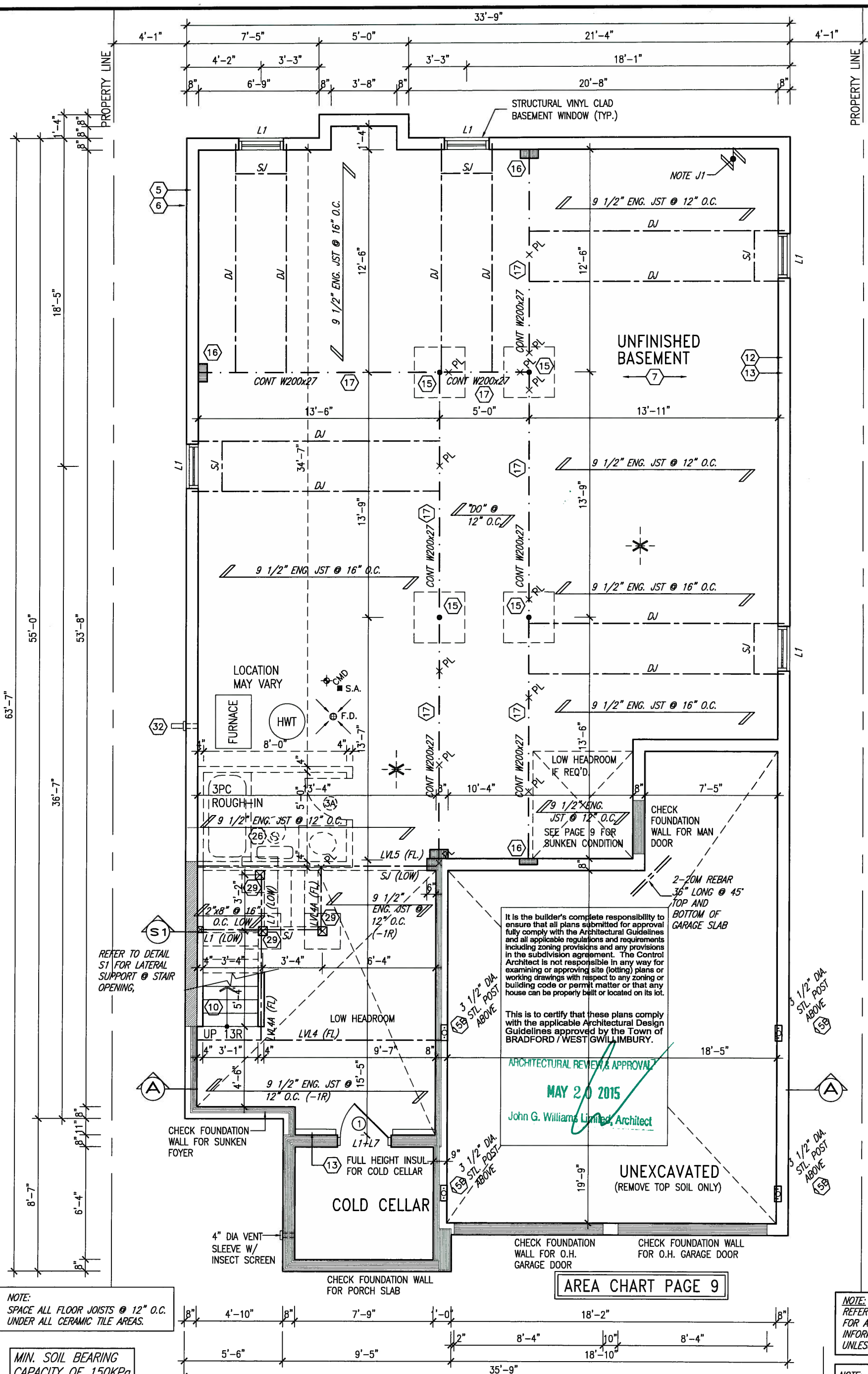




MAY 14, 2015



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

MIN. SOIL BEARING CAPACITY OF 150KPa

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

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

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

BASEMENT PLAN 'A' LOTS 11&12 ONLY

9			
8			
7			
6			
5			
4			
3			
2	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC
1	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB
no.	description	date	by

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

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

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

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

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

date
SEPTEMBER 2014

drawn by
DARRYL BURTON

checked by
-

scale
3/16" = 1'-0"

municipality
BRADFORD

project no.
13045

BASEMENT PLAN 'A'

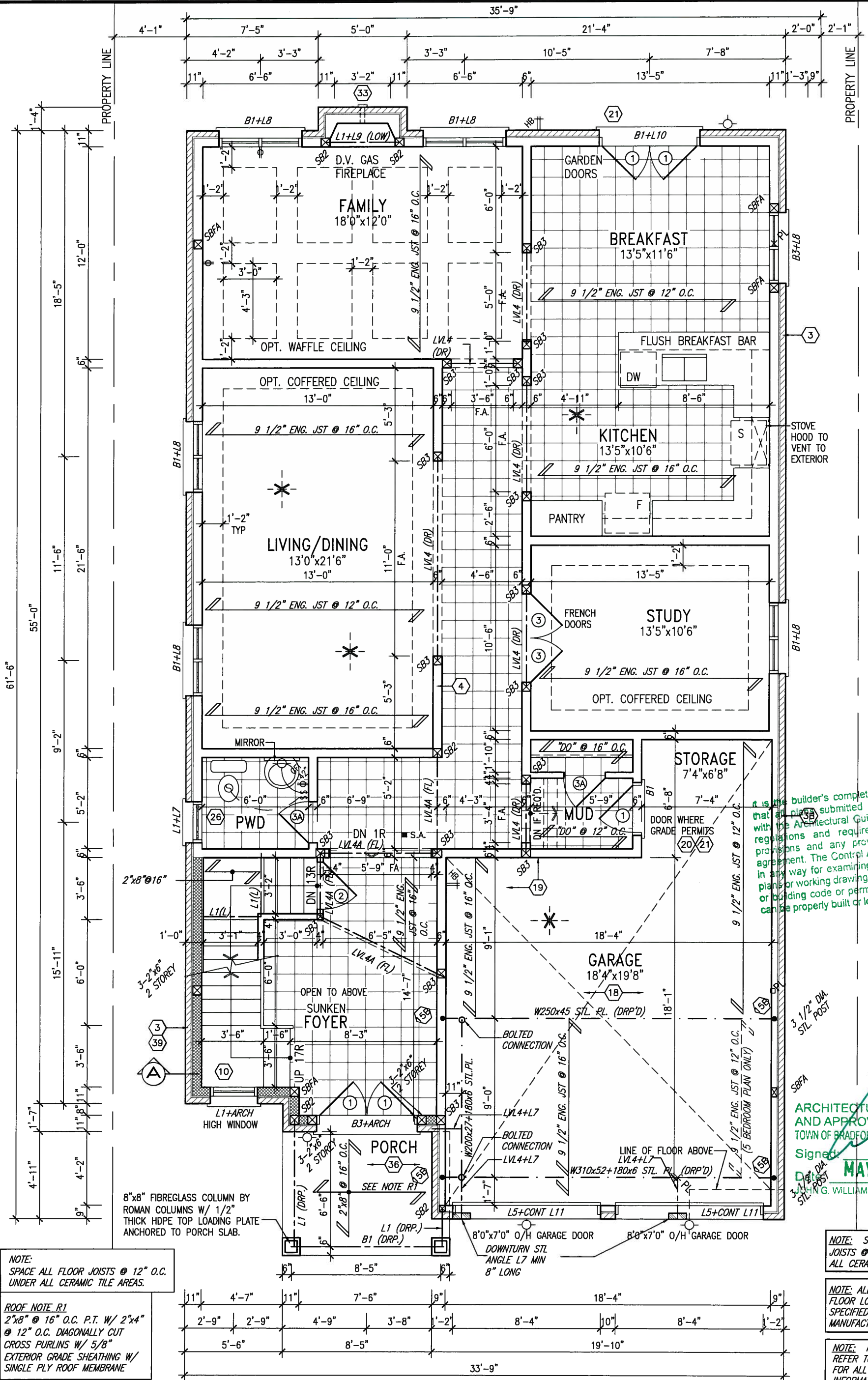
file name
13045-S42-6-LOTS11-12

drawing no.
1

S42-6 LOT 11&12
RIDEAU 6



MAY 14, 2015



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

ROOF NOTE R1
2"x8" @ 16" O.C. P.T. W/ 2"x4" @ 12" O.C. DIAGONALLY CUT CROSS PURLINS W/ 5/8" EXTERIOR GRADE SHEATHING W/ SINGLE PLY ROOF MEMBRANE

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

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

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

GROUND FLOOR PLAN 'A' LOTS 11&12 ONLY

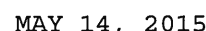
9.			The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		
8.			qualification information		
7.			Wellington Jno-Baptiste	25591	
6.			name	signature	BCN
5.			registration information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

VA3 DESIGN
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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON
project name
GREEN VALLEY ESTATES
drawn by
DARRYL BURTON
checked by
scale
3/16" = 1'-0"

municipality
BRADFORD
project no.
13045
drawing no.
2

S42-6 LOT 11&12
RIDEAU 6
file name
13045-S42-6-LOTS11-12
date
SEP 12 2015 - 9:42 AM



NOTE: ROOF FRAMING INFORMATION
ALL LAMINATED VENEER LUMBER (LVL) BEAMS, BUILT-UP BEAMS, GIRDER TRUSSES AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED AND CERTIFIED BY ROOF TRUSS MANUFACTURER. REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED ON ARCHITECTURAL DRAWINGS.

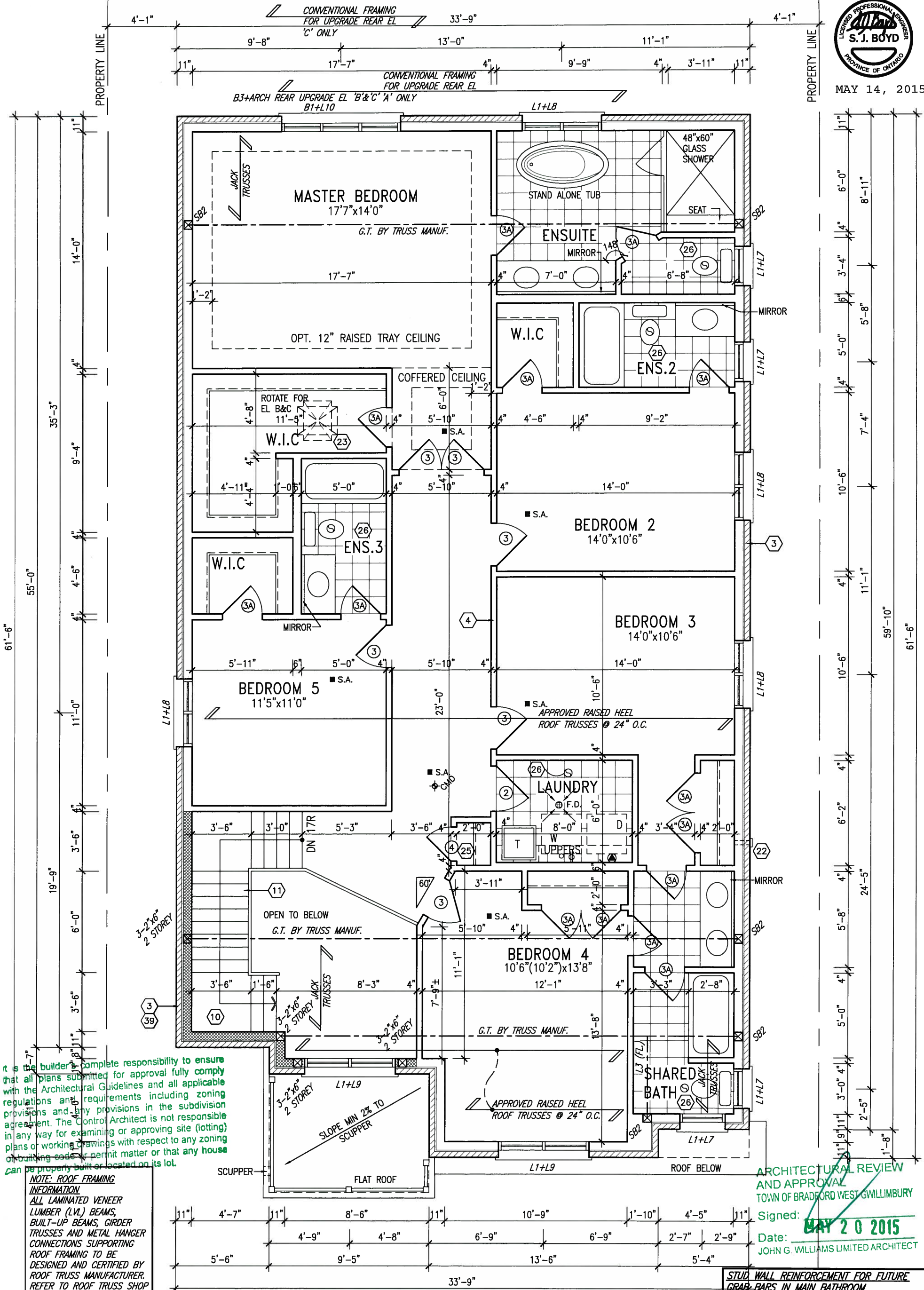
STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3, 3.8.3.8.(1)(d) & 3.8.3.13.(1)(f) AND DETAILS PROVIDED

9	.	.	.	<div>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</div> <div>qualification information</div> <div>Wallington Jno-Baptiste</div> <div></div> <div>25591</div> <div>name</div> <div>BCIN</div> <div>registration information</div> <div>VA3 Design Inc.</div> <div>42658</div>	<div></div> <div>300A Wilson Avenue</div> <div>Toronto ON M3H 1S8</div> <div>t 416.630.2255 f 416.630.4782</div> <div>va3design.com</div>	BAYVIEW WELLINGTON		S42-6 LOT 11&12			
8	.	.	.			project name		municipality		project no	
7	.	.	.			GREEN VALLEY ESTATES		BRADFORD		13045	
6	.	.	.			date		SECOND FLOOR PLAN 'A'		drawing no.	
5	.	.	.			SEPTEMBER 2014		checked by		scale	
4	.	.	.			DARRYL BURTON		-		3/16" = 1'-0"	
3	.	.	.			file name		13045-S42-6-LOTS11-12		3	
2	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6-lots11-12.dwg - Tue - May 12 2015 - 9 42 AM					
1	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB								
no.	description	date	by								

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MAY 14, 2015



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.

NOTE: ROOF FRAMING INFORMATION
ALL LAMINATED VENEER LUMBER (LVL) BEAMS, BUILT-UP BEAMS, GIRDER TRUSSES AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED AND CERTIFIED BY ROOF TRUSS MANUFACTURER. REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED ON ARCHITECTURAL DRAWINGS.

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

OPT. SECOND FLOOR PLAN 'A' 5 BEDROOM W/ FOUR BATH LOTS 11&12 ONLY

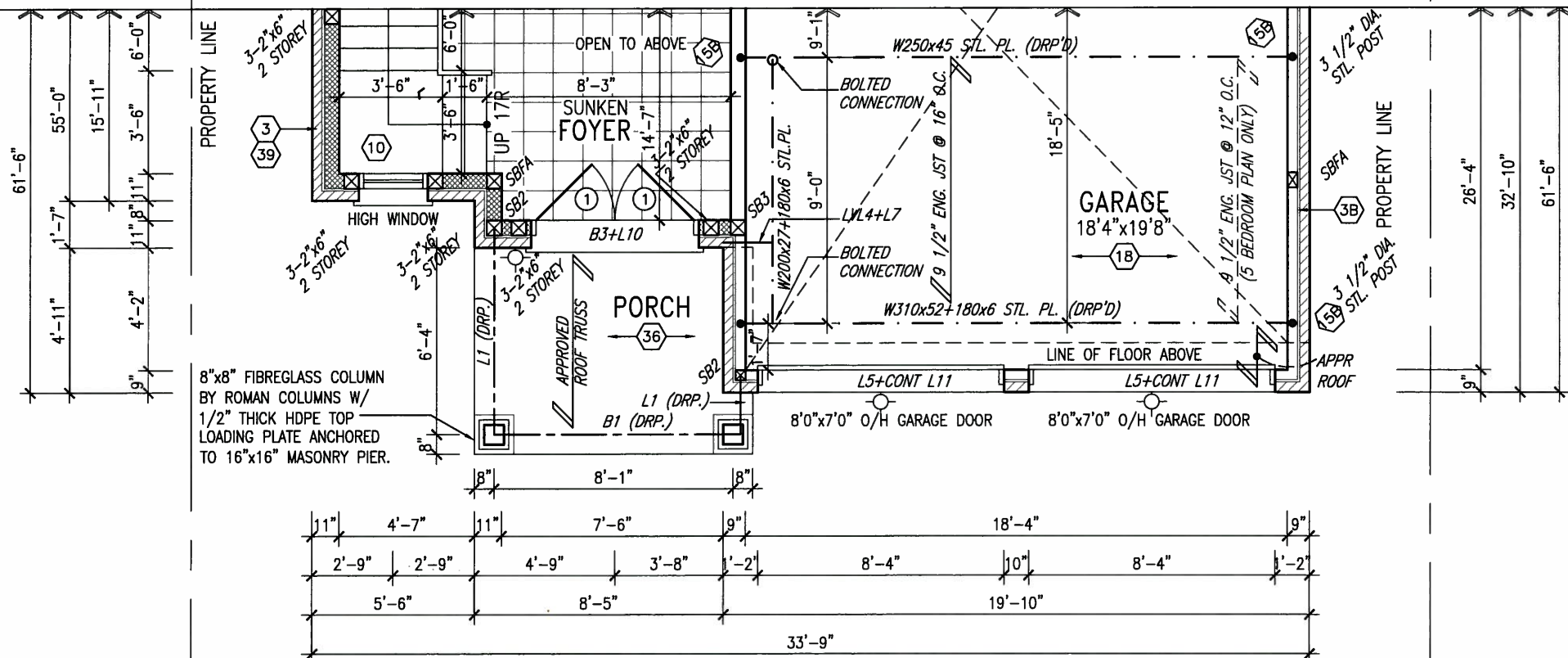
STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC, 9.5.2.3, 3.8.3.8.(1)(d) & 3.8.3.13.(1)(f) AND DETAILS PROVIDED

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	25591	VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON project name GREEN VALLEY ESTATES municipality BRADFORD project no. 13045	S42-6 LOT 11&12 RIDEAU 6	drawing no. 4
8	.	.	.	Wellington Jno-Baptiste	BCN				
7	.	.	.	signature	42658				
6	.	.	.	name	VA3 Design Inc.				
5	2	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.				
4	1	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB					
3	no.	description	date	by					

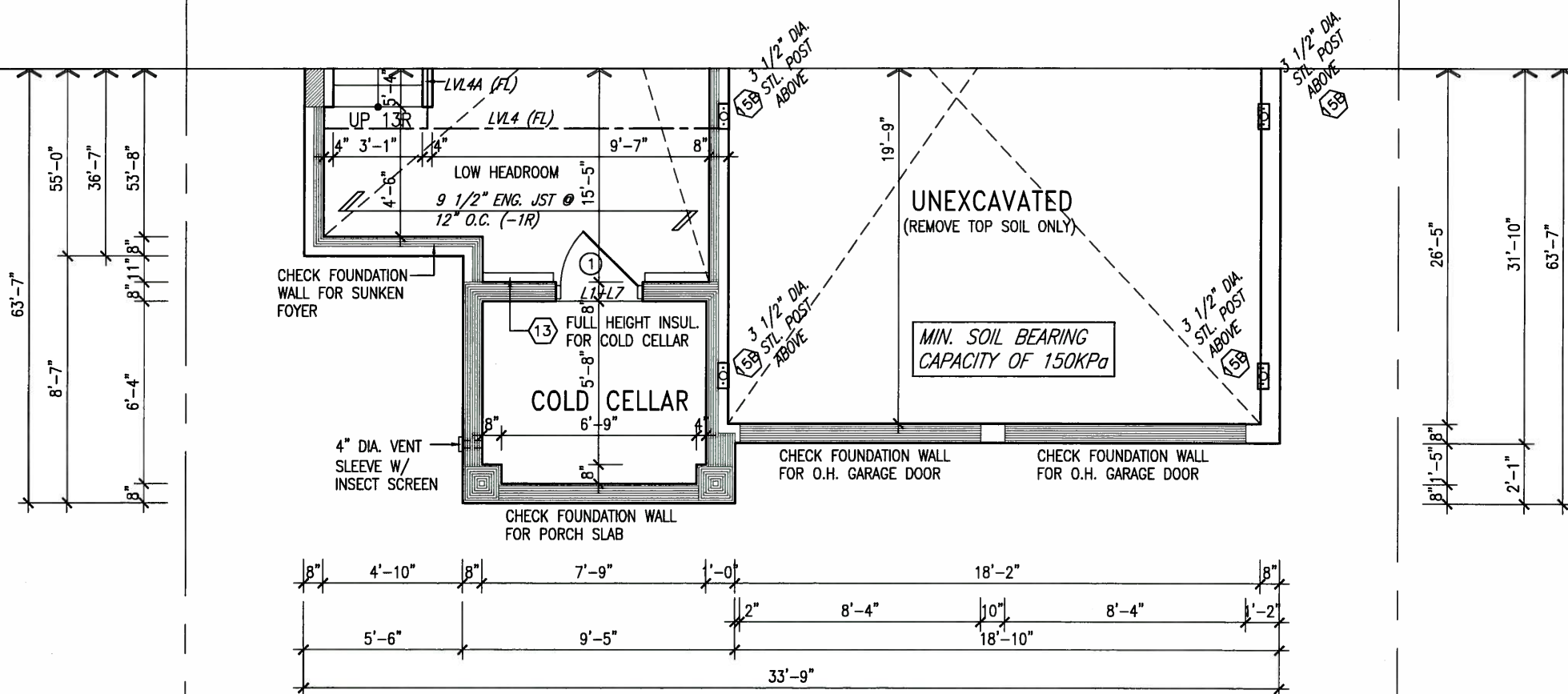
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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GUILDFORD.

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



PARTIAL GROUND FLOOR PLAN 'B'
LOTS 11&12 ONLY



PARTIAL BASEMENT PLAN 'B'
LOTS 11&12 ONLY



MAY 14, 2015

LOTS 11&12 ONLY

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

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

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

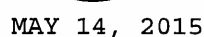
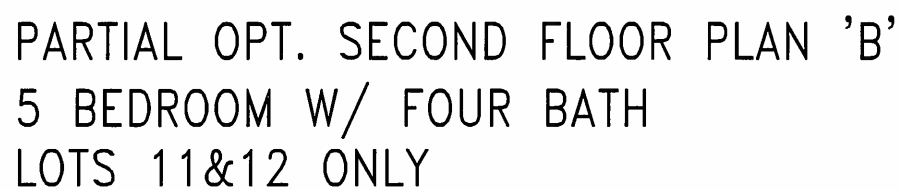
MIN. SOIL BEARING CAPACITY OF 150KPa

NOTE: REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

9	.	.	.	<div>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</div> <div>qualification information</div> <div>Wellington Jno-Baptiste</div> <div>name</div> <div>signature</div> <div>BCIN</div> <div>registration information</div> <div>VA3 Design Inc.</div> <div>25591</div> <div>42658</div>	<div>VA3</div> <div>DESIGN</div> <div>300A Wilson Avenue</div> <div>Toronto ON M3H 1S8</div> <div>t 416.630.2255 f 416.630.4782</div> <div>va3design.com</div>	BAYVIEW WELLINGTON		S42-6 LOT 11&12	
8	.	.	.			project name	municipality	project no.	
7	.	.	.			GREEN VALLEY ESTATES	BRADFORD	13045	
6	.	.	.			date	PARTIAL BASEMENT & GROUND FLOOR PLAN 'B'		drawing no.
5	.	.	.			SEPTEMBER 2014			
4	.	.	.	drawn by	checked by	scale	file name		
3	.	.	.	DARRYL BURTON	-	3/16" = 1'-0"	13045-S42-6-LOTS11-12		
2	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC	RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6-lots11-12.dwg - Tue - May 12 2015 - 9:42 AM				5	
1	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB						
no. description		date	by						

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

John G. Williams Limited, Architect



LOTS 11&12 ONLY

**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

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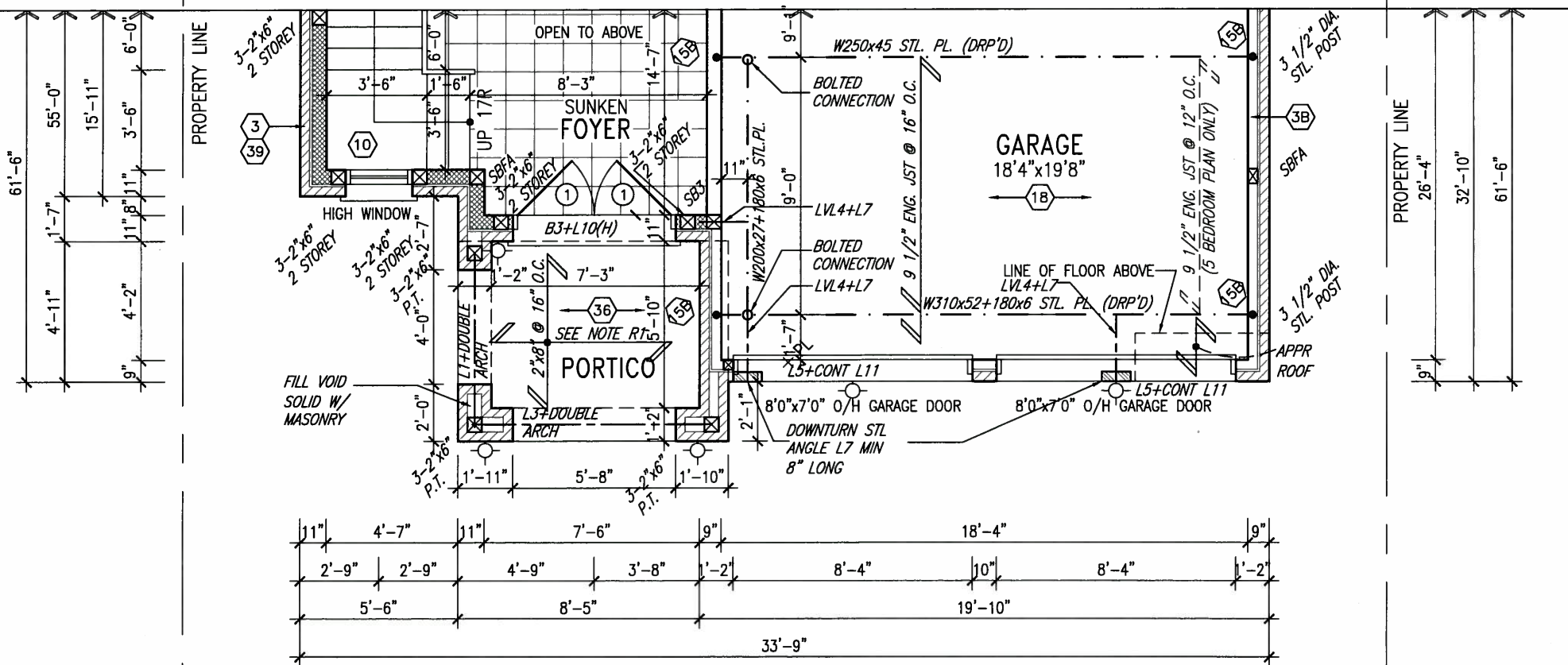
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8	.	.	qualification information			
7	.	.	Wellington Jno-Baptiste  25591			
6	.	.	name registration information BCIN			
5	.	.	VA3 Design Inc. 42658			
4	.	.				
3	.	.				
2	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC	Contractor must verify all dimensions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

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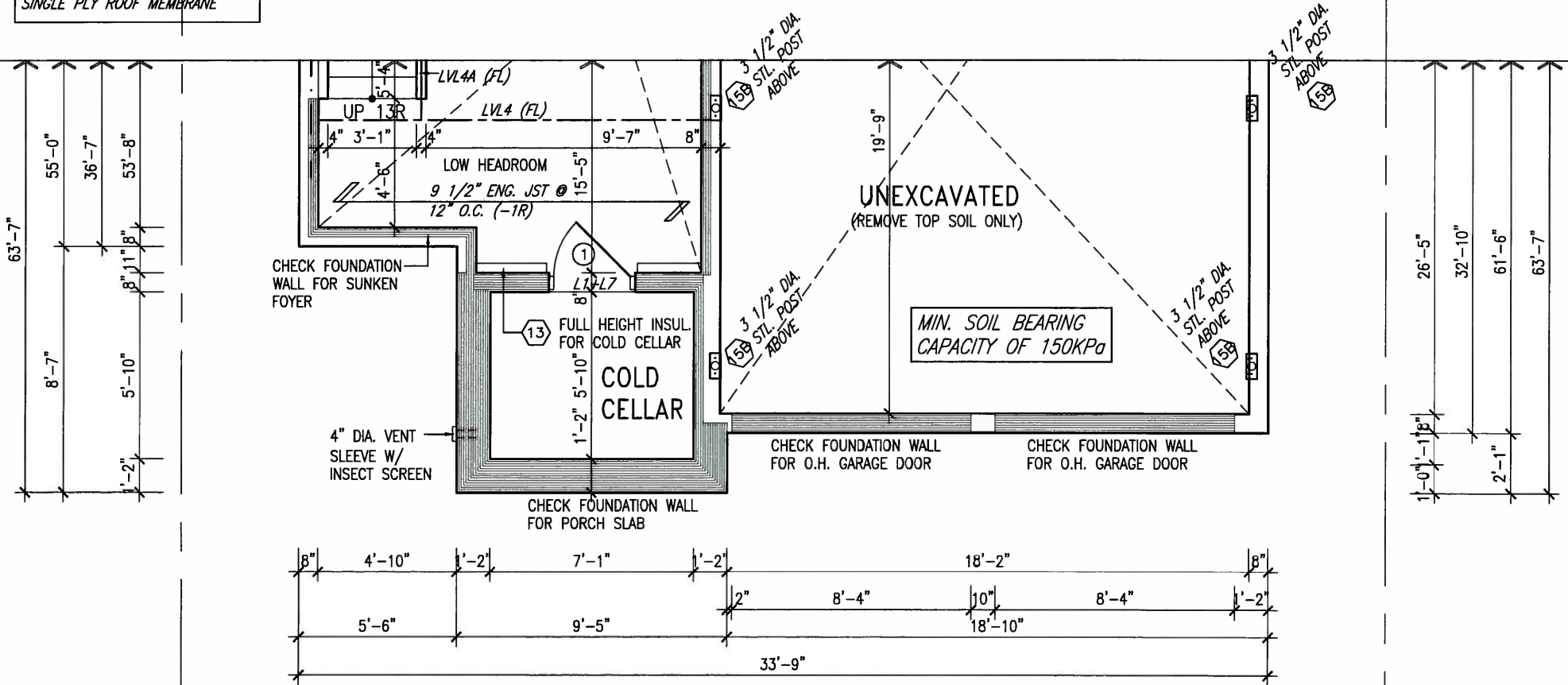
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ARCHITECTURAL REVIEW & APPROVAL
MAY 20 2015
John G. Williams Limited, Architect



PARTIAL GROUND FLOOR PLAN 'C'
LOTS 11&12 ONLY

ROOF NOTE R1
2"x8" @ 16" O.C. P.T. W/ 2"x4"
@ 12" O.C. DIAGONALLY CUT
CROSS PURLINS W/ 5/8"
EXTERIOR GRADE SHEATHING W/
SINGLE PLY ROOF MEMBRANE



PARTIAL BASEMENT PLAN 'C'
LOTS 11&12 ONLY



MAY 14, 2015

LOTS 11&12 ONLY

MIN. SOIL BEARING
CAPACITY OF 150KPa

NOTE:
REFER TO STANDARD FLOOR PLANS
FOR ADDITIONAL INFORMATION.

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

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

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

9	.	.	.
8	.	.	.
7	.	.	.
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2	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC
1	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB
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qualification information
Wellington Jno-Baptiste 25591
signature
name registration information
VA3 Design Inc. 42658

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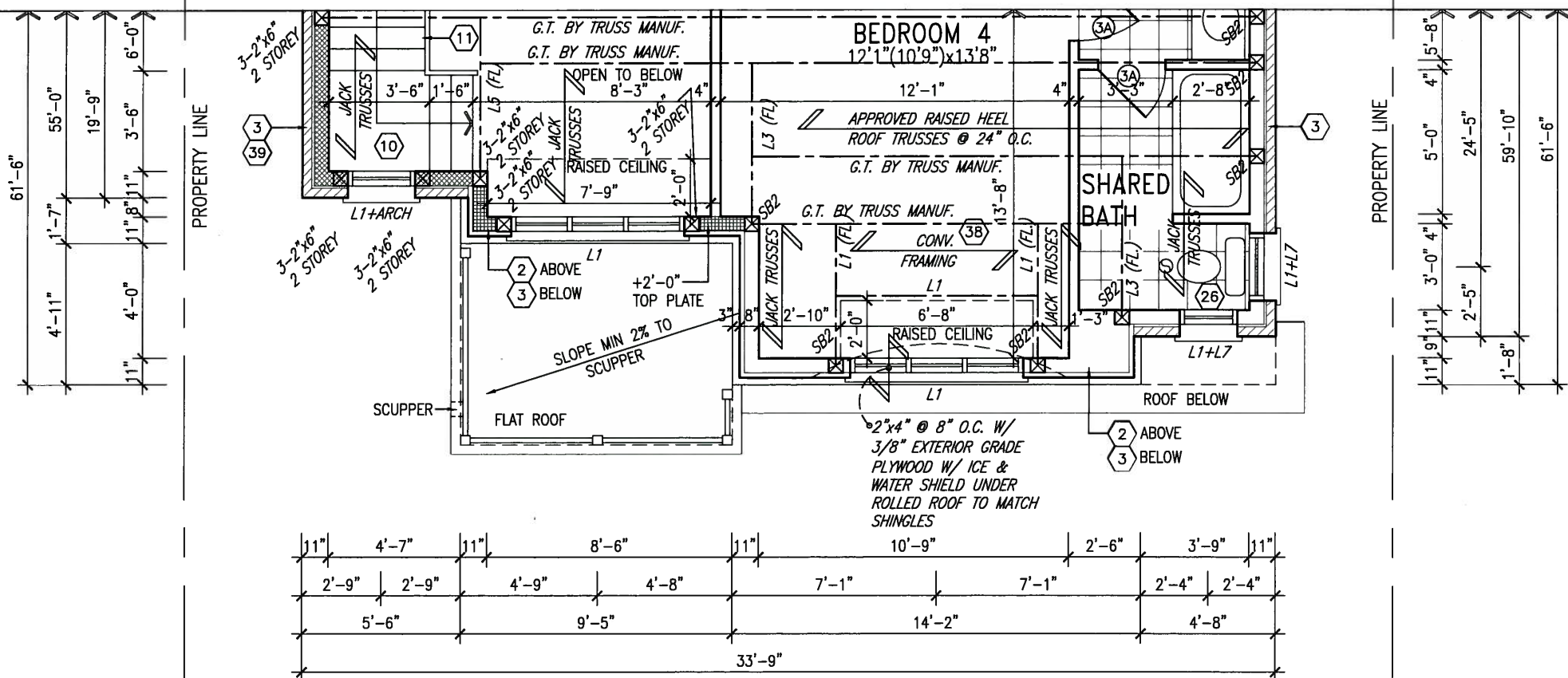
VA3
DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		S42-6 LOT 11&12 RIDEAU 6	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	drawing no. 7
date SEPTEMBER 2014	PARTIAL BASEMENT & GROUND FLOOR PLAN 'C'		
drawn by DARRYL BURTON	checked by scale 3/16" = 1'-0"	file name 13045-S42-6-LOTS11-12	
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6-lots11-12.dwg - Tue - May 12 2015 - 9:42 AM			

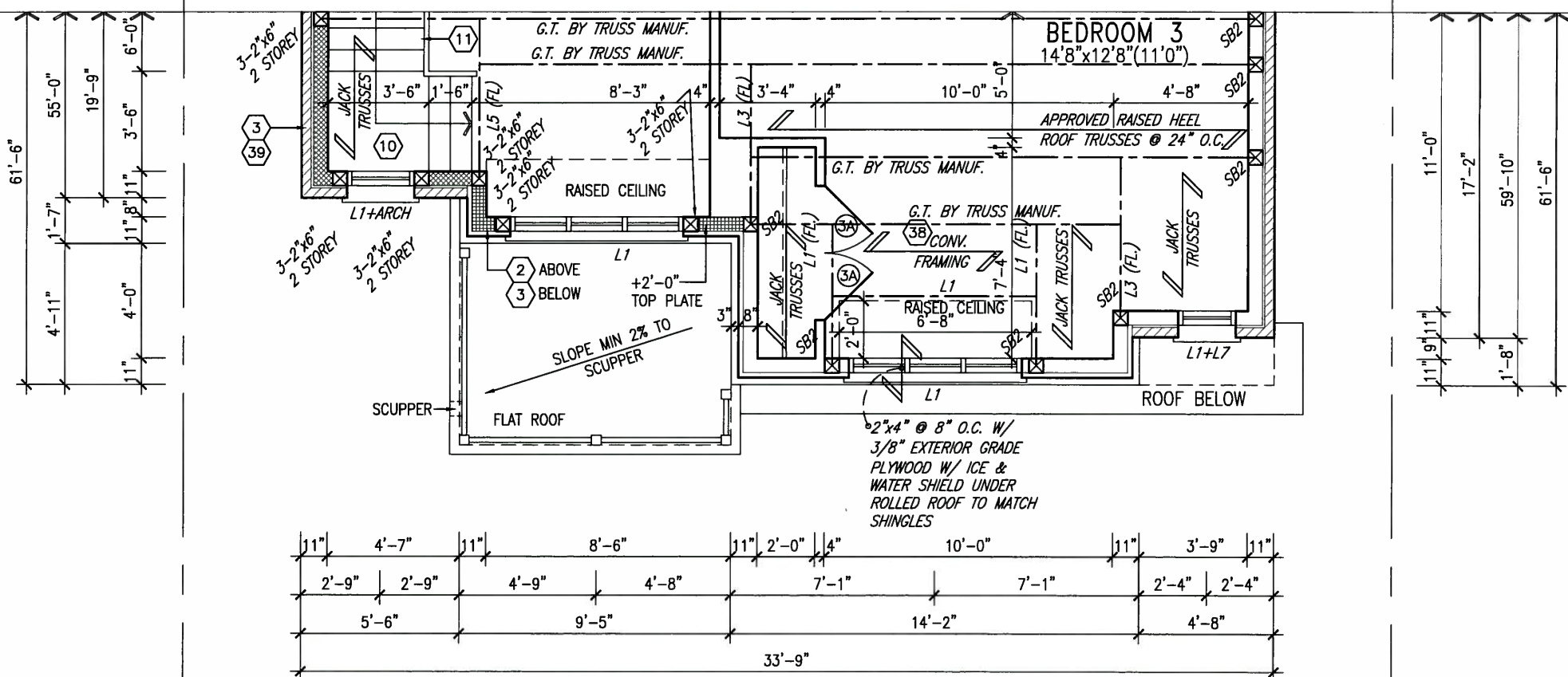
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ARCHITECTURAL REVIEW & APPROVAL
MAY 20 2015
John G. Williams Limited, Architect



PARTIAL OPT. SECOND FLOOR PLAN 'C'
5 BEDROOM W/ FOUR BATH
LOTS 11&12 ONLY



PARTIAL SECOND FLOOR PLAN 'C'
4 BEDROOM + MEDIA LOFT
LOTS 11&12 ONLY

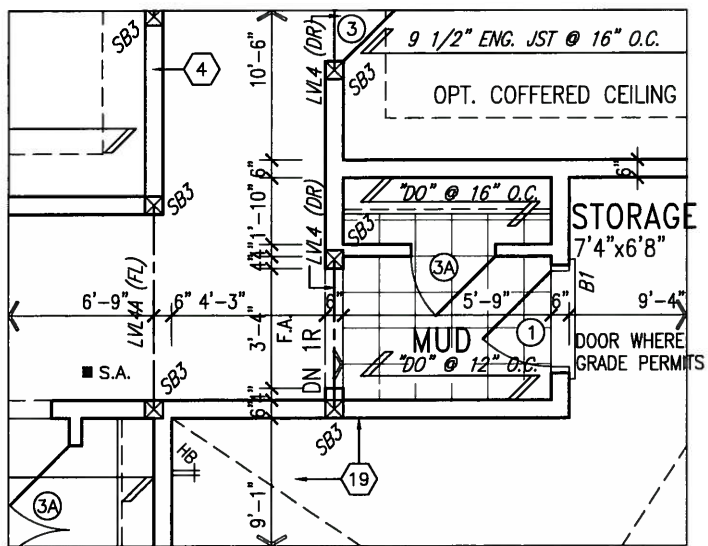


MAY 14, 2015

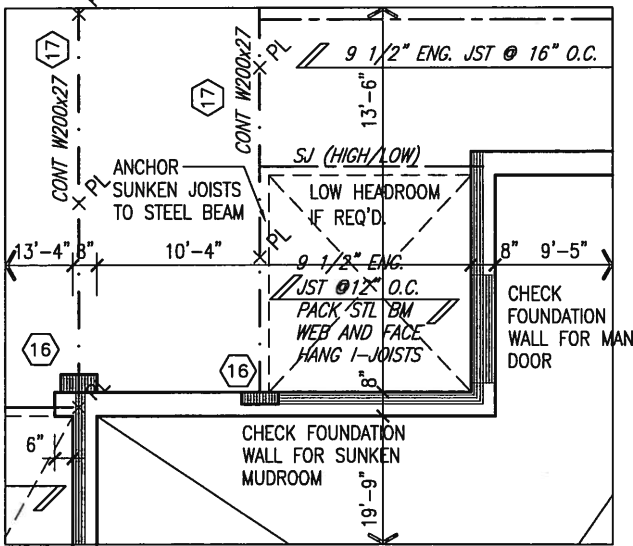
LOTS 11&12 ONLY

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

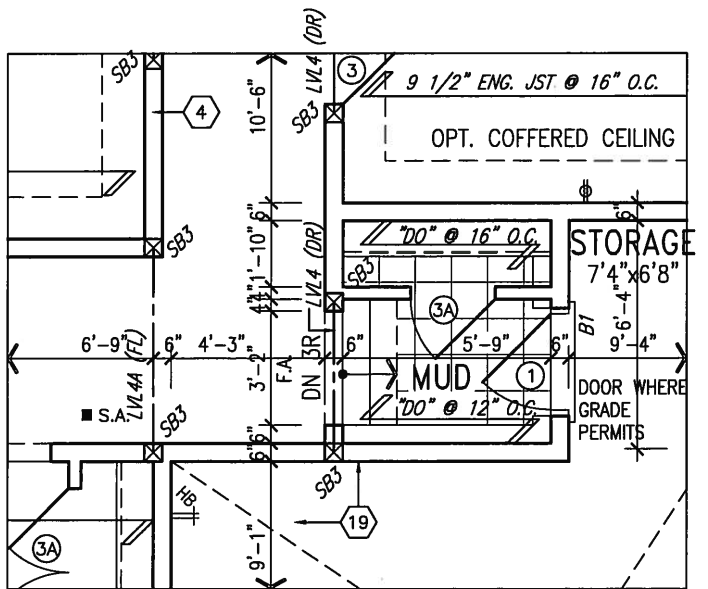
VA3 DESIGN		BAYVIEW WELLINGTON		S42-6 LOT 11&12	
300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com		GREEN VALLEY ESTATES		RIDEAU 6	
project name		municipality		project no.	
SEPTEMBER 2014		BRADFORD		13045	
drawn by		checked by		scale	
DARRYL BURTON		-		3/16" = 1'-0"	
file name		drawing no.			
13045-S42-6-LOTS11-12		8			
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6-lots11-12.dwg - Tue - May 12 2015 - 9:42 AM					



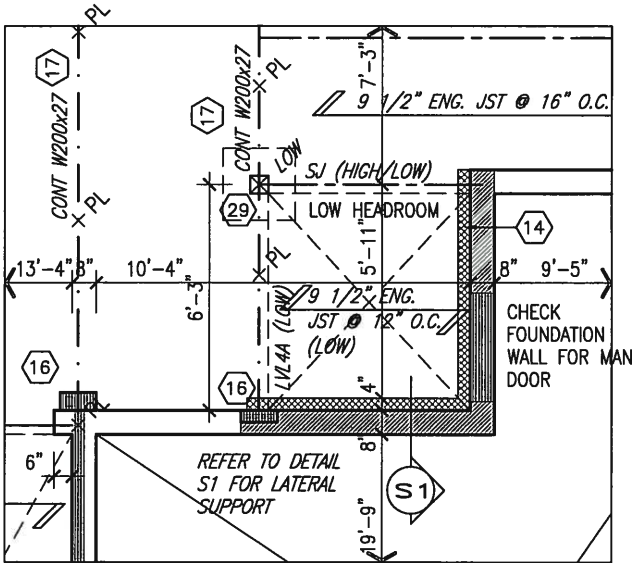
PARTIAL GROUND FLOOR PLAN
SUNKEN MUDROOM
(-1R CONDITION)



PARTIAL BASEMENT PLAN
SUNKEN MUDROOM
(-1R CONDITION)



PARTIAL GROUND FLOOR PLAN
SUNKEN MUDROOM
(-2R TO -3R CONDITION)



PARTIAL BASEMENT PLAN
SUNKEN MUDROOM
(-2R TO -3R CONDITION)

AREA CALCULATIONS	ELEV. A	ELEV. B	ELEV. C
GROUND FLOOR AREA	1551 SF	1551 SF	1551 SF
SECOND FLOOR AREA	1985 SF	1962 SF	1986 SF
SUBTOTAL	3536 SF	3513 SF	3537 SF
DEDUCT ALL OPEN AREAS	84 SF	84 SF	84 SF
FINISHED BSMT AREA	00 SF	00 SF	00 SF
TOTAL NET AREA	3452 SF (320.70 m2)	3429 SF (318.56 m2)	3453 SF (320.79m2)
COVERAGE W/OUT PORCH	2005 SF (186.28 m2)	2005 SF (186.28 m2)	2005 SF (186.28 m2)
COVERAGE W/ PORCH	2066 SF (191.94 m2)	2066 SF (191.94 m2)	2066 SF (191.94 m2)

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ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect

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

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

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

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

NOTE R1:
ONE PLY RUBBER MEMBRANE ADHERED TO EXT. TYPE 5/8" T&G PLYWOOD SHEATHING ON 2"x4" PURLINS LAID PERP. TO JOISTS SLOPED TO DRAIN, ON 2"x8" SPR. FLR. JOISTS @ 16" O.C. W/ PREFIN. ALUM. SOFFIT ON U/S

NOTE:
REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.



MAY 14, 2015

LOTS 11&12 ONLY

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptista 25591
6	.	.	.	name
5	.	.	.	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	MAY 04-15	RC	
1	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB	
no.	description	date	by	



BAYVIEW WELLINGTON		S42-6 LOT 11&12 RIDEAU 6	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	SEPTEMBER 2014	project no.	13045
drawn by	DARRYL BURTON	drawing no.	9
checked by	3/16" = 1'-0"	file name	13045-S42-6-LOTS11-12
scale		date	Tue - May 12 2015 - 9:42 AM

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
42-5 ELEVATION A	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	675.00 S.F.	94.01 S.F.	13.93 %
LEFT SIDE	1175.51 S.F.	79.00 S.F.	6.72 %
RIGHT SIDE	1175.51 S.F.	111.56 S.F.	9.49 %
REAR	675.00 S.F.	153.72 S.F.	22.77 %
TOTAL SQ. FT.	3701.02 S.F.	438.29 S.F.	11.84 %
TOTAL SQ. M.	343.83 S.M.	40.72 S.M.	11.84 %

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
42-5 ELEVATION A WOB	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	675.00 S.F.	94.01 S.F.	13.93 %
LEFT SIDE	1175.51 S.F.	79.00 S.F.	6.72 %
RIGHT SIDE	1175.51 S.F.	111.56 S.F.	9.49 %
REAR	908.44 S.F.	188.06 S.F.	20.70 %
TOTAL SQ. FT.	3934.46 S.F.	472.63 S.F.	12.01 %
TOTAL SQ. M.	365.52 S.M.	43.91 S.M.	12.01 %

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
42-5 ELEVATION B	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	704.83 S.F.	115.85 S.F.	16.44 %
LEFT SIDE	1160.65 S.F.	79.00 S.F.	6.81 %
RIGHT SIDE	1160.65 S.F.	111.56 S.F.	9.61 %
REAR	675.00 S.F.	153.72 S.F.	22.77 %
TOTAL SQ. FT.	3701.13 S.F.	460.13 S.F.	12.43 %
TOTAL SQ. M.	343.84 S.M.	42.75 S.M.	12.43 %

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
42-5 ELEVATION B WOB	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	704.83 S.F.	115.85 S.F.	16.44 %
LEFT SIDE	1160.65 S.F.	79.00 S.F.	6.81 %
RIGHT SIDE	1160.65 S.F.	111.56 S.F.	9.61 %
REAR	908.44 S.F.	188.06 S.F.	20.70 %
TOTAL SQ. FT.	3934.57 S.F.	494.47 S.F.	12.57 %
TOTAL SQ. M.	365.53 S.M.	45.94 S.M.	12.57 %

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
42-5 ELEVATION C	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	702.50 S.F.	113.01 S.F.	16.09 %
LEFT SIDE	1175.51 S.F.	79.00 S.F.	6.72 %
RIGHT SIDE	1175.51 S.F.	111.56 S.F.	9.49 %
REAR	675.00 S.F.	153.72 S.F.	22.77 %
TOTAL SQ. FT.	3728.52 S.F.	457.29 S.F.	12.26 %
TOTAL SQ. M.	346.39 S.M.	42.48 S.M.	12.26 %

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
42-5 ELEVATION C WOB	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	702.50 S.F.	113.01 S.F.	16.09 %
LEFT SIDE	1175.51 S.F.	79.00 S.F.	6.72 %
RIGHT SIDE	1175.51 S.F.	111.56 S.F.	9.49 %
REAR	908.44 S.F.	188.06 S.F.	20.70 %
TOTAL SQ. FT.	3961.96 S.F.	491.63 S.F.	12.41 %
TOTAL SQ. M.	368.08 S.M.	45.67 S.M.	12.41 %

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
42-5 ELEVATION A WOD	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	675.00 S.F.	94.01 S.F.	13.93 %
LEFT SIDE	1175.51 S.F.	79.00 S.F.	6.72 %
RIGHT SIDE	1175.51 S.F.	111.56 S.F.	9.49 %
REAR	810.00 S.F.	178.17 S.F.	22.00 %
TOTAL SQ. FT.	3836.02 S.F.	462.74 S.F.	12.06 %
TOTAL SQ. M.	356.37 S.M.	42.99 S.M.	12.06 %

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
42-5 ELEVATION B WOD	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	704.83 S.F.	115.85 S.F.	16.44 %
LEFT SIDE	1160.65 S.F.	79.00 S.F.	6.81 %
RIGHT SIDE	1160.65 S.F.	111.56 S.F.	9.61 %
REAR	810.00 S.F.	178.17 S.F.	22.00 %
TOTAL SQ. FT.	3836.13 S.F.	484.58 S.F.	12.63 %
TOTAL SQ. M.	356.39 S.M.	45.02 S.M.	12.63 %

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7))			
42-5 ELEVATION C WOD	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	702.50 S.F.	113.01 S.F.	16.09 %
LEFT SIDE	1175.51 S.F.	79.00 S.F.	6.72 %
RIGHT SIDE	1175.51 S.F.	111.56 S.F.	9.49 %
REAR	810.00 S.F.	178.17 S.F.	22.00 %
TOTAL SQ. FT.	3863.52 S.F.	481.74 S.F.	12.47 %
TOTAL SQ. M.	358.93 S.M.	44.75 S.M.	12.47 %

LOTS 11&12 ONLY

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REVISED AS PER ENG'S COMMENTS

MAY 04-15

RC

1

ISSUED FOR CLIENT REVIEW.

SEPT.15/14

DB

no.

description

date

by

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

qualification information

Wellington Jno-Baptiste

signature

25591

BCIN

42658

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

VA3

DESIGN

300A Wilson Avenue

Toronto ON M3H 1S8

t 416.630.2255 f 416.630.4782

va3design.com

BAYVIEW WELLINGTON

project name

GREEN VALLEY ESTATES

municipality

BRADFORD

project no.

13045

date

SEPTEMBER 2014

drawn by

DARRYL BURTON

checked by

-

scale

3/16" = 1'-0"

file name

13045-S42-6-LOTS11-12

drawing no.

10

SB-12 CHARTS

RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6-lots11-12.dwg - Tue - May 12 2015 - 9:42 AM

S42-6 LOT 11&12

RIDEAU 6

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1'-0", 1'-0"

VALLEY FLASHING
ASPHALT SHINGLES
(TYPICAL)

4'-10"

10:12

6:12

6:12

WINDOW FOR 5
BEDROOM PLAN
ONLY

WINDOW FOR 4
BEDROOM PLAN
ONLY

48"x48"
FG

BRICK SOLDIER
COURSE (TYP.)

48"x48"
FG

28"x48"

28"x40"

FRIZEE BD. AND TRIPLE
ROWLOCK FOR UPGRADE
ONLY

4'-0"
RETURN

48"x60"
FG

PRECAST CONC.
SILL (TYP.)

FACE BRICK (TYP.)

48"x60"
FG

RWL

RWL

30"x16"

30"x16"

5'-0"
MIN.

WALL AREA
LIMITING DISTANCE
OPENINGS ALLOWED
OPENINGS PROVIDED

1213.06 SQ. FT.
1.2 M (7%)
84.91 SQ. FT.
72.48 SQ. FT. (GLASS AREA ONLY)

POURED CONC.
FOUNDATION WALLS
AND FOOTINGS TYP.

TOP OF SLAB

FOR UPGRADE ONLY

MAY 14, 2015

1'-0"



It is the builder's complete responsibility to ensure that these plans comply with the applicable Architectural Design Guidelines approved by the Town of Bradford/West Gwillimbury. The Architect is not responsible in any way for examining or approving site (lotting) plans or building code or permit matter or that any house can be properly built or located on its lot.

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

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

BAYVIEW WELLINGTON

S42-6 LOT 11&12
RIDEAU 6

project name	GREEN VALLEY ESTATES	municipality	BRADFORD	project no.	13045
date	SEPTEMBER 2014	RIGHT SIDE ELEVATION 'A'		drawing no.	13
drawn by	DARRYL BURTON	checked by	-	scale	3/16" = 1'-0"
file name	13045-S42-6-LOTS11-12				
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6-lots11-12.dwg - Tue - May 12 2015 - 9:42 AM					

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

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

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

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

no.	description	date	by
9			
8			
7			
6			
5			
4			
3			
2	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC
1	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB

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ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited Architect

1'-0"

1'-0"

MAY 14, 2015



6:12

10:12

ASPHALT SHINGLES
(TYPICAL)

DASHED LINE INDICATES ROOF
LINE FOR ELEV. 'B' & 'C'

TOP OF PLATE

TOP OF WINDOW

FIN SECOND FLOOR

TOP OF TRANSOM
TOP OF WINDOW

FIN GROUND FLOOR

FIN. GRADE

PRECAST CONC.
SILL (TYP.)

BRICK SOLDIER
COURSE (TYP.)

FACE BRICK (TYP.)

POURED CONC.
FOUNDATION WALLS
AND FOOTINGS TYP.

RWL

30'x16'

4'-0"

30'x16'

RWL

POURED CONC. DOOR SILL
& PRECAST CONC. STEP

2

NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

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

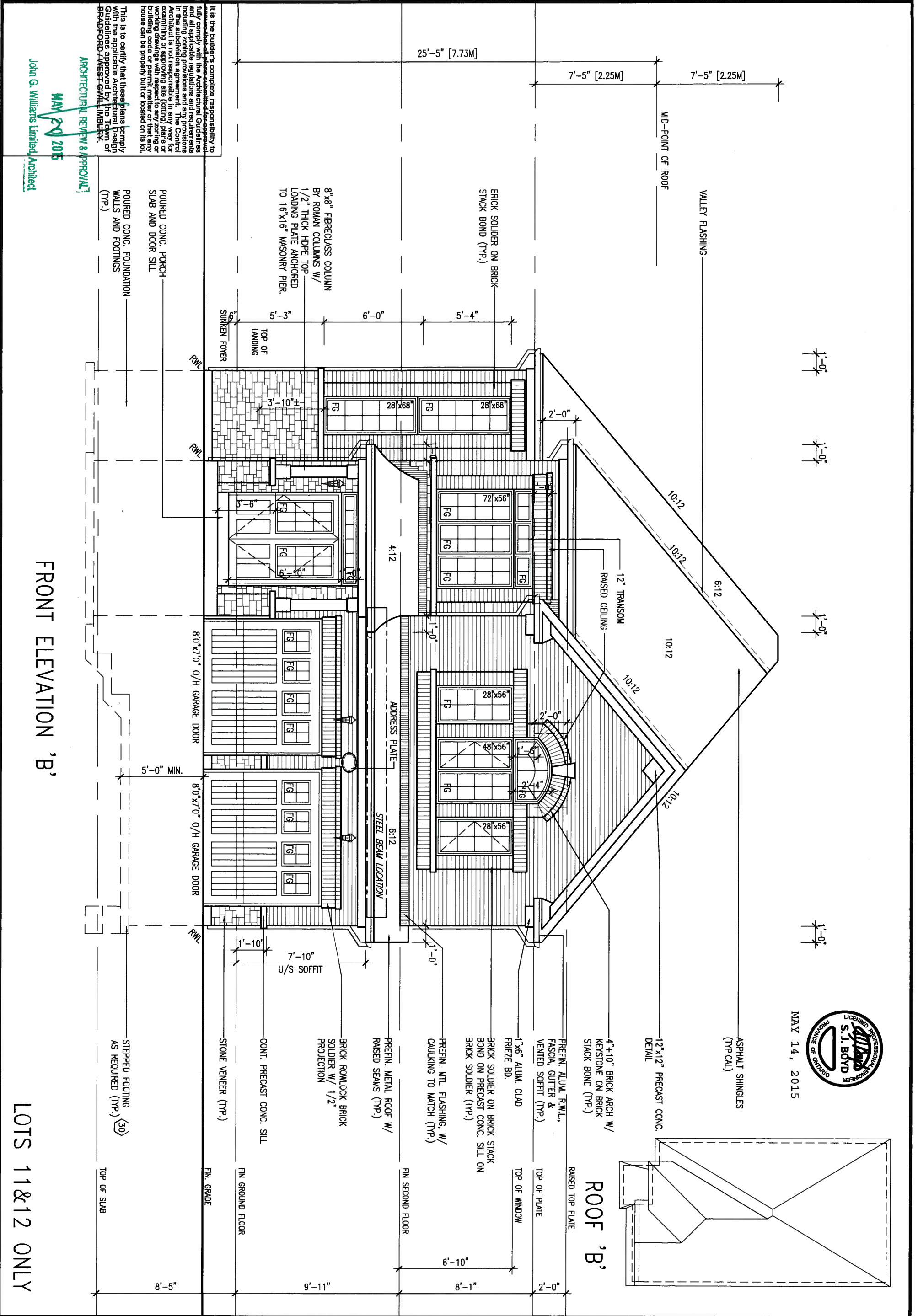
LOTS 11&12 ONLY

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2.	REVISED AS PER ENG'S COMMENTS	MAY 04-15	KC
1.	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB
no.	description	date	by

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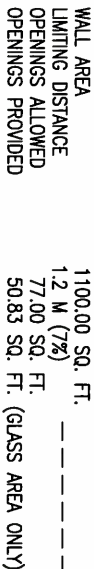
VA3
DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON			S42-6 LOT 11&12 RIDEAU 6	
project name		municipality		project no.
GREEN VALLEY ESTATES		BRADFORD		13045
date		REAR ELEVATION 'A', 'B' & 'C'		drawing no.
SEPTEMBER 2014				14
drawn by	checked by	scale	file name	
DARRYL BURTON	-	3/16" = 1'-0"	13045-S42-6-LOTS11-12	
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6-lots11-12.dwg - Tue - May 12 2015 - 9:42 AM				



9.		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		VA3 DESIGN		BAYVIEW WELLINGTON		S42-6 LOT 11&12	
8.		qualification information		300A Wilson Avenue		project name		RIDEAU 6	
7.		Wellington Jno-Baptiste		Toronto ON M3H 1S8		GREEN VALLEY ESTATES		project no.	
6.		name		416.630.2255 f 416.630.4782		BRADFORD		13045	
5.		registration information		va3design.com		date		drawing no.	
4.		VA3 Design Inc.		42658		SEPTEMBER 2014		15	
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.		3/16" = 1'-0"		checked by		FRONT ELEVATION 'B'	
2.		REVISED AS PER ENG'S COMMENTS		MAY 04-15		drawn by		file name	
1.		ISSUED FOR CLIENT REVIEW.		SEPT.15/14		DARRYL BURTON		13045-S42-6-LOTS11-12	
no.		description		date		by		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6-lots11-12.dwg - Tue - May 12 2015 - 9:42 AM	

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



LOTS 11&12 ONLY

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2	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC
1	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB
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	BCIN
signature	
registration information	
VA3 Design Inc.	42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	

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

project name		municipality		project no.	
GREEN VALLEY ESTATES		BRADFORD		13045	
date		LEFT SIDE		ELEVATION 'B'	
SEPTEMBER 2014					
drawing no.					
drawn by		checked by		scale	
DARRYL BURTON		-		3/16" = 1'-0"	
				file name	
				13045-S42-6-LOTS11-12	
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6-lots11-12.dwg Tue May 12 2015 9:42 AM					

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1'-0", 1'-0"

ASPHALT SHINGLES
(TYPICAL)

10:12

10:12

6:12

10:12

1'-0", 1'-0"

MAY 14, 2015



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

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

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

BAYVIEW WELLINGTON

S42-6 LOT 11&12
RIDEAU 6

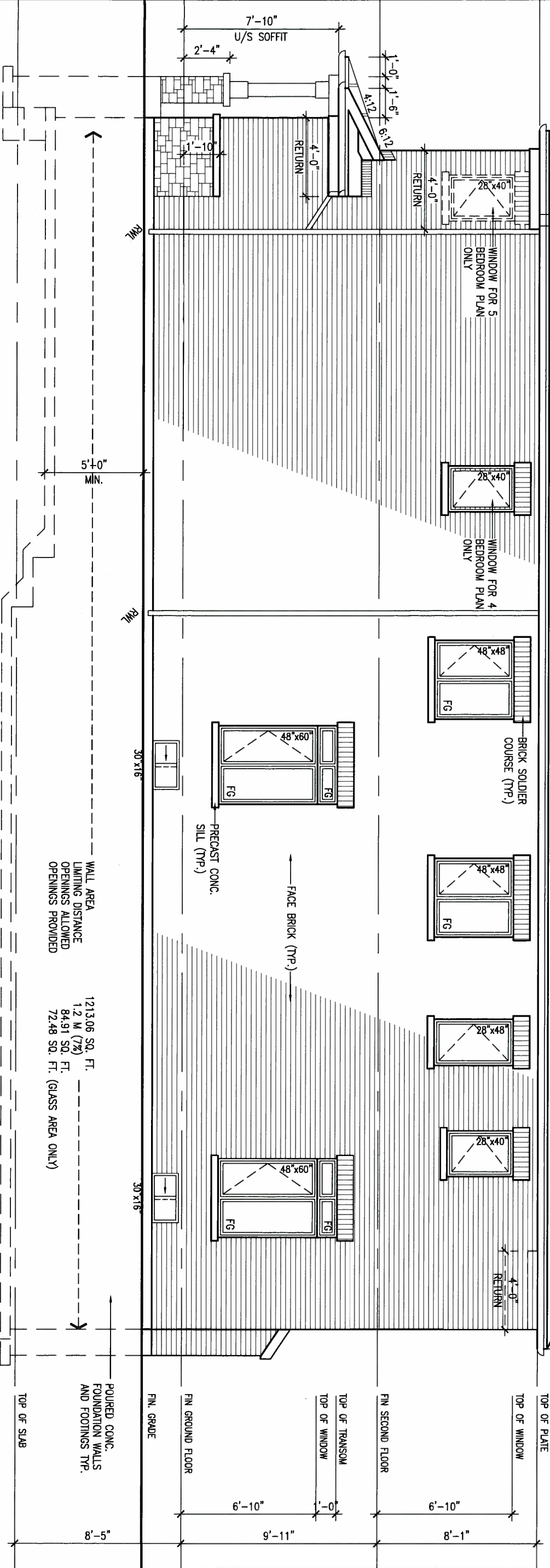
project name	GREEN VALLEY ESTATES	municipality	BRADFORD	project no.	13045
date	SEPTEMBER 2014	RIGHT SIDE ELEVATION 'B'		drawing no.	17
drawn by	DARRYL BURTON	checked by	-	scale	3/16" = 1'-0"
file name	13045-S42-6-LOTS11-12				
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6-lots11-12.dwg - Tue - May 12 2015 - 9:42 AM					

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

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WALL AREA
LIMITING DISTANCE
OPENINGS ALLOWED
OPENINGS PROVIDED

1213.06 SQ. FT.
1.2 M (7%)
84.91 SQ. FT.
72.48 SQ. FT. (GLASS AREA ONLY)

RIGHT SIDE ELEVATION 'B'

NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

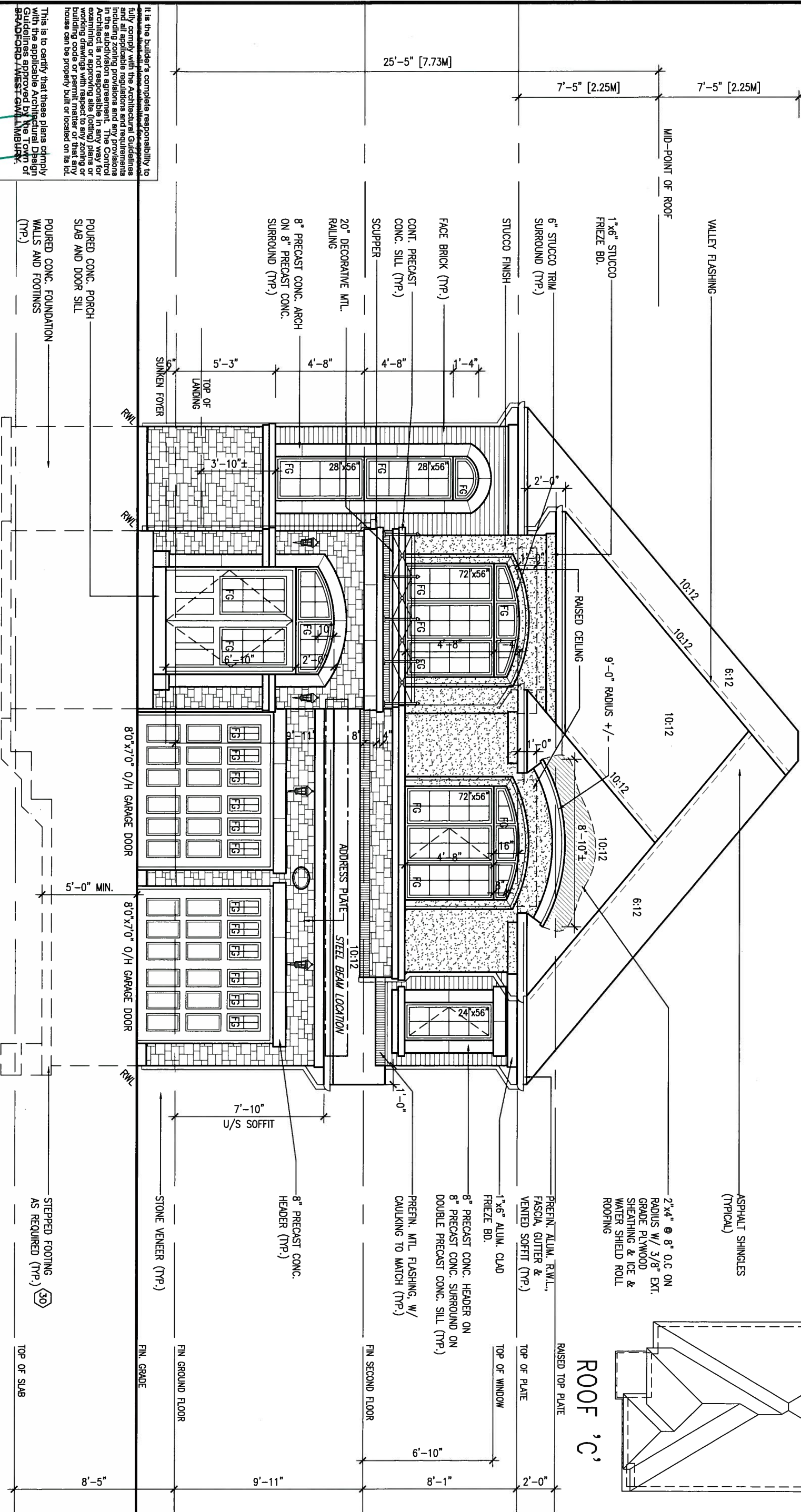
LOTS 11&12 ONLY

9.					
8.					
7.					
6.					
5.					
4.					
3.					
2.	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC		
1.	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB		
no.	description	date	by		

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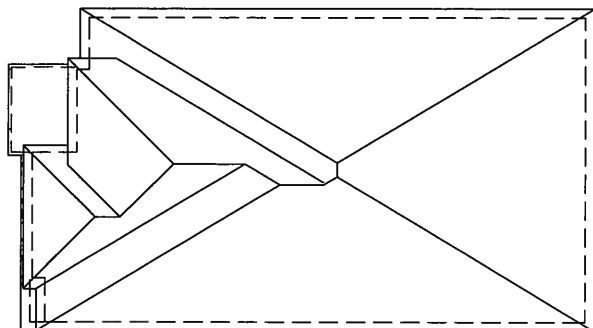
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD WEST GUILDFORD.

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



MAY 14, 2015

LICENCED PROFESSIONAL ENGINEER
S. J. BOYD
ONTARIO OF ENGINEERING



9		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		BAYVIEW WELLINGTON		S42-6 LOT 11&12	
8		qualification information		GREEN VALLEY ESTATES		RIDEAU 6	
7		Wellington Jno-Baptiste		BRADFORD		project no.	
6		25591		BCN		13045	
5		name		date		FRONT ELEVATION 'C'	
4		registration information		SEPTEMBER 2014		file name	
3		VA3 Design Inc.		checked by		13045-S42-6-LOTS11-12	
2		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.		DARRYL BURTON		drawing no.	
1		ISSUED FOR CLIENT REVIEW.		scale		18	
no.		description		3/16" = 1'-0"		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6-lots11-12.dwg - Tue - May 12 2015 - 9:42 AM	
		date					
		by					
		MAY 04-15					
		RC					
		SEPT.15/14					
		DB					

1'-0"

It is the builder's complete responsibility to ensure that all plans submitted for approval comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GUILDFORD.

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

FOR UPGRADE ONLY

6:12

10:12

10:12

1'-0" 1'-0"

1'-0"

MAY 14, 2015



VALLEY FLASHING
ASPHALT SHINGLES
(TYPICAL)

RAISED TOP PLATE

10:12

TOP OF PLATE

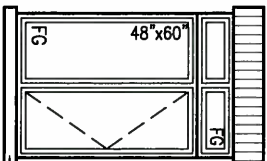
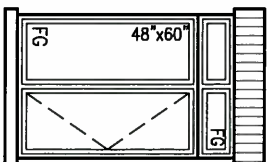
TOP OF WINDOW

4'-0" RETURN

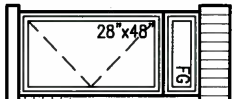
BRICK SOLDIER COURSE (TYP.)

FACE BRICK (TYP.)

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



PRECAST CONC. SILL (TYP.)



RWL

RWL

FIN. GROUND FLOOR

FIN. SECOND FLOOR

DECORATIVE RAILING

TOP OF TRANSOM

TOP OF WINDOW

9'-11"

6'-10"

9'-11"

8'-1"

6'-10"

8'-5"

VINYL CLAD STRUCT. STL.
BASEMENT WINDOW (TYPICAL)

RWL

WALL AREA
LIMITING DISTANCE
OPENINGS ALLOWED
OPENINGS PROVIDED

1100.00 SQ. FT.
1.2 M (7%)
77.00 SQ. FT.
50.83 SQ. FT. (GLASS AREA ONLY)

POURED CONC. FOUNDATION
WALLS AND FOOTINGS
(TYP.)

TOP OF SLAB

LEFT SIDE ELEVATION 'C'

LOTS 11&12 ONLY

9.	.	.	.
8.	.	.	.
7.	.	.	.
6.	.	.	.
5.	.	.	.
4.	.	.	.
3.	.	.	.
2.	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC
1.	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB
no.	description	date	by

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

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

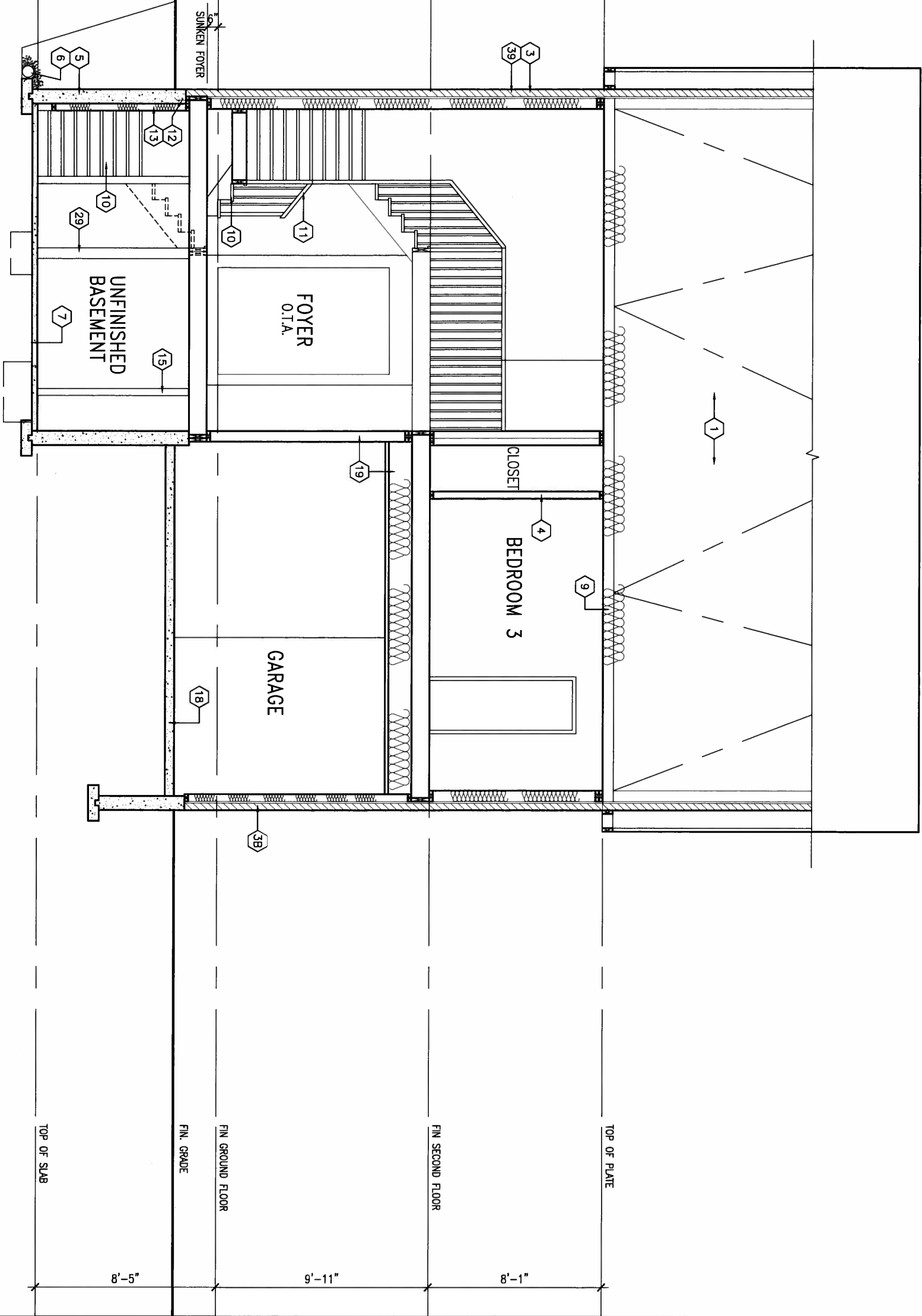
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300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		S42-6 LOT 11&12	
GREEN VALLEY ESTATES		RIDEAU 6	
project name	municipality	project no.	drawing no.
GREEN VALLEY ESTATES	BRADFORD	13045	19
date	LEFT SIDE ELEVATION 'C'		
SEPTEMBER 2014	file name		
drawn by	checked by	scale	13045-S42-6-LOTS11-12
DARRYL BURTON	-	3/16" = 1'-0"	
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6-lots11-12.dwg - Tue - May 12 2015 - 9:42 AM			

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements in the applicable jurisdiction. 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.

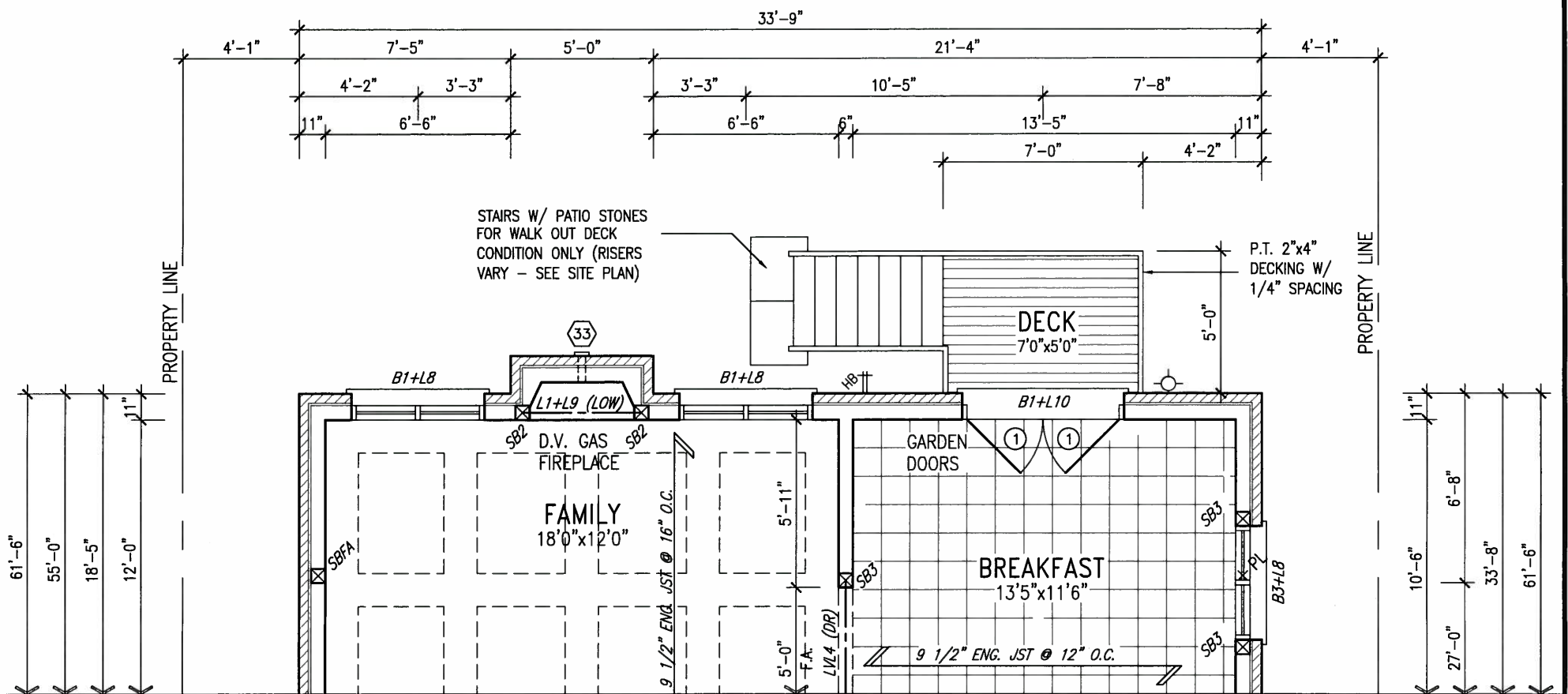
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GUILMBURY.



MAY 14, 2015



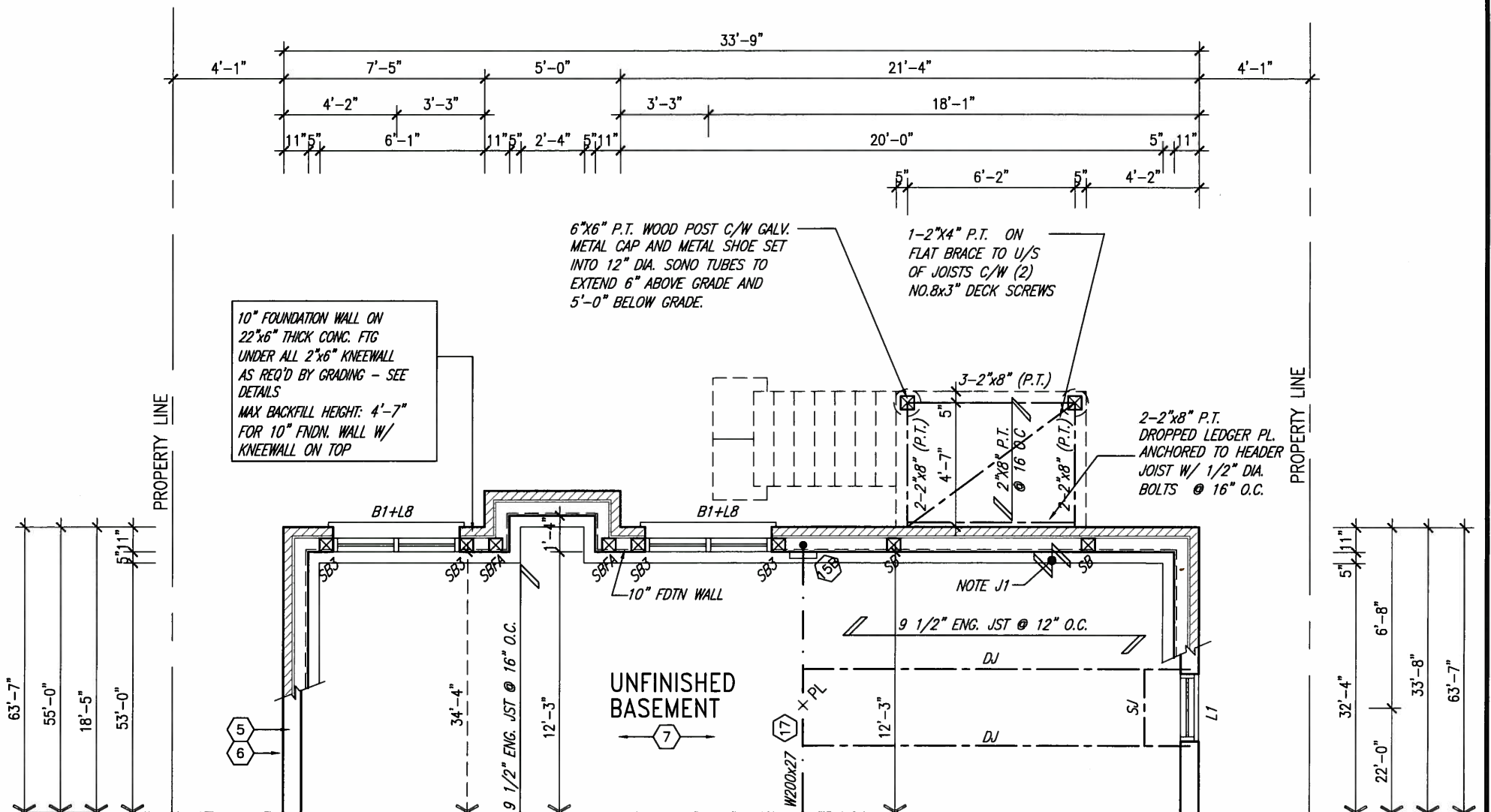
9 .		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		BAYVIEW WELLINGTON		S42-6 LOT 11&12	
8 .		Wellington Jno-Baptiste		GREEN VALLEY ESTATES		RIDEAU 6	
7 .		name registration information		municipality		project no.	
6 .		VA3 Design Inc.		BRADFORD		13045	
5 .		25591		date		SECTION A-A	
4 .		BCN		SEPTEMBER 2014		drawing no.	
3 .		42658		drawn by		21	
2		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.		checked by		file name	
1		REVISED AS PER ENG'S COMMENTS		-		13045-S42-6-LOTS11-12	
no.		description		scale		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6-lots11-12.dwg - Tue - May 12 2015 - 9:42 AM	
		date		3/16" = 1'-0"			
		by					



PARTIAL GROUND FLOOR PLAN 'A','B','C'
WOD 9R AND MORE COND.



MAY 14, 2015



PARTIAL BASEMENT PLAN 'A','B','C'
WOD 9R AND MORE COND.

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

NOTE 1:
ONE PLY RUBBER MEMBRANE
ADHERED TO EXT. TYPE 5/8" T&G
PLYWOOD SHEATHING ON 2"x4"
PURLINS LAID PERP. TO JOISTS
SLOPED TO DRAIN, ON 2"x8" SPR.
FLR. JOISTS @ 16" O.C. W/
PREFIN. ALUM. SOFFIT ON U/S

NOTE:
REFER TO STANDARD FLOOR PLANS
FOR ADDITIONAL INFORMATION.

It is the builder's complete responsibility to ensure that these plans comply with the applicable Building Code 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 & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect

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

NOTE: ALL L.V.'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.

LOTS 11&12 ONLY

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 BCIN
5	.	.	.	VA3 Design Inc. 42658
4	.	.	.	
3	.	.	.	
2	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
1	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB	
no.	description	date	by	

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

BAYVIEW WELLINGTON

S42-6 LOT 11&12
RIDEAU 6

project name	GREEN VALLEY ESTATES	municipality	BRADFORD	project no.	13045
date	SEPTEMBER 2014	scale	3/16" = 1'-0"	file name	13045-S42-6-LOTS11-12
drawn by	DARRYL BURTON	checked by		drawing no.	22
PARTIAL PLANS- W.O.D. CONDITION					
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1'-0"

1'-0"

MAY 14, 2015



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

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

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

6:12

ASPHALT SHINGLES (TYPICAL)
DASHED LINE INDICATES ROOF LINE FOR ELEV. 'B' & 'C'

10:12

BRICK SOLDIER COURSE (TYP.)

PRECAST CONC. SILL (TYP.)

FACE BRICK (TYP.)

FIN. GRADE • FRONT

FIN. GRADE • REAR

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

36" HIGH WOOD RAILING (42" HIGH GUARD WHEN DECK IS MORE THAN 5'-11" ABOVE GRADE)

2"x6" CROSS BRACING

5'-0" MIN.

5'-0" MIN.

POURED CONC. FOUNDATION WALLS AND FOOTINGS TYP.

NOTE:
REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

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

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

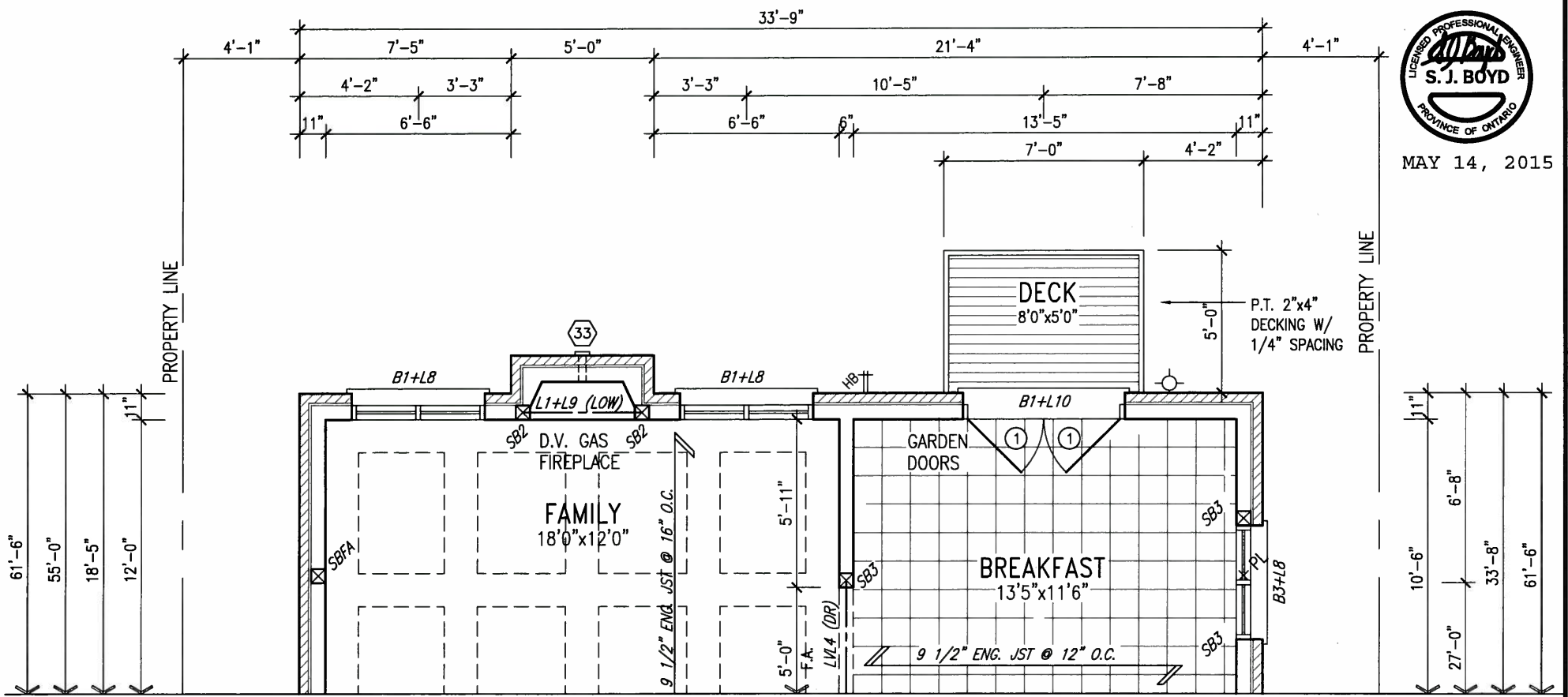
LOTS 11&12 ONLY

9.		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		25591		BAYVIEW WELLINGTON		S42-6 LOT 11&12	
8.		Wellington Jno-Baptiste		BCN		project name		project no.	
7.		signature		42658		GREEN VALLEY ESTATES		13045	
6.		name				municipality			
5.		registration information				BRADFORD			
4.		VA3 Design Inc.				date		REAR ELEVATION 'A', 'B' & 'C' - W.O.D. CONDITION	
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.				SEPTEMBER 2014		drawing no.	
2.		REVISED AS PER ENG'S COMMENTS		MAY 04-15		drawn by		23	
1.		ISSUED FOR CLIENT REVIEW.		SEPT.15/14		checked by		13045-S42-6-LOTS11-12	
no.		description		date		scale		file name	
						3/16" = 1'-0"		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6-lots11-12.dwg - Tue - May 12 2015 - 9:42 AM	

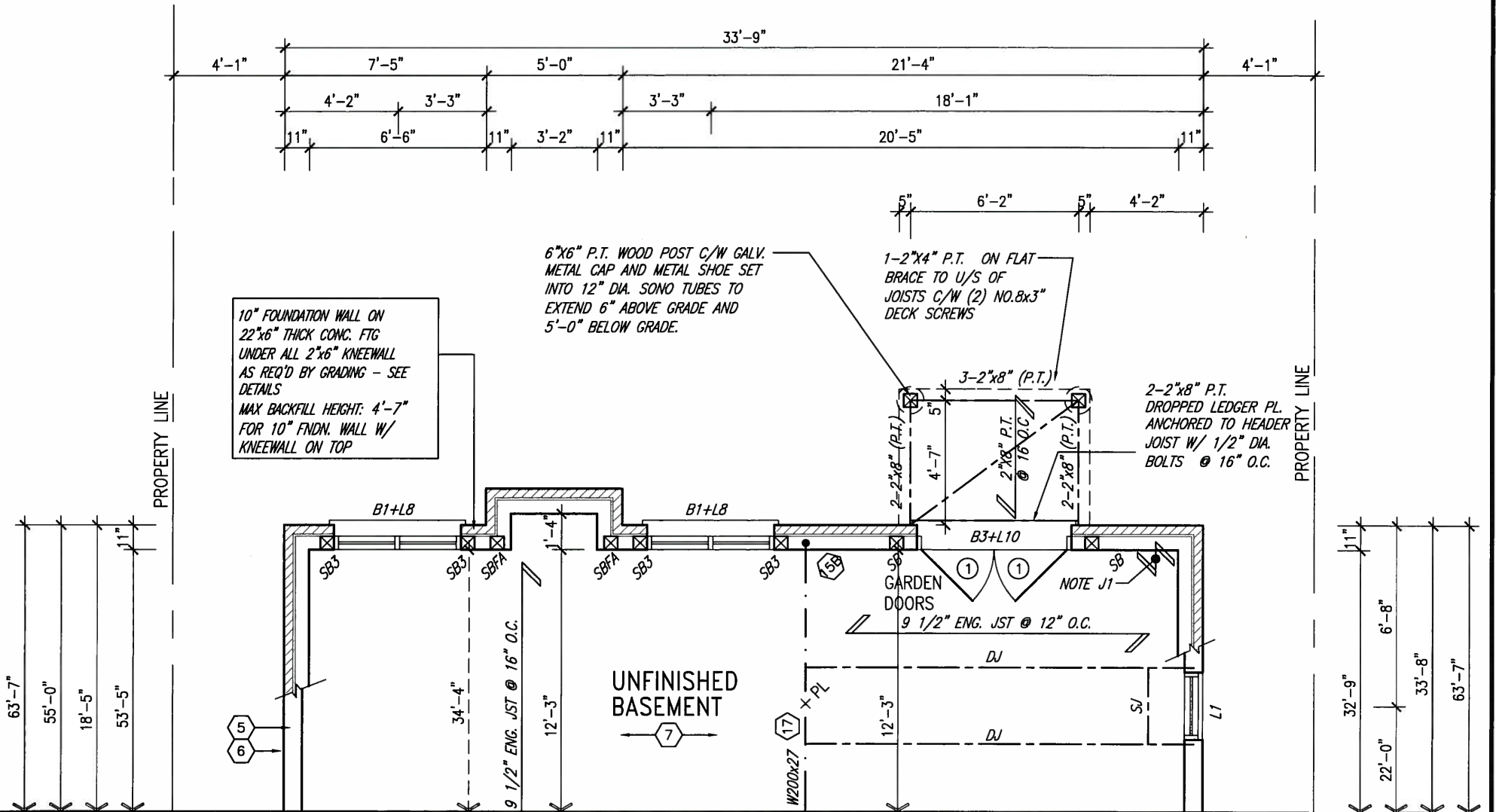
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MAY 14, 2015



PARTIAL GROUND FLOOR PLAN 'A','B','C'
WOB CONDITION



PARTIAL BASEMENT PLAN 'A','B','C'
WOB CONDITION

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

NOTE 1:
ONE PLY RUBBER MEMBRANE
ADHERED TO EXT. TYPE 5/8" T&G
PLYWOOD SHEATHING ON 2"x4"
PURLINS LAID PERP. TO JOISTS
SLOPED TO DRAIN, ON 2"x8" SPR.
FLR. JOISTS @ 16" O.C. W/
PREFIN. ALUM. SOFFIT ON U/S

NOTE:
REFER TO STANDARD FLOOR PLANS
FOR ADDITIONAL INFORMATION.

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

NOTE: ALL L.V.'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.

LOTS 11&12 ONLY

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	signature
5	.	.	.	name registration information BCIN
4	.	.	.	VA3 Design Inc. 42658
3	.	.	.	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	MAY 04-15	RC	
1	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB	
no.	description	date	by	

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va3design.com

BAYVIEW WELLINGTON		S42-6 LOT 11&12	
project name		municipality	
GREEN VALLEY ESTATES		BRADFORD	
date		project no.	
SEPTEMBER 2014		13045	
drawing no.		drawing no.	
24		24	
drawn by		checked by	
DARRYL BURTON		3/16" = 1'-0"	
scale		file name	
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1'-0"

1'-0"

6:12

10:12

ASPHALT SHINGLES
(TYPICAL)

MAY 14, 2015



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ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect

DASHED LINE INDICATES ROOF
LINE FOR ELEV. 'B' & 'C'

BRICK SOLDIER
COURSE (TYP.)

PRECAST CONC.
SILL (TYP.)

FACE BRICK (TYP.)

FIN. GRADE @ FRONT

FIN. GRADE @ REAR

POURED CONC.
FOUNDATION WALLS
AND FOOTINGS TYP.

NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

36" HIGH WOOD RAILING
(42" HIGH GUARD WHEN
DECK IS MORE THAN
5'-11" ABOVE GRADE)

6"x6" P.I. WOOD POST C/W GALL.
METAL CAP AND METAL SHOE SET
INTO 12" DIA. CONO TUBES TO
EXTEND 6" ABOVE GRADE AND
5'-0" BELOW GRADE.

5'-0"
MIN.

2"x6" CROSS BRACING

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

5'-0"
MIN.

LOTS 11&12 ONLY

9 .		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		25591	
8 .		qualification information		BCM	
7 .		Wellington Jno-Baptiste		signature	
6 .		name		42658	
5 .		registration information		VA3 Design Inc.	
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		MAY 04-15 RC	
1 .		ISSUED FOR CLIENT REVIEW.		SEPT.15/14 DB	
no. description		date		by	

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va3design.com

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

drawn by
DARRYL BURTON

checked by
-

scale
3/16" = 1'-0"

date
SEPTEMBER 2014

S42-6 LOT 11&12
RIDEAU 6

project no.
13045

drawing no.
25

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

file name
13045-S42-6-LOTS11-12

Tue - May 12 2015 - 9:42 AM

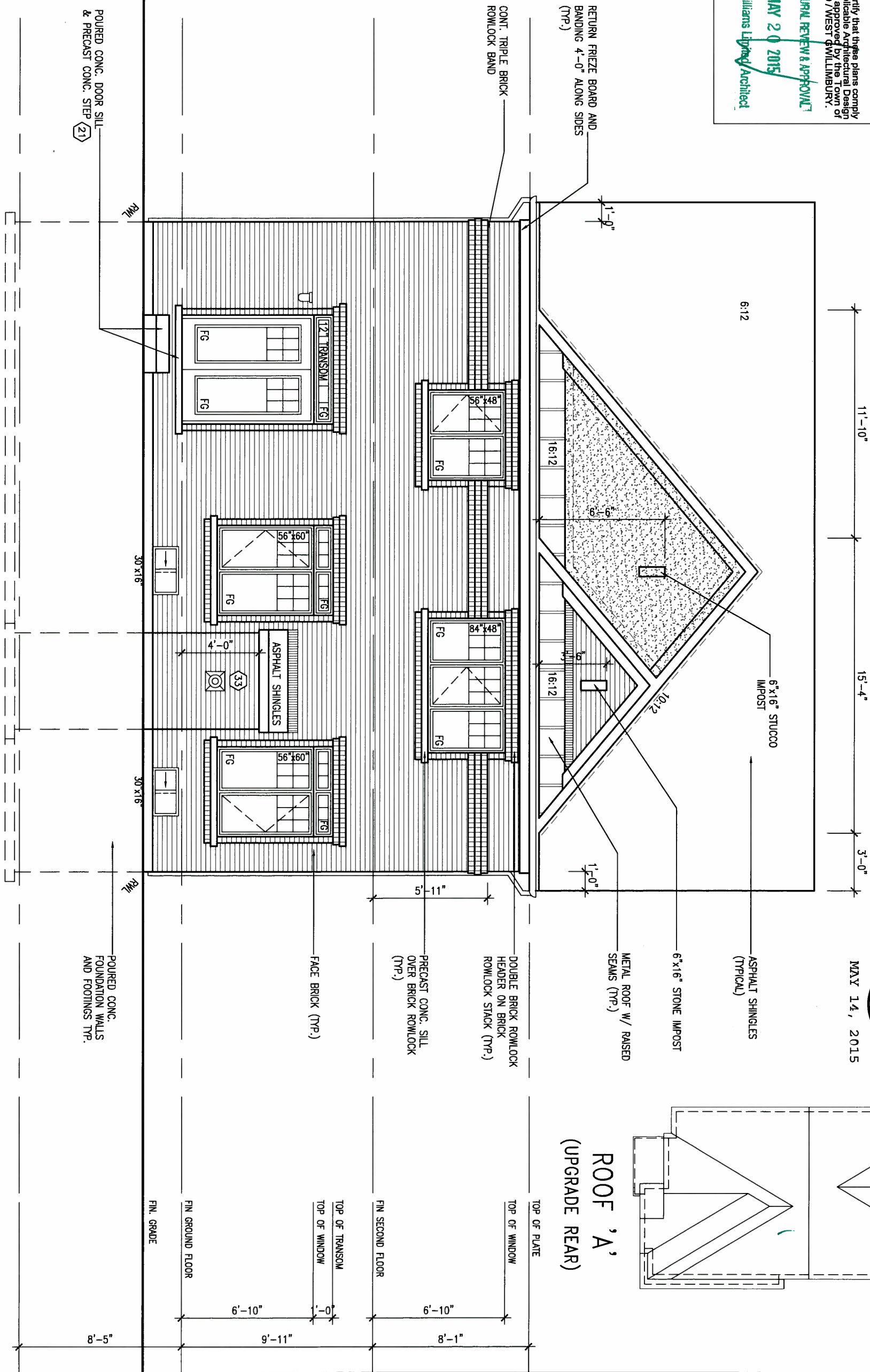
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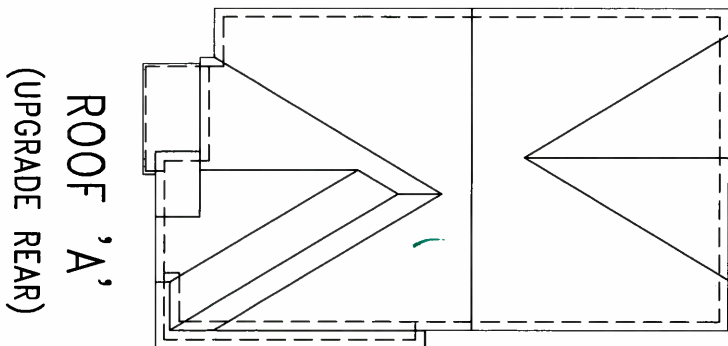
MAY 20 2015

John G. Williams Library/Architect

UPGRADED REAR ELEVATION 'A'



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 <i>J.Baptiste</i> 25591
6.	.	.	name
5.	.	.	signature
4.	.	.	BCIN
3.	.	.	registration information
2.	.	.	VA3 Design Inc. 42658
1.	.	.	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

project name
GREEN VALLEY ESTATES

date
SEPTEMBER 2014

drawn by
DARRYL BURTON

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municipality
BRADFORD

checked by
-

scale
3/16" = 1'-0"

file name
13045-S42-6-LOTS11-12

S42-6 LOT 11&12

project no.
13045

drawing no.
26

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

1'-0"

1'-0"

MAY 14, 2015



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

10:12

10:12

6:12

7'-8"

7'-8"

3'-0"

ASPHALT SHINGLES (TYPICAL)

12"x12" PRECAST CONC. DETAIL

4"x10" BRICK ARCH W/ KEYSTONE ON BRICK STACK BOND (TYP.)

PRECAST CONC. SILL OVER BRICK ROWLOCK (TYP.)

4"x10" BRICK SOLDIER W/ KEYSTONE ON BRICK (TYP.)

FACE BRICK (TYP.)

FIN. GRADE

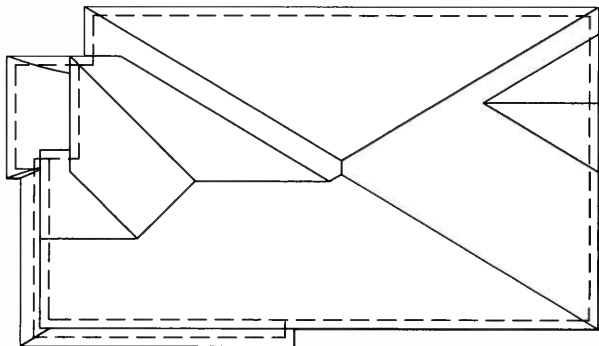
FIN GROUND FLOOR

TOP OF TRANSOM
TOP OF WINDOW

FIN SECOND FLOOR

TOP OF PLATE
TOP OF WINDOW

ROOF 'B'
(UPGRADE REAR)



POURED CONC. DOOR SILL & PRECAST CONC. STEP (2)

R/W

30'x16'

30'x16'

R/W

POURED CONC. FOUNDATION WALLS AND FOOTINGS TYP.

NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

UPGRADED REAR ELEVATION '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	BCN
5	.	.	.	registration information	42658
4	.	.	.	VA3 Design Inc.	
3	.	.	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	
2	REVISED AS PER ENG'S COMMENTS	MAY 04-15	KC		
1	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB		
no.	description	date	by		

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t 416.630.2255 f 416.630.4782
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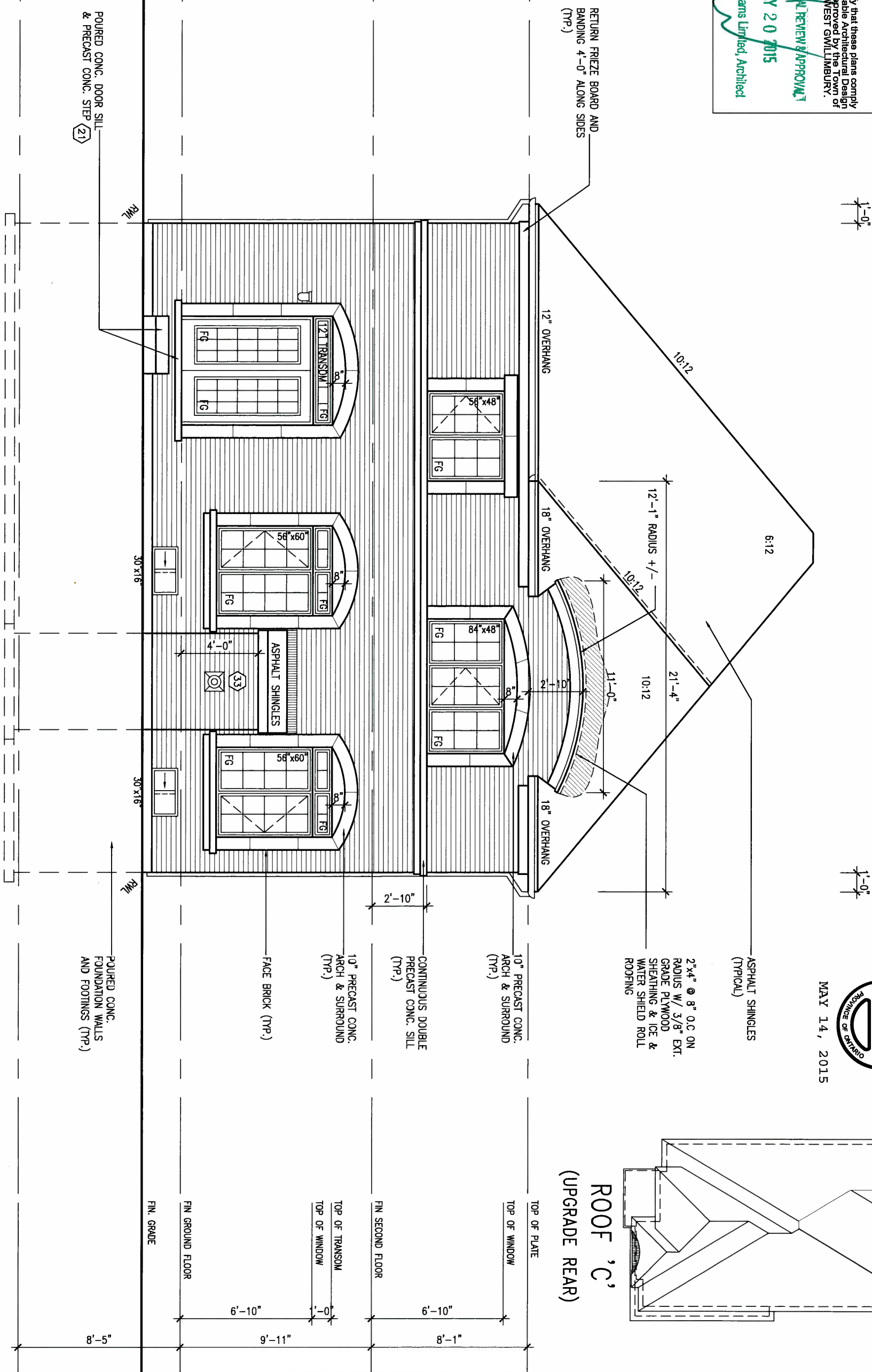
BAYVIEW WELLINGTON

S42-6 LOT 11&12

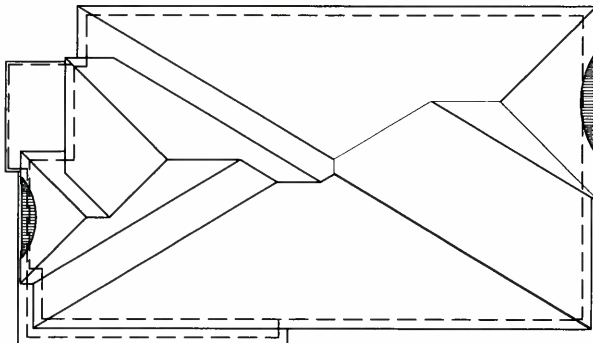
project name	GREEN VALLEY ESTATES	municipality	BRADFORD	project no.	13045
date	SEPTEMBER 2014	checked by	DARRYL BURTON	scale	3/16" = 1'-0"
drawn by	DARRYL BURTON	file name	13045-S42-6-LOTS11-12	drawing no.	27
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ARCHITECTURAL REVIEW & APPROVAL
MAY 20 2015
John G. Williams Limited, Architect

UPGRADED REAR ELEVATION 'C'



MAY 14, 2015



ROOF 'C'
(UPGRADE REAR)

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

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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

project name: **GREEN VALLEY ESTATES** municipality: **BRADFORD**

date: **SEPTEMBER 2014**

drawn by: **DARRYL BURTON** checked by: **3/16" = 1'-0"**

file name: **13045-S42-6-LOTS11-12**

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S42-6 LOT 11&12

UPGRADED REAR ELEVATION 'C'

drawing no. **28**

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MAY 14, 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 Simcoe.

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

ASPHALT SHINGLES (TYPICAL)

12"x12" PRECAST CONC. DETAIL

4"x10" BRICK ARCH W/ KEYSTONE ON BRICK STACK BOND (TYP.)

PRECAST CONC. SILL OVER BRICK ROWLOCK (TYP.)

4"x10" BRICK SOLDIER W/ KEYSTONE ON BRICK (TYP.)
FACE BRICK (TYP.)

FIN. GRADE @ FRONT

FIN. GRADE @ REAR

POURED CONC. FOUNDATION WALLS AND FOOTINGS TYP.

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

36" HIGH WOOD RAILING (42" HIGH GUARD WHEN DECK IS MORE THAN 5'-11" ABOVE GRADE)

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

NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

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

9		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		25591	
8		Wellington Jno-Baptiste		BCN	
7		name registration information		42658	
6		VA3 Design Inc.			
5		Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			
4		MAY 04-15		RC	
3		SEPT.15/14		DB	
2		REVISED AS PER ENG'S COMMENTS			
1		ISSUED FOR CLIENT REVIEW.			
no.		description			

BAYVIEW WELLINGTON		S42-6 LOT 11&12	
project name		project no.	
GREEN VALLEY ESTATES		13045	
municipality		BRADFORD	
date		UPGRADED REAR ELEVATION 'B' - W.O.D. CONDITION	
drawn by		file name	
DARRYL BURTON		13045-S42-6-LOTS11-12	
checked by		scale	
-		3/16" = 1'-0"	
RICHARD		Tue - May 12 2015 - 9:42 AM	

VA3 DESIGN		drawing no.	
300A Wilson Avenue		30	
Toronto ON M3H 1S8			
t 416.630.2255 f 416.630.4782			
va3design.com			

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



MAY 14, 2015

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 layout plans or working drawings. The Control Architect's 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 GUILMBURY.

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

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

12" OVERHANG

18" OVERHANG

18" OVERHANG

ASPHALT SHINGLES (TYPICAL)

2"x4" @ 8" O.C. ON RADIUS W/ 3/8" EXT. GRADE PLYWOOD SHEATHING & ICE & WATER SHIELD ROLL ROOFING

10" PRECAST CONC. ARCH & SURROUND (TYP.)

CONTINUOUS DOUBLE PRECAST CONC. SILL (TYP.)

10" PRECAST CONC. ARCH & SURROUND (TYP.)
FACE BRICK (TYP.)

36" HIGH WOOD RAILING (42" HIGH GUARD WHEN DECK IS MORE THAN 5'-11" ABOVE GRADE)

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

2"x6" CROSS BRACING

5'-0" MIN.

5'-0" MIN.

POURED CONC. FOUNDATION WALLS AND FOOTINGS TYP.

NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

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

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

9.	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8.	.	.	.	qualification information	
7.	.	.	.	Wellington Jno-Baptiste	25591
6.	.	.	.	name	BCIN
5.	.	.	.	registration information	42658
4.	.	.	.	VA3 Design Inc.	
3.	.	.	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	
2.	REVISED AS PER ENG'S COMMENTS	MAY 04-15	RC		
1.	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB		
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		S42-6 LOT 11&12	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	SEPTEMBER 2014	project no.	13045
drawn by	DARRYL BURTON	drawing no.	31
checked by	-	scale	3/16" = 1'-0"
UPGRADED REAR ELEVATION 'C' - W.O.D. CONDITION		file name	13045-S42-6-LOTS11-12
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42"\13045-S42-6-lots11-12.dwg - Tue - May 12 2015 - 9:42 AM			

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MAY 14, 2015

6"x16" STUCCO IMPOST

ASPHALT SHINGLES (TYPICAL)

6"x16" STONE IMPOST

METAL ROOF W/ RAISED SEAMS (TYP.)

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

CONT. TRIPLE BRICK ROWLOCK BAND

DOUBLE BRICK ROWLOCK HEADER ON BRICK ROWLOCK STACK (TYP.)

PRECAST CONC. SILL OVER BRICK ROWLOCK (TYP.)

36" HIGH WOOD RAILING (42" HIGH GUARD WHEN DECK IS MORE THAN 5'-11" ABOVE GRADE)

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

NOTE:
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TYPICAL NOTES & INFORMATION

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

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

9		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		25591	
8		qualification information		BCIN	
7		Wellington Jno-Baptiste		42658	
6		name registration information		VA3 Design Inc.	
5		Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			
4		MAY 04-15		RC	
3		SEPT.15/14		DB	
2		REVISED AS PER ENG'S COMMENTS			
1		ISSUED FOR CLIENT REVIEW.			
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

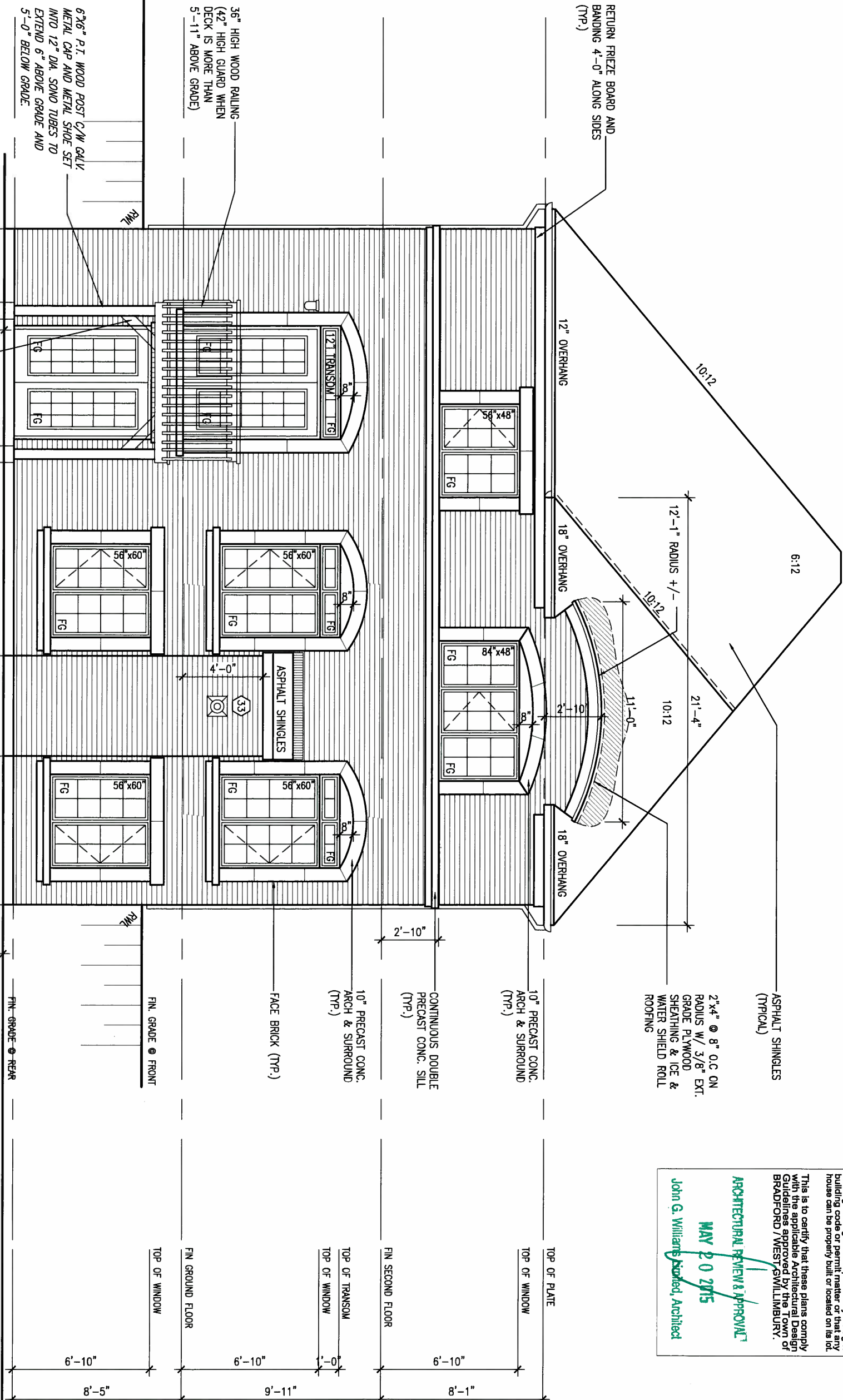
S42-6 LOT 11&12

project name	GREEN VALLEY ESTATES	municipality	BRADFORD	project no.	13045
date	SEPTEMBER 2014	drawing no.	32		
drawn by	DARRYL BURTON	scale	3/16" = 1'-0"	file name	13045-S42-6-LOTS11-12
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ARCHITECTURAL REVIEW & APPROVAL
MAY 20 2015
John G. Williams, Architect



NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

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



MAY 14, 2015

9 .		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		VA3 DESIGN		BAYVIEW WELLINGTON		S42-6 LOT 11&12	
8 .		qualification information		300A Wilson Avenue		project name		project no.	
7 .		Wellington Jno-Baptiste		Toronto ON M3H 1S8		GREEN VALLEY ESTATES		13045	
6 .		name		t 416.630.2255 f 416.630.4782		municipality		drawing no.	
5 .		registration information		va3design.com		BRADFORD		34	
4 .		VA3 Design Inc.		42658		date		13045-S42-6-LOTS11-12	
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.		checked by		UPGRADED REAR ELEVATION 'C' - W.O.B. CONDITION		file name	
2 .		REVISED AS PER ENG'S COMMENTS		scale		3/16" = 1'-0"		13045-S42-6-LOTS11-12	
1 .		ISSUED FOR CLIENT REVIEW.		drawn by		DARRYL BURTON		13045-S42-6-LOTS11-12	
no.		description		date		by		13045-S42-6-LOTS11-12	

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CONSTRUCTION NOTES (Unless otherwise noted)

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

1. ROOF CONSTRUCTION

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

2. FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.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 1/4") EXTERIOR STRUCTURAL INSULATED SHEATHING RSI 0.7 (R4) BY "B" OR EQUAL, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 4.23 (R24) INSUL. AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

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

2C. RESERVED

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

2E. WALLS ADJACENT TO ATTIC SPACE - NO CLADDING 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 1/4") EXT. STRUCT. INSULATED SHEATHING RSI 0.7 (R4) BY "B" OR EQUAL, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 4.23 (R24) INSUL. & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

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

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

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

5. FOUNDATION WALL/FOOTINGS: (9.15.3, 9.15.4, 9.13.2, 9.14.2.1.(2)) 200mm (8") POURED CONC. FDTN. WALL 15MPa [2200psi] WITH BITUMENOUS 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 9.8.7- UNIFORM RISE -5mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS -10mm (1/2") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT

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

FOR CURVED STAIRS MIN. RUN = 150 (6") MIN. AVG. RUN = 200 (8") HANDRAILS -OBC 9.8.7- FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION.

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

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.

BASEMENT INSULATION (SB-12-2.1.1.6, 9.25.2.3, 9.13.2.6) FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. INSULATION TO HAVE APPROVED VAPOUR BARRIER. DAMPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. AIR BARRIER TO BE SEALED TO FDTN. WALL WITH CAULKING.

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

15. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3) 89mm (3-1/2") DIA x 3.0mm (0.118) SINGLE WALL TUBE TYPE 2 ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kN (16,000lbs.) AT A MAX. EXTENSION OF 2318mm (7'-7-1/2") CONFORMING TO CAN/CGSB-7.2-9.4, AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 870x870x10 (34"x34"x1/4") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MINIMUM AND AS PER SOILS REPORT.

15A. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3) 89mm (3-1/2") DIA x 4.78mm (1/88) FIXED STL. COL. WITH 150x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE ON 1070x1070x460 (42"x42"x18") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MIN. AND AS PER SOILS REPORT.

15B. STEEL COLUMN 90mm (3-1/2") DIA x 4.78mm (1/88) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4-1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD COL. TO BASE PLATE.

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

17. 19x64 (1"x3") 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.

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

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

20. 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.

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

22. 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.

23. 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.

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

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

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

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

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

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

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

31. 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.

32. 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.

33. 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.")

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

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

36. COLD CELLAR PORCH SLAB (OBC 9.40.) FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 150mm (6") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, MIN. 30mm (1 1/4") COVER. 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDTN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDTN. WALLS. PROVIDE (L7) INTEL 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. 0.35m² UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3").

2) WINDOW GUARDS -OBC 9.8.8.1.(6) A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm [5'-11"]

3) EXTERIOR WINDOWS SHALL COMPLY WITH OBC DIV.-B 9.7.3. & SB12-2.1.1.8

GENERAL: 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. B, 6.2.2. SEE MECHANICAL DRAWINGS. 2) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2. & 5.6.2.2.(3) & MUNICIPAL STANDARDS. 3) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY. 4) STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3, 3.8.3.8.(1)(d) & 3.8.3.13.(1)(f). SEE DETAIL. 5) ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12-2.1.1.9. 6) ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV.-B 9.25.3.

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

5) LVL BEAMS SHALL BE 2.0E -2950fb MIN., NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm (7 1/4", 9 1/2", 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C.

6) PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCI" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS. 7) JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.

8) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mm. POLYETHYLENE FILM, No. 50 (49lbs.) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

STEEL: 1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W, HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40.21 GRADE 350W "STRUCTURAL QUALITY STEEL" OBC 8.9.23.4.3.

2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R. 1) ALL STUCCO WALLS SHALL 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.

STUCCO: 1) ALL STUCCO WALLS SHALL CONFORM TO CSA-G30-18M GRADE 400R.

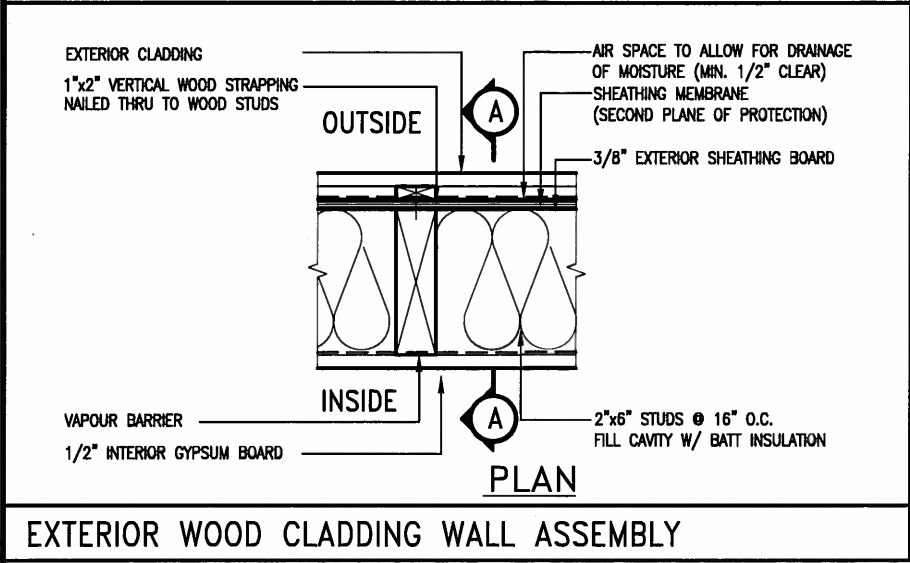
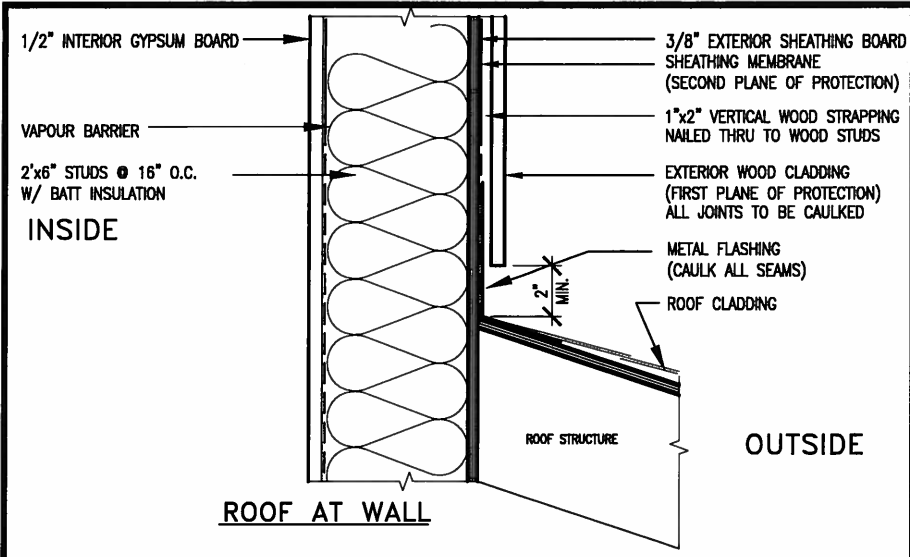
LEGEND

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

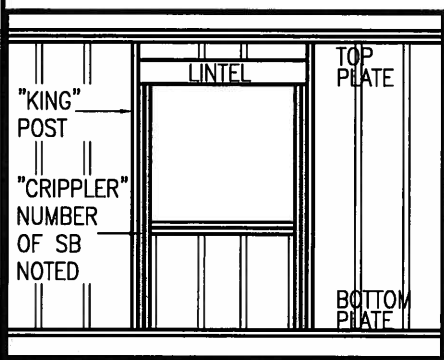
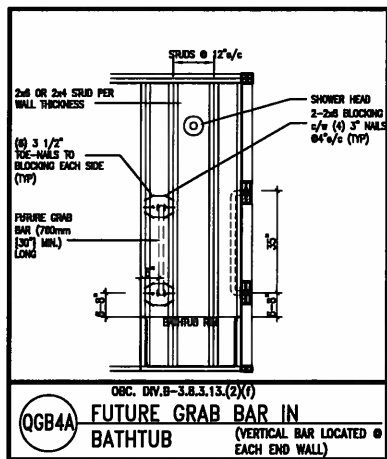
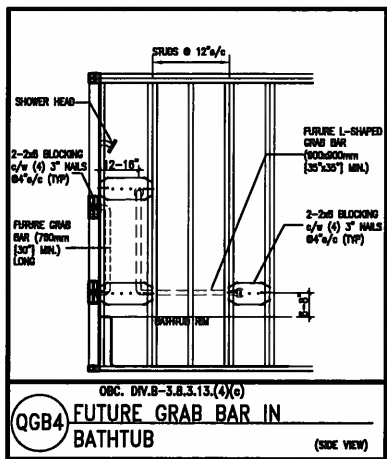
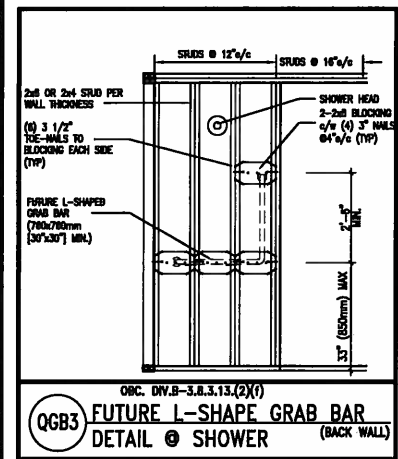
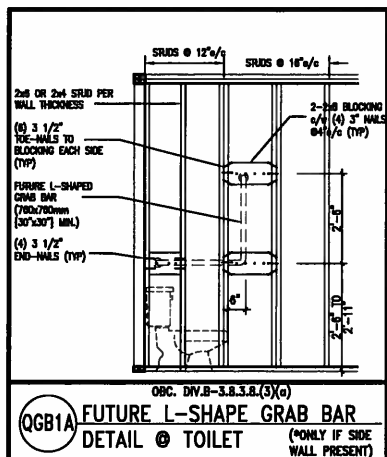
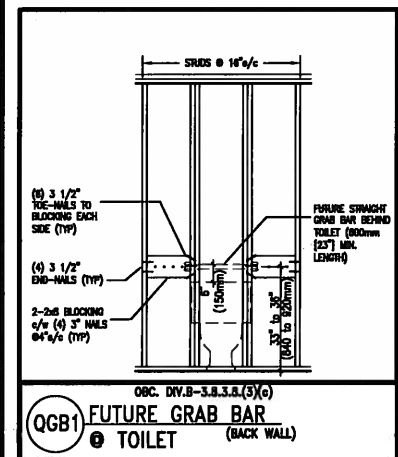
	SINGLE JOIST
	DOUBLE JOIST
	TRIPLE JOIST
	LAMINATED VENEER LUMBER
	POINT LOAD FROM ABOVE
	PRESSURE TREATED LUMBER
	GIRDER TRUSS BY ROOF TRUSS MANUF.
	FLAT ARCH
	CURVED ARCH
	MEDICINE CABINET (RECESSED)
	CONC. BLOCK WALL
	DOUBLE VOLUME WALL
	SEE NOTE (39)
	SOLID WOOD BEARING (SPRUCE No. 2).
	SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER OR AS DIRECTED BY STRUCTURAL ENGINEER. SOLID BEARING TO BE MINIMUM 2 PIECES.
	SOLID WOOD BEARING TO MATCH FROM ABOVE

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO VA3 DESIGN BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF VA3 DESIGN WHICH IF REQUESTED MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED.

39. TWO STOREY VOLUME SPACES -FOR A MAXIMUM 5490 mm (18'-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m. PROVIDE 2-38x140 (2"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"x6") TOP PLATES + 1-38x140 (1-2"x6") BOTTOM PLATE & MINIMUM OF 3-38x184 (3-2"x8") CONT. HEADER AT GRND.



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)(i), BATHTUB & 3.8.3.13.(4)(c), AND DETAILS PROVIDED.



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

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

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

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



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

** STUD INFORMATION TAKEN FROM OBC TABLE A-30

"CRIPPLE" DETAIL

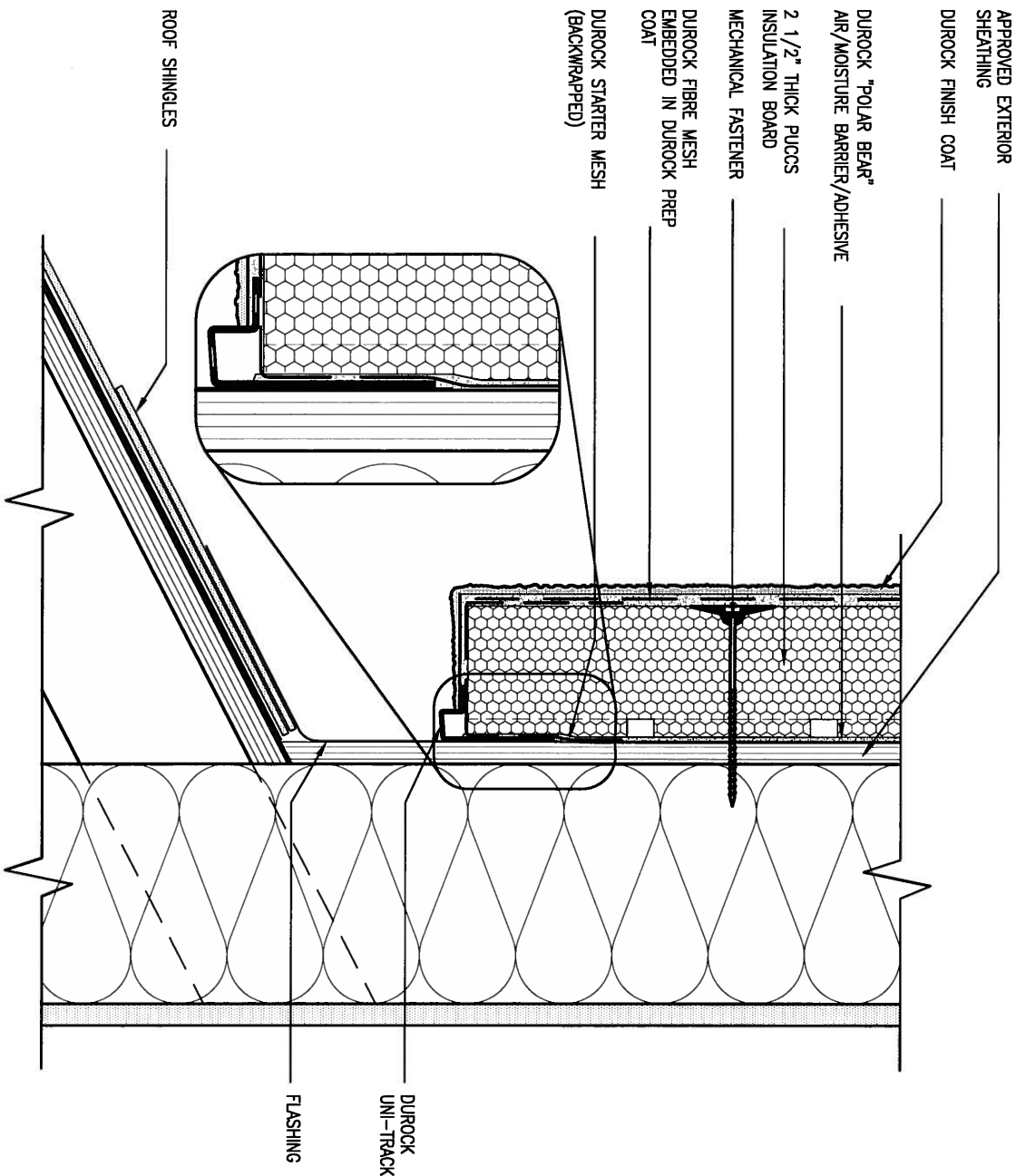


MAY 14, 2015

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.	 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON	CONST NOTE
8.	.	.	qualification information			
7.	.	.	Wellington Jno-Baptiste 25591			
6.	.	.	name registration information			
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.	 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON	CONST NOTE
3.	.	.				
2.	UPDATE TO CODE	APR 16-15	RC			
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC			
no.	description	date	by			

project name		municipality		project no.	
GREEN VALLEY ESTATES		BRADFORD		13045	
date		CONSTRUCTION NOTES		drawing no.	
APR 2014				CN2	
drawn by		checked by		scale	
RC		-		3/16" = 1'-0"	
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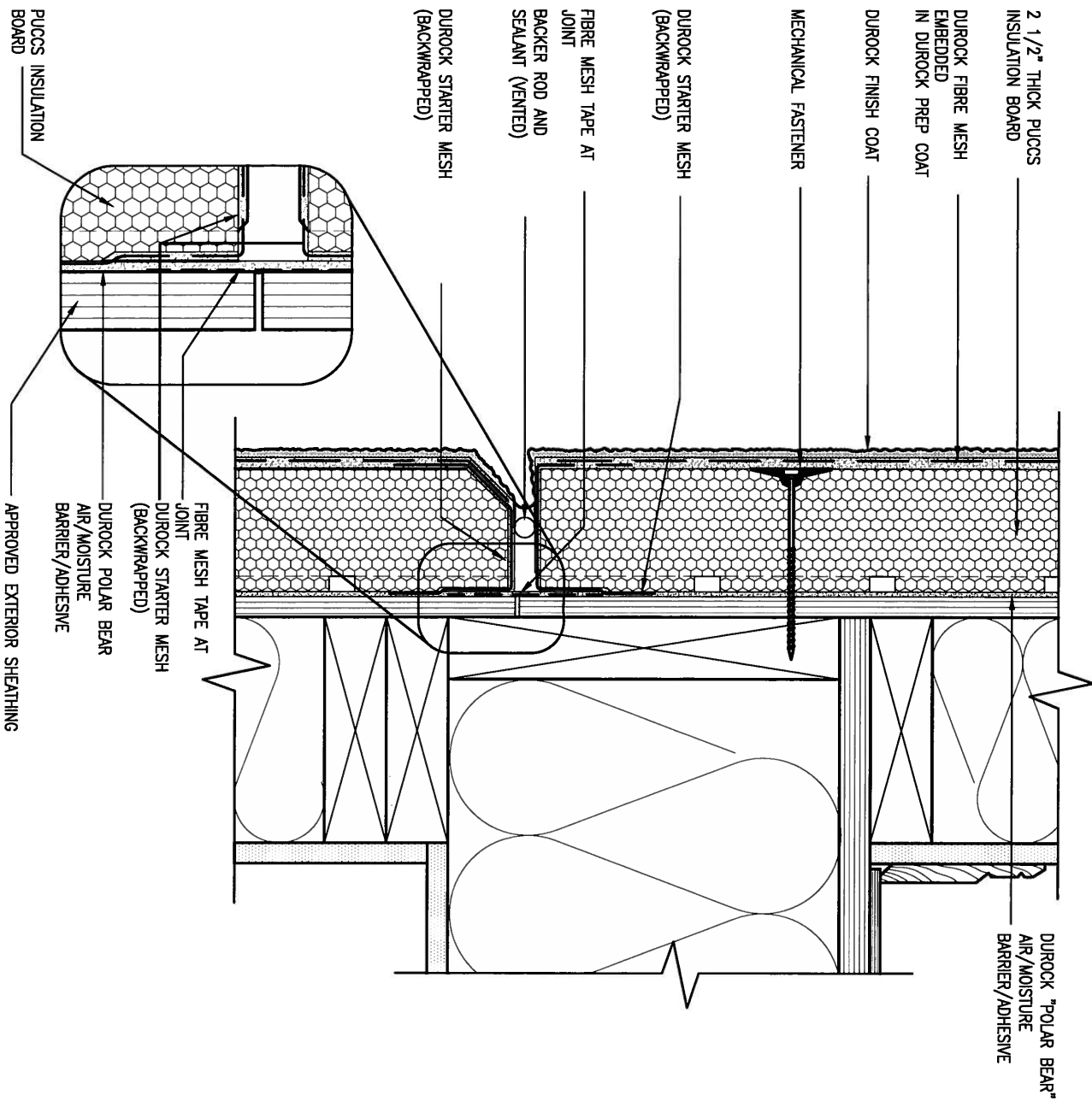
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3 STUCCO TERMINATION @ ROOF

CN4 SCALE: 3"=1'-0"

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



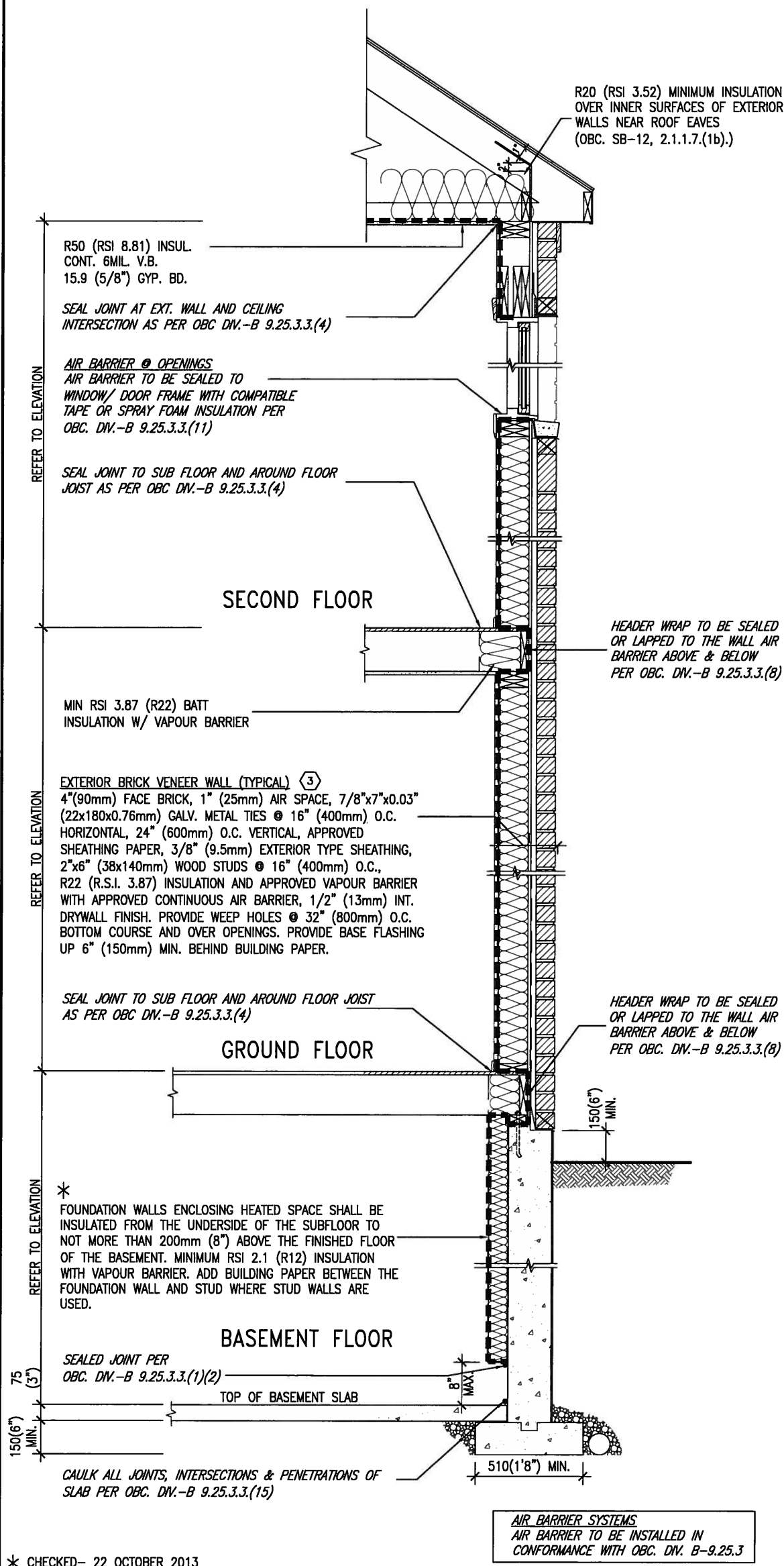
4 HORIZONTAL EXPANSION JOINT

CN4 SCALE: 3"=1'-0"

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

BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	checked by	scale
drawn by	RC	-	3/16" = 1'-0"
CONSTRUCTION NOTES		file name	CN4
13045-CONST-0BC 2015		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM	

SB12-COMPLIANCE PACKAGE 'J'



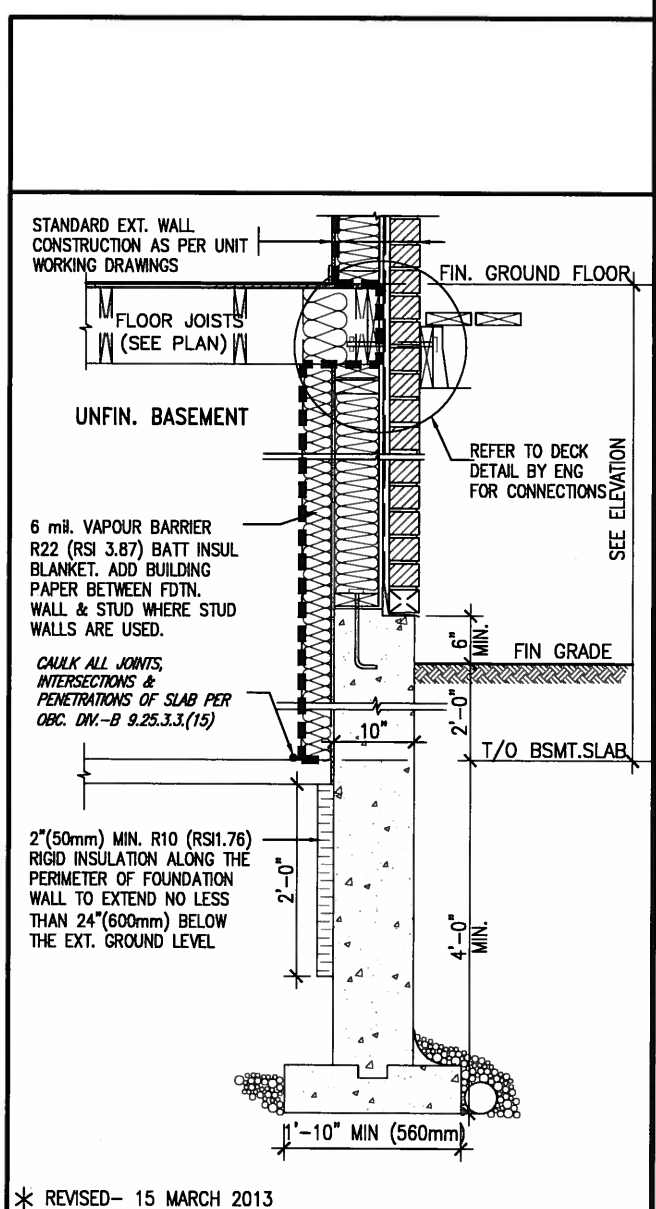
EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY
SECTION W/ BRICK VENEER SCALE: N.T.S.

SEMI & SINGLES ONLY

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

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

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO
MAY 14, 2015

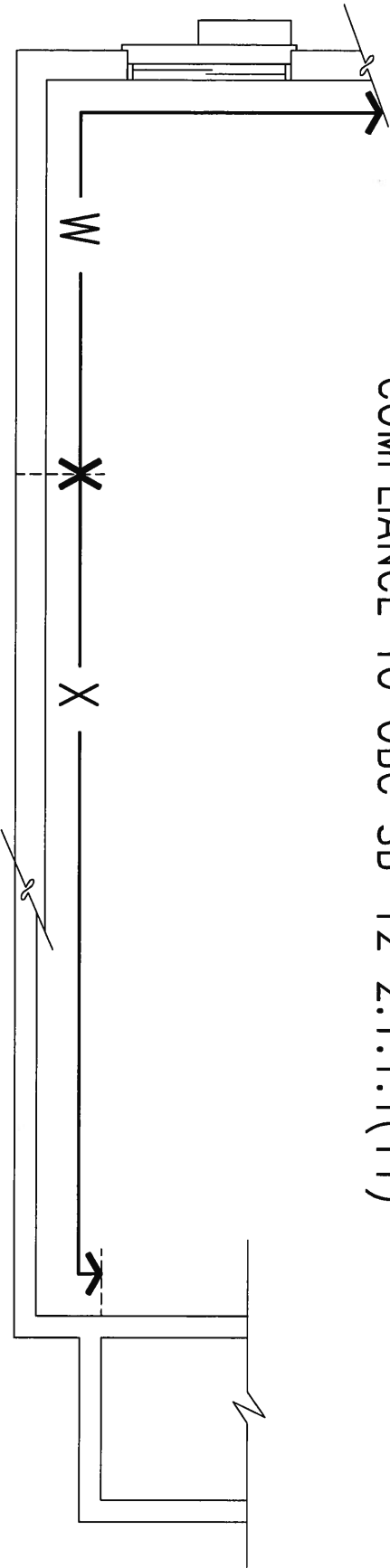


SECTION AT W.O.D/W.O.B.

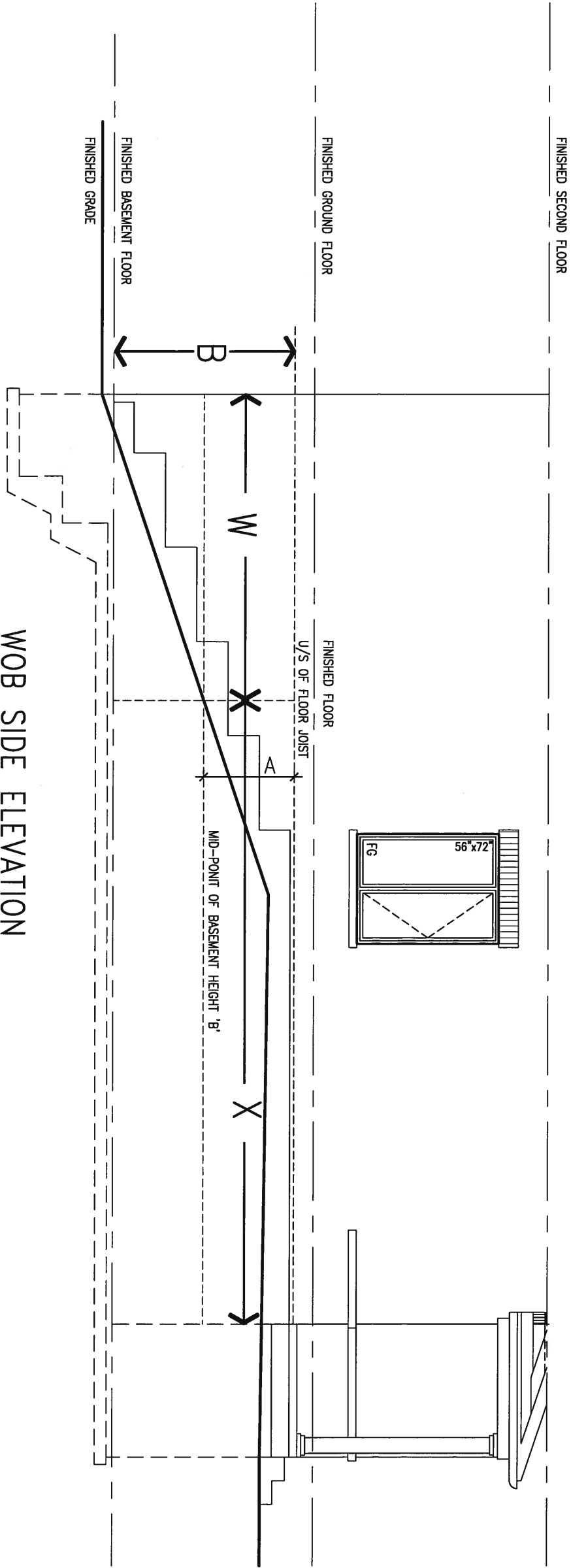
9 .		<p>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</p> <p>qualification information</p> <p>Wellington Jno-Baptiste 25591</p> <p>name registration information</p> <p>VA3 Design Inc. 42658</p>	<p>VA3 DESIGN</p> <p>300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com</p>	BAYVIEW WELLINGTON		CONST NOTE	
8 .				project name GREEN VALLEY ESTATES		project no. 13045	
7 .				municipality BRADFORD		drawing no. CN6	
6 .				date APR 2014		CONSTRUCTION NOTES	
5 .				drawn by RC		checked by 3/16" = 1'-0"	
4 .		scale		file name 13045-CONST-OBC 2015			
3 .		RC		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM			
2 UPDATE TO CODE		APR 16-15 RC		Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			
1 ISSUE FOR CLIENT REVIEW		MAY 07-14 RC					
no. description		date by					

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COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN



WOB SIDE ELEVATION

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

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



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.		25591		BAYVIEW WELLINGTON		CONST NOTE	
8 .		Wellington Jno-Baptiste		BCN		GREEN VALLEY ESTATES		project no. 13045	
7 .		name registration information		42658		municipality BRADFORD		CONSTRUCTION NOTES	
6 .		VA3 Design Inc.		RC		date APR 2014		file name 13045-CONST-OBC 2015	
5 .		Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		checked by		scale 3/16" = 1'-0"		drawing no. CN7	
4 .		2 UPDATE TO CODE		APR 16-15		drawn by RC		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:56 AM	
3 .		1 ISSUE FOR CLIENT REVIEW		MAY 07-14		date		by	
no. description		date		by					

MAY 14, 2015

project no.
13045

drawing no.

CN9

CONSTRUCTION NOTES

file name
13045-CONST-ORC 2015

BRADFORD

project name
GREEN VALLEY ESTATES

project norm

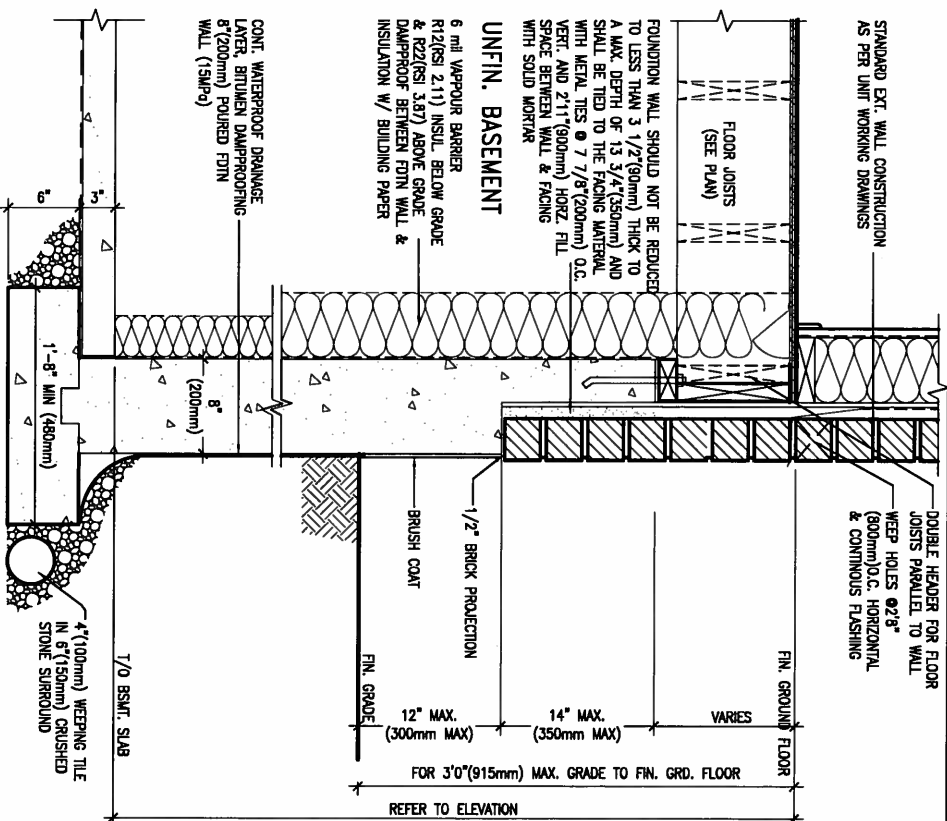
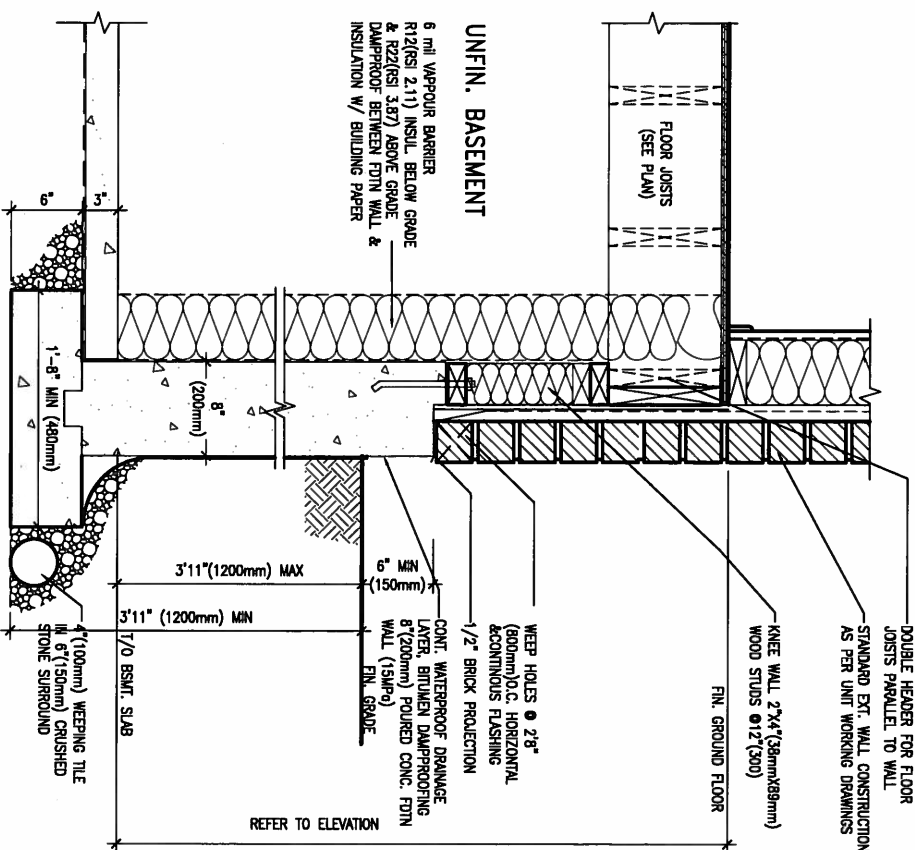
date
APR 2014drawn by
RC

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

File name:
13045-CONST-ORC 2015

015.dwg - Mon - May 4 2015 - 4:04 PM

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~~EW3.08B~~ HEIGHTS BETWEEN 3'11" (1200mm) AND

5'4" (1620mm) BASEMENT SLAB TO GRADE

N.T.S.

EW3.07B) TO BASEMENT SLAB 3'11" (1200mm)

MAX. HEIGHT DIFFERENCE

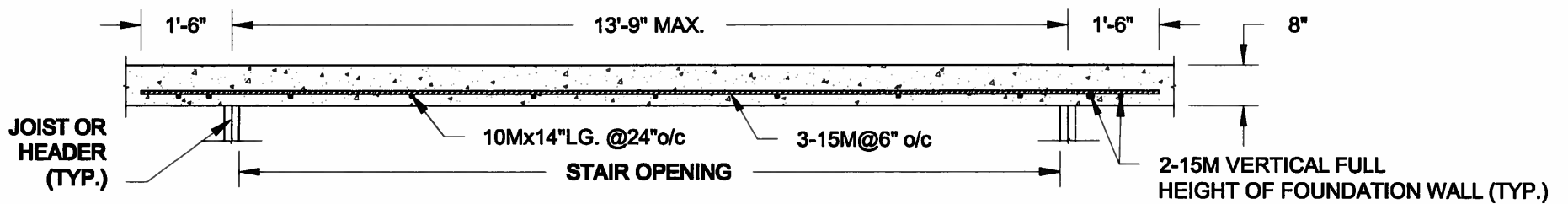
N.T.S.

EW3.06B) GRADE TO FIN. FLOOR 3'0" (900mm)

MAX. HEIGHT DIFFERENCE

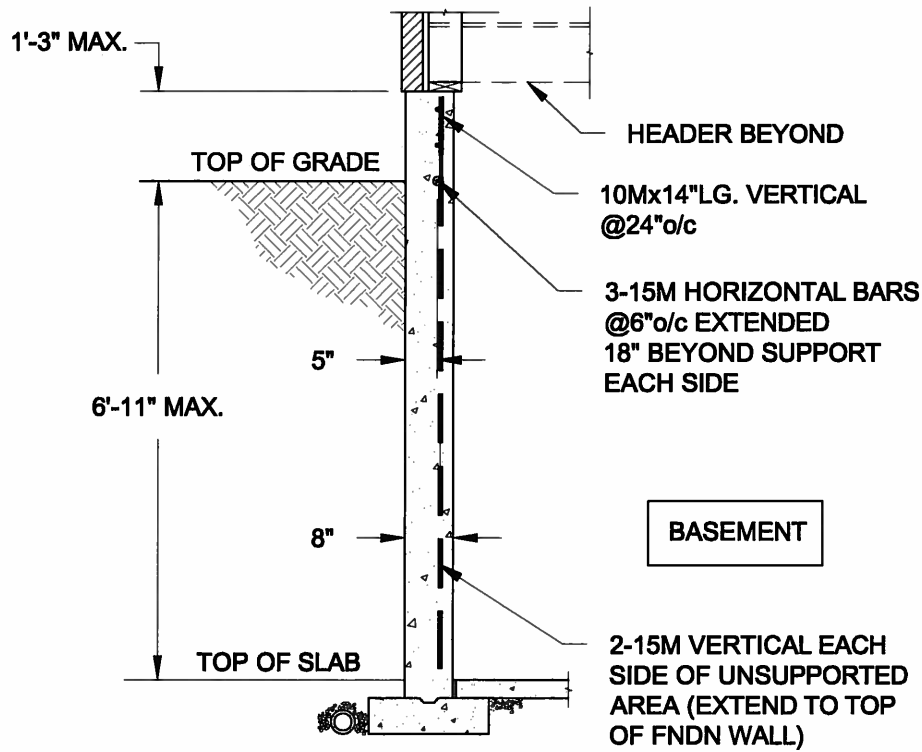
N.T.S.

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



PLAN VIEW

NOT TO SCALE

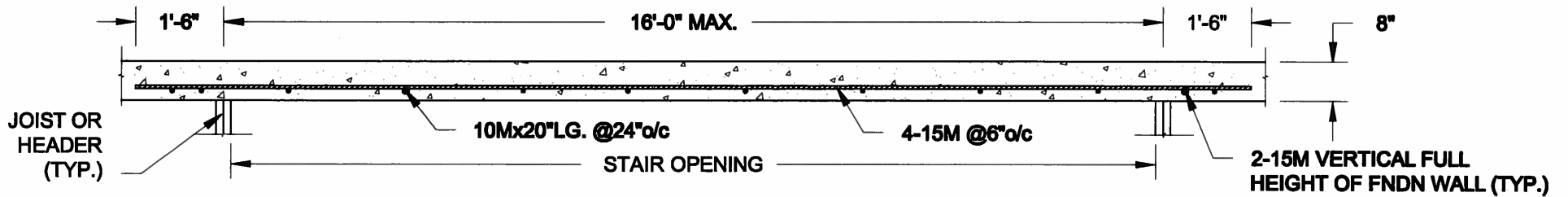


NOTE:

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.

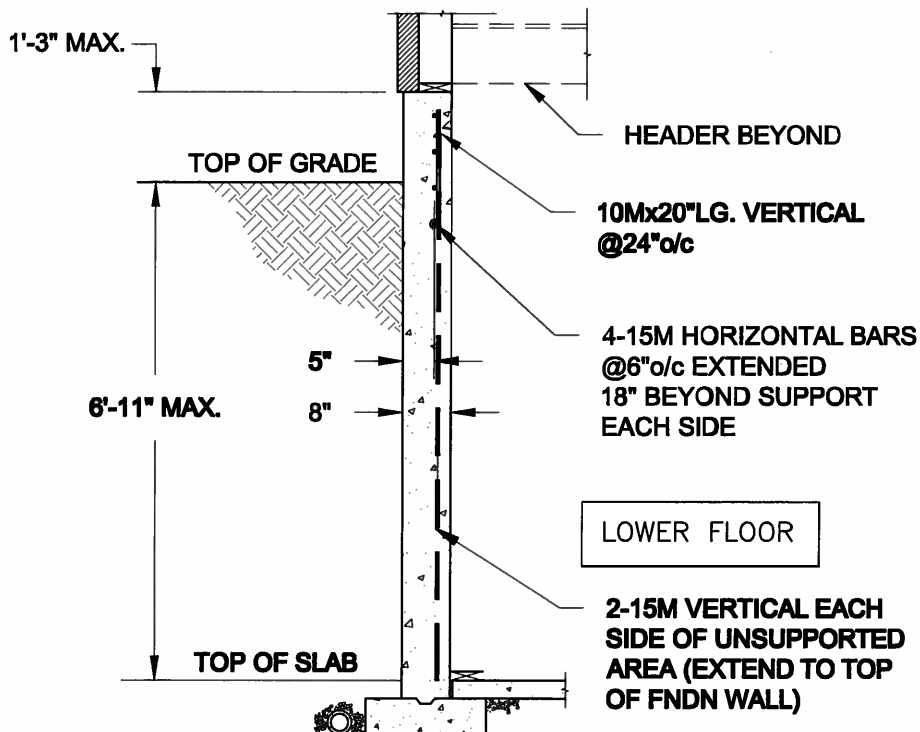
1A LATERALLY UNSUPPORTED WALL

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 LATERALLY UNSUPPORTED WALL

SCALE: 3/8" = 1'-0"

Scale:
AS NOTED

Date:
FEB-26-2015

Drawn: SC
Checked: SJB

QUAILE ENGINEERING LTD.



38 Parkside Drive, UNIT 7
Newmarket, ON
L3Y 8J9
T: 905-853-8547
E: quaile.eng@rogers.com

Engineer's Seal:



APR 24, 2015

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

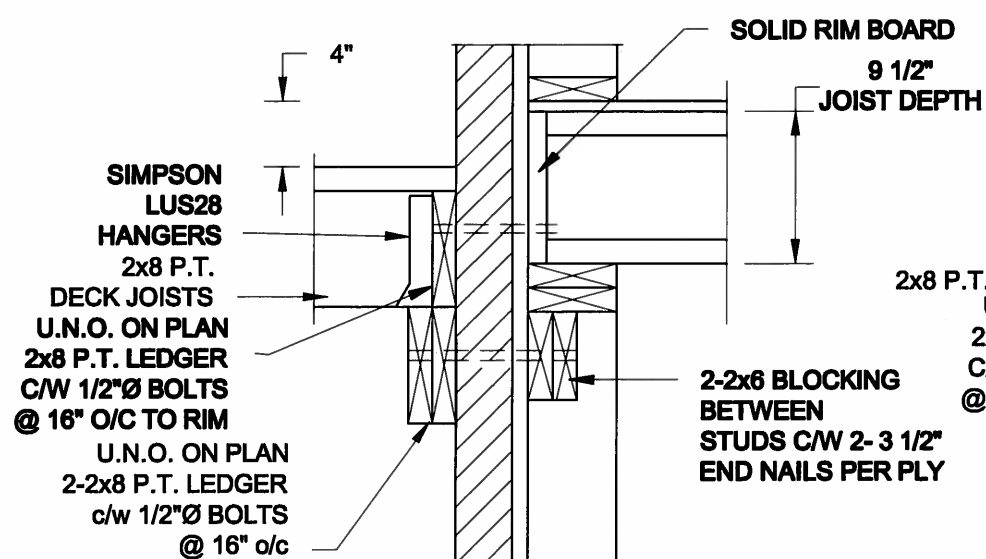
Project No.:

14-095

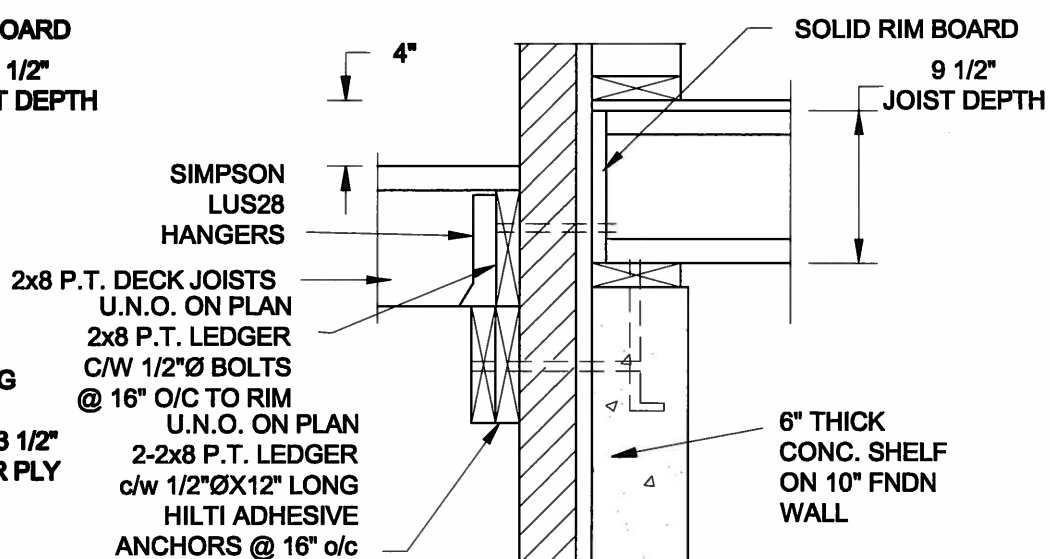
Drawing No.:

S1

FOR 9 1/2" JOIST DEPTH



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

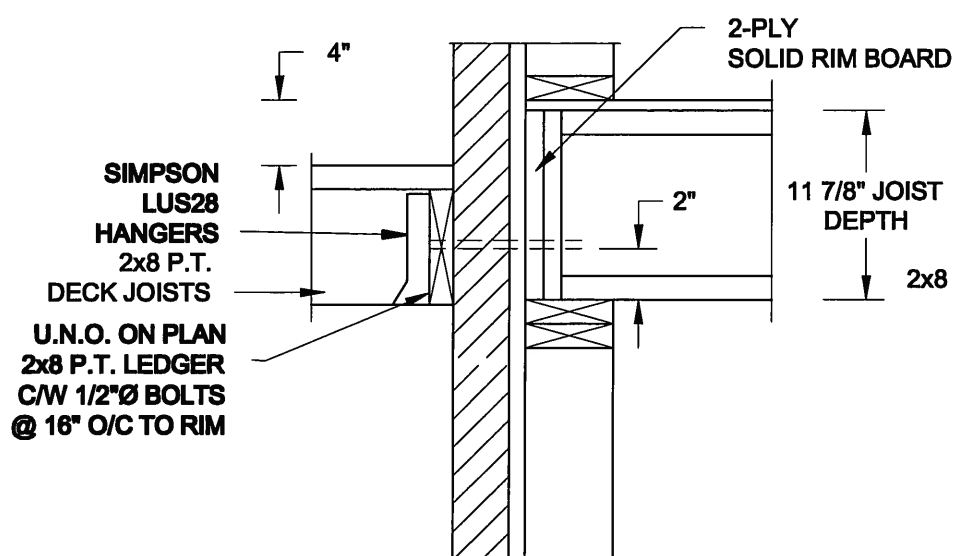


1B DECK FASTENING DETAIL

S2 SCALE: 1" = 1'-0"

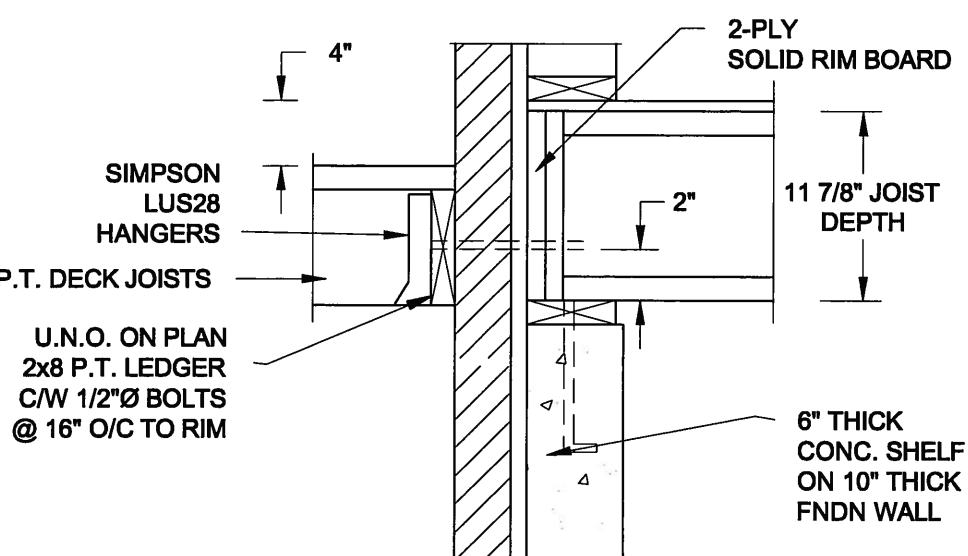
- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL**
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 8" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

FOR 11 7/8" JOIST DEPTH



2A DECK FASTENING DETAIL

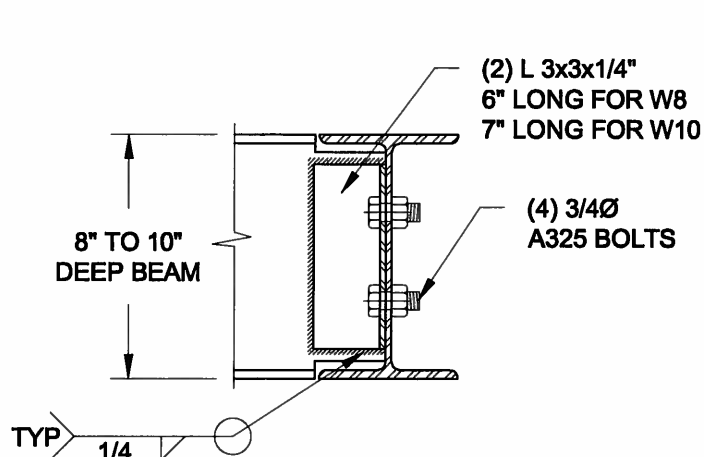
S2 SCALE: 1" = 1'-0"



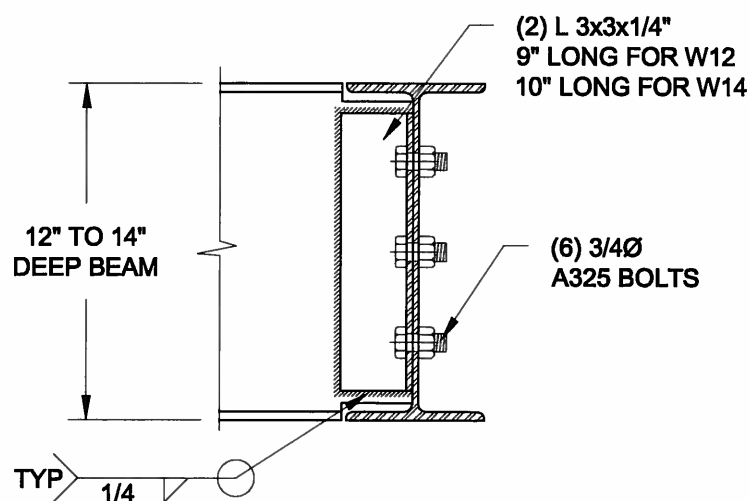
2B DECK FASTENING DETAIL

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.**

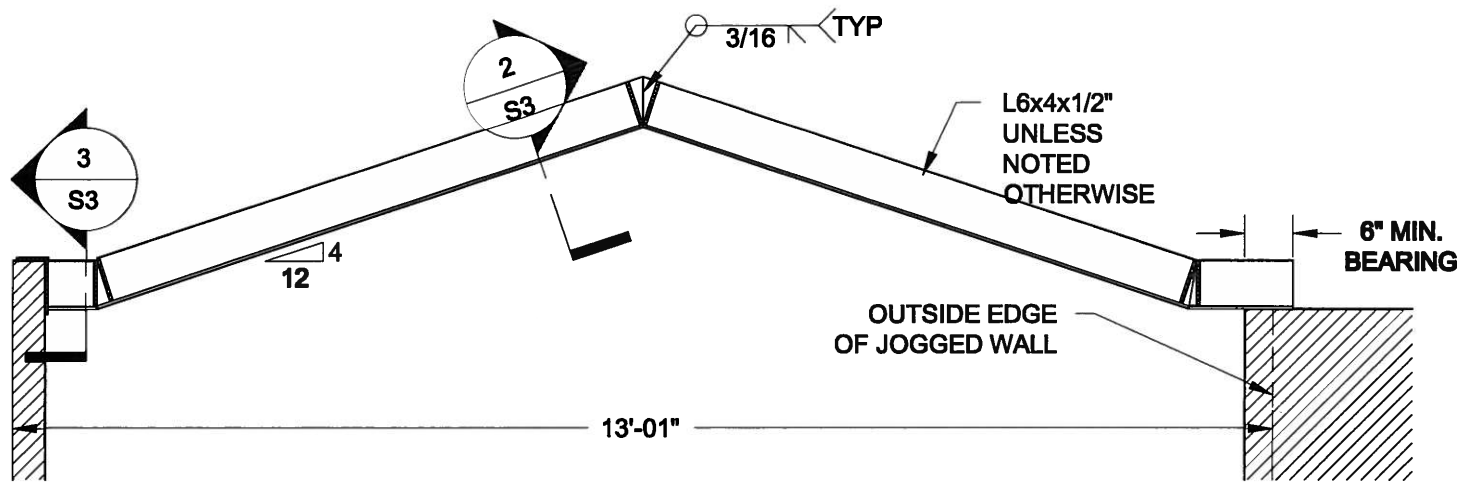
3 STEEL BEAM CONNECTION DETAIL

S2 SCALE: 1-1/2" = 1'-0"

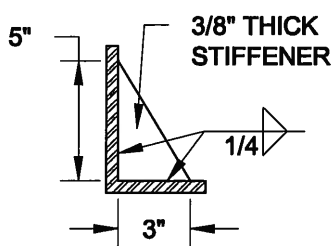
SCALE: 1-1/2" = 1'-0"

Scale: AS NOTED		QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal:  APR 24, 2015	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO	
Date: FEB-28-2015				TYPICAL STRUCTURAL DETAILS FOR SINGLES	
Drawn: SC	Checked: SJB			Project No.: 14-095	Drawing No.: S2

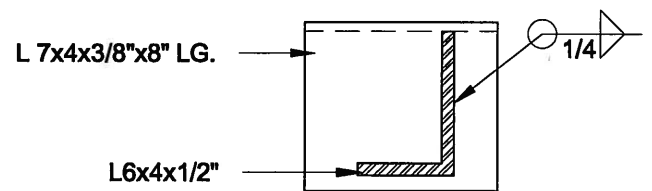
File# C-092014-14-095 BAYVIEW WELLINGTON GREEN VALLEY SINGLE 14-095.com



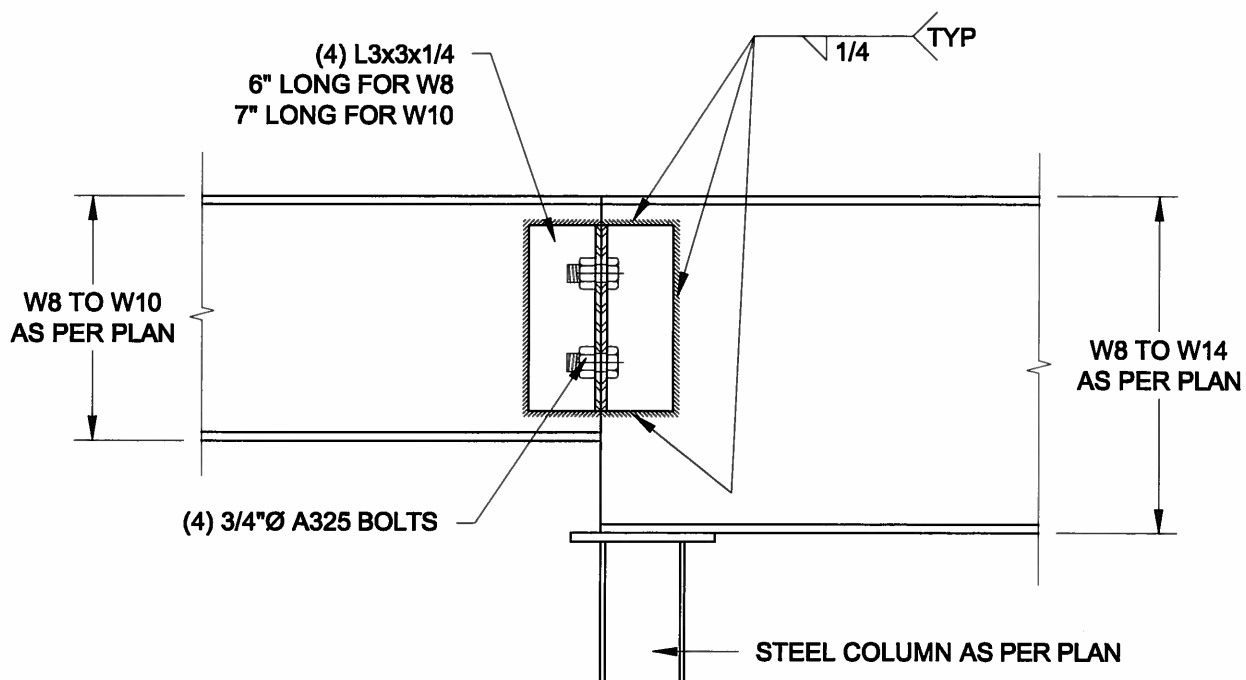
1
S3 **STEEL LINTEL AT GABLE**
SCALE: 1/2" = 1' - 0"



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



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



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

Scale:
AS NOTED

Date:
FEB-28-2015

Drawn:
SC

Checked:
SJB

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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