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ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect



MAY 14, 2015

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

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

REFER TO PAGE 6  
FOR AREA CHART

## BASEMENT PLAN 'A'

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

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

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	.	.	.	Wallington Jno-Baptiste	25591
6	.	.	.	name registration information	BCIN
5	.	.	.	VA3 Design Inc.	42658
4	.	.	.		
3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	
2	ADDED UPGRADED REAR ELEVATIONS	OCT. 01/14	GW		
1	ISSUED FOR CLIENT REVIEW	SEPT 16/14	KL		
no.	description	date	by		



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

## BAYVIEW WELLINGTON

S42-5  
RIDEAU 5

project name	GREEN VALLEY ESTATES	municipality	BRADFORD	project no.	13045
date	AUGUST 2014	checked by	KL	scale	3/16" = 1'-0"
drawn by	KL	file name	13045-S42-5	drawing no.	1
BASEMENT PLAN 'A'					
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55'-7" (66'-11" MAX.)



MAY 14, 2015

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

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MANUFACTURER.

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DRAWINGS FOR ALL TRUSS-JOIST INFORMATION  
AND DETAILS. UNLESS OTHERWISE NOTED.

## GROUND FLOOR PLAN 'A'

INDICATES FIRE RATED WALL ASSEMBLY

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drawn by	KL	file name	13045-S42-5		
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GROUND FLOOR PLAN 'A'

drawing no.

2



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MAY 20 2015

John G. Williams Limited Architect



MAY 14, 2015

**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 AS PER O.B.C. 9.5.2.3, 3.8.3.8(1)(d), & 3.8.3.13(1)(f) AND DETAILS PROVIDED

**NOTE: ROOF FRAMING**  
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SECOND FLOOR PLAN 'A'					
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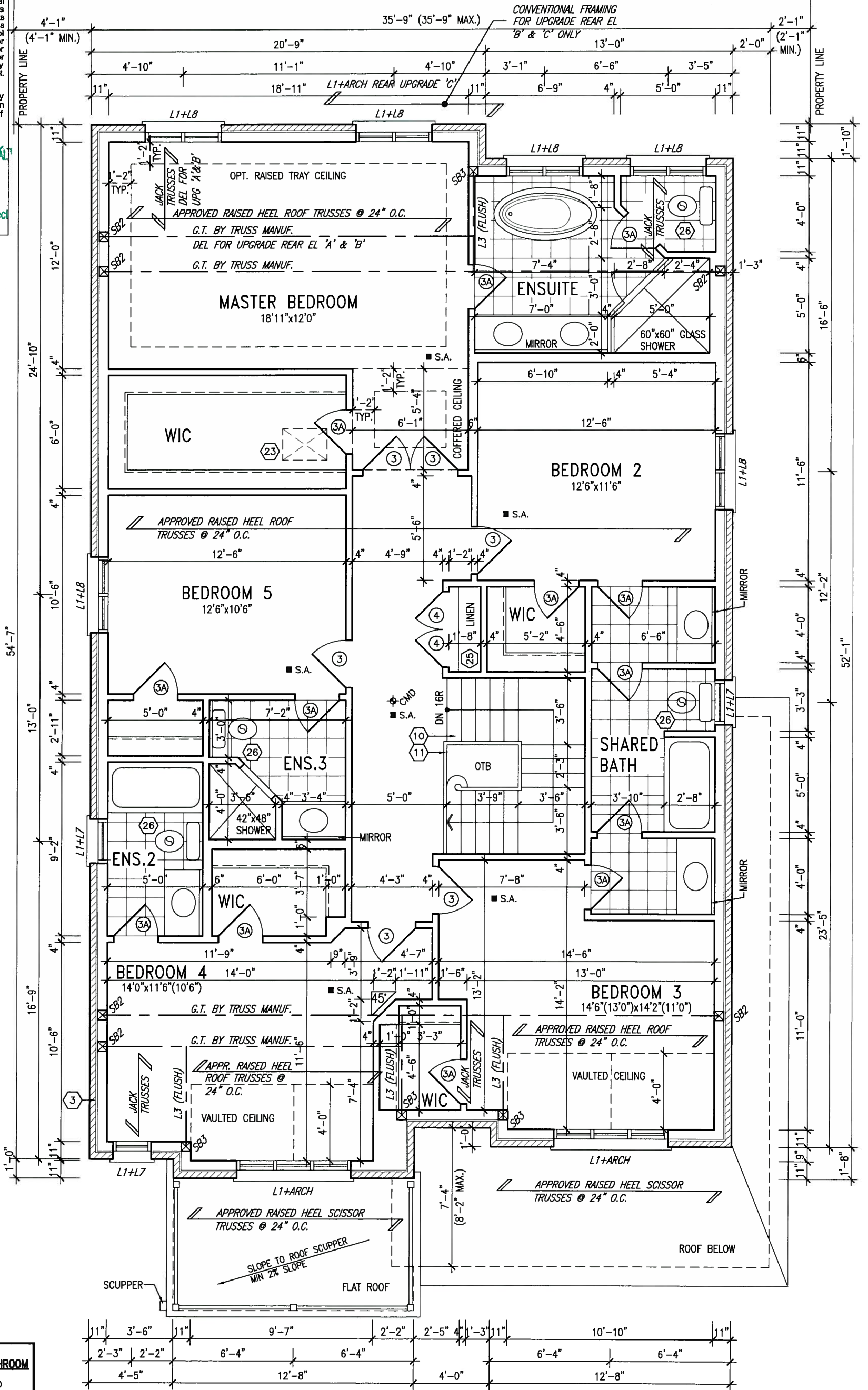
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**S42-5**  
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## OPT. SECOND FLOOR PLAN 'A' 5 BEDROOM W/ FOUR BATH













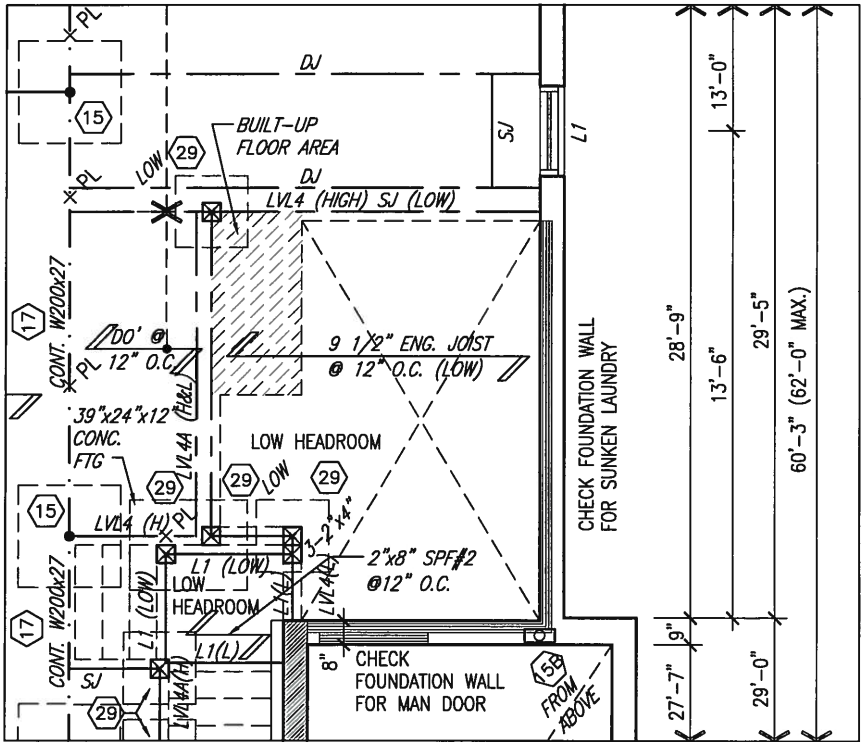
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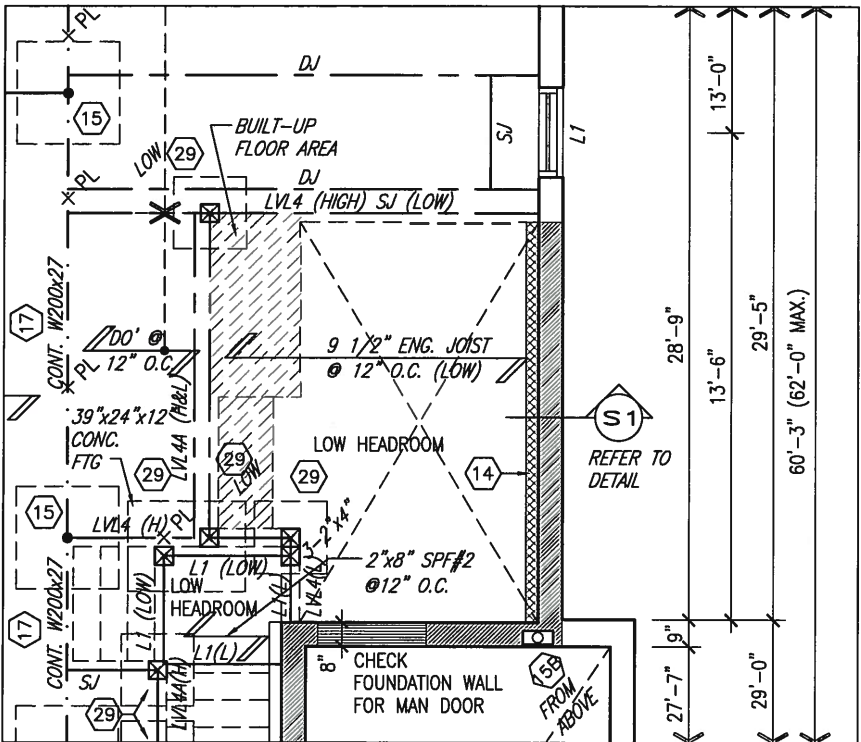
ARCHITECTURAL REVIEW & APPROVAL

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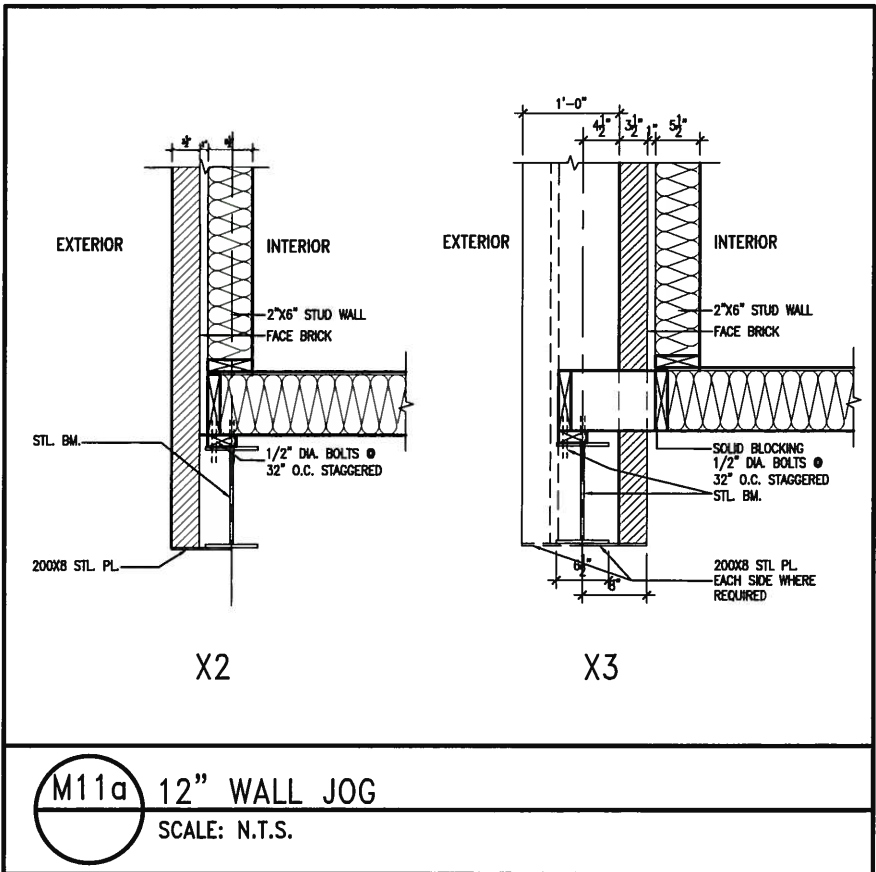
John G. Williams Limited, Architect



PARTIAL BASEMENT PLAN W/  
SUNKEN LAUNDRY -1R



PARTIAL BASEMENT PLAN W/  
SUNKEN LAUNDRY -2R TO -3R



AREA CALCULATIONS	ELEV. A	ELEV. B	ELEV. C
GROUND FLOOR AREA	1521 SF	1512 SF	1522 SF
SECOND FLOOR AREA	1816 SF	1821 SF	1830 SF
SUBTOTAL	3337 SF	3333 SF	3352 SF
DEDUCT ALL OPEN AREAS	8 SF	8 SF	8 SF
TOTAL NET AREA	3329 SF (309.27 m2)	3325 SF (308.90 m2)	3344 SF (310.67 m2)
FINISHED BSMT AREA	XX SF	XX SF	XX SF
COVERAGE W/OUT PORCH	1996 SF (185.43 m2)	1988 SF (184.69 m2)	1997 SF (185.53 m2)
COVERAGE W/ PORCH	2079 SF (193.15 m2)	2047 SF (190.17 m2)	2055 SF (190.92 m2)



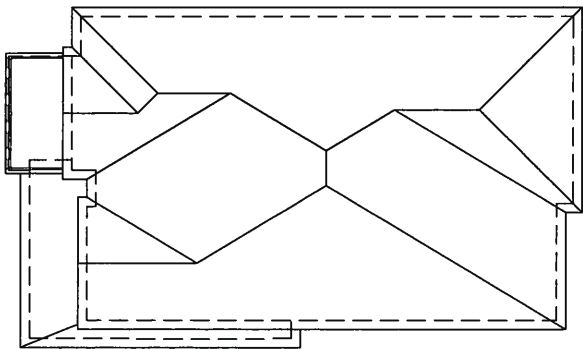
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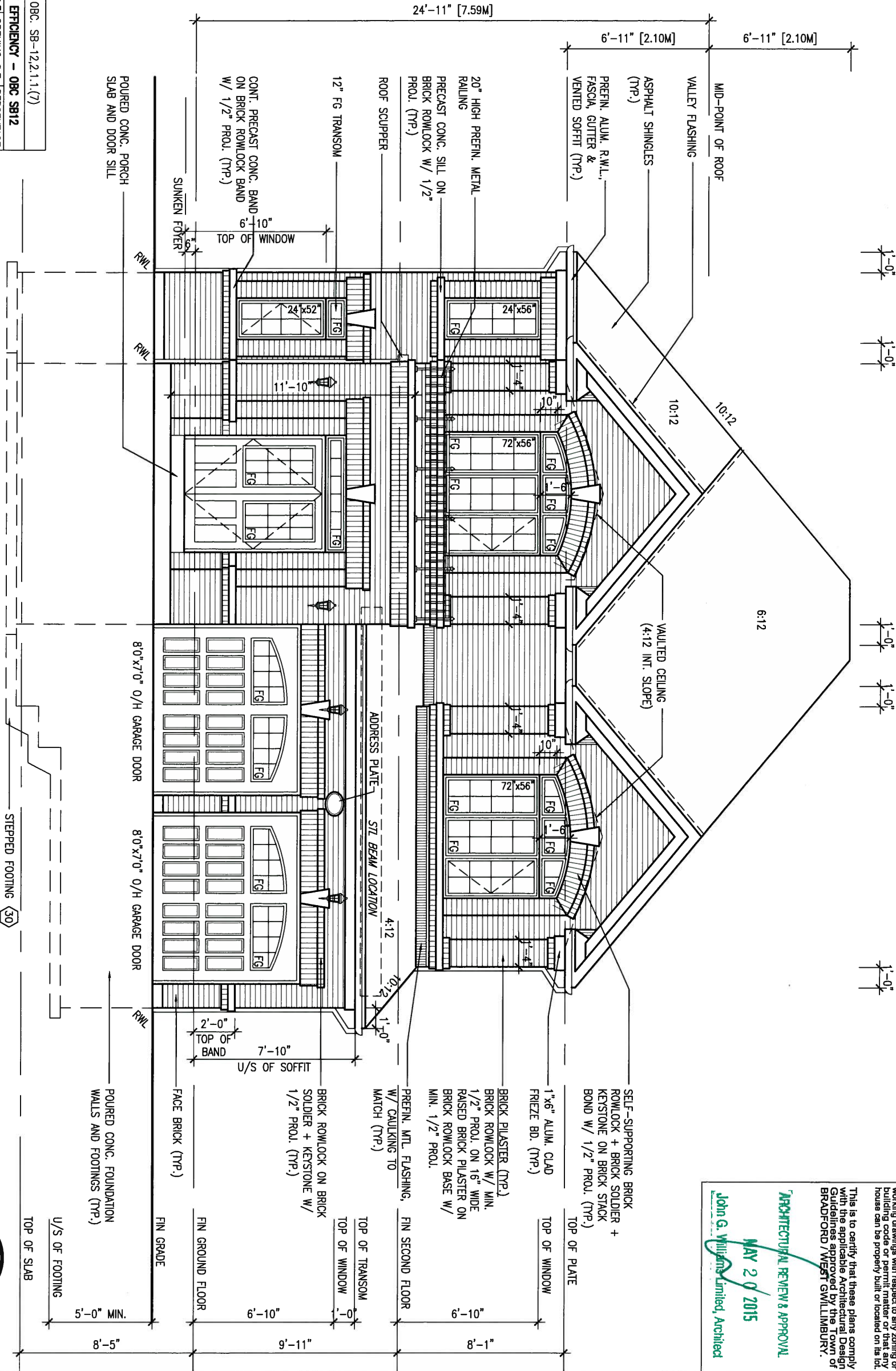


BAYVIEW WELLINGTON		S42-5 RIDEAU 5	
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date	AUGUST 2014	project no.	13045
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			3/16" = 1'-0"
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		file name	13045-S42-5
		drawing no.	7

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ROOF PLAN 'A'



FRONT ELEVATION 'A'

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))		
S42-5 ELEVATION A	ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F. OPENING S.F. PERCENTAGE	
FRONT	694.30 S.F. 97.05 S.F. 13.98 %	
LEFT SIDE	1111.67 S.F. 102.44 S.F. 9.21 %	
RIGHT SIDE	1111.67 S.F. 70.11 S.F. 6.31 %	
REAR	675.00 S.F. 153.72 S.F. 22.77 %	
TOTAL SQ. FT.	3592.64 S.F. 423.32 S.F. 11.78 %	
TOTAL SQ. M.	333.76 S.M. 39.33 S.M. 11.78 %	

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ARCHITECTURAL REVIEW & APPROVAL  
MAY 2 2015  
John G. Williams Limited, Architect

BAYVIEW WELLINGTON

S42-5  
RIDEAU 5

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date	AUGUST 2014	checked by	KL	scale	3/16" = 1'-0"
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qualification information  
Wellington Jno-Baptiste 25591 BCN  
name registration information  
VA3 Design Inc. 42658

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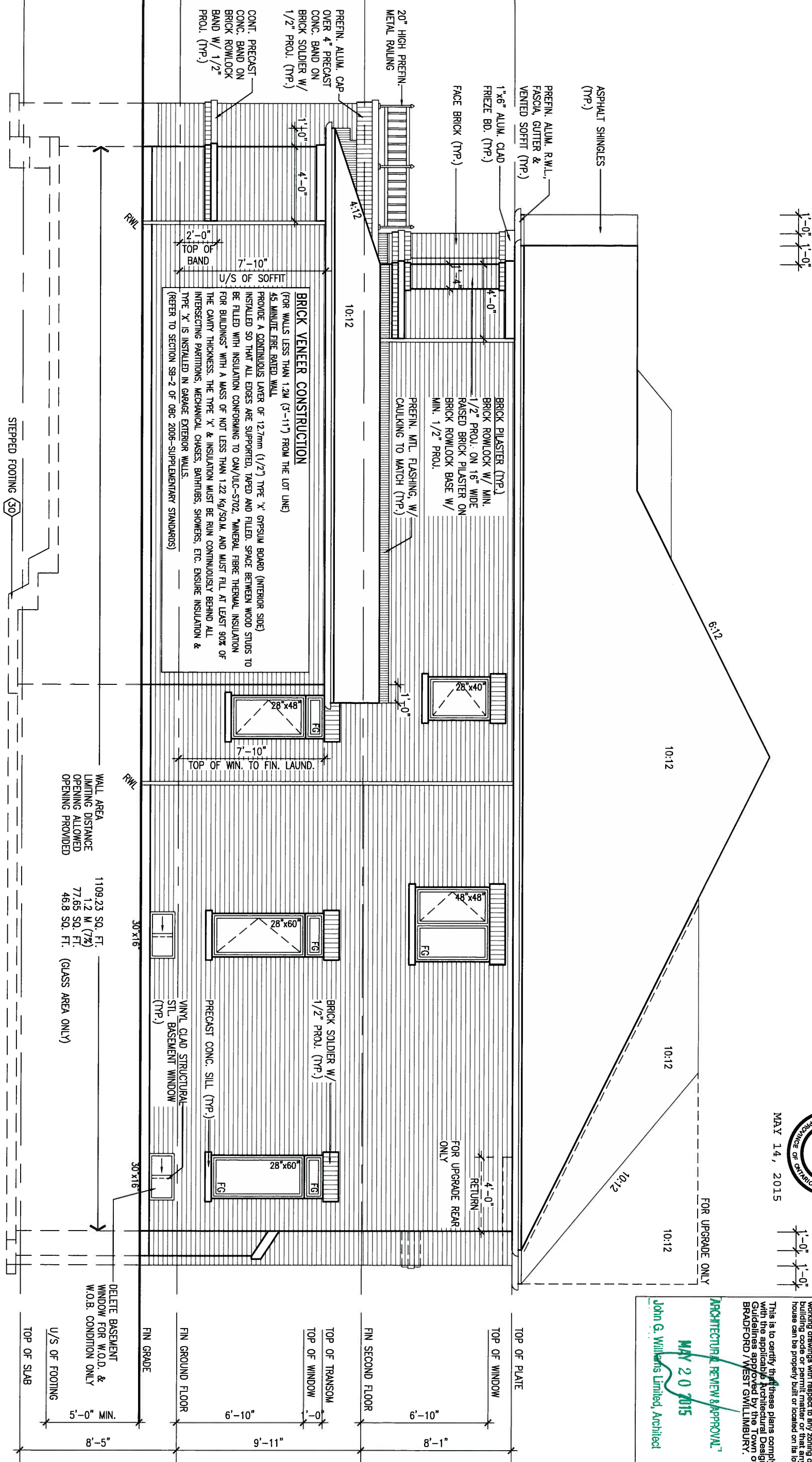
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ARCHITECTURAL REVIEW &amp; APPROVAL

MAY 20 2015

John G. Wilkins Limited, Architect

**S42-5**  
RIDEAU 5

## BAYVIEW WELLINGTON

project name  
**GREEN VALLEY ESTATES**

RIGHT SIDE ELEVATION 'A'

drawing no

10

drawn by	checked by	scale	file name
KL	-	3/16" = 1'-0"	13045-S42-5
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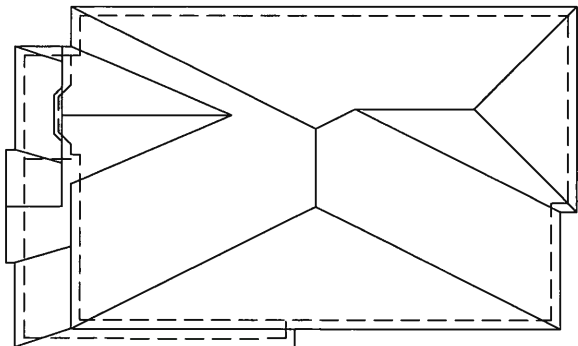
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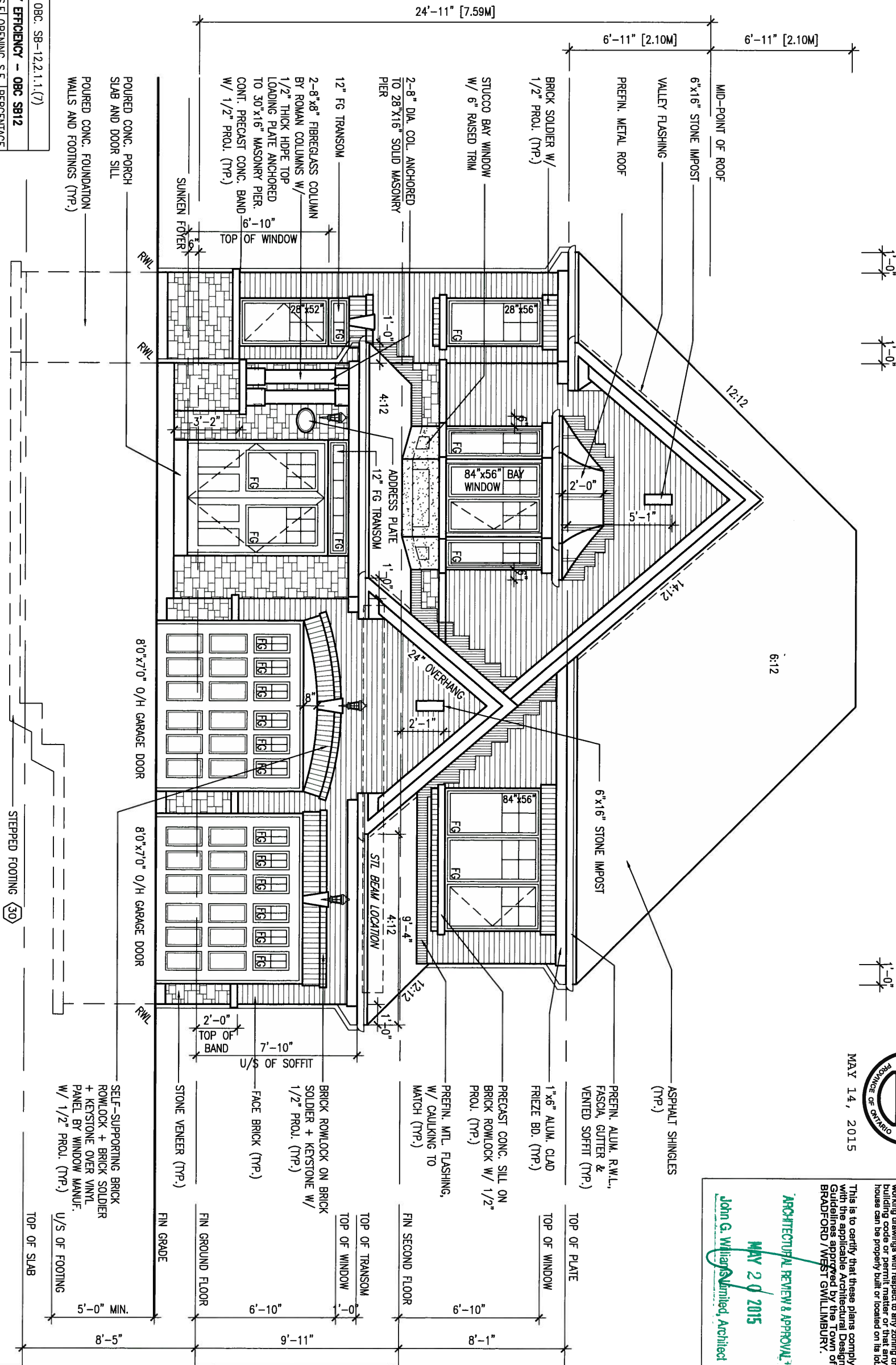




ROOF PLAN 'B'

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))		
S42-5 ELEVATION B	ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.
FRONT	675.00 S.F.	94.33 S.F.
LEFT SIDE	1101.67 S.F.	102.44 S.F.
RIGHT SIDE	1101.67 S.F.	70.11 S.F.
REAR	675.00 S.F.	153.72 S.F.
TOTAL SQ. FT.	3553.34 S.F.	420.60 S.F.
TOTAL SQ. M.	330.115 M.	39.07 S.M.

FRONT ELEVATION 'B'



MAY 14, 2015

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**MAY 20 2015**  
John G. Williams Limited, Architect

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1'-0" - 0"

MAY 14, 2015



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John G. Williams Limited, Architect

LEFT SIDE ELEVATION 'D'

project no.  
13045

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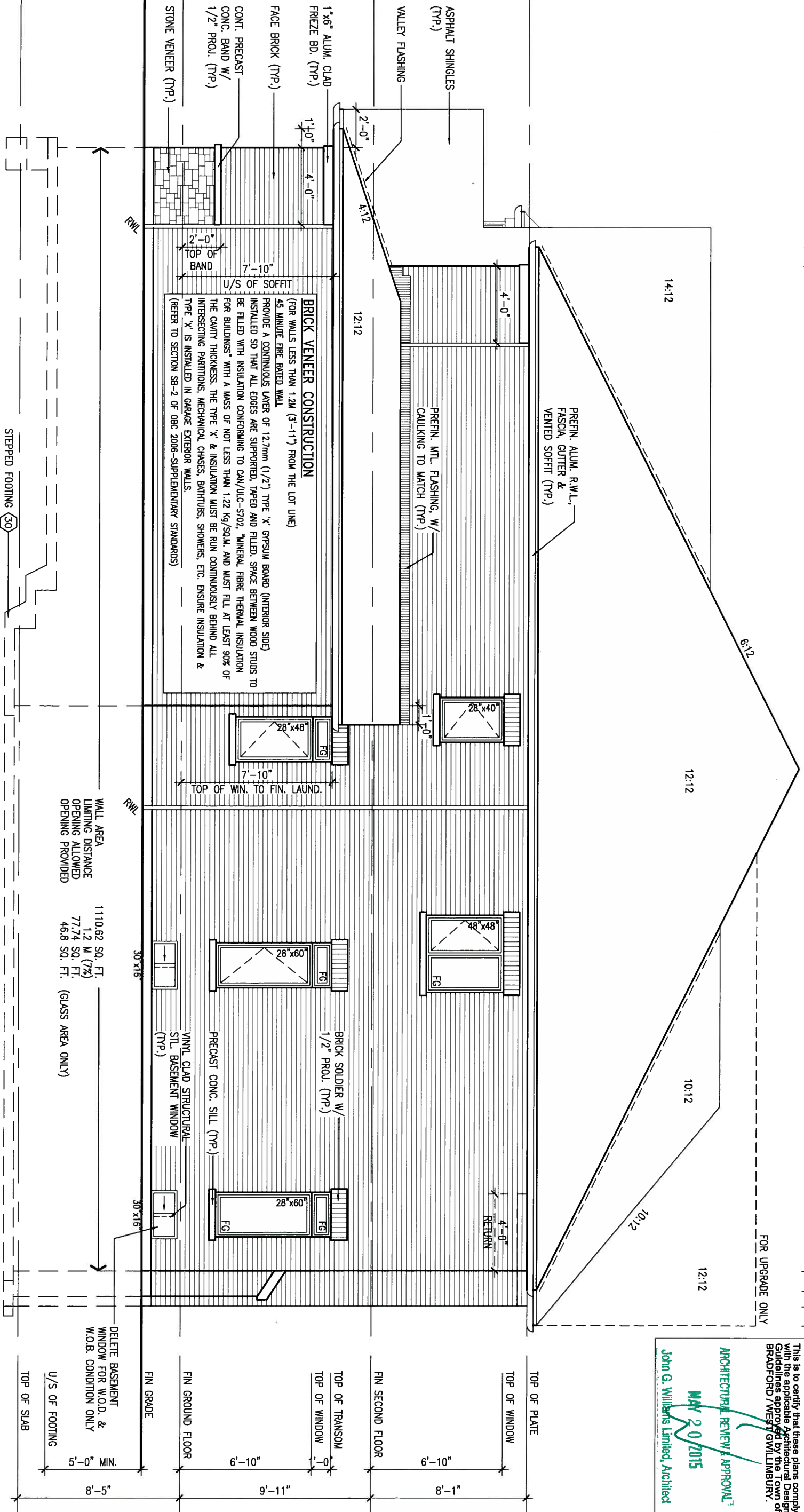
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1'-0" 1'-0"

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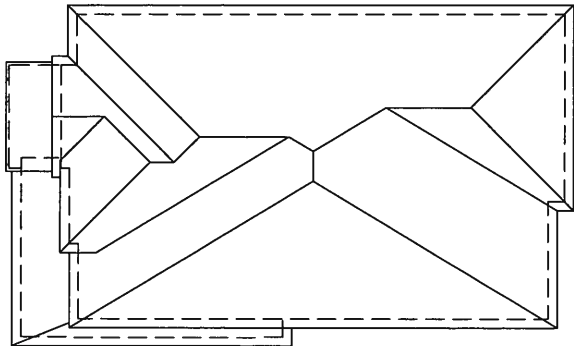
RIGHT SIDE ELEVATION 'B'



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7 .		signature		Toronto ON M3H 1S8		BRADFORD		project no.	
6 .		VA3 Design Inc.		t 416.630.2255 f 416.630.4782		project name		13045	
5 .		qualification information		va3design.com		municipality		13045	
4 .		Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		300A Wilson Avenue		date		RIGHT SIDE ELEVATION 'B'	
3 REVISED AS PER ENG'S COMMENTS		APR 30-15 RC		416.630.2255		AUGUST 2014		drawing no.	
2 ADDED UPGRADED REAR ELEVATIONS		OCT. 01/14 GW		416.630.4782		drawn by		14	
1 ISSUED FOR CLIENT REVIEW		SEPT 16/14 KL		checked by		scale		file name	
no. description		date by		KL		3/16" = 1'-0"		13045-S42-5	
						RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-5.dwg - Tue - May 12 2015 - 9:42 AM			

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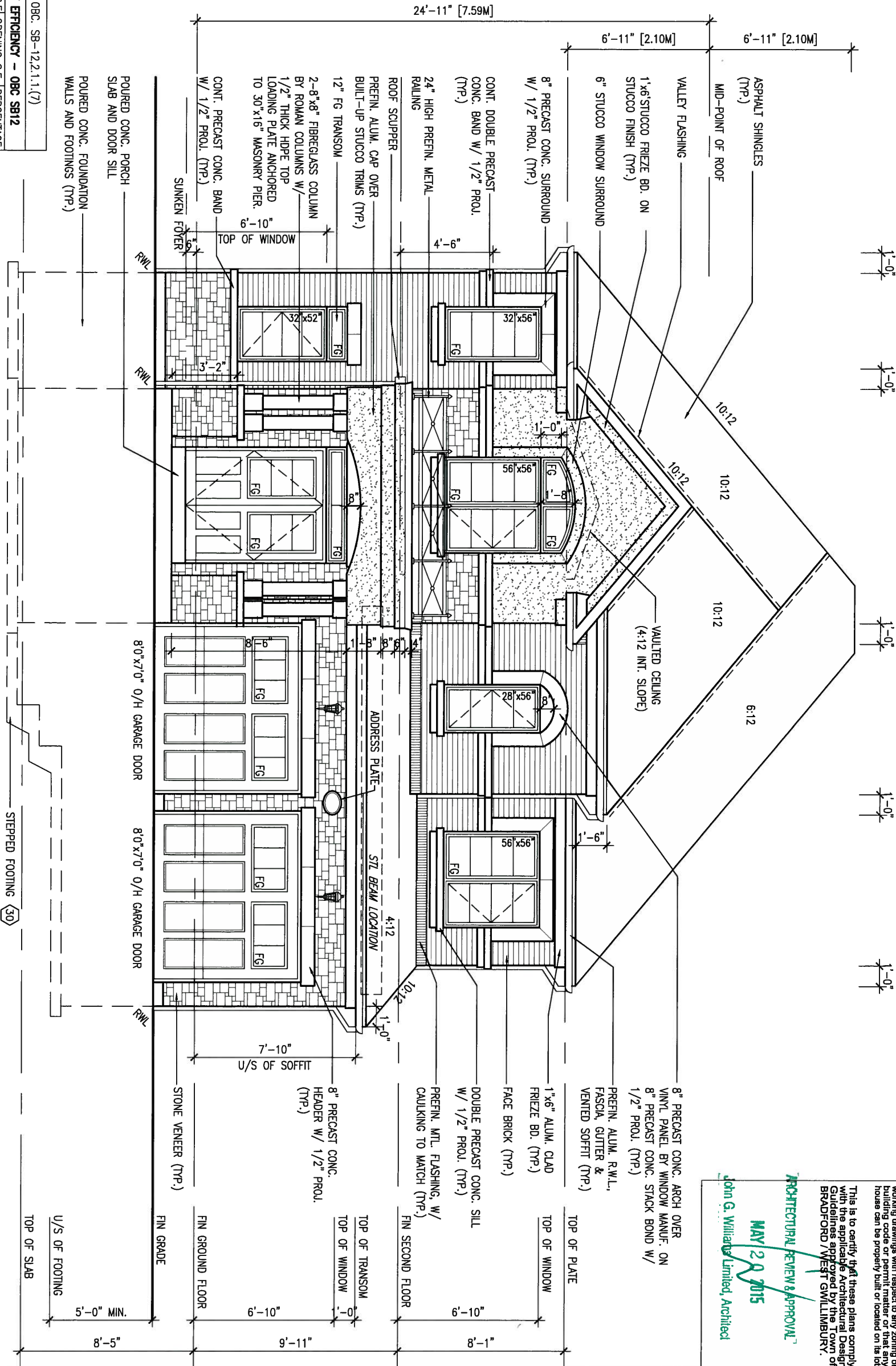




ROOF PLAN 'C'

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))	
S42-5 ELEVATION C	ENERGY EFFICIENCY - OBC SB12
ELEVATION	WALL AREA S.F. OPENING S.F. PERCENTAGE
FRONT	682.29 S.F. 93.55 S.F. 13.71 %
LEFT SIDE	1120.77 S.F. 102.44 S.F. 9.14 %
RIGHT SIDE	1120.77 S.F. 70.11 S.F. 6.26 %
REAR	675.00 S.F. 153.72 S.F. 22.77 %
TOTAL SQ. FT.	3598.83 S.F. 419.82 S.F. 11.67 %
TOTAL SQ. M.	334.34 S.M. 39.00 S.M. 11.67 %

FRONT ELEVATION 'C'



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

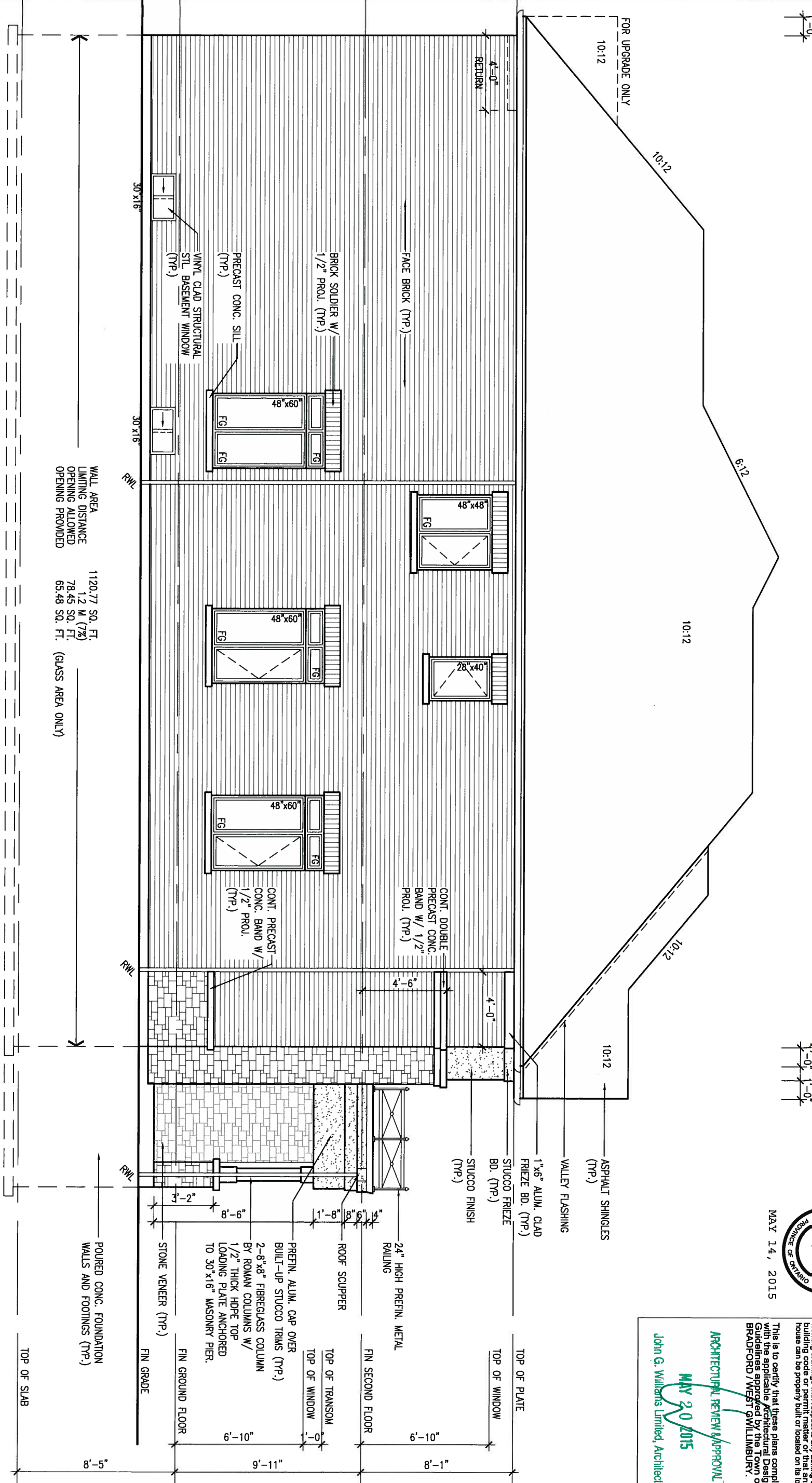
ARCHITECTURAL REVIEW & APPROVAL  
MAY 29 2015  
John G. Williams Limited, Architect



BAYVIEW WELLINGTON		S42-5	
GREEN VALLEY ESTATES		RIDEAU 5	
project name	BRADFORD	project no.	13045
date	AUGUST 2014	drawing no.	15
drawn by	KL	file name	13045-S42-5
checked by	-	scale	3/16" = 1'-0"
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-5.dwg - Tue - May 12 2015 - 9:42 AM			

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

3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC
2	ADDED UPGRADED REAR ELEVATIONS	OCT. 01/14	GW
1	ISSUED FOR CLIENT REVIEW	SEPT 16/14	KL
no.	description	date	by



0-0

MAY 14, 2015



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

ARCHITECTURAL REVIEW &amp; APPROVAL

MAY 20/2015

John G. Williams Limited, Architect

**BAYVIEW WELLINGTON**

**S42-5**  
RIDEAU 5

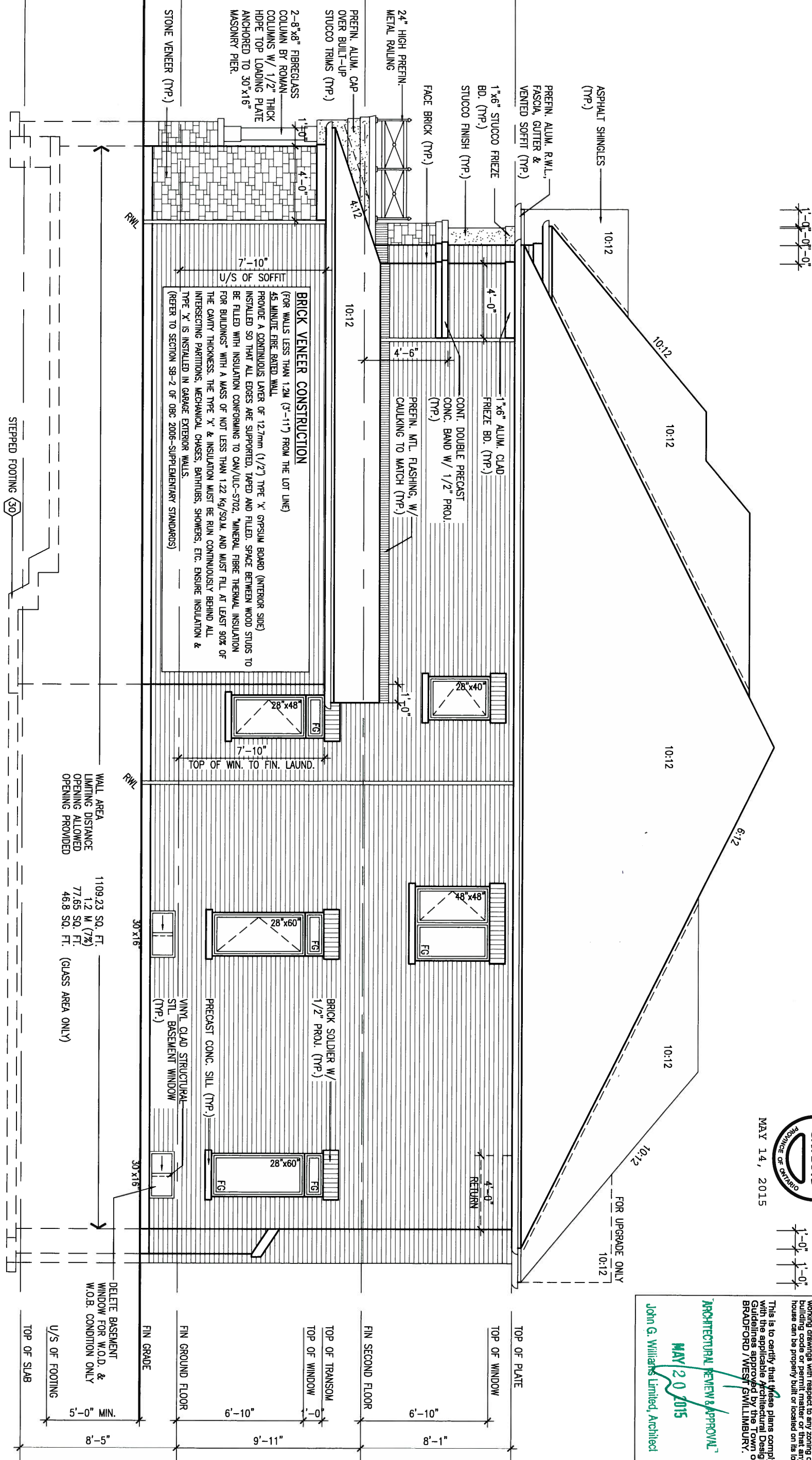
project name <b>GREEN VALLEY ESTATES</b>		municipality <b>BRADFORD</b>		project no. <b>13045</b>	
date <b>AUGUST 2014</b>		LEFT SIDE ELEVATION 'C'			drawing no. <b>16</b>
drawn by <b>KL</b>	checked by <b>-</b>	scale <b>3/16" = 1'-0"</b>	file name <b>13045-S42-5</b>		
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-5.dwg - Tue - May 12 2015 - 9:42 AM					

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

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

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	.	.	.
3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC
2	ADDED UPGRADED REAR ELEVATIONS	OCT. 01/14	GW
1	ISSUED FOR CLIENT REVIEW	SEPT 16/14	KL
no.	description	date	by





MAY 14, 2015

This is to certify that these plans comply with the applicable Architectural Design Guidelines adopted by the Town of GRAND-RODRE, NEW SWITZERLAND.

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

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	25591
6	.	.	.	name	BCIN
5	.	.	.	registration information	
4	.	.	.	VA3 Design Inc.	42658
3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work.	
2	ADDED UPGRADED REAR ELEVATIONS	OCT. 01/14	GW	drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.	
1	ISSUED FOR CLIENT REVIEW	SEPT 16/14	KL	Drawings are not to be scaled.	
no.	description	date	by		



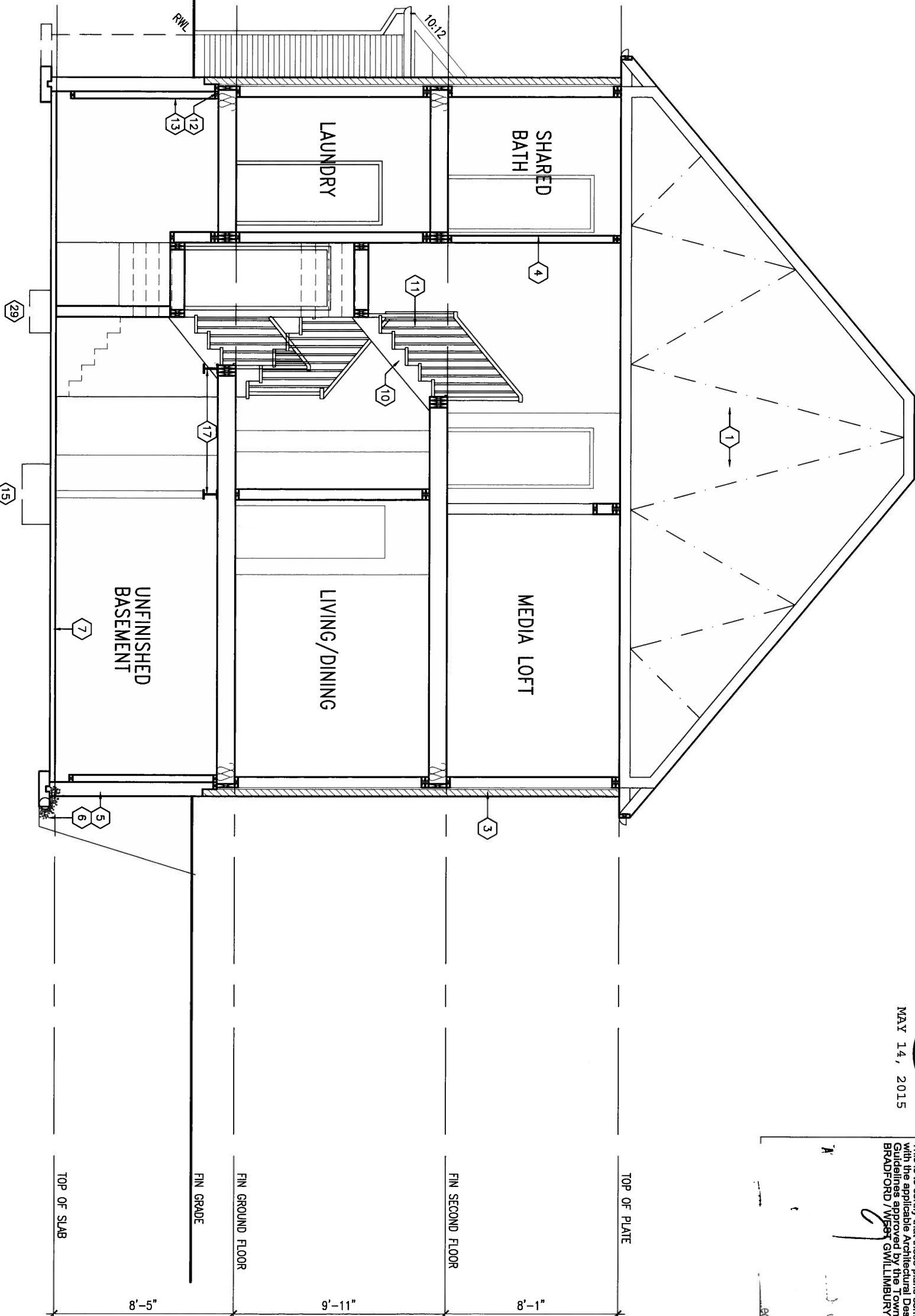
300A Wilson Avenue  
Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
va3design.com

# BAYVIEW WELLINGTON

project name <b>GREEN VALLEY ESTATES</b>		municipality <b>BRADFORD</b>		project no. <b>13045</b>	
date <b>AUGUST 2014</b>		drawing no. <b>RIGHT SIDE ELEVATION 'C'</b>			
drawn by		checked by		scale	
KL		-		3/16" = 1'-0"	
				file name <b>13045-S42-5</b>	
RICHARD - H:\ARCHIVE\WORKING-2013\13045.BW(units\42\13045-S42-5.dwg - Tue - May 12 2015 - 9:42 AM					

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SECTION A-A



MAY 14, 2015



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable zoning regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control 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 GWILLIMBURY.

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	BCIN	42658	VA3 DESIGN	300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON	GREEN VALLEY ESTATES	BRADFORD	S42-5 RIDEAU 5	project no. 13045	drawing no. 18
8	.	.	.	qualification information	Wellington Jno-Baptiste	signature	25591	VA3 DESIGN	300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	project name	GREEN VALLEY ESTATES	municipality	BRADFORD	project no.	13045
7	.	.	.	name	Wellington Jno-Baptiste	signature	25591	VA3 DESIGN	300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	date	AUGUST 2014	checked by	KL	scale	3/16" = 1'-0"
6	.	.	.	registration information	VA3 Design Inc.	signature	25591	VA3 DESIGN	300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	drawn by	KL	checked by	KL	scale	3/16" = 1'-0"
5	.	.	.	qualification information	Wellington Jno-Baptiste	signature	25591	VA3 DESIGN	300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	date	AUGUST 2014	checked by	KL	scale	3/16" = 1'-0"
4	.	.	.	name	Wellington Jno-Baptiste	signature	25591	VA3 DESIGN	300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	drawn by	KL	checked by	KL	scale	3/16" = 1'-0"
3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	25591	BCIN	42658	VA3 DESIGN	300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	date	AUGUST 2014	checked by	KL	scale	3/16" = 1'-0"
2	ADDED UPGRADED REAR ELEVATIONS	OCT. 01/14	GW		25591	BCIN	42658	VA3 DESIGN	300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	date	OCT. 01/14	checked by	KL	scale	3/16" = 1'-0"
1	ISSUED FOR CLIENT REVIEW	SEPT 16/14	KL		25591	BCIN	42658	VA3 DESIGN	300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	date	SEPT 16/14	checked by	KL	scale	3/16" = 1'-0"
no.	description	date	by												

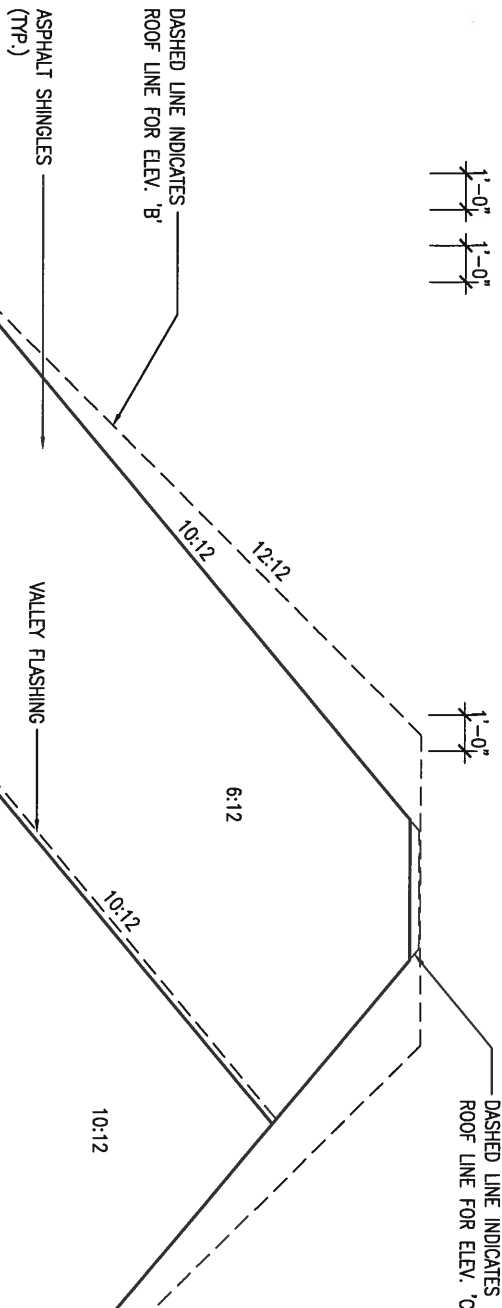


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1'-0" 1'-0"

1'-0"

1'-0"



MAY 14, 2015



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

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

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

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))			
S42-5 ELEVATION A (WOD)	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	694.30 S.F.	97.05 S.F.	13.98 %
LEFT SIDE	1111.67 S.F.	102.44 S.F.	9.21 %
RIGHT SIDE	1111.67 S.F.	66.78 S.F.	6.01 %
REAR	810.00 S.F.	182.61 S.F.	22.54 %
TOTAL SQ. FT.	3727.64 S.F.	448.88 S.F.	12.04 %
TOTAL SQ. M.	346.31 S.M.	41.70 S.M.	12.04 %

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))			
S42-5 ELEVATION B (WOD)	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	675.00 S.F.	94.33 S.F.	13.97 %
LEFT SIDE	1101.67 S.F.	102.44 S.F.	9.30 %
RIGHT SIDE	1101.67 S.F.	66.78 S.F.	6.06 %
REAR	810.00 S.F.	182.61 S.F.	22.54 %
TOTAL SQ. FT.	3688.34 S.F.	446.16 S.F.	12.10 %
TOTAL SQ. M.	342.66 S.M.	41.45 S.M.	12.10 %

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))			
S42-5 ELEVATION C (WOD)	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	682.29 S.F.	93.55 S.F.	13.71 %
LEFT SIDE	1120.77 S.F.	102.44 S.F.	9.14 %
RIGHT SIDE	1120.77 S.F.	66.78 S.F.	5.96 %
REAR	810.00 S.F.	182.61 S.F.	22.54 %
TOTAL SQ. FT.	3733.83 S.F.	445.38 S.F.	11.93 %
TOTAL SQ. M.	346.88 S.M.	41.38 S.M.	11.93 %



REAR ELEVATION 'A', 'B' & 'C'  
W/ W.O.D. CONDITION  
9R OR MORE

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

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name registration information BCN
5	.	.	.	VA3 Design Inc. 42658
4	.	.	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC	
2	ADDED UPGRADED REAR ELEVATIONS	OCT. 01/14	GW	
1	ISSUED FOR CLIENT REVIEW	SEPT 16/14	KL	
no.	description	date	by	

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

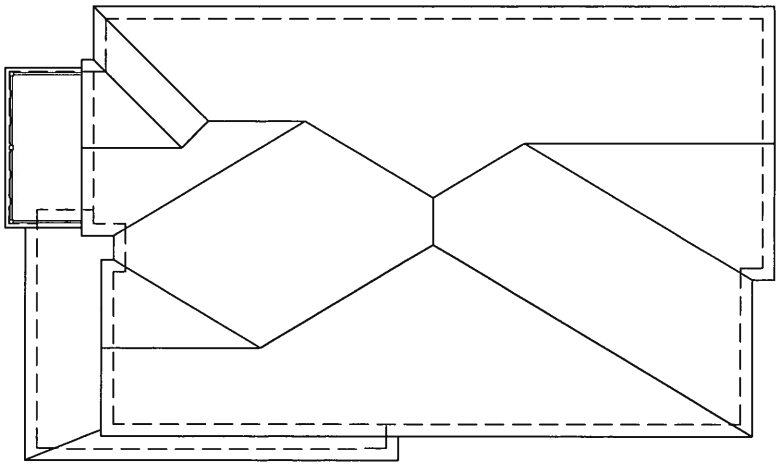
BAYVIEW WELLINGTON		S42-5 RIDEAU 5	project no. 13045
project name GREEN VALLEY ESTATES	municipality BRADFORD	drawing no. 20	
date AUGUST 2014	checked by KL	scale 3/16" = 1'-0"	file name 13045-S42-5
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42"\13045-S42-5.dwg - Tue - May 12 2015 - 9:42 AM			



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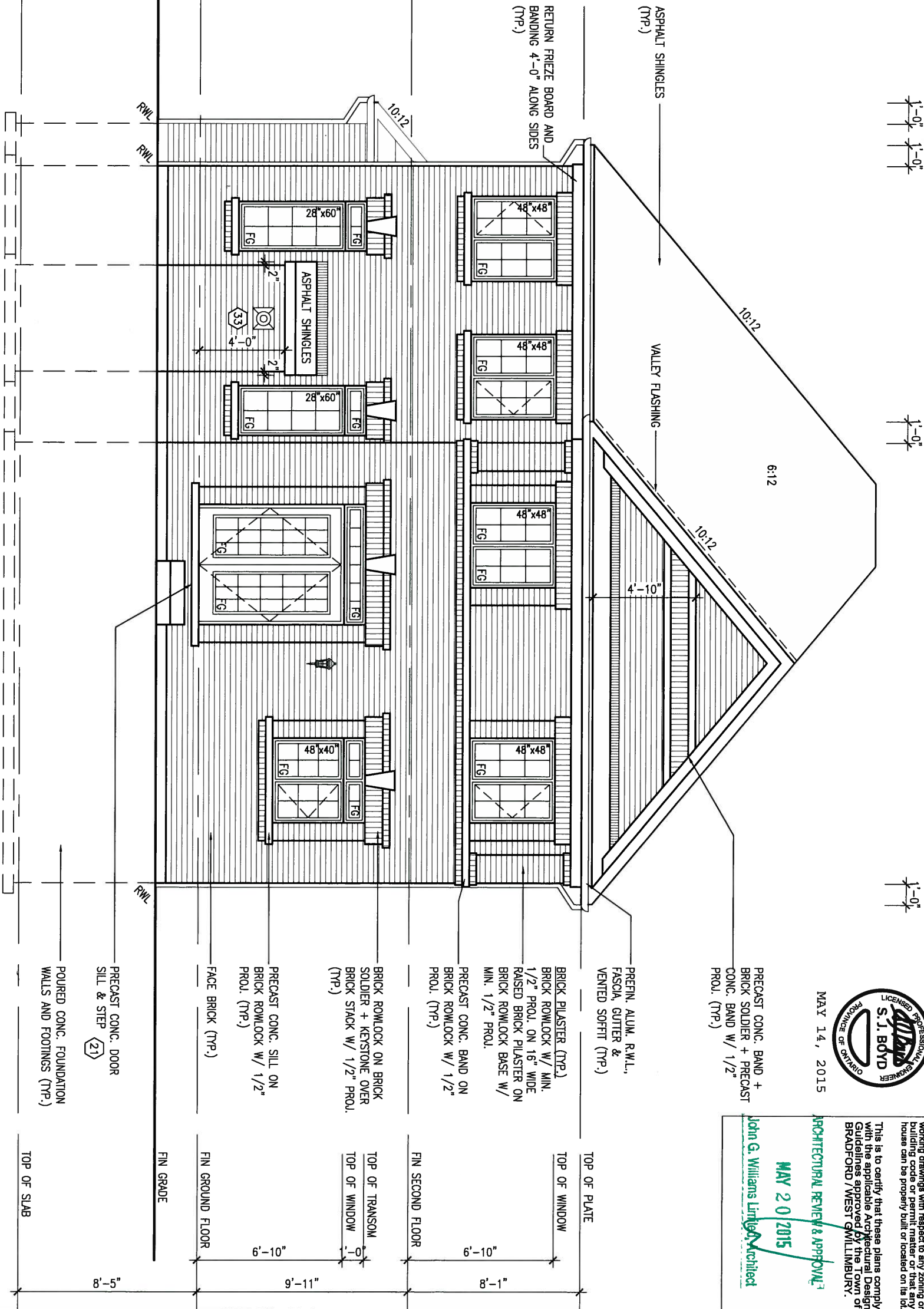






ROOF PLAN 'A'  
UPGRADED REAR

UPGRADED REAR ELEVATION 'A'



MAY 14, 2015

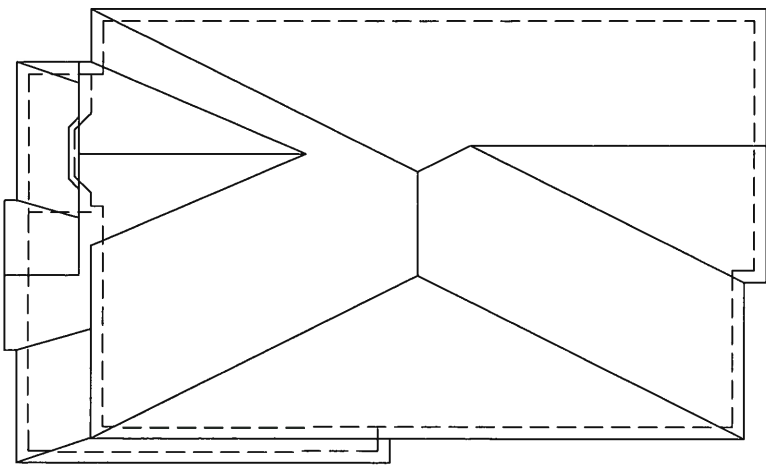


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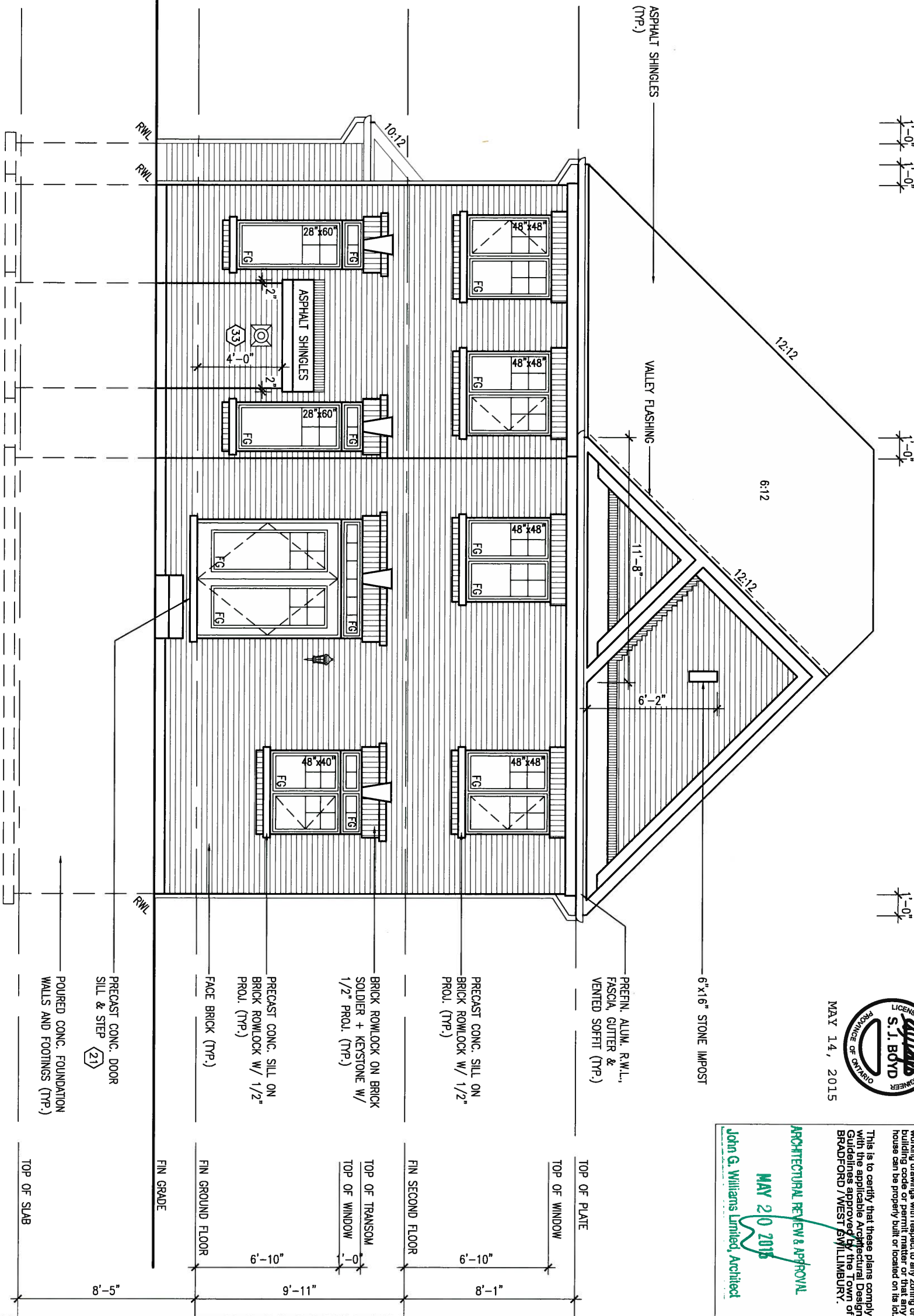
ARCHITECTURAL REVIEW & APPROVAL  
MAY 20 2015  
John G. Williams Limited Architect

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	25591	BCIN	42658	300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON	S42-5 RIDEAU 5	project no. 13045
8	.	.	.	Wellington Jno-Baptiste	signature	BCIN	42658	300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045
7	.	.	.	name registration information VA3 Design Inc.	signature	BCIN	42658	300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	date AUGUST 2014	checked by KL	scale 3/16" = 1'-0"
6	.	.	.	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.	APR 30-15	RC	UCT. 01/14	GW	UPGRADED REAR ELEVATION 'A'	file name 13045-S42-5	drawing no. 23
5	.	.	.	date	date	date	date	date	date	date	date
4	.	.	.	date	date	date	date	date	date	date	date
3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC	UCT. 01/14	GW	UCT. 01/14	GW	UCT. 01/14	GW	UCT. 01/14	GW
2	ADDED UPGRADED REAR ELEVATIONS	UCT. 01/14	GW	UCT. 01/14	GW	UCT. 01/14	GW	UCT. 01/14	GW	UCT. 01/14	GW
1	ISSUED FOR CLIENT REVIEW	SEPT 16/14	KL	SEPT 16/14	KL	SEPT 16/14	KL	SEPT 16/14	KL	SEPT 16/14	KL
no.	description	date	by	date	by	date	by	date	by	date	by



ROOF PLAN 'B'  
UPGRADED REAR

UPGRADED REAR ELEVATION 'B'



MAY 14, 2015

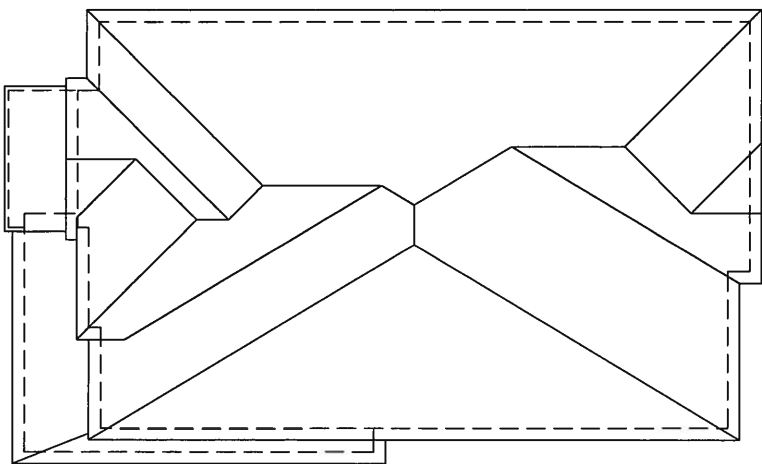
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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GUILDFORD.

**ARCHITECTURAL REVIEW & APPROVAL**  
**MAY 210 2015**  
**John G. Williams Limited, Architect**

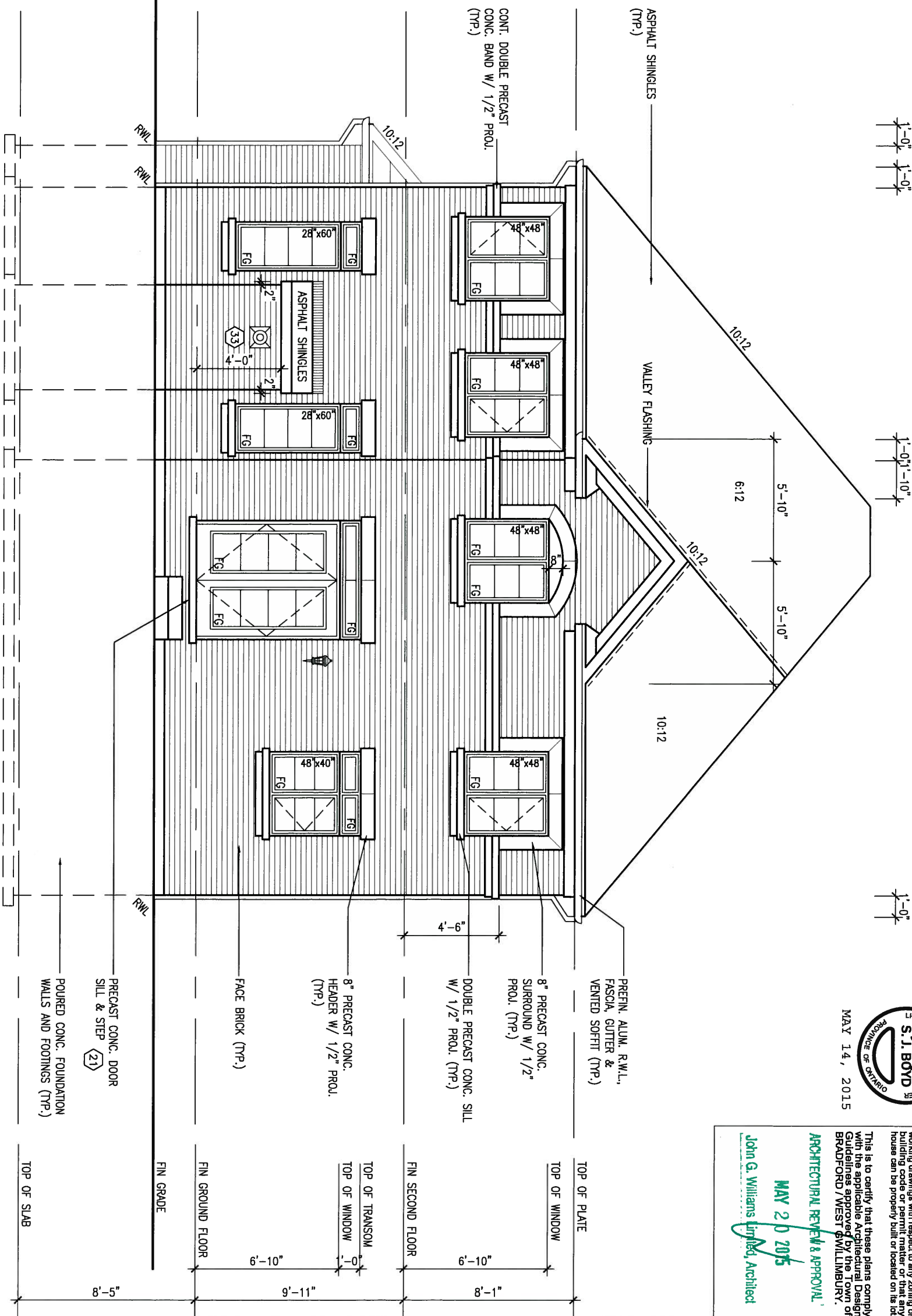
9 .		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		BAYVIEW WELLINGTON		S42-5	
8 .		Wellington Jno-Baptiste		GREEN VALLEY ESTATES		RIDEAU 5	
7 .		name registration information		project name		project no.	
6 .		VAS Design Inc.		BRADFORD		13045	
5 .		Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		date		drawing no.	
4 .		APR 30-15 RC		AUGUST 2014		24	
3 REVISED AS PER ENG'S COMMENTS		OCT. 01/14 GW		checked by		scale	
2 ADDED UPGRADED REAR ELEVATIONS		SEPT 16/14 KL		KL		3/16" = 1'-0"	
1 ISSUED FOR CLIENT REVIEW				file name		13045-S42-5	
no. description		date by		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-5.dwg		Tue - May 12 2015 - 9:42 AM	





ROOF PLAN 'C'  
UPGRADED REAR

UPGRADED REAR ELEVATION 'C'



MAY 14, 2015

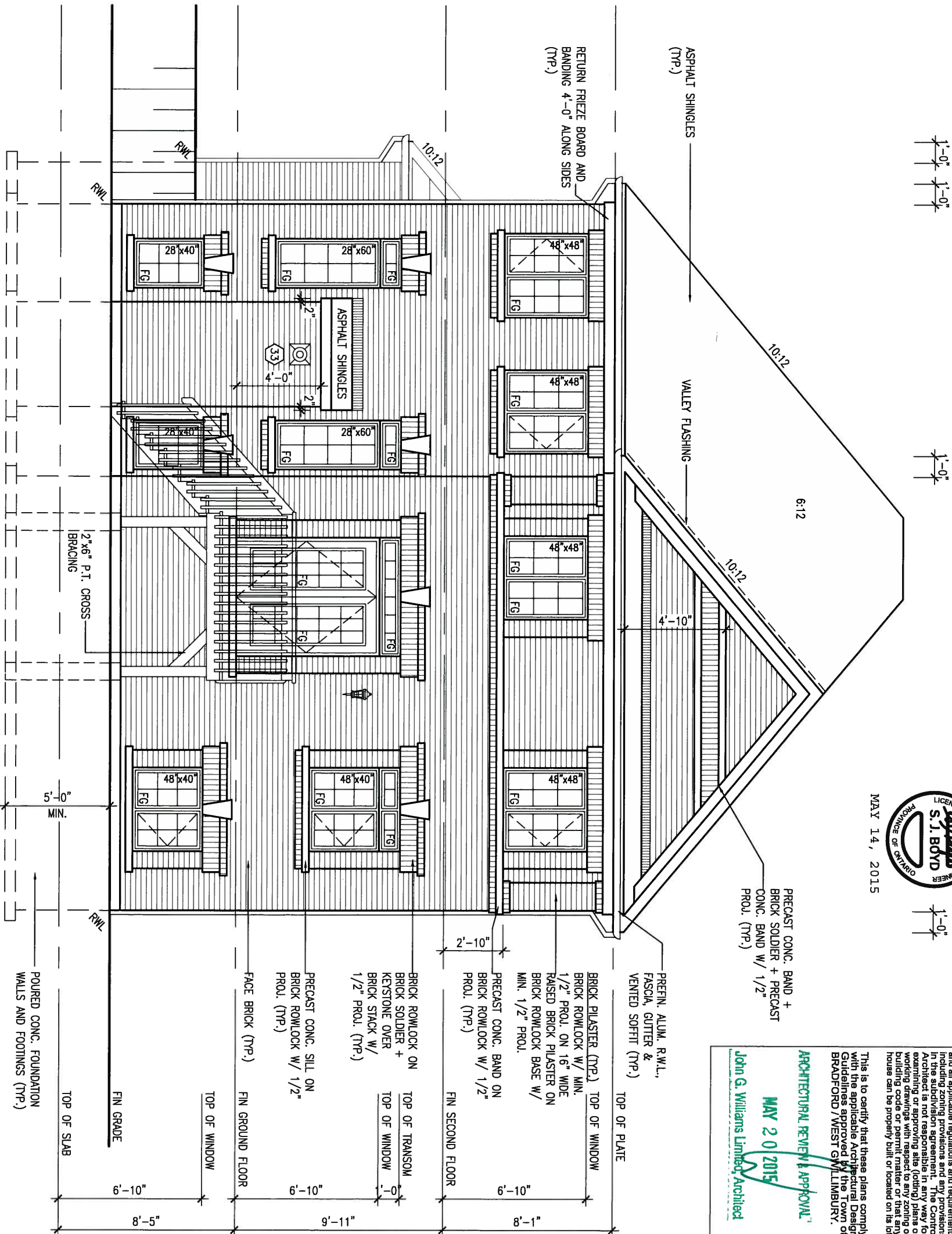
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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST & WILLIMBURY.

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

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	25591	BCIN	42658	VA3 DESIGN	300A Wilson Avenue Toronto, ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON	project name GREEN VALLEY ESTATES	municipality BRADFORD	S42-5 RIDEAU 5	project no. 13045
3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC	Wellington Jno-Baptiste	signature					date AUGUST 2014	checked by KL	scale 3/16" = 1'-0"	file name 13045-S42-5	drawing no. 25
2	ADDED UPGRADED REAR ELEVATIONS	OCT. 01/14	GW	VA3 Design Inc.	name									
1	ISSUED FOR CLIENT REVIEW	SEPT 16/14	KL		registration information									
no.	description	date	by	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.										

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1.(7))			
S42-5 ELEVATION A (W.O.D.)	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	694.30 S.F.	97.05 S.F.	13.98 %
LEFT SIDE	1111.67 S.F.	102.44 S.F.	9.21 %
RIGHT SIDE	1111.67 S.F.	66.78 S.F.	6.01 %
REAR	810.00 S.F.	182.61 S.F.	22.54 %
TOTAL SQ. FT.	3727.64 S.F.	448.88 S.F.	12.04 %
TOTAL SQ. M.	346.31 S.M.	41.70 S.M.	12.04 %



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

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



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

9		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		BAYVIEW WELLINGTON		S42-5	
8		Wellington Jno-Baptiste		GREEN VALLEY ESTATES		RIDEAU 5	
7		name registration information		project name		project no.	
6		VA3 Design Inc.		BRADFORD		13045	
5		Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		date		drawing no.	
4		APR 30-15 RC		AUGUST 2014		26	
3		REVISED AS PER ENG'S COMMENTS		checked by		UPGRADED REAR ELEVATION 'A' with W.O.D.	
2		OCT. 01/14 GW		scale		13045-S42-5	
1		SEPT 16/14 KL		3/16" = 1'-0"		file name	
no.		description		date		by	



1'-0" 1'-0" 1'-0"

1'-0"

1'-0"



MAY 14, 2015

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable 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 code or permit matters. The title of house can be properly built or located on its lot.

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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))			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	675.00 S.F.	94.33 S.F.	13.97 %
LEFT SIDE	1101.67 S.F.	102.44 S.F.	9.30 %
RIGHT SIDE	1101.67 S.F.	66.78 S.F.	6.06 %
REAR	810.00 S.F.	182.61 S.F.	22.54 %
TOTAL SQ. FT.	3688.34 S.F.	446.16 S.F.	12.10 %
TOTAL SQ. M.	342.66 S.M.	41.45 S.M.	12.10 %

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

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

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	25591	BCN	42658	<b>VA3 DESIGN</b> 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	<b>BAYVIEW WELLINGTON</b> project name GREEN VALLEY ESTATES municipality BRADFORD date AUGUST 2014 drawn by KL checked by - scale 3/16" = 1'-0" file name 13045-S42-5 RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-5.dwg - Tue - May 12 2015 - 9:42 AM	<b>S42-5</b> RIDEAU 5 project no. 13045 drawing no. 27
8	.	.	.	qualification information	Wellington Jno-Baptiste	signature				
7	.	.	.	name	Wellington Jno-Baptiste	signature				
6	.	.	.	registration information	VA3 Design Inc.					
5	.	.	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.						
3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC							
2	ADDED UPGRADED REAR ELEVATIONS	OCT. 01/14	GW							
1	ISSUED FOR CLIENT REVIEW	SEPT 16/14	KL							
no.	description	date	by							

1'-0" 1'-0" 1'-0"

1'-0" 1'-10" 1'-0"

1'-0"



MAY 14, 2015

ARCHITECTURAL REVIEW & APPROVAL

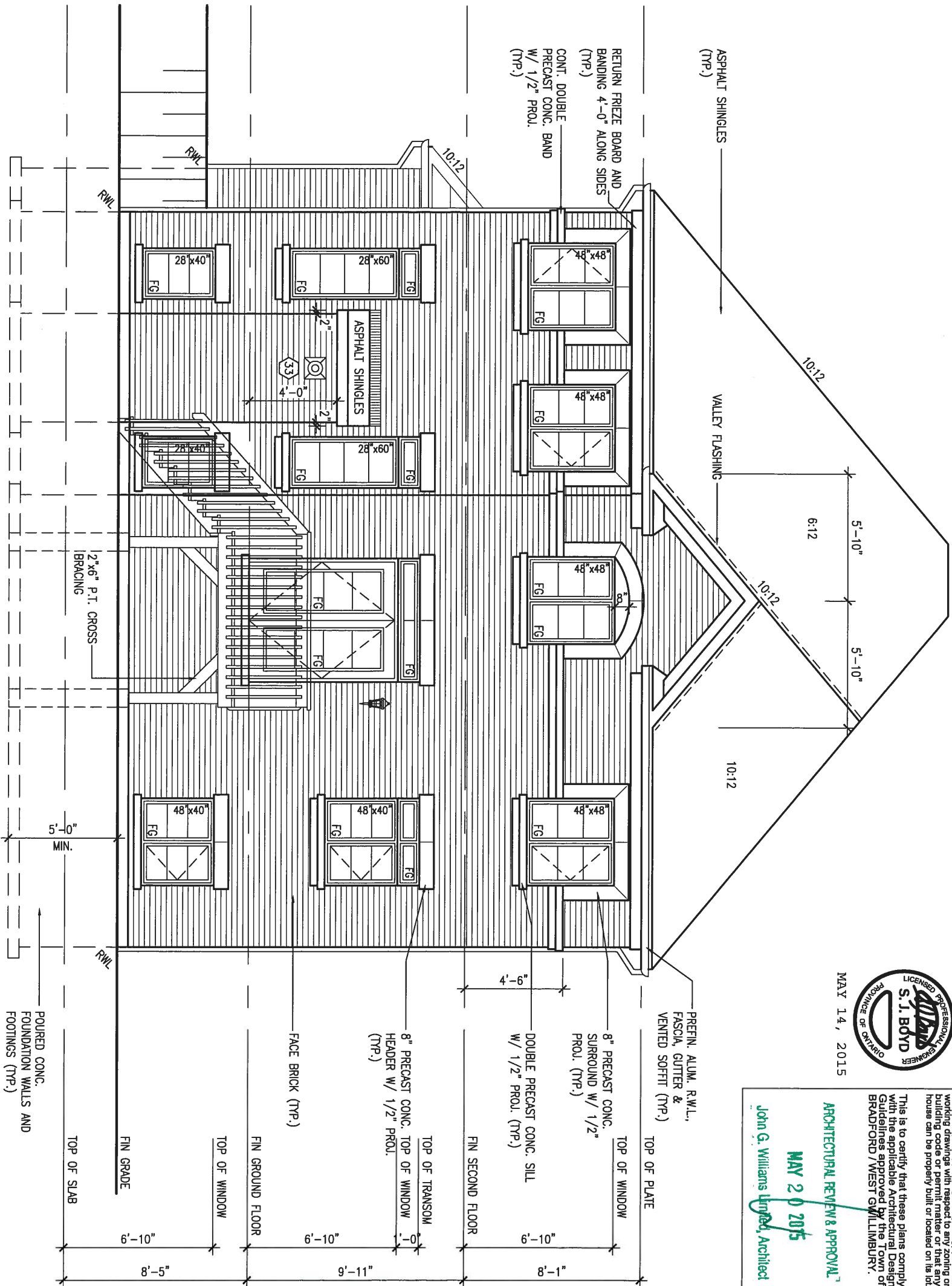
MAY 20 2015

John G. Williams Limited, Architect

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 the accuracy of the information shown on these drawings or for the use of the drawings for any purpose other than that for which they were prepared. The user of these drawings is advised to consult the applicable building code or permit matter or that any house can be properly built or located on its lot.

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

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



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

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))			
S42-5 ELEVATION C (WOD)	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F. OPENING S.F. PERCENTAGE		
FRONT	682.29 S.F.	93.55 S.F.	13.71 %
LEFT SIDE	1120.77 S.F.	102.44 S.F.	9.14 %
RIGHT SIDE	1120.77 S.F.	66.78 S.F.	5.96 %
REAR	810.00 S.F.	182.61 S.F.	22.54 %
TOTAL SQ. FT.	3733.83 S.F.	445.38 S.F.	11.93 %
TOTAL SQ. M.	346.88 S.M.	41.38 S.M.	11.93 %

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name BCIN
5	.	.	.	registration information 42658
4	.	.	.	VA3 Design Inc.
3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
2	ADDED UPGRADED REAR ELEVATIONS	OCT. 01/14	GW	
1	ISSUED FOR CLIENT REVIEW	SEPT 16/14	KL	
no.	description	date	by	

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

BAYVIEW WELLINGTON			
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	AUGUST 2014	project no.	13045
drawn by	KL	drawing no.	28
checked by	-	scale	3/16" = 1'-0"
file name	13045-S42-5		
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-5.dwg - Tue - May 12 2015 - 9:42 AM			



1'-0" 1'-0" 1'-0"

1'-0"

1'-0"

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

PRECAST CONC. BAND +  
BRICK SOLDIER + PRECAST  
CONC. BAND W/ 1/2"  
PROJ. (TYP.)

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

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

ASPHALT SHINGLES  
(TYP.)

VALLEY FLASHING

6:12

10:12

10:12

4'-10"

TOP OF PLATE

TOP OF WINDOW

BRICK ROWLOCK W/ MIN.  
1/2" PROJ. ON 16" WIDE  
RAISED BRICK PLASTER ON  
BRICK ROWLOCK BASE W/  
MIN. 1/2" PROJ.  
PRECAST CONC. BAND ON  
BRICK ROWLOCK W/ 1/2"  
PROJ. (TYP.)

FIN SECOND FLOOR

BRICK ROWLOCK ON  
BRICK SOLDIER +  
KEYSTONE OVER BRICK  
STACK W/ 1/2" PROJ.  
(TYP.)

TOP OF TRANSOM  
TOP OF WINDOW

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

FACE BRICK (TYP.)

FIN GROUND FLOOR

2"x6" P.T. CROSS  
BRACING

TOP OF WINDOW

TOP OF SLAB

FIN GRADE

5'-0"  
MIN.

POURED CONC. FOUNDATION  
WALLS AND FOOTINGS (TYP.)

UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1(7))			
S42-5 ELEVATION A (WOB)	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	694.30 S.F.	97.05 S.F.	13.98 %
LEFT SIDE	1111.67 S.F.	102.44 S.F.	9.21 %
RIGHT SIDE	1111.67 S.F.	66.78 S.F.	6.01 %
REAR	908.44 S.F.	235.78 S.F.	25.95 %
TOTAL SQ. FT.	3826.08 S.F.	502.05 S.F.	13.12 %
TOTAL SQ. M.	355.45 S.M.	46.64 S.M.	13.12 %

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



9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591 BCIN
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. Drawings are not to be scaled.
4	.	.	.	
3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC	
2	ADDED UPGRADED REAR ELEVATIONS	OCT. 01/14	GW	
1	ISSUED FOR CLIENT REVIEW	SEPT 16/14	KL	
no.	description	date	by	

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

**BAYVIEW WELLINGTON**

project name  
**GREEN VALLEY ESTATES**

municipality  
**BRADFORD**

**S42-5**  
RIDEAU 5

project no.  
**13045**

date  
**AUGUST 2014**

**UPGRADED REAR ELEVATION 'A' with W.O.B.**

drawing no.  
**29**

drawn by  
**KL**

checked by  
**-**

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

file name  
**13045-S42-5**

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1'-0" 1'-0" 1'-0"

1'-0" 1'-10" 1'-0"

1'-0" 1'-0"



MAY 14, 2015

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



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

UNINSULATED OPENINGS (PER OBC: SB-12.2.1.1(7))		
S42-5 ELEVATION C (WOB)	ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F. PERCENTAGE
FRONT	682.29 S.F.	93.55 S.F. 13.71 %
LEFT SIDE	1120.77 S.F.	102.44 S.F. 9.14 %
RIGHT SIDE	1120.77 S.F.	66.78 S.F. 5.96 %
REAR	908.44 S.F.	235.78 S.F. 25.95 %
TOTAL SQ. FT.	3832.27 S.F.	498.55 S.F. 13.01 %
TOTAL SQ. M.	356.03 S.M.	46.32 S.M. 13.01 %

BAYVIEW WELLINGTON		S42-5 RIDEAU 5	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	drawing no. 31
date AUGUST 2014	checked by KL	scale 3/16" = 1'-0"	file name 13045-S42-5
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-5.dwg - Tue - May 12, 2015 - 9:42 AM			
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.		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.	
Wellington Jno-Baptiste signature		25591 BCIN 42658	
name registration information VA3 Design Inc.		Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	
3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC
2	ADDED UPGRADED REAR ELEVATIONS	OCT. 01/14	GW
1	ISSUED FOR CLIENT REVIEW	SEPT 16/14	KL
no.	description		date by

CONSTRUCTION NOTES (Unless otherwise noted)

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

1. ROOF CONSTRUCTION

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

2. FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A) SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION.

2A. FRAME WALL CONSTRUCTION (2"x6") (R28) SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 28mm (1 1/8") EXTERIOR STRUCTURAL INSULATED SHEATHING RSI 0.7 (R4) BY "BP" OR EQUAL, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 4.23 (R24) INSUL. AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

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

2C. RESERVED

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

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

3. BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A) 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., INSULATION & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

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

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

3C. STUCCO WALL CONSTRUCTION (2"x6") STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT 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, 9.14.2.1.(2)) 200mm (8") POURED CONC. FDTN. WALL 15MPa (2200psi) WITH BITUMENOUS DAMPPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYED CONC. FTG. BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN. BEARING CAPACITY OF 150kPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. STOREYS SUPPORTED [W/ MASONRY VENEER] [W/ SIDING ONLY]

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

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

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

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

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

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

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

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

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

MAX. RISE = 200 (7'-7/8")  
MIN. RUN = 210 (8'-1/4")  
MIN. TREAD = 235 (9'-1/4")  
MAX. NOSING = 25 (1")  
MIN. HEADROOM = 1950 (6'-5")  
RAIL @ LANDING = 900 (2'-11")  
RAIL @ STAIR = 865 (2'-10") to 965 (3'-2")  
MIN. STAIR WIDTH = 860 (2'-10")  
FOR CURVED STAIRS  
MIN. RUN = 150 (6")  
MIN. AVG. RUN = 200 (8")  
HANDRAILS -OBC 9.8.7.-

FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION.

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

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

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

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

15. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3) 89mm(3-1/2") DIA x 3.0mm(0.118) SINGLE WALL TUBE TYPE 2 ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kN (16,000lbs.) AT A MAX. EXTENSION OF 2318mm (7'-7 1/2") CONFORMING TO CAN/CGSB 7-2.9.4, AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 870x870x410 (34"x34"x16") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MINIMUM AND AS PER SOILS REPORT.

15A. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3) 89mm(3-1/2") DIA x 4.78mm(.188) FIXED STL. COL. WITH 150x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE ON 1070x1070x460 (42"x42"x18") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MIN. AND AS PER SOILS REPORT.

15B. STEEL COLUMN 90mm(3-1/2") DIA x 4.78mm(.188) 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 BASE PLATE.

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

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

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

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

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

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

22. DRYER EXHAUST (OBC-6.2.3.8.(7) & 6.2.4.1.1) 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.F.T.) 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. RESERVED

29. BEARING WOOD POST (BASEMENT) (OBC 9.17.4.4) 3-38x140 (3-2"x6") BUILT-UP POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT, 610x610x300 (24"x24"x12") CONC. FOOTING.

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

31. SLAB ON GRADE MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL. REINFORCED WITH 6x6-2.9xw2.9 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.

37. THE FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 600mm (24") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING 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"x6") RIDGE BOARD, 38x89 (2"x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2"x4") @ 400mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 400 (16") O.C. FOR MAX. 4450mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 600mm (24") O.C. WITH A 38x89 (2"x4") CENTRE POST TO THE TRUSS BELOW, LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

GENERAL NOTES

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

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

3) EXTERIOR WINDOWS SHALL COMPLY WITH OBC DIV. 8 9.7.3. & SB12-2.1.1.8

GENERAL: 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. 8, 6.2.2. SEE MECHANICAL DRAWINGS.  
2) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2. & 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. 8 9.25.3.

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

5) LVL BEAMS SHALL BE 2.0E-2950fb MIN., NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm (7 1/4", 9 1/2", 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 130mm (1 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 mm. POLYETHYLENE FILM, No. 50 (45lbs.) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

STEEL: 1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40-21 GRADE 350W "STRUCTURAL QUALITY STEEL". OBC. 8-9.23.4.3.  
2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 40R.

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

LEGEND  
CLASS "B" VENT  
DUPLEX OUTLET (12" ABOVE SURFACE)  
WEATHERPROOF DUPLEX OUTLET  
POT LIGHT  
LIGHT FIXTURE (PULL CHAIN)  
SWITCH  
FLOOR DRAIN  
SINGLE JOIST  
DOUBLE JOIST  
TRIPLE JOIST  
LAMINATED VENEER LUMBER  
POINT LOAD FROM ABOVE  
PRESSURE TREATED LUMBER  
GIRDER TRUSS BY ROOF TRUSS MANUF.  
FLAT ARCH  
CURVED ARCH  
MEDICINE CABINET (RECESSED)  
CONC. BLOCK WALL  
DOUBLE VOLUME WALL  
SEE NOTE (39)  
SOLID WOOD BEARING (SPRUCE No. 2). SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER OR AS DIRECTED BY STRUCTURAL ENGINEER. SOLID BEARING TO BE MINIMUM 2 PIECES.  
SOLID WOOD BEARING TO MATCH FROM ABOVE

EXHAUST FAN TO EXTERIOR  
DUPLEX OUTLET (HEIGHT A.F.F)  
GFI DUPLEX OUTLET (HEIGHT A.F.F)  
HEAVY DUTY OUTLET (220 volt)  
LIGHT FIXTURE (CEILING MOUNTED)  
LIGHT FIXTURE (WALL MOUNTED)  
HOSE BIB (NON-FREEZE)

MAY 14, 2015

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

39. TWO STOREY VOLUME SPACES FOR A MAXIMUM 5490 mm (18'-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE 2-38x140 (2-2"x6") SPR.#2 CONTIN. STUDS @ 300mm (12") O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) C/W 9.6 (3/8") THICK EXT. PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 1220 mm (4'-0") O.C. VERTICALLY. -FOR WALLS WITH HORIZ. DISTANCES NOT EXCEEDING 2900 mm (9'-6"), PROVIDE 38x140 (2"x6") STUDS @ 400 (16") O.C. WITH CONTINUOUS 2-38x140 (2-2"x6") TOP PLATES + 1-38x140 (1-2"x6") BOTTOM PLATE & MINIMUM OF 3-38x184 (3-2"x8") CONT. HEADER AT GRND. CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES AND HEADERS.

40. TYPICAL 1 HOUR RATED PARTYWALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

41. FOUNDATION WALL (W.O.D./W.O.B.) -FOR LATERAL SUPPORT WHERE GRADE TO T/O BASEMENT SLAB EXCEEDS 1200mm (3'-11") FOR 2000mm (8") POURED CONC. FOUNDATION WALL PROVIDE VERTICAL 38x140 (2"x6") WOOD STUDS @ 400 (16") o.c. MATCH FLOOR JOIST SPACING WHEN PARALLEL WITH FLOOR JOISTS. [RAMSET BOTTOM PLATE TO SLAB & FASTEN TOP OF WALL TO FLOOR JOIST AND ALSO TIED TO 38x84 (2"x4") @ 300 (12") o.c. KNEE WALL]. REFER TO DETAIL.

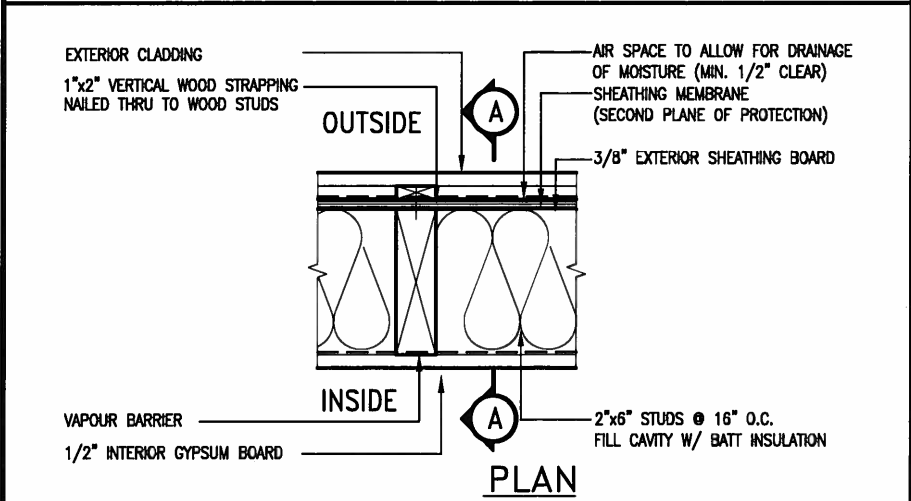
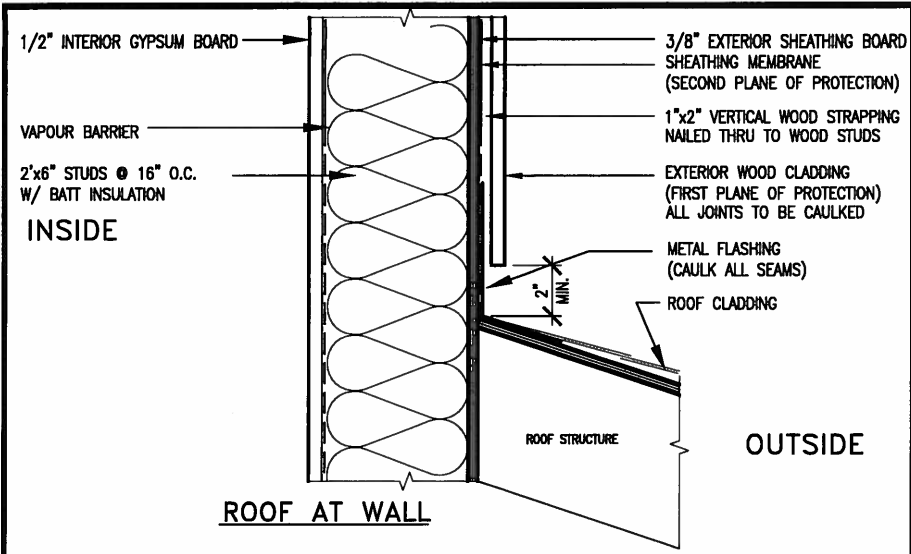
42. EXTERIOR WALLS FOR WALK-OUT CONDITIONS THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 400mm (16") o.c. OR 38x89 (2"x4") STUDS @ 300mm (12") o.c.

ONT. REG. 332/12-2012 OBC  
Amendment O. Reg. 368/13  
NOV. 13, 2014

WOOD LINTELS AND BUILT-UP WOOD BEAMS

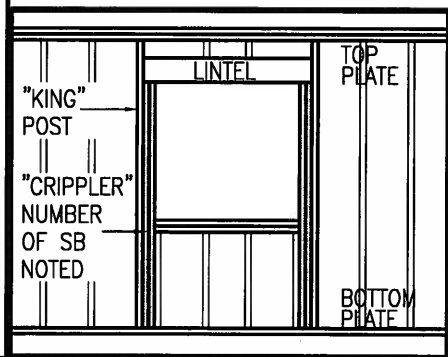
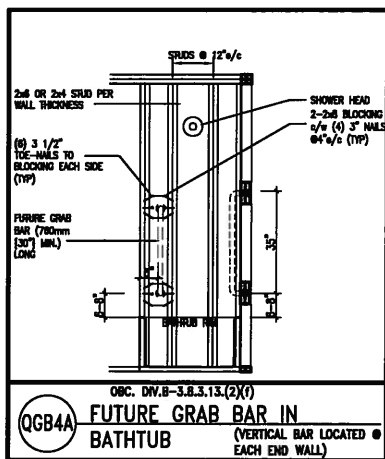
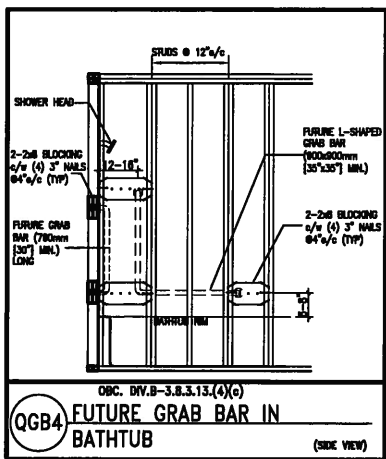
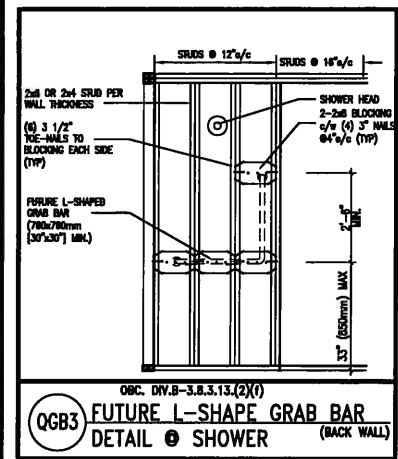
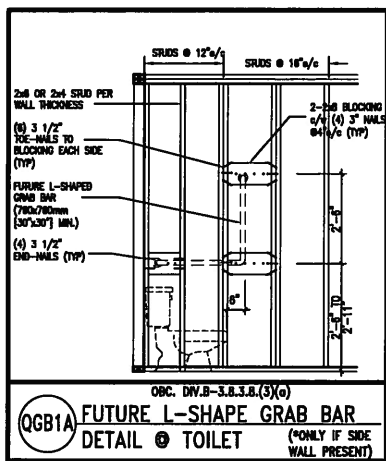
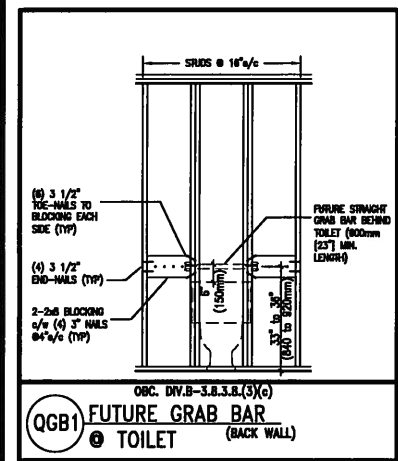
L1	2/38 x 184 (2/2" x 8")	SPR.#2
B1	3/38 x 184 (3/2" x 8")	SPR.#2
B2	4/38 x 184 (4/2" x 8")	SPR.#2
B7	5/38 x 184 (5/2" x 8")	SPR.#2
<hr/>		
L3	2/38 x 235 (2/2" x 10")	SPR.#2
B3	3/38 x 235 (3/2" x 10")	SPR.#2
B4	4/38 x 235 (4/2" x 10")	SPR.#2
<hr/>		
L5	2/38 x 286 (2/2" x 12")	SPR.#2
B5	3/38 x 286 (3/2" x 12")	SPR.#2
B6	4/38 x 286 (4/2" x 12")	SPR.#2





EXTERIOR WOOD CLADDING WALL ASSEMBLY

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



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

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

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

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

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

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

"CRIPPLE" DETAIL

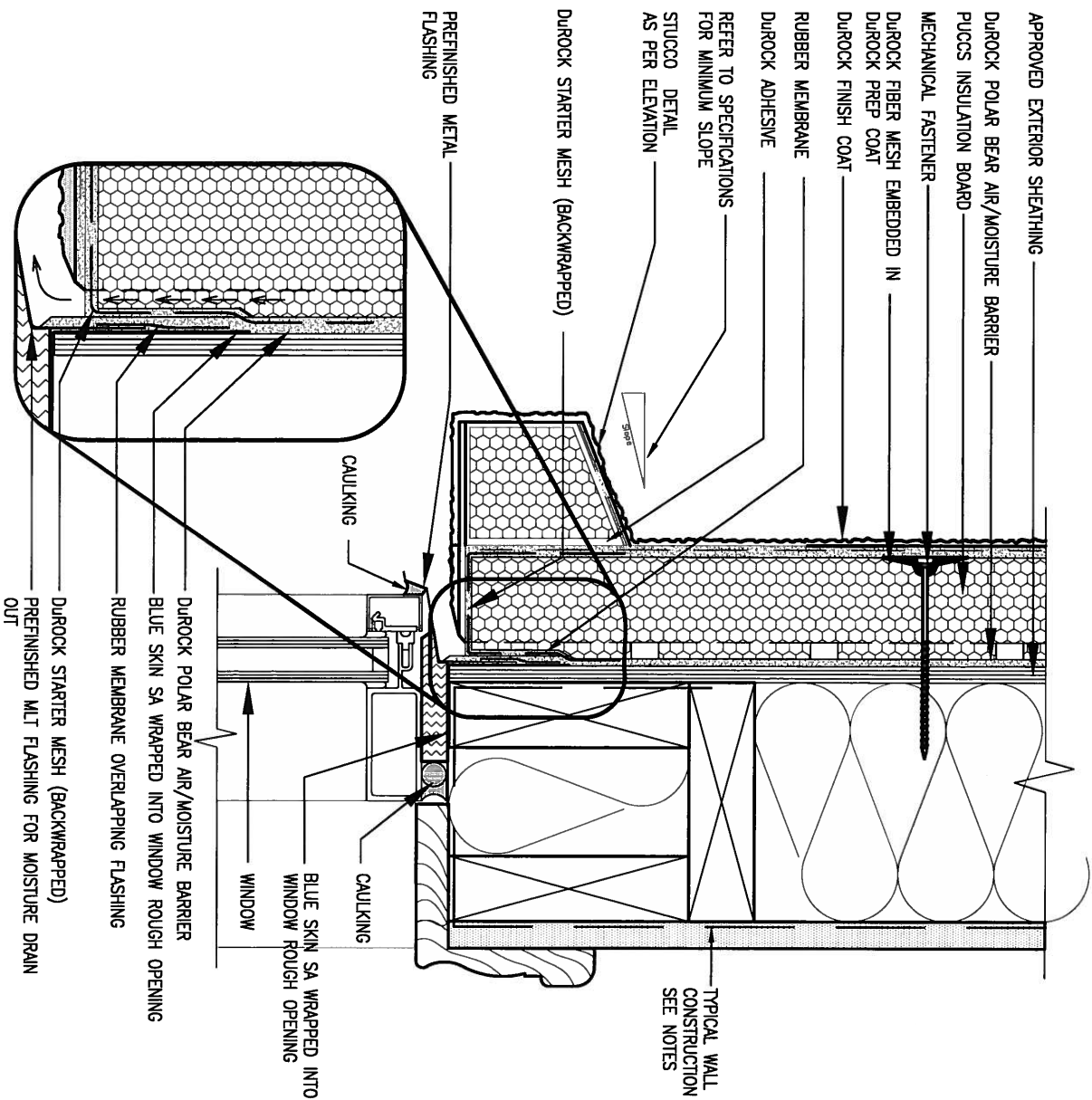


MAY 14, 2015

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8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name registration information BCIN
5	.	.	.	VA3 Design Inc. 42658
4	.	.	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
3	.	.	.	
2	UPDATE TO CODE	APR 16-15	RC	
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC	
no.	description	date	by	

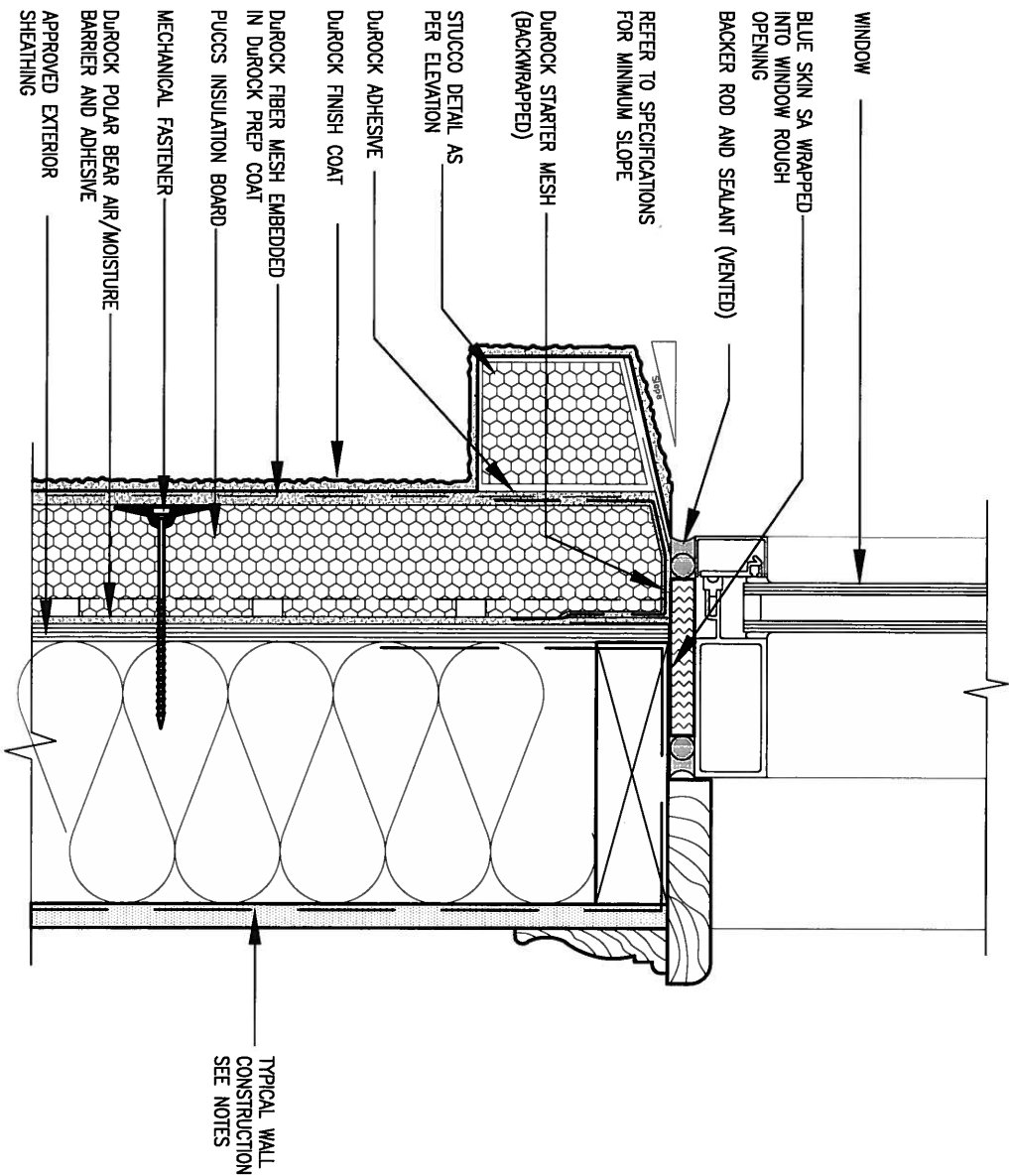


BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	project no.	13045
drawn by	RC	checked by	scale
			3/16" = 1'-0"
CONSTRUCTION NOTES		file name	
13045-CONST-0BC 2015		CN2	
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Thu - Apr 16 2015 - 6:56 AM			



1 WINDOW HEADER  
CN3 SCALE: 3"=1'-0"

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



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

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	.	.	.
3	.	.	.
2	UPDATE TO CODE	APR 16-15	RC
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
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qualification information		
Wellington Jno-Baptiste	25591	BCIN
name		
registration information		
VA3 Design Inc.	42658	
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300A Wilson Avenue  
Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
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BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	project no.	13045
drawn by	RC	CONSTRUCTION NOTES	
checked by	-	scale	3/16" = 1'-0"
file name	13045-CONST-0BC 2015	drawing no.	CN3
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM			

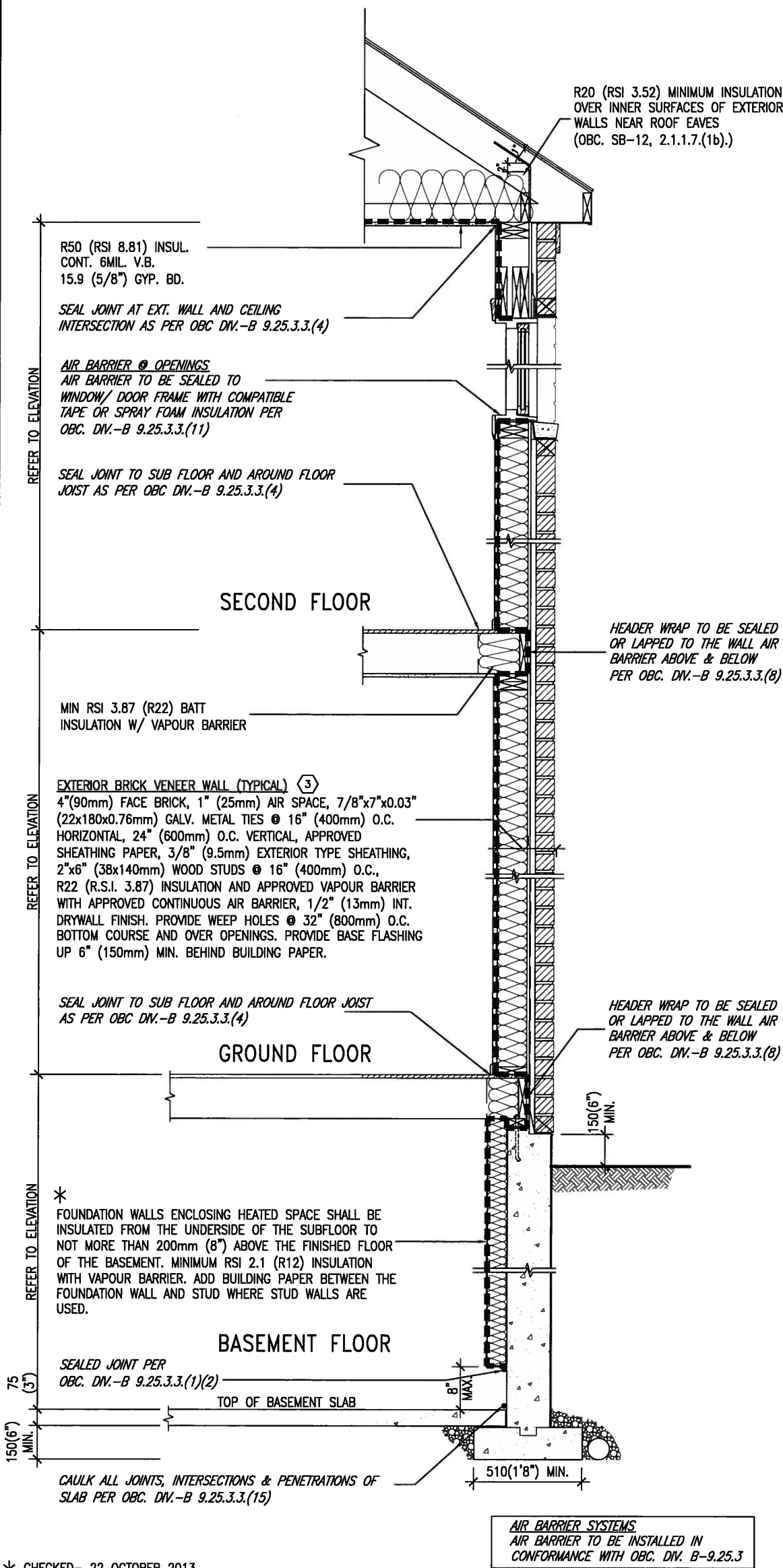








SB12-COMPLIANCE PACKAGE 'J'



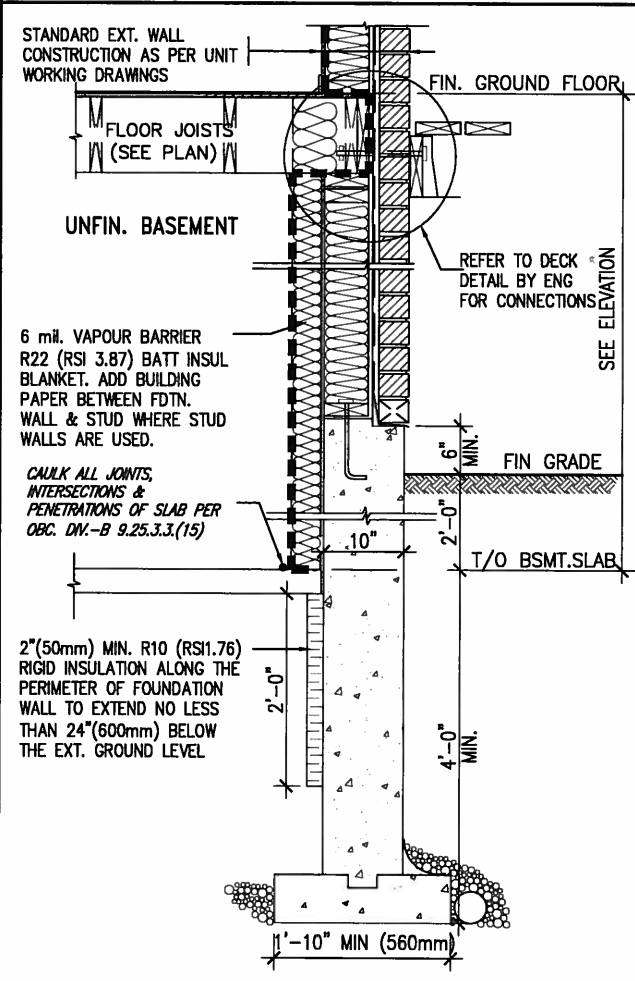
\* CHECKED- 22 OCTOBER 2013

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

SEMI & SINGLES ONLY

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

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



\* REVISED- 15 MARCH 2013

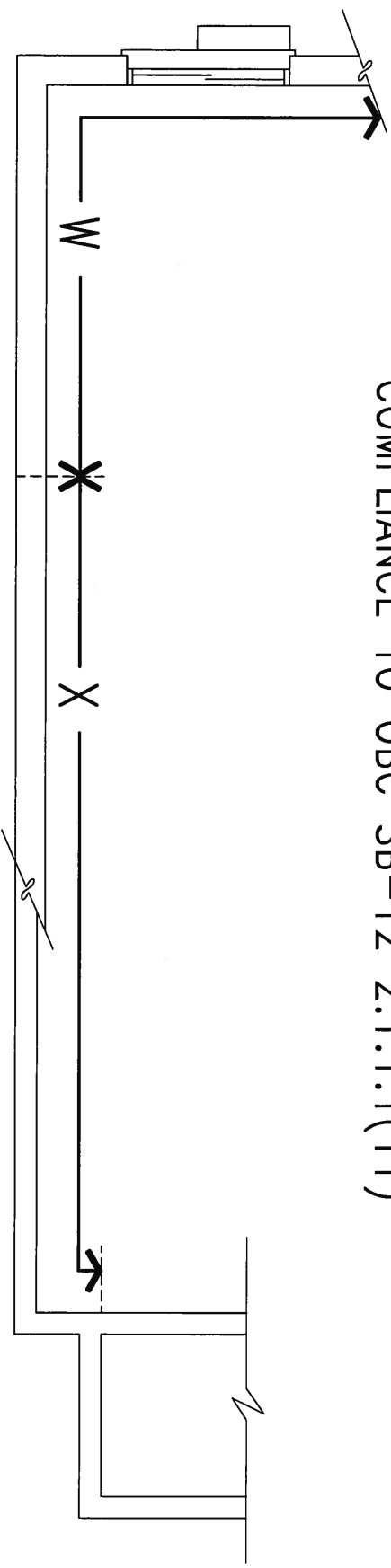
SECTION AT W.O.D/W.O.B.

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.	<b>VA3 DESIGN</b> 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	<b>BAYVIEW WELLINGTON</b>	<b>CONST NOTE</b>		
8	.	.	.	qualification information				project name <b>GREEN VALLEY ESTATES</b>	project no. <b>13045</b>
7	.	.	.	Wellington Jno-Baptiste				25591	drawing no.
6	.	.	.	name registration information VA3 Design Inc.				BCIN 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. Drawings are not to be scaled.		<b>CONSTRUCTION NOTES</b>			
4	.	.	.			date <b>APR 2014</b>	file name <b>13045-CONST-OBC 2015</b>		
3	.	.	.			drawn by <b>RC</b>	checked by <b>-</b>	scale <b>3/16" = 1'-0"</b>	
2	UPDATE TO CODE	APR 16-15	RC						
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC						
no.	description	date	by						

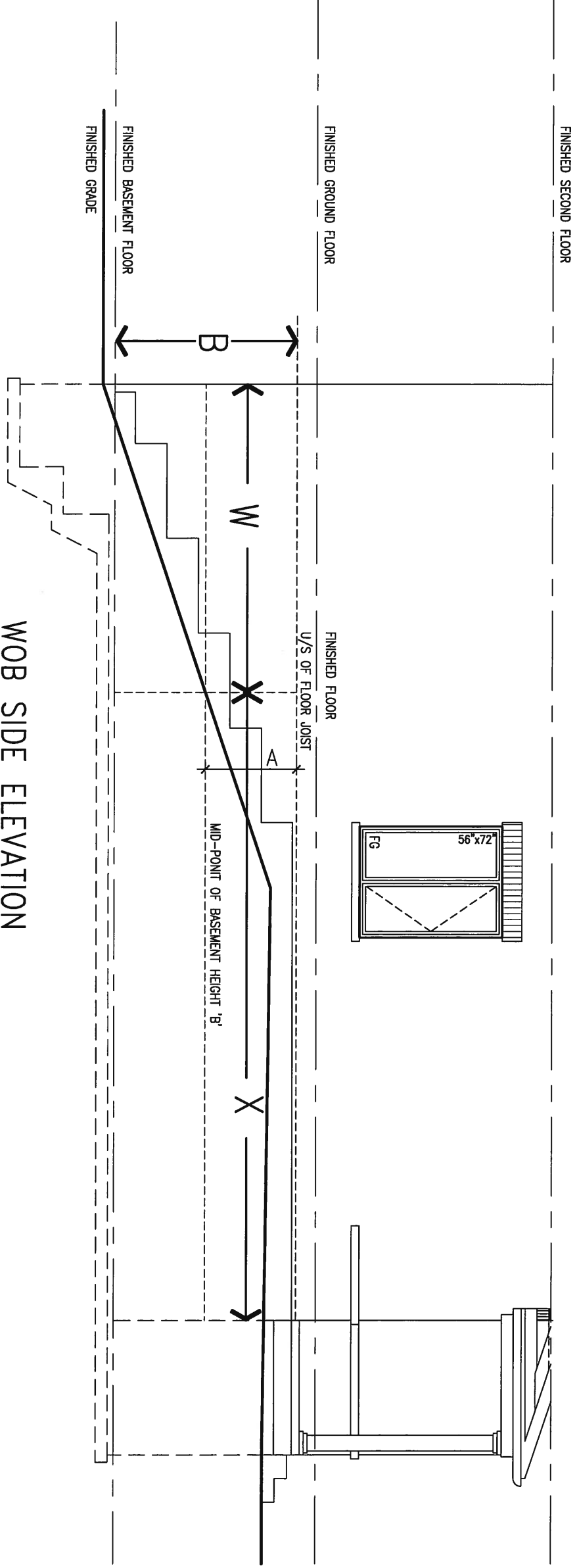
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COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN



WOB SIDE ELEVATION

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

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

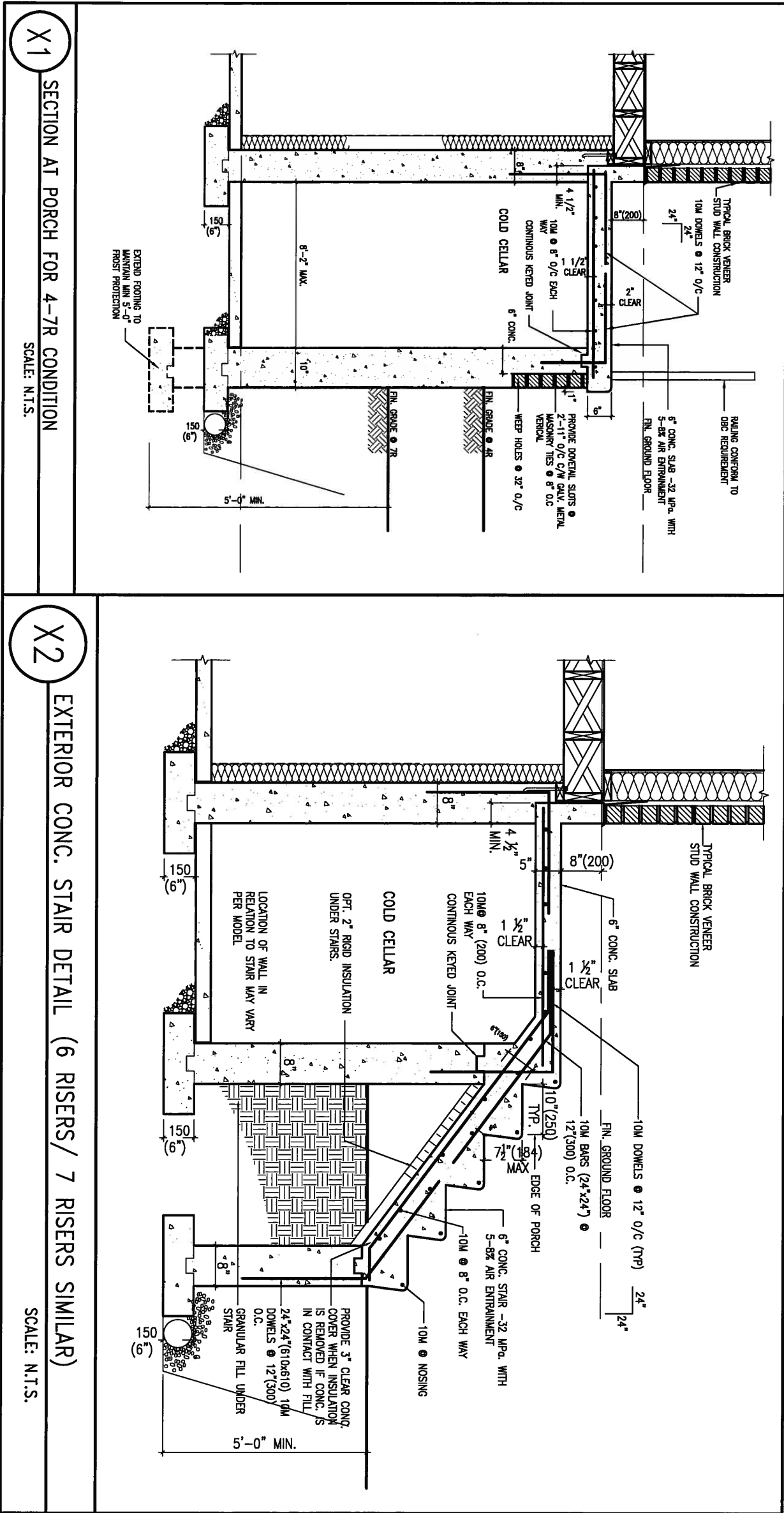


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8 .		Wellington Jno-Baptiste		project name		municipality	
7 .		signature		GREEN VALLEY ESTATES		BRADFORD	
6 .		BCIN		date		project no.	
5 .		42658		APR 2014		13045	
4 .		VA3 Design Inc.		drawn by		checked by	
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1 ISSUE FOR CLIENT REVIEW		MAY 07-14 RC		13045-CONST-OBC 2015		file name	
no. description		date by		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:56 AM		drawing no.	
						CN7	





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7 .			Wellington Jno-Baptiste			GREEN VALLEY ESTATES			13045		
6 .			name			municipality			drawing no.		
5 .			VA3 Design Inc.			BRADFORD			CN8		
4 .			registration information			date			CONSTRUCTION NOTES		
3 .			25591			APR 2014			file name		
2 UPDATE TO CODE			APR 16-15 RC			drawn by			13045-CONST-ORC 2015		
1 ISSUE FOR CLIENT REVIEW			MAY 07-14 RC			checked by			scale		
no. description			date by			RC			3/16" = 1'-0"		
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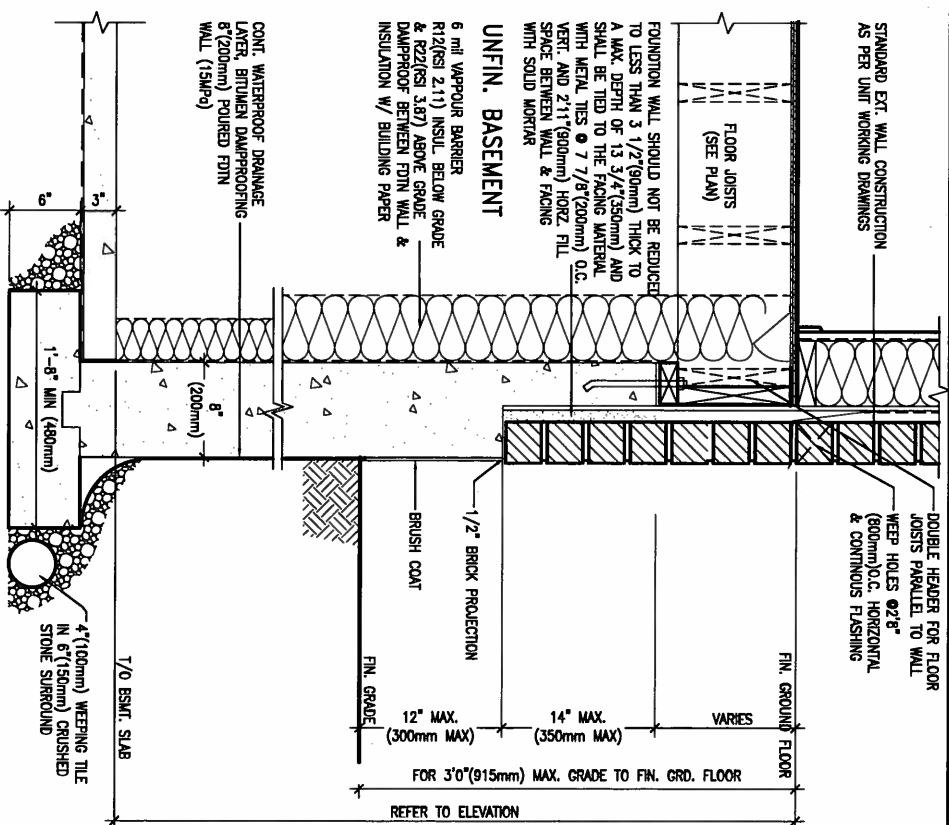
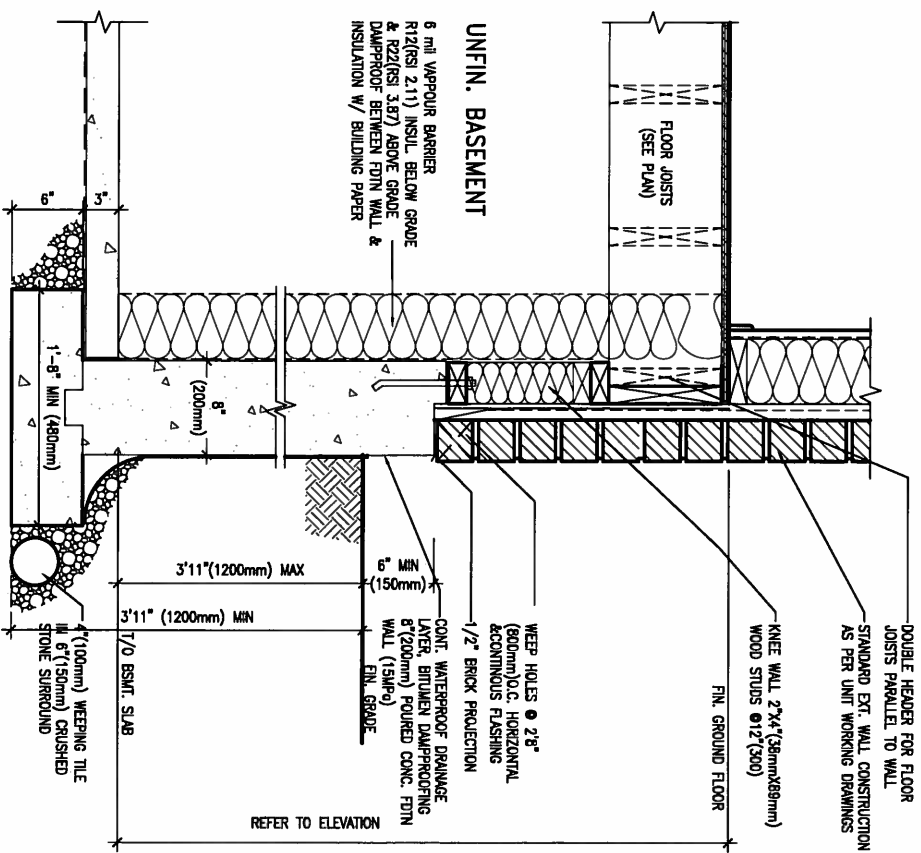
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project no.  
13045

project name	municipality
<b>GREEN VALLEY ESTATES</b>	<b>BRADFORD</b>

drawing no.  
**CN9**

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**HEIGHTS BETWEEN 3'11" (1200mm) AND 3'08" (915mm)**

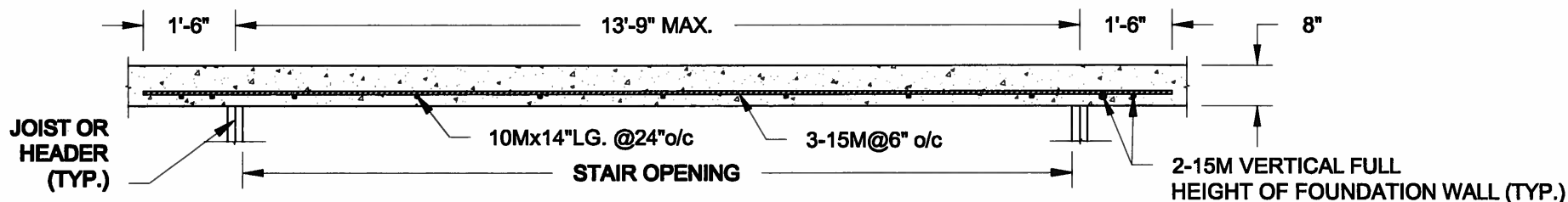
WALK-OUT DECK WALL SECTION FOR GRADE  
TO BASEMENT SLAB 3'11" (1200mm)  
MAX. HEIGHT DIFFERENCE  
N.T.S.

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

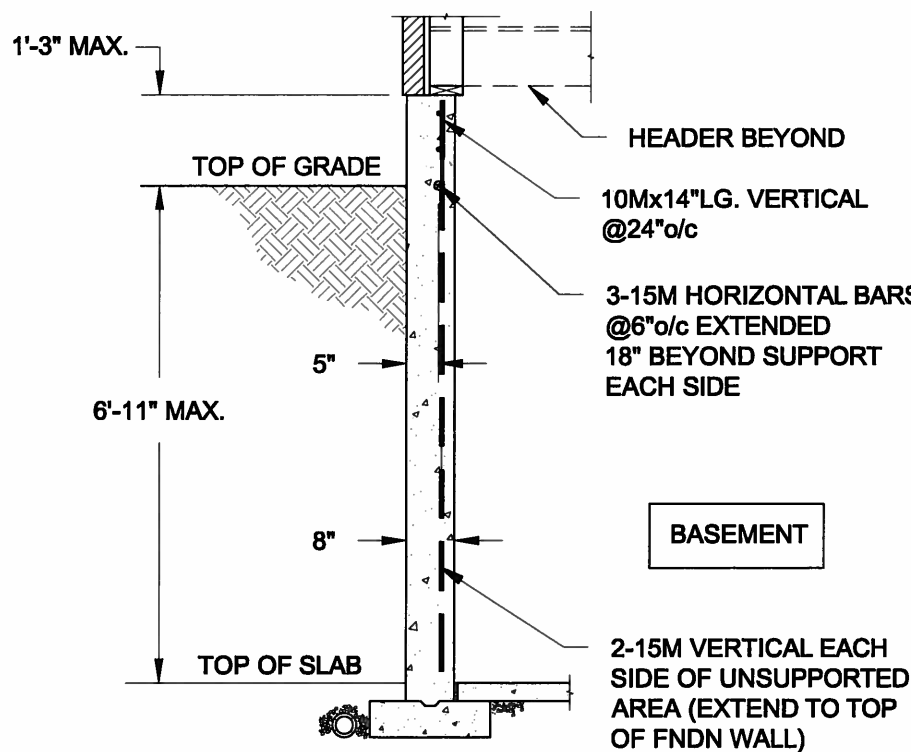
**MAX. HEIGHT DIFFERENCE**

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4	.	.	.	registration information
3	.	.	.	VA3 Design Inc. 42658
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
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC	drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
no.	description	date	by	



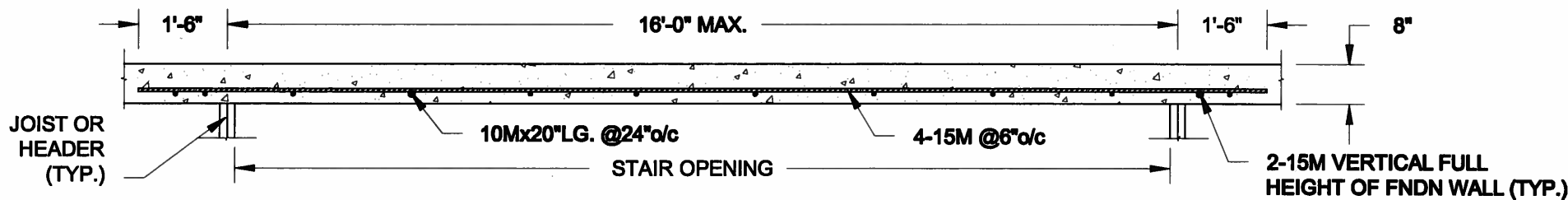


**PLAN VIEW**  
NOT TO SCALE

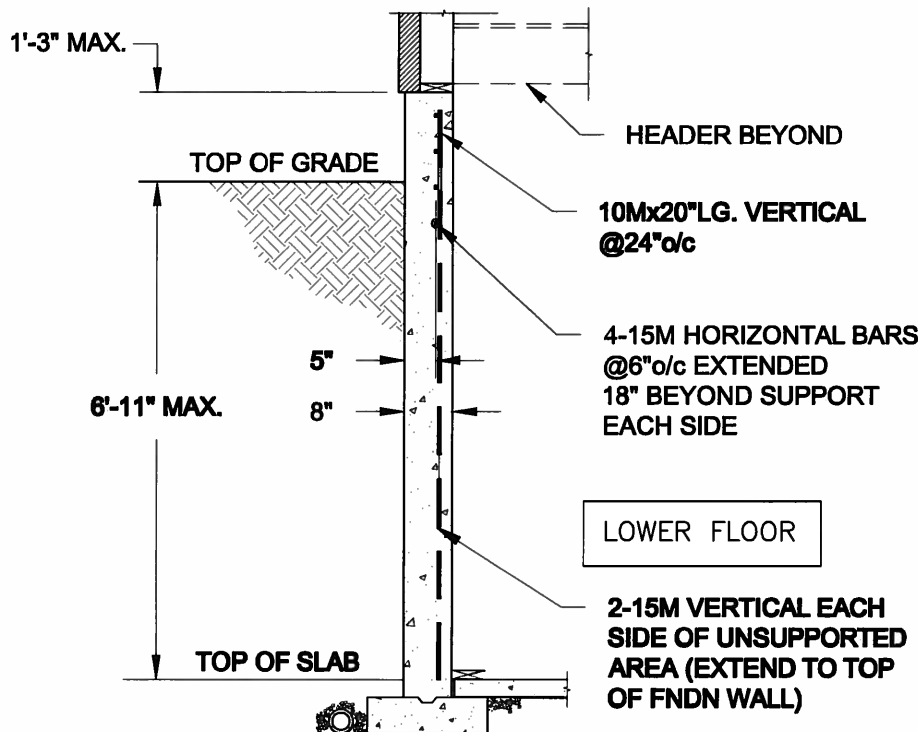


- NOTE:**
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
  2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN.
  3. REINFORCING STEEL TO BE GRADE 400.

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



**PLAN VIEW**  
NOT TO SCALE



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

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

Scale: AS NOTED	
Date: FEB-26-2015	
Drawn: SC	Checked: SJB

**QUAILE ENGINEERING LTD.**



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

Engineer's Seal:



APR 24, 2015

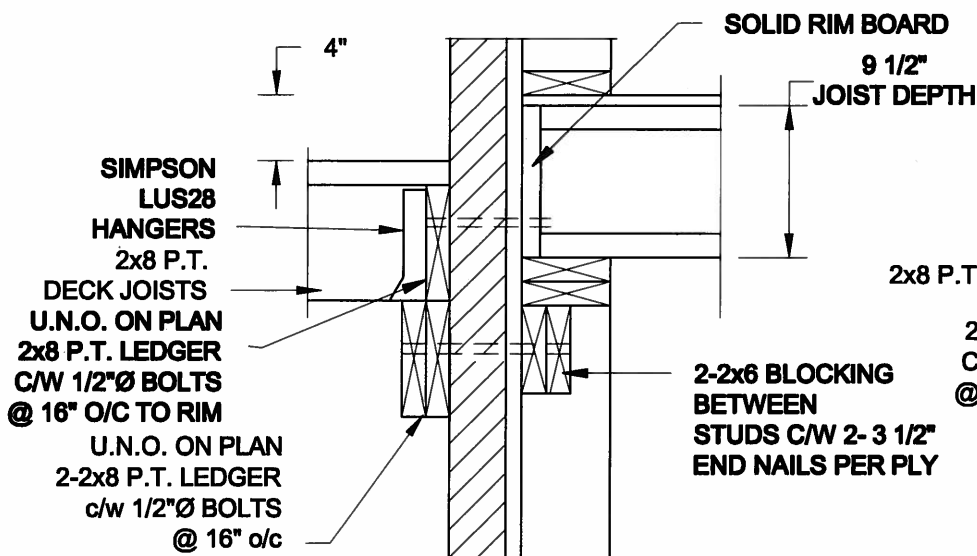
Project:  
BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT  
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

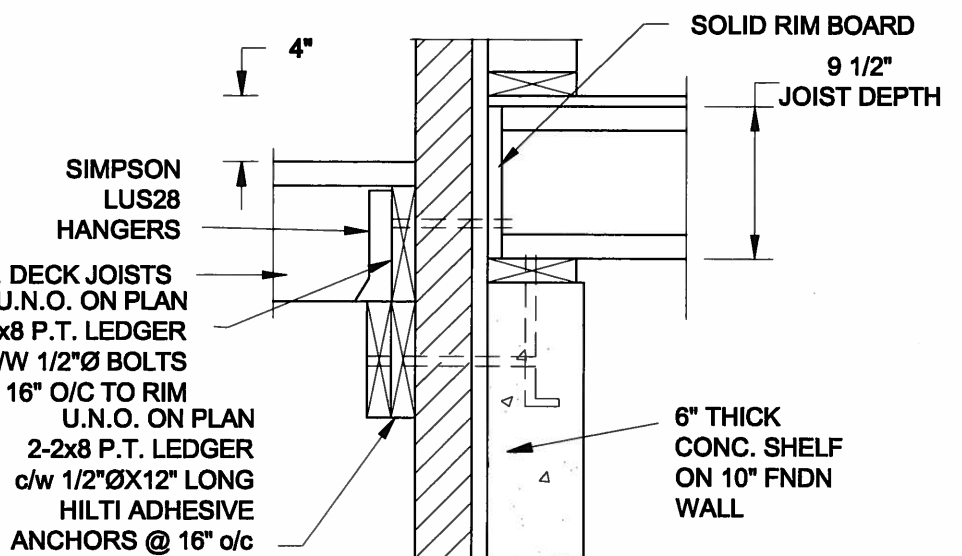
Project No.:  
14-095

Drawing No.:  
S1

FOR 9 1/2" JOIST DEPTH



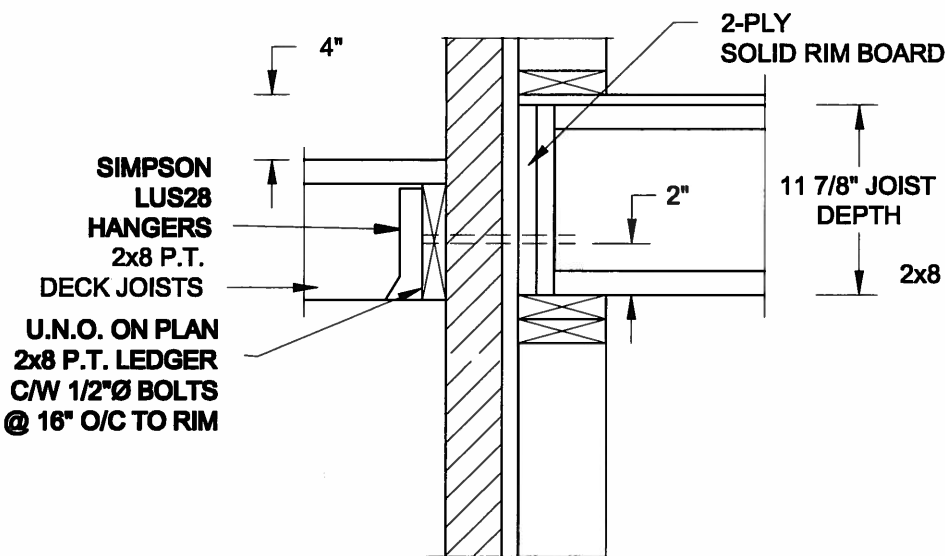
**1A**  
**S2** **DECK FASTENING DETAIL**  
SCALE: 1" = 1'-0"



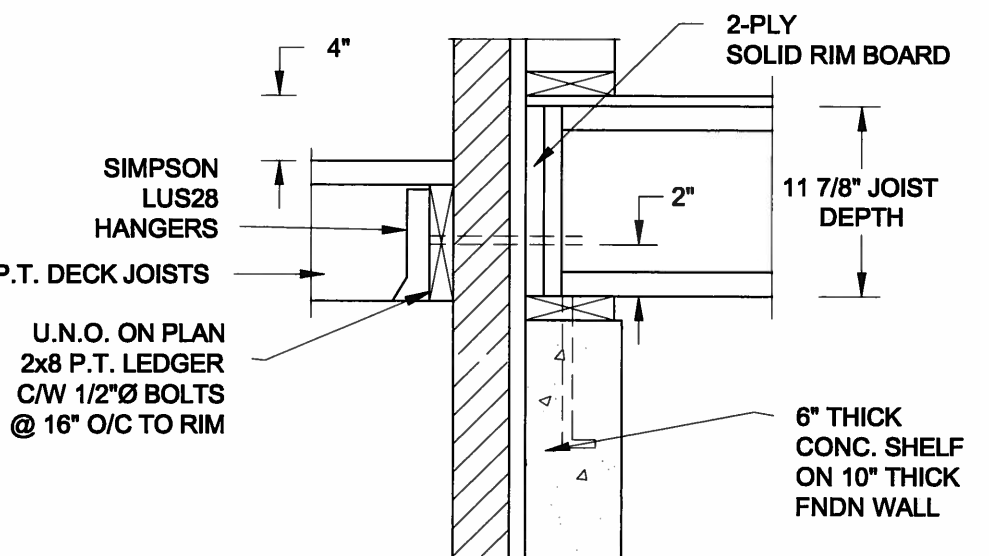
**1B**  
**S2** **DECK FASTENING DETAIL**  
SCALE: 1" = 1'-0"

- 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

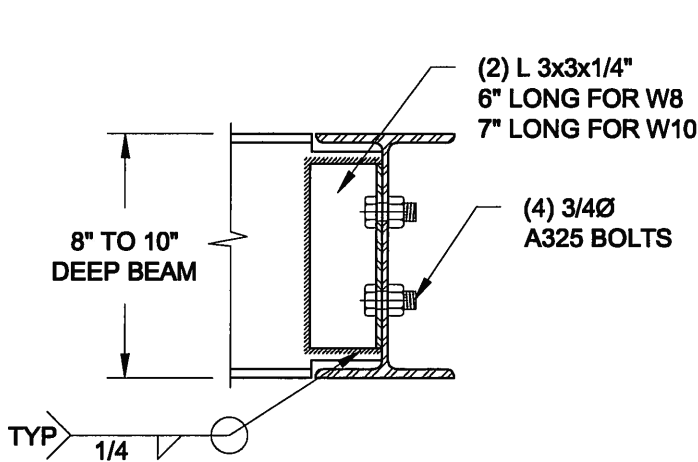


**2A**  
**S2** **DECK FASTENING DETAIL**  
SCALE: 1" = 1'-0"

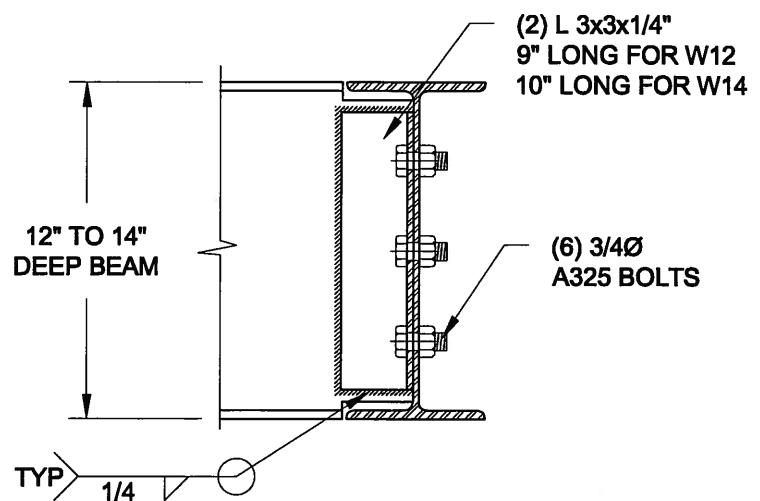


**2B**  
**S2** **DECK FASTENING DETAIL**  
SCALE: 1" = 1'-0"

- 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

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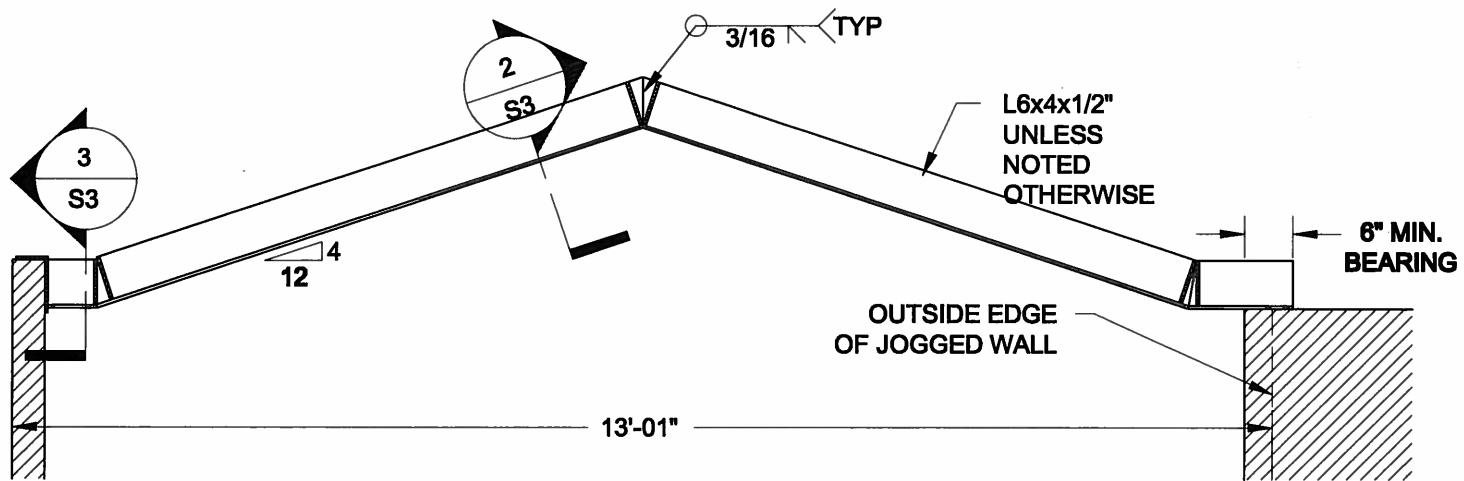
Project:  
BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT  
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

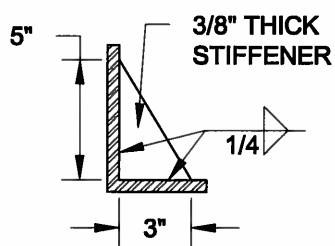
Project No.:  
14-095

Drawing No.:  
S2

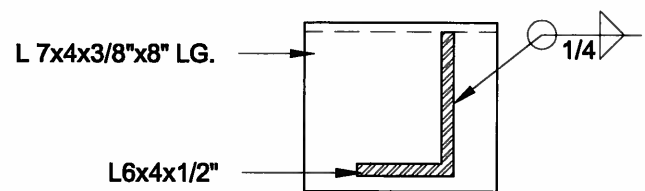




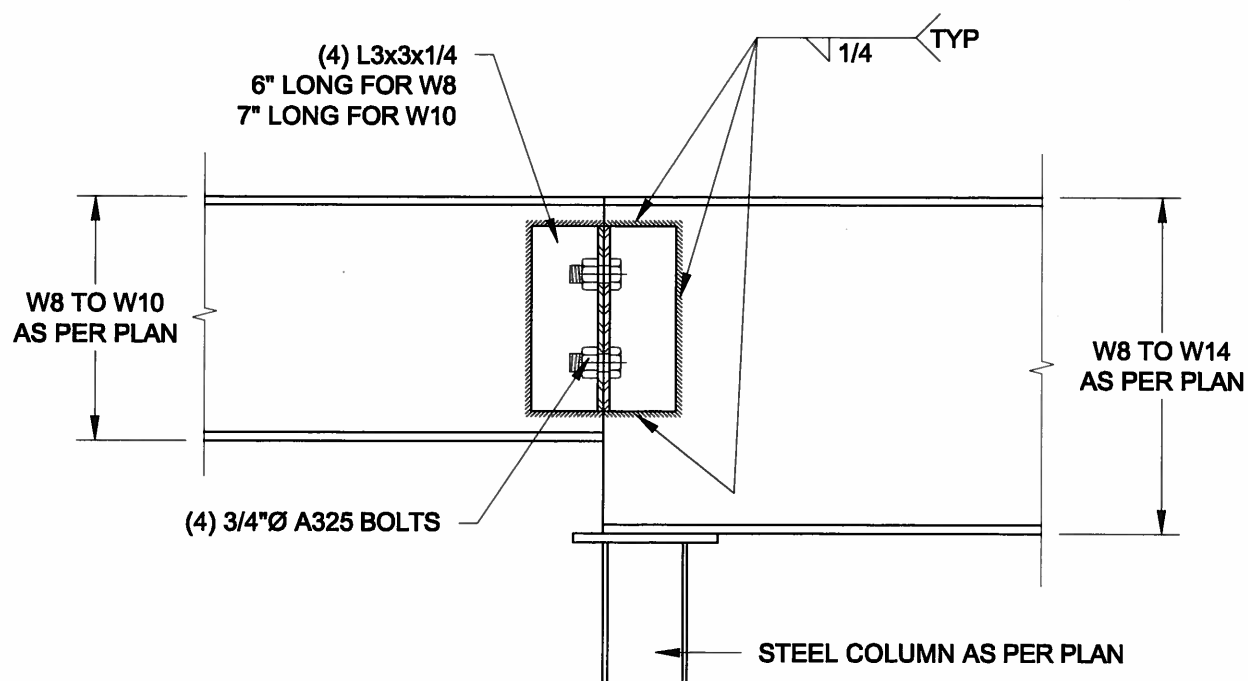
**1**  
**S3** **STEEL LINTEL AT GABLE**  
SCALE: 1/2" = 1' - 0"



**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-26-2016	
Drawn: SC	Checked: SJB

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L3Y 8J9  
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APR 24, 2015

Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO	
TYPICAL STRUCTURAL DETAILS FOR SINGLES	
Project No.: 14-095	Drawing No.: S3