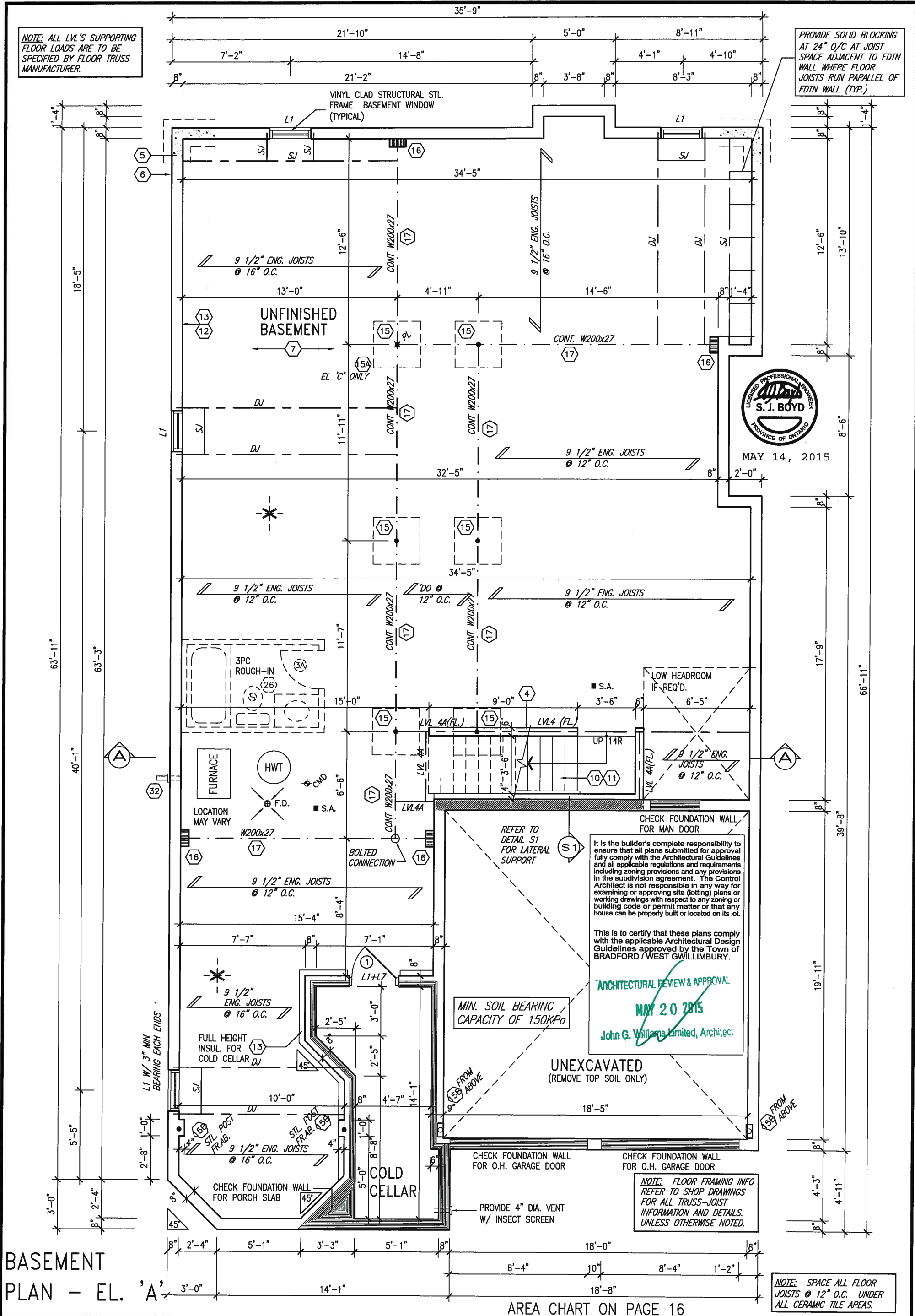


PROVIDE SOLID BLOCKING
AT 24" O/C AT JOIST
SPACE ADJACENT TO FDTN
WALL WHERE FLOOR
JOISTS RUN PARALLEL OF
FDTN WALL (TYP.)



BASEMENT
PLAN - EL. 'A'

AREA CHART ON PAGE 16

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	-	-	-	registration information	
4	-	-	-	VAS Design Inc.	42658
3	-	-	-		
2	REVISED AS PER ENG'S COMMENTS			15-05-04	RC
1	ISSUED FOR CLIENT COMMENT AND PRICING			14-09-15	RAAM



300A Wilson Avenue
Toronto ON M3H 1S8
t 416 630 2255 f 416 630 4782

S42-1B
RIDEAU 1

project no.
13045

date
2014-09

checked by
RAAM

scale
3/16" = 1'-0"

file name
13045_S42_14

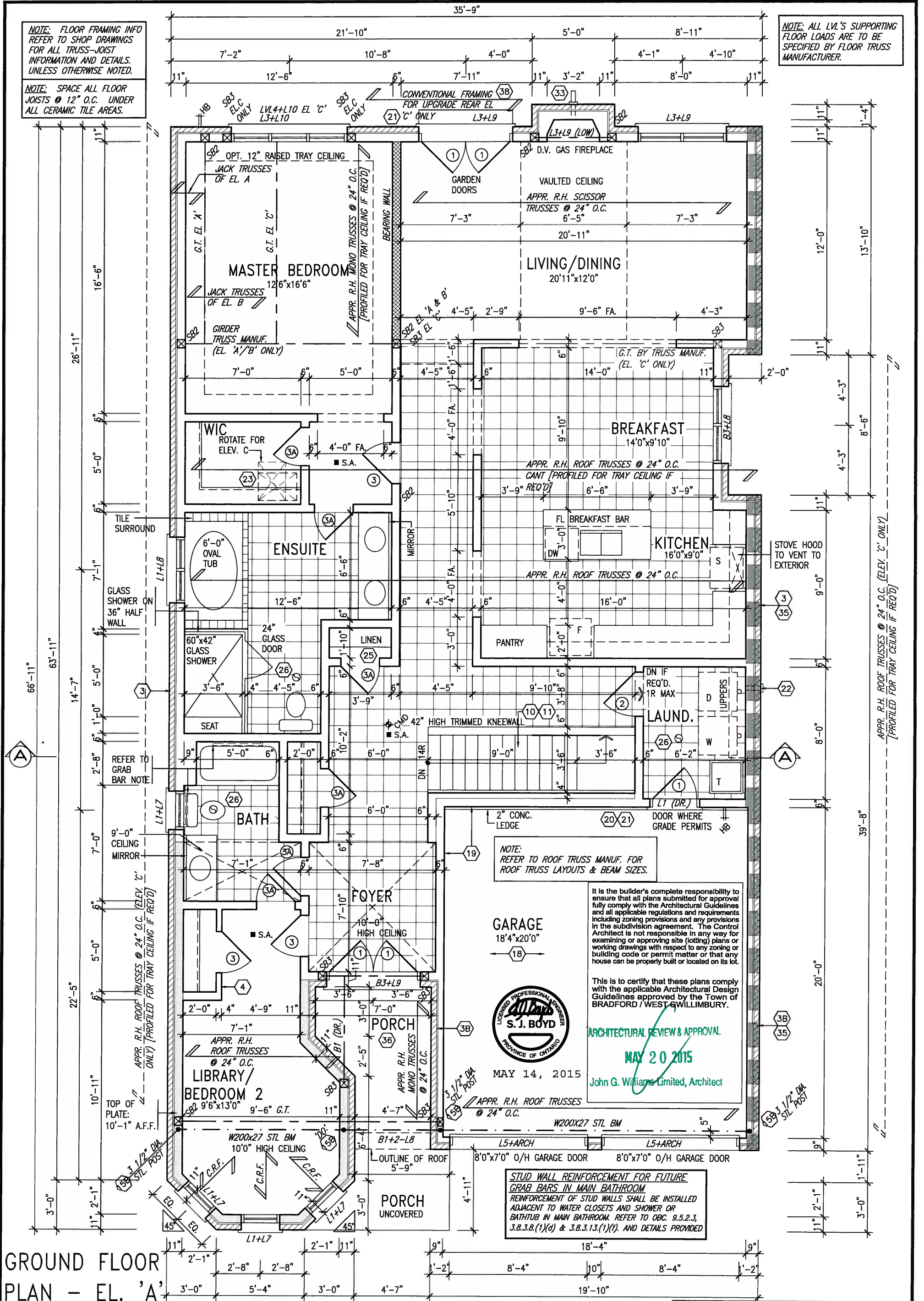
BASEMENT PLAN - ELEVATION 'A'

drawing no
1

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

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

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



GROUND FLOOR PLAN - EL. 'A'

9.			
8.			
7.			
6.			
5.			
4.			
3.			
2.	REVISED AS PER ENG'S COMMENTS	15-05-04	RC
1.	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-15	RAM

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.

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

BAYVIEW WELLINGTON		S42-1B
project name GREEN VALLEY ESTATES		RIDEAU 1
date 2014-09	checked by RAAM	project no. 13045
drawing no. GROUND FLOOR PLAN - ELEVATION 'A'		file name 13045-S42-1R1
scale 3/16" = 1'-0"		2

APPR. R.H. ROOF TRUSSES @ 24" O.C.
[PROFIED FOR TRAY CEILING IF REQ'D]

9'-0" CEILING MIRROR

7'-1" 7'-8" 6" 7'-10" 10'-0" HIGH CEILING

FOYER

12" LONG DNTURNED L7

LIBRARY/
BEDROOM 2
9'6"x13'0" 9'-6"

10'0" HIGH CEILING
APPR. R.H. ROOF TRUSSES @ 24" O.C.

PORCH

GARAGE
18'4"x20'0"
APPR. R.H. ROOF TRUSSES @ 24" O.C.

OUTLINE OF ROOF
L5+L12 CONT. L5+L12 CONT.

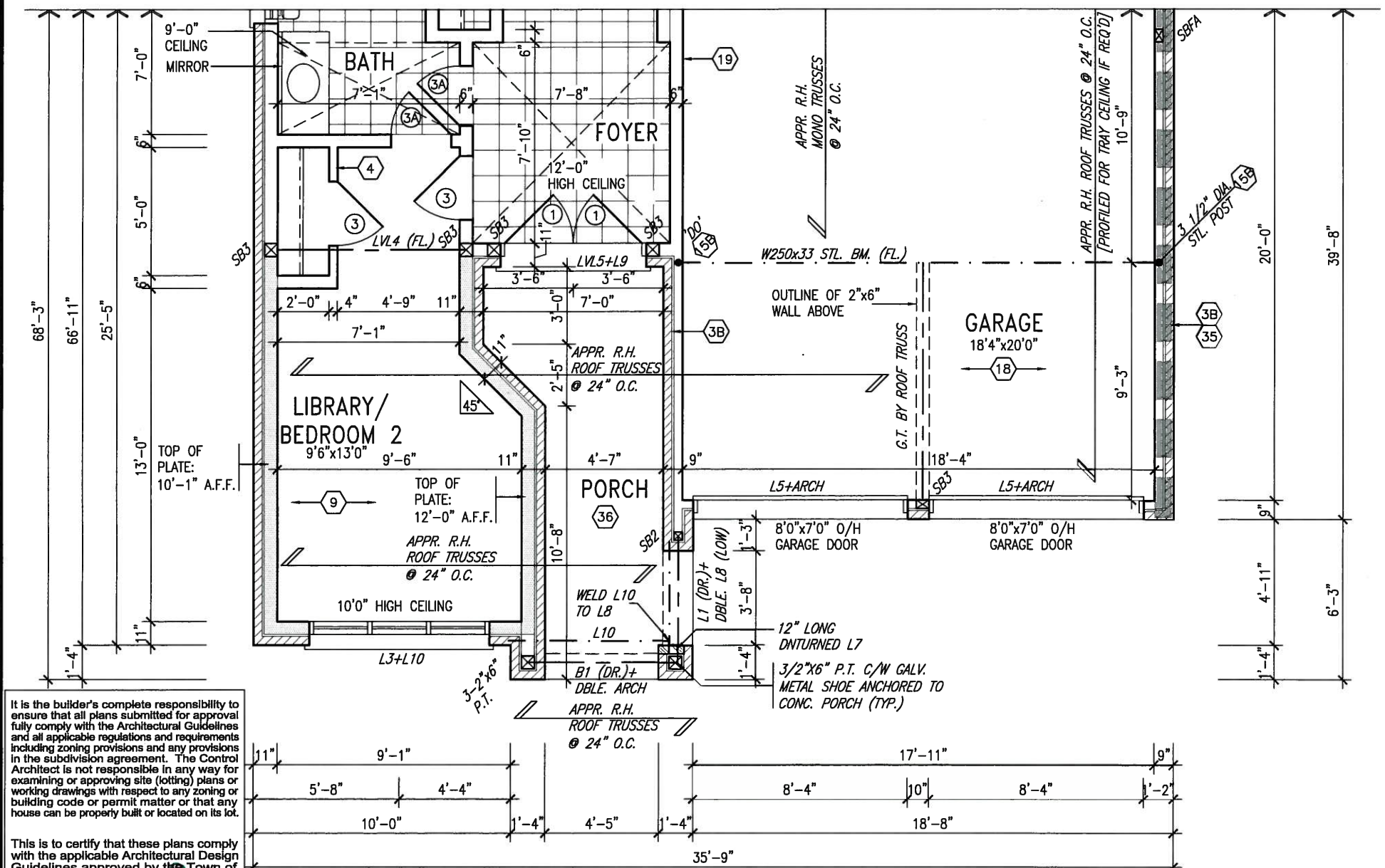
8'0"x7'0" O/H GARAGE DOOR 8'0"x7'0" O/H GARAGE DOOR

PORCH UNCOVERED

35'-9"

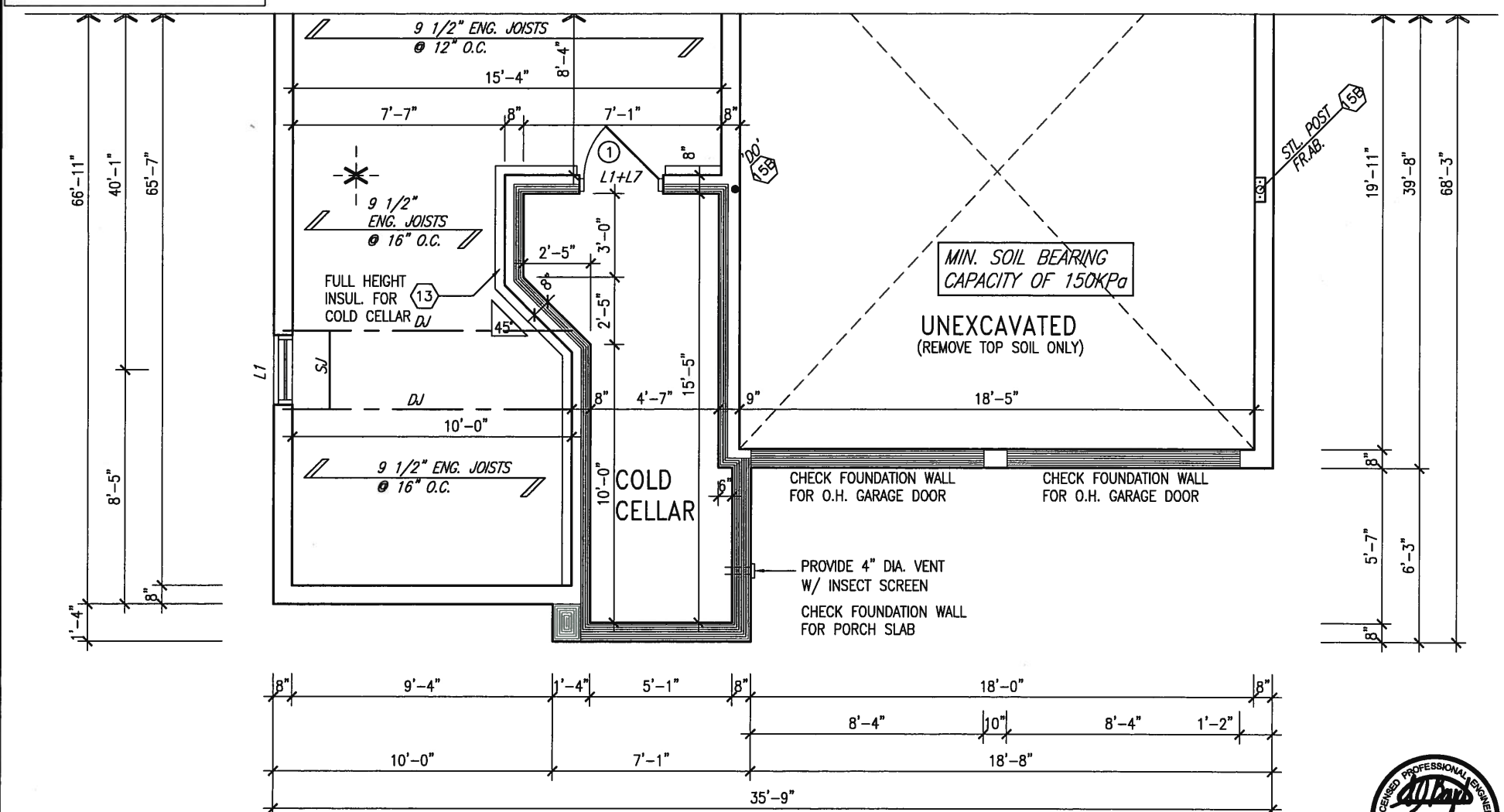
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

This is to certify that these plans comply



GROUND FLOOR PLAN - ELEV. 'C'

REFER TO FULL PLANS FOR TYPICAL NOTES.

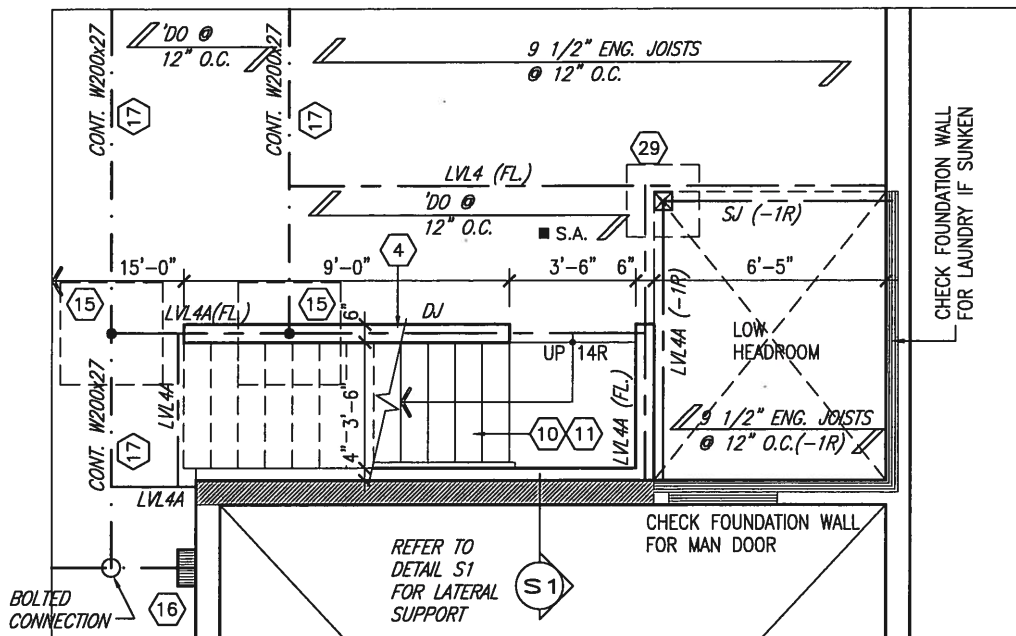


BASEMENT PLAN - ELEV. 'C'



MAY 14, 2015

<p>INDICATES FIRE RATED WALL ASSEMBLY</p>		<p>BAYVIEW WELLINGTON</p>		<p>S42-1B RIDEAU 1</p>
<p>9 .</p> <p>8 .</p> <p>7 .</p> <p>6 .</p> <p>5 .</p> <p>4 .</p> <p>3 .</p> <p>2 REVISED AS PER ENG'S COMMENTS</p> <p>1 ISSUED FOR CLIENT COMMENT AND PRICING</p>	<p>15-05-04 RC</p> <p>14-09-15 RAAM</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>name registration information BCN</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.</p>	<p>VA3 DESIGN</p> <p>300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782</p>	<p>project name GREEN VALLEY ESTATES</p> <p>date 2014-09</p> <p>drawn by RAAM</p> <p>checked by</p> <p>scale 3/16" = 1'-0"</p> <p>municipality BRADFORD, ON</p> <p>project no. 13045</p> <p>drawing no. 4</p> <p>file name 13045-S42-1R</p>



PARTIAL BASEMENT PLAN
W/ 1R SUNKEN MUD AREA ABOVE

REFER TO FULL PLANS FOR
TYPICAL NOTES.



MAY 14, 2015

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

ARCHITECTURAL REVIEW
AND APPROVAL
TOWN OF BRADFORD WEST GWILLIMBURY
Signed: _____

Date: MAY 20 2015
JOHN G. WILLIAMS LIMITED ARCHITECT

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8	.	.	.	qualification information	
7	.	.	.	Wellington Jno-Baptiste <i>[Signature]</i> 25591	
6	.	.	.	name	BCN
5	.	.	.	registration information	42658
4	.	.	.	VA3 Design Inc.	
3	.	.	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.	
2	REVISED AS PER ENG'S COMMENTS	15-05-04	RC		
1	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-15	RAAM		

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

BAYVIEW WELLINGTON		S42-1B RIDEAU 1
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON	project no. 13045
date 2014-09	PARTIAL BASEMENT PLAN W/ SUNKEN LAUNDRY ABOVE	
drawn by RAAM	checked by -	scale 3/16" = 1'-0"
drawing no. 5		file name 13045-S42-1B

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

MAY 2 2015

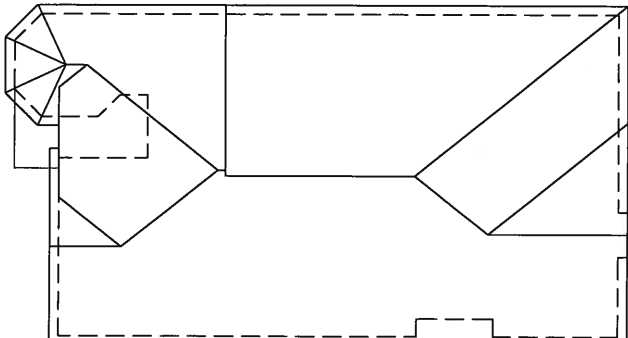
John G. Williams Limited/Architects

UNINSULATED OPENINGS (PER OBC. SB-122.1.1(7))			
542-1B ELEVATION A	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	416.00 S.F.	27.42 S.F.	6.59 %
LEFT SIDE	732.00 S.F.	50.44 S.F.	6.89 %
RIGHT SIDE	723.00 S.F.	44.33 S.F.	6.13 %
REAR	411.00 S.F.	122.72 S.F.	29.86 %
TOTAL SQ. FT.	2282.00 S.F.	244.91 S.F.	10.73 %
TOTAL SQ. M.	212.00 S.M.	22.75 S.M.	10.73 %

MAY 14, 2015



ROOF PLAN 'A'



BAYVIEW WELLINGTON

S42-1B
RIDEAU 1

project name	municipality
GREEN VALLEY ESTATES	BRADFORD, ON

date	2014-09		FRONT
drawn by	checked by	scale	
RAAM	-	3/16" = 1'-0"	

FRONT ELEVATION 'A'

file name
13045-S42-1B

6

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

Wellington Jno-Baptiste	255
name	signature
registration information	
VA3 Design Inc.	426

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.

VA3
DESIGN

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

9	.	.	.
8	.	.	.
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5	.	.	.
4	.	.	.
3	.	.	.
2	REVISED AS PER ENG'S COMMENTS	15-05-04	RC
1	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-15	RAAM

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 zoning provisions and any provisions in the subdivision agreement. The Central Architect is not responsible in any way for examining or approving site (lotting) plans or for any other plans or documents submitted to building code or permit officer or that any house can be properly built or located on its lot.

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

ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect

1'-0"

1'-0"

LEFT SIDE ELEVATION 'A'

WALL AREA 734.53 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
GLAZING ALLOWED 51.42 SQ. FT.
GLAZING PROVIDED 44.81 SQ. FT.

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name
5	.	.	.	registration information
4	.	.	.	VA3 Design Inc. 42658
3	.	.	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.
2	REVISED AS PER ENG'S COMMENTS	15-05-04	RAAM	
1	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-15	RAAM	

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

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES
date
2014-09
drawn by
RAAM
checked by
scale
3/16" = 1'-0"

S42-1B
RIDEAU 1

project no.
13045

LEFT SIDE ELEVATION 'A'

drawing no.

file name
13045-S42-1B

7

MAY 14, 2015



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 zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for approving or disapproving plans or working drawings with respect to 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 GWILLIMBURY.

ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect

1'-0"

1'-0"

8:12

8:12

1'-0"

MAY 14, 2015



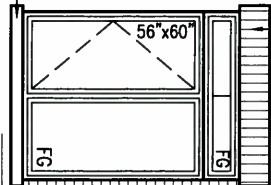
BRICK SOLDIER COURSE
w/ 1/2" PROU. (TYP.)

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)

FACE BRICK (TYP.)

PRECAST CONC. SILL (TYP.)



4'-0"
RETURNS
FRIEZE BD. REAR
UPGRADE ONLY

RWL

RWL

WALL AREA
LIMITING DISTANCE
GLAZING ALLOWED
GLAZING PROVIDED
(ROUGH STUD OPENING)

656.17 SQ. FT.
1.2 M (7%)
45.93 SQ. FT.
28.77 SQ. FT.

STEPPED FOOTING
AS REQUIRED

RIGHT SIDE ELEVATION 'A'

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.

9
8
7
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4
3
2	REVISED AS PER ENG'S COMMENTS	15-05-04	RC	
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
VA3 Design Inc. 42658
signature
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 conclusion of the work.

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

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES
municipality
BRADFORD, ON
date
2014-09
drawn by
RAAM
checked by
scale
3/16" = 1'-0"

S42-1B
RIDEAU 1

project no.
13045
drawing no.
8

RIGHT SIDE ELEVATION 'A'
file name
13045-S42-1B

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

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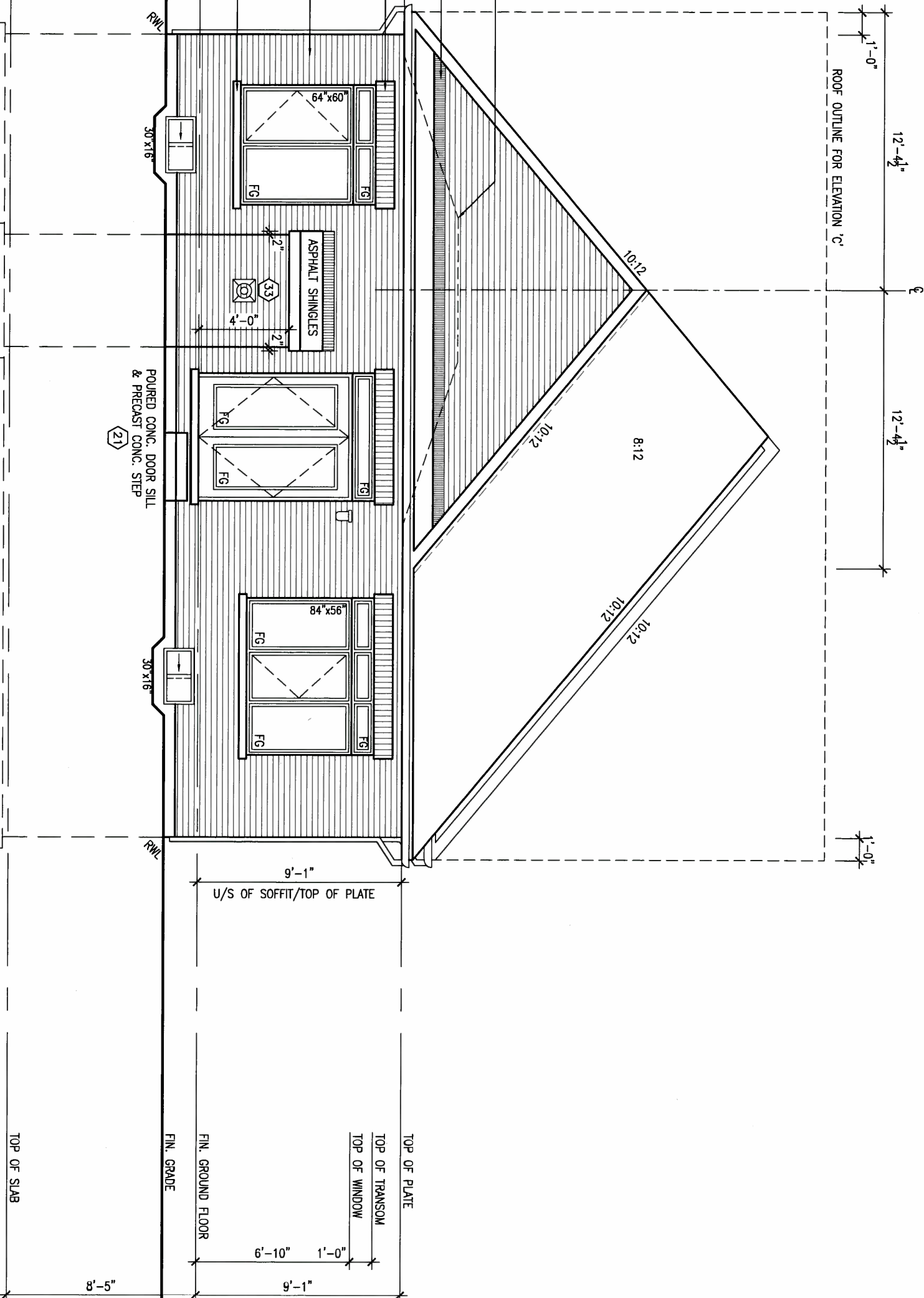
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GUILDFORD.

ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect

REAR ELEVATION 'A'/'B'/'C'



MAY 14, 2015



9.	.	.	.
8.	.	.	.
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5.	.	.	.
4.	.	.	.
3.	.	.	.
2.	REVISED AS PER-ENG'S COMMENTS	15-05-04	RC
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 BCN
VA3 Design Inc. 42658

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

BAYVIEW WELLINGTON

project name GREEN VALLEY ESTATES	municipality BRADFORD, ON
date 2014-09	checked by RAAM
drawn by RAAM	scale 3/16" = 1'-0"

S42-1B
RIDEAU 1

project no.
13045
drawing no.
9

REAR ELEVATION 'A'
file name
13045-S42-1B

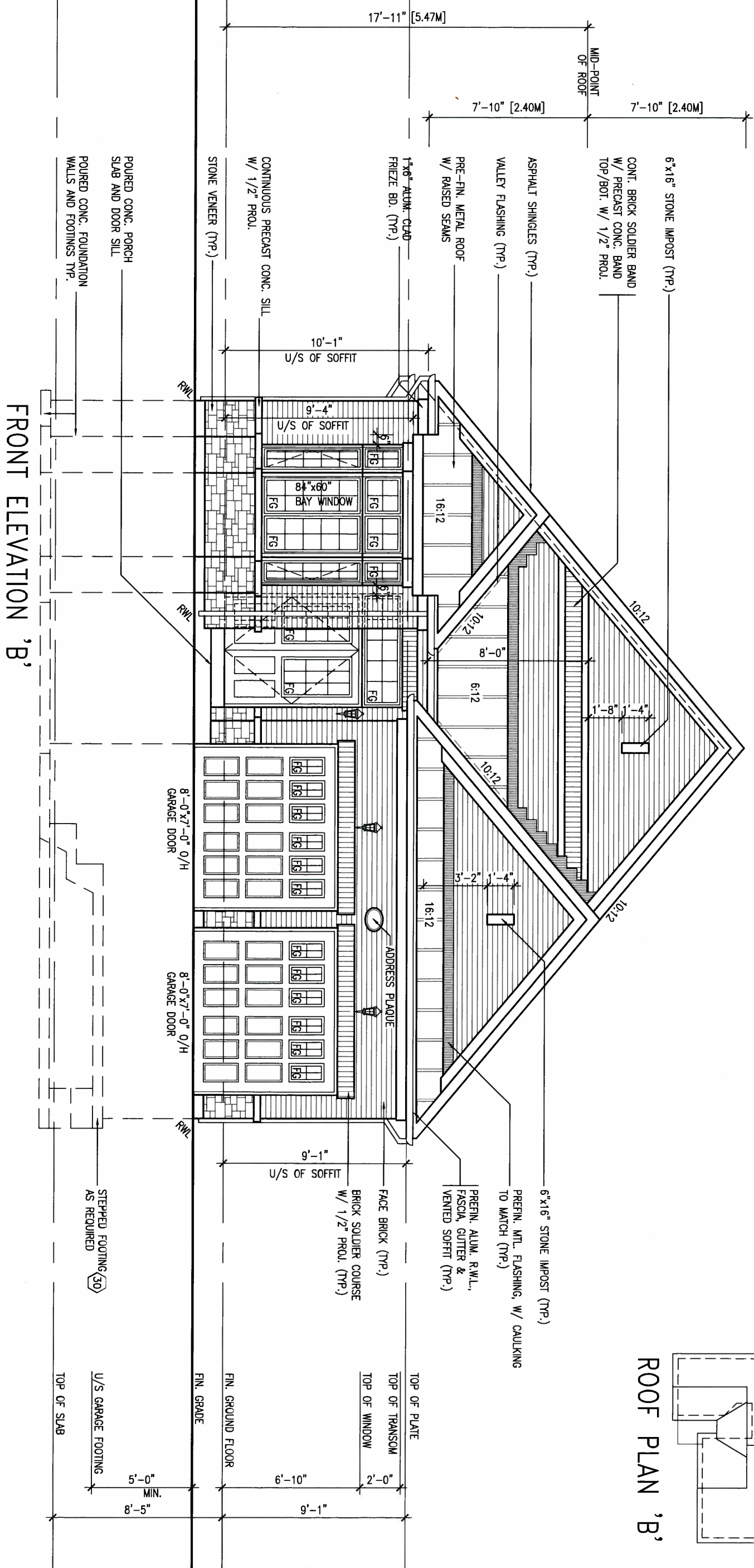
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MAY 20 2016

John G. Williams Limited, Architects

UNINSULATED OPENINGS (PER OBC. SB-12.2.1.(7))			
S42-1B ELEVATION B	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	420.00 S.F.	60.08 S.F.	14.30 %
LEFT SIDE	732.00 S.F.	34.11 S.F.	4.66 %
RIGHT SIDE	723.00 S.F.	28.00 S.F.	3.87 %
REAR	411.00 S.F.	122.72 S.F.	29.86 %
TOTAL SQ. FT.	2286.00 S.F.	244.91 S.F.	10.71 %
TOTAL SQ. M.	212.37 S.M.	22.75 S.M.	10.71 %

MAY 14, 2015




BAYVIEW WELLINGTON

S42-1B
RIDEAU 1

project name	municipality
GREEN VALLEY ESTATES	BRADFORD, ON

date	FRONT ELEVATION 'B'		
2014-09			
drawn by	checked by	scale	file name
RAAM	-	3/16" = 1'-0"	13045-S42-1B

drawing no.
10

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste  25591
6	.	.	.	name BCIN
5	.	.	.	registration information
4	.	.	.	VA3 Design Inc. 42658
3	.	.	.	
2	REVISED AS PER ENG'S COMMENTS	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. No part of the information is to be released or the
1	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-15	RAM	

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 zoning provisions and any provisions in the subdivision agreement. The Control Authority reserves the right to refuse to issue a building permit for any plan or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect

1'-0"

8:12

10:12

HORIZONTAL SIDING INSIDE

10:12

1'-0"

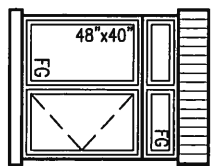
13'-9"

1'-0"

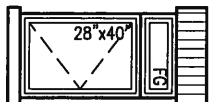
10:12

4'-0"
RETURNS
FRIEZE BD. REAR
UPGRADE ONLY

U/S OF SOFFIT/TOP OF PLATE



BRICK SOLDIER COURSE
W/ 1/2" PROL. (TYP.)
PRECAST CONC. SILL (TYP.)
FACE BRICK (TYP.)



OUTLINE OF FRONT
ENTRY WALL

23'-4"

10'-1"

U/S OF SOFFIT/
TOP OF PLATE

4'-0"

RETURN

FG

5"

TOP OF PLATE

TOP OF TRANSOM

TOP OF WINDOW

6'-10"

1'-0"

9'-1"

FIN. GROUND FLOOR

FIN. GRADE

30"x16"

RWL

RWL

30"x16"

WALL AREA 734.53 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
GLAZING ALLOWED 51.42 SQ. FT.
GLAZING PROVIDED 44.81 SQ. FT.

LEFT SIDE ELEVATION 'B'

TOP OF SLAB

8'-5"

MAY 14, 2015



9	.	.	.
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6	.	.	.
5	.	.	.
4	.	.	.
3	.	.	.
2	REVISED AS PER ENG'S COMMENTS	15-05-04	RC
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
signature

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

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES
date
2014-09
drawn by
RAAM
checked by
scale
3/16" = 1'-0"

municipality
BRADFORD, ON

LEFT SIDE ELEVATION 'B'

S42-1B
RIDEAU 1

project no.
13045

drawing no.

13045-S42-1B

11

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 zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for any errors or omissions in the drawings or for any 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 GWILLIMBURY.

ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect

1'-0"

1'-0"

1'-0"

MAY 14, 2015



S42-1B
RIDEAU 1

project no.
13045

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD, ON

date
2014-09

RIGHT SIDE ELEVATION 'B'

drawn by
RAAM

checked by
-

scale
3/16" = 1'-0"

file name
13045-S42-1B

drawing no.
12

VA3
DESIGN

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

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.

RIGHT SIDE ELEVATION 'B'

STEPPED FOOTING (30)
AS REQUIRED

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
LIMITING DISTANCE
GLAZING ALLOWED
GLAZING PROVIDED

656.17 SQ. FT.
1.2 M (7%)
45.93 SQ. FT.
28.77 SQ. FT.

BRICK VENEER CONSTRUCTION

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

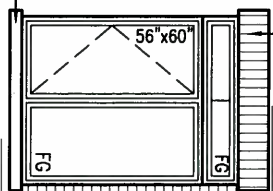
45 MINUTE FIRE RATED WALL

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

FACE BRICK (TYP.)

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

PRECAST CONC. SILL (TYP.)



4'-0"
RETURNS
FRIEZE BD. REAR
UPGRADE ONLY

TOP OF PLATE
TOP OF TRANSOM
TOP OF WINDOW
FIN. GROUND FLOOR
U/S GARAGE FTG.
TOP OF SLAB

5'-0" MIN.
8'-5"

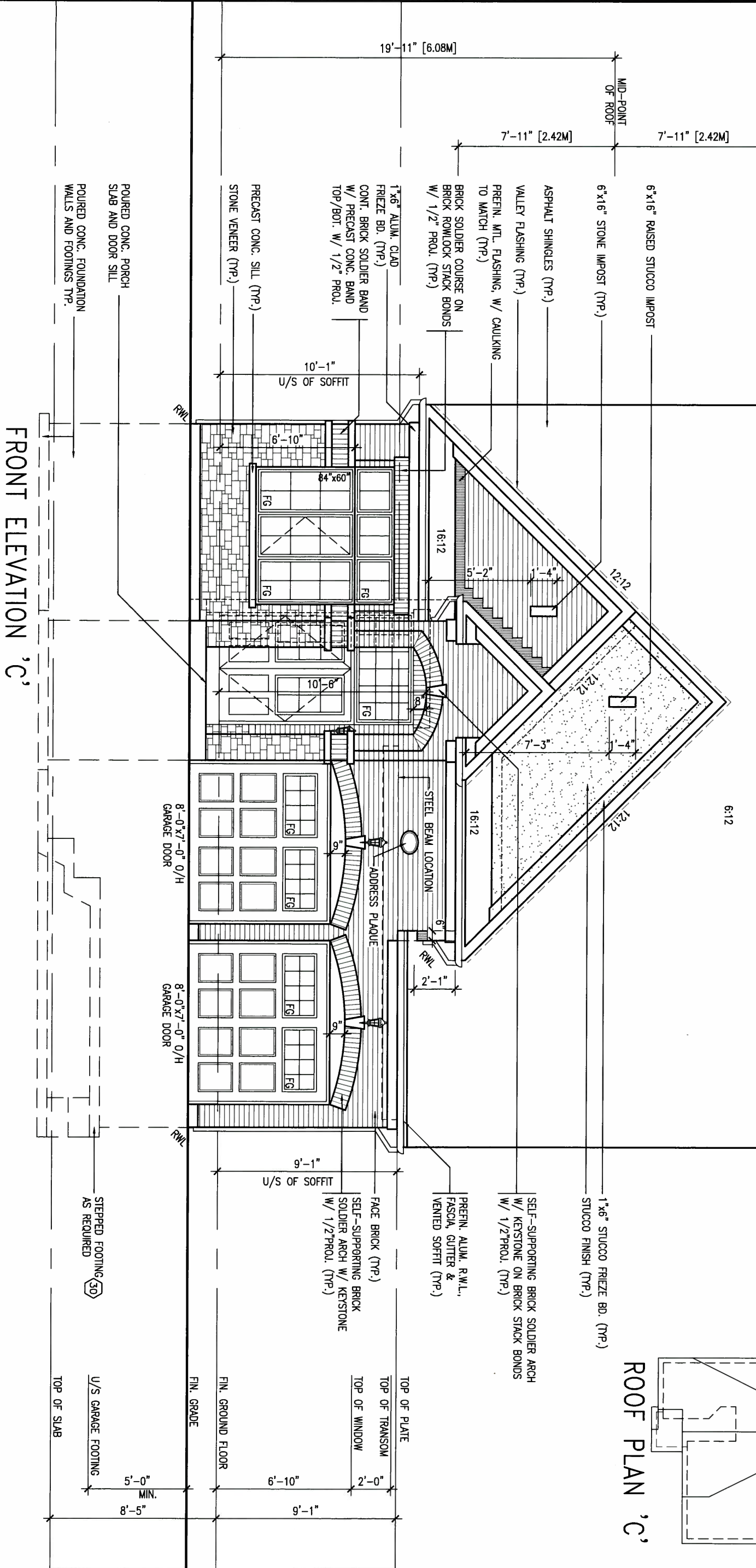
TOP OF SLAB

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2	REVISED AS PER ENG'S COMMENTS	15-05-04	RC	.
1	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-15	RAAM	.

UNINSULATED OPENINGS (PER OBC: S8-12.2.1.(7))

S42-1B ELEVATION C	ENERGY EFFICIENCY - OBC S812
ELEVATION	WALL AREA S.F. OPENING S.F. PERCENTAGE
FRONT	419.00 S.F. 64.93 S.F. 15.50 %
LEFT SIDE	723.00 S.F. 34.11 S.F. 4.72 %
RIGHT SIDE	723.00 S.F. 28.00 S.F. 3.87 %
REAR	411.00 S.F. 122.72 S.F. 29.86 %
TOTAL SQ. FT.	2276.00 S.F. 249.76 S.F. 10.97 %
TOTAL SQ. M.	211.45 S.M. 23.20 S.M. 10.97 %

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



9 .		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782	BAYVIEW WELLINGTON		S42-1B RIDEAU 1	
8 .		qualification information			project name GREEN VALLEY ESTATES		municipality BRADFORD, ON	
7 .		Wellington Jno-Baptiste			date 2014-09		project no. 13045	
6 .		name Wellington Jno-Baptiste			drawn by RAAM		drawing no. 13	
5 .		registration information VA3 Design Inc.			checked by		file name 13045-S42-1B	
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.		scale 3/16" = 1'-0"		FRONT ELEVATION 'C'		
3 .		2 REVISED AS PER ENG'S COMMENTS		15-05-04		RC		
2		1 ISSUED FOR CLIENT COMMENT AND PRICING		14-09-15		RAAM		

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 zoning provisions and any provisions of the applicable Building Code. The Architect is not responsible in any way for examining or approving site (lot) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

ARCHITECTURAL REVIEW APPROVAL

MAY 20 2015

John G. Williams Limited, Architect

1'-0"

LEFT SIDE ELEVATION 'C'

WALL AREA 716.12 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
GLAZING ALLOWED 50.13 SQ. FT.
GLAZING PROVIDED 44.81 SQ. FT.

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2	REVISED AS PER ENG'S COMMENTS	15-05-04	RC
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

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

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES
date 2014-09
drawn by RAAM

municipality
BRADFORD, ON
checked by
scale 3/16" = 1'-0"

S42-1B
RIDEAU 1

project no.
13045

drawing no.
14

file name
13045-S42-1B

MAY 14, 2015



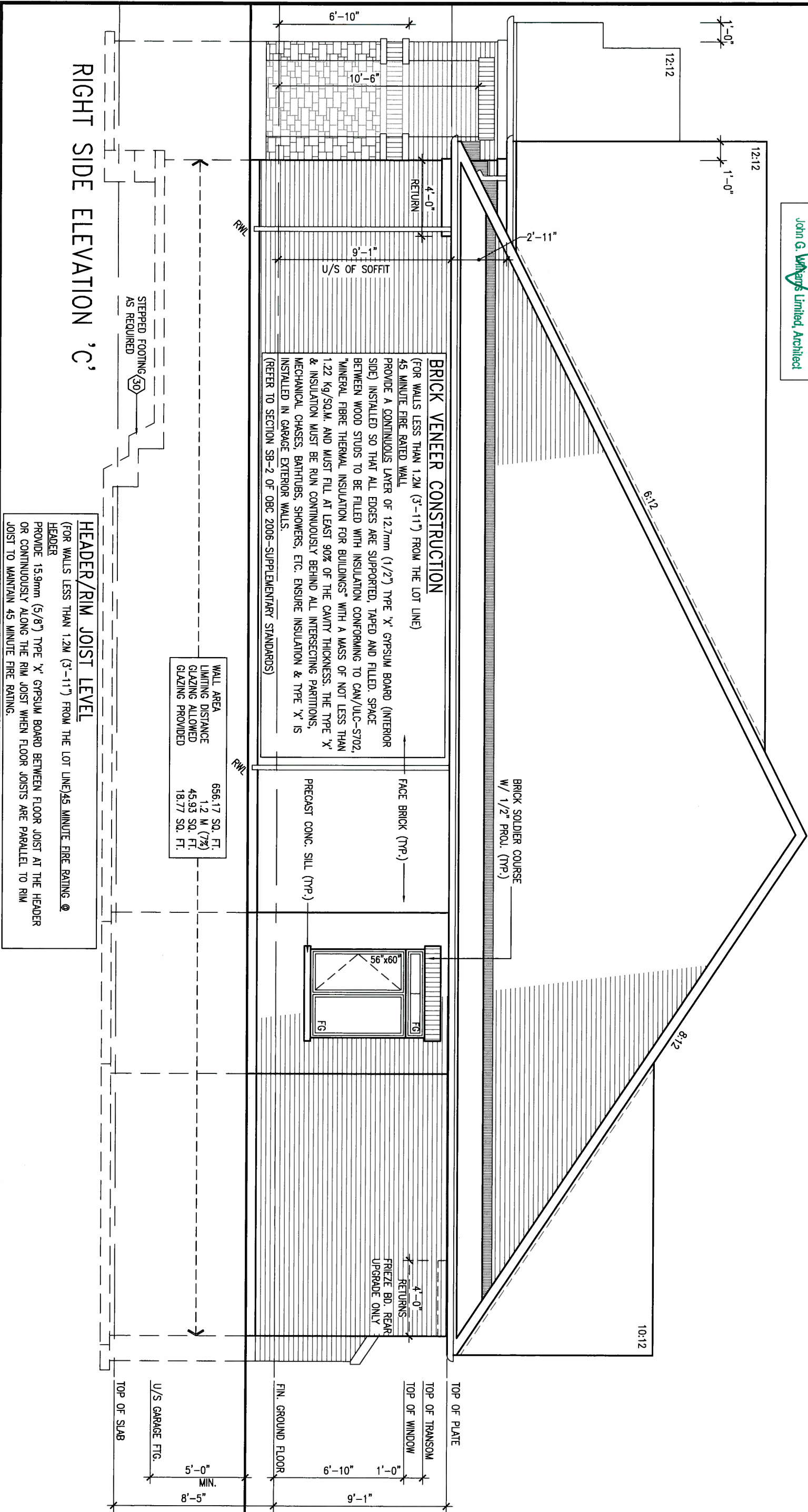
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

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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. Wilkings Limited, Architect

MAY 14, 2015



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)

WALL AREA
LIMITING DISTANCE
GLAZING ALLOWED
GLAZING PROVIDED

656.17 SQ. FT.
1.2 M (7%)
45.93 SQ. FT.
18.77 SQ. FT.

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.

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2	REVISED AS PER ENG'S COMMENTS	15-05-04	RC
1	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-15	RAAM

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

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

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES
date
2014-09
drawn by
RAAM

municipality
BRADFORD, ON
checked by
-
scale
3/16" = 1'-0"

S42-1B
RIDEAU 1

project no.
13045

RIGHT SIDE ELEVATION 'C'

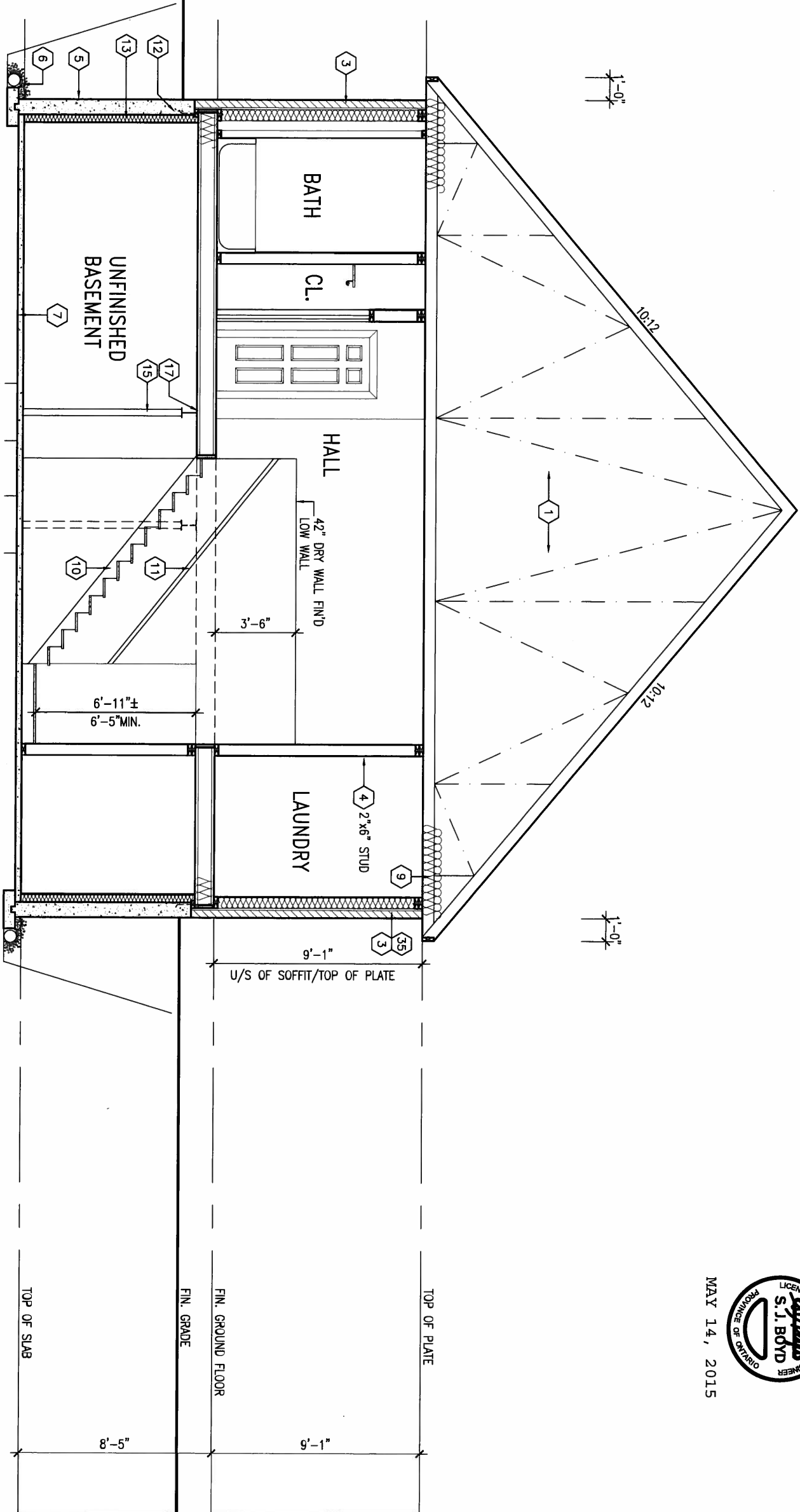
file name
13045-S42-1B

drawing no.

15

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CROSS SECTION A-A



Ground floor area	EL. A	1794 sq ft	EL. B	1814 sq ft	EL. C	1803 sq ft
Subtotal	1794 sq ft	1814 sq ft	1803 sq ft			
Deduct all open area	00 sq ft	00 sq ft	00 sq ft			
Total net area	1794 sq ft	1814 sq ft	1803 sq ft			
Finished basement area	166.66 sq m	168.53 sq m	167.50 sq m			
Coverage without porch	00 sq ft	00 sq ft	00 sq ft			
Coverage with porch	2198 sq ft	2217 sq ft	2207 sq ft			
	204.20 sq m	205.97 sq m	205.03 sq m			
Coverage	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.	25591
8	.	.	.	qualification information	BCIN
7	.	.	.	Wellington Jno-Baptiste	42658
6	.	.	.	name	
5	.	.	.	registration information	
4	.	.	.	VA3 Design Inc.	
3	.	.	.		
2	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 conclusion of the work.	
1	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-15	RAAM		



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

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES
date
2014-09
drawn by
RAAM
checked by
scale
3/16" = 1'-0"

S42-1B
RIDEAU 1

project no.
13045
drawing no.
16
file name
13045-S42-1B

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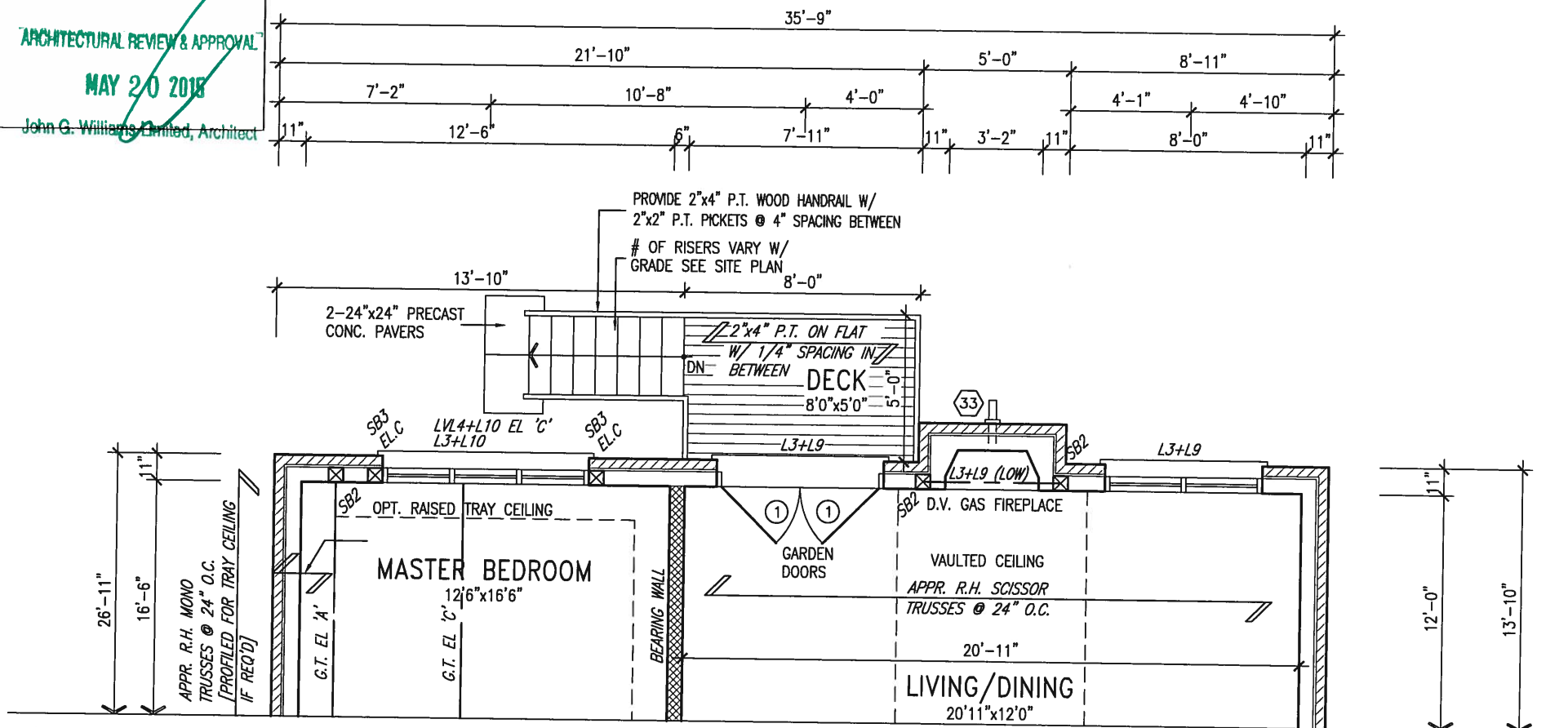


MAY 14, 2015

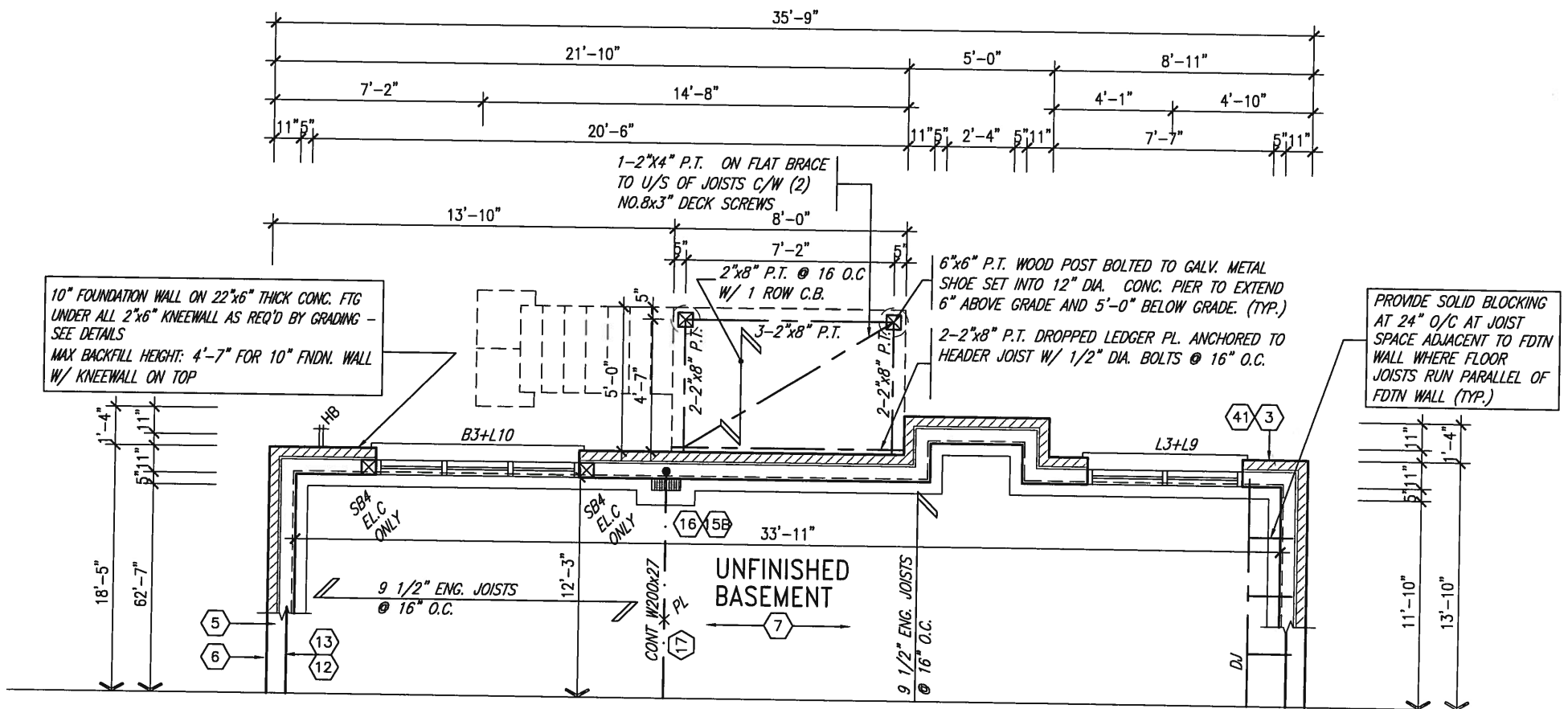
ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect



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



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

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.

REFER TO FULL PLANS FOR
TYPICAL NOTES.

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

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2.	REVISED AS PER ENG'S COMMENTS	15-05-04	RC		
1.	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-15	RAAM		

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

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VA3
DESIGN

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

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD, ON

S42-1B
RIDEAU 1

project no.
13045

date
2014-09
drawn by
RAAM

PARTIAL FLOOR PLANS - W.O.D. CONDITION

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

drawing no.
17

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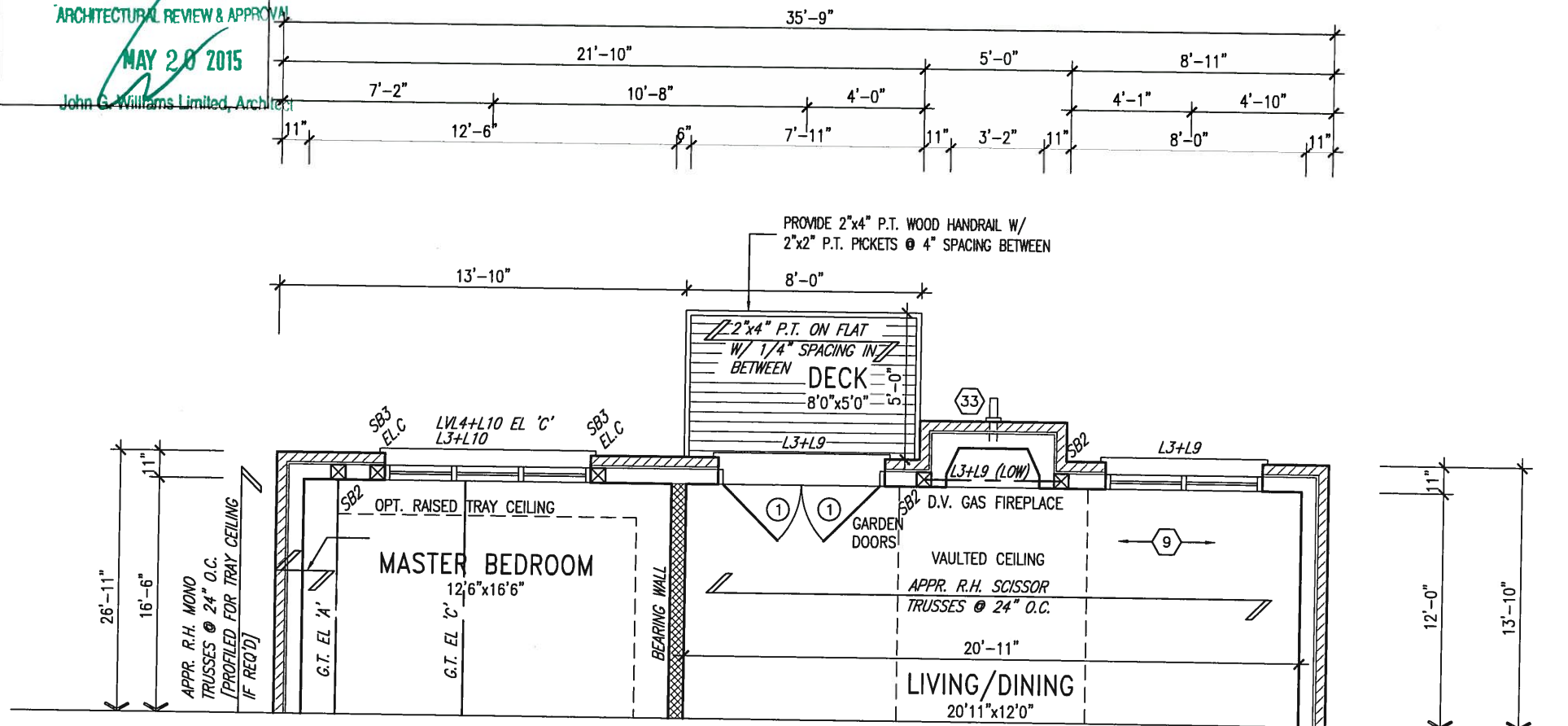


MAY 14, 2015

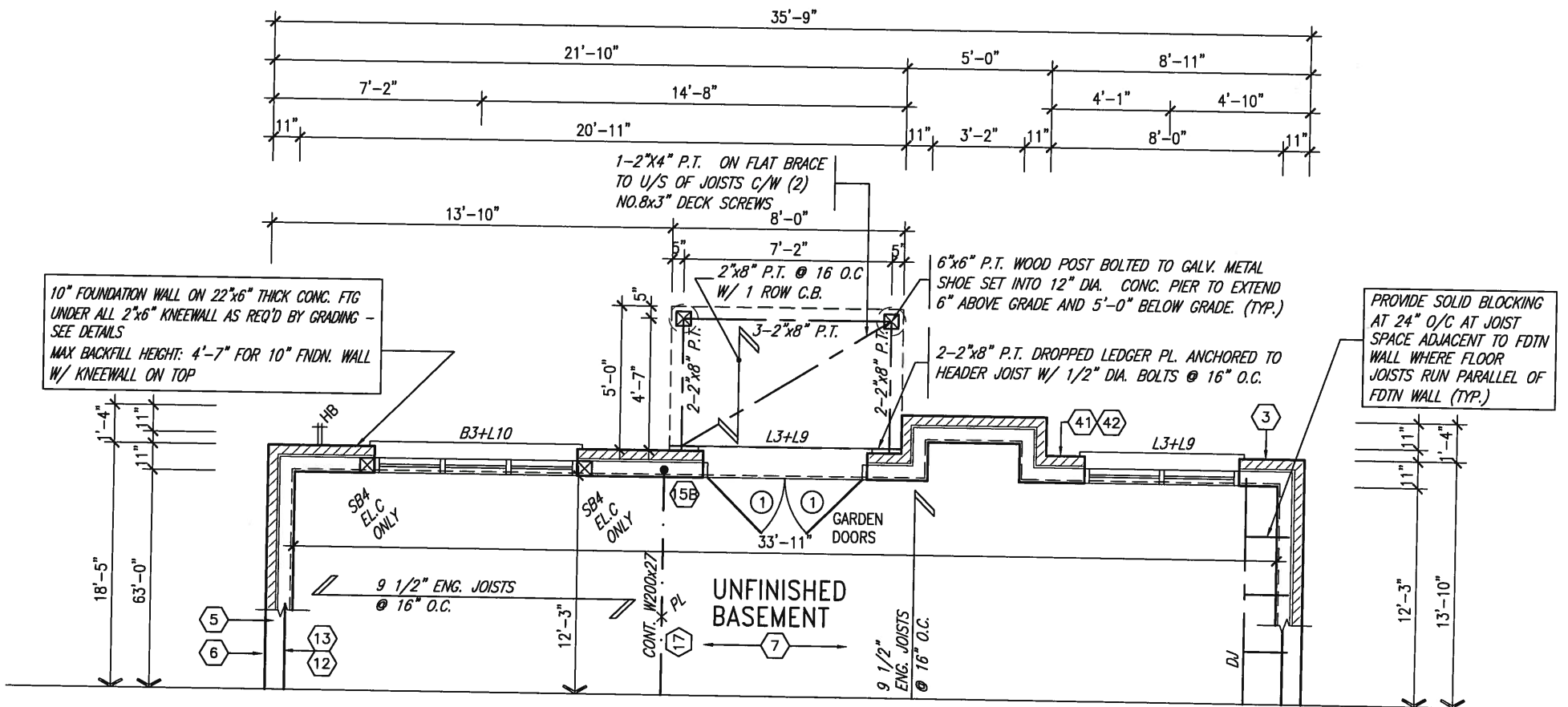
ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect



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



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

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.

REFER TO FULL PLANS FOR TYPICAL NOTES.

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

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

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

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

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

BAYVIEW WELLINGTON

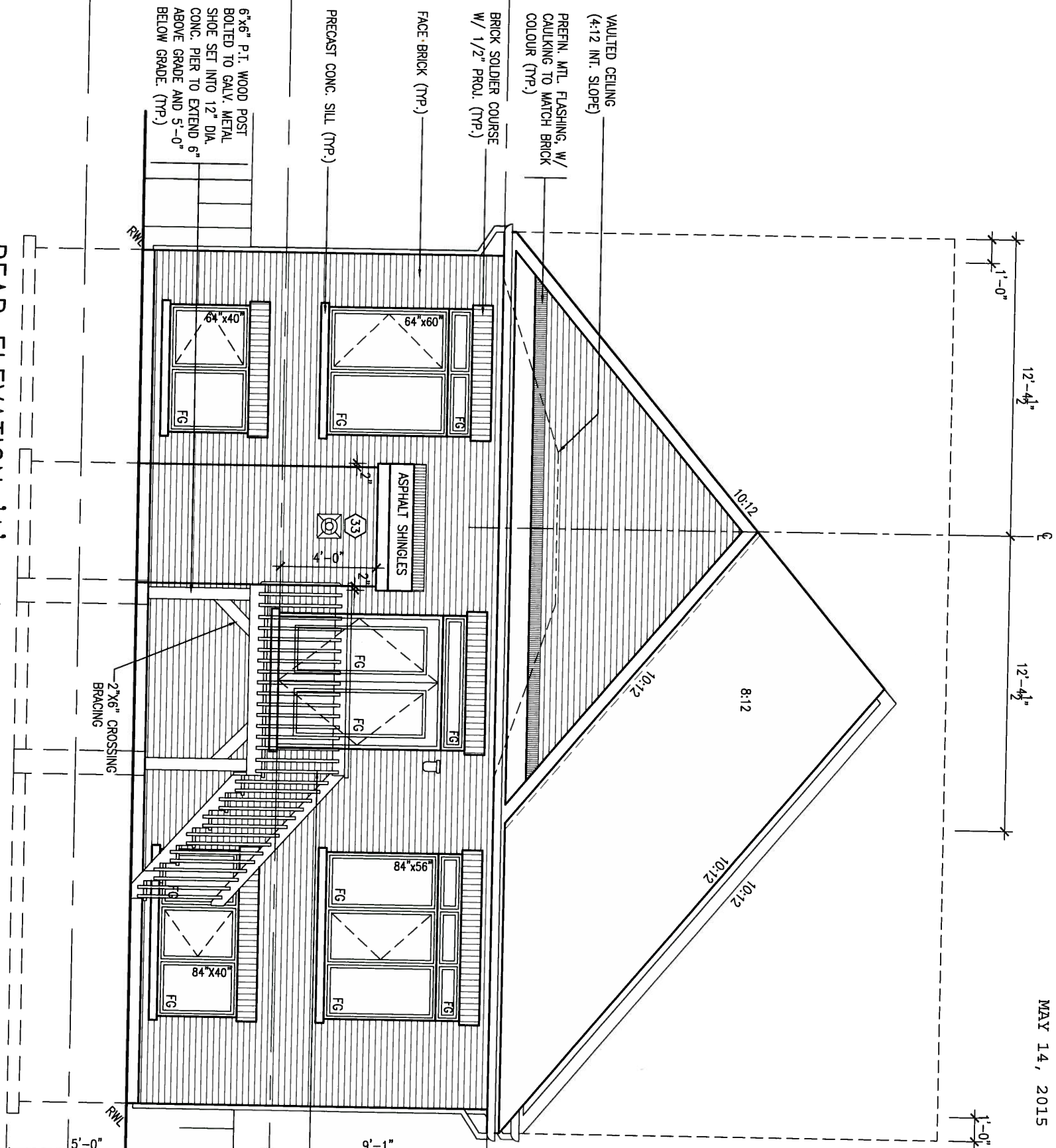
S42-1B
RIDEAU 1

project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON	project no.	13045
date	2014-09				
drawn by	RAAM	checked by		scale	3/16" = 1'-0"
				file name	18

ARCHITECTURAL REVIEW & APPROVAL
MAY 20 2015

John G. Williams Limited, Architect

MAY 14, 2015



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


EL. 'B' & 'C' SIMILAR

UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1(7))				
S42-1B ELEVATION A W.O.D.	ENERGY EFFICIENCY – OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	416.00 S.F.	27.42 S.F.	6.59	%
LEFT SIDE	733.00 S.F.	50.44 S.F.	6.89	%
RIGHT SIDE	723.00 S.F.	44.33 S.F.	6.13	%
REAR	572.00 S.F.	157.17 S.F.	27.48	%
TOTAL SQ. FT.	2443.00 S.F.	279.36 S.F.	11.44	%
TOTAL SQ. M.	226.96 S.M.	25.95 S.M.	11.44	%
UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1(7))				
S42-1B ELEVATION B W.O.D.	ENERGY EFFICIENCY – OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	420.00 S.F.	60.08 S.F.	14.30	%
LEFT SIDE	732.00 S.F.	34.11 S.F.	4.66	%
RIGHT SIDE	723.00 S.F.	26.00 S.F.	3.87	%
REAR	572.00 S.F.	157.17 S.F.	27.48	%
TOTAL SQ. FT.	2447.00 S.F.	279.36 S.F.	11.42	%
TOTAL SQ. M.	227.33 S.M.	25.95 S.M.	11.42	%
UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1(7))				
S42-1B ELEVATION C W.O.D.	ENERGY EFFICIENCY – OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	419.00 S.F.	64.93 S.F.	15.50	%
LEFT SIDE	723.00 S.F.	34.11 S.F.	4.72	%
RIGHT SIDE	723.00 S.F.	28.00 S.F.	3.87	%
REAR	572.00 S.F.	157.17 S.F.	27.48	%
TOTAL SQ. FT.	2437.00 S.F.	284.21 S.F.	11.66	%
TOTAL SQ. M.	226.40 S.M.	26.40 S.M.	11.66	%

BAYVIEW WELLINGTON		S42-1B	
project name GREEN VALLEY ESTATES		municipality BRADFORD, ON	project no. 13045
date 2014-09	drawing no. 10		
drawn by RAAM	checked by -	scale 3/16" = 1'-0"	file name 13045 S42-1B
REAR ELEVATION - W.O.D. CONDITION			

VA3
DESIGN

DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782

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		255
name	Signature	BC
registration information		
VA3 Design Inc.		4265
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2	REVISED AS PER ENG'S COMMENTS	15-05-04	RC
1	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-15	RAAM
no.	description	date	by

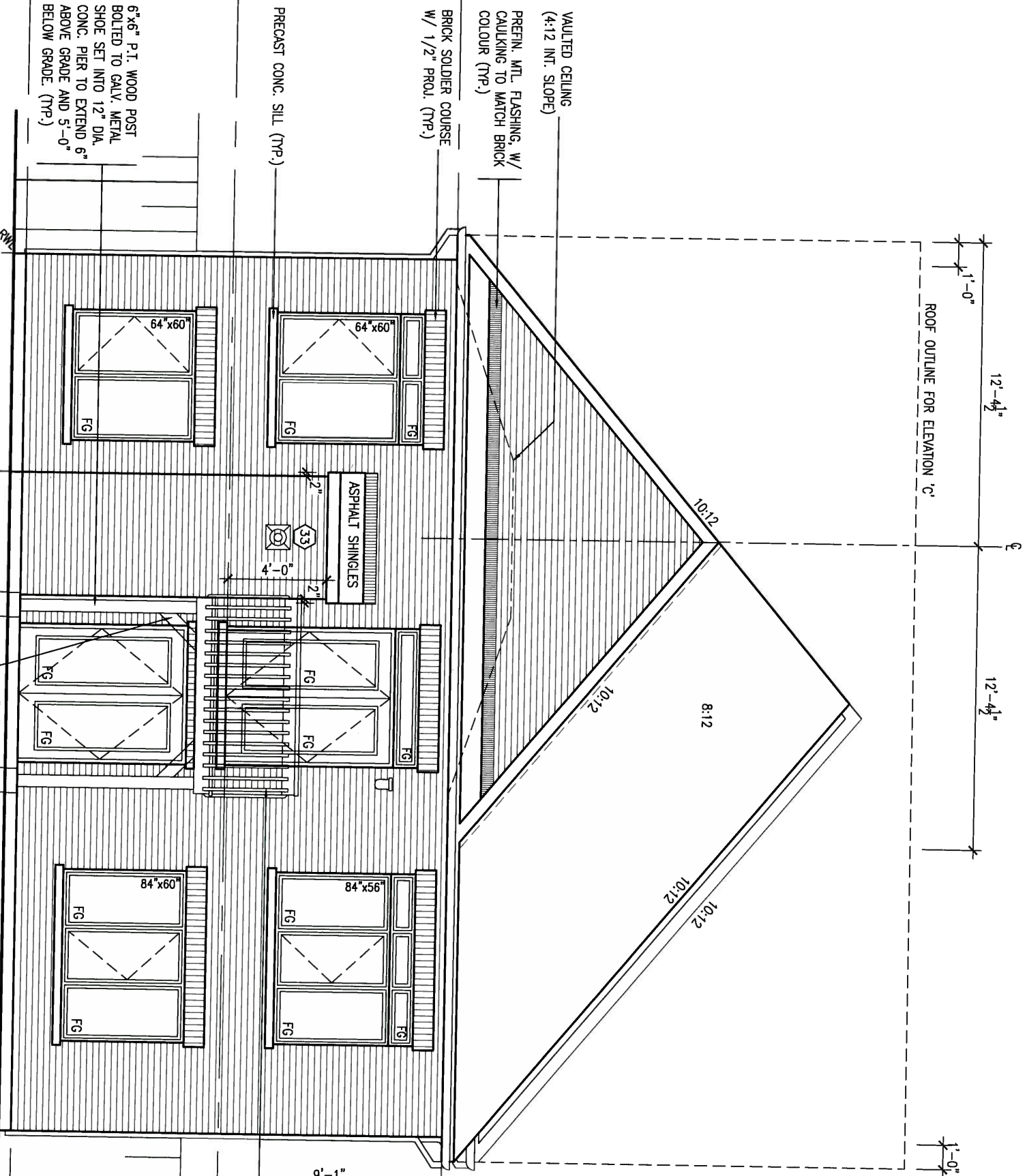
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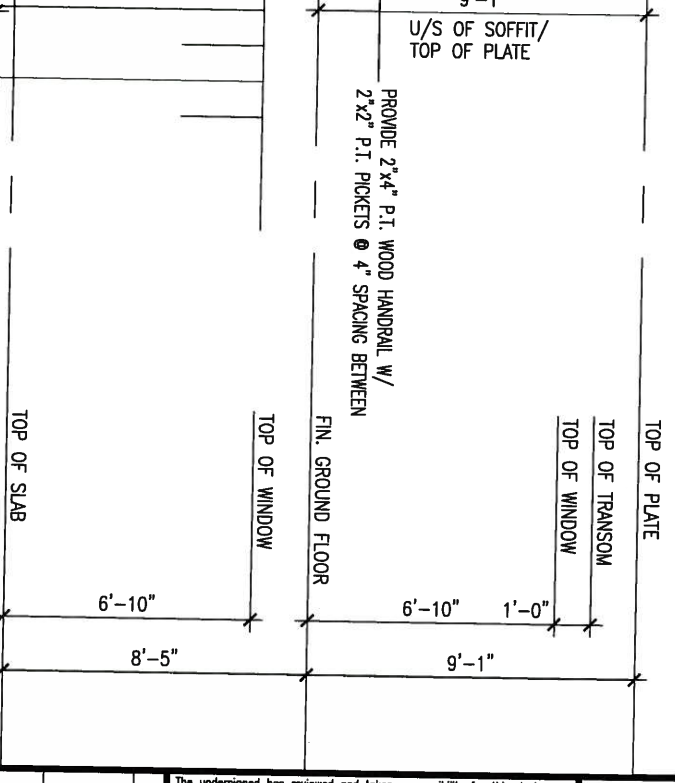
ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect



UNINSULATED OPENINGS (PER OBC SB-12.2.1.1(7))			
S42-1B ELEVATION A W.O.B.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	416.00 S.F.	27.42 S.F.	6.59 %
LEFT SIDE	732.00 S.F.	50.44 S.F.	6.89 %
RIGHT SIDE	723.00 S.F.	44.33 S.F.	6.13 %
REAR	677.00 S.F.	216.44 S.F.	31.97 %
TOTAL SQ. FT.	2548.00 S.F.	338.63 S.F.	13.29 %
TOTAL SQ. M.	236.71 S.M.	31.46 S.M.	13.29 %
UNINSULATED OPENINGS (PER OBC SB-12.2.1.1(7))			
S42-1B ELEVATION B W.O.B.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	420.00 S.F.	60.08 S.F.	14.30 %
LEFT SIDE	732.00 S.F.	34.11 S.F.	4.66 %
RIGHT SIDE	723.00 S.F.	28.00 S.F.	3.87 %
REAR	677.00 S.F.	216.44 S.F.	31.97 %
TOTAL SQ. FT.	2552.00 S.F.	338.63 S.F.	13.27 %
TOTAL SQ. M.	237.09 S.M.	31.46 S.M.	13.27 %
UNINSULATED OPENINGS (PER OBC SB-12.2.1.1(7))			
S42-1B ELEVATION C W.O.B.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	419.00 S.F.	64.93 S.F.	15.50 %
LEFT SIDE	723.00 S.F.	34.11 S.F.	4.72 %
RIGHT SIDE	723.00 S.F.	28.00 S.F.	3.87 %
REAR	677.00 S.F.	216.44 S.F.	31.97 %
TOTAL SQ. FT.	2542.00 S.F.	343.48 S.F.	13.51 %
TOTAL SQ. M.	236.16 S.M.	31.91 S.M.	13.51 %



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



9			
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6			
5			
4			
3			
2	REVISED AS PER ENG'S COMMENTS	15-05-04	RC
1	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-15	RAAM
no.	description		

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.

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

BAYVIEW WELLINGTON		S42-1B	
project name GREEN VALLEY ESTATES		municipality BRADFORD, ON	
date 2014-09		project no. 13045	
drawing no. REAR ELEVATION - W.O.B. CONDITION		file name 20	
drawn by RAAM	checked by -	scale 3/16" = 1'-0"	

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

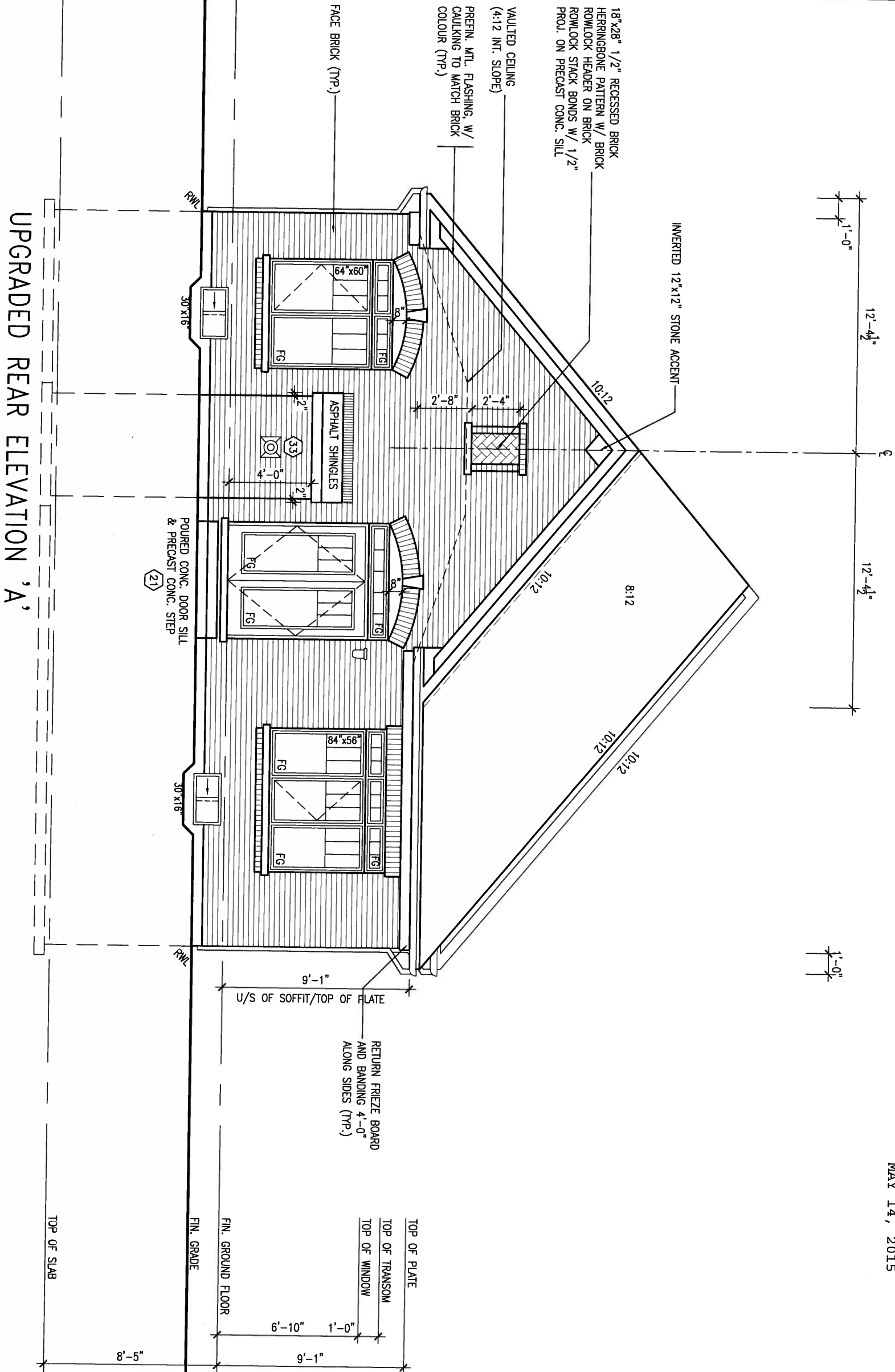
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines including applicable regulations and requirements including zoning bylaws and any provisions in the subdivision agreement. The Architect is not responsible in any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

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST 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-Baptista 25591
6	.	.	.	name
5	.	.	.	registration information
4	.	.	.	VA3 Design Inc. 42658
3	.	.	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.
2	REVISED AS PER ENG'S COMMENTS	15-05-04	RC	
1	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-15	RAAM	

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

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD, ON

S42-1B
RIDEAU 1

project no.
13045

date
2014-09

drawn by
RAAM

checked by
-

scale
3/16" = 1'-0"

UPGRADED REAR ELEVATION 'A'

drawing no.

21

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

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

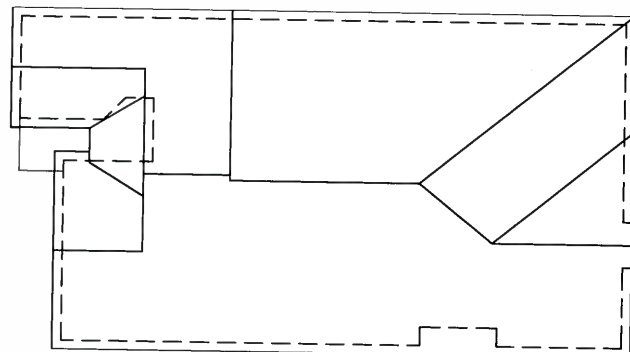
ARCHITECTURAL REVIEW & APPROVAL:

MAY 20 2013

John G. Williams *Limited*, Architect



MAY 14, 2015



ROOF PLAN 'B'

9	.	.	.	.	The undersigned has reviewed and takes responsibility for this design	
8	.	.	.	.	and has the qualifications and meets the requirements set out in the	
7	.	.	.	.	Ontario Building Code to be a Designer.	
6	.	.	.	.	qualification information	
5	.	.	.	.	Wellington Jno-Baptiste	25591
4	.	.	.	.	name	BCIN
3	.	.	.	.	registration information	
2	REVISED AS PER ENG'S COMMENTS	15-05-04	RC		VAS Design Inc.	42658
1	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-15	RAM			

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	2555
name	signature
registration information	80
VA3 Design Inc.	4265
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.	

VA3
DESIGN

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

BAYVIEW WELLINGTON

project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON
date	2014-09		UPGRADED REAP
drawn by	checked by	scale	
RAAM	-	3/16" = 1'-0"	

S42-1B
RIDEAU 1

project no.
13045

UPGRADED REAR ELEVATION 'R'

drawing no.

file name
13045 548 1B

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

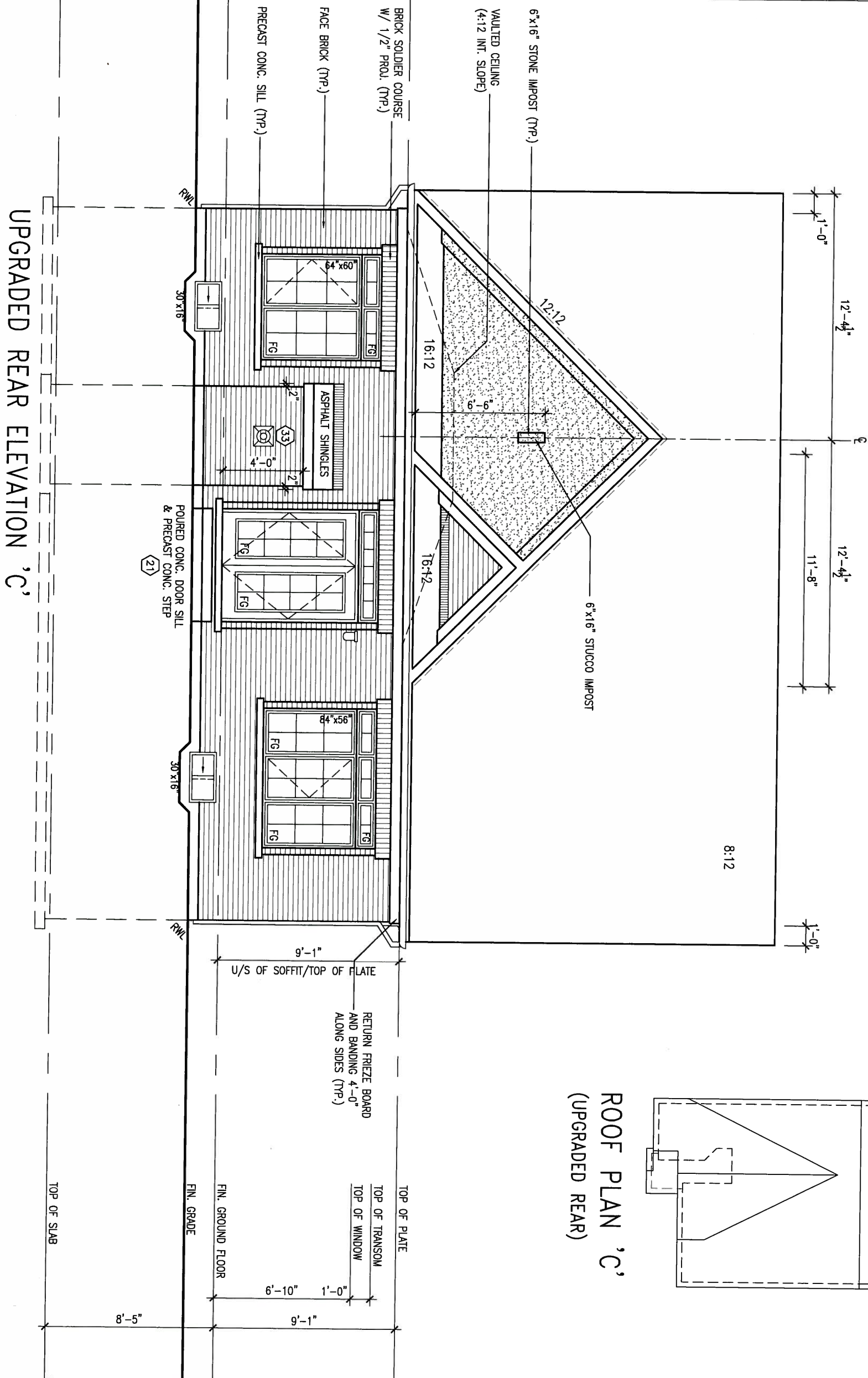
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning regulations and provisions in the subdivision agreement. The Contractor is not responsible in any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

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

ARCHITECTURAL REVIEW & APPROVAL

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
5	.	.	.	registration information
4	.	.	.	VA3 Design Inc. 42658
3	.	.	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.
2	REVISED AS PER ENG'S COMMENTS	15-05-04	RC	
1	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-15	RAAM	

VA3
DESIGN

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

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD, ON

S42-1B
RIDEAU 1

project no.
13045

date
2014-09
drawn by
RAAM

checked by

scale
3/16" = 1'-0"

UPGRADED REAR ELEVATION 'C'

file name
13045-S42-1B

drawing no.

23

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 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 building codes, permit matters or that any house can be properly built or located on its lot.

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

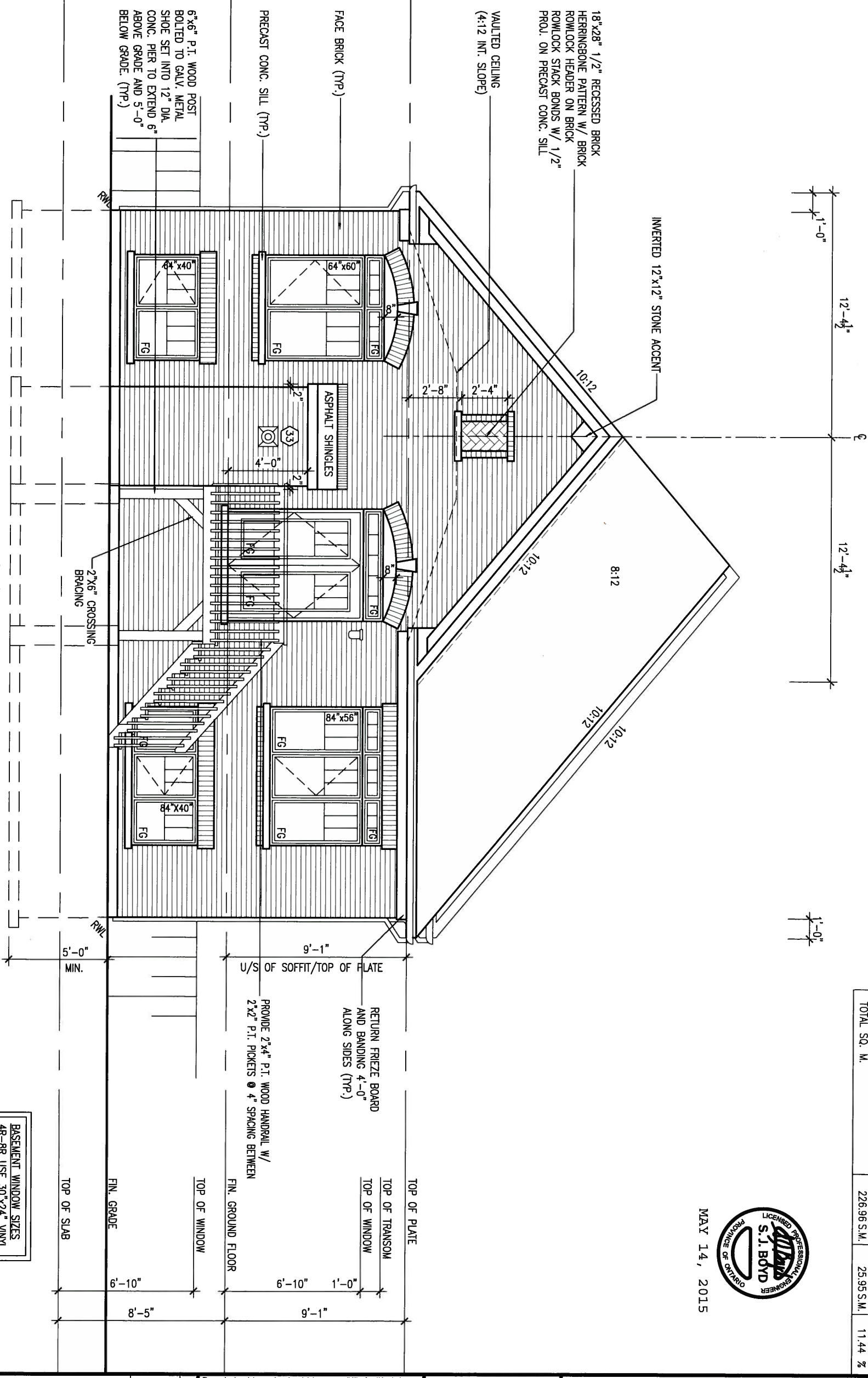
ARCHITECTURAL REVIEW & APPROVAL
MAY 20 2015
John G. Williams Limited, Architect

UNINSULATED OPENINGS (PER OBC: SB-12.2.1.1(7))			
S42-1B ELEVATION A W.O.D.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	416.00 S.F.	27.42 S.F.	6.59 %
LEFT SIDE	732.00 S.F.	50.44 S.F.	6.89 %
RIGHT SIDE	723.00 S.F.	44.33 S.F.	6.13 %
REAR	572.00 S.F.	157.17 S.F.	27.48 %
TOTAL SQ. FT.	2443.00 S.F.	279.36 S.F.	11.44 %
TOTAL SQ. M.	226.96 S.M.	25.95 S.M.	11.44 %



MAY 14, 2015

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



BASEMENT WINDOW SIZES
48-8R USE 30'x24' VINYL
CLAD STRUCTURAL STEEL
FRAME BASEMENT WINDOWS

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7	.	.	.
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4	.	.	.
3	.	.	.
2	REVISED AS PER ENG'S COMMENTS	15-05-04	RC
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
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.

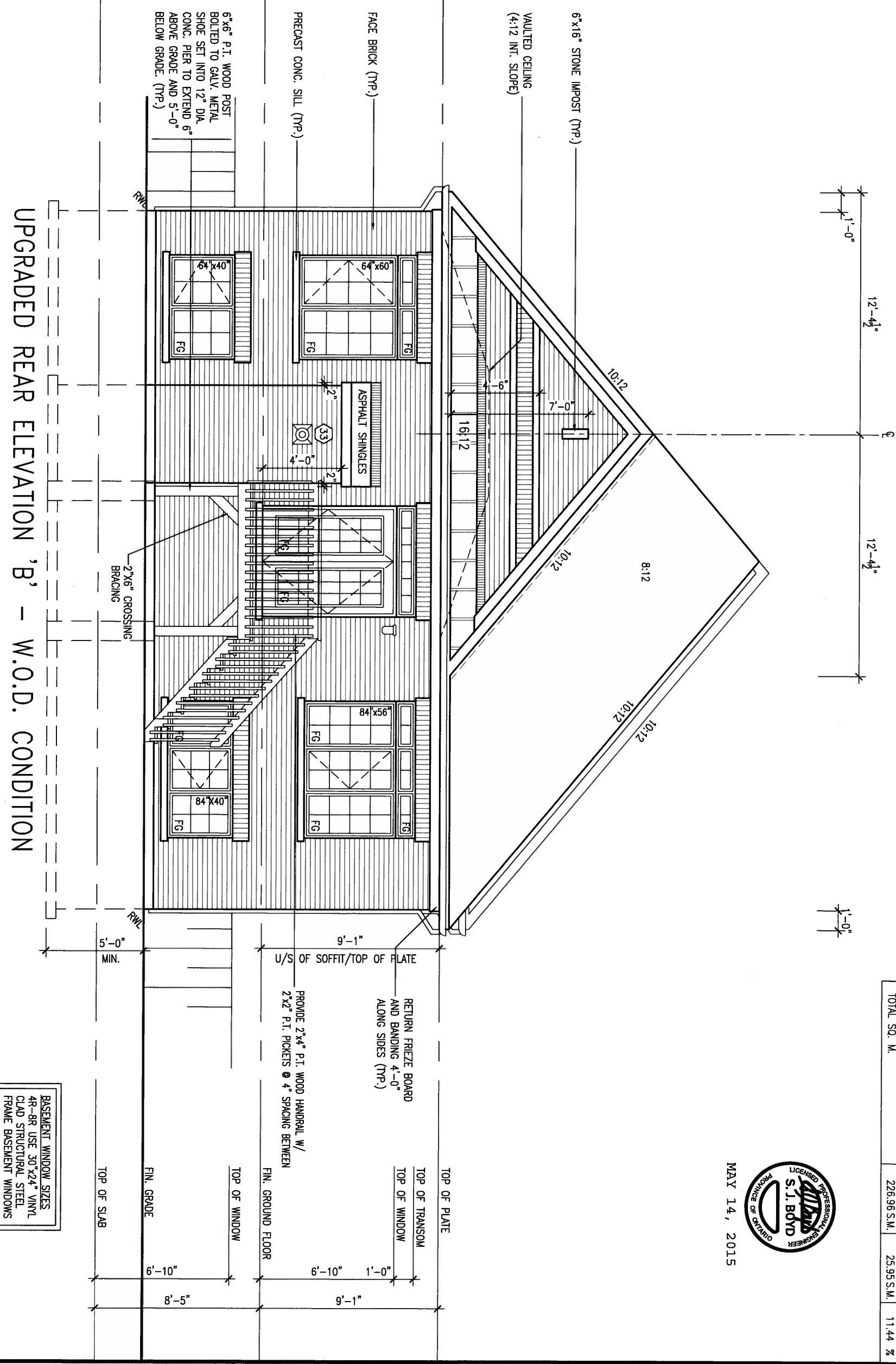
VA3 DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782

BAYVIEW WELLINGTON		S42-1B RIDEAU 1
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON	project no. 13045
date 2014-09	drawing no. 24	
drawn by RAAM	checked by -	scale 3/16" = 1'-0"
UPGRADED REAR ELEV. 'A' - W.O.D. CONDITION		file name 13045-S42-1B

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 drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

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



UNINSULATED OPENINGS (PER OBC: SB-12.2.1.1.(7))				
542-1B ELEVATION B W.O.D.	ENERGY EFFICIENCY - OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	416.00 S.F.	27.42 S.F.	6.59 %	
LEFT SIDE	732.00 S.F.	50.44 S.F.	6.89 %	
RIGHT SIDE	723.00 S.F.	44.33 S.F.	6.13 %	
REAR	572.00 S.F.	157.17 S.F.	27.48 %	
TOTAL SQ. FT.	2443.00 S.F.	279.36 S.F.	11.44 %	
TOTAL SQ. M.	226.96 S.M.	25.95 S.M.	11.44 %	



MAY 14, 2015

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name
5	.	.	.	registration information
4	.	.	.	VA3 Design Inc. 42658
3	.	.	.	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 to the consultation of the work
2	REVISED AS PER ENG'S COMMENTS	15-05-04	RC	
1	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-15	RAAM	

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

BAYVIEW WELLINGTON		S42-1B	
project name		project no.	
GREEN VALLEY ESTATES		13045	
date		drawing no.	
2014-09		25	
drawn by		file name	
RAAM		13045-S42-1B	
checked by		scale	
-		3/16" = 1'-0"	
municipality		municipality	
BRADFORD, ON		BRADFORD, ON	
UPGRADED REAR ELEV. 'B'- W.O.D. CONDITION			

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

UNINSULATED OPENINGS (PER OBC: SB-12.2.1.1.(7))			
S42-1B ELEVATION C W.O.D.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	419.00 S.F.	64.93 S.F.	15.50 %
LEFT SIDE	723.00 S.F.	34.11 S.F.	4.72 %
RIGHT SIDE	723.00 S.F.	28.00 S.F.	3.87 %
REAR	572.00 S.F.	157.17 S.F.	27.48 %
TOTAL SQ. FT.	2437.00 S.F.	284.21 S.F.	11.66 %
TOTAL SQ. M.	226.40 S.M.	26.40 S.M.	11.66 %



MAY 14, 2015

S42-1B
RIDEAU 1

BAYVIEW WELLINGTON

project name GREEN VALLEY ESTATES municipality BRADFORD, ON

project no. 13045

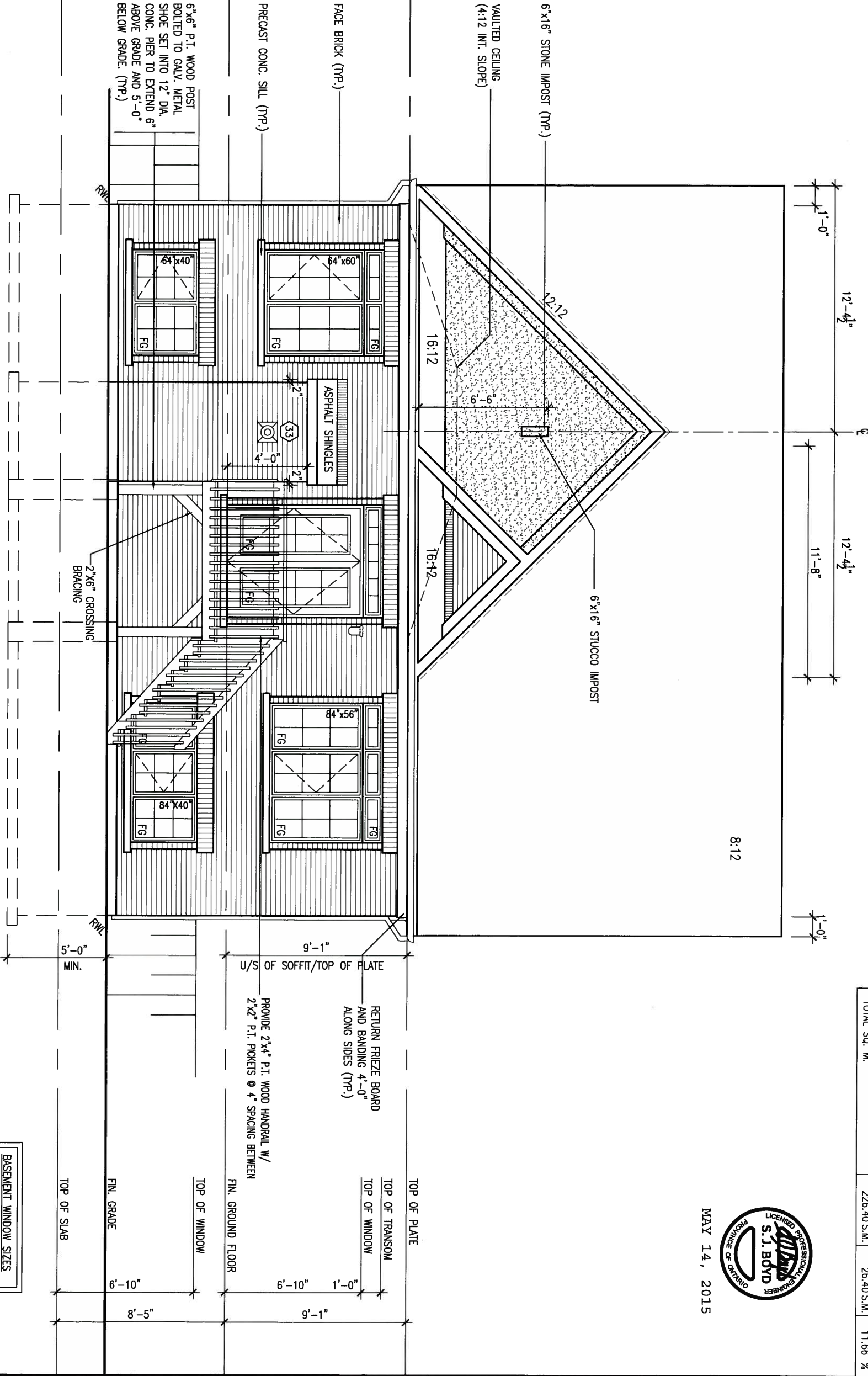
date 2014-09 drawing no. 26
drawn by RAAM checked by - scale 3/16" = 1'-0" file name 13045-S42-1B

VA3
DESIGN

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

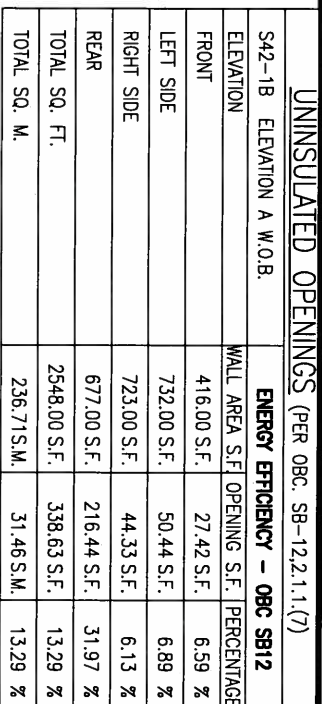
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Wellington Jno-Baptiste 25591
name registration information BCIN
VA3 Design Inc. 42658
Contractor 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 to the Designer.

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



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2	REVISED AS PER ENG'S COMMENTS	15-05-04	RC
1	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-15	RAAM

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



MAY 14, 2015

date 2014-09				UPGRADED REAR ELEV. 'A' - W.O.B. CONDITION			
drawn by RAAM		checked by -		scale 3/16" = 1'-0"		file name 13045-S42-1B	

project no.
13045

drawing no.

file name
13045-S42-1B

27

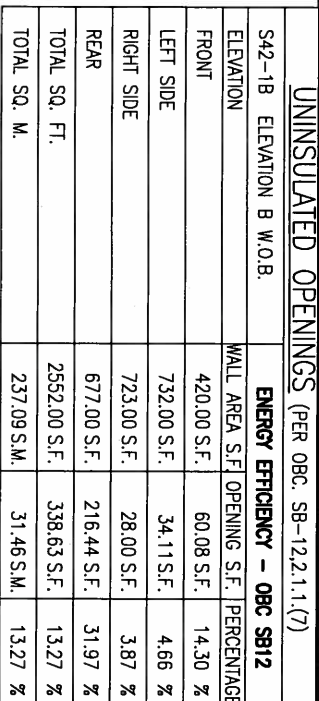
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
qualification information	
Wellington Jno-Baptiste	25591
name	BCIN
signature	
registration information	
VA3 Design Inc.	42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer.	



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

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3	.	.	.
2	REVISED AS PER ENG'S COMMENTS	15-05-04	RC
1	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-15	RAM

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

drawing no.
28

t 416.630.2255 f 416.630.4782

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. The Control Architect is not responsible for the building code or zoning matter of that lot. 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 GUILDFORD.

ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited Architect

12'-4 1/2"
12'-4 1/2"
11'-8"
1'-0"

8:12

6"x16" STUCCO IMPOST

6"x16" STONE IMPOST (TYP.)

PRECAST CONC. SILL (TYP.)

6"x6" P.I. WOOD POST
BOLTED TO GALV. METAL
SHOE SET INTO 12" DIA.
CONC. PIER TO EXTEND 6"
ABOVE GRADE AND 5'-0"
BELOW GRADE. (TYP.)

RWA

2"x6" CROSSING
BRACING

RWA

FIN. GRADE

5'-0" MIN.

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

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

S42-1B ELEVATION C W.O.B.	ENERGY EFFICIENCY - OBC SB12
ELEVATION	WALL AREA S.F. OPENING S.F. PERCENTAGE
FRONT	419.00 S.F. 64.93 S.F. 15.50 %
LEFT SIDE	723.00 S.F. 34.11 S.F. 4.72 %
RIGHT SIDE	723.00 S.F. 28.00 S.F. 3.87 %
REAR	677.00 S.F. 216.44 S.F. 31.97 %
TOTAL SQ. FT.	2542.00 S.F. 343.48 S.F. 13.51 %
TOTAL SQ. M.	236.16 S.M. 31.91 S.M. 13.51 %



MAY 14, 2015

BAYVIEW WELLINGTON

S42-1B
RIDEAU 1

project name
GREEN VALLEY ESTATES

municipality
BRADFORD, ON

project no.
13045

date
2014-09

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

drawing no.
29

drawn by
RAAM

checked by
-

scale
3/16" = 1'-0"

file name
13045-S42-1B

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

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 conclusion of the work.

9	.	.	.
8	.	.	.
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4	.	.	.
3	.	.	.
2	REVISED AS PER ENG'S COMMENTS	15-05-04	RC
1	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-15	RAAM

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

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

2C. RESERVED

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

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

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

3A. BRICK VENEER CONSTRUCTION (2"x6") (R2B) 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 28mm (1 1/8") EXT. STRUCT. INSULATED SHEATHING RSI 0.7 (R4) BY "BP" OR EQUAL, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 4.23 (R24) INSUL. & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

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

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

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

5. FOUNDATION WALL/FOOTINGS: (9.15.3, 9.15.4, 9.13.2, 9.14.2, 2.1.1.2) 200mm (8") POURED CONC. FDTN. WALL 15MPa (2200psi) WITH BITUMINOUS DAMPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYS CONC. FIG. BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL. WITH MIN. BEARING CAPACITY OF 150KPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED.

STOREYS SUPPORTED [W/ MASONRY VENEER] [W/ SIDING ONLY]

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

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

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

2 STOREY WITH WALK-OUT BASEMENT 545x175 (22"x7")

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

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 (7'-1"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (7'-1").

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

USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

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

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.

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/CSSG-7.2-94, AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 870x870x10 (34"x34"x1/4") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MINIMUM AND AS PER SOILS REPORT.

STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3) 89mm (3-1/2") DIA x 4.78mm (1/8") 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.

STEEL COLUMN (SEE O.B.C. 9.15.3.3) 90mm (3-1/2") DIA x 4.78mm (1/8") NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x1/2"x2") FIELD WELD COL. TO BE PLATE.

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

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

17. 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.

15B. GARAGE CEILING/INTERIOR WALLS 13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.16. REFER TO SB-12, TABLE 2.1.1.2.A. FOR REQUIRED THERMAL INSULATION.

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

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

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

23. INSULATED ATTIC ACCESS (OBC-9.18.2.1. & SB12-2.1.1.7) ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm (21 1/2"x24") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL. BACKING.

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

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

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

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

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

28. 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 4x4-W2.9xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION UNDER SLAB.

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

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

34. SUBFLOOR JOIST STRAPPING AND BRIDGING 16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (* SEE OBC 9.30.6. *) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (* SEE OBC 9.30.2. *)

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

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

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

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

38. CONVENTIONAL ROOF FRAMING (2.0Kpa. SNOW LOAD) 38x140 (2"x6") RAFTERS @ 400mm (16" O.C.) FOR MAX 11'-7" SPAN. 38x184 (2"x8") RIDGE BOARD. 38x89 (2"x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2"x4") @ 400mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 400 (16") O.C. FOR MAX. 4450mm (14'-7") SPAN.

RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 600mm (24") O.C. WITH A 38x89 (2"x4") CENTRE POST TO THE TRUSS BELOW, LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

GENERAL NOTES

WINDOWS: 1) MINIMUM BEDROOM WINDOW -OBC 9.9.10.1.- AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m2 UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3").

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

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

GENERAL: 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC DIV. B 4.2.2. SEE MECHANICAL DRAWINGS.

2) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2. & 5.6.2.2.(3) AND MUNICIPAL STANDARDS.

3) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.

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

5) ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12-2.1.1.9.

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

LUMBER: 1) ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE.

2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.

3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.

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

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

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

7) JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.

8) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE. IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 ml. POLYETHYLENE FILM, No. 50 (45lbs) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

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

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

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

LEGEND

CLASS 'B' VENT EXHAUST FAN TO EXTERIOR

DUPLEX OUTLET (12" ABOVE SURFACE) DUPLEX OUTLET (HEIGHT A.F.F)

WEATHERPROOF DUPLEX OUTLET GFT DUPLEX OUTLET (HEIGHT A.F.F)

POT LIGHT HEAVY DUTY OUTLET (220 volt)

LIGHT FIXTURE (PULL CHAM) LIGHT FIXTURE (CEILING MOUNTED)

SWITCH LIGHT FIXTURE (WALL MOUNTED)

FLOOR DRAIN HOSE BIB (NON-FREEZE)

SJ SINGLE JOIST

DJ DOUBLE JOIST

TJ TRIPLE JOIST

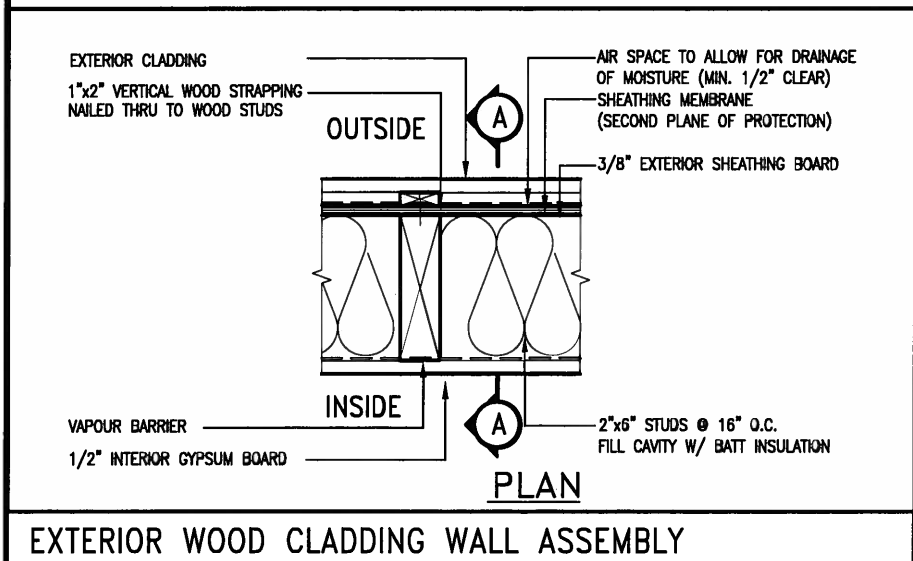
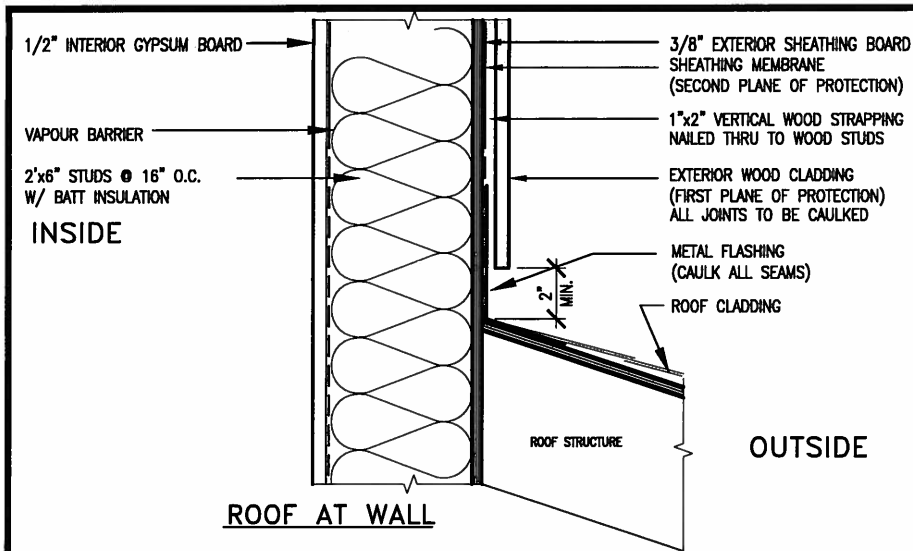
LVL LAMINATED VENEER LUMBER

X PL POINT LOAD FROM ABOVE

P.T. PRESSURE TREATED LUMBER

G.T. GIRDER TRUSS BY ROOF TRUSS MANUF.

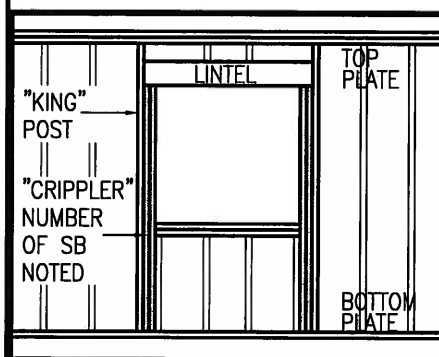
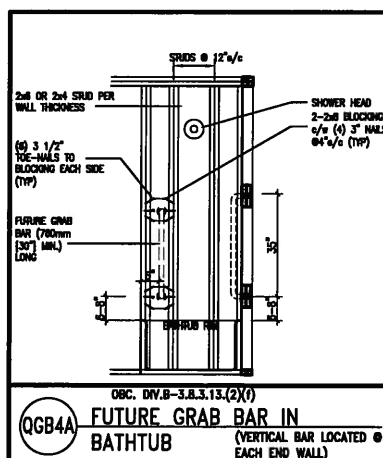
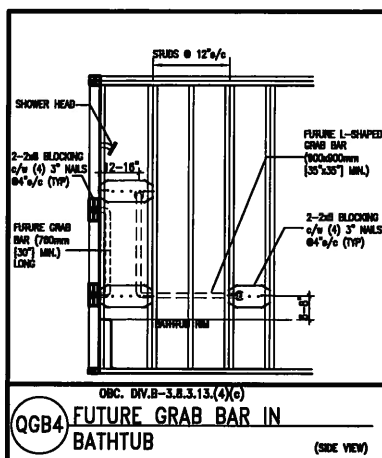
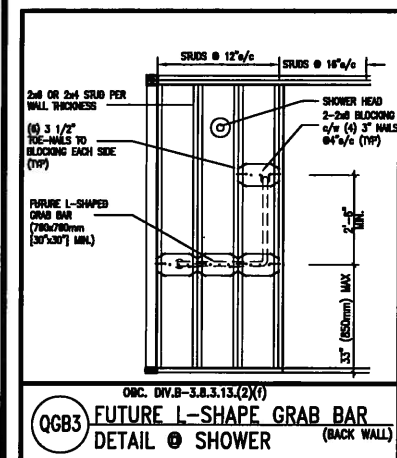
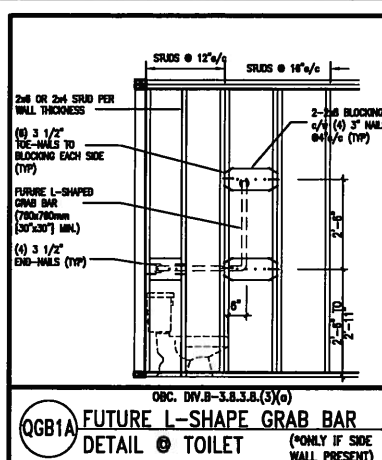
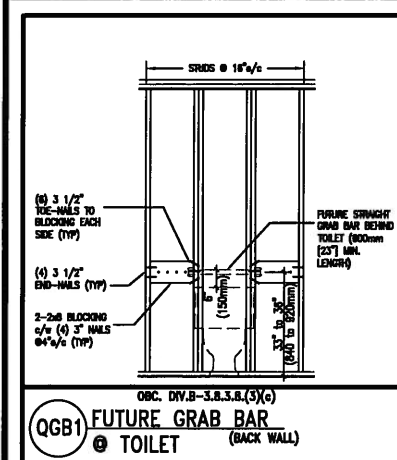
F.A. FLAT ARCH



EXTERIOR WOOD CLADDING WALL ASSEMBLY

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

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



MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:
 2"x4" @ 16" O.C. - 9'-10"
 2"x4" @ 12" O.C. - 10'-9"
 3"x4" @ 16" O.C. - 11'-2"
 3"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"x6" @ 16" O.C. - 15'-0"
 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"x8" @ 16" O.C. - 20'-4"
 2"x8" @ 12" O.C. - 22'-4"

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

** STUD INFORMATION TAKEN FROM OBC TABLE A-30

"CRIPPLE" DETAIL



MAY 14, 2015

9			
8			
7			
6			
5			
4			
3			
2	UPDATE TO CODE	APR 16-15 RC	
1	ISSUE FOR CLIENT REVIEW	MAY 07-14 RC	

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

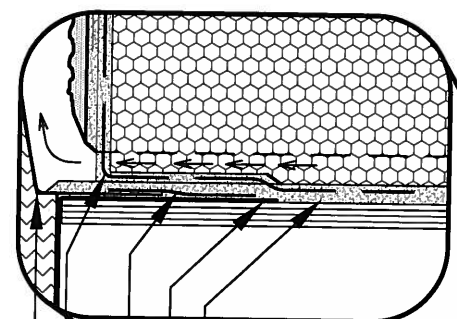
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.



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

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

13045-CONST-OBC 2015



CN3

2 WINDOW SILL

CN3

SCALE: 3"=1'-0"

WINDOW

BLUE SKIN SA WRAPPED INTO WINDOW ROUGH OPENING

BACKER ROD AND SEALANT (VENTED)

REFER TO SPECIFICATIONS FOR MINIMUM SLOPE

DUROCK STARTER MESH (BACKWRAPPED)

STUCCO DETAIL AS PER ELEVATION

DUROCK ADHESIVE

DUROCK FINISH COAT

DUROCK FIBER MESH EMBEDDED IN DUROCK PREP COAT

PUCCS INSULATION BOARD

MECHANICAL FASTENER

DUROCK POLAR BEAR AIR/MOISTURE BARRIER AND ADHESIVE

APPROVED EXTERIOR SHEATHING

TYPICAL WALL CONSTRUCTION SEE NOTES

CN3

SCALE: 3"=1'-0"

SCALE: 3"=1'-0"

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptista
6	.	.	.	home registration information
5	.	.	.	VAS Design Inc.
4	.	.	.	signature
3	.	.	.	BCIN 25591
2	UPDATE TO CODE	APR 16-15	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC	
no	description			

**VA3
DESIGN**

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

project name
GREEN VALLEY ESTATES

data
APR 2014
drawn by
RC

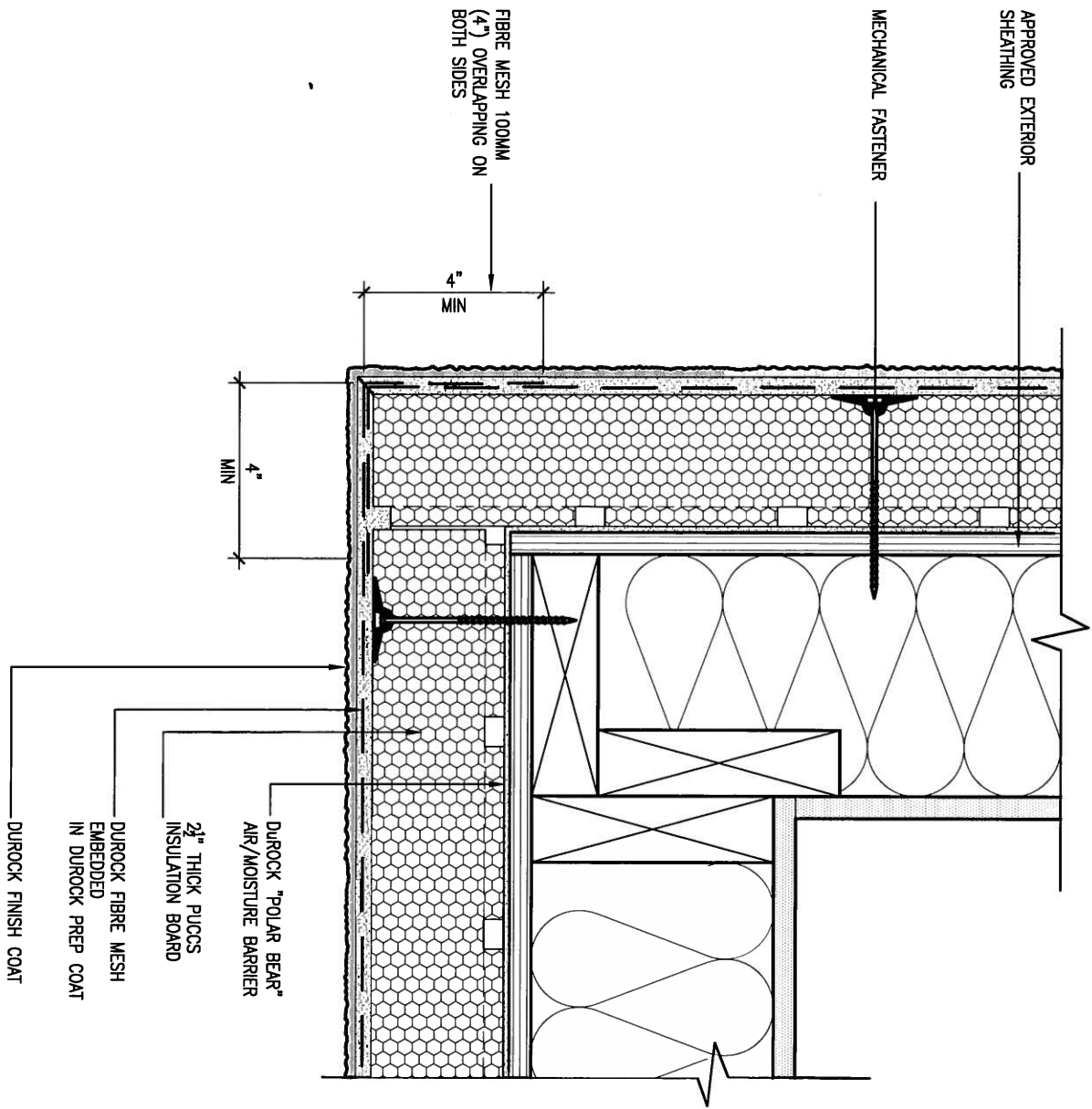
municipality
BRADFORD

CONSTRUCTION NOTES

project no.
13045

drawing no.

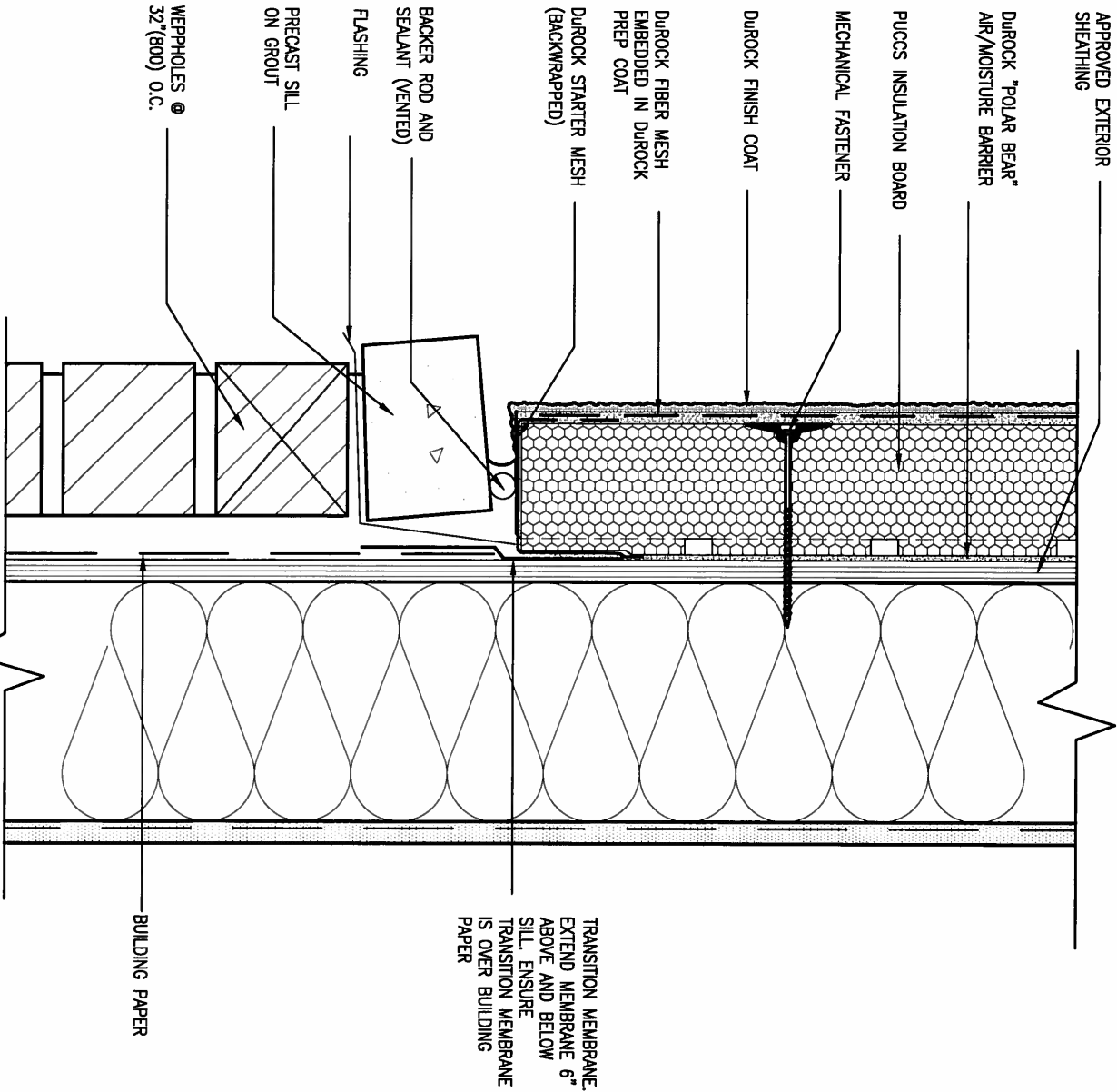
CN3



5 CORNER DETAIL

CN5 SCALE: 3"=1'-0"

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

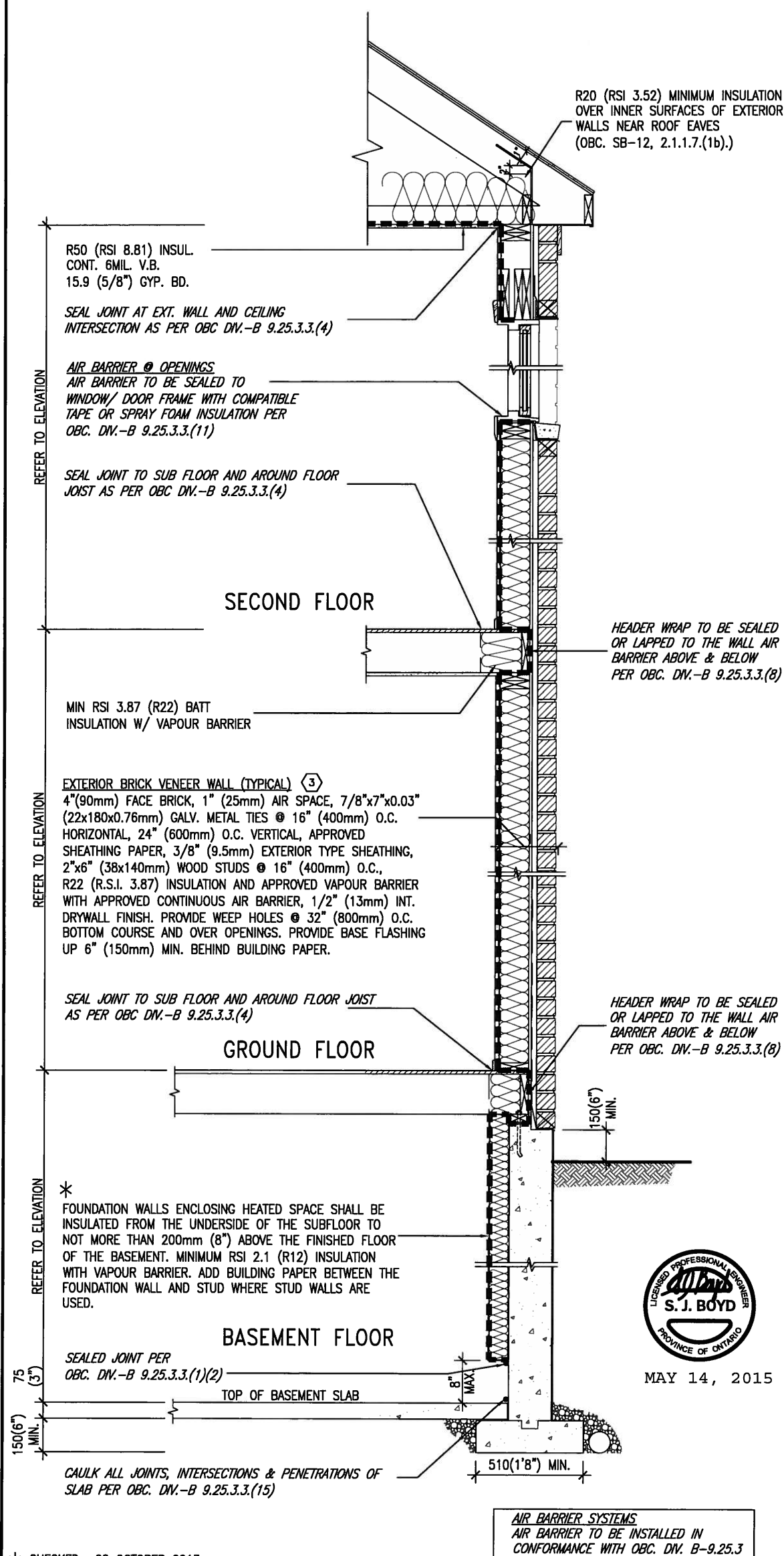


6 STUCCO / MASONRY PLINTH CONNECTION

CN5 SCALE: 3"=1'-0"

9.	.	.	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	BAYVIEW WELLINGTON project name GREEN VALLEY ESTATES date APR 2014 drawn by RC	municipality BRADFORD	CONST NOTE	project no. 13045	drawing no. CN5
8.	.	.	qualification information						
7.	.	.	Wellington Jno-Baptiste 25591						
6.	.	.	name registration information VA3 Design Inc. 42658						
5.	.	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.						
4.	.	.							
3.	.	.							
2.	UPDATE TO CODE	APR 16-15	RC						
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC						

SB12-COMPLIANCE PACKAGE 'J'



* CHECKED- 22 OCTOBER 2013

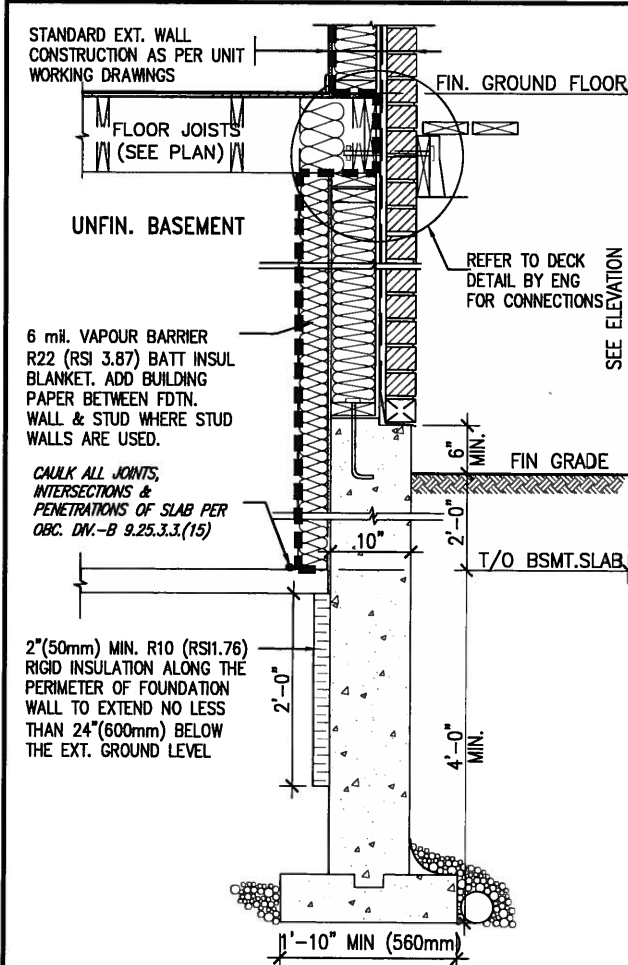
EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY
SECTION W/ BRICK VENEER SCALE: N.T.S.

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



* REVISED- 15 MARCH 2013

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

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste
6	.	.	.	name
5	.	.	.	signature
4	.	.	.	registration information
3	.	.	.	VA3 Design Inc.
2	UPDATE TO CODE	APR 16-15	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer.
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC	



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† 416 630 2255 f 416 630 4782

BAYVIEW WELLINGTON

CONST NOTE

project name
GREEN VALLEY ESTATES

BRADFORD

project no.
13045

date
APR 2014

CONSTRUCTION NOTES

drawing no

RC

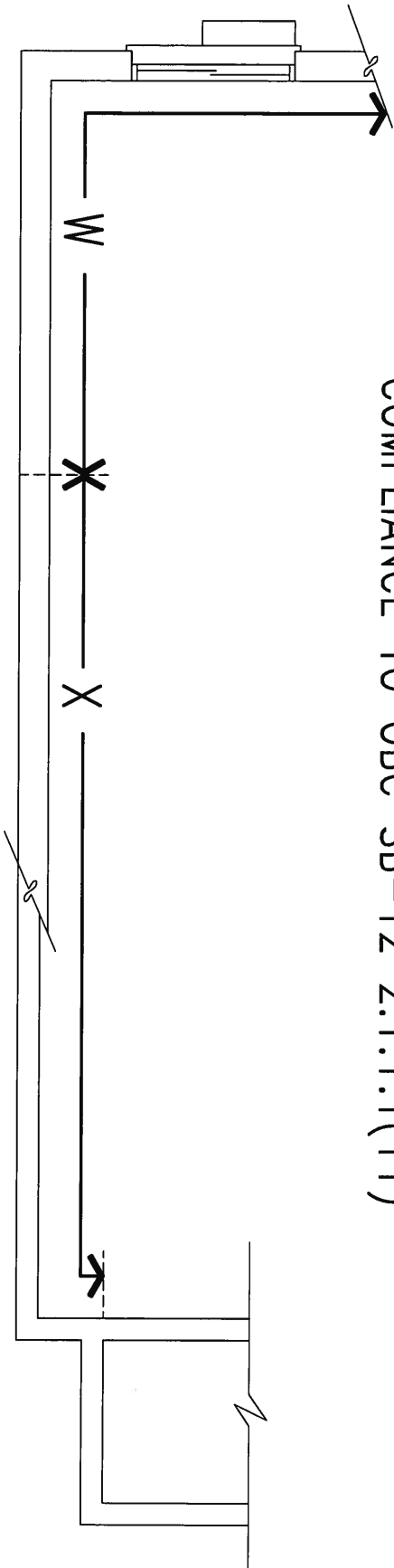
checked by

scale
3/16" = 1'-0"

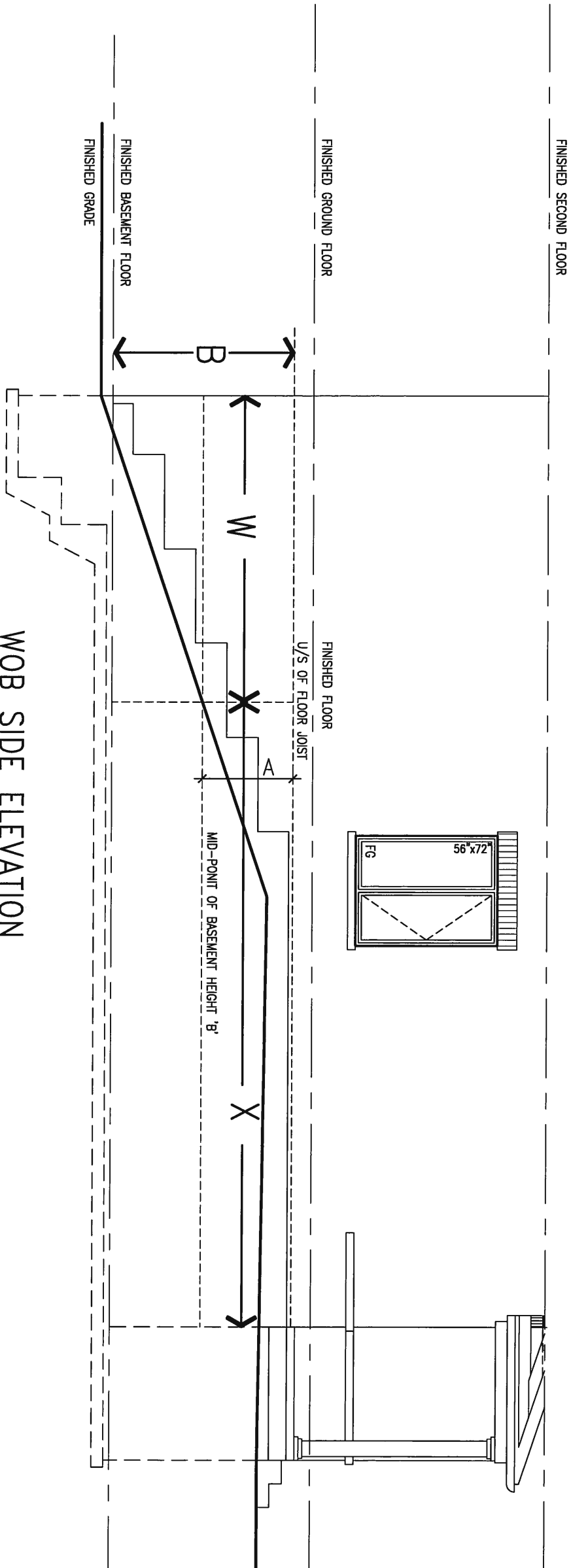
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CN6

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



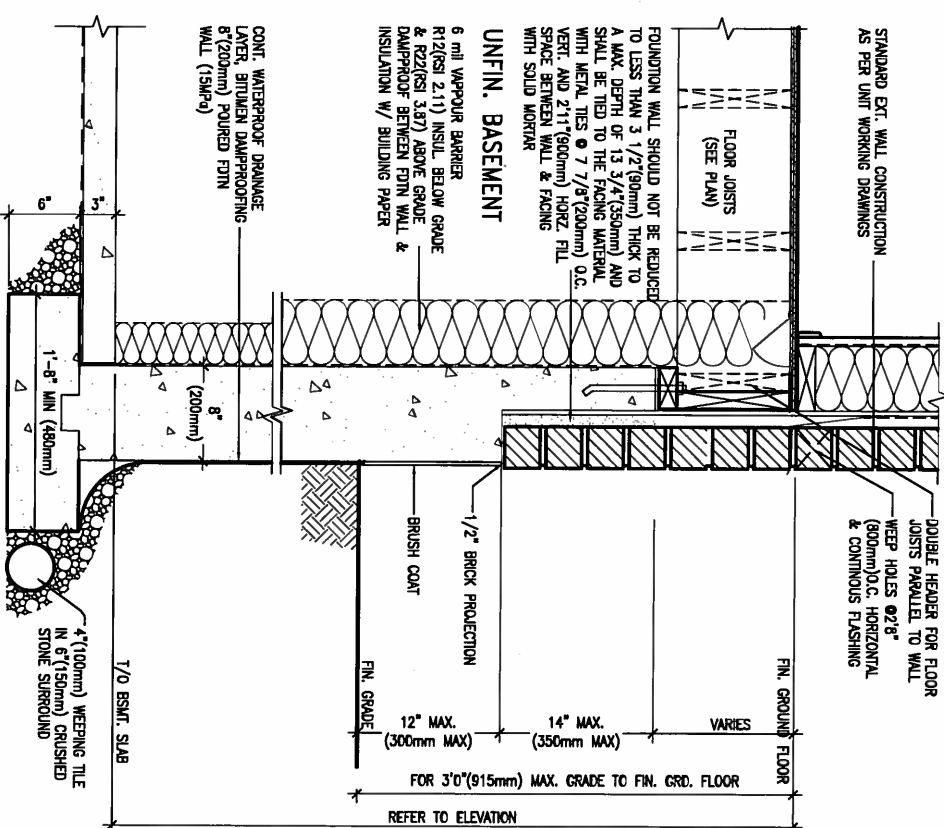
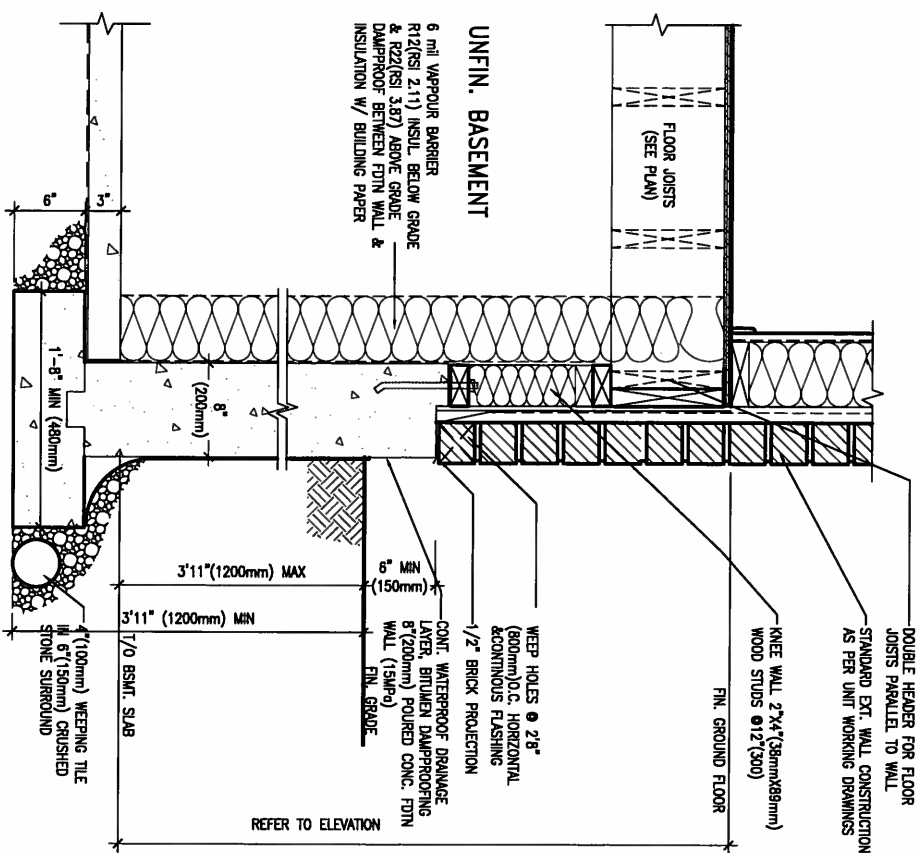
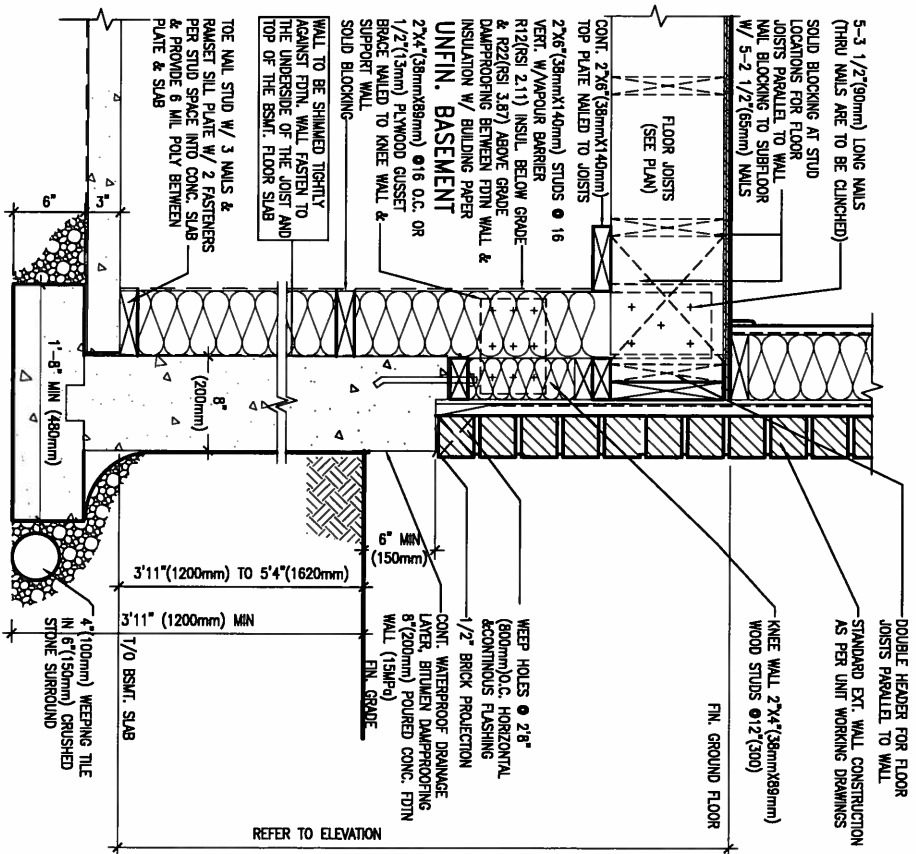
MAY 14, 2015

9 .		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		BAYVIEW WELLINGTON		CONST NOTE	
8 .		qualification information		project name		municipality	
7 .		Wellington Jno-Baptiste		GREEN VALLEY ESTATES		BRADFORD	
6 .		name		date		project no.	
5 .		registration information		APR 2014		13045	
4 .		VA3 Design Inc.		drawn by		drawing no.	
3 .		42658		checked by		CN7	
2 .	UPDATE TO CODE	APR 16-15	RC	scale		CONSTRUCTION NOTES	
1 .	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC	3/16" = 1'-0"		13045-CONST-OBC 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 signature BCIN registration information VA3 Design Inc. 42658	 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782	BAYVIEW WELLINGTON	CONST NOTE	project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	
8	.	.	.								
7	.	.	.								
6	.	.	.								
5	.	.	.								
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.							
2	UPDATE TO CODE	APR 16-15	RC								
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC								

date APR 2014			CONSTRUCTION NOTES			drawing no.
drawn by RC	checked by -	scale 3/16" = 1'-0"	file name 13045-CONST-08C 2015			CN8



MAY 14, 2015



WALK-OUT WALL SECTION FOR GRADE
HEIGHTS BETWEEN 3'11" (1200mm) AND
EW3.08B

WALK-OUT DECK WALL SECTION FOR GRADE	EW3.07B
TO BASEMENT SLAB 3'11" (1200mm)	
MAX. HEIGHT DIFFERENCE	
N.T.S.	

WALK-OUT DECK WALL SECTION FOR GRADE TO FIN. FLOOR 3'0" (900mm)	EW3.06B
MAX. HEIGHT DIFFERENCE	
N.I.S.	

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	.	.	.	V&J Design Inc. 42658
3	.	.	.	
2	UPDATE TO CODE	APR 16-15	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC	



BAYVIEW WELLINGTON

CONST NOTE

project name
GREEN VALLEY ESTATES

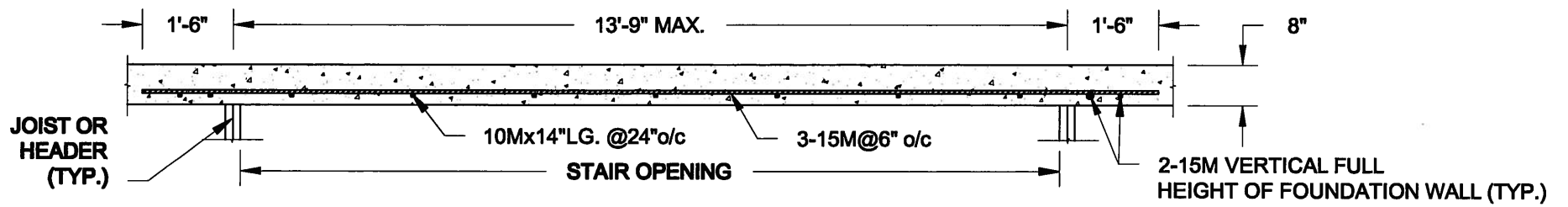
municipality
BRADFORD

project no.
13045

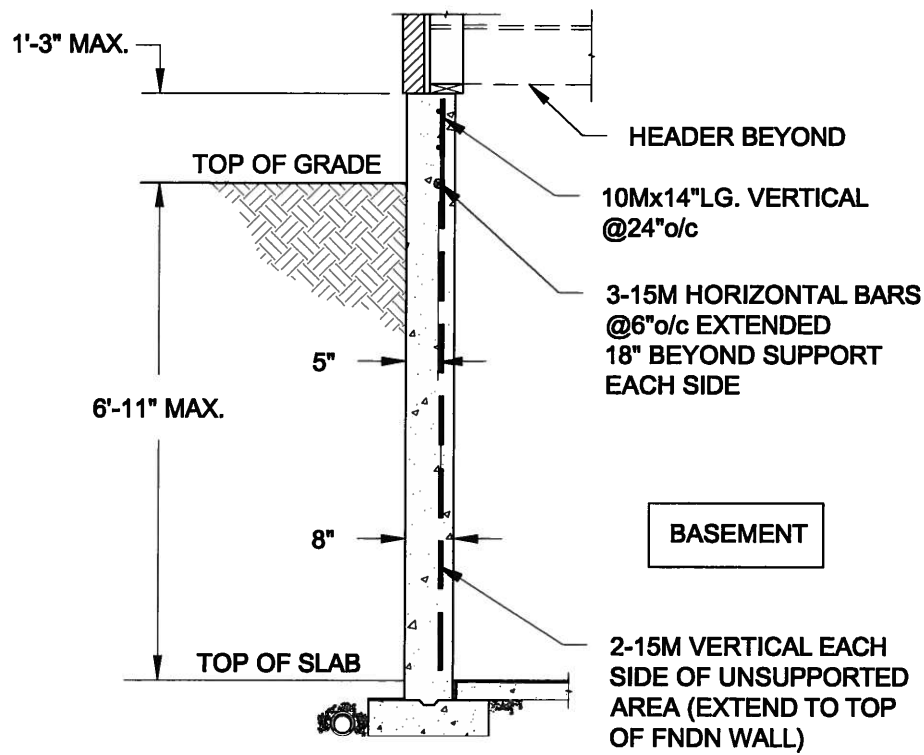
date	APR 2014
drawn by	RC

CONSTRUCTION NOTES
file name
13045-CONST-ORC 2015

drawing no.
CN9



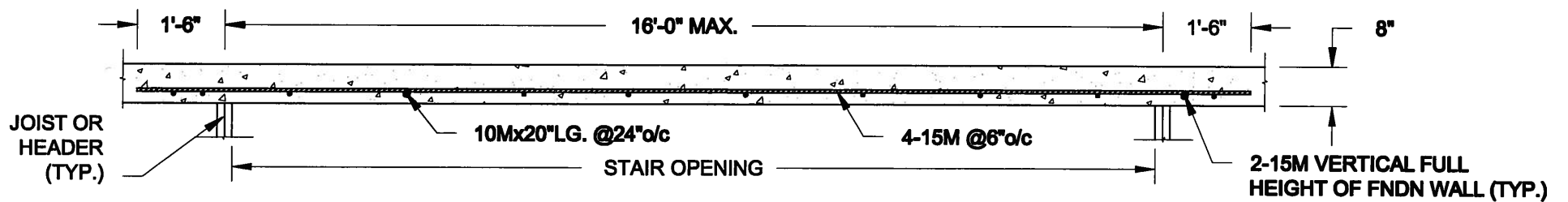
PLAN VIEW
NOT TO SCALE



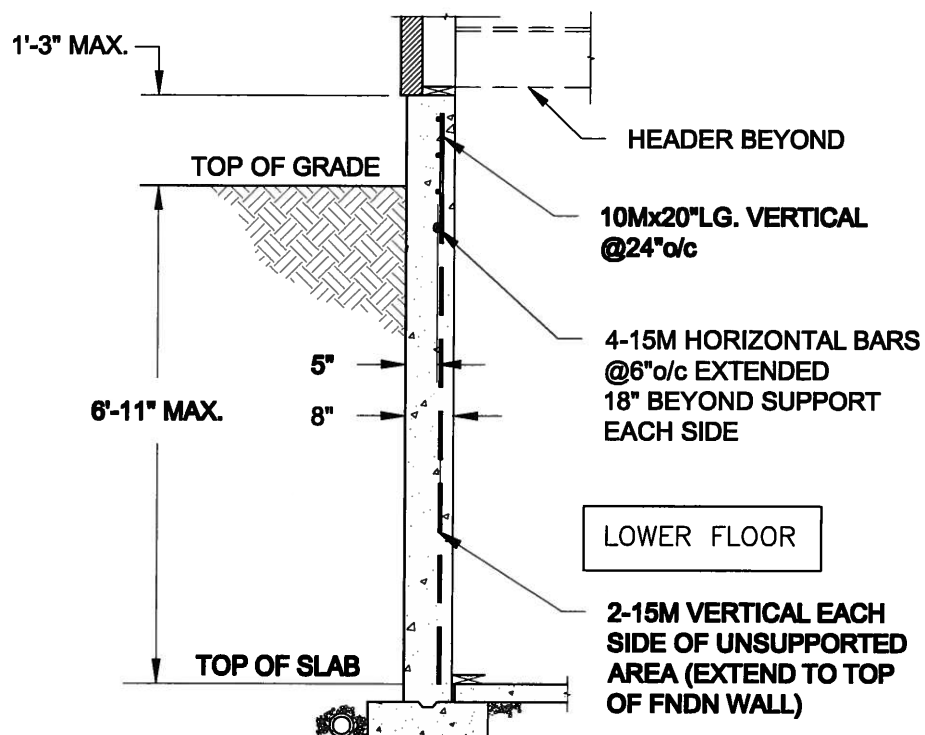
NOTE:

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



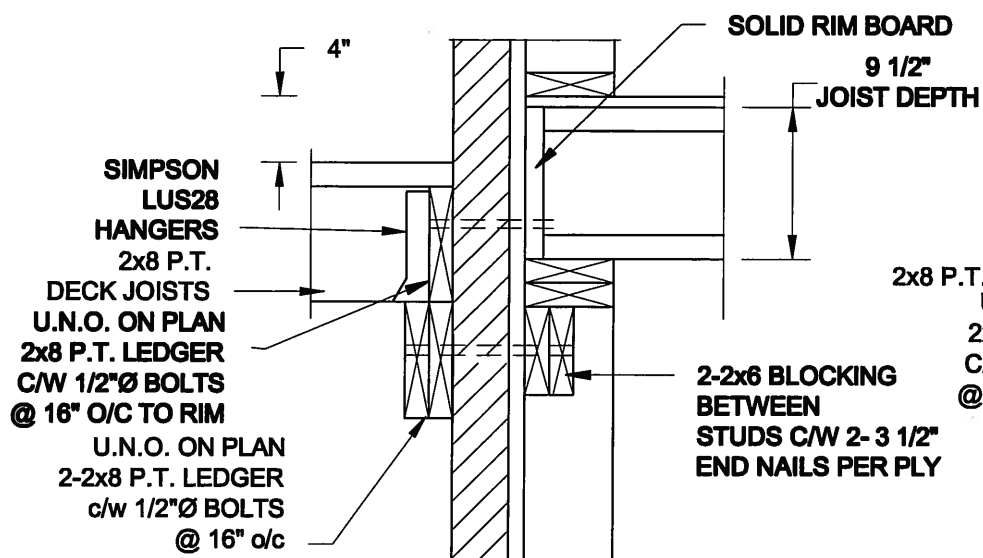
NOTE:

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		<div>QUAILE ENGINEERING LTD.</div> <div></div> <div>38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com</div>	<div>Engineer's Seal:</div> <div></div> <div>APR 24, 2015</div>	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO	
Date: FEB-28-2015				TYPICAL STRUCTURAL DETAILS FOR SINGLES	
Drawn: SC	Checked: SJB			Project No.: 14-095	Drawing No.: S1

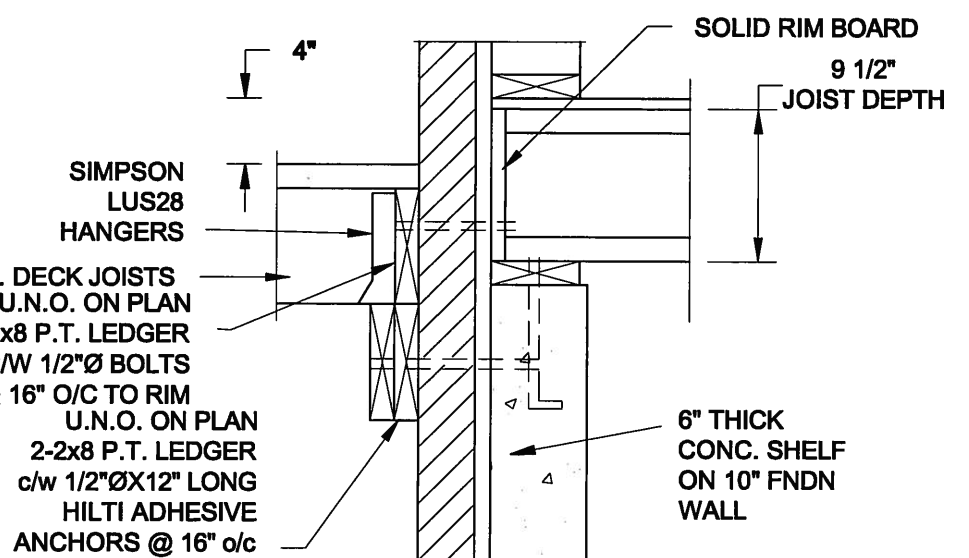
FOR 9 1/2" JOIST DEPTH



1A
S2

DECK FASTENING DETAIL

SCALE: 1" = 1'-0"



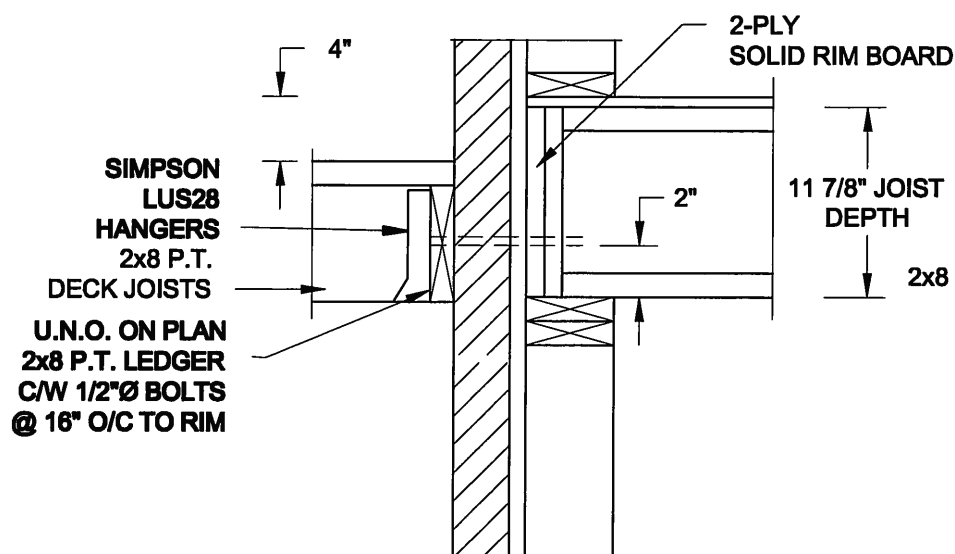
1B
S2

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.

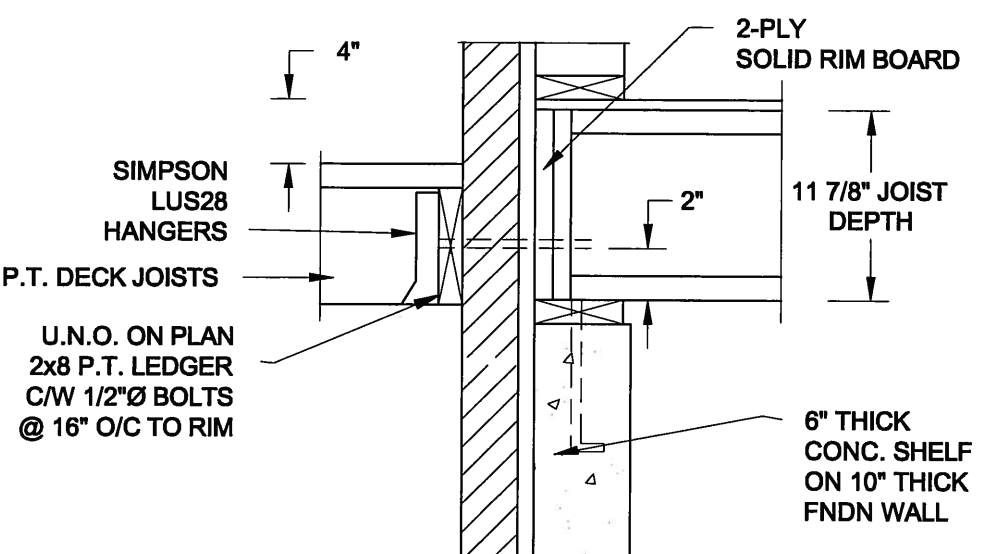
FOR 11 7/8" JOIST DEPTH



2A
S2

DECK FASTENING DETAIL

SCALE: 1" = 1'-0"

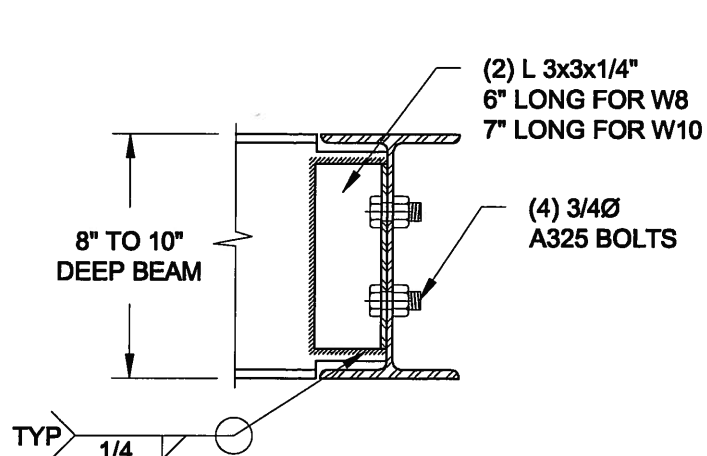


2B
S2

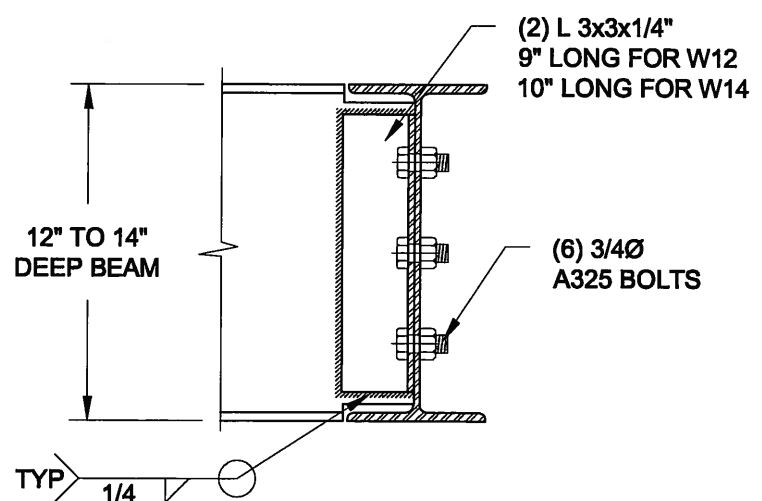
DECK FASTENING DETAIL

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

QUAILE ENGINEERING LTD.



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

Engineer's Seal



APR 24, 2015

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

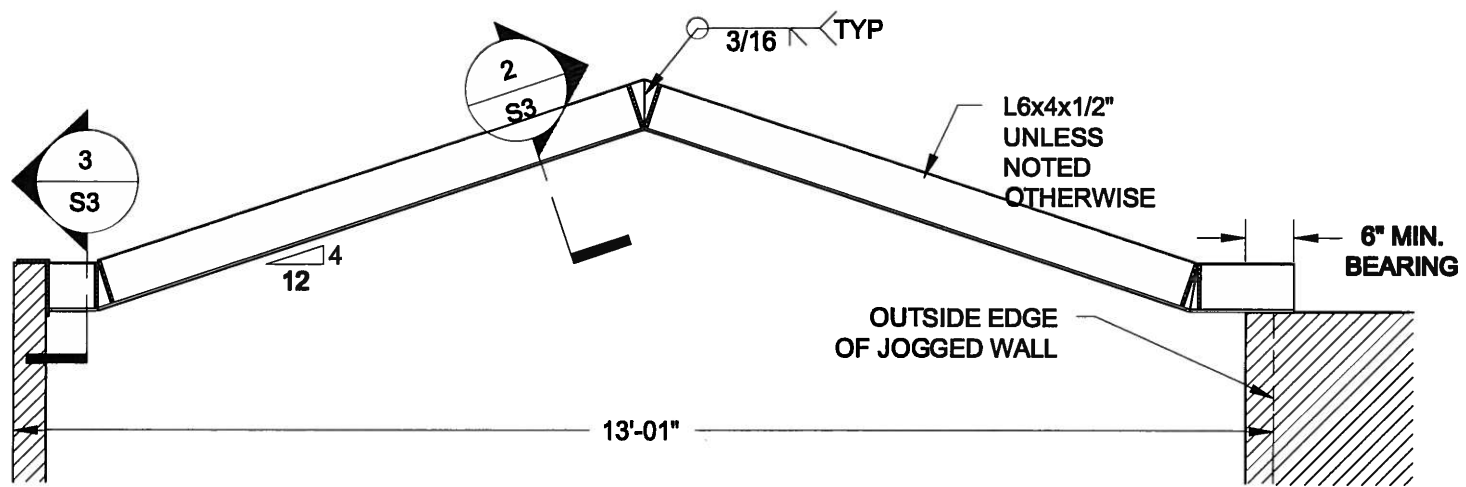
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

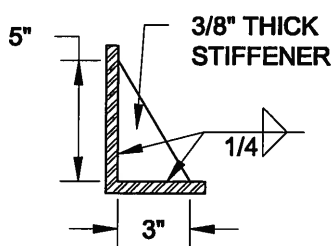
14-095

Drawing No.:

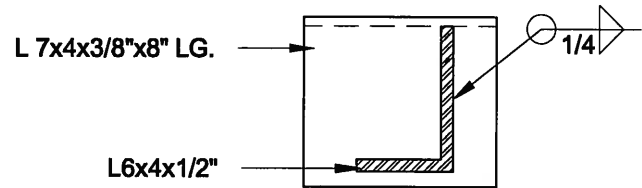
S2



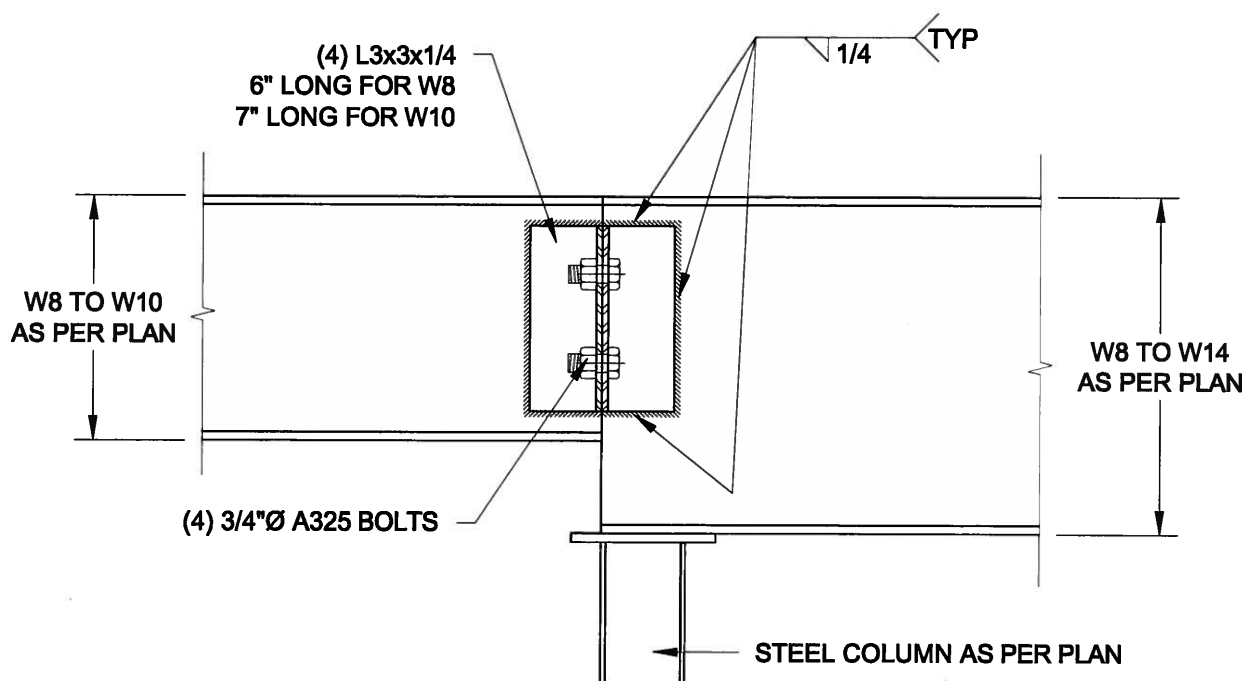
1
S3 **STEEL LINTEL AT GABLE**
SCALE: 1/2" = 1' - 0"



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



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



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

Scale:
AS NOTED

Date:
FEB-28-2015

Drawn:
SC

Checked:
SJB

QUAILE ENGINEERING LTD.



38 Parkside Drive, UNIT 7
Newmarket, ON
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Engineer's Seal



APR 24, 2015

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

14-095

Drawing No.:

S3