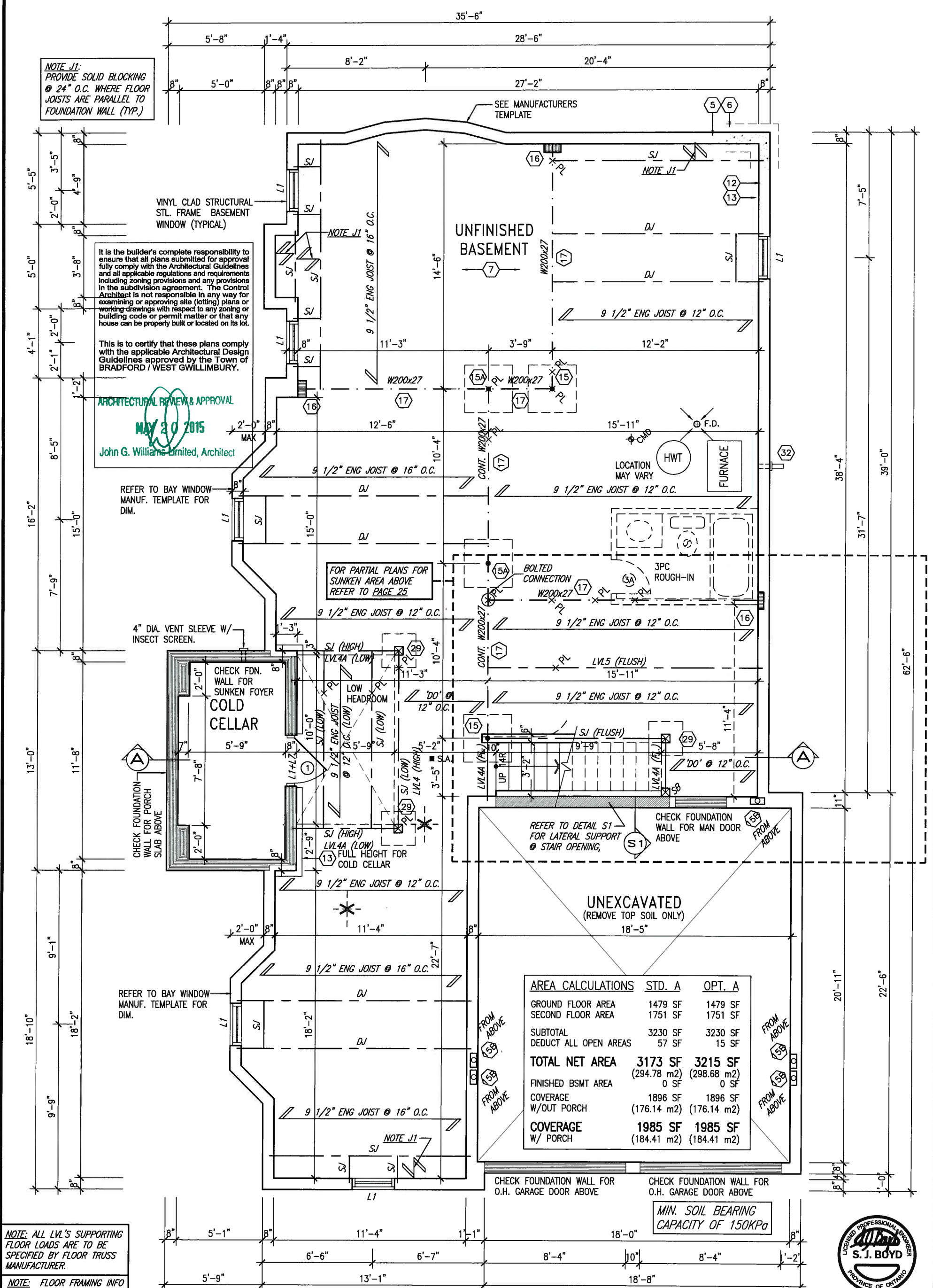




NOTE: ALL LVL'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY FLOOR TRUSS MANUFACTURER.

NOTE: FLOOR FRAMING INFO REFER TO SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.

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

2 REVISED AS PER ENG'S COMMENTS 20-04-15 RC

1 ISSUED FOR CLIENT REVIEW 14-07-07 NH

| no. | description | date | by |
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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**

project name  
**GREEN VALLEY ESTATES**

drawn by  
**N.HUR**

checked by  
**-**

scale  
**3/16" = 1'-0"**

date  
**JULY 2014**

municipality  
**BRADFORD, ON**

project no.  
**13045**

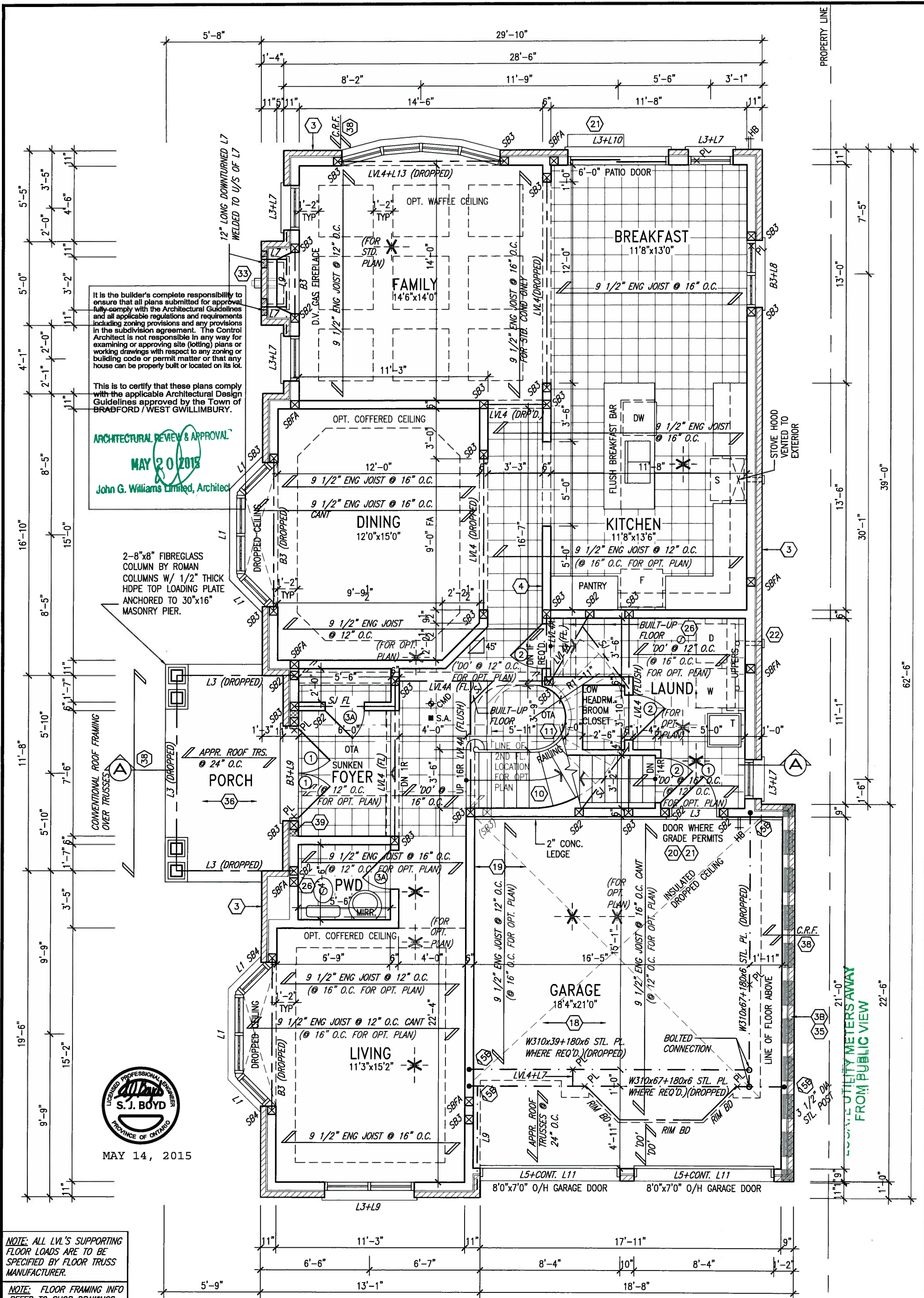
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**13045-S38-8C**

drawing no.  
**1**

**S38-8C**  
BAROSSA 8

**BASEMENT PLAN 'A'**

MAY 14, 2015



|                                                                                                                                                                                                                                                                                                               |  |  |                                                                                                                      |  |  |                                                                       |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|----------------------------------------------------------------------------------------------------------------------|--|--|-----------------------------------------------------------------------|--|--|
| NOTE: ALL LVL'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY FLOOR TRUSS MANUFACTURER.                                                                                                                                                                                                                       |  |  | NOTE: FLOOR FRAMING INFO REFER TO SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED. |  |  | NOTE: SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS. |  |  |
| 2 REVISED AS PER ENG'S COMMENTS                                                                                                                                                                                                                                                                               |  |  | 20-04-15                                                                                                             |  |  | RC                                                                    |  |  |
| 1 ISSUED FOR CLIENT REVIEW                                                                                                                                                                                                                                                                                    |  |  | 14-07-07                                                                                                             |  |  | NH                                                                    |  |  |
| no. description                                                                                                                                                                                                                                                                                               |  |  | date                                                                                                                 |  |  | by                                                                    |  |  |
| The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.                                                                                                                            |  |  | Wellington Jno-Baptiste                                                                                              |  |  | 25591                                                                 |  |  |
| name                                                                                                                                                                                                                                                                                                          |  |  | signature                                                                                                            |  |  | BCIN                                                                  |  |  |
| 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. |  |  | 300A Wilson Avenue                                                                                                   |  |  | Toronto ON M3H 1S8                                                    |  |  |
|                                                                                                                                                                                                                                                                                                               |  |  | t 416.630.2255 f 416.630.4782                                                                                        |  |  | va3design.com                                                         |  |  |
| VA3 DESIGN                                                                                                                                                                                                                                                                                                    |  |  | BAYVIEW WELLINGTON                                                                                                   |  |  | S38-8C                                                                |  |  |
| project name                                                                                                                                                                                                                                                                                                  |  |  | GREEN VALLEY ESTATES                                                                                                 |  |  | BRADFORD, ON                                                          |  |  |
| date                                                                                                                                                                                                                                                                                                          |  |  | JULY 2014                                                                                                            |  |  | 13045                                                                 |  |  |
| drawn by                                                                                                                                                                                                                                                                                                      |  |  | N.HUR                                                                                                                |  |  | 13045-S38-8C                                                          |  |  |
| checked by                                                                                                                                                                                                                                                                                                    |  |  | scale                                                                                                                |  |  | 3/16" = 1'-0"                                                         |  |  |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-8C.dwg - Wed - May 6 2015 - 7:54 AM                                                                                                                                                                                                             |  |  | GROUND FLOOR PLAN 'A'                                                                                                |  |  | 2                                                                     |  |  |



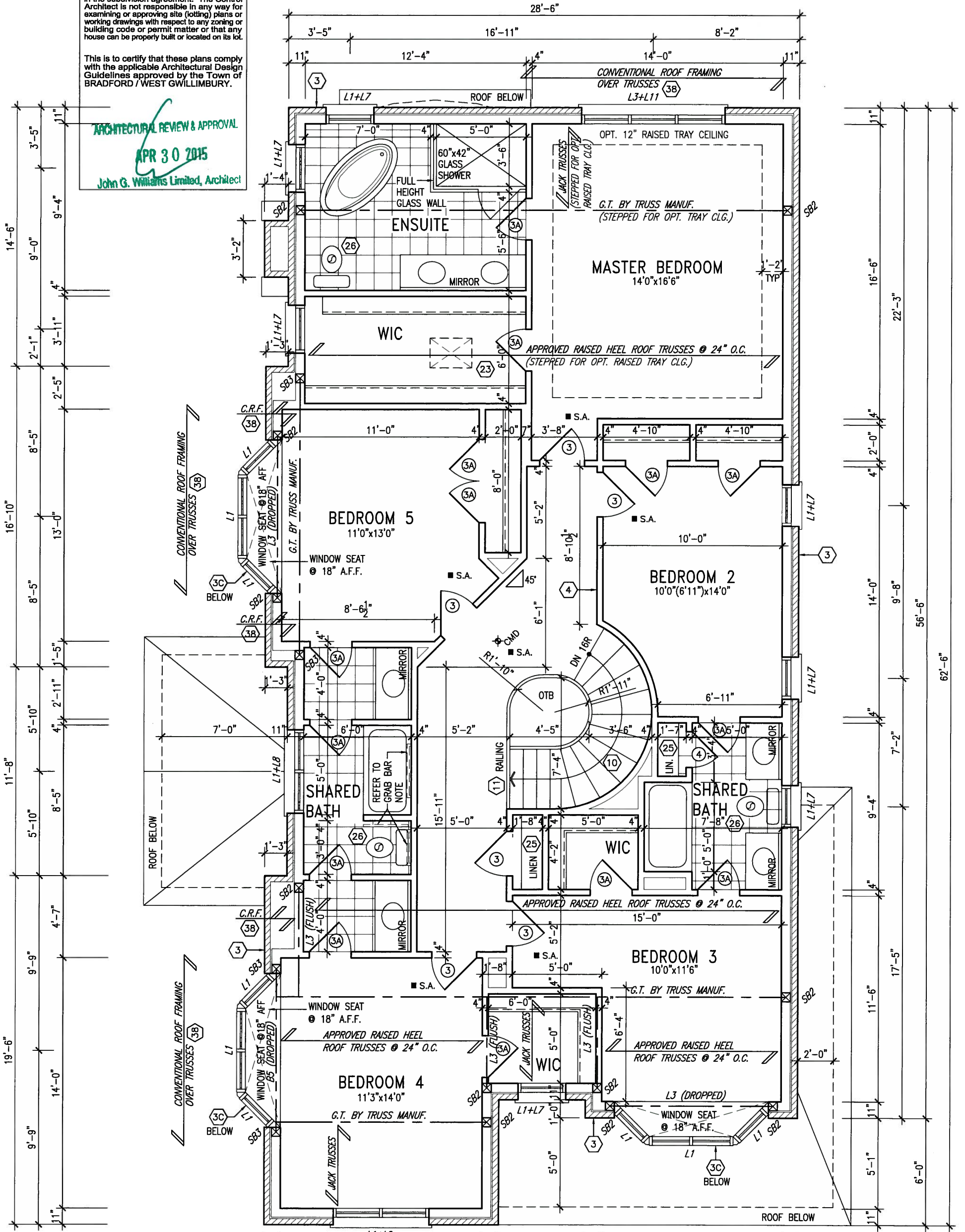
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ARCHITECTURAL REVIEW & APPROVAL

APR 30 2015

John G. Williams Limited, Architect



OPT. SECOND FLOOR PLAN 'A'

GB NOTE:

**STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM**

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

NOTE:

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

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| 2.  | REVISED AS PER ENG'S COMMENTS | 20-04-15 | RC |   |   |
| 1.  | ISSUED FOR CLIENT REVIEW      | 14-07-07 | NH |   |   |
| no. | description                   | date     | by |   |   |

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

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

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

**BAYVIEW WELLINGTON**

|                                                                                                    |                      |              |              |             |               |
|----------------------------------------------------------------------------------------------------|----------------------|--------------|--------------|-------------|---------------|
| project name                                                                                       | GREEN VALLEY ESTATES | municipality | BRADFORD, ON | project no. | 13045         |
| date                                                                                               | JULY 2014            | checked by   | N.HUR        | scale       | 3/16" = 1'-0" |
| drawn by                                                                                           | N.HUR                | file name    | 13045-S38-8C | drawing no. | 4             |
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APR 24, 2015

**S38-8C**  
BAROSSA 8

REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

1'-0"

1'-0" 1'-0" 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

S38-8C  
BAROSSA 8

project no.  
13045

drawing no.

5

BAYVIEW WELLINGTON

project name  
GREEN VALLEY ESTATES

municipality  
BRADFORD, ON

date  
JULY 2014

drawn by  
N.HUR

checked by

scale  
3/16" = 1'-0"

FRONT ELEVATION 'A'

file name  
13045-S38-8C

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VA3  
DESIGN

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no. description

date by

2 REVISED AS PER ENG'S COMMENTS 20-04-15 RC

1 ISSUED FOR CLIENT REVIEW 14-07-07 NH

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

ENERGY EFFICIENCY - OBC SB12

| ELEVATION     | WALL AREA S.F. | OPENING S.F. | PERCENTAGE |
|---------------|----------------|--------------|------------|
| FRONT         | 595 S.F.       | 110.94 S.F.  | 18.65 %    |
| LEFT SIDE     | 1250 S.F.      | 276.42 S.F.  | 22.11 %    |
| RIGHT SIDE    | 1250 S.F.      | 65.67 S.F.   | 5.25 %     |
| REAR          | 570 S.F.       | 157.40 S.F.  | 27.61 %    |
| TOTAL SQ. FT. | 3665.00 S.F.   | 610.43 S.F.  | 16.66 %    |
| TOTAL SQ. M.  | 340.49 S.M.    | 56.71 S.M.   | 16.66 %    |

FRONT ELEVATION 'A'

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

ENERGY EFFICIENCY - OBC SB12

| ELEVATION     | WALL AREA S.F. | OPENING S.F. | PERCENTAGE |
|---------------|----------------|--------------|------------|
| FRONT         | 595 S.F.       | 110.94 S.F.  | 18.65 %    |
| LEFT SIDE     | 1250 S.F.      | 276.42 S.F.  | 22.11 %    |
| RIGHT SIDE    | 1250 S.F.      | 65.44 S.F.   | 5.24 %     |
| REAR          | 570 S.F.       | 169.85 S.F.  | 29.80 %    |
| TOTAL SQ. FT. | 3665.00 S.F.   | 622.65 S.F.  | 16.99 %    |
| TOTAL SQ. M.  | 340.49 S.M.    | 57.85 S.M.   | 16.99 %    |

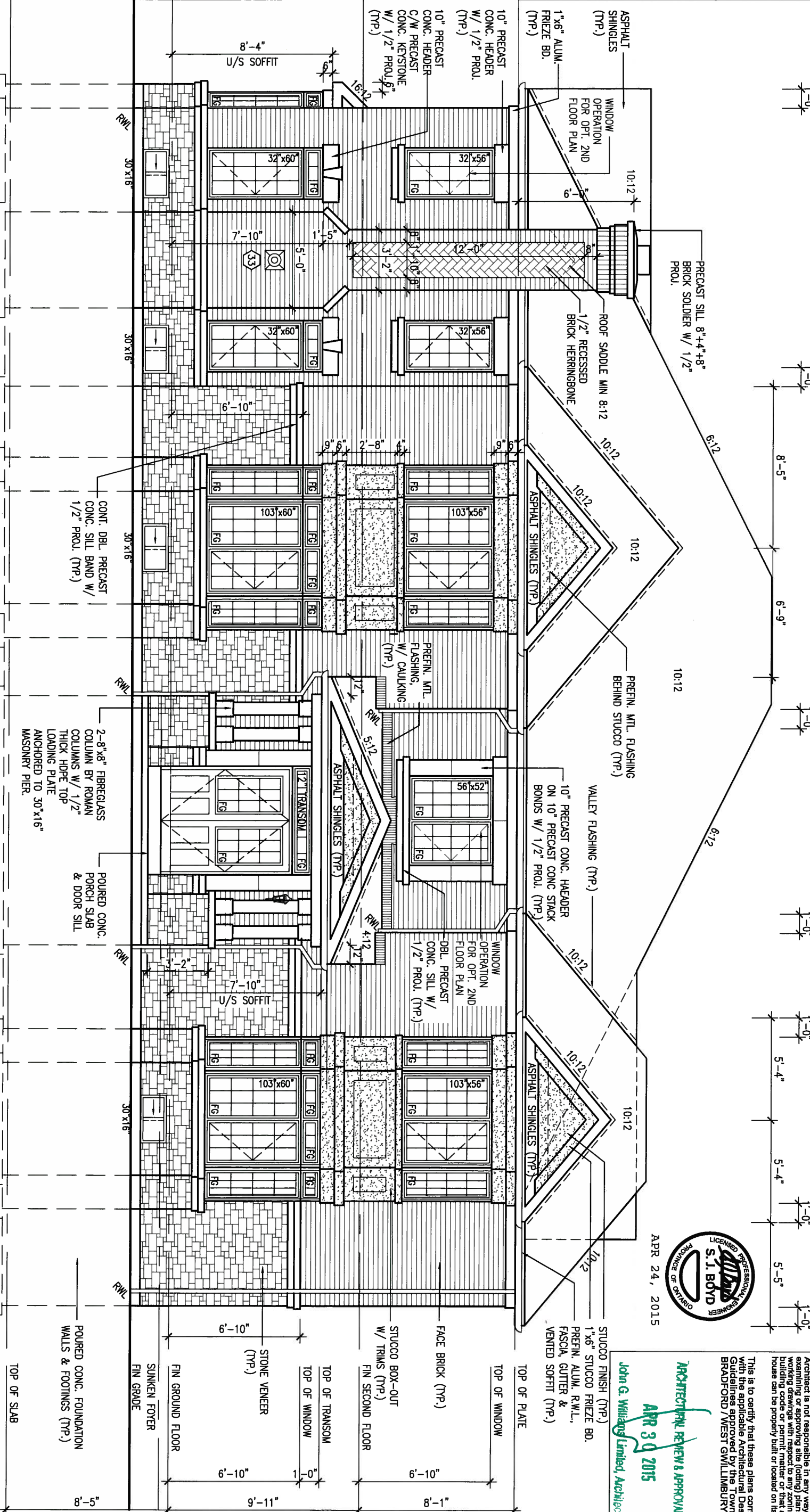


APR 24, 2015

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| 1   | ISSUED FOR CLIENT REVIEW      | 14-07-07 | NH |
| 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)) |                              |              |            | UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7)) |                              |              |            |
|-------------------------------------------------|------------------------------|--------------|------------|-------------------------------------------------|------------------------------|--------------|------------|
| S38-8C ELEVATION A WOD                          | ENERGY EFFICIENCY - OBC SB12 |              |            | S38-8C ELEVATION A 5BED WOD                     | ENERGY EFFICIENCY - OBC SB12 |              |            |
| ELEVATION                                       | WALL AREA S.F.               | OPENING S.F. | PERCENTAGE | ELEVATION                                       | WALL AREA S.F.               | OPENING S.F. | PERCENTAGE |
| FRONT                                           | 595 S.F.                     | 110.94 S.F.  | 18.65 %    | FRONT                                           | 595 S.F.                     | 110.94 S.F.  | 18.65 %    |
| LEFT SIDE                                       | 1250 S.F.                    | 276.42 S.F.  | 22.11 %    | LEFT SIDE                                       | 1250 S.F.                    | 276.42 S.F.  | 22.11 %    |
| RIGHT SIDE                                      | 1250 S.F.                    | 65.67 S.F.   | 5.25 %     | RIGHT SIDE                                      | 1250 S.F.                    | 65.44 S.F.   | 5.24 %     |
| REAR                                            | 684 S.F.                     | 157.40 S.F.  | 23.01 %    | REAR                                            | 684 S.F.                     | 169.85 S.F.  | 24.83 %    |
| TOTAL SQ. FT.                                   | 3779.00 S.F.                 | 610.43 S.F.  | 16.15 %    | TOTAL SQ. FT.                                   | 3779.00 S.F.                 | 622.65 S.F.  | 16.48 %    |
| TOTAL SQ. M.                                    | 351.08 S.M.                  | 56.71 S.M.   | 16.15 %    | TOTAL SQ. M.                                    | 351.08 S.M.                  | 57.85 S.M.   | 16.48 %    |

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

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

# BAYVIEW WELLINGTON

**S38-8C**  
BAROSSA 8

|                                                                             |                     |                      |
|-----------------------------------------------------------------------------|---------------------|----------------------|
| project name                                                                | municipality        |                      |
| <b>GREEN VALLEY ESTATES</b>                                                 | <b>BRADFORD, ON</b> |                      |
| date                                                                        | FLANKAGE            |                      |
| <b>JULY 2014</b>                                                            |                     |                      |
| drawn by                                                                    | checked by          | scale                |
| <b>N.HUR</b>                                                                | -                   | <b>3/16" = 1'-0"</b> |
| RICHARD - H:\ARCHIVE\WORKING\13045\13045_BW\units\38\13045-538-BG.dwg - Thu |                     |                      |

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

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qualification information

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

signature

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| 1   | ISSUED FOR CLIENT REVIEW      | 14-07-07 | NH |
| no. | description                   | date     | by |

REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

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

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

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

ASPHALT SHINGLES (TYP.)

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

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

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

WALL AREA 1179.17 SQ. FT.  
LIMITING DISTANCE 1.2 M (7%)  
OPENING PROVIDED 82.54 SQ. FT. (GLASS AREA ONLY)  
(OPT. 2ND FL. PL.) 55.21 SQ. FT. (GLASS AREA ONLY)

### BRICK VENEER CONSTRUCTION

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

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

### RIGHT SIDE ELEVATION 'A'

LOCATE UTILITY METERS AWAY FROM PUBLIC VIEW

STEPPED FOOTING (30)

TOP OF SLAB

POURED CONC. FOUNDATION WALLS & FOOTINGS (TYP.)

FIN GRADE

FIN GROUND FLOOR

TOP OF TRANSOM  
TOP OF WINDOW

FACE BRICK (TYP.)

FIN SECOND FLOOR

TOP OF PLATE

TOP OF WINDOW

|     |                               |          |    |  |  |
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| 2.  | REVISED AS PER ENG'S COMMENTS | 20-04-15 | RC |  |  |
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qualification information  
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name registration information BCIN  
VA3 Design Inc. 42658

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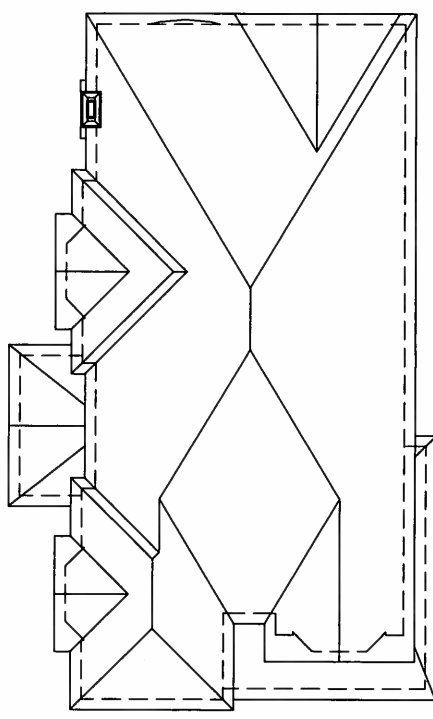
### BAYVIEW WELLINGTON

**S38-8C**  
BAROSSA 8

project name GREEN VALLEY ESTATES municipality BRADFORD, ON

project no. 13045

date JULY 2014  
drawn by N.HUR  
checked by - scale 3/16" = 1'-0"  
RIGHT SIDE ELEVATION 'A'  
file name 13045-S38-8C  
drawing no. 7  
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$$\begin{array}{c} 1 \\ -0 \end{array}$$


ASPHALT SHINGLES (TYP.)

1'-6"

7'-8"

10:12

7'-8"

6:12

10:12

1" x 6" STUCCO FRIEZE BD.

PREFIN. MTL. FLASHING BEHIND STUCCO (TYP.)

STUCCO FINISH (TYP.)

VALLEY FLASHING (TYP.)

ASPHALT SHINGLES (TYP.)

10:12

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

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

10" PRECAST CONC. HAEDER-  
ON 10" PRECAST CONC STACK  
BONDS W/ 1/2" PROJ. (TYP.)

FACE BRICK (TYP.)

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

10" PRECAST CONC. HEADER  
C/W 10" PRECAST CONC.  
KEYSTONE W/ 1/2" PROJ.  
(TYP.)

1

~~10:12~~  
10:12

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| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
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# DESIGN

related document

**S38-8C**  
BAROSSA 8

municipality  
**BRADFORD, ON**

REAR ELEVATION 'A'

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| 4   | .                             | .        | .  |
| 3   | .                             | .        | .  |
| 2   | REVISED AS PER ENG'S COMMENTS | 20-04-15 | RC |
| 1   | ISSUED FOR CLIENT REVIEW      | 14-07-07 | NH |
| no. | description                   | date     | by |

|                                                                                                                                                                                                                                                                                                                                               |  |                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------|
| <p>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.</p> <p>qualification information</p> <p>Wellington Jno-Baptiste</p> <p>name</p> <p>signature</p> <p>registration information</p> <p>VAS Design Inc.</p> |  | <p>25591</p> <p>BCIN</p> <p>42658</p> |
| <p>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>                          |  |                                       |

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**DESIGN**  
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Toronto ON M3H 1S8  
416.630.2255 f 416.630.4782  
[va3design.com](http://va3design.com)

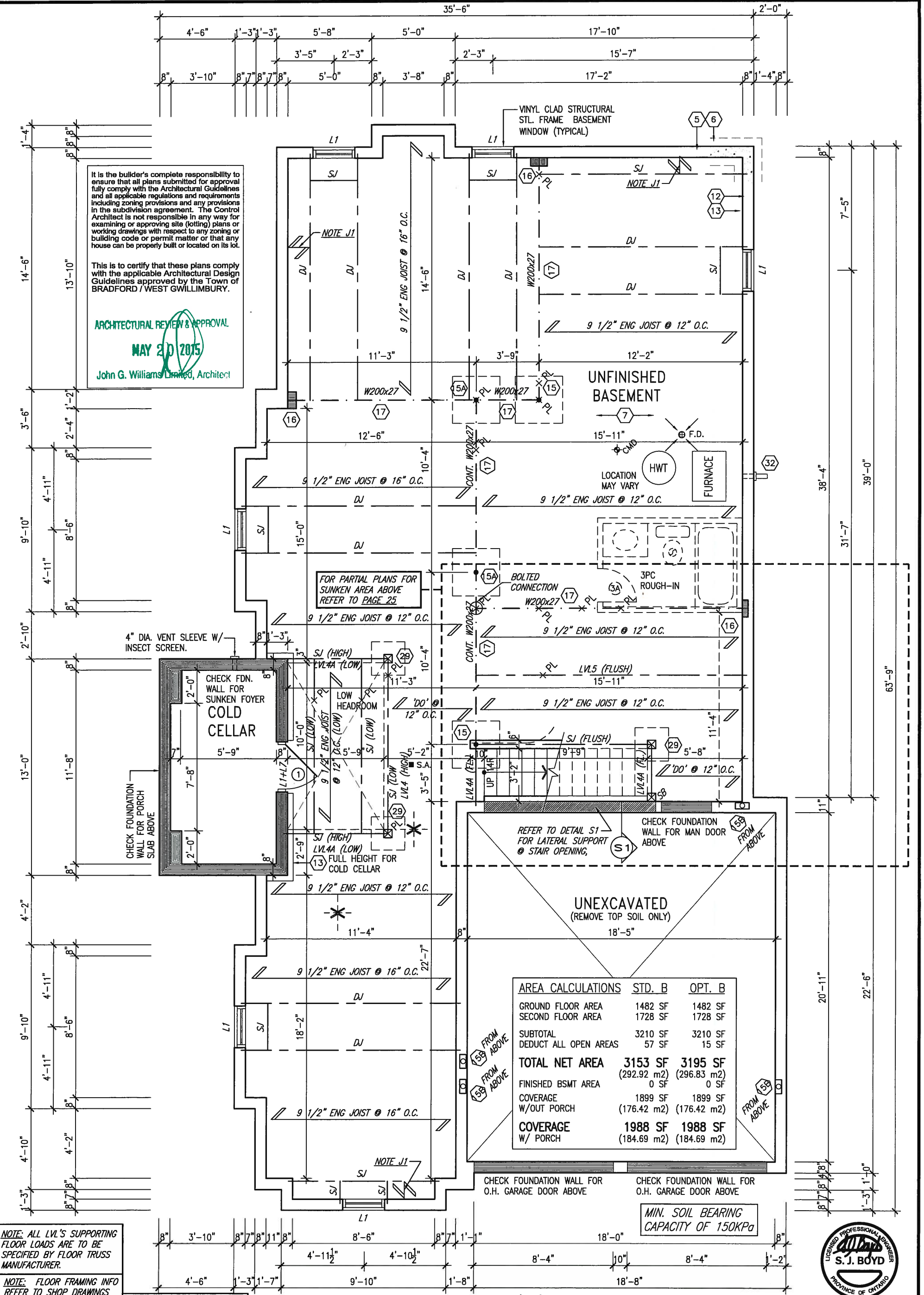
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| <b>BAYVIEW WELLINGTON</b>                                                                          |                                     | <b>S38-</b><br>BAROSSA        |
| project name<br><b>GREEN VALLEY ESTATES</b>                                                        | municipality<br><b>BRADFORD, ON</b> |                               |
| date<br><b>JULY 2014</b>                                                                           |                                     | <b>REAR ELEVATION 'A'</b>     |
| drawn by<br><b>N.HUR</b>                                                                           | checked by<br><b>-</b>              | scale<br><b>3/16" = 1'-0"</b> |
| file name<br><b>13045-S38-BC</b>                                                                   |                                     |                               |
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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



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

NOTE: FLOOR FRAMING INFO REFER TO SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.

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

## BASEMENT PLAN 'B'



MAY 14, 2015

|     |                               |          |                                                                                                                                                                                    |
|-----|-------------------------------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9.  | .                             | .        | The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. |
| 8.  | .                             | .        | qualification information                                                                                                                                                          |
| 7.  | .                             | .        | Wellington Jno-Baptiste 25591                                                                                                                                                      |
| 6.  | .                             | .        | name                                                                                                                                                                               |
| 5.  | .                             | .        | registration information                                                                                                                                                           |
| 4.  | .                             | .        | VA3 Design Inc. 42658                                                                                                                                                              |
| 3.  | .                             | .        | signature                                                                                                                                                                          |
| 2.  | REVISED AS PER ENG'S COMMENTS | 20-04-15 | RC                                                                                                                                                                                 |
| 1.  | ISSUED FOR CLIENT REVIEW      | 14-07-07 | NH                                                                                                                                                                                 |
| no. | description                   | date     | by                                                                                                                                                                                 |

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|                                                                                                    |                              |                            |                           |
|----------------------------------------------------------------------------------------------------|------------------------------|----------------------------|---------------------------|
| <b>BAYVIEW WELLINGTON</b>                                                                          |                              | <b>S38-8C</b><br>BAROSSA 8 |                           |
| project name<br>GREEN VALLEY ESTATES                                                               | municipality<br>BRADFORD, ON | project no.<br>13045       | drawing no.<br>9          |
| date<br>JULY 2014                                                                                  | checked by<br>N.HUR          | scale<br>3/16" = 1'-0"     | file name<br>13045-S38-8C |
| BASEMENT PLAN 'B'                                                                                  |                              |                            |                           |
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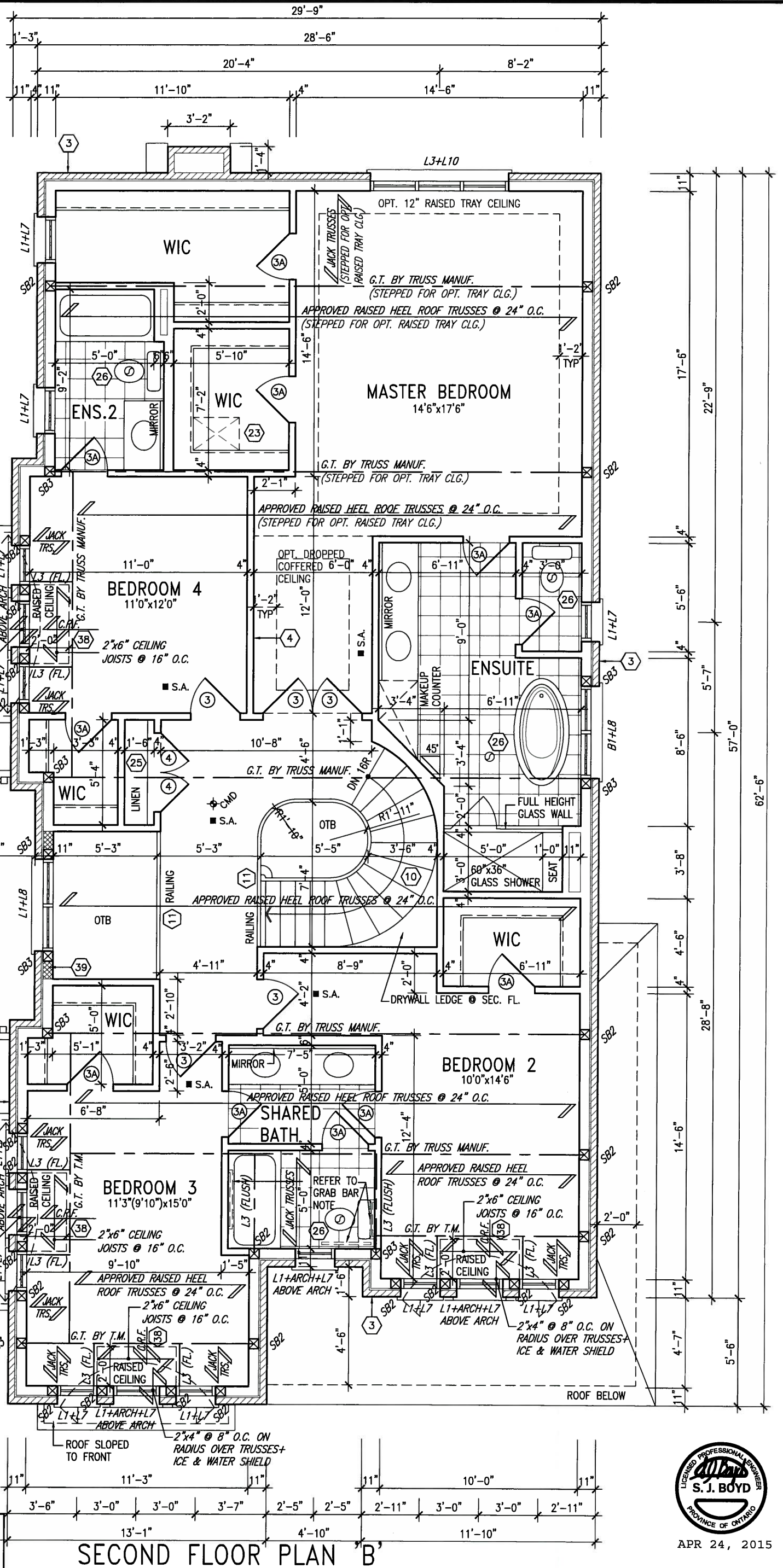
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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

ARCHITECTURAL REVIEW & APPROVAL

APR 30 2015

John G. Williams Limited, Architect



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

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

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| 3.  |                               |          |    |
| 2.  | REVISED AS PER ENG'S COMMENTS | 20-04-15 | RC |
| 1.  | ISSUED FOR CLIENT REVIEW      | 14-07-07 | NH |
| 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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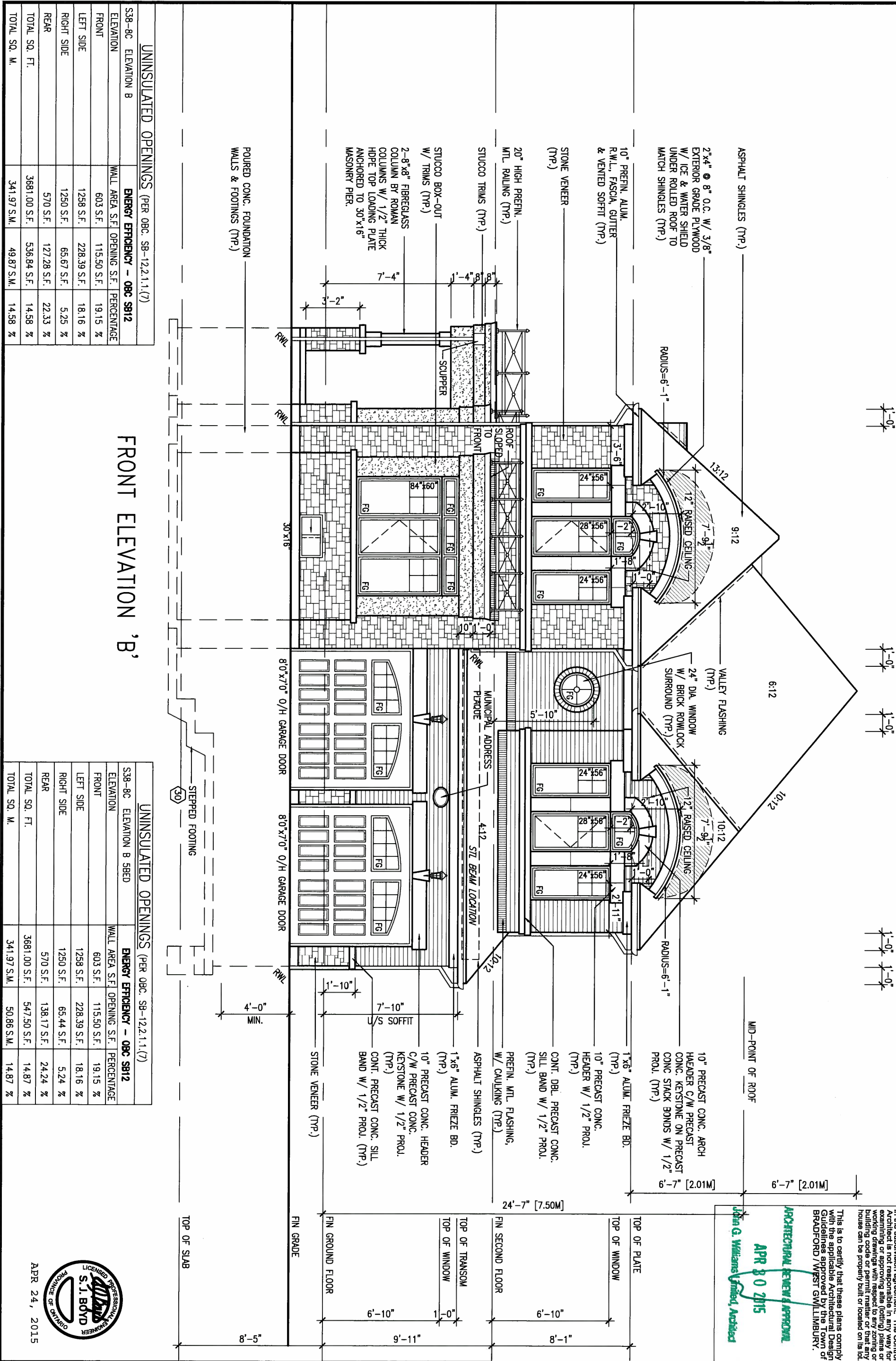
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| <b>BAYVIEW WELLINGTON</b>            |                              | <b>S38-8C</b><br>BAROSSA 8 |                           |
| project name<br>GREEN VALLEY ESTATES | municipality<br>BRADFORD, ON | project no.<br>13045       |                           |
| date<br>JULY 2014                    | checked by<br>N.HUR          | scale<br>3/16" = 1'-0"     | file name<br>13045-S38-8C |
| SECOND FLOOR PLAN 'B'                |                              | drawing no.<br><b>11</b>   |                           |



APR 24, 2015

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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 GUILDFORD.

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

|                                                                                                    |                              |                        |                           |
|----------------------------------------------------------------------------------------------------|------------------------------|------------------------|---------------------------|
| BAYVIEW WELLINGTON                                                                                 |                              | S38-8C<br>BAROSSA 8    |                           |
| project name<br>GREEN VALLEY ESTATES                                                               | municipality<br>BRADFORD, ON | project no.<br>13045   | drawing no.<br>13         |
| date<br>JULY 2014                                                                                  | checked by<br>N.HUR          | scale<br>3/16" = 1'-0" | file name<br>13045-S38-8C |
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|                                                                                                                                                                                    |                               |                                                                                                                                                                                                                                                                                                               |    |       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|-------|
| The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. |                               | Wellington Jno-Baptiste                                                                                                                                                                                                                                                                                       |    | 25591 |
| qualification information                                                                                                                                                          |                               | signature                                                                                                                                                                                                                                                                                                     |    | BCIN  |
| name                                                                                                                                                                               |                               | 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. |    |       |
| 2                                                                                                                                                                                  | REVISED AS PER ENG'S COMMENTS | 20-04-15                                                                                                                                                                                                                                                                                                      | RC |       |
| 1                                                                                                                                                                                  | ISSUED FOR CLIENT REVIEW      | 14-07-07                                                                                                                                                                                                                                                                                                      | NH |       |
| no.                                                                                                                                                                                | description                   | date                                                                                                                                                                                                                                                                                                          | by |       |

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ARCHITECTURAL REVIEW &amp; APPROVAL

**JULIUS G. WUNDERLICH LIMITED, ARCHITECTS**

APR 30 2015

**JULIUS G. WUNDERLICH LIMITED, ARCHITECTS**

project no.  
13045

drawing no.

15

project name  
**GREEN VALLEY ESTATES**

BRADFORD, ON

date  
JULY 2014

drawn by  
N.HUR

checked by \_\_\_\_\_ scale  
- 3/16" = 1'-0"

RIGHT SIDE ELEVATION 'B'

file name  
13045-S38-8C

RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-538-8C.dwg - Thu - Apr 23 2015 - 1:38 PM

t 416.630.2255 f 416.630.4782  
va3design.com

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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                     | signature |
| registration information | BCIN      |
| VAS Design Inc.          | 42658     |

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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.

## LOCATE UTILITY METERS AWAY FROM PUBLIC VIEW

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

PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO

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,

RAILROADS, ETC. ENSURE INSULATION & LIFL X IS INSTALLED IN GABLE ENDION WALLS.  
(REFER TO SECTION SP 2 OF APC 2012 SUPPLEMENTARY STANDARDS)

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





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.

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

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



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

NOTE: FLOOR FRAMING INFO REFER TO SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.

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

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

# GROUND FLOOR PLAN 'C'

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.

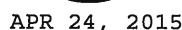
qualification information  
Wellington Jno-Baptiste 25591  
name  
registration information  
VA3 Design Inc. 42658

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

|                                                                                                   |                                     |                             |                          |
|---------------------------------------------------------------------------------------------------|-------------------------------------|-----------------------------|--------------------------|
| <b>BAYVIEW WELLINGTON</b>                                                                         |                                     | <b>S38-8C</b><br>BAROSSA 8  |                          |
| project name<br><b>GREEN VALLEY ESTATES</b>                                                       | municipality<br><b>BRADFORD, ON</b> | project no.<br><b>13045</b> | drawing no.<br><b>18</b> |
| date<br><b>JULY 2014</b>                                                                          |                                     |                             |                          |
| scale<br><b>3/16" = 1'-0"</b>                                                                     |                                     |                             |                          |
| drawing<br><b>RICHARD</b>                                                                         |                                     |                             |                          |
| checked by<br><b>scale</b>                                                                        |                                     |                             |                          |
| file name<br><b>13045-S38-8C</b>                                                                  |                                     |                             |                          |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-8C.dwg - Wed - May 6 2015 - 7:54 AM |                                     |                             |                          |

John G. Williams Limited, Architect



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

|                                                                                                    |                                     |                                  |
|----------------------------------------------------------------------------------------------------|-------------------------------------|----------------------------------|
| project name<br><b>GREEN VALLEY ESTATES</b>                                                        | municipality<br><b>BRADFORD, ON</b> | project no.<br><b>13045</b>      |
| date<br><b>JULY 2014</b>                                                                           |                                     | drawing no.<br><b>19</b>         |
| SECOND FLOOR PLAN 'C'<br>drawn by<br><b>N.HUR</b>                                                  |                                     | scale<br><b>3/16" = 1'-0"</b>    |
| checked by<br><b>-</b>                                                                             |                                     | file name<br><b>13045-S3B-8C</b> |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045 RM\units\3B\13045-S3B-8C.dwg - Thu - Apr 23 2015 - 3:30 PM |                                     |                                  |

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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



APR 24, 2015

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

**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.  |                               |          |    | Wellington Jno-Baptiste 25591                                                                                                                                                                                                                                                                                 |
| 6.  |                               |          |    | name registration information 6CN                                                                                                                                                                                                                                                                             |
| 5.  |                               |          |    | VA3 Design Inc. 42658                                                                                                                                                                                                                                                                                         |
| 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. |
| 3.  |                               |          |    |                                                                                                                                                                                                                                                                                                               |
| 2.  | REVISED AS PER ENG'S COMMENTS | 20-04-15 | RC |                                                                                                                                                                                                                                                                                                               |
| 1.  | ISSUED FOR CLIENT REVIEW      | 14-07-07 | NH |                                                                                                                                                                                                                                                                                                               |
| no. | description                   | date     | by |                                                                                                                                                                                                                                                                                                               |

**VA3 DESIGN**  
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t 416.630.2255 f 416.630.4782  
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**BAYVIEW WELLINGTON**

**S38-8C**  
BAROSSA 8

|              |                      |              |              |             |               |
|--------------|----------------------|--------------|--------------|-------------|---------------|
| project name | GREEN VALLEY ESTATES | municipality | BRADFORD, ON | project no. | 13045         |
| date         | JULY 2014            |              |              |             |               |
| drawn by     | N.HUR                | checked by   |              | scale       | 3/16" = 1'-0" |
|              |                      |              |              | file name   | 13045-S38-8C  |
|              |                      |              |              |             | 20            |

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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*

**S38-8C**  
BAROSSA 8

project no.  
13045

drawing no.

**21**

**BAYVIEW WELLINGTON**

project name  
**GREEN VALLEY ESTATES**

municipality  
**BRADFORD, ON**

date  
**JULY 2014**

drawn by  
**N.HUR**

checked by  
**-**

scale  
**3/16" = 1'-0"**

**FRONT ELEVATION 'C'**

file name  
**13045-S38-8C**

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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

name  
registration information  
VA3 Design Inc.

25591 BCN 42658

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no. description

date by

20-04-15 RC  
14-07-07 NH

**FRONT ELEVATION 'C'**

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

| S38-8C ELEVATION C | WALL AREA S.F. | OPENING S.F. | PERCENTAGE |
|--------------------|----------------|--------------|------------|
| ELEVATION          | 603 S.F.       | 112.11 S.F.  | 18.59 %    |
| FRONT              | 1309 S.F.      | 212.19 S.F.  | 16.21 %    |
| LEFT SIDE          | 1300 S.F.      | 65.67 S.F.   | 5.05 %     |
| RIGHT SIDE         | 595 S.F.       | 149.17 S.F.  | 25.07 %    |
| REAR               | 3807.00 S.F.   | 539.14 S.F.  | 14.16 %    |
| TOTAL SQ. FT.      | 353.68 S.M.    | 50.09 S.M.   | 14.16 %    |

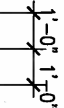
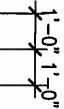
UNINSULATED OPENINGS (PER OBC: SB-12.2.1.1.(7))

| S38-8C ELEVATION C | WALL AREA S.F. | OPENING S.F. | PERCENTAGE |
|--------------------|----------------|--------------|------------|
| ELEVATION          | 603 S.F.       | 112.11 S.F.  | 18.59 %    |
| FRONT              | 1309 S.F.      | 212.19 S.F.  | 16.21 %    |
| LEFT SIDE          | 1300 S.F.      | 65.67 S.F.   | 5.03 %     |
| RIGHT SIDE         | 595 S.F.       | 160.06 S.F.  | 26.90 %    |
| REAR               | 3807.00 S.F.   | 549.80 S.F.  | 14.44 %    |
| TOTAL SQ. FT.      | 353.68 S.M.    | 51.08 S.M.   | 14.44 %    |



APR 24, 2015

REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.



APR 24, 2015



It is the builder's complete responsibility to ensure that all construction is in accordance with the approved plans and specifications, and to obtain all necessary permits and approvals from the appropriate authorities. The Architect is not responsible for any errors or omissions in the plans or specifications, or for any construction defects or failures. The Architect is not responsible for any construction defects or failures that may occur after the completion of the project.

ARCHITECTURAL REVIEW & APPROVAL

APR 30 2015

John G. Williams Limited, Architect

4" + 10" + 4" + 8" PRECAST CONC

ASPHALT SHINGLES (TYP.)

TOP OF PLATE

TOP OF WINDOW

FIN SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

FIN GROUND FLOOR

SUNKEN FOYER

FIN GRADE

POURED CONC. FOUNDATION WALLS & FOOTINGS (TYP.)

TOP OF SLAB

BAYVIEW WELLINGTON

S38-8C  
BAROSSA 8

project no.  
13045

drawing no.  
22

FLANKAGE ELEVATION 'C'

file name  
13045-S38-8C

project name  
GREEN VALLEY ESTATES

municipality  
BRADFORD, ON

date  
JULY 2014

drawn by  
N.HUR

checked by  
-

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  
VA3 Design Inc. 42658

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FLANKAGE ELEVATION 'C'

8" PRECAST CONC. ARGH  
HAEDER C/W PRECAST  
CONC. KEYSTONE ON 8"  
PRECAST CONC. STACK  
BONDS W/ 1/2" PROL.  
(TYP.)

STONE  
VENIER  
(TYP.)

POURED CONC.  
PORCH SLAB  
& DOOR SILL

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

POURED CONC.  
FOUNDATION WALLS  
& FOOTINGS (TYP.)

TOP OF SLAB

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

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

S38-8C ELEVATION C WOD

S38-8C ELEVATION C WOD

ENERGY EFFICIENCY - OBC SB12

ENERGY EFFICIENCY - OBC SB12

ELEVATION

ELEVATION

WALL AREA S.F. OPENING S.F. PERCENTAGE

WALL AREA S.F. OPENING S.F. PERCENTAGE

FRONT

FRONT

603 S.F. 112.11 S.F. 18.59 %

603 S.F. 112.11 S.F. 18.59 %

LEFT SIDE

LEFT SIDE

1309 S.F. 212.19 S.F. 16.21 %

1309 S.F. 212.19 S.F. 16.21 %

RIGHT SIDE

RIGHT SIDE

1300 S.F. 65.44 S.F. 5.03 %

1300 S.F. 65.44 S.F. 5.03 %

REAR

REAR

684 S.F. 180.06 S.F. 23.40 %

684 S.F. 180.06 S.F. 23.40 %

TOTAL SQ. FT.

TOTAL SQ. FT.

3896.00 S.F. 549.80 S.F. 14.11 %

3896.00 S.F. 549.80 S.F. 14.11 %

TOTAL SQ. W.

TOTAL SQ. W.

361.95 S.M. 50.09 S.M. 13.84 %

361.95 S.M. 50.09 S.M. 13.84 %

APR 24, 2015



1-0

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

**John G. Williams Limited, Architect**

**S38-8C**  
BAROSSA 8

project no.  
13045

RIGHT SIDE ELEVATION 'C'

file name  
13045-S38-8C

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drawing no  
**23**

VA3

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

qualification information  
Wellington, Inc-Baptiste *1/130 FUSTE* 25501

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 'C'

## LOCATE UTILITY METERS AWAY FROM PUBLIC VIEW

## 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

'Y' & INSULATION MUST BE BURN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS MECHANICAL CHASES

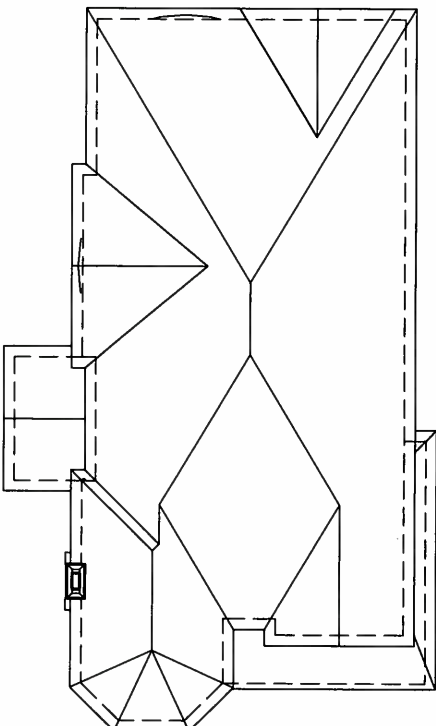
BATHTUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'V' IS INSTALLED IN CABAGE EXTERIOR WALLS.

BATHUBS, SHOWERS, ETC. ENSURE INSULATION & LIFE X IS INSTALLED

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

REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

0



# ROOF PLAN ELEVATION 'C'

ASPHALT SHINGLES (TYP.)

VALLEY FLASHING (TYP.)

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

10:12

12"x12" STONE IMPOST (TYP.)

1/2"

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

8" PRECAST CONC. ARCH HEADER C/A  
8" PRECAST CONC. KEYSTONE ON  
PRECAST CONC STACK BONDS W/ 1/2"  
PROJ. (TYP.)

PRECAST CONC. SILL ON 8"  
PRECAST CONC. W/ 1/2"  
PROJ. (TYP.)

8" PRECAST CONC. ARCH  
HEADER C/W 8" PRECAST CONC  
KEYSTONE W/ 1/2" PROJ.  
(TYP.)

POURED CONC. FOUNDATION  
WALLS & FOOTINGS (TYP.)

PRECAST CONC.  
DOOR SILL & STEP

21

CONT. 4"x8" PRECAST CON-  
SILL BAND W/ 1/2" PROJ.  
(TYP.)

VENEER  
(TYP.)

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

WINDOW LOCATION  
FOR OPT. 2ND  
FLOOR PLAN

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

FACE BRICK (TYP.)

TOP OF PLATE

TOP OF WINDOW

1

+

**FIN SECOND FLOOR**

TOP OF TRANSOM  
TOP OF WINDOW

$$-0^n$$

6'-10"

9'-11"

**FIN GRADE**

TOP OF SLAB

REAR ELEVATION 'C'

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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 &amp; APPROVAL

APR 30 2015

John G. Williams Limited, Architect



APR 24, 2015

**VA3**  
**DESIGN**  
300A Wilson Avenue  
Toronto ON M3H 1S8  
416.630.2255 f 416.630.  
va3design.com

# BAYVIEW WELLINGTON

**S38-8C**  
BAROSSA 8

project name  
**GREEN VALLEY ESTATES**

BRADFORD, ON

project no.  
13045

REAR ELEVATION 'C'

drawing no.  
**24**

13045-S38-8C

|          |            |               |              |
|----------|------------|---------------|--------------|
| drawn by | checked by | scale         | file name    |
| N.HUR    | -          | 3/16" = 1'-0" | 13045-S38-8C |

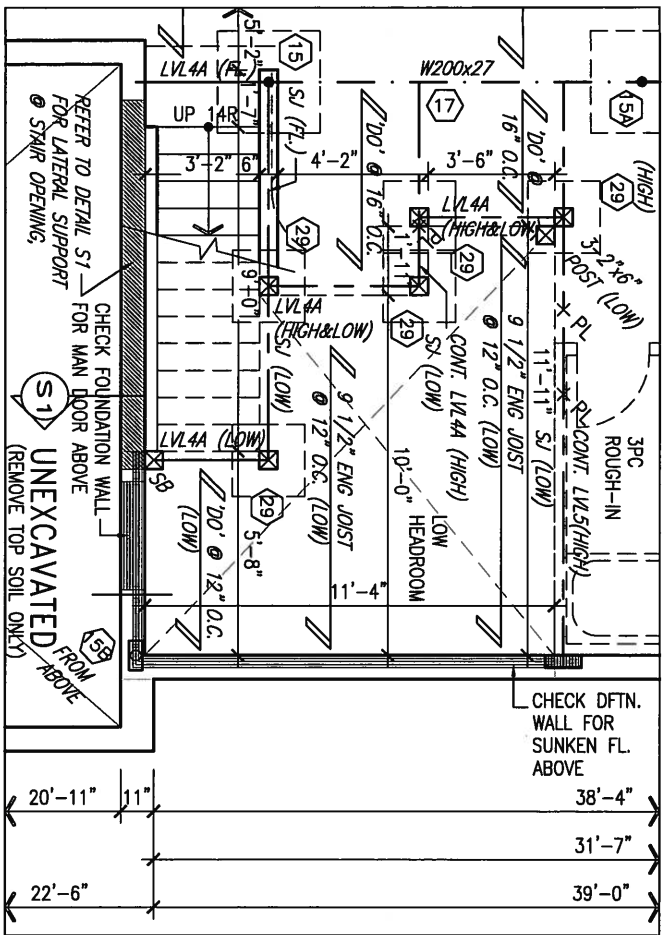
|                                                                                                                                                                                                                                                                                                                                                         |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p>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.</p> <p>qualification information</p> <p>Wellington Jno-Baptiste 25591</p> <p>name signature BCIN</p> <p>registration information</p> <p>VA3 Design Inc. 42658</p> |  |
| <p>Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and indications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings.org not to be copied.</p>                                       |  |

|     |                               |          |    |
|-----|-------------------------------|----------|----|
| 9   | .                             | .        | .  |
| 8   | .                             | .        | .  |
| 7   | .                             | .        | .  |
| 6   | .                             | .        | .  |
| 5   | .                             | .        | .  |
| 4   | .                             | .        | .  |
| 3   | .                             | .        | .  |
| 2   | REVISED AS PER ENG'S COMMENTS | 20-04-15 | RC |
| 1   | ISSUED FOR CLIENT REVIEW      | 14-07-07 | NH |
| no. | description                   | date     | by |

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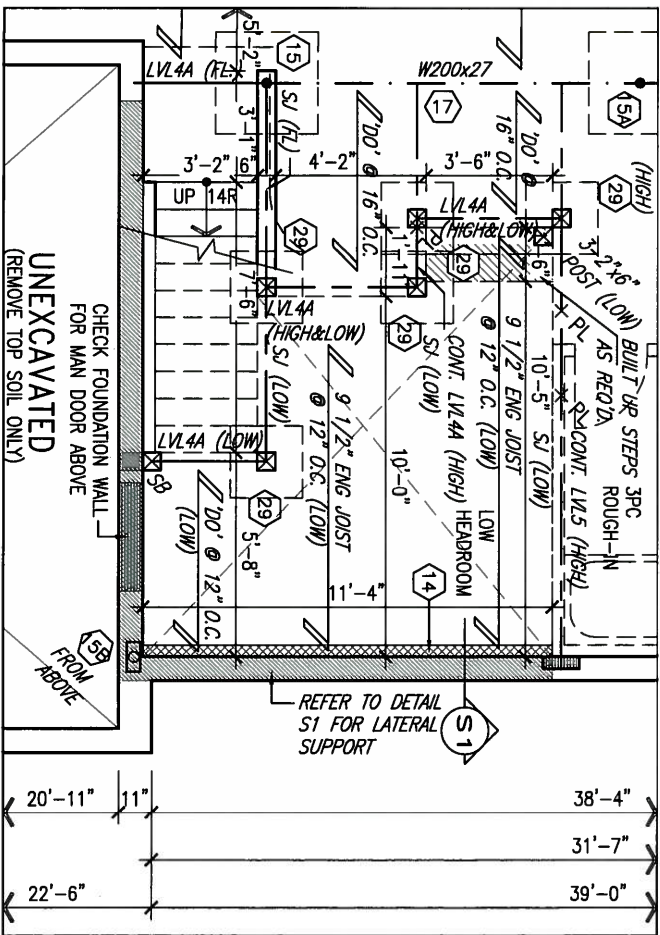
REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

9 1/2" ENG JOIST @ 12" O.C.



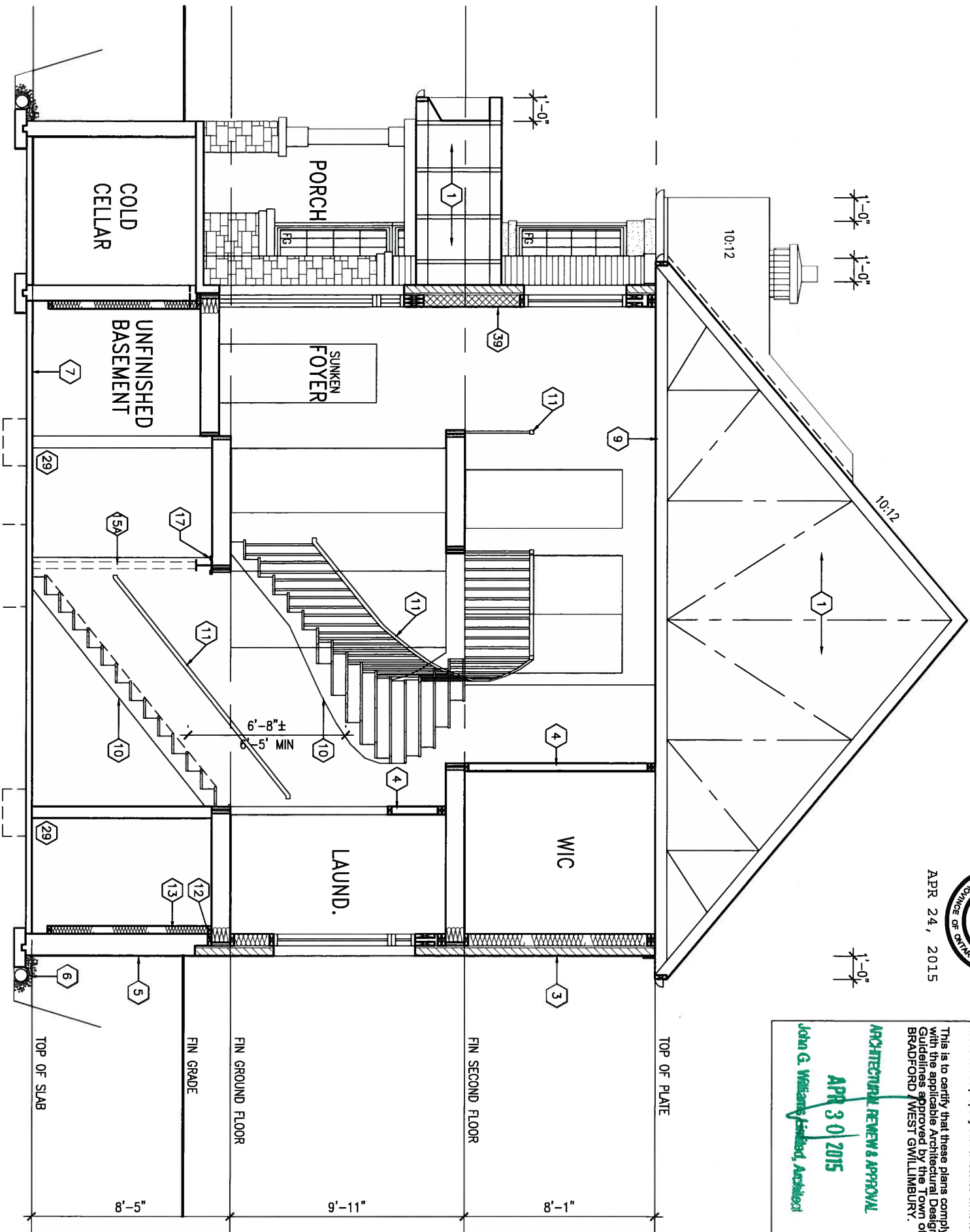
PART. BASEMENT PLAN  
W/ SUNKEN LAUNDRY  
(-1R COND.)

9 1/2" ENG JOIST @ 12" O.C.



PART. BASEMENT PLAN  
W/ SUNKEN LAUNDRY  
(-2R TO -3R COND.)

CROSS SECTION 'A-A'  
EL. 'B' & 'C' SIMILAR



APR 24, 2015



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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 GUILMBURY.

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

BAYVIEW WELLINGTON

S38-8C  
BAROSSA 8

project name GREEN VALLEY ESTATES municipality BRADFORD, ON

project no. 13045

date JULY 2014 CROSS SECTION & PART. FL. PLANS

drawing no. 25

drawn by N.HUR checked by 3/16" = 1'-0" scale file name 13045-S38-8C

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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 BCIN

VA3 Design Inc. 42658

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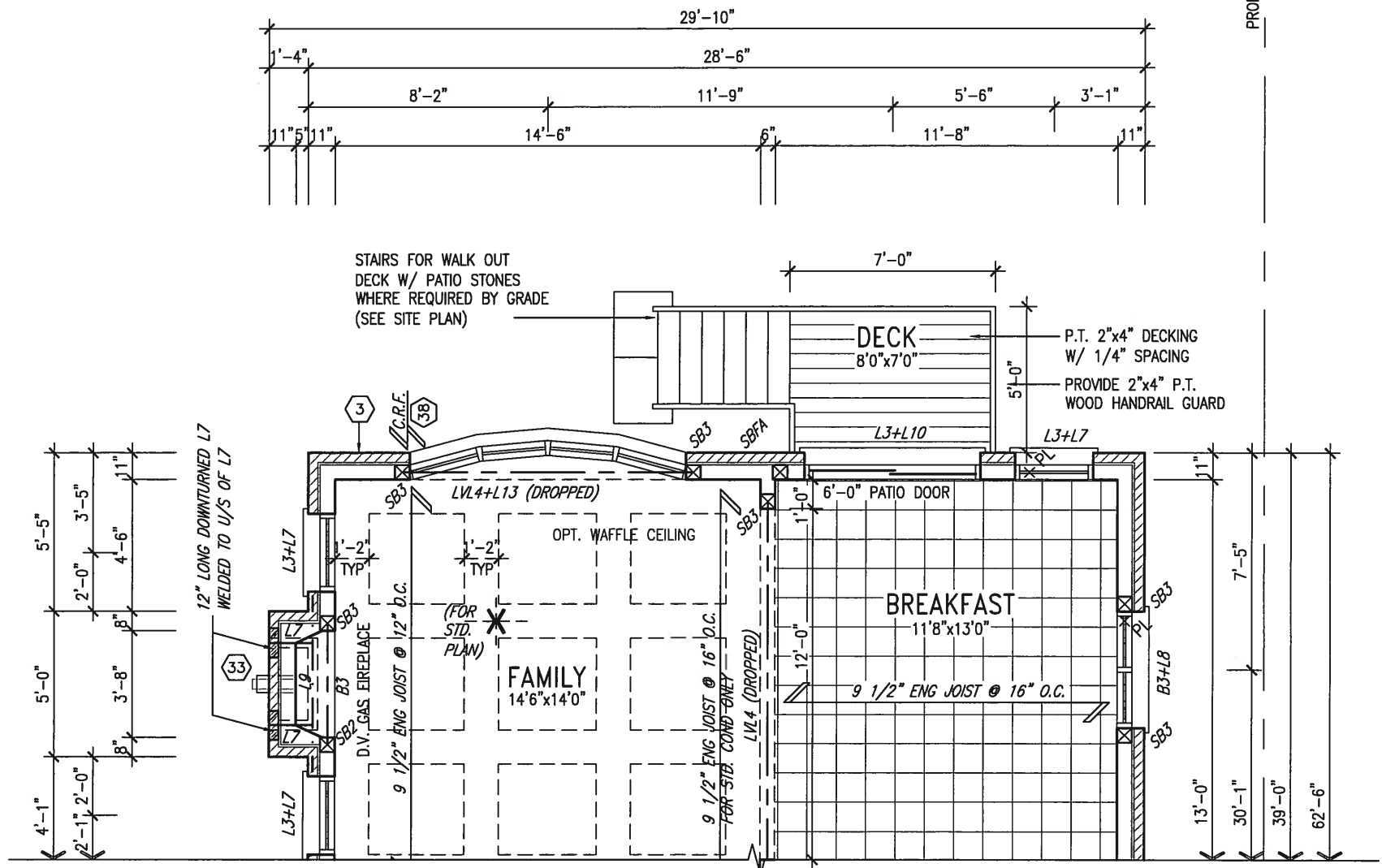
no. description date by

2 REVISED AS PER ENG'S COMMENTS 20-04-15 RC

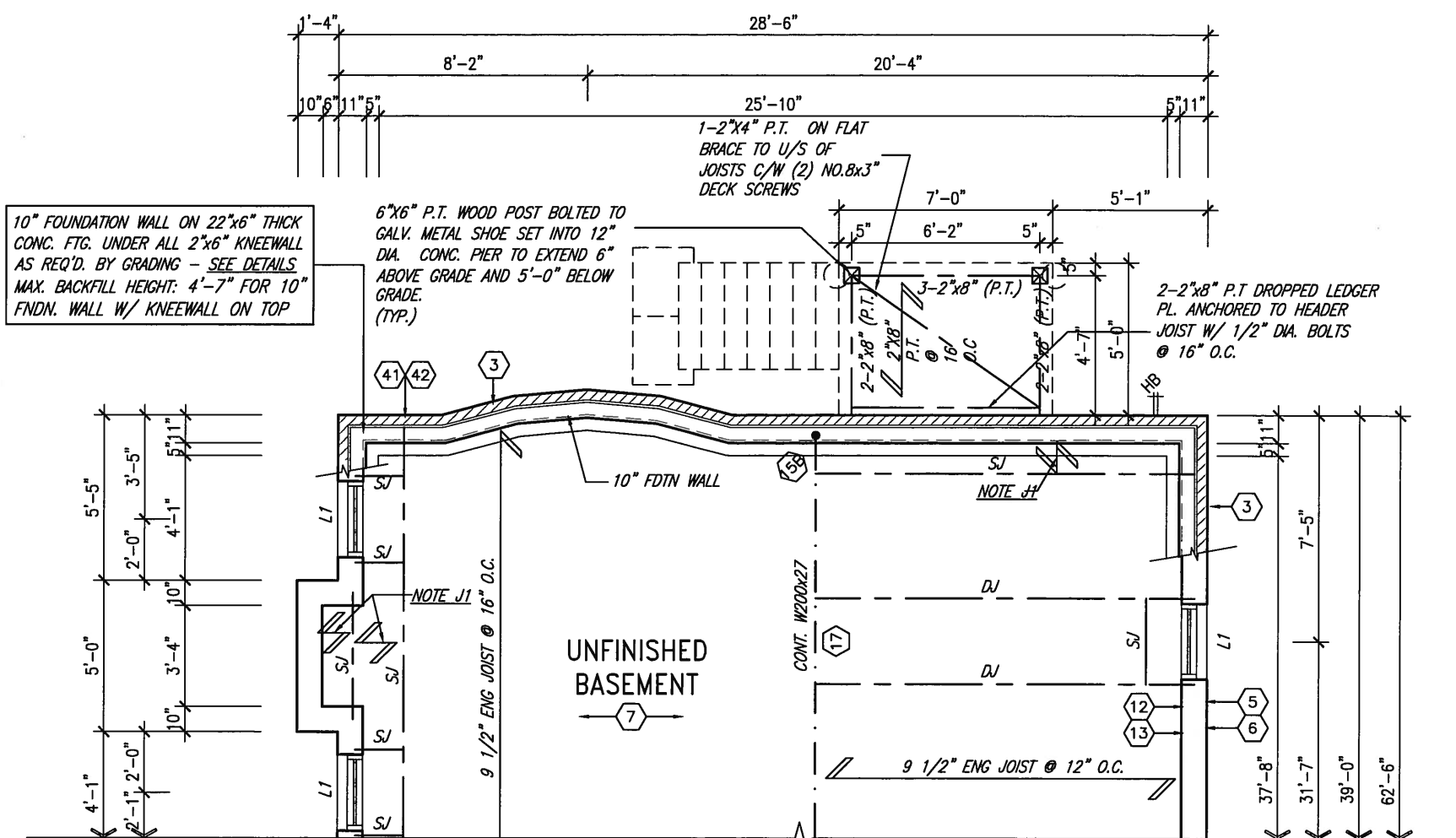
1 ISSUED FOR CLIENT REVIEW 14-07-07 NH

no. description date by

REFER TO FULL PLANS FOR  
TYPICAL NOTES.



PART. GROUND FLOOR PLAN 'A' - W.O.D. CONDITION  
(ELEV. 'B' & 'C' SIMILAR)



PART. BASEMENT PLAN 'A' - W.O.D. CONDITION  
(ELEV. 'B' & 'C' SIMILAR)

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

NOTE: FLOOR FRAMING INFO  
REFER TO SHOP DRAWINGS  
FOR ALL TRUSS-JOIST  
INFORMATION AND DETAILS.  
UNLESS OTHERWISE NOTED.

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



APR 24, 2015

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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.                                                                                                                            |
| 8   | .                             | .        | .  | qualification information                                                                                                                                                                                                                                                                                     |
| 7   | .                             | .        | .  | Wellington Jno-Baptiste 25591                                                                                                                                                                                                                                                                                 |
| 6   | .                             | .        | .  | name                                                                                                                                                                                                                                                                                                          |
| 5   | .                             | .        | .  | registration information                                                                                                                                                                                                                                                                                      |
| 4   | .                             | .        | .  | VA3 Design Inc. 42658                                                                                                                                                                                                                                                                                         |
| 3   | .                             | .        | .  | Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled. |
| 2   | REVISED AS PER ENG'S COMMENTS | 20-04-15 | RC |                                                                                                                                                                                                                                                                                                               |
| 1   | ISSUED FOR CLIENT REVIEW      | 14-07-07 | NH |                                                                                                                                                                                                                                                                                                               |
| no. | description                   | date     | by |                                                                                                                                                                                                                                                                                                               |

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|                                                                                                    |                              |                            |                           |
|----------------------------------------------------------------------------------------------------|------------------------------|----------------------------|---------------------------|
| <b>BAYVIEW WELLINGTON</b>                                                                          |                              | <b>S38-8C</b><br>BAROSSA 8 |                           |
| project name<br>GREEN VALLEY ESTATES                                                               | municipality<br>BRADFORD, ON | project no.<br>13045       |                           |
| date<br>JULY 2014                                                                                  | checked by<br>N.HUR          | scale<br>3/16" = 1'-0"     | file name<br>13045-S38-8C |
| PART. PLANS - W.O.D. COND.                                                                         |                              | drawing no.<br><b>26</b>   |                           |
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REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

1'-0" 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

**S38-8C**  
BAROSSA 8

project no.  
13045

drawing no.  
27

**BAYVIEW WELLINGTON**

project name  
GREEN VALLEY ESTATES

municipality  
BRADFORD, ON

date  
JULY 2014

REAR ELEVATION - W.O.D. COND.

drawn by  
N.HUR

checked by  
-

scale  
3/16" = 1'-0"

file name  
13045-S38-8C

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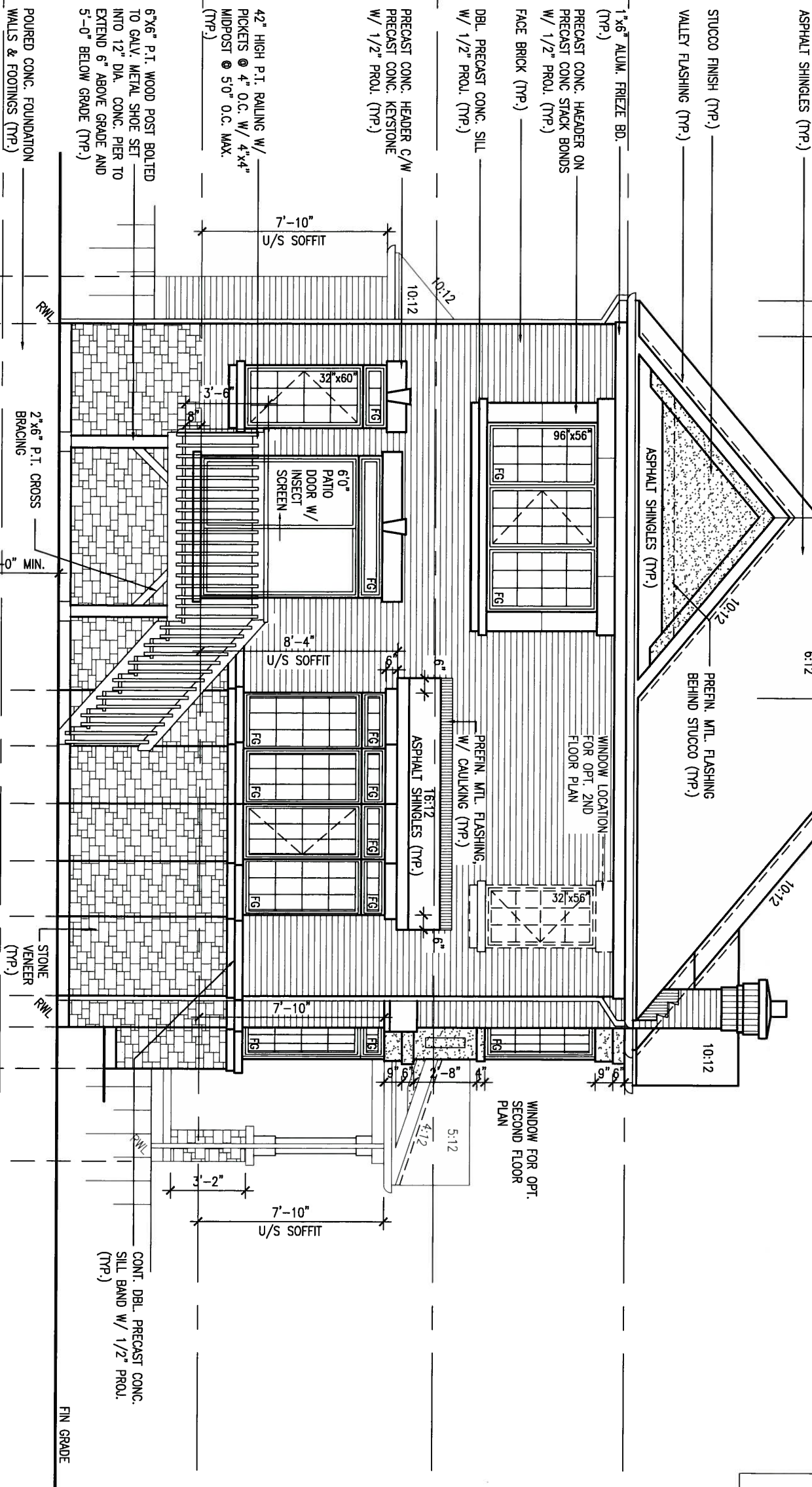
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qualification information  
Wellington Jno-Baptiste 25591  
signature  
name registration information  
VA3 Design Inc. 42658

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TOP OF PLATE  
TOP OF WINDOW  
FIN SECOND FLOOR  
TOP OF TRANSOM  
TOP OF WINDOW  
FIN GROUND FLOOR  
TOP OF WINDOW  
TOP OF SLAB

6'-10" 8'-1" 6'-10" 9'-11" 6'-10" 8'-5"



REAR ELEVATION 'A' - 9R OR MORE  
W.O.D. CONDITION  
(ELEV. 'B' & 'C' SIMILAR)

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

|     |                               |          |    |
|-----|-------------------------------|----------|----|
| 9   | .                             | .        | .  |
| 8   | .                             | .        | .  |
| 7   | .                             | .        | .  |
| 6   | .                             | .        | .  |
| 5   | .                             | .        | .  |
| 4   | .                             | .        | .  |
| 3   | .                             | .        | .  |
| 2   | REVISED AS PER ENG'S COMMENTS | 20-04-15 | RC |
| 1   | ISSUED FOR CLIENT REVIEW      | 14-07-07 | NH |
| no. | description                   | date     | by |

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

3A. BRICK VENEER CONSTRUCTION (2"x6") (R28) 90mm [4"] FACE BRICK, 25mm [1"] AIR SPACE, 22x180x0.76mm [7/8"x7"x0.03"] GALV. METAL TIES @ 400mm [16"] O.C. HORIZONTAL 600mm [24"] O.C. VERTICAL. APPR. SHEATHING PAPER, 28mm [1 1/8"] EXT. STRUCT. INSULATED SHEATHING RSI 0.7 (R4) BY "BP" OR EQUAL, 38x140 [2"x6"] STUDS @ 400mm [16"] O.C., RSI 4.23 (R24) INSUL. & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm [1/2"] INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm [32"] O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm [6"] BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm [6"] ABOVE FINISH GRADE.

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

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

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

5. FOUNDATION WALL/FOOTINGS: (9.15.3, 9.15.4, 9.13.2, 9.14.2, 1.2.2) 200mm [8"] POURED CONC. FDTN. 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 FDTN. WALL IS WATERPROOFED, MAXIMUM POUR HEIGHT 2390 [7'-10"] ON 500x155 [20"x6"] CONTINUOUS KEYED CONC. FIG. BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN. BEARING CAPACITY OF 150kPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. STOREYS SUPPORTED [W/ MASONRY VENEER] [W/ SIDING ONLY]

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

-SEE OBC 9.15.3.  
-MAXIMUM FLOOR LIVE LOAD OF 2.4kPa. [50psf.] PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m [16'-1"].  
-REFER TO SOILS REPORT FOR SOIL CONDITIONS AND BEARING CAPACITY.

STRIP FOOTING SUPPORTING EXTERIOR WALLS (FOR W.O.B.) -ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOOR LIVE LOAD OF 2.4kPa. [50psf.] PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m [16'-1"]. THE STRIP FOOTING SIZE IS AS FOLLOWS:

2 STOREY WITH WALK-OUT BASEMENT 545x175 [22"x7"]

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

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

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

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

10. ALL STAIRS/EXTERIOR STAIRS -OBC. 9.8.- UNIFORM RISE -5mm [1/4"] MAX BETWEEN ADJACENT TREADS OR LANDINGS -10mm [1/2"] MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT

|                  |                               |
|------------------|-------------------------------|
| MAX. RISE        | = 200 [7'-7 7/8"]             |
| MIN. RUN         | = 210 [8'-1 1/4"]             |
| MIN. TREAD       | = 235 [9'-1 1/4"]             |
| MAX. NOSING      | = 25 [1"]                     |
| MIN. HEADROOM    | = 1950 [6'-5"]                |
| RAIL @ LANDING   | = 900 [2'-11"]                |
| RAIL @ STAIR     | = 865 [2'-10"] TO 965 [3'-2"] |
| MIN. STAIR WIDTH | = 860 [2'-10"]                |

FOR CURVED STAIRS  
MIN. RUN = 150 [6"]  
MIN. AVG. RUN = 200 [8"]

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

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

13. BASEMENT INSULATION (SB-12-2.1.1.6), 9.25.2.3, 9.13.2.6) FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm [8"] ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm [2"] OF THE BASEMENT SLAB. INSULATION TO HAVE APPROVED VAPOUR BARRIER, 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-7.2-94, 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"x10x1/2"] WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS [2-1/2"x12x2"] FIELD WELD COL. TO BASE PLATE.

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

17. 19x64 [1"x3"] CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

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

19. GARAGE CEILINGS/INTERIOR WALLS 13mm [1/2"] GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.1.6. 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., 9.8.9.3. & 9.8.10.

22. DRYER EXHAUST (OBC-6.2.3.8.(7) & 6.2.4.11) CAPPED DRYER EXHAUST VENT TO EXTERIOR. (USE 100mm [4"] DIA. SMOOTH WALL VENT PIPE)

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

24. FIREPLACE CHIMNEYS OBC. 9.2.1. TOP OF FIREPLACE CHIMNEY SHALL BE 915mm [3'-0"] ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm [2'-0"] ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm [10'-0"] FROM THE CHIMNEY.

25. LINEN CLOSET, 4 SHELVES MIN. 350mm [14"] DEEP.

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

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

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

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

30. STEPPED FOOTINGS OBC. 9.15.3.9. MIN. HORIZ. STEP = 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 6x2-7.9xw2.9 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 400mm [1'-11"] THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES. OFFENDING GARAGE WALLS INCLUDED.

36. COLD CELLAR PORCH SLAB (OBC 9.40.) FOR MAX. 2500mm [8'-2"] PORCH DEPTH (SHORTEST DIM.), 150mm [6"] 32MPa [4640psi] CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 200mm [7 7/8"] O.C. EACH WAY IN BOTTOM THIRD OF SLAB, MIN. 30mm [1 1/4"] COVER. 600x600 [23 5/8"x23 5/8"] 10M DOWELS @ 600mm [23 5/8"] O.C., ANCHORED IN PERIMETER FDTN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm [3"] BEARING ON FDTN. WALLS. PROVIDE [L7] UNTEL 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 SILL 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. 0.35m<sup>2</sup> 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) AND MUNICIPAL STANDARDS. 3) ALL WINDOW WEALS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY. 4) STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3, 3.8.3.8.(1)(d) & 3.8.3.13.(1)(f). SEE DETAIL. 5) ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12-2.1.1.9.

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

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

5) LVL BEAMS SHALL BE 2.0E -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 mil. POLYETHYLENE FILM. NO. 50 (45lbs.) ROOF 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. 9-23.4.3. 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.

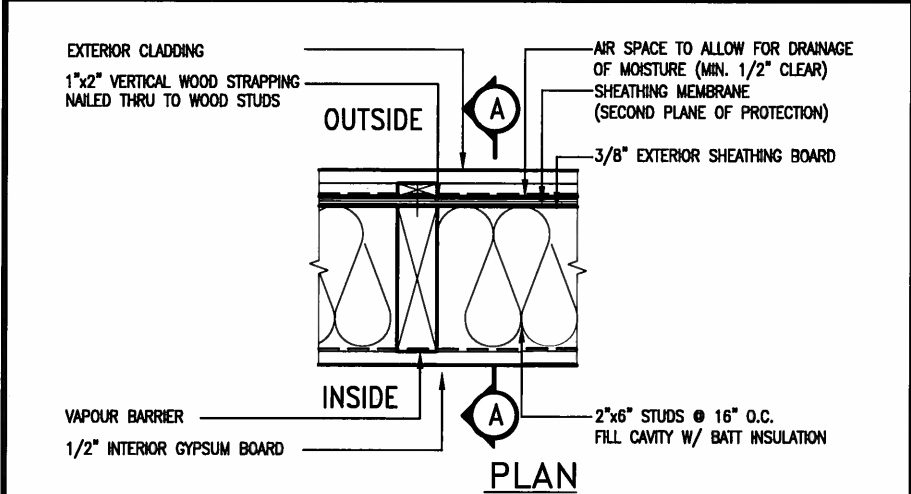
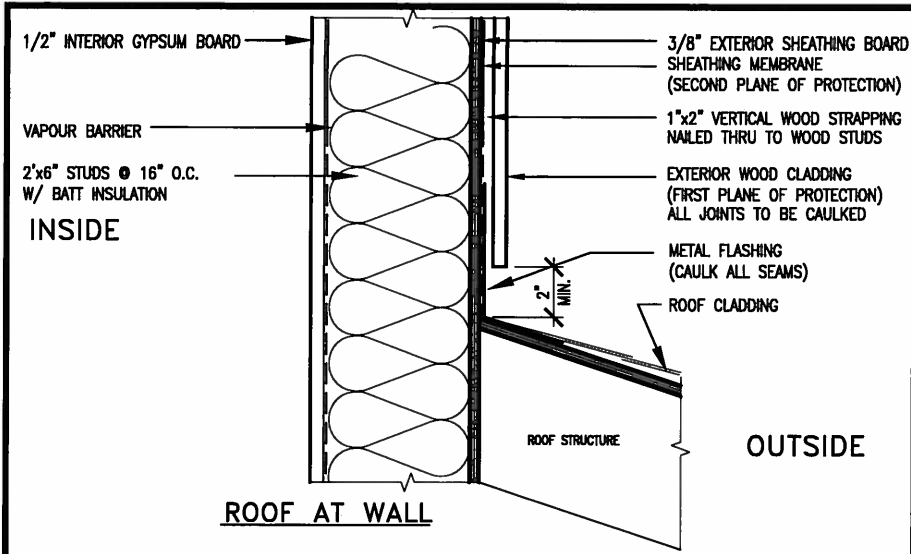
LEGEND

|  |                                   |  |                                  |
|--|-----------------------------------|--|----------------------------------|
|  | CLASS 'B' VENT                    |  | EXHAUST FAN TO EXTERIOR          |
|  | DUPLUX OUTLET (12" ABOVE SURFACE) |  | DUPLUX 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)            |

|  |                                        |  |                                                                                        |
|--|----------------------------------------|--|----------------------------------------------------------------------------------------|
|  | SINGLE JOIST                           |  | LAMINATED VENEER LUMBER                                                                |
|  | DOUBLE JOIST                           |  |                                                                                        |
|  | TRIPLE JOIST                           |  |                                                                                        |
|  | POINT LOAD FROM ABOVE                  |  |                                                                                        |
|  | PRESSURE TREATED LUMBER                |  | GIRDER TRUSS BY ROOF TRUSS MANUF.                                                      |
|  | FLAT ARCH                              |  | CURVED ARCH                                                                            |
|  | MEDICINE CABINET (RECESSED)            |  | CONC. BLOCK WALL                                                                       |
|  | DOUBLE VOLUME WALL                     |  | SEE NOTE 38                                                                            |
|  | SOLID WOOD BEARING (SPRUCE No. 2).     |  | SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER OR AS DIRECTED BY STRUCTURAL ENGINEER. |
|  | SOLID WOOD BEARING TO MATCH FROM ABOVE |  |                                                                                        |

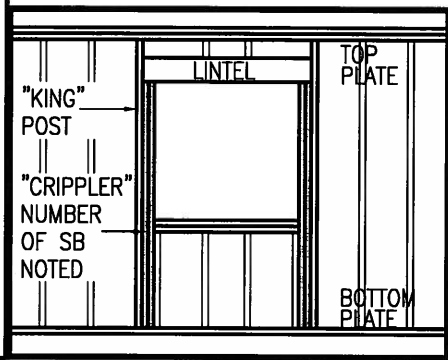
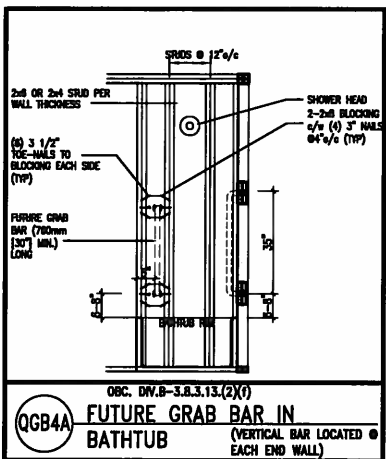
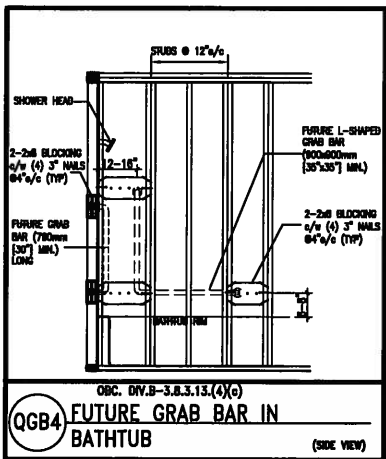
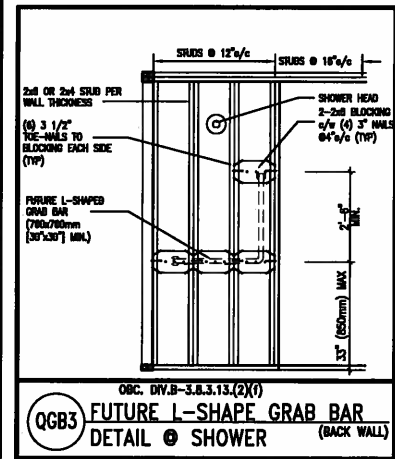
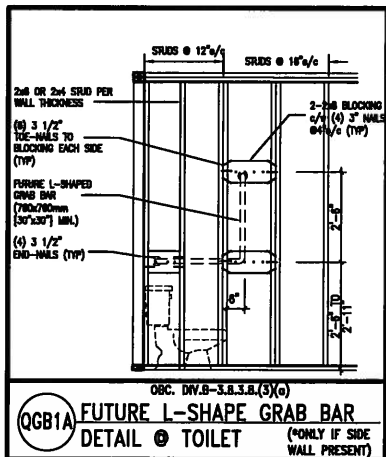
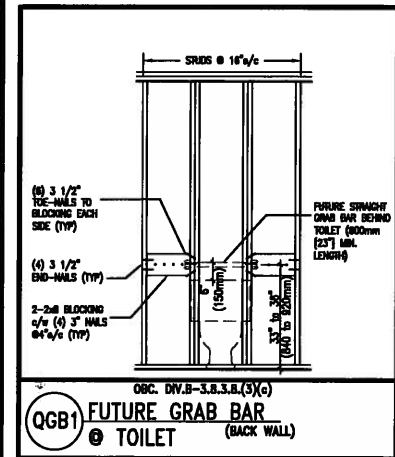
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO VA3 DESIGN BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF VA3 DESIGN WHICH IF REQUESTED MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED 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



EXTERIOR WOOD CLADDING WALL ASSEMBLY

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



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

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

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

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

- NOTES:
- FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa
  - SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
  - PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
  - PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.
  - WALL FRAMING SHALL CONFORM TO OBC 9.2.3.10.1(2)
  - FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa
  - STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.
  - STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

\*\* STUD INFORMATION TAKEN FROM OBC TABLE A-30



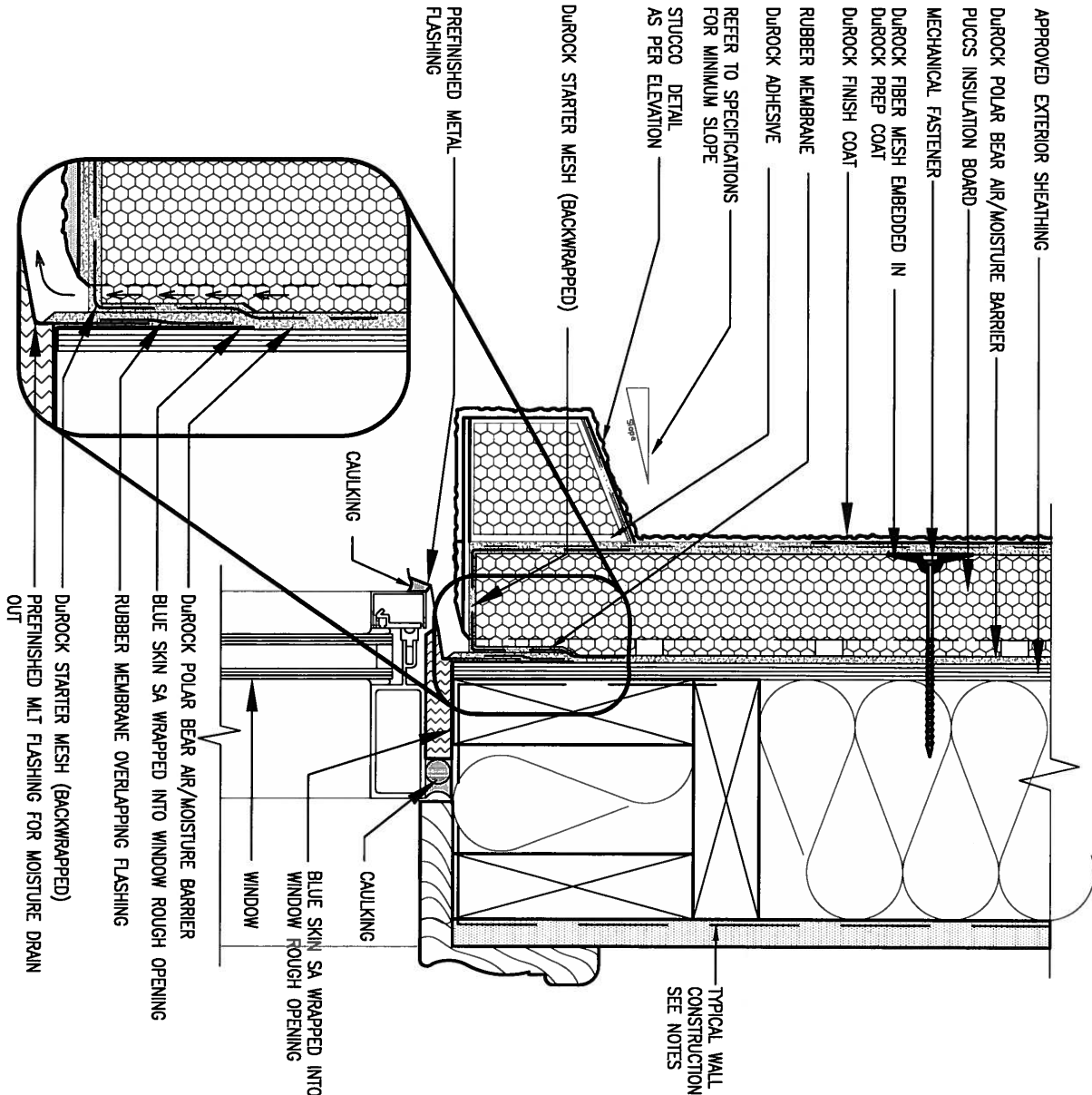
APR 24, 2015

"CRIPPLE" DETAIL

|     |                         |           |    |                                                                                                                                                                                                                                                                                                               |
|-----|-------------------------|-----------|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 |                                                                                                                                                                                                                                                                                                               |

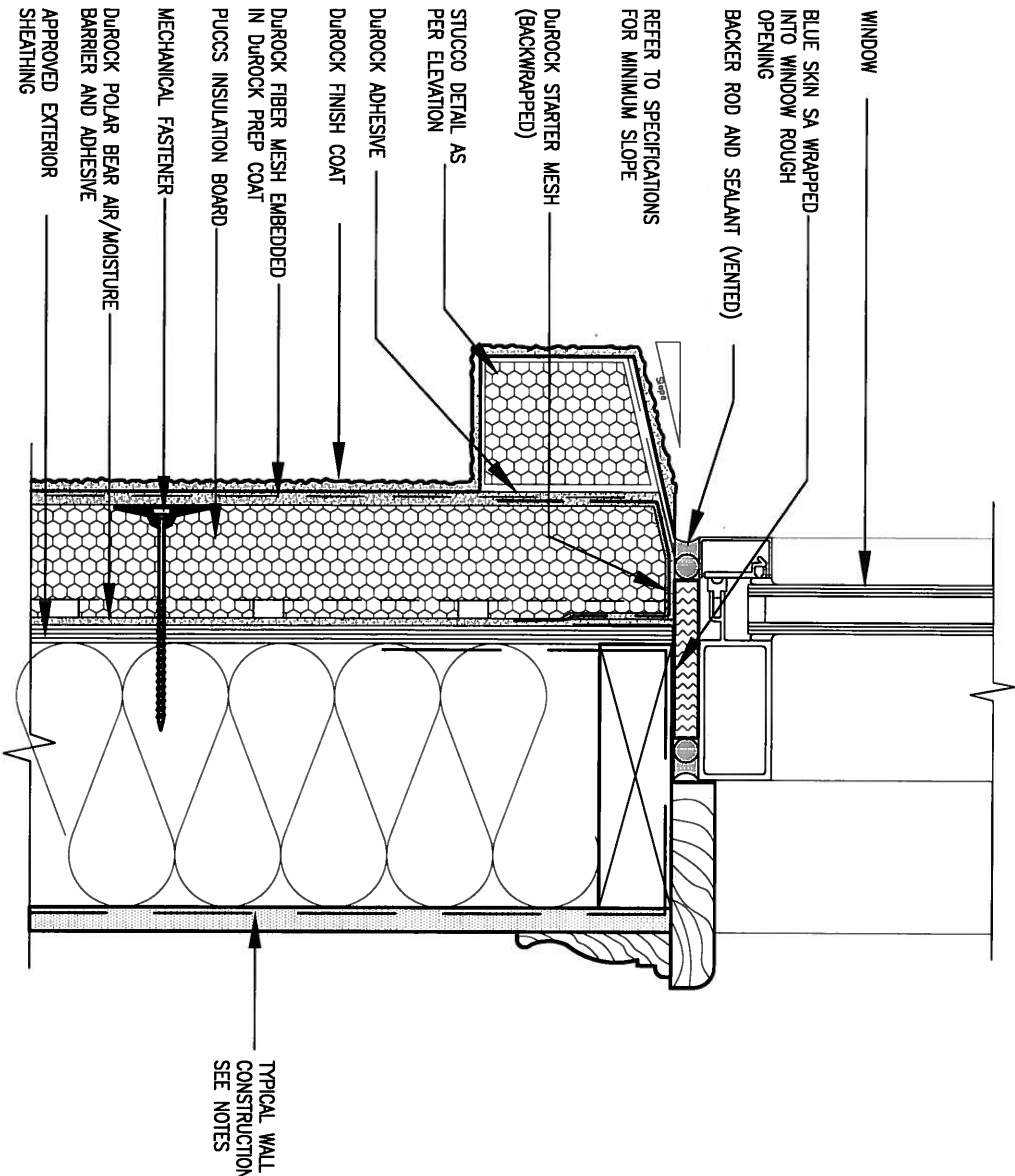
**VA3 DESIGN**  
300A Wilson Avenue  
Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
va3design.com

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

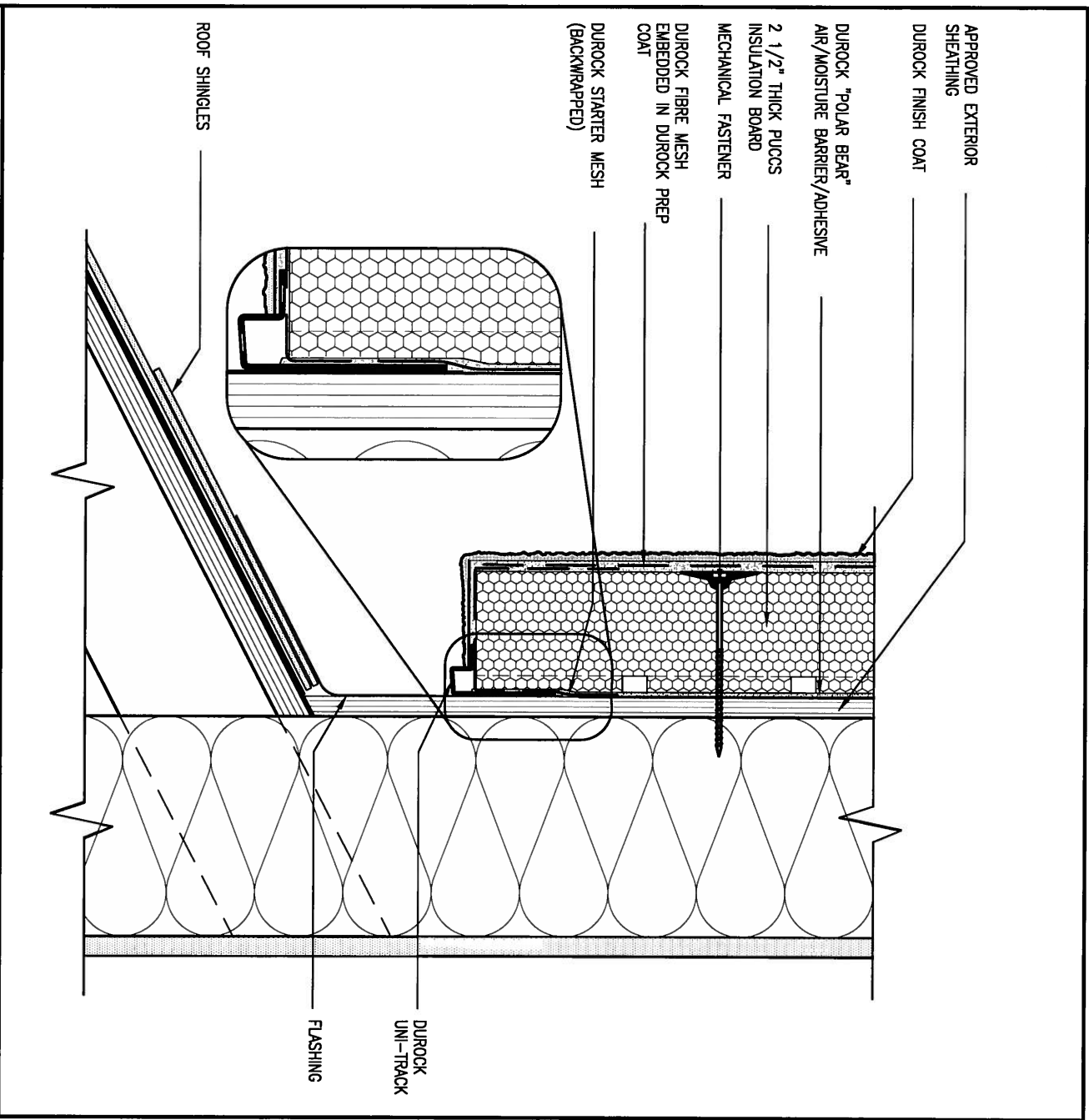


2 WINDOW SILL  
CN3 SCALE: 3"=1'-0"

|                           |  |           |  |                                                                                                                                                                                    |  |
|---------------------------|--|-----------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 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. |  |
| 8 .                       |  | . . .     |  | qualification information                                                                                                                                                          |  |
| 7 .                       |  | . . .     |  | Wellington Jno-Baptiste 25591                                                                                                                                                      |  |
| 6 .                       |  | . . .     |  | BCN                                                                                                                                                                                |  |
| 5 .                       |  | . . .     |  | 42658                                                                                                                                                                              |  |
| 4 .                       |  | . . .     |  | name                                                                                                                                                                               |  |
| 3 .                       |  | . . .     |  | registration information                                                                                                                                                           |  |
| 2 UPDATE TO CODE          |  | APR 16-15 |  | RC                                                                                                                                                                                 |  |
| 1 ISSUE FOR CLIENT REVIEW |  | MAY 07-14 |  | RC                                                                                                                                                                                 |  |
| no. description           |  | date      |  | by                                                                                                                                                                                 |  |

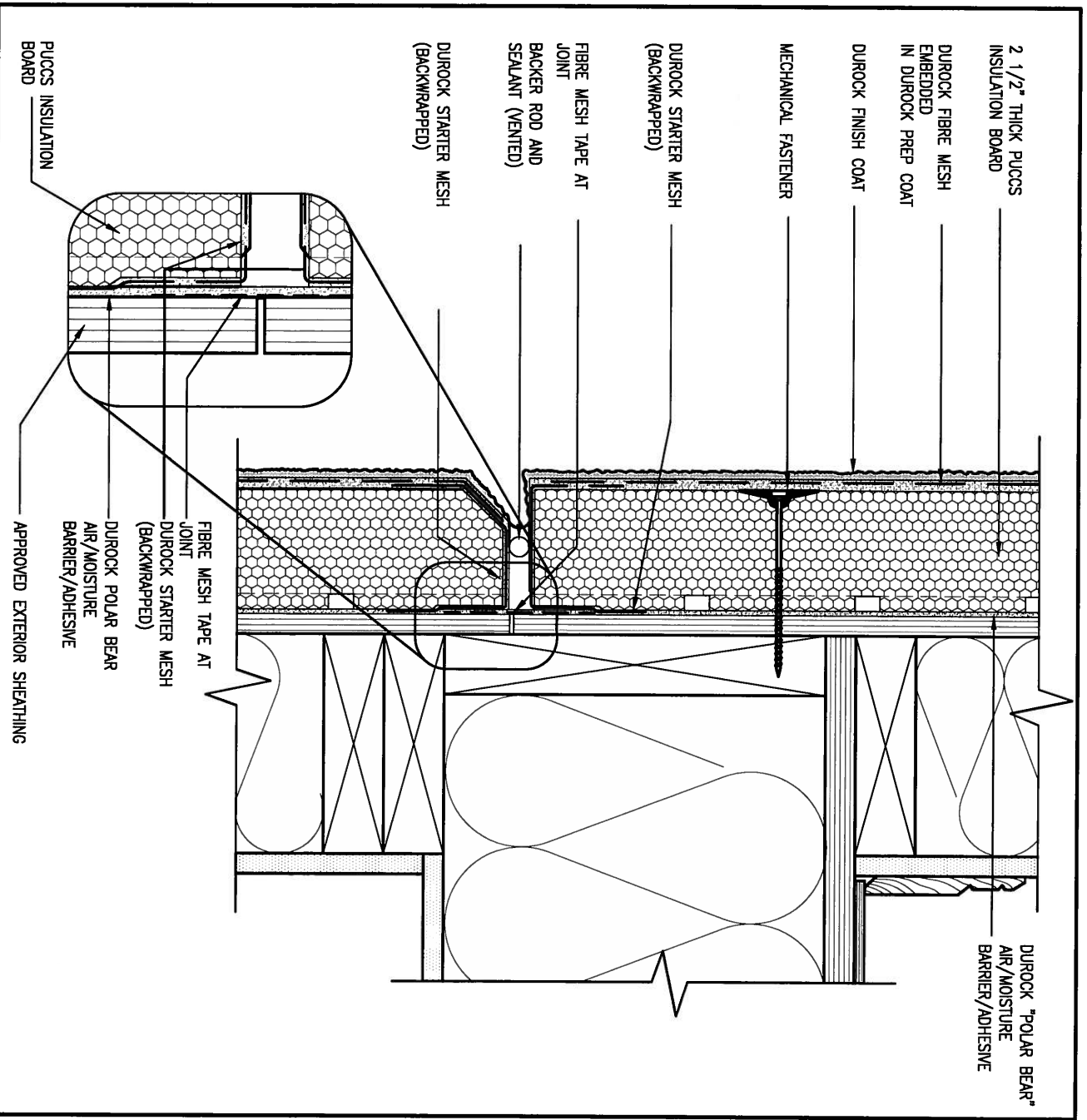
|                                                                                                         |  |                                                                                            |  |
|---------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------|--|
| VA3 DESIGN                                                                                              |  | 300A Wilson Avenue<br>Toronto ON M3H 1S8<br>t 416.630.2255 f 416.630.4782<br>va3design.com |  |
| BAYVIEW WELLINGTON                                                                                      |  | project name<br>GREEN VALLEY ESTATES                                                       |  |
| date<br>APR 2014                                                                                        |  | municipality<br>BRADFORD                                                                   |  |
| drawn by<br>RC                                                                                          |  | checked by<br>-                                                                            |  |
| scale<br>3/16" = 1'-0"                                                                                  |  | file name<br>13045-CONST-08C 2015                                                          |  |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-08C 2015.dwg - Thu - Apr 16 2015 - 6:57 AM |  | CONSTRUCTION NOTES                                                                         |  |

|            |  |                      |  |
|------------|--|----------------------|--|
| CONST NOTE |  | project no.<br>13045 |  |
| -          |  | drawing no.<br>CN3   |  |



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



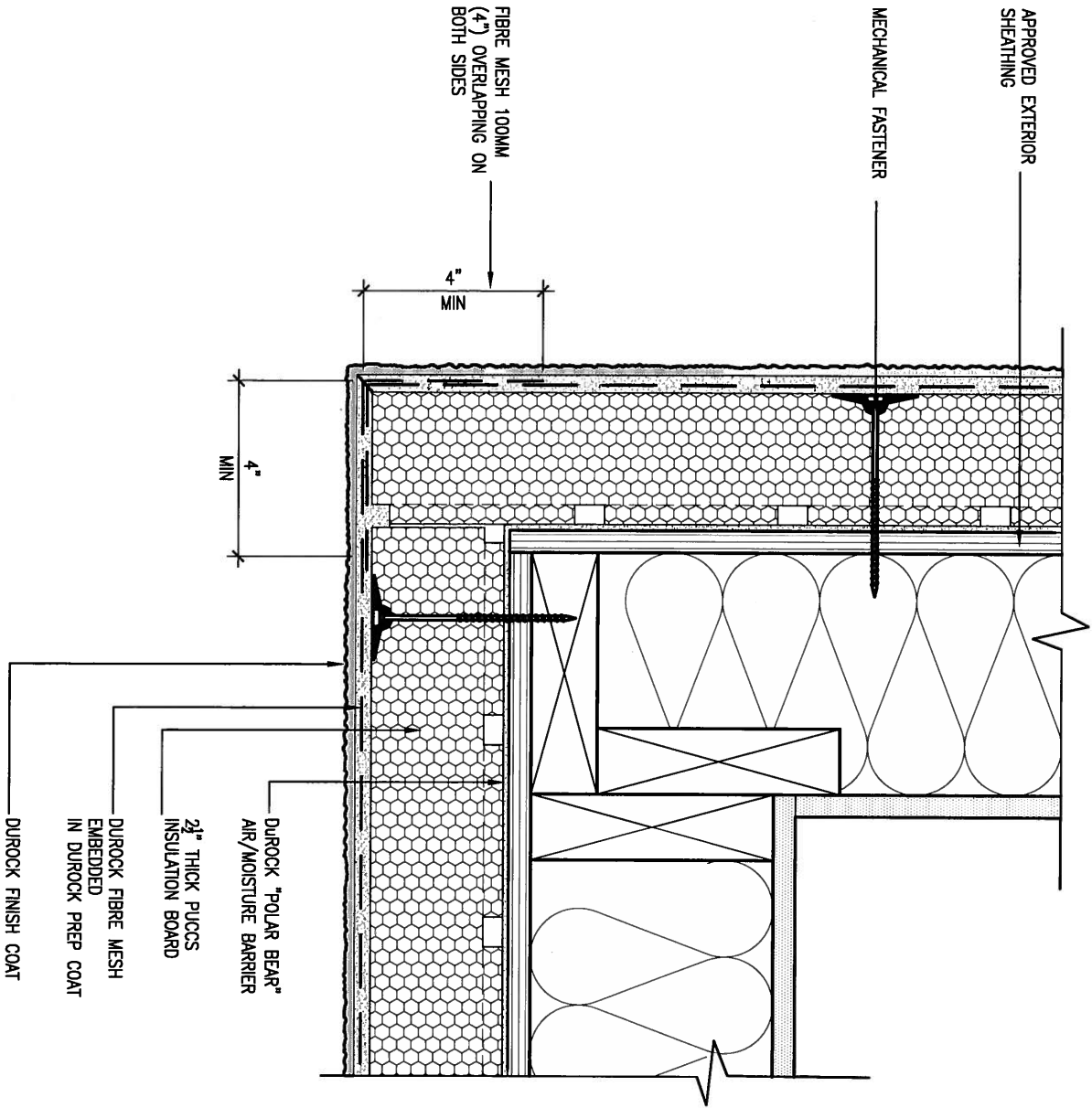
4 HORIZONTAL EXPANSION JOINT  
CN4 SCALE: 3"=1'-0"

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

|                                                                                                                                                                                                                                                                                                               |  |       |     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------|-----|
| The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.                                                                                                                            |  |       |     |
| qualification information                                                                                                                                                                                                                                                                                     |  |       |     |
| Wellington Jno-Baptista                                                                                                                                                                                                                                                                                       |  | 25591 | BCN |
| 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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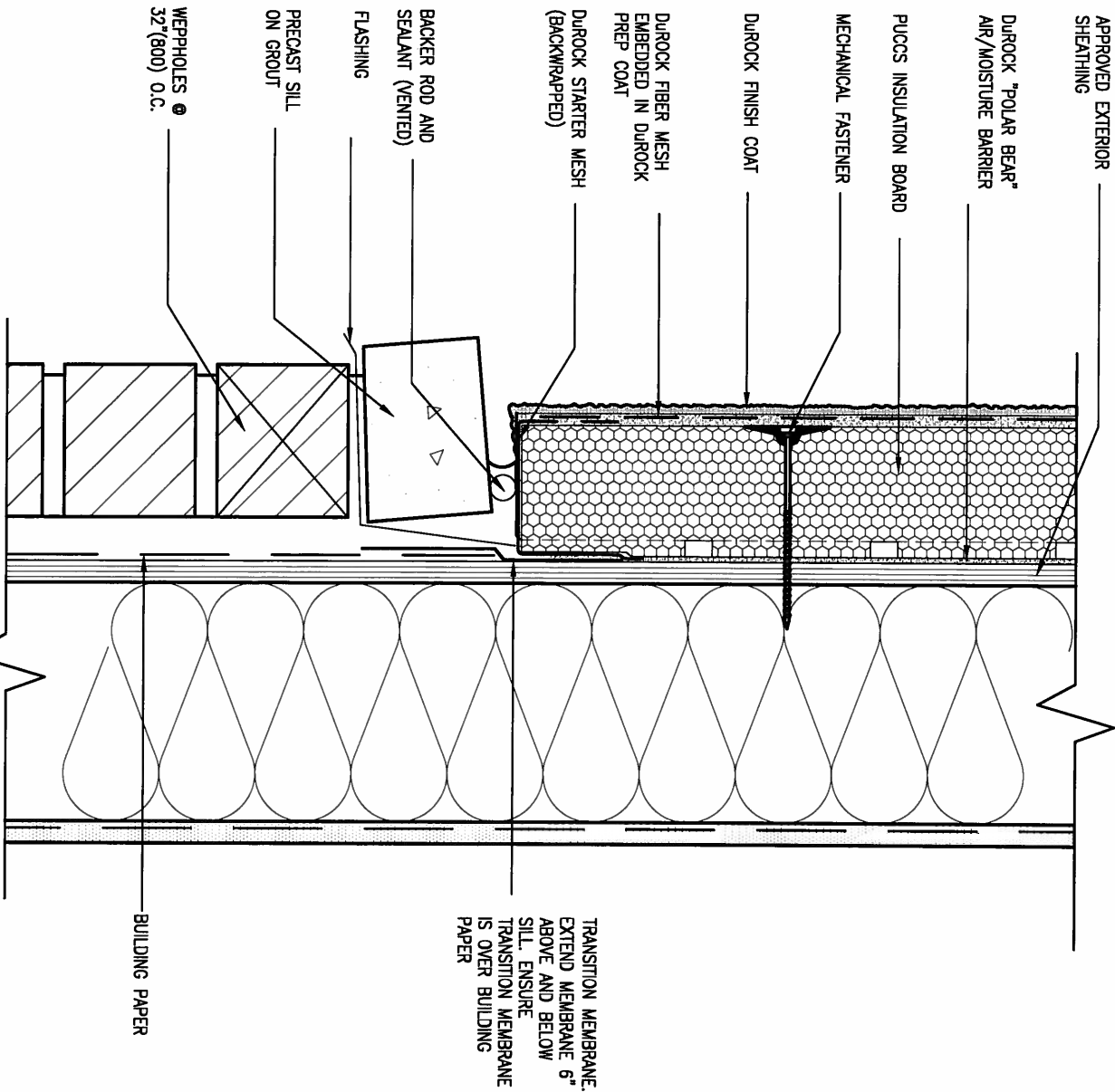
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|---------------------------------------------------------------------------------------------------------|----------------------|--------------|----------------------|
| BAYVIEW WELLINGTON                                                                                      |                      | CONST NOTE   |                      |
| project name                                                                                            | GREEN VALLEY ESTATES | municipality | BRADFORD             |
| date                                                                                                    | APR 2014             | scale        | 3/16" = 1'-0"        |
| drawn by                                                                                                | RC                   | checked by   | -                    |
| CONSTRUCTION NOTES                                                                                      |                      | file name    | 13045-CONST-OBC 2015 |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM |                      | project no.  | 13045                |
|                                                                                                         |                      | drawing no.  | CN4                  |



## 5 CORNER DETAIL

CN5 SCALE: 3"=1'-0"

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



## 6 STUCCO / MASONRY PLINTH CONNECTION

CN5 SCALE: 3"=1'-0"

|     |                         |           |    |
|-----|-------------------------|-----------|----|
| 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-Baptiste                                                                                                                                                                                                                                                                                       |  | 25591           | BCN   |
| name                                                                                                                                                                                                                                                                                                          |  | 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. |  |                 |       |

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

# SB12-COMPLIANCE PACKAGE 'J'

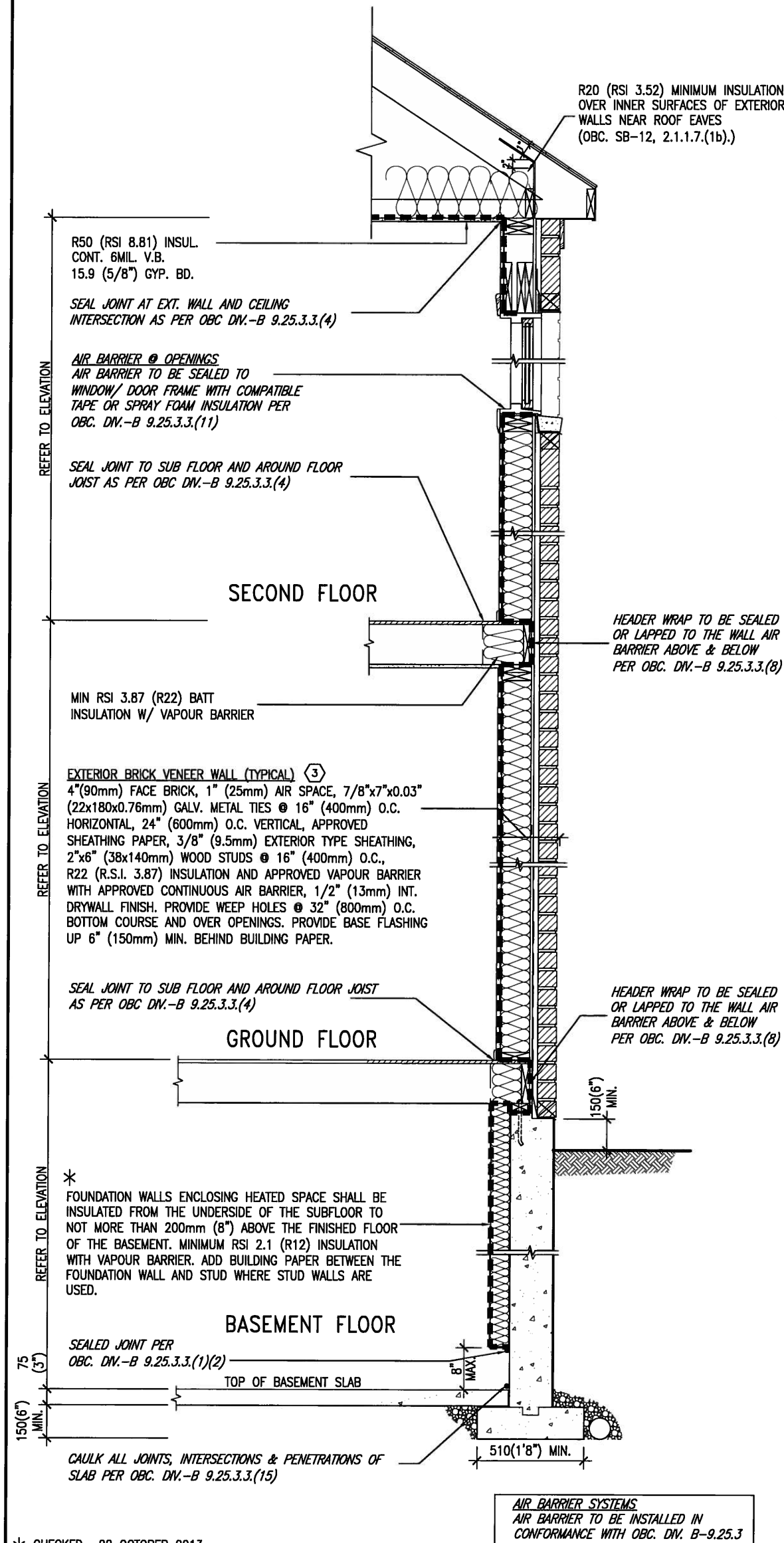
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

## USE SB-12 COMPLIANCE PACKAGE (J):

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

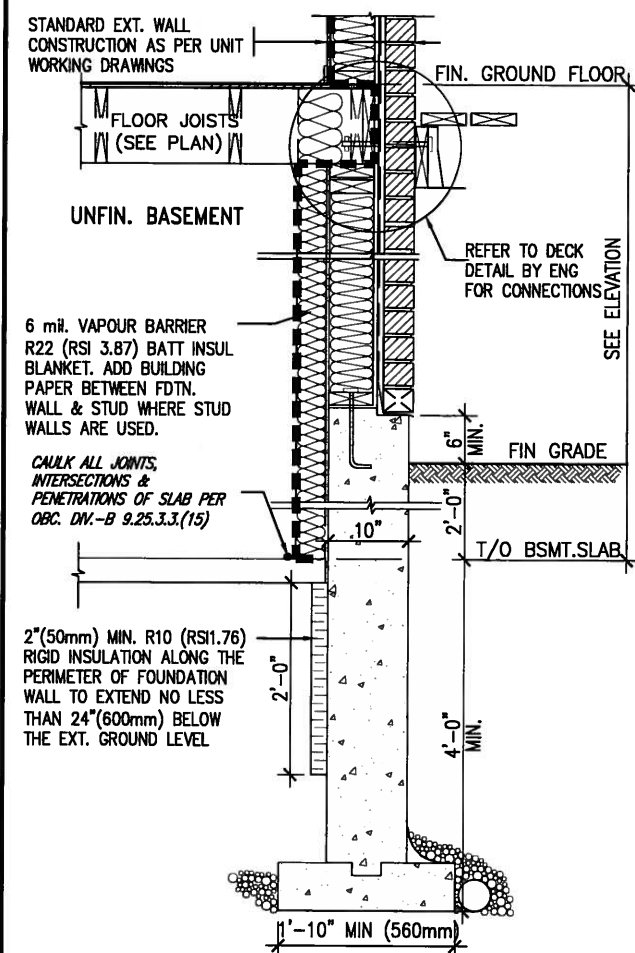


APR 24, 2015



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.                                                                                                                            |
| 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                                                                                                                                                                                                                                                                                                            |

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va3design.com

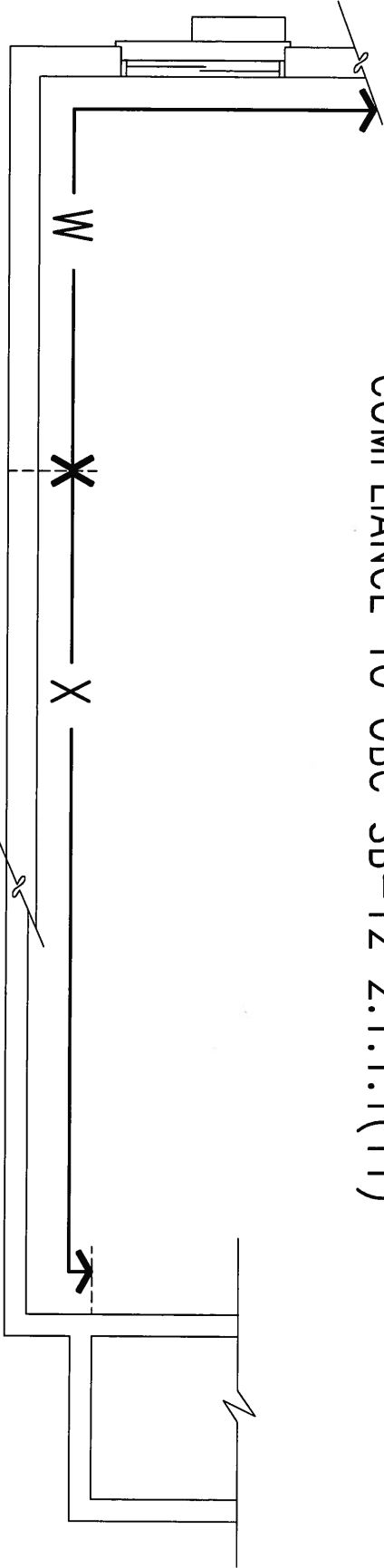
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|---------------------------------------------------------------------------------------------------------|--------------------------|------------------------|--------------------------------------------|
| BAYVIEW WELLINGTON                                                                                      |                          | CONST NOTE             |                                            |
| project name<br>GREEN VALLEY ESTATES                                                                    | municipality<br>BRADFORD | project no.<br>13045   | drawing no.<br>CN6                         |
| date<br>APR 2014                                                                                        | checked by<br>RC         | scale<br>3/16" = 1'-0" | CONSTRUCTION NOTES<br>13045-CONST-OBC 2015 |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM |                          |                        |                                            |

COMPLIANCE TO OBC SB-12 2.1.1.1(11)

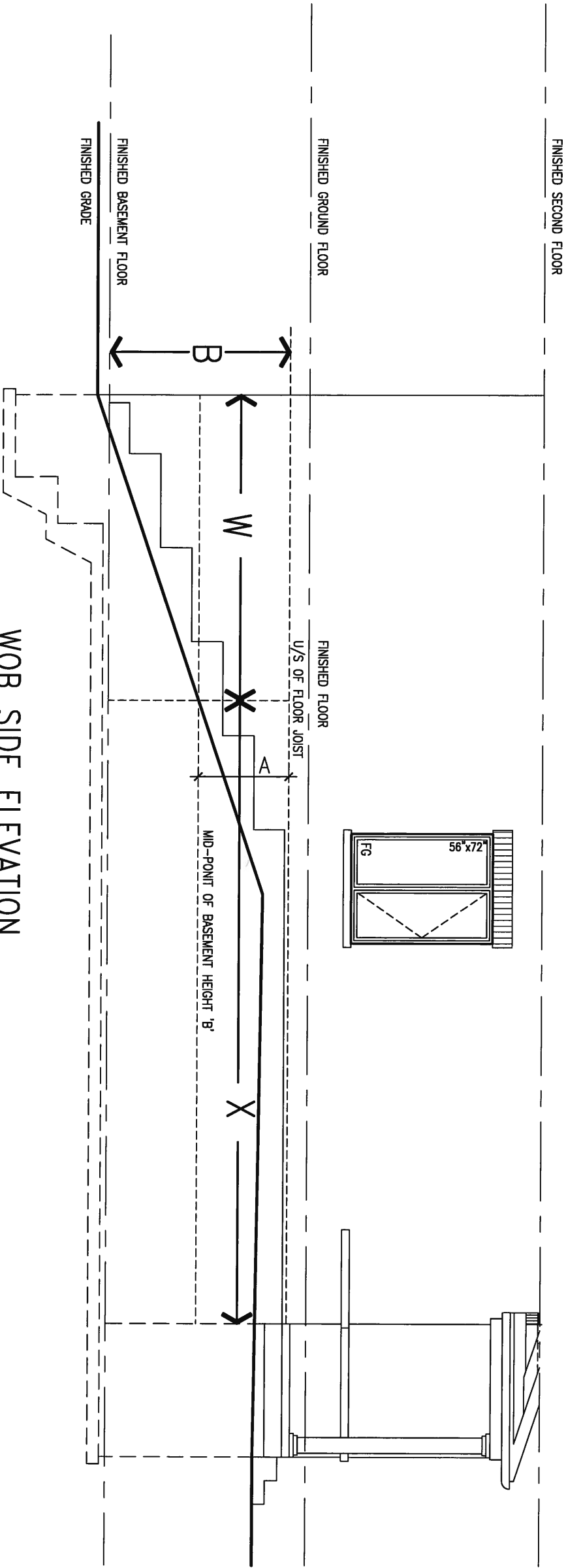


APR 24, 2015

WOB PLAN



WOB SIDE ELEVATION

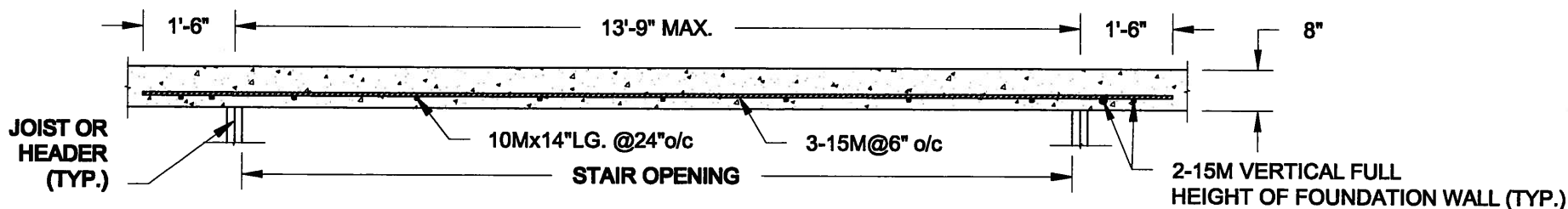


WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

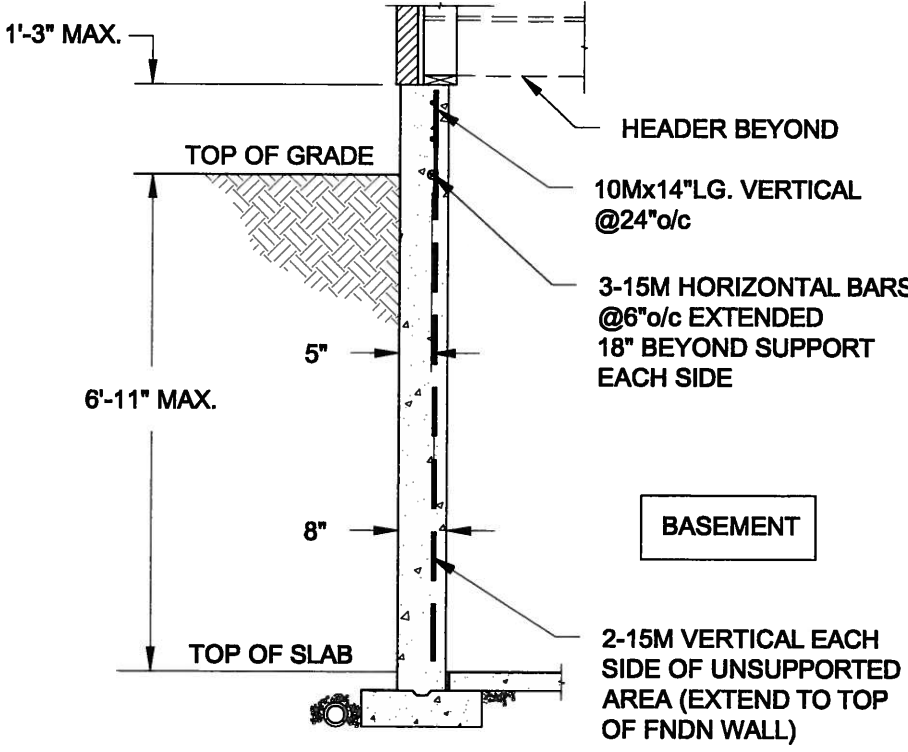
WHEN EXPOSED WALL "A" IS LESS THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "X" IS NOT LESS THAN BASEMENT WALL AS REQUIRED BY TABLE 2.1.1.2A

|     |                         |           |    |                                                                                                                                                                                                                                                                                                               |                                                                                                                 |                                                                                                                                                                                         |                                                                      |
|-----|-------------------------|-----------|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| 9   | .                       | .         | .  | 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.                                                                                                                            | <b>VA3 DESIGN</b><br>300A Wilson Avenue<br>Toronto ON M3H 1S8<br>t 416.630.2255 f 416.630.4782<br>va3design.com | <b>BAYVIEW WELLINGTON</b><br>project name<br><b>GREEN VALLEY ESTATES</b><br>date<br>APR 2014<br>drawn by<br>RC<br>checked by<br>-<br>scale<br>3/16" = 1'-0"<br>municipality<br>BRADFORD | <b>CONST NOTE</b><br>-<br>project no.<br>13045<br>drawing no.<br>CN7 |
| 8   | .                       | .         | .  | qualification information<br>Wellington Jno-Baptiste 25591<br>signature<br>BCIN                                                                                                                                                                                                                               |                                                                                                                 |                                                                                                                                                                                         |                                                                      |
| 7   | .                       | .         | .  | name<br>registration information<br>VA3 Design Inc. 42658                                                                                                                                                                                                                                                     |                                                                                                                 |                                                                                                                                                                                         |                                                                      |
| 6   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                               |                                                                                                                 |                                                                                                                                                                                         |                                                                      |
| 5   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                               |                                                                                                                 |                                                                                                                                                                                         |                                                                      |
| 4   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                               |                                                                                                                 |                                                                                                                                                                                         |                                                                      |
| 3   | .                       | .         | .  |                                                                                                                                                                                                                                                                                                               |                                                                                                                 |                                                                                                                                                                                         |                                                                      |
| 2   | UPDATE TO CODE          | APR 16-15 | RC | Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled. |                                                                                                                 | <b>CONSTRUCTION NOTES</b><br>13045-CONST-OBC 2015                                                                                                                                       |                                                                      |
| 1   | ISSUE FOR CLIENT REVIEW | MAY 07-14 | RC |                                                                                                                                                                                                                                                                                                               |                                                                                                                 |                                                                                                                                                                                         |                                                                      |
| no. | description             | date      | by |                                                                                                                                                                                                                                                                                                               |                                                                                                                 |                                                                                                                                                                                         |                                                                      |

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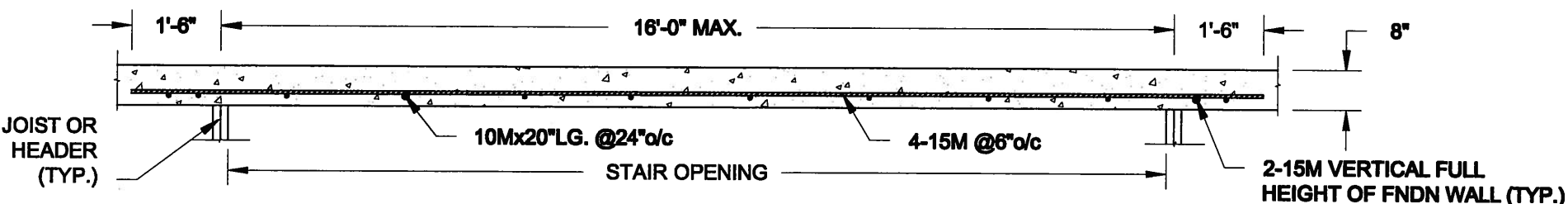


**PLAN VIEW**  
NOT TO SCALE

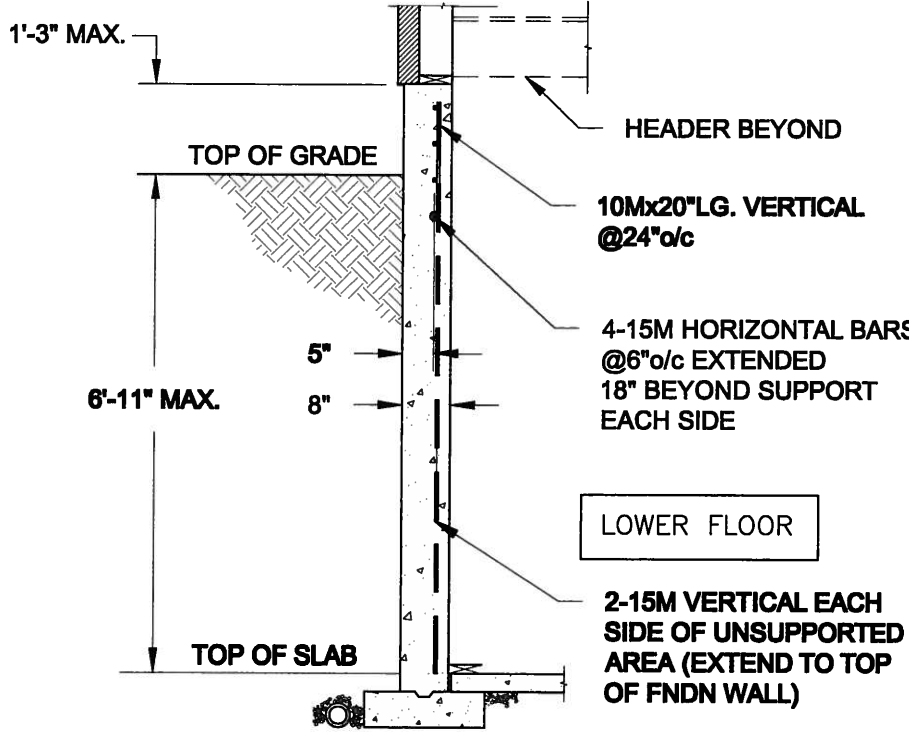


- NOTE:**
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
  2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN.
  3. REINFORCING STEEL TO BE GRADE 400.

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



**PLAN VIEW**  
NOT TO SCALE

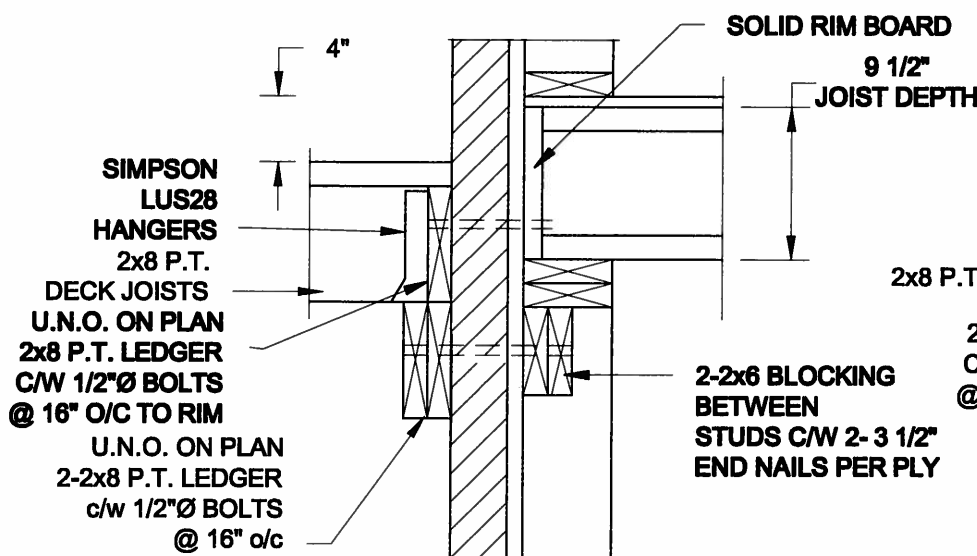


- NOTE:**
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
  2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN.
  3. REINFORCING STEEL TO BE GRADE 400.

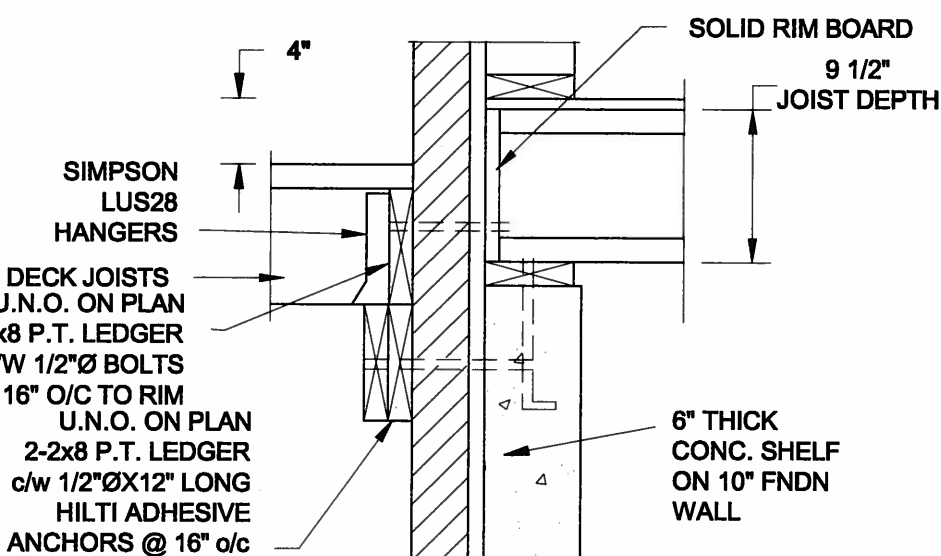
**1B**  
**S1** **LATERALLY UNSUPPORTED WALL**  
SCALE: 3/8" = 1'-0"

|                      |                                                                                                                                                                                                                            |                                                                                                          |                                                                                          |                    |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|--------------------|
| Scale:<br>AS NOTED   | <b>QUAILE ENGINEERING LTD.</b><br><br>38 Parkside Drive, UNIT 7<br>Newmarket, ON L3Y 8J9<br>T: 905-853-8547<br>E: quaile.eng@rogers.com | Engineer's Seal:<br> | Project:<br>BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT<br>BRADFORD, ONTARIO |                    |
| Date:<br>FEB-26-2015 |                                                                                                                                                                                                                            |                                                                                                          | TYPICAL STRUCTURAL DETAILS FOR SINGLES                                                   |                    |
| Drawn:<br>SC         |                                                                                                                                                                                                                            | APR 24, 2015                                                                                             | Project No.:<br>14-095                                                                   | Drawing No.:<br>S1 |
| Checked:<br>SJB      |                                                                                                                                                                                                                            |                                                                                                          |                                                                                          |                    |

FOR 9 1/2" JOIST DEPTH



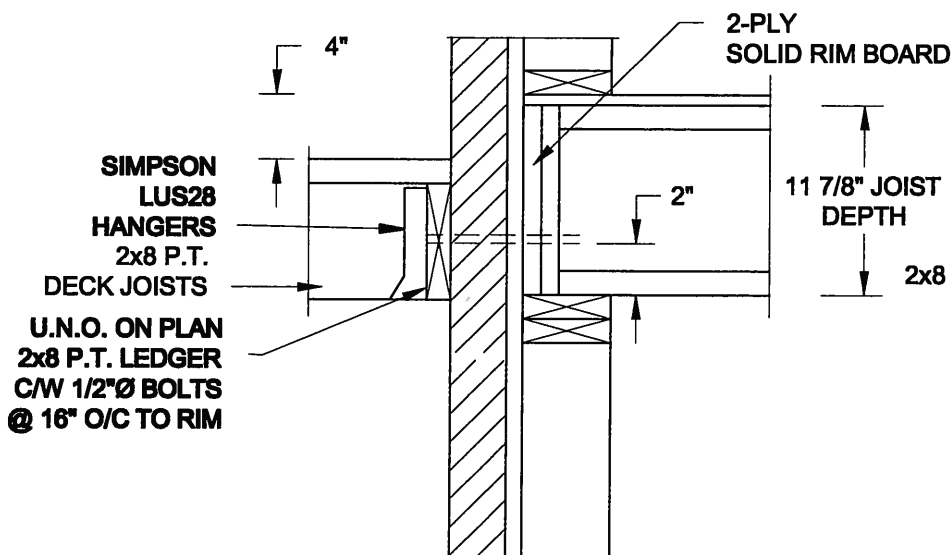
**1A** **DECK FASTENING DETAIL**  
**S2** SCALE: 1" = 1'-0"



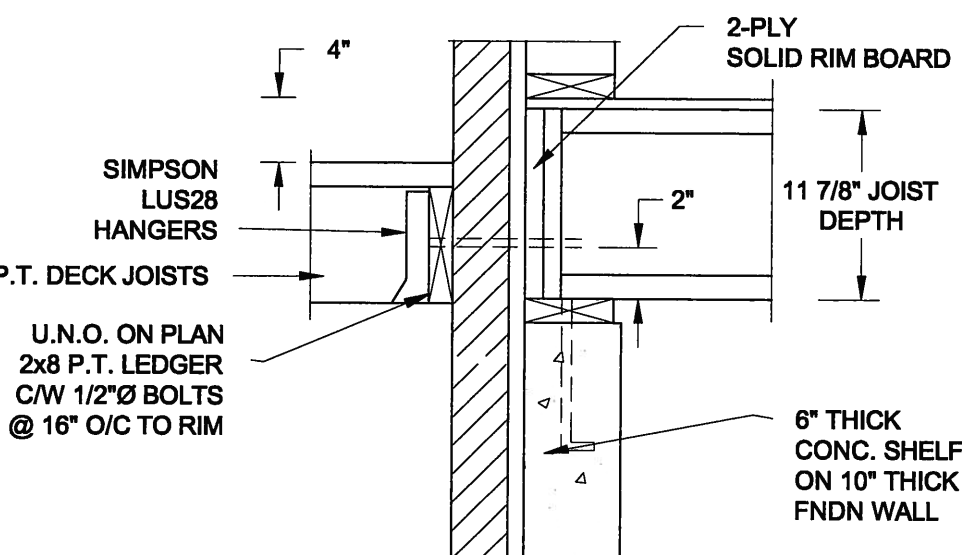
**1B** **DECK FASTENING DETAIL**  
**S2** SCALE: 1" = 1'-0"

- 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

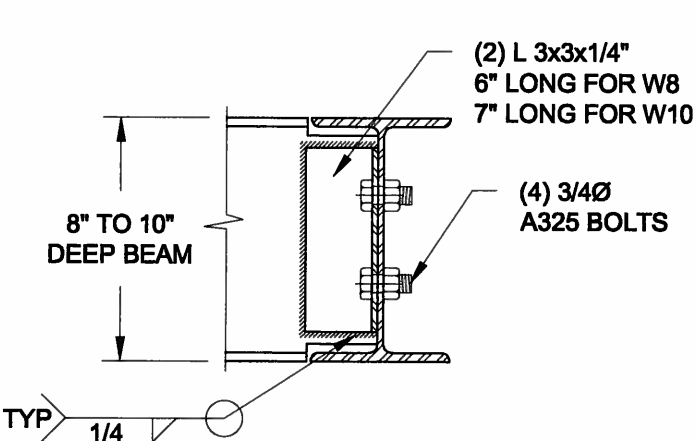


**2A** **DECK FASTENING DETAIL**  
**S2** SCALE: 1" = 1'-0"

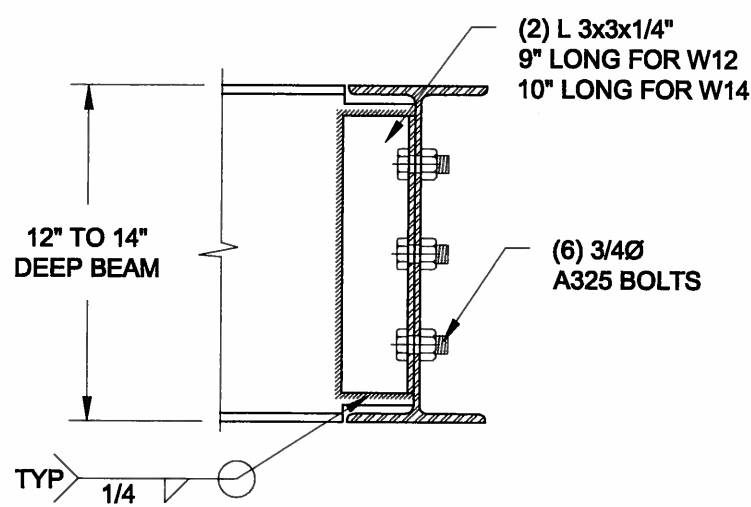


**2B** **DECK FASTENING DETAIL**  
**S2** SCALE: 1" = 1'-0"

- 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-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

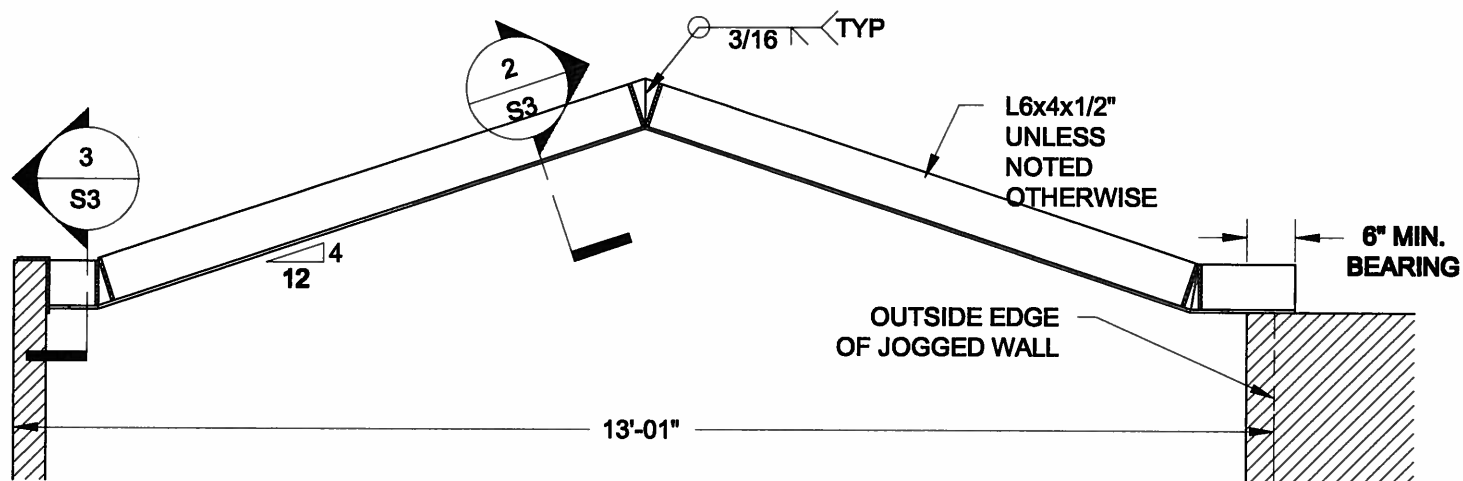
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

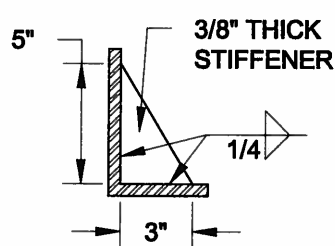
14-095

Drawing No.:

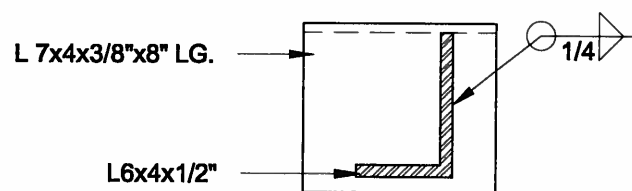
S2



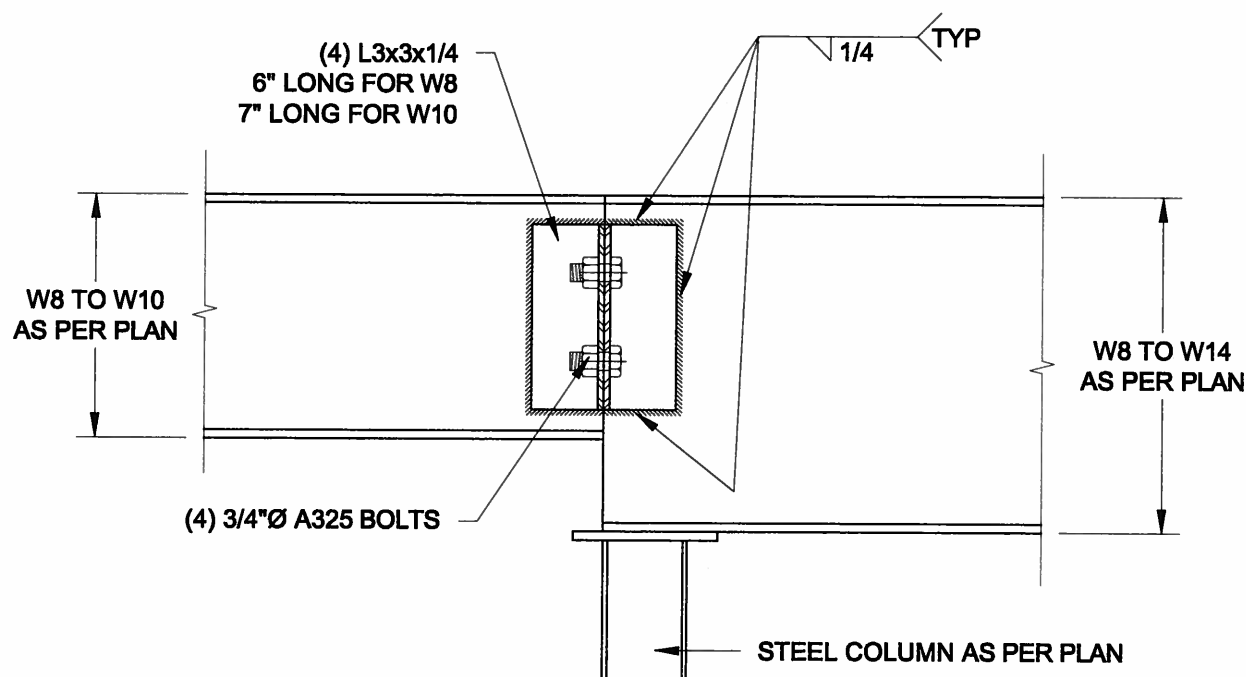
**1**  
**S3** **STEEL LINTEL AT GABLE**  
SCALE: 1/2" = 1' - 0"



**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:<br>AS NOTED   |                 |
| Date:<br>FEB-26-2015 |                 |
| Drawn:<br>SC         | Checked:<br>SJB |

## QUAILE ENGINEERING LTD.



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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.:  
S3