

drawn by

DARRYL BURTON

checked by

-

scale

3/16" = 1'-0"

file name

13045-S42-6

RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6.dwg - Wed - Jun 3 2015 - 10:40 AM

S42-6

RIDEAU 6

project no.

13045

SB-12 CHARTS

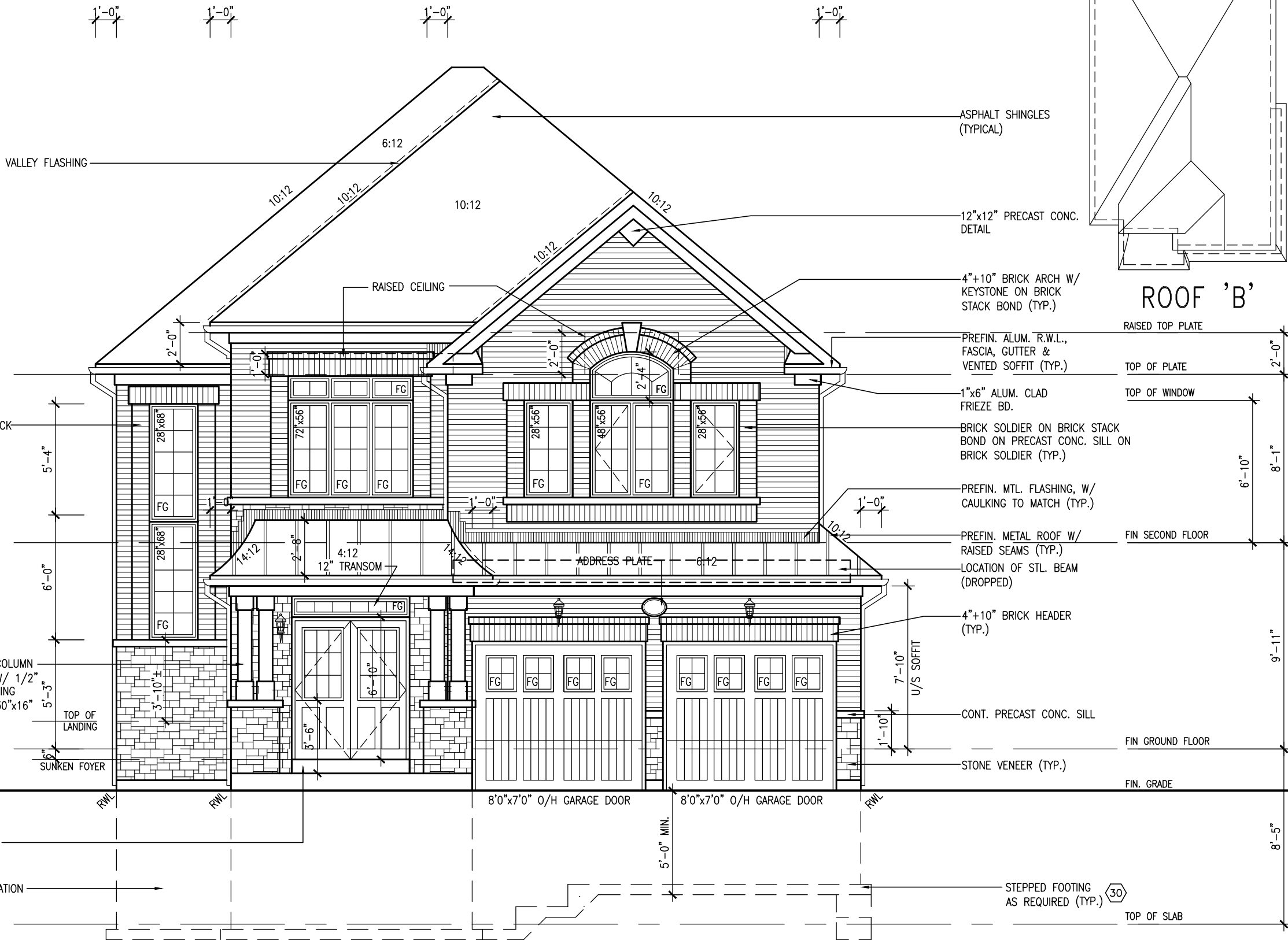
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drawing no.

10

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FRONT ELEVATION 'B'

BAYVIEW WELLINGTON

S42-6
RIDEAU 6

GREEN VALLEY ESTATES

BRADFORD

project no.
13045

drawing no.
15

file name
13045-S42-6

scale
3/16" = 1'-0"

checked by
DARRYL BURTON

date
SEPTEMBER 2014

drawn by
RICHARD - H:\ARCHIVE\WORKING\2013\13045-S42-6.dwg - Wed - Jun 3 2015 - 10:40 AM

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

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

qualification information
Wellington Jno-Baptiste 25591 BCN

name
Wellington Jno-Baptiste 25591 BCN

registration information
VAS Design Inc. 42658

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APR 30/15 RC

SEP. 30/14 GW

SEP. 15/14 DB

ISSUED FOR CLIENT REVIEW.

date

by

no. description

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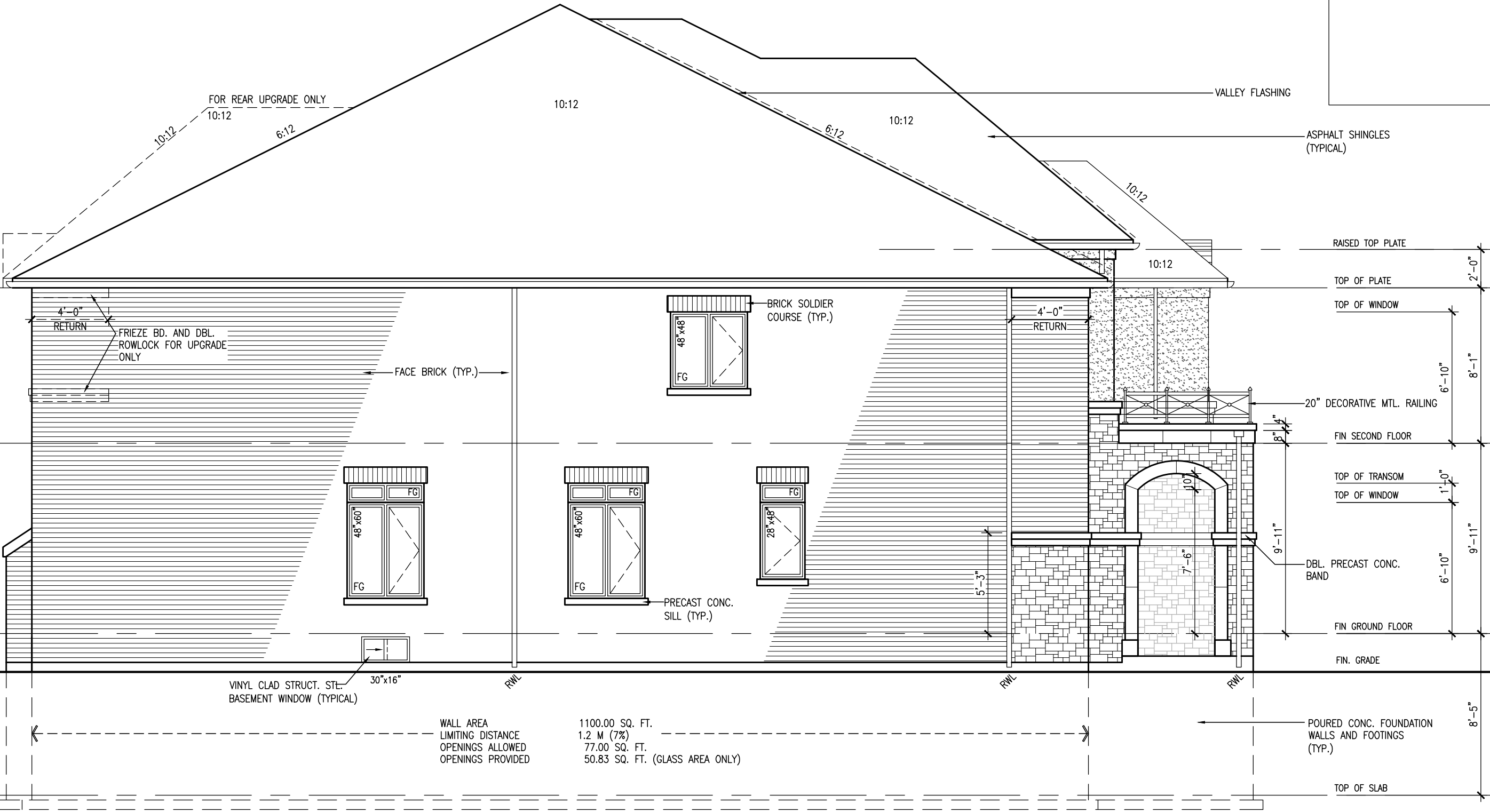
1'-0"

1'-0" 1'-0"

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VALLEY FLASHING

ASPHALT SHINGLES (TYPICAL)

RAISED TOP PLATE

TOP OF PLATE

TOP OF WINDOW

20" DECORATIVE MTL. RAILING

FIN SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

DBL. PRECAST CONC. BAND

FIN GROUND FLOOR

FIN. GRADE

POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)

TOP OF SLAB

BAYVIEW WELLINGTON

S42-6
RIDEAU 6

GREEN VALLEY ESTATES

BRADFORD

project no.
13045

drawing no.
19

date
SEPTEMBER 2014

drawn by
DARRYL BURTON

checked by
-

scale
3/16" = 1'-0"

file name
13045-S42-6

date
RICHARD - H:\ARCHIVE\WORKING\2013\13045-S42-6.dwg - Wed - Jun 3 2015 - 10:40 AM

VAS
DESIGN

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

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qualification information

Wellington Jno-Baptiste

25591

BCN

42658

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no. description

APR 30/15 RC

SEP. 30/14 GW

SEP. 15/14 DB

date

by

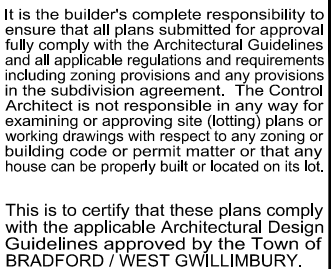
description

NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

LEFT SIDE ELEVATION 'C'

WALL AREA
LIMITING DISTANCE
OPENINGS ALLOWED
OPENINGS PROVIDED

1100.00 SQ. FT.
1.2 M (7%)
77.00 SQ. FT.
50.83 SQ. FT. (GLASS AREA ONLY)



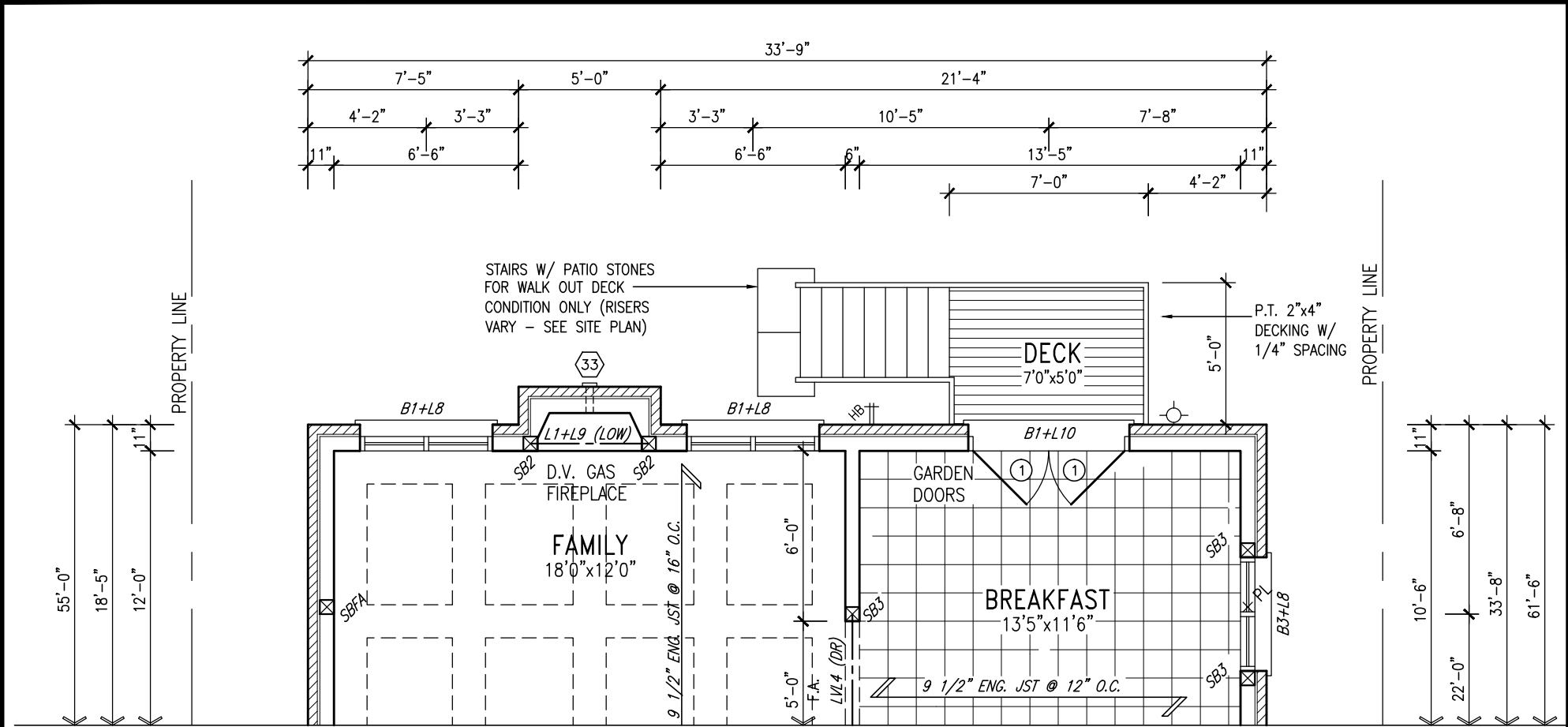
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

[illegible]

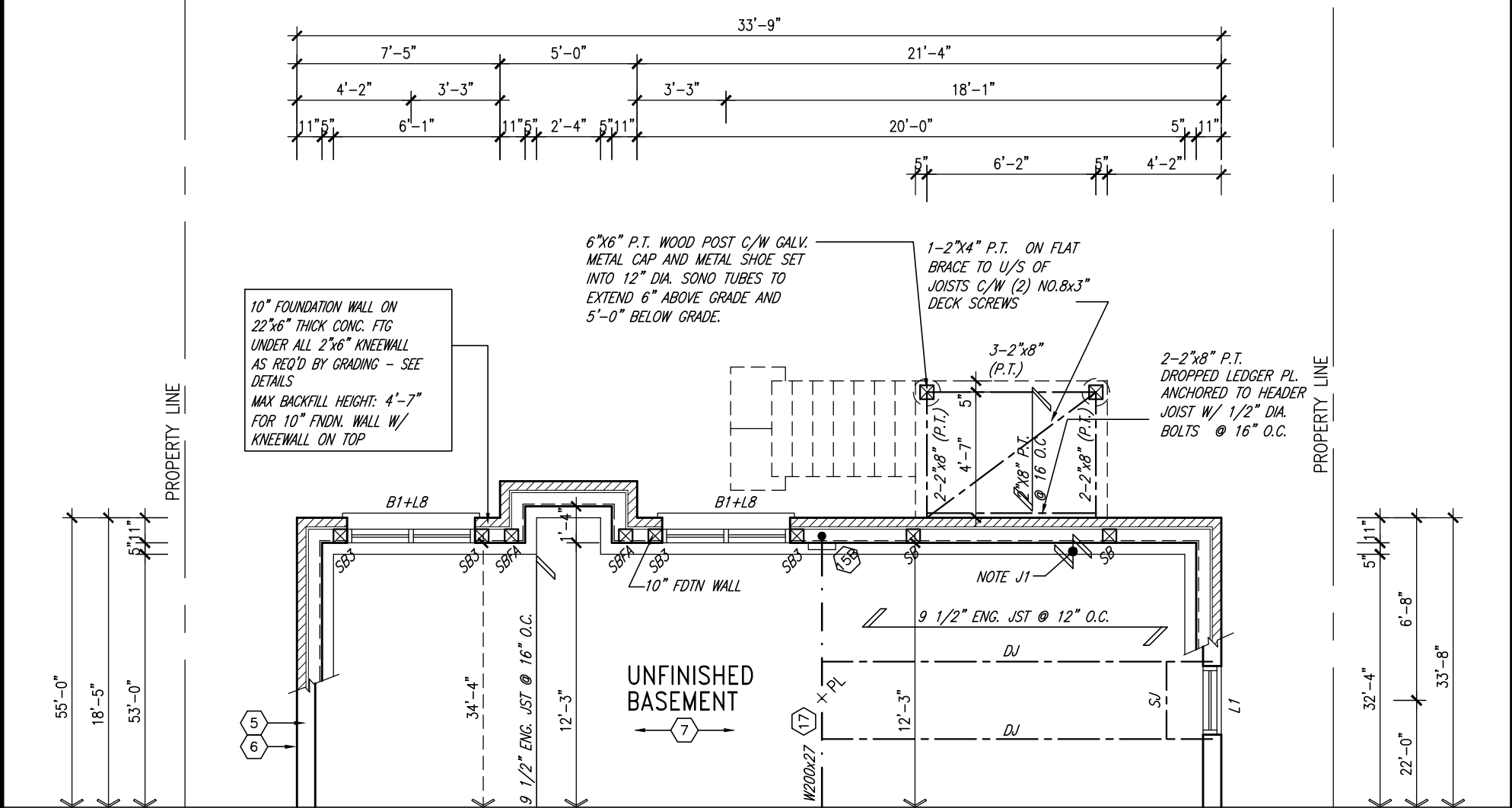
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PARTIAL GROUND FLOOR PLAN 'A','B','C'
WOD 9R AND MORE COND.



PARTIAL BASEMENT PLAN 'A','B','C'
WOD 9R AND MORE COND.

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

NOTE 1:
ONE PLY RUBBER MEMBRANE ADHERED TO EXT. TYPE 5/8" T&G PLYWOOD SHEATHING ON 2"x4" PURLINS LAID PERP. TO JOISTS SLOPED TO DRAIN, ON 2"x8" SPR. FLR. JOISTS @ 16" O.C. W/ PREFIN. ALUM. SOFFIT ON U/S

NOTE:
REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

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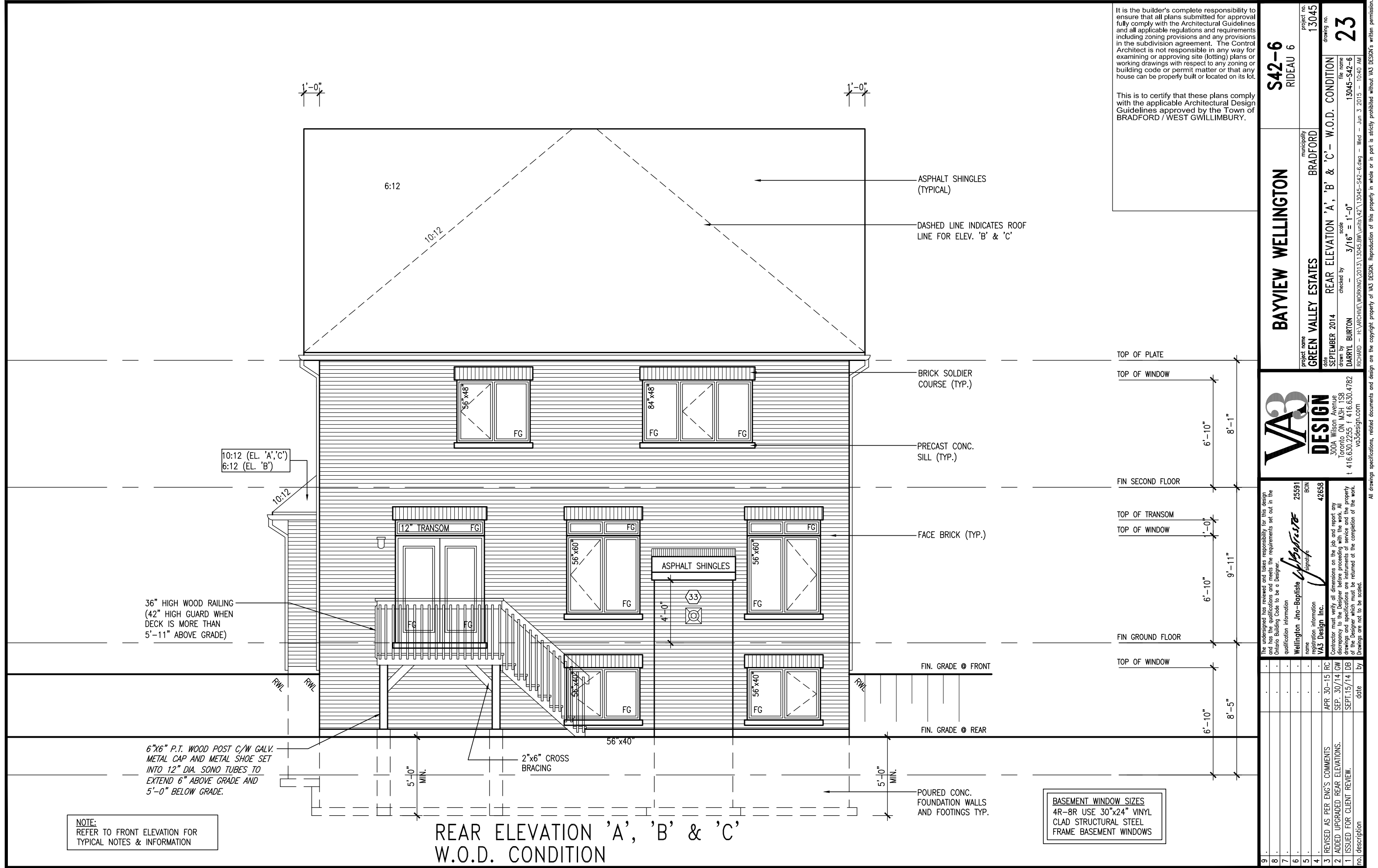
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

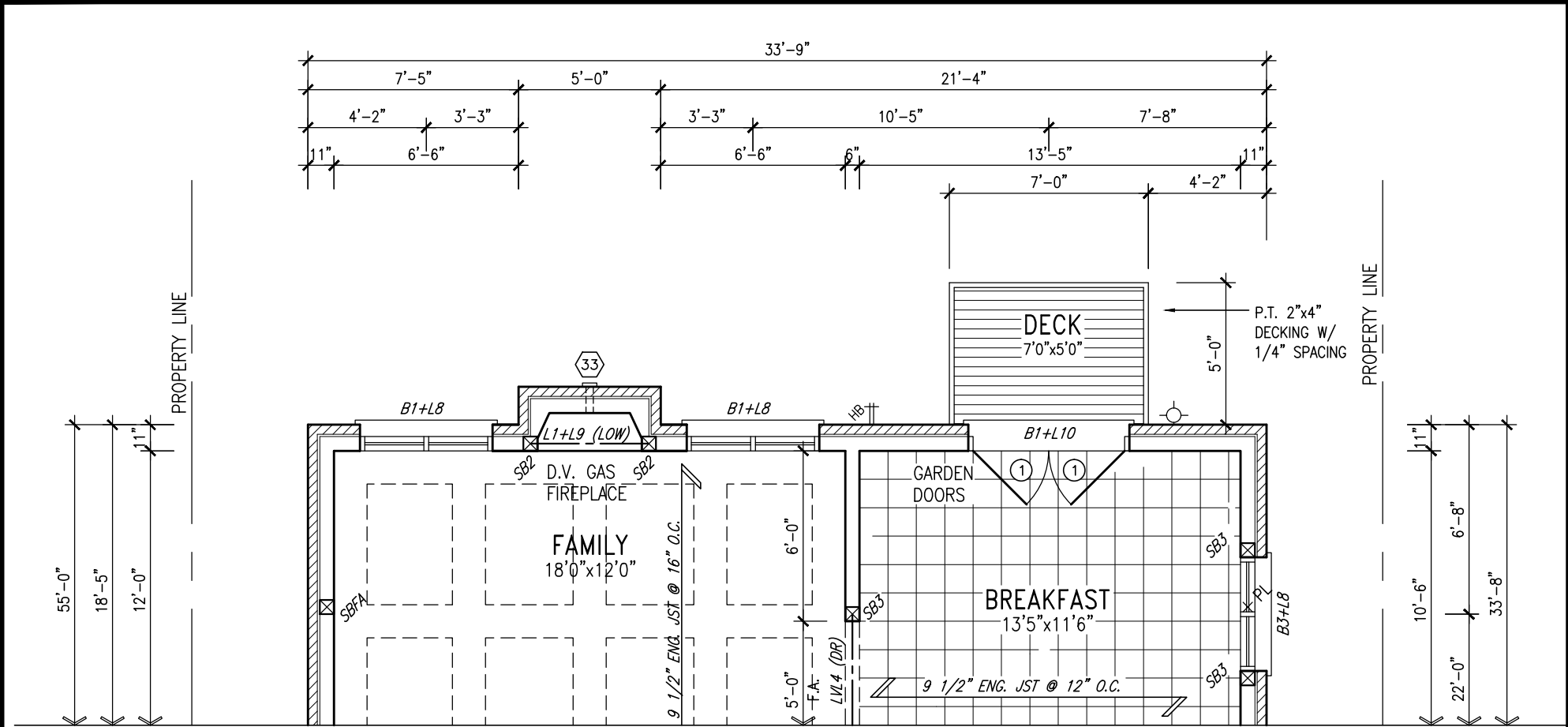
NOTE: SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.

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

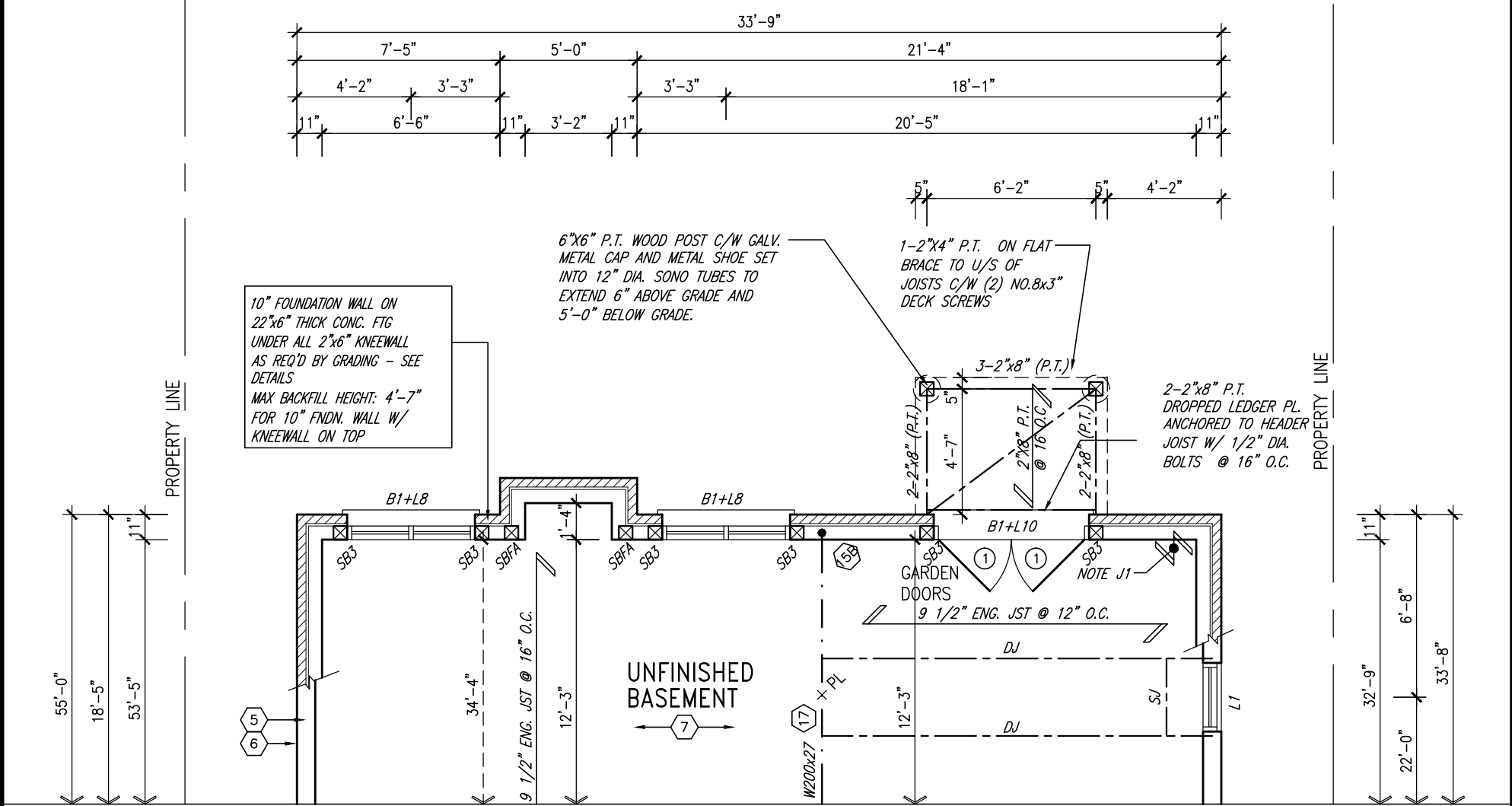
NOTE: FLOOR FRAMING INFO REFER TO SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.

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	municipality BRADFORD	project no. 13045	drawing no. 22
8.	.	.	qualification information						
7.	.	.	Wellington Jno-Baptiste 25591 name signature BCIN						
6.	.	.	registration information VA3 Design Inc. 42658						
5.	.	.	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.			date SEPTEMBER 2014	scale 3/16" = 1'-0"	file name 13045-S42-6	
3.	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC						
2.	ADDED UPGRADED REAR ELEVATIONS.	SEP. 30/14	GW						
1.	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB						
no.	description	date	by						





PARTIAL GROUND FLOOR PLAN 'A','B','C'
WOB CONDITION



PARTIAL BASEMENT PLAN 'A','B','C'
WOB CONDITION

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

NOTE 1:
ONE PLY RUBBER MEMBRANE ADHERED TO EXT. TYPE 5/8" T&G PLYWOOD SHEATHING ON 2"x4" PURLINS LAID PERP. TO JOISTS SLOPED TO DRAIN, ON 2"x8" SPR. FLR. JOISTS @ 16" O.C. W/ PREFIN. ALUM. SOFFIT ON U/S

NOTE:
REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

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

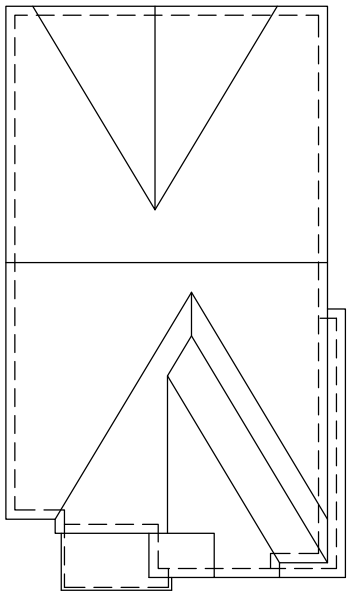
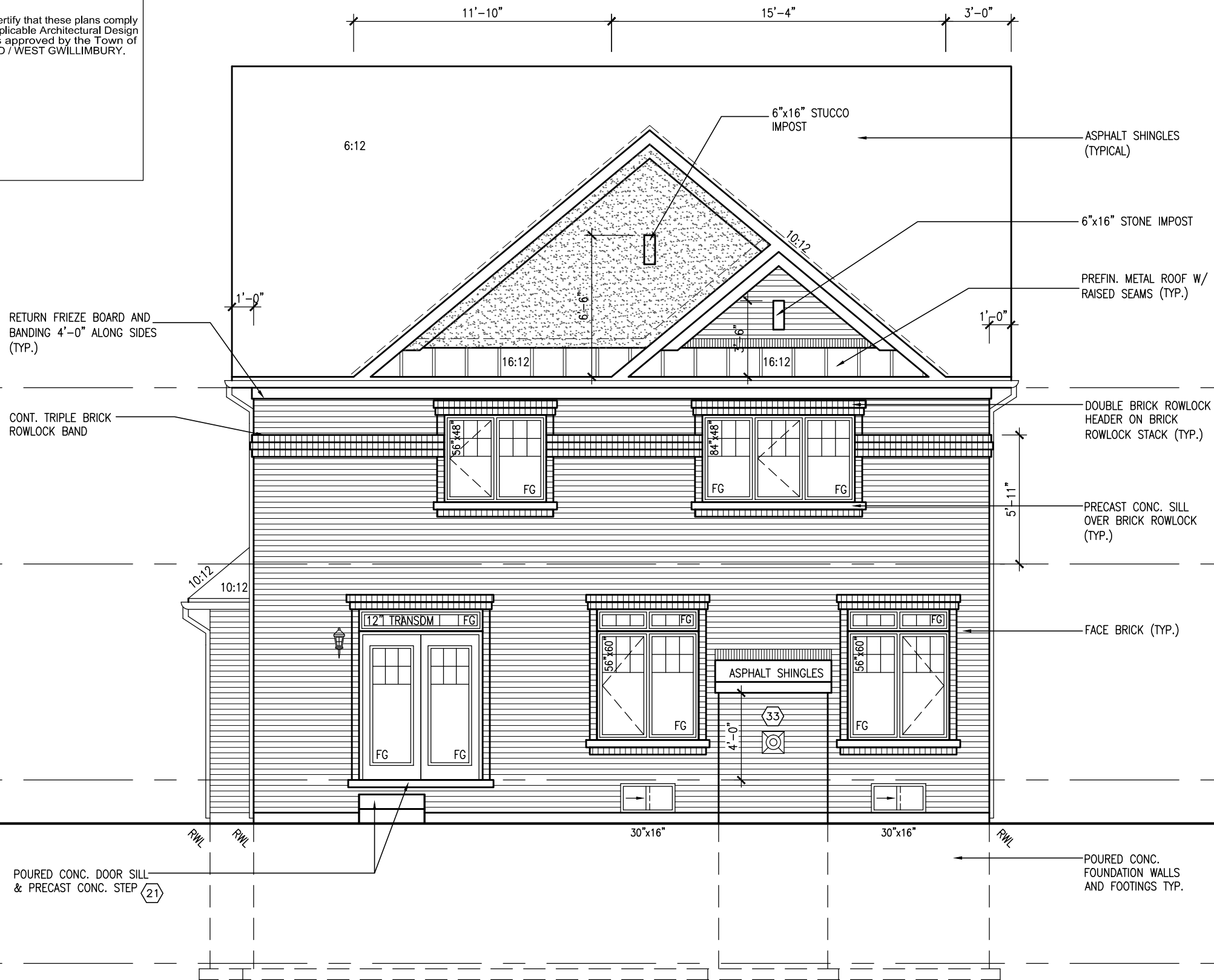
NOTE: ALL LVL'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY FLOOR TRUSS MANUFACTURER.

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

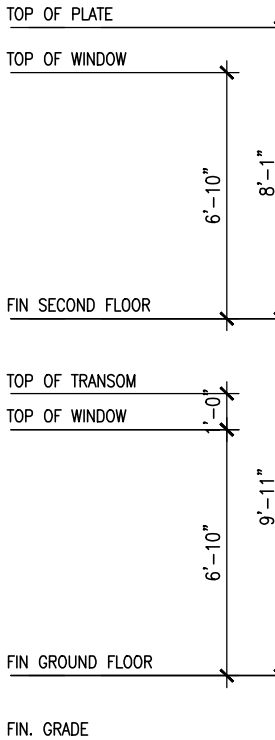
9	-	-	-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		S42-6 RIDEAU 6					
8	-	-	-	Wellington Jno-Baptiste		25591	project name	GREEN VALLEY ESTATES	municipality	BRADFORD	project no.	13045	
7	-	-	-	qualification information		BCIN	date	SEPTEMBER 2014	PARTIAL PLANS- W.O.B. CONDITION			drawing no.	24
6	-	-	-	name		42658	drawn by	DARRYL BURTON	checked by	-	scale	3/16" = 1'-0"	file name
5	-	-	-	registration information		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6.dwg - Wed - Jun 3 2015 - 10:40 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.	SEP. 30/14	GW										
1	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB										
no.	description	date	by										

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ROOF 'A'
(UPGRADE REAR)



NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

S42-6
RIDEAU 6

BAYVIEW WELLINGTON

GREEN VALLEY ESTATES
BRADFORD

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

name registration information

VA3 Design Inc. 42658

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3 REVISED AS PER ENG'S COMMENTS APR 30/15 RC

2 ADDED UPGRADED REAR ELEVATIONS. SEP. 30/14 GW

1 ISSUED FOR CLIENT REVIEW. SEPT.15/14 DB

no. description date by

project no. 13045
drawing no. 26
date SEPTEMBER 2014
checked by DARRYL BURTON
scale 3/16" = 1'-0"

project name GREEN VALLEY ESTATES
municipality BRADFORD
file name 13045-S42-6
drawn by RICHARD - H:\ARCHIVE WORKING\2013\13045-S42-6.dwg - Wed - Jun 3 2015 - 10:40 AM

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

POURED CONC. DOOR SILL & PRECAST CONC. STEP (21)

ASPHALT SHINGLES (TYPICAL)

12"x12" PRECAST CONC. DETAIL

4"x10" BRICK ARCH W/ KEYSTONE OVER VINYL PANEL ON BRICK STACK BOND (TYP.)

PRECAST CONC. SILL OVER BRICK ROWLOCK (TYP.)

4"x10" BRICK SOLDIER W/ KEYSTONE ON BRICK (TYP.)

FACE BRICK (TYP.)

POURED CONC. FOUNDATION WALLS AND FOOTINGS TYP.

ROOF 'B' (UPGRADE REAR)

UPGRADED REAR ELEVATION 'B'

NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

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 BCON

VAS Design Inc. 42658

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Drawings are not to be scaled.

VAS3
DESIGN

300A Wilson Avenue
Toronto, ON M3H 1S8
t 416.630.2255 f 416.630.4782
vas3design.com

BAYVIEW WELLINGTON

S42-6
RIDEAU 6

project name
GREEN VALLEY ESTATES

municipality
BRADFORD

project no.
13045

drawing no.
27

date
SEPTEMBER 2014

drawn by
DARRYL BURTON

checked by
—

scale
3/16" = 1'-0"

file name
13045-S42-6

drawn by
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checked by
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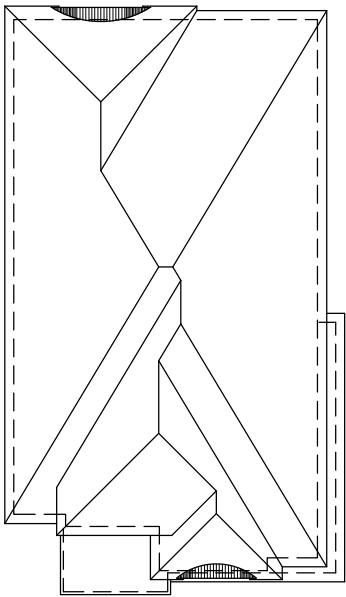
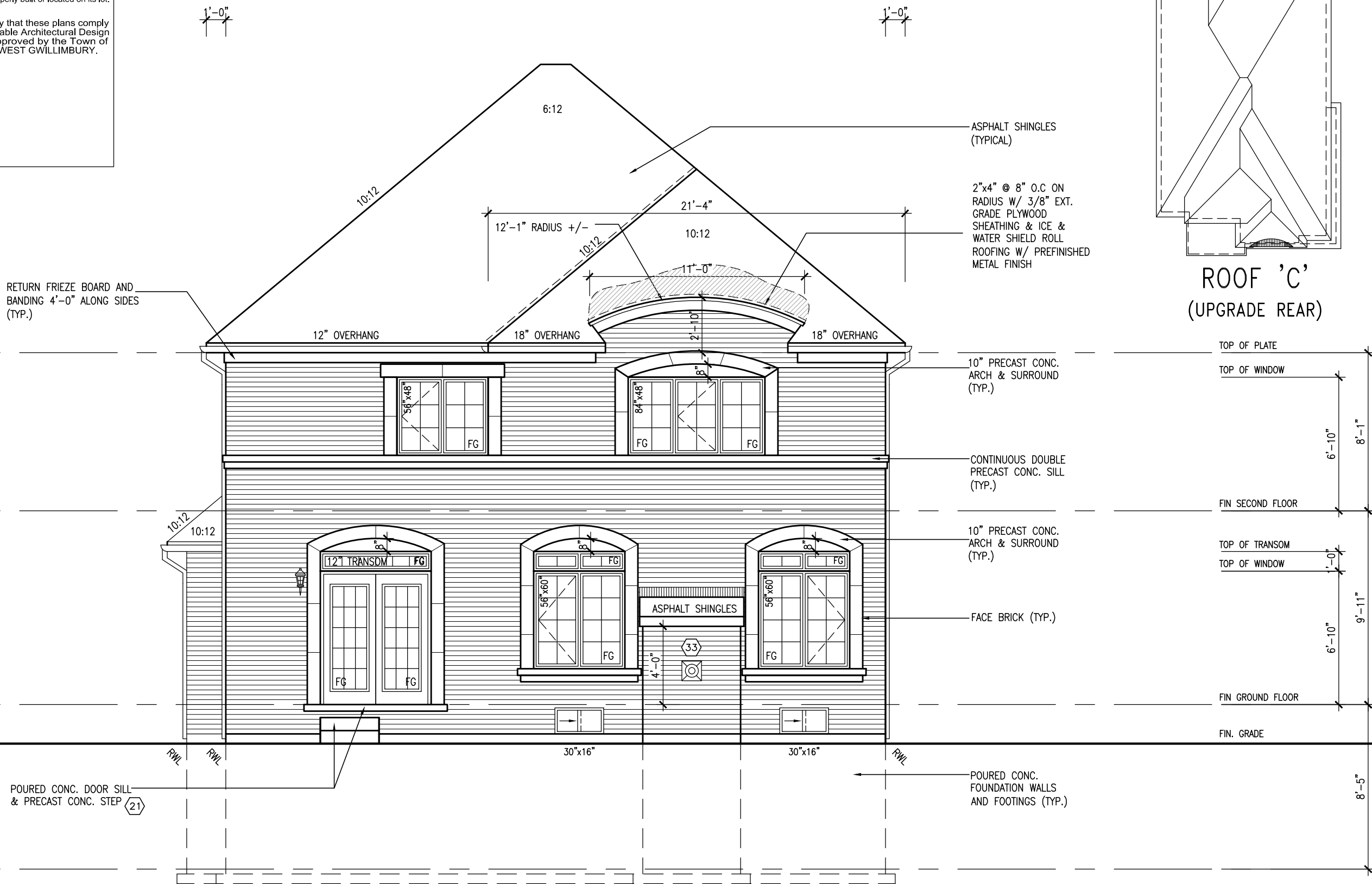
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ROOF 'C'
(UPGRADE REAR)

TOP OF PLATE

TOP OF WINDOW

6'-10"

8'-1"

FIN SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

1'-0"

6'-10"

9'-11"

FIN GROUND FLOOR

FIN. GRADE

8'-5"

NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

BAYVIEW WELLINGTON

S42-6
RIDEAU 6

GREEN VALLEY ESTATES

BRADFORD

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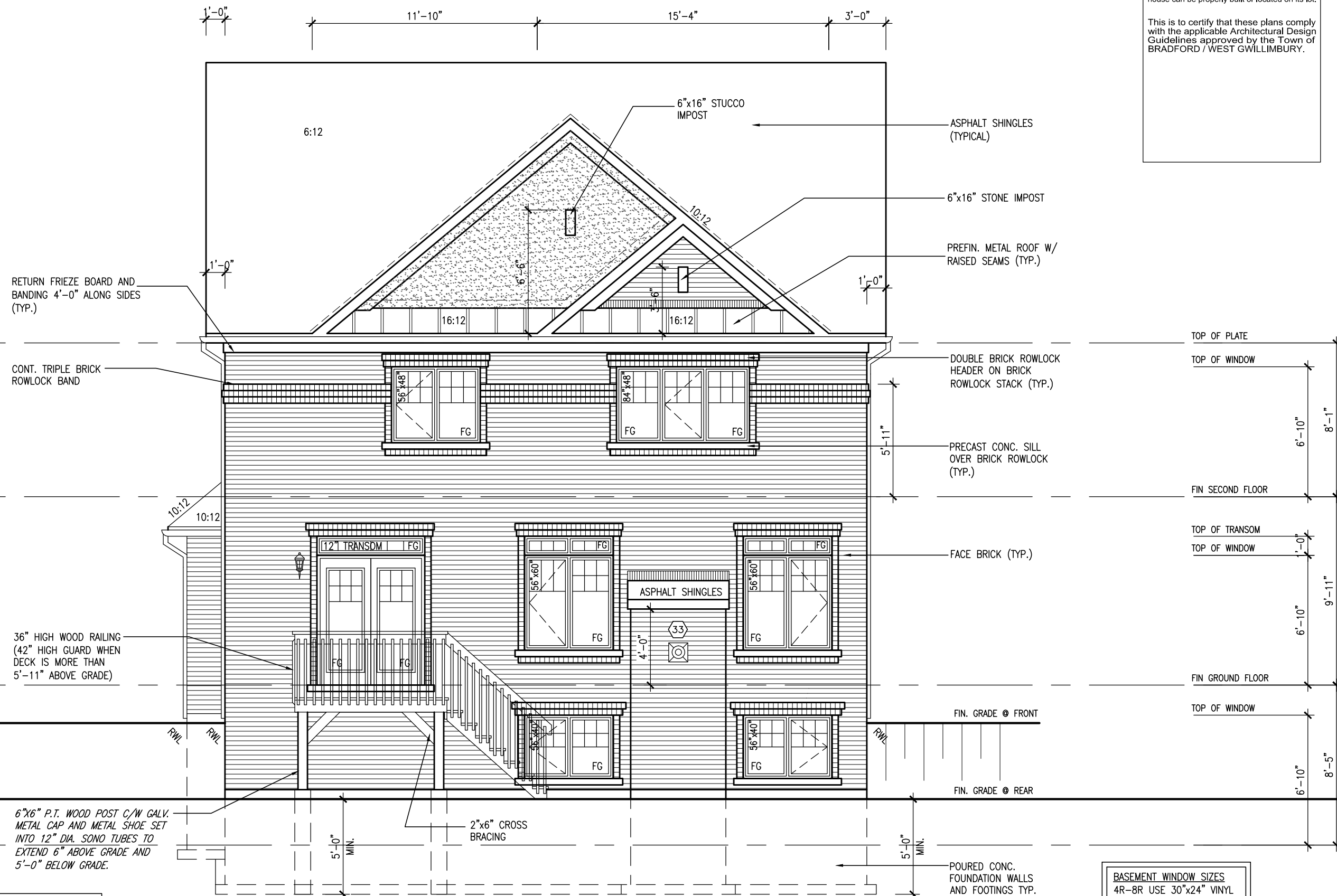
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UPGRADED REAR ELEVATION 'A'
W.O.D. CONDITION

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

[illegible]

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

36" HIGH WOOD RAILING
(42" HIGH GUARD WHEN
DECK IS MORE THAN
5'-11" ABOVE GRADE)

6"x6" P.T. WOOD POST C/W GALV.
METAL CAP AND METAL SHOE SET
INTO 12" DIA. SONO TUBES TO
EXTEND 6" ABOVE GRADE AND
5'-0" BELOW GRADE.

NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

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

2"x6" CROSS
BRACING

POURED CONC.
FOUNDATION WALLS
AND FOOTINGS TYP.

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

ASPHALT SHINGLES
(TYPICAL)

12"x12" PRECAST CONC.
DETAIL

4"x10" BRICK ARCH W/
KEYSTONE OVER VINYL
PANEL ON BRICK STACK
BOND (TYP.)

PRECAST CONC. SILL
OVER BRICK ROWLOCK
(TYP.)

4"x10" BRICK SOLDIER
W/ KEYSTONE ON BRICK
(TYP.)

FACE BRICK (TYP.)

ASPHALT SHINGLES

FIN. GRADE @ FRONT

FIN. GRADE @ REAR

TOP OF PLATE

TOP OF WINDOW

FIN SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

FIN GROUND FLOOR

TOP OF WINDOW

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VAS3
DESIGN
300A Wilson Avenue
Toronto, ON M3H 1S8
t 416.630.2255 f 416.630.4782
vas3design.com

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

qualification information

Wellington Jno-Baptiste 25591 BCN

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.

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3.	REVISED AS PER ENG'S COMMENTS	APR 30/15	RC
2.	ADDED UPGRADED REAR ELEVATIONS.	SEP. 30/14	GW
1.	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB

BAYVIEW WELLINGTON

S42-6
RIDEAU 6

project name
GREEN VALLEY ESTATES

municipality
BRADFORD

project no.
13045

drawing no.
30

date
SEPTEMBER 2014

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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.



UPGRADED REAR ELEVATION 'C'
W.O.D. CONDITION

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

[illegible]

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

CONT. TRIPLE BRICK ROWLOCK BAND

36" HIGH WOOD RAILING (42" HIGH GUARD WHEN DECK IS MORE THAN 5'-11" ABOVE GRADE)

2"x6" CROSS BRACING

6"x6" P.T. WOOD POST C/W GALV. METAL CAP AND METAL SHOE SET INTO 12" DIA. SONO TUBES TO EXTEND 6" ABOVE GRADE AND 5'-0" BELOW GRADE.

NOTE:
REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION



TOP OF PLATE
TOP OF WINDOW
6'-10"
8'-1"
FIN SECOND FLOOR
TOP OF TRANSOM
TOP OF WINDOW
1'-0"
6'-10"
9'-11"
FIN GROUND FLOOR
TOP OF WINDOW
6'-10"
8'-5"

FIN. GRADE @ FRONT

FIN. GRADE @ REAR

POURED CONC. FOUNDATION WALLS AND FOOTINGS TYP.

S42-6
RIDEAU 6

BAYVIEW WELLINGTON

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

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


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5 .
4 .
3 REVISED AS PER ENG'S COMMENTS
2 ADDED UPGRADED REAR ELEVATIONS.
1 ISSUED FOR CLIENT REVIEW.
no. description
APR 30-15 RC
SEP. 30/14 GW
SEP.15/14 DB
date by

project no. 13045
drawing no. 32
project name GREEN VALLEY ESTATES
municipality BRADFORD
date SEPTEMBER 2014
drawn by RICHARD
checked by DARRYL BURTON
scale 3/16" = 1'-0"
file name 13045-S42-6
13045-S42-6
13045-S42-6.dwg
Wed Jun 3 2015 10:41 AM

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 'C'
W.O.B. CONDITION

9 .		<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>qualification information</p> <p>Wellington Jno-Baptiste 25591</p> <p><i>J. Baptiste</i> signature</p> <p>name registration information VA3 Design Inc. 42658</p>	
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no.	description	date	by



**VA3
DESIGN**

300A Wilson Avenue
Toronto, ON M3H 1S8
t 416.630.2255 f 416.630.4782
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qualification information

Wellington Jno-Baptiste 25591

J. Baptiste
signature

name
registration information
VA3 Design Inc. 42658

BAYVIEW WELLINGTON

GREEN VALLEY ESTATES

UPGRADED REAR ELEVATION 'C' – W.O.B. CONDITION

SEPTEMBER 2014

DARRYL BURTON

project name

project no.
13045

date

checked by

drawn by

project no.
13045

drawing no.
34

file name
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scale
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checked by

drawn by

S42-6

RIDEAU 6

project no.
13045

drawing no.
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GREEN VALLEY ESTATES

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GREEN VALLEY ESTATES

UPGRADED REAR ELEVATION 'C' – W.O.B. CONDITION

SEPTEMBER 2014

DARRYL BURTON

project

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.

12. 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.

13. 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 (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES. OFFENDING GARAGE WALLS INCLUDED.

36. COLD CELLAR PORCH SLAB (OBC 9.40.)

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

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

38. CONVENTIONAL ROOF FRAMING (2.0kpa. SNOW LOAD)

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

GENERAL NOTES

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

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

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

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

3) EXTERIOR WINDOWS

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

GENERAL: 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. 8, 6.2.2. SEE MECHANICAL DRAWINGS.

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

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

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

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

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

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

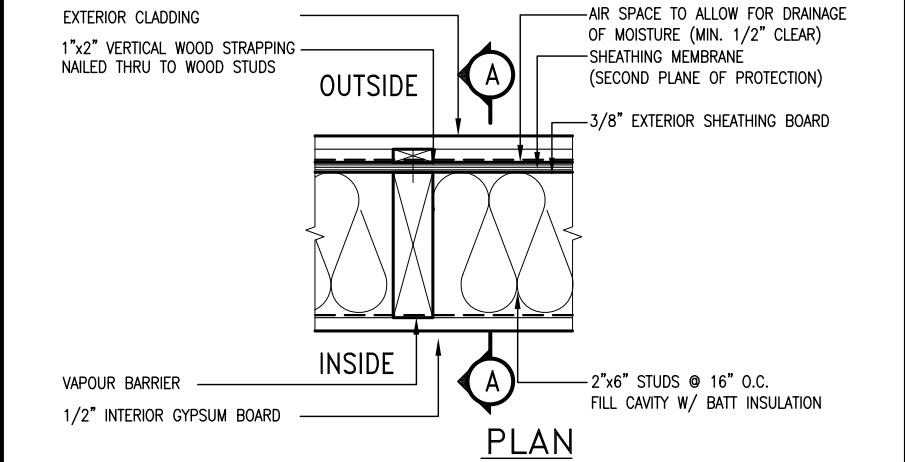
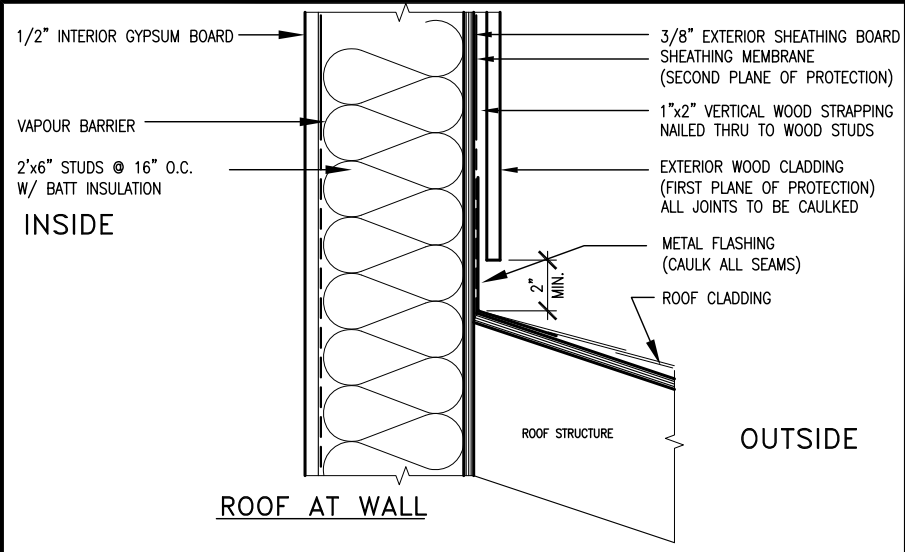
LUMBER: 1) ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE.

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

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

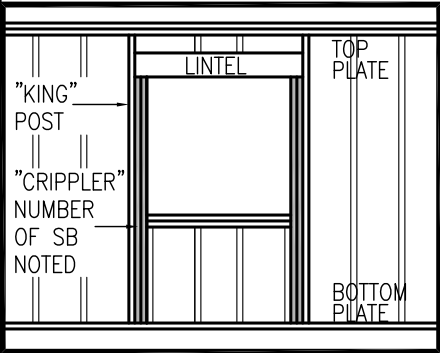
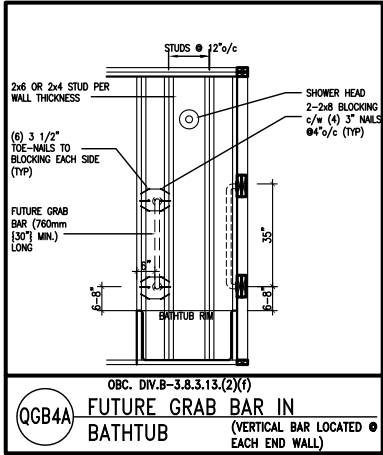
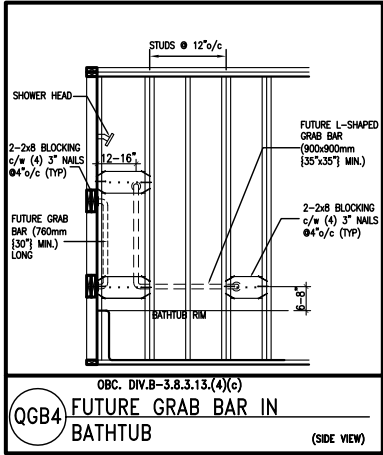
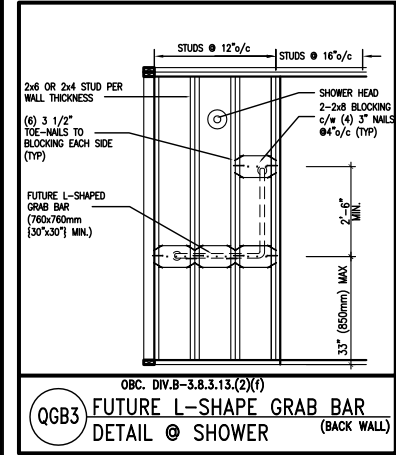
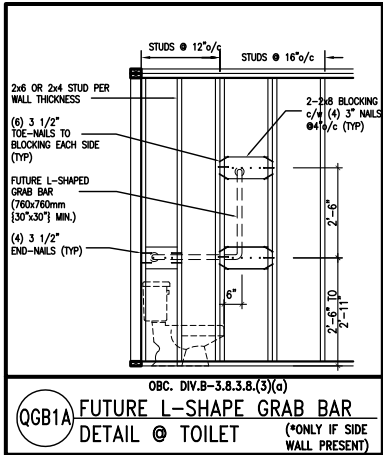
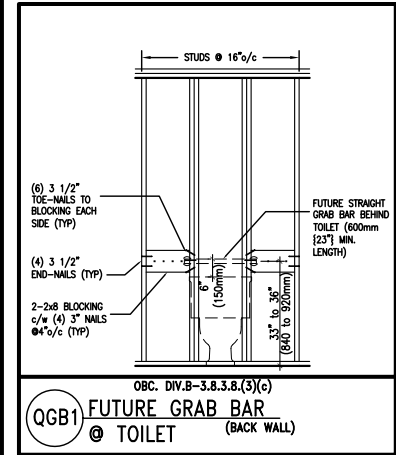
4) ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

5) LVL BEAMS SHALL BE 2.0E -2950Fb MIN., NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 30



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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3	.	.	.
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

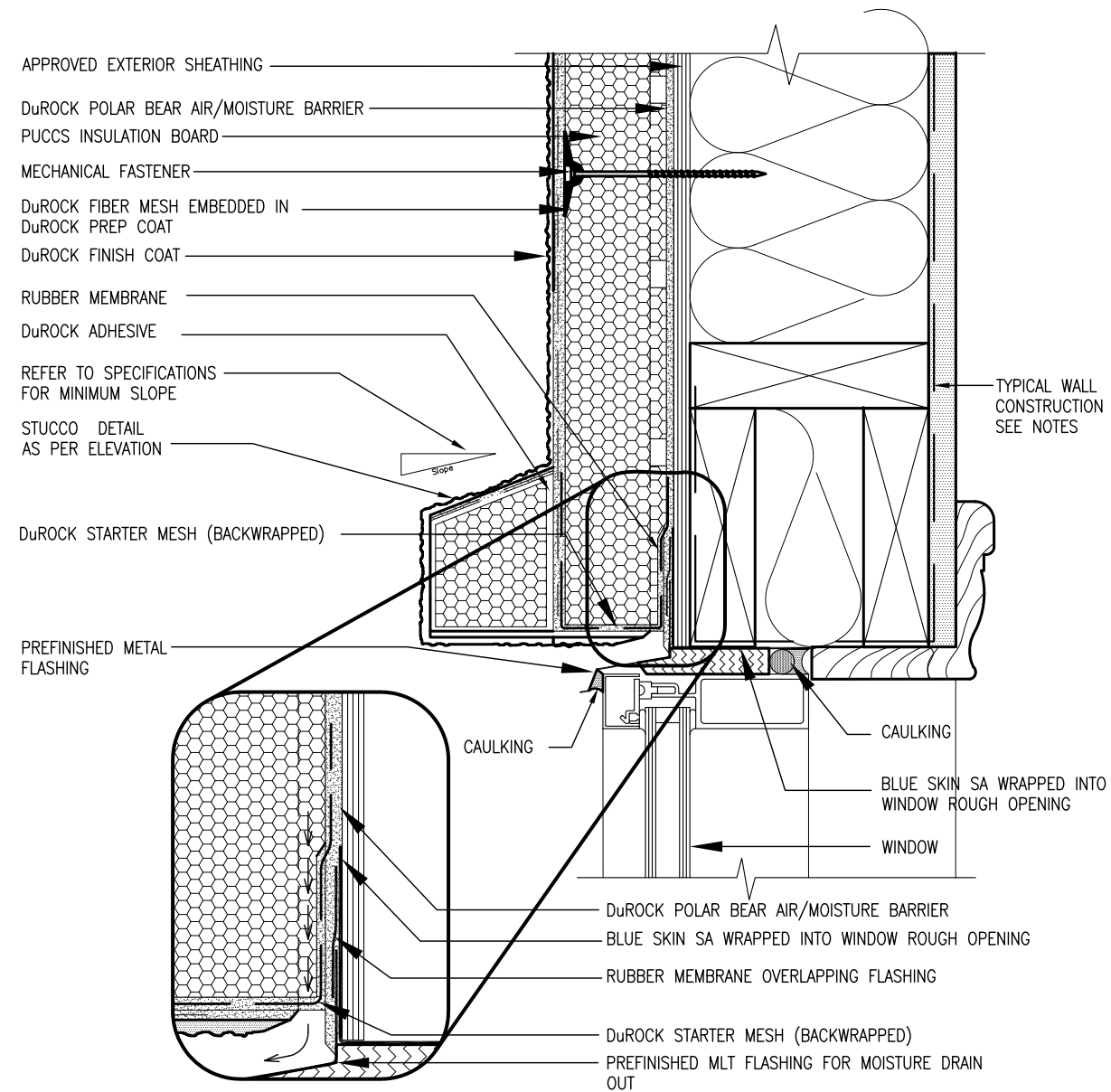
registration information
VA3 Design Inc. 42658

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.

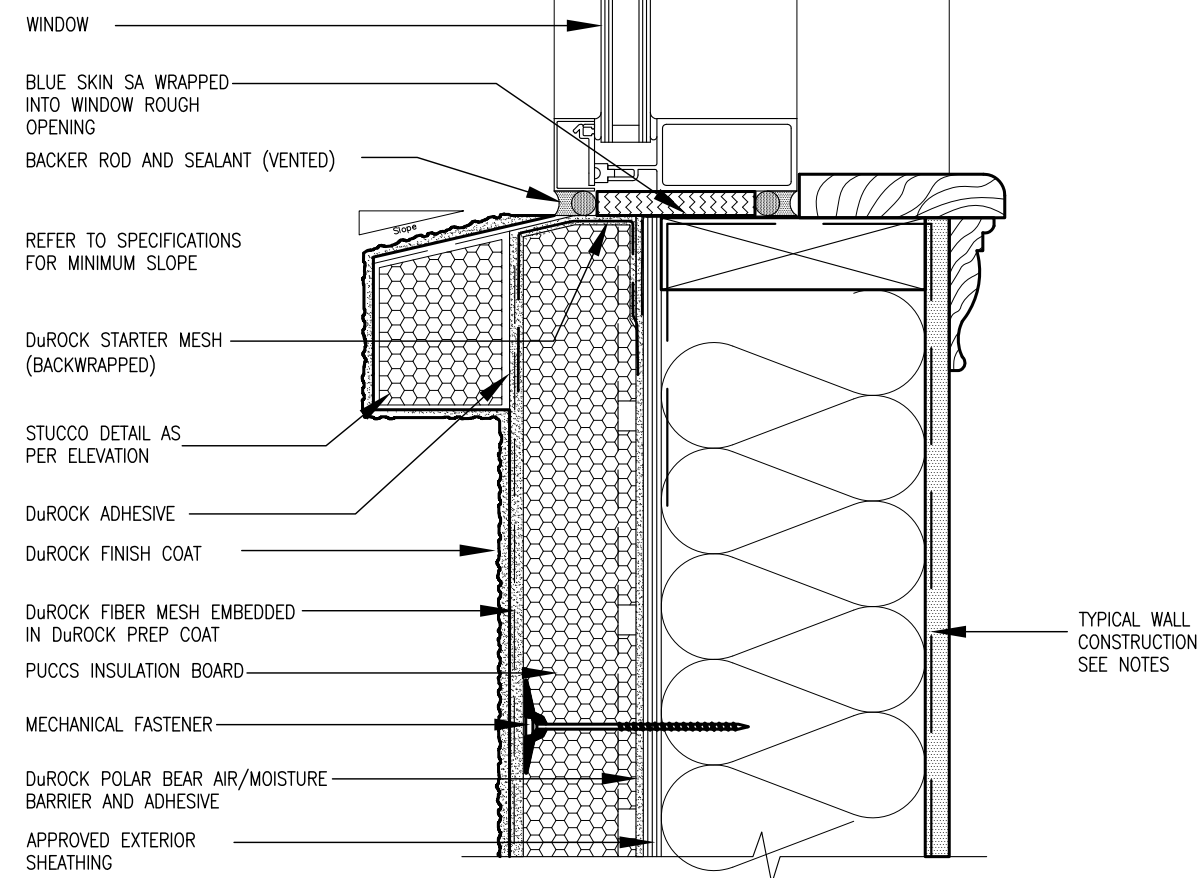
VA3
DESIGN

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

BAYVIEW WELLINGTON		CONST NOTE	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	
date APR 2014	CONSTRUCTION NOTES		drawing no. CN2
drawn by RC	checked by -	scale 3/16" = 1'-0"	file name 13045-CONST-OBC 2015
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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



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

CONST NOTE

BAYVIEW WELLINGTON

project name	project no.
GREEN VALLEY ESTATES	13045
municipality	
BRADFORD	

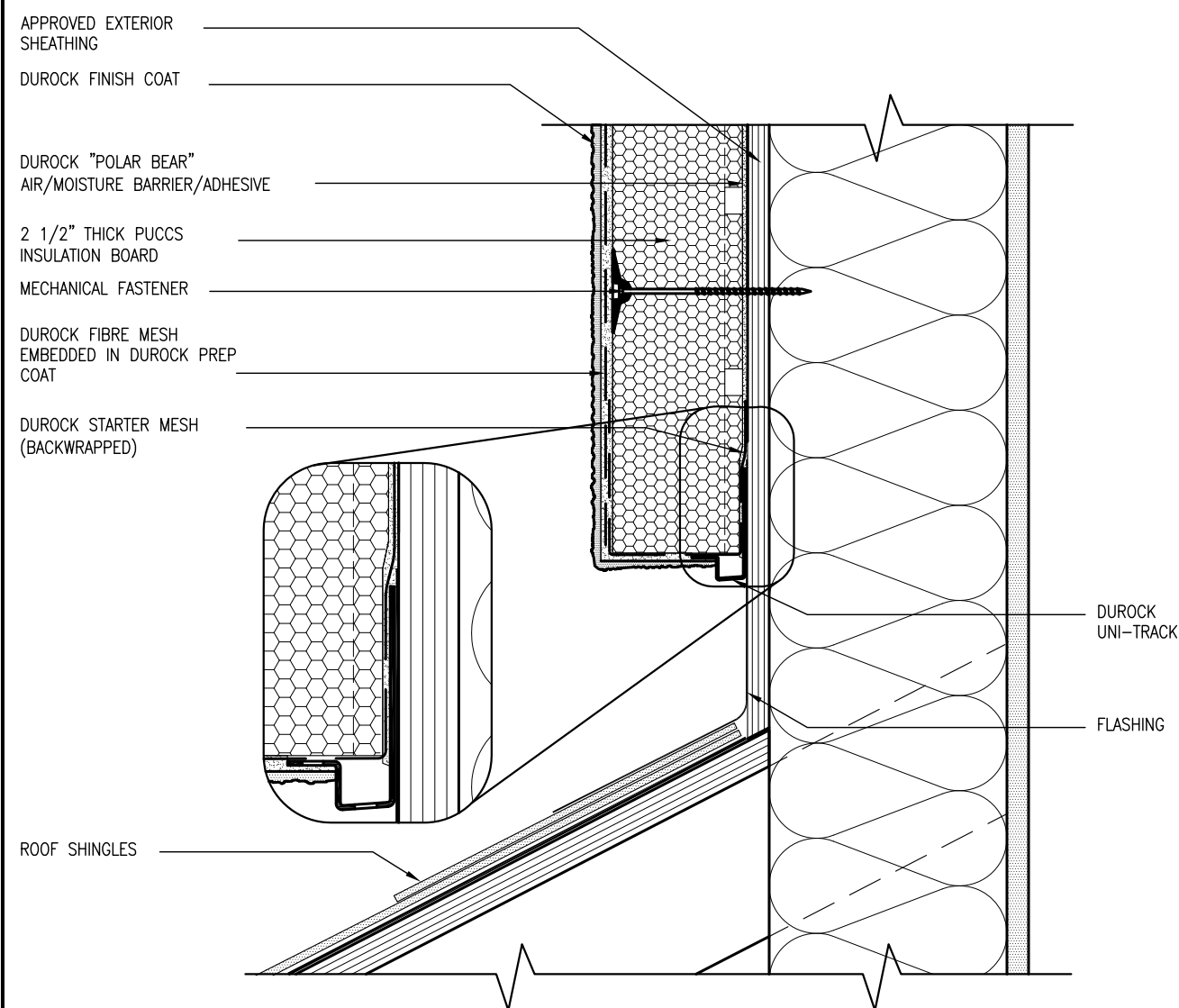
date	CONSTRUCTION NOTES	drawing no.
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APR 2014	drawn by	checked by	scale	file name
	RC	-	3/16" = 1'-0"	13045-CONST-0BC 2015

CN3

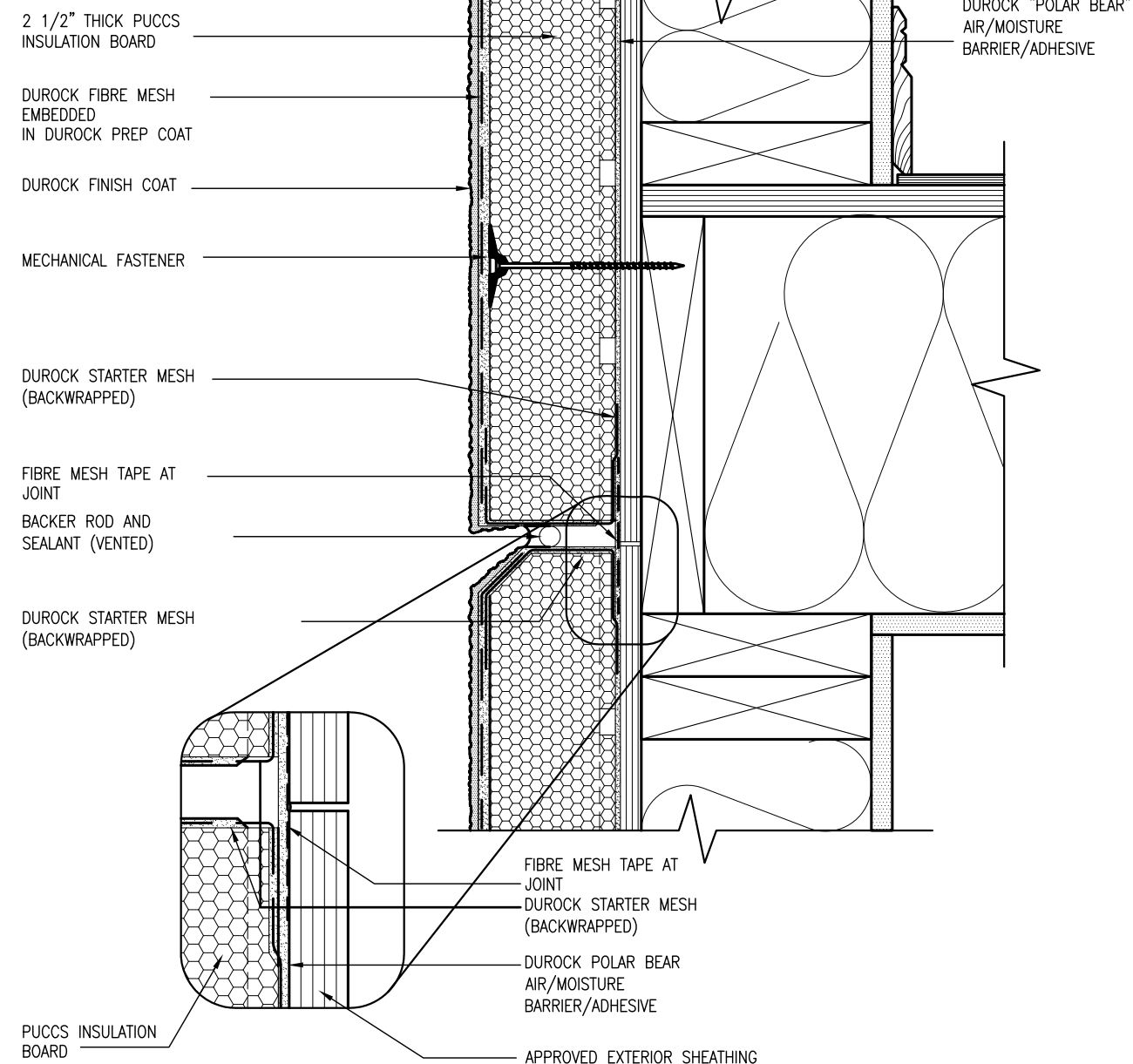
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are the *offspring* property of the common representation of some property in virtue of its part to which premises without the universal relation formulates




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

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



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

9	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	25591
8	.	qualification information	BCIN
7	.		
6	.		
5	.	name	Wellington Jno-Baptiste
4	.	registration information	signature
3	.	VA3 Design Inc.	42658
2	APR 16-15 RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	
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0	date	by	



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

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GREEN VALLEY ESTATES

project name

date

APR 2014

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RC

scale

3/16" = 1'-0"

drawing no.

130445

BRADFORD

municipality

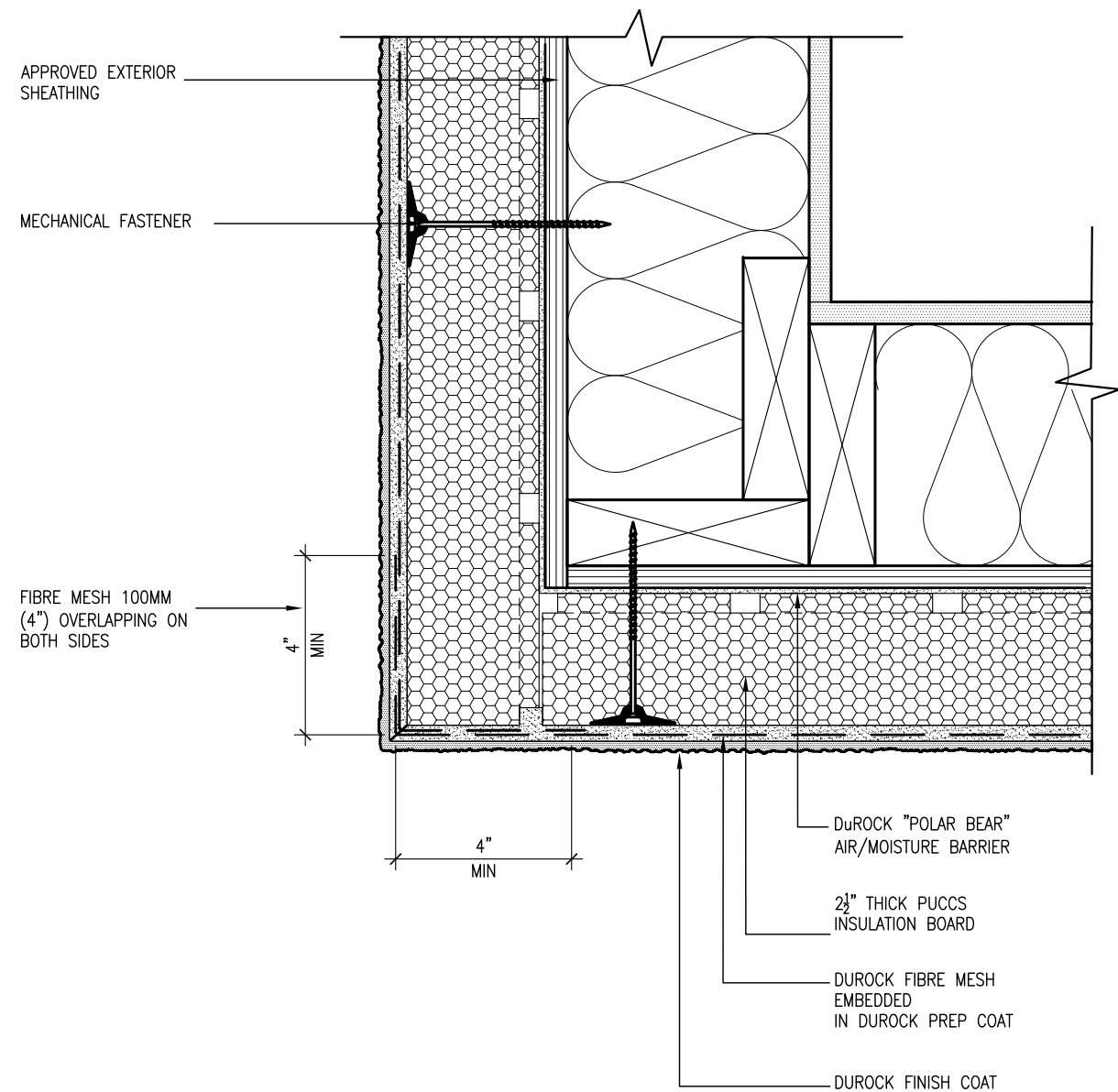
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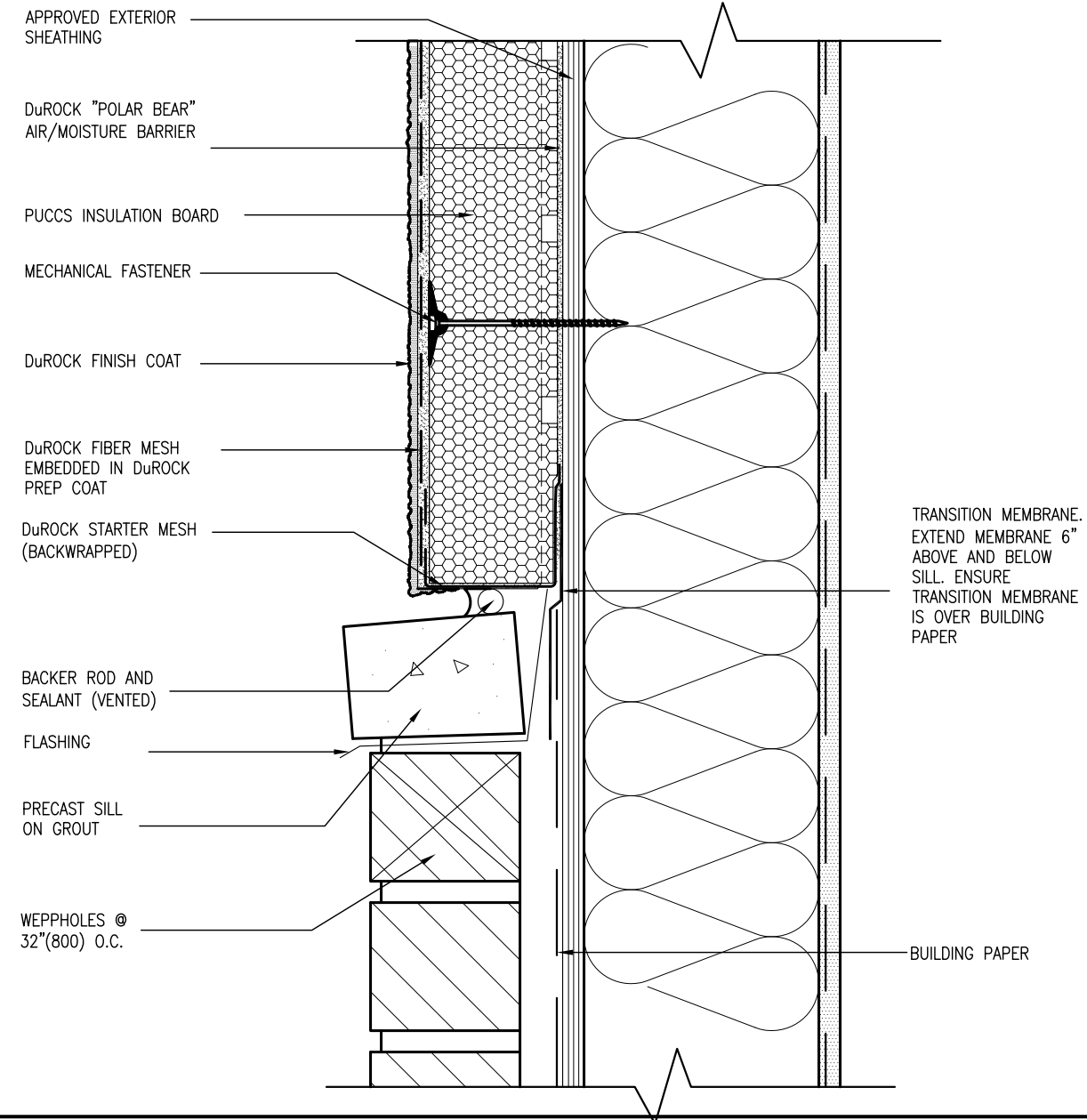
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5 CORNER DETAIL
CN5 SCALE: 3"=1'-0"

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



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

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



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va3design.com

BAYVIEW WELLINGTON

GREEN VALLEY ESTATES

project name

date APR 2014

checked by -

scale 3/16" = 1'-0"

drawn by RC

project no. 130445

municipality BRADFORD

CONSTRUCTION NOTES

file name 13045-CONST-0BC 2015

drawing no. **CN5**

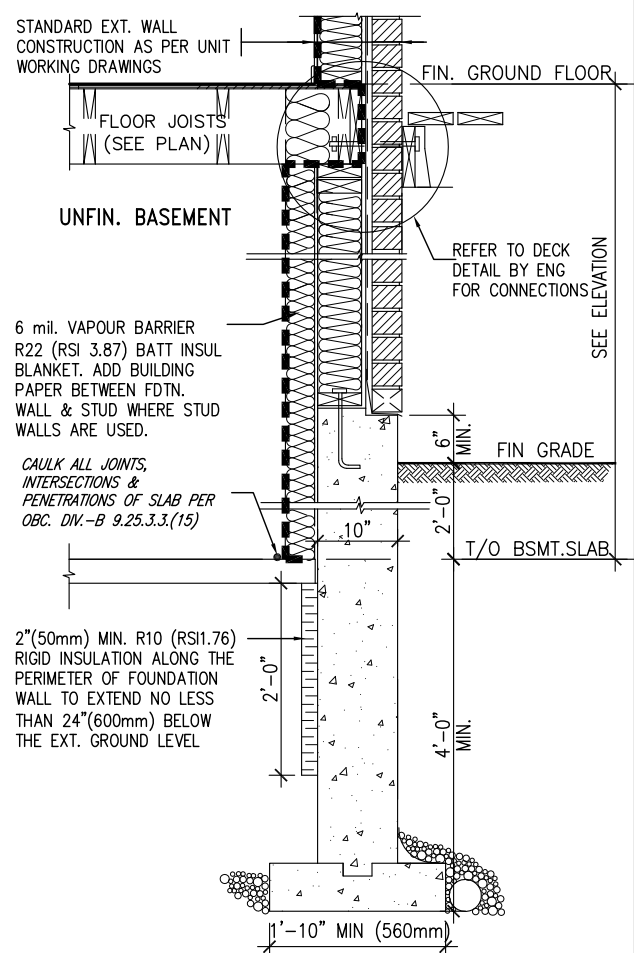
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THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

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%	–

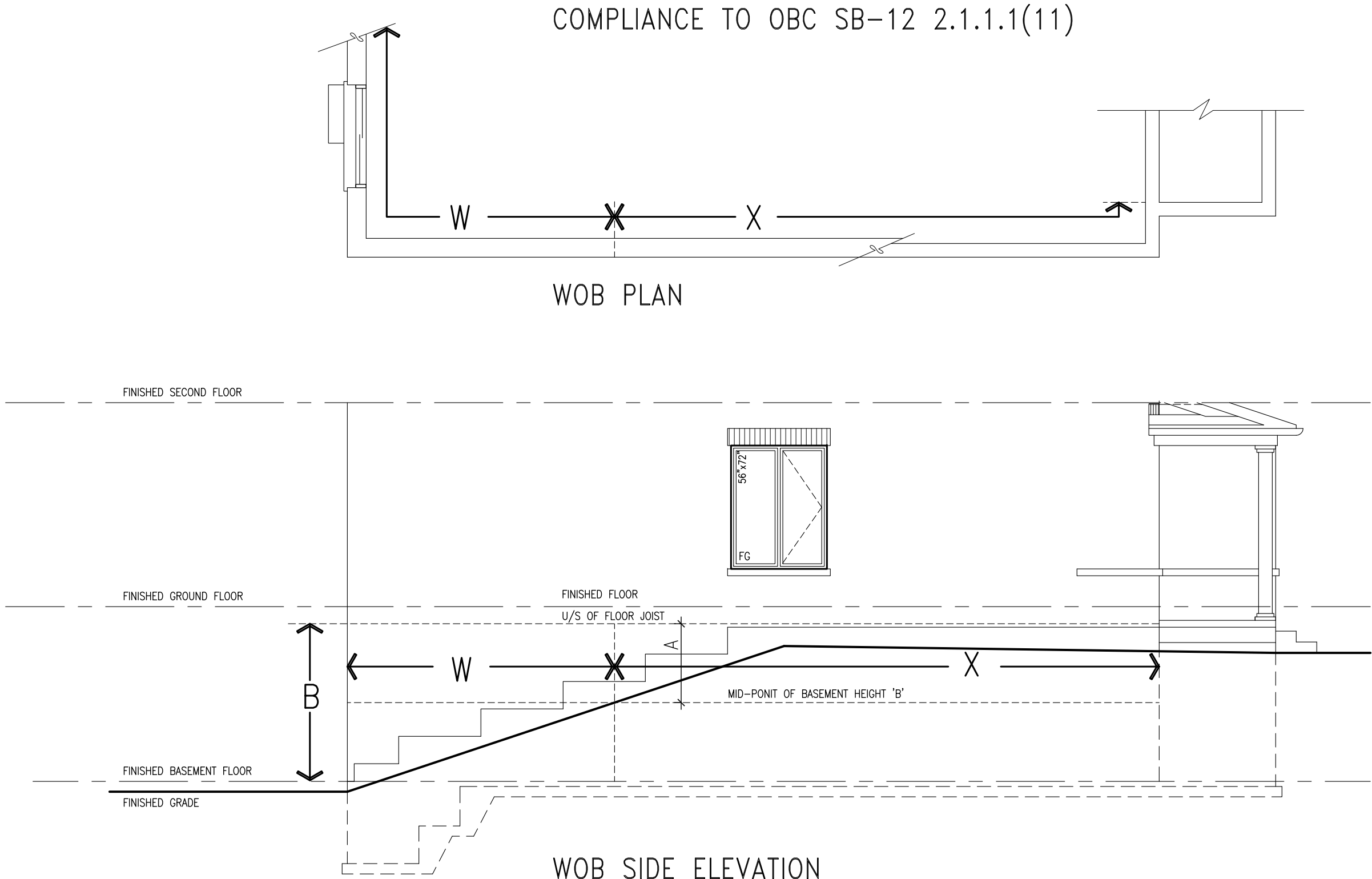


SECTION AT W.O.D/W.O.B.

SEMI & SINGLES ONLY

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-Baptiste25591</div> <div>name</div> <div>signatureBCIN</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		CONST NOTE	
8	.	.			project name	municipality	project no.	
7	.	.			GREEN VALLEY ESTATES	BRADFORD	13045	
6	.	.			date	CONSTRUCTION NOTES		drawing no.
5	.	.			APR 2014			
4	.	.	drawn by	checked by	scale	file name		
3	.	.	RC	-	3/16" = 1'-0"	13045-CONST-0BC 2015		
2 UPDATE TO CODE			APR 16-15	RC	CN6			
1 ISSUE FOR CLIENT REVIEW			MAY 07-14	RC				
no.	description	date	by	RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM				
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.								

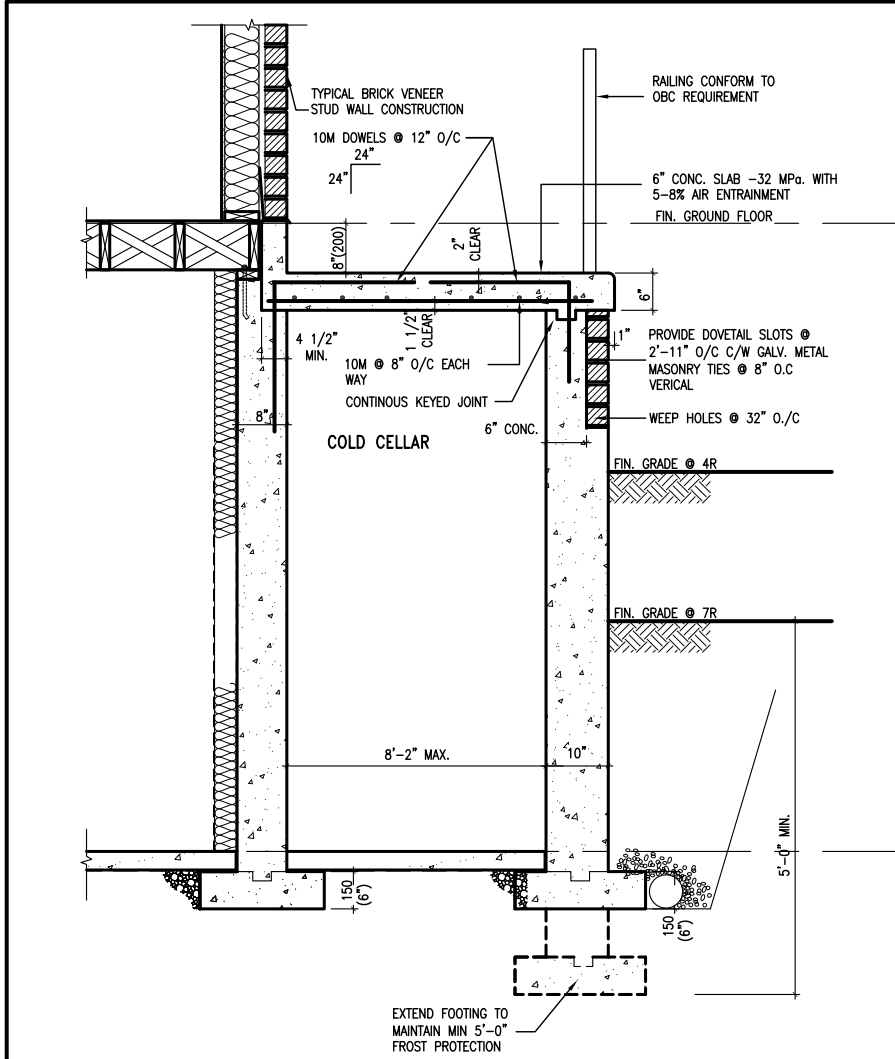
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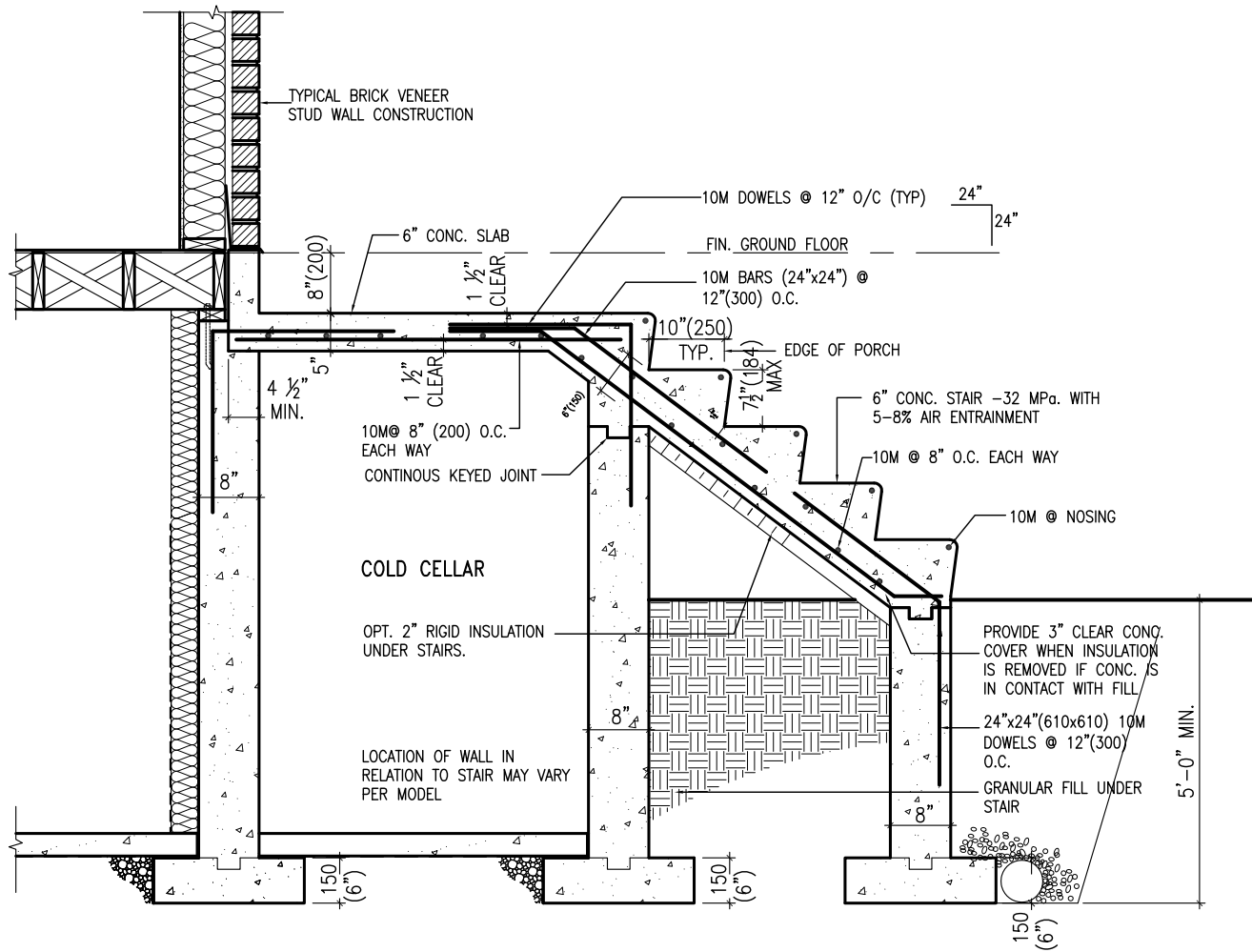
WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B"
INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

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

			VA3 DESIGN 300A Wilson Avenue Toronto, ON M3H 1S8 t 416.630.2265 f 416.630.4782 vo3design.com		BAYVIEW WELLINGTON		CONST NOTE	
					project name		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-BW\Units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:56 AM	

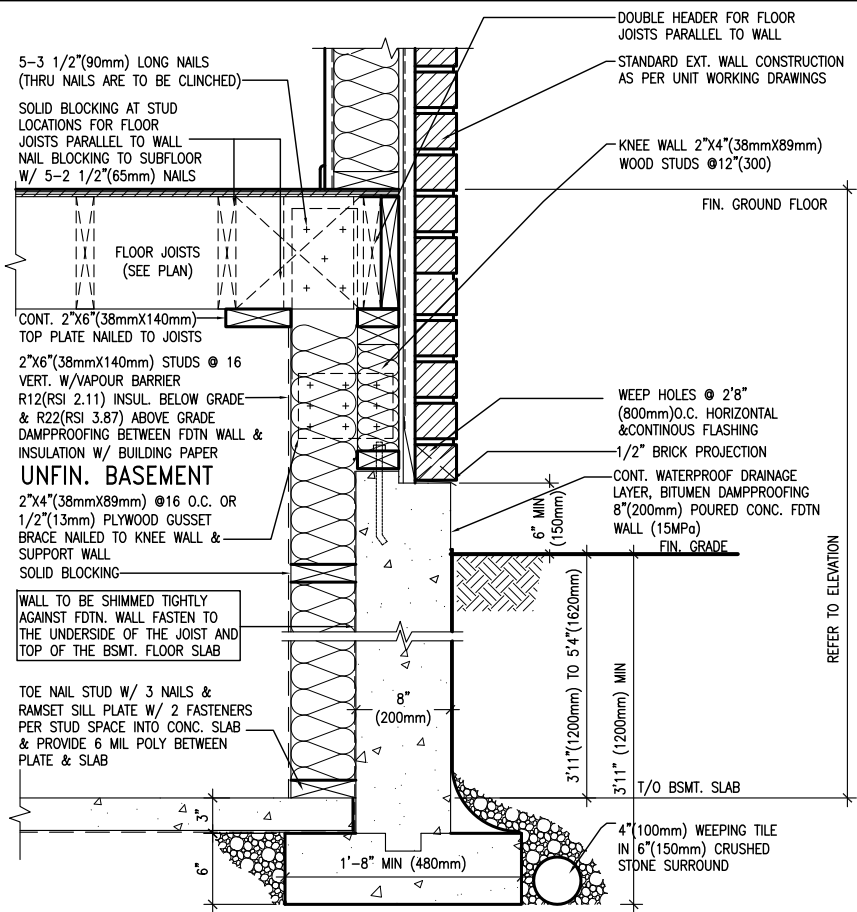


X1 SECTION AT PORCH FOR 4-7R CONDITION
SCALE: N.T.S.



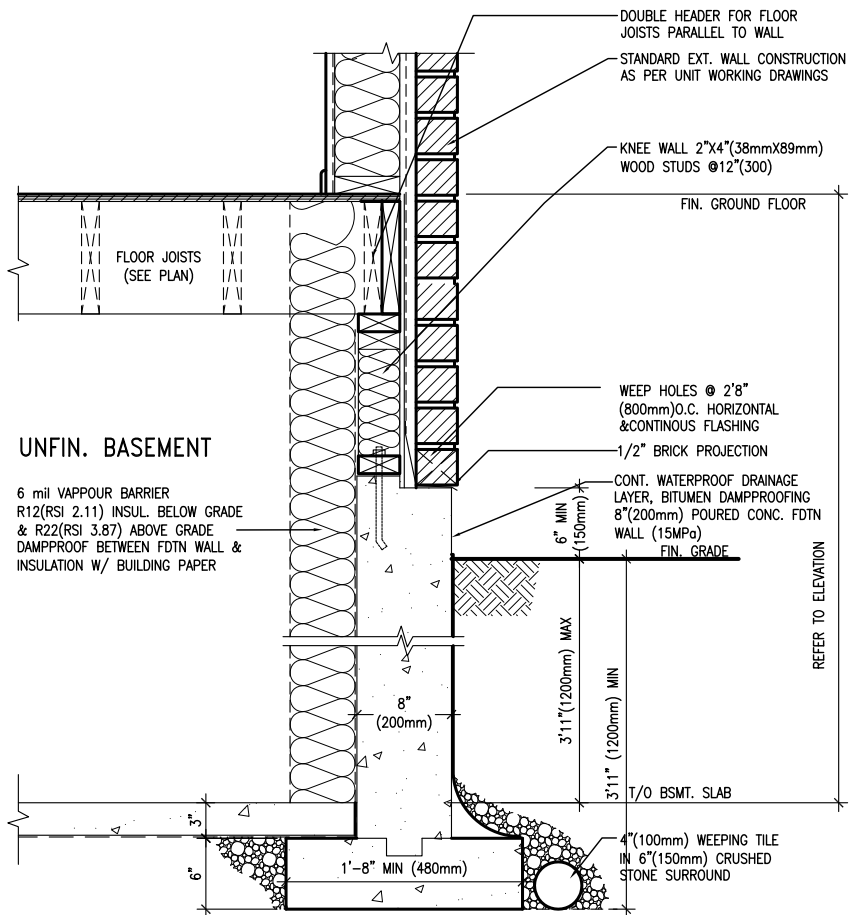
X2 EXTERIOR CONC. STAIR DETAIL (6 RISERS/ 7 RISERS SIMILAR)
SCALE: N.T.S.

CONST NOTE		BAYVIEW WELLINGTON	
project no.	13045	municipality	BRADFORD
drawing no.	CN8	project name	GREEN VALLEY ESTATES
CONSTRUCTION NOTES		date	APR 2014
file name	13045-CONST-08C 2015	checked by	RC
scale	3/16" = 1'-0"	drawn by	RC
RICHARD - H:\ARCHIVE\WORKING\2013\13045-BM Units\13045-CONST-08C 2015.dwg - Tue - May 12 2015 - 8:51 AM			
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Wellington Jno-Baptiste		42658	
name		signature	
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.			
9			
8			
7			
6			
5			
4			
3			
2	UPDATE TO CODE	APR 16-15 RC	
1	ISSUE FOR CLIENT REVIEW	MAY 07-14 RC	
no.	description	date	by



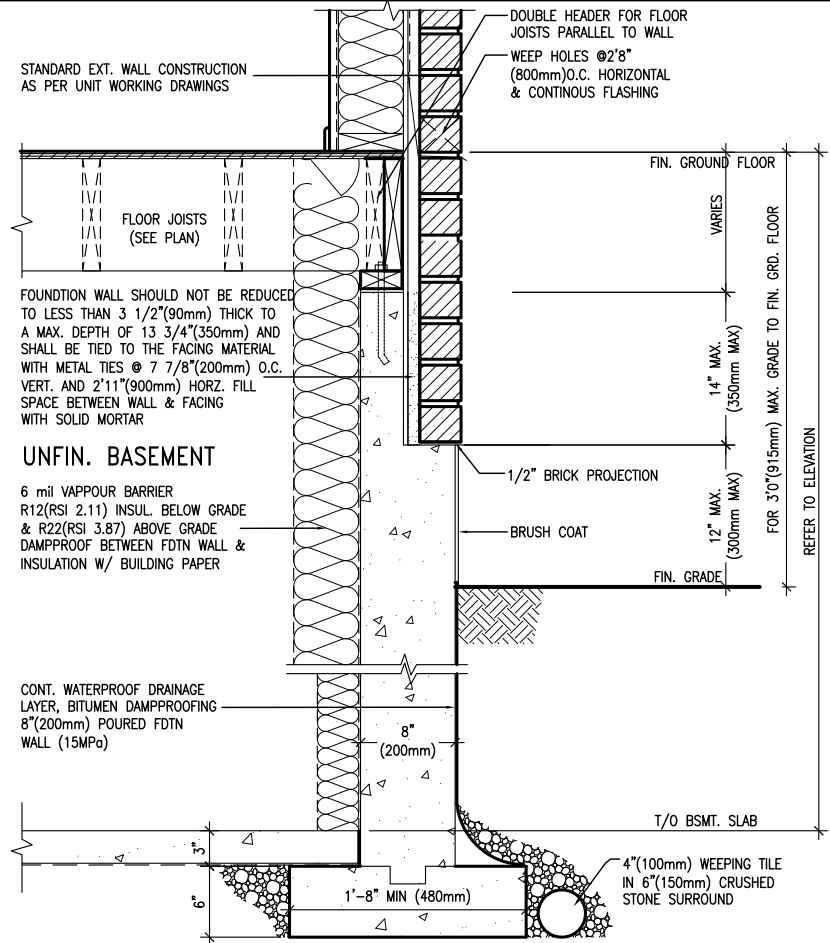
EW3.08B

WALK-OUT WALL SECTION FOR GRADE HEIGHTS BETWEEN 3'11"(1200mm) AND 5'4"(1620mm) BASEMENT SLAB TO GRADE N.T.S.



EW3.07B

WALK-OUT DECK WALL SECTION FOR GRADE TO BASEMENT SLAB 3'11"(1200mm) MAX. HEIGHT DIFFERENCE N.T.S.



EW3.06B

WALK-OUT DECK WALL SECTION FOR GRADE TO FIN. FLOOR 3'0"(900mm) MAX. HEIGHT DIFFERENCE N.T.S.

BAYVIEW WELLINGTON

CONST NOTE

VA3 DESIGN

3004 Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

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qualification information

Wellington Jno-Baptiste 25591 BCIN

name registration information VAS Design Inc. 42658

signature

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 16-15 RC

MAY 07-14 RC

date by

no. description

2. UPDATE TO CODE

1. ISSUE FOR CLIENT REVIEW

project name GREEN VALLEY ESTATES

municipality BRADFORD

project no. 13045

drawing no. CN9

date APR 2014

checked by

scale 3/16" = 1'-0"

down by RC

CONSTRUCTION NOTES

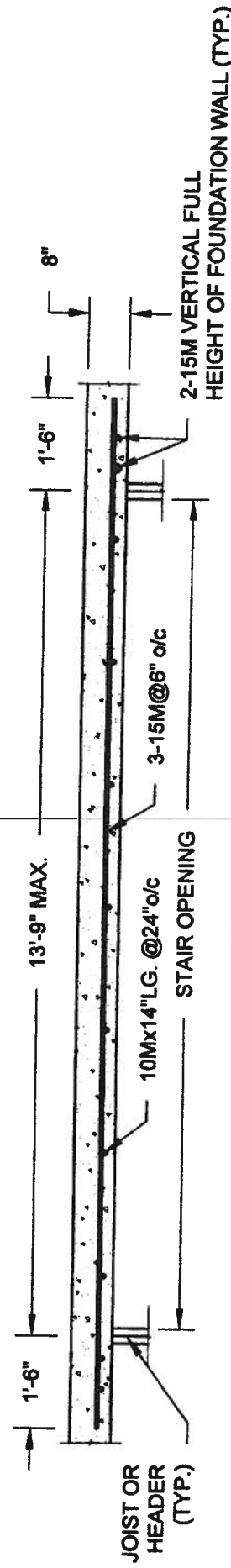
13045-CONST-08C 2015

file name

13045-CONST-08C 2015

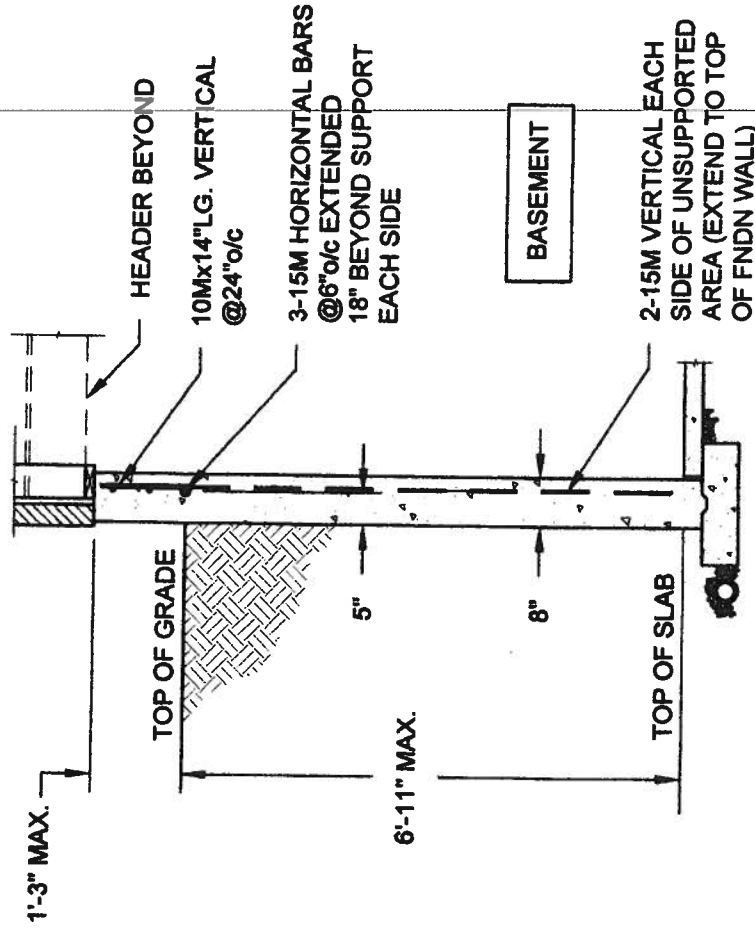
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PLAN VIEW

NOT TO SCALE

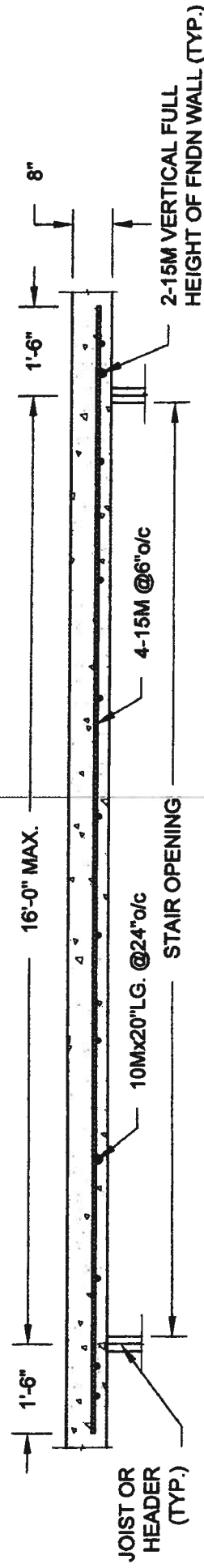


NOTE:

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

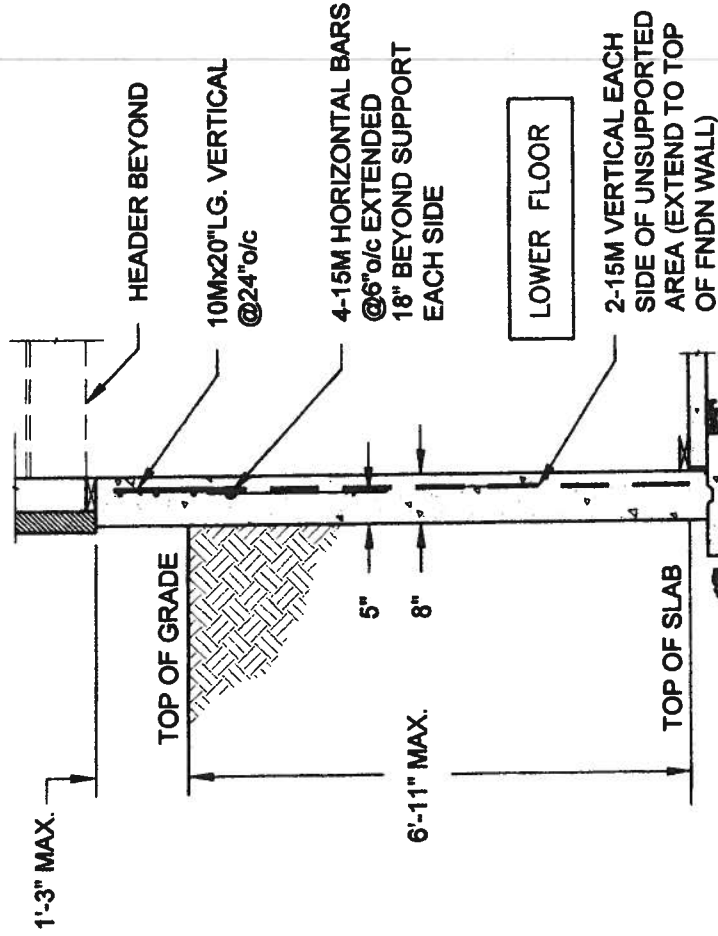
1A LATERALLY UNSUPPORTED WALL

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



PLAN VIEW

NOT TO SCALE



NOTE:

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

1B LATERALLY UNSUPPORTED WALL

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

QUAILE ENGINEERING LTD.



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

Engineer's Seal:



MAY 7 2014

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS

Project No.:

14-095, 14-096, 14-097

Drawing No.:

S1

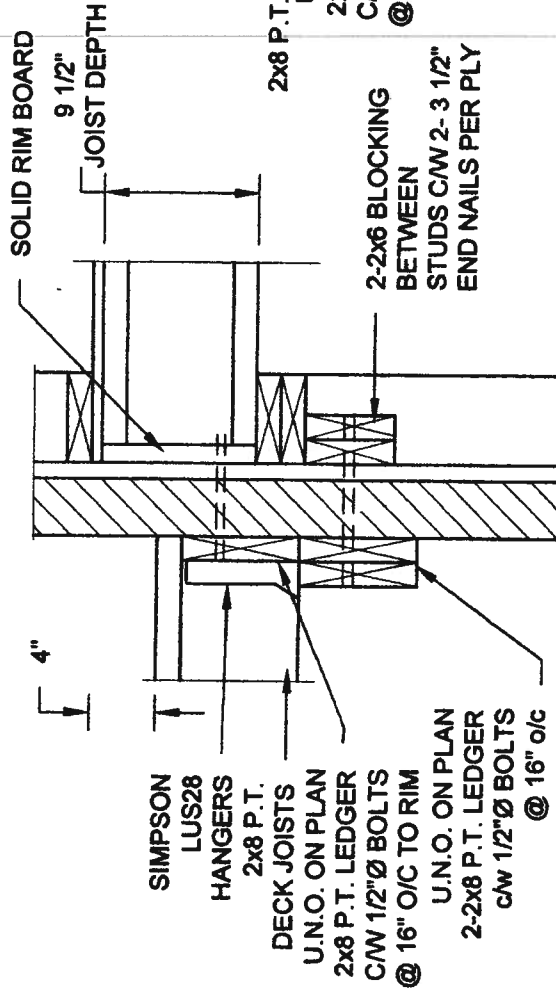
Scale:
AS NOTED

Date:
MAY-27-2014

Drawn:
SC

Checked:
SJB

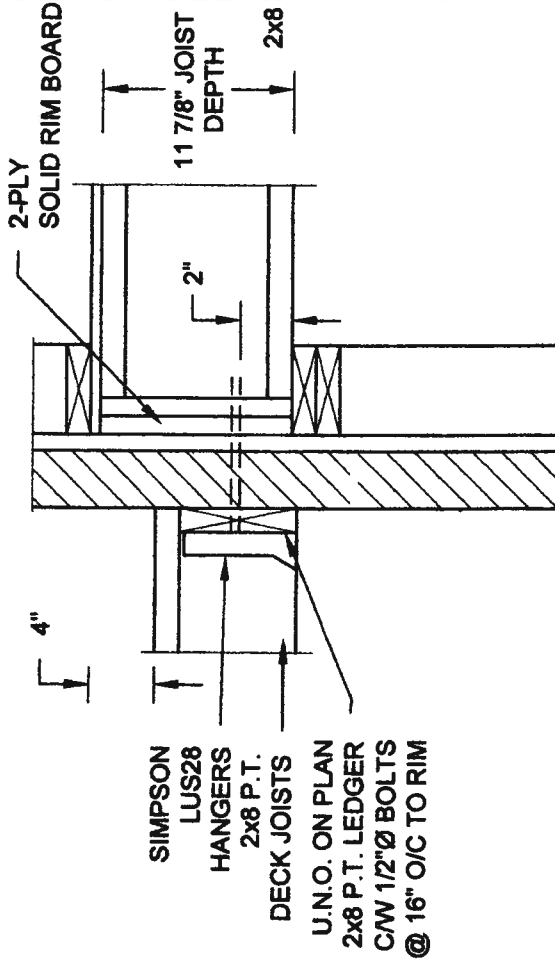
FOR 9 1/2" JOIST DEPTH



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

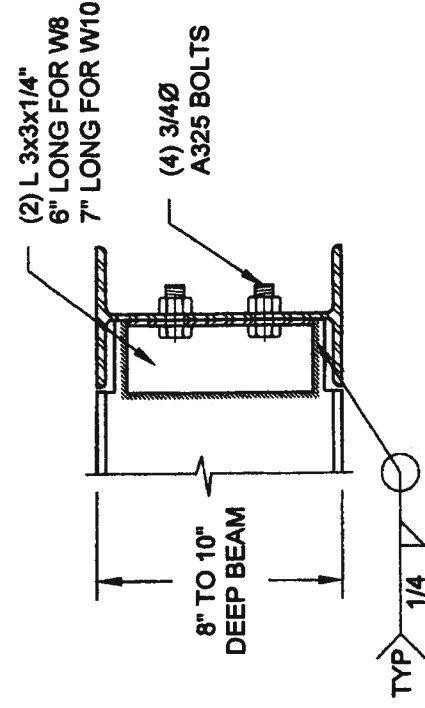
- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2'x6" @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

FOR 11 7/8" JOIST DEPTH



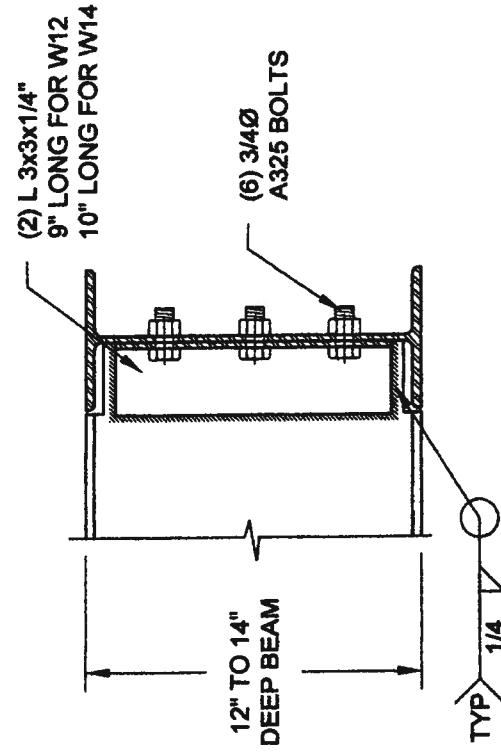
2A **DECK FASTENING DETAIL**
S2 **SCALE: 1" = 1'-0"**

- 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

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

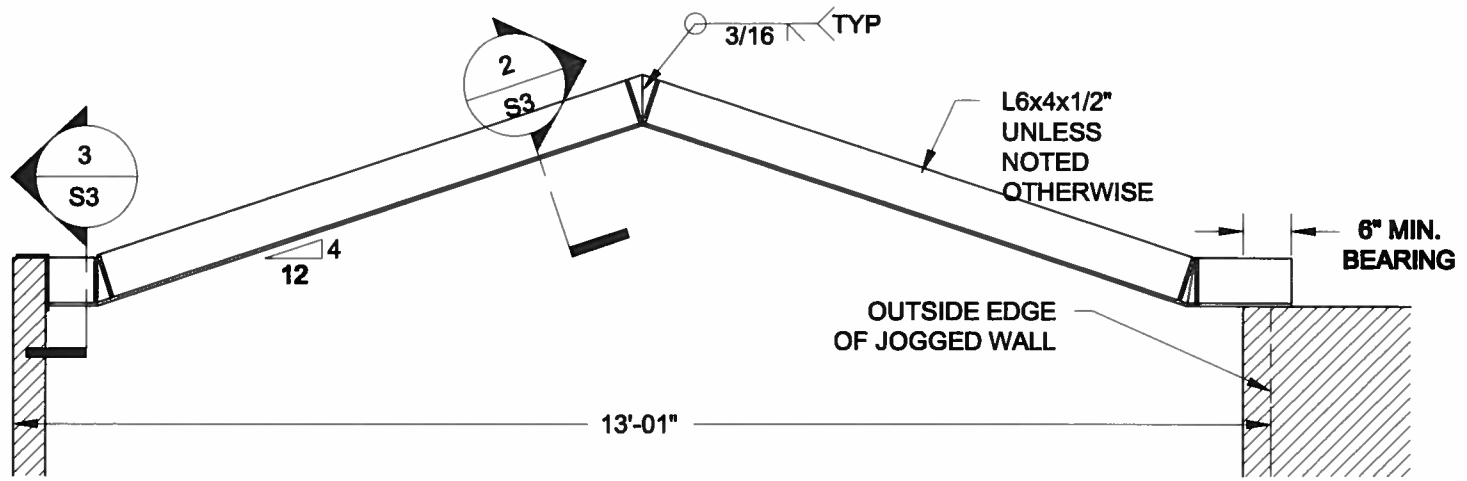


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38 Parkside Drive, UNIT 7
Newmarket, ON
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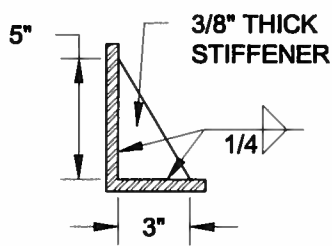
Engineer's Seal:



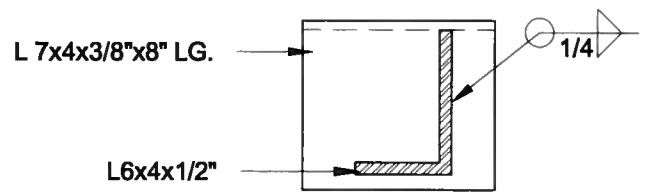
MAY 27 2014



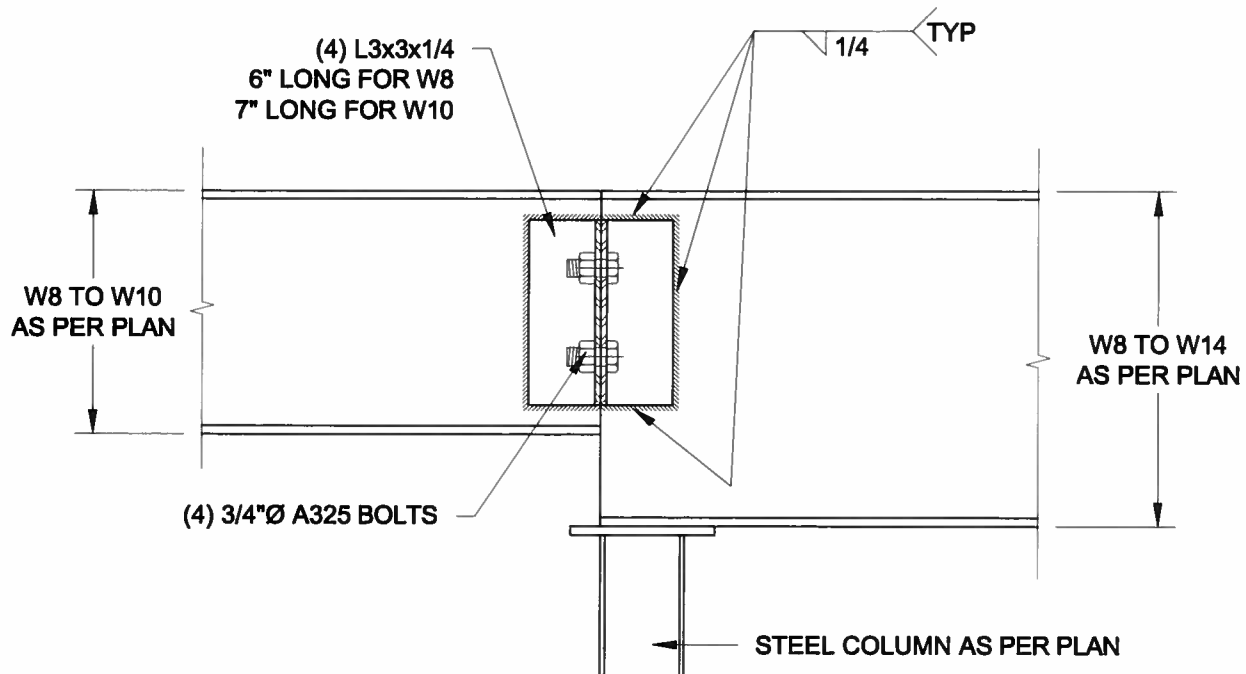
1
S3 **STEEL LINTEL AT GABLE**
SCALE: 1/2" = 1'-0"



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



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



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

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

QUAILE ENGINEERING LTD.



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

Engineer's Seal



APR 24, 2015

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

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:
14-095

Drawing No.:
S3