



MAY 14, 2015

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ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect

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

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

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

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1.	ISSUED FOR CLIENT REVIEW	SEP 16-14	RC

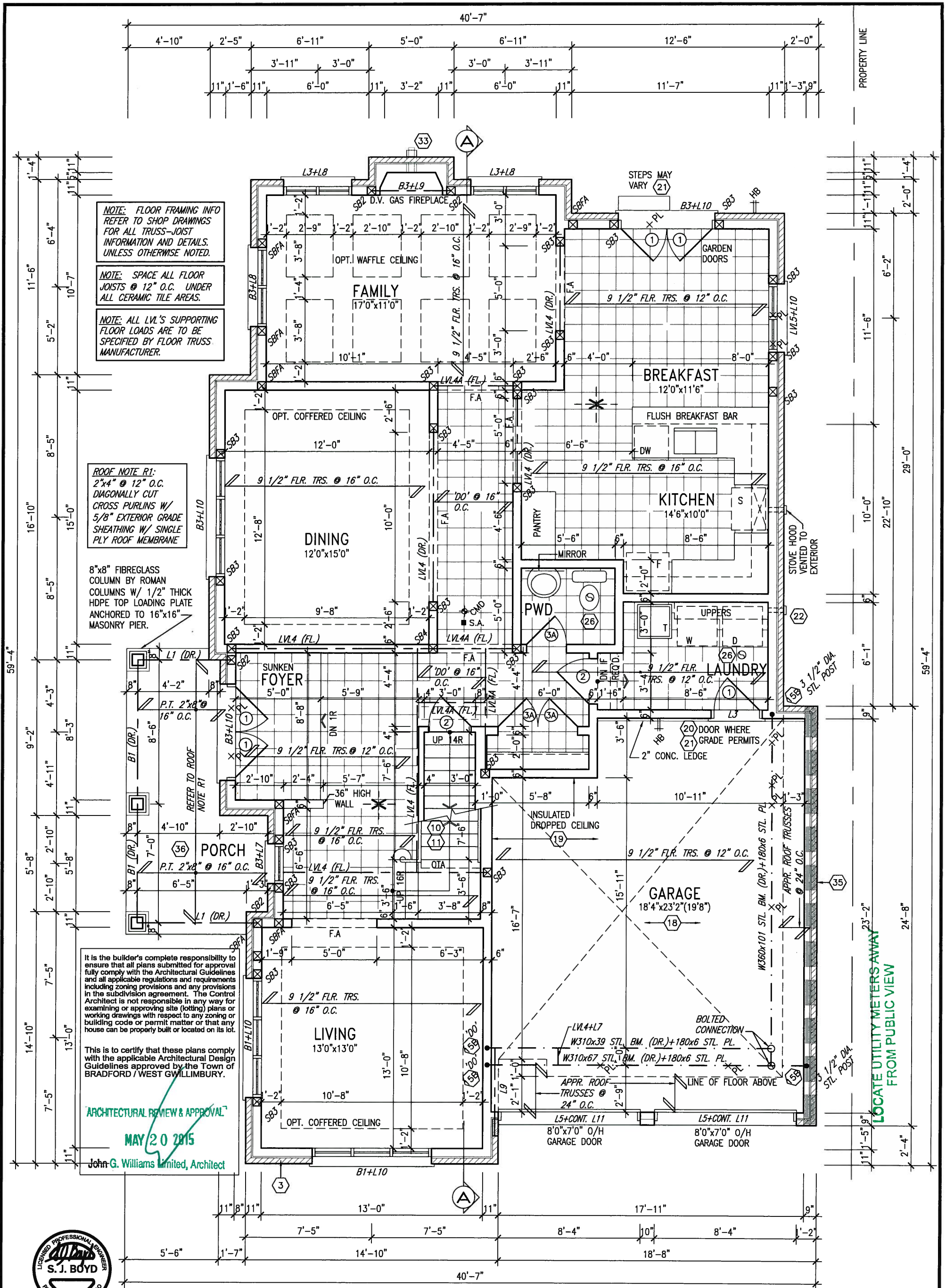
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
qualification information	
Wellington Jno-Baptiste	25591
name	BCIN
registration information	
VA3 Design Inc.	42658
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BAYVIEW WELLINGTON		S42-7C	
BAROSSA 7		project no. 13045	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON.
date	SEPT/2014	drawn by	NC
checked by	RC	scale	3/16" = 1'-0"
BASEMENT PLAN ELEV. 'A'		file name	13045-S42-7C
		date	May 12 2015 - 9:44 AM

BASEMENT PLAN ELEV. 'A'

S42-7C



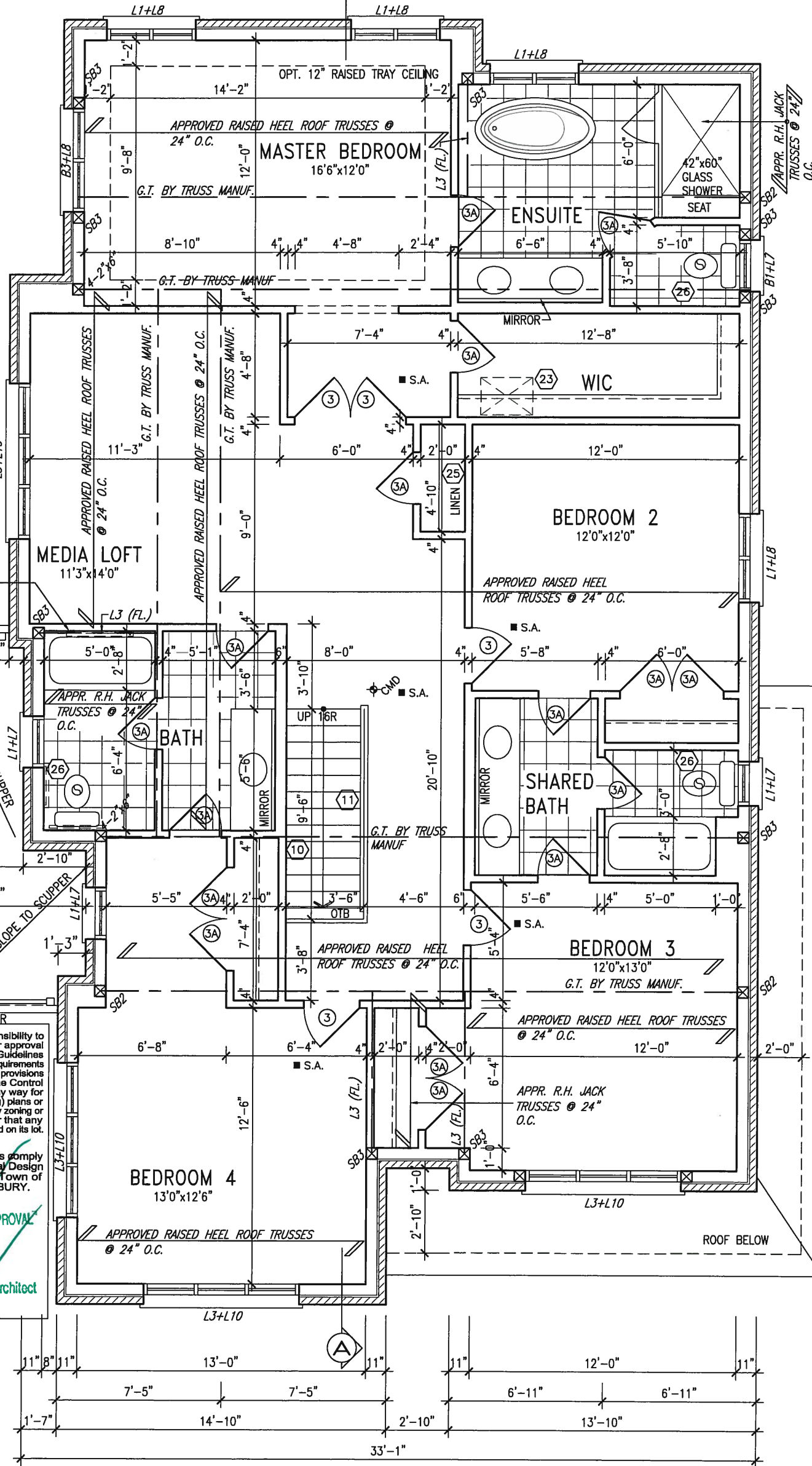
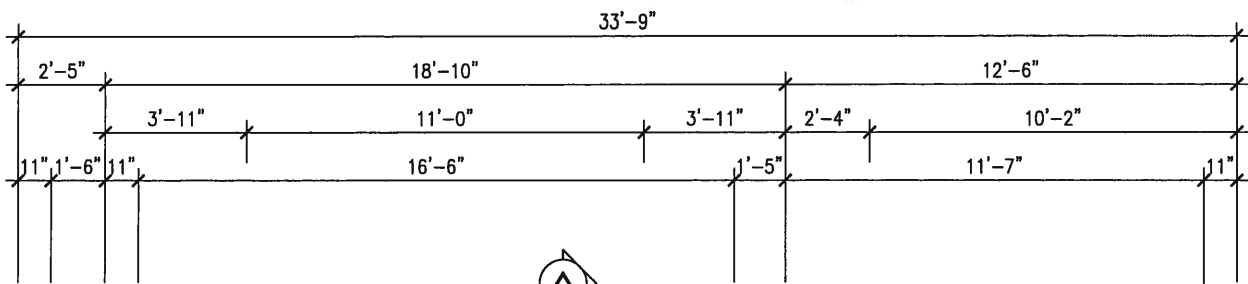
GROUND FLOOR PLAN 'A'

S42-7C

9.				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste 25591 name signature BCIN registration information VA3 Design Inc. 42658 Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		S42-7C BAROSSA 7		
8.						project name	municipality	project no.		
7.						GREEN VALLEY ESTATES	BRADFORD, ON.	13045		
6.						GROUND FLOOR PLAN ELEV. 'A'				drawing no.
5.						date	drawn by	checked by	scale	file name
4.						SEPT./2014	NC	RC	3/16" = 1'-0"	13045-S42-7C
3.						RICHARD - H:\ARCHIVE\WORKING\2013\13045 BW\units\42\13045-S42-7C.dwg - Tue - May 12 2015 - 9:44 AM				
2	REVISED AS PER ENG'S COMMENTS	15-04-27	RC	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.						
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ARCHITECTURAL REVIEW & APPROVAL
MAY 20 2015
John G. Williams Limited, Architect

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

SECOND FLOOR PLAN 'A' 4 BEDROOM + MEDIA LOFT

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

S42-7C

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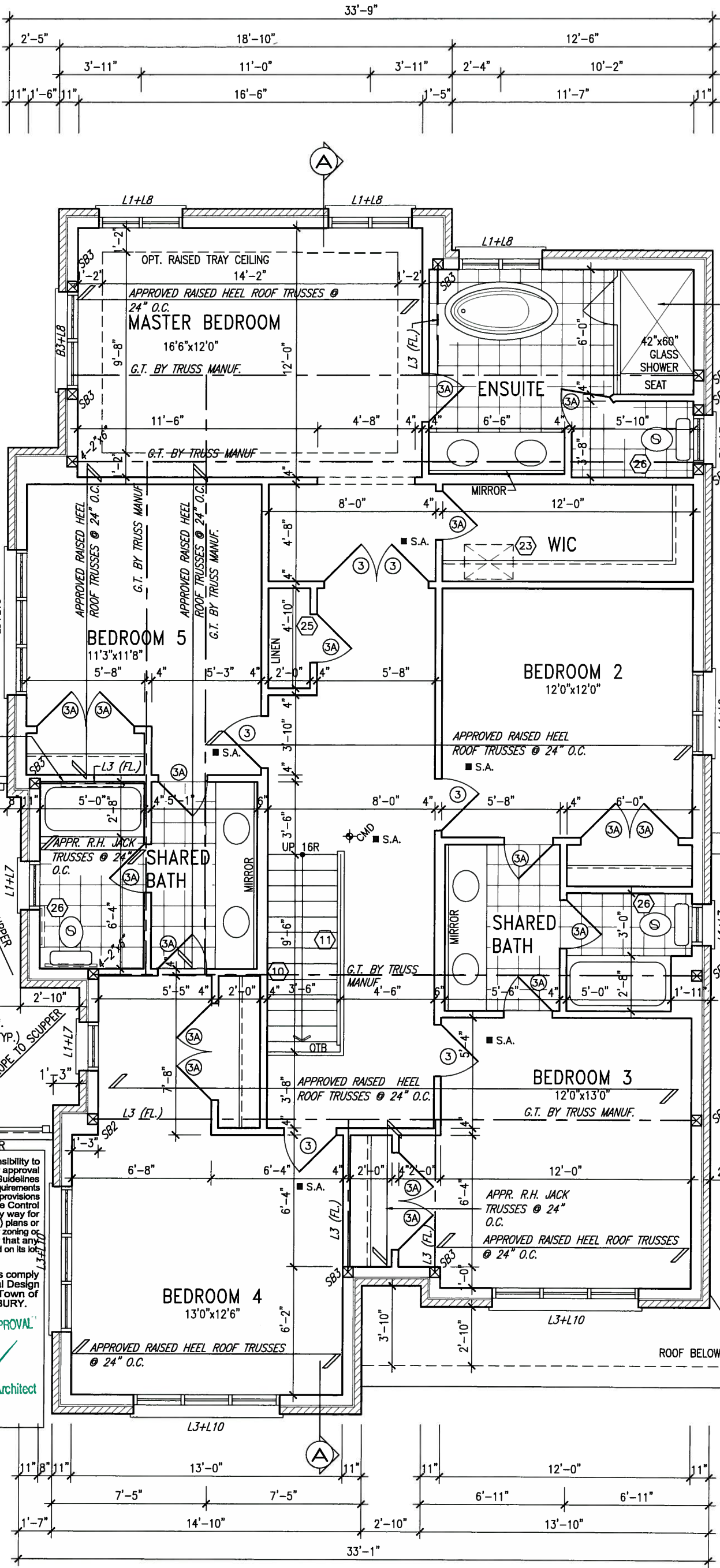
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BAYVIEW WELLINGTON				S42-7C BAROSSA 7	
project name GREEN VALLEY ESTATES			municipality BRADFORD, ON.		project no. 13045
SECOND FLOOR PLAN ELEV. 'A' (4 BR)					drawing no. 3A
date SEPT./2014	drawn by NC	checked by RC	scale 3/16" = 1'-0"	file name 13045-S42-7C	
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7				Wellington Jno-Baptiste 25591
6				name registration information
5				VA3 Design Inc. 42658
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no.	description	date	by	

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

BAYVIEW WELLINGTON		S42-7C	
project name		municipality	
GREEN VALLEY ESTATES		BRADFORD, ON.	
project no.		13045	
OPT. SECOND FLOOR PLAN ELEV.'A' (5 BR)			
date	drawn by	checked by	scale
SEPT./2014	NC	RC	3/16" = 1'-0"
file name		13045-S42-7C	
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drawing no.		4A	

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ARCHITECTURAL REVIEW / APPROVAL
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1'-0"
1'-0"
1'-0"

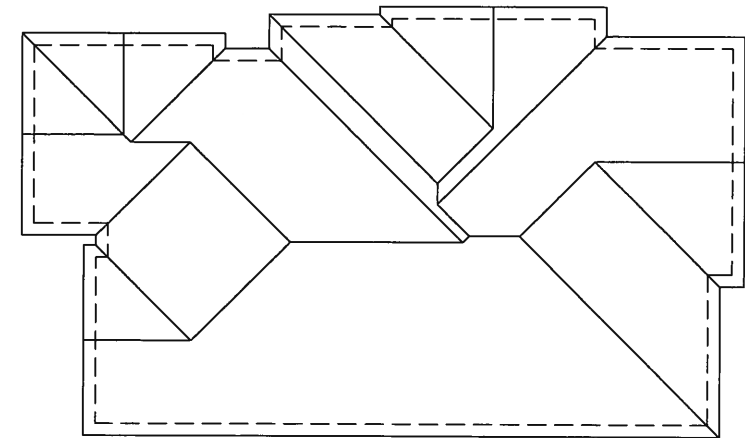
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MAY 14, 2015



ROOF PLAN 'A'



ASPHALT SHINGLES (TYP)
1"x6" STUCCO FRIEZE BD. (TYP.)
STUCCO FINISH (TYP.)
MTL. FLASHING BEHIND STUCCO FINISH

1"x6" ALUM. CLAD FRIEZE BD. (TYP.)

BRICK SOLDIER COURSE HEADER ON STACK BOND W/ 1/2" PROJ. (TYP.)

1'-4" WIDE BRICK PILASTER C/W BRICK ROWLOCK HEADER AND BASE W/ 1" PROJECTION (TYP.)

LOCATION OF STL. BEAM (DROPPED)

BRICK ROWLOCK OVER BRICK SOLDIER COURSE HEADER ON W/ 1/2" PROJ. (TYP.)

MUNICIPAL ADDRESS SIGNAGE, LOCATION AS SHOWN

PRECAST CONC. SILL OVER STONE VENEER (TYP.)

STEPPED FOOTINGS (30)

TOP OF SLAB

8'-5"

FIN GRADE

FIN GROUND FLOOR

TOP OF TRANSOM
TOP OF WINDOW

6'-10"
9'-11"

FIN SECOND FLOOR

6'-10"
8'-1"

TOP OF WINDOW
TOP OF PLATE

6'-10"
8'-1"

CENTERLINE OF ROOF
23'-10" [7.26M]

5'-10" [1.78M]

5'-9" [1.75M]

PEAK OF ROOF
MID-POINT OF ROOF
U/S OF SOFFIT (TYP.)

PREMANUF. METAL ROOFING W/ RAISED SEAMS (TYP.)
VALLEY FLASHING (TYP.)
PREFIN. ALUM. R.W.L., FASCIA, GUTTER & VENTED SOFFIT (TYP.)

BRICK FACE (TYP.)

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

20" HIGH PREFIN. METAL RAILING (TYP.)

SCUPPER

STUCCO TRIM FINISH

BRICK ROWLOCK OVER BRICK SOLDIER COURSE HEADER ON 10" STACK BOND W/ 1/2" PROJ. (TYP.)

8"x8" FIBREGLASS COLUMN BY ROMAN HDPE TOP LOADING PLATE ANCHORED TO 16"x16" MASONRY PIER.

POURED CONC. PORCH SLAB AND DOOR SILL CONT. PRECAST CONC. SILL OVER STONE VENEER (TYP.)
POURED CONC. FOUNDATION WALLS AND FOOTINGS TYP.

VINYL CLAD STRUCTURAL STL. FRAME BASEMENT WINDOW (TYPICAL)

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

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

5'-0" MIN.

FRONT ELEVATION 'A'

R.W.L. AS REQUIRED & AS PER MUNICIPALITY

S42-7C

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va3design.com

BAYVIEW WELLINGTON				S42-7C BAROSSA 7	
project name GREEN VALLEY ESTATES			municipality BRADFORD, ON.		project no. 13045
FRONT ELEVATION 'A'					drawing no.
date SEPT./ 2014	drawn by NC	checked by RC	scale 3/16" = 1'-0"	file name 13045-S42-7C	
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(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)

PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD

(INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED.

SPACE BETWEEN WOOD STUDS TO BE FILLED WITH INSULATION CONFORMING TO

CAN/ULC-S702, "MINERAL FIBRE THERMAL INSULATION FOR BUILDINGS" WITH A MASS

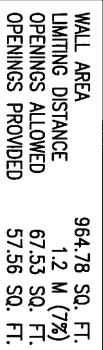
OF NOT LESS THAN 1.22 KG/SQ.M. AND MUST FILL AT LEAST 90% OF THE CAVITY

THICKNESS. THE TYPE 'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL

INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC. ENSURE

INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.

(REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)



R.W.L. AS REQUIRED &
AS PER MUNICIPALITY

REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

S42-7C

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REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

S42-7C

MAY 14, 2015



S42-7C
BAROSSA 7

project no.
13045

drawing no

REAR ELEVATION 'A'

13045-S42-7C

8A

BAYVIEW WELLINGTON

project name	municipality
GREEN VALLEY ESTATES	BRADFORD, ON.

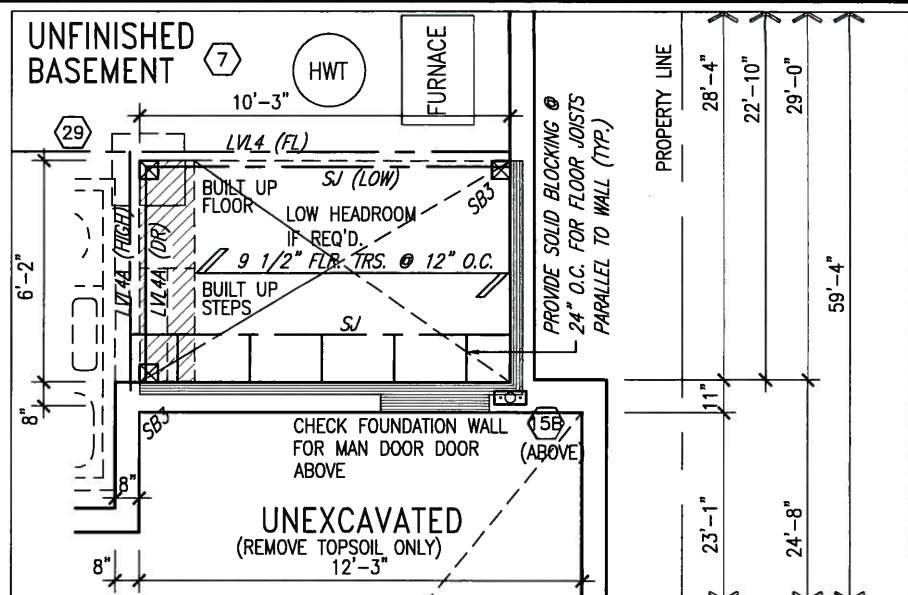
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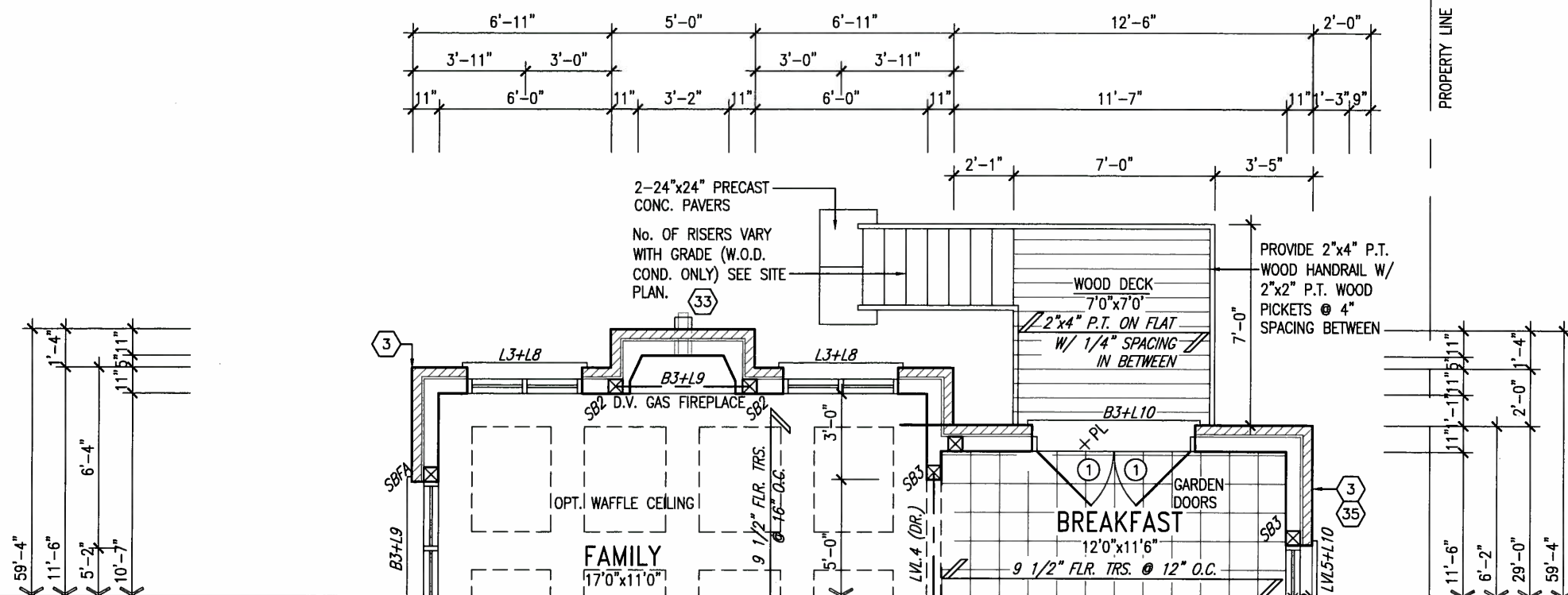
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PART. BASEMENT PLAN FOR OPT.
SUNKEN LAUNDRY 2R OR MORE COND

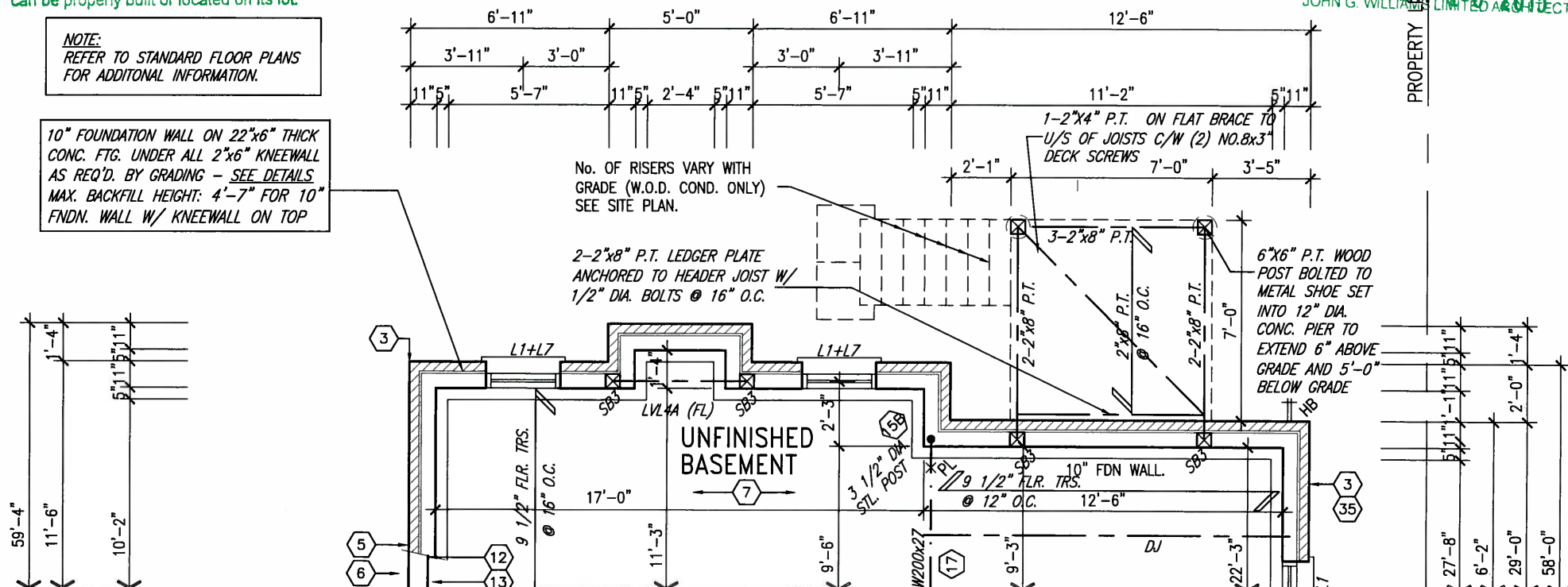
PART. BASEMENT PLAN FOR OPT.
SUNKEN LAUNDRY 1R COND



PARTIAL GROUND FLOOR PLAN W.O.D.
9R AND MORE CONDITION ELEV. 'A'

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

Date: MAY 20 2015
JOHN G. WILLIAMS LIMITED ARCHITECT



PARTIAL BASEMENT PLAN W.O.D.
9R AND MORE CONDITION ELEV. 'A'



MAY 14, 2015

S42-7C

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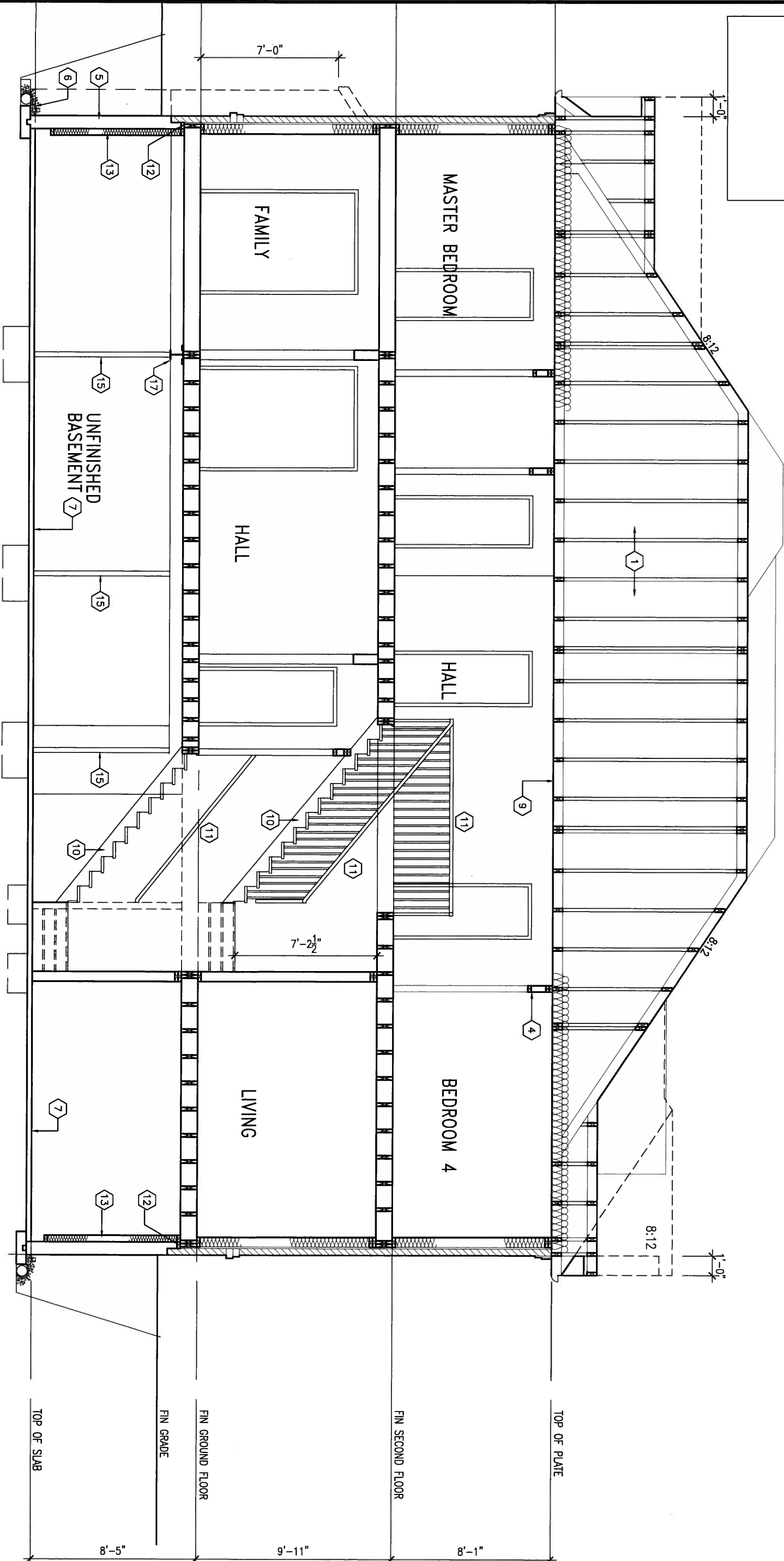
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SECTION A-A

R.W.L. AS REQUIRED &
AS PER MUNICIPALITY

REFER TO FRONT ELEVATION
FOR TYPICAL NOTES



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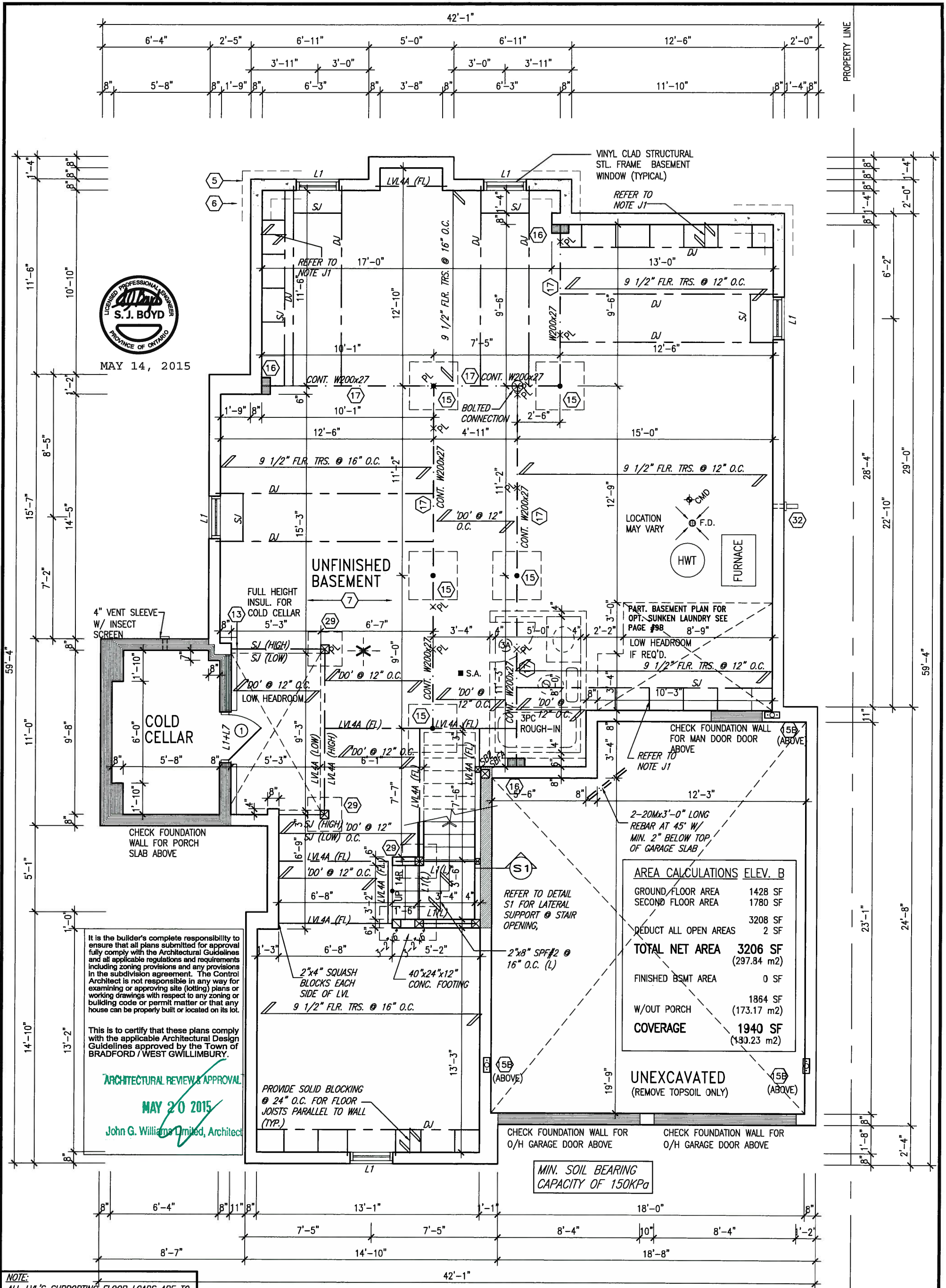
name registration information BCN

VA3 Design Inc. 42658

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BAYVIEW WELLINGTON		S42-7C BAROSSA 7	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON.
date	SEPT./2014	drawn by	NC
checked by	RC	scale	3/16" = 1'-0"
STD, SECTION A-A ELEV. 'A','B','C'		file name	13045-S42-7C
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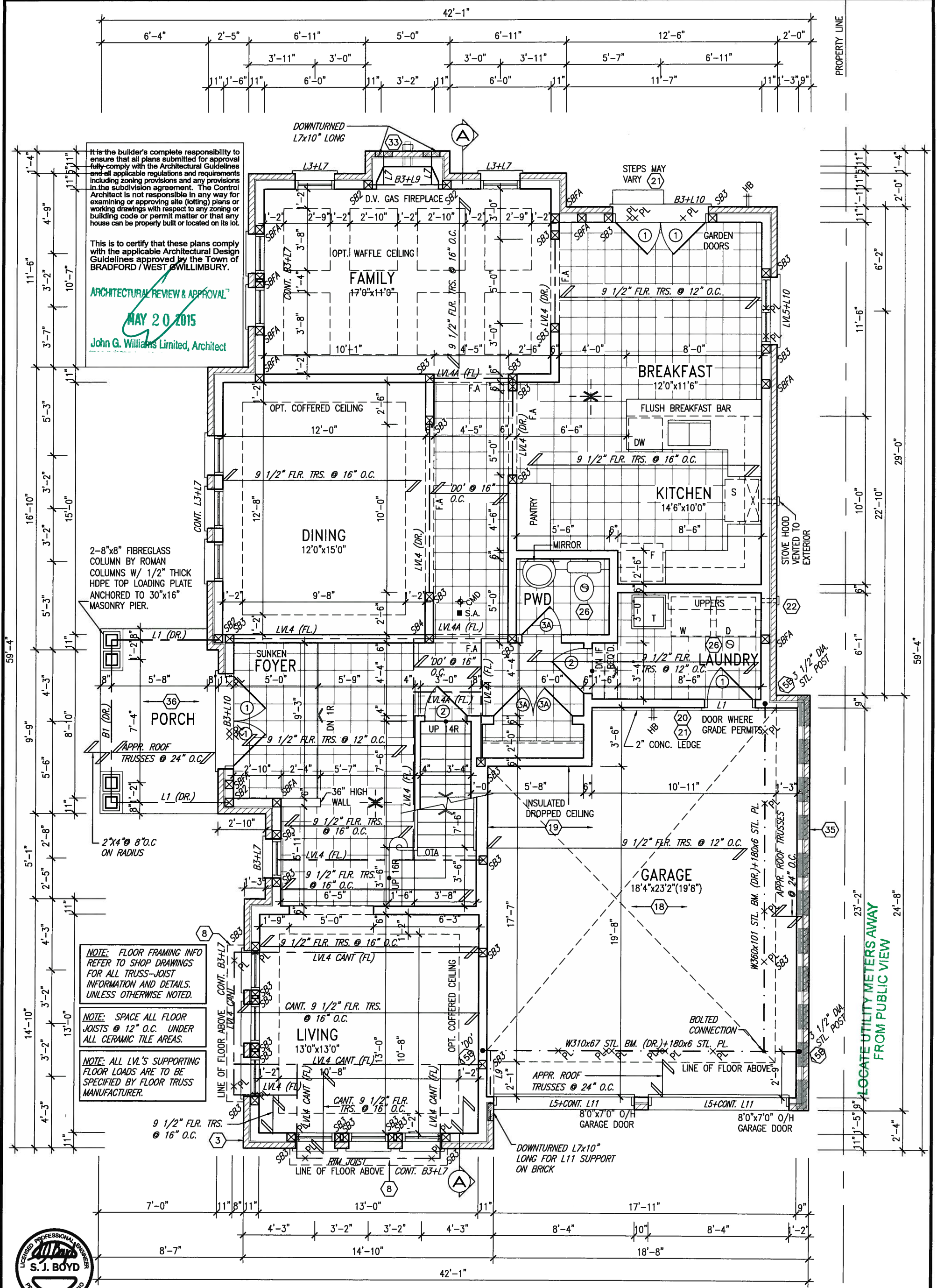
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drawing no.		1B	

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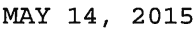


GROUND FLOOR PLAN 'B'

S42-7C

				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		S42-7C BAROSSA 7		
8							project name	municipality	project no.		
7							GREEN VALLEY ESTATES	BRADFORD, ON.	13045		
6							GROUND FLOOR PLAN 'B'				
5							date	drawn by	checked by	scale	
4										file name	
3										13045-S42-7C	
2	REVISED AS PER ENG'S COMMENTS	15-04-27	RC				RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-7C.dwg - Tue - May 12 2015 - 9:44 AM				
1	ISSUED FOR CLIENT REVIEW	SEP 16-14	RC				drawing no.				
no.	description	date	by				2B				

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~~ARCHITECTURAL REVIEW & APPROVAL~~

MAY 20 2015

John G. Williams Limited, Architect

NOTE 1
2"x4" @ 8" O.C. W/
3/8" EXTERIOR GRADE
PLYWOOD W/ ICE &
WATER SHIELD UNDER
COPPER ROOF (TYP.)

ROOF BELOW

✓ METAL ROOF OVER
ICE AND WATER SHIELD

GB NOTE:

STUD WALL REINFORCEMENT
FOR FUTURE GRAB BARS IN
MAIN BATHROOM

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

SECOND FLOOR PLAN 'B'

4 BEDROOM + MEDIA LOFT

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

S42-7C

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2	REVISED AS PER ENG'S COMMENTS	15-04-27	RC
1	ISSUED FOR CLIENT REVIEW	SEP 16-14	RC
no.	description	date	by

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

qualification information

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

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

VA3
DESIGN

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

BAYVIEW WELLINGTON

S42-7C
BAROSSA 7

project name GREEN VALLEY ESTATES		municipality BRADFORD, ON.		project no. 13045	
SECOND FLOOR PLAN ELEV.'B' (4 BR)					
date	drawn by	checked by	scale	file name	3B
			3/16" = 1'-0"	13045-S42-7C	
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-7C.dwg - Tue - May 12 2015 - 9:44 AM					

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MAY 14, 2015

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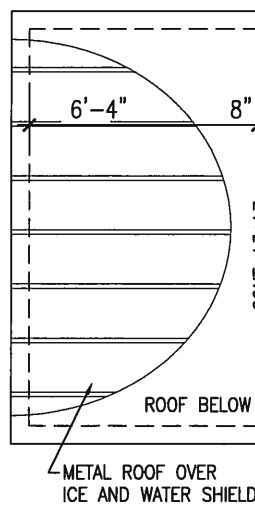
ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect

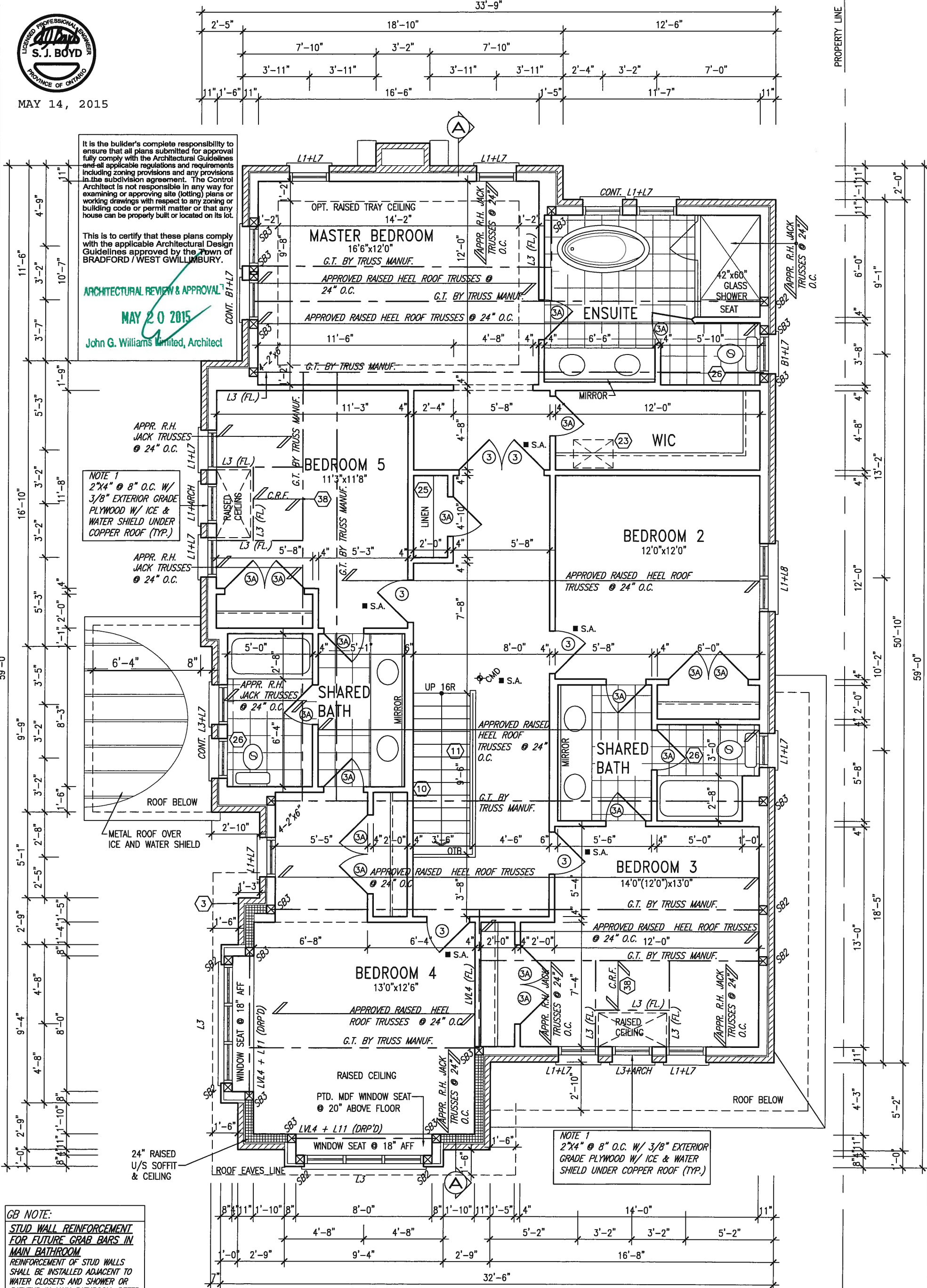
NOTE 1
2"x4" @ 8" O.C. W/
3/8" EXTERIOR GRADE
PLYWOOD W/ ICE &
WATER SHIELD UNDER
COPPER ROOF (TYP.)

APPR. R.H.
JACK TRUSSES
@ 24" O.C.



ROOF BELOW

METAL ROOF OVER
ICE AND WATER SHIELD



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

OPT. SECOND FLOOR PLAN 'B'
5 BEDROOM

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

S42-7C

9			
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3			
2	REVISED AS PER ENG'S COMMENTS	15-04-27	RC
1	ISSUED FOR CLIENT REVIEW	SEP 16-14	RC
no.	description	date	by

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

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

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va3design.com

BAYVIEW WELLINGTON		S42-7C BAROSSA 7	
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON.	project no. 13045	drawing no. 4B
OPT. SECOND FLOOR PLAN ELEV. 'B' (5 BR)			
date -	drawn by -	checked by 3/16" = 1'-0"	scale 13045-S42-7C
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-7C.dwg - Tue - May 12 2015 - 9:44 AM			

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

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

1'-0" 1'-6" 1'-0"

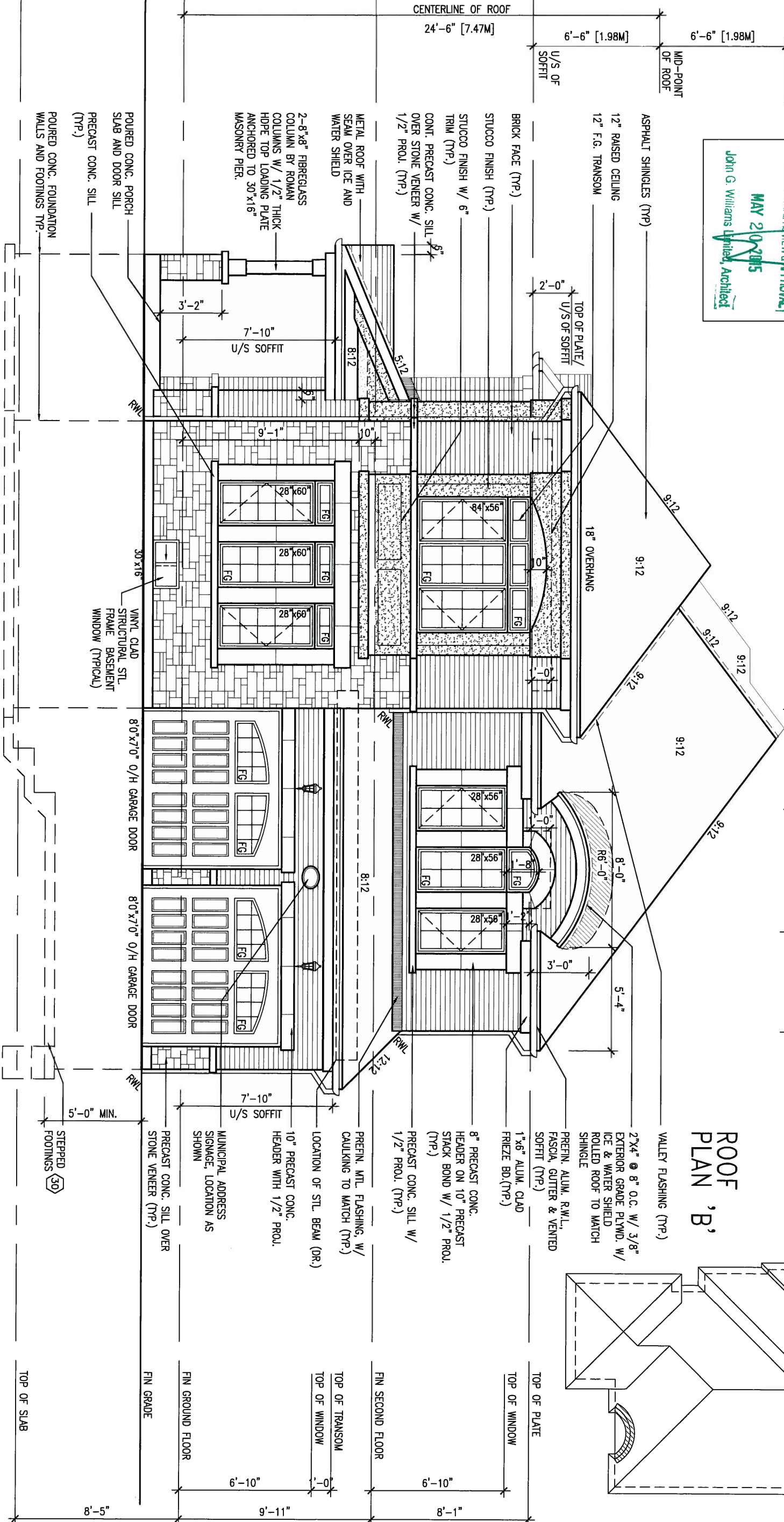
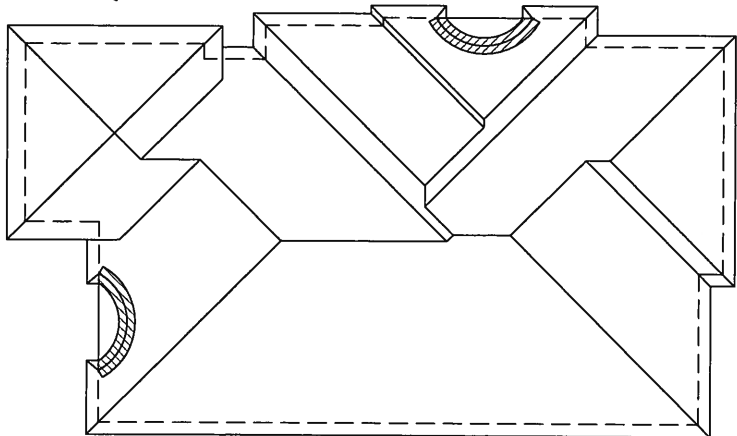
1'-6" 5'-2" 1'-0" 1'-0"

5'-2" 1'-0" 1'-0"

MAY 14, 2015



ROOF PLAN 'B'



FRONT ELEVATION 'B'

R.W.L. AS REQUIRED & AS PER MUNICIPALITY

S42-7C

9.			
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3.			
2.	REVISED AS PER ENG'S COMMENTS	15-04-27	RC
1.	ISSUED FOR CLIENT REVIEW	SEP 16-14	RC
no.	description	date	by

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qualification information			
Wellington Jno-Baptiste 25591			
name registration information BCIN			
VA3 Design Inc. 42658			
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BAYVIEW WELLINGTON		S42-7C BAROSSA 7	
project name	BRADFORD, ON.	project no.	13045
GREEN VALLEY ESTATES		drawing no.	
date		13045-S42-7C	
drawn by		5B	
checked by		13045-S42-7C	
scale		13045-S42-7C	
SEPT./2014		13045-S42-7C	
NC		13045-S42-7C	
RC		13045-S42-7C	
3/16" = 1'-0"		13045-S42-7C	
RICHARD		13045-S42-7C	
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Tue - May 12 2015 - 9:44 AM		13045-S42-7C	

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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.

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

2"x4" @ 8" O.C. W/ 3/8" EXTERIOR GRADE PLYWD. W/ ICE & WATER SHIELD ROLLED ROOF TO MATCH SHINGLE

METAL ROOF WITH SEAM OVER ICE AND WATER SHIELD

4"x8"+4"x8" PRECAST CONC. CAP

SADDLE ROOF 8:12 SLOPE

12" RAISED CEILING

18" OVERHANG

ASPHALT SHINGLES (TYP)

12" F.G. TRANSOM

TOP OF PLATE / U/S OF SOFFIT

BRICK FACE (TYP.)

STUCCO FINISH (TYP.)

STUCCO FINISH W/ 6" TRIM

CONT. PRECAST CONC. SILL OVER STONE VENEER W/ 1/2" PROL. (TYP.)

10" PRECAST CONC. HEADER ON 10" PRECAST STACK BOND W/ 1/2" PROL. (TYP.)

PRECAST CONC. SILL W/ 1/2" PROL. (TYP.)

STONE VENEER (TYP.)

POURED CONC. FOUNDATION WALLS AND FOOTINGS TYP.

TOP OF SLAB

VINYL CLAD STRUCTURAL STL. FRAME BASEMENT WINDOW (TYPICAL)

POURED CONC. PORCH SLAB AND DOOR SILL 12" F.G. TRANSOM 2-8"x8" FIBREGLOSS COLUMN BY ROMAN COLUMNS W/ 1/2" THICK HDPE TOP LOADING PLATE ANCHORED TO 30"x16" MASONRY PIER.

CONT. PRECAST CONC. SILL OVER STONE VENEER W/ 1/2" PROL. (TYP.)

FLANKAGE ELEVATION 'B'

R.W.L. AS REQUIRED & AS PER MUNICIPALITY REFER TO FRONT ELEVATION FOR TYPICAL NOTES

MAY 14, 2015



UNINSULATED OPENINGS (PER OBC SB-12.2.1.1(7))			
S42-7C ELEVATION B	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	692.00 S.F.	122.36 S.F.	17.68 %
LEFT SIDE	1176.00 S.F.	264.92 S.F.	22.53 %
RIGHT SIDE	1165.00 S.F.	61.56 S.F.	5.28 %
REAR	675.00 S.F.	122.61 S.F.	18.16 %
TOTAL SQ. FT.	3708.00 S.F.	571.45 S.F.	15.41 %
TOTAL SQ. M.	344.48 S.M.	53.09 S.M.	15.41 %

S42-7C

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	25591
8	.	.	.	qualification information	BCIN
7	.	.	.	Wellington Jno-Baptiste	42658
6	.	.	.	name registration information	
5	.	.	.	VA3 Design Inc.	
4	.	.	.		
3	.	.	.		
2	REVISED AS PER ENG'S COMMENTS	15-04-27	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	
1	ISSUED FOR CLIENT REVIEW	SEP 16-14	RC		
no.	description	date	by		

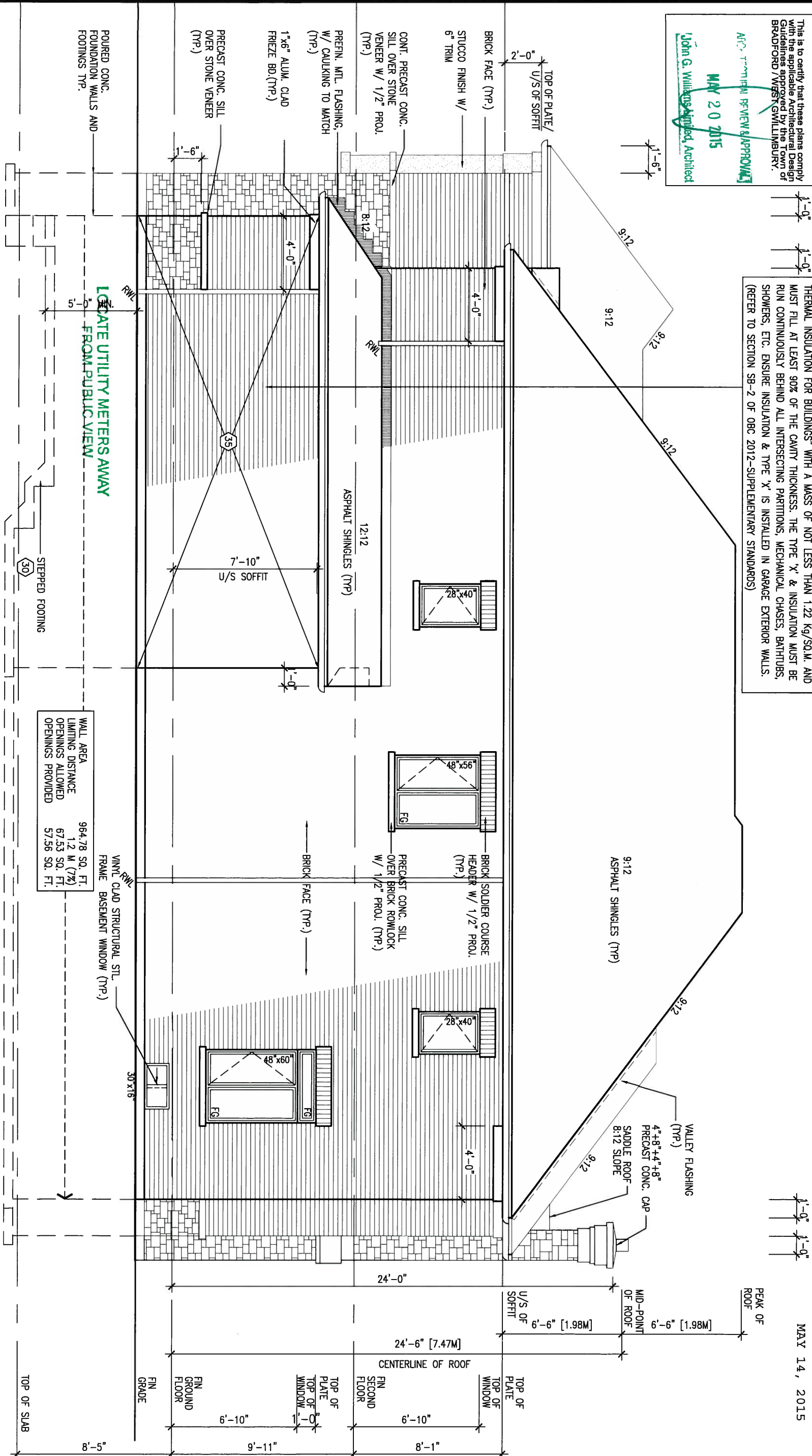
VA3 DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON			
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON.
date	SEPT./2014	drawn by	NC
checked by	RC	scale	3/16" = 1'-0"
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42"\13045-S42-7C.dwg - Tue - May 12 2015 - 9:44 AM			

S42-7C BAROSSA 7	
project no.	13045
drawing no.	6B
file name	13045-S42-7C

AFD: TECHNICAL REVIEW & APPROVAL
MAY 20 2015
John G. Williams, Architect

BRICK VENEER CONSTRUCTION
(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)
45 MINUTE FIRE RATED WALL
PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH INSULATION CONFORMING TO CAN/ULC-S702, "MINERAL FIBRE THERMAL INSULATION FOR BUILDINGS" WITH A MASS OF NOT LESS THAN 1.22 kg/SQ.M. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS. (REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)



MAY 14, 2015

BAYVIEW WELLINGTON

S42-7C
BAROSSA 7

project name		municipality		project no.	
GREEN VALLEY ESTATES		BRADFORD, ON.		13045	
RIGHT SIDE ELEVATION 'B'				drawing no.	
date	drawn by	checked by	scale	file name	
SEPT./2014	NC	RC	3/16" = 1'-0"	13045-S42-7C	
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				7B	

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t 416.630.2255 f 416.630.
va3design.com

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qualification information	
Wellington Jno-Baptiste	25591
name	BCIN
signature	
registration information	
VA3 Design Inc.	42658
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ARCHITECTURAL REVIEW & APPROVAL
MAY 20 2015
John G. Williams Limited, Architect

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

1'-0"

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

0"



MAY 14, 2015

PEAK OF ROOF

9:12

ASPHALT SHINGLES (TYP)

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

10" PRECAST CONC. HEADER W/ 1/2" PROJ. (TYP.)

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

7'-10" U/S SOFFIT

8:12 12:12

POURED CONC. FOUNDATION WALLS AND FOOTINGS TYP.

R.W.L. R.W.L.

POURED CONC. DOOR SILL & PRECAST CONC. STEP (TYP.) (21)

R.W.L.

30"x16"

VINYL CLAD STRUCTURAL STL. FRAME BASEMENT WINDOW (TYP.)

30"x16"

CONT. PRECAST CONC. SILL OVER STONE VENEER (TYP.)

3'-2"

2-8"x8" FIBREGLASS COLUMN BY ROMAN COLUMNS W/ 1/2" THICK HOPE TOP LOADING PLATE ANCHORED TO 30"x16" MASONRY PIER.

7'-10" U/S SOFFIT

METAL ROOF WITH SEAM OVER ICE AND WATER SHIELD

10" PRECAST CONC. HEADER ON 10" PRECAST STACK BOND W/ 1/2" PROJ. (TYP.)

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

1"x6" ALUM. CLAD FRIEZE BD. (TYP.)

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

U/S OF SOFFIT

4"x8"x4"x8" PRECAST CONC. CAP VALLEY FLASHING (TYP.)

MID-POINT OF ROOF

6'-6" [1.98M]

24'-6" [7.47M] CENTERLINE OF ROOF

TOP OF PLATE

TOP OF WINDOW

FIN SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

FIN GROUND FLOOR

FIN GRADE

TOP OF SLAB

REAR ELEVATION 'B'

R.W.L. AS REQUIRED & AS PER MUNICIPALITY REFER TO FRONT ELEVATION FOR TYPICAL NOTES

S42-7C

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	signature
5	.	.	.	name registration information BCN
4	.	.	.	VA3 Design Inc. 42658
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2	REVISED AS PER ENG'S COMMENTS	15-04-27	RC	
1	ISSUED FOR CLIENT REVIEW	SEP 16-14	RC	
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, ON.**

date **SEPT./2014** drawn by **NC** checked by **RC** scale **3/16" = 1'-0"**

RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-7C.dwg - Tue - May 12 2015 - 9:44 AM

S42-7C
BAROSSA 7

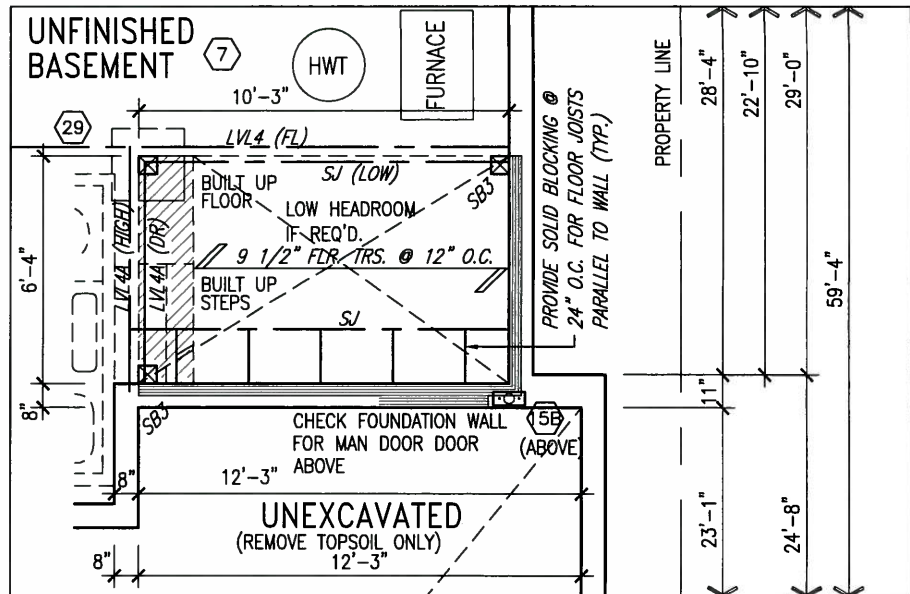
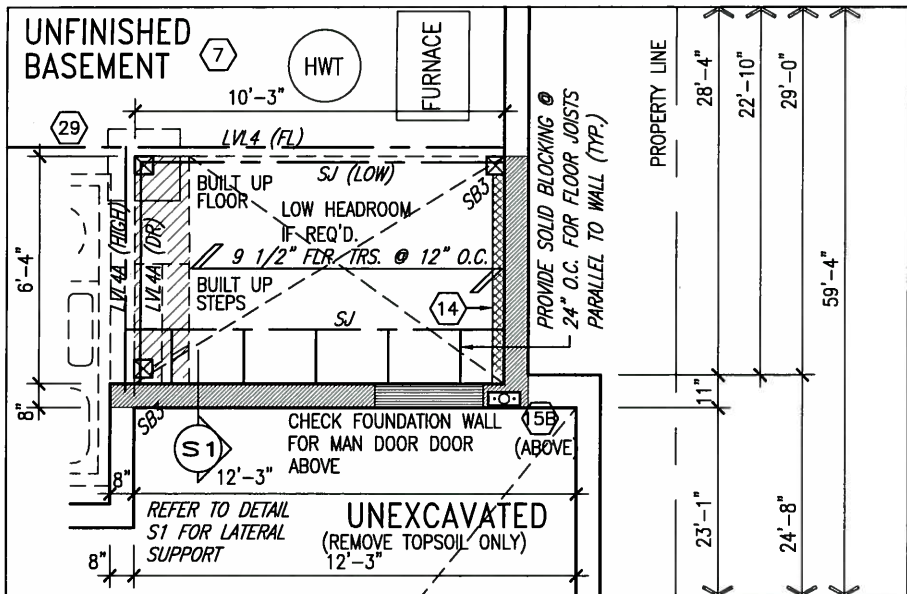
project no. **13045**

REAR ELEVATION 'B'

file name **13045-S42-7C**

drawing no.

8B

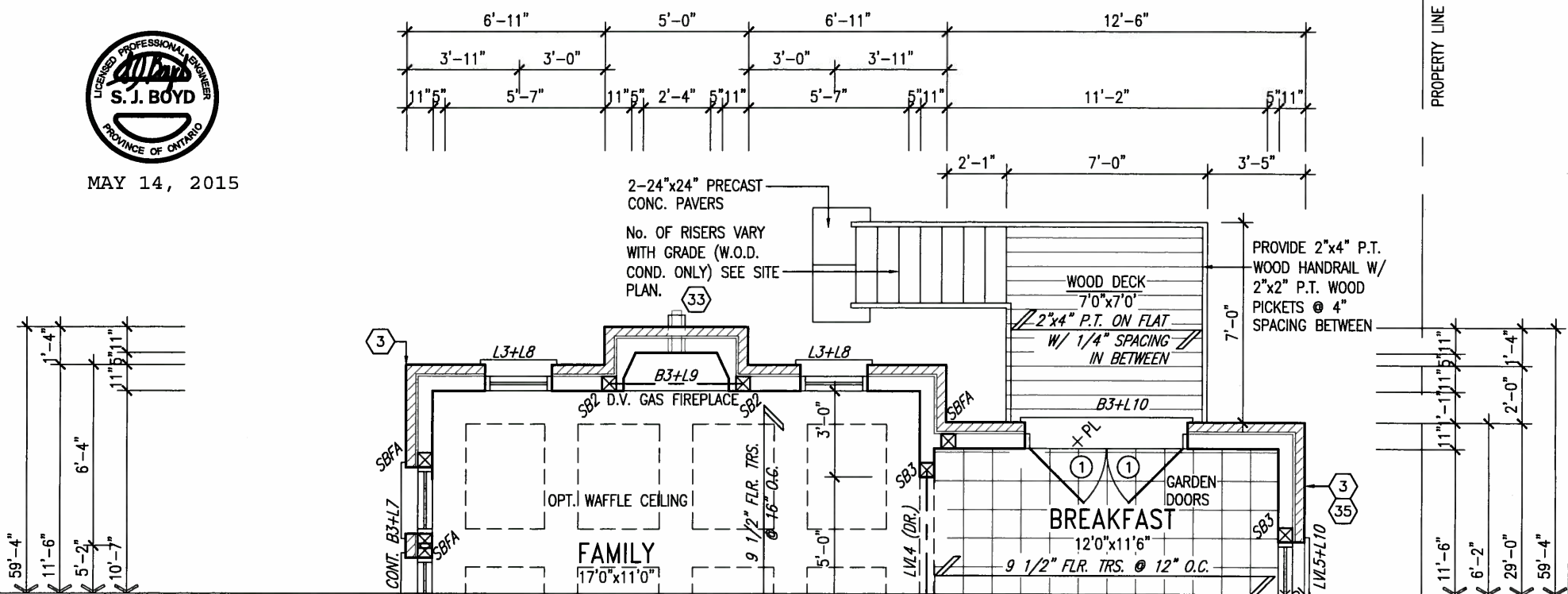


PART. BASEMENT PLAN FOR OPT.
SUNKEN LAUNDRY 2R OR MORE COND

PART. BASEMENT PLAN FOR OPT.
SUNKEN LAUNDRY 1R COND

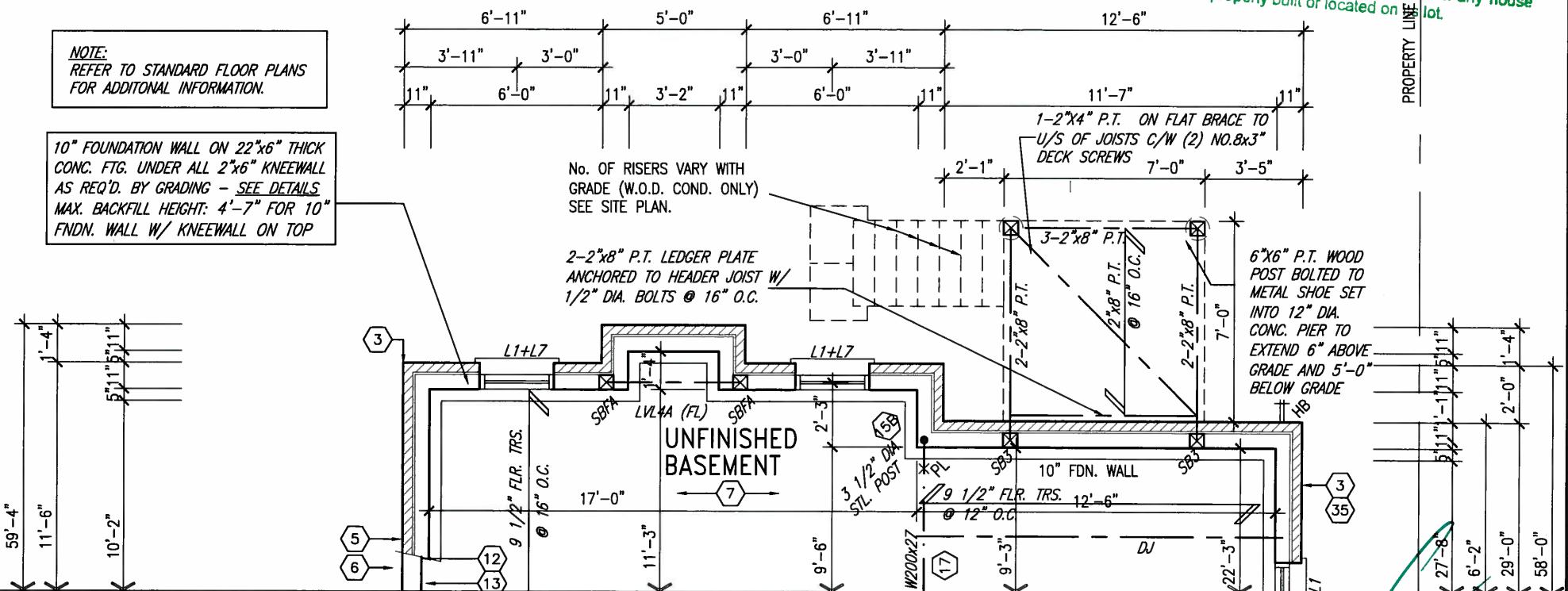


MAY 14, 2015



PARTIAL GROUND FLOOR PLAN W.O.D.
9R OR MORE CONDITION ELEV. 'B'

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PARTIAL BASEMENT PLAN W.O.D.
9R OR MORE CONDITION ELEV. 'B'

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

Date: **MAY 20 2015**
JOHN G. WILLIAMS LIMITED ARCHITECT

S42-7C

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste 25591 signature name registration information VA3 Design Inc. 42658	VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		S42-7C							
8	.	.	.			project name		municipality		project no.					
7	.	.	.			GREEN VALLEY ESTATES		BRADFORD, ON.		13045					
6	.	.	.			PART. PLANS ELEV. 'B' - W.O.B. COND.						drawing no.			
5	.	.	.			date		drawn by		checked by		scale		file name	
4	.	.	.			SEPT./2014		NC		RC		3/16" = 1'-0"		13045-S42-7C	
3	.	.	.			RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-7C.dwg - Tue - May 12 2015 - 9:44 AM								9B	
2 REVISED AS PER ENG'S COMMENTS				15-04-27	RC										
1 ISSUED FOR CLIENT REVIEW				SEP 16-14	RC										
no. description				date	by										

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

MAY 20 2015

John G. Williams Limited, Architect



MAY 14, 2015

UNINSULATED OPENINGS (PER OPC. SB-12.2.1.1.(7))			
S&2-7C ELEVATION B W.O.D.	ENERGY EFFICIENCY - OPC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	692.00 S.F.	122.36 S.F.	17.68 %
LEFT SIDE	1176.00 S.F.	264.92 S.F.	22.53 %
RIGHT SIDE	1165.00 S.F.	61.56 S.F.	5.28 %
REAR	800.00 S.F.	132.61 S.F.	16.58 %
TOTAL SQ. FT.	3833.00 S.F.	581.45 S.F.	15.17 %
TOTAL SQ. M.	356.09 S.M.	54.02 S.M.	15.17 %

PEAK_OF_ROOF

S42-7C
BAROSSA 7

project no.
13045

drawing no.

10B

FOOD

ASPHALT SHINGLES (TYP)
PREFIN. ALUM. R.W.L.,
FASCIA, GUTTER &
VENTED SOFFIT (TYP.)

10" PRECAST CONC.
HEADER W/ 1/2" PROJ.
(TYP.)

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

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

REAR ELEVATION 'B' - W.O.D. 9R OR MORE COND

R.W.L. AS REQUIRED & AS PER MUNICIPALITY	REFER TO FRONT ELEVATION FOR TYPICAL NOTES

S42-7C

BAYVIEW WELLINGTON

project name	municipality
GREEN VALLEY ESTATES	BRADFORD, ON.

REAR ELEVATION 'B' - W.O.D. COND.

date	drawn by	checked by	scale
SEPT./2014	NC	RC	3/16" = 1'-0"

RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42'\13045-S42-7C.dwg - Tue - May 12 2015 - 9:44 AM

VA3
DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
416.630.2255 f 416.630.
va3design.com

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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.

Registration information

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

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2	REVISED AS PER ENG'S COMMENTS	15-04-27	RC
1	ISSUED FOR CLIENT REVIEW	SEP 16-14	RC
no.	description	date	by

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S42-7C
BAROSSA 7

project no.
13045

drawing no.
11B

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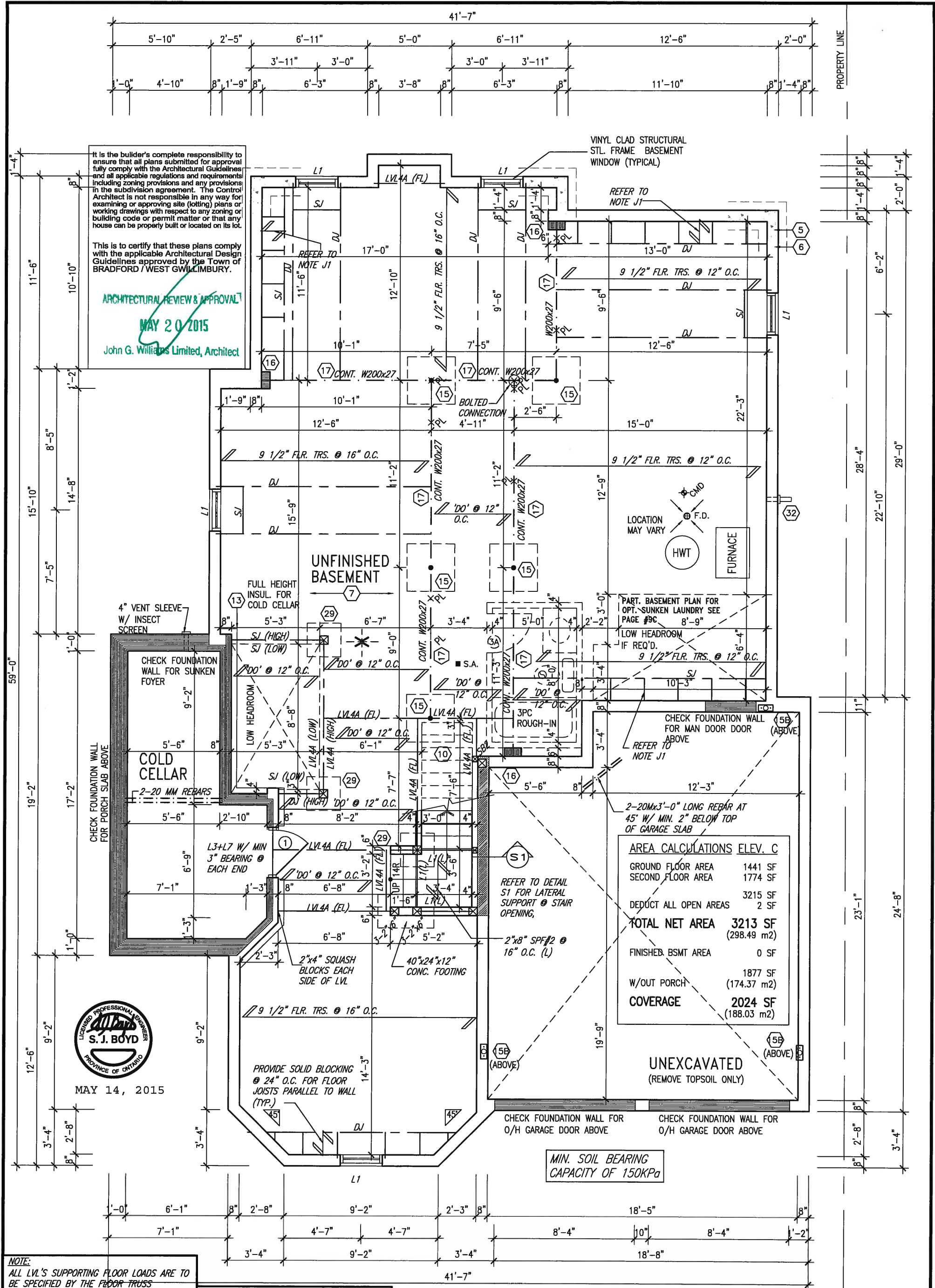
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SECTION A-A

R.W.L. AS REQUIRED &
AS PER MUNICIPALITY

REFER TO FRONT ELEVATION
FOR TYPICAL NOTES



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

AREA CALCULATIONS ELEV. C	
GROUND FLOOR AREA	1441 SF
SECOND FLOOR AREA	1774 SF
	3215 SF
DEDUCT ALL OPEN AREAS	2 SF
TOTAL NET AREA	3213 SF (298.49 m ²)
FINISHED BSMT AREA	0 SF
W/OUT PORCH	1877 SF (174.37 m ²)
COVERAGE	2024 SF (188.03 m ²)

BASEMENT PLAN ELEV. 'C' S42-7C

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

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

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

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

VAS3 DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
vas3design.com

BAYVIEW WELLINGTON		S42-7C BAROSSA 7	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON.
date	SEPT./2014	drawn by	NC
checked by	RC	scale	3/16" = 1'-0"
BASEMENT PLAN ELEV. 'C'		file name	13045-S42-7C
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MAY 14, 2015

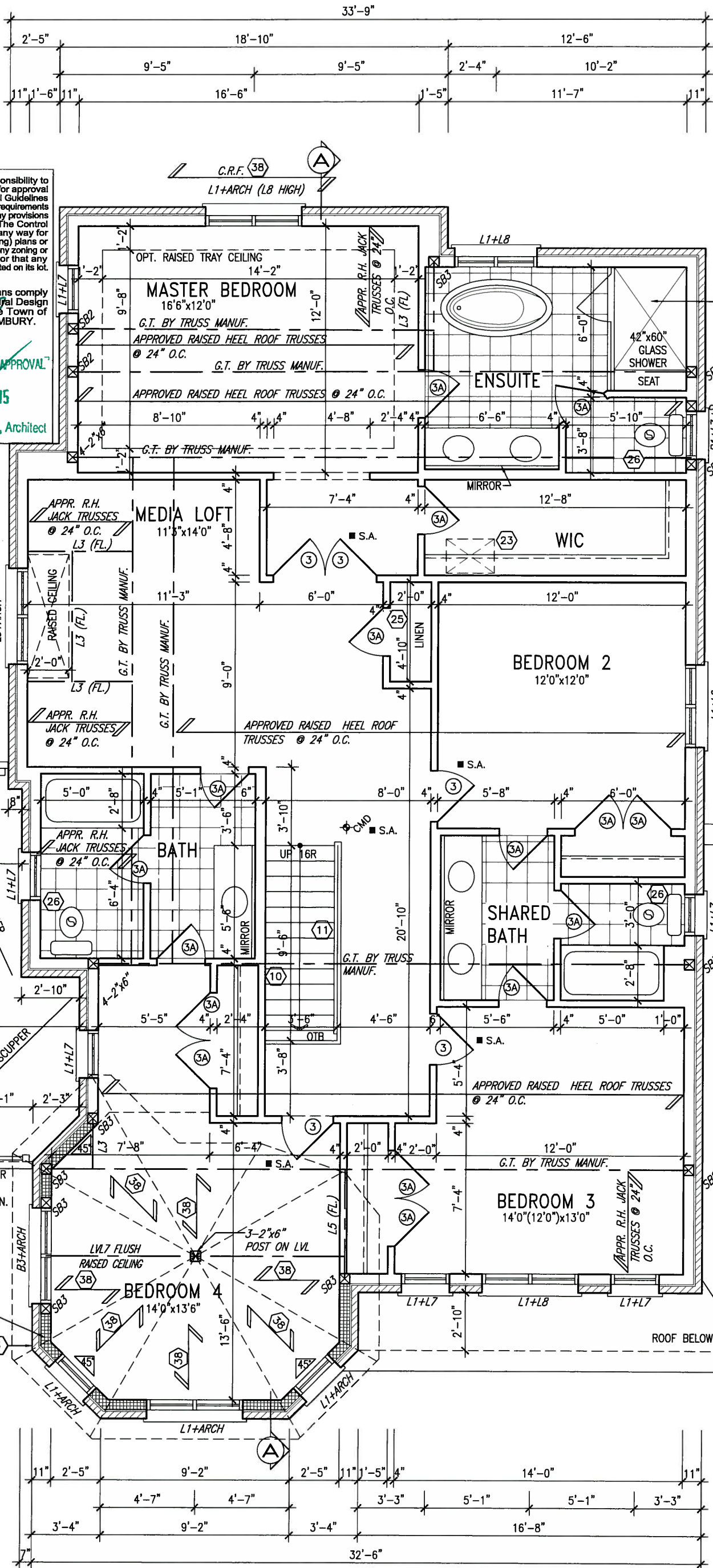
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ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect



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

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

SECOND FLOOR PLAN 'C' 4 BEDROOM + MEDIA LOFT

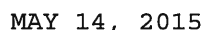
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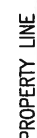
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name	BCIN
registration information	
VA3 Design Inc.	42658
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BAYVIEW WELLINGTON		S42-7C BAROSSA 7	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON.
date	SEPT./2014	drawn by	NC
checked by	RC	scale	3/16" = 1'-0"
SECOND FLOOR PLAN ELEV. 'C' (4BR)		file name	13045-S42-7C
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		drawing no.	3C



John G. Williams Limited, Architect



S42-7C

BAYVIEW WELLINGTON		S42-7C BAROSSA 7
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON.	project no. 13045
OPT. SECOND FLOOR PLAN ELEV. 'C' (5 BR)		drawing no. 4C
date drawn by checked by scale file name		
SEPT./2014 NC RC 3/16" = 1'-0"	13045-S42-7C	
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ARCHITECTURAL REVIEW & APPROVAL
MAY 20 2015
John G. Williams, Certified Architect

1'-0" 1'-0"

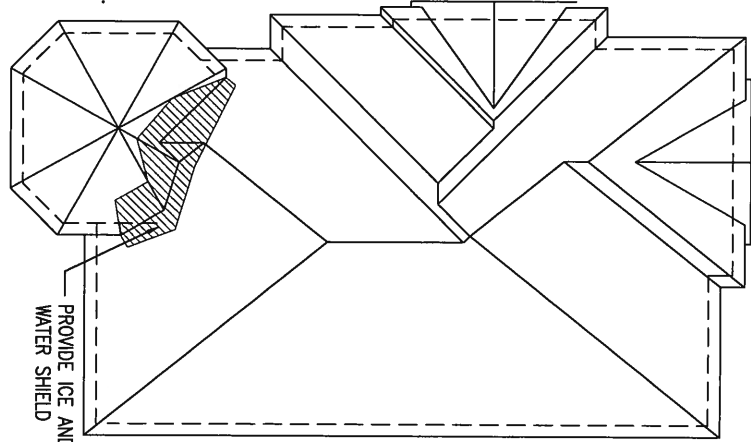
1'-0"

1'-0" 1'-0"

MAY 14, 2015



ROOF PLAN 'C'



BAYVIEW WELLINGTON

S42-7C
BAROSSA 7

project name GREEN VALLEY ESTATES municipality BRADFORD, ON.

project no. 13045

FRONT ELEVATION 'C'

drawing no.

date SEPT./2014 drawn by NC checked by RC scale 3/16" = 1'-0"

file name 13045-S42-7C

5C

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CENTERLINE OF ROOF
24'-6" [7.47M]

6'-6" [1.98M]

6'-6" [1.98M]

PEAK OF ROOF

MID-POINT OF ROOF

U/S OF SOFFIT

ASPHALT SHINGLES (TYP)

12" RAISED CEILING

8" PRECAST CONC. ARCH HEADER W/ 1/2" PROL. (TYP.)

2'-0" U/S OF SOFFIT

BRICK FACE (TYP.)

8" PRECAST CONC. ARCH HEADER ON 8" PRECAST STACK BOND W/ 1/2" PROL. (TYP.)

CONT. PRECAST CONC. SILL OVER STONE VENEER (TYP.)

20" HIGH PREFIN. METAL RAILING

4"x8" PRECAST CONC. HEADER W/ 1/2" PROL. (TYP.)

8" PRECAST CONC. HEADER ON 8" PRECAST STACK BOND W/ 1/2" PROL. (TYP.)

POURED CONC. PORCH SLAB AND DOOR SILL
DBL. PRECAST CONC. SILL OVER STONE VENEER (TYP.)
POURED CONC. FOUNDATION WALLS AND FOOTINGS TYP.

FRONT ELEVATION 'C'
R.W.L. AS REQUIRED & AS PER MUNICIPALITY

30"x18" VINYL CLAD STRUCTURAL STL FRAME BASEMENT WINDOW (TYPICAL)

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

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

5'-0" MIN. STEPPED FOOTINGS

7'-10" U/S SOFFIT
MUNICIPAL ADDRESS SIGNAGE, LOCATION AS SHOWN
STONE VENEER (TYP.)

LOCATION OF STL BEAM (DR.)
8" PRECAST CONC. HEADER W/ 1/2" PROL.

DOUBLE PRECAST CONC. SILL W/ 1/2" PROL. (TYP.)

8" PRECAST CONC. HEADER W/ 1/2" PROL. (TYP.)

1"x6" ALUM. CLAD FRIEZE BD. (TYP.)

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

8" PRECAST CONC. HEADER ON 18" PRECAST STACK BOND W/ 1/2" PROL. (TYP.)

ASPHALT SHINGLES (TYP)

FIN SECOND FLOOR

TOP OF TRANSOM
TOP OF WINDOW

FIN GROUND FLOOR

FIN GRADE

TOP OF SLAB

S42-7C

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1.	ISSUED FOR CLIENT REVIEW	SEP 16-14	RC	.	.
no.	description	date	by	.	.

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qualification information
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name registration information BCIN
VA3 Design Inc. 42658

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

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MAY 20 2015
John G. Williams Limited, Architect

1'-0" 1'-6" 2'-6"

2'-6" 1'-6" 1'-0"

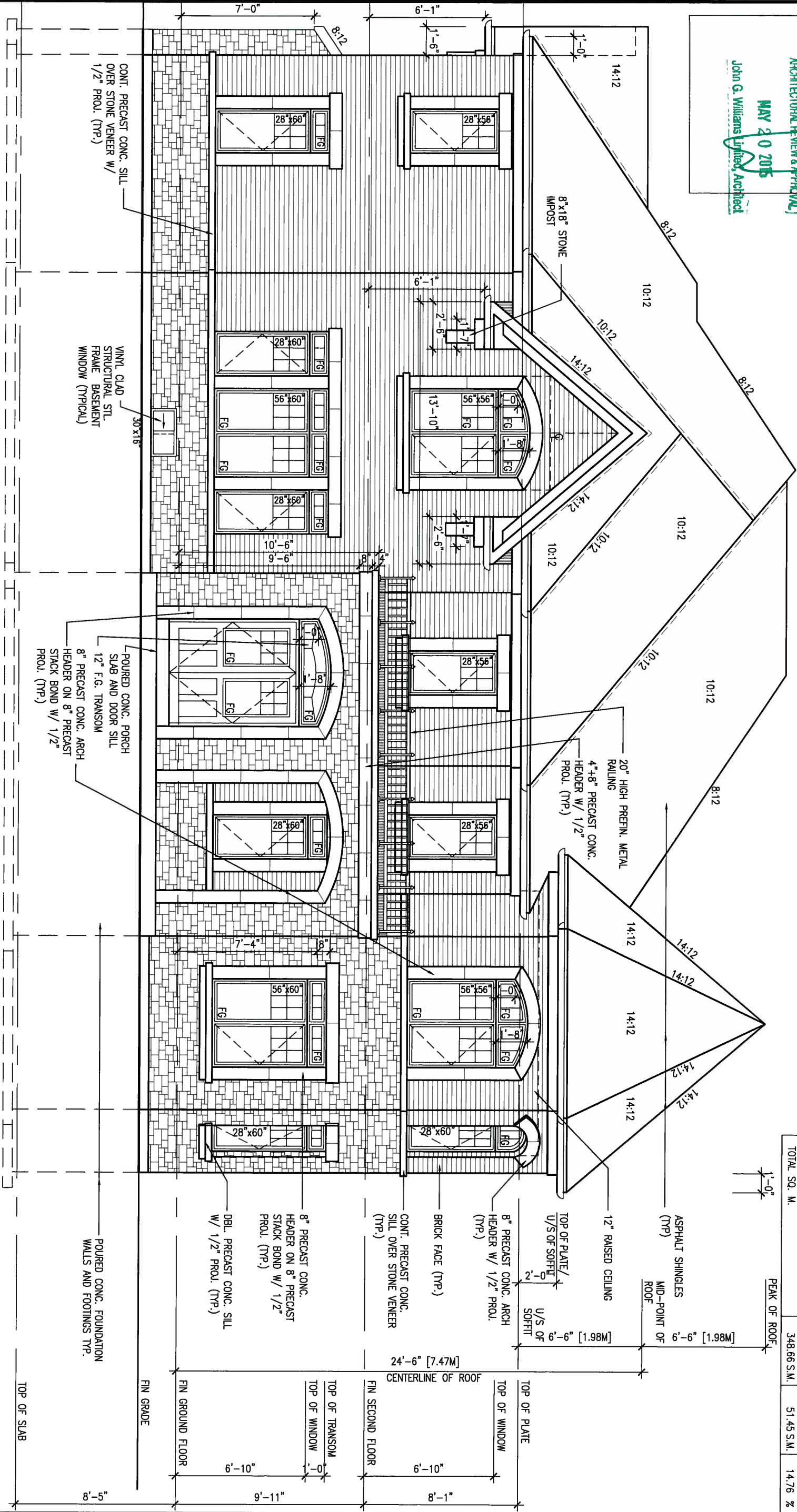
1'-0"

1'-0"



MAY 14, 2015

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))			
S42-7C ELEVATION C	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	669.00 S.F.	103.44 S.F.	15.01 %
LEFT SIDE	1203.00 S.F.	241.32 S.F.	20.06 %
RIGHT SIDE	1166.00 S.F.	89.57 S.F.	7.55 %
REAR	675.00 S.F.	119.50 S.F.	17.70 %
TOTAL SQ. FT.	3753.00 S.F.	553.83 S.F.	14.76 %
TOTAL SQ. M.	348.66 S.M.	51.45 S.M.	14.76 %



FLANKAGE ELEVATION 'C'

R.W.L. AS REQUIRED & AS PER MUNICIPALITY

REFER TO FRONT ELEVATION FOR TYPICAL NOTES

S42-7C

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name registration information			
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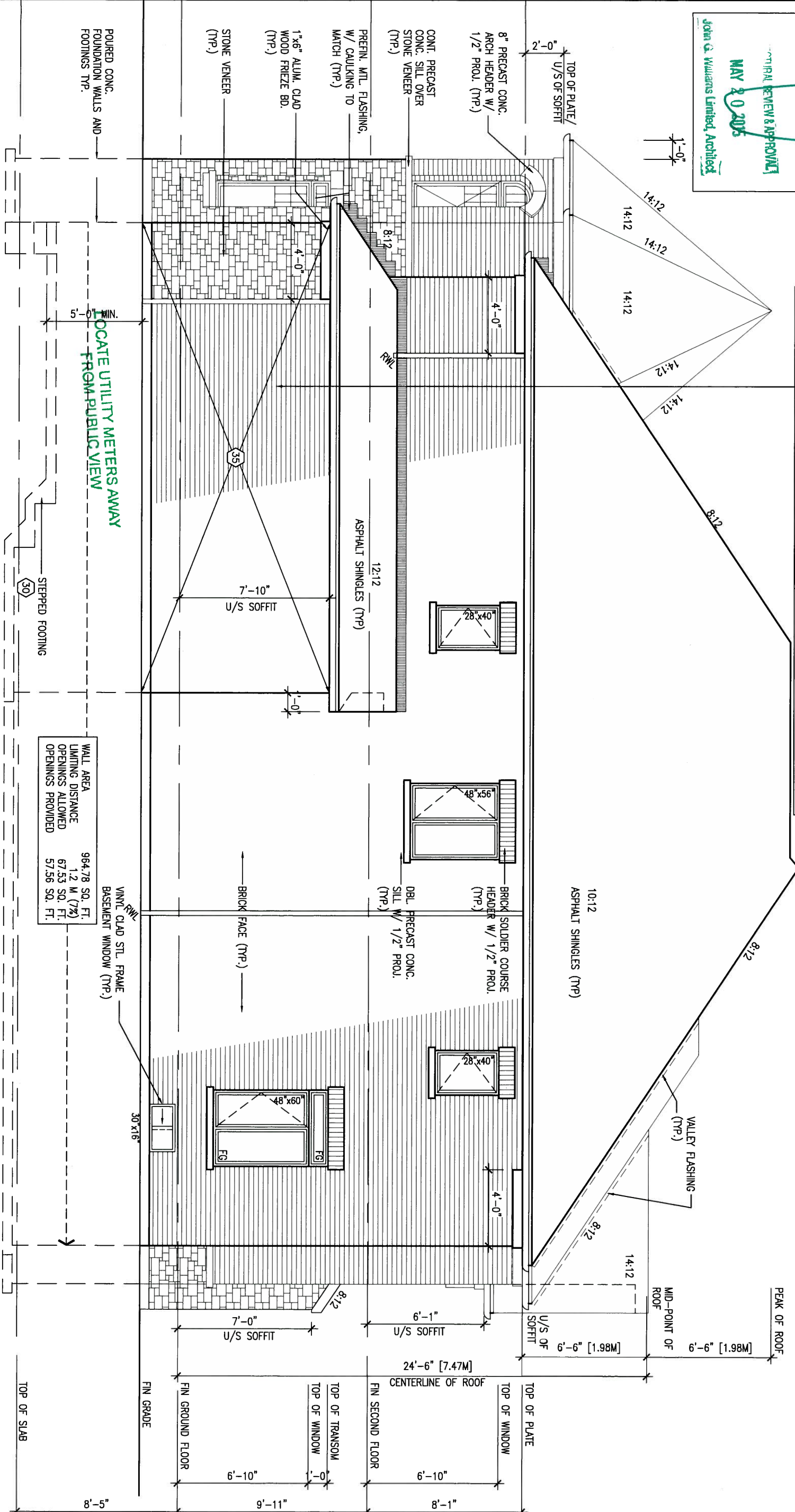
BAYVIEW WELLINGTON		S42-7C	
project name		project no.	
GREEN VALLEY ESTATES		13045	
municipality		drawing no.	
BRADFORD, ON.		6C	
FLANKAGE ELEVATION ELEV. 'C'			
date	drawn by	checked by	scale
SEPT./2014	NC	RC	3/16" = 1'-0"
file name		13045-S42-7C	
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FINAL REVIEW & APPROVAL
MAY 20 2015
John C. Williams Limited, Architect

BRICK VENEER CONSTRUCTION
(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)
45 MINUTE FIRE RATED WALL
PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED. TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH INSULATION CONFORMING TO CAN/ULC-S702, "MINERAL FIBRE THERMAL INSULATION FOR BUILDINGS" WITH A MASS OF NOT LESS THAN 1.22 kg/SQ.M. AND MUST FIL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.
(REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)



WALL AREA	964.78 SQ. FT.
LIMITING DISTANCE	1.2 M (7')
OPENINGS ALLOWED	67.53 SQ. FT.
OPENINGS PROVIDED	57.56 SQ. FT.

RIGHT SIDE ELEVATION 'C'

R.W.L. AS REQUIRED & AS PER MUNICIPALITY REFER TO FRONT ELEVATION FOR TYPICAL NOTES

S42-7C

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

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va3design.com

BAYVIEW WELLINGTON

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

date drawn by checked by scale
SEPT./2014 NC RC 3/16" = 1'-0"

RIGHT SIDE ELEVATION 'C'

S42-7C
BAROSSA 7

project no. 13045

drawing no. **7C**

file name
13045-S42-7C

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



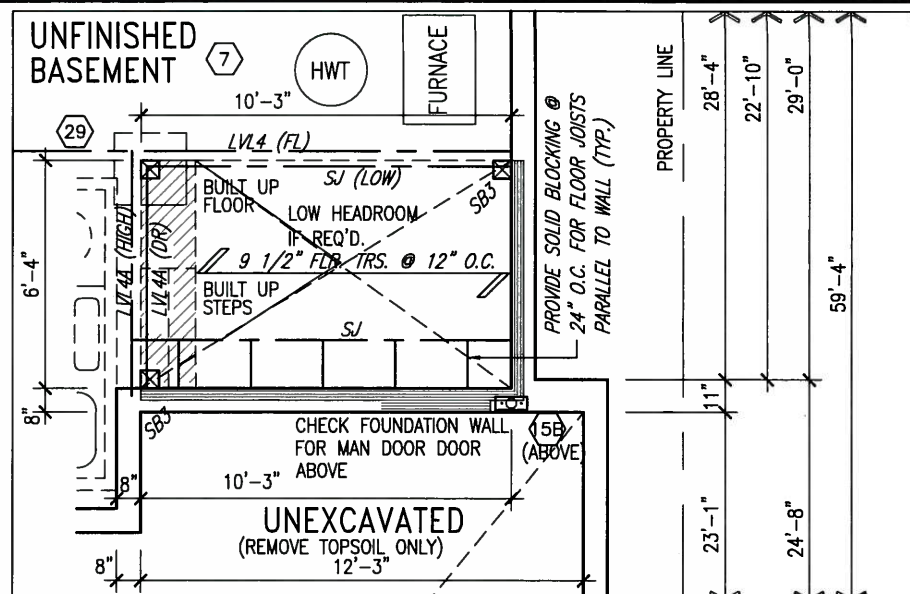
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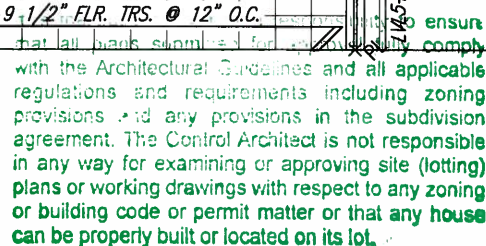
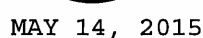
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BAYVIEW WELLINGTON		S42-7C BAROSSA 7	
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON.	project no. 13045	
REAR ELEVATION 'C'		drawing no. 8C	
date SEPT./2014	drawn by NC	checked by RC	scale 3/16" = 1'-0"
		file name 13045-S42-7C	
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PART. BASEMENT PLAN FOR OPT.
SUNKEN LAUNDRY 1R COND



City of Bradford West Gwillimbury
Signed: _____
Date: **MAY 20 2015**
JOHN G. WILLIAMS LIMITED ARCHITECT



10" FOUNDATION WALL ON 22"x6" THICK
CONC. FTG. UNDER ALL 2"x6" KNEEWALL
AS REQ'D. BY GRADING - SEE DETAILS
MAX. BACKFILL HEIGHT: 4'-7" FOR 10'
FNDN. WALL W/ KNEEWALL ON TOP

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

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

NOTE:
5/8" SUBFLOOR TO BE GLUED AND NAILED
CERAMIC TILE APPLICATION TO CONFORM TO
OBC. 9.30.6

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

S42-7C

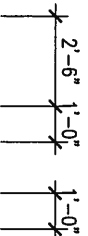
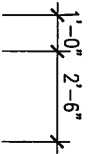
9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste  25591 name registration information VA3 Design Inc.  42658 300A 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, ON. project no. 13045	S42-7C BAROSSA 7 drawing no. 9C
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2	REVISED AS PER ENG'S COMMENTS	15-04-27	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		
1	ISSUED FOR CLIENT REVIEW	SEP 16-14	RC			
no.	description	date	by			

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

ARCHITECTURAL REVIEW & APPROVALS

MAY 20 2015

John G. Williams Limited, Architects



MAY 14, 2015



UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1.(7))			
S&2-7C	ELEVATION C W.O.D.	ENERGY EFFICIENCY - OBC SB12	
ELEVATION		WALL AREA S.F.	OPENING S.F. PERCENTAGE
FRONT		689.00 S.F.	103.44 S.F. 15.01 %
LEFT SIDE		1203.00 S.F.	241.32 S.F. 20.06 %
RIGHT SIDE		1186.00 S.F.	89.57 S.F. 7.55 %
REAR		800.00 S.F.	129.50 S.F. 16.19 %
TOTAL SQ. FT.		3878.00 S.F.	563.83 S.F. 14.54 %
TOTAL SQ. M.		360.27 S.M.	52.38 S.M. 14.54 %

S42-7C
BAROSSA 7

project no.
13045

drawing no.

REAR ELEVATION 'C' - W.O.D. COND.

file name
13045-S42-7C

10C

project name	municipality
GREEN VALLEY ESTATES	BRADFORD, ON.

REAR ELEVATION 'C'—

date drawn by checked by scale
SEPT./2014 NC RC 3/16" = 1'-0"

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VA3
DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
1.6.630.2255 f 416.630.
va3design.com

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

qualification information

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

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

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1	ISSUED FOR CLIENT REVIEW	SEP 16-14	RC
no.	description	date	by

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REAR ELEVATION 'C'-W.O.D. COND.

S42-7C

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

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

1'-0"

1'-0"

1'-0"

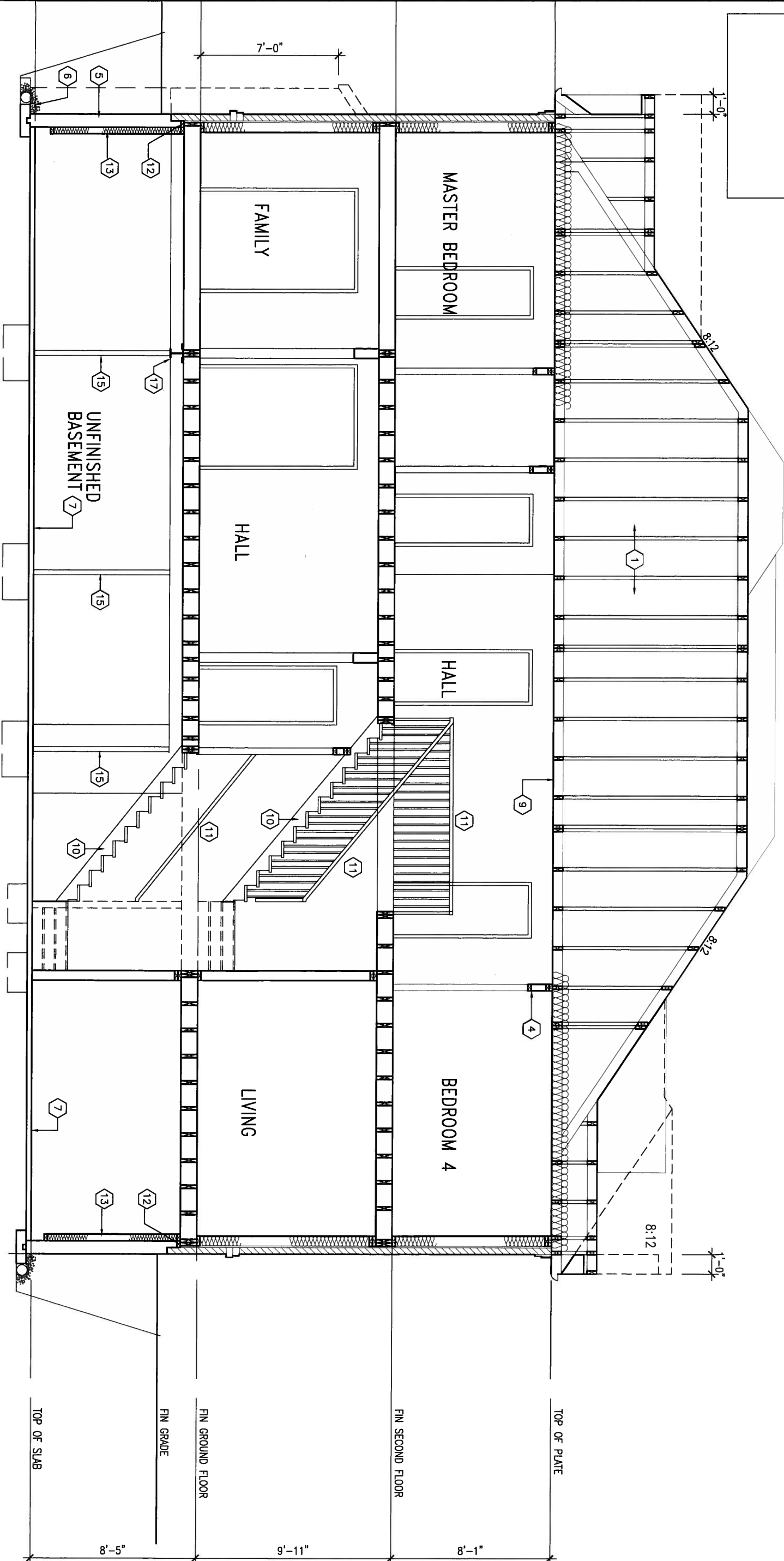
MAY 14, 2015



SECTION A-A

R.W.L. AS REQUIRED &
AS PER MUNICIPALITY

REFER TO FRONT ELEVATION
FOR TYPICAL NOTES



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1.	ISSUED FOR CLIENT REVIEW	SEP 16-14	RC
no.	description	date	by

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

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va3design.com

BAYVIEW WELLINGTON		S42-7C BAROSSA 7	
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON.	project no. 13045	drawing no. 11C
STD, SECTION A-A ELEV. 'A','B','C'			
date SEPT./2014	drawn by NC	checked by RC	scale 3/16" = 1'-0"
file name 13045-S42-7C		drawing no. 11C	
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CONSTRUCTION NOTES (Unless otherwise noted)

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

1. ROOF CONSTRUCTION

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

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

2A. FRAME WALL CONSTRUCTION (2"x6") (R2B) SIDING AS PER ELEV. 19x38 (1"x2") VERTICAL WOOD FURRING. CONTIN. SHEATHING MEMBRANE, 28mm (1 1/4") EXTERIOR STRUCTURAL INSULATED SHEATHING RSI 0.7 (R4) BY "B" OR EQUAL. 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 4.23 (R24) INSUL. AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

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

2C. RESERVED

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

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

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

3A. BRICK VENEER CONSTRUCTION (2"x6") (R2B) 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 28mm (1 1/4") EXT. STUCCO, INSULATED SHEATHING RSI 0.7 (R4) BY "B" OR EQUAL. 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 4.23 (R24) INSUL. & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

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

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

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

5. FOUNDATION WALL/FOOTINGS: (9.15.3, 9.15.4, 9.13.2, 9.14.2.1.(2)) 200mm (8") POURED CONC. FDTN. WALL 15MPa (2200psi) WITH BITUMINOUS DAMPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x155 (20"x6") CONTINUOUS 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 (2'2"x7')

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

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

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

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

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

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

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

INTERIOR GUARDS -OBC 9.8.8.- INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH EXTERIOR GUARDS - OBC 9.8.8. 900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (7'-1"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (7'-1").

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

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

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

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

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.

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 BETWEEN HOUSE AND GARAGE. TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.16. REFER TO SB-12, TABLE 2.1.1.2.A. FOR REQUIRED THERMAL INSULATION.

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-6.2.3.7) & 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.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL. BACKING.

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

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

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

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

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

28. RESERVED

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

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

31. SLAB ON GRADE MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL, REINFORCED WITH 6x6-W2.9xW2.9 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) UNTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.

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

38. CONVENTIONAL ROOF FRAMING (2.0Kpa. SNOW LOAD) 38x140 (2"x6") RAFTERS @ 400mm (16" O.C.) FOR MAX 11'-7" SPAN, 38x184 (2"x8") RIDGE BOARD. 38x89 (2"x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2"x4") @ 400mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 400 (16") O.C. FOR MAX. 4450mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 400mm (16") O.C. WITH A 38x89 (2"x4") CENTRE POST TO THE TRUSS BELOW, LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

GENERAL NOTES

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

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

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

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

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

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

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

6) PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCI" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS. 7) JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS. 8) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mL POLYETHYLENE FILM, NO. 50 (45lb.) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

STEEL: 1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300M. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40.21 GRADE 350W "STRUCTURAL QUALITY STEEL". OBC 9.9.23.4.3. 2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

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

LEGEND

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

	SJ	SINGLE JOIST
	DJ	DOUBLE JOIST
	TJ	TRIPLE JOIST
	LVL	LAMINATED VENEER LUMBER
	x	POINT LOAD FROM ABOVE

P.T. PRESSURE TREATED LUMBER

G.T. GIRDER TRUSS BY ROOF TRUSS MANUF.

F.A. FLAT ARCH

C.A. CURVED ARCH

M.C. MEDICINE CABINET (RECESSED)

CONC. BLOCK WALL

DOUBLE VOLUME WALL

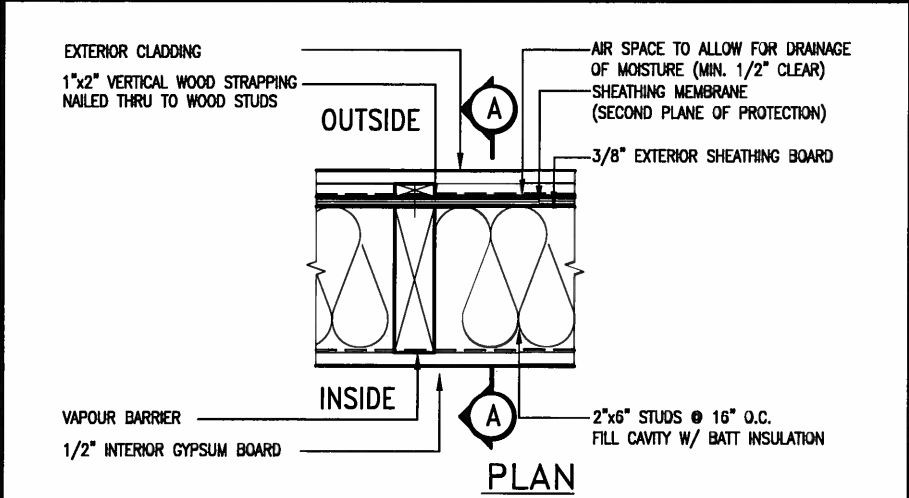
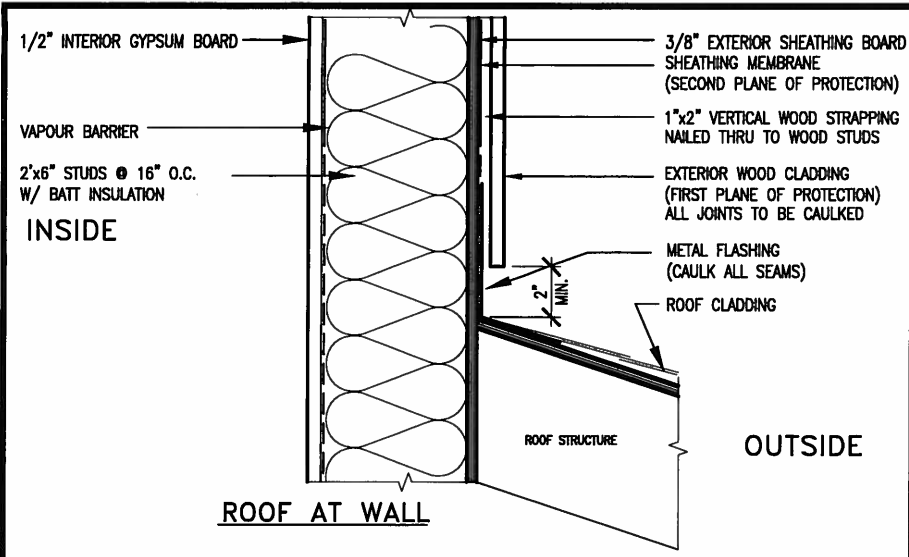
SEE NOTE 38.

SOLID WOOD BEARING (SPRUCE No. 2). SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER OR AS DIRECTED BY STRUCTURAL ENGINEER. SOLID BEARING TO BE MINIMUM 2 PIECES.

SOLID WOOD BEARING TO MATCH FROM ABOVE

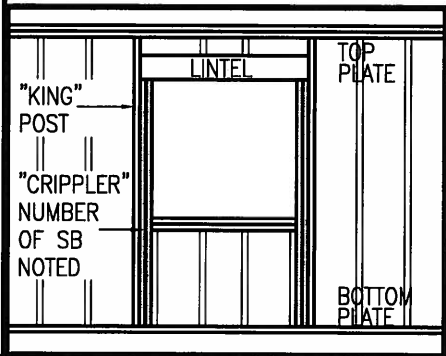
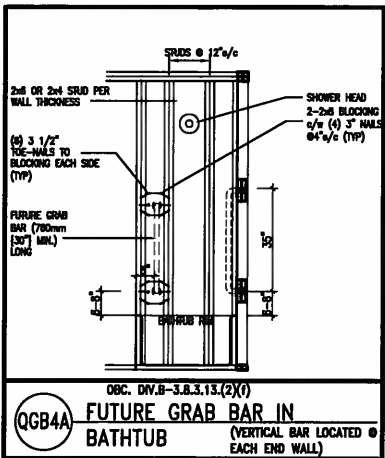
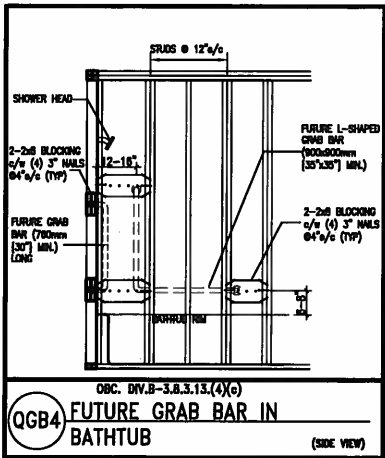
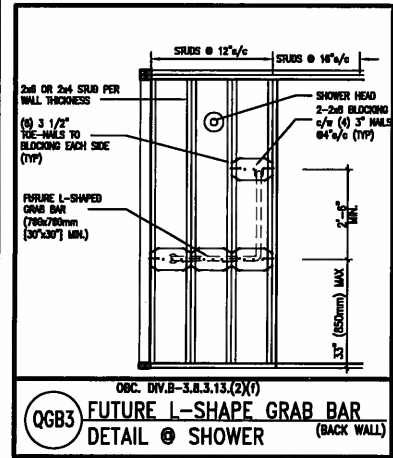
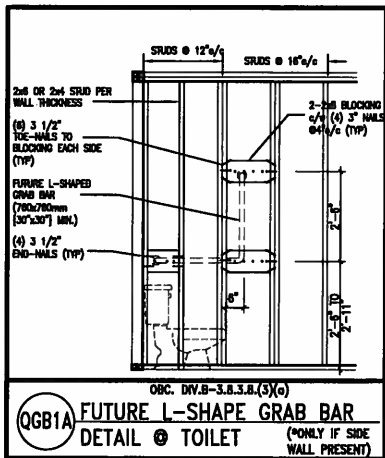
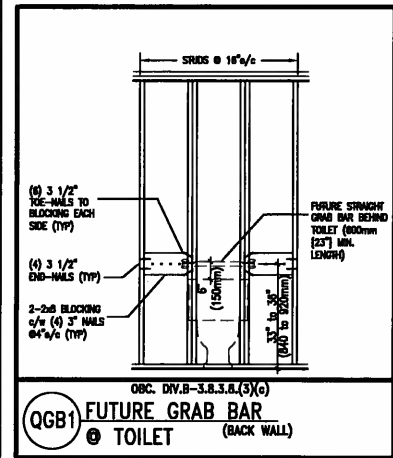
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO VA3 DESIGN BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF VA3 DESIGN WHICH IF REQUESTED MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED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

39. TWO STOREY VOLUME SPACES -FOR A MAXIMUM 5490 mm (18'-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE 2-38x140 (2-2"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 + 1-3



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'-0"
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 9.2.3.10.1.(2)
 - FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa
 - STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.
 - STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

** STUD INFORMATION TAKEN FROM OBC TABLE A-30

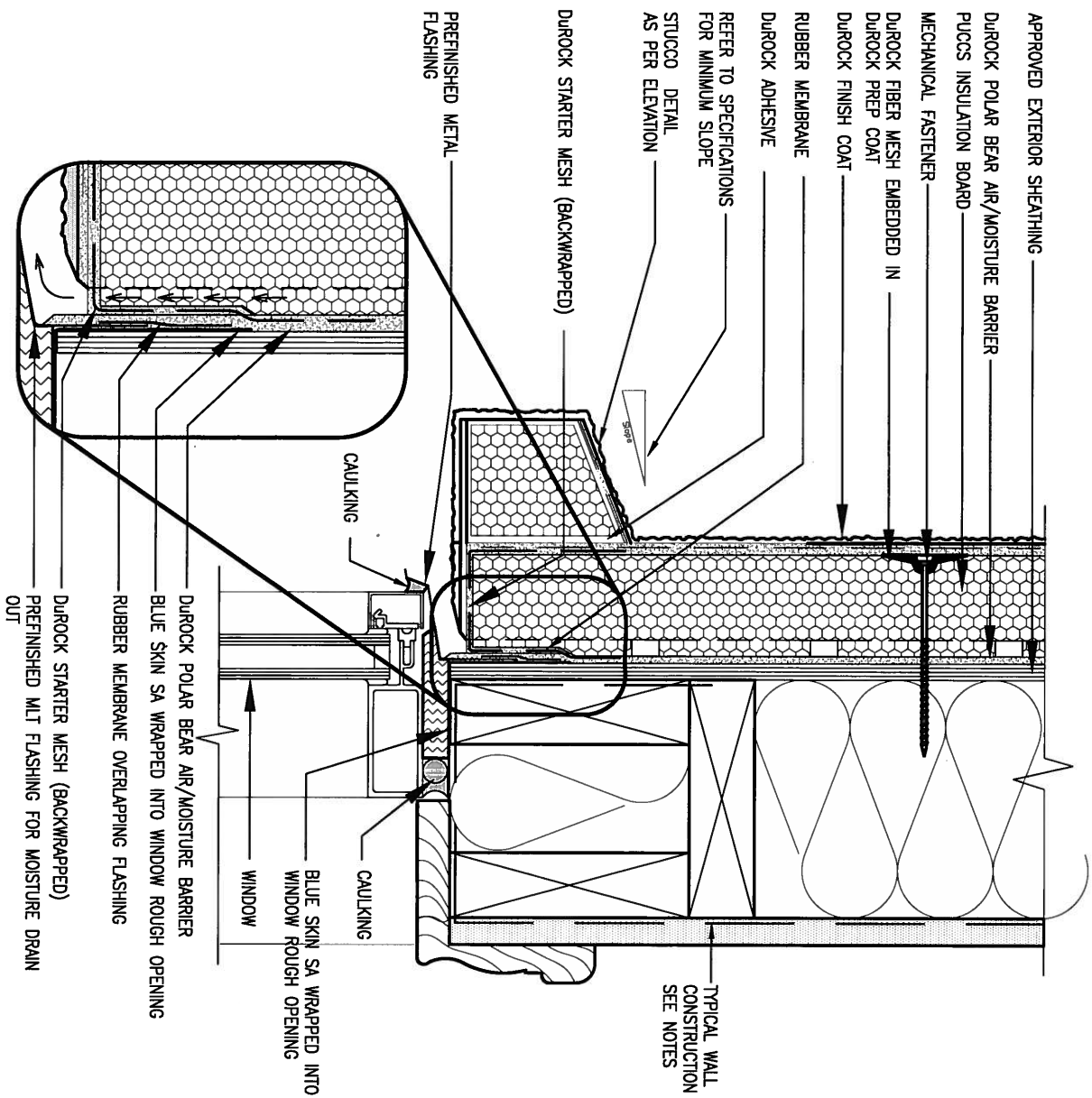


MAY 14, 2015

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

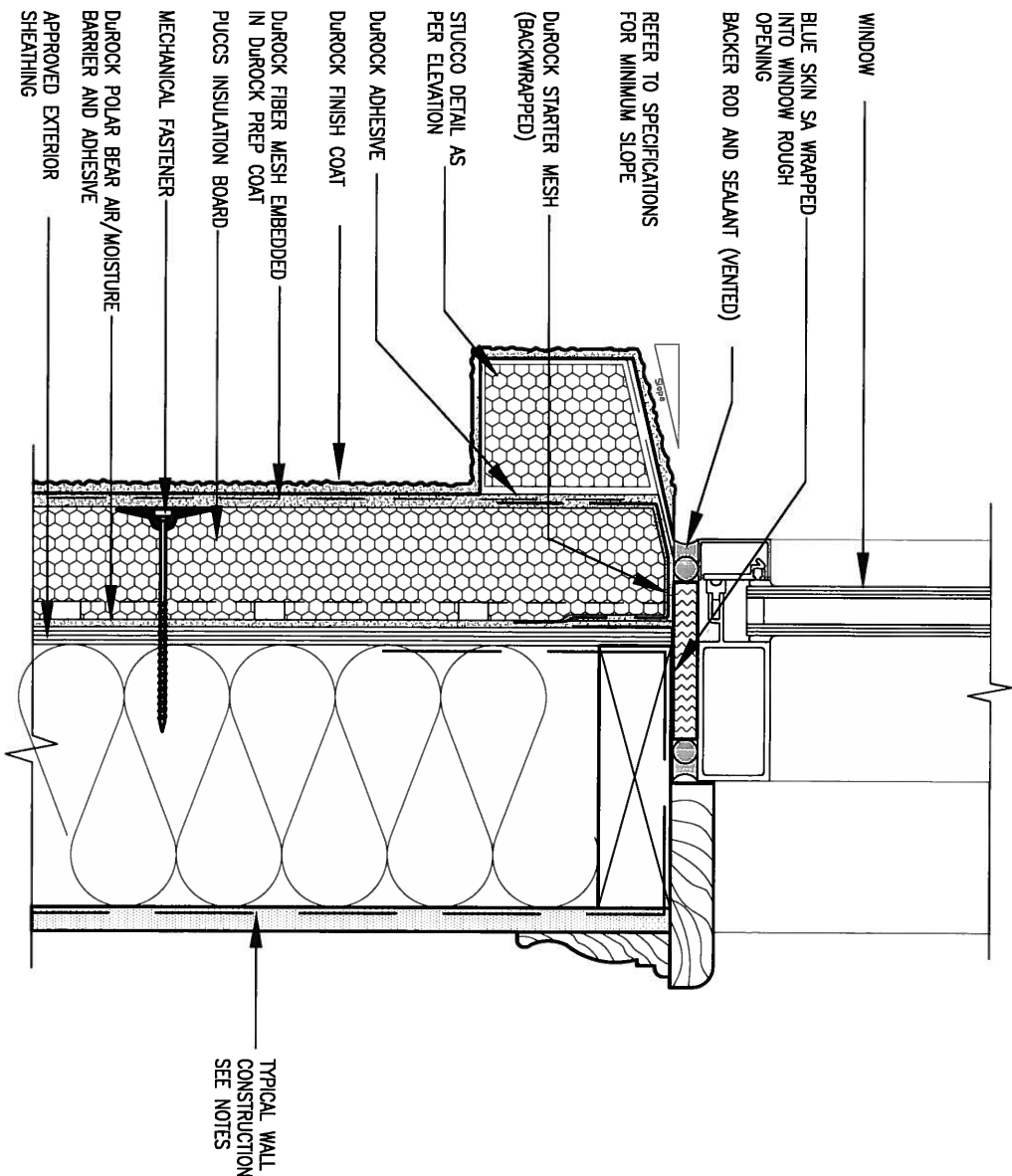


BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	project no.	13045
drawn by	RC	checked by	-
scale	3/16" = 1'-0"	CONSTRUCTION NOTES	13045-CONST-OBC 2015
file name	13045-CONST-OBC 2015	drawing no.	CN2
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1 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



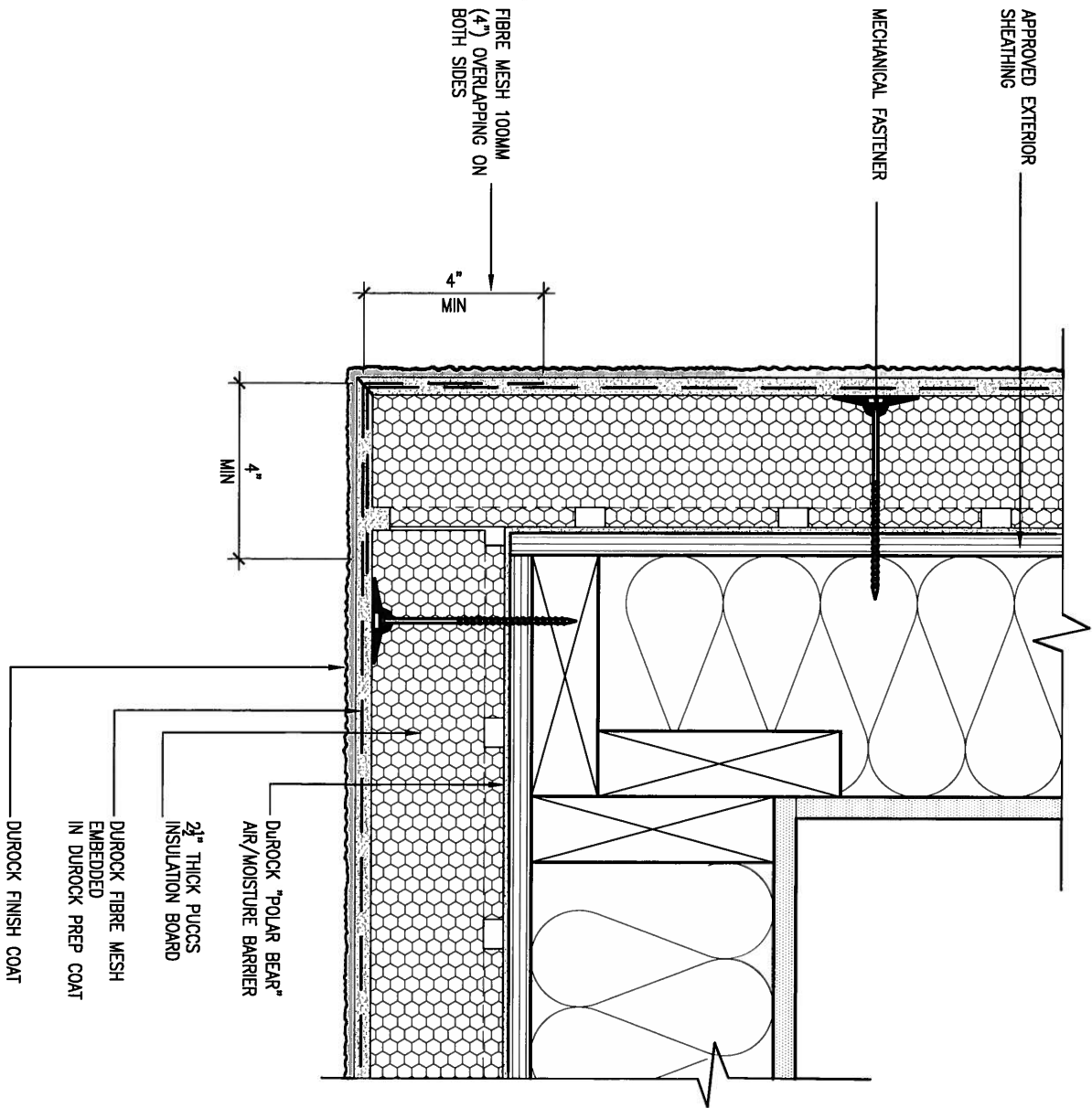
2 WINDOW SILL
CN3 SCALE: 3"=1'-0"

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

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qualification information	
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.	

VA3 DESIGN
300A 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
date	APR 2014	project no.	13045
drawn by	RC	checked by	-
scale	3/16" = 1'-0"	CONSTRUCTION NOTES	13045-CONST-0BC 2015
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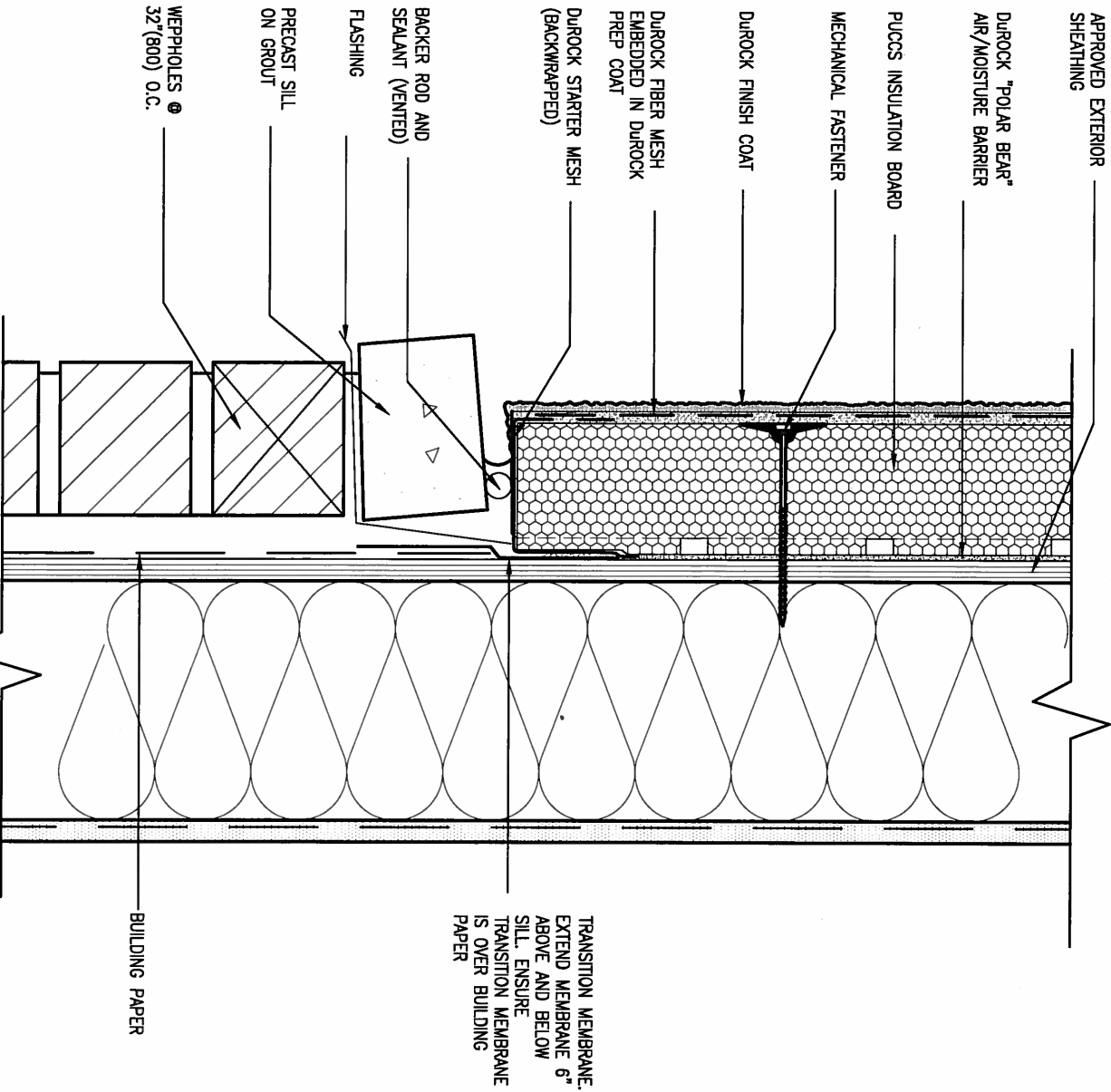


5 CORNER DETAIL

CN5 SCALE: 3"=1'-0"

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

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



6 STUCCO / MASONRY PLINTH CONNECTION

CN5 SCALE: 3"=1'-0"

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

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qualification information	
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name	BCN
registration information	
VAS Design Inc.	42658
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BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	project no.	13045
drawn by	RC	checked by	-
scale	3/16" = 1'-0"	CONSTRUCTION NOTES	
file name	13045-CONST-0BC 2015	drawing no.	CN5
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SB12-COMPLIANCE PACKAGE 'J'

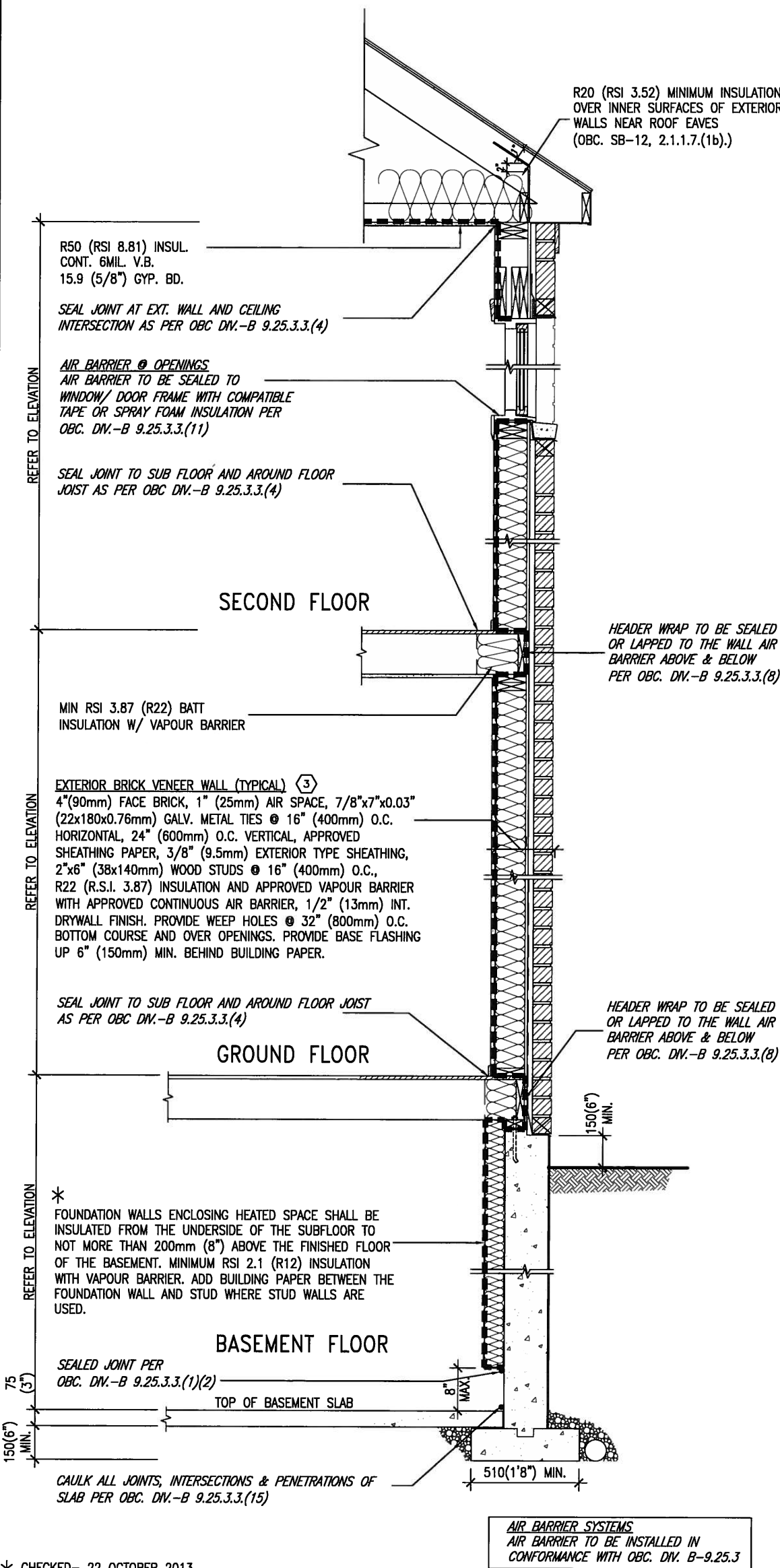
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

USE SB-12 COMPLIANCE PACKAGE (J):

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



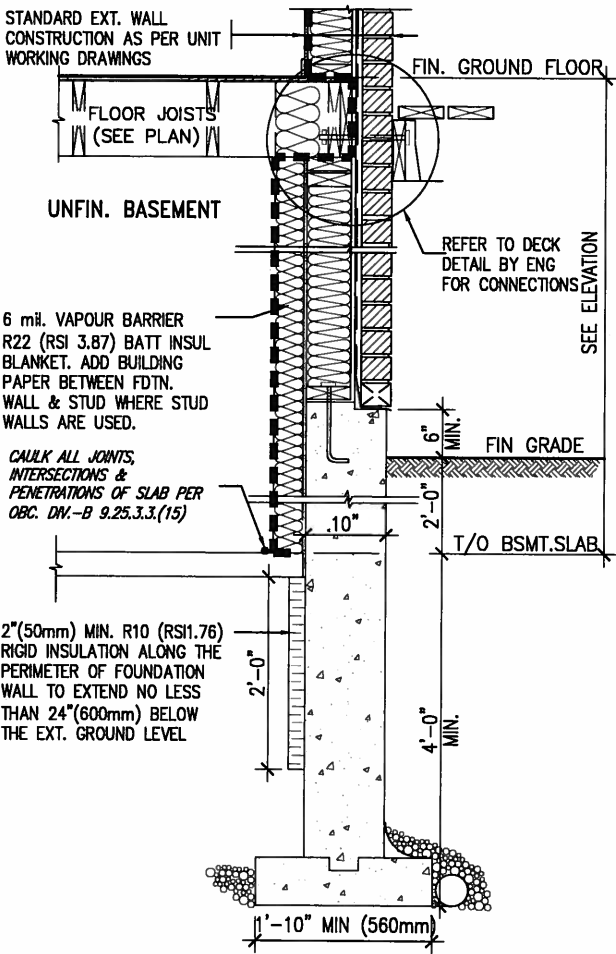
MAY 14, 2015



* CHECKED- 22 OCTOBER 2013

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

SEMI & SINGLES ONLY



* REVISED- 15 MARCH 2013

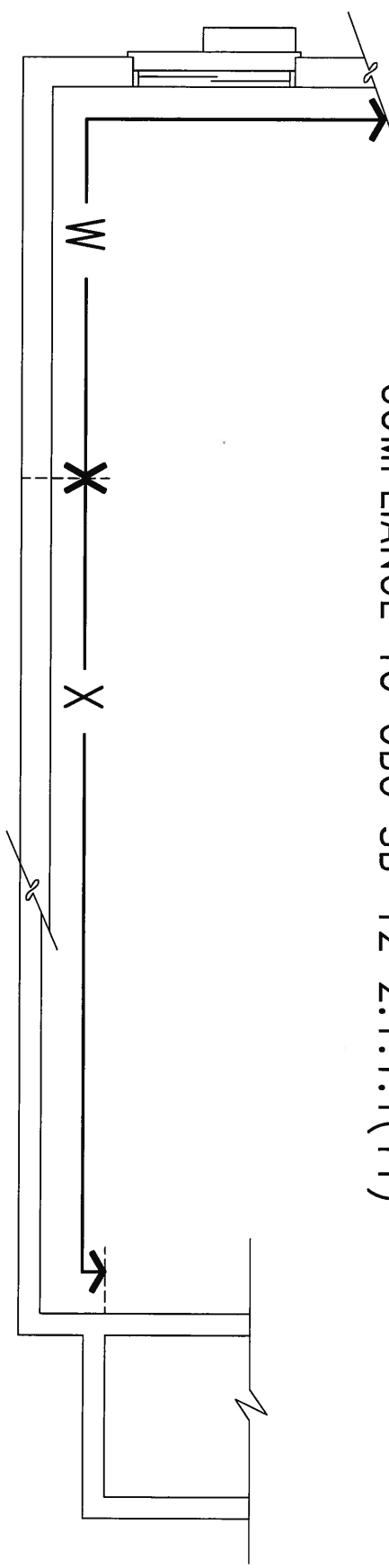
SECTION AT W.O.D/W.O.B.

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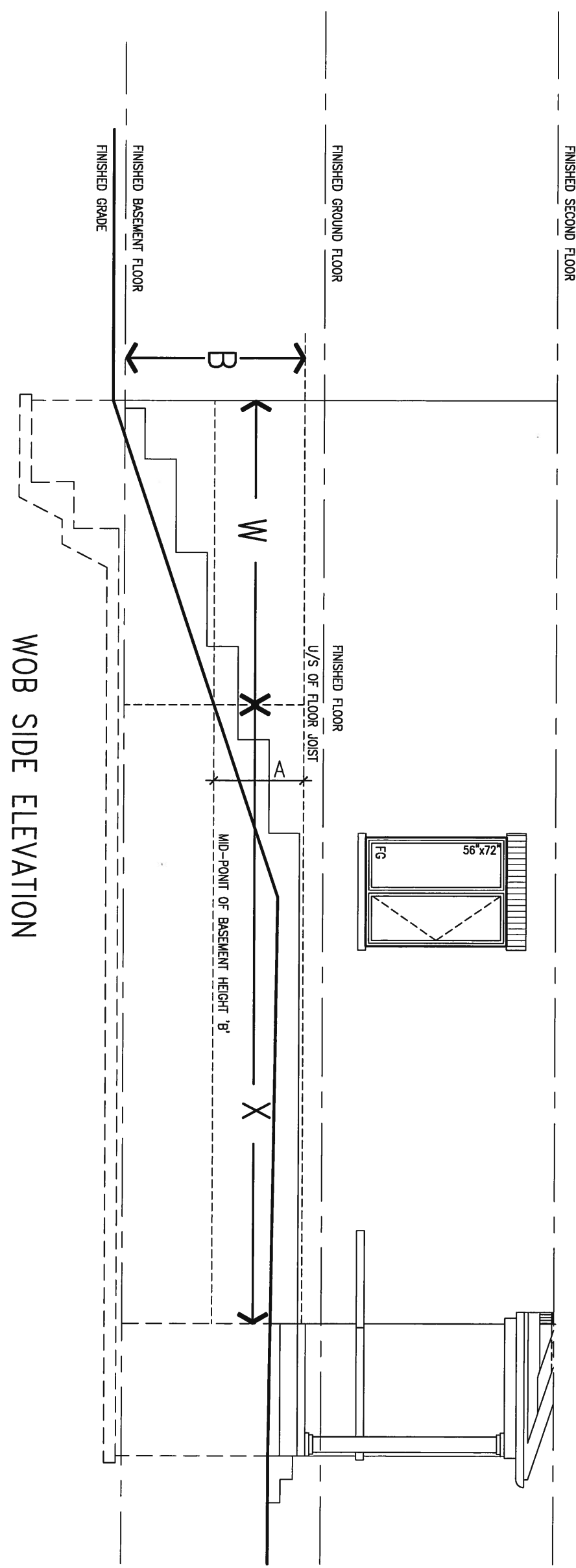


BAYVIEW WELLINGTON		CONST NOTE	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	
date APR 2014	checked by RC	CONSTRUCTION NOTES 13045-CONST-OBC 2015	
drawn by RC	scale 3/16" = 1'-0"	drawing no. CN6	
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM			

COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN



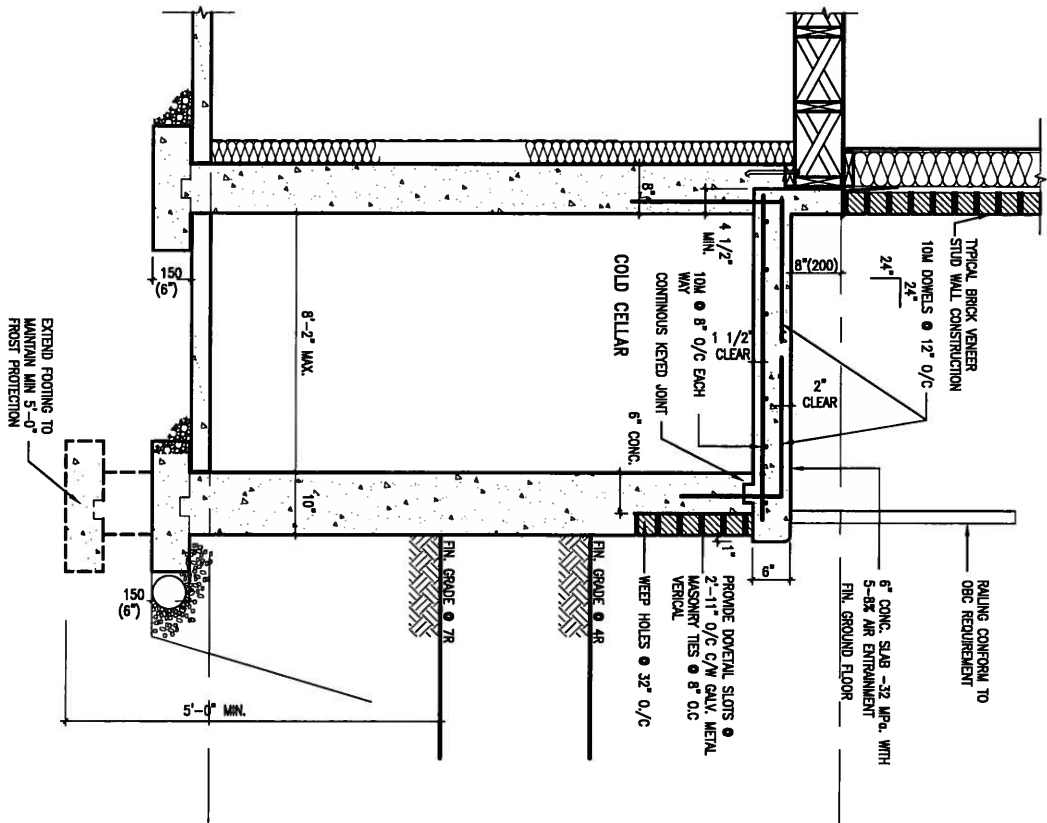
WOB SIDE ELEVATION

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

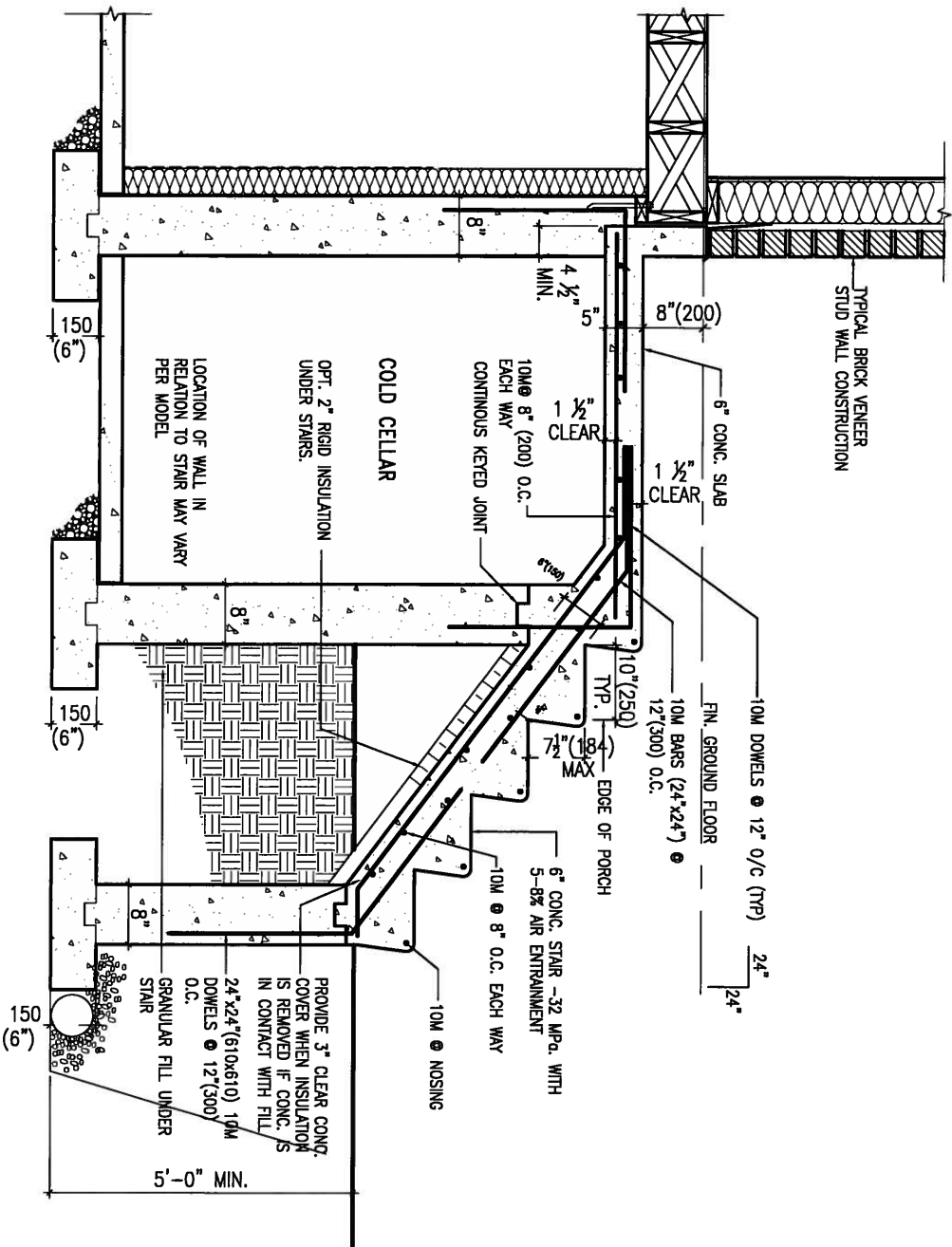
WHEN EXPOSED WALL "A" IS LESS THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "X" IS NOT LESS THAN BASEMENT WALL AS REQUIRED BY TABLE 2.1.1.2A

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

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X1 SECTION AT PORCH FOR 4-7R CONDITION
SCALE: N.T.S.



X2 EXTERIOR CONC. STAIR DETAIL (6 RISERS/ 7 RISERS SIMILAR)
SCALE: N.T.S.

MAY 14, 2015



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



BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	project no.	13045
drawn by	RC	checked by	-
scale	3/16" = 1'-0"	file name	13045-CONST-0BC 2015
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Tue - May 12 2015 - 8:51 AM		drawing no. CN8	



MAY 14, 2015

CONST NOTE

project no. 13045

BAYVIEW WELLINGTON

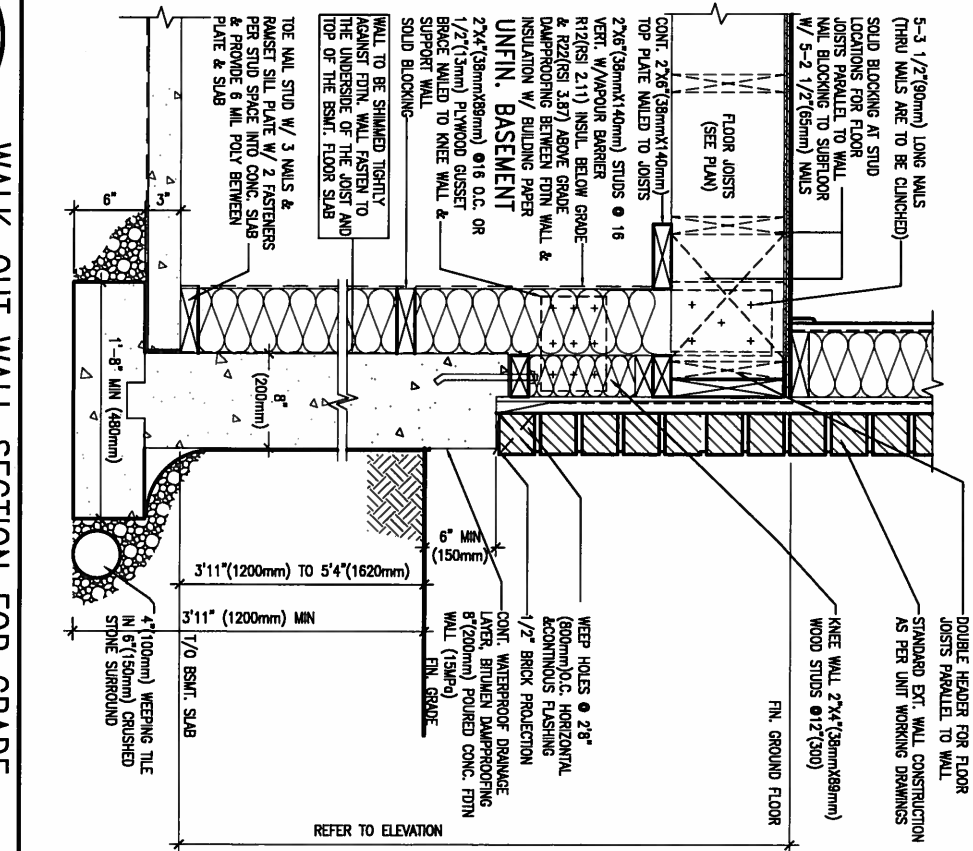
project name GREEN VALLEY ESTATES municipality BRADFORD

CONSTRUCTION NOTES

date APR 2014
drawn by RC
checked by
scale 3/16" = 1'-0"
file name 13045-CONST-0BC 2015
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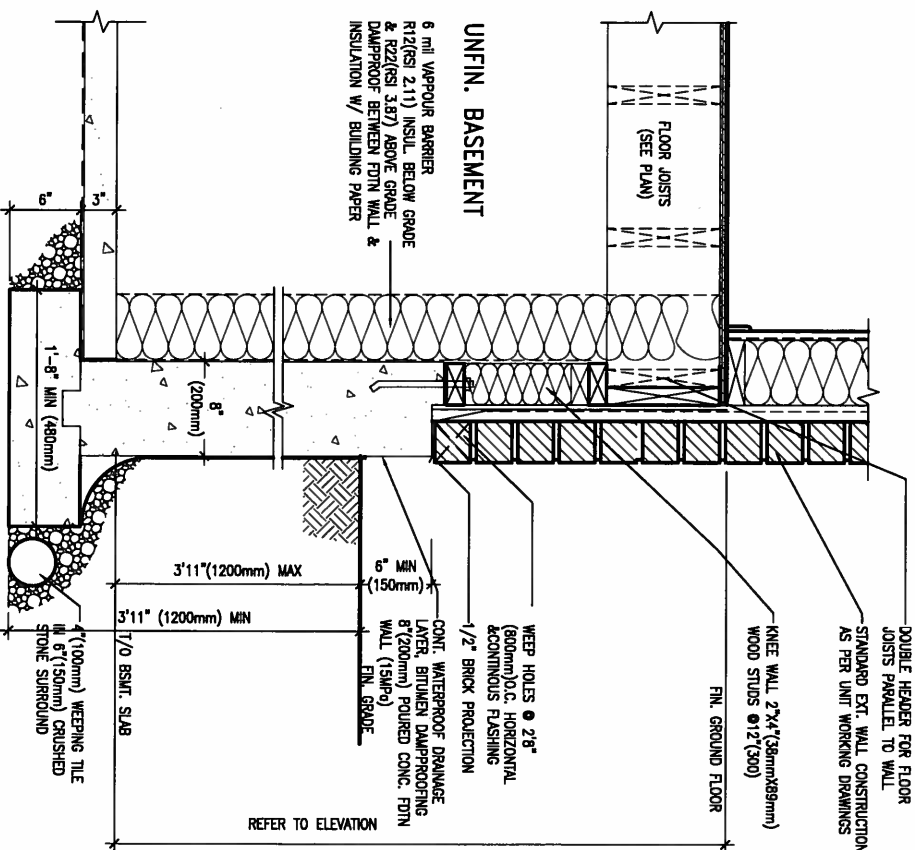


The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Wellington Jno-Baptiste 25591
signature
name registration information
VA3 Design Inc. 42658
Contractor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



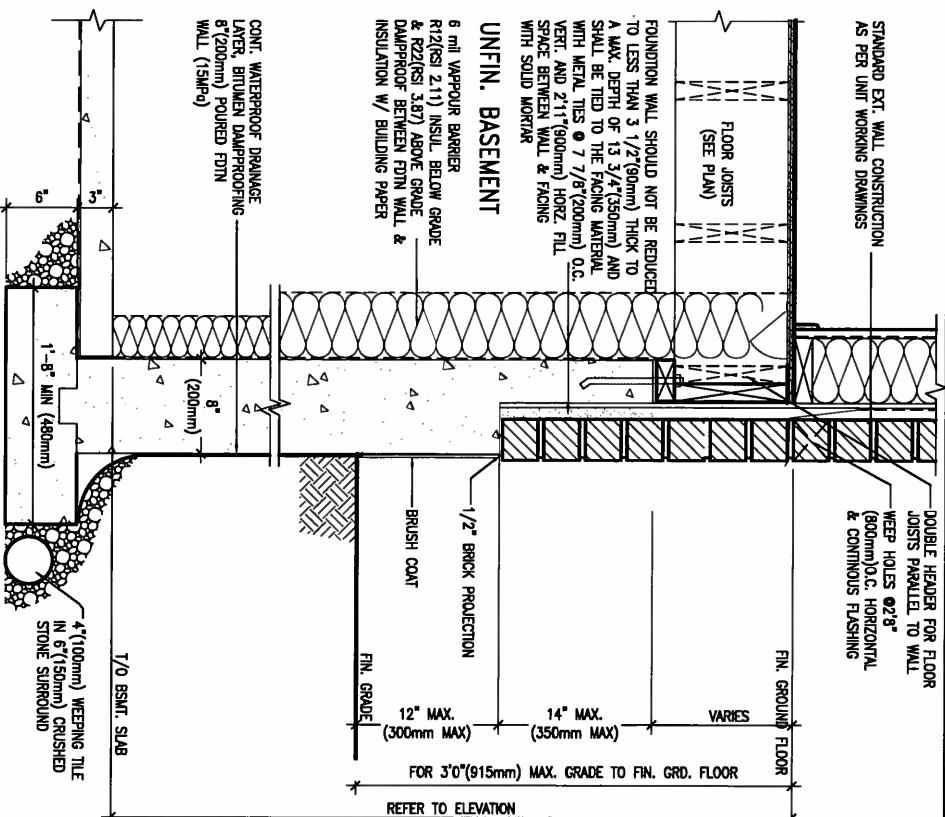
WALK-OUT WALL SECTION FOR GRADE

EW3.08B HEIGHTS BETWEEN 3'11"(1200mm) AND 5'4"(1620mm) BASEMENT SLAB TO GRADE N.I.S.



WALK-OUT DECK WALL SECTION FOR GRADE

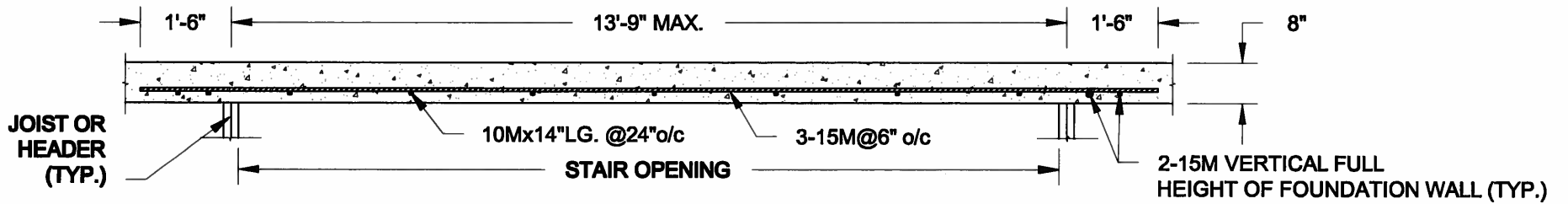
EW3.07B TO BASEMENT SLAB 3'11"(1200mm) MAX. HEIGHT DIFFERENCE N.I.S.



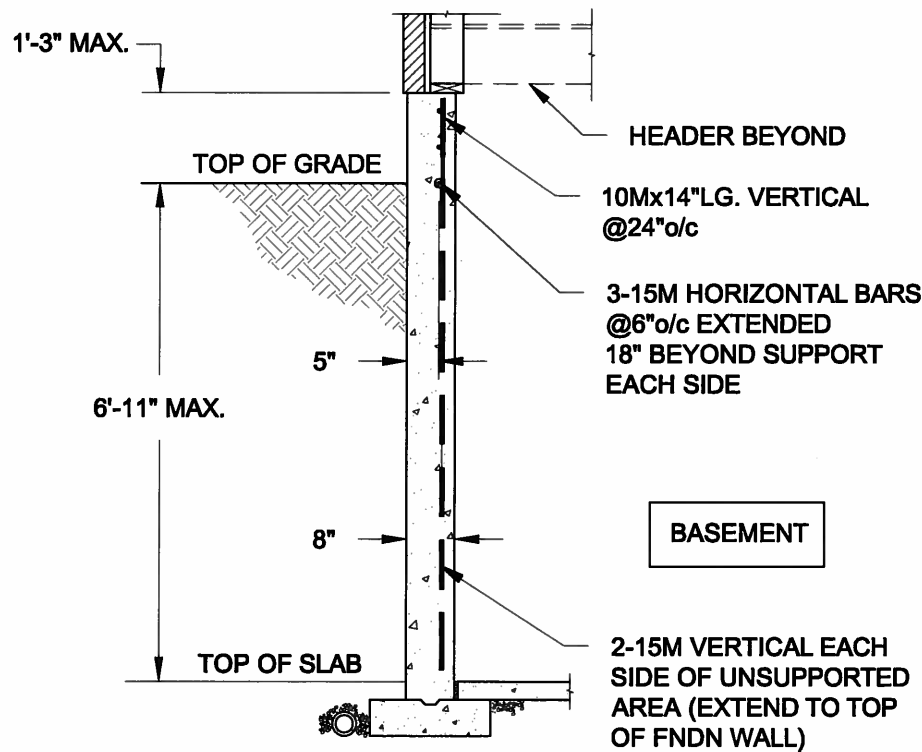
WALK-OUT DECK WALL SECTION FOR

EW3.06B GRADE TO FIN. FLOOR 3'0"(900mm) MAX. HEIGHT DIFFERENCE N.I.S.

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

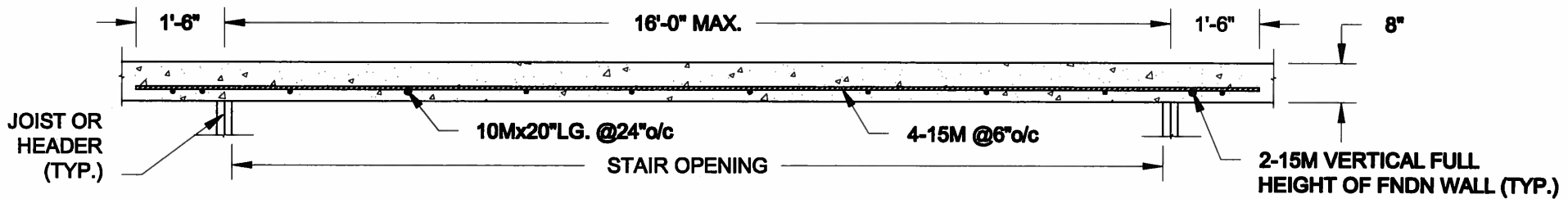


PLAN VIEW
NOT TO SCALE

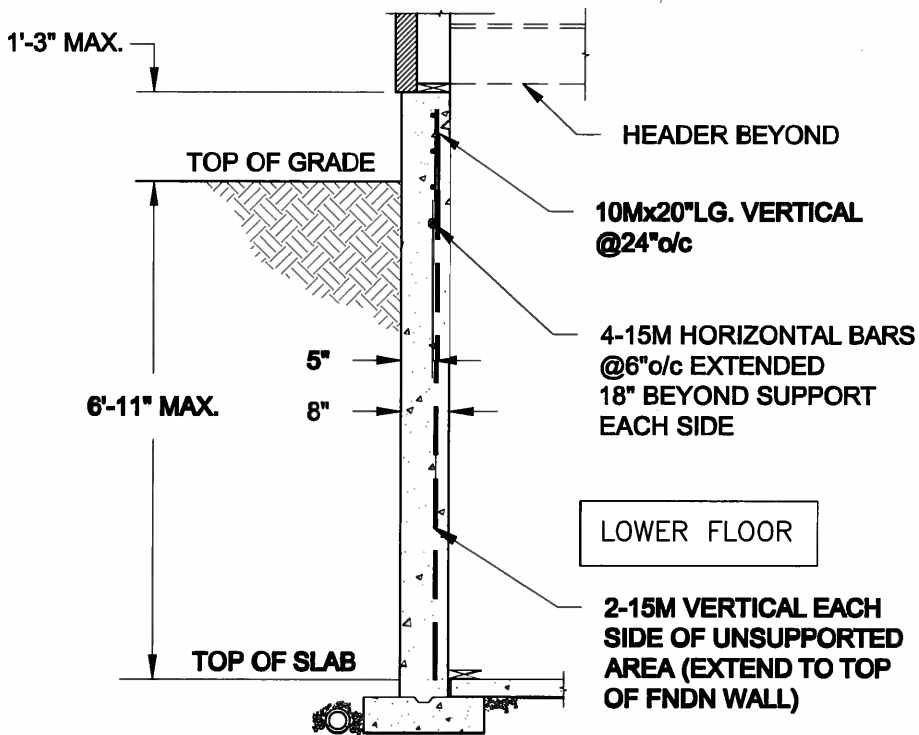


- NOTE:**
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
 2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN.
 3. REINFORCING STEEL TO BE GRADE 400.

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



PLAN VIEW
NOT TO SCALE

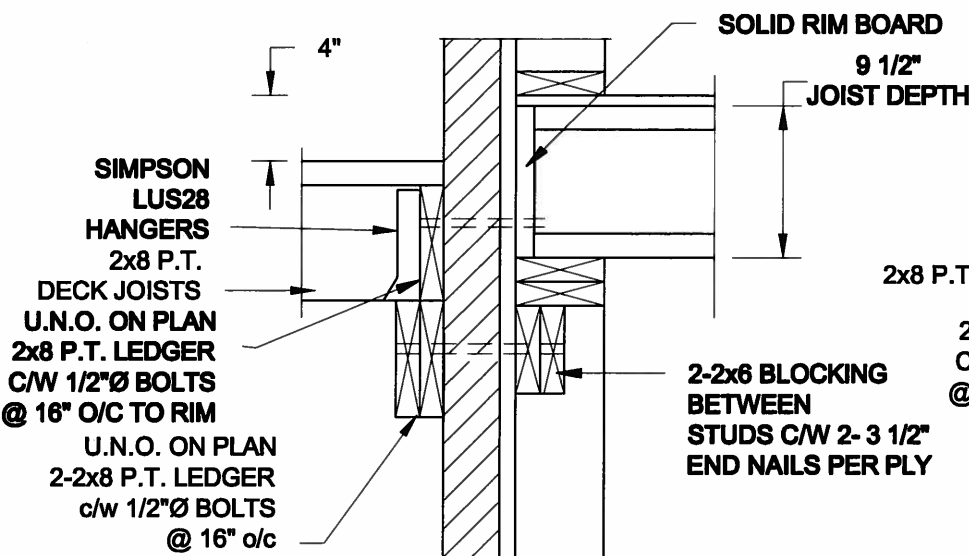


- NOTE:**
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
 2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN.
 3. REINFORCING STEEL TO BE GRADE 400.

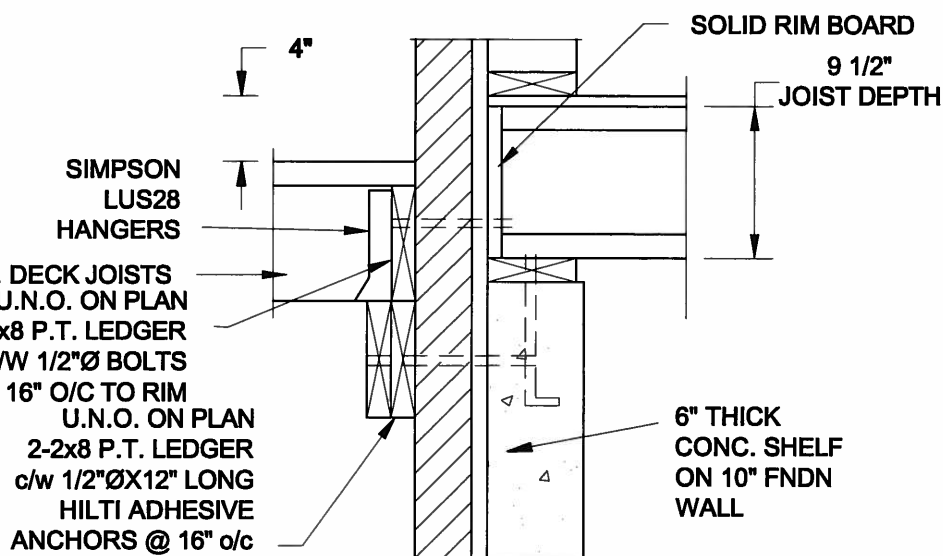
1B
S1 **LATERALLY UNSUPPORTED WALL**
SCALE: 3/8" = 1'-0"

Scale: AS NOTED		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.: S1	

FOR 9 1/2" JOIST DEPTH



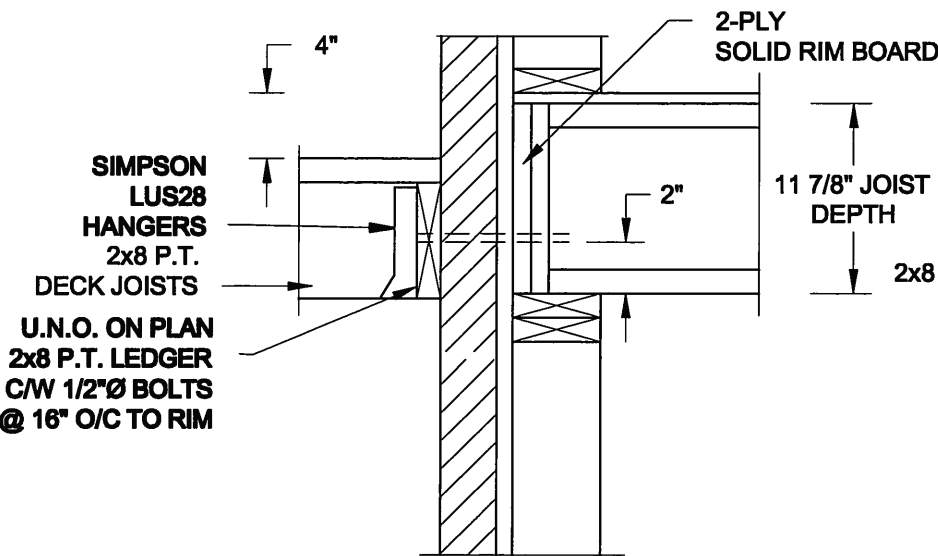
1A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"



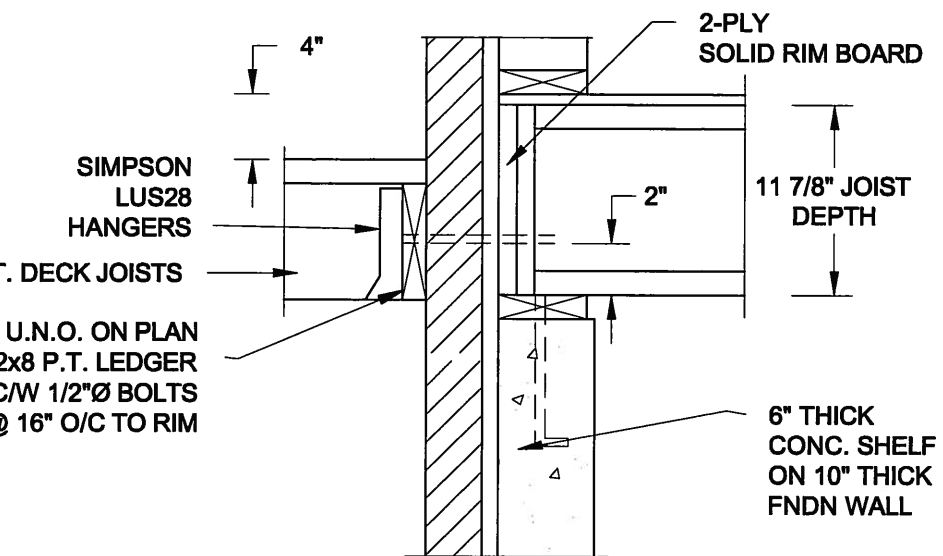
1B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 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

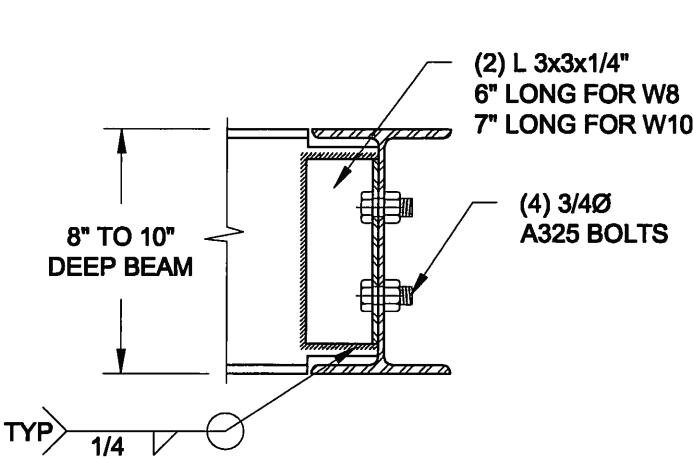


2A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

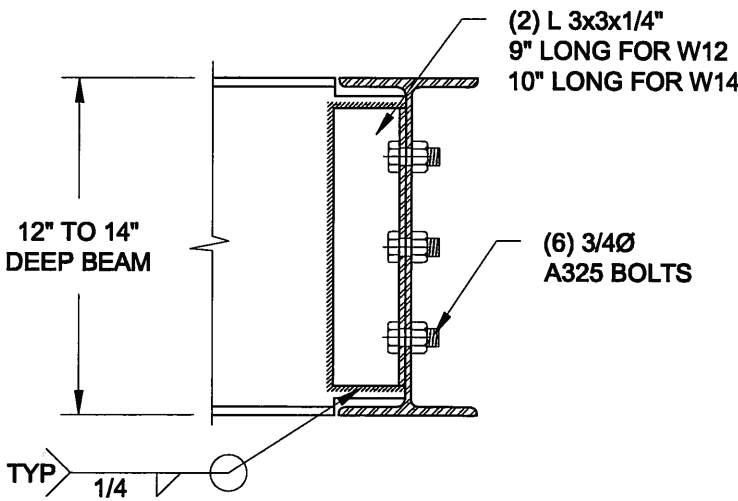


2B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

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



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



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

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

Scale:
AS NOTED

Date:
FEB-28-2015

Drawn:
SC

Checked:
SJB

QUAILE ENGINEERING LTD.



38 Parkside Drive, UNIT 7
Newmarket, ON
L3Y 8J9
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E: quaile.eng@rogers.com

Engineer's Seal:



APR 24, 2015

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

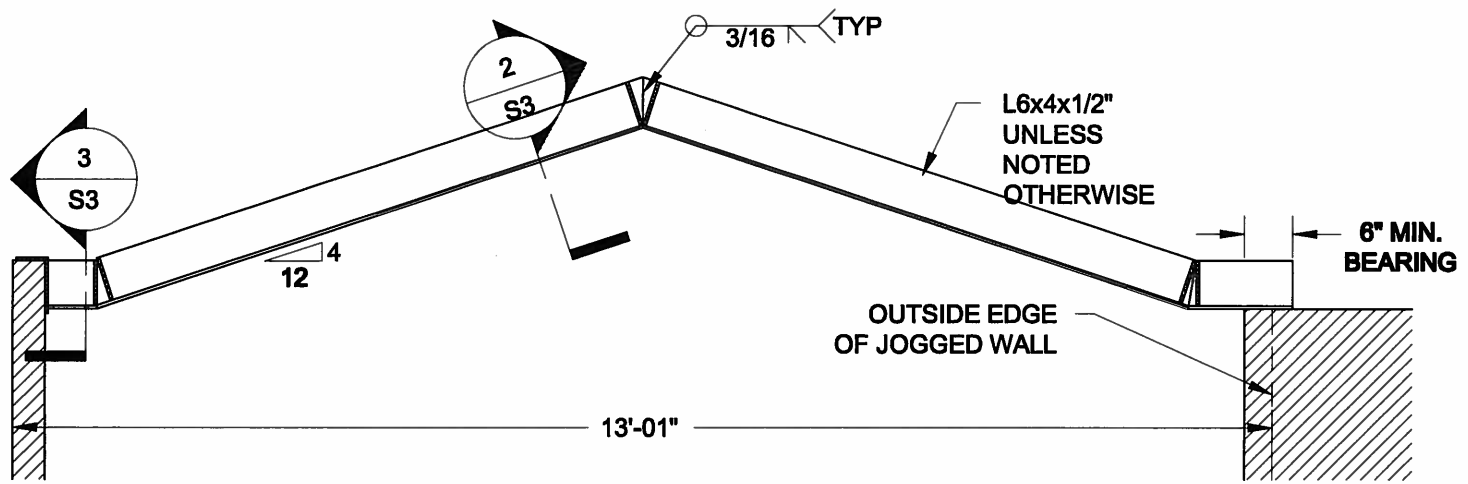
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

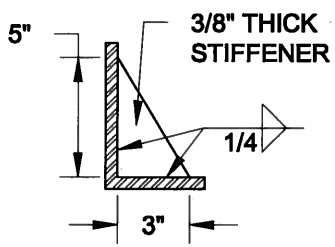
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Drawing No.:

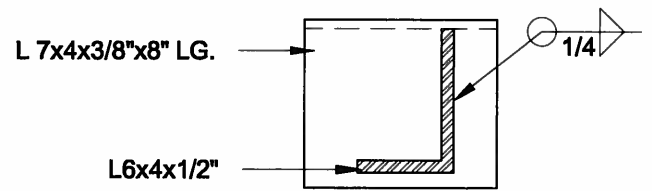
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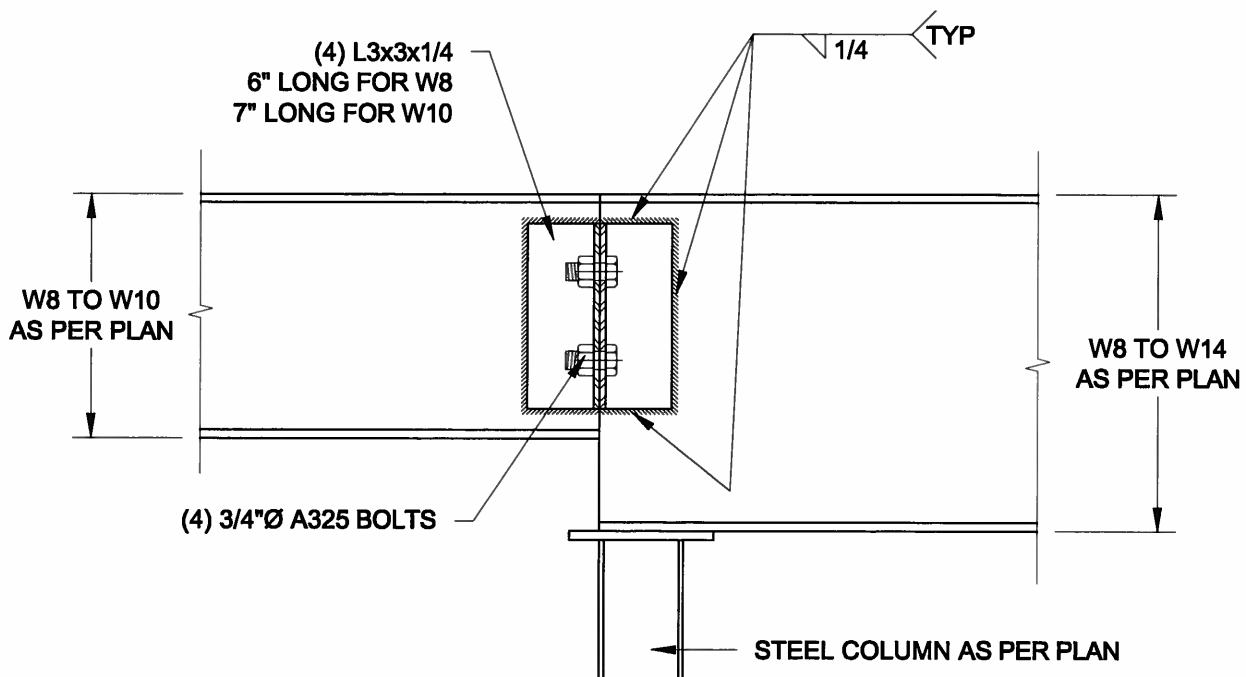
1
S3 **STEEL LINTEL AT GABLE**
SCALE: 1/2" = 1' - 0"



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



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



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

Scale: AS NOTED	
Date: FEB-26-2015	
Drawn: 8C	Checked: 8JB

QUAILE ENGINEERING LTD.



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Engineer's Seal



APR 24, 2015

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