

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

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

VINYL CLAD STRUCTURAL STL. FRAME BASEMENT WINDOW (TYPICAL)

PARTIAL PLANS FOR MORE THAN 1 RAISER SUNKEN FLOOR REFER TO PAGE 9A

REFER TO BAY WINDOW MANUF. TEMPLATE FOR DIM.

4" DIA. VENT SLEEVE W/ INSECT SCREEN.

CHECK FDN. WALL FOR SUNKEN FOYER

COLD CELLAR

REFER TO BAY WINDOW MANUF. TEMPLATE FOR DIM.



ARCHITECTURAL REVIEW & APPROVAL

JAN 30 2018

John G. Williams Limited, Architect

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BASEMENT PLAN 'A'

AREA CALCULATIONS	STD. A	OPT. A
GROUND FLOOR AREA	1479 SF	1479 SF
SECOND FLOOR AREA	1751 SF	1751 SF
SUBTOTAL	3230 SF	3230 SF
DEDUCT ALL OPEN AREAS	59 SF	16 SF
TOTAL NET AREA	3171 SF	3214 SF
	(294.59 m ²)	(298.59 m ²)
FINISHED BSMT AREA	0 SF	0 SF
COVERAGE W/OUT PORCH	1896 SF	1896 SF
	(176.14 m ²)	(176.14 m ²)
COVERAGE W/ PORCH	1985 SF	1985 SF
	(184.41 m ²)	(184.41 m ²)

CHECK FOUNDATION WALL FOR O.H. GARAGE DOOR ABOVE

CHECK FOUNDATION WALL FOR O.H. GARAGE DOOR ABOVE

MIN. SOIL BEARING CAPACITY OF 150KPa

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

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

1	ISSUED FOR CLIENT REVIEW		
2	REVISED AS PER ENG'S COMMENTS	JAN 12-18	RC
no.	description	date	by

Wellington Jno-Baptiste	25591
name	BCN
registration information	
VA3 Design Inc.	42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	



255 Consumers Rd Suite 120
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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

S38-8C
BAROSSA 8

project name GREEN VALLEY EAST municipality BRADFORD, ONT.

project no. 16023

date JANUARY, 2017
drawn by WT
checked by RC
scale 3/16" = 1'-0"

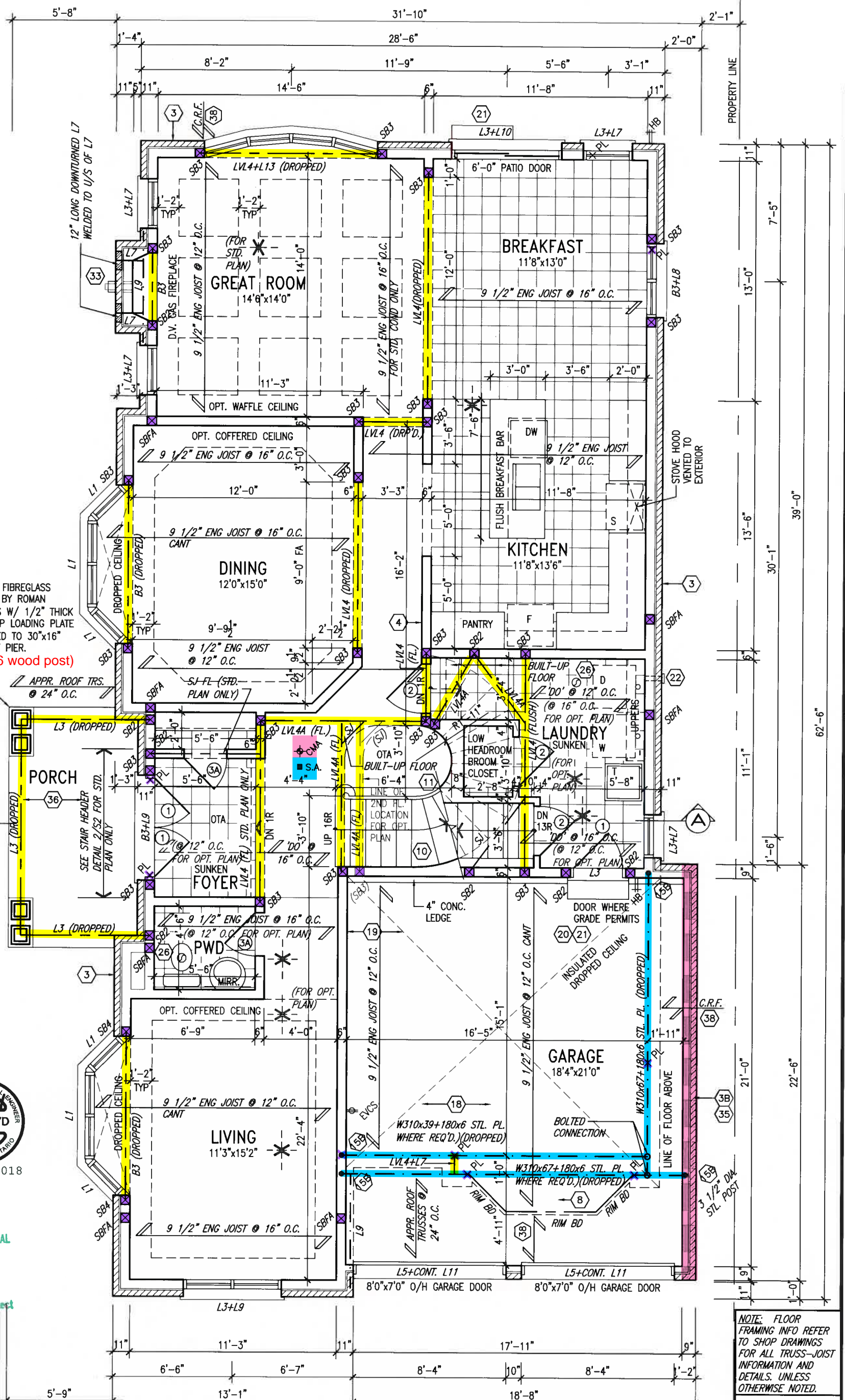
BASEMENT PLAN ELEV. 'A'

file name 16023-S38-8C

drawing no.

1A

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GROUND FLOOR PLAN 'A'

INDICATES REDUCED SIDE YARD

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no.	description	date	by

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.			
qualification information			
Wellington Jno-Baptiste	25591	BCIN	
name registration information			
VA3 Design Inc.	42658		
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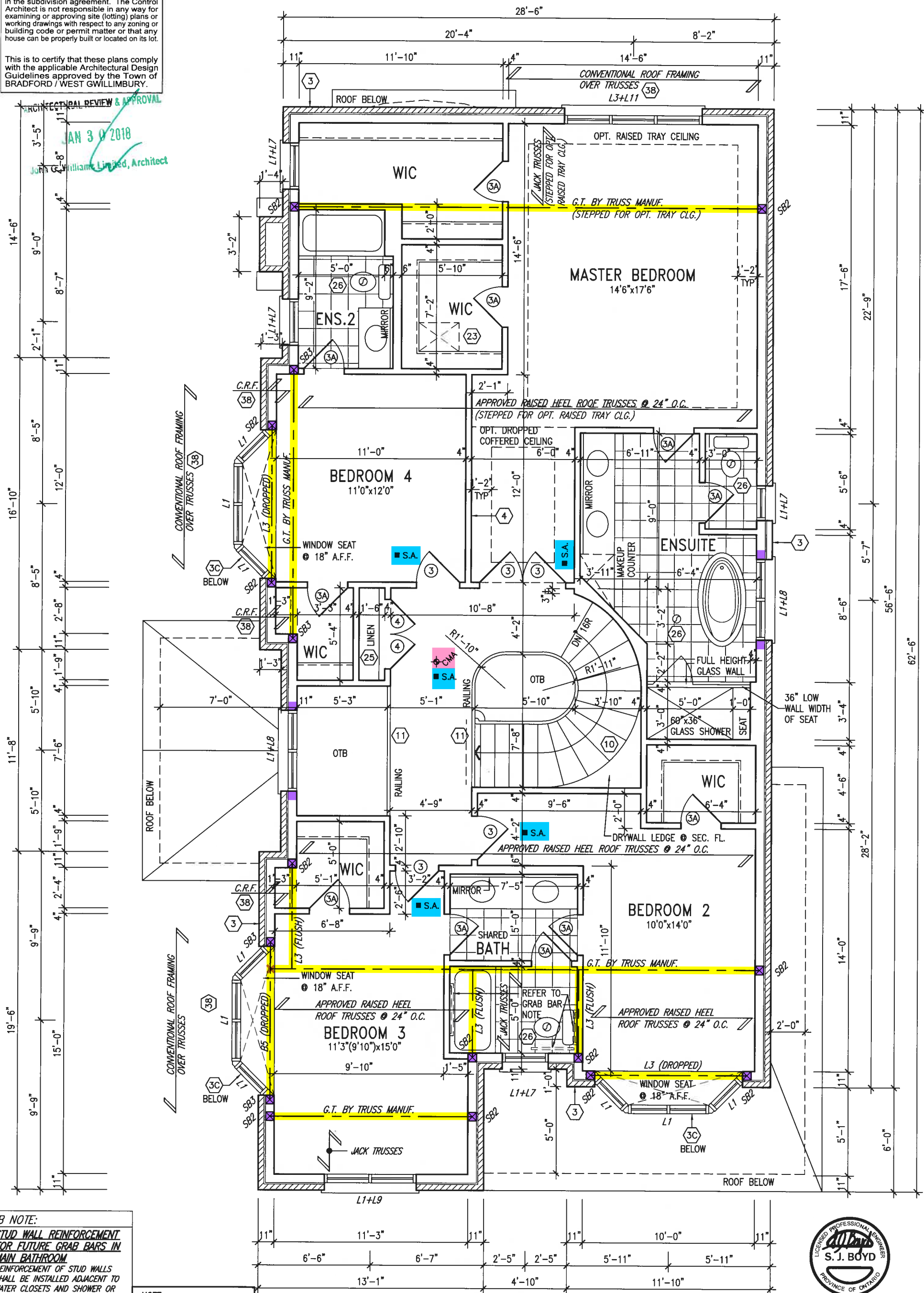
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va3design.com

BAYVIEW WELLINGTON
project name: GREEN VALLEY EAST
municipality: BRADFORD, ONT.
date: JANUARY, 2017
drawn by: WT
checked by: RC
scale: 3/16" = 1'-0"

S38-8C
BAROSSA 8
project no.: 16023
drawing no.: 2A
GROUND FLOOR PLAN ELEV. 'A'
file name: 16023-S38-8C
date: Jan 16 2018 - 12:06 PM

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ARCHITECTURAL REVIEW & APPROVAL
JAN 30 2018
John Williams Limited, Architect



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

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

9			
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qualification information

Wellington Jno-Baptiste *J. Baptiste* 25591

name BCIN

registration information

VA3 Design Inc. 42658

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S38-8C
BAROSSA 8

project name GREEN VALLEY EAST		municipality BRADFORD, ONT.		project no. 16023	
date JANUARY, 2017		SECOND FLOOR PLAN ELEV. 'A'			
drawing no. 3A					
drawn by WT		checked by RC		scale 3/16" = 1'-0"	
file name 16023-S38-8C					
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drawing no
3A

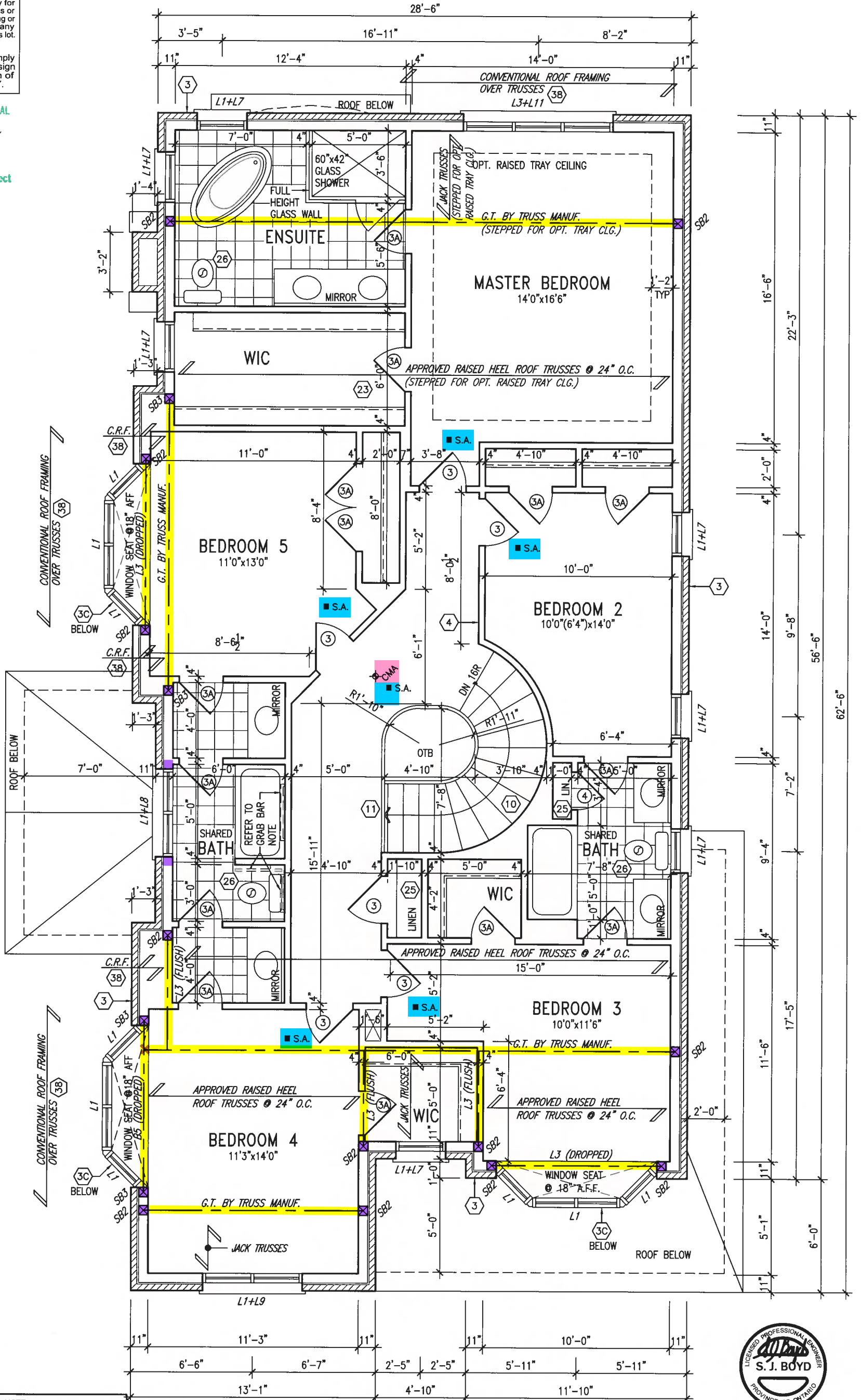
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ARCHITECTURAL REVIEW & APPROVAL

JAN 30 2018
John G. Williams Limited, Architect



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

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

OPT. SECOND FLOOR PLAN 'A'



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no.	description	date	by
2	REVISED AS PER ENG'S COMMENTS	JAN 12-18	RC
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name	Wellington Jno-Baptiste
registration information	VA3 Design Inc. 42658
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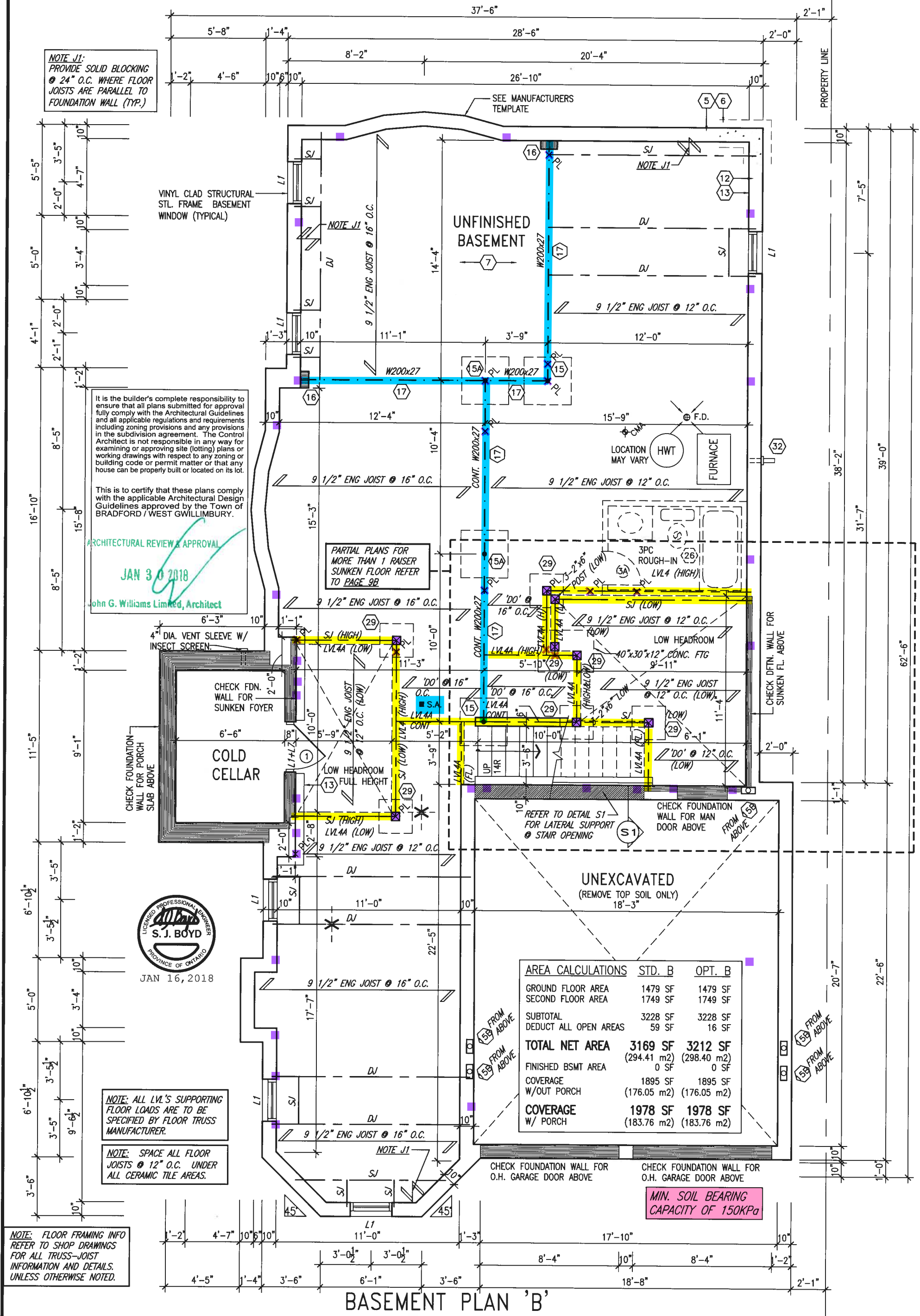


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BAYVIEW WELLINGTON

project name GREEN VALLEY EAST		municipality BRADFORD, ONT.		project no. 16023	
date JANUARY, 2017		OPT. SECOND FLOOR PLAN ELEV. 'A'			drawing no. 4A
drawn by WT	checked by RC	scale 3/16" = 1'-0"	file name 16023-S38-8C		
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S38-8C
BAROSSA 8



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BAYVIEW WELLINGTON		S38-8C	
GREEN VALLEY EAST		BAROSSA 8	
project name	BRADFORD, ONT.	project no.	16023
date	JANUARY, 2017	drawing no.	1B
drawn by	WT	checked by	RC
scale	3/16" = 1'-0"	file name	16023-S38-8C
BASEMENT PLAN ELEV. 'B'			
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JAN 30 2018

John G. Williams Limited, Architect



JAN 16, 2018

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

GROUND FLOOR PLAN 'B'

INDICATES REDUCED SIDE YARD

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BAYVIEW WELLINGTON

project name
GREEN VALLEY EAST

municipality
BRADFORD, ONT.

S38-8C
BAROSSA 8

project no.
16023

date
JANUARY, 2017

GROUND FLOOR PLAN ELEVATION 'B'

drawing no.
2B

drawn by
WT

checked by
RC

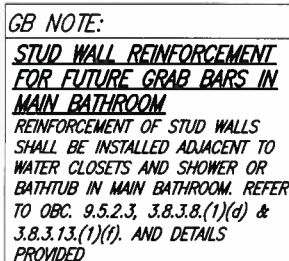
scale
3/16" = 1'-0"

file name
16023-S38-8C

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NOTE:
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BAYVIEW WELLINGTON

S38-8C
BAROSSA 8

project name GREEN VALLEY EAST	municipality BRADFORD, ONT.	project no. 16023
<div> <div> date JANUARY, 2017 </div> <div> SECOND FLOOR PLAN ELEVATION 'B' drawing no. 3B </div> </div>		
<div> <div> drawn by WT </div> <div> checked by RC </div> <div> scale 3/16" = 1'-0" </div> <div> file name 16023-S38-8C </div> </div>		
<div> <div> RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\38\16023-S38-8C.dwg - Tue - Jan 16 2018 - 12:06 PM </div> </div>		

3B

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ARCHITECTURAL REVIEW & APPROVAL

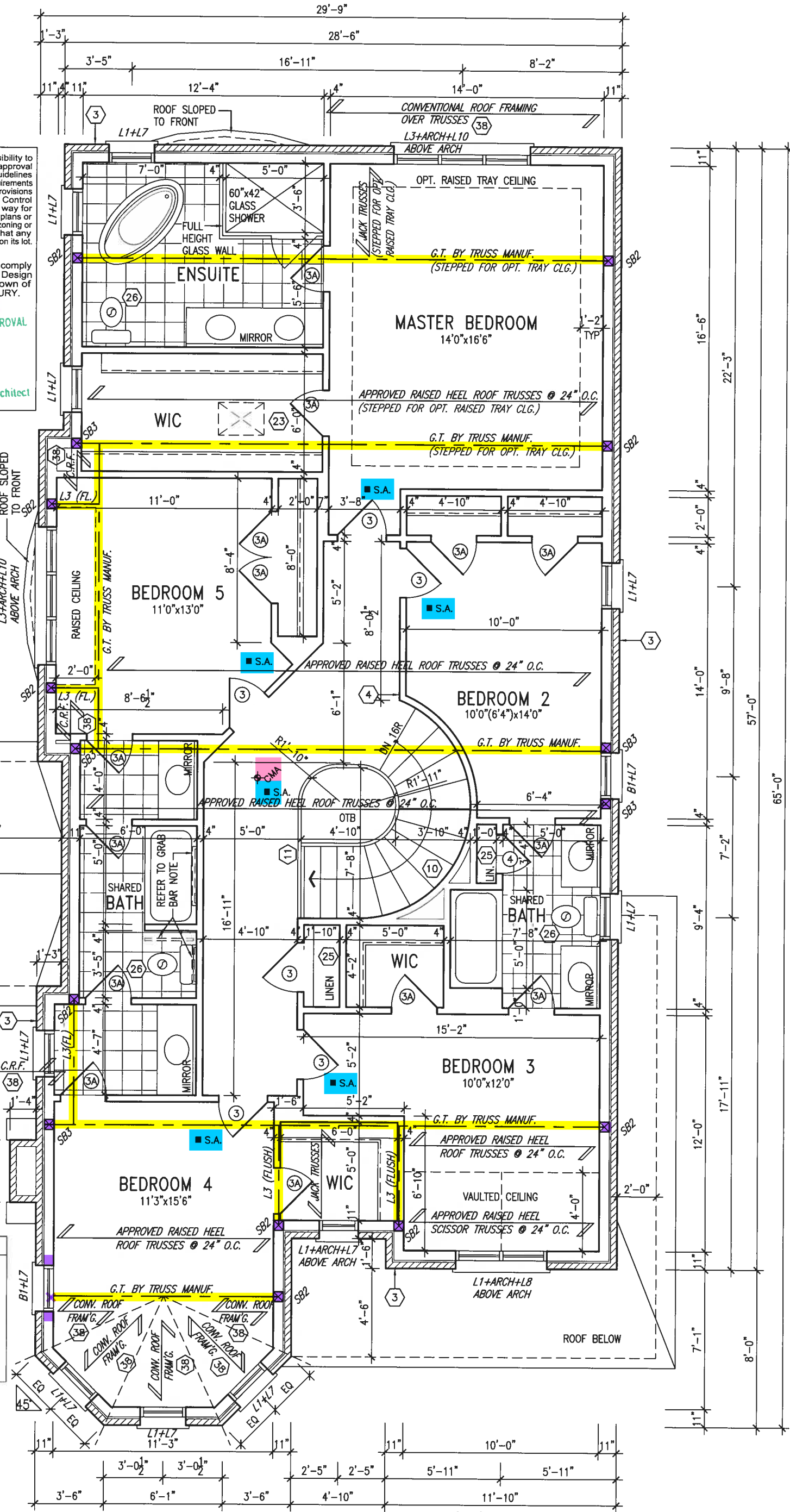
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OPT. SECOND FLOOR PLAN 'B'

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BAYVIEW WELLINGTON		S38-8C BAROSSA 8	
project name GREEN VALLEY EAST	municipality BRADFORD, ONT.	project no. 16023	drawing no. 4B
date JANUARY, 2017	checked by RC	OPT. SECOND FLOOR PLAN ELEVATION 'B'	
drawn by WT	scale 3/16" = 1'-0"	file name 16023-S38-8C	
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NOTE J1:
PROVIDE SOLID BLOCKING
@ 24" O.C. WHERE FLOOR
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PARTIAL PLANS FOR
MORE THAN 1 RAISER
SUNKEN FLOOR REFER
TO PAGE 9C

4" DIA. VENT SLEEVE W/
INSECT SCREEN.

COLD
CELLAR

UNEXCAVATED
(REMOVE TOP SOIL ONLY)

AREA CALCULATIONS	STD. C	OPT. C
GROUND FLOOR AREA	1453 SF	1453 SF
SECOND FLOOR AREA	1747 SF	1747 SF
SUBTOTAL	3200 SF	3200 SF
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TOTAL NET AREA	3180 SF	3184 SF
	(295.43 m ²)	(295.80 m ²)
FINISHED BSMT AREA	0 SF	0 SF
COVERAGE W/OUT PORCH	1874 SF (174.10 m ²)	1874 SF (174.10 m ²)
COVERAGE W/ PORCH	1963 SF	1963 SF
	(182.36 m ²)	(182.36 m ²)



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ALL CERAMIC TILE AREAS.

BASEMENT PLAN 'C'

MIN. SOIL BEARING
CAPACITY OF 150KPa

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BAYVIEW WELLINGTON

project name
GREEN VALLEY EAST

project no.
16023

drawn by
WT

checked by
RC

scale
3/16" = 1'-0"

date
JANUARY, 2017

municipality
BRADFORD, ONT.

project no.
16023

drawing no.
1C

BASEMENT PLAN ELEV. 'C'

file name
16023-S38-8C

date
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ARCHITECTURAL REVIEW & APPROVAL

JAN 30 2018

John G. Williams Limited, Architect

12" LONG DOWNTURNED L7 WELDED TO U/S OF L11



JAN 16, 2018

ROOF NOTE R1
2"x8" @ 16" O.C. P.T. W/ 2"x6" @ 12" O.C. DIAGONALLY CUT CROSS PURLINS W/ 5/8" EXTERIOR GRADE SHEATHING W/ SINGLE PLY ROOF MEMBRANE

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GROUND FLOOR PLAN 'C'

INDICATES REDUCED SIDE YARD

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municipality
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date JANUARY, 2017
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scale 3/16" = 1'-0"
file name 16023-S38-8C
drawing no. 2C

S38-8C
BAROSSA 8

GROUND FLOOR PLAN ELEV. 'C'

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JAN 30 2018
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12" LONG DOWNTURNED L2 WELDED TO U/S OF L11

ROOF SCUPPER

BALCONY

FRENCH DOORS

WIC

WIC

WIC

WIC

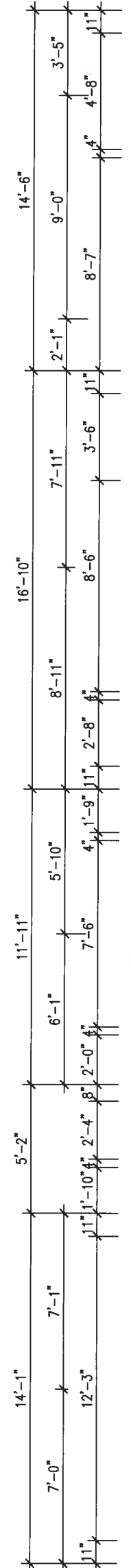
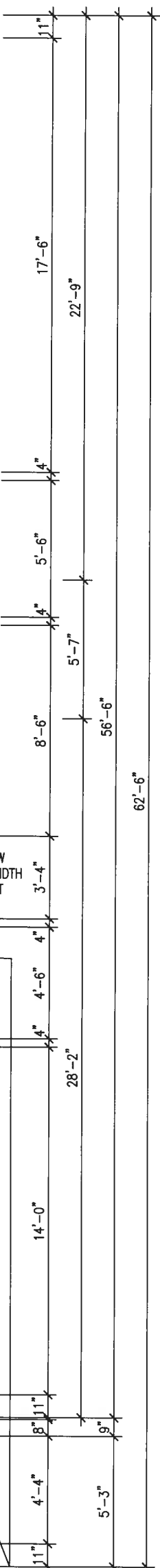
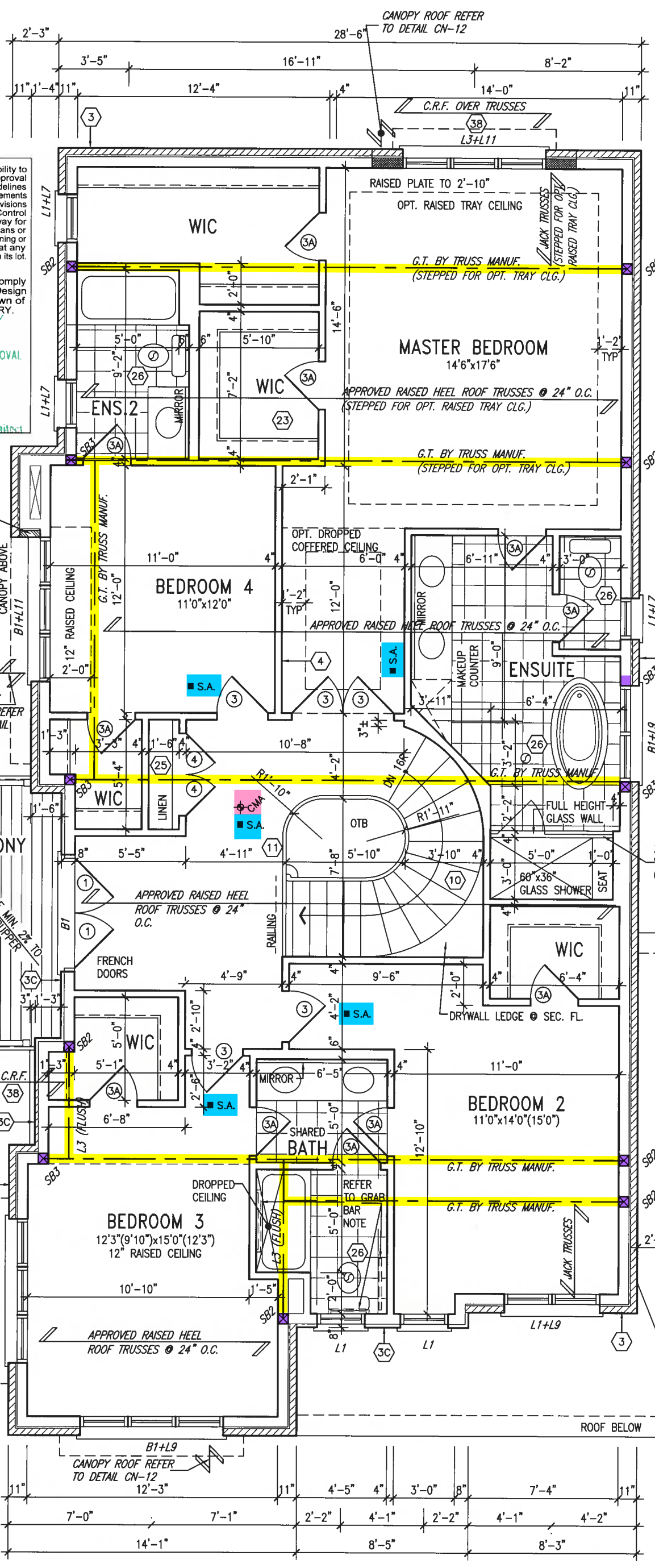
WIC

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WIC

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

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

SECOND FLOOR PLAN 'C'

OFFICE COPY

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

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

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

VA3 DESIGN
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 EAST municipality
BRADFORD, ONT.

date
JANUARY, 2017

drawn by
WT

checked by
RC

scale
3/16" = 1'-0"

file name
16023-S38-8C

drawing no.
3C

project no.
16023

SECOND FLOOR PLAN ELEV. 'C'

S38-8C
BAROSSA 8

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

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

ARCHITECTURAL REVIEW & APPROVAL
JAN 30 2018
John G. Williams Limited, Architect

12" LONG DOWNTURNED L₂ WELDED TO U/S OF L₁



GB NOTE:
STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
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NOTE:
REFER TO ROOF TRUSS MANUF. FOR ROOF TRUSS LAYOUTS & BEAM SIZES.

OPT. SECOND FLOOR PLAN 'C'

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2	REVISED AS PER ENG'S COMMENTS	JAN 12-18	RC
1	ISSUED FOR CLIENT REVIEW		
no.	description	date	by

Wellington Jno-Baptiste	25591
name	BCIN
registration information	
VA3 Design Inc.	42658
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VA3 DESIGN
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va3design.com

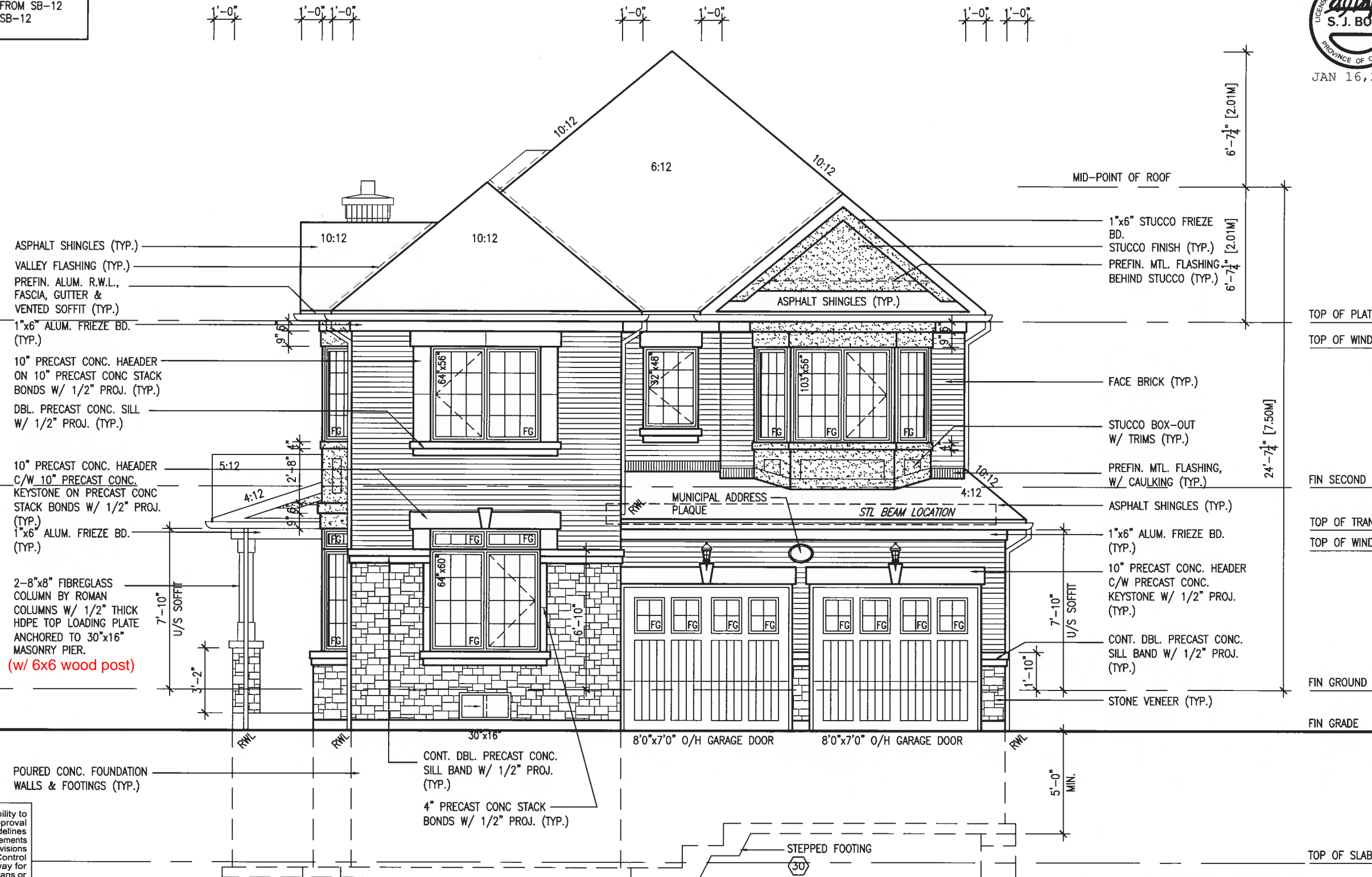
BAYVIEW WELLINGTON	
project name	GREEN VALLEY EAST
date	JANUARY, 2017
drawn by	WT
checked by	RC
scale	3/16" = 1'-0"
OPT. SECOND FLOOR PLAN ELEV. 'C'	
file name	16023-S38-8C
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S38-8C BAROSSA 8	
project no. 16023	
PLAN ELEV. 'C' file name 16023-S38-8C Jan 16 2018 - 12:07 PM	drawing no. 4C

1-MAIN ENTRY DOOR & BASEMENT WINDOW EXCLUDED FROM SB-12 CALCULATIONS PER SB-12 3.1.1.6.(4).



JAN 16, 2018



FRONT ELEVATION 'A'

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ARCHITECTURAL REVIEW & APPROVAL

JAN 30 2018

John G. Williams Limited, Architect

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.
• Flameproofed Electrical outlet box to be installed in the Garage or carport or adjacent to driveway.

REFER TO 2012 OBC. 9.34.4.

BAYVIEW WELLINGTON

S38-8C
BAROSSA 8

project name
GREEN VALLEY EAST

municipality
BRADFORD, ONT.

project no.
16023

drawing no.
5A

FRONT ELEVATION 'A'

scale
3/16" = 1'-0"

checked by
RC

drawn by
WT

date
JANUARY, 2017

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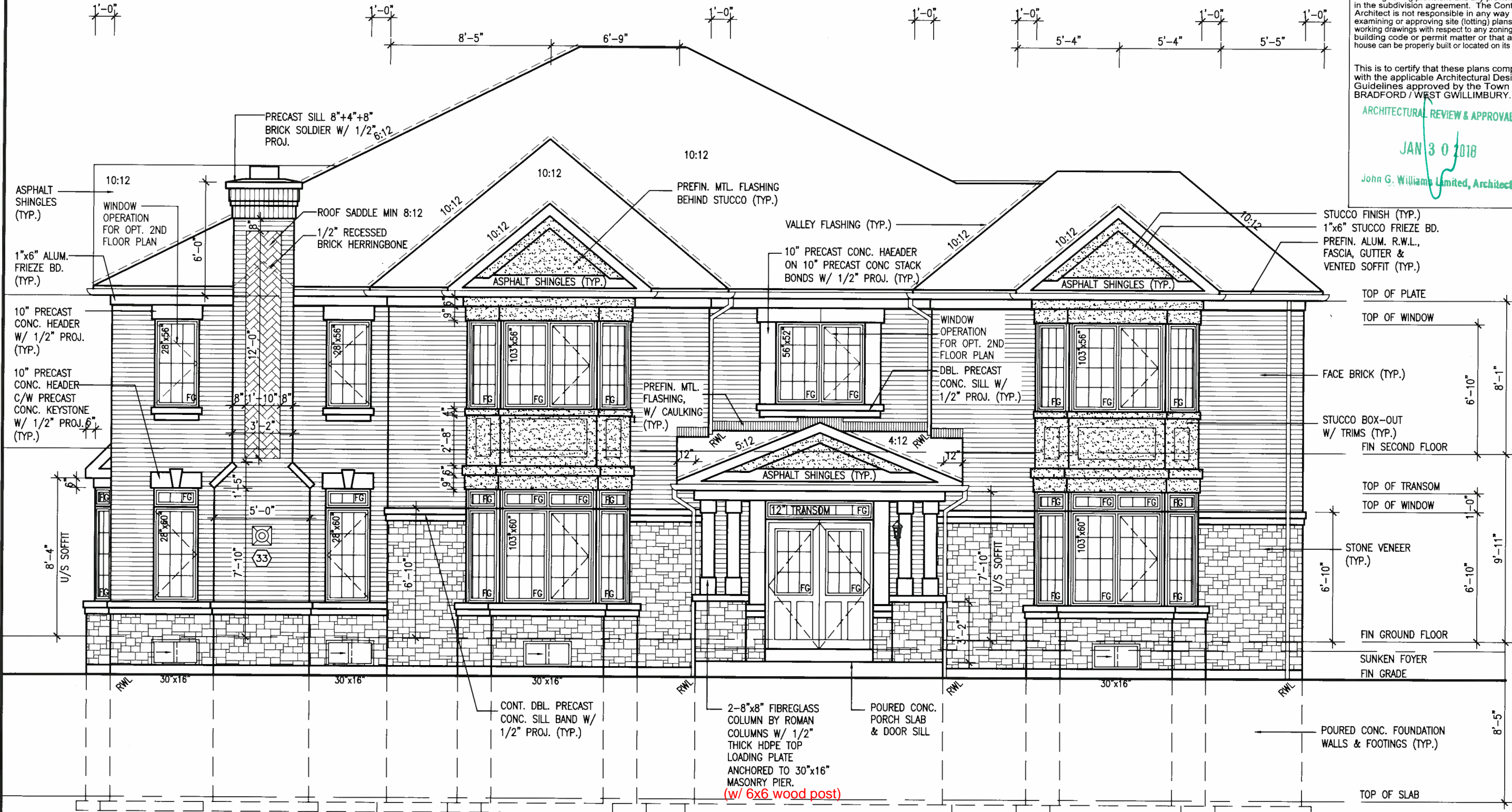
drawn by
RC

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

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



FLANKAGE ELEVATION 'A'

LOCATE UTILITY METERS AWAY
FROM PUBLIC VIEW

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ARCHITECTURAL REVIEW & APPROVAL

JAN 30 2018

John G. Williams Limited, Architect

S38-8C
BAROSSA 8

BAYVIEW WELLINGTON

project name: **GREEN VALLEY EAST**
municipality: **BRADFORD, ONT.**

project no.: **16023**
drawing no.: **6A**

scale: **3/16" = 1'-0"**
checked by: **RC**
drawn by: **WT**

date: **JANUARY, 2017**
file name: **16023-S38-8C**

date: **JAN 16 2018** - 12:06 PM

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.

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

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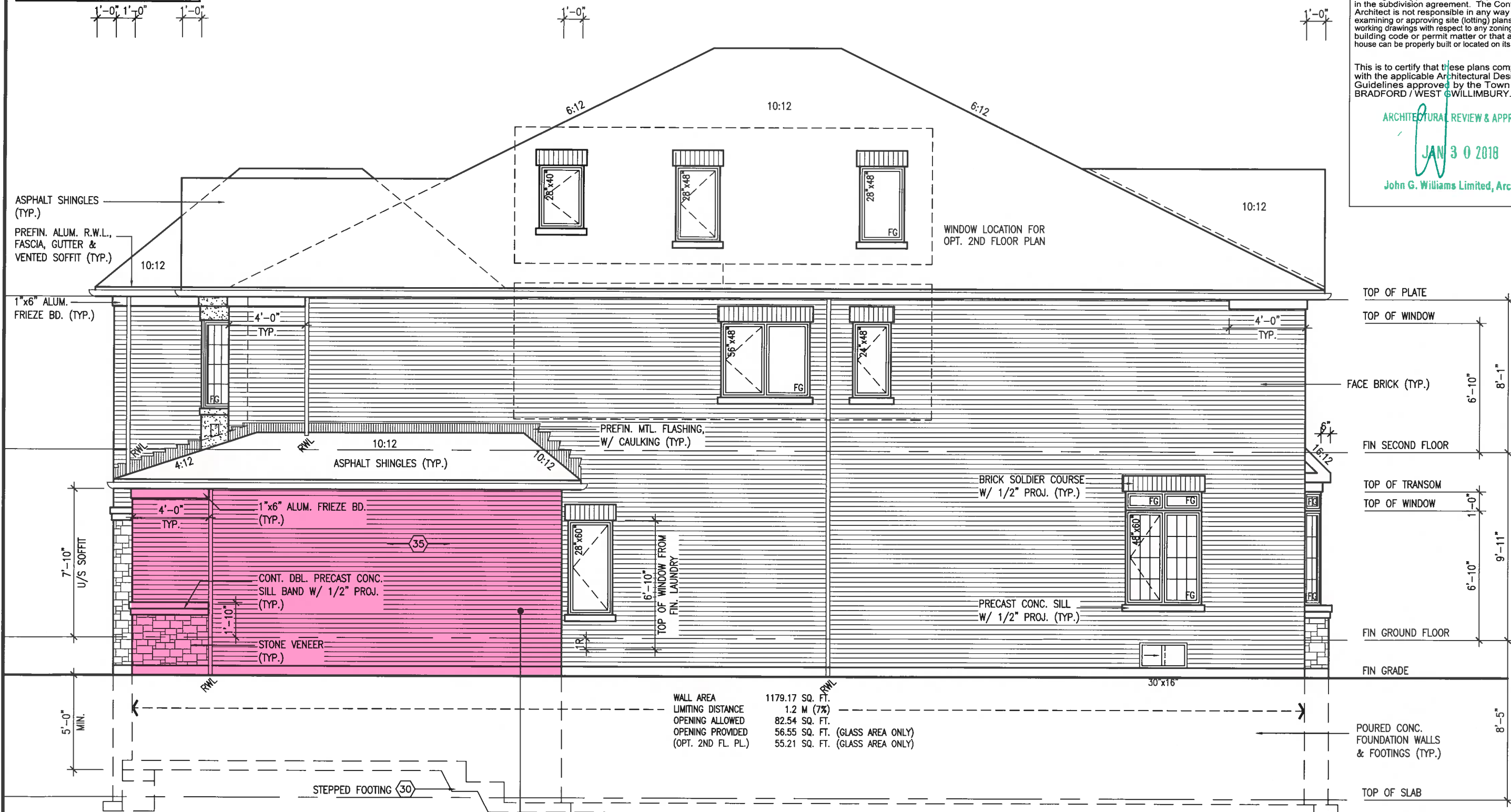
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2	REVISED AS PER ENG'S COMMENTS	JAN 12-18	RC
1	ISSUED FOR CLIENT REVIEW		



JAN 16, 2018

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REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.



RIGHT SIDE ELEVATION 'A'

BRICK VENEER CONSTRUCTION

(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)
45 MINUTE FIRE RATED WALL

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

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ARCHITECTURAL REVIEW & APPROVAL
JAN 30 2018
John G. Williams Limited, Architect

TOP OF PLATE
TOP OF WINDOW
FACE BRICK (TYP.)
FIN SECOND FLOOR
TOP OF TRANSOM
TOP OF WINDOW
FIN GROUND FLOOR
FIN GRADE
POURED CONC. FOUNDATION WALLS & FOOTINGS (TYP.)
TOP OF SLAB



project name		project no.	
GREEN VALLEY EAST		16023	
municipality		drawing no.	
BRADFORD, ONT.		7A	
date		scale	
JANUARY, 2017		3/16" = 1'-0"	
drawn by		checked by	
WT		RC	
file name		file name	
16023-S38-8C		16023-S38-8C	
drawn by		checked by	
WT		RC	
date		date	
JAN 12-18 RC		JAN 16 2018 - 12:06 PM	
description		description	
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ISSUED FOR CLIENT REVIEW		ISSUED FOR CLIENT REVIEW	
date		date	
JAN 12-18 RC		JAN 16 2018 - 12:06 PM	

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va3design.com

25591 BCLN 42658
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REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.



REAR ELEVATION 'A'

ROOF PLAN ELEVATION 'A'

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ARCHITECTURAL REVIEW & APPROVAL

JAN 30 2018

John G. Williams Limited, Architect



BAYVIEW WELLINGTON

S38-8C
BAROSSA 8

project name
GREEN VALLEY EAST

municipality
BRADFORD, ONT.

project no.
16023

date
JANUARY, 2017

scale
3/16" = 1'-0"

drawing no.
8A

checked by
RC

drawn by
WT

file name
16023-S38-8C

date
JAN 16 2018

time
12:06 PM



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date by

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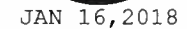


Diagram showing vertical dimensions for a window and transom assembly:

- Top of Plate
- Top of Window
- 6'-10"
- 8'-1"
- Fin Second Floor
- Top of Transom
- Top of Window
- 1'-0"
- 6'-10"
- 9'-11"
- Fin Ground Floor
- Fin Grade

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.
- Fumeproofed Electrical outlet box to be installed in the Garage or carport or adjacent to driveway.

REFER TO 2012 OBC, 9.3.4.4.

ARCHITECTURAL REVIEW & APPROVAL
JAN 30 2018
John G. Williams Limited, Architect

[illegible]

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.



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ARCHITECTURAL REVIEW & APPROVAL

JAN 30 2018

John G. Williams Limited, Architect

S38-8C
BAROSSA 8

BAYVIEW WELLINGTON

GREEN VALLEY EAST

BRADFORD, ONT.

DATE
JANUARY, 2017

drawn by
WT

checked by
RC

scale
3/16" = 1'-0"

project no.
16023

drawing no.
6B

file name
16023-S38-8C

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Wellington Jno-Baptiste

signature

25591

RC

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2 REVISED AS PER ENG'S COMMENTS

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JAN 30 2018

John G. Williams Limited, Architects

S38-8C
BAROSSA 8

BAYVIEW WELLINGTON

project name	project no.
GREEN VALLEY EAST	16023
BRADFORD, ONT.	
municipality	



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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782

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Ontario Building Code to be a Designer.

Wellington Jno-Baptiste 25591

name	association information	signature	BCIN

VA3 Design Inc. 42658

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Drawings are not to be scaled.

All data

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ARCHITECTURAL REVIEW & APPROVAL

JAN 30 2018

John G. Williams Limited, Architect

POURED CONC. FOUNDATION
WALLS & FOOTINGS (TYP.)

PRECAST CONC.
DOOR SILL & STEP
(21)

CONT. 4"x8" PRECAST CONC.
SILL BAND W/ 1/2" PROJ.
(TYP.)

STONE
VENEER
(TYP.)

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

REAR ELEVATION 'B'

ASPHALT SHINGLES (TYP.)

VALLEY FLASHING (TYP.)

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

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

8" PRECAST CONC. ARCH HAEADER
C/W 8" PRECAST CONC. KEYSTONE
ON PRECAST CONC. STACK BONDS
W/ 1/2" PROJ. (TYP.)

PRECAST CONC. SILL ON 8"
PRECAST CONC. W/ 1/2"
PROJ. (TYP.)

8" PRECAST CONC. ARCH
HEADER C/W 8" PRECAST CONC.
KEYSTONE W/ 1/2" PROJ.
(TYP.)

7'-10"
U/S SOFFIT

RWL

(21)

(21)

RWL

6'-10"

8'-4"
U/S SOFFIT

TOP OF SLAB

FIN GROUND FLOOR

TOP OF WINDOW
TOP OF TRANSOM

FIN SECOND FLOOR

TOP OF WINDOW

TOP OF PLATE

ROOF PLAN ELEVATION 'B'



FACE BRICK (TYP.)

12"x12" STONE IMPOST
(TYP.)

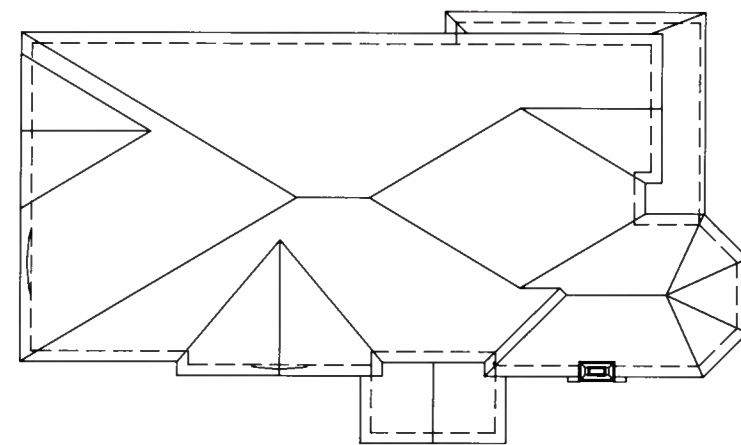
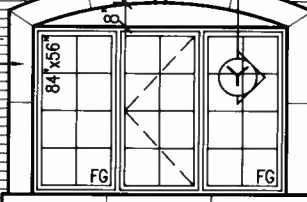
WINDOW LOCATION
FOR OPT. 2ND
FLOOR PLAN

PREFIN. MTL. FLASHING,
W/ CAULKING (TYP.)

ROOF
SLOPED
TO FRONT

CEMENT
FIBERBOARD
TRIM

EXT. LIGHT



S38-8C
BAROSSA 8

BAYVIEW WELLINGTON
GREEN VALLEY EAST
BRADFORD, ONT.

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signature
name
registration information
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BCIN
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25591
2018
JAN 12-18 RC
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16023-S38-8C

rear elevation 'B'

16023-S38-8C

16023-S38-8C

16023-S38-8C

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16023-S38-8C

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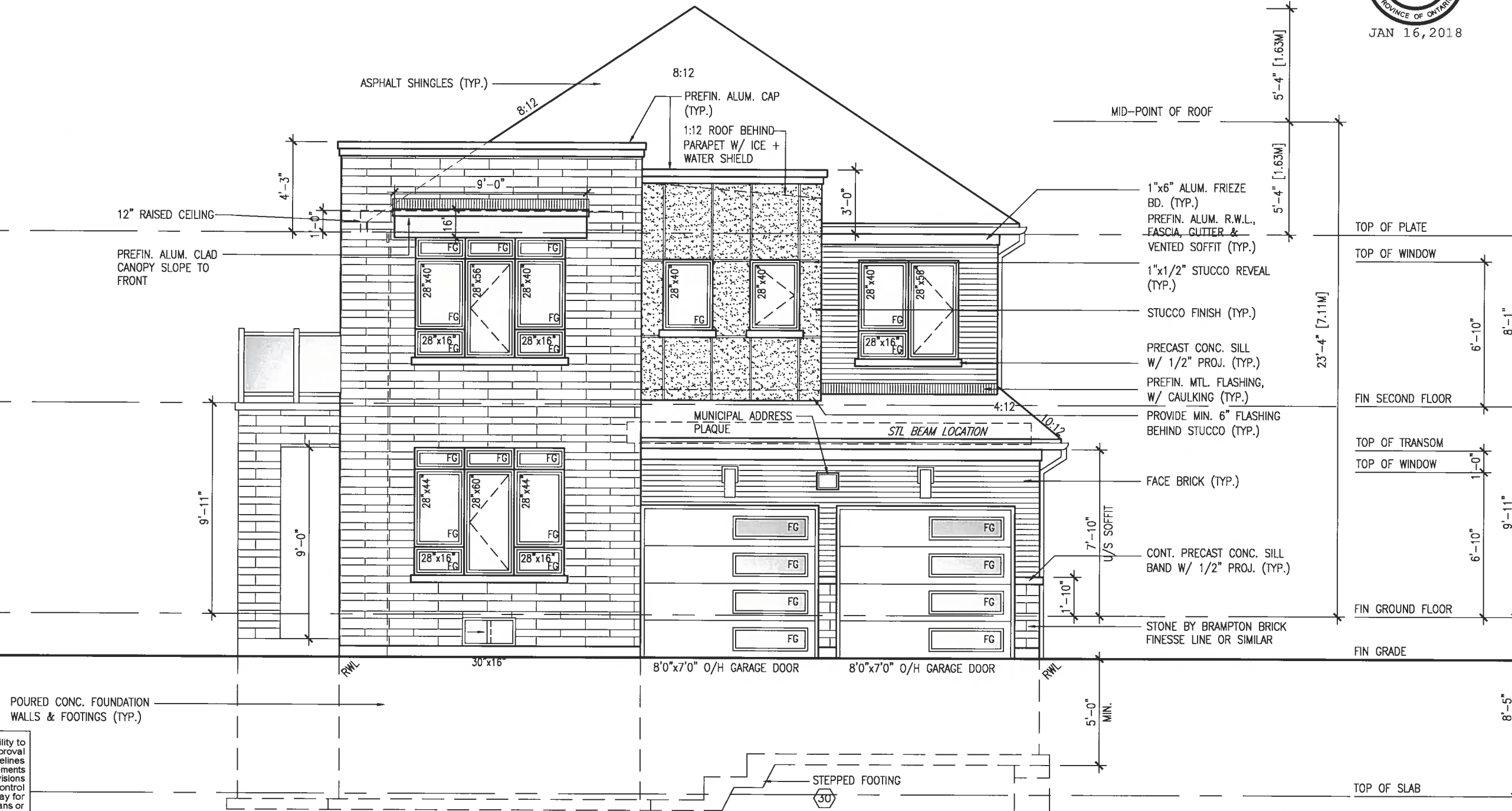
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16023-S38-8C

1-MAIN ENTRY DOOR & BASEMENT WINDOW EXCLUDED FROM SB-12 CALCULATIONS PER SB-12 3.1.1.6.(4).



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ARCHITECTURAL REVIEW & APPROVAL

JAN 30 2018

John G. Williams Limited, Architect

FRONT ELEVATION 'C'

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.
• Flameproofed Electrical outlet box to be installed in the Garage or carport or adjacent to driveway.
REFER TO 2012 OBC. 9.34.4.

BAYVIEW WELLINGTON		S38-8C BAROSSA 8	
project name	GREEN VALLEY EAST	municipality	BRADFORD, ONT.
project no.	16023	drawing no.	5C
date	JANUARY, 2017	checked by	RC
drawn by	WT	scale	3/16" = 1'-0"
file name	16023-S38-8C	front elevation	'C'
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REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.



RIGHT SIDE ELEVATION 'C'

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

WALL AREA	1184.25 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	82.90 SQ. FT.
OPENING PROVIDED (OPT. 2ND FL. PL.)	56.55 SQ. FT. (GLASS AREA ONLY)
	55.21 SQ. FT. (GLASS AREA ONLY)

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ARCHITECTURAL REVIEW & APPROVAL
JAN 30 2018
John G. Williams Limited, Architect

TOP OF PLATE
TOP OF WINDOW
FACE BRICK (TYP.)
FIN SECOND FLOOR
TOP OF TRANSOM
TOP OF WINDOW
FIN GROUND FLOOR
FIN GRADE
POURED CONC. FOUNDATION WALLS & FOOTINGS (TYP.)
TOP OF SLAB



project no. 16023		drawing no. 7C	
project name GREEN VALLEY EAST		municipality BRADFORD, ONT.	
project name BAYVIEW WELLINGTON		project no. S38-8C BAROSSA 8	
date JANUARY, 2017		checked by RC	
drawn by WT		scale 3/16" = 1'-0"	
checked by		file name 16023-S38-8C	
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drawn by		9	

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42658
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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 VA3 Design Inc. and shall be returned at the completion of the work. Drawings are not to be scaled.

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REFER TO FULL PLANS FOR
TYPICAL NOTES.

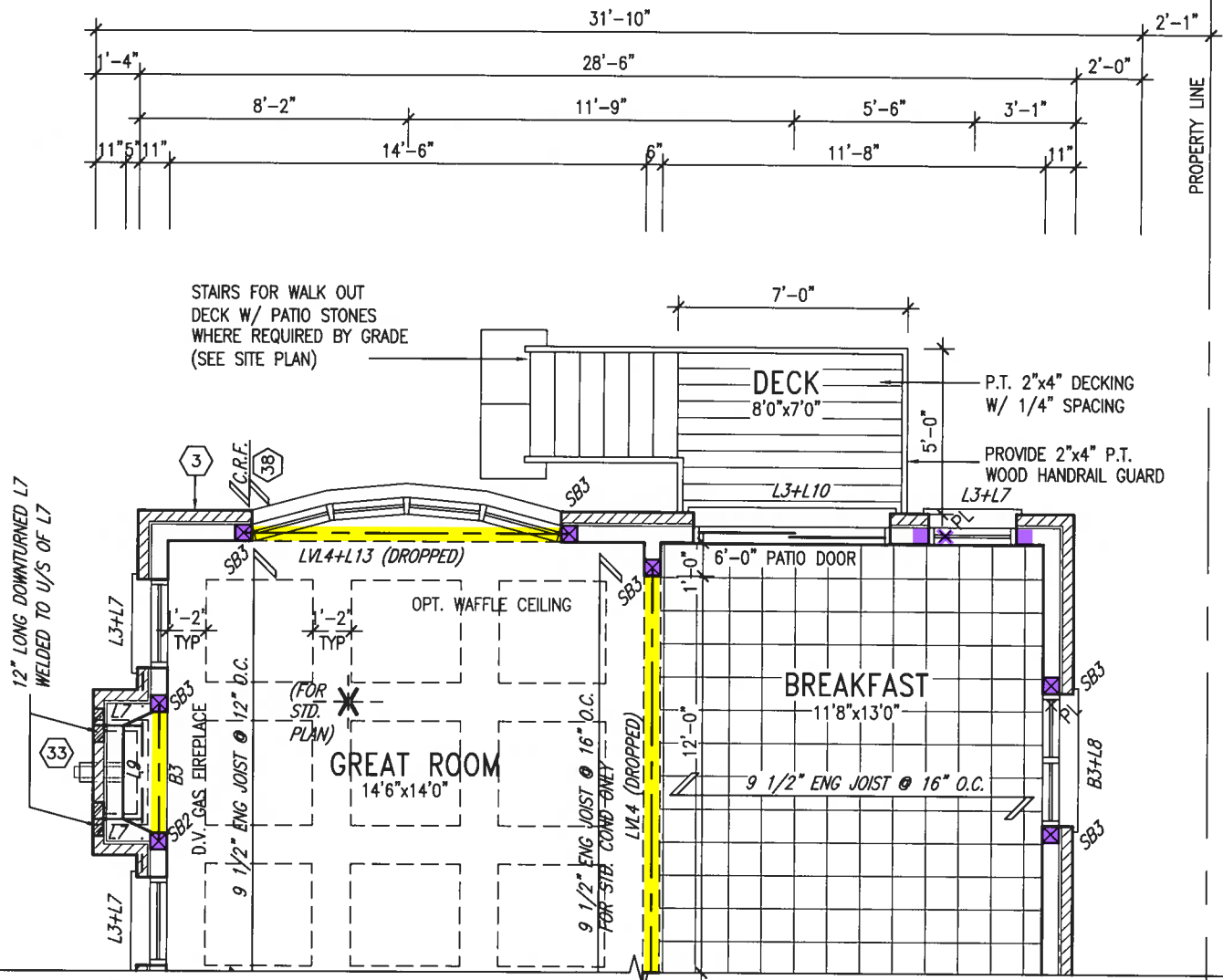
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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

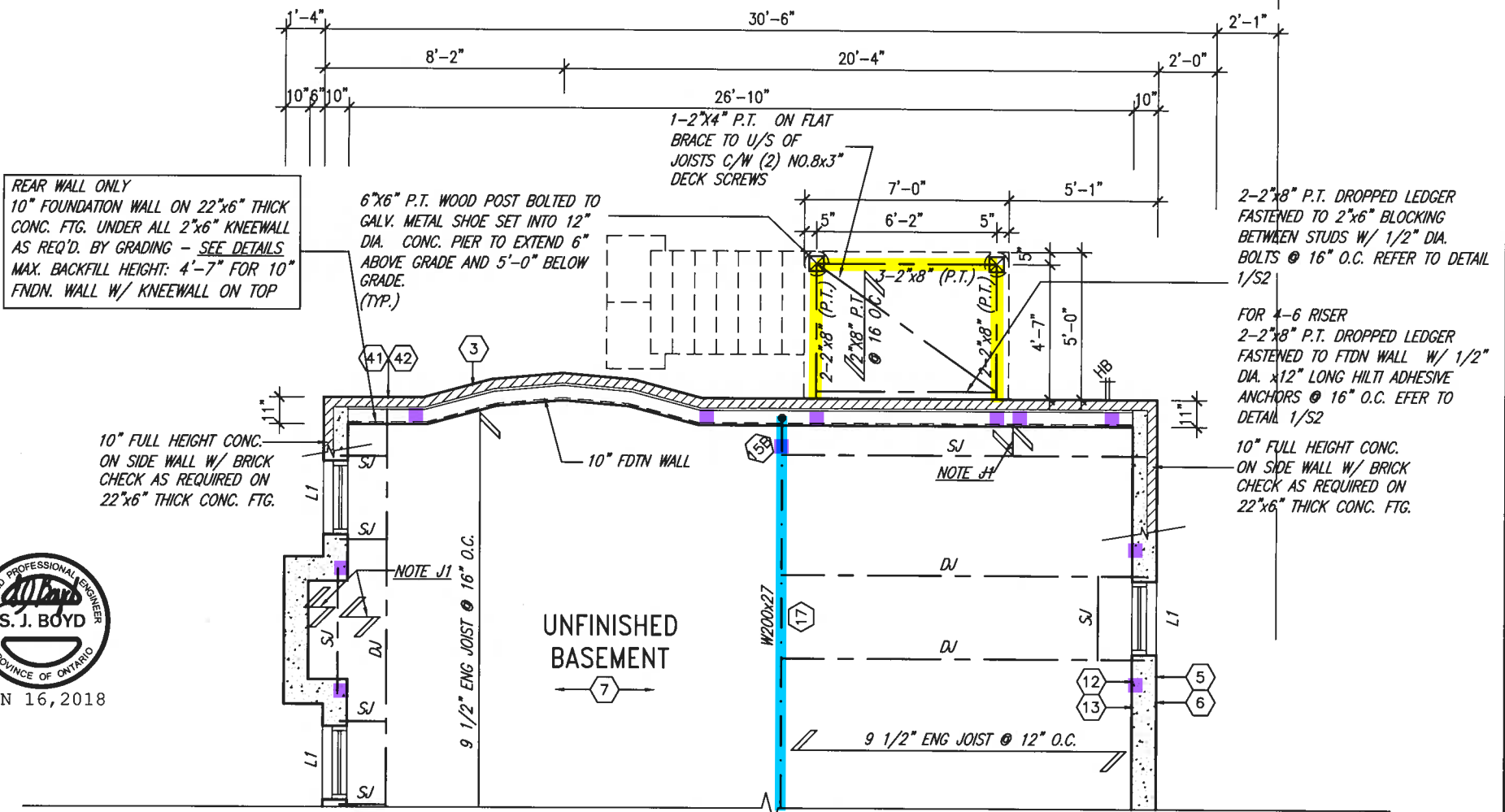
ARCHITECTURAL REVIEW & APPROVAL

JAN 30 2018

John G. Williams Limited, Architect



PART. GROUND FLOOR PLAN 'A' - W.O.D. CONDITION



PART. BASEMENT PLAN 'A' - W.O.D. CONDITION

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

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

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.

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))				UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
S38-8C ELEVATION A WOD	ENERGY EFFICIENCY - OBC SB12			S38-8C ELEV. A OPT. PLAN WOD	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	625 S.F.	128.11 S.F.	20.50 %	FRONT	625 S.F.	128.11 S.F.	20.50 %
LEFT SIDE	1254 S.F.	278.11 S.F.	22.18 %	LEFT SIDE	1254 S.F.	278.11 S.F.	22.18 %
RIGHT SIDE	1254 S.F.	62.33 S.F.	4.97 %	RIGHT SIDE	1254 S.F.	62.11 S.F.	4.95 %
REAR	714 S.F.	149.16 S.F.	20.89 %	REAR	714 S.F.	160.05 S.F.	22.42 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION				0.00 S.F.	* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		
TOTAL SQ. FT.				3847.00 S.F.	TOTAL SQ. FT.		
TOTAL SQ. M.				357.40 S.M.	TOTAL SQ. M.		
				57.39 S.M.			
				16.06 %			
				16.33 %			

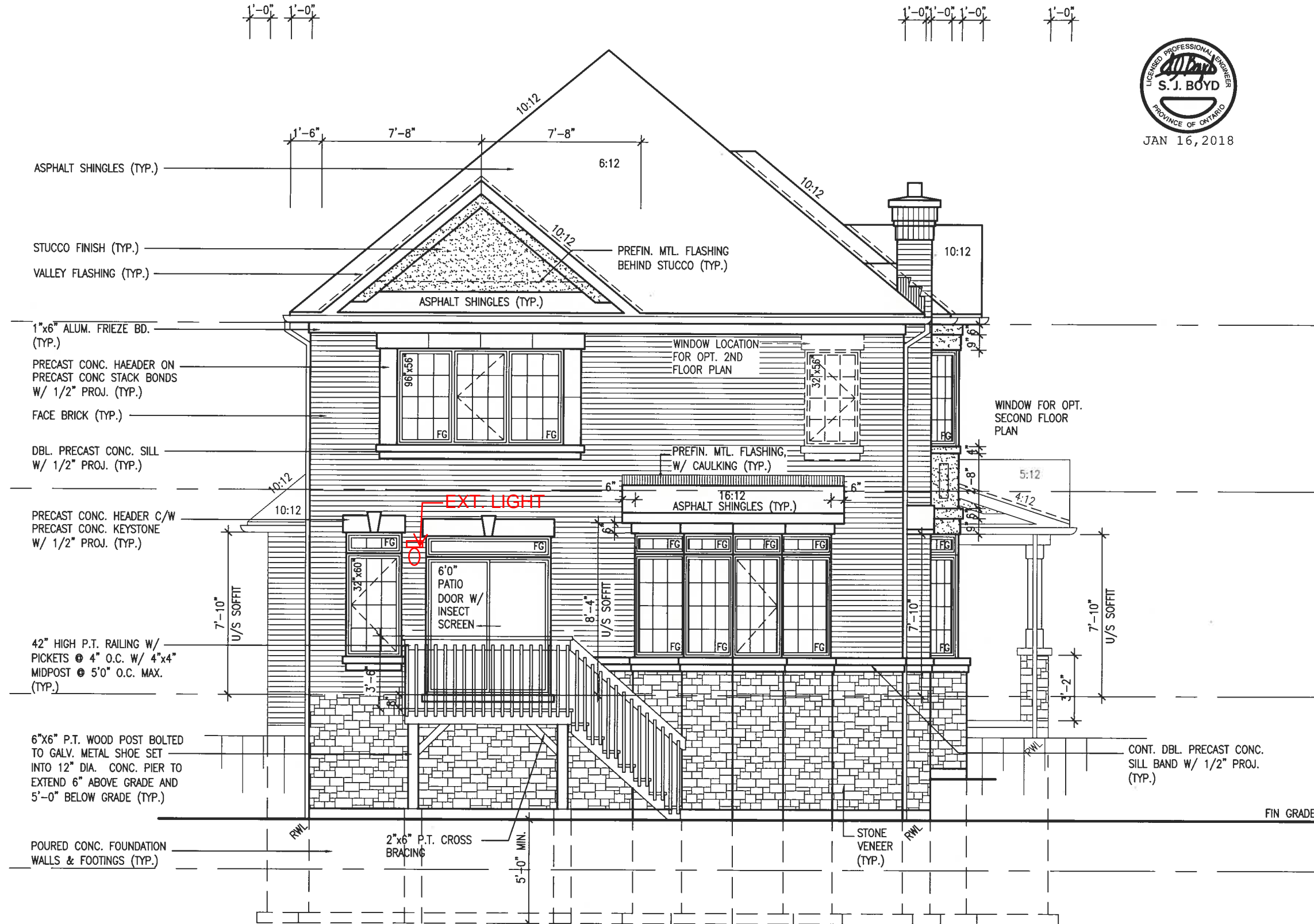
OFFICE COPY

1	ISSUED FOR CLIENT REVIEW	JAN 12-18	RC
2	REVISED AS PER ENG'S COMMENTS	JAN 12-18	RC
3	NO. DESCRIPTION	DATE	BY

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 EAST
municipality: BRADFORD, ONT.
project no.: 16023
drawing no.: 10A
PART. PLANS W.O.D. COND.
file name: 16023-S38-8C
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\38\16023-S38-8C.dwg - Tue - Jan 16 2018 - 12:06 PM

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.



REAR ELEVATION 'A' - 9R OR MORE W.O.D. CONDITION

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



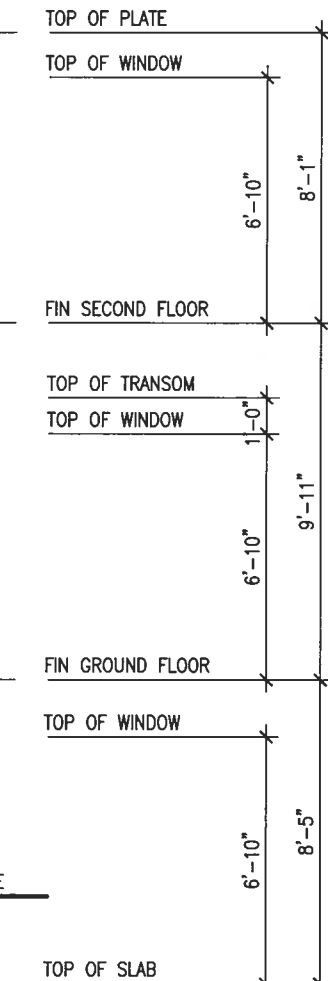
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ARCHITECTURAL REVIEW & APPROVAL

JAN 30 2018

John G. Williams Limited, Architect



BAYVIEW WELLINGTON		S38-8C	
GREEN VALLEY EAST		BAROSSA 8	
BRADFORD, ONT.		project no. 16023	
W.O.D. REAR ELEVATION 'A'		drawing no. 11A	
JANUARY, 2017		checked by RC	
drawn by WT		scale 3/16" = 1'-0"	
RICHARD - H:\ARCHIVE\WORKING\2016\16023\BAYVIEW\16023-S38-8C.dwg - Tue - Jan 16 2018 - 12:06 PM		file name 16023-S38-8C	
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VA3 DESIGN		25591	
255 Consumers Rd Suite 120		BCN	
Toronto ON M2J 1R4		42658	
t 416.630.2255 f 416.630.4782		signature	
va3design.com		Wellington Jno-Baptiste	
The undersigned has retained and takes responsibility for this design and has the qualifications and needs the requirements set out in the Ontario Building Code to be a Designer.		registration information	
VA3 Design Inc.		name	
JAN 12-18 RC		date	
2 REVISED AS PER ENG'S COMMENTS		description	
1 ISSUED FOR CLIENT REVIEW		date	

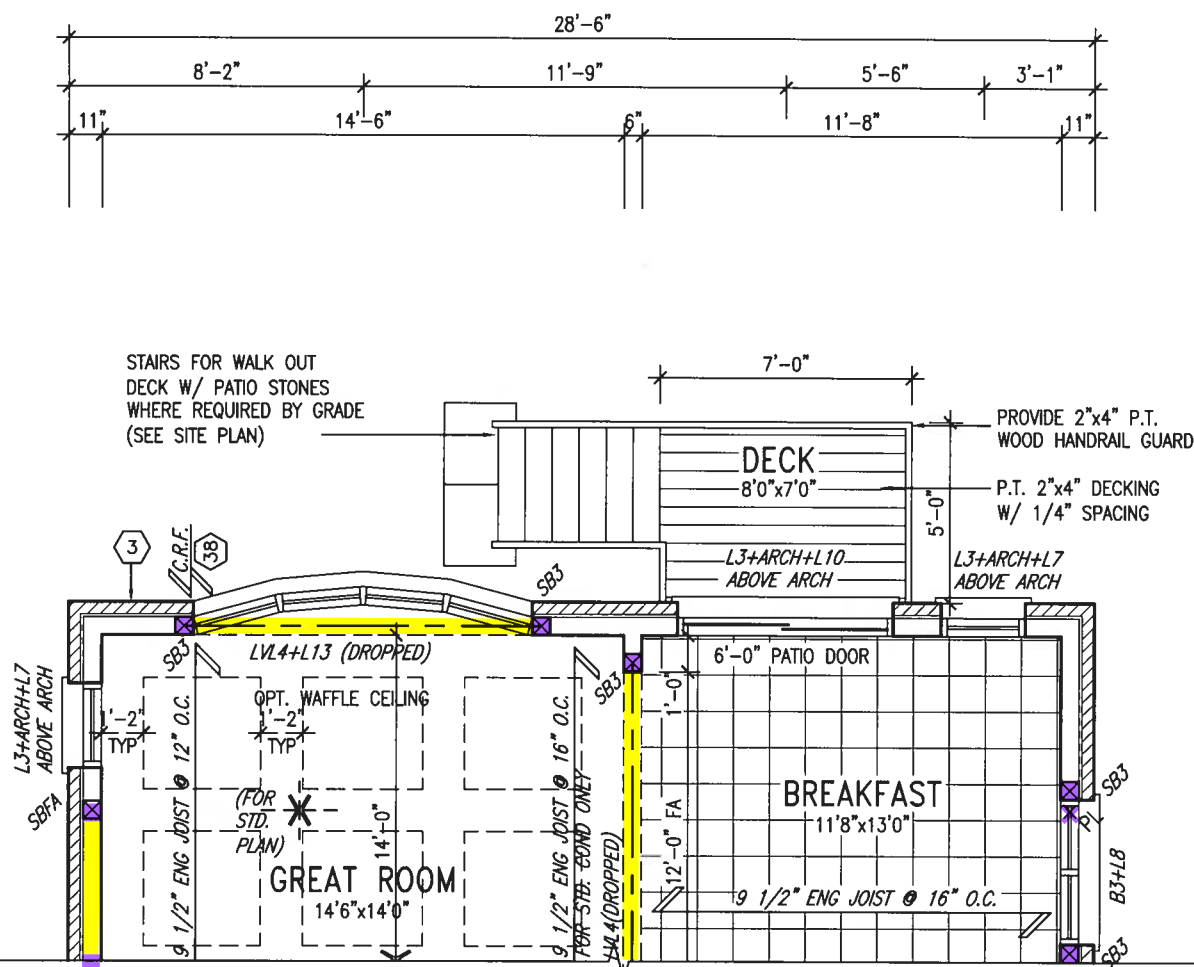
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ARCHITECTURAL REVIEW & APPROVAL

~~JAN 30 2018~~

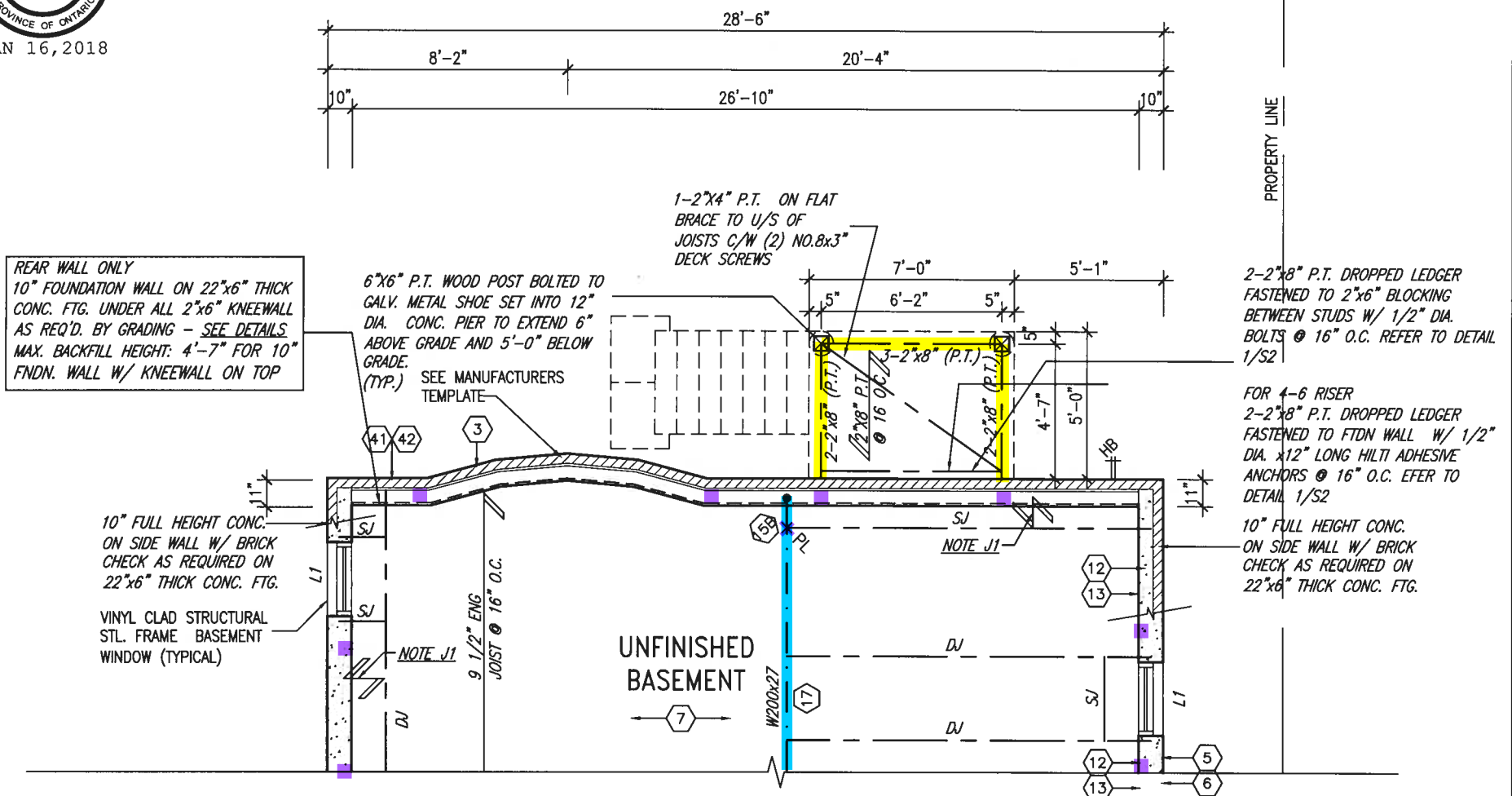
John G. Williams Limited, Architect



PART. GROUND FLOOR PLAN 'B' – W.O.D. CONDITION



JAN 16, 2018



PART. BASEMENT PLAN 'B' - W.O.D. CONDITION

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

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

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.

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-8C ELEVATION B WOD	ENERGY EFFICIENCY - OBC SB12			S38-8C ELEV. B OPT. PLAN WOD	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	595 S.F.	130.27 S.F.	21.89 %	FRONT	595 S.F.	130.27 S.F.	21.89 %
LEFT SIDE	1305 S.F.	168.91 S.F.	12.94 %	LEFT SIDE	1305 S.F.	225.41 S.F.	17.27 %
RIGHT SIDE	1305 S.F.	65.66 S.F.	5.03 %	RIGHT SIDE	1305 S.F.	62.11 S.F.	4.76 %
REAR	714 S.F.	149.14 S.F.	20.89 %	REAR	714 S.F.	160.02 S.F.	22.41 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.		* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3919.00 S.F.	513.98 S.F.	13.12 %	TOTAL SQ. FT.	3919.00 S.F.	577.81 S.F.	14.74 %
TOTAL SQ. M.	364.08 S.M.	47.75 S.M.	13.12 %	TOTAL SQ. M.	364.08 S.M.	53.68 S.M.	14.74 %

OFFICE COPY

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

qualification information

Wellington Jno-Baptiste 25591

name signature BCIN

registration information

VA3 Design Inc. 42658

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



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

BAYVIEW WELLINGTON

S38-8C
BAROSSA 8

project name GREEN VALLEY EAST		municipality BRADFORD, ONT.		project no. 16023	
date JANUARY, 2017		PARTI BASEMENT PLAN ELEV. 'B' WOD COND			
drawing no. WT		checked by RC		scale 3/16" = 1'-0"	
				file name 16023-S38-8C	
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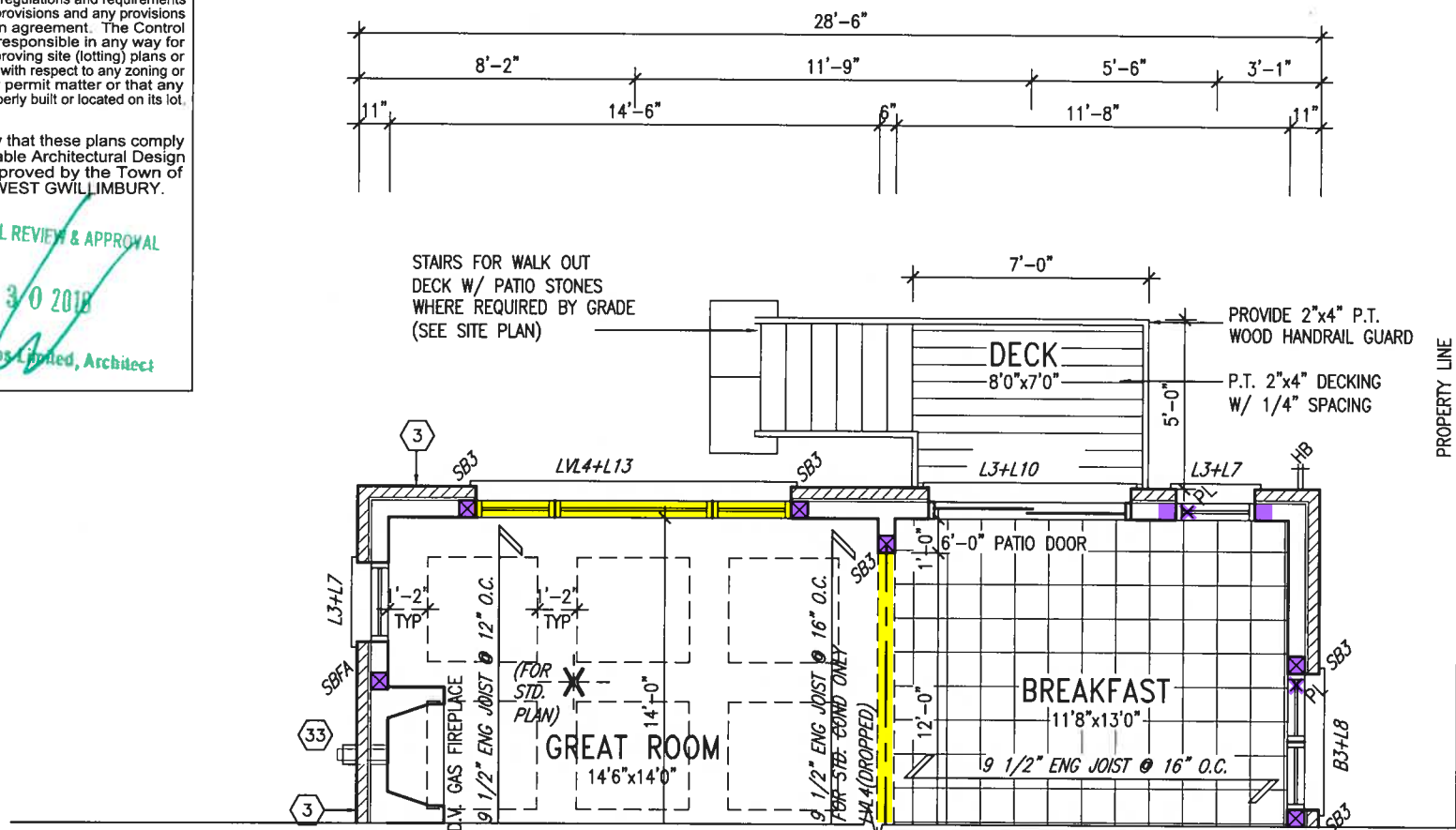
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ARCHITECTURAL REVIEW & APPROVAL

JAN 30 2018

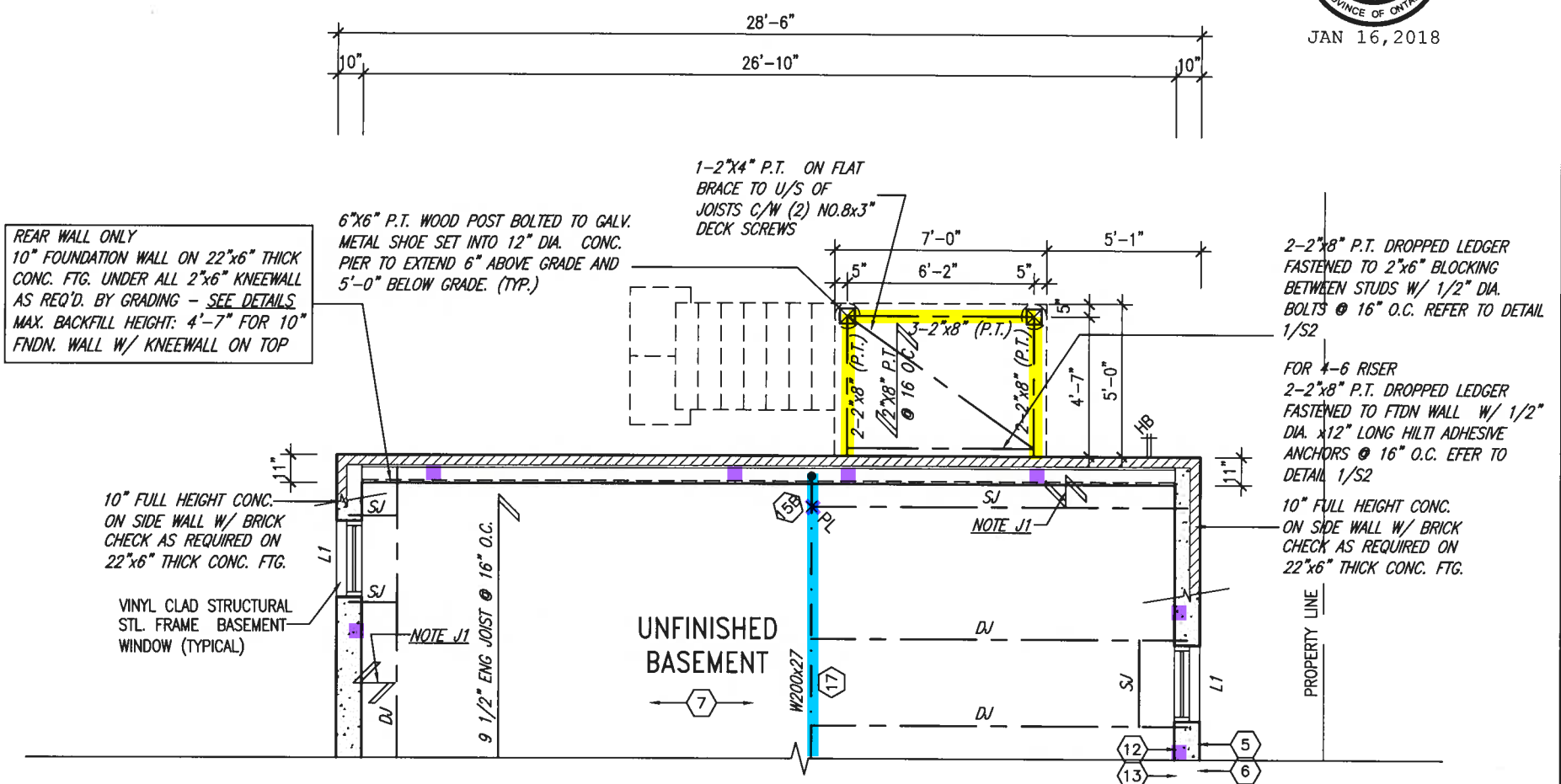
John G. Williams Limited, Architect



PART. GROUND FLOOR PLAN 'C' - W.O.D. CONDITION



JAN 16, 2018



PART. BASEMENT PLAN 'C' - W.O.D. CONDITION

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

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

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.

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-8C ELEVATION C WOD	ENERGY EFFICIENCY - OBC SB12			S38-8C ELEV. C OPT. PLAN WOD	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	617 S.F.	145.50 S.F.	23.58 %	FRONT	617 S.F.	145.50 S.F.	23.58 %
LEFT SIDE	1250 S.F.	275.80 S.F.	22.06 %	LEFT SIDE	1250 S.F.	257.30 S.F.	20.58 %
RIGHT SIDE	1250 S.F.	62.33 S.F.	4.99 %	RIGHT SIDE	1250 S.F.	62.11 S.F.	4.97 %
REAR	714 S.F.	148.66 S.F.	20.82 %	REAR	714 S.F.	159.55 S.F.	22.35 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.		* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3831.00 S.F.	632.29 S.F.	16.50 %	TOTAL SQ. FT.	3831.00 S.F.	624.46 S.F.	16.30 %
TOTAL SQ. M.	355.91 S.M.	58.74 S.M.	16.50 %	TOTAL SQ. M.	355.91 S.M.	58.01 S.M.	16.30 %

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

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

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va3design.com

BAYVIEW WELLINGTON

S38-8C
BAROSSA 8

project name GREEN VALLEY EAST		municipality BRADFORD, ONT.		project no. 16023	
date JANUARY, 2017		PARTIAL PLANS ELEV. 'C' W.O.D. COND			drawing no.
drawn by WT	checked by RC	scale 3/16" = 1'-0"	file name 16023-S38-8C		10C
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ARCHITECTURAL REVIEW & APPROVAL

JAN 30 2018

John G. Williams Limited, Architect



JAN 16, 2018

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

project no. 16023
drawing no. 11C
project name BAYVIEW WELLINGTON
municipality BRADFORD, ONT.
date JANUARY, 2017
checked by RC
drawn by WT
scale 3/16" = 1'-0"

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

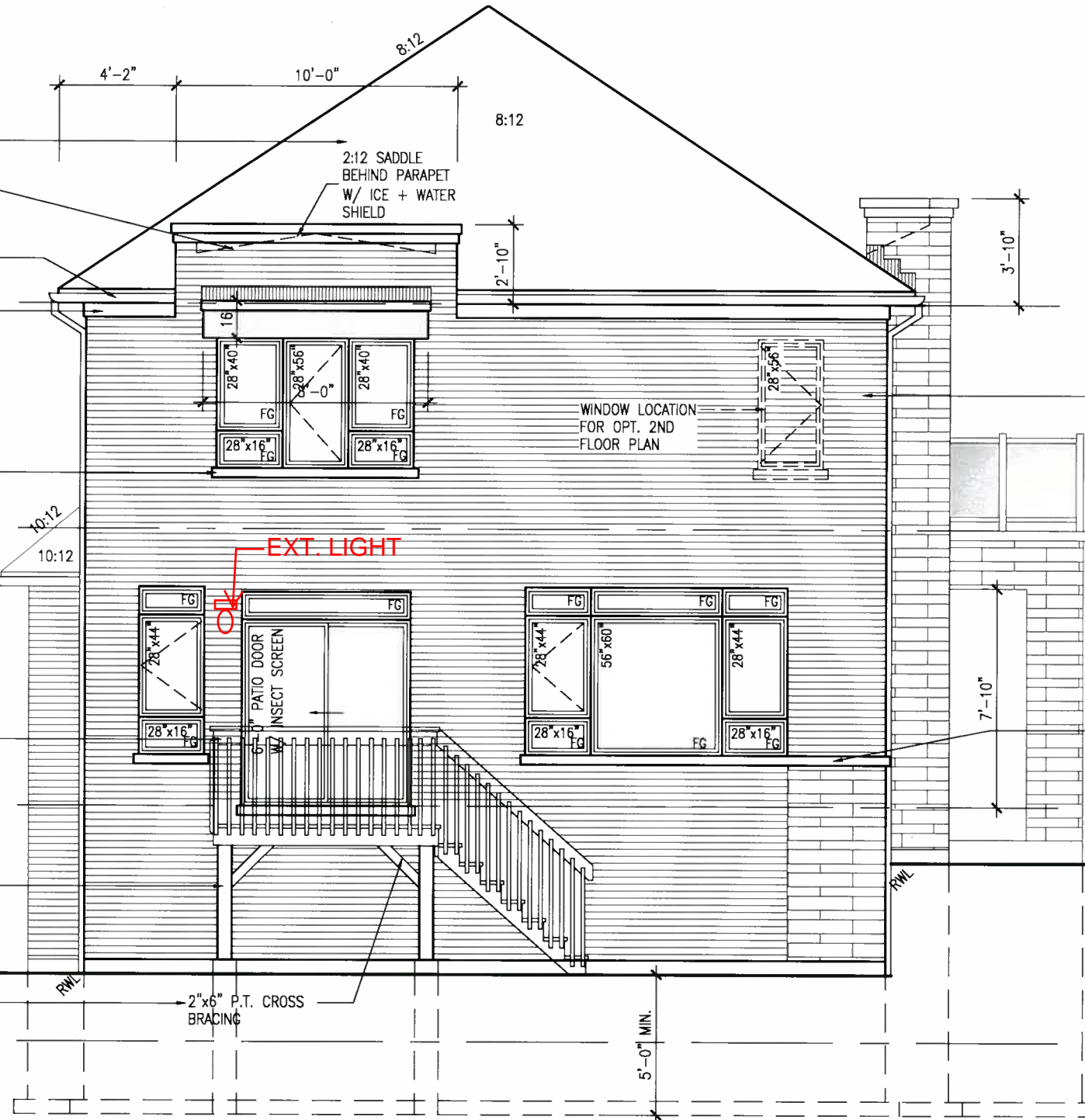
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
signature
Wellington Jno-Baptiste
name
registration information
VA3 Design Inc.
25591
BCIN
42658

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

DATE

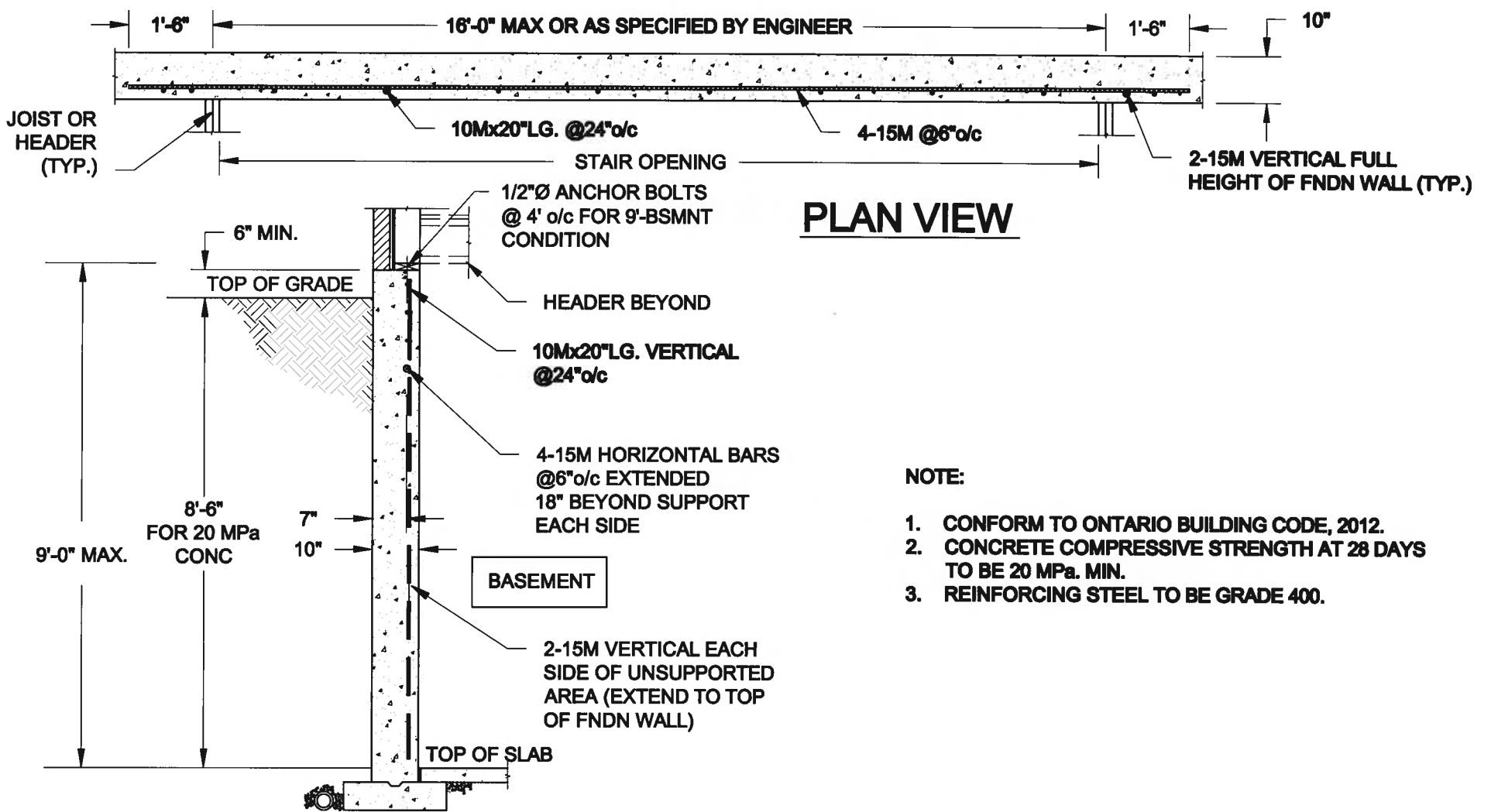
DATE

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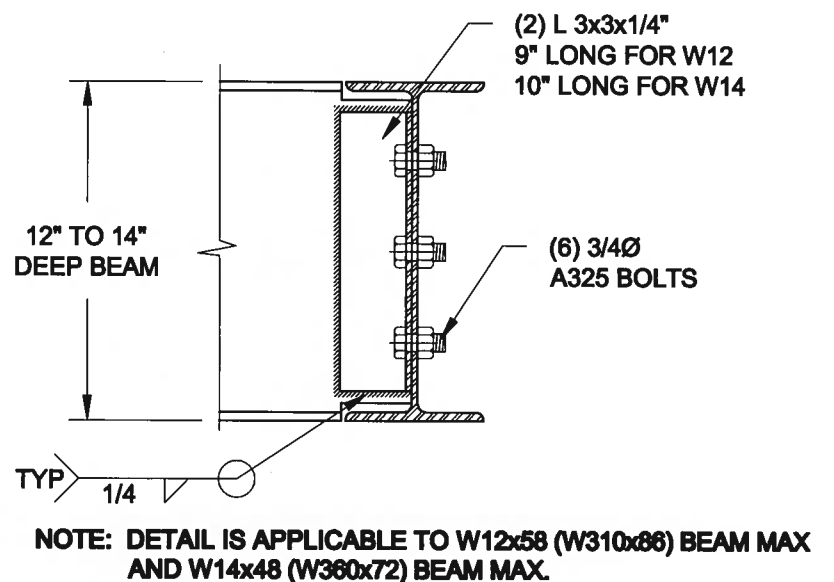
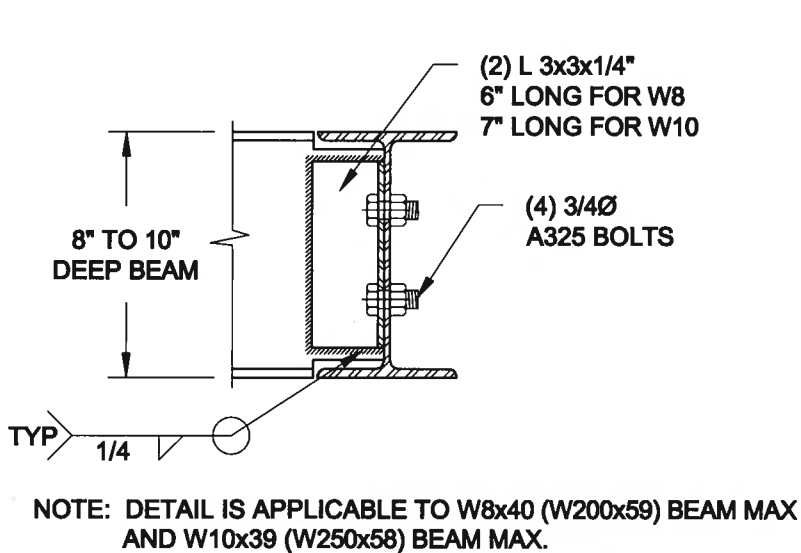


REAR ELEVATION 'C'-9R OR MORE W.O.D. CONDITION

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



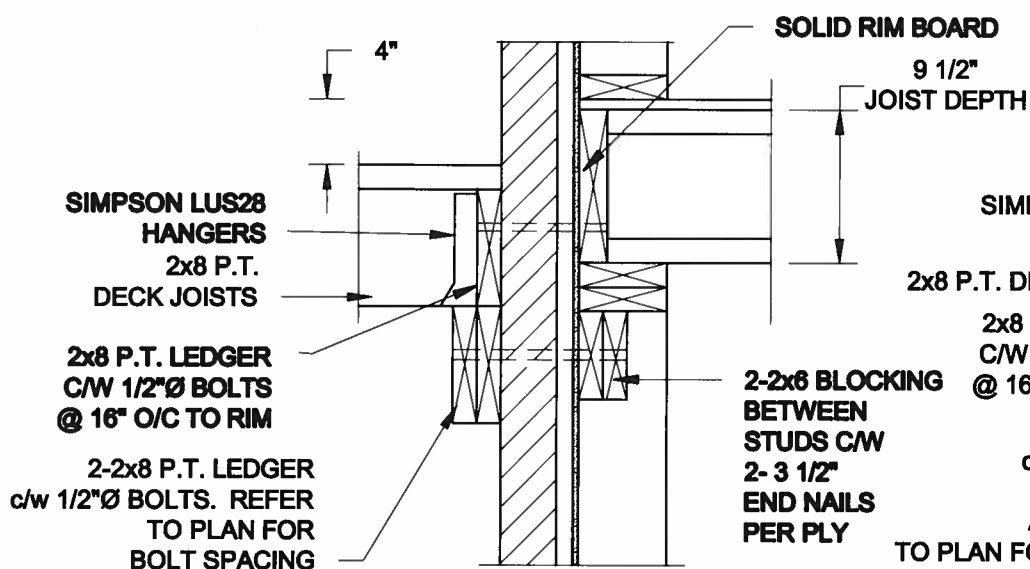
1
S1 **LATERALLY UNSUPPORTED WALL**
SCALE: 3/8" = 1'-0"



2
S1 **STEEL BEAM CONNECTION DETAIL**
SCALE: 1-1/2" = 1'-0"

<p>Scale: AS NOTED</p> <p>Date: OCT-20-2017</p> <p>Drawn: SC</p> <p>Checked: SJB</p>	<p>QUAILE ENGINEERING LTD.</p> <p>38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaille.eng@rogers.com</p>	<p>Engineer's Seal</p> <p>S. J. BOYD</p> <p>JAN 16, 2018</p>	<p>Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES - SINGLE BRADFORD, ONTARIO</p> <p>Project No.: 17-215</p> <p>Drawing No.: S1</p>
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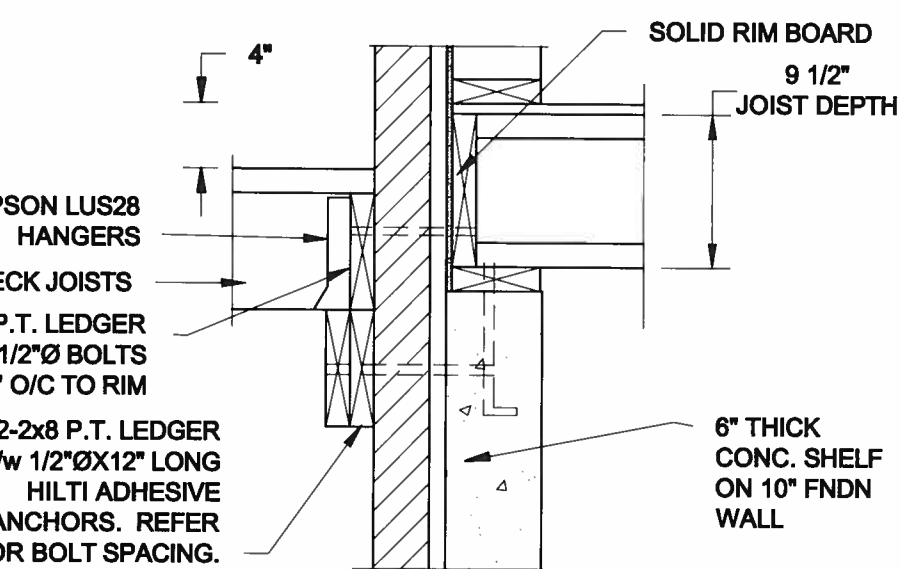
FOR 9 1/2" JOIST DEPTH



1A
S2

DECK FASTENING DETAIL

SCALE: 1" = 1'-0"

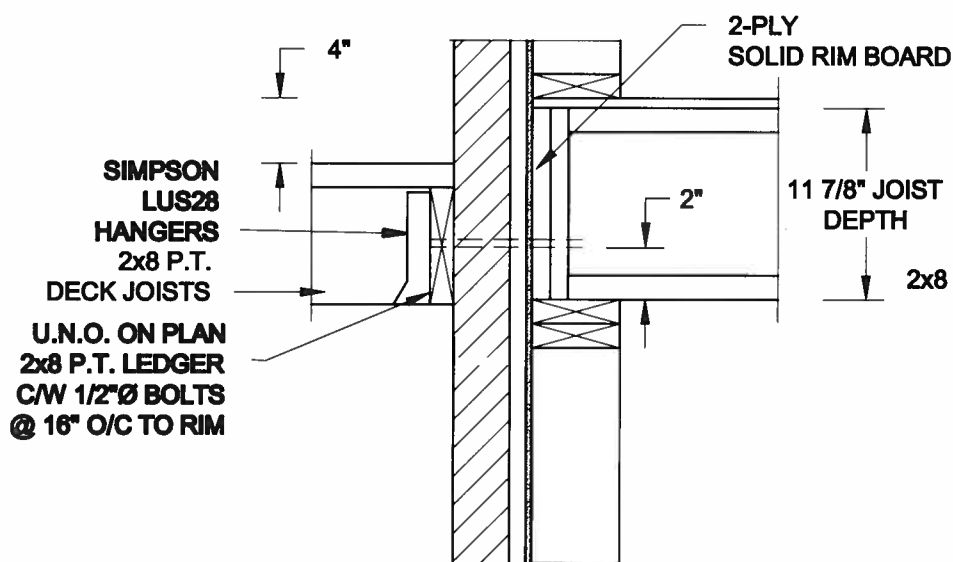


1B
S2

DECK FASTENING DETAIL

SCALE: 1" = 1'-0"

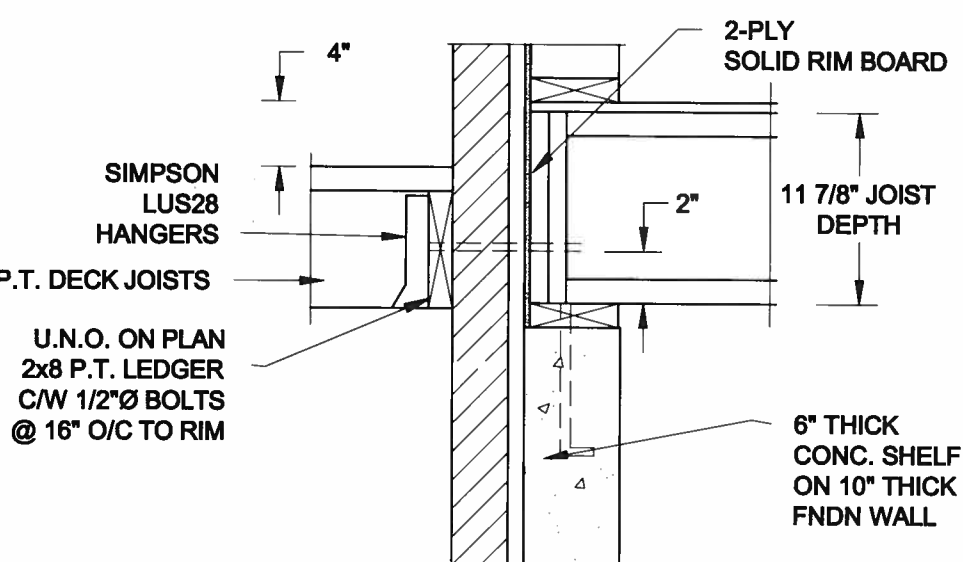
FOR 11 7/8" JOIST DEPTH



1C
S2

DECK FASTENING DETAIL

SCALE: 1" = 1'-0"



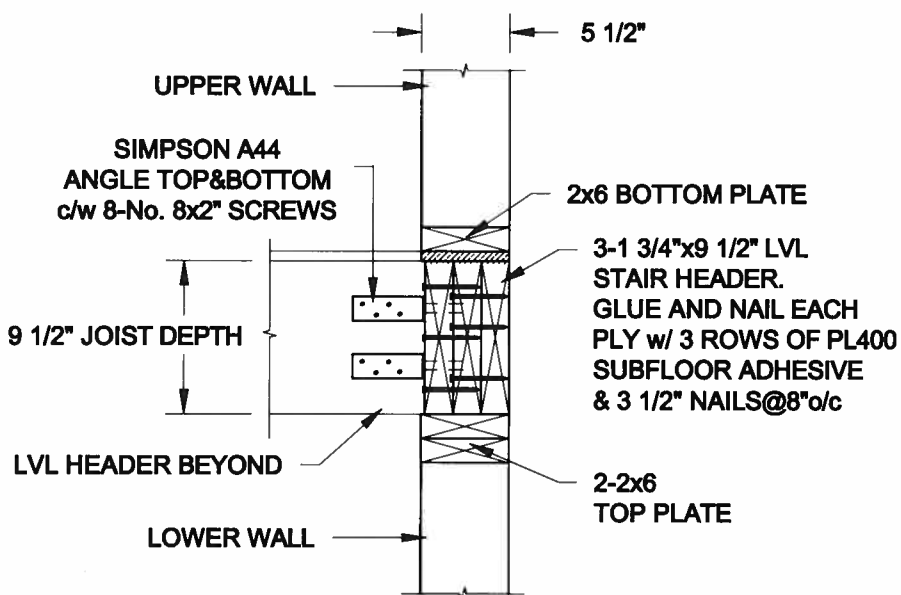
1D
S2

DECK FASTENING DETAIL

SCALE: 1" = 1'-0"

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

FOR 9 1/2" JOIST DEPTH

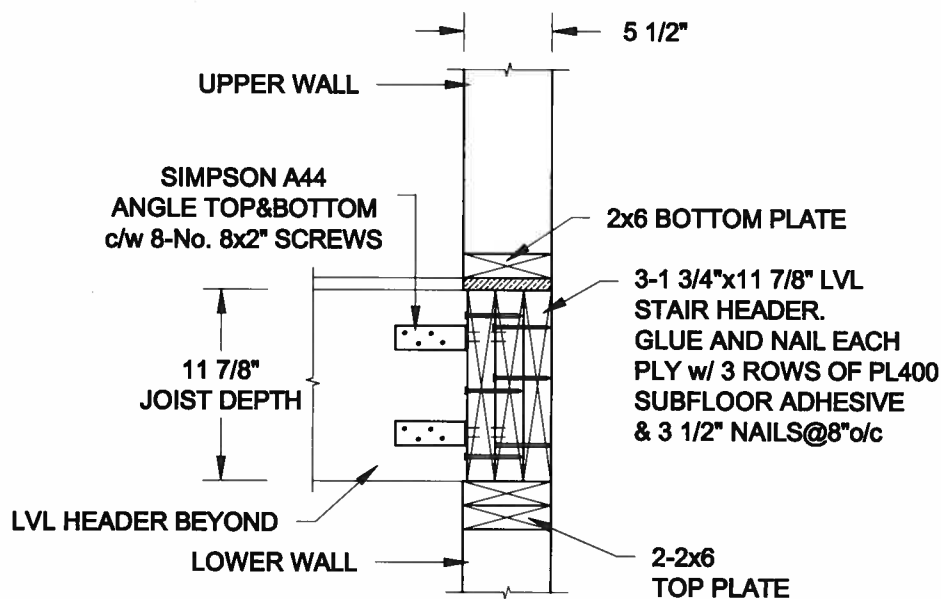


2A
S2

STAIR HEADER

SCALE: 1" = 1'-0"

FOR 11 7/8" JOIST DEPTH



2B
S2

STAIR HEADER

SCALE: 1" = 1'-0"

Scale:
AS NOTED
Date:
OCT-20-2017
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



Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES - SINGLE
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS

Project No.:

17-215

Drawing No.:

S2

P:\JmC-17-215-BAYVIEW WELLINGTON GREEN VALLEY ESTATES-17-215.dwg

CONSTRUCTION NOTES (Unless otherwise noted)

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

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

2. FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 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. 9.27.1.1.1.2 & 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. 9.27.1.1.1.2 & 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)
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 NOT REQ'D. WHEN FDTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2820 (9'-3") ON 560x155 (22"x6") CONTINUOUS KEYED CONC. FIG. 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]

2	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 9.13.1.6(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 3.1.1.2A)
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
-TREADS (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
MIN. STAIR WIDTH
FOR CURVED STAIRS
MIN. RUN
MIN. AVG. RUN
= 150 (6")
= 200 (8")

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

BASEMENT INSULATION (SB-12-3.1.1.7, 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.

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

STEEL 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/CSG-5.7-2-94, 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.

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

STEEL COLUMN
90mm (3-1/2") DIA x 4.78mm (1.88) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STL. TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x1/2"x2") FIELD WELD COL. TO BASE PLATE.

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

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

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

GARAGE 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. 9.19.10.6. WALLS [R22], CEILING [R31]. REFER TO SB-12, TABLE 3.1.1.2A. FOR REQUIRED THERMAL INSULATION.
DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9.10.13.15.

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

DRYER EXHAUST (OBC-6.2.3.8.7) & 6.2.4.11.)
CAPPED DRYER EXHAUST VENTED TO EXTERIOR. [USE 100mm (4") DIA. SMOOTH WALL VENT PIPE]

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.
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.

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

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

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

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

SLAB ON GRADE
MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL. REINFORCED WITH 6x6-W2.9xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE. WHERE REQUIRED, REFER TO OBC SB-12, TABLE 3.1.1.2A. FOR REQUIRED MINIMUM INSULATION UNDER SLAB.

DIRECT VENTING GAS FURNACE/ H.W.T VENT
DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR. MIN. 300mm (12") ABOVE FIN. GRADE. FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

DIRECT VENTING GAS FIREPLACE VENT
DIRECT VENT GAS FIREPLACE. VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.

SUBFLOOR JOIST STRAPPING AND BRIDGING
16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (* SEE OBC 9.30.6. *) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET 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. *)

EXPOSED BUILDING FACE OBC 9.10.15 & SB-2-2.3.5(2)
EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 min. WHERE LIMITING DISTANCE (LD) IS LESS THAN 1.2M (3'-11"). WHERE THE LD IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES. OFFENDING GARAGE WALLS INCLUDED.

COLD CELLAR PORCH SLAB (OBC 9.39.1)
FOR MAX. 2500mm (8'-2") PORCH DEPTH [SHORTEST DIM.], 125mm (5") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REIN. 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) INTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.

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.

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. 9.8.7.3. & 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.(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. 9.8.2.5.

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

5) LVL BEAMS SHALL BE 2.0E -2950Fb MIN., NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm (7 1/4", 9 1/2", 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 130mm (11/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C.

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

7) JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.

8) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE. IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mm. POLYETHYLENE FILM, No. 50 (45lbs.) ROOF ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

STEEL:
1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40-21 GRADE 350W "STRUCTURAL QUALITY STEEL". OBC. 8-9.23.4.3.

2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 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

	EXHAUST FAN TO EXTERIOR
	DUPLEX OUTLET (HEIGHT A.F.F.)
	GFI DUPLEX OUTLET (HEIGHT A.F.F.)
	HEAVY DUTY OUTLET (220 volt)
	LIGHT FIXTURE (CEILING MOUNTED)
	LIGHT FIXTURE (WALL MOUNTED)
	HOSE BIB (NON-FREEZE)
	P.T. PRESSURE TREATED LUMBER
	G.T. GIRDER TRUSS BY ROOF TRUSS MANUF.
	CURVED ARCH
	CONCRETE BLOCK WALL

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 1/16" (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.

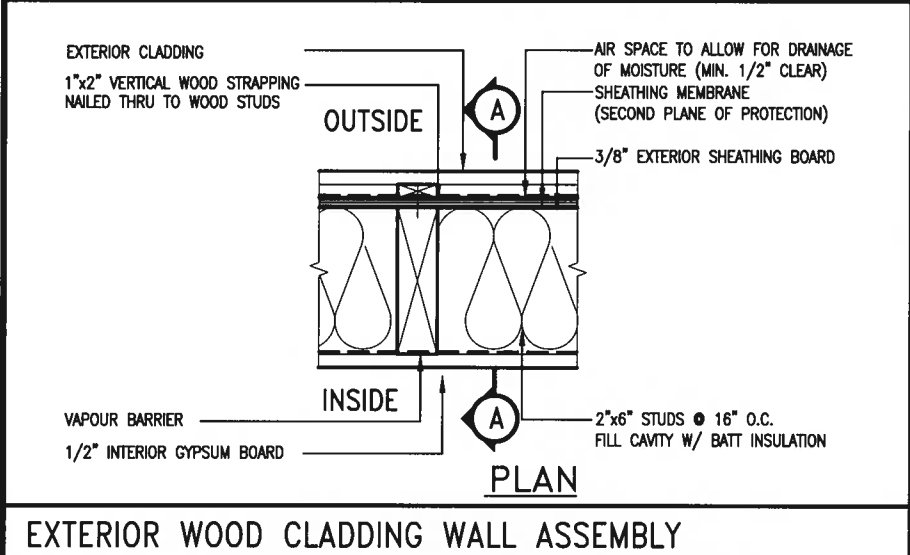
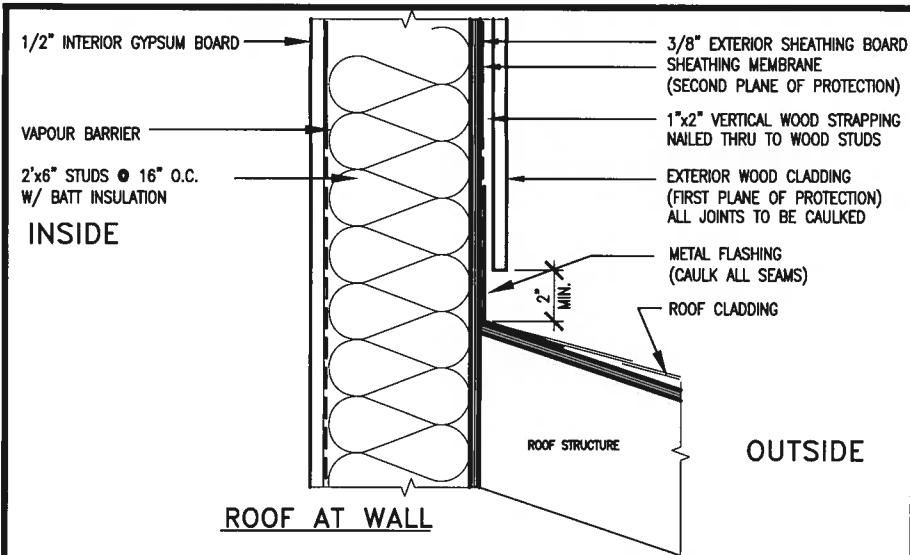
SOIL GAS/ RADON CONTROL (OBC 9.11.7.2 & 9.13.4.)
PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING IF REQUIRED.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO VAS DESIGN BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF VAS 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"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"x6") TOP PLATES + 1-38x140 (1"x6") BOTTOM PLATE & MINIMUM OF 3-38x184 (3"x8") CONT. HEADER AT GRND. CEILING LEVEL TOE-NAILED & GLUED AT TOP. BOTTOM PLATES AND HEADERS.

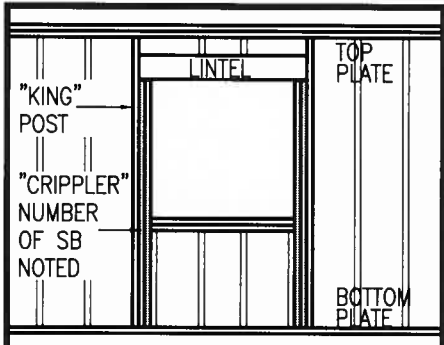
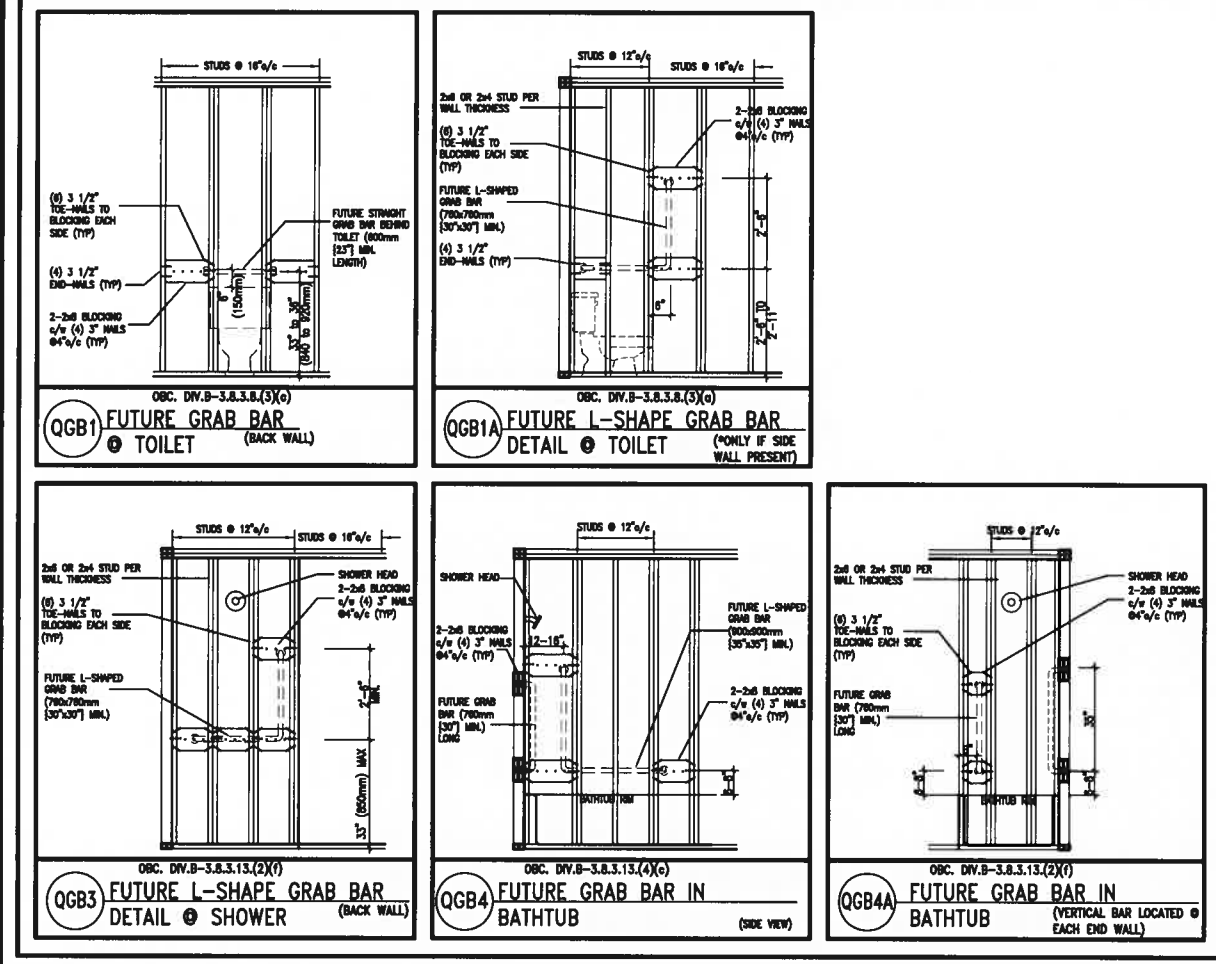
40. TYPICAL 1 HOUR RATED PARTY WALL.
REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

41. FOUNDATION WALL (W.O.D./W.O.B.)
- WHERE GRADE TO T/O BASEMENT SLAB EXCEEDS 1200mm (



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.



"CRIPPLE" DETAIL

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
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**

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BAYVIEW WELLINGTON

project name
GREEN VALLEY EAST

municipality
BRADFORD

date
MAY 2016

drawn by
RC

checked by
-

scale
3/16" = 1'-0"

file name
16023-CN-A1

drawing no.
CN2

CONST NOTE

project no.
16023

CONSTRUCTION NOTES

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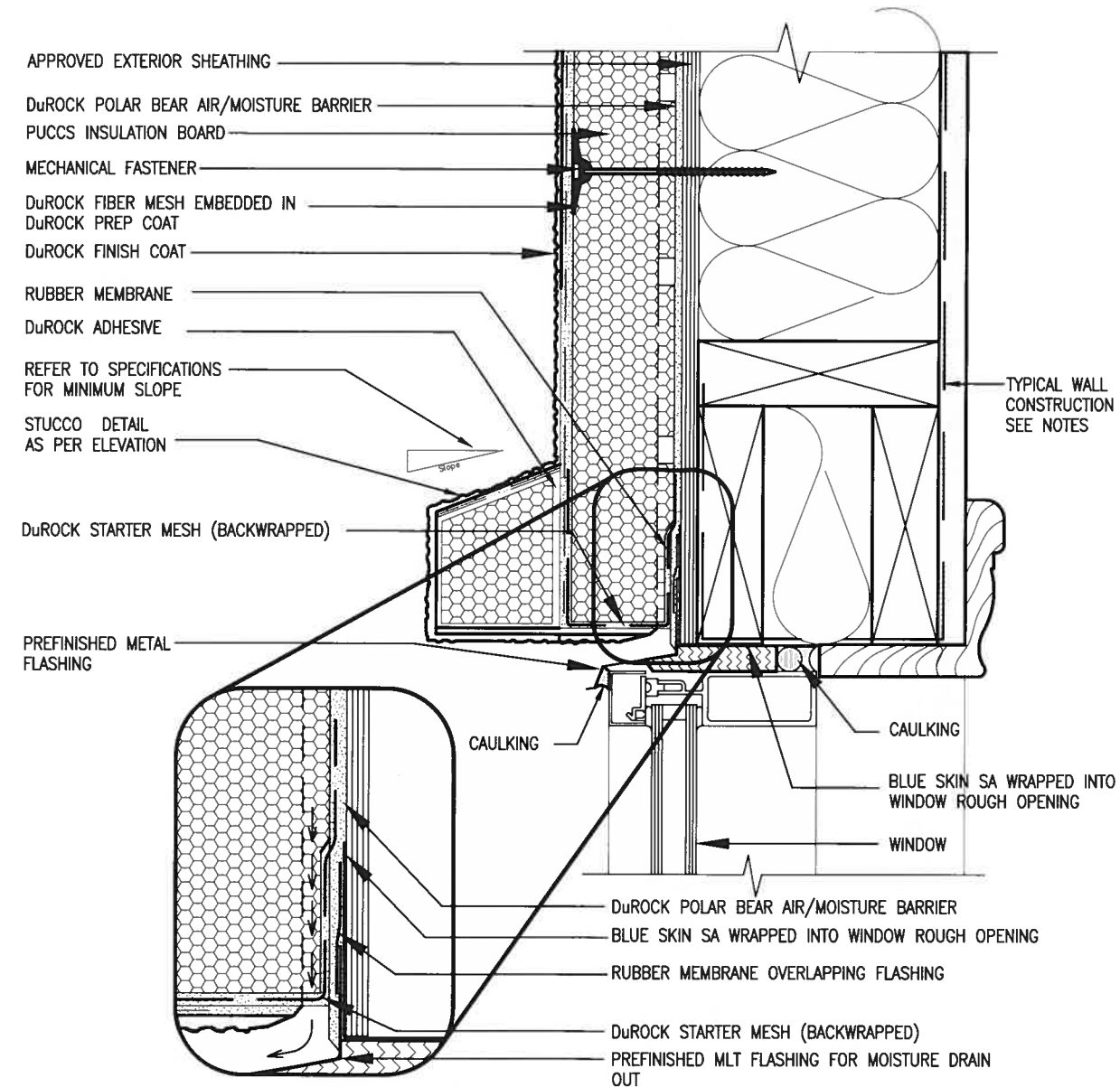
no. description date by

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

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

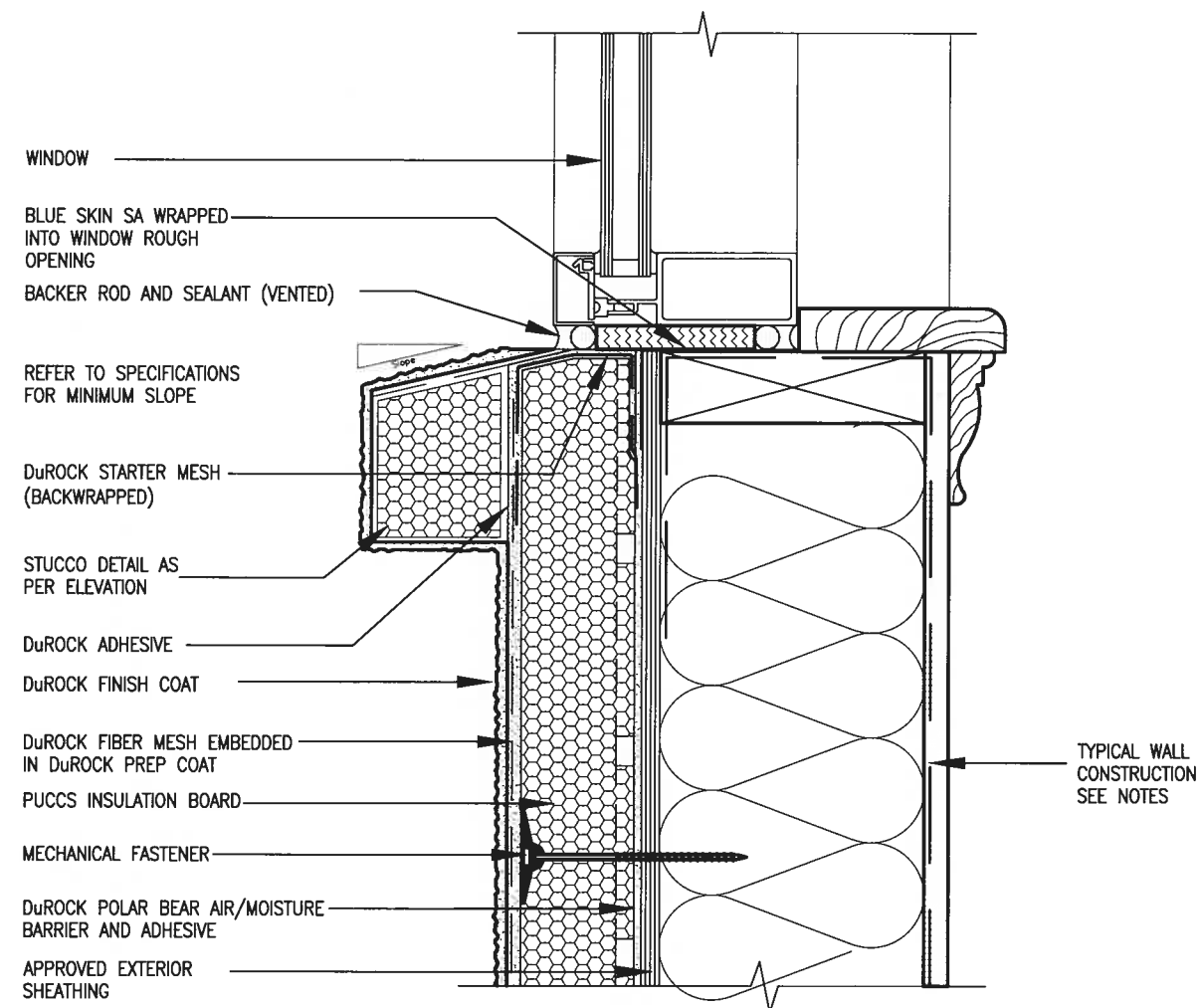
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1 WINDOW HEADER
CN3 SCALE: 3"=1'-0"

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



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

CONST NOTE

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www.vab3.com
unitelevision.com

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the contract and is willing to accept the responsibility for the design. I am a duly qualified person to be a Designer.

Qualification information

Wallingford Jno-Baptiste *J. Baptiste* 25591

name signature BOB

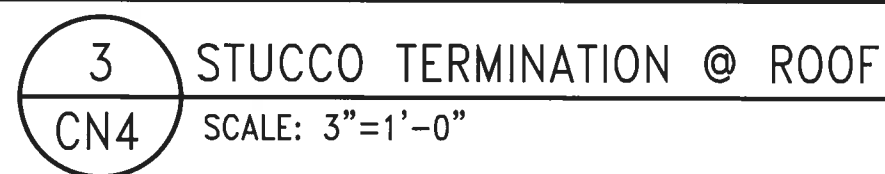
Qualification information

WAS Design Inc. 42658

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project name GREEN VALLEY EAST	municipality BRADFORD	project no. 16023
date MAY 2016	checked by -	scale $3/16" = 1'-0"$
drawn by RC	drawing no. CN3	
CONSTRUCTION NOTES		file name 16023-CN-A1



2 1/2" THICK PUCCS INSULATION BOARD

DUROCK FIBRE MESH EMBEDDED IN DUROCK PREP COAT

DUROCK FINISH COAT

MECHANICAL FASTENER

DUROCK STARTER MESH (BACKWRAPPED)

FIBRE MESH TAPE AT JOINT

BACKER ROD AND SEALANT (VENTED)

DUROCK STARTER MESH (BACKWRAPPED)

DUROCK "POLAR BEAR" AIR/MOISTURE BARRIER/ADHESIVE

FIBRE MESH TAPE AT JOINT

DUROCK STARTER MESH (BACKWRAPPED)

DUROCK POLAR BEAR AIR/MOISTURE BARRIER/ADHESIVE

PUCCS INSULATION BOARD

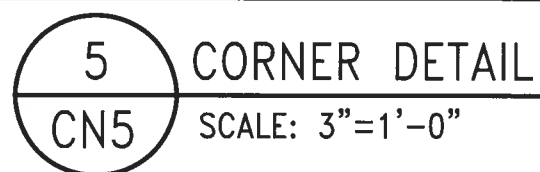
APPROVED EXTERIOR SHEATHING

4 HORIZONTAL EXPANSION JOINT
CN4 SCALE: 3"=1'-0"

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<div> <div>BAYVIEW WELLINGTON</div> <div>CONST NOTE</div> </div>		<div> <div>project name</div> <div>GREEN VALLEY EAST</div> </div>	<div> <div>municipality</div> <div>BRADFORD</div> </div>	<div> <div>project no.</div> <div>16023</div> </div>
<div> <div>date</div> <div>MAY 2016</div> </div>		<div> <div>CONSTRUCTION NOTES</div> </div>		
<div> <div>drawn by</div> <div>RC</div> </div>	<div> <div>checked by</div> <div>-</div> </div>	<div> <div>scale</div> <div>3/16" = 1'-0"</div> </div>	<div> <div>file name</div> <div>16023-CN-A1</div> </div>	
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APPROVED EXTERIOR SHEATHING

DuROCK "POLAR BEAR" AIR/MOISTURE BARRIER

PUCCS INSULATION BOARD

MECHANICAL FASTENER

DuROCK FINISH COAT

DuROCK FIBER MESH EMBEDDED IN DuROCK PREP COAT

DuROCK STARTER MESH (BACKWRAPPED)

BACKER ROD AND SEALANT (VENTED)

FLASHING

PRECAST SILL ON GROUT

WEPPHOLES 3/2" (800) O.C.

TRANSITION MEMBRANE. EXTEND MEMBRANE 6" ABOVE AND BELOW SILL. ENSURE TRANSITION MEMBRANE IS OVER BUILDING PAPER

BUILDING PAPER

6 STUCCO / MASONRY PLINTH CONNECTION
CN5 SCALE: 3"=1'-0"

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no	denomination	date	

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

qualification information

Wellington Jno-Baptiste 25591

name Jno-Baptiste signature

BCIN 42658

registration information VAS Design Inc.

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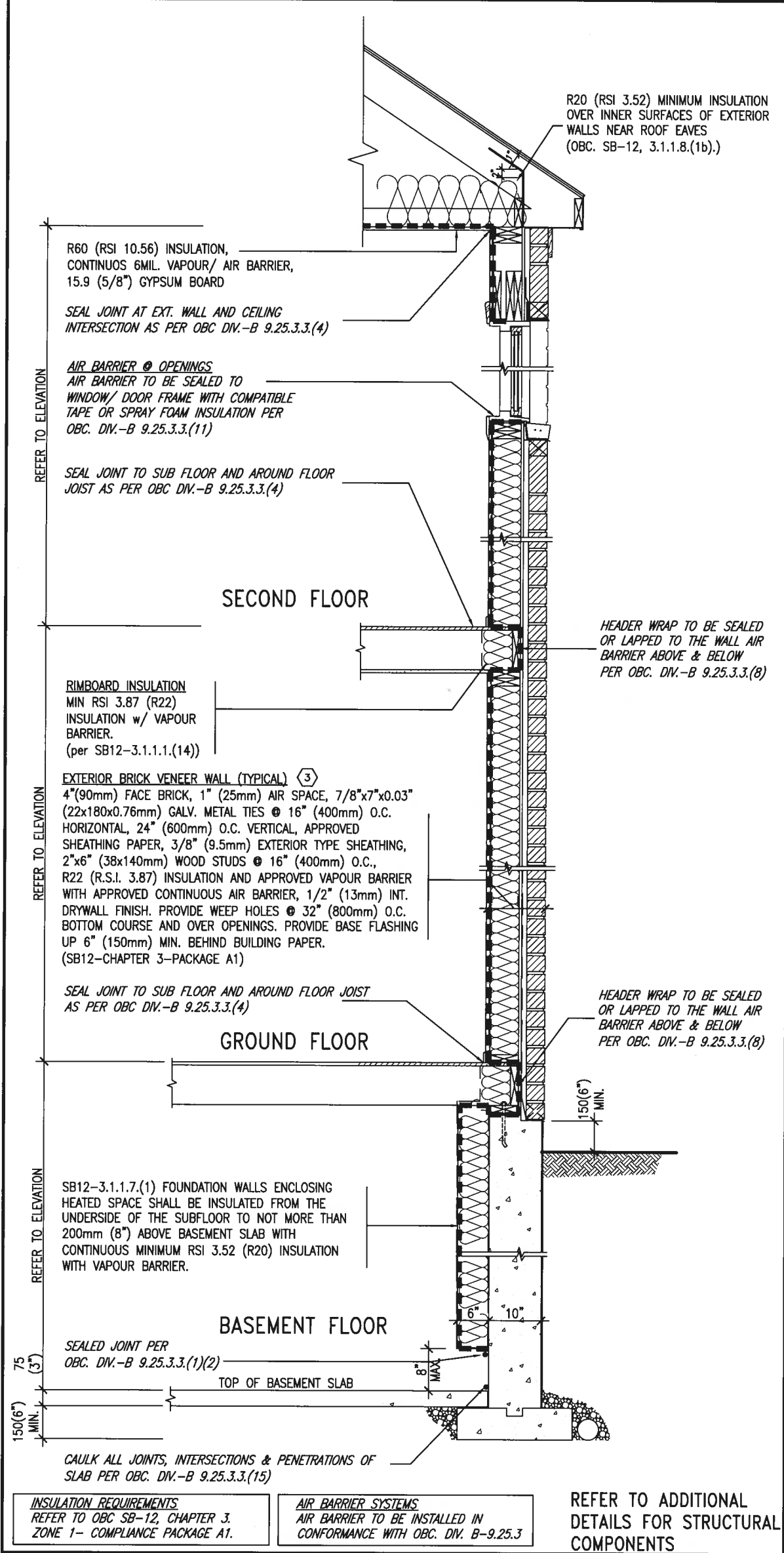
BAYVIEW WELLINGTON

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city MAY 2016	drawing no. CN5
checked by RC	checked by RC
date MAY 2016	date MAY 2016
scale 3/16" = 1'-0"	scale 3/16" = 1'-0"
file name 16023-CN-A1	file name 16023-CN-A1
CONSTRUCTION NOTES	CONSTRUCTION NOTES
BRADFORD	BRADFORD
multisupply	multisupply

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SB12-COMPLIANCE PACKAGE 'A1'

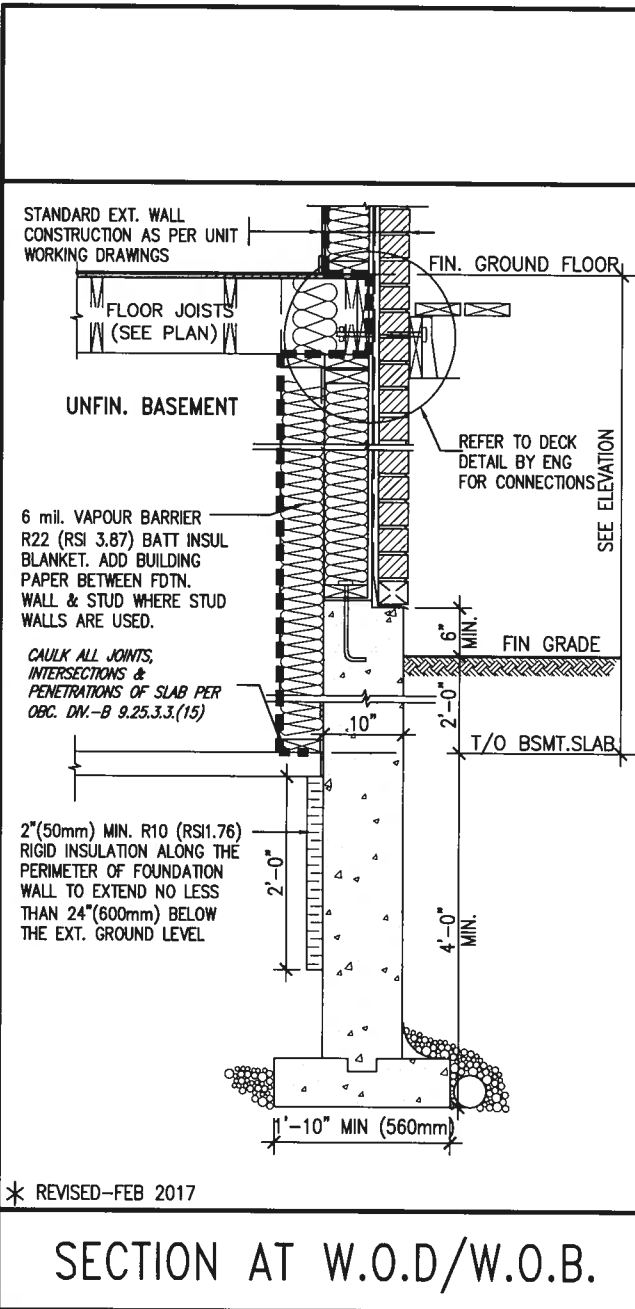


EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER (PACKAGE A1) 10\"/>

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	

ci- Denotes Continuous Insulation without framing interruption.



* REVISED-FEB 2017

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

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

municipality
BRADFORD

project no.
16023

date
MAY 2016

drawn by
RC

checked by
-

scale
3/16" = 1'-0"

CONSTRUCTION NOTES

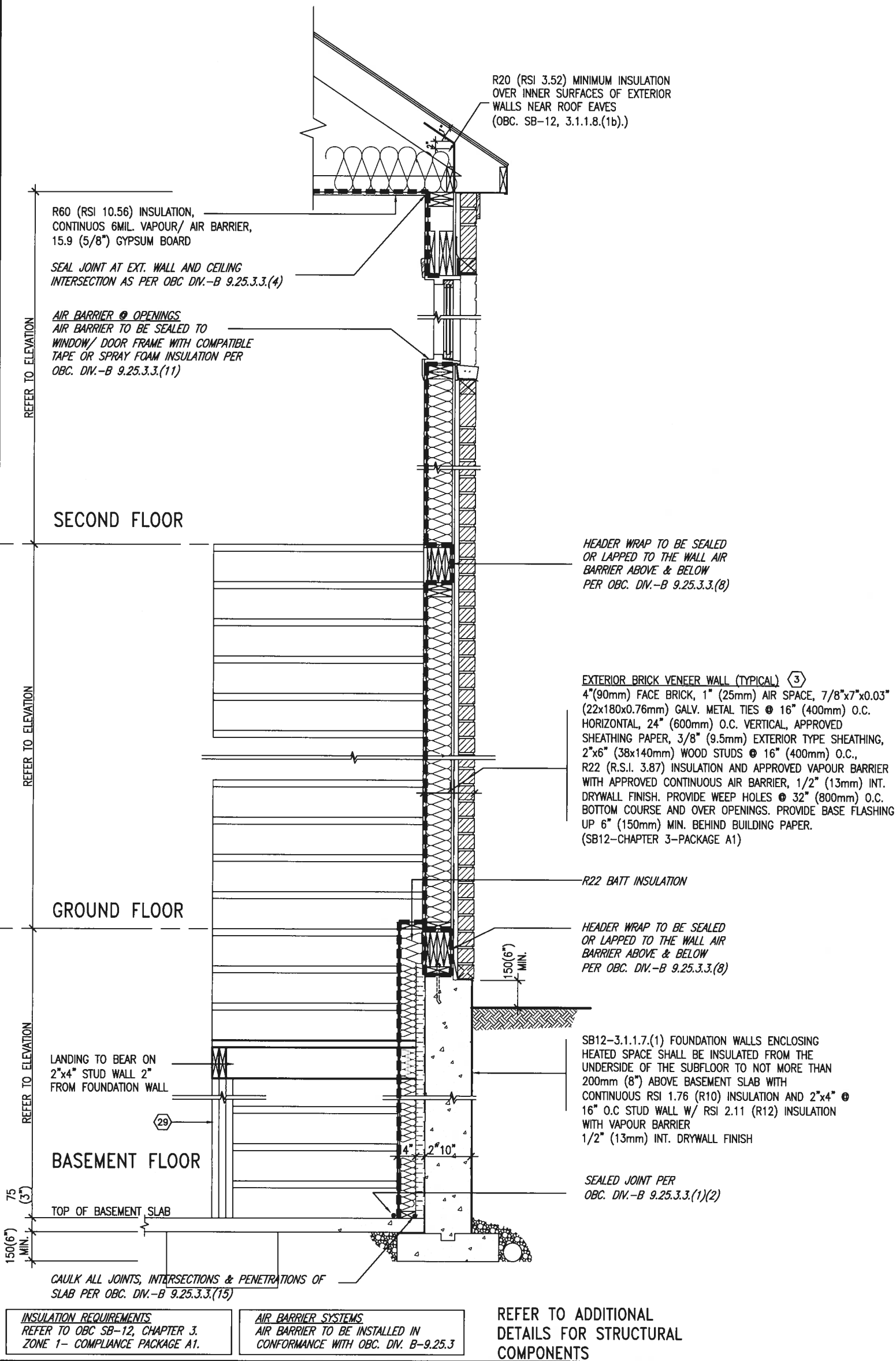
file name
16023-CN-A1

drawing no.

CN6

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SB12-COMPLIANCE PACKAGE 'A1'



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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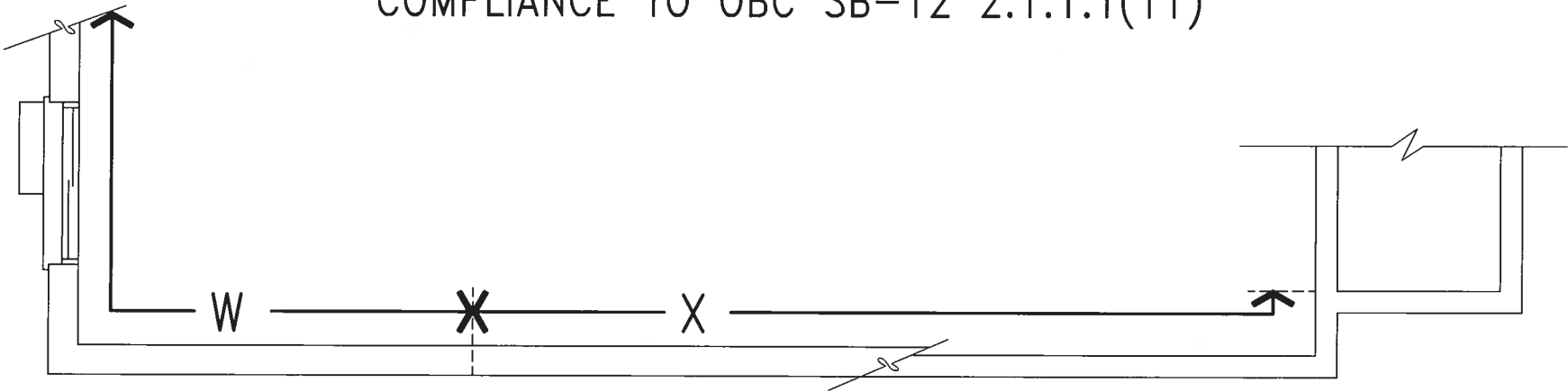
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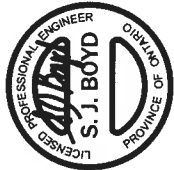
BAYVIEW WELLINGTON	
project name GREEN VALLEY EAST	municipality BRADFORD
date MAY 2016	checked by RC
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project no. 16023	drawing no. CN7
CONSTRUCTION NOTES	
16023-CN-A1	

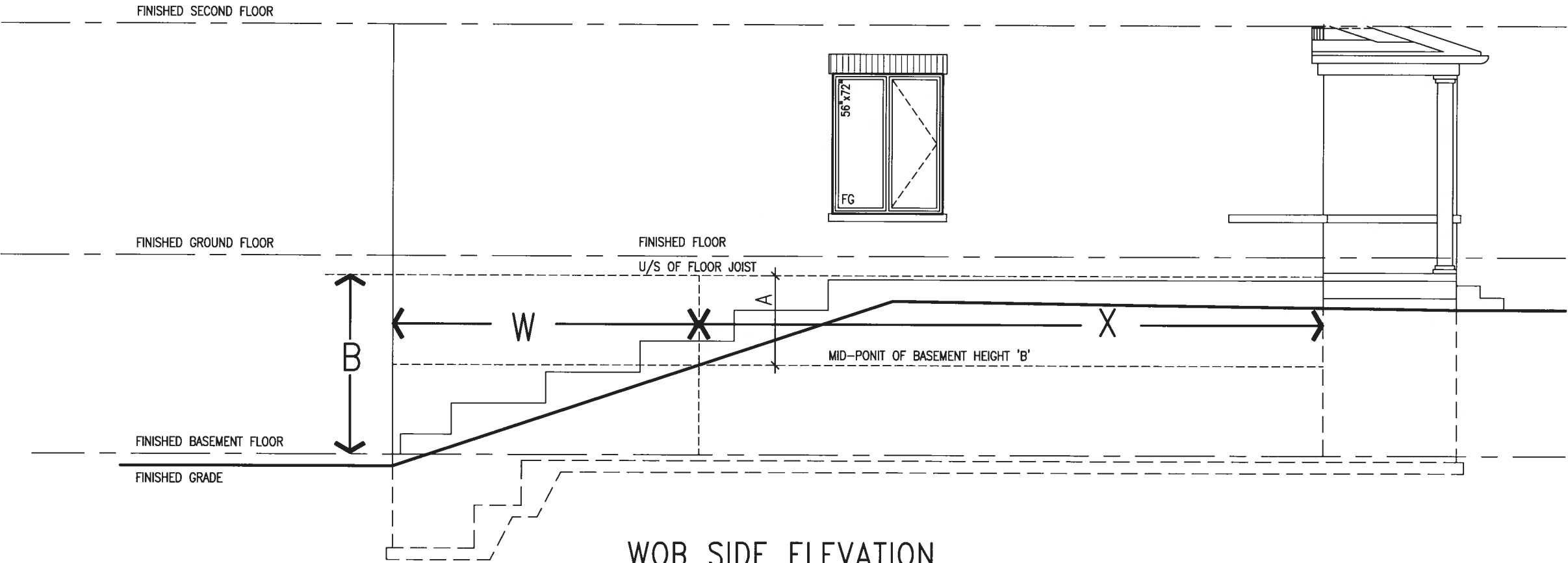
COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN



JAN 11, 2018



WOB SIDE ELEVATION

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

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

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RC

RC

by

no.

25591

BCN

42658

name

Wellington Jno-Baptiste

agent

VAS Design Inc.

registration information

25591

BCN

42658

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Wellington Jno-Baptiste

agent

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municipality

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16023

drawing no.

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date

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RC

drawn by

RC

scale

3/16" = 1'-0"

construction notes

16023-CN-A1

file name

16023-CN-A1

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RC

date

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scale

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construction notes

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file name

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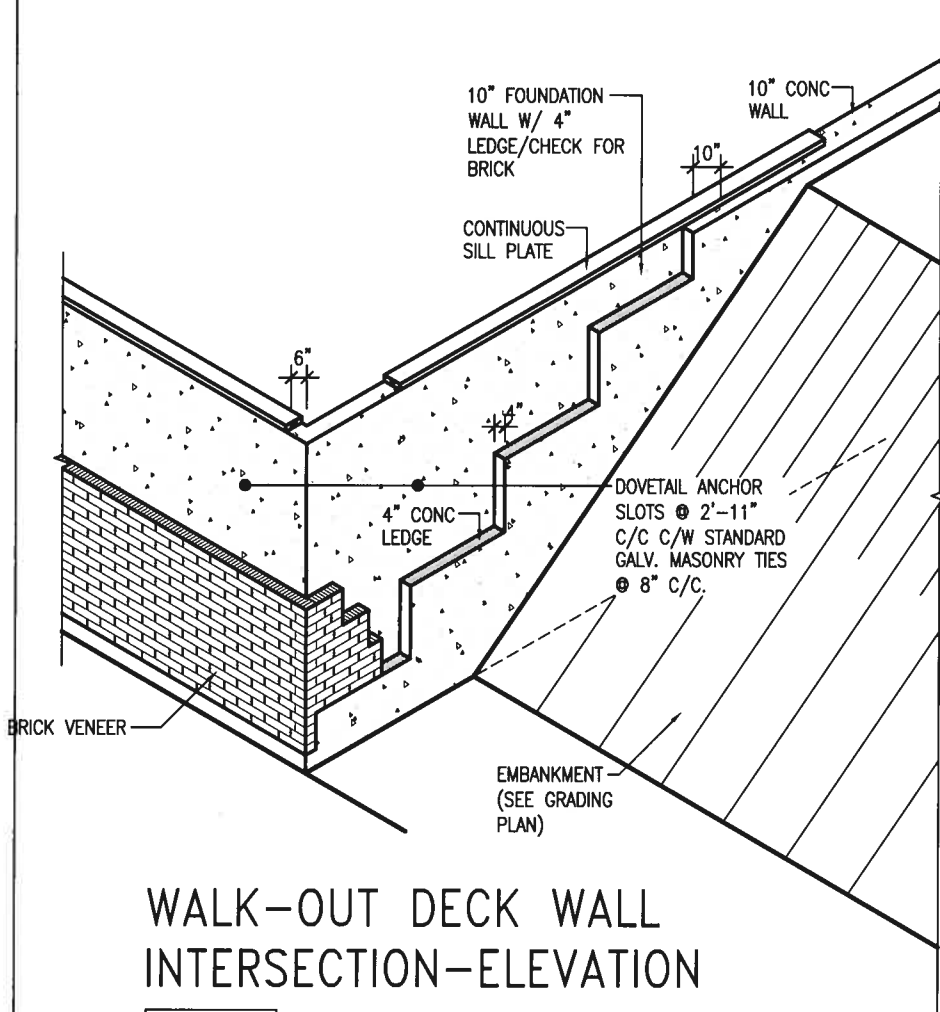
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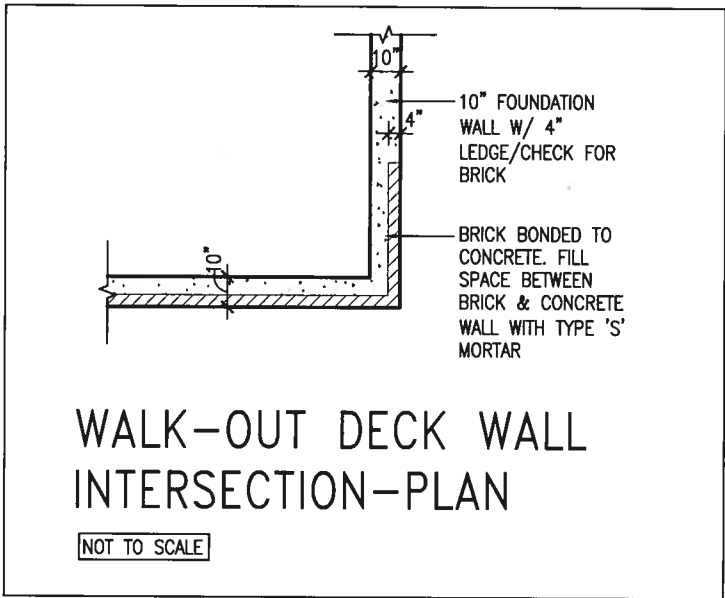
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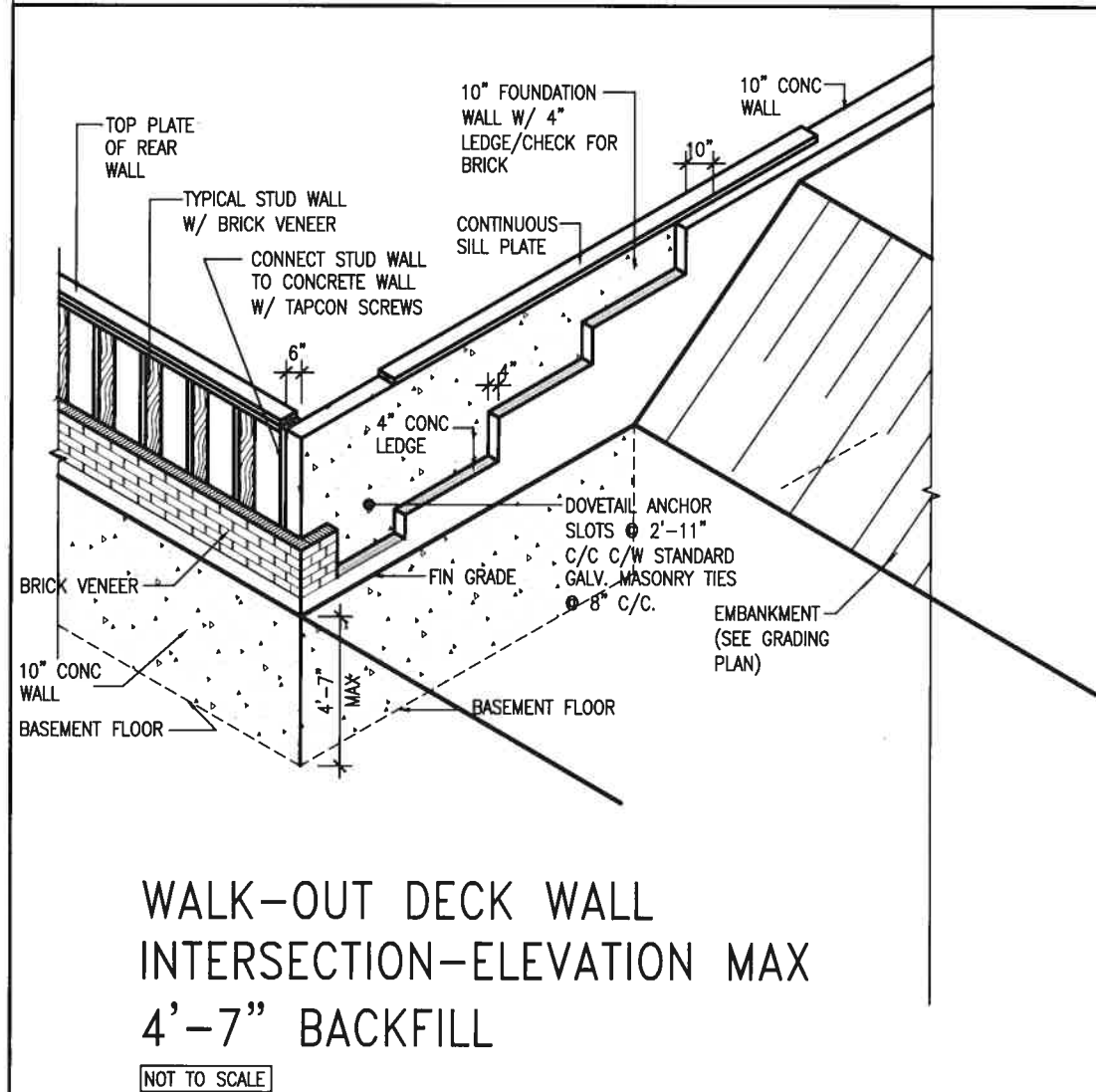
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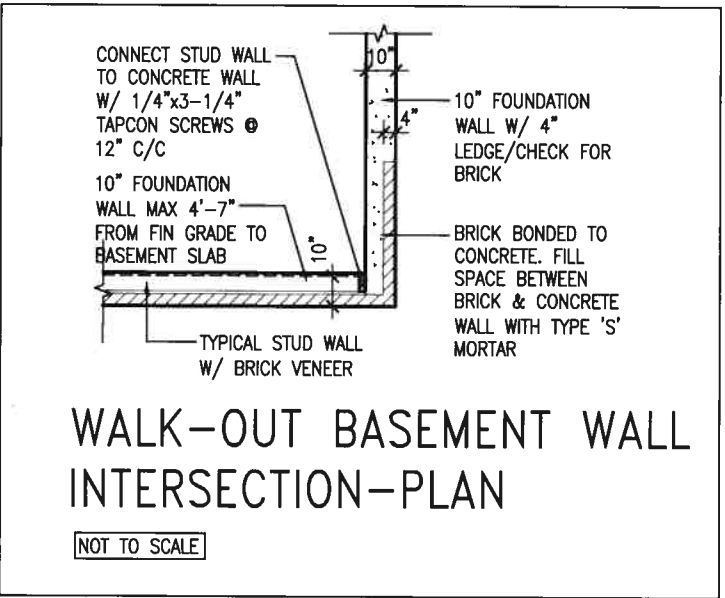
WALK-OUT DECK WALL
INTERSECTION-ELEVATION
NOT TO SCALE



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)



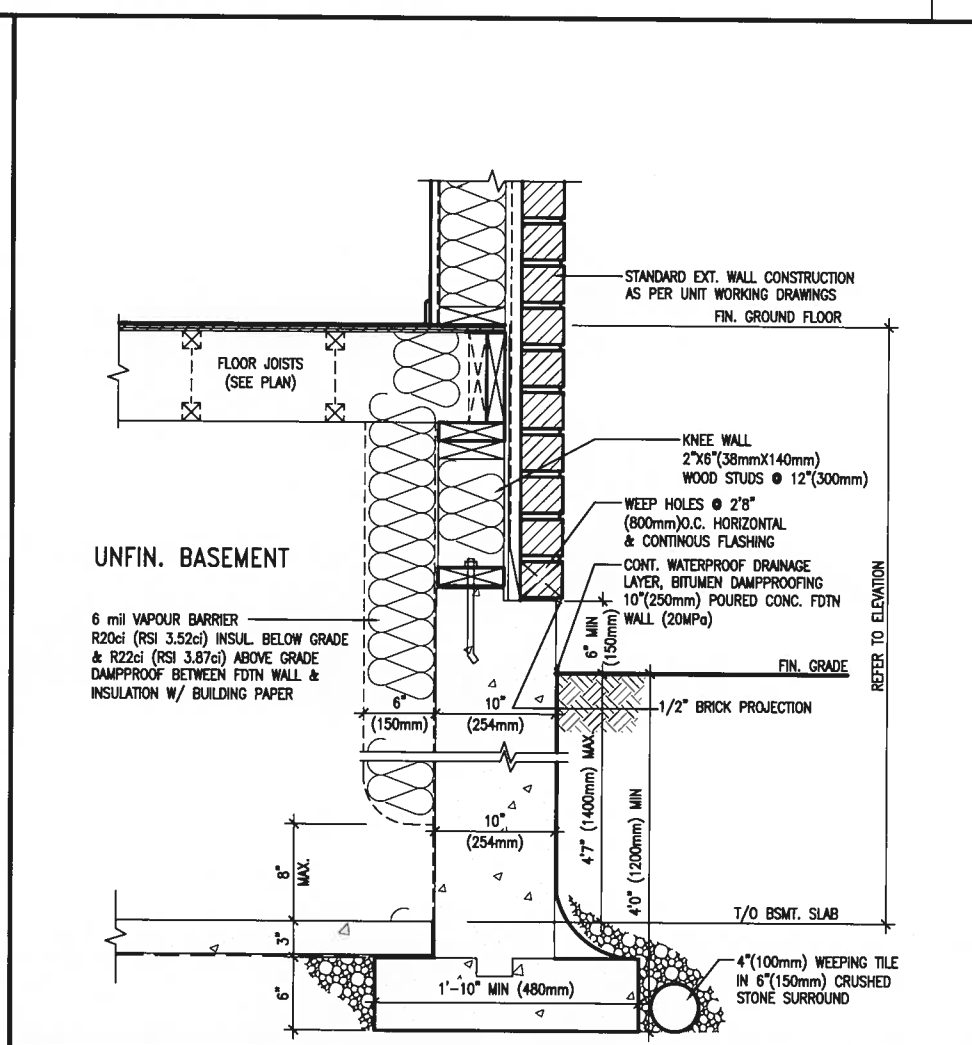
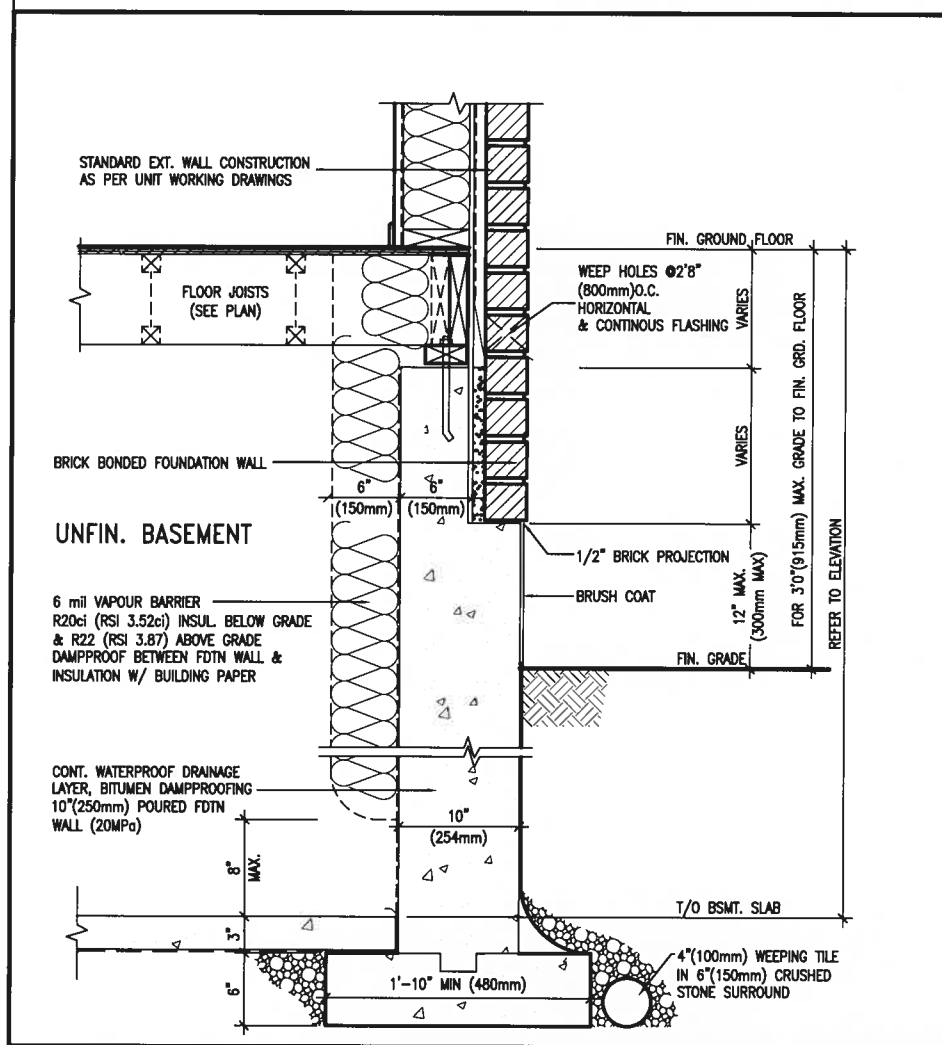
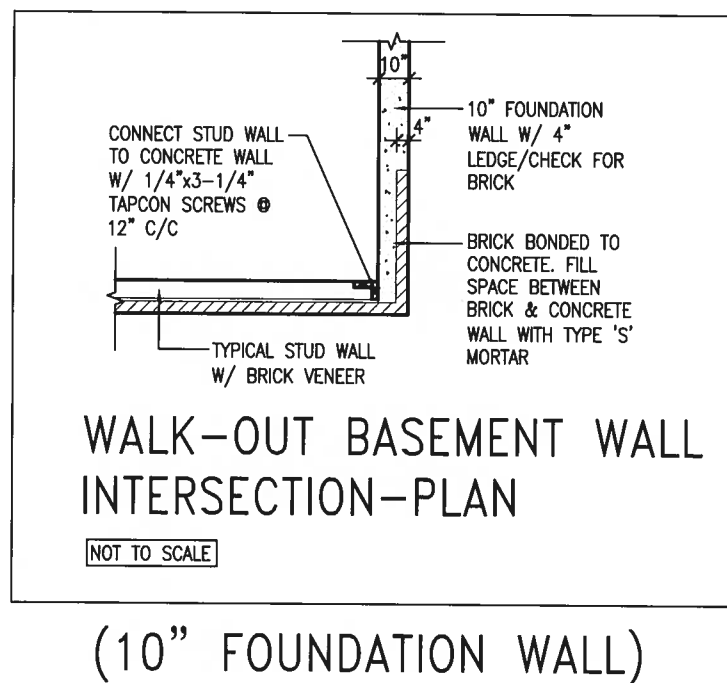
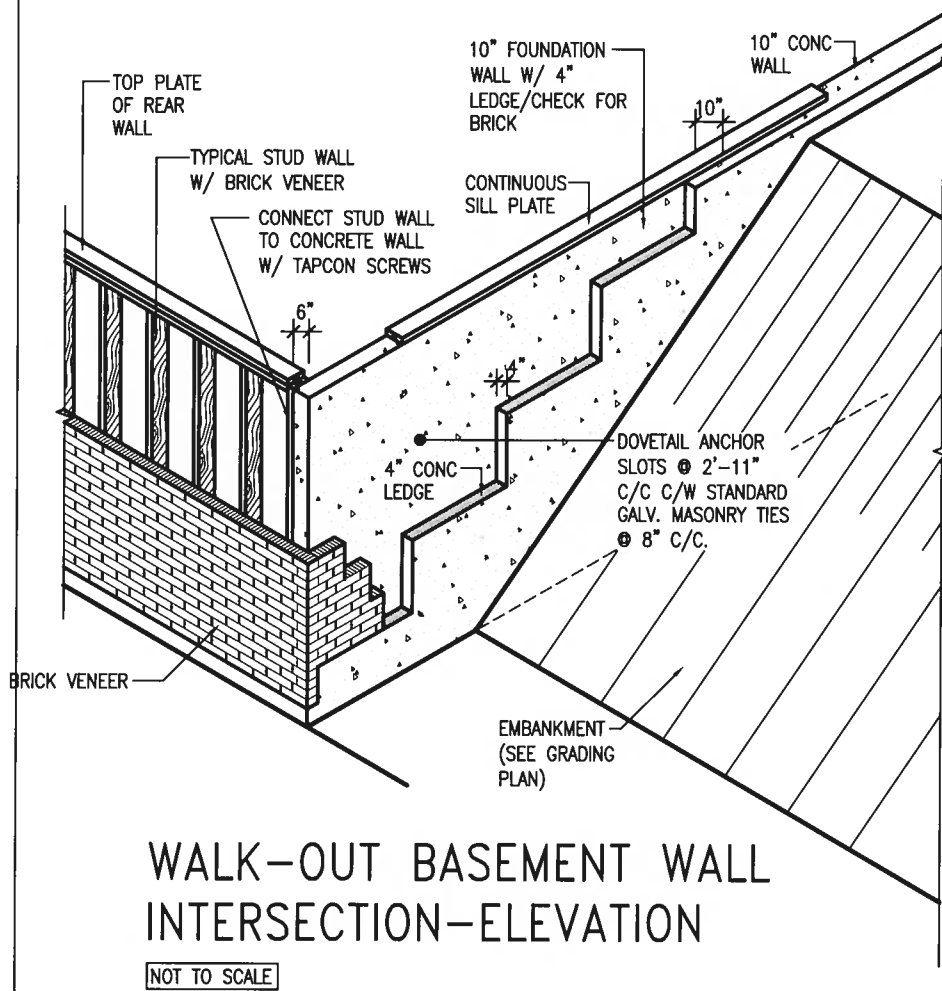
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CONSTRUCTION NOTES			drawing no. CN10
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date MAY 2016	scale 3/16" = 1'-0"	file name 16023-CN-A1
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CONSTRUCTION NOTES		
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PREFIN. METAL ROOF
CAP OVER WATERPROOF
MEMBRANE

5/8" T&G PLYWOOD
SHEATHING ON 2"x4"
SLOPED TO FRONT

2"x12" LEDGER

2"x12" @ HEADER

3"x3"x1 1/16" GALVANIZED
STANLEY CORNER BRACE
C/W (4) No. 10x1 1/2"
SCREWS AT 4'-0" O.C.

PREFIN. ALUM. FASCIA
AND SOFFIT AT U/S

DRIP EDGE

STL. LINTEL

TYPICAL BRICK VENEER
WALL CONSTRUCTION

HEATED SPACE

ENG. FLOOR JOIST

SECOND FLOOR

MIN. 6" PREFIN. METAL FLASHING W/
CAULKING TO MATCH BRICK/STONE

BUILT-UP CANOPY BOLTED THRU
LVL/WOOD BEAM (SEE UNIT PLANS) W/
1/2" Ø BOLTS STAGGERED @ 24" O.C.
W/ SOLID WD. BLK. BETWEEN STUDS

1

CN12

SECTION THROUGH CANOPY

SCALE 1/2" = 1'-0"



JAN 11, 2018

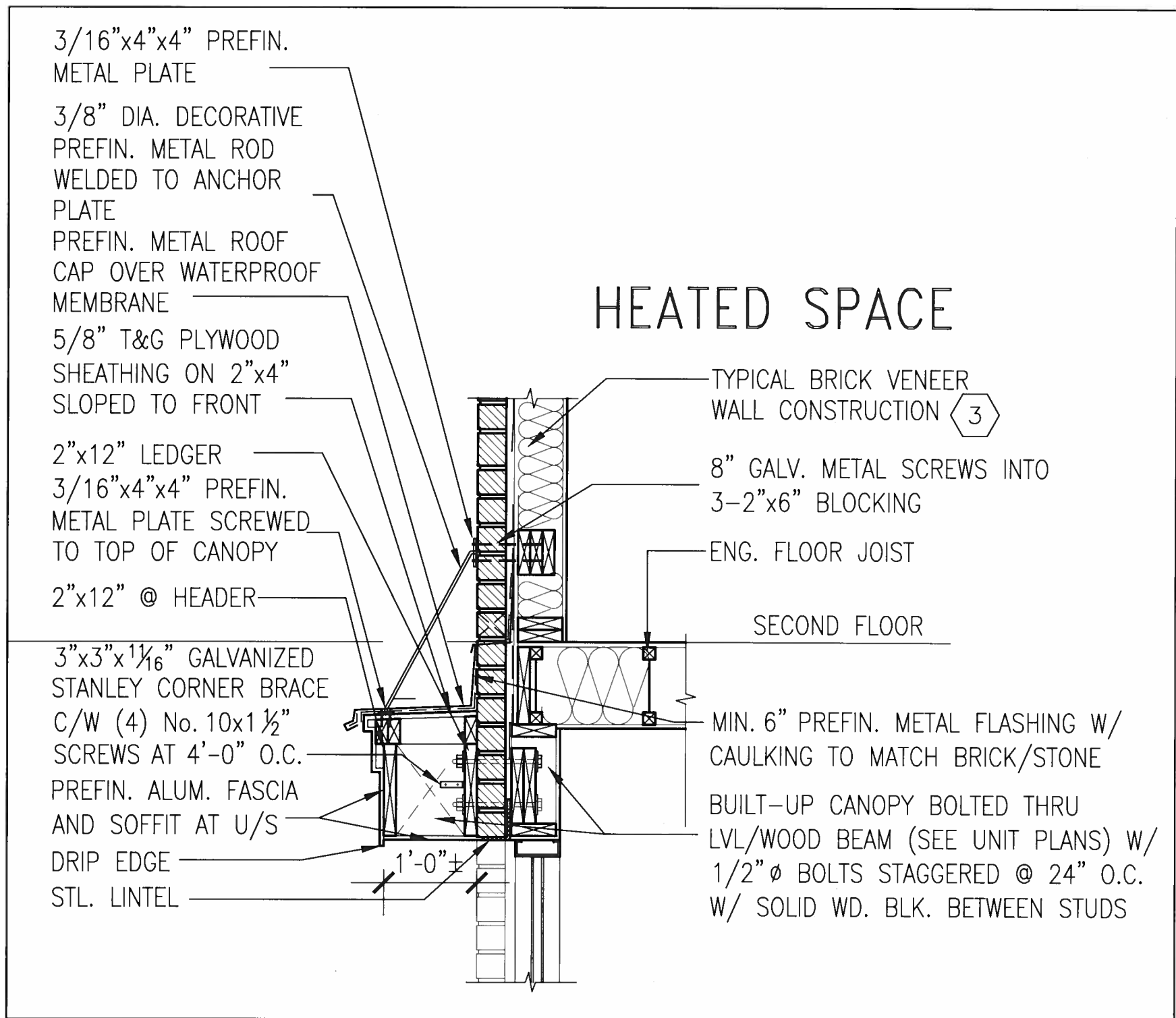
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2	UPDATE TO 2018	JAN 11-18	RC		
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC		
no.	description	date	by		

VA3 DESIGN

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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.		drawing no.		
drawn by RC		checked by -		scale 3/16" = 1'-0"
file name 16023-CN-A1		CN12		
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11, 2018 - 10:11 AM				



1 SECTION THROUGH CANOPY
CN13 W/ DECORATIVE ROD
SCALE 1/2" = 1'-0"



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9 8 7 6 5 4 3	<p>10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100</p>	<p>101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200</p>	<p>201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300</p>	<p>301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400</p>
<p>1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100</p>	<p>101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200</p>	<p>201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300</p>	<p>301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400</p>	<p>401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500</p>
<p>501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600</p>	<p>601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700</p>	<p>701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800</p>	<p>801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900</p>	<p>901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000</p>

3/16"x4"x4" PREFIN.
METAL PLATE

3/8" DIA. DECORATIVE
PREFIN. METAL ROD
WELDED TO ANCHOR
PLATE

PREFIN. METAL ROOF
CAP OVER WATERPROOF
MEMBRANE

5/8" T&G PLYWOOD
SHEATHING ON 2"x4"
SLOPED TO FRONT

2"x12" LEDGER

3/16"x4"x4" PREFIN.
METAL PLATE SCREWED
TO TOP OF CANOPY

2"x12" @ HEADER

3"x3"x1 1/8" GALVANIZED
STANLEY CORNER BRACE
C/W (4) No. 10x1 1/2"
SCREWS AT 4'-0" O.C.

PREFIN. ALUM. FASCIA
AND SOFFIT AT U/S

DRIP EDGE
STL. LINTEL

8" GALV. METAL SCREWS INTO
3-2"x6" BLOCKING

PREFINISHED METAL FLASHING
OVER WATERPROOF MEMBRANE

2"x6" @ 12" O.C. NAILED TO
2"x8" JOIST BELOW

CANT STRIP

ROOF NOTE R1

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

MIN. 6" PREFIN. METAL FLASHING W/
CAULKING TO MATCH BRICK/STONE

BUILT-UP CANOPY BOLTED THRU
LVL/WOOD BEAM (SEE UNIT PLANS) W/
1/2" Ø BOLTS STAGGERED @ 24" O.C.
W/ SOLID WD. BLK. BETWEEN STUDS

1

CN14

SECTION THROUGH CANOPY

W/ DECORATIVE ROD

SCALE 1/2" = 1'-0"



JAN 11, 2018

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DESIGN

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