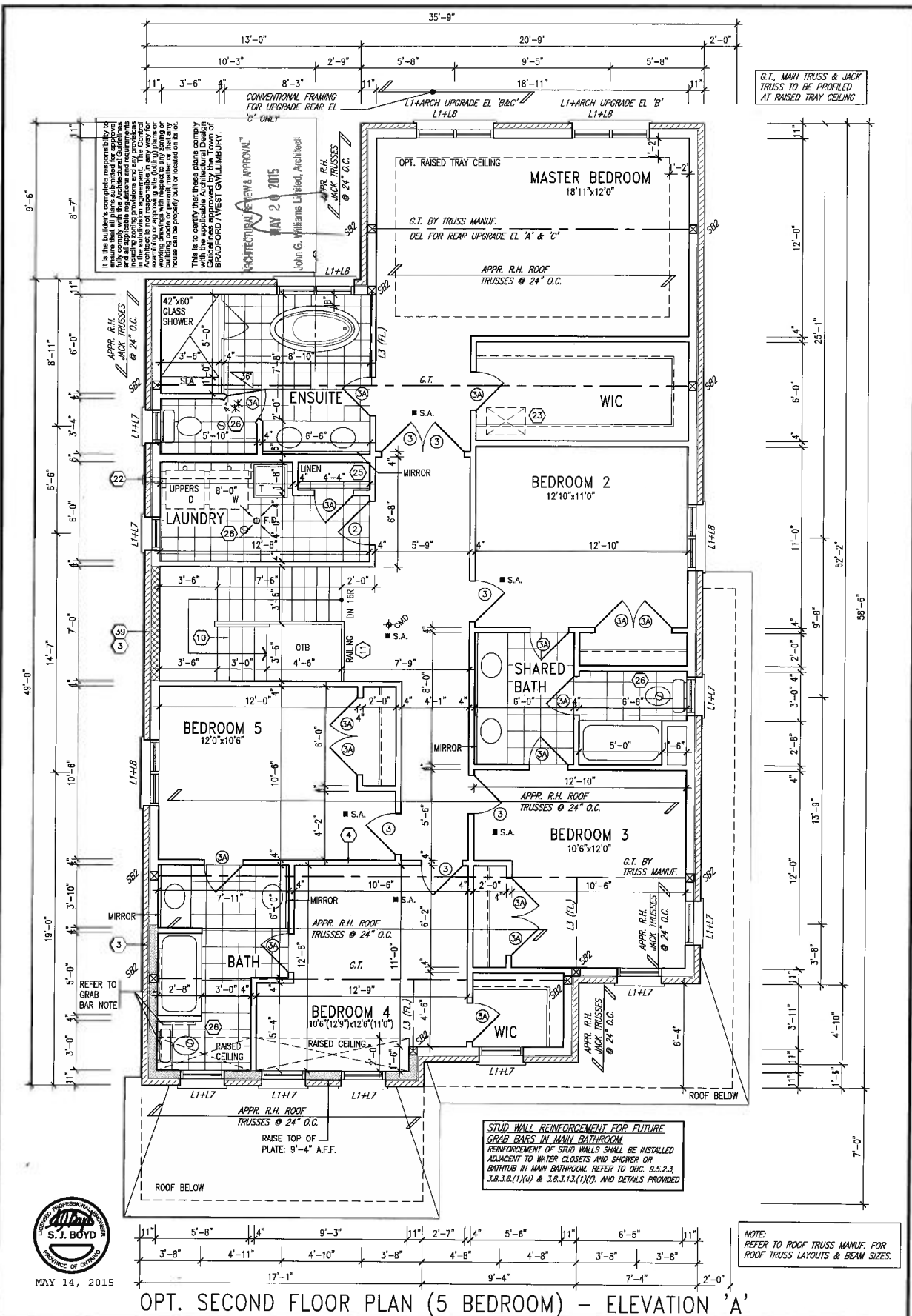




10 9 8 7 6 5 4 3 2 1 no description	APR 30-15 RC OCT. 02/14 RW 14-09-02 RW date by Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	VA3 DESIGN 300A Wilson Avenue Toronto, ON M3H 1S8 416.630.2255 416.630.4782 va3design.com	BAYVIEW WELLINGTON project name GREEN VALLEY ESTATES checked by scale 3/16" = 1'-0" file name 13045-S42-4 date May 12, 2015	S42-4 RIEUAU 4 project no. 13045 drawing no. 4
--	--	---	--	--

Drawings, specifications, related documents and designs are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

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 (dotted) 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.

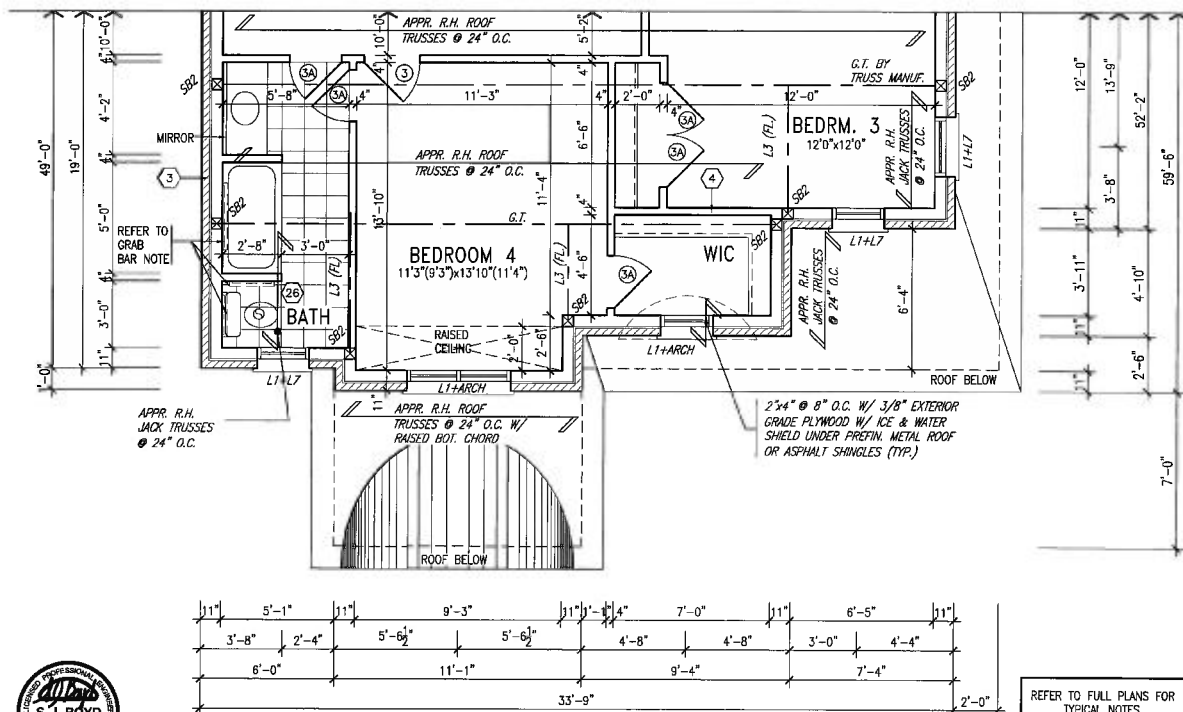
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GUILDFORD.

ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Wilson Limited, Architect

OPT. SECOND FLOOR PLAN (5 BEDROOM) - ELEVATION 'B'



PARTIAL SECOND FLOOR PLAN (4 BED+MEDIA LOFT) - ELEVATION 'B'



MAY 14, 2015

REFER TO FULL PLANS FOR TYPICAL NOTES.

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

1	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-02	RAM
2	ADDED UPGRADED REAR ELEVATIONS.	OCT. 02/14	GW
3	REVISED AS PER ENG'S COMMENTS	APR 30-15	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.

Wellington Jno-Baptiste 25591

name registration information 42658

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

VAS DESIGN

300A Wilson Avenue
Toronto, ON M6H 1S8
416.630.2255 / 416.630.4782
vasdesign.com

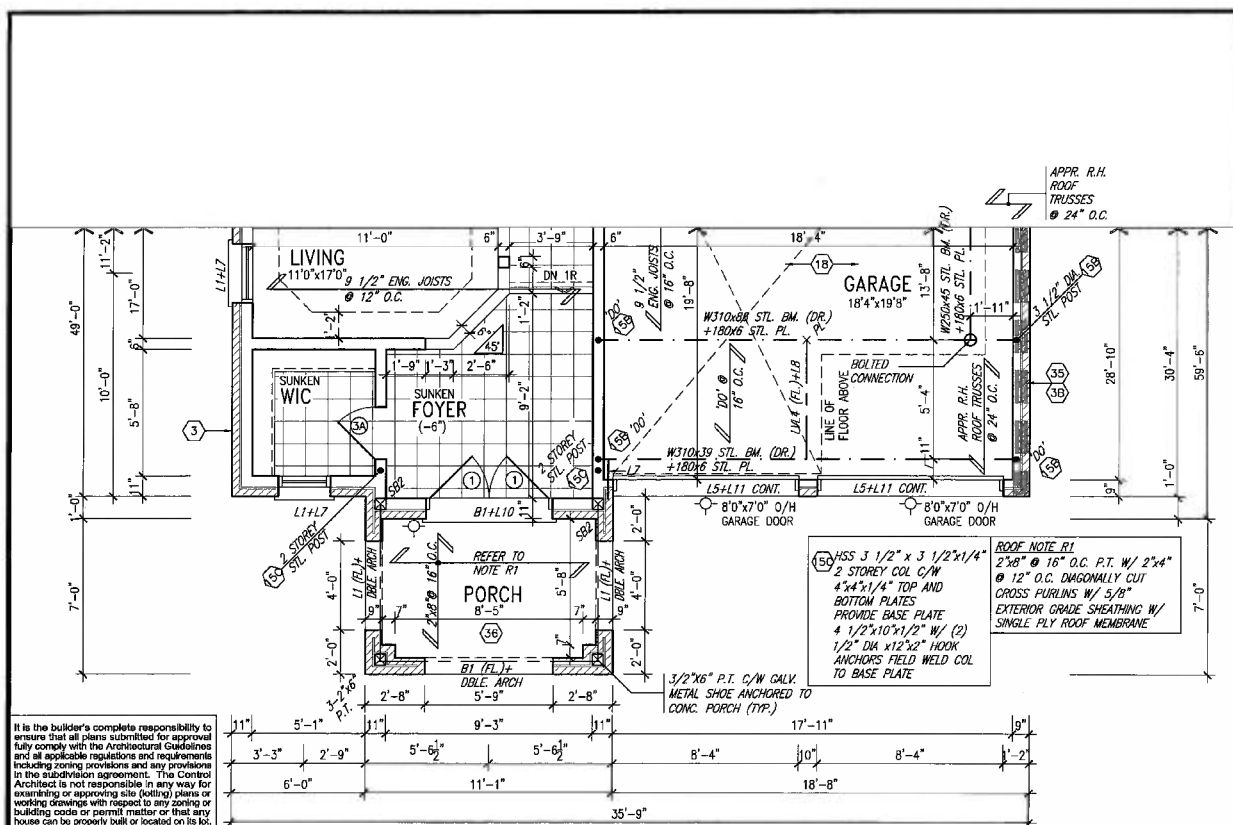
BAYVIEW WELLINGTON

S42-4
RIDEAU 4

project name: GREEN VALLEY ESTATES municipality: BRADFORD, ON project no: 13045

date: 2014-08 drawing no: 6

checked by: RAM scale: 3/16" = 1'-0" file name: 13045-S42-4



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 GUILDFORD.

ARCHITECTURAL REVIEW APPROVAL

MAY 20 2015

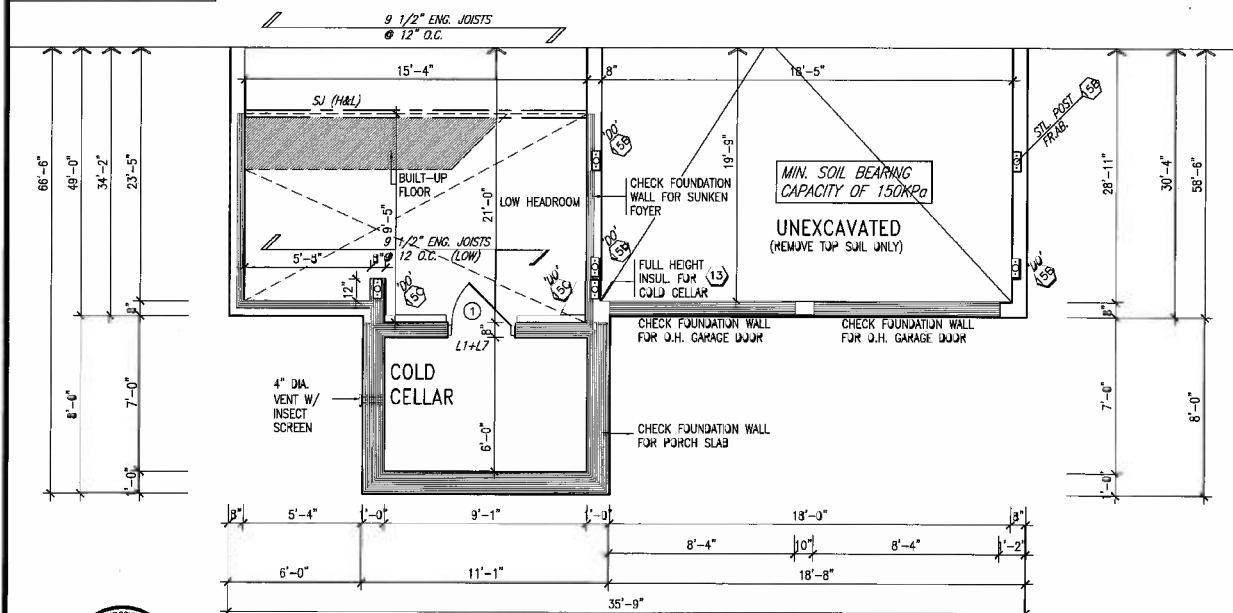
John G. Williams Limited, Architect

PARTIAL GROUND FLOOR PLAN - ELEVATION 'C'

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

REFER TO FULL PLANS FOR
TYPICAL NOTES.

NOTE:
REFER TO FLOOR JOIST MANUF. FOR
FLOOR JOIST LAYOUTS & LVL. SIZES.



MAY 14, 2015

PARTIAL BASEMENT PLAN - ELEVATION 'C'

3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC
2	ADDED UPGRADED REAR ELEVATIONS.	OCT. 02/14	GW
1	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-02	RAM
0	DESCRIPTION	DATE	BY

VAS DESIGN

300A Wilson Avenue
Toronto, ON M4M 1S8
1 416.630.2255 | 416.630.4782
vasdesign.com

BAYVIEW WELLINGTON

PROJECT NAME
GREEN VALLEY ESTATES

MUNICIPALITY
BRADFORD, ON

S42-4
RIDEAU 4

PROJECT NO.
13045

DATE
2014-08

PARTIAL FLOOR PLANS - ELEVATION 'C'

DRAWING NO.
7

DRAWN BY
RAAM

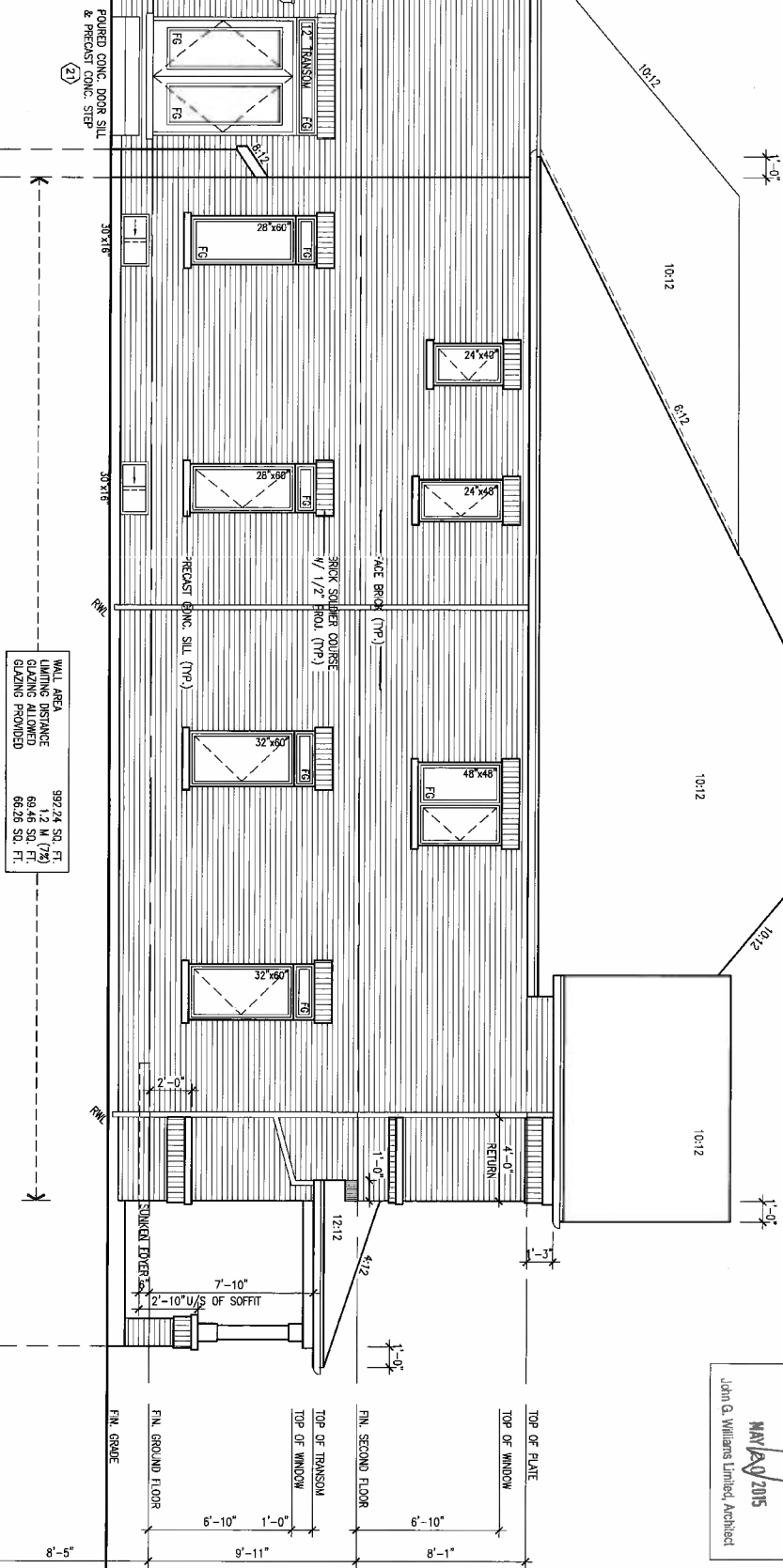
CHECKED BY
3/16" = 1'-0"

SCALE
13045-S42-4

DATE
13045-S42-4

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

LEFT SIDE ELEVATION 'A'



WALL AREA 992.74 SQ. FT.
LIMITING DISTANCE 12 M (7%)
SLABING ALLOWED 69.46 SQ. FT.
SLABING PROVIDED 69.28 SQ. FT.

MAY 14, 2015



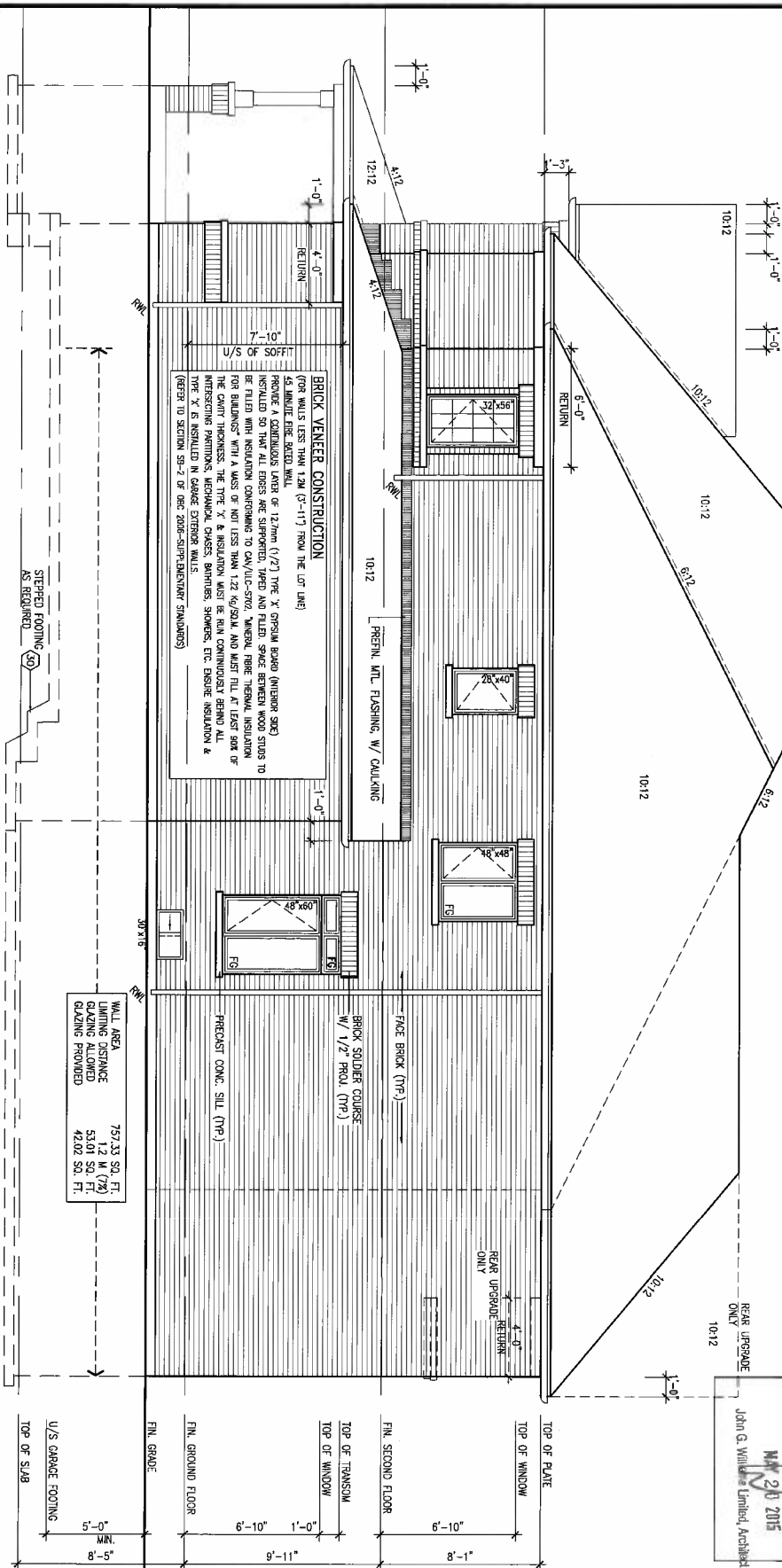
ARCHITECTURAL REVIEW & APPROVAL
MAY 14, 2015
John G. Williams Limited, Architect

This is to certify that these plans comply with the applicable Architectural Design Act and Regulations of the Province of Ontario and the Building Code of the City of Brampton.

9. 8. 7. 6. 5. 4. 3. REVISED AS PER ENG'S COMMENTS APR 30-15 RC 2. ADDED UPGRADED REAR ELEVATIONS. OCT. 02/14 ON 1. ISSUED FOR CLIENT COMMENT AND PRICING 14-09-02 RAM no. description date by	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jane-Baptiste 25591 name registration information VAS 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 retained at the completion of the work. Drawings are not to be scaled.	VAS DESIGN 300A Wilson Avenue Toronto, ON M3H 1S8 t 416.630.2255 f 416.630.4782 vasdesign.com	BAYVIEW WELLINGTON project name GREEN VALLEY ESTATES BRADFORD, ON drawn by RAAM checked by scale 3/16" = 1'-0" date 2014-08 PROJECTED - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-4.dwg - Tue May 12 2015 - 9:41 AM	S42-4 RIDEAU 4 project no. 13045 drawing no. 10
--	--	--	---	---

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

RIGHT SIDE ELEVATION 'A'

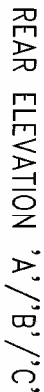


It is the building contractor's responsibility to ensure that all plans submitted for approval are in accordance with the applicable building code and any provisions of the building code that may be applicable. The contractor is not responsible for any errors or omissions in the plans or for any damage to the building or for any injury to persons or property resulting from the use of the plans. The contractor is responsible for obtaining all necessary permits and for ensuring that the building is constructed in accordance with the applicable building code and any provisions of the building code that may be applicable.

APPROVED BY ARCHITECT
MAY 20 2015
John G. Winkler Limited, Architect

BAYVIEW WELLINGTON GREEN VALLEY ESTATES BRADFORD, ON		S42-4 RIDEAU 4 project no. 13045	
date 2014-08 drawn by BAAM checked by scale 3/16" = 1'-0"		RIGHT SIDE ELEVATION 'A' 13045-S42-4 drawing no. 11	
3. REVISED AS PER ENG'S COMMENTS 2. ADDED UPGRADED REAR ELEVATIONS 1. ISSUED FOR CLIENT COMMENT AND PRICING		APR 30-15 RC OCT. 02/14 GW 14-09-02 BAAM date 2015	
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 VAS Design Inc. 42658		VAS DESIGN 3004 Wilson Avenue Toronto, ON M2H 1S8 T 416.630.2255 F 416.630.4782 vasedesign.com	

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.



MAY 20 2013
John G. Williams Applied, A

VA3
DESIGN

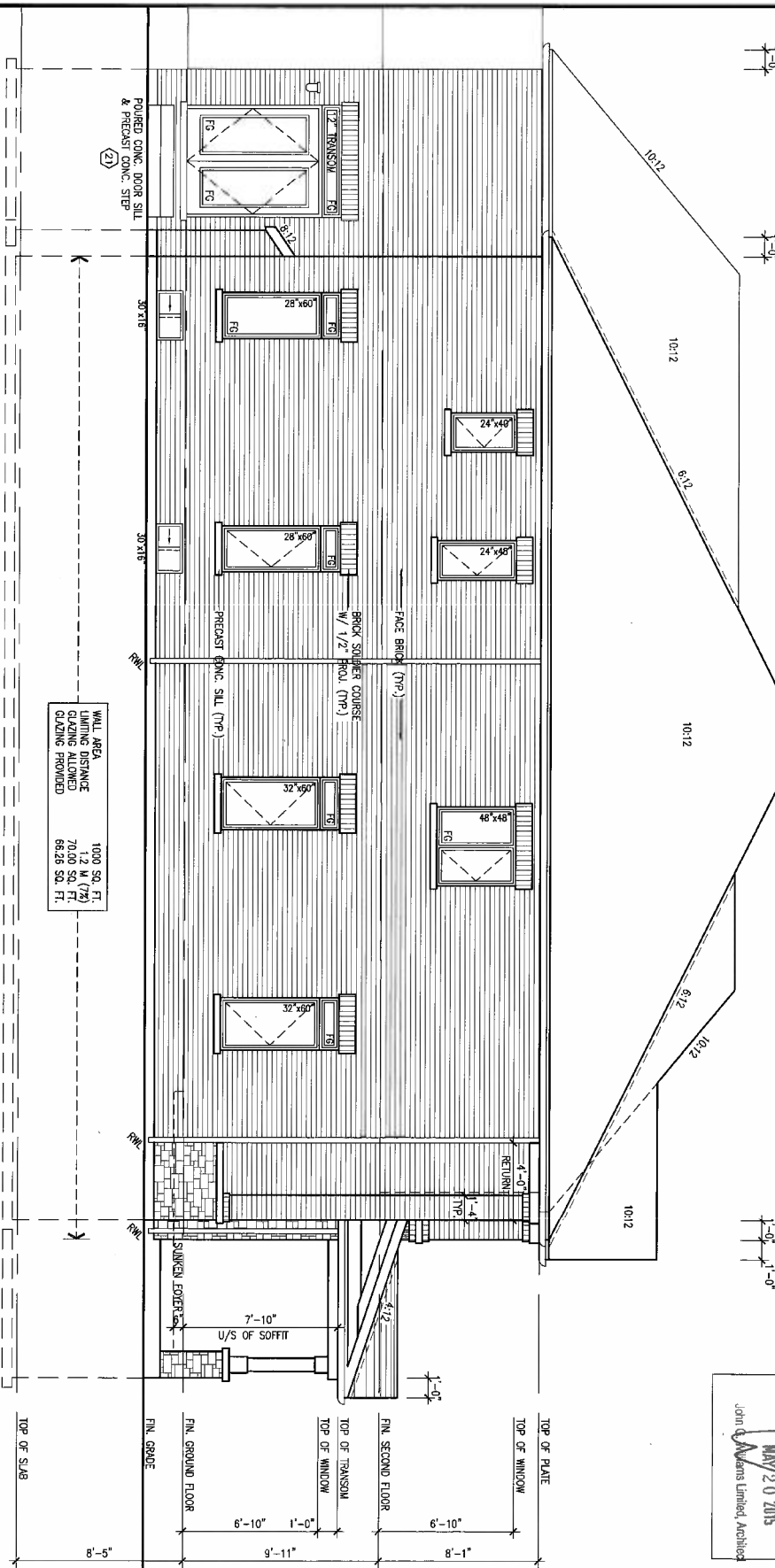
project name **GREEN VALLEY ESTATES** municipality **BRADFORD, ON**
date **2014-08** REA
drawn by **RAAM** checked by **-** scale **3/16" = 1'-0"**

REAR ELEVATION 'A'

12

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

LEFT SIDE ELEVATION 'B'



MAY 14, 2015



It is the Architect's complete responsibility to ensure that all work is performed in accordance with the applicable Building Code and any provisions including zoning provisions and any provisions. The Architect is not responsible for any error or omission or approving any existing plans or building code or permit number 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 of BRADFORD WEST GILL MEINER.

ARCHITECTURAL REVIEW & APPROVAL
MAY 20 2015
John C. Warrs Limited, Architect

3. REVISED AS PER ENG'S COMMENTS 4. ISSUED FOR CLIENT COMMENT AND PRICING	APR 30-15 RC OCT. 02/14 CW 14-09-02 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. Wellington Jno-Baptiste 25591 name registration information 42658 VAS Design Inc. Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	VA3 DESIGN 3004 Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 vas3design.com BAYVIEW WELLINGTON project name: GREEN VALLEY ESTATES location: BRADFORD, ON date: 2014-08 drawn by: RAAM checked by: scale: 3/16" = 1'-0" RECORDED -- H:\ARCHIVE\WORKING\2013\13045\09\Units\42\13045-542-4.dwg -- Tue -- May 12 2015 -- 9:41 AM	S42-4 RIDEAU 4 project no. 13045 drawing no. 14
---	---	---	--	--

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 contractor is not responsible in any way for obtaining the necessary permits or for complying with zoning ordinances with respect to any zoning or building code or permit matter or that any house can be properly built or located on the lot.

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

[illegible]

1	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.				BAYVIEW WELLINGTON		S42-4 RIDEAU 4	
2	Wellington Jno-Baptiste name: <i>Jno-Baptiste</i> 25591 registration information: 804 VAS Design Inc. 42656		3004 Wilson Avenue Toronto ON M3H 1S6 416.637.2255 / 416.638.4782 vadesign.com		project name: GREEN VALLEY ESTATES municipality: BRADFORD, ON		project number: 13045	
3	REVISED AS PER ENG'S COMMENTS	APR 30-15 RC	Contractor must verify all dimensions on the job and report any discrepancies to the Designer before proceeding with the work. All drawings and specifications are statements of services and the property of the Designer which must be retained at the completion of the work. Drawings are not to be scaled.					
4	ADDED UPGRADED REAR ELEVATIONS.	OCT. 02/14 ON	date by:					
5	ISSUED FOR CLIENT COMMENT AND PRICING	14-06-02 HAM	date by:					
6	description		drawing no:					
			LEFT SIDE ELEVATION 'C' scale: 3/16" = 1'-0" 13045-S42-4 (R0400 - R0400REV) WORKING 2015.13045-S42-4.dwg - Tue - May 12 2015 15:41 AM					

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

NOTE:
REFER TO FLOOR JOIST MANUF. FOR
FLOOR JOIST LAYOUTS & LVL SIZES.

[illegible][illegible]

A circular professional seal for S. J. Boyd, a Licensed Professional Engineer in the Province of Ontario. The seal features the text "LICENSED PROFESSIONAL ENGINEER" at the top, "S. J. BOYD" in the center, and "PROVINCE OF ONTARIO" at the bottom. A stylized signature "S. J. Boyd" is written across the center.

STUDS AND 1/2" WATERPROOF DRYWALL
OPT. SOUND INSULATION CAULKING (TYP.)
6" HIGH CERAMIC BASEBOARD
WATERPROOF MEMBRANE MIN. 6" UP WALL ADHERED TO WOOD SUBFLOOR AND STUDS

CERAMIC TILE APPLICATION WITH ADHESIVE (O.B.C. 9.30.6.)
CERAMIC TILES ADHERED TO MIN. 1/2" THICK CONC. MORTAR BED W/ GALV. WIRED MESH SLOPED TO FLOOR DRAIN

FLOOR DRAIN

1" THICK MORTAR BED HEIGHT AT PERIMETER WALLS

FLOOR JOISTS (MAX 15 3/4" O.C.) W/ MIN. 2 ROWS 2"x2" CROSS BRIDGING UNDER LAUNDRY/CERAMIC FLOOR

3/4" OSB SUBFLOOR GLUED+NAILED TO JOISTS

1/2" MIN. MORTAR BED

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 Contractor/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 GWILIMBURY.

ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect

DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY

1	The undersigned has reviewed and takes responsibility for this design and has the specifications and meets the requirements and all in the Ontario Building Code to be a Designer.				BAYVIEW WELLINGTON		S42-4 RIDEAU 4	
2	Wellington Jno-Baptista		25591		project name GREEN VALLEY ESTATES		municipality BRADFORD, ON	
3	name VA3 Design Inc.		42658		date 2014-08		drawing no. 13045	
4	name registration information VA3 Design Inc.		BCR 42658		drawing title PARTIAL FLOOR PLANS W/ OPT. COVERED LOGGIA		drawing no. 13045-S42-4	
5	Contractor must verify all dimensions on the job and report any discrepancies to the Designer before proceeding with the work. If the Designer specifies any instruments of service and any property of the Designer which must be retained at the completion of the work.		3004 Wilson Avenue Toronto ON M3H 1S6 Tel: 416.630.4732 va3design.com		drawn by checked by scale 3/16" = 1'-0"		file name RAAU 13045-S42-4	
6	APR 30-15 HC				10-14-02 PM 14-09-02 PM		20	
7	OCT. 02/14 CM							
8	ISSUED FOR CLIENT COMMENT AND PRICING							
9	no. description		date		by		by	

All drawings specifications, related documents and design are the copyright property of V&J DESIGN. Reproduction of this property in whole or in part is strictly prohibited without V&J DESIGN's written permission.

MAY 14, 2015



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

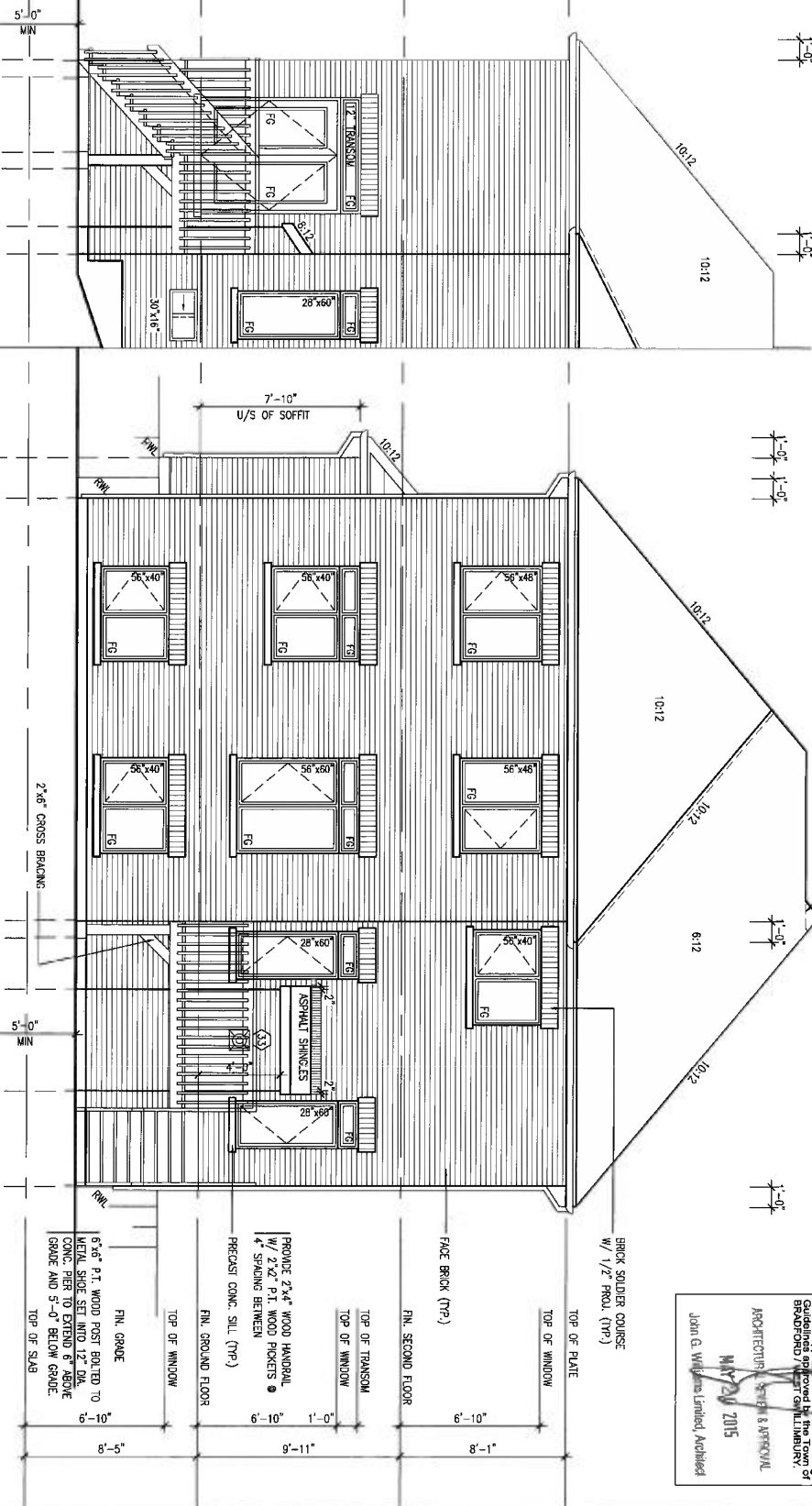
REAR ELEVATION 'A'/'B'/'C'
W/ OPT. COVERED LOGGIA

VA3
DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
416.630.2255 | 416.630.
vo3design.com

BAYVIEW WELLINGTON		S42-4 RIDEAU 4	
project name GREEN VALLEY ESTATES		municipality BRADFORD, ON	project no. 13045
year 2014-08	rear elevation "A" W/ OPT. COVERED LOGGIA	drawing no. 21	
drawn by ASAM	checked by 3/15"	note 1"=0"	file name S42-4-S42-4
(R) 2014 - H. J. ARCHANGELI WORKING 2013-13045 (R) 2014-08-21 13045-S42-4-draw - True - Mon 12 01:00			

LEFT SIDE ELEVATION -
W.O.D. CONDITION

REAR ELEVATION - 9R OR MORE W.O.D. CONDITION



MAY 14, 2015



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

ARCHITECT: **JOHN & ASSOCIATES**
 MAY 20 2015

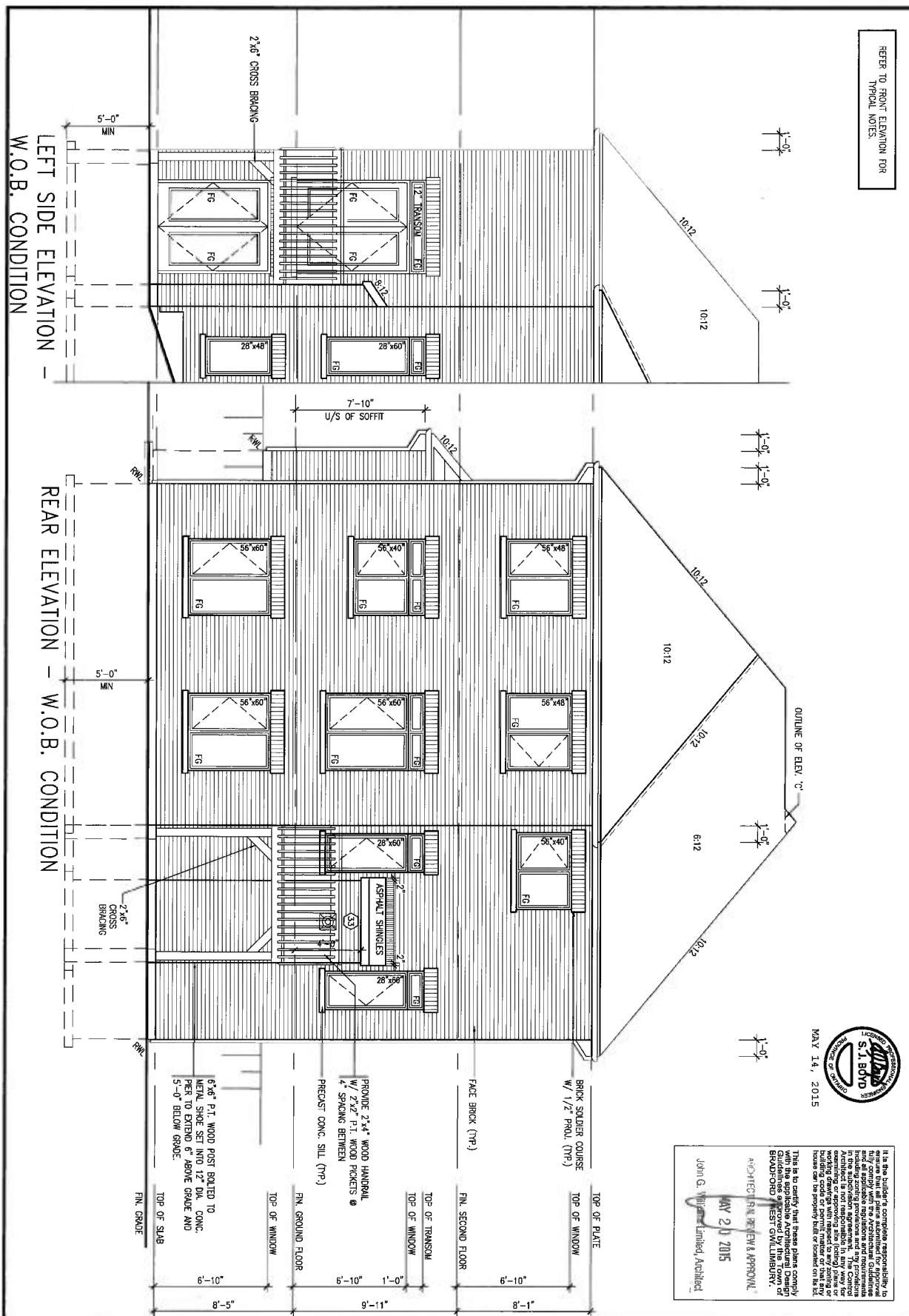
John & Associates Limited, Architect

1	The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.				BAYVIEW WELLINGTON		S42-4 RIDEAU 4	
2			25591		project name GREEN VALLEY ESTATES		municipality BRADFORD, ON	
3	name Wellington Jee-Baptiste		90N		project no. 13045		drawing no. 13045-542	
4	registration information VA3 Designer Inc.		42656		date 2014-08		PART. LEFT SIDE & REAR ELEVATION - W.O.D. CONDITION	
5	The Contractor must verify all dimensions on the job and report any discrepancies to the Designer immediately. The Designer is not responsible for any errors or omissions in the drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the project.		300A Wilson Avenue Toronto ON M6H 1S8 T 416.630.2222 F 416.818.4782 va3design.com		drawn by RAMAD		scale 3/16" = 1'-0"	
6	APR 30-15-16		OCT. 02/14		drawing no. 13045-542		23	
7	ISSUED FOR CLIENT COMMENT AND PRICING		14-09-02		drawing no. 13045-542		23	
8	description		RAM		drawing no. 13045-542		23	

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

LEFT SIDE ELEVATION -
W.O.B. CONDITION

REAR ELEVATION - W.O.B. CONDITION



MAY 14, 2015



It is the builder's complete responsibility to fully comply with the applicable building codes and regulations, including zoning provisions and any provisions in the subdivision agreement. The Council of the City of Toronto is not responsible for the design or construction of the building or for the building's compliance with the applicable building codes or zoning provisions. The Council of the City of Toronto is not responsible for the design or construction of the building or for the building's compliance with the applicable building codes or zoning provisions.

John G. Wiggins Limited, Architect

MAY 20 2015

ARCHITECTURAL REVIEW APPROVAL

3. REVISED AS PER ENG'S COMMENTS APR 30-15 RC 2. ADDED UPGRADED REAR ELEVATIONS. OCT. 02/14 GN 1. ISSUED FOR CLIENT COMMENT AND PRICING 14-09-02 BMM	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 VAS Design Inc. 42658 Contractor must notify all stakeholders on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be used.	VAS DESIGN 3300 Wilson Avenue Toronto, ON M3H 1S8 1 416.630.2255 / 416.630.4782 vasdesign.com	BAYVIEW WELLINGTON Project name: GREEN VALLEY ESTATES Municipality: BRADFORD, ON Date: 2014-08 Drawn by: RAAM Checked by: scale 1/16" = 1'-0" 13045-542-4	S42-4 RIDEAU 4 Project no: 13045 drawing no: 25
---	---	--	--	---

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.




 MAY 14, 2011

This is to certify that these plans comply with the applicable Architectural Division of the City of Chicago, Illinois, and the Building Department of the City of Chicago, Illinois, and are hereby approved for construction.

APPROPRIATE REVIEW & APPROVAL

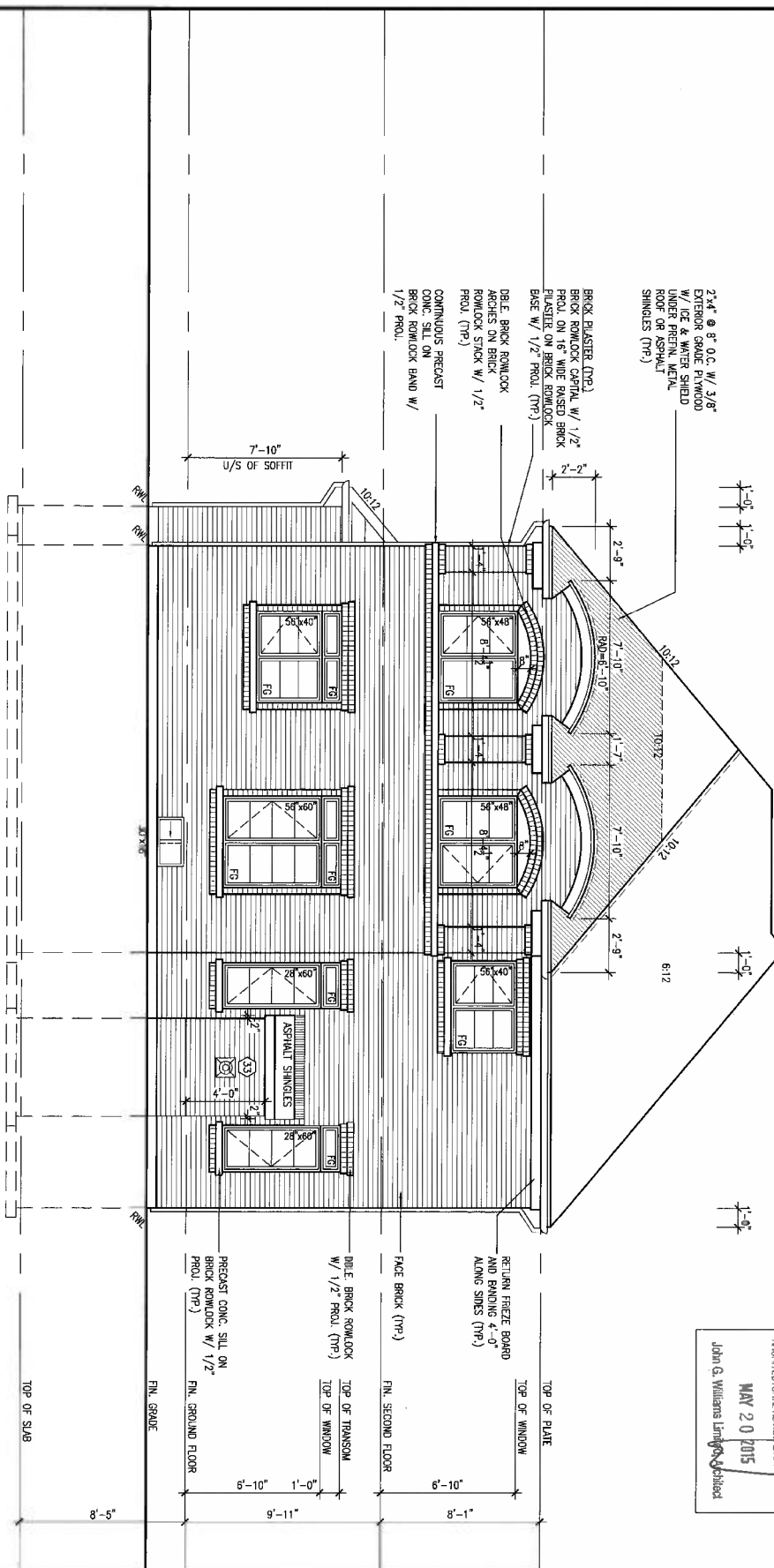
MAY 24 1975

John G. Williams Limited, Architects

All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

UPGRADED REAR ELEVATION 'B'



MAY 14, 2015



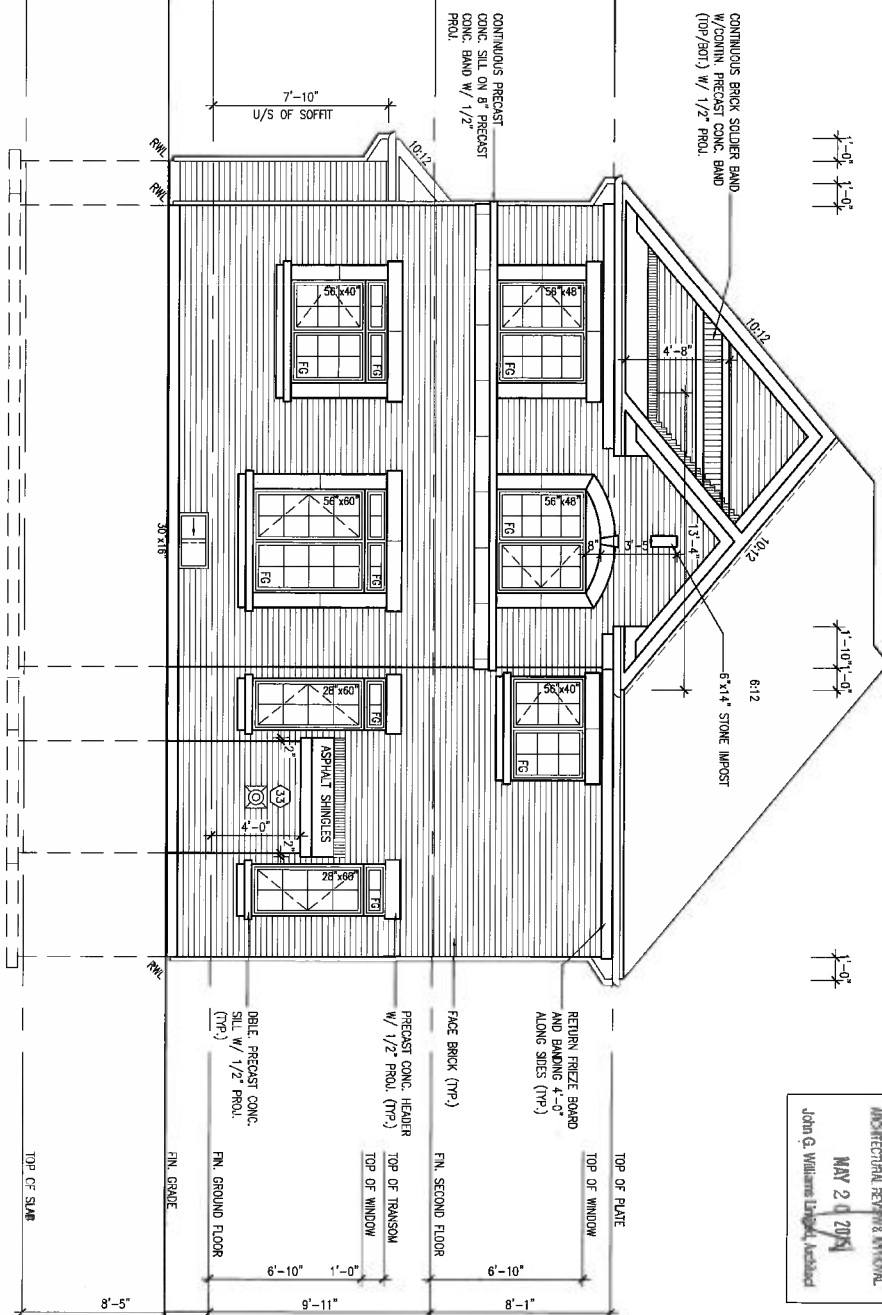
It is the builder's complete responsibility to verify all dimensions and materials shown on this drawing against the actual conditions existing on the job site. The Contractor is responsible for obtaining all necessary permits and for ensuring that the building is constructed in accordance with the applicable Building Code. The Designer is not responsible for the construction of the building or for the safety of the building. The Designer is not responsible for the construction of the building or for the safety of the building. The Designer is not responsible for the construction of the building or for the safety of the building.

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

3. REVISED AS PER ENG'S COMMENTS 4. ADDED UPGRADED REAR ELEVATIONS 1. ISSUED FOR CLIENT COMMENT AND PRICING	APR 30-15 RC OCT. 02/14 GM 14-09-02 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. Wellington Jno-Boyd name V3 Design Inc. signature	V3 DESIGN 3004 Wilson Avenue Toronto, ON M3H 1S8 1 416.630.2255 1 416.630.4782 v3design.com	BAYVIEW WELLINGTON project name GREEN VALLEY ESTATES BRADFORD, ON municipality UPGRADED REAR ELEVATION 'B' drawing no. S42-4 RIDEAU 4 project no. 13045 date 2014-08 scale 3/16" = 1'-0" sheet no. 28
--	--	---	---	---

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

UPGRADED REAR ELEVATION 'C'



It is the holder's complete responsibility to fully comply with the Architectural Guidelines including zoning provisions and any provisions of the City of Markham. The holder is responsible for obtaining all necessary permits and ensuring that the proposed work complies with all applicable laws and regulations. This is to certify that these plans comply with the applicable Architectural Guidelines of the City of Markham.

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

3. REVISED AS PER ENG'S COMMENTS 4. OCT. 02/14 5. 14-09-02 6. ISSUED FOR CLIENT COMMENT AND PRICING	APR 30-15 RC OCT. 02/14 GW 14-09-02 RMM date by	The undersigned has reviewed and taken 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 Wallingford Jane-Bayliffe 25591 name registration information VA3 Design Inc. 42658	VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S3 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON project name GREEN VALLEY ESTATES BRADFORD, ON drawing no. 13045 UPGRADED REAR ELEVATION 'C'	S42-4 RIDEAU 4 project no. 13045 drawing no. 30
--	--	---	--	---	---

[illegible][illegible]

MAY 14, 2015



This is to certify that the three plans comply with the official Architectural Design Review Committee's recommendations for the BRADFORD WILSON LIBRARY.

ARCHITECTURAL REVIEW APPROVAL

MAY 20 2015

John G. Williams Limited Architect

13045

project name	municipality
GREEN VALLEY ESTATES	BRADFORD, ON

date 2014-08
drawn by RAAM
checked by
scale 3/16" = 1'-0"
file name 13045-S42-4

32

VA3
DESIGN
300A Wilson Avenue
Toronto ON M3H 1S6
416.630.2255 | 416.630.
va3design.com

All drawings, specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

u/s

FACE BRICK (TYP.) _____
HORIZ. VINYL SIDING _____
(TYP.) _____
PREFIN. MTL. FLASHING, W/ CAULKING _____
(TYP.) _____

10:12

10:1

8

5:12

1/2

- FACE BRICK (TYP.)
- PREFIN. MTL FLASHING, W/ CAULKING (TYP.)

	8'-4"	
	U/S OF SOFFIT	
PRECAST CONC. SILL (TYP.)	ANCHORED TO PORCH SLAB.	THICK HIDE TOP COLUMNS W/ 1/2" COLUMN BY ROMAN 8"x8" FIBREGLASS

FIN. GRADE

TOP OF SL

				The undersigned has reviewed and taken 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	BCH
				signature	
				registration information	
				VAS Design Inc.	42658
APR 30-15	RC				
02. 02/14	GW			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.	
14-09-02	RAM				
date	by				

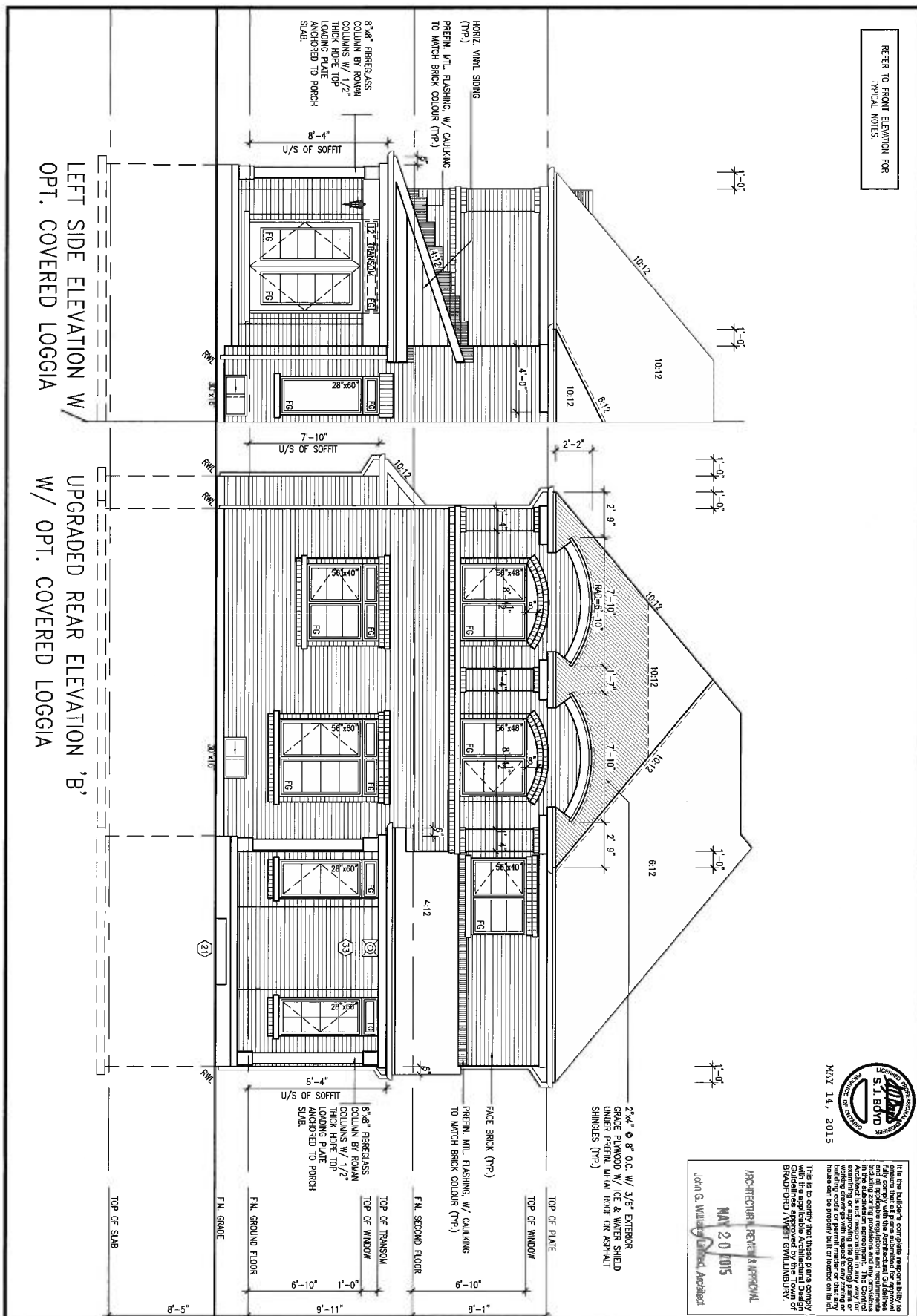
LEFT SIDE ELEVATION W/
OPT. COVERED LOGGIA

UPGRADED REAR ELEVATION 'A'
W/ OPT. COVERED LOGGIA

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

LEFT SIDE ELEVATION W/
OPT. COVERED LOGGIA

UPGRADED REAR ELEVATION 'B'
W/ OPT. COVERED LOGGIA



MAY 14, 2015



This is to certify that these plans comply with the applicable Architectural Guidelines for the City of Bradford and the applicable Building Code of the Province of Ontario. The Architect is not responsible for any errors or omissions in the plans or for any damage or injury to any person or property arising from the use of these plans.

ARCHITECT'S REVIEW & APPROVAL

MAY 20 2015

John G. Wilson, Architect

BAYVIEW WELLINGTON

S42-4
RIDEAU 4

project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON	project no.	13045
date	2014-08	checked by	RAAM	drawing no.	33
scale	3/16" = 1'-0"	file name	13045-S42-4		
revision	RE: ARCHIVE WORKING (2013) 13045-BW (rev) 13045-S42-4.dwg	date	May 12 2015	time	9:41 AM

VAS DESIGN
300A Vision Avenue
Toronto ON M3H 1S8
416.630.2235 | 416.630.4782
vasdesign.com

1	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-02	RWA	date	by
2	ADDED UPGRADED REAR ELEVATIONS.	OCT. 02/14	GW		
3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC		
4					
5					
6					
7					
8					
9					

All drawings, specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

UNINSULATED OPENINGS (PER OBC: 58-122.1.1.7)

42-4 ELEVATION B W.O.D.	ENERGY EFFICIENCY - OBC 5812
ELEVATION	WALL AREA S.F. OPENING S.F. PERCENTAGE
FRONT	664.00 S.F. 78.44 S.F. 11.47 %
LEFT SIDE	1190.00 S.F. 141.72 S.F. 5.21 %
RIGHT SIDE	1190.00 S.F. 62.00 S.F. 5.21 %
REAR	810.00 S.F. 160.22 S.F. 19.78 %
TOTAL SQ. FT.	3874.00 S.F. 11.42 %
TOTAL SQ. M.	359.90 S.M. 11.42 %



It is the builder's complete responsibility to ensure that all plans submitted for approval and all applicable regulations and requirements in the above-mentioned agreement. The Contractor is not responsible in any way for any errors or omissions in the drawings or for any building drawings with respect to any zoning or building code requirements or for any building or foundation not properly built or loaded on the lot.

ARCHITECTURE & DESIGN APPROVAL
MAY 20 2015
John G. Williams (P.Eng.) ARCHITECT

3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC
2	ADDED UPGRADED REAR ELEVATIONS.	OCT. 02/14	OW
1	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-02	RAM
no.	description	date	by
9	The undersigned has reviewed and takes responsibility for this design and meets the requirements set out in the Ontario Building Code to be a Designer.		
8	qualification information		
7	Wallington Jno-Baptiste	25591	BCN
6	name		
5	registration information	42558	VAS
4	VAS Design Inc.		
3	Contractor shall verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.		



BAYVIEW WELLINGTON	
project name	GREEN VALLEY ESTATES
location	BRADFORD, ON
date	2014-08
drawn by	RAAM
checked by	3/16" = 1'-0"
scale	13045-542-4
revision	13045-542-4.dwg - Tue - May 12 2015 - 9:41 AM

S42-4	IDEAU 4
project no.	13045
drawing no.	36

UNINSULATED OPENINGS (PER DOOR: 58-121.17)			
42-4 ELEVATION C. W.O.D.	ENERGY EFFICIENCY - ORC 5912		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	675.00 S.F.	79.33 S.F.	11.75 %
LEFT SIDE	1190.00 S.F.	14.72 S.F.	1.19 %
RIGHT SIDE	1190.00 S.F.	62.00 S.F.	5.21 %
REAR	810.00 S.F.	16.02 S.F.	1.98 %
TOTAL SQ. FT.	3865.00 S.F.	145.37 S.F.	11.47 %
TOTAL SQ. M.	359.07 S.M.	41.89 S.M.	11.47 %

UNINSULATED OPENINGS (PER CBC. SB-12.2.1.1.(7))

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

LEFT SIDE ELEVATION -
W.O.D. CONDITION

UPGRADED REAR ELEVATION 'C' - 9R OR MORE W.O.D. CONDITION



MAY 14, 2015



ARCHITECTURAL REVIEW & PRAISE
MAY 20 2015

This is to certify that these plans comply with the applicable Architectural Design Requirements approved by the Town of BROOKFIELD, VERMONT.

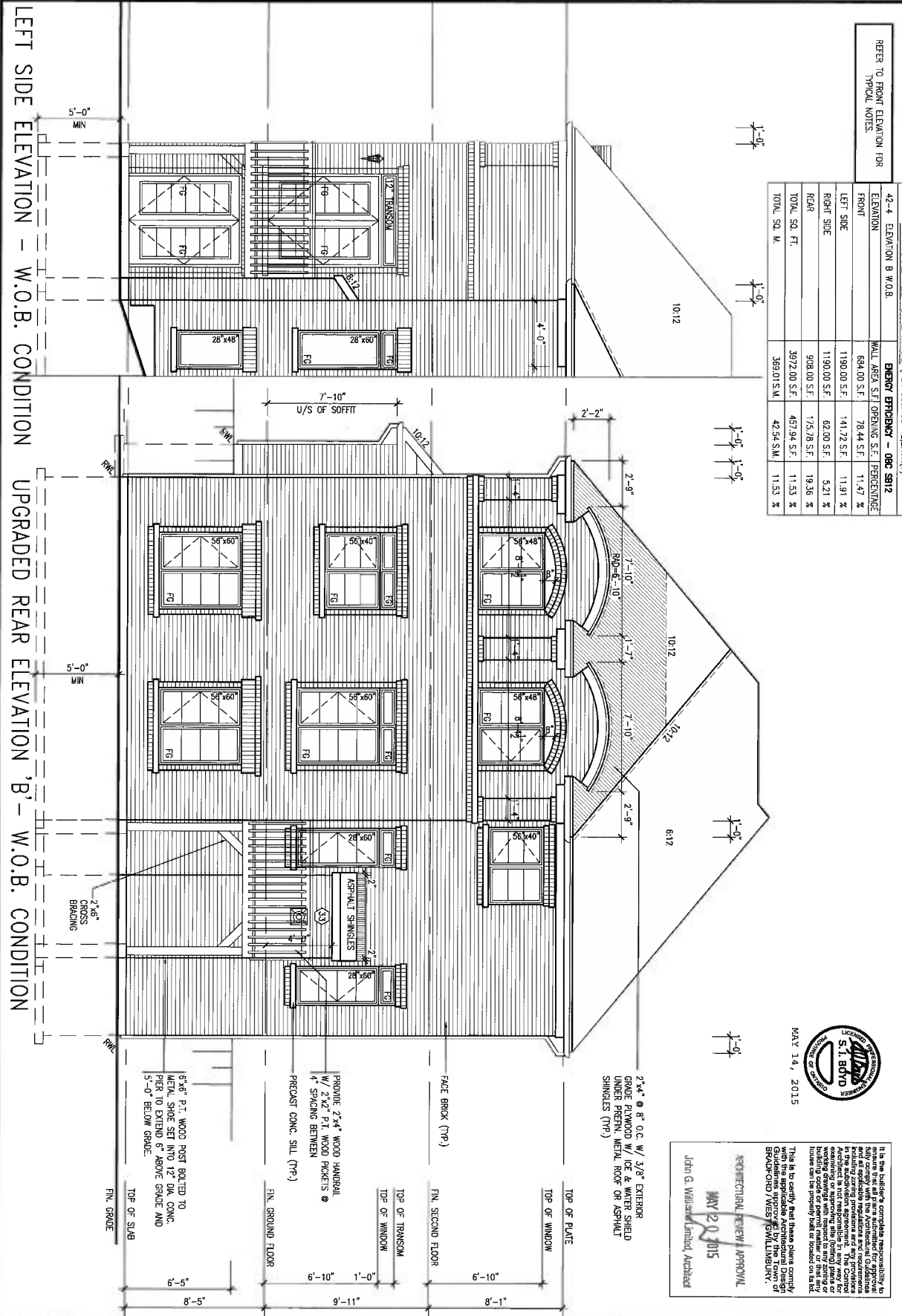
John G. Williams, Architect

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.		 V3 DESIGN 303A Wilson Avenue Toronto ON M6H 1S8 Tel: 416.630.4782 www.v3design.com		BAYVIEW WELLINGTON project name: GREEN VALLEY ESTATES municipality: BRADFORD, ON project no.: 13045 date: 2014-08 UPGRADED PART. LEFT SIDE & REAR ELEV. 'c' - W.O.D drawing no.: 13045-5 drawn by: RMH checked by: 5/16" = 1" = 0" scale: 13045-5 - NAME REVISION: H:\ARCHIVE\WORKING\2013\13045\WELLINGTON\13045-5.dwg - May 15 2015 - NAME	
8	name: Wellington Jno-Baptista <i>Jno-Baptista</i> ICN: 25591 registration information: <i>signature</i> 42858					
7	name: Contractor Inc. registration information: 42858					
6	APR 30-15 REVISED AS PER ENG'S COMMENTS OCT. 02/14 ADDED UPGRADED REAR ELEVATIONS 14-09-02 ISSUED FOR CLIENT COMMENT AND PRICING description					
5	The Designer must verify all dimensions on the job and report any deviations 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 job.					

drawings, specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

UNINSULATED OPENINGS (PER OBC, 98-122.1.17)

42-4 ELEVATION B W.O.B.	ENERGY EFFICIENCY - OBC 9812
WALL AREA S.F. OPENING S.F. PERCENTAGE	
FRONT	694.00 S.F. 78.44 S.F. 11.47 %
LEFT SIDE	1190.00 S.F. 141.72 S.F. 11.91 %
RIGHT SIDE	1190.00 S.F. 62.00 S.F. 5.21 %
REAR	908.00 S.F. 173.78 S.F. 19.36 %
TOTAL SQ. FT.	3972.00 S.F. 457.94 S.F. 11.53 %
TOTAL SQ. M.	369.01 S.M. 42.54 S.M. 11.53 %



It is the holder's certified responsibility to ensure that all plans submitted for approval comply with the Architectural Guidelines including zoning provisions and any provisions of the City of Mississauga. The holder of this plan is responsible for ensuring that the plan complies with all applicable building codes or permit number or that any license on the property shall or passed on to the holder.

RECONSTRUCTION REVIEW / APPROVAL

MAY 20 2015

John G. Williams Limited, Architect

1	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-02	RAM	
2	ADDED UPGRADED REAR ELEVATIONS.	OCT. 02/14	GN	
3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC	
4				
5				
6				
7				
8				
9				

VAS DESIGN

300A Wilson Avenue
Toronto, ON M3H 1S8
416.530.2255 / 416.530.4782
vasdesign.com

BAYVIEW WELLINGTON

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

date: **14-08** drawing no: **13045-542-4**

drawn by: **RAAM** checked by: **scale: 3/16" = 1'-0"** file name: **13045-542-4**

RECEIVED - H:\ARCHIVE\WORKING\2013\13045\BWP\13045-542-4.dwg - Tue - May 12 2015 - 9:41 AM

S42-4
RIDEAU 4

project no: **13045**

drawing no: **39**

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 (2"x4")
 NO.210 (10.25kg/m²) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH 7% CLIPS. APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 200mm (8") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. EAVES PROTECTION NOT REQUIRED FOR ROOF SLOPES 8:12 OR GREATER. 38mm (1 1/2") TRUSS BRACING @ 1800mm (6') O.C. AT BOTTOM CORNER, PERIM. ALTH. & SAVETROUGHT. FASCIA, RVL & VENTED SCUFF. PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") O.C. ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 600 (18") O.C. VENTILATION: 1300 (42") OF INSULATED CEILING AREA WITH MIN. 225 (7.25) CFM. ABOVE FINISH GRADE.

2. FRAME WALL CONSTRUCTION (2"x4")
 SINGING AS PER 1.1968 (1/2") VERTICAL WOOD FURRING. CONTIN. SHEATHING MEMBRANE, 5.5mm (3/8") EXT. TYPE SHEATHING, 38mm (1 1/2") STUDS @ 400mm (16") O.C. MAX. HEIGHT 3000mm (9' 10"). VAPOR BARRIER AND APPR. CONTIN. AIR BARRIER, 15mm (1/2") INT. DRYWALL FINISH. SINGING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO OBC 38-1.2, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION.

3. FRAME WALL CONSTRUCTION (2"x6")
 SINGING AS PER 1.1968 (1/2") VERTICAL WOOD FURRING. CONTIN. SHEATHING MEMBRANE, 5.5mm (3/8") EXT. TYPE SHEATHING, 38mm (1 1/2") STUDS @ 400mm (16") O.C. MAX. HEIGHT 3000mm (9' 10"). VAPOR BARRIER AND APPR. CONTIN. AIR BARRIER, 15mm (1/2") INT. DRYWALL FINISH. SINGING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO OBC 38-1.2, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION.

4. FRAME WALL CONSTRUCTION (2"x6")
 SINGING AS PER 1.1968 (1/2") VERTICAL WOOD FURRING. CONTIN. SHEATHING MEMBRANE, 5.5mm (3/8") EXT. TYPE SHEATHING, 38mm (1 1/2") STUDS @ 400mm (16") O.C. MAX. HEIGHT 3000mm (9' 10"). VAPOR BARRIER AND APPR. CONTIN. AIR BARRIER, 15mm (1/2") INT. DRYWALL FINISH. SINGING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO OBC 38-1.2, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION.

5. STUCCO WALL CONSTRUCTION (2"x4")
 STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.2.1.1.1, 2.1.2.1.2.1 & 2.2.1.2.1.2.1. EMPLOY A MINIMUM 10mm (3/8") AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 25mm (1") MIN. EXPANDED OR EXTRUDED RIGID POLYSTYRENE OR APPROVED AIRMOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING. 38mm (1 1/2") STUDS @ 400mm (16") O.C. STUCCO TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

6. WALLS ADJACENT TO ATTIC SPACE - NO GLAZING
 5.5mm (3/8") EXT. TYPE SHEATHING, 38mm (1 1/2") STUDS @ 400mm (16") O.C. INSULATION AND APPR. VAPOR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. MIN. HEIGHT BLOCKING MEMBRANE, 5.5mm (3/8") EXT. TYPE SHEATHING, 38mm (1 1/2") STUDS @ 400mm (16") O.C. MAX. HEIGHT 3000mm (9' 10"). REFER TO OBC 38-1.2, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION.

7. BRICK VENEER CONSTRUCTION (2"x4")
 10mm (3/8") FACE BRICK, 25mm (1") AIR SPACE, 22x180x75mm (7/8"x6"x3") GALV. METAL TIE @ 400mm (16") O.C. HORIZONTAL 400mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 15mm (3/8") EXT. TYPE SHEATHING, 38mm (1 1/2") STUDS @ 400mm (16") O.C. INSULATION AND APPR. VAPOR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. PROVIDE WEED PAPER, 15mm (3/8") EXT. TYPE SHEATHING, 38mm (1 1/2") STUDS @ 400mm (16") O.C. MAX. HEIGHT 3000mm (9' 10"). REFER TO OBC 38-1.2, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

8. BRICK VENEER CONSTRUCTION (2"x6")
 10mm (3/8") FACE BRICK, 25mm (1") AIR SPACE, 22x180x75mm (7/8"x6"x3") GALV. METAL TIE @ 400mm (16") O.C. HORIZONTAL 400mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 15mm (3/8") EXT. TYPE SHEATHING, 38mm (1 1/2") STUDS @ 400mm (16") O.C. INSULATION AND APPR. VAPOR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. PROVIDE WEED PAPER, 15mm (3/8") EXT. TYPE SHEATHING, 38mm (1 1/2") STUDS @ 400mm (16") O.C. MAX. HEIGHT 3000mm (9' 10"). REFER TO OBC 38-1.2, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

9. BRICK VENEER CONSTRUCTION (2"x4")
 10mm (3/8") FACE BRICK, 25mm (1") AIR SPACE, 22x180x75mm (7/8"x6"x3") GALV. METAL TIE @ 400mm (16") O.C. HORIZONTAL 400mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 15mm (3/8") EXT. TYPE SHEATHING, 38mm (1 1/2") STUDS @ 400mm (16") O.C. INSULATION AND APPR. VAPOR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. PROVIDE WEED PAPER, 15mm (3/8") EXT. TYPE SHEATHING, 38mm (1 1/2") STUDS @ 400mm (16") O.C. MAX. HEIGHT 3000mm (9' 10"). REFER TO OBC 38-1.2, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

10. BRICK VENEER CONSTRUCTION (2"x6")
 10mm (3/8") FACE BRICK, 25mm (1") AIR SPACE, 22x180x75mm (7/8"x6"x3") GALV. METAL TIE @ 400mm (16") O.C. HORIZONTAL 400mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 15mm (3/8") EXT. TYPE SHEATHING, 38mm (1 1/2") STUDS @ 400mm (16") O.C. INSULATION AND APPR. VAPOR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. PROVIDE WEED PAPER, 15mm (3/8") EXT. TYPE SHEATHING, 38mm (1 1/2") STUDS @ 400mm (16") O.C. MAX. HEIGHT 3000mm (9' 10"). REFER TO OBC 38-1.2, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

11. STUCCO WALL CONSTRUCTION (2"x4")
 STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.2.1.1.1, 2.1.2.1.2.1 & 2.2.1.2.1.2.1. EMPLOY A MINIMUM 10mm (3/8") AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 25mm (1") MIN. EXPANDED OR EXTRUDED RIGID POLYSTYRENE OR APPROVED AIRMOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING. 38mm (1 1/2") STUDS @ 400mm (16") O.C. STUCCO TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

12. INTERIOR STUD PARTITIONS
 FOR BEARING PARTITIONS 38mm (1 1/2") @ 400mm (16") O.C. FOR 2 STOREYS AND 300mm (12") O.C. FOR 3 STOREYS, NON-BEARING PARTITIONS 38mm (1 1/2") @ 400mm (16") O.C. FOR 2 STOREYS AND 300mm (12") O.C. FOR 3 STOREYS. 13mm (1/2") BOTTOM PLATE AND 2x38mm (2x2x4") STRIP. 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS. PROVIDE 38x14 (2x4x2) STUDS/PLATES WHERE NOTED.

13. FOUNDATION WALL/FOOTINGS (2"x4")
 200mm (8") FOUNDED CONC. FDN. WALL, 150mm (6") (2200psi) WITH BITUMINOUS DAMPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS FROM 1" TO 10" IN GR. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDN. WALL IS WATERPROOFED. MAXIMUM FOUR HEIGHT 2300 (7'-10") ON 500x55 (20"x2") CONTINUOUS KEYED CONC. RIS. GRADE FDN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 15000 (105) PSF. FOR SOIL BEARING DO NOT EXCEED MINIMUM CAPACITY. ENGINEERED FILL SHALL BE AS FOLLOWS:

14. STUCCO WALL CONSTRUCTION (2"x4")
 STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.2.1.1.1, 2.1.2.1.2.1 & 2.2.1.2.1.2.1. EMPLOY A MINIMUM 10mm (3/8") AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 25mm (1") MIN. EXPANDED OR EXTRUDED RIGID POLYSTYRENE OR APPROVED AIRMOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING. 38mm (1 1/2") STUDS @ 400mm (16") O.C. STUCCO TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

15. FOUNDATION WALL/FOOTINGS (2"x4")
 200mm (8") FOUNDED CONC. FDN. WALL, 150mm (6") (2200psi) WITH BITUMINOUS DAMPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS FROM 1" TO 10" IN GR. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDN. WALL IS WATERPROOFED. MAXIMUM FOUR HEIGHT 2300 (7'-10") ON 500x55 (20"x2") CONTINUOUS KEYED CONC. RIS. GRADE FDN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 15000 (105) PSF. FOR SOIL BEARING DO NOT EXCEED MINIMUM CAPACITY. ENGINEERED FILL SHALL BE AS FOLLOWS:

16. STUCCO WALL CONSTRUCTION (2"x4")
 STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.2.1.1.1, 2.1.2.1.2.1 & 2.2.1.2.1.2.1. EMPLOY A MINIMUM 10mm (3/8") AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 25mm (1") MIN. EXPANDED OR EXTRUDED RIGID POLYSTYRENE OR APPROVED AIRMOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING. 38mm (1 1/2") STUDS @ 400mm (16") O.C. STUCCO TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

17. FOUNDATION WALL/FOOTINGS (2"x4")
 200mm (8") FOUNDED CONC. FDN. WALL, 150mm (6") (2200psi) WITH BITUMINOUS DAMPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS FROM 1" TO 10" IN GR. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDN. WALL IS WATERPROOFED. MAXIMUM FOUR HEIGHT 2300 (7'-10") ON 500x55 (20"x2") CONTINUOUS KEYED CONC. RIS. GRADE FDN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 15000 (105) PSF. FOR SOIL BEARING DO NOT EXCEED MINIMUM CAPACITY. ENGINEERED FILL SHALL BE AS FOLLOWS:

18. ATTIC INSULATION (2"x4")
 150mm (6") BLOWN IN ROCK INSULATION APPROVED VAPOR BARRIER. 15mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL RISI 3.52 (200) MM. ABOVE INNER SURFACE OF EXTERIOR WALL.

19. ALL STAIRS/EXTERIOR STAIRS - OBC 9.8.2
 UNIFORM RISE
 - Rise (1/4") MAX. BETWEEN ADJACENT TREADS OR LANDINGS
 - Shortest (1/2") MAX. BETWEEN TALLEST & SHORTEST RISE IN FLIGHT
 MAX. RISE
 MIN. RUN
 MIN. TREAD
 MAX. NOSING
 MIN. HEADROOM
 RAIL @ LANDING
 RAIL @ STAIR
 MIN. STAIR WIDTH
 FOR CURVED STAIRS
 MIN. RUN
 MIN. TREAD
 MIN. AVG. RUN

20. HANDRAILS - OBC 9.8.2.1
 FINISHED RAIL ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN RAIL AND SURFACE BEHIND IT TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR NECESSITY AT CHANGES OF DIRECTION.

21. INTERIOR GUARDS - OBC 9.8.2.1
 INTERIOR GUARDS: 900mm (3'-0") MIN. HIGH
 EXTERIOR GUARDS - OBC 9.8.2.1
 900mm (3') HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (6'). 1000mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (6').

22. SILL PLATE - OBC 9.8.2.2
 38mm (1 1/2") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. CALLING OUT 23 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF JOINT WALL.

23. BASEMENT INSULATION (2"x4")
 FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDES OF THE SLAB/POOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. INSULATION TO HAVE APPROVED VAPOR BARRIER. DAMPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CEILAR WALLS. REFER TO OBC 38-1.2, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. AIR BARRIER TO BE SEALED TO FDN. WALL WITH CAULKING.

24. BEARING STUD PARTITION
 38mm (1 1/2") STUDS @ 400mm (16") O.C. 38mm (1 1/2") 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 350x55 (14"x2") CONC. FOOTING. AS ABOVE. BLOCKING AT 400 (16") O.C. WALLS IS UNFINISHED.

25. STEEL BASEMENT COLUMN (2"x4")
 100mm (4") DIA. STEEL COLUMN WITH 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 350x55 (14"x2") CONC. FOOTING. AS ABOVE. BLOCKING AT 400 (16") O.C. WALLS IS UNFINISHED.

26. STEEL COLUMN
 100mm (4") DIA. STEEL COLUMN WITH 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 350x55 (14"x2") CONC. FOOTING. AS ABOVE. BLOCKING AT 400 (16") O.C. WALLS IS UNFINISHED.

27. STEEL COLUMN
 100mm (4") DIA. STEEL COLUMN WITH 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 350x55 (14"x2") CONC. FOOTING. AS ABOVE. BLOCKING AT 400 (16") O.C. WALLS IS UNFINISHED.

28. STEEL COLUMN
 100mm (4") DIA. STEEL COLUMN WITH 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 350x55 (14"x2") CONC. FOOTING. AS ABOVE. BLOCKING AT 400 (16") O.C. WALLS IS UNFINISHED.

29. STEEL COLUMN
 100mm (4") DIA. STEEL COLUMN WITH 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 350x55 (14"x2") CONC. FOOTING. AS ABOVE. BLOCKING AT 400 (16") O.C. WALLS IS UNFINISHED.

30. STEEL COLUMN
 100mm (4") DIA. STEEL COLUMN WITH 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 350x55 (14"x2") CONC. FOOTING. AS ABOVE. BLOCKING AT 400 (16") O.C. WALLS IS UNFINISHED.

31. STEEL COLUMN
 100mm (4") DIA. STEEL COLUMN WITH 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 350x55 (14"x2") CONC. FOOTING. AS ABOVE. BLOCKING AT 400 (16") O.C. WALLS IS UNFINISHED.

32. STEEL COLUMN
 100mm (4") DIA. STEEL COLUMN WITH 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 350x55 (14"x2") CONC. FOOTING. AS ABOVE. BLOCKING AT 400 (16") O.C. WALLS IS UNFINISHED.

33. STEEL COLUMN
 100mm (4") DIA. STEEL COLUMN WITH 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 350x55 (14"x2") CONC. FOOTING. AS ABOVE. BLOCKING AT 400 (16") O.C. WALLS IS UNFINISHED.

34. STEEL COLUMN
 100mm (4") DIA. STEEL COLUMN WITH 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 350x55 (14"x2") CONC. FOOTING. AS ABOVE. BLOCKING AT 400 (16") O.C. WALLS IS UNFINISHED.

35. STEEL COLUMN
 100mm (4") DIA. STEEL COLUMN WITH 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 350x55 (14"x2") CONC. FOOTING. AS ABOVE. BLOCKING AT 400 (16") O.C. WALLS IS UNFINISHED.

36. STEEL COLUMN
 100mm (4") DIA. STEEL COLUMN WITH 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 350x55 (14"x2") CONC. FOOTING. AS ABOVE. BLOCKING AT 400 (16") O.C. WALLS IS UNFINISHED.

37. STEEL COLUMN
 100mm (4") DIA. STEEL COLUMN WITH 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 350x55 (14"x2") CONC. FOOTING. AS ABOVE. BLOCKING AT 400 (16") O.C. WALLS IS UNFINISHED.

38. STEEL COLUMN
 100mm (4") DIA. STEEL COLUMN WITH 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 350x55 (14"x2") CONC. FOOTING. AS ABOVE. BLOCKING AT 400 (16") O.C. WALLS IS UNFINISHED.

39. EXPOSED BUILDING FACE (2"x4")
 EXTERIOR WALLS TO HAVE FIRE RESISTANCE RATING OF NOT LESS THAN 45 MIN. WHERE LIMITING DISTANCE (L) IS LESS THAN 1200 (40") IN. WHERE THE L IS LESS THAN 2000 (66") (1") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES. OFFENDING GARAGE WALLS IS INDICATED.

40. COLD CELLAR PORCH SLAB (OBC 9.40)
 FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 150mm (6") 20MPa (4640psi) CONC. SLAB WITH 5.8% AIR ENTRAINMENT, REIN. WITH 12M (48") DIA. 200mm (8") (1") O.C. EACH WAY IN BOTTOM THIRD OF SLAB. MIN. 30mm (1 1/4") CONC. ABOVE & BELOW REIN. 10M DOWELS @ 400mm (16") (1") O.C. ANCHORED IN PERIMETER FDN. WALLS. SLOPES 5:8 MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDN. WALLS. PROVIDE (1") INTL. OVER CELLAR DOOR WITH 100mm (4") END RAILING.

41. FOUNDTION WALL (2"x4")
 THE FDN. WALL SHALL NOT BE REDUCED TO LESS THAN 100mm (4") (1") THICK TO A MAX. DEPTH OF 600mm (24") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") (1") O.C. VERTICALLY AND 900mm (3'-0") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.

42. CONVENTIONAL ROOF FRAMING (2"x4")
 38x14 (2x4x2) RAFTERS @ 400mm (16") O.C. FOR MAX. 11'-7" SPAN. 38x14 (2x4x2) ROOF BOARD, 38x89 (2x4x2) COLLAR TIES AT MIDPANS. CEILING JOISTS TO BE 38x89 (2x4x2) @ 400mm (16") O.C. FOR MAX. 2800mm (9'-2") SPAN & 38x14 (2x4x2) @ 400 (16") O.C. FOR MAX. 4400mm (14'-5") SPAN. 11'-7" RAFTERS FOR RUILT-UP ROOF TO BE 38x89 (2x4x2) @ 400mm (16") O.C. WITH A 38x89 (2x4x2) CENTRE TO THE TRUSS BELOW. LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

43. CONVENTIONAL ROOF FRAMING (2"x4")
 38x14 (2x4x2) RAFTERS @ 400mm (16") O.C. FOR MAX. 11'-7" SPAN. 38x14 (2x4x2) ROOF BOARD, 38x89 (2x4x2) COLLAR TIES AT MIDPANS. CEILING JOISTS TO BE 38x89 (2x4x2) @ 400mm (16") O.C. FOR MAX. 2800mm (9'-2") SPAN & 38x14 (2x4x2) @ 400 (16") O.C. FOR MAX. 4400mm (14'-5") SPAN. 11'-7" RAFTERS FOR RUILT-UP ROOF TO BE 38x89 (2x4x2) @ 400mm (16") O.C. WITH A 38x89 (2x4x2) CENTRE TO THE TRUSS BELOW. LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

44. CONVENTIONAL ROOF FRAMING (2"x4")
 38x14 (2x4x2) RAFTERS @ 400mm (16") O.C. FOR MAX. 11'-7" SPAN. 38x14 (2x4x2) ROOF BOARD, 38x89 (2x4x2) COLLAR TIES AT MIDPANS. CEILING JOISTS TO BE 38x89 (2x4x2) @ 400mm (16") O.C. FOR MAX. 2800mm (9'-2") SPAN & 38x14 (2x4x2) @ 400 (16") O.C. FOR MAX. 4400mm (14'-5") SPAN. 11'-7" RAFTERS FOR RUILT-UP ROOF TO BE 38x89 (2x4x2) @ 400mm (16") O.C. WITH A 38x89 (2x4x2) CENTRE TO THE TRUSS BELOW. LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

45. CONVENTIONAL ROOF FRAMING (2"x4")
 38x14 (2x4x2) RAFTERS @ 400mm (16") O.C. FOR MAX. 11'-7" SPAN. 38x14 (2x4x2) ROOF BOARD, 38x89 (2x4x2) COLLAR TIES AT MIDPANS. CEILING JOISTS TO BE 38x89 (2x4x2) @ 400mm (16") O.C. FOR MAX. 2800mm (9'-2") SPAN & 38x14 (2x4x2) @ 400 (16") O.C. FOR MAX. 4400mm (14'-5") SPAN. 11'-7" RAFTERS FOR RUILT-UP ROOF TO BE 38x89 (2x4x2) @ 400mm (16") O.C. WITH A 38x89 (2x4x2) CENTRE TO THE TRUSS BELOW. LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

46. CONVENTIONAL ROOF FRAMING (2"x4")
 38x14 (2x4x2) RAFTERS @ 400mm (16") O.C. FOR MAX. 11'-7" SPAN. 38x14 (2x4x2) ROOF BOARD, 38x89 (2x4x2) COLLAR TIES AT MIDPANS. CEILING JOISTS TO BE 38x89 (2x4x2) @ 400mm (16") O.C. FOR MAX. 2800mm (9'-2") SPAN & 38x14 (2x4x2) @ 400 (16") O.C. FOR MAX. 4400mm (14'-5") SPAN. 11'-7" RAFTERS FOR RUILT-UP ROOF TO BE 38x89 (2x4x2) @ 400mm (16") O.C. WITH A 38x89 (2x4x2) CENTRE TO THE TRUSS BELOW. LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

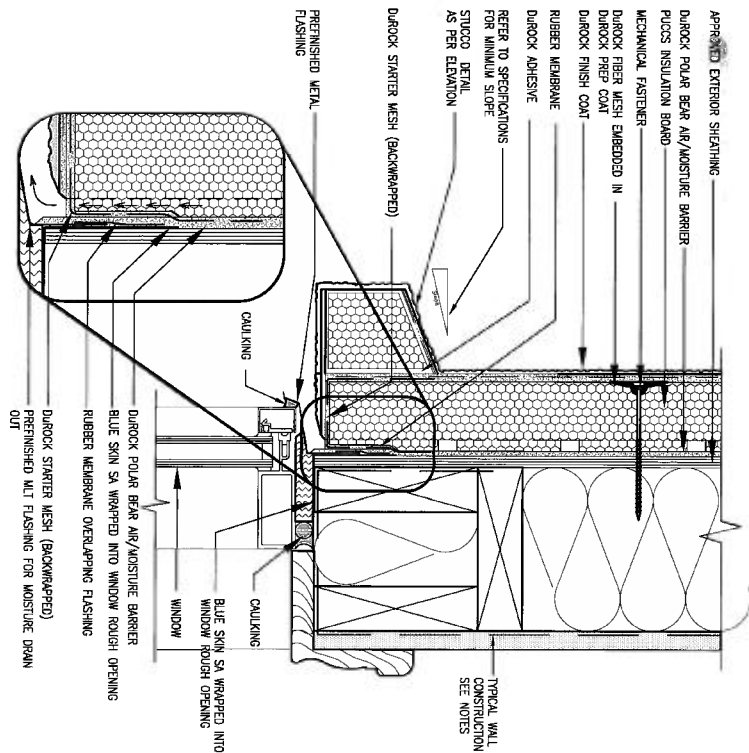
47. CONVENTIONAL ROOF FRAMING (2"x4")
 38x14 (2x4x2) RAFTERS @ 400mm (16") O.C. FOR MAX. 11'-7" SPAN. 38x14 (2x4x2) ROOF BOARD, 38x89 (2x4x2) COLLAR TIES AT MIDPANS. CEILING JOISTS TO BE 38x89 (2x4x2) @ 400mm (16") O.C. FOR MAX. 2800mm (9'-2") SPAN & 38x14 (2x4x2) @ 400 (16") O.C. FOR MAX. 4400mm (14'-5") SPAN. 11'-7" RAFTERS FOR RUILT-UP ROOF TO BE 38x89 (2x4x2) @ 400mm (16") O.C. WITH A 38x89 (2x4x2) CENTRE TO THE TRUSS BELOW. LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

48. CONVENTIONAL ROOF FRAMING (2"x4")
 38x14 (2x4x2) RAFTERS @ 400mm (16") O.C. FOR MAX. 11'-7" SPAN. 38x14 (2x4x2) ROOF BOARD, 38x89 (2x4x2) COLLAR TIES AT MIDPANS. CEILING JOISTS TO BE 38x89 (2x4x2) @ 400mm (16") O.C. FOR MAX. 2800mm (9'-2") SPAN & 38x14 (2x4x2) @ 400 (16") O.C. FOR MAX. 4400mm (14'-5") SPAN. 11'-7" RAFTERS FOR RUILT-UP ROOF TO BE 38x89 (2x4x2) @ 400mm (16") O.C. WITH A 38x89 (2x4x2) CENTRE TO THE TRUSS BELOW. LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

49. CONVENTIONAL ROOF FRAMING (2"x4")
 38x14 (2x4x2) RAFTERS @ 400mm (16") O.C. FOR MAX. 11'-7" SPAN. 38x14 (2x4x2) ROOF BOARD, 38x89 (2x4x2) COLLAR TIES AT MIDPANS. CEILING JOISTS TO BE 38x89 (2x4x2) @ 400mm (16") O.C. FOR MAX. 2800mm (9'-2") SPAN & 38x14 (2x4x2) @ 400 (16") O.C. FOR MAX. 4400mm (14'-5") SPAN. 11'-7" RAFTERS FOR RUILT-UP ROOF TO BE 38x89 (2x4x2) @ 400mm (16") O.C. WITH A 38x89 (2x4x2) CENTRE TO THE TRUSS BELOW. LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

50. CONVENTIONAL ROOF FRAMING (2"x4")
 38x14 (2x4x2) RAFTERS @ 400mm (16") O.C. FOR MAX. 11'-7" SPAN. 38x14 (2x4x2) ROOF BOARD, 38x89 (2x4x2) COLLAR TIES AT MIDPANS. CEILING JOISTS TO BE 38x89 (2x4x2) @ 400mm (16") O.C. FOR MAX. 2800mm (9'-2") SPAN & 38x14 (2x4x2) @ 400 (16") O.C. FOR MAX. 4400mm (14'-5") SPAN. 11'-7" RAFTERS FOR RUILT-UP ROOF TO BE 38x89 (2x4x2) @ 400mm (16") O.C. WITH A 38x89 (2x4x2) CENTRE TO THE TRUSS BELOW. LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

51. CONVENTIONAL ROOF FRAMING (2"x4")
 38x14 (2x4x2) RA

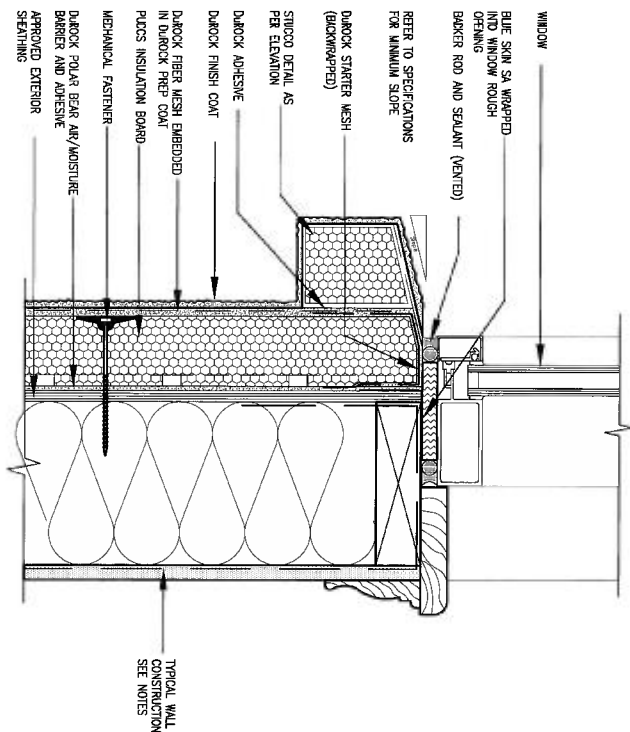


1 WINDOW HEADER

CN3 SCALE: 3"=1'-0"

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

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



2 WINDOW SILL

CN3 SCALE: 3"=1'-0"

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

VAS DESIGN
300A Wilson Avenue
Toronto, ON M3H 1S8
t 416.630.2255 f 416.630.4782
vasdesign.com

BAYVIEW WELLINGTON

CONST NOTE

project name
GREEN VALLEY ESTATES

municipality
BRADFORD

project no.
13045

CONSTRUCTION NOTES

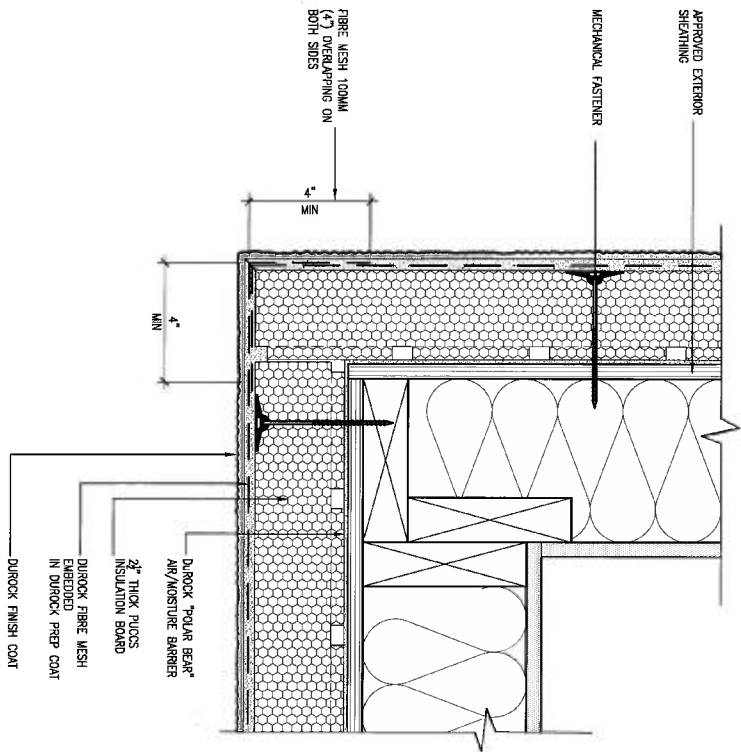
drawing no.
CN3

date
APR 2014

checked by
RC

scale
3/16" = 1'-0"

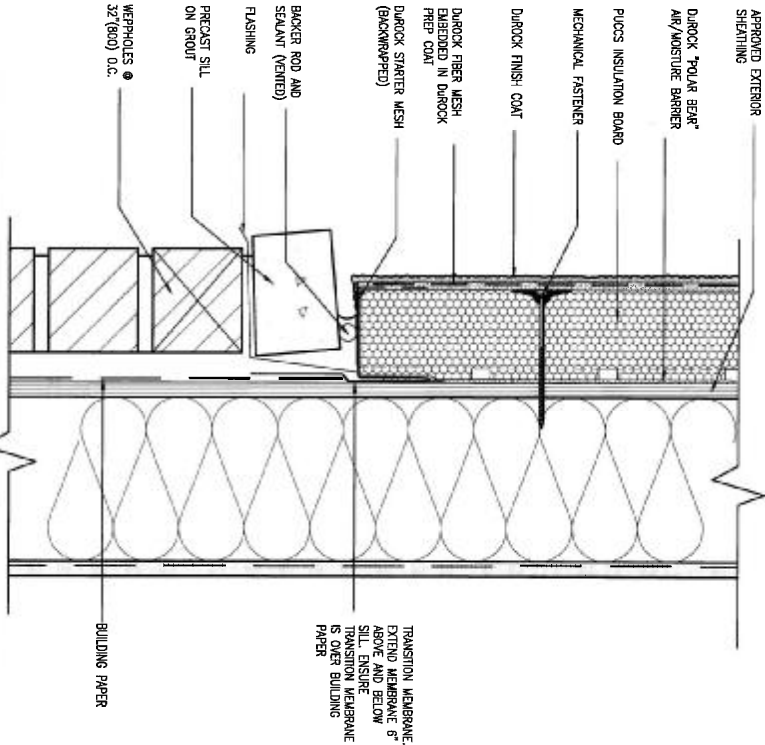
file name
13045-CONST-0BC 2015



5 CORNER DETAIL

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



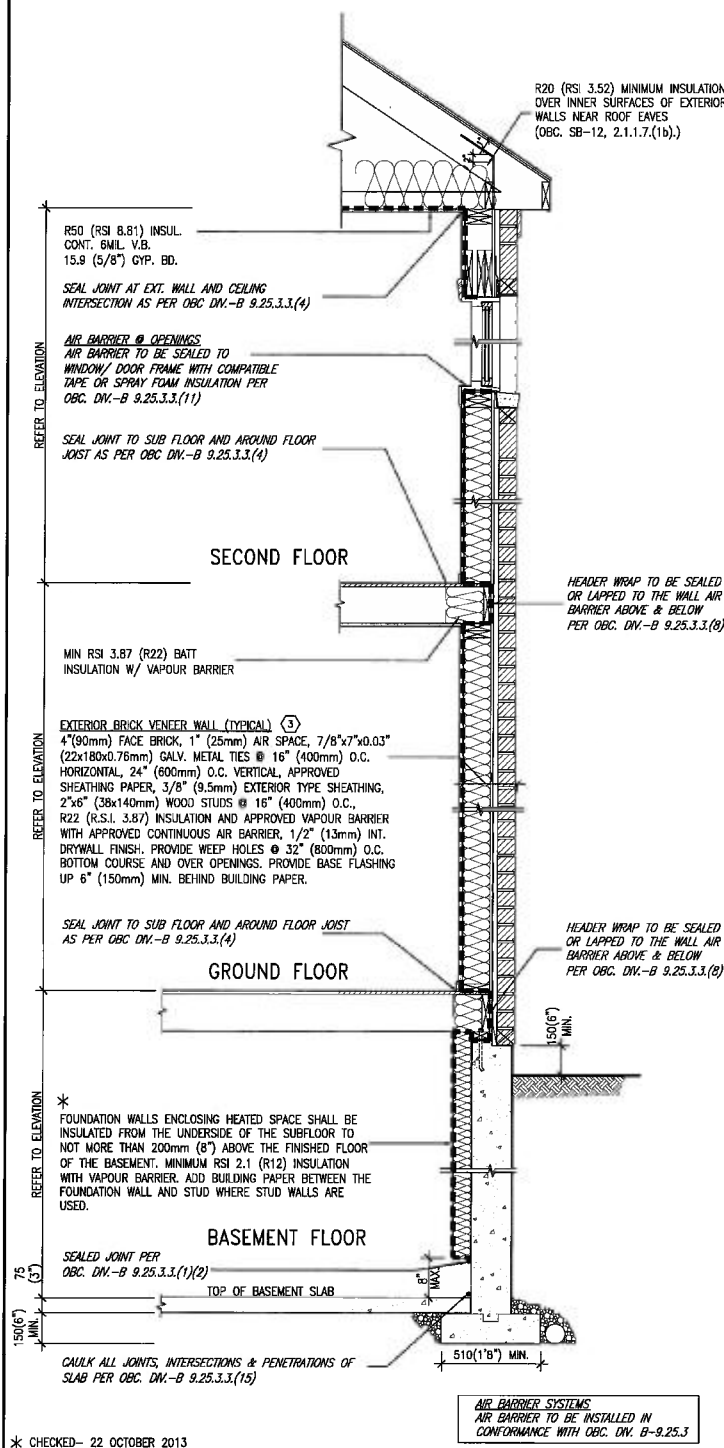
6 STUCCO / MASONRY PLINTH CONNECTION

SCALE: 3"=1'-0"

9 8 7 6 5 4 3 2 1 no. UPDATE TO CODE ISSUE FOR CLIENT REVIEW description	APR 16-15 MAY 07-14 date RC RC by	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Boffafste 25591 BCN signature information VAS 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 statements of service and the property of the Designer which must be retained at the completion of the work. Drawings are not to be copied.	VAS DESIGN 3004 Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 vasdesign.com	BAYVIEW WELLINGTON project name GREEN VALLEY ESTATES location BRADFORD date APR 2014 drawn by RC checked by scale 3/16" = 1'-0" date 13045-CONST-08C 2015 BOVDW - H:\ARCHIVE\WORKING\2013\13045-CONST-08C 2015.dwg -- Thu -- Apr 18 2015 -- 6:57 AM	CONST NOTE project no. 13045 drawing no. CN5
---	---	---	--	---	--

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

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

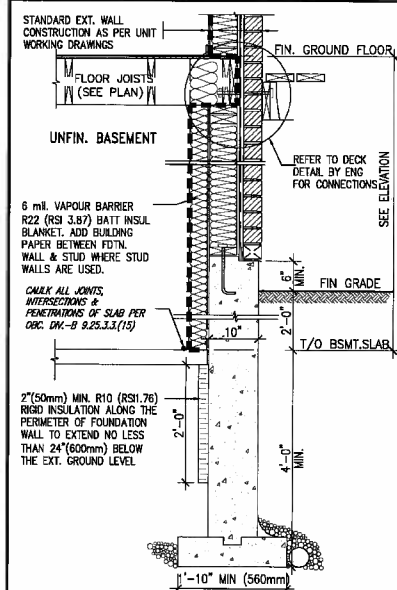
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

USE SB-12 COMPLIANCE PACKAGE (J):

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



MAY 14, 2015



* REVISED- 15 MARCH 2013

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

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



BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	project no.	13045
drawn by	APR 2014	checked by	scale
drawn by	APR 2014	checked by	scale
drawn by	APR 2014	checked by	scale
drawn by	APR 2014	checked by	scale
drawn by	APR 2014	checked by	scale
drawn by	APR 2014	checked by	scale
drawn by	APR 2014	checked by	scale
drawn by	APR 2014	checked by	scale

* drawings specifications, related documents and design are the copyright property of V3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without V3 DESIGN's written permission.

COMPLIANCE TO OBC SB-12 2.1.1.(11)

WOB PLAN

WOB SIDE ELEVATION

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

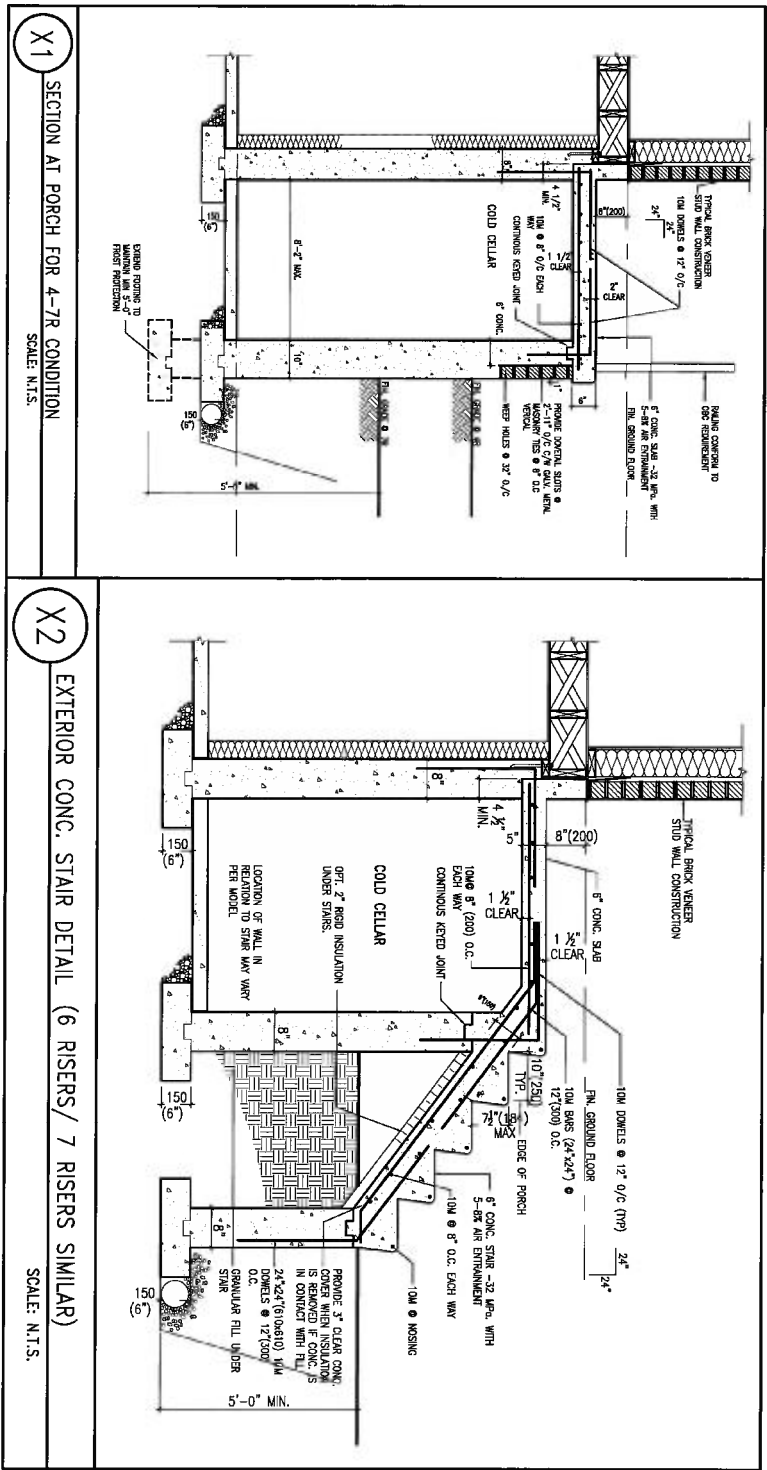
WHEN EXPOSED WALL "A" IS LESS THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "X" IS NOT LESS THAN BASEMENT WALL AS REQUIRED BY TABLE 2.1.1.2A



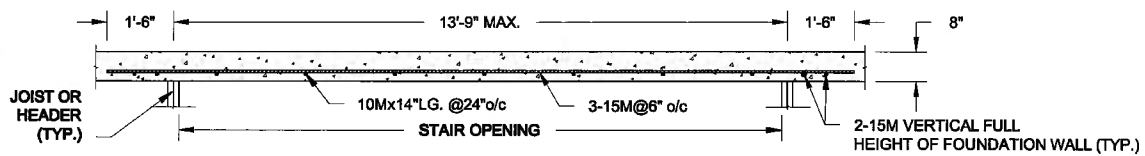
9			The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8			qualification information	
7			Wellington Jno-Baptiste 23591	
6			name registration information	
5			VA3 Design Inc. 42856	
4			Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.	
3				
2	UPDATE TO CODE	APR 16-15	RC	
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC	
no.	description	date	by	

VA3 DESIGN 3004 Wilson Avenue Toronto, ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com		BAYVIEW WELLINGTON		CONST NOTE	
project name GREEN VALLEY ESTATES		municipality BRADFORD		project no. 13045	
date APR 2014		checked by RC		drawing no. CN7	
scale 3/16" = 1'-0"		file name 13045-CONST-ORC 2015		date Thu - Apr 16 2015 - 6:56 AM	
DRAWING - (H:\ARCHIVE\WORKING\2015\13045\ORC\13045-CONST-ORC 2015.dwg)					

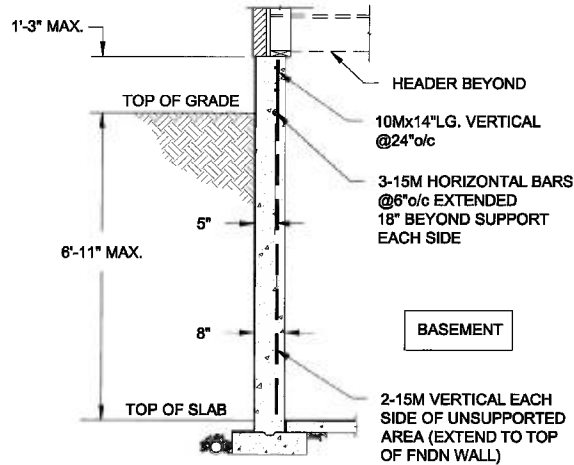
All drawings, specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.



8 7 6 5 4 3 2 1 no. description	- - - - - - APR 16-15 MAY 07-14 RC RC date by	- - - - - - 25591 42656 SCN SCN Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	VAS DESIGN 3800 Wilson Avenue Toronto ON M3H 1S8 416.630.2255 416.630.4782 vasdesign.com BAYVIEW WELLINGTON GREEN VALLEY ESTATES BRADFORD project name location date drawn by checked by scale APR 2014 - 3/16" = 1'-0" RC RC 13045-CONST-08C 2015 13045-CONST-08C 2015 13045-CONST-08C 2015 13045-CONST-08C 2015	CONST NOTE - 13045 CONSTRUCTION NOTES drawing no. CN8
---	--	---	--	--



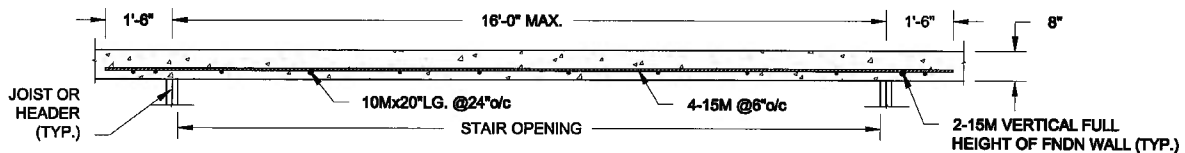
PLAN VIEW
NOT TO SCALE



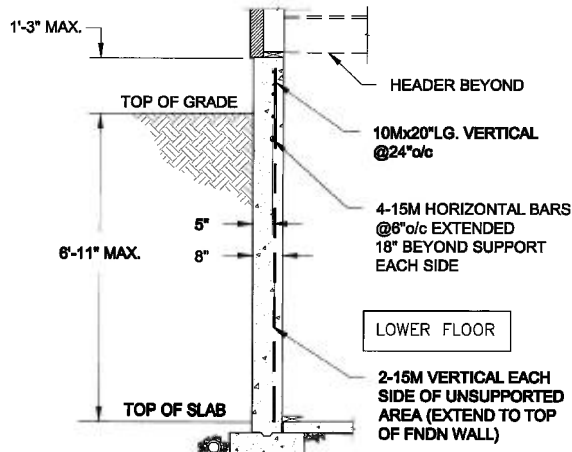
NOTE:

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



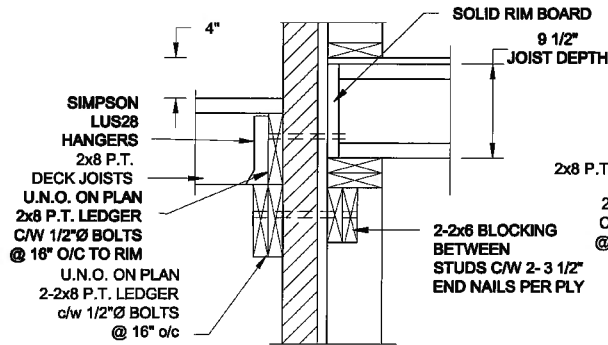
NOTE:

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.

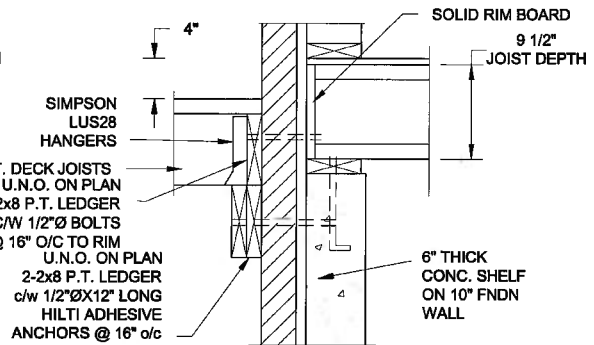
1B
S1 **LATERALLY UNSUPPORTED WALL**
SCALE: 3/8" = 1'-0"

Scale: AS NOTED	QUAILE ENGINEERING LTD.  36 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal:  S.J. BOYD APR 24, 2015	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO TYPICAL STRUCTURAL DETAILS FOR SINGLES
Date: FEB-28-2015			
Drawn: SC Checked: SJB			Project No.: 14-095 Drawing No.: S1

FOR 9 1/2" JOIST DEPTH



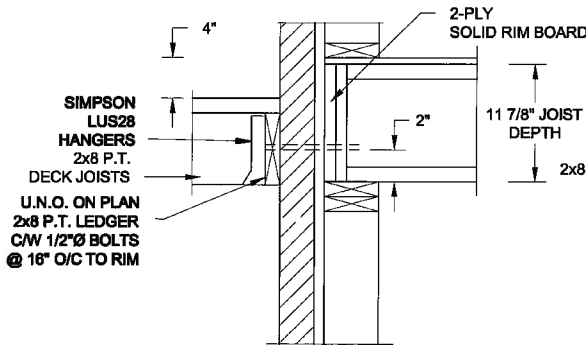
1A
S2 DECK FASTENING DETAIL
SCALE: 1" = 1'-0"



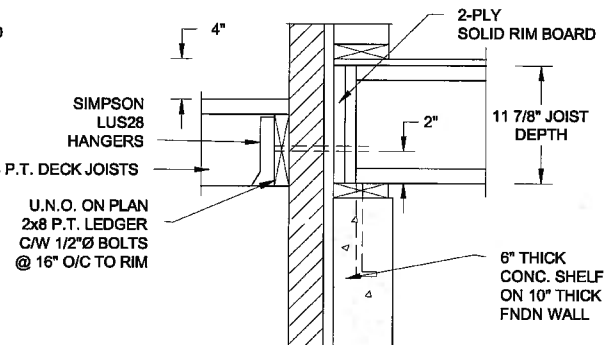
1B
S2 DECK FASTENING DETAIL
SCALE: 1" = 1'-0"

- 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

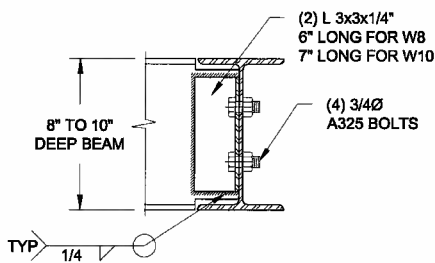


2A
S2 DECK FASTENING DETAIL
SCALE: 1" = 1'-0"

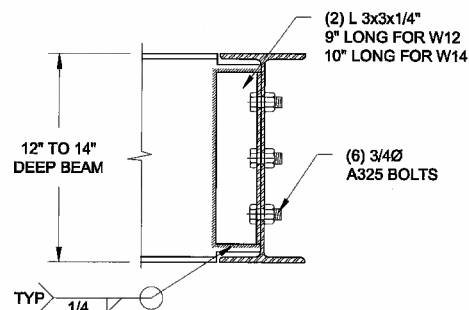


2B
S2 DECK FASTENING DETAIL
SCALE: 1" = 1'-0"

- 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.



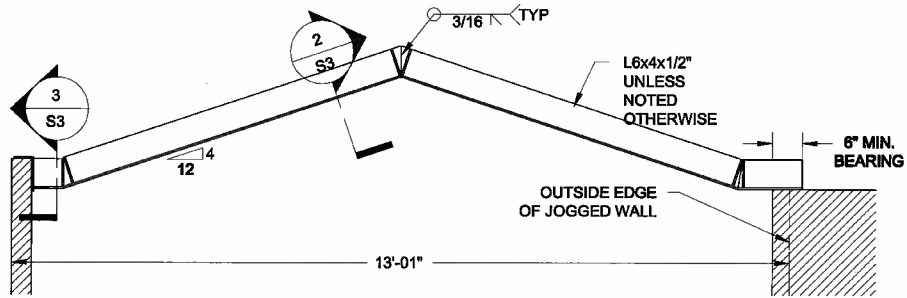
NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



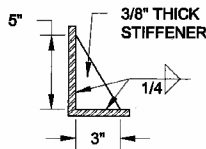
NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W360x72) BEAM MAX.

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

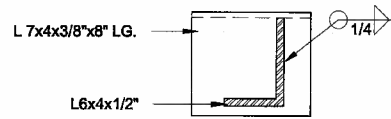
Scale: AS NOTED		QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com		Engineer's Seal:  APR 24, 2015		Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO	
Date: FEB-20-2015				TYPICAL STRUCTURAL DETAILS FOR SINGLES			
Drawn: SC	Checked: SJB			Project No.: 14-085		Drawing No.: S2	



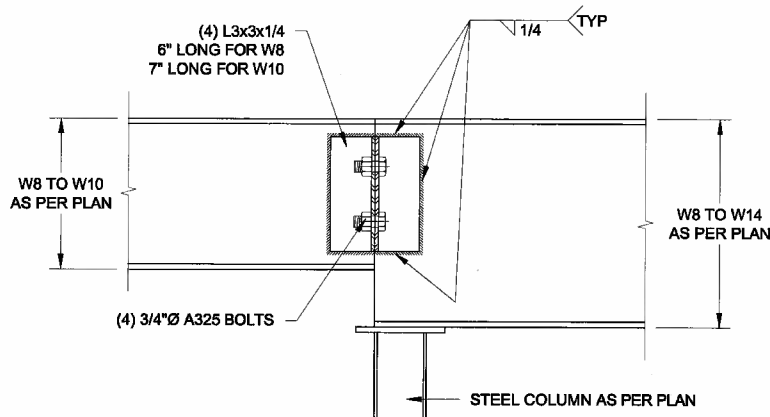
1
S3 **STEEL LINTEL AT GABLE**
SCALE: 1/2" = 1'-0"



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		QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal:  APR 24, 2015	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO	
Date: FEB-26-2015				TYPICAL STRUCTURAL DETAILS FOR SINGLES	
Drawn: SC	Checked: SJB			Project No.: 14-095	Drawing No.: S3