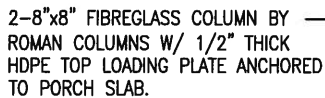


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NOTE: ALL LVL'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY FLOOR TRUSS MANUFACTURER.



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MAY 20 2015

John G. Williams Limited, Architect

9	.	.	The undersigned has reviewed and takes responsibility for this design
8	.	.	and has the qualifications and meets the requirements set out in the
7	.	.	Ontario Building Code to be a Designer.
6	.	.	qualification information
5	.	.	Wellington Jno-Baptista <i>J. Baptista</i> 25591
4	.	.	name <i>J. Baptista</i> BCIN
3	.	.	registration information VA3 Design Inc. 42658
2	REVISED AS PER ENG'S COMMENTS	21-04-15	RC
1	ISSUED FOR CLIENT REVIEW	.	ARM
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 *J. Baptista* 25591

name *J. Baptista* BCIN

registration information VA3 Design Inc. 42658

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va3design.com

BAYVIEW WELLINGTON

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

date **JUNE 2014**

drawn by **ARM** checked by **RC** scale **3/16" = 1'-0"**

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S38-2
BAROSSA 2

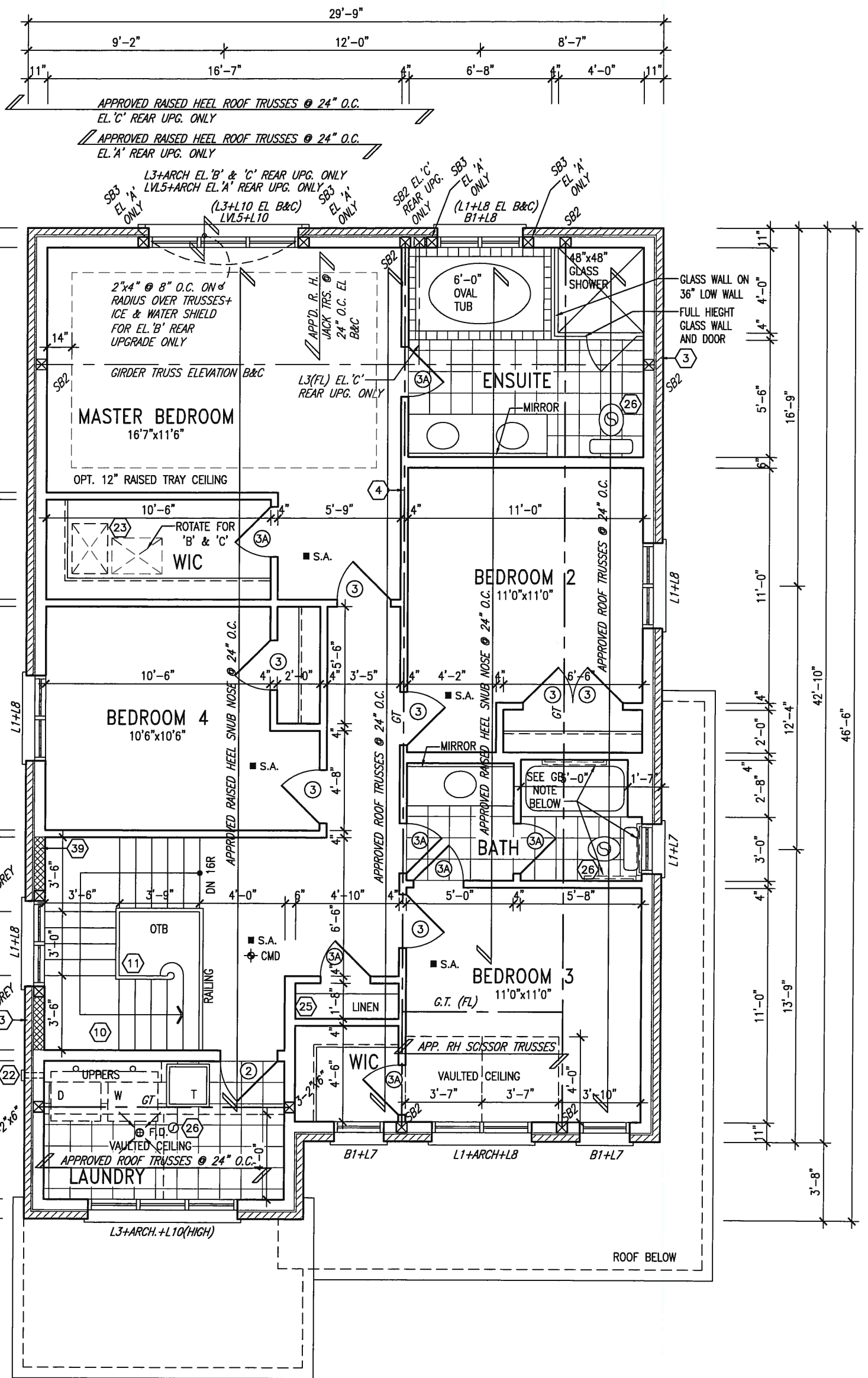
project no. **13045**

GROUND FLOOR PLAN 'A'

file name **13045-S38-2**

2

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SECOND FLOOR PLAN 'A'

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ARCHITECTURAL REVIEW & APPROVAL
APR 30 2015
John G. Williams Limited, Architect



APR 24, 2015

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.(3)(a), 3.8.3.8.(3)(c), 3.8.3.13.(2)(f) & 3.8.3.13.(4)(c). AND DETAILS PROVIDED.

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

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8	.	.	.	qualification information	
7	.	.	.	Wellington Jno-Baptiste	25591
6	.	.	.	name registration information	BCN
5	.	.	.	VA3 Design Inc.	42658
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BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD, ONT.

S38-2
BAROSSA 2

project no.
13045

date
JUNE 2014

drawn by
ARM

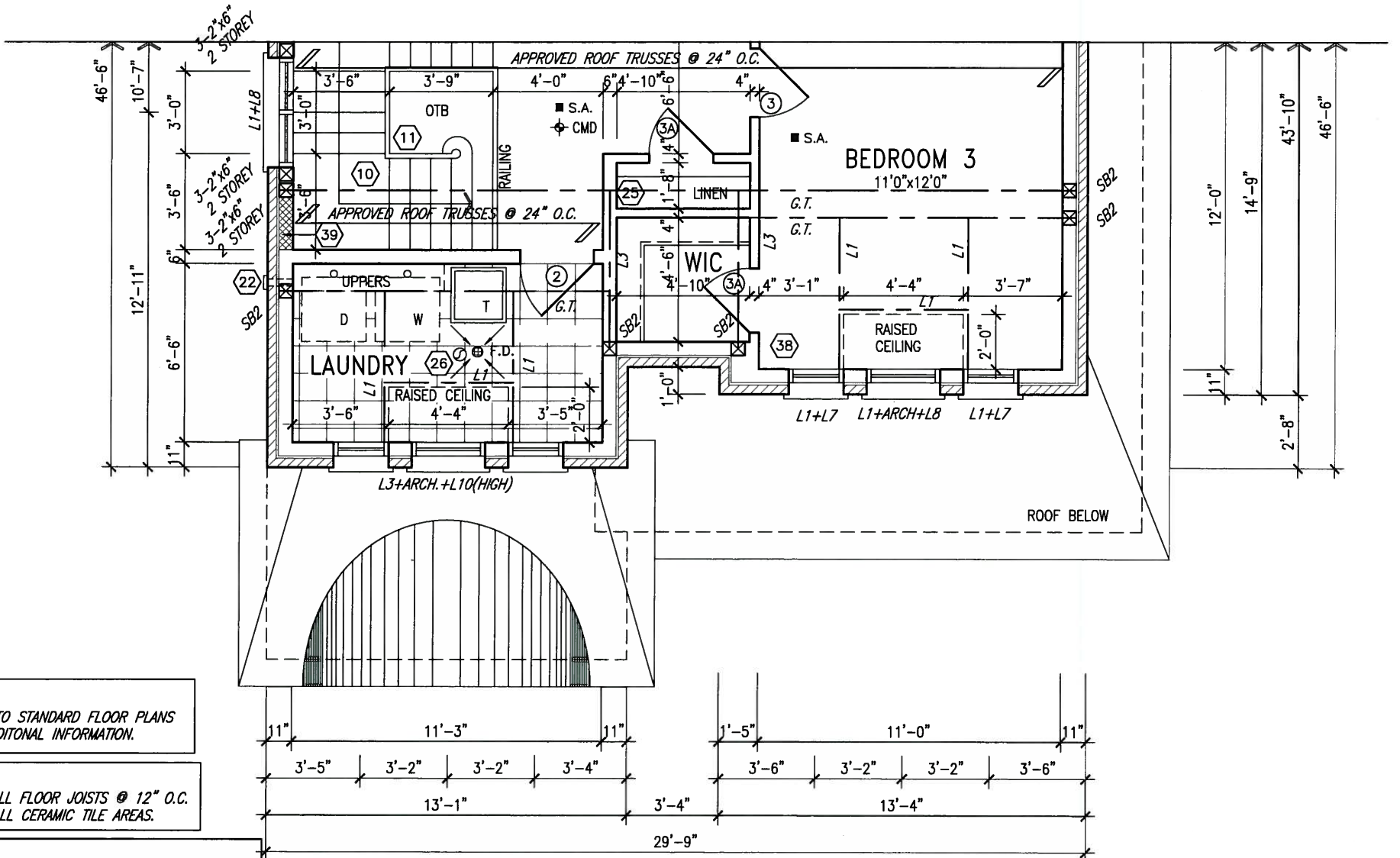
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RC

scale
3/16" = 1'-0"

SECOND FLOOR PLAN 'A'

file name
13045-S38-2

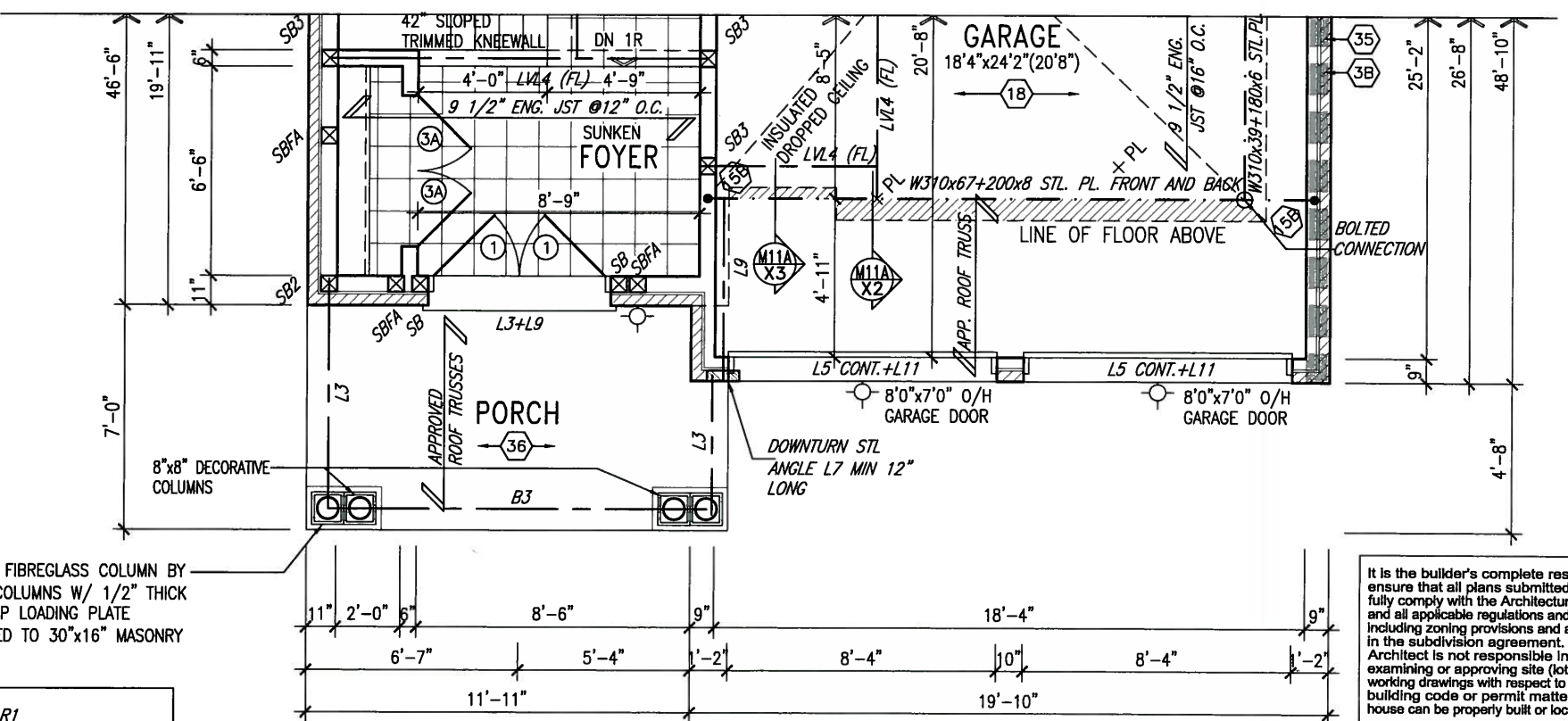
drawing no.
3



PARTIAL SECOND FLOOR PLAN 'B'



MAY 14, 2015



PARTIAL GROUND FLOOR PLAN 'B'

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ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

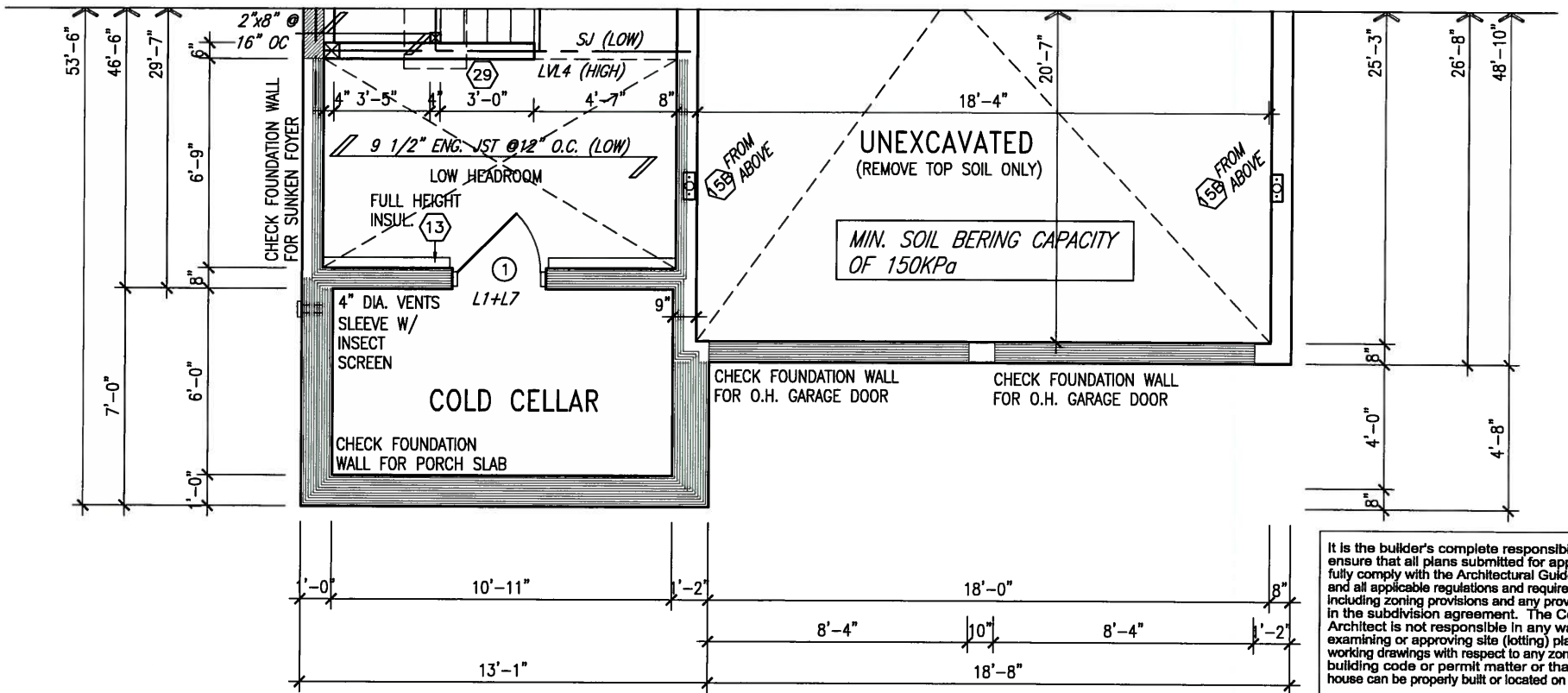
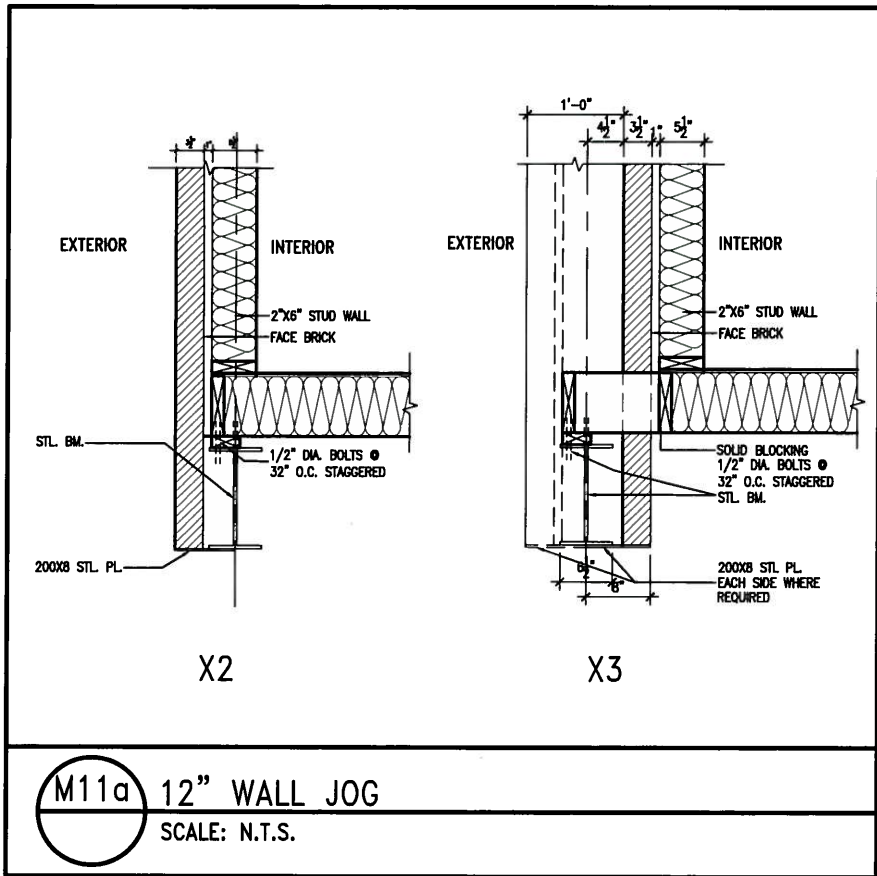
John G. Williams Limited, Architect

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qualification information	
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registration information	
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BAYVIEW WELLINGTON		S38-2	
project name		BAROSSA 2	
GREEN VALLEY ESTATES		project no.	
BRADFORD, ONT.		13045	
date		drawing no.	
JUNE 2014		GROUND FLOOR PLAN 'A'	
drawn by		file name	
ARM		13045-S38-2	
checked by		scale	
RC		3/16" = 1'-0"	
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NOTE:
REFER TO STANDARD FLOOR PLANS
FOR ADDITIONAL INFORMATION.

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

MIN. SOIL BEARING CAPACITY
OF 150KPa

PARTIAL BASEMENT PLAN 'C'



APR 24, 2015

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ARCHITECTURAL REVIEW & APPROVAL

APR 30 2015

John Williams Limited, Architect

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VA3
DESIGN

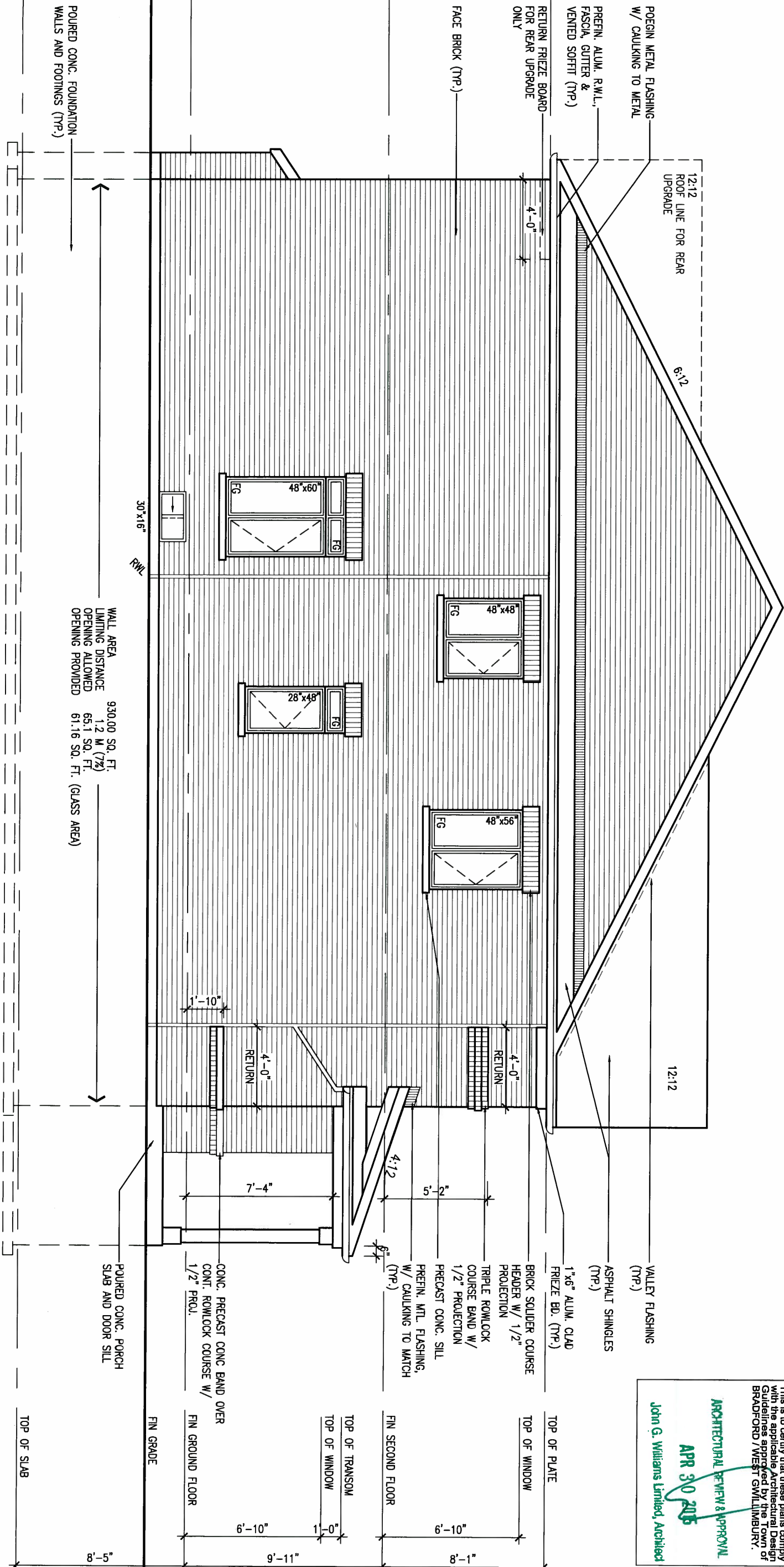
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BAYVIEW WELLINGTON

S38-2
BAROSSA 2

project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ONT.	project no.	13045
date	JUNE 2014	checked by	RC	scale	3/16" = 1'-0"
drawn by	ARM	file name	13045-S38-2	drawing no.	6
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LEFT ELEVATION 'A'



WALL AREA 930.00 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
OPENING ALLOWED 65.1 SQ. FT.
OPENING PROVIDED 61.16 SQ. FT. (GLASS AREA)

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ARCHITECTURAL REVIEW & APPROVAL
APR 30 2015
John G. Williams Limited, Architect

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1.	ISSUED FOR CLIENT REVIEW		ARM		
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BAYVIEW WELLINGTON		S38-2	BAROSSA 2
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ONT.
date	JUNE 2014	project no.	13045
drawn by	ARM	drawing no.	9
checked by	RC	scale	3/16" = 1'-0"
FRONT ELEVATION 'A'		file name	13045-S38-2
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1'-0" 1'-0"

1'-0"

ASPHALT SHINGLES (TYP.)
VALLEY FLASHING (TYP.)

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

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

TRIPLE ROWLOCK COURSE BAND W/ 1/2" PROJECTION
FACE BRICK (TYP.)

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

2-8"x8" FIBREGLASS COLUMN BY ROMAN COLUMNS W/ 1/2" THICK HDPE TOP LOADING PLATE ANCHORED TO PORCH SLAB.

CONT. PRECAST CONC SILL ON CONT. ROWLOCK BAND W/ 1/2" PROJECTION

POURED CONC. PORCH SLAB AND DOOR SILL

POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)

BRICK VENEER CONSTRUCTION

(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)

45 MINUTE FIRE RATED WALL

PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH INSULATION CONFORMING TO CAN/ULC-S702, "MINERAL FIBRE THERMAL INSULATION FOR BUILDINGS" WITH A MASS OF NOT LESS THAN 1.22 Kg/SQ.M. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.

(REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)

RIGHT ELEVATION 'A'

WALL AREA 930.00 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
OPENING ALLOWED 65.1 SQ. FT.
OPENING PROVIDED 16.59 SQ. FT.
STEPPED FOOTING

30

30"x16"

12:12
ROOF LINE FOR REAR UPGRADE

6:12

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ARCHITECTURAL REVIEW APPROVAL
APR 30 2015
John G. Williams Limited, Architect

TOP OF PLATE

TOP OF WINDOW

FIN SECOND FLOOR

TOP OF TRANSOM
TOP OF WINDOW

FIN GROUND FLOOR

FIN GRADE

TOP OF SLAB

S38-2
BAROSSA 2

BAYVIEW WELLINGTON

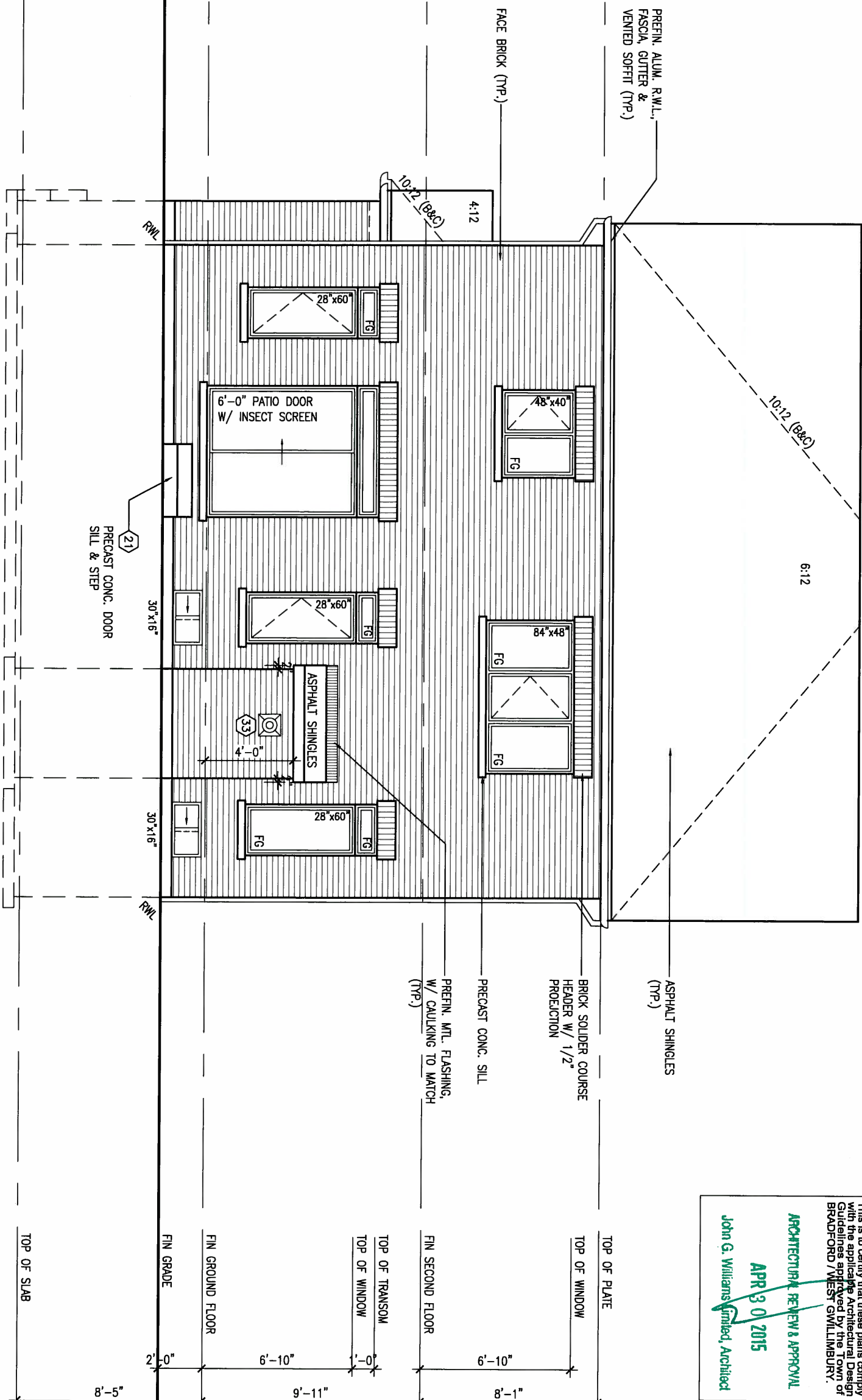
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ONT.	project no.	13045
date	JUNE 2014	checked by	RC	scale	3/16" = 1'-0"
drawn by	ARM	file name	13045-S38-2	drawing no.	10
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qualification information	
Wellington Jno-Baptiste	25591
name	BCN
registration information	
VA3 Design Inc.	42658
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2	REVISED AS PER ENG'S COMMENTS	21-04-15	RC		
1	ISSUED FOR CLIENT REVIEW		ARM		
no.	description	date	by		

REAR ELEVATION 'A'/'B'/'C'



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ARCHITECTURAL REVIEW & APPROVAL
APR 30 2015
John G. Williams Limited, Architect

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BAYVIEW WELLINGTON

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GREEN VALLEY ESTATES
municipality
BRADFORD, ONT.

date
JUNE 2014

drawn by
ARM

checked by
RC

scale
3/16" = 1'-0"

S38-2
BAROSSA 2

project no.
13045

drawing no.
11

file name
13045-S38-2

FRONT ELEVATION 'A'

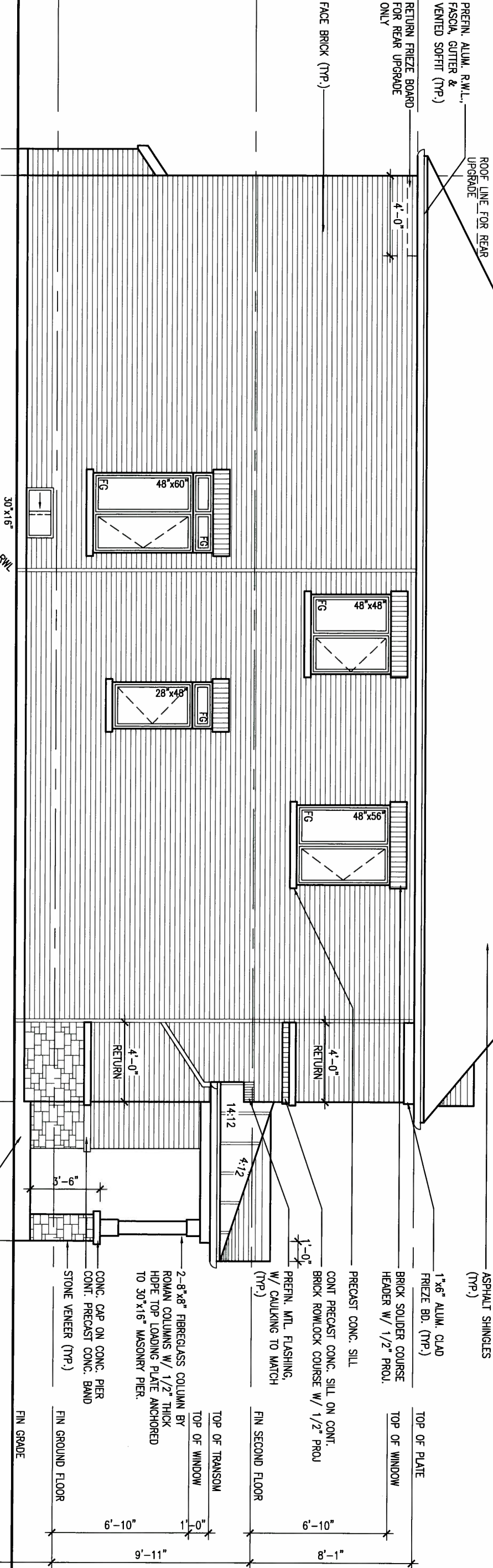
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LEFT ELEVATION 'B'

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

WALL AREA 930.00 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
OPENING ALLOWED 65.1 SQ. FT.
OPENING PROVIDED 61.16 SQ. FT. (GLASS AREA)

POURED CONC. PORCH
SLAB AND DOOR SILL



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 in the zoning provisions and any provisions in the Act that may apply to the project. The 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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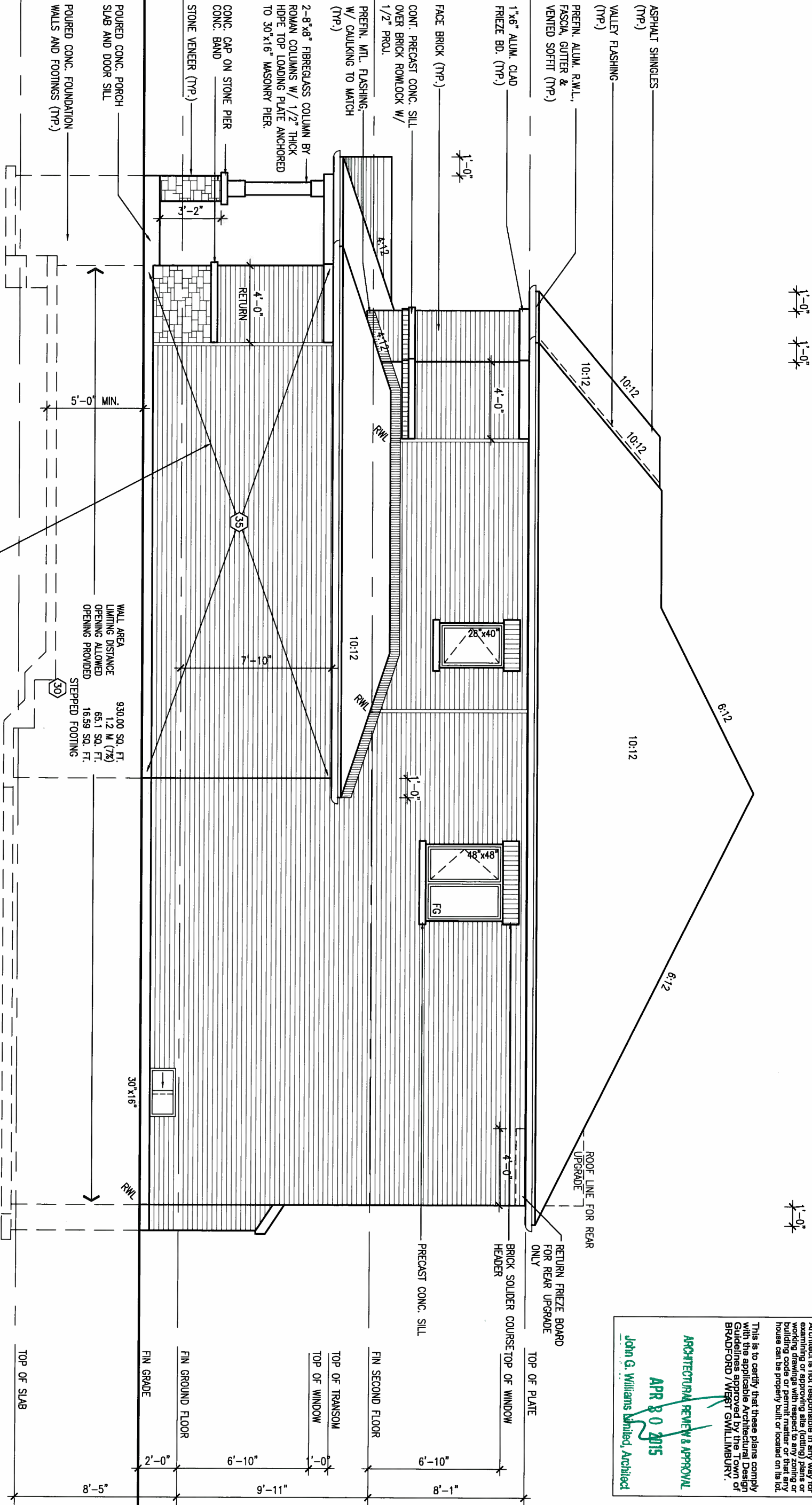
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S38-2
BAROSSA 2

project no.
13045

drawing no.
13

FRONT ELEVATION 'A'



BRICK VENEER CONSTRUCTION

RIGHT ELEVATION 'B'

(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)
45 MINUTE FIRE RATED WALL

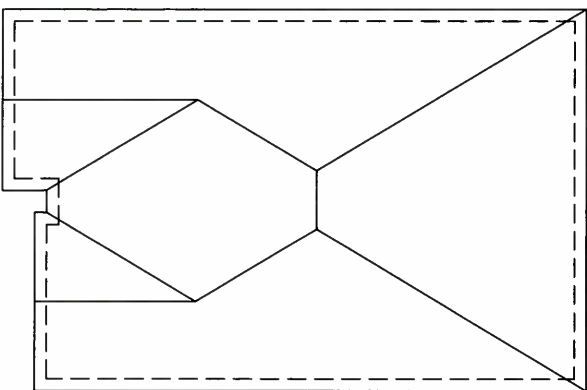
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(REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)

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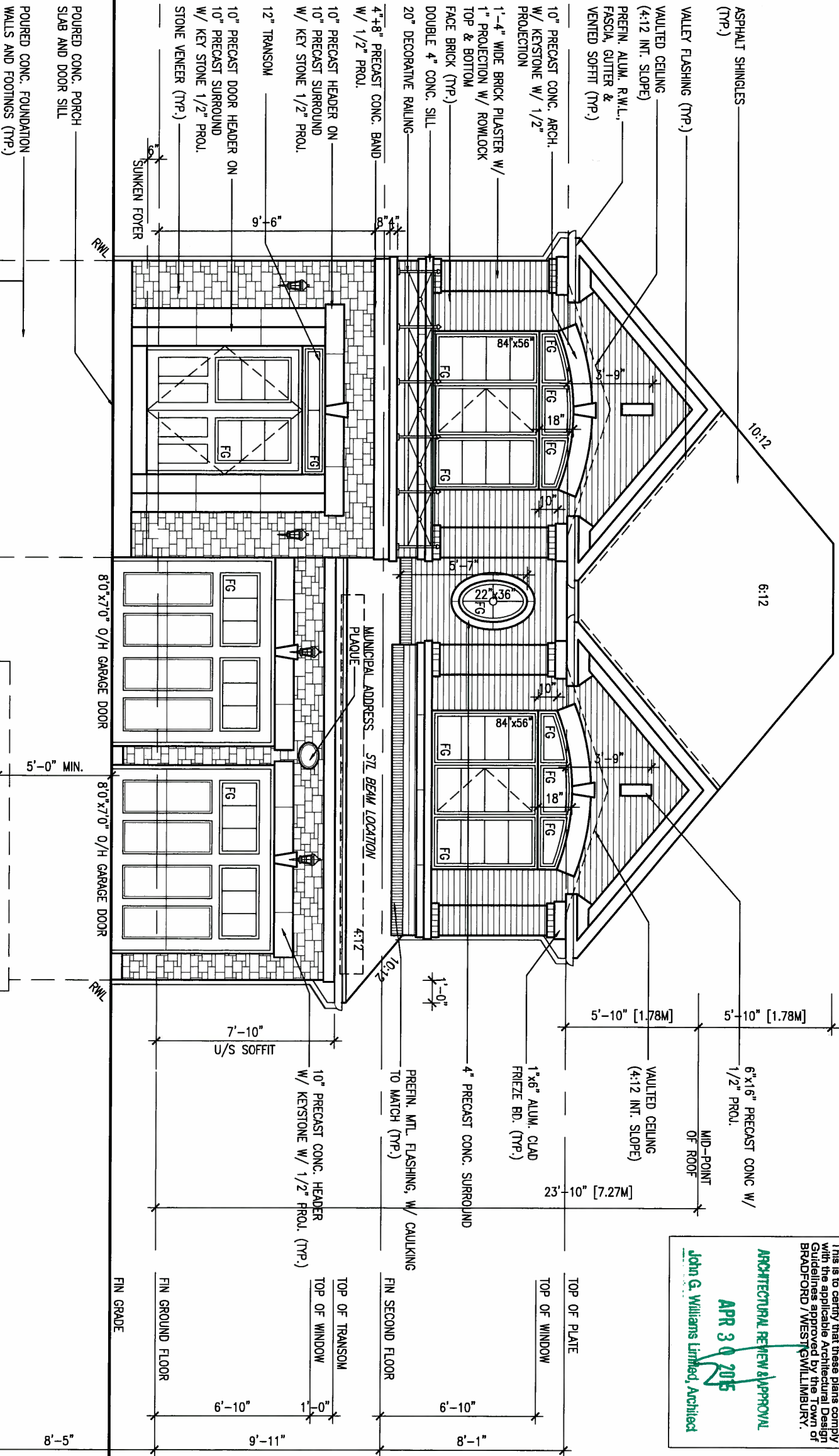
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ARCHITECTURAL REVIEW & APPROVAL
APR 30 2015
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8		Wellington Jno-Baptiste		BCN		Toronto ON M3H 1S8		GREEN VALLEY ESTATES		BRADFORD, ONT.		13045	
7		VA3 Design Inc.		42658		t 416.630.2255 f 416.630.4782		date		JUNE 2014		FRONT ELEVATION 'A'	
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4		1 ISSUED FOR CLIENT REVIEW		.		ARM		scale		3/16" = 1'-0"		14	
3		no. description		date		by		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-2.dwg - Thu - Apr 23 2015 - 1:35 PM					



ROOF PLAN 'C'



FRONT ELEVATION 'C'

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))		
S38-2 ELEVATION 'A'	ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F. PERCENTAGE
FRONT	616 S.F.	93.21 S.F. 15.13 %
LEFT SIDE	930 S.F.	73.67 S.F. 7.92 %
RIGHT SIDE	930 S.F.	29.78 S.F. 3.20 %
REAR	595 S.F.	122.33 S.F. 20.56 %
TOTAL SQ. FT.	3071.00 S.F.	318.99 S.F. 10.39 %
TOTAL SQ. M.	285.30 S.M.	29.63 S.M. 10.39 %

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ARCHITECTURAL REVIEW & APPROVAL
APR 30 2015
John G. Williams Limited, Architect

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no. description

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21-04-15

RC

ARM

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
signature
name registration information
VA3 Design Inc.

25591
BCM
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

date
JUNE 2014

drawn by
ARM

municipality
BRADFORD, ONT.

project no.
13045

checked by
RC

scale
3/16" = 1'-0"

drawing no.
15

file name
13045-S38-2

Richard - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-2.dwg - Thu - Apr 23 2015 - 1:35 PM

S38-2
BAROSSA 2

FRONT ELEVATION 'C'

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1'-0"

1'-0"

12:12
ROOF LINE FOR REAR
UPGRADE

6:12

10:12

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

RETURN FRIEZE BOARD
FOR REAR UPGRADE
ONLY

FACE BRICK (TYP.)

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

WALL AREA 930.00 SQ. FT.
LIMITING DISTANCE 1.2 M (7/8)
OPENING ALLOWED 65.1 SQ. FT.
OPENING PROVIDED 61.16 SQ. FT. (GLASS AREA)

LEFT ELEVATION 'C'

ASPHALT SHINGLES
(TYP.)

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

BRICK SOLIDER COURSE
HEADER W/ 1/2" PROL.

1'-4" WIDE BRICK PILASTER W/
TOP & BOTTOM

PRECAST CONC. SILL

CONT. DOUBLE PRECAST
CONC. SILL

20" DECORATIVE RAILING

STONE SCUPPER
(TYP.)

POURED CONC. PORCH
SLAB AND DOOR SILL

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ARCHITECTURAL REVIEW & APPROVAL
APR 30 2015
John G. Williams, 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.		25591		BAYVIEW WELLINGTON		S38-2	
8 .		qualification information		BCN		GREEN VALLEY ESTATES		BAROSSA 2	
7 .		Wellington Jno-Baptiste		42658		BRADFORD, ONT.		project no.	
6 .		name		signature		date		13045	
5 .		registration information		VA3 Design Inc.		JUNE 2014		FRONT ELEVATION 'A'	
4 .		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.		ARM		checked by		file name	
3 .		21-04-15		RC		RC		13045-S38-2	
2 .		REVISED AS PER ENG'S COMMENTS		RC		scale		16	
1 .		ISSUED FOR CLIENT REVIEW		ARM		3/16" = 1'-0"		13045-S38-2	
no.		description		date		by		16	

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1'-0" 1'-0"

1'-0"

ASPHALT SHINGLES (TYP.)
VALLEY FLASHING (TYP.)
10:12 10:12 10:12 6:12 10:12

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

1"x6" ALUM. CLAD
FRIEZE BD. (TYP.)
1'-4" WIDE BRICK PLASTER
W/ 1" PROJECTION W/
ROWLOCK TOP&BOTTOM
CONT. DOUBLE PRECAST
CONC. SILL
20" DECORATIVE RAILING

STONE VENEER (TYP.)
FACE BRICK (TYP.)

POURED CONC. PORCH
SLAB AND DOOR SILL
POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

BRICK VENEER CONSTRUCTION

(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)
45 MINUTE FIRE RATED WALL
PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH INSULATION CONFORMING TO CAN/ULC-S702, "MINERAL FIBRE THERMAL INSULATION FOR BUILDINGS" WITH A MASS OF NOT LESS THAN 1.22 kg/SQ.M. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.
(REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)

RIGHT ELEVATION 'C'

WALL AREA 930.00 SQ. FT.
LIMITING DISTANCE 1.2 M (7/8")
OPENING ALLOWED 65.1 SQ. FT.
OPENING PROVIDED 16.59 SQ. FT.
STEPPED FOOTING

30

RWL

5'-0" MIN.

35

10:12

RWL

28"x40"

48"x48"
FG

12:12
ROOF LINE FOR REAR
UPGRADE

RETURN FRIEZE BOARD
FOR REAR UPGRADE
ONLY

BRICK SOLDER COURSE TOP OF WINDOW
HEADER W/ 1/2" PROJ.

PRECAST CONC. SILL

30"x16"

RWL

TOP OF SLAB

FIN GRADE

FIN GROUND FLOOR

TOP OF TRANSOM
TOP OF WINDOW

FIN SECOND FLOOR

8'-1"

6'-10"

1'-0"

9'-11"

8'-5"

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ARCHITECTURAL REVIEW & APPROVAL
APR 30 2015
John G. Williams Limited, Architect



APR 24, 2015

9.					
8.					
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3.					
2.	REVISED AS PER ENG'S COMMENTS	21-04-15	KC		
1.	ISSUED FOR CLIENT REVIEW		ARM		
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.

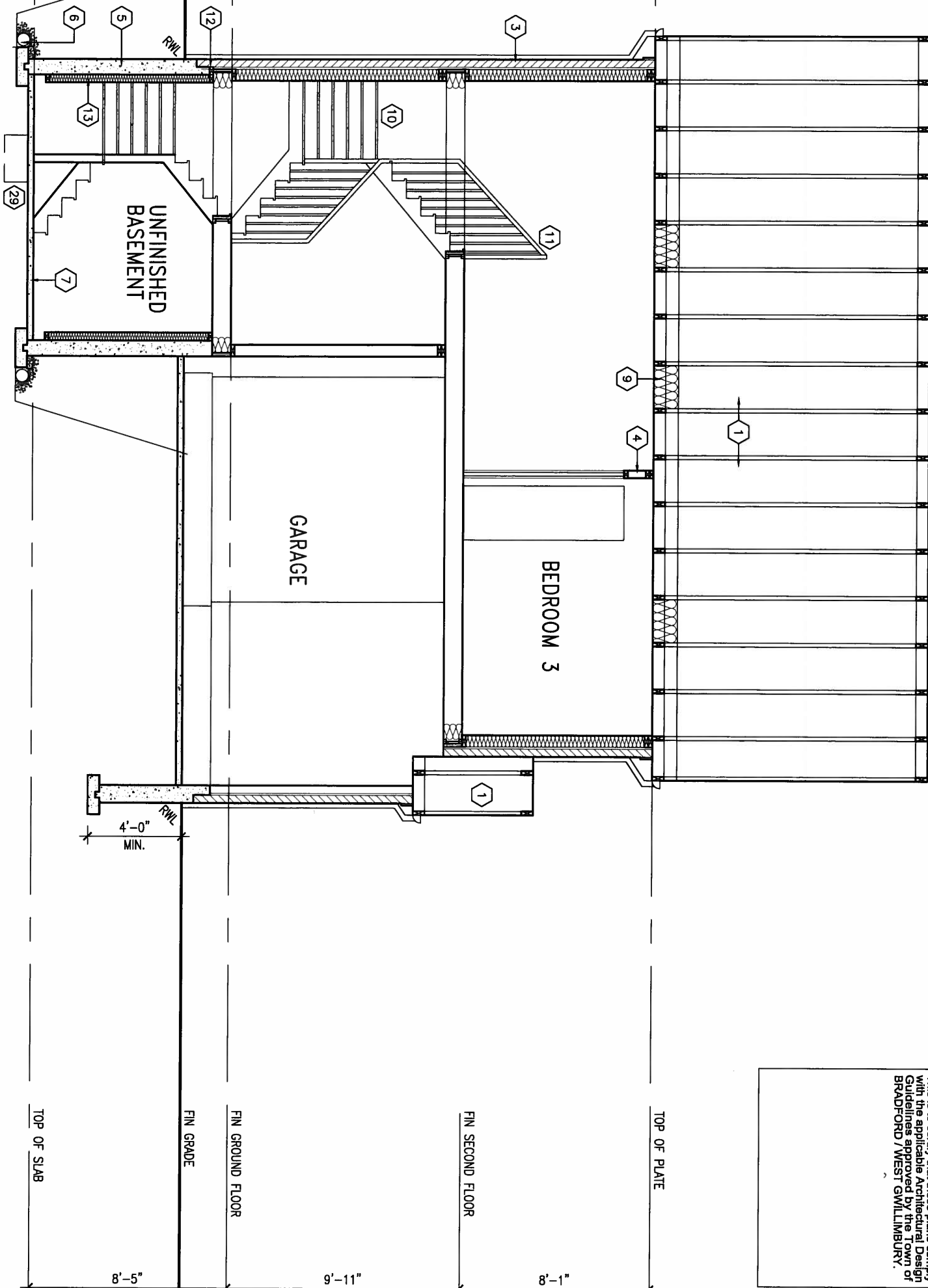
qualification information
Wellington Jno-Baptiste 25591
name registration information
VA3 Design Inc. 42658

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

BAYVIEW WELLINGTON		S38-2 BAROSSA 2	
project name GREEN VALLEY ESTATES	municipality BRADFORD, ONT.	project no. 13045	drawing no. 17
date JUNE 2014	checked by RC	scale 3/16" = 1'-0"	file name 13045-S38-2
drawn by ARM	RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-2.dwg - Thu - Apr 23 2015 - 1:35 PM		

FRONT ELEVATION 'A'



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the applicable Building Code. The Control Architect is not responsible for any errors or omissions in the drawings or for 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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3	.	.	.
2	REVISED AS PER ENG'S COMMENTS	21-04-15	RC
1	ISSUED FOR CLIENT REVIEW	.	ARM
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 BCN
VA3 Design Inc. 42658

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

BAYVIEW WELLINGTON		S38-2	project no.
GREEN VALLEY ESTATES		BAROSSA 2	13045
project name	municipality	drawing no.	
date	checked by	scale	file name
JUNE 2014	RC	3/16" = 1'-0"	13045-S38-2
drawn by	checked by	scale	file name
ARM	RC	3/16" = 1'-0"	13045-S38-2
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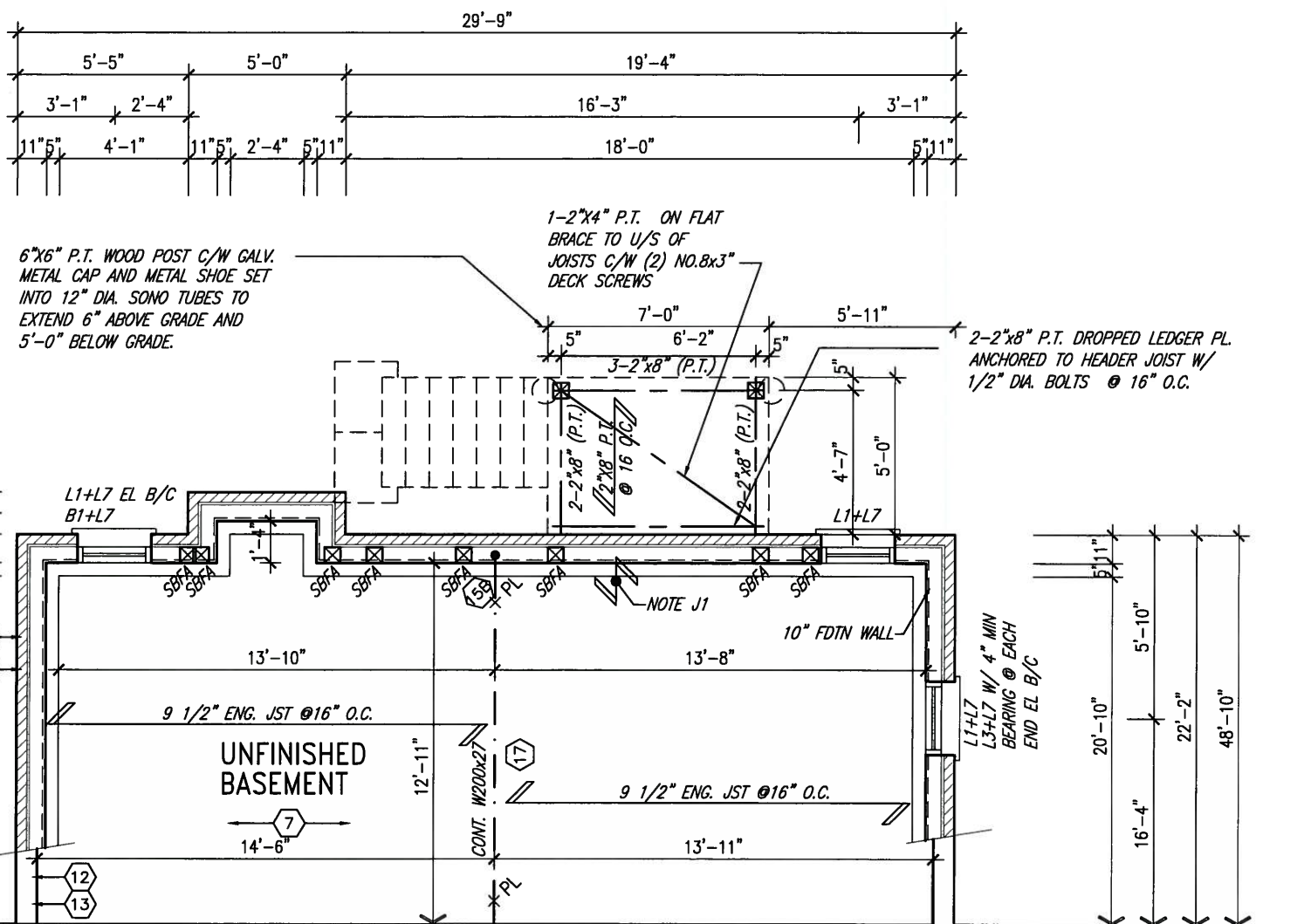
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ARCHITECTURAL REVIEW & APPROVAL

APR 30 2015

John G. Williams Limited Architect

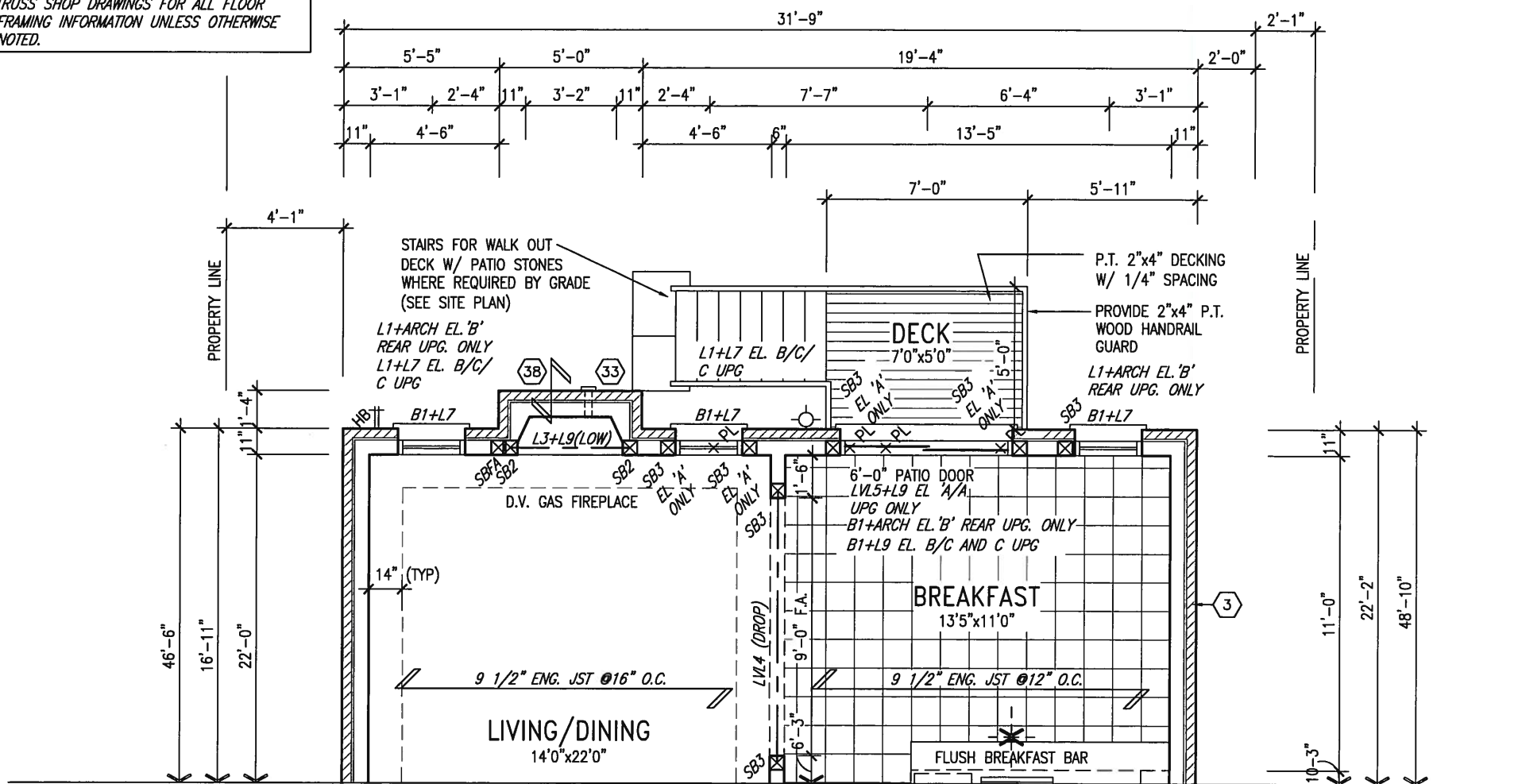


NOTE:
REFER TO STANDARD FLOOR PLANS
FOR ADDITIONAL INFORMATION.

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

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

PART. BASEMENT PLAN EL. 'A', 'B' & 'C'
W/ 9R OR MORE WOD CONDITION



PART. GROUND FLOOR PLAN EL. 'A', 'B' & 'C'
W/ 9R OR MORE WOD CONDITION



APR 24, 2015

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>name</div> <div>signature</div> <div>25591</div> <div>BCIN</div> <div>registration information</div> <div>VA3 Design Inc.</div> <div>42658</div>		
8	.	.	.			
7	.	.	.			
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2	REVISED AS PER ENG'S COMMENTS			21-04-15	RC	<div>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.</div>
1	ISSUED FOR CLIENT REVIEW			.	ARM	
no.	description			date	by	

<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>	
project name	municipality
GREEN VALLEY ESTATES	BRADFORD, ONT.
date	PARTIAL PLANS- W.O.D. CONDITION
JUNE 2014	
drawn by	checked by
ARM	RC
scale	file name
3/16" = 1'-0"	13045-S38-2
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S38-2 BAROSSA 2	
project no.	drawing no.
13045	19

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ARCHITECTURAL REVIEW & APPROVAL
APR 30 2015
John G. Williams Limited, Architect

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

FACE BRICK (TYP.)

4'-12"

10'-12" (B&C)

6'-12"

10'-12" (B&C)

84"x48"
FG

28"x60"
FG

28"x60"
FG

28"x60"
FG

28"x60"
FG

28"x60"
FG

28"x40"

6'-0" PATIO DOOR
W/ INSECT SCREEN

ASPHALT SHINGLES

4'-0"

33

2"x6" P.T. CROSS BRACING

PROVIDE 2"x4" P.T. WOOD
HANDRAIL GUARD W/ 2"x2"
P.T. WOOD PICKETS @ 4"
MAX.

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.

5'-0" MIN.

R.W.L.

R.W.L.

FIN GRADE @ REAR

FIN GRADE

FIN GROUND FLOOR

TOP OF DOOR

TOP OF TRANSOM

TOP OF WINDOW

FIN SECOND FLOOR

TOP OF PLATE

TOP OF WINDOW

10" BRICK SOLIDER
COURSE HEADER

PRECAST CONC. SILL

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

8'-10"

6'-10"

1'-0"

9'-11"

8'-5"

6'-10"

TOP OF SLAB

REAR ELEVATION 'A'/'B'/'C'
W.O.D. 9R OR MORE CONDITION

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

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

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2.	REVISED AS PER ENG'S COMMENTS	21-04-15	RC
1.	ISSUED FOR CLIENT REVIEW	.	ARM
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 BCN

registration information

VA3 Design Inc. 42658

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VA3
DESIGN

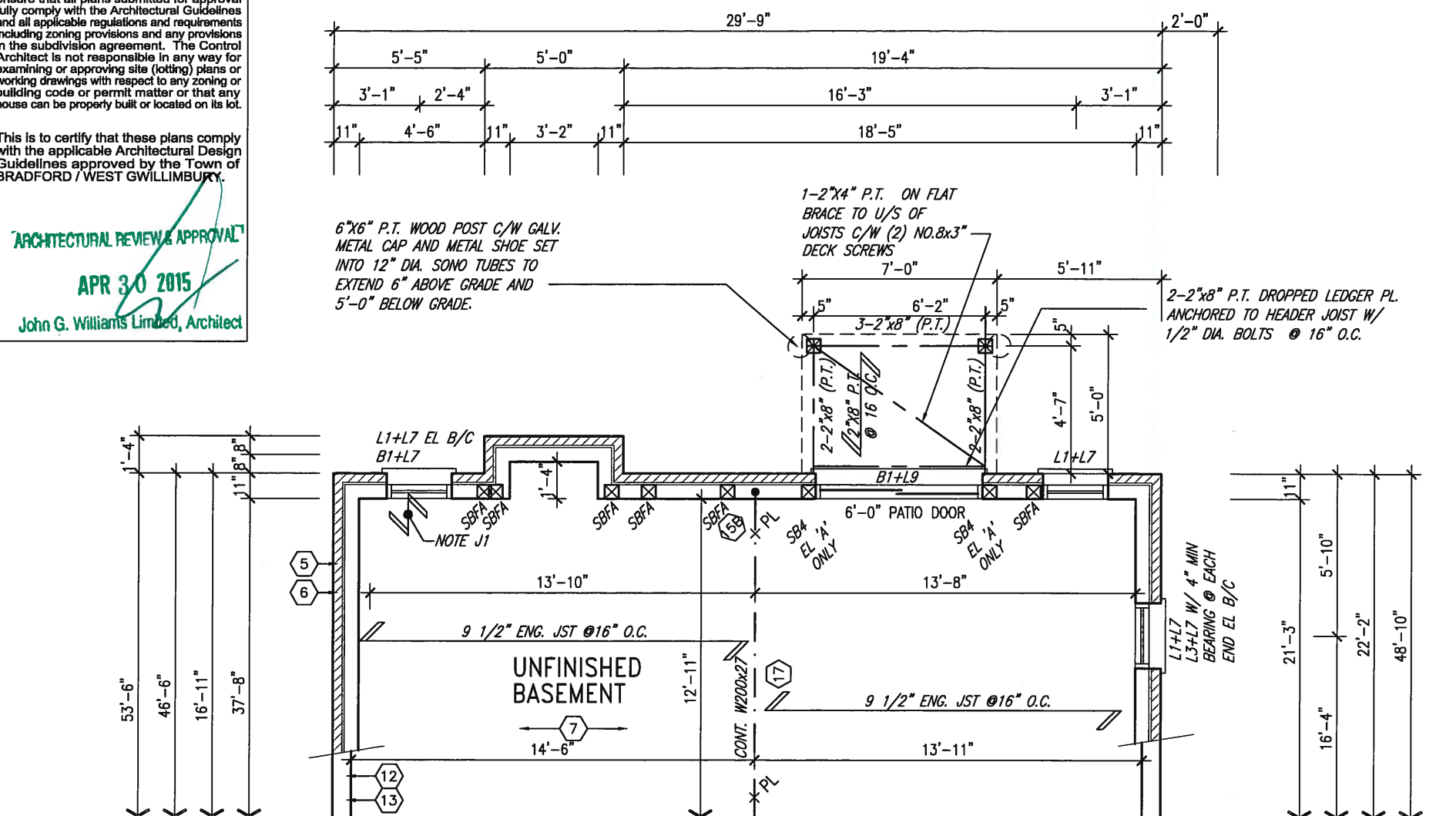
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		S38-2 BAROSSA 2
project name	municipality	project no.
GREEN VALLEY ESTATES	BRADFORD, ONT.	13045
date	REAR ELEVATION- W.O.D. CONDITION	
JUNE 2014	checked by	scale
drawn by	RC	3/16" = 1'-0"
ARM	file name	13045-S38-2
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		drawing no.
		20

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APR 30 2015

John G. Williams Limited, Architect

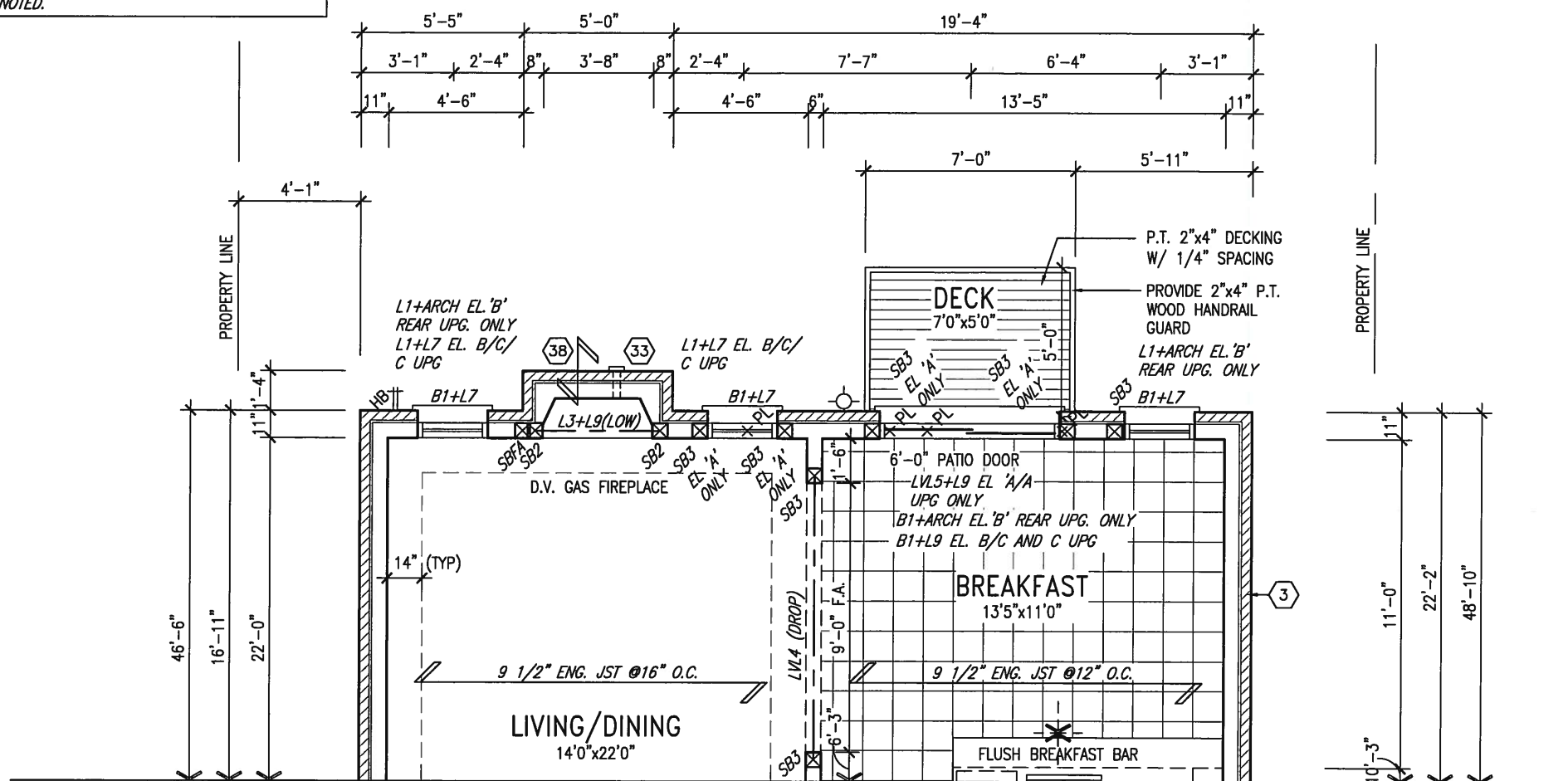


NOTE:
REFER TO STANDARD FLOOR PLANS
FOR ADDITIONAL INFORMATION.

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

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

PART. BASEMENT PLAN EL. 'A', 'B' & 'C'
W.O.B CONDITION



PART. GROUND FLOOR PLAN EL. 'A', 'B' & 'C'
W.O.B. CONDITION



APR 24, 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 <i>J. Baptiste</i> 25591
6.	.	.	.	name BCIN
5.	.	.	.	registration information
4.	.	.	.	VA3 Design Inc. 42658
3.	.	.	.	
2	REVISED AS PER ENG'S COMMENTS	21-04-15	ARC	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	.	ARM	
no.	description	date	by	



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

BAYVIEW WELLINGTON

S38-2
BAROSSA 2

project no. 13045

project name

GREEN VALLEY ESTATES

municipality

BRADFORD, ONT.

date

JUNE 2014

PARTIAL PLANS- W.O.B. CONDITION

drawing no.

21

drawn by

ARM

checked by

RC

scale

3/16" = 1'-0"

file name

13045-S38-2

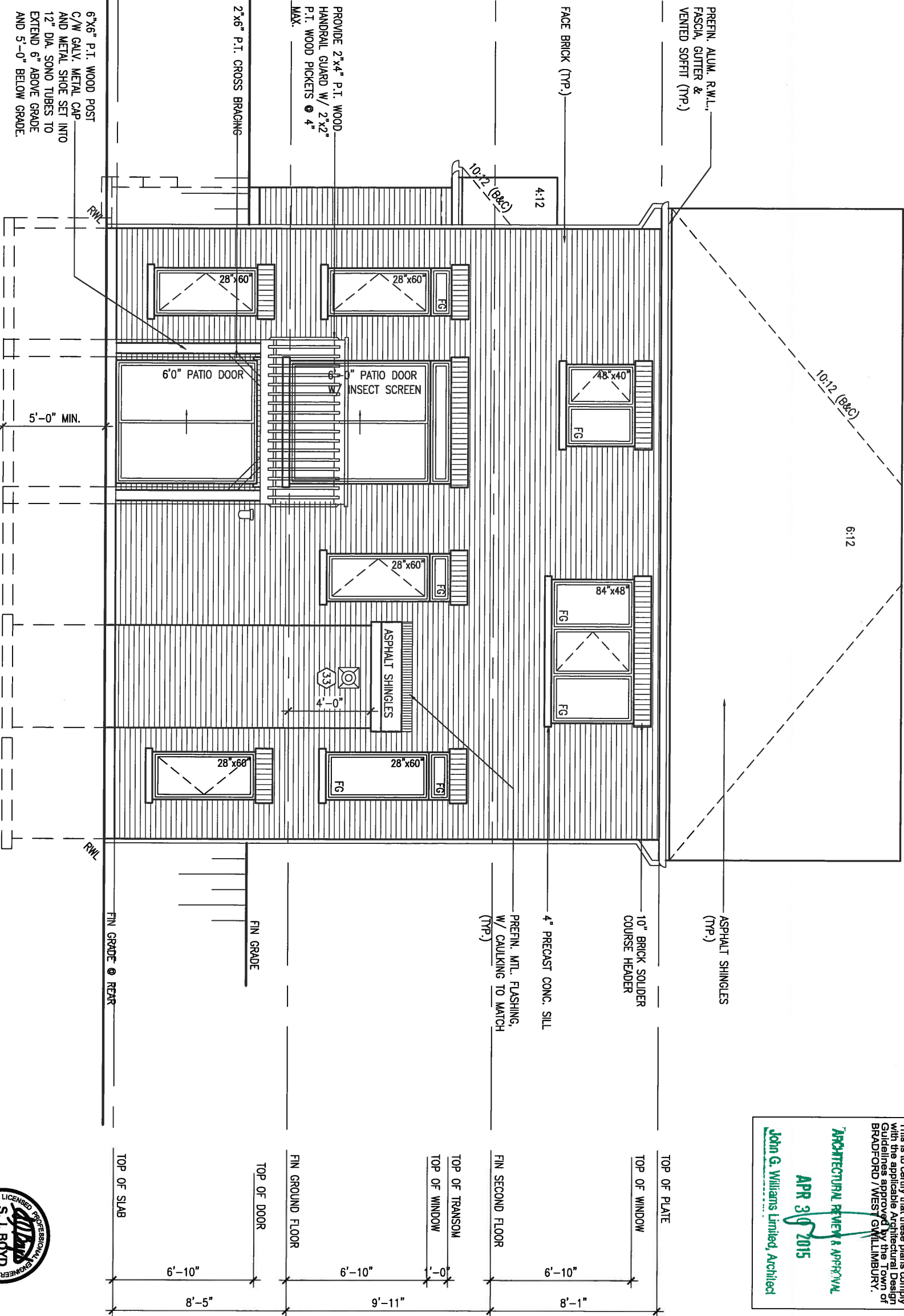
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ARCHITECTURAL REVIEW & APPROVAL
APR 30 2015
John G. Williams Limited, Architect



REAR ELEVATION 'A'/'B'/'C'
W.O.B. CONDITION

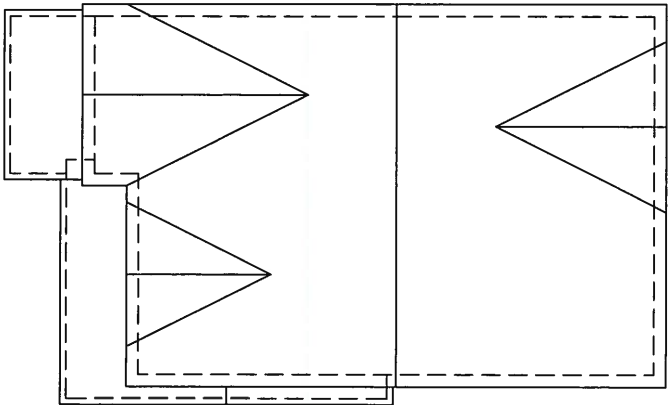
REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION



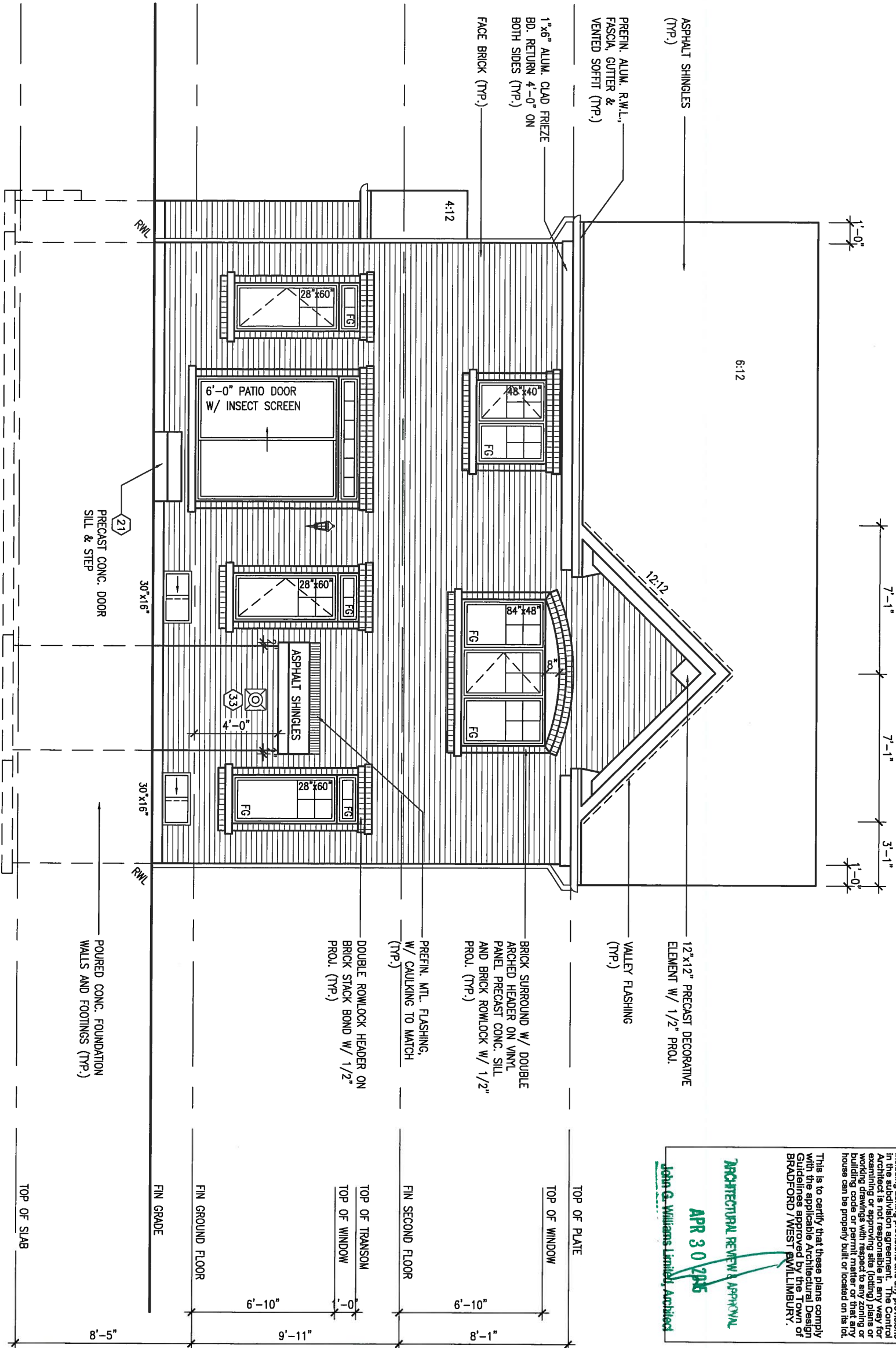
9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	signature
5	.	.	.	name registration information BCIN
4	.	.	.	VA3 Design Inc. 42658
3	.	.	.	
2	REVISED AS PER ENG'S COMMENTS	21-04-15	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.
1	ISSUED FOR CLIENT REVIEW	.	ARM	
no.	description	date	by	

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

BAYVIEW WELLINGTON		S38-2 BAROSSA 2
project name GREEN VALLEY ESTATES	municipality BRADFORD, ONT.	project no. 13045
date JUNE 2014	checked by RC	drawing no. 22
drawn by ARM	scale 3/16" = 1'-0"	file name 13045-S38-2
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ROOF PLAN 'A'
w/ REAR UPGRADE



REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

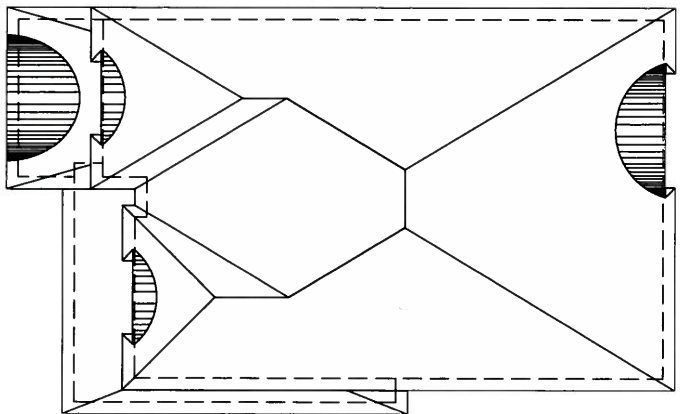
UPGRADED REAR ELEVATION 'A'

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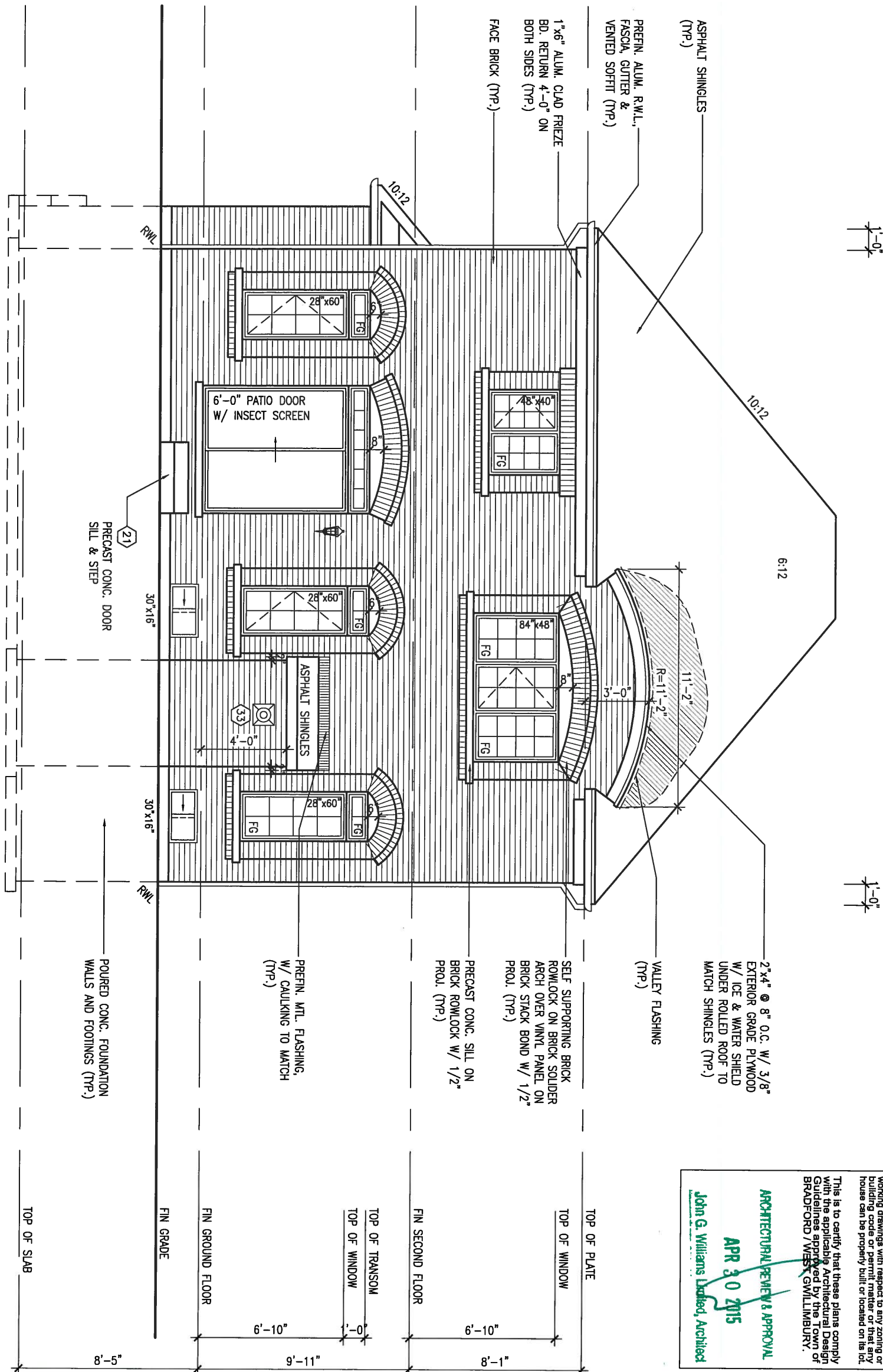
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ARCHITECTURAL REVIEW & APPROVAL
APR 30 2015
John G. Williams Limited Architect

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8 .		Wellington Jno-Baptiste		BCN		GREEN VALLEY ESTATES		BAROSSA 2		13045	
7 .		name		42658		municipality		BRADFORD, ONT.		drawing no.	
6 .		registration information		VA3 Design Inc.		date		JUNE 2014		file name	
5 .		qualification information		VA3 Design Inc.		checked by		RC		13045-S38-2	
4 .		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.		21-04-15		scale		3/16" = 1'-0"		23	
3 .		2 REVISED AS PER ENG'S COMMENTS		RC		drawn by		ARM		13045-S38-2	
2 .		1 ISSUED FOR CLIENT REVIEW		ARM		no. description		date		by	
1 .		no. description		date		by		date		by	



ROOF PLAN 'B'
w/ REAR UPGRADE



REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

UPGRADED REAR ELEVATION 'B'



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

ARCHITECTURAL REVIEW & APPROVAL
APR 30 2015
John G. Williams Limited, Architect

John G. Williams Limited, Architects

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8	.	.	.	qualification information	
7	.	.	.	Wellington Jno-Baptiste	25591
6	.	.	.	name	BCIN
5	.	.	.	registration information	
4	.	.	.	VA3 Design Inc.	42658
3	.	.	.		
2	REVISED AS PER ENG'S COMMENTS			21-04-15	RC
1	ISSUED FOR CLIENT REVIEW				ARM
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-Ba
name
registration information
VA3 Design Inc.

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VA3
DESIGN

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

BAYVIEW WELLINGTON

S38-2
BAROSSA 2

project name
GREEN VALLEY ESTATES

BRADFORD, ONT.

project no.
13045

date
JUNE 2014

checked by
BC

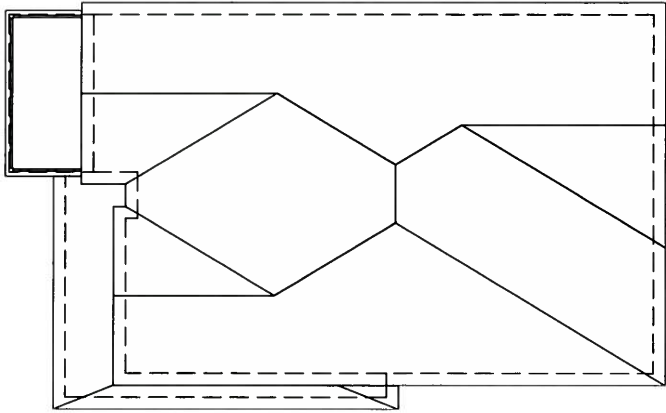
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scale

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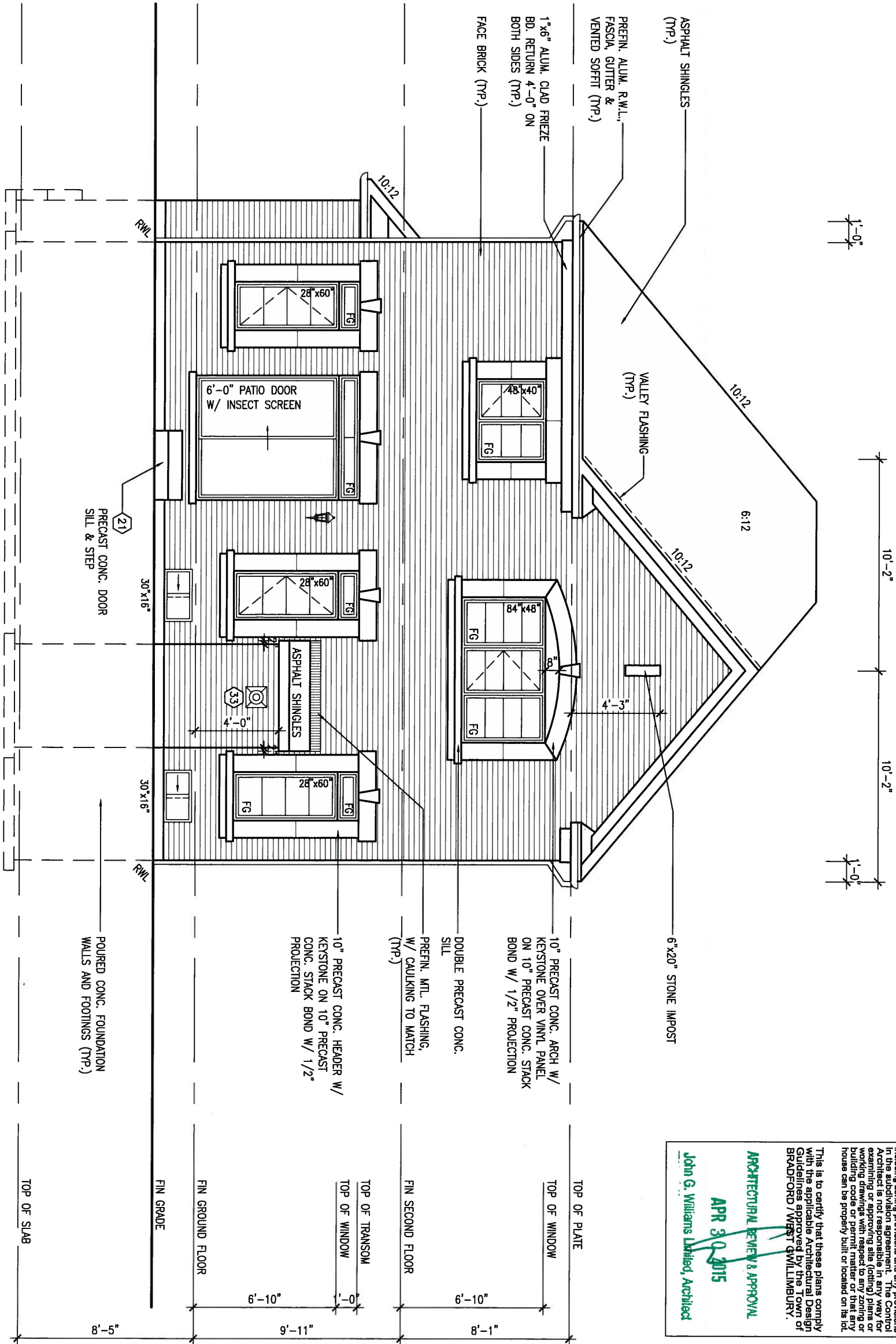
TABLE



ROOF PLAN 'C'
W/ REAR UPGRADE

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

UPGRADED REAR ELEVATION 'C'



It is the builder's complete responsibility to ensure that the construction complies with all applicable zoning regulations and requirements including zoning regulations and requirements in the subdivision agreement. The Contractor 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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ARCHITECTURAL REVIEW & APPROVAL
APR 30 2015
John G. Williams Limited, Architect

S38-2
BAROSSA 2

project no.
13045

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD, ONT.

drawing no.
UPGRADED REAR ELEVATION 'C'

25

date
JUNE 2014

drawn by
ARM

checked by
RC

scale
3/16" = 1'-0"

file name
13045-S38-2

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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 25591
signature
name
registration information
VA3 Design Inc. 42658

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date
21-04-15

by
ARM

no. description

1 ISSUED FOR CLIENT REVIEW

2 REVISED AS PER ENG'S COMMENTS

3

4

5

6

7

8

9

APR 24, 2015



1'-0"
7'-1"
7'-1"
3'-1"
1'-0"

6:12

ASPHALT SHINGLES
(TYP.)

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

1"x6" ALUM. CLAD FRIEZE
BD. RETURN 4'-0" ON
BOTH SIDES (TYP.)

FACE BRICK (TYP.)

4:12

48"x40"
FG

84"x48"
FG

12"x12" PRECAST STONE
IMPOST W/ 1/2" PROJ.

VALLEY FLASHING
(TYP.)

BRICK SURROUND W/ DOUBLE
ARCHED HEADER ON TRIPLE
PRECAST CONC. SILL AND
BRICK ROWLOCK W/ 1/2"
PROJ. (TYP.)

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

DOUBLE ROWLOCK HEADER ON
BRICK STACK BOND W/ 1/2"
PROJ. (TYP.)

ASPHALT SHINGLES

6'-0" PATIO
DOOR W/
INSECT SCREEN

28"x60"
FG

28"x60"
FG

28"x40"
FG

2"x6" P.I. CROSS BRACING

6"x6" P.I. 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.

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

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

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

TOP OF SLAB

FIN GRADE

TOP OF WINDOW

FIN GROUND FLOOR

TOP OF TRANSOM
TOP OF WINDOW

FIN SECOND FLOOR

TOP OF WINDOW

TOP OF PLATE

6'-10"

8'-5"

6'-10"

9'-11"

6'-10"

8'-1"

S38-2
BAROSSA 2

project no.
13045

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES
municipality
BRADFORD, ONT.

date
JUNE 2014
drawing no.
13045-S38-2

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

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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 25591
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.

no.

description

date

by

RC

ARM

21-04-15

1

ISSUED FOR CLIENT REVIEW

2

REVISED AS PER ENG'S COMMENTS

3

4

5

6

7

8

9

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



APR 24, 2015

1'-0"

1'-0"

ASPHALT SHINGLES
(TYP.)

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

1"x6" ALUM. CLAD FRIEZE
BD. RETURN 4'-0" ON
BOTH SIDES (TYP.)

FACE BRICK (TYP.)

2"x6" P.T. 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.

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

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

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

2"x4" @ 8" O.C. W/ 3/8"
EXTERIOR GRADE PLYWOOD
W/ ICE & WATER SHIELD
UNDER ROLLED ROOF TO
MATCH SHINGLES (TYP.)

VALLEY FLASHING
(TYP.)

SELF SUPPORTING BRICK
ROWLOCK OVER VINYL PANEL
ON BRICK SOLDER ARCH ON
BRICK STACK BOND W/ 1/2"
PROL. (TYP.)

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

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

ASPHALT SHINGLES

TOP OF SLAB

FIN GRADE

TOP OF WINDOW

FIN GROUND FLOOR

TOP OF TRANSOM
TOP OF WINDOW

FIN SECOND FLOOR

TOP OF WINDOW

TOP OF PLATE

6'-10"

8'-5"

6'-10"

9'-11"

1'-0"

6'-10"

8'-1"

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

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

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

ARCHITECTURAL REVIEW & APPROVAL
APR 30 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.
8.	.	.	qualification information
7.	.	.	Wellington Jno-Baptiste 25591
6.	.	.	name
5.	.	.	registration information
4.	.	.	VA3 Design Inc. 42658
3.	.	.	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.	REVISED AS PER ENG'S COMMENTS	21-04-15	RC
1.	ISSUED FOR CLIENT REVIEW	.	ARM
no.	description	date	by

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, ONT.

S38-2
BAROSSA 2

project no.
13045

date
JUNE 2014

UPGRADED REAR ELEVATION 'B' - WOD COND.

drawing no.
27

drawn by
ARM

checked by
RC

scale
3/16" = 1'-0"

file name
13045-S38-2

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1'-0"

10'-2"

10'-2"

1'-0"

APR 24, 2015



It is the builder's complete responsibility to ensure that all construction complies with the applicable Architectural Design Guidelines approved by the Town of Bradford/West Gwillimbury. 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 the lot.

ARCHITECTURAL REVIEW & APPROVAL
APR 30 2015
John G. Williams Limited, Architect

6"x20" STONE IMPOST

VALLEY FLASHING (TYP.)

ASPHALT SHINGLES (TYP.)

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

1"x6" ALUM. CLAD FRIEZE BD. RETURN 4'-0" ON BOTH SIDES (TYP.)

FACE BRICK (TYP.)

6:12

10:12

10:12

TOP OF PLATE

TOP OF WINDOW

10" PRECAST CONC. ARCH W/ KEYSTONE OVER VINYL PANEL ON 10" PRECAST CONC. STACK BOND W/ 1/2" PROJECTION

DOUBLE PRECAST CONC. SILL

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

FIN SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

10" PRECAST CONC. HEADER W/ KEYSTONE ON 10" PRECAST CONC. STACK BOND W/ 1/2" PROJECTION

FIN GROUND FLOOR

TOP OF WINDOW

FIN GRADE

TOP OF SLAB

POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)

2"x6" P.T. 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.

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

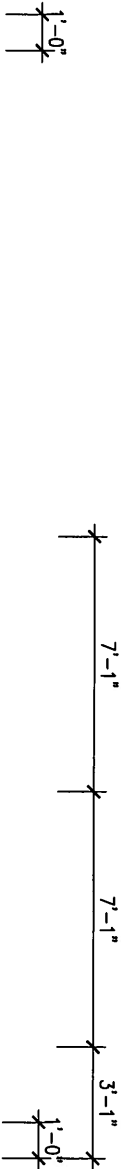
UPGRADED REAR ELEVATION 'C'
W.O.D. CONDITION

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

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	.	.	.	Wallington Jno-Baptiste 25591
6	.	.	.	name
5	.	.	.	registration information
4	.	.	.	VA3 Design Inc. 42658
3	.	.	.	
2	REVISED AS PER ENG'S COMMENTS	21-04-15	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.
1	ISSUED FOR CLIENT REVIEW	.	ARM	
no.	description	date	by	

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

BAYVIEW WELLINGTON			S38-2 BAROSSA 2
project name GREEN VALLEY ESTATES		municipality BRADFORD, ONT.	project no. 13045
date JUNE 2014		UPGRADED REAR ELEVATION 'C' - WOD COND.	
drawing no. 28			
drawn by ARM	checked by RC	scale 3/16" = 1'-0"	file name 13045-S38-2
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ARCHITECTURAL REVIEW & APPROVAL
APR 30 2015
John G. Williams Limited, Architect

12"x12" PRECAST DECORATIVE ELEMENT W/ 1/2" PROL.

VALLEY FLASHING (TYP.)

BRICK SURROUND W/ DOUBLE ARCHED HEADER OVER VINYL PANEL ON PRECAST CONC. SILL AND BRICK ROWLOCK W/ 1/2" PROL. (TYP.)

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

DOUBLE 4" ROWLOCK HEADER ON 4" BRICK STACK BOND W/ 1/2" PROL. (TYP.)

ASPHALT SHINGLES (TYP.)

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

1"x6" ALUM. CLAD FRIEZE BD. RETURN 4'-0" ON BOTH SIDES (TYP.)

FACE BRICK (TYP.)

4:12

6:12

12:12

6"x6" P.I. 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.

2"x6" P.I. CROSS BRACING

R/W

R/W

POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)

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"

8'-5"

6'-10"

9'-11"

1'-0"

6'-10"

8'-1"

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

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

9.	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.	.	.	.	qualification information
7.	.	.	.	Wellington Jno-Baptiste 25591
6.	.	.	.	name BCIN
5.	.	.	.	registration information 42658
4.	.	.	.	VA3 Design Inc.
3.	.	.	.	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.	REVISED AS PER ENG'S COMMENTS	21-04-15	RC	
1.	ISSUED FOR CLIENT REVIEW	.	ARM	
no.	description	date	by	

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

BAYVIEW WELLINGTON		S38-2 BAROSSA 2	project no. 13045
project name GREEN VALLEY ESTATES	municipality BRADFORD, ONT.	drawing no. 29	
date JUNE 2014	UPGRADED REAR ELEVATION 'A' - WOB COND.		file name 13045-S38-2
drawn by ARM	checked by RC	scale 3/16" = 1'-0"	Richard - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-2.dwg - Thu - Apr 23 2015 - 1:35 PM

1'-0"

1'-0"

ASPHALT SHINGLES
(TYP.)

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

1"x6" ALUM. CLAD FRIEZE
BD. RETURN 4'-0" ON
BOTH SIDES (TYP.)

FACE BRICK (TYP.)

10:12

6:12

2"x4" @ 8" O.C. W/ 3/8"
EXTERIOR GRADE PLYWOOD
W/ ICE & WATER SHIELD
UNDER ROLLED ROOF TO
MATCH SHINGLES (TYP.)

VALLEY FLASHING
(TYP.)

SELF SUPPORTING BRICK
ROWLOCK OVER VINYL PANEL
ON BRICK SOLDER ARCH ON
BRICK STACK BOND W/ 1/2"
PROL. (TYP.)

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

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

2"x6" P.I. CROSS BRACING

6"x6" P.I. 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.

RWL

RWL

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

5'-0" MIN.

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"

8'-5"

6'-10"

9'-11"

1'-0"

6'-10"

8'-1"

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ARCHITECTURAL REVIEW & APPROVAL
APR 30 2015
John G. Williams Limited, Architect

S38-2
BAROSSA 2

project no.
13045

drawing no.

30

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD, ONT.

date
JUNE 2014

UPGRADED REAR ELEVATION 'B' - WOB COND.

drawn by
ARM

checked by
RC

scale
3/16" = 1'-0"

file name
13045-S38-2

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VA3
DESIGN

300A 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

name
registration information
VA3 Design Inc.

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date
21-04-15

by
RC

ARM

no.

description

1

ISSUED FOR CLIENT REVIEW

2

REVISED AS PER ENG'S COMMENTS

3

4

5

6

7

8

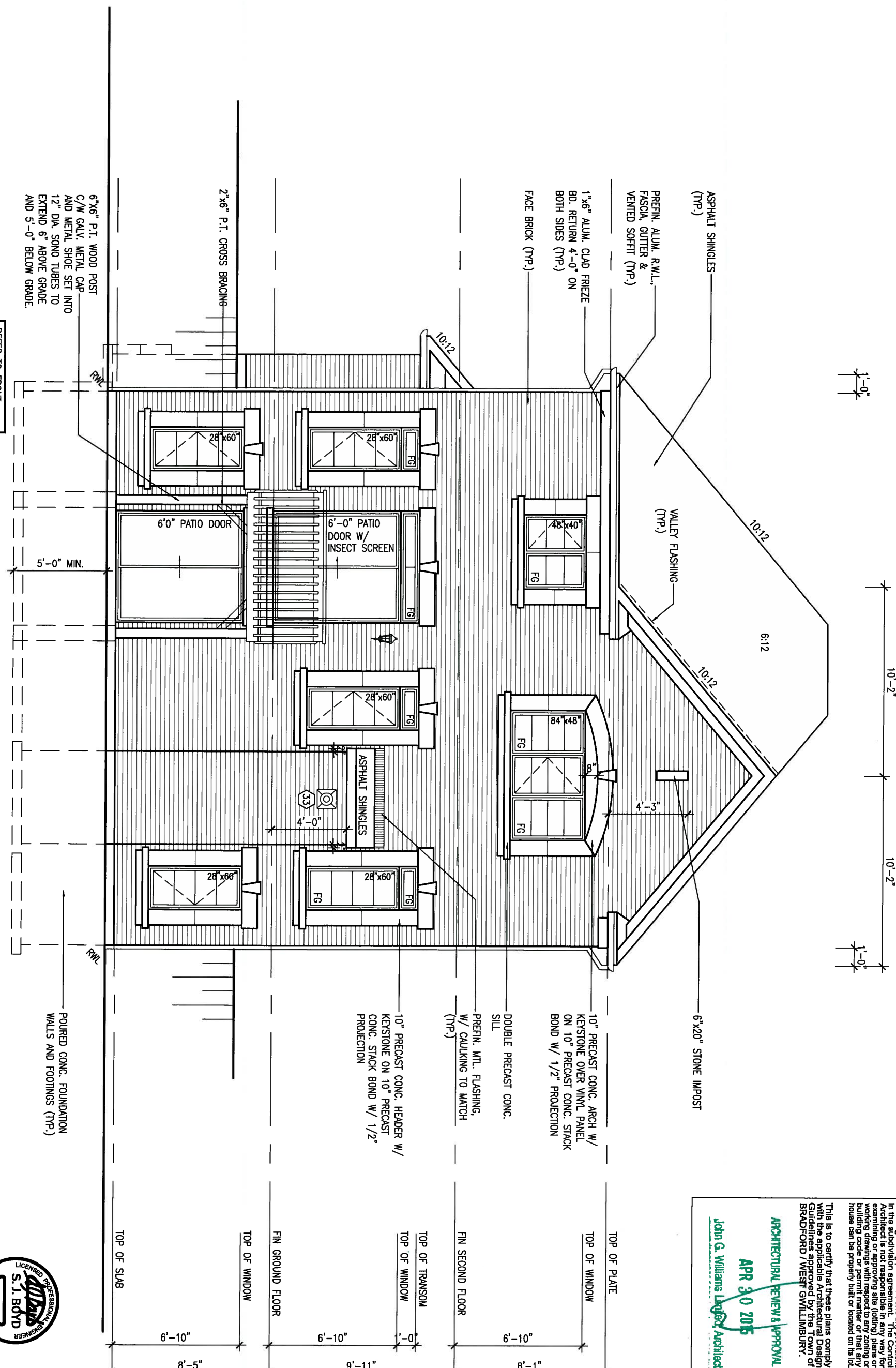
9

APR 24, 2015



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

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION



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ARCHITECTURAL REVIEW & APPROVAL
APR 30 2015
John G. Williams, Licensed 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		S38-2	
8.		qualification information		300A Wilson Avenue		project name		BAROSSA 2	
7.		Wellington Jno-Baptiste		Toronto ON M3H 1S8		GREEN VALLEY ESTATES		municipality	
6.		name		t 416.630.2255 f 416.630.4782		BRADFORD, ONT.		project no.	
5.		registration information		va3design.com		date		13045	
4.		VA3 Design Inc.		25591		JUNE 2014		drawing no.	
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2.		REVISED AS PER ENG'S COMMENTS		21-04-15		checked by		file name	
1.		ISSUED FOR CLIENT REVIEW		ARM		RC		13045-S38-2	
no.		description		date		by		scale	
								3/16" = 1'-0"	
								RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-2.dwg - Thu - Apr 23 2015 - 1:35 PM	

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

3A. BRICK VENEER CONSTRUCTION (2"x6") (R28) 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 28mm (1 1/4") 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, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm 9'-10") WITH APPR. DIAGONAL WALL BRACING. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

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

4. INTERIOR STUD PARTITIONS FOR BEARING PARTITIONS 38x89 (2"x4") @ 400mm (16") O.C. FOR 2 STOREYS AND 300mm (12") O.C. FOR 3 STOREYS, NON-BEARING PARTITIONS 38x89 (2"x4") @ 600mm (24") O.C. PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 2/38x89 (2"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. 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")
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 2.1.1.2A) PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

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

11. INTERIOR GUARDS -OBC. 9.8.7.-
INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH
EXTERIOR GUARDS - OBC. 9.8.8.-
900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (71"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71").
12. SILL PLATE - OBC. 9.23.7.
38x89 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C., CAULKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FDTN. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.
13. BASEMENT INSULATION (SB-12-2.1.1.6), 9.25.2.3, 9.13.2.6) FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. INSULATION TO HAVE APPROVED VAPOUR BARRIER. DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. AIR BARRIER TO BE SEALED TO FDTN. WALL WITH CAULKING.

14. BEARING STUD PARTITION 38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONC. CURB ON 350x155 (14"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.
15. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3) 89mm (3-1/2") DIA x 3.0mm (0.118) SINGLE WALL TUBE TYPE 2 ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kN (16,000lbs.) AT A MAX. EXTENSION OF 2318mm (7'-7 1/2") CONFORMING TO CAN/CGSB 7-2.9.4, 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"x12x2") 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.

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'-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. 9.2.1. 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
28. 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).

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 = 400mm (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 FLOORINGS. (" 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. REIN. 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 (1/7) 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"x6") 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, 4.2.2. SEE MECHANICAL DRAWINGS.
2) ALL DOWNPIPS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2. & 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) STUCCO WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSERS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3, 3.8.3.8.(1)(c) & 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-2950fb MIN., NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm (7 1/4", 9 1/2", 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C.

6) PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCI" 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 mm. POLYETHYLENE FILM, No. 50 (45lbs.) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

STEEL: 1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40-21 GRADE 350W "STRUCTURAL QUALITY STEEL". OBC. 9.9.23.4.3.
2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400S.

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

LEGEND

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

SJ SINGLE JOIST
DJ DOUBLE JOIST
TJ TRIPLE JOIST
LVL LAMINATED VENEER LUMBER
POINT LOAD FROM ABOVE
P.T. PRESSURE TREATED LUMBER
G.T. GIRDER TRUSS BY ROOF TRUSS MANUF.

F.A. FLAT ARCH
C.A. CURVED ARCH
M.C. MEDICINE CABINET (RECESSED)

CONC. BLOCK WALL
DOUBLE VOLUME WALL
SEE NOTE 39.

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

SOLID WOOD BEARING TO MATCH FROM ABOVE

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO V&3 DESIGN BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF V&3 DESIGN WHICH IF REQUESTED MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED.

39. TWO STOREY VOLUME SPACES -FOR A MAXIMUM 5490 mm (18'-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE 2-38x140 (2-2"x6") SPR.#2 CONTIN. STUDS @ 300mm (12") O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) C/W 9.6 (3/8") THICK EXT. PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 1220 mm (4'-0") O.C. VERTICALLY. -FOR WALLS WITH HORIZ. DISTANCES NOT EXCEEDING 2900 mm (9'-6"), PROVIDE 38x140 (2"x6") STUDS @ 400 (16") O.C. WITH CONTINUOUS 2-38x140 (2-2"x6") TOP PLATES + 1-38x140 (1-2"x6") BOTTOM PLATE & MINIMUM OF 3-38x184 (3-2"x8") CONT. HEADER AT GRND. CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES AND HEADERS.

40. TYPICAL 1 HOUR RATED PARTYWALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

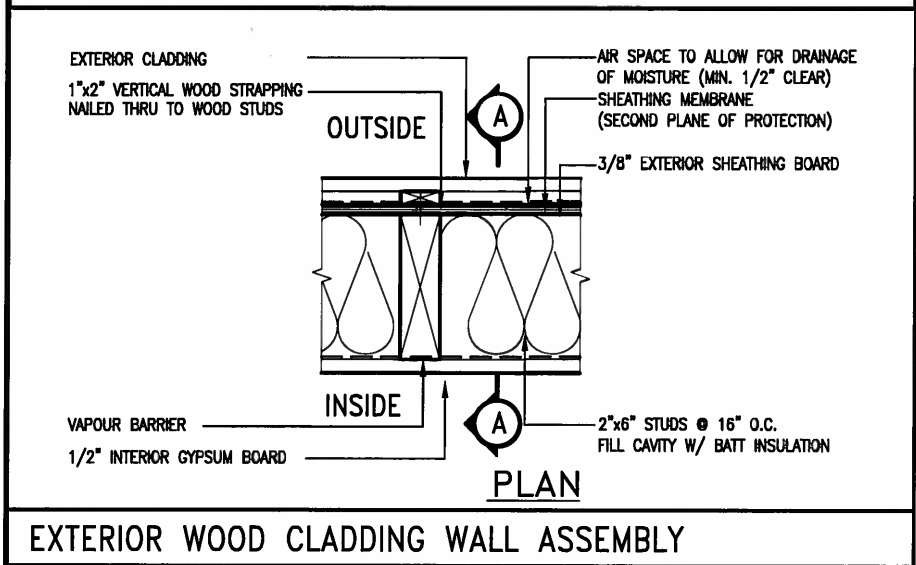
41. FOUNDATION WALL (W.O.D./W.O.B.) -FOR LATERAL SUPPORT WHERE GRADE TO T/O BASEMENT SLAB EXCEEDS 1200mm (3'-11")
FOR 200mm (8") POURED CONC. FOUNDATION WALL PROVIDE VERTICAL 38x140 (2"x6") WOOD STUDS @ 400 (16") o.c. MATCH FLOOR JOIST SPACING WHEN PARALLEL WITH FLOOR JOISTS. [RAMSET BOTTOM PLATE TO SLAB & FASTEN TOP OF WALL TO FLOOR JOIST AND ALSO TIED TO 38x84 (2"x4") @ 300 (12") o.c. KNEE WALL]. REFER TO DETAIL.

42. EXTERIOR WALLS FOR WALK-OUT CONDITIONS THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 400mm (16") o.c. OR 38x89 (2"x4") STUDS @ 300mm (12") o.c.

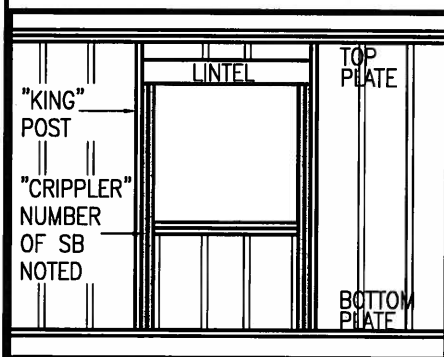
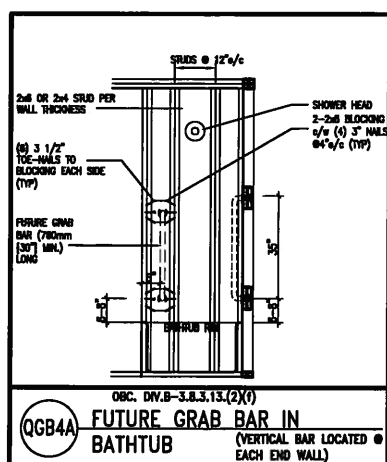
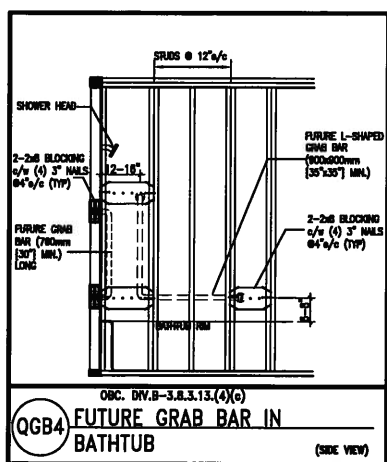
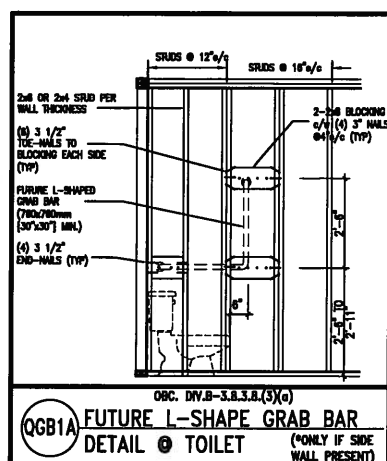
ONT. REG. 332/12-2012 OBC
Amendment O. Reg. 388/13
NOV. 13, 2014

WOOD LINTELS AND BUILT-UP WOOD BEAMS

B1	2/38 x 184 (2/2" x 8")	SPR.#2
B1	3/38 x 184 (3/2" x 8")	SPR.#2
B2	4/38 x 184 (4/2" x 8")	SPR.#2
B7	5/38 x 184 (5/2" x 8")	SPR.#2
L3	2	



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:

1. 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.
2. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
3. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE.
4. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.
5. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF
6. 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:

NOTES:

1. FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa
2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
3. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
4. 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.
5. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)
6. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa
7. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.
8. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

** STUD INFORMATION TAKEN FROM OBC TABLE A-30

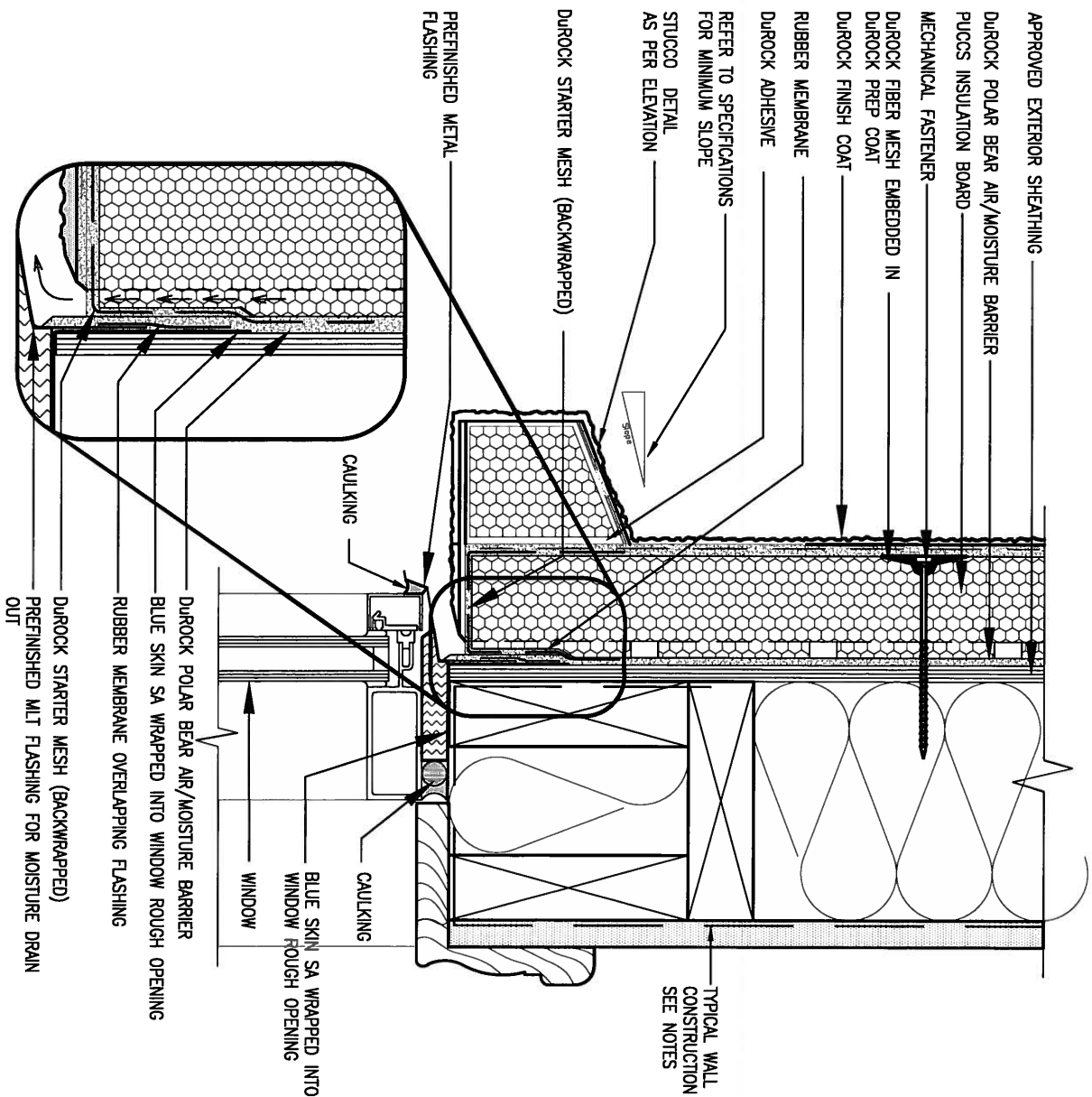
9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8	.	.	.	qualification information	
7	.	.	.	Wellington Jno-Baptista	25591
6	.	.	.	name	BCIN
5	.	.	.	signature	
4	.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



BAYVIEW WELLINGTON		CONST NOTE	
project name GREEN VALLEY ESTATES		municipality BRADFORD	project no. 13045
date APR 2014		CONSTRUCTION NOTES	
drawn by RC	checked by -	scale 3/16" = 1'-0"	file name 13045-CONST-08C 2015
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			drawing no. CN2



APR 24, 2015

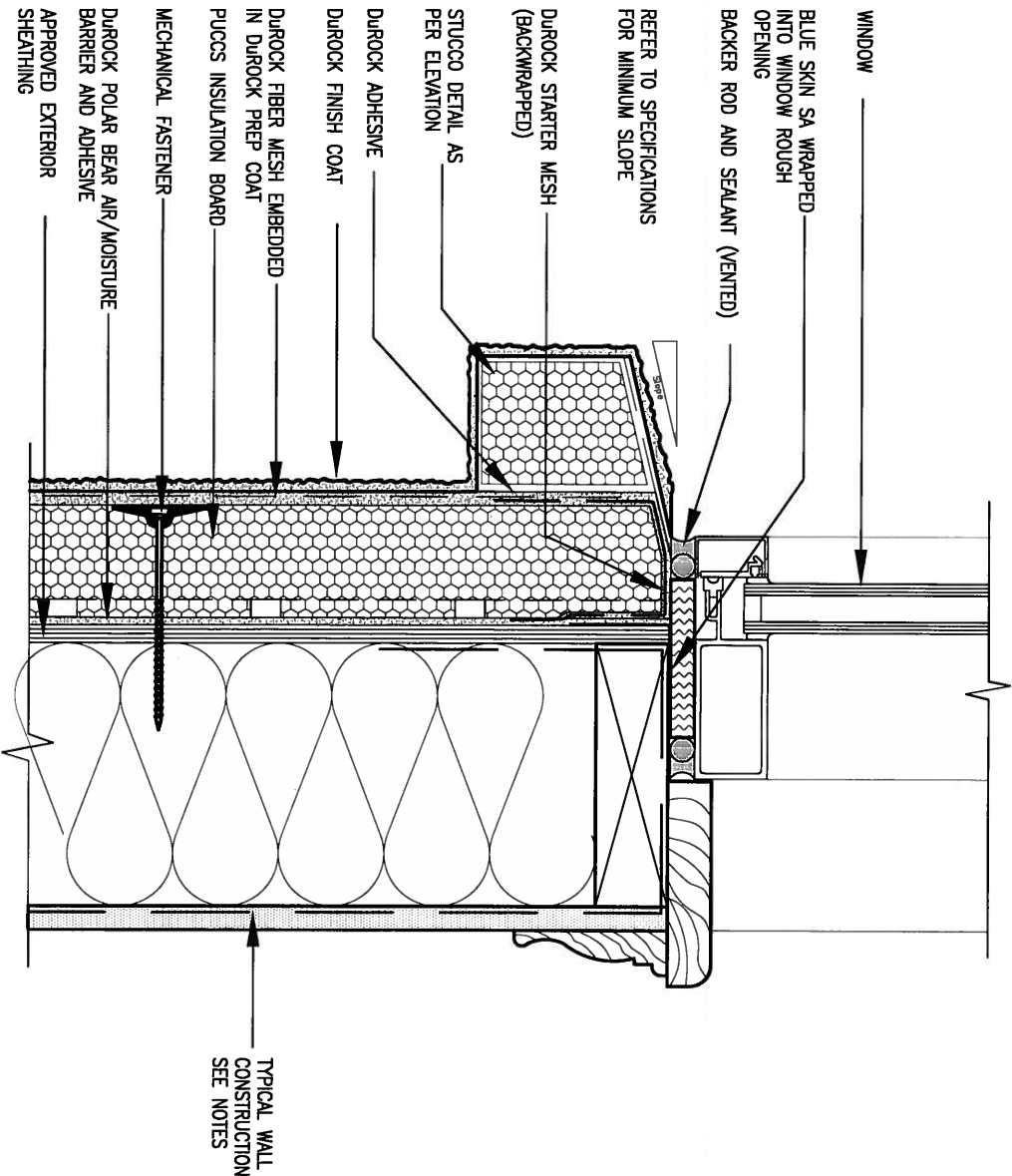


1 WINDOW HEADER

SCALE: 3"=1'-0"

CN3

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

SCALE: 3"=1'-0"

CN3

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name
5	.	.	.	registration information
4	.	.	.	VA3 Design Inc. 42658
3	.	.	.	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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1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC	
no.	description	date	by	

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

CONST NOTE

project no.
13045

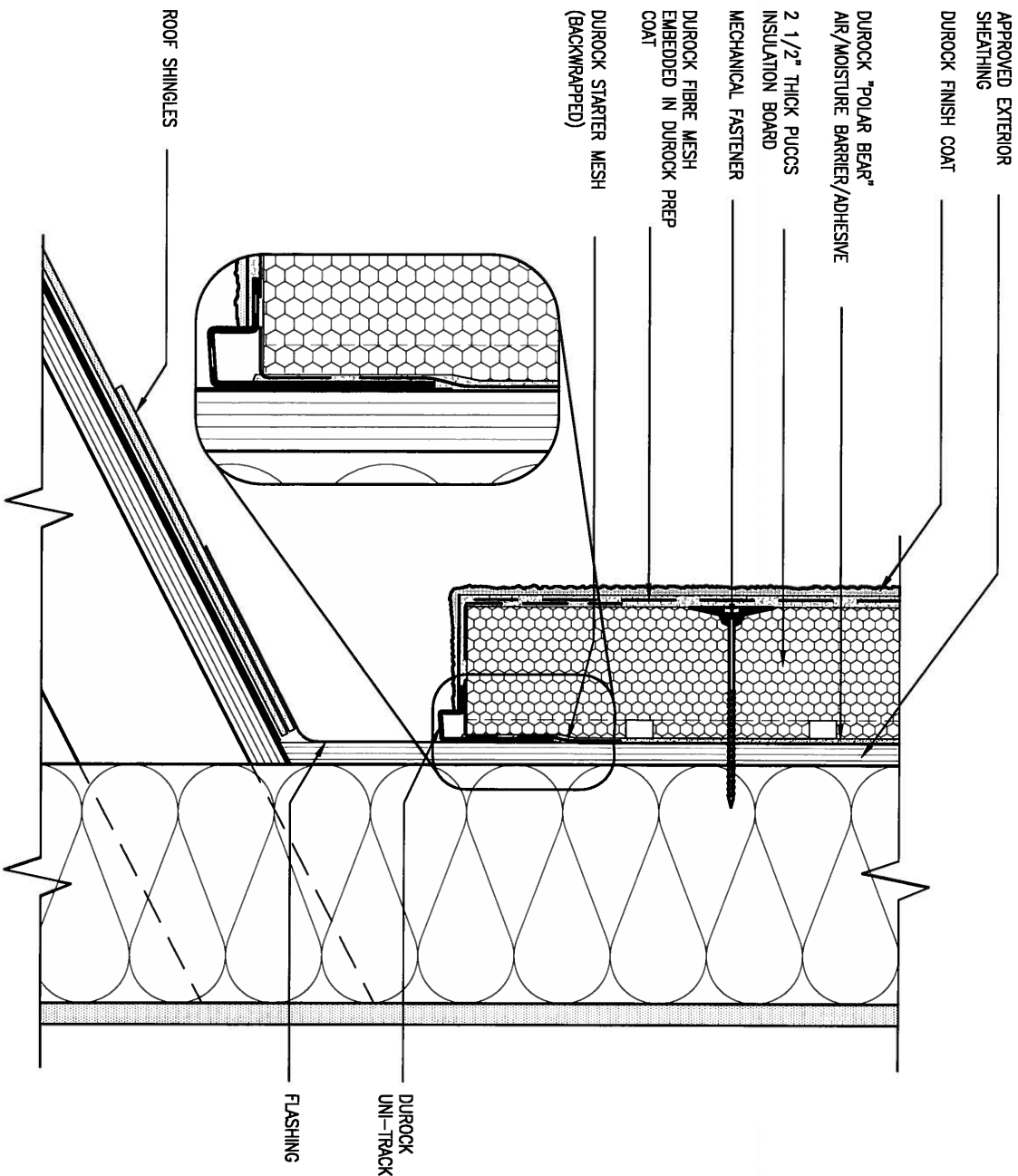
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file name
13045-CONST-08C 2015

drawing no.
CN3

date
APR 2014
drawn by
RC
checked by
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scale
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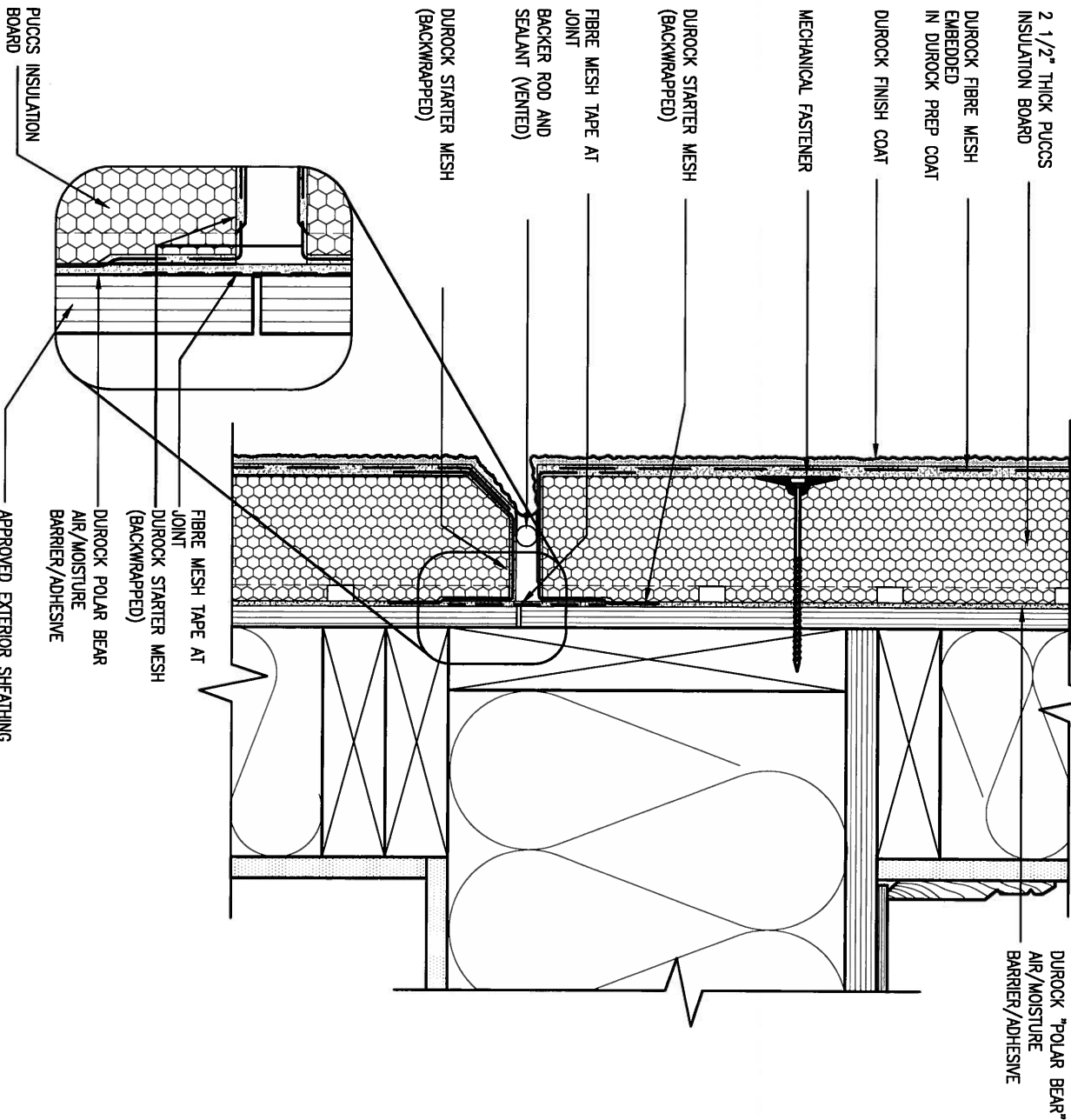


3
CN4

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"

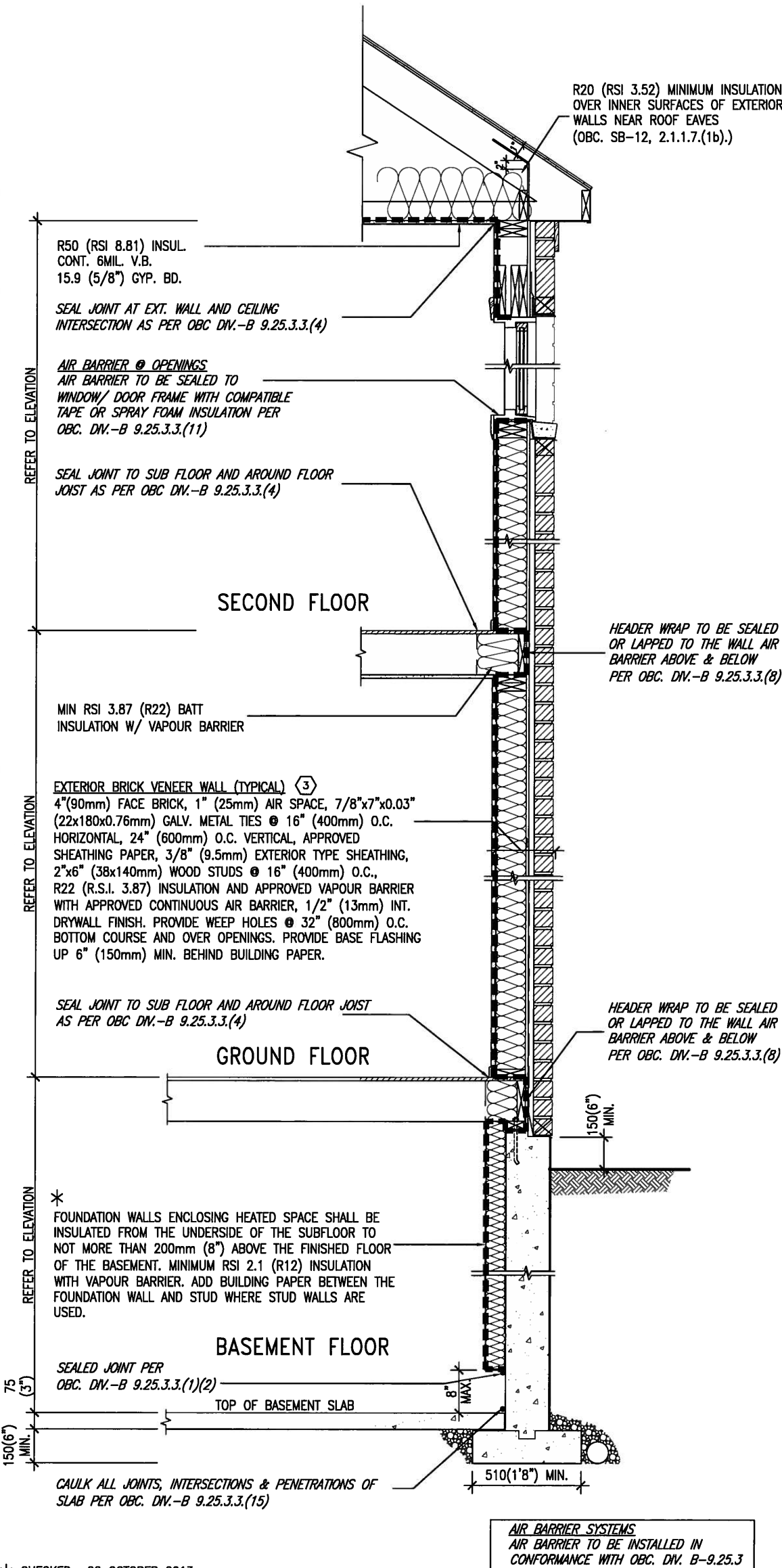
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2	UPDATE TO CODE	APR 16-15	RC
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
no.	description	date	by

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qualification information		
Wellington Jno-Baptiste	signature	25591
name	registration information	BCN
VA3 Design Inc.		42658
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VA3 DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON			CONST NOTE	
project name GREEN VALLEY ESTATES		municipality BRADFORD		project no. 13045
date APR 2014		CONSTRUCTION NOTES		
drawn by RC	checked by -	scale 3/16" = 1'-0"	file name 13045-CONST-08C 2015	drawing no. CN4
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-08C 2015.dwg - Thu - Apr 16 2015 - 6:57 AM				

SB12-COMPLIANCE PACKAGE 'J'



* CHECKED- 22 OCTOBER 2013

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

SEMI & SINGLES ONLY

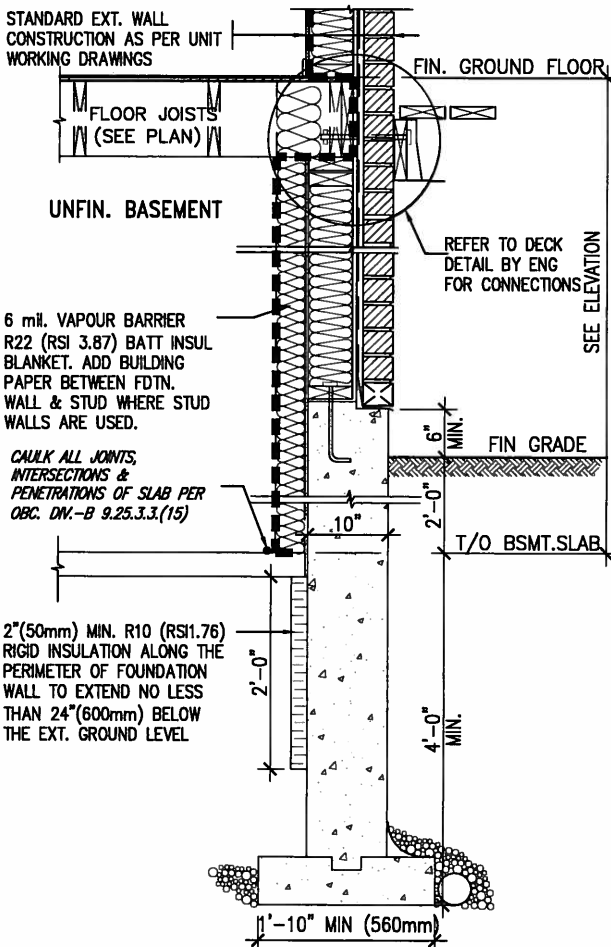
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

USE SB-12 COMPLIANCE PACKAGE (J):

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



APR 24, 2015



* REVISED- 15 MARCH 2013

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

9 . . .			The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste 25591 name registration information BCN VA3 Design Inc. 42658	 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		CONST NOTE	
8 . . .					project name GREEN VALLEY ESTATES		project no. 13045	
7 . . .					date APR 2014		municipality BRADFORD	
6 . . .					drawn by RC		checked by scale 3/16" = 1'-0"	
5 . . .					date APR 2014		file name 13045-CONST-OBC 2015	
4 . . .			no. description		date by		drawing no. CN6	
3 . . .			no. description		date by		drawing no. CN6	
2 UPDATE TO CODE			APR 16-15 RC		CONSTRUCTION NOTES		drawing no. CN6	
1 ISSUE FOR CLIENT REVIEW			MAY 07-14 RC		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM		drawing no. CN6	
no. description			date by		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM		drawing no. CN6	

COMPLIANCE TO OBC SB-12 2.1.1.1(11)



APR 24, 2015

WOB PLAN

WOB SIDE ELEVATION

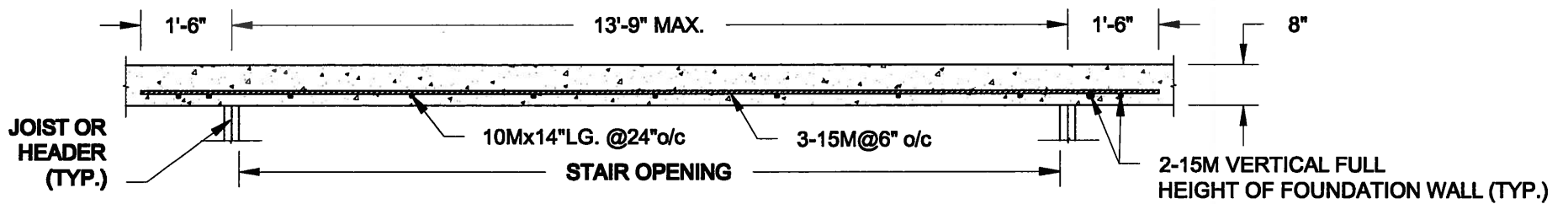
WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

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

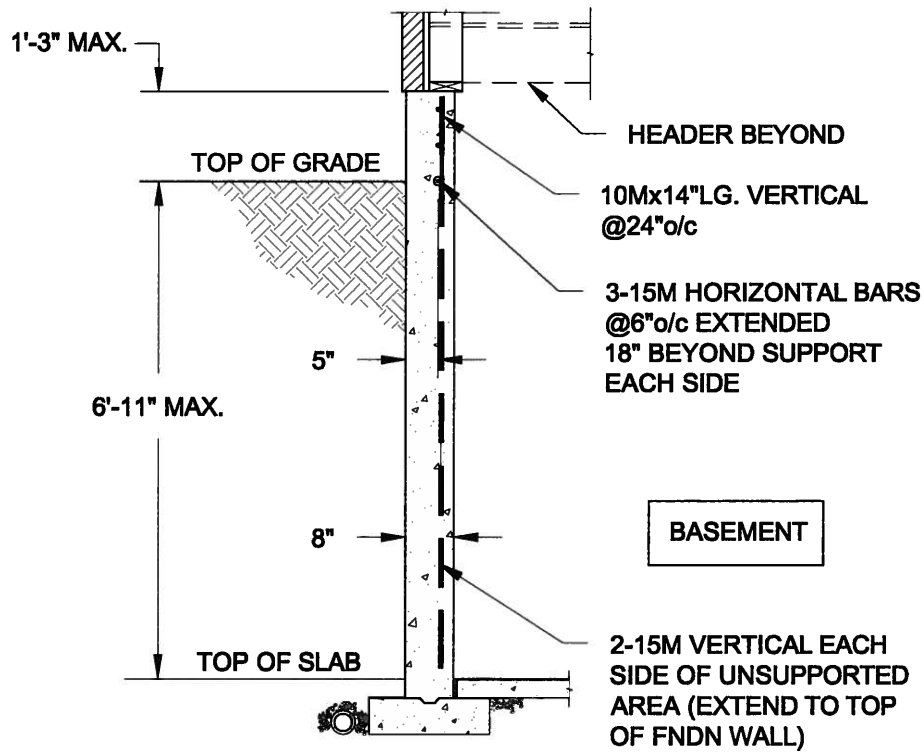
9	.	.	.	<div>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</div> <div>qualification information</div> <div>Wellington Jno-Baptiste <i>Jno-Baptiste</i> 25591</div> <div>name <i>signature</i> BCIN</div> <div>registration information VAS Design Inc. 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		CONST NOTE			
8	.	.	.			project name	GREEN VALLEY ESTATES	municipality	BRADFORD	project no.	13045
7	.	.	.			date	APR 2014	CONSTRUCTION NOTES			drawing no.
6	.	.	.			drawn by	RC	checked by	-	scale	3/16" = 1'-0"
5	.	.	.							file name	13045-CONST-OBC 2015
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1	ISSUE FOR CLIENT REVIEW			MAY 07-14	RC						
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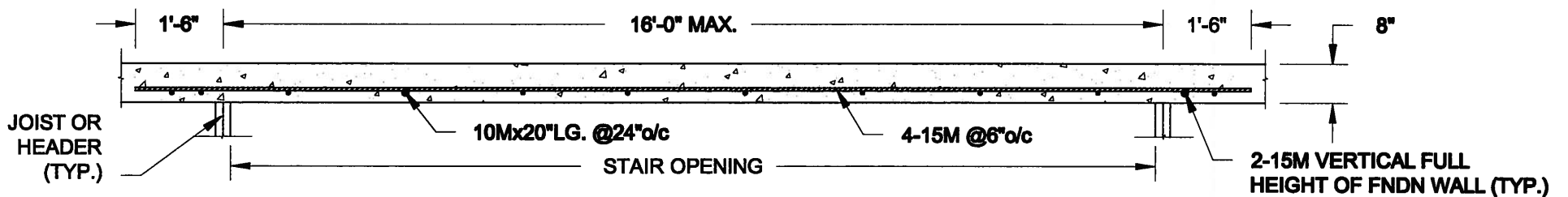
PLAN VIEW
NOT TO SCALE



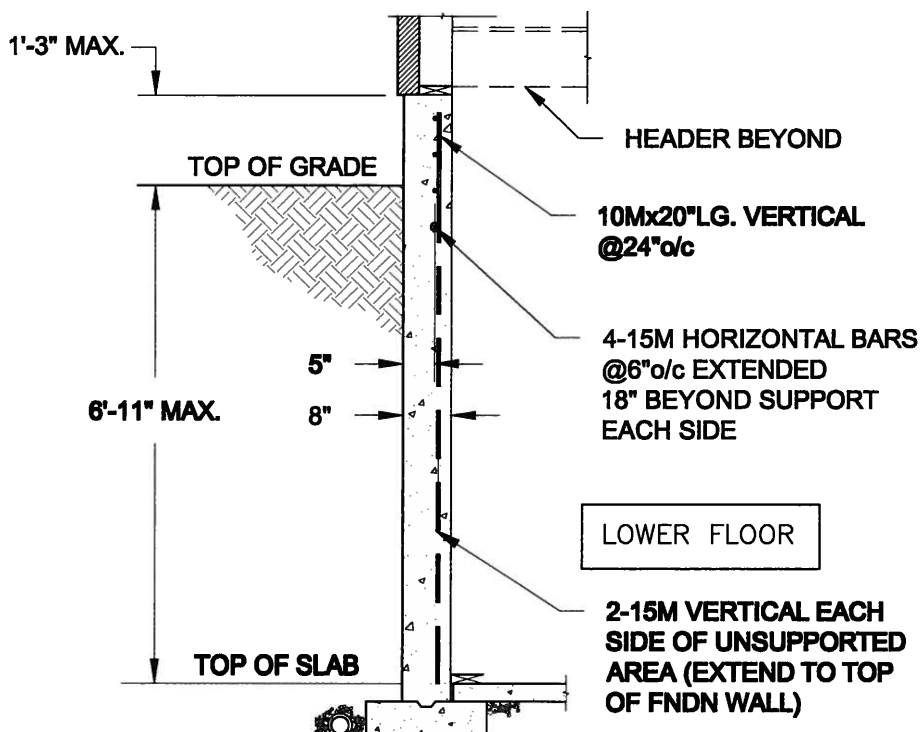
NOTE:

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

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



PLAN VIEW
NOT TO SCALE



NOTE:

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

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

Scale:
AS NOTED

Date:
FEB-28-2015

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

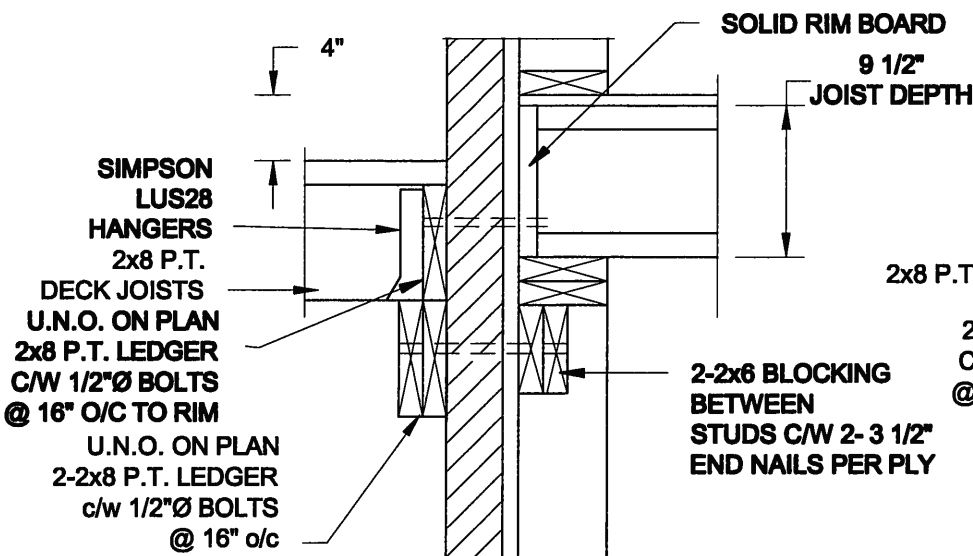
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14-095

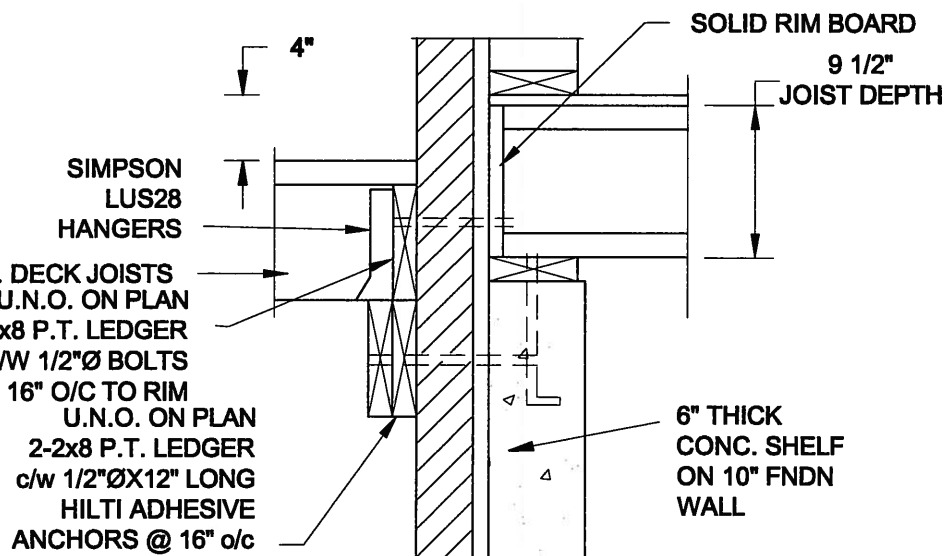
Drawing No.:

S1

FOR 9 1/2" JOIST DEPTH



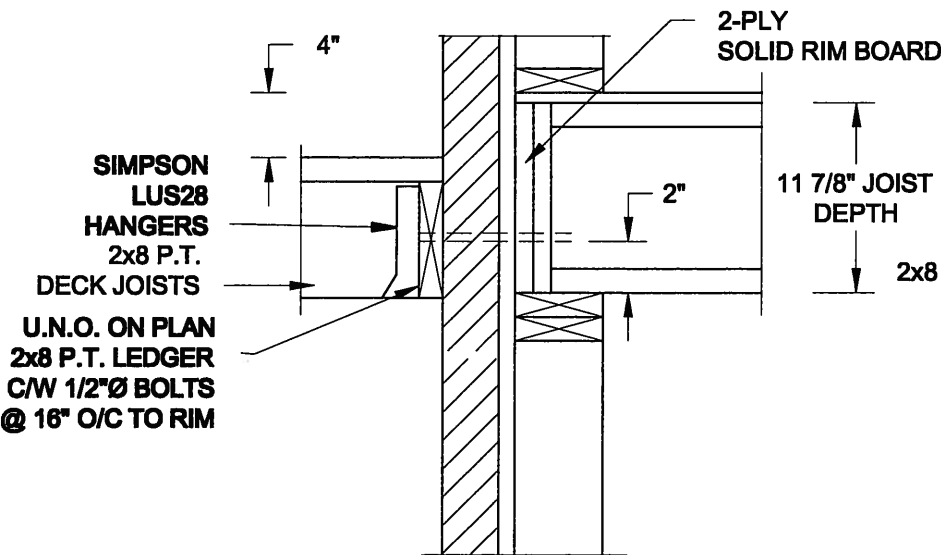
1A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"



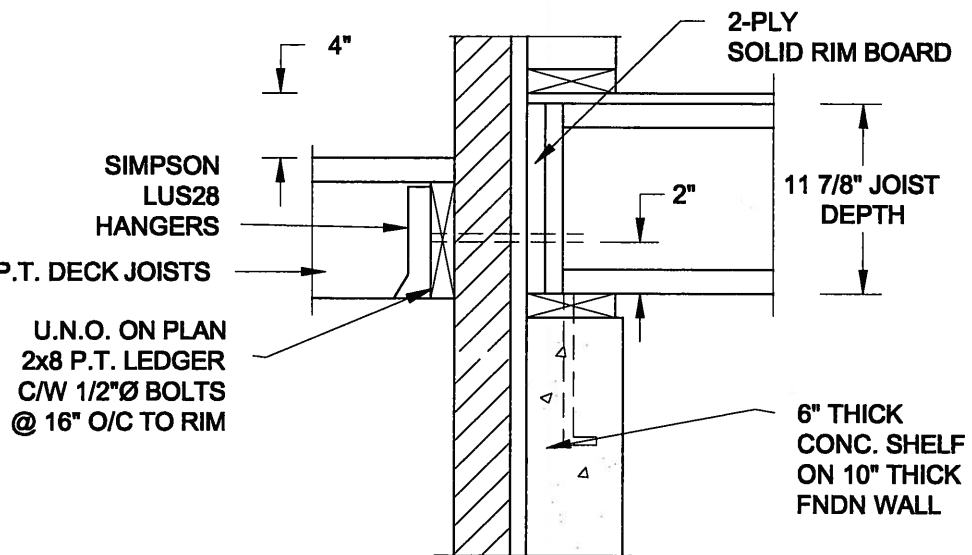
1B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

- 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

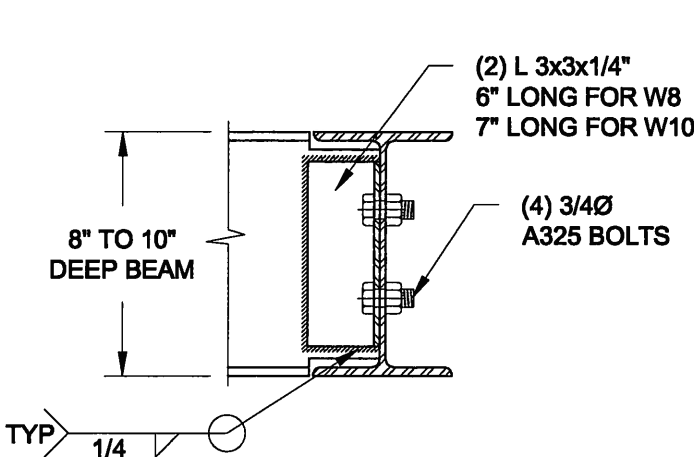


2A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

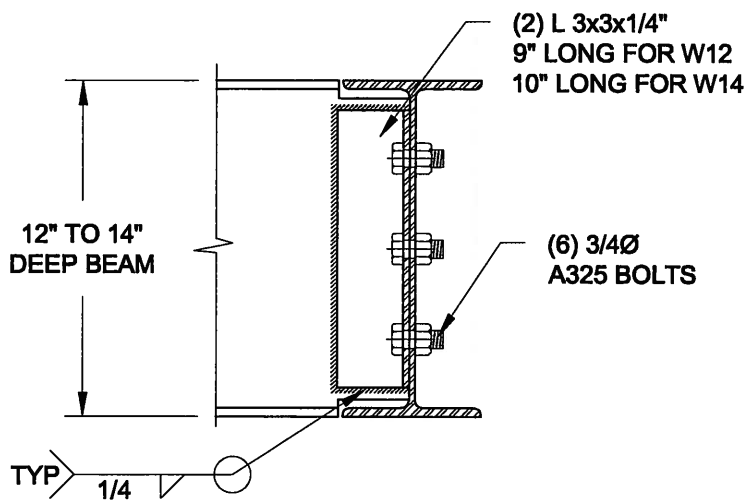


2B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

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

Scale:
AS NOTED

Date:
FEB-26-2015

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:



Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

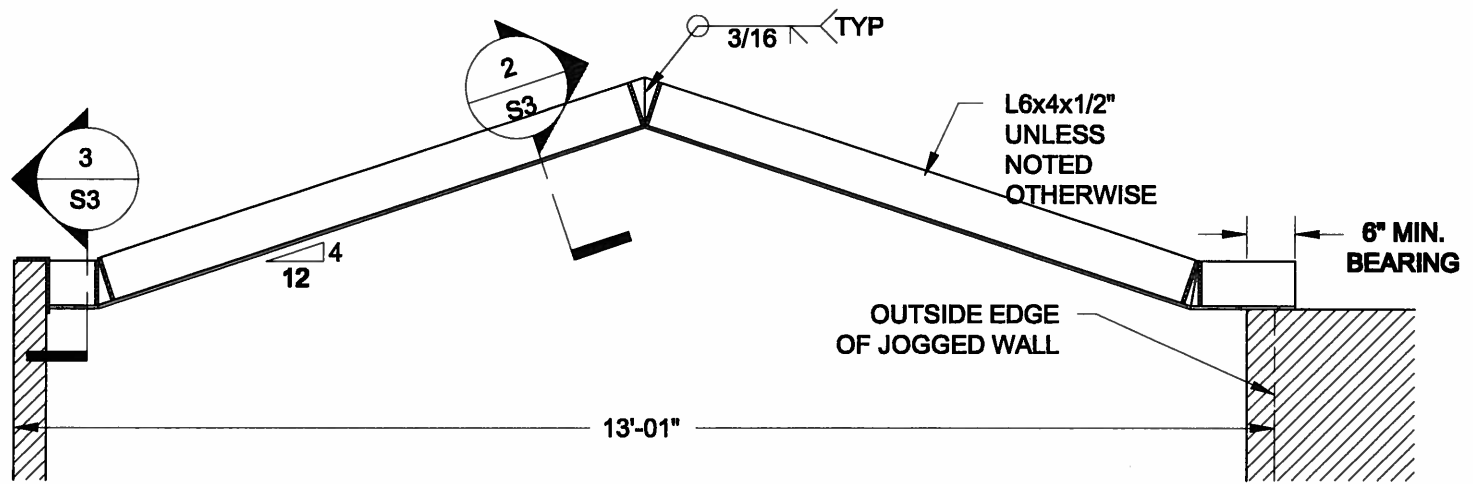
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

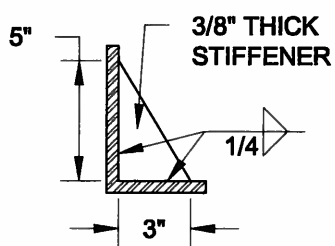
14-095

Drawing No.:

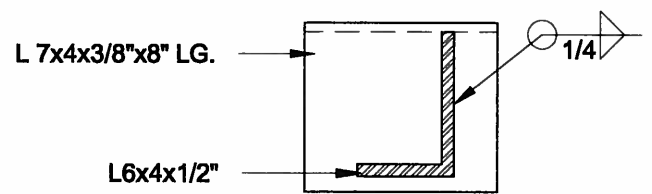
S2



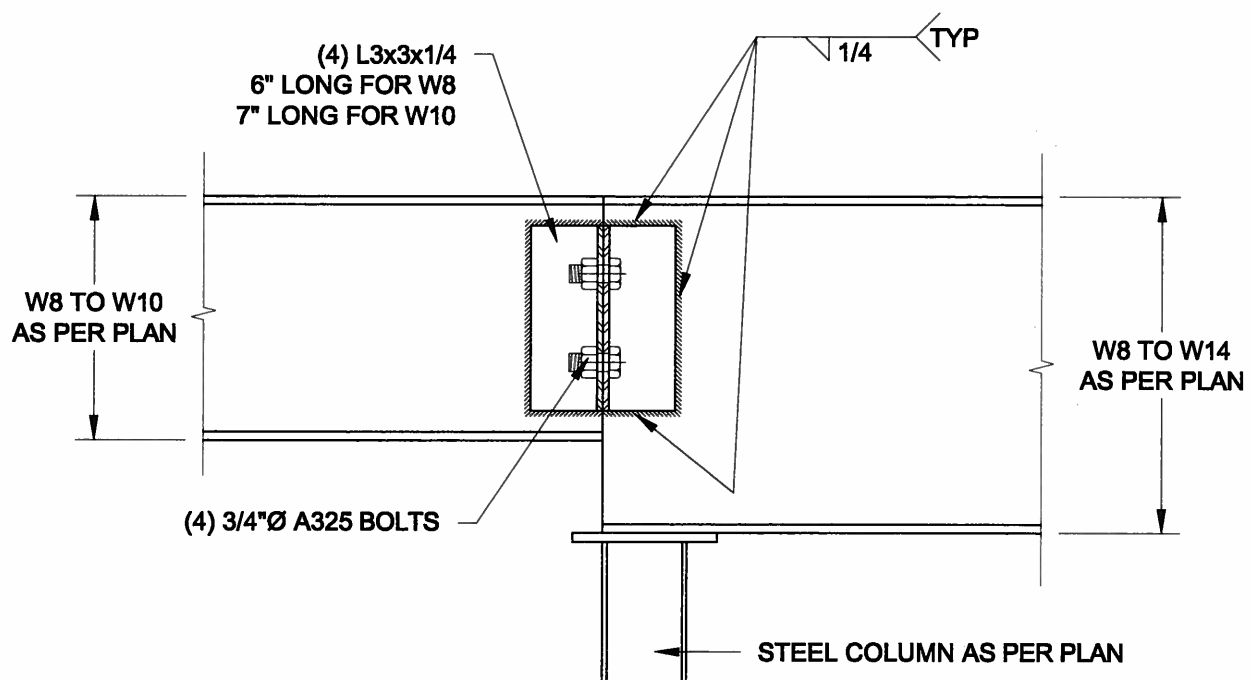
1
S3 **STEEL LINTEL AT GABLE**
SCALE: 1/2" = 1' - 0"





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



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



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

Scale: AS NOTED		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	
Date: FEB-20-2015			TYPICAL STRUCTURAL DETAILS FOR SINGLES			
Drawn: 8C	Checked: 8JB		Project No.: 14-095		Drawing No.: S3	