

MAY 14, 2015

AREA CALCULATIONS	ELEV. A	ELEV. B	ELEV. C
GROUND FLOOR AREA	1146 SF	1146 SF	1140 SF
SECOND FLOOR AREA	1435 SF	1440 SF	1457 SF
SUBTOTAL	2581 SF	2581 SF	2597 SF
DEDUCT ALL OPEN AREAS	93 SF	93 SF	93 SF
TOTAL NET AREA	2488 SF	2493 SF	2504 SF
	(231.14 m ²)	(231.61 m ²)	(232.63 m ²)
FINISHED BSMT AREA	0 SF	0 SF	0 SF
COVERAGE	1596 SF	1596 SF	1590 SF
W/OUT PORCH	(148.27 m ²)	(148.27 m ²)	(147.72 m ²)
COVERAGE	1656 SF	1656 SF	1650 SF
W/ PORCH	(153.85 m ²)	(153.85 m ²)	(153.29 m ²)

BASEMENT PLAN 'A'

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

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

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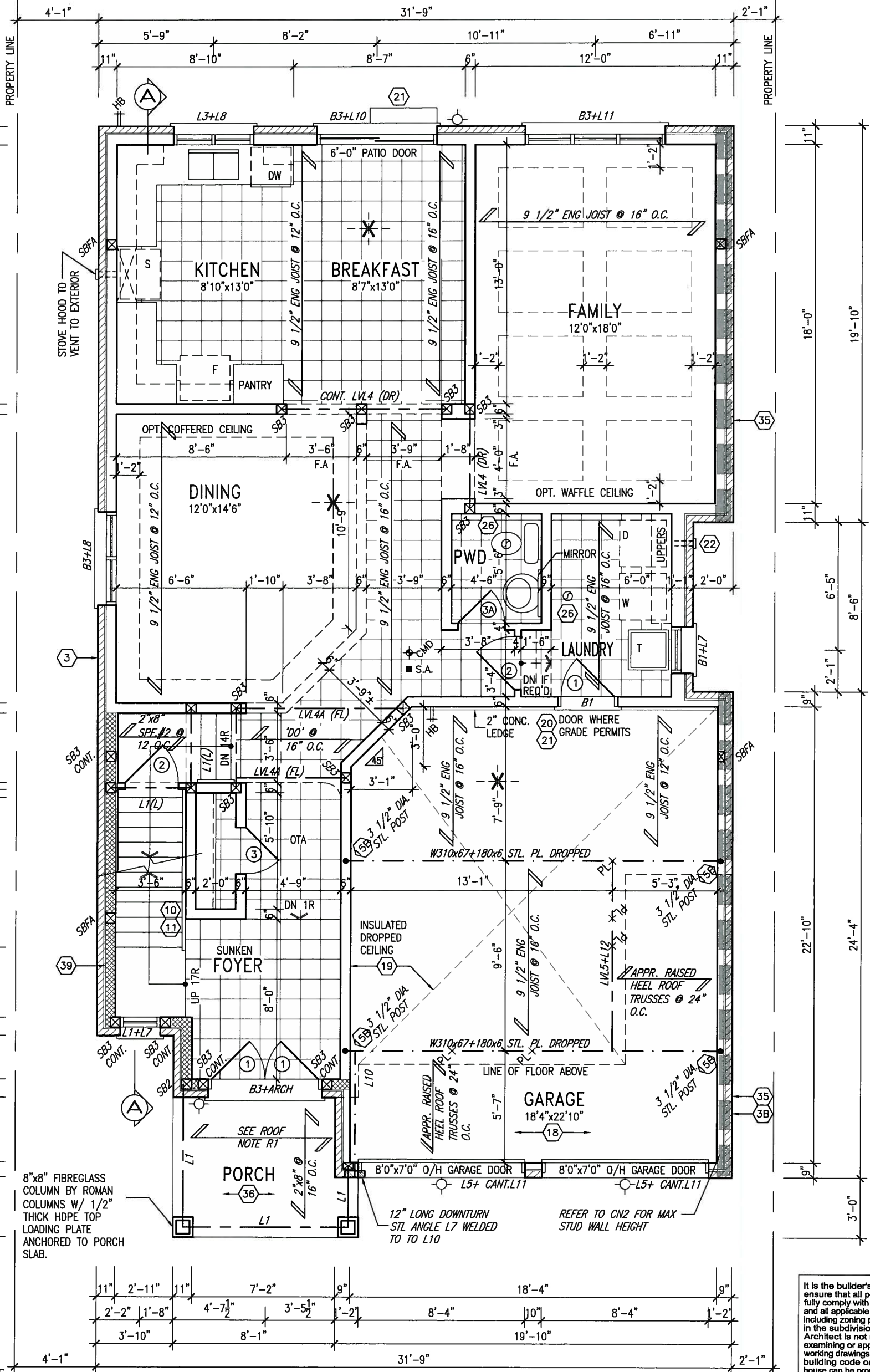
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

ARCHITECTURAL REVIEW & APPROVAL
MAY 20 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-Baptista 25591
6.				name
5.				signature
4.				registration information
3.				VA3 Design Inc. 42658
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	14-07-04	LM	
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		S38-3	
project name		BAROSSA 3	
GREEN VALLEY ESTATES		project no.	
BRADFORD, ON.		13045	
date		drawing no.	
2014-04		BASEMENT PLAN ELEV. 'A'	
drawn by		file name	
LM		13045-S38-3	
checked by		scale	
-		3/16" = 1'-0"	
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-3.dwg - Tue - May 12 2015 - 4:09 PM			



MAY 14, 2015

GROUND FLOOR PLAN 'A'

INDICATES REDUCED SIDE YARD

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

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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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BAYVIEW WELLINGTON

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municipality
BRADFORD, ON.
date
2014-04
drawn by
LM
checked by
scale
3/16" = 1'-0"

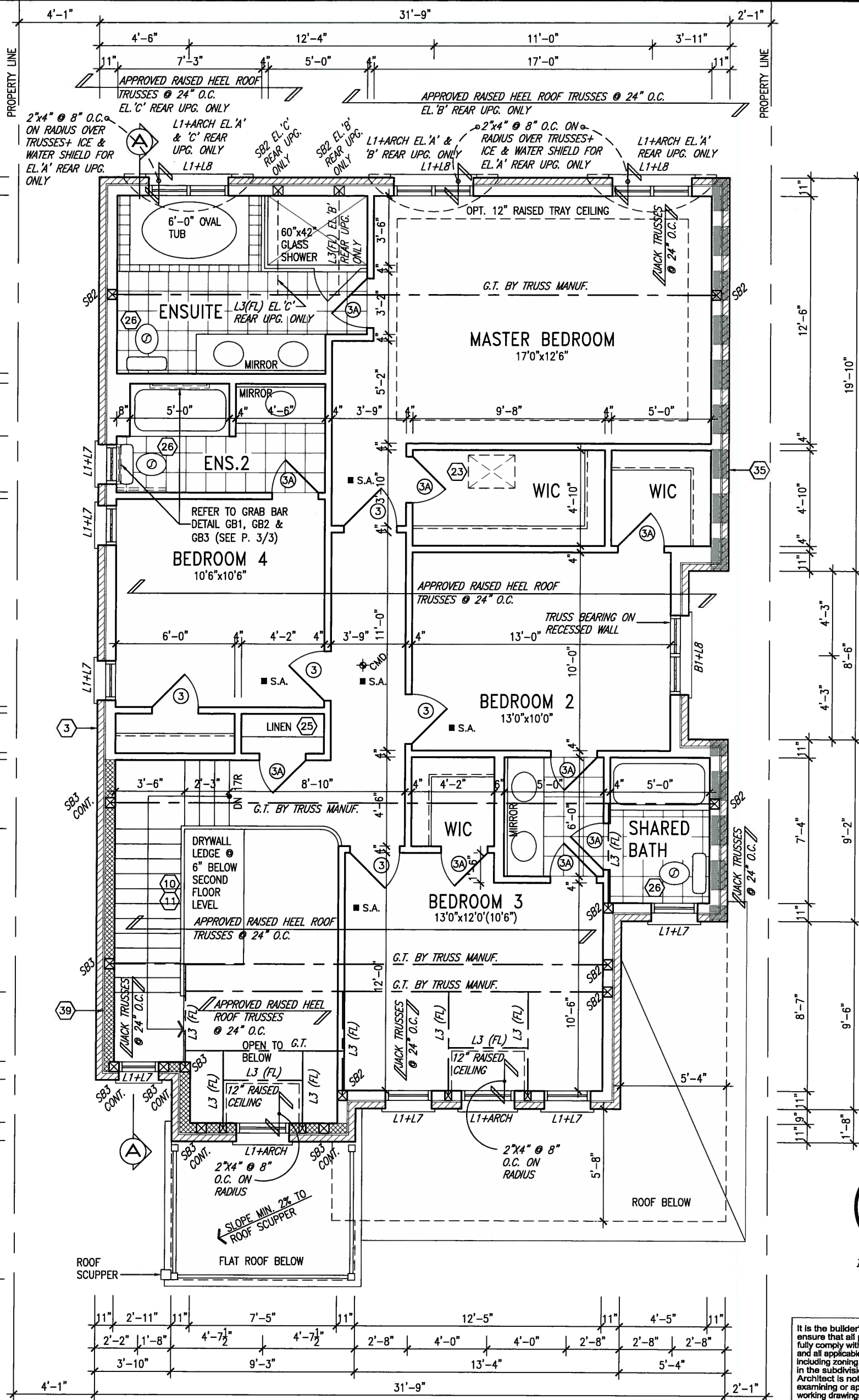
S38-3
BAROSSA 3

project no.
13045

GROUND FLOOR PLAN ELEV. 'A'

drawing no.

2



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

SECOND FLOOR PLAN 'A'

INDICATES REDUCED SIDE YARD



APR 24, 2015

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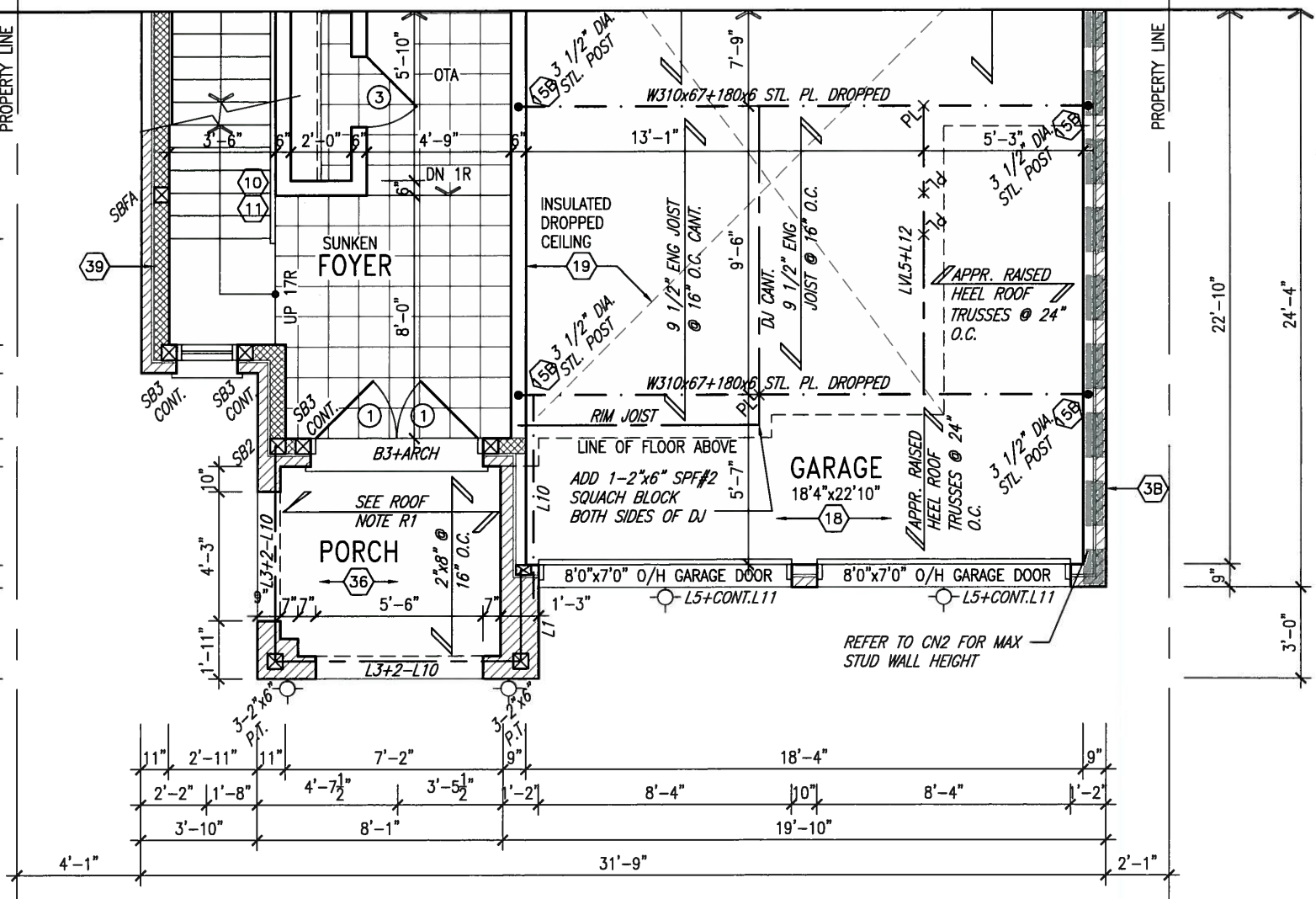
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APR 30 2015
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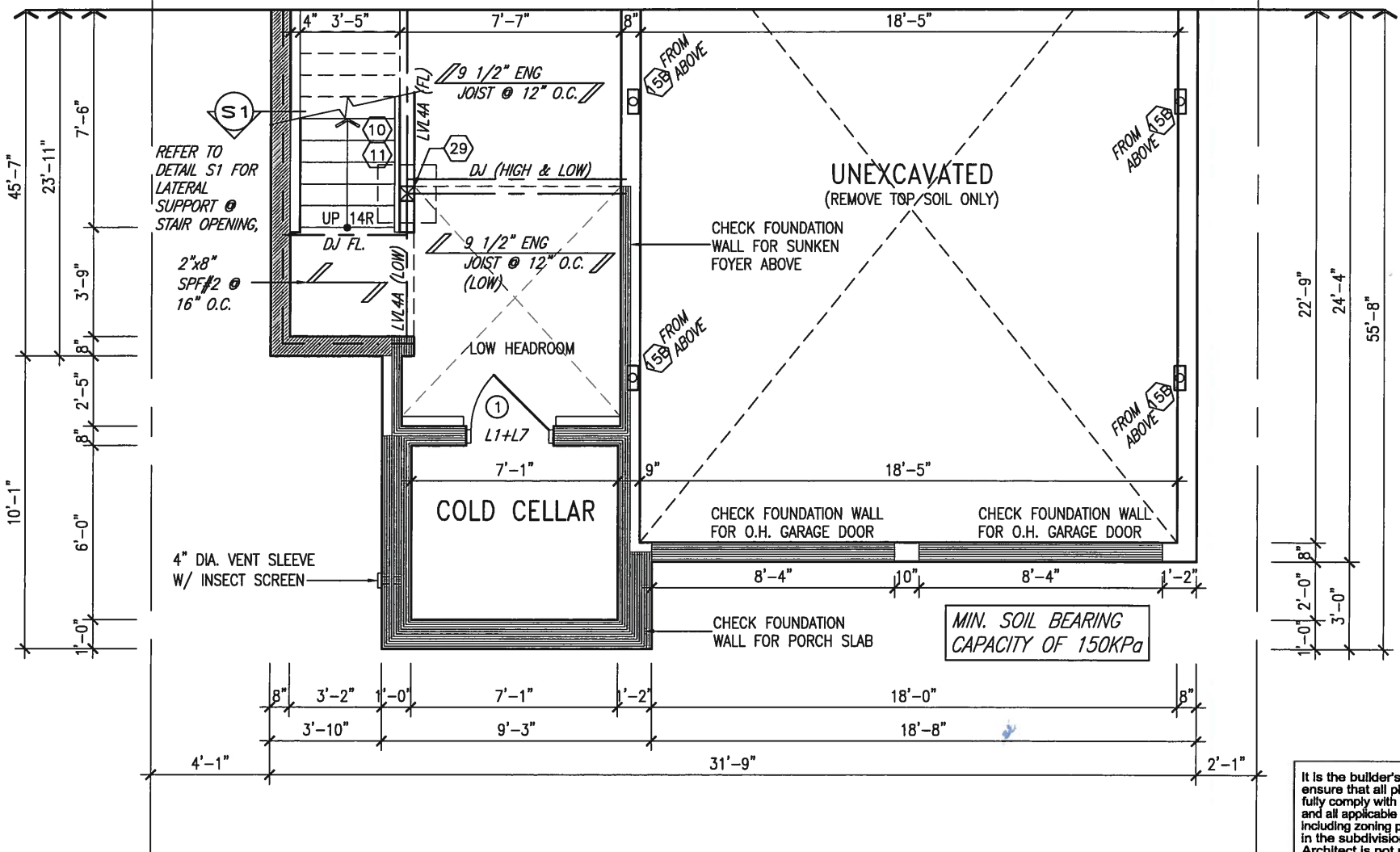
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BAYVIEW WELLINGTON

project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON.	project no.	13045
date	2014-04	checked by	scale	3/16" = 1'-0"	file name
drawn by	LM				13045-S38-3
SECOND FLOOR PLAN ELEV. 'A'					drawing no.
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PARTIAL GROUND FLOOR PLAN 'B'



PARTIAL BASEMENT PLAN 'B'

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

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name registration information BCN
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MAY 20 2015
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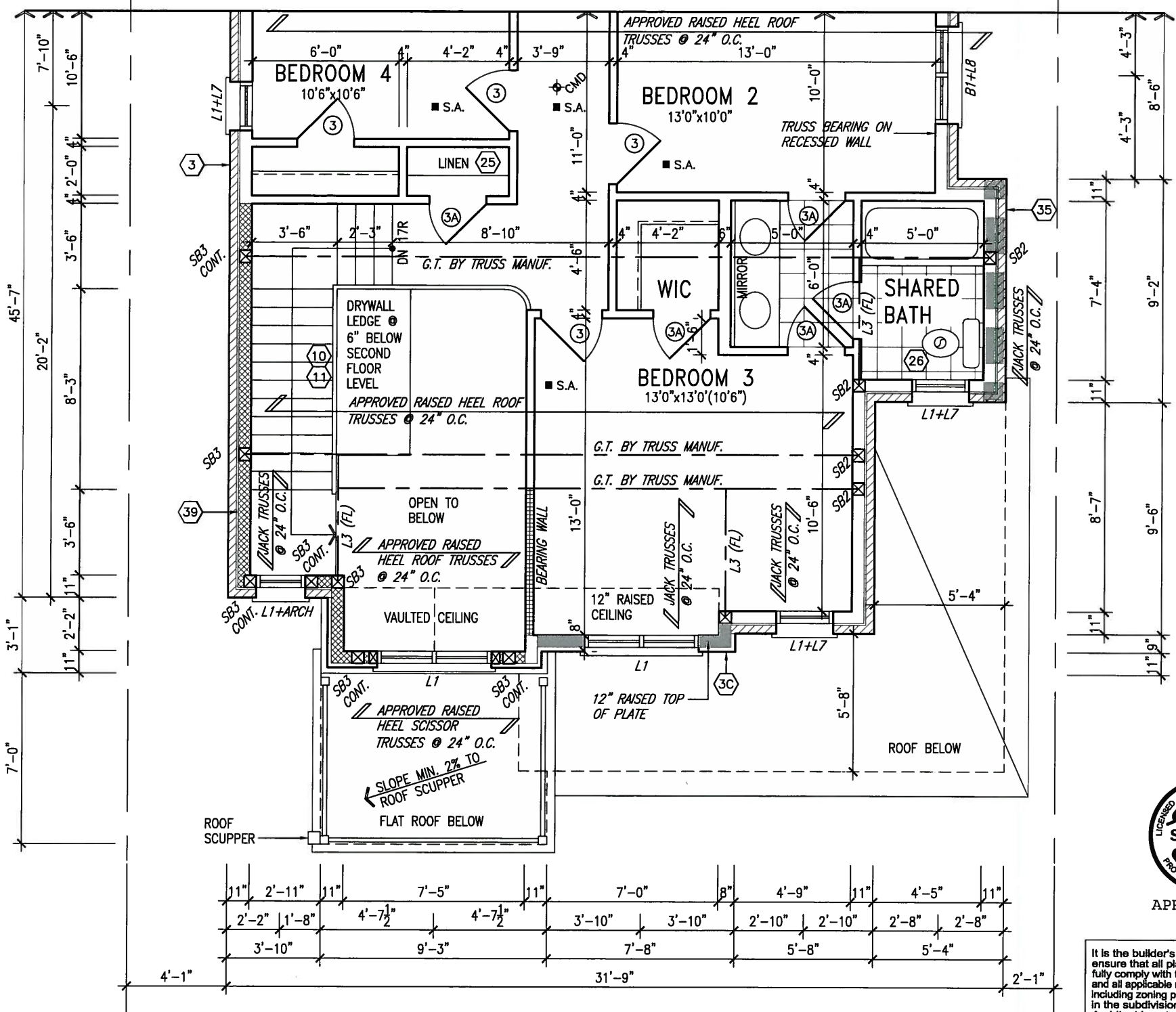
BAYVIEW WELLINGTON

S38-3
BAROSSA 3

project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON.	project no.	13045
date	2014-04	checked by	scale	file name	
drawn by	LM		3/16" = 1'-0"	13045-S38-3	
PARTIAL PLANS ELEV. 'B'					
drawing no. 4					

PROPERTY LINE

PROPERTY LINE



PARTIAL SECOND FLOOR PLAN 'B'

GB NOTE:

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VA3
DESIGN

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BAYVIEW WELLINGTON

S38-3
BAROSSA 3

project name
GREEN VALLEY ESTATES

municipality
BRADFORD, ON.

project no.
13045

date
2014-04

PARTIAL PLANS ELEV. 'B'

drawing no.

drawn by
LM

checked by

scale

3/16" = 1'-0"

file name
13045-S38-3

5

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APR 24, 2015

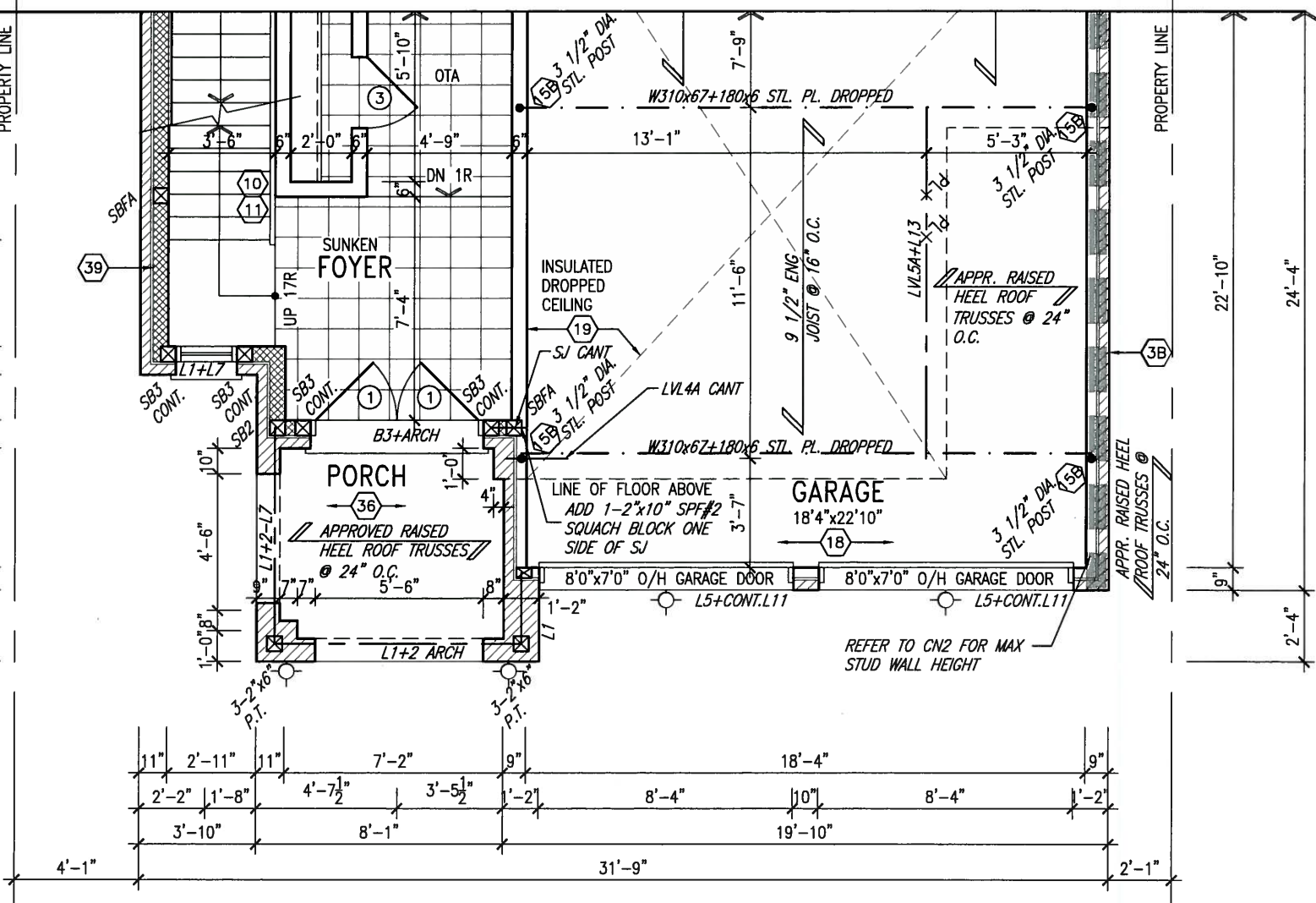
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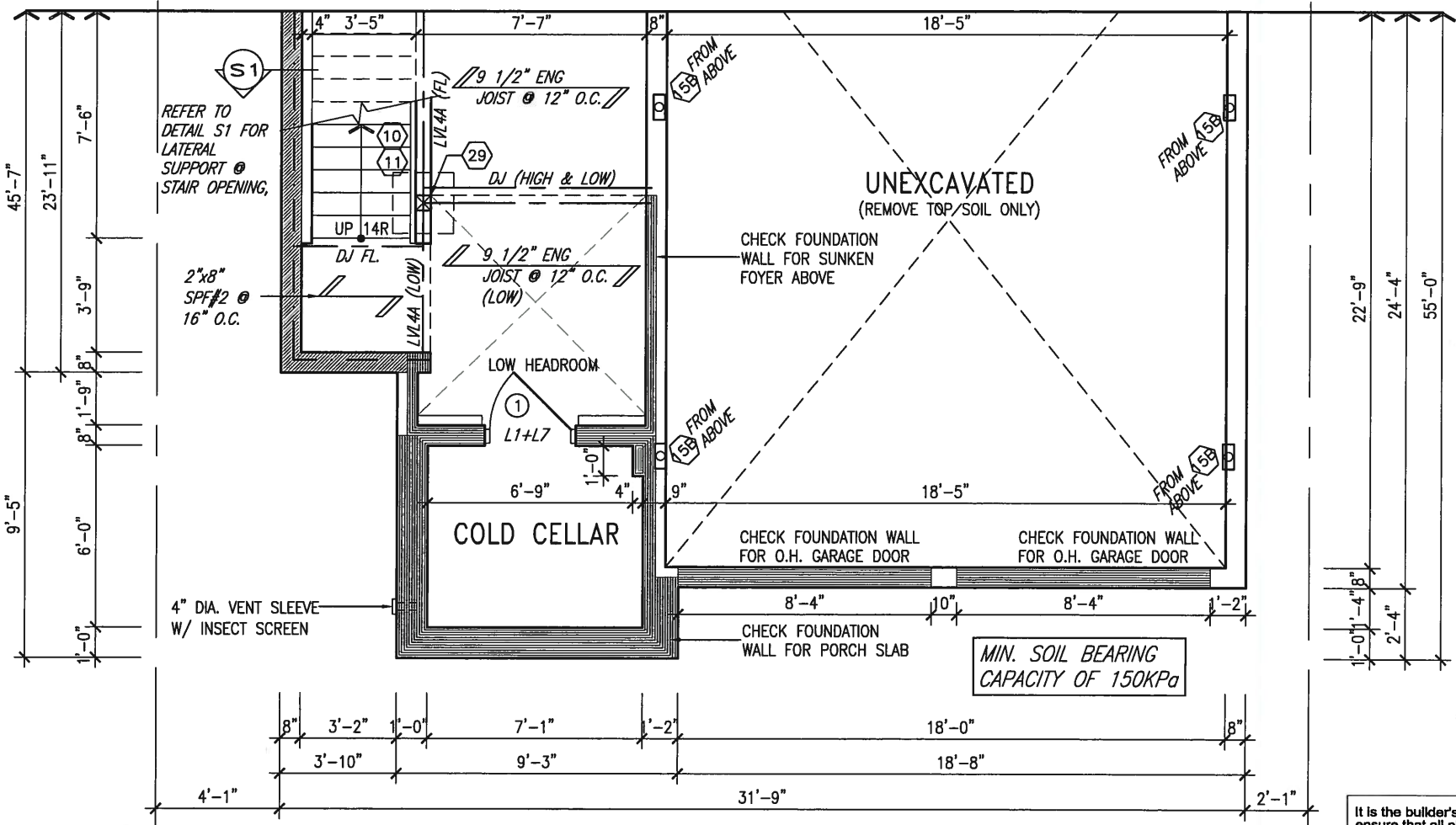
ARCHITECTURAL REVIEW & APPROVAL

APR 30 2015

John G. Williams Limited, Architect



PARTIAL GROUND FLOOR PLAN 'C'



PARTIAL BASEMENT PLAN 'C'

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

Table with 3 columns: no., description, date, by. Rows include revision history for the ground floor plan.

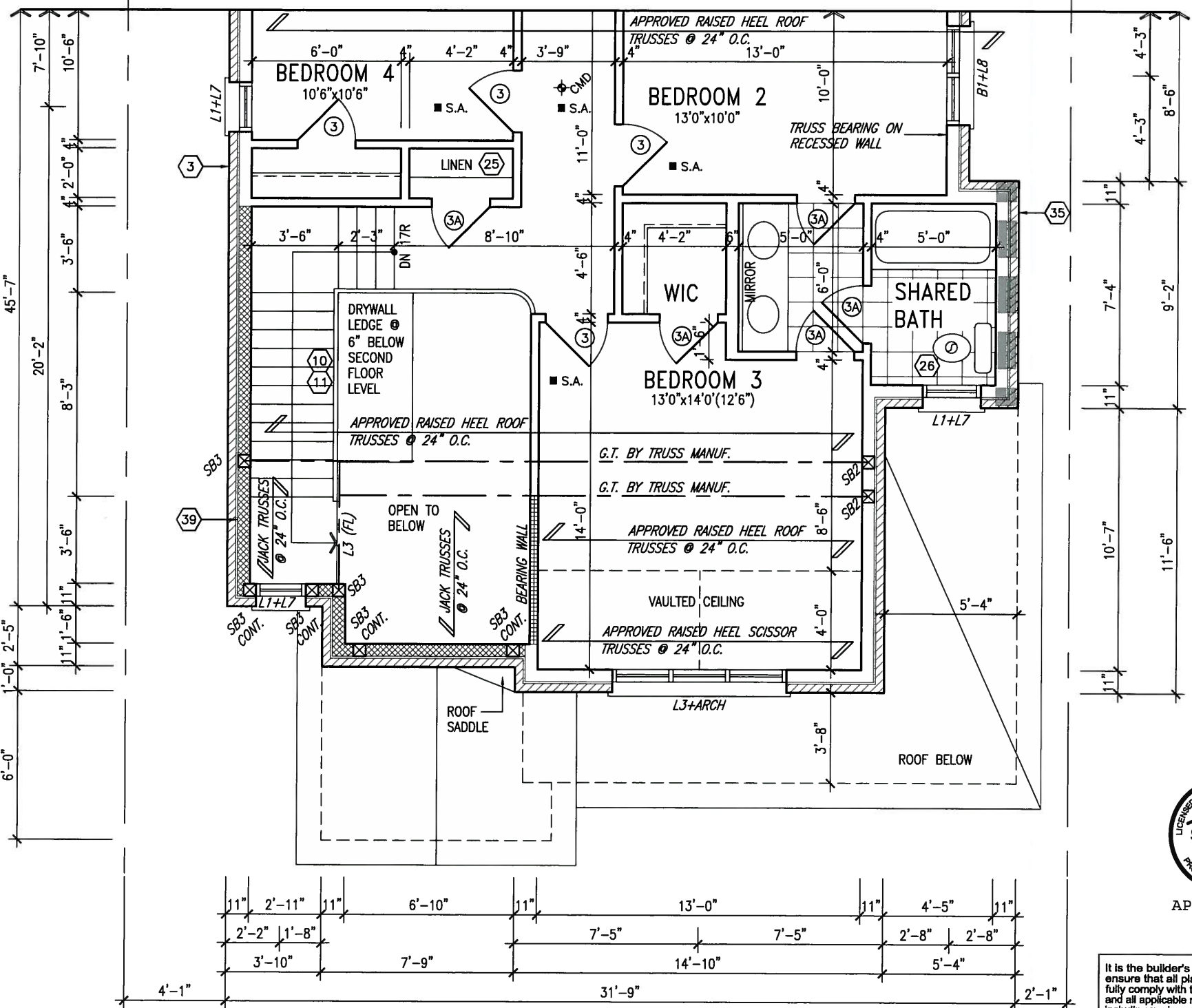
Table with 3 columns: name, registration information, signature. Rows include professional information for S. J. Boyd.

VA3 DESIGN logo and contact information: 300A Wilson Avenue, Toronto ON M3H 1S8.

Project information for BAYVIEW WELLINGTON, GREEN VALLEY ESTATES, BRADFORD, ON. Includes drawing number 6 and project name.

PROPERTY LINE

PROPERTY LINE



PARTIAL SECOND FLOOR PLAN 'C'

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)(c), 3.8.3.8.(3)(c),
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AND DETAILS PROVIDED.

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

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no.	description	date	by

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Wellington Jno-Baptiste 25591
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VA3 Design Inc. 42658
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BAYVIEW WELLINGTON

S38-3
BAROSSA 3

project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON.	project no.	13045
date	2014-04	checked by	LM	scale	3/16" = 1'-0"
drawn by	LM	scale	3/16" = 1'-0"	file name	13045-S38-3
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PARTIAL PLANS ELEV. 'C'					drawing no.
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APR 24, 2015

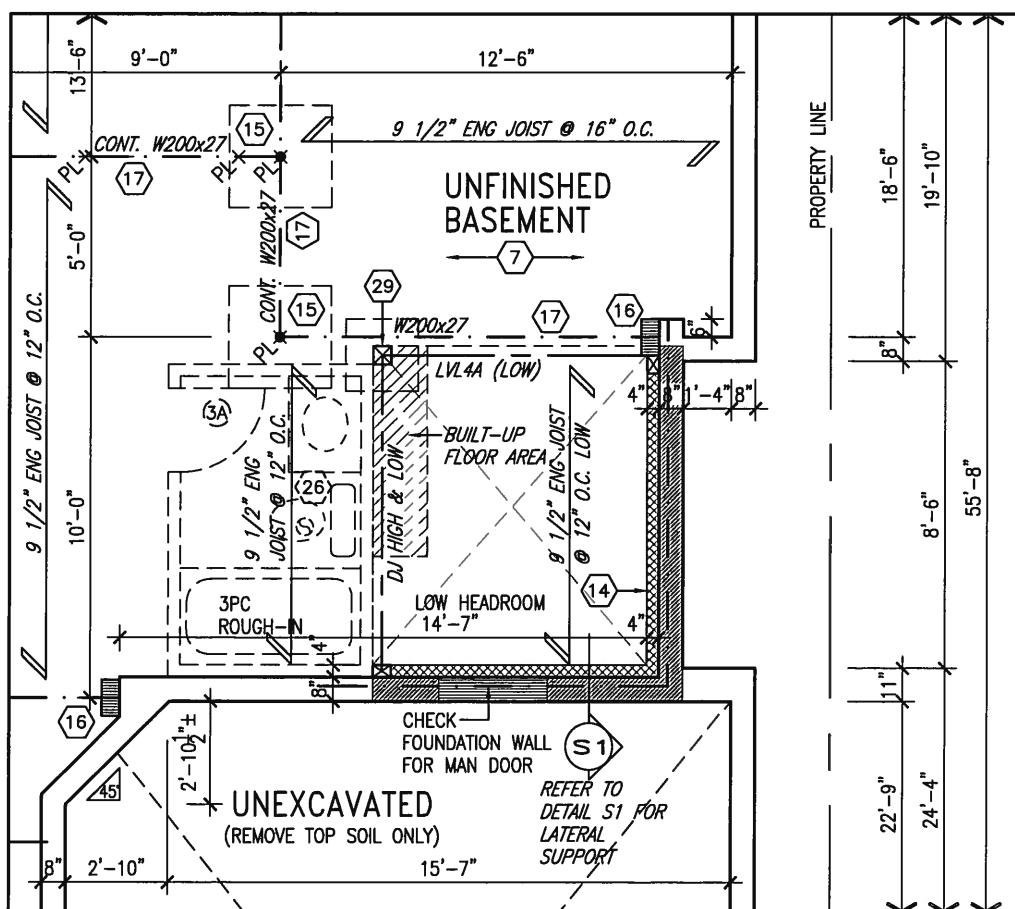
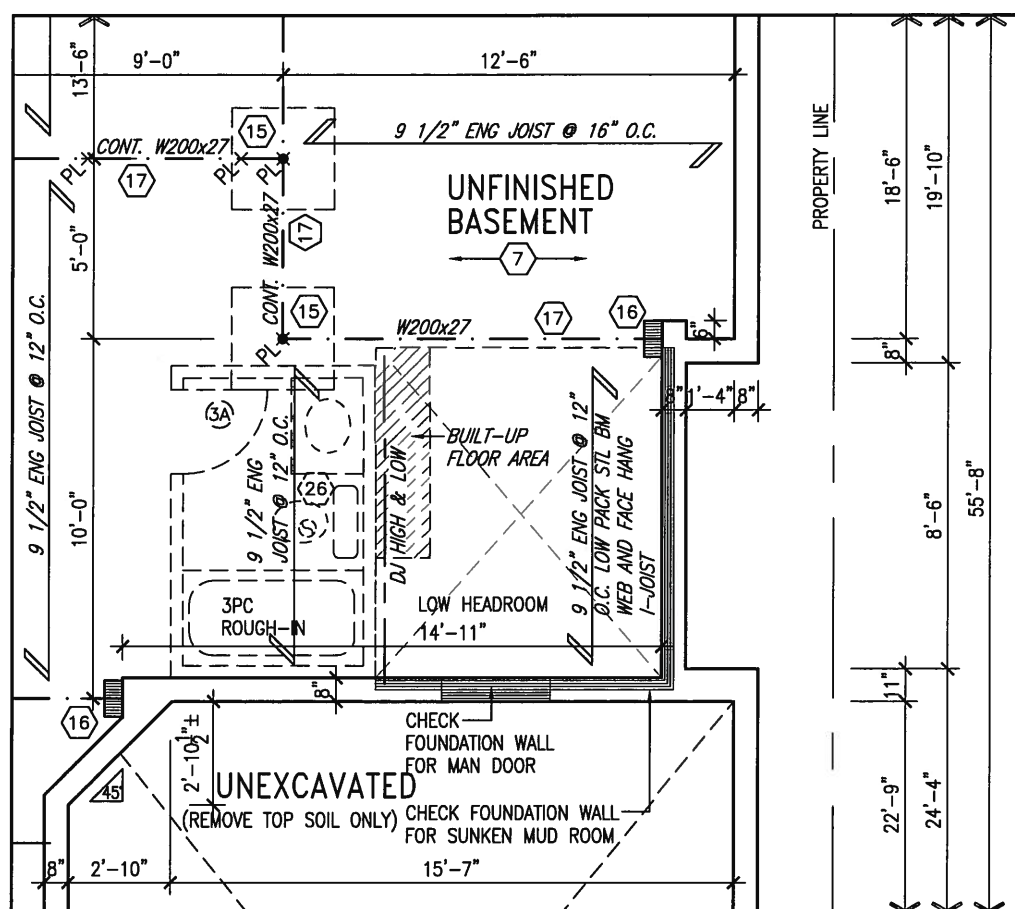
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ARCHITECTURAL REVIEW & APPROVAL

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

ARCHITECTURAL REVIEW
AND APPROVAL
TOWN OF BRADFORD WEST GWILLIMBURY
Signed: _____

Date: **APR 30 2015**
JOHN G. WILLIAMS LIMITED ARCHITECT



APR 24, 2015

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BAYVIEW WELLINGTON

project name GREEN VALLEY ESTATES	municipality BRADFORD, ON.
project no. 13045	
drawing no. 8	

data
2014-04

PARTIAL BASEMENT PLANS W/ SUNKEN LAINDRY

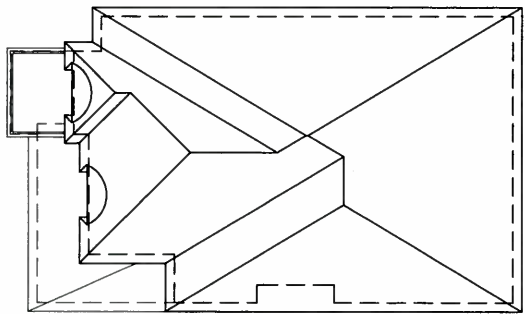
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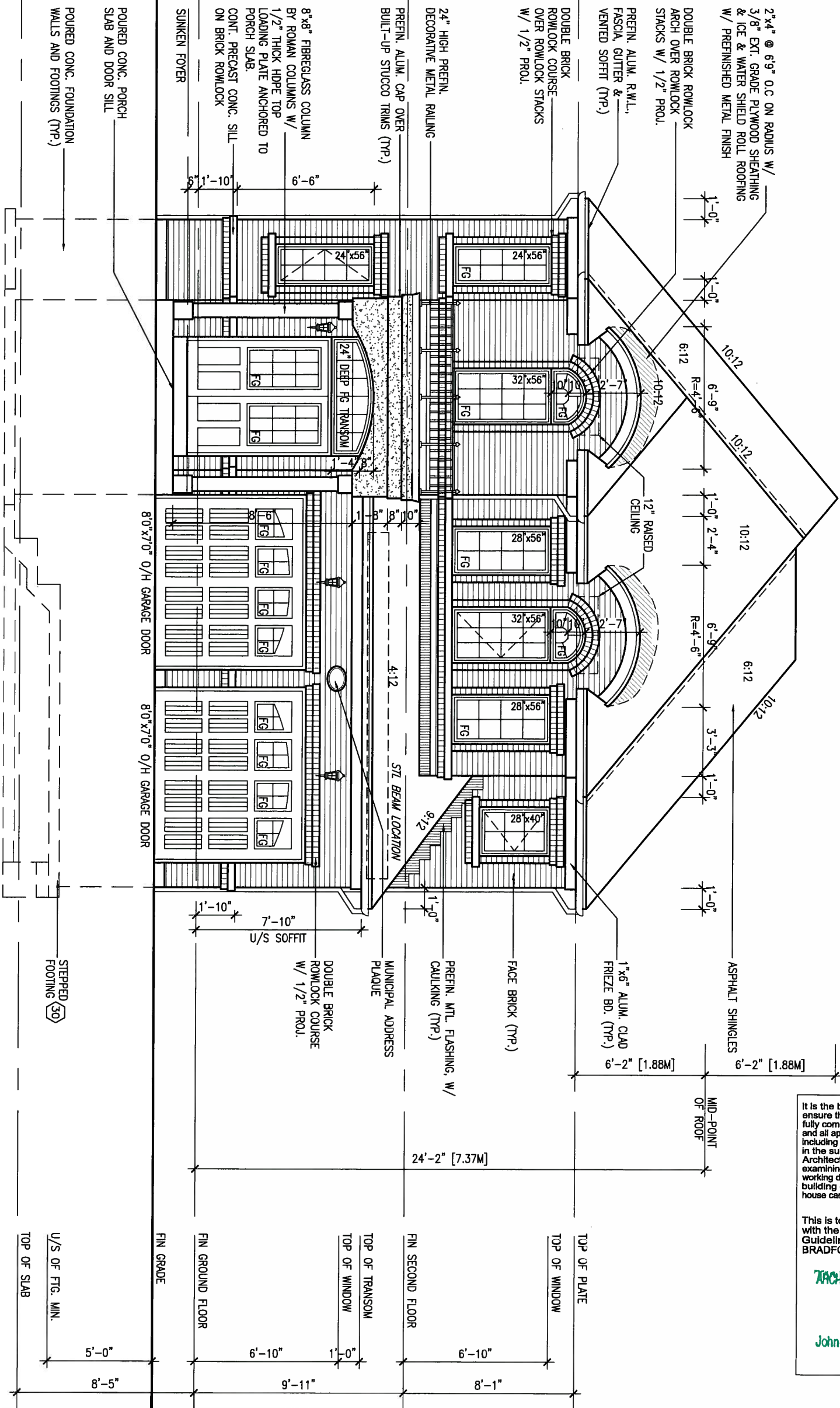
file name
13045-S38-3

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ROOF PLAN 'A'

FRONT ELEVATION 'A'



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S38-3
BAROSSA 3

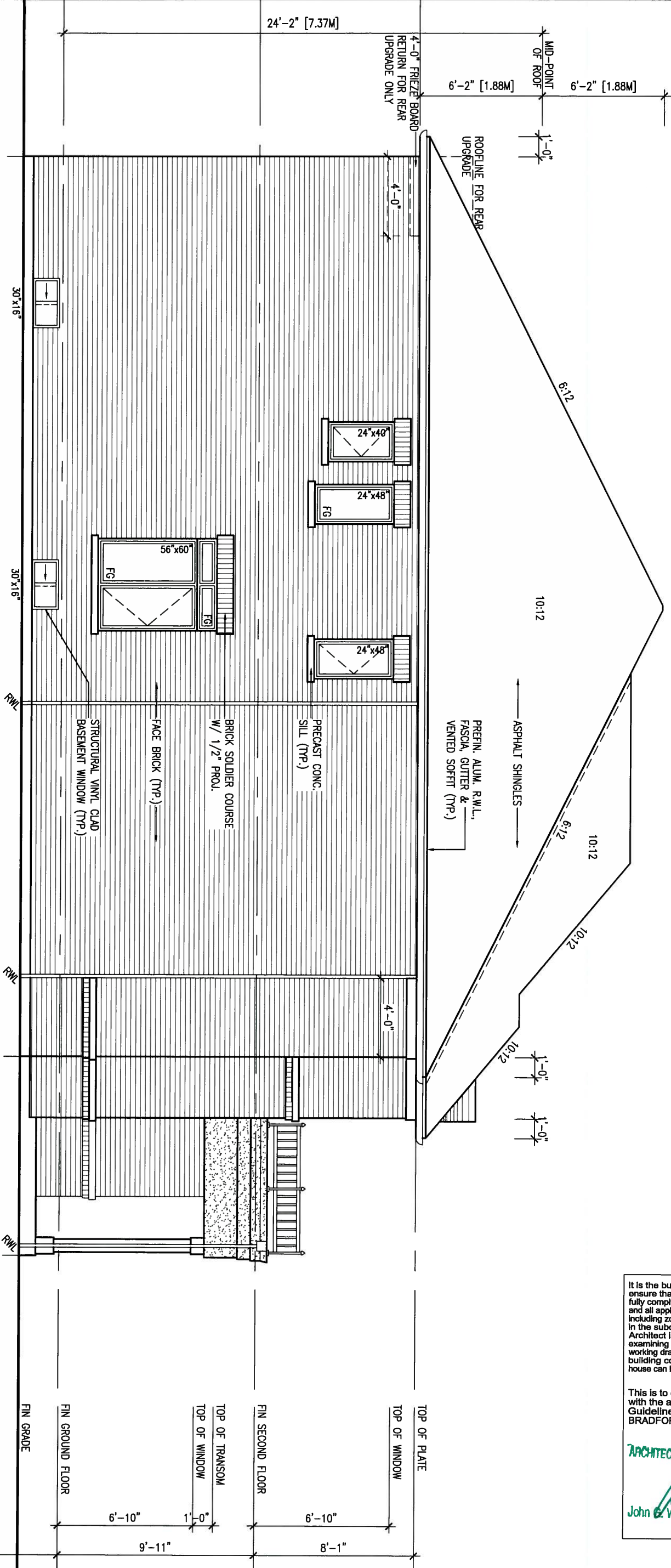
project no.	13045
drawing no.	9
file name	13045-S38-3

LEFT SIDE ELEVATION 'A'

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

REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

SPATIAL CALCS. PER OBC table 9.10.15.4
WALL AREA 911.67 SF
LIMITING DISTANCE 1.2M (7%)
OPENINGS ALLOWED 63.82 SF
OPENINGS PROVIDED (GLASS) 38.80 SF



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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"

S38-3
BAROSSA 3

project no.
13045

LEFT SIDE ELEVATION 'A'

file name
13045-S38-3

drawing no.

10

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ARCHITECTURAL REVIEW & APPROVAL

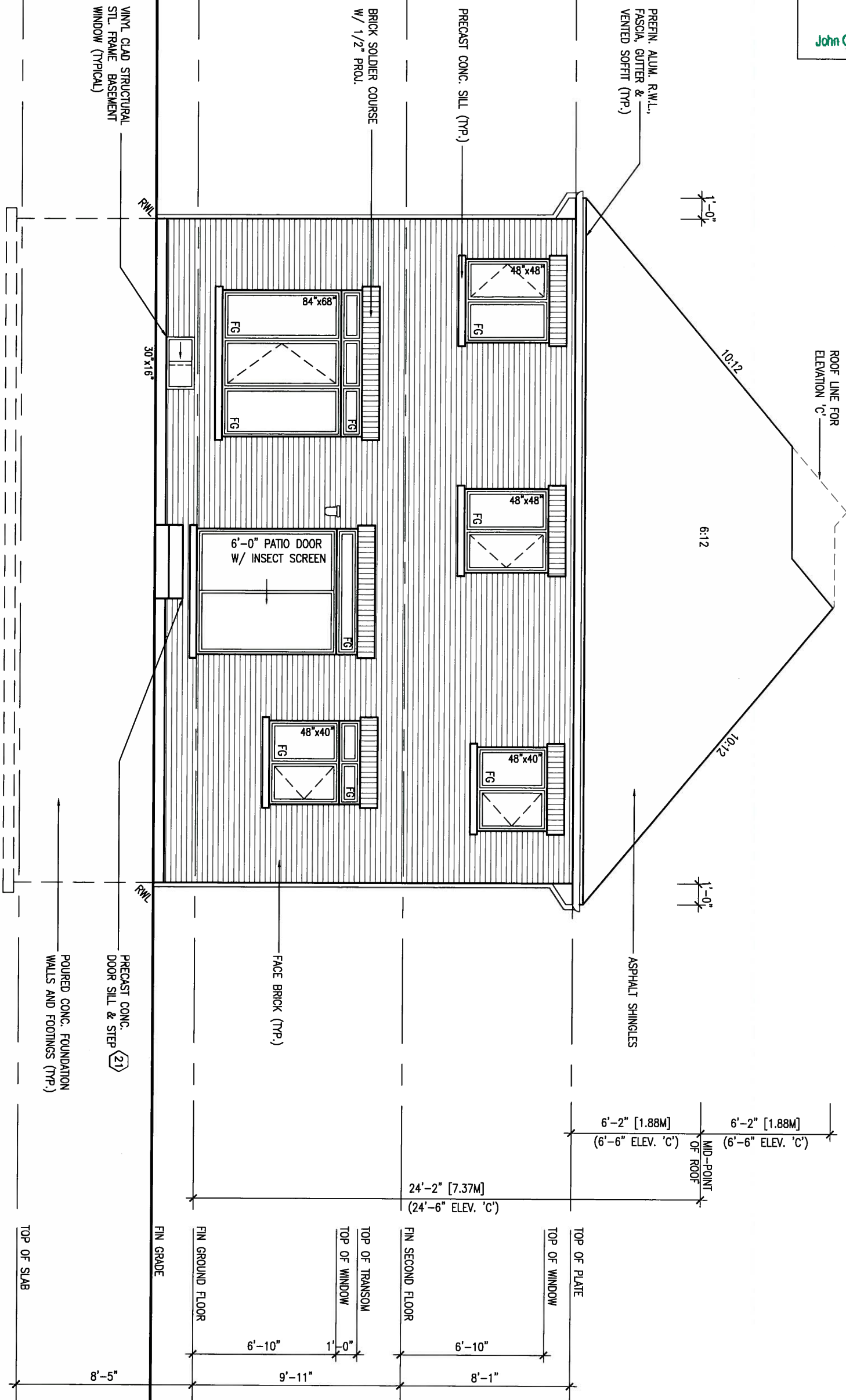
APR 30 2015

John G. Williams Limited, Architect

REAR ELEVATION 'A', 'B' & 'C'

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

REFER TO FRONT ELEVATION FOR TYPICAL NOTES



APR 24, 2015

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2.	REVISED AS PER ENG'S COMMENTS	21-04-15	RC
1.	ISSUED FOR CLIENT REVIEW	14-07-04	LM
no.	description	date	by

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qualification information

Wellington Jno-Baptiste 25591

name registration information BCIN

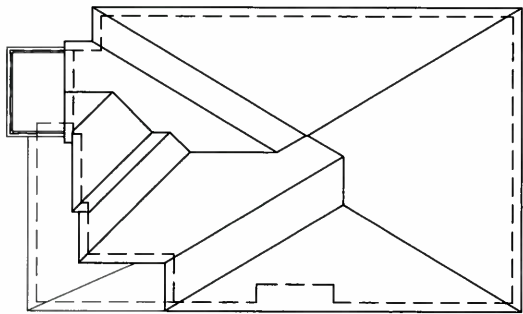
VA3 Design Inc. 42658

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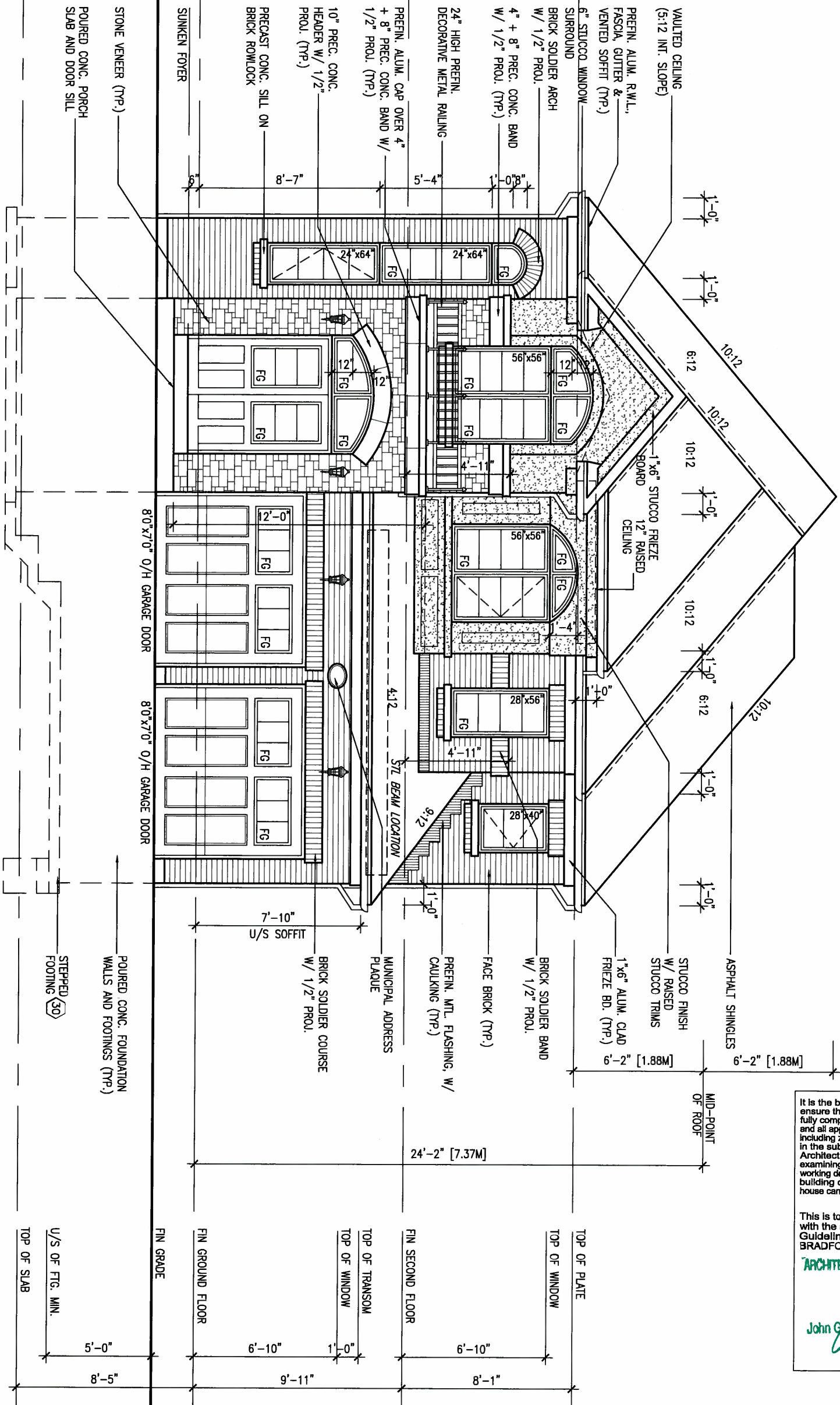
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BAYVIEW WELLINGTON		S38-3 BAROSSA 3	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON.
date	2014-04	project no.	13045
drawn by	LM	checked by	-
scale	3/16" = 1'-0"	file name	13045-S38-3
REAR ELEVATION 'A', 'B' & 'C'		drawing no.	
12		12	



ROOF PLAN 'B'

FRONT ELEVATION 'B'



APR 24, 2015

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ARCHITECTURAL REVIEW & APPROVAL

APR 30 2015

John G. Williams Limited, Architect

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name			
registration information			
VA3 Design Inc.		42658	
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BAYVIEW WELLINGTON

Project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON.
date	2014-04	checked by	scale
drawn by	LM		3/16" = 1'-0"
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S38-3
BAROSSA 3

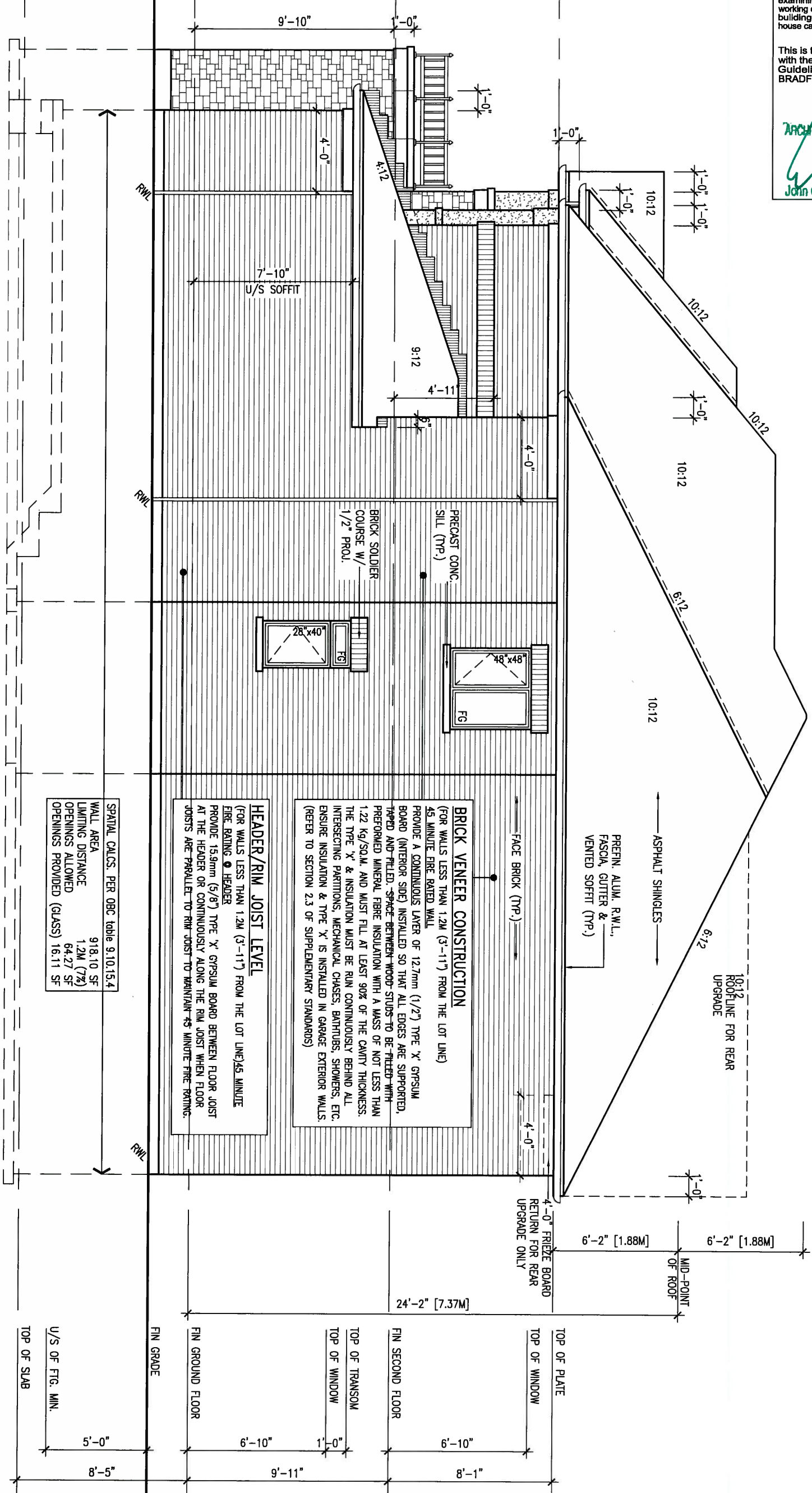
Project no.	13045
drawing no.	13

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

RIGHT SIDE ELEVATION 'B'



SPATIAL CALCS. PER OBC table 9.10.15.4
WALL AREA 918.10 SF
LIMITING DISTANCE 1.2M (7%)
OPENINGS ALLOWED 64.27 SF
OPENINGS PROVIDED (GLASS) 16.11 SF

HEADER/RIM JOIST LEVEL
(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE) 45 MINUTE FIRE RATING
FIRE RATING 1/2" PROL.
PROVIDE 15.9mm (5/8") TYPE 'X' GYPSUM BOARD BETWEEN FLOOR JOIST AT THE HEADER OR CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR JOISTS ARE PARALLEL TO RIM JOIST TO MAINTAIN 45 MINUTE FIRE RATING.

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, TYPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PREFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 1.22 Kg/SQM. 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 2.3 OF SUPPLEMENTARY STANDARDS)

FACE BRICK (TYP.)
PREFIN. ALUM. R.W.L.,
FASCIA, GUTTER &
VENTED SOFFIT (TYP.)
ASPHALT SHINGLES
10:12 ROOFLINE FOR REAR
UPGRADE
MID-POINT
OF ROOF
6'-2" [1.88M]
6'-2" [1.88M]
4'-0" FRIEZE BOARD
RETURN FOR REAR
UPGRADE ONLY

TOP OF PLATE
TOP OF WINDOW
FIN SECOND FLOOR
TOP OF TRANSOM
TOP OF WINDOW
FIN GROUND FLOOR
FIN GRADE
U/S OF FTG. MIN.
TOP OF SLAB
5'-0"
8'-5"
6'-10"
9'-11"
1'-0"
6'-10"
8'-1"

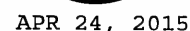


APR 24, 2015

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8	.	.	.	qualification information	BCN	GREEN VALLEY ESTATES	BAROSSA 3	project no.	13045
7	.	.	.	Wellington Jno-Baptiste	42658	BRADFORD, ON.		project no.	13045
6	.	.	.	name				project no.	13045
5	.	.	.	registration information				project no.	13045
4	.	.	.	VA3 Design Inc.				project no.	13045
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1	ISSUED FOR CLIENT REVIEW	14-07-04	LM					project no.	13045
no.	description	date	by					project no.	13045

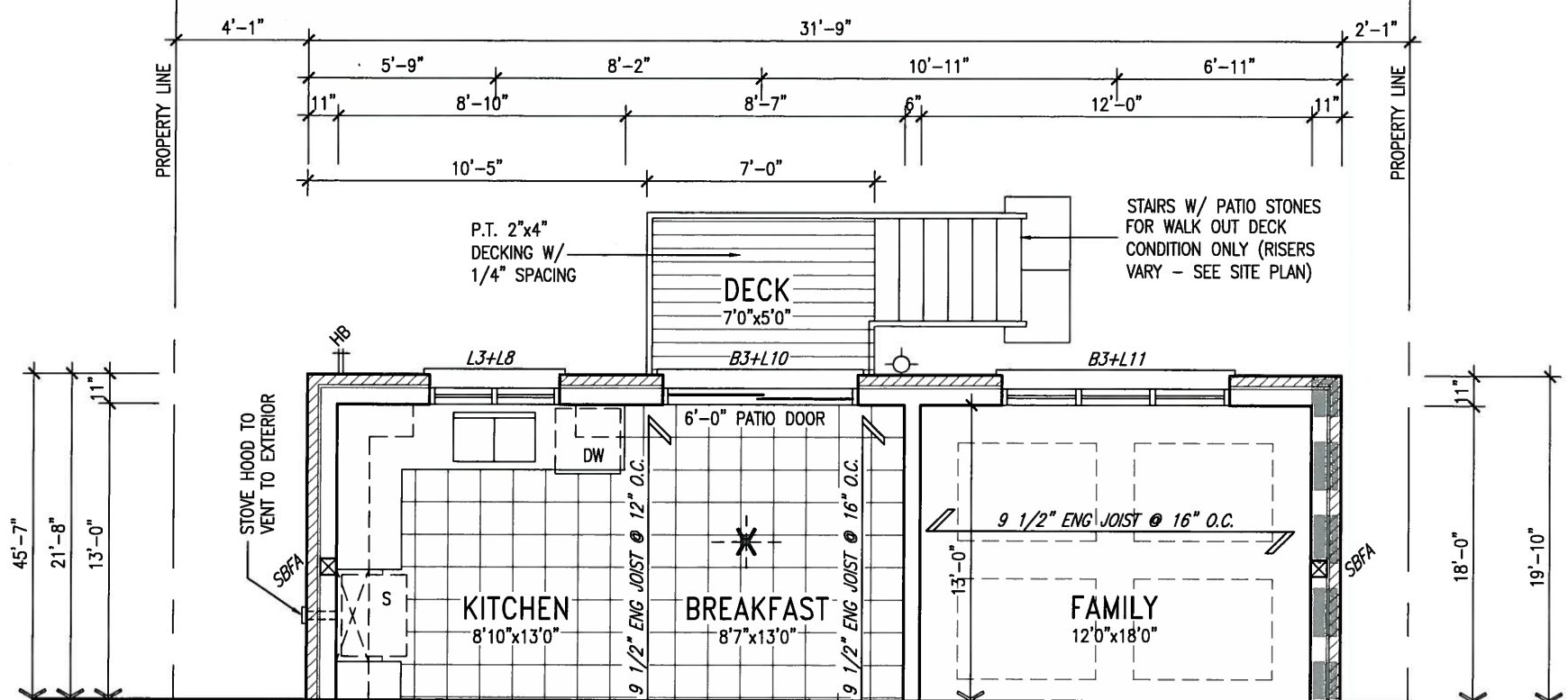
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BAYVIEW WELLINGTON
project name
GREEN VALLEY ESTATES
BRADFORD, ON.
date
2014-04
drawn by
LM
checked by
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scale
3/16" = 1'-0"
file name
13045-S38-3
drawing no.
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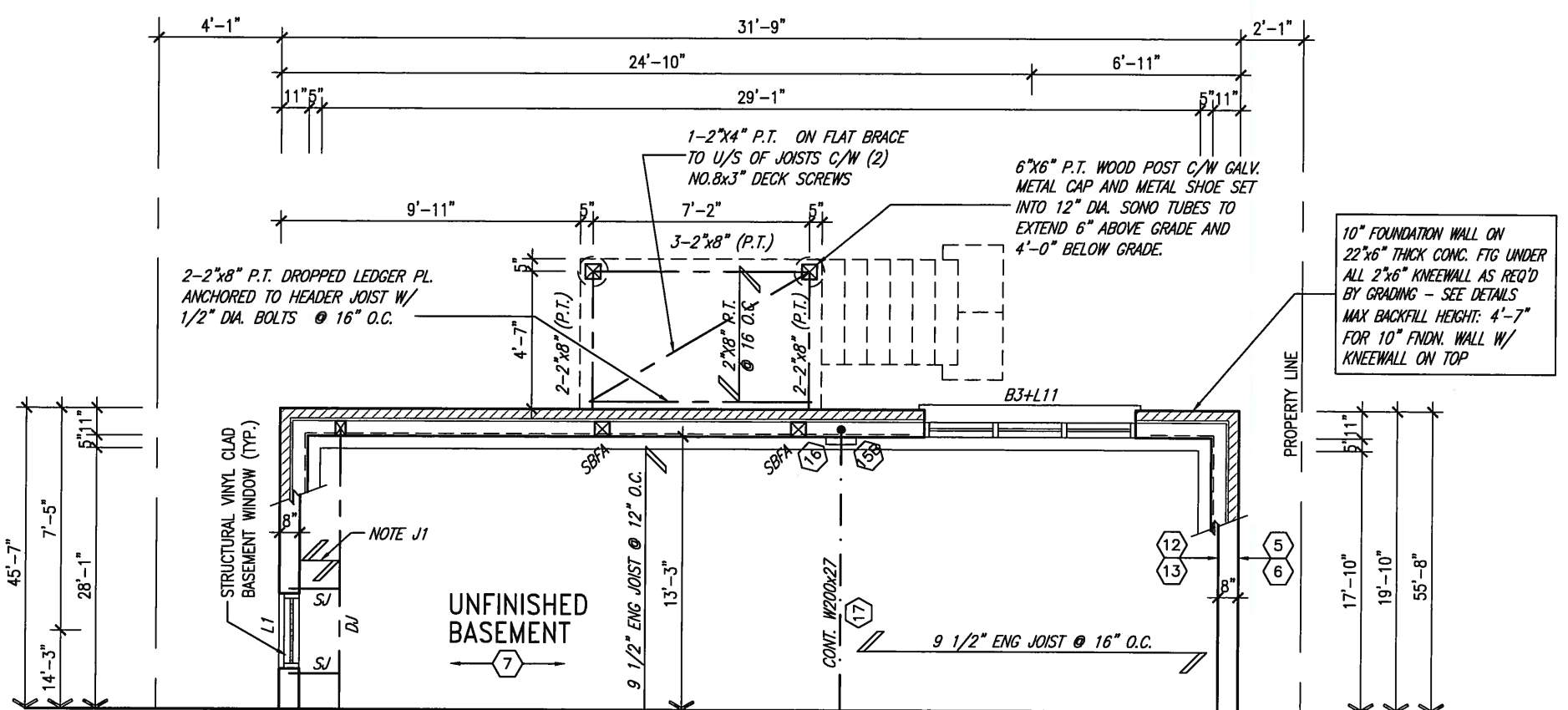


John G. Williams Limited, Architect

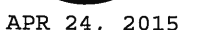
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PARTIAL GROUND FLOOR PLAN 'A', 'B' & 'C'
W.O.D. 9R AND MORE COND.



PARTIAL BASEMENT FLOOR PLAN 'A', 'B' & 'C'
W.O.D. 9R AND MORE COND.



John G. Williams Limited, Architect

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

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BAYVIEW WELLINGTON

S38-3
BAROSSA 3

project name	municipality
GREEN VALLEY ESTATES	BRADFORD, ON.

date 2014-04 PARTIAL W.O.D. BASEMENT / GROUND FLOOR PLANS

drawn by	checked by	scale	file name
LM	-	3/16" = 1'-0"	13045-S38-3

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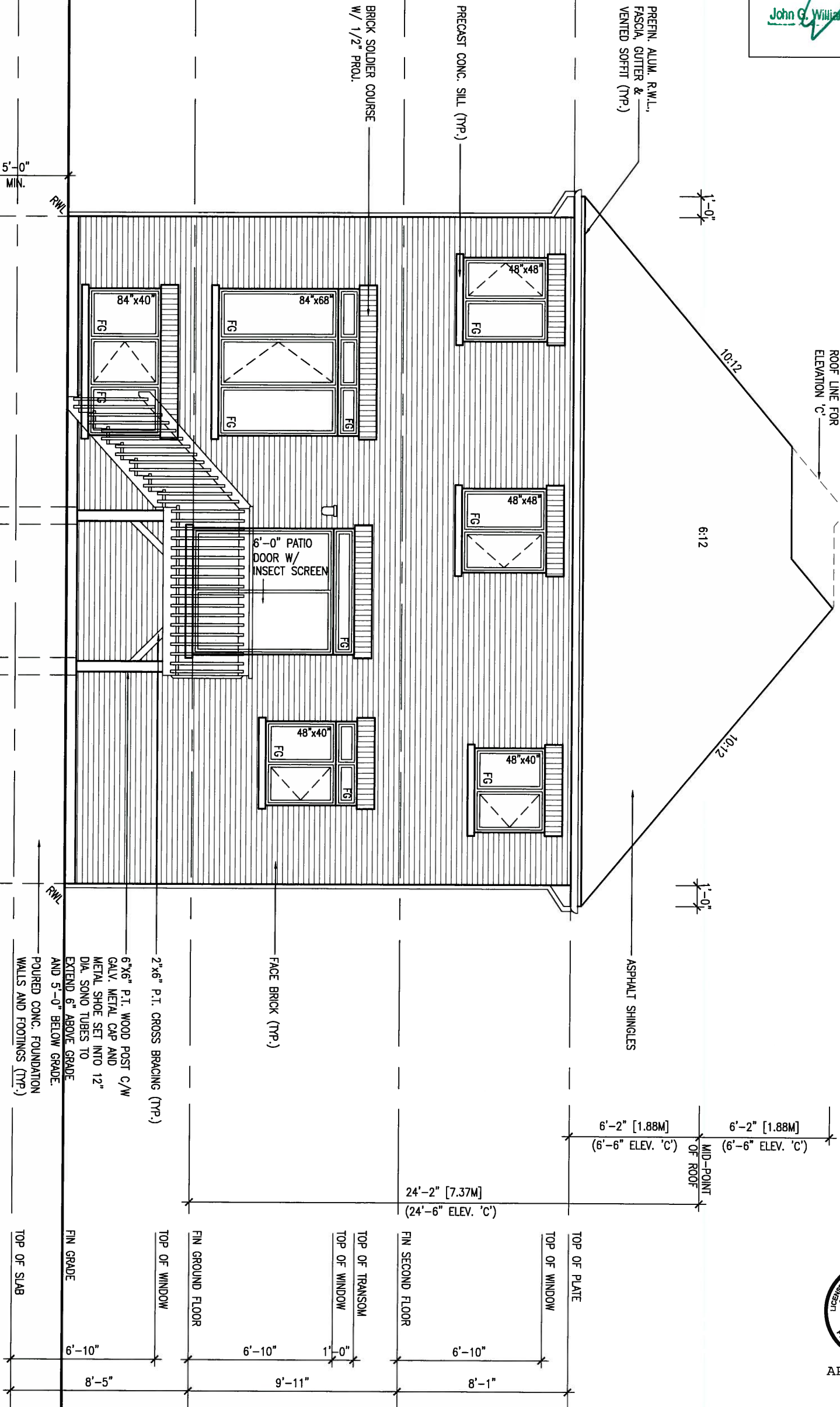
APR 30 2015

John G. Williams Limited, Architect

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

W.O.D. REAR ELEVATION 'A', 'B' & 'C'

R.W.L. AS REQUIRED &
AS PER MUNICIPALITY REFER TO FRONT ELEVATION
FOR TYPICAL NOTES



APR 24, 2015

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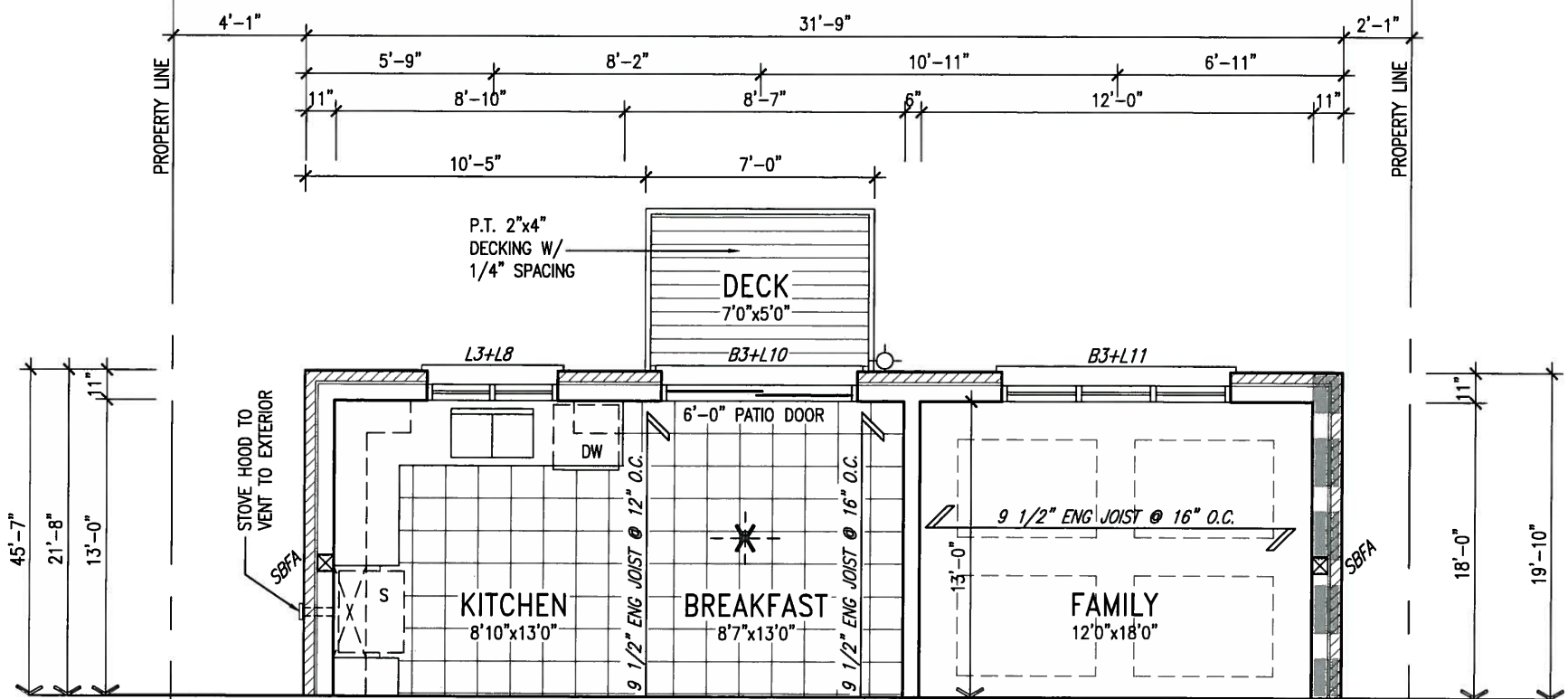
qualification information
Wellington Jno-Baptiste 25591
name
registration information
VA3 Design Inc. 42658

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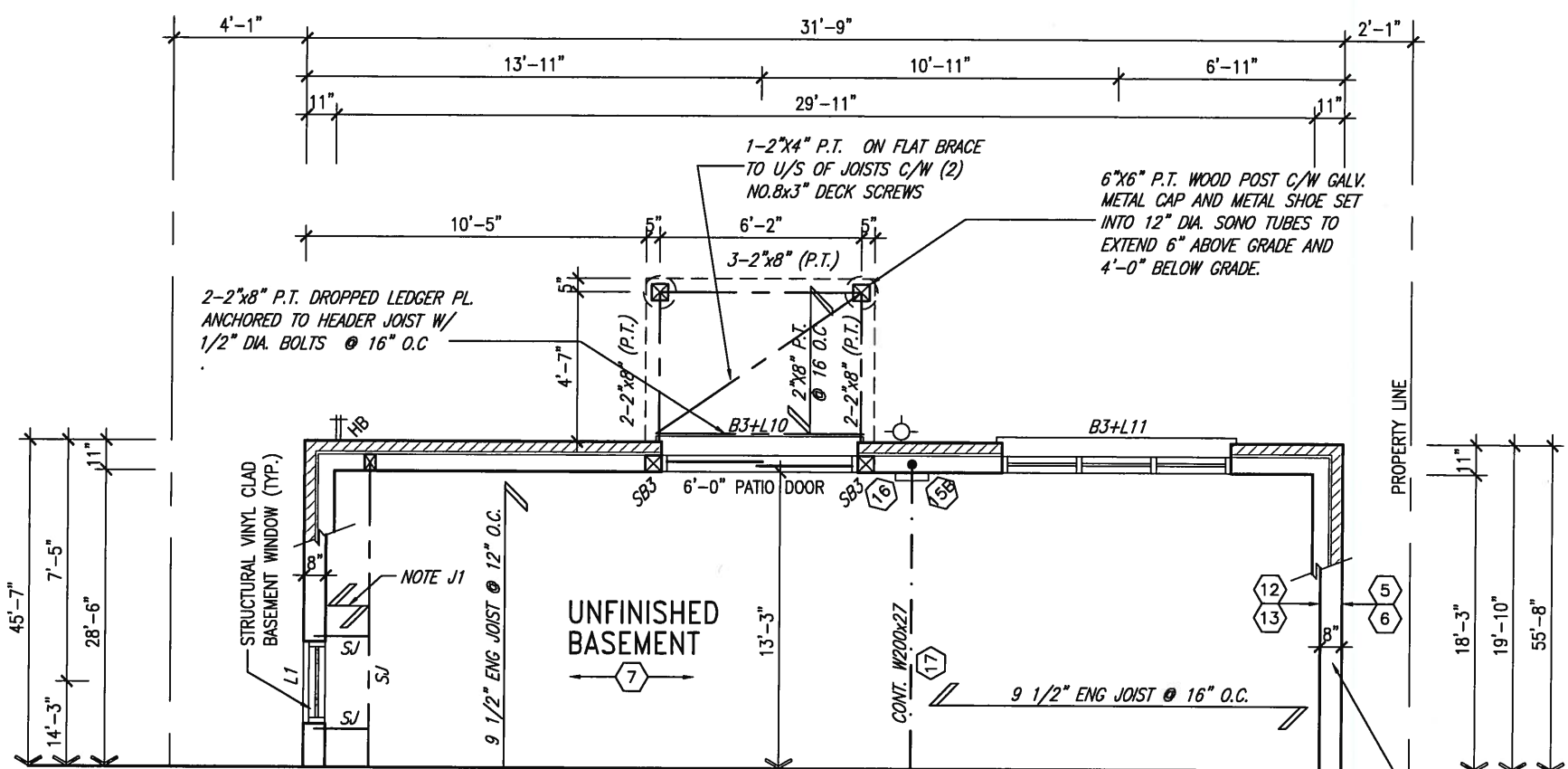
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BAYVIEW WELLINGTON		S38-3 BAROSSA 3
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON.	project no. 13045
date 2014-04	checked by LM	scale 3/16" = 1'-0"
W.O.D. REAR ELEVATION 'A', 'B' & 'C'		file name 13045-S38-3
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INDICATES REDUCED SIDE YARD



PARTIAL W.O.B. GROUND FLOOR PLAN 'A', 'B' & 'C'



PARTIAL W.O.B. BASEMENT FLOOR PLAN 'A', 'B' & 'C'

10" FOUNDATION WALL ON 22"x6" THICK CONC. FTG UNDER ALL 2"x6" KNEEWALL AS REQ'D BY GRADING - SEE DETAILS MAX BACKFILL HEIGHT: 4'-7" FOR 10" FNDN. WALL W/ KNEEWALL ON TOP



APR 24, 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.

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

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5.	.	.	registration information BCIN
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3.	.	.	signature
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project name	BRADFORD, ON.	project no.
GREEN VALLEY ESTATES		13045
date	2014-04	PARTIAL W.O.B. BASEMENT / GROUND FLOOR PLANS
drawn by	LM	checked by
scale	3/16" = 1'-0"	file name
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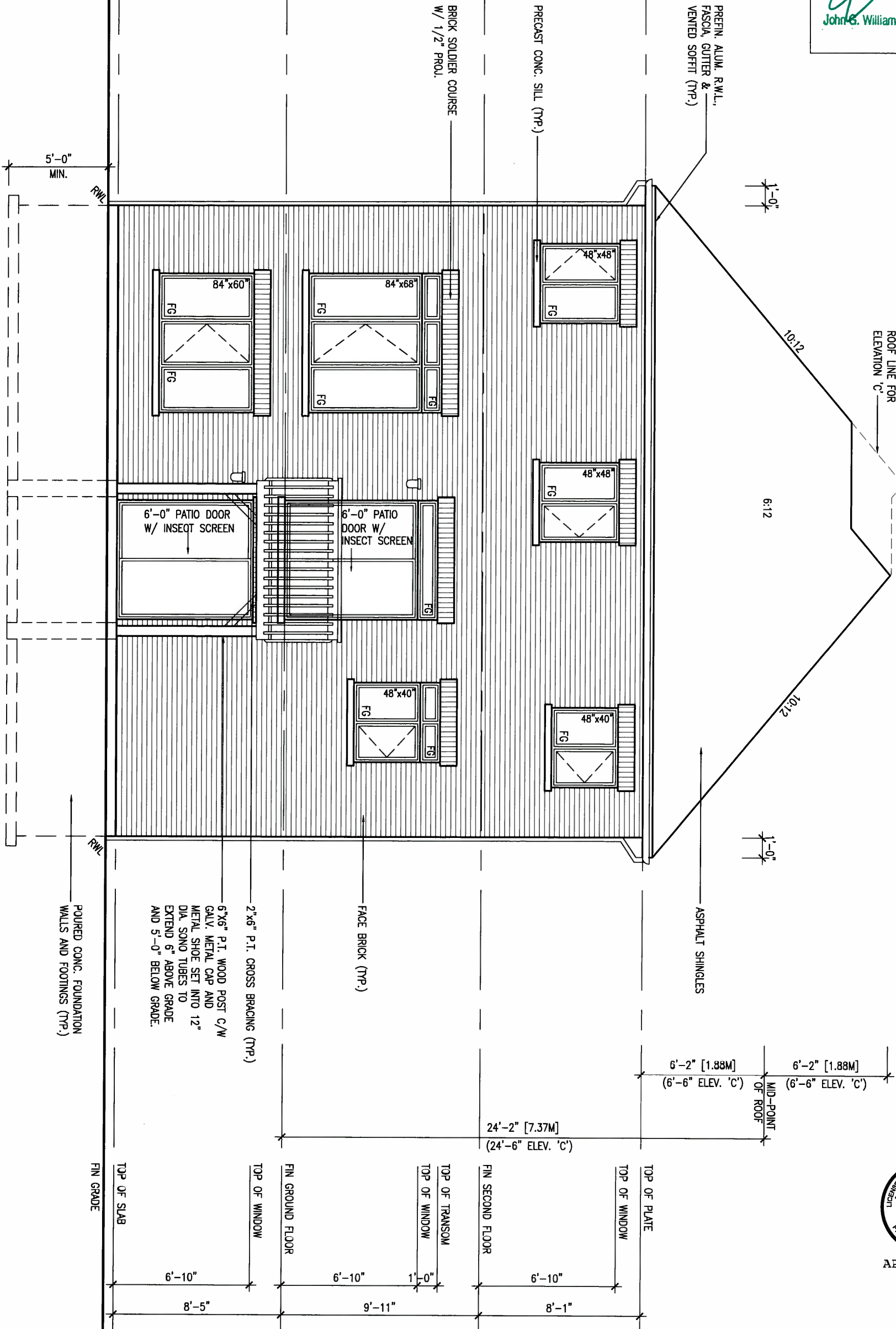
APR 30 2015

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

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

REFER TO FRONT ELEVATION FOR TYPICAL NOTES



APR 24, 2015

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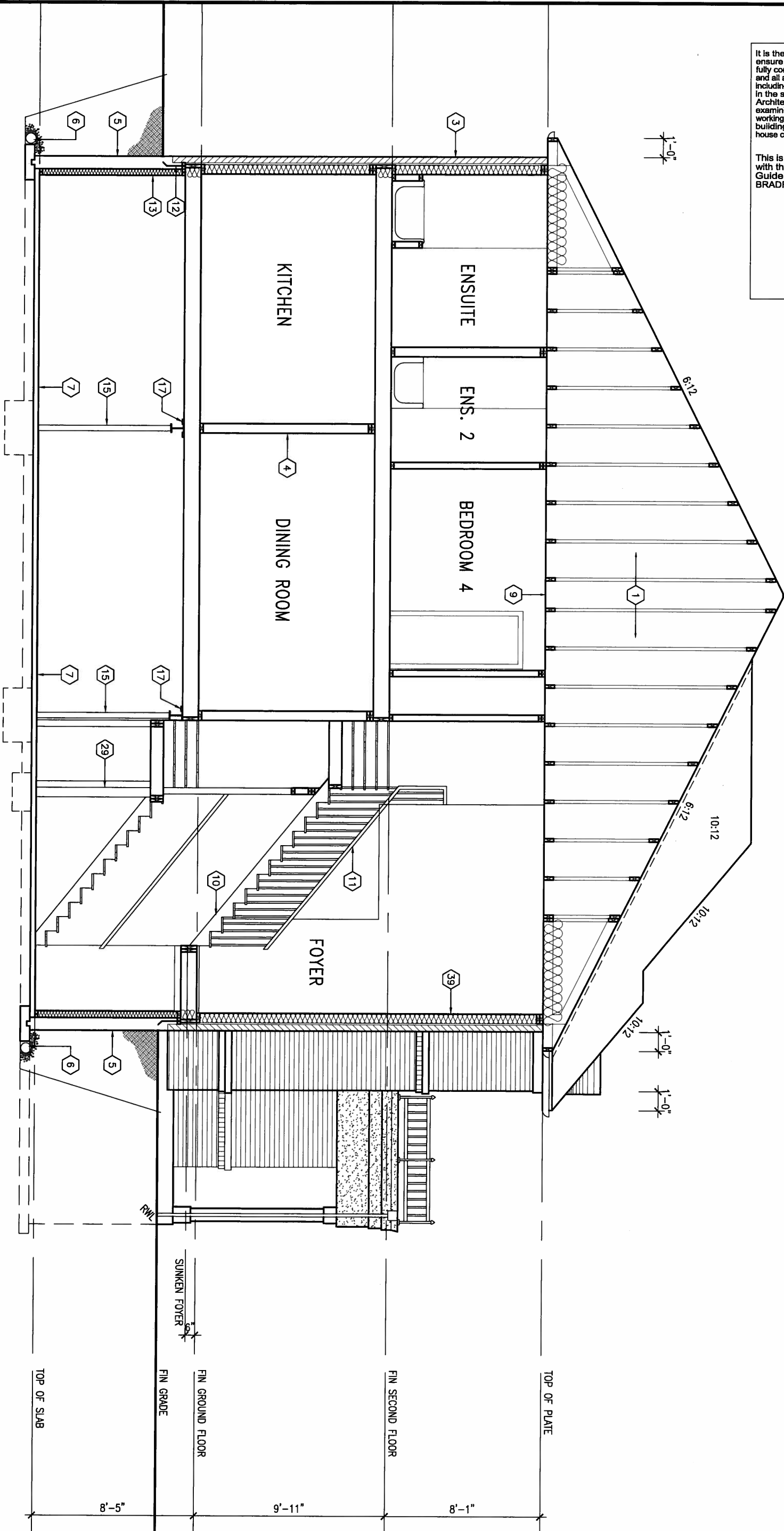
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BAYVIEW WELLINGTON		S38-3 BAROSSA 3
project name	municipality	project no.
GREEN VALLEY ESTATES	BRADFORD, ON.	13045
date	W.O.B. REAR ELEVATION 'A', 'B' & 'C'	
2014-04		
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		13045-S38-3
		drawing no.
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SECTION A-A



APR 24, 2015

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SECTION A-A
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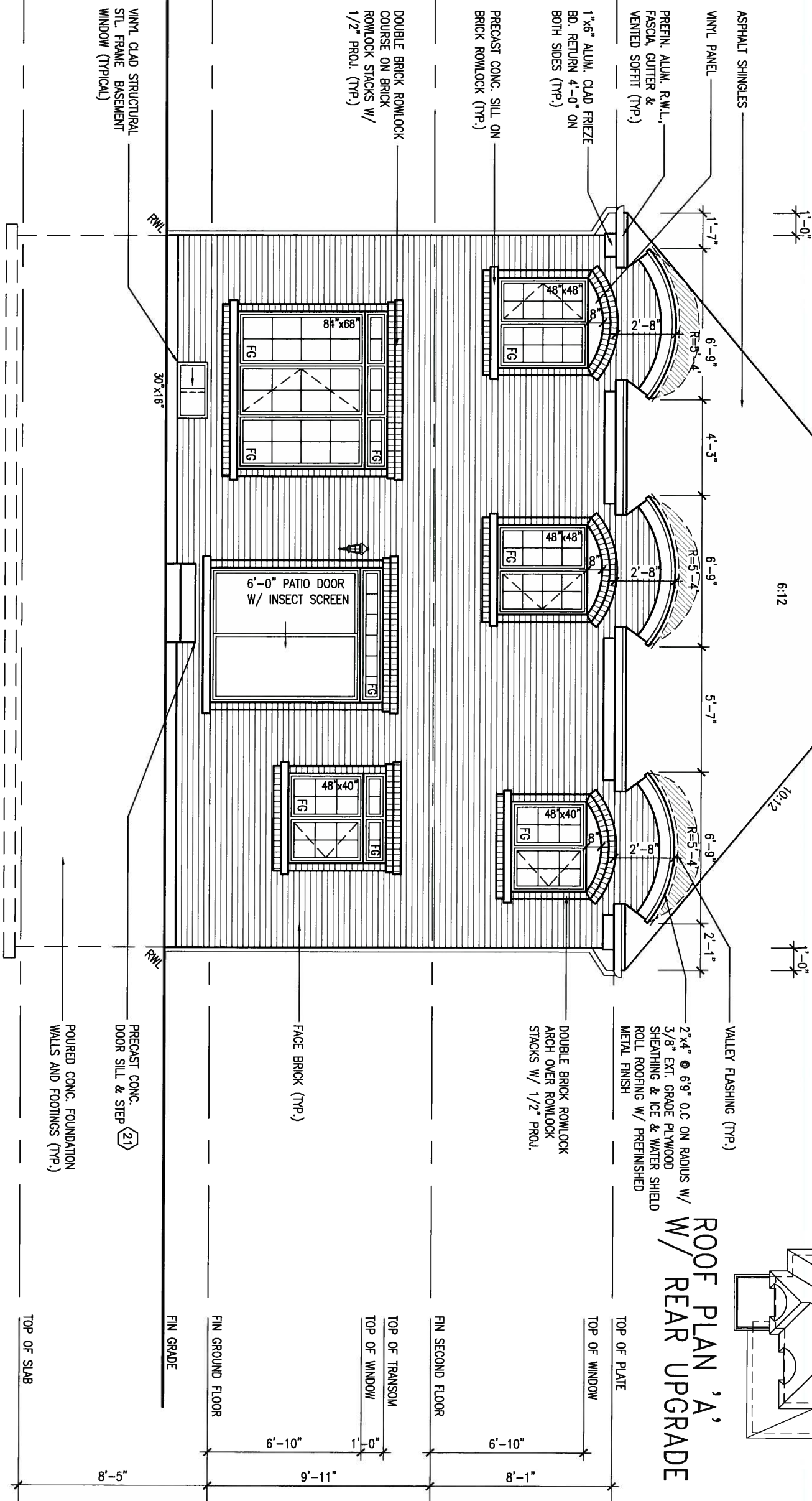
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ARCHITECTURAL REVIEW & APPROVAL

APR 30 2015

John G. Williams Limited, Architect

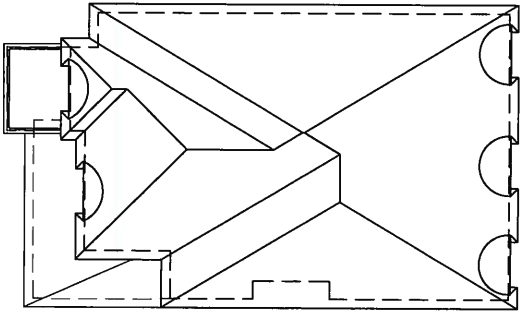
UPGRADED REAR ELEVATION 'A'



REFER TO FRONT ELEVATION FOR TYPICAL NOTES



APR 24, 2015



ROOF PLAN 'A'
W/ REAR UPGRADE

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S38-3
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UPGRADED REAR ELEVATION 'A'

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drawing no.
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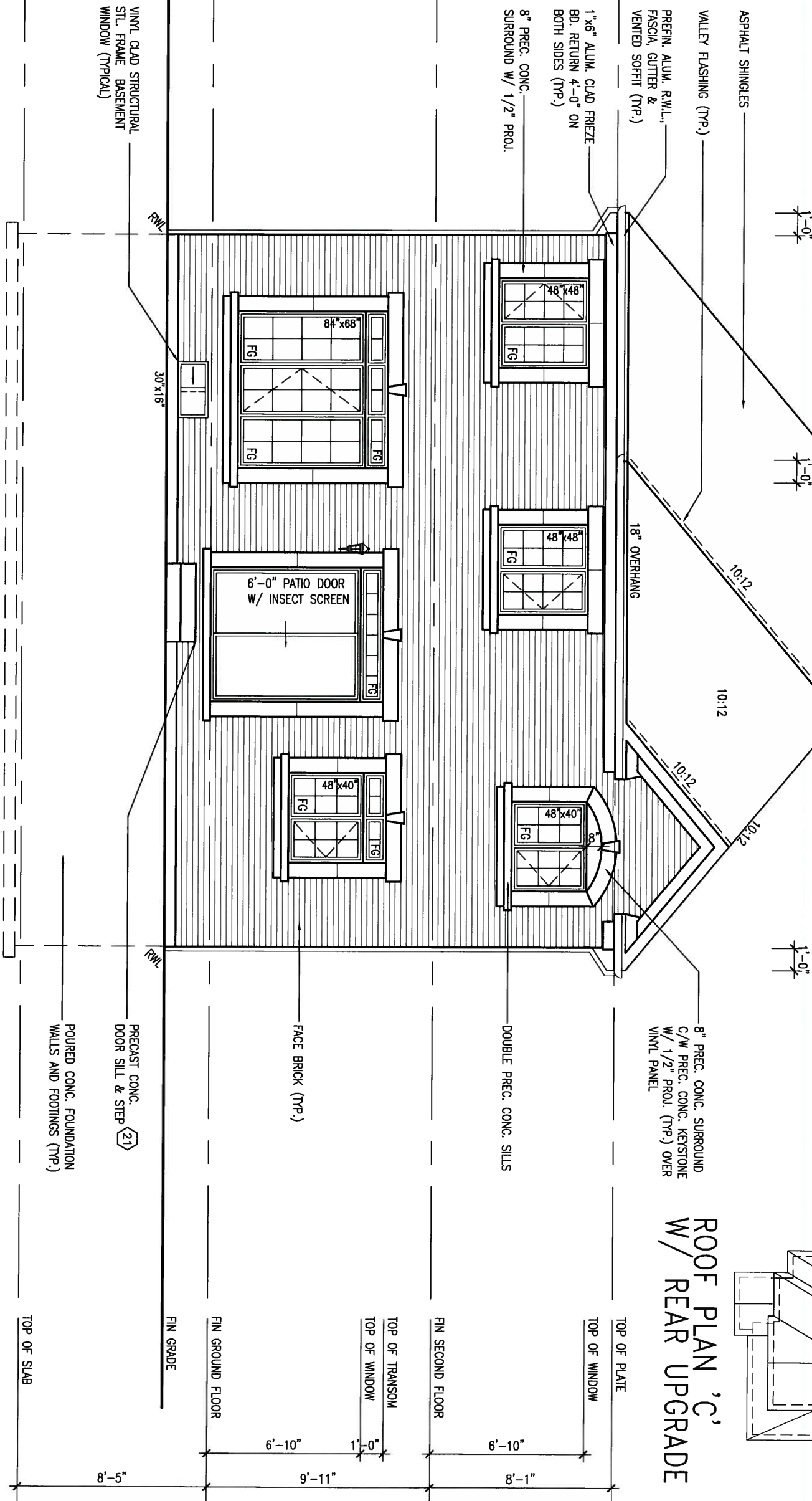
ARCHITECTURAL REVIEW & APPROVAL

APR 30 2015

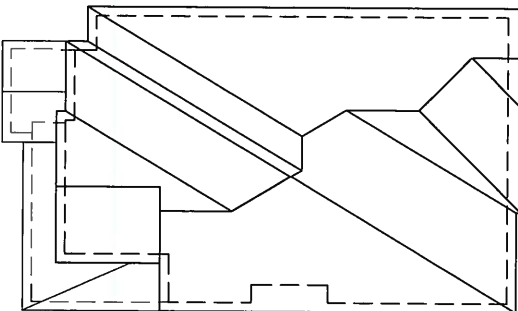
John G. Williams Limited, Architect

UPGRADED REAR ELEVATION 'C'

REFER TO FRONT ELEVATION FOR TYPICAL NOTES



APR 24, 2015



ROOF PLAN 'C' W/ REAR UPGRADE

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.		BAYVIEW WELLINGTON		S38-3	
8 .		qualification information		project name		BAROSSA 3	
7 .		Wellington Jno-Baptiste		municipality		project no.	
6 .		name		GREEN VALLEY ESTATES		13045	
5 .		registration information		BRADFORD, ON.		drawing no.	
4 .		VA3 Design Inc.		date		26	
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.		2014-04		UPGRADED REAR ELEVATION 'C'	
2 REVISED AS PER ENG'S COMMENTS		21-04-15		checked by		file name	
1 ISSUED FOR CLIENT REVIEW		14-07-04		LM		13045-S38-3	
no. description		date by		scale		3/16" = 1'-0"	
				drawn by		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-3.dwg - Tue - Apr 21 2015 - 2:41 PM	

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

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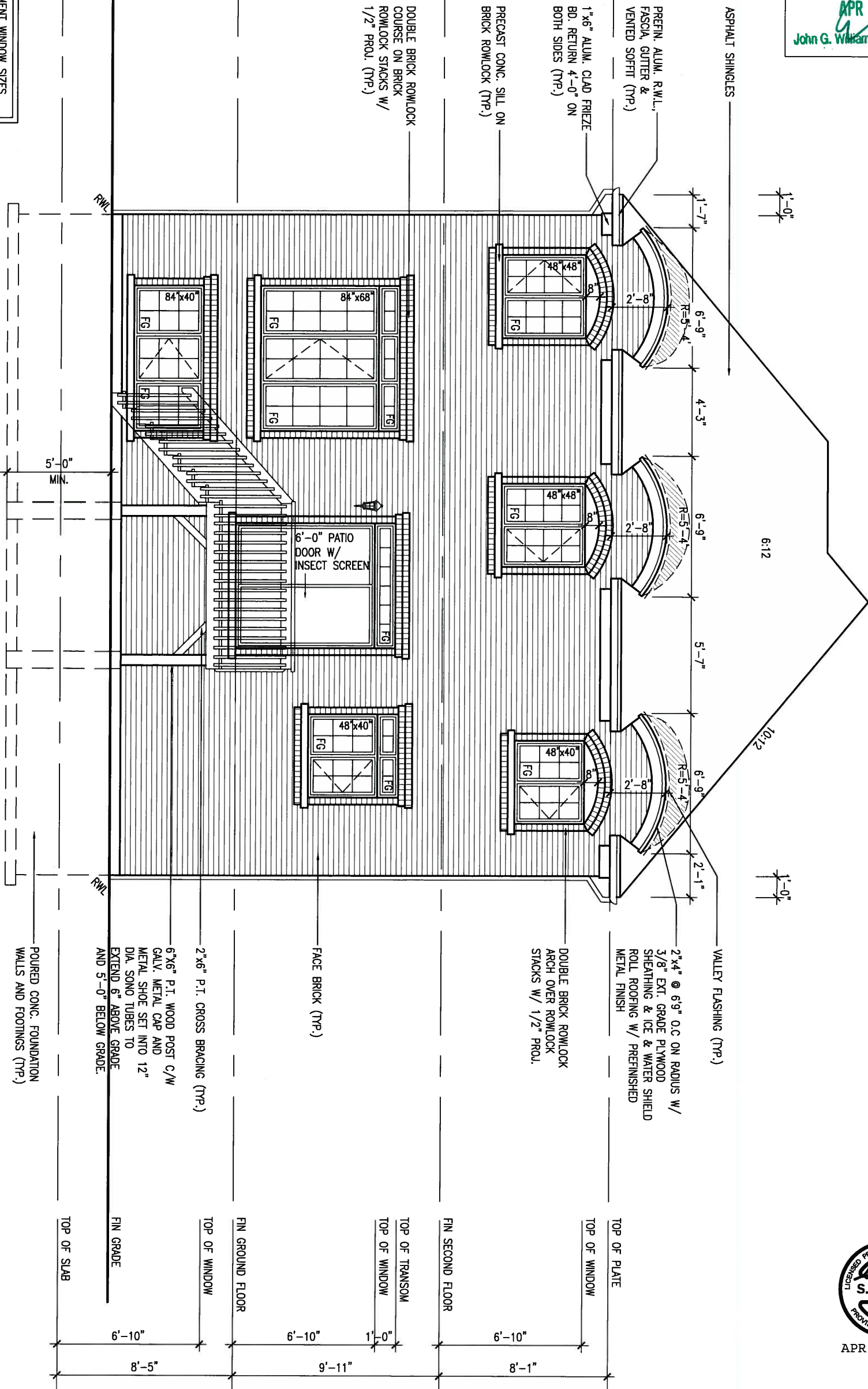
ARCHITECTURAL REVIEW & APPROVAL

APR 30 2015

John G. Williams Limited, Architect

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

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



APR 24, 2015

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8.	.	.	.	qualification information
7.	.	.	.	Wellington Jno-Baptiste 25591
6.	.	.	.	name BCIN
5.	.	.	.	registration information 42658
4.	.	.	.	VA3 Design Inc.
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1.	ISSUED FOR CLIENT REVIEW	14-07-04	LM	
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		S38-3 BAROSSA 3
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON.	project no. 13045
date 2014-04	UPGRADED REAR ELEVATION 'A' - WOD COND.	
drawn by LM	checked by -	scale 3/16" = 1'-0"
file name 13045-S38-3		drawing no. 27
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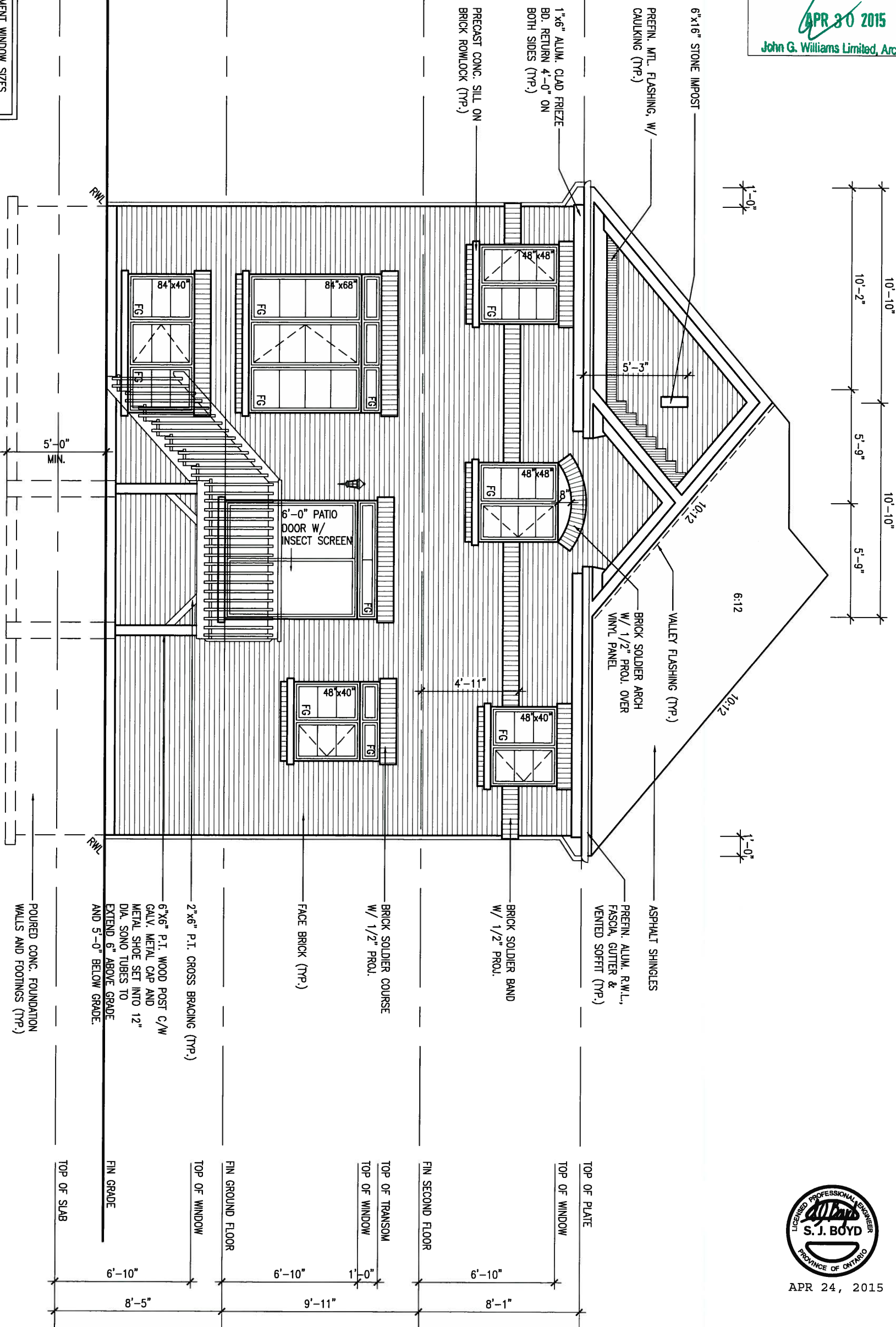
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ARCHITECTURAL REVIEW & APPROVAL
APR 30 2015
John G. Williams Limited, Architect

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

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



APR 24, 2015

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BAYVIEW WELLINGTON			S38-3 BAROSSA 3	
project name GREEN VALLEY ESTATES		municipality BRADFORD, ON.		project no. 13045
date 2014-04		drawing no. 28		
UPGRADED REAR ELEVATION 'B' - WOD COND.				
drawn by LM	checked by -	scale 3/16" = 1'-0"	file name 13045-S38-3	
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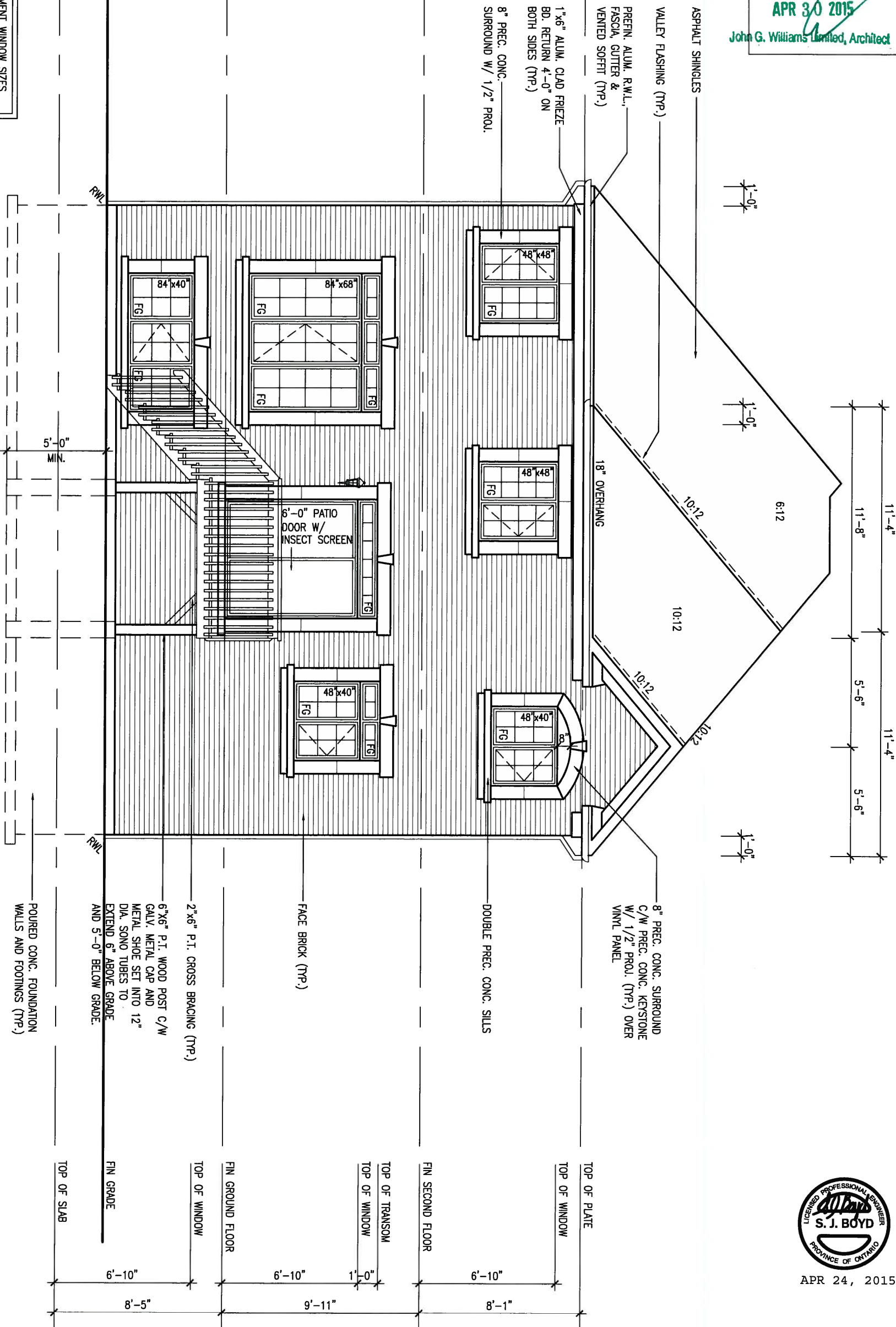
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BASEMENT WINDOW SIZES
4R-8R USE 30"x24" VINYL
CLAD STRUCTURAL STEEL
FRAME BASEMENT WINDOWS

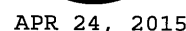
UPGRADED REAR ELEVATION 'C' W.O.D. CONDITION



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8	.	.	.	qualification information Wellington Jno-Baptiste 25591					municipality BRADFORD, ON.	S38-3 BAROSSA 3
7	.	.	.	name Wellington Jno-Baptiste						
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John G. Williams Limited, Architect



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ARCHITECTURAL REVIEW & APPROVAL

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POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

PRECAST CONC. SILL ON
BRICK ROWLOCK (TYP.)

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

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

6"x16" STONE IMPOST

1'-0"

10'-10"

10'-2"

5'-9"

10'-10"

5'-9"

6:12

10:12

1'-0"

BRICK SOLDIER ARCH
W/ 1/2" PROL. OVER
VINYL PANEL

VALLEY FLASHING (TYP.)

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

BRICK SOLDIER BAND
W/ 1/2" PROL.

BRICK SOLDIER COURSE
W/ 1/2" PROL.

FACE BRICK (TYP.)

2"x4" CROSS BRACING (TYP.)

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.

FIN GRADE

TOP OF SLAB

FIN GRADE

TOP OF WINDOW

FIN GROUND FLOOR

TOP OF TRANSOM
TOP OF WINDOW

FIN SECOND FLOOR

TOP OF PLATE
TOP OF WINDOW

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

REFER TO FRONT ELEVATION
FOR TYPICAL NOTES



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BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD, ON.

S38-3
BAROSSA 3

project no.
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date
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3/16" = 1'-0"

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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 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 2.1.1.2A) 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 1/8") EXTERIOR STRUCTURAL INSULATED SHEATHING RSI 0.7 (R4) BY "BP" OR EQUAL, 38x140 (2'x6") STUDS @ 400mm (16") O.C., RSI 4.23 (R24) INSUL. AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

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

2C. RESERVED

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

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

3. BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2A) 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 1/8") EXT. STRUCT. INSULATED SHEATHING RSI 0.7 (R4) BY "BP" OR EQUAL, 38x140 (2'x6") STUDS @ 400mm (16") O.C., RSI 4.23 (R24) INSUL. & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") 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 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 (2/2'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. FDN. 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 FDN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYED CONC. FIG. BRACE FDN. 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 TILE.

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 ARE 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 9.8.8.- 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 7/8")
MIN. RUN = 120 (8'-1 1/4")
MIN. TREAD = 235 (9'-1 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.-

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

INTERIOR 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 FDN. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

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

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

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.

15B. STEEL COLUMN

90mm (3-1/2") DIA x 4.78mm (.188) 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 1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS 2-1/2"x1/2"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.

18. GARAGE SLAB

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

19. GARAGE CEILINGS/INTERIOR WALLS

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

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

21. EXTERIOR STEP

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

22. DRYER EXHAUST (OBC-6.2.3.8.(7) & 6.2.4.11.)

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.

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

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.

30. STEPPED FOOTINGS OBC 9.15.3.9.

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

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

31. SLAB ON GRADE

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

DIRECT VENTING GAS FURNACE/ H.W.T VENT

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

DIRECT VENTING GAS FIREPLACE VENT

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

34. SUBFLOOR JOIST STRAPPING AND BRIDGING

16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (* SEE OBC 9.30.6. *) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (* SEE OBC 9.30.2. *)

FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2'x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-1 OR A-2 STRAPPING SHALL BE 19x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (* SEE OBC 9.23.9.4. *)

35. EXPOSED BUILDING FACE OBC 9.10.15. & SB-2-2.1.5.(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 FDN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDN. WALLS. PROVIDE (L7) UNTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.

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

CONVENTIONAL ROOF FRAMING (2.0Kpa. SNOW LOAD)

38x140 (2'x6") RAFTERS @ 400mm (16" O.C.) FOR MAX 11'-7" SPAN, 38x184 (2'x8") RIDGE BOARD, 38x89 (2'x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2'x4") @ 400mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2'x6") @ 400 (16") O.C. FOR MAX. 4450mm (14'-7") SPAN.

RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2'x4") @ 600mm (24") O.C. WITH A 38x89 (2'x4") CENTRE POST TO THE TRUSS BELOW, LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

GENERAL NOTES

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

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

2) WINDOW GUARDS -OBC 9.8.8.1.(8).

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

3) EXTERIOR WINDOWS

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

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

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

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

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

REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC 9.5.2.3, 3.8.3.8.(1)(d) & 3.8.3.13.(1)(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 -2950psi 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 "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.

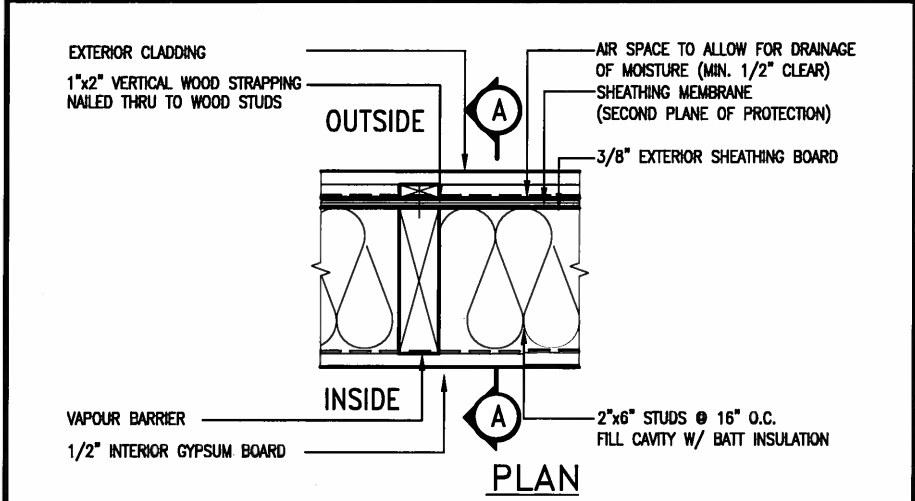
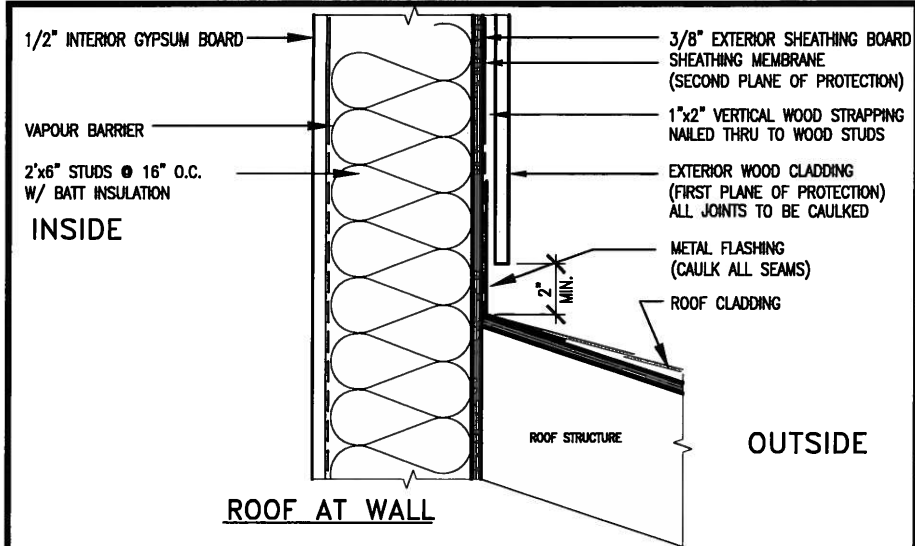
8) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mm. POLYETHYLENE FILM, No. 50 (40ga.) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

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. 8-9.23.4.3.

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

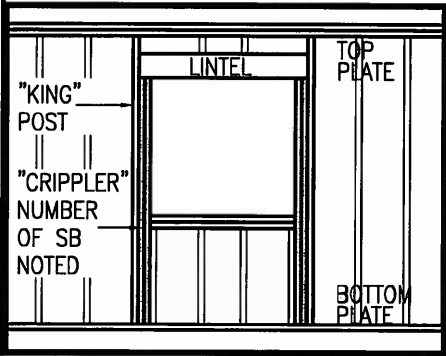
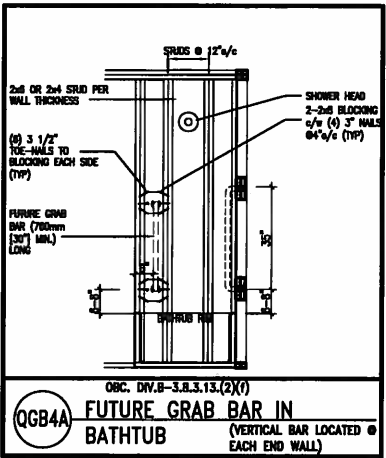
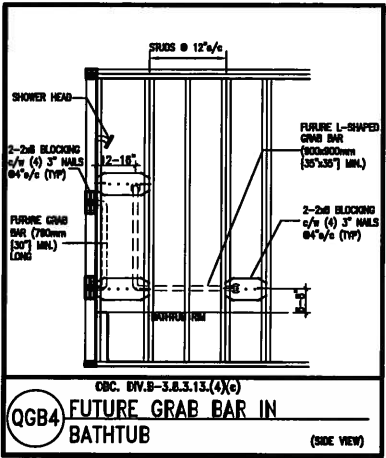
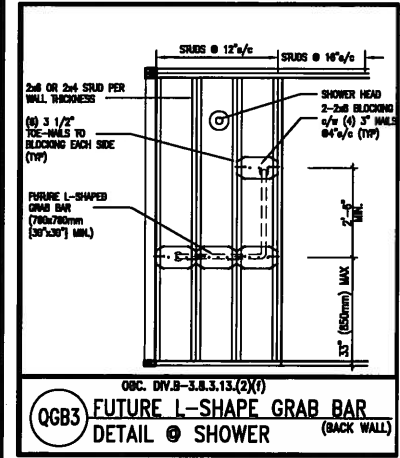
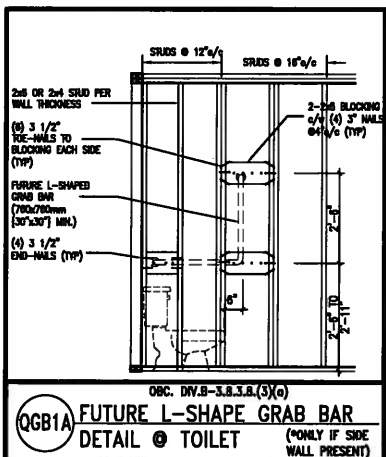
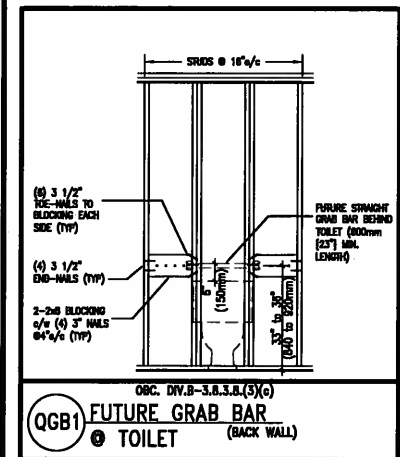
STUCCO: 1) ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

LEG



EXTERIOR WOOD CLADDING WALL ASSEMBLY

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM.
FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb)
REFER TO OBC, DIV. B- 9.5.2.3., WATER CLOSET 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c), SHOWER 3.8.3.13.(2)(f), BATHTUB & 3.8.3.13.(4)(c), AND DETAILS PROVIDED.



MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:
2"x4" @ 16" O.C. - 9'-10"
2-2"x4" @ 12" O.C. - 10'-9"
3-2"x4" @ 16" O.C. - 11'-2"
3-2"x4" @ 12" O.C. - 12'-4"

NOTES:
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:
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:
1. FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa
SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
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 AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.
4. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)
5. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa
6. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF
7. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.
8. STUD INFORMATION TAKEN FROM OBC TABLE A-30

"CRIPPLE" DETAIL

LICENCED PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO
APR 24, 2015

9.			
8.			
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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

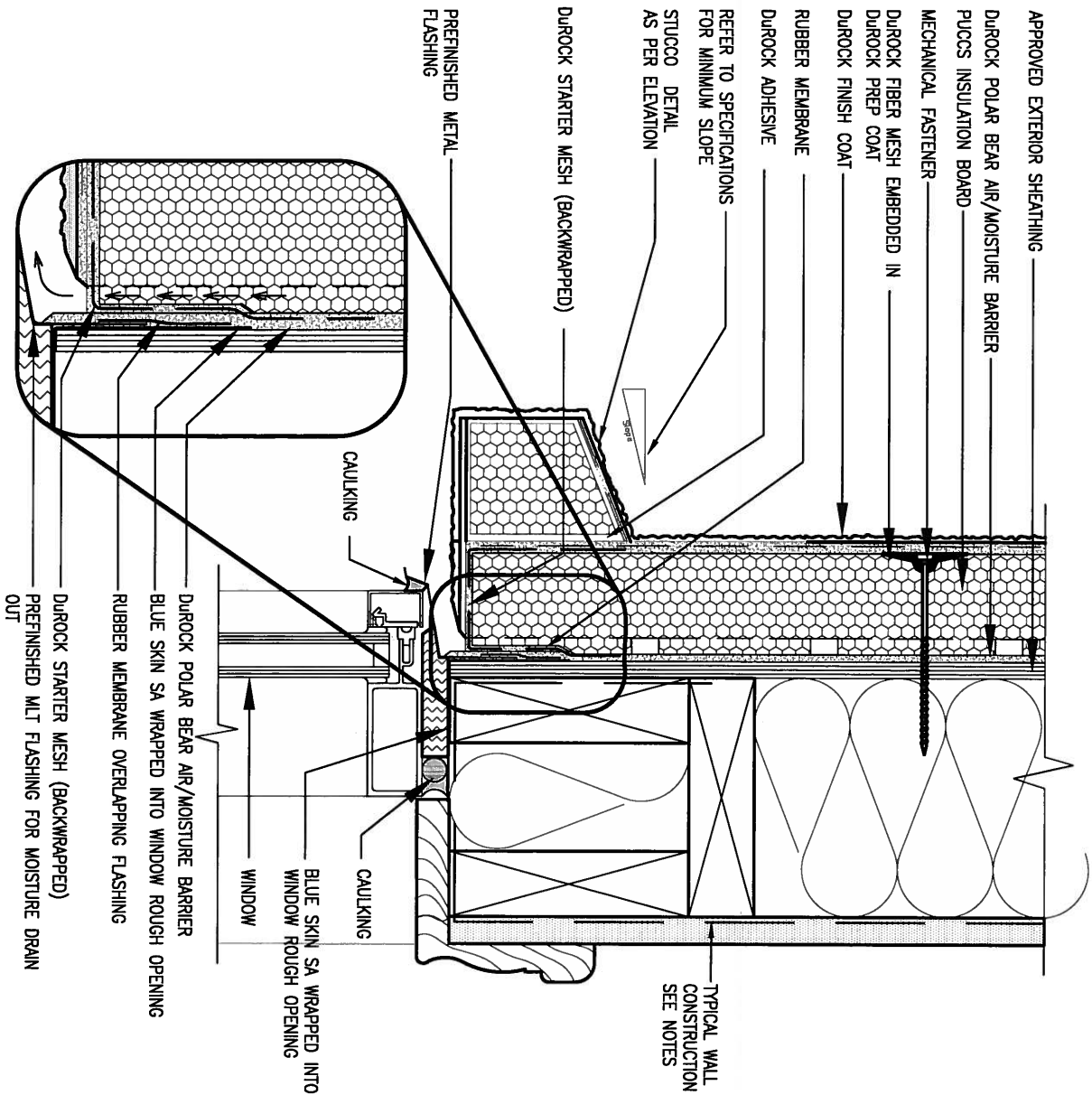
The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information
Wellington Jno-Bopfiste 25591
signature
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
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

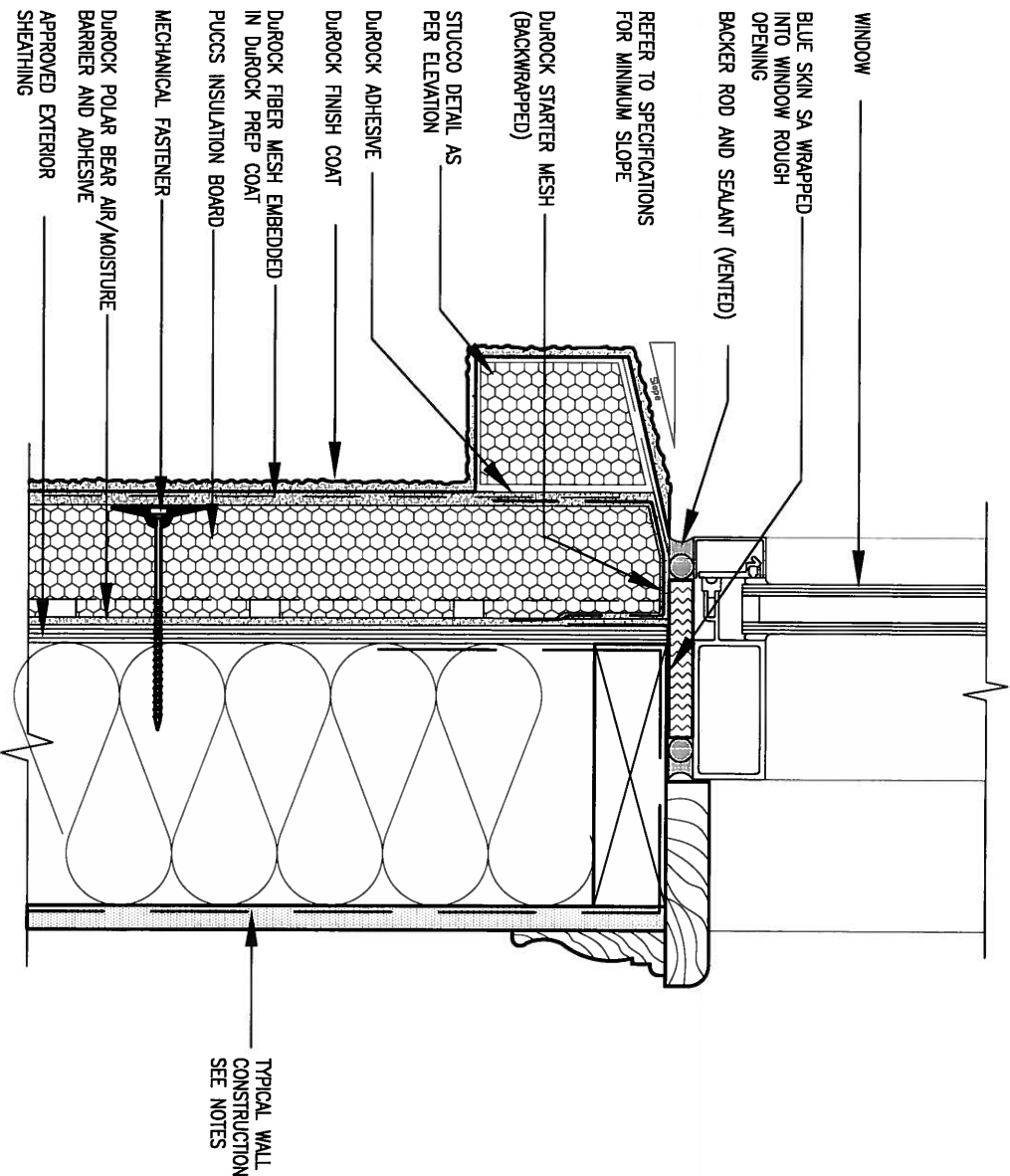
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date APR 2014			CONSTRUCTION NOTES	
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				drawing no. CN2



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

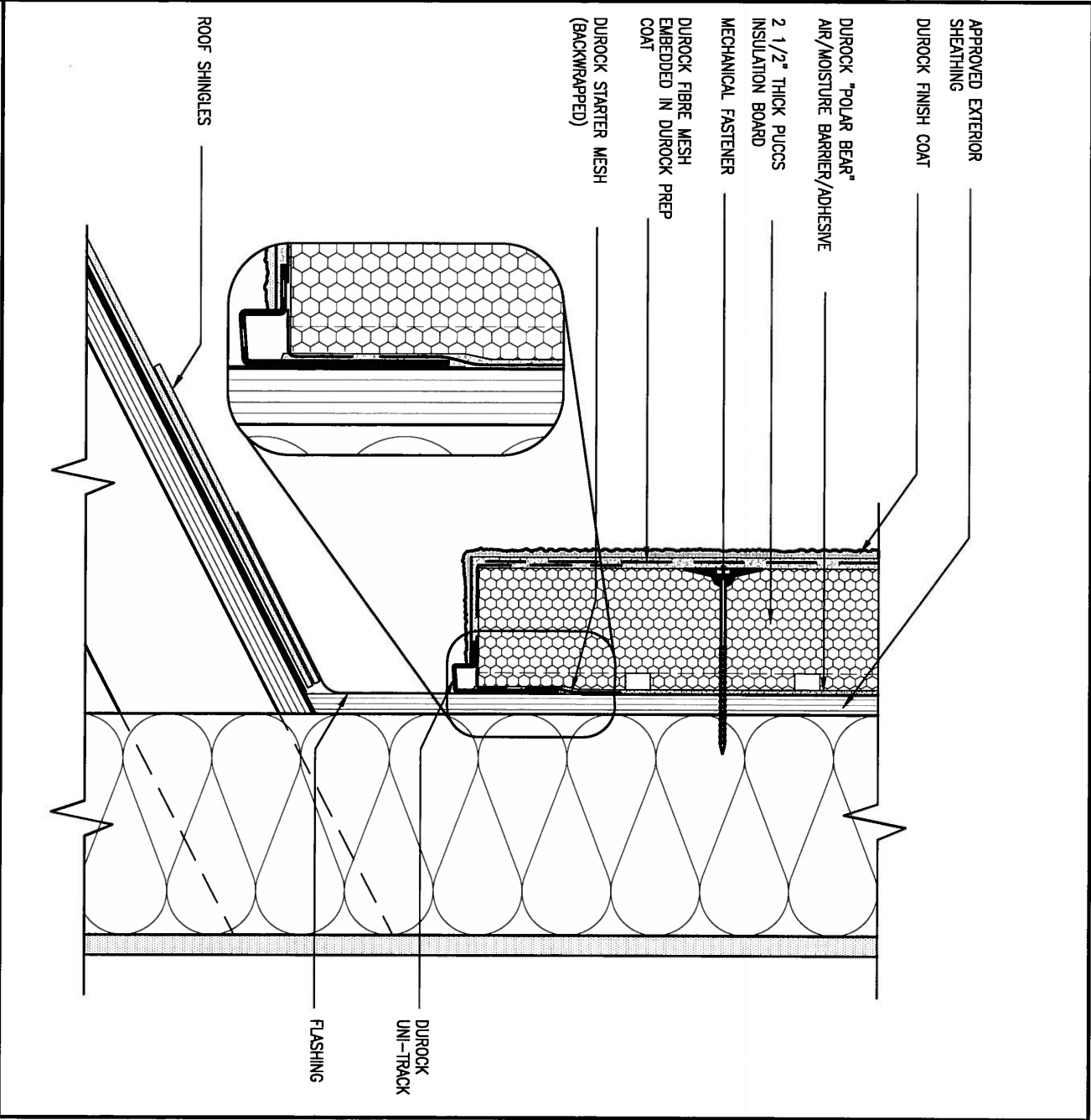
CN3 SCALE: 3"=1'-0"

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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-Baptiste	25591	BCN
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.		

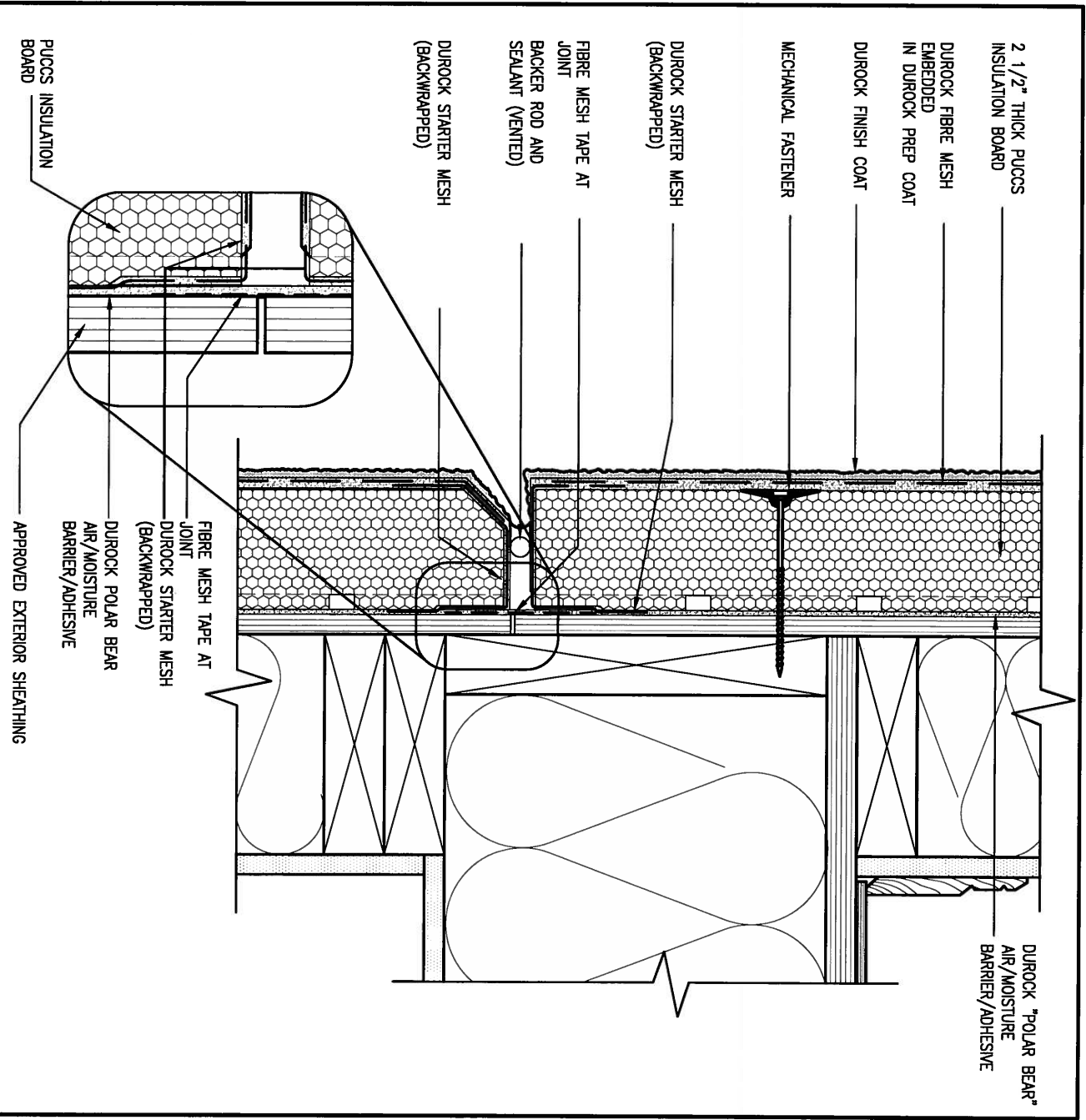
VA3 DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON			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. CN3
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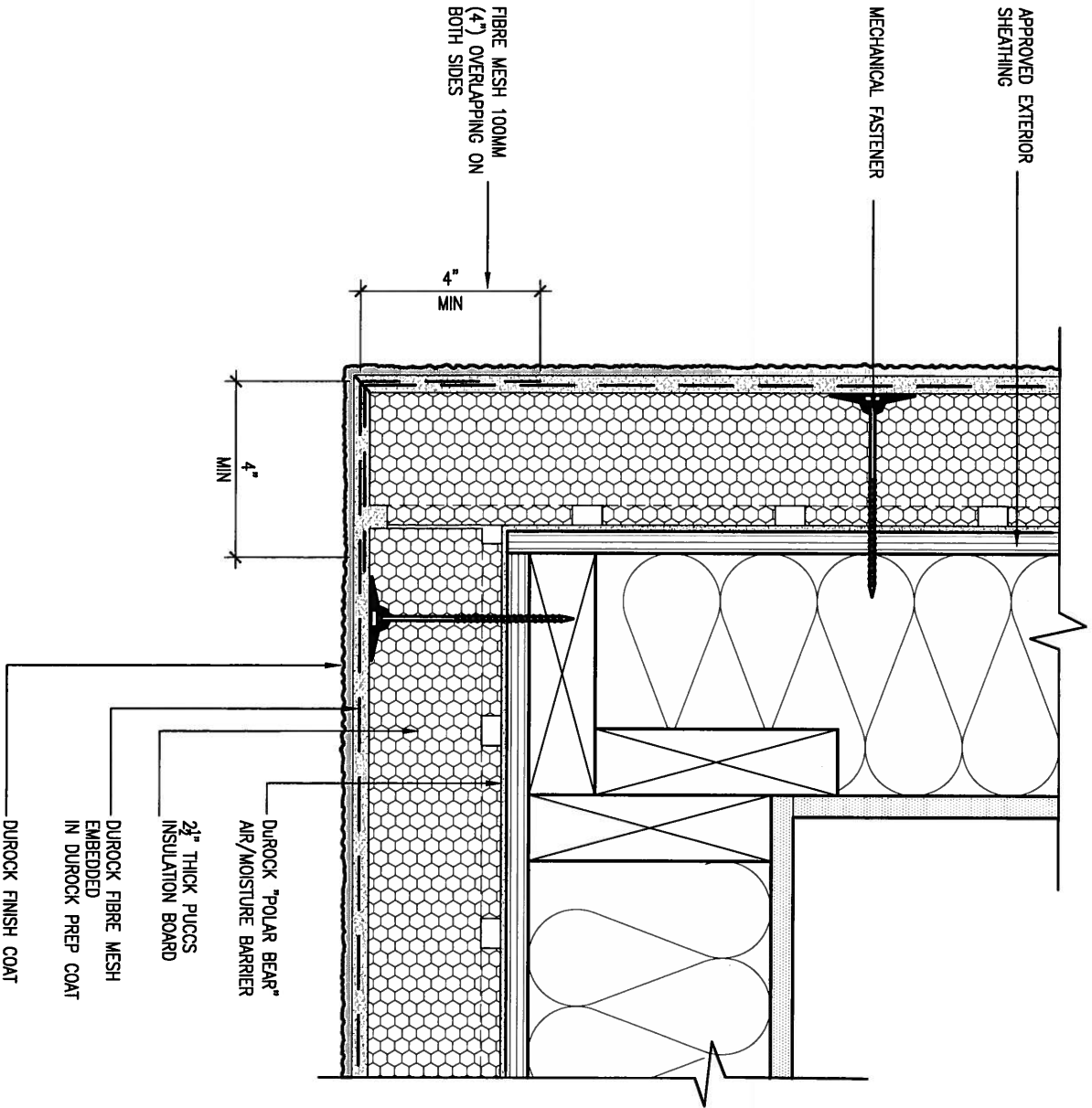
3 STUCCO TERMINATION @ ROOF
CN4 SCALE: 3"=1'-0"

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



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

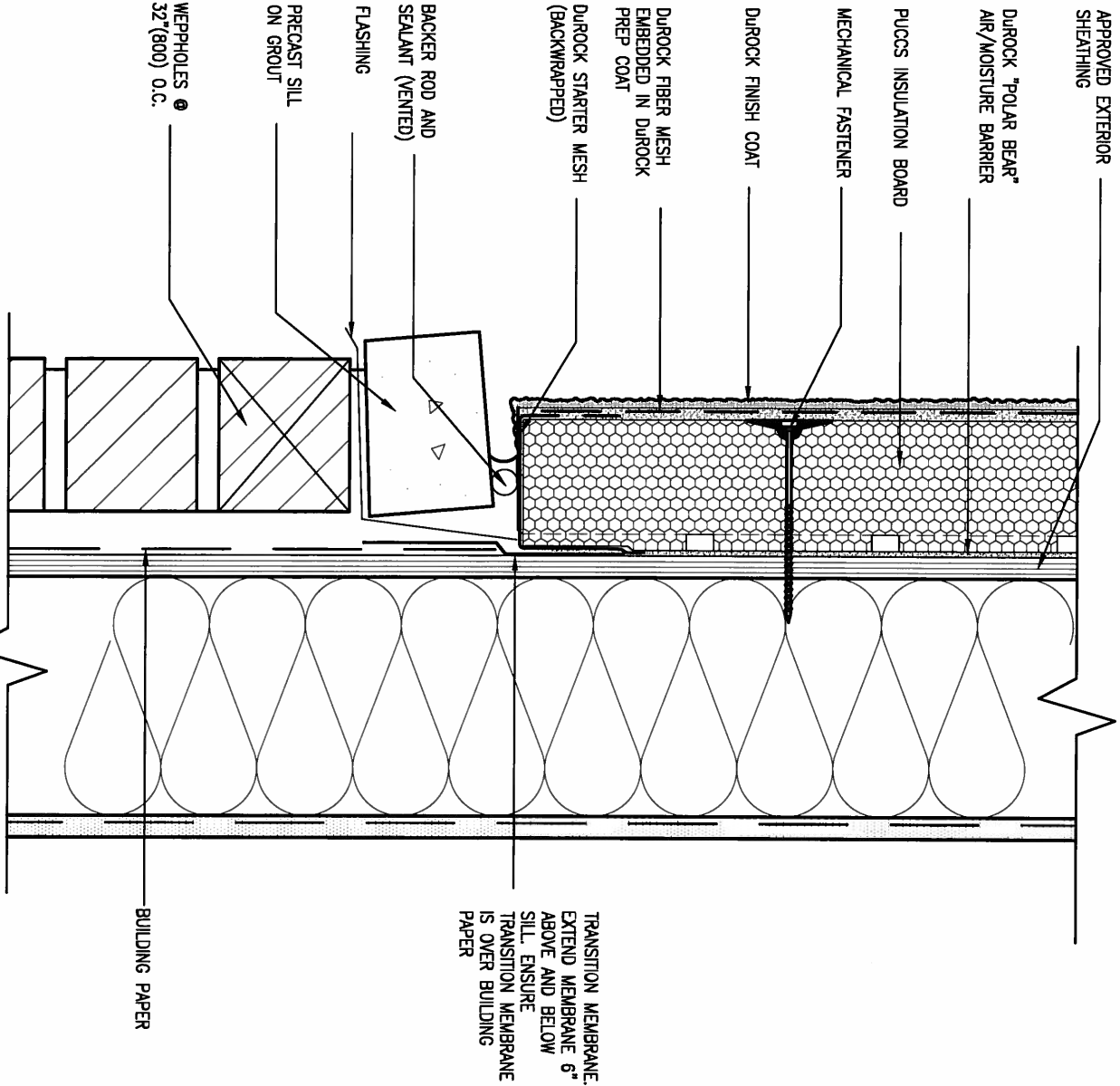
9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		CONST NOTE	
8.	.	.	qualification information		project name	municipality	project no.	
7.	.	.	Wellington Jno-Baptiste		GREEN VALLEY ESTATES	BRADFORD	13045	
6.	.	.	signature		date	CONSTRUCTION NOTES		
5.	.	.	name	APR 2014	checked by	scale	file name	CN4
4.	.	.	registration information	RC	-	3/16" = 1'-0"	13045-CONST-0BC 2015	
3.	.	.	VA3 Design Inc.	42658	RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM			
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					



5 CORNER DETAIL

CNS 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

CNS SCALE: 3"=1'-0"

9.	.	.	.
8.	.	.	.
7.	.	.	.
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3.	.	.	.
2.	UPDATE TO CODE	APR 16-15	RC
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
no.	description	date	by

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

qualification information

Wellington Jno-Baptiste 25591

signature

name

registration information

VA3 Design Inc. 42658

BCN

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
APR 2014

drawn by
RC

checked by
-

scale
3/16" = 1'-0"

CONST NOTE

project no.
13045

drawing no.
CN5

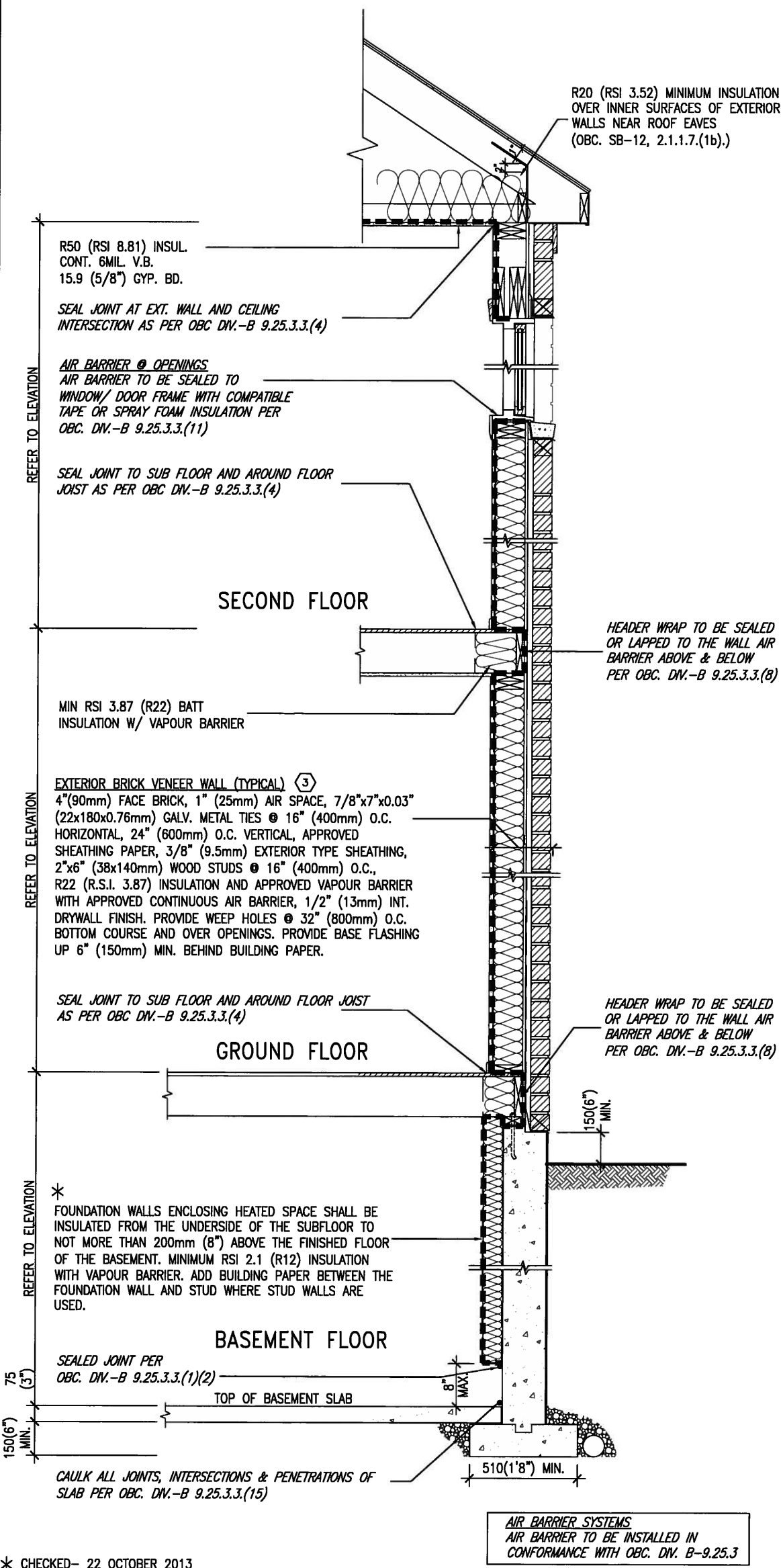
CONSTRUCTION NOTES

13045-CONST-0BC 2015

file name
13045-CONST-0BC 2015.dwg

Thursday, April 16, 2015 6:57 AM

SB12-COMPLIANCE PACKAGE 'J'

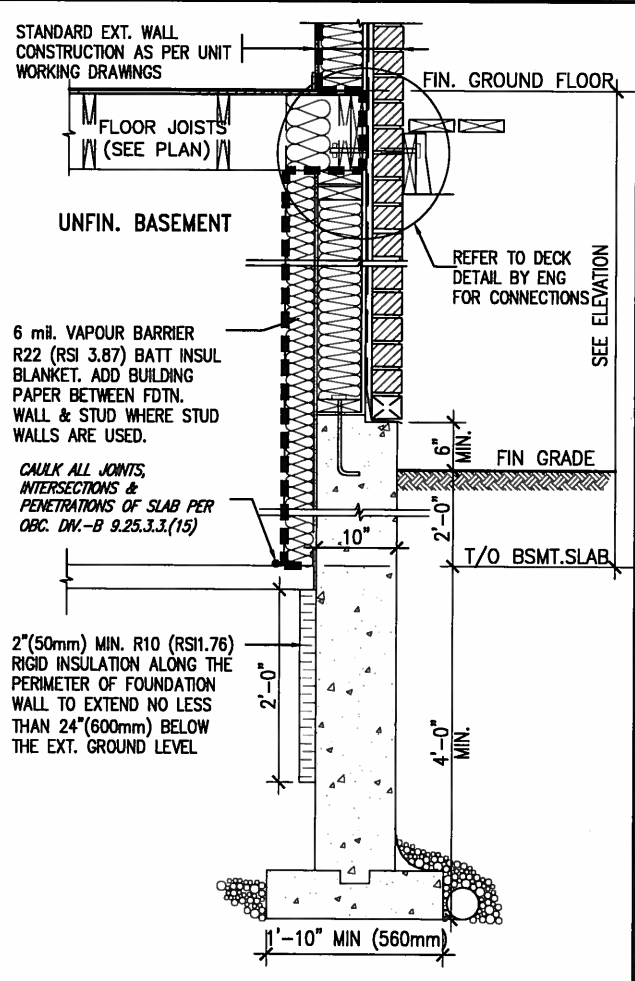


EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION W/ BRICK VENEER SCALE: N.T.S.

SEMI & SINGLES ONLY

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

USE SB-12 COMPLIANCE PACKAGE (J):		
COMPONENT	J	Notes:
Ceiling with Attic Space Minimum RSI (R) value	8.81 (R50)	BLOWN -LOOSE
Ceiling without Attic Space Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Exposed Floor Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Walls Above Grade Minimum RSI (R) value	3.87 (R22)	6" R22 BATT
Basement Walls Minimum RSI (R) value	2.11 (R12)	4" R12 BLANKET
Edge of Below Grade Slab ≤600mm below grade Minimum RSI (R) value	1.76 (R10)	RIGID INSUL
Windows & Sliding glass Doors Maximum U-value	1.8	DOUBLE PANE LOW EMISSMTY
Skylights Maximum U-value	2.8	DOUBLE PANE LOW EMISSMTY
Space Heating Equipment Minimum AFUE	94%	NATURAL GAS
Hot Water Heater Minimum EF	0.67	NATURAL GAS
HRV Minimum Efficiency	60%	-



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

9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON	project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	CONST NOTE
8.	.	.	qualification information						
7.	.	.	Wellington Jno-Baptiste 25591						
6.	.	.	name						
5.	.	.	signature						
4.	.	.	registration information	BCIN					
3.	.	.	VA3 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						

drawn by RC	checked by -	scale 3/16" = 1'-0"	CONSTRUCTION NOTES 13045-CONST-OBC 2015	drawing no. CN6
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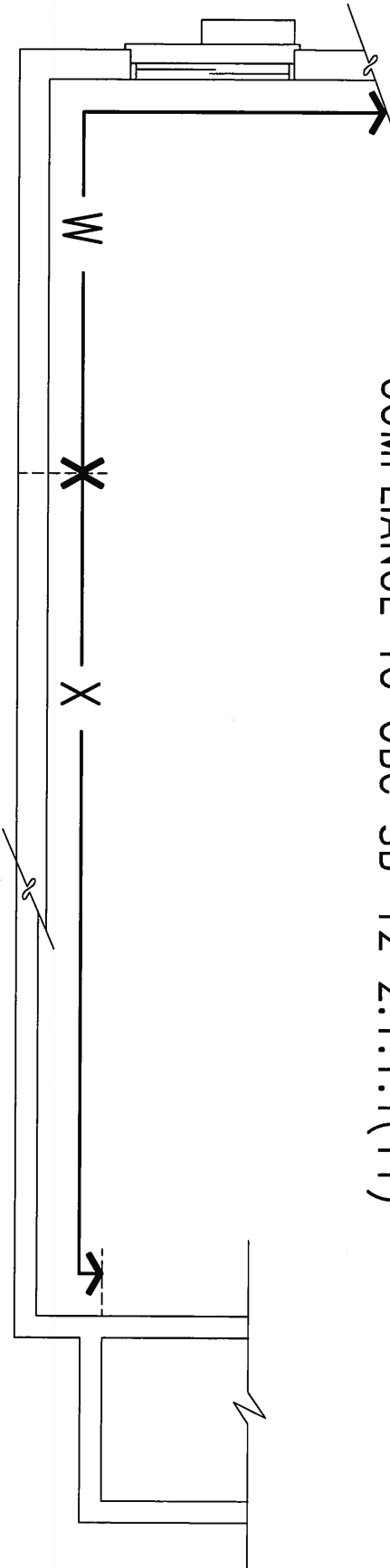
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COMPLIANCE TO OBC SB-12 2.1.1.1(11)

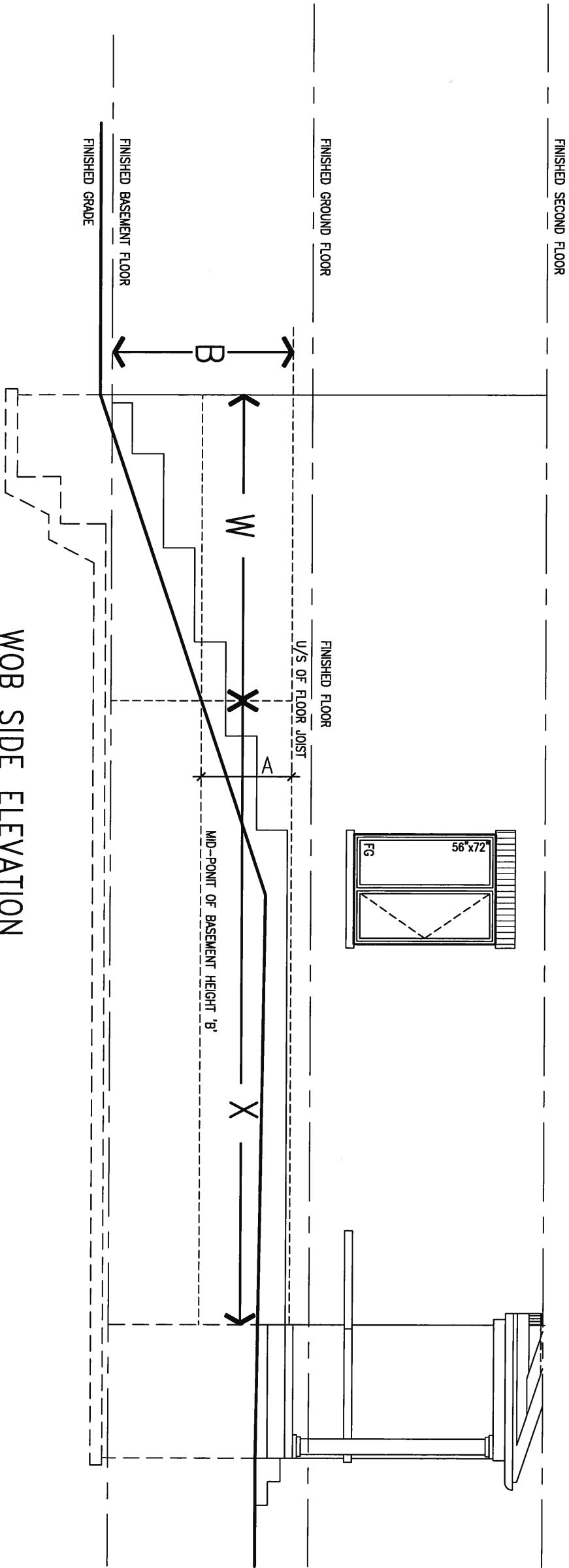


APR 24, 2015

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

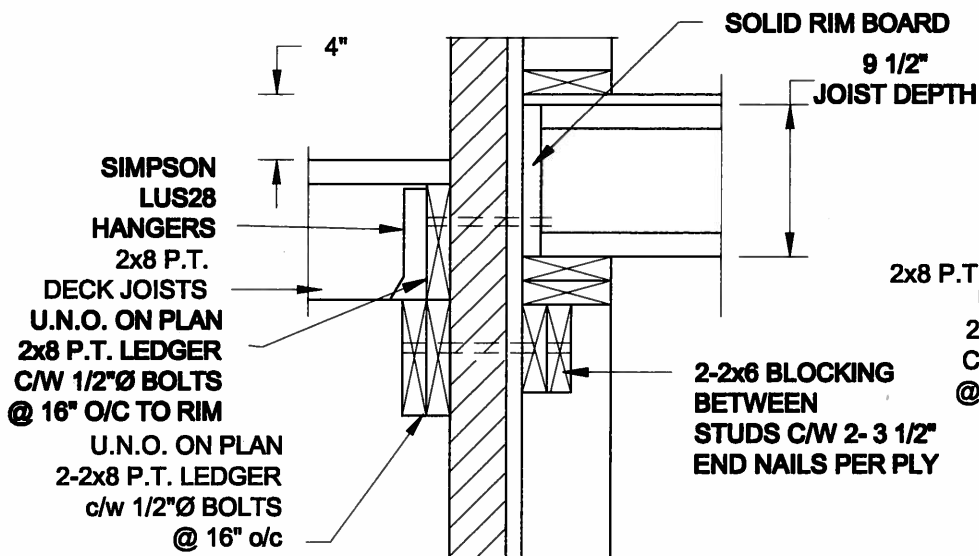
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3.	.	.	.
2.	UPDATE TO CODE	APR 16-15	RC
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
no.	description	date	by

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

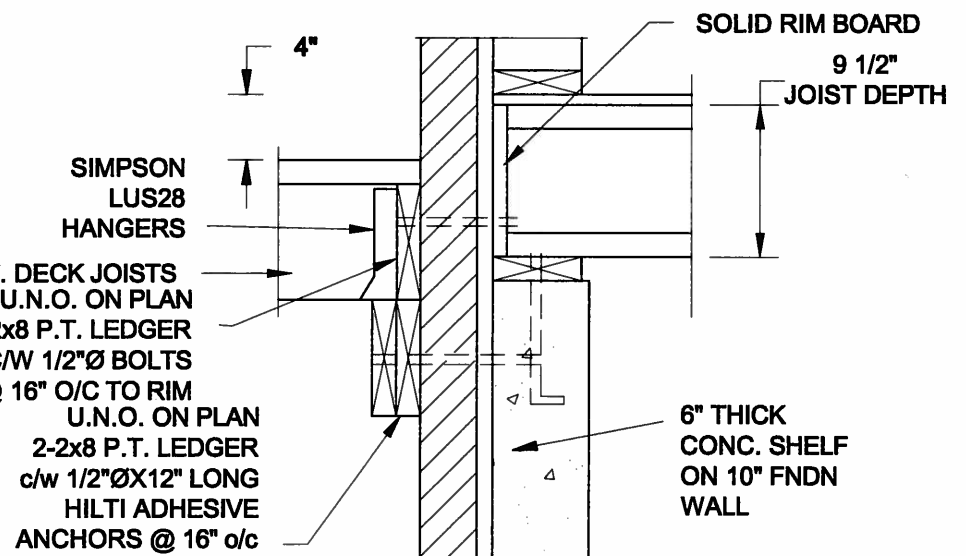
VA3 DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	project no.	13045
drawn by	RC	checked by	-
scale	3/16" = 1'-0"	CONSTRUCTION NOTES	file name
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:56 AM		13045-CONST-OBC 2015	CN7

FOR 9 1/2" JOIST DEPTH



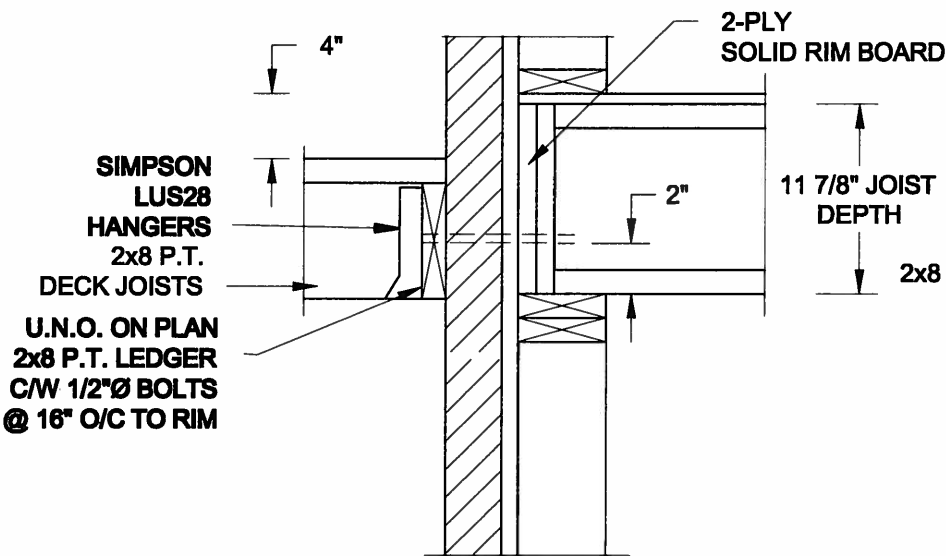
1A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"



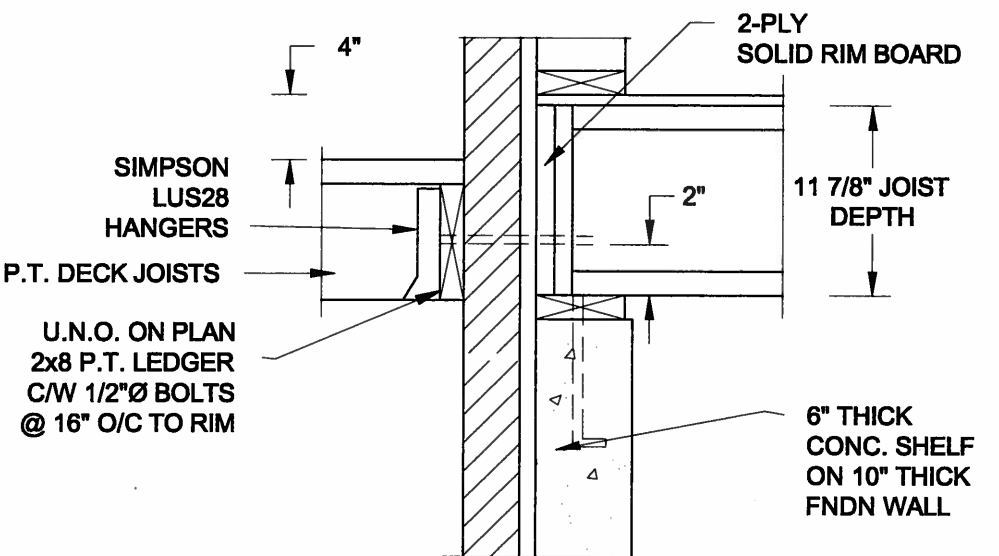
1B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

- 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

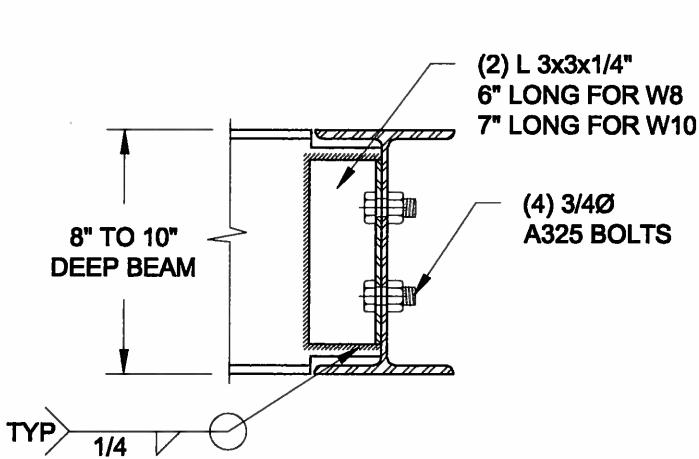


2A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

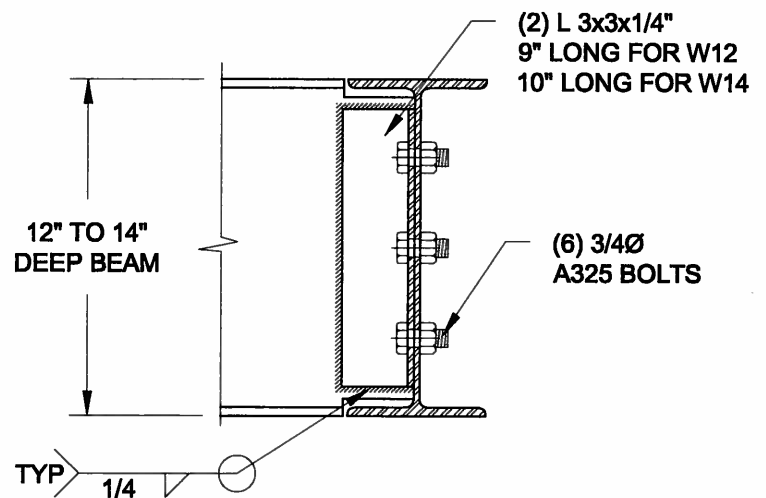


2B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

- 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 Sect



APR 24, 2015

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

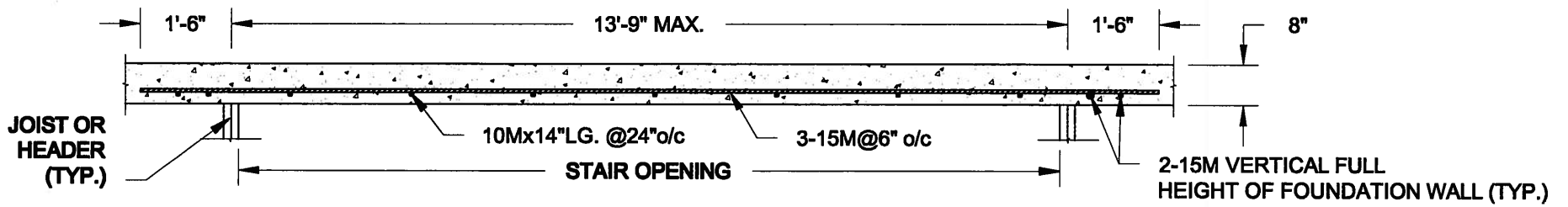
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

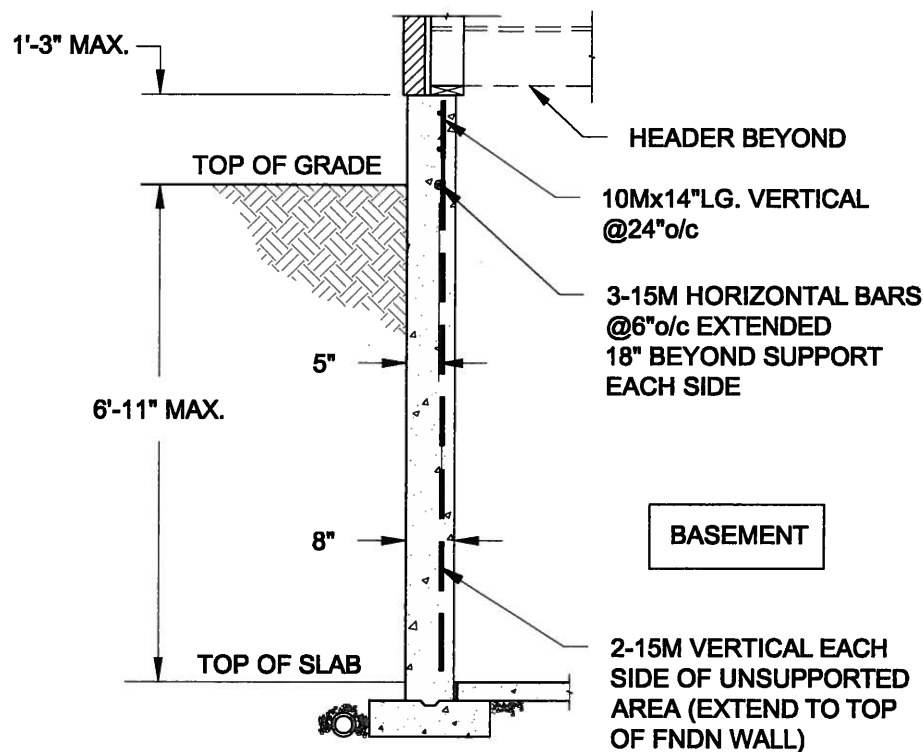
14-095

Drawing No.:

S2



PLAN VIEW
NOT TO SCALE



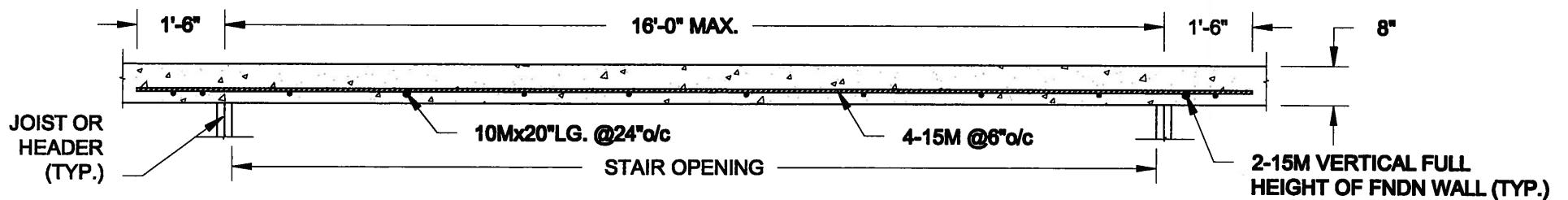
NOTE:

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.

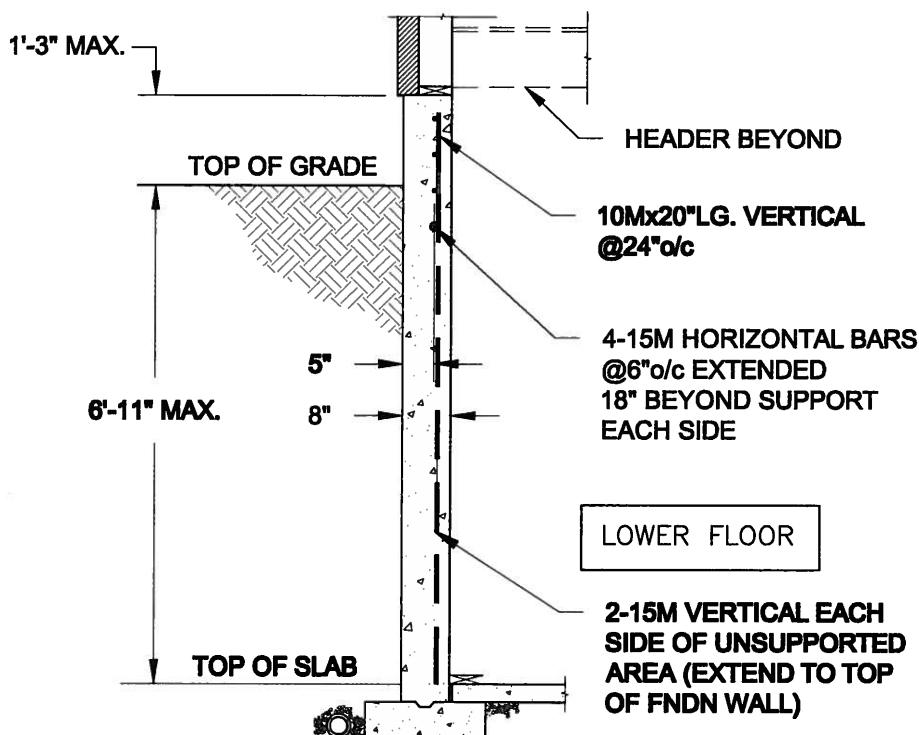
1A
S1

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:
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:



APR 24, 2015

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

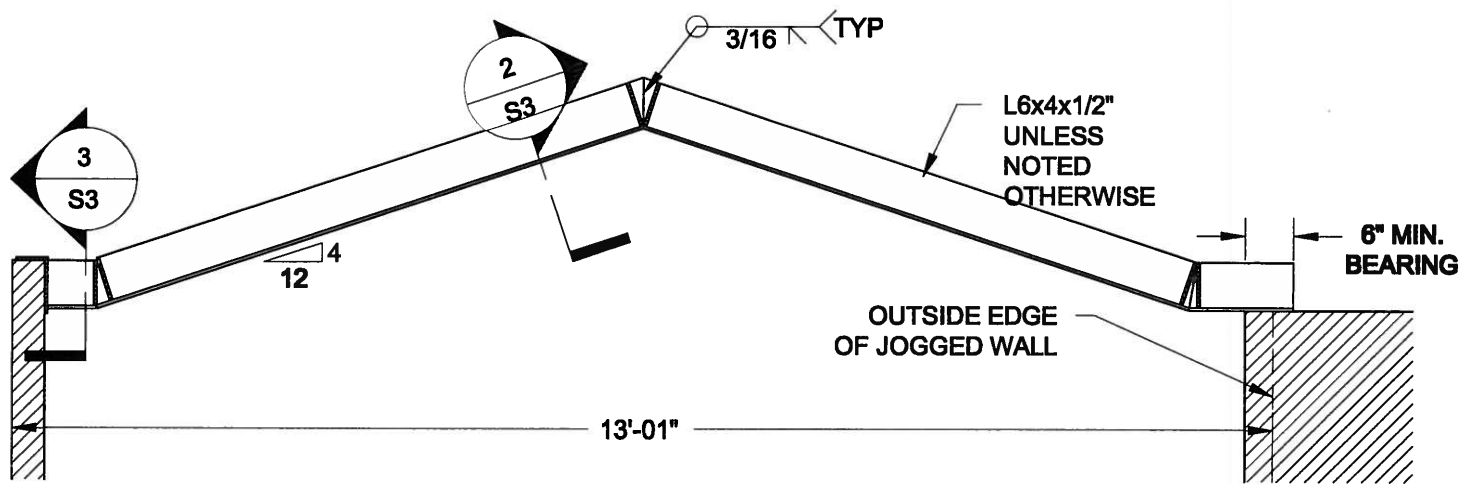
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

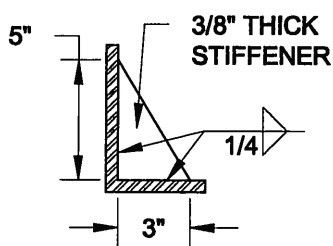
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Drawing No.:

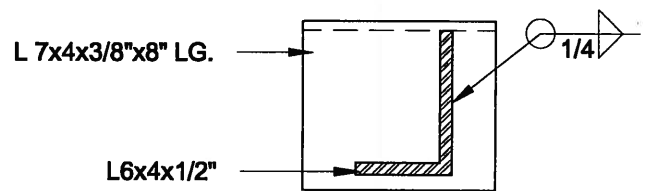
S1



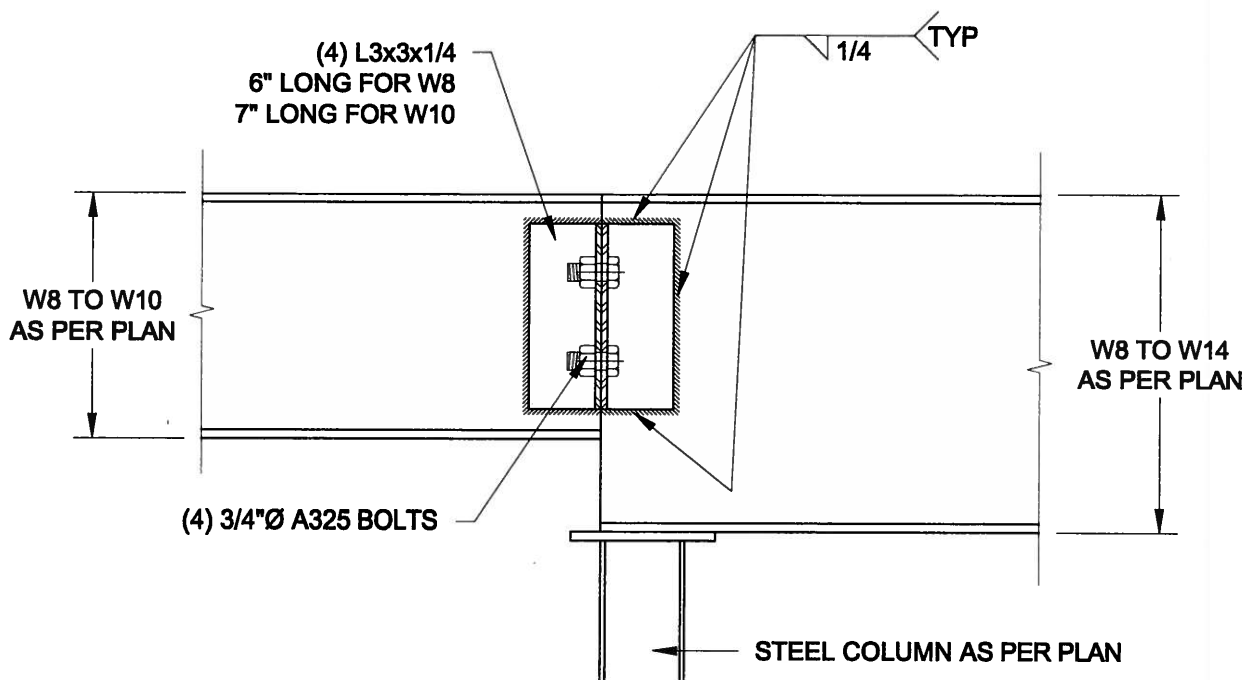
1
S3 **STEEL LINTEL AT GABLE**
SCALE: 1/2" = 1' - 0"





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.		Engineer's Seal 	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO	
Date: FEB-26-2015	 38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com			TYPICAL STRUCTURAL DETAILS FOR SINGLES	
Drawn: SC	Checked: SJB			Project No.: 14-095	Drawing No.: S3