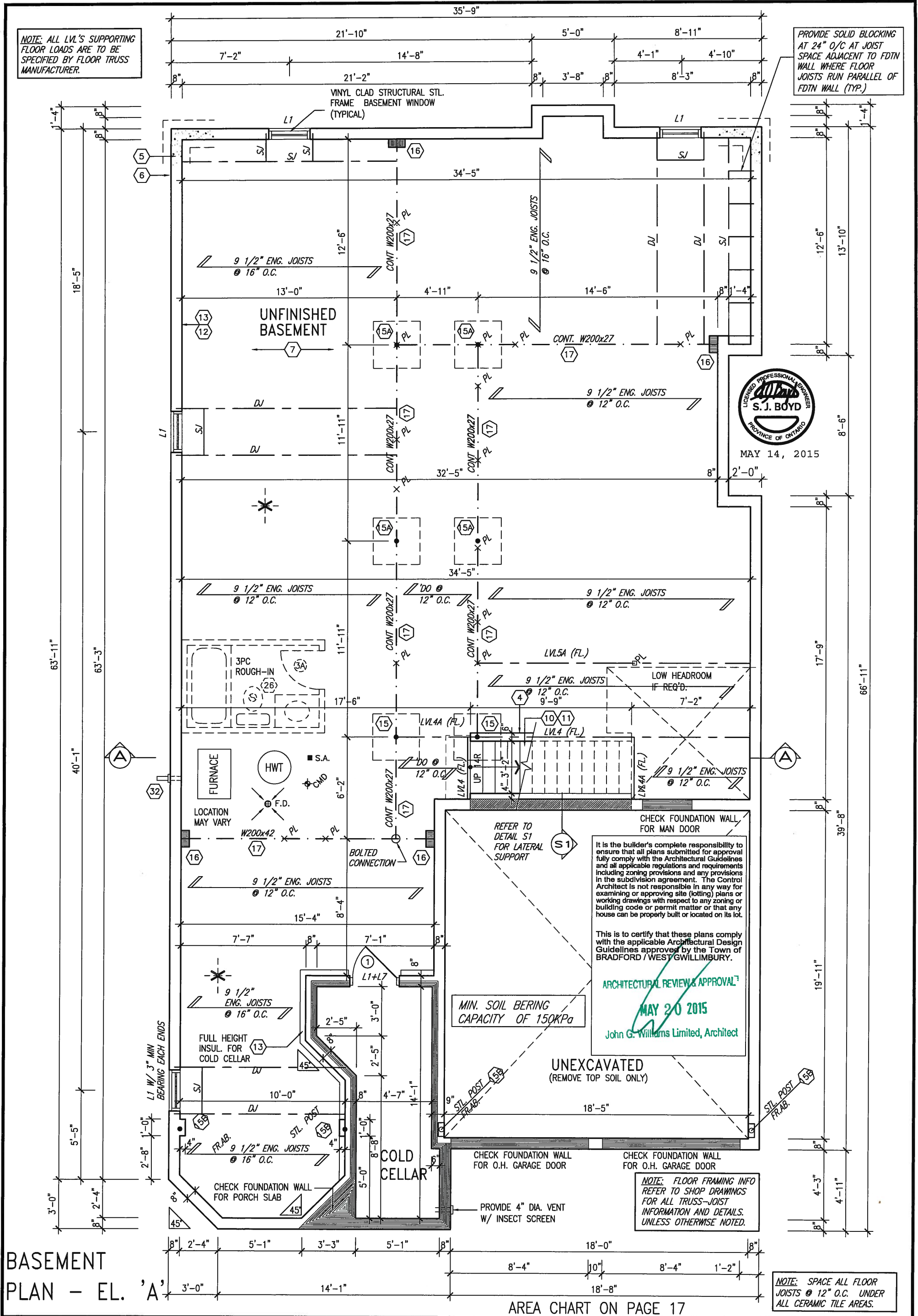


NOTE: ALL LVL'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY FLOOR TRUSS MANUFACTURER.

PROVIDE SOLID BLOCKING
AT 24" O/C AT JOIST
SPACE ADJACENT TO FDTN
WALL WHERE FLOOR
JOISTS RUN PARALLEL OF
FDTN WALL (TYP.)



BASEMENT
PLAN - EL. 'A'

AREA CHART ON PAGE 17

| | | | | | | | | |
|-----|---------------------------------------|----------|--|---|-------------------------------|---|--------------------|-----------|
| 9. | . | . | The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. |  VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com | BAYVIEW WELLINGTON | | S42-1B LOFT | |
| 8. | . | . | qualification information | | project name | municipality | project no. | |
| 7. | . | . | Wellington Jno-Baptiste | | GREEN VALLEY ESTATES | | BRADFORD, ON | |
| 6. | . | . | signature | | BASEMENT PLAN - ELEVATION 'A' | | drawing no. | |
| 5. | . | . | BCIN | | date | checked by | scale | file name |
| 4. | . | . | registration information | 2014-09 | - | 3/16" = 1'-0" | 13045-S42-1B-LOFT | |
| 3. | REVISED AS PER ENG'S COMMENTS | 15-05-04 | RC | drawn by | | RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-1B-LOFT.dwg - Tue - May 12 2015 - 9:38 AM | | |
| 2. | ADDED REAR UPGRADE ELEVATIONS. | 14-10-06 | GW | t 416.630.2255 f 416.630.4782 | | 1 | | |
| 1. | ISSUED FOR CLIENT COMMENT AND PRICING | 14-09-15 | RAAM | va3design.com | | | | |
| no. | description | date | by | Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled. | | | | |

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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.

TOP OF
PLATE:
13'-0" A.F.F.

2"x12" W/ SPRAY INSULATION
BETWEEN JOIST, 6 MIL
POLYETHYLENE VAPOUR BARRIER,
1/2" GYPSUM BOARD INT. FINISH.

MAY 14, 2015

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

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ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect

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

GROUND FLOOR
PLAN - EL. 'A'

| | | | |
|-----|---------------------------------------|----------|-----|
| 9 | . | . | . |
| 8 | . | . | . |
| 7 | . | . | . |
| 6 | . | . | . |
| 5 | . | . | . |
| 4 | . | . | . |
| 3 | REVISED AS PER ENG'S COMMENTS | 15-05-04 | RC |
| 2 | ADDED REAR UPGRADE ELEVATIONS. | 14-10-06 | GW |
| 1 | ISSUED FOR CLIENT COMMENT AND PRICING | 14-09-15 | RAM |
| 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 | signature |
| registration information | BCIN |
| VA3 Design Inc. | 42658 |

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

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DESIGN

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Toronto ON M3H 1S8
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va3design.com

BAYVIEW WELLINGTON

S42-1B LOFT

project name
GREEN VALLEY ESTATES

BRADFORD, ON

project no.
1.3045

date _____

GROUND FLOOR PLAN - ELEVATION 'A'

drawing no.

2014-09

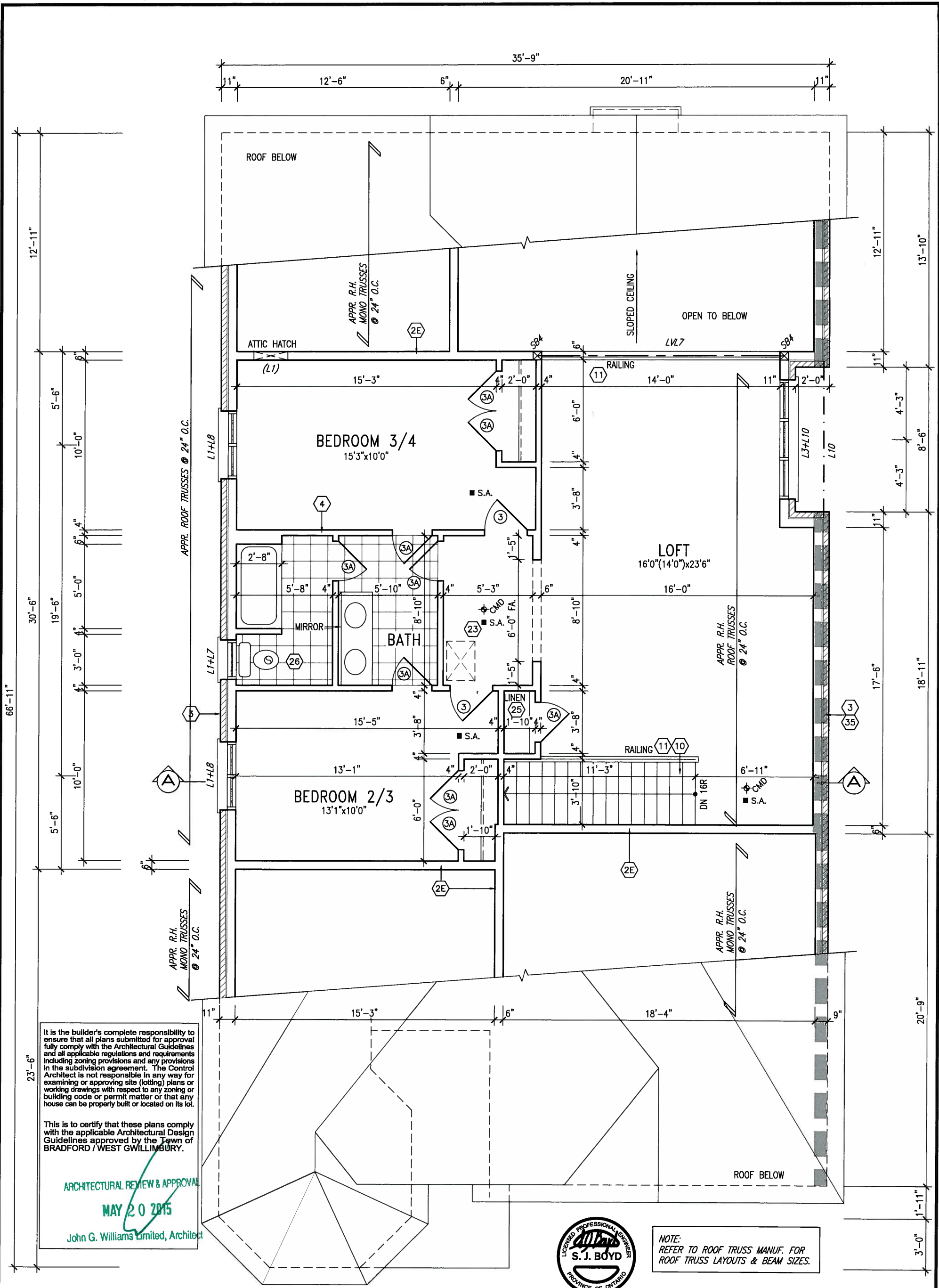
checked by _____ scale
- 3/16" = 1'-0"

ELEVATION A

RICHARD - H \ARCHIVE\WORKING\2013\13045 BW\units\42'\13045-S42-1B-LOFT.dwg - Tue - May 12 2015 - 9:38 AM

2

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| | | | | | | | | |
|---|--|--|---|------|--|---|--|--|
| 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. | | | INDICATES FIRE RATED WALL ASSEMBLY | | |
| 8 . | | | qualification information | | | BAYVIEW WELLINGTON | | |
| 7 . | | | Wellington Jno-Baptiste 25591 | | | S42-1B LOFT | | |
| 6 . | | | name registration information BCIN | | | project no. 13045 | | |
| 5 . | | | VA3 Design Inc. 42658 | | | BRADFORD, ON | | |
| 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. | | | LOFT PLAN - ELEVATION 'A' | | |
| 3 REVISED AS PER ENG'S COMMENTS | | | 15-05-04 | RC | | date 2014-09 | | |
| 2 ADDED REAR UPGRADE ELEVATIONS. | | | 14-10-06 | GW | | drawn by RAAM | | |
| 1 ISSUED FOR CLIENT COMMENT AND PRICING | | | 14-09-15 | RAAM | | checked by RAAM | | |
| no. description | | | date | by | | scale 3/16" = 1'-0" | | |
| | | | | | | file name 13045-S42-1B-LOFT | | |
| | | | | | | drawing no. 3 | | |
| | | | | | | RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-1B-LOFT.dwg - Tue - May 12 2015 - 9:38 AM | | |

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~~MAY 20 2015~~

~~John G. Williams Limited, Architect~~



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

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



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-Baptista 25591 |
| 6 | . | . | . | name signature BCIN |
| 5 | . | . | . | registration information |
| 4 | . | . | . | VA3 Design Inc. 42658 |
| 3 | REVISED AS PER ENG'S COMMENTS | 15-05-04 | 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. |
| 2 | ADDED REAR UPGRADE ELEVATIONS. | 14-10-06 | GW | |
| 1 | ISSUED FOR CLIENT COMMENT AND PRICING | 14-09-15 | RAM | |
| no. | description | date | by | |



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t 416.630.2255 f 416.630.4782
va3design.com

| | | |
|--|---------------------|----------------------|
| BAYVIEW WELLINGTON | | S42-1B LOFT |
| project name | municipality | project no. |
| GREEN VALLEY ESTATES | BRADFORD, ON | 13045 |
| date | | drawing no. |
| 2014-09 | | 4 |
| PARTIAL FLOOR PLANS - ELEVATION 'B' | | |
| drawn by | checked by | scale |
| RAAM | - | 3/16" = 1'-0" |
| file name | | |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045 BW\units\42\13045-S42-1B-LOFT.dwg | | |
| - Tue - May 12 2015 - 9:38 AM | | |

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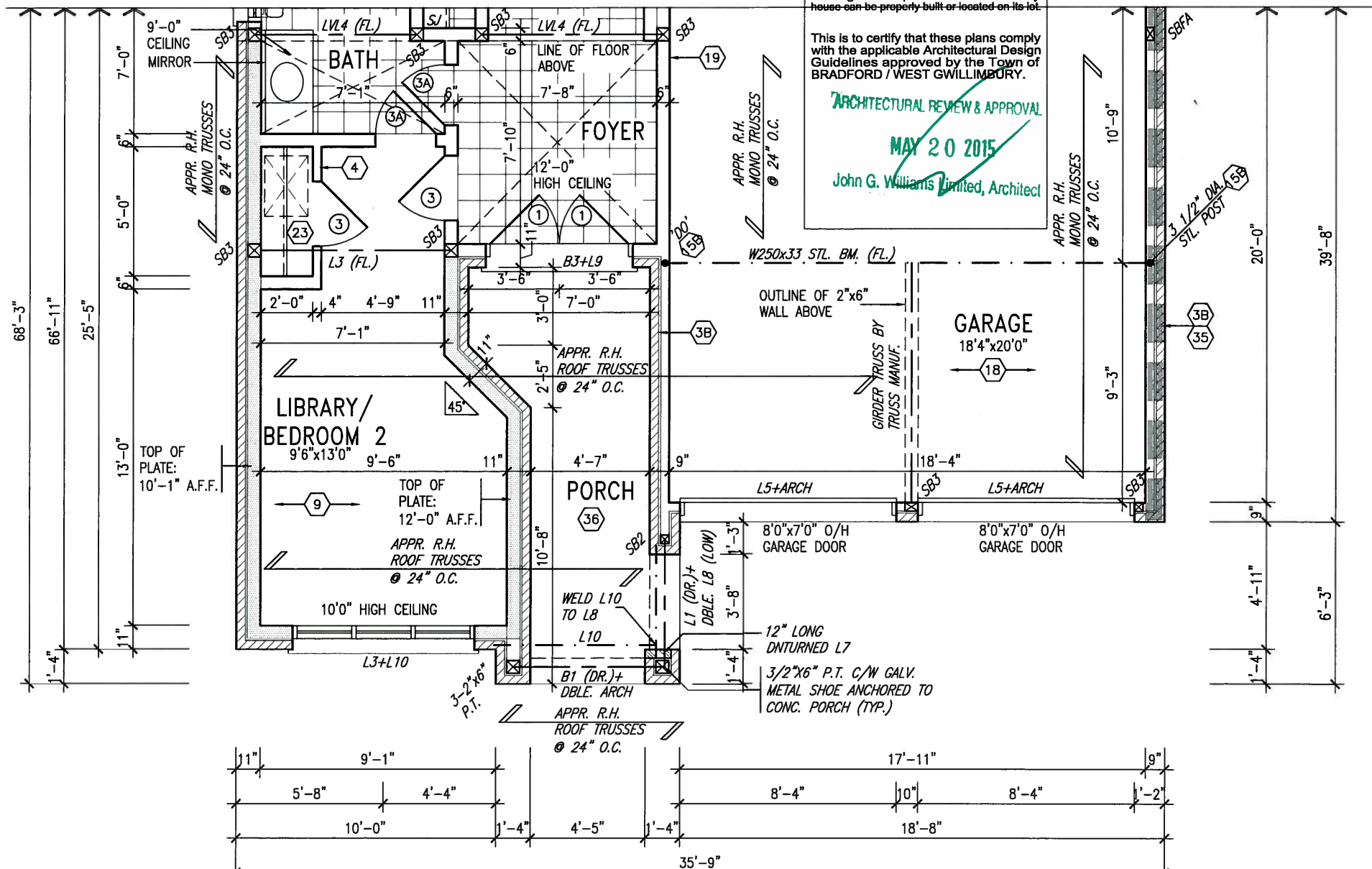
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ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect



GROUND FLOOR PLAN - ELEV. 'C'

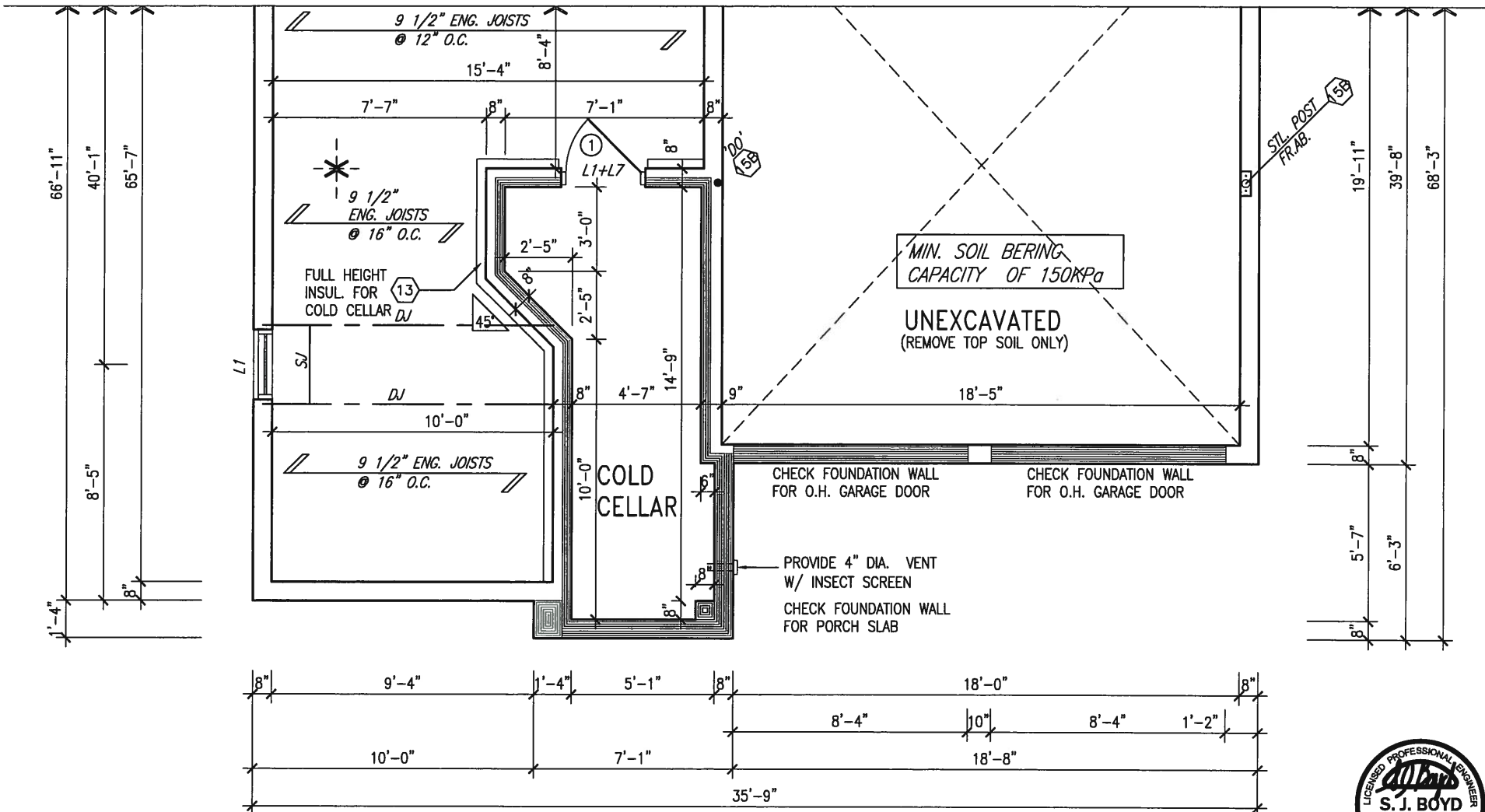
REFER TO FULL PLANS FOR TYPICAL NOTES.

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

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



BASEMENT PLAN - ELEV. 'C'



MAY 14, 2015

| | | | | | |
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| 5 | | | | | |
| 4 | | | | | |
| 3 | REVISED AS PER ENG'S COMMENTS | 15-05-04 | RC | | |
| 2 | ADDED REAR UPGRADE ELEVATIONS. | 14-10-06 | GW | | |
| 1 | ISSUED FOR CLIENT COMMENT AND PRICING | 14-09-15 | RAAM | | |
| no. | description | date | by | | |

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

qualification information

Wellington Jno-Baptiste

signature

25591

name

registration information

VA3 Design Inc.

42658

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

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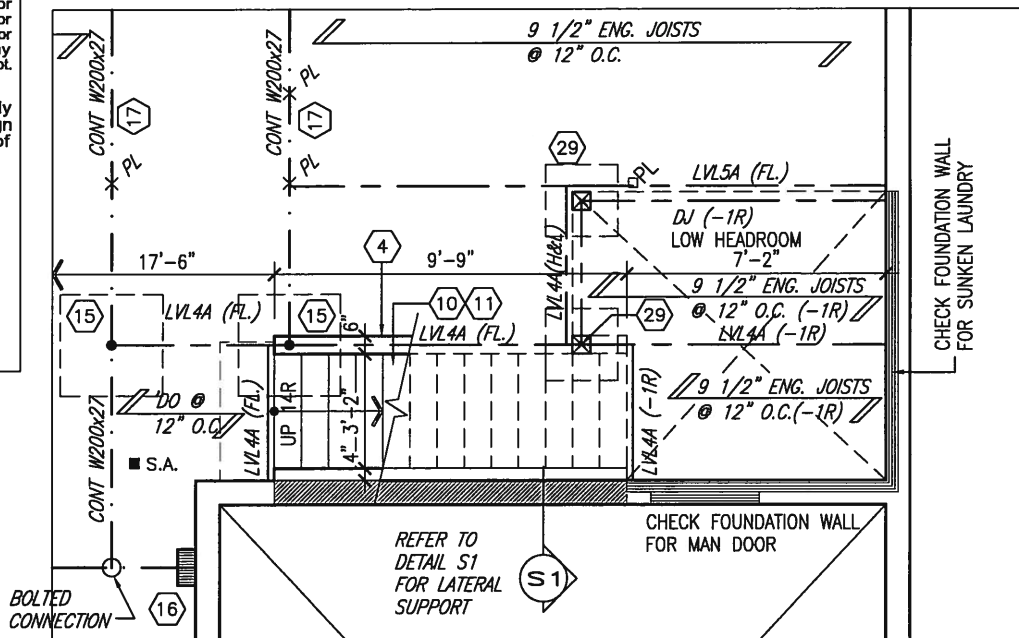
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t 416.630.2255 f 416.630.4782
va3design.com

| | | | |
|---|----------------------|--------------|---------------|
| BAYVIEW WELLINGTON | | S42-1B LOFT | |
| project name | GREEN VALLEY ESTATES | municipality | BRADFORD, ON |
| date | 2014-09 | scale | 3/16" = 1'-0" |
| drawn by | RAAM | checked by | |
| file name | 13045-S42-1B-LOFT | drawing no. | 5 |
| PARTIAL FLOOR PLANS - ELEVATION 'C' | | | |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-1B-LOFT.dwg - Tue - May 12 2015 - 9:38 AM | | | |

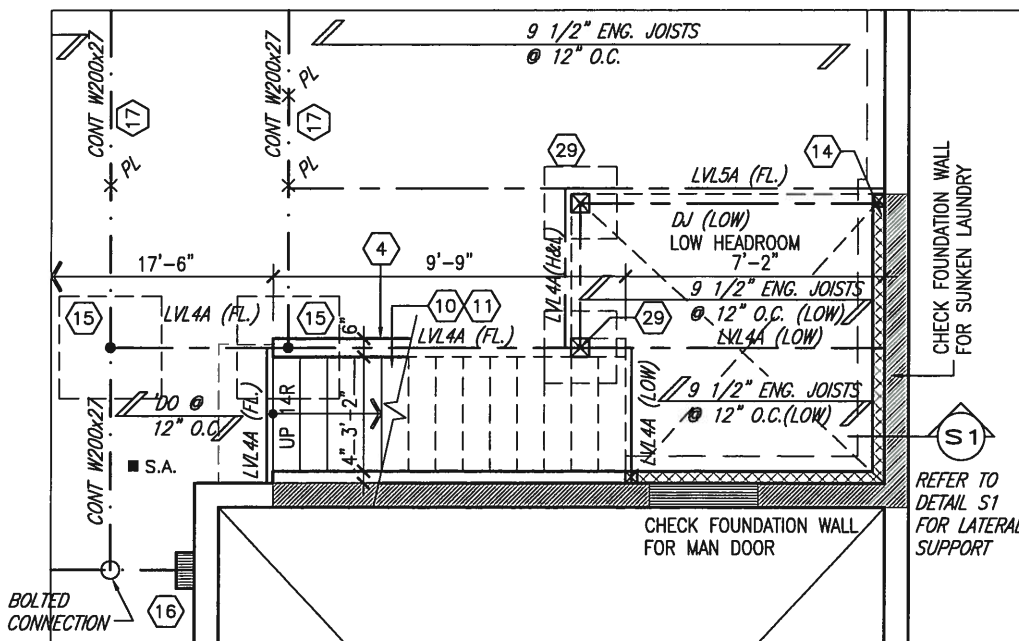
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ARCHITECTURAL REVIEW & APPROVAL
MAY 20 2015
John G. Williams Limited, Architect



PARTIAL BASEMENT PLAN
W/ 1R SUNKEN MUD AREA ABOVE



REFER TO FULL PLANS FOR
TYPICAL NOTES.

PARTIAL BASEMENT PLAN
W/ 2R OR MORE SUNKEN MUD
AREA ABOVE



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. qualification information Wellington Jno-Baptiste signature name registration information VA3 Design Inc. | 25591 BCN 42658 | VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com | BAYVIEW WELLINGTON GREEN VALLEY ESTATES BRADFORD, ON | S42-1B LOFT - | project no. 13045 | drawing no. 6 | |
| 8 | . | . | . | | | | | | | | |
| 7 | . | . | . | | | | | | | | |
| 6 | . | . | . | | | | | | | | |
| 5 | . | . | . | | | | | | | | |
| 4 | . | . | . | | | | | | | | |
| 3 | REVISED AS PER ENG'S COMMENTS | 15-05-04 | 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. | | | | | | | |
| 2 | ADDED REAR UPGRADE ELEVATIONS. | 14-10-06 | GW | | | | | | | | |
| 1 | ISSUED FOR CLIENT COMMENT AND PRICING | 14-09-15 | RAAM | | | | | | | | |
| no. | description | date | by | | | | | | | | |

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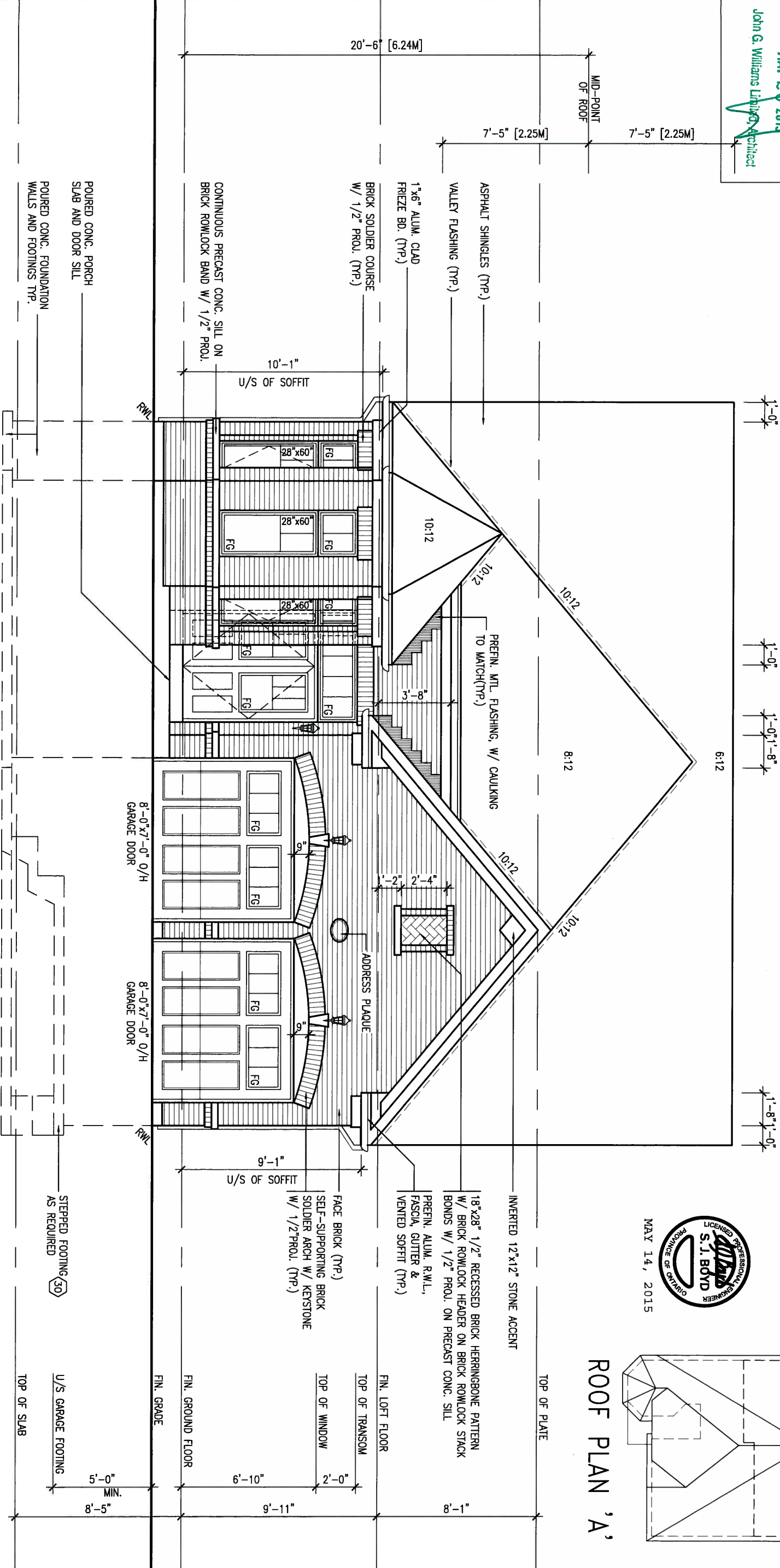
ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

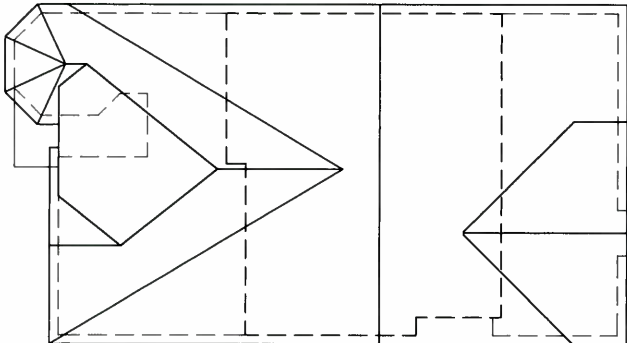
John G. Williams Limited, Architect

| UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7)) | | | |
|--|------------------------------|--------------|------------|
| SA2-1B LOFT ELEVATION A | ENERGY EFFICIENCY - OBC SB12 | | |
| ELEVATION | WALL AREA S.F. | OPENING S.F. | PERCENTAGE |
| FRONT | 416.00 S.F. | 60.33 S.F. | 14.50 % |
| LEFT SIDE | 1004.00 S.F. | 73.89 S.F. | 7.36 % |
| RIGHT SIDE | 1033.00 S.F. | 56.00 S.F. | 5.42 % |
| REAR | 466.00 S.F. | 170.72 S.F. | 36.64 % |
| TOTAL SQ. FT. | 2919.00 S.F. | 360.94 S.F. | 12.37 % |
| TOTAL SQ. M. | 271.18 S.M. | 33.53 S.M. | 12.37 % |

FRONT ELEVATION 'A'



ROOF PLAN 'A'



| | | | |
|-----|---------------------------------------|----------|------|
| 9. | | | |
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| 7. | | | |
| 6. | | | |
| 5. | | | |
| 4. | | | |
| 3. | REVISED AS PER ENG'S COMMENTS | 15-05-04 | RC |
| 2. | ADDED REAR UPGRADE ELEVATIONS. | 14-10-06 | GW |
| 1. | ISSUED FOR CLIENT COMMENT AND PRICING | 14-09-15 | RAAM |
| no. | description | date | by |

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

qualification information

Wellington Jno-Baptiste 25591 BCIN

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.

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| | | | | |
|---|--|--------------|---------------------|-------------------|
| BAYVIEW WELLINGTON | | | S42-1B LOFT | |
| project name | | municipality | | project no. |
| GREEN VALLEY ESTATES | | BRADFORD, ON | | 13045 |
| date | | | drawing no. | |
| 2014-09 | | | FRONT ELEVATION 'A' | |
| drawn by | | checked by | scale | file name |
| RAAM | | - | 3/16" = 1'-0" | 13045-S42-1B-LOFT |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-1B-LOFT.dwg - Tue - May 12 2015 - 9:38 AM | | | | |

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

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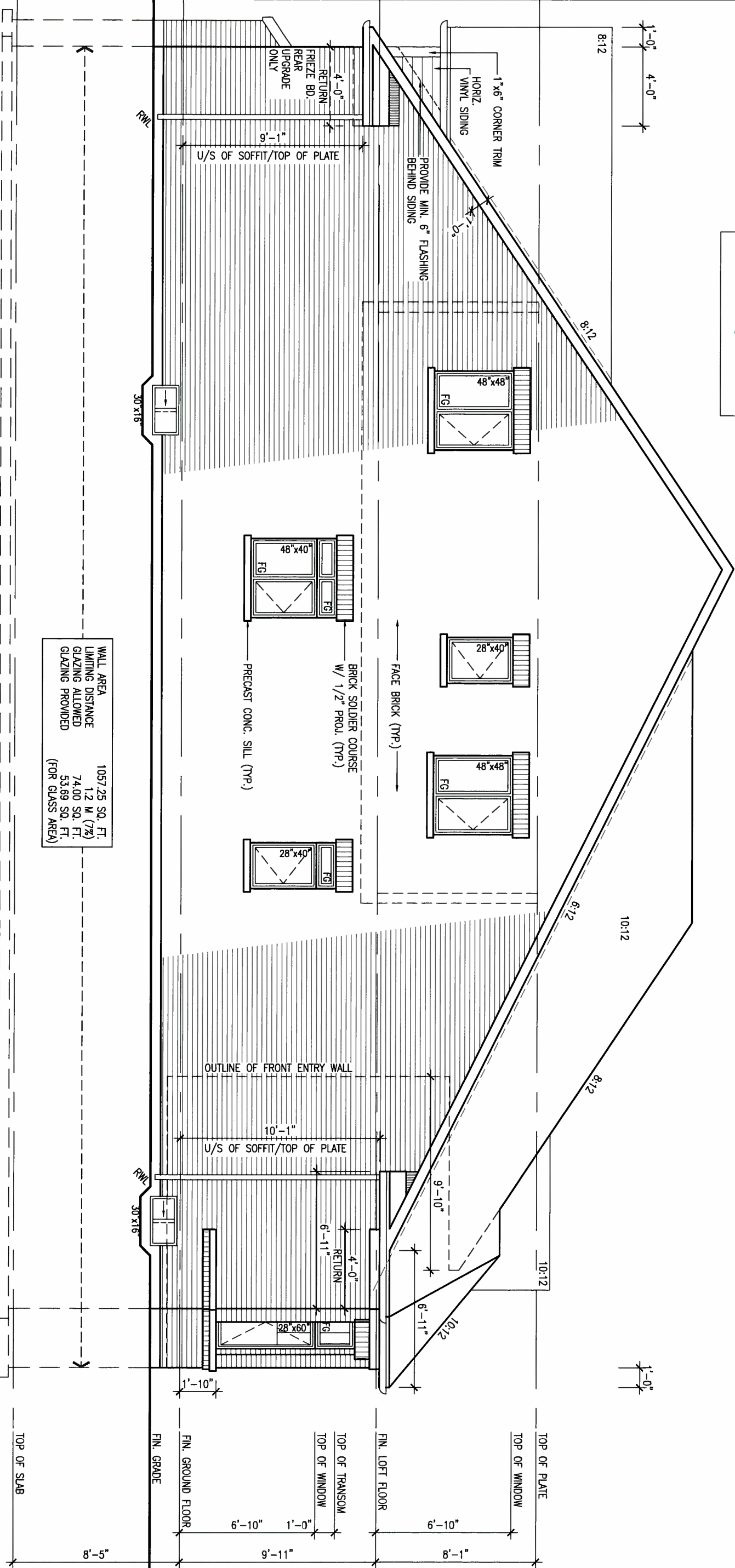
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GUILMBURY.

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

MAY 14, 2015



LEFT SIDE ELEVATION 'A'



| | |
|-------------------|-----------------|
| WALL AREA | 1057.25 SQ. FT. |
| LIMITING DISTANCE | 1.2 M (7%) |
| GLAZING ALLOWED | 74.00 SQ. FT. |
| GLAZING PROVIDED | 53.89 SQ. FT. |
| (FOR GLASS AREA) | |

| | | | |
|-----|---------------------------------------|----------|------|
| 9. | . | . | . |
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| 5. | . | . | . |
| 4. | . | . | . |
| 3. | REVISED AS PER ENG'S COMMENTS | 15-05-04 | RC |
| 2. | ADDED REAR UPGRADE ELEVATIONS. | 14-10-06 | GW |
| 1. | ISSUED FOR CLIENT COMMENT AND PRICING | 14-09-15 | RAAM |
| no. | description | date | by |

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

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| | | | |
|---|----------------------|--------------|-------------------|
| BAYVIEW WELLINGTON | | S42-1B LOFT | |
| project name | GREEN VALLEY ESTATES | municipality | BRADFORD, ON |
| date | 2014-09 | project no. | 13045 |
| drawn by | RAAM | checked by | - |
| scale | 3/16" = 1'-0" | file name | 13045-S42-1B-LOFT |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-1B-LOFT.dwg - Tue - May 12 2015 - 9:38 AM | | drawing no. | 8 |

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

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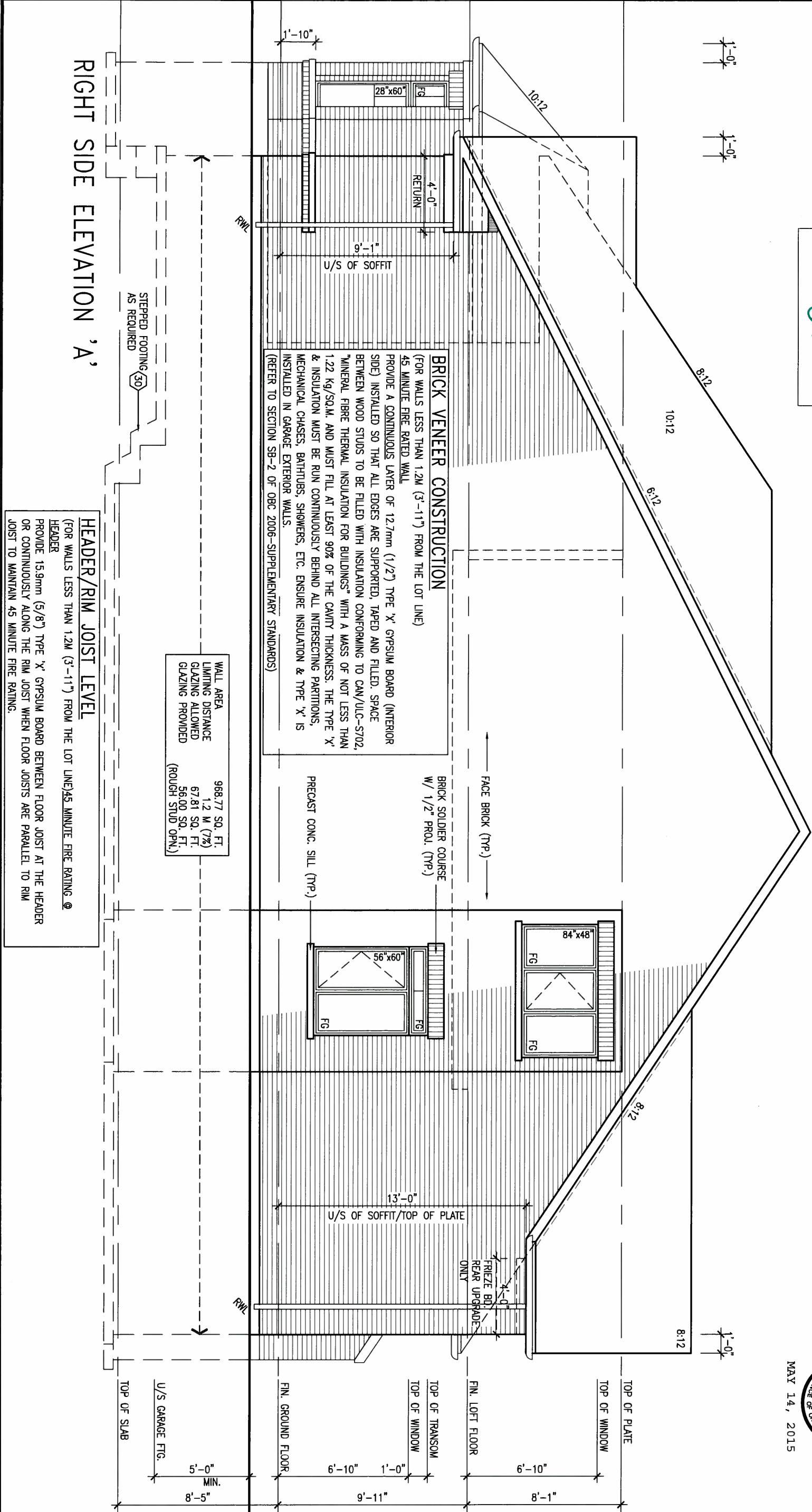
ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams, Architect



MAY 14, 2015



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| 9 | . | . | . |
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| 5 | . | . | . |
| 4 | . | . | . |
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qualification information

Wellington Jno-Baptiste 25591

name BCIN

registration information 42658

VA3 Design Inc.

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va3design.com

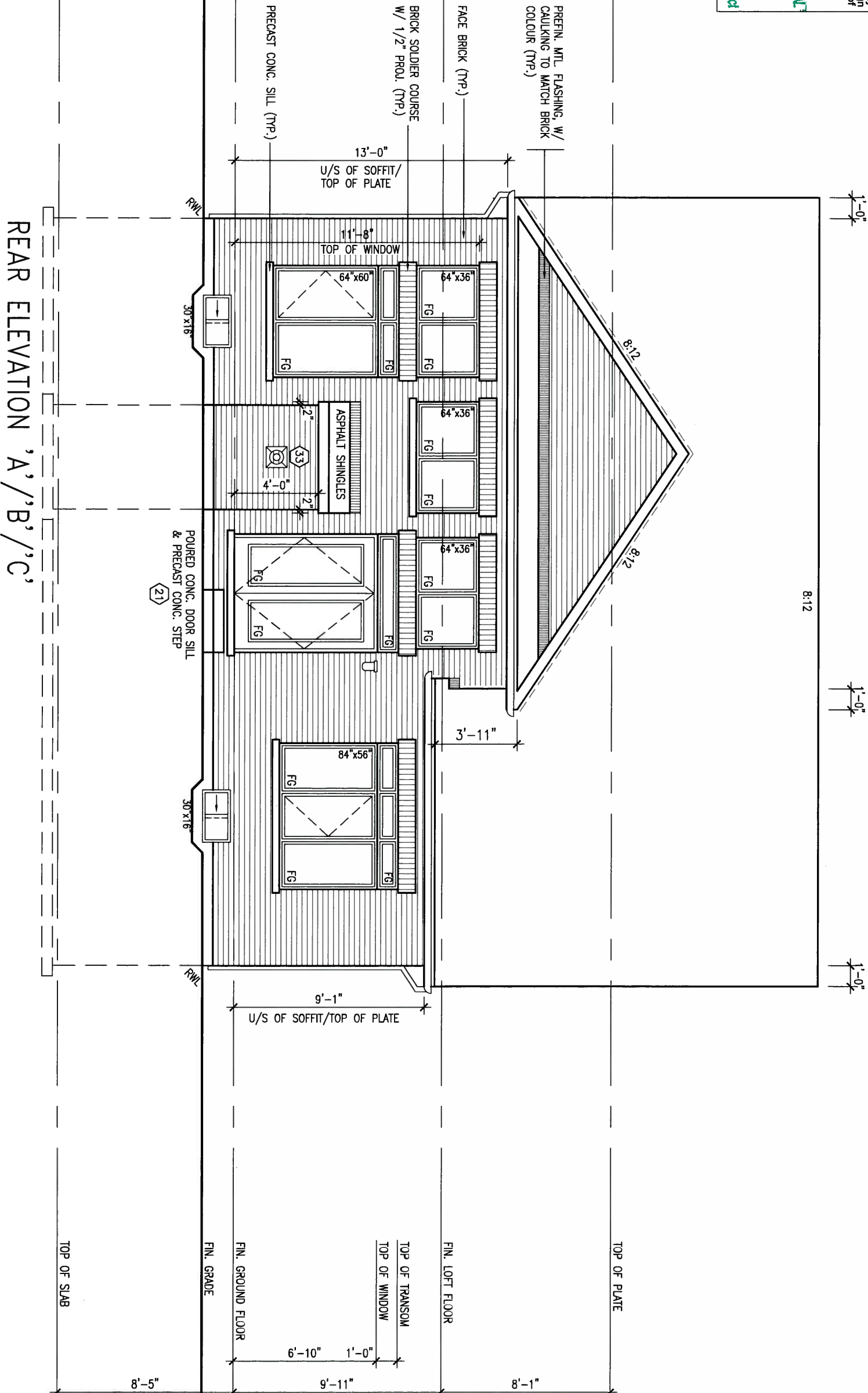
| | | | |
|---|----------------------|--------------------------|-------------------|
| BAYVIEW WELLINGTON | | S42-1B LOFT | |
| project name | GREEN VALLEY ESTATES | municipality | BRADFORD, ON |
| date | 2014-09 | project no. | 13045 |
| drawn by | RAAM | drawing no. | 9 |
| checked by | - | RIGHT SIDE ELEVATION 'A' | |
| scale | 3/16" = 1'-0" | file name | 13045-S42-1B-LOFT |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-1B-LOFT.dwg - Tue - May 12 2015 - 9:39 AM | | | |

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

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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



| | | | |
|-----|---------------------------------------|---------------|---|
| 9. | . | . | The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. |
| 8. | . | . | qualification information |
| 7. | . | . | Wellington Jno-Baptiste 25591 |
| 6. | . | . | name registration information BCN |
| 5. | . | . | VA3 Design Inc. 42658 |
| 4. | . | . | Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled. |
| 3. | REVISED AS PER ENG'S COMMENTS | 15-05-04 RC | |
| 2. | ADDED REAR UPGRADE ELEVATIONS. | 14-10-06 GW | |
| 1. | ISSUED FOR CLIENT COMMENT AND PRICING | 14-09-15 RAAM | |
| 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 | | S42-1B LOFT | |
| project name | GREEN VALLEY ESTATES | municipality | BRADFORD, ON |
| date | 2014-09 | project no. | 13045 |
| drawn by | RAAM | checked by | scale |
| | | | 3/16" = 1'-0" |
| REAR ELEVATION 'A'/'B'/'C' | | file name | 13045-S42-1B-LOFT |
| drawing no. | | | 10 |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-1B-LOFT.dwg - Tue - May 12 2015 - 9:39 AM | | | |

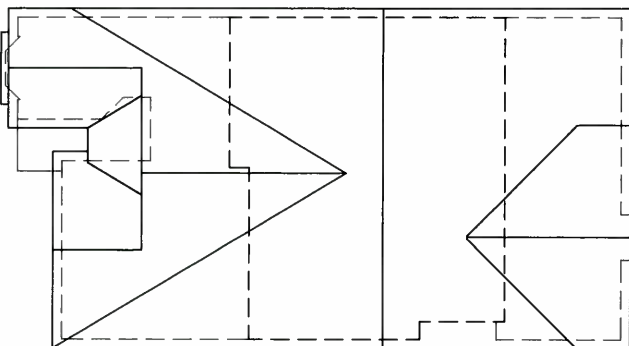
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GUILIMBURY.

MAY 20 2015

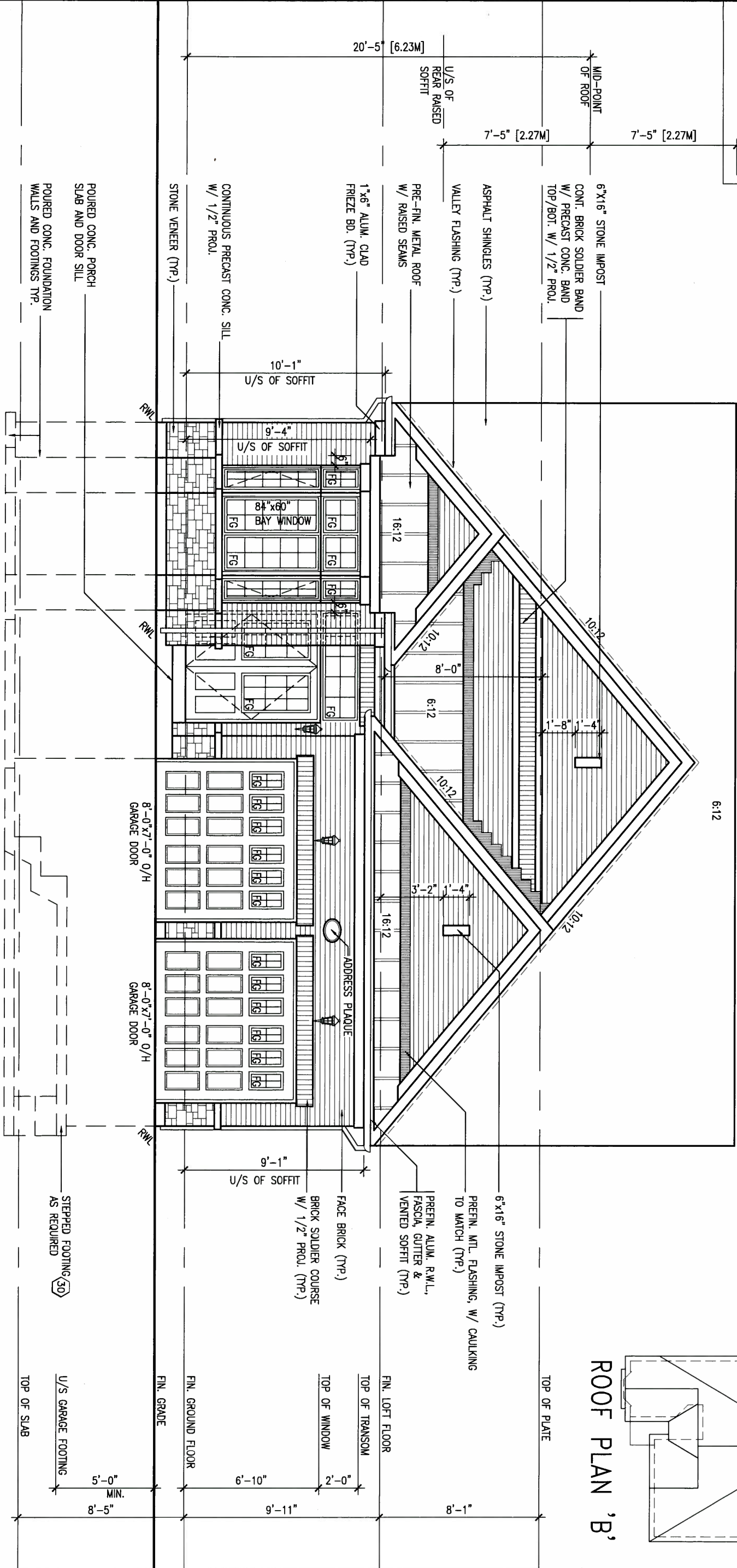
John G. Williams Limited, Architects

| UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1.7) | | | |
|---|------------------------------|--------------|------------|
| 5A2-1B LOT ELEVATION B | ENERGY EFFICIENCY - OBC SB12 | | |
| ELEVATION | MALL AREA S.F. | OPENING S.F. | PERCENTAGE |
| FRONT | 408.00 S.F. | 49.83 S.F. | 12.21 % |
| LEFT SIDE | 1004.00 S.F. | 73.89 S.F. | 7.36 % |
| RIGHT SIDE | 1037.00 S.F. | 56.00 S.F. | 5.40 % |
| REAR | 466.00 S.F. | 170.72 S.F. | 36.64 % |
| TOTAL SQ. FT. | 2915.00 S.F. | 350.44 S.F. | 12.02 % |
| TOTAL SQ. M. | 270.81 S.M. | 32.56 S.M. | 12.02 % |

MAY 14, 2015



ROOF PLAN 'B'



FRONT 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 | BCIN |
| 5 | . | . | . | registration information | 42658 |
| 4 | . | . | . | VA3 Design Inc. | |
| 3 | REVISED AS PER ENG'S COMMENTS | 15-05-04 | 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. | |
| 2 | ADDED REAR UPGRADE ELEVATIONS. | 14-10-06 | GW | | |
| 1 | ISSUED FOR CLIENT COMMENT AND PRICING | 14-09-15 | RAAM | | |
| no. | description | date | by | | |

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

| | | | |
|---|-------------------------------------|---------------------------------------|--|
| BAYVIEW WELLINGTON | | S42-1B LOFT | |
| project name GREEN VALLEY ESTATES | municipality BRADFORD, ON | project no. 13045 | |
| date 2014-09 | | drawing no. 11 | |
| drawn by RAAM | | file name 13045-S42-1B-LOFT | |
| checked by - | scale 3/16" = 1'-0" | | |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-1B-LOFT.dwg - Tue - May 12 2015 - 9:39 AM | | | |

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

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ARCHITECTURAL REVIEW & APPROVAL

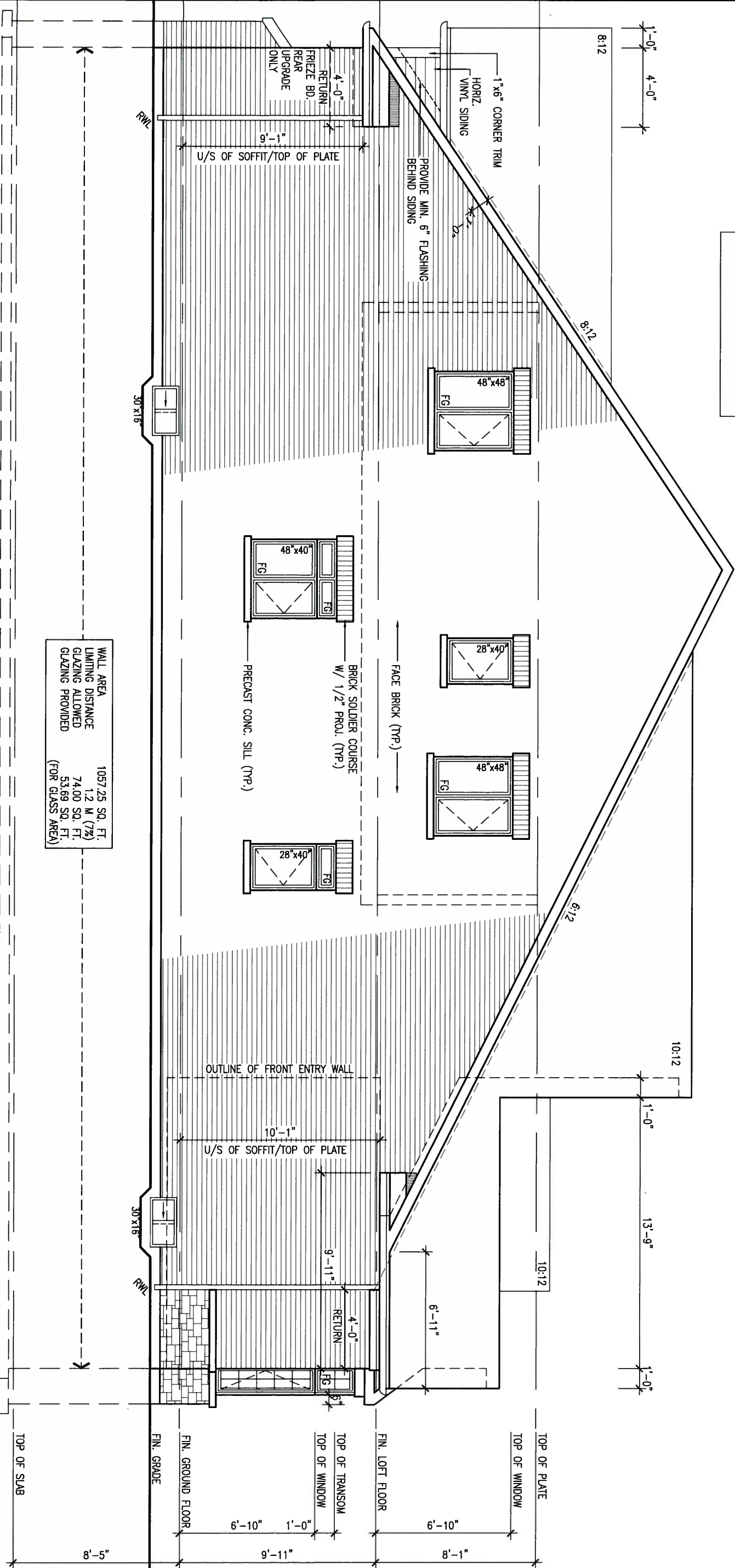
MAY 20 2015

John G. Williams Limited, Architect

MAY 14, 2015



LEFT SIDE ELEVATION 'B'



WALL AREA
LIMITING DISTANCE
GLAZING ALLOWED
GLAZING PROVIDED
(FOR GLASS AREA)

1057.25 SQ. FT.
1.2 M (7%)
74.00 SQ. FT.
53.69 SQ. FT.

| | | | |
|-----|---------------------------------------|----------|------|
| 9. | . | . | . |
| 8. | . | . | . |
| 7. | . | . | . |
| 6. | . | . | . |
| 5. | . | . | . |
| 4. | . | . | . |
| 3. | REVISED AS PER ENG'S COMMENTS | 15-05-04 | RC |
| 2. | ADDED REAR UPGRADE ELEVATIONS. | 14-10-06 | GW |
| 1. | ISSUED FOR CLIENT COMMENT AND PRICING | 14-09-15 | RAAM |
| 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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t 416.630.2255 f 416.630.4782
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| | | | |
|---|------------------------------|------------------------|--------------------------------|
| BAYVIEW WELLINGTON | | S42-1B LOFT | |
| project name GREEN VALLEY ESTATES | municipality BRADFORD, ON | project no. 13045 | drawing no. 12 |
| date 2014-09 | checked by RAAM | scale 3/16" = 1'-0" | file name 13045-S42-1B-LOFT |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-1B-LOFT.dwg - Tue - May 12 2015 - 9:39 AM | | | |

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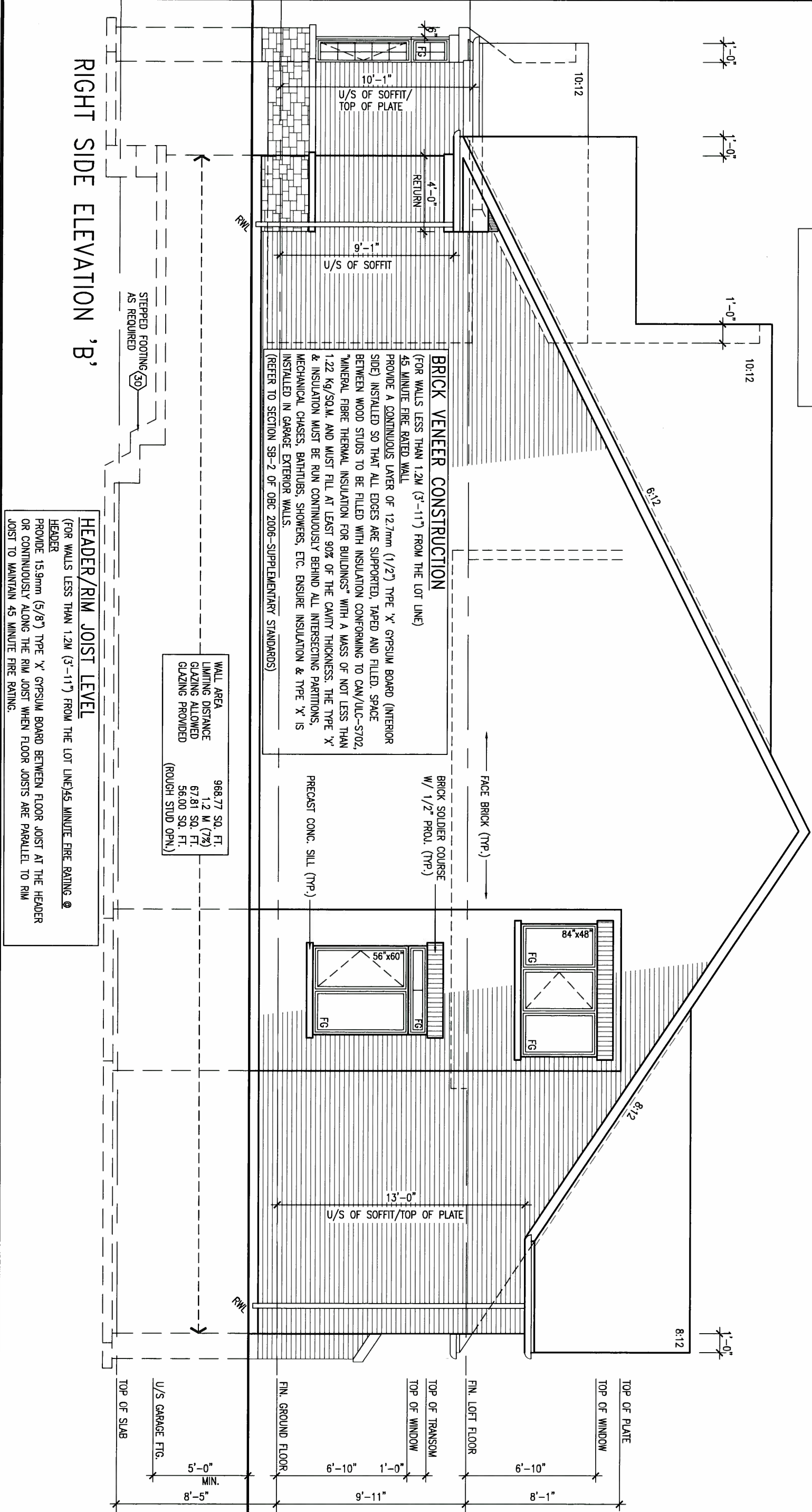
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ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams, Architect

MAY 14, 2015



| | | | |
|-----|---------------------------------------|----------|------|
| 9 | . | . | . |
| 8 | . | . | . |
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| 5 | . | . | . |
| 4 | . | . | . |
| 3 | REVISED AS PER ENG'S COMMENTS | 15-05-04 | RC |
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| | | | |
|---|----------------------|--------------|-------------------|
| BAYVIEW WELLINGTON | | S42-1B LOFT | |
| project name | GREEN VALLEY ESTATES | municipality | BRADFORD, ON |
| date | 2014-09 | project no. | 13045 |
| drawn by | RAAM | drawing no. | 13 |
| checked by | - | scale | 3/16" = 1'-0" |
| RIGHT SIDE ELEVATION 'B' | | file name | 13045-S42-1B-LOFT |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-1B-LOFT.dwg - Tue - May 12 2015 - 9:39 AM | | | |

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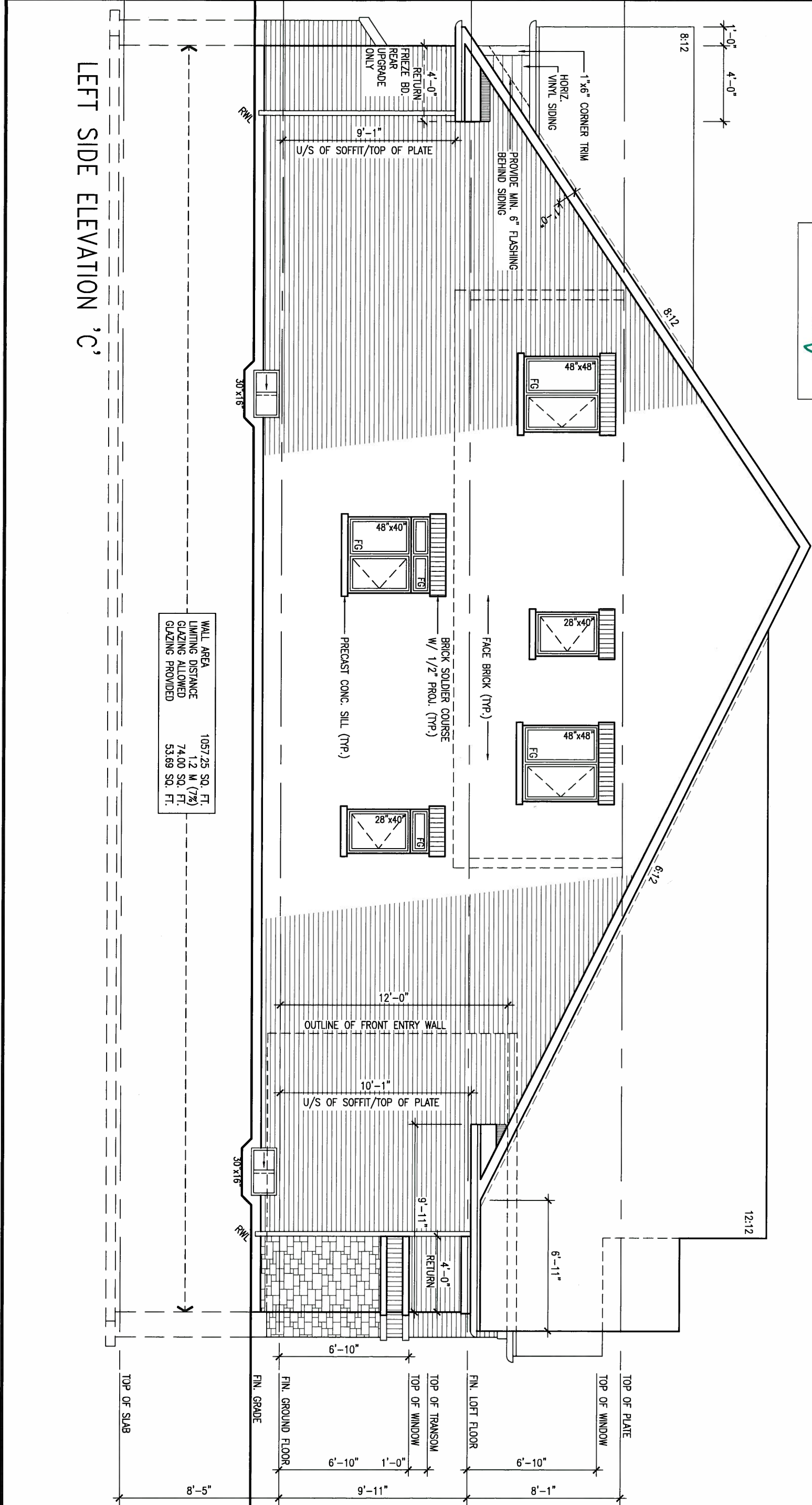
ARCHITECTURAL REVIEW & APPROVAL
MAY 20 2015
John G. Williams Architect



MAY 14, 2015

LEFT SIDE ELEVATION 'C'

| | |
|-------------------|-----------------|
| WALL AREA | 1057.25 SQ. FT. |
| LIMITING DISTANCE | 1.2 M (7%) |
| GLAZING ALLOWED | 74.00 SQ. FT. |
| GLAZING PROVIDED | 53.69 SQ. FT. |



| | | | | | |
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| 3. | REVISED AS PER ENG'S COMMENTS | 15-05-04 | RC | | |
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| 1. | ISSUED FOR CLIENT COMMENT AND PRICING | 14-09-15 | RAAM | | |
| no. | description | date | by | | |

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|--|----------------------|--------------|-------------------|
| BAYVIEW WELLINGTON | | S42-1B LOFT | |
| project name | GREEN VALLEY ESTATES | municipality | BRADFORD, ON |
| date | 2014-09 | project no. | 13045 |
| drawn by | RAAM | checked by | scale |
| | | | 3/16" = 1'-0" |
| LEFT SIDE ELEVATION 'C' | | file name | 13045-S42-1B-LOFT |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045\BAY\units\42\13045-S42-1B-LOFT.dwg - Tue - May 12 2015 - 9:39 AM | | drawing no. | |
| | | 15 | |

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ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect

MAY 14, 2015



S42-1B LOFT

BAYVIEW WELLINGTON

| | | | | | |
|---|----------------------|--------------|-------------------|-------------|---------------|
| project name | GREEN VALLEY ESTATES | municipality | BRADFORD, ON | project no. | 13045 |
| date | 2014-09 | checked by | RAAM | scale | 3/16" = 1'-0" |
| drawn by | RAAM | file name | 13045-S42-1B-LOFT | drawing no. | 16 |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-1B-LOFT.dwg - Tue - May 12 2015 - 9:39 AM | | | | | |

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

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| 9. | . | . | . |
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| 6. | . | . | . |
| 5. | . | . | . |
| 4. | . | . | . |
| 3. | REVISED AS PER ENG'S COMMENTS | 15-05-04 | RC |
| 2. | ADDED REAR UPGRADE ELEVATIONS. | 14-10-06 | GW |
| 1. | ISSUED FOR CLIENT COMMENT AND PRICING | 14-09-15 | RAAM |
| no. | description | date | by |

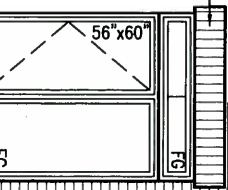
HEADER/RIM JOIST LEVEL
(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE) 45 MINUTE FIRE RATING @
HEADER
PROVIDE 15.9mm (5/8") TYPE 'X' GYPSUM BOARD BETWEEN FLOOR JOIST AT THE HEADER
OR CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR JOISTS ARE PARALLEL TO RIM
JOIST TO MAINTAIN 45 MINUTE FIRE RATING.

WALL AREA 968.77 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
GLAZING ALLOWED 67.81 SQ. FT.
GLAZING PROVIDED 56.00 SQ. FT.
(ROUGH STUD OPEN.)

BRICK VENEER CONSTRUCTION
(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)
45 MINUTE FIRE RATED WALL
PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD (INTERIOR
SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE
BETWEEN WOOD STUDS TO BE FILLED WITH INSULATION CONFORMING TO CAN/ULC-S702,
"MINERAL FIBRE THERMAL INSULATION FOR BUILDINGS" WITH A MASS OF NOT LESS THAN
1.22 Kg/SQ.M. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X'
& INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS,
MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS
INSTALLED IN GARAGE EXTERIOR WALLS.
(REFER TO SECTION SB-2 OF OBC 2006-SUPPLEMENTARY STANDARDS)

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

PRECAST CONC. SILL (TYP.)



13'-0"
U/S OF SOFFIT/TOP OF PLATE

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

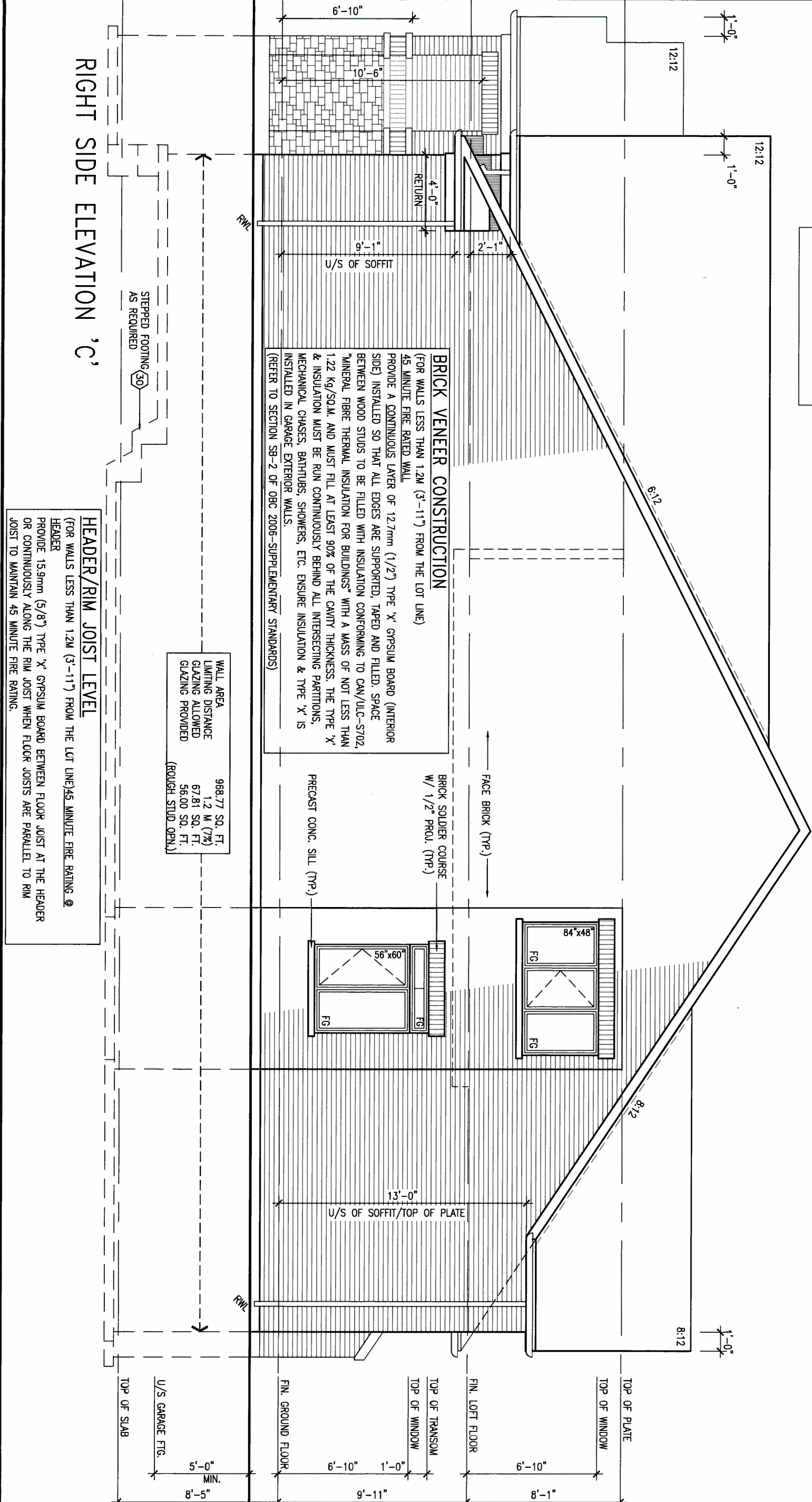
RIGHT SIDE ELEVATION 'C'

STEPPED FOOTING (30)
AS REQUIRED

RWL

RWL

FACE BRICK (TYP.)




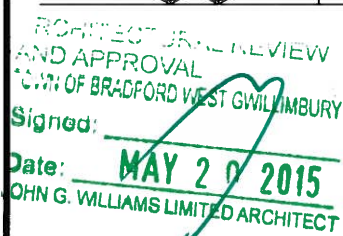
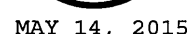
$$\begin{array}{c} 1 \\ -0 \\ \hline \end{array}$$


| | | | |
|----------------------------|-------------------|-------------------|-------------------|
| Ground floor area | EL. A | EL. B | EL. C |
| Loft floor area | 1794 sq ft | 1814 sq ft | 1803 sq ft |
| | 1130 sq ft | 1130 sq ft | 1130 sq ft |
| Subtotal | 2924 sq ft | 2944 sq ft | 2933 sq ft |
| Deduct all open area | 00 sq ft | 00 sq ft | 00 sq ft |
| Total net area | 2924 sq ft | 2944 sq ft | 2933 sq ft |
| Finished basement area | 271.65 sq m | 273.51 sq m | 272.48 sq m |
| | 00 sq ft | 00 sq ft | 00 sq ft |
| Coverage without porch | 2198 sq ft | 2217 sq ft | 2207 sq ft |
| | 204.20 sq m | 205.97 sq m | 205.03 sq m |
| Coverage with porch | 2286 sq ft | 2301 sq ft | 2300 sq ft |
| | 212.38 sq m | 213.77 sq m | 213.67 sq m |


 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. qualification information Wellington Jno-Baptiste 25591 name <i>W. J. Baptiste</i> registration information signature BCIN VA3 Design Inc. 42658 |
| 8 | . | . | . | |
| 7 | . | . | . | |
| 6 | . | . | . | |
| 5 | . | . | . | |
| 4 | . | . | . | |
| 3 | REVISED AS PER ENG'S COMMENTS | 15-05-04 | RC | |
| 2 | ADDED REAR UPGRADE ELEVATIONS. | 14-10-06 | RC | |
| 1 | ISSUED FOR CLIENT COMMENT AND PRICING | 14-09-15 | GW | |
| no. | description | date | by | Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled. |

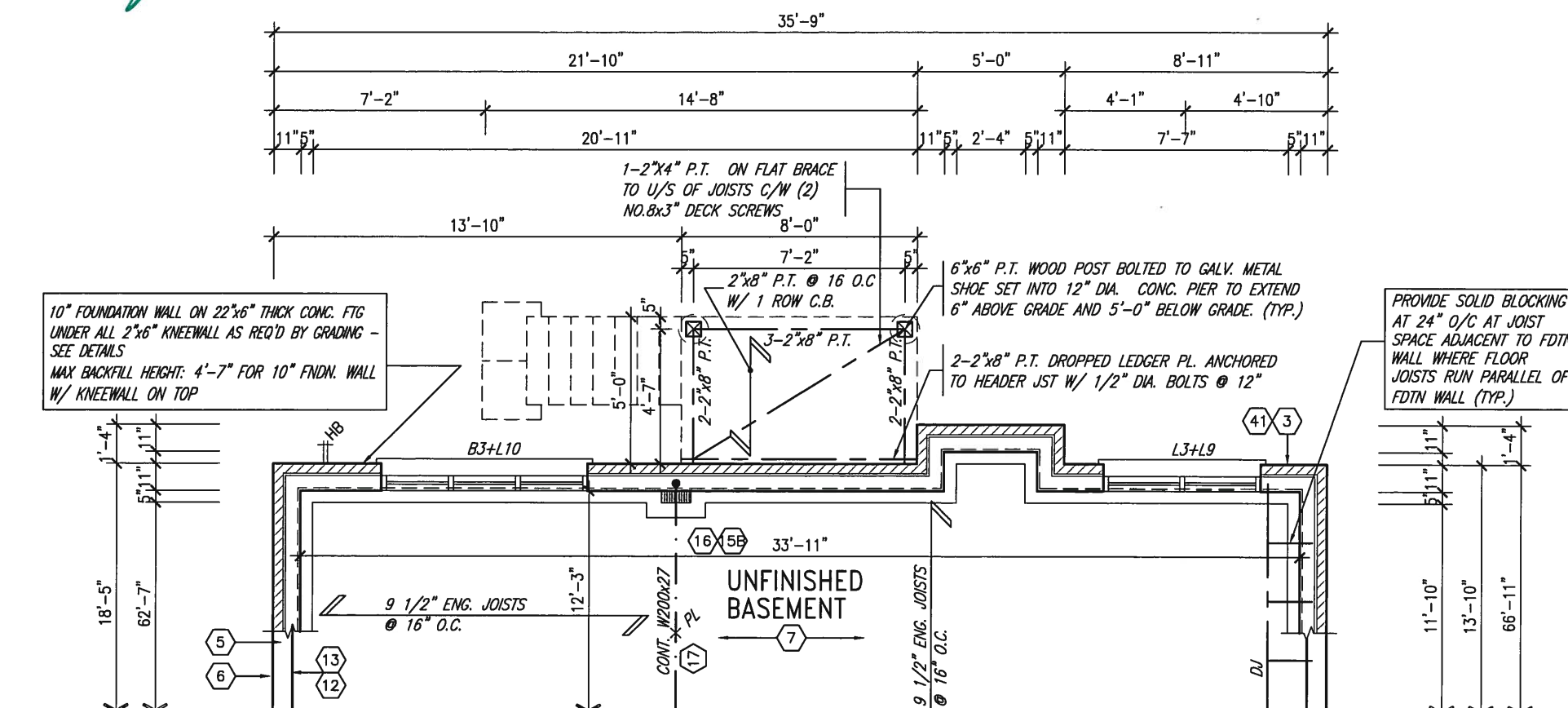
| | | | |
|--|----------------------|-------------------|-------------|
|  <p>300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com</p> | BAYVIEW WELLINGTON | | S42-1B LOFT |
| | project name | municipality | project no. |
| | GREEN VALLEY ESTATES | BRADFORD, ON | 13045 |
| | date | CROSS SECTION A-A | |
| 2014-09 | checked by | scale | drawing no. |
| drawn by | RAAM | 3/16" = 1'-0" | 17 |
| 13045-S42-1B-LOFT RICHARD ~ H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-1B-LOFT.dwg ~ Tue ~ May 12 2015 ~ 9:39 AM | | | |



PART GRND FLOOR PLAN 'A'
W.O.D. CONDITION
ELEVS 'B' & 'C' SIMILAR

LIVING/DINING

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



PART BSMT PLAN 'A'
W.O.D. CONDITION
ELEVS 'B' & 'C' SIMILAR

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

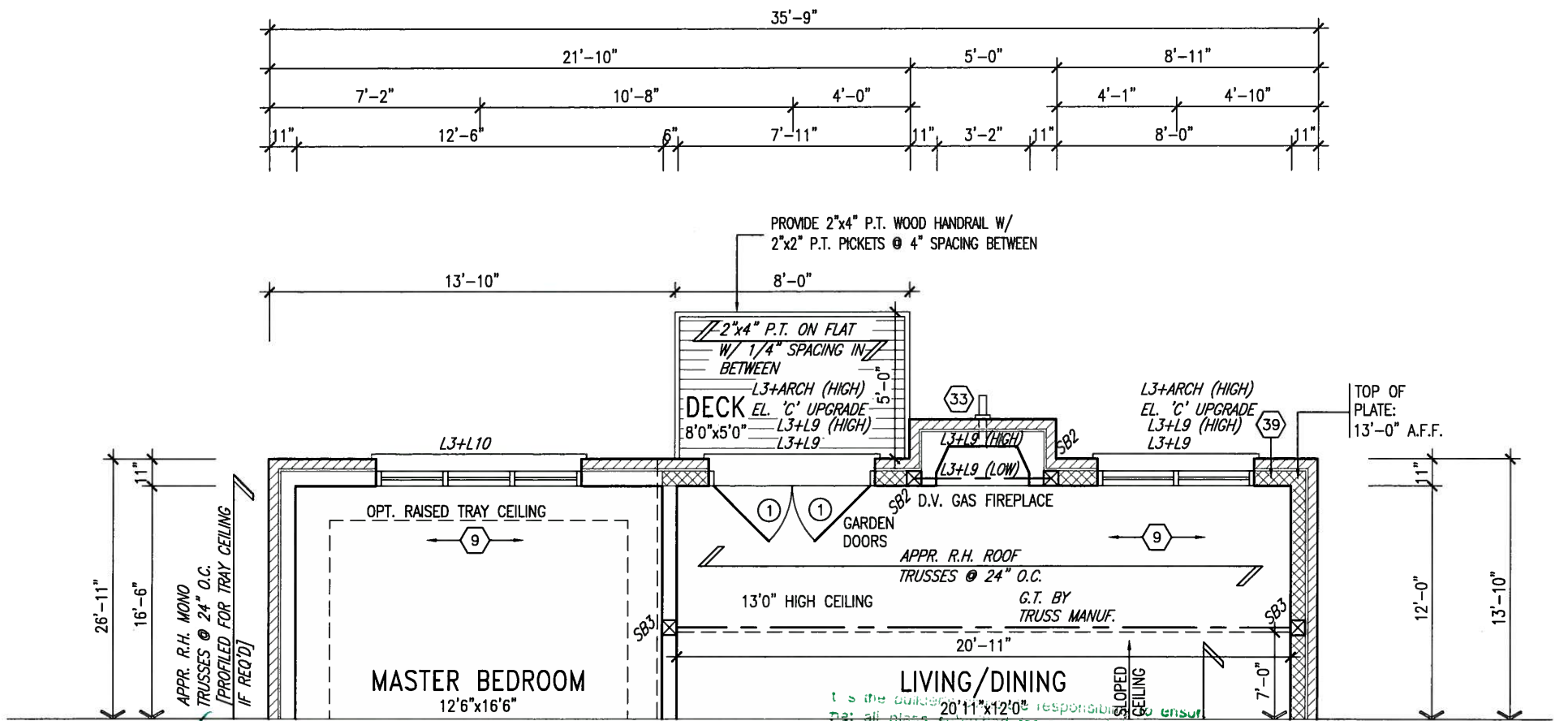
| 9. | - | - | The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. |
|---|---------------------------------------|----------|--|
| 8. | - | - | qualification information |
| 7. | - | - | Wellington Jno-Baptiste <i>J.Baptiste</i> 25591 |
| 6. | - | - | name signature BCIN |
| 5. | - | - | registration information |
| 4. | - | - | VAS Design Inc. 42658 |
| 3 | REVISED AS PER ENG'S COMMENTS | 15-05-04 | GC |
| 2 | ADDED REAR UPGRADE ELEVATIONS. | 14-10-06 | GW |
| 1 | ISSUED FOR CLIENT COMMENT AND PRICING | 14-09-15 | RAM |
| no. | description | date | by |
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t 416.630.2255 f 416.630.4782
vasdesign.com

| BAYVIEW WELLINGTON | | S42-1B LOFT |
|--|---|---------------------------------------|
| project name GREEN VALLEY ESTATES | municipality BRADFORD, ON | project no. 13045 |
| date 2014-09 | PARTIAL FLOOR PLANS - W.O.D. CONDITION | |
| drawn by RAM | checked by - | scale 3/16" = 1'-0" |
| | | file name 13045-S42-1B-LOFT |
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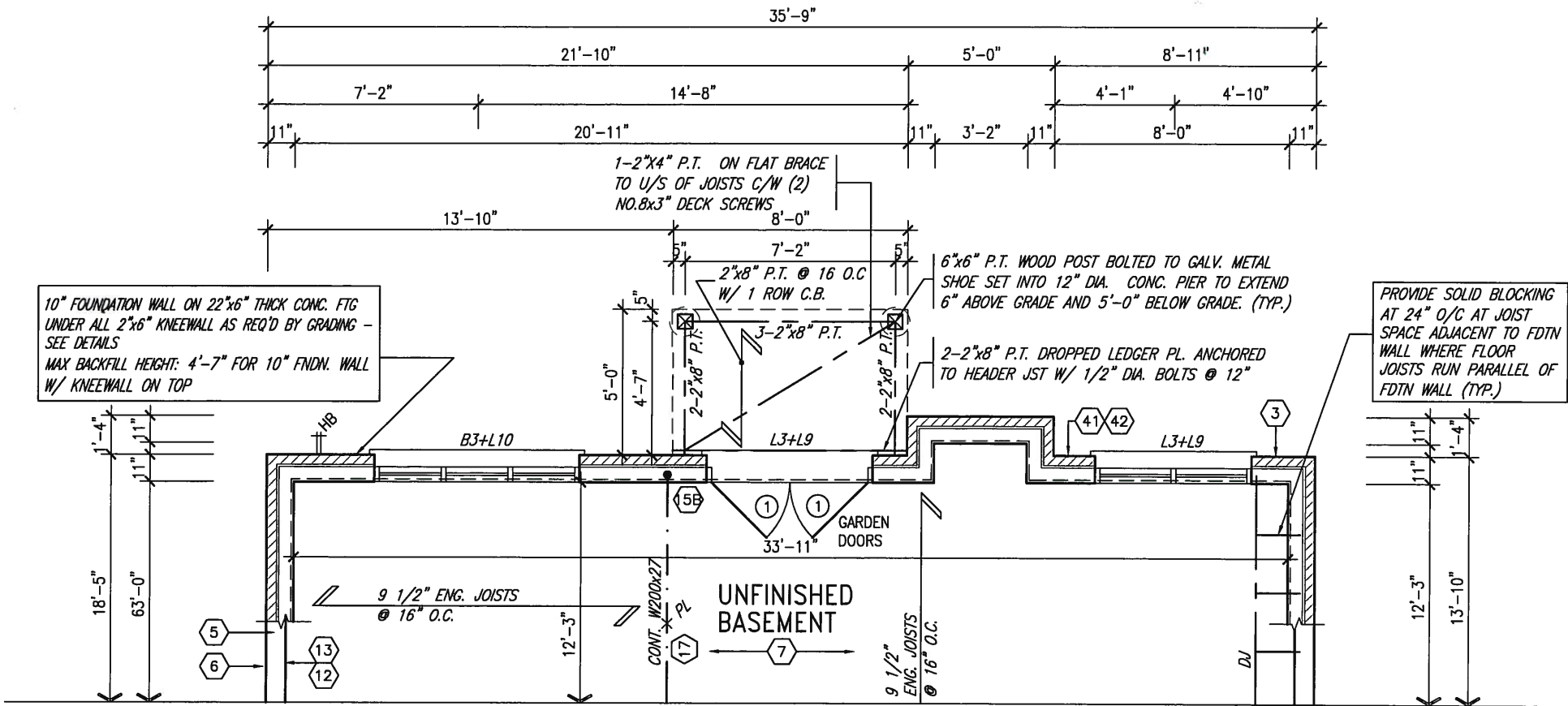
18

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PART GRND FLOOR PLAN 'A'
W.O.B. CONDITION
ELEVS 'B' & 'C' SIMILAR

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PART BSMT PLAN 'A'
W.O.B. CONDITION
ELEVS 'B' & 'C' SIMILAR



MAY 14, 2015

REFER TO FULL PLANS FOR TYPICAL NOTES.

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

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

| | | | | |
|---|---|--|---|--|
| <p>9.</p> <p>8.</p> <p>7.</p> <p>6.</p> <p>5.</p> <p>4.</p> <p>3. REVISED AS PER ENG'S COMMENTS 15-05-04 RC</p> <p>2. ADDED REAR UPGRADE ELEVATIONS. 14-10-06 GW</p> <p>1. ISSUED FOR CLIENT COMMENT AND PRICING 14-09-15 RAAM</p> <p>no. description date by</p> | <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>signature BCIN</p> <p>VA3 Design Inc. 42658</p> <p>Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.</p> | <p>VA3 DESIGN</p> <p>300A Wilson Avenue</p> <p>Toronto ON M3H 1S8</p> <p>t 416.630.2255 f 416.630.4782</p> <p>va3design.com</p> | <p>BAYVIEW WELLINGTON</p> <p>project name GREEN VALLEY ESTATES municipality BRADFORD, ON</p> <p>date 2014-09</p> <p>drawn by RAAM checked by scale 3/16" = 1'-0"</p> <p>file name 13045-S42-1B-LOFT</p> <p>RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-1B-LOFT.dwg - Tue - May 12 2015 - 9:39 AM</p> | <p>S42-1B LOFT</p> <p>project no. 13045</p> <p>drawing no. 19</p> |
|---|---|--|---|--|

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

MAY 20 2015

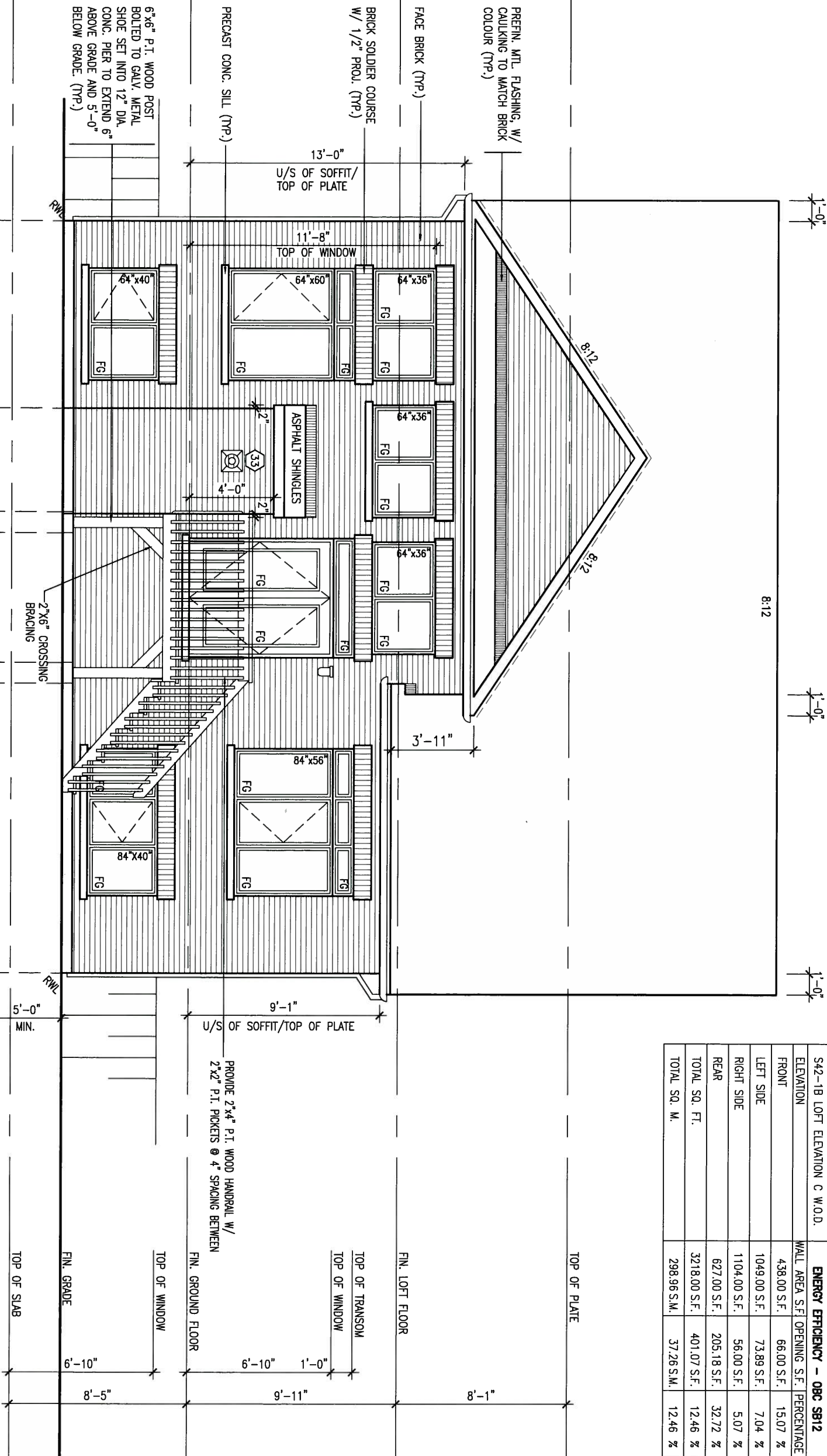
John G. Williams Limited, Architect

| UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1.7) | | | |
|---|------------------------------|--------------|------------|
| S42-1B LOFT ELEVATION @ W.O.D. | ENERGY EFFICIENCY - OBC SB12 | | |
| ELEVATION | WALL AREA S.F. | OPENING S.F. | PERCENTAGE |
| FRONT | 408.00 S.F. | 49.83 S.F. | 12.21 % |
| LEFT SIDE | 1004.00 S.F. | 73.89 S.F. | 7.36 % |
| RIGHT SIDE | 1037.00 S.F. | 56.00 S.F. | 5.40 % |
| REAR | 627.00 S.F. | 205.18 S.F. | 32.72 % |
| TOTAL SQ. FT. | 3076.00 S.F. | 384.90 S.F. | 12.51 % |
| TOTAL SQ. M. | 285.77 S.M. | 35.76 S.M. | 12.51 % |

MAY 14, 2015



| UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7)) | | | |
|---|------------------------------|--------------|------------|
| S42-1B LOFT ELEVATION C W.O.D. | ENERGY EFFICIENCY – OBC SB12 | | |
| ELEVATION | MALL AREA S.F. | OPENING S.F. | PERCENTAGE |
| FRONT | 438.00 S.F. | 66.00 S.F. | 15.07 % |
| LEFT SIDE | 1049.00 S.F. | 73.89 S.F. | 7.04 % |
| RIGHT SIDE | 1104.00 S.F. | 56.00 S.F. | 5.07 % |
| REAR | 627.00 S.F. | 205.18 S.F. | 32.72 % |
| TOTAL SQ. FT. | 3218.00 S.F. | 401.07 S.F. | 12.46 % |
| TOTAL SQ. M. | 298.96 S.M. | 37.26 S.M. | 12.46 % |



REAR ELEVATION 'A' – W.O.D. CONDITION
EL. 'B' & 'C' SIMILAR

| | | | | | |
|-----|---------------------------------------|----------|-----|---|-------|
| 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. | REVISED AS PER ENG'S COMMENTS | 15-05-04 | RC | | |
| 2. | ADDED REAR UPGRADE ELEVATIONS. | 14-10-06 | GW | | |
| 1. | ISSUED FOR CLIENT COMMENT AND PRICING | 14-09-15 | RAM | | |
| no. | description | date | by | Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. Drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled. | |

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Toronto ON M3H 1S8
416.630.2255 f 416.630.
va3design.com

BAYVIEW WELLINGTON

S42-1B LOFT

| | | | |
|---|------------|-----------------------------------|-------------------|
| project name | | municipality | |
| GREEN VALLEY ESTATES | | BRADFORD, ON | |
| date | | REAR ELEVATION - W.O.D. CONDITION | |
| 2014-09 | | | |
| drawn by | checked by | scale | file name |
| RAAM | - | 3/16" = 1'-0" | 13045-S42-1B-LOFT |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045 BW\units\42\13045-S42-1B-LOFT.dwg - Tue May 12 2015 - 9:39 AM | | | |

20

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 building codes as permitted by the City of Bradford / West Gwillimbury. The 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

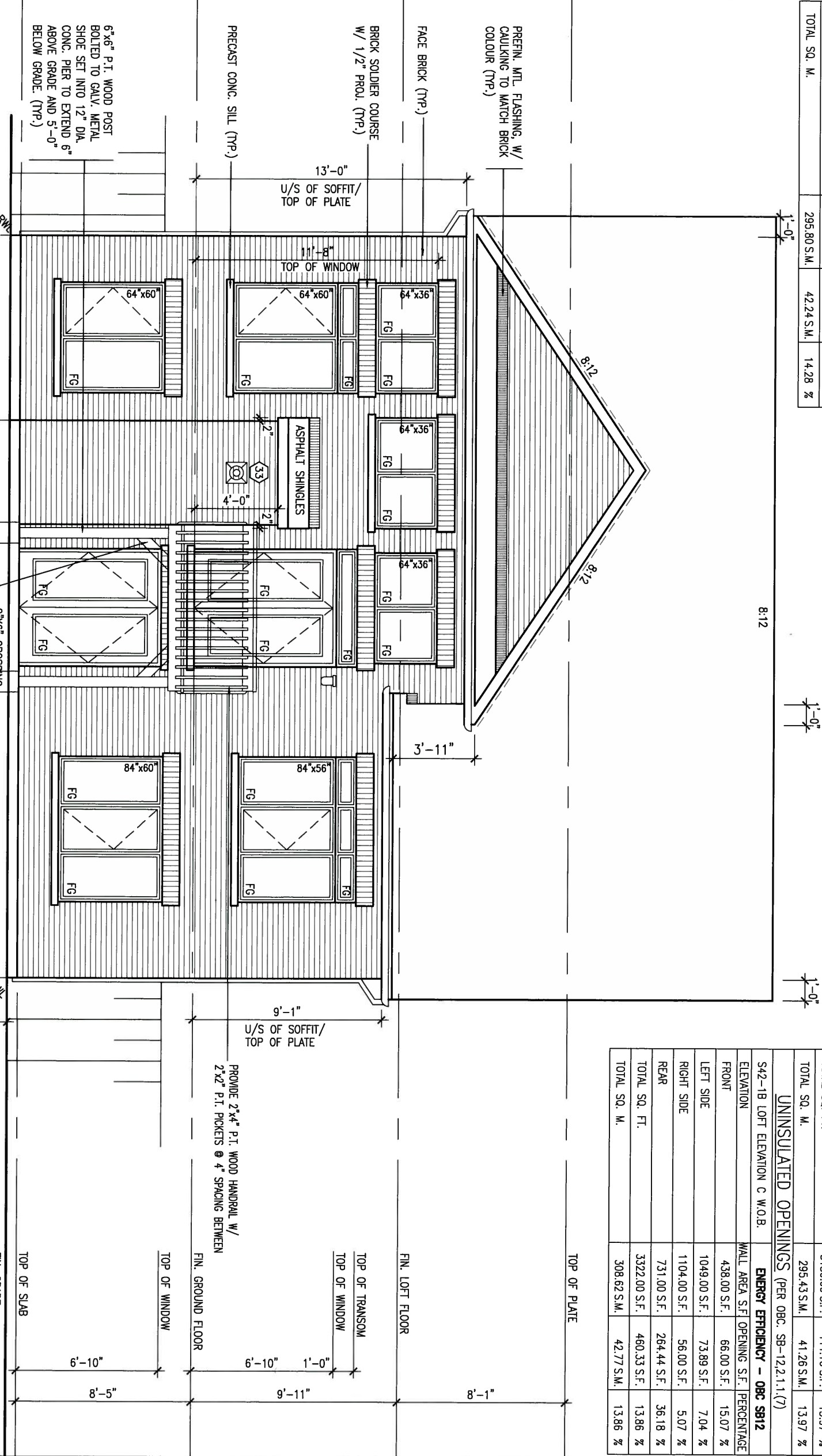
| UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1.(7)) | | | |
|---|------------------------------|--------------|------------|
| S42-1B LOFT ELEVATION A W.O.B. | ENERGY EFFICIENCY - OBC SB12 | | |
| ELEVATION | WALL AREA S.F. | OPENING S.F. | PERCENTAGE |
| FRONT | 416.00 S.F. | 60.33 S.F. | 14.50 % |
| LEFT SIDE | 1004.00 S.F. | 73.89 S.F. | 7.36 % |
| RIGHT SIDE | 1033.00 S.F. | 56.00 S.F. | 5.42 % |
| REAR | 731.00 S.F. | 264.44 S.F. | 36.18 % |
| TOTAL SQ. FT. | 3184.00 S.F. | 454.66 S.F. | 14.28 % |
| TOTAL SQ. M. | 295.80 S.M. | 42.24 S.M. | 14.28 % |



MAY 14, 2015

| UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1.(7)) | | | |
|---|------------------------------|--------------|------------|
| S42-1B LOFT ELEVATION B W.O.B. | ENERGY EFFICIENCY - OBC SB12 | | |
| ELEVATION | WALL AREA S.F. | OPENING S.F. | PERCENTAGE |
| FRONT | 408.00 S.F. | 49.83 S.F. | 12.21 % |
| LEFT SIDE | 1004.00 S.F. | 73.89 S.F. | 7.36 % |
| RIGHT SIDE | 1037.00 S.F. | 56.00 S.F. | 5.40 % |
| REAR | 731.00 S.F. | 264.44 S.F. | 36.18 % |
| TOTAL SQ. FT. | 3180.00 S.F. | 444.16 S.F. | 13.97 % |
| TOTAL SQ. M. | 295.43 S.M. | 41.26 S.M. | 13.97 % |

| UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1.(7)) | | | |
|---|------------------------------|--------------|------------|
| S42-1B LOFT ELEVATION C W.O.B. | ENERGY EFFICIENCY - OBC SB12 | | |
| ELEVATION | WALL AREA S.F. | OPENING S.F. | PERCENTAGE |
| FRONT | 438.00 S.F. | 66.00 S.F. | 15.07 % |
| LEFT SIDE | 1049.00 S.F. | 73.89 S.F. | 7.04 % |
| RIGHT SIDE | 1104.00 S.F. | 56.00 S.F. | 5.07 % |
| REAR | 731.00 S.F. | 264.44 S.F. | 36.18 % |
| TOTAL SQ. FT. | 3322.00 S.F. | 460.33 S.F. | 13.86 % |
| TOTAL SQ. M. | 308.62 S.M. | 42.77 S.M. | 13.86 % |



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

| | | | |
|-----|---------------------------------------|----------|------|
| 9. | . | . | . |
| 8. | . | . | . |
| 7. | . | . | . |
| 6. | . | . | . |
| 5. | . | . | . |
| 4. | . | . | . |
| 3. | REVISED AS PER ENG'S COMMENTS | 15-05-04 | RC |
| 2. | ADDED REAR UPGRADE ELEVATIONS. | 14-10-06 | GW |
| 1. | ISSUED FOR CLIENT COMMENT AND PRICING | 14-09-15 | RAAM |
| no. | description | date | by |

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

qualification information

Wellington Jno-Baptiste 25591

name registration information BCIN

VA3 Design Inc. 42658

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

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t 416.630.2255 f 416.630.4782
va3design.com

| BAYVIEW WELLINGTON | | S42-1B LOFT | |
|---|----------------------|-------------|-------------------|
| project name | GREEN VALLEY ESTATES | project no. | 13045 |
| date | 2014-09 | drawing no. | 21 |
| drawn by | RAAM | checked by | 3/16" = 1'-0" |
| scale | 3/16" = 1'-0" | file name | 13045-S42-1B-LOFT |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-1B-LOFT.dwg - Tue - May 12 2015 - 9:39 AM | | | |

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

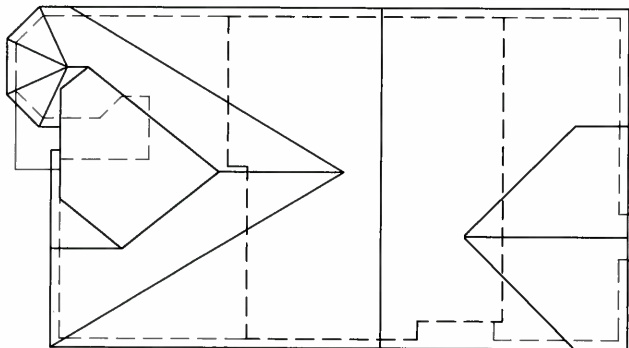
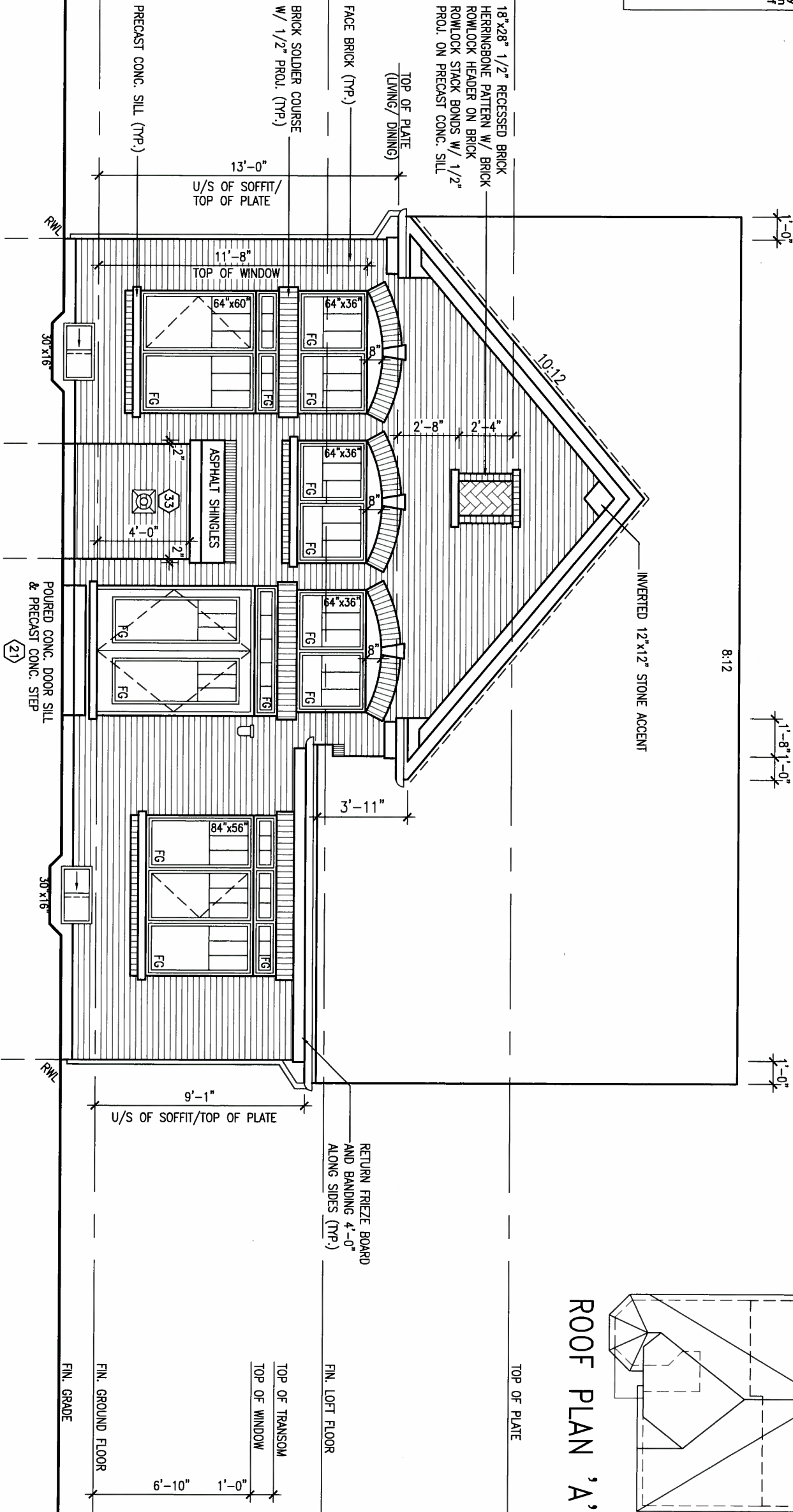
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including provisions and any provisions in the applicable Building Code. The Architect is not responsible in any way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

ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect

UPGRADED REAR ELEVATION 'A'



| | | | |
|-----|---------------------------------------|----------|------|
| 9. | . | . | . |
| 8. | . | . | . |
| 7. | . | . | . |
| 6. | . | . | . |
| 5. | . | . | . |
| 4. | . | . | . |
| 3. | REVISED AS PER ENG'S COMMENTS | 15-05-04 | RC |
| 2. | ADDED REAR UPGRADE ELEVATIONS. | 14-10-06 | GW |
| 1. | ISSUED FOR CLIENT COMMENT AND PRICING | 14-09-15 | RAAM |
| no. | description | date | by |

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

qualification information

Wellington Jno-Baptiste 25591

name registration information BCN

VA3 Design Inc. 42658

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t 416.630.2255 f 416.630.4782
va3design.com

| | | | | | |
|---|--|--|-----------------------------|--|--|
| BAYVIEW WELLINGTON | | | S42-1B LOFT | | |
| project name | | | municipality | | |
| GREEN VALLEY ESTATES | | | BRADFORD, ON | | |
| project no. | | | 13045 | | |
| date | | | drawing no. | | |
| 2014-09 | | | UPGRADED REAR ELEVATION 'A' | | |
| drawn by | | | checked by | | |
| RAAM | | | scale | | |
| - | | | 3/16" = 1'-0" | | |
| file name | | | 13045-S42-1B-LOFT | | |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-1B-LOFT.dwg - Tue - May 12 2015 - 9:39 AM | | | 22 | | |

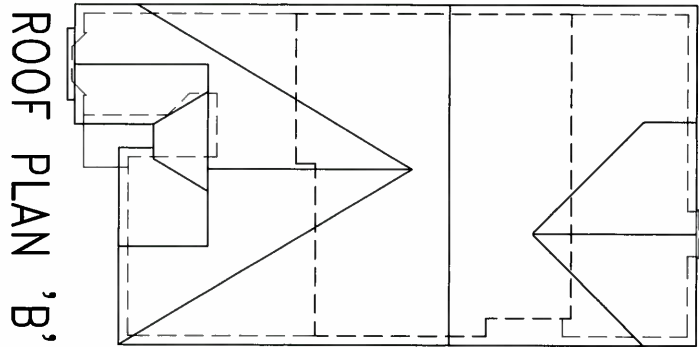
It is the builder's complete responsibility to ensure that all plans submitted for approval conform with the applicable zoning ordinances and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or building drawings with respect to any zoning or 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

Jordan G. Williams Limited Architect



| | | | | | |
|-----|---------------------------------------|---|----------|--|-------|
| 9 | . | . | . | The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. | |
| 8 | . | . | . | qualification information | |
| 7 | . | . | . | Wellington Jno-Baptista | 25591 |
| 6 | . | . | . | name | BCIN |
| 5 | . | . | . | signature | |
| 4 | . | . | . | registration information | 42658 |
| 3 | REVISED AS PER ENG'S COMMENTS | | 15-05-04 | RC | |
| 2 | ADDED REAR UPRADE ELEVATIONS. | | 14-10-06 | GW | |
| 1 | ISSUED FOR CLIENT COMMENT AND PRICING | | 14-09-15 | RAM | |
| no. | description | | date | by | |

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va3design.com

| | | | |
|---|-------------------------------------|---------------------------------------|--|
| BAYVIEW WELLINGTON | | S42-1B LOFT | |
| project name GREEN VALLEY ESTATES | municipality BRADFORD, ON | project no. 13045 | |
| date 2014-09 | drawing no. 23 | | |
| drawn by checked by scale 3/16" = 1'-0" | | file name 13045-S42-1B-LOFT | |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-1B-LOFT.dwg - Tue - May 12 2015 - 9:39 AM | | | |

TYPICAL NOTES.

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

MAY 20 2015

John G. Williams Limited, Architect



MAY 14, 2015



| | | | | | | |
|-----|---------------------------------------|----------|-----|---|---|-------|
| 9 | . | . | . | . | The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. | |
| 8 | . | . | . | . | qualification information | |
| 7 | . | . | . | . | Wellington Jno-Baptiste | 25591 |
| 6 | . | . | . | . | name | BCIN |
| 5 | . | . | . | . | signature | |
| 4 | . | . | . | . | registration information | |
| 3 | REVISED AS PER ENG'S COMMENTS | 15-05-04 | RC | | VA3 Design Inc. | 42658 |
| 2 | ADDED REAR UPGRADE ELEVATIONS. | 14-10-06 | 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 COMMENT AND PRICING | 14-09-15 | RAW | | | |
| no. | description | date | by | | | |

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va3design.com

BAYVIEW WELLINGTON

S42-1B LOFT

| | | | | | |
|---|------------|-----------------------------|-----------------------|-------------|-------------|
| project name | | municipality | | project no. | |
| GREEN VALLEY ESTATES | | BRADFORD, ON | | 13045 | |
| date | | UPGRADED REAR ELEVATION 'C' | | | drawing no. |
| 2014-09 | | | | | 24 |
| drawn by | checked by | scale | file name | | |
| RAAM | - | 3/16" = 1'-0" | 13045-S42-1B-LOFT | | |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-1B-LOFT.dwg - Tue | | | May 12 2015 - 9:39 AM | | |

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ARCHITECTURAL REVIEW & APPROVAL

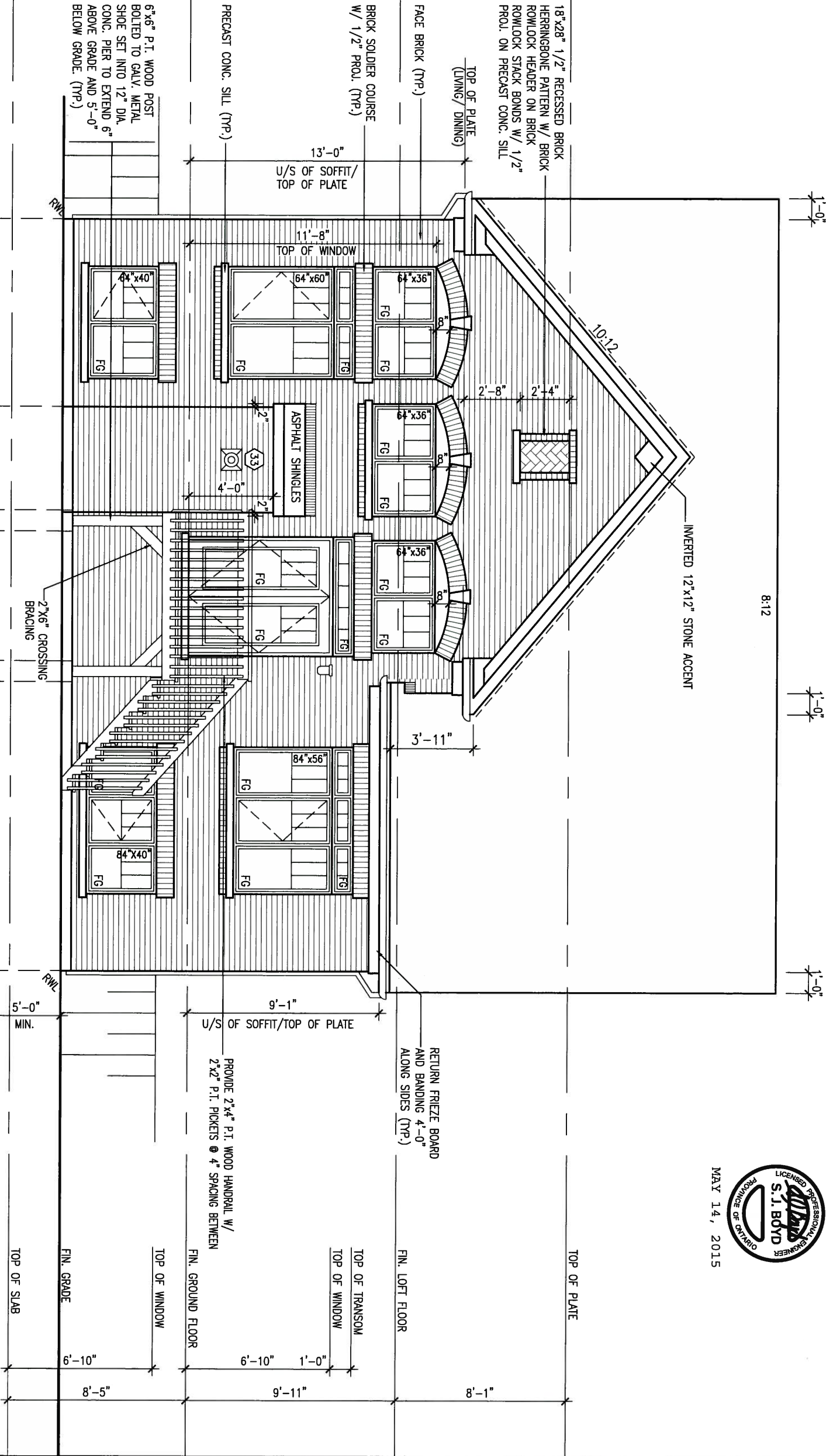
MAY 20 2015

John G. Williams Limited Architect

| UNINSULATED OPENINGS (PER OBC: SB-12.2.1.1(7)) | | | |
|--|------------------------------|--------------|------------|
| S42-1B LOFT ELEVATION A W.O.D. | ENERGY EFFICIENCY - OBC S812 | | |
| ELEVATION | WALL AREA S.F. | OPENING S.F. | PERCENTAGE |
| FRONT | 416.00 S.F. | 60.33 S.F. | 14.50 % |
| LEFT SIDE | 1004.00 S.F. | 73.89 S.F. | 7.36 % |
| RIGHT SIDE | 1033.00 S.F. | 56.00 S.F. | 5.42 % |
| REAR | 627.00 S.F. | 181.83 S.F. | 29.00 % |
| TOTAL SQ. FT. | 3080.00 S.F. | 372.05 S.F. | 12.08 % |
| TOTAL SQ. M. | 286.14 S.M. | 34.56 S.M. | 12.08 % |



MAY 14, 2015



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

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

| no. | description | date | by |
|-----|---------------------------------------|----------|------|
| 9. | | | |
| 8. | | | |
| 7. | | | |
| 6. | | | |
| 5. | | | |
| 4. | | | |
| 3. | REVISED AS PER ENG'S COMMENTS | 15-05-04 | RC |
| 2. | ADDED REAR UPGRADE ELEVATIONS. | 14-10-06 | GW |
| 1. | ISSUED FOR CLIENT COMMENT AND PRICING | 14-09-15 | RAAM |

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

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

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

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t 416.630.2255 f 416.630.4782
va3design.com

| | | | | |
|---|--|---------------|-------------------|-------------|
| BAYVIEW WELLINGTON | | | S42-1B LOFT | |
| project name | | municipality | | project no. |
| GREEN VALLEY ESTATES | | BRADFORD, ON | | 13045 |
| date | UPGRADED REAR ELEV. 'A' - W.O.D. CONDITION | | | drawing no. |
| 2014-09 | | | | 25 |
| drawn by | checked by | scale | file name | |
| RAAM | - | 3/16" = 1'-0" | 13045-S42-1B-LOFT | |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-1B-LOFT.dwg - Tue - May 12 2015 - 9:39 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 zoning regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for seeking to appropriate (using) plans or drawings for use with any zoning or building code or permit matter of that any house can be properly built or located on its lot.

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

ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

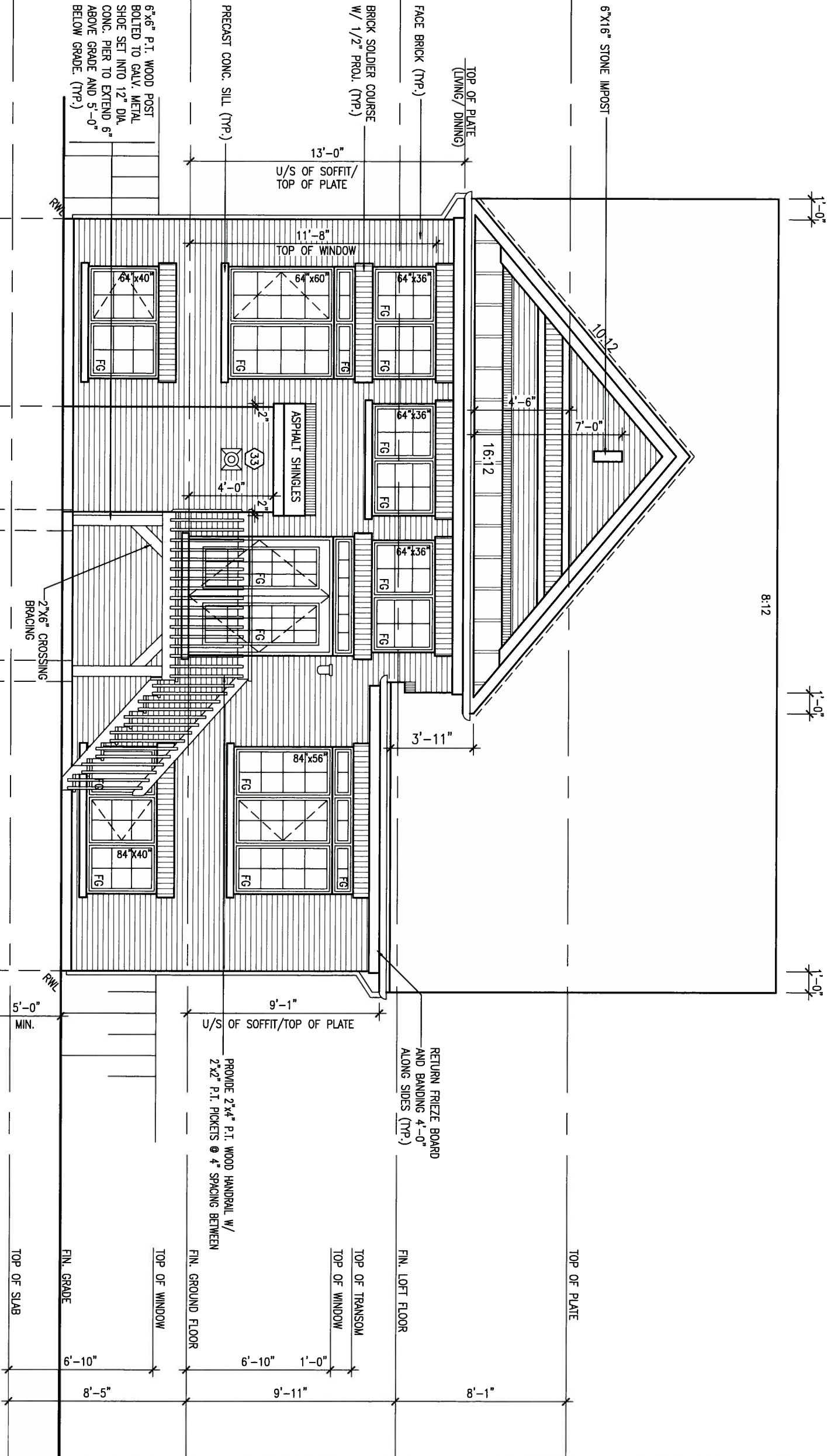
John G. Williams Limited Architect



MAY 14, 2015

| UNINSULATED OPENINGS (PER OBC: SB-12.2.1.1(7)) | | | |
|--|------------------------------|--------------|------------|
| S42-1B LOFT ELEVATION B W.O.D. | ENERGY EFFICIENCY - OBC S812 | | |
| ELEVATION | WALL AREA S.F. | OPENING S.F. | PERCENTAGE |
| FRONT | 408.00 S.F. | 49.83 S.F. | 12.21 % |
| LEFT SIDE | 1004.00 S.F. | 73.89 S.F. | 7.36 % |
| RIGHT SIDE | 1037.00 S.F. | 56.00 S.F. | 5.40 % |
| REAR | 627.00 S.F. | 181.83 S.F. | 29.00 % |
| TOTAL SQ. FT. | 3076.00 S.F. | 361.55 S.F. | 11.75 % |
| TOTAL SQ. M. | 285.77 S.M. | 33.59 S.M. | 11.75 % |

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



| | | | |
|-----|---------------------------------------|----------|------|
| 9 | . | . | . |
| 8 | . | . | . |
| 7 | . | . | . |
| 6 | . | . | . |
| 5 | . | . | . |
| 4 | . | . | . |
| 3 | REVISED AS PER ENG'S COMMENTS | 15-05-04 | RC |
| 2 | ADDED REAR UPGRADE ELEVATIONS. | 14-10-06 | GW |
| 1 | ISSUED FOR CLIENT COMMENT AND PRICING | 14-09-15 | RAAM |
| no. | description | date | by |

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

qualification information

Wellington Jno-Baptiste 25591 BCN

name registration information VA3 Design Inc. 42658

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

VA3 DESIGN

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

| | | | | |
|---|------------|--|-------------------|-------------|
| BAYVIEW WELLINGTON | | | S42-1B LOFT | |
| project name | | municipality | | project no. |
| GREEN VALLEY ESTATES | | BRADFORD, ON | | 13045 |
| date | | UPGRADED REAR ELEV. 'B' - W.O.D. CONDITION | | drawing no. |
| 2014-09 | | | | 26 |
| drawn by | checked by | scale | file name | |
| RAAM | - | 3/16" = 1'-0" | 13045-S42-1B-LOFT | |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-1B-LOFT.dwg - Tue - May 12 2015 - 9:39 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 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 building designs with respect to any zoning or building code requirements. The responsibility of the house can be properly built or located on the lot.

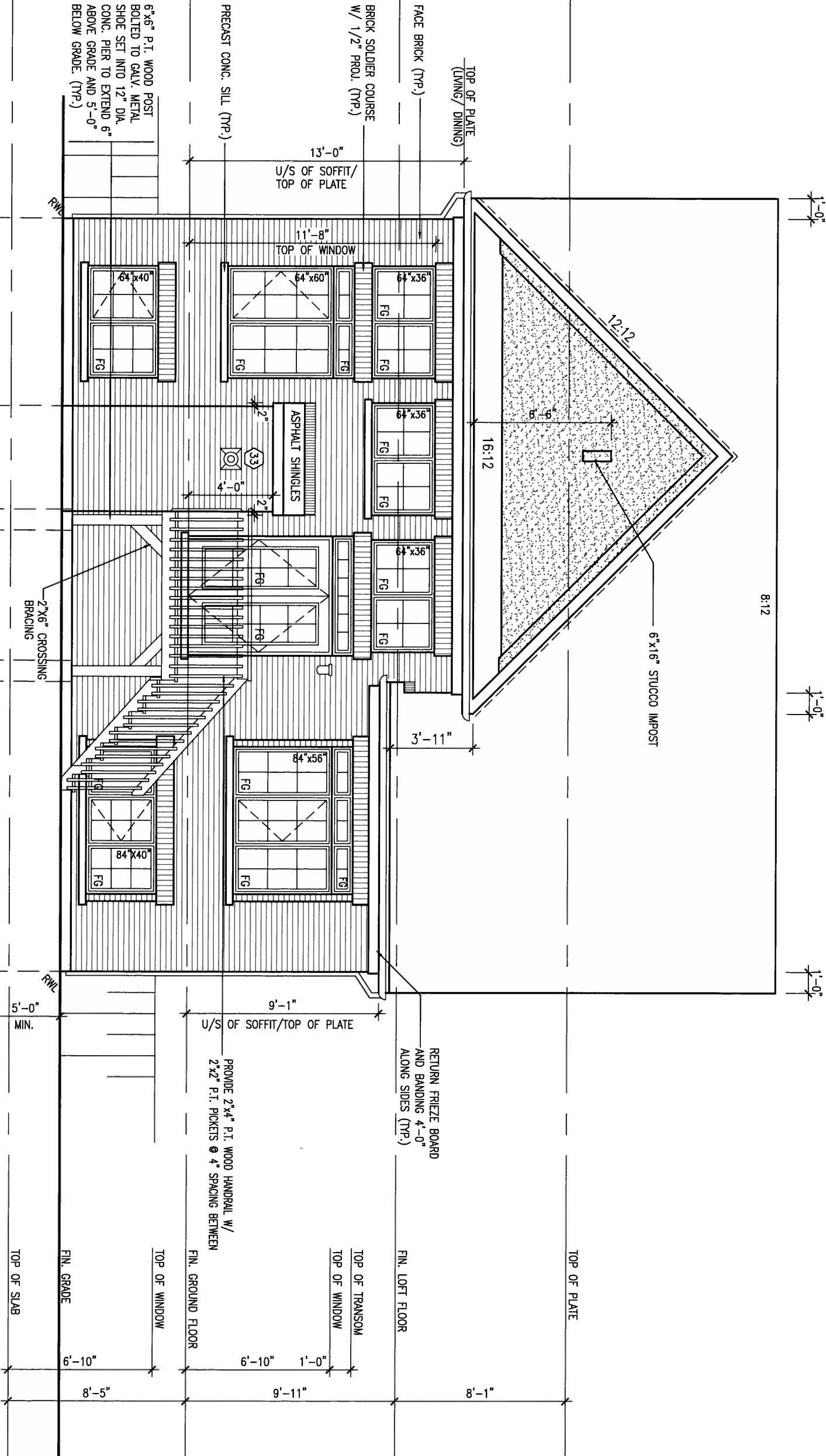
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY, ARCHITECTURAL REVIEW & APPROVAL.

MAY 20 2015
John G. Williams Limited, Architect



MAY 14, 2015

| UNINSULATED OPENINGS (PER OBC: SB-12.2.1.1(7)) | | | |
|--|------------------------------|--------------|------------|
| S42-1B LOFT ELEVATION C W.O.D. | ENERGY EFFICIENCY - OBC SB12 | | |
| ELEVATION | WALL AREA S.F. | OPENING S.F. | PERCENTAGE |
| FRONT | 408.00 S.F. | 49.83 S.F. | 12.21 % |
| LEFT SIDE | 1004.00 S.F. | 73.89 S.F. | 7.36 % |
| RIGHT SIDE | 1037.00 S.F. | 56.00 S.F. | 5.40 % |
| REAR | 627.00 S.F. | 181.83 S.F. | 29.00 % |
| TOTAL SQ. FT. | 3076.00 S.F. | 361.55 S.F. | 11.75 % |
| TOTAL SQ. M. | 285.77 S.M. | 33.59 S.M. | 11.75 % |



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

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

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| 4. | . | . | . |
| 3. | REVISED AS PER ENG'S COMMENTS | 15-05-04 | RC |
| 2. | ADDED REAR UPGRADE ELEVATIONS. | 14-10-06 | GW |
| 1. | ISSUED FOR CLIENT COMMENT AND PRICING | 14-09-15 | RAAM |
| no. | description | date | by |

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

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

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

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

| BAYVIEW WELLINGTON | | S42-1B LOFT | |
|---|------------------------------|------------------------|--------------------------------|
| project name GREEN VALLEY ESTATES | municipality BRADFORD, ON | project no. 13045 | drawing no. 26 |
| date 2014-09 | checked by RAAM | scale 3/16" = 1'-0" | file name 13045-S42-1B-LOFT |
| UPGRADED REAR ELEV. 'B' - W.O.D. CONDITION | | | |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-1B-LOFT.dwg - Tue - May 12 2015 - 9:39 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 including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving the (working) plans or drawings or for ensuring compliance with 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

1'-0"

1'-8" 1'-0"

1'-0"

| UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1.(7)) | | | |
|---|------------------------------|--------------|------------|
| S42-1B LOFT ELEVATION A W.O.B. | ENERGY EFFICIENCY - OBC SB12 | | |
| ELEVATION | WALL AREA S.F. | OPENING S.F. | PERCENTAGE |
| FRONT | 416.00 S.F. | 60.33 S.F. | 14.50 % |
| LEFT SIDE | 1004.00 S.F. | 73.89 S.F. | 7.36 % |
| RIGHT SIDE | 1033.00 S.F. | 56.00 S.F. | 5.42 % |
| REAR | 731.00 S.F. | 264.44 S.F. | 36.18 % |
| TOTAL SQ. FT. | 3184.00 S.F. | 454.66 S.F. | 14.28 % |
| TOTAL SQ. M. | 295.80 S.M. | 42.24 S.M. | 14.28 % |

S42-1B LOFT

BAYVIEW WELLINGTON

project name GREEN VALLEY ESTATES municipality BRADFORD, ON

project no. 13045

date 2014-09 checked by RAAM scale 3/16" = 1'-0" file name 13045-S42-1B-LOFT drawing no. 27

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 42658 name registration information VA3 Design Inc. Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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| 4. | . | . | . |
| 3. | REVISED AS PER ENG'S COMMENTS | 15-05-04 | RC |
| 2. | ADDED REAR UPGRADE ELEVATIONS. | 14-10-06 | GW |
| 1. | ISSUED FOR CLIENT COMMENT AND PRICING | 14-09-15 | RAAM |
| no. | description | date | by |

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

6"x6" P.T. WOOD POST BOLTED TO GALV. METAL SHOE SET INTO 12" DIA. CONC. PIER TO EXTEND 6" ABOVE GRADE AND 5'-0" BELOW GRADE. (TYP.)

PRECAST CONC. SILL (TYP.)

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

FACE BRICK (TYP.)

TOP OF PLATE (LIVING/ DINING)

18"x28" 1/2" RECESSED BRICK HERRINGBONE PATTERN W/ BRICK ROWLOCK HEADER ON BRICK ROWLOCK STACK BONDS W/ 1/2" PROJ. ON PRECAST CONC. SILL

13'-0" U/S OF SOFFIT/ TOP OF PLATE

11'-8" TOP OF WINDOW

64"x60" FG

64"x36" FG

64"x36" FG

64"x36" FG

64"x36" FG

64"x36" FG

64"x36" FG

64"x36" FG

64"x36" FG

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64"x36" FG

64"x36" FG

64"x36" FG

64"x36" FG

64"x36" FG

64"x36" FG

ASPHALT SHINGLES

64"x36" FG

64"x36" FG

64"x36" FG

64"x36" FG

64"x36" FG

64"x36" FG

64"x36" FG

64"x36" FG

64"x36" FG

64"x36" FG

8'-12

INVERTED 12"x12" STONE ACCENT

3'-11"

9'-1" U/S OF SOFFIT/ TOP OF PLATE

PROVIDE 2"x4" P.T. WOOD HANDRAIL W/ 2"x2" P.T. PICKETS @ 4" SPACING BETWEEN

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

FIN. LOFT FLOOR

TOP OF TRANSOM

TOP OF WINDOW

TOP OF WINDOW

TOP OF WINDOW

TOP OF WINDOW

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5'-0" MIN.

2"x6" CROSSING BRACING

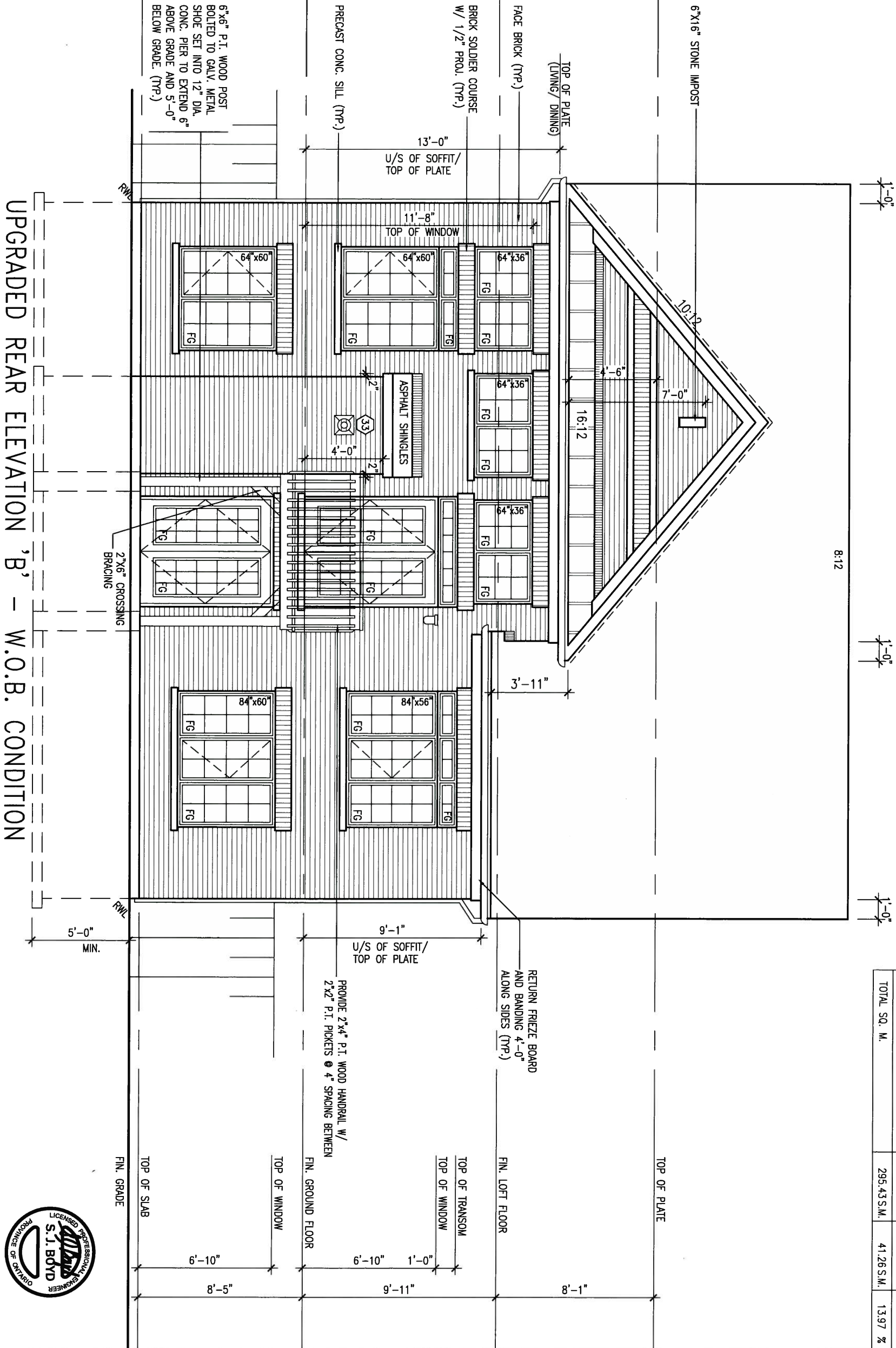
TOP OF SLAB

FIN. GRADE

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



| UNINSULATED OPENINGS (PER OBC: SB-12.2.1.1(7)) | | | |
|--|------------------------------|--------------|------------|
| S42-1B LOFT ELEVATION B W.O.B. | ENERGY EFFICIENCY - OBC SB12 | | |
| ELEVATION | WALL AREA S.F. | OPENING S.F. | PERCENTAGE |
| FRONT | 408.00 S.F. | 49.83 S.F. | 12.21 % |
| LEFT SIDE | 1004.00 S.F. | 73.89 S.F. | 7.36 % |
| RIGHT SIDE | 1037.00 S.F. | 56.00 S.F. | 5.40 % |
| REAR | 731.00 S.F. | 264.44 S.F. | 36.18 % |
| TOTAL SQ. FT. | 3180.00 S.F. | 444.16 S.F. | 13.97 % |
| TOTAL SQ. M. | 295.43 S.M. | 41.26 S.M. | 13.97 % |



9.

8.

7.

6.

5.

4.

3. REVISED AS PER ENG'S COMMENTS

2. ADDED REAR UPGRADE ELEVATIONS.

1. ISSUED FOR CLIENT COMMENT AND PRICING

no. description

15-05-04

14-10-06

14-09-15

date

RC

GW

RAAM

by

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

qualification information

Wellington Jno-Baptista 25591

name registration information BCNI

VA3 Design Inc. 42658

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

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t 416.630.2255 f 416.630.4782

va3design.com

BAYVIEW WELLINGTON

project name

GREEN VALLEY ESTATES

checked by

RAAM

scale

3/16" = 1'-0"

municipality

BRADFORD, ON

project no.

13045

drawing no.

28

S42-1B LOFT

UPGRADED REAR ELEV. 'B' - W.O.B. CONDITION

13045-S42-1B-LOFT

file name

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ARCHITECTURAL REVIEW & APPROVAL

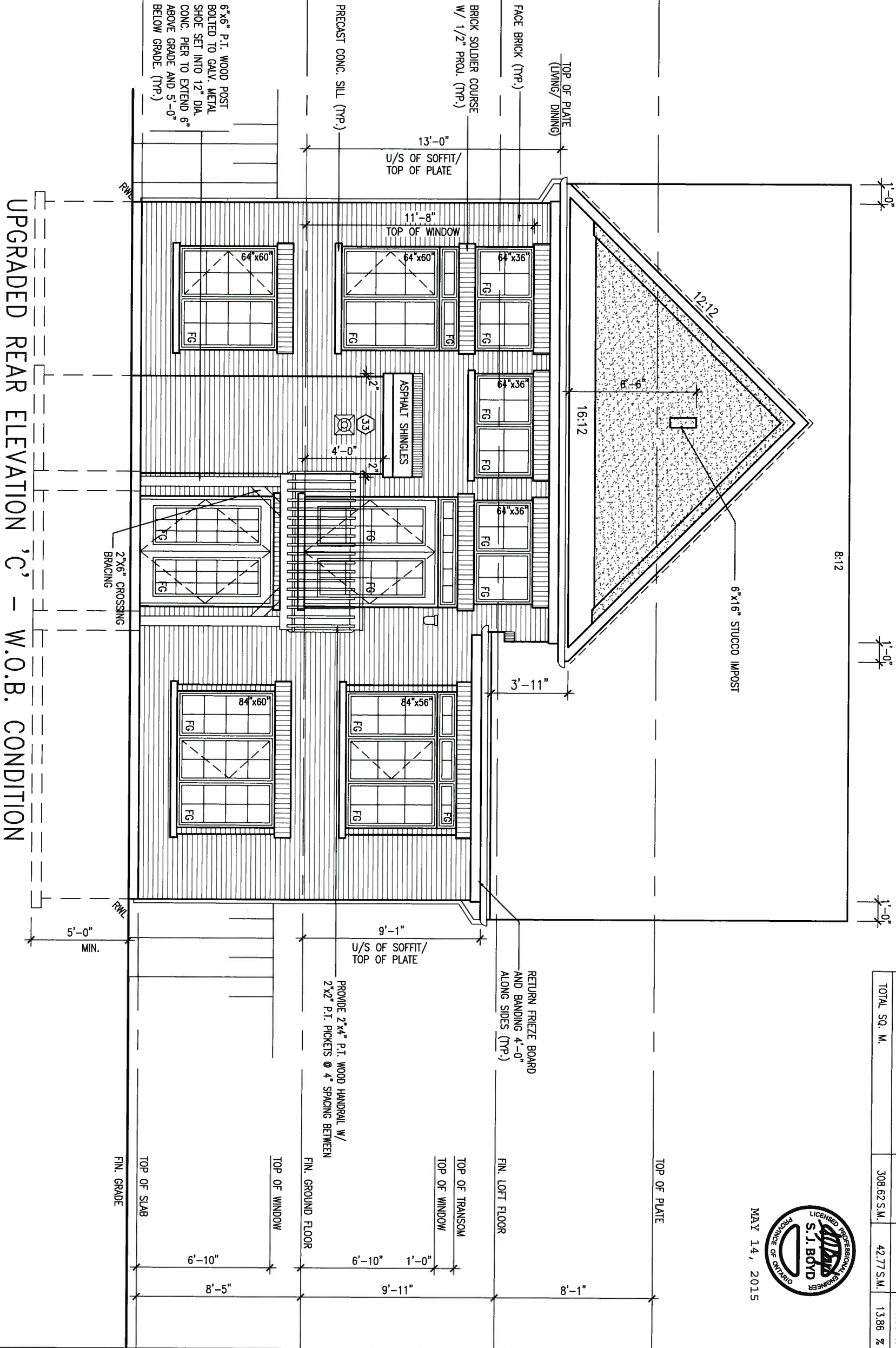
MAY 20 2015

John G. Williams Limited, Architect

| UNINSULATED OPENINGS (PER OBC: SB-12.2.1.1(7)) | | |
|--|------------------------------|-------------------------|
| S42-1B LOFT ELEVATION C W.O.B. | ENERGY EFFICIENCY - OBC S812 | |
| ELEVATION | WALL AREA S.F. | OPENING S.F. PERCENTAGE |
| FRONT | 438.00 S.F. | 66.00 S.F. 15.07 % |
| LEFT SIDE | 1049.00 S.F. | 73.89 S.F. 7.04 % |
| RIGHT SIDE | 1104.00 S.F. | 56.00 S.F. 5.07 % |
| REAR | 731.00 S.F. | 264.44 S.F. 36.18 % |
| TOTAL SQ. FT. | 3322.00 S.F. | 460.33 S.F. 13.86 % |
| TOTAL SQ. M. | 308.62 S.M. | 42.77 S.M. 13.86 % |



MAY 14, 2015



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| 9. | | | |
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| 3. | REVISED AS PER ENG'S COMMENTS | 15-05-04 | RC |
| 2. | ADDED REAR UPGRADE ELEVATIONS. | 14-10-06 | CW |
| 1. | ISSUED FOR CLIENT COMMENT AND PRICING | 14-09-15 | RAAM |
| no. | description | date | by |

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| qualification information | | | |
| Wellington Jno-Baptiste | | | |
| signature | | | |
| 25591 | | | |
| BCN | | | |
| 42658 | | | |
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| | | | |
|---|-----------------|--|--------------------------------|
| BAYVIEW WELLINGTON | | | S42-1B |
| project name GREEN VALLEY ESTATES | | municipality BRADFORD, ON | |
| date 2014-09 | | UPGRADED REAR ELEV. 'C' - W.O.B. CONDITION | |
| drawn by RAAM | checked by - | scale 3/16" = 1'-0" | file name 13045-S42-1B-LOFT |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-1B-LOFT.dwg - Tue - May 12 2015 - 9:39 AM | | | |

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 1/2") 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-HIGHT 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 1/2") 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 (2/2"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 KEYS CONC. FTG. BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150Kpa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED.
STOREYS SUPPORTED | W/ MASONRY VENEER | W/ SIDING ONLY

| | | |
|---|--------------------|--------------------|
| 1 | 16" WIDE x 6" DEEP | 16" WIDE x 6" DEEP |
| 2 | 20" WIDE x 6" DEEP | 20" WIDE x 6" DEEP |
| 3 | 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-12-2.1.1.2)
RSI 8.81 (R50) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL. RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL

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

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

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

15. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)
89mm (3-1/2") DIA x 3.0mm (0.118) SINGLE WALL TUBE TYPE 2 ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kn (16,000lbs.) AT A MAX. EXTENSION OF 2318mm (7'-7 1/2") CONFORMING TO CAN/CGSB 7-2.94. AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 870x870x410 (34"x34"x16") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MINIMUM AND AS PER SOILS REPORT.

15A. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)
89mm (3-1/2") DIA x 4.78mm (1.88) FIXED STL. COL. WITH 150x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE ON 1070x1070x460 (42"x42"x18") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MIN. AND AS PER SOILS REPORT.

15B. STEEL COLUMN
90mm (3-1/2") DIA x 4.78mm (1.88) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD COL. TO LONG PLATE.

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

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

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

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

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

21. EXTERIOR STEP
PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 200mm (7-7/8") MIN. TREAD 250mm (9'-1/2"). SEE OBC. 9.8.9.2.2, 9.8.9.3, & 9.8.10.

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

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

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

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

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

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

28. RESERVED

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

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

31. SLAB ON GRADE
MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL REINFORCED WITH 6x6-W2-XW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION UNDER SLAB.

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

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

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

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

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

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

38. CONVENTIONAL ROOF FRAMING (2.0Kps. 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.-8 9.7.3. & SB12-2.1.1.8

GENERAL: 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. 8, 6.2.2. SEE MECHANICAL DRAWINGS.
2) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.24.18.2. & 5.6.2.2.(3) AND MUNICIPAL STANDARDS.
3) ALL EXTERIOR WALLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.
4) STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3, 3.8.3.8.(1)(d) & 3.8.3.13.(1)(f). SEE DETAIL.
5) ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12-2.1.1.9.
6) ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV.-8 9.25.3.

LUMBER: 1) ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE.
2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.
3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.

4) ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

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

6) PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SHAWM CORP. OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS.

7) JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.
8) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 ml. POLYETHYLENE FILM, No. 50 (45lbs). ROLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

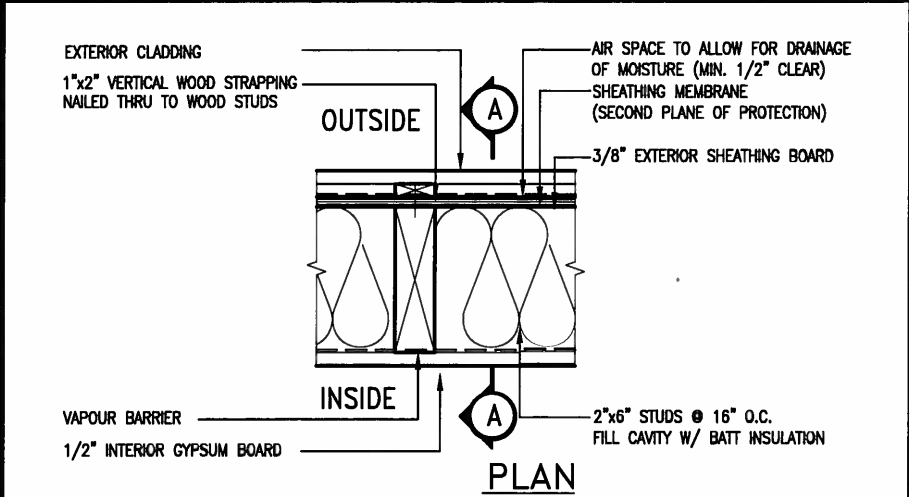
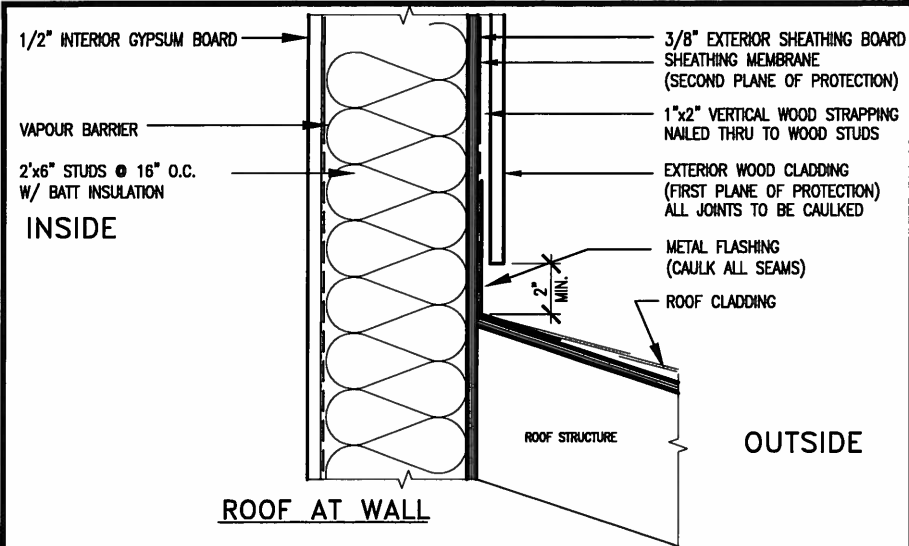
STEEL: 1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W, HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40-21 GRADE 350W "STRUCTURAL QUALITY STEEL". OBC. 9-9.23.4.3.

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

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

| LEGEND | |
|--------|---|
| | CLASS 'B' VENT |
| | DUPLEX OUTLET (12" ABOVE SURFACE) |
| | WEATHERPROOF DUPLEX OUTLET |
| | POT LIGHT |
| | LIGHT FIXTURE (PULL CHAIN) |
| | SWITCH |
| | FLOOR DRAIN |
| | SJ SINGLE JOIST |
| | DJ DOUBLE JOIST |
| | TJ TRIPLE JOIST |
| | LVL LAMINATED VENEER LUMBER |
| | POINT LOAD FROM ABOVE |
| | P.T. PRESSURE TREATED LUMBER |
| | G.T. GIRDER TRUSS BY ROOF TRUSS MANUF. |
| | FLAT ARCH |
| | CURVED ARCH |
| | M.C. MEDICINE CABINET (RECESSED) |
| | CONC. BLOCK WALL |
| | DOUBLE VOLUME WALL SEE NOTE (39.) |
| | SOLID WOOD BEARING (SPRUCE No. 2). SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER OR AS DIRECTED BY STRUCTURAL ENGINEER. SOLID BEARING TO BE MINIMUM 2 PIECES. |
| | SOLID WOOD BEARING TO MATCH FROM ABOVE |

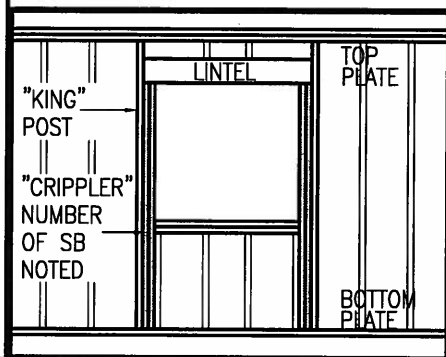
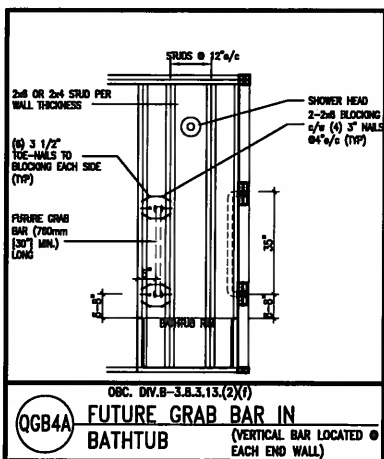
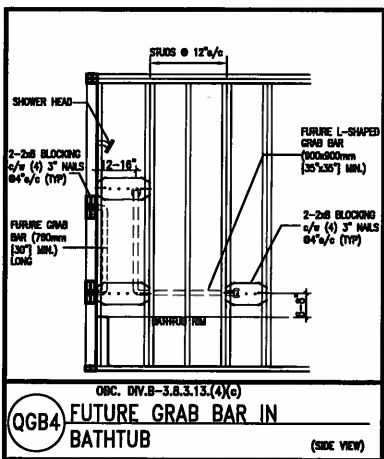
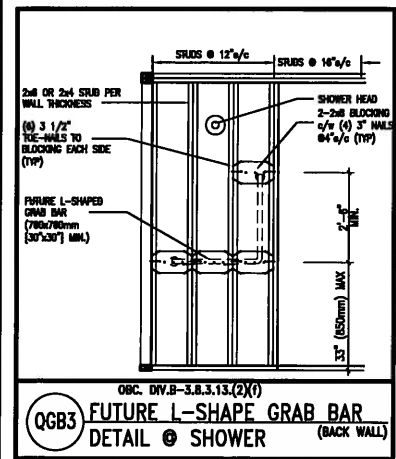
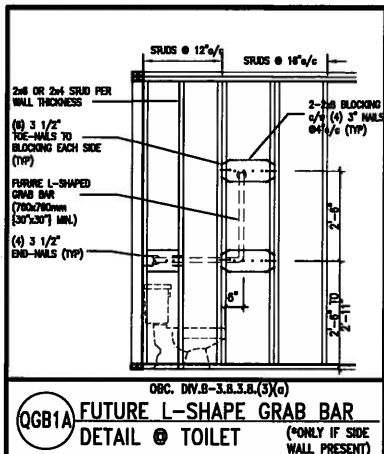
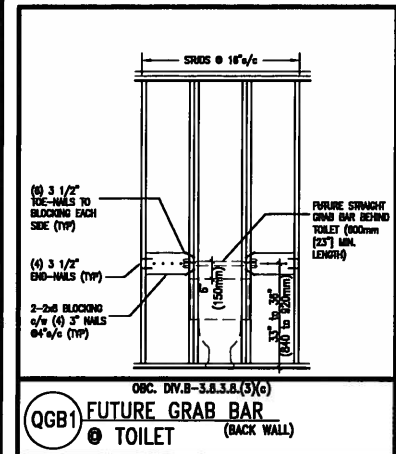
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO V&3 DESIGN BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF V&3 DESIGN WHICH IF REQUESTED MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED.



EXTERIOR WOOD CLADDING WALL ASSEMBLY

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

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



"CRIPPLE" DETAIL

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

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

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

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

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

** STUD INFORMATION TAKEN FROM OBC TABLE A-30



MAY 14, 2015

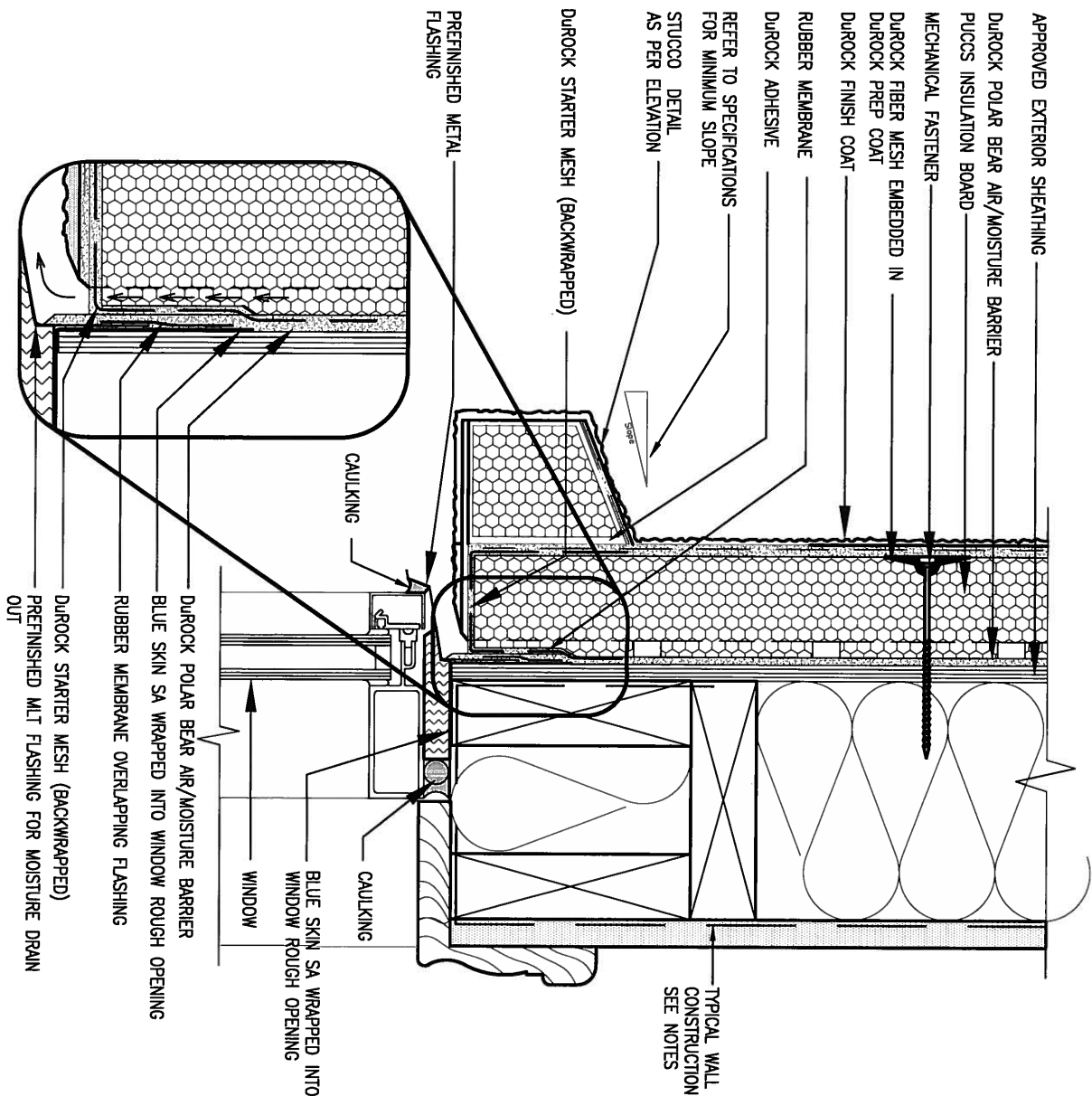
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| 2 | UPDATE TO CODE | APR 16-15 | RC |
| 1 | ISSUE FOR CLIENT REVIEW | MAY 07-14 | RC |
| no. | description | date | by |

| | | |
|---|-----------|------|
| The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. | | |
| qualification information | signature | |
| Wellington Jno-Baptista | 25591 | BCIN |
| name registration information | signature | |
| VA3 Design Inc. | 42658 | |
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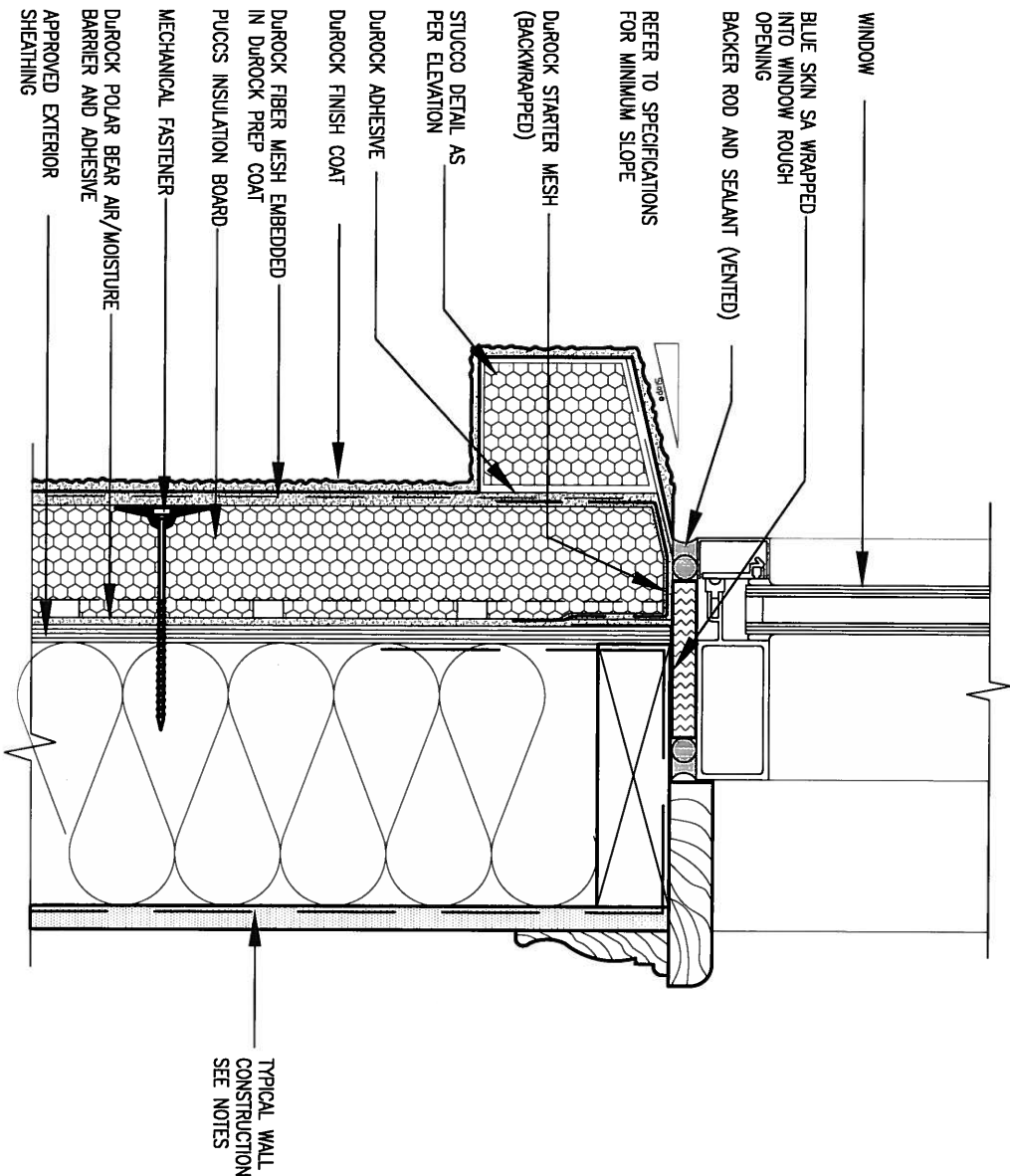
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|---|----------------------|-------------------|---------------|
| BAYVIEW WELLINGTON | | CONST NOTE | |
| project name | GREEN VALLEY ESTATES | municipality | BRADFORD |
| date | APR 2014 | project no. | 13045 |
| drawn by | RC | checked by | scale |
| | | | 3/16" = 1'-0" |
| CONSTRUCTION NOTES | | file name | |
| 13045-CONST-OBC 2015 | | drawing no. | |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:56 AM | | CN2 | |



1 WINDOW HEADER

CN3 SCALE: 3"=1'-0"

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



2 WINDOW SILL

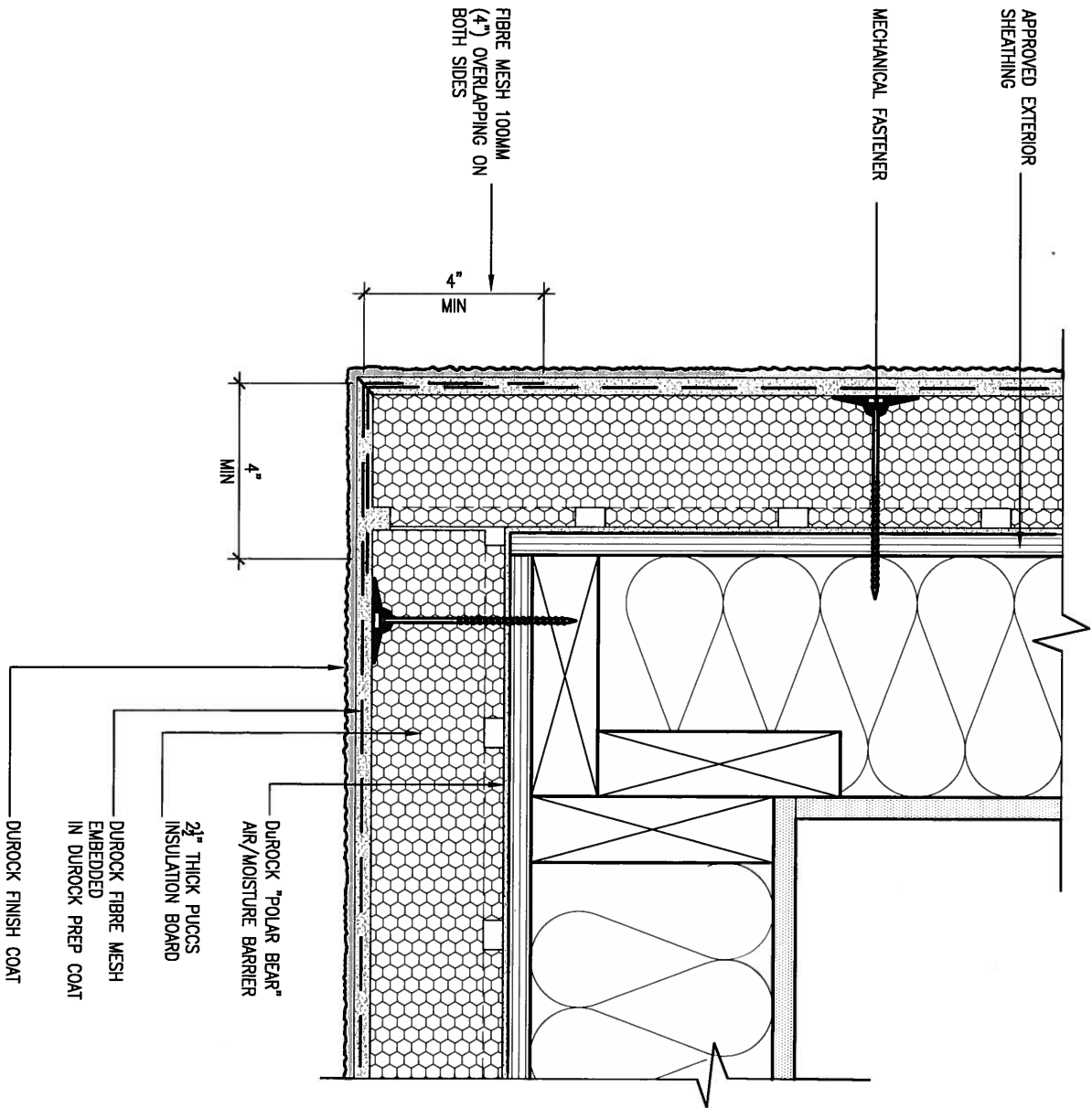
CN3 SCALE: 3"=1'-0"

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

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

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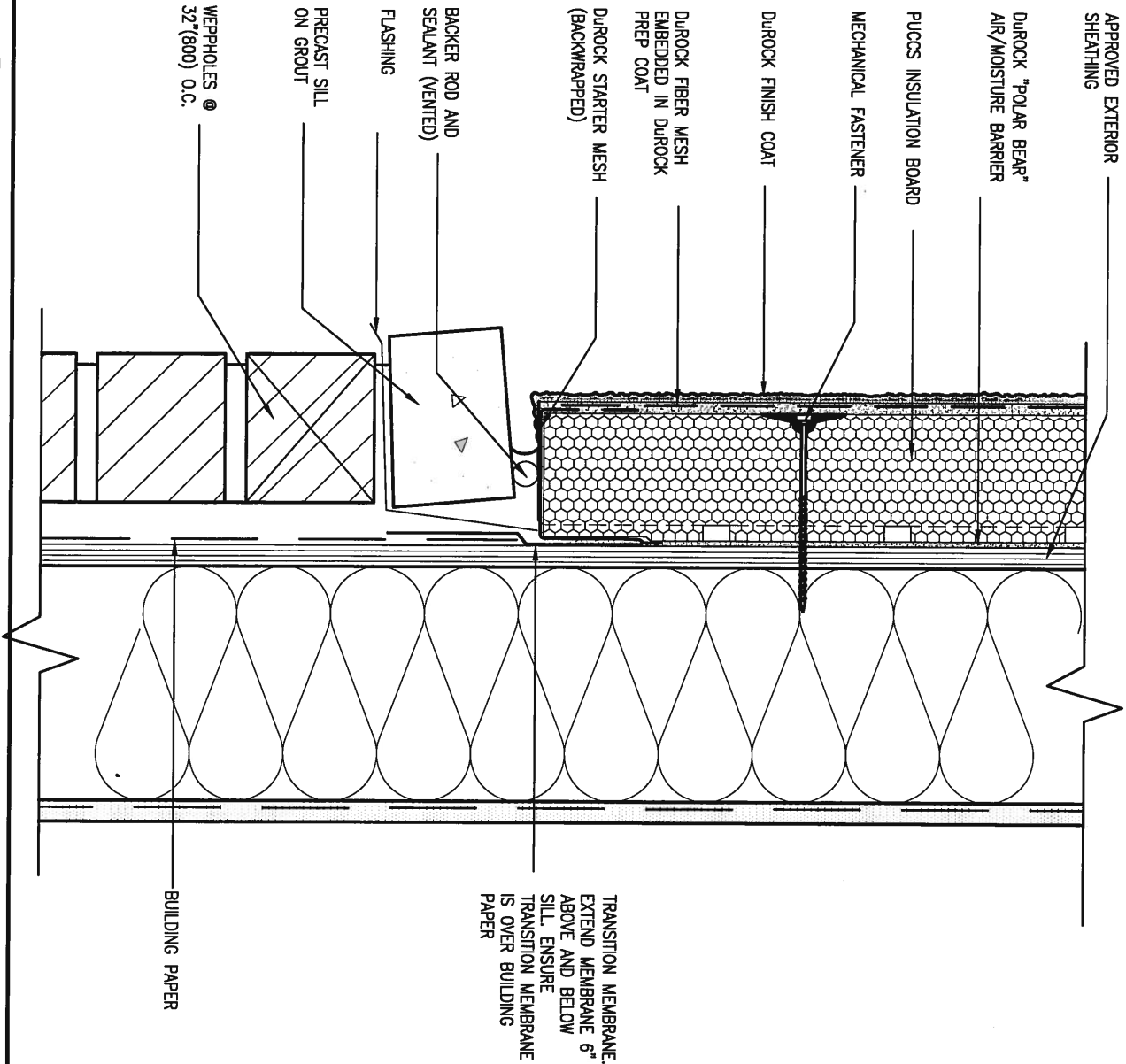
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| BAYVIEW WELLINGTON | | CONST NOTE | |
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| date | APR 2014 | project no. | 13045 |
| drawn by | RC | checked by | scale |
| | | | 3/16" = 1'-0" |
| CONSTRUCTION NOTES | | file name | |
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| RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM | | CN3 | |



5 CORNER DETAIL

CNS SCALE: 3"=1'-0"

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



6 STUCCO / MASONRY PLINTH CONNECTION

CNS SCALE: 3"=1'-0"

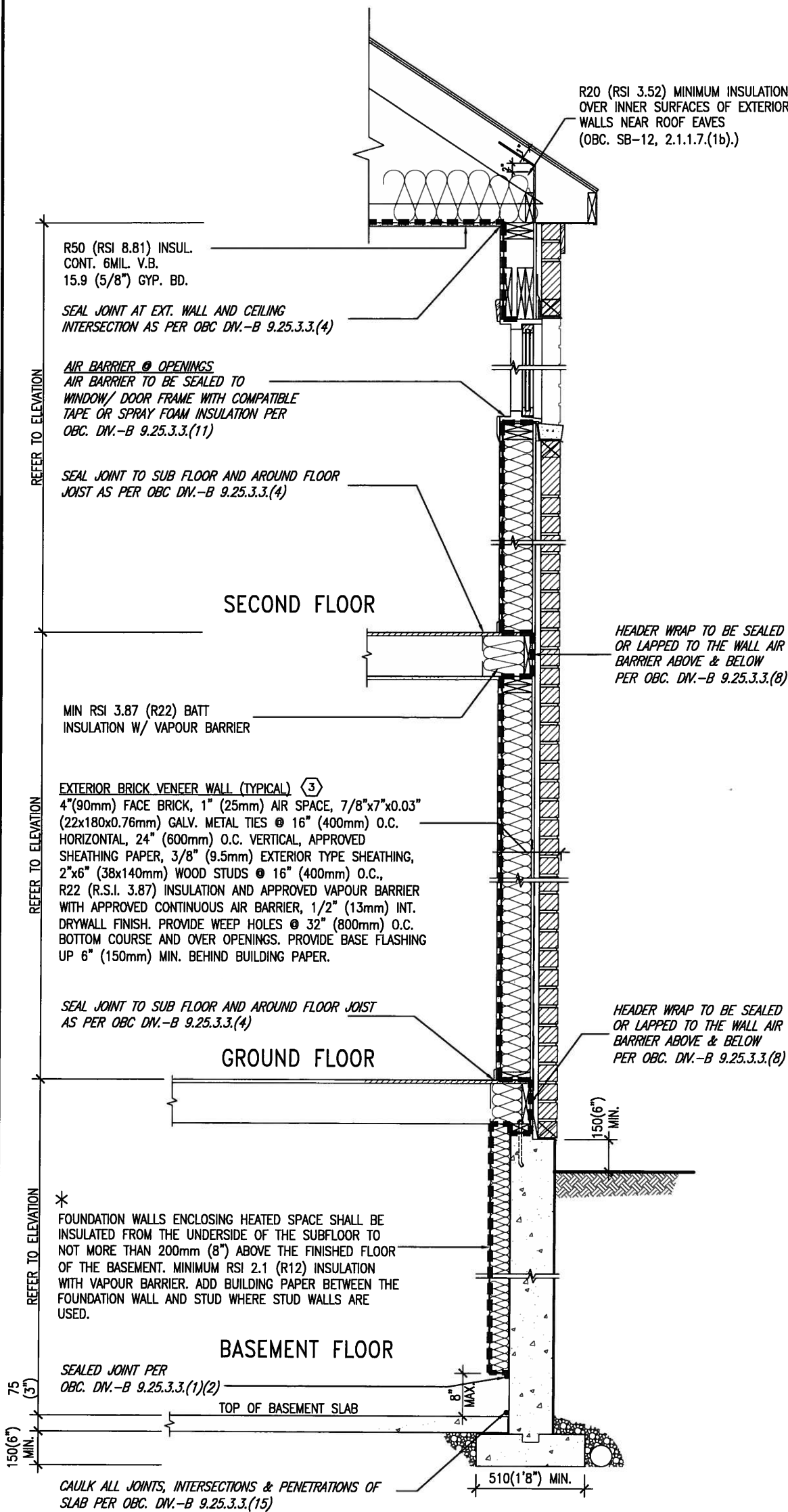
| | | | |
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| 9 | . | . | . |
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| 6 | . | . | . |
| 5 | . | . | . |
| 4 | . | . | . |
| 3 | . | . | . |
| 2 | UPDATE TO CODE | APR 16-15 | RC |
| 1 | ISSUE FOR CLIENT REVIEW | MAY 07-14 | RC |
| no.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

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

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

SB12-COMPLIANCE PACKAGE 'J'



* CHECKED- 22 OCTOBER 2013

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

SEMI & SINGLES ONLY

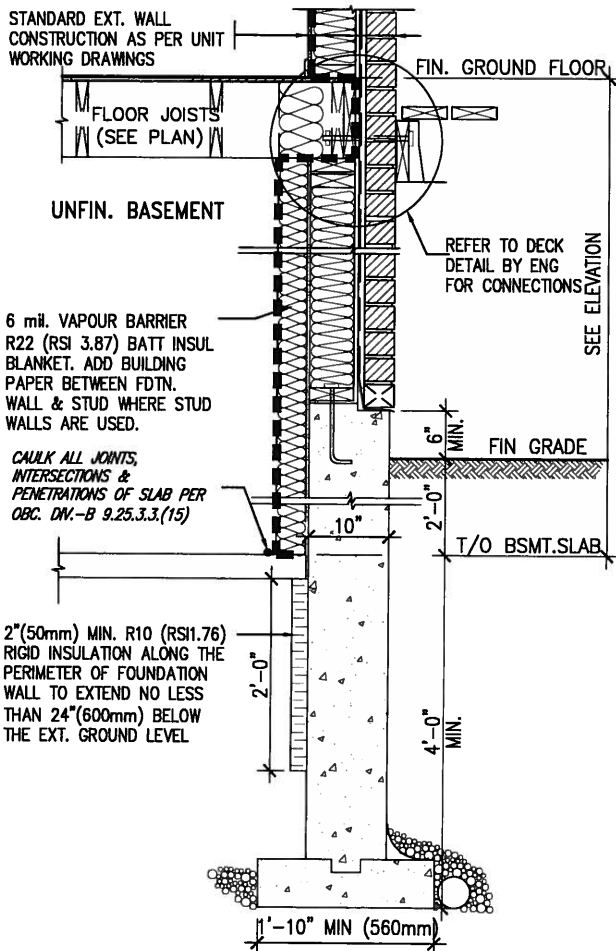
THE MINIMAL THERMAL PERFORMANCE OF
BUILDING ENVELOPE AND EQUIPMENT
SHALL CONFORM TO THE FOLLOWING
SB-12 COMPLIANCE PACKAGE AS PER
OBC SUPPLEMENTARY STANDARD SB-12,
SECTION 2.1.1.1

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 EMISSIVTY |
| Skylights Maximum U-value | 2.8 | DOUBLE PANE LOW EMISSIVTY |
| Space Heating Equipment Minimum AFUE | 94% | NATURAL GAS |
| Hot Water Heater Minimum EF | 0.67 | NATURAL GAS |
| HRV Minimum Efficiency | 60% | - |



MAY 14, 2015



* REVISED- 15 MARCH 2013

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

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

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

qualification information

Wellington Jno-Baptiste 25591

name registration information BCIN

VA3 Design Inc. 42658

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



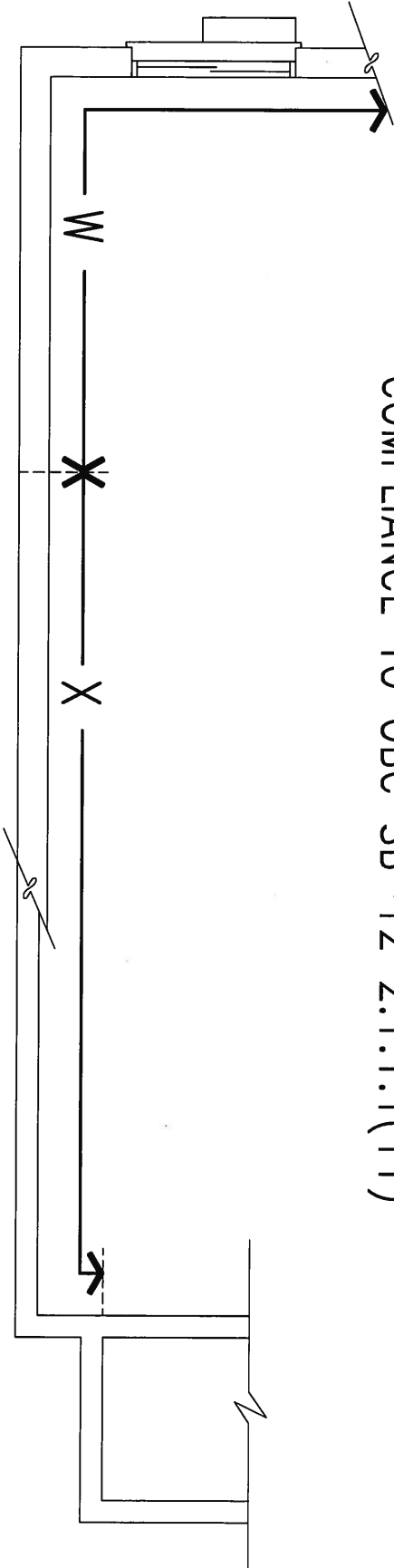
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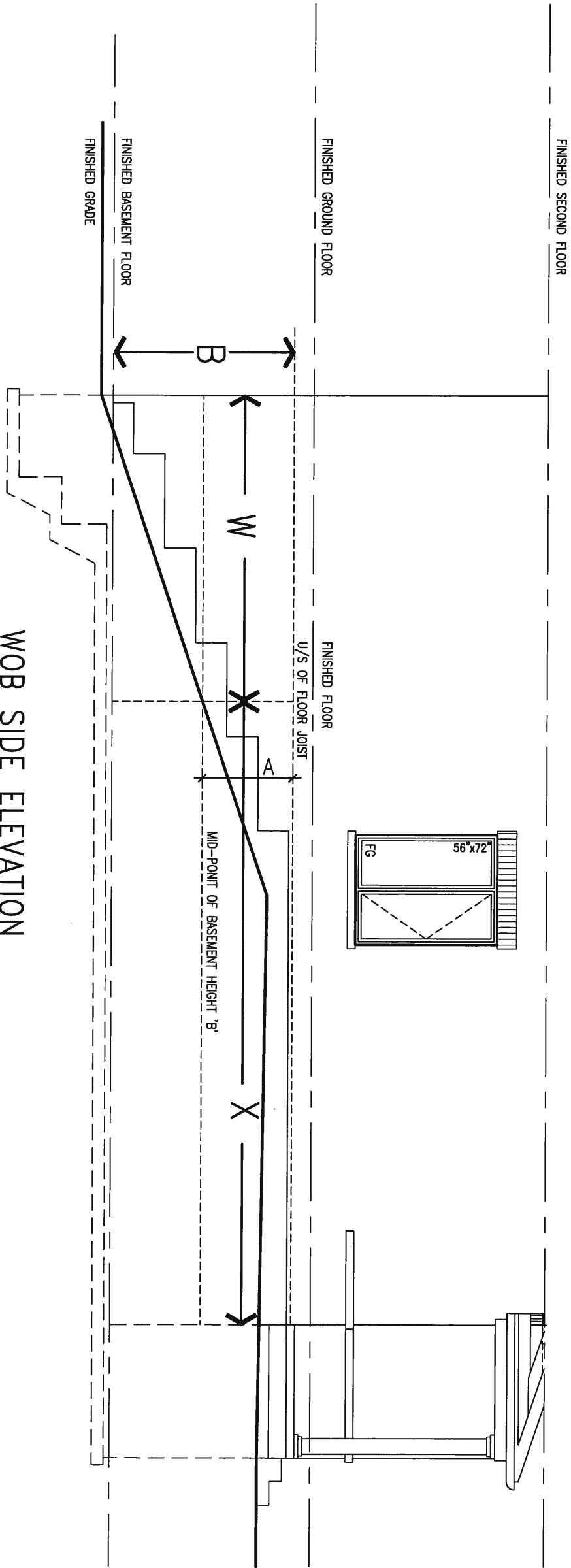
CONST NOTE

| | | |
|--------------------------------------|--------------------------|------------------------|
| project name GREEN VALLEY ESTATES | municipality BRADFORD | project no. 13045 |
| date APR 2014 | checked by RC | scale 3/16" = 1'-0" |
| drawn by RC | checked by RC | scale 3/16" = 1'-0" |
| CONSTRUCTION NOTES | | |
| 13045-CONST-OBC 2015 | | |
| drawing no. CN6 | | |

COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN



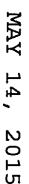
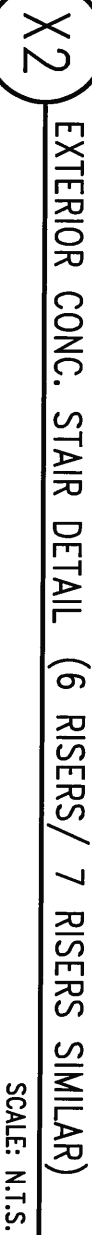
WOB SIDE ELEVATION

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

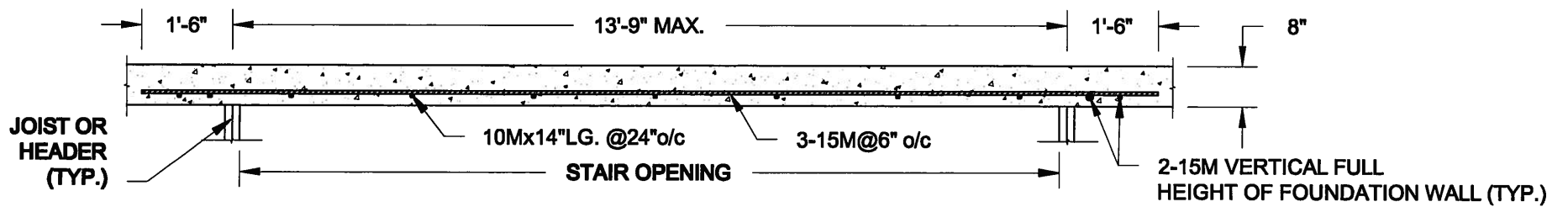
WHEN EXPOSED WALL "A" IS LESS THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "X" IS NOT LESS THAN BASEMENT WALL AS REQUIRED BY TABLE 2.1.1.2A



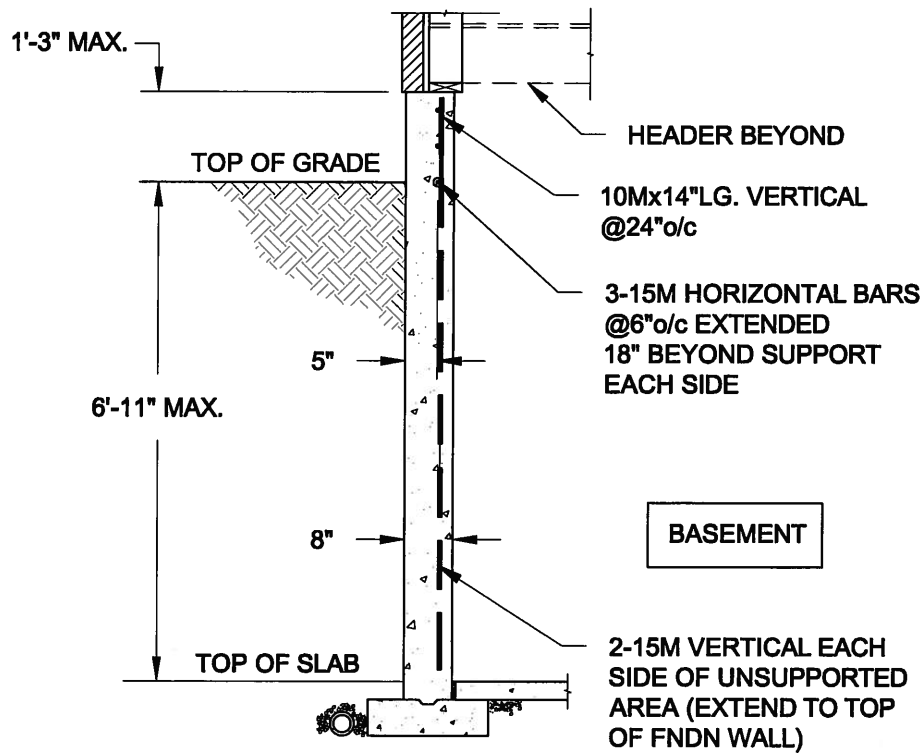
| | | | | | | | | | |
|---------------------------|-----------|----|--|--|---|--------------------|----------------------|-------------|--|
| 9 . | - | - | The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario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



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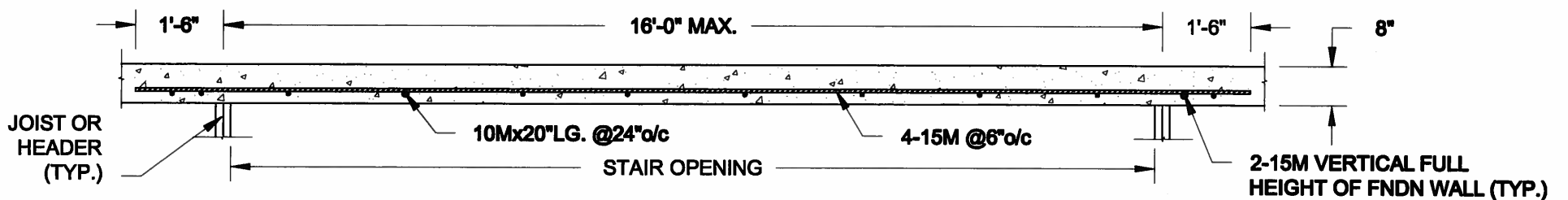
PLAN VIEW
NOT TO SCALE



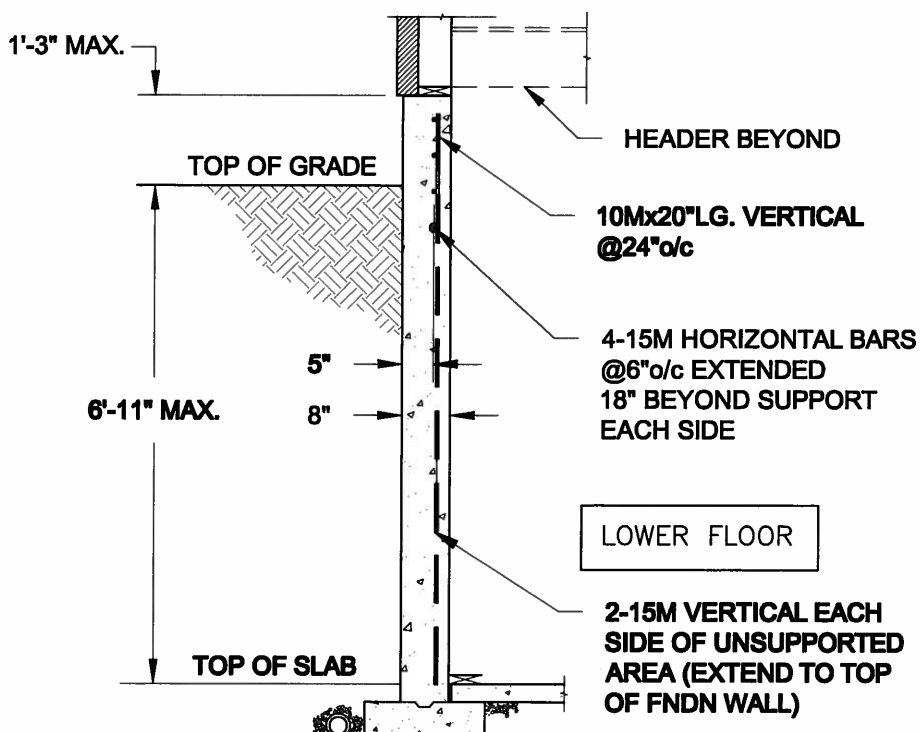
NOTE:

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

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



PLAN VIEW
NOT TO SCALE



NOTE:

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

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

| | |
|----------------------|-----------------|
| Scale: 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

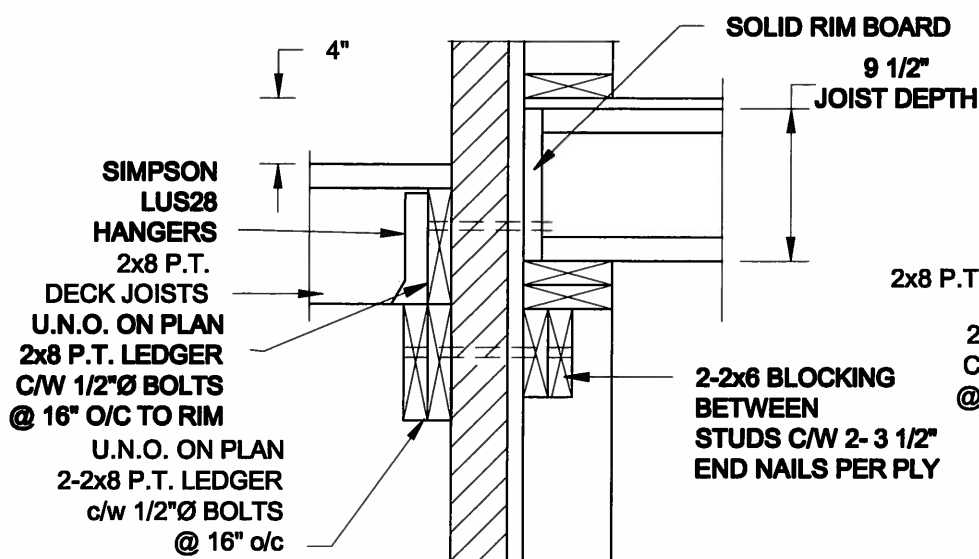
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14-095

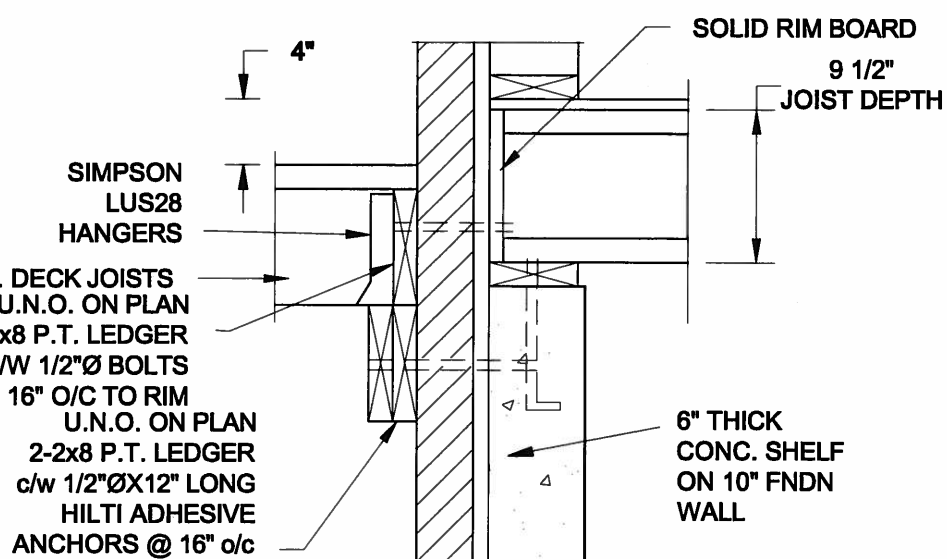
Drawing No.:

S1

FOR 9 1/2" JOIST DEPTH



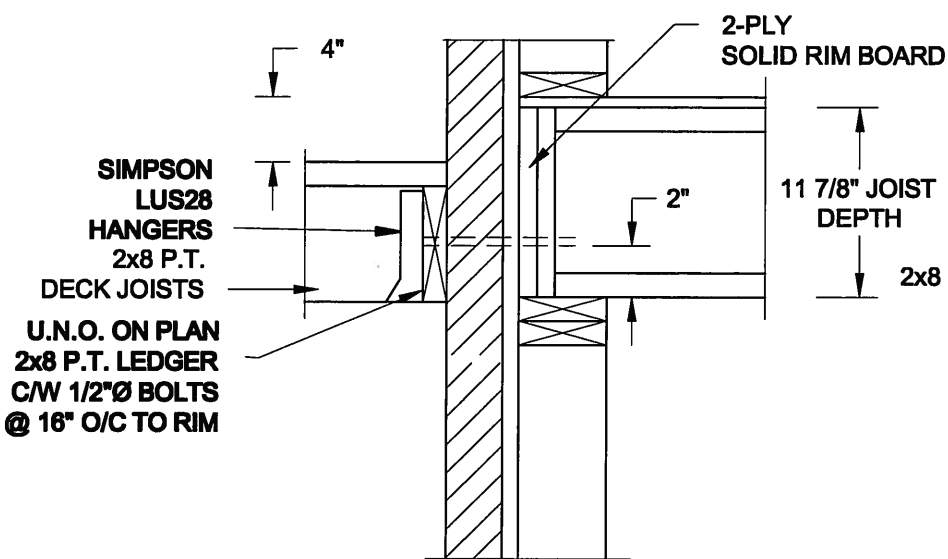
1A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"



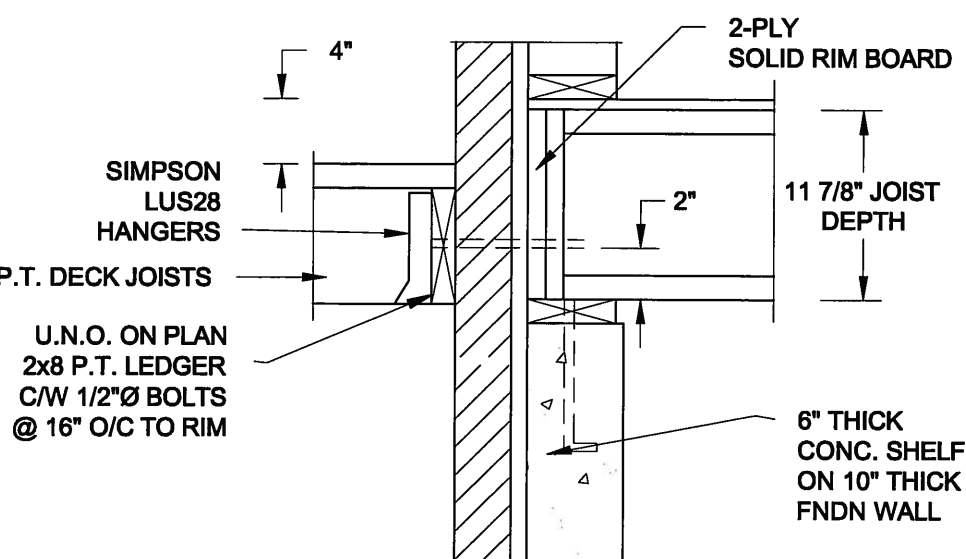
1B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

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

FOR 11 7/8" JOIST DEPTH

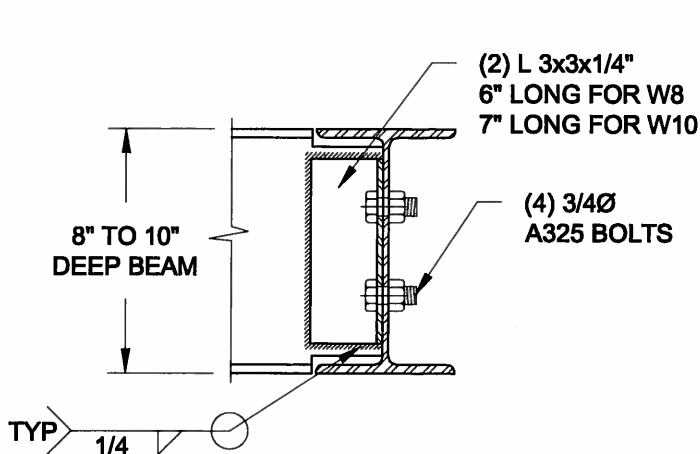


2A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

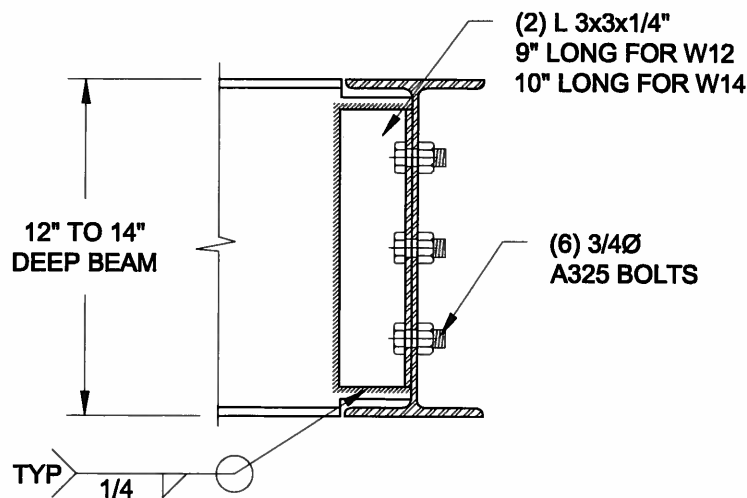


2B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

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



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



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

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

Scale:
AS NOTED

Date:
FEB-26-2015

Drawn:
SC

Checked:
SJB



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

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APR 24, 2015

Project:

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BRADFORD, ONTARIO**

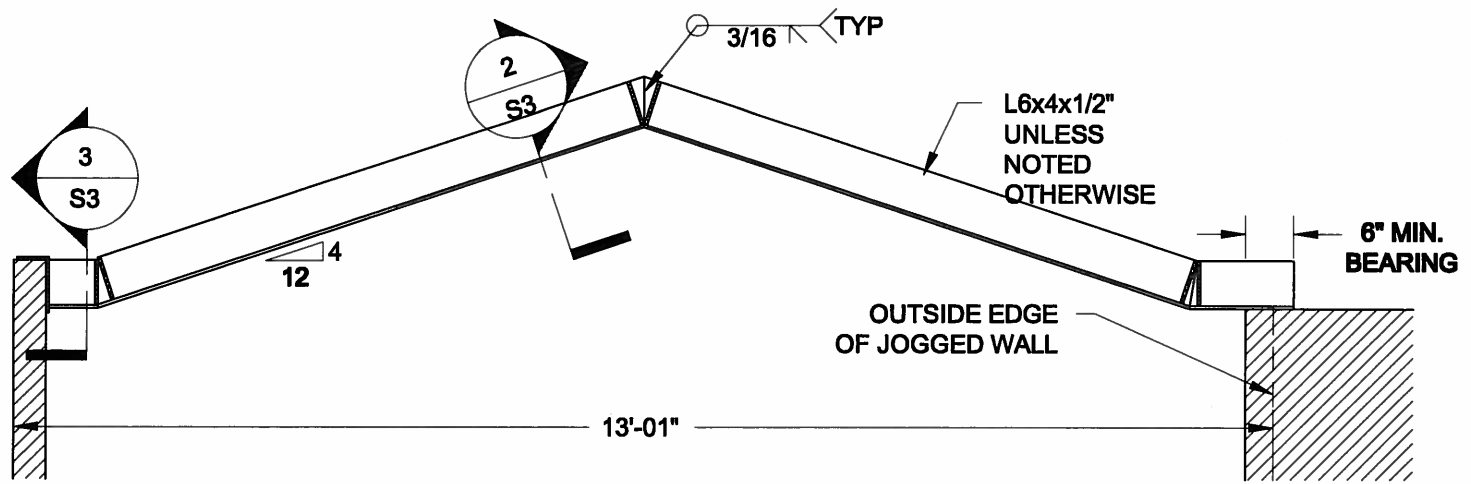
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

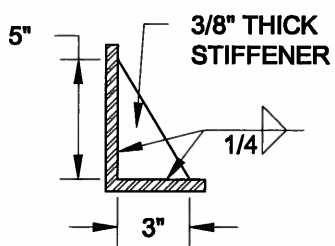
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Drawing No.:

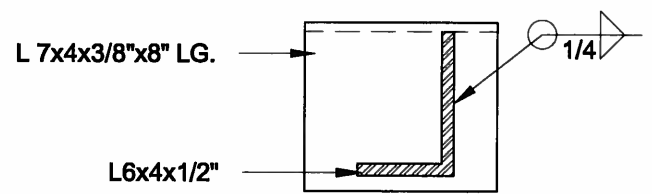
S2



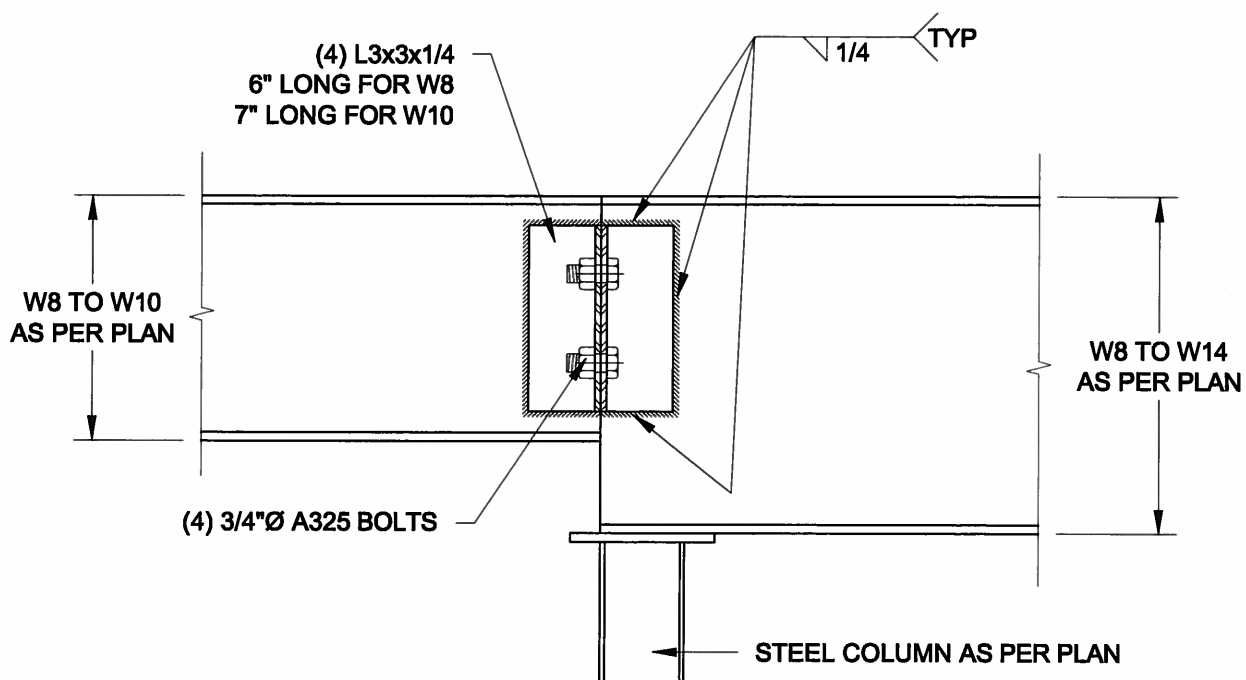
1
S3 **STEEL LINTEL AT GABLE**
SCALE: 1/2" = 1' - 0"



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



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



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

| | |
|----------------------|-----------------|
| Scale: AS NOTED | |
| Date: FEB-26-2015 | |
| 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