

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

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

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

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

BASEMENT PLAN 'A'

AREA CHART ON PAGE 6



MIN. SOIL BEARING CAPACITY OF 150KPa

no.	description	date	by
9			
8			
7			
6			
5			
4			
3			
2	REVISED AS PER ENG'S COMMENTS	JAN 24-18	RC
1	REVISED BASEMENT WALLS TO BE 10"	OCT 20/16	SB

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

qualification information
Wellington Jno-Baptiste 25591
signature
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.

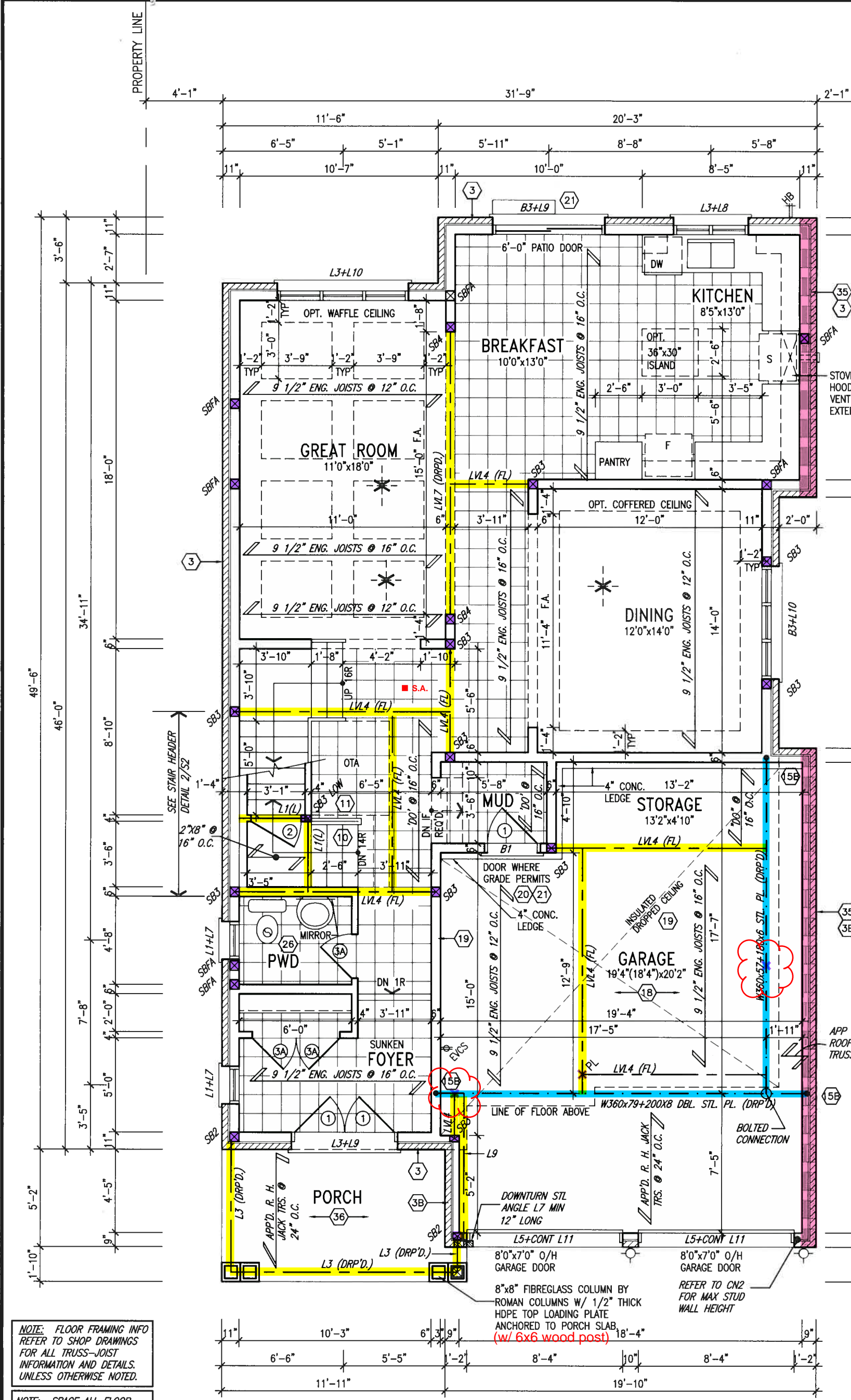
VA3 DESIGN

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

BAYVIEW WELLINGTON

S38-17
BAROSSA 17

project name GREEN VALLEY EAST	municipality BRADFORD, ONTARIO	project no. 16023
date SEPTEMBER, 2016	checked by RC	scale 3/16" = 1'-0"
drawn by JM	file name 16023-S38-17	drawing no. 1
RICHARD - D:\2014\14005-13045-BW\WORKING\13045-S38-1.dwg - Thu - Jan 25 2018 - 5:42 AM		



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

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

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

GROUND FLOOR PLAN 'A'

INDICATES REDUCED SIDE YARD

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 WESTWILLIMBURY.

JAN 26 2018

John G. Williams Limited, Architect

9.					
8.					
7.					
6.					
5.					
4.					
3.					
2.	REVISED AS PER ENG'S COMMENTS	JAN 24-18	RC		
1.	REVISED BASEMENT WALLS TO BE 10"	OCT 20/16	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 BCN

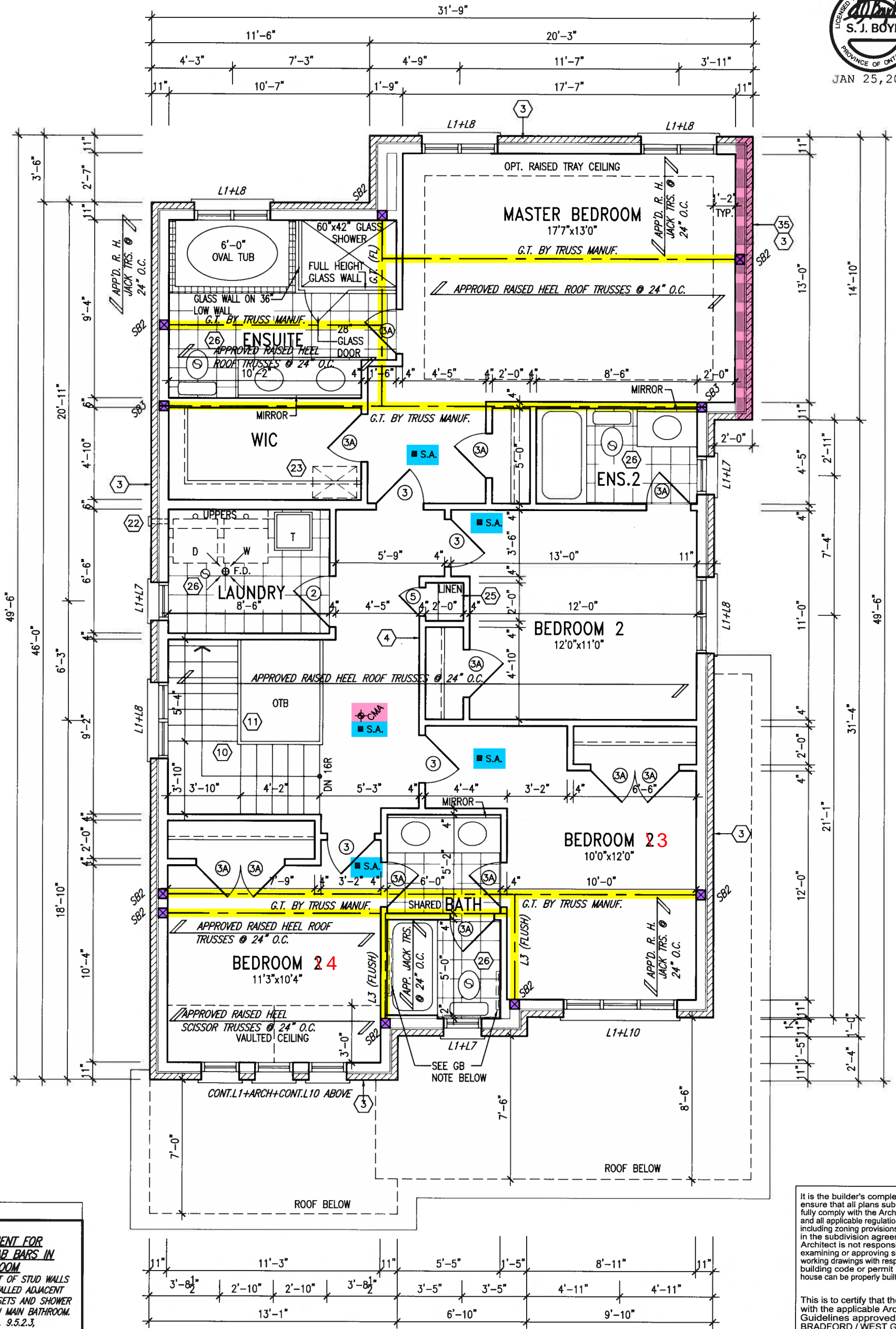
VA3 Design Inc. 42658

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		S38-17	
GREEN VALLEY EAST		BAROSSA 17	
project name	BRADFORD, ONTARIO	project no.	16023
date	SEPTEMBER, 2016	drawing no.	2
drawn by	JM	checked by	RC
scale	3/16" = 1'-0"	file name	16023-S38-17
RICHARD - D:\2014\14005-13045-BW\WORKING\13045-S38-1.dwg - Thu - Jan 25 2018 - 5:42 AM			



STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3, 3.8.3.8.(3)(a), 3.8.3.8.(3)(c), 3.8.3.13.(2)(f) & 3.8.3.13.(4)(c). AND DETAILS PROVIDED.

NOTE:
ROOF TRUSS INFORMATION REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

SECOND FLOOR PLAN 'A'

INDICATES REDUCED SIDE YARD

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

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

ARCHITECTURAL REVIEW & APPROVAL

JAN 26 2018

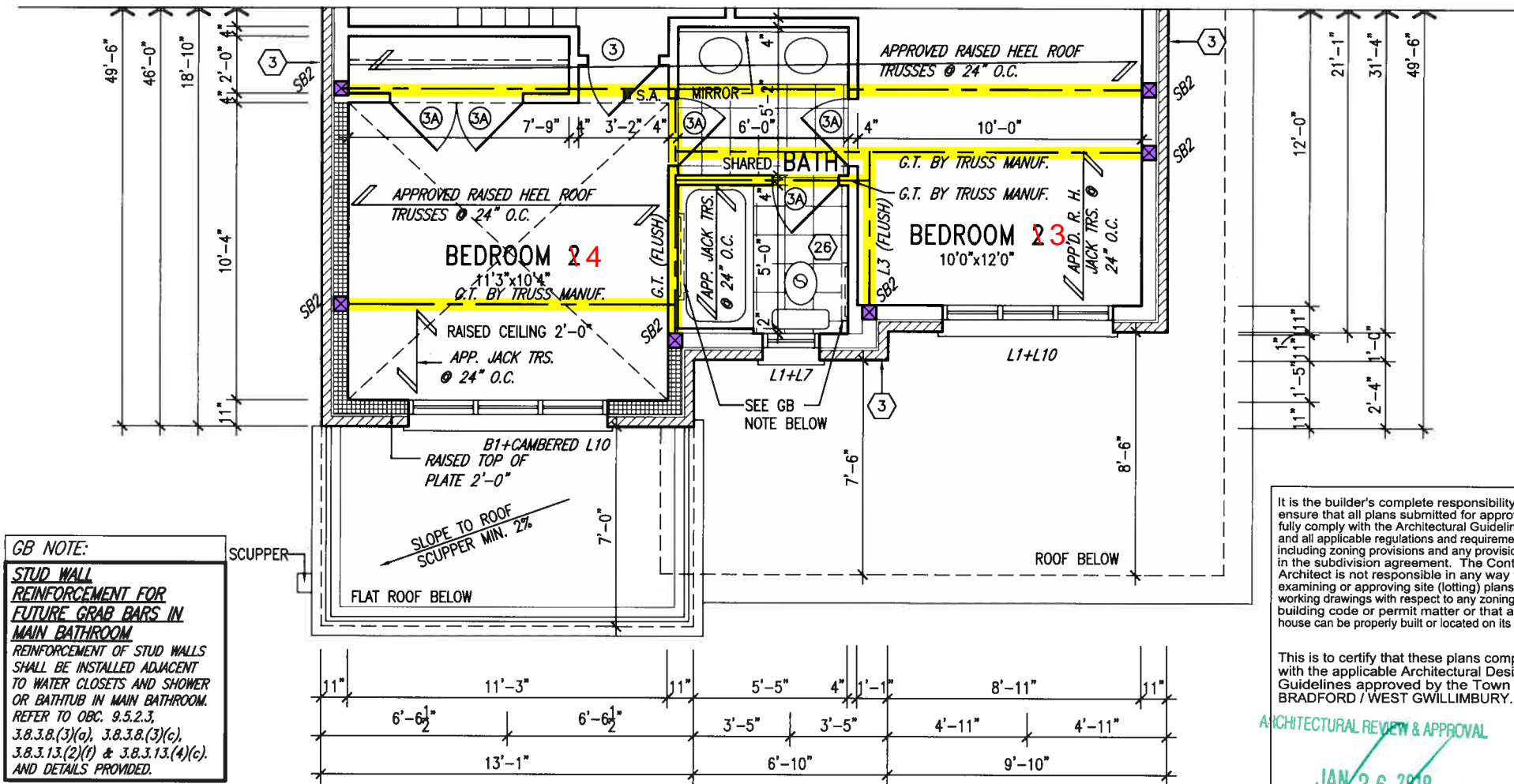
John G. Williams Limited, Architect

9.					
8.					
7.					
6.					
5.					
4.					
3.					
2.	REVISED AS PER ENG'S COMMENTS	JAN 24-18	RC		
1.	REVISED BASEMENT WALLS TO BE 10"	OCT 20/16	SB		
no.	description	date	by		

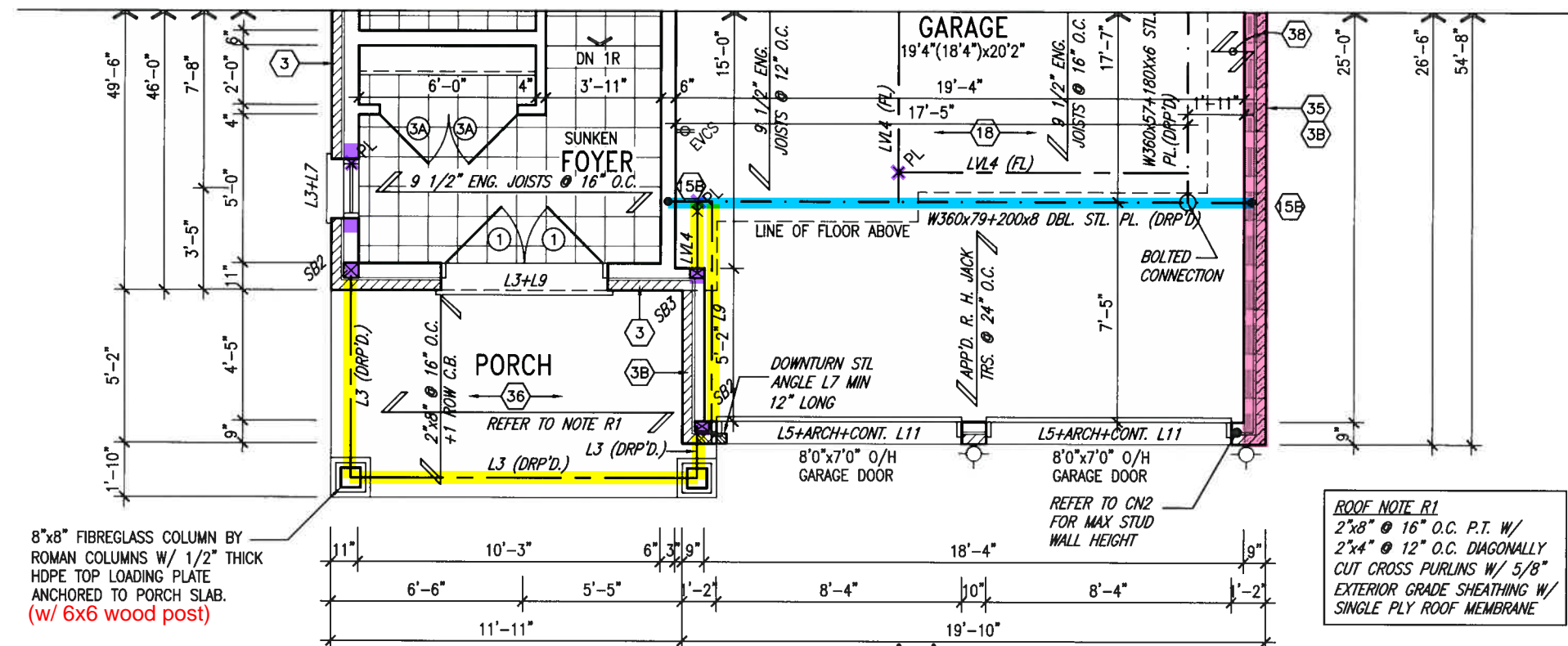
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Wellington Jno-Baptiste 25591
name
registration information
VA3 Design Inc. 42658
Contractor must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

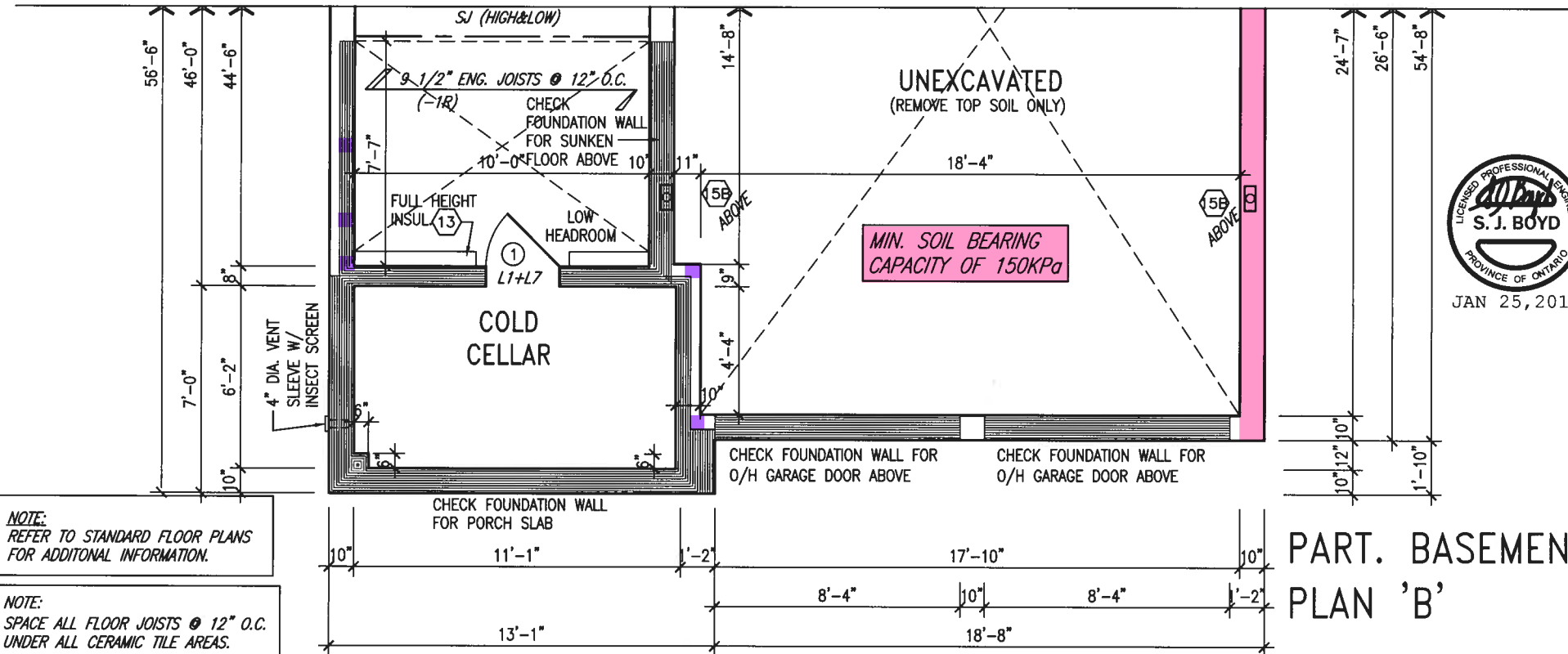
BAYVIEW WELLINGTON		S38-17 BAROSSA 17	
project name GREEN VALLEY EAST	municipality BRADFORD, ONTARIO	project no. 16023	drawing no. 3
date SEPTEMBER, 2016	checked by RC	scale 3/16" = 1'-0"	file name 16023-S38-17
drawn by JM	RICHARD - D:\2014\14005-13045-BW\WORKING\13045-S38-1.dwg - Thu - Jan 25 2018 - 5:42 AM		



PART. SECOND FLOOR PLAN 'B'



PART. GROUND FLOOR PLAN 'B'



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.				signature	BCIN
5.				registration information	
4.				VA3 Design Inc.	42658
3.				Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	
2.	REVISED AS PER ENG'S COMMENTS	JAN 24-18	RC		
1.	REVISED BASEMENT WALLS TO BE 10"	OCT 20/16	SB		
no.	description	date	by		



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, ONTARIO

S38-17
 BAROSSA 17

project no. 16023

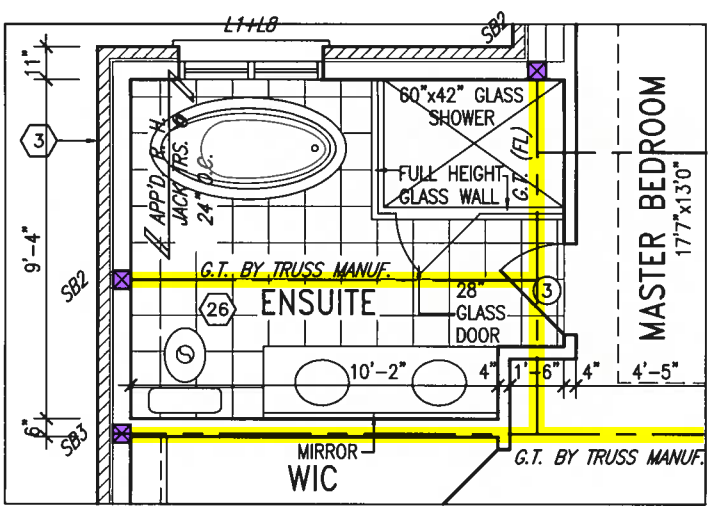
date SEPTEMBER, 2016 checked by RC scale 3/16" = 1'-0"

PART. PLANS 'B'

16023-S38-17

drawing no.

4



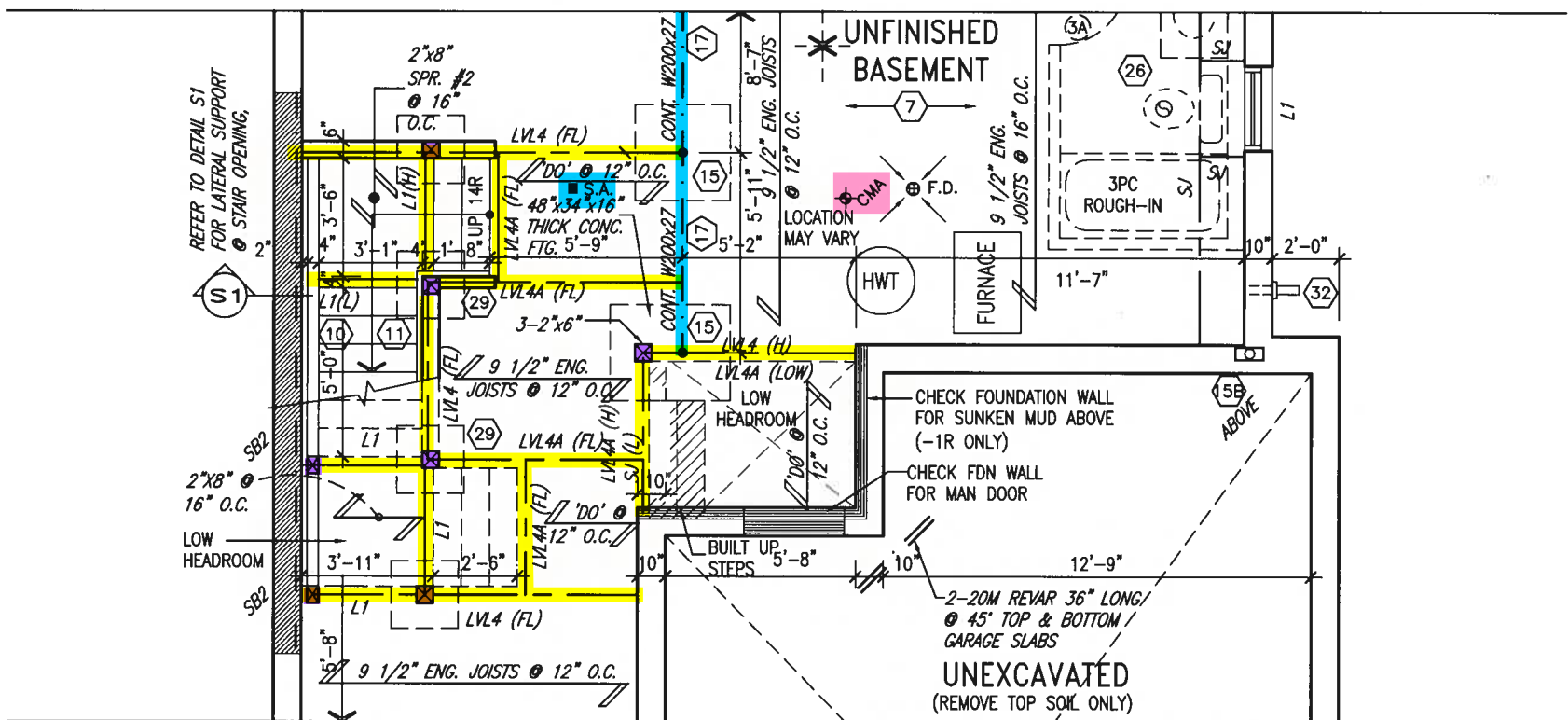
AREA CALCULATIONS	EL. 'A'	EL. 'B'	EL. 'C'
GROUND FLOOR AREA	1120 SF	1120 SF	1120 SF
SECOND FLOOR AREA	1413 SF	1413 SF	1413 SF
SUBTOTAL	2533 SF	2533 SF	2533 SF
DEDUCT ALL OPEN AREAS	22 SF	22 SF	22 SF
TOTAL NET AREA	2511 SF (233.28 m ²)	2511 SF (233.28 m ²)	2511 SF (233.28 m ²)
FINISHED BSMT AREA	0 SF	0 SF	0 SF
COVERAGE W/OUT PORCH	1607 SF (149.29 m ²)	1607 SF (149.29 m ²)	1607 SF (149.29 m ²)
COVERAGE W/ PORCH	1693 SF (157.28 m ²)	1693 SF (157.28 m ²)	1694 SF (157.38 m ²)

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

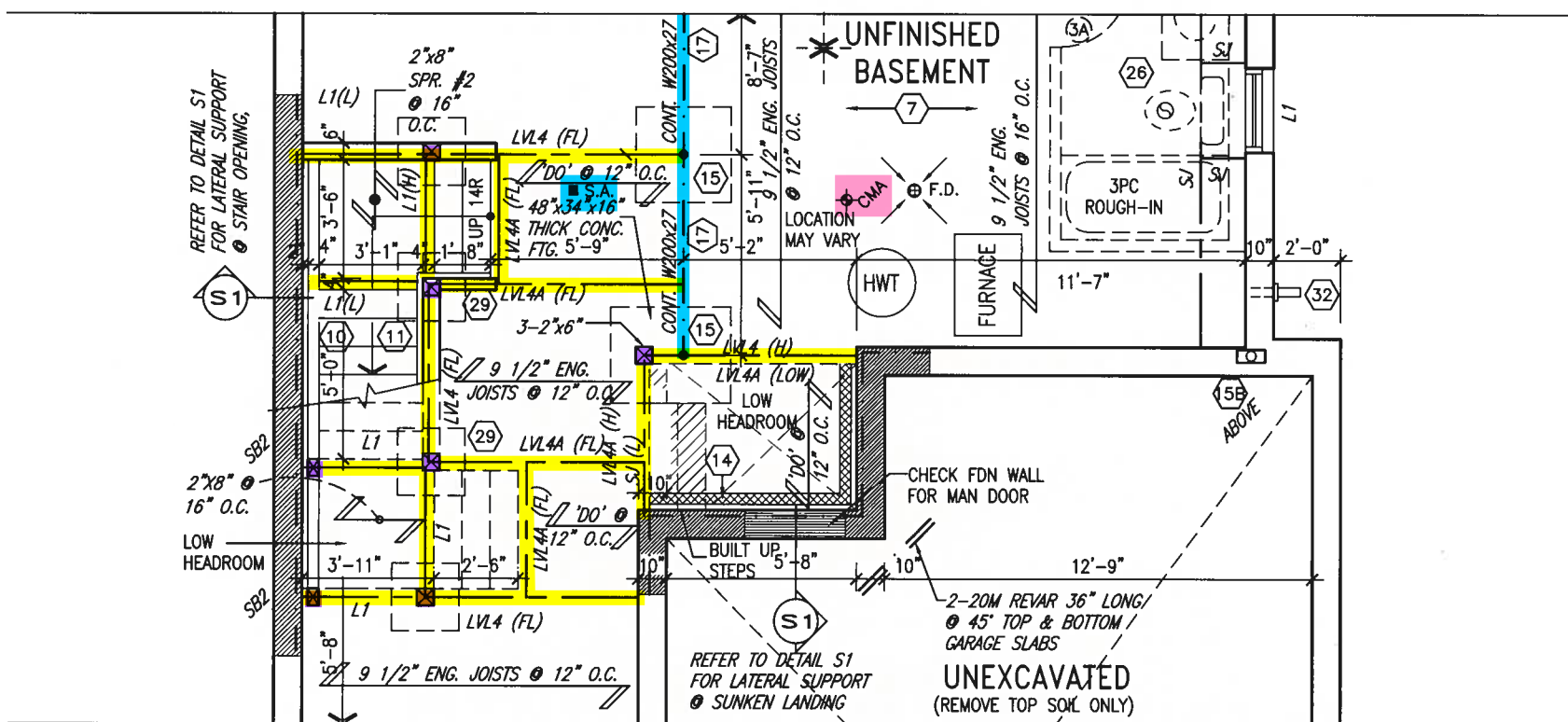
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

ARCHITECTURAL REVIEW & APPROVAL
JAN 26 2018
John C. Williams Limited, Architect

OPT. SECOND FLOOR W/
ALT. ENSUITE LAYOUT



PART. BASEMENT PLAN FOR SUNKEN MUD COND.



PART. BASEMENT PLAN FOR -2R OR MORE SUNKEN MUD COND.

NOTE:
ROOF TRUSS INFORMATION REFER TO
ROOF TRUSS SHOP DRAWINGS FOR ALL
ROOF FRAMING INFORMATION UNLESS
OTHERWISE NOTED.

NOTE:
REFER TO STANDARD FLOOR PLANS
FOR ADDITIONAL INFORMATION.

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

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.



9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.	.	.	qualification information
7.	.	.	Wellington Jno-Baptiste 25591
6.	.	.	signature
5.	.	.	registration information
4.	.	.	VA3 Design Inc. 42658
3.	.	.	
2.	REVISED AS PER ENG'S COMMENTS	JAN 24-18 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.
1.	REVISED BASEMENT WALLS TO BE 10"	OCT 20/16 SB	
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, ONTARIO
date	SEPTEMBER, 2016	checked by	RC
drawn by	JM	scale	3/16" = 1'-0"

RICHARD - D:\2014\14005-13045-BW\WORKING\13045-S38-1.dwg - Thu - Jan 25 2018 - 5:42 AM

S38-17
BAROSSA 17

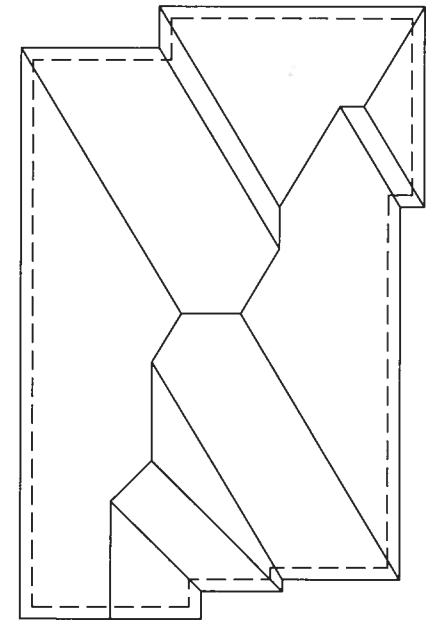
project no.	16023
drawing no.	6

PART. PLANS
16023-S38-17

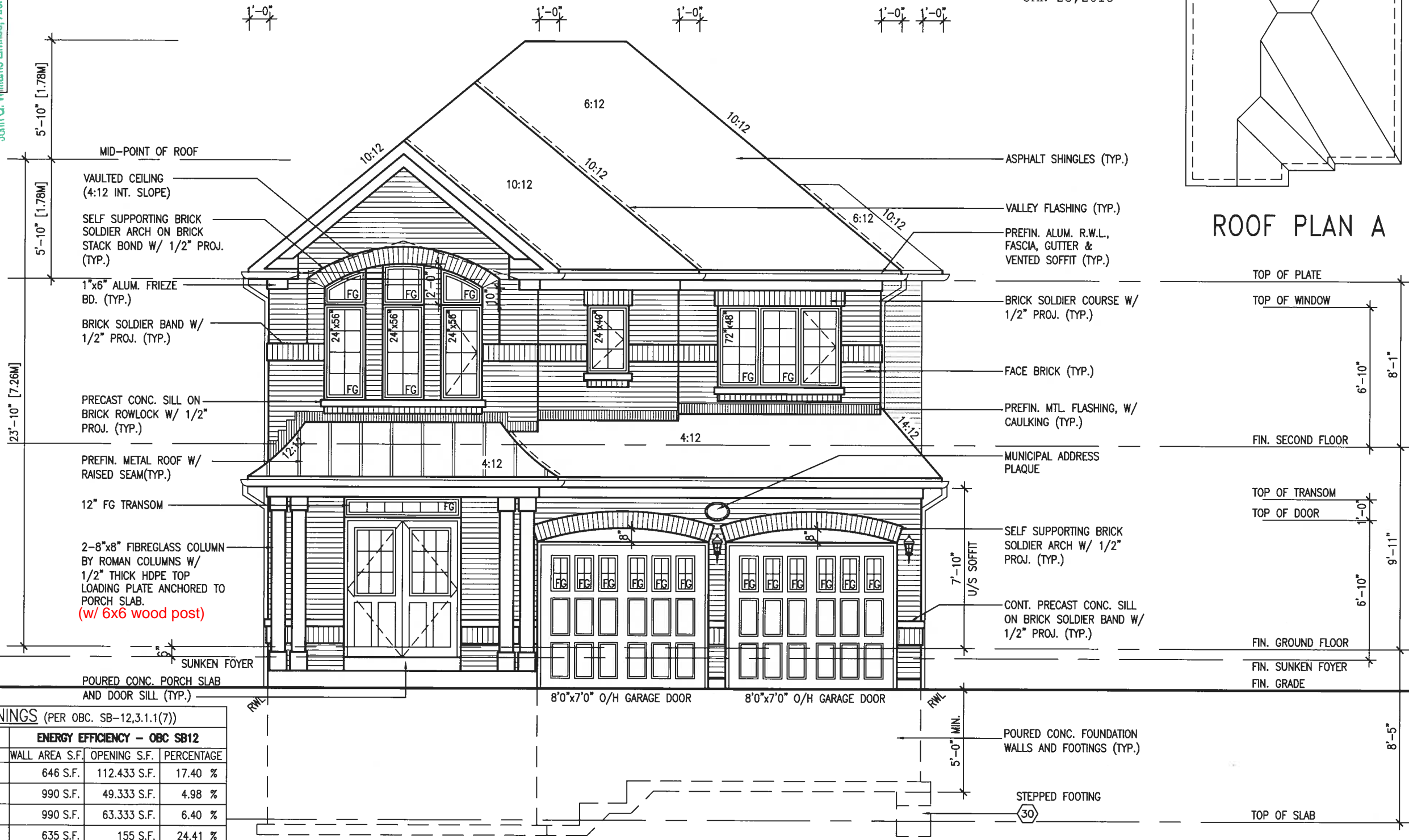
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

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

ARCHITECTURAL REVIEW & APPROVAL
JAN 26 2018
John G. Williams Limited, Architect



ROOF PLAN A



FRONT ELEVATION 'A'

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
ENERGY EFFICIENCY - OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	646 S.F.	112.433 S.F.	17.40 %
LEFT SIDE	990 S.F.	49.333 S.F.	4.98 %
RIGHT SIDE	990 S.F.	63.333 S.F.	6.40 %
REAR	635 S.F.	155 S.F.	24.41 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3261.00 S.F.	380.10 S.F.	11.66 %
TOTAL SQ. M.	302.95 S.M.	35.31 S.M.	11.66 %

VAS DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1H4
t 416.630.2255 f 416.630.4782
vasdesign.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 25591 BCN
VAS Design Inc. 42658

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

no.	description	date	by
2	REVISED AS PER ENG'S COMMENTS	JAN 24-18	RC
1	REVISED BASEMENT WALLS TO BE 10"	OCT 20/16	SB

S38-17
BAROSSA 17

BAYVIEW WELLINGTON

project name: GREEN VALLEY EAST
municipality: BRADFORD, ONTARIO

project no.: 16023
drawing no.: 7

date: SEPTEMBER 2016
checked by: RC
drawn by: WT

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

front elevation 'A'

16023-S38-17
JAN 25 2018 - 5:42 AM

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



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 26 2018
John G. Williams, Architect

project name BAYVIEW WELLINGTON	municipality BRADFORD, ONTARIO	project no. S38-17
project name GREEN VALLEY EAST	municipality BRADFORD, ONTARIO	project no. BAROSSA 17
drawn by MT	checked by RC	scale 3/16" = 1'-0"
drawn from SEPTEMBER, 2016	LEFT SIDE ELEVATION 'A'	title name 16023-S38-17
		date 16023-S38-17
		time 25 2018 - 5:42 AM
		drawing no. 8

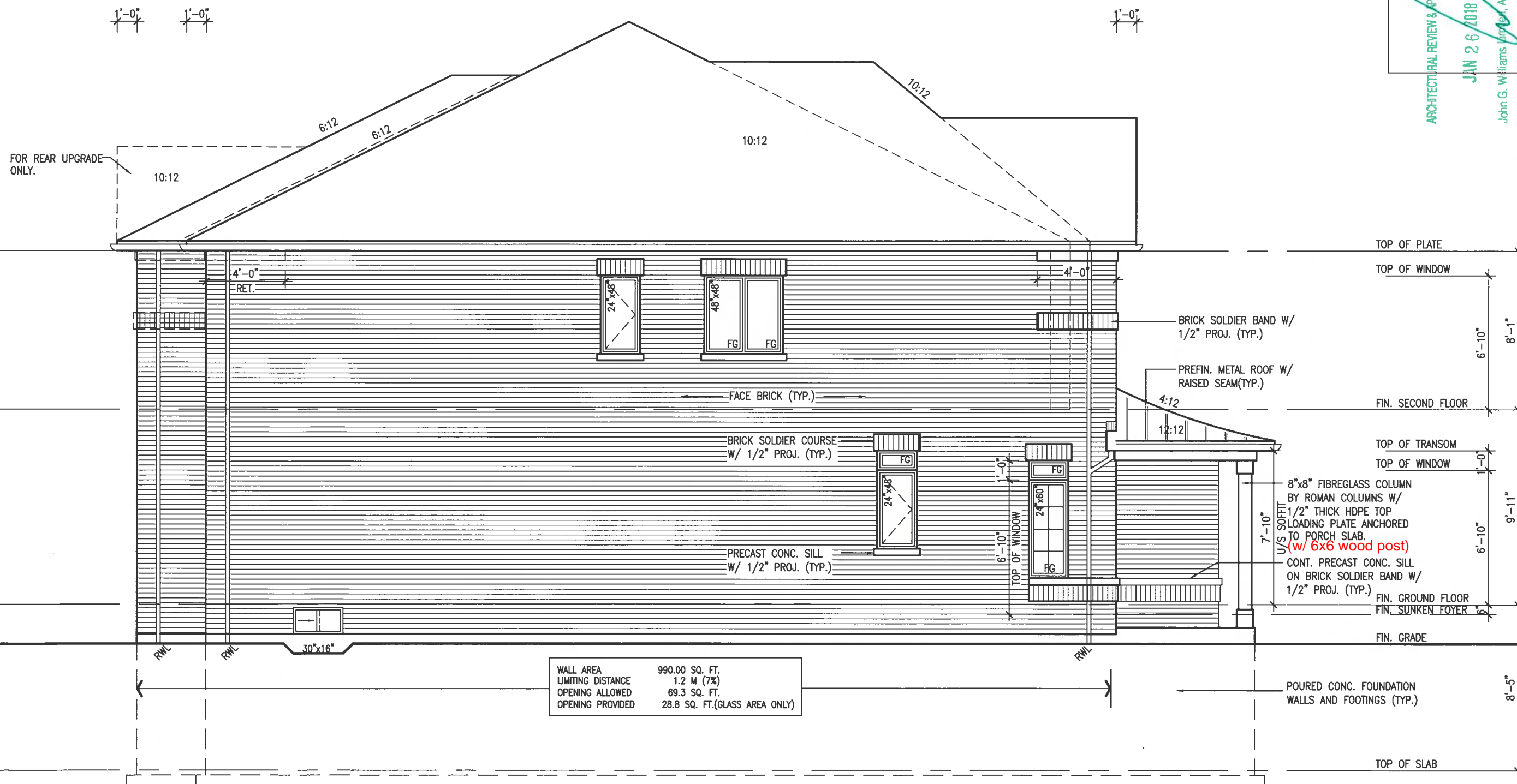
V3
DESIGN
255 Consumers Rd Suite 120
Toronto, ON M2J 1P4
416.630.2255 f 416.630.4782
va3design.com

<p>The undersigned has reviewed and takes responsibility for this design and the information herein. I certify that the information and the requirements set out in the drawings are complete and correct and that I am duly qualified to prepare the drawings.</p> <p>Professional Building Code to be a Designer.</p> <p>qualification information</p> <p>Wellington Jno-Baptiste</p>	<p>signature</p> <p>25591</p>	<p>name</p> <p>registration information</p> <p>WVA3 Design Inc.</p> <p>BC031</p> <p>42658</p>
---	-------------------------------	---

Contractor must verify all dimensions on the job and report any discrepancies to the Designer immediately. The Designer's drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

9	*		*
8	*		*
7	*		*
6	*		*
5	*		*
4	*		*
3	*		*
2	REVISED AS PER ENG'S COMMENTS	JAN 24-18	RC
1	REVISED BASEMENT WALLS TO BE 10"	OCT 20/16	SB
no.	description	date	by

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



LEFT SIDE ELEVATION 'A'

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

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



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

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

Clinical Review & Approval

JAN 26 2018

STANTIS Limited, Alameda

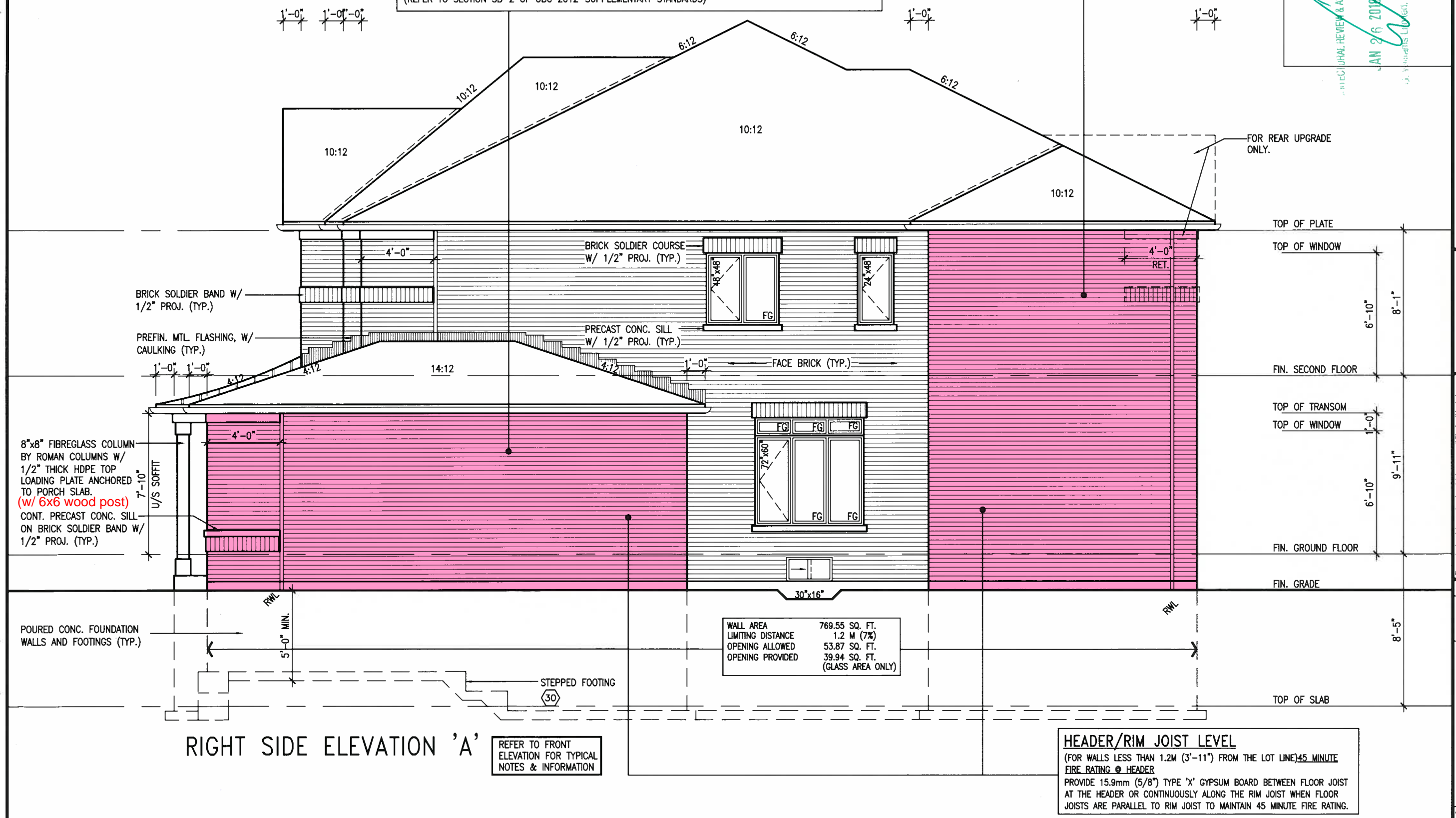
BAYVIEW WELLINGTON S38-17 BAROSSA 17	project no. 16023	municipality BRADFORD, ONTARIO	project no. 16023	drawing no. 9	file name 16023-S38-17
					checked by RC	scale 3/16" = 1'-0"
data SEPTEMBER, 2016					
stream by WT					
stream RICHARD - D:\2014\14005-13045-BW WORKING\13045-S38-1.dwg - Thu - Jan 25 2018 - 5:41 AM					

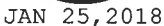
V3
DESIGN
255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

[illegible]

9	.	.	.	.
8	.	.	.	.
7	.	.	.	.
6	.	.	.	.
5	.	.	.	.
4	.	.	.	.
3	.	.	.	.
2	REVISED AS PER ENG'S COMMENTS			
1	REVISED BASEMENT WALLS TO BE 10"			
no.	description	date	by	
		OCT 20/16	SB	
		JAN 24-18	RC	

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





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 26 2018
John G. Williams Limited, Architect

BAYVIEW WELLINGTON	S38-17 BAROSSA 17
project name GREEN VALLEY EAST	project no. 16023
municipality BRADFORD, ONTARIO	drawing no. 10
REAR ELEVATION	
date SEPTEMBER, 2016	file name 16023-S38-17
drawn by WT	scale 3/16" = 1'-0"
checked by RC	
RICHARD - D:\2014\14005-13045 BMW WORKINGS\13045-S38-1.dwg - Thu - Jan 25 2018 - 5:42 AM	

VA3
DESIGN
255 Consumers Rd Suite 1
Toronto ON M2J 1R4
t : 416.630.2255 f 416.630.4144
vo3design.com

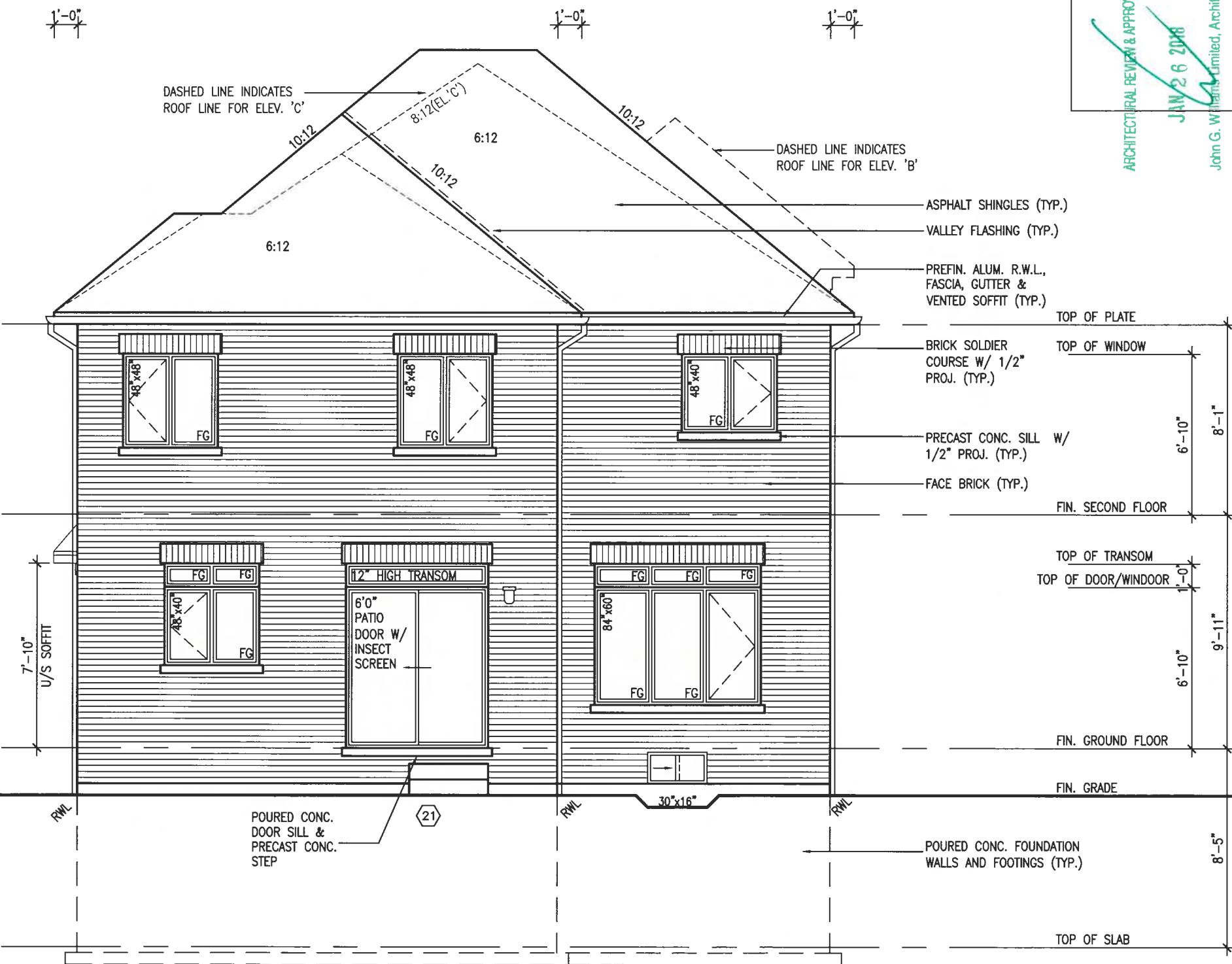
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information

name Wellington Jno-Baptiste 255991 BCBN
signature [Signature] 42658
information Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

no.	description	date	by
1	REVISED AS PER ENG'S COMMENTS	JAN 24-18	RO
2	REVISED BASEMENT WALLS TO BE 10"	OCT 20/16	SE
3			
4			
5			
6			
7			
8			
9			

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



REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

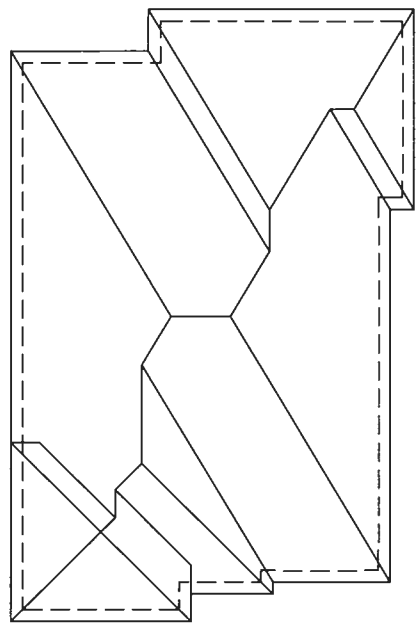
REAR ELEVATION 'A', 'B', & 'C'

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

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

ARCHITECTURAL REVIEW & APPROVAL

John G. Williams Limited, Architect
5'-10" [1.78M]
JAN 26 2018



ROOF PLAN B



FRONT ELEVATION 'B'

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

ENERGY EFFICIENCY - OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	661 S.F.	116.689 S.F.	17.65 %
LEFT SIDE	1018 S.F.	49.333 S.F.	4.85 %
RIGHT SIDE	994.66 S.F.	63.333 S.F.	6.37 %
REAR	635 S.F.	155 S.F.	24.41 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3308.66 S.F.	384.36 S.F.	11.62 %
TOTAL SQ. M.	307.38 S.M.	35.71 S.M.	11.62 %

BAYVIEW WELLINGTON

GREEN VALLEY EAST

BRADFORD, ONTARIO

S38-17

BAROSSA 17

Project no. 16023

drawing no. 11

Project name: GREEN VALLEY EAST

Location: BRADFORD, ONTARIO

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

Checked by: RC

Date: SEPTEMBER, 2016

Drawn by: WM

File name: 16023-S38-17

Printed: Jan 25 2018 - 5:42 AM

VA3 DESIGN

255 Consumers Rd Suite 120

Toronto, ON M2J 1R4

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 25591 BOM

VA3 Design Inc. 42658

Signature: [Signature]

Registration information: [Information]

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 returned to the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

2. REVISED AS PER ENG'S COMMENTS

1. REVISED BASEMENT WALLS TO BE 10"

no. description

9. date

8. by

7. date

6. by

5. date

4. by

3. date

2. by

1. date

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



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

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

ARCHITECTURAL REVIEW & APPROVAL

JAN 26 2018

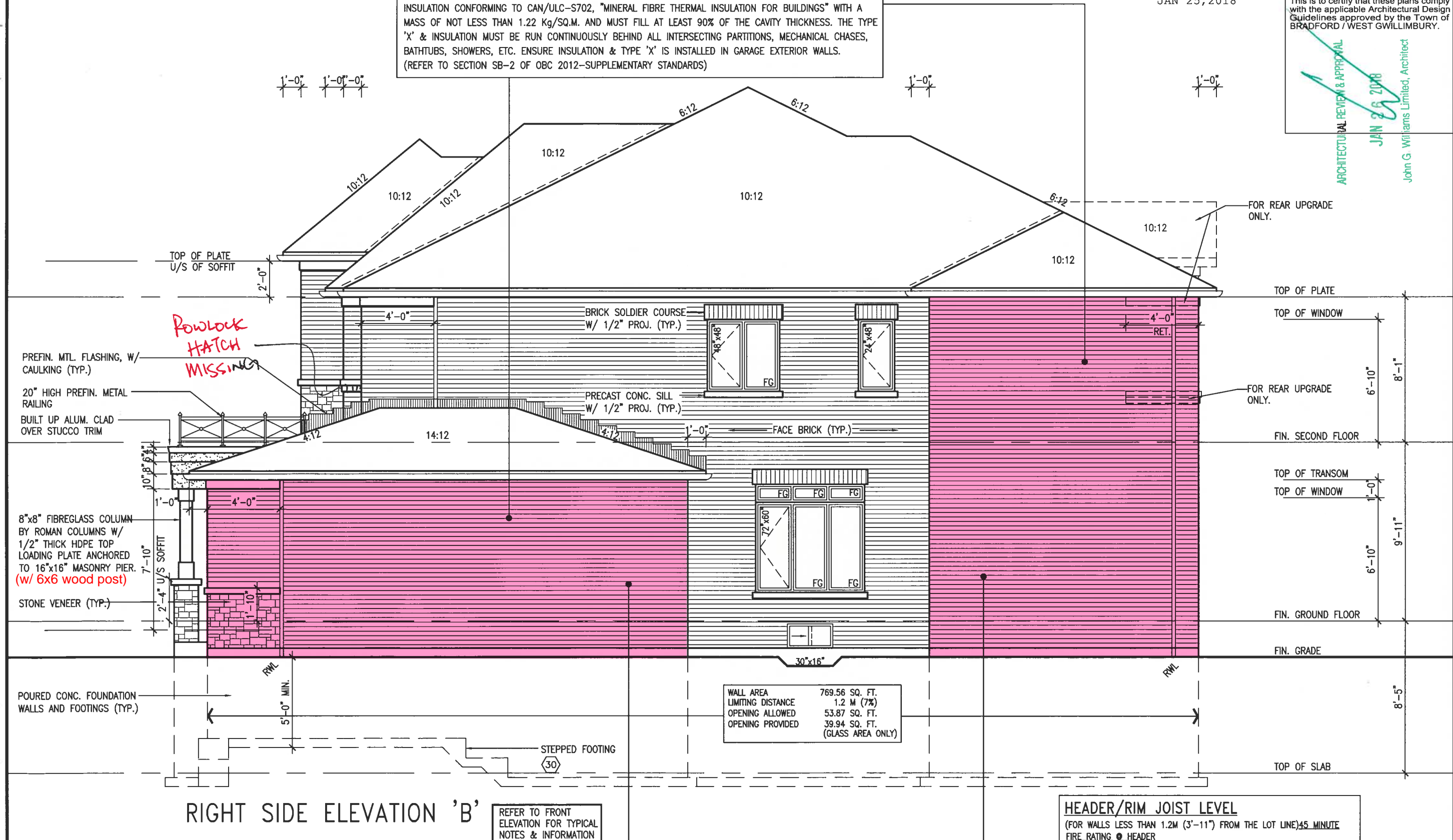
John G. Williams Limited, Architect

BAYVIEW WELLINGTON	S38-17 BAROSSA 17
project name GREEN VALLEY EAST	municipality BRADFORD, ONTARIO
date SEPTEMBER, 2016	project no. 16023
drawn by WT	drawing no. 13
checked by RC	file name 16023-S38-17
scale 3/16" = 1'-0"	
RIGHT SIDE ELEVATION 'B'	
RICHARD - D:\2014\1.4005-1.3045-BW\WORKING\1.3045-S38-1.dwg -- Thu -- Jan 25 2018 -- 5:42 AM	

VA3
DESIGN
255 Consumers Rd. Suite
Toronto ON M2J 1R4
416.630.2255 f 416.630.4
va3design.com

Contractor shall 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 copied.

no.	description	date	by
1	REVISED AS PER ENG'S COMMENTS	JAN 24-18	RW
2	REVISED BASEMENT WALLS TO BE 10"	OCT 20/16	SL
3			
4			
5			
6			
7			
8			
9			

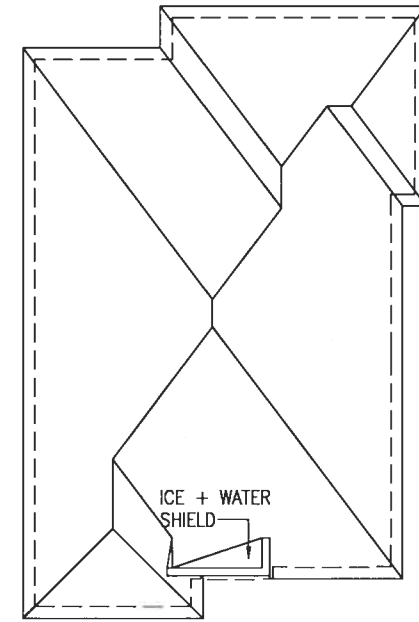


All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

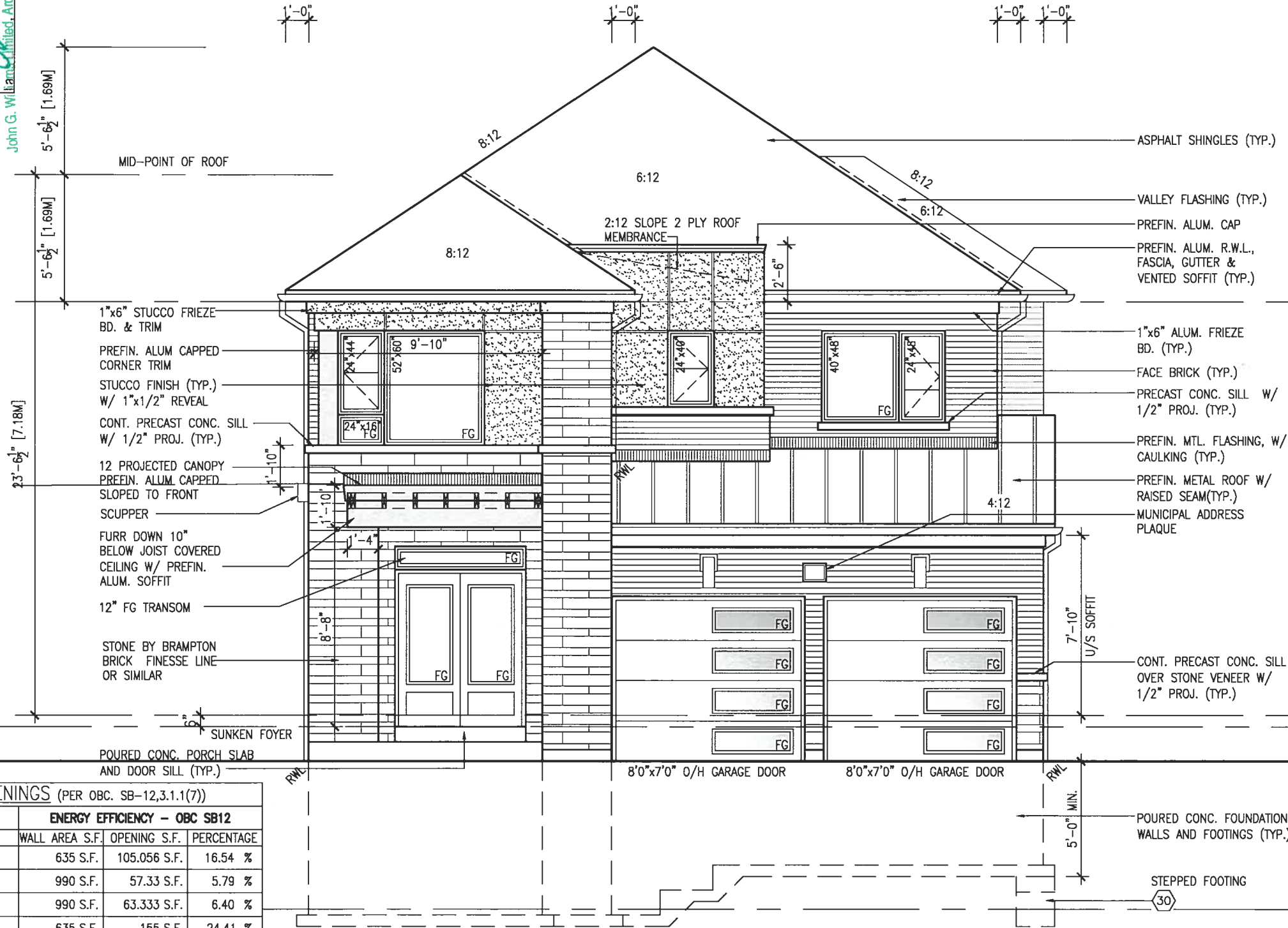
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

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

ARCHITECTURAL REVIEW APPROVAL
JAN 26 2018
John G. Williams, Architect



ROOF PLAN C



FRONT ELEVATION 'C'

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
ELEVATION	ENERGY EFFICIENCY - OBC SB12		
	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	635 S.F.	105.056 S.F.	16.54 %
LEFT SIDE	990 S.F.	57.33 S.F.	5.79 %
RIGHT SIDE	990 S.F.	63.333 S.F.	6.40 %
REAR	635 S.F.	155 S.F.	24.41 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3250.00 S.F.	380.72 S.F.	11.71 %
TOTAL SQ. M.	301.93 S.M.	35.37 S.M.	11.71 %

TOP OF PLATE
TOP OF WINDOW
FIN. SECOND FLOOR
TOP OF TRANSOM
TOP OF DOOR
FIN. GROUND FLOOR
FIN. SUNKEN FOYER
FIN. GRADE
8'-5"

S38-17

BAROSSA 17

BAYVIEW WELLINGTON

GREEN VALLEY EAST

BRADFORD, ONTARIO

project no.

16023

drawing no.

14

DATE

SEPTEMBER, 2016

BY

RC

CHECKED BY

WT

SCALE

3/16" = 1'-0"

PROJECT NAME

FRONT ELEVATION 'C'

DATE

JAN 24-18

BY

RC

CHECKED BY

WT

CAD

20/16

DESCRIPTION

REVISED AS PER ENG'S COMMENTS

DATE

OCT 20/16

BY

SB

CHECKED BY

WT

CAD

20/16

DESCRIPTION

REVISED BASEMENT WALLS TO BE 10"

DATE

JAN 24-18

BY

RC

CHECKED BY

WT

CAD

20/16

DESCRIPTION

REVISED BASEMENT WALLS TO BE 10"

DATE

JAN 24-18

BY

RC

CHECKED BY

WT

CAD

20/16

DESCRIPTION

REVISED BASEMENT WALLS TO BE 10"

DATE

JAN 24-18

BY

RC

CHECKED BY

WT

CAD

20/16

DESCRIPTION

REVISED BASEMENT WALLS TO BE 10"

DATE

JAN 24-18

BY

RC

CHECKED BY

WT

CAD

20/16

DESCRIPTION

REVISED BASEMENT WALLS TO BE 10"

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



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

JAN 26 2018

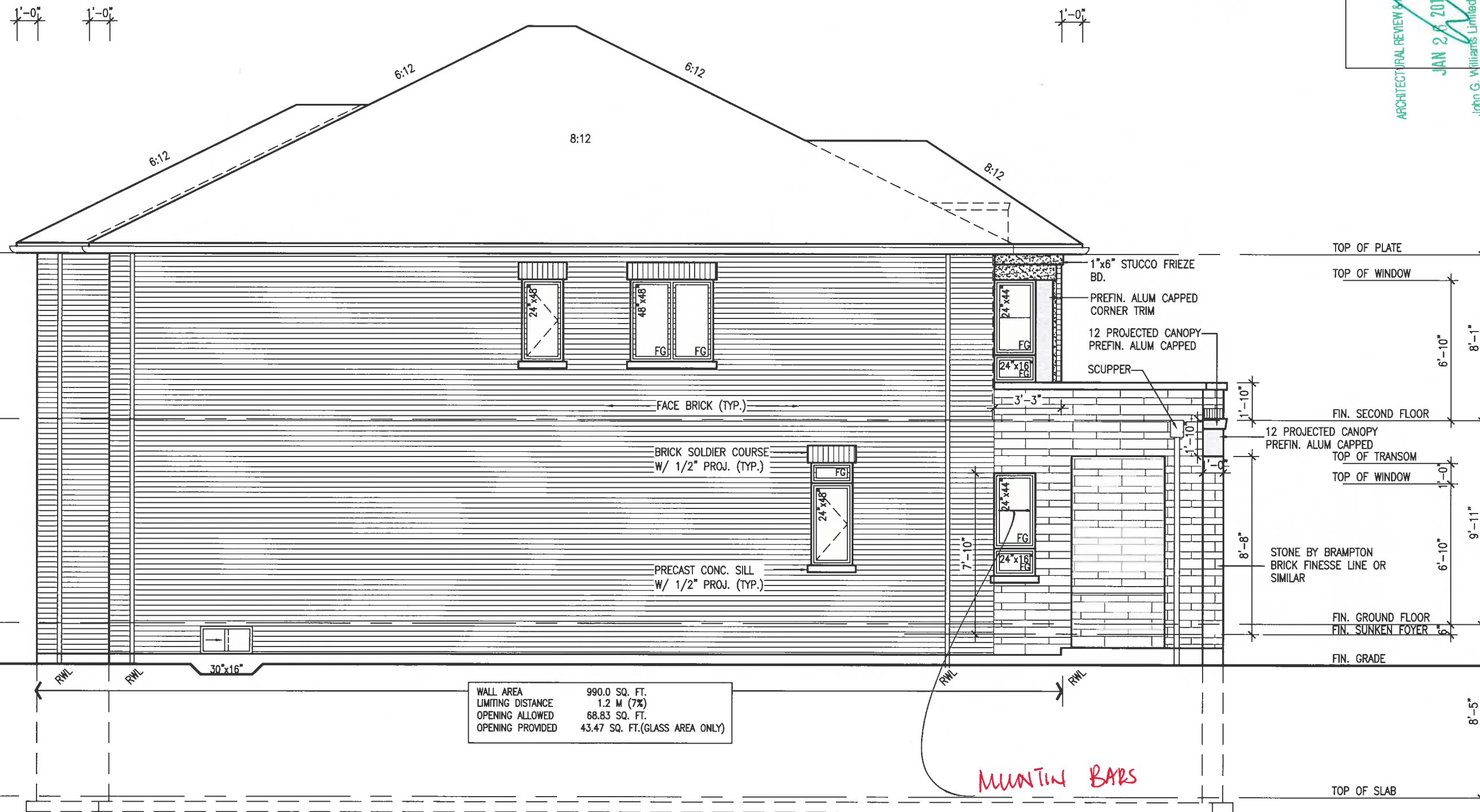
John G. Williams Limited, Architect

VAD
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 f 416.630.4782
vad3design.com

9	.		.
8	.		.
7	.		.
6	.		.
5	.		.
4	.		.
3	.		.
2	REVISED AS PER ENG'S COMMENTS	JAN 24-18 RC	
1	REVISED BASEMENT WALLS TO BE 10"	OCT 20/16 SR	by
no.	description	date	

.....3.....

RECEIVED - U. S. GOVERNMENT PRINTING OFFICE: 1969-3-30-1.0WJ - 1110 - VIII - ZJ - 3.142 APR



LEFT SIDE ELEVATION 'C'

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

BRICK VENEER CONSTRUCTION

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



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

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

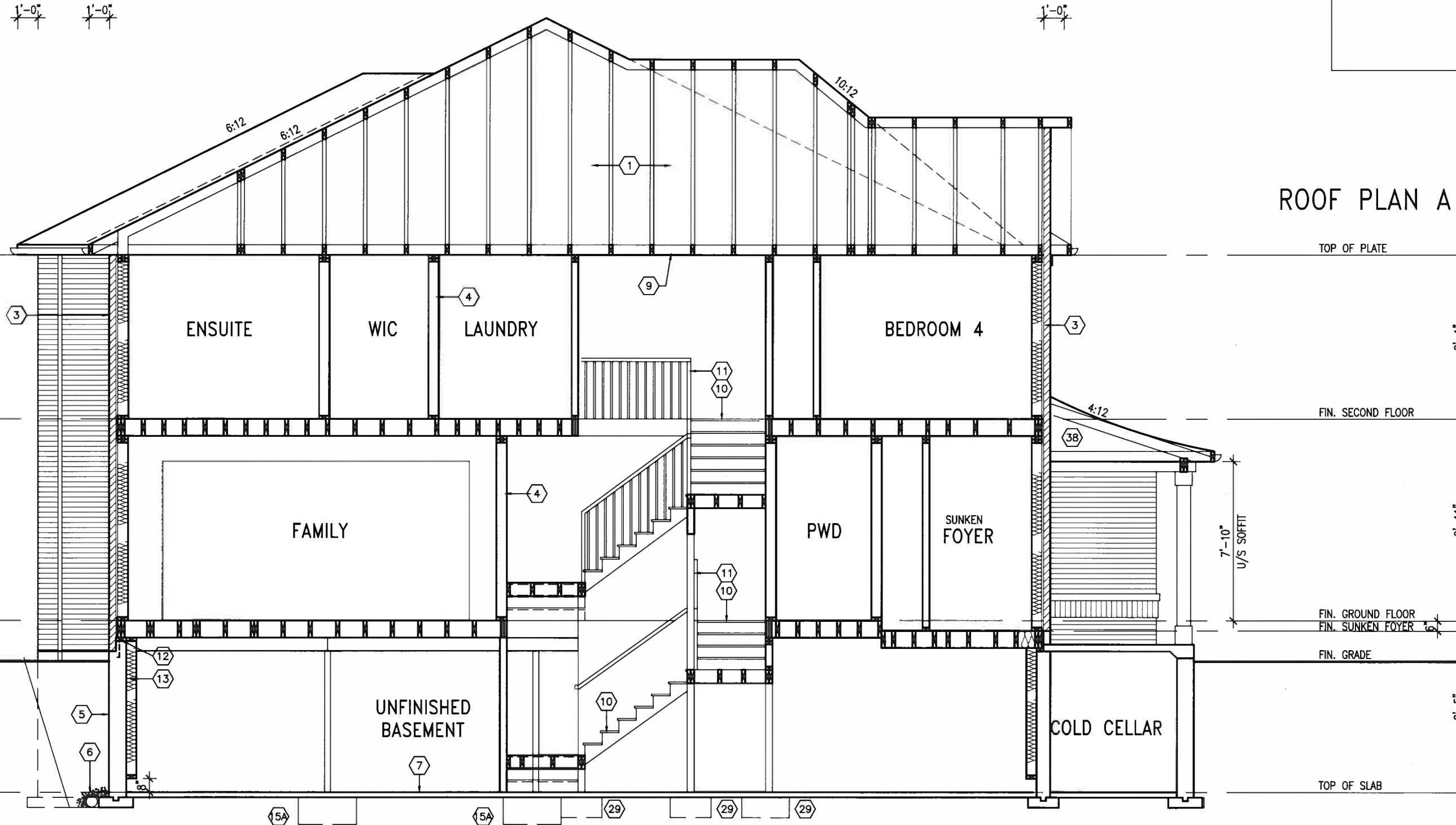
ARCHITECTURAL REVIEW & APPROVAL
JAN 26 2018
John G. Williams, Architect

BAYVIEW WELLINGTON		S38-17	
GREEN VALLEY EAST		BAROSSA 17	
BRADFORD, ONTARIO		16023	
SEPTEMBER, 2016		drawing no.	
WT		16	
checked by		RIGHT SIDE ELEVATION 'C'	
RC		file name	
scale		16023-S38-17	
3/16" = 1'-0"		RICHARD - D:\2014\14005-13045-BW\WORKING\13045-S38-1.dwg - Thu - Jan 25 2018 - 5:42 AM	



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

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



CROSS SECTION A-A

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

ROOF PLAN A

VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com		BAYVIEW WELLINGTON		S38-17 BAROSSA 17	
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.		project name GREEN VALLEY EAST		project no. 16023	
Wellington Jno-Baptiste 25591		municipality BRADFORD, ONTARIO		drawing no. 17	
name JAS Design Inc.		date SEPTEMBER, 2016		SECTION A-A	
registration information BCM 42658		checked by RC		file name 16023-S38-17	
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.		scale 3/16" = 1'-0"		date 16023-538-17	
2. REVISED AS PER ENG'S COMMENTS		drawn by WT		date 16023-538-17	
1. REVISED BASEMENT WALLS TO BE 10"		checked by RC		date 16023-538-17	
no. description		date		date	
9 .		JAN 24-18 RC		JAN 25 2018 - 5:42 AM	
8 .		OCT 20/16 SB			
7 .					
6 .					
5 .					
4 .					
3 .					

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

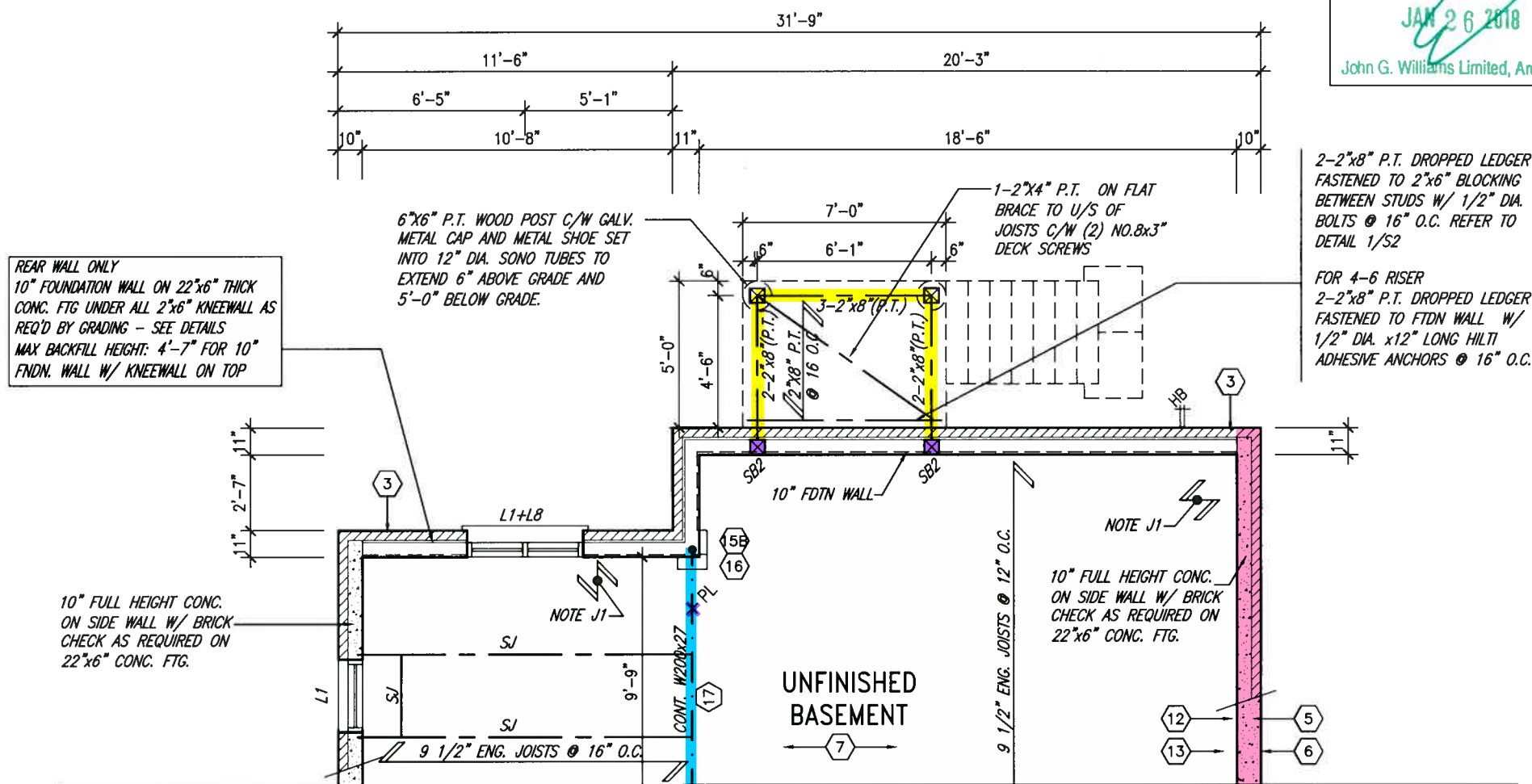
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

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

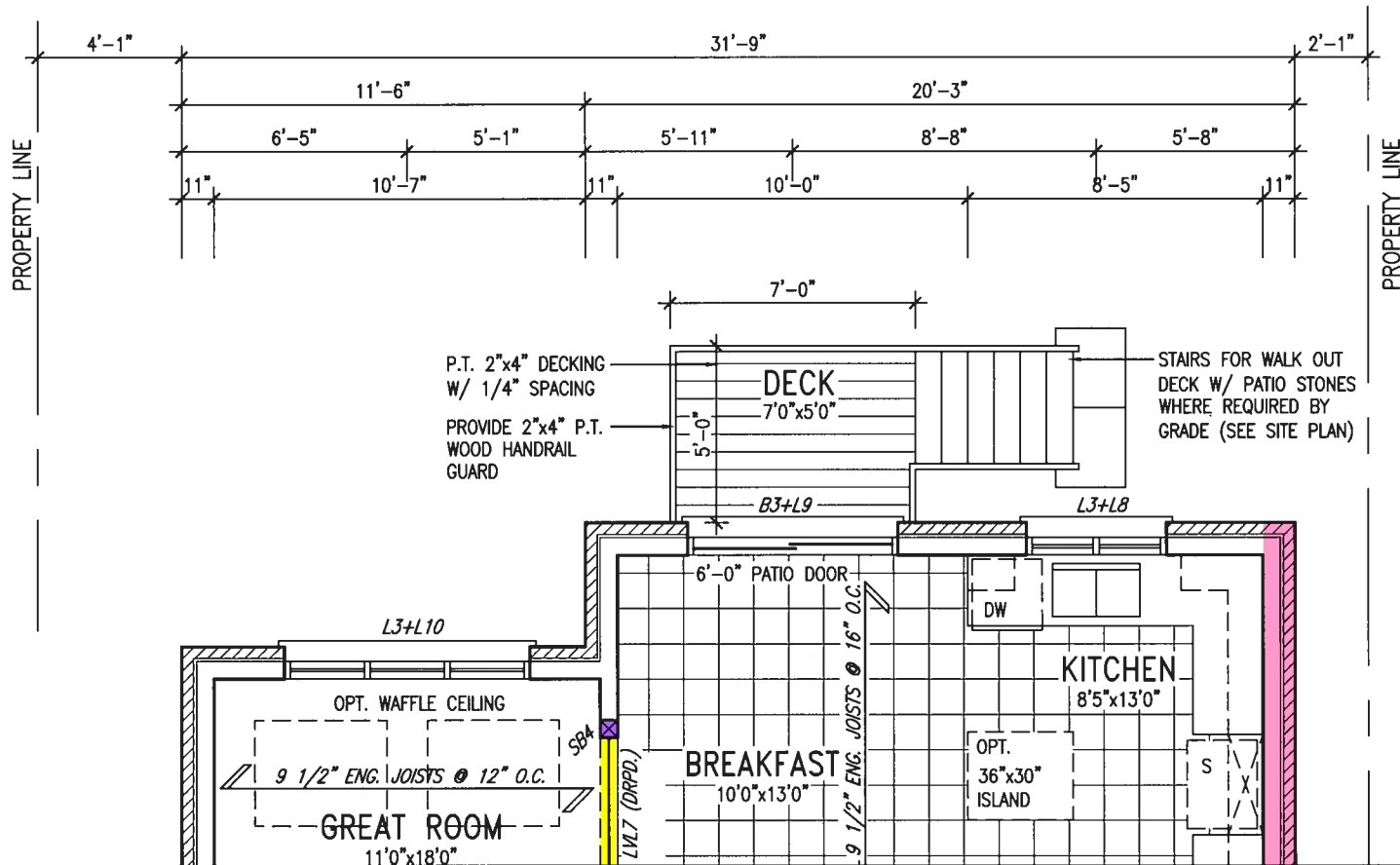
ARCHITECTURAL REVIEW & APPROVAL

JAN 26 2018

John G. Williams Limited, Architect



PART. BASEMENT PLAN EL. 'A', 'B' & 'C'
W/ 9R OR MORE W.O.D. CONDITION



PART. GROUND FLOOR PLAN EL. 'A', 'B' & 'C'
W/ 9R OR MORE W.O.D. CONDITION

NOTE:
REFER TO STANDARD FLOOR PLANS
FOR ADDITIONAL INFORMATION.

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

NOTE:
FLOOR TRUSS INFORMATION REFER TO FLOOR
TRUSS SHOP DRAWINGS FOR ALL FLOOR
FRAMING INFORMATION UNLESS OTHERWISE
NOTED.



JAN 25, 2018

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		S38-17 BAROSSA 17		project no. 16023
8	.	.	.	qualification information		project name GREEN VALLEY EAST		municipality BRADFORD, ONTARIO		
7	.	.	.	Wellington Jno-Baptiste		date SEPTEMBER,2016		PART. W.O.D. PLANS		drawing no. 18
6	.	.	.	signature BCIN		drawn by JM		checked by RC			scale 3/16" = 1'-0"
5	.	.	.	name VA3 Design Inc.		file name 16023-S38-17		RICHARD - D:\2014\14005-13045-BW\WORKING\13045-S38-1.dwg - Thu - Jan 25 2018 - 5:42 AM		
4	.	.	.	registration information 42658	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.					
3	.	.	.							
2	REVISED AS PER ENG'S COMMENTS	JAN 24-18	RC							
1	REVISED BASEMENT WALLS TO BE 10"	OCT 20/16	SB							
no.	description	date	by							

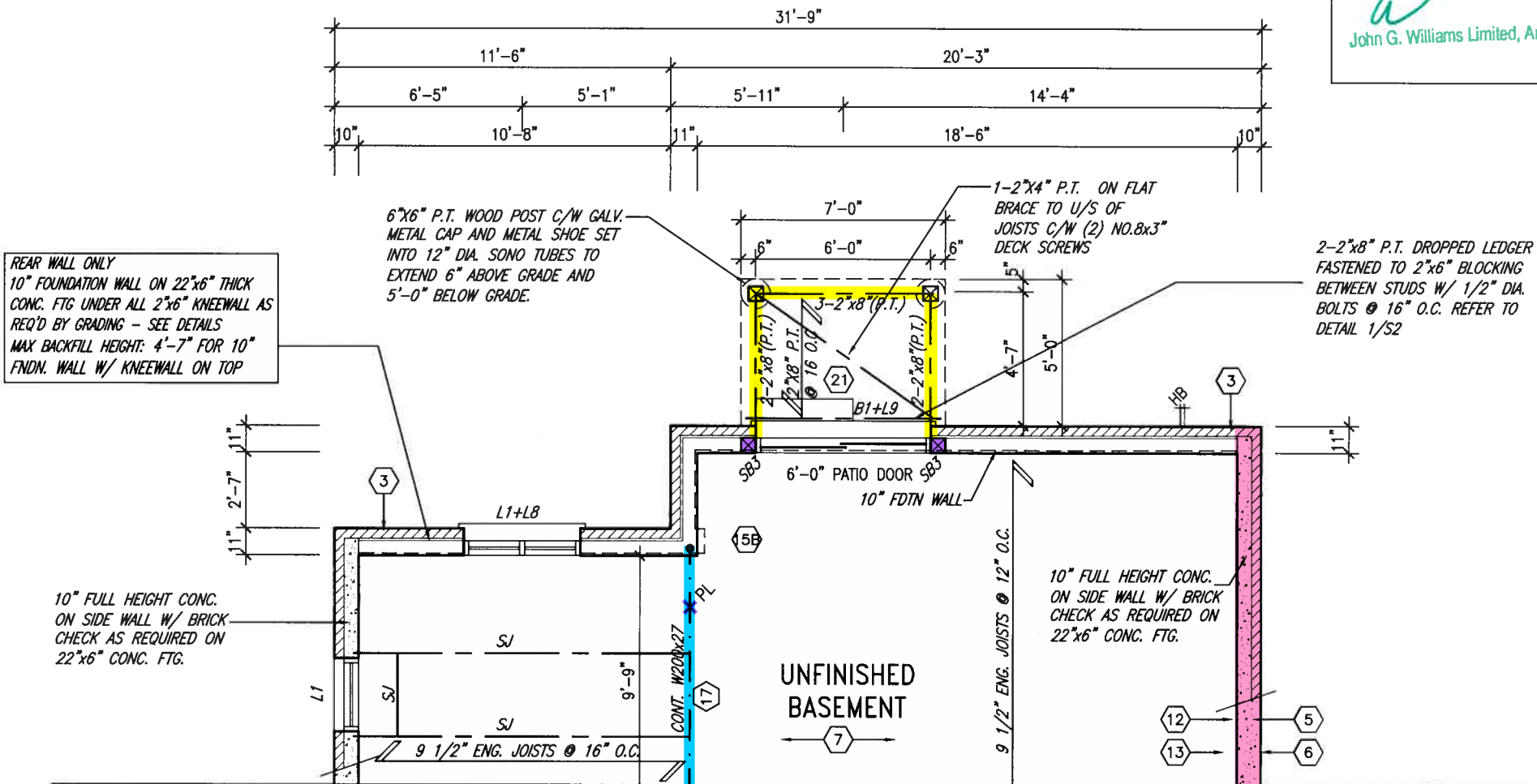
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

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

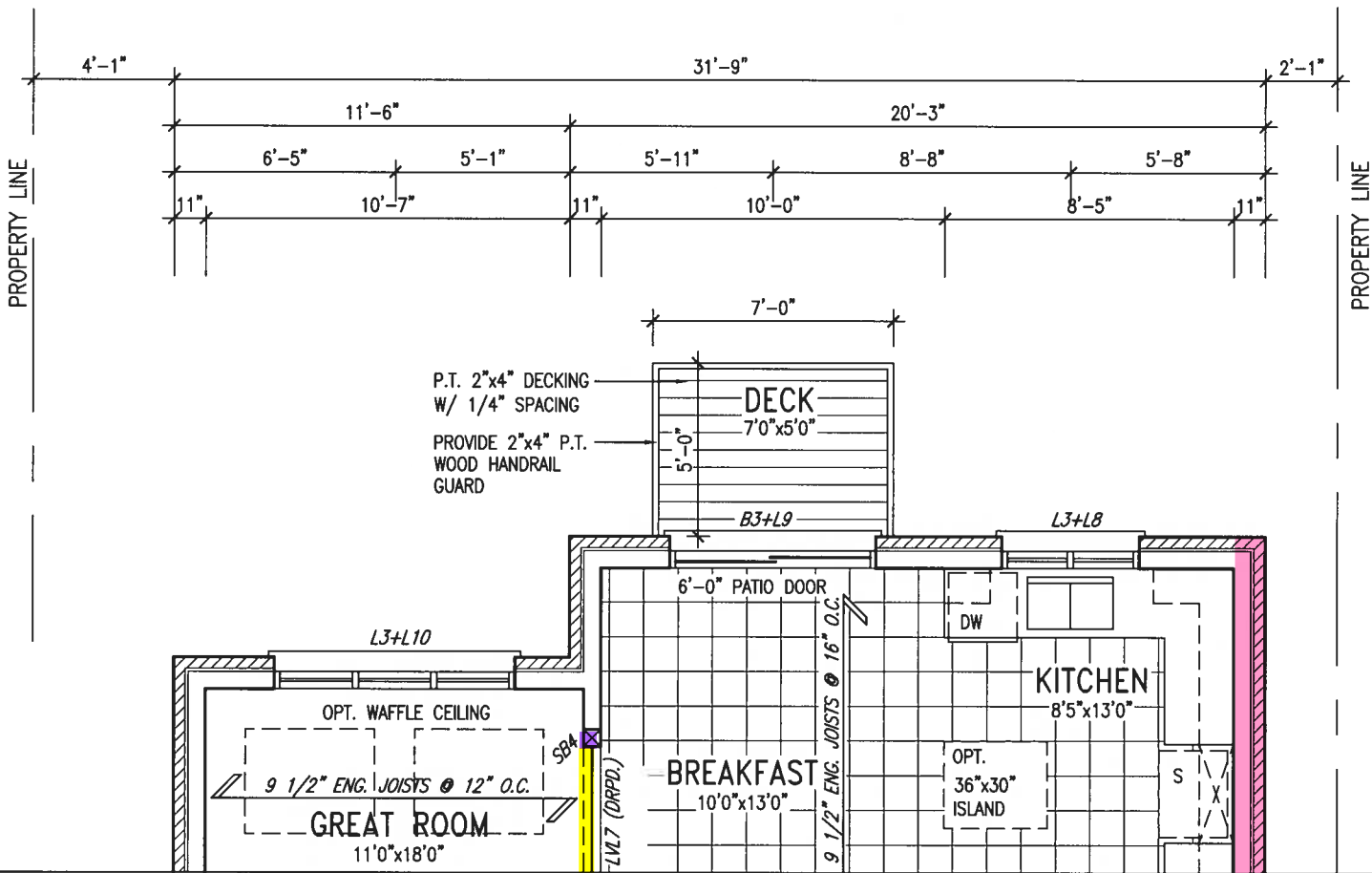
ARCHITECTURAL REVIEW & APPROVAL

JAN 26 2018

John G. Williams Limited, Architect



PART. BASEMENT PLAN EL. 'A', 'B' & 'C'
W/ W.O.B. CONDITION



PART. GROUND FLOOR PLAN EL. 'A', 'B' & 'C'
W/ W.O.B. CONDITION

NOTE:
REFER TO STANDARD FLOOR PLANS
FOR ADDITIONAL INFORMATION.

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

NOTE:
FLOOR TRUSS INFORMATION REFER TO FLOOR
TRUSS SHOP DRAWINGS FOR ALL FLOOR
FRAMING INFORMATION UNLESS OTHERWISE
NOTED.



JAN 25, 2018

9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.	.	.	qualification information
7.	.	.	Wellington Jno-Baptiste 25591
6.	.	.	name registration information BCIN
5.	.	.	VA3 Design Inc. 42658
4.	.	.	
3.	.	.	
2.	REVISED AS PER ENG'S COMMENTS	JAN 24-18	RC
1.	REVISED BASEMENT WALLS TO BE 10"	OCT 20/16	SB
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		S38-17 BAROSSA 17	
project name	GREEN VALLEY EAST	municipality	BRADFORD, ONTARIO
date	SEPTEMBER, 2016	project no.	16023
drawn by	JM	checked by	RC
scale	3/16" = 1'-0"	file name	16023-S38-17
RICHARD - D:\2014\14005-13045-BW\WORKING\13045-S38-1.dwg - Thu - Jan 25 2018 - 5:42 AM		PART. W.O.B. PLANS	
		drawing no.	
		21	

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
S38-17 ELEVATION A	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	646 S.F.	112.433 S.F.	17.40 %
LEFT SIDE	990 S.F.	49.333 S.F.	4.98 %
RIGHT SIDE	990 S.F.	63.333 S.F.	6.40 %
REAR	855 S.F.	212.667 S.F.	24.87 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3481.00 S.F.	437.77 S.F.	12.58 %
TOTAL SQ. M.	323.39 S.M.	40.67 S.M.	12.58 %

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
S38-17 ELEVATION B	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	661 S.F.	116.689 S.F.	17.65 %
LEFT SIDE	1018 S.F.	49.333 S.F.	4.85 %
RIGHT SIDE	994.66 S.F.	63.333 S.F.	6.37 %
REAR	885 S.F.	212.667 S.F.	24.03 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3558.66 S.F.	442.02 S.F.	12.42 %
TOTAL SQ. M.	330.61 S.M.	41.06 S.M.	12.42 %

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
S38-17 ELEVATION C WOB	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	635 S.F.	105.056 S.F.	16.54 %
LEFT SIDE	990 S.F.	57.33 S.F.	5.79 %
RIGHT SIDE	990 S.F.	63.333 S.F.	6.40 %
REAR	855 S.F.	212.667 S.F.	24.87 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3470.00 S.F.	438.39 S.F.	12.63 %
TOTAL SQ. M.	322.37 S.M.	40.73 S.M.	12.63 %



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

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

ARCHITECTURAL REVIEW & APPROVAL
JAN 25, 2018
John G. Williams Limited, Architect

BAYVIEW WELLINGTON		S38-17		BAROSSA 17	
project name	GREEN VALLEY EAST	municipality	BRADFORD, ONTARIO	project no.	16023
date	SEPTEMBER, 2016	checked by	RC	drawn by	WT
scale	3/16" = 1'-0"	checked by	RC	drawn by	WT
no.	description	date	by	no.	description
9				1	REVISED AS PER ENG'S COMMENTS
8				2	REVISED BASEMENT WALLS TO BE 10"
7				3	
6				4	
5				5	
4				6	
3				7	
2				8	
1				9	

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

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

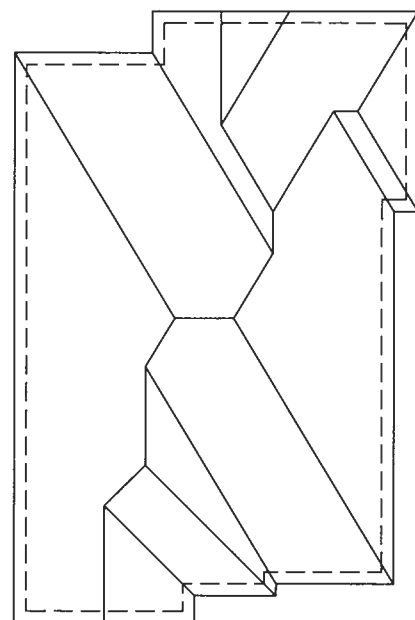
REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

ARCHITECTURAL REVIEW & APPROVAL

JAN 26 2018

John G. Williams Limited, Architect

CONVENTIONAL ROOF FRAMING FOR
ELEV A REAR UPGRADE ONLY



ROOF PLAN A UPG

ASPHALT SHINGLES
(TYP.)

VALLEY FLASHING
(TYP.)

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

BRICK SOLDIER COURSE
W/ 1/2" PROJ. (TYP.)

BRICK SOLDIER BAND W/
1/2" PROJ. (TYP.)

PRECAST CONC. SILL ON
BRICK ROWLOCK

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

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

POURED CONC. FOUNDATION
WALLS & FOOTINGS (TYP.)

PRECAST CONC.
DOOR SILL & STEP

REAR UPGRADE ELEVATION 'A'

TOP OF PLATE

TOP OF WINDOW

FIN. SECOND FLOOR

TOP OF TRANSOM

TOP OF DOOR

FIN. GROUND FLOOR

FIN. GRADE

TOP OF SLAB



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
registration information
V3 Design Inc.
BCN
42658
Contractor must verify all dimensions on the job and report any discrepancies to the Designer. The Designer is not responsible for any errors or omissions in the drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

no.	description	date	by
9			
8			
7			
6			
5			
4			
3			
2	REVISED AS PER ENG'S COMMENTS	JAN 24-18 RC	
1	REVISED BASEMENT WALLS TO BE 10"	OCT 20/16 SB	

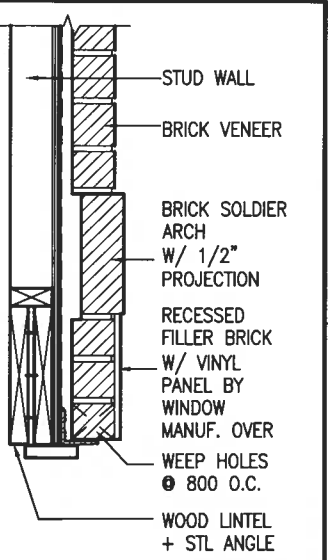
project no. 16023
drawing no. 22
project name GREEN VALLEY EAST
municipality BRADFORD, ONTARIO
elevation 'A' REAR UPGRADE
scale 3/16" = 1'-0"
checked by RC
drawn by WT
date SEPTEMBER 2016
RICHARD - D:\2014\14005-13045-BW\WORKING\13045-538-1.dwg - Thu - Jan 25 2018 - 5:42 AM

All drawings, specifications, related documents and design are the copyright property of V3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without V3 DESIGN's written permission.

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

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

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION



Y BRICK ARCH W/ VINYL
PANEL BELOW DETAIL

John G. Williams Limited, Architect

ASPHALT SHINGLES
(TYP.)

VALLEY FLASHING
(TYP.)

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

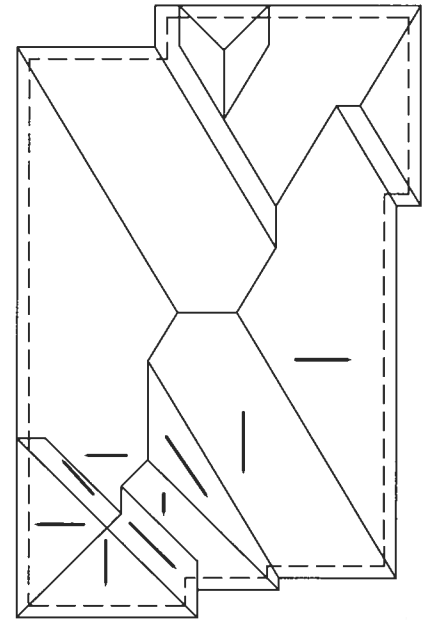
BRICK SOLDIER COURSE
W/ 1/2" PROJ. (TYP.)

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

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

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

PRECAST CONC.
DOOR SILL & STEP



ROOF PLAN B UPG

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

6'-10"
8'-1"
6'-10"
9'-11"
8'-5"

REAR UPGRADE ELEVATION 'B'

BAYVIEW WELLINGTON		S38-17 BAROSSA 17	
project name	GREEN VALLEY EAST	municipality	BRADFORD, ONTARIO
project no.	16023	drawing no.	23
date		ELEVATION 'B' REAR UPGRADE	
drawn by		checked by	
WT		RC	
scale		3/16" = 1'-0"	
file name		16023-S38-17	
date		16023-2018-01-25	
author		S. J. BOYD	
date		JAN 25 2018 - 5:42 AM	
description		REVISED AS PER ENG'S COMMENTS	
date		JAN 24-18 RC	
description		REVISED BASEMENT WALLS TO BE 10"	
date		OCT 20/16 SB	

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

qualification information

Wellington Jno-Baptista 25591 BCN

name registration information

VAS Design Inc. 42668 BCN

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'-3" 1'-0" 1'-3" 1'-3" 1'-3" 1'-0"

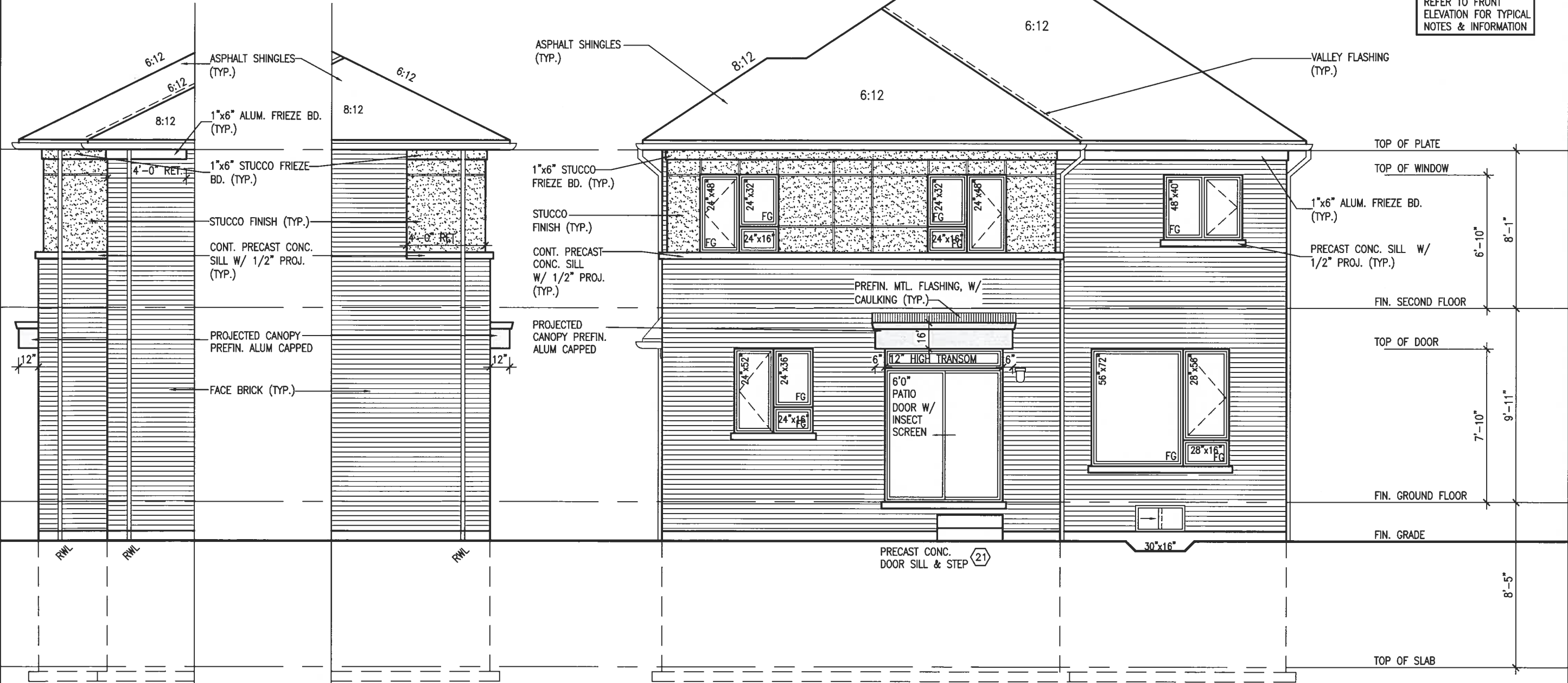


It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

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

ARCHITECTURAL REVIEW & APPROVAL
JAN 26 2018
John G. Williams Limited, Architect

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION



LEFT SIDE ELEVATION 'C' UPG

RIGHT SIDE ELEVATION 'C' UPG

REAR UPGRADE ELEVATION 'C'

project no. 16023		drawing no. 24	
project name S38-17 BAROSSA 17		municipality BRADFORD, ONTARIO	
project name BAYVIEW WELLINGTON		municipality BRADFORD, ONTARIO	
project name GREEN VALLEY EAST		municipality BRADFORD, ONTARIO	
date SEPTEMBER 2016		scale 3/16" = 1'-0"	
checked by RC		scale 3/16" = 1'-0"	
drawn by WT		scale 3/16" = 1'-0"	
project name ELEVATION 'C' REAR UPGRADE		municipality BRADFORD, ONTARIO	
project name VA3 DESIGN		municipality BRADFORD, ONTARIO	
project name 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.530.2255 f 416.530.4782 va3design.com		project name 25591	
project name Wellington Jno-Baptiste		project name 42658	
project name VA3 Design Inc.		project name 42658	
project name JAN 24-18 RC		project name OCT 20/16 SB	
project name REVISD AS PER ENG'S COMMENTS		project name TO BE 10"	
project name 1 REVISED BASEMENT WALLS		project name TO BE 10"	
project name no.		project name description	

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

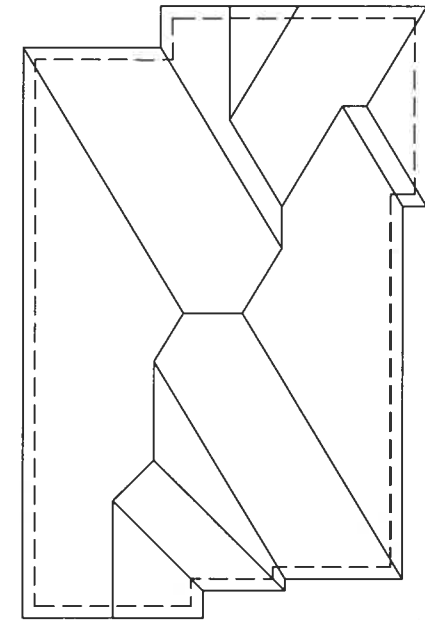
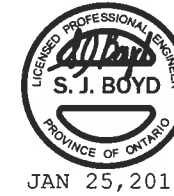


All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission

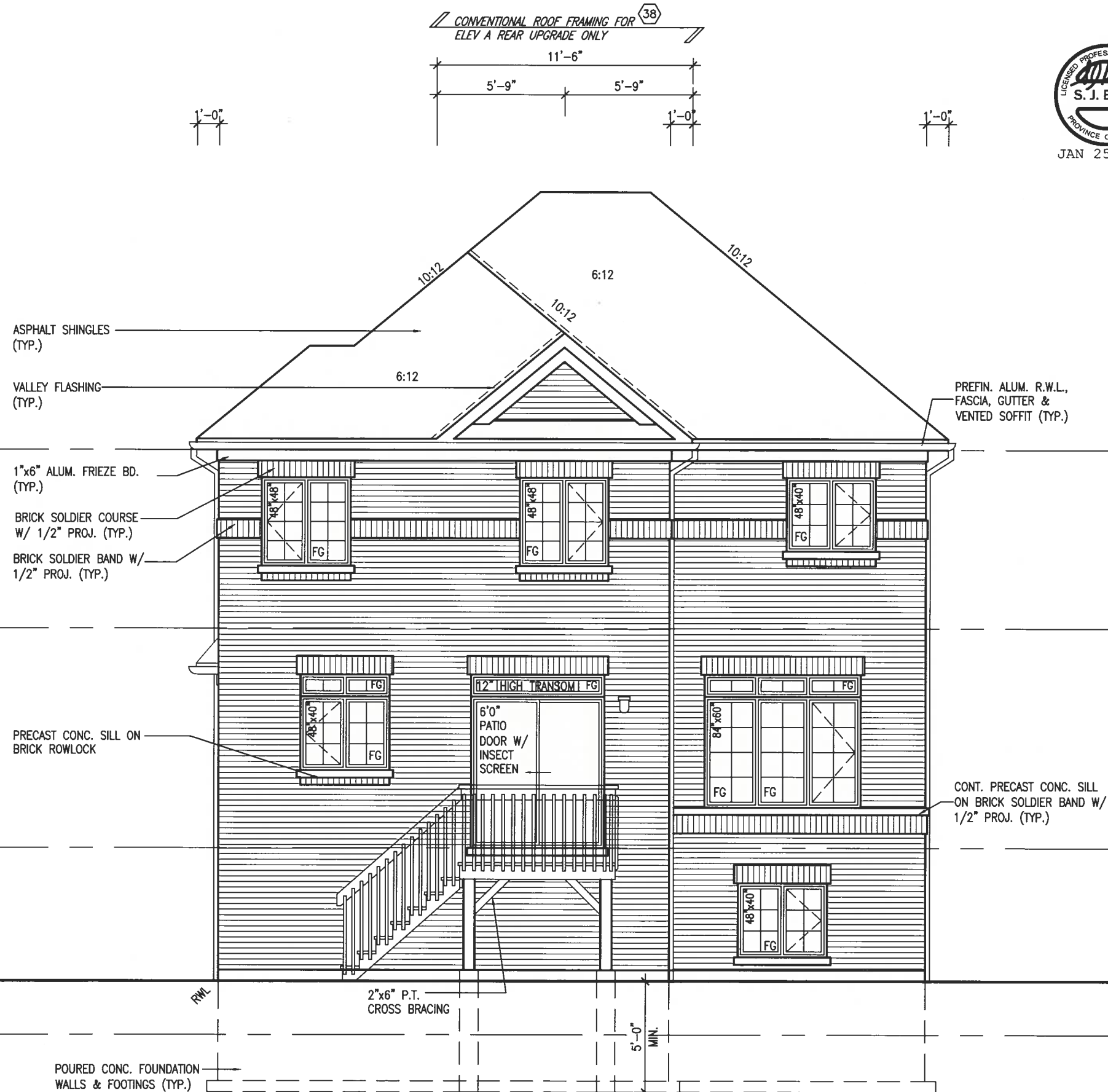
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILIMBURY.

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

John G. Williams Limited, Architect



ROOF PLAN A



REAR UPGRADE ELEVATION 'A' W.O.D.

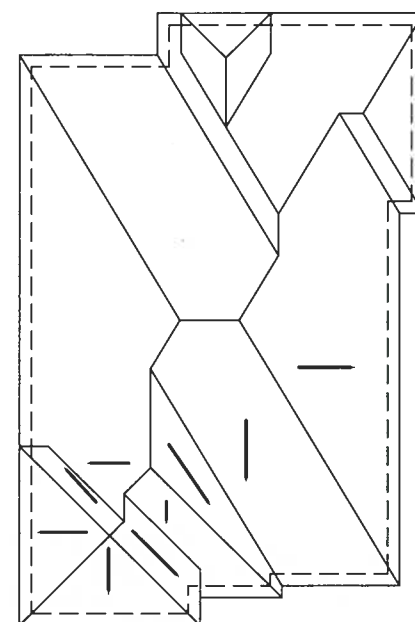
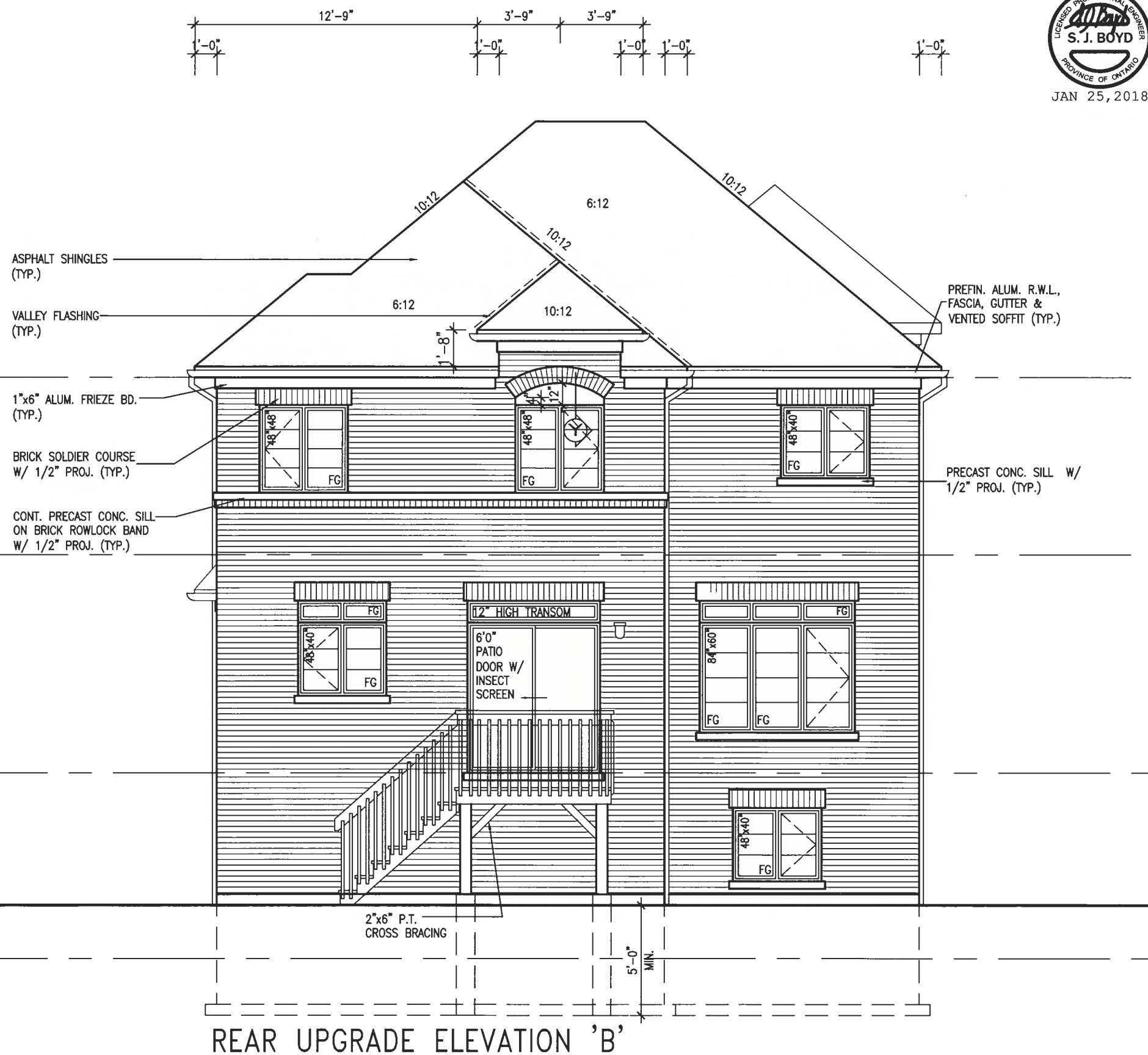
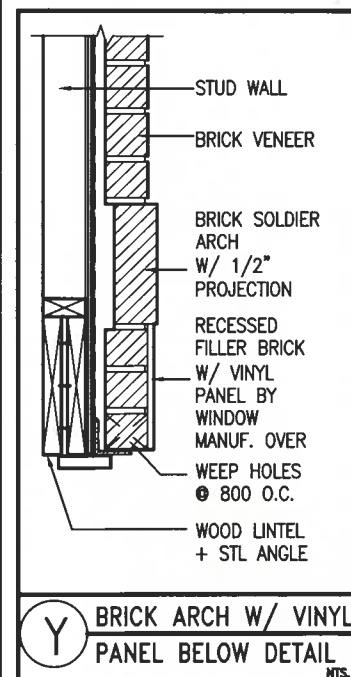
[illegible]

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

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

CULTURAL REVIEW & APPROVAL
JAN 26 2018

John G. Williams Limited, Australia



ROOF PLAN B



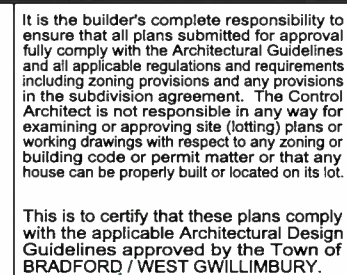
JAN 25, 2018

9	.	The redesigned has reviewed and ideas responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	25591
8	.	qualification information	BCN
7	.		
6	.	Wellington Jno-Baptiste	
5	.	name	signature
4	.	registration information	42658
3	.	VA3 Design Inc.	
2	REVISD AS PER ENG'S COMMENTS	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 BASEMENT WALLS TO BE 10"		
description	date	by	
	JAN 24-18	RC	
	OCT 20/16	SB	

determines specifications related documents and design are the copyright owner of V&J DESIGN. Reproduction of this document in whole or in part is strictly prohibited without V&J DESIGN's written permission.

RICHARD = U. / 2014 / 1000-1000-B / MORNING / 1040-330 / DWG	III	JULI 23	2016	= 3.7Z
--	-----	---------	------	--------

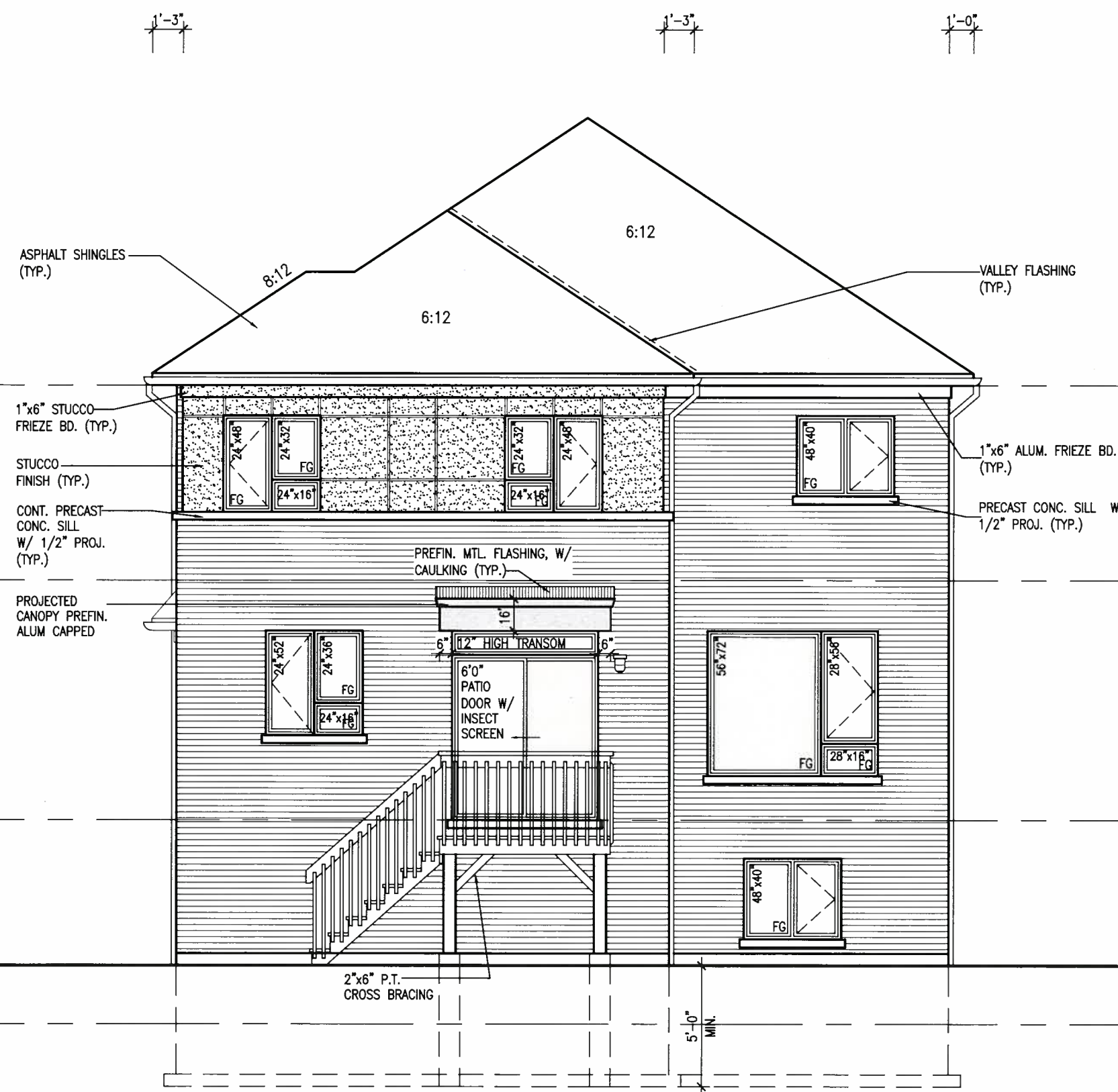
rsd@vsgm.com



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

STRUCTURAL REVIEW & APPROVAL
JAN 26 2018
Williams Limited, Architect

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION



REAR UPGRADE ELEVATION 'C' W.O.D.

Diagram showing vertical dimensions for a building section:

- TOP OF PLATE
- TOP OF WINDOW
- FIN. SECOND FLOOR
- TOP OF DOOR
- FIN. GROUND FLOOR
- TOP OF WINDOW
- FIN. GRADE
- TOP OF SLAB

Dimensions (from top to bottom):

- 6'-10"
- 8'-11"
- 7'-10"
- 9'-11"
- 6'-10"
- 8'-5"

BAYVIEW WELLINGTON	S38-17 BAROSSA 17
<div> <div> multiplicity </div> <div> project no. </div> </div>	



Wellington Jno-Baptiste 25591

[illegible][illegible]

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

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

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

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

ARCHITECTURAL REVIEW & APPROVAL
JAN 26 2018
John G. Williams Limited, Architect

ASPHALT SHINGLES (TYP.)

VALLEY FLASHING (TYP.)

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

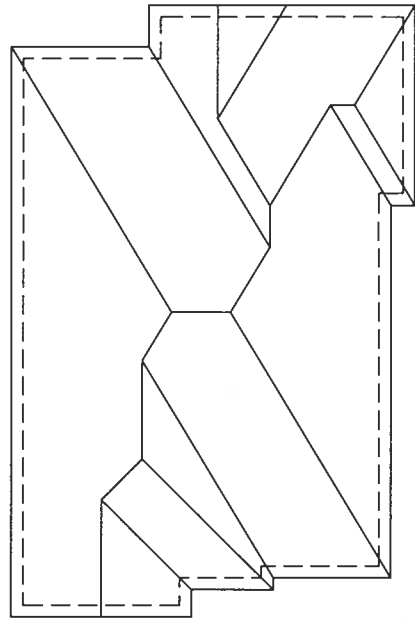
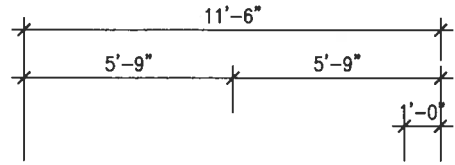
BRICK SOLDIER COURSE W/ 1/2" PROJ. (TYP.)

BRICK SOLDIER BAND W/ 1/2" PROJ. (TYP.)

PRECAST CONC. SILL ON BRICK ROWLOCK

POURED CONC. FOUNDATION WALLS & FOOTINGS (TYP.)

CONVENTIONAL ROOF FRAMING FOR ELEV A REAR UPGRADE ONLY



ROOF PLAN A



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

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

EXT. LIGHT

TOP OF PLATE

TOP OF WINDOW

FIN. SECOND FLOOR

TOP OF TRANSOM

TOP OF DOOR

FIN. GROUND FLOOR

TOP OF WINDOW

FIN. GRADE

TOP OF SLAB

REAR UPGRADE ELEVATION 'A' W.O.B.

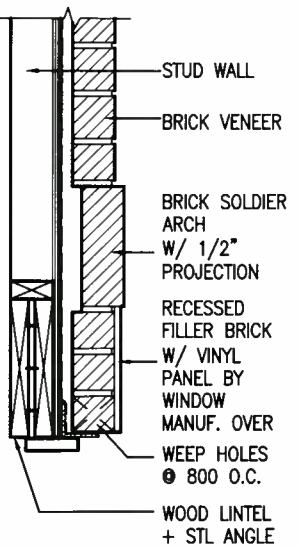
BAYVIEW WELLINGTON		S38-17 BAROSSA 17	
project name	GREEN VALLEY EAST	municipality	BRADFORD, ONTARIO
project no.	16023	drawing no.	29
date	SEPTEMBER 2016	checked by	RC
drawn by	WT	scale	3/16" = 1'-0"
file name	16023-S38-17		
date	JAN 25 2018 - 5:42 AM		
ELEVATION 'A' REAR UPGRADE W.O.B.			
RICHARD - D:\2014\14005-13045-BW WORKING\13045-538-1.dwg - Thu - Jan 25 2018 - 5:42 AM			
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 BCN			
name registration information			
VAS Design Inc. 42658			
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			
2. REVISED AS PER ENG'S COMMENTS			
1. REVISED BASEMENT WALLS TO BE 10"			
no.	description	date	by
9.			
8.			
7.			
6.			
5.			
4.			
3.			
2.			
1.			

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

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

ARCHITECTURAL REVIEW & APPROVAL
JAN 26 2018
John G. Williams Limited, Architect

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION



Y BRICK ARCH W/ VINYL
PANEL BELOW DETAIL

ASPHALT SHINGLES
(TYP.)

VALLEY FLASHING
(TYP.)

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

BRICK SOLDIER COURSE
W/ 1/2" PROJ. (TYP.)

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

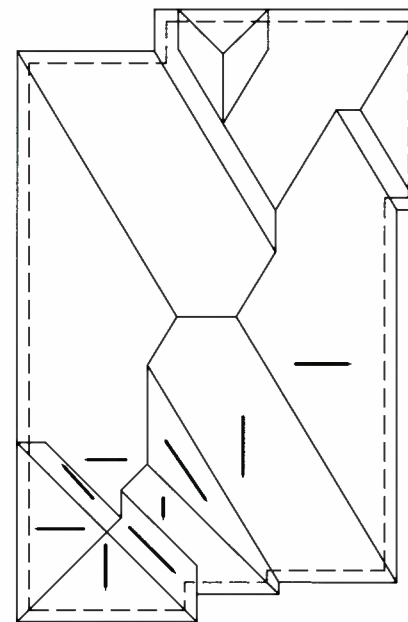
PREFIN. ALUM. R.W.L.,
FASCIA, GUTTER &
VENTED SOFFIT (TYP.)

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

REAR UPGRADE
ELEVATION 'B'

2"x6" P.T.
CROSS BRACING

MUNTIN BAR STYLE
TO BE CONSISTENT



ROOF PLAN B

TOP OF PLATE

TOP OF WINDOW

FIN. SECOND FLOOR

TOP OF TRANSOM

TOP OF DOOR

FIN. GROUND FLOOR

TOP OF WINDOW

FIN. GRADE

TOP OF SLAB

VA3
DESIGN

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

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

no.	description	date	by
9			
8			
7			
6			
5			
4			
3			
2	REVISED AS PER ENG'S COMMENTS	JAN 24-18 RC	
1	REVISED BASEMENT WALLS TO BE 10"	OCT 20/16 SB	

BAYVIEW WELLINGTON

S38-17
BAROSSA 17

municipality

BRADFORD, ONTARIO

project name

GREEN VALLEY EAST

project no.

16023

drawing no.

30

date

SEPTEMBER, 2016

checked by

RC

scale

3/16" = 1'-0"

drawn by

WT

file name

16023-S38-17

title

ELEVATION 'B' REAR UPGRADE

W.O.B.

project no.

16023

drawing no.

30

date

SEPTEMBER, 2016

checked by

RC

scale

3/16" = 1'-0"

drawn by

WT

file name

16023-S38-17

title

ELEVATION 'B' REAR UPGRADE

W.O.B.

project no.

16023

drawing no.

30

date

SEPTEMBER, 2016

checked by

RC

scale

3/16" = 1'-0"

drawn by

WT

file name

16023-S38-17

title

ELEVATION 'B' REAR UPGRADE

W.O.B.

project no.

16023

drawing no.

30

date

SEPTEMBER, 2016

checked by

RC

scale

3/16" = 1'-0"

drawn by

WT

file name

16023-S38-17

title

ELEVATION 'B' REAR UPGRADE

W.O.B.

project no.

16023

drawing no.

30

date

SEPTEMBER, 2016

checked by

RC

scale

3/16" = 1'-0"

drawn by

WT

file name

16023-S38-17

title

ELEVATION 'B' REAR UPGRADE

W.O.B.

project no.

16023

drawing no.

30

date

SEPTEMBER, 2016

checked by

RC

scale

3/16" = 1'-0"

drawn by

WT

file name

16023-S38-17

title

ELEVATION 'B' REAR UPGRADE

W.O.B.

project no.

16023

drawing no.

30

date

SEPTEMBER, 2016

checked by

RC

scale

3/16" = 1'-0"

drawn by

WT

file name

16023-S38-17

title

ELEVATION 'B' REAR UPGRADE

W.O.B.

project no.

16023

drawing no.

30

date

SEPTEMBER, 2016

checked by

RC

scale

3/16" = 1'-0"

drawn by

WT

file name

16023-S38-17

title

ELEVATION 'B' REAR UPGRADE

W.O.B.

project no.

16023

drawing no.

30

date

SEPTEMBER, 2016

checked by

RC

scale

3/16" = 1'-0"

drawn by

WT

file name

16023-S38-17

title

ELEVATION 'B' REAR UPGRADE

W.O.B.

project no.

16023

drawing no.

30

date

SEPTEMBER, 2016

checked by

RC

scale

3/16" = 1'-0"

drawn by

WT

file name

16023-S38-17

title

ELEVATION 'B' REAR UPGRADE

W.O.B.

project no.

16023

drawing no.

30

date

SEPTEMBER, 2016

checked by

RC

scale

3/16" = 1'-0"

drawn by

WT

file name

16023-S38-17

title

ELEVATION 'B' REAR UPGRADE

W.O.B.

project no.

16023

drawing no.

30

date

SEPTEMBER, 2016

checked by

RC

scale

3/16" = 1'-0"

drawn by

WT

file name

16023-S38-17

title

ELEVATION 'B' REAR UPGRADE

W.O.B.

project no.

16023

drawing no.

30

date

SEPTEMBER, 2016

checked by

RC

scale

3/16" = 1'-0"

drawn by

WT

file name

16023-S38-17

title

ELEVATION 'B' REAR UPGRADE

W.O.B.

project no.

16023

drawing no.

30

date

SEPTEMBER, 2016

checked by

RC

scale

3/16" = 1'-0"

drawn by

WT

file name

16023-S38-17

title

ELEVATION 'B' REAR UPGRADE

W.O.B.

project no.

16023

drawing no.

30

date

SEPTEMBER, 2016

checked by

RC

scale

3/16" = 1'-0"

drawn by

WT

file name

16023-S38-17

title

ELEVATION 'B' REAR UPGRADE

W.O.B.

project no.

16023

drawing no.

30

date

SEPTEMBER, 2016

checked by

RC

scale

3/16" = 1'-0"

drawn by

WT

file name

16023-S38-17

title

ELEVATION 'B' REAR UPGRADE

W.O.B.

project no.

16023



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

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

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

ARCHITECTURAL REVIEW & APPROVAL
 JAN 26 2018
 John G. Williams Limited, Architects
 REFER TO FRONT

BAYVIEW WELLINGTON		S38-17 BAROSSA 17	
project name GREEN VALLEY EAST	municipality BRADFORD, ONTARIO	project no. 16023	
date SEPTEMBER, 2016	checked by RC	scale 3/16" = 1'-0"	drawing no. 31
stream by WT	elevation 'C' REAR UPGRADE	file name 16023-S38-17	date 2014\14005-13045-BW WORKING\13045-S38.dwg - Thu - Jan 25 2018 - 5:42:AM

V3
DESIGN
255 Consumers Rd. Suite 1
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4163
va3design.com

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

Signature _____
Printed Name _____

Qualification Information
Wellington Jno-Baptiste

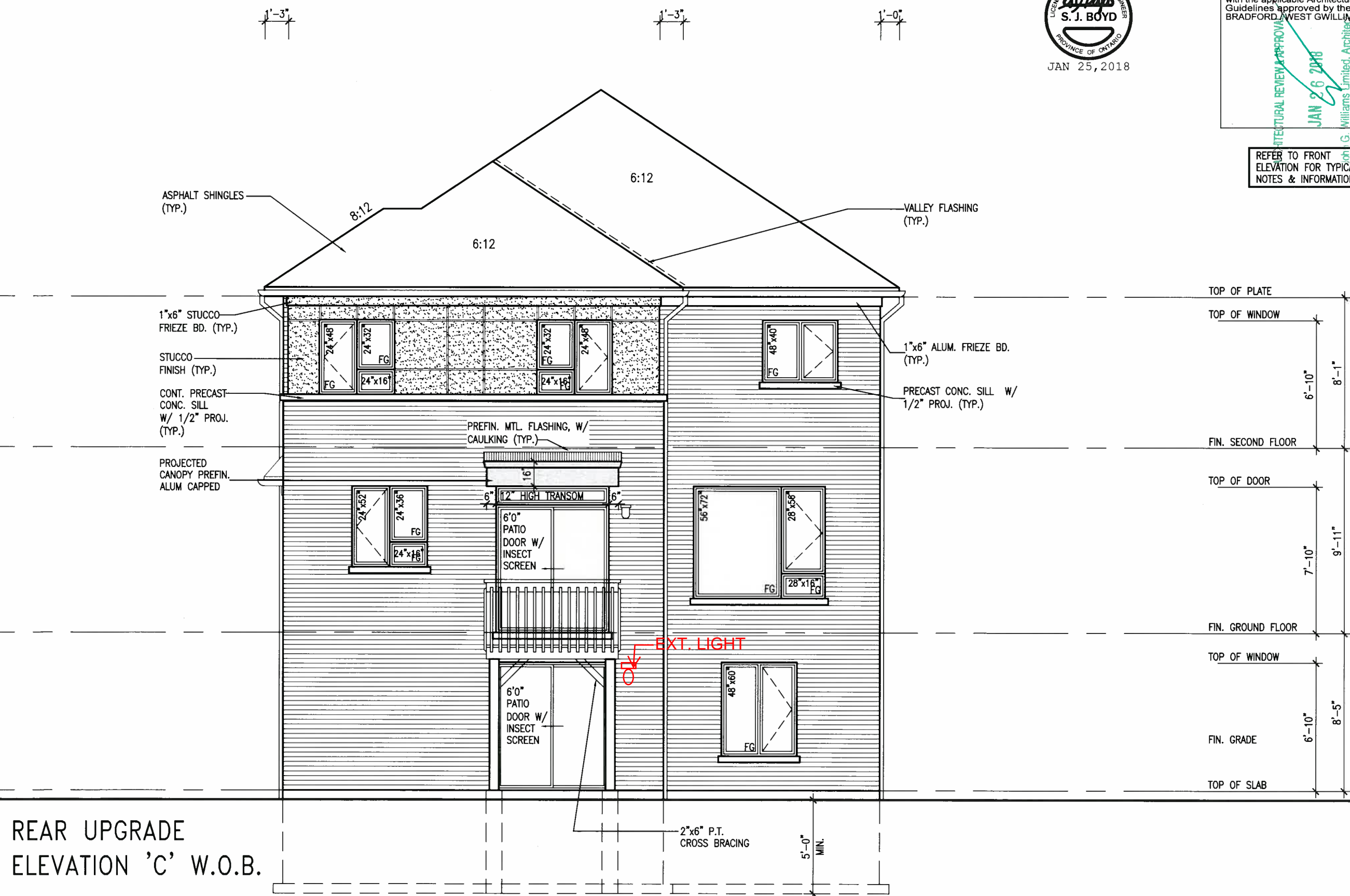
Registration information
WAS Design Inc.

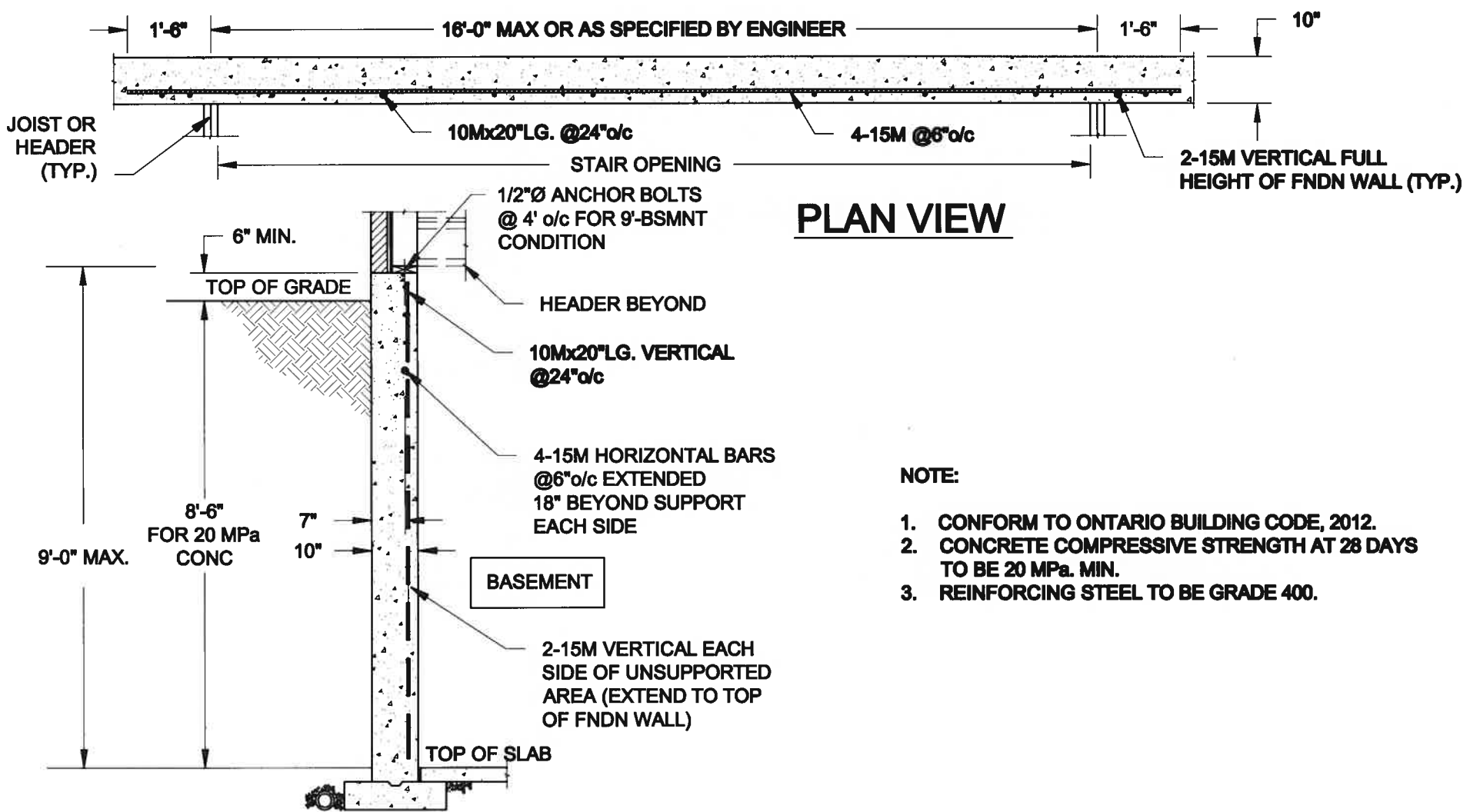
BORN _____
25591
42658

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings are subject to change without notice. The liability of the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	.	.	.
3	.	.	.
2	REVISED AS PER ENG'S COMMENTS		
1	REVISED BASEMENT WALLS TO BE 10"		
no.	description	date	by
		OCT 20/16	SB
		JAN 24-18	RC

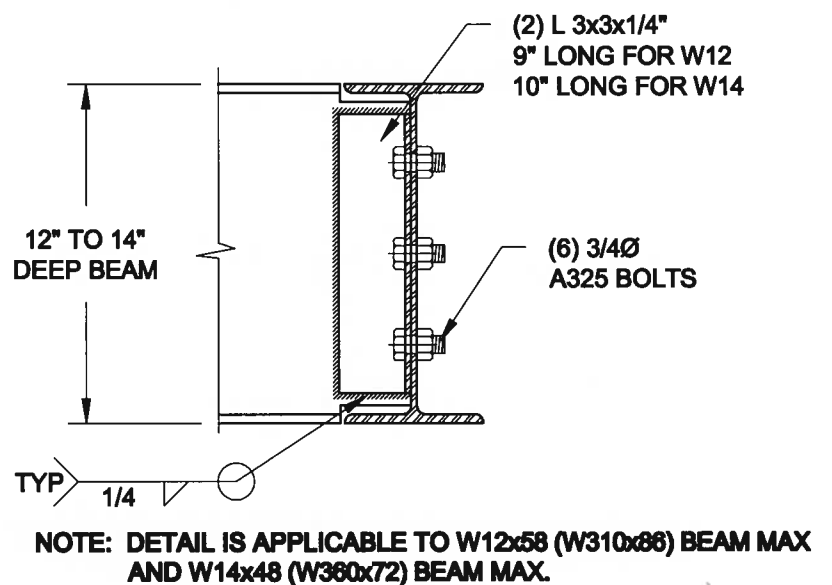
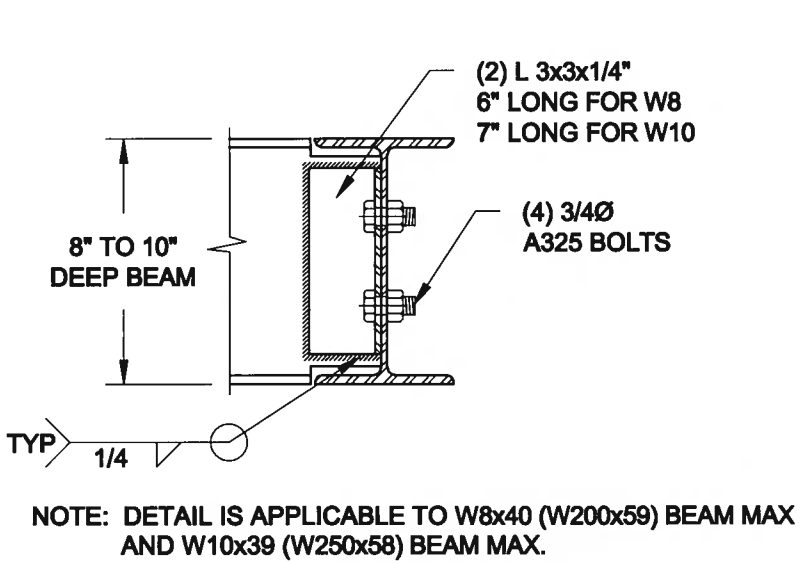
All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.





1 LATERALLY UNSUPPORTED WALL

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



2 STEEL BEAM CONNECTION DETAIL

SCALE: 1-1/2" = 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 - SINGLES
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS

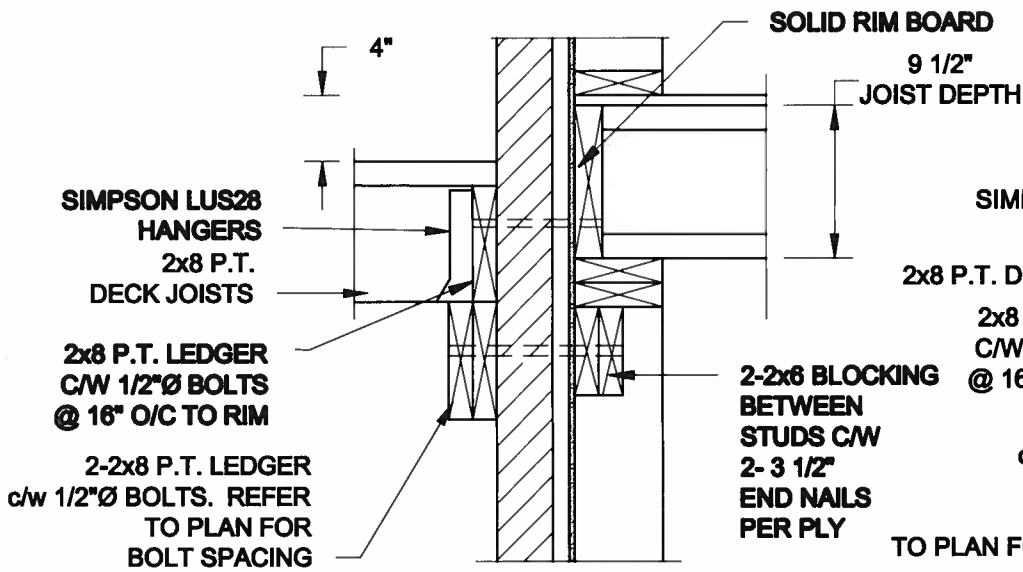
Project No.:

17-215

Drawing No.:

S1

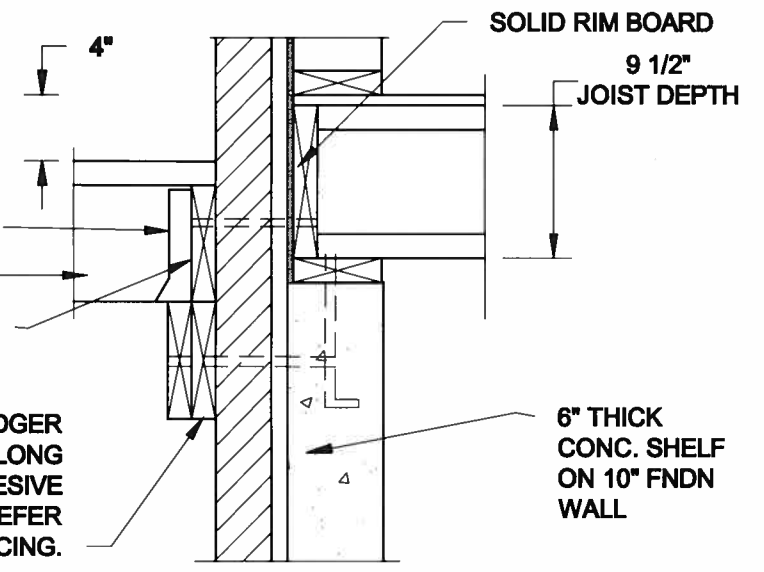
FOR 9 1/2" JOIST DEPTH



1A
S2

DECK FASTENING DETAIL

SCALE: 1" = 1'-0"

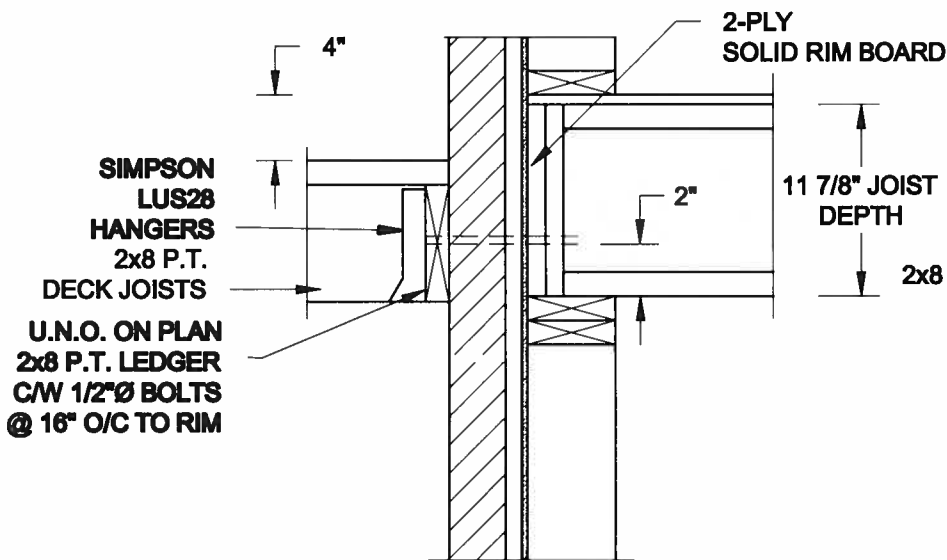


1B
S2

DECK FASTENING DETAIL

SCALE: 1" = 1'-0"

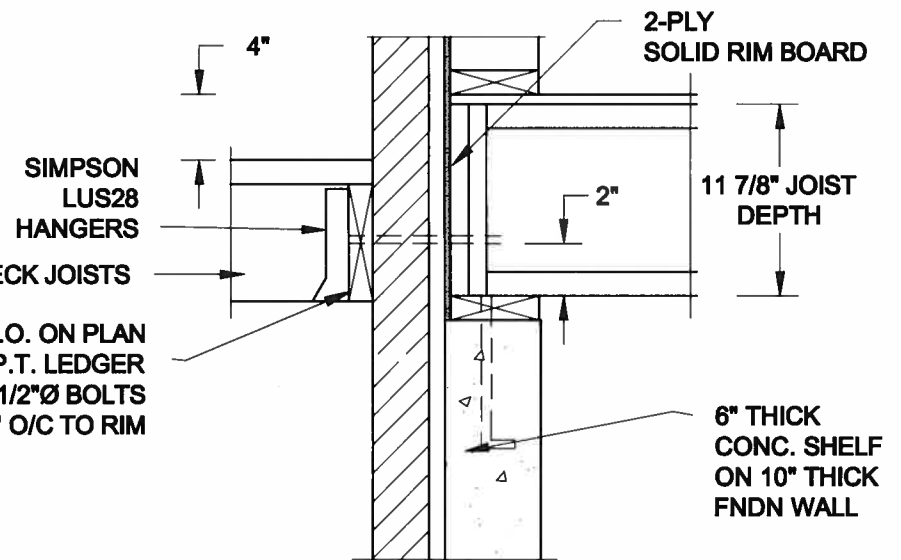
FOR 11 7/8" JOIST DEPTH



1C
S2

DECK FASTENING DETAIL

SCALE: 1" = 1'-0"



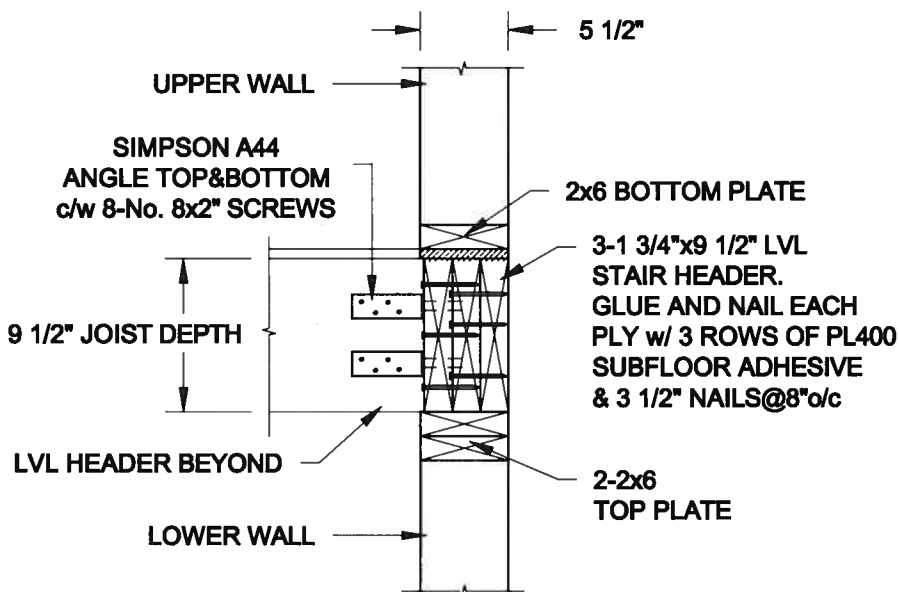
1D
S2

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"x8" THICK UNLESS NOTED OTHERWISE ON PLAN.

FOR 9 1/2" JOIST DEPTH

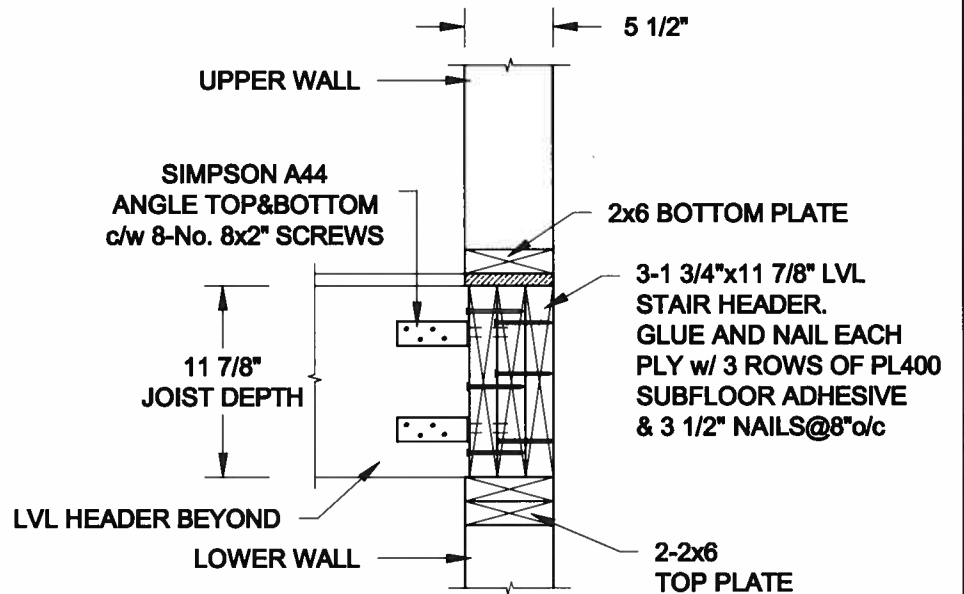


2A
S2

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

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 "T" CLIPS. APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL, (EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") c/c ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.).

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

2A. RESERVED

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

2C. RESERVED

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

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

3. **BRICK VENEER CONSTRUCTION (2"x8") (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



JAN 11, 2018

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

- 3C. **STUCCO WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)**
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT 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"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 BITUMINOUS DAMPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2820 (9'-3") ON 560x155 (22"x6") CONTINUOUS KEYED CONC. FTG. BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN. BEARING CAPACITY OF 150KPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED.
STOREYS SUPPORTED) W/ MASONRY VENEER) W/ SIDING ONLY

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

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

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

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

7. **BASEMENT SLAB OBC 9.3.1.6.(1)(b), 9.16.4.5.(1), 9.25.3.3.(15)**
80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 20MPa. (3000psi) CONC. WITH DAMPROOFING 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 EQUIVALENT. 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")

11. **HANDRAILS -OBC. 9.8.7.-**
FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION .
INTERIOR GUARDS -OBC. 9.8.8.-
INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH
EXTERIOR GUARDS - OBC. 9.8.8.
900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (71"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71").

12. **SILL PLATE - OBC. 9.23.7.**
38x89 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C., CAULKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FDTN. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.
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 DAMPROOF 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.

13. **BEARING STUD PARTITION**
38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPROOFING 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.

14. **STEEL BEARING COLUMN (SEE O.B.C. 9.15.3.3)**
89mm (3-1/2") DIA x 3.0mm (0.118) SINGLE WALL TUBE TYPE 2 ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kN (16,000lbs.) AT A MAX. EXTENSION OF 2318mm (7'-7 1/2") CONFORMING TO CAN/CGSB 7-2.94, AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 870x870x10 (34"x34"x1/4") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 KPa. MINIMUM AND AS PER SOILS REPORT.

15. **STEEL BEARING 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.

- 15A. **STEEL COLUMN**
90mm (3-1/2") DIA x 4.78mm (1/88) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x2"x2") FIELD WELD COL. TO BASE PLATE.

- 15B. **STEEL COLUMN**
90mm (3-1/2") DIA x 4.78mm (1/88) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x2"x2") FIELD WELD COL. TO BASE PLATE.

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

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

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

19. **GARAGE CEILINGS/INTERIOR WALLS**
13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.16. WALLS (R22), CEILINGS (R31). REFER TO SB-12, TABLE 3.1.1.2.A. FOR REQUIRED THERMAL INSULATION.

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

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

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

23. **INSULATED ATTIC ACCESS (OBC-9.19.2.1 & SB12-3.1.1.8)**
ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x10mm (21 1/2"x24") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL. BACKING.

24. **FIREPLACE CHIMNEYS - OBC. 9.2.1.**
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.

28. **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).

29. **BEARING WOOD POST (BASEMENT) (OBC 9.17.4.4)**
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 9.23.4. *)

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. REIN. WITH 10M BAR @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB. MIN. 30mm (1 1/4") COVER. 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDTN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDTN. WALLS. PROVIDE (L7) LINTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.

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

38. **CONVENTIONAL ROOF FRAMING (2.0Kpa. SNOW LOAD)**
38x140 (2"x6") RAFTERS @ 400mm (16") O.C. FOR MAX 11'-7" SPAN, 38x184 (2"x8") RIDGE BOARD, 38x89 (2"x4") COLLAR TIES AT MIDSPANS, CEILING JOISTS TO BE 38x89 (2"x4") @ 400mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 400 (16") O.C. FOR MAX. 4450mm (14'-7") SPAN.
RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 600mm (24") O.C. WITH A 38x89 (2"x4") CENTRE POST TO THE TRUSS BELOW, LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

GENERAL NOTES

- WINDOWS:** 1) **MINIMUM BEDROOM WINDOW -OBC. 9.9.10.1.-**
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m² UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3").
2) **WINDOW GUARDS -OBC. 9.8.8.1.(6).**
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")
3) **EXTERIOR WINDOWS**
SHALL COMPLY WITH OBC DIV.-8 9.7.3. & SB12-3.1.1.9

- GENERAL:** 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. 8. & 2.2. SEE MECHANICAL DRAWINGS.
2) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2. & 5.6.2.2.(3) AND MUNICIPAL STANDARDS.
3) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.
4) **STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM**
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3, 3.8.3.8.(1)(d) & 3.8.3.13.(1)(f). SEE DETAILS.
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 9.2.5.3.

- 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 20E -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 (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 DAMPROOFING 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.

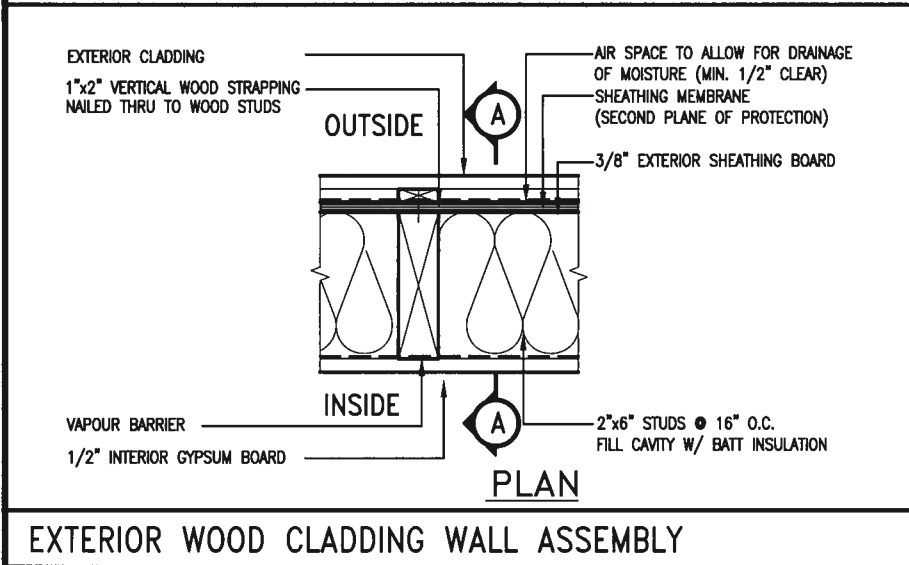
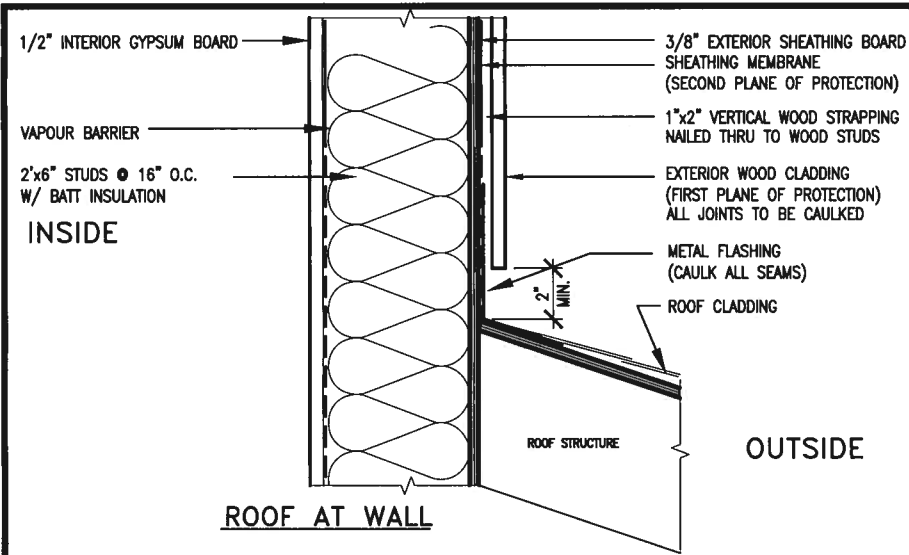
- STUCCO:** 1) ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

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)
	SJ SINGLE JOIST		P.T. PRESSURE TREATED LUMBER
	DJ DOUBLE JOIST		G.T. GIRDER TRUSS BY ROOF TRUSS MANUF.
	TJ TRIPLE JOIST		
	LVL LAMINATED VENEER LUMBER		
	POINT LOAD FROM ABOVE		
	FLAT ARCH		CURVED ARCH
	M.C. MEDICINE CABINET (RECESSED)		
	DOUBLE VOLUME WALL. SEE NOTE 39		CONCRETE BLOCK WALL
	Solid WOOD BEARING (SPRUCE No. 2). Solid BEARING TO BE AS WIDE AS SUPPORTED MEMBER OR AS DIRECTED BY STRUCTURAL ENGINEER.		
	Solid WOOD BEARING TO MATCH FROM ABOVE		
	ELECTRIC VEHICLE CHARGING SYSTEM (EVCS). ROUGH-IN FOR FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT (CHARGING SYSTEM) TO BE INSTALLED. ROUGH-IN SHALL INCLUDE: <ul style="list-style-type: none">• 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.		

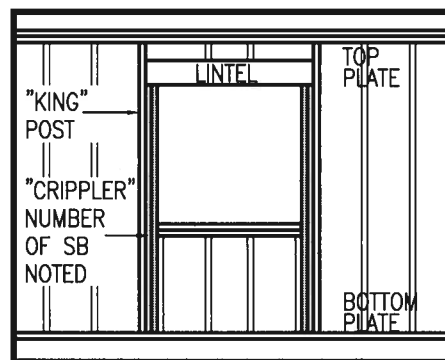
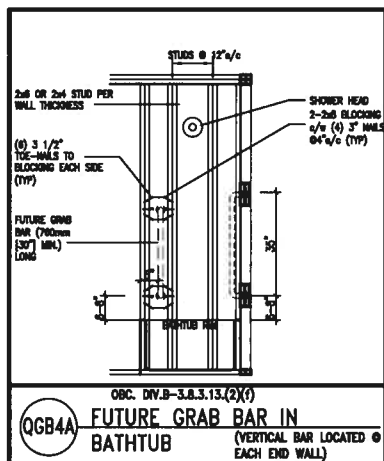
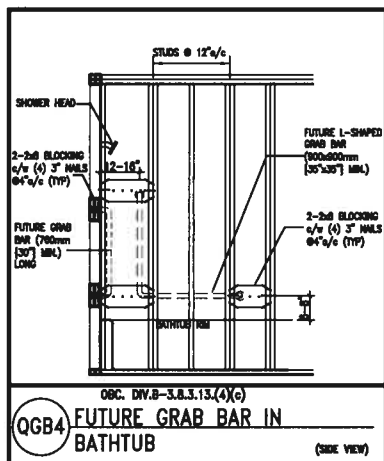
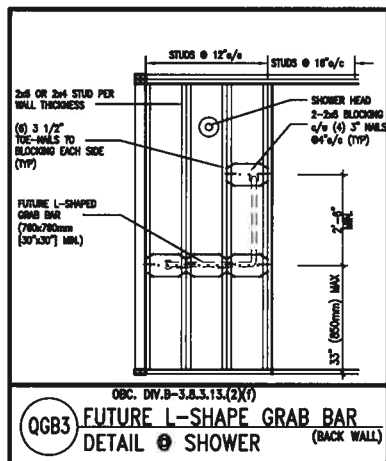
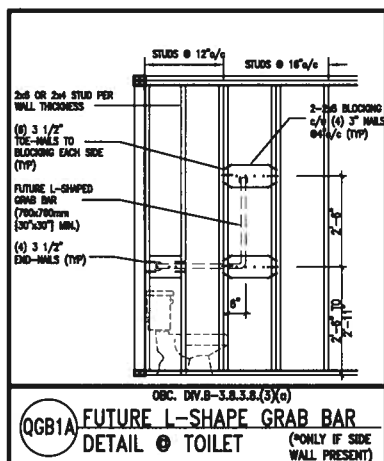
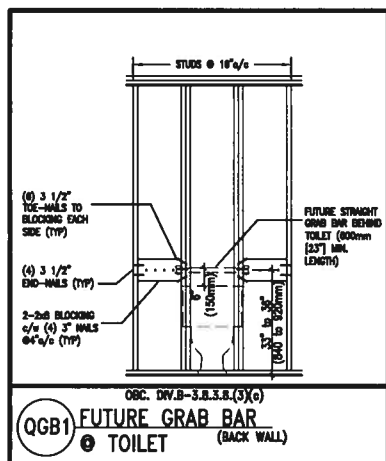
- SOIL GAS/ RADON CONTROL (OBC 9.1.1.7. & 9.13.4.)**
PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING IF REQUIRED.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO VA3 DESIGN BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF VA3 DESIGN WHICH IF REQUESTED, MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED.



STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

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



MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:

2"x4" @ 16" O.C. - 9'-10"

2-2"x4" @ 12" O.C. - 10'-9"

3-2"x4" @ 16" O.C. - 11'-2"

3-2"x4" @ 12" O.C. - 12'-4"

- NOTES:**
- FOR ROOF DESIGN SNOW LOAD OF 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	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	.	.	.
3	.	.	.
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 takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information

Wellington Jno-Baptiste 25591

name registration information BCN

VAS Design Inc. 42658

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

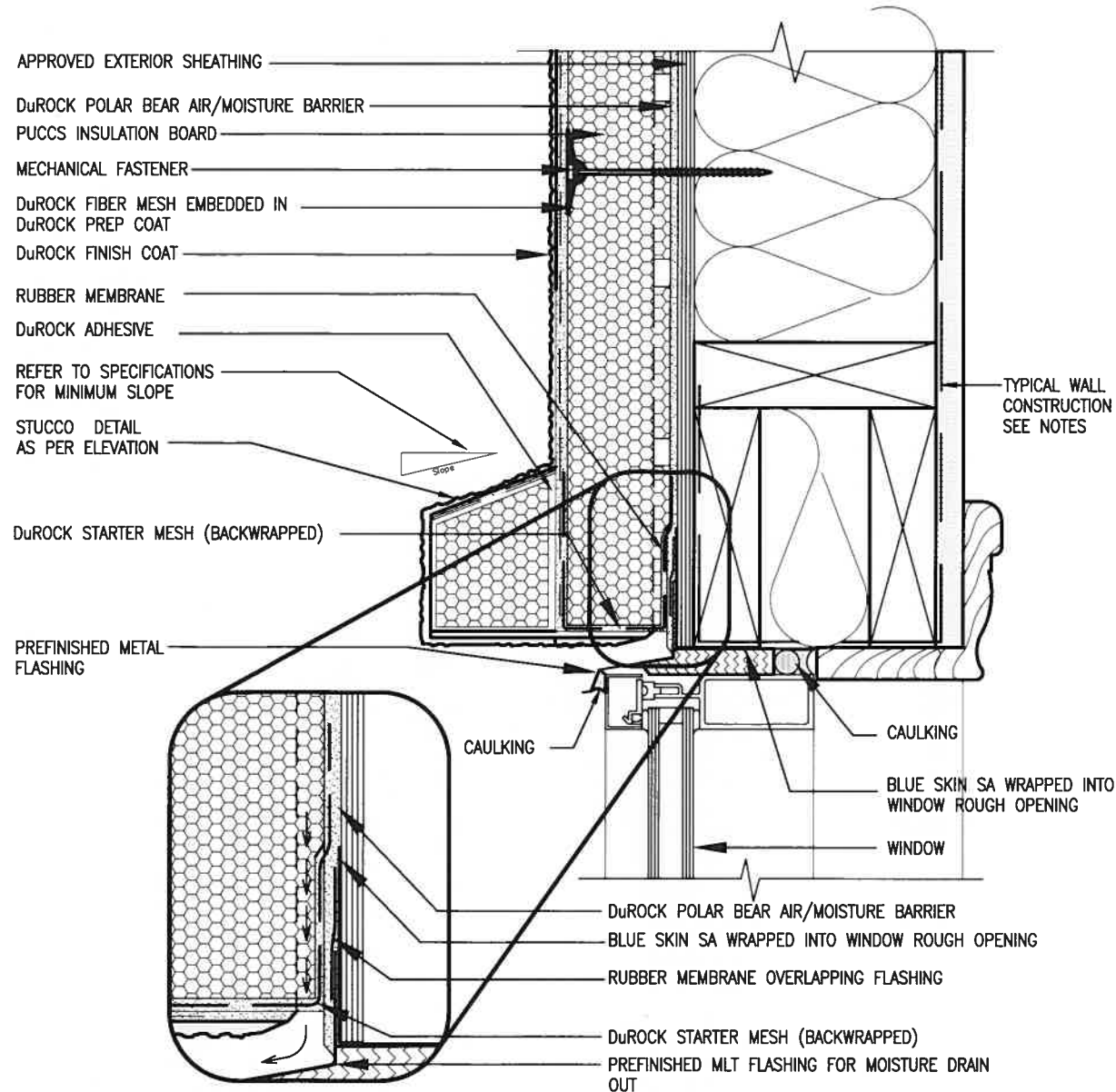
VA3 DESIGN

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

BAYVIEW WELLINGTON

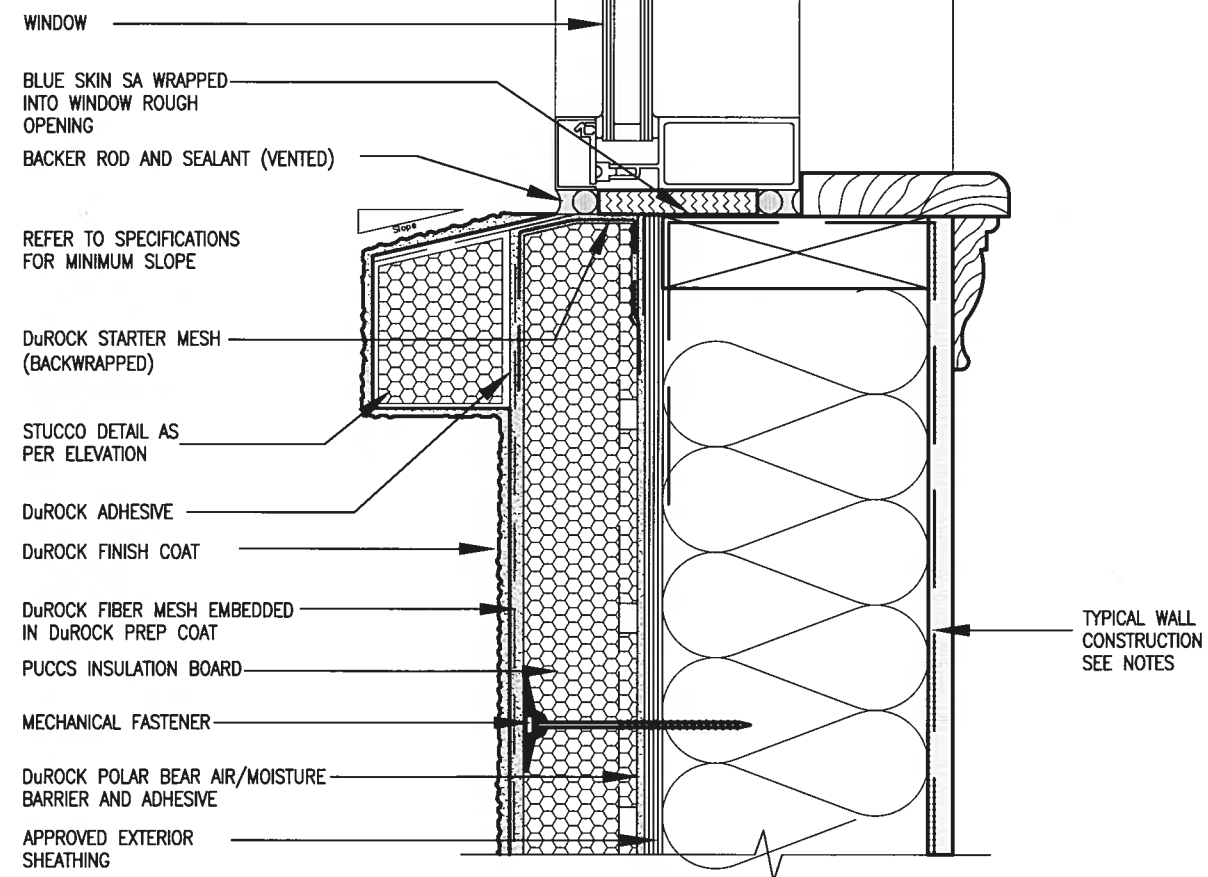
CONST NOTE

project name	GREEN VALLEY EAST	municipality	BRADFORD	project no.	16023
date	MAY 2016	checked by	scale	3/16" = 1'-0"	file name
drawn by	RC				16023-CN-A1
CONSTRUCTION NOTES					drawing no.
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:08 AM					CN2



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

BAYVIEW WELLINGTON

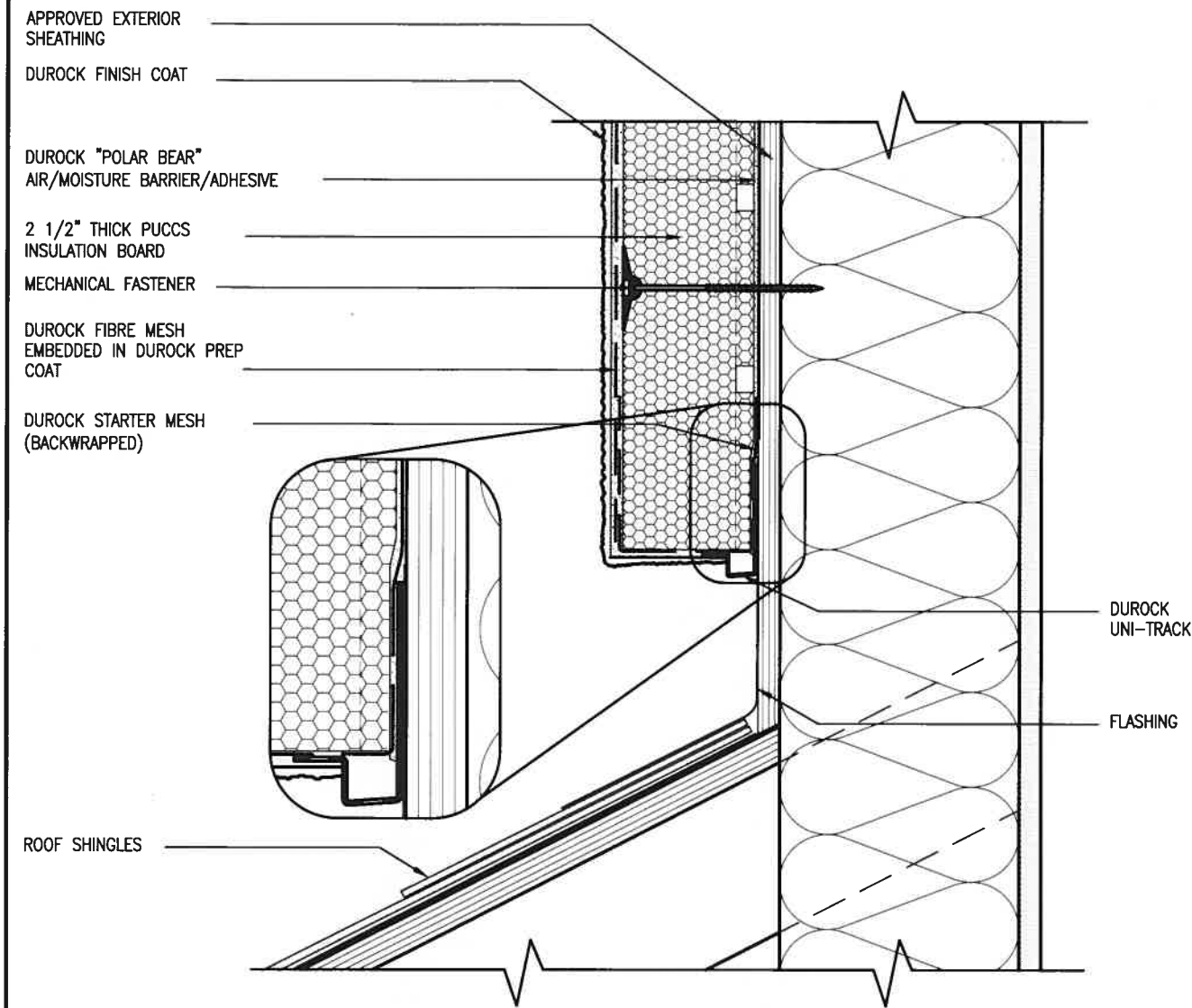


The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Wellington Jno-Baptiste 25591 BCN
name registration information BCN
VA3 Design Inc. 42658
Contractor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

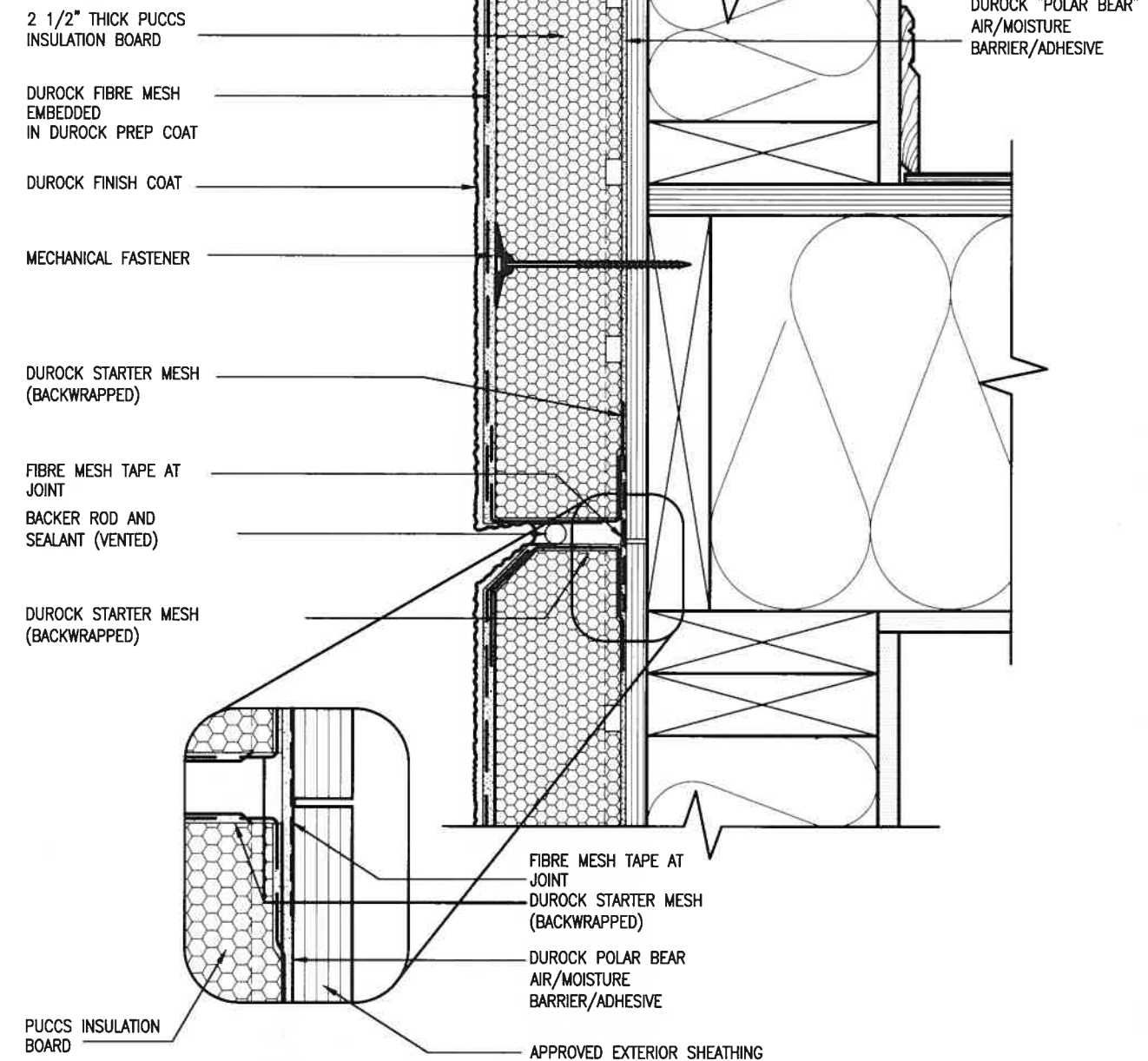
no.	description	date	by
9			
8			
7			
6			
5			
4			
3			
2	UPDATE TO 2018	JAN 11-18	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC

project no. 16023
drawing no. CN3
municipality BRADFORD
checked by
date MAY 2016
drawn by RC
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

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



3 STUCCO TERMINATION @ ROOF
CN4 SCALE: 3"=1'-0"



4 HORIZONTAL EXPANSION JOINT
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

CONST NOTE

BAYVIEW WELLINGTON

VA3 DESIGN

255 Consumers Rd Suite 120
Toronto ON M2L 1R4
t 416.630.2255 f 416.630.4782
va3design.com

9.
8.
7.
6.
5.
4.
3.
2. UPDATE TO 2018
1. ISSUE FOR CLIENT REVIEW

Project name: BAYVIEW WELLINGTON
Project no: 16023
Drawing no: CN4
City: GREEN VALLEY EAST
Municipality: BRADFORD
Scale: 3/16" = 1'-0"
Date: MAY 2016
Drawn by: RC
Checked by: -
Construction notes: 16023-CN-A1
File name: 16023-CN-A1
Date: 16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:10 AM

Project name: BAYVIEW WELLINGTON
Project no: 16023
Drawing no: CN4
City: GREEN VALLEY EAST
Municipality: BRADFORD
Scale: 3/16" = 1'-0"
Date: MAY 2016
Drawn by: RC
Checked by: -
Construction notes: 16023-CN-A1
File name: 16023-CN-A1
Date: 16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:10 AM


no. description date by
1. ISSUE FOR CLIENT REVIEW AUG 04-17 RC
2. UPDATE TO 2018 JAN 11-18 RC
3.
4.
5.
6.
7.
8.
9.

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



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

9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.	.	.	qualification information
7.	.	.	Wellington Jno-Baptista 25591
6.	.	.	name
5.	.	.	registration information BCN
4.	.	.	VAS Design Inc. 42658
3.	.	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
2.	UPDATE TO 2018	JAN 11-18	RC
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
no.	description	date	by



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

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

qualification information

Wellington Jno-Baptista 25591

name

registration information BCN

VAS Design Inc. 42658

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

BAYVIEW WELLINGTON

GREEN VALLEY EAST

project name

project no. 16023

project no. 16023

drawing no.

manuscript

BRADFORD

manuscript

CONST NOTE

CONSTRUCTION NOTES

file name

16023-CN-A1

date

MAY 2016

checked by

RC

scale

3/16" = 1'-0"

THU - JAN 11 2018 - 10:10 AM

RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg

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.

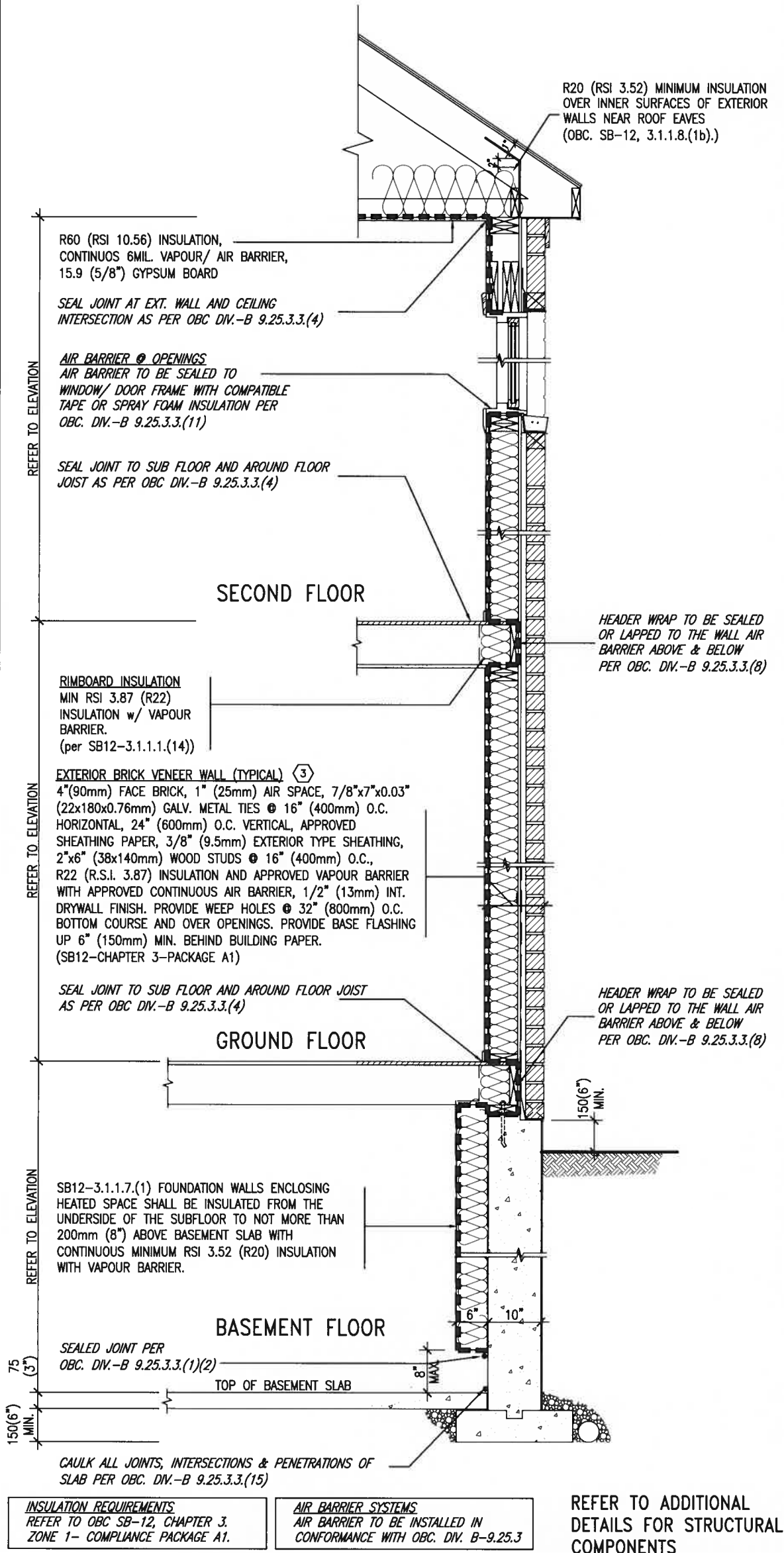
USE SB-12 COMPLIANCE PACKAGE (A1):

COMPONENT	A1	Notes:
Ceiling with Attic Space Minimum RSI (R) value	10.56 (R60)	R20 at inner face of exterior walls
Ceiling without Attic Space Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Exposed Floor Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Walls Above Grade Minimum RSI (R) value	3.87 (R22)	6" R22 BATT
Basement Walls Minimum RSI (R) value	3.52ci (R20ci)	OPTION TO USE R12+R10ci.
Edge of Below Grade Slab ≤600mm below grade Minimum RSI (R) value	1.76 (R10)	RIGID INSUL
Windows & Sliding glass Doors Maximum U-value	1.6	
Skylights Maximum U-value	2.8U	
Space Heating Equipment Minimum AFUE	96% Min.	NATURAL GAS
Hot Water Heater Minimum EF	0.8	NATURAL GAS
HRV Minimum Efficiency	75%	-
Drain Water Heat Recovery Unit (DWHR)	Minimum 1 OR Maximum 2 Required. Dependent on number of showers installed. Refer to SB12-3.1.1.12 for information	

ci- Denotes Continuous Insulation without framing interruption.



JAN 11, 2018

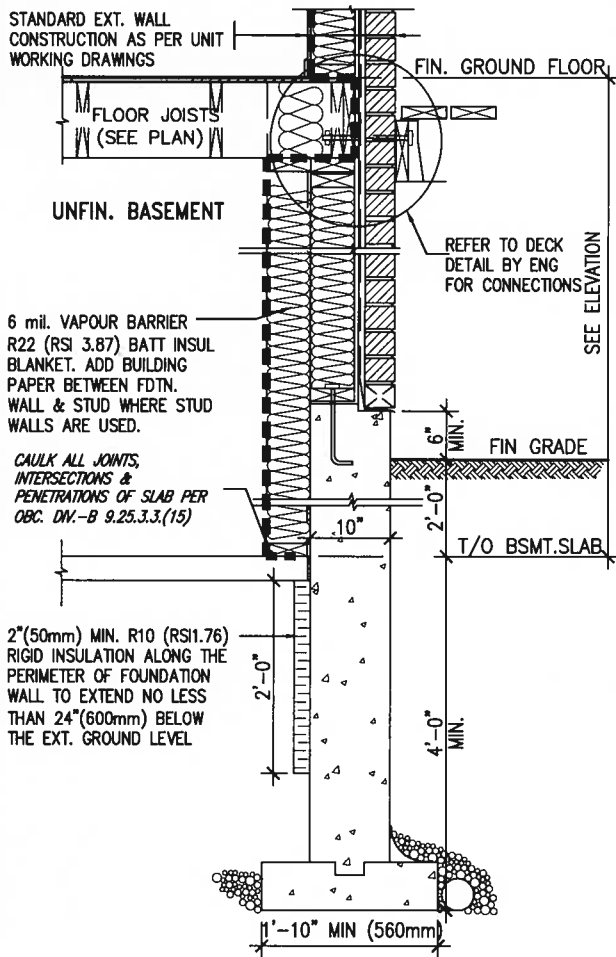


INSULATION REQUIREMENTS
REFER TO OBC SB-12, CHAPTER 3,
ZONE 1- COMPLIANCE PACKAGE A1.

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

REFER TO ADDITIONAL
DETAILS FOR STRUCTURAL
COMPONENTS

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



* REVISED-FEB 2017

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

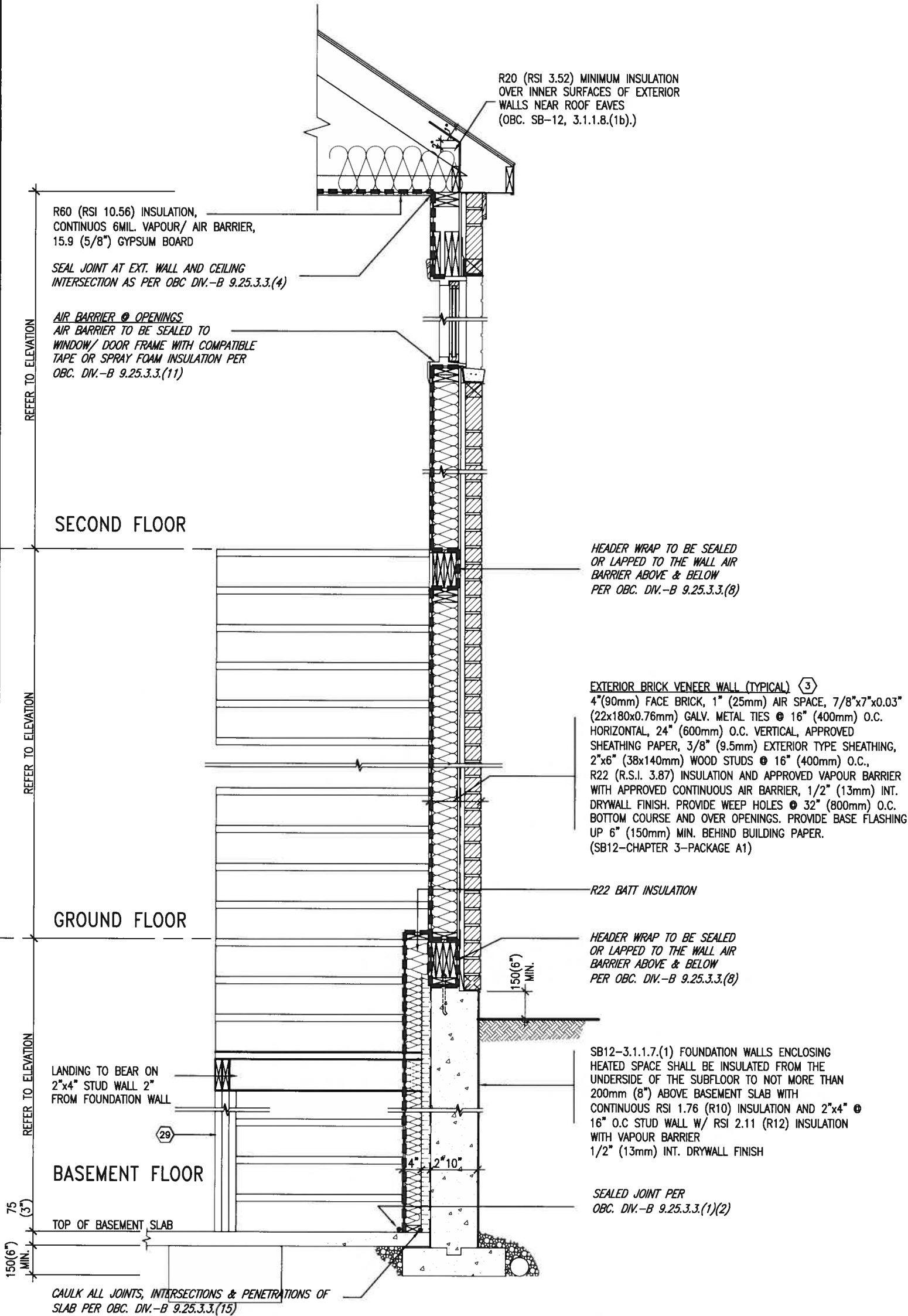
9.				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.				qualification information
7.				Wellington Jno-Baptiste 25591
6.				name
5.				signature
4.				BCN
3.				VA3 Design Inc. 42658
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.
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
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
date
MAY 2016
drawn by
RC
checked by
-
scale
3/16" = 1'-0"

CONST NOTE
project no.
16023
drawing no.
CN6
16023-CN-A1
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:10 AM

SB12-COMPLIANCE PACKAGE 'A1'



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

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

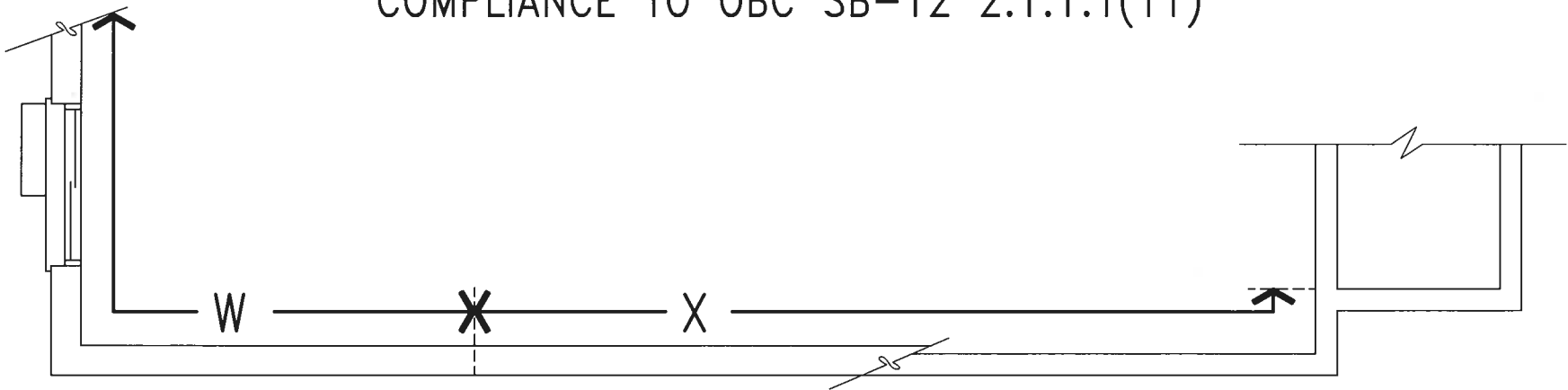
REFER TO ADDITIONAL
DETAILS FOR STRUCTURAL
COMPONENTS



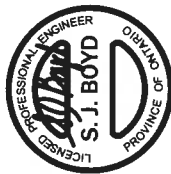
EW
STR TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/
BRICK VENEER AT STAIR AND SUNKEN COND (PACKAGE A1)
10" FOUNDATION WALL
SCALE: N.T.S.

9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON project name GREEN VALLEY EAST municipality BRADFORD date MAY 2016 drawn by RC checked by - scale 3/16" = 1'-0"	CONST NOTE project no. 16023 drawing no. CN7
8.	.	.	qualification information Wellington Jno-Baptiste 25591 signature BCN VA3 Design Inc. 42658			
7.	.	.	name registration information			
6.	.	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			
5.	.	.				
4.	.	.				
3.	.	.				
2.	UPDATE TO 2018	JAN 11-18	RC			
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC			
no.	description	date	by			

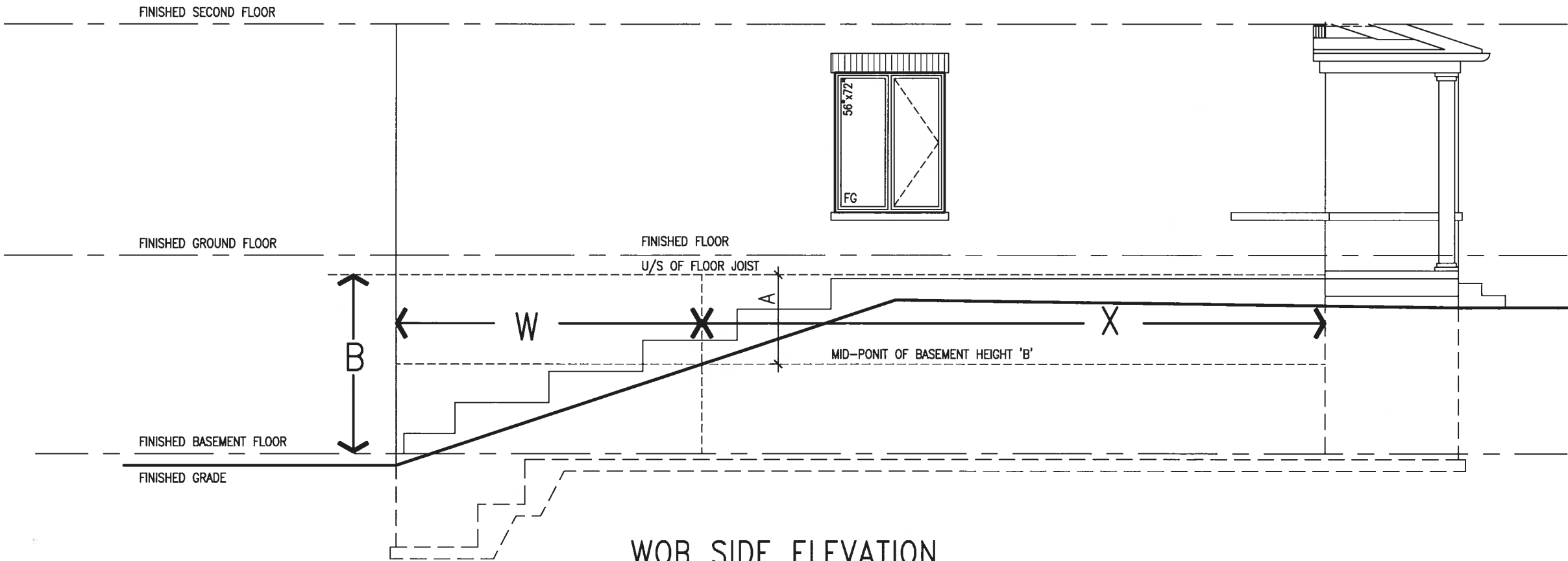
COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN



JAN 11, 2018

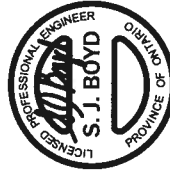


WOB SIDE ELEVATION

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

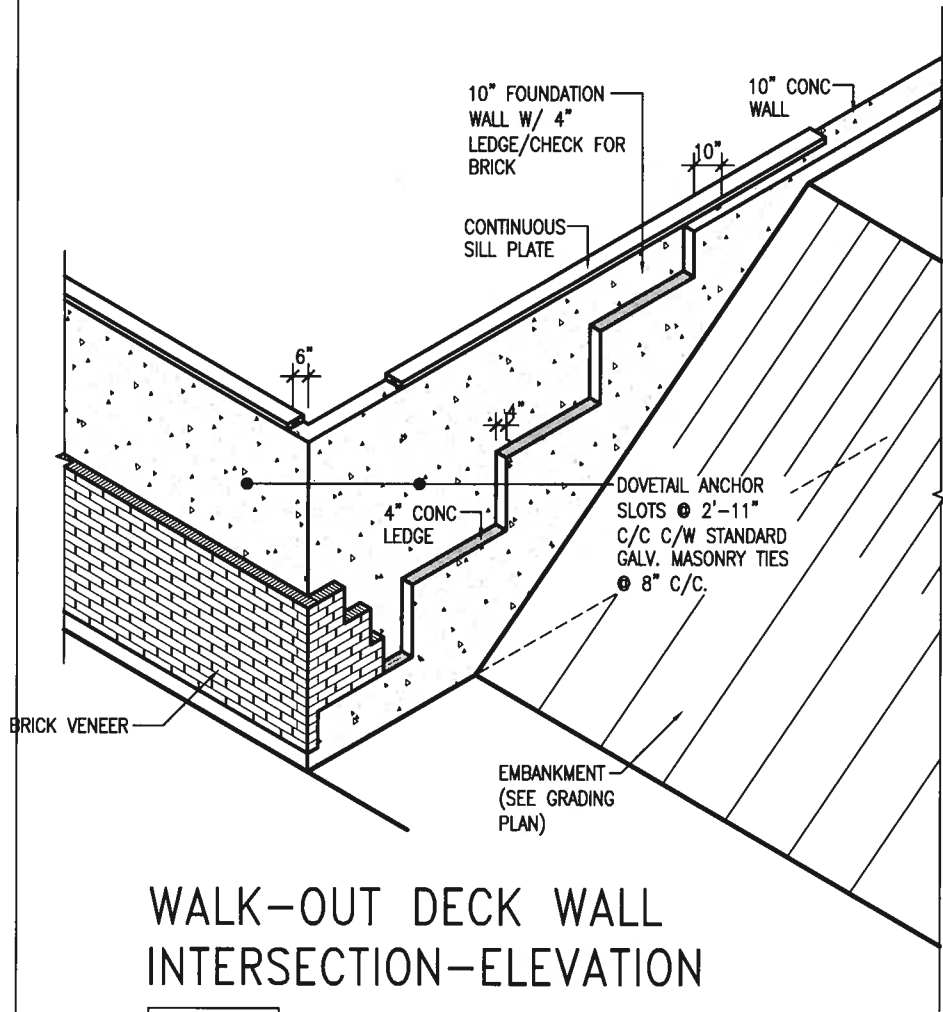
WHEN EXPOSED WALL "A" IS LESS THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "X" IS NOT LESS THAN BASEMENT WALL AS REQUIRED BY TABLE 2.1.1.2A

BAYVIEW WELLINGTON		CONST NOTE	
GREEN VALLEY EAST		BRADFORD	
MAY 2016		MAY 2016	
RC		RC	
3/16" = 1'-0"		3/16" = 1'-0"	
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:09 AM		RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:09 AM	
255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com		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 for the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		The undersigned has reviewed and takes responsibility for this design and for the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
Wellington Jiro-Boplatia 25591		Wellington Jiro-Boplatia 25591	
Signature		Signature	
VA3 Design Inc.		VA3 Design Inc.	
42658		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.		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.	
JAN 11-18 RC		JAN 11-18 RC	
AUG 04-17 RC		AUG 04-17 RC	
UPDATE TO 2018		UPDATE TO 2018	
ISSUE FOR CLIENT REVIEW		ISSUE FOR CLIENT REVIEW	
no. description		no. description	



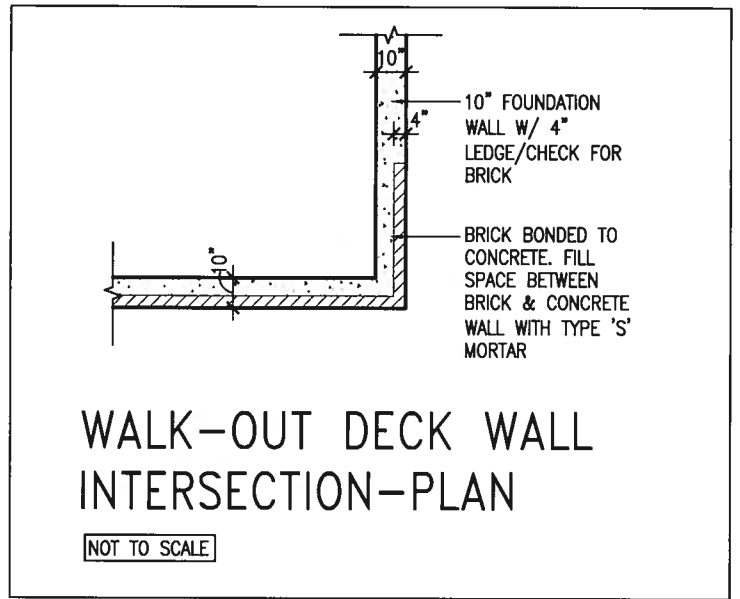
JAN 11, 2018

		CONST. NOTE	
		BAYVIEW WELLINGTON	
		GREEN VALLEY EAST	
		BRADFORD	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	
		CN9	
		16023	



WALK-OUT DECK WALL
INTERSECTION-ELEVATION

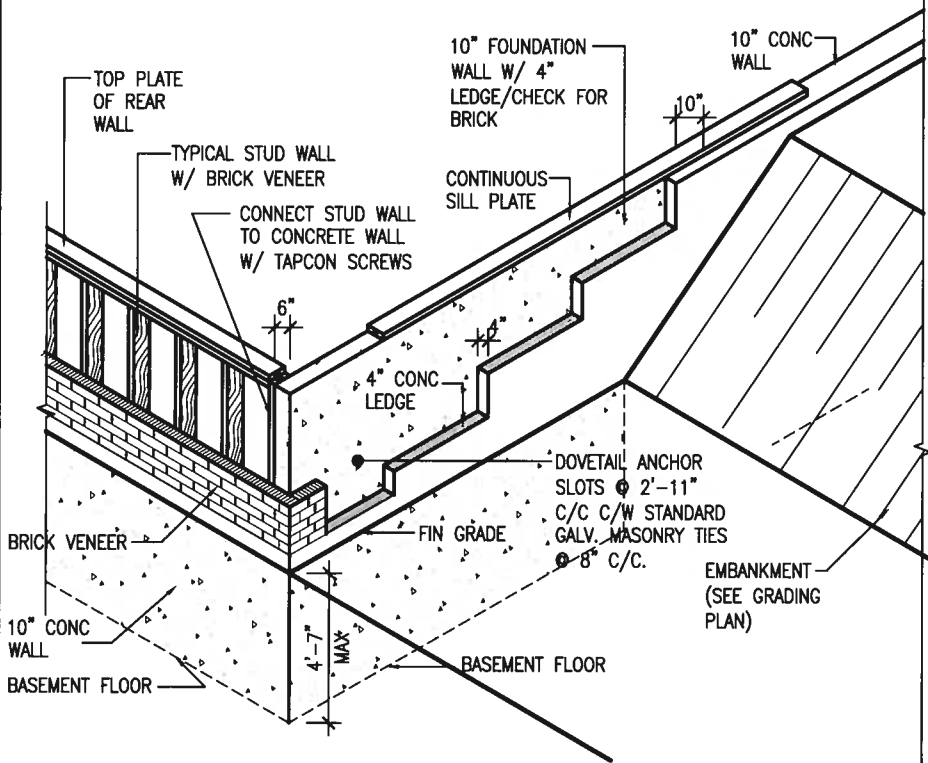
NOT TO SCALE



WALK-OUT DECK WALL
INTERSECTION-PLAN

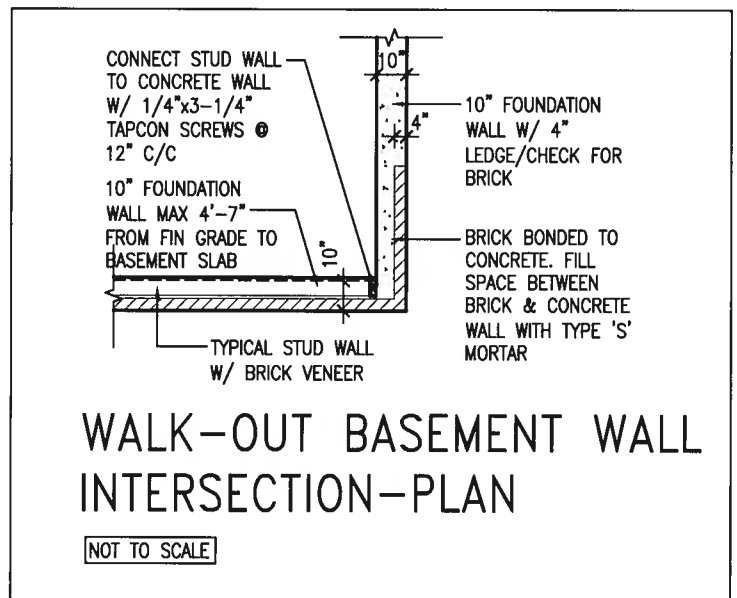
NOT TO SCALE

(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

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	.	.	.
3	.	.	.
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 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	
signature			
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.			

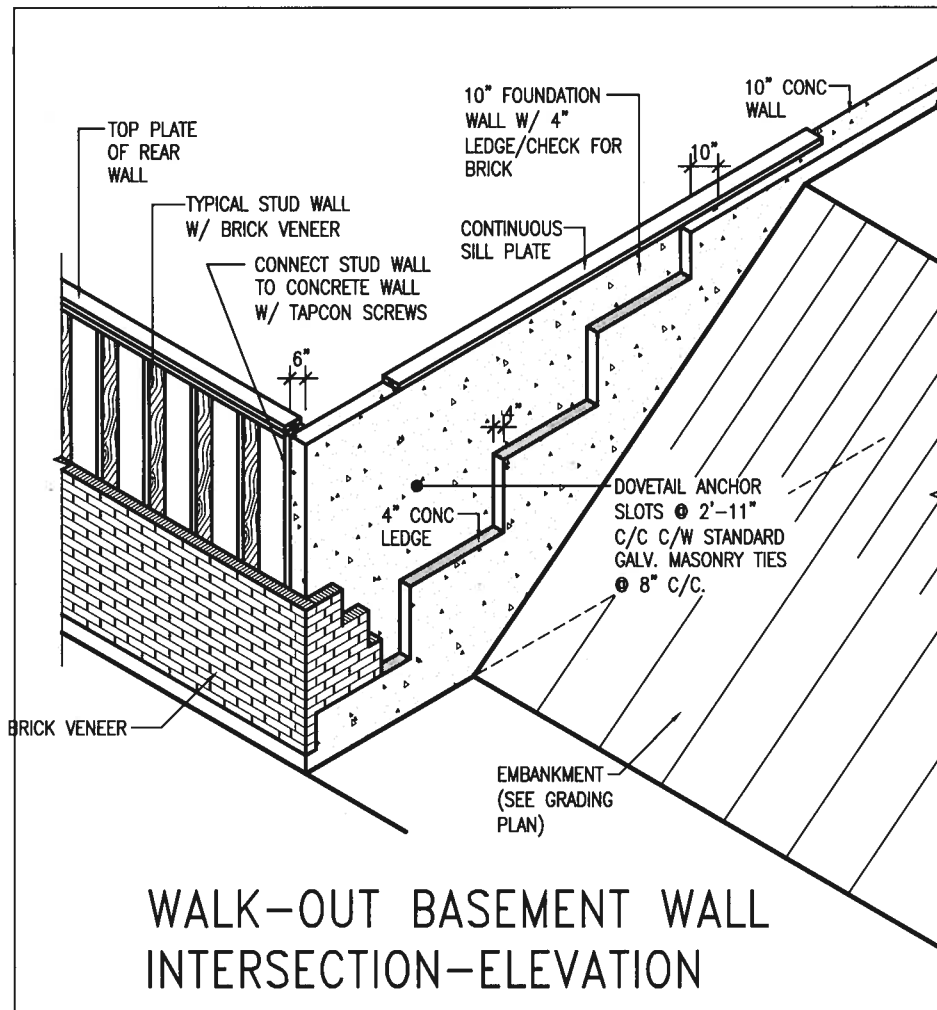


255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

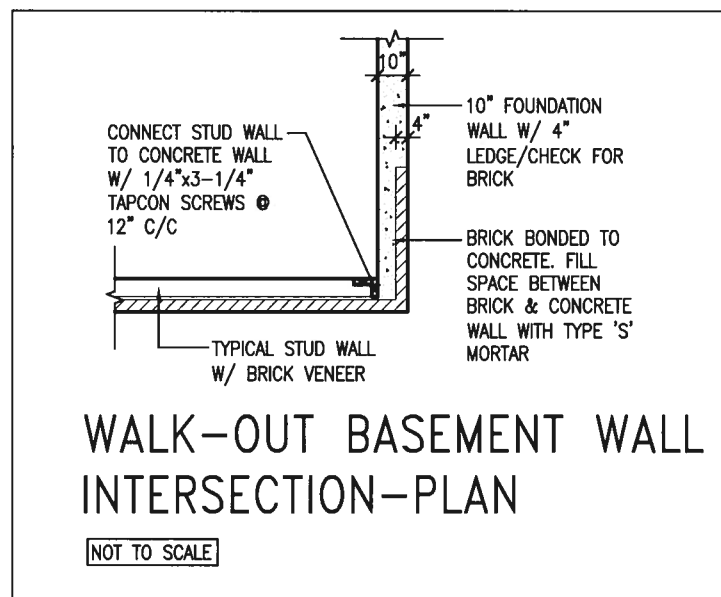
CONST NOTE

project name	GREEN VALLEY EAST	municipality	BRADFORD	project no.	16023
date	MAY 2016	checked by	RC	scale	3/16" = 1'-0"
drawn by	RC	file name	16023-CN-A1	drawing no.	CN10
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:09 AM					



WALK-OUT BASEMENT WALL INTERSECTION-ELEVATION

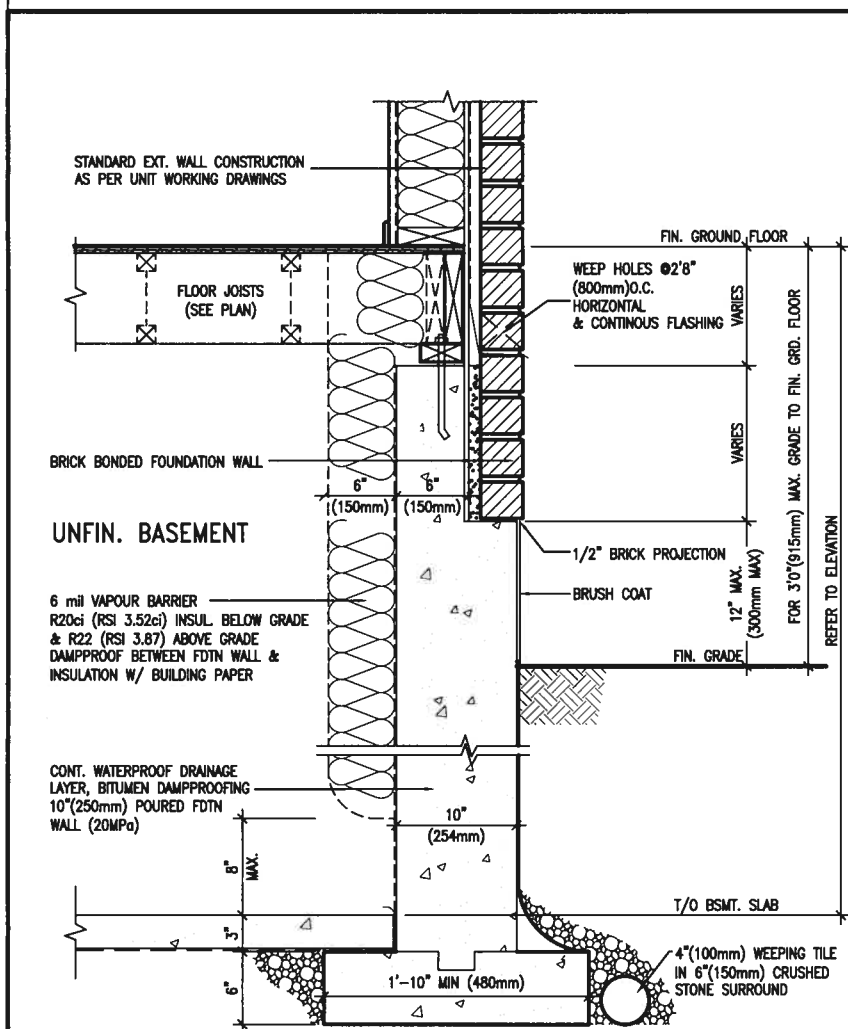
NOT TO SCALE



WALK-OUT BASEMENT WALL INTERSECTION-PLAN

NOT TO SCALE

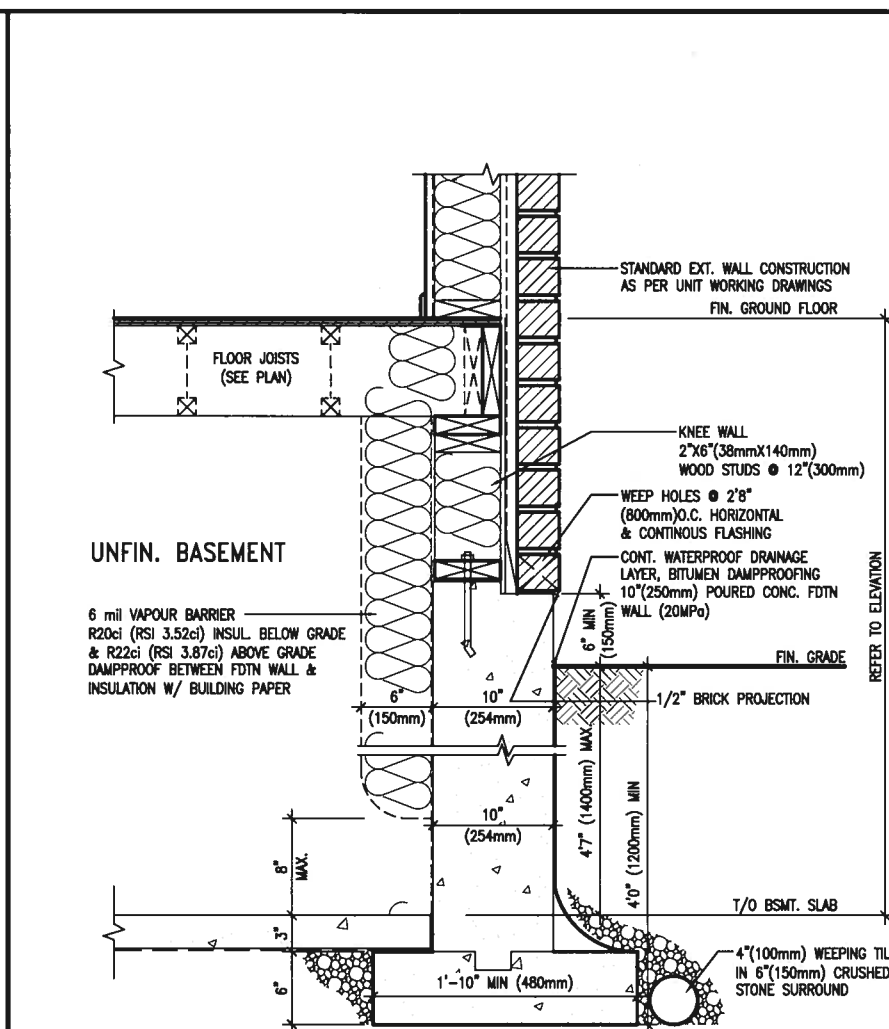
(10" FOUNDATION WALL)



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

EW3.06x
PKG A1

SCALE: N.T.S.



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

EW3.07x
PKG A1

SCALE: N.T.S.



JAN 11, 2018

9.			
8.			
7.			
6.			
5.			
4.			
3.			
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 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
signature
name registration information BCN
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

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

file name
16023-CN-A1

drawing no.
CN11

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 1/6" 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

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON	CONST NOTE	
8	.	.	.	qualification information				
7	.	.	.	Wellington Jno-Baptiste 25591				
6	.	.	.	name registration information BCIN				
5	.	.	.	VA3 Design Inc. 42658	16023	BRADFORD	16023	
4	.	.	.					
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.				project name GREEN VALLEY EAST
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC		drawn by RC	checked by -	scale 3/16" = 1'-0"	drawing no. CN12
no.	description	date	by					

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

HEATED SPACE

TYPICAL BRICK VENEER
WALL CONSTRUCTION (3)

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

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

CN13

SECTION THROUGH CANOPY

W/ DECORATIVE ROD

SCALE 1/2" = 1'-0"



JAN 11, 2018

9.	-	-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		CONST NOTE	
8.	-	-	qualification information		project name	municipality	project no.	
7.	-	-	Wellington Jno-Baptiste		GREEN VALLEY EAST	BRADFORD	16023	
6.	-	-	name		CONSTRUCTION NOTES			
5.	-	-	registration information		date	checked by	scale	file name
4.	-	-	VA3 Design Inc.	MAY 2016	RC	3/16" = 1'-0"	16023-CN-A1	
3.	-	-	signature	drawing no.				
2	UPDATE TO 2018	JAN 11-18	RC	CN13				
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC					
no.	description	date	by	RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:11 AM				

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

9	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		CONST NOTE
8	.	.	qualification information		project name	municipality	project no.
7	.	.	Wellington Jno-Baptiste		GREEN VALLEY EAST	BRADFORD	16023
6	.	.	name		CONSTRUCTION NOTES		
5	.	.	registration information		date	checked by	scale
4	.	.	VA3 Design Inc.	MAY 2016	RC	3/16" = 1'-0"	
3	.	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	drawing no.			
2	UPDATE TO 2018	JAN 11-18	RC	16023-CN-A1			
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	CN14			
no.	description	date	by	RICHARD -- H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg -- Thu -- Jan 11 2018 -- 10:19 AM			