

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

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

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

ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect

VINYL CLAD
STRUCTURAL STL.
FRAME BASEMENT
WINDOW (TYPICAL)

4" DIA. VENT W/
INSECT SCREEN

CHECK FOUNDATION WALL
FOR PORCH SLAB ABOVE

COLD
CELLAR

UNEX.
(REMOVE TOP
SOIL ONLY)

UNEXCAVATED
(REMOVE TOP SOIL ONLY)

UNFINISHED
BASEMENT

FURNACE

HWT

AREA CALCULATIONS ELEV. A

GROUND FLOOR AREA	1558 SF
SECOND FLOOR AREA	1896 SF
SUBTOTAL	3454 SF
DEDUCT ALL OPEN AREAS	0 SF
TOTAL NET AREA	3454 SF
	(320.89 m ²)
FINISHED BSMT AREA	0 SF
COVERAGE	2004 SF
W/OUT PORCH	(186.18 m ²)
COVERAGE	2260 SF
W/ PORCH	(209.96 m ²)

UNEXCAVATED
(REMOVE TOP SOIL ONLY)

FOR PARTIAL PLANS FOR
SUNKEN AREA ABOVE
REFER TO PAGE 25

CHECK FOUNDATION WALL FOR
O.H. GARAGE DOOR ABOVE

MIN. SOIL BEARING
CAPACITY OF 150KPa

BASEMENT PLAN 'A'

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

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

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

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

VAS Design Inc. 42658

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

VAS
DESIGN

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

BAYVIEW WELLINGTON

S42-8C

project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON	project no.	13045
date	SEPTEMBER 2014	checked by	N.HUR	scale	3/16" = 1'-0"
drawn by	N.HUR	scale	3/16" = 1'-0"	file name	13045-S42-8C
drawing no.				1	



MAY 14, 2015

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.

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

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

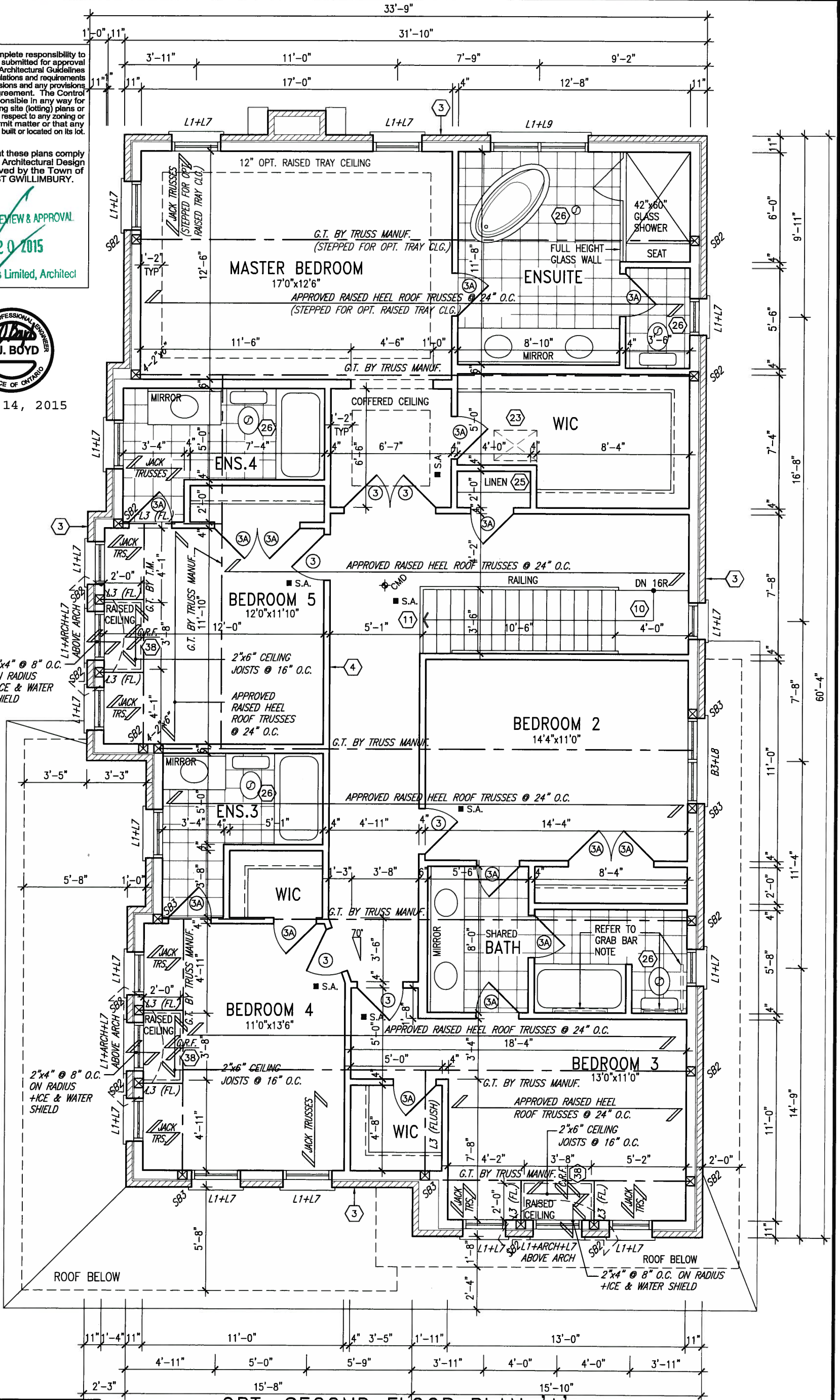
ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect



MAY 14, 2015



OPT. SECOND FLOOR PLAN 'A' 5 BEDROOM W/ FOUR BATH

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.

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.				VA3 Design Inc.	
3.				Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	
2.	REVISED AS PER ENG'S COMMENTS	15-04-27	RC		
1.	ISSUED FOR CLIENT REVIEW	14-09-12			
no.	description	date	by		

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

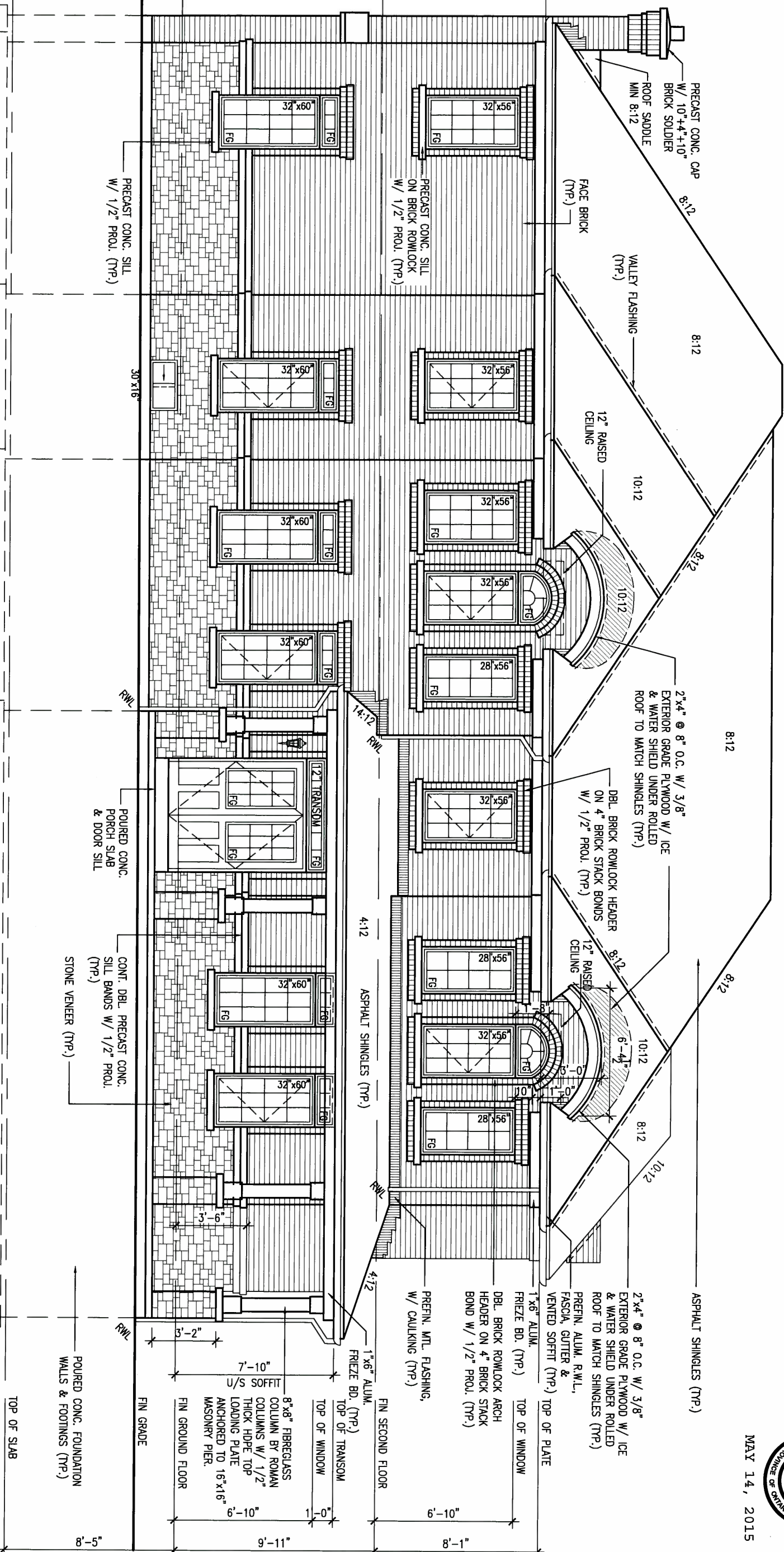
BAYVIEW WELLINGTON

S42-8C

project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON	project no.	13045
date	SEPTEMBER 2014	checked by	N.HUR	scale	3/16" = 1'-0"
drawn by	N.HUR	scale	3/16" = 1'-0"	file name	13045-S42-8C
drawing no.					4

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

FLANKAGE ELEVATION 'A'



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

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

ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect

MAY 14, 2015



9			
8			
7			
6			
5			
4			
3			
2	REVISED AS PER ENG'S COMMENTS	15-04-27	RC
1	ISSUED FOR CLIENT REVIEW	14-09-12	
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		S42-8C	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON
date	SEPTEMBER 2014	project no.	13045
drawn by	N.HUR	checked by	
scale	3/16" = 1'-0"	file name	13045-S42-8C
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-8C.dwg - Tue - May 12 2015 - 9:45 AM		drawing no.	
		6	

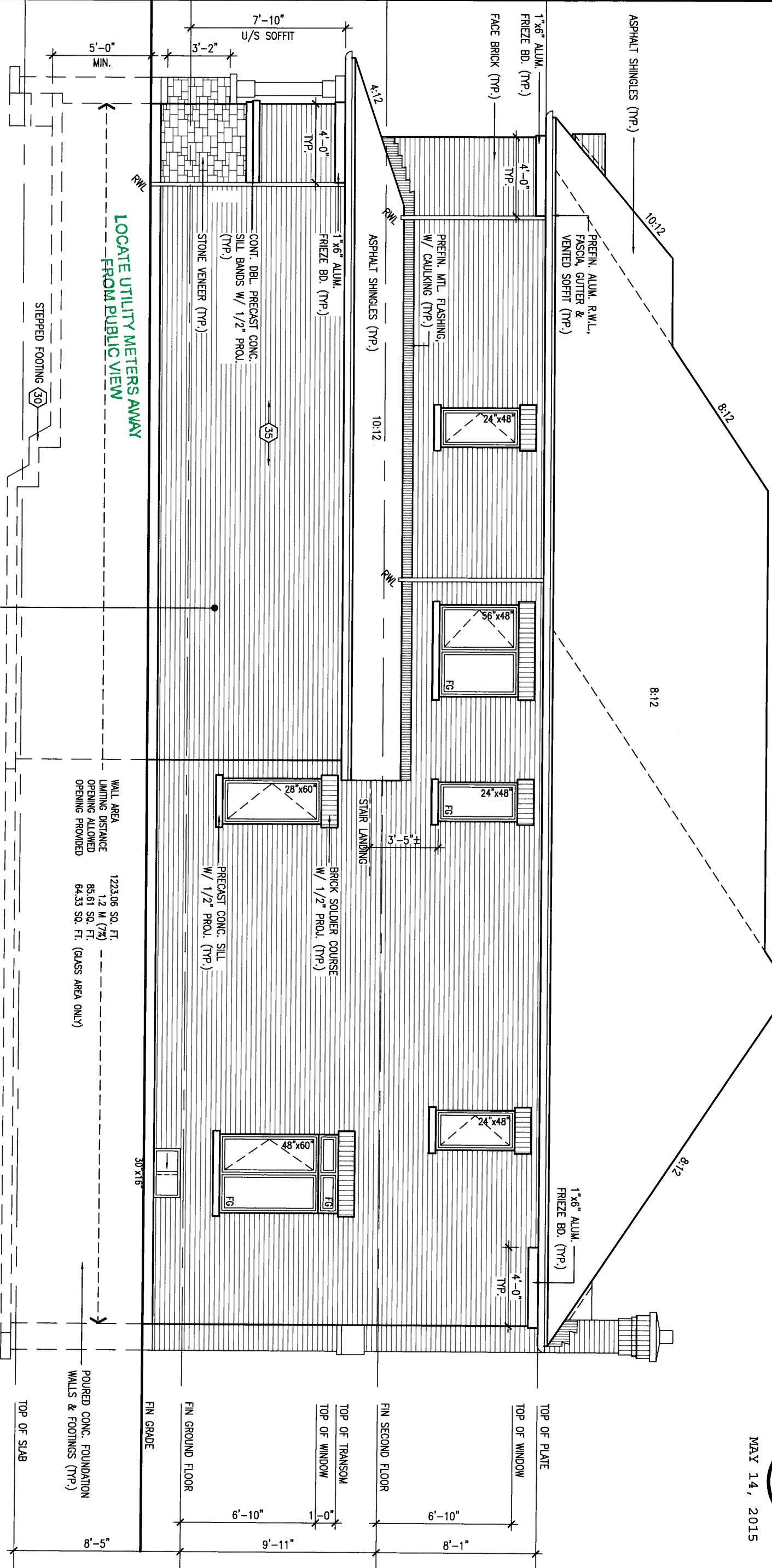
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

2'-4" 1'-0"

1'-0"



MAY 14, 2015



RIGHT SIDE ELEVATION 'A'

LOCATE UTILITY METERS AWAY
FROM PUBLIC VIEW

BRICK VENEER CONSTRUCTION

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

45 MINUTE FIRE RATED WALL

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

THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH

INSULATION CONFORMING TO CAN/ULC-S702. "MINERAL FIBRE THERMAL INSULATION FOR BUILDINGS" WITH A

MASS OF NOT LESS THAN 1.22 kg/SQ.M. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE

'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES,

BATHUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.

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

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

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.
8.	.	.	qualification information
7.	.	.	Wellington Jno-Baptiste 25591
6.	.	.	name
5.	.	.	registration information
4.	.	.	VA3 Design Inc. 42658
3.	.	.	signature
2.	REVISED AS PER ENG'S COMMENTS	15-04-27	RC
1.	ISSUED FOR CLIENT REVIEW	14-09-12	.
no.	description	date	by

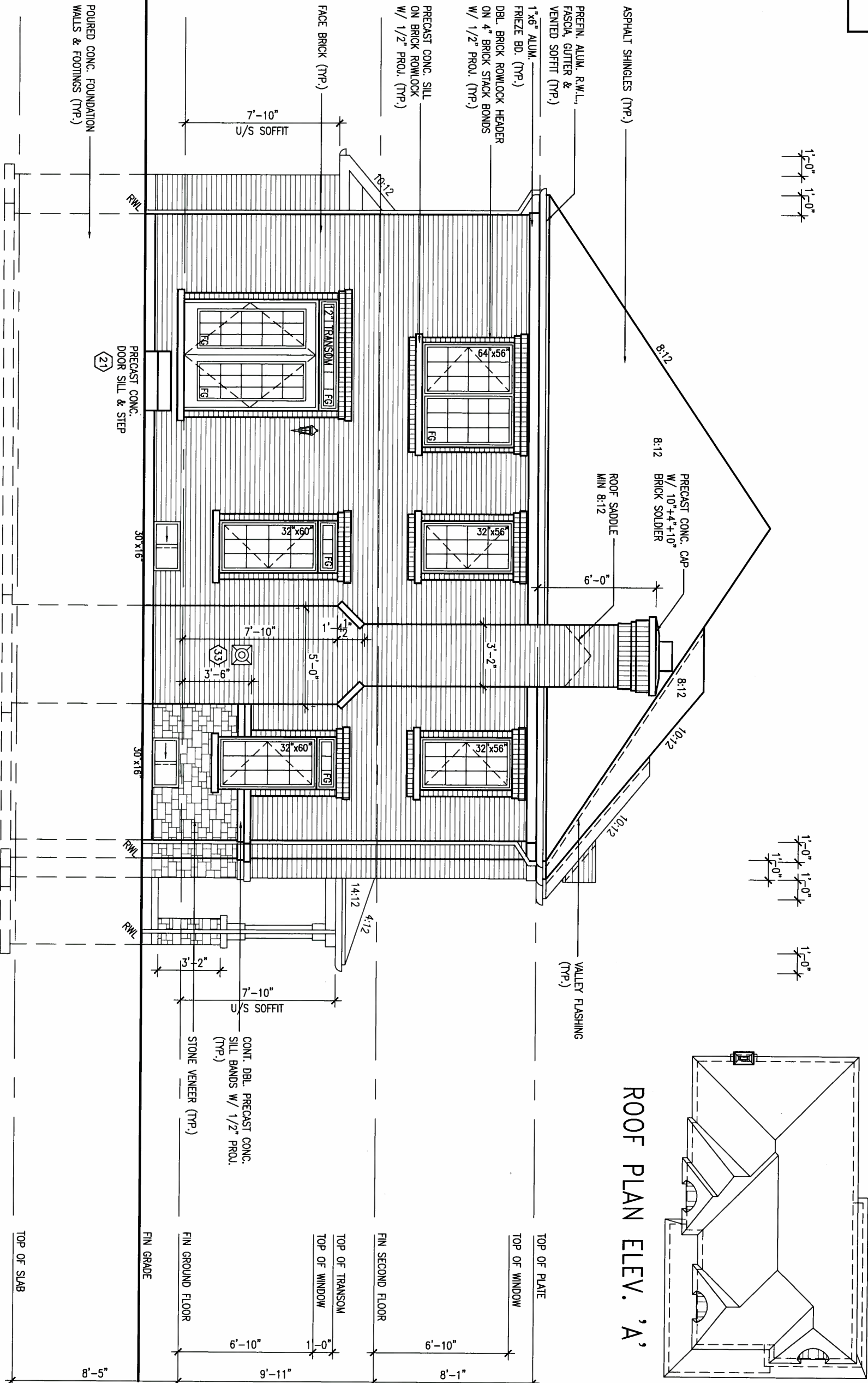
VA3 DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
vo3design.com

BAYVIEW WELLINGTON		S42-8C	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON
date	SEPTEMBER 2014	project no.	13045
drawn by	N.HUR	checked by	3/16" = 1'-0"
scale	3/16" = 1'-0"	file name	13045-S42-8C
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-8C.dwg - Tue - May 12 2015 - 9:45 AM		drawing no.	7

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.



MAY 14, 2015



REAR ELEVATION 'A'

ROOF PLAN ELEV. 'A'

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

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

ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	.	.	.
3	.	.	.
2	REVISED AS PER ENG'S COMMENTS	15-04-27	RC
1	ISSUED FOR CLIENT REVIEW	14-09-12	.
no.	description	date	by

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



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

BAYVIEW WELLINGTON

S42-8C

project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON	project no.	13045
date	SEPTEMBER 2014	checked by	N.HUR	scale	3/16" = 1'-0"
drawn by	N.HUR	scale	3/16" = 1'-0"	file name	13045-S42-8C
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-8C.dwg - Tue - May 12 2015 - 9:45 AM					

REAR ELEVATION 'A'

drawing no.

8

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

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

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

STRUCTURAL VINYL CLAD BASEMENT WINDOW (TYP.)

CHECK FOUNDATION WALL FOR PORCH SLAB ABOVE

4" VENT W/ INSECT SCREEN

CHECK FOUNDATION WALL FOR PORCH SLAB ABOVE

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

MIN. SOIL BEARING CAPACITY OF 150KPa

BASEMENT PLAN 'B'

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

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

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

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	BCIN
5.				VA3 Design Inc.	42658
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	14-09-12			
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		S42-8C
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON	project no. 13045
date SEPTEMBER 2014	checked by N.HUR	scale 3/16" = 1'-0"
drawing no. BASEMENT PLAN 'B'		file name 13045-S42-8C
drawing no. 9		

RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-8C.dwg - Tue - May 12 2015 - 9:45 AM



MAY 14, 2015

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

John G. Williams Limited, Architect



MAY 14, 2015

BAYVIEW WELLINGTON		S42-8C	
project name GREEN VALLEY ESTATES		municipality BRADFORD, ON	
		project no. 13045	
date SEPTEMBER 2014		drawing no. 11	
drawn by N.HUR		checked by 3/16" = 1'-0"	
scale		file name 13045-S42-8C	
RICHARD - H:\ARCHIVE\WORKING\2013\13045 BW\units\42\13045-S42-8C.dwg - Tue - Nov 12 2015 - 9:45 AM			

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.

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



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

BAYVIEW WELLINGTON		S42-8C	
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON	project no. 13045	
date SEPTEMBER 2014		drawing no. 12	
drawn by M.HUR		checked by -	
scale 3/16" = 1'-0"		file name 13045-S42-8C	
RICHARD - H:\ARCHIVE\WORKING\2013\13045 RM\units\42\13045-S42-8C.dwg - Tue - May 12, 2015 - 1:45 PM			

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.



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

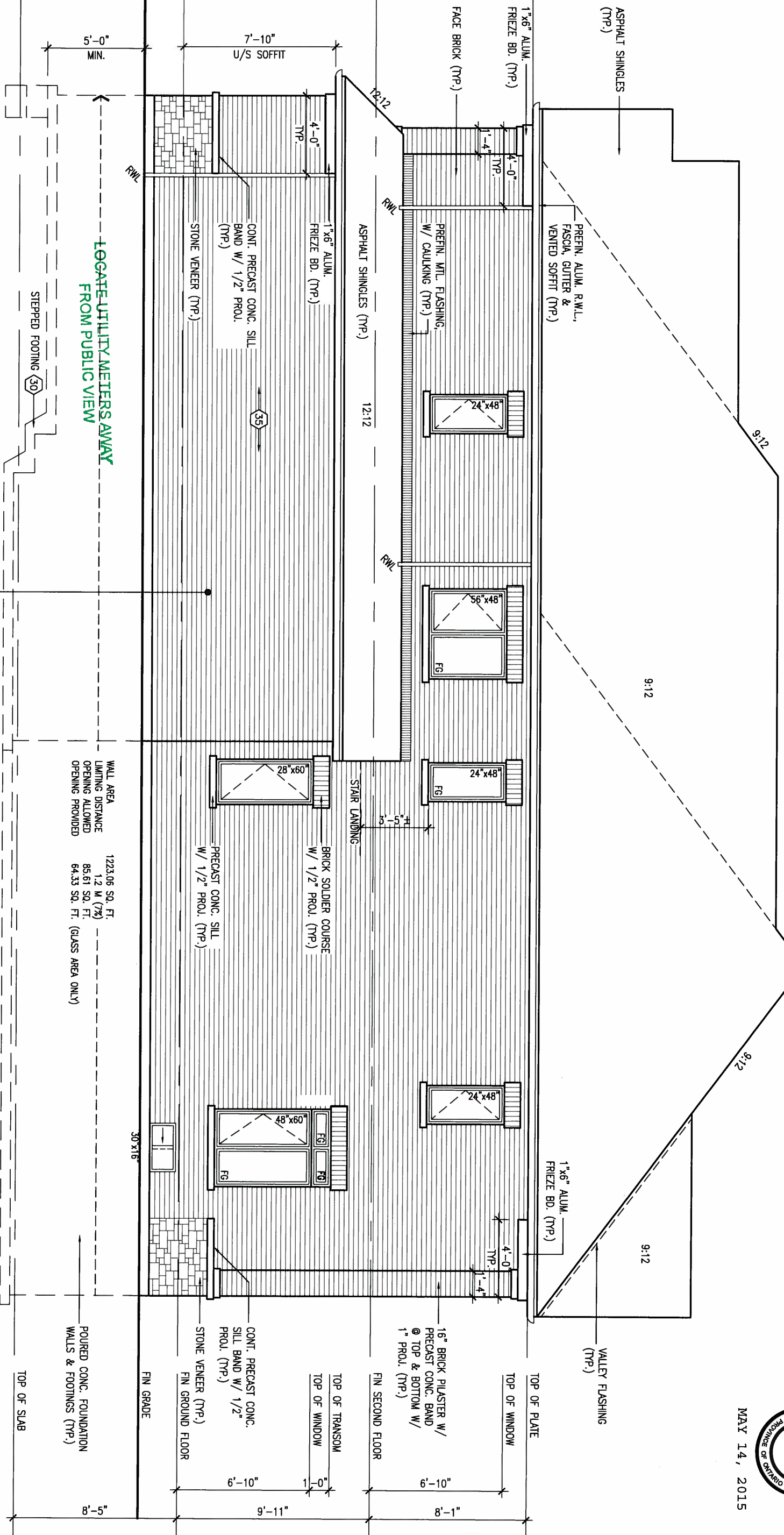
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

1'-0" 1'-0"

1'-0"

1'-0"

MAY 14, 2015



RIGHT SIDE ELEVATION 'B'

LOCATE UTILITY METERS AWAY
FROM PUBLIC VIEW

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)

WALL AREA 1223.06 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
OPENING ALLOWED 85.61 SQ. FT.
OPENING PROVIDED 64.33 SQ. FT. (GLASS AREA ONLY)

POURED CONC. FOUNDATION
WALLS & FOOTINGS (TYP.)

TOP OF SLAB

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

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

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.	
8				qualification information	
7				Wellington Jno-Baptiste	25591
6				name	BCN
5				registration information	42658
4				VAS Design Inc.	
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	14-09-12			
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

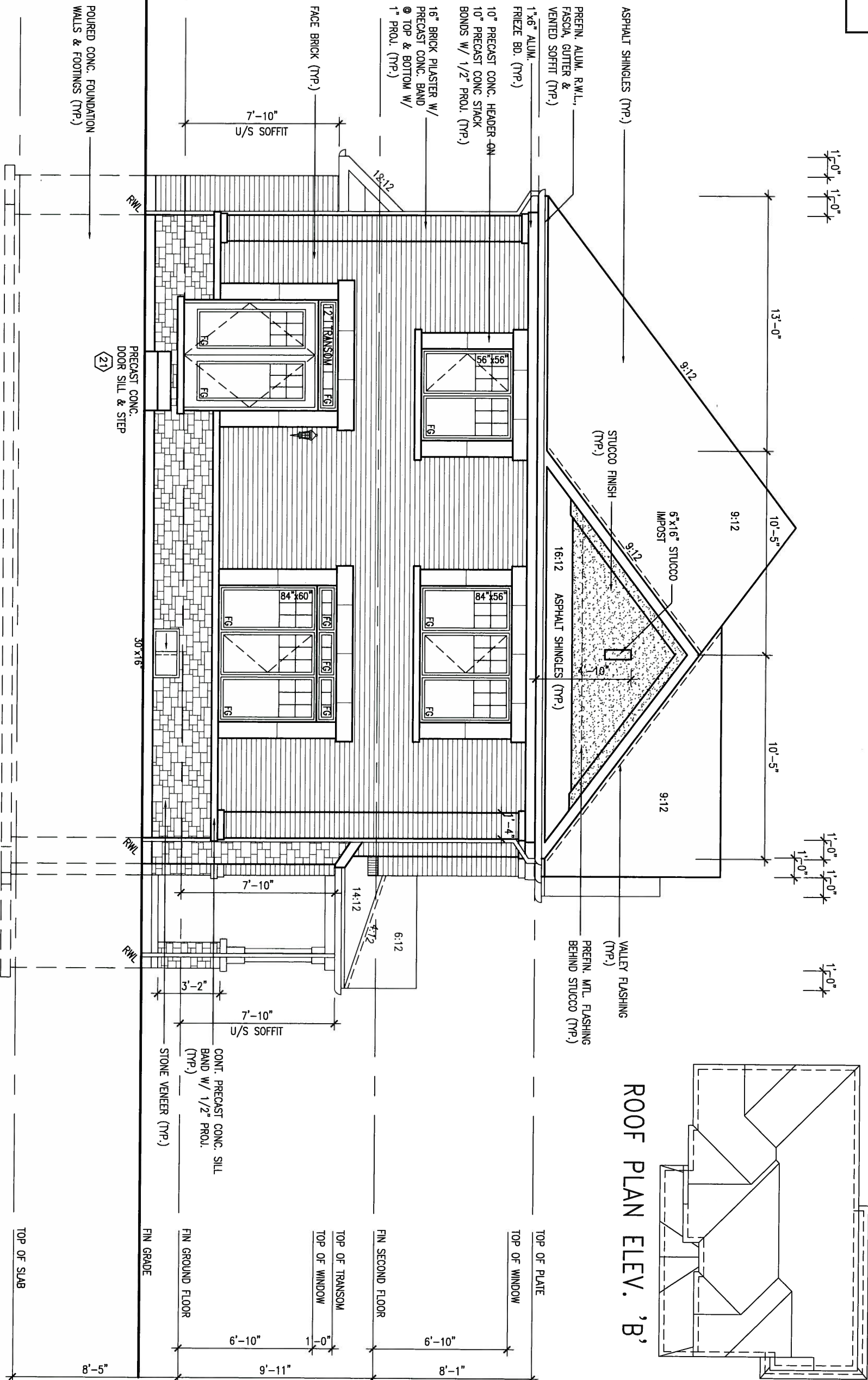
S42-8C

project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON	project no.	13045
date	SEPTEMBER 2014	checked by	N.HUR	scale	3/16" = 1'-0"
drawn by	N.HUR	file name	13045-S42-8C	drawing no.	15
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-8C.dwg - Tue - May 12 2015 - 9:45 AM					

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.



MAY 14, 2015



REAR ELEVATION 'B'

ROOF PLAN ELEV. 'B'

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

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

ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	.	.	.
3	.	.	.
2	REVISED AS PER ENG'S COMMENTS	15-04-27	RC
1	ISSUED FOR CLIENT REVIEW	14-09-12	.
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	BCN
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		S42-8C	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON
date	SEPTEMBER 2014	project no.	13045
drawn by	N.HUR	checked by	-
scale	3/16" = 1'-0"	file name	13045-S42-8C
REAR ELEVATION 'B'		drawing no.	
16		16	

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

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

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

ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect

STRUCTURAL VINYL
CLAD BASEMENT
WINDOW (TYP.)

REFER TO
MANUFACTURERS
TEMPLATE FOR
DIMENSION

4" VENT W/ INSECT
SCREEN

CHECK FOUNDATION WALL
FOR PORCH SLAB ABOVE

COLD
CELLAR

FULL HEIGHT FOR
COLD CELLAR
LVL 4A (LOW)

LOW
HEADROOM

LVL 4A (HIGH)

SJ (LOW)

9 1/2" ENG JOIST @ 12" O.C.

9 1/2" ENG JOIST @ 16" O.C.

LVL 4A (LOW)

9 1/2" ENG JOIST @ 12" O.C.

9 1/2" ENG JOIST @ 16" O.C.

9 1/2" ENG JOIST @ 12" O.C.

9 1/2" ENG JOIST @ 16" O.C.

9 1/2" ENG JOIST @ 12" O.C.

9 1/2" ENG JOIST @ 16" O.C.

9 1/2" ENG JOIST @ 12" O.C.

9 1/2" ENG JOIST @ 16" O.C.

9 1/2" ENG JOIST @ 12" O.C.

9 1/2" ENG JOIST @ 16" O.C.

9 1/2" ENG JOIST @ 12" O.C.

9 1/2" ENG JOIST @ 16" O.C.

9 1/2" ENG JOIST @ 12" O.C.

9 1/2" ENG JOIST @ 16" O.C.

9 1/2" ENG JOIST @ 12" O.C.

9 1/2" ENG JOIST @ 16" O.C.

9 1/2" ENG JOIST @ 12" O.C.

9 1/2" ENG JOIST @ 16" O.C.

9 1/2" ENG JOIST @ 12" O.C.

9 1/2" ENG JOIST @ 16" O.C.

9 1/2" ENG JOIST @ 12" O.C.

9 1/2" ENG JOIST @ 16" O.C.

9 1/2" ENG JOIST @ 12" O.C.

9 1/2" ENG JOIST @ 16" O.C.

9 1/2" ENG JOIST @ 12" O.C.

9 1/2" ENG JOIST @ 16" O.C.

9 1/2" ENG JOIST @ 12" O.C.

9 1/2" ENG JOIST @ 16" O.C.

9 1/2" ENG JOIST @ 12" O.C.

9 1/2" ENG JOIST @ 16" O.C.

9 1/2" ENG JOIST @ 12" O.C.

9 1/2" ENG JOIST @ 16" O.C.

9 1/2" ENG JOIST @ 12" O.C.

9 1/2" ENG JOIST @ 16" O.C.

9 1/2" ENG JOIST @ 12" O.C.

9 1/2" ENG JOIST @ 16" O.C.

9 1/2" ENG JOIST @ 12" O.C.

9 1/2" ENG JOIST @ 16" O.C.

9 1/2" ENG JOIST @ 12" O.C.

9 1/2" ENG JOIST @ 16" O.C.

9 1/2" ENG JOIST @ 12" O.C.

9 1/2" ENG JOIST @ 16" O.C.

9 1/2" ENG JOIST @ 12" O.C.

9 1/2" ENG JOIST @ 16" O.C.

BASEMENT PLAN 'C'

MIN. SOIL BEARING
CAPACITY OF 150KPa

FOR PARTIAL PLANS FOR
SUNKEN AREA ABOVE
REFER TO PAGE 25

AREA CALCULATIONS		ELEV. C
GROUND FLOOR AREA	1600 SF	
SECOND FLOOR AREA	1920 SF	
SUBTOTAL	3520 SF	
DEDUCT ALL OPEN AREAS	0 SF	
TOTAL NET AREA	3520 SF	
	(327.02 m2)	
FINISHED BSMT AREA	0 SF	
COVERAGE	2046 SF	
W/OUT PORCH	(190.08 m2)	
COVERAGE	2126 SF	
W/ PORCH	(197.51 m2)	

UNEXCAVATED
(REMOVE TOP SOIL ONLY)

CHECK FOUNDATION WALL FOR
O.H. GARAGE DOOR ABOVE

CHECK FOUNDATION WALL FOR
O.H. GARAGE DOOR ABOVE

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

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

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

9			
8			
7			
6			
5			
4			
3			
2	REVISED AS PER ENG'S COMMENTS	15-04-27	RC
1	ISSUED FOR CLIENT REVIEW	14-09-12	
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.

**VA3
DESIGN**

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

BAYVIEW WELLINGTON

S42-8C

project name
GREEN VALLEY ESTATES

municipality
BRADFORD, ON

project no.
13045

date
SEPTEMBER 2014

BASEMENT PLAN 'C'

drawing no.

drawn by
N.HUR

checked by

scale
3/16" = 1'-0"

file name
13045-S42-8C

17

RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-8C.dwg - Tue - May 12 2015 - 9:45 AM

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.

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

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

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



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

GROUND FLOOR PLAN 'C'

INDICATES REDUCED SIDE YARD

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

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

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

9					
8					
7					
6					
5					
4					
3					
2	REVISED AS PER ENG'S COMMENTS	15-04-27	RC		
1	ISSUED FOR CLIENT REVIEW	14-09-12			
no.	description	date	by		

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

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

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

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

BAYVIEW WELLINGTON		S42-8C	
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON	project no. 13045	
date SEPTEMBER 2014	checked by N.HUR	scale 3/16" = 1'-0"	file name 13045-S42-8C
drawing no. 18		drawing no. 18	

RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-8C.dwg - Tue - May 12 2015 - 9:45 AM

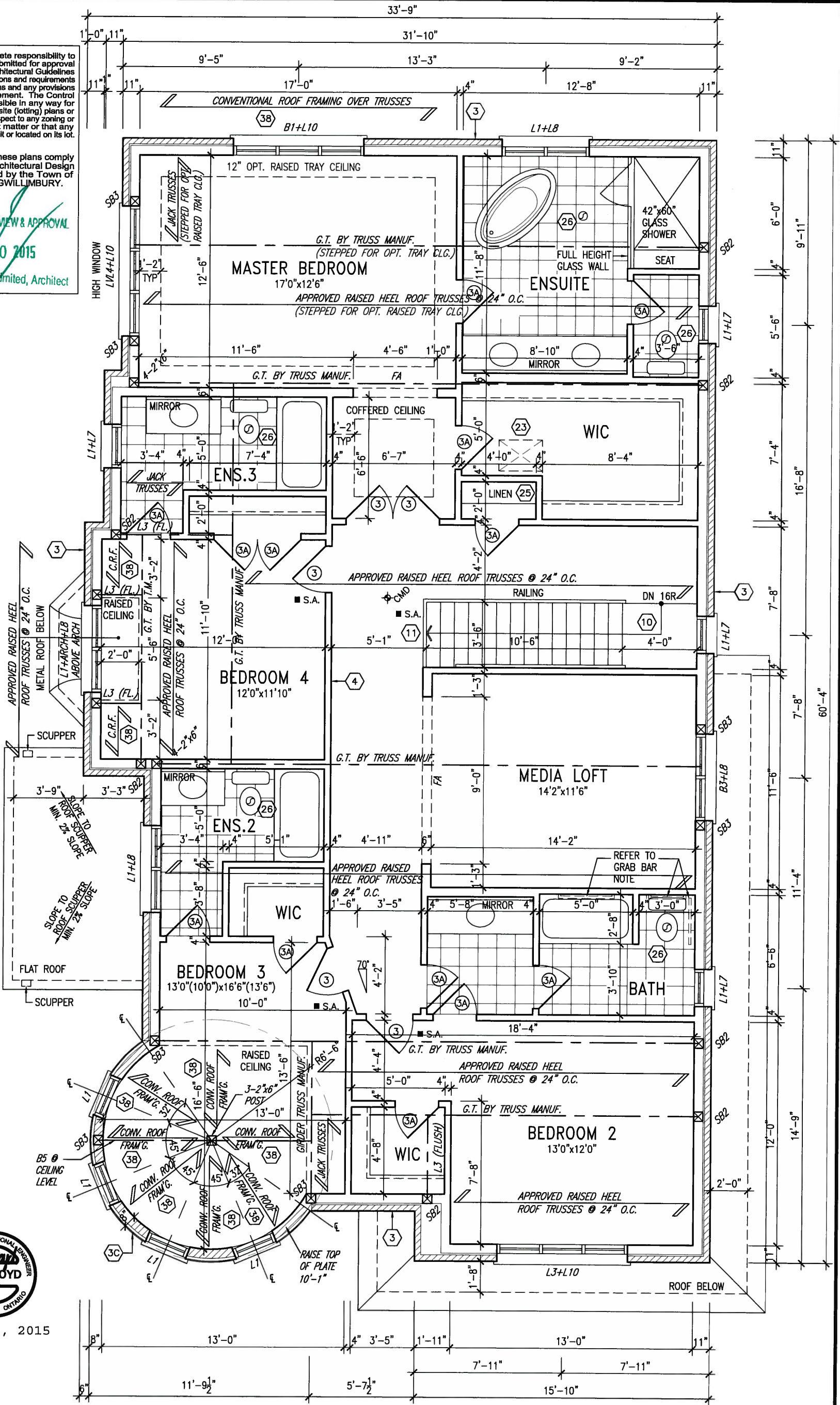
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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



MAY 14, 2015

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

9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8				qualification information
7				Wellington Jno-Baptiste 25591
6				name
5				registration information
4				VA3 Design Inc. 42658
3				
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	14-09-12		
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		S42-8C	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON
date	SEPTEMBER 2014	project no.	13045
drawn by	N.HUR	checked by	scale
			3/16" = 1'-0"
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-8C.dwg - Tue - May 12 2015 - 9:45 AM		SECOND FLOOR PLAN 'C'	
		file name	13045-S42-8C
		drawing no.	19

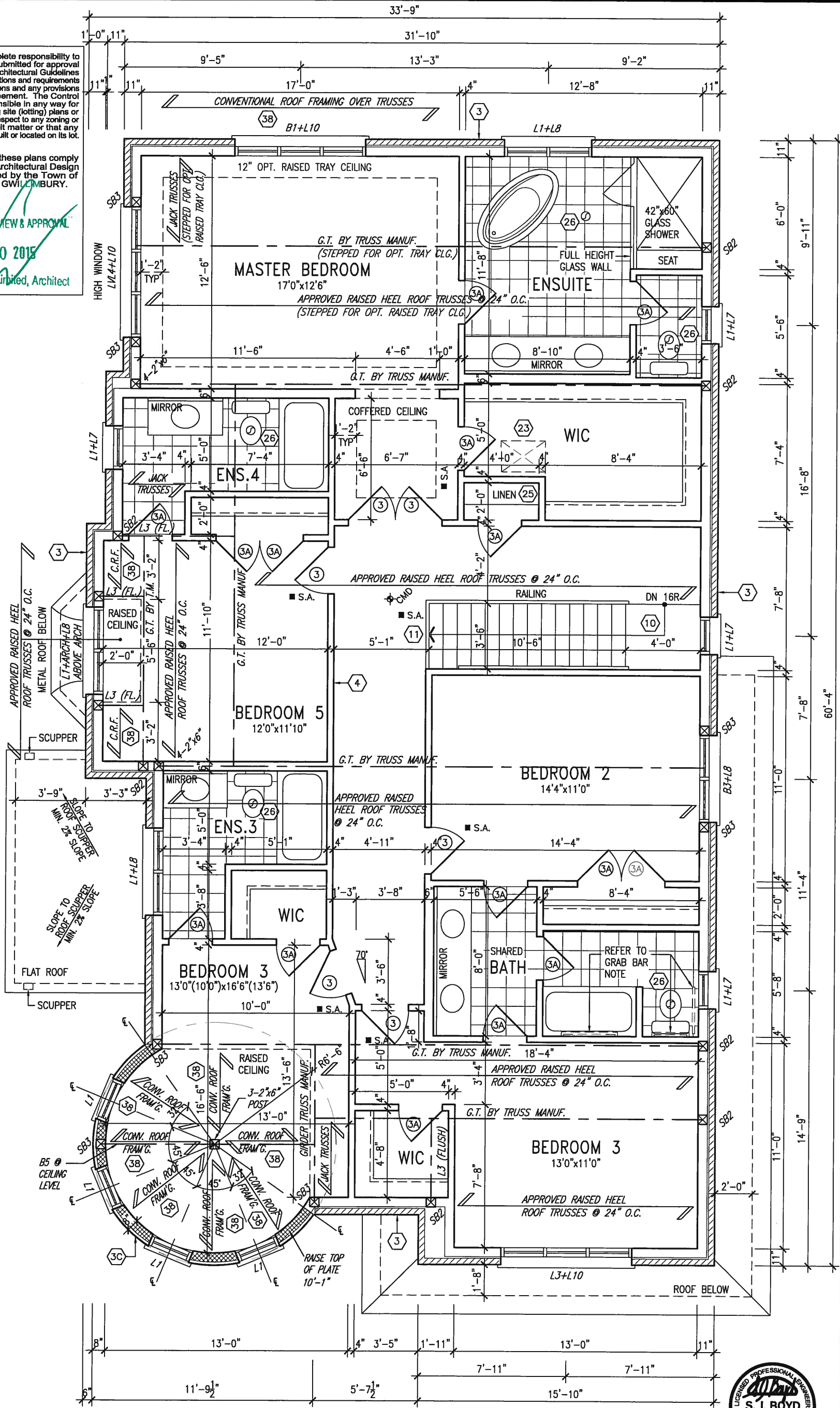
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

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

ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect



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)(t). AND DETAILS
PROVIDED

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

OPT. SECOND FLOOR PLAN 'C' 5 BEDROOM W/ FOUR BATH



MAY 14, 2015

9.				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.				qualification information
7.				Wellington Jno-Baptiste 25591
6.				name
5.				registration information
4.				VA3 Design Inc. 42658
3.				Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
2.	REVISED AS PER ENG'S COMMENTS	15-04-27	RC	
1.	ISSUED FOR CLIENT REVIEW	14-09-12		
no.	description	date	by	

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

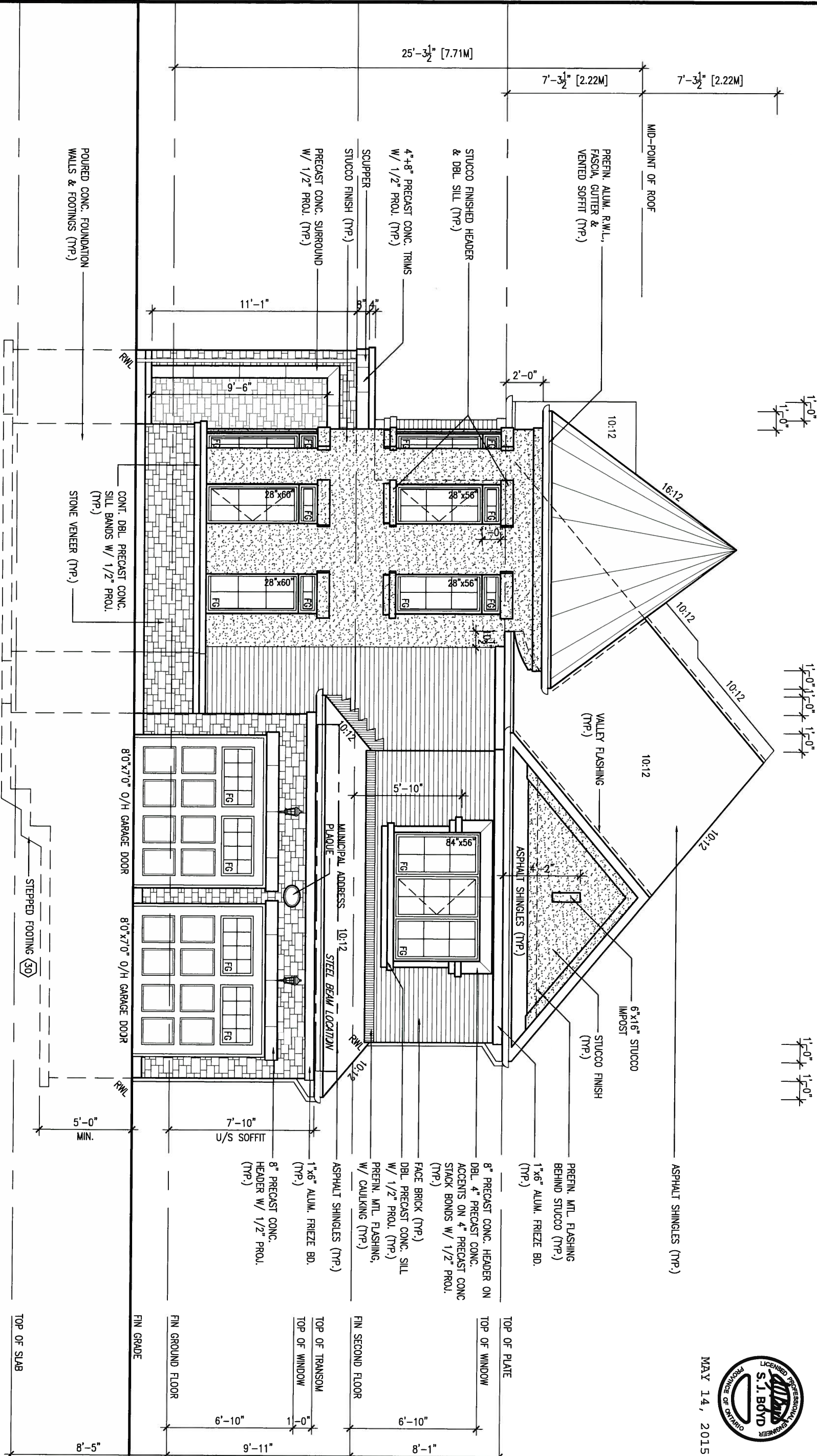
BAYVIEW WELLINGTON

S42-8C

project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON	project no.	13045
date	SEPTEMBER 2014	checked by	N.HUR	scale	3/16" = 1'-0"
drawn by	N.HUR	file name	13045-S42-8C	drawing no.	20
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-8C.dwg - Tue - May 12 2015 - 9:45 AM					

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))			
S42-8C ELEVATION C	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	691.00 S.F.	116.67 S.F.	16.88 %
LEFT SIDE	1245.00 S.F.	191.71 S.F.	15.40 %
RIGHT SIDE	1207.00 S.F.	81.67 S.F.	6.77 %
REAR	675.00 S.F.	133.5 S.F.	19.78 %
TOTAL SQ. FT.	3818.00 S.F.	523.55 S.F.	13.71 %
TOTAL SQ. M.	354.70 S.M.	48.64 S.M.	13.71 %

FRONT ELEVATION 'C'



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

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

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

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	.	.	.
3	.	.	.
2	REVISED AS PER ENG'S COMMENTS	15-04-27	RC
1	ISSUED FOR CLIENT REVIEW	14-09-12	.
no.	description	date	by

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

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

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

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

BAYVIEW WELLINGTON		S42-8C	
Project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON
date	SEPTEMBER 2014	project no.	13045
drawn by	N.HUR	checked by	-
scale	3/16" = 1'-0"	file name	13045-S42-8C
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-8C.dwg - Tue - May 12 2015 - 9:45 AM			
FRONT ELEVATION 'C'			drawing no.
			21

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

1'-0" 1'-0"

1'-0"

1'-0"

MAY 14, 2015



S42-8C

project no.
13045

drawing no.
23

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD, ON

date
SEPTEMBER 2014

RIGHT SIDE ELEVATION 'C'

drawn by
N.HUR

checked by
-

scale
3/16" = 1'-0"

file name
13045-S42-8C

RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-8C.dwg - Tue - May 12 2015 - 9:45 AM

VA3
DESIGN

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

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

qualification information

Wellington Jno-Baptiste 25591

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.

RIGHT SIDE ELEVATION 'C'

LOCATE UTILITY METERS AWAY
FROM PUBLIC VIEW

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)

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

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

ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect

9	.	.	.	.	.
8	.	.	.	.	.
7	.	.	.	.	.
6	.	.	.	.	.
5	.	.	.	.	.
4	.	.	.	.	.
3	.	.	.	.	.
2	REVISED AS PER ENG'S COMMENTS	15-04-27	RC	.	.
1	ISSUED FOR CLIENT REVIEW	14-09-12	.	.	.
no.	description	date	by	.	.

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

1'-0" 1'-0"

1'-0" 1'-0"

ASPHALT SHINGLES (TYP.)

PREFN. ALUM. R.W.L.,
FASCIAS, GUTTER &
VENTED SOFFIT (TYP.)

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

8" PRECAST CONC. HEADER ON
DBL. 4" PRECAST CONC. ACCENTS
ON 4" PRECAST CONC. STACK
BONDS W/ 1/2" PROL. (TYP.)

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

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

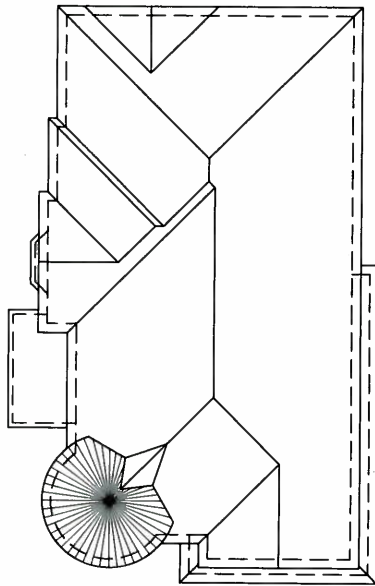
FACE BRICK (TYP.)

7'-10"
U/S SOFFIT

POURED CONC. FOUNDATION
WALLS & FOOTINGS (TYP.)

REAR ELEVATION 'C'

ROOF PLAN ELEV. 'C'



STUCCO FINISH
(TYP.)

6"x16" STUCCO
IMPOST

ASPHALT SHINGLES (TYP.)

VALLEY FLASHING
(TYP.)

PREFN. MTL. FLASHING
BEHIND STUCCO (TYP.)

R/W

PRECAST CONC.
DOOR SILL & STEP
(2)

30"x16"

30"x16"

R/W

R/W

R/W

STONE VENEER (TYP.)

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

TOP OF SLAB

FIN GRADE

FIN GROUND FLOOR

TOP OF WINDOW

TOP OF TRANSOM

FIN SECOND FLOOR

TOP OF WINDOW

TOP OF PLATE

8'-5"

9'-11"

6'-10"

1'-0"

6'-10"

8'-1"

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

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

ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect



MAY 14, 2015

9	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	qualification information
7	.	.	Wellington Jno-Baptiste 25591
6	.	.	signature
5	.	.	name
4	.	.	registration information
3	.	.	VA3 Design Inc. 42658
2	REVISED AS PER ENG'S COMMENTS	15-04-27	RC
1	ISSUED FOR CLIENT REVIEW	14-09-12	.
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.

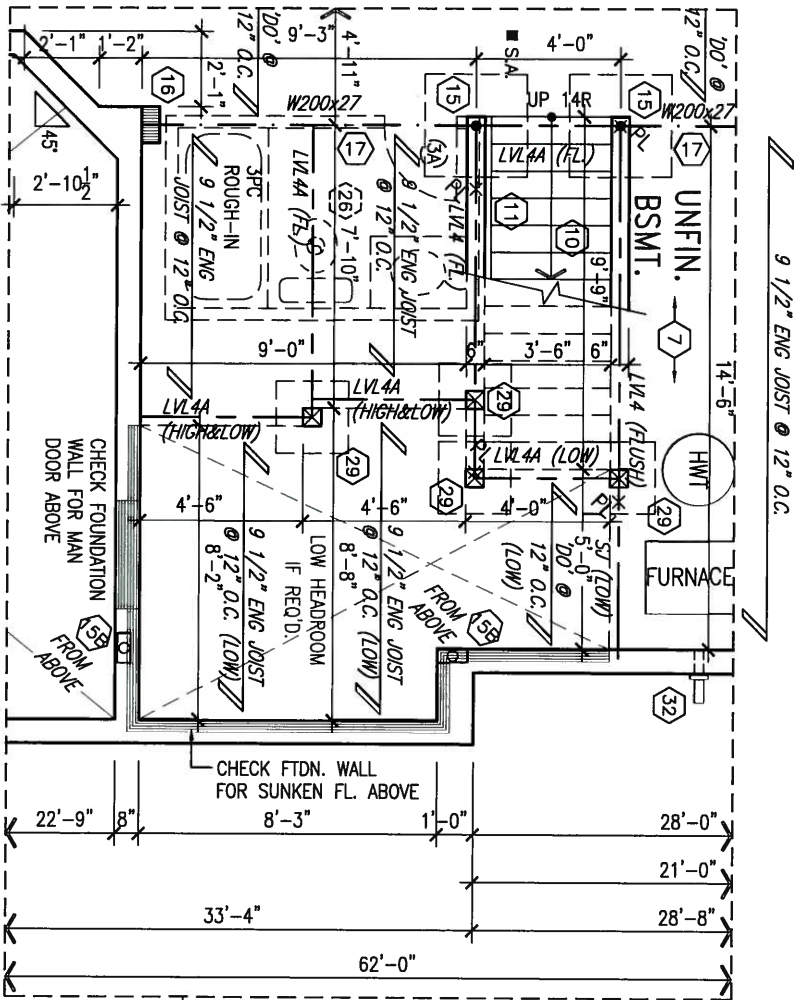
VA3
DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

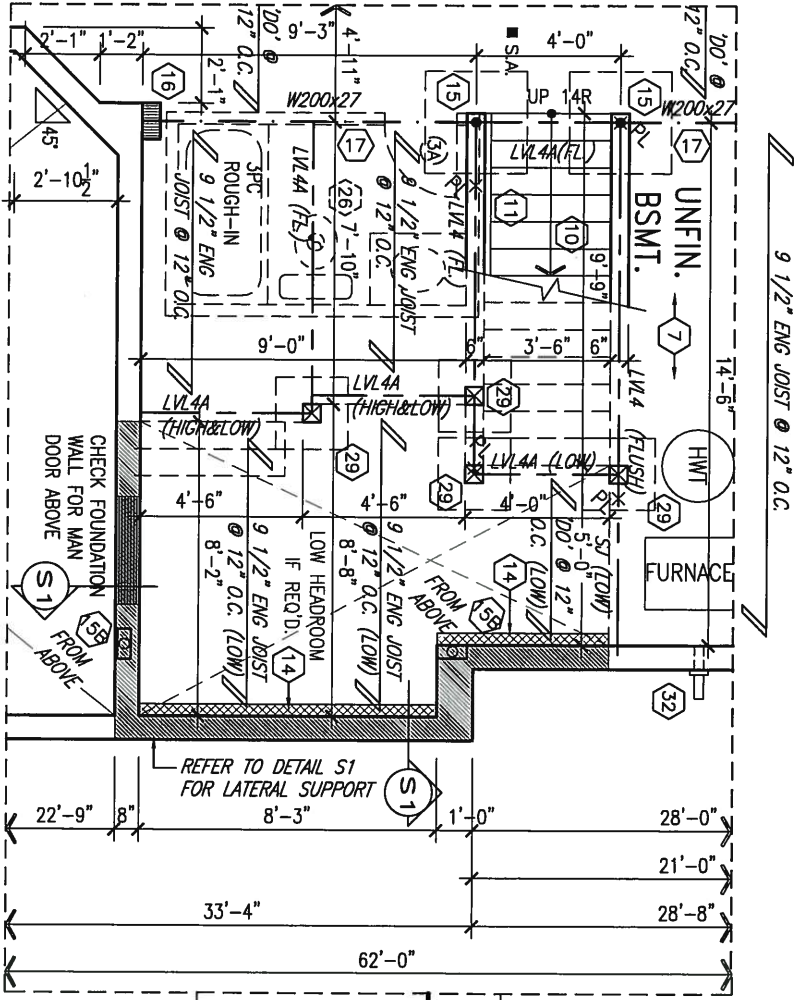
S42-8C

project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON	project no.	13045
date	SEPTEMBER 2014	checked by	N.HUR	scale	3/16" = 1'-0"
drawn by	N.HUR	file name	13045-S42-8C	drawing no.	24
RICHARD - H:\ARCHIVE\WORKING\2013\13045 BW\units\42\13045-S42-8C.dwg - Tue - May 12 2015 - 9:45 AM					

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.

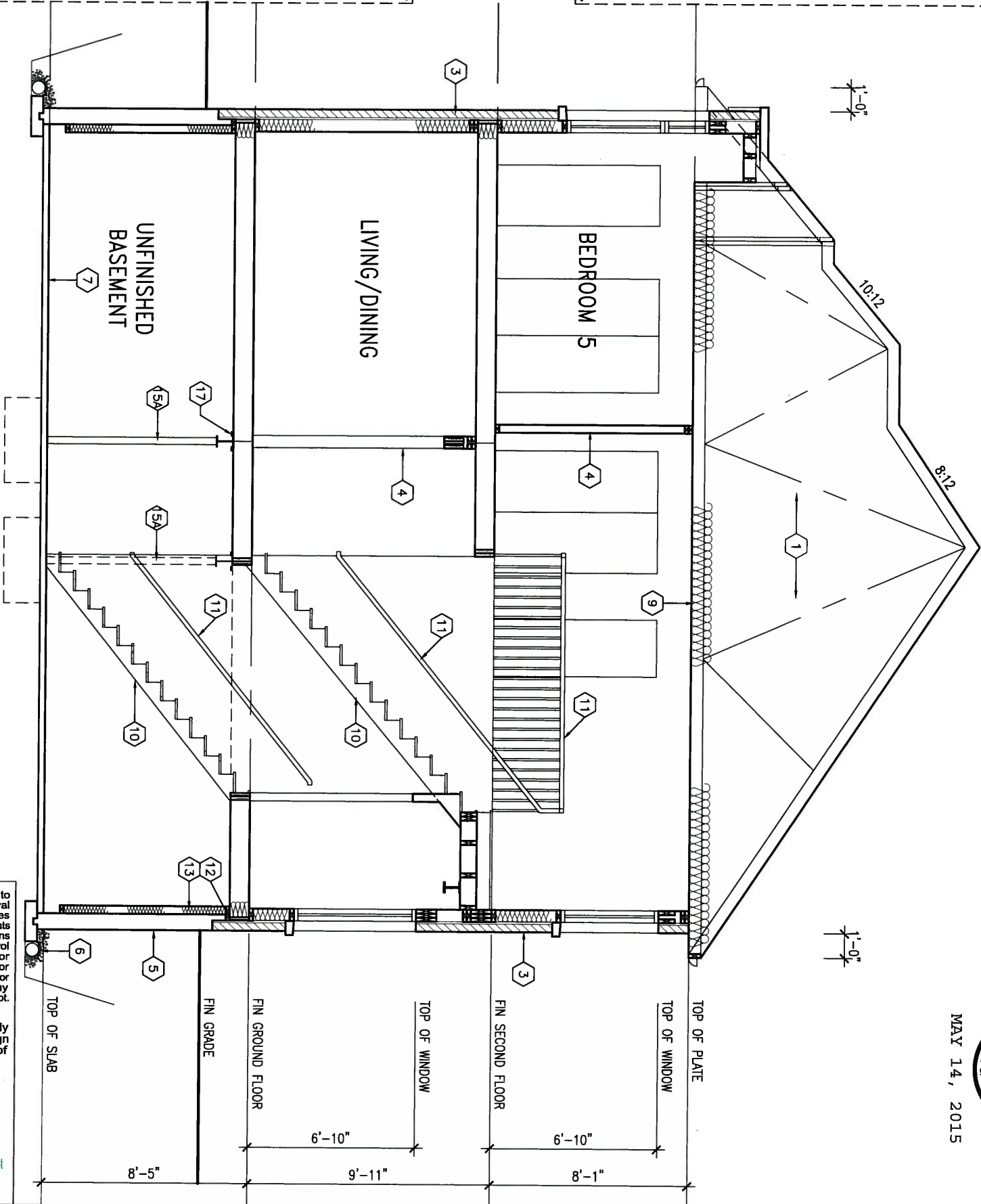


PART. BASEMENT PLAN W/
SUNKEN LAUNDRY (-1R COND.)



PART. BASEMENT PLAN W/
SUNKEN LAUNDRY (-2R TO -3R COND.)

CROSS SECTION 'A-A'
(ELEV. 'B' & 'C' SIMILAR)



MAY 14, 2015



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

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

ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	.	.	.
3	.	.	.
2	REVISED AS PER ENG'S COMMENTS	15-04-27	RC
1	ISSUED FOR CLIENT REVIEW	14-09-12	.
no.	description	date	by

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

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

BAYVIEW WELLINGTON		S42-8C	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON
date	SEPTEMBER 2014	project no.	13045
drawn by	N.HUR	checked by	
scale	3/16" = 1'-0"	file name	13045-S42-8C
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-8C.dwg - Tue - May 12 2015 - 9:45 AM			

25

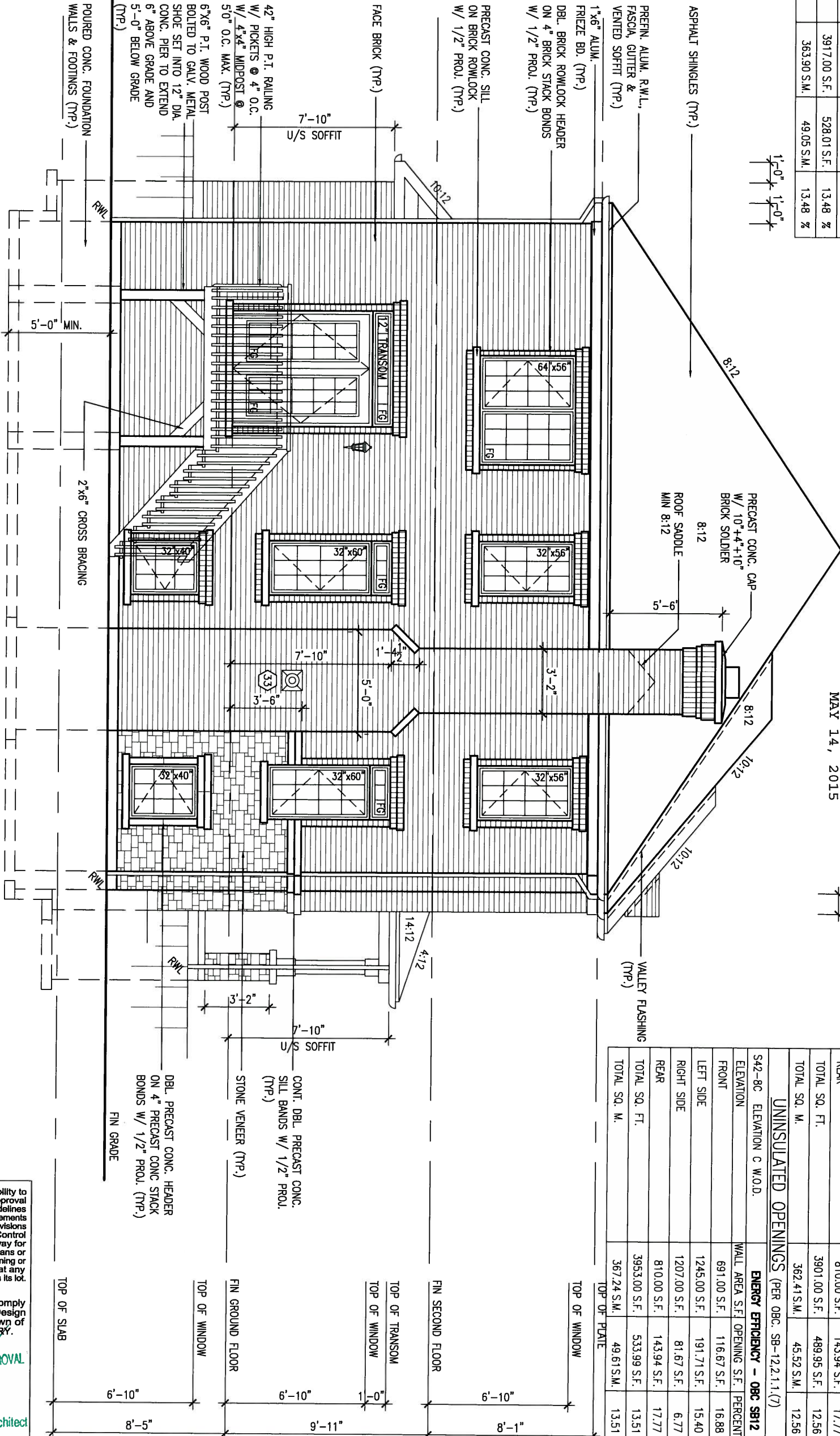
UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))			
S42-8C ELEVATION A W.O.D.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	679.0 S.F.	89.59 S.F.	13.19 %
LEFT SIDE	1214.00 S.F.	216.15 S.F.	17.80 %
RIGHT SIDE	1214.00 S.F.	78.33 S.F.	6.45 %
REAR	810.00 S.F.	143.94 S.F.	17.77 %
TOTAL SQ. FT.	3917.00 S.F.	528.01 S.F.	13.48 %
TOTAL SQ. M.	363.90 S.M.	49.05 S.M.	13.48 %



MAY 14, 2015

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))			
S42-8C ELEVATION B W.O.D.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	677.00 S.F.	85.78 S.F.	12.67 %
LEFT SIDE	1207.00 S.F.	178.56 S.F.	14.79 %
RIGHT SIDE	1207.00 S.F.	81.67 S.F.	6.77 %
REAR	810.00 S.F.	143.94 S.F.	17.77 %
TOTAL SQ. FT.	3901.00 S.F.	489.95 S.F.	12.56 %
TOTAL SQ. M.	362.41 S.M.	45.52 S.M.	12.56 %

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))			
S42-8C ELEVATION C W.O.D.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	691.00 S.F.	116.67 S.F.	16.88 %
LEFT SIDE	1245.00 S.F.	191.71 S.F.	15.40 %
RIGHT SIDE	1207.00 S.F.	81.67 S.F.	6.77 %
REAR	810.00 S.F.	143.94 S.F.	17.77 %
TOTAL SQ. FT.	3953.00 S.F.	533.99 S.F.	13.51 %
TOTAL SQ. M.	367.24 S.M.	49.61 S.M.	13.51 %



REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

REAR ELEVATION 'A' - W.O.D. COND.
(ELEV. 'B' & 'C' SIMILAR)

BASEMENT WINDOW SIZES
4R-BR USE 30'x24\"/>

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

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

ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect

9.			
8.			
7.			
6.			
5.			
4.			
3.			
2.	REVISED AS PER ENG'S COMMENTS	15-04-27	RC
1.	ISSUED FOR CLIENT REVIEW	14-09-12	
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

project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON	project no.	13045
date	SEPTEMBER 2014	checked by	N.HUR	scale	3/16" = 1'-0"
drawing no.	27	file name	13045-S42-8C	drawing no.	27

CONSTRUCTION NOTES (Unless otherwise noted)

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

1. ROOF CONSTRUCTION

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

2. FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A)

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

2A. FRAME WALL CONSTRUCTION (2"x6") (R2B)

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

2B. FRAME WALL CONSTRUCTION (2"x4") - GARAGE WALLS

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

2C. RESERVED

2D. STUCCO WALL CONSTRUCTION (2"x4") - GARAGE WALLS

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

2E. WALLS ADJACENT TO ATTIC SPACE - NO CLADDING

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

3. BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A)

90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 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") (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 1/8") 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 EMPLOYS A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x140 (2"x6") STUDS @ 400mm (16") O.C., INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR FINISH. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

4. INTERIOR STUD PARTITIONS

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

5. FOUNDATION WALL/FOOTINGS: (9.15.3, 9.15.4, 9.13.2, 9.14.2.1.(2))

200mm (8") POURED CONC. FDN. 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 FDN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYED CONC. FIG. BRACE FDN. 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 = 120 (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 (5")
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 FDN. 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 FDN. WALL WITH CAULKING.

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.

STEEL BEARING 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 (1/88) FIXED STL. COL. WITH 150x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE ON 1070x1070x460 (42"x42"x18") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MIN. AND AS PER SOILS REPORT.

STEEL COLUMN

90mm (3-1/2") DIA x 4.78mm (1/88) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS [2-1/2"x12"x2"] FIELD WELD COL. TO BASE PLATE.

BEAM POCKET OR 300x150 (12"x6") POURED CONC. NIB WALLS.

MIN. BEARING 90mm (3'-1/2")

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

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.

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.

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

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.

DRYER EXHAUST (OBC-6.2.3.8.(7) & 6.2.4.1.1)

CAPPED DRYER EXHAUST VENT TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)

INSULATED ATTIC ACCESS (OBC-9.19.2.1. & SB12-2.1.1.7)

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

FIREPLACE CHIMNEYS - OBC 9.2.1.

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

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

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

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.

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).

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.

STEPPED FOOTINGS OBC 9.15.3.9.

MIN. HORIZ. STEP = 600mm (24").

MAX. VERT. STEP = 600mm (24")

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.

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.

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.

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 FLOORINGS. (" 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. ")

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.

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 FDN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDN. WALLS. PROVIDE (17) LINTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.

THE FDN. 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.

CONVENTIONAL ROOF FRAMING (2.0Kpa. SNOW LOAD)

38x140 (2"x6") RAFTERS @ 400mm (16") O.C.) FOR MAX 11'-7" SPAN, 38x184 (2"x8") RIDGE BOARD, 38x89 (2"x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2"x4") @ 400mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 400 (16") O.C. FOR MAX. 4450mm (14'-7") SPAN.
RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 600mm (24") O.C. WITH A 38x89 (2"x4") CENTRE POST TO THE TRUSS BELOW, LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

GENERAL NOTES

WINDOWS: 1) MINIMUM BEDROOM WINDOW -OBC 9.9.10.1.-

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

2) WINDOW GUARDS -OBC 9.8.8.1.(6).

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

3) EXTERIOR WINDOWS

SHALL COMPLY WITH OBC DIV. B 9.7.3. & SB12-2.1.1.8

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

2) ALL DOWNS PIPES 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.

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

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

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

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

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

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

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

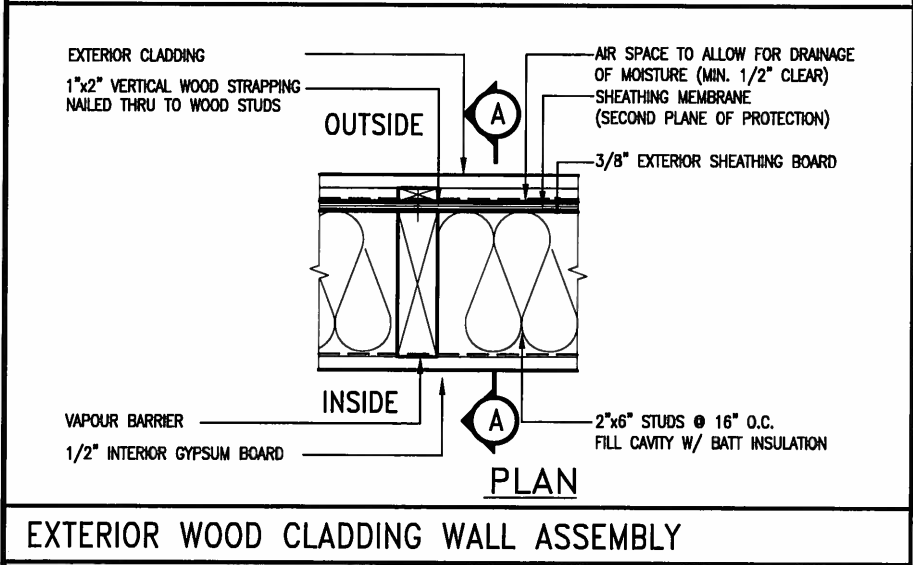
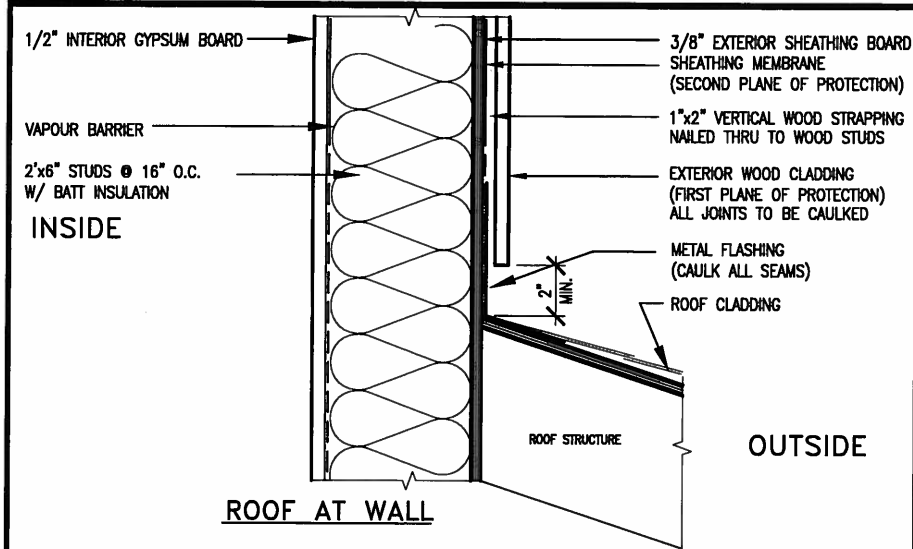
4) ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

5) LVL BEAMS SHALL BE 2.0E-2950FB MIN., NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm (7 1/4", 9 1/2", 11 7/8") 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.

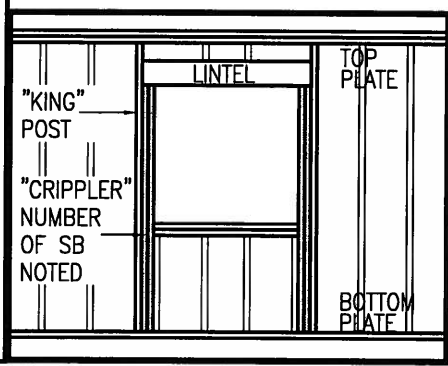
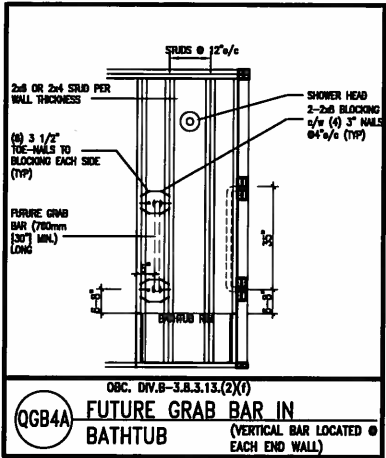
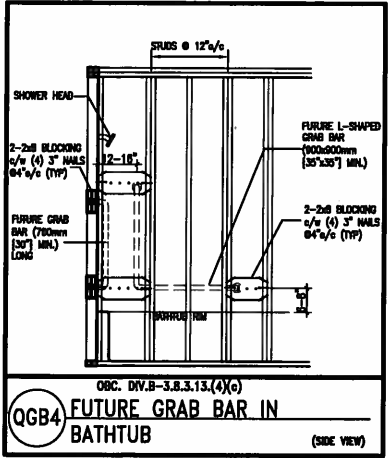
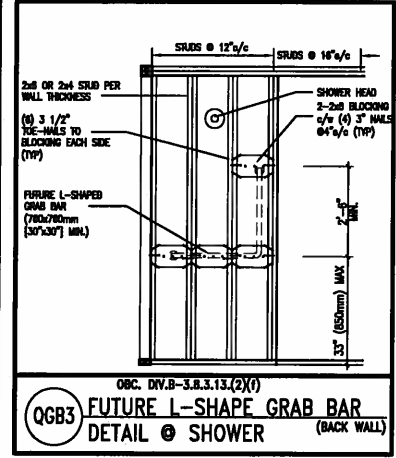
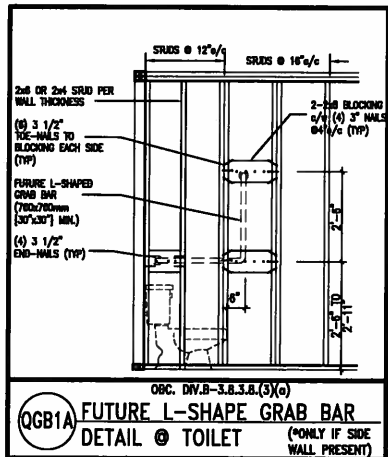
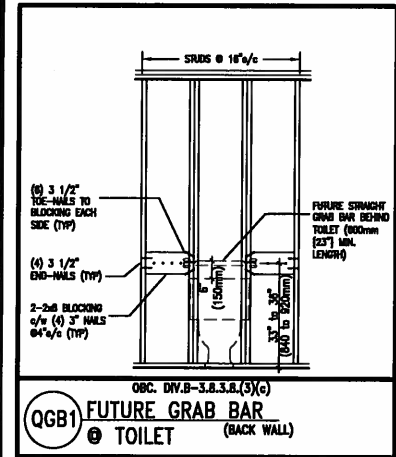
6) PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCI" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LVL BEAMS TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS.

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 DAMPP



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

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

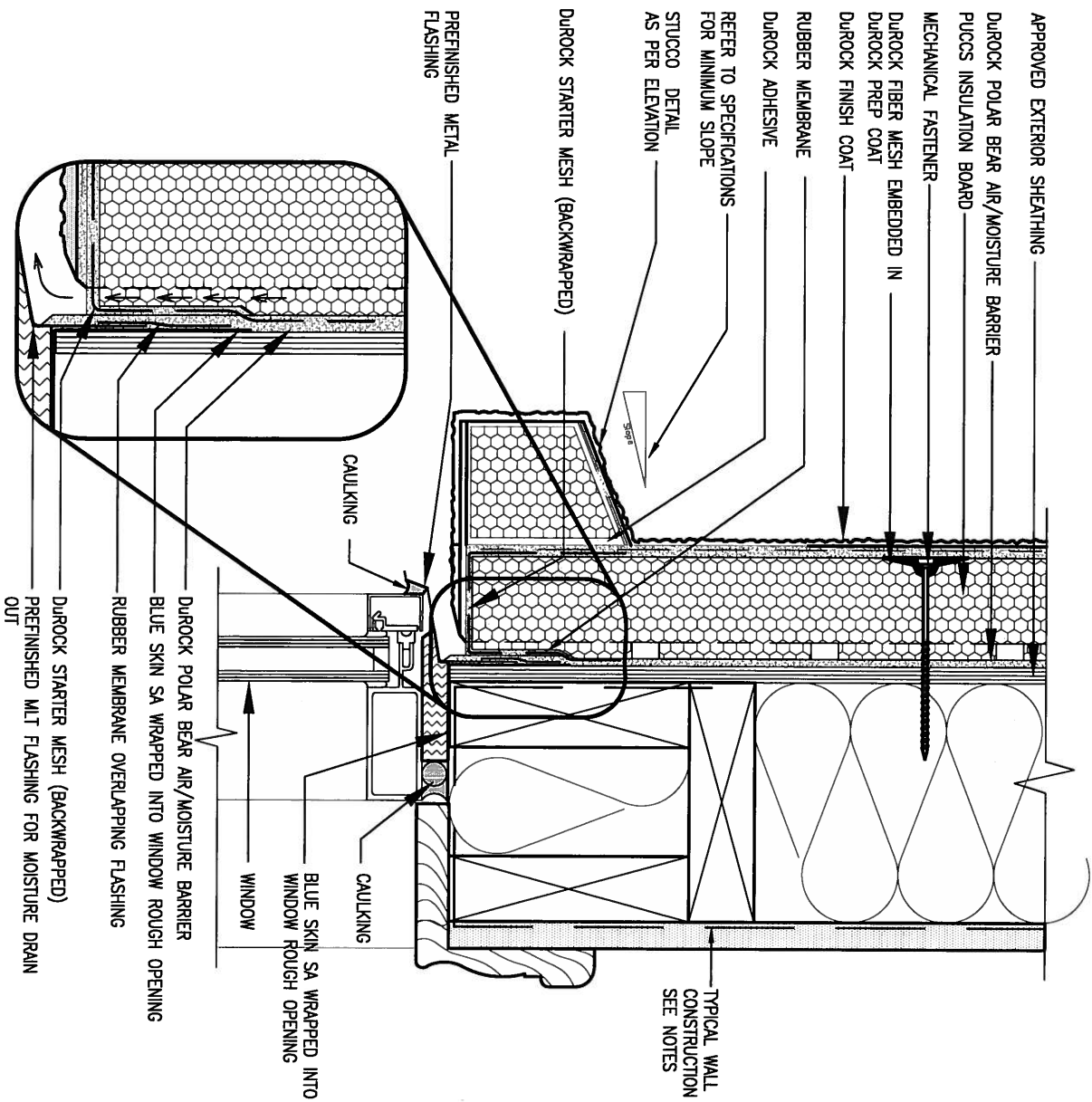
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Wellington Jno-Baptiste 25591
name
registration information
VA3 Design Inc. 42658
Contractor must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

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

BAYVIEW WELLINGTON			CONST NOTE	
project name GREEN VALLEY ESTATES		municipality BRADFORD		project no. 13045
date APR 2014		CONSTRUCTION NOTES		
drawn by RC		checked by -		scale 3/16" = 1'-0"
		13045-CONST-08C 2015		file name CN2
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-08C 2015.dwg - Thu - Apr 16 2015 - 6:56 AM				



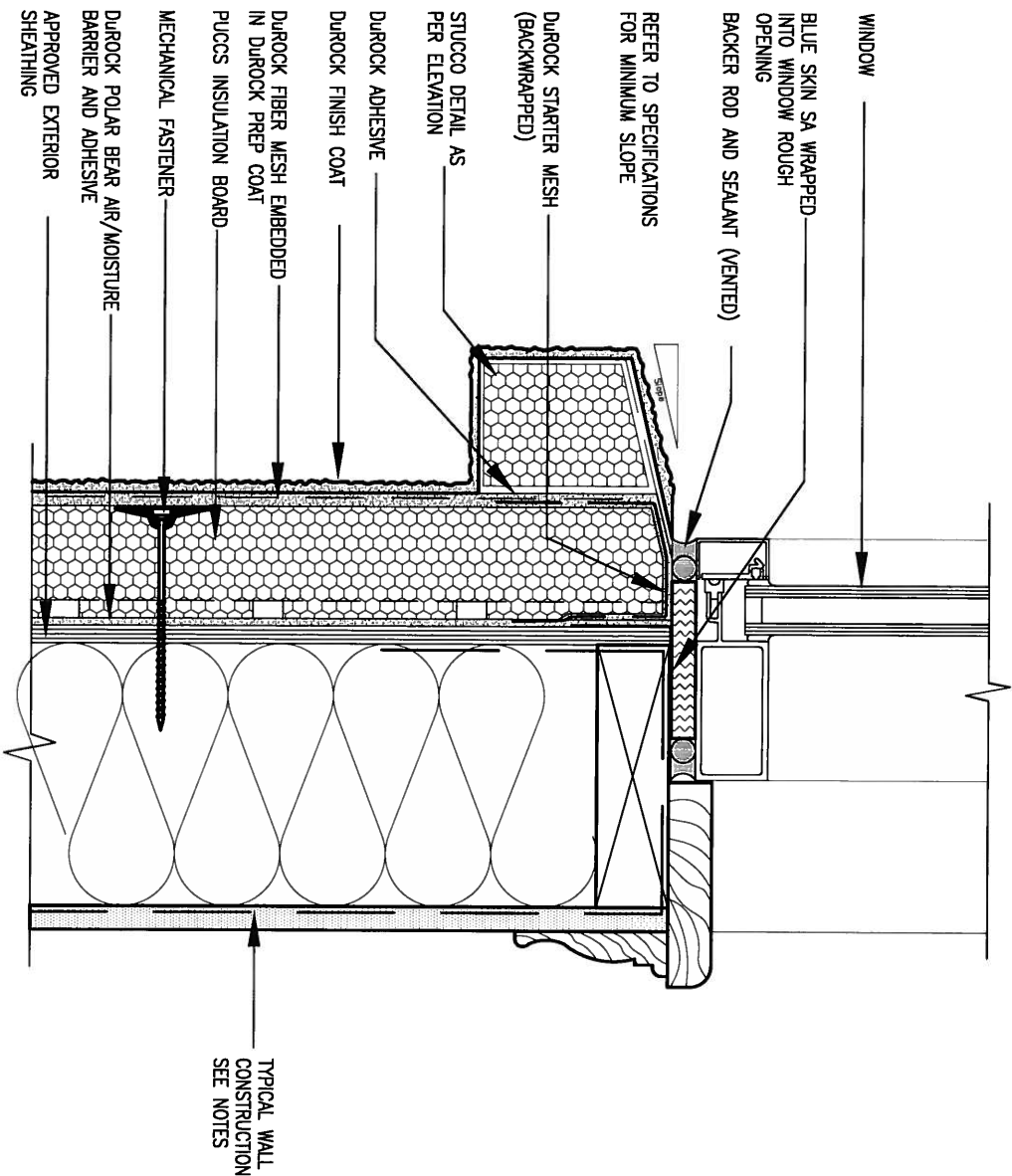
MAY 14, 2015



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.	.	.	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.	.	.	
3.	.	.	
2.	UPDATE TO CODE	APR 16-15	RC
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
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.

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

BAYVIEW WELLINGTON

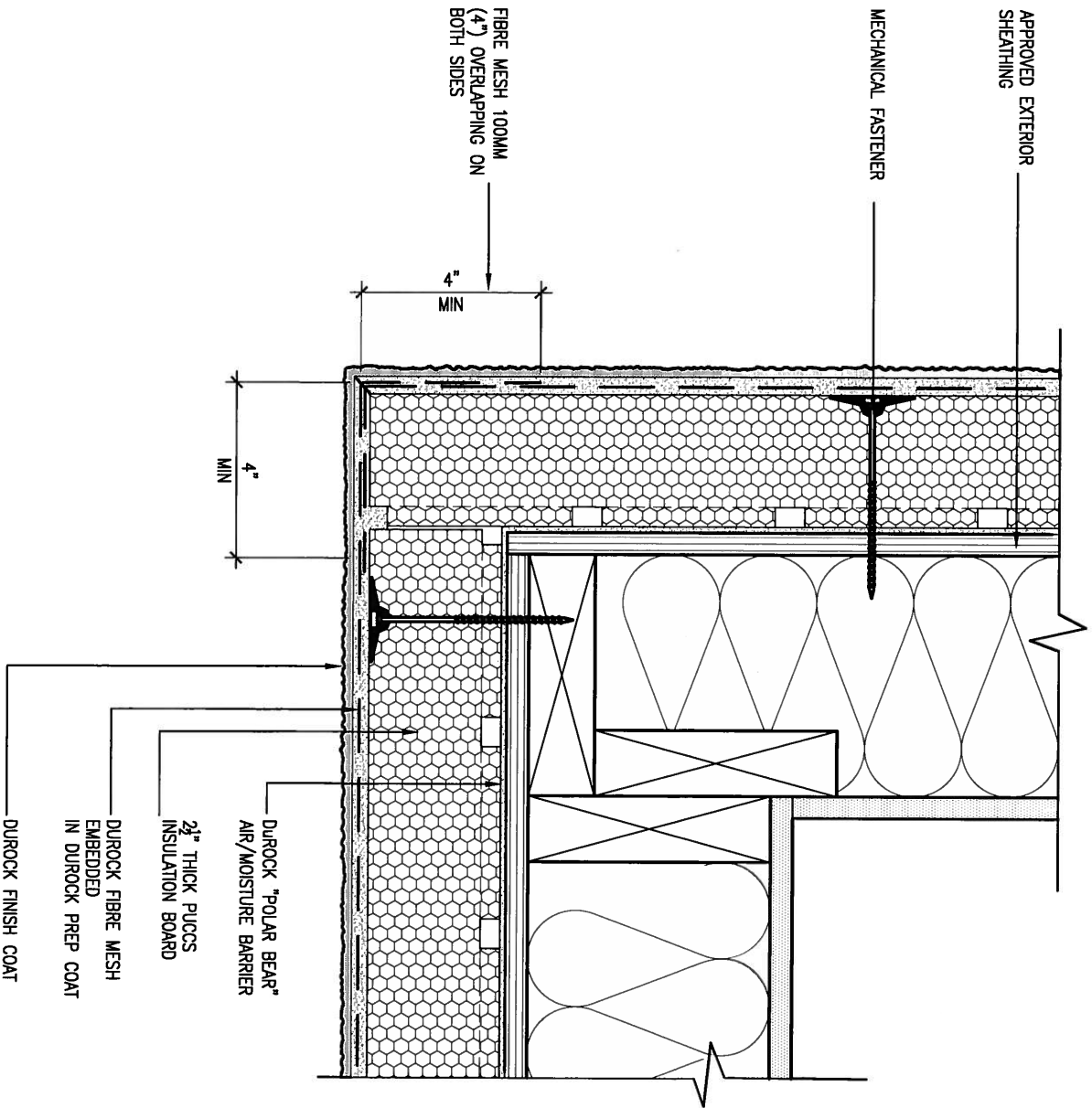
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	checked by	scale
drawn by	RC		3/16" = 1'-0"
CONSTRUCTION NOTES		file name	
13045-CONST-08C 2015		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-08C 2015.dwg - Thu - Apr 16 2015 - 6:57 AM	

CONST NOTE

project no.
13045

drawing no.

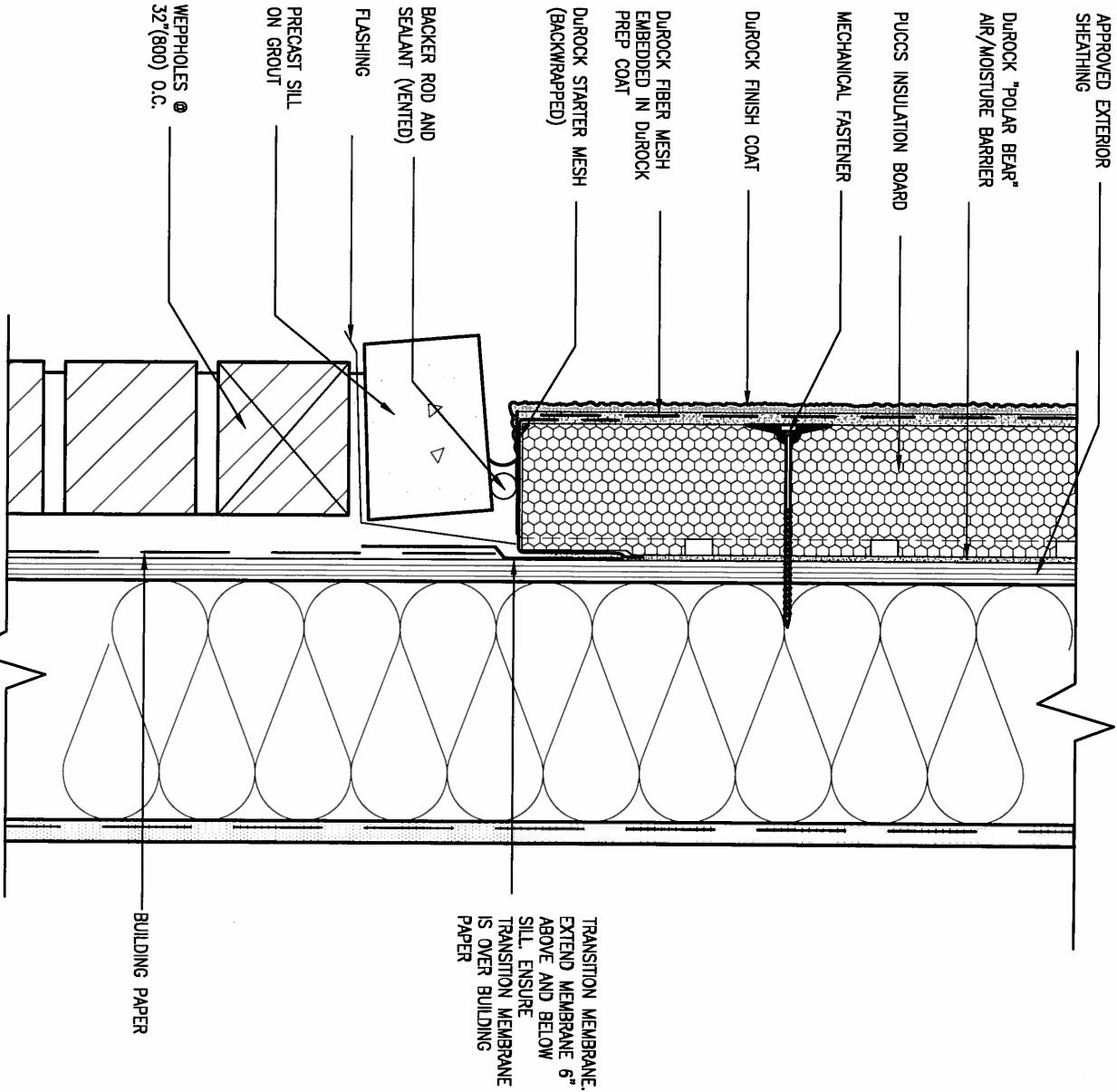
CN3



5 CORNER DETAIL

CN5 SCALE: 3"=1'-0"

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



6 STUCCO / MASONRY PLINTH CONNECTION

CN5 SCALE: 3"=1'-0"

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

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

project name
GREEN VALLEY ESTATES

municipality
BRADFORD

date
APR 2014

drawn by
RC

checked by
-

scale
3/16" = 1'-0"

CONSTRUCTION NOTES

file name
13045-CONST-0BC 2015

RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM

CONST NOTE

project no.
13045

drawing no.

CN5

SB12-COMPLIANCE PACKAGE 'J'

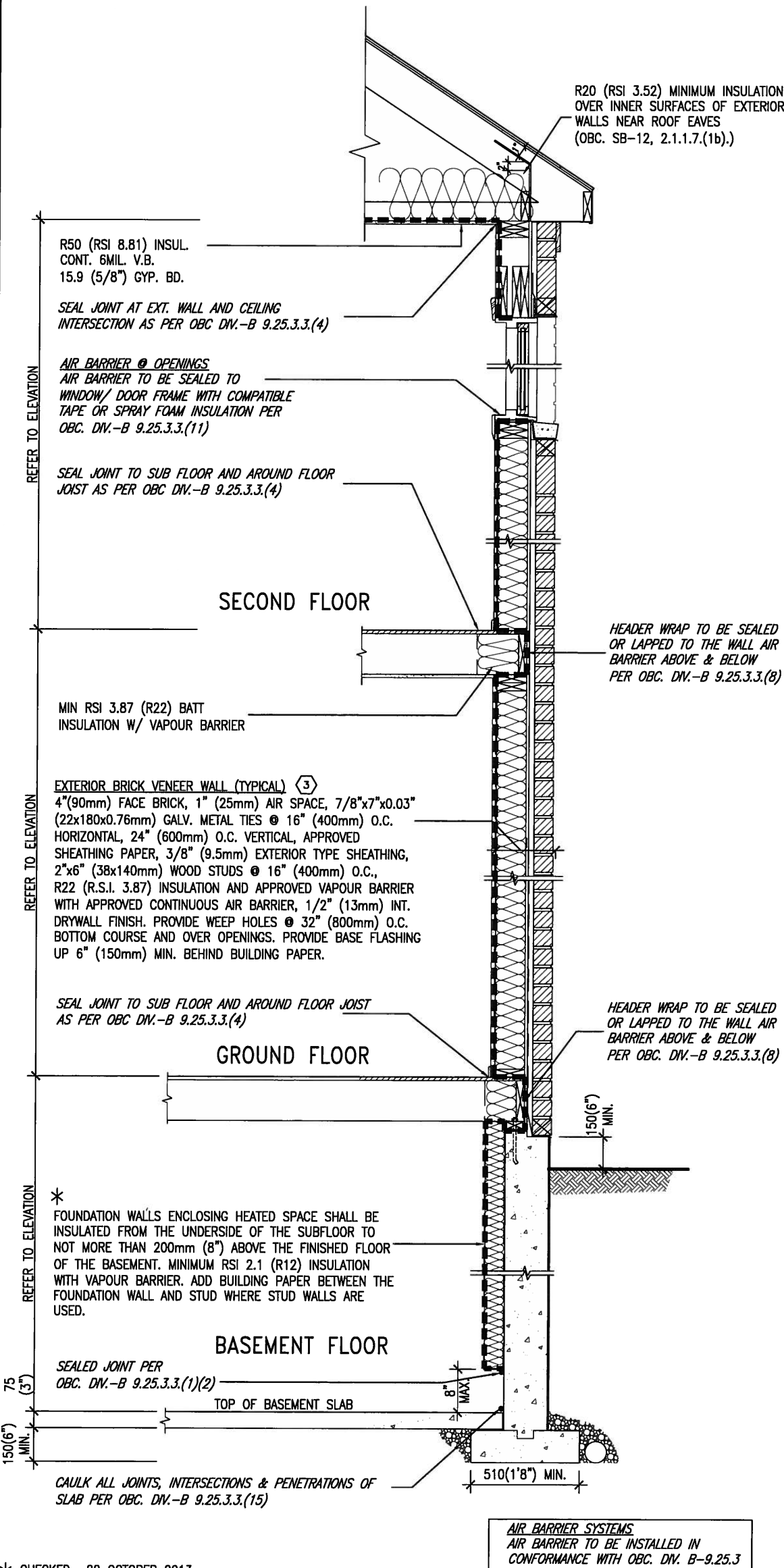
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

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



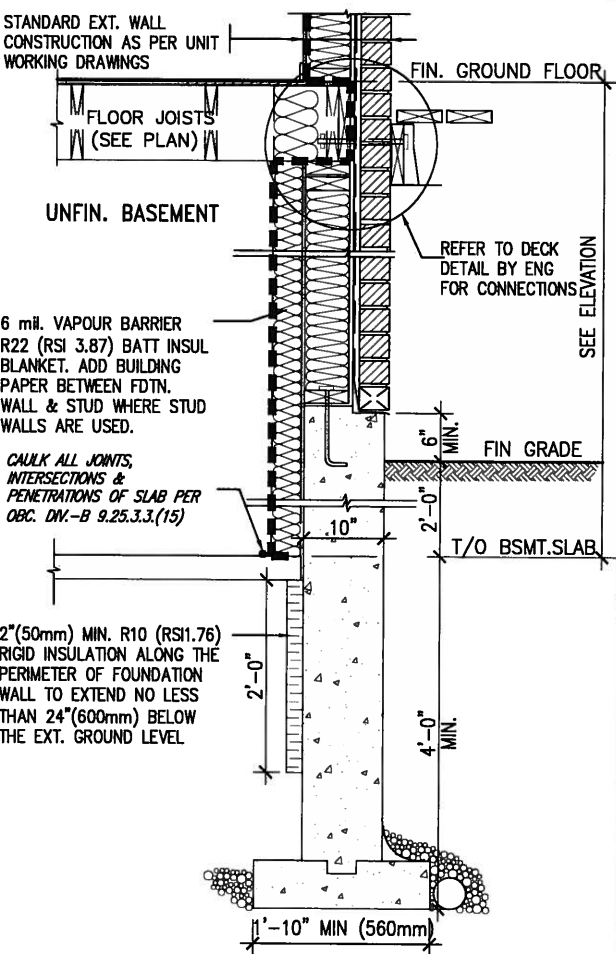
MAY 14, 2015



* 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

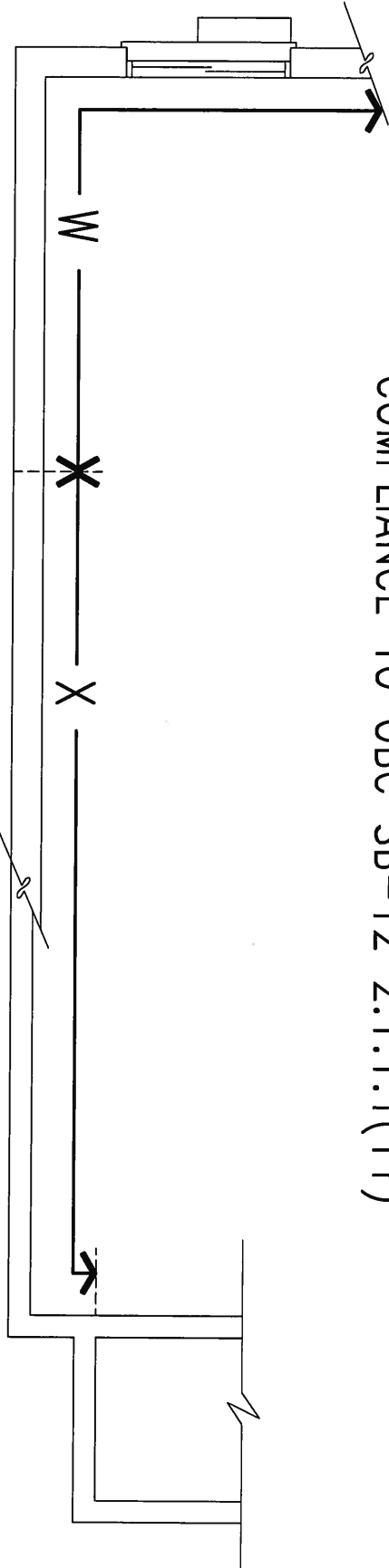
SECTION AT W.O.D/W.O.B.

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
7.	.	.	Wellington Jno-Baptiste 25591
6.	.	.	name
5.	.	.	registration information
4.	.	.	VA3 Design Inc. 42658
3.	.	.	
2.	UPDATE TO CODE	APR 16-15	RC
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	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		CONST NOTE	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	
date APR 2014	checked by RC	scale 3/16" = 1'-0"	CONSTRUCTION NOTES 13045-CONST-OBC 2015
drawing no. CN6			

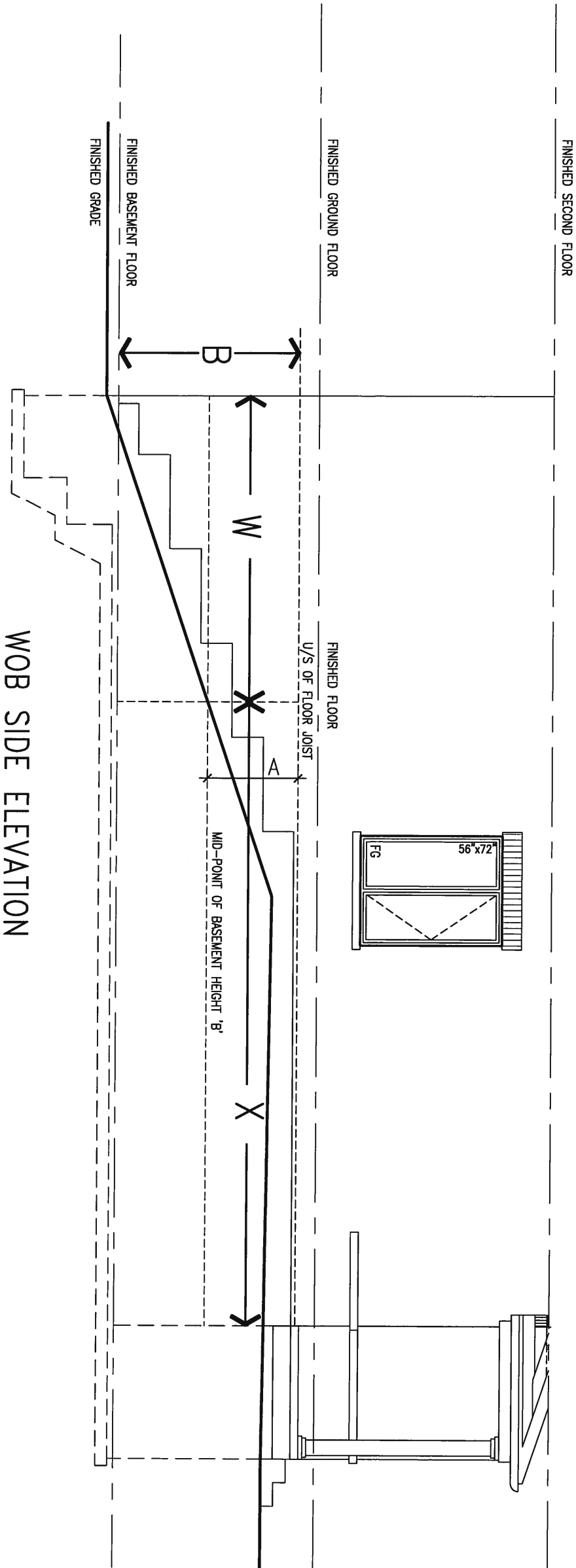
COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN



MAY 14, 2015



WOB SIDE ELEVATION

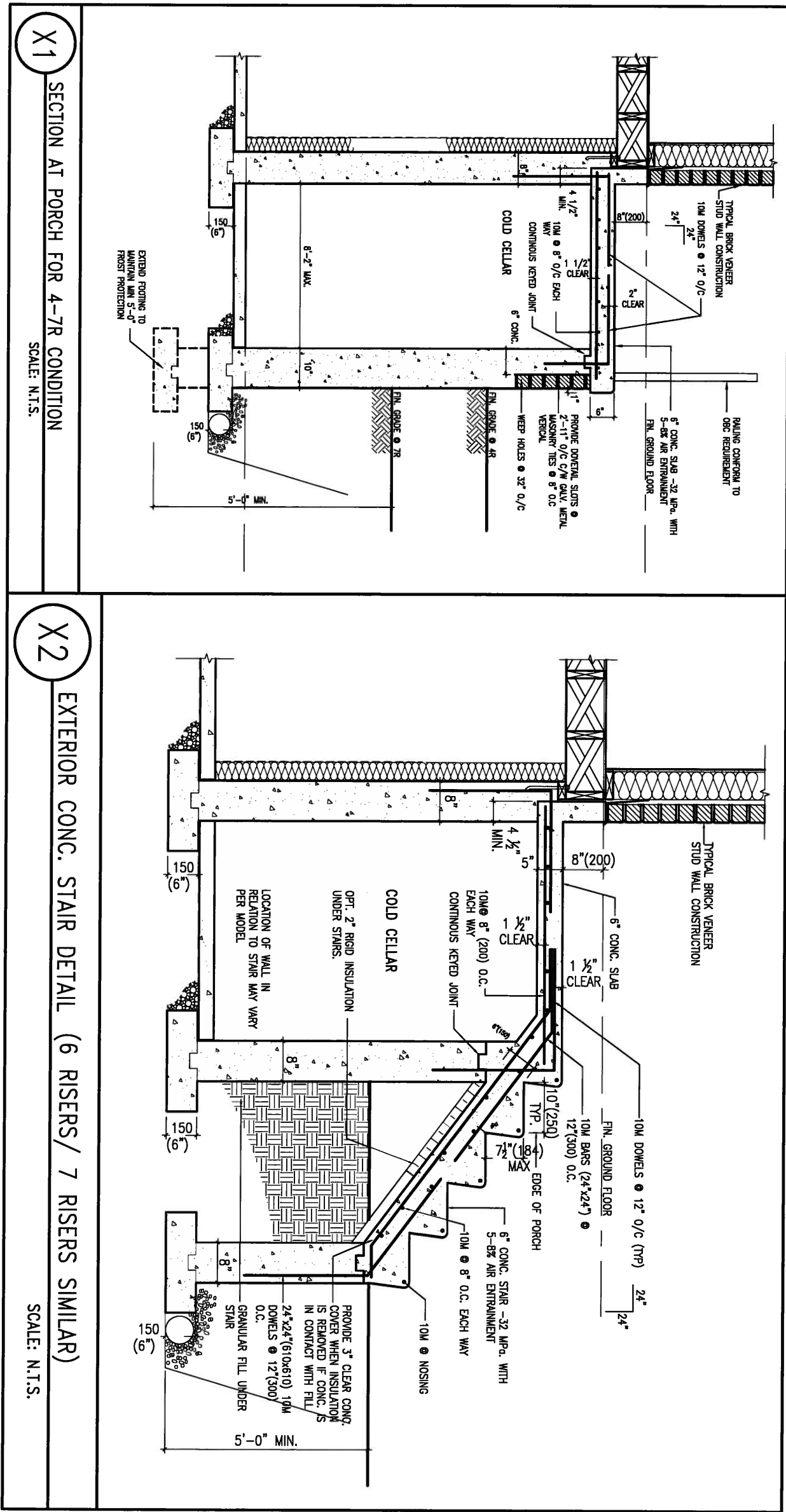
WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

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.	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	project no. 13045	CONST NOTE
8	.	.	.	qualification information						
7	.	.	.	Wellington Jno-Baptiste 25591						
6	.	.	.	name						
5	.	.	.	registration information						
4	.	.	.	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.	date APR 2014	checked by RC	scale 3/16" = 1'-0"	file name 13045-CONST-OBC 2015	CONSTRUCTION NOTES
3	.	.	.							
2	UPDATE TO CODE	APR 16-15	RC							
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC							
no.	description	date	by							



MAY 14, 2015



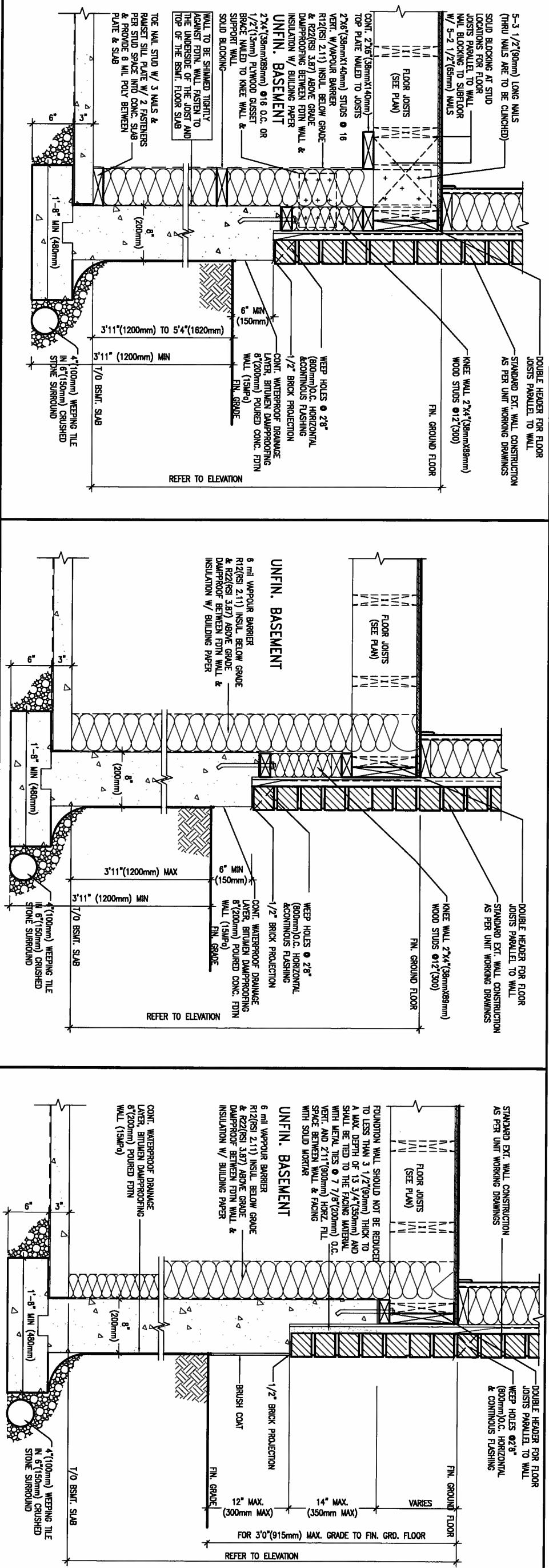
X1 SECTION AT PORCH FOR 4-7R CONDITION
SCALE: N.T.S.

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

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON project name GREEN VALLEY ESTATES municipality BRADFORD date APR 2014 drawn by RC checked by - scale 3/16" = 1'-0"	CONST NOTE project no. 13045 drawing no. CN8
8	.	.	.	qualification information Wellington Jno-Baptiste 25591 signature BCIN			
7	.	.	.	name registration information VA3 Design Inc. 42658			
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.			
5	.	.	.				
4	.	.	.				
3	.	.	.				
2	UPDATE TO CODE	APR 16-15	RC				
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC				
no.	description	date	by				

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.

MAY 14, 2015



WALK-OUT WALL SECTION FOR GRADE
HEIGHTS BETWEEN 3'11" (1200mm) AND 5'4" (1620mm) BASEMENT SLAB TO GRADE
N.T.S.

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

WALK-OUT DECK WALL SECTION FOR
GRADE TO FIN. FLOOR 3'0" (900mm) MAX. HEIGHT DIFFERENCE
N.T.S.

CONST NOTE

project no. 13045

CONSTRUCTION NOTES

project name GREEN VALLEY ESTATES
municipality BRADFORD
date APR 2014
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 - Mon - May 4 2015 - 4:04 PM

drawing no. CN9

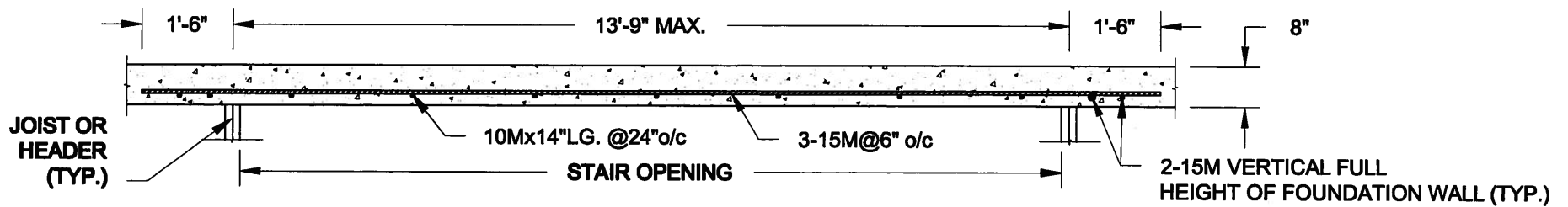
VA3 DESIGN
3004 Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

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

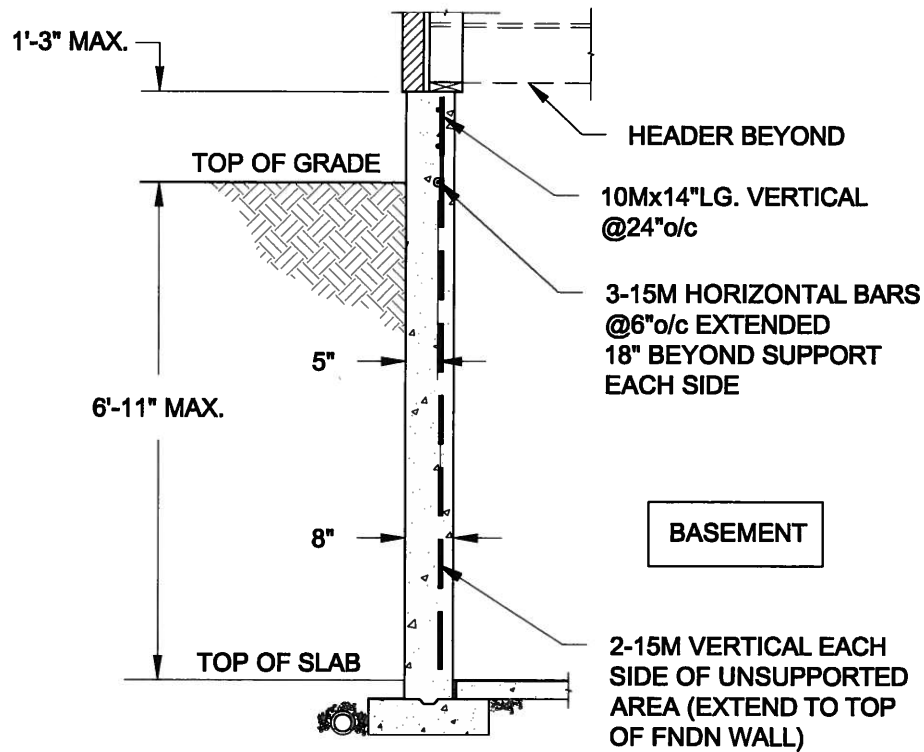
qualification information
Wellington Jno-Baptiste 25591
name registration information BCIN
VA3 Design Inc. 42658

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

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



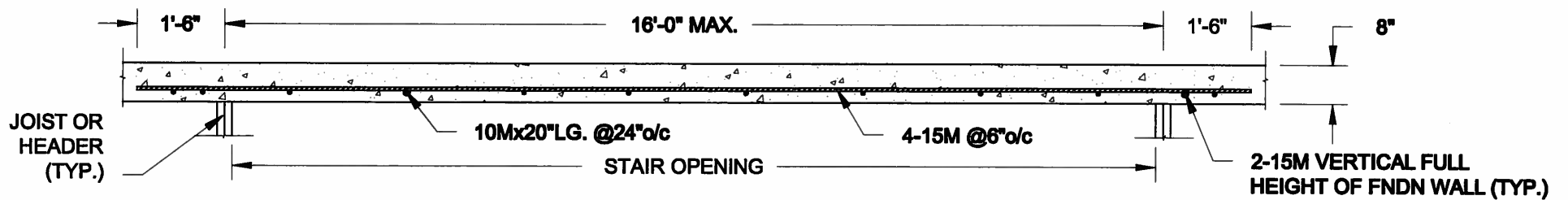
PLAN VIEW
NOT TO SCALE



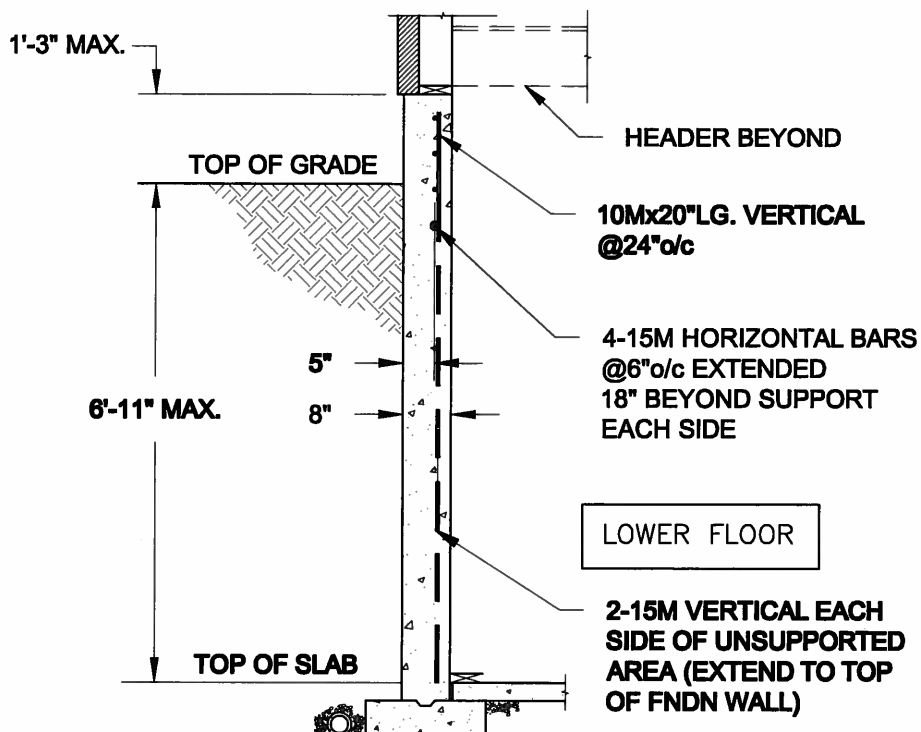
NOTE:

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

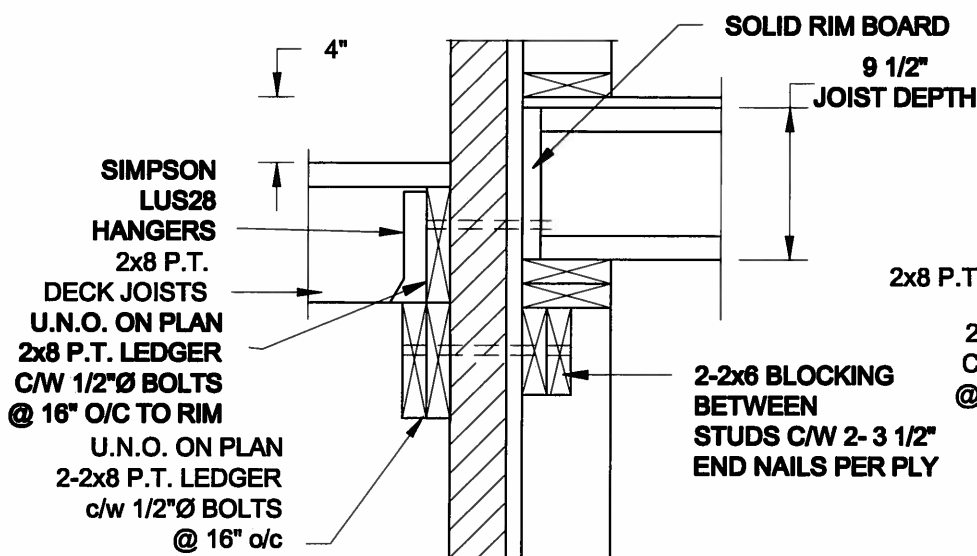
Project No.:

14-095

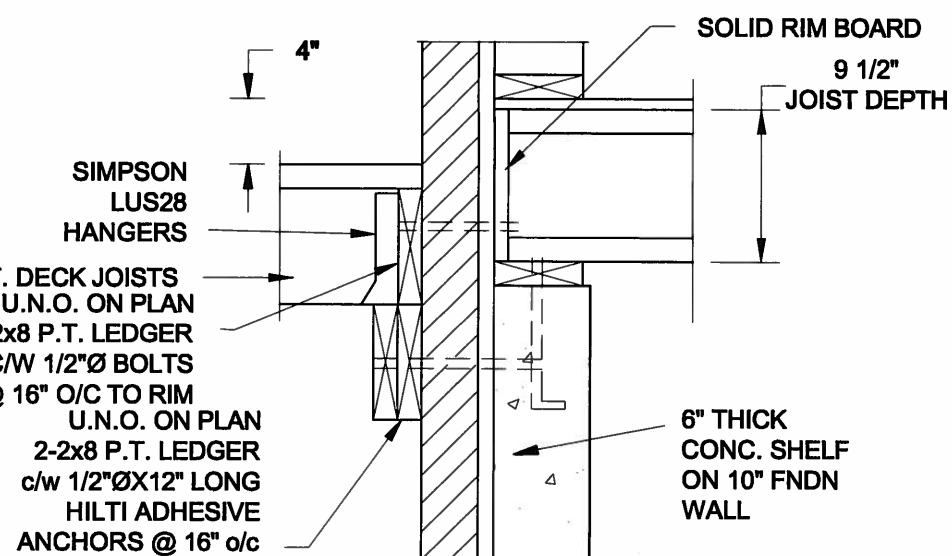
Drawing No.:

S1

FOR 9 1/2" JOIST DEPTH



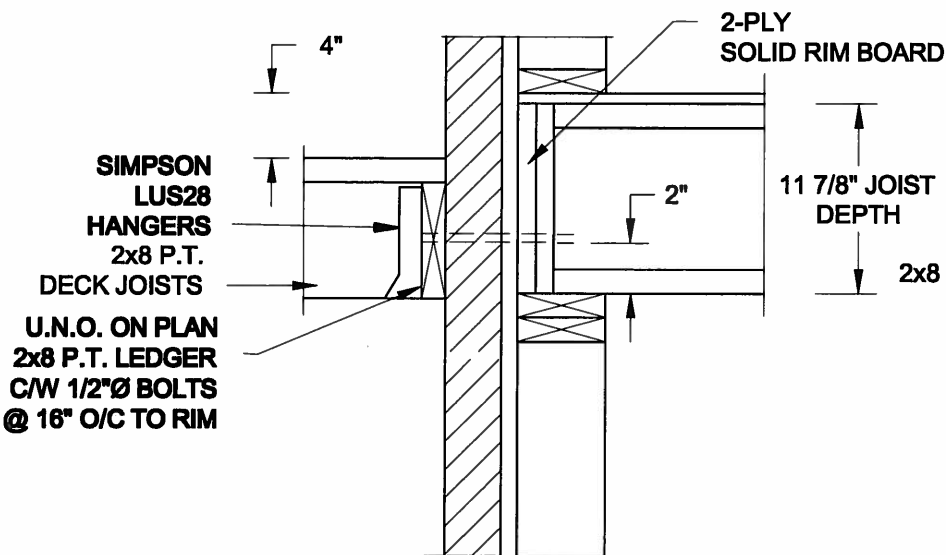
1A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"



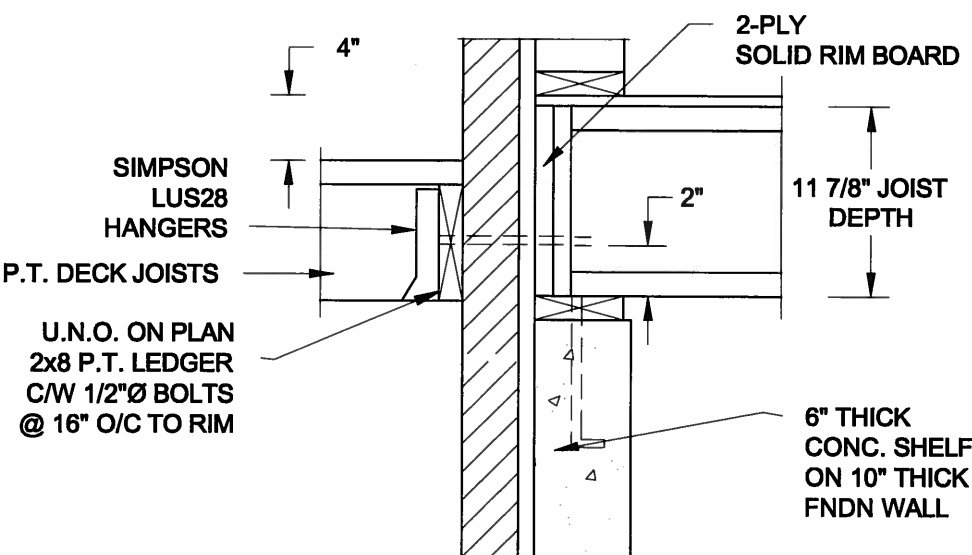
1B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

- 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

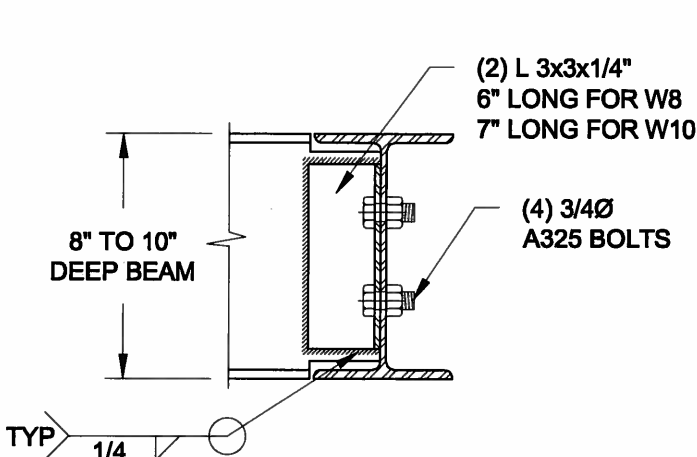


2A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

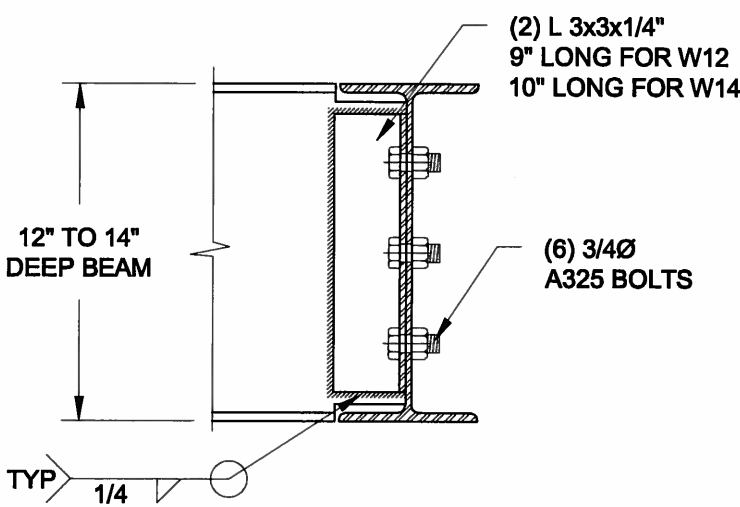


2B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

- 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.



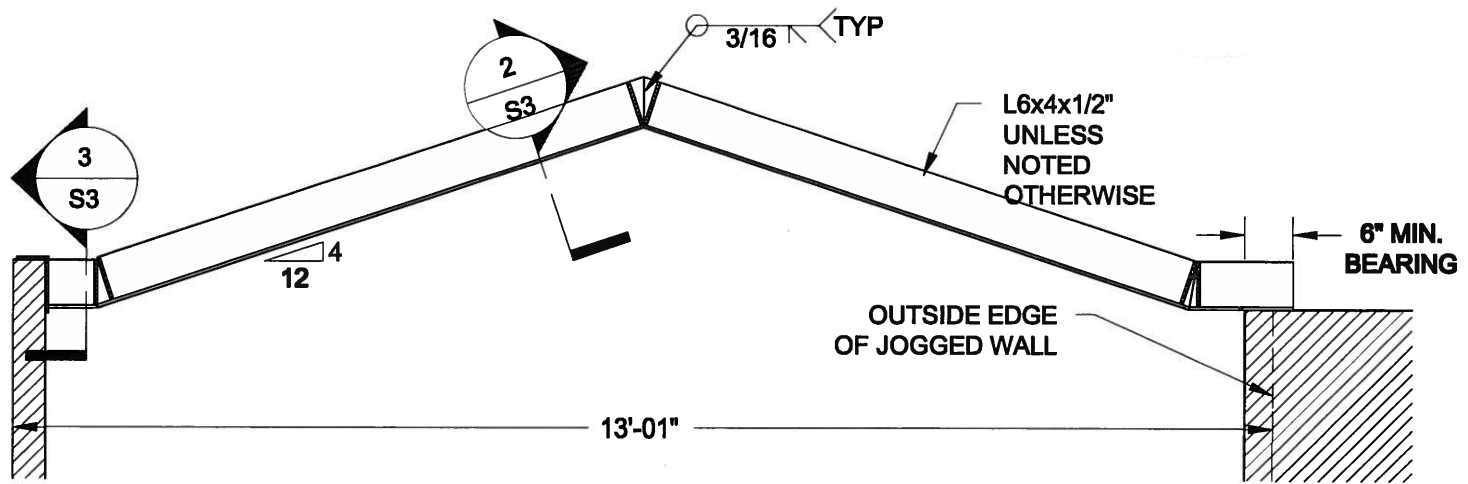
NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



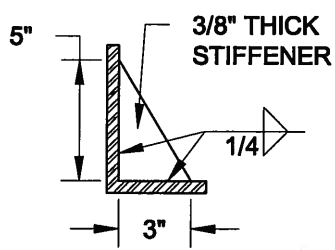
NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W360x72) BEAM MAX.

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

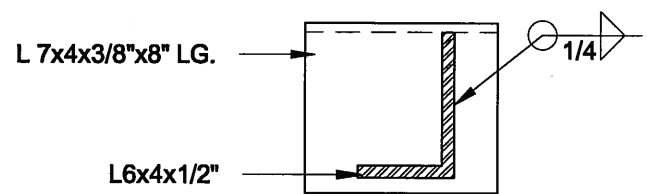
Scale: AS NOTED	QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal  APR 24, 2015	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO
Date: FEB-28-2015			TYPICAL STRUCTURAL DETAILS FOR SINGLES
Drawn: SC			Project No.: 14-095 Drawing No.: S2



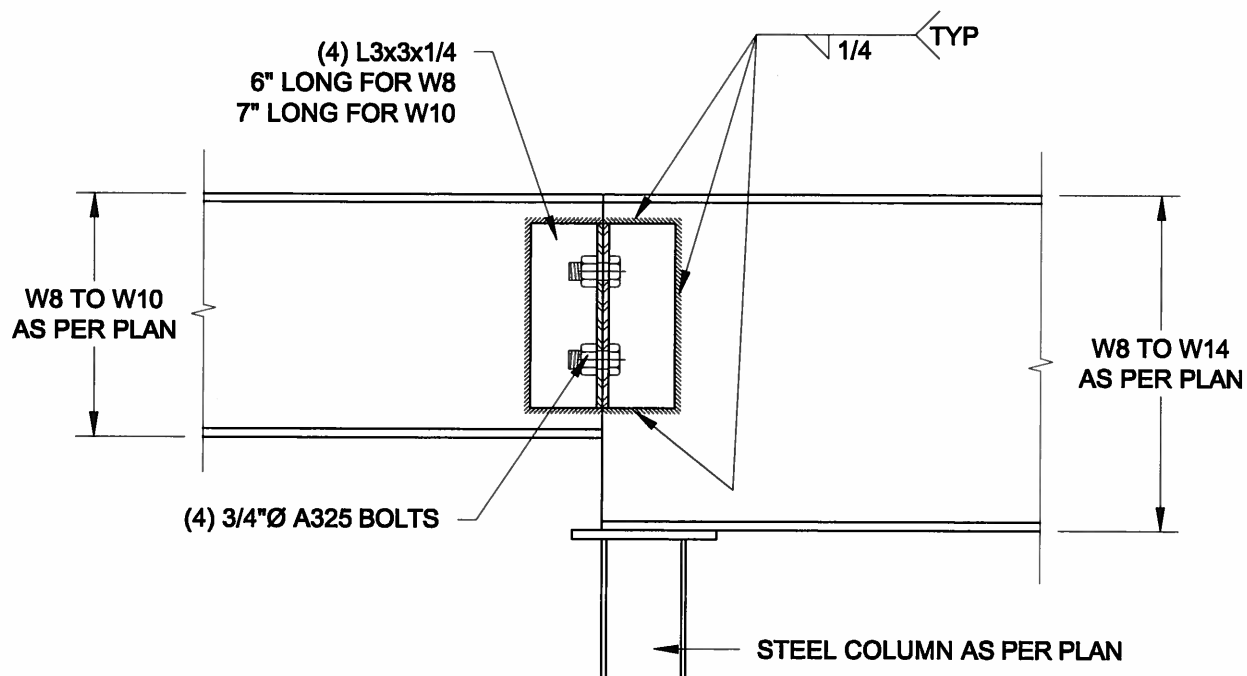
1
S3 **STEEL LINTEL AT GABLE**
SCALE: 1/2" = 1' - 0"



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-26-2015

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.:

S3