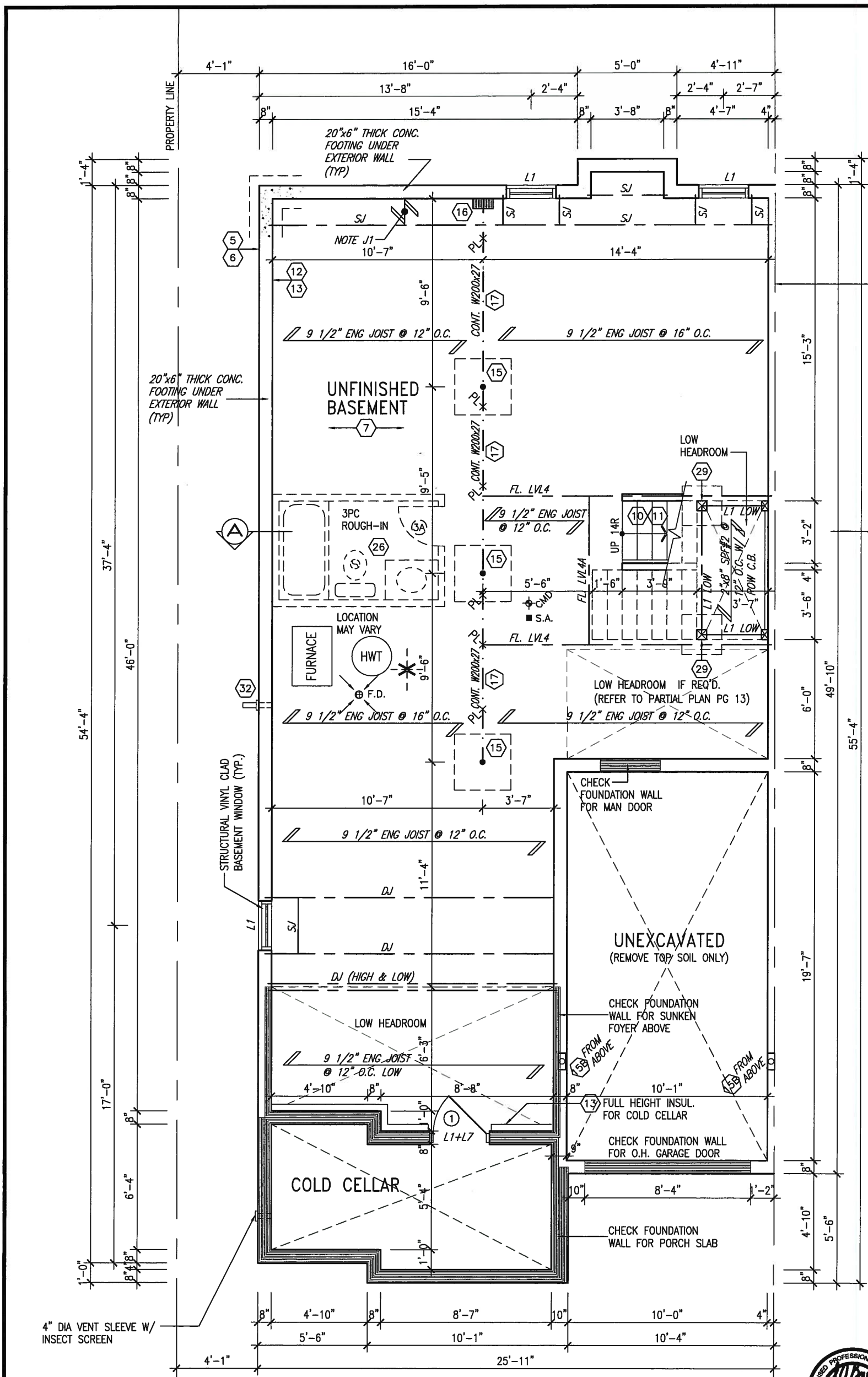




24"x8" THICK CONC.
FOOTING UNDER
PARTYWALL (TYP)

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ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect

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

<u>AREA CALCULATIONS</u>	<u>ELEV. A</u>	<u>ELEV. B</u>
GROUND FLOOR AREA	1057 SF	1062 SF
SECOND FLOOR AREA	1212 SF	1220 SF
SUBTOTAL	2269 SF	2282 SF
DEDUCT ALL OPEN AREAS	0 SF	0 SF
TOTAL NET AREA	2269 SF	2282 SF
	(210.80 m ²)	(212.00 m ²)
FINISHED BSMT AREA	0 SF	0 SF
COVERAGE	1271 SF	1276 SF
W/OUT PORCH	(118.08 m ²)	(118.54 m ²)
COVERAGE	1378 SF	1368 SF
W/ PORCH	(128.02 m²)	(127.09 m²)

MIN. SOIL BEARING
CAPACITY OF 150KPa

BASEMENT PLAN 'A'



MAY 14, 2015

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste  25591
6	.	.	.	name
5	.	.	.	signature BCIN
4	REVISED AS PER ENG'S COMMENTS	15-04-15	RC	registration information
3	ADD COLD CELLAR 5'-0 FROST PROTECTION	14-07-21	QS	YA3 Design Inc. 42658
2	REVISED AS PER ENG COMMENTS	14-05-26	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	ISSUED FOR CLIENT REVIEW	14-04-23	RC	
no.	description	date	by	

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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

BRADFORD, ON.

SD30-4
SEDONA 4

13045

date
2014-04

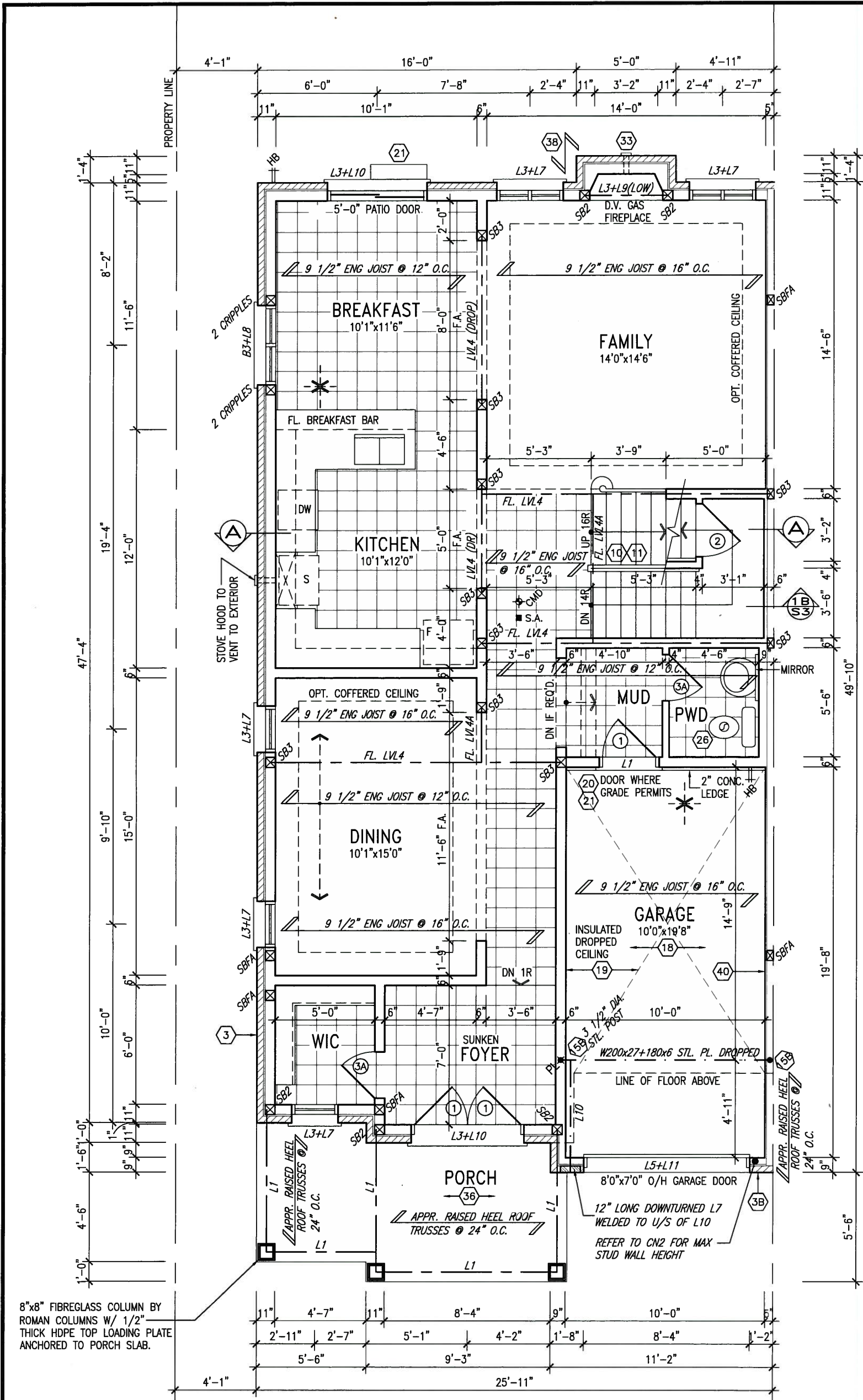
drawn by	checked by	scale	file name
LM	-	3/16" = 1'-0"	13045-SD30-4

drawing no.

1

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ARCHITECTURAL REVIEW & APPROVAL
MAY 20 2015
John G. Williams Limited, Architect

GROUND FLOOR PLAN 'A'



MAY 14, 2015

- 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.

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8.				qualification information	
7.				Wellington Jno-Baptiste	25591
6.				name	BCIN
5.				registration information	42658
4.	REVISED AS PER ENG'S COMMENTS	15-04-15	RC	VA3 Design Inc.	
3.	ADD COLD CELLAR 5'-0" FROST PROTECTION	14-07-21	QS		
2.	REVISED AS PER ENG COMMENTS	14-05-26	RC		
1.	ISSUED FOR CLIENT REVIEW	14-04-23	RC		
no.	description	date	by		

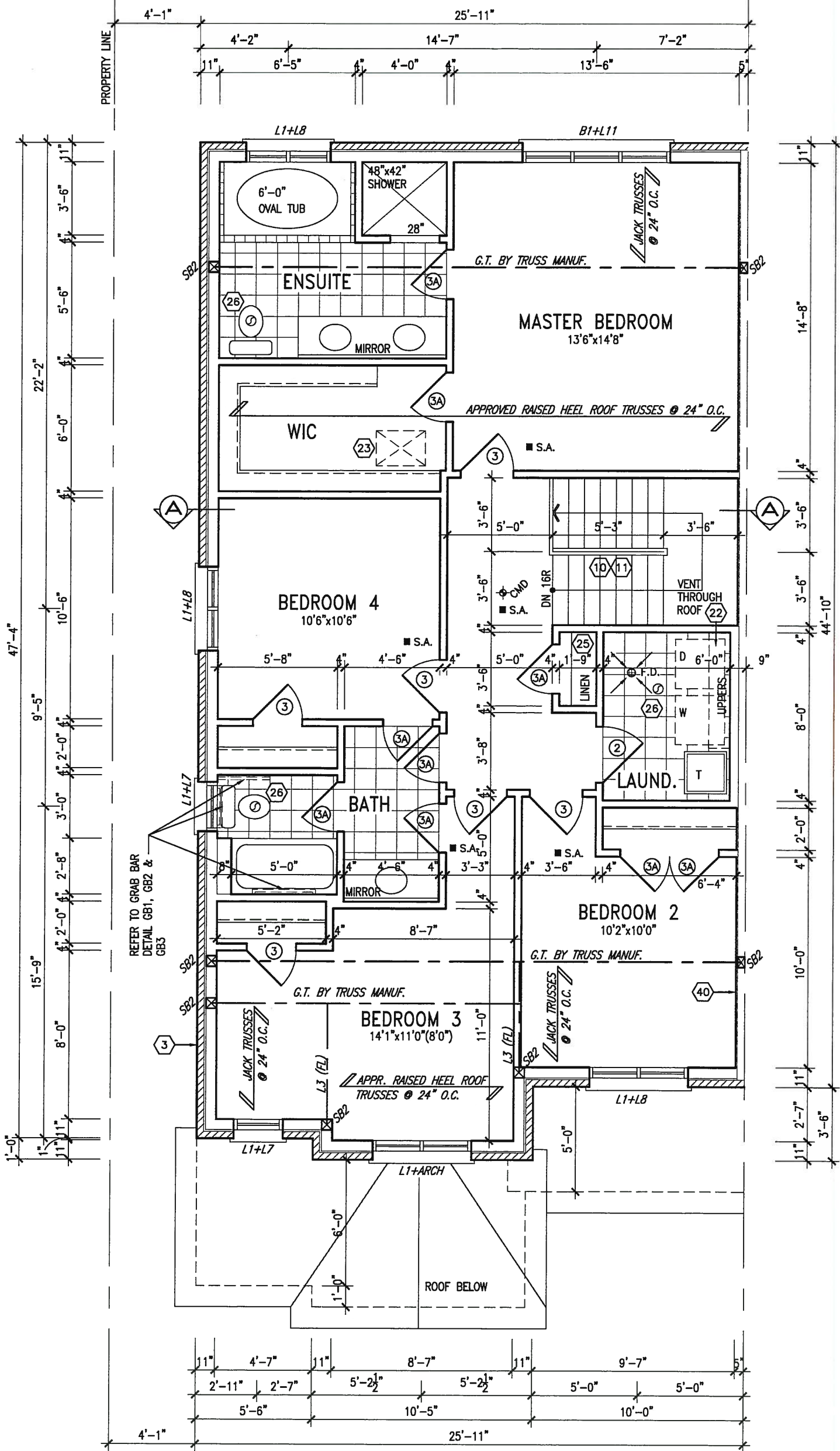
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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON
project name
GREEN VALLEY ESTATES
date
2014-04
drawn by
LM
checked by
scale
3/16" = 1'-0"
file name
13045-SD30-4

SD30-4
SEDONA 4
project no.
13045
drawing no.
2

GROUND FLOOR PLAN ELEV. 'A'

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SECOND FLOOR PLAN 'A'



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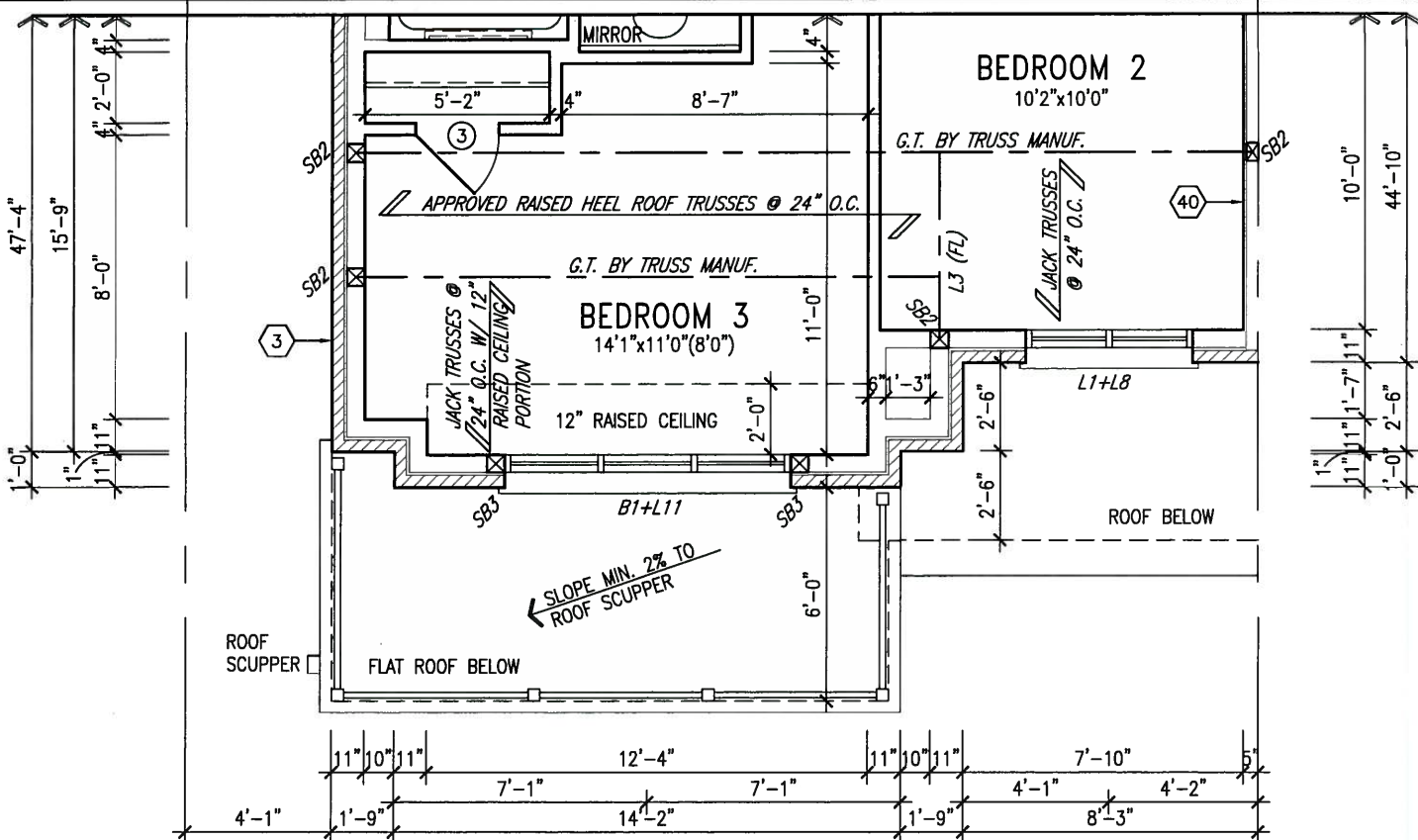
ARCHITECTURAL REVIEW & APPROVAL
APR 23 2015
John G. Williams Limited, Architect

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

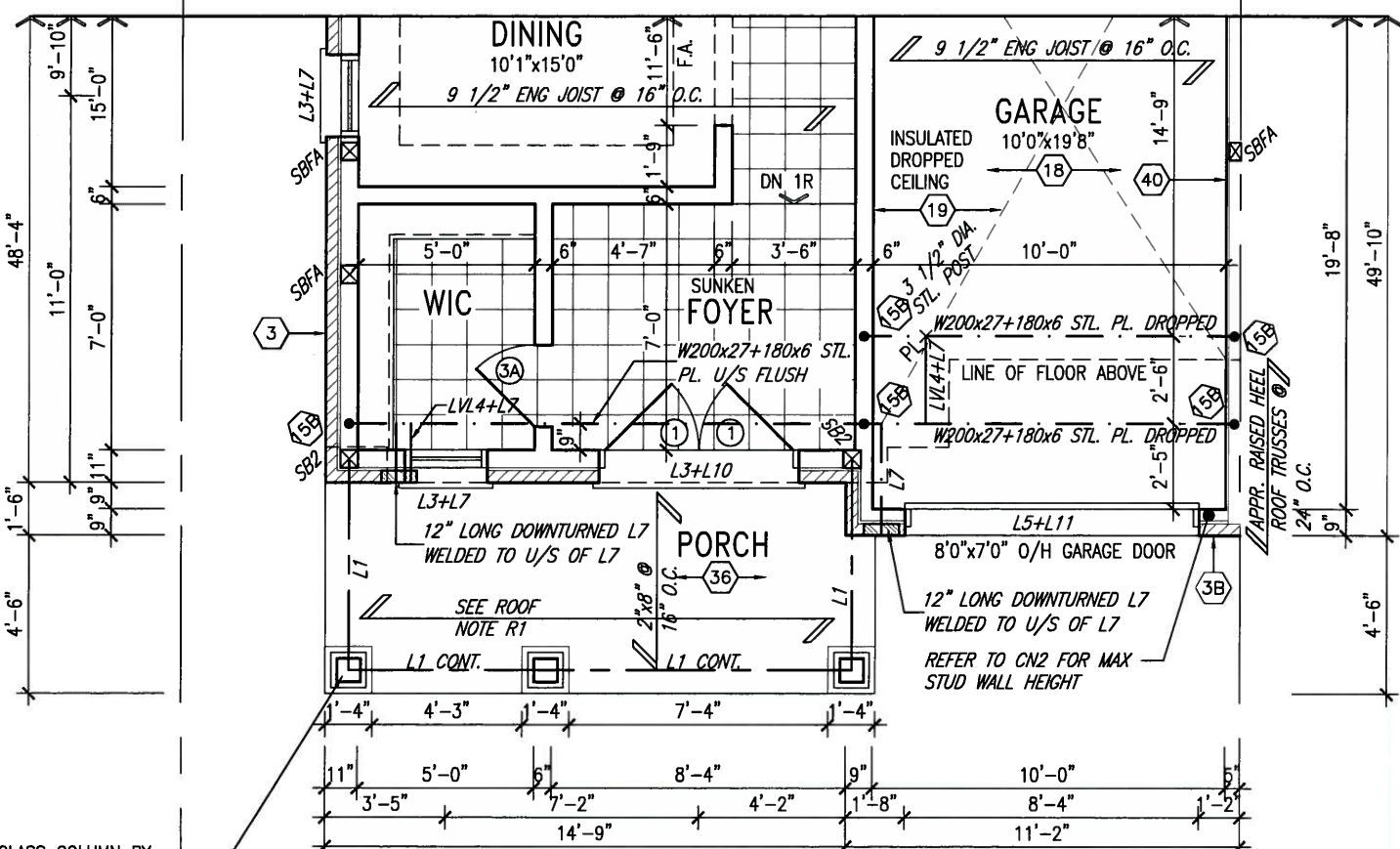
NOTE: ROOF FRAMING
ROOF TRUSS INFORMATION REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

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		BAYVIEW WELLINGTON		SD30-4	
Wellington Jno-Baptiste			300A Wilson Avenue		GREEN VALLEY ESTATES		SEDONA 4	
25591			Toronto ON M3H 1S8		BRADFORD, ON.		project no.	
42658			t 416.630.2255 f 416.630.4782		SECOND FLOOR PLAN ELEV. 'A'		13045	
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		checked by		drawing no.	
15-04-15			2014-04		LM		3	
14-07-21			scale		3/16" = 1'-0"		file name	
14-05-26			13045-SD30-4		13045-SD30-4		13045-SD30-4	
14-04-23			RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\30' semi\13045-SD30-4.dwg - Thu - Apr 16 2015 - 9:57 AM					
no. description								

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'

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



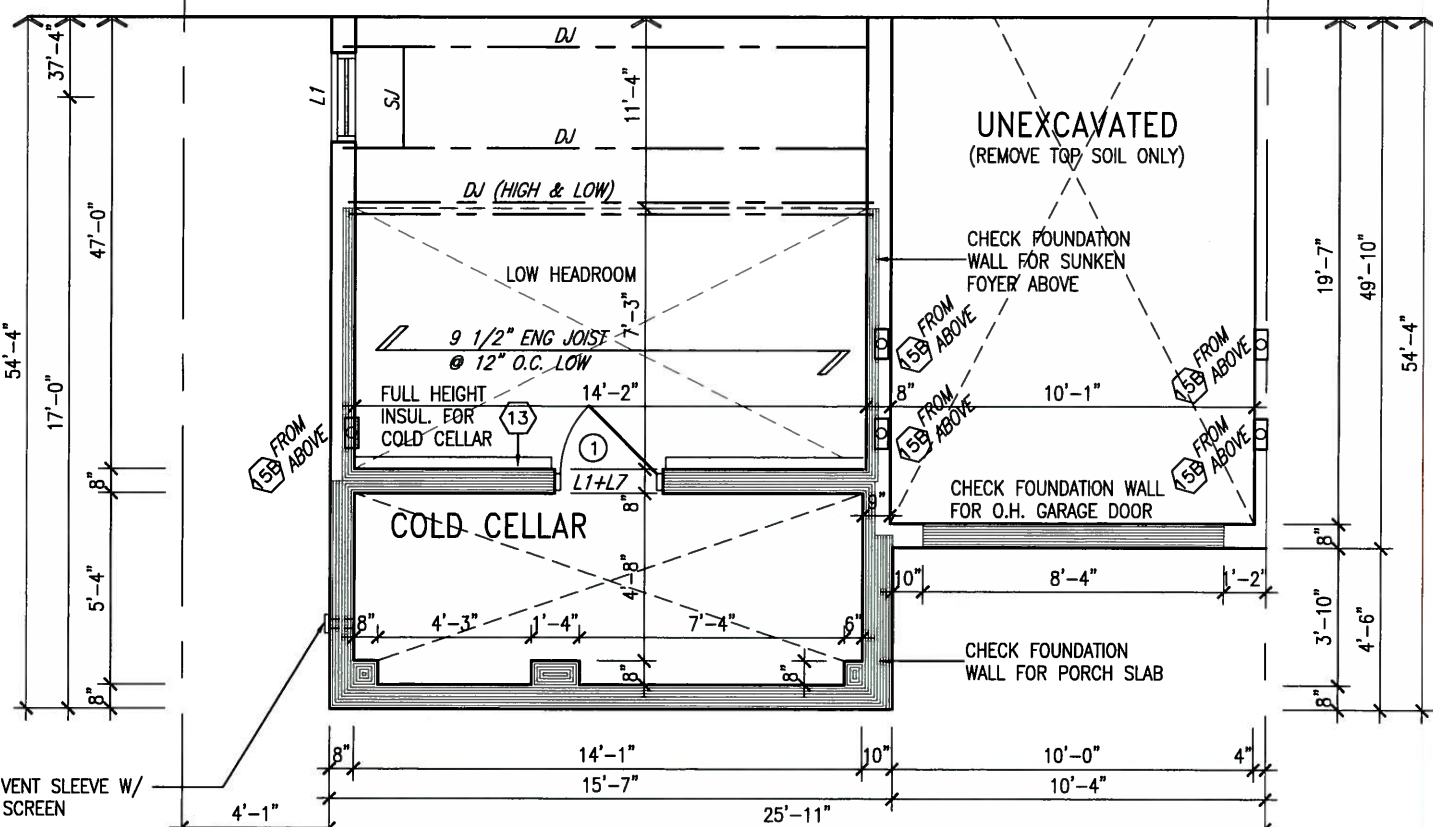
MAY 14, 2015

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

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Guidelines approved by the Town of
BRADFORD / WEST GWILLIMBURY.

ARCHITECTURAL REVIEW & APPROVAL
MAY 20 2015
John G. Williams Limited, Architect



PARTIAL BASEMENT PLAN 'B'

REFER TO ELEVATION 'A' 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
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8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name
5	.	.	.	registration information
4	REVISED AS PER ENG'S COMMENTS	15-04-15	RC	VA3 Design Inc. 42658
3	ADD COLD CELLAR 5'-0" FROST PROTECTION	14-07-21	QS	
2	REVISED AS PER ENG COMMENTS	14-05-26	RC	
1	ISSUED FOR CLIENT REVIEW	14-04-23	RC	
no.	description	date	by	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

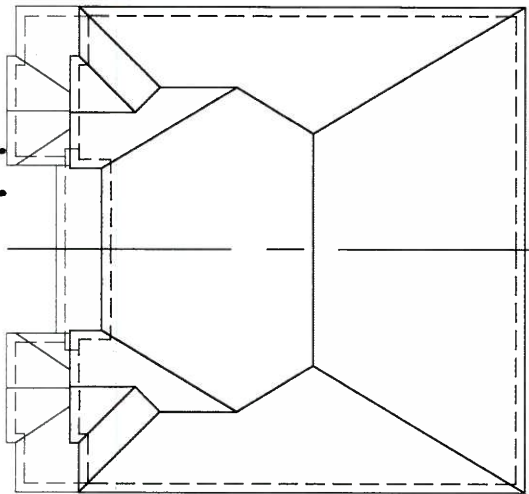
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Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
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BAYVIEW WELLINGTON

SD30-4
SEDONA 4

project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON.	project no.	13045
date	2014-04	checked by	scale	file name	
drawn by	LM	checked by	3/16" = 1'-0"	13045-SD30-4	
PARTIAL PLANS ELEV. 'B'					drawing no.
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\30' semi\13045-SD30-4.dwg - Wed - May 6 2015 - 7:46 AM					4

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ROOF 'A'

PREFN. ALUM. R.W.L.,
FASCIA, GUTTER &
VENTED SOFFIT (TYP.)

BRICK SOLDIER COURSE
ON BRICK STACK BOND
W/ 1/2" PROL.

CEMENT FIBER BOARD
PANEL & TRIMS (TYP.)

12" FG TRANSOM
8"x8" FIBREGLASS COLUMN
BY ROMAN COLUMNS W/
1/2" THICK HOPE TOP
LOADING PLATE ANCHORED TO
16"x16" MASONRY PIER.
PRECAST CONC. SILL ON
BRICK ROWLOCK

POURED CONC. PORCH
SLAB AND DOOR SILL

FRONT ELEVATION 'A'

FRONT ELEVATION 'A' (REV)

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ARCHITECTURAL REVIEW & APPROVAL

APR 23 2015

John G. Williams Limited, Architect

ASPHALT SHINGLES

MID-POINT OF ROOF

BRICK SOLDIER ARCH ON
BRICK STACK BOND C/W
PREC. CONC. KEYSTONE
W/ 1/2" PROL.

1"x6" ALUM. CLAD
FRIEZE BD. (TYP.)

CONT. PREC. CONC. SILL
OVER BRICK SOLDIER
COURSE W/ 1/2" PROL.

PREFN. MTL. FLASHING, W/
CAULKING (TYP.)

BRICK STACKS W/
1/2" PROL.

FACE BRICK (TYP.)

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

FIN GRADE

FIN GROUND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

FIN SECOND FLOOR

TOP OF PLATE

TOP OF WINDOW

TOP OF SLAB

U/S OF FTG. MIN.



APR 20, 2015

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8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name registration information BCIN
5	.	.	.	VA3 Design Inc. 42658
4	REVISED AS PER ENG'S COMMENTS	15-04-15	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
3	ADD COLD CELLAR 5'-0" FROST PROTECTION	14-07-21	QS	
2	REVISED AS PER ENG COMMENTS	14-05-26	KC	
1	ISSUED FOR CLIENT REVIEW	14-04-23	RC	
no.	description	date	by	

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Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
vo3design.com

BAYVIEW WELLINGTON

project name **GREEN VALLEY ESTATES** municipality **BRADFORD, ON.**

date **2014-04**
drawn by **LM** checked by **-** scale **3/16" = 1'-0"**

file name **13045-SD30-4**

SD30-4
SEDONA 4

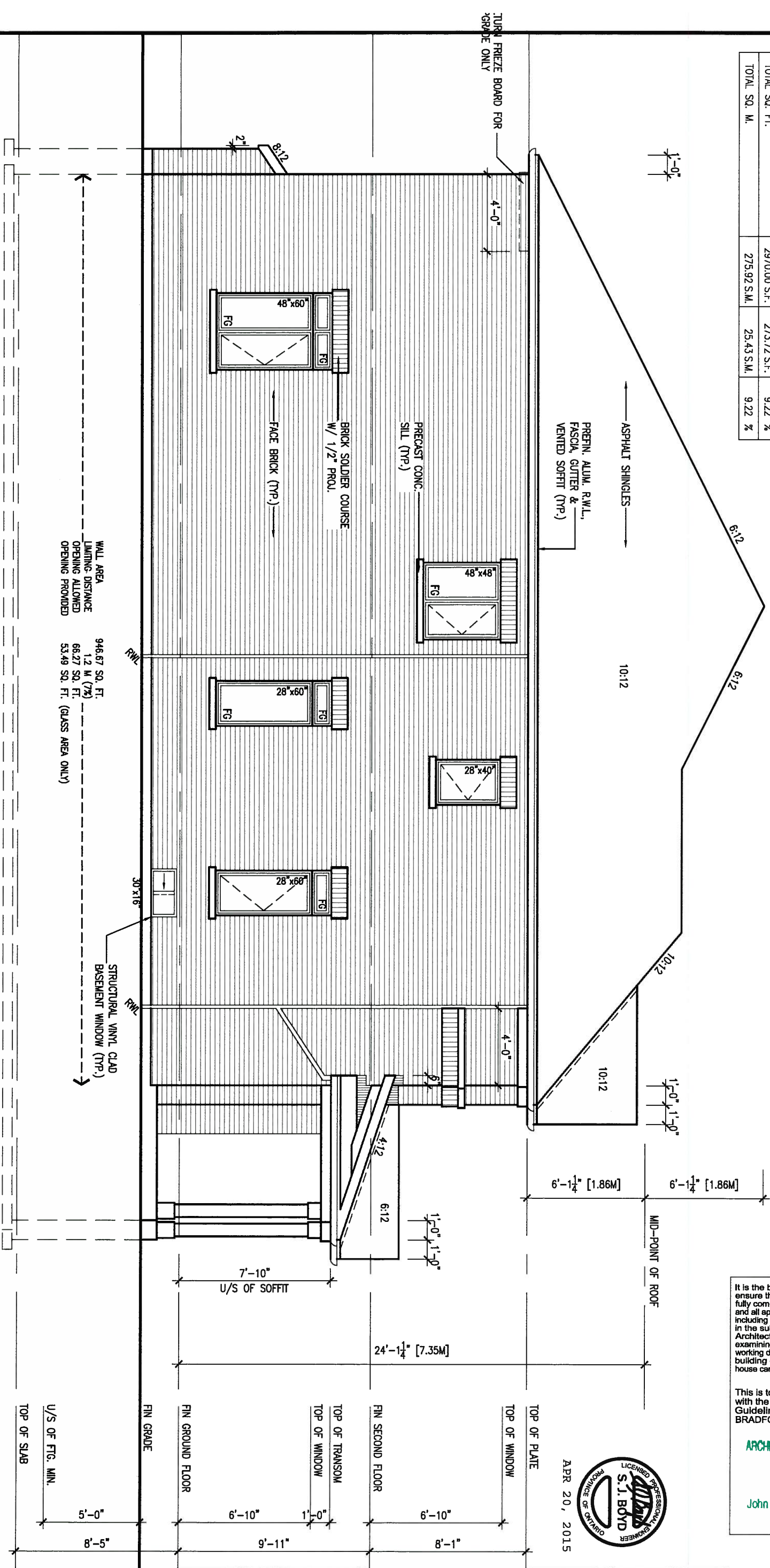
project no. **13045**

drawing no. **5**

FRONT ELEVATION 'A'

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UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))				
SD30-4 ELEVATION A	ENERGY EFFICIENCY - OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	518 S.F.	74.11 S.F.	14.31 %	
LEFT SIDE	967 S.F.	79.11 S.F.	8.18 %	
RIGHT SIDE	967 S.F.	0 S.F.	0.00 %	
REAR	518 S.F.	120.5 S.F.	23.26 %	
TOTAL SQ. FT.	2970.00 S.F.	273.72 S.F.	9.22 %	
TOTAL SQ. M.	275.92 S.M.	25.43 S.M.	9.22 %	



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ARCHITECTURAL REVIEW & APPROVAL

APR 23 2015

John G. Williams Limited, Architect



9	.	.	.
8	.	.	.
7	.	.	.
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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 BCN

signature

42658

name registration information

VA3 Design Inc.

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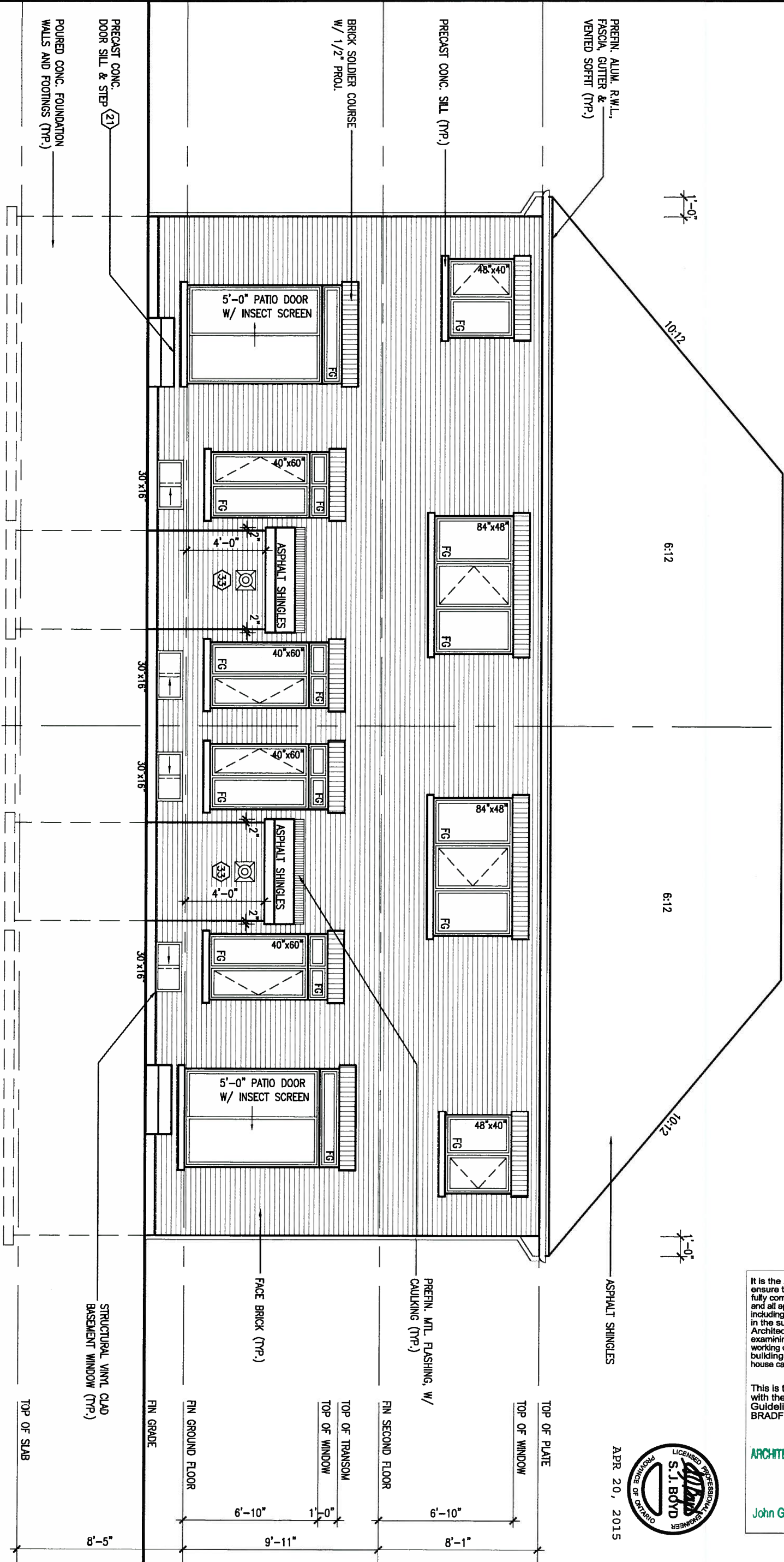
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BAYVIEW WELLINGTON		SD30-4 SEDONA 4	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON.
date	2014-04	project no.	13045
drawn by	LM	drawing no.	6
checked by	-	SIDE ELEVATION 'A'	
scale	3/16" = 1'-0"	file name	
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REAR ELEVATION 'A' & 'B' (REV)

REAR ELEVATION 'A' & 'B'



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ARCHITECTURAL REVIEW & APPROVAL
APR 23 2015
John G. Williams Limited, Architect



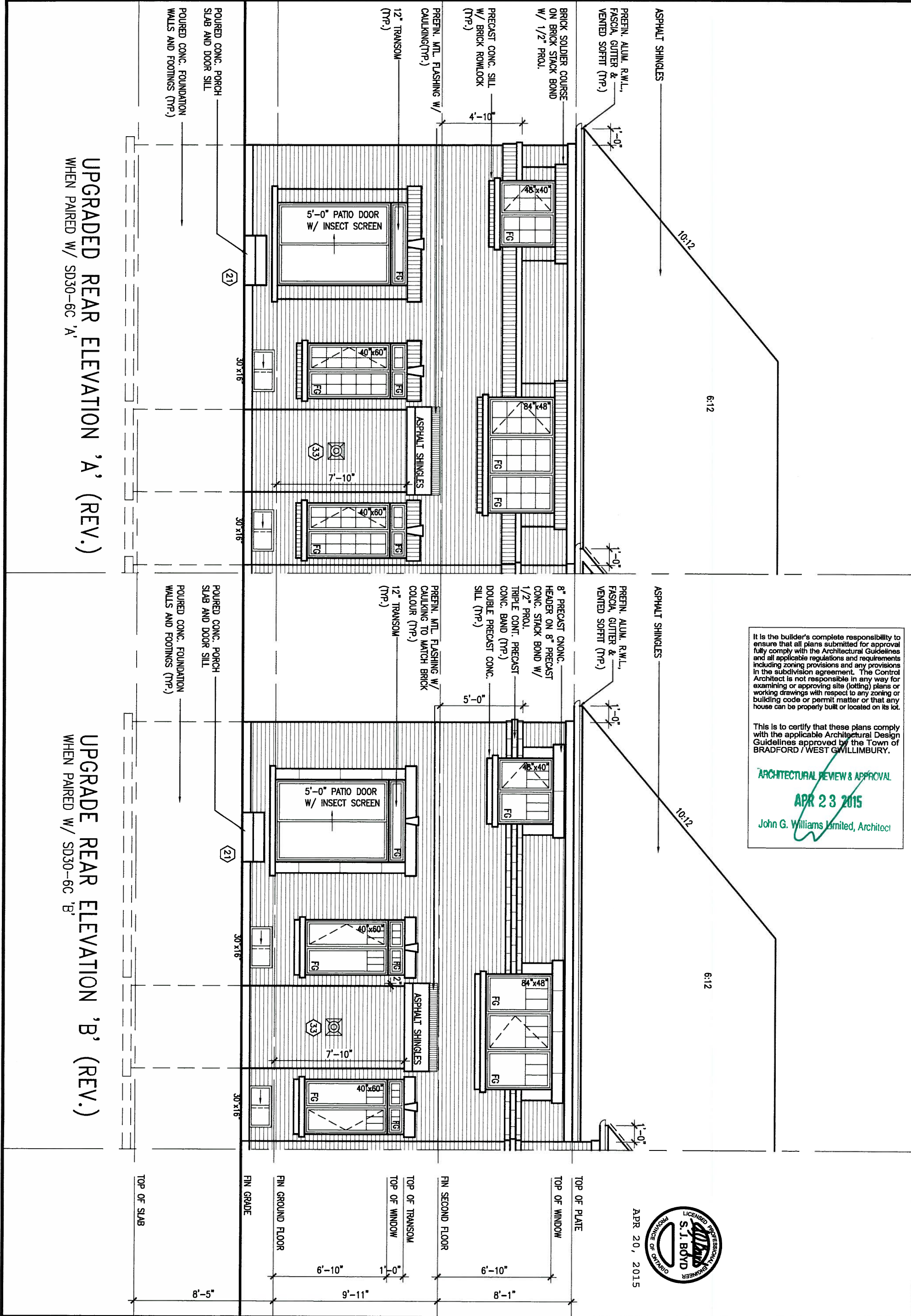
APR 20, 2015

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8.	.	.	qualification information			
7.	.	.	Wellington Jno-Baptiste	<i>Jno Baptiste</i>		
6.	.	.	name	signature		
5.	.	.	registration information			
4.	REVISED AS PER ENG'S COMMENTS	15-04-15	RC			
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2.	REVISED AS PER ENG COMMENTS	14-05-26	RC			
1.	ISSUED FOR CLIENT REVIEW	14-04-23	RC			
no.	description	date	by			

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va3design.com

BAYVIEW WELLINGTON		SD30-4 SEDONA 4	
project name GREEN VALLEY ESTATES		municipality BRADFORD, ON.	project no. 13045
date 2014-04		drawing no. 7	
drawn by LM		checked by -	scale 3/16" = 1'-0"
file name 13045-SD30-4			
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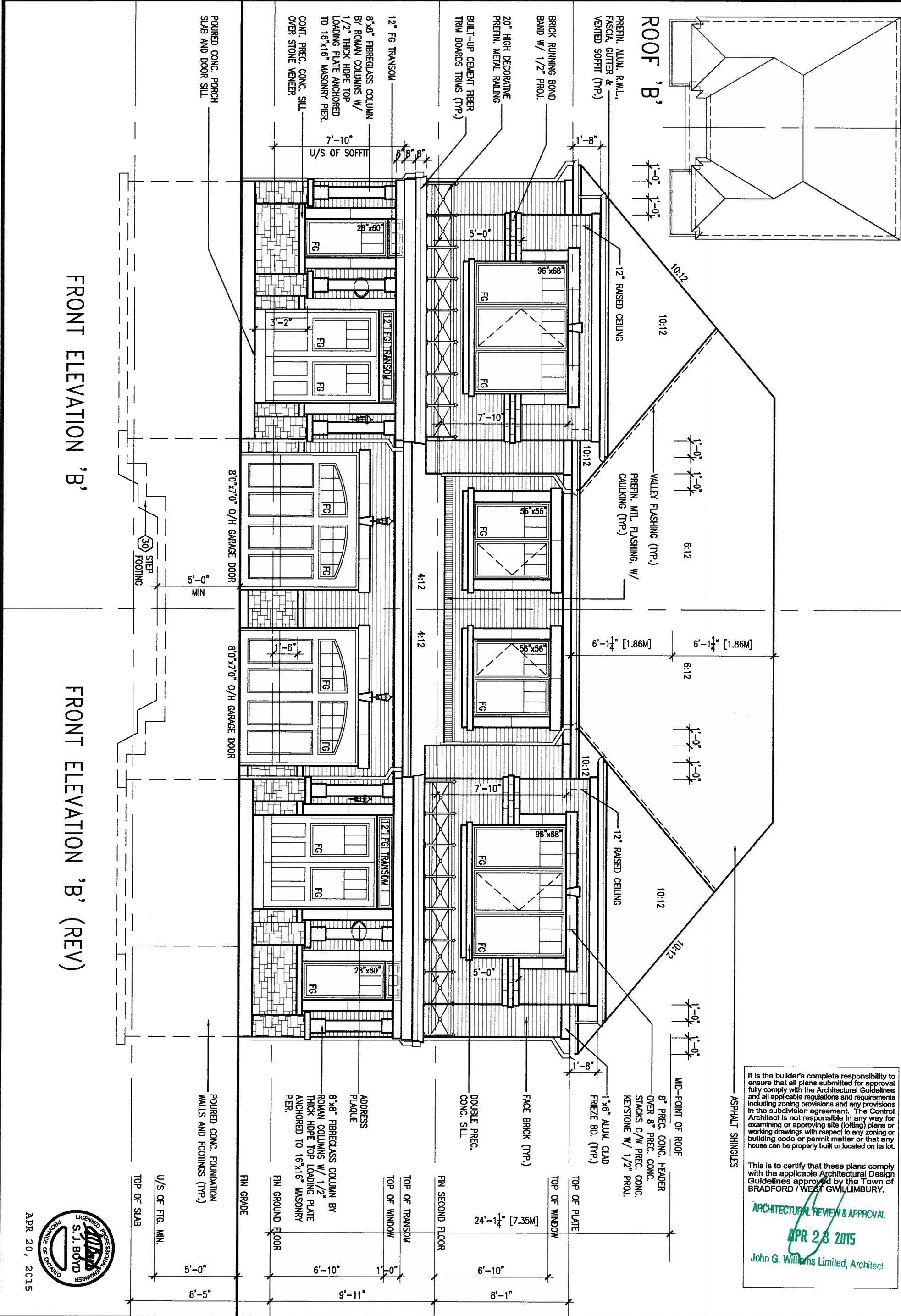
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ARCHITECTURAL REVIEW & APPROVAL
APR 23 2015
John G. Williams Limited, Architect



APR 20, 2015

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8 .		qualification information		300A Wilson Avenue		project name		SEDONA 4	
7 .		Wellington Jno-Baptiste		Toronto ON M3H 1S8		GREEN VALLEY ESTATES		BRADFORD, ON.	
6 .		name		t 416.630.2255 f 416.630.4782		date		project no.	
5 .		registration information		va3design.com		2014-04		13045	
4 REVISED AS PER ENG'S COMMENTS		15-04-15	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		checked by		REAR ELEVATION 'A' & 'B'	
3 ADD COLD CELLAR 5'-0" FROST PROTECTION		14-07-21	QS			scale		drawing no.	
2 REVISED AS PER ENG COMMENTS		14-05-26	RC			LM		8	
1 ISSUED FOR CLIENT REVIEW		14-04-23	RC			3/16" = 1'-0"		file name	
no. description		date	by			RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\30' semi\13045-SD30-4.dwg - Thu - Apr 16 2015 - 9:57 AM		13045-SD30-4	



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ARCHITECTURAL REVIEW & APPROVAL
APR 28 2015
John G. Williams Limited, Architect

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	REVISED AS PER ENG'S COMMENTS	15-04-15	RC
3	ADD COLD CELLAR 5'-0" FROST PROTECTION	14-07-21	QS
2	REVISED AS PER ENG COMMENTS	14-05-26	RC
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no.	description	date	by

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

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

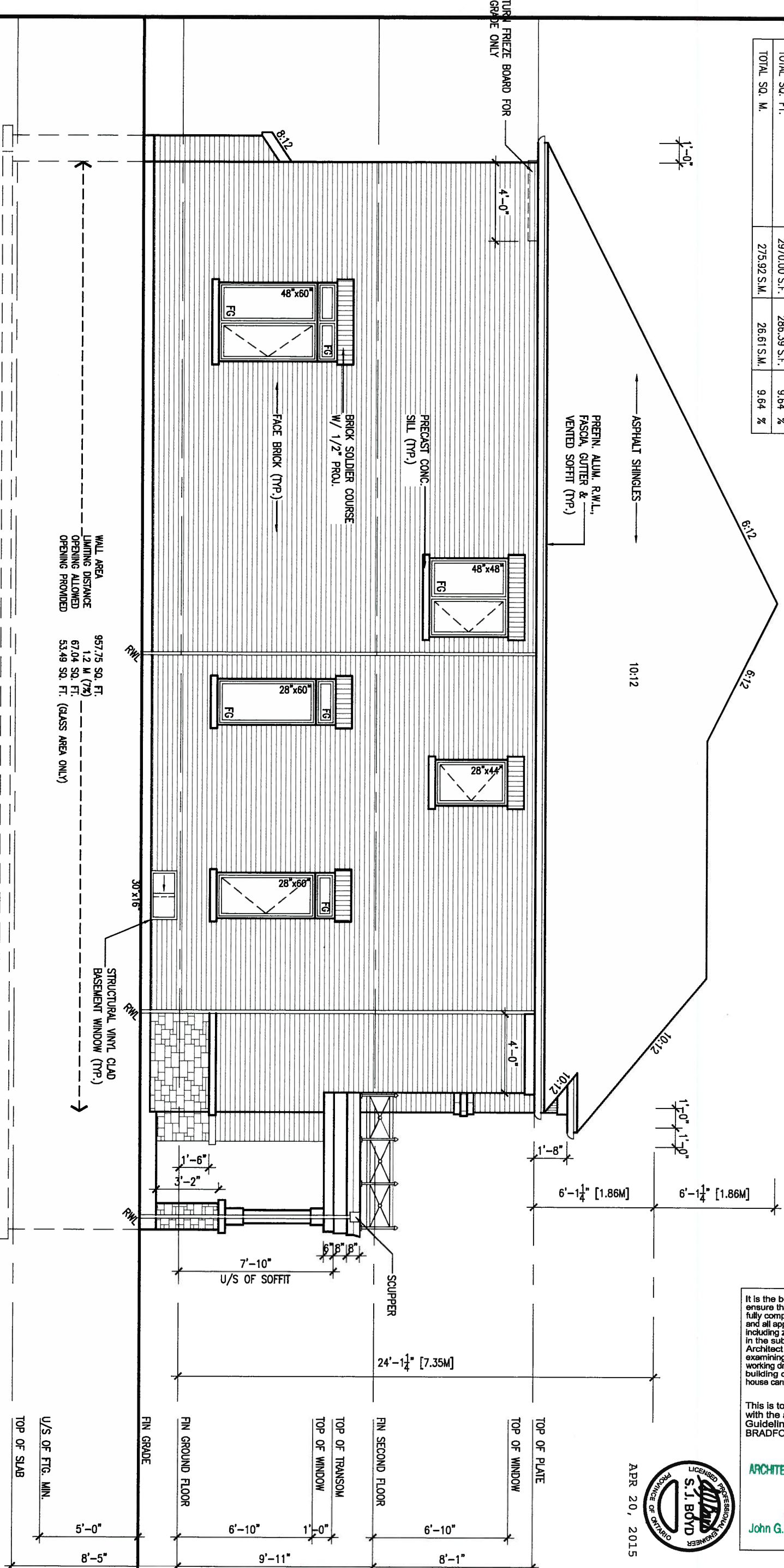
BAYVIEW WELLINGTON		SD30-4 SEDONA 4	
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON.	project no. 13045	drawing no. 9
date 2014-04	checked by LM	scale 3/16" = 1'-0"	file name 13045-SD30-4
FRONT ELEVATION 'B'			
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\30' semi\13045-SD30-4.dwg - Thu - Apr 16 2015 - 9:57 AM			

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))			
SD30-4 ELEVATION B	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	518 S.F.	86.78 S.F.	16.75 %
LEFT SIDE	967 S.F.	79.11 S.F.	8.18 %
RIGHT SIDE	967 S.F.	0 S.F.	0.00 %
REAR	518 S.F.	120.5 S.F.	23.26 %
TOTAL SQ. FT.	2970.00 S.F.	286.39 S.F.	9.64 %
TOTAL SQ. M.	275.92 S.M.	26.61 S.M.	9.64 %

SIDE ELEVATION 'B'

R.W.L. AS REQUIRED & AS PER MUNICIPALITY

REFER TO FRONT ELEVATION FOR TYPICAL NOTES



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ARCHITECTURAL REVIEW & APPROVAL

APR 23 2015

John G. Williams Limited, Architect



APR 20, 2015

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5	.	.	.
4	REVISED AS PER ENG'S COMMENTS	15-04-15	RC
3	ADD COLD CELLAR 5'-0 FROST PROTECTION	14-07-21	QS
2	REVISED AS PER ENG COMMENTS	14-05-26	RC
1	ISSUED FOR CLIENT REVIEW	14-04-23	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

name registration information BCIN

VA3 Design Inc. 42658

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

VA3 DESIGN

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va3design.com

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD, ON.

date
2014-04

drawn by
LM

checked by
-

scale
3/16" = 1'-0"

SD30-4
SEDONA 4

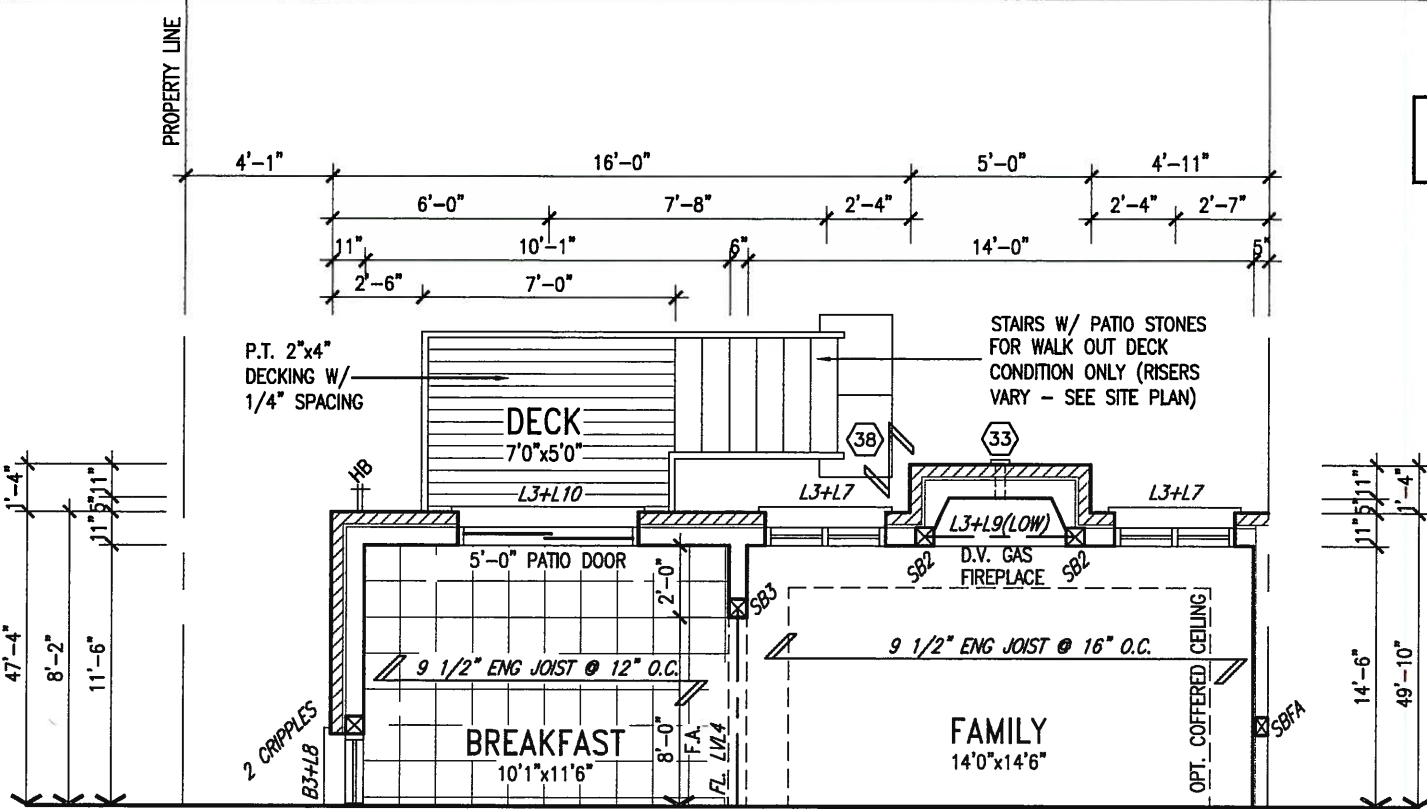
project no.
13045

drawing no.
10

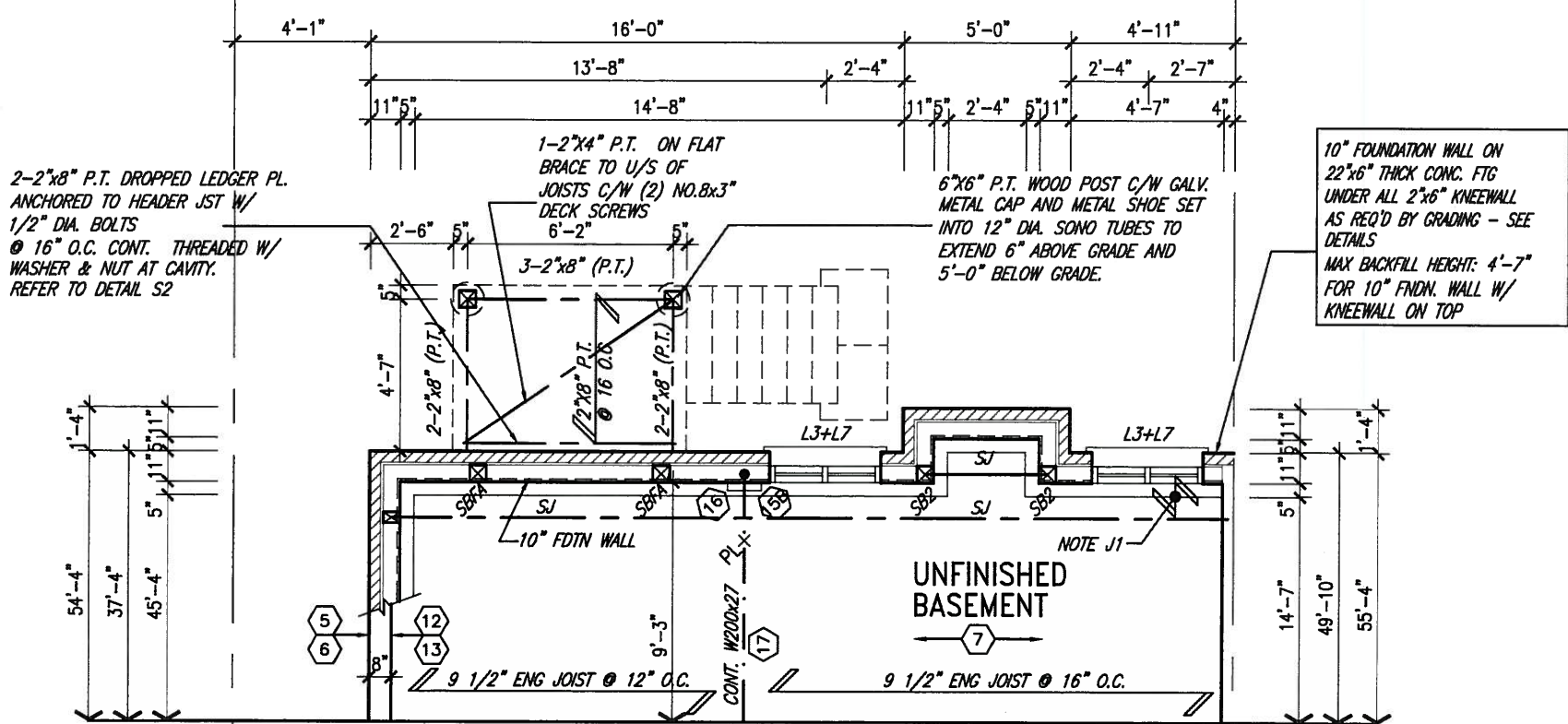
SIDE ELEVATION 'B'

file name
13045-SD30-4

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



PARTIAL BASEMENT FLOOR PLAN 'A' & 'B' WOD 9R AND MORE COND.

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ARCHITECTURAL REVIEW & APPROVAL
APR 28 2015
John G. Williams Limited, Architect

UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7))				UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7))			
SD30-4 ELEVATION A WOD	ENERGY EFFICIENCY - OBC SB12			SD30-4 ELEVATION A WOB	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	518 S.F.	74.11 S.F.	14.31 %	FRONT	518 S.F.	74.11 S.F.	14.31 %
LEFT SIDE	967 S.F.	79.11 S.F.	8.18 %	LEFT SIDE	967 S.F.	79.11 S.F.	8.18 %
RIGHT SIDE	967 S.F.	0 S.F.	0.00 %	RIGHT SIDE	967 S.F.	0 S.F.	0.00 %
REAR	518 S.F.	142.72 S.F.	27.55 %	REAR	698 S.F.	188.00 S.F.	26.93 %
TOTAL SQ. FT.	2970.00 S.F.	295.94 S.F.	9.96 %	TOTAL SQ. FT.	3150.00 S.F.	341.22 S.F.	10.83 %
TOTAL SQ. M.	275.92 S.M.	27.49 S.M.	9.96 %	TOTAL SQ. M.	292.64 S.M.	31.70 S.M.	10.83 %
UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7))				UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7))			
SD30-4 ELEVATION B WOD	ENERGY EFFICIENCY - OBC SB12			SD30-4 ELEVATION B WOB	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	518 S.F.	86.78 S.F.	16.75 %	FRONT	518 S.F.	86.78 S.F.	16.75 %
LEFT SIDE	967 S.F.	79.11 S.F.	8.18 %	LEFT SIDE	967 S.F.	79.11 S.F.	8.18 %
RIGHT SIDE	967 S.F.	0 S.F.	0.00 %	RIGHT SIDE	967 S.F.	0 S.F.	0.00 %
REAR	518 S.F.	142.72 S.F.	27.55 %	REAR	698 S.F.	188.00 S.F.	26.93 %
TOTAL SQ. FT.	2970.00 S.F.	308.61 S.F.	10.39 %	TOTAL SQ. FT.	3150.00 S.F.	353.89 S.F.	11.23 %
TOTAL SQ. M.	275.92 S.M.	28.67 S.M.	10.39 %	TOTAL SQ. M.	292.64 S.M.	32.88 S.M.	11.23 %

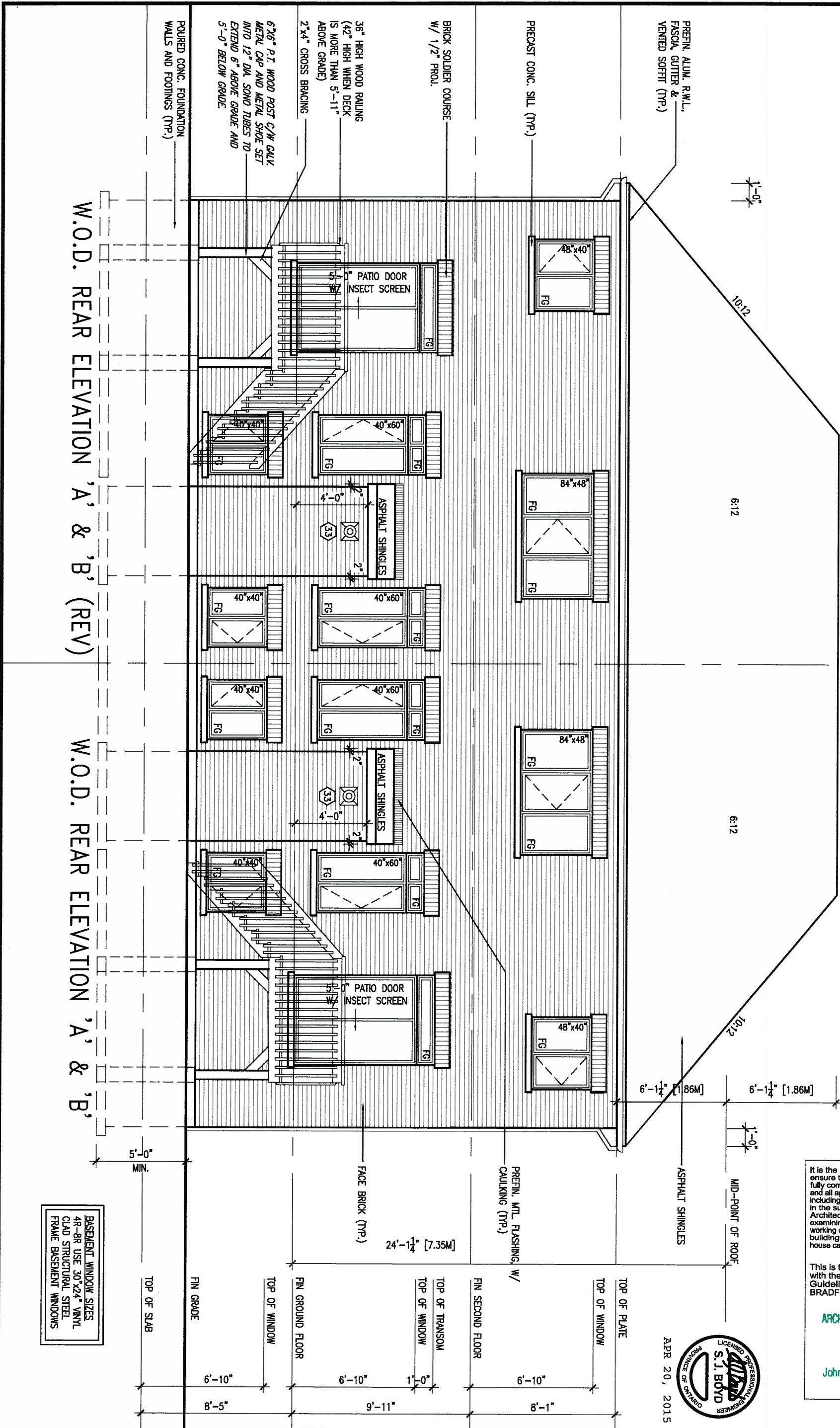


APR 20, 2015

9. _____ 8. _____ 7. _____ 6. _____ 5. _____ 4. REVISED AS PER ENG'S COMMENTS 15-04-15 RC 3. ADD COLD CELLAR 5'-0 FROST PROTECTION 14-07-21 QS 2. REVISED AS PER ENG COMMENTS 14-05-26 RC 1. ISSUED FOR CLIENT REVIEW 14-04-23 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 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, ON. date 2014-04 checked by LM scale 3/16" = 1'-0" W.O.D. / W.O.B. PARTIAL PLANS file name 13045-SD30-4 13045-SD30-4		SD30-4 SEDONA 4 project no. 13045 drawing no. 11	
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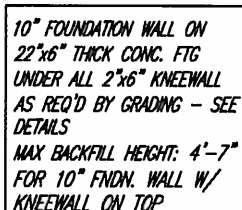
ARCHITECTURAL REVIEW & APPROVAL

APR 23 2015

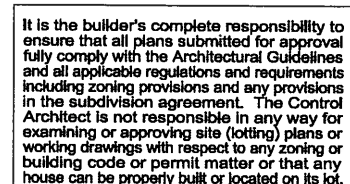
John G. Williams Limited, Architect

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		BAYVIEW WELLINGTON		SD30-4	
8 .		qualification information		300A Wilson Avenue		GREEN VALLEY ESTATES		SEDONA 4	
7 .		Wellington Jno-Baptiste		Toronto ON M3H 1S8		BRADFORD, ON.		project no.	
6 .		25591		t 416.630.2255 f 416.630.4782		drawing no.		13045	
5 .		name		va3design.com		W.O.D. REAR ELEVATION 'A' & 'B'		12	
4 REVISED AS PER ENG'S COMMENTS		15-04-15 RC		date		2014-04		file name	
3 ADD COLD CELLAR 5'-0" FROST PROTECTION		14-07-21 QS		drawn by		checked by		scale	
2 REVISED AS PER ENG COMMENTS		14-05-26 RC		LM		-		3/16" = 1'-0"	
1 ISSUED FOR CLIENT REVIEW		14-04-23 RC		no. description		date		by	
no. description		date		by		date		by	

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PARTIAL BASEMENT FLOOR PLAN 'A' & 'B'
WOB COND.



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ARCHITECTURAL REVIEW & APPROVAL

APR 23 2015

John G. Williams Limited, Architect



APR 20. 2015

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

DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY

9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON project name GREEN VALLEY ESTATES date 2014-04 drawn by LM checked by - scale 3/16" = 1'-0"	SD30-4 SEDONA 4 municipality BRADFORD, ON. W.O.D. / W.O.B. PARTIAL PLANS file name 13045-SD30-4 RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\30' semi\13045-SD30-4.dwg - Thu - Apr 16 2015 - 9:57 AM	project no. 13045 drawing no. 13
8.	.	.	qualification information				
7.	.	.	Wellington Jno-Baptiste  25591				
6.	.	.	name BCIN				
5.	.	.	registration information VA3 Design Inc. 42658				
4	REVISED AS PER ENG'S COMMENTS	15-04-15	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			
3	ADD COLD CELLAR 5'-0 FROST PROTECTION	14-07-21	QS				
2	REVISED AS PER ENG COMMENTS	14-05-26	RC				
1	ISSUED FOR CLIENT REVIEW	14-04-23	RC				
no.	description	date	by				

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W.O.B. REAR ELEVATION 'A' & 'B' (REV)

W.O.B. REAR ELEVATION 'A' & 'B'

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

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

2"x4" CROSS BRACING

42" HIGH WOOD RAILING

BRICK SOLDIER COURSE
W/ 1/2" PROJ.

PRECAST CONC. SILL (TYP.)

PREFIN. ALUM. R.W.L.,
FASCIA, GUTTER &
VENTED SOFFIT (TYP.)

1'-0"

10:12

6:12

6:12

10:12

6'-1 1/4" [1.86M]

6'-1 1/4" [1.86M]

1'-0"

MID-POINT OF ROOF

ASPHALT SHINGLES

PREFIN. MTL. FLASHING, W/
CAULKING (TYP.)

FACE BRICK (TYP.)

24'-1 1/4" [7.35M]

5'-0" MIN.

FIN GRADE

TOP OF SLAB

TOP OF WINDOW

FIN GROUND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

FIN SECOND FLOOR

TOP OF WINDOW

TOP OF PLATE

6'-10"

6'-10"

1'-0"

6'-10"

8'-1"

8'-5"

9'-11"



APR 20, 2015

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APR 23 2015

John G. Williams Limited, Architect

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qualification information

Wellington Jno-Baptista 25591

signature

BCIN

42658

name registration information

VA3 Design Inc.

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DESIGN

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BAYVIEW WELLINGTON

SD30-4
SEDONA 4

project name
GREEN VALLEY ESTATES

municipality
BRADFORD, ON.

date
2014-04

drawn by
LM

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scale
3/16" = 1'-0"

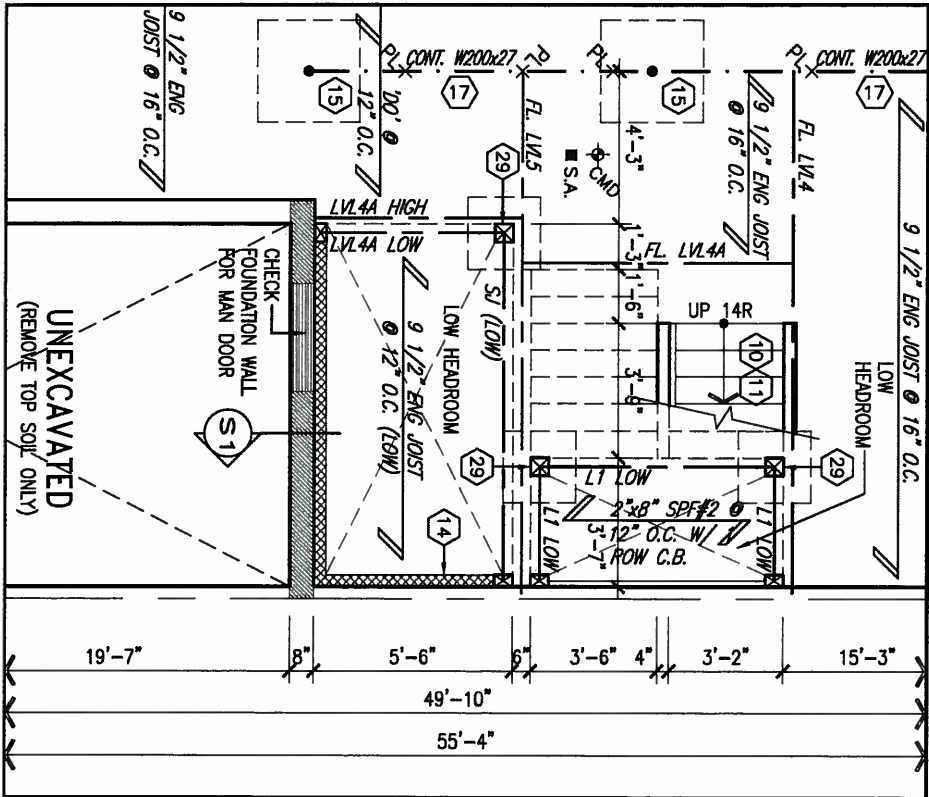
W.O.B. REAR ELEVATION 'A' & 'B'

file name
13045-SD30-4

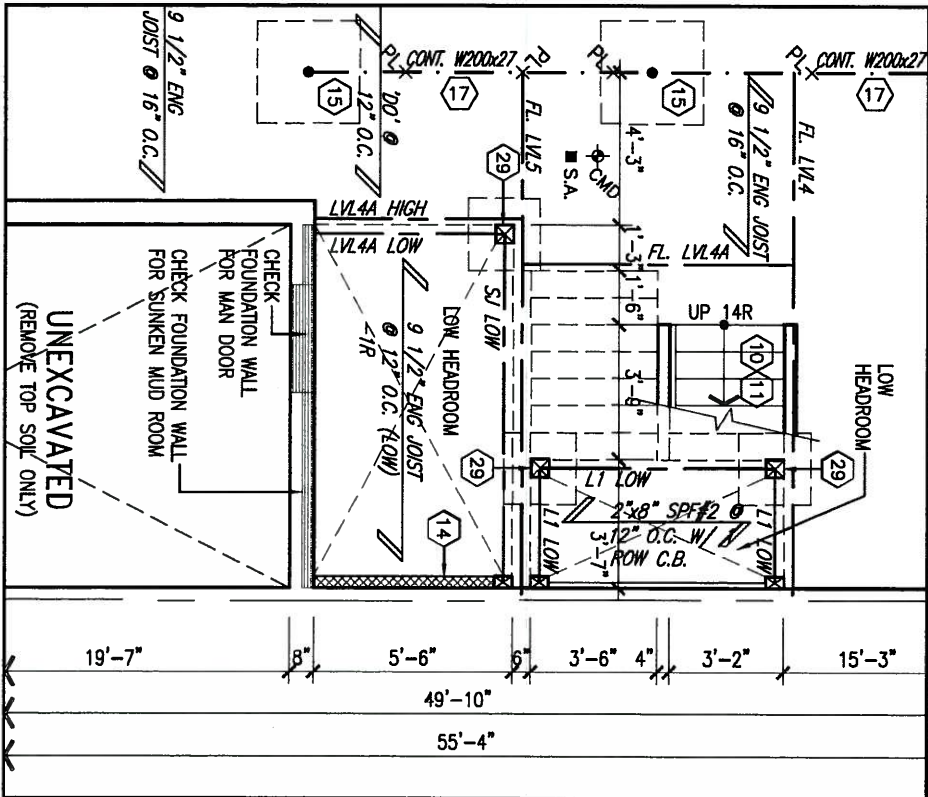
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project no.
13045

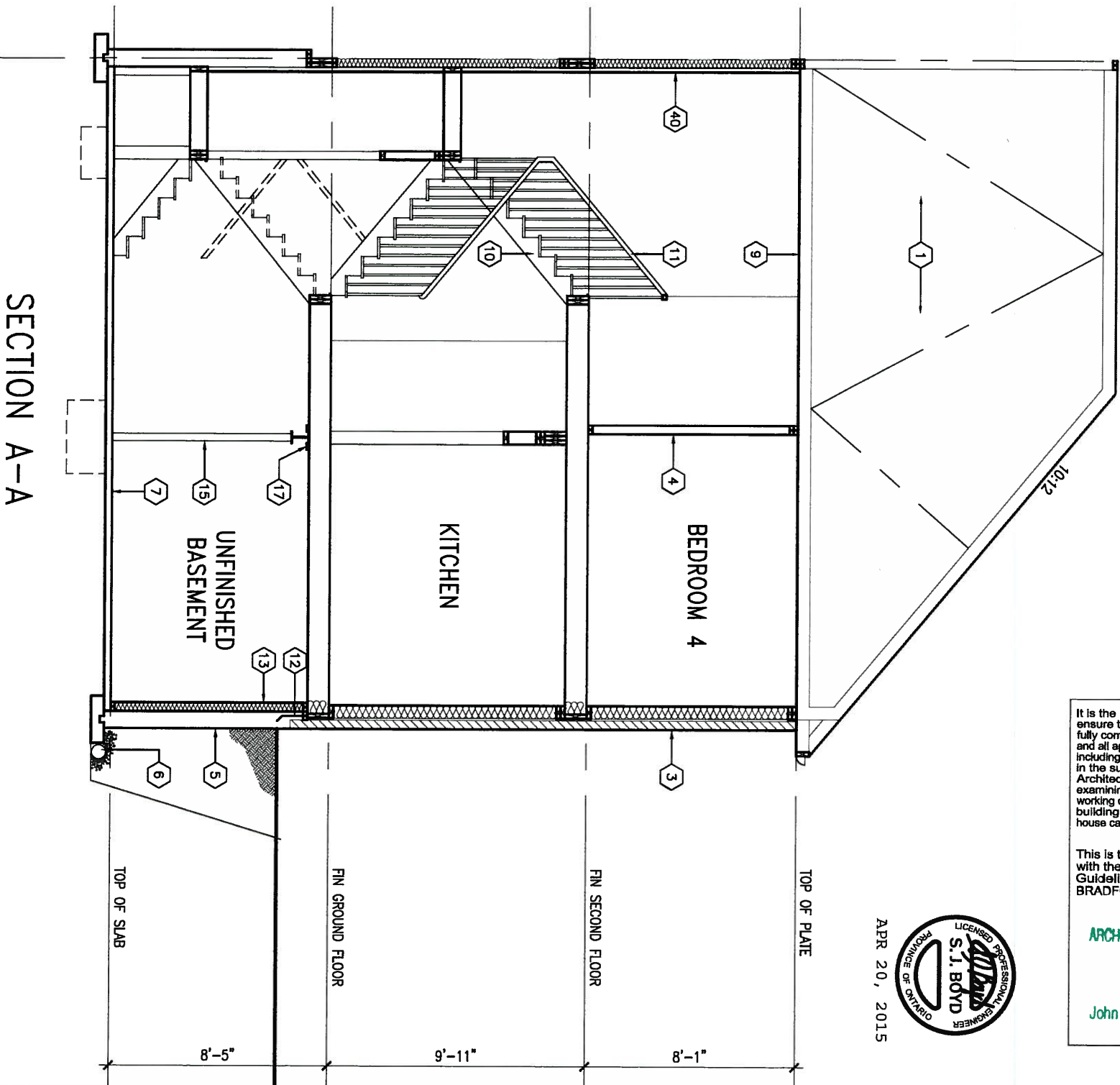
drawing no.
14



PARTIAL BASEMENT
PLAN W/ SUNKEN
MUD ROOM 2R-3R
CONDITION



PARTIAL BASEMENT
PLAN W/ SUNKEN
MUD ROOM 1R
CONDITION



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ARCHITECTURAL REVIEW & APPROVAL
APR 23 2015
John G. Williams Limited, Architect



9.			
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BAYVIEW WELLINGTON		SD30-4 SEDONA 4	
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON.	project no. 13045	drawing no. 15
date 2014-04	SECTION A-A / PARTIAL SUNKEN MUDROOM PLAN		file name 13045-SD30-4
drawn by LM	checked by -	scale 3/16" = 1'-0"	13045-SD30-4
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\30' semi\13045-SD30-4.dwg - Thu - Apr 16 2015 - 9:57 AM			

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 SPACING 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") (R28) 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 "B" 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, 22x180x76mm (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") (R28) 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x76mm (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 "B" 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") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3B. BRICK VENEER CONSTRUCTION (2"x4")- GARAGE WALLS 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x76mm (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 EMPLOY 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"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 BITUMINOUS DAMPROOFING 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 KEYS CONC. FIG. 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 (22"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 DAMPROOFING 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 (3') HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (7'-1"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (7'-1").

SILL PLATE - OBC. 9.23.7.

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

13. BASEMENT INSULATION (SB-12-2.1.1.6), 9.25.2.3, 9.13.2.6) FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. INSULATION TO HAVE APPROVED VAPOUR BARRIER. DAMPROOF 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 DAMPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONC. CURB ON 350x155 (14"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

15. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3) 89mm(3-1/2") DIA x 3.0mm(0.118) SINGLE WALL TUBE TYPE 2 ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2KN (16,000lbs.) AT A MAX. EXTENSION OF 2318mm (7'-7 1/2") CONFORMING TO CAN/CISG-7.2-9.4. AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 870x870x10 (34"x34"x1/8") 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(.188) 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(.188) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STL. 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") FIELD 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.

GARAGE SLAB

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

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. 9.10.9.1.6. 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.

EXTERIOR STEP

21. 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.)

22. 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.F.T.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL. BACKING.

FIREPLACE CHIMNEYS OBC. 9.21.

24. 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 (14") 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(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.

STEPPED FOOTINGS OBC 9.15.3.9.

30. MIN. HORIZ. STEP = 600mm (24")
MAX. VERT. STEP = 600mm (24")

SLAB ON GRADE

31. 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

32. 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

33. 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

34. 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 9.26.18.2. & 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)(f). 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-2950F5 MIN. NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm (7 1/4" 9 1/2", 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 130mm (11/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C.

6) PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS.

7) JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.

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

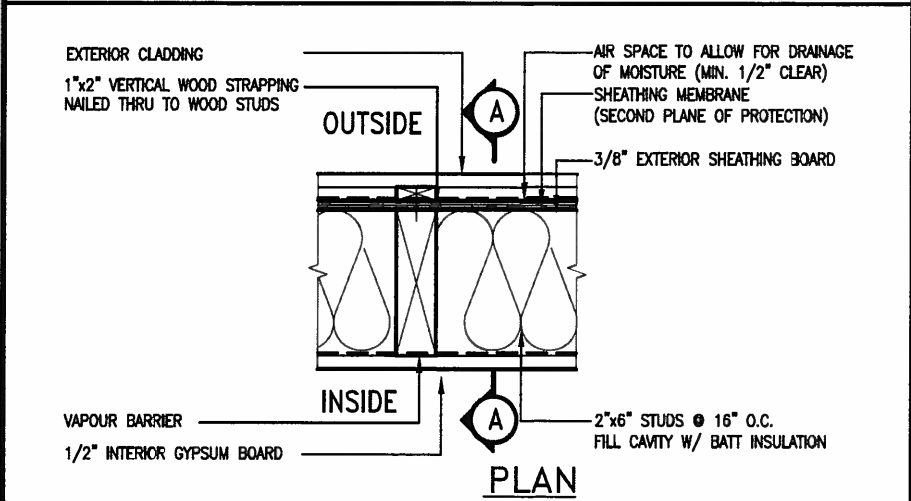
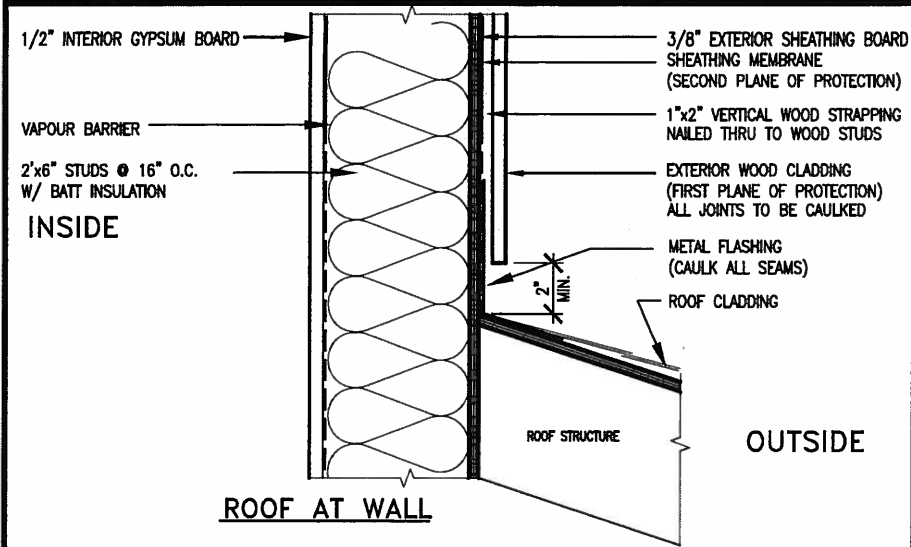
STEEL: 1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300M. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40.21 GRADE 350M "STRUCTURAL QUALITY STEEL". OBC. 8-9.23.4.3.

2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 40R.

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

LEGEND

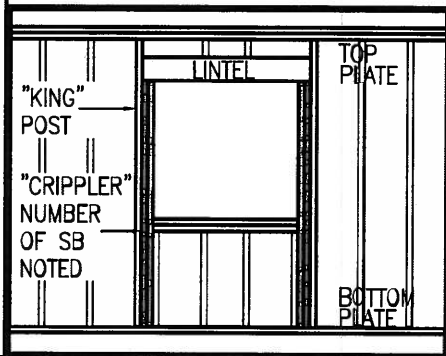
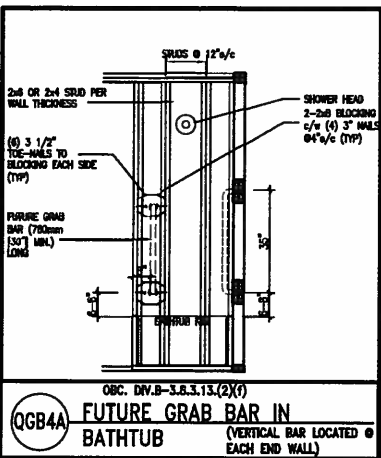
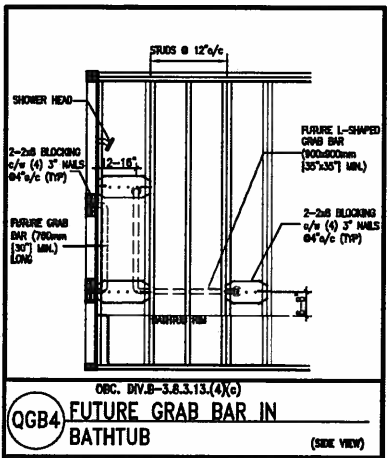
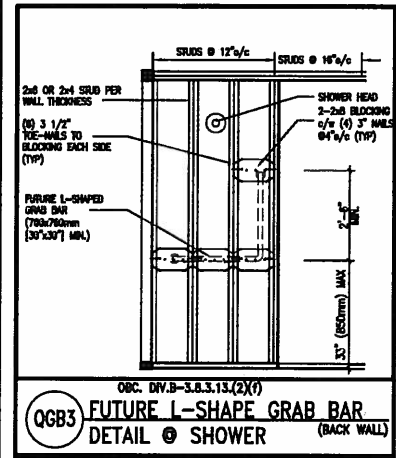
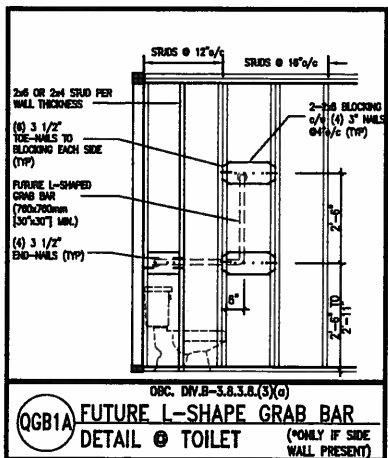
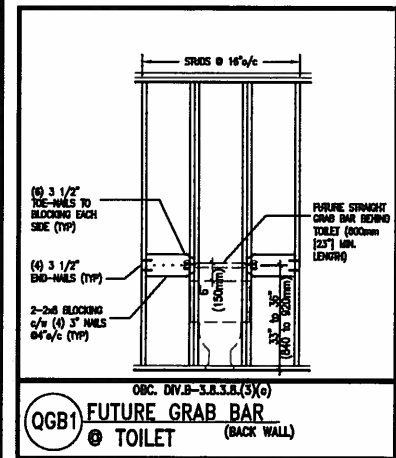
	CLASS 'B' VENT		EXHAUST FAN TO EXTERIOR
	DUPLEX OUTLET (12" ABOVE SURFACE)		DUPLEX OUTLET (HEIGHT A.F.F)
	WEATHERPROOF DUPLEX OUTLET		GFI DUPLEX OUTLET (HEIGHT A.F.F)
	POT LIGHT		HEAVY DUTY OUTLET (220 volt)
	LIGHT FIXTURE (PULL CHAIN)		LIGHT FIXTURE (CEILING MOUNTED)
	SWITCH		LIGHT FIXTURE (WALL MOUNTED)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



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"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 9.2.3.10.1.(2)
 - FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa
 - STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.
 - STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

** STUD INFORMATION TAKEN FROM OBC TABLE A-30

"CRIPPLE" DETAIL



APR 20, 2015

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

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-Baptista 25591

name

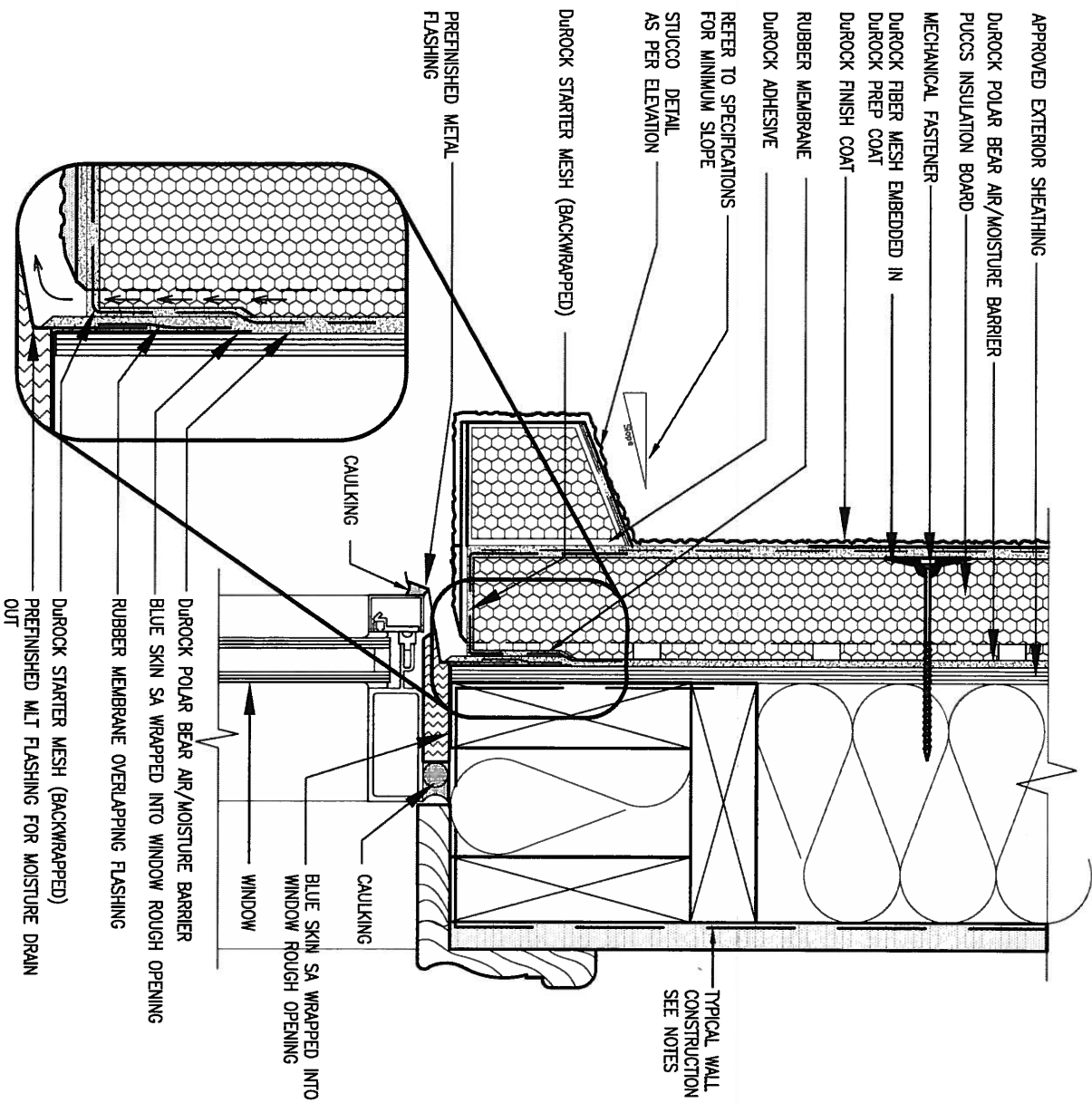
VA3 Design Inc. 42658

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VA3 DESIGN

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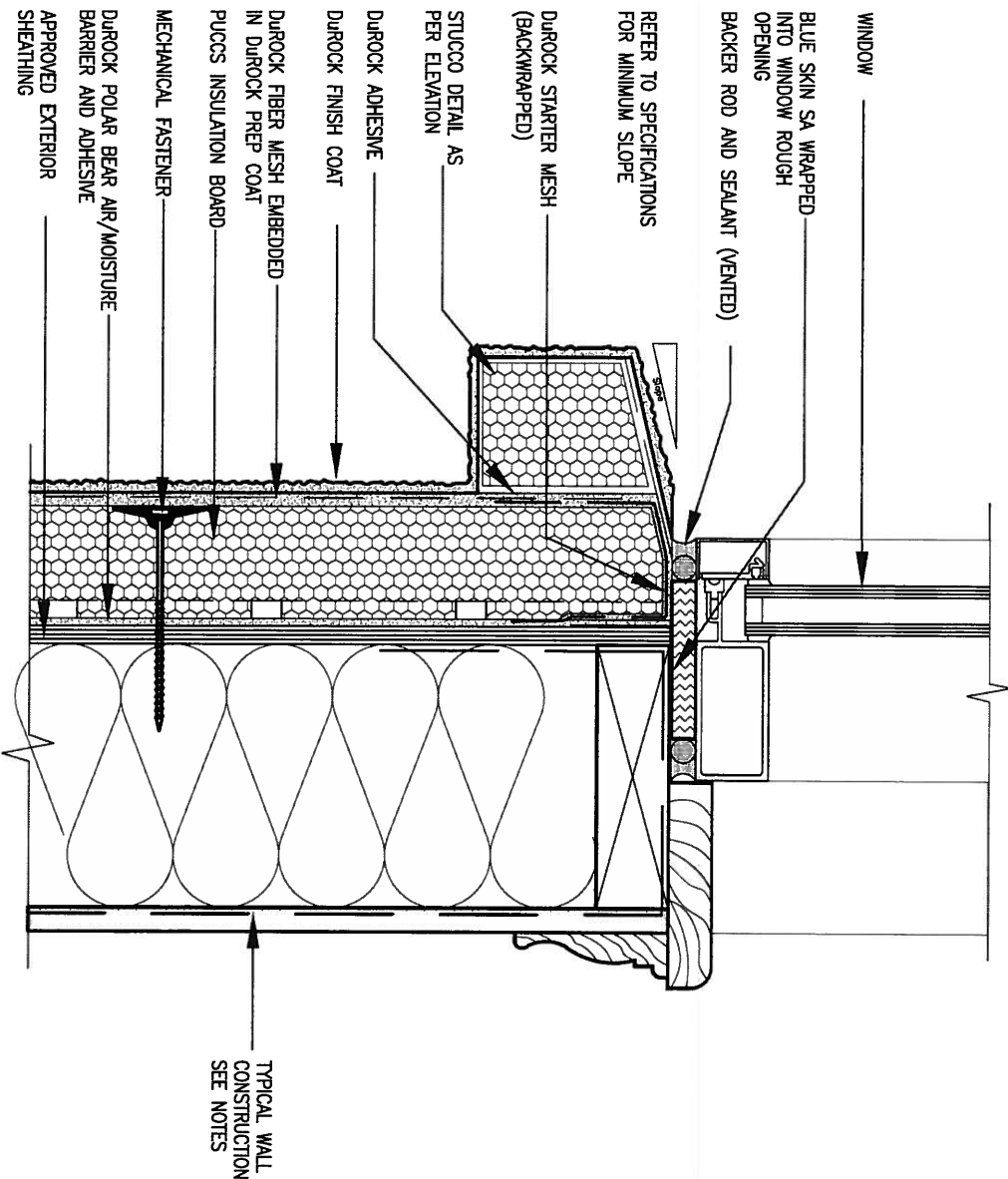
BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	project no.	13045
drawn by	RC	checked by	3/16" = 1'-0"
CONSTRUCTION NOTES		13045-CONST-OBC 2015	
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:56 AM		drawing no.	
		CN2	



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

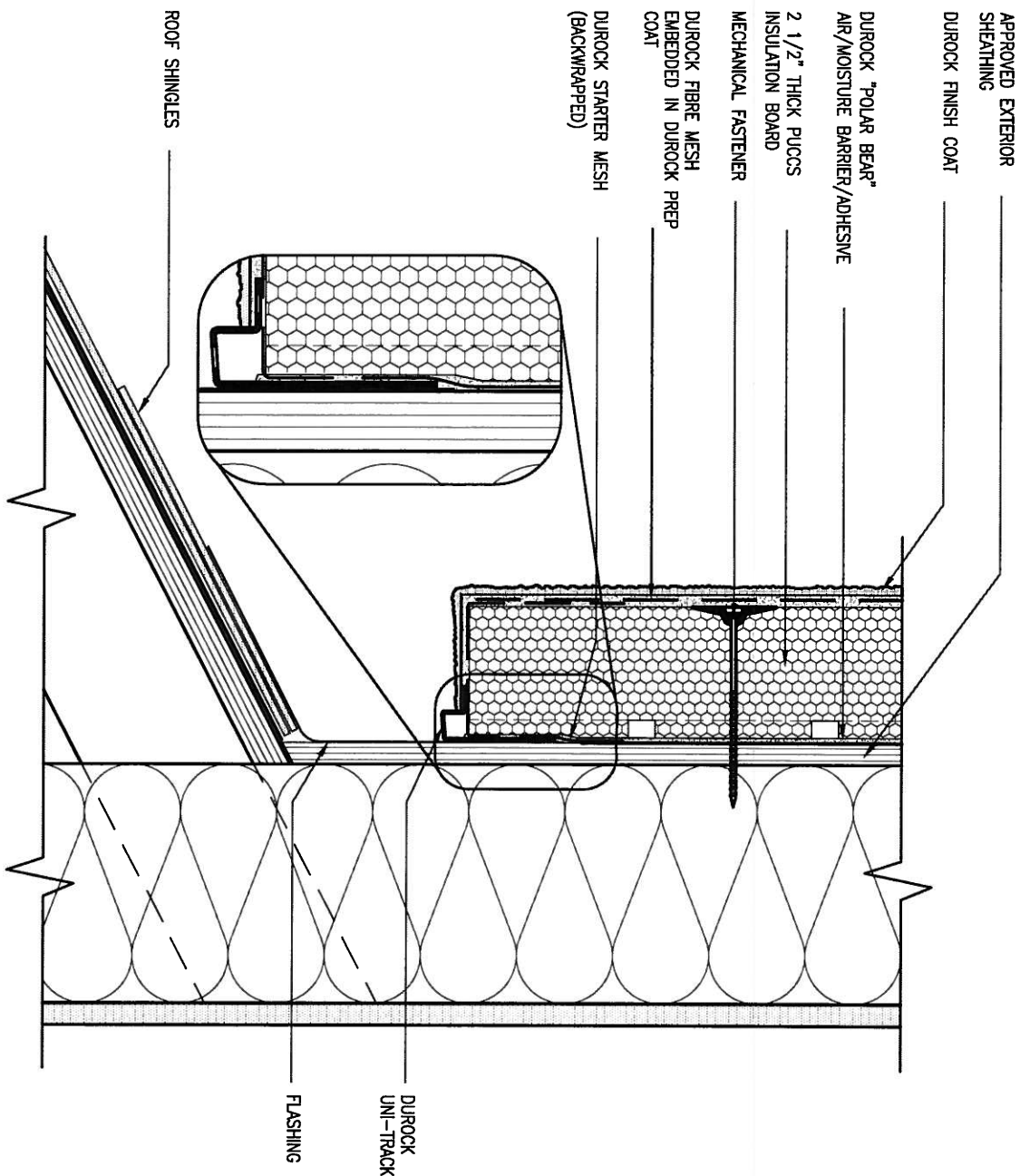
CN3 SCALE: 3"=1'-0"

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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-Baptista			25591
name		signature	BCIN
registration information		42658	
VA3 Design Inc.			
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va3design.com

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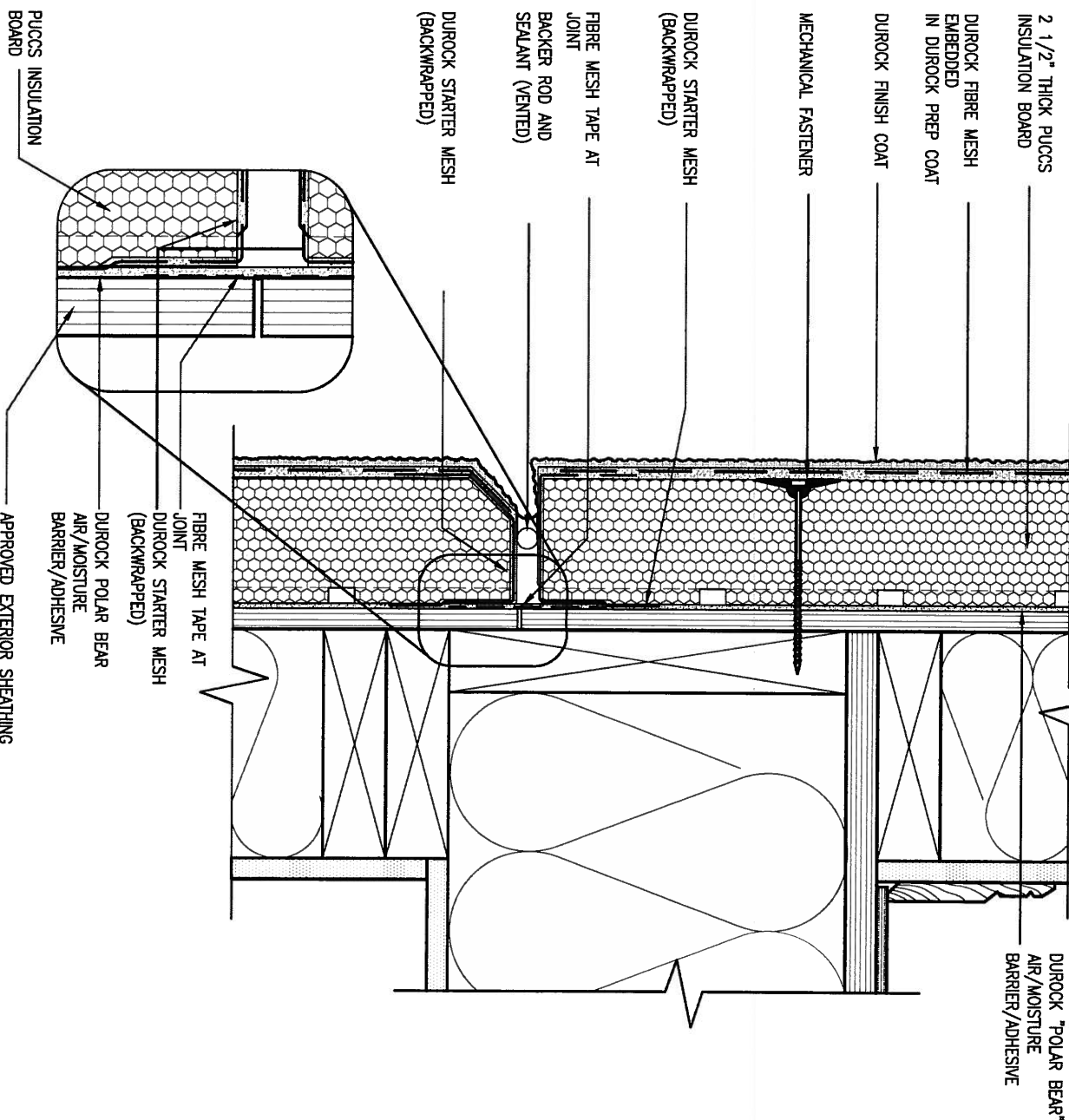


3
CN4

STUCCO TERMINATION @ ROOF

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
CN4

HORIZONTAL EXPANSION JOINT

SCALE: 3"=1'-0"

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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	.

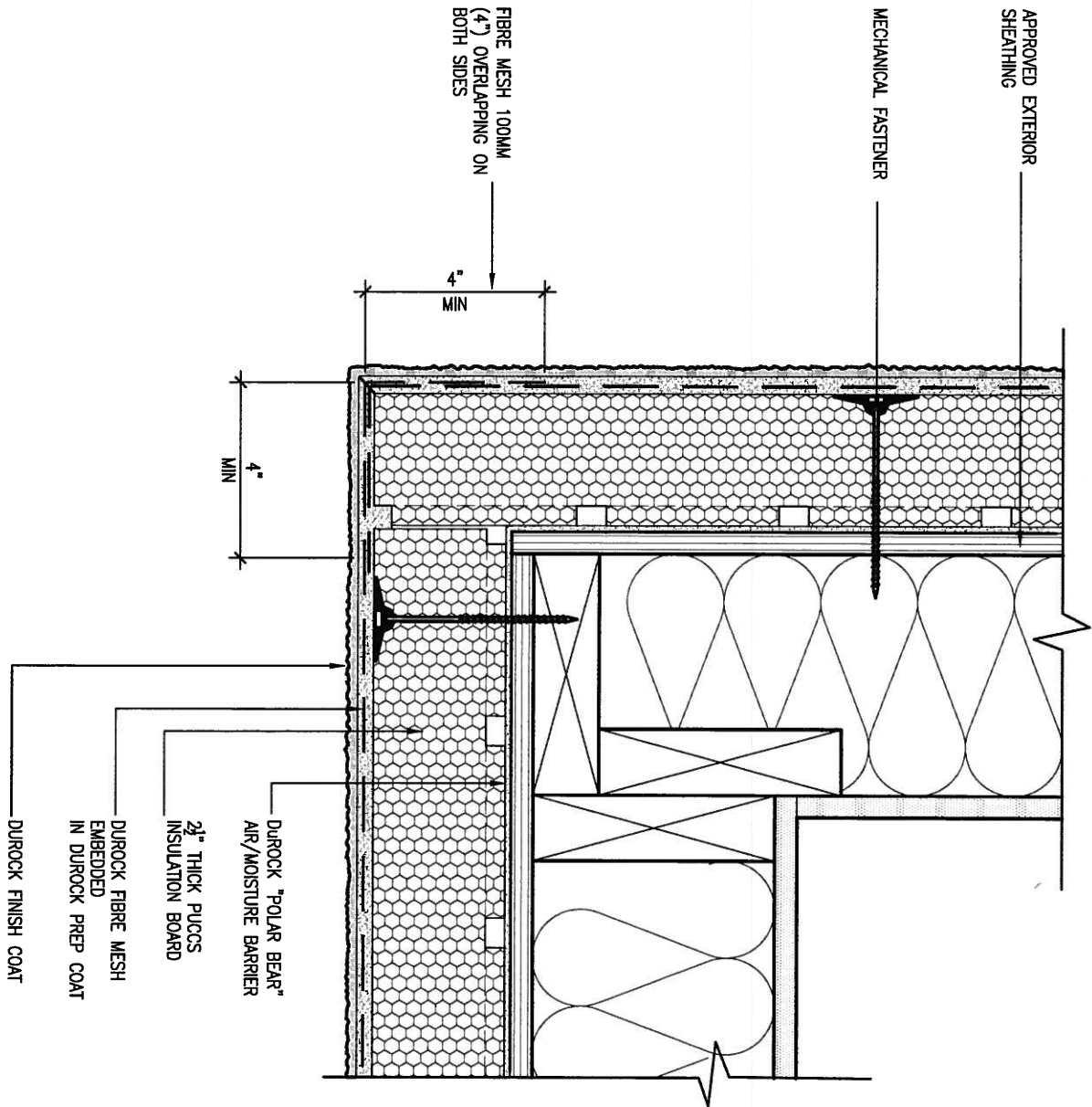
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information
Wellington Jno-Baptista 25591
name registration information BCIN
VA3 Design Inc. 42658

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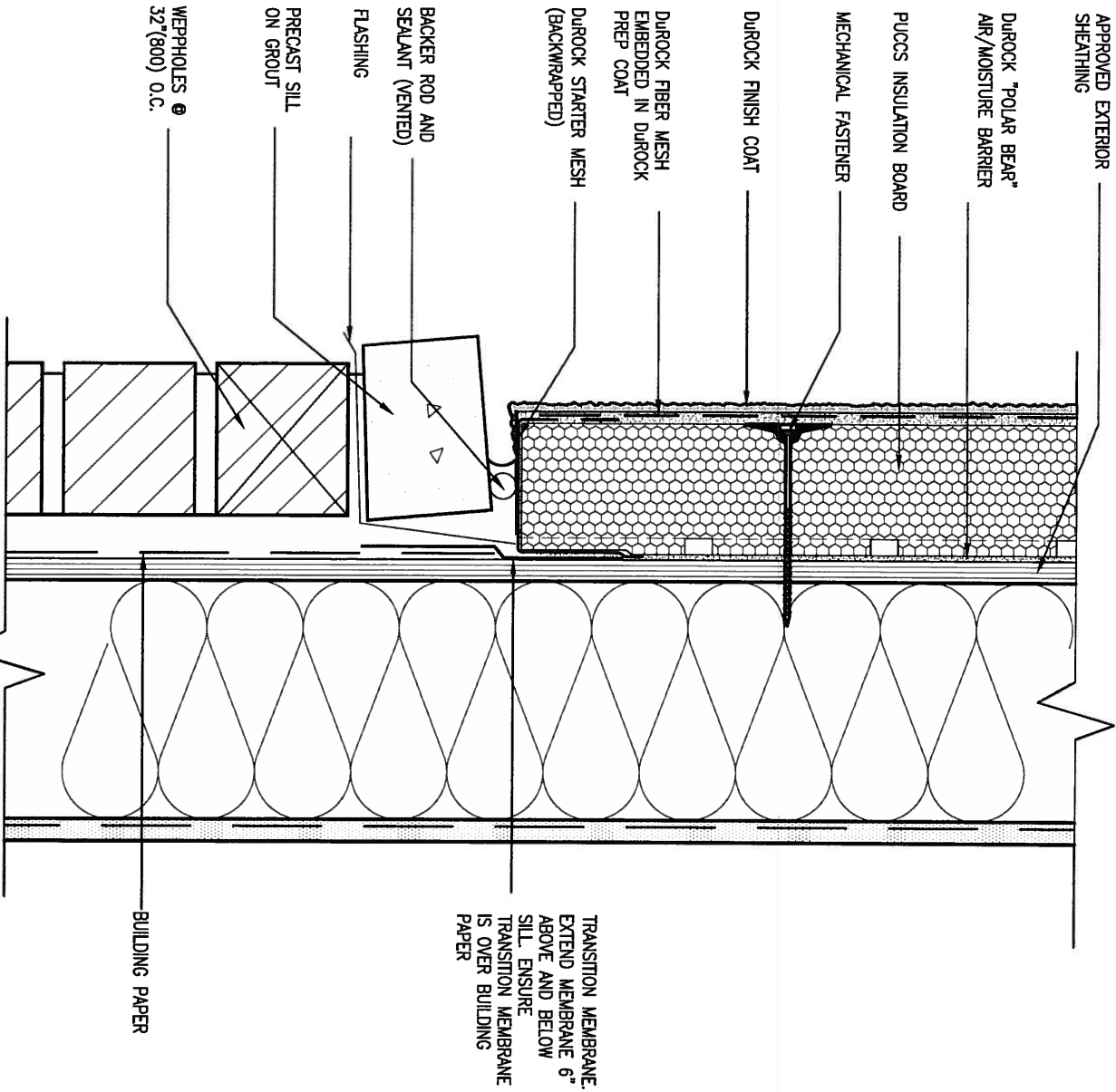
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date APR 2014	checked by RC	scale 3/16" = 1'-0"	CONSTRUCTION NOTES 13045-CONST-0BC 2015
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM			



5 CORNER DETAIL

CN5 SCALE: 3"=1'-0"

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



6 STUCCO / MASONRY PLINTH CONNECTION

CN5 SCALE: 3"=1'-0"

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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

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qualification information			
Wellington Jno-Baptista	25591	BCIN	
name			
registration information			
VA3 Design Inc.	42658		
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va3design.com

BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	scale	3/16" = 1'-0"
drawn by	RC	checked by	-
CONSTRUCTION NOTES		file name	13045-CONST-OBC 2015
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM		drawing no.	CN5

SB12-COMPLIANCE PACKAGE 'J'

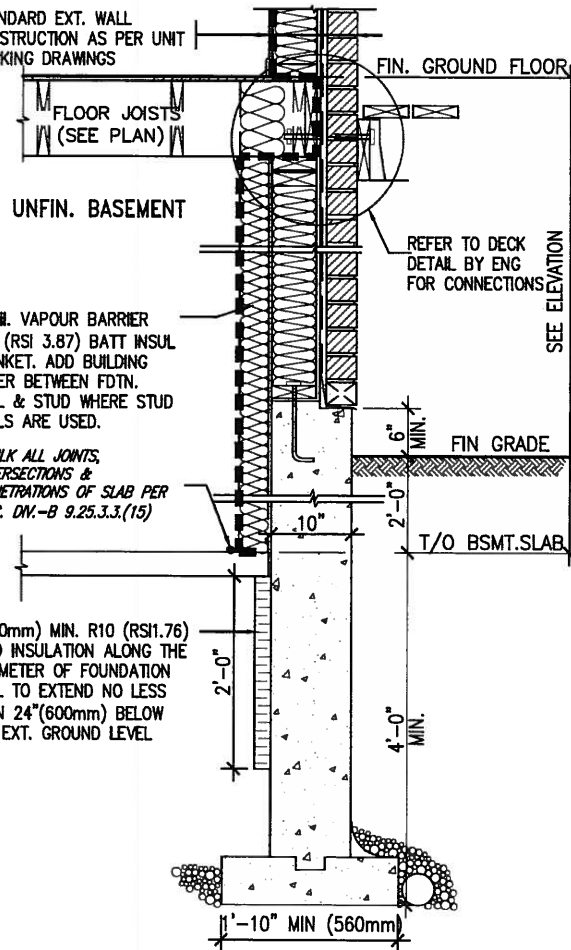
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

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%	-

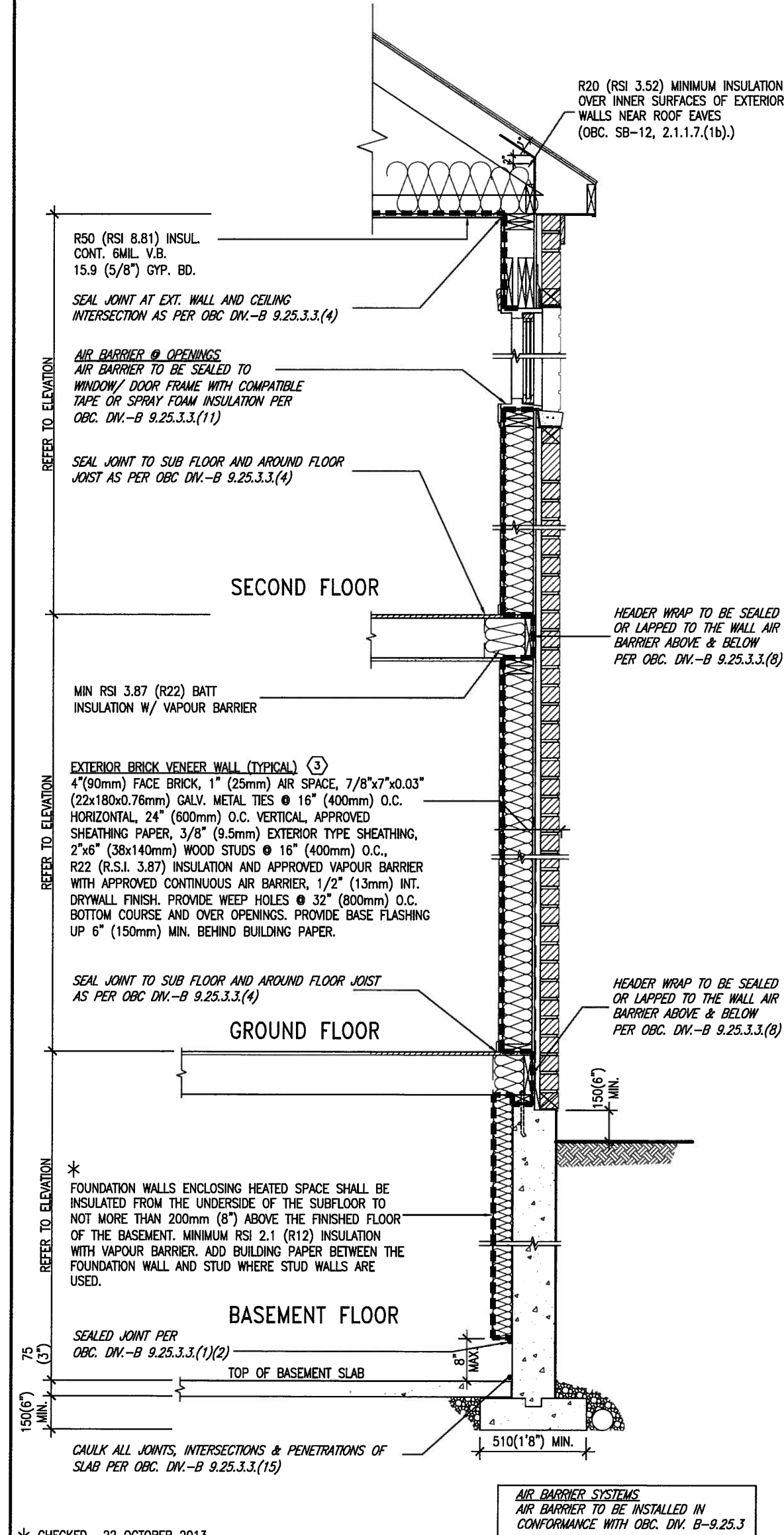


APR 20, 2015



* REVISED- 15 MARCH 2013

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



* CHECKED- 22 OCTOBER 2013

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

SEMI & SINGLES ONLY

9.				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.				qualification information
7.				Wellington Jno-Baptiste 25591
6.				name registration information
5.				VA3 Design Inc. 42658
4.				
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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va3design.com

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD

CONST NOTE

project no.
13045

date
APR 2014

drawn by
RC

checked by
-

scale
3/16" = 1'-0"

CONSTRUCTION NOTES

13045-CONST-OBC 2015

drawing no.
CN6

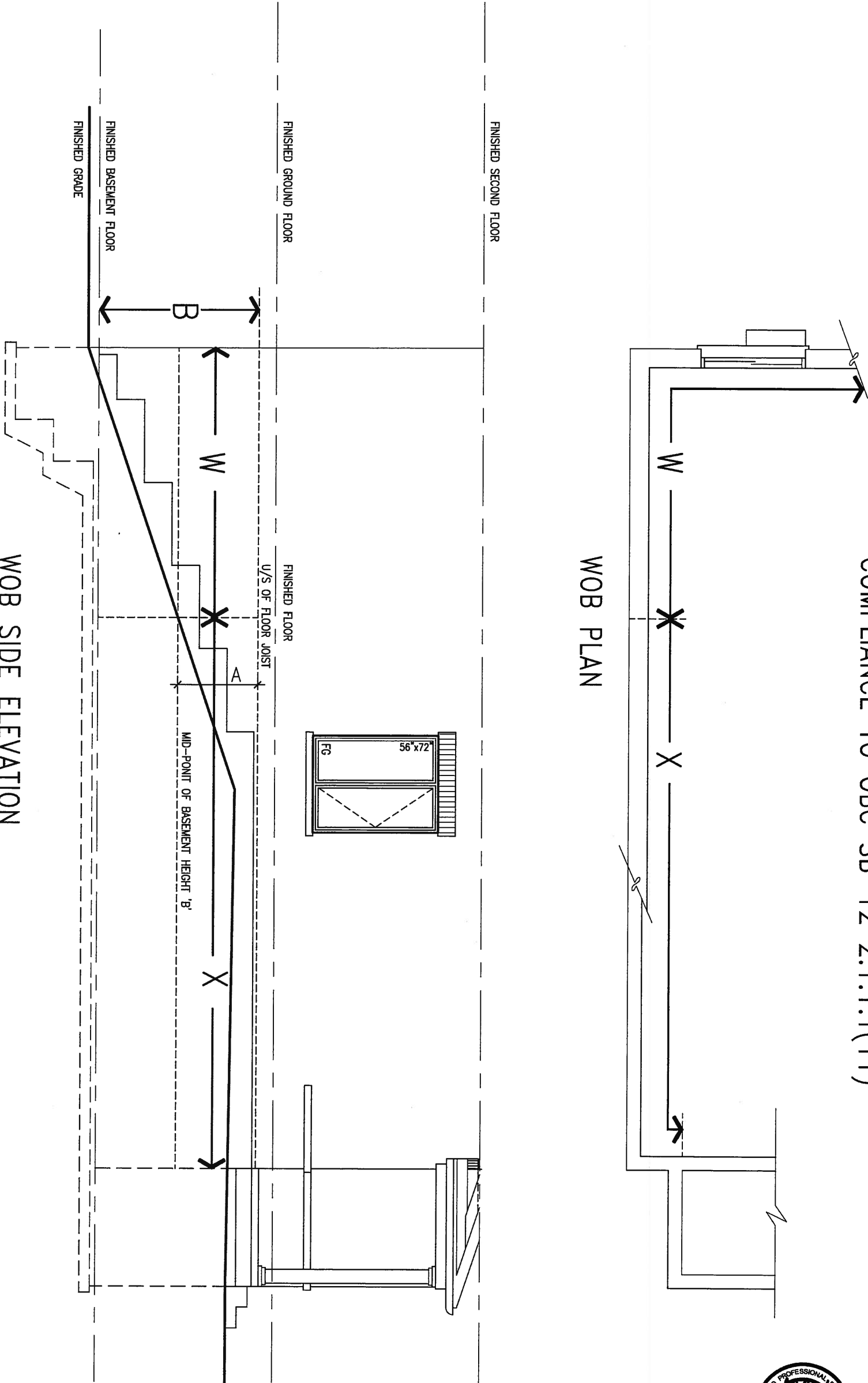
COMPLIANCE TO OBC SB-12 2.1.1.1(11)



APR 20, 2015

WOB PLAN

WOB SIDE ELEVATION

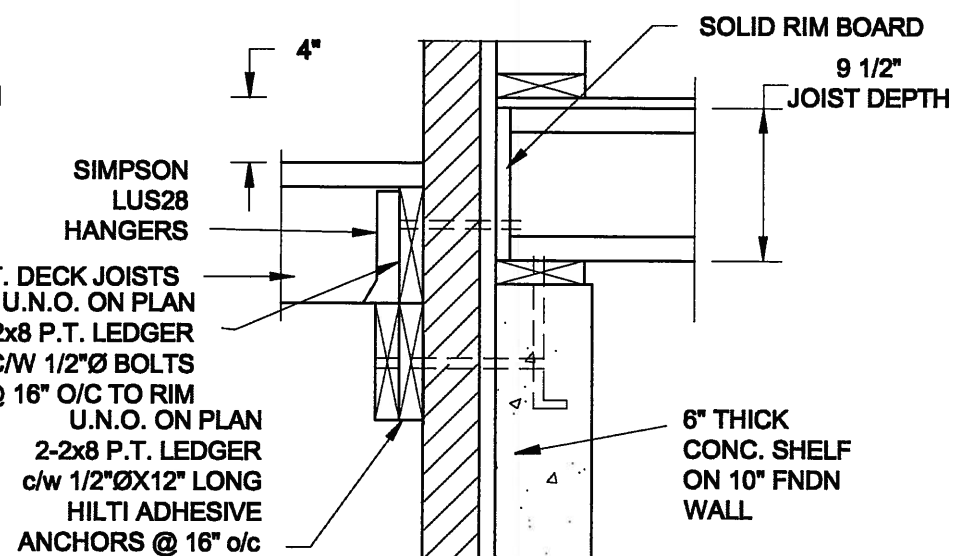
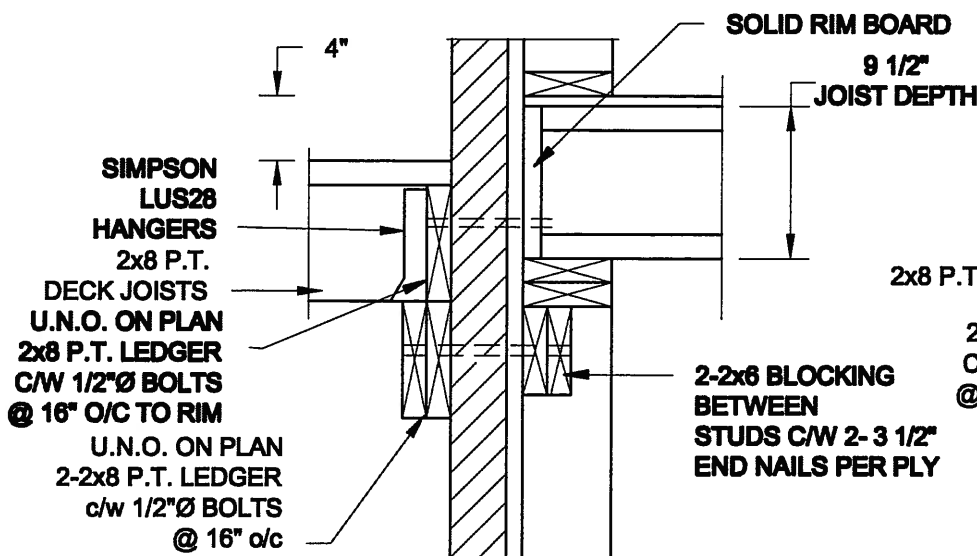


WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

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

9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON project name GREEN VALLEY ESTATES date APR 2014 drawn by RC checked by - scale 3/16" = 1'-0"	municipality BRADFORD	project no. 13045	drawing no. CN7	CONST NOTE
8.	.	.	qualification information Wellington Jno-Baptista 25591 signature BCIN 42658						
7.	.	.	name registration information VA3 Design Inc.						
6.	.	.							
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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						

FOR 9 1/2" JOIST DEPTH

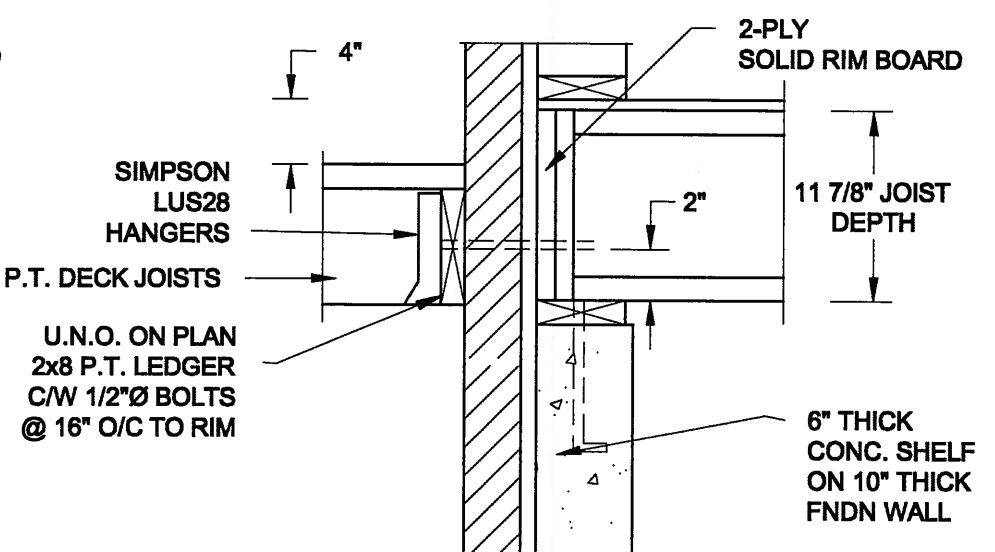
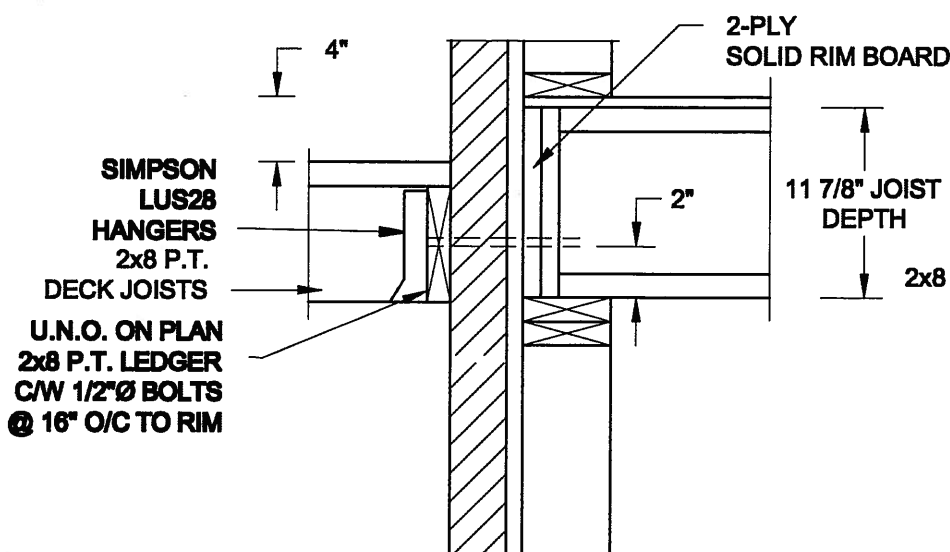


1A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

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

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

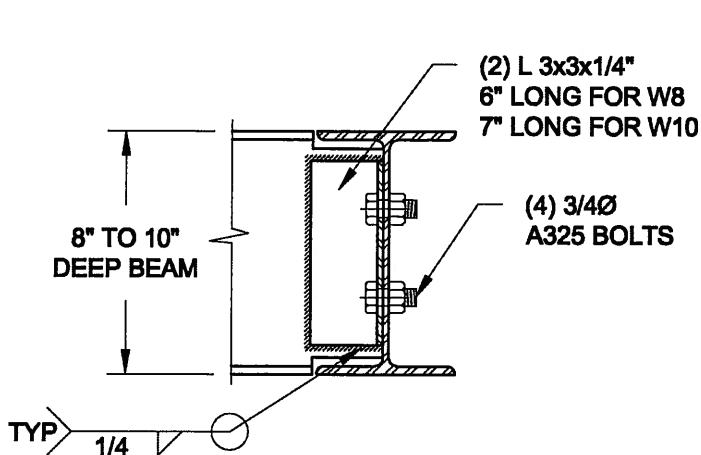
FOR 11 7/8" JOIST DEPTH



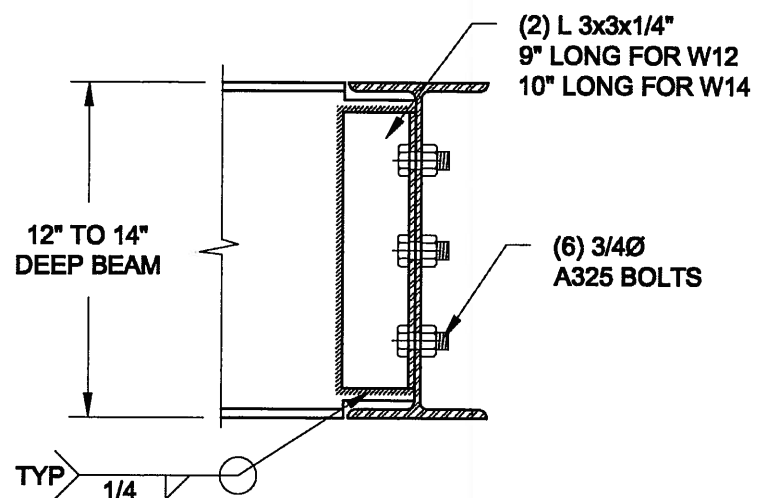
2A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

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

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



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



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

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

Scale:
AS NOTED

Date:
MAY-27-2014

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 20, 2015

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

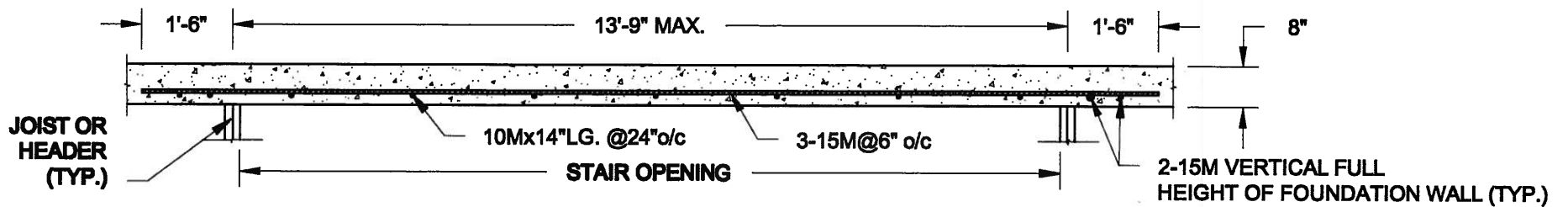
TYPICAL STRUCTURAL DETAILS

Project No.:

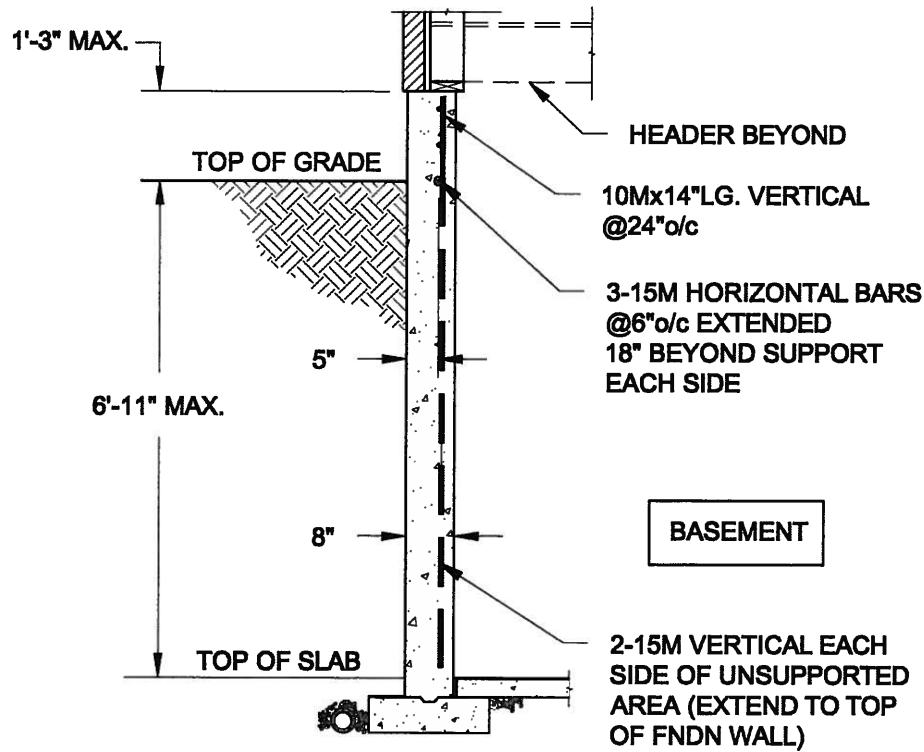
14-096

Drawing No.:

S2



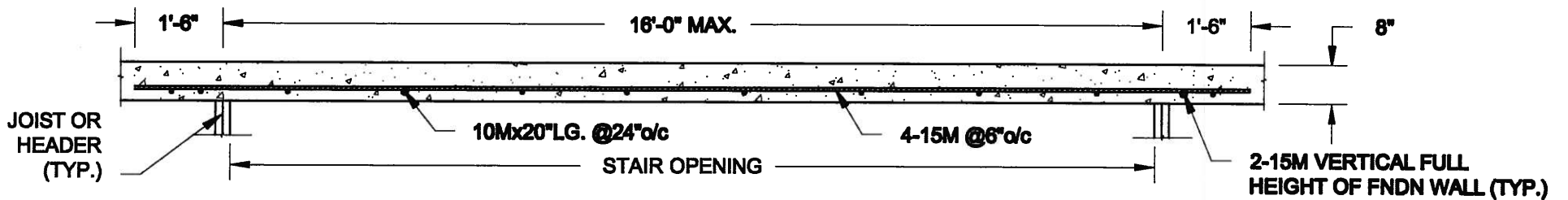
PLAN VIEW
NOT TO SCALE



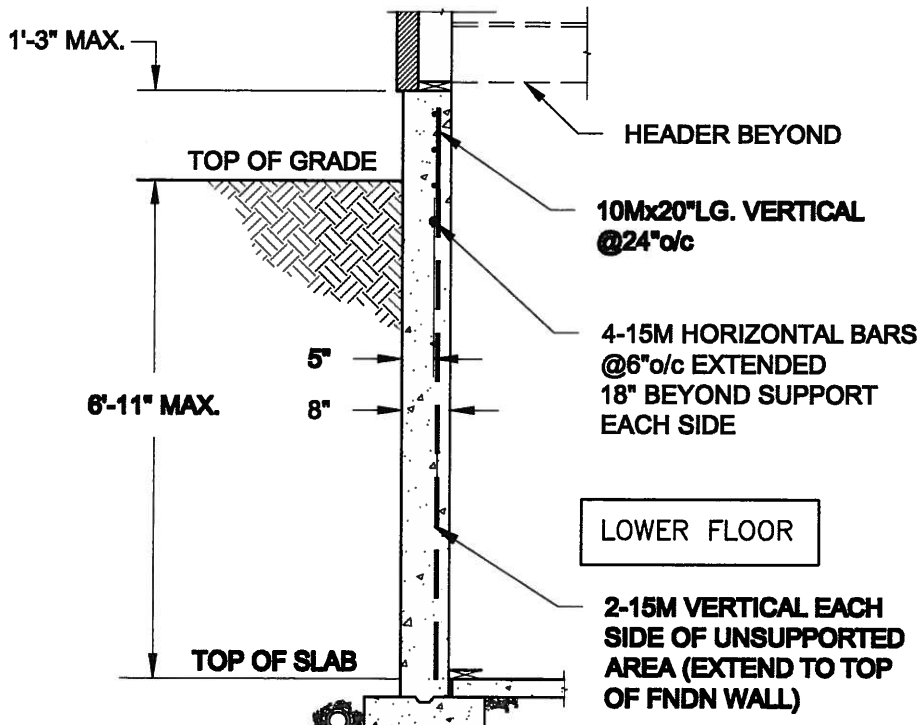
NOTE:

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

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



PLAN VIEW
NOT TO SCALE



NOTE:

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

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

Scale:
AS NOTED

Date:
MAY-27-2014

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 20, 2015

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS

Project No.:

14-096

Drawing No.:

S1

FOR 9 1/2" JOIST DEPTH



STAIR HEADER @ PARTYWALL



FOR 11 7/8" JOIST DEPTH



STAIR HEADER @ PARTYWALL



Drawing No.: **S3**