

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

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

ARCHITECTURAL REVIEW APPROVAL

MAY 20 2015

John G. Williams Limited, Architect

PART. PLAN FOR SUNKEN MUD RM. SEE PAGE 5

2"x8" S.P.F. #2 @ 12" O.C.

2"x8" S.P.F. #2 @ 12" O.C.

AREA CHART ON PAGE 7

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



MAY 14, 2015

BASEMENT PLAN 'A'

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

9.			
8.			
7.			
6.			
5.			
4.	REVISED AS PER ENG'S COMMENTS	21-04-15	RC
3.	UPGRADED REAR ELEVATIONS ADDED		
2.	ADD COLD CELLAR, 5'-0" FROST PROTECTION	14-07-22	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	BCIN
registration information		42658	
VA3 Design Inc.			
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			

VA3 DESIGN
300A Wilson Avenue
Toronto ON M5H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		S38-6 BAROSSA 6	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ONTARIO
date	APRIL, 2014	scale	3/16" = 1'-0"
drawn by	WT	checked by	RC
BASEMENT PLAN 'A'		file name	13045-S38-6
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-6.dwg - Tue - May 12 2015 - 4:12 PM		drawing no.	1

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ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect



MAY 14, 2015

2"x8" S.P.F. #2
@ 12" O.C.

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

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

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

GROUND FLOOR PLAN 'A'

INDICATES REDUCED SIDE YARD

9.				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.				qualification information
7.				Wellington Jno-Baptiste 25591
6.				signature
5.				name
4.	REVISED AS PER ENG'S COMMENTS	21-04-15	RC	registration information
3.	UPGRADED REAR ELEVATIONS ADDED			VA3 Design Inc. 42658
2.	ADD COLD CELLAR, 5'-0" FROST PROTECTION	14-07-22	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
1.	ISSUED FOR CLIENT REVIEW	14-04-23	RC	
no.	description	date	by	

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BAYVIEW WELLINGTON

S38-6
BAROSSA 6

project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ONTARIO	project no.	13045
date	APRIL, 2014	checked by	RC	scale	3/16" = 1'-0"
drawn by	WT	file name	13045-S38-6	drawing no.	2
GROUND FLOOR PLAN 'A'					
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-6.dwg - Wed - May 6 2015 - 7:52 AM					

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

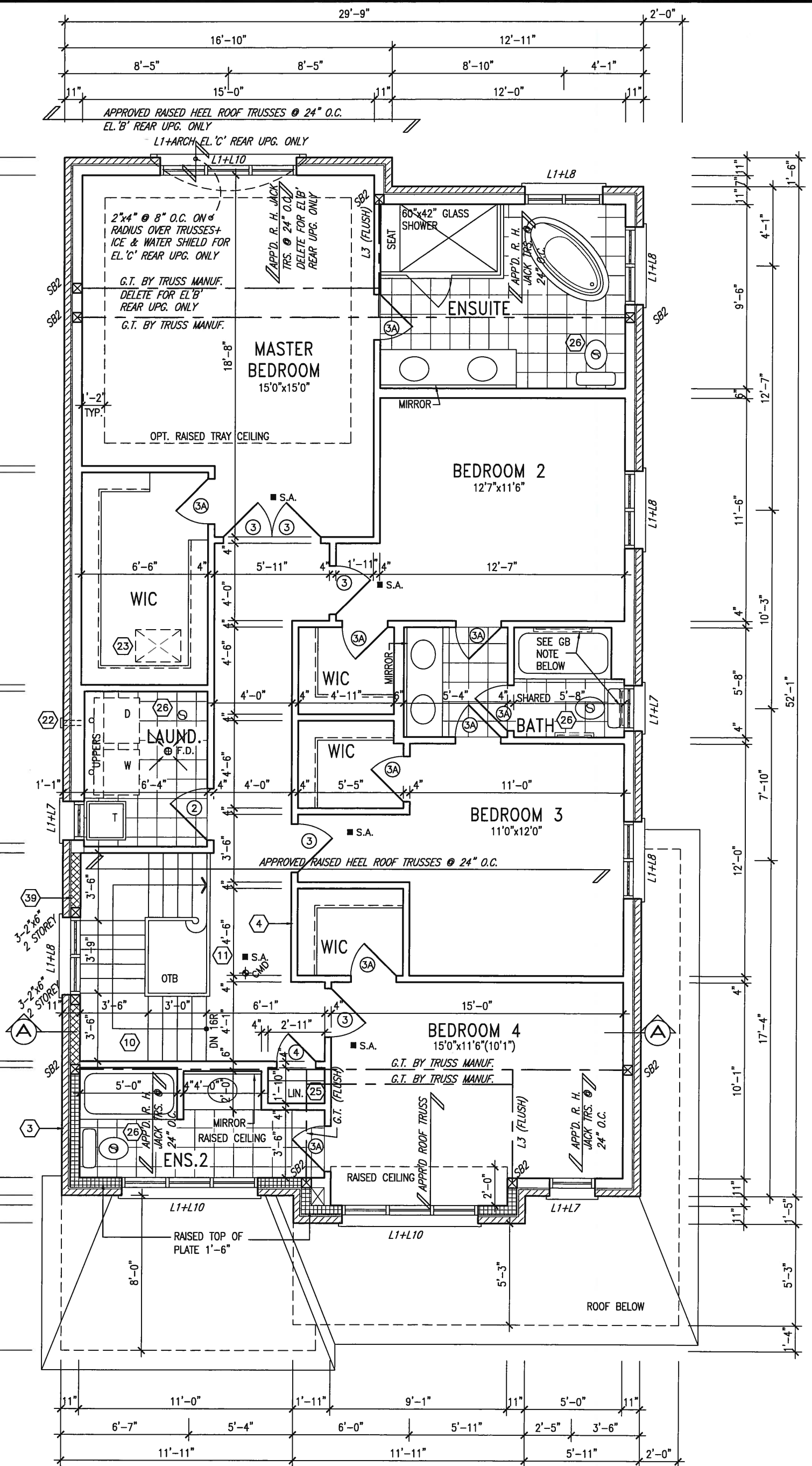


APR 24, 2015

NOTE GB:

**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. SEE DETAILS PROVIDED.

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



SECOND FLOOR PLAN 'A'

9	.	.	.	<div>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</div> <div>qualification information</div> <div>Wellington Jno-Baptiste <i>Jno Baptiste</i> 25591</div> <div>name signature BCIN</div> <div>registration information</div> <div>VA3 Design Inc. 42658</div>	<div><div>VA3</div><div>DESIGN</div><div>300A Wilson Avenue</div><div>Toronto ON M3H 1S8</div><div>t 416.630.2255 f 416.630.4782</div><div>va3design.com</div></div>	BAYVIEW WELLINGTON		S38-6
8	.	.	.			project name	municipality	project no.
7	.	.	.			GREEN VALLEY ESTATES	BRADFORD, ONTARIO	13045
6	.	.	.			date APRIL, 2014		
5	.	.	.			drawing no.		
4	REVISED AS PER ENG'S COMMENTS	21-04-15	RC	SECOND FLOOR PLAN 'A'			3	
3	UPGRADED REAR ELEVATIONS ADDED	.	.	file name				
2	ADD COLD CELLAR, 5'-0" FROST PROTECTION	14-07-22	RC	13045-S38-6				
1	ISSUED FOR CLIENT REVIEW	14-04-23	RC	RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-6.dwg - Thu - Apr 23 2015 - 1:37 PM				
no.	description	date	by					

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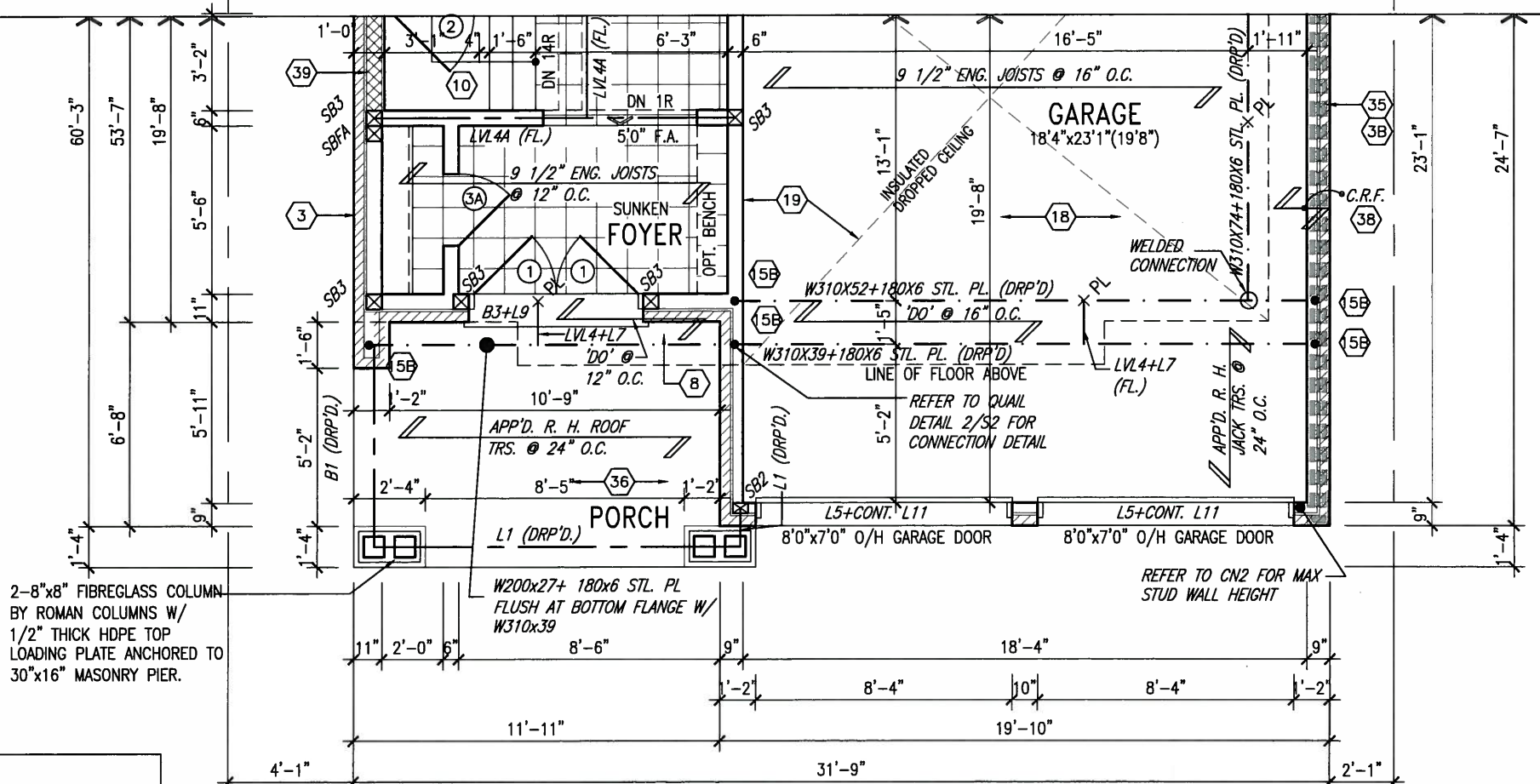
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ARCHITECTURAL REVIEW & APPROVAL

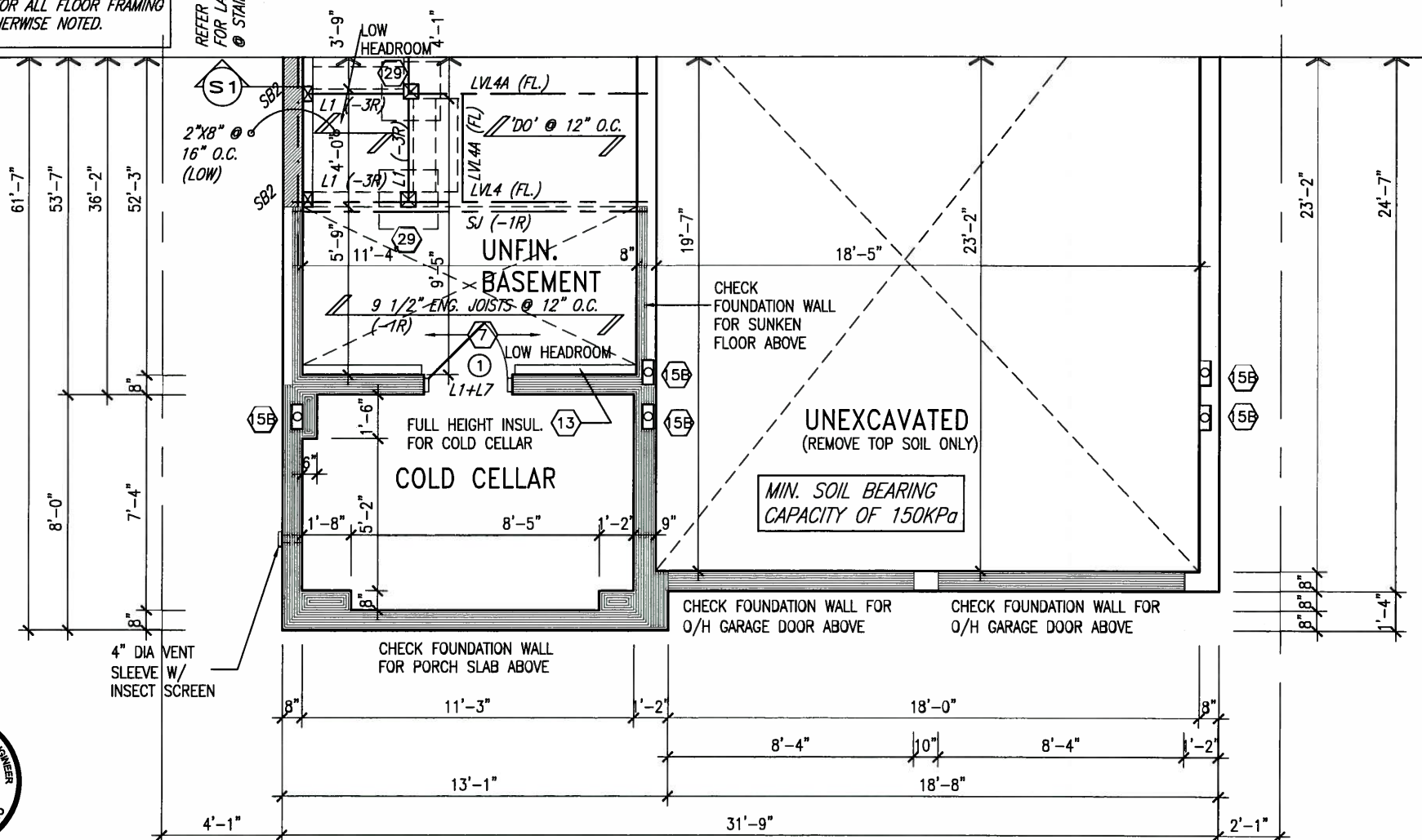
MAY 20 2015

John G. Williams Limited, Architect

INDICATES REDUCED SIDE YARD



PARTIAL GROUND FLOOR PLAN 'B'



PARTIAL BASEMENT PLAN 'B'



MAY 14, 2015

9.			
8.			
7.			
6.			
5.			
4.	REVISED AS PER ENG'S COMMENTS	21-04-15	RC
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2.	ADD COLD CELLAR, 5'-0" FROST PROTECTION	14-07-22	RC
1.	ISSUED FOR CLIENT REVIEW	14-04-23	RC
no.	description	date	by

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qualification information

Wellington Jno-Baptiste 25591

name registration information BCIN

VA3 Design Inc. 42658

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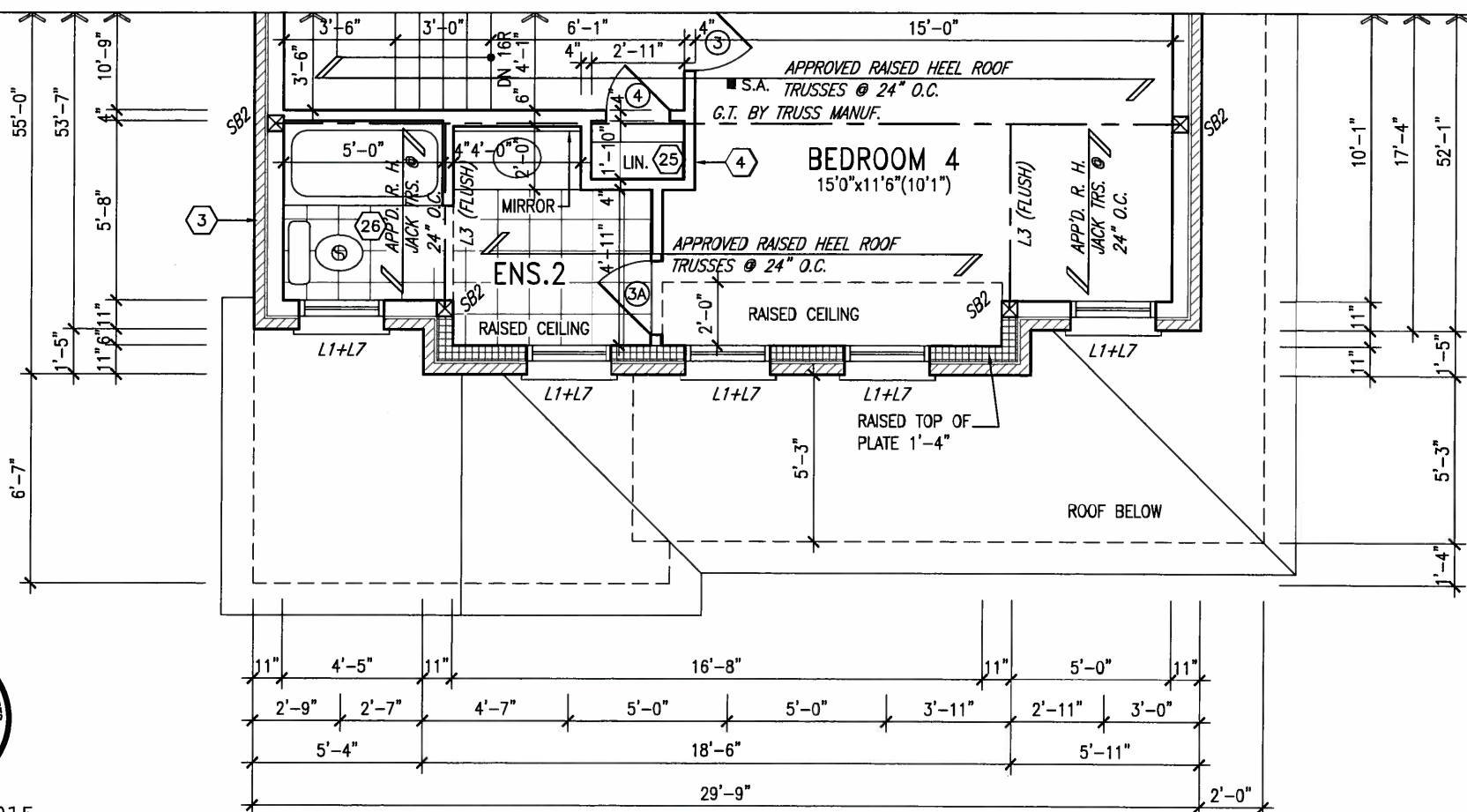
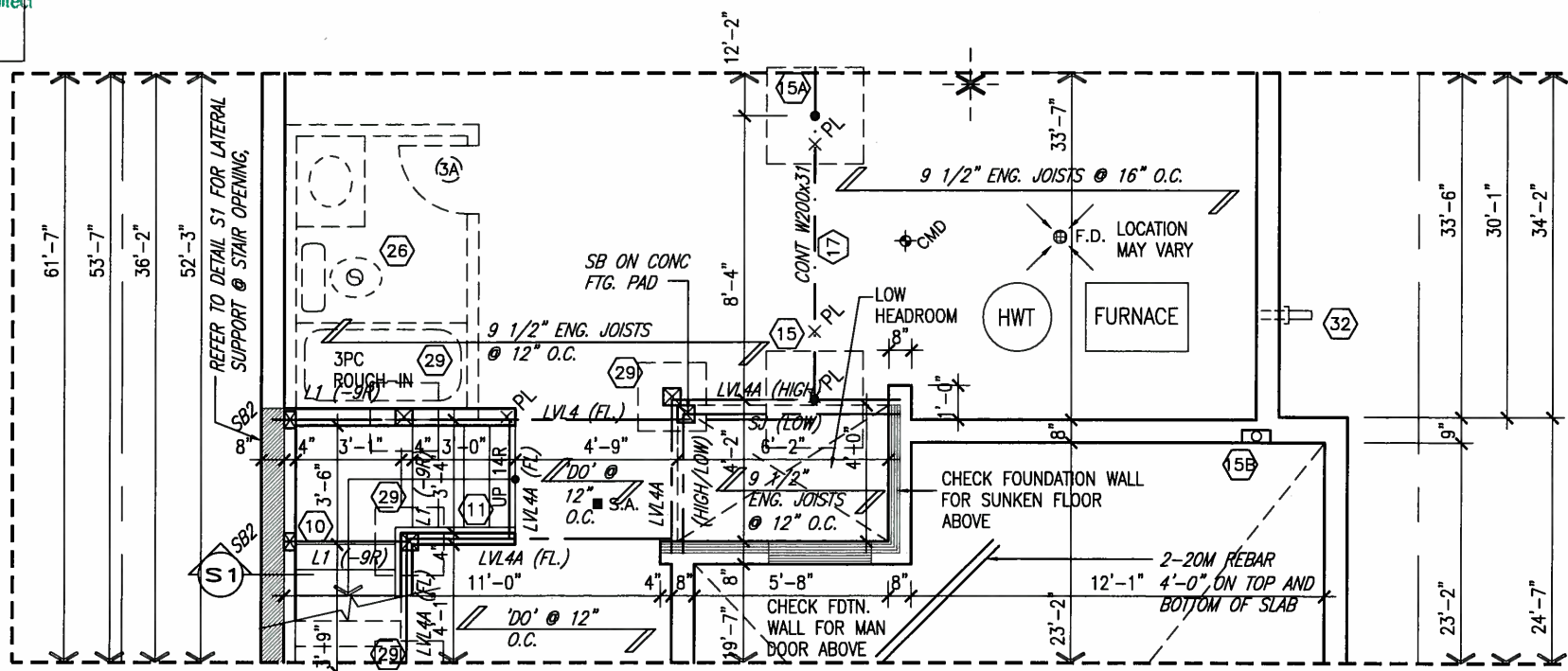
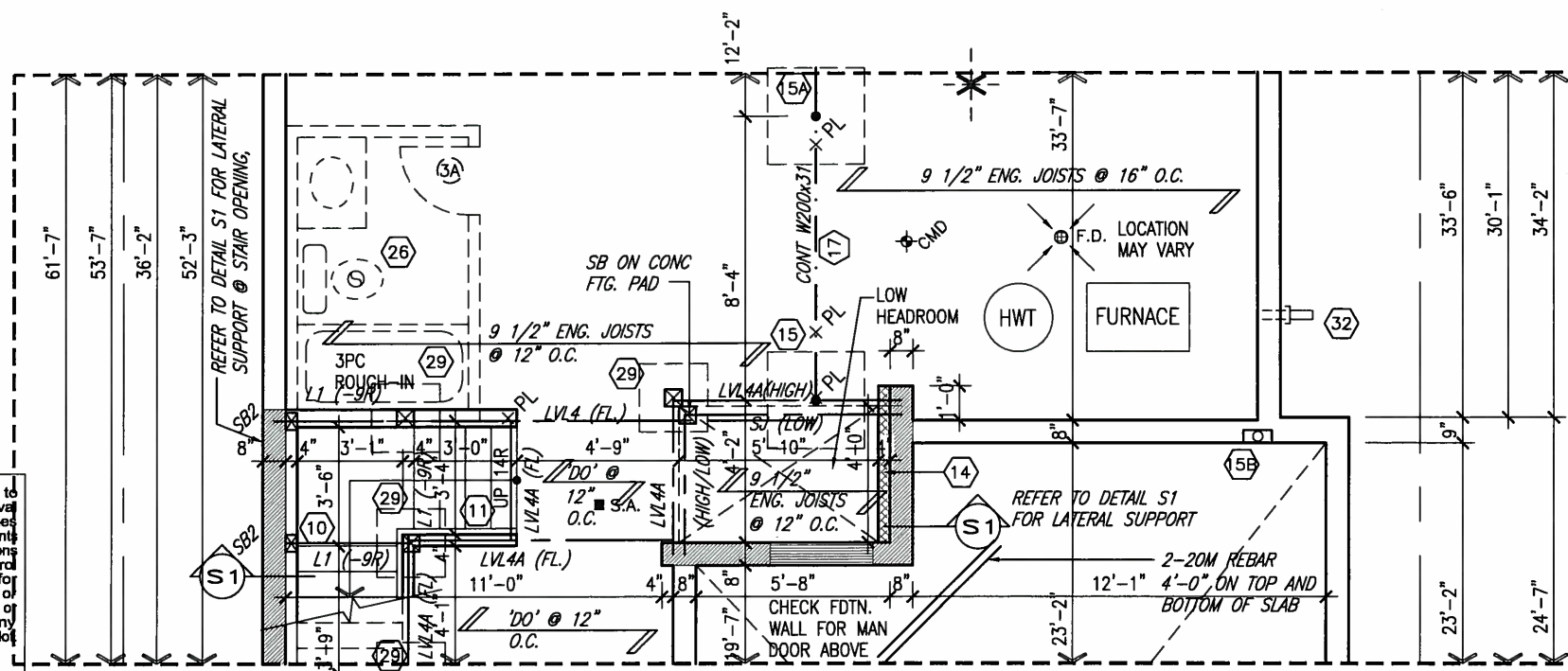
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va3design.com

BAYVIEW WELLINGTON		S38-6 BAROSSA 6	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ONTARIO
date	APRIL, 2014	project no.	13045
drawn by	WT	checked by	RC
scale	3/16" = 1'-0"	file name	13045-S38-6
RICHARD -- H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-6.dwg - Tue - May 12 2015 - 4:12 PM		drawing no.	4

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MAY 20 2015

John G. Williams Limited Architects



MAY 14, 2015

9	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 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, ONTARIO	S38-6 BAROSSA 6	project no. 13045	drawing no. 5
8	.	.	qualification information						
7	.	.	Wellington Jno-Baptiste <i>J. Baptiste</i> 25591						
6	.	.	name BCIN						
5	.	.	registration information VA3 Design Inc. 42658						
4	REVISED AS PER ENG'S COMMENTS	21-04-15	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	date APRIL, 2014	PART. SEC. FL. 'B' & PART. SUNKEN MUD RM. COND.	scale 3/16" = 1'-0"	file name 13045-S38-6	RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-6.dwg - Wed - May 6 2015 - 7:52 AM
3	UPGRADED REAR ELEVATIONS ADDED	.	.						
2	ADD COLD CELLAR, 5'-0" FROST PROTECTION	14-07-22	RC						
1	ISSUED FOR CLIENT REVIEW	14-04-23	RC						
no.	description	date	by						

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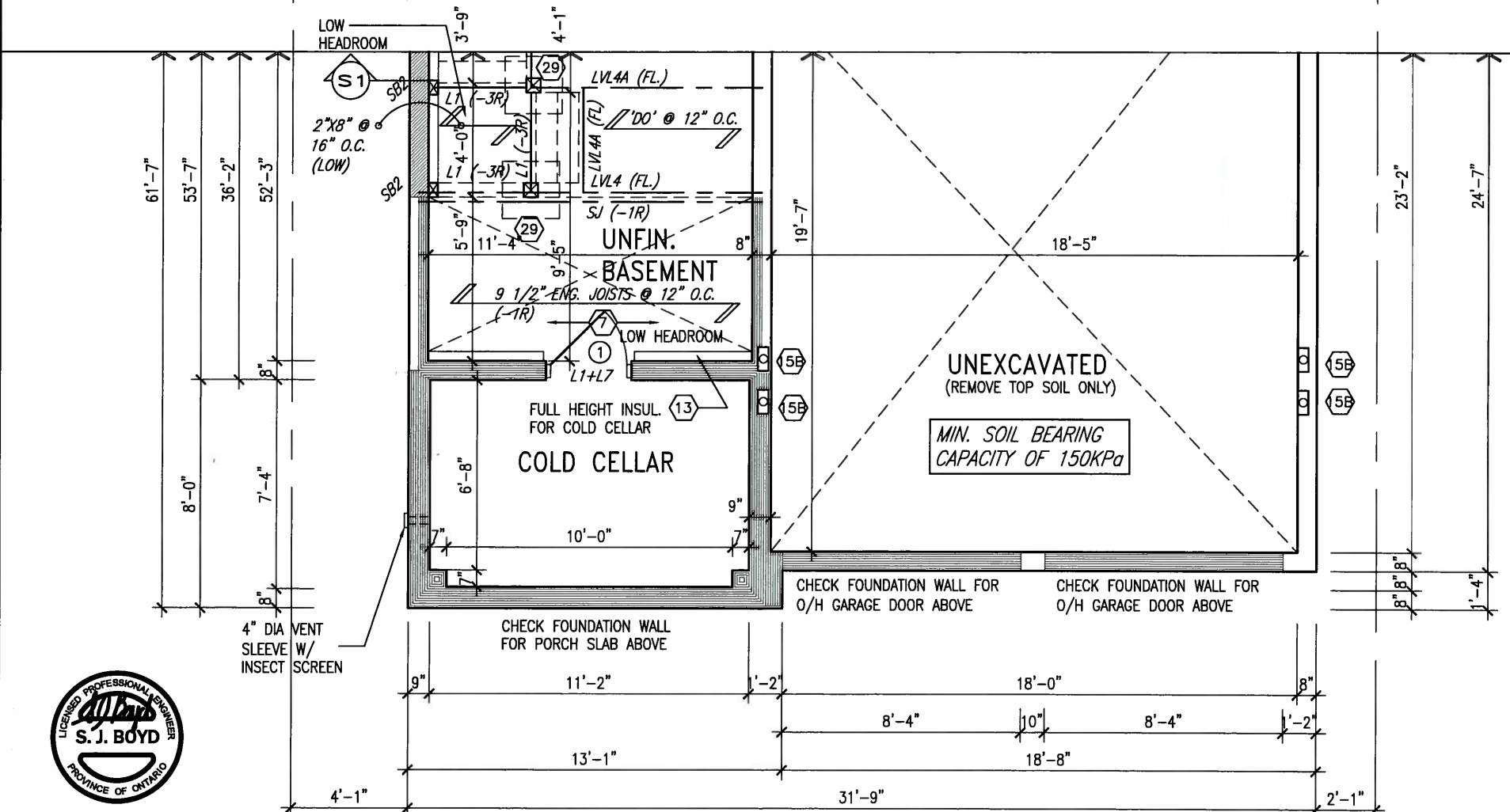
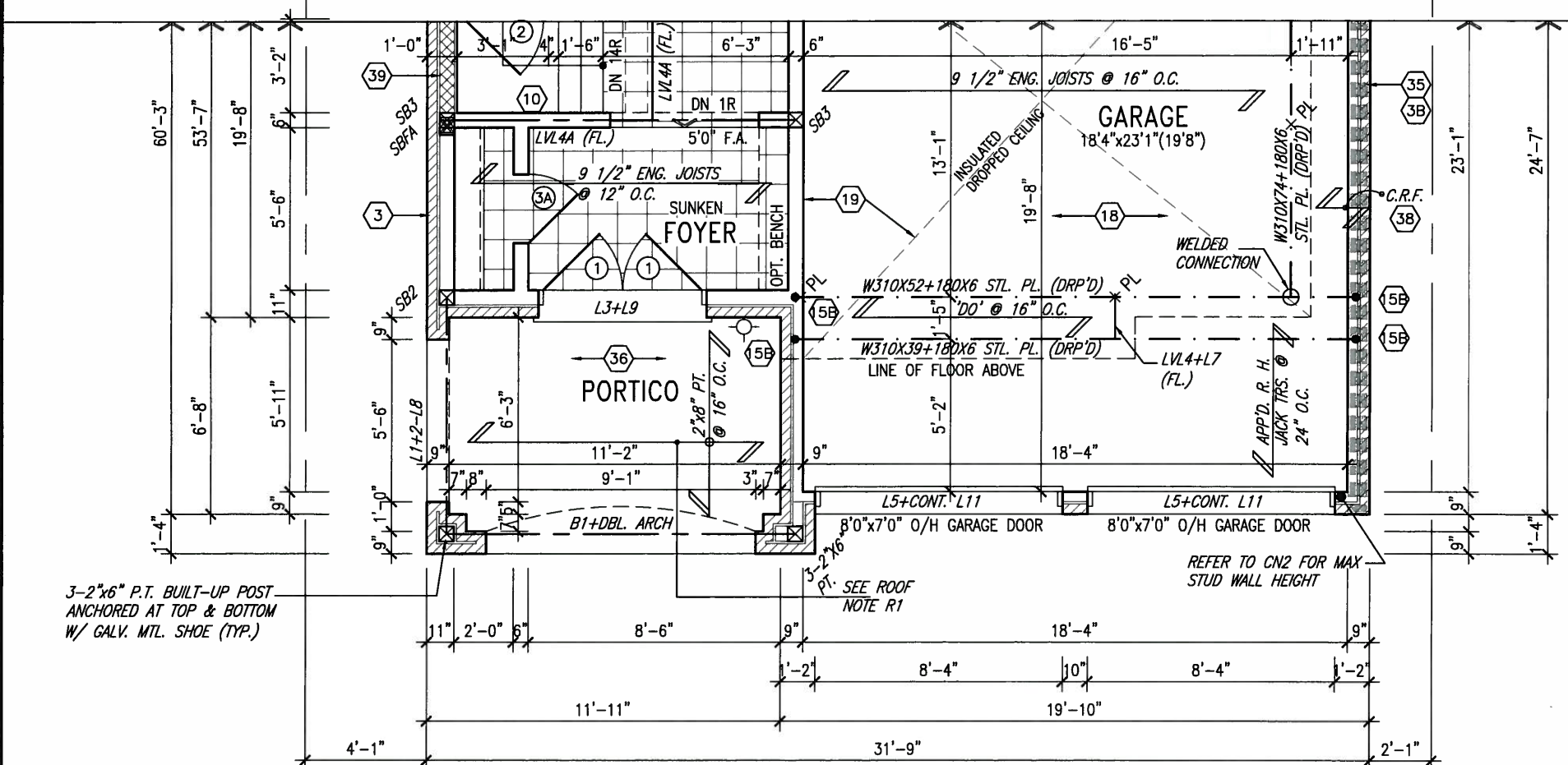
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ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect

INDICATES REDUCED SIDE YARD



MAY 14, 2015

9.			
8.			
7.			
6.			
5.			
4.	REVISED AS PER ENG'S COMMENTS	21-04-15	RC
3.	UPGRADED REAR ELEVATIONS ADDED		
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Wellington Jno-Baptiste 25591

name registration information VA3 Design Inc. 42658

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VA3
DESIGN

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BAYVIEW WELLINGTON

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

date **APRIL, 2014** scale **3/16" = 1'-0"** file name **13045-S38-6**

drawn by **WT** checked by **RC** drawing no. **6**

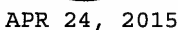
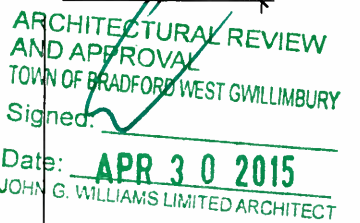
S38-6
BAROSSA 6

project no. **13045**

drawing no. **6**



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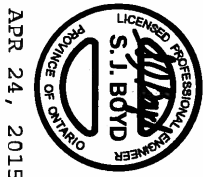


PARTIAL SECOND FLOOR PLAN 'C'

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1'-0"

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



APR 24, 2015

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

10:12

10:12

10:12

6:12

10:12

U/S OF SOFFIT

6'-9"

TOP OF PLATE

TOP OF WINDOW

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

FACE BRICK (TYP.)

BRICK SOLDIER COURSE
W/ 1/2" PROJ. (TYP.)

PRECAST CONC. SILL
W/ 1/2" PROJ. (TYP.)

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

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

TOP OF TRANSOM

TOP OF WINDOW

FIN. GROUND FLOOR

FIN. GRADE

FINISH BASEMENT FLOOR

WALL AREA 1071.67 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
OPENING ALLOWED 75.02 SQ. FT.
OPENING PROVIDED 55.35 SQ. FT. (GLASS AREA ONLY)

LEFT ELEVATION 'A'

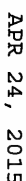
REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

9	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	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, ONTARIO date APRIL, 2014 drawn by WT checked by RC scale 3/16" = 1'-0"	S38-6 BAROSSA 6 project no. 13045 drawing no. 9
8	.	.	qualification information Wellington Jno-Baptiste	BCIN 42658			
7	.	.	name registration information VAS Design Inc.				
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.				
5	.	.					
4	REVISED AS PER ENG'S COMMENTS	21-04-15	RC				
3	UPGRADED REAR ELEVATIONS ADDED	.	.				
2	ADD COLD CELLAR, 5'-0" FROST PROTECTION	14-07-22	RC				
1	ISSUED FOR CLIENT REVIEW	14-04-23	RC				
no.	description	date	by				

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

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



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

APR 30 2015

John G. Williams Limited, Architects



**REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION**

WALL AREA	1114.81 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	78.04 SQ. FT.
OPENING PROVIDED	75.41 SQ. FT. (GLASS AREA ONLY)

9	.	.	.	<div>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</div> <div>qualification information</div> <div>Wellington Jno-Baptiste <i>Jno Baptiste</i> 25591</div> <div>signature BCIN</div> <div>registration information</div> <div>VA3 Design Inc. 42658</div>	<div><div>VA3</div><div>DESIGN</div><div>300A Wilson Avenue</div><div>Toronto, ON M3H 1S8</div><div>t 416.630.2255 f 416.630.4782</div><div>va3design.com</div></div>	<div>BAYVIEW WELLINGTON</div> <div>S38-6</div> <div>BAROSSA 6</div>		
8	.	.	.					
7	.	.	.					
6	.	.	.					
5	.	.	.					
4	REVISED AS PER ENG'S COMMENTS	21-04-15	RC		project name	municipality	project no.	
3	UPGRADED REAR ELEVATIONS ADDED	.	.		GREEN VALLEY ESTATES	BRADFORD, ONTARIO	13045	
2	ADD COLD CELLAR, 5'-0" FROST PROTECTION	14-07-22	RC	<div>Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.</div>	date	RIGHT ELEVATION 'A'		
1	ISSUED FOR CLIENT REVIEW	14-04-23	RC		drawing no.	10		
no.	description	date	by		drawn by	checked by	scale	file name
					WT	RC	3/16" = 1'-0"	13045-S38-6
					RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-6.dwg - Thu - Apr 23 2015 - 1:37 PM			

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

1'-0"

1'-0"

APR 24, 2015



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

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

ROOF LINE FOR ELEVATION 'A' ONLY
HOR. SIDING (TYP.)

10:12

6:12

10:12

U/S OF SOFFIT

TOP OF PLATE

TOP OF WINDOW

FACE BRICK (TYP.)

FIN. SECOND FLOOR

TOP OF TRANSOM

BRICK SOLDIER COURSE
W/ 1/2" PROUL. (TYP.)

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

PRECAST CONC. SILL
W/ 1/2" PROUL. (TYP.)

FIN. GROUND FLOOR

FIN. GRADE

21

RWL

30 x 16"

30 x 16"

RWL

FINISH BASEMENT FLOOR

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

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

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7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name registration information VA3 Design Inc. 42658
5	.	.	.	BCN
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va3design.com

BAYVIEW WELLINGTON

S38-6
BAROSSA 6

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

project no. **13045**

date **APRIL, 2014** checked by **RC** scale **3/16" = 1'-0"** REAR ELEVATION 'A', 'B' & 'C'

drawing no. **11**

drawn by **WT** file name **13045-S38-6**

RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-6.dwg - Thu - Apr 23 2015 - 1:37 PM

1'-0"

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

APR 24, 2015



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APR 30 2015

John G. Williams, Architect

FOR UPGRADE REAR ELEV.
COND. ONLY

10:12

10:12

6:12

10:12

6:12

10:12

U/S OF SOFFIT

1'-4"

TOP OF PLATE

TOP OF WINDOW

1'-0"

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

FIN. SECOND FLOOR

TOP OF TRANSOM

1'-0"

2-3"x3" FIBREGLASS COLUMN
BY ROMAN COLUMNS W/
1/2" THICK HDPE TOP
LOADING PLATE ANCHORED TO
30"x16" MASONRY PIER.

FIN. GROUND FLOOR

FIN. GRADE

RWL

RWL

30"x16"

FACE BRICK (TYP.)

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

BRICK SOLDIER COURSE
W/ 1/2" PROL. (TYP.)

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

FG

FG

FG

FG

FG

3'-11"±

5'-6"

3'-11"±

3'-11"±

5'-6"

7'-10"

U/S SOFFIT

3'-2"

WALL AREA 1071.67 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
OPENING ALLOWED 75.02 SQ. FT.
OPENING PROVIDED 55.35 SQ. FT. (GLASS AREA ONLY)

LEFT ELEVATION 'B'

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

FINISH BASEMENT FLOOR

8'-5"

6'-10"

9'-11"

8'-1"

BAYVIEW WELLINGTON

S38-6
BAROSSA 6

project name GREEN VALLEY ESTATES municipality BRADFORD, ONTARIO

project no. 13045

date APRIL, 2014

LEF ELEVATION 'B'

drawing no.

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

file name 13045-S38-6

13

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VA3
DESIGN

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

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

qualification information

Wellington Jno-Baptiste 25591
signature BCIN
42658

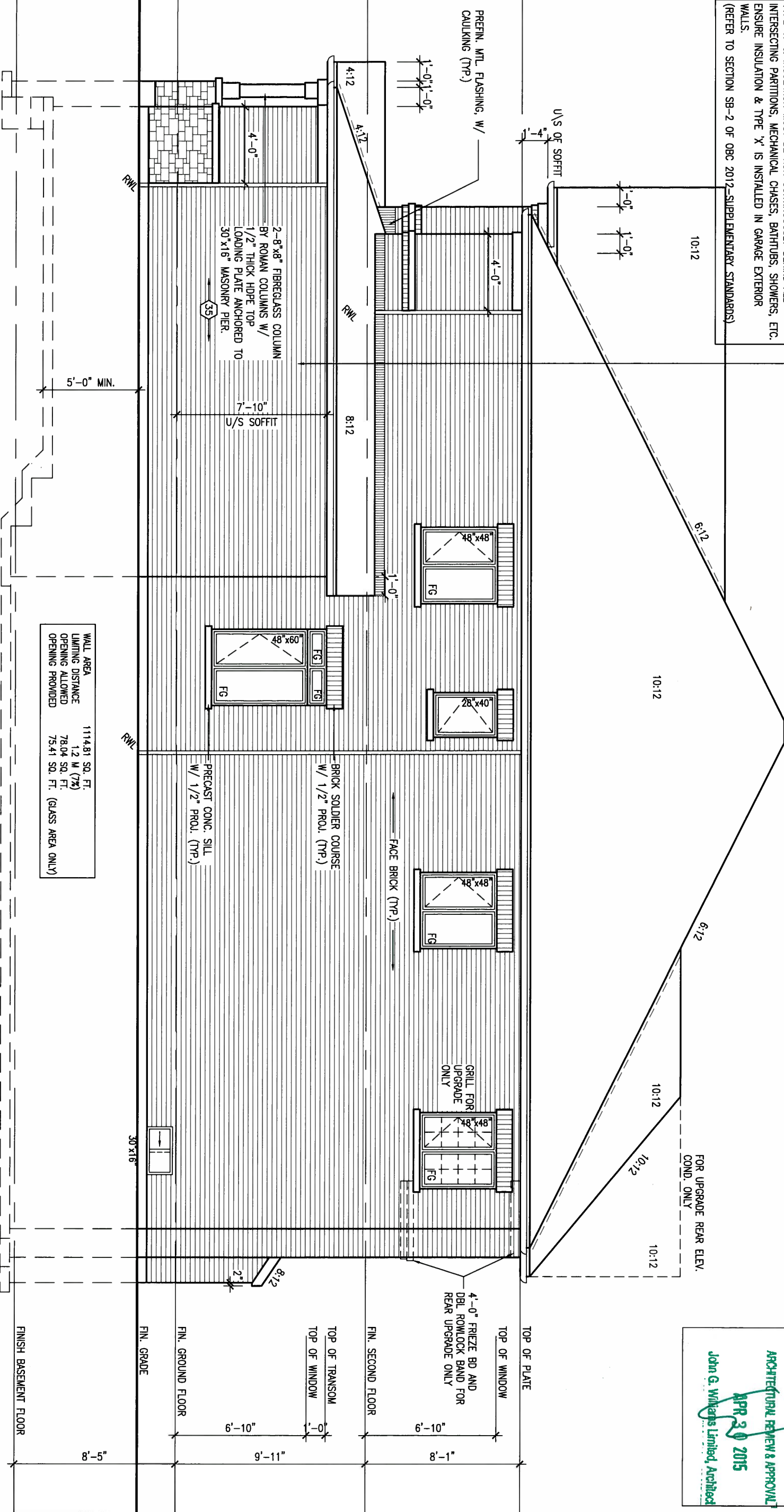
name registration information
VA3 Design Inc.

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

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5.	.	.	.
4	REVISED AS PER ENG'S COMMENTS	21-04-15	RC
3	UPGRADED REAR ELEVATIONS ADDED	.	.
2	ADD COLD CELLAR, 5'-0" FROST PROTECTION	14-07-22	RC
1	ISSUED FOR CLIENT REVIEW	14-04-23	RC
no.	description	date	by

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)



APR 24, 2015



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

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

S38-6
BAROSSA 6

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES
BRADFORD, ONTARIO

project no.
13045

RIGHT ELEVATION 'B'

drawing no.

14

date
APRIL, 2014
drawn by
WT
checked by
RC
scale
3/16" = 1'-0"

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

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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
4	REVISED AS PER ENG'S COMMENTS	21-04-15	RC	.	.
3	UPGRADED REAR ELEVATIONS ADDED
2	ADD COLD CELLAR, 5'-0" FROST PROTECTION	14-07-22	RC	.	.
1	ISSUED FOR CLIENT REVIEW	14-04-23	RC	.	.
no.	description	date	by	.	.

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.(7))			
		ENERGY EFFICIENCY - OBC SB12	
SB-6 ELEVATION C	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
ELEVATION			
FRONT	604.00 S.F.	66.11 S.F.	10.95 %
LEFT SIDE	1086.00 S.F.	69.00 S.F.	6.35 %
RIGHT SIDE	1086.00 S.F.	88.44 S.F.	8.14 %
REAR	595.00 S.F.	153.00 S.F.	25.71 %
TOTAL SQ. FT.	3371.00 S.F.	376.55 S.F.	11.17 %
TOTAL SQ. M.	313.17 S.M.	34.98 S.M.	11.17 %

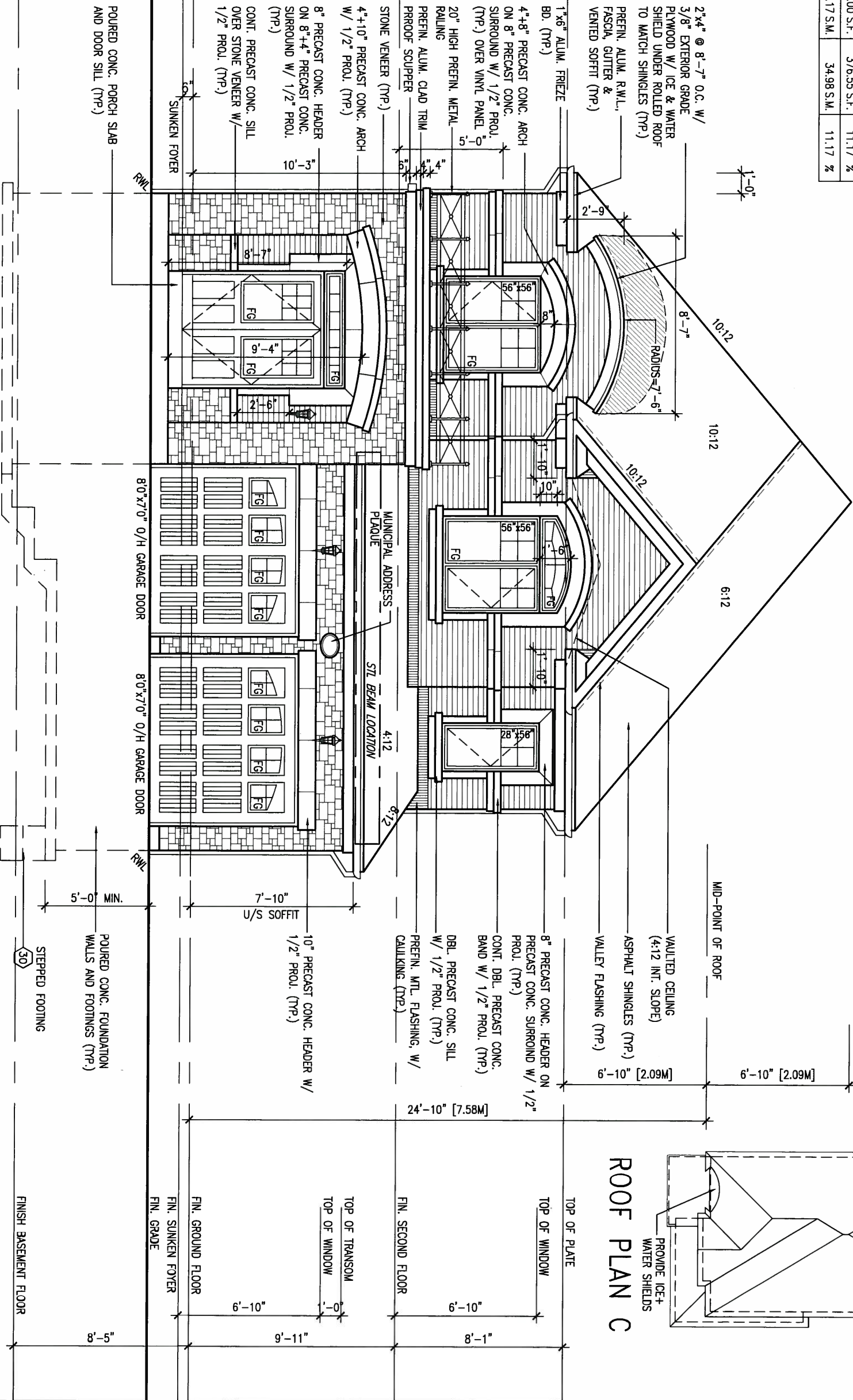
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

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



APR 24, 2015



FRONT ELEVATION 'C'

ROOF PLAN C

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		S38-6 BAROSSA 6	
8		Wellington Jno-Baptiste		300A Wilson Avenue Toronto ON M3H 1S8		project name		project no.	
7		25591 BCN		t 416.630.2255 f 416.630.4782		GREEN VALLEY ESTATES		13045	
6		42658		va3design.com		BRADFORD, ONTARIO		drawing no.	
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.		APRIL, 2014		checked by		13045-S38-6	
4		21-04-15 RC		drawn by		RC		15	
3		14-07-22 RC		scale		3/16" = 1'-0"		FRONT ELEVATION 'C'	
2		14-04-23 RC		date		APRIL, 2014		13045-S38-6	
1		no. description		date		14-04-23		15	

1'-0"

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

APR 24, 2015



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

FOR UPGRADE REAR ELEV.
COND. ONLY

4'-0" FRIEZE BD AND
DBL PRECAST CONC. BAND
FOR REAR UPGRADE ONLY

FACE BRICK (TYP.)

BRICK SOLDIER COURSE
W/ 1/2" PROJ. (TYP.)

PRECAST CONC. SILL
W/ 1/2" PROJ. (TYP.)

WALL AREA 1071.67 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
OPENING ALLOWED 75.02 SQ. FT.
OPENING PROVIDED 45.03 SQ. FT. (GLASS AREA ONLY)

LEFT ELEVATION 'C'

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

9	.	.	.	<div>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</div> <div>qualification information</div> <div>Wellington Jno-Baptiste <i>J. Baptiste</i> 25591</div> <div>name <i>signature</i> BCIN</div> <div>registration information</div> <div>VA3 Design Inc. 42658</div>	<div>VA3</div> <div>DESIGN</div> <div>300A Wilson Avenue</div> <div>Toronto ON M3H 1S8</div> <div>t 416.630.2255 f 416.630.4782</div> <div>va3design.com</div>	<div>BAYVIEW WELLINGTON</div> <div>project name</div> <div>GREEN VALLEY ESTATES</div> <div>BRADFORD, ONTARIO</div> <div>municipality</div> <div>project no.</div> <div>13045</div>	<div>S38-6</div> <div>BAROSSA 6</div>	<div>LEFT ELEVATION 'C'</div> <div>drawing no.</div> <div>16</div>	
8	.	.	.						
7	.	.	.						
6	.	.	.						
5	.	.	.						
4	REVISED AS PER ENG'S COMMENTS	21-04-15	RC						
3	UPGRADED REAR ELEVATIONS ADDED	.	.						
2	ADD COLD CELLAR, 5'-0" FROST PROTECTION	14-07-22	RC	<div>Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.</div>					
1	ISSUED FOR CLIENT REVIEW	14-04-23	RC						
no.	description	date	by						

project name				municipality		project no.	
GREEN VALLEY ESTATES				BRADFORD, ONTARIO		13045	
date		LEFT ELEVATION 'C'		drawing no.			
APRIL, 2014							
drawn by		checked by		scale		file name	
WT		RC		3/16" = 1'-0"		13045-S38-6	
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-6.dwg - Thu - Apr 23 2015 - 1:37 PM							

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BRICK VENEER CONSTRUCTION

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

45 MINUTE FIRE RATED WALL

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

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

APR 24, 2015



1'-0" 1'-0"

It is the builder's complete responsibility to ensure that all construction is permitted to approval fully comply with the Architectural Guidelines and all applicable zoning 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.

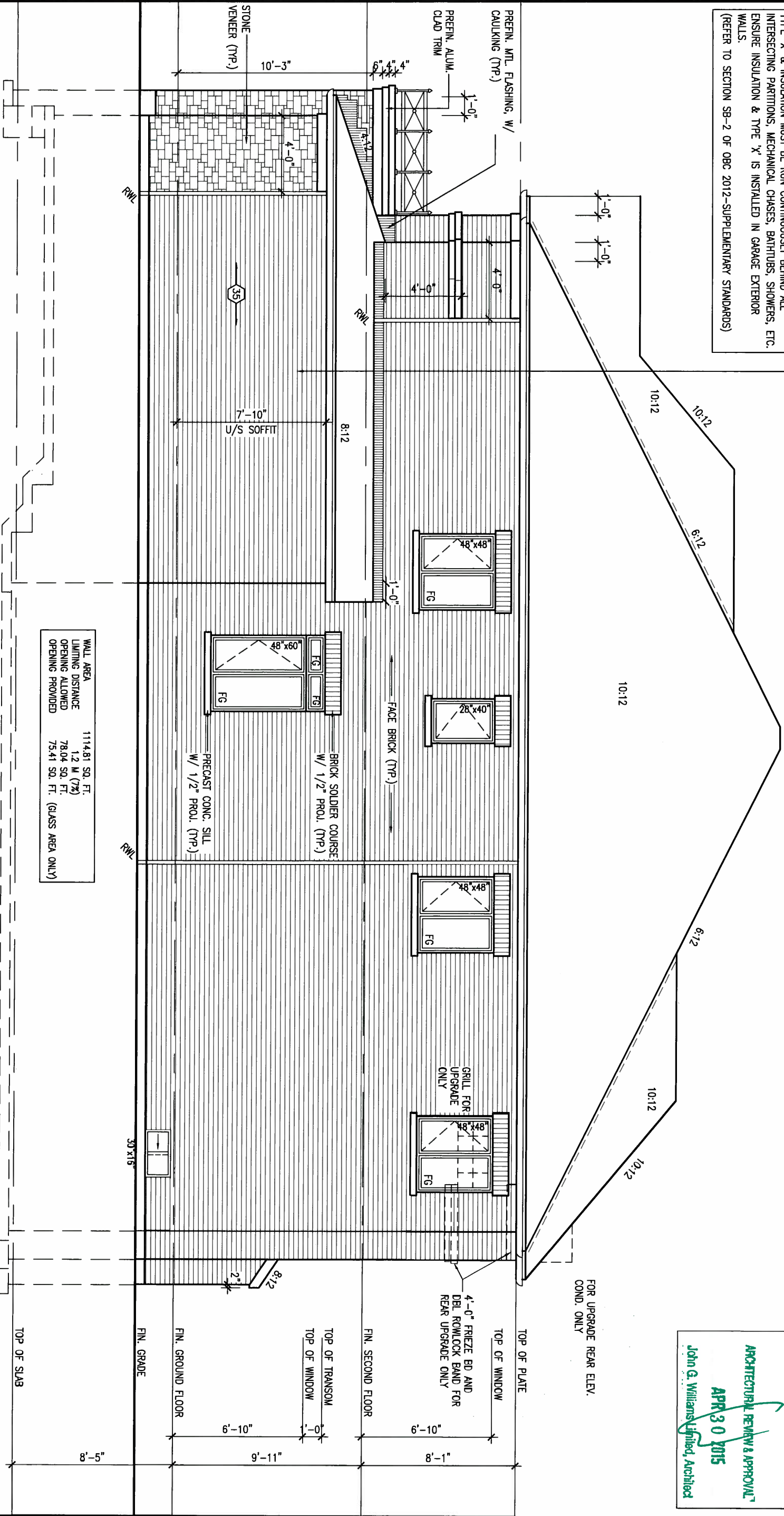
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GUILDFORD.

ARCHITECTURAL REVIEW & APPROVAL

APR 30 2015

John G. Williams Limited, Architect

FOR UPGRADE REAR ELEV.
COND. ONLY



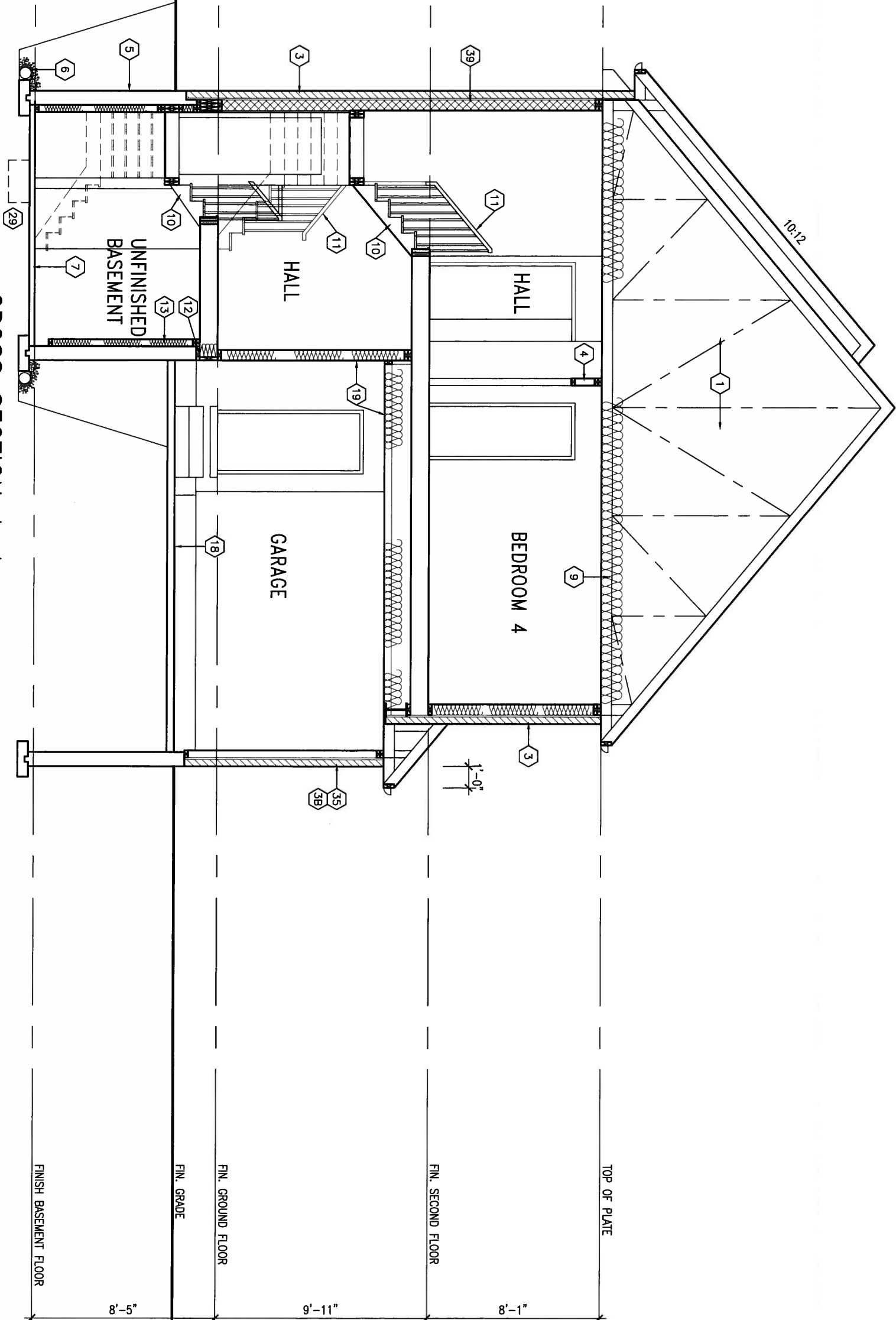
RIGHT ELEVATION 'C'

WALL AREA	1114.81 SQ. FT.
LIMITING DISTANCE	1.2 M (7')
OPENING ALLOWED	78.04 SQ. FT.
OPENING PROVIDED	75.41 SQ. FT. (GLASS AREA ONLY)

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	25591	BCM	42658	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, ONTARIO	S38-6 BAROSSA 6	project no. 13045
8	.	.	.	qualification information	Wellington Jno-Baptiste	signature								
7	.	.	.	name	Wellington Jno-Baptiste	signature								
6	.	.	.	registration information	VA3 Design Inc.									
5	.	.	.	qualification information										
4	REVISED AS PER ENG'S COMMENTS	21-04-15	RC											
3	UPGRADED REAR ELEVATIONS ADDED	.	.											
2	ADD COLD CELLAR, 5'-0" FROST PROTECTION	14-07-22	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											

CROSS SECTION A-A



APR 24, 2015



9	.	.	.
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6	.	.	.
5	.	.	.
4	REVISED AS PER ENG'S COMMENTS	21-04-15	RC
3	UPGRADED REAR ELEVATIONS ADDED	.	.
2	ADD COLD CELLAR, 5'-0" FROST PROTECTION	14-07-22	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

Wallington Jno-Baptiste 25591

name

registration information

VA3 Design Inc. 42658

signature

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		S38-6 BAROSSA 6
project name	municipality	project no.
GREEN VALLEY ESTATES	BRADFORD, ONTARIO	13045
date	CROSS SEXCTION A-A	
APRIL, 2014	drawn by	file name
WT	checked by	13045-S38-6
RC	scale	18
3/16" = 1'-0"	RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-6.dwg - Thu - Apr 23 2015 - 1:37 PM	

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ARCHITECTURAL REVIEW & APPROVAL

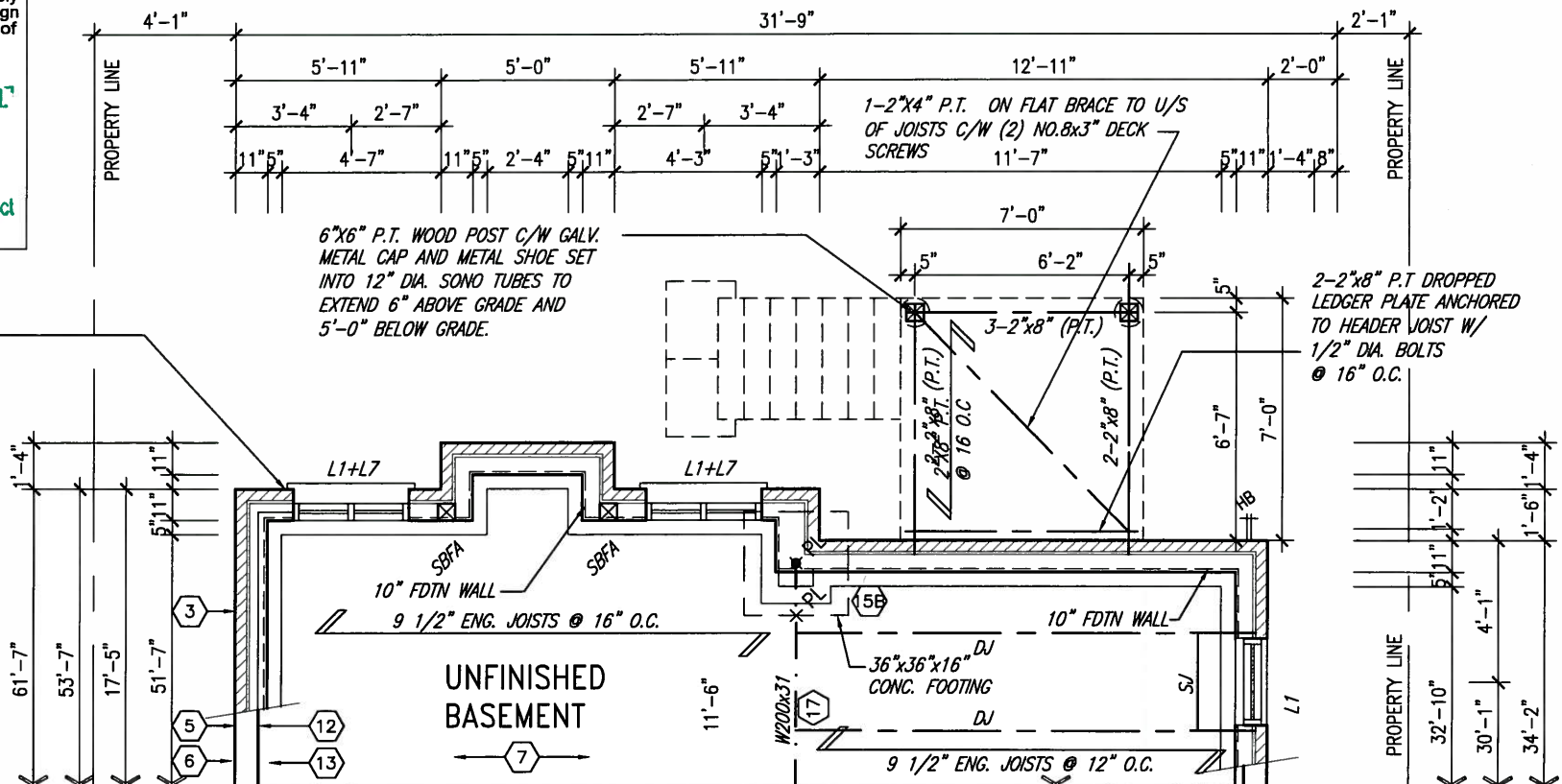
APR 30 2015

John G. Williams Limited, Architect

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

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

2-2"x8" P.T. DROPPED LEDGER PLATE ANCHORED TO HEADER JOIST W/ 1/2" DIA. BOLTS @ 16" O.C.

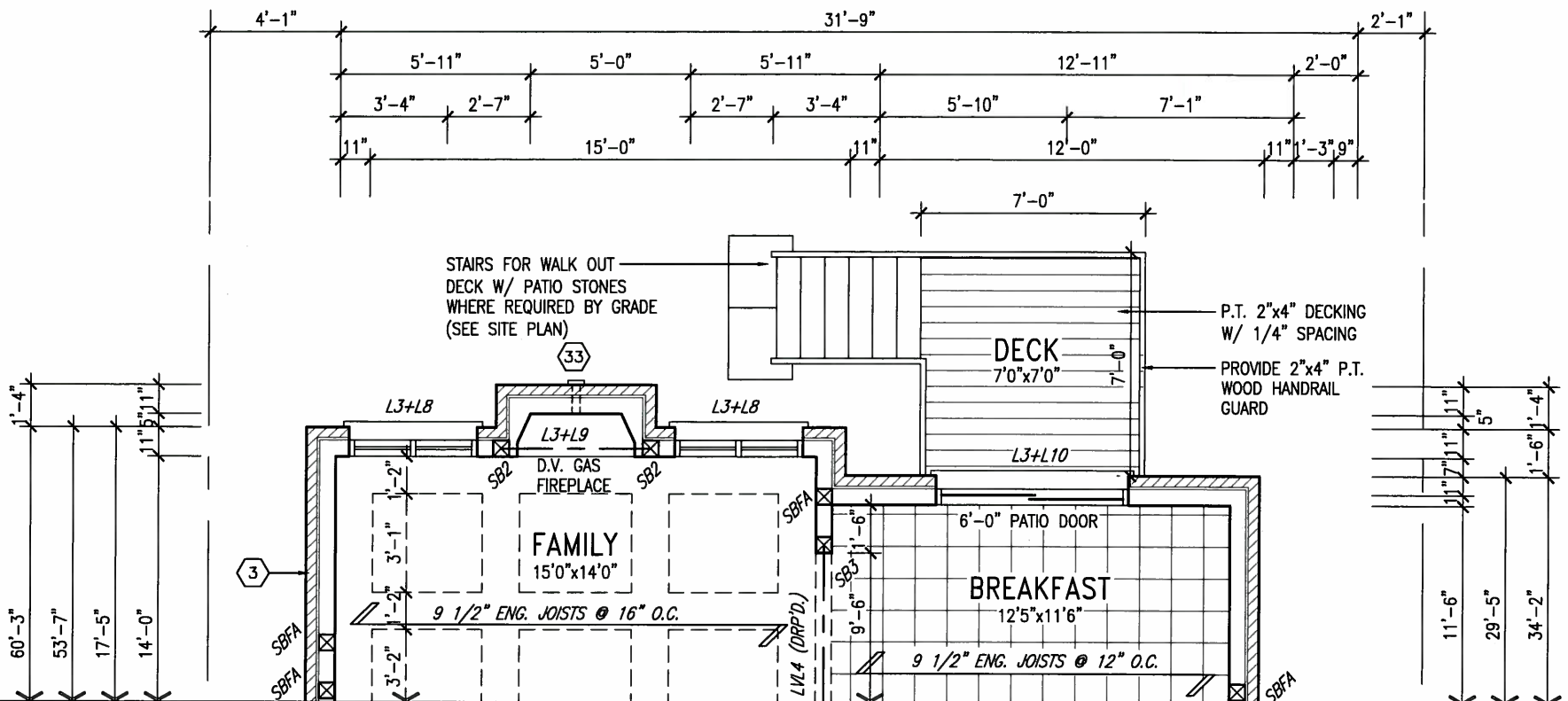


NOTE: REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

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

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

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



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



APR 24, 2015

9	.	.	.	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, ONTARIO	project no. 13045
8	.	.	.	qualification information	42658					
7	.	.	.	name Wallington Jno-Baptiste	BCIN					
6	.	.	.	registration information VA3 Design Inc.	42658					
5	.	.	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.						
4	REVISED AS PER ENG'S COMMENTS	21-04-15	RC							
3	UPGRADED REAR ELEVATIONS ADDED									
2	ADD COLD CELLAR, 5'-0" FROST PROTECTION	14-07-22	RC							
1	ISSUED FOR CLIENT REVIEW	14-04-23	RC							
no.	description	date	by							

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~~APR 30 2015~~

John G. Williams Limited, Architect

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

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

1-2"x4" P.T. ON FLAT
BRACE TO U/S OF JOISTS
C/W (2) NO.8x3" DECK
SCREWS
-2-2"x8" P.T DROPPED
LEDGER PLATE ANCHORED
TO HEADER JOIST W/
1/2" DIA. BOLTS
@ 16" O.C

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

NOTE:
REFER TO STANDARD FLOOR PLANS
FOR ADDITIONAL INFORMATION.

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

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

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



APR 24, 2015

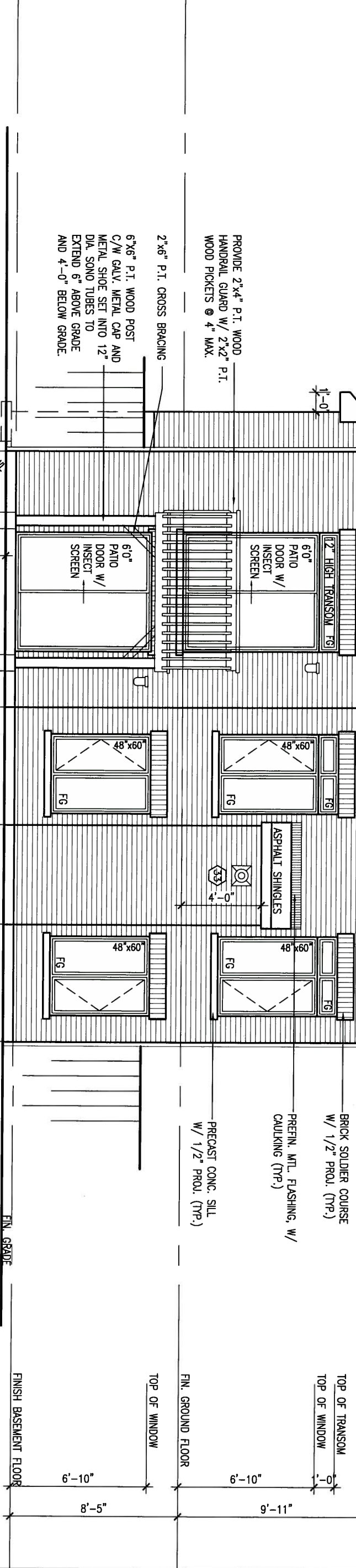
9	.	.	.	<div>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</div> <div>qualification information</div> <div>Wellington Jno-Baptiste  25591</div> <div>name BCIN</div> <div>registration information</div> <div>VA3 Design Inc. 42658</div> <div>Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.</div>	<div><div>300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com</div></div>	BAYVIEW WELLINGTON		S38-6 BAROSSA 6		
8	.	.	.			project name	municipality		project no.	
7	.	.	.			GREEN VALLEY ESTATES	BRADFORD, ONTARIO		13045	
6	.	.	.			date	PART. PLANS - WOB CONDITION		drawing no.	
5	.	.	.			APRIL, 2014			21	
4	REVISED AS PER ENG'S COMMENTS	21-04-15	RC	drawn by	checked by	scale	file name			
3	UPGRADED REAR ELEVATIONS ADDED	.	.	WT	RC	3/16" = 1'-0"	13045-S38-6			
2	ADD COLD CELLAR, 5'-0" FROST PROTECTION	14-07-22	RC	RICHARD -- H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-6.dwg -- Thu - Apr 23 2015 - 1:37 PM						
1	ISSUED FOR CLIENT REVIEW	14-04-23	RC							
no.	description	date	by							

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UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))			
S38-6 ELEVATION A WOB		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	631.00 S.F.	90.44 S.F.	14.33 %
LEFT SIDE	1120.00 S.F.	69.00 S.F.	6.16 %
RIGHT SIDE	1088.00 S.F.	88.44 S.F.	8.13 %
REAR	806.00 S.F.	216.67 S.F.	26.88 %
TOTAL SQ. FT.	3645.00 S.F.	464.55 S.F.	12.74 %
TOTAL SQ. M.	338.63 S.M.	43.16 S.M.	12.74 %

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))			
S38-6 ELEVATION B WOB		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	620.00 S.F.	74.00 S.F.	11.94 %
LEFT SIDE	1089 S.F.	69.00 S.F.	6.34 %
RIGHT SIDE	1089 S.F.	88.44 S.F.	8.12 %
REAR	806.00 S.F.	216.67 S.F.	26.88 %
TOTAL SQ. FT.	3604.00 S.F.	448.11 S.F.	12.43 %
TOTAL SQ. M.	334.82 S.M.	41.63 S.M.	12.43 %

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))			
S38-6 ELEVATION C WOB		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	604.00 S.F.	66.11 S.F.	10.95 %
LEFT SIDE	1086.00 S.F.	69.00 S.F.	6.35 %
RIGHT SIDE	1086.00 S.F.	88.44 S.F.	8.14 %
REAR	806.00 S.F.	216.67 S.F.	26.88 %
TOTAL SQ. FT.	3582.00 S.F.	440.22 S.F.	12.29 %
TOTAL SQ. M.	332.78 S.M.	40.90 S.M.	12.29 %



REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

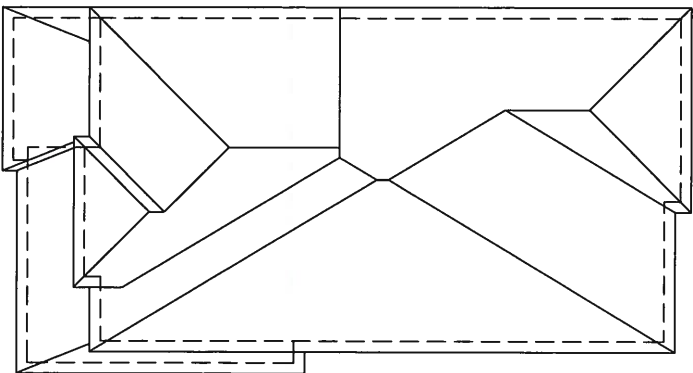


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ARCHITECTURAL REVIEW & APPROVAL
APR 30 2015
John G. Williams Limited, Architect

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.		BAYVIEW WELLINGTON		S38-6	
8 .		Wellington Jno-Baptiste		GREEN VALLEY ESTATES		BAROSSA 6	
7 .		name registration information		BRADFORD, ONTARIO		project no.	
6 .		VA3 Design Inc.		RC		13045	
5 .		Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		date		drawing no.	
4 REVISED AS PER ENG'S COMMENTS		21-04-15		APRIL, 2014		22	
3 UPGRADED REAR ELEVATIONS ADDED		14-07-22		checked by		REAR ELEVATION- WOB CONDITION	
2 ADD COLD CELLAR, 5'-0" FROST PROTECTION		14-04-23		RC		13045-S38-6	
1 ISSUED FOR CLIENT REVIEW		14-04-23		scale		file name	
no. description		date by		3/16" = 1'-0"		13045-S38-6	
				RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-6.dwg - Thu - Apr 23 2015 - 1:37 PM			



ROOF PLAN 'A'
(UPGRADE REAR)

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

1'-0"

1'-0"

APR 24, 2015



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

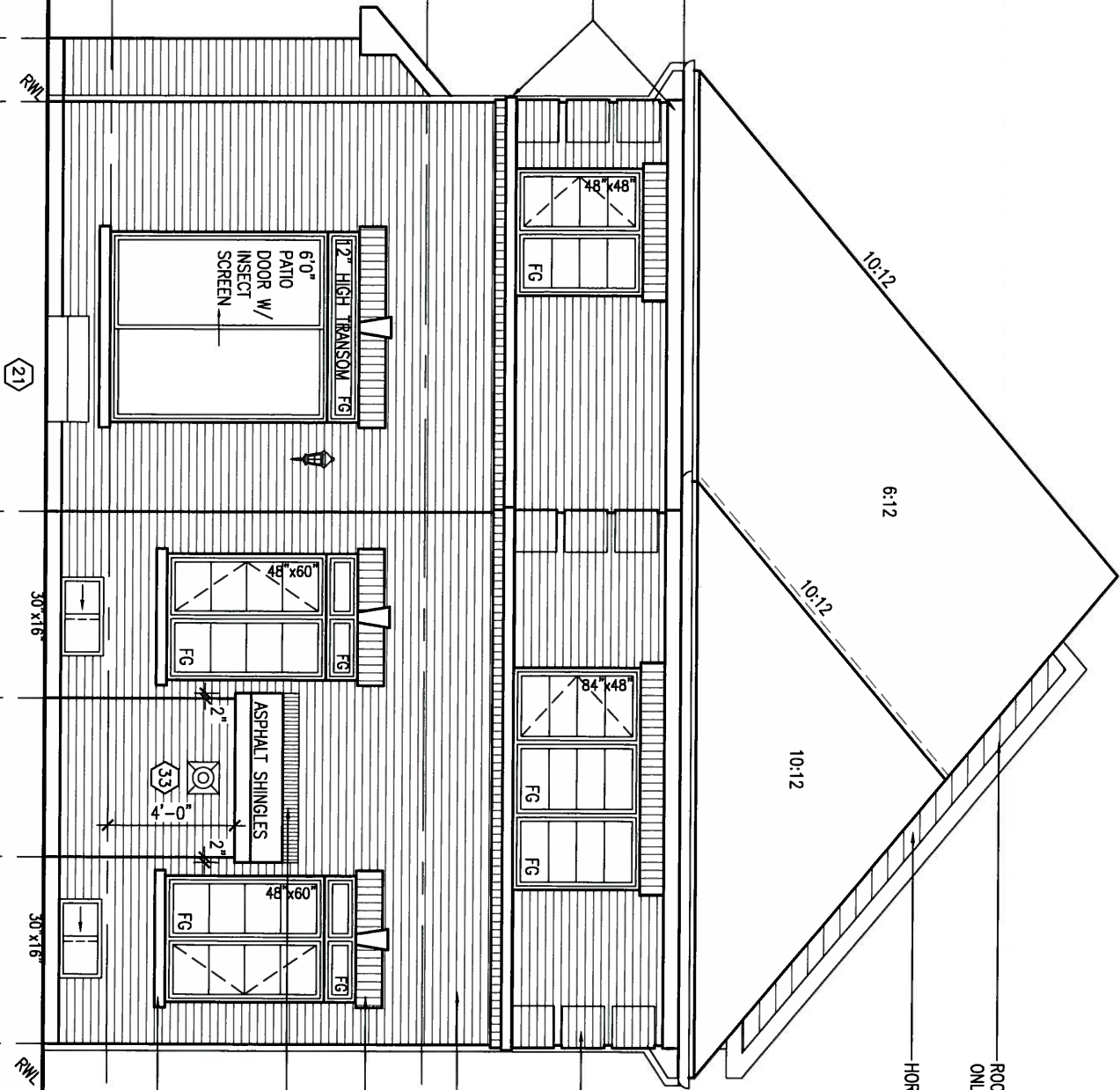
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ARCHITECTURAL REVIEW & APPROVAL
APR 30 2015
John G. Williams Limited, Architect

ROOF LINE FOR ELEVATION 'A' ONLY
HOR. SIDING (TYP.)

UNS. OF SOFFIT

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



BRICK QUIONS (TYP.)
5 BRICKS HIGH,
1 1/2 BRICKS WIDE,
1 BRICK BETWEEN,
1/2" PROJECTION

FACE BRICK (TYP.)

BRICK SOLDIER w/
KEystone (1/2" PROJ.)
(TYP.)
PREFIN. MTL. FLASHING, w/
CAULKING (TYP.)

PRECAST CONC. SILL
w/ 1/2" PROJ. (TYP.)

TOP OF PLATE
TOP OF WINDOW
6'-10"
8'-1"

TOP OF TRANSOM
TOP OF WINDOW
1'-0"
9'-11"

FIN. GROUND FLOOR

FIN. GRADE

FINISH BASEMENT FLOOR

UPGRADED REAR ELEVATION 'A'

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	REVISED AS PER ENG'S COMMENTS	21-04-15	RC
3	UPGRADED REAR ELEVATIONS ADDED	.	.
2	ADD COLD CELLAR, 5'-0" FROST PROTECTION	14-07-22	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
name
registration information
VA3 Design Inc.
25591 BCN
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

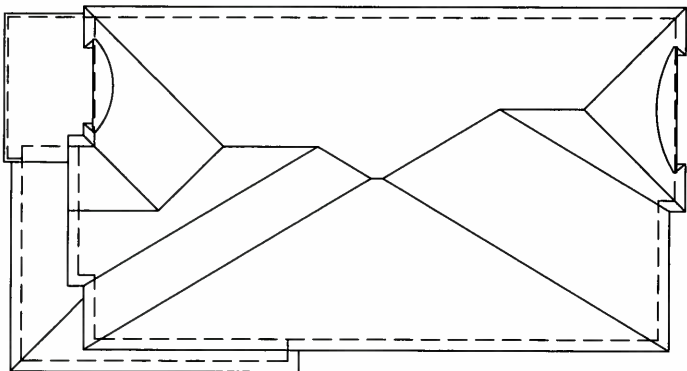
project name
GREEN VALLEY ESTATES
municipality
BRADFORD, ONTARIO
date
APRIL, 2014
checked by
RC
scale
3/16" = 1'-0"
drawn by
WT
file name
13045-538-6
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S38-6
BAROSSA 6

project no.
13045

drawing no.

23



ROOF PLAN 'C'
(UPGRADE REAR)

1'-0" 1'-0"

1'-0"

1'-0"

APR 24, 2015



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

2"x4" @ 11'-7" O.C. W/
3/8" EXTERIOR GRADE
PLYWOOD W/ ICE & WATER
SHIELD UNDER ROLLED ROOF
TO MATCH SHINGLES (TYP.)

VINYL PANEL

4"x8" PRECAST CONC. ARCH
ON 8" PRECAST CONC.
SURROUND W/ 1/2" PROU.
(TYP.) RETURN 4'-0" ON
LEFT SIDE

FACE BRICK (TYP.)

8" PRECAST CONC.
HEADER (1/2" PROU.)
(TYP.)
PREFIN. MTL. FLASHING, W/
CAULKING (TYP.)

DBL. PRECAST CONC.
SILL W/ 1/2" PROU.
(TYP.)

R/W

(21)

30 x 16"

30 x 16"

R/W

FIN. GRADE

FIN. GROUND FLOOR

FIN. SECOND FLOOR

TOP OF WINDOW

TOP OF PLATE

TOP OF TRANSOM

TOP OF WINDOW

FINISH BASEMENT FLOOR

UPGRADED REAR ELEVATION 'C'

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	signature
5	.	.	.	name
4	REVISED AS PER ENG'S COMMENTS	21-04-15	RC	registration information
3	UPGRADED REAR ELEVATIONS ADDED	.	.	VA3 Design Inc. 42658
2	ADD COLD CELLAR, 5'-0" FROST PROTECTION	14-07-22	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

S38-6
BAROSSA 6

project name
GREEN VALLEY ESTATES

municipality
BRADFORD, ONTARIO

project no.
13045

date
APRIL, 2014

UPGRADED REAR ELEVATION 'C'

drawing no.
25

drawn by
WT

checked by
RC

scale
3/16" = 1'-0"

file name
13045-S38-6

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UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))			
S3B-6 ELEVATION B WOD	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	620.00 S.F.	74.00 S.F.	11.94 %
LEFT SIDE	1089 S.F.	69.00 S.F.	6.34 %
RIGHT SIDE	1089 S.F.	88.44 S.F.	8.12 %
REAR	714.00 S.F.	168.56 S.F.	23.61 %
TOTAL SQ. FT.	3512.00 S.F.	400.00 S.F.	11.39 %
TOTAL SQ. M.	326.27 S.M.	37.16 S.M.	11.39 %



APR 24, 2015

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

UPGRADED REAR ELEVATION - W.O.D. 9R OR MORE
COND. EL 'B'

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

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

9	.	.	.	.	.
8	.	.	.	.	.
7	.	.	.	.	.
6	.	.	.	.	.
5	.	.	.	.	.
4	REVISED AS PER ENG'S COMMENTS	21-04-15	RC	.	.
3	UPGRADED REAR ELEVATIONS ADDED	.	.	.	.
2	ADD COLD CELLAR, 5'-0" FROST PROTECTION	14-07-22	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 BCIN
42658

name
registration information
VA3 Design Inc.

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

BAYVIEW WELLINGTON		S38-6 BAROSSA 6	
project name GREEN VALLEY ESTATES	municipality BRADFORD, ONTARIO	project no. 13045	drawing no. 27
date APRIL, 2014	drawn by WT	checked by RC	scale 3/16" = 1'-0"
UPGRADED REAR ELEVATION 'B' -WOD COND.		file name 13045-S3B-6	
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UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1(7))			
S38-6 ELEVATION A WOB	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	631.00 S.F.	90.44 S.F.	14.33 %
LEFT SIDE	1120.00 S.F.	69.00 S.F.	6.16 %
RIGHT SIDE	1088.00 S.F.	88.44 S.F.	8.13 %
REAR	806.00 S.F.	216.67 S.F.	26.88 %
TOTAL SQ. FT.	3645.00 S.F.	464.55 S.F.	12.74 %
TOTAL SQ. M.	338.63 S.M.	43.16 S.M.	12.74 %



UPGRADED REAR ELEVATION - W.O.B. COND. EL '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		S38-6	
8 .		qualification information		300A Wilson Avenue		GREEN VALLEY ESTATES		BAROSSA 6	
7 .		Wellington Jno-Baptiste		Toronto ON M3H 1S8		BRADFORD, ONTARIO		project no. 13045	
6 .		name registration information		t 416.630.2255 f 416.630.4782		date APRIL, 2014		drawing no. 29	
5 .		VA3 Design Inc.		va3design.com		checked by RC		UPGRADED REAR ELEVATION 'A' - WOB CONDITION	
4 REVISED AS PER ENG'S COMMENTS		21-04-15		RC		scale 3/16" = 1'-0"		file name 13045-S38-6	
3 UPGRADED REAR ELEVATIONS ADDED		14-07-22		RC		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-6.dwg - Thu - Apr 23 2015 - 1:37 PM			
2 ADD COLD CELLAR, 5'-0" FROST PROTECTION		14-04-23		RC					
1 ISSUED FOR CLIENT REVIEW									
no. description		date		by					

UNINSULATED OPENINGS (PER OBC. SB-12.2.1.(7))			
S38-6 ELEVATION B WOB	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	620.00 S.F.	74.00 S.F.	11.94 %
LEFT SIDE	1089 S.F.	69.00 S.F.	6.34 %
RIGHT SIDE	1089 S.F.	88.44 S.F.	8.12 %
REAR	806.00 S.F.	216.67 S.F.	26.88 %
TOTAL SQ. FT.	3604.00 S.F.	448.11 S.F.	12.43 %
TOTAL SQ. M.	334.82 S.M.	41.63 S.M.	12.43 %



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

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

UPGRADED REAR ELEVATION - W.O.B. COND. EL '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.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													</
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UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))			
S38-6 ELEVATION C WOB		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	604.00 S.F.	66.11 S.F.	10.95 %
LEFT SIDE	1086.00 S.F.	69.00 S.F.	6.35 %
RIGHT SIDE	1086.00 S.F.	88.44 S.F.	8.14 %
REAR	806.00 S.F.	216.67 S.F.	26.88 %
TOTAL SQ. FT.	3582.00 S.F.	440.22 S.F.	12.29 %
TOTAL SQ. M.	332.78 S.M.	40.90 S.M.	12.29 %



UPGRADED REAR ELEVATION - W.O.B. COND. EL 'C'

9

8

7

6

5

4

REVISED AS PER ENG'S COMMENTS

21-04-15

RC

3

UPGRADED REAR ELEVATIONS ADDED

2

ADD COLD CELLAR, 5'-0" FROST PROTECTION

14-07-22

RC

1

ISSUED FOR CUENTR 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

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BAYVIEW WELLINGTON

project name GREEN VALLEY ESTATES municipality BRADFORD, ONTARIO

date APRIL, 2014

drawn by WT

checked by RC

scale 3/16" = 1'-0"

file name 13045-S38-6

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S38-6

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project no. 13045

drawing no. 31

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CONSTRUCTION NOTES (Unless otherwise noted)

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

1. ROOF CONSTRUCTION

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

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

2A. FRAME WALL CONSTRUCTION (2"x6") (R2B) SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 28mm (1 1/4") EXTERIOR STRUCTURAL INSULATED SHEATHING RSI 0.7 (R4) BY "BP" OR EQUAL, 38x140 (2'x6") STUDS @ 400mm (16") O.C., RSI 4.23 (R24) INSUL. AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

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

2C. RESERVED

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

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

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

3A. BRICK VENEER CONSTRUCTION (2"x6") (R2B) 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 1/4") EXT. STRUCT. INSULATED SHEATHING RSI 0.7 (R4) BY "BP" OR EQUAL, 38x140 (2'x6") STUDS @ 400mm (16") O.C., RSI 4.23 (R24) INSUL. & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3B. BRICK VENEER CONSTRUCTION (2"x4") - GARAGE WALLS 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 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. FDN. WALL 15MPa (2200psi) WITH BITUMENOUS 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 FDN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYED CONC. FTG. BRACE FDN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN. BEARING CAPACITY OF 150kPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. STOREYS SUPPORTED [W/ MASONRY VENEER] [W/ SIDING ONLY]

1	16" WIDE x 6" DEEP	16" WIDE x 6" DEEP
2	20" WIDE x 6" DEEP	20" WIDE x 6" DEEP
3	26" WIDE x 9" DEEP	20" WIDE x 6" DEEP

-SEE OBC 9.15.3.
-MAXIMUM FLOOR LIVE LOAD OF 2.4kPa, [50psf.] PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1").
-REFER TO SOILS REPORT FOR SOIL CONDITIONS AND BEARING CAPACITY.
-STRIP FOOTING SUPPORTING EXTERIOR WALLS (FOR W.O.B.)
-ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOOR LIVE LOAD OF 2.4kPa, [50psf.] PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1"). THE STRIP FOOTING SIZE IS AS FOLLOWS:
2 STOREY WITH WALK-OUT BASEMENT 545x175 (22"x7")

6. FOUNDATION DRAINAGE OBC 9.14.2. & 9.14.3. 100mm (4") DIA. FOUNDATION DRAINAGE TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES.

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

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

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

10. ALL STAIRS/EXTERIOR STAIRS -OBC 9.8.8.- UNIFORM RISE 5mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS 10mm (1/2") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT

MAX. RISE	= 200 (7'-7/8")
MIN. RUN	= 110 (8'-1/4")
MIN. TREAD	= 235 (9'-1/4")
MAX. NOSING	= 25 (1")
MIN. HEADROOM	= 1950 (6'-5")
RAIL @ LANDING	= 900 (2'-11")
RAIL @ STAIR	= 865 (2'-10") to 965 (3'-2")
MIN. STAIR WIDTH	= 860 (2'-10")

FOR CURVED STAIRS

MIN. RUN	= 150 (6")
MIN. AVG. RUN	= 200 (8")

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

INTERIOR GUARDS -OBC 9.8.8.- EXTERIOR GUARDS: 900mm (2'-11") MIN. HIGH INTERIOR GUARDS - OBC 9.8.8. 900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (7'-1"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (7'-1").

SILL PLATE - OBC 9.23.7. 38x89 (2'x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C., CAULKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FDN. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

BASEMENT INSULATION (SB-12-2.1.1.6), 9.25.2.3, 9.13.2.6) FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. INSULATION TO HAVE APPROVED VAPOUR BARRIER. 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 FDN. 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 x50mm HOOK ANCHORS [2-1/2"x1/2"x2"] FIELD WELD COL. TO BASE PLATE.

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

17. 19x64 (1"x3") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

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

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

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

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

22. DRYER EXHAUST (OBC 6.2.3.8.(7) & 6.2.4.1.1) CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)

23. INSULATED ATTIC ACCESS (OBC 9.19.2.1. & SB12-2.1.1.7) ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm (21 1/2"x24") & A MIN. AREA OF 0.32 SQ.M. [3.44 SQ.FT.] WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL. BACKING.

24. FIREPLACE CHIMNEYS -OBC 9.21. TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.

25. LINEN CLOSET, 4 SHELVES MIN. 350mm (14") DEEP.

26. MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR AS REQUIRED BY OBC 9.32.3.5. & 9.32.3.10.

27. STEEL BEARING PLATE FOR MASONRY WALLS 280x280x16 (11"x11"x5/8") STL. PLATE FOR STL BEAMS AND 280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL, ANCHORED WITH 2-19mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.

OR SOLID WOOD BEARING FOR WOOD STUD WALLS SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH OBC 9.17.4.2(2).

28. RESERVED

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

30. STEPPED FOOTINGS OBC 9.15.3.9. MIN. HORIZ. STEP = 600mm (24"). MAX. VERT. STEP = 400mm (24")

31. SLAB ON GRADE MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL, REINFORCED WITH 6x6-2.9xw2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION UNDER SLAB.

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

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

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

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

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

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

38. CONVENTIONAL ROOF FRAMING (2.0Kpa. SNOW LOAD) 38x140 (2'x6") RAFTERS @ 400mm (16") O.C.) FOR MAX 11'-7" SPAN, 38x184 (2'x8") RIDGE BOARD, 38x89 (2'x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2'x4") @ 400mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2'x6") @ 400 (16") O.C. FOR MAX. 4450mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2'x4") @ 600mm (24") O.C. WITH A 38x89 (2'x4") CENTRE POST TO THE TRUSS BELOW, LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

GENERAL NOTES

WINDOWS: 1) MINIMUM BEDROOM WINDOW -OBC 9.9.10.1.- AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m2 UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3"). 2) WINDOW GUARDS -OBC 9.8.8.1.(6). A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11") 3) EXTERIOR WINDOWS SHALL COMPLY WITH OBC DIV.-B 9.7.3. & SB12-2.1.1.8

GENERAL: 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. B, 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 WOOD MUST BE 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 CLOSURES AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3, 3.8.3.8.(1)(d) & 3.8.3.13.(1)(f). SEE DETAIL. 5) ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12.2.1.1.9. 6) ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV.-B 9.25.3.

LUMBER: 1) ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE. 2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE. 3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE. 4) ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER. 5) LVL BEAMS SHALL BE 2.0E -2950fb MIN., NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm (7 1/4", 9 1/2", 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C. 6) PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS. 7) JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS. 8) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 ml. POLYETHYLENE FILM, No. 50 (45lbs.) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

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

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		

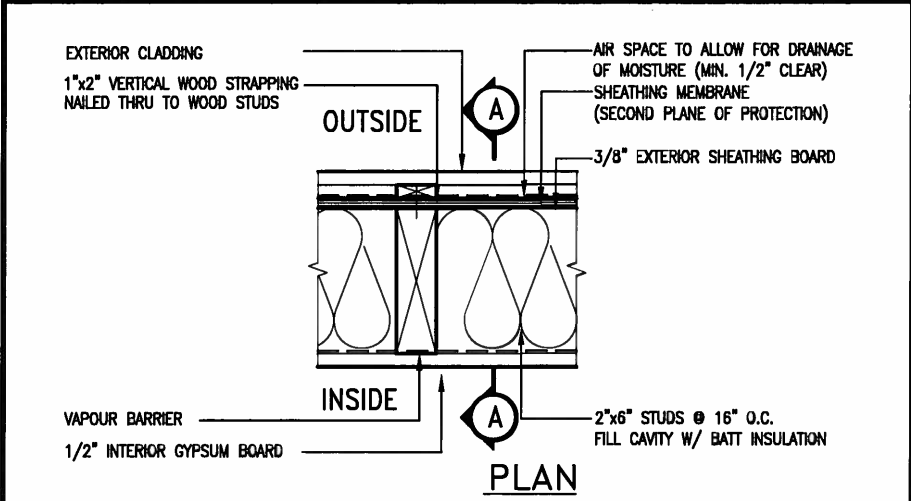
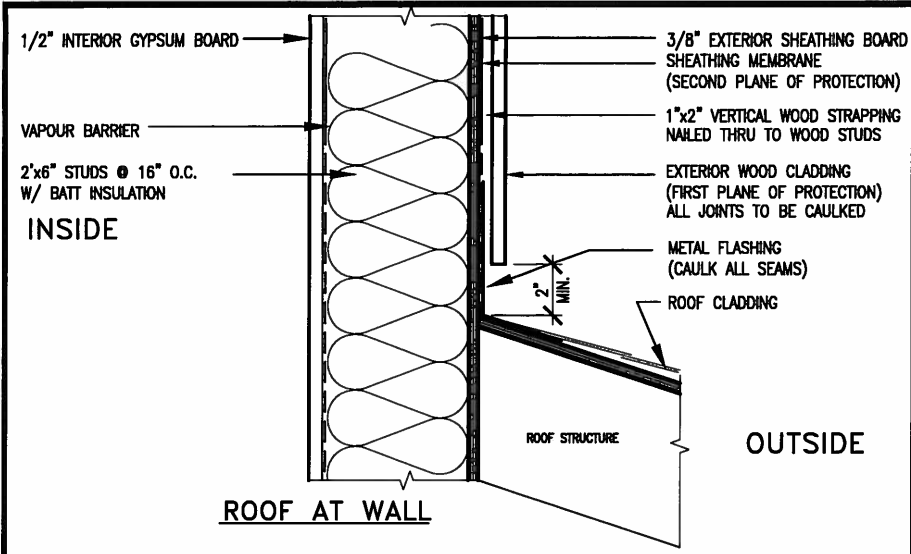
APR 24, 2015

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 4.0m. 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.

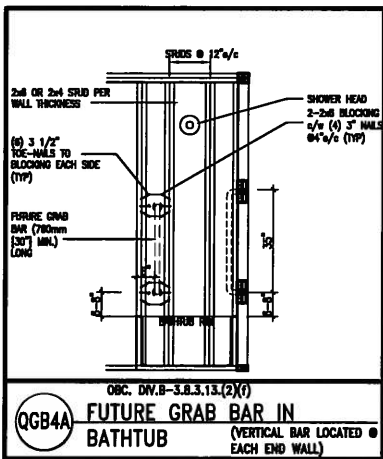
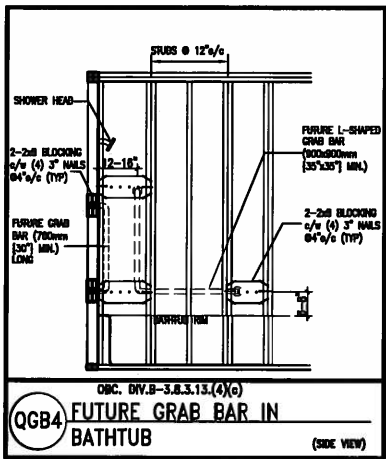
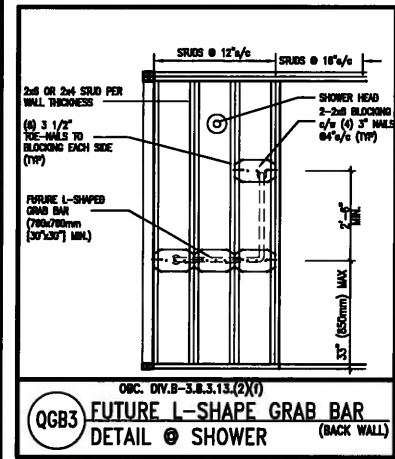
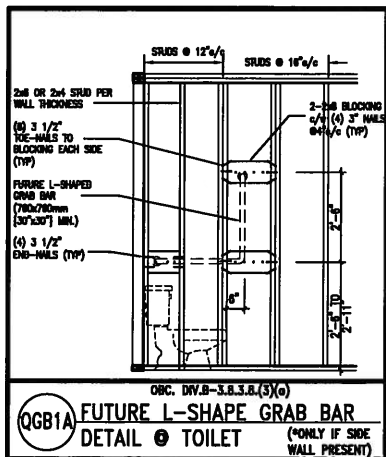
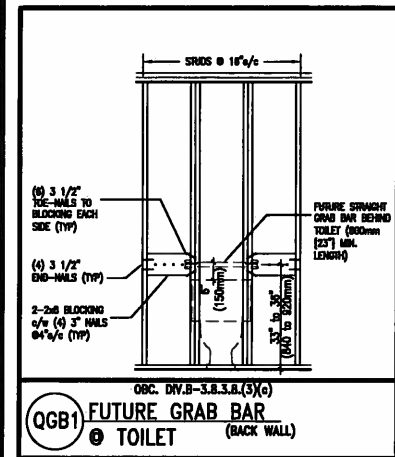
41. FOUNDATION WALL (W.O.D./W.O.B.) -FOR LATERAL SUPPORT WHERE GRADE TO T/O BASEMENT SLAB EXCEEDS 1200mm (3'-11") FOR 200mm (8") POURED CONC. FOUNDATION WALL PROVIDE VERTICAL 38x140 (2'x6") WOOD STUDS @ 400 (16") o.c. MATCH FLOOR JOIST SPACING WHEN PARALLEL WITH FLOOR JOISTS. [RAMSET BOTTOM PLATE TO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



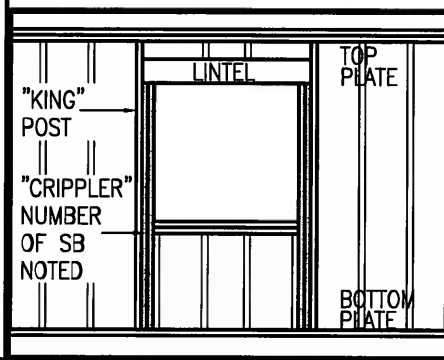
EXTERIOR WOOD CLADDING WALL ASSEMBLY

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

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



APR 24, 2015



"CRIPPLE" DETAIL

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"

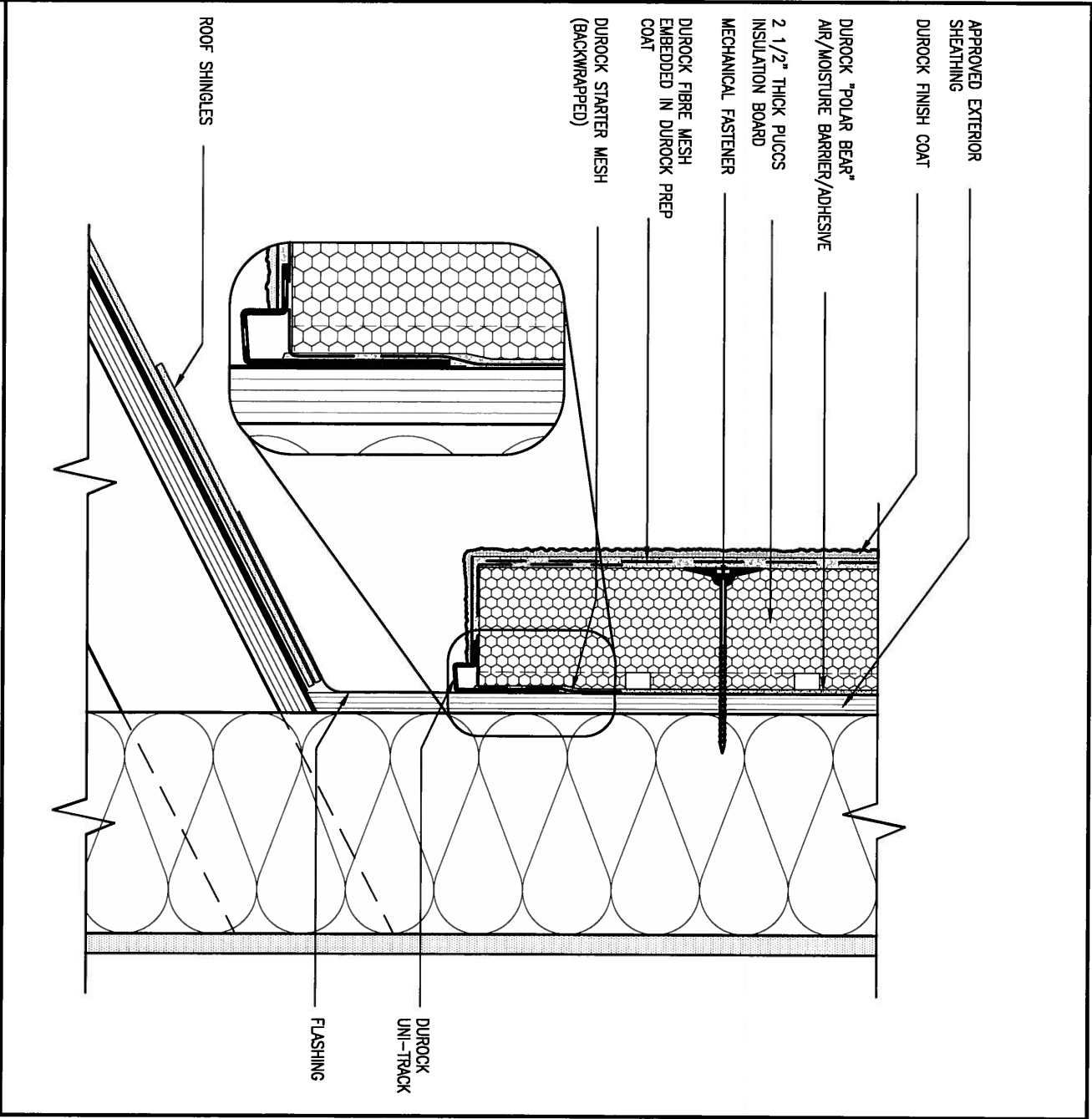
- NOTES:
- FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa
 - SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
 - PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
 - PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.
 - WALL 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	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name
5	.	.	.	registration information
4	.	.	.	VA3 Design Inc. 42658
3	.	.	.	
2	UPDATE TO CODE	APR 16-15	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC	
no.	description	date	by	



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

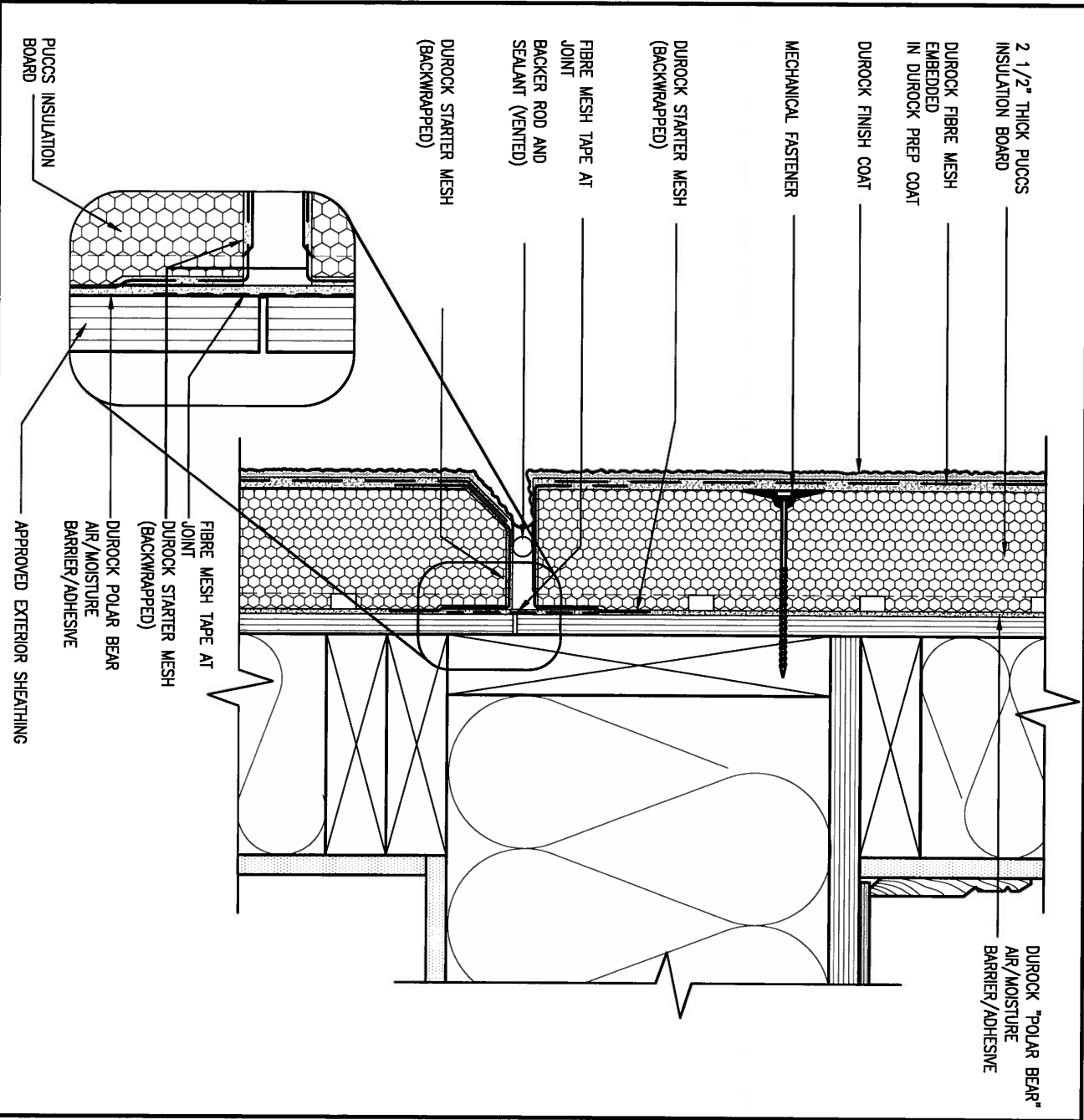


3

STUCCO TERMINATION @ ROOF

CN4 SCALE: 3"=1'-0"

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



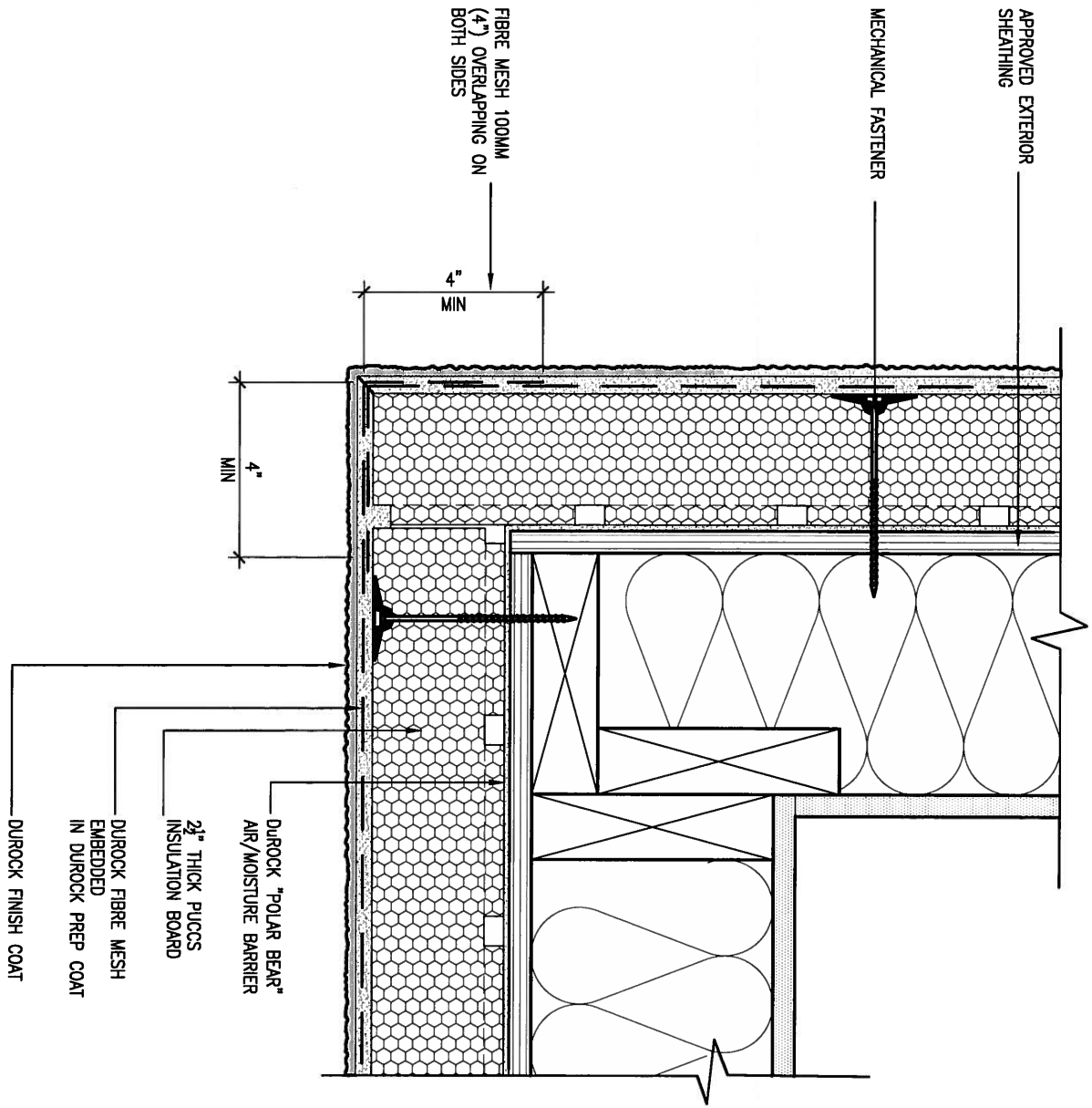
4

HORIZONTAL EXPANSION JOINT

CN4 SCALE: 3"=1'-0"

9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON project name GREEN VALLEY ESTATES date APR 2014 drawn by RC checked by - scale 3/16" = 1'-0" file name 13045-CONST-0BC 2015 RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM	project no. 13045	CONST NOTE	drawing no. CN4
8.	.	.	qualification information Wellington Jno-Baptiste 25591 BCN					
7.	.	.	name registration information VA3 Design Inc. 42658					
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.					
5.	.	.						
2.	UPDATE TO CODE	APR 16-15	RC					
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC					
no.	description	date	by					

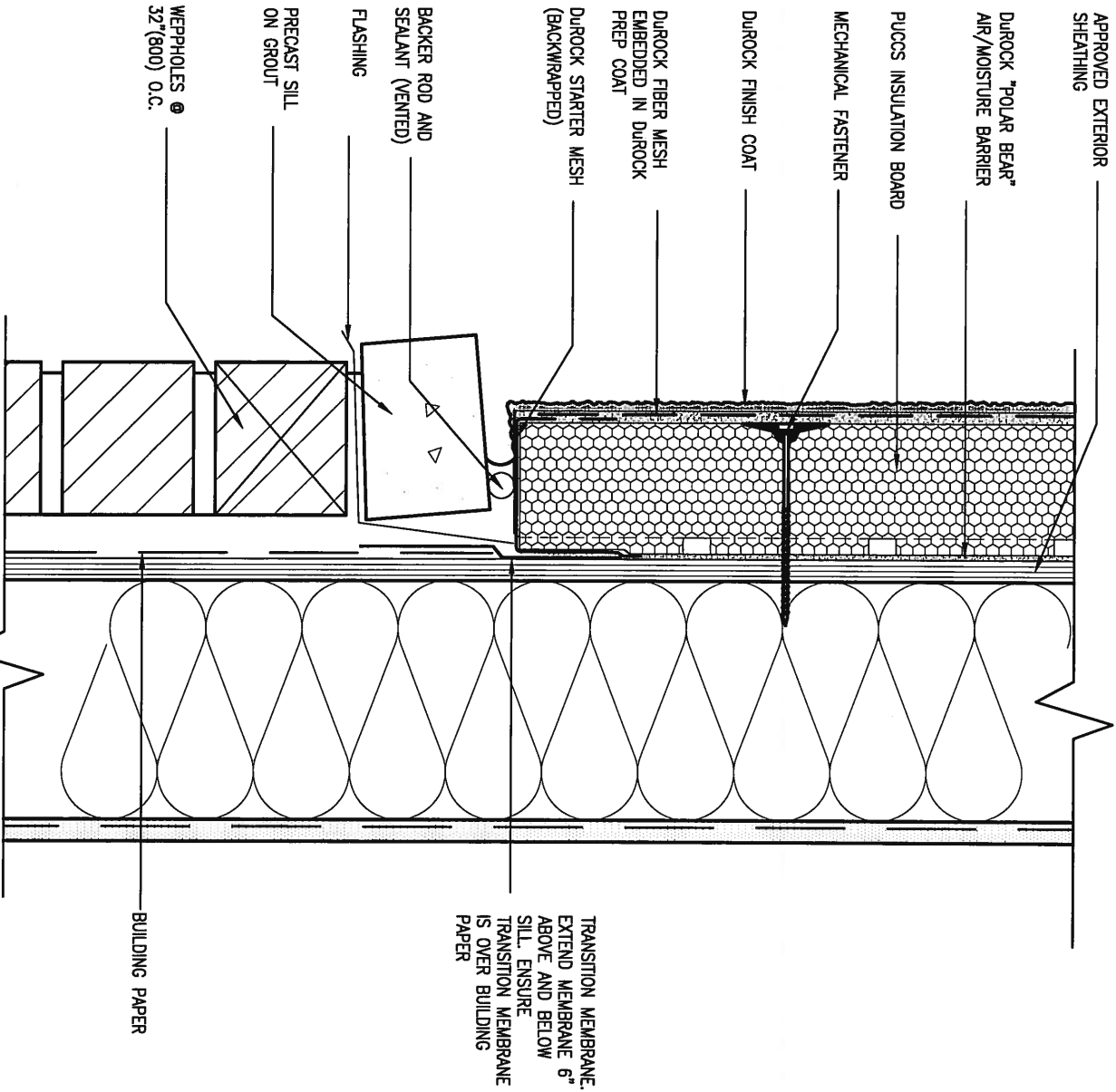
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5 CORNER DETAIL

CNS SCALE: 3"=1'-0"

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



6 STUCCO / MASONRY PLINTH CONNECTION

CNS SCALE: 3"=1'-0"

9 .			The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.			BAYVIEW WELLINGTON			CONST NOTE		
8 .			qualification information			project name			project no.		
7 .			Wellington Jno-Baptiste			GREEN VALLEY ESTATES			13045		
6 .			name			municipality			drawing no.		
5 .			registration information			BRADFORD			CONSTRUCTION NOTES		
4 .			VA3 Design Inc.			date			file name		
3 .			25591			APR 2014			13045-CONST-OBC 2015		
2 UPDATE TO CODE			APR 16-15 RC			drawn by			checked by		
1 ISSUE FOR CLIENT REVIEW			MAY 07-14 RC			RC			scale		
no. description			date			by			3/16" = 1'-0"		

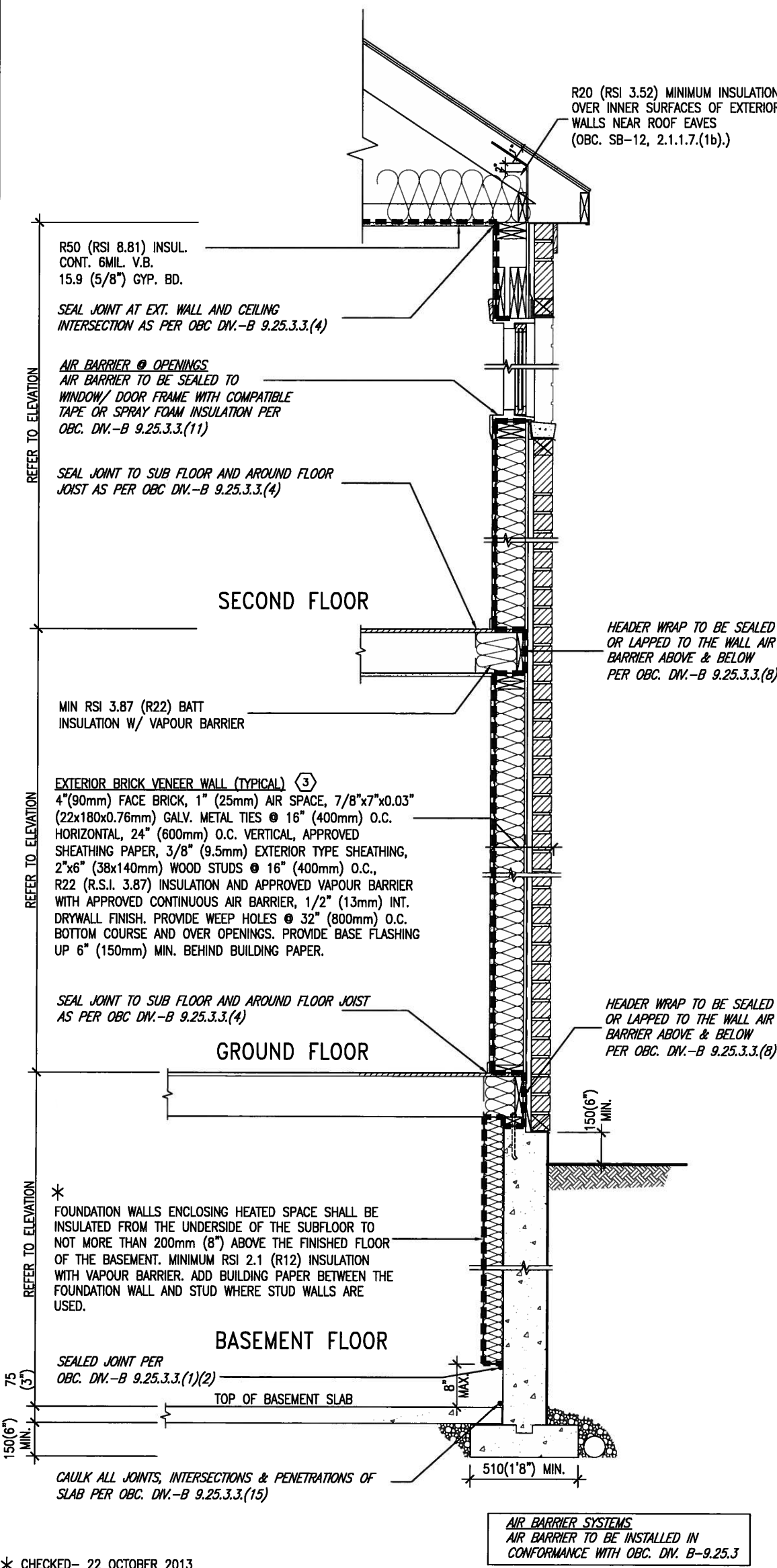
VA3 DESIGN

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

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CN5

SB12-COMPLIANCE PACKAGE 'J'



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

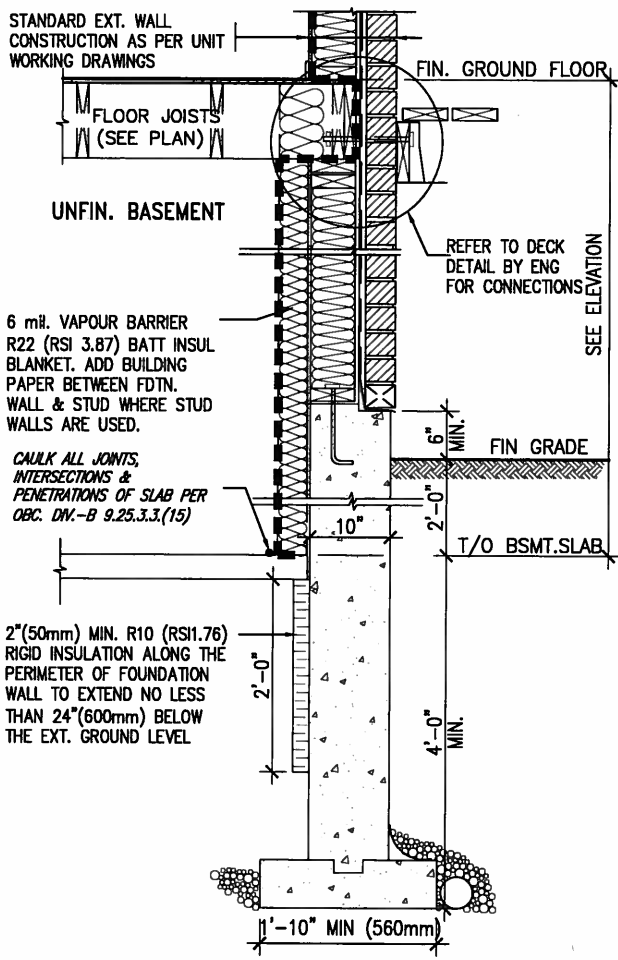
SEMI & SINGLES ONLY

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

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



APR 24, 2015



* REVISED- 15 MARCH 2013

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

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

CONSTRUCTION NOTES
date
APR 2014
drawn by
RC
checked by
-
scale
3/16" = 1'-0"
file name
13045-CONST-OBC 2015
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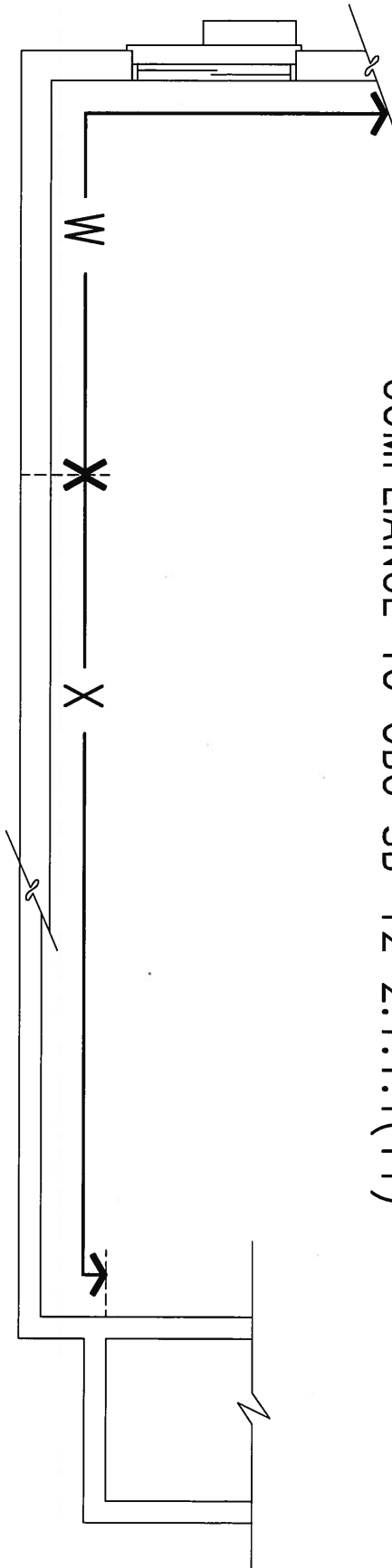
CN6
drawing no.



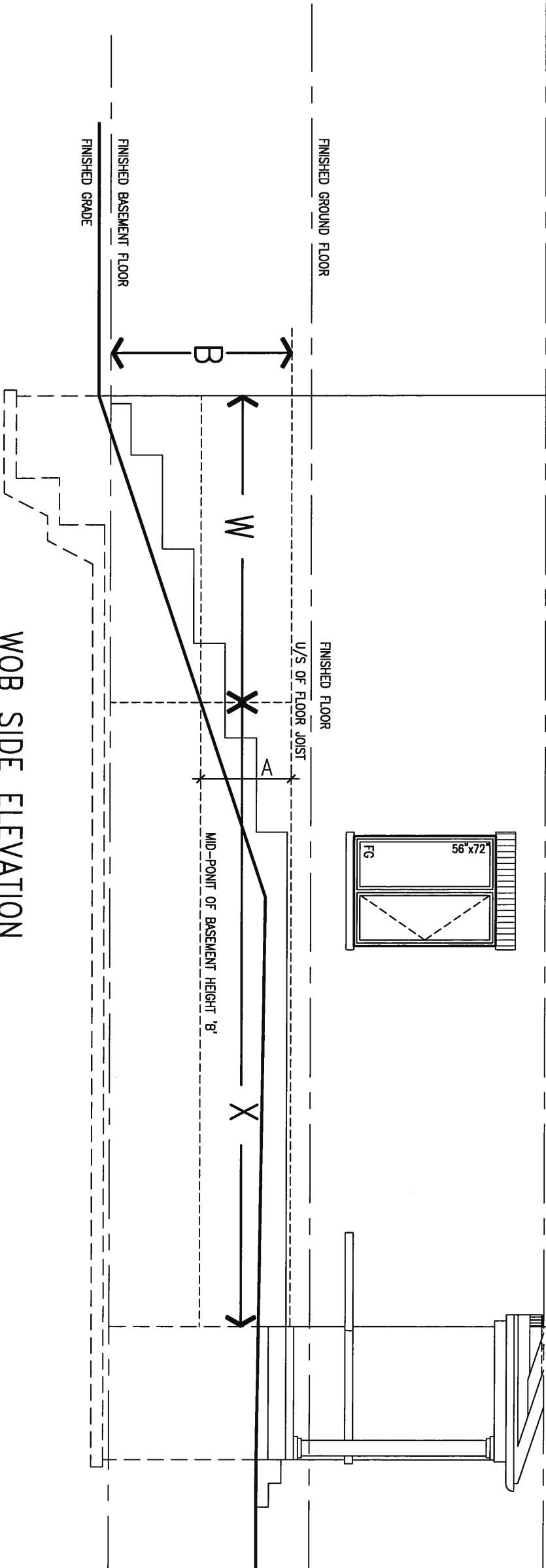
APR 24, 2015

COMPLIANCE TO OBC SB-12 2.1.1.1(11)

WOB PLAN



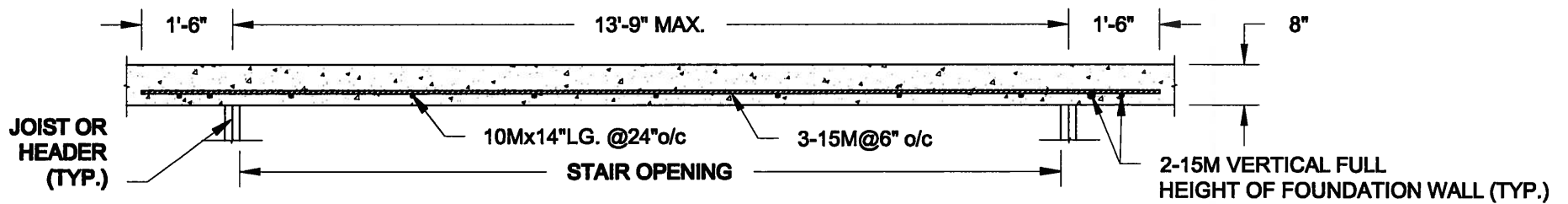
WOB SIDE ELEVATION



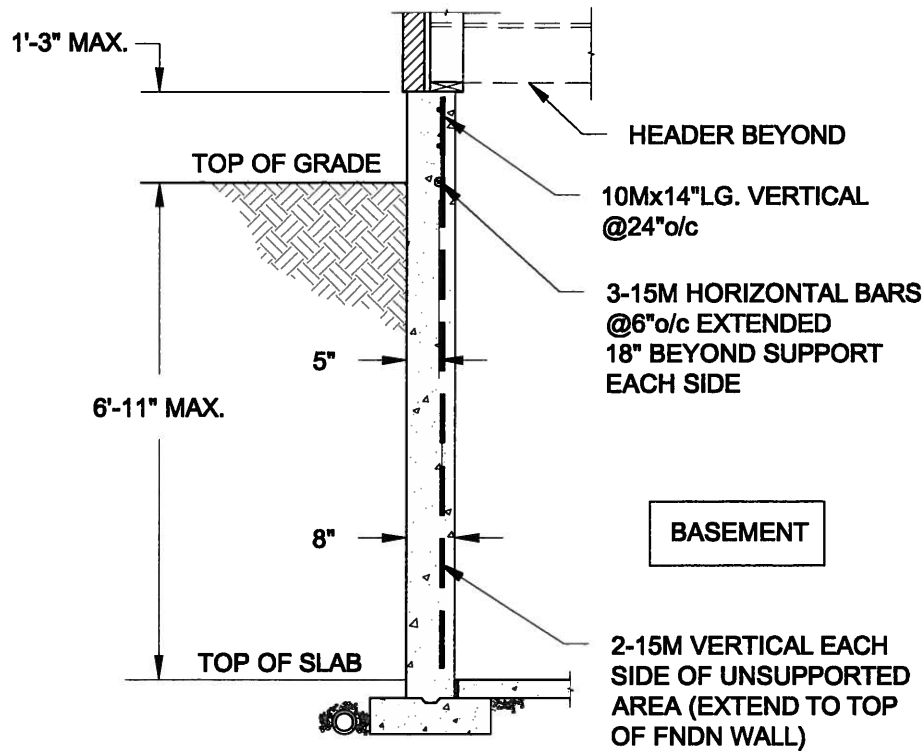
WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

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

9	.	.	.	<div>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</div> <div>qualification information</div> <div>Wellington Jno-Baptiste 25591</div> <div>name</div> <div>registration information</div> <div>VA3 Design Inc. 42658</div>	<div>VA3</div> <div>DESIGN</div> <div>300A Wilson Avenue</div> <div>Toronto ON M3H 1S8</div> <div>t 416.630.2255 f 416.630.4782</div> <div>va3design.com</div>	BAYVIEW WELLINGTON		CONST NOTE
8	.	.	.			project name	municipality	project no.
7	.	.	.			GREEN VALLEY ESTATES	BRADFORD	13045
6	.	.	.			date	CONSTRUCTION NOTES	
5	.	.	.			APR 2014	drawing no.	
4	.	.	.	drawn by	checked by	scale	file name	
3	.	.	.	RC	-	3/16" = 1'-0"	13045-CONST-OBC 2015	
2	UPDATE TO CODE	APR 16-15	RC	RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:56 AM				
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC	CN7				
no.	description	date	by					



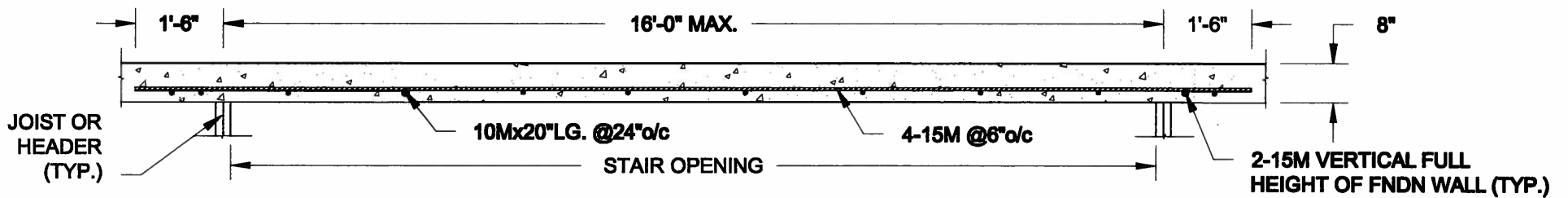
PLAN VIEW
NOT TO SCALE



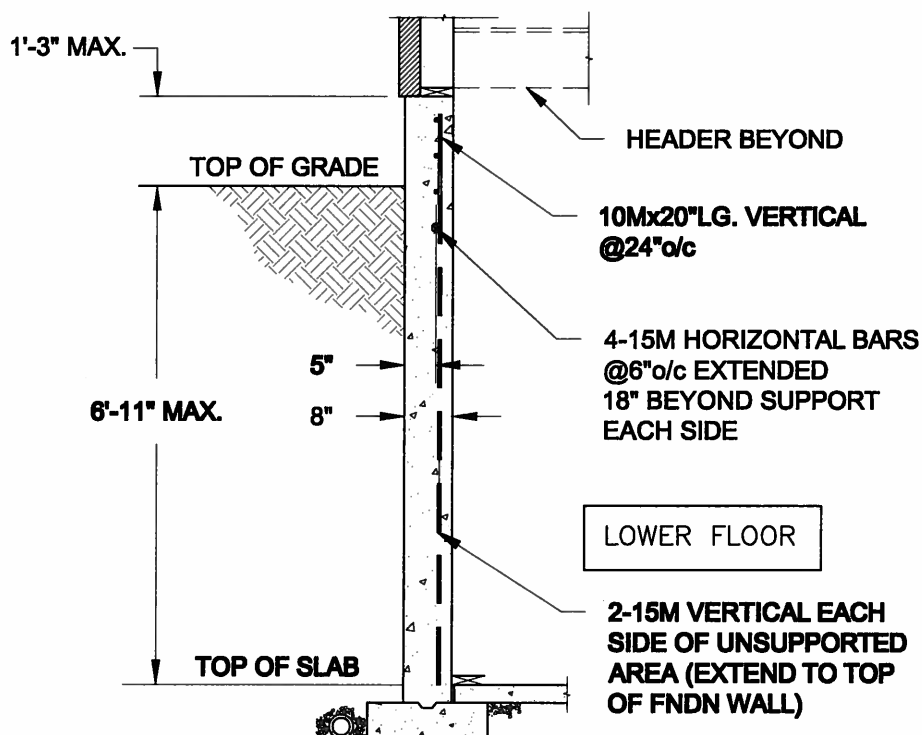
NOTE:

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

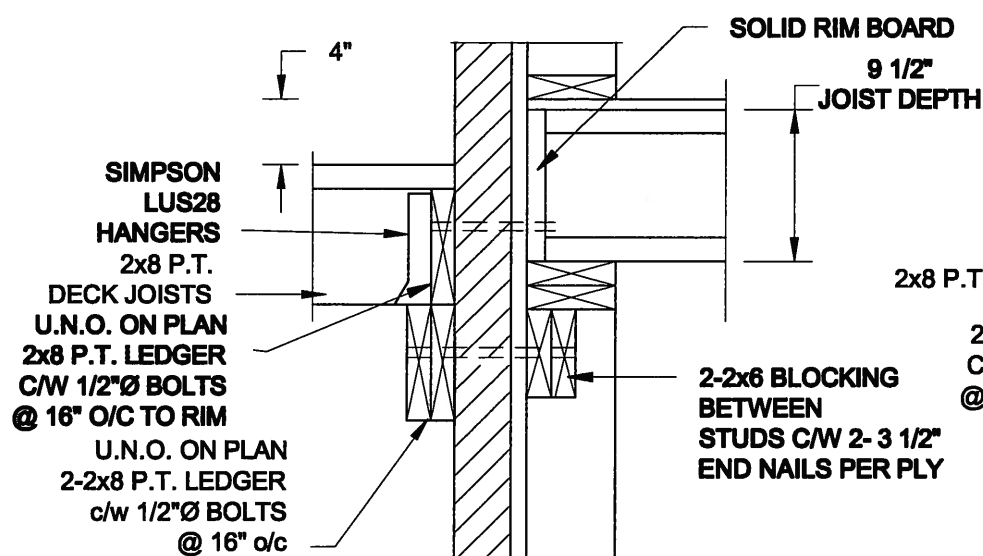
Project No.:

14-095

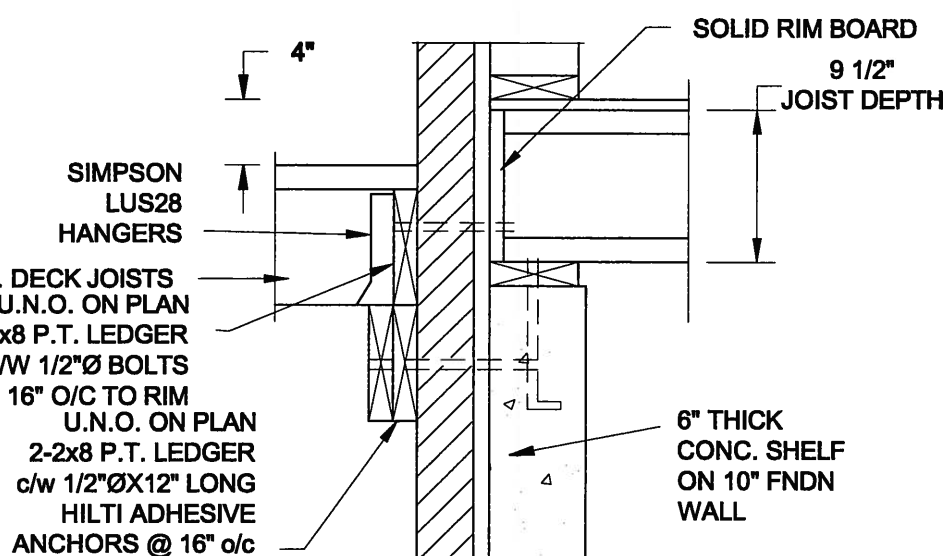
Drawing No.:

S1

FOR 9 1/2" JOIST DEPTH



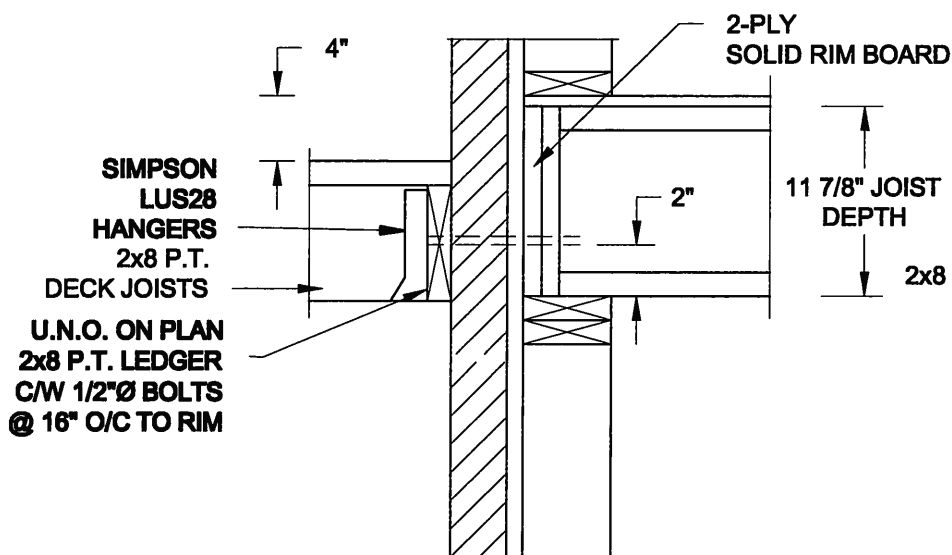
1A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"



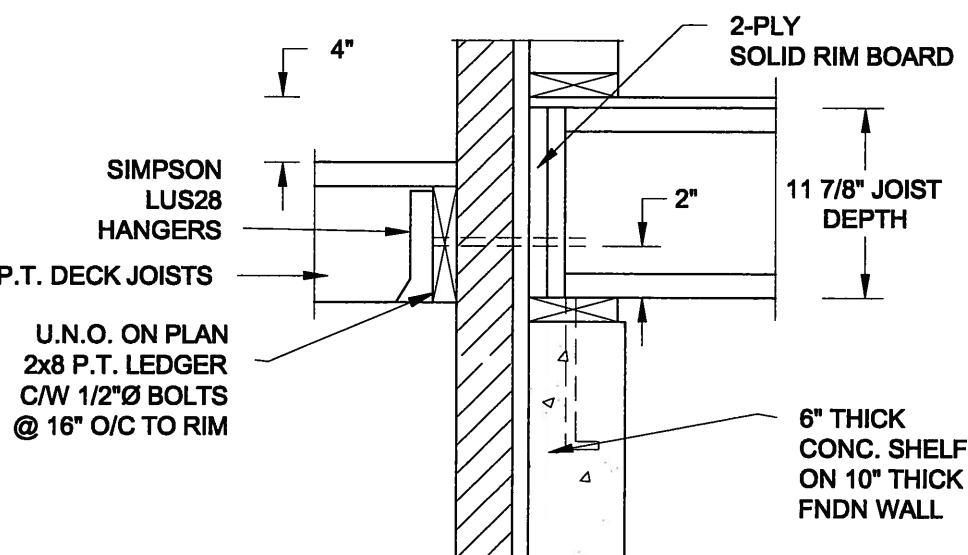
1B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

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

FOR 11 7/8" JOIST DEPTH

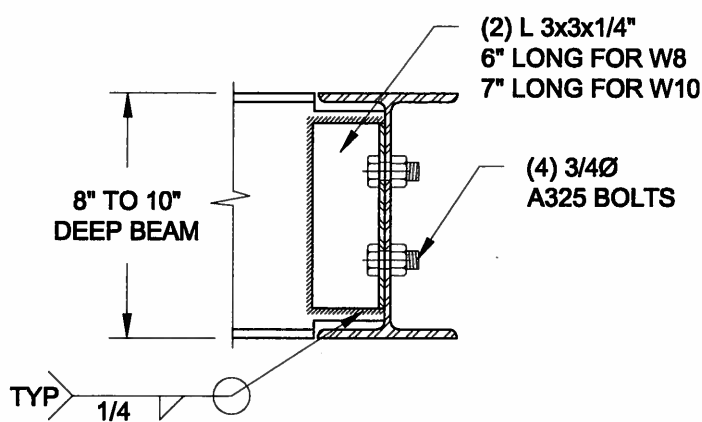


2A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

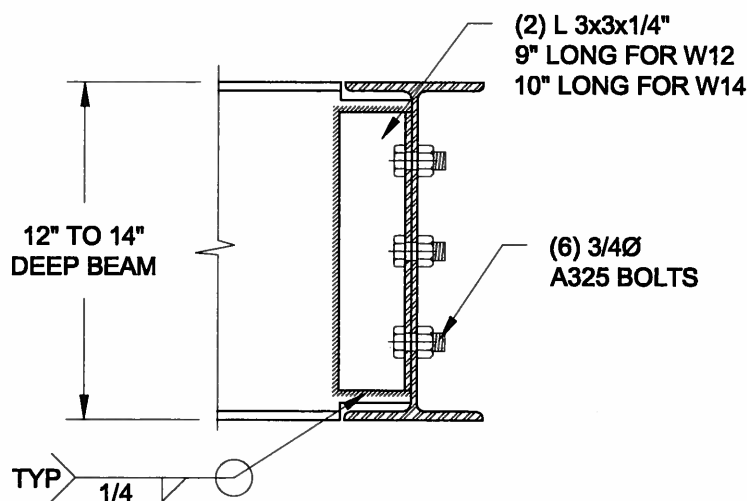


2B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

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



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



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

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

Scale: AS NOTED

Date: FEB-28-2015

Drawn: SC
Checked: SJB

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Engineer's Seal



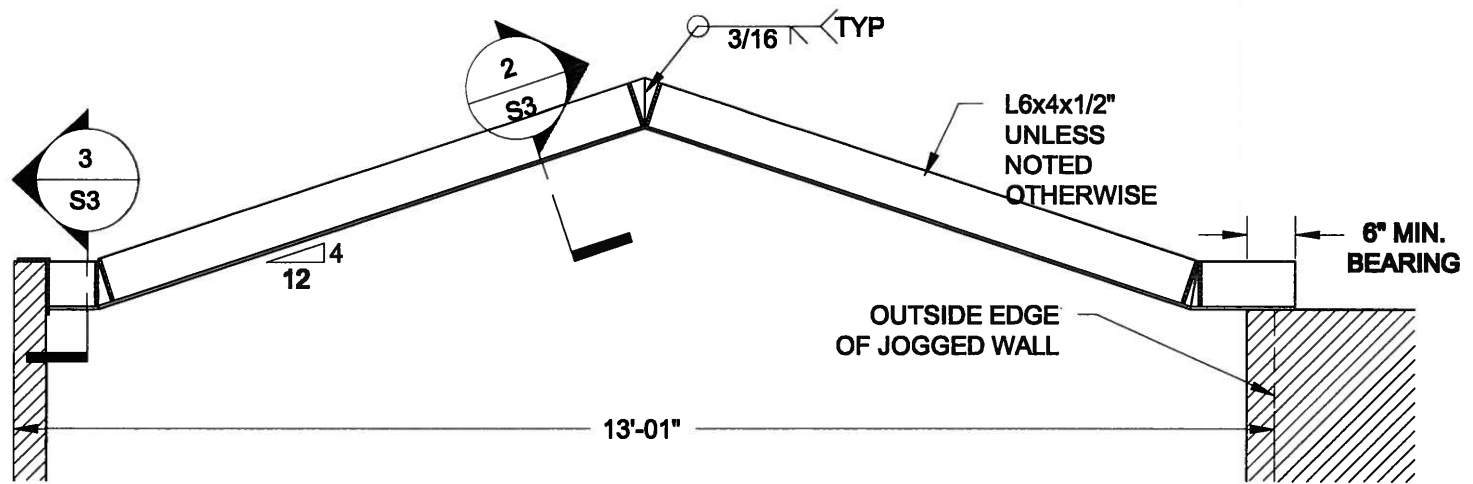
APR 24, 2015

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

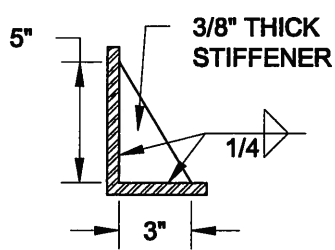
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.: 14-095

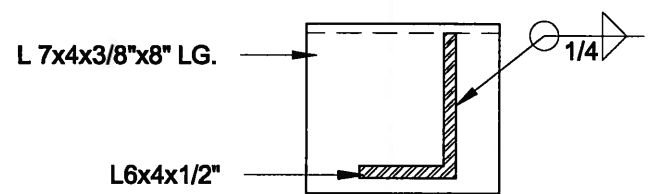
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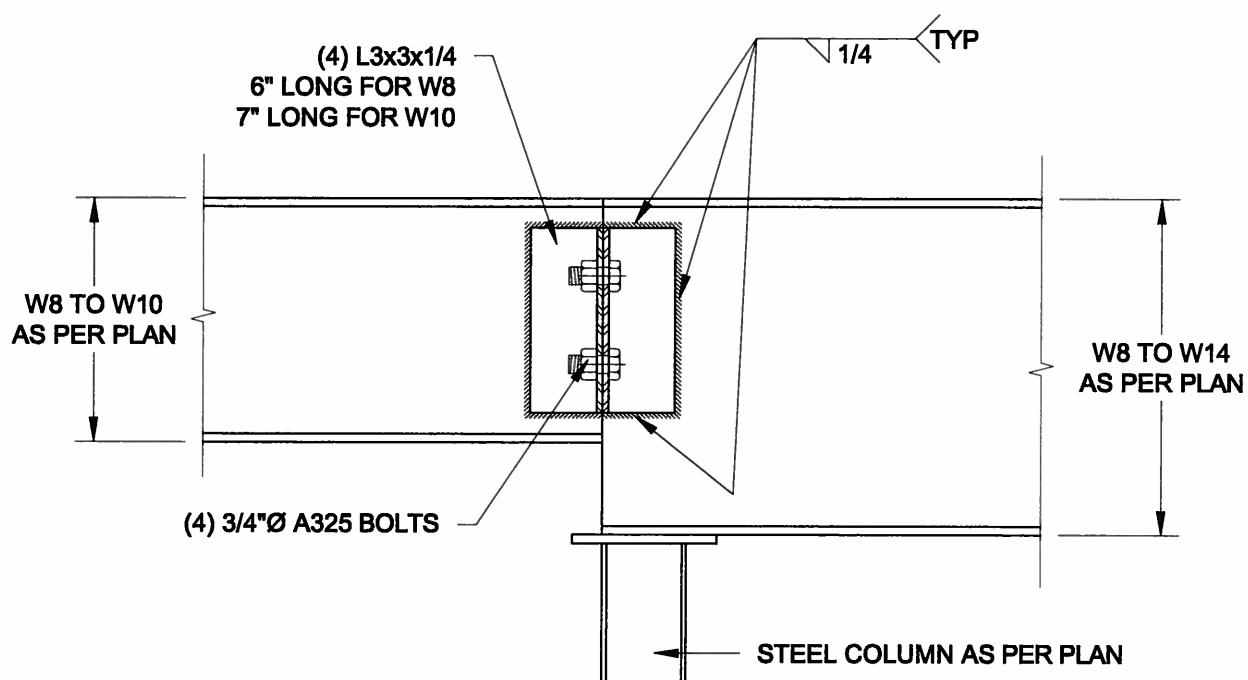
1
S3 **STEEL LINTEL AT GABLE**
SCALE: 1/2" = 1'-0"



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



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



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

Scale: AS NOTED	
Date: FEB-25-2015	
Drawn: SC	Checked: SJB

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Engineer's Seal



APR 24, 2015

Project:
BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
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TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:
14-095

Drawing No.:
S3