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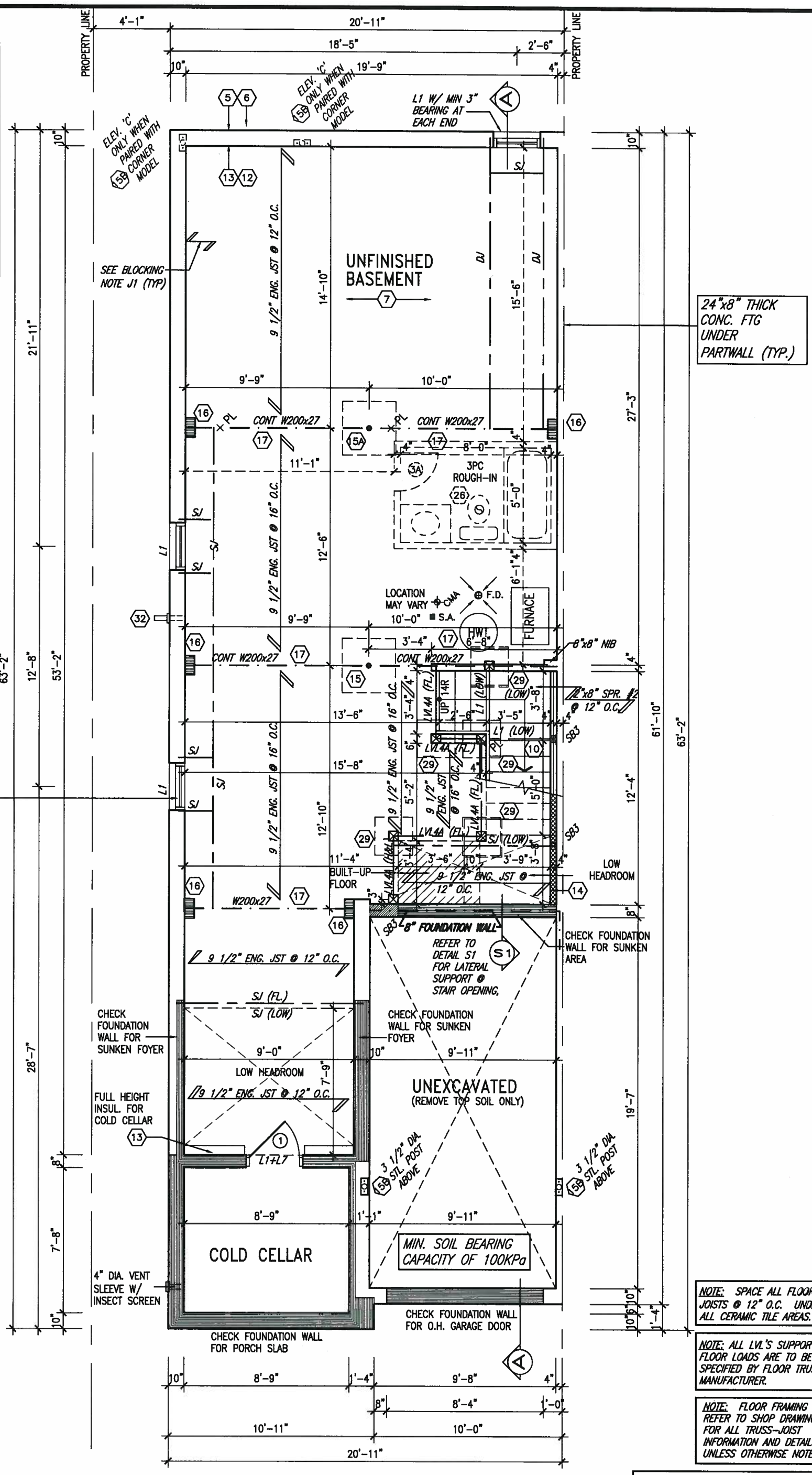
ARCHITECTURAL REVIEW & APPROVAL
JAN 15 2018
John G. Williams Limited, Architect



BASEMENT PLAN 'A'

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

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

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

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

LICENSED PROFESSIONAL ENGINEER S. J. BOYD PROVINCE OF ONTARIO
JAN 11,2018

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3	REVISED AS PER ENG'S COMMENTS	JAN 03-18	RC
2	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 14-17	RC
1	REVISED FDN WALL TO BE 10"	NOV. 21/16	SB

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
name: Wellington Jno-Baptiste — signature — BCIN 25591
registration information: VA3 Design inc. — 42658

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VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

SD25-4
SONOMA 4

project name: GREEN VALLEY EAST
municipality: BRADFORD EAST, ON.
project no. 16023

date: SEPT. 2016
BASEMENT PLAN 'A'
drawing no. 1

drawn by: NC | checked by: RC | scale: 3/16" = 1'-0" | file name: 16023-SD25-4

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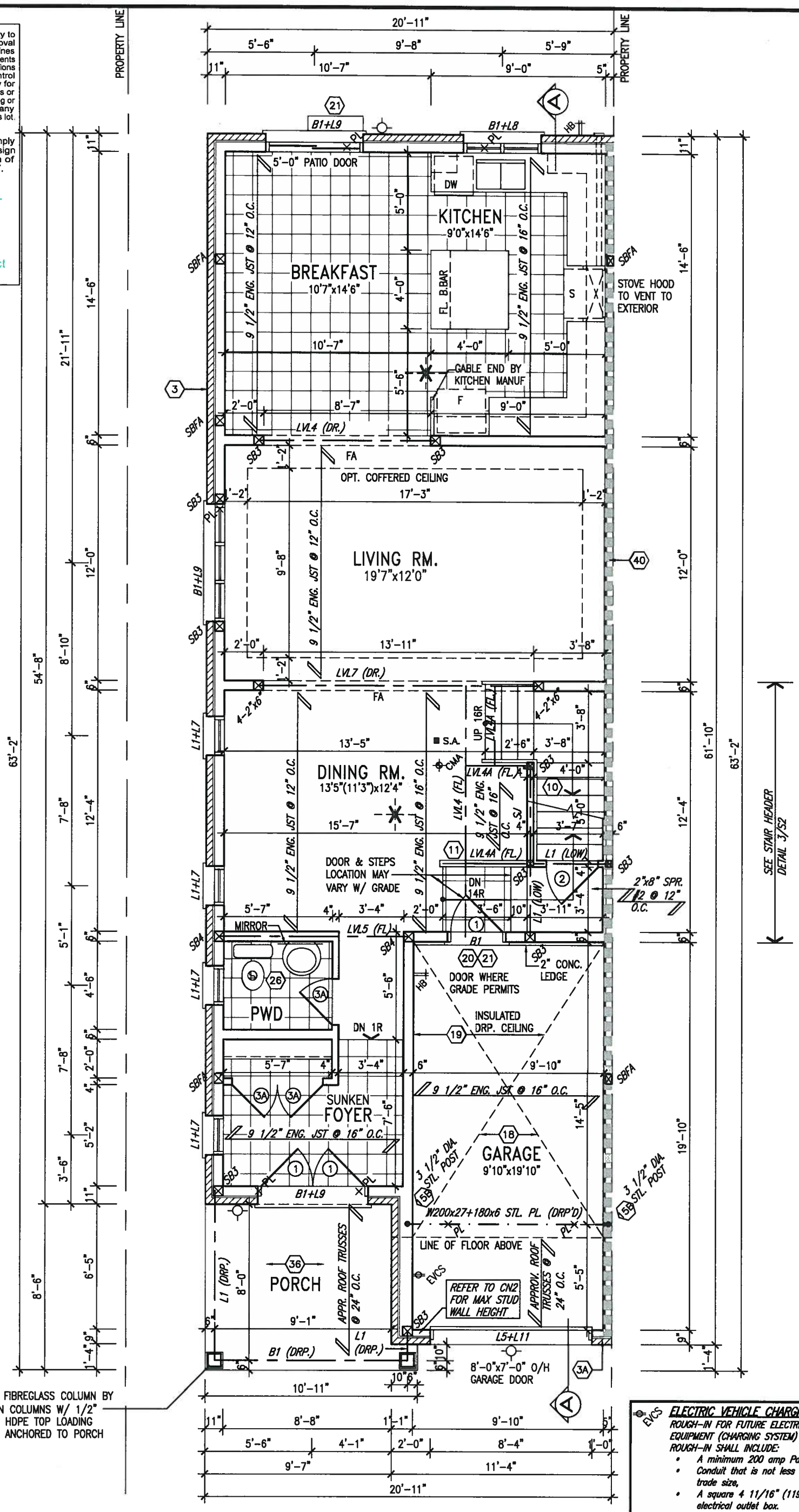
ARCHITECTURAL REVIEW APPROVAL
JAN 15 2018
John G. Williams Limited, Architect



GROUND FLOOR PLAN 'A'

ELECTRIC VEHICLE CHARGING SYSTEM (EVCS)

ROUGH-IN FOR FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT (CHARGING SYSTEM) TO BE INSTALLED. ROUGH-IN SHALL INCLUDE:

- *A minimum 200 amp Panelboard,*
- *Conduit that is not less than 1 1/16" (27mm) trade size,*
- *A square 4 11/16" (119mm) trade size electrical outlet box.*
- *Fumeproofed Electrical outlet box to be installed in the Garage or carport or adjacent to driveway.*

REFER TO 2012 OBC. 9.34.4.

LICENSED PROFESSIONAL ENGINEER S. J. BOYD PROVINCE OF ONTARIO
JAN 11,2018

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registration information
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va3design.com

BAYVIEW WELLINGTON

SD25-4
SONOMA 4

project name: GREEN VALLEY EAST
municipality: BRADFORD EAST, ON.
project no.: 16023
date: SEPT. 2016
GROUND FLOOR PLAN 'A'
drawing no.: 2
drawn by: NC
checked by: RC
scale: 3/16" = 1'-0"
file name: 16023-SD25-4
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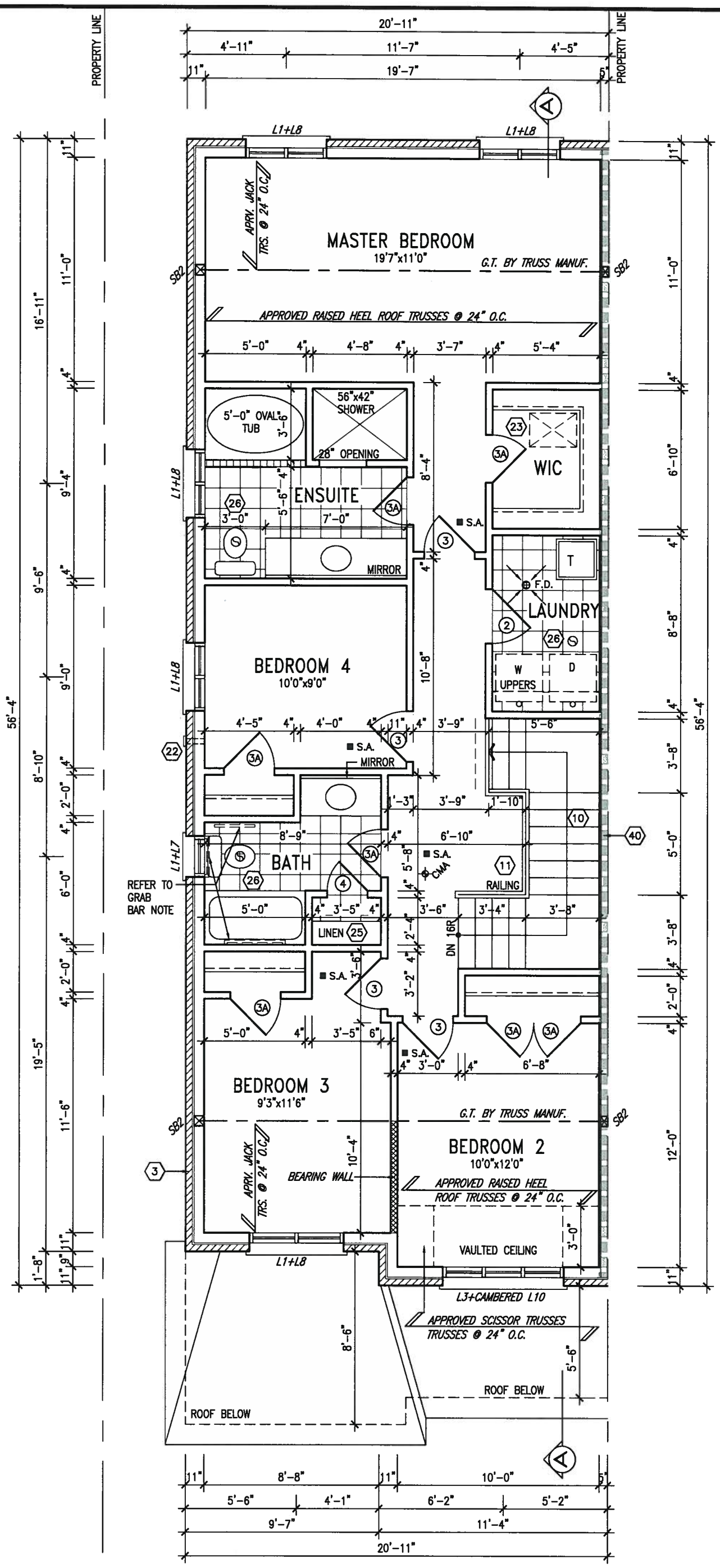
ARCHITECTURAL REVIEW & APPROVAL
JAN 15 2018
John G. Williams Limited, Architect



SECOND FLOOR PLAN 'A'

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.(3)(a), 3.8.3.8.(3)(c), 3.8.3.13.(2)(f) & 3.8.3.13.(4)(c). AND DETAILS PROVIDED.

NOTE: ROOF FRAMING INFORMATION

ALL LAMINATED VENEER LUMBER (LVL) BEAMS, BUILT-UP BEAMS, GIRDER TRUSSES AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED AND CERTIFIED BY ROOF TRUSS MANUFACTURER. REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED ON ARCHITECTURAL DRAWINGS.

LICENSED PROFESSIONAL ENGINEER S. J. BOYD PROVINCE OF ONTARIO
JAN 11,2018

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va3design.com

BAYVIEW WELLINGTON

SD25-4
SONOMA 4

project name: GREEN VALLEY EAST
municipality: BRADFORD EAST, ON.
project no. 16023
date: SEPT. 2016
SECOND FLOOR PLAN 'A'
drawing no. 3
drawn by: NC
checked by: RC
scale: 3/16" = 1'-0"
file name: 16023-SD25-4
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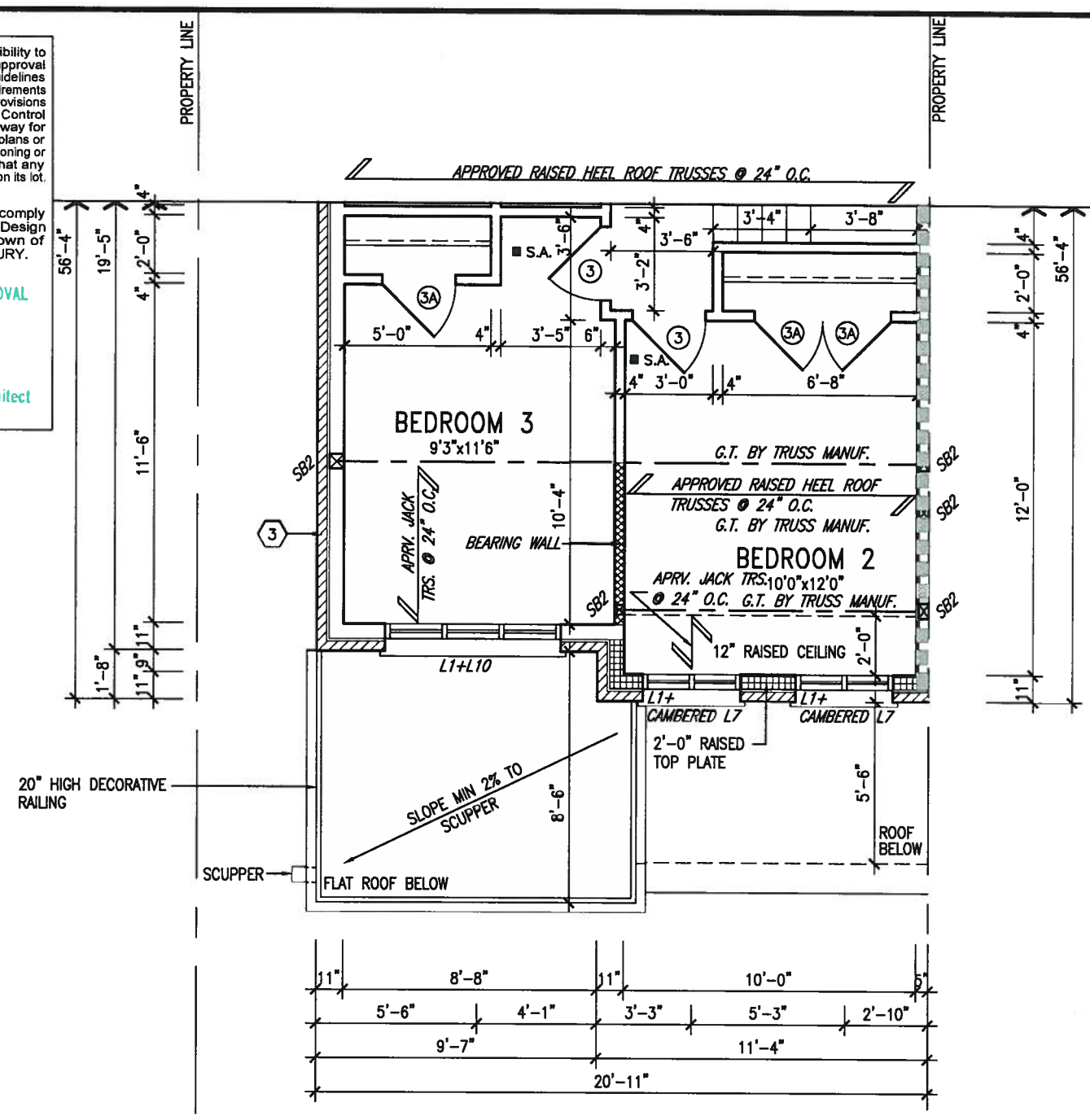
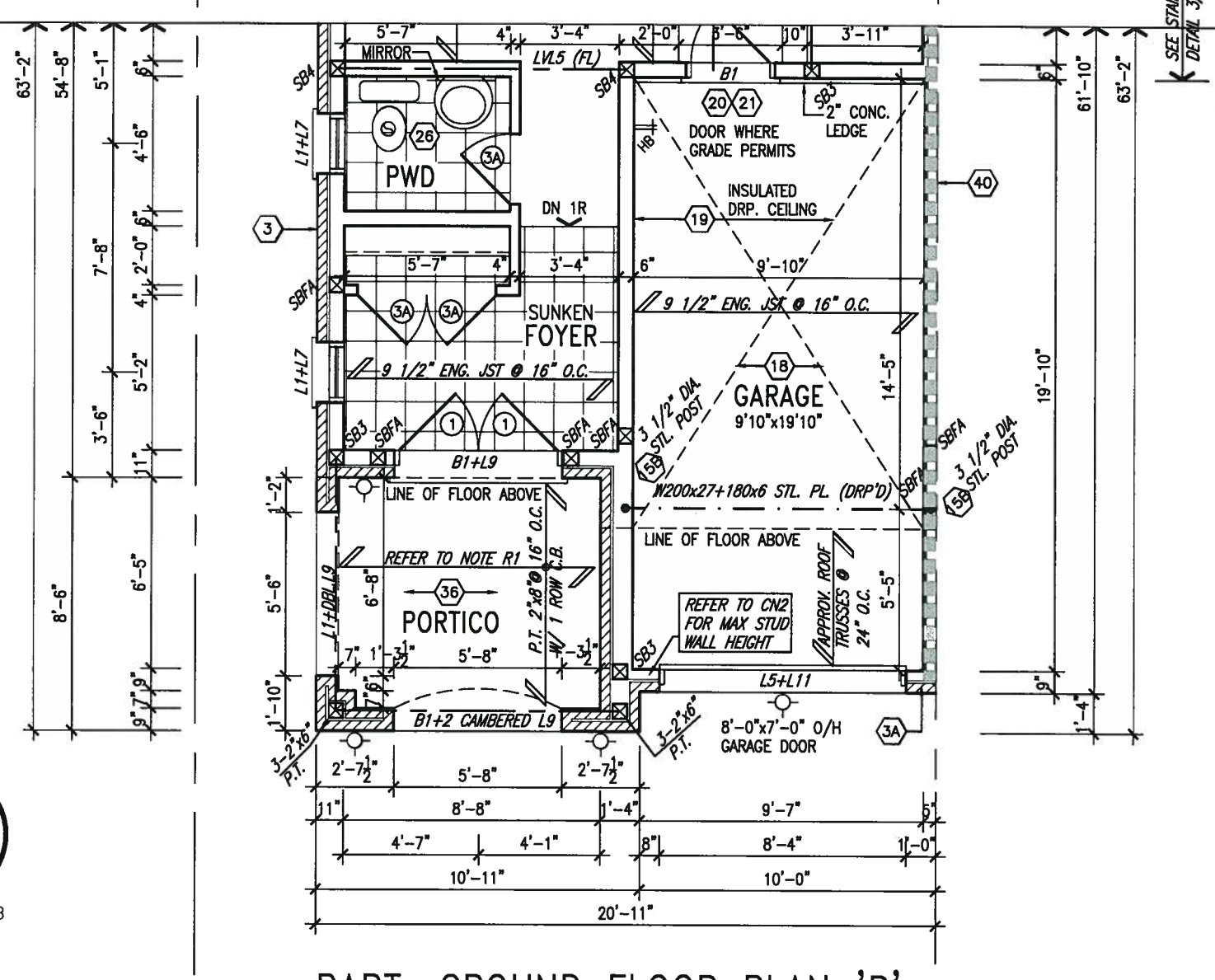
ARCHITECTURAL REVIEW APPROVAL
JAN 15 2018
Williams Limited, Architect



PART. SECOND FLOOR PLAN 'B'



PART. GROUND FLOOR PLAN 'B'

LICENSED PROFESSIONAL ENGINEER S. J. BOYD PROVINCE OF ONTARIO
JAN 11, 2018

no.	description	date	by
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3	REVISED AS PER ENG'S COMMENTS	JAN 03-18	RC
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1	REVISED FDN WALL TO BE 10"	NOV. 21/16	SB

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qualification information: Wellington Jno-Baptiste — BCIN 25591
name / signature
registration information: VA3 Design Inc. — BCIN 42658

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va3design.com

BAYVIEW WELLINGTON

SD25-4
SONOMA 4

project name	GREEN VALLEY EAST
municipality	BRADFORD EAST, ON.
project no.	16023
date	SEPT. 2016
drawing	PART. GROUND & 2ND FLR. PLAN 'B'
drawn by	NC
checked by	RC
scale	3/16" = 1'-0"
file name	16023-SD25-4
drawing no.	4

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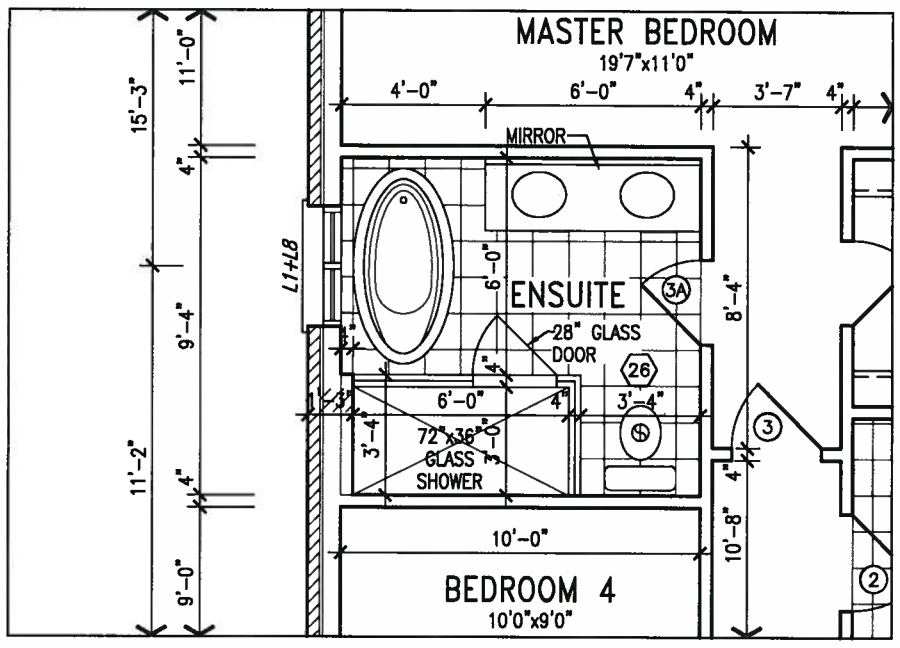
ARCHITECTURAL REVIEW & APPROVAL

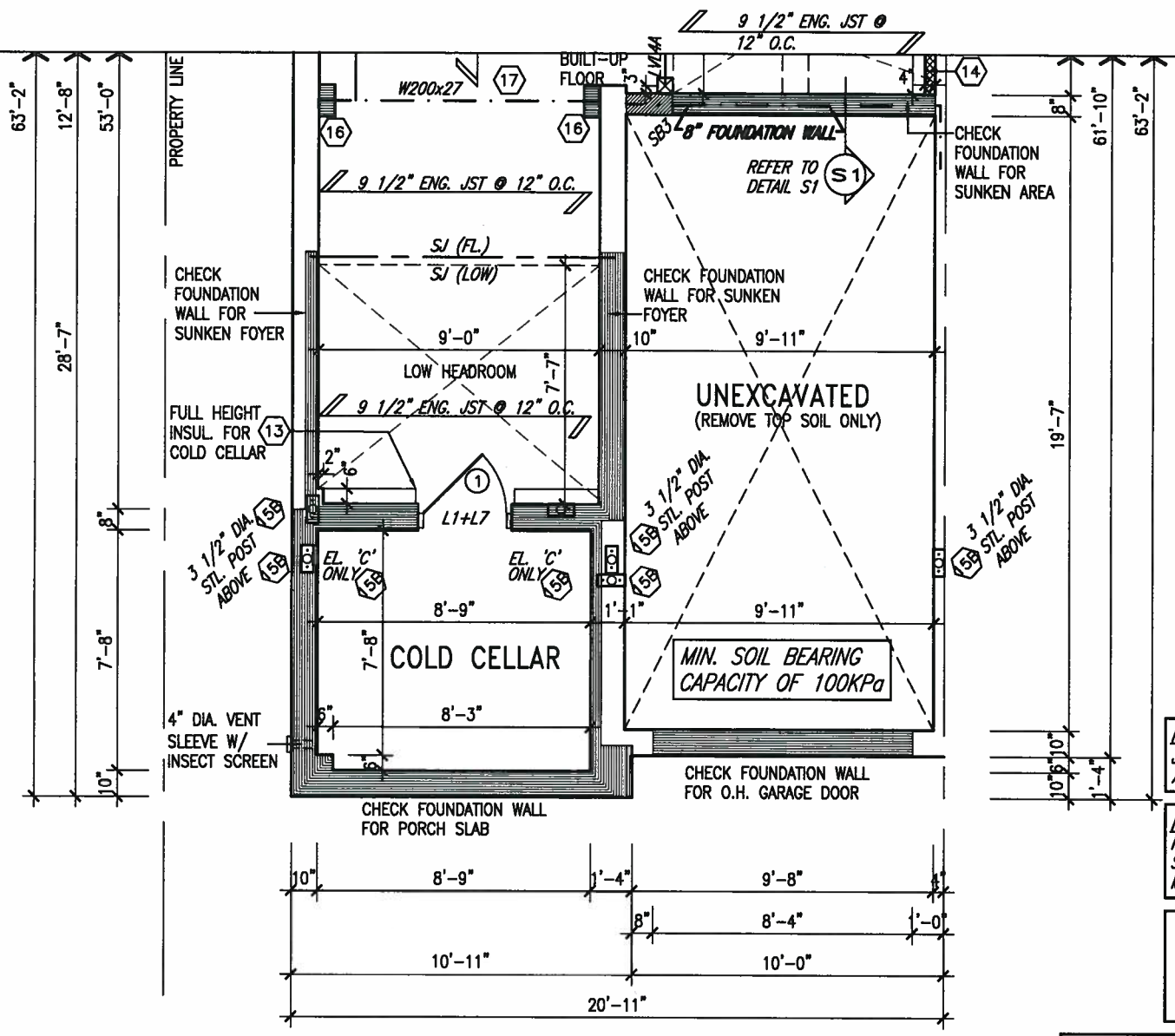
JAN 15 2018

John G. Williams Limited, Architect

AREA CALCULATIONS	ELEV. A	ELEV. B	ELEV. C
GROUND FLOOR AREA	1006 SF	1006 SF	1006 SF
SECOND FLOOR AREA	1162 SF	1162 SF	1177 SF
	2168 SF	2168 SF	2183 SF
DEDUCT ALL OPEN AREAS	0 SF	0 SF	0 SF
TOTAL NET AREA	**2168 SF** (201.41 m2)	**2168 SF** (201.41 m2)	**2183 SF** (202.81 m2)
FINISHED BSMT AREA	0 SF	0 SF	0 SF
W/OUT PORCH	1225 SF (113.80 m2)	1225 SF (113.80 m2)	1225 SF (113.80 m2)
COVERAGE	**1308 SF** (121.51 m2)	**1308 SF** (121.51 m2)	**1308 SF** (121.51 m2)



OPT. SECOND FLOOR W/ ALT. ENSUITE LAYOUT



PART. BASEMENT PLAN 'B'&'C'

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

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

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

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

LICENSED PROFESSIONAL ENGINEER S. J. BOYD PROVINCE OF ONTARIO

JAN 11,2018

no.	description	date	by
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3	REVISED AS PER ENG'S COMMENTS	JAN 03-18	RC
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qualification information
Wellington Jno-Baptiste — 25591
name — signature — BCIN
registration information
VA3 Design Inc. — 42658

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va3design.com

BAYVIEW WELLINGTON

SD25-4
SONOMA 4

project name: GREEN VALLEY EAST
municipality: BRADFORD EAST, ON.
project no.: 16023

date: SEPT. 2016
PART. BASEMENT PLAN 'B'&'C'
drawing no.: 5

drawn by: NC
checked by: RC
scale: 3/16" = 1'-0"
file name: 16023-SD25-4

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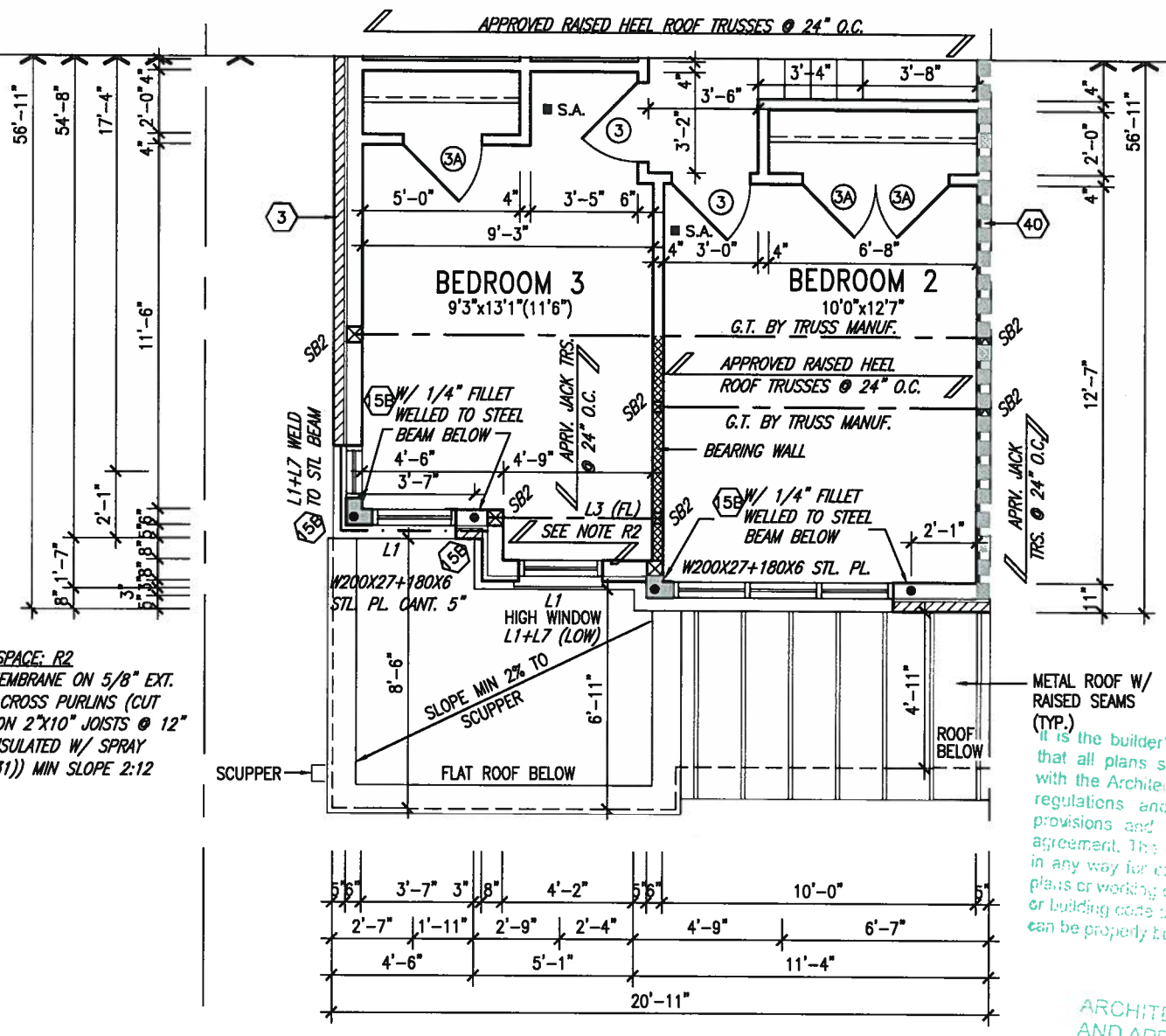

FLAT ROOF OVER LIVING SPACE: R2
2 PLY WATERPROOFING MEMBRANE ON 5/8" EXT. GRADE PLYWD. ON 2"x4" CROSS PURLINS (CUT DIAGONALLY @ 12" O.C. ON 2"X10" JOISTS @ 12" o.c. FLAT ROOF TO BE INSULATED W/ SPRAY INSULATION (RSI 5.46 (R31)) MIN SLOPE 2:12

PART. SECOND FLOOR PLAN 'C'

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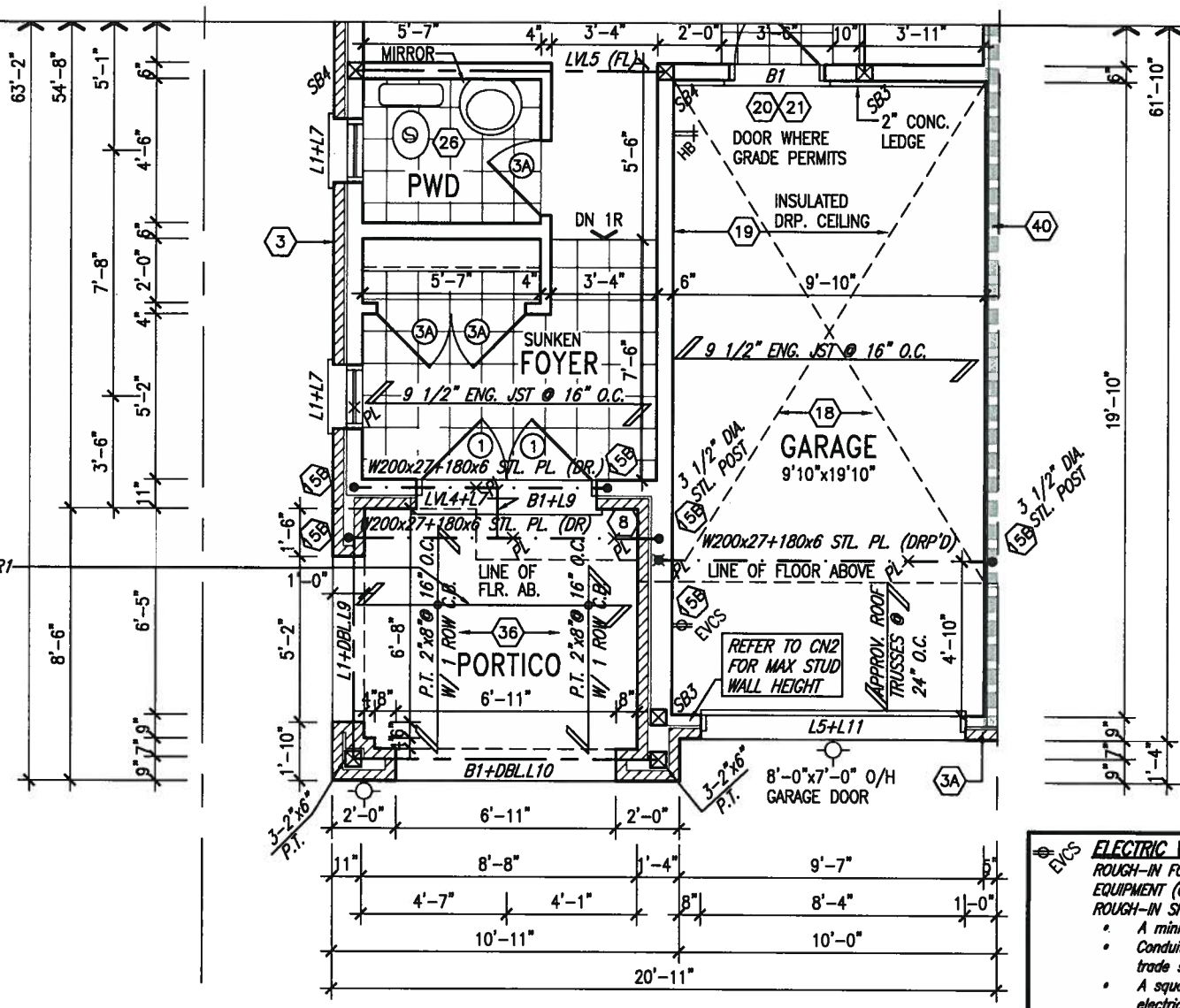
ARCHITECTURAL REVIEW AND APPROVAL
TOWN OF BRADFORD WEST GWILLIMBURY
Signed:
Date: JAN 15 2018
JOHN G. WILLIAMS LIMITED ARCHITECT



JAN 11, 2018

PART. GROUND FLOOR PLAN 'C'

EVCS **ELECTRIC VEHICLE CHARGING SYSTEM (EVCS)**
ROUGH-IN FOR FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT (CHARGING SYSTEM) TO BE INSTALLED.
ROUGH-IN SHALL INCLUDE:
- A minimum 200 amp Panelboard,
- Conduit that is not less than 1 1/16" (27mm) trade size,
- A square 4 11/16" (119mm) trade size electrical outlet box.
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REFER TO 2012 OBC. 9.34.4.

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BAYVIEW WELLINGTON

SD25-4
SONOMA 4

project name: GREEN VALLEY EAST
municipality: BRADFORD EAST, ON.
project no.: 16023
date: SEPT. 2016
PART. GROUND & 2ND FLR. PLAN 'C'
drawn by: NC
checked by: RC
scale: 3/16" = 1'-0"
file name: 16023-SD25-4
drawing no.: 6

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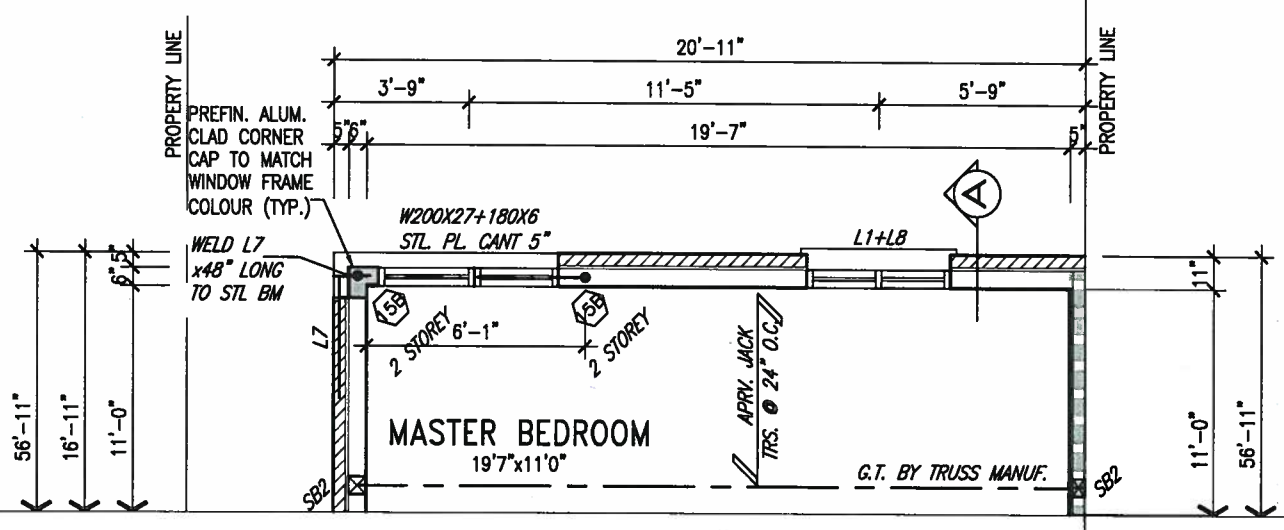
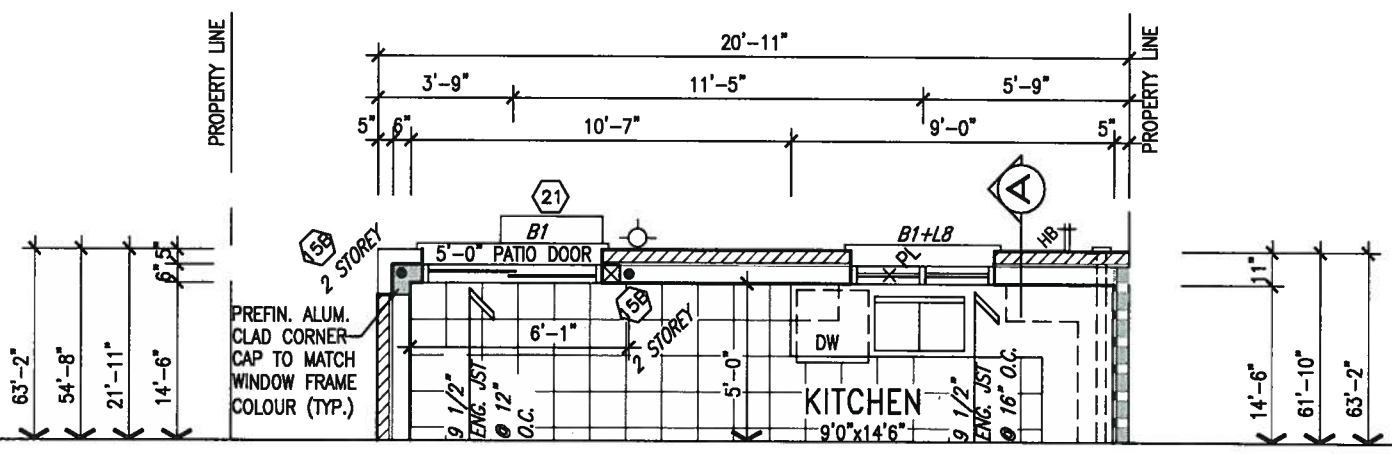


PARTIAL SECOND FLOOR PLAN 'C'
SD-4 CORNER COND ONLY



PARTIAL GROUND FLOOR PLAN 'C'
SD-4 CORNER COND ONLY

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO
JAN 11,2018

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ARCHITECTURAL REVIEW AND APPROVAL
TOWN OF BRADFORD WEST GWILLIMBURY
Signed:
Date: JAN 15 2018
JOHN G. WILLMS, CONSULTING ARCHITECT

no.	description	date	by
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va3design.com

BAYVIEW WELLINGTON

SD25-4
SONOMA 4

project name: GREEN VALLEY EAST
municipality: BRADFORD EAST, ON.
project no. 16023
date: SEPT. 2016
PARTIAL FLOOR PLANS ELEV 'C' CORNER COND.
drawing no. 7
drawn by: NC
checked by: RC
scale: 3/16" = 1'-0"
file name: 16023-SD25-4
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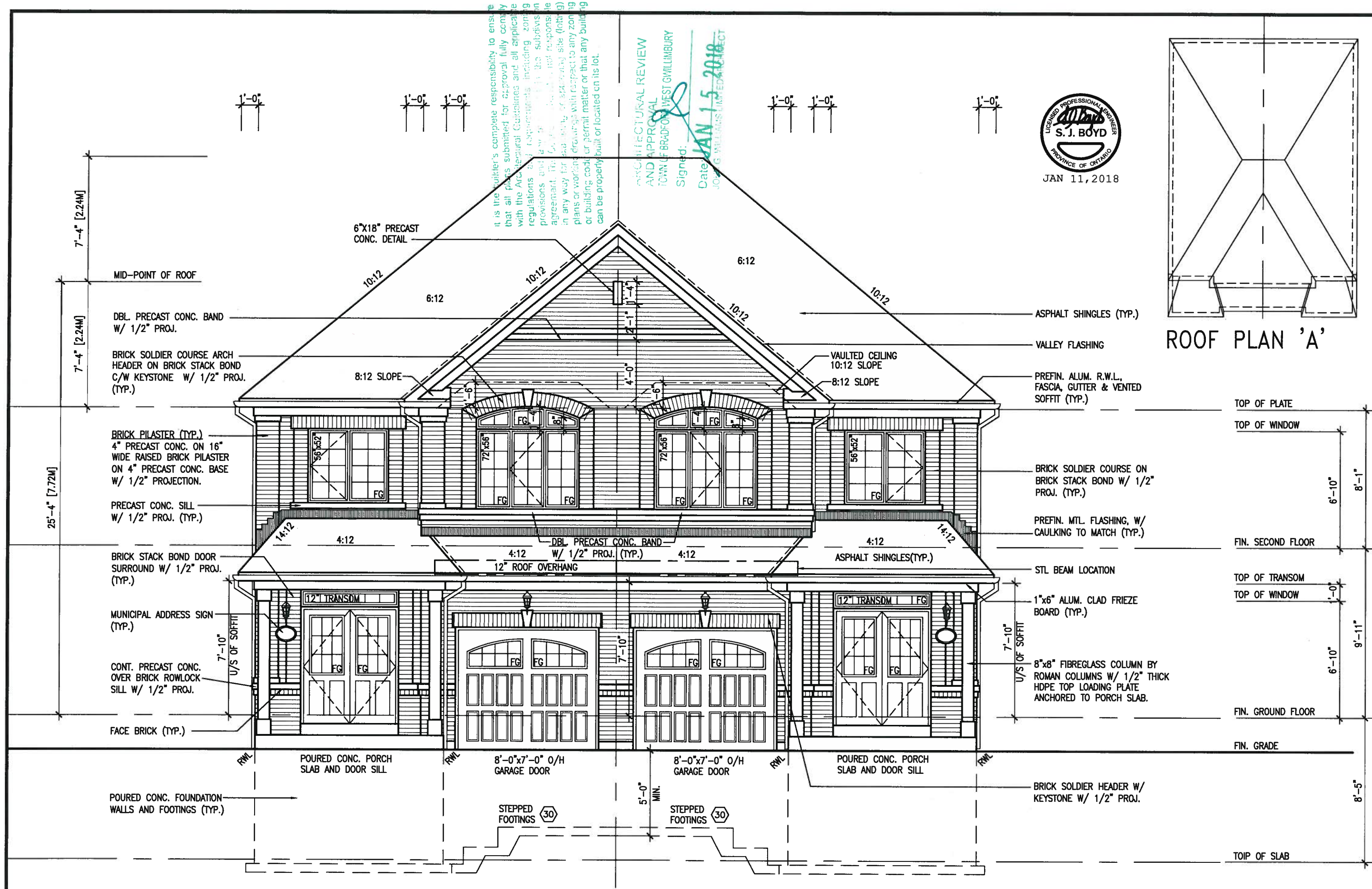

FRONT ELEVATION 'A'

FRONT ELEVATION 'A' (REV.)

ROOF PLAN 'A'

LICENSED PROFESSIONAL ENGINEER S. J. BOYD PROVINCE OF ONTARIO

JAN 11, 2018

STRUCTURAL REVIEW AND APPROVAL TOWN OF BRADFORD WEST GWILLIMBURY Signed: Date JAN 15 2018 JOHN WILLIAMS, P.ENG. PROJECT ENGINEER

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 all other requirements in the subdivision agreement. The builder is not responsible in any way for establishing of exact grading site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any building can be properly built or located on its lot.

SD25-4
SONOMA 4

project no. 16023

BAYVIEW WELLINGTON

municipality: BRADFORD EAST, ON.

FRONT ELEVATION 'A'

drawing no. 8

project name: GREEN VALLEY EAST

date: AUG. 2016 | drawn by: NC | checked by: RC | scale: 3/16" = 1'-0" | file name: 16023-SD25-4

RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\25' Semi\16023-SD25-4.dwg - Thu - Jan 11 2018 - 8:59 AM

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
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

signature

name: VA3 Design Inc. | registration information: 25591 | BCIN: 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.

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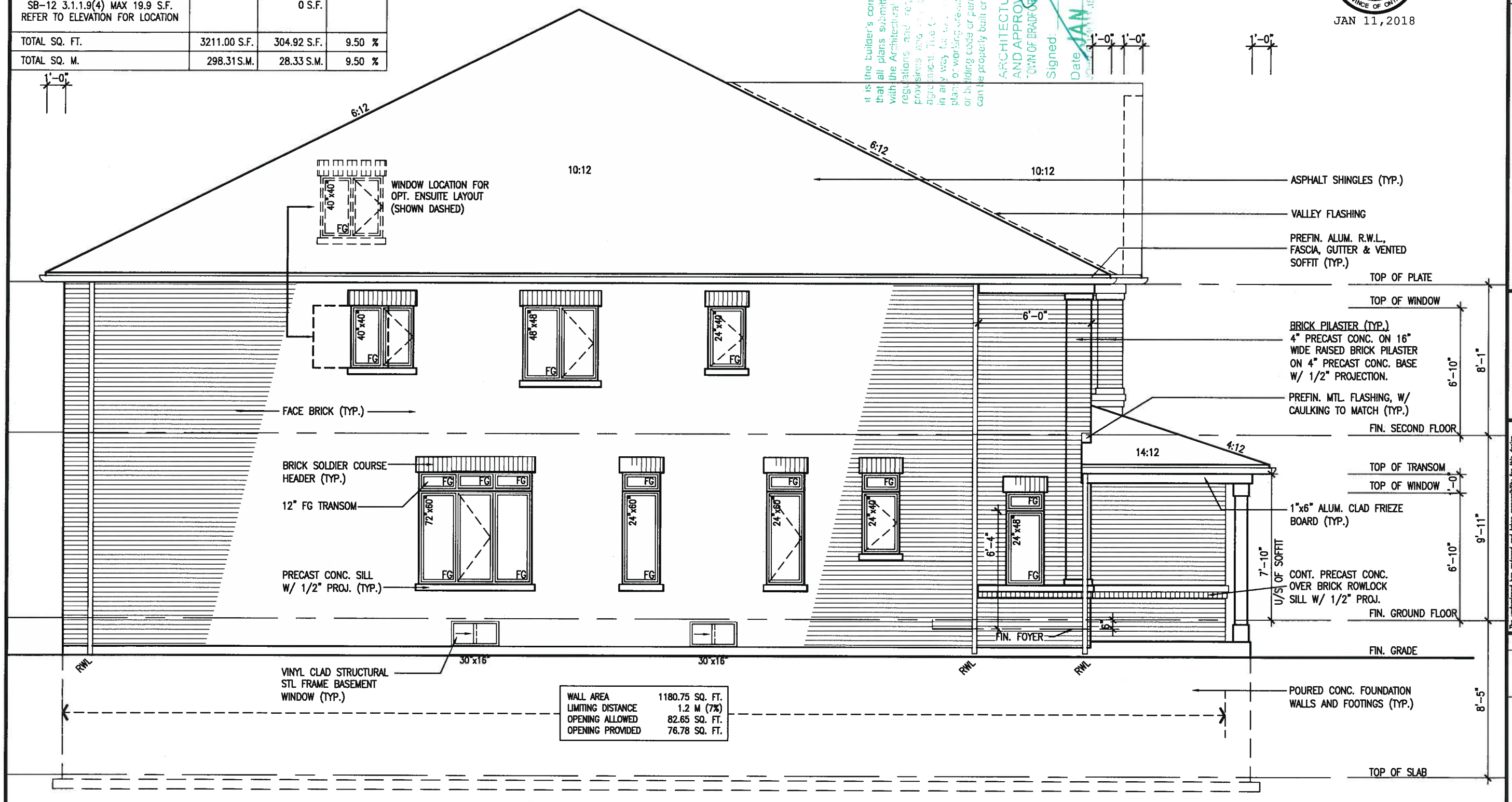
4	-	-	-
3	REVISED AS PER ENG'S COMMENTS	JAN 03-18	RC
2	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 14-17	RC
1	REVISED FDN WALL TO BE 10"	NOV. 21/16	SB

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

SD25-4 ELEVATION A	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	431 S.F.	99.304 S.F.	23.04 %
LEFT SIDE	1181 S.F.	119.111 S.F.	10.09 %
RIGHT SIDE	1181 S.F.	0 S.F.	0.00 %
REAR	418 S.F.	86.500 S.F.	20.69 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3211.00 S.F.	304.92 S.F.	9.50 %
TOTAL SQ. M.	298.31 S.M.	28.33 S.M.	9.50 %



WALL AREA	1180.75 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	82.65 SQ. FT.
OPENING PROVIDED	76.78 SQ. FT.

LEFT SIDE 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 requirements in the subdivision agreement. The Corporation is in no way responsible in any way for the approval of plans (letting) plans or working drawings with respect to any zoning or building code or permit matter or that any building can be properly built or located on its lot.

ARCHITECTURAL REVIEW AND APPROVAL TOWN OF BRADFORD WEST GWILLIMBURY
Signed:
Date: JAN 15 2018

LICENSED PROFESSIONAL ENGINEER S. J. BOYD PROVINCE OF ONTARIO
JAN 11,2018

SD25-4
SONOMA 4

project no. 16023
drawing no. 9

BAYVIEW WELLINGTON

municipality: BRADFORD EAST, ON.

LEFT SIDE ELEVATION 'A'

project name: GREEN VALLEY EAST
date: SEPT. 2016
drawn by: NC
checked by: RC
scale: 3/16" = 1'-0"
file name: 16023-SD25-4

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t 416.630.2255 f 416.630.4782
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qualification information: Wellington Jno-Baptiste — BCIN 25591

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

signature

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no.	description	date	by
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3	REVISED AS PER ENG'S COMMENTS	JAN 03-18	RC
2	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 14-17	RC
1	REVISED FDN WALL TO BE 10"	NOV. 21/16	SB

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ARCHITECTURAL REVIEW AND APPROVAL TOWN OF BRADFORD WEST GWILLIMBURY

Signed:

Date: JAN 15 2018

LICENSED PROFESSIONAL ENGINEER S. J. BOYD PROVINCE OF ONTARIO

JAN 11,2018

BAYVIEW WELLINGTON

project name: GREEN VALLEY EAST

municipality: BRADFORD EAST, ON.

SD25-4
SONOMA 4

project no. 16023

drawing no. 10

date: SEPT.2016
drawn by: NC
checked by: RC
scale: 3/16" = 1'-0"
file name: 16023-SD25-4

REAR ELEVATION 'A','B' & 'C'

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qualification information

Wellington Jno-Baptiste 25591 BCIN

name / signature / qualification information

VA3 Design Inc. 42658

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1	REVISED FDN WALL TO BE 10"	NOV. 21/16	SB

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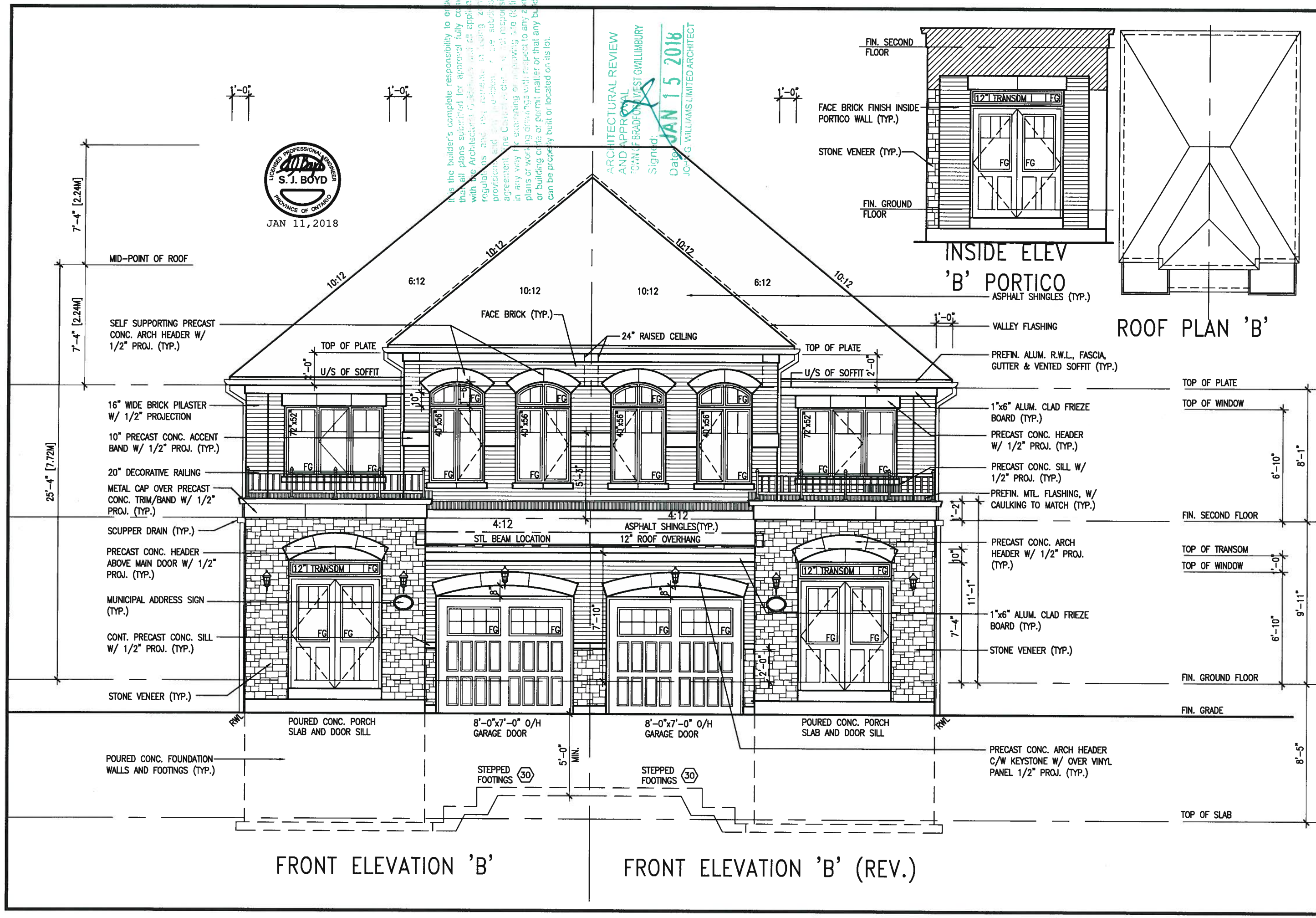
FIN. SECOND FLOOR
FACE BRICK FINISH INSIDE PORTICO WALL (TYP.)
STONE VENEER (TYP.)
FIN. GROUND FLOOR
12" TRANSOM
FG
INSIDE ELEV 'B' PORTICO
ROOF PLAN 'B'
ASPHALT SHINGLES (TYP.)
VALLEY FLASHING
PREFIN. ALUM. R.W.L., FASCIA, GUTTER & VENTED SOFFIT (TYP.)
TOP OF PLATE
TOP OF WINDOW
1"x6" ALUM. CLAD FRIEZE BOARD (TYP.)
PRECAST CONC. HEADER W/ 1/2" PROJ. (TYP.)
PRECAST CONC. SILL W/ 1/2" PROJ. (TYP.)
PREFIN. MTL. FLASHING, W/ CAULKING TO MATCH (TYP.)
FIN. SECOND FLOOR
PRECAST CONC. ARCH HEADER W/ 1/2" PROJ. (TYP.)
TOP OF TRANSOM
TOP OF WINDOW
1"x6" ALUM. CLAD FRIEZE BOARD (TYP.)
STONE VENEER (TYP.)
FIN. GROUND FLOOR
FIN. GRADE
PRECAST CONC. ARCH HEADER C/W KEYSTONE W/ OVER VINYL PANEL 1/2" PROJ. (TYP.)
TOP OF SLAB
MID-POINT OF ROOF
7'-4" [2.24M]
25'-4" [7.72M]
10:12
6:12
4:12
SELF SUPPORTING PRECAST CONC. ARCH HEADER W/ 1/2" PROJ. (TYP.)
FACE BRICK (TYP.)
24" RAISED CEILING
TOP OF PLATE
U/S OF SOFFIT
16" WIDE BRICK PILASTER W/ 1/2" PROJECTION
10" PRECAST CONC. ACCENT BAND W/ 1/2" PROJ. (TYP.)
20" DECORATIVE RAILING
METAL CAP OVER PRECAST CONC. TRIM/BAND W/ 1/2" PROJ. (TYP.)
SCUPPER DRAIN (TYP.)
PRECAST CONC. HEADER ABOVE MAIN DOOR W/ 1/2" PROJ. (TYP.)
MUNICIPAL ADDRESS SIGN (TYP.)
CONT. PRECAST CONC. SILL W/ 1/2" PROJ. (TYP.)
STONE VENEER (TYP.)
STL BEAM LOCATION
ASPHALT SHINGLES(TYP.)
12" ROOF OVERHANG
RWL
POURED CONC. PORCH SLAB AND DOOR SILL
8'-0"x7'-0" O/H GARAGE DOOR
POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)
STEPPED FOOTINGS
30
5'-0" MIN.
FRONT ELEVATION 'B'
FRONT ELEVATION 'B' (REV.)
JAN 11,2018
S. J. BOYD
LICENSED PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO
ARCHITECTURAL REVIEW AND APPROVAL TOWN OF BRADFORD WEST GWILLIMBURY
Signed:
Date JAN 15 2018
JOHN G. WILLIAMS LIMITED ARCHITECT
SD25-4
SONOMA 4
project no. 16023
BAYVIEW WELLINGTON
municipality BRADFORD EAST, ON.
project name GREEN VALLEY EAST
FRONT ELEVATION 'B'
drawing no. 11
date SEPT. 2016
drawn by NC
checked by RC
scale 3/16" = 1'-0"
file name 16023-SD25-4
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BWV\Units\25 Sam\16023-SD25-4.dwg - Thu - Jan 11 2018 - 8:59 AM
VAJ DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vaj-design.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 signature BCIN
registration information
VAJ Design Inc. 42658
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3 REVISED AS PER ENG'S COMMENTS JAN 03-18 RC
2 REVISED AS PER FLOOR AND ROOF LAYOUTS SEP 14-17 RC
1 REVISED FDN WALL TO BE 10" NOV. 21/16 SB
no. description date by

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

SD25-4 ELEVATION B	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	438 S.F.	110.111 S.F.	25.14 %
LEFT SIDE	1130 S.F.	119.111 S.F.	10.54 %
RIGHT SIDE	1130 S.F.	0 S.F.	0.00 %
REAR	418 S.F.	86.500 S.F.	20.69 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3116.00 S.F.	315.72 S.F.	10.13 %
TOTAL SQ. M.	289.48 S.M.	29.33 S.M.	10.13 %

LICENSED PROFESSIONAL ENGINEER S.J. BOYD PROVINCE OF ONTARIO
JAN 11,2018

WALL AREA	1180.75 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	82.65 SQ. FT.
OPENING PROVIDED	76.33 SQ. FT.

LEFT SIDE ELEVATION 'B'

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

ARCHITECTURAL REVIEW AND APPROVAL TOWN OF BRADFORD WEST GWILLIMBURY
Signed:
Date: JAN 15 2018
JOHN G. WILLIAMS LIMITED ARCHITECT

SD25-4
SONOMA 4

project no. 16023

BAYVIEW WELLINGTON

municipality: BRADFORD EAST, ON.

project name: GREEN VALLEY EAST

LEFT SIDE ELEVATION 'B'

drawing no. 12

date: SEPT. 2016 | drawn by: - | checked by: NC | scale: 3/16" = 1'-0" | file name: 16023-SD25-4

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qualification information: Wellington Jno-Baptiste

signature

registration information: VA3 Design Inc.

BCIN 25591 | BCIN 42658

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3	REVISED AS PER ENG'S COMMENTS	JAN 03-18	RC
2	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 14-17	RC
1	REVISED FDN WALL TO BE 10"	NOV. 21/16	SB

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FACE BRICK

STONE BY BRAMPTON BRICK FINESSE LINE OR SIMILAR

STUCCO FINISH

ALUMINUM CLAD

LICENSED PROFESSIONAL ENGINEER S.J. BOYD PROVINCE OF ONTARIO

JAN 11,2018

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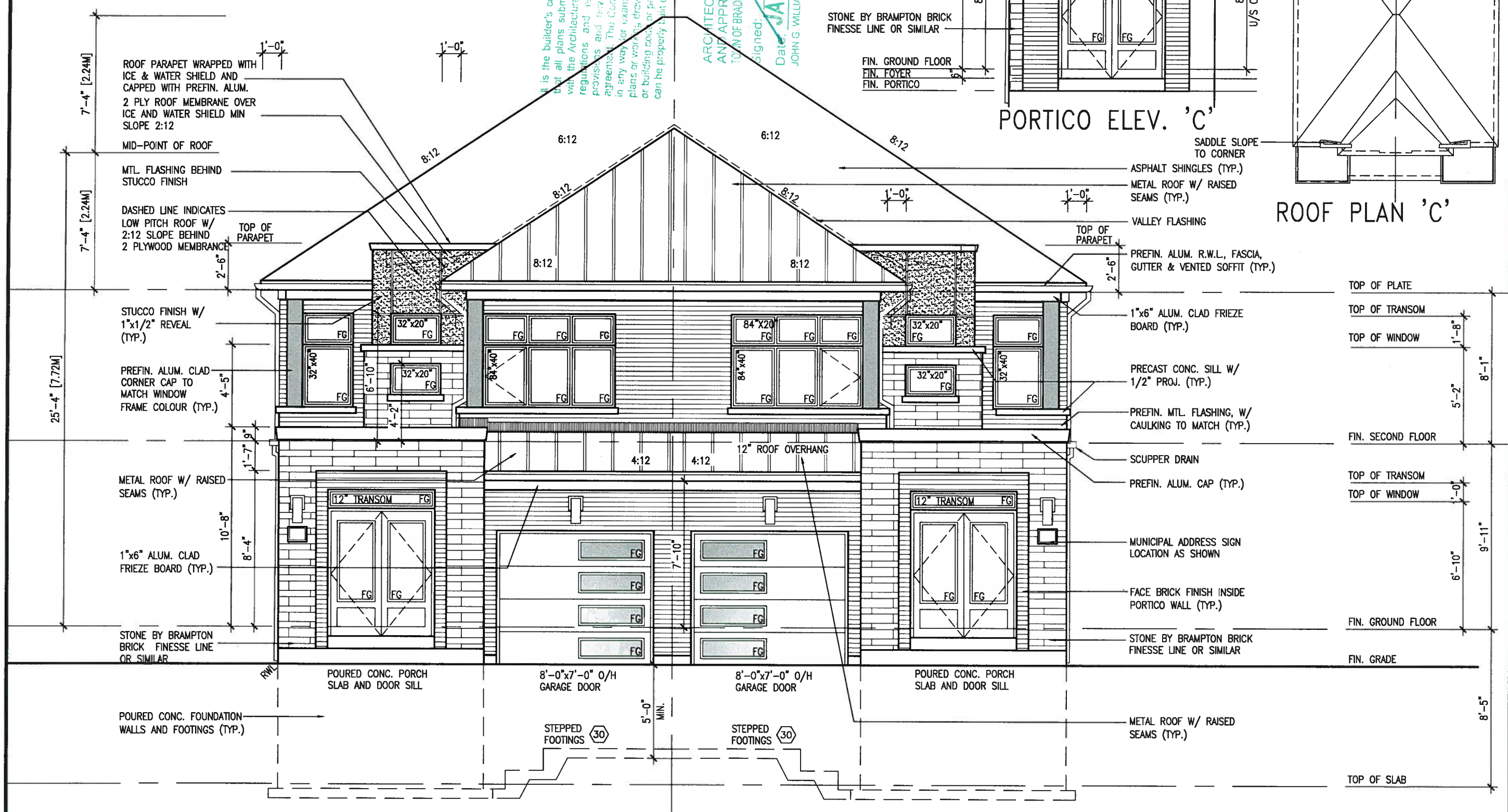
ARCHITECTURAL REVIEW AND APPROVAL TOWN OF BRADFORD WEST GWILLIMBURY

Signed:

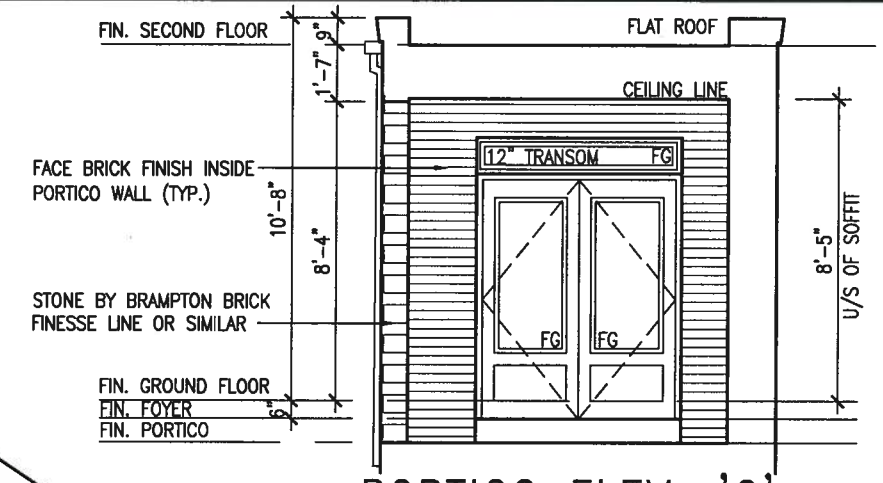
Date: JAN 15 2018

JOHN G. WILLIAMS LIMITED ARCHITECT

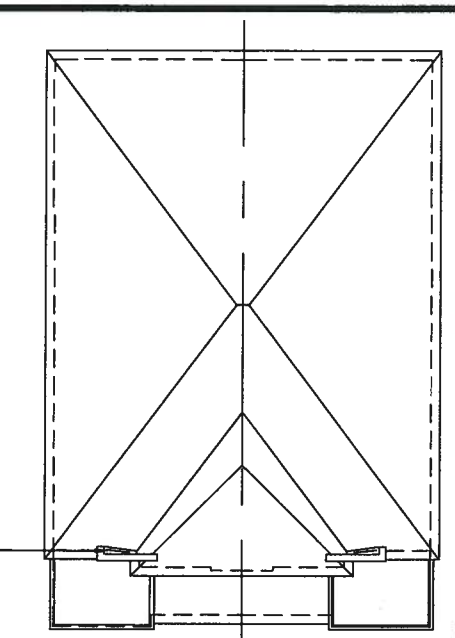


FRONT ELEVATION 'C'

FRONT ELEVATION 'C' (REV.)



PORTICO ELEV. 'C'



ROOF PLAN 'C'

SD25-4
SONOMA 4

project no. 16023

drawing no. 13

BAYVIEW WELLINGTON

municipality: BRADFORD EAST, ON.

FRONT ELEVATION 'C'

project name: GREEN VALLEY EAST

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

file name: 16023-SD25-4

date: SEPT. 2016

checked by: NC

drawn by: NC

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va3design.com

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qualification information: Wellington Jno-Baptiste, BCIN 25591

registration information: VA3 Design Inc., 42658

signature

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1	REVISED FDN WALL TO BE 10"	NOV. 21/16	SB

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UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

SD25-4 ELEVATION C	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	418 S.F.	101.611 S.F.	24.31 %
LEFT SIDE	1130 S.F.	127.444 S.F.	11.28 %
RIGHT SIDE	1130 S.F.	0 S.F.	0.00 %
REAR	418 S.F.	86.500 S.F.	20.69 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3096.00 S.F.	315.56 S.F.	10.19 %
TOTAL SQ. M.	287.63 S.M.	29.32 S.M.	10.19 %

LICENSED PROFESSIONAL ENGINEER S. J. BOYD PROVINCE OF ONTARIO
JAN 11, 2018

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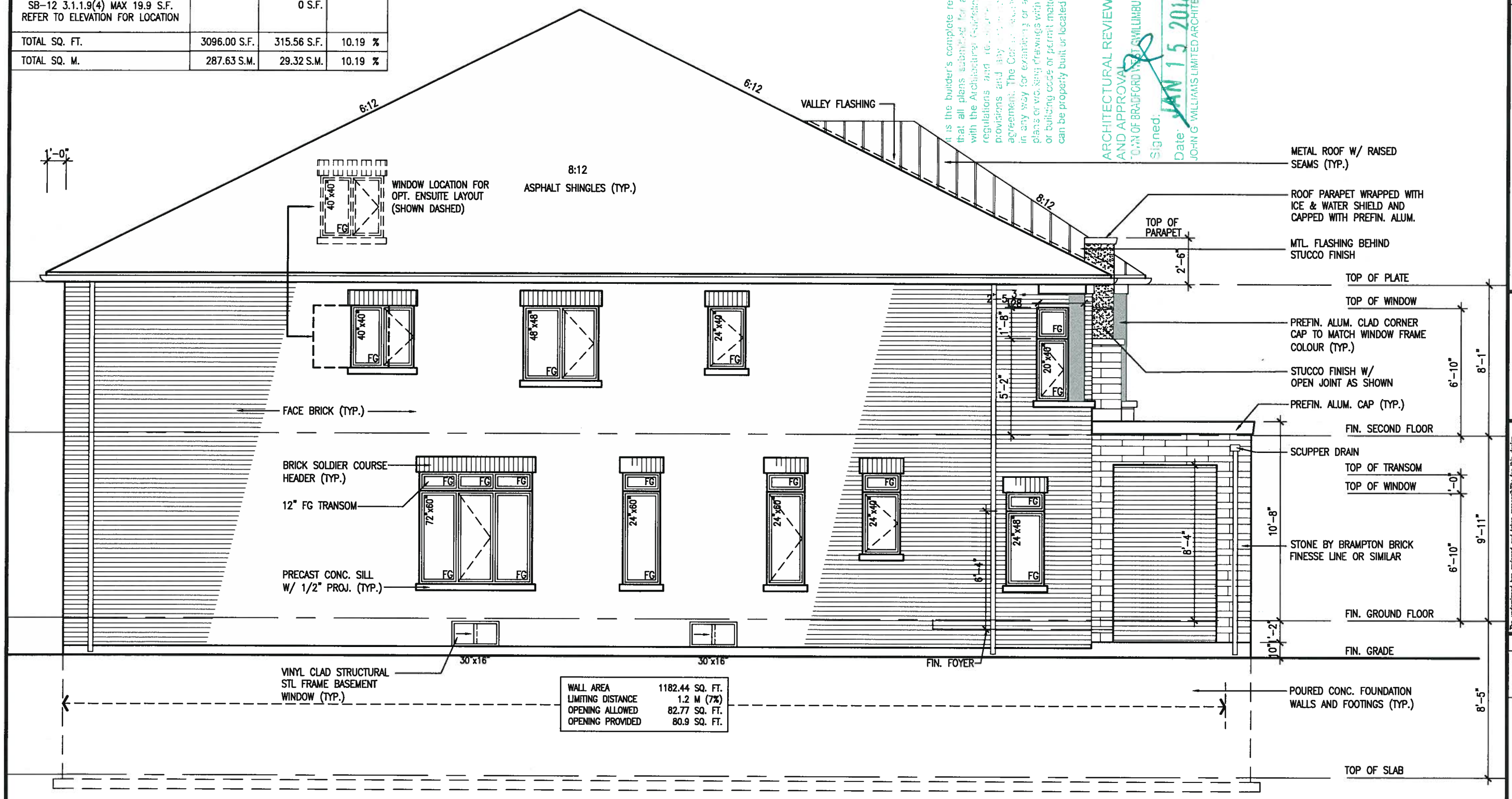
ARCHITECTURAL REVIEW AND APPROVAL TOWN OF BRADFORD WEST GWILLIMBURY
Signed.
Date JAN 15 2018
JOHN G WILLIAMS LIMITED ARCHITECT

FACE BRICK
STONE BY BRAMPTON BRICK FINESSE LINE OR SIMILAR
STUCCO FINISH
ALUMINUM CLAD



WALL AREA	1182.44 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	82.77 SQ. FT.
OPENING PROVIDED	80.9 SQ. FT.

LEFT SIDE ELEVATION 'C'

SD25-4
SONOMA 4

project no. 16023

BAYVIEW WELLINGTON

municipality: BRADFORD EAST, ON.

LEFT SIDE ELEVATION 'C'

drawing no. 14

project name: GREEN VALLEY EAST

date: SEPT. 2016 | drawn by: NC | checked by: RC | scale: 3/16" = 1'-0" | file name: 16023-SD25-4

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

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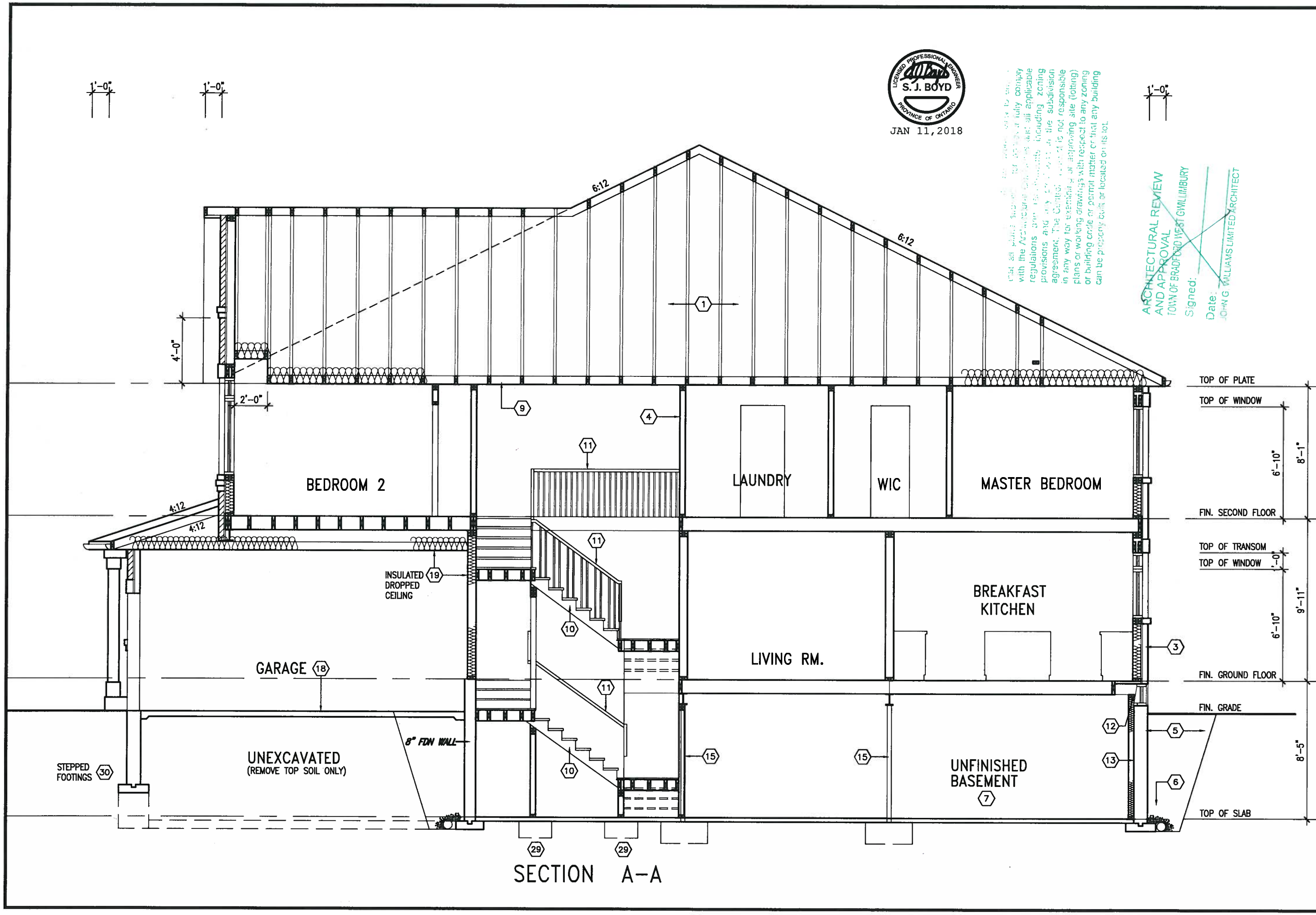

SECTION A–A

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO
JAN 11,2018

ARCHITECTURAL REVIEW AND APPROVAL
TOWN OF BRADFORD WEST GWILLIMBURY
Signed:
Date:
JOHN G WILLIAMS LIMITED ARCHITECT

SD25–4
SONOMA 4

project no. 16023

BAYVIEW WELLINGTON

municipality: BRADFORD EAST, ON.

SECTION A–A

project name: GREEN VALLEY EAST

drawing no. 15

date: SEPT. 2016
drawn by: NC
checked by: RC
scale: 3/16" = 1'-0"
file name: 16023–SD25–4

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qualification information: Wellington Jno-Baptiste

signature

name	signature	
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1	REVISED FDN WALL TO BE 10"	NOV. 21/16	SB
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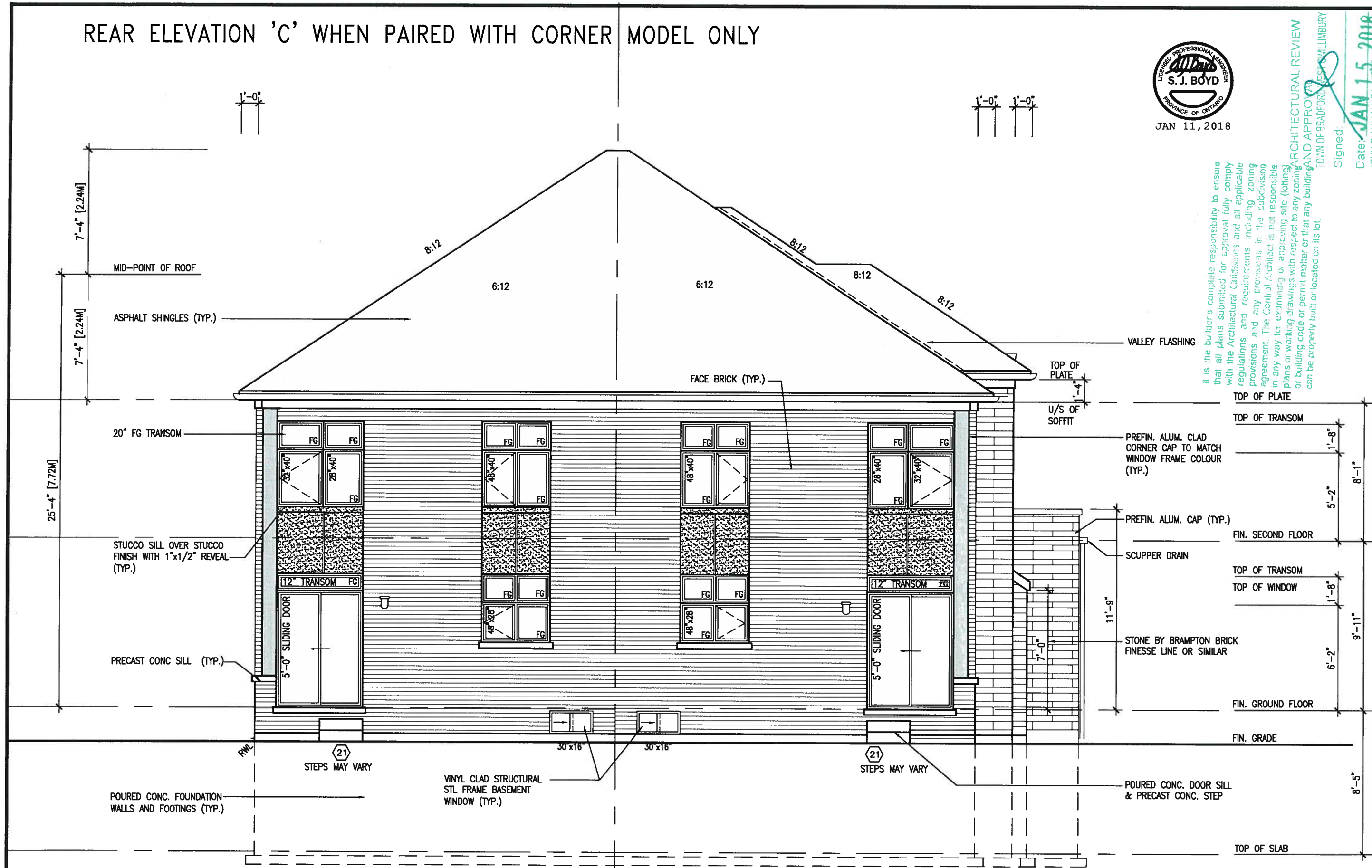
REAR ELEVATION 'C' WHEN PAIRED WITH CORNER MODEL ONLY



REAR ELEVATION 'C' (REV.)
SD-4

REAR ELEVATION 'C'
CORNER UPGRADE

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO
JAN 11, 2018

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ARCHITECTURAL REVIEW AND APPROVAL
TOWN OF BRADFORD WEST GWILLIMBURY
Signed
Date JAN 15 2018
JOHN G. WILLIAMS LIMITED ARCHITECT

SD25-4
SONOMA 4

project no. 16023

BAYVIEW WELLINGTON

project name: GREEN VALLEY EAST
municipality: BRADFORD EAST, ON.
REAR ELEVATION 'C'
drawing no. 16

date: SEPT.2016
drawn by: NC
checked by: RC
scale: 3/16" = 1'-0"
file name: 16023-SD25-4
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\25' Semi\16023-SD25-4.dwg - Thu - Jan 11 2018 - 8:59 AM

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
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 BCIN
name	42658
VA3 Design Inc.	

signature

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

no.	description	date	by
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4	.	.	.
3	REVISED AS PER ENG'S COMMENTS	JAN 03-18	RC
2	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 14-17	RC
1	REVISED FDN WALL TO BE 10"	NOV. 21/16	SB

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UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

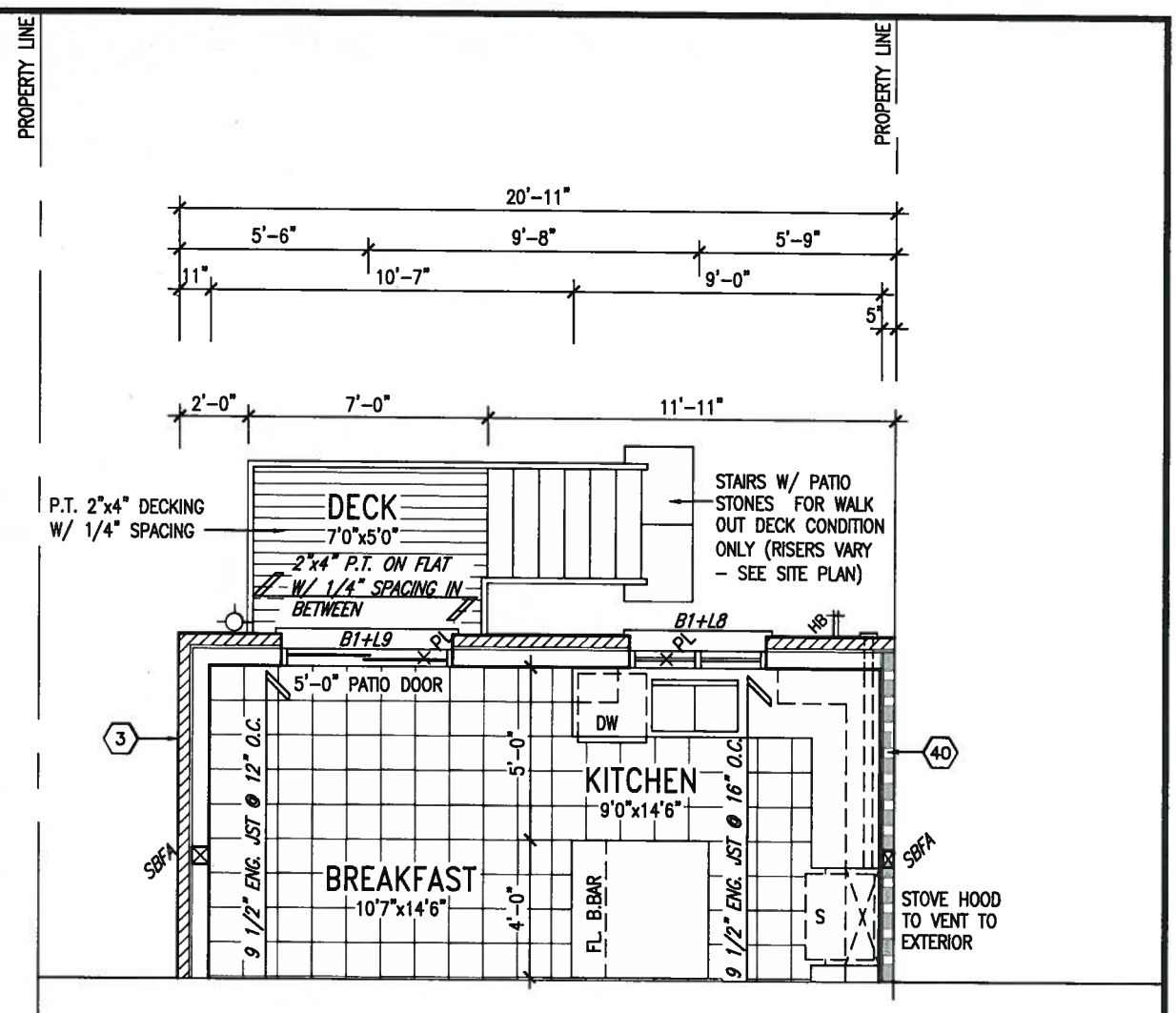
SD25-4 ELEVATION A W.O.D.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	431 S.F.	99.304 S.F.	23.04 %
LEFT SIDE	1181 S.F.	119.111 S.F.	10.09 %
RIGHT SIDE	1181 S.F.	0 S.F.	0.00 %
REAR	502 S.F.	96.500 S.F.	19.22 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3295.00 S.F.	314.92 S.F.	9.56 %
TOTAL SQ. M.	306.11 S.M.	29.26 S.M.	9.56 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

SD25-4 ELEVATION B W.O.D.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	438 S.F.	110.111 S.F.	25.14 %
LEFT SIDE	1130 S.F.	119.111 S.F.	10.54 %
RIGHT SIDE	1130 S.F.	0 S.F.	0.00 %
REAR	502 S.F.	96.500 S.F.	19.22 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3200.00 S.F.	325.72 S.F.	10.18 %
TOTAL SQ. M.	297.29 S.M.	30.26 S.M.	10.18 %

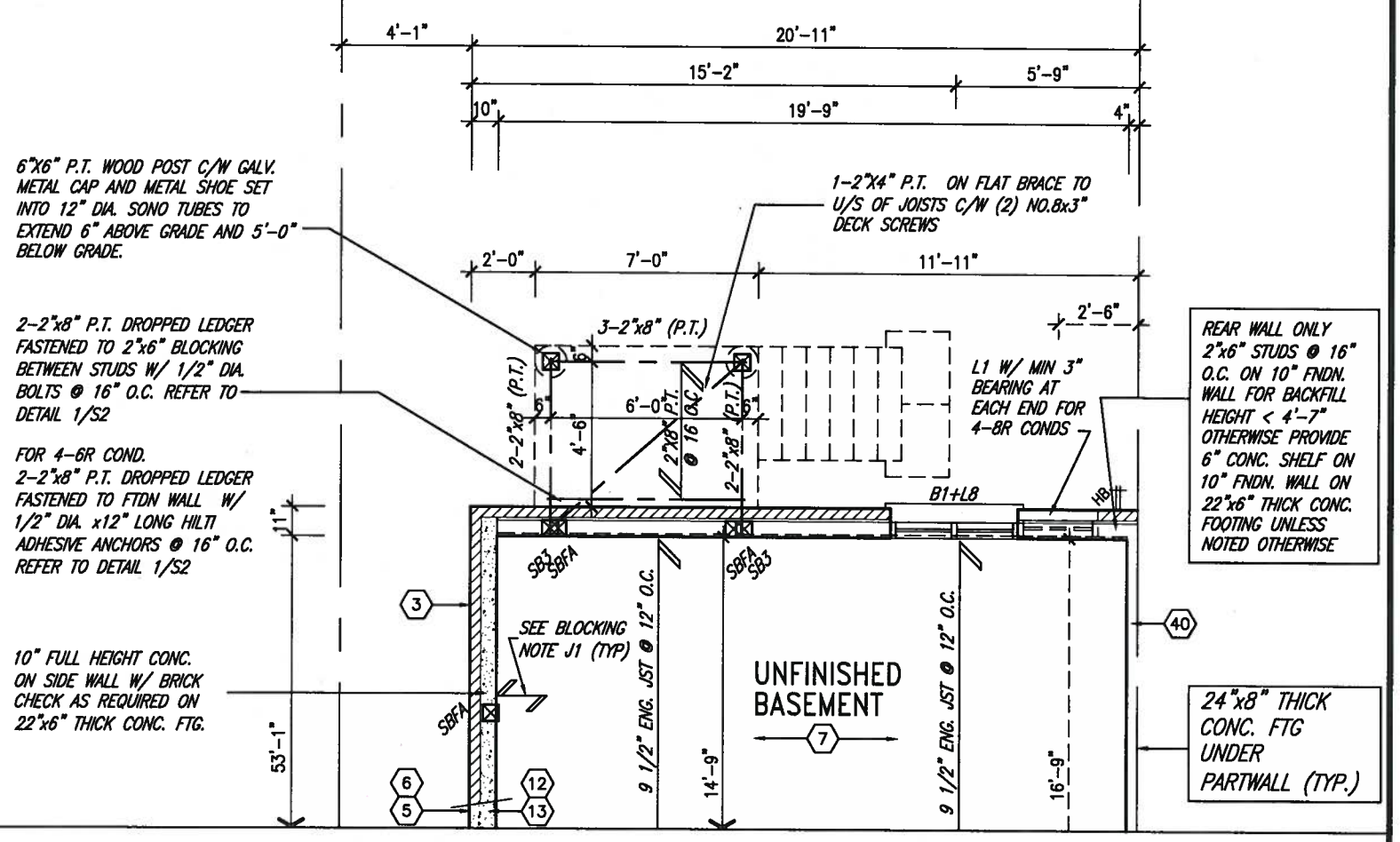
UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

SD25-4 ELEVATION C W.O.D.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	418 S.F.	101.611 S.F.	24.31 %
LEFT SIDE	1130 S.F.	127.444 S.F.	11.28 %
RIGHT SIDE	1130 S.F.	0 S.F.	0.00 %
REAR	502 S.F.	96.500 S.F.	19.22 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3180.00 S.F.	325.56 S.F.	10.24 %
TOTAL SQ. M.	295.43 S.M.	30.24 S.M.	10.24 %



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

LICENSED PROFESSIONAL ENGINEER S. J. BOYD PROVINCE OF ONTARIO
JAN 11,2018



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

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ARCHITECTURAL REVIEW AND APPROVAL
TOWN OF BRADFORD WEST GWILLIMBURY
Signed:
Date: JAN 15 2018
JOHN G. WILLIAMS LIMITED ARCHITECT

NOTE:
REFER TO STANDARD FLOOR PLANS FOR ADDITONAL INFORMATION.

no.	description	date	by
9	.	.	.
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3	REVISED AS PER ENG'S COMMENTS	JAN 03-18	RC
2	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 14-17	RC
1	REVISED FDN WALL TO BE 10"	NOV. 21/16	SB

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
name: Wellington Jno-Baptiste — signature — BCIN 25591
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
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

SD25-4
SONOMA 4

project name: GREEN VALLEY EAST — municipality: BRADFORD EAST, ON. — project no. 16023
date: SEPT. 2016 — PART. PLAN –W.O.B. COND. — drawing no. 17
drawn by: NC — checked by: RC — scale: 3/16" = 1'-0" — file name: 16023-SD25-4
RICHARD – H:\ARCHIVE\WORKING\2016\16023.BW\Units\25' Semi\16023-SD25-4.dwg – Thu – Jan 11 2018 – 8:59 AM

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REAR ELEVATION (REV.)
9R OR MORE -W.O.D. COND.

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

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

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 require rights, including zoning provisions and any [illegible] the subdivision agreement. The [illegible] 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 building can be properly built or located on its lot.

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO
JAN 11, 2018

ARCHITECTURAL REVIEW AND APPROVAL TOWN OF BRADFORD WEST GWILLIMBURY
Signed:
Date JAN 15 2018
JOHN G WILLIAMS LIMITED ARCHITECT

SD25-4
SONOMA 4

project no. 16023

BAYVIEW WELLINGTON

municipality: BRADFORD EAST, ON.

project name: GREEN VALLEY EAST

REAR ELEVATION-W.O.D COND.

drawing no. 18

date: SEPT. 2016
drawn by: NC
checked by: RC
scale: 3/16" = 1'-0"
file name: 16023-SD25-4

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

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1	REVISED FDN WALL TO BE 10"	NOV. 21/16	SB

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UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

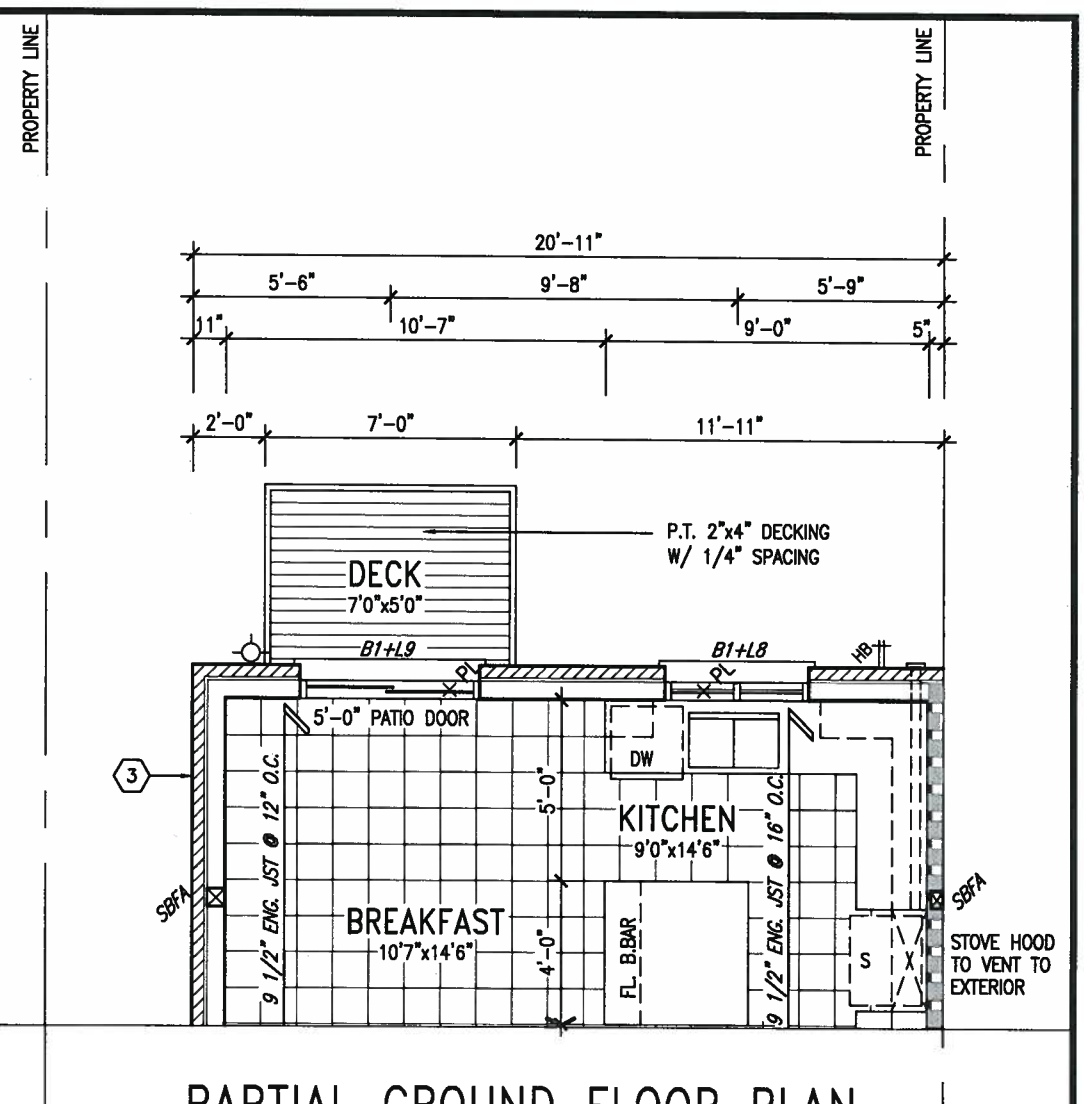
SD25-4 ELEVATION A W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	431 S.F.	99.304 S.F.	23.04 %
LEFT SIDE	1181 S.F.	119.111 S.F.	10.09 %
RIGHT SIDE	1181 S.F.	0 S.F.	0.00 %
REAR	563 S.F.	137.33 S.F.	24.39 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3356.00 S.F.	355.75 S.F.	10.60 %
TOTAL SQ. M.	311.78 S.M.	33.05 S.M.	10.60 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

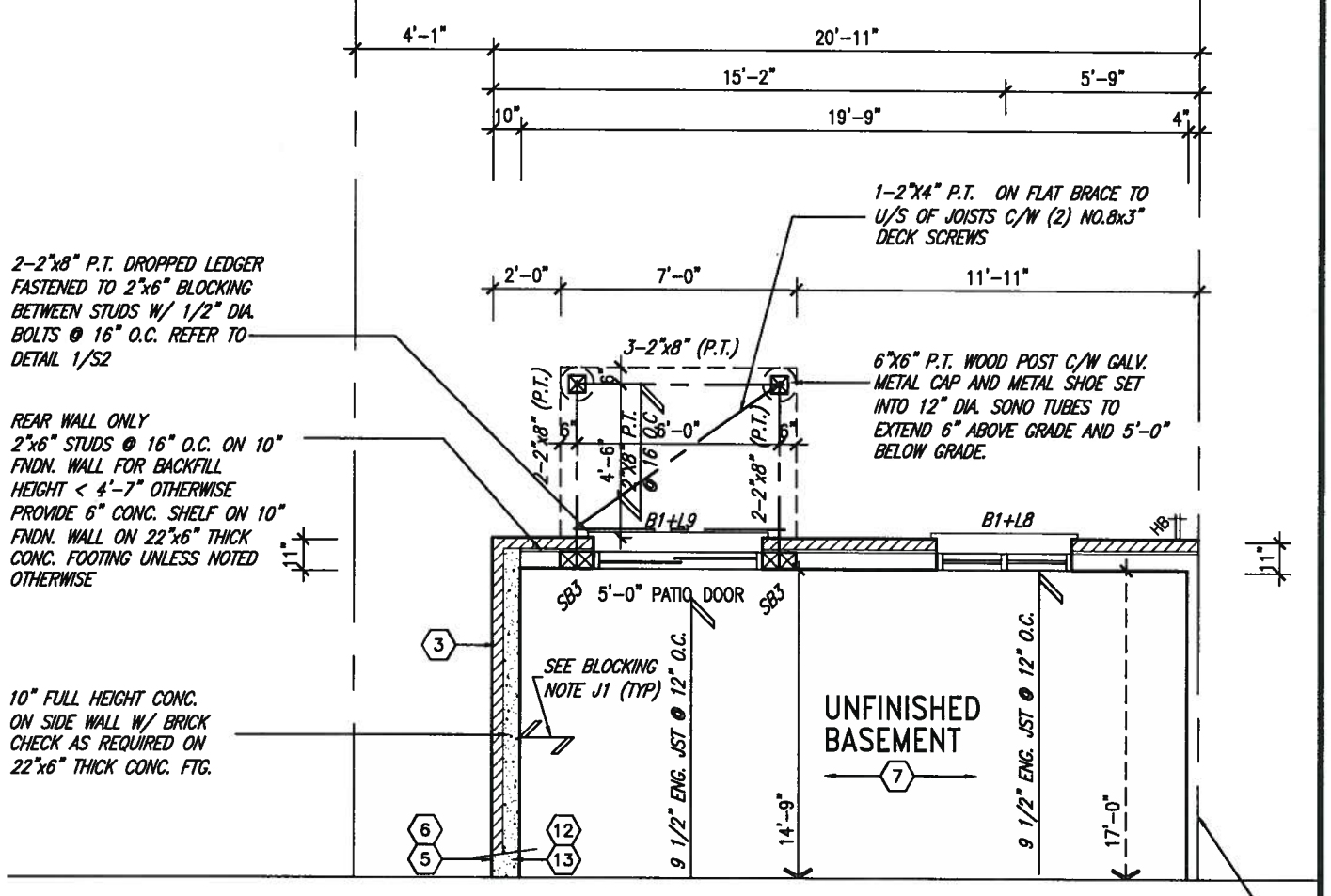
SD25-4 ELEVATION B W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	438 S.F.	110.111 S.F.	25.14 %
LEFT SIDE	1130 S.F.	119.111 S.F.	10.54 %
RIGHT SIDE	1130 S.F.	0 S.F.	0.00 %
REAR	563 S.F.	137.33 S.F.	24.39 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3261.00 S.F.	366.55 S.F.	11.24 %
TOTAL SQ. M.	302.95 S.M.	34.05 S.M.	11.24 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

SD25-4 ELEVATION C W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	418 S.F.	101.611 S.F.	24.31 %
LEFT SIDE	1130 S.F.	127.444 S.F.	11.28 %
RIGHT SIDE	1130 S.F.	0 S.F.	0.00 %
REAR	563 S.F.	137.33 S.F.	24.39 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3241.00 S.F.	366.39 S.F.	11.30 %
TOTAL SQ. M.	301.10 S.M.	34.04 S.M.	11.30 %



PARTIAL GROUND FLOOR PLAN –W.O.B. CONDITION



PARTIAL BASEMENT PLAN W.O.B. CONDITION

24"x8" THICK CONC. FTG UNDER PARTWALL (TYP.)

NOTE:
REFER TO STANDARD FLOOR PLANS FOR ADDITONAL INFORMATION.

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO
JAN 11,2018

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ARCHITECTURAL REVIEW AND APPROVAL
TOWN OF BRADFORD WEST GWILLIMBURY
Signed:
Date: JAN 15 2018
JOHN G. WILLIAMS LIMITED ARCHITECT

no.	description	date	by
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1	REVISED FDN WALL TO BE 10"	NOV. 21/16	SB

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qualification information
Wellington Jno-Baptiste — signature — 25591 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.

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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

SD25-4
SONOMA 4

project name: GREEN VALLEY EAST
municipality: BRADFORD EAST, ON.
project no. 16023
date: SEPT. 2016
PART. PLAN –W.O.B. COND.
drawing no. 19
drawn by: NC
checked by: RC
scale: 3/16" = 1'-0"
file name: 16023-SD25-4
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REAR ELEV. (REV.)
-W.O.B. COND.

REAR ELEVATION
-W.O.B. CONDITION

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO
JAN 11, 2018

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ARCHITECTURAL REVIEW AND APPROVED TOWN OF BRADFORD WEST GWILLIMBURY
Signed:
Date: JAN 15 2018
JOHN G. WILLIAMS LIMITED ARCHITECT

SD25-4
SONOMA 4

project no. 16023

BAYVIEW WELLINGTON

project name: GREEN VALLEY EAST
municipality: BRADFORD EAST, ON.

REAR ELEVATION- W.O.B. COND.

drawing no. 20

date: SEPT. 2016
drawn by: NC
checked by: RC
scale: 3/16" = 1'-0"
file name: 16023-SD25-4

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

BCIN

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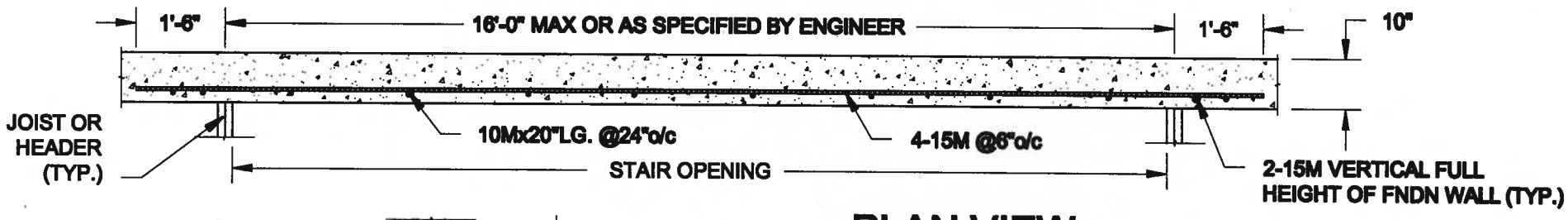
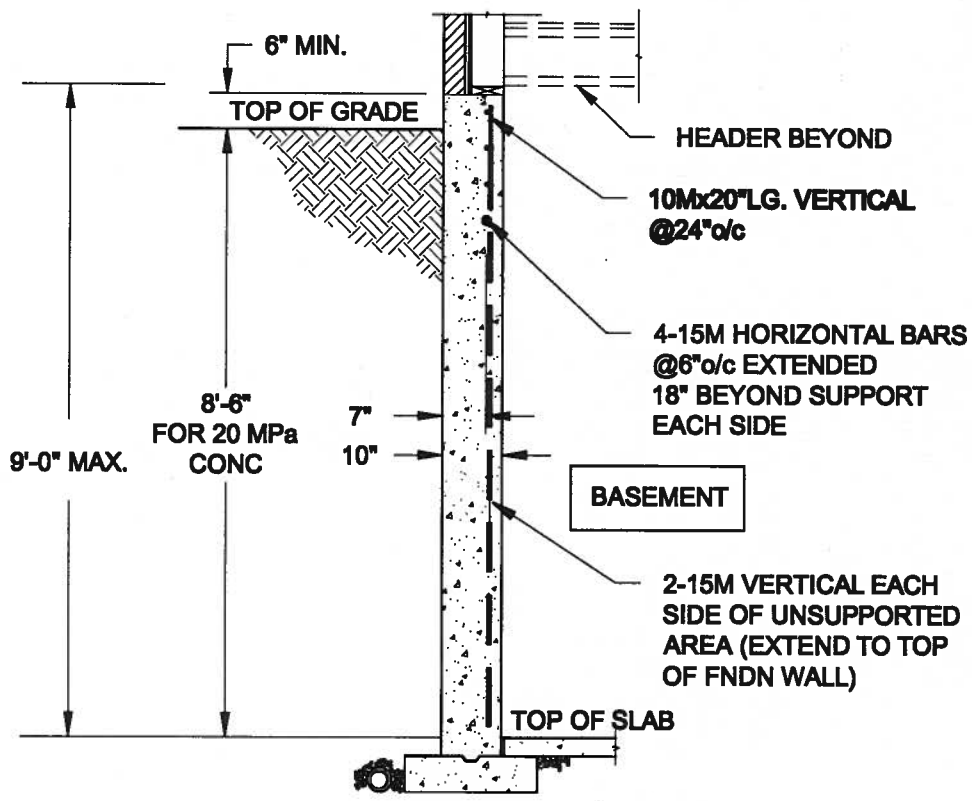
1	REVISED FDN WALL TO BE 10"	NOV. 21/16	SB



PLAN VIEW

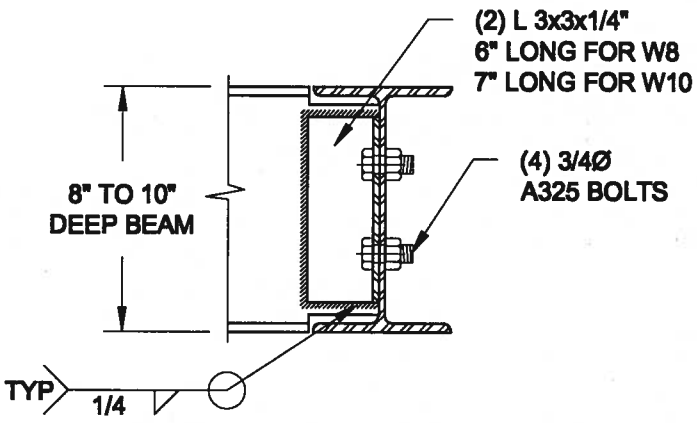


NOTE:

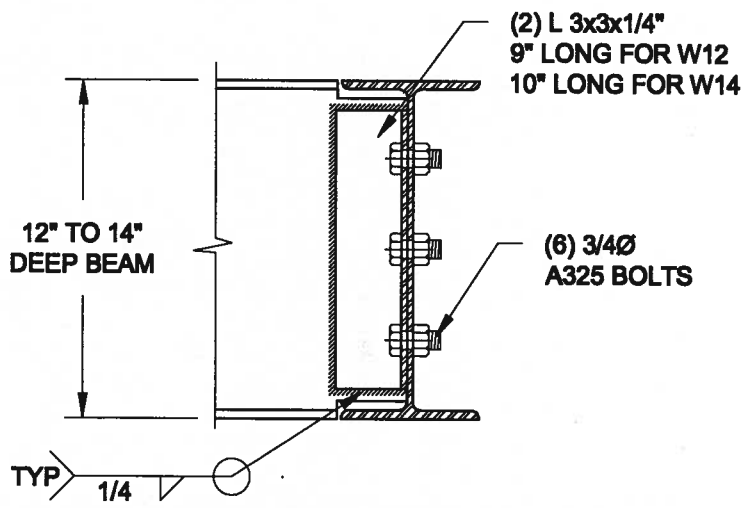
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 20 MPa. MIN.
3. REINFORCING STEEL TO BE GRADE 400.

1 / S1 LATERALLY UNSUPPORTED WALL

SCALE: 3/8" = 1'-0"



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



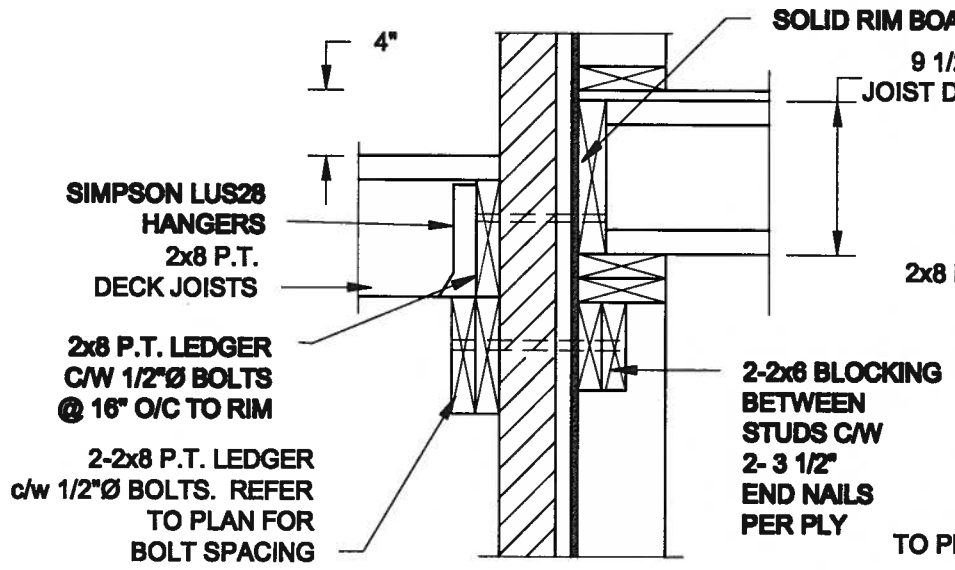
NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W360x72) BEAM MAX.

2 / S2 STEEL BEAM CONNECTION DETAIL

SCALE: 1-1/2" = 1'-0"

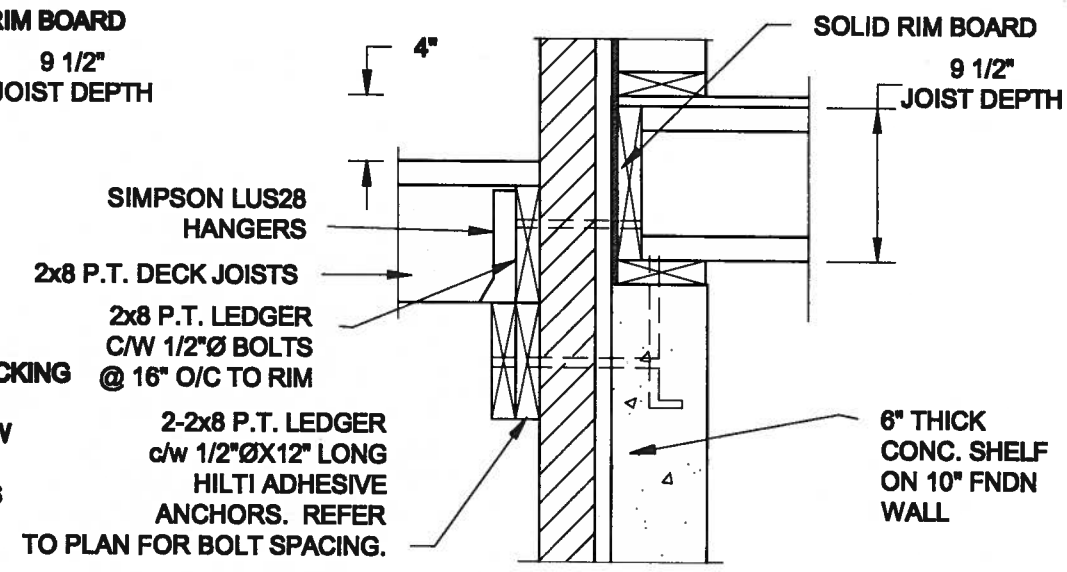
Scale: AS NOTED	QUAILE ENGINEERING LTD.	Engineer's Seal: LICENSED PROFESSIONAL ENGINEER S. J. BOYD PROVINCE OF ONTARIO JAN 11,2018	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES - SEMI'S BRADFORD, ONTARIO
Date: JAN-09-2018	38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com		TYPICAL STRUCTURAL DETAILS
Drawn: SC / Checked: SJB			Project No.: 17-194 / Drawing No.: S1

P:\JamC-05\2017\17-194 BAYVIEW WELLINGTON GREEN VALLEY SEMIS\17-194.dwg



1A / S2 DECK FASTENING DETAIL

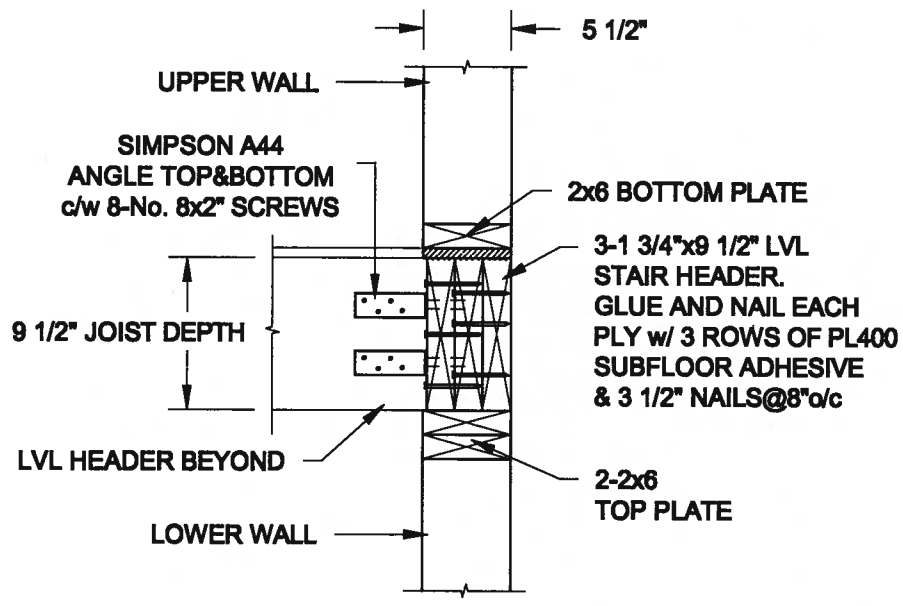
SCALE: 1" = 1'-0"



1B / S2 DECK FASTENING DETAIL

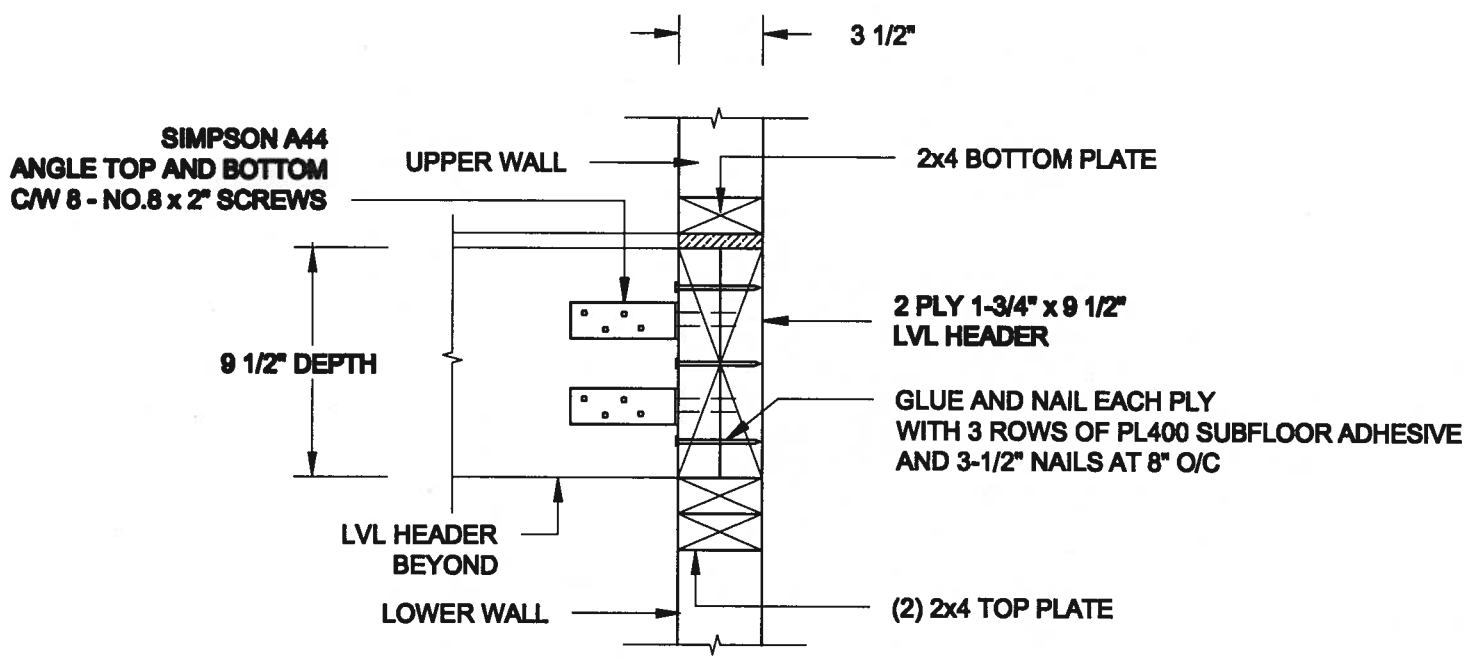
SCALE: 1" = 1'-0"

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



2 / S2 STAIR HEADER @ EXTERIOR WALL

SCALE: 1" = 1'-0"



3 / S2 STAIR HEADER @ PARTYWALL

SCALE: 1 1/2" = 1'-0"

Scale: AS NOTED	QUAILE ENGINEERING LTD.	Engineer's Seal: LICENSED PROFESSIONAL ENGINEER S. J. BOYD PROVINCE OF ONTARIO JAN 11,2018	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES - SERIES BRADFORD, ONTARIO
Date: JAN-08-2018	38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com		TYPICAL STRUCTURAL DETAILS
Drawn: SC / Checked: SJB			Project No.: 17-194 / Drawing No.: S2

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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, 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 3.1.1.2.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., RSI 3.87 (R22) 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, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

2A. RESERVED

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., RSI 3.87 (R22) 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, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

3. BRICK VENEER CONSTRUCTION (2"x6") (SB–12–TABLE 3.1.1.2.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., RSI 3.87 (R22) 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, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.
BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3A. RESERVED

LICENSED PROFESSIONAL ENGINEER
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PROVINCE OF ONTARIO
JAN 11,2018

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") (SB–12–TABLE 3.1.1.2.A)
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., RSI 3.87(R22) INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR FINISH. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. 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))
250mm (10") POURED CONC. FDTN. WALL 30MPa |4350psi) WITH BITUMENOUS DAMPPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2820 (9'-3") ON 560x155 (22"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	18" WIDE x 6" DEEP	18" WIDE x 6" DEEP
2	22" WIDE x 6" DEEP	22" WIDE x 6" DEEP
3	28" WIDE x 9" DEEP	22" 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 3.1.1.2.A)
PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

9. ATTIC INSULATION (SB–12–TABLE 3.1.1.2.A) (SB–12–3.1.1.8)
RSI 10.56 (R60) 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.–

11. 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").

12. 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.

13. BASEMENT INSULATION (SB–12–3.1.1.7), 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. RSI3.52ci (R20ci) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER. RECOMMEND DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. AIR BARRIER TO BE SEALED TO FOUNDATION WALL WITH CAULKING. CONTINUOUS INSULATION (ci) IS NOT TO BE INTERRUPTED BY FRAMING.

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

15. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)
89mm(3-1/2") DIA x 3.0mm(0.118) SINGLE WALL TUBE TYPE 2 ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kN (16,000lbs.) AT A MAX. EXTENSION OF 2318mm (7'-7 1/2") CONFORMING TO CAN/CGSB-7.2-94, AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 870x870x410 (34"x34"x16") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MINIMUM AND AS PER SOILS REPORT.

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

15B. STEEL COLUMN
90mm(3-1/2") DIA x 4.78mm(.188) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"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. WALLS (R22), CEILINGS (R31). REFER TO SB-12, TABLE 3.1.1.2.A. FOR REQUIRED THERMAL INSULATION.

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

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

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

23. INSULATED ATTIC ACCESS (OBC–9.19.2.1. & SB12–3.1.1.8)
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. WHERE REQUIRED, REFER TO OBC SB-12, TABLE 3.1.1.2.A. FOR REQUIRED MINIMUM 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 9.39.)
FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (5") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, MIN. 30mm (1 1/4") COVER, 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDTN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDTN. WALLS. PROVIDE (L7) LINTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.

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

38. CONVENTIONAL ROOF FRAMING (2.0Kpa. SNOW LOAD)
38x140 (2"x6") RAFTERS @ 400mm (16"O.C.) FOR MAX 11'-7" SPAN, 38x184 (2"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. & SB12-3.1.1.9

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) AND MUNICIPAL STANDARDS.
3) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.
4) STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER 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-12-3.1.1.9.
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 "SCL" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS.
7) JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.
8) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mil. POLYETHYLENE FILM, No. 50 (45lbs.) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

STEEL:
1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40.21 GRADE 350W "STRUCTURAL QUALITY STEEL". OBC. B-9.23.4.3.
2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

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

LEGEND

	CLASS 'B' VENT		EXHAUST FAN TO EXTERIOR
	DUPLEX OUTLET (12" ABOVE SURFACE)	42"	DUPLEX OUTLET (HEIGHT A.F.F)
WP	WEATHERPROOF DUPLEX OUTLET	42" GFI	GFI DUPLEX OUTLET (HEIGHT A.F.F)
PL	POT LIGHT		HEAVY DUTY OUTLET (220 volt)
PC	LIGHT FIXTURE (PULL CHAIN)		LIGHT FIXTURE (CEILING MOUNTED)
	SWITCH		LIGHT FIXTURE (WALL MOUNTED)
FD	FLOOR DRAIN	HB	HOSE BIB (NON–FREEZE)
SJ	SINGLE JOIST	P.T.	PRESSURE TREATED LUMBER
DJ	DOUBLE JOIST	G.T.	GIRDER TRUSS BY ROOF TRUSS MANUF.
TJ	TRIPLE JOIST		
LVL	LAMINATED VENEER LUMBER		
PL	POINT LOAD FROM ABOVE		
F.A.	FLAT ARCH	C.A.	CURVED ARCH
M.C.	MEDICINE CABINET (RECESSED)		
	DOUBLE VOLUME WALL. SEE NOTE 39		CONCRETE BLOCK WALL
SB	SOLID WOOD BEARING (SPRUCE No. 2). SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER OR AS DIRECTED BY STRUCTURAL ENGINEER.		
SBFA	SOLID BEARING TO BE MINIMUM 2 PIECES. SOLID WOOD BEARING TO MATCH FROM ABOVE		

ELECTRIC VEHICLE CHARGING SYSTEM (EVCS)
ROUGH-IN FOR FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT (CHARGING SYSTEM) TO BE INSTALLED.
ROUGH-IN SHALL INCLUDE:
- A minimum 200 amp Panelboard,
- Conduit that is not less than 1 1/16" (27mm) trade size,
- A square 4 11/16" (119mm) trade size electrical outlet box,
- Fumeproofed Electrical outlet box to be installed in the Garage or carport or adjacent to driveway.

REFER TO 2012 OBC. 9.34.4.

SOIL GAS/ RADON CONTROL (OBC 9.1.1.7. & 9.13.4.)
PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING IF REQUIRED.

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 + 1-38x140 (1-2"x6") BOTTOM PLATE & MINIMUM OF 3-38x184 (3-2"x8") CONT. HEADER AT GRND. CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES AND HEADERS.

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

41. FOUNDATION WALL (W.O.D./W.O.B.)
- WHERE GRADE TO T/O BASEMENT SLAB EXCEEDS 1200mm (3'-11") A 250mm (10") WIDE FOUNDATION WALL IS REQUIRED.

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

DRAIN WATER HEAT RECOVERY UNIT (DWHR)
PER SB12–3.1.1.12., A DRAIN WATER HEAT RECOVERY (DWHR) UNIT SHALL BE INSTALLED IN EACH DWELLING UNIT TO RECEIVE DRAIN WATER FROM ALL SHOWERS OR FROM AT LEAST TWO SHOWERS WHERE THERE ARE TWO OR MORE SHOWERS IN THE DWELLING UNIT. DOES NOT APPLY IF THERE ARE NO SHOWERS OR NO STOREY BENEATH ANY OF THE SHOWERS.

◆ REVISED — ONT. REG. 332/12–2012 OBC Amendment O. Reg. 139/17 JUNE 19, 2017

WOOD LINTELS AND BUILT–UP WOOD BEAMS

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

LOOSE STEEL LINTELS

L7	89 x 89 x 6.4L	(3–1/2" x 3–1/2" x 1/4"L)
L8	89 x 89 x 7.9L	(3–1/2" x 3–1/2" x 5/16"L)
L9	102 x 89 x 7.9L	(4" x 3–1/2" x 5/16"L)
L10	127 x 89 x 7.9L	(5" x 3–1/2" x 5/16"L)
L11	152 x 89 x 10.0L	(6" x 3–1/2" x 3/8"L)
L12	152 x 102 x 11.0L	(6"x 4" x 7/16"L)
L13	178 x 102 x 13.0L	(7"x 4" x 1/2"L)

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A	1–1 3/4"x7 1/4"	(1–45x184)
LVL1	2–1 3/4"x7 1/4"	(2–45x184)
LVL2	3–1 3/4"x7 1/4"	(3–45x184)
LVL3	4–1 3/4"x7 1/4"	(4–45x184)
LVL4A	1–1 3/4"x9 1/2"	(1–45x240)
LVL4	2–1 3/4"x9 1/2"	(2–45x240)
LVL5	3–1 3/4"x9 1/2"	(3–45x240)
LVL5A	4–1 3/4"x9 1/2"	(4–45x240)
LVL6A	1–1 3/4"x11 7/8"	(1–45x300)
LVL6	2–1 3/4"x11 7/8"	(2–45x300)
LVL7	3–1 3/4"x11 7/8"	(3–45x300)
LVL8	4–1 3/4"x11 7/8"	(4–45x300)

DOOR SCHEDULE

1.	EXTERIOR DOOR	815 x 2030 x 45	(2'–8" x 6'–8" x 1–3/4") INSULATED MIN. RSI 0.7 (R4)
1A	EXTERIOR DOOR	865 x 2030 x 45	(2'–10" x 6'–8" x 1–3/4")
1B	EXTERIOR DOOR	915 x 2030 x 45	(3'–0" x 6'–8" x 1–3/4") INSULATED MIN. RSI 0.7 (R4)
1C	EXTERIOR DOOR	915 x 2438 x 45	(3'–0" x 8'–0" x 1–3/4") INSULATED MIN. RSI 0.7 (R4)
1D	EXTERIOR DOOR	860 x 2438 x 45	(2'–10" x 8'–0" x 1–3/4") INSULATED MIN. RSI 0.7 (R4)
2.	INTERIOR DOOR	815 x 2030 x 35	(2'–8" x 6'–8" x 1–3/8")
2A	EXTERIOR DOOR	815 x 2030 x 45	(2'–8" x 6'–8" x 1–3/4") 20 MIN. RATED DOOR AND FRAME, WITH APPROVED SELF CLOSING DEVICE.
2B	EXTERIOR DOOR	815 x 2030 x 45	(2'–8" x 6'–8" x 1–3/4") (WEATHER STRIPPING INSTALLED)
2C	INTERIOR DOOR	815 x 2438 x 45	(2'–8" x 8'–0" x 1–3/4")
2D	EXTERIOR DOOR	815 x 2438 x 45	(2'–8" x 8'–0" x 1–3/4") 20 MIN. RATED DOOR AND FRAME, WITH APPROVED SELF CLOSING DEVICE.
3.	INTERIOR DOOR	760 x 2030 x 35	(2'–6" x 6'–8" x 1–3/8")
3A	INTERIOR DOOR	710 x 2030 x 35	(2'–4" x 6'–8" x 1–3/8")
3B	INTERIOR DOOR	760 x 2438 x 35	(2'–6" x 8'–0" x 1–3/8")
3C	INTERIOR DOOR	710 x 2438 x 35	(2'–4" x 8'–0" x 1–3/8")
4.	INTERIOR DOOR	610 x 2030 x 35	(2'–0" x 6'–8" x 1–3/8")
4A	INTERIOR DOOR	660 x 2030 x 35	(2'–2" x 6'–8" x 1–3/8")
4C	INTERIOR DOOR	660 x 2438 x 35	(2'–2" x 8'–0" x 1–3/8")
5.	INTERIOR DOOR	460 x 2030 x 35	(1'–6" x 6'–8" x 1–3/8")
6.	EXTERIOR DOOR	815 x 2030 x 45	(2'–8" x 6'–8" x 1–3/4") SOLID WOOD CORE

MECHANICAL SYMBOLS

HP	HEAT PIPE	WA	WARM AIR
PL	PLUMBING (TOILET)	RA	RETURN AIR DUCT
PL	PLUMBING (BATH, SINK,SHOWER)		

SA SMOKE ALARM (REFER TO OBC 9.10.19)
PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL AND ALSO 1 IN EACH BEDROOM NEAR HALL DOOR. ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF 1 SOUNDS. BATTERY BACK-UP REQUIRED. SMOKE ALARMS TO INCORPORATE VISUAL SIGNALLING COMPONENT |9.10.19.3.(3)|.

CMA CARBON MONOXIDE ALARMS (OBC 9.33.4.)
WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A DWELLING UNIT, A CARBON MONOXIDE ALARM CONFORMING TO CAN./CSA-6.19 OR UL2034 SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE DETECTOR(S) SHALL BE PERMANENTLY WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE DETECTORS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED. REFER TO MANUFACTURER FOR ADDDITIONAL REQUIREMENTS.

REFER TO UNIT DRAWINGS OR PAGE CN–2 FOR SB–12 COMPLIANCE PACKAGE A1 TO BE USED FOR THIS MODEL. The minimum thermal performance of building envelope and equipment shall conform to the selected package unless otherwise noted.

2018 — VA3 REFERENCE NUMBER — **A1**

no.	description	date	by
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2	UPDATE TO 2018	JAN 11–18	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04–17	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 (name) — signature — 25591 (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.

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BAYVIEW WELLINGTON

CONST NOTE

project name: GREEN VALLEY EAST
municipality: BRADFORD
project no.: 16023
date: MAY 2016
CONSTRUCTION NOTES
drawn by: RC
checked by: -
scale: 3/16" = 1'-0"
file name: 16023–CN–A1
drawing no.: CN1

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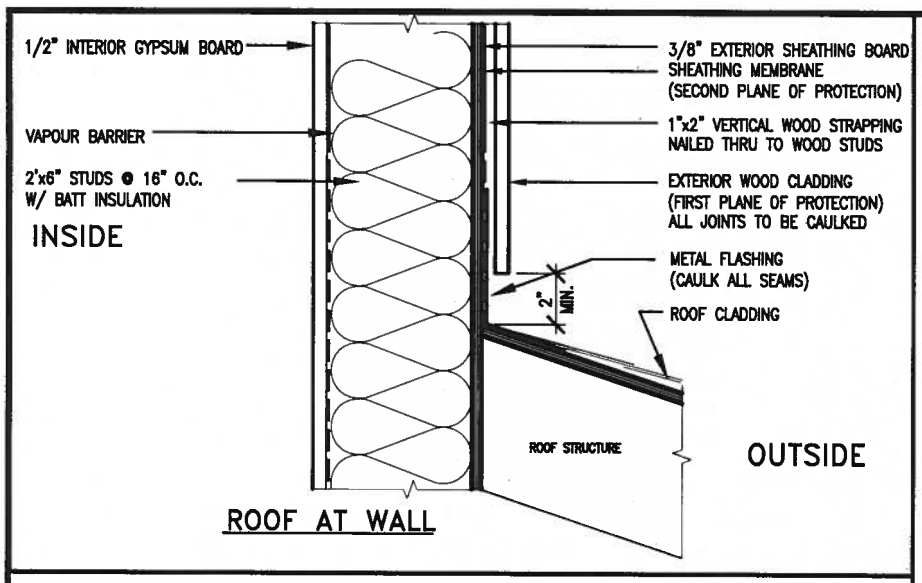
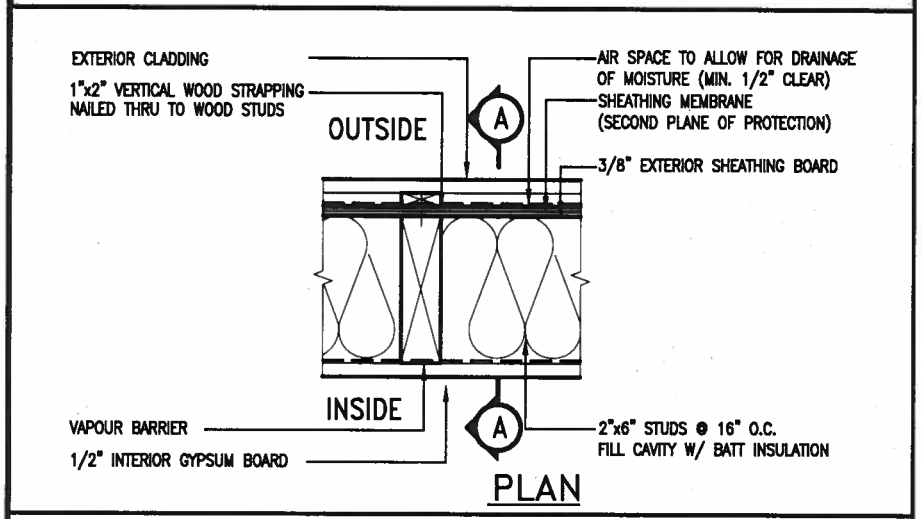


ROOF AT WALL

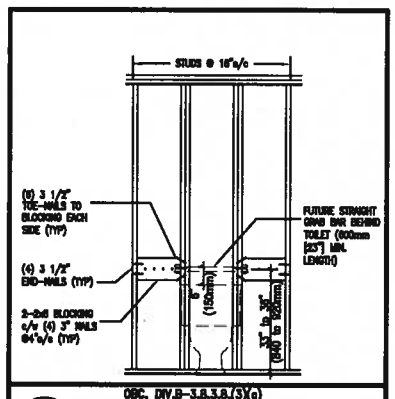


PLAN

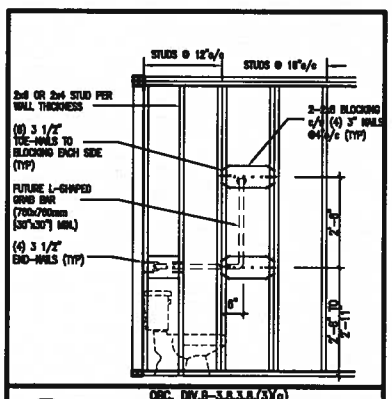
EXTERIOR WOOD CLADDING WALL ASSEMBLY

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

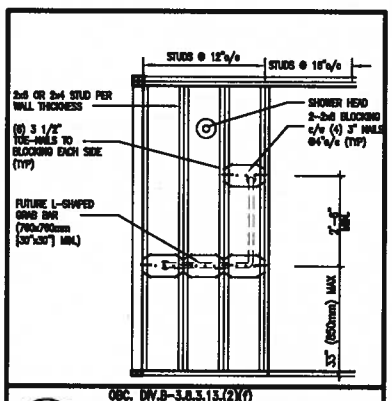
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM.
FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb)
REFER TO OBC. DIV. B– 9.5.2.3.. WATER CLOSET 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c).. SHOWER 3.8.3.13.(2)(f).. BATHTUB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



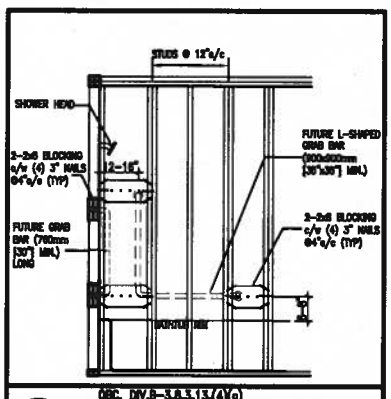
OBC. DIV.B–3.8.3.8.(3)(a)
QGB1 FUTURE GRAB BAR @ TOILET (BACK WALL)



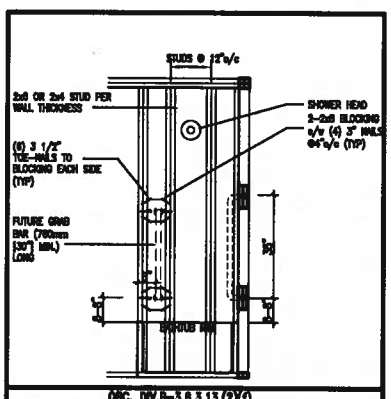
OBC. DIV.B–3.8.3.8.(3)(a)
QGB1A FUTURE L-SHAPE GRAB BAR DETAIL @ TOILET (*ONLY IF SIDE WALL PRESENT)



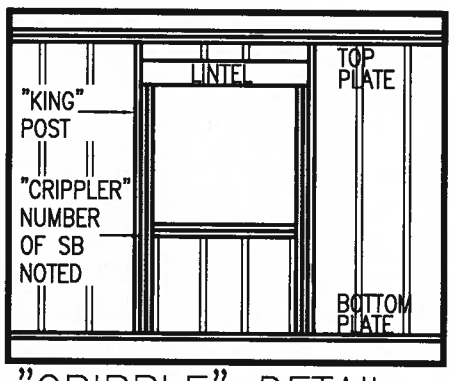
OBC. DIV.B–3.8.3.13.(2)(f)
QGB3 FUTURE L-SHAPE GRAB BAR DETAIL @ SHOWER (BACK WALL)



OBC. DIV.B–3.8.3.13.(4)(c)
QGB4 FUTURE GRAB BAR IN BATHTUB (SIDE VIEW)



OBC. DIV.B–3.8.3.13.(2)(f)
QGB4A FUTURE GRAB BAR IN BATHTUB (VERTICAL BAR LOCATED @ EACH END WALL)



"CRIPPLE" DETAIL

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO
JAN 11,2018

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:
1. FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa. SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR.
2. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'–0")
3. PROVIDE A MINIMUN OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE.
4. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.
5. STUDS GREATER THAN 9'–10" HIGH TO BE No. 2 SPF
6. 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:
1. FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa
2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
3. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'–0")
4. 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.
5. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)
6. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa
7. STUDS GREATER THAN 9'–10" HIGH TO BE No. 2 SPF.
8. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

** STUD INFORMATION TAKEN FROM OBC TABLE A–30

no.	description	date	by
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2	UPDATE TO 2018	JAN 11–18	RC
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qualification information
Wellington Jno–Baptiste — signature — 25591 BCIN
name / registration information: VA3 Design Inc. — 42658

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BAYVIEW WELLINGTON

CONST NOTE
–

project name: GREEN VALLEY EAST
municipality: BRADFORD
project no. 16023
date: MAY 2016
CONSTRUCTION NOTES
drawn by: RC
checked by: –
scale: 3/16" = 1'–0"
file name: 16023–CN–A1
drawing no. CN2

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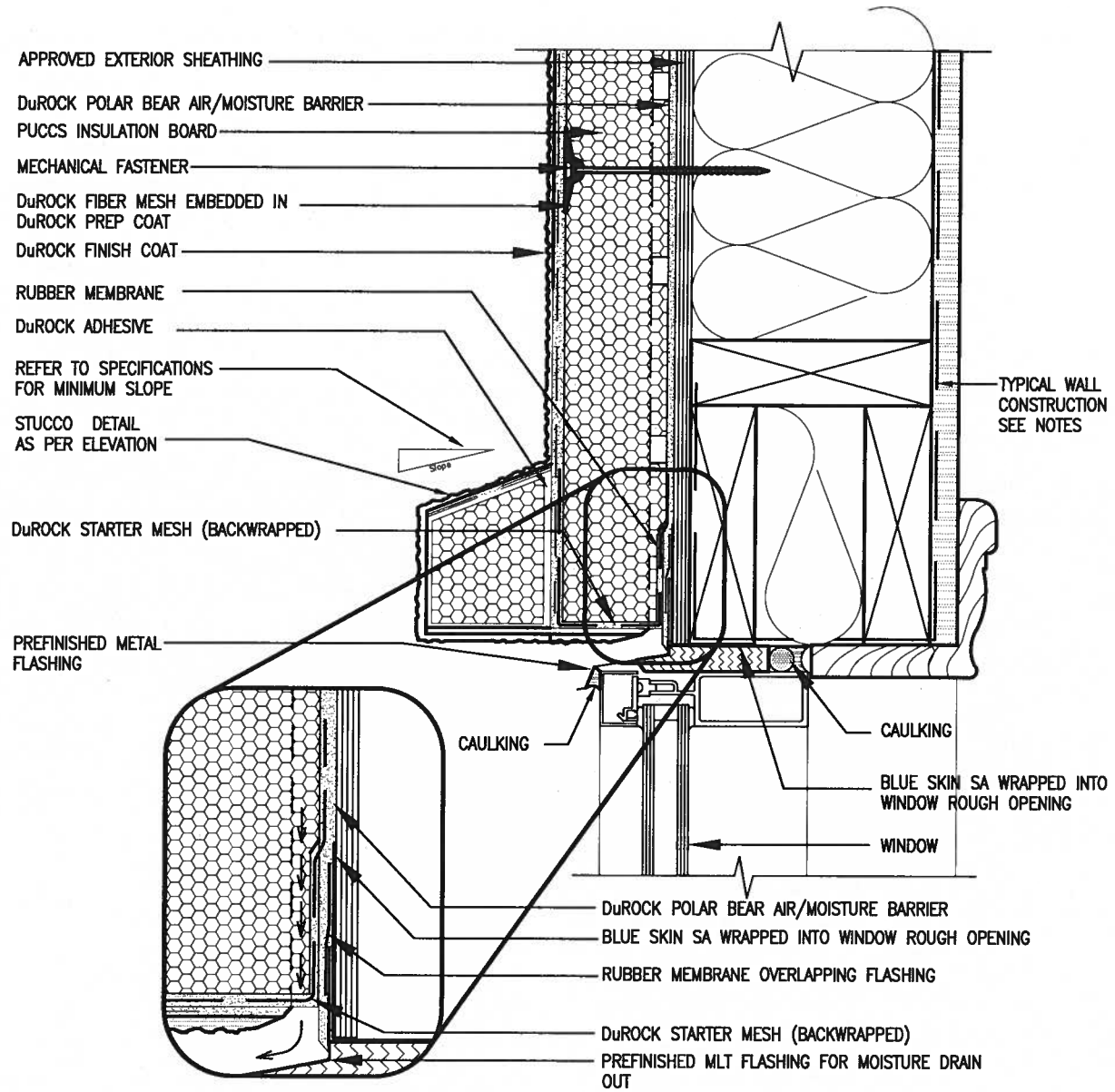
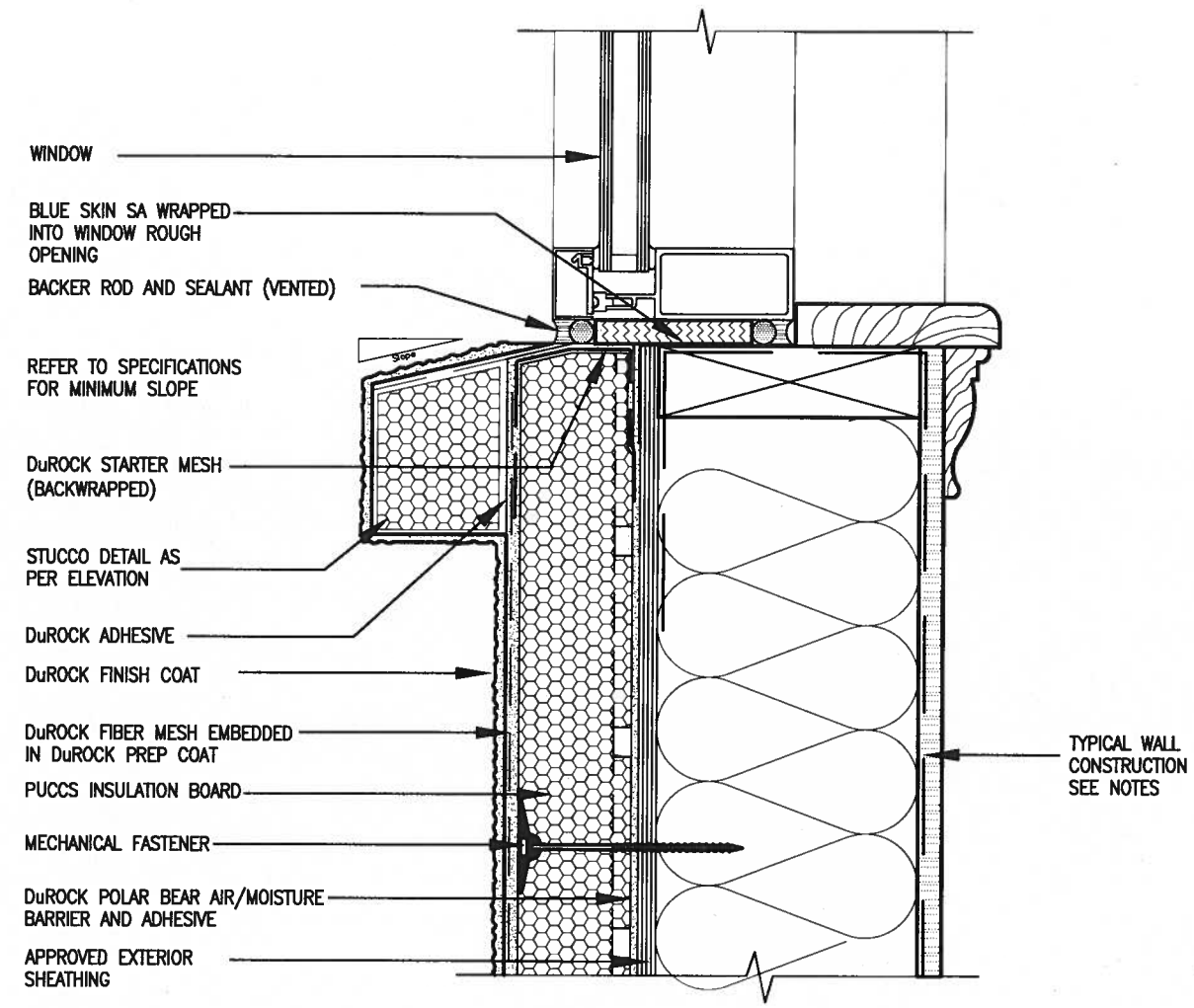


1 / CN3 WINDOW HEADER

SCALE: 3"=1'-0"



2 / CN3 WINDOW SILL

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

CONST NOTE

project no. 16023

BAYVIEW WELLINGTON

project name GREEN VALLEY EAST

municipality BRADFORD

CONSTRUCTION NOTES

drawing no. CN3

date MAY 2016 | drawn by RC | checked by - | scale 3/16" = 1'-0" | file name 16023-CN-A1

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va3design.com

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qualification information: Wellington Jno-Baptiste 25591

signature

name: BCIN
registration information: VA3 Design Inc. 42658

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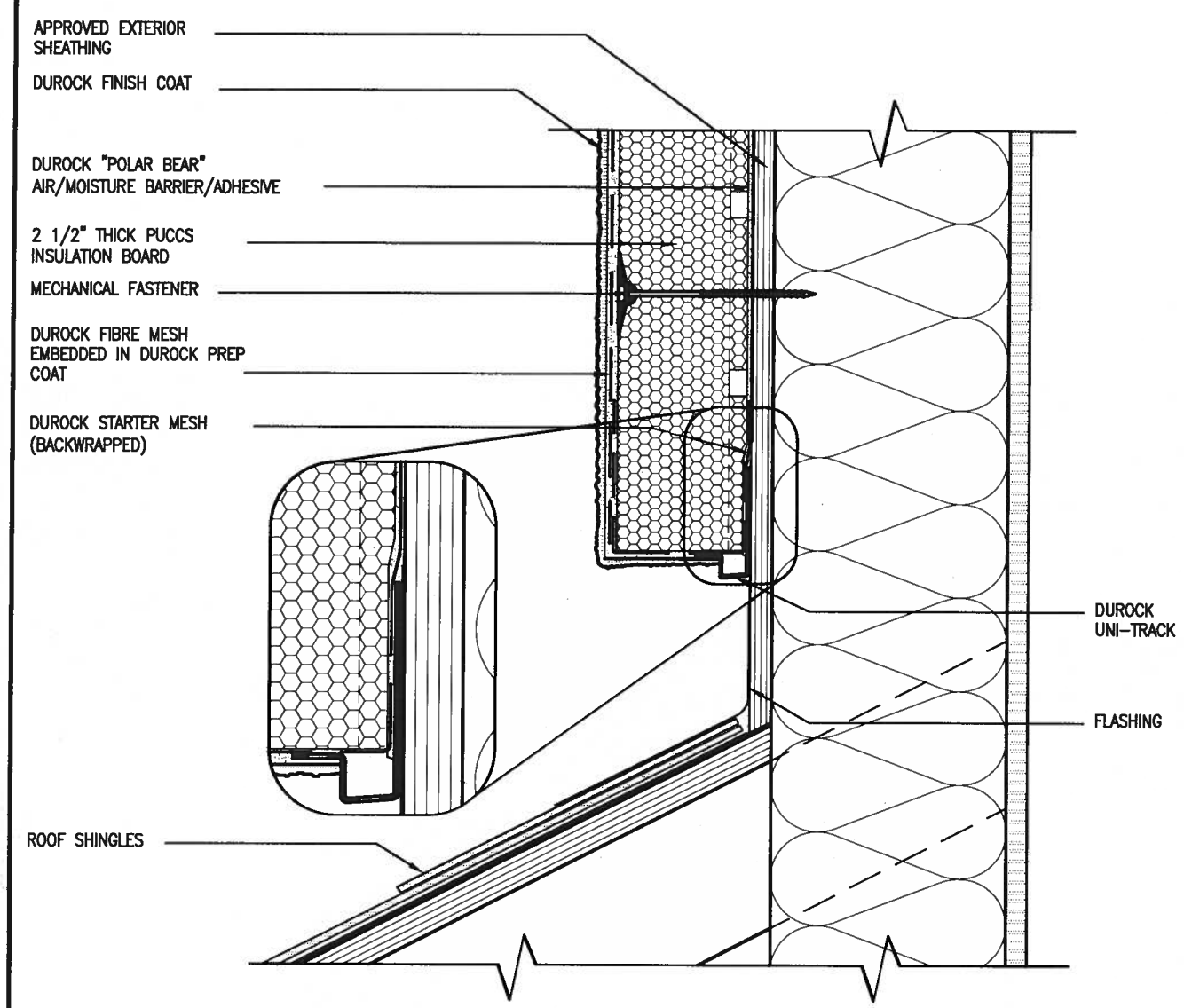
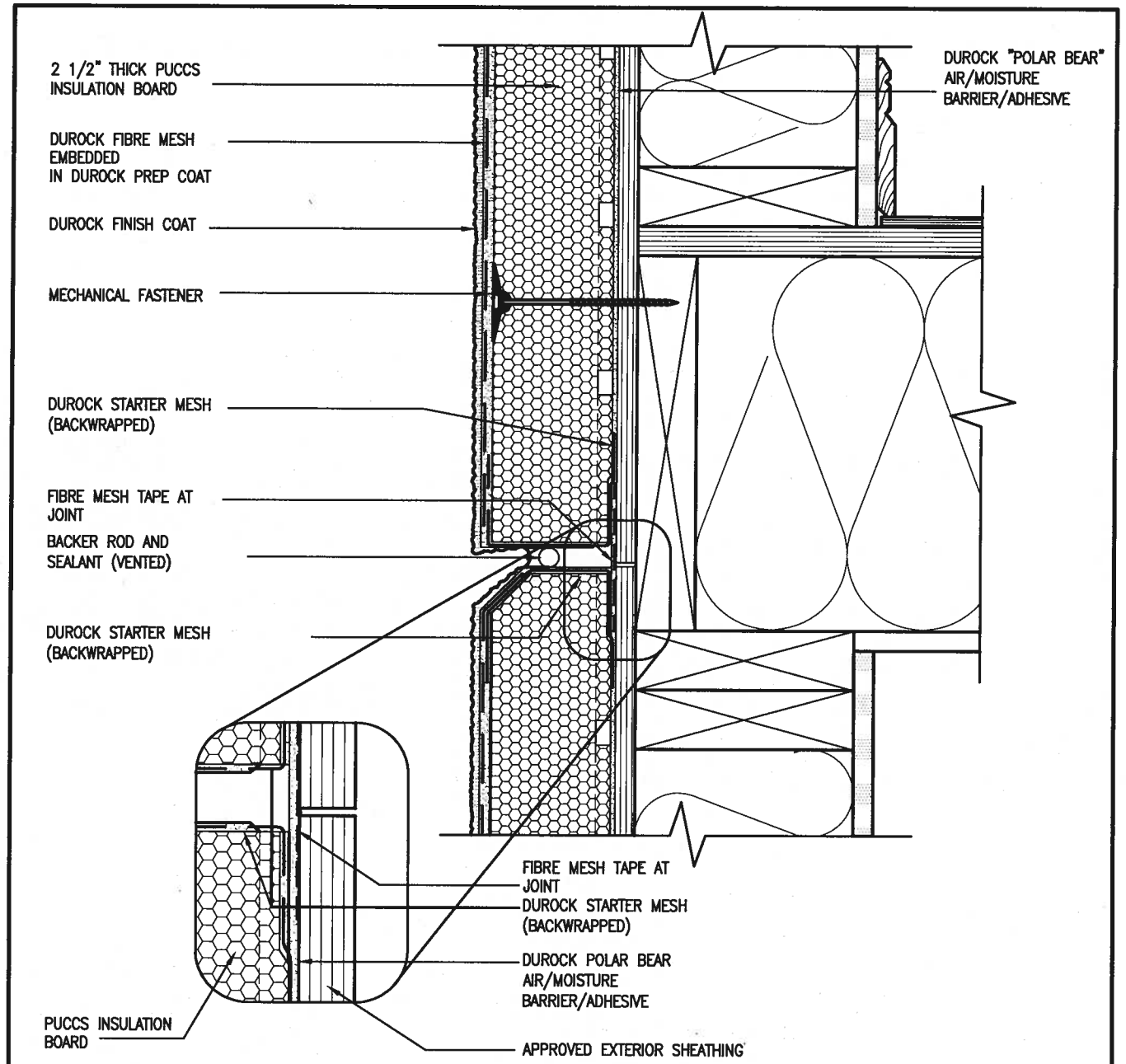


3 / CN4 STUCCO TERMINATION @ ROOF

SCALE: 3"=1'-0"



4 / CN4 HORIZONTAL EXPANSION JOINT

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

CONST NOTE

project no. 16023

drawing no. CN4

BAYVIEW WELLINGTON

municipality BRADFORD

CONSTRUCTION NOTES

project name GREEN VALLEY EAST

date MAY 2016 | drawn by RC | checked by - | scale 3/16" = 1'-0" | file name 16023-CN-A1

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Wellington Jno-Baptiste | signature | BCIN 25591

name qualification information VA3 Design Inc. | 42658

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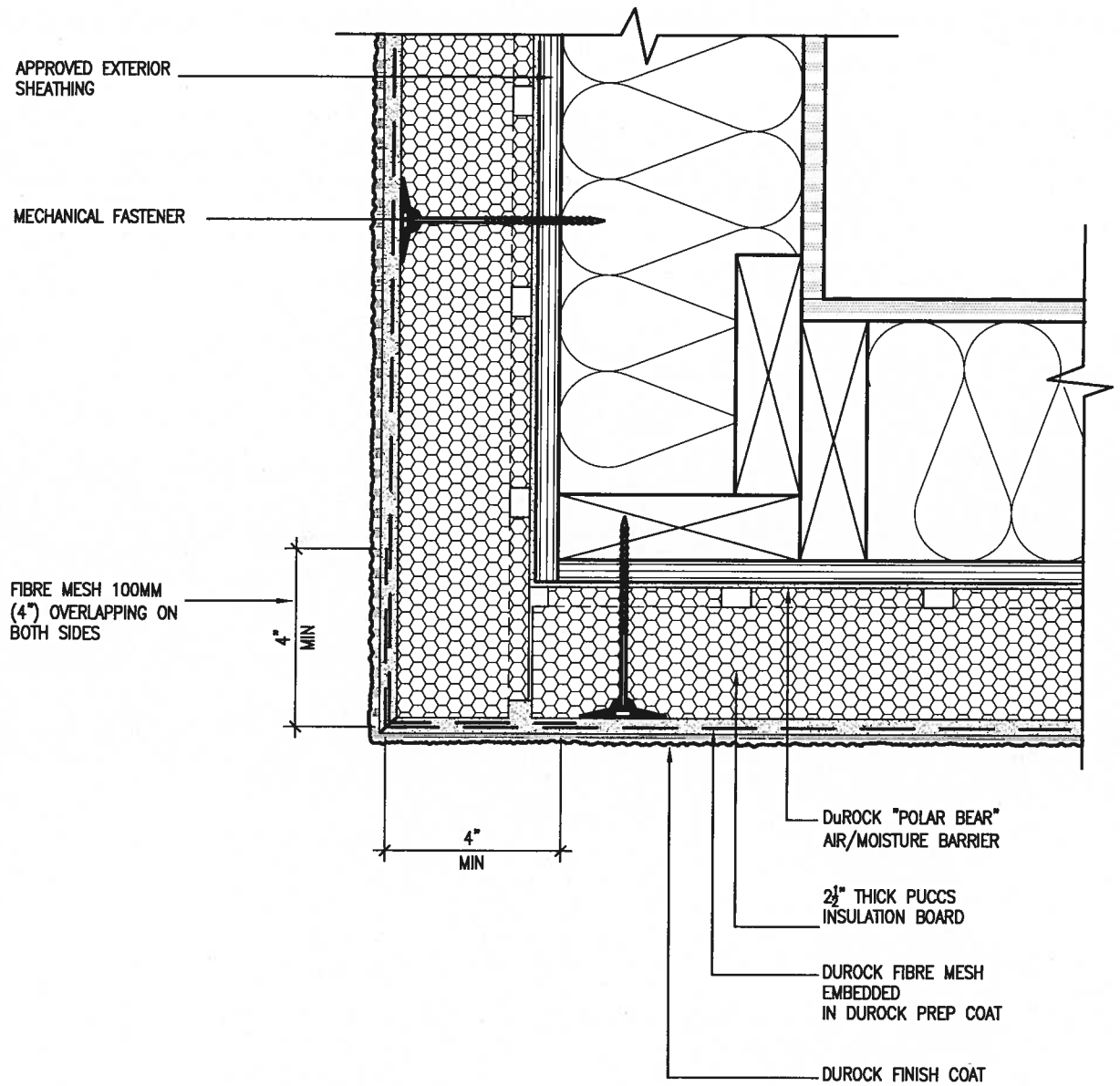
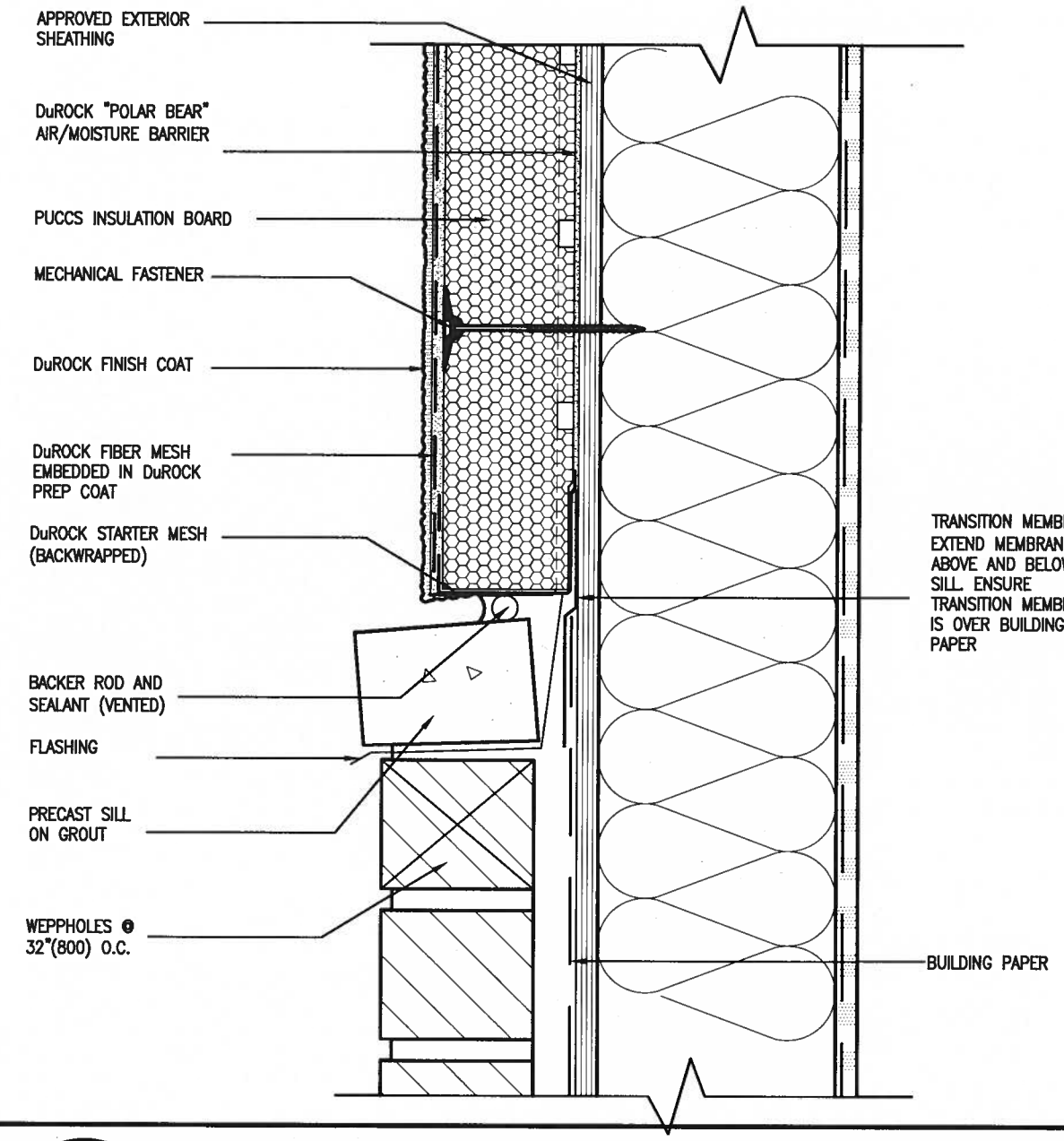


5 / CN5 CORNER DETAIL

SCALE: 3"=1'-0"



6 / CN5 STUCCO / MASONRY PLINTH CONNECTION

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

CONST NOTE

project no. 16023

BAYVIEW WELLINGTON

municipality BRADFORD

project name GREEN VALLEY EAST

CONSTRUCTION NOTES

drawing no. CN5

date MAY 2016 | drawn by RC | checked by - | scale 3/16" = 1'-0" | file name 16023-CN-A1

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name — registration information — VA3 Design Inc. — 42658

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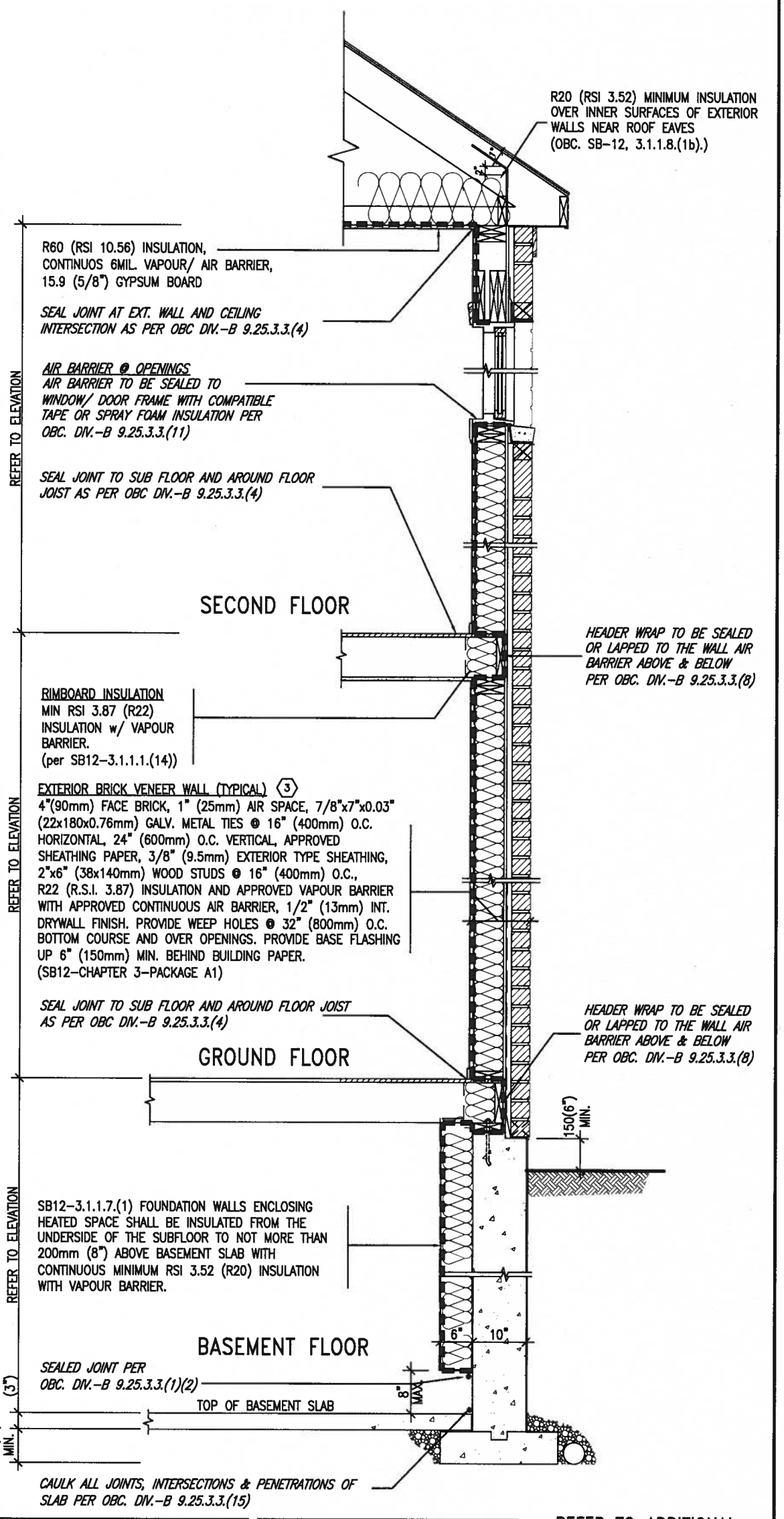
SB12–COMPLIANCE PACKAGE 'A1'



INSULATION REQUIREMENTS
REFER TO OBC SB–12, CHAPTER 3.
ZONE 1– COMPLIANCE PACKAGE A1.

AIR BARRIER SYSTEMS
AIR BARRIER TO BE INSTALLED IN CONFORMANCE WITH OBC. DIV. B–9.25.3

REFER TO ADDITIONAL DETAILS FOR STRUCTURAL COMPONENTS

EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER (PACKAGE A1) 10" FOUNDATION WALL

SCALE: N.T.S.

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 3.1.1.1.

USE SB–12 COMPLIANCE PACKAGE (A1):

COMPONENT	A1	Notes:
Ceiling with Attic Space Minimum RSI (R) value	10.56 (R60)	R20 at inner face of exterior walls
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	3.52ci (R20ci)	OPTION TO USE R12+R10ci.
Edge of Below Grade Slab ≤600mm below grade Minimum RSI (R) value	1.76 (R10)	RIGID INSUL
Windows & Sliding glass Doors Maximum U–value	1.6	
Skylights Maximum U–value	2.8U	
Space Heating Equipment Minimum AFUE	96% Min.	NATURAL GAS
Hot Water Heater Minimum EF	0.8	NATURAL GAS
HRV Minimum Efficiency	75%	–
Drain Water Heat Recovery Unit (DWHR)	Minimum 1 OR Maximum 2 Required. Dependent on number of showers installed. Refer to SB12–3.1.1.12 for information	

ci– Denotes Continuous Insulation without framing interruption.

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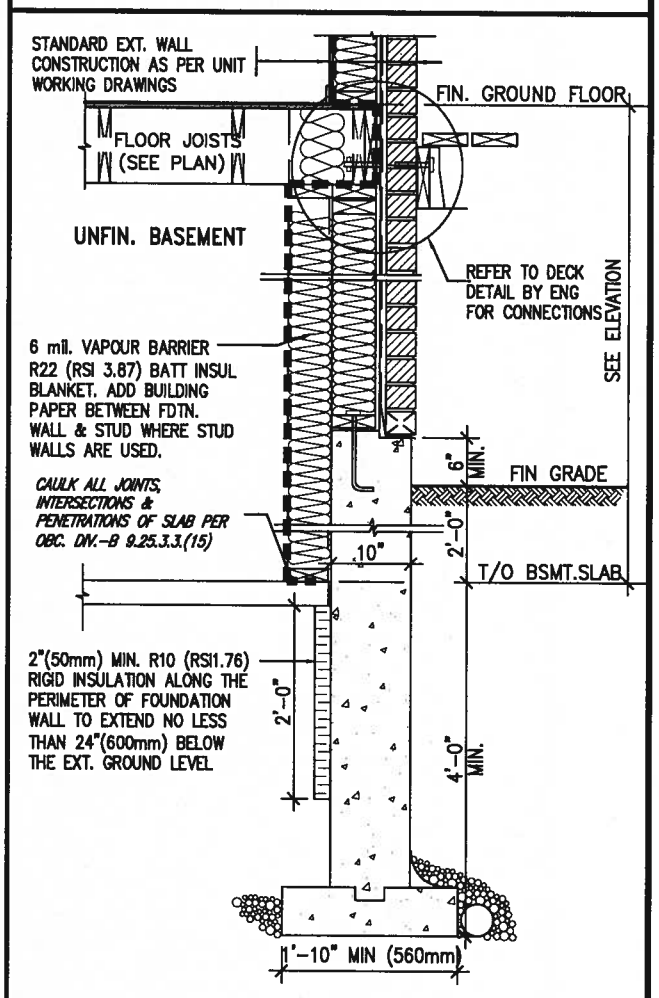
JAN 11,2018



* REVISED–FEB 2017

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

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qualification information
Wellington Jno–Baptiste — signature — 25591 BCIN
name — registration information
VA3 Design Inc. — 42658

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BAYVIEW WELLINGTON

CONST NOTE –

project name: GREEN VALLEY EAST
municipality: BRADFORD
project no.: 16023
date: MAY 2016
CONSTRUCTION NOTES
drawn by: RC
checked by: –
scale: 3/16" = 1'–0"
file name: 16023–CN–A1
drawing no.: CN6

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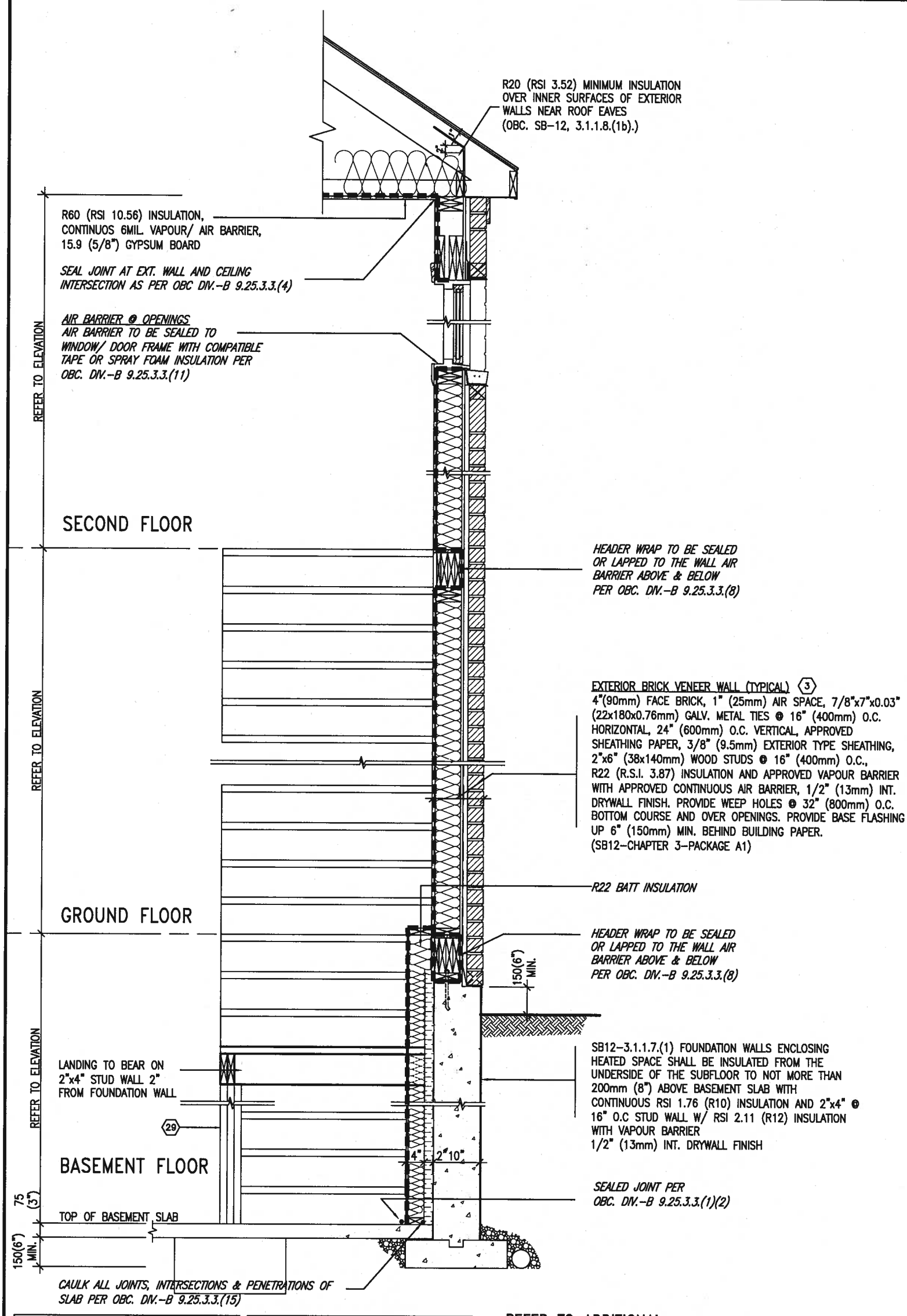
SB12–COMPLIANCE PACKAGE 'A1'



INSULATION REQUIREMENTS
REFER TO OBC SB–12, CHAPTER 3.
ZONE 1– COMPLIANCE PACKAGE A1.

AIR BARRIER SYSTEMS
AIR BARRIER TO BE INSTALLED IN CONFORMANCE WITH OBC. DIV. B–9.25.3

REFER TO ADDITIONAL DETAILS FOR STRUCTURAL COMPONENTS

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO
JAN 11,2018

EW / STR

TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER AT STAIR AND SUNKEN COND (PACKAGE A1) 10" FOUNDATION WALL

SCALE: N.T.S.

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registration information
VA3 Design Inc. — 42658

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BAYVIEW WELLINGTON

project name: GREEN VALLEY EAST — municipality: BRADFORD

CONST NOTE –

project no. 16023

date: MAY 2016 — CONSTRUCTION NOTES

drawn by: RC — checked by: – — scale: 3/16" = 1'–0" — file name: 16023–CN–A1

drawing no. CN7

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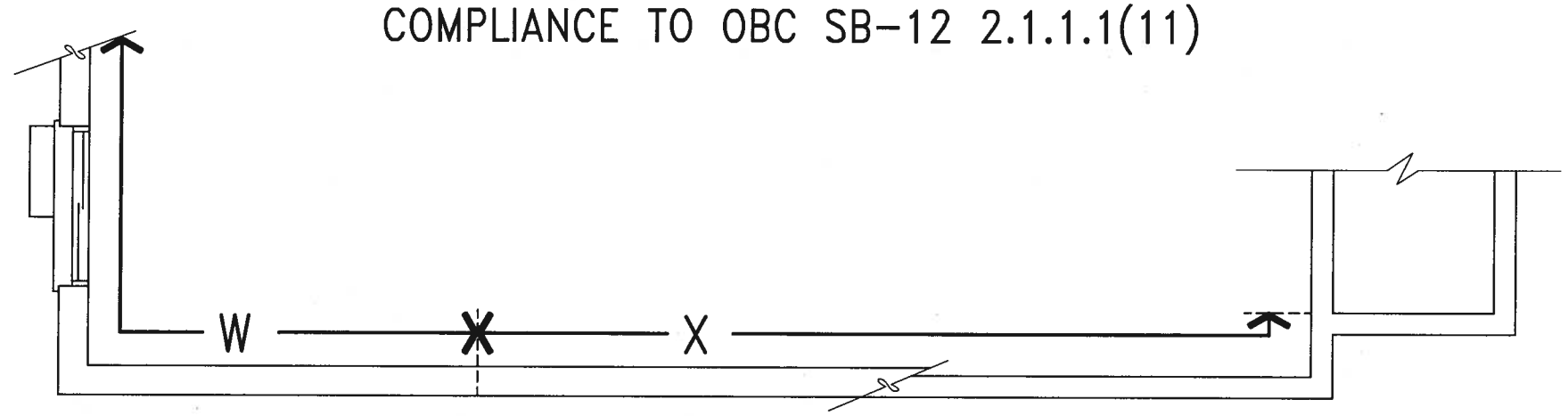
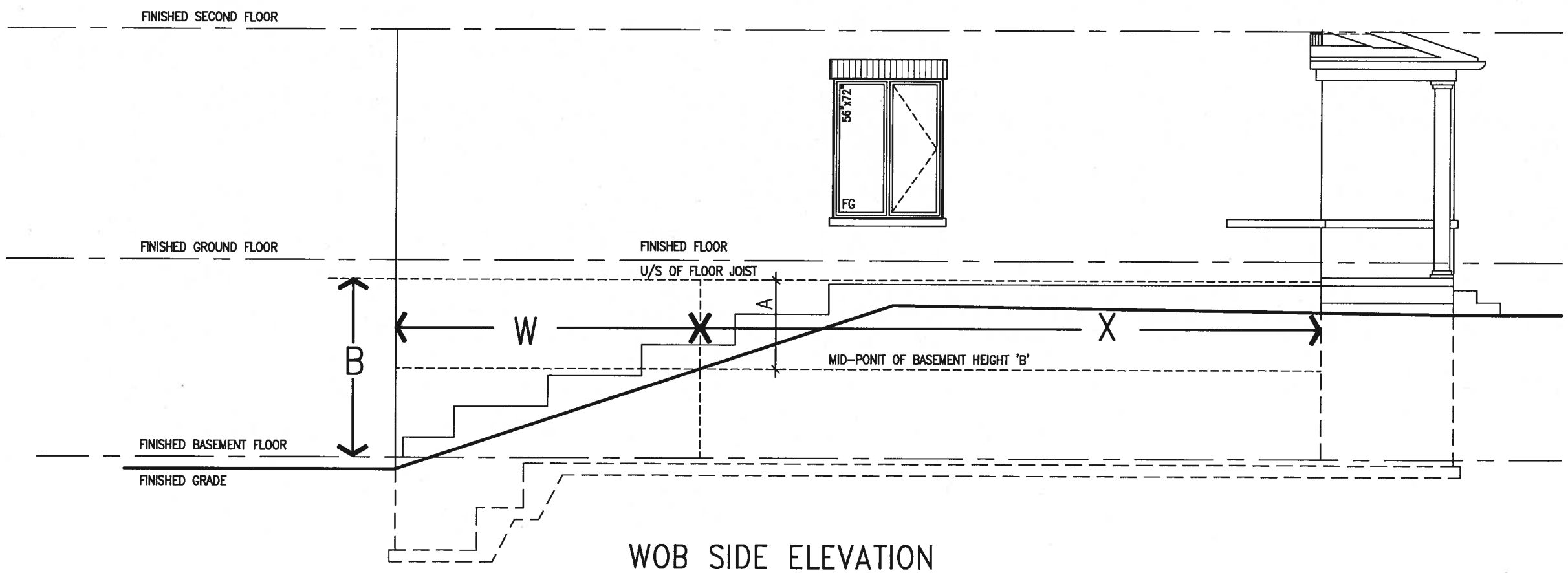
COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN



WOB SIDE ELEVATION

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

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

LICENSED PROFESSIONAL ENGINEER S.J. BOYD PROVINCE OF ONTARIO
JAN 11, 2018

CONST NOTE
-

project no. 16023

BAYVIEW WELLINGTON

municipality BRADFORD

project name GREEN VALLEY EAST

CONSTRUCTION NOTES

drawing no. CN8

date MAY 2016 | drawn by RC | checked by - | scale 3/16" = 1'-0" | file name 16023-CN-A1

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qualification information

Wellington Jno-Baptiste 25591 BCIN

name | signature | registration information | 42658

VA3 Design Inc.

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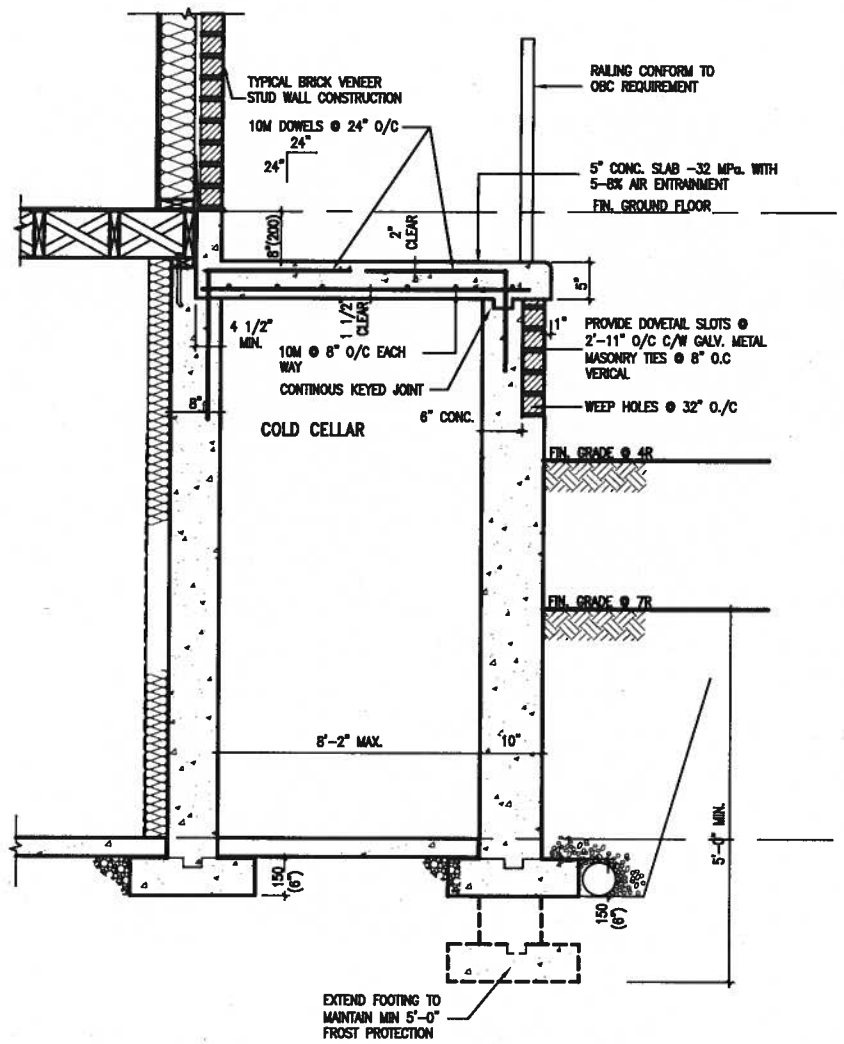
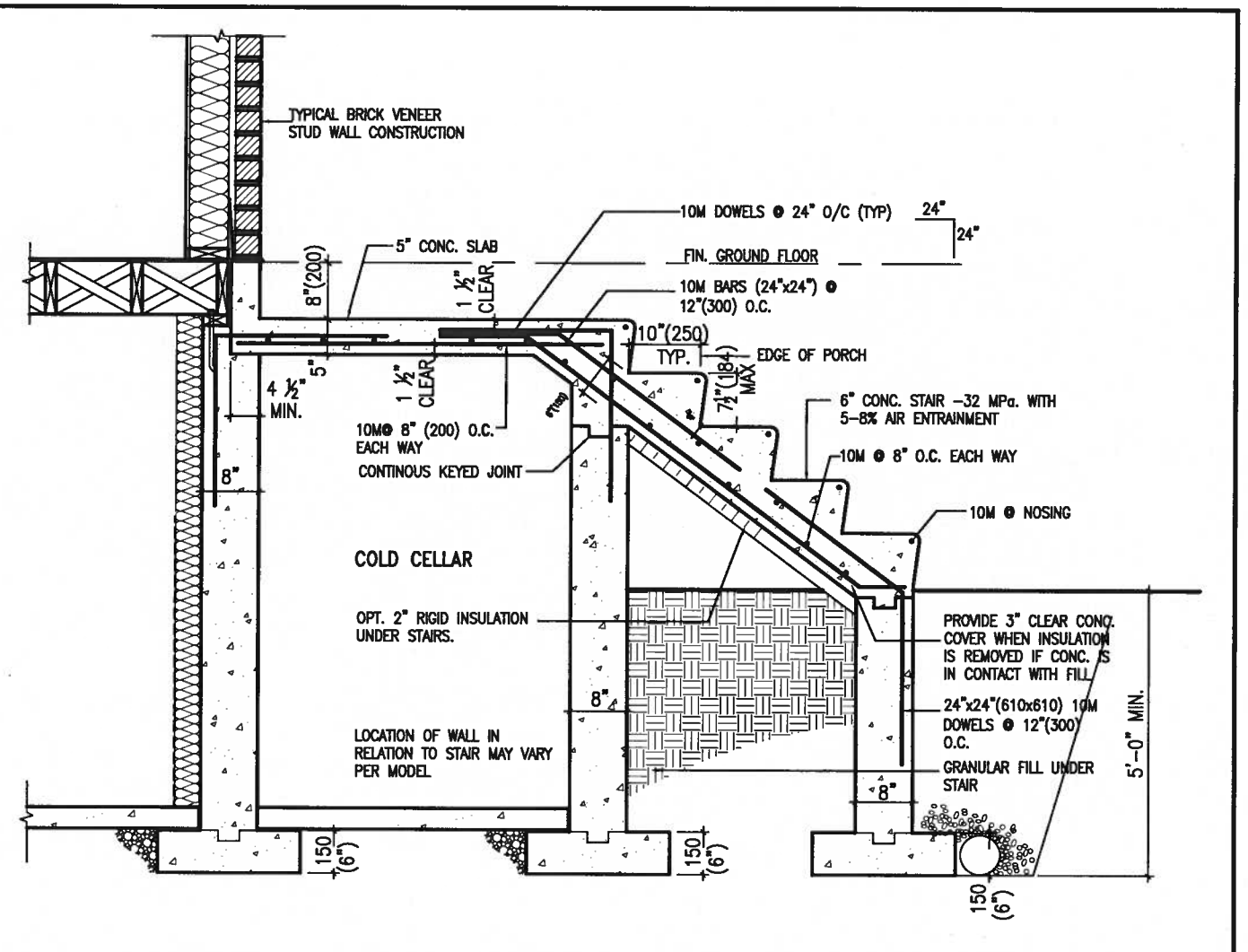


X1 SECTION AT PORCH FOR 4-7R CONDITION

SCALE: N.T.S.



X2 EXTERIOR CONC. STAIR DETAIL (6 RISERS/ 7 RISERS SIMILAR)

SCALE: N.T.S.

JAN 11, 2018

CONST NOTE

project no. 16023

drawing no. CN9

BAYVIEW WELLINGTON

municipality BRADFORD

project name GREEN VALLEY EAST

CONSTRUCTION NOTES

date MAY 2016 | checked by - | scale 3/16" = 1'-0" | file name 16023-CN-A1

drawn by RC

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VA3 Design Inc.	42658	

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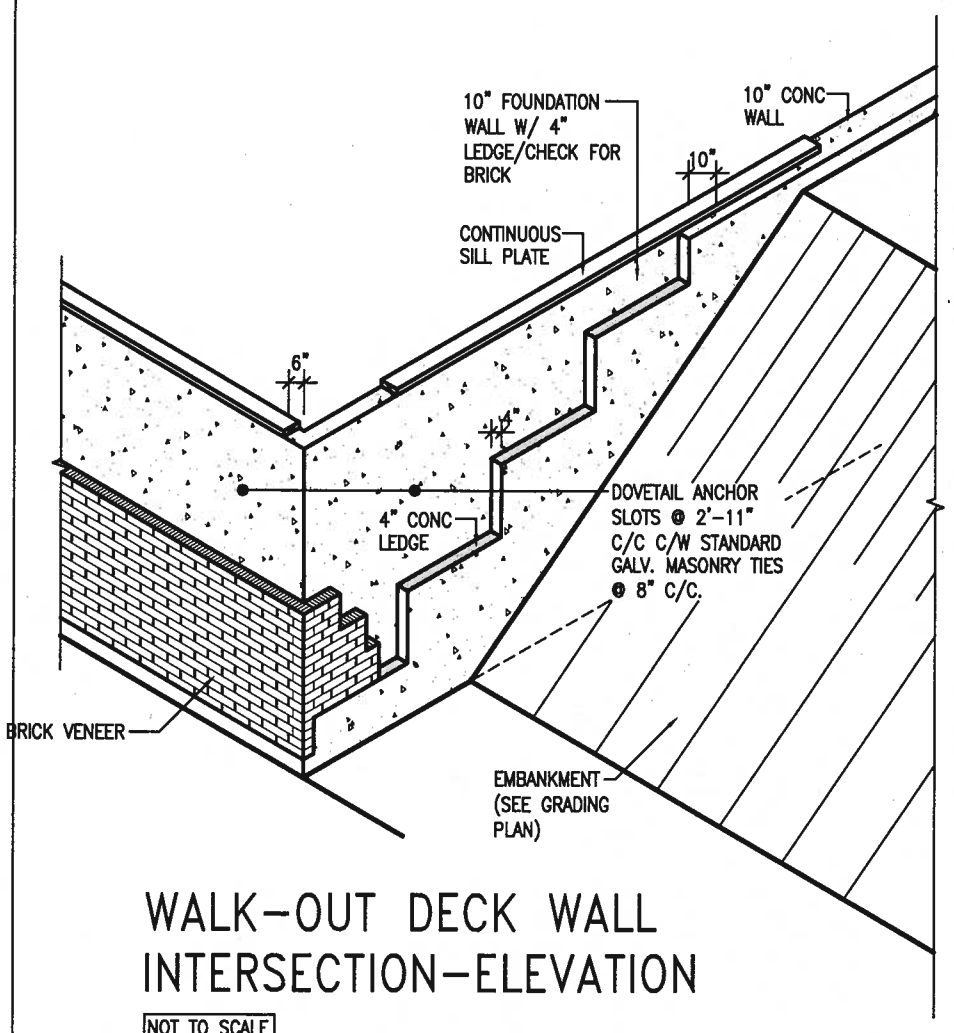
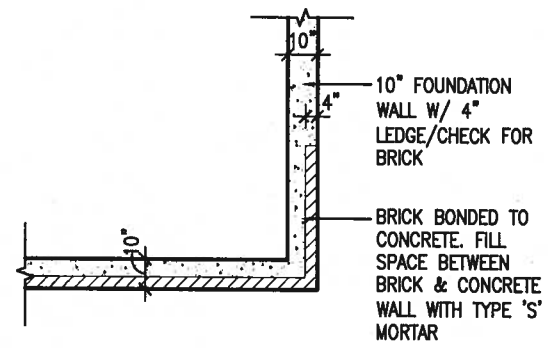


WALK-OUT DECK WALL INTERSECTION-ELEVATION

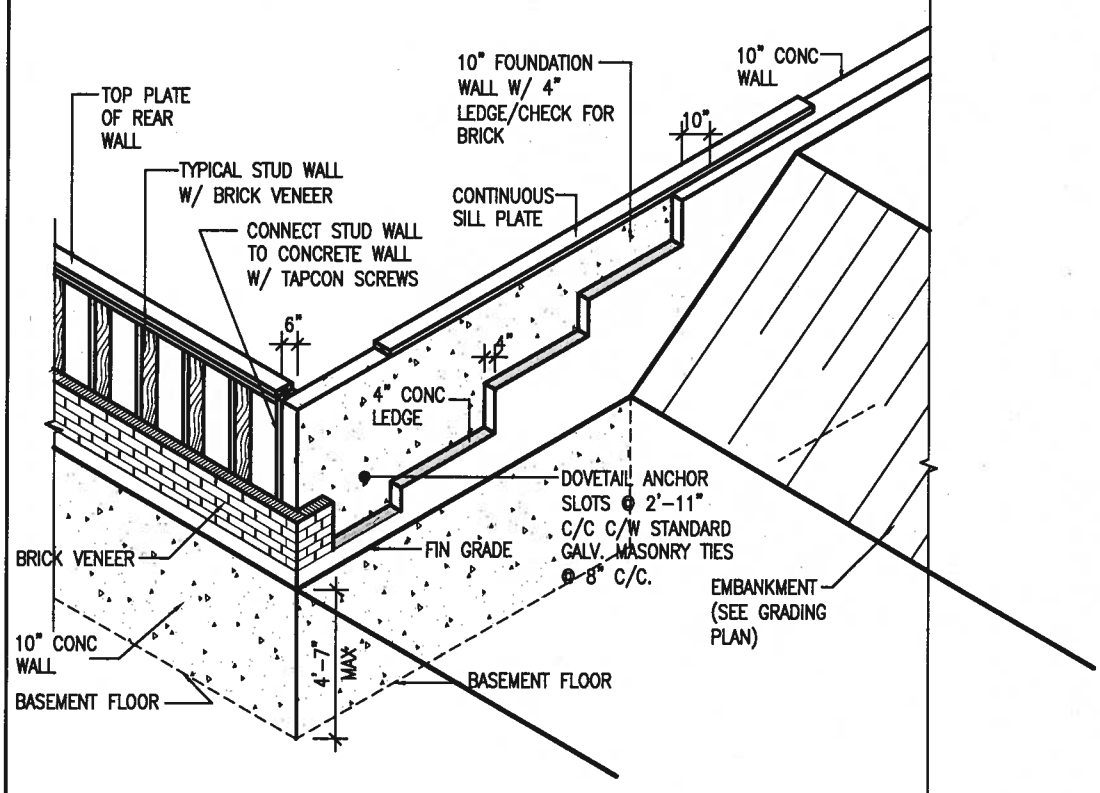
NOT TO SCALE



WALK-OUT DECK WALL INTERSECTION-PLAN

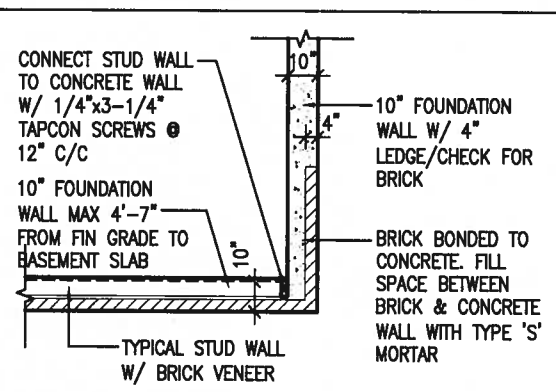
NOT TO SCALE

(10" FOUNDATION WALL)



WALK-OUT DECK WALL INTERSECTION-ELEVATION MAX 4'-7" BACKFILL

NOT TO SCALE



WALK-OUT BASEMENT WALL INTERSECTION-PLAN

NOT TO SCALE

(10" FOUNDATION WALL)

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO
JAN 11,2018

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BAYVIEW WELLINGTON

CONST NOTE -

project name: GREEN VALLEY EAST — municipality: BRADFORD — project no. 16023

date: MAY 2016 — CONSTRUCTION NOTES — drawing no. CN10

drawn by: RC — checked by: - — scale: 3/16" = 1'-0" — file name: 16023-CN-A1

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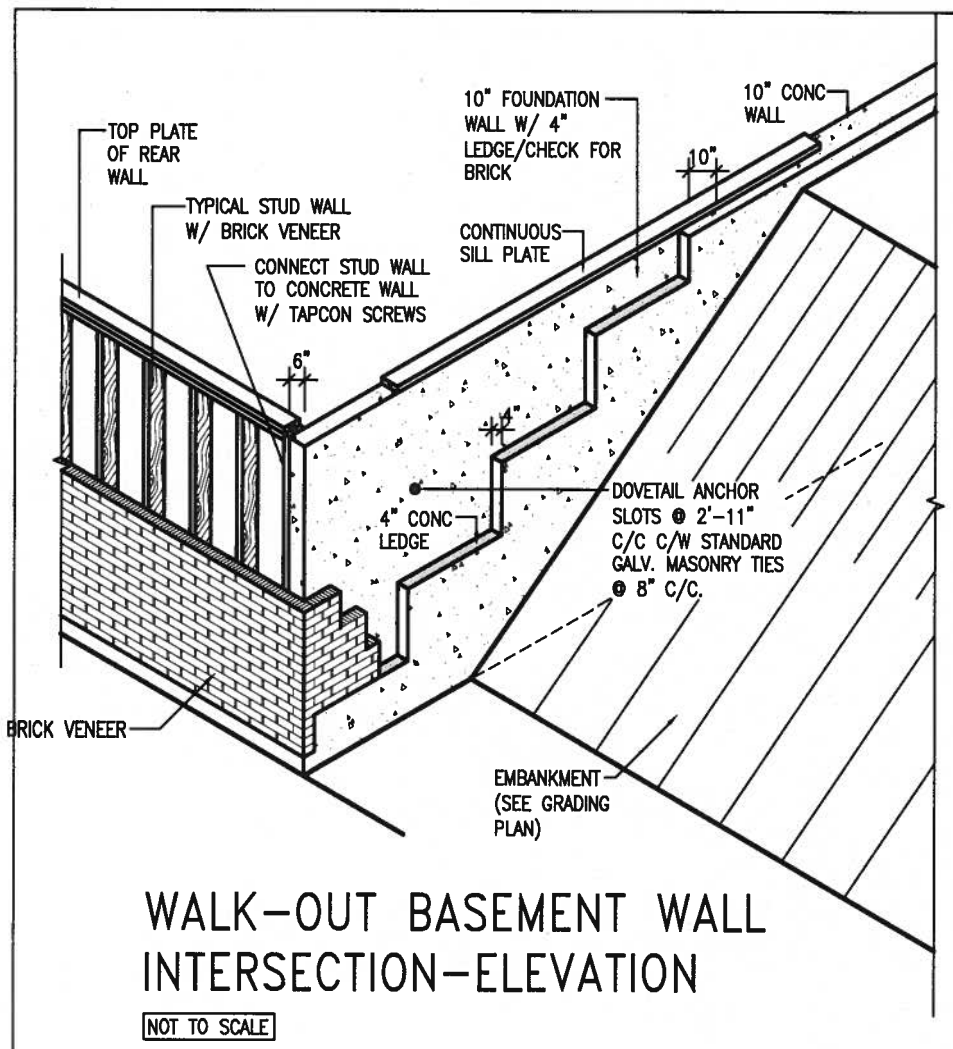
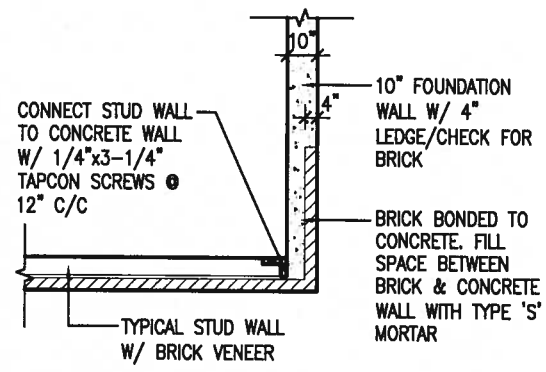


WALK-OUT BASEMENT WALL INTERSECTION-ELEVATION

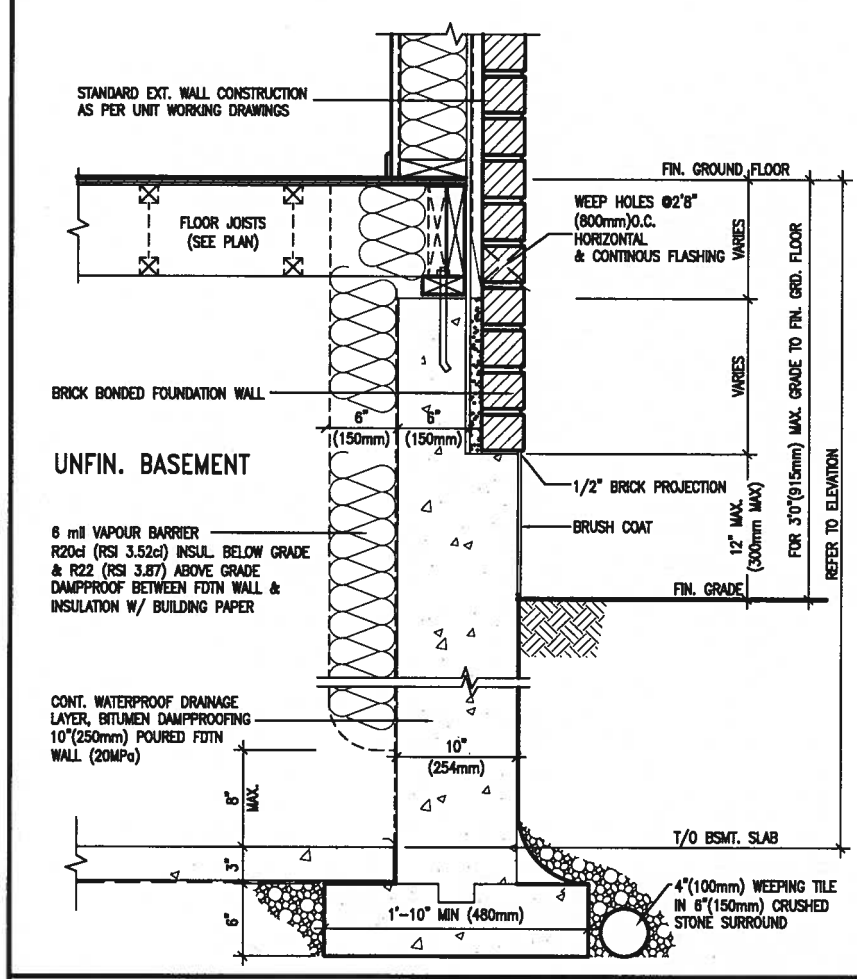
NOT TO SCALE



WALK-OUT BASEMENT WALL INTERSECTION-PLAN

NOT TO SCALE

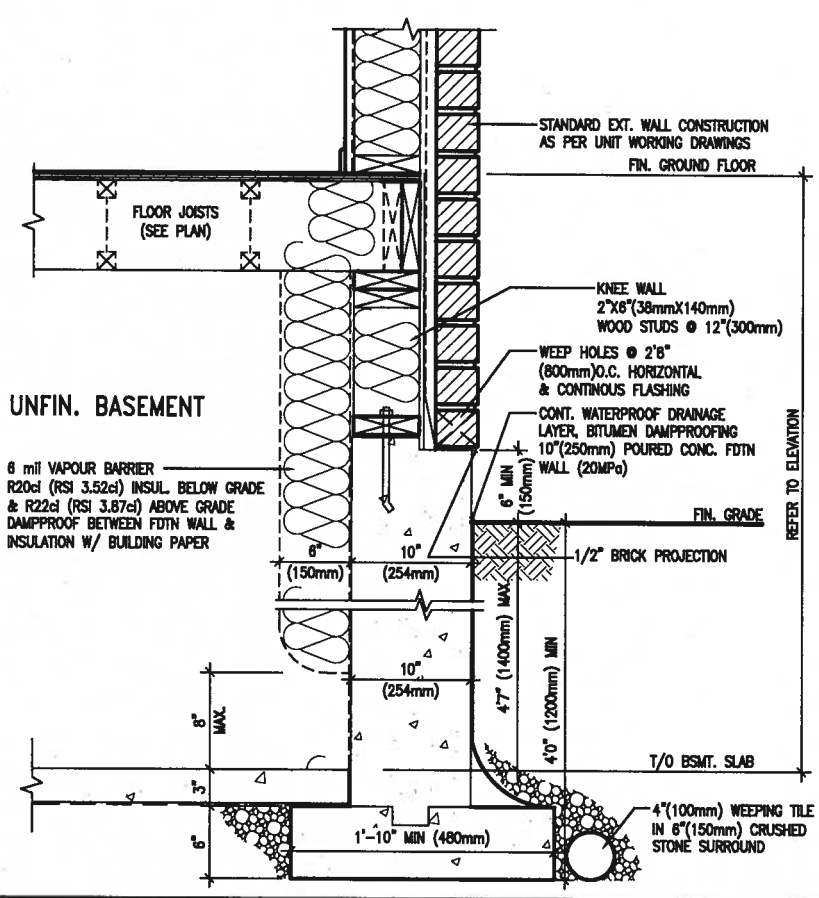
(10" FOUNDATION WALL)



EW3.06x
PKG A1

WALL SECTION FOR GRADE TO FIN. FLOOR MORE THAN 4'7" (1400mm) HEIGHT DIFFERENCE

SCALE: N.T.S.



EW3.07x
PKG A1

WALL SECTION FOR GRADE TO BASEMENT SLAB 4'7"(1400mm) MAX. HEIGHT DIFFERENCE

SCALE: N.T.S.

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO

JAN 11,2018

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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	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
name: Wellington Jno-Baptiste — signature — BCIN 25591
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
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

CONST NOTE
-

project name: GREEN VALLEY EAST
municipality: BRADFORD
project no. 16023
date: MAY 2016
CONSTRUCTION NOTES
drawing no. CN11
drawn by: RC
checked by: -
scale: 3/16" = 1'-0"
file name: 16023-CN-A1

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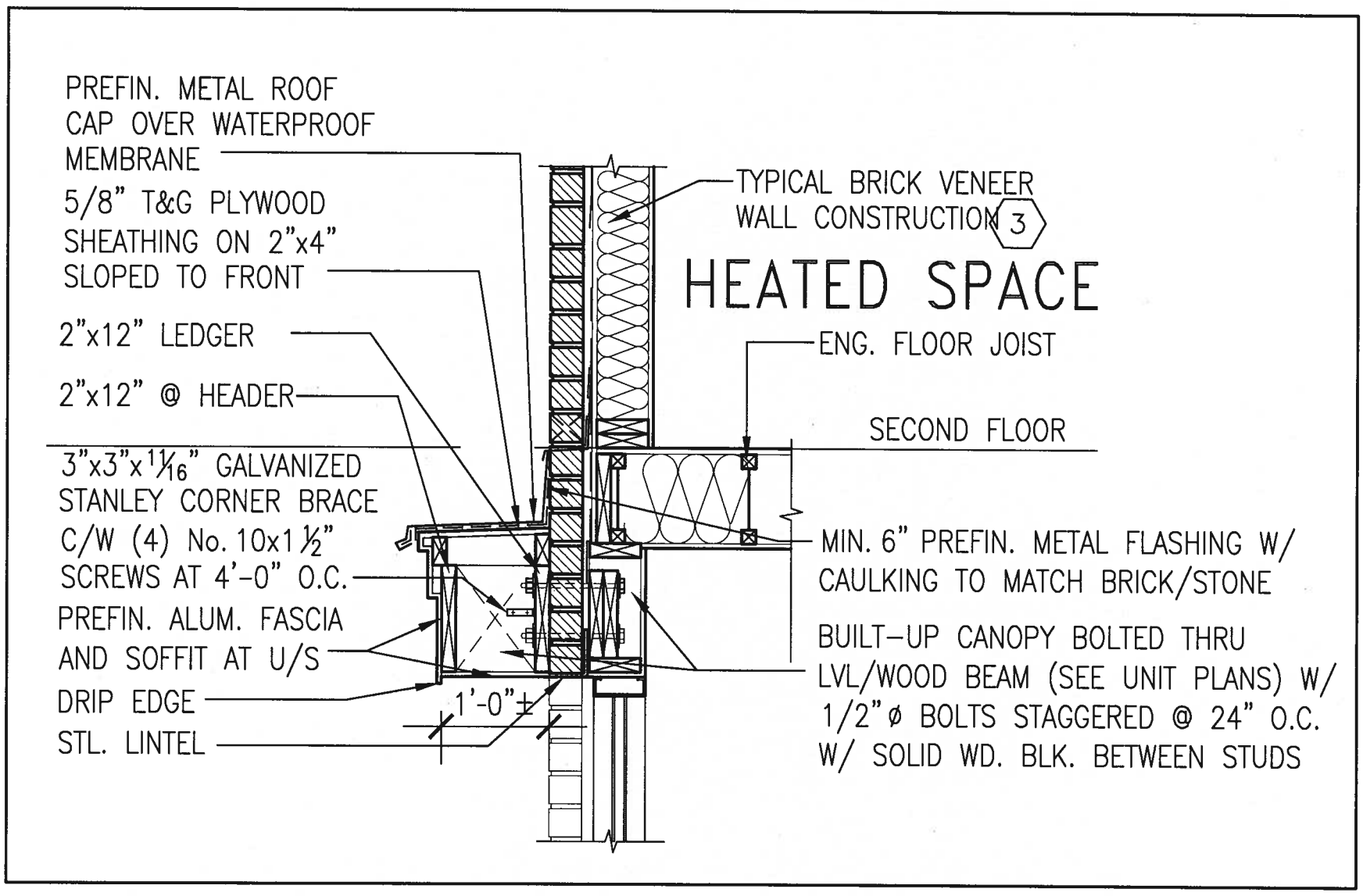

1 / CN12 SECTION THROUGH CANOPY

SCALE 1/2" = 1'-0"

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO
JAN 11,2018

no.	description	date	by
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qualification information
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registration information
VA3 Design Inc. 42658

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BAYVIEW WELLINGTON

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municipality: BRADFORD
project no.: 16023
date: MAY 2016
CONSTRUCTION NOTES
drawn by: RC
checked by: -
scale: 3/16" = 1'-0"
file name: 16023-CN-A1
drawing no.: CN12

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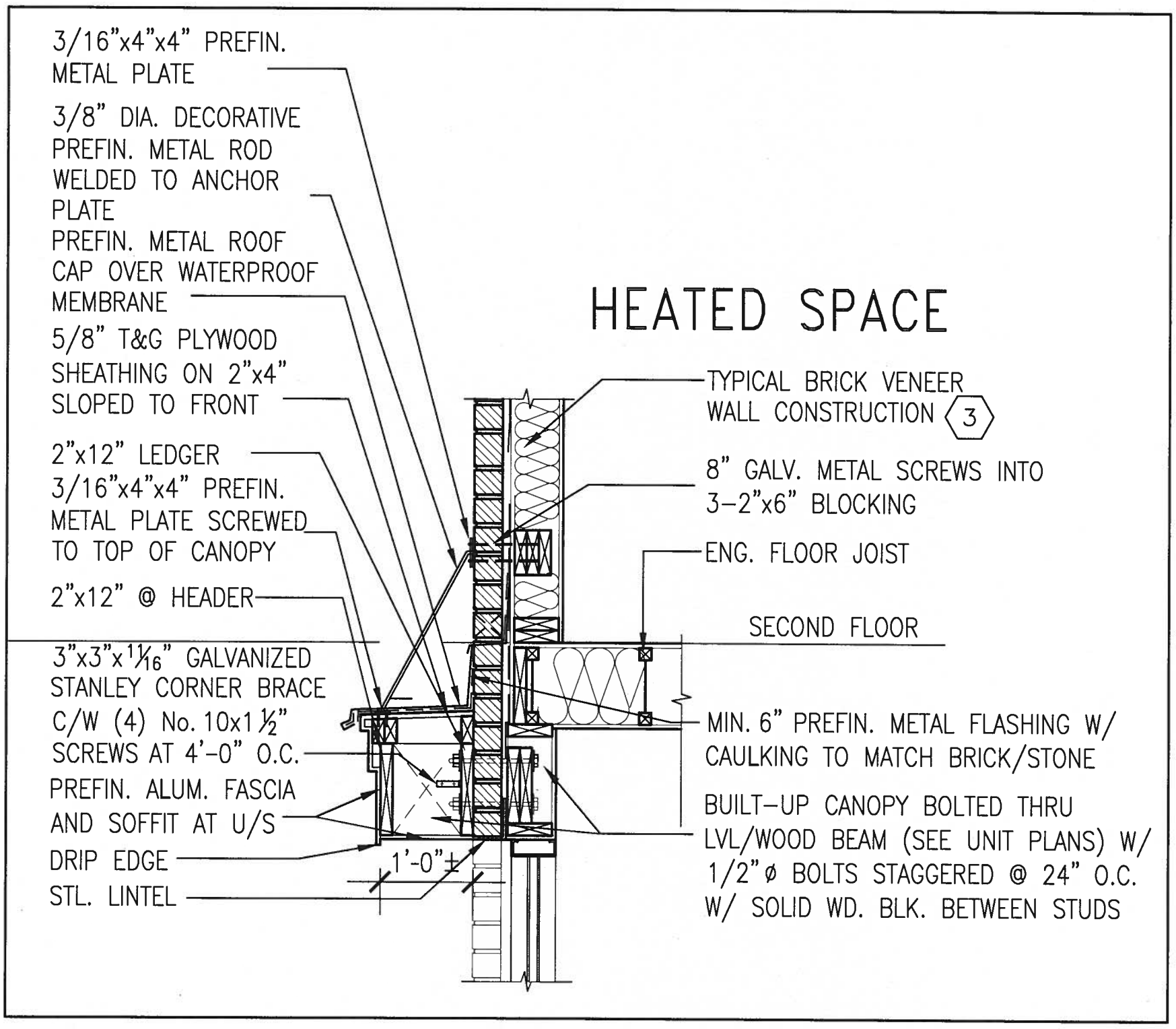

1 / CN13

SECTION THROUGH CANOPY W/ DECORATIVE ROD

SCALE 1/2" = 1'-0"

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO
JAN 11,2018

no.	description	date	by
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BAYVIEW WELLINGTON

CONST NOTE
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project name: GREEN VALLEY EAST
municipality: BRADFORD
project no.: 16023
date: MAY 2016
CONSTRUCTION NOTES
drawing no.: CN13
drawn by: RC
checked by: -
scale: 3/16" = 1'-0"
file name: 16023-CN-A1

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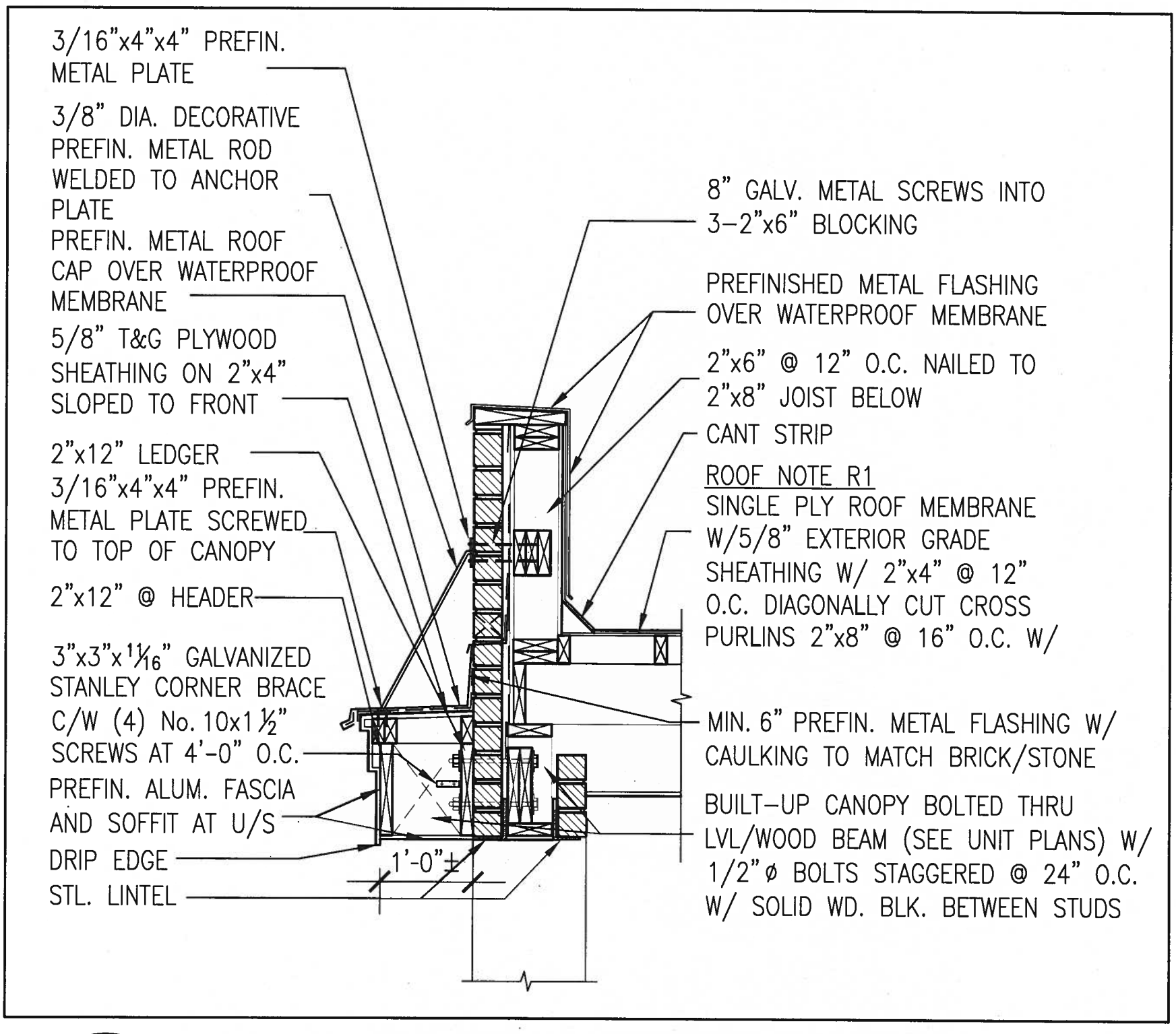

1 / CN14

SECTION THROUGH CANOPY W/ DECORATIVE ROD

SCALE 1/2" = 1'-0"

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO
JAN 11,2018

no.	description	date	by
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BAYVIEW WELLINGTON

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project no.: 16023
date: MAY 2016
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drawn by: RC
checked by: -
scale: 3/16" = 1'-0"
file name: 16023-CN-A1
drawing no.: CN14

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