

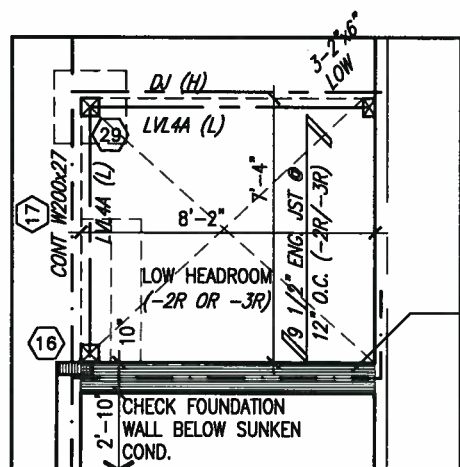
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

JAN 15 2018

John G. Williams Limited, Agents

[illegible]

PART. BASEMENT PLAN
FOR SUNKEN MUD ROOM
(-1R CONDITION)



PART. BASEMENT PLAN
FOR SUNKEN MUD ROOM
(-2R OR -3R CONDITION)

<u>AREA CALCULATIONS</u>	<u>ELEV. A</u>	<u>ELEV. B</u>	<u>ELEV. C</u>
GROUND FLOOR AREA	852 SF	852 SF	852 SF
SECOND FLOOR AREA	930 SF	929 SF	926 SF
SUBTOTAL	1782 SF	1781 SF	1778 SF
DEDUCT ALL OPEN AREAS	12 SF	12 SF	12 SF
TOTAL NET AREA	1770 SF (164.44 m2)	1769 SF (164.35 m2)	1766 SF (164.07 m2)
FINISHED BSMT AREA	0 SF	0 SF	0 SF
COVERAGE W/OUT PORCH	1091 SF (101.36 m2)	1091 SF (101.36 m2)	1090 SF (101.26 m2)
COVERAGE W/ PORCH	1240 SF (115.20 m2)	1240 SF (115.20 m2)	1242 SF (115.39 m2)

MIN. SOIL BEARING
CAPACITY OF 100KPa

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

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

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

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



JAN 11, 2018

BASEMENT PLAN 'A'

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name
5	.	.	.	registration information
4	.	.	.	VA3 Design Inc. 42658
3	REVISED AS PER ENG'S COMMENTS	JAN 08-18	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.
2	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 08-17	RC	
1	REVISED FND WALLS TO 10"	2016-12-03	SB	
no.	description	date	by	



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

BAYVIEW WELLINGTON

project name
GREEN VALLEY EAST

municipality
BRADFORD

SD25-1
SONOMA 1

project no.
16023

date
SEPT 2016

drawn by

checked by

scale

BASEMENT PLAN 'A'

drawing no.

C.M.
RICHARD

—

$$3/16'' = 1'-0''$$

16023-SD25-1

1

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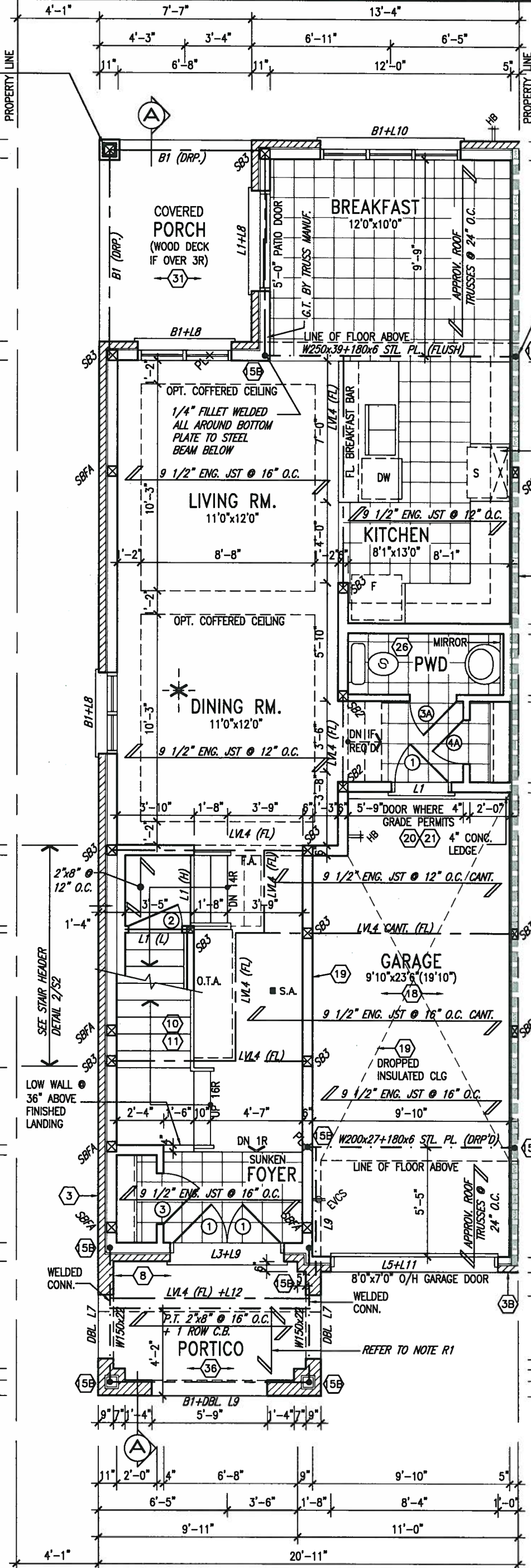
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ARCHITECTURAL REVIEW & APPROVAL

JAN 15 2018

John G. Williams Limited, Architect

8"x8" FIBREGLASS COLUMN BY ROMAN COLUMNS W/ 1/2" THICK HDPE TOP LOADING PLATE ANCHORED TO PORCH SLAB.



1/4" FILLET WELDED ALL AROUND BOTTOM PLATE TO STEEL BEAM BELOW



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

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

REFER TO 2012 OBC, 9.34.4.

INDICATES FIRE RATED WALL ASSEMBLY

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.

9.			
8.			
7.			
6.			
5.			
4.			
3.	REVISED AS PER ENG'S COMMENTS	JAN 08-18	RC
2.	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 08-17	RC
1.	REVISED FND WALLS TO 10"	2016-12-09	SB
no.	description	date	by

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Wellington Jno-Baptiste 25591
name
registration information
VA3 Design Inc. 42658
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BAYVIEW WELLINGTON		SD25-1 SONOMA 1	
project name GREEN VALLEY EAST	municipality BRADFORD	project no. 16023	drawing no. 2
date SEPT. 2016	checked by C.M.	scale 3/16" = 1'-0"	file name 16023-SD25-1
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\25' Semi\16023-SD25-1.dwg - Wed - Jan 10 2018 - 12:13 PM			

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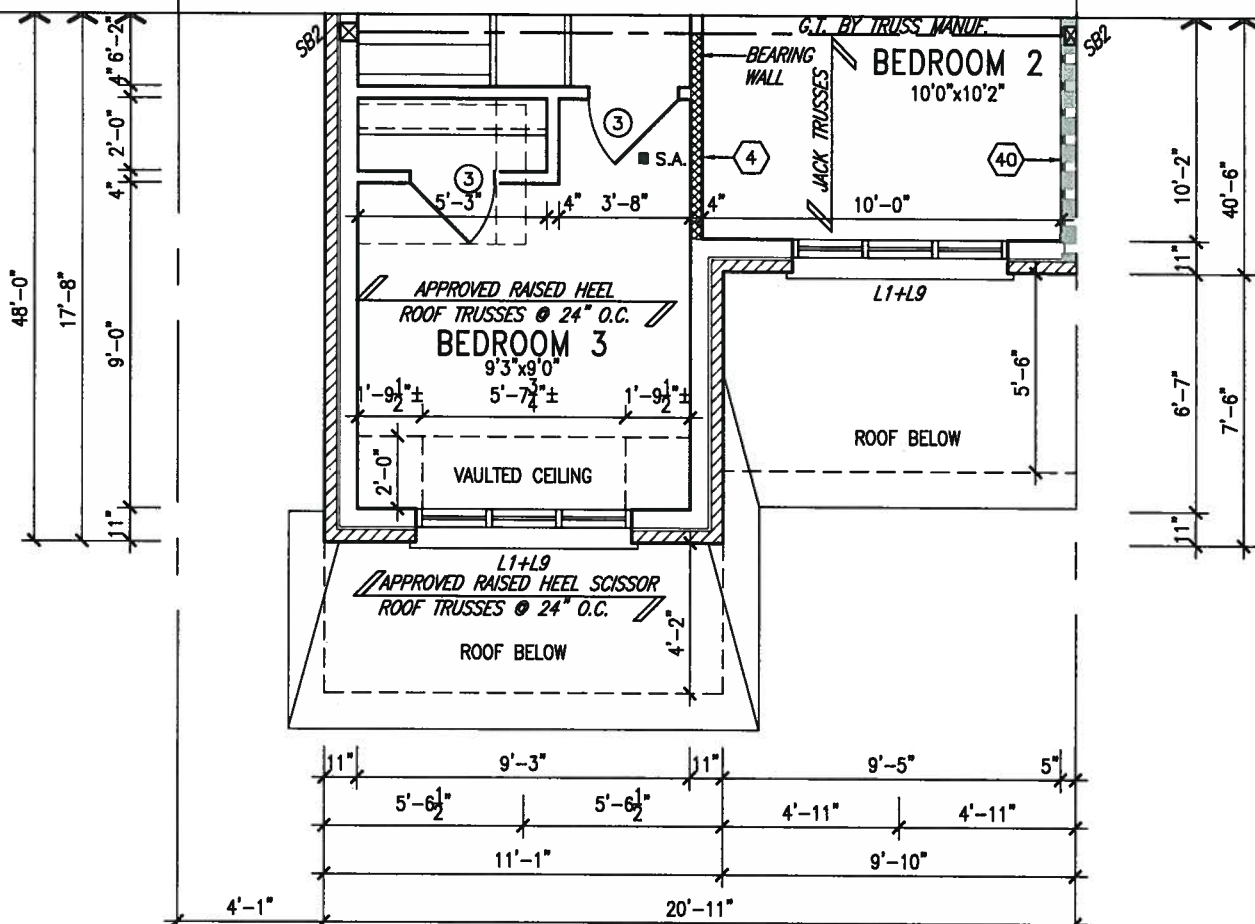
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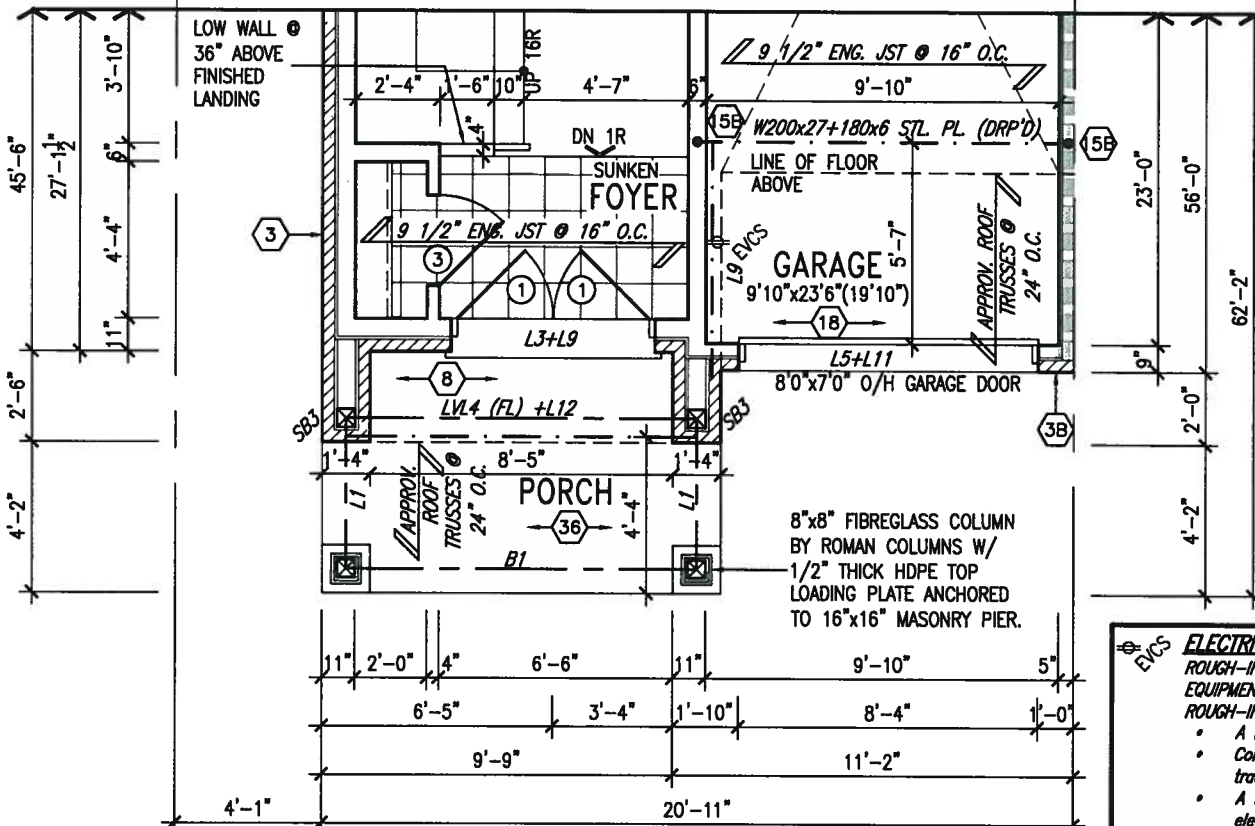
ARCHITECTURAL REVIEW & APPROVAL

JAN 15 2018

John G. Williams Limited



PART. SECOND FLOOR PLAN 'B'



PART. GROUND FLOOR PLAN 'B'

ELECTRIC VEHICLE CHARGING SYSTEM (EVCS)
ROUGH-IN FOR FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT (CHARGING SYSTEM) TO BE INSTALLED. ROUGH-IN SHALL INCLUDE:
• A minimum 200 amp Panelboard,
• Conduit that is not less than 1 1/16" (27mm) trade size,
• A square 4 11/16" (119mm) trade size electrical outlet box.
• Fumeproofed Electrical outlet box to be installed in the Garage or carport or adjacent to driveway.
REFER TO 2012 OBC. 9.34.4.



INDICATES FIRE RATED WALL ASSEMBLY

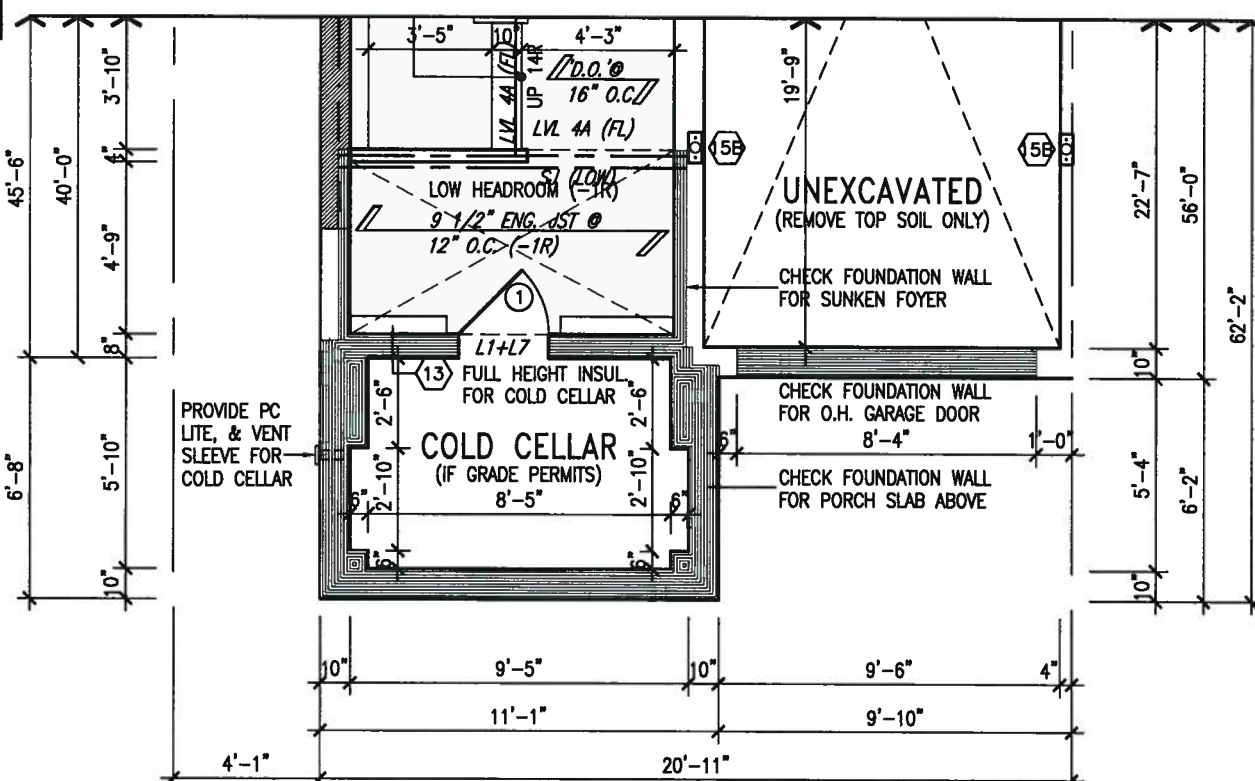
NOTE: ROOF FRAMING INFORMATION
ALL LAMINATED VENEER LUMBER (LVL) BEAMS, BUILT-UP BEAMS, GIRDER TRUSSES AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED AND CERTIFIED BY ROOF TRUSS MANUFACTURER. REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED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

NOTE:
REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

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.



PART. BASEMENT PLAN 'B'

9.				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.				qualification information
7.				Wellington Jno-Baptiste 25591
6.				name
5.				registration information
4.				VA3 Design Inc. 42658
3.	REVISED AS PER ENG'S COMMENTS	JAN 08-18	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.
2.	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 08-17	RC	
1.	REVISED FND WALLS TO 10"	2016-12-09	SB	
no.	description	date	by	

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BAYVIEW WELLINGTON

project name
GREEN VALLEY EAST

municipality
BRADFORD

SD25-1
SONOMA 1

project no.
16023

date
SEPT. 2016

drawn by
C.M.

checked by
-

scale
3/16" = 1'-0"

PARTIAL PLANS 'B'

file name
16023-SD25-1

drawing no.
4

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ARCHITECTURAL REVIEW & APPROVAL

JAN 15 2019

John G. Williams Limited, Architect

UNINSULATED OPENINGS (PER OBC, SB-12.3.1.1(7))

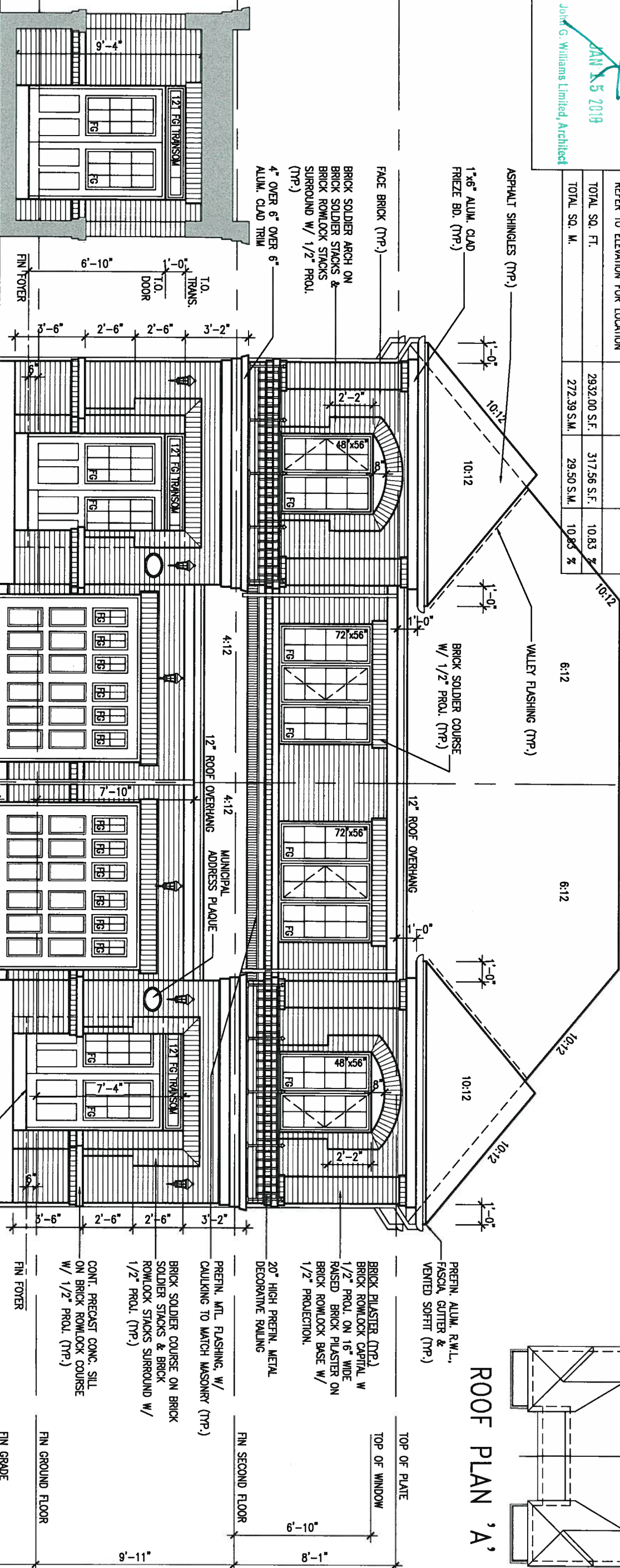
SD25-1 ELEVATION A	ENERGY EFFICIENCY - OBC SB12
ELEVATION	WALL AREA S.F. OPENING S.F. PERCENTAGE
FRONT	418 S.F. 91,056 S.F. 21.78 %
LEFT SIDE	1048 S.F. 119,833 S.F. 11.43 %
RIGHT SIDE	1048 S.F. 0 S.F. 0.00 %
REAR	418 S.F. 106,667 S.F. 25.52 %
* OPENINGS OMITTED AS PER SB-12.3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION	0 S.F.
TOTAL SQ. FT.	2932.00 S.F. 317.56 S.F. 10.83 %
TOTAL SQ. M.	272.39 S.M. 29.50 S.M. 10.83 %

INSIDE PORTICO

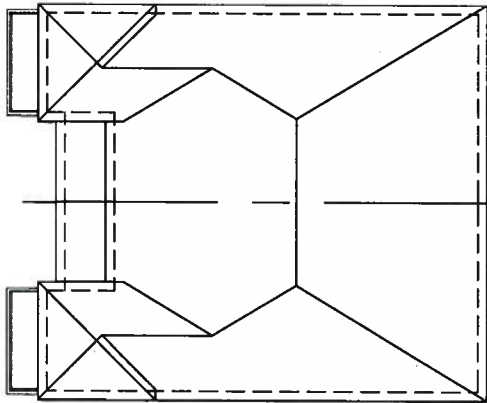
POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)

FRONT ELEVATION 'A'

FRONT ELEVATION 'A' (REV.)



ROOF PLAN 'A'



9. .		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		25591		SD25-1		SONOMA 1	
8. .		qualification information		BCN		BRADFORD		project no. 16023	
7. .		Wellington Jno-Baptiste		42658		GREEN VALLEY EAST		drawing no. 6	
6. .		name		signature		municipality		FRONT ELEVATION 'A'	
5. .		registration information		VA3 Design Inc.		BRADFORD		file name 16023-SD25-1	
4. .		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.		25591		checked by		scale 3/16" = 1'-0"	
3. REVISED AS PER ENG'S COMMENTS		JAN 08-18		RC		date		SEPT. 2016	
2. REVISED AS PER FLOOR AND ROOF LAYOUTS		SEP 08-17		RC		drawn by		C.M.	
1. REVISED FND WALLS TO 10"		2016-12-09		SB		RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\25' Semi\16023-SD25-1.dwg		Wed - Jan 10 2018 - 12:13 PM	
no. description		date		by		project name		municipality	

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BAYVIEW WELLINGTON

project name
GREEN VALLEY EAST

date
SEPT. 2016

drawn by
C.M.

checked by
-

scale
3/16" = 1'-0"

SD25-1

SONOMA 1

BRADFORD

FRONT ELEVATION 'A'

drawing no. 6

STRUCTURAL REVIEW & APPROVAL

JAN 15 2018

John & Williams Limited, Architect



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~~ANN 5 2018~~

Williams Limited, Architects

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project name
GREEN VALLEY EAST

municipality
BRADFORD

SD25-1
SONOMA 1

REAR ELEVATION 'A' & 'B'

owing

date
SEPT. 2016

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

file name
16023-SD25-1

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UNINSULATED OPENINGS (PER OBC, SB-12.3.1(7))			
SD25-1 ELEVATION B	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	430 S.F.	108.389 S.F.	25.21 %
LEFT SIDE	1037 S.F.	119.833 S.F.	11.56 %
RIGHT SIDE	1037 S.F.	0 S.F.	0.00 %
REAR	418 S.F.	106.667 S.F.	25.52 %
* OPENINGS OMITTED AS PER SB-12.3.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	2922.00 S.F.	334.89 S.F.	11.46 %
TOTAL SQ. M.	271.46 S.M.	31.11 S.M.	11.46 %

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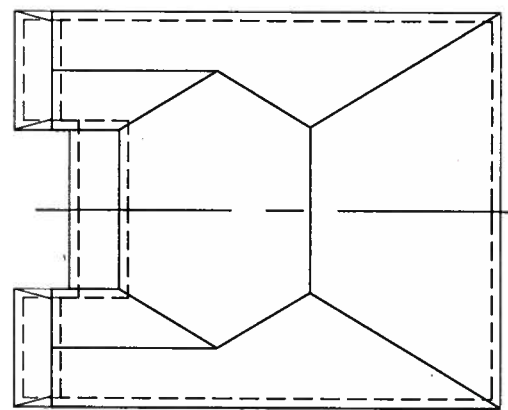
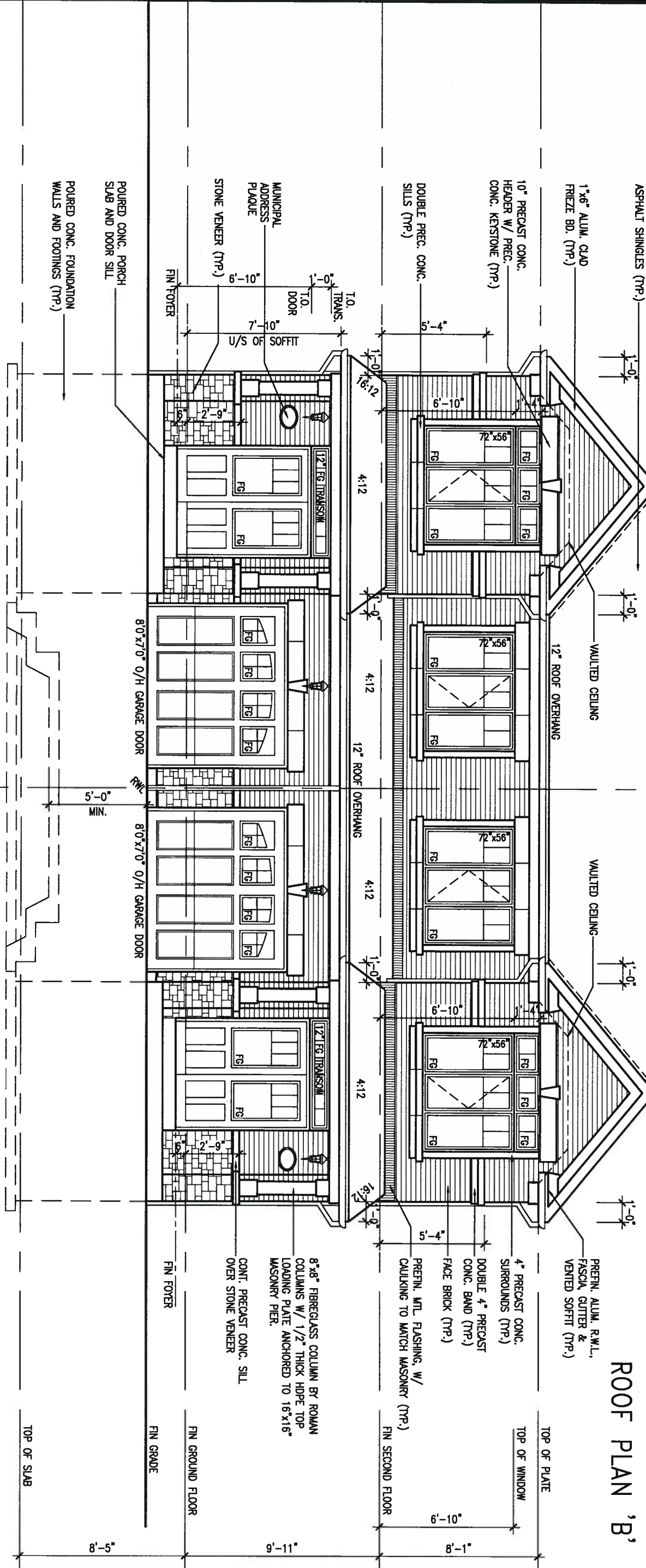
ARCHITECTURAL REVIEW & APPROVAL

JAN 15 2018

John G. Williams Limited, Architect

FRONT ELEVATION 'B'

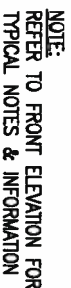
FRONT ELEVATION 'B' (REV.)



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			BAYVIEW WELLINGTON			SD25-1 SONOMA 1		
8			qualification information			25591			project name			municipality		
7			Wellington Jno-Baptiste			BCN			GREEN VALLEY EAST			BRADFORD		
6			name registration information			42658			date			project no.		
5			VA3 Design Inc.						SEPT. 2016			16023		
4			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.						drawn by			file name		
3			REVISED AS PER ENG'S COMMENTS			JAN 08-18 RC			checked by			16023-SD25-1		
2			REVISED AS PER FLOOR AND ROOF LAYOUTS			SEP 08-17 RC			scale			9		
1			REVISED FND WALLS TO 10"			2016-12-09 SB			3/16" = 1'-0"					
no. description			date			by			RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\25" Sem\16023-SD25-1.dwg - Wed - Jan 10 2018 - 12:13 PM					

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<div>SD25-1</div> <div>SONOMA 1</div>		<div>project no.</div> <div>16023</div>
<div>ELEVATION 'B'</div> <div>file name</div> <div>16023-SD25-1</div> <div>Jan 10 10:28 AM</div>	<div>drawing no.</div> <div>10</div>	

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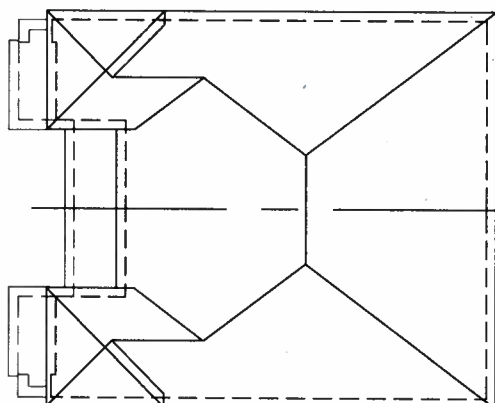
~~JAN 15 2018~~

~~John G. Williams Limited, Architects~~

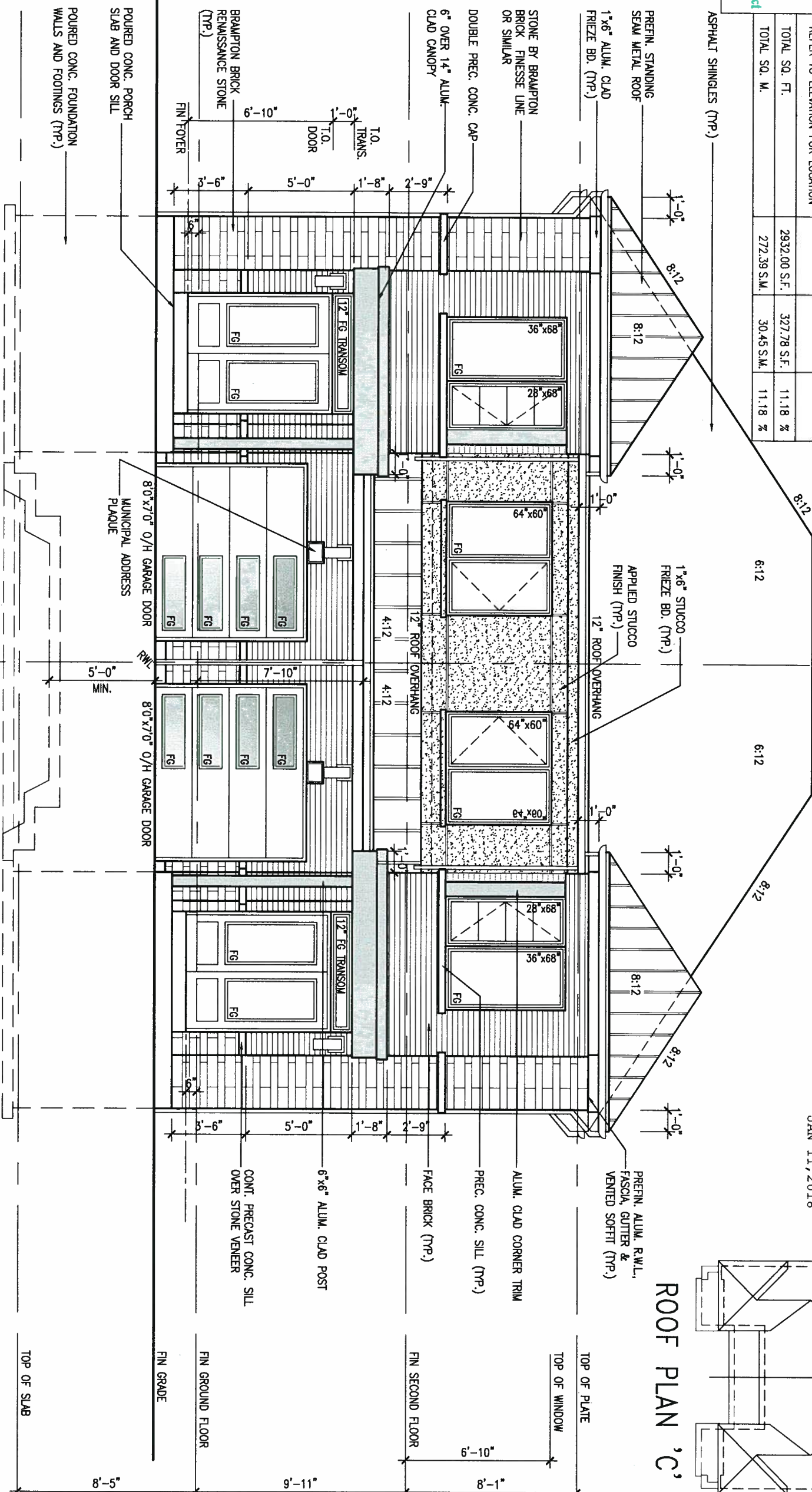
UNINSULATED OPENINGS (PER OGC. SB-12.3.1.1(7))		ENERGY EFFICIENCY - OGC SB12	
SD25-1 ELEVATION C		WALL AREA S.F.	OPENING S.F. PERCENTAGE
ELEVATION		418 S.F.	101.278 S.F. 24.23 %
FRONT		1048 S.F.	119.833 S.F. 11.43 %
LEFT SIDE		1048 S.F.	0 S.F. 0.00 %
RIGHT SIDE		418 S.F.	106.667 S.F. 25.52 %
REAR			
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			0 S.F.
TOTAL SQ. FT.		2932.00 S.F.	327.78 S.F. 11.18 %
TOTAL SQ. M.		272.39 S.M.	30.45 S.M. 11.18 %

JAN 11, 2018

JAN 11, 2018




ROOF PLAN 'C'



FRONT ELEVATION 'C'

FRONT ELEVATION 'C' (REV.)

9					The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste  25591 name registration information VA3 Design Inc. BCIN 42658
8					
7					
6					
5					
4					
3	REVISED AS PER ENG'S COMMENTS	JAN 08-18	RC		
2	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 08-17	RC		
1	REVISED FND WALLS TO 10"	2016-12-09	SB		
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.



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BAYVIEW WELLINGTON

project name
GREEN VALLEY EAST

municipality
BRADFORD

SD25-1
SONOMA 1

project no.
16023

FRONT ELEVATION 'C'

drawing no.

16023-SD25-1

11

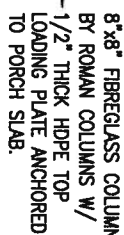
drawn by	checked by	scale	file name
C.M.	-	3/16" = 1'-0"	16023-SD25-1
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~~JAN 15 2019~~

Williams Limited, Architect



WALL AREA	937.42 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	65.62 SQ. FT.
OPENING PROVIDED	52.70 SQ. FT.

LEFT SIDE ELEVATION 'C'

NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION



9					The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the
8					Ontario Building Code to be a Designer.
7					qualification information
6					Wellington Jno-Baptiste 25591
5					name signature BCN
4					registration information VA3 Design Inc. 42658
3	REVISED AS PER ENG'S COMMENTS	JAN 08-18	RC		
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BAYVIEW WELLINGTON

project name
GREEN VALLEY EAST

date	SEPT. 2016
drawn by	C.M.

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

municipality
BRADFORD

LEFT SIDE ELEVATION 'C'

SD25-1
SONOMA 1

project no.
16023

drawing no.

12

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ARCHITECTURAL REVIEW & APPROVAL

JAN 15 2018

John G. Williams Limited, Architect

POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)

REAR ELEVATION 'C' (REV.)

REAR ELEVATION 'C'

POURED CONC. PORCH SLAB AND DOOR SILL

8"x8" FIBREGLASS COLUMN BY ROMAN COLUMNS W/ 1/2" THICK HDPE TOP LOADING PLATE ANCHORED TO PORCH SLAB.

PREFN. MTL. FLASHING, W/ CAULKING TO MATCH MASONRY (TYP.)

9.			
8.			
7.			
6.			
5.			
4.			
3.	REVISED AS PER ENG'S COMMENTS	JAN 08-18	RC
2.	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 08-17	RC
1.	REVISED FNO WALLS TO 10"	2016-12-09	SB
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	signature	25591	BCN
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.			

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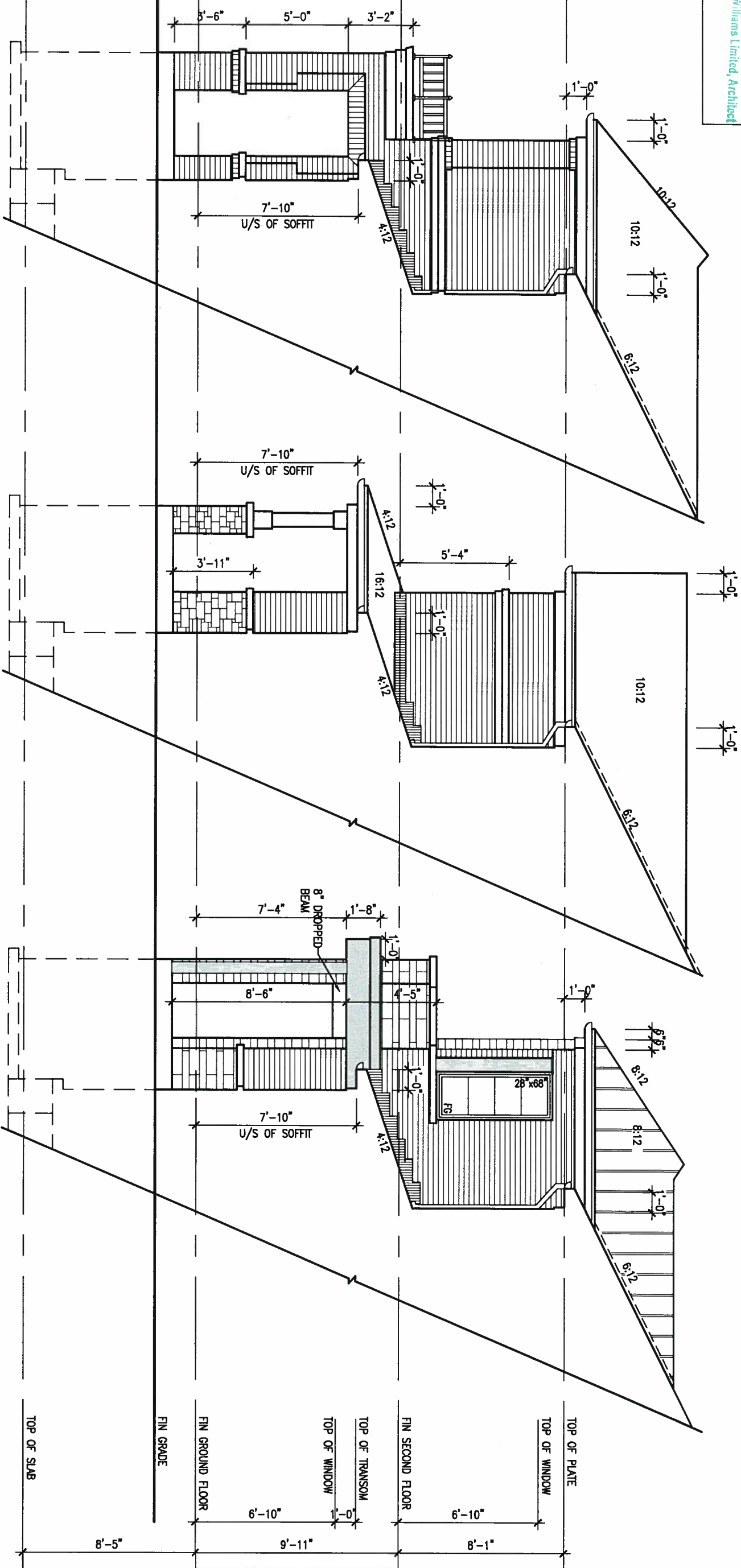
BAYVIEW WELLINGTON		SD25-1 SONOMA 1	
project name GREEN VALLEY EAST	municipality BRADFORD	project no. 16023	
date SEPT. 2016	REAR ELEVATION 'C'		drawing no.
drawn by C.M.	checked by -	scale 3/16" = 1'-0"	file name 16023-SD25-1
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\25' Semi\16023-SD25-1.dwg - Wed - Jan 10 2018 - 12:14 PM			

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ARCHITECTURAL REVIEW & APPROVAL

~~JAN 15 2018~~

~~Johns. Williams Limited, Architect~~



PART. RIGHT SIDE ELEV. 'A'

PART. RIGHT SIDE ELEV. 'B'

PART. RIGHT SIDE ELEV. 'C'

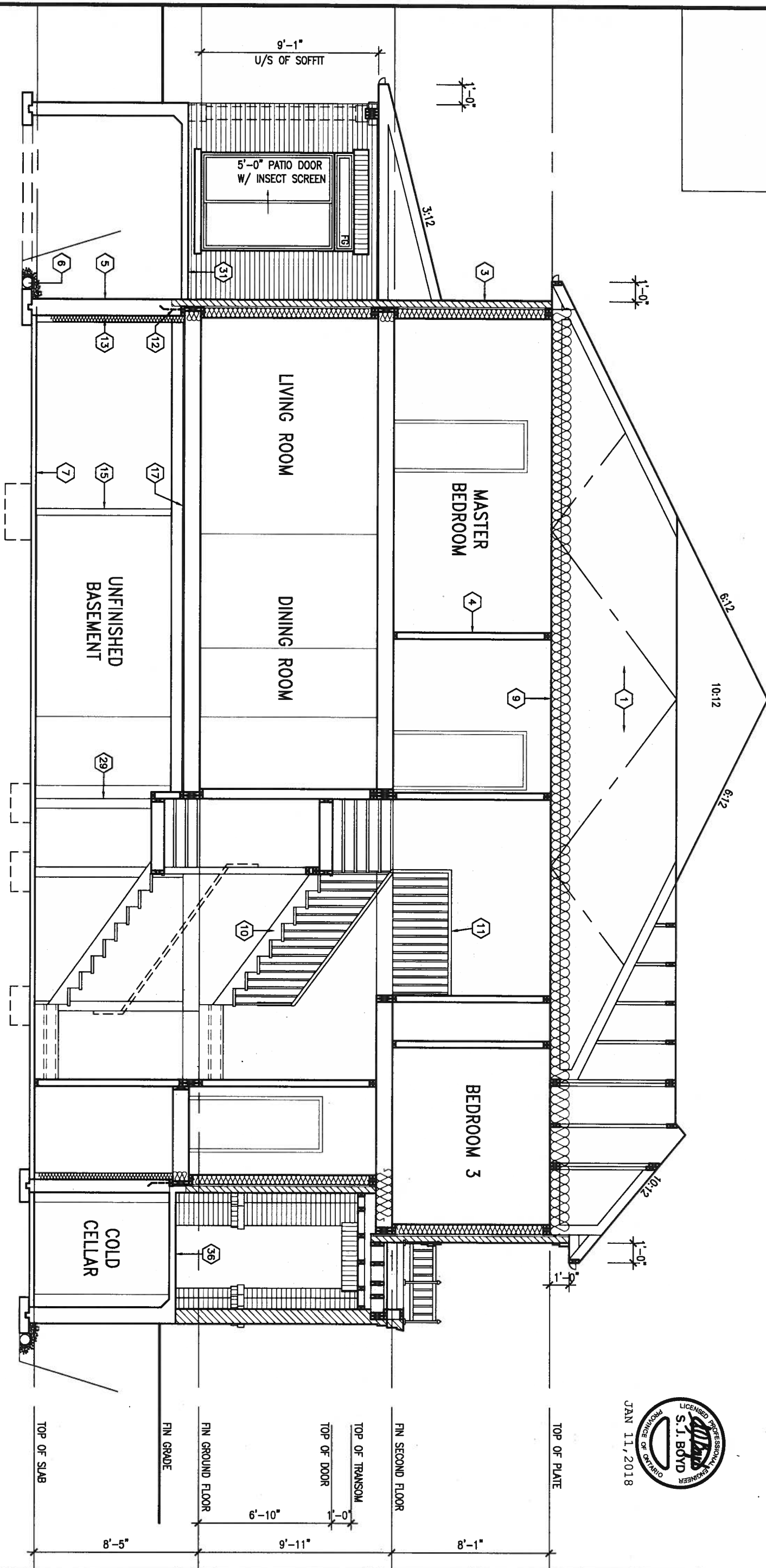
NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION



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	BAYVIEW WELLINGTON	SD25-1 SONOMA 1
8	.	.	.	qualification information			
7	.	.	.	Wellington Jno-Baptiste 25591			
6	.	.	.	name signature			
5	.	.	.	BCN			
4	.	.	.	registration information	GREEN VALLEY EAST	BRADFORD	16023
3	REVISED AS PER ENG'S COMMENTS	JAN 08-18	RC	VA3 Design Inc. 42658			
2	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 08-17	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	REVISED FND WALLS TO 10"	2016-12-09	SB	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com			
no.	description	date	by				
					VA3 DESIGN	BAYVIEW WELLINGTON	SD25-1 SONOMA 1
					GREEN VALLEY EAST	BRADFORD	16023
					DATE SEPT. 2016	PARTIAL RIGHT SIDE ELEVATIONS 'A', 'B' & 'C'	DRAWING NO. 14
					DRAWN BY C.M.	CHECKED BY -	SCALE 3/16" = 1'-0"
					FILE NAME 16023-SD25-1		
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\25\ Semi\16023-SD25-1.dwg - Wed - Jun 10 2018 - 12:14 PM							

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SECTION A-A



9					The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8					qualification information	
7					Wellington Jno-Baptiste	25591
6					name	
5					registration information	BCIN
4					VAS Design Inc.	42658
3	REVISED AS PER ENG'S COMMENTS	JAN 08-18	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.	
2	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 08-17	RC			
1	REVISED FND WALLS TO 10"	2016-12-09	SB			
no.	description		date	by		

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BAYVIEW WELLINGTON

project name
GREEN VALLEY EAST

date
SEPT. 2016

drown by
C.M.

checked by
—

WORKING\2016\16023.BW\Units\25' Semi

municipality
BRADFORD

SD25-1
SONOMA 1

wing no.

SECTION A-A

file name
16023-SD25-1

drawing no.

15

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ARCHITECTURAL REVIEW & APPROVAL

JAN 15 2018

John G. Williams Limited, Architect

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
SD25-1 ELEVATION A W.O.D.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	418 S.F.	91.056 S.F.	21.78 %
LEFT SIDE	1048 S.F.	119.833 S.F.	11.43 %
RIGHT SIDE	1048 S.F.	0 S.F.	0.00 %
REAR	502 S.F.	123.333 S.F.	24.57 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3016.00 S.F.	334.22 S.F.	11.08 %
TOTAL SQ. M.	280.19 S.M.	31.05 S.M.	11.08 %
UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
SD25-1 ELEVATION B W.O.D.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	430 S.F.	108.389 S.F.	25.21 %
LEFT SIDE	1037 S.F.	119.833 S.F.	11.56 %
RIGHT SIDE	1037 S.F.	0 S.F.	0.00 %
REAR	502 S.F.	123.333 S.F.	24.57 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3006.00 S.F.	351.56 S.F.	11.70 %
TOTAL SQ. M.	279.26 S.M.	32.66 S.M.	11.70 %
UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
SD25-1 ELEVATION C W.O.D.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	418 S.F.	101.278 S.F.	24.23 %
LEFT SIDE	1048 S.F.	119.833 S.F.	11.43 %
RIGHT SIDE	1048 S.F.	0 S.F.	0.00 %
REAR	502 S.F.	123.333 S.F.	24.57 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3016.00 S.F.	344.44 S.F.	11.42 %
TOTAL SQ. M.	280.19 S.M.	32.00 S.M.	11.42 %

6"x6" P.T. WOOD POST C/W GALV. MTL. SHOE METAL CAP AND METAL SHOE SET INTO 12" DIA. SONO TUBES TO EXTEND 6" ABOVE GRADE AND ON BIGFOOR BF28 @ 5'-0" BELOW GRADE.

6"x6" P.T. WOOD POST C/W GALV. MTL. SHOE ANCHORED TO 14"x12" CONC. PILASTER (TYP)

10" FULL HEIGHT CONC. ON SIDE WALL W/ BRICK CHECK AS REQUIRED ON 22"x6" THICK CONC. FTG.

6"x6" P.T. WOOD POST C/W GALV. MTL. SHOE ANCHORED TO 14"x12" CONC. PILASTER (TYP)
10" FULL HEIGHT CONC. ON SIDE WALL W/ BRICK CHECK AS REQUIRED ON 22"x6" THICK CONC. FTG.

REAR WALL ONLY
2"x6" STUDS @ 16" O.C. ON 10" FNDN. WALL FOR BACKFILL HEIGHT < 4'-7" OTHERWISE PROVIDE 6" CONC. SHELF ON 10" FNDN. WALL ON 22"x6" THICK CONC. FOOTING UNLESS NOTED OTHERWISE

2-2"x8" P.T. DROPPED LEDGER FASTENED TO FDN WALL W/ 1/2" DIA. x12" LONG HILTI ADHESIVE ANCHORS @ 16" O.C. SEE DETAIL 1/S2

6"x6" P.T. WOOD POST C/W GALV. MTL. SHOE ANCHORED TO 14"x12" CONC. PILASTER (TYP)

36"x36"x14" THICK CONC FTG

46"x46"x19" THICK CONC FTG

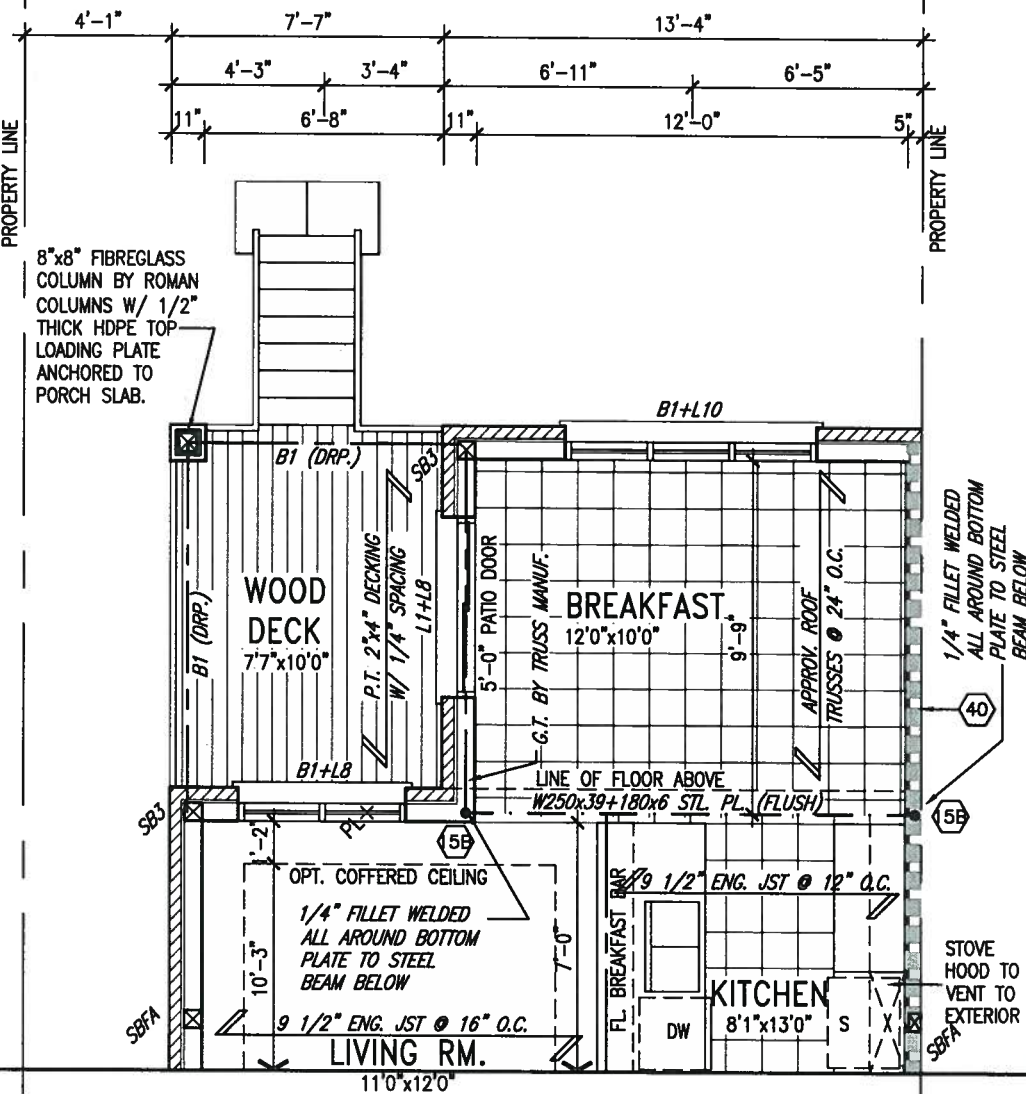
W200x27

BOLTED CONNECTION SEE DETAIL 2/S1

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

UNFINISHED BASEMENT

PART. BASEMENT PLAN W/ W.O.D. CONDITION (9R OR MORE)



PART. GROUND FLOOR PLAN W/ W.O.D. CONDITION (9R OR MORE)



NOTE: REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.	.	.	qualification information
7.	.	.	Wellington Jno-Baptiste 25591
6.	.	.	name
5.	.	.	registration information
4.	.	.	VAS Design Inc. 42658
3.	REVISED AS PER ENG'S COMMENTS	JAN 08-18 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.
2.	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 08-17 RC	
1.	REVISED FND WALLS TO 10"	2016-12-09 SB	
no.	description	date	by

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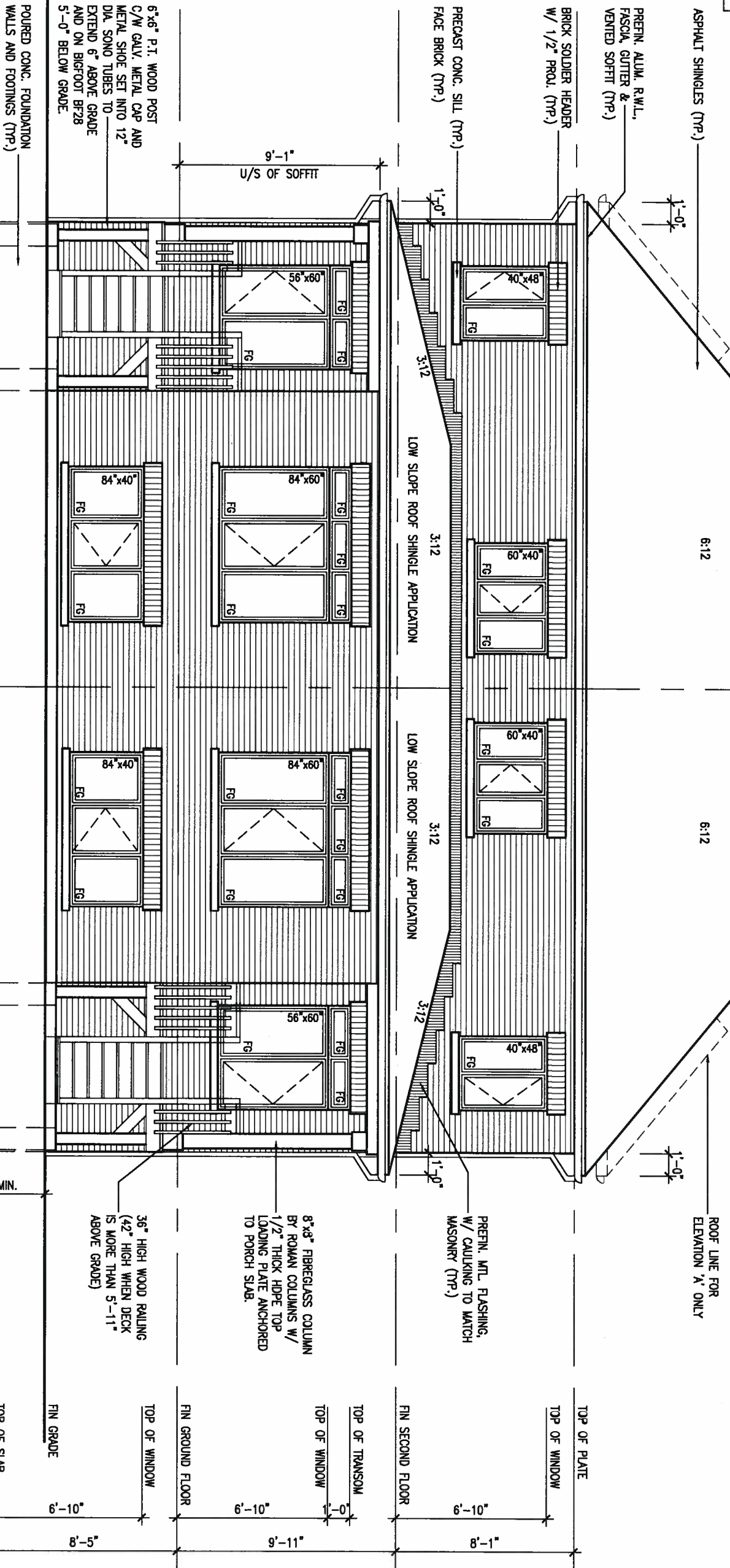
BAYVIEW WELLINGTON		SD25-1 SONOMA 1	
project name	GREEN VALLEY EAST	municipality	BRADFORD
date	SEPT. 2016	project no.	16023
drawn by	C.M.	checked by	3/16" = 1'-0"
scale	3/16" = 1'-0"	file name	16023-SD25-1
drawing no.	16		

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ARCHITECTURAL DESIGN & APPROVAL
JAN 11 2018
John G. Williams Limited/Architect



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

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6	.	.	.	name
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1	REVISED FND WALLS TO 10"	2016-12-09	SB	
no.	description	date	by	

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BAYVIEW WELLINGTON

project name
GREEN VALLEY EAST

municipality
BRADFORD

SD25-1
SONOMA 1

project no.
16023

date
SEPT. 2016

REAR ELEVATION 9R OR MORE W.O.D. CONDITION

drawn by
C.M.

checked by
-

scale
3/16" = 1'-0"

file name
16023-SD25-1

drawing no.
17

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ARCHITECTURAL REVIEW & APPROVAL

JAN 15 2018

John G. Williams Limited, Architect



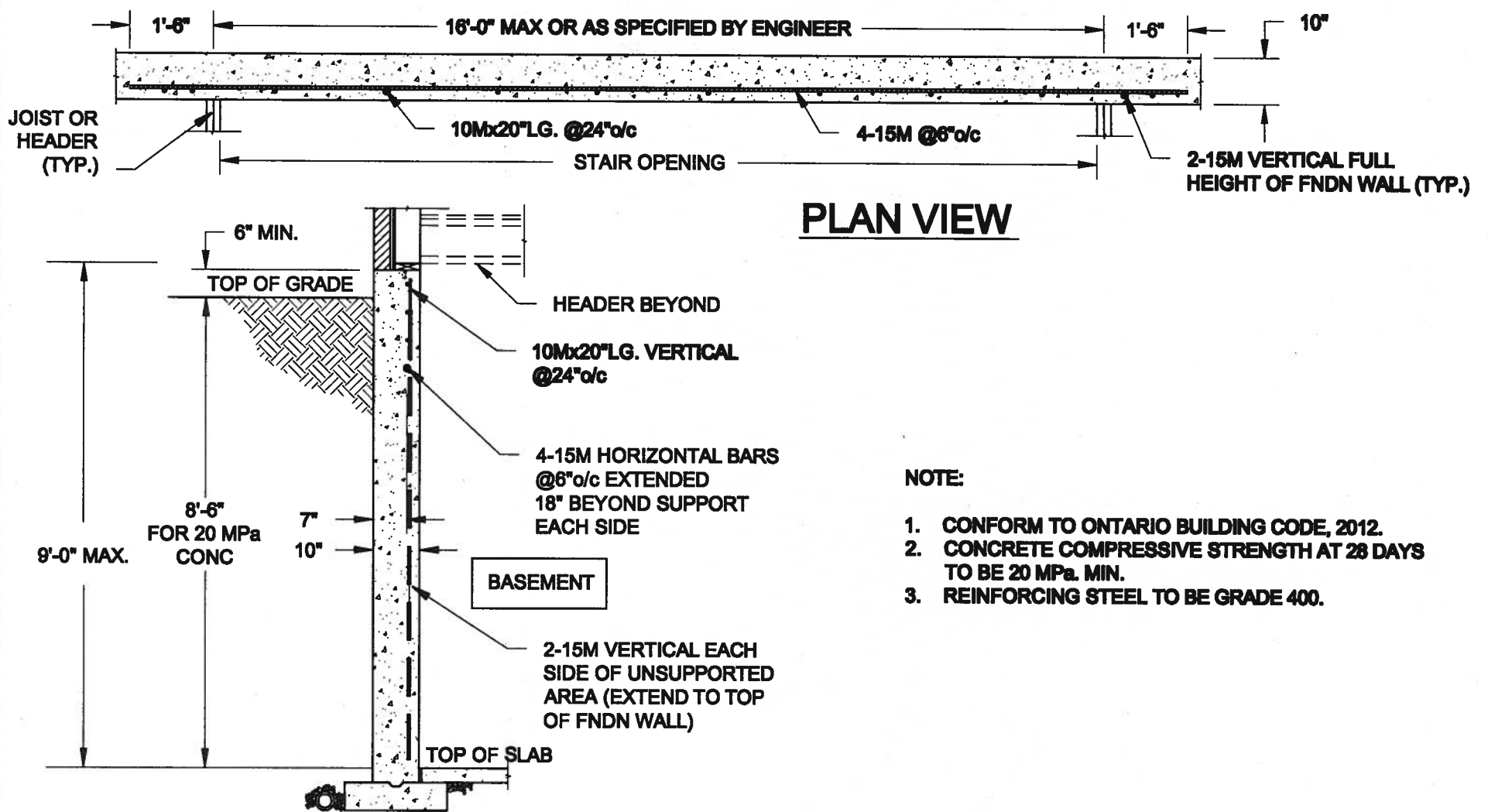
9.	-	-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.	-	-	qualification information
7.	-	-	Wellington Jno-Baptiste <i>Jno Baptiste</i> 25591
6.	-	-	name
5.	-	-	signature BCIN
4.	-	-	registration information
3.	REVISED AS PER ENG'S COMMENTS	JAN 08-18 RC	VA3 Design Inc. 42658
2.	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 08-17 RC	
1.	REVISED FND WALLS TO 10"	2016-12-09 SB	
no.	description	date	by

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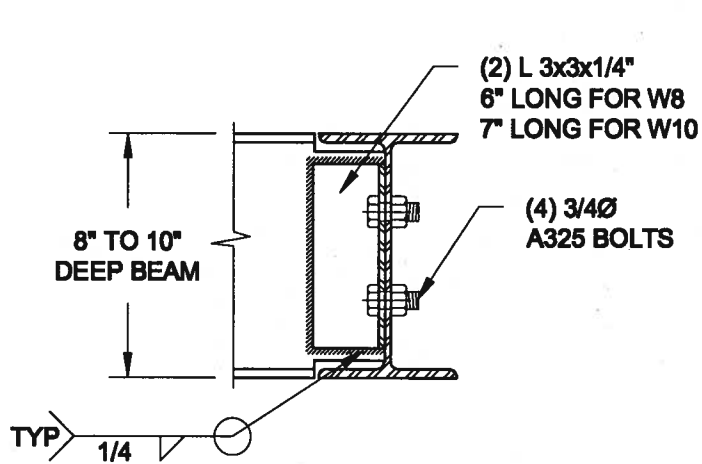
BAYVIEW WELLINGTON		SD25-1 SONOMA 1
project name GREEN VALLEY EAST	municipality BRADFORD	project no. 16023
date SEPT. 2016		drawing no. 19
REAR ELEVATION W.O.B. CONDITION		
drawn by C.M.	checked by -	scale 3/16" = 1'-0"
		file name 16023-SD25-1
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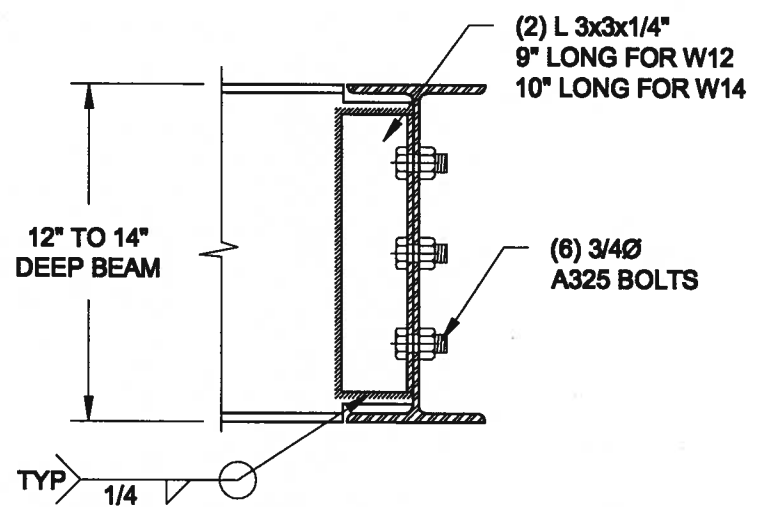
NOTE:

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

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





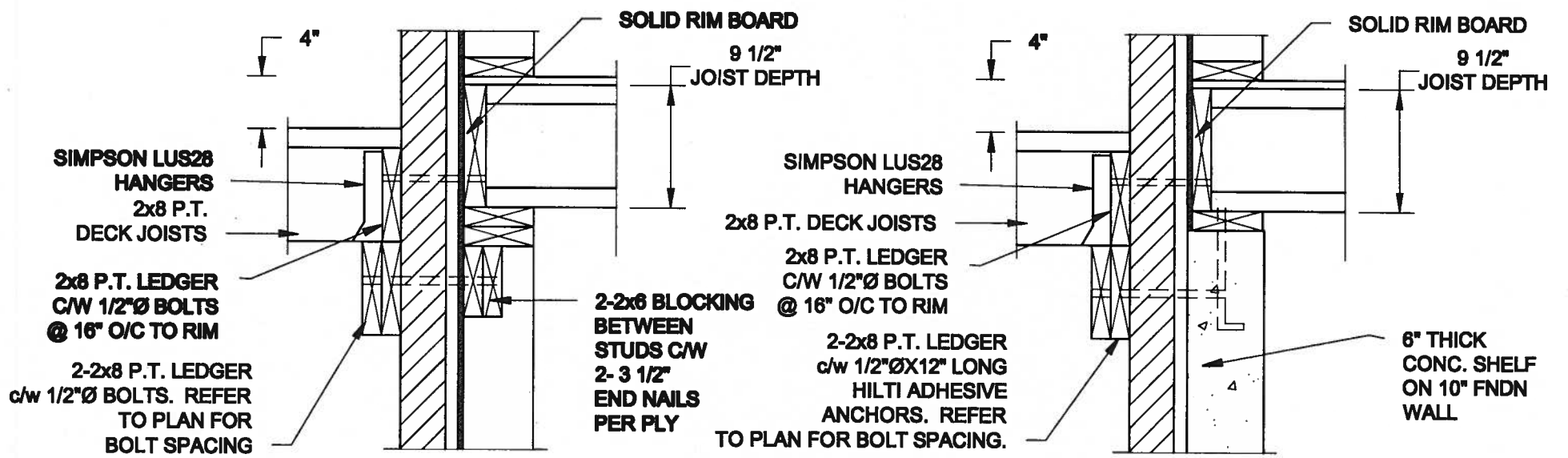
NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x88) BEAM MAX AND W14x48 (W360x72) BEAM MAX.

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

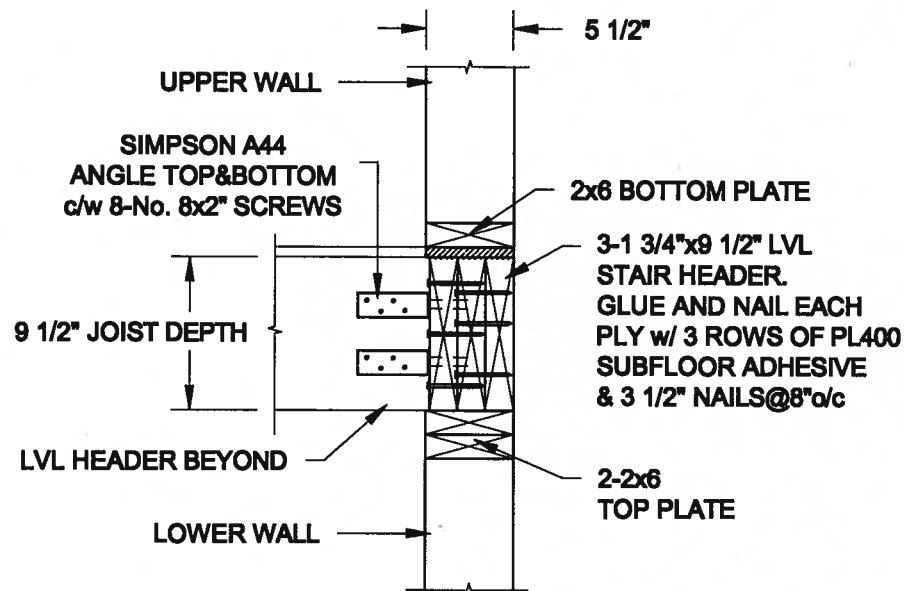
Scale: AS NOTED		QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-863-8547 E: quaile.eng@rogers.com	Engineer's Seal:  JAN 11, 2018	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY BEAMS - SERIES BRADFORD, ONTARIO	
Date: JAN-08-2018				TYPICAL STRUCTURAL DETAILS	
Drawn: SC	Checked: SJB			Project No.: 17-194	Drawing No.: S1



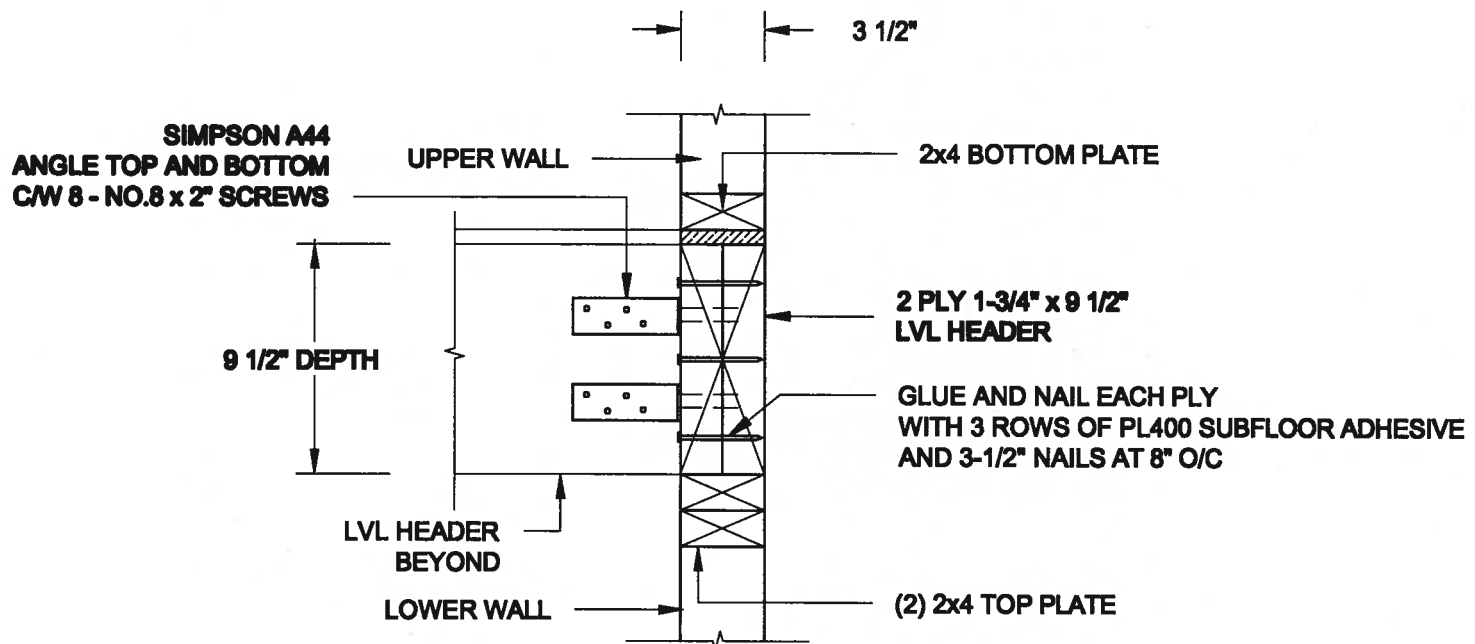
1A DECK FASTENING DETAIL
SCALE: 1" = 1'-0"

1B 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"x8" THICK UNLESS NOTED OTHERWISE ON PLAN.



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



3 STAIR HEADER @ PARTYWALL
SCALE: 1 1/2" = 1'-0"

Scale:
AS NOTED

Date:
JAN-08-2018

Drawn: SC
Checked: SJB

QUAILE ENGINEERING LTD.



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

Engineer's Seal:



Project:
BAYVIEW WELLINGTON HOMES - GREEN VALLEY BRADFORD - JMS
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS

Project No.:
17-194

Drawing No.:
S2

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 3.1.1.2.A)
SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

2A. RESERVED

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

2C. RESERVED

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

2E. WALLS ADJACENT TO ATTIC SPACE - NO CLADDING
9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. MID-HEIGHT BLOCKING REQ'D. IF NO SHEATHING APPLIED. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

3. BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3A. RESERVED

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

3C. STUCCO WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87(R22) INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR FINISH. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

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

5. FOUNDATION WALL/FOOTINGS: (9.15.3, 9.15.4, 9.13.2, 9.14.2.1,22)
250mm (10") POURED CONC. FDTN. WALL 30MPa (4350psi) WITH BITUMENOUS DAMPPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2820 (9'-3") ON 560x155 (22"x6") CONTINUOUS KEYED CONC. FTG. BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN. BEARING CAPACITY OF 150kPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED.
STOREYS SUPPORTED [W/ MASONRY VENEER] [W/ SIDING ONLY]

1	18" WIDE x 6" DEEP	18" WIDE x 6" DEEP
2	22" WIDE x 6" DEEP	22" WIDE x 6" DEEP
3	28" WIDE x 9" DEEP	22" WIDE x 6" DEEP

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

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

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

7. BASEMENT SLAB OBC 9.1.3.6.1(1)(b), 9.16.4.5.1(1), 9.25.3.3.1(5)
80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 20MPa. (3000psi) CONC. WITH DAMPPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12. ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED.

8. EXPOSED FLOOR TO EXTERIOR (SB-12-TABLE 3.1.1.2.A)
PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

9. ATTIC INSULATION (SB-12-TABLE 3.1.1.2.A) (SB-12-3.1.1.8)
RSI 10.56 (R60) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL. RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL

10. ALL STAIRS/EXTERIOR STAIRS -OBC. 9.8.-

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

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

FOR CURVED STAIRS

MIN. RUN = 150 (6")
MIN. AVG. RUN = 200 (8")

HANDRAILS -OBC. 9.8.7.-

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 FDTN. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

BASEMENT INSULATION (SB-12-3.1.1.7), 9.25.2.3, 9.13.2.8)

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.

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/CGSB-7.2.9.4. 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(.188) FIXED STL. COL. WITH 150x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE ON 1070x1070x460 (42"x42"x18") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MIN. AND AS PER SOILS REPORT.

STEEL COLUMN

90mm(3-1/2") DIA. x 4.78mm(.188) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x1"x2") FIELD WELD COL. TO BASE PLATE.

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

17. 19x64 (1"x3") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

18. GARAGE SLAB

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

19. GARAGE CEILINGS/INTERIOR WALLS

13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.1.6. WALLS (R22), CEILINGS (R31). REFER TO SB-12, TABLE 3.1.1.2.A. FOR REQUIRED THERMAL INSULATION. DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9.10.13.15.

20. 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.

21. DRYER EXHAUST (OBC-9.2.3.8.7) & 6.2.4.11.1)
CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)

23. INSULATED ATTIC ACCESS (OBC-9.19.2.1. & SB12-3.1.1.8)
ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm (21 1/2"x24") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.F.T.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL. BACKING.

24. FIREPLACE CHIMNEYS - OBC. 9.2.1.

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

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

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

27. STEEL BEARING PLATE FOR MASONRY WALLS

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

OR SOLID WOOD BEARING FOR WOOD STUD WALLS

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

28. RESERVED

29. BEARING WOOD POST (BASEMENT) (OBC 9.17.4.)

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

30. STEPPED FOOTINGS OBC 9.15.3.9.

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

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

31. SLAB ON GRADE

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

32. DIRECT VENTING GAS FURNACE/ H.W.T VENT

DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR. MIN. 300mm (12") ABOVE FIN. GRADE. FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

33. DIRECT VENTING GAS FIREPLACE VENT

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

34. SUBFLOOR, JOIST STRAPPING AND BRIDGING

16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (SEE OBC 9.30.6. *) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (SEE OBC 9.30.2.*)
FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-1 OR A-2 STRAPPING SHALL BE 19x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (*) SEE OBC 9.23.9.4. *)

35. EXPOSED BUILDING FACE OBC. 9.10.15. & SB-2-2.3.5.2)

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

36. COLD CELLAR PORCH SLAB (OBC 9.39.)

FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (5") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB. MIN. 30mm (1 1/4") COVER. 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDTN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDTN. WALLS. PROVIDE (1/7) LITEL 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.

38. CONVENTIONAL ROOF FRAMING (2.O.K.a. 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-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 DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2. & 5.6.2.2.(3) & MUNICIPAL STANDARDS.
3) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.
4) STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3, 5.8.3.8.1(1)(d) & 3.8.13.1(1)(i). 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 2.0E-2950psi 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.

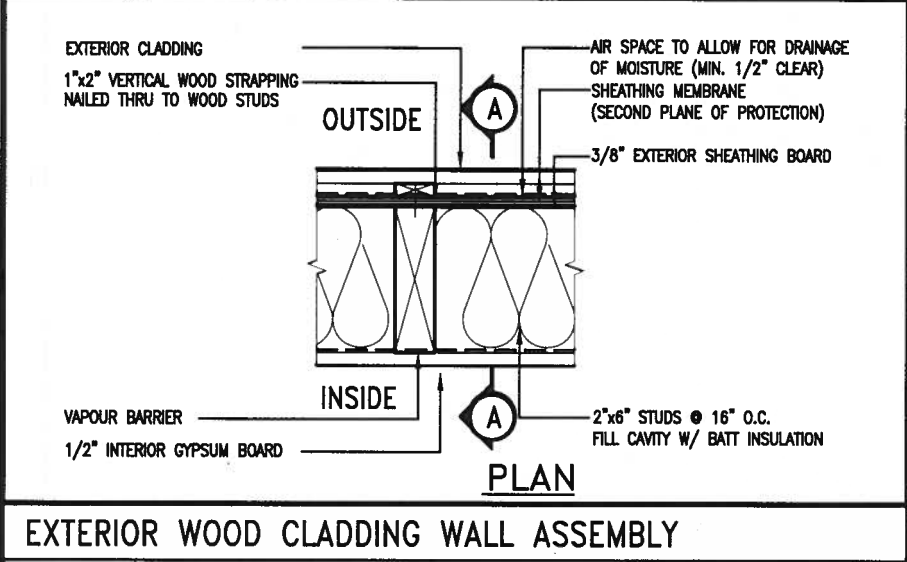
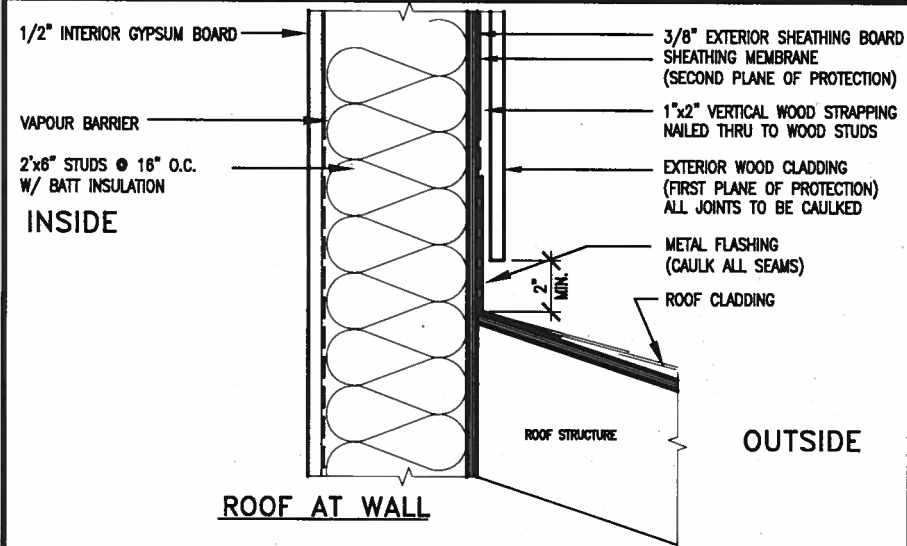
6) PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS.
7) JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.
8) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE. IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mL POLYETHYLENE FILM, No. 50 (50lbs.) 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. 9-9.23.4.3.
2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

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

LEGEND

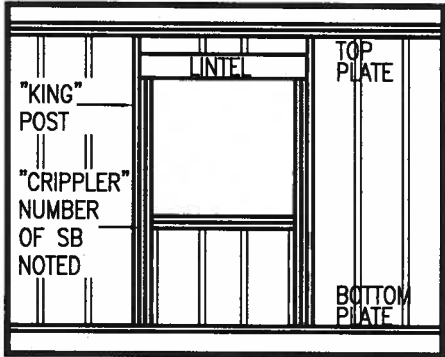
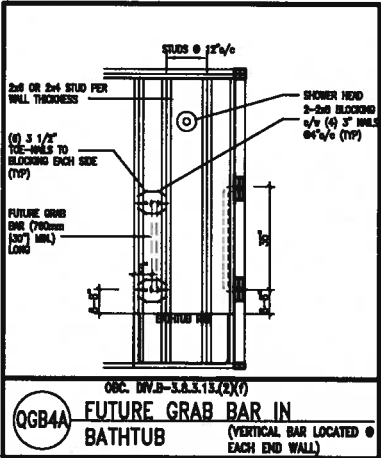
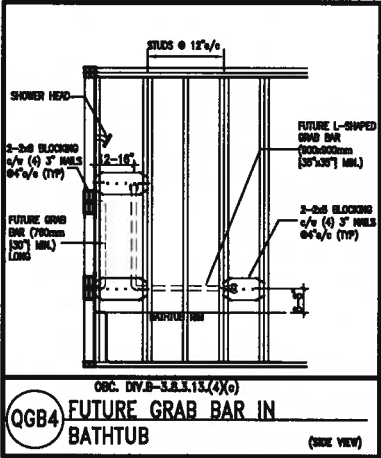
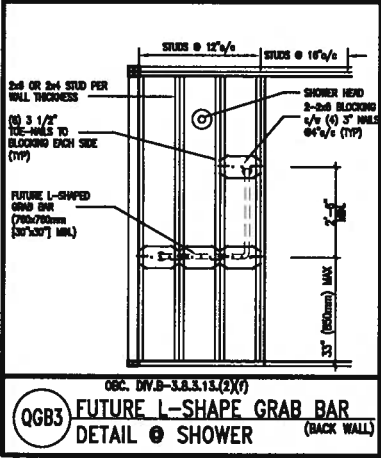
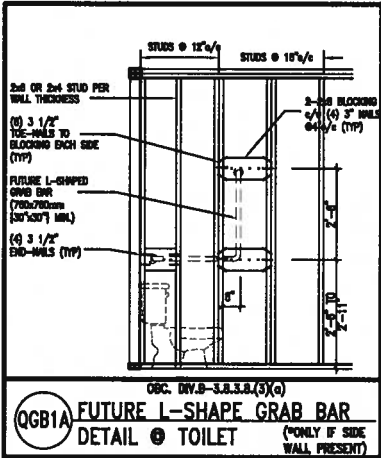
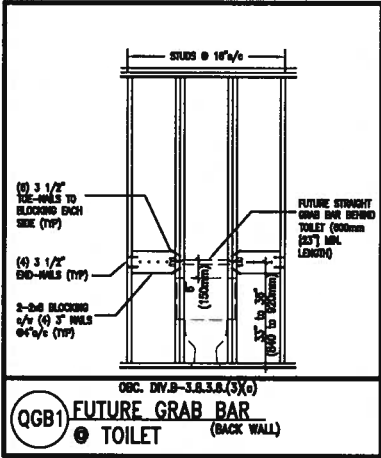
	CLASS 'B' VENT		EXHAUST FAN TO EXTERIOR
	DUPLEX OUTLET (12" ABOVE SURFACE)		DUPLEX OUTLET (HEIGHT A.F.F)
	WEATHERPROOF DUPLEX OUTLET		GFI DUPLEX OUTLET (HEIGHT A.F.F)
	POT LIGHT		HEAVY DUTY OUTLET (220 volt)
	LIGHT FIXTURE (PULL CHAIN)		LIGHT FIXTURE (CEILING MOUNTED)
	SWITCH		LIGHT FIXTURE (WALL MOUNTED)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



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:
- 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.
 - PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
 - PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE.
 - FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.
 - STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.
 - STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

** MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW:
 2"x6" @ 16" O.C. - 12'-6"
 2"x6" @ 12" O.C. - 13'-10"
 2-2"x6" @ 16" O.C. - 15'-0"
 2-2"x6" @ 12" O.C. - 17'-4"

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

- NOTES:
- FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa.
 - SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
 - PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
 - PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.
 - WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)
 - FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa
 - STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.
 - STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

** STUD INFORMATION TAKEN FROM OBC TABLE A-30

9			
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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

The undersigned has reviewed and taken 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

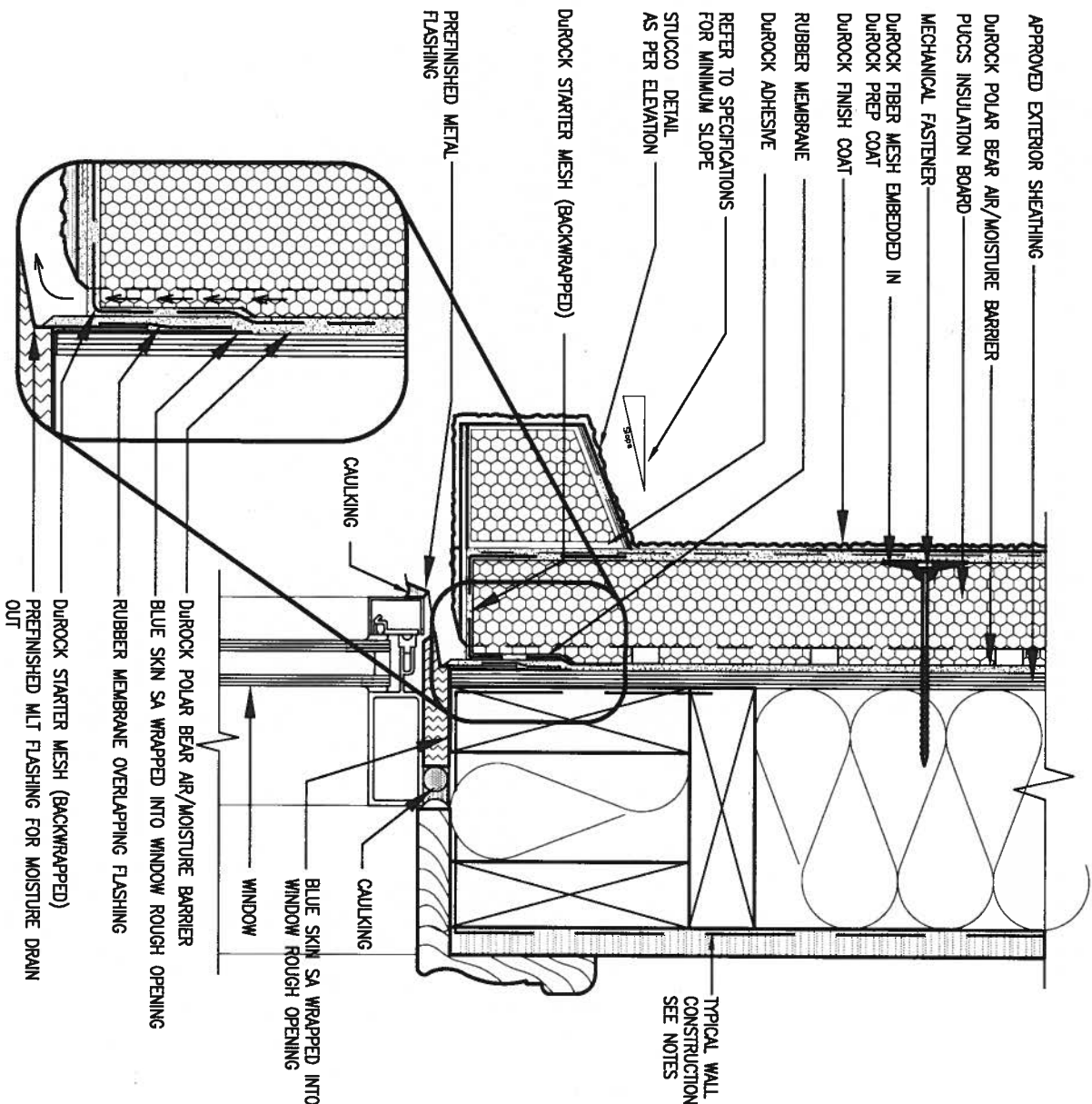
name
 registration information
 VA3 Design Inc. 42658

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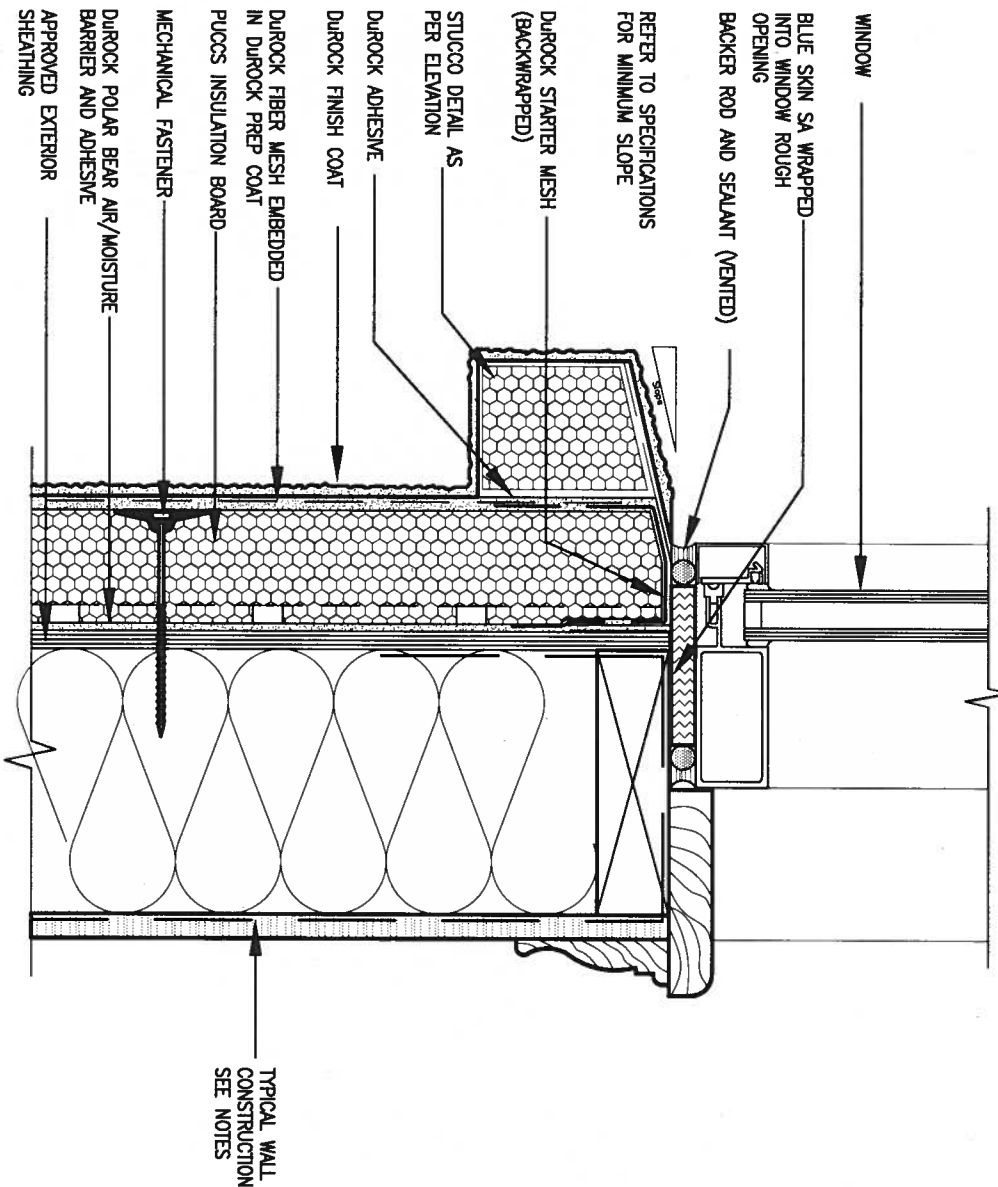
BAYVIEW WELLINGTON		CONST NOTE	
project name GREEN VALLEY EAST	municipality BRADFORD	project no. 16023	
date MAY 2016	checked by RC	scale 3/16" = 1'-0"	CONSTRUCTION NOTES
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1 WINDOW HEADER

CN3 SCALE: 3"=1'-0"

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



2 WINDOW SILL

CN3 SCALE: 3"=1'-0"

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2	UPDATE TO 2018	JAN 11-18	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
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qualification information			
Wellington Jno-Baptiste	signature	25591	BCN
name	registration information	VA3 Design Inc.	42658
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BAYVIEW WELLINGTON

project name
GREEN VALLEY EAST

municipality
BRADFORD

CONST NOTE

project no.
16023

drawing no.

CN3

CONSTRUCTION NOTES

date
MAY 2016

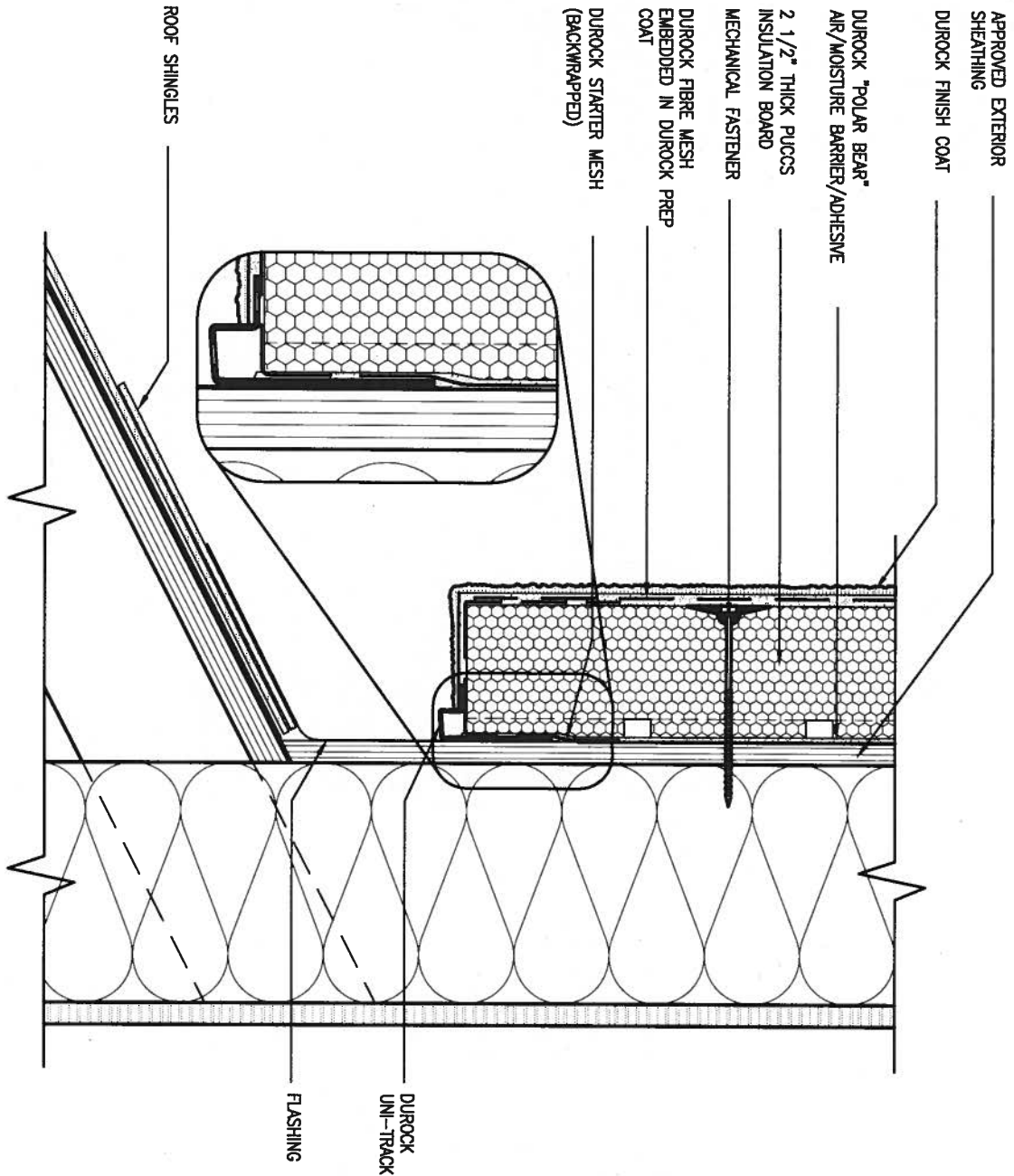
drawn by
RC

checked by

scale
3/16" = 1'-0"

file name
16023-CN-A1

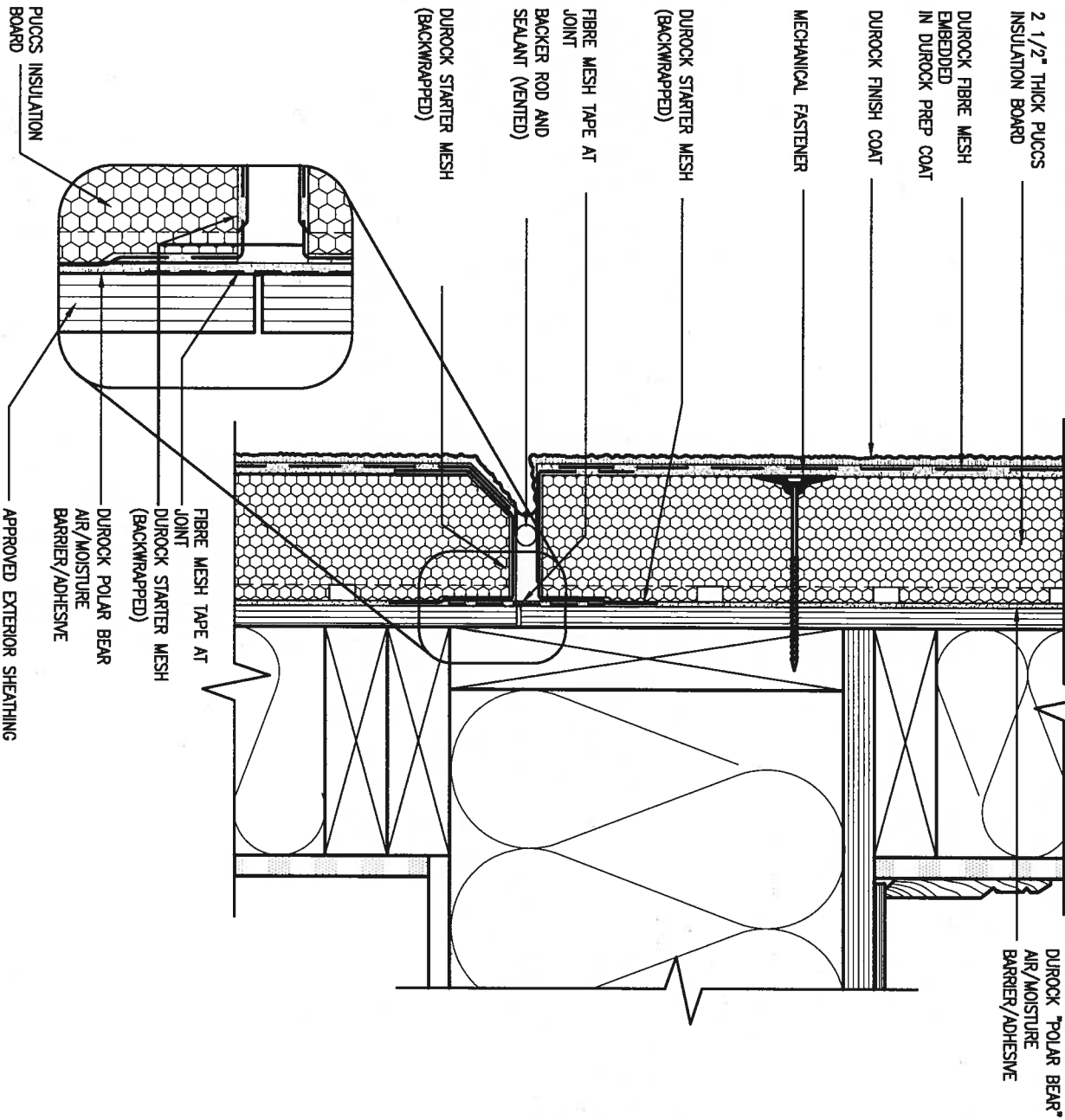
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:09 AM



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

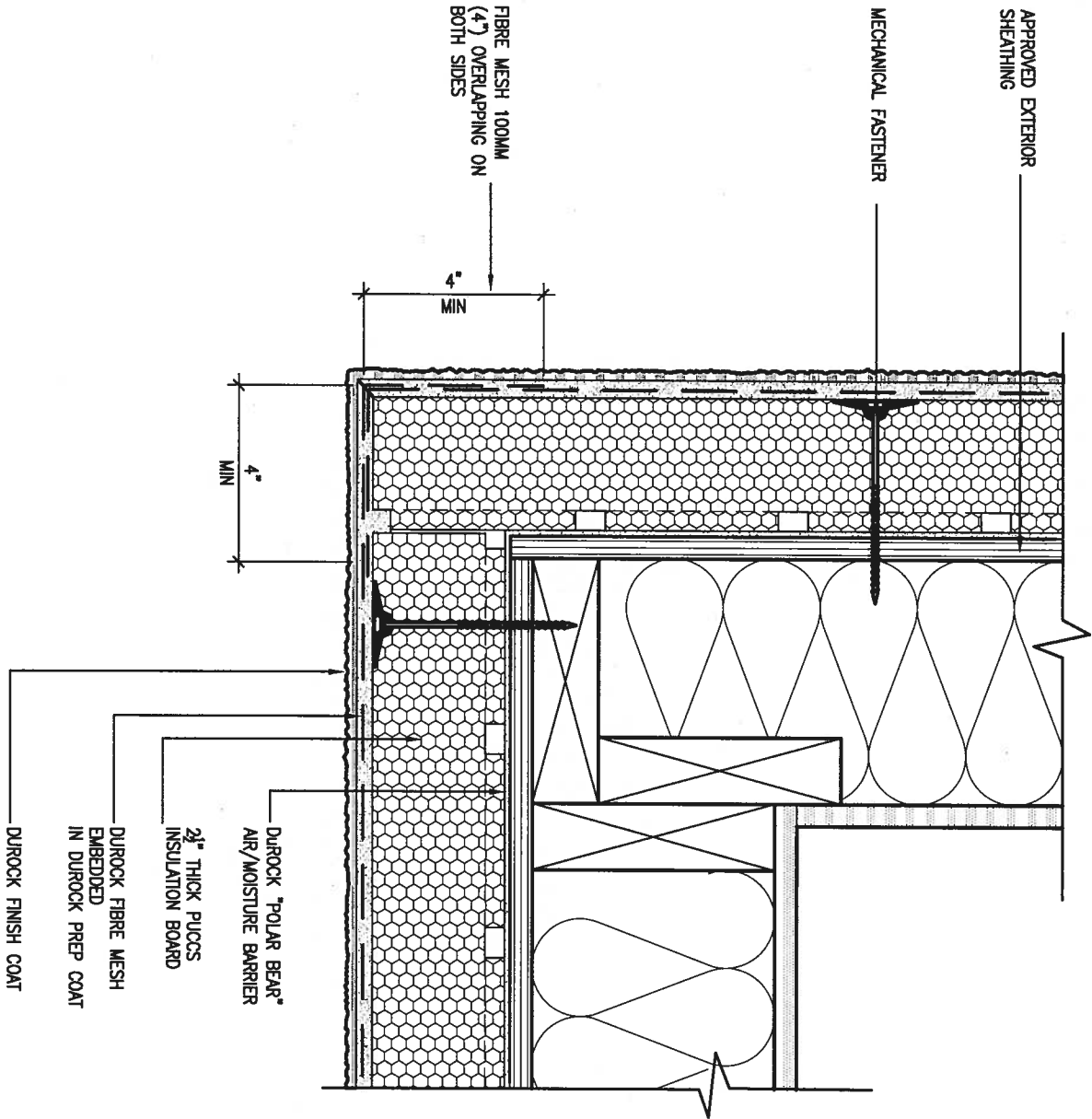
CN4 SCALE: 3"=1'-0"

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2.	JAN 11-18	RC
1.	AUG 04-17	RC
no.	description	date

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qualification information		
Wellington Jno-Baptiste	25591	BCIN
signature		
name		
registration information		
VA3 Design Inc.		
42658		
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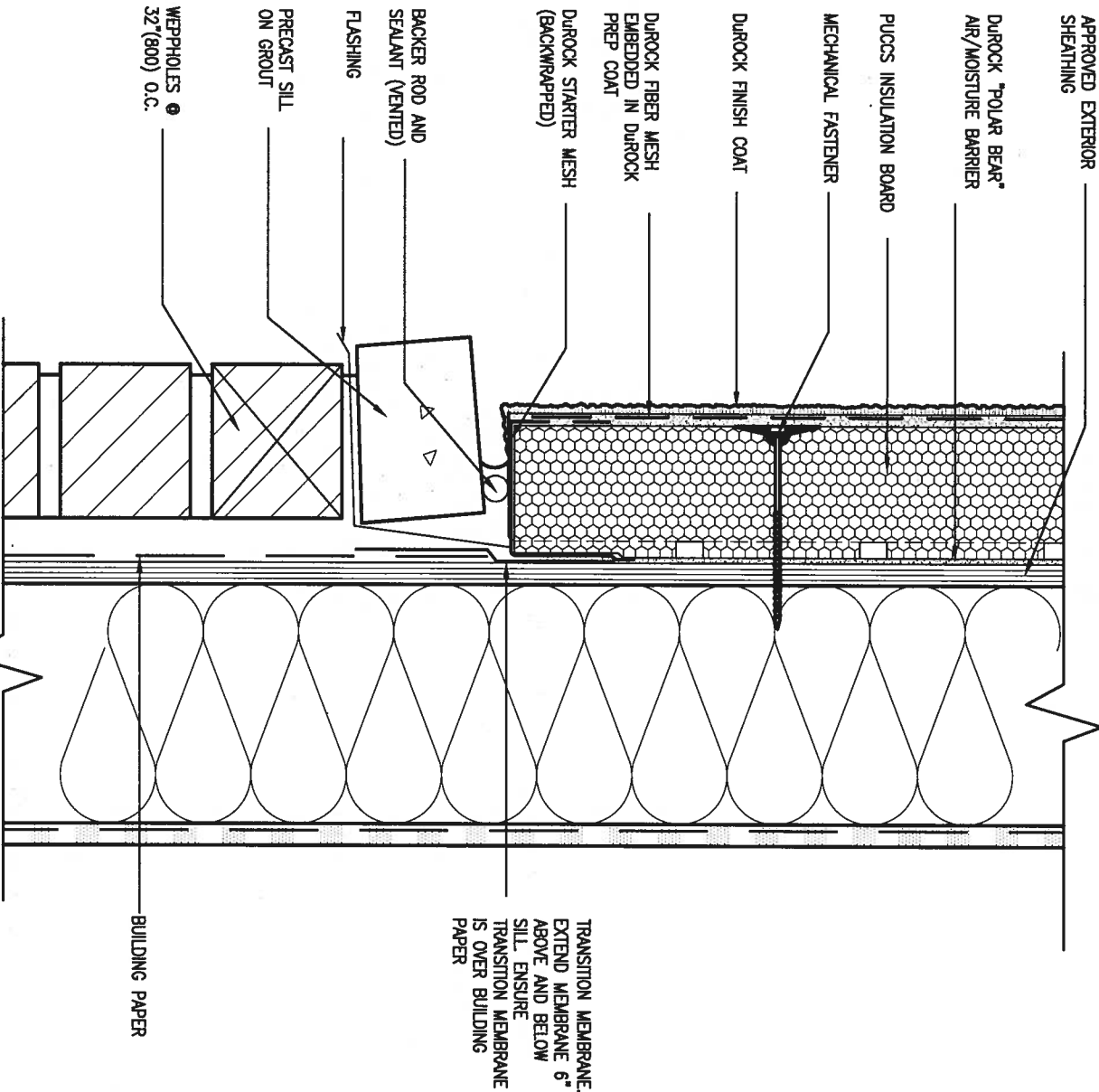
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t 416.630.2255 f 416.630.4782
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project name GREEN VALLEY EAST	municipality BRADFORD	project no. 16023	drawing no. CN4
date MAY 2016	checked by RC	scale 3/16" = 1'-0"	file name 16023-CN-A1
CONSTRUCTION NOTES			
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5 CORNER DETAIL
CN5 SCALE: 3"=1'-0"

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



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

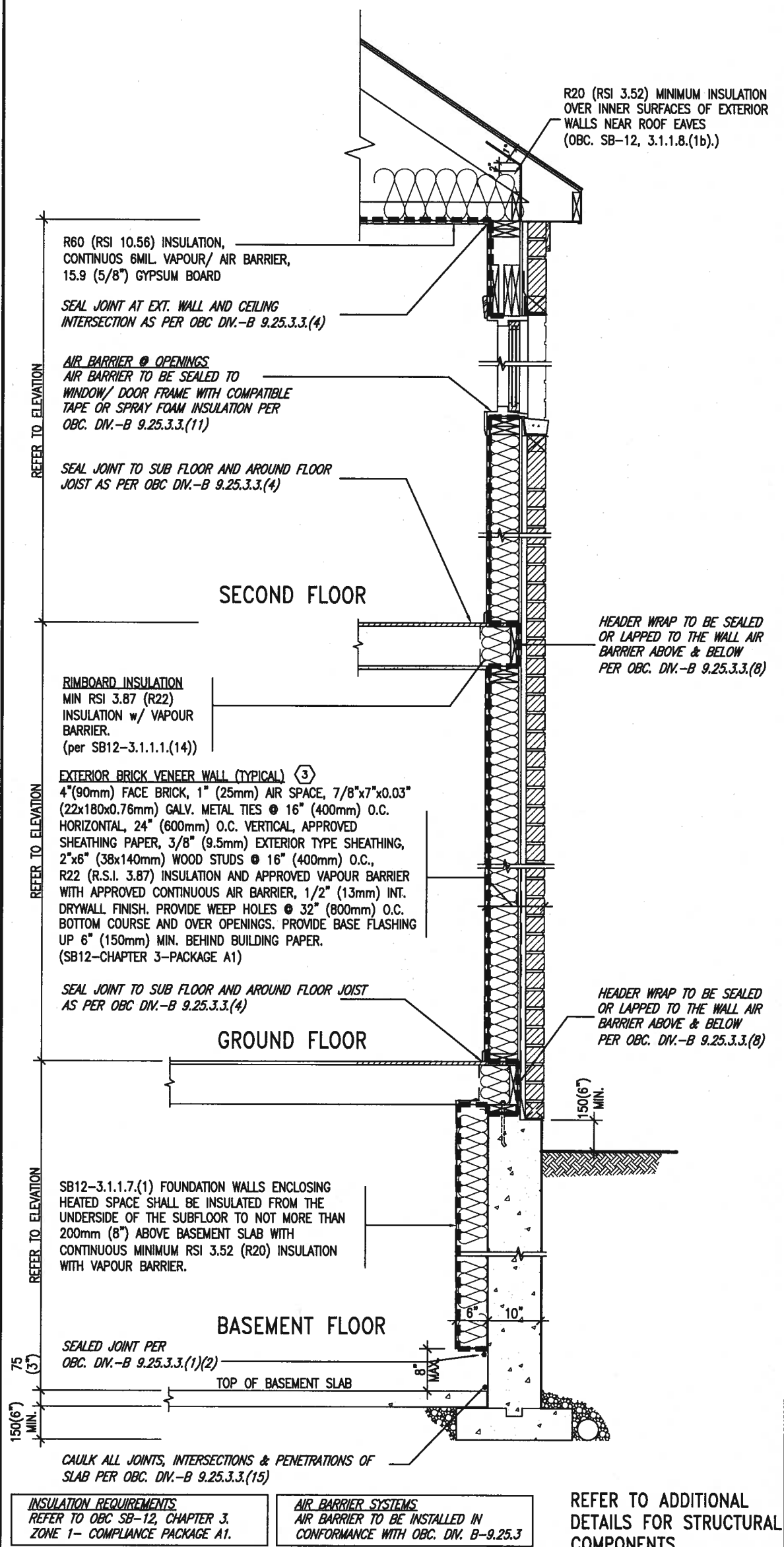
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2	UPDATE TO 2018	JAN 11-18	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
no.	description	date	by

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 qualification information
Wellington Jno-Baptiste 25591
 name
 registration information
VAS Design Inc. 42658
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BAYVIEW WELLINGTON			CONST NOTE -	
project name GREEN VALLEY EAST		municipality BRADFORD		project no. 16023
date MAY 2016		CONSTRUCTION NOTES		
drawn by RC	checked by -	scale 3/16" = 1'-0"	file name 16023-CN-A1	drawing no. CN5
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jun 11 2018 - 10:10 AM				

SB12-COMPLIANCE PACKAGE 'A1'



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.

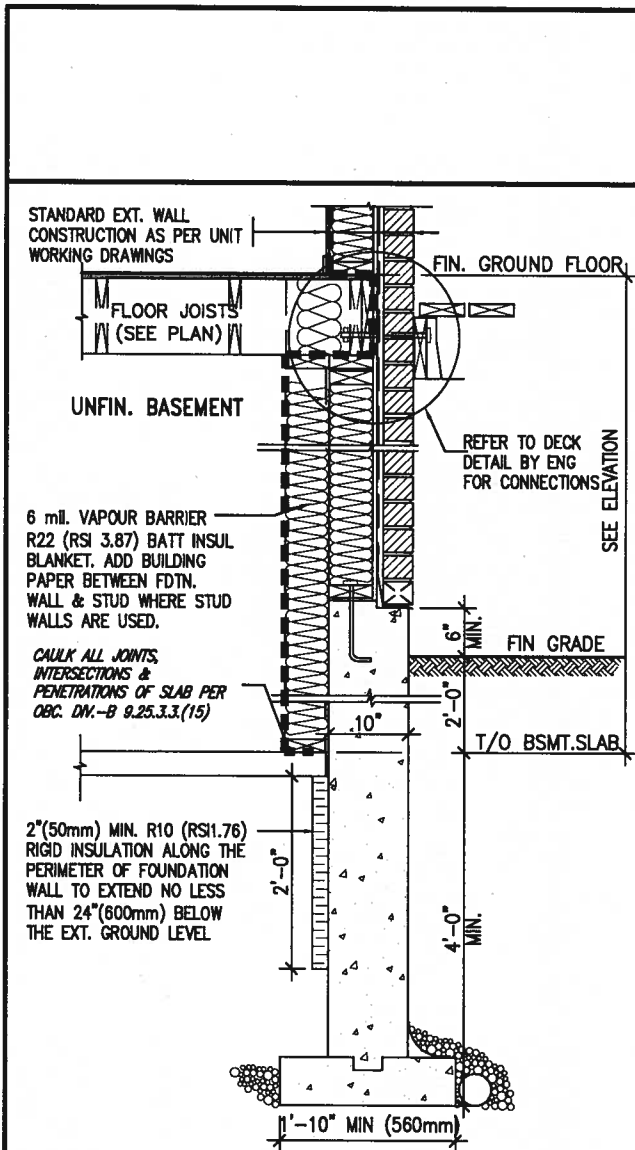
USE SB-12 COMPLIANCE PACKAGE (A1):

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\" R22 BATT
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.



JAN 11, 2018



* REVISED-FEB 2017

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

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

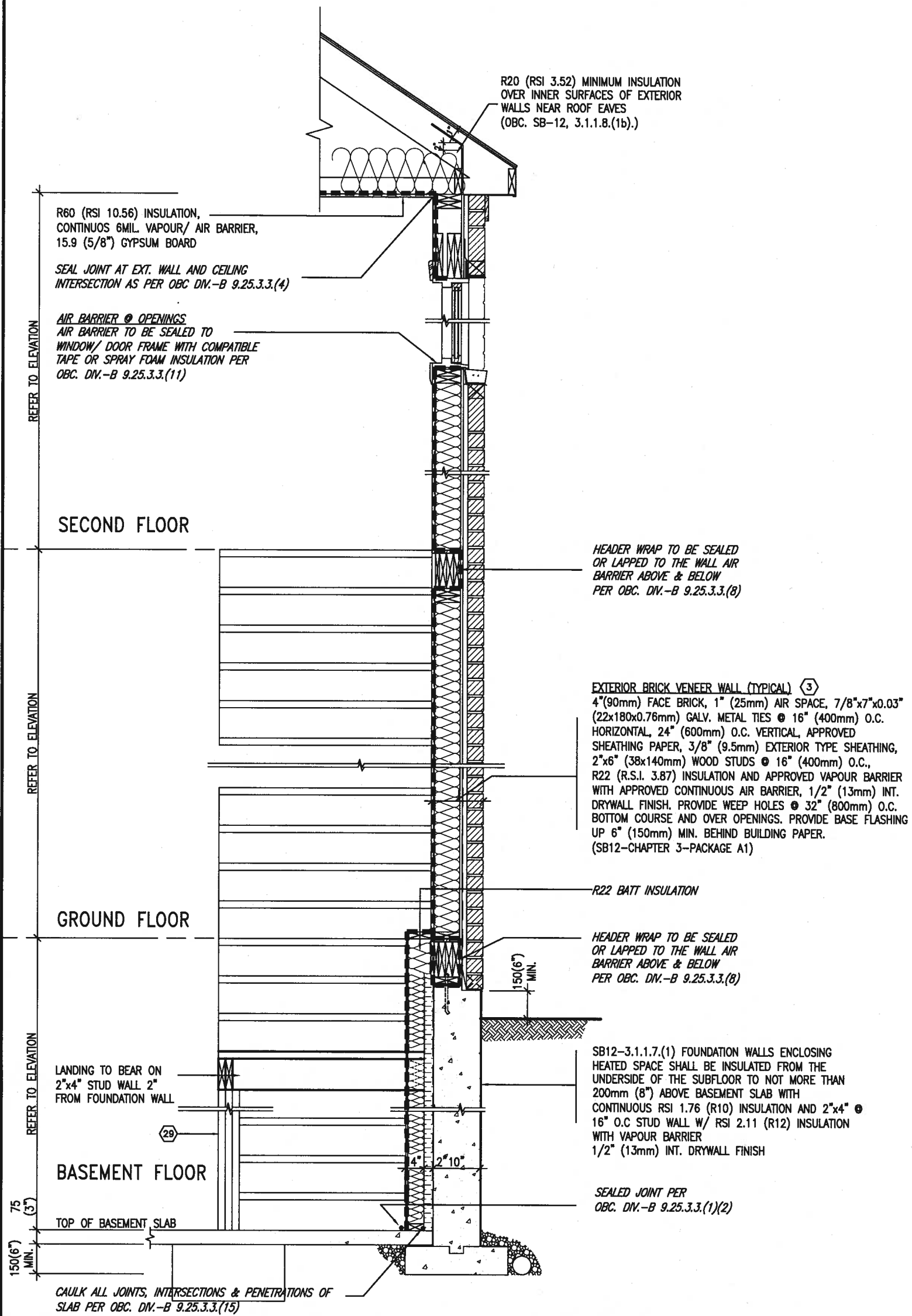
9.				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.				qualification information
7.				Wellington Jno-Baptiste 25591
6.				name
5.				registration information
4.				VA3 Design Inc. 42858
3.				
2.	UPDATE TO 2018	JAN 11-18	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.
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project name	GREEN VALLEY EAST	municipality	BRADFORD
date	MAY 2016	project no.	16023
drawn by	RC	checked by	scale 3/16\" = 1'-0\"
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		file name	16023-CN-A1

CN6

SB12-COMPLIANCE PACKAGE 'A1'



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

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

REFER TO ADDITIONAL
DETAILS FOR STRUCTURAL
COMPONENTS



JAN 11, 2018



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

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.	 BAYVIEW WELLINGTON	CONST NOTE	
8	.	.	qualification information			
7	.	.	Wellington Jno-Baptiste <i>J. Baptiste</i> 25591			
6	.	.	name BCN			
5	.	.	registration information			
4	.	.	VA3 Design Inc. 42658	GREEN VALLEY EAST	BRADFORD	16023
3	.	.				
2	UPDATE TO 2018	JAN 11-18	RC			
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC			
no.	description	date	by			

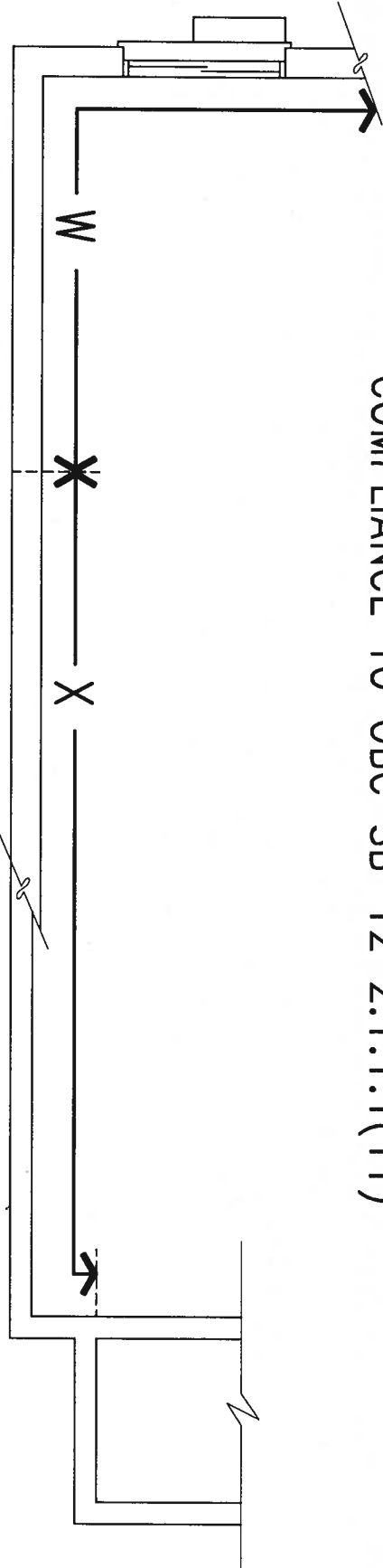
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com
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date MAY 2016		drawing no.	
drawn by	checked by	scale	file name
RC	-	3/16" = 1'-0"	16023-CN-A1
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CN7

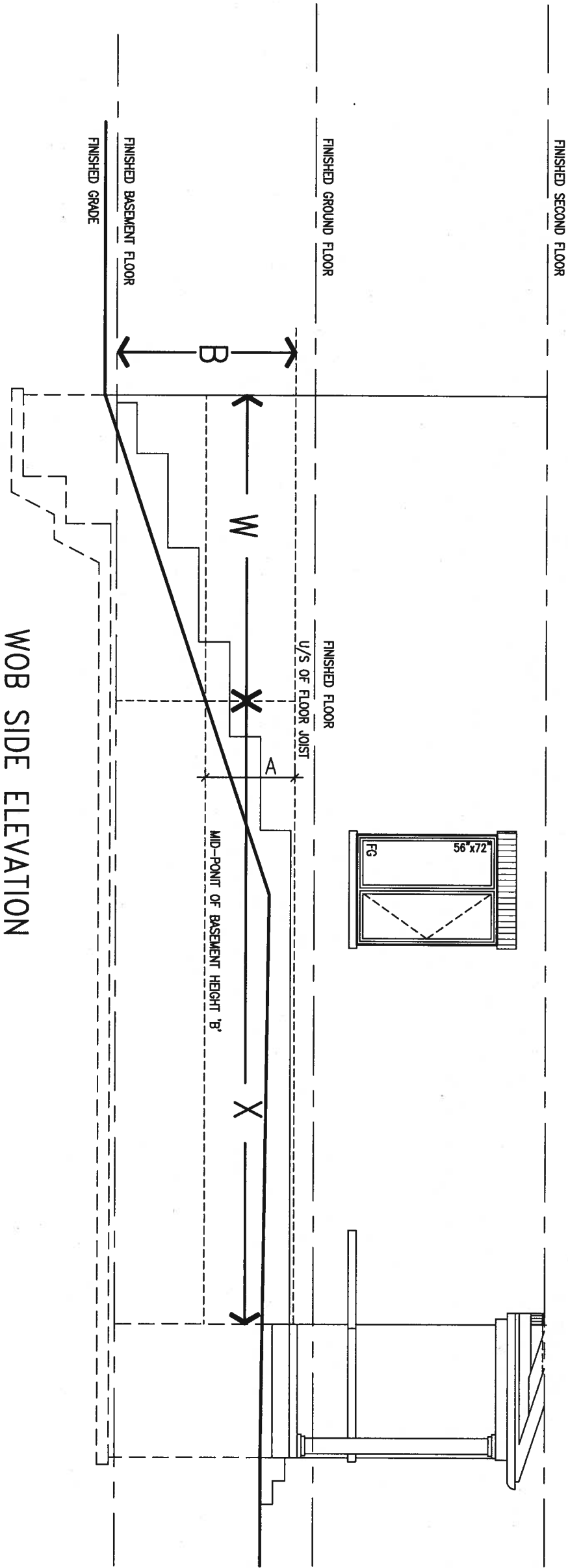
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COMPLIANCE TO OBC SB-12 2.1.1.1(11)



JAN 11, 2018

WOB PLAN



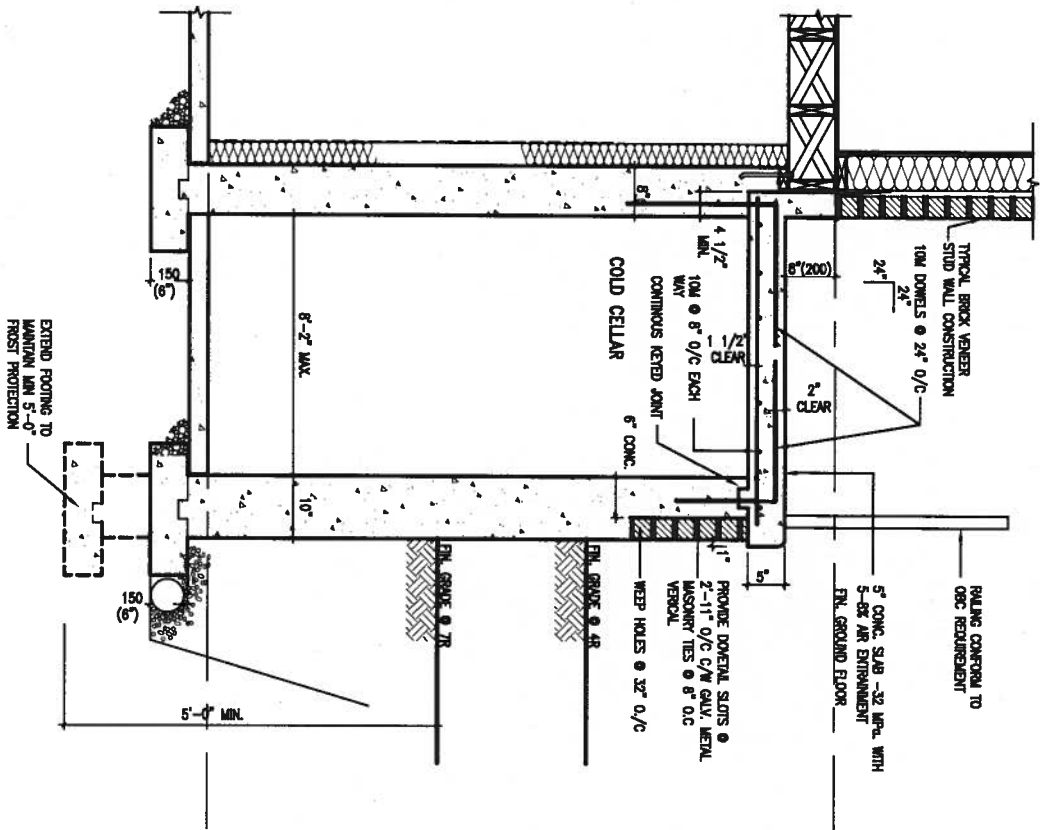
WOB SIDE ELEVATION

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

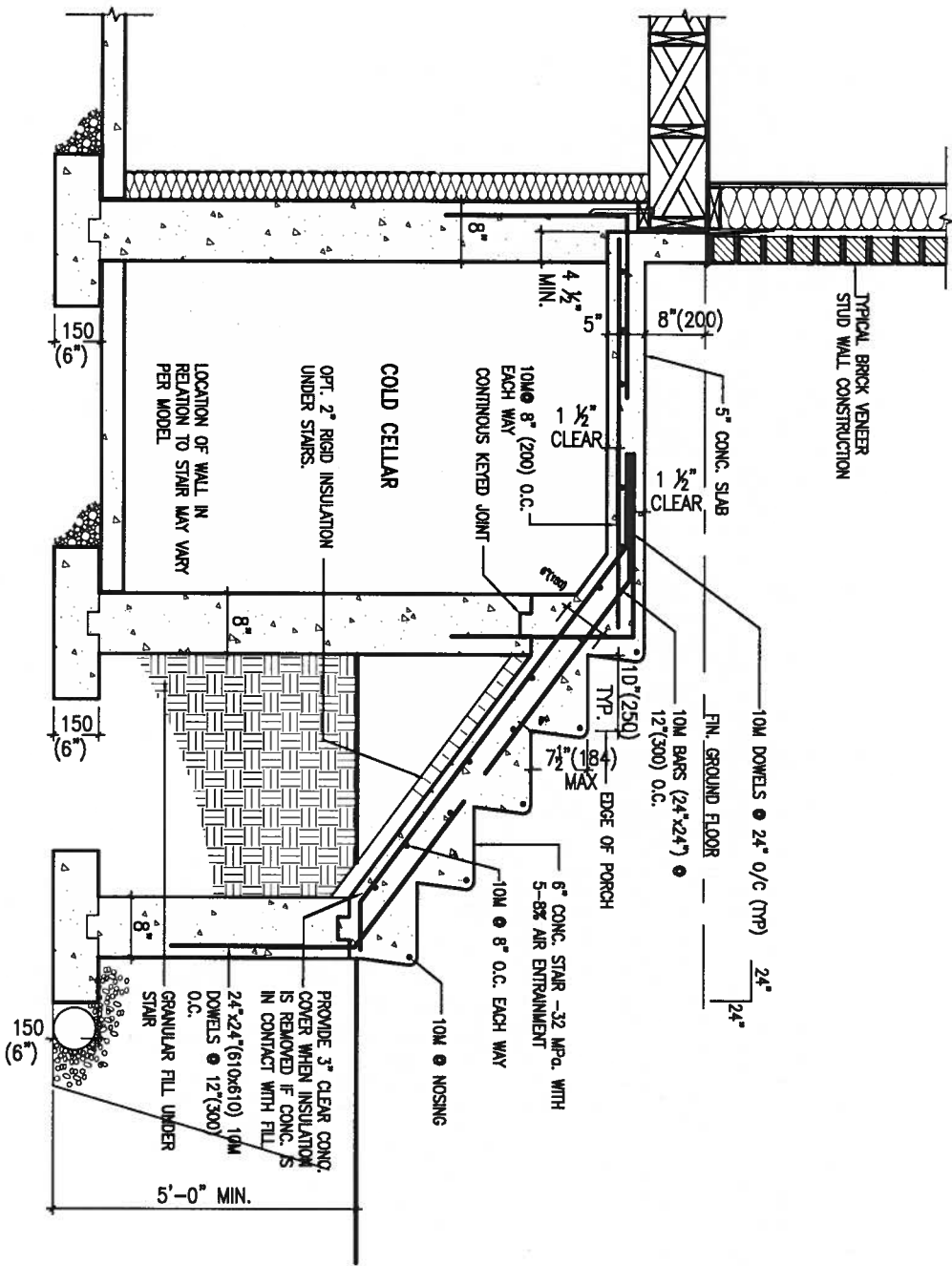
WHEN EXPOSED WALL "A" IS LESS THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "X" IS NOT LESS THAN BASEMENT WALL AS REQUIRED BY TABLE 2.1.1.2A

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8.	.	.	qualification information			
7.	.	.	Wellington Jno-Baptiste <i>Jno-Baptiste</i> 25591			
6.	.	.	name BCN			
5.	.	.	signature			
4.	.	.	registration information	16023		
3.	.	.	VA3 Design Inc. 42658			
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no.	description	date	by			16023-CN-A1 CN8

project name	GREEN VALLEY EAST	municipality	BRADFORD	project no.	16023
date	MAY 2016	checked by			scale
drawn by	RC	- 3/16" = 1'-0"			file name
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X1 SECTION AT PORCH FOR 4-7R CONDITION
SCALE: N.T.S.



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



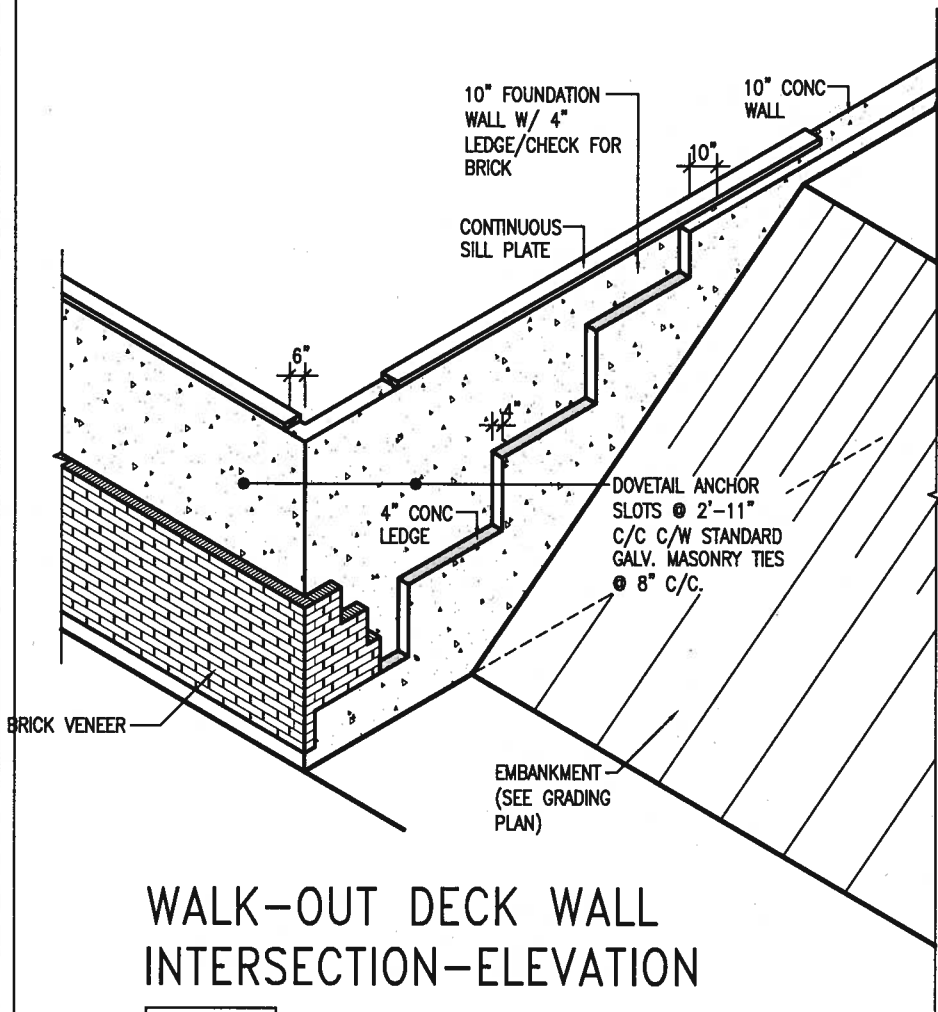
JAN 11, 2018

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2.	UPDATE TO 2018	JAN 11-18	RC
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no.	description	date	by

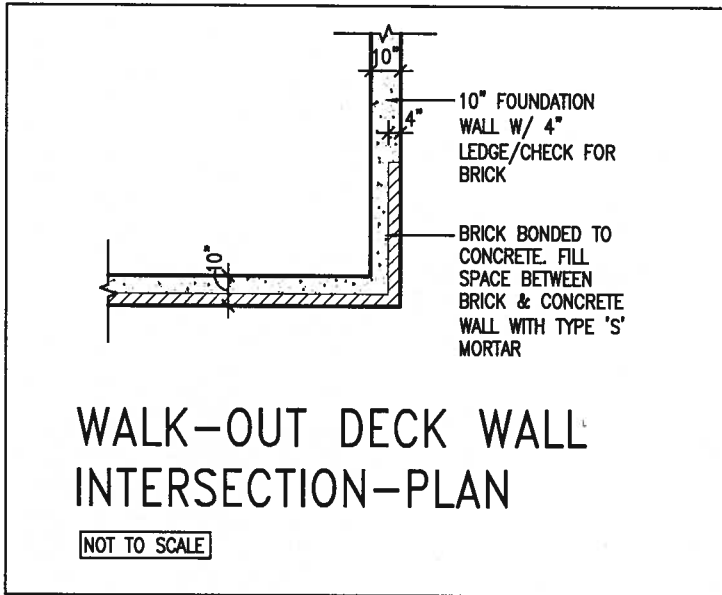
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.			
qualification information			
Wellington Jno-Baptiste <i>[Signature]</i> 25591			
name registration information			
VA3 Design Inc. 42658			
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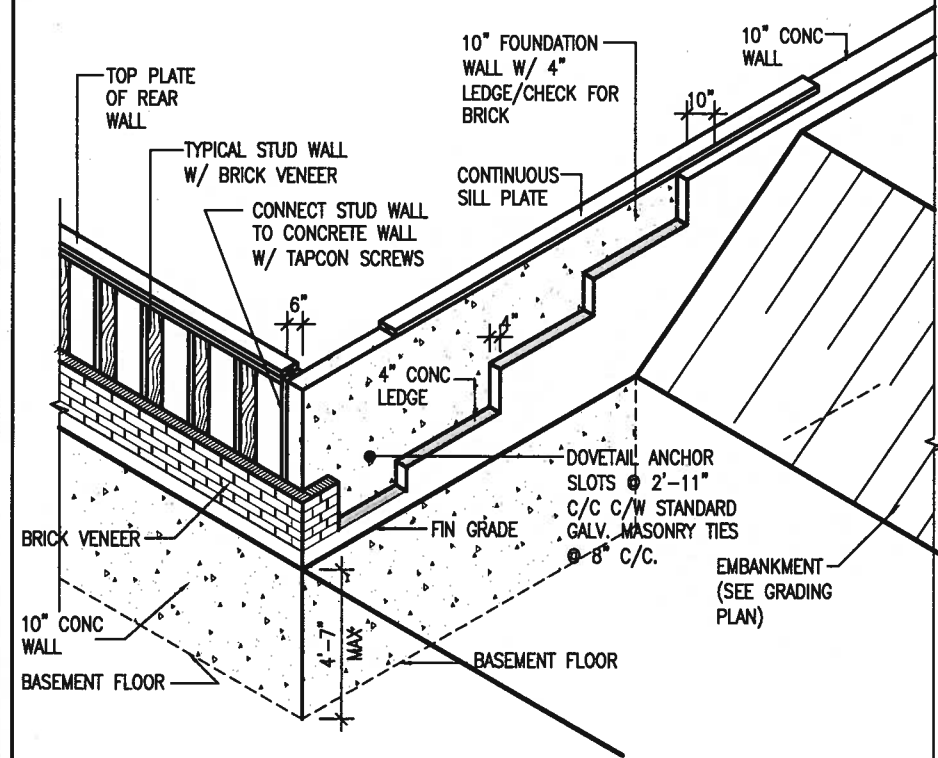
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date MAY 2016	checked by RC	scale 3/16" = 1'-0"	CONSTRUCTION NOTES file name 16023-CN-A1
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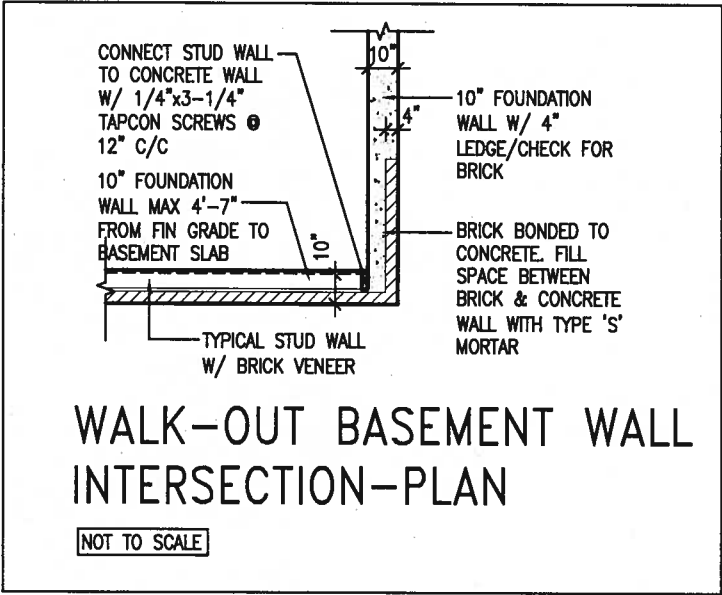
WALK-OUT DECK WALL
INTERSECTION-ELEVATION
NOT TO SCALE



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)



JAN 11, 2018

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8.				qualification information
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3.				
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no.	description	date	by	

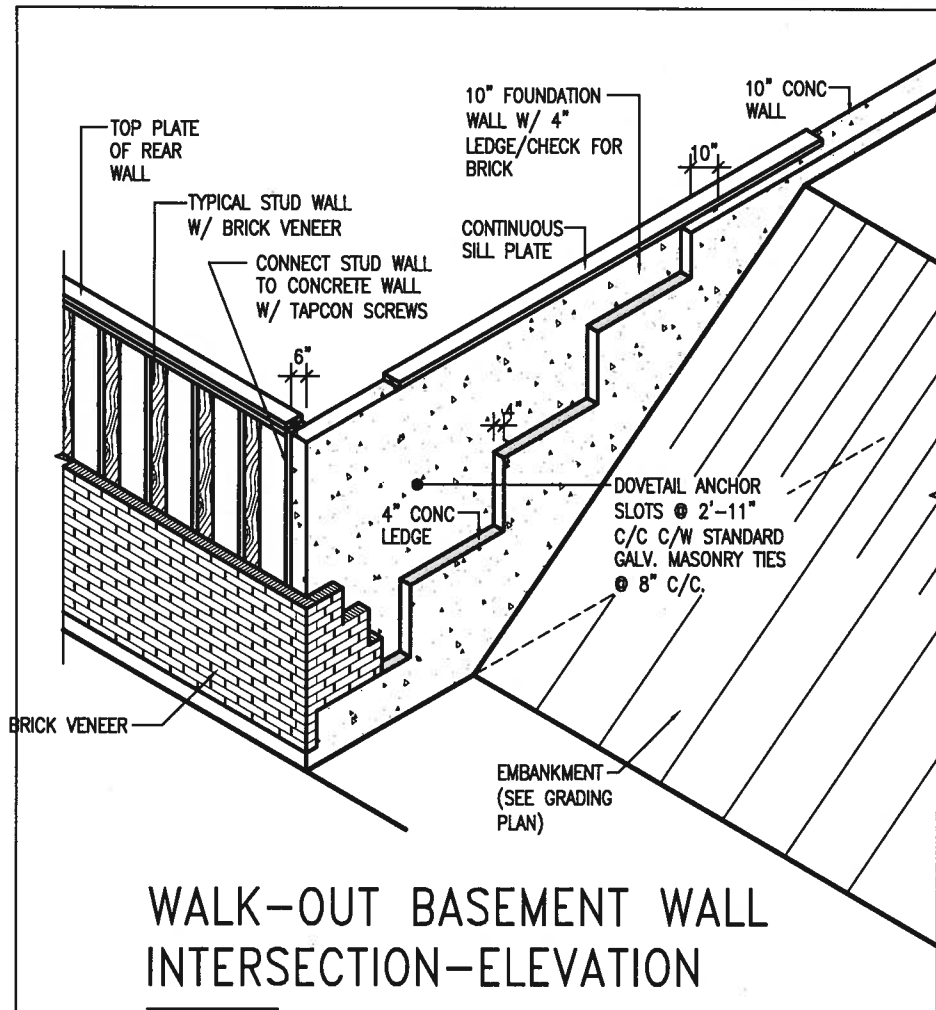
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BAYVIEW WELLINGTON

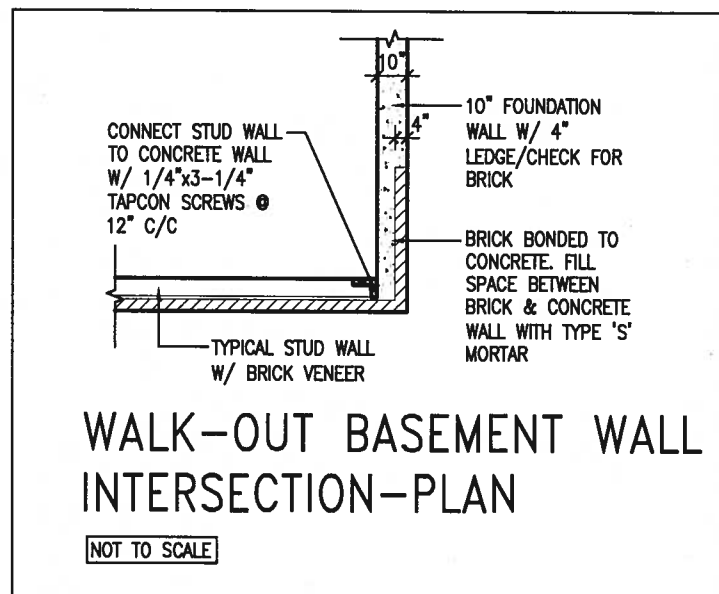
CONST NOTE

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date MAY 2016	checked by RC	scale 3/16" = 1'-0"
CONSTRUCTION NOTES		file name 16023-CN-A1
drawing no. CN10		



WALK-OUT BASEMENT WALL
INTERSECTION-ELEVATION

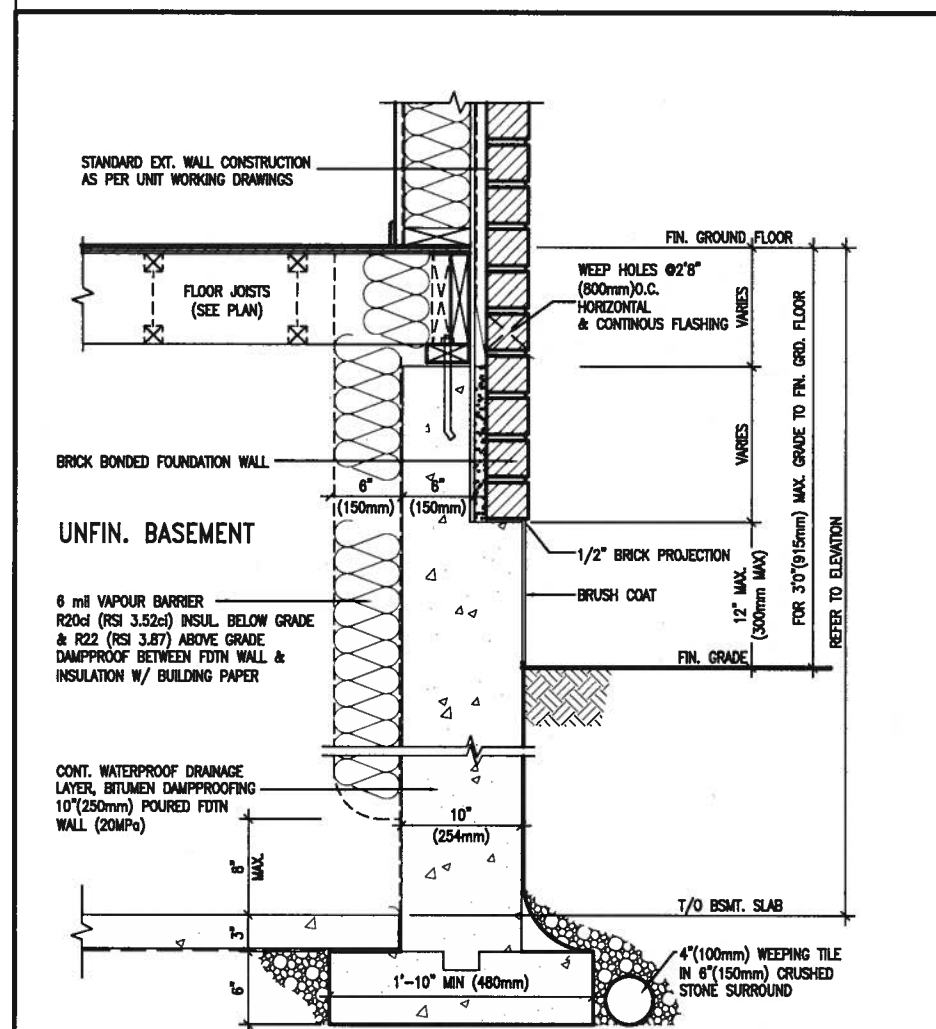
NOT TO SCALE



WALK-OUT BASEMENT WALL
INTERSECTION-PLAN

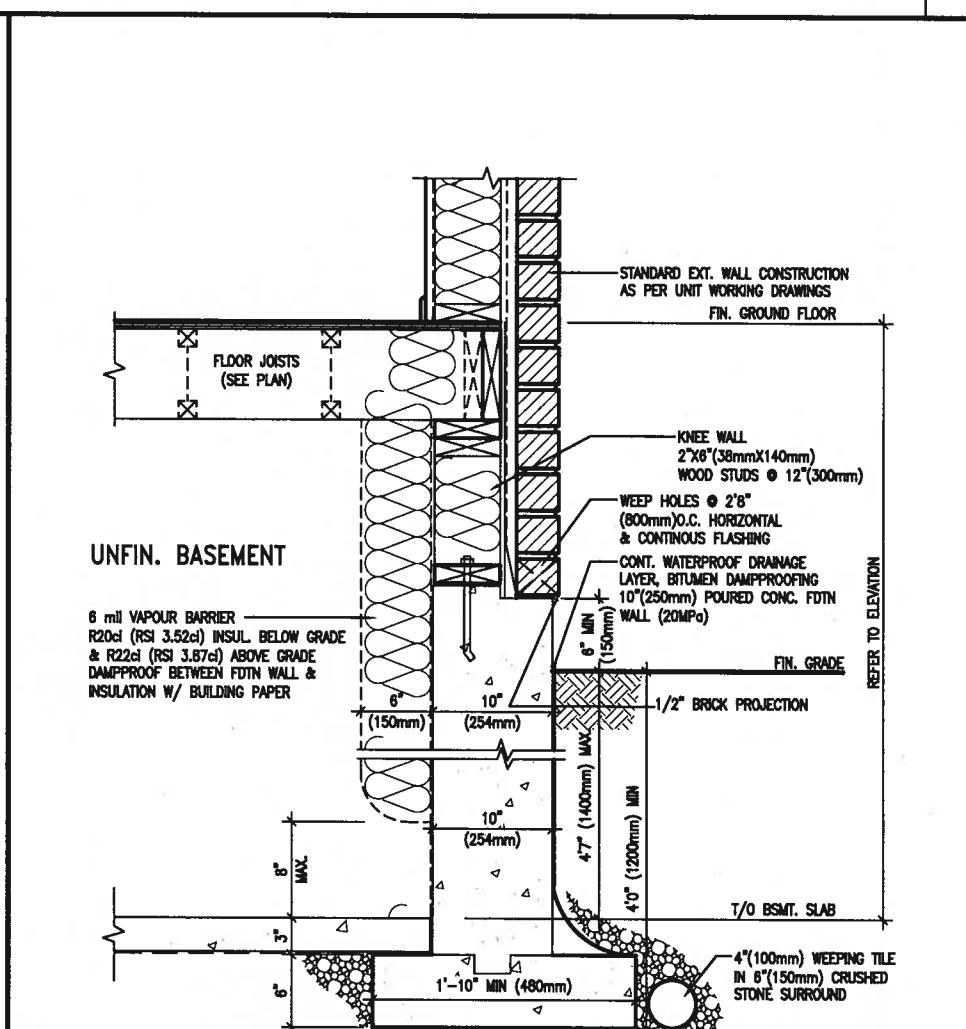
NOT TO SCALE

(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.



JAN 11, 2018

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8				qualification information
7				Wellington Jno-Baptiste 25591
6				name registration information
5				VAS Design Inc. 42658
4				
3				
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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
no.	description	date	by	



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va3design.com

BAYVIEW WELLINGTON

CONST NOTE

project name
GREEN VALLEY EAST

municipality
BRADFORD

project no.
16023

date
MAY 2016

drawn by
RC

checked by
-

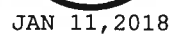
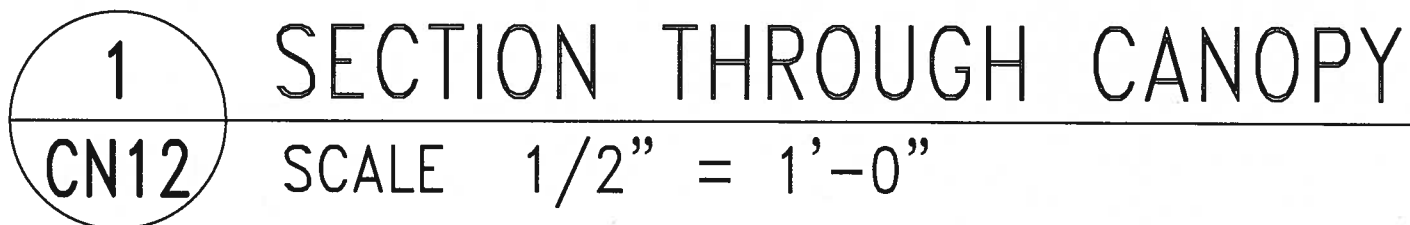
scale
3/16" = 1'-0"

CONSTRUCTION NOTES

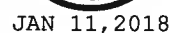
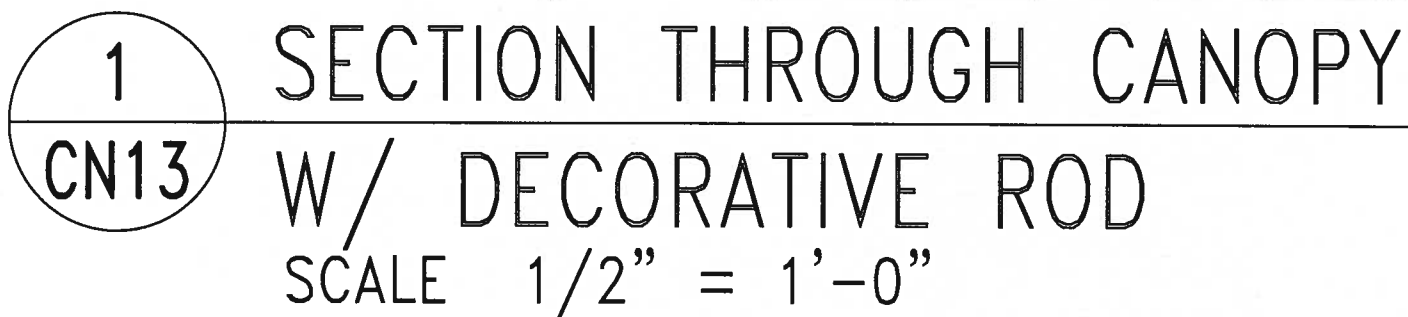
file name
16023-CN-A1

drawing no.
CN11

RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:09 AM



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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 1/16" 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

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

9	.	.	.	<div>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.</div> <div>qualification information</div> <div>Wellington Jno-Baptiste <i>Jno Baptiste</i> 25591</div> <div>name <i>signature</i></div> <div>registration information BCB</div> <div>VA3 Design Inc. 42658</div>	<div>VA3</div> <div>DESIGN</div> <div>255 Consumers Rd Suite 120</div> <div>Toronto ON M2J 1R4</div> <div>t 416.630.2255 f 416.630.4782</div> <div>va3design.com</div>	BAYVIEW WELLINGTON		CONST NOTE	
8	.	.	.			project name	municipality	project no.	
7	.	.	.			GREEN VALLEY EAST	BRADFORD	16023	
6	.	.	.			date	CONSTRUCTION NOTES		
5	.	.	.			MAY 2016	checked by	scale	
4	.	.	.	drawn by	-	3/16" = 1'-0"	file name		
3	.	.	.	RC	16023-CN-A1		drawing no.		
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