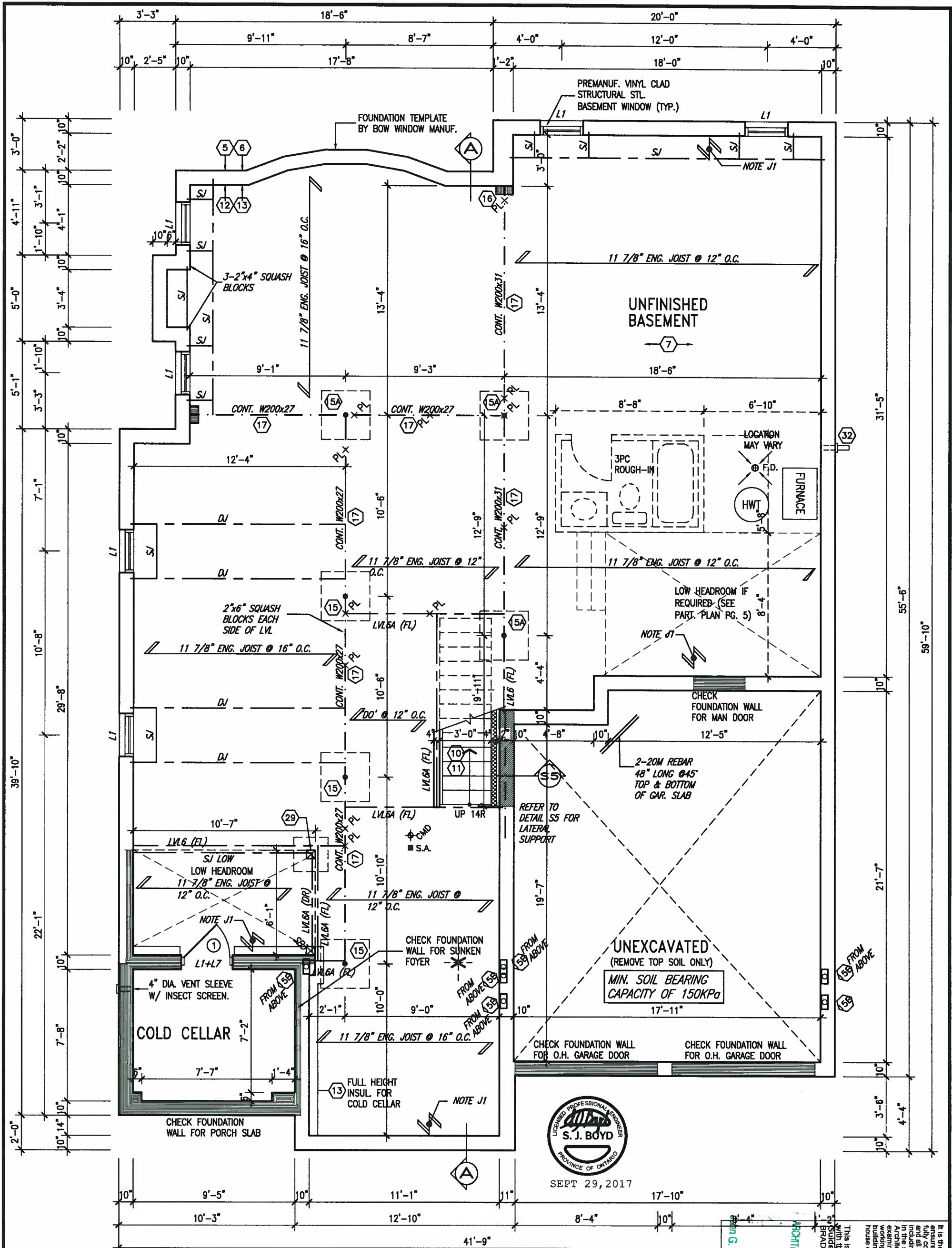




NOTE J1: PROVIDE SOLID BLOCKING @ 24" O.C. WHERE FLOOR JOISTS ARE PARALLEL TO FOUNDATION WALL (TYP.)

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

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

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

BASEMENT PLAN 'A' & 'B'

INSPECTOR: PRBD
DATE: 3/21/2018

ALL CONSTRUCTION SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE STATUTORY REGULATIONS. THE REVIEWED DOCUMENTS MUST BE KEPT ON SITE AT ALL TIMES.

INSPECTION REQUEST EMAIL: BUILDINGINSPECTIONS@TOWNOFBWG.COM
INSPECTION REQUEST FAX: (905) 778-2035
INSPECTION REQUEST TELEPHONE: (905) 778-5369 EXT. 1500

REFER TO PAGE 5 FOR AREA CHART

ARCHITECTURAL REVIEW & APPROVAL
OCT 10 2017
Ben G. Williams Limited, Architect

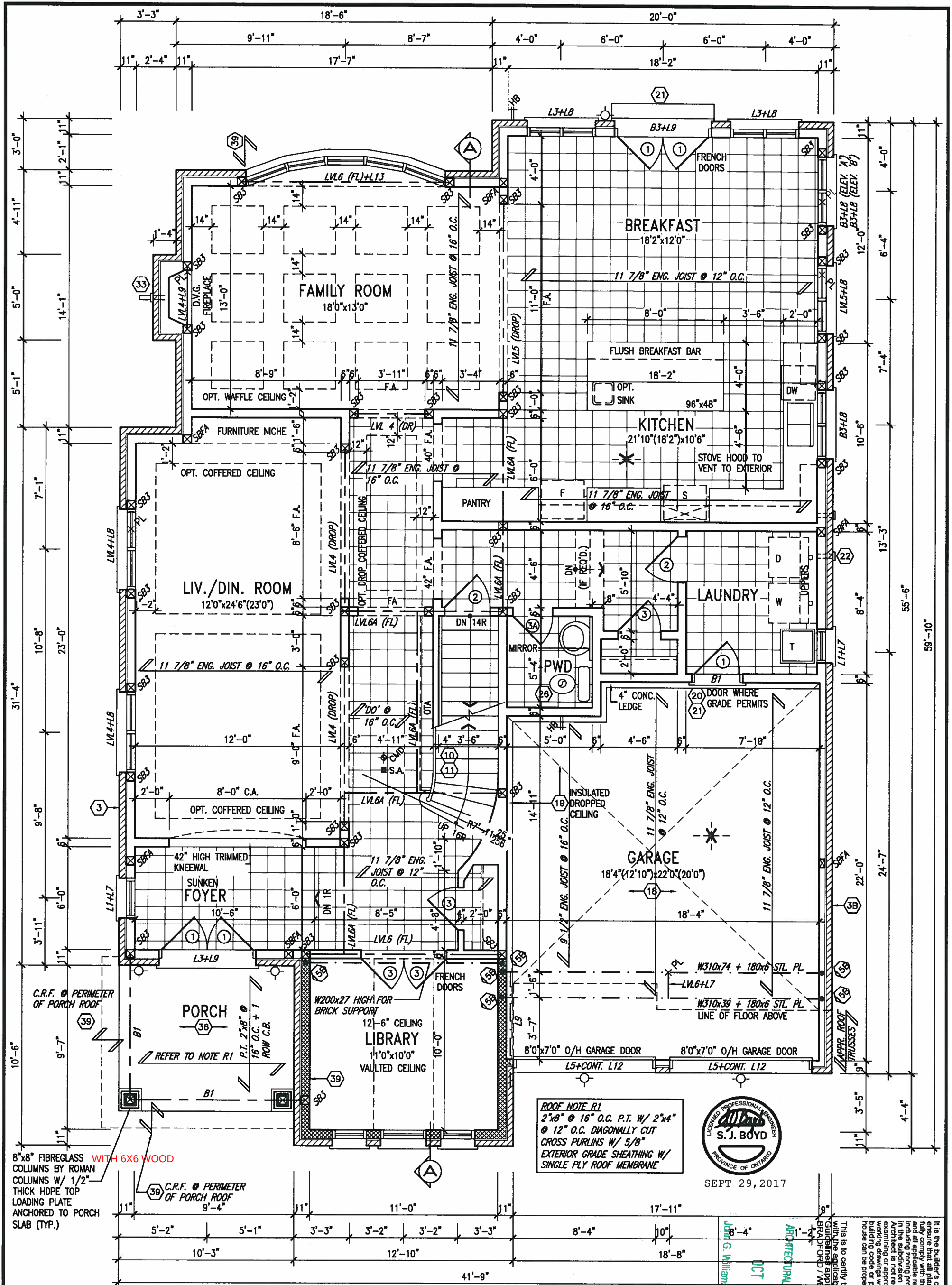
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of Bradford West Gwillimbury.

9.				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.				qualification information
7.				Wellington Jno-Baptiste 25591
6.				name
5.	REVISED AS PER ENG'S COMMENTS	SEP 27-17	RC	registration information
4.	REVISED AS PER 2017 CODE	MAR. 10-17	SB	VA3 Design Inc. 42658
3.	REVISED AS PER ENG'S COMMENTS	JUN 06-15	RC	
2.	REVISED AS PER TRUSS LAYOUTS	MAY 16-16	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
1.	ISSUED FOR CLIENT REVIEW	JAN. 01-16	CM	
no.	description	date	by	

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

BAYVIEW WELLINGTON		S50-1	
project name GREEN VALLEY ESTATES		project no. 13045	
municipality BRADFORD, ON.		drawing no. 1	
DECEMBER 2015		BASEMENT PLAN ELEVATION 'A'	
date CM	drawn by RICHARD	checked by H:\ARCHIVE\WORKING\2013\13045.BW\	scale 3/16" = 1'-0"

SITE COPY



GROUND FLOOR PLAN 'A'

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

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

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

9.					
8.					
7.					
6.					
5.	REVISED AS PER ENG'S COMMENTS	SEP 27-17	RC		
4.	REVISED AS PER 2017 CODE	MAR. 10-17	SB		
3.	REVISED AS PER ENG'S COMMENTS	JUN 06-15	RC		
2.	REVISED AS PER TRUSS LAYOUTS	MAY 16-16	RC		
1.	ISSUED FOR CLIENT REVIEW	JAN. 01-16	CM		
no.	description	date	by		

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

BAYVIEW WELLINGTON		S50-1	
GREEN VALLEY ESTATES		CASTELLO 1	
project name	BRADFORD, ON.	project no.	13045
DECEMBER 2015	GROUND FLOOR PLAN ELEVATION 'A'	drawing no.	2
date	drawn by	checked by	scale
CM			3/16" = 1'-0"
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\			

SITE COPY

[illegible]

REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM AS PER O.B.C. 9.5.2.3, 3.8.3.8.(1)(d), & 3.8.3.13.(1)(f) AND DETAILS PROVIDED

8"x8" FIBREGlass WITH 6X6 WOOD COLUMNS BY ROMAN COLUMNS W/ 1/2" THICK HDPE TOP LOADING PLATE ANCHORED TO 16"x16" MASONRY PIER (TYP.)

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

Garage: 18'4" (12'10") x 22'0" (20'0")
 11 7/8" ENG. JOIST @ 16" O.C.
 11 7/8" ENG. JOIST @ 12" O.C.
 8'0"x7'0" O/H GARAGE DOOR
 8'0"x7'0" O/H GARAGE DOOR
 L5+CONT L12

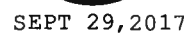
Library: 11'0"x10'0"
 12'-6" CEILING
 W200x27 HIGH FOR BRICK SUPPORT
 FRENCH DOORS

Foyer: 10'-6"
 36" HIGH WALL W/ MDF CAP
 SUNKEN FOYER
 11 7/8" ENG. JOIST @ 12" O.C.
 LVL 6A (FL)
 LVL 6 (FL)
 DN 1R

Porch: 11'0"x10'0"
 12'-6" CEILING
 2"x8" @ 16" O.C. + 1 ROW C.B.
 REFER TO NOTE R1
 B1

Dimensions:
 Overall: 41'-9" x 59'-10"
 Garage: 18'-4" x 22'-0"
 Library: 11'-0" x 10'-0"
 Foyer: 10'-6" x 6'-0"
 Porch: 11'-0" x 10'-0"

<u>NOTE J1:</u> PROVIDE SOLID BLOCKING @ 24" O.C. WHERE FLOOR JOISTS ARE PARALLEL TO FOUNDATION WALL (TYP.)	<u>NOTE:</u> ALL LVL'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY THE FLOOR TRUSS MANUFACTURER.
<u>NOTE:</u> SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.	<u>NOTE:</u> FLOOR FRAMING INFO REFER TO ENG SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.



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ARCHITECTURAL REVIEW & APPROVAL

OCT 10 2017

John G. Williams Limited Architect

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8	.	.	.	
7	.	.	.	qualification information
6	.	.	.	Wellington Jno-Baptista  25591
5	REVISED AS PER ENG'S COMMENTS	SEP 27-17	RC	name registration information BCIN
4	REVISED AS PER 2017 CODE	MAR. 10-17	SB	VA3 Design Inc.  42658
3	REVISED AS PER ENG'S COMMENTS	JUN 06-15	RC	
2	REVISED AS PER TRUSS LAYOUTS	MAY 16-16	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings.org.net to be assigned.
1	ISSUED FOR CLIENT REVIEW	JAN. 01-16	CM	
no.	description	date	by	

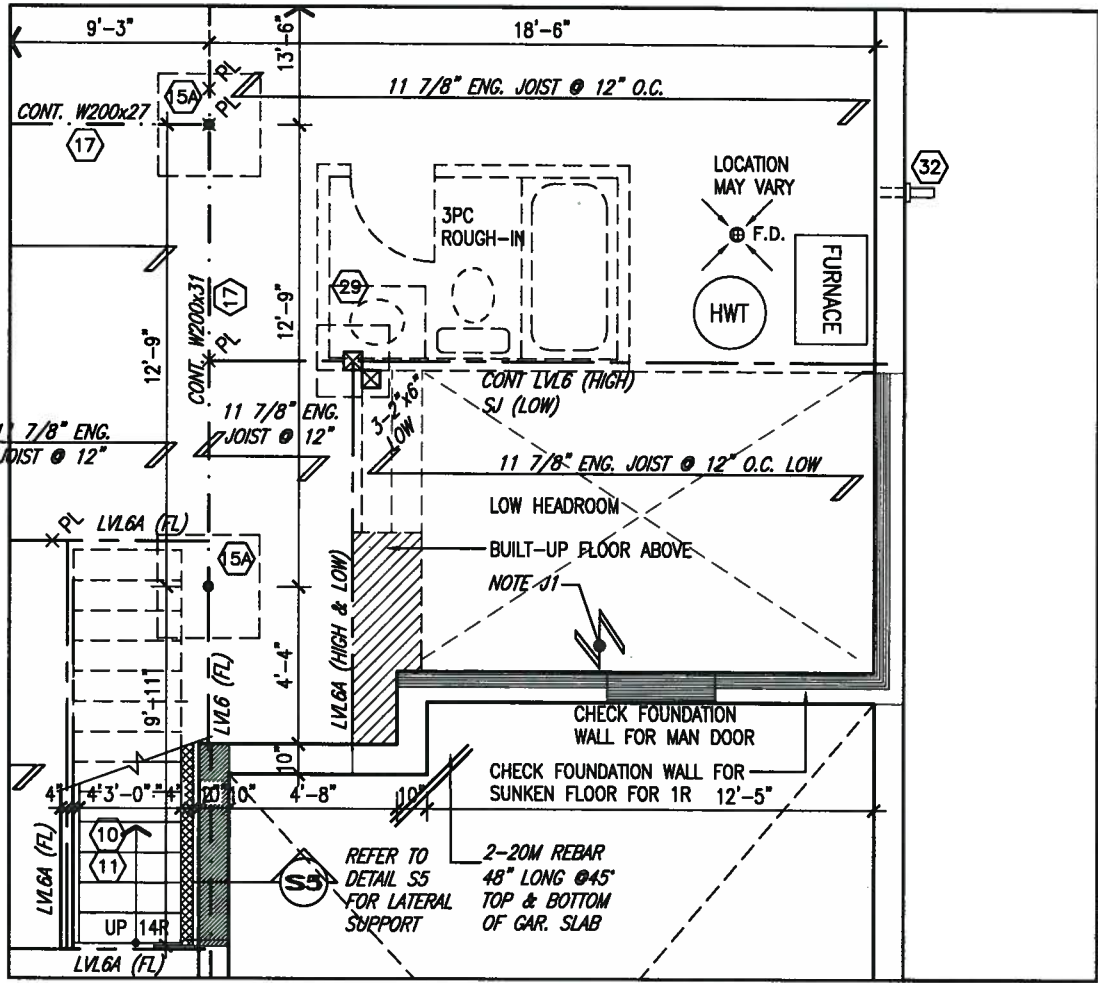
VA3
DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
416.630.2255 f 416.630.4782
va3design.com

project name GREEN VALLEY ESTATES		municipality BRADFORD, ON.		project no. 13045	
date DECEMBER 2015		PARTIAL PLANS ELEVATION 'B'			drawing no.
drawn by	checked by	scale	file name		
CM	-	3/16" = 1" N	STATE REG.		A
RICHARD - M.A. ARCHITECT WORKING 0013 132145.DWG					

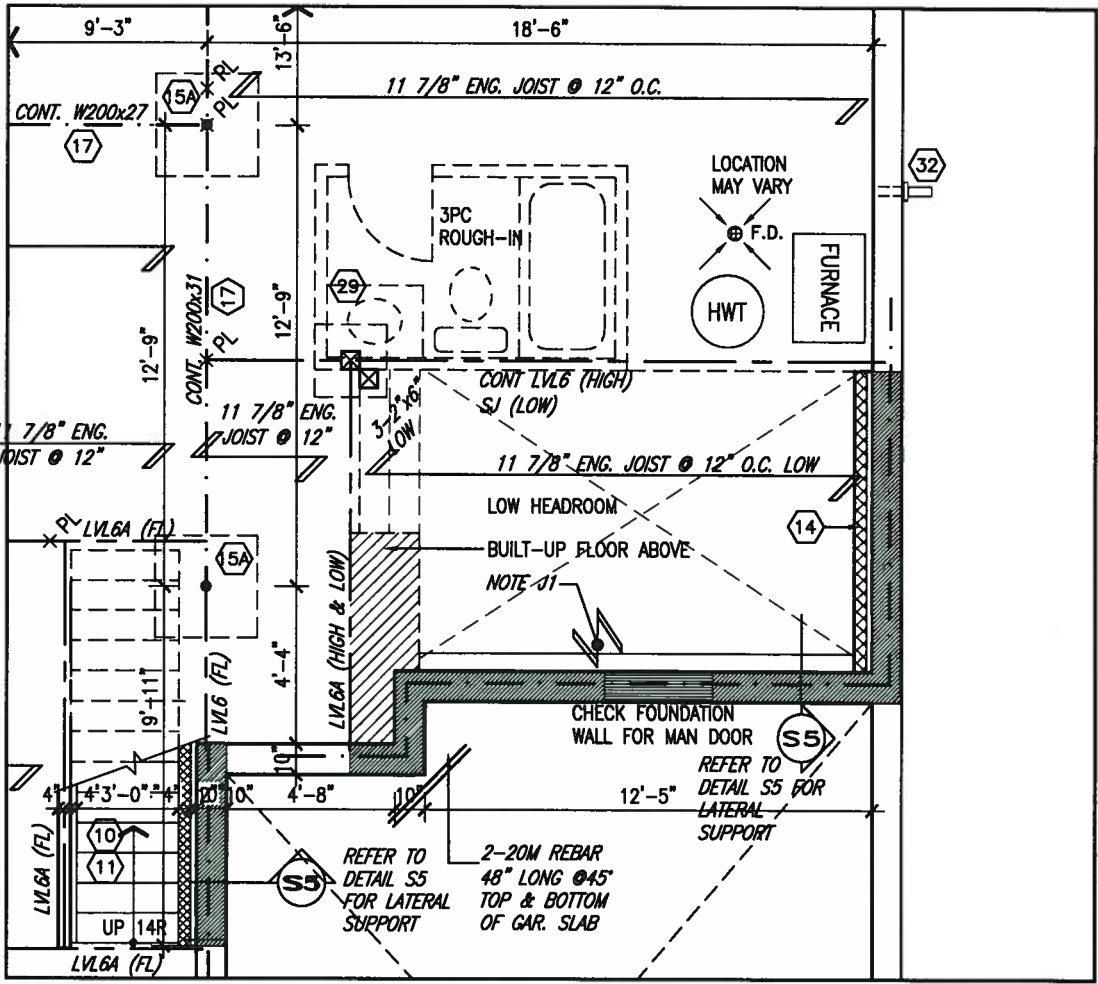
S50-1
CASTELLO 1

Project no.
3045

SITE COPY



PARTIAL BASEMENT PLAN W/ OPT. SUNKEN LAUNDRY 1R



PARTIAL BASEMENT PLAN W/ OPT. SUNKEN LAUNDRY 2R AND MORE

AREA CALCULATIONS	ELEV. A	ELEV. B
GROUND FLOOR AREA	1778 SF	1778 SF
SECOND FLOOR AREA	1982 SF	1991 SF
SUBTOTAL	3760 SF	3769 SF
DEDUCT ALL OPEN AREAS	7 SF	7 SF
TOTAL NET AREA	3753 SF (348.67 m2)	3762 SF (349.13 m2)
FINISHED BSMT AREA	0 SF	0 SF
COVERAGE W/OUT PORCH	2212 SF (205.50 m2)	2212 SF (205.50 m2)
COVERAGE W/ PORCH	2299 SF (213.58 m2)	2299 SF (213.58 m2)

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

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

ARCHITECTURAL REVIEW & APPROVAL
OCT 10 2017
John G. Williams/Limited, Architect

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8				qualification information
7				Wellington Jno-Baptiste 25591
6				name registration information
5	REVISED AS PER ENG'S COMMENTS	SEP 27-17	RC	VA3 Design Inc. 42658
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3	REVISED AS PER ENG'S COMMENTS	JUN 06-15	RC	
2	REVISED AS PER TRUSS LAYOUTS	MAY 16-16	RC	
1	ISSUED FOR CLIENT REVIEW	JAN. 01-16	CM	
no.	description	date	by	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.



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

BAYVIEW WELLINGTON		S50-1 CASTELLO 1	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON.
date	DECEMBER 2015	project no.	13045
drawn by	PARTIAL BASEMENT PLAN W/ OPT. SUNKEN LAUNDRY	drawing no.	5
checked by		scale	3/16" = 1' 0"
CM	RICHARD	file name	H:\ARCHIVE\WORKING\2013\13045.BW\ui

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ARCHITECTURAL REVIEW & APPROVAL

OCT 10 2017

John G. Williams Limited, Architect

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

12" RAISED
CEILING BEYOND

BRICK ROWLOCK ARCH
OVER BRICK SOLDIER ARCH
W/ 1/2" PROJ. (TYP.)

FACE BRICK (TYP.)

SCUPPER

PREFIN. METAL ROOF WITH
RAISED METAL SEAMS

12" FG TRANSOM
8"x8" FIBREGLASS
COLUMNS BY ROMAN
COLUMNS W/ 1/2"
THICK HDPE TOP
LOADING PLATE
ANCHORED TO PORCH
SLAB (TYP.)

SUNKEN FOYER

POURED CONC. PORCH
SLAB AND DOOR SILL

BRICK GABLE DETAIL
W/ 1/2" PROJ. TYP.

12:12

11'-3"

1'-0"

1'-0"

1'-0"

12'-6" U/S OF SOFFIT

7'-10"

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

12:12

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

12'-6" U/S OF SOFFIT

7'-10"

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

12:12

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12'-6" U/S OF SOFFIT

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

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7'-10"

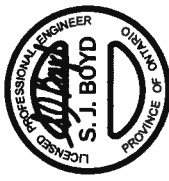
8'-0"x7'-0" O/H GARAGE DOOR

12:12

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OCT 10 2017

RIGHT SIDE ELEVATION 'A'



1

ISSUED FOR CLIENT REVIEW

2

REVISED AS PER TRUSS LAYOUTS

3

REVISED AS PER ENG'S COMMENTS

4

REVISED AS PER 2017 CODE

5

REVISED AS PER ENG'S COMMENTS

6

7

8

9

no. description

date

by

JUN 01-16

CM

MAY 16-16

RC

JUN 06-15

RC

MAR 10-17

SB

SEP 27-17

RC

Wilmington Info-Bopiste

Wilmington Info-Bopiste

Wilmington Info-Bopiste

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Drawings are not to be scaled.

Drawings which must be returned at the completion of the work.

42658

BCN

25591

300A Wilson Avenue

Toronto ON M3H 1S8

416.630.2255 / 416.630.4782

VO3design.com

DESIGN

VO3

project name

BRADFORD, ON.

GREEN VALLEY ESTATES

BAYVIEW WELLINGTON

drawing no.

13045

13045-S50-1

REAR ELEVATION 'A'

checked by

scale

drawn by

date

CM

13045-S50-1

3/16" = 1'-0"

DECEMBER 2015

13045-S50-1

SEP 27 2017 8:16 AM

13045-S50-1

9

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ARCHITECTURAL REVIEW & APPROVAL

OCT 10 2017

John & Williams Limited, Architect

SITE COPY

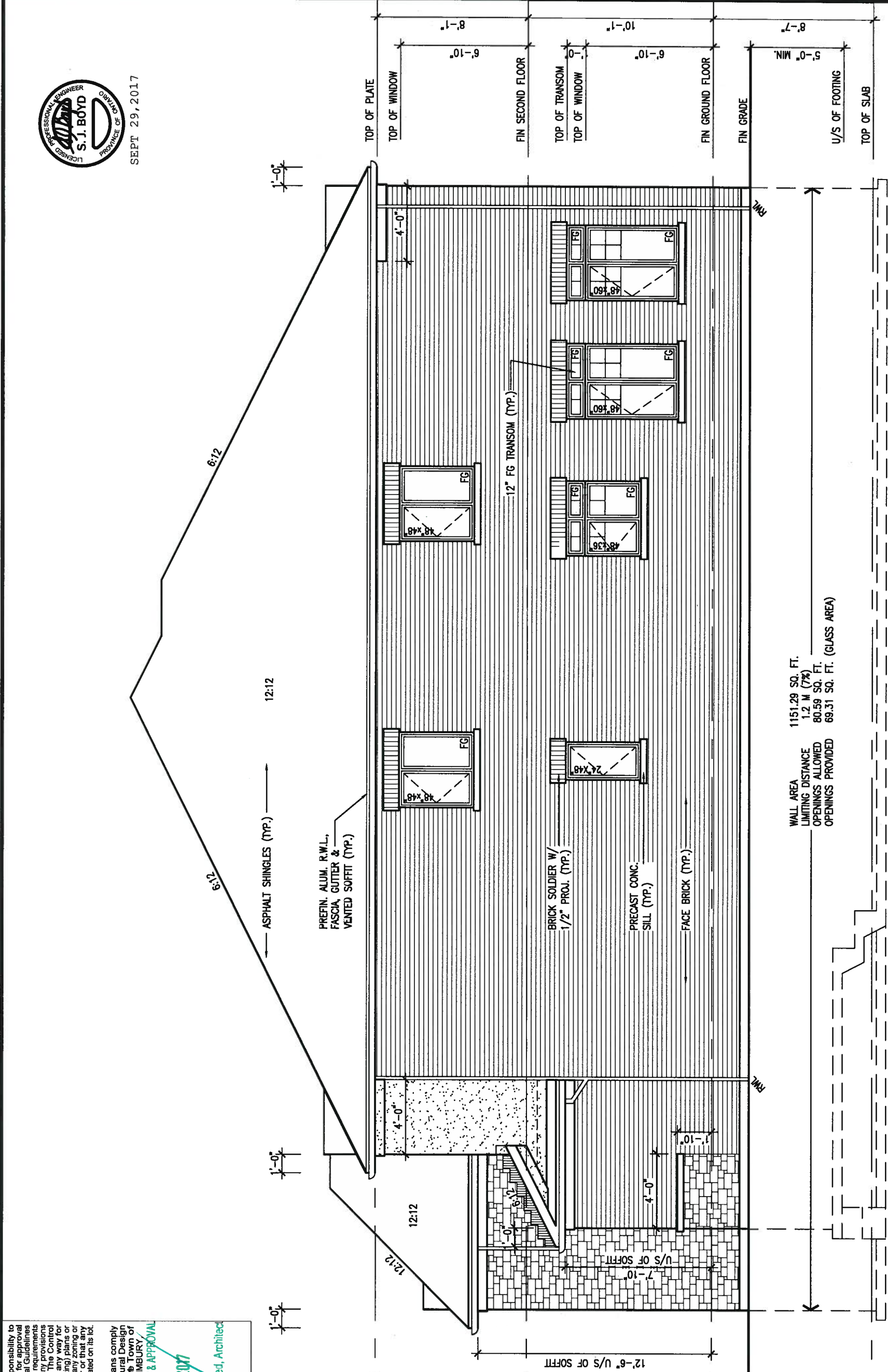
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ARCHITECTURAL REVIEW & APPROVAL

OCT 10 2017

John G. Williams Limited, Architect



WALL AREA	1151.29 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENINGS ALLOWED	80.59 SQ. FT.
OPENINGS PROVIDED	69.31 SQ. FT. (GLASS AREA)

REFER TO FRONT ELEVATION FOR ADDITIONAL NOTES

RIGHT SIDE ELEVATION 'B'

VAS DESIGN
3004 Wilson Avenue
Toronto ON M3H 1S8
416.630.2255 / 416.630.4782
vasdesign.com

project name
BAYVIEW WELLINGTON

project no.
S50-1

city
BRADFORD, ON.

date
DECEMBER 2015

drawn by
GREEN VALLEY ESTATES

checked by
13045-S50-1

scale
3/16" = 1'-0"

drawing no.
12

no. description

1	ISSUED FOR CLIENT REVIEW
2	REVISED AS PER TRUSS LAYOUTS
3	REVISED AS PER ENG'S COMMENTS
4	REVISED AS PER 2017 CODE
5	REVISED AS PER ENG'S COMMENTS
6	
7	
8	
9	

by
JAN. 01-16
CM

date
MAY 16-16
RC

name
WELLINGTON INC-Baptiste

signature
25591

BCN

42658

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qualification information

registration information

VAS Design Inc.

Richard - H:\ARCHIVE\WORKING\2013\13045-S50-1.dwg - Wed, Sep 27 2017 8:16 AM

13045-S50-1

RIGHT SIDE ELEVATION 'B'

SITE COPY

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

OCT 1/0 2017

John G. Williams Limited, Architect

REAR ELEVATION 'B'

SITE COPY

16

13045-S50-1

REAR ELEVATION 'A'

13045

CASTELLO 1

S50-1

BRADFORD, ON.

BAYVIEW WELLINGTON

GREEN VALLEY ESTATES

PROJECT NAME

300A Wilson Avenue
Toronto, ON M2H 1S8
416.630.2255 / 416.630.4782
vo@design.com

DESIGN

VAS

DECEMBER 2015

drawn by

checked by

scale

3/16" = 1'-0"

13045-S50-1

SEP 27 2017 8:16 AM

13045-S50-1

13045-S50-1

13045-S50-1

no.	description
1	ISSUED FOR CLIENT REVIEW
2	REVISED AS PER TRUSS LAYOUTS
3	REVISED AS PER ENG'S COMMENTS
4	REVISED AS PER 2017 CODE
5	REVISED AS PER ENG'S COMMENTS
6	
7	
8	
9	

date	by
JAN. 01-16 CM	
MAY 16-16 RC	
JUN 06-15 RC	
MAR. 10-17 SB	
SEP 27-17 RC	

WELLINGTON INC-BAPTISTE

25591

42658

WELLINGTON INC-BAPTISTE

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WELLINGTON INC-BAPTISTE

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SITE COPY

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

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

ARCHITECTURAL REVIEW & APPROVAL
OCT 10 2017
John G. Williams
Architect

2"x4" @ 8" O.C. W/
3/8" PLYWOOD
SHEATHING, ICE &
WATER SHIELD &
PREFIN. ROLLED
ROOFING.

1'-0"

6:12

1'-0"

6:12

6:12

12:12

1'-0"

6:12

1'-0"

ASPHALT SHINGLES (TYP.)

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

8" PREC. CONC.
HEADER OVER 4"
PREC. CONC. STACKS
W/ 1/2" PROJ. (TYP.)

8" PREC. CONC. HEADER
W/ 1/2" PROJ. (TYP.)

12" FG TRANSOM (TYP.)

P.T. WOOD DECK
AND RAILINGS

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

W.O.D. REAR ELEVATION 'B' W/
W.O.D. CONDITION 9R OR MORE

5'-0"
MIN.

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

TOP OF SLAB
FIN GRADE
TOP OF WINDOW
FIN GROUND FLOOR
TOP OF TRANSOM
TOP OF WINDOW
FIN SECOND FLOOR
TOP OF PLATE
TOP OF WINDOW

no.	description
1	ISSUED FOR CLIENT REVIEW
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4	REVISED AS PER 2017 CODE
5	REVISED AS PER ENG'S COMMENTS
6	
7	
8	
9	

name	Wellington Jno-Baptiste
registration information	42858
contractor must verify all dimensions on the job and report any drawings and specifications are returned at the completion of the work.	
drawings are not to be scaled.	
by	CM
date	JAN. 01-16
date	MAY 16-16
date	JUN 06-16
date	MAR. 10-17
date	SEP 27-17

and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

The undersigned has reviewed and takes responsibility for this design.

VA3 Design Inc.

300A Wilson Avenue
Toronto ON M3H 1S8
416.630.2255 f 416.630.4782
v3design.com

drawn by
checked by
date
CM

DECEMBER 2015

13045-S50-1

REAR ELEVATION 'B'

drawing no.

17

project no.

13045

BRADFORD, ON

GREEN VALLEY ESTATES

BAYVIEW WELLINGTON

S50-1

CASTELLO 1



SITE COPY

CONSTRUCTION NOTES (Unless otherwise noted)

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

1. ROOF CONSTRUCTION
NO.210 (10.25kg/m2) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. [EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER] 38x89 (2'x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RVL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") c/c ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 405 (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 3.1.1.2A)
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 MANUFACTURER'S 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 3.1.1.2A)
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x76mm (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



3B. BRICK VENEER CONSTRUCTION (2"x4") - GARAGE WALLS
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x76mm (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 3.1.1.2A)
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 MANUFACTURER'S 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'x4") TOP PLATE. 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS. PROVIDE 38x140 (2'x6") STUDS/PLATES WHERE NOTED.

5. FOUNDATION WALL/FOOTINGS: (9.15.3, 9.15.4, 9.13.2, 9.14.2.1(2))
200mm (8") POURED CONC. FDN. WALL 15MPa (2200psi) WITH BITUMINOUS DAMPPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYED CONC. FTG. BRACE FDN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN. BEARING CAPACITY OF 150KPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. STOREYS SUPPORTED [W/ MASONRY VENEER] [W/ SIDING ONLY]

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

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

STRIP FOOTING SUPPORTING EXTERIOR WALLS (FOR W.O.B.)
-ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1"). THE STRIP FOOTING SIZE IS AS FOLLOWS:
2 STOREY WITH WALK-OUT BASEMENT 545x175 (22'x7")

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

7. BASEMENT SLAB OBC 9.3.1.8(1)(b), 9.18.4.5(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 3.1.1.2A)
PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

9. ATTIC INSULATION (SB-12-TABLE 3.1.1.2A) (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
= 200 (7'-7/8")
= 210 (8'-1/4")
= 235 (9'-1/4")
MAX. RISE
MIN. RUN
MIN. TREAD
MAX. NOSING
MIN. HEADROOM
RAIL @ LANDING
RAIL @ STAIR
= 1950 (6'-5")
= 900 (2'-11")
= 865 (2'-10") to 965 (3'-2")
= 860 (2'-10")
MIN. STAIR WIDTH
FOR CURVED STAIRS
MIN. RUN
MIN. AVG. RUN
= 150 (6")
= 200 (8")

11. HANDRAILS -OBC 9.8.7.-
FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION.
INTERIOR GUARDS -OBC 9.8.8.-
INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH
EXTERIOR GUARDS -OBC 9.8.8.-
900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (71"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71").
SILL PLATE -OBC 9.23.7.
38x89 (2'x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C., CAULKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FDN. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.
BASEMENT INSULATION (SB-12-3.1.1.7), 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. RSI3.52c1 [R20c1] 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.

12. 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.

13. 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.

14. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)
89mm (3-1/2") DIA x 4.78mm (1.88) FIXED STL. COL. WITH 150x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE ON 1070x1070x460 (42"x42"x18") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MIN. AND AS PER SOILS REPORT.

15. BEAM POCKET OR 300x150 (12"x6") POURED CONC. NIB WALLS.
MIN. BEARING 90mm (3-1/2")
19x64 (1"x3") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

16. 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.
17. GARAGE CEILING/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. 9.10.9.1.6, WALLS (R22), CEILING (R31). REFER TO SB-12, TABLE 3.1.1.2.A. FOR REQUIRED THERMAL INSULATION.
18. DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9.10.13.15.

19. 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.
20. DRYER EXHAUST (OBC-9.23.8(7) & 9.24.1.1)
CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)

21. INSULATED ATTIC ACCESS (OBC-9.18.2.1 & 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.

22. 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.

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

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

25. 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.

26. 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).

27. 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.

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

29. 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.

30. 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.

31. 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.

32. 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. *)

33. CONCRETE BLOCK WALL
DOUBLE VOLUME WALL
SEE NOTE 39.

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

35. 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.

36. EXPOSED BUILDING FACE OBC 9.10.15. & SB-2-3.15(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.

37. 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 (7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB. MIN. 30mm (1 1/4") COVER. 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C. ANCHORED IN PERIMETER FDN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDN. WALLS. PROVIDE (L7) UNTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.

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

39. CONVENTIONAL ROOF FRAMING (2.0Kps. 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 9.8.10.1-
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 9.8.1.1(8).
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11").

3) EXTERIOR WINDOWS
SHALL COMPLY WITH OBC DIV. 8 9.7.3. & SB12-3.1.1.9

GENERAL: 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. 8, 6.2.2. SEE MECHANICAL DRAWINGS.
2) ALL DOWNSPUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.1B.2. & 5.6.2.2.(3) AND MUNICIPAL STANDARDS.
3) ALL WINDOW WELLS TO LEAD 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 9.2.3.3.8.3.8.1.(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. 8 9.25.3.

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

5) LVL BEAMS SHALL BE 20F-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" MIN. 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 9-23.4.3.
2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 40R.

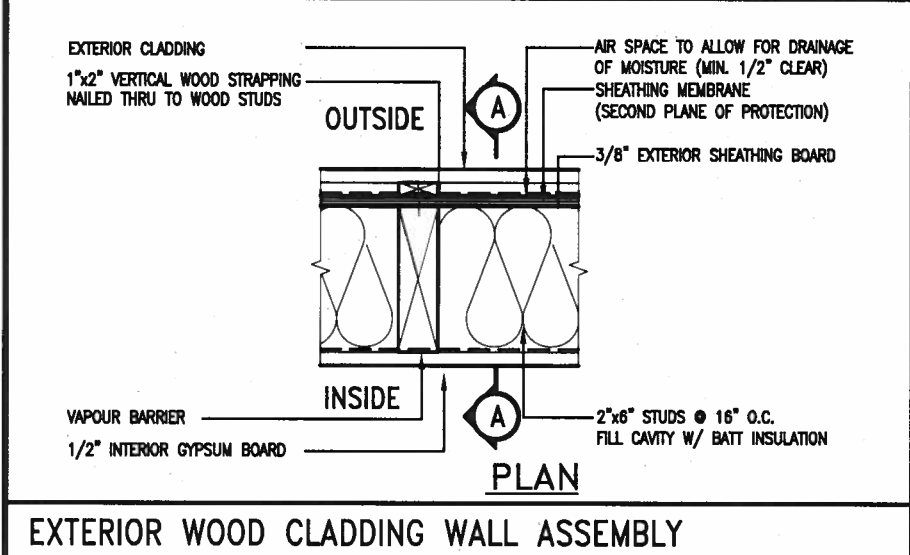
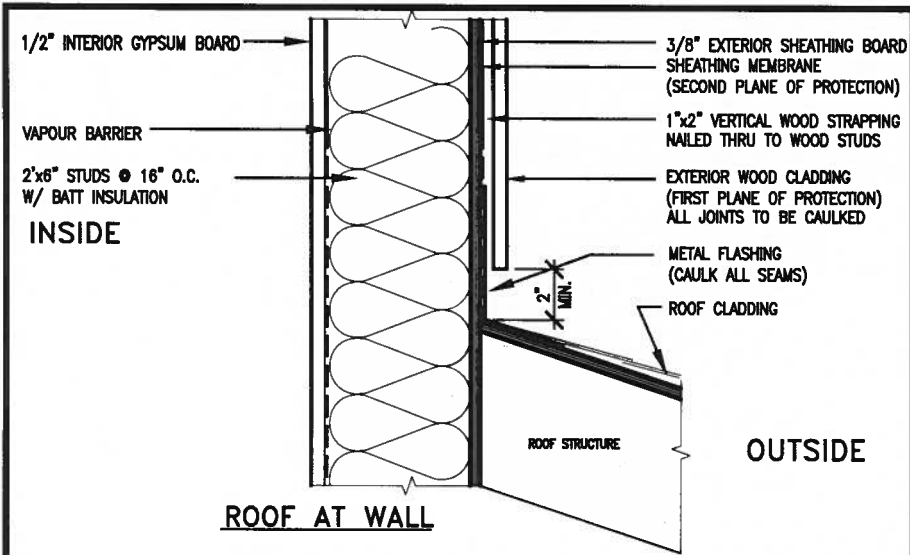
STUCCO: 1) ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

LEGEND		EXHAUST FAN TO EXTERIOR	
	CLASS 'B' VENT		DUPLEX OUTLET (HEIGHT A.F.F.)
	DUPLEX OUTLET (12" ABOVE SURFACE)		GFI DUPLEX OUTLET (HEIGHT A.F.F.)
	WEATHERPROOF DUPLEX OUTLET		HEAVY DUTY OUTLET (220 volt)
	POT LIGHT		LIGHT FIXTURE (CEILING MOUNTED)
	LIGHT FIXTURE (PULL CHAIN)		LIGHT FIXTURE (WALL MOUNTED)
	SWITCH		HOSE BIB (NON-FREEZE)
	FLOOR DRAIN		SINGLE JOIST
	TRIPLE JOIST		DOUBLE JOIST
	POINT LOAD FROM ABOVE		LAMINATED VENEER LUMBER
	PRESSURE TREATED LUMBER		GIRDER TRUSS BY ROOF TRUSS MANUF.
	FLAT ARCH		CURVED ARCH
	MEDICINE CABINET (RECESSED)		CONC. BLOCK WALL
	DOUBLE VOLUME WALL		SOLID WOOD BEARING (SPRUCE No. 2)
	SOLID WOOD BEARING TO BE AS WIDE AS SUPPORTED MEMBER OR AS DIRECTED BY STRUCTURAL ENGINEER.		SOLID WOOD BEARING TO MATCH FROM ABOVE
	SOIL GAS/ RADON CONTROL (OBC 9.1.1.7. & 9.13.4.)		

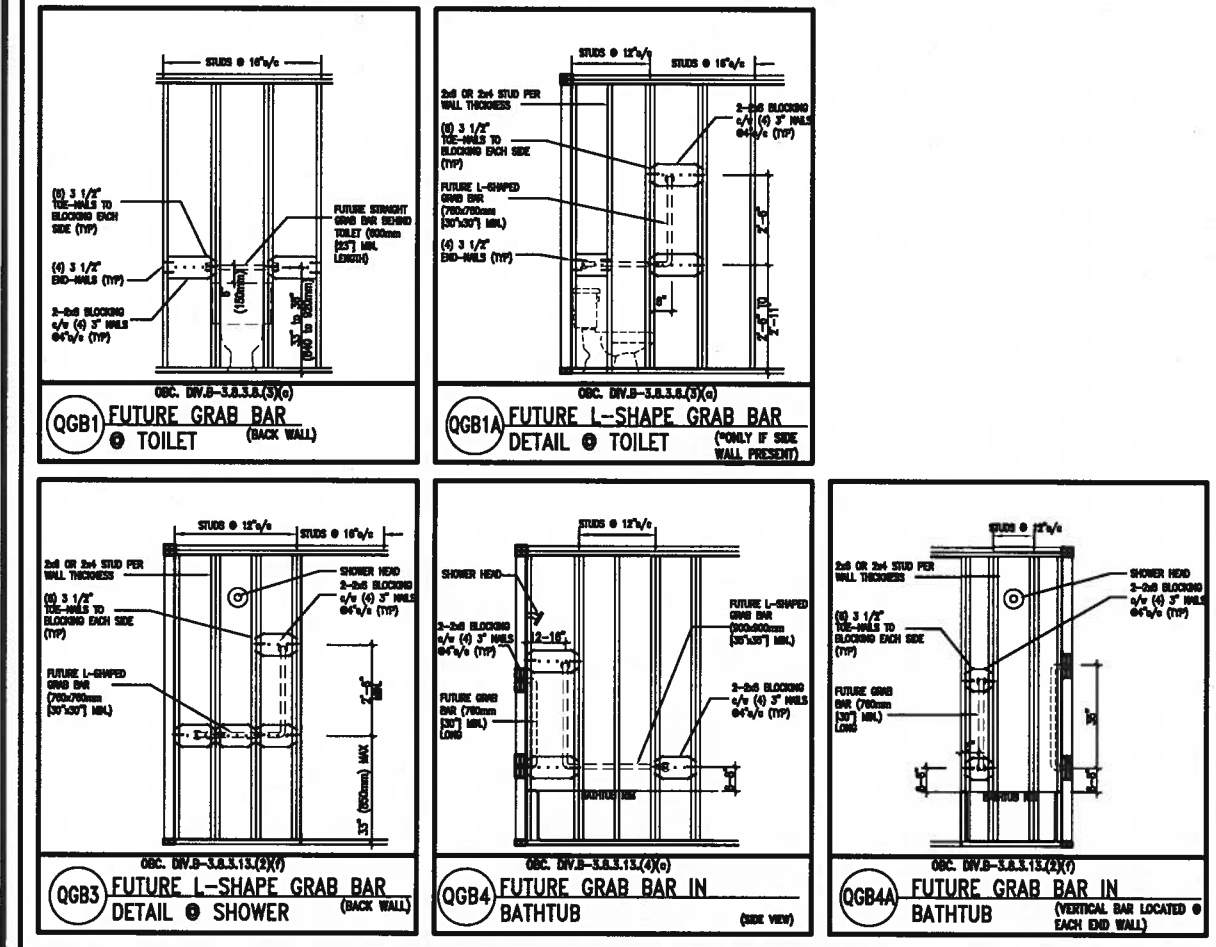
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO VAS3 DESIGN BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF VAS3 DESIGN WHICH IF REQUESTED, MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED.

SMOKE ALARM (REFER TO OBC 9.10.18)
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)).

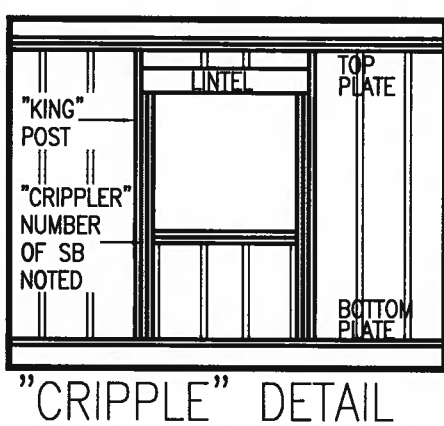
CARBON MONOXIDE ALARMS (OBC 9.33.4.)
WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A DWELLING UNIT, A CARBON MONOXIDE ALARM CON



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.



PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO
SEPT 29, 2017



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 MINIMUM 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"

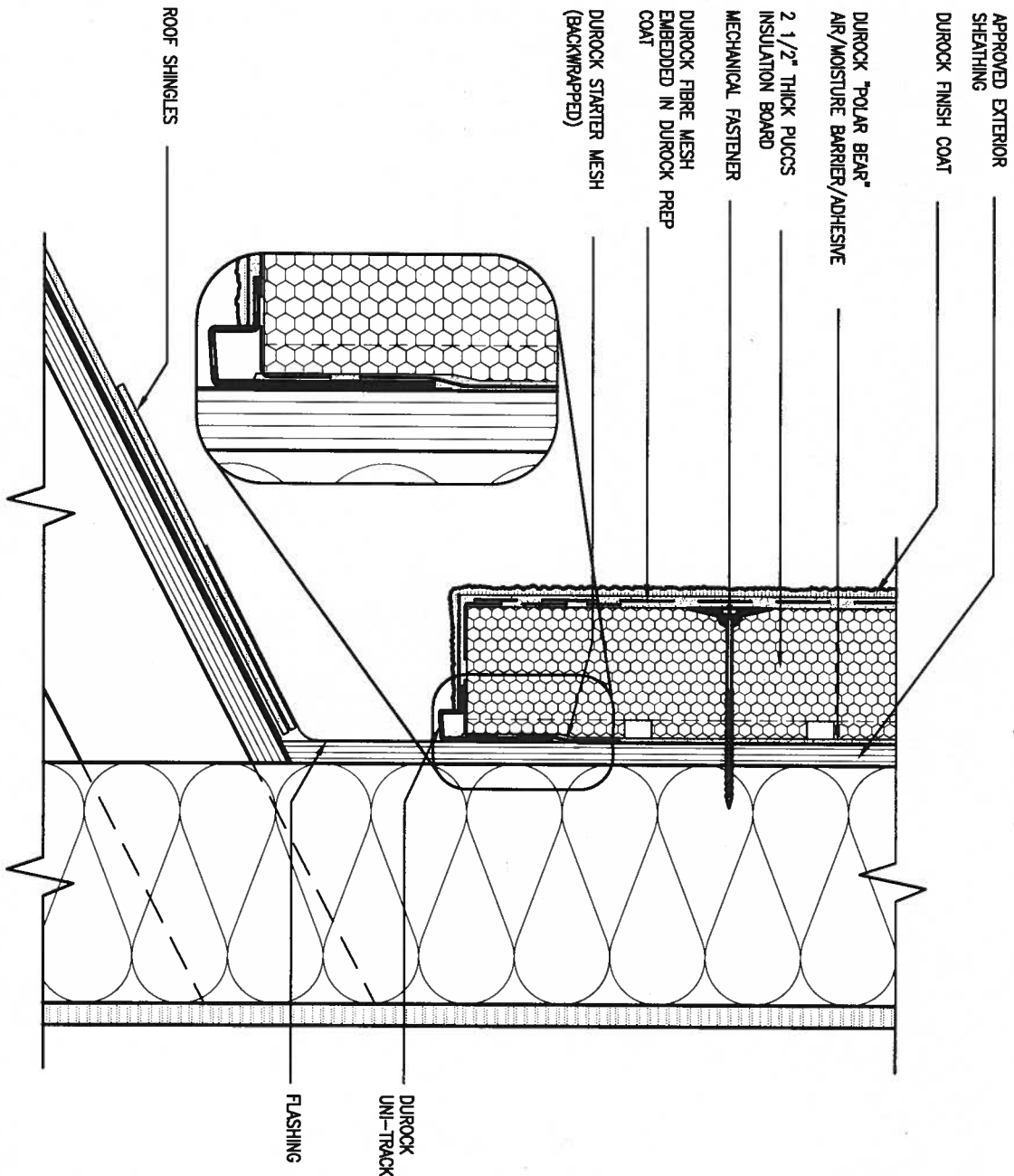
MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOW:
2"x8" @ 16" O.C. - 16'-0"
2"x8" @ 12" O.C. - 17'-9"
2-2"x8" @ 16" O.C. - 20'-4"
2-2"x8" @ 12" O.C. - 22'-4"

NOTES:
1. FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
2. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
3. 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.
4. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)
5. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa
6. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF
7. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.
8. STUD INFORMATION TAKEN FROM OBC TABLE A-30

9.		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com		BAYVIEW WELLINGTON		CONST NOTE	
8.		Wellington Jno-Baptiste 25591				project name GREEN VALLEY ESTATES		project no. 13045	
7.		name registration information VA3 Design Inc. 42658		date MAY 2016		municipality BRADFORD		drawing no. CN2	
6.		Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		checked by RC		scale 3/16" = 1'-0"		CONSTRUCTION NOTES	
5.		2 UPDATED TO NEW CODE SEP 27-17 RC		drawn by RC		file name 13045_Plan_A1		13045_Plan_A1	
4.		1 ISSUE FOR CLIENT REVIEW AUG 04-17 RC		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\U					
3.		no. description		date		by			

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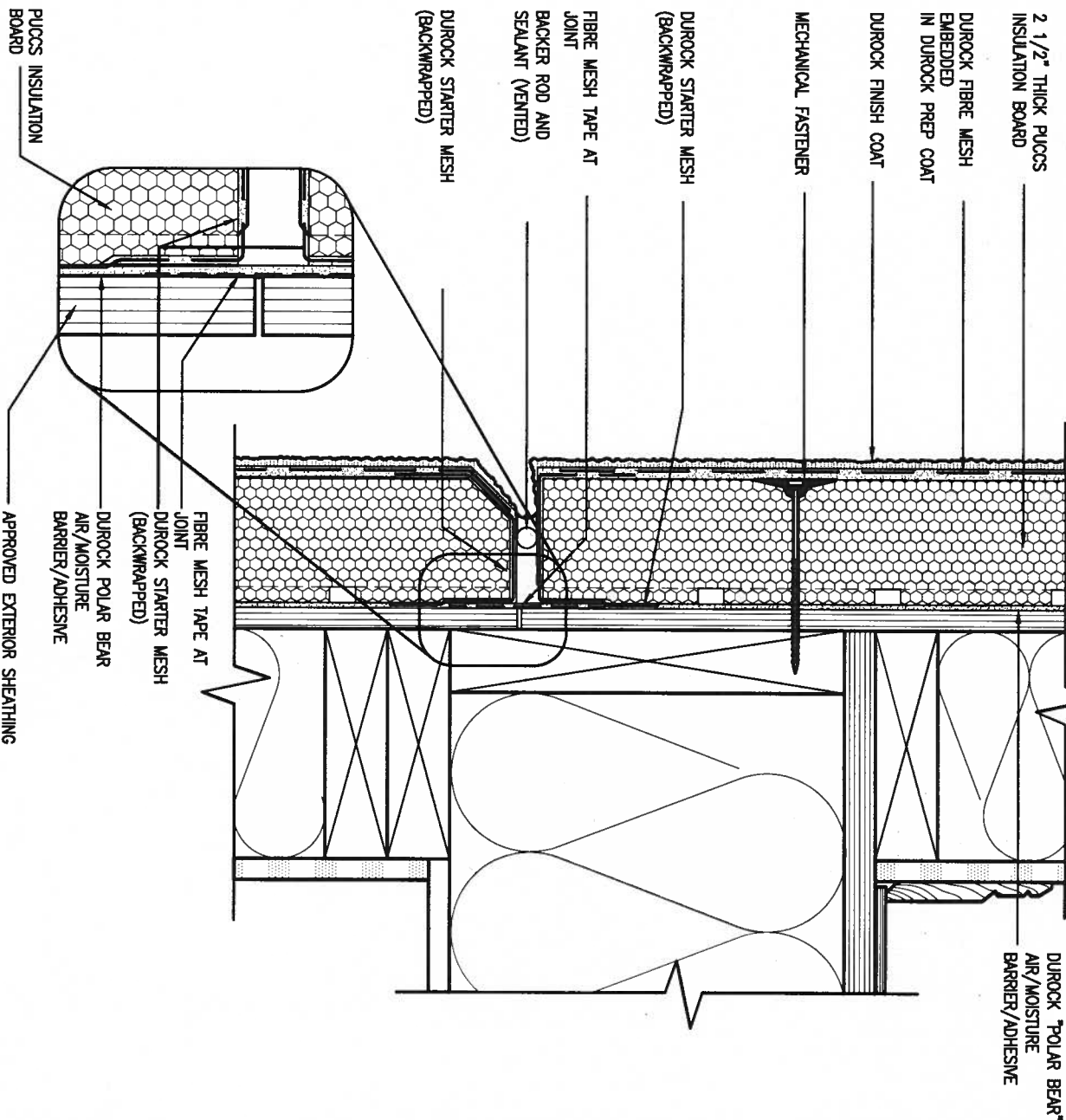
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3 STUCCO TERMINATION @ ROOF

CN4 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



4 HORIZONTAL EXPANSION JOINT

CN4 SCALE: 3"=1'-0"

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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
no.	description	date	by

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

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va3design.com

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD

CONST NOTE

project no.
13045

date
MAY 2016

drawn by
RC

checked by
-

scale
3/16" = 1'

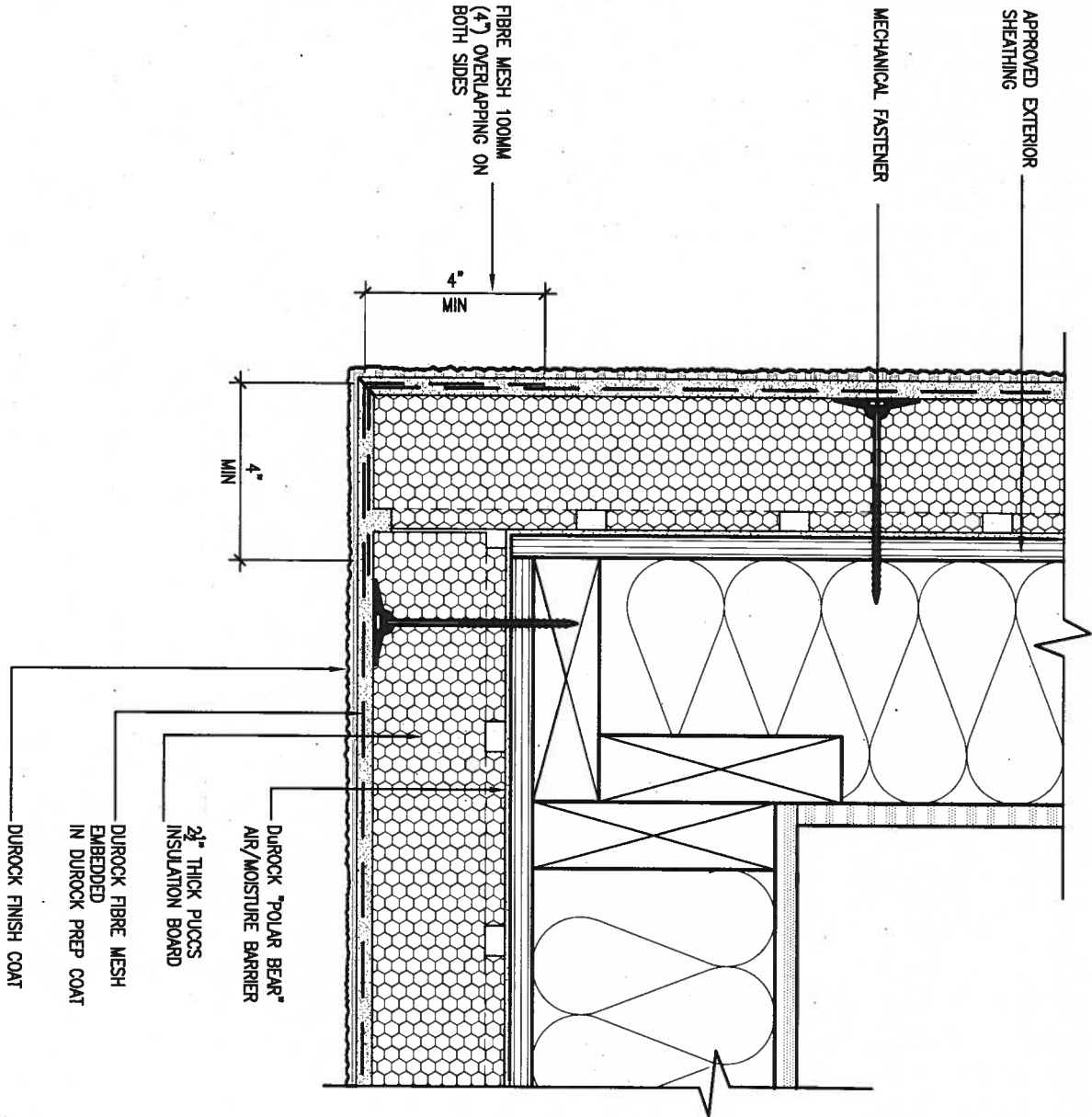
CONSTRUCTION NOTES

drawing no.
CN4

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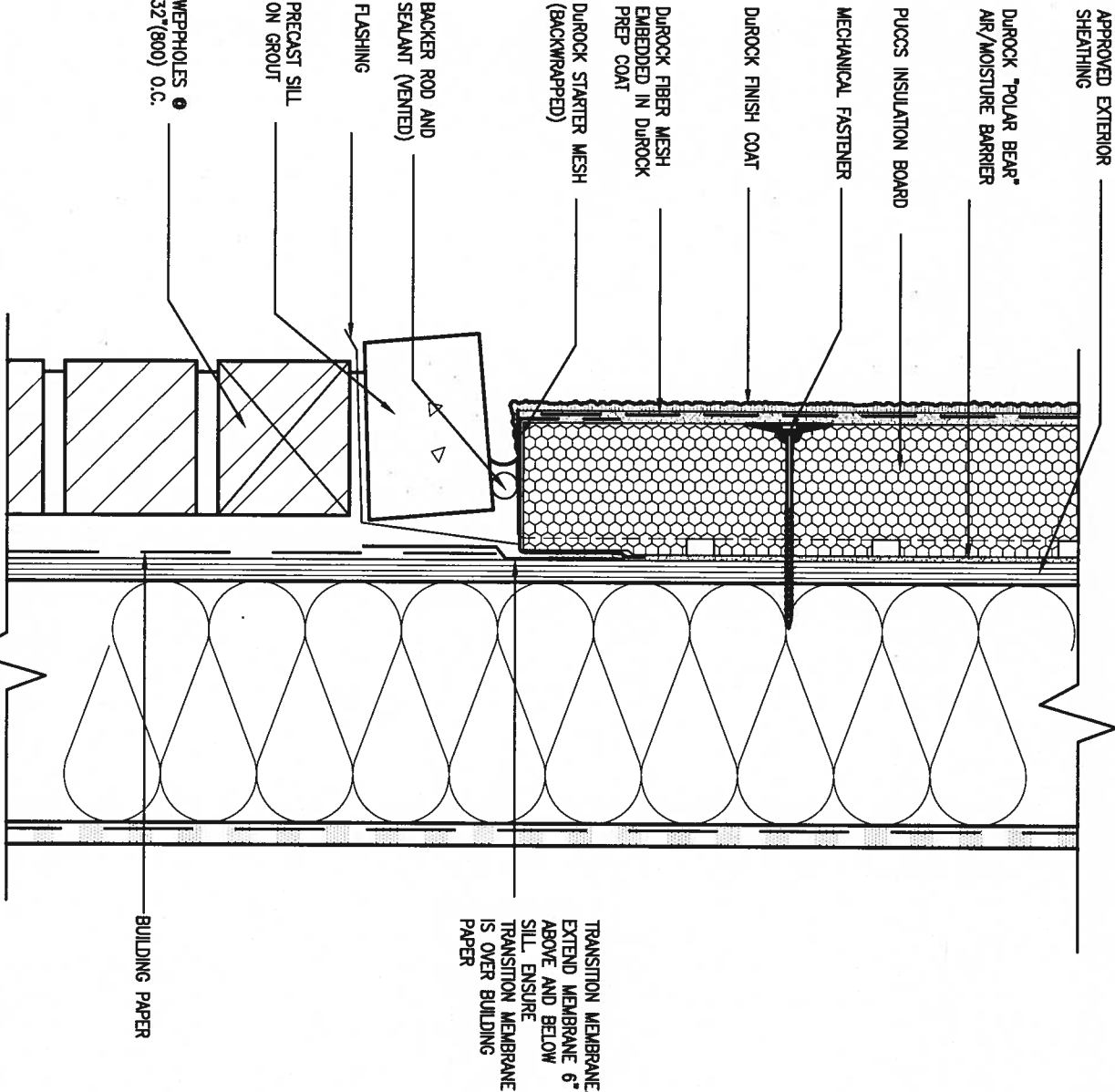
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5 CORNER DETAIL
SCALE: 3"=1'-0"

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



6 STUCCO / MASONRY PLINTH CONNECTION
SCALE: 3"=1'-0"

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2.	UPDATED TO NEW CODE	SEP 27-17	RC
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
no.	description	date	by

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signature
name registration information
VA3 Design Inc. 42658

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BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES
municipality
BRADFORD

date
MAY 2016
drawn by
RC

checked by
-
scale
3/16" = 1' 0"

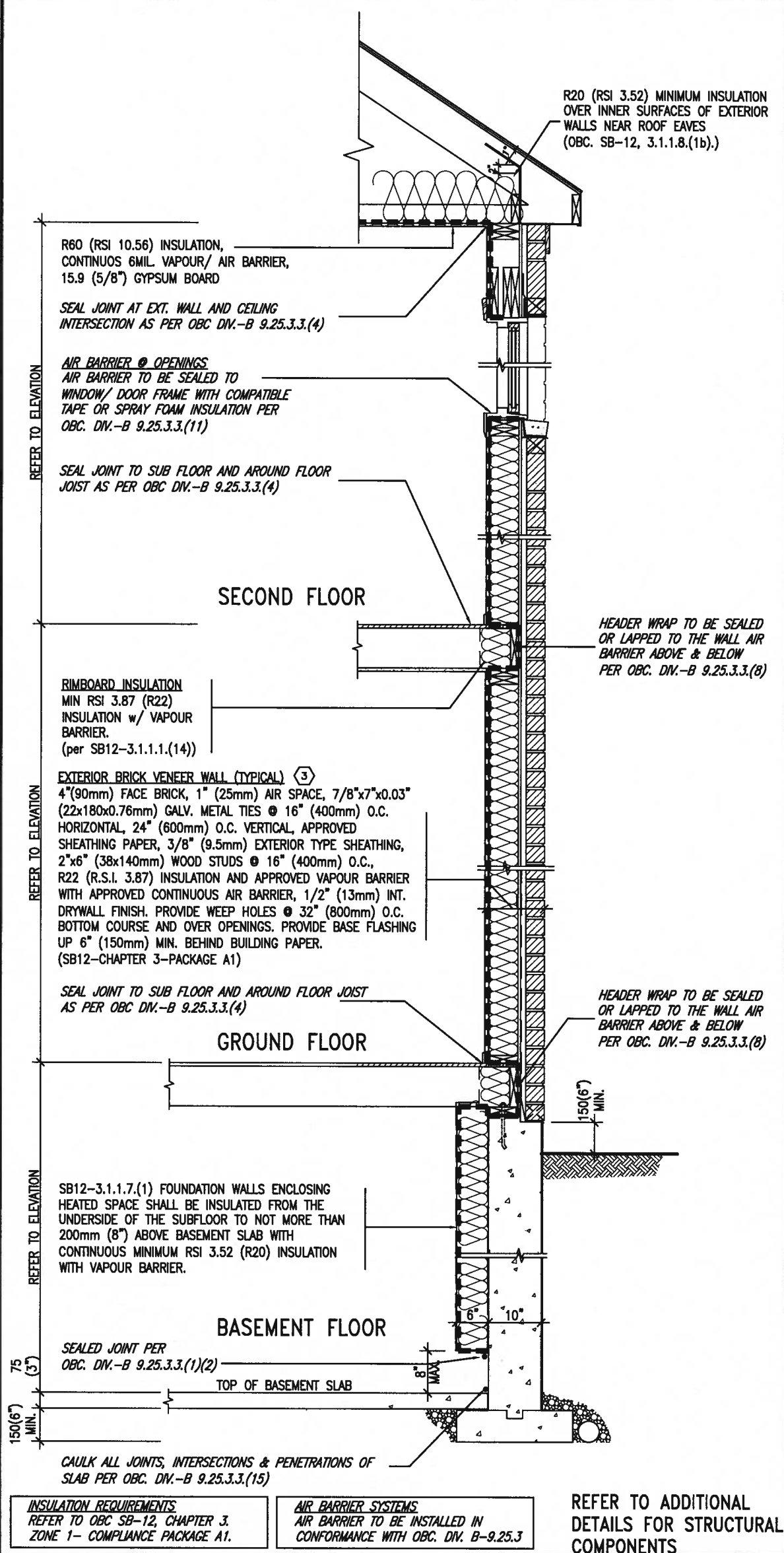
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file name
CN5

CONST NOTE

project no.
13045

drawing no.
CN5

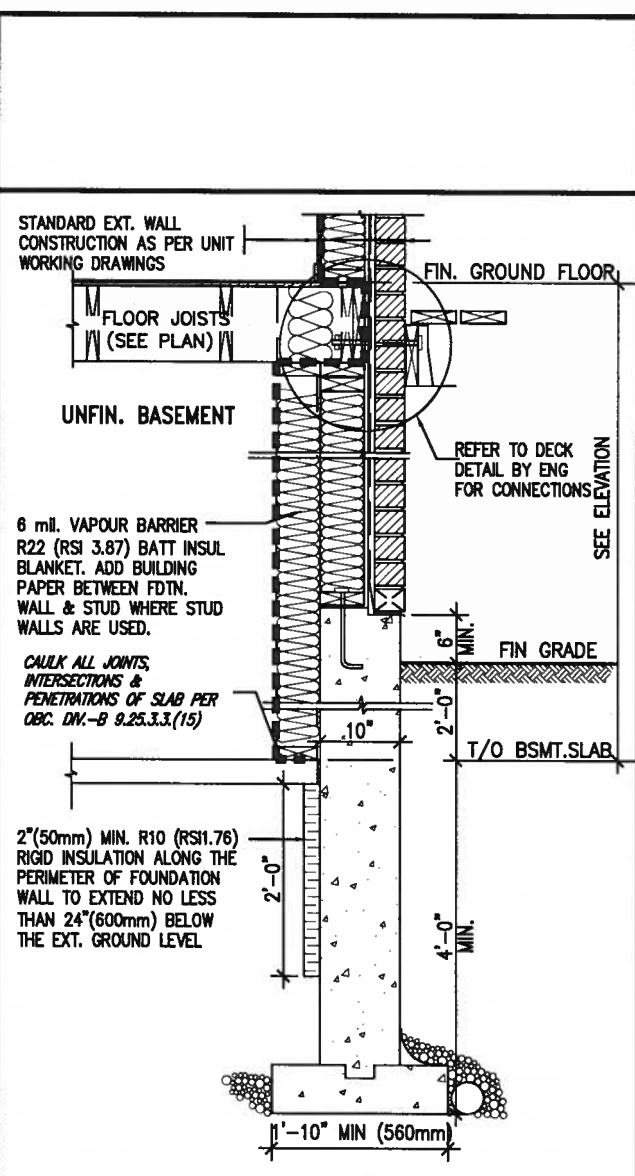
SB12-COMPLIANCE PACKAGE 'A1'



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

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	10.56 (R60)	R20 at inner face of exterior walls
Minimum RSI (R) value		
Ceiling without Attic Space	5.46 (R31)	BATT or SPRAY
Minimum RSI (R) value		
Exposed Floor	5.46 (R31)	BATT or SPRAY
Minimum RSI (R) value		
Walls Above Grade	3.87 (R22)	6\"/>
Minimum RSI (R) value		
Basement Walls	3.52ci (R20ci)	OPTION TO USE R12+R10ci.
Minimum RSI (R) value		
Edge of Below Grade Slab ≤600mm below grade	1.76 (R10)	RIGID INSUL
Minimum RSI (R) value		
Windows & Sliding glass Doors	1.6	
Maximum U-value		
Skylights	2.8U	
Maximum U-value		
Space Heating Equipment	96% Min.	NATURAL GAS
Minimum AFUE		
Hot Water Heater	0.8	NATURAL GAS
Minimum EF		
HRV	75%	-
Minimum Efficiency		
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	



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

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no.	description	date	by		

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qualification information
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registration information
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255 Consumers Rd Suite 120
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va3design.com

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

date
MAY 2016

drawn by
RC

checked by
-

scale
3/16" = 1' - 0"

RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\un

CONST NOTE

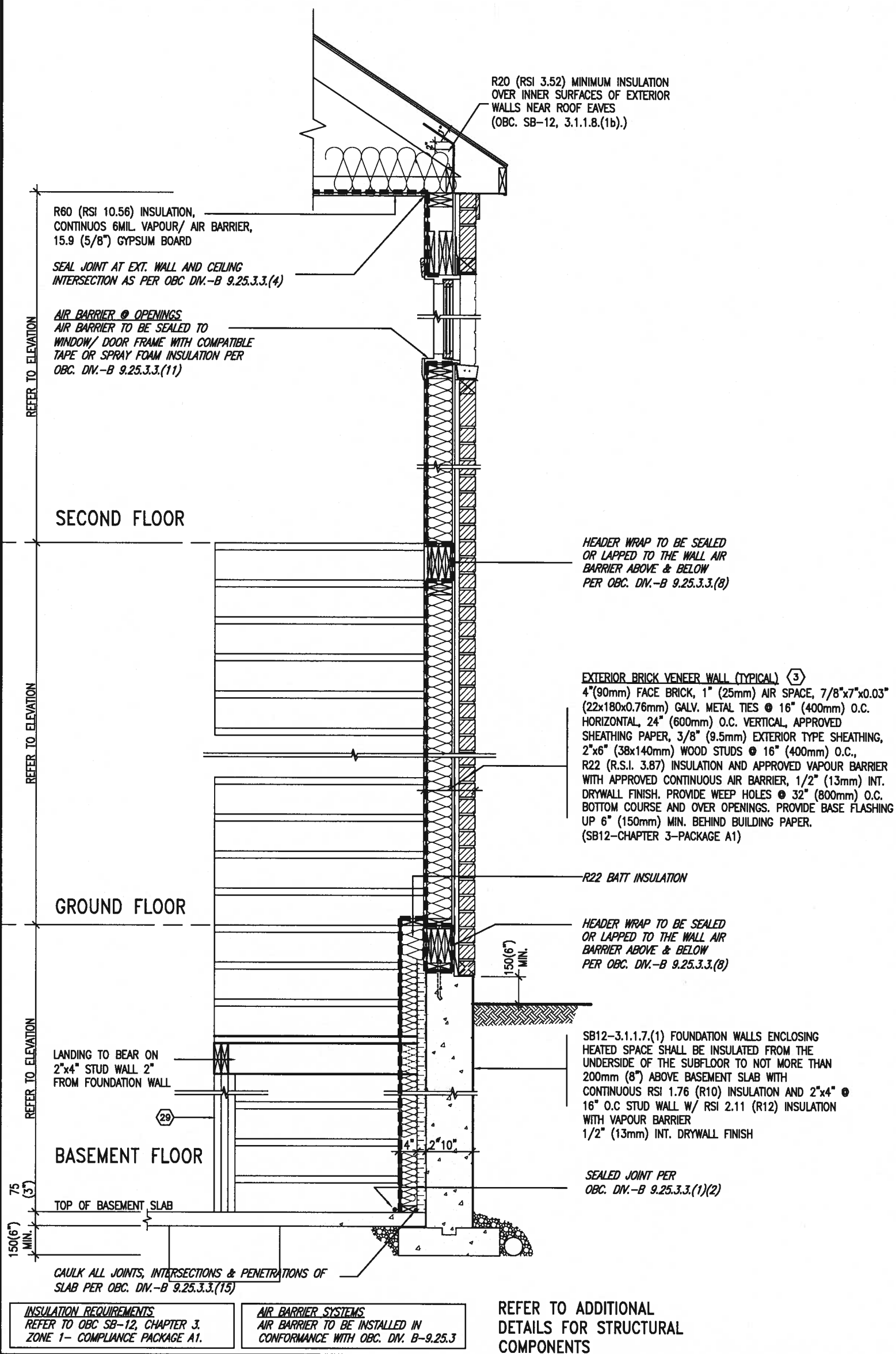
project no.
13045

drawing no.
CN6

CONSTRUCTION NOTES

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SB12-COMPLIANCE PACKAGE 'A1'



SEPT 29, 2017

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.

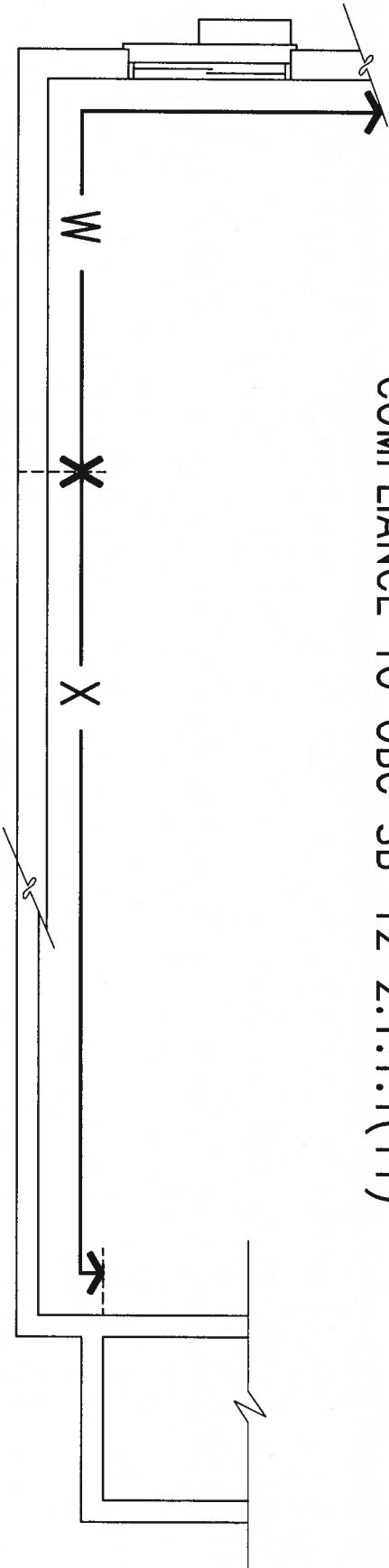
9 8 7 6 5 4 3 2 1 no. description SEP 27-17 AUG 04-17 date RC RC by			The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste name registration information VAS Design Inc. 25591 BCM 42658			VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com			BAYVIEW WELLINGTON project name GREEN VALLEY ESTATES drawn by RC checked by - scale 3/16" = 1'-0" date MAY 2016 project no. 13045 city BRADFORD CONSTRUCTION NOTES file name CN7			CONST NOTE		
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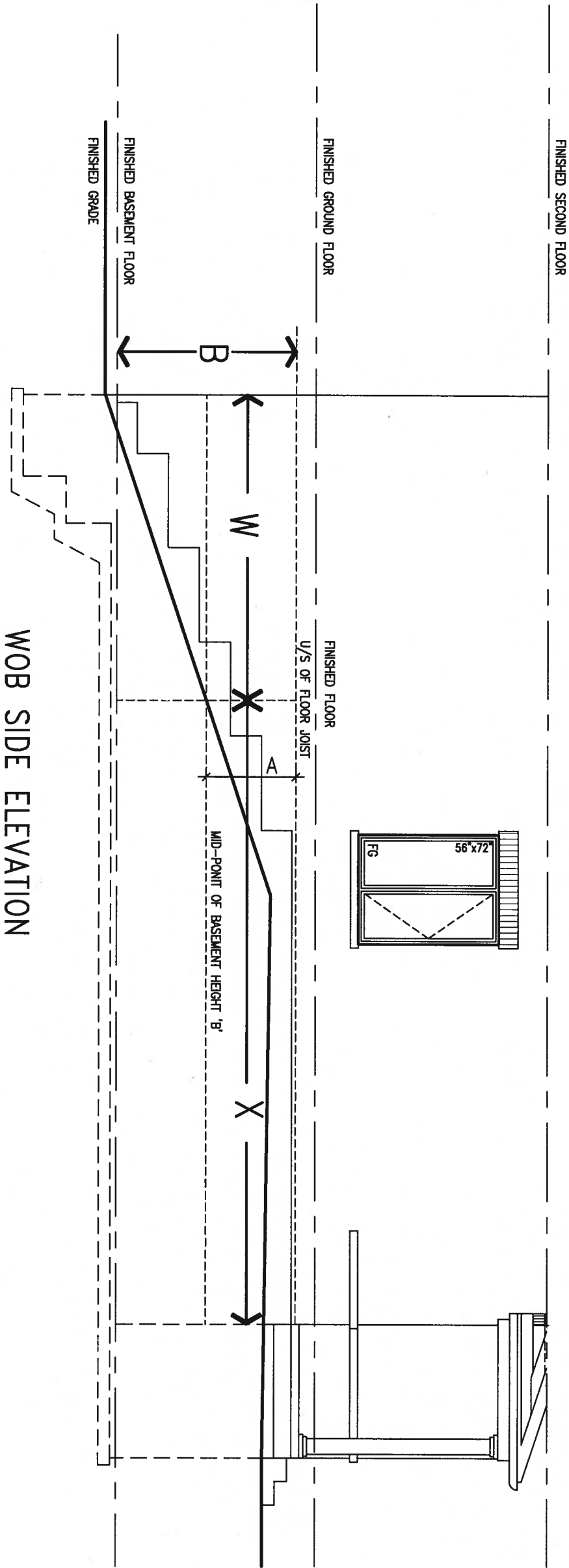


SEPT 29, 2017

COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN



WOB SIDE ELEVATION

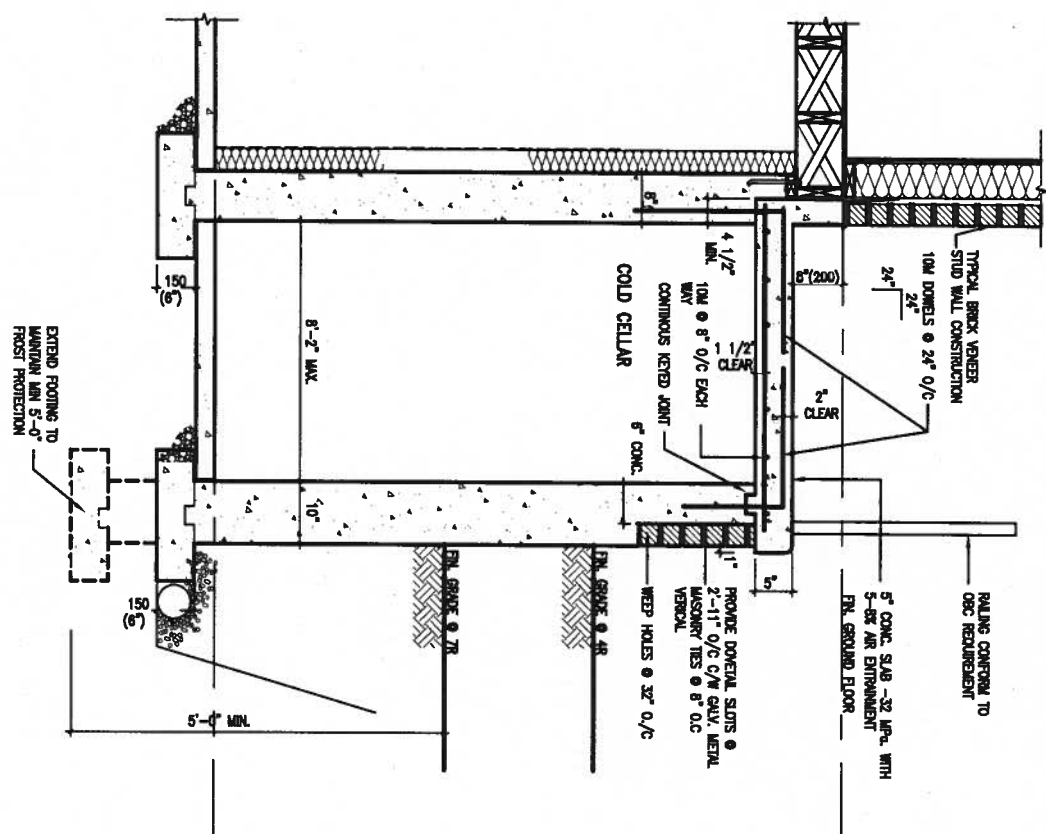
WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

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

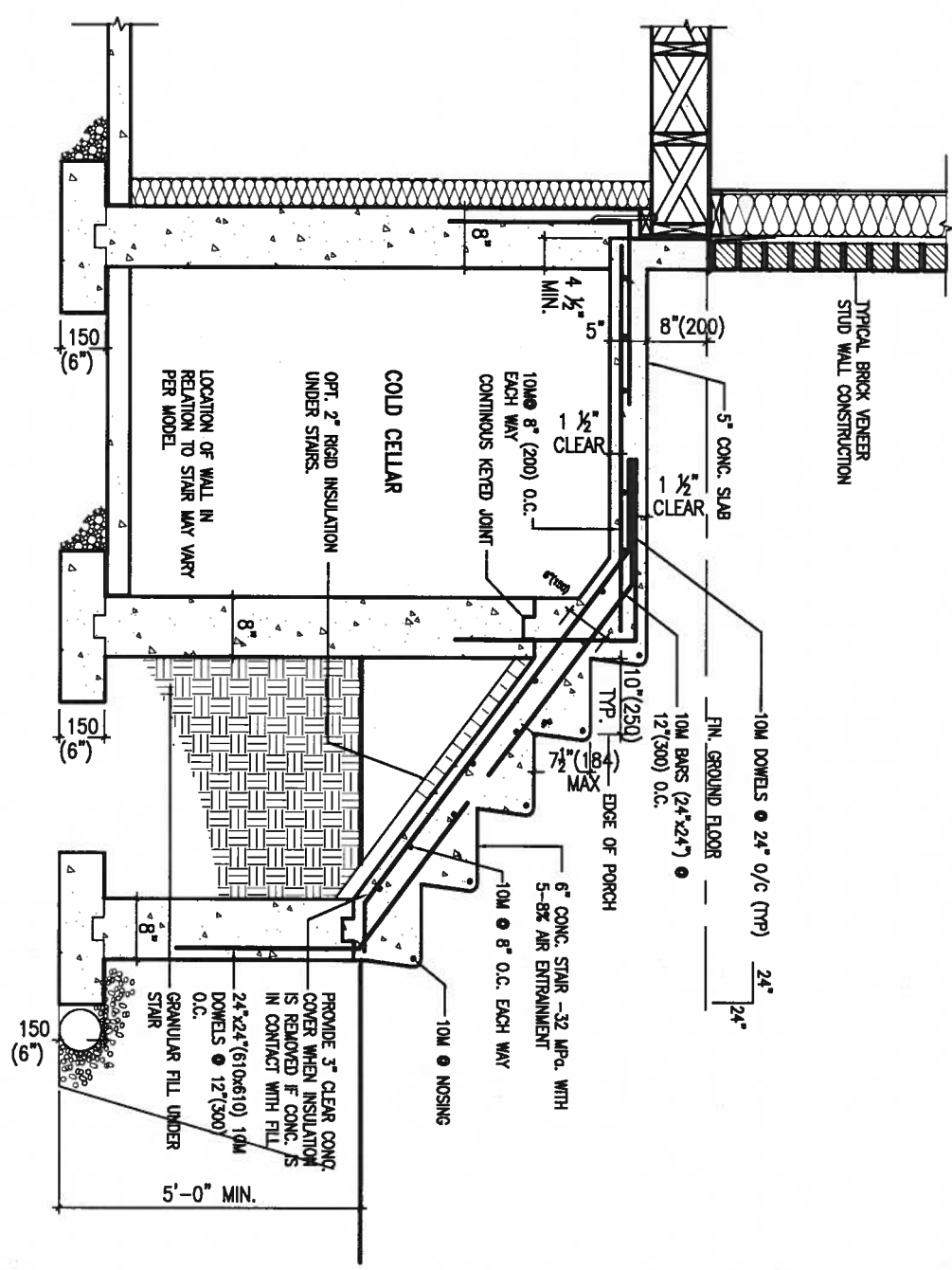
9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON	CONST NOTE	project no. 13045	drawing no. CN8				
8	.	.	.	qualification information									
7	.	.	.	Wellington Jno-Baptiste 25591									
6	.	.	.	name registration information BCN 42658									
5	.	.	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	project name GREEN VALLEY ESTATES	municipality BRADFORD	date MAY 2016	checked by RC	scale 3/16" = 1'-0"	CONSTRUCTION NOTES	file name 13045-CN-A1	
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no.	description	date	by										



SEPT 29, 2017



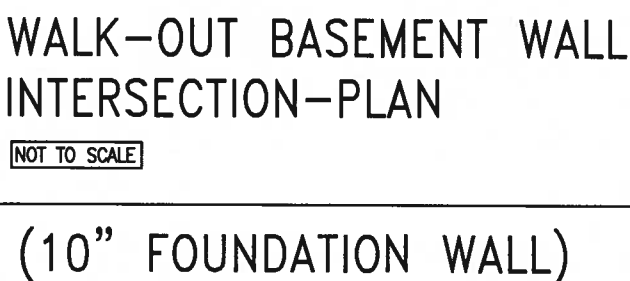
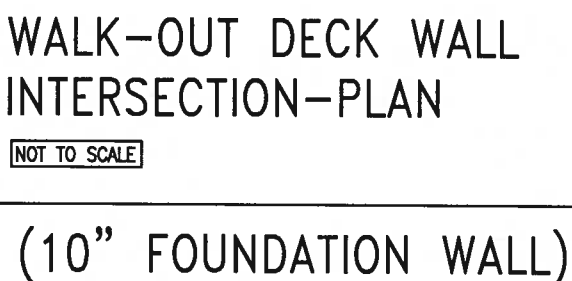
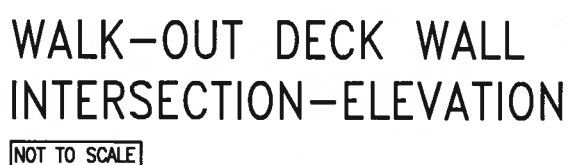
X1
SECTION AT PORCH FOR 4-7R CONDITION
SCALE: N.T.S.



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

9 .			The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste 25591 name registration information VAS Design Inc. 42658 signature BCM	VA3		BAYVIEW WELLINGTON		CONST NOTE	
8 .				project name		municipality		project no.	
7 .				GREEN VALLEY ESTATES		BRADFORD		13045	
6 .				date		CONSTRUCTION NOTES		drawing no.	
5 .				MAY 2016		file name		CNO	
4 .			drawn by		checked by		scale		
3 .			RC		-		3/16" = 1' 0"		
2 .			RICHARD		H:\ARCHIVE\WORKING\2013\13045.BW		SITE COPY		
1 .			ISSUE FOR CLIENT REVIEW		AUG 04-17		RC		
no. description			date		by				

SITE COPY

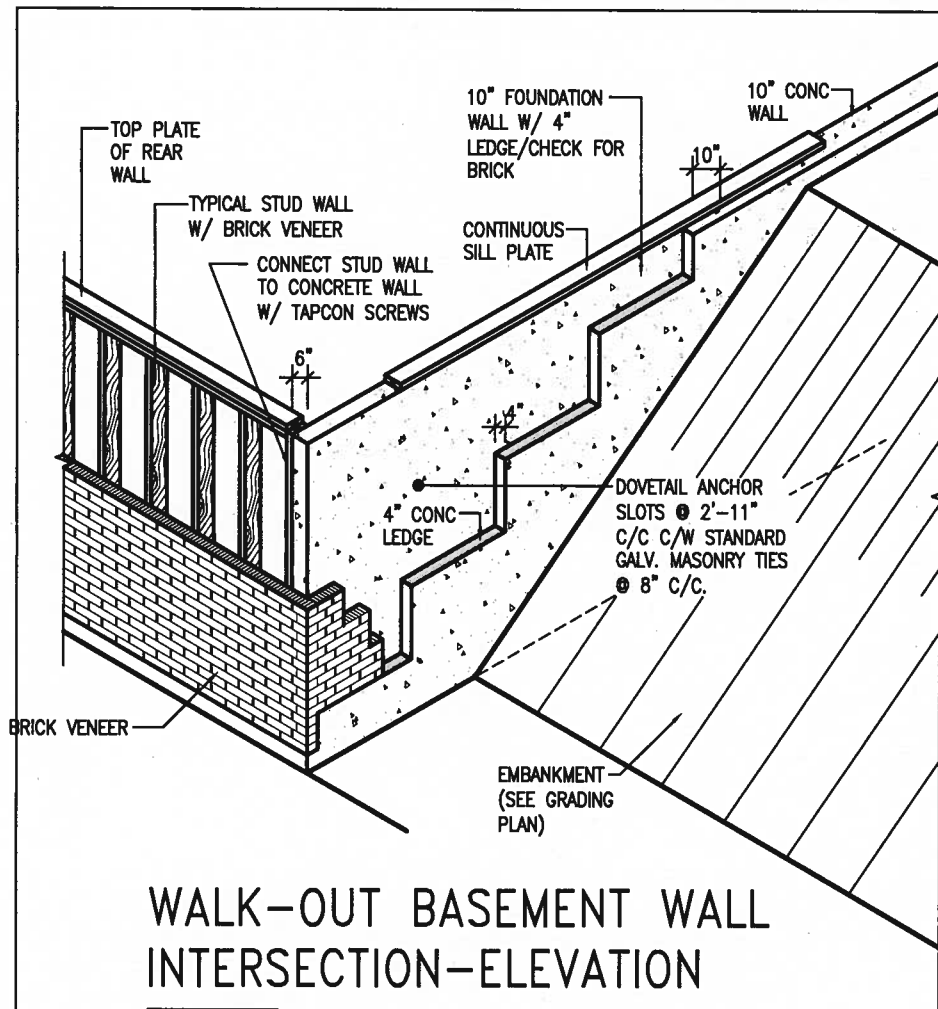


9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON	CONST NOTE
8.	.	.	qualification information			
7.	.	.	Wellington Jno-Baptiste <i>[Signature]</i> 25591			
6.	.	.	name BCIN			
5.	.	.	registration information 42658			
4.	.	.	VA3 Design Inc.			
3.	.	.				
2	UPDATED TO NEW CODE	SEP 27-17 RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			
1	ISSUE FOR CLIENT REVIEW	AUG 04-17 RC				
no.	description	date by				

SITE COPY

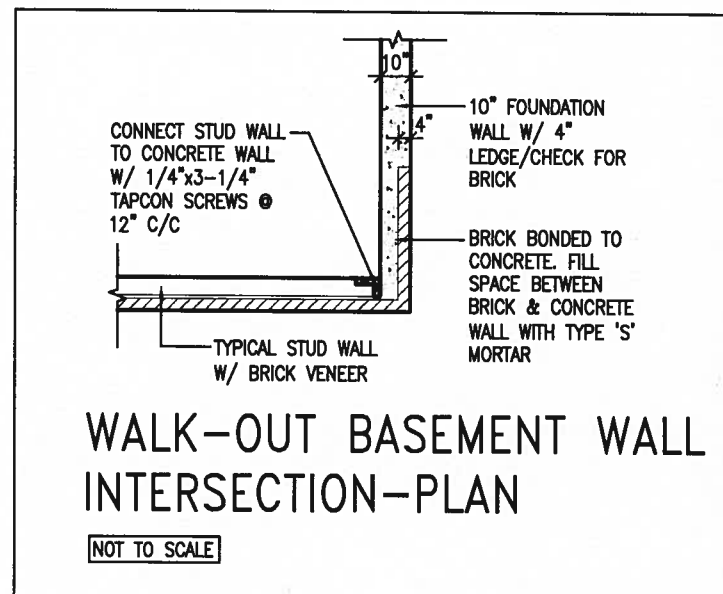


SEPT 29, 2017

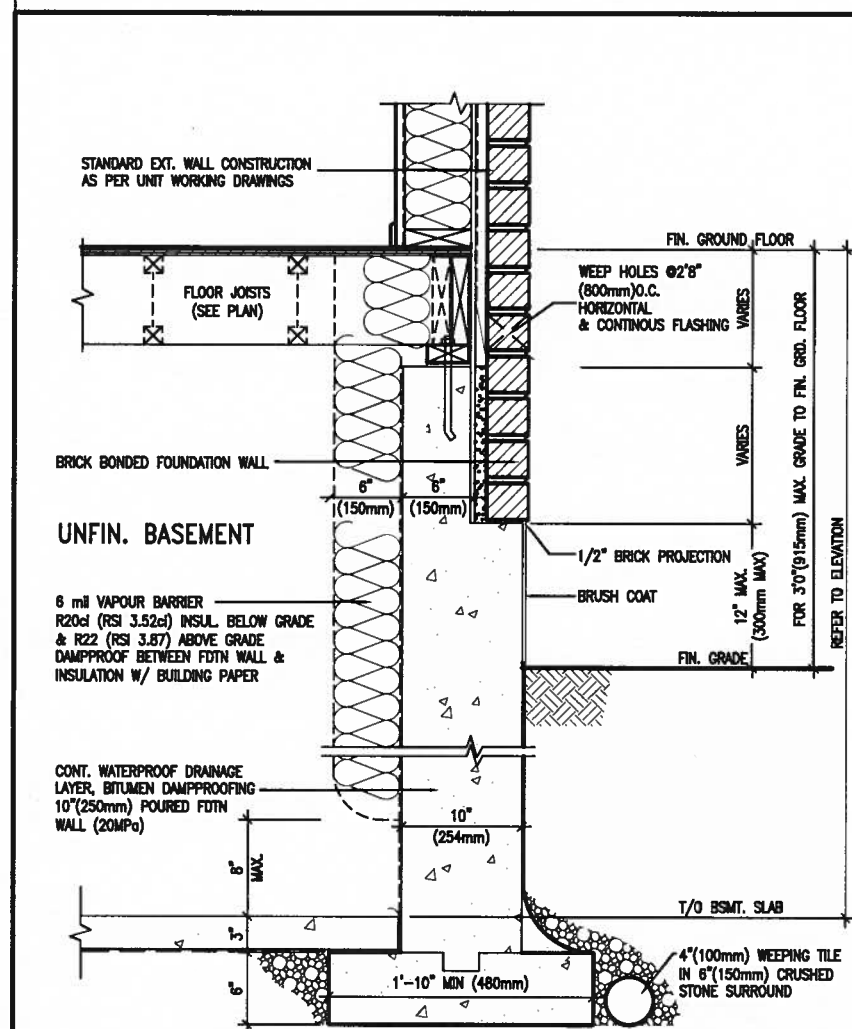


WALK-OUT BASEMENT WALL INTERSECTION-ELEVATION

NOT TO SCALE

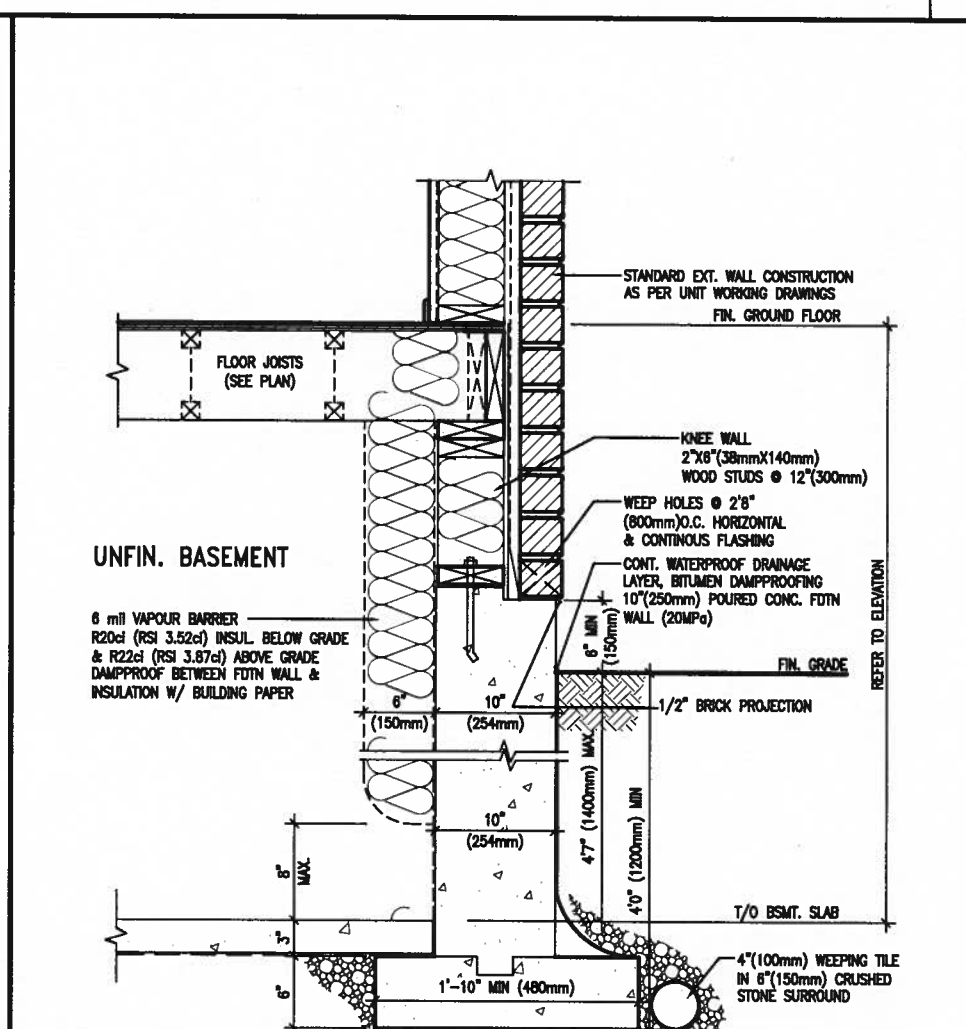


(10" FOUNDATION WALL)



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

SCALE: N.T.S.



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

SCALE: N.T.S.

9					
8					
7					
6					
5					
4					
3					
2	UPDATED TO NEW CODE	SEP 27-17	RC		
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC		
no.	description	date	by		

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

qualification information
Wellington Jno-Baptiste 25591
name registration information
VA3 Design Inc. 42858

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.



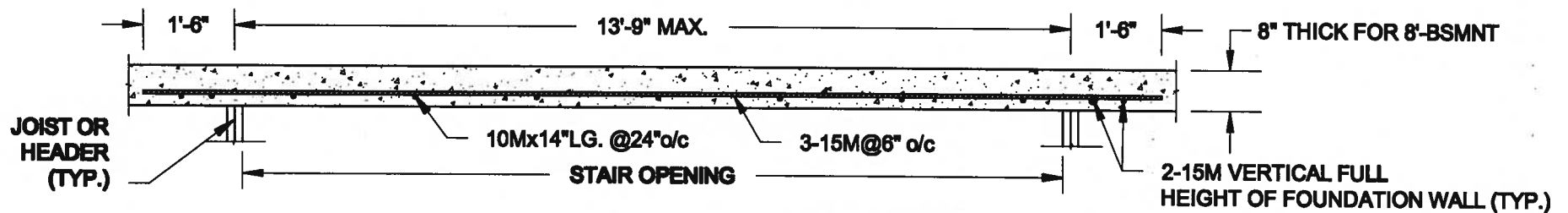
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

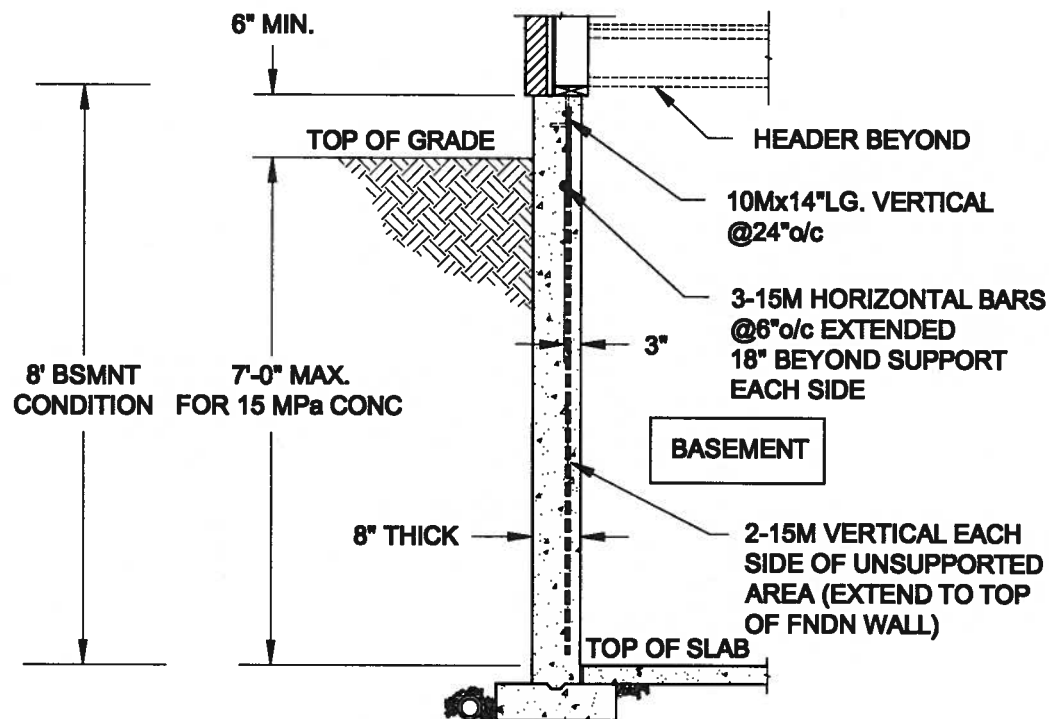
CONST NOTE

project name	GREEN VALLEY ESTATES	municipality	BRADFORD	project no.	13045
date	MAY 2016	checked by	3/16" = 1'-0"	drawing no.	CN111
drawn by	RC	scale		file name	13045_CN111
CONSTRUCTION NOTES					

SITE COPY



PLAN VIEW



FTG. SIZE AS PER PLAN

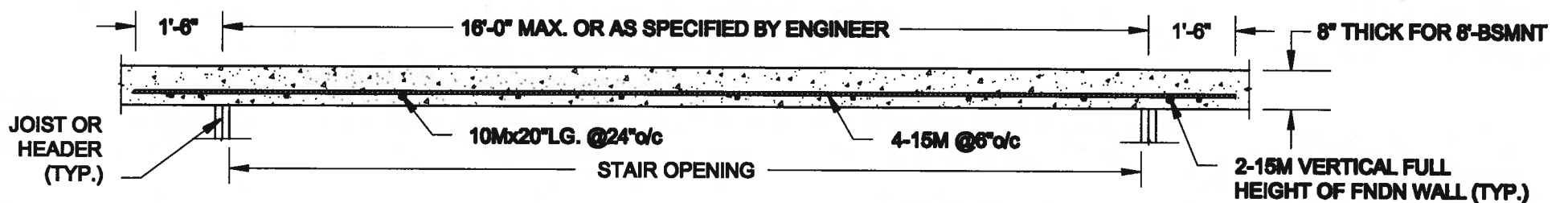
1A
S1

LATERALLY UNSUPPORTED WALL

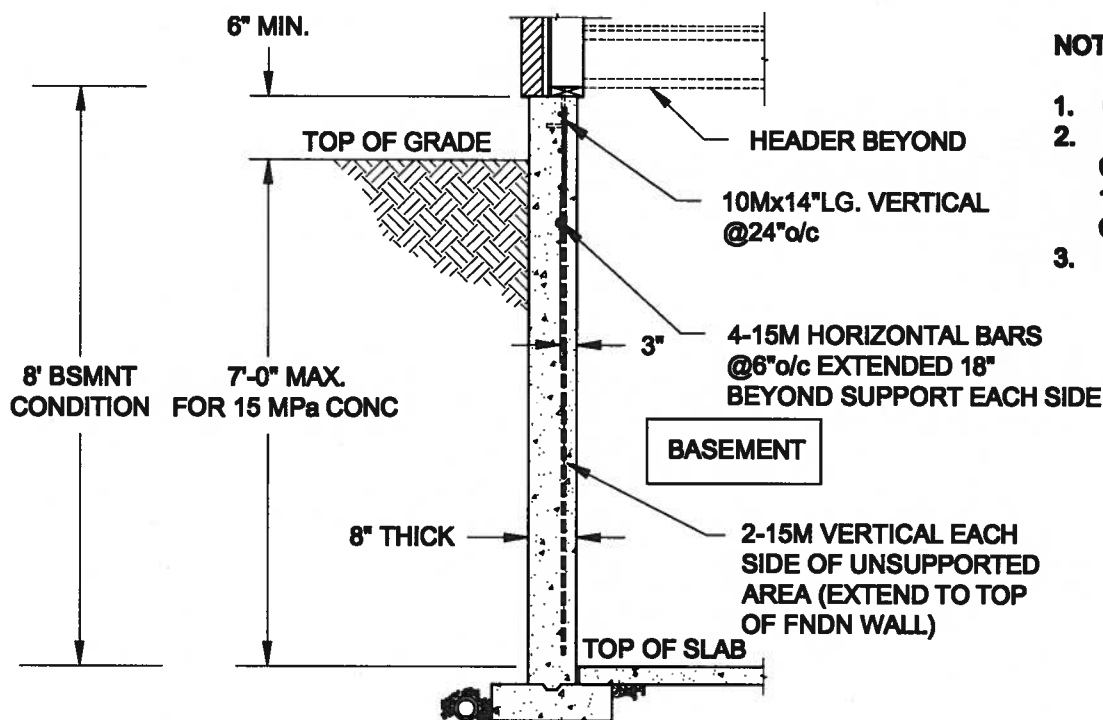
SCALE: 3/8" = 1'-0"

NOTES:

1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. FOR 8'-BSMNT WHERE BACKFILL HEIGHT = 7'-0" MAX., CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN., OTHERWISE PROVIDE 20 MPa. 28-DAY COMPRESSIVE STRENGTH CONCRETE.
3. REINFORCING STEEL TO BE GRADE 400.



PLAN VIEW



FTG. SIZE AS PER PLAN

1B
S1

LATERALLY UNSUPPORTED WALL

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

NOTES:

1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. FOR 8'-BSMNT WHERE BACKFILL HEIGHT = 7'-0" MAX., CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN., OTHERWISE PROVIDE 20 MPa. 28-DAY COMPRESSIVE STRENGTH CONCRETE.
3. REINFORCING STEEL TO BE GRADE 400.

Scale: AS NOTED	
Date: MAY-31-2016	
Drawn: SC	Checked: SJB

QUAILE ENGINEERING LTD.



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

Engineer's Seal:



MAY 30, 2016

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

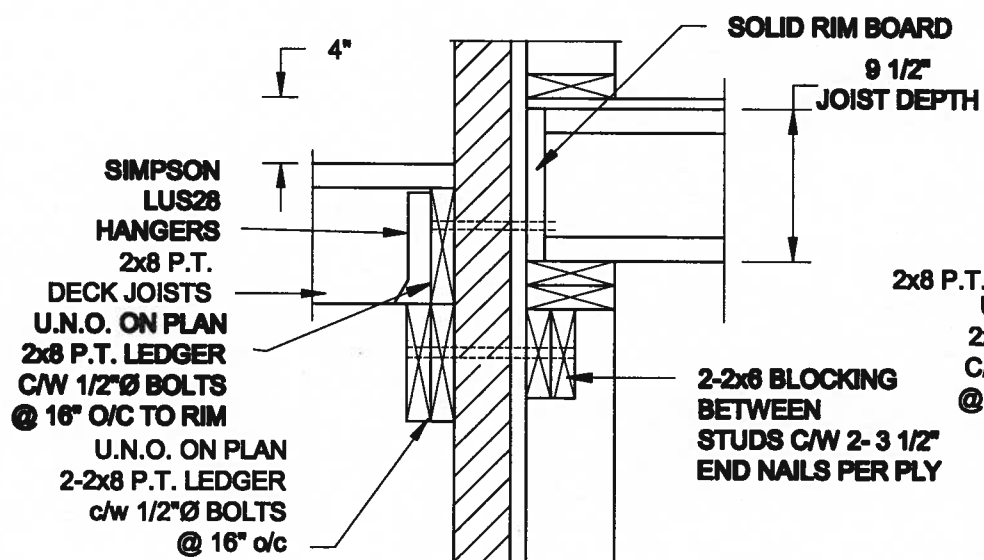
Project No.:

16-102

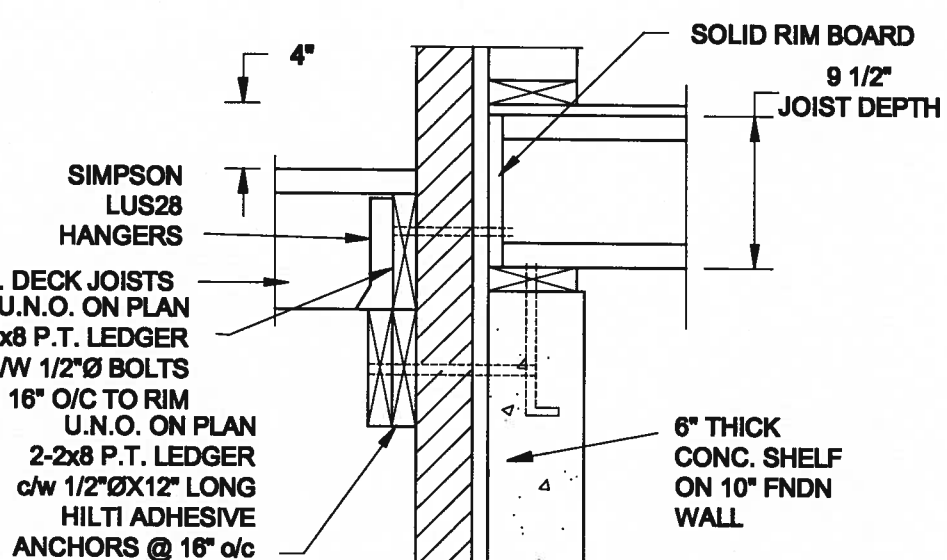
Drawing No.:

S1

FOR 9 1/2" JOIST DEPTH



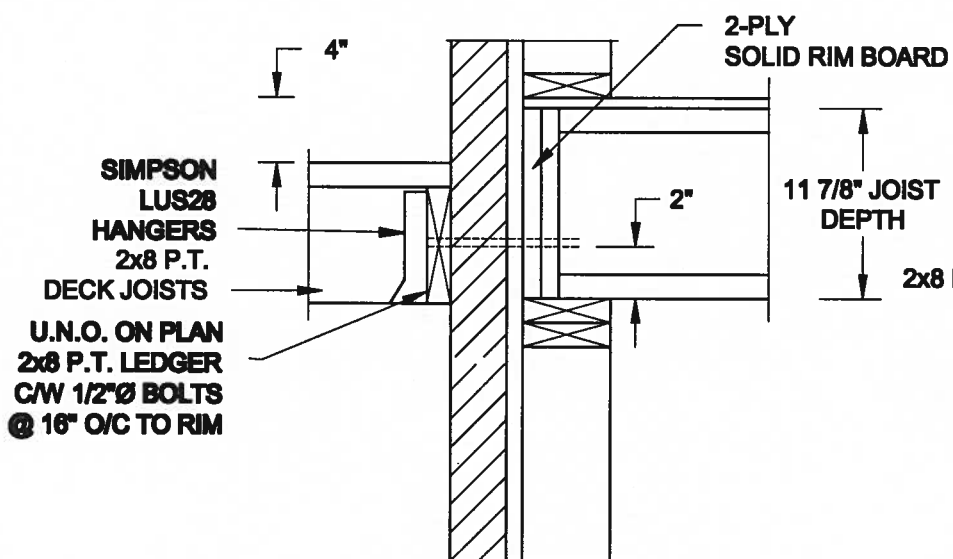
SCALE: 1" = 1'-0"



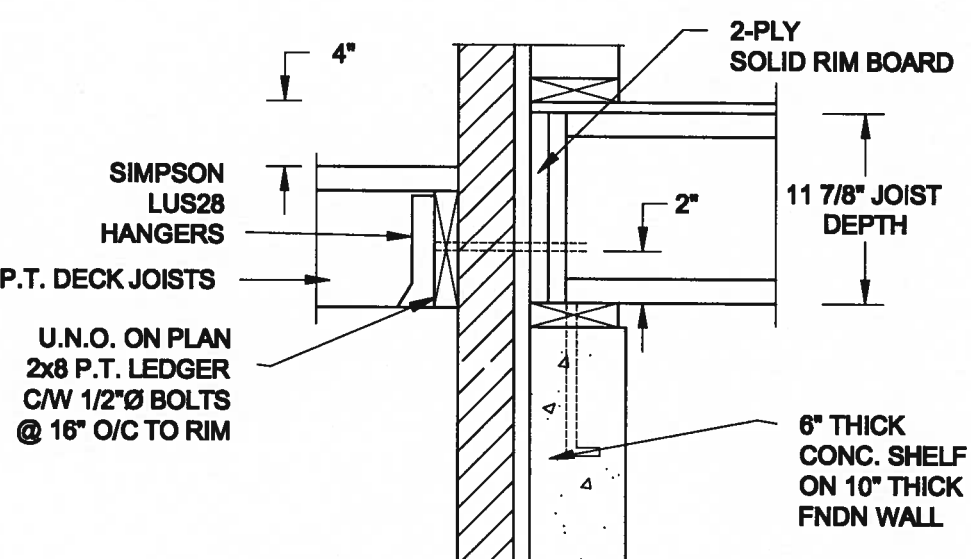
SCALE: 1" = 1'-0"

- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x8 @ 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"x8" THICK UNLESS NOTED OTHERWISE ON PLAN.

FOR 11 7/8" JOIST DEPTH

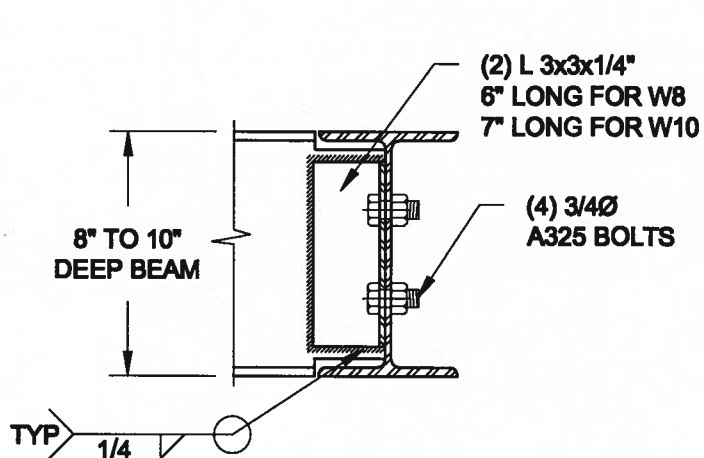


SCALE: 1" = 1'-0"

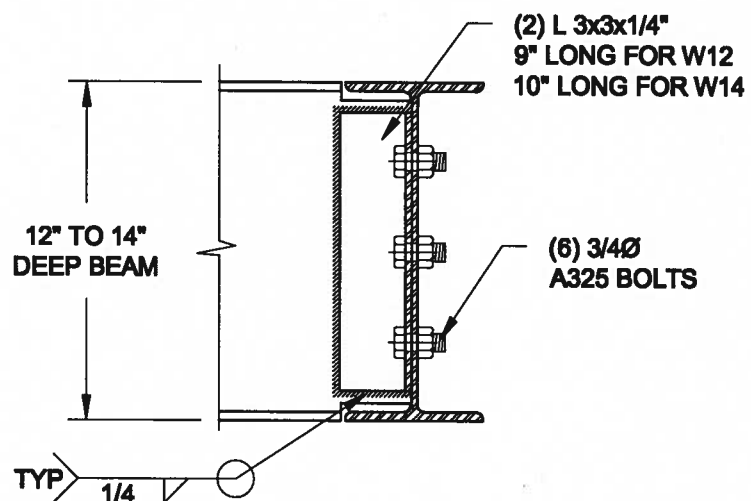


SCALE: 1" = 1'-0"

- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x8 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL**
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.



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

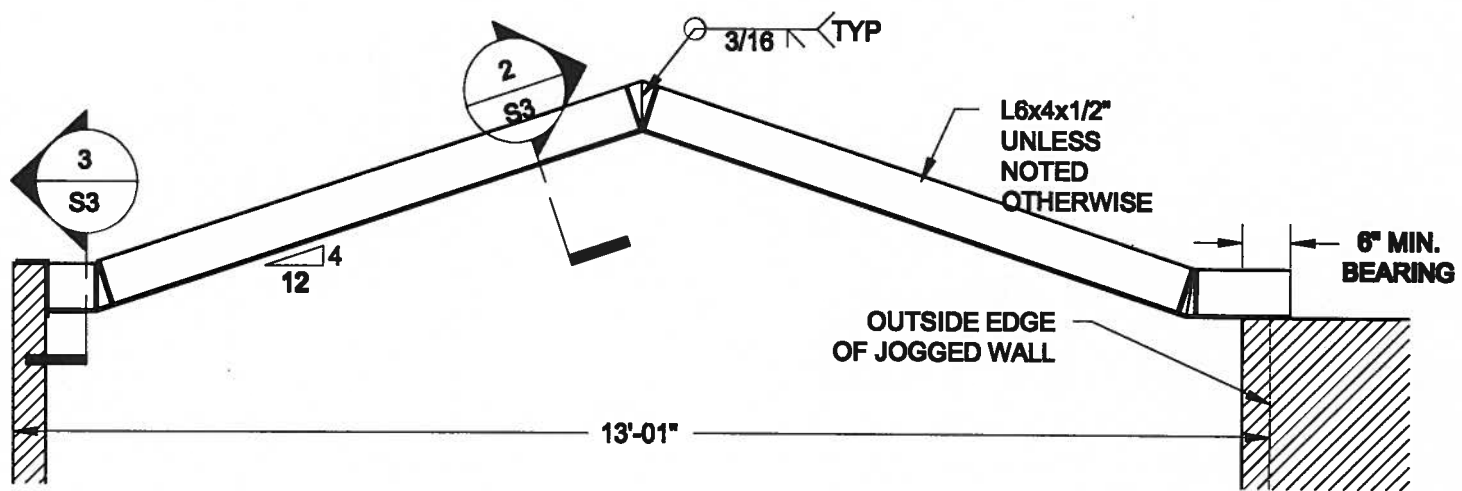


**NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX
AND W14x48 (W380x72) BEAM MAX.**

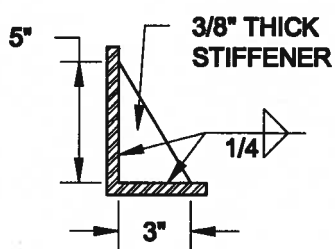
SCALE: 1-1/2" = 1'-0"

Scale: AS NOTED		QUAILE ENGINEERING LTD.		Engineer's Seal		Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO	
Date: MAY-01-2016		 38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com				TYPICAL STRUCTURAL DETAILS FOR SINGLES	
Drawn: SC	Checked: SJB			Project No.: 16-102		Drawing No.: S2	

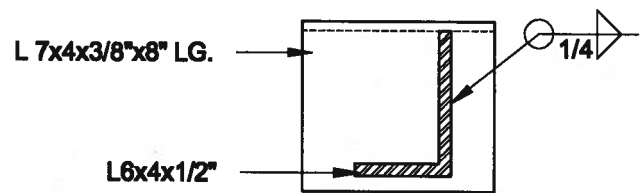
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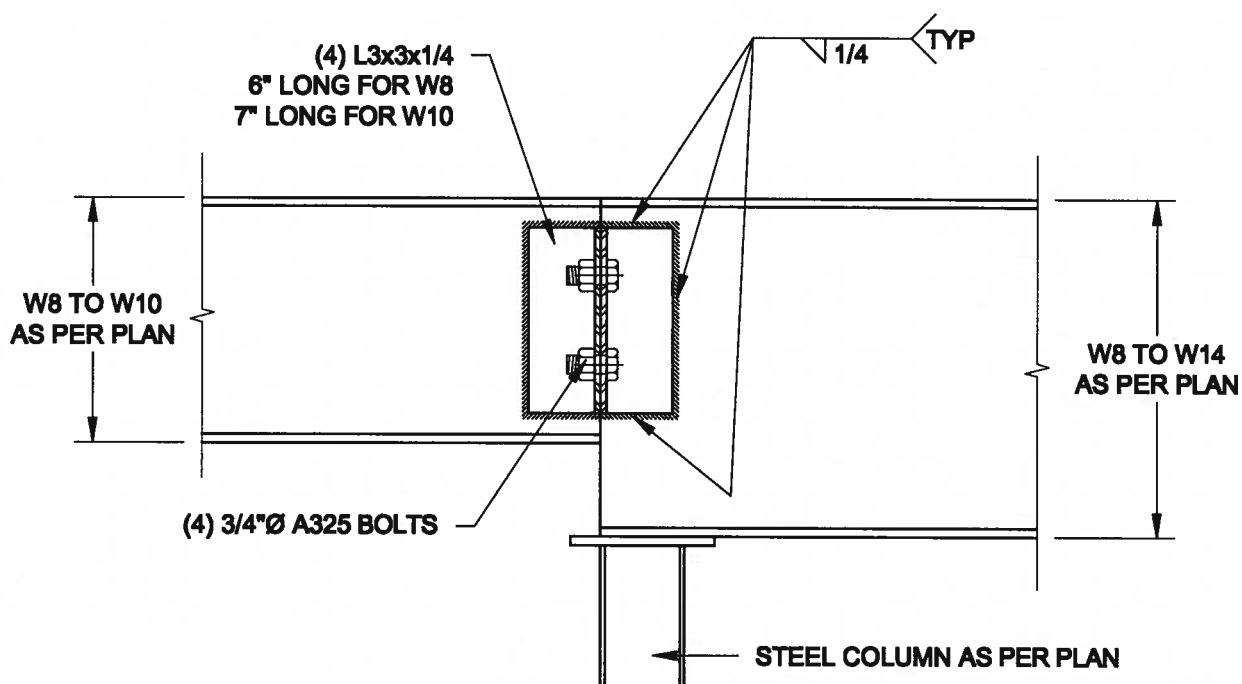
1
S3 **STEEL LINTEL AT GABLE**
SCALE: 1/2" = 1'-0"



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



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



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

Scale:
AS NOTED

Date:
MAY-01-2016

Drawn:
SC

Checked:
SJB

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Newmarket, ON
L3Y 8J9
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MAY 30, 2016

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

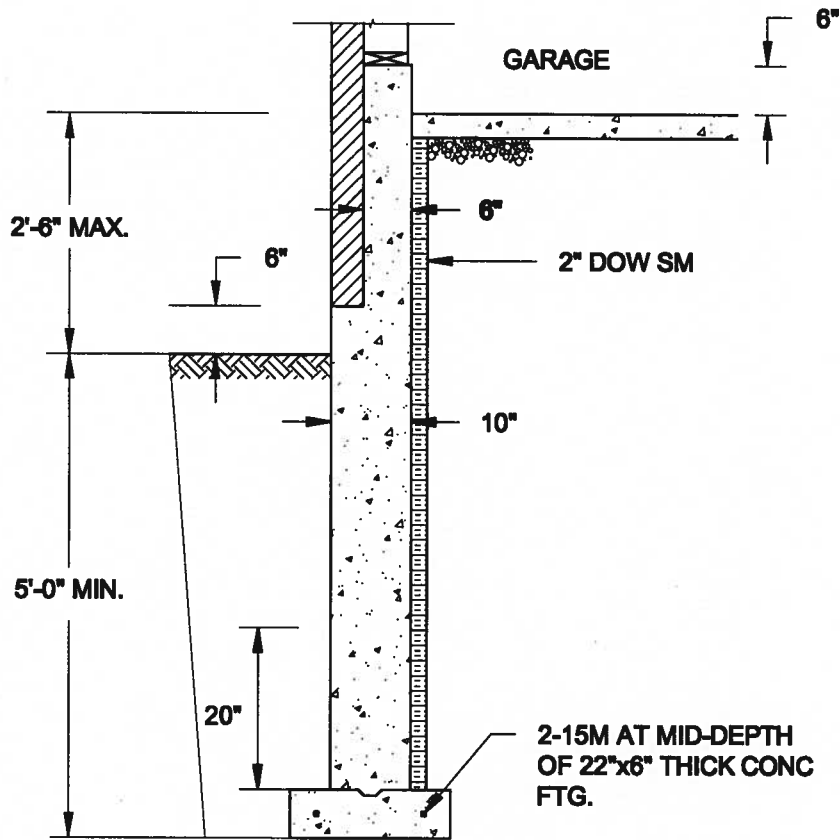
TYPICAL STRUCTURAL DETAILS FOR GABLES

Project No.:

16-102

Drawing No.:

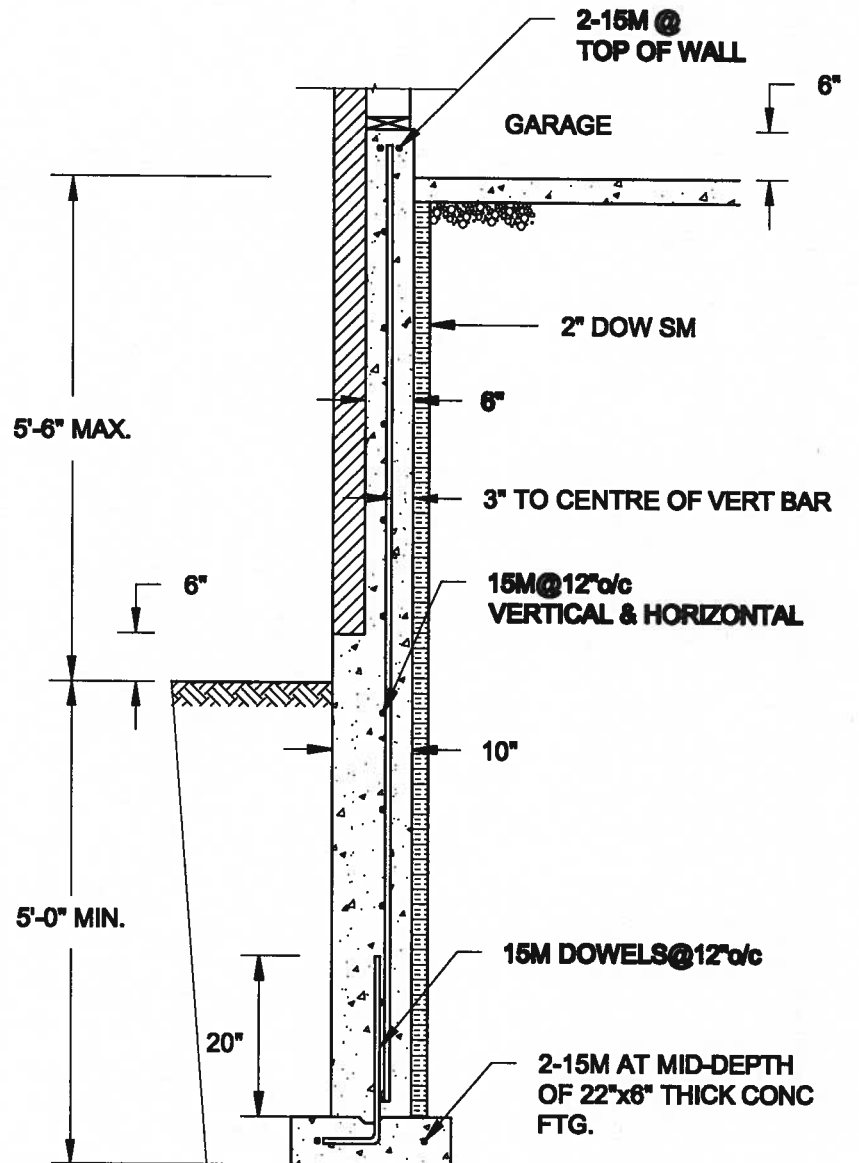
S3



1A
S4 **REINFORCED BRICKSHELF**
SCALE: 1/2" = 1'-0"

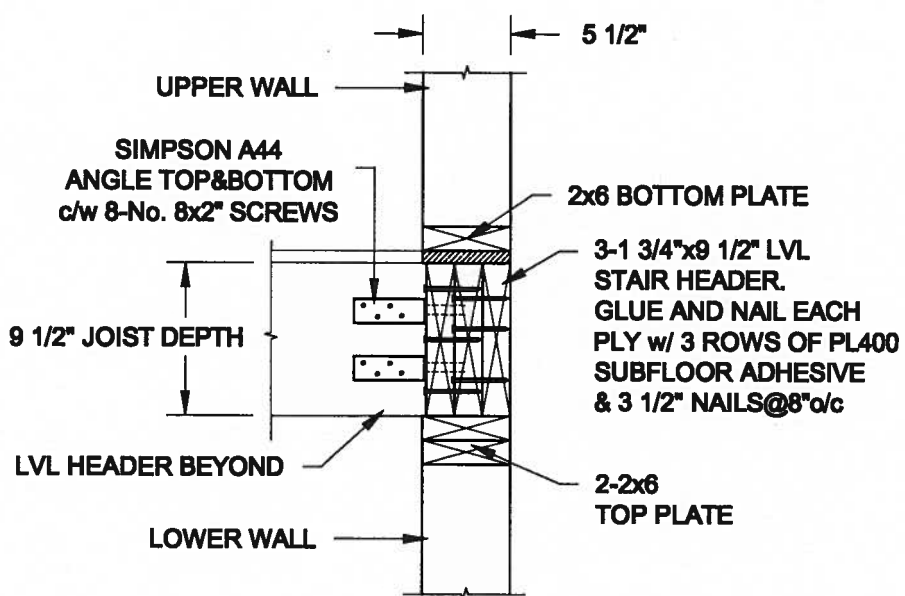
NOTE:

1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE TO HAVE 28-DAY COMPRESSIVE STRENGTH OF 20 MPa.
3. REINFORCING BARS TO BE GRADE 400 DEFORMED STEEL.
4. PROVIDE 3" COVER TO SOIL MINIMUM.

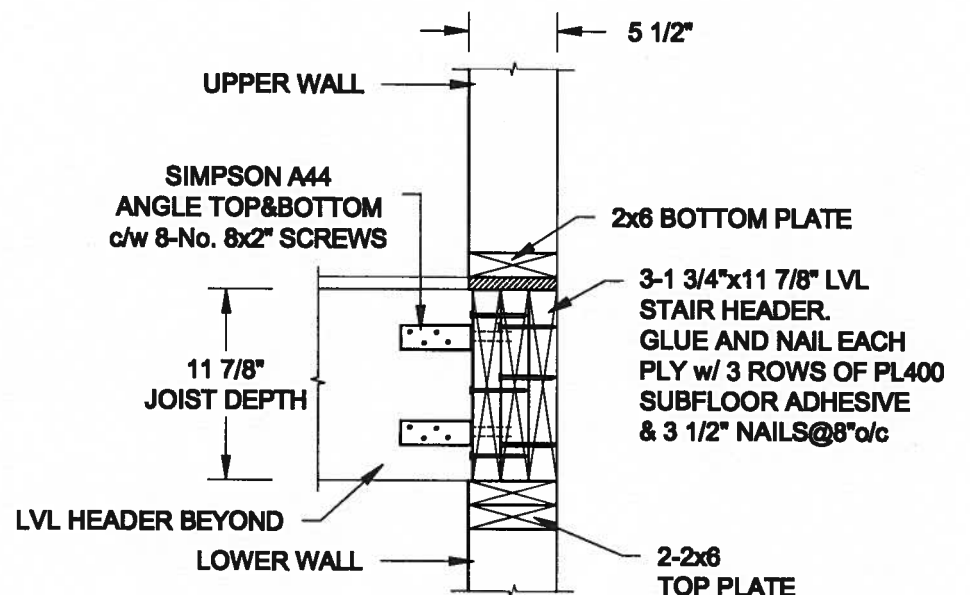


1B
S4 **REINFORCED BRICKSHELF**
SCALE: 1/2" = 1'-0"

FOR 9 1/2" JOIST DEPTH



FOR 11 7/8" JOIST DEPTH



2
S4 **STAIR HEADER @ EXTERIOR WALL**
SCALE: 1" = 1'-0"

Scale:
AS NOTED

Date:
MAY-01-2016

Drawn:
SC

Checked:
SJB

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MAY 30, 2016

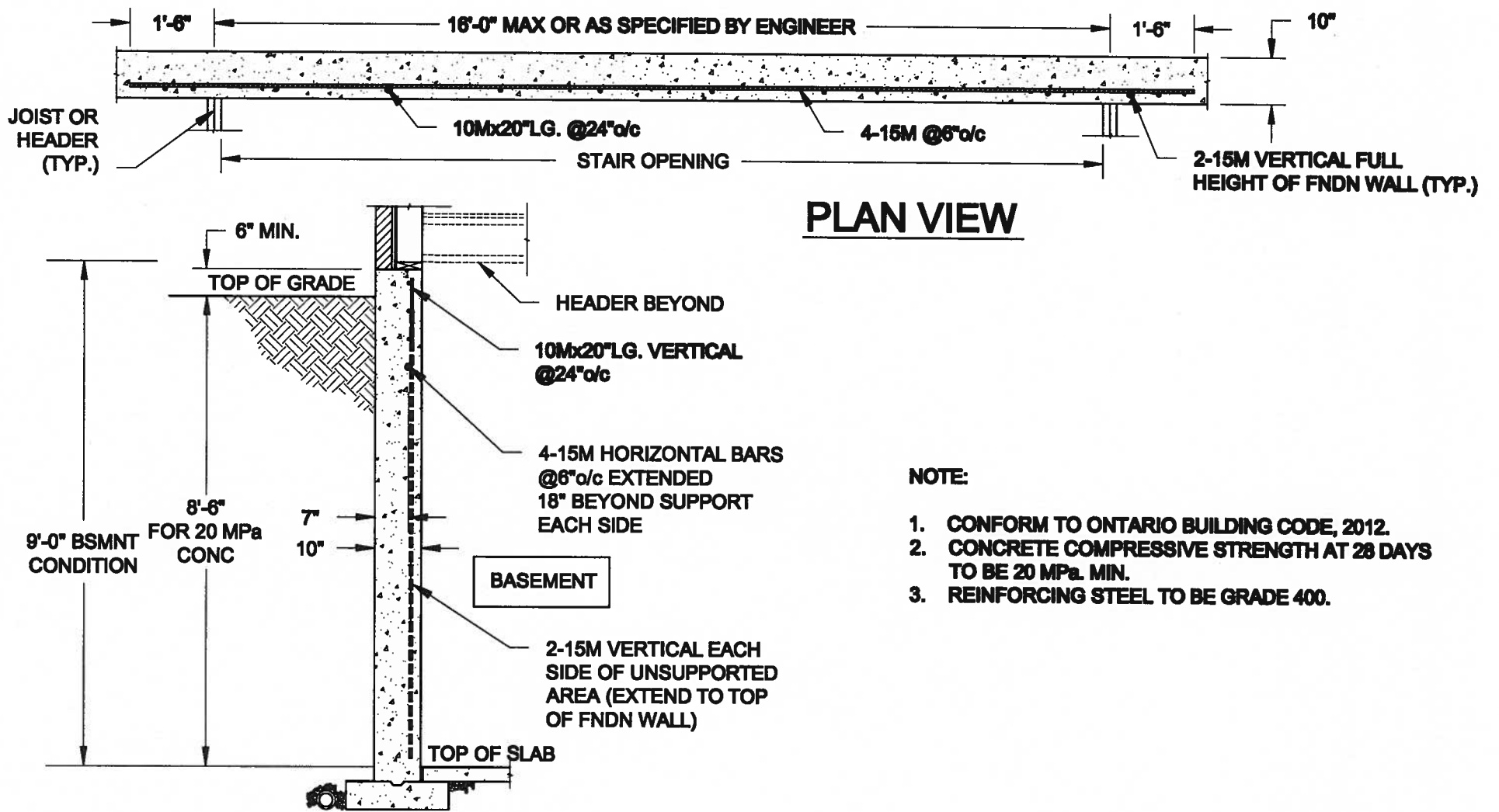
Project:
BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:
16-102

Drawing No.:
84

SITE COPY



1
S5 **LATERALLY UNSUPPORTED WALL**
SCALE: 3/8" = 1'-0"

Scale:
AS NOTED

Date:
MAY-31-2016

Drawn:
SC

Checked:
SJB

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BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

16-102

Drawing No.:

S5