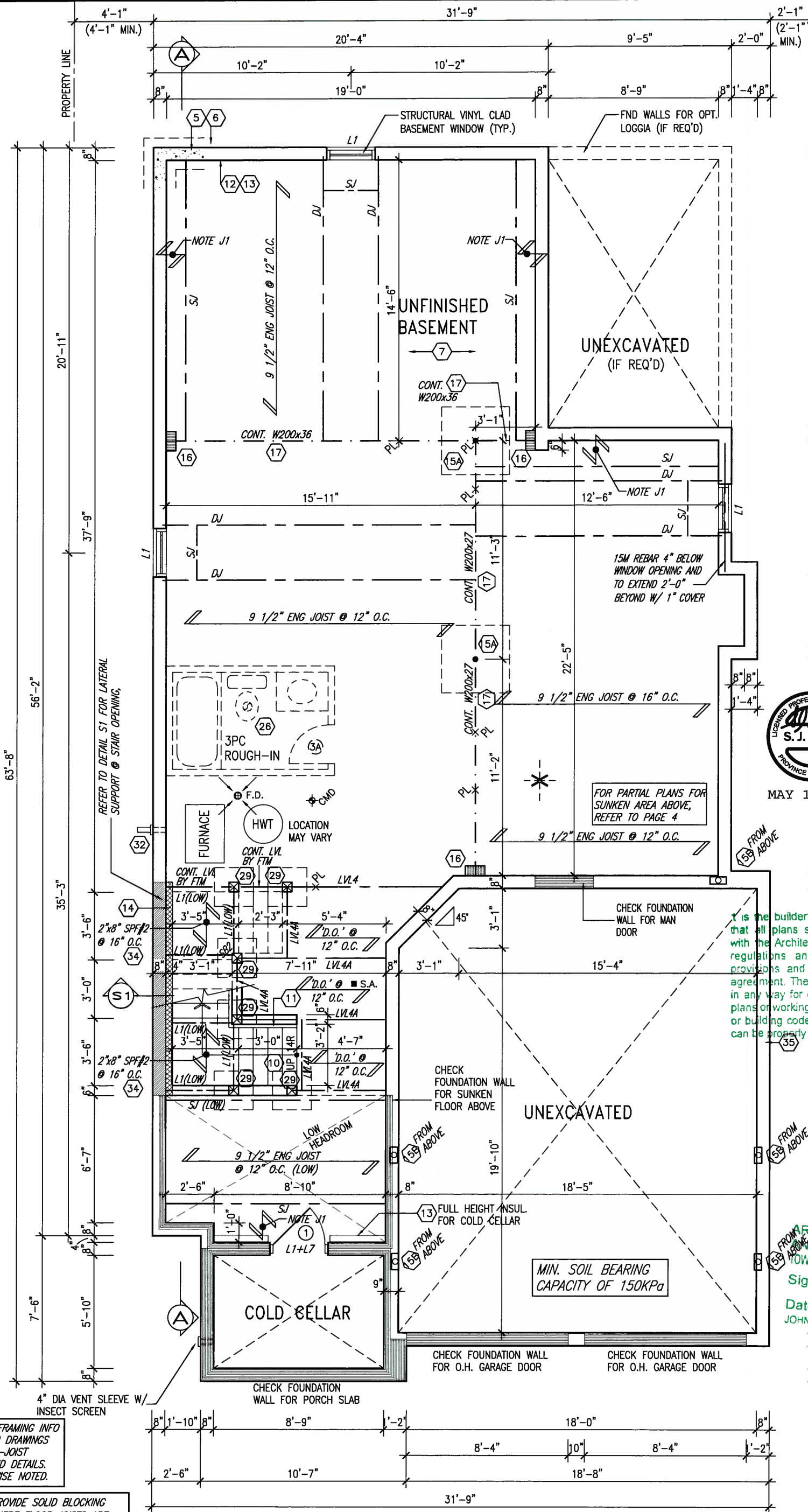


REFER TO
PAGE 4 FOR
AREA CHART



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.

ARCHITECTURAL REVIEW
TOWN OF BRADFORD WEST GUILMBURY
Signed:
Date: MAY 20 2015
JOHN G. WILLIAMS LIMITED ARCHITECT

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.)

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.

BASEMENT PLAN 'A'

9.			
8.			
7.			
6.			
5.	UPDATE EXTERIOR COL NOTES	21-04-15	RC
4.	UPGRADED REAR ELEVATIONS ADDED		
3.	COLD CELLAR, 5'-0 FROST PROTECTION	14-07-21	QS
2.	REVISED AS PER ENG COMMENTS	14-05-26	RC
1.	ISSUED FOR CLIENT REVIEW	14-04-23	RC
no.	description	date	by

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

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

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

VA3 DESIGN
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 17/14

checked by
BDD.BIM

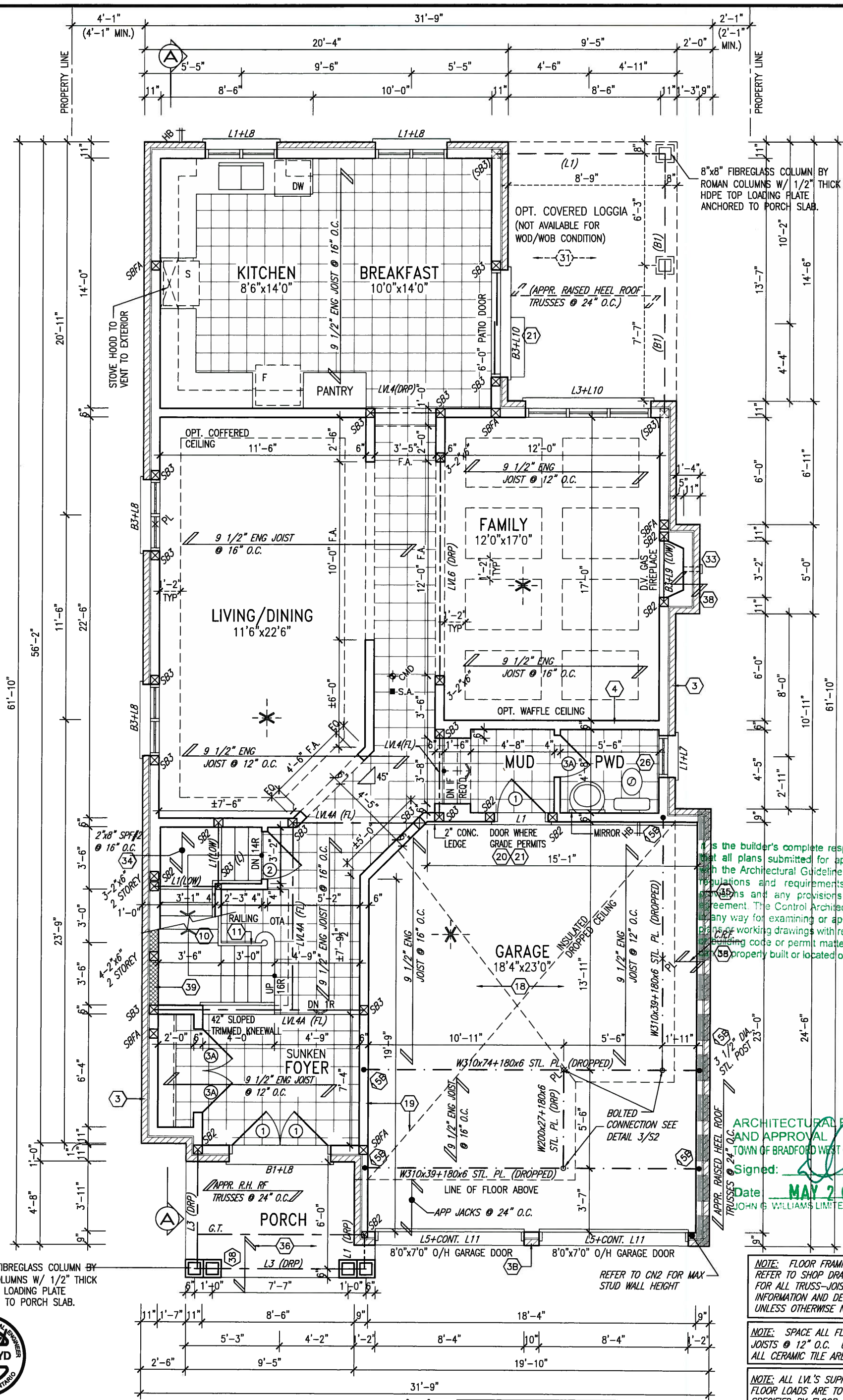
scale
3/16" = 1'-0"

municipality
BRADFORD, ON

S38-5
BAROSSA 5

project no.
13045

drawing no.
1



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 location plans or working drawings with respect to any zoning or building code or permit matter or that any house is properly built or located on its lot.

ARCHITECTURAL REVIEW AND APPROVAL
TOWN OF BRADFORD WEST GUILMBURY
Signed: *[Signature]*
Date: **MAY 20 2015**
JOHN G. WILLIAMS LIMITED ARCHITECT

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



MAY 14, 2015

GROUND FLOOR PLAN 'A'

INDICATES REDUCED SIDE YARD

9.			
8.			
7.			
6.			
5.	UPDATE EXTERIOR COL NOTES	21-04-15	RC
4.	UPGRADED REAR ELEVATIONS ADDED		
3.	COLD CELLAR, 5'-0" FROST PROTECTION	14-07-21	QS
2.	REVISED AS PER ENG COMMENTS	14-05-26	RC
1.	ISSUED FOR CLIENT REVIEW	14-04-23	RC
no.	description	date	by

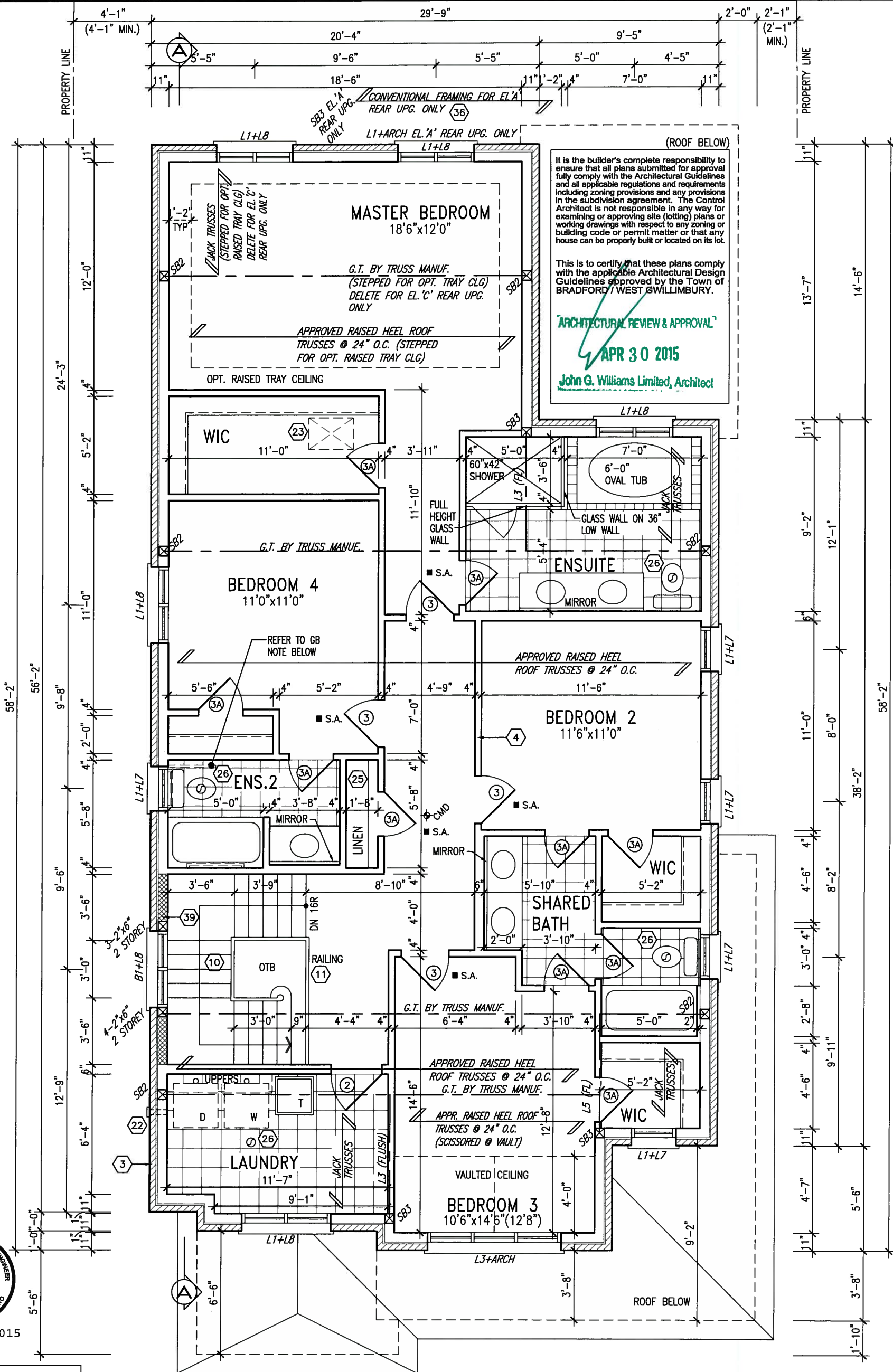
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name registration information
VA3 Design Inc. 42658

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

BAYVIEW WELLINGTON		S38-5 BAROSSA 5	
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON	project no. 13045	
date APR 17/14	checked by BDD.BIM	scale 3/16" = 1'-0"	file name 13045-S38-5
drawing no. GROUND FLOOR PLAN 'A'		2	
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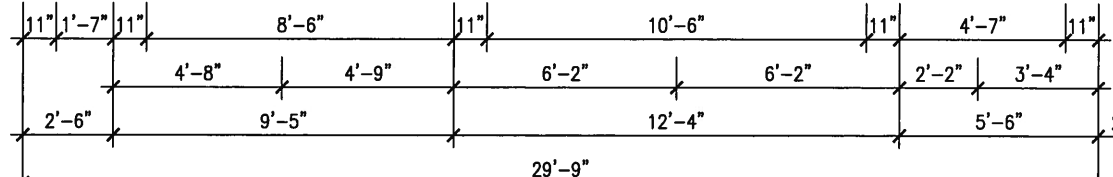
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ARCHITECTURAL REVIEW & APPROVAL
APR 30 2015
John G. Williams Limited, Architect



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



SECOND FLOOR PLAN 'A'

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

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 registration information	BCN
5	UPDATE EXTERIOR COL. NOTES	21-04-15	RC	VA3 Design Inc.	42658
4	UPGRADED REAR ELEVATIONS ADDED				
3	COLD CELLAR, 5'-0" FROST PROTECTION	14-07-21	QS		
2	REVISED AS PER ENG COMMENTS	14-05-26	RC		
1	ISSUED FOR CLIENT REVIEW	14-04-23	RC		
no.	description	date	by		

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

BAYVIEW WELLINGTON
project name
GREEN VALLEY ESTATES
BRADFORD, ON
municipality
project no.
13045

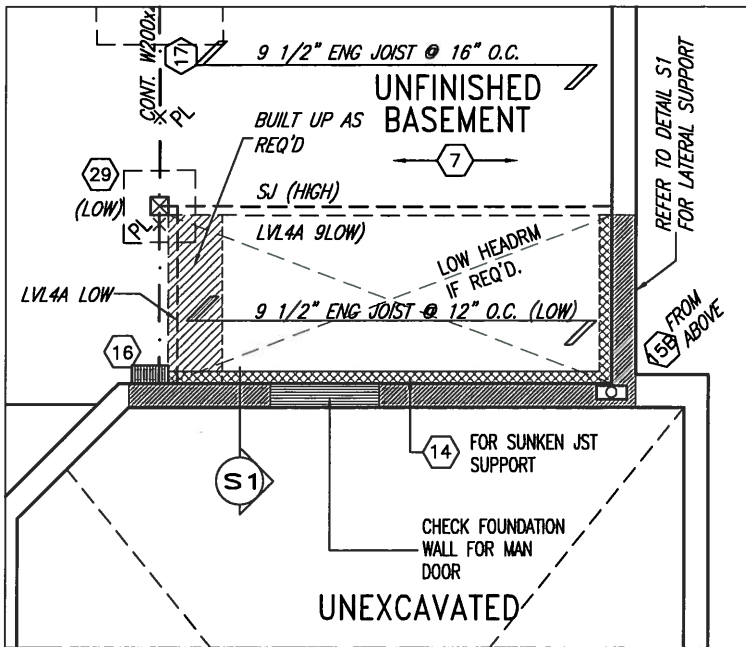
date
APR 17/14
drawn by
BDD.BIM
checked by
scale
3/16" = 1'-0"
file name
13045-S38-5
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S38-5
BAROSSA 5
drawing no.
3

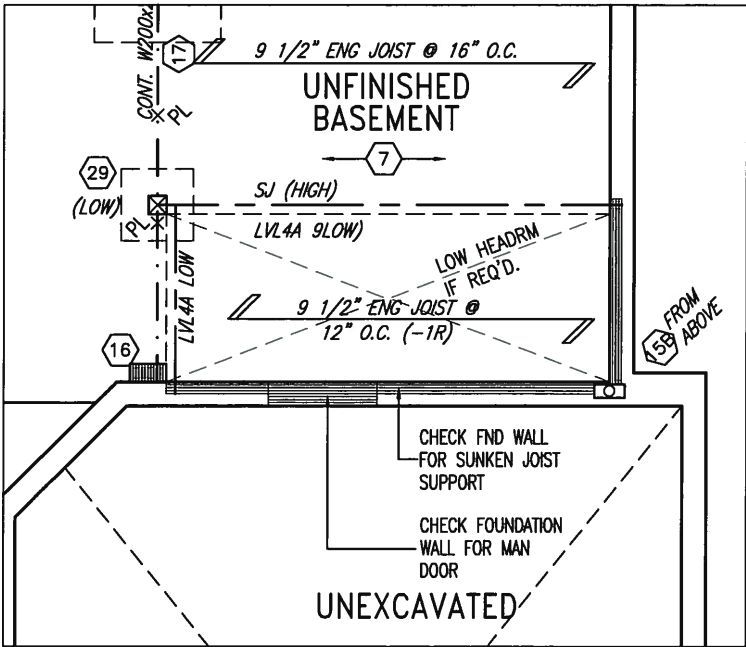
SECOND FLOOR PLAN 'A'

AREA CALCULATIONS	ELEV. A	ELEV. A W/ OPT. LOGGIA	ELEV. B	ELEV. B W/ OPT. LOGGIA	ELEV. C	ELEV. C W/ OPT. LOGGIA
GROUND FLOOR AREA	1247 SF	1247 SF	1251 SF	1251 SF	1250 SF	1250 SF
SECOND FLOOR AREA	1549 SF	1549 SF	1559 SF	1559 SF	1552 SF	1552 SF
SUBTOTAL	2796 SF	2796 SF	2810 SF	2810 SF	2802 SF	2802 SF
DEDUCT ALL OPEN AREAS	13 SF	13 SF	13 SF	13 SF	13 SF	13 SF
TOTAL NET AREA	2783 SF (258.55 m ²)	2783 SF (258.55 m ²)	2797 SF (259.85 m ²)	2797 SF (259.85 m ²)	2789 SF (259.11 m ²)	2789 SF (259.11 m ²)
FINISHED BSMT AREA	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF
COVERAGE W/OUT PORCH	1701 SF (158.03 m ²)	1701 SF (158.03 m ²)	1704 SF (158.31 m ²)	1704 SF (158.31 m ²)	1703 SF (158.21 m ²)	1703 SF (158.21 m ²)
COVERAGE W/ PORCH	1764 SF (163.88 m ²)	1901 SF (176.61 m ²)	1774 SF (164.81 m ²)	1911 SF (177.54 m ²)	1776 SF (165.00 m ²)	1913 SF (177.72 m ²)

REFER TO FULL PLANS FOR
TYPICAL NOTES.



PART BSMT PLAN
MUDROOM SUNKEN >1R

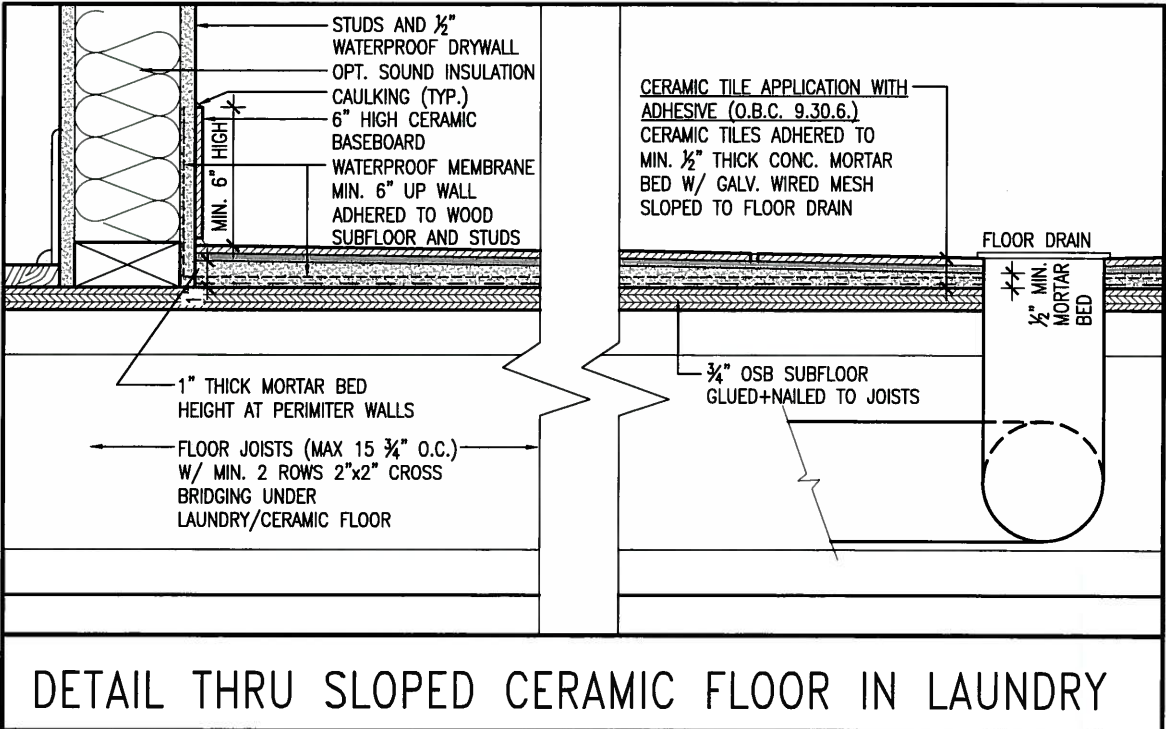


PART BSMT PLAN
MUDROOM SUNKEN 1R

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



APR 24, 2015

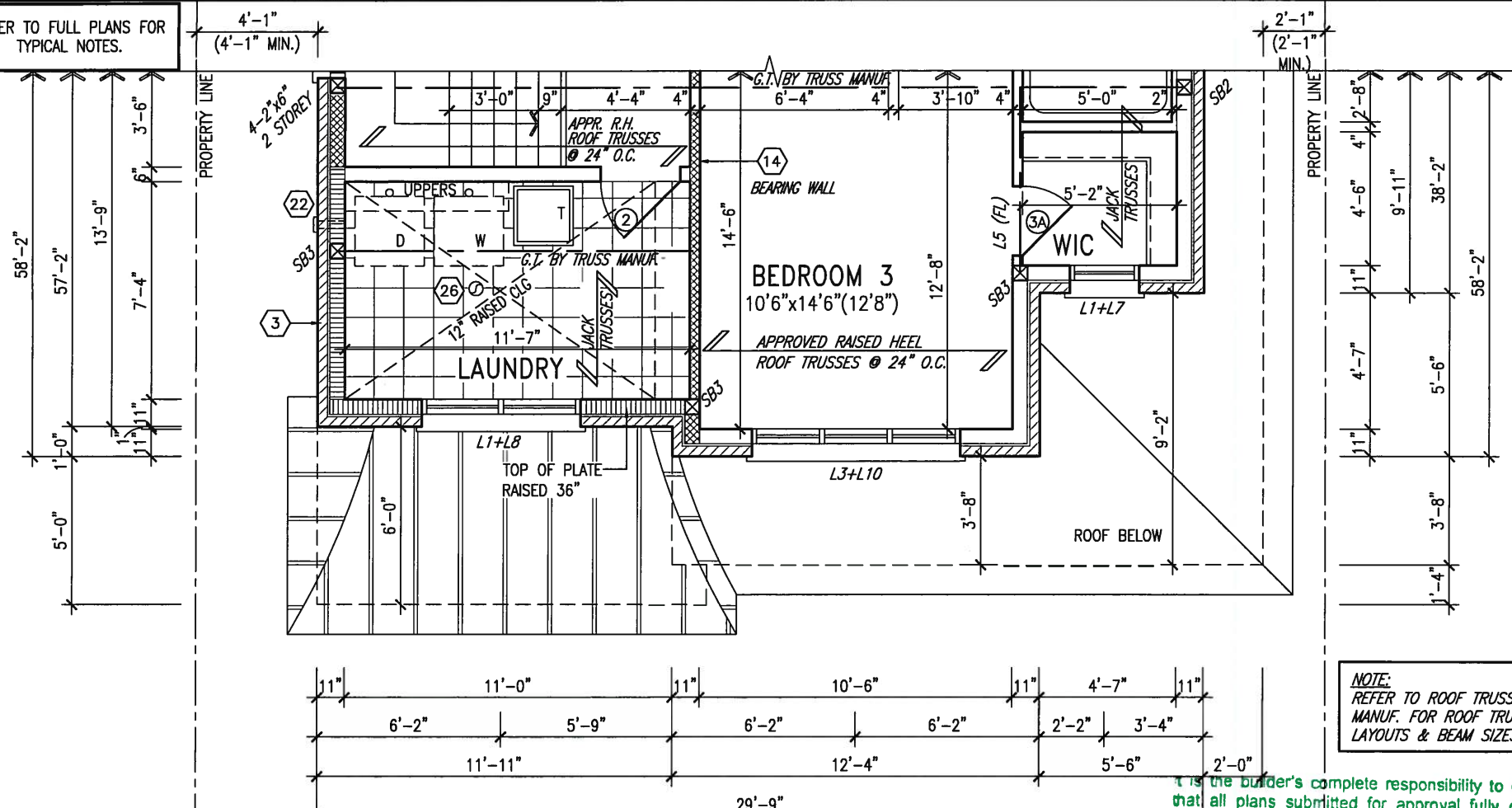
9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	UPDATE EXTERIOR COL NOTES	21-04-15	RC
4	UPGRADED REAR ELEVATIONS ADDED	.	.
3	COLD CELLAR, 5'-0" FROST PROTECTION	14-07-21	QS
2	REVISED AS PER ENG COMMENTS	14-05-26	RC
1	ISSUED FOR CLIENT REVIEW	14-04-23	RC
no.	description	date	by

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

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

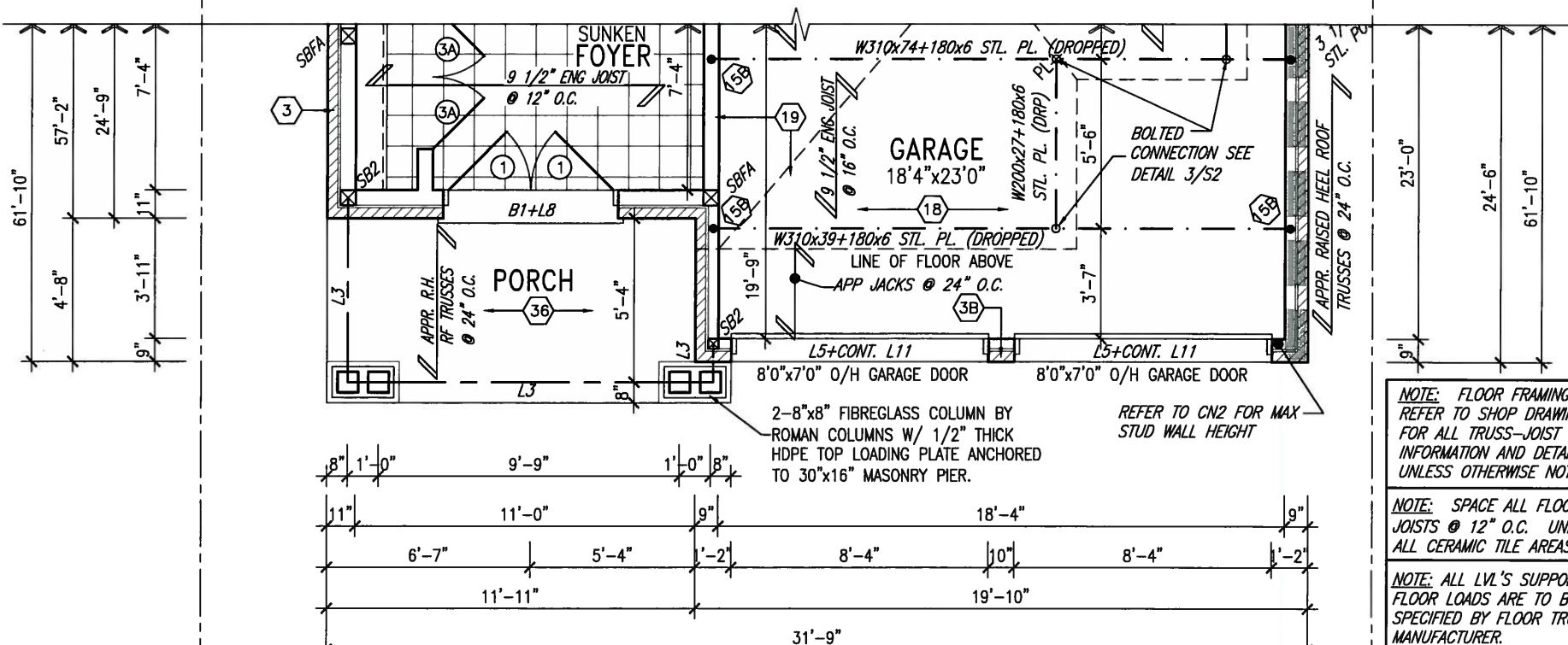
BAYVIEW WELLINGTON			S38-5 BAROSSA 5	
project name GREEN VALLEY ESTATES		municipality BRADFORD, ON		project no. 13045
date APR 17/14		drawing no. 4		
drawn by BDD.BIM		checked by -		
scale 3/16" = 1'-0"		file name 13045-S38-5		
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REFER TO FULL PLANS FOR
TYPICAL NOTES.



PART. SECOND FLOOR PLAN 'C'

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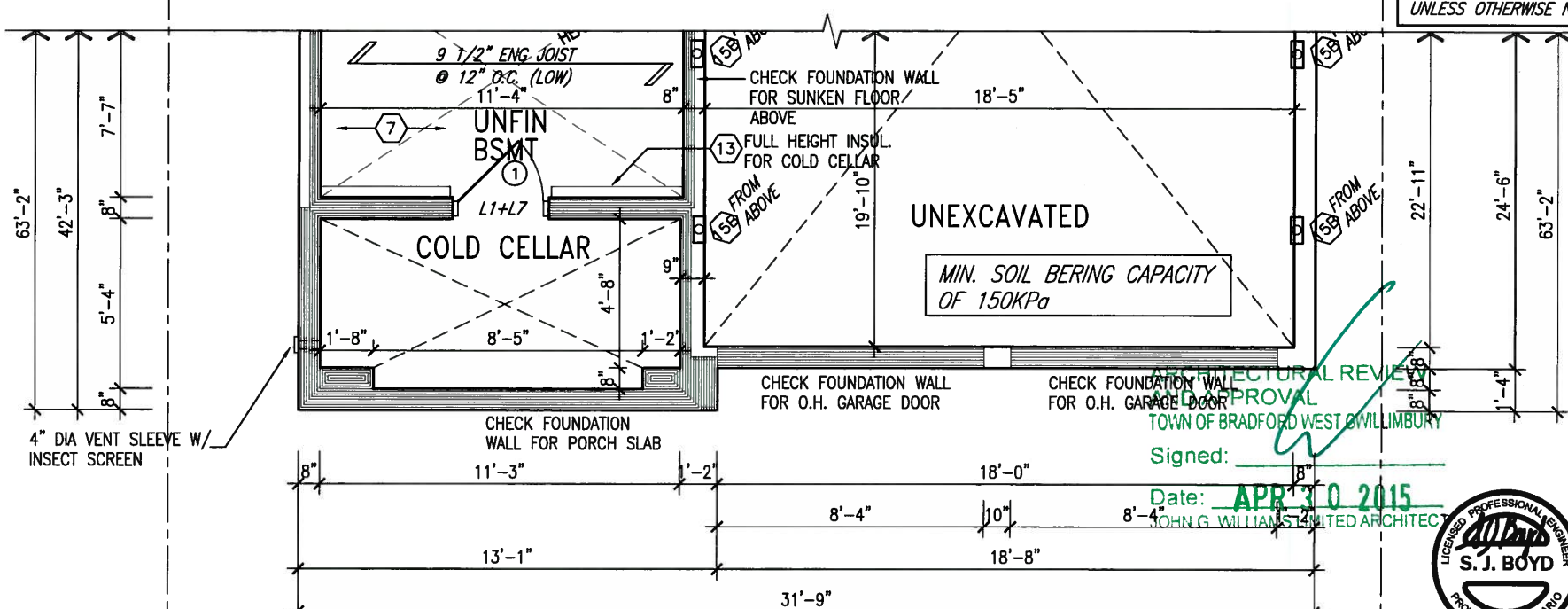
PART. GROUND FLOOR PLAN 'C'

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: 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.



PART. BASEMENT PLAN 'C'

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

Signed: _____
Date: **APR 30 2015**
JOHN G. WILLIAMSON ARCHITECT



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

VA3
DESIGN
300A Wilson Avenue
Toronto ON M3H 1S6
416.630.2255 f 416.630.2256
va3design.com

BAYVIEW WELLINGTON

S38-5
BAROSSA 5

project name GREEN VALLEY ESTATES	municipality BRADFORD, ON	project no. 13045
date APR 17/14		drawing no. 6
title PARTIAL PLANS EL. 'C'		
drawn by BDD:BM	checked by -	scale 3/16" = 1'-0"
file name 13045-S38-5		
path RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38"\13045-S38-5.dwg - Thu - Apr 23 2015 - 1:36 PM		

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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 for ensuring compliance with applicable zoning or building code or permit matter of that lot, house can be properly built or located on its lot.

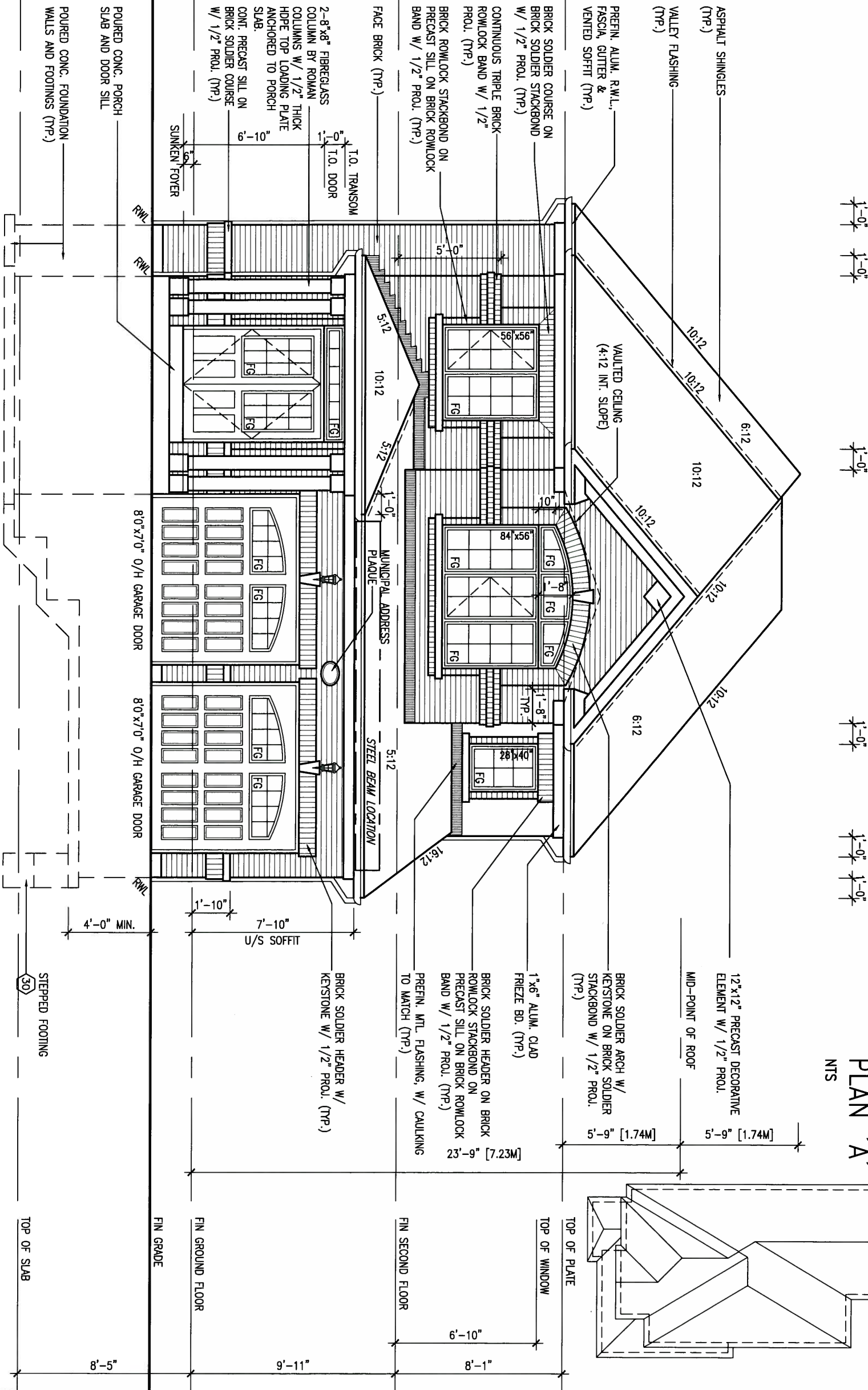
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GUILMBURY.

ARCHITECTURAL REVIEW & APPROVAL

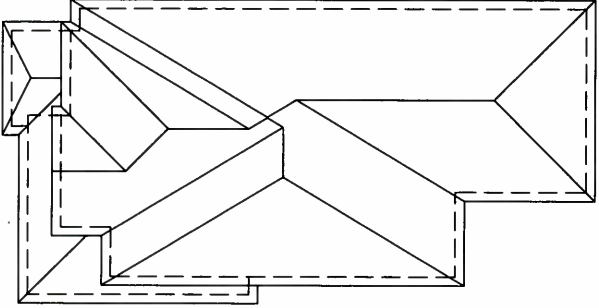
APR 30 2015

John G. Williams Limited, Architect

FRONT ELEVATION 'A'



ROOF PLAN 'A'



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		S38-5	
8 .		qualification information		300A Wilson Avenue		GREEN VALLEY ESTATES		BAROSSA 5	
7 .		Wellington Jno-Baptiste		Toronto ON M3H 1S8		BRADFORD, ON		project no. 13045	
6 .		name registration information		416.630.2255 f 416.630.4782		drawing no. 7		project no. 13045	
5 .		VA3 Design Inc.		va3design.com		FRONT ELEVATION 'A'		drawing no. 7	
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.		date		by		file name	
3 .		21-04-15		RC		13045-S38-5		13045-S38-5	
2 .		14-07-21		QS		13045-S38-5		13045-S38-5	
1 .		14-05-26		RC		13045-S38-5		13045-S38-5	
0 .		14-04-23		RC		13045-S38-5		13045-S38-5	
description		date		by		13045-S38-5		13045-S38-5	

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

1'-0"

1'-0" 1'-0" 1'-0"

1'-0"

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

10:12

5'-9" [1.74M]

5'-9" [1.74M]
MID-POINT OF ROOF
ROOF FOR REAR
UPGRADE ELEV. 'A'

6:12 10:12

10:12

VALLEY FLASHING
(TYP.)

TOP OF PLATE

TOP OF WINDOW

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

5:12

FIN SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

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

FIN GROUND FLOOR

SUNKEN FOYER
FIN GRADE

WALL AREA
LIMITING DISTANCE
OPENINGS ALLOWED
OPENINGS PROVIDED
(GLASS AREA ONLY)

1152.25 SQ. FT.
1.2 M (7%)
80.66 SQ. FT.
62.35 SQ. FT.

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))

S38-5 ELEVATION A	ENERGY EFFICIENCY - OBC SB12
ELEVATION	WALL AREA S.F. OPENING S.F. PERCENTAGE
FRONT	604 S.F. 77.66 S.F. 12.86 %
LEFT SIDE	1151 S.F. 96.44 S.F. 8.38 %
RIGHT SIDE	1163 S.F. 88.44 S.F. 7.60 %
REAR	595 S.F. 135.67 S.F. 22.80 %
TOTAL SQ. FT.	3513.00 S.F. 398.21 S.F. 11.34 %
TOTAL SQ. M.	326.37 S.M. 36.99 S.M. 11.34 %

LEFT SIDE ELEVATION 'A'

BAYVIEW WELLINGTON

S38-5
BAROSSA 5

project no.
13045

drawing no.

8

project name
GREEN VALLEY ESTATES

municipality
BRADFORD, ON

LEFT ELEVATION 'A'

date
APR 17/14

drawn by
BDD.BIM

checked by
-

scale
3/16" = 1'-0"

file name
13045-S38-5

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

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

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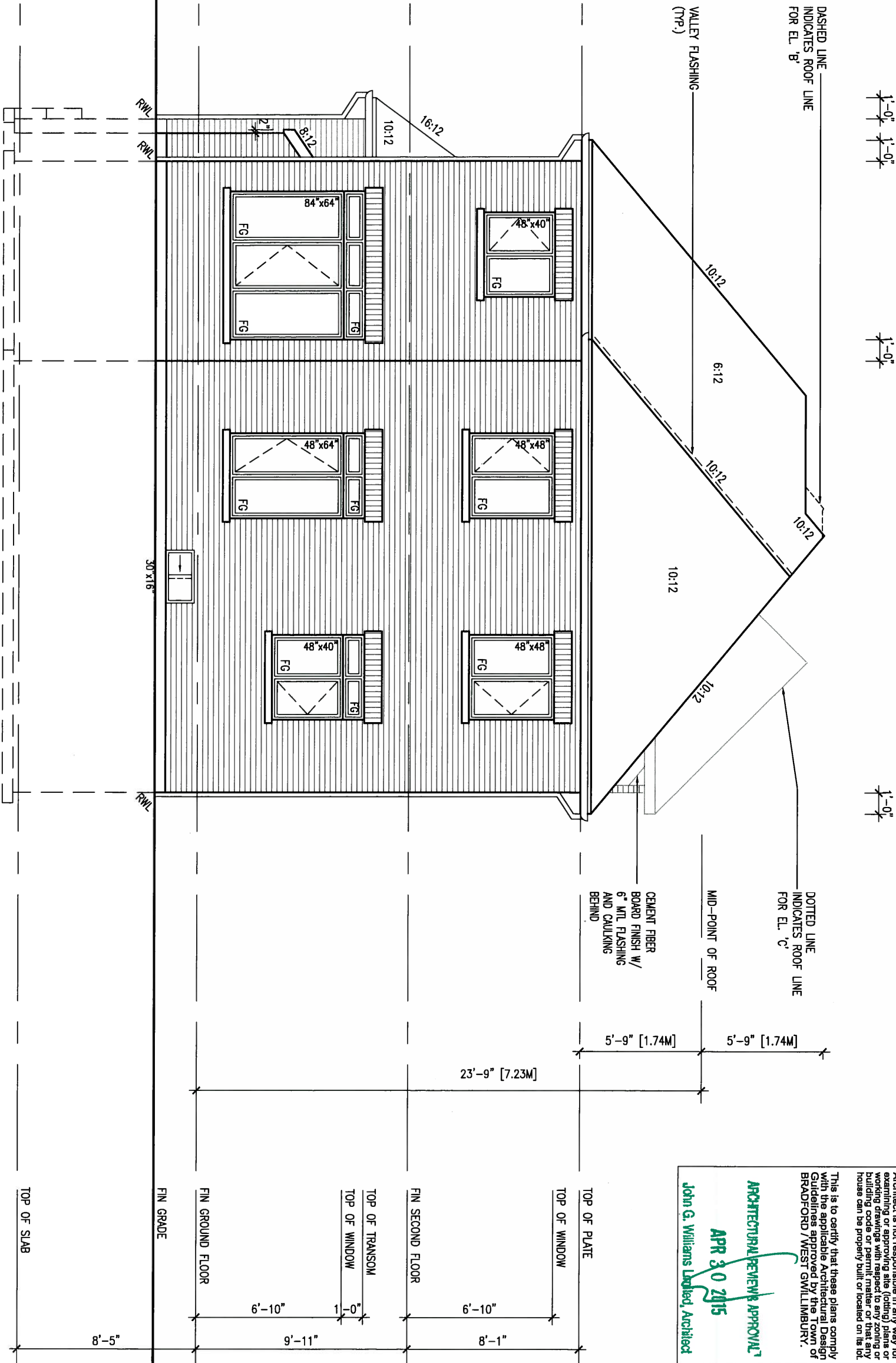
no.	description	date	by
9.			
8.			
7.			
6.			
5.	UPDATE EXTERIOR COL NOTES	21-04-15	RC
4.	UPGRADED REAR ELEVATIONS ADDED		
3.	COLD CELLAR, 5'-0 FROST PROTECTION	14-07-21	QS
2.	REVISED AS PER ENG COMMENTS	14-05-26	RC
1.	ISSUED FOR CLIENT REVIEW	14-04-23	RC



APR 24, 2015

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

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



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

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qualification information
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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

project name GREEN VALLEY ESTATES municipality BRADFORD, ON
date APR 17/14
drawn by BDD.BIM checked by - scale 3/16" = 1'-0"
file name 13045-S38-5
drawing no. 9

S38-5
BAROSSA 5

project no.
13045

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

9.	.	.
8.	.	.
7.	.	.
6.	.	.
5.	UPDATE EXTERIOR COL NOTES	21-04-15 RC
4.	UPGRADED REAR ELEVATIONS ADDED	.
3.	COLD CELLAR, 5'-0" FROST PROTECTION	14-07-21 QS
2.	REVISED AS PER ENG COMMENTS	14-05-26 RC
1.	ISSUED FOR CLIENT REVIEW	14-04-23 RC
no.	description	date by



APR 24, 2015

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

1'-0" 1'-0" 1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

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ARCHITECTURAL REVIEW & APPROVAL
APR 8 2015
John G. Williams Limited, Architect

S38-5
BAROSSA 5

project no.
13045

drawing no.
10

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD, ON

date
APR 17/14

drawn by
BDD.BIM

checked by
-

scale
3/16" = 1'-0"

RIGHT SIDE ELEVATION 'A'

file name
13045-S38-5

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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 BCIN

name registration information
VA3 Design Inc. 42658

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

RIGHT SIDE ELEVATION 'A'

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)

WALL AREA
LIMITING DISTANCE
OPENING ALLOWED
OPENINGS PROVIDED
(GLASS AREA ONLY)

1199.39 SQ. FT.
1.2 M (78")
83.96 SQ. FT.
78.02 SQ. FT.

PRECAST CONC. DOOR
SILL & STEP

TOP OF SLAB

FIN GRADE

FIN GROUND FLOOR

TOP OF TRANSON
TOP OF WINDOW/DOOR

FIN SECOND FLOOR

TOP OF WINDOW

TOP OF PLATE

ROOF FOR REAR
UPGRADE ELEV. 'C'

MID-POINT OF ROOF
ROOF FOR REAR
UPGRADE ELEV. 'A'

23'-9" [7.23M]

5'-9" [1.74M]

5'-9" [1.74M]

6'-10"

6'-10"

8'-1"

8'-5"

9'-11"

9	.	.	.	.
8	.	.	.	.
7	.	.	.	.
6	.	.	.	.
5	UPDATE EXTERIOR COL NOTES	21-04-15	RC	.
4	UPGRADED REAR ELEVATIONS ADDED	.	.	.
3	COLD CELLAR, 5'-0 FROST PROTECTION	14-07-21	QS	.
2	REVISED AS PER ENG COMMENTS	14-05-26	RC	.
1	ISSUED FOR CLIENT REVIEW	14-04-23	RC	.
no.	description	date	by	.

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

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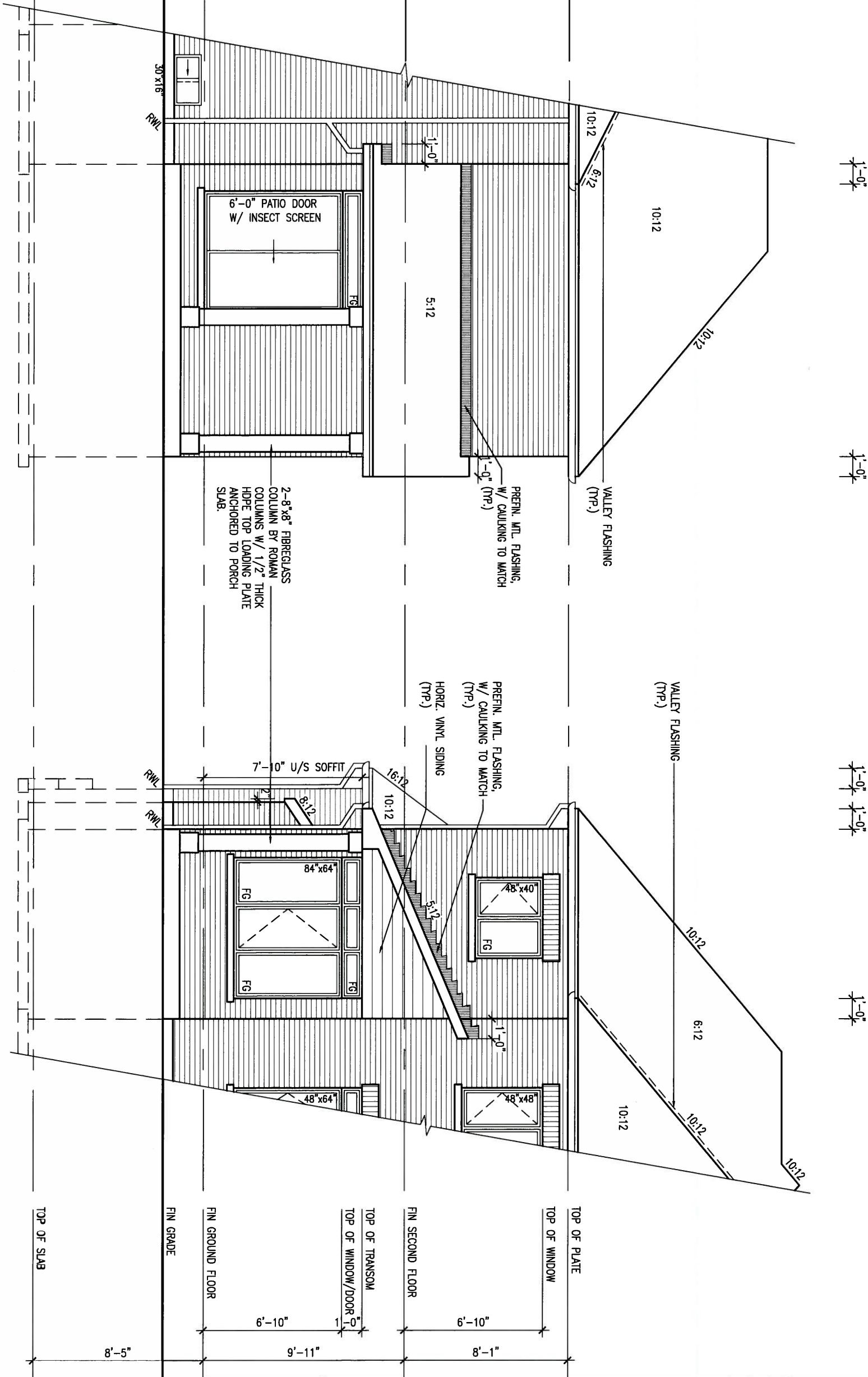
ARCHITECTURAL REVIEW & APPROVAL

APR 30 2015

John G. Williams Limited, Architect

PART. RIGHT SIDE ELEV. 'A' W/
OPT. LOGGIA (3R COND. ONLY)

PART. REAR ELEVATION 'A' W/
OPT. LOGGIA (3R COND. ONLY)
EL. 'B' & 'C' SIMILAR



9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	UPDATE EXTERIOR COL NOTES	21-04-15	RC
4	UPGRADED REAR ELEVATIONS ADDED	.	.
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2	REVISED AS PER ENG COMMENTS	14-05-26	RC
1	ISSUED FOR CLIENT REVIEW	14-04-23	RC
no.	description	date	by

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qualification information		
Wellington Jno-Baptiste	25591	BCIN
name registration information		
VA3 Design Inc.	42658	
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BAYVIEW WELLINGTON		S38-5 BAROSSA 5	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON
date	APR 17/14	project no.	13045
drawn by	BDD.BIM	drawing no.	11
checked by	-	scale	3/16" = 1'-0"
PARTIAL ELEVATION - OPT. LOGGIA		file name	13045-S38-5
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-5.dwg - Thu - Apr 23 2015 - 1:36 PM			

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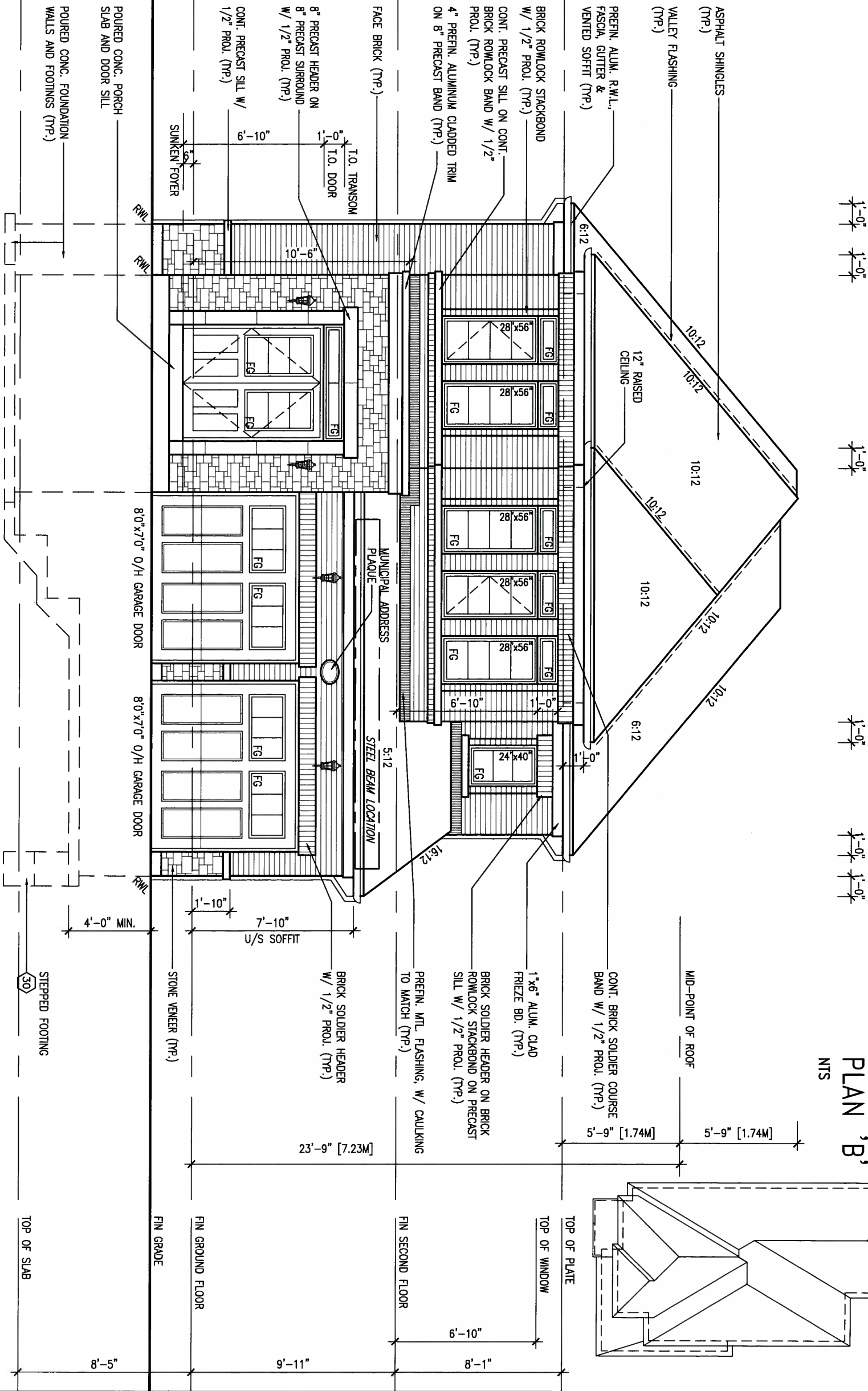
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ARCHITECTURAL REVIEW & APPROVAL

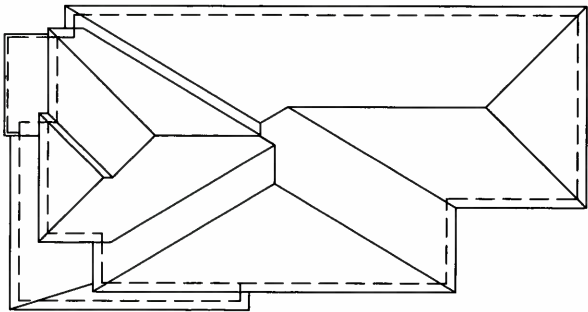
APR 30 2015

John G. Williams Limited, Architect

FRONT ELEVATION 'B'



ROOF
PLAN 'B'
NTS



S38-5
BAROSSA 5

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD, ON

project no.
13045

date
APR 17/14

drawn by
BDD.BIM

checked by

scale
3/16" = 1'-0"

FRONT ELEVATION 'B'

file name
13045-S38-5

drawing no.
12

RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-5.dwg - Thu - Apr 23 2015 - 1:36 PM

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 25591
name registration information BCIN
VA3 Design Inc. 42658
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9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	UPDATE EXTERIOR COL NOTES	21-04-15	RC
4	UPGRADED REAR ELEVATIONS ADDED	.	.
3	COLD CELLAR, 5'-0" FROST PROTECTION	14-07-21	QS
2	REVISED AS PER ENG COMMENTS	14-05-26	RC
1	ISSUED FOR CLIENT REVIEW	14-04-23	RC
no.	description	date	by



APR 24, 2015

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

1'-0"

1'-0" 1'-0" 1'-0"

1'-0"

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

S38-5
BAROSSA 5

project no.
13045

drawing no.

13

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD, ON

LEFT SIDE ELEVATION 'B'

date
APR 17/14

drawn by
BDD.BIM

checked by

scale

3/16" = 1'-0"

file name
13045-S38-5

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VA3
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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 25591
name registration information BCIN
VA3 Design Inc. 42658

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25'-9" [7.84M]

5'-9" [1.74M]

5'-9" [1.74M]

MID-POINT OF ROOF

10:12

10:12

6:12 10:12

10:12

10:12

10:12

VALLEY FLASHING
(TYP.)

TOP OF PLATE

TOP OF WINDOW

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

FIN SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

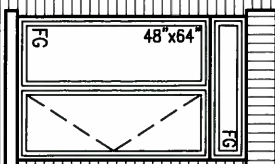
FIN GROUND FLOOR

SUNKEN FOYER
FIN GRADE

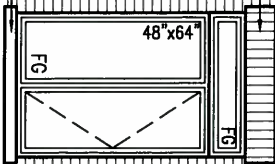
TOP OF SLAB

4'-0" FRIEZE BD. AND
CONT. DBL. ROWLOCK BAND
FOR UPGRADE ONLY

BRICK SOLDIER
HEADER (TYP.)



PRECAST SILL
(TYP.)



4'-0" RET.

8'-6"

LEFT SIDE ELEVATION 'B'

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1.(7))

S38-5 ELEVATION B	ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.
FRONT	615 S.F.	78.44 S.F.
LEFT SIDE	1164 S.F.	96.44 S.F.
RIGHT SIDE	1173 S.F.	88.43 S.F.
REAR	595 S.F.	135.67 S.F.
TOTAL SQ. FT.	3547.00 S.F.	398.98 S.F.
TOTAL SQ. M.	329.52 S.M.	37.07 S.M.

WALL AREA
LIMITING DISTANCE
OPENINGS ALLOWED
OPENINGS PROVIDED
(GLASS AREA ONLY)

1159.54 SQ. FT.
1.2 M (7%)
81.17 SQ. FT.
82.35 SQ. FT.



APR 24, 2015

no.	description	date	by
9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	UPDATE EXTERIOR COL NOTES	21-04-15	RC
4	UPGRADED REAR ELEVATIONS ADDED	.	.
3	COLD CELLAR, 5'-0 FROST PROTECTION	14-07-21	QS
2	REVISED AS PER ENG COMMENTS	14-05-26	RC
1	ISSUED FOR CLIENT REVIEW	14-04-23	RC

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

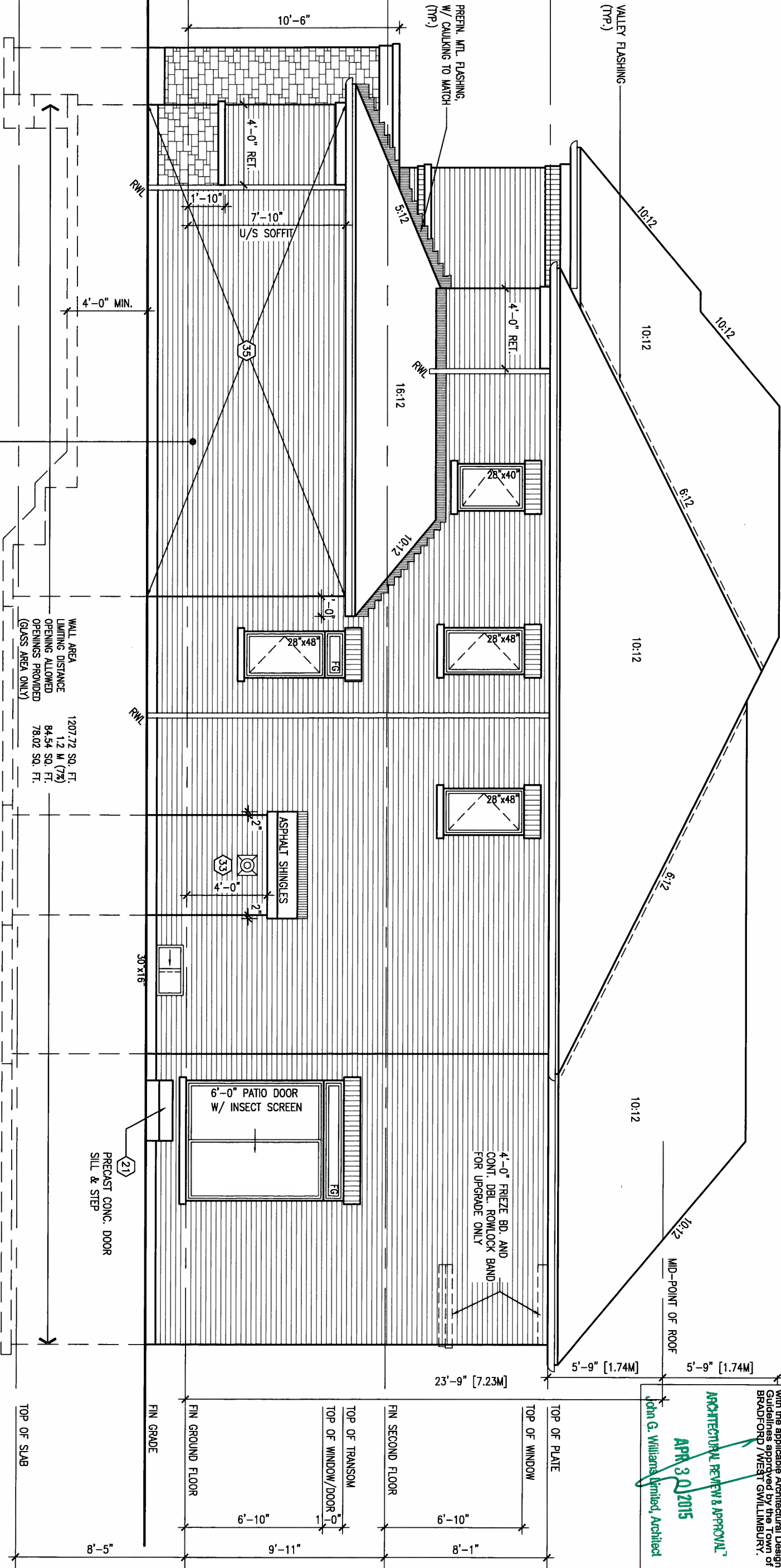
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ARCHITECTURAL REVIEW & APPROVAL

APR 30 2015

John G. Williams Limited, Architect



RIGHT SIDE ELEVATION 'B'

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 FILED. 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)

WALL AREA
LIMITING DISTANCE
OPENINGS ALLOWED
OPENINGS PROVIDED
(GLASS AREA ONLY)

1207.72 SQ. FT.
1.2 M (7%)
84.54 SQ. FT.
78.02 SQ. FT.

PRECAST CONC. DOOR
SILL & STEP

TOP OF SLAB

FIN GRADE

FIN GROUND FLOOR

TOP OF TRANSOM

TOP OF WINDOW/DOOR

FIN SECOND FLOOR

TOP OF WINDOW

TOP OF PLATE

BAYVIEW WELLINGTON

S38-5
BAROSSA 5

project name
GREEN VALLEY ESTATES

municipality
BRADFORD, ON

project no.
13045

date
APR 17/14

checked by
BDD.BIM

RIGHT ELEVATION 'B'

file name
13045-S38-5

drawing no.
14

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 25591
signature
name
registration information
VA3 Design Inc. 42658
BCIN

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no.	description	date	by
9			
8			
7			
6			
5	UPDATE EXTERIOR COL NOTES	21-04-15	RC
4	UPGRADED REAR ELEVATIONS ADDED		
3	COLD CELLAR, 5'-0 FROST PROTECTION	14-07-21	QS
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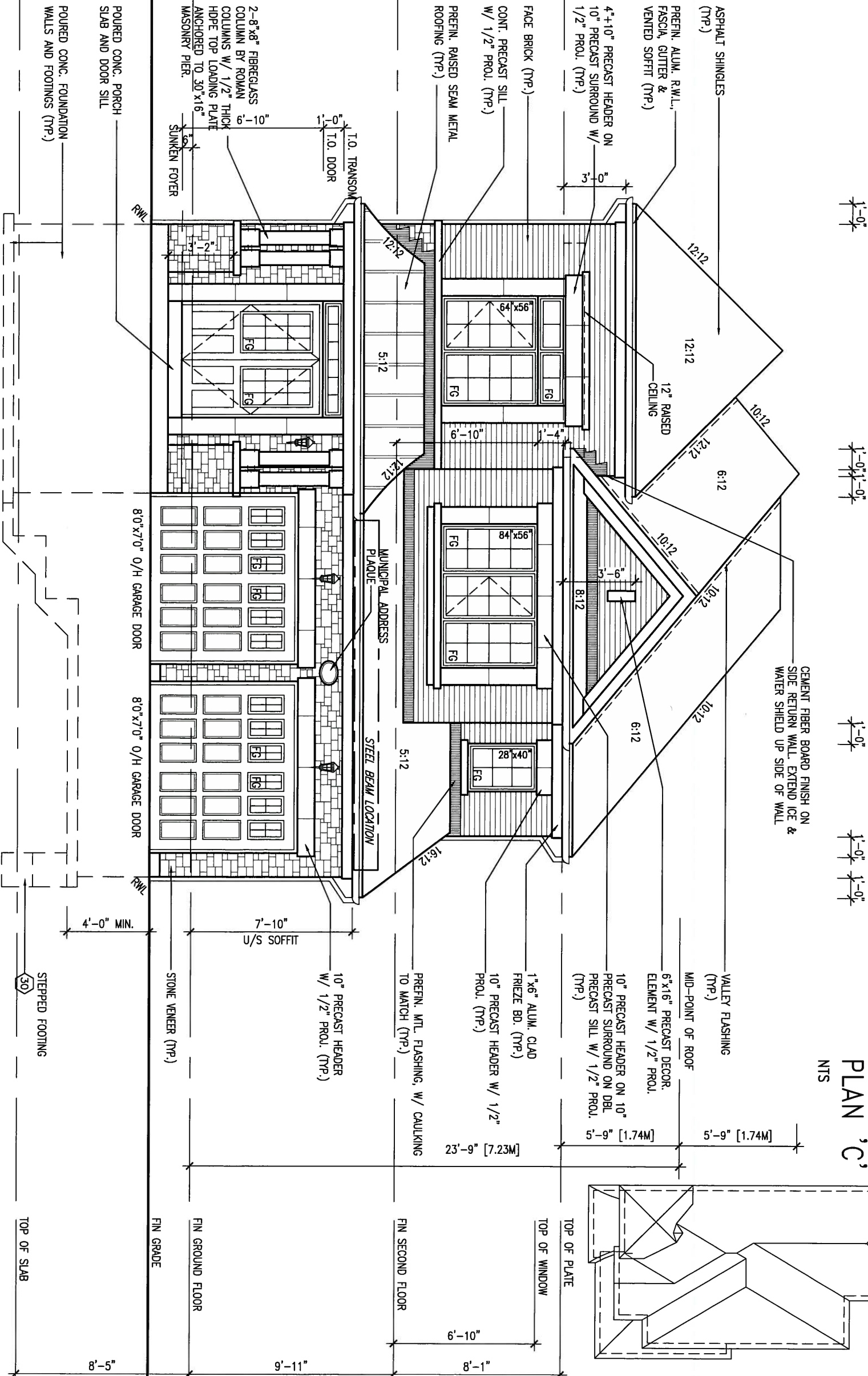
APR 24, 2015

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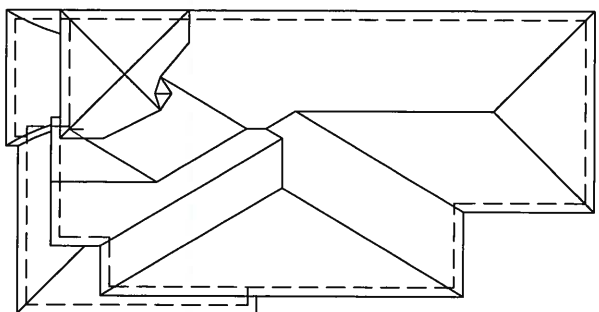
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ARCHITECTURAL REVIEW & APPROVAL
APR 30 2015
John G. Williams Limited, Architect

FRONT ELEVATION 'C'



ROOF PLAN 'C'
NTS



9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	UPDATE EXTERIOR COL NOTES	21-04-15	RC
4	UPGRADED REAR ELEVATIONS ADDED	.	.
3	COLD CELLAR, 5'-0 FROST PROTECTION	14-07-21	QS
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no.	description	date	by

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qualification information

Wellington Jno-Baptiste 25591

name registration information BCIN

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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		S38-5 BAROSSA 5	project no. 13045
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON	drawing no. 15	
date APR 17/14	checked by BDD.BIM	scale 3/16" = 1'-0"	file name 13045-S38-5
FRONT ELEVATION 'C'			
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-5.dwg - Thu - Apr 23 2015 - 1:36 PM			

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

1'-0"

1'-0"

12'-3"

1'-0" 1'-0"

1'-0"

5'-9" [1.74M]
ROOF FOR REAR
UPGRADE ELEV. 'C'

10:12

5'-9" [1.74M]
MID-POINT OF ROOF

10:12

10:12

6:12

ROOF SADDLE MIN 4:12

12:12

12:12

12:12

10:12

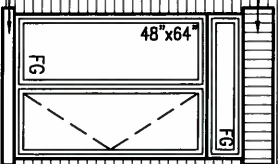
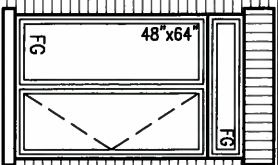
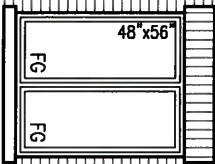
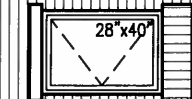
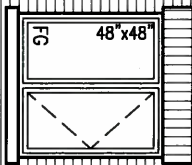
VALLEY FLASHING
(TYP.)

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

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23'-8" [7.23M]

4'-0" FRIEZE BD. FOR
UPGRADE ONLY



30' x 16'

R/W

R/W

WALL AREA 1160.50 SQ. FT.
LIMITING DISTANCE 12 M (7%)
OPENINGS ALLOWED 81.23 SQ. FT.
OPENINGS PROVIDED 62.35 SQ. FT.
(GLASS AREA ONLY)

LEFT SIDE ELEVATION 'C'

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))

S38-5 ELEVATION C	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	605 S.F.	78.11 S.F.	12.91 %
LEFT SIDE	1176 S.F.	96.44 S.F.	8.20 %
RIGHT SIDE	1163 S.F.	88.43 S.F.	7.60 %
REAR	595 S.F.	135.67 S.F.	22.80 %
TOTAL SQ. FT.	3539.00 S.F.	398.65 S.F.	11.26 %
TOTAL SQ. M.	328.78 S.M.	37.04 S.M.	11.26 %

TOP OF PLATE

TOP OF WINDOW

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

TOP OF TRANSOM

TOP OF WINDOW

FIN SECOND FLOOR

FIN GROUND FLOOR

SUNKEN FOYER
FIN GRADE

TOP OF SLAB

S38-5
BAROSSA 5

BAYVIEW WELLINGTON

project name GREEN VALLEY ESTATES municipality BRADFORD, ON

project no. 13045

LEFT ELEVATION 'C'

drawing no.

16

date APR 17/14
drawn by BDD.BIM
checked by
scale 3/16" = 1'-0"
file name 13045-S38-5
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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 25591 BCIN
name registration information VA3 Design Inc. 42658
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no.	description	date	by
9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	UPDATE EXTERIOR COL NOTES	21-04-15	RC
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1	ISSUED FOR CLIENT REVIEW	14-04-23	RC



APR 24, 2015

1'-0"

ARCHITECTURAL REVIEW & APPROVAL

APR 30 2015

John G. Williams drafted, Architect

project no.
13045

drawing no.
17

project name	municipality
GREEN VALLEY ESTATES	BRADFORD, ON

date **APR 17/14** RIGHT ELEVATION 'C'
 drawn by _____ checked by _____ scale _____ file name _____
 BDD.BIM - 3/16" = 1'-0" 13045-S38-5
 RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-5.dwg - Thu - Apr 23, 2015 - 1:36 PM

t 416.630.2255 f 416.630.478
va3design.com

signature 2559
BCIN
42658

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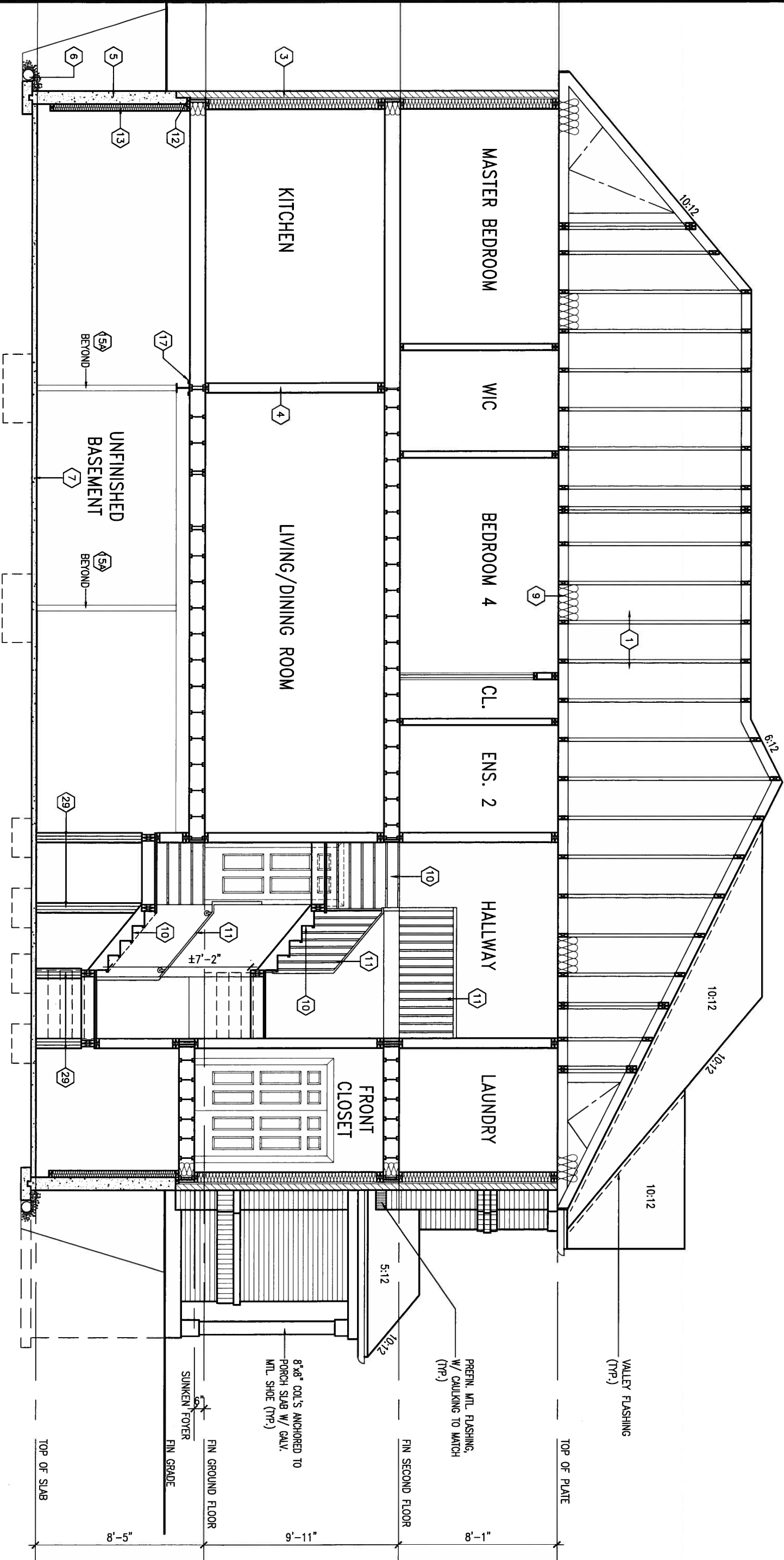
BRICK VENEER CONSTRUCTION

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

SUPPLY 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 CBC 2012-SUPPLEMENTARY STANDARDS)

APR 24, 2015

CROSS SECTION 'A-A'



no.	description	date	by
9			
8			
7			
6			
5	UPDATE EXTERIOR COL NOTES	21-04-15	RC
4	UPGRADED REAR ELEVATIONS ADDED		
3	COLD CELLAR, 5'-0" FROST PROTECTION	14-07-21	QS
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qualification information

Wellington Jno-Baptiste 25591 BCIN

name registration information VA3 Design Inc. 42658

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

VA3 DESIGN

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

BAYVIEW WELLINGTON

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

date **APR 17/14** checked by **BDD.BIM** scale **3/16" = 1'-0"**

CROSS SECTION 'A-A'

file name **13045-S38-5**

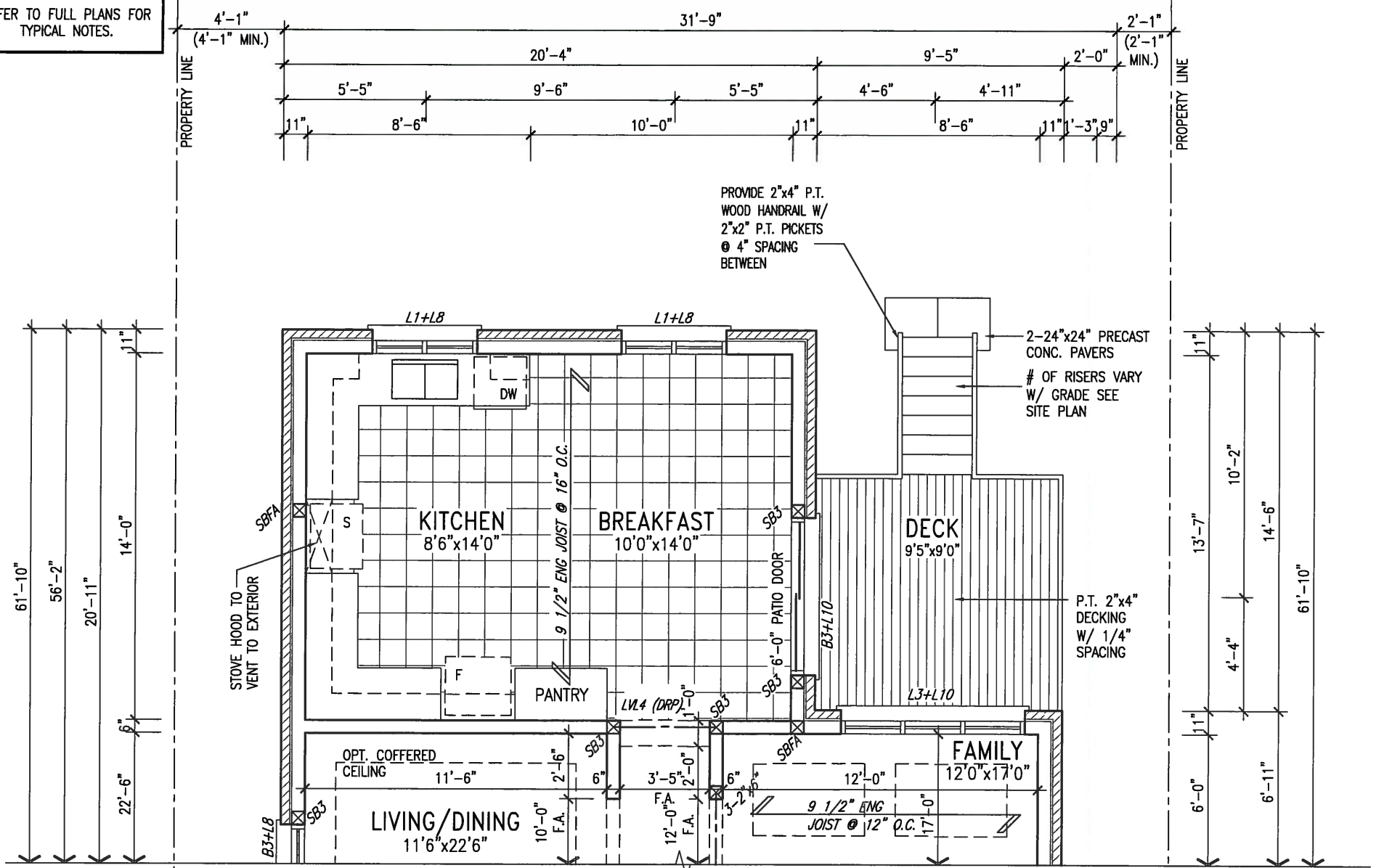
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S38-5
BAROSSA 5

project no. **13045**

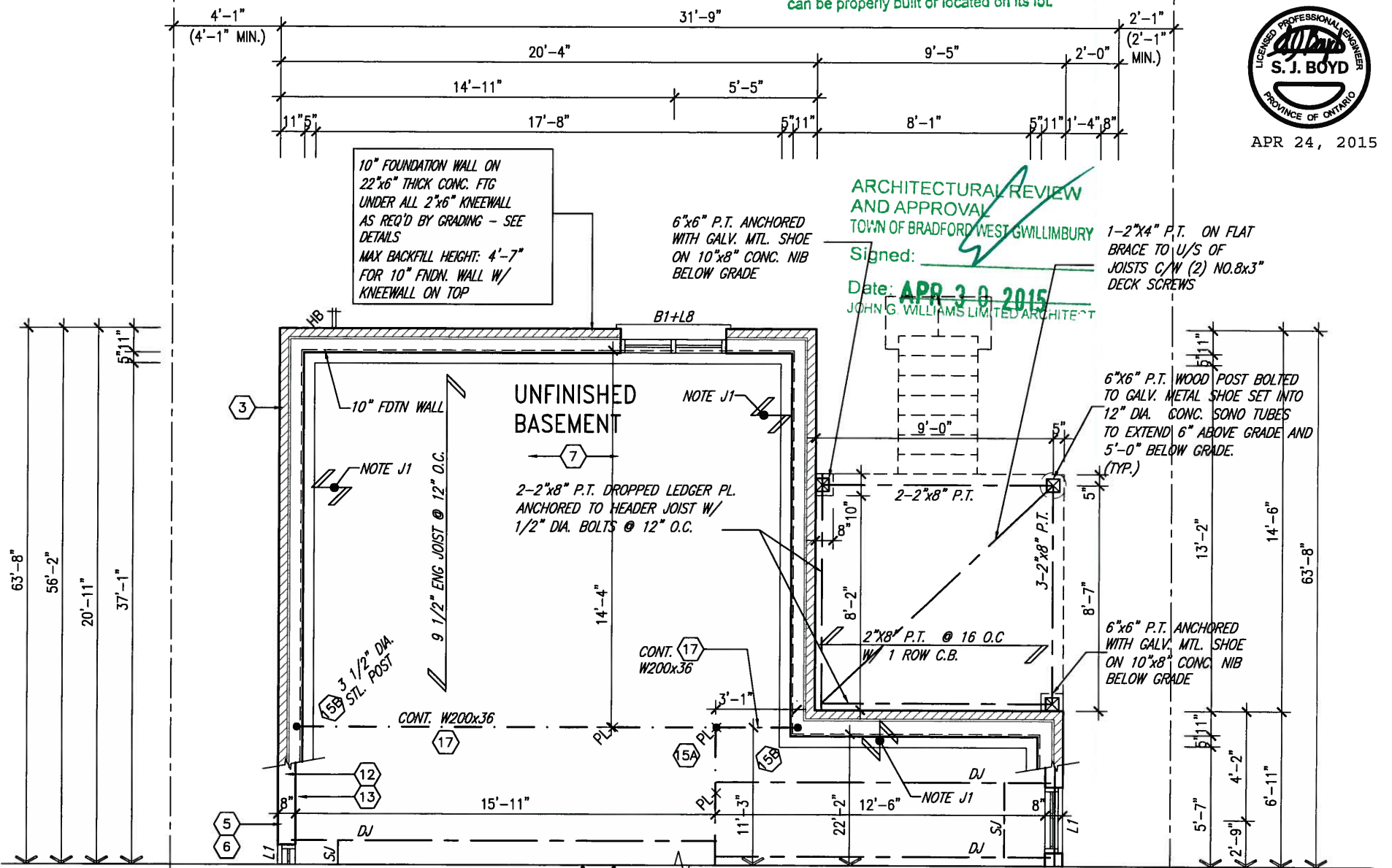
drawing no. **18**

REFER TO FULL PLANS FOR
TYPICAL NOTES.



PART GRND FLOOR PLAN 'A'
WOD CONDITION
ELEVS 'B' & 'C' SIMILAR

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.



PART BSMT PLAN 'A'
WOD CONDITION
ELEVS 'B' & 'C' SIMILAR

9.			
8.			
7.			
6.			
5.	UPDATE EXTERIOR COL NOTES	21-04-15	RC
4.	UPGRADED REAR ELEVATIONS ADDED		
3.	COLD CELLAR, 5'-0" FROST PROTECTION	14-07-21	QS
2.	REVISED AS PER ENG COMMENTS	14-05-26	RC
1.	ISSUED FOR CLIENT REVIEW	14-04-23	RC
no.	description	date	by

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

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

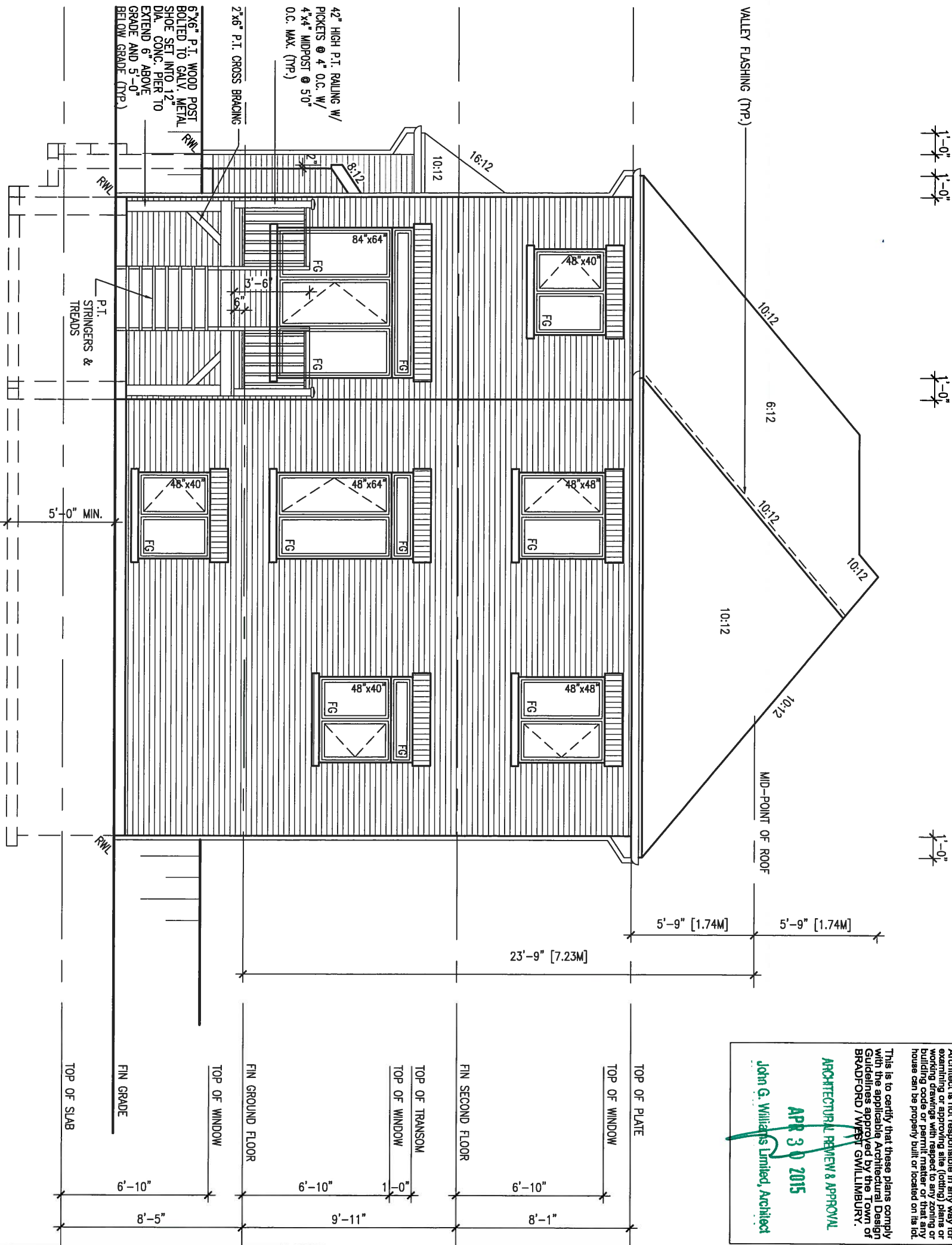
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.



BAYVIEW WELLINGTON		S38-5 BAROSSA 5	
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON	project no. 13045	drawing no. 19
date APR 17/14	checked by BDD.BIM	scale 3/16" = 1'-0"	file name 13045-S38-5
PARTIAL PLANS - WOD CONDITION			
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REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1.(7))			
S38-5 ELEVATION A WOD	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	604 S.F.	77.66 S.F.	12.86 %
LEFT SIDE	1151 S.F.	96.44 S.F.	8.38 %
RIGHT SIDE	1163 S.F.	88.44 S.F.	7.60 %
REAR	714 S.F.	145.67 S.F.	20.40 %
TOTAL SQ. FT.	3632.00 S.F.	408.21 S.F.	11.24 %
TOTAL SQ. M.	337.42 S.M.	37.92 S.M.	11.24 %
UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1.(7))			
S38-5 ELEVATION B WOD	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	615 S.F.	78.44 S.F.	12.75 %
LEFT SIDE	1164 S.F.	96.44 S.F.	8.29 %
RIGHT SIDE	1173 S.F.	88.43 S.F.	7.54 %
REAR	714 S.F.	145.67 S.F.	20.40 %
TOTAL SQ. FT.	3666.00 S.F.	408.98 S.F.	11.16 %
TOTAL SQ. M.	340.58 S.M.	38.00 S.M.	11.16 %
UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1.(7))			
S38-5 ELEVATION C WOD	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	605 S.F.	78.11 S.F.	12.91 %
LEFT SIDE	1176 S.F.	96.44 S.F.	8.20 %
RIGHT SIDE	1163 S.F.	88.43 S.F.	7.60 %
REAR	714 S.F.	145.67 S.F.	20.40 %
TOTAL SQ. FT.	3658.00 S.F.	408.65 S.F.	11.17 %
TOTAL SQ. M.	339.84 S.M.	37.96 S.M.	11.17 %



REAR ELEVATION 'A'
9R OR MORE
W.O.D. CONDITION
EL. 'B' & 'C' SIMILAR

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

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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
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.		VA3 DESIGN		BAYVIEW WELLINGTON		S38-5	
8 .		qualification information		300A Wilson Avenue		GREEN VALLEY ESTATES		BAROSSA 5	
7 .		Wellington Jno-Baptiste 25591		Toronto ON M3H 1S8		BRADFORD, ON		project no.	
6 .		name registration information		416.630.2255 f 416.630.4782		REAR ELEVATION - WOD CONDITION		13045	
5 UPDATE EXTERIOR COL NOTES		21-04-15	RC	va3design.com		checked by		drawing no.	
4 UPGRADED REAR ELEVATIONS ADDED		14-07-21	QS	Richard - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-5.dwg - Thu - Apr 23 2015 - 1:36 PM		scale		20	
3 COLD CELLAR, 5'-0 FROST PROTECTION		14-05-26	RC	file name		3/16" = 1'-0"		13045-S38-5	
2 REVISED AS PER ENG COMMENTS		14-04-23	RC	no. description		date		by	
1 ISSUED FOR CLIENT REVIEW									

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[illegible]

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Elevation view of a roof section showing horizontal dimensions:

- Total length: 31'-9"
- Left overhang: 4'-1" (4'-1" MIN.)
- Internal dimensions from left edge:
 - 20'-4"
 - 14'-11"
 - 18'-6"
- Internal dimensions between vertical lines:
 - 5'-5"
- Right side dimensions:
 - 9'-5"
 - 2'-0"
 - 2'-1" (2'-1" MIN.)
- Vertical offsets:
 - 11" (twice)
 - 1'-4" 8"

Signed: _____ 1-2"x4" P.T. ON FLAT
Date: **APR 30 2015** BRACE TO U/S OF
JOISTS C/W (2) NO.8x3"
JOHN G. WILLIAMS LIMITED ARCHITECT DECK SCREWS

[illegible]

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	BCIN
5	UPDATE EXTERIOR COL NOTES	21-04-15	RC	name	
4	UPGRADED REAR ELEVATIONS ADDED	-	-	registration information	
3	COLD CELLAR, 5'-0" FROST PROTECTION	14-07-21	QS	VA3 Design Inc.	42658
2	REVISED AS PER ENG COMMENTS	14-05-26	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	
1	ISSUED FOR CLIENT REVIEW	14-04-23	RC		
no.	description	date	by		

project name GREEN VALLEY ESTATES		municipality BRADFORD, ON		project no. 13045	
date APR 17/14		PARTIAL PLANS - WOB CONDITION			drawing no. 21
drawn by BDD.BIM		checked by -		scale 3/16" = 1'-0"	
file name 13045-S38-5					

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REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1.(7))			
S38-5 ELEVATION A WOB	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	604 S.F.	77.66 S.F.	12.86 %
LEFT SIDE	1151 S.F.	96.44 S.F.	8.38 %
RIGHT SIDE	1163 S.F.	88.44 S.F.	7.60 %
REAR	801 S.F.	173.33 S.F.	21.64 %
TOTAL SQ. FT.	3719.00 S.F.	435.87 S.F.	11.72 %
TOTAL SQ. M.	345.50 S.M.	40.49 S.M.	11.72 %
UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1.(7))			
S38-5 ELEVATION B WOB	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	615 S.F.	78.44 S.F.	12.75 %
LEFT SIDE	1164 S.F.	96.44 S.F.	8.29 %
RIGHT SIDE	1173 S.F.	88.43 S.F.	7.54 %
REAR	801 S.F.	173.33 S.F.	21.64 %
TOTAL SQ. FT.	3753.00 S.F.	436.64 S.F.	11.63 %
TOTAL SQ. M.	348.66 S.M.	40.56 S.M.	11.63 %
UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1.(7))			
S38-5 ELEVATION C WOB	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	605 S.F.	78.11 S.F.	12.91 %
LEFT SIDE	1176 S.F.	96.44 S.F.	8.20 %
RIGHT SIDE	1163 S.F.	88.43 S.F.	7.60 %
REAR	801 S.F.	173.33 S.F.	21.64 %
TOTAL SQ. FT.	3745.00 S.F.	436.31 S.F.	11.65 %
TOTAL SQ. M.	347.92 S.M.	40.53 S.M.	11.65 %



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

S38-5
BAROSSA 5

project no.
13045

drawing no.

22

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD, ON

date
APR 17/14

REAR ELEVATION - WOB CONDITION

drawn by
BDD.BIM

checked by
-

scale
3/16" = 1'-0"

file name
13045-S38-5

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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.

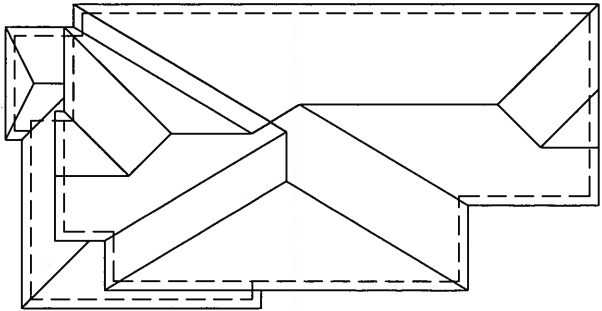
qualification information
Wellington Jno-Baptiste 25591
name registration information BCN
VA3 Design Inc. 42658

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no.	description	date	by
9			
8			
7			
6			
5	UPDATE EXTERIOR COL NOTES	21-04-15	RC
4	UPGRADED REAR ELEVATIONS ADDED		
3	COLD CELLAR, 5'-0 FROST PROTECTION	14-07-21	QS
2	REVISED AS PER ENG COMMENTS	14-05-26	RC
1	ISSUED FOR CLIENT REVIEW	14-04-23	RC

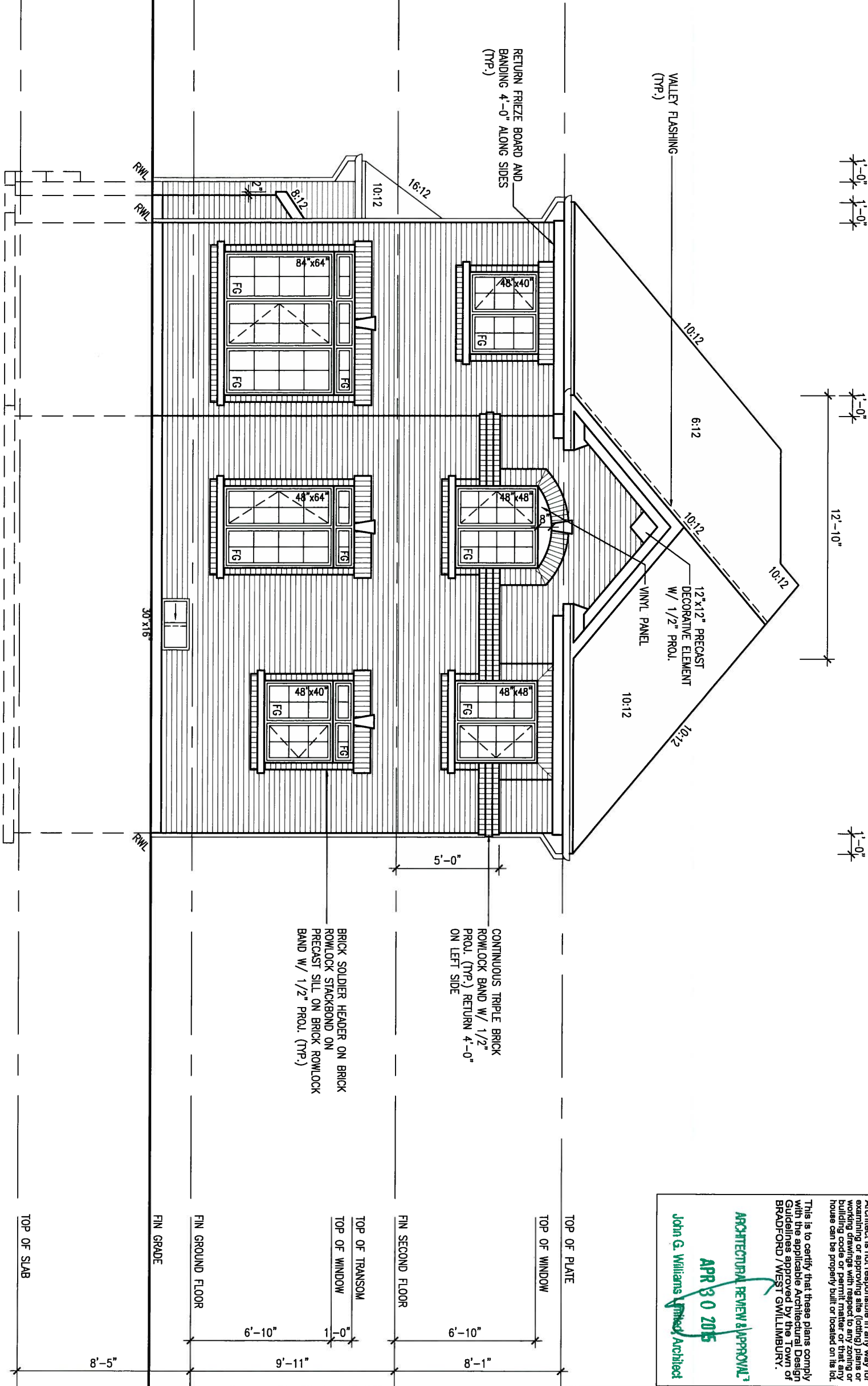


REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.



ROOF PLAN 'A'
(UPGRADE REAR)
NTS

UPGRADED REAR 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 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.

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

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

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	UPDATE EXTERIOR COL NOTES	21-04-15	RC
4	UPGRADED REAR ELEVATIONS ADDED	.	.
3	COLD CELLAR, 5'-0" FROST PROTECTION	14-07-21	QS
2	REVISED AS PER ENG COMMENTS	14-05-26	RC
1	ISSUED FOR CLIENT REVIEW	14-04-23	RC
no.	description	date	by

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

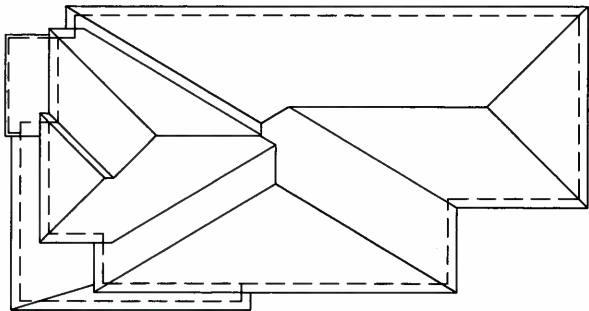
qualification information
Wellington Jno-Baptiste 25591
name
registration information
VA3 Design Inc. 42658

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

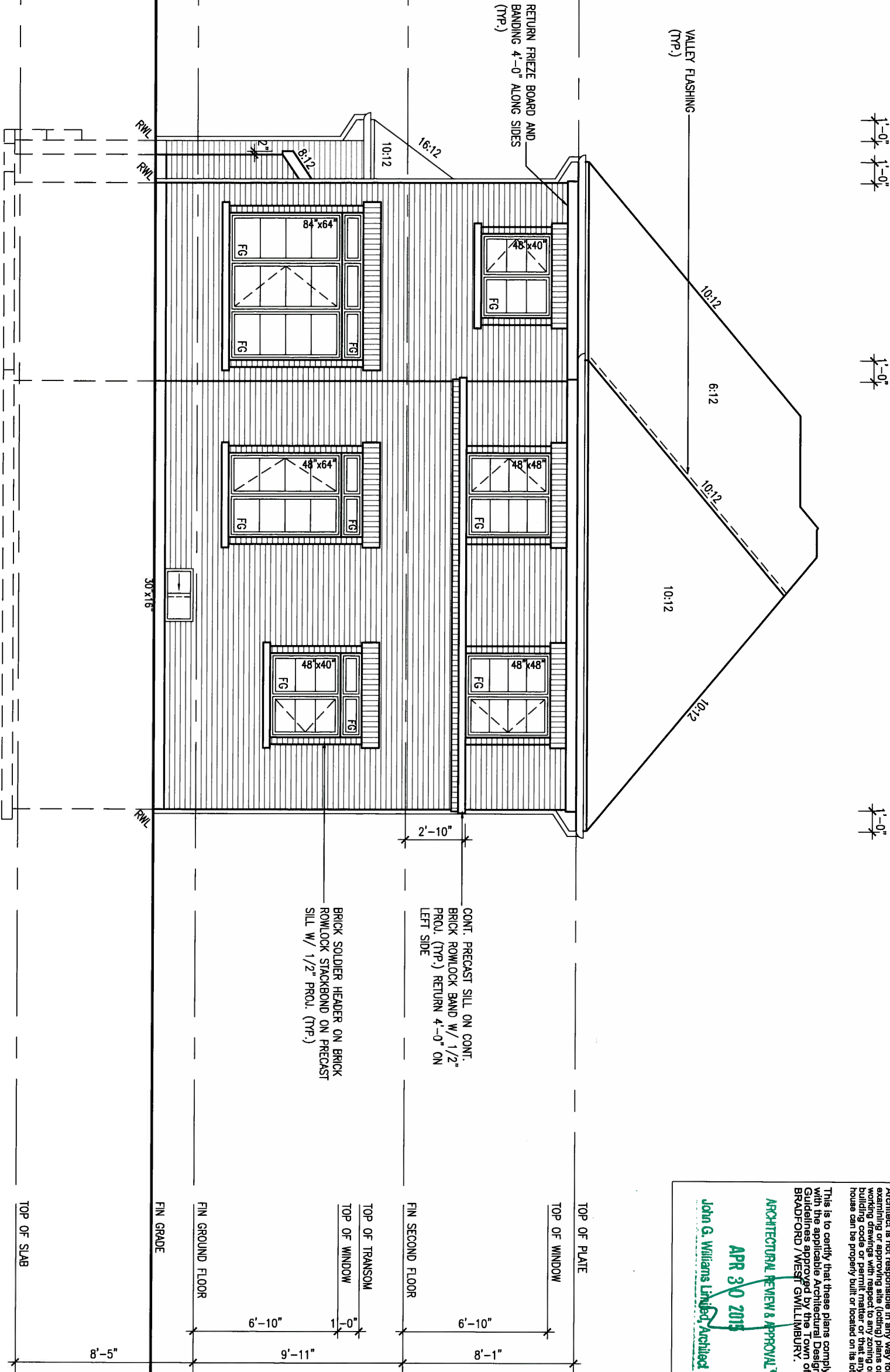
BAYVIEW WELLINGTON			S38-5 BAROSSA 5		
project name GREEN VALLEY ESTATES		municipality BRADFORD, ON		project no. 13045	
date APR 17/14		UPGRADED REAR ELEVATION 'A'			drawing no. 23
drawn by BDD.BIM	checked by -	scale 3/16" = 1'-0"	file name 13045-S38-5		
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REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.



ROOF PLAN 'B'
(UPGRADE REAR)
NTS

UPGRADED REAR ELEVATION 'B'



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

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of Bradford / West Gwillimbury.

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

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	UPDATE EXTERIOR COL NOTES	21-04-15	RC
4	UPGRADED REAR ELEVATIONS ADDED	.	.
3	COLD CELLAR, 5'-0 FROST PROTECTION	14-07-21	QS
2	REVISED AS PER ENG COMMENTS	14-05-26	RC
1	ISSUED FOR CLIENT REVIEW	14-04-23	RC
no.	description	date	by

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

qualification information

Wellington Jno-Baptiste *[Signature]* 25591
name
registration information BCIN
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

project name
GREEN VALLEY ESTATES

date
APR 17/14

checked by
BDD.BIM

scale
3/16" = 1'-0"

municipality
BRADFORD, ON

S38-5
BAROSSA 5

project no.
13045

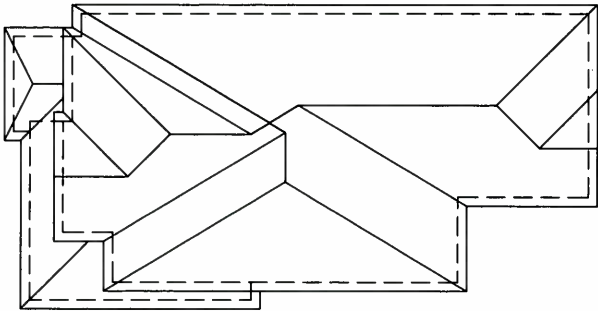
drawing no.
24

file name
13045-S38-5

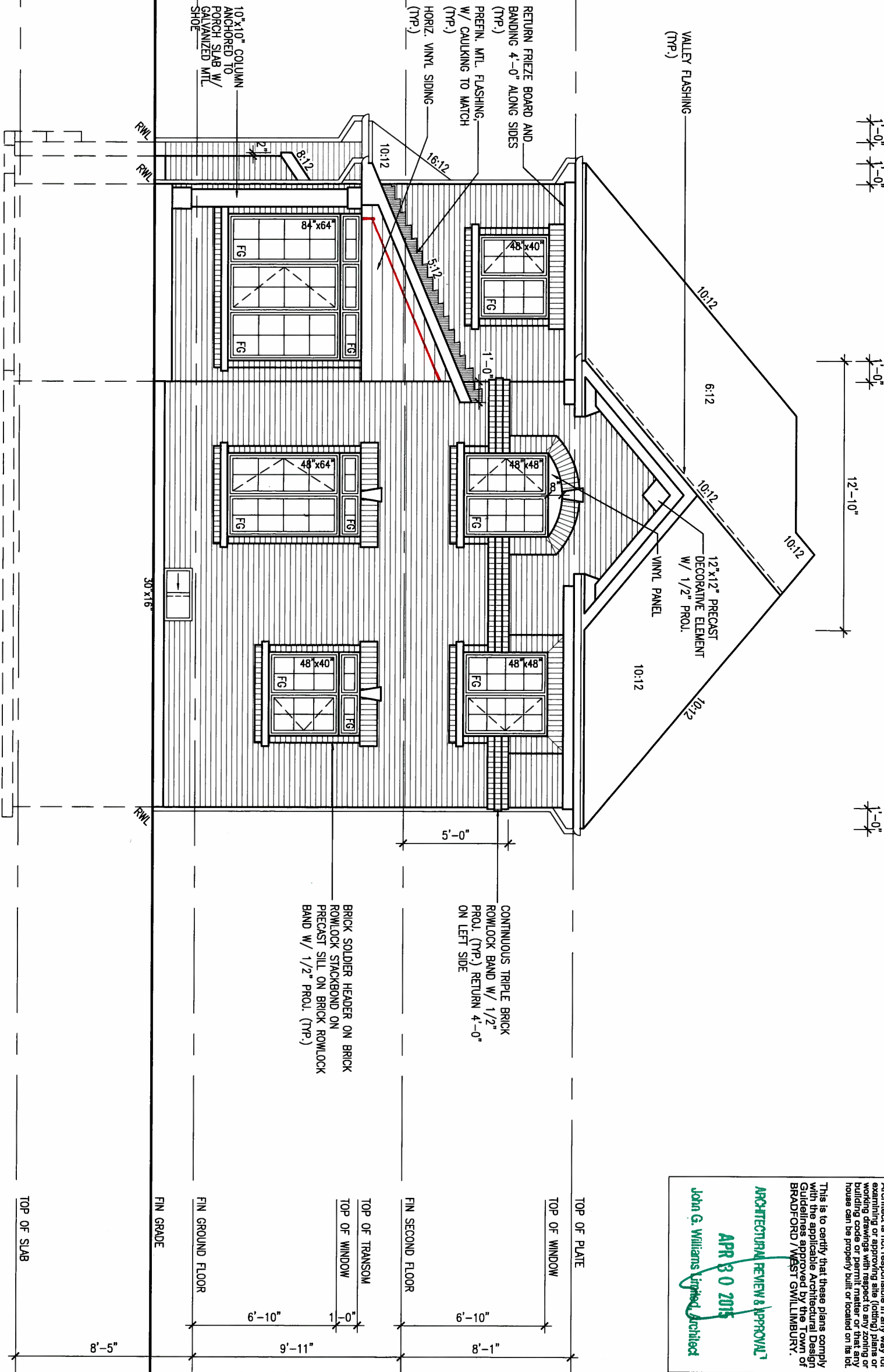
UPGRADED REAR ELEVATION 'B'

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REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.



ROOF PLAN 'A'
(UPGRADE REAR)
NTS



UPGRADED REAR ELEVATION 'A'
W/ OPT. LOGGIA (3R COND. ONLY)

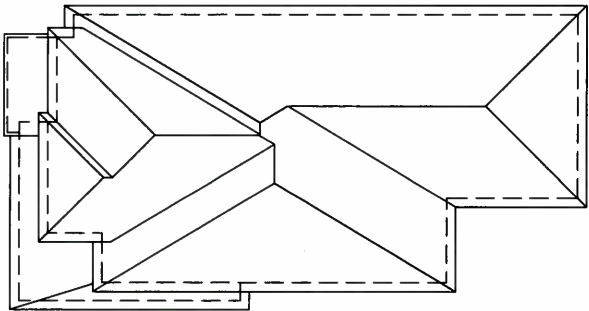
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ARCHITECTURAL REVIEW & APPROVAL
APR 30 2015
John G. Williams Limited, Architect

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

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		S38-5	
8 .		Wellington Jno-Baptiste		300A Wilson Avenue		GREEN VALLEY ESTATES		BAROSSA 5	
7 .		25591		Toronto ON M3H 1S8		BRADFORD, ON		project no.	
6 .		42658		t 416.630.2255 f 416.630.4782		municipality		13045	
5 UPDATE EXTERIOR COL NOTES		21-04-15 RC		va3design.com		date		drawing no.	
4 UPGRADED REAR ELEVATIONS ADDED		14-07-21 QS		2		APR 17/14		26	
3 COLD CELLAR, 5'-0 FROST PROTECTION		14-05-26 RC		1		checked by		UPGRADED REAR ELEVATION 'A'	
2 REVISED AS PER ENG COMMENTS		14-04-23 RC		1		scale		13045-S38-5	
1 ISSUED FOR CLIENT REVIEW		date		by		3/16" = 1'-0"		file name	
no. description		date		by		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-5.dwg - Thu - Apr 23 2015 - 1:36 PM		Richard	

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.




ROOF PLAN 'B'
(UPGRADE REAR)
NTS

UPGRADED REAR ELEVATION 'B'
W/ OPT. LOGGIA (3R COND. ONLY)

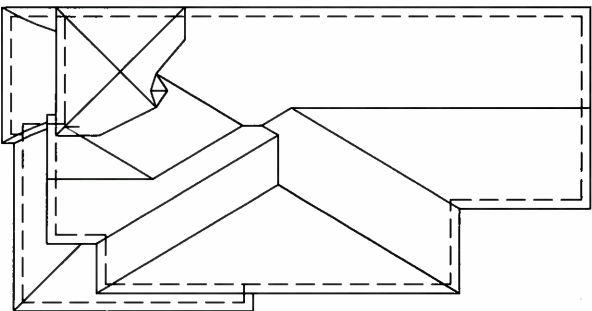


It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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.

APR 30 2015
John G. Williams Limited Architect
ARCHITECTURAL REVIEW & APPROVAL
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

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		S38-5 BAROSSA 5		
8	.	.	.	qualification information		project name	municipality		project no.	
7	.	.	.	Wellington Jno-Baptiste		GREEN VALLEY ESTATES	BRADFORD, ON		13045	
6	.	.	.	signature		name	BRADFORD, ON		drawing no.	
5	UPDATE EXTERIOR COL NOTES	21-04-15	RC	registration information	VA3 Design Inc.	date		UPGRADED REAR ELEVATION 'B'		
4	UPGRADED REAR ELEVATIONS ADDED	.	.	VA3 Design Inc.	42658	APR 17/14		file name		
3	COLD CELLAR, 5'-0 FROST PROTECTION	14-07-21	QS	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.	t 416.630.2255 f 416.630.4782 va3design.com	checked by		scale		
2	REVISED AS PER ENG COMMENTS	14-05-26	RC			drawn by		3/16" = 1'-0"		
1	ISSUED FOR CLIENT REVIEW	14-04-23	RC			BDD.BIM		13045-S38-5		
no. description		date by				RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-5.dwg - Thu - Apr 23 2015 - 1:36 PM				

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.



ROOF PLAN 'C'
(UPGRADE REAR)
NTS



UPGRADED REAR ELEVATION 'C'
W/ OPT. LOGGIA (3R COND. ONLY)

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 Authority shall not be responsible for any delay or expense or for any other loss or damage resulting from the review of the plans or from the building code or permit matter or that any house can be properly built or located on its lot.

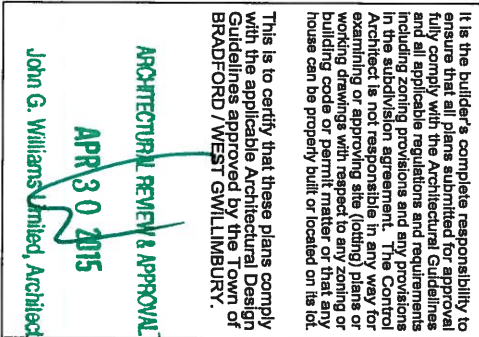
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

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.		VA3 DESIGN		BAYVIEW WELLINGTON		S38-5	
8 .		Wellington Jno-Baptiste		300A Wilson Avenue		GREEN VALLEY ESTATES		BAROSSA 5	
7 .		25591		Toronto ON M3H 1S8		BRADFORD, ON		project no.	
6 .		42658		t 416.630.2255 f 416.630.4782		UPGRADED REAR ELEVATION 'C'		13045	
5 UPDATE EXTERIOR COL NOTES		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.		date		drawing no.	
4 UPGRADED REAR ELEVATIONS ADDED		14-07-21	QS	va3design.com		APR 17/14		28	
3 COLD CELLAR, 5'-0" FROST PROTECTION		14-05-26	RC	checked by		scale		file name	
2 REVISED AS PER ENG COMMENTS		14-04-23	RC	drawn by		3/16" = 1'-0"		13045-S38-5	
1 ISSUED FOR CLIENT REVIEW				RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-5.dwg - Thu - Apr 23 2015 - 1:36 PM					
no. description		date		by					



UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7))			
S3-8-5 ELEVATION A WOD	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	604 S.F.	77.66 S.F.	12.86 %
LEFT SIDE	1151 S.F.	96.44 S.F.	8.38 %
RIGHT SIDE	1163 S.F.	88.44 S.F.	7.60 %
REAR	714 S.F.	145.67 S.F.	20.40 %
TOTAL SQ. FT.	3632.00 S.F.	408.21 S.F.	11.24 %
TOTAL SQ. M.	337.42 S.M.	37.92 S.M.	11.24 %



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

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

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

VA3
DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 16.630.2255 f 416.630.
va3design.com

t 416.630.2255 f 416.630.4782
va3design.com

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

date **APR 17/14** **UPGRADED REAR ELEVATION 'A' -**

drawn by **BDD.BIM** checked by **-** scale **3/16" = 1'-0"**

RICHARD - H:\ARCHIVE\WORKING\13045.BW\units\38\13045-S38-5.dwg - Thu

project no.
13045

drawing no.
29

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REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))				
S38-5 ELEVATION B WOD	ENERGY EFFICIENCY - OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	615 S.F.	78.44 S.F.	12.75 %	
LEFT SIDE	1164 S.F.	96.44 S.F.	8.29 %	
RIGHT SIDE	1173 S.F.	88.43 S.F.	7.54 %	
REAR	714 S.F.	145.67 S.F.	20.40 %	
TOTAL SQ. FT.	3666.00 S.F.	408.98 S.F.	11.16 %	
TOTAL SQ. M.	340.58 S.M.	38.00 S.M.	11.16 %	



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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
APR 30 2015
John G. Williams Limited Architect

UPGRADED REAR ELEVATION 'B'
9R OR MORE 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.	25591	VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON project name GREEN VALLEY ESTATES municipality BRADFORD, ON	S38-5 BAROSSA 5	project no. 13045	
8	.	.	qualification information	BCIN					
7	.	.	Wellington Jno-Baptiste	42658					
6	.	.	name registration information VA3 Design Inc.						
5	UPDATE EXTERIOR COL NOTES	21-04-15	RC			UPGRADED REAR ELEVATION 'B'- WOD CONDITION drawing no. 30			
4	UPGRADED REAR ELEVATIONS ADDED						scale 3/16" = 1'-0"		
3	COLD CELLAR, 5'-0 FROST PROTECTION	14-07-21	QS					file name 13045-S38-5	
2	REVISED AS PER ENG COMMENTS	14-05-26	KC						RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-5.dwg - Thu - Apr 23 2015 - 1:36 PM
1	ISSUED FOR CLIENT REVIEW	14-04-23	RC						
no.	description	date	by						

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7))			
S38-5 ELEVATION C WOD	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	605 S.F.	78.11 S.F.	12.91 %
LEFT SIDE	1176 S.F.	96.44 S.F.	8.20 %
RIGHT SIDE	1163 S.F.	88.43 S.F.	7.60 %
REAR	714 S.F.	145.67 S.F.	20.40 %
TOTAL SQ. FT.	3658.00 S.F.	408.65 S.F.	11.17 %
TOTAL SQ. M.	339.84 S.M.	37.96 S.M.	11.17 %



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

S38-5
BAROSSA 5

BAYVIEW WELLINGTON

project name GREEN VALLEY ESTATES		municipality BRADFORD, ON		project no. 13045	
date APR 17/14					
UPGRADED REAR ELEVATION 'C' - WOD CONDITION					
drawing no.		checked by		scale	
BDD.BIM				3/16" = 1'-0"	
file name		13045-S38-5			
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31					

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

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

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



APR 24, 2015

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	UPDATE EXTERIOR COL NOTES	21-04-15	RC
4	UPGRADED REAR ELEVATIONS ADDED		
3	COLD CELLAR, 5'-0" FROST PROTECTION	14-07-21	QS
2	REVISED AS PER ENG COMMENTS	14-05-26	RC
1	ISSUED FOR CLIENT REVIEW	14-04-23	RC
no.	description	date	by

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REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1 (7))			
S38-5 ELEVATION A WOB	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	604 S.F.	77.66 S.F.	12.86 %
LEFT SIDE	1151 S.F.	96.44 S.F.	8.38 %
RIGHT SIDE	1163 S.F.	88.44 S.F.	7.60 %
REAR	801 S.F.	173.33 S.F.	21.64 %
TOTAL SQ. FT.	3719.00 S.F.	435.87 S.F.	11.72 %
TOTAL SQ. M.	345.50 S.M.	40.49 S.M.	11.72 %



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 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.

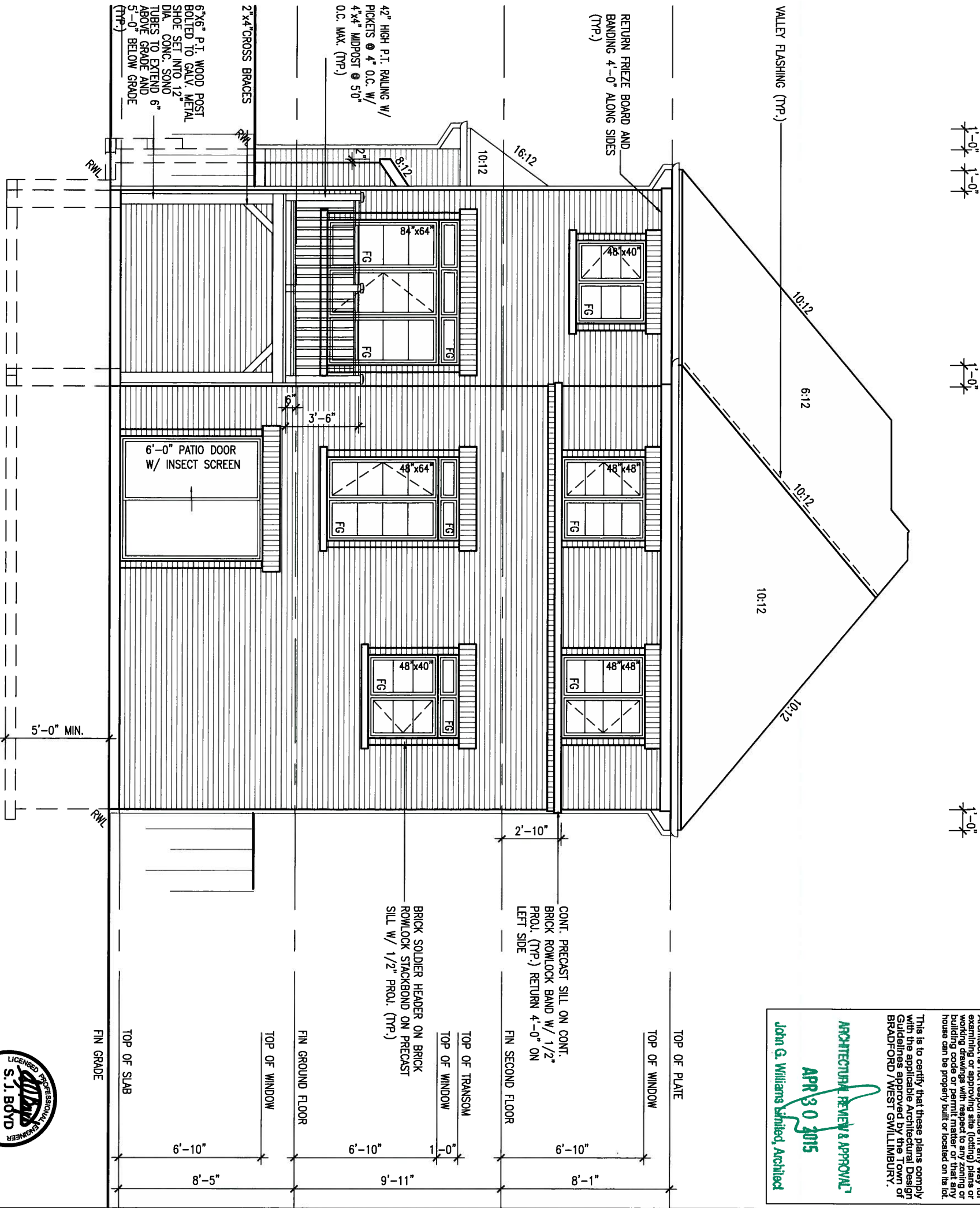
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

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.		25591		BAYVIEW WELLINGTON		S38-5	
8 .		Wellington Jno-Baptiste		BCIN		GREEN VALLEY ESTATES		BAROSSA 5	
7 .		VA3 Design Inc.		42658		BRADFORD, ON		project no.	
6 .		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.		300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com		date		drawing no.	
5 UPDATE EXTERIOR COL NOTES		21-04-15		RC		APR 17/14		13045	
4 UPGRADED REAR ELEVATIONS ADDED		14-07-21		QS		UPGRADED REAR ELEVATION 'A' - WOB CONDITION		32	
3 COLD CELLAR, 5'-0" FROST PROTECTION		14-05-26		RC		checked by		file name	
2 REVISED AS PER ENG COMMENTS		14-04-23		RC		BDD.BIM		13045-S38-5	
1 ISSUED FOR CLIENT REVIEW		date		by		scale		3/16" = 1'-0"	
no. description		date		by		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-5.dwg - Thu - Apr 23 2015 - 1:36 PM			

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))			
S38-5 ELEVATION B WOB	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	615 S.F.	78.44 S.F.	12.75 %
LEFT SIDE	1164 S.F.	96.44 S.F.	8.29 %
RIGHT SIDE	1173 S.F.	88.43 S.F.	7.54 %
REAR	801 S.F.	173.33 S.F.	21.64 %
TOTAL SQ. FT.	3753.00 S.F.	436.64 S.F.	11.63 %
TOTAL SQ. M.	348.66 S.M.	40.56 S.M.	11.63 %



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 approving or disapproving (and/or) plans for working drawings with respect to 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

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

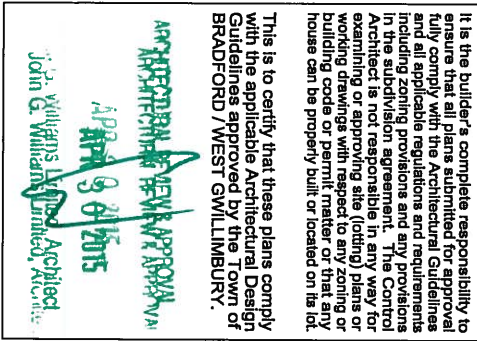


9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name registration information BCN
5	UPDATE EXTERIOR COL NOTES	21-04-15	RC	VA3 Design Inc. 42658
4	UPGRADED REAR ELEVATIONS ADDED	.	.	
3	COLD CELLAR, 5'-0 FROST PROTECTION	14-07-21	QS	
2	REVISED AS PER ENG COMMENTS	14-05-26	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
1	ISSUED FOR CLIENT REVIEW	14-04-23	RC	
no.	description		date	by


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

BAYVIEW WELLINGTON		S38-5 BAROSSA 5	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON
date	APR 17/14	project no.	13045
drawn by	BDD,BIM	drawing no.	33
checked by	-	scale	3/16" = 1'-0"
file name	13045-S38-5		
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UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7))			
S38-5 ELEVATION C WOB	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	605 S.F.	78.11 S.F.	12.91 %
LEFT SIDE	1176 S.F.	96.44 S.F.	8.20 %
RIGHT SIDE	1163 S.F.	88.43 S.F.	7.60 %
REAR	801 S.F.	173.33 S.F.	21.64 %
TOTAL SQ. FT.	3745.00 S.F.	436.31 S.F.	11.65 %
TOTAL SQ. M.	347.92 S.M.	40.53 S.M.	11.65 %



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

 <p>VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com</p>	<h2 style="margin: 0;">BAYVIEW WELLINGTON</h2>	<h2 style="margin: 0;">S38-5</h2> <p style="margin: 0;">BAROSSA 5</p>	
	project name	municipality	project no.
	GREEN VALLEY ESTATES	BRADFORD, ON	1304
date	drawing no.		
APR 17/14	UPGRADED REAR ELEVATION 'C' - WOB CONDITION		
drawn by	checked by	scale	
BDD,BHM	-	3/16" = 1'-0"	
	file name		
	13045-S38-5	34	

CONSTRUCTION NOTES (Unless otherwise noted)

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

1. ROOF CONSTRUCTION

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

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

2A. FRAME WALL CONSTRUCTION (2"x6") (R28) SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 28mm (1 1/8") EXTERIOR STRUCTURAL INSULATED SHEATHING RSI 0.7 (R4) BY "B" OR EQUAL, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 4.23 (R24) INSUL. AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

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

2C. RESERVED

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

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

3. BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A) 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., INSULATION & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") EXTERIOR DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3A. BRICK VENEER CONSTRUCTION (2"x6") (R28) 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 28mm (1 1/8") EXT. TRUCT. INSULATED SHEATHING RSI 0.7 (R4) BY "B" OR EQUAL, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 4.23 (R24) INSUL. & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3B. BRICK VENEER CONSTRUCTION (2"x4")- GARAGE WALLS 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm 9'-10") WITH APPR. DIAGONAL WALL BRACING. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

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

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

5. FOUNDATION WALL/FOOTINGS: (9.15.3, 9.15.4, 9.13.2, 9.14.2.1.(2)) 200mm (8") POURED CONC. FDTN. WALL 15MPa (2200psi) WITH BITUMINOUS DAMPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYED CONC. FTG. BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN. BEARING CAPACITY OF 150KPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. STOREYS SUPPORTED [W/ MASONRY VENEER] [W/ SIDING ONLY]

1	16" WIDE x 6" DEEP	16" WIDE x 6" DEEP
2	20" WIDE x 6" DEEP	20" WIDE x 6" DEEP
3	24" 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

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

7. BASEMENT SLAB OBC 9.3.1.6 (1)(b), 9.16.4.5 (1), 9.25.3.3 (15) 80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 20MPa. (3000psi) CONC. WITH DAMPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12. ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED.

8. EXPOSED FLOOR TO EXTERIOR (SB-12-TABLE 2.1.1.2.A) PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFIT.

9. ATTIC INSULATION (SB-12-TABLE 2.1.1.2.A) (SB-12-2.1.1.7) RSI 8.81 (R50) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL, RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL

10. ALL STAIRS/EXTERIOR STAIRS -OBC 9.8.- UNIFORM RISE -5mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS -10mm (1/2") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT MAX. RISE = 200 (7'-8") MIN. RUN = 210 (8'-10") MIN. TREAD = 235 (9'-10") 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")

11. HANDRAILS -OBC 9.8.7.- FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION .

INTERIOR GUARDS -OBC 9.8.8.- INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH EXTERIOR GUARDS - OBC 9.8.8. 900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (71"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71").

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, DAMPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. AIR BARRIER TO BE SEALED TO FDTN. WALL WITH CAULKING.

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

15. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3) 89mm (3-1/2") DIA x 3.0mm (0.118) SINGLE WALL TUBE TYPE 2 ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kn (16,000lbs.) AT A MAX. EXTENSION OF 2318mm (7'-7 1/2") CONFORMING TO CAN/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 x 50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD COL. TO BASE PLATE.

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

17. 19x64 (1"x3/4") 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 CEILING/INTERIOR WALLS 13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.1.6. REFER TO SB-12, TABLE 2.1.1.2.A. FOR REQUIRED THERMAL INSULATION.

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

21. EXTERIOR STEP PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 200mm (7-7/8") MIN. TREAD 250mm (9-1/2"). SEE OBC. 9.8.9.2.2, 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 9.21. TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.

25. LINEN CLOSET, 4 SHELVES MIN. 350mm (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. BEARING WOOD POST (BASEMENT) (OBC 9.17.4.) 3-38x140 (3-2"x6") BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT, 610x610x300 (24"x24"x12") CONC. FOOTING.

30. STEPPED FOOTINGS OBC 9.15.3.9. MIN. HORIZ. STEP = 600mm (24"). MAX. VERT. STEP = 600mm (24")

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

32. DIRECT VENTING GAS FURNACE/ H.W.T VENT DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR. MIN. 300mm (12") ABOVE FIN. GRADE. FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS, HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

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

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

35. EXPOSED BUILDING FACE OBC 9.10.15. & SB-2-2.3.5.(2) EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 min. WHERE LIMITING DISTANCE (LD) IS LESS THAN 1.2M (3'-11"). WHERE THE LD IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES. OFFENDING GARAGE WALLS INCLUDED.

36. COLD CELLAR PORCH SLAB (OBC 9.40.) FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 150mm (6") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 200mm (7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB. MIN. 30mm (1 1/4") COVER. 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDTN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDTN. WALLS. PROVIDE [L7] LINTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.

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

38. CONVENTIONAL ROOF FRAMING (2.0Kpa. SNOW LOAD) 38x140 (2"x6") RAFTERS @ 400mm (16") O.C. FOR MAX 11'-7" SPAN, 38x184 (2"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, 6.2.2. SEE MECHANICAL DRAWINGS. 2) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2. & 5.6.2.2.(3) & MUNICIPAL STANDARDS. 3) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY. 4) STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSERS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3, 3.8.3.8.(1)(d) & 3.8.3.13.(1)(i). SEE DETAIL. 5) ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12-2.1.1.9.

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

LUMBER: 1) ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE. 2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE. 3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE. 4) ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

5) LVL BEAMS SHALL BE 2.0E-2950fb MIN., NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm (7 1/4", 9 1/2", 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 130mm (11/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C.

6) PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED. REFER TO OBC, 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 mL POLYETHYLENE FILM, No. 50 (45lb.) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

STEEL: 1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 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.

LEGEND

CLASS 'B' VENT	EXHAUST FAN TO EXTERIOR
DUPLEX OUTLET (12" ABOVE SURFACE)	DUPLEX OUTLET (HEIGHT A.F.F)
WEATHERPROOF DUPLEX OUTLET	GFI DUPLEX OUTLET (HEIGHT A.F.F)
POT LIGHT	HEAVY DUTY OUTLET (220 volt)
LIGHT FIXTURE (PULL CHAIN)	LIGHT FIXTURE (CEILING MOUNTED)
SWITCH	LIGHT FIXTURE (WALL MOUNTED)
FLOOR DRAIN	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.	
FLAT ARCH	
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 VA3 DESIGN BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF VA3 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.

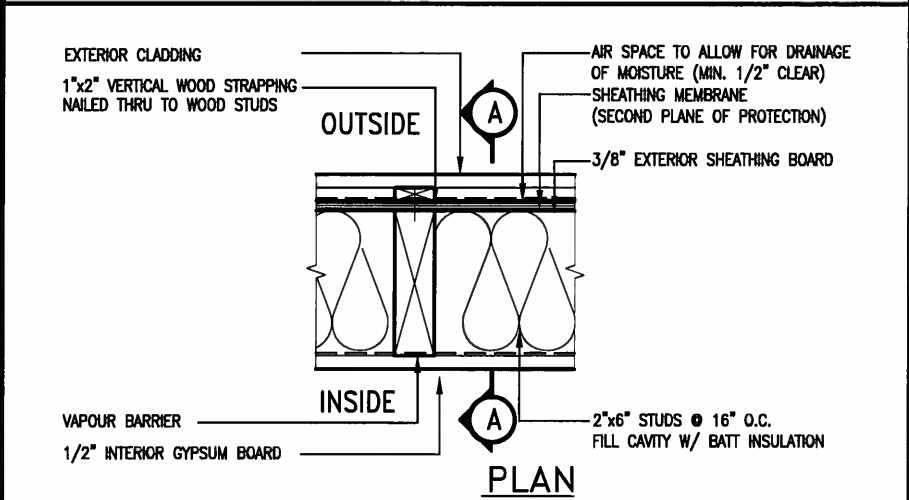
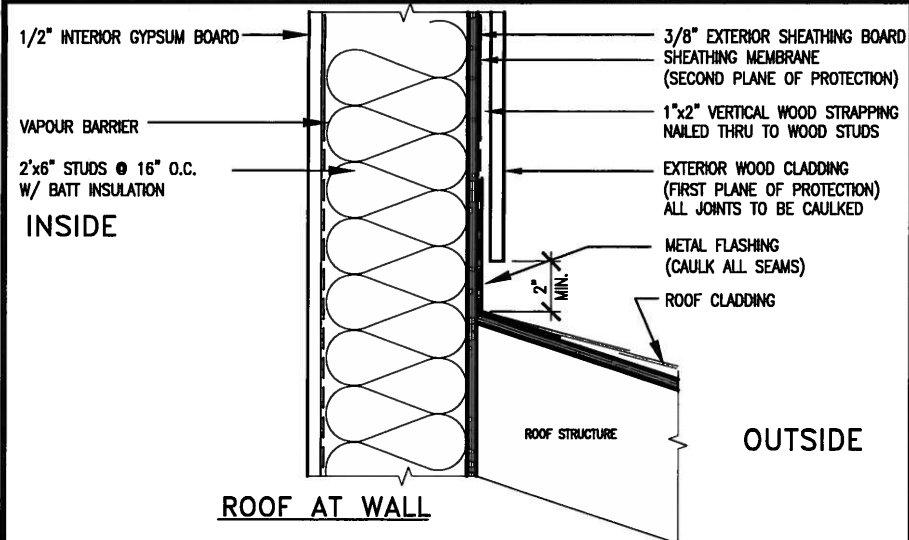
39. TWO STOREY VOLUME SPACES -FOR A MAXIMUM 5490 mm (18'-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE 2-38x140 [2-2"x6"] SPR.#2 CONTIN. STUDS @ 300mm (12") O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) C/W 9.6 (3/8") THICK EXT. PLYWOOD SHEATHING. PROVIDE SOLID WOOD 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.

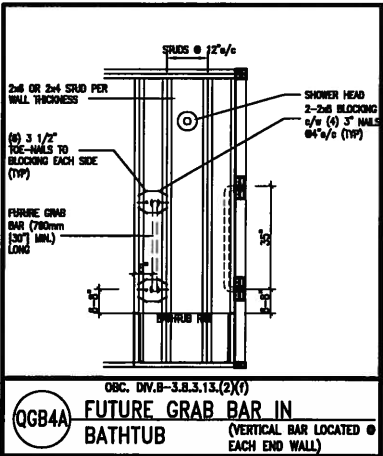
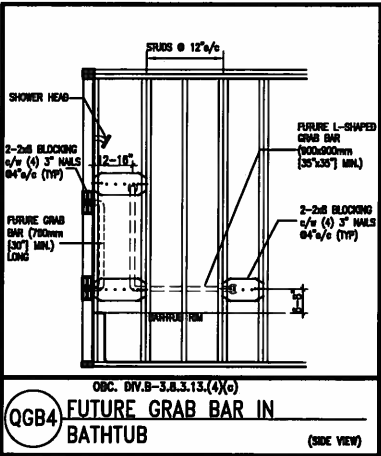
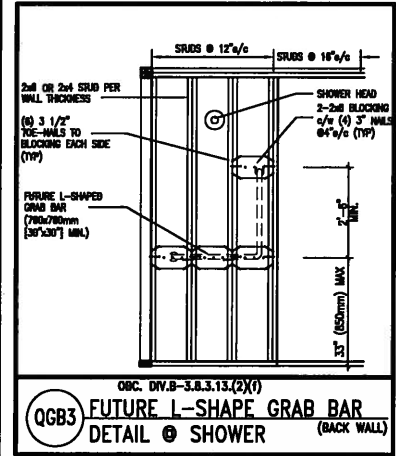
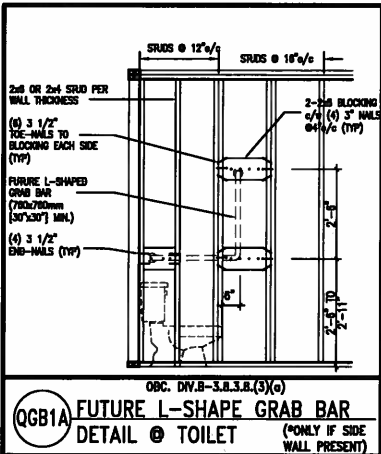
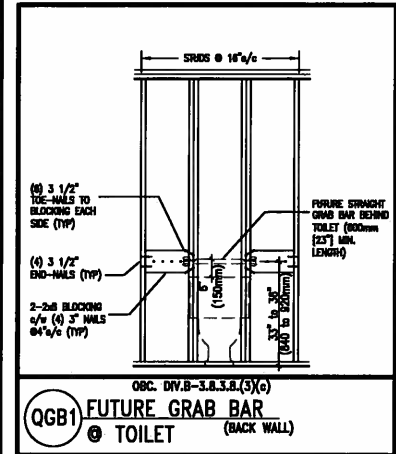
42. EXTERIOR WALLS FOR WALK-OUT CONDITIONS THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 400mm (16") o.c. OR 38x89 (2"x4") STUDS @ 300mm (12") o.c.

ONT. REG. 332/12-2012 OBC Amendment O. Reg. 368/13 NO

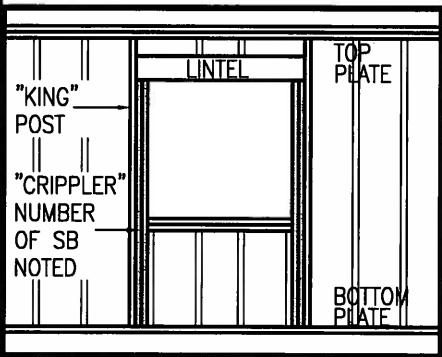


EXTERIOR WOOD CLADDING WALL ASSEMBLY

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)(c) & 3.8.3.8.(3)(c). SHOWER 3.8.3.13.(2)(f). BATHTUB & 3.8.3.13.(4)(c). AND DETAILS PROVIDED.



APR 24, 2015



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

- NOTES:
- FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa. SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR.
 - PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
 - PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE.
 - FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.
 - STUDS GREATER THAN 9'-10" HIGH TO BE NO. 2 SPF
 - STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

** MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW:
2"x6" @ 16" O.C. - 12'-6"
2"x6" @ 12" O.C. - 13'-10"
2-2"x6" @ 16" O.C. - 15'-0"
2-2"x6" @ 12" O.C. - 17'-4"

MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:
2"x8" @ 16" O.C. - 16'-0"
2"x8" @ 12" O.C. - 17'-9"
2-2"x8" @ 16" O.C. - 20'-4"
2-2"x8" @ 12" O.C. - 22'-4"

- NOTES:
- FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa
 - SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
 - PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
 - PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.
 - WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)
 - FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa
 - STUDS GREATER THAN 9'-10" HIGH TO BE NO. 2 SPF.
 - STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

** STUD INFORMATION TAKEN FROM OBC TABLE A-30

9.			
8.			
7.			
6.			
5.			
4.			
3.			
2.	UPDATE TO CODE	APR 16-15	RC
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
no.	description	date	by

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

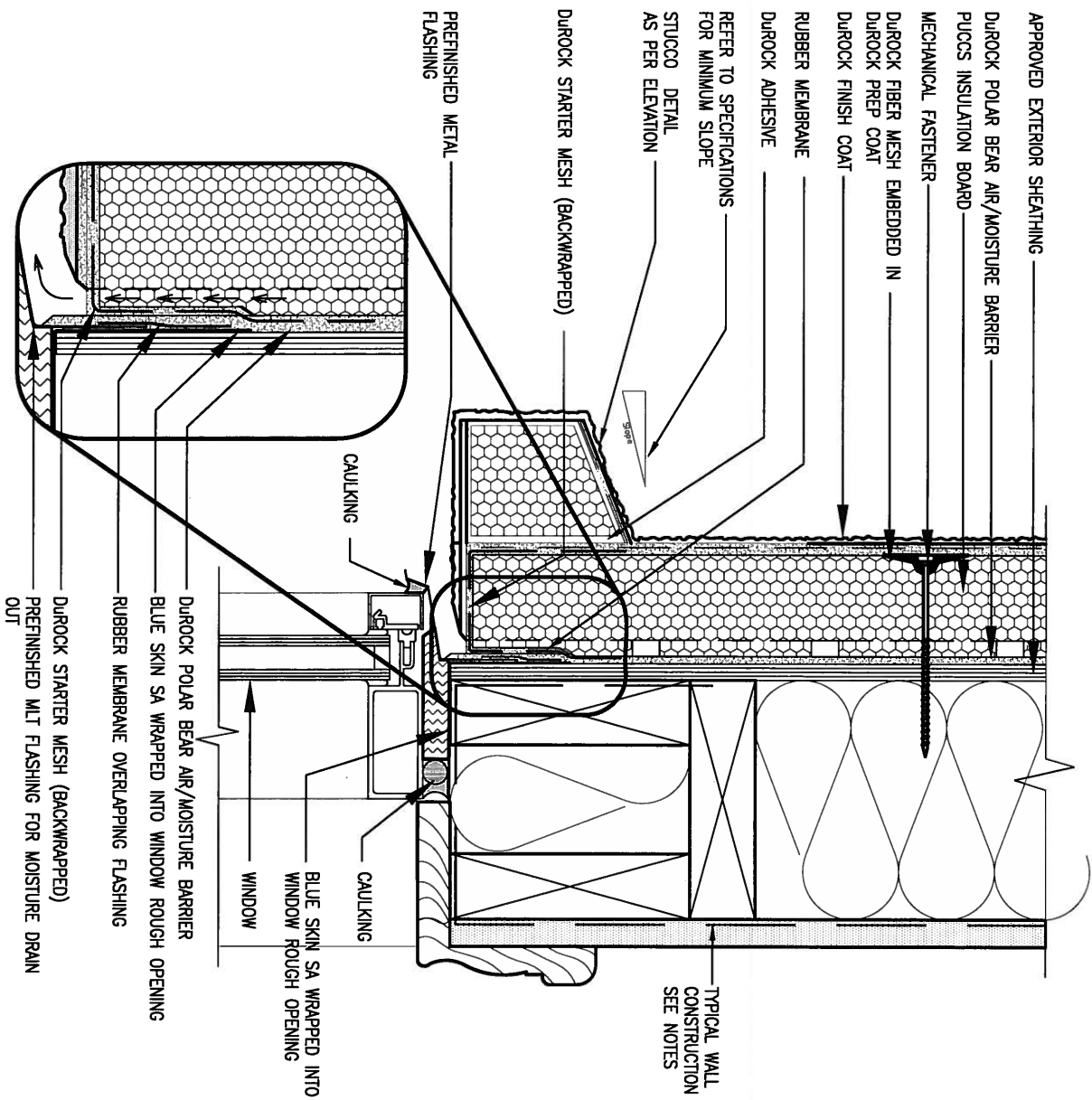
qualification information
Wellington Jno-Bopfiste 25591

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.

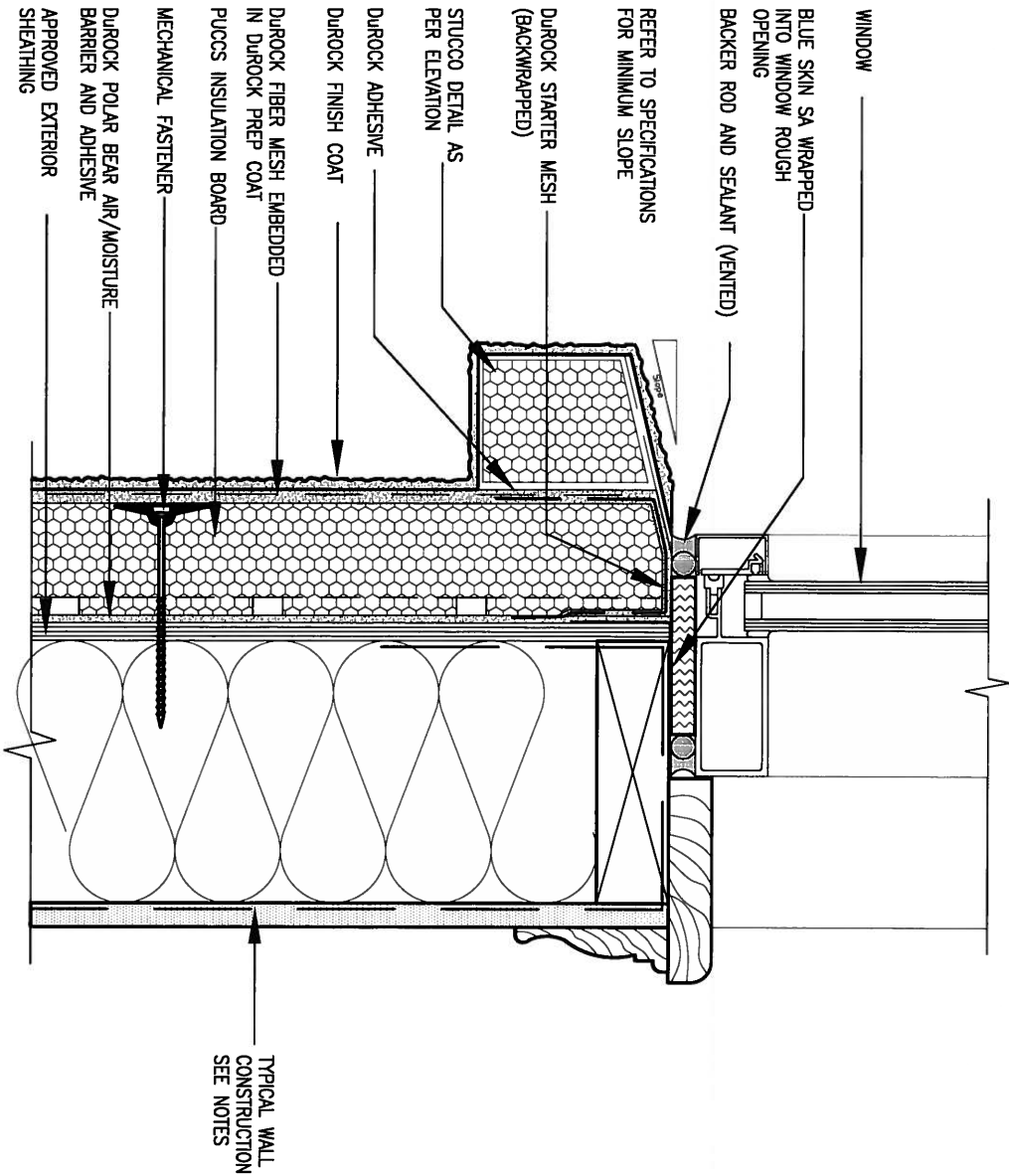
VA3 DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

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



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"

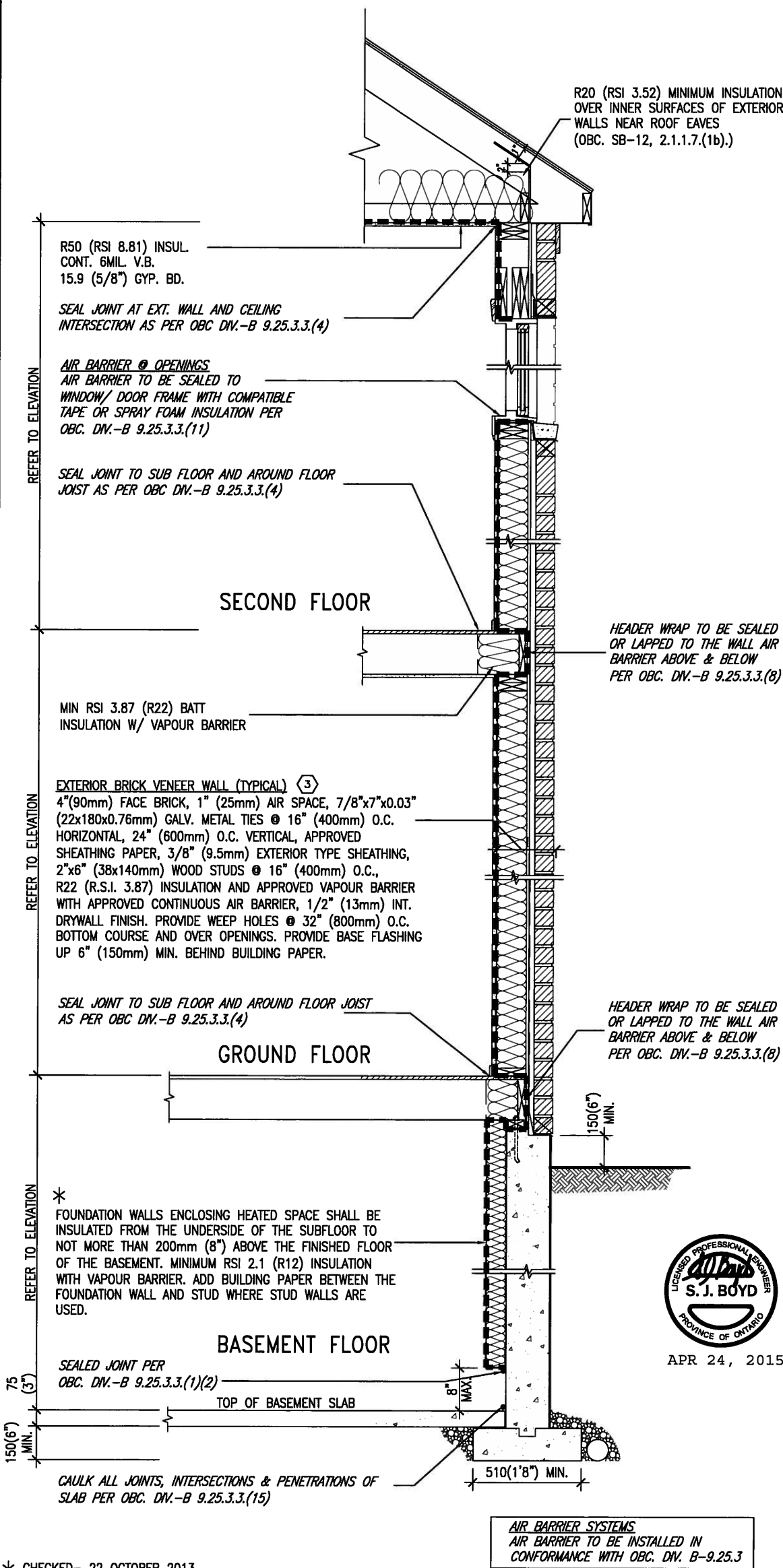
9 .			The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste name registration information VA3 Design Inc. Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	signature 25591 BCN 42658	VA3 DESIGN 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	municipality BRADFORD	project no. 13045	
7 .	.	.				date APR 2014	CONSTRUCTION NOTES		drawing no.
6 .	.	.				drawn by RC	checked by -	scale 3/16" = 1'-0"	file name 13045-CONST-0BC 2015
5 .	.	.				RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM			
4 .	.	.	2 UPDATE TO CODE	APR 16-15	RC	CN3			
3 .	.	.	1 ISSUE FOR CLIENT REVIEW	MAY 07-14	RC				
no.	description		date	by					

SB12-COMPLIANCE PACKAGE 'J'

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

USE SB-12 COMPLIANCE PACKAGE (J):

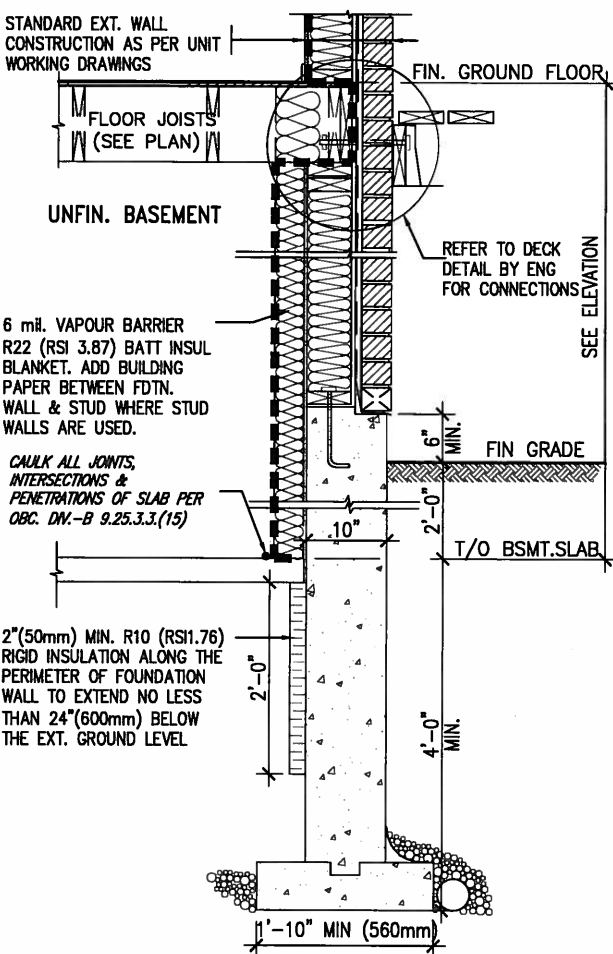
COMPONENT	J	Notes:
Ceiling with Attic Space	8.81 (R50)	BLOWN -LOOSE
Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Ceiling without Attic Space	5.46 (R31)	BATT or SPRAY
Minimum RSI (R) value	3.87 (R22)	6" R22 BATT
Walls Above Grade	2.11 (R12)	4" R12 BLANKET
Basement Walls	1.76 (R10)	RIGID INSUL
Edge of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



* CHECKED- 22 OCTOBER 2013

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

SEMI & SINGLES ONLY



* REVISED- 15 MARCH 2013

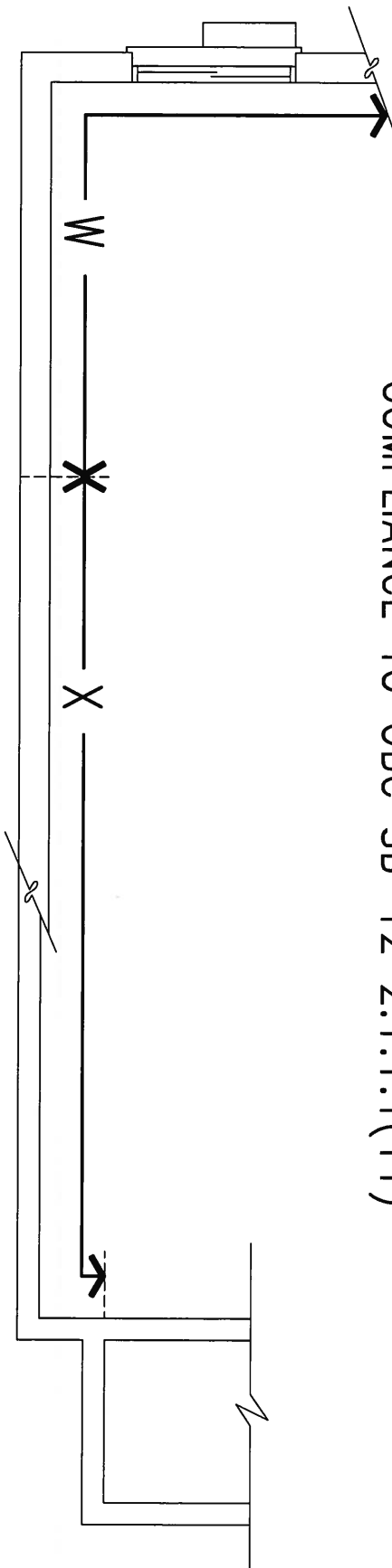
SECTION AT W.O.D/W.O.B.

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 signature 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	.	.	.							
7	.	.	.							
6	.	.	.							
5	.	.	.							
4	.	.	.			project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045		
3	.	.	.			date APR 2014	CONSTRUCTION NOTES		drawing no.	
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.	t 416.630.2255 f 416.630.4782 va3design.com	drawn by RC	checked by -	scale 3/16" = 1'-0"	file name 13045-CONST-OBC 2015	CN6
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no.	description	date	by							

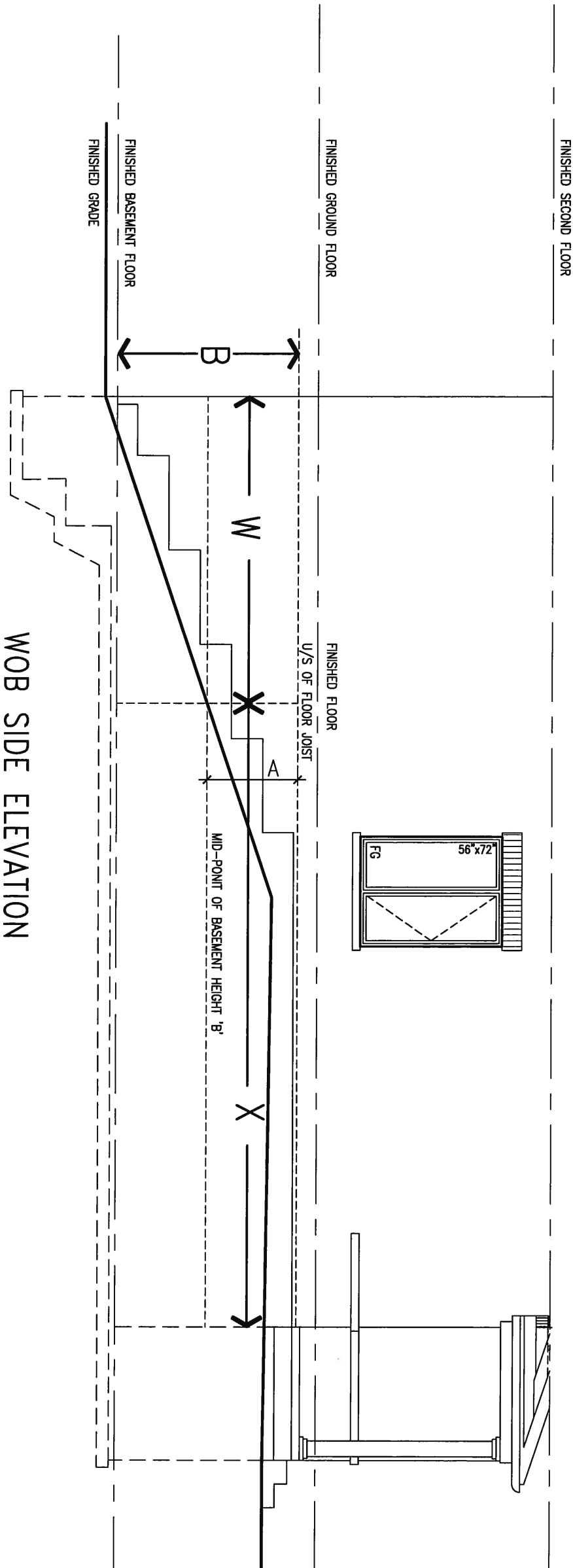


APR 24, 2015

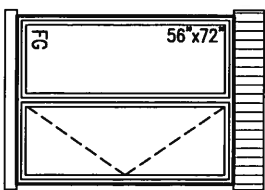
COMPLIANCE TO OBC SB-12 2.1.1.1(11)



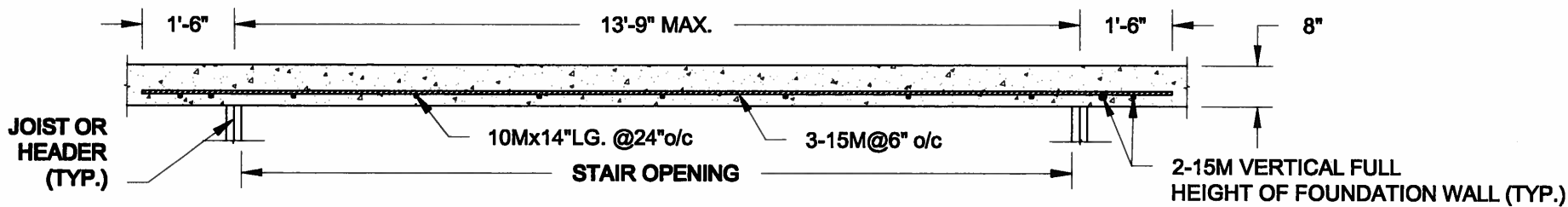
WOB PLAN



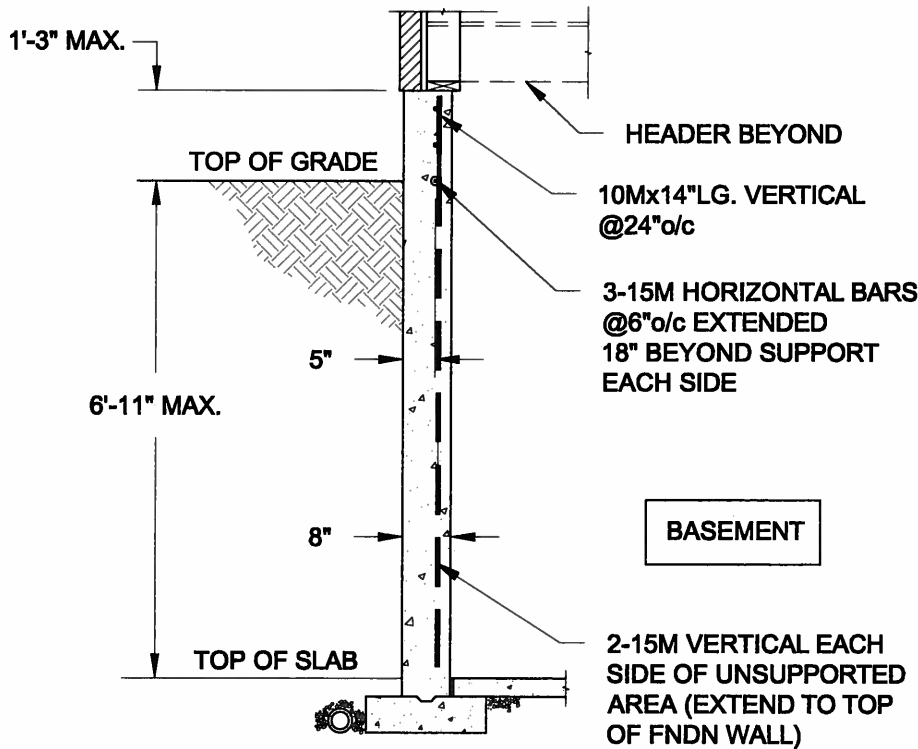
WOB SIDE ELEVATION



9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON project name GREEN VALLEY ESTATES municipality BRADFORD	CONST NOTE project no. 13045
8	.	.	.	qualification information Wellington Jno-Baptiste 25591			
7	.	.	.	name signature			
6	.	.	.	registration information VA3 Design Inc. 42658			
5	.	.	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			
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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				

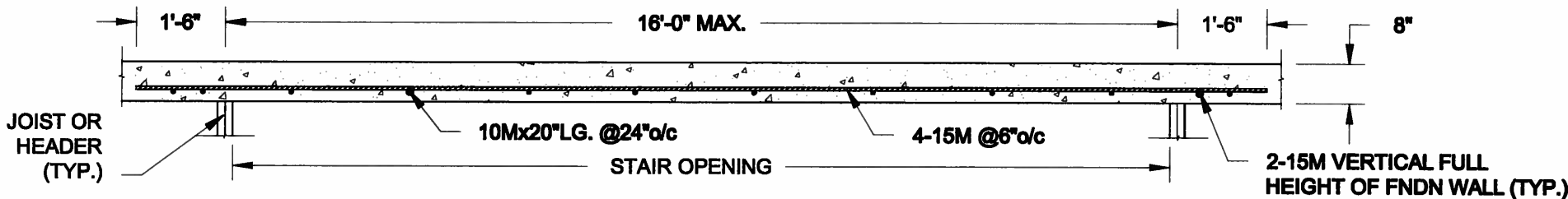


PLAN VIEW
NOT TO SCALE

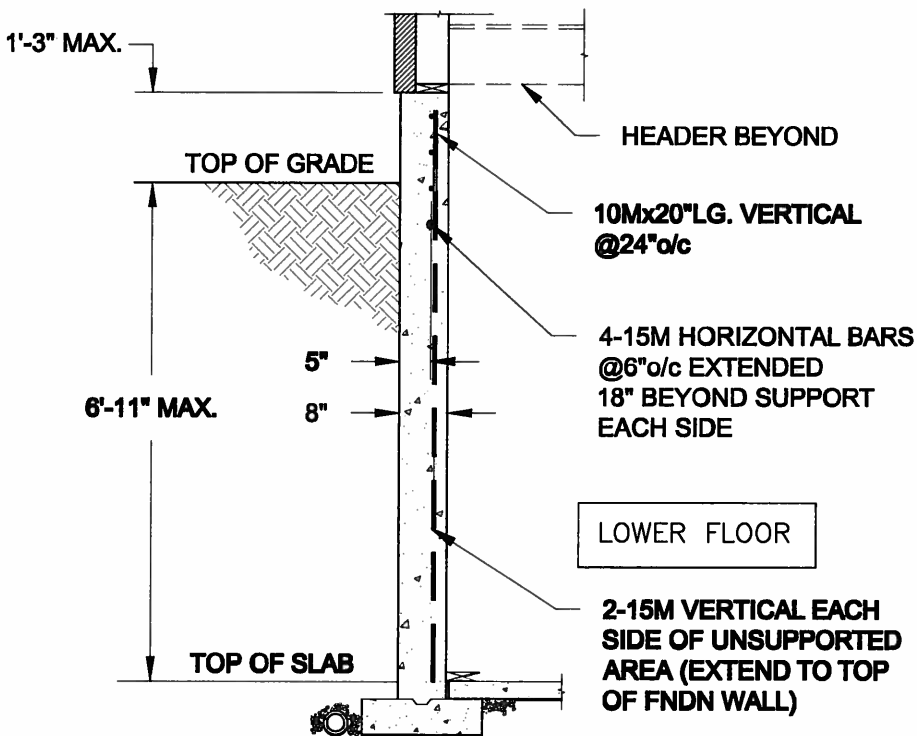


- NOTE:**
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
 2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN.
 3. REINFORCING STEEL TO BE GRADE 400.

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

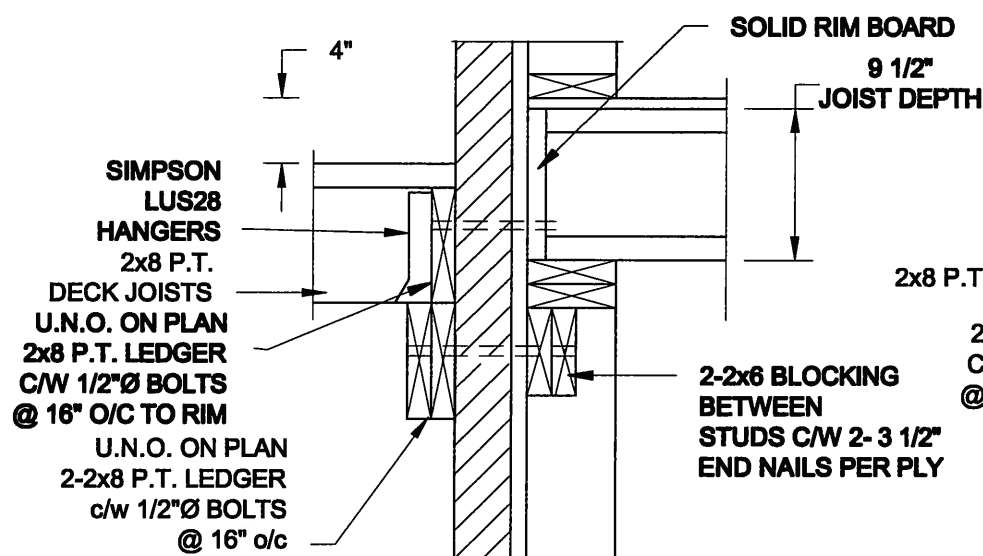
Project:
BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

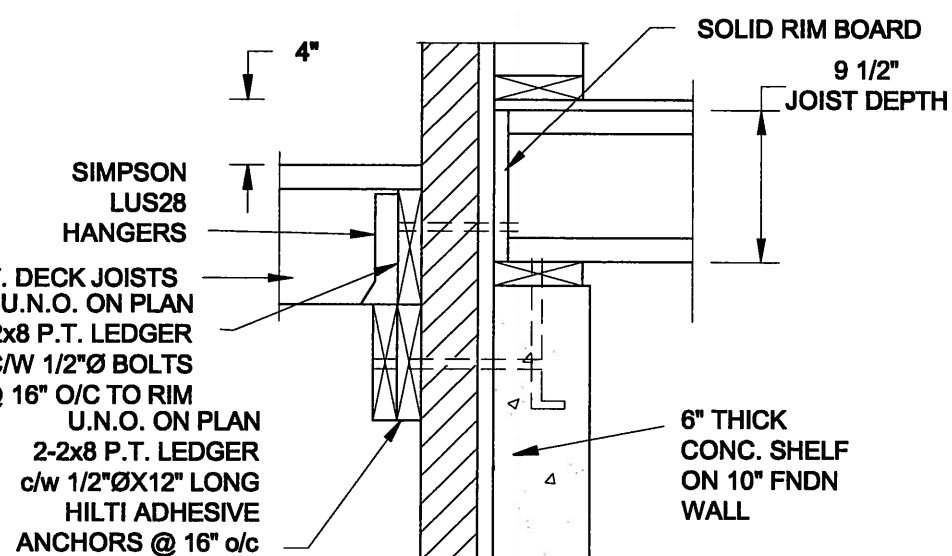
Project No.:
14-095

Drawing No.:
S1

FOR 9 1/2" JOIST DEPTH



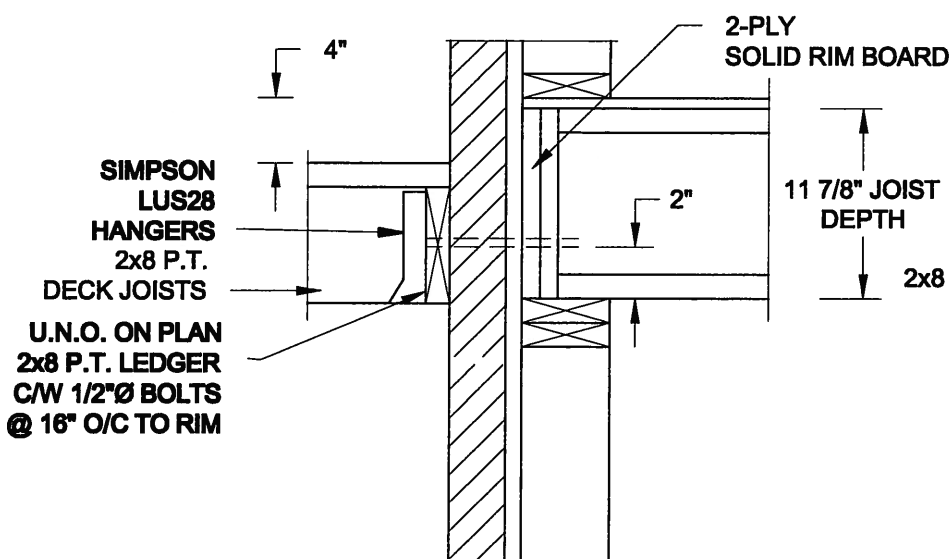
1A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"



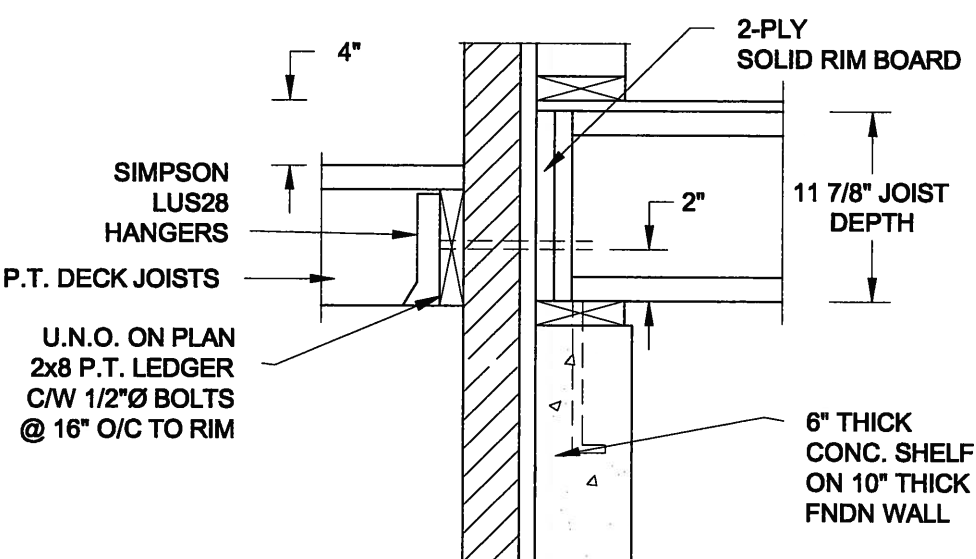
1B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

- 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

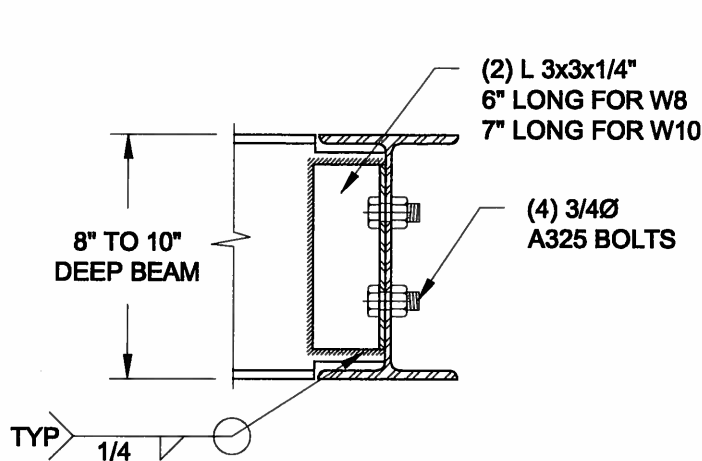


2A
S2 **DECK FASTENING DETAIL**
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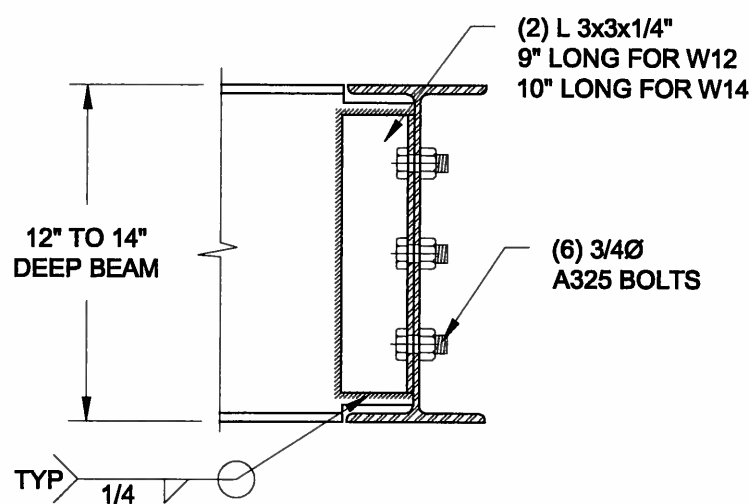


2B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

- 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



APR 24, 2015

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

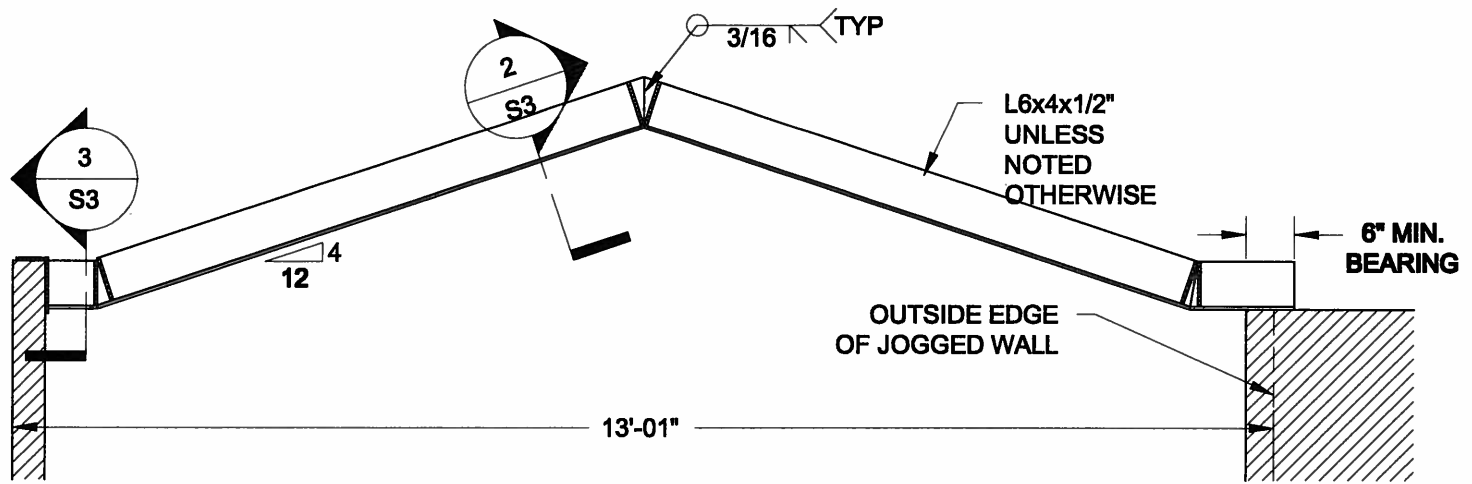
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

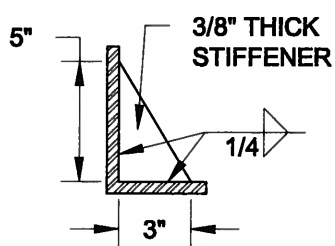
14-095

Drawing No.:

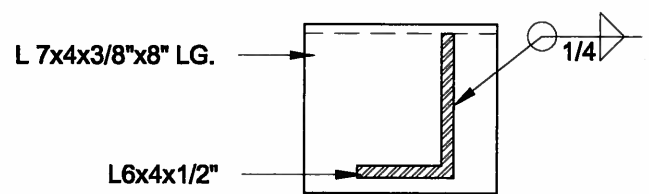
S2



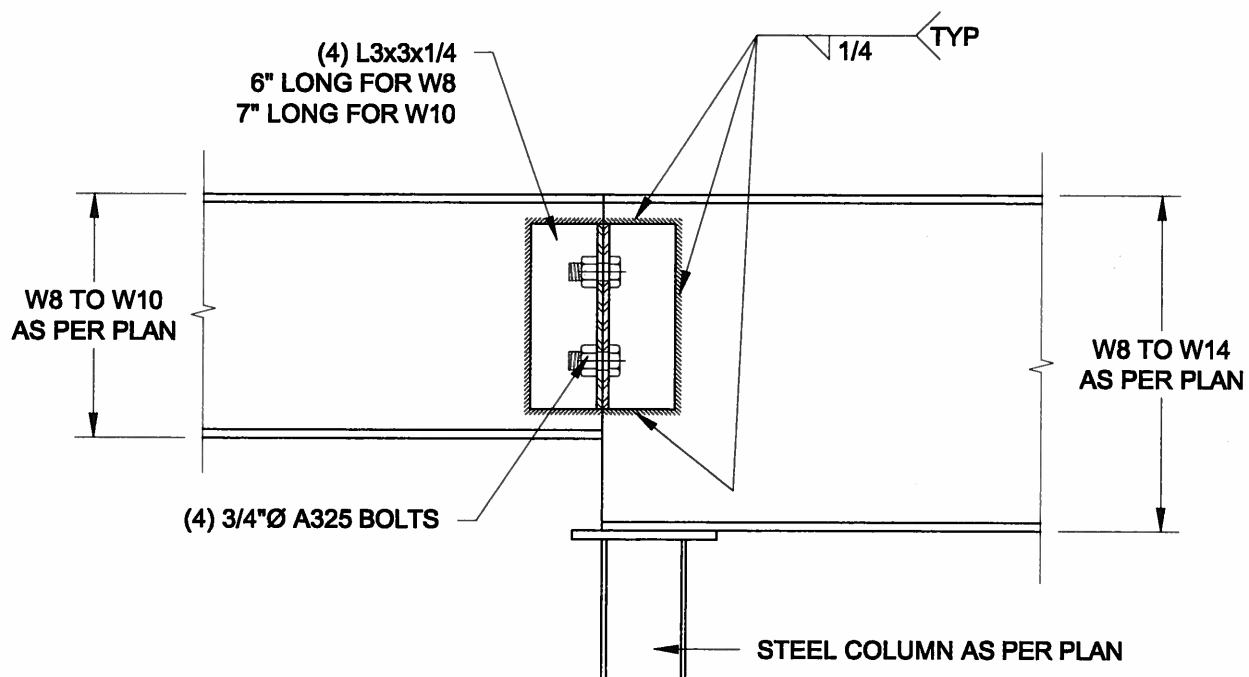
1
S3 **STEEL LINTEL AT GABLE**
SCALE: 1/2" = 1'-0"





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		APR 24, 2015	TYPICAL STRUCTURAL DETAILS FOR SINGLES	
Drawn: SC	Checked: SJB			Project No.: 14-095	Drawing No.: S3