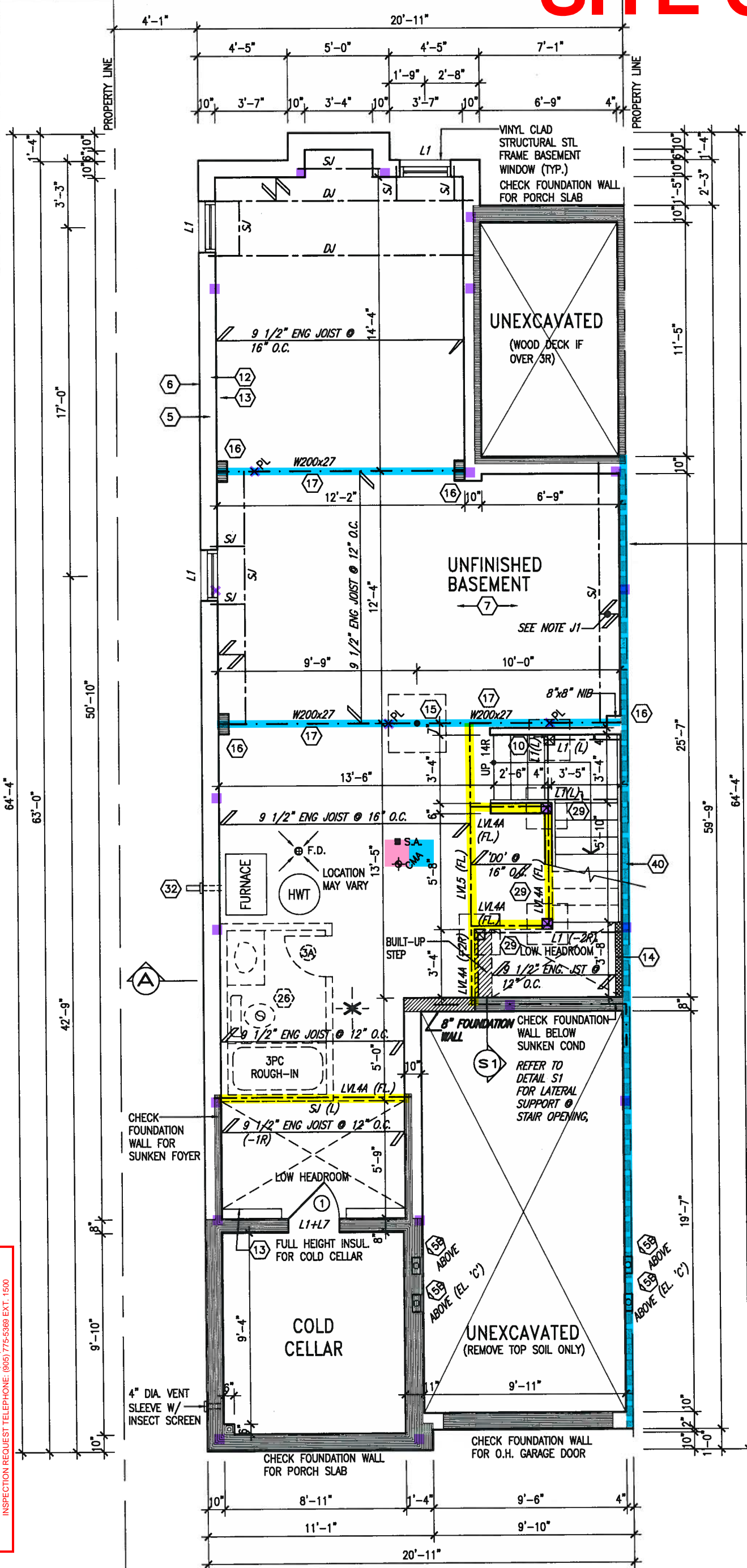


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ARCHITECTURAL REVIEW & APPROVAL
JAN 15 2018
John G. Williams Limited, Architect



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



MIN. SOIL BEARING
CAPACITY OF 100KPa

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

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

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

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

AREA CHART ON PAGE 4

BASEMENT PLAN 'A', 'B' & 'C'

TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

REVIEWED
Bay Gosh

INSPECTOR: **MODEL CERT.** DATE: Oct. 16, 2018

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

INSPECTION REQUEST EMAIL: BUILDINGSPECTIONS@TOWNOFBWG.COM
INSPECTION REQUEST FAX: (905) 778-2035
INSPECTION REQUEST TELEPHONE: (905) 775-5389 EXT. 1500

no.	description	date	by
9			
8			
7			
6			
5			
4	REVISED AS PER ENG'S COMMENTS	JAN 08-18	RC
3	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 08-17	RC
2	REVISED FDN WALL TO BE 10"	DEC. 8/16	AJE
1	ISSUED FOR CLIENT REVIEW.		

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 BCIN
VA3 Design Inc. 42658

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

VA3 DESIGN

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

BAYVIEW WELLINGTON

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

date: **AUGUST 2016**

drawn by: **NS** checked by: **3/16" = 1'-0"** scale: **16023-SD25-2**

file name: **16023-SD25-2**

drawing no. **1**

SD25-2
SONOMA 2

project no. **16023**

drawing no. **1**



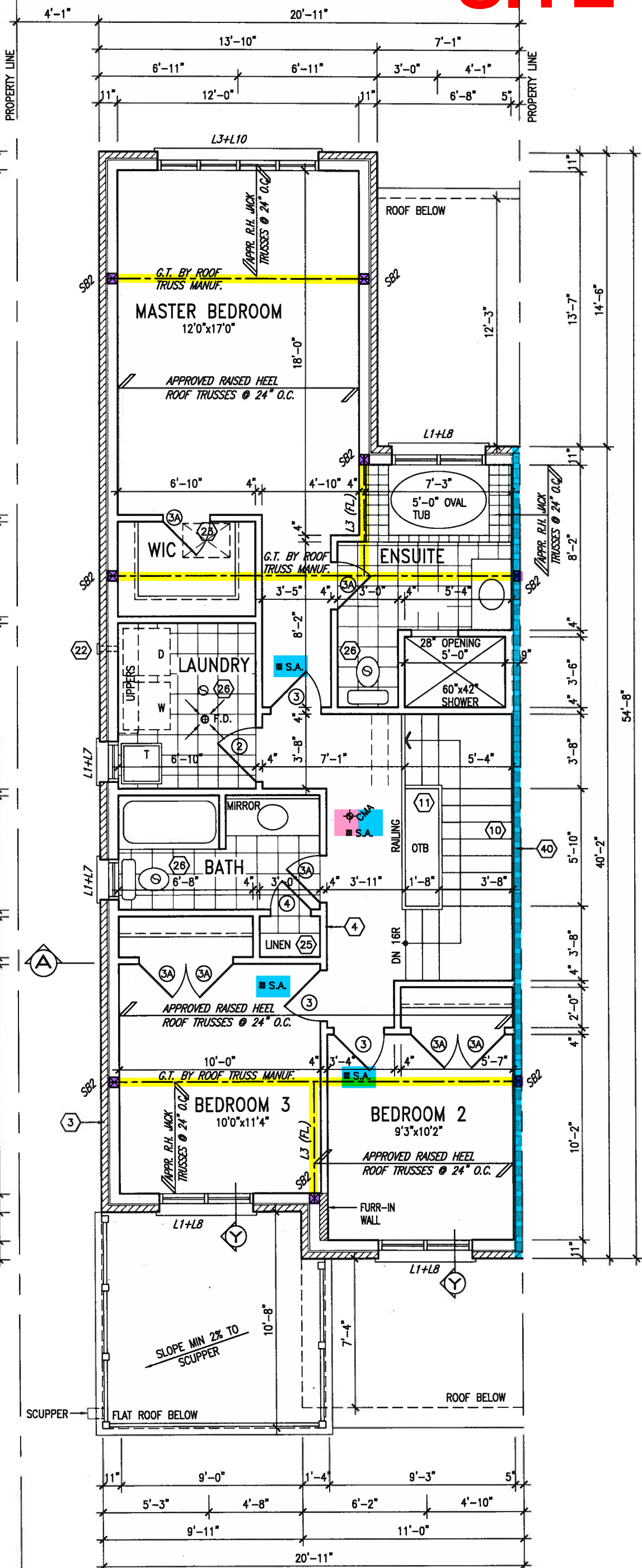
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ARCHITECTURAL REVIEW & APPROVAL

JAN 15 2018

John G. Williams Limited, Arch

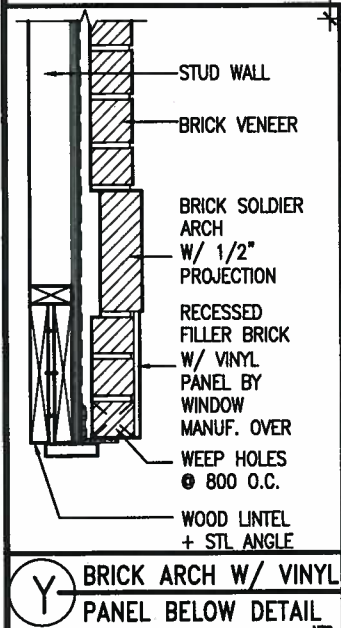


SECOND FLOOR PLAN 'A'



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

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.



no.	description	date	by
9			
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4	REVISED AS PER ENG'S COMMENTS	JAN 08-18	RC
3	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 08-17	RC
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qualification information
Wellington Jno-Baptiste 25591
name registration information
VAS Design Inc. 42658
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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 EAST, ON.

date AUGUST 2016

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

file name 16023-SD25-2
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\25' Semi\16023-SD25-2.dwg - Thu - Jan 11 2018 - 8:51 AM

SD25-2
SONOMA 2

project no. 16023

SECOND FLOOR PLAN 'A'

drawing no.

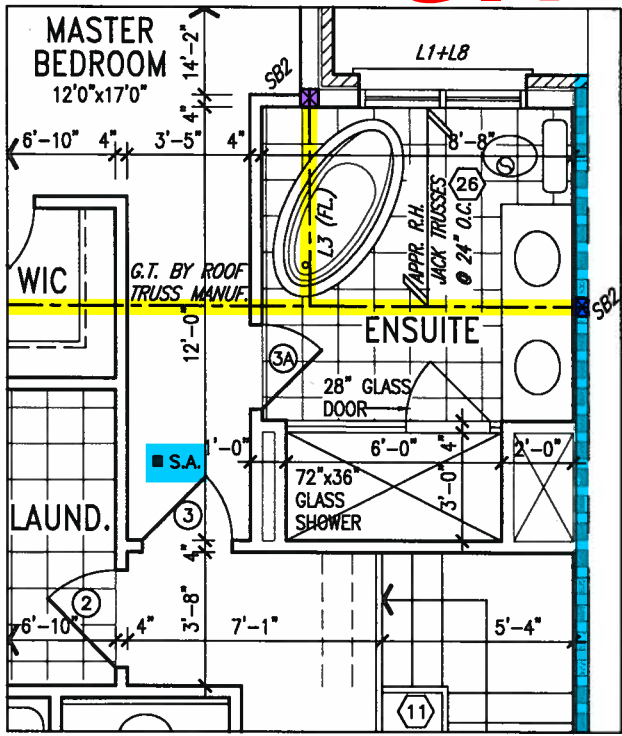
3

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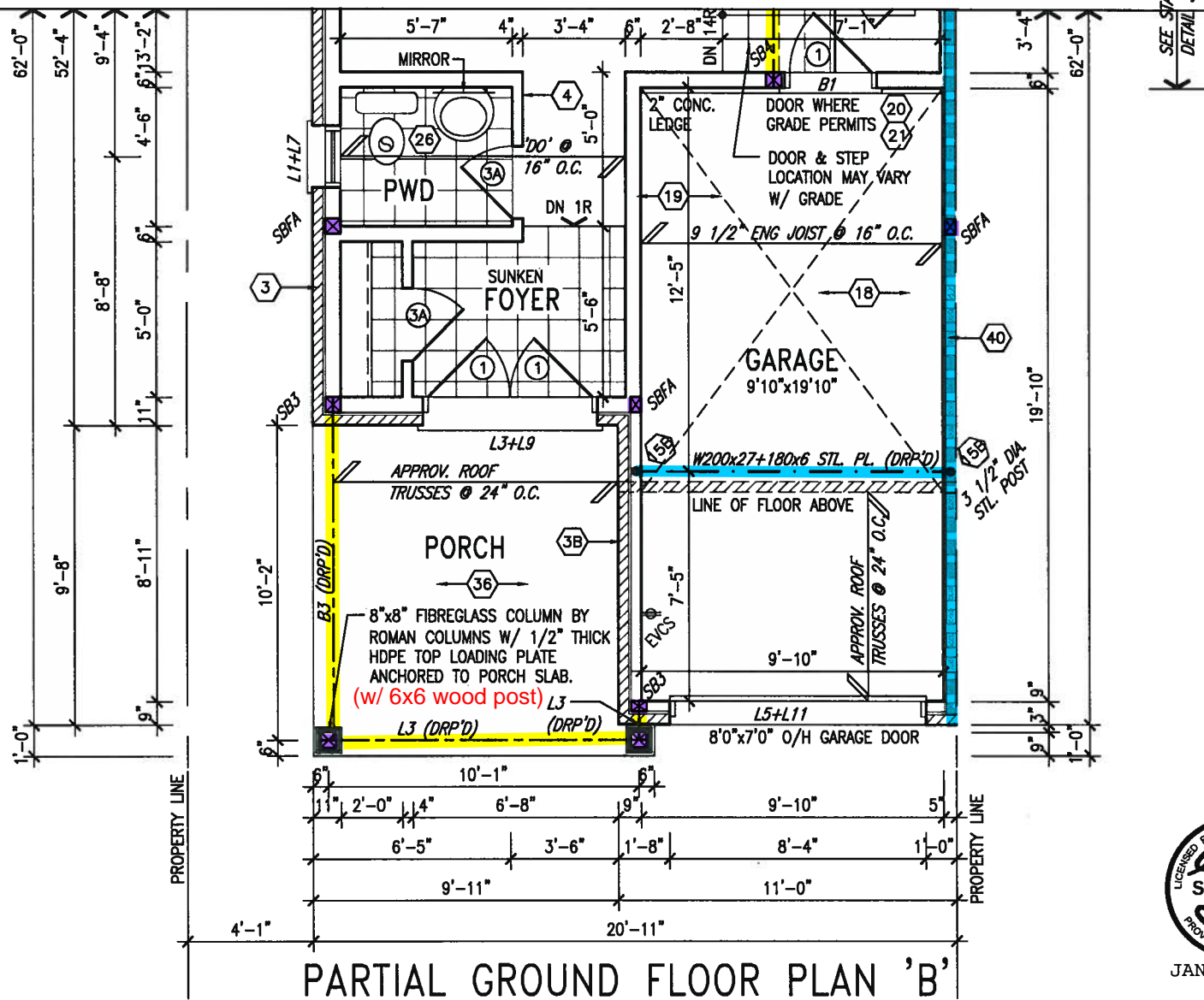
ARCHITECTURAL REVIEW & APPROVAL
JAN 15 2018
John G. Williams Limited, Architect

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



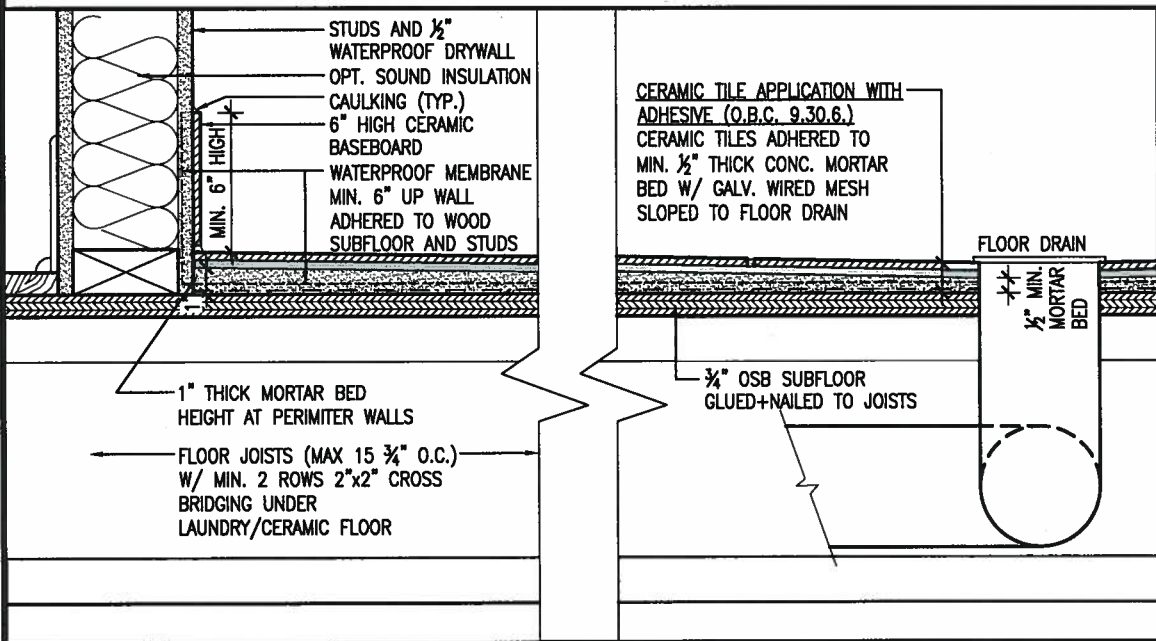
OPT. SECOND FLOOR W/
ALT. ENSUITE LAYOUT

AREA CALCULATIONS	ELEV. A	ELEV. B	ELEV. C	ELEV. C MOD
GROUND FLOOR AREA	887 SF	887 SF	887 SF	887 SF
SECOND FLOOR AREA	1018 SF	1016 SF	1027 SF	1038 SF
DEDUCT ALL OPEN AREAS	1905 SF	1903 SF	1914 SF	1925 SF
	10 SF	10 SF	10 SF	10 SF
TOTAL NET AREA	1895 SF	1893 SF	1904 SF	1915 SF
	(176.05 m2)	(175.87 m2)	(176.89 m2)	(177.91 m2)
FINISHED BSMT AREA	0 SF	0 SF	0 SF	0 SF
W/OUT PORCH	1105 SF	1105 SF	1105 SF	1105 SF
	(102.66 m2)	(102.66 m2)	(102.66 m2)	(102.66 m2)
COVERAGE	1299 SF	1299 SF	1299 SF	1299 SF
	(120.68 m2)	(120.68 m2)	(120.68 m2)	(120.68 m2)



PARTIAL GROUND FLOOR PLAN 'B'

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



DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY

INDICATES FIRE RATED WALL ASSEMBLY

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

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

NOTE:
REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8				qualification information
7				Wellington Jno-Baptiste 25591
6				signature
5				name registration information BCN 42658
4	REVISED AS PER ENG'S COMMENTS	JAN 08-18	RC	
3	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 08-17	RC	
2	REVISED FDN WALL TO BE 10"	DEC. 8/16	AJE	
1	ISSUED FOR CLIENT REVIEW.			
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		SD25-2	
GREEN VALLEY EAST		SONOMA 2	
project name	BRADFORD EAST, ON.	project no.	16023
date	AUGUST 2016	drawing no.	4
drawn by	NS	checked by	scale
			3/16" = 1'-0"
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\25' Semi\16023-SD25-2.dwg - Thu - Jan 11 2018 - 8:51 AM			

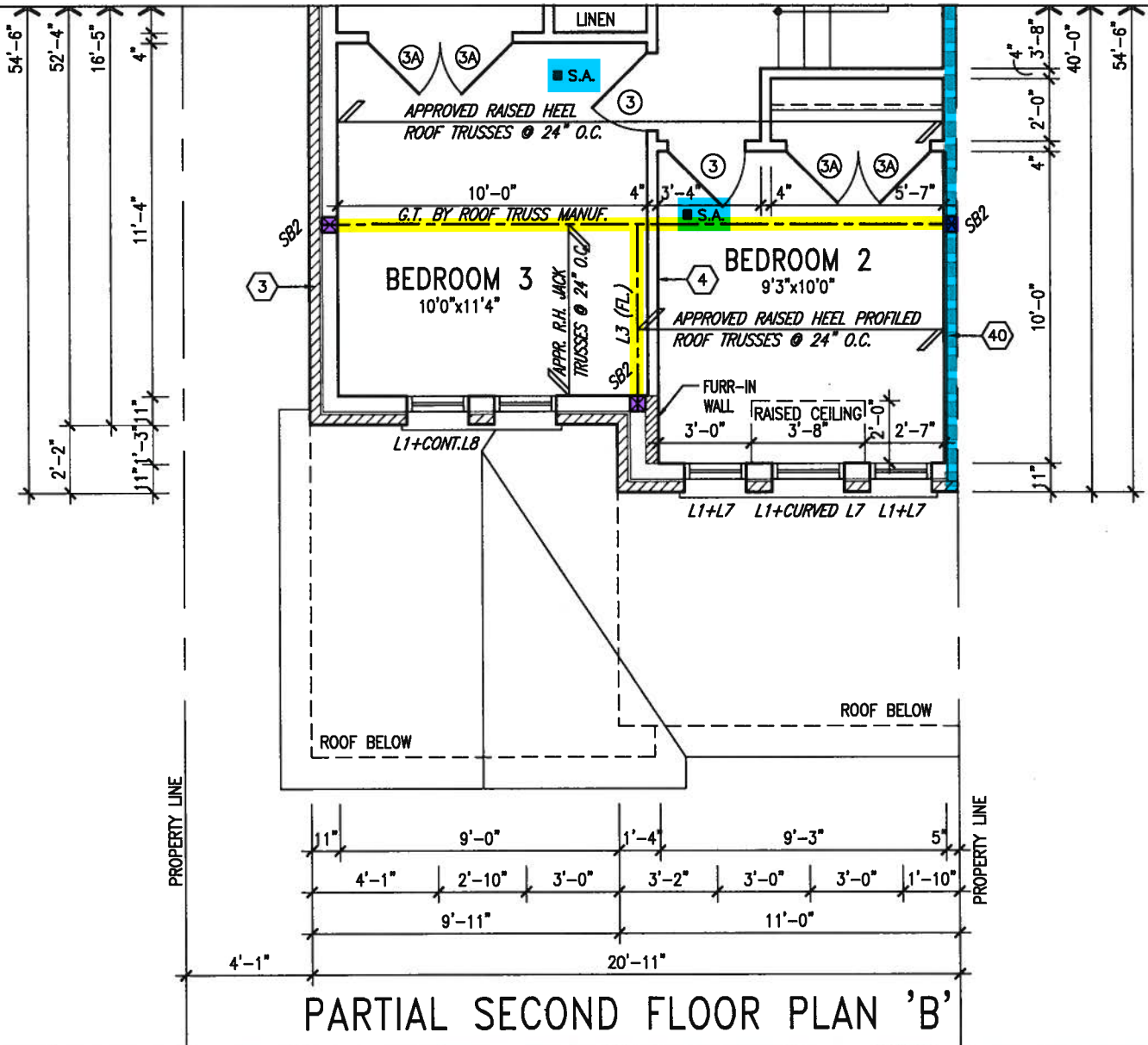
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ARCHITECTURAL REVIEW & APPROVAL

JAN 15 2018

John G. Williams Limited, Architect



JAN 11, 2018

NOTE: ROOF FRAMING INFORMATION
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1.	ISSUED FOR CLIENT REVIEW.	.	.
no.	description	date	by

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

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VA3 DESIGN

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

BAYVIEW WELLINGTON

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

date: AUGUST 2016

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

PARTIAL SECOND FLOOR PLAN 'B'

file name: 16023-SD25-2

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SD25-2
SONOMA 2

project no. 16023

drawing no. 5

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ARCHITECTURAL REVIEW & APPROVAL

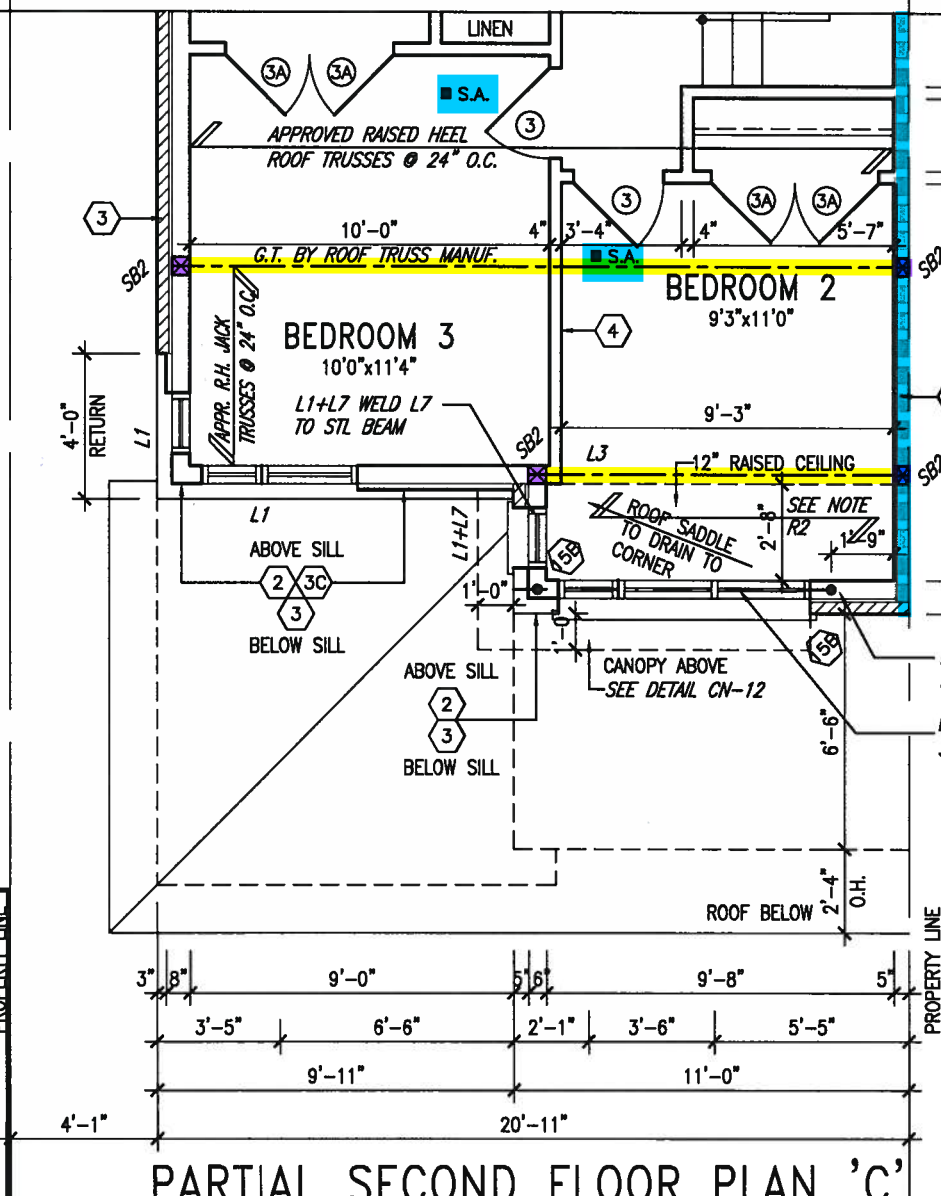
JAN 15 2018

John G. Williams Limited, Architects

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

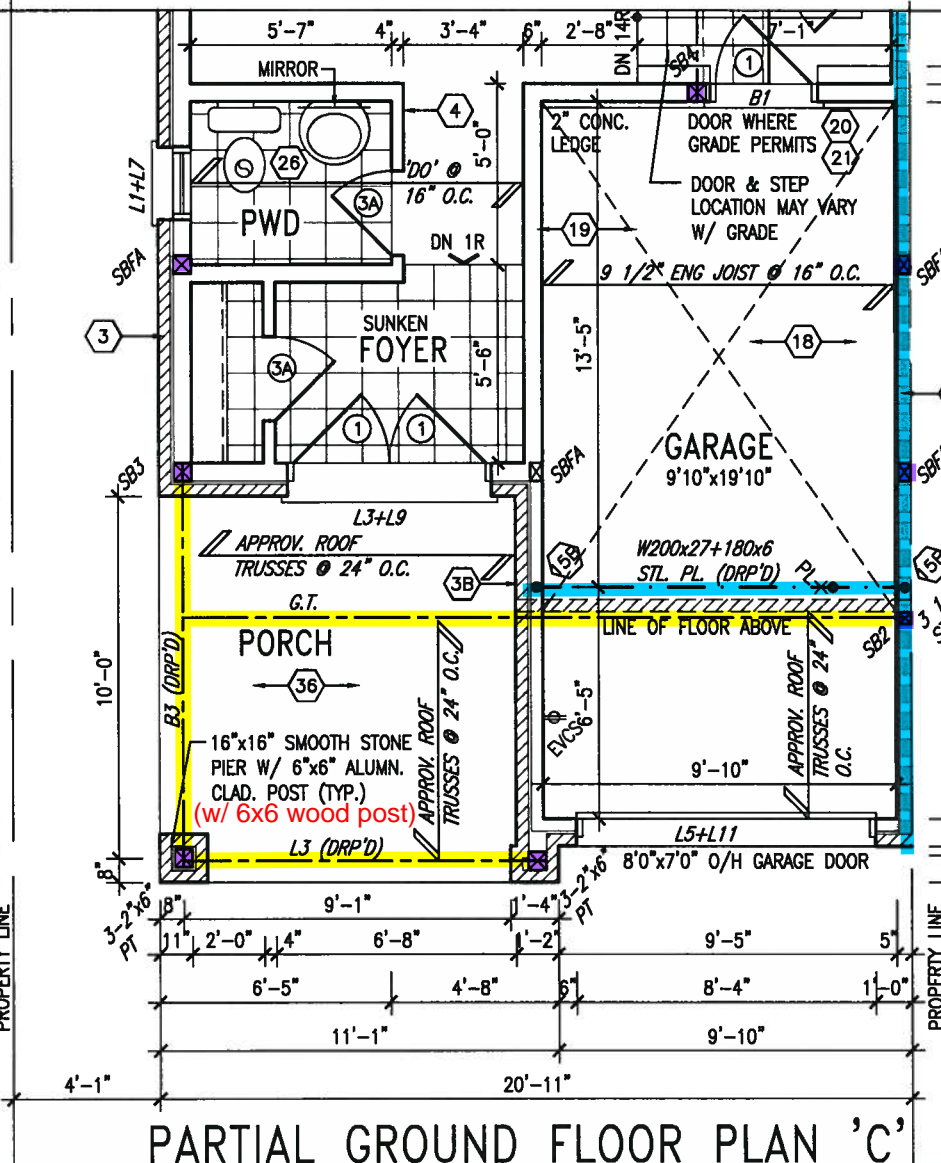
- A minimum 200 amp Panelboard,
- Conduit that is not less than 1 1/16" (27mm) trade size,
- A square 4 11/16" (119mm) trade size electrical outlet box,
- Fumeproofed Electrical outlet box to be installed in the Garage or carport or adjacent to driveway.

REFER TO 2012 OBC, 9.34.4.



FLAT ROOF OVER LIVING SPACE: R2
2 PLY WATERPROOFING MEMBRANE ON 5/8" EXT. GRADE PLYWD. ON 2"x4" CROSS PURLINS (CUT DIAGONALLY @ 12" O.C. ON 2"x10" JOISTS @ 12" o.c. FLAT ROOF TO BE INSULATED W/ SPRAY INSULATION (RSI 5.46 (R31)) MIN SLOPE 1:12

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no.	description	date	by
9.			
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4.	REVISED AS PER ENG'S COMMENTS	JAN 08-18	RC
3.	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 08-17	RC
2.	REVISED FDN WALL TO BE 10"	DEC. 8/16	AJE
1.	ISSUED FOR CLIENT REVIEW.		

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qualification information
Wellington Jno-Baptiste 25591
signature
BCIN
42658

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VA3 DESIGN
255 Consumers Rd Suite 120
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va3design.com

BAYVIEW WELLINGTON

project name
GREEN VALLEY EAST
BRADFORD EAST, ON.

date
AUGUST 2016

drawn by
NS

checked by
-

scale
3/16" = 1'-0"

project no.
16023

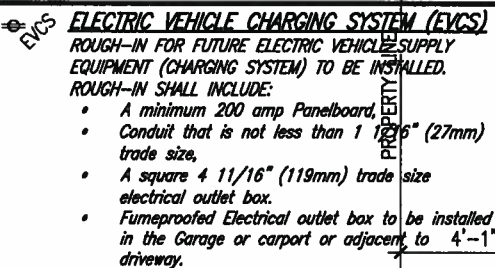
drawing no.
6

SD25-2
SONOMA 2

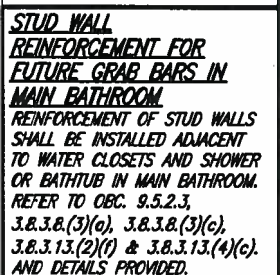
PARTIAL PLANS 'C'

file name
16023-SD25-2

date
JAN 11 2018 - 8:51 AM



SEE STAIR HEADER
DETAIL 3/S2

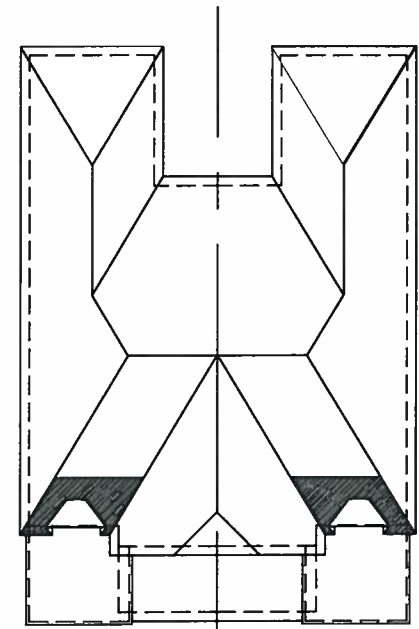


project name GREEN VALLEY EAST		municipality BRADFORD EAST, ON.		project no. 16023	
date AUGUST 2016		PARTIAL PLANS 'C' MOD			drawing no. 7
drawn by NS	checked by -	scale 3/16" = 1'-0"	file name 16023-S025-2		
<small>RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\25' Semi\16023-S025-2.dwg - Thu - Jan 11 2018 - 8:51 AM</small>					

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ARCHITECTURAL REVIEW & APPROVAL
JAN 15 2018
Joan G. Williams Limited, A/c



The image displays two architectural drawings for a residential building.

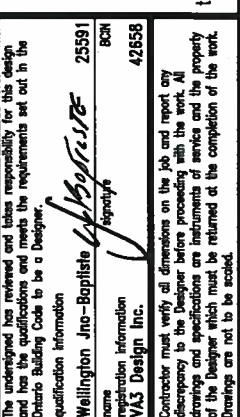
Roof Plan 'A'

- Roof Structure:** A gabled roof with a central ridge. The main roof pitch is 10:12. The side gables have a pitch of 6:12. The roof overhang is 12 inches.
- Materials:** Asphalt shingles (typical).
- Dimensions:** The overall width is 23'-3" [7.08M]. The depth from the ridge to the eaves is 5'-3" [1.60M].
- Details:** Valley flashing (typical), 5'-5" radius (typical) at the ridge, mid-point of roof, prefinished aluminum rainwater leader, fascia, gutter & vented soffit (typical), 1"x6" aluminum clad frieze board (typical), brick soldier arch with keystone w/ 1/2" projection over vinyl panel (typical), 20" decorative railing (typical), brick soldier course w/ keystone w/ 1/2" projection (typical), cont. precast concrete band on brick soldier course w/ 1/2" projection (typical), sunken foyer, poured concrete porch slab and door sill (typical), poured concrete foundation walls and footings (typical).

Front Elevation 'A' (REV.)

- Exterior Features:** Brick soldier arch w/ keystone w/ 1/2" proj. over vinyl panel (typical). 20" decorative railing (typical). Brick soldier course w/ keystone w/ 1/2" proj. (typical). Cont. precast conc. band on brick soldier course w/ 1/2" proj. (typical). Sunken foyer. Poured conc. porch slab and door sill (typical). Poured conc. foundation walls and footings (typical).
- Windows:** Four double-hung windows on the second floor, each with a brick soldier arch w/ keystone w/ 1/2" proj. over vinyl panel (typical). Each window has a 56"x56" opening. The windows are set back 2'-6" from the exterior wall. The distance between windows is 2'-0". The distance from the centerline to the first window is 2'-10". The distance from the centerline to the last window is 2'-10". The distance between the last window and the corner is 2'-6".
- Doors:** Two sets of double doors on the ground floor, each with a brick soldier arch w/ keystone w/ 1/2" proj. over vinyl panel (typical). Each door has an 8'-8" x 7'-0" opening. The doors are set back 2'-6" from the exterior wall. The distance between doors is 2'-0". The distance from the centerline to the first door is 2'-10". The distance from the centerline to the last door is 2'-10". The distance between the last door and the corner is 2'-6".
- Address Plaque:** Indicated by red circles and arrows on both sides of the elevation.
- Dimensions:** Overall height is 23'-3" [7.08M]. Second floor height is 8'-10". Ground floor height is 9'-11". Total height is 19'-11".
- Other Details:** Prefinished metal flashing w/ caulking to match masonry color (typical). Face brick (typical). Brick quoins w/ 1/2" projection (typical). Prefinished aluminum clad trim (typical). Top of plate, top of window, fin. second floor, top of transom, top of door, fin. ground floor, sunken foyer, fin. grade, top of slab.

project name	GREEN VALLEY EAST	municipality	BRADFORD EAST, ON.	project no.	16023
date	AUGUST 2016	checked by	-	scale	3/16" = 1'-0"
drawn by	NS	file name	16023-S025-2		
FRONT ELEVATION 'A'					8
RICHARD - H: VARCHIVE WORKING 2016\16023.BMW Unit 25' Serm\16023-S025-2.dwg - Thu - Jun 11 2016 - 8:51 AM					

[illegible]

A circular professional engineer seal for S. J. Boyd, Province of Ontario. The seal features the text "LICENSED PROFESSIONAL ENGINEER" around the top inner edge and "PROVINCE OF ONTARIO" around the bottom inner edge. In the center, the name "S. J. BOYD" is printed in a bold, sans-serif font, with a stylized signature "S. J. Boyd" written over it in cursive. Below the name is a semi-circular graphic element.

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ARCHITECTURAL REVIEW & APPROVAL

JAN 15 2018

John G. Williams Limited, Architect

<u>UNINSULATED OPENINGS</u> (PER OBC. SB-12,3.1.1(7))			
SD25-2 ELEVATION A	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	418 S.F.	87.944 S.F.	21.04 %
LEFT SIDE	1093 S.F.	89.333 S.F.	8.17 %
RIGHT SIDE	1093 S.F.	0 S.F.	0.00 %
REAR	418 S.F.	122.056 S.F.	29.20 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3022.00 S.F.	299.33 S.F.	9.91 %
TOTAL SQ. M.	280.75 S.M.	27.81 S.M.	9.91 %

BAYVIEW WELLINGTON

SD25-2

project name	municipality	project no.
SUNOMA Z		

DESIGN

Consumers Rd Suite 120
Granato, ON M2J 1R4

530.2255 f 416.630.4782
va3design.com

ications, related documents and data

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

Signature
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. They must be returned at the completion of the work. Drawings are not to be scaled.

percentage are not to be confused

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4	REVISED AS PER ENG'S COMMENTS	JAN 08-18	RC

3	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 08-17	RC
2	REVISED FDN WALL TO BE 10"	DEC. 8/16	AJE

1	ISSUED FOR CLIENT REVIEW.	.	hw
no	description	date	

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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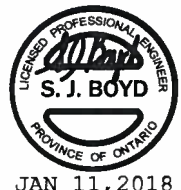
NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

SITE COPY

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



REAR ELEVATION 'A','B' & 'C' (REV.) REAR ELEVATION 'A','B' & 'C'

NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

BAYVIEW WELLINGTON		SD25-2 SONOMA 2	
GREEN VALLEY EAST		BRADFORD EAST, ON.	
project name		municipality	
date		drawing no.	
AUGUST 2016		16023	
drawn by		checked by	
NS		NS	
scale		3/16" = 1'-0"	
file name		16023-SD25-2	
drawn by		checked by	
NS		NS	
date		JAN 11 2018 - 8:51 AM	
project no.		16023	
drawing no.		10	
REAR ELEVATION 'A','B' & 'C'			

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t. 416.630.2255 f. 416.630.4782
v3design.com

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

Wellington Jno-Baptiste
signature
25591
BCN
42658

VA3 Design Inc.
signature

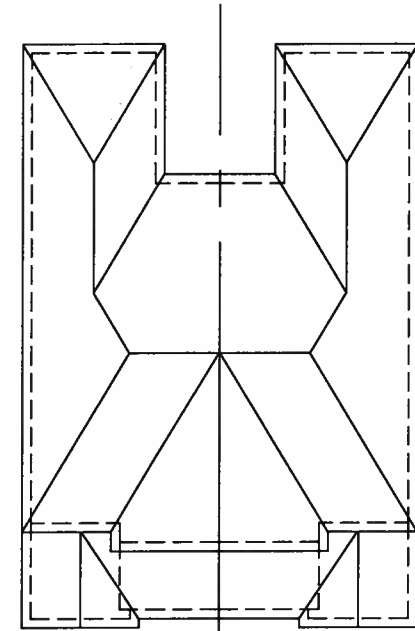
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no.	description	date	by
4	REVISED AS PER ENG'S COMMENTS	JAN 08-18 RC	
3	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 08-17 RC	
2	REVISED FOR WALL TO BE 10"	DEC. 8/16 AJE	
1	ISSUED FOR CLIENT REVIEW.		

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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADLEY-ORD / WEST GULLIMBURY.

John G. Williams Limited, Architect

[illegible]

project name	BRADFORD EAST, ON.	municipality	project no.	16023
date	AUGUST 2016	checked by	scale	3/16" = 1'-0"
drawn by	NS	drawn by	file name	16023-S025-2
RICHARD - H. ARCHWALKER WORKING 1615 (16023-BW UnitA 25' Sam'l) 16023-S025-2.dwg - Thu - Jan 11 2018 - 8:51 AM drawing no. 11				
FRONT ELEVATION 'B'				

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 Ino-Bopiste	25581
registration information	<i>signature</i>	BCO
Contractor 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 copied.

no.	description	date	by
9	.	.	.
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4	REVISED AS PER ENG'S COMMENTS	JAN 08-18	RC
3	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 08-17	RC
2	REVISED FOR WALL TO BE 10"	DEC. 9/16	AJE
1	ISSUED FOR CLIENT REVIEW.	.	.

SITE COPY

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



UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
SD25-2 ELEVATION B		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	422 S.F.	94.57 S.F.	22.41 %
LEFT SIDE	1090 S.F.	89.333 S.F.	8.20 %
RIGHT SIDE	1090 S.F.	0 S.F.	0.00 %
REAR	418 S.F.	122.056 S.F.	29.20 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3020.00 S.F.	305.96 S.F.	10.13 %
TOTAL SQ. M.	280.56 S.M.	28.42 S.M.	10.13 %



LEFT SIDE ELEVATION 'B'

NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

SD25-2
SONOMA 2

BAYVIEW WELLINGTON

GREEN VALLEY EAST

BRADFORD EAST, ON.

16023

12

DATE

AUGUST 2016

DRAWN BY

NS

CHECKED BY

NS

SCALE

3/16" = 1'-0"

FILE NAME

16023-SD25-2

PROJECT NO.

16023

DRAWING NO.

12

DATE

AUGUST 2016

DRAWN BY

NS

CHECKED BY

NS

SCALE

3/16" = 1'-0"

FILE NAME

16023-SD25-2

PROJECT NO.

16023

DRAWING NO.

12

DESIGN

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
1 416.630.2255 f 416.630.4782
-v3design.com

25591

BCN

42658

Wellington Jho-Baptiste

signature

REVISIONS

4. REVISED AS PER ENG'S COMMENTS

3. REVISED AS PER FLOOR AND ROOF LAYOUTS

2. REVISED FDN WALL TO BE 10"

1. ISSUED FOR CLIENT REVIEW.

DATE

JAN 08-18 RC

SEP 08-17 RC

DEC. 8/16 A/E

BY

DESCRIPTION

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DESCRIPTION

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.

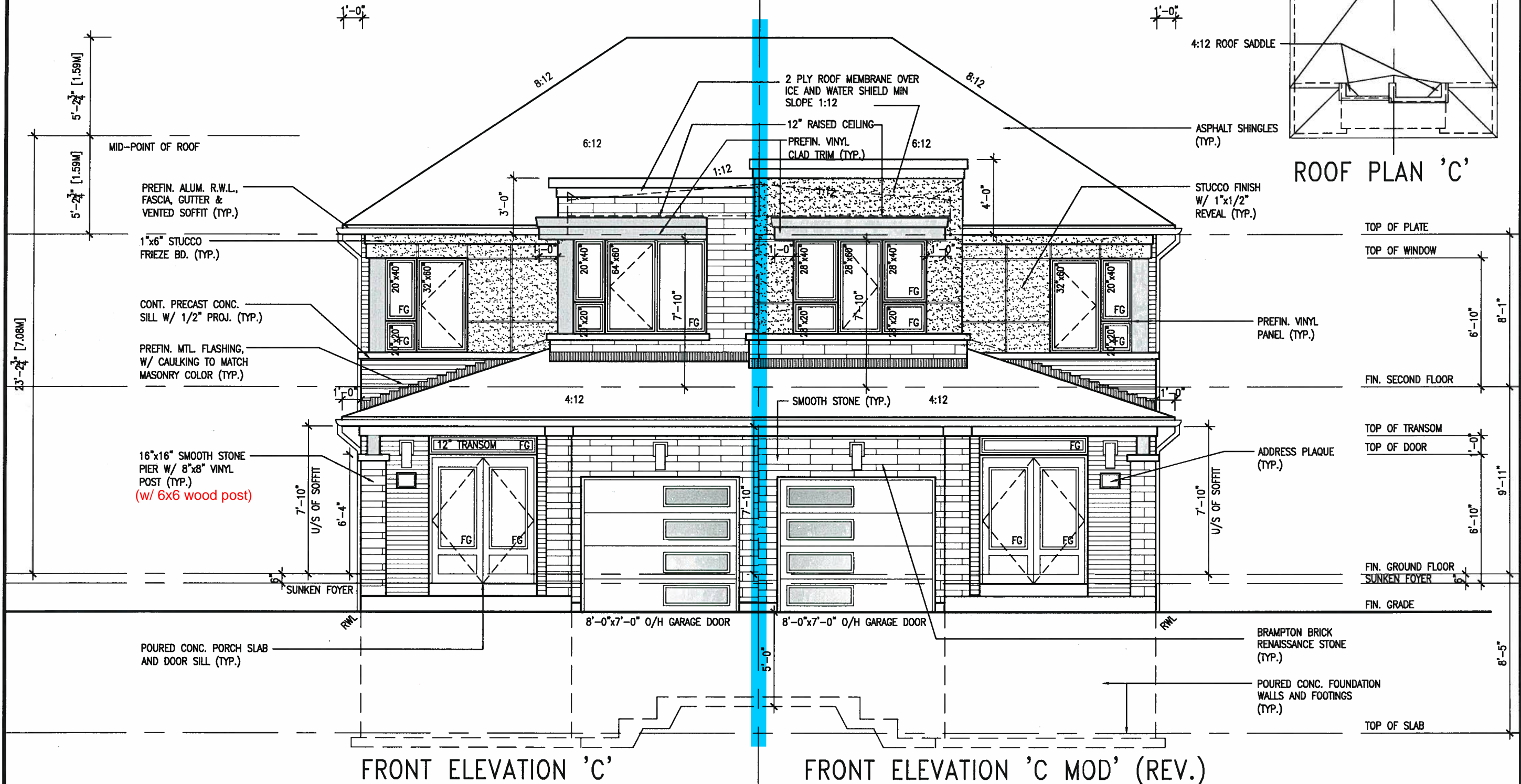
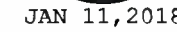
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ARCHITECTURAL REVIEW & APPROVAL

JAN 15 2018

John G. Williams Limited, Architect



BAYVIEW WELLINGTON

SD25-2
SONOMA 2

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

date AUGUST 2016 FRONT ELEVATION 'C' drawing no. 5

drawn by	checked by	scale	file name
NS	-	$3/16'' = 1'-0''$	16023-S025-2

RICHARD - H\ARCHIVE\WORKING\2016\16023 BW\Units\25\ Semi\16023-SQ25-2.dwg - Thu - Jan 11 2018 - 8:51 AM



DESIGN
Consumers Rd Suite 120

Toronto ON M2J 1R4
630.2255 f 416.630.4782

va3design.com

Wellington, Inc.-Bantiste
25591

name	signature	BCIN
registration information		

WA3 Design Inc. 42658

discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.

Drawings are not to be scaled.

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4	REMOVED AS PER ENC'S COMMENTS	JAN 08-18	PC

4	REVISED AS PER ENG'S COMMENTS	SEP 08-10	RC
3	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 08-17	RC
2	REVISED FOR WALL TO BE 40"	SEP 08-18	RC

Z	REVISED FUN WALL TO BE 10	DEC. 8/16	AGE
1	ISSUED FOR CLIENT REVIEW.	.	.

no.	description	date	by
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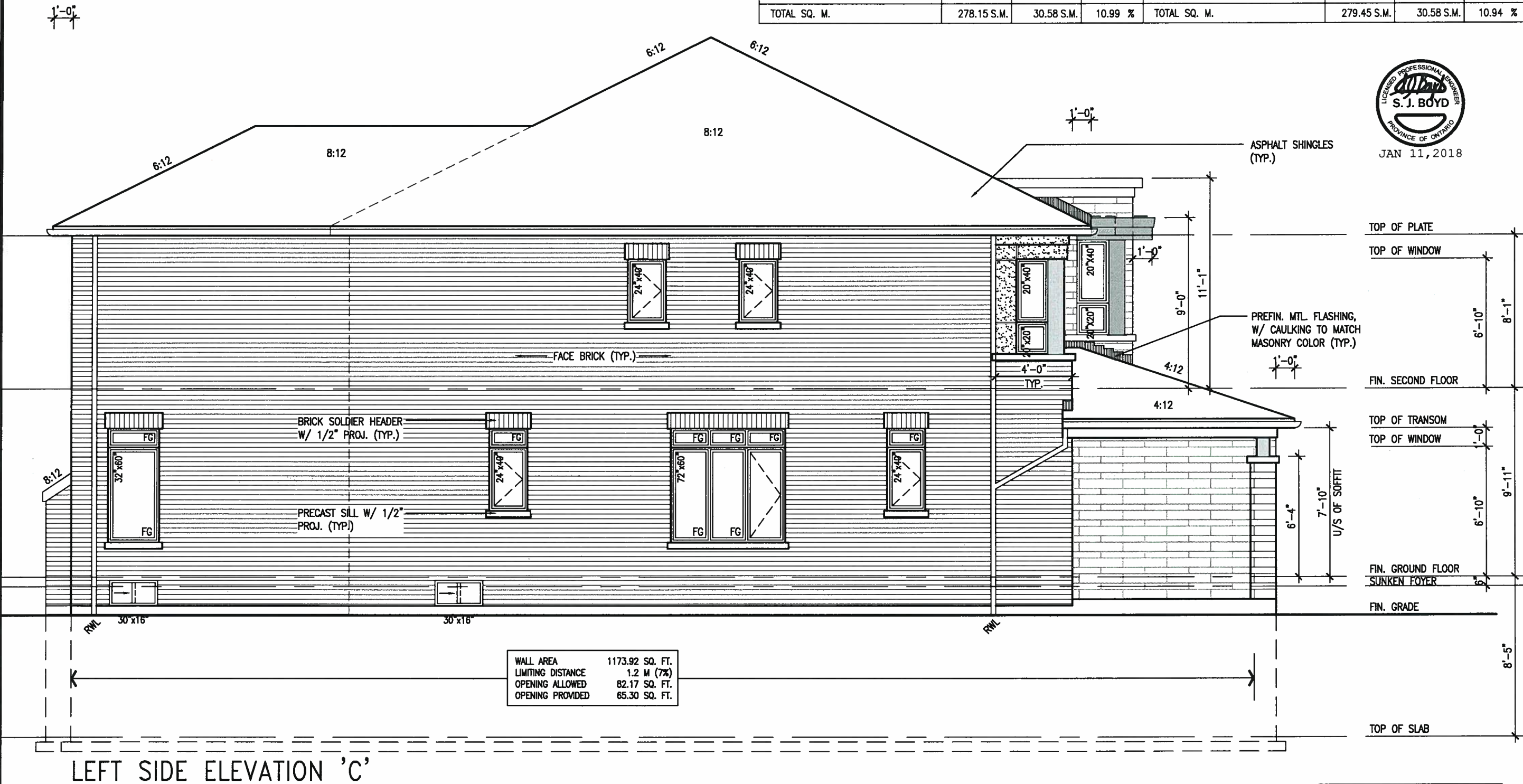
SITE COPY

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

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))					UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				
SD25-2 ELEVATION C		ENERGY EFFICIENCY - OBC SB12			SD25-2 ELEVATION C MOD		ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE		ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	428 S.F.	101.056 S.F.	23.61 %		FRONT	428 S.F.	101.056 S.F.	23.61 %	
LEFT SIDE	1074 S.F.	106 S.F.	9.87 %		LEFT SIDE	1081 S.F.	106 S.F.	9.81 %	
RIGHT SIDE	1074 S.F.	0 S.F.	0.00 %		RIGHT SIDE	1081 S.F.	0 S.F.	0.00 %	
REAR	418 S.F.	122.056 S.F.	29.20 %		REAR	418 S.F.	122.056 S.F.	29.20 %	
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.			* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.		
TOTAL SQ. FT.	2994.00 S.F.	329.11 S.F.	10.99 %		TOTAL SQ. FT.	3008.00 S.F.	329.11 S.F.	10.94 %	
TOTAL SQ. M.	278.15 S.M.	30.58 S.M.	10.99 %		TOTAL SQ. M.	279.45 S.M.	30.58 S.M.	10.94 %	



BAYVIEW WELLINGTON		SD25-2	
GREEN VALLEY EAST		SONOMA 2	
BRADFORD EAST, ON.		16023	
AUGUST 2016		LEFT SIDE ELEVATION 'C'	
checked by		scale	
drawn by		file name	
NS		16023-SD25-2	
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\25' Sem\16023-SD25-2.dwg - Thu - Jun 11 2018 - 8:51 AM		drawing no.	
		14	



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.		signature	
Wellington Jno-Baptiste		25591	
name		BCN	
VA3 Design, Inc.		42658	
revision information			
JAN 08-18 RC			
3 REVISED AS PER ENG'S COMMENTS			
2 REVISED AS PER FLOOR AND ROOF LAYOUTS			
1 REVISED FDN WALL TO BE 10"			
1 ISSUED FOR CLIENT REVIEW.			
no.		description	
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NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

SITE COPY

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ARCHITECTURAL DESIGN & CONSTRUCTION
JAN 15 2018
John G. Williams Limited, Architect



WALL AREA	1182.77 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	82.79 SQ. FT.
OPENING PROVIDED	65.30 SQ. FT.

LEFT SIDE ELEVATION 'C' MOD

NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

BAYVIEW WELLINGTON		SD25-2 SONOMA 2	
GREEN VALLEY EAST BRADFORD EAST, ON.		project no. 16023	
AUGUST 2016		drawing no. 15	
LEFT SIDE ELEVATION 'C' MOD		file name 16023-SD25-2	
checked by NS		scale 3/16" = 1'-0"	
drawn by NS		date JAN 11 2018 - 8:51 AM	
RICHARD - H. VARCHINE, WORKING 2016 (16023.BW) Units V25 Sem 16023-SD25-2.dwg - Thu - Jan 11 2018 - 8:51 AM		Production of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.	
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 the specifications and drawings. The requirements set out in the Ontario Building Code to be a Designer.			
Wellington Jno-Baptiste 25591 BBN			
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.			
4 REVISED AS PER ENG'S COMMENTS JAN 08-18 RC			
3 REVISED AS PER FLOOR AND ROOF LAYOUTS SEP 08-17 RC			
2 REVISED FOR WALL TO BE 10" DEC. 8/16 A/E			
1 ISSUED FOR CLIENT REVIEW.			
no. description			

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))				UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
SD25-2 ELEVATION A W.O.D.				SD25-2 ELEVATION B W.O.D.			
ENERGY EFFICIENCY - OBC SB12				ENERGY EFFICIENCY - OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	418 S.F.	87.944 S.F.	21.04 %	FRONT	422 S.F.	94.57 S.F.	22.41 %
LEFT SIDE	1093 S.F.	89.333 S.F.	8.17 %	LEFT SIDE	1090 S.F.	89.333 S.F.	8.20 %
RIGHT SIDE	1093 S.F.	0 S.F.	0.00 %	RIGHT SIDE	1090 S.F.	0 S.F.	0.00 %
REAR	502 S.F.	136.5 S.F.	27.19 %	REAR	502 S.F.	136.5 S.F.	27.19 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION				* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3106.00 S.F.	313.78 S.F.	10.10 %	TOTAL SQ. FT.	3104.00 S.F.	320.40 S.F.	10.32 %
TOTAL SQ. M.	288.55 S.M.	29.15 S.M.	10.10 %	TOTAL SQ. M.	288.37 S.M.	29.77 S.M.	10.32 %

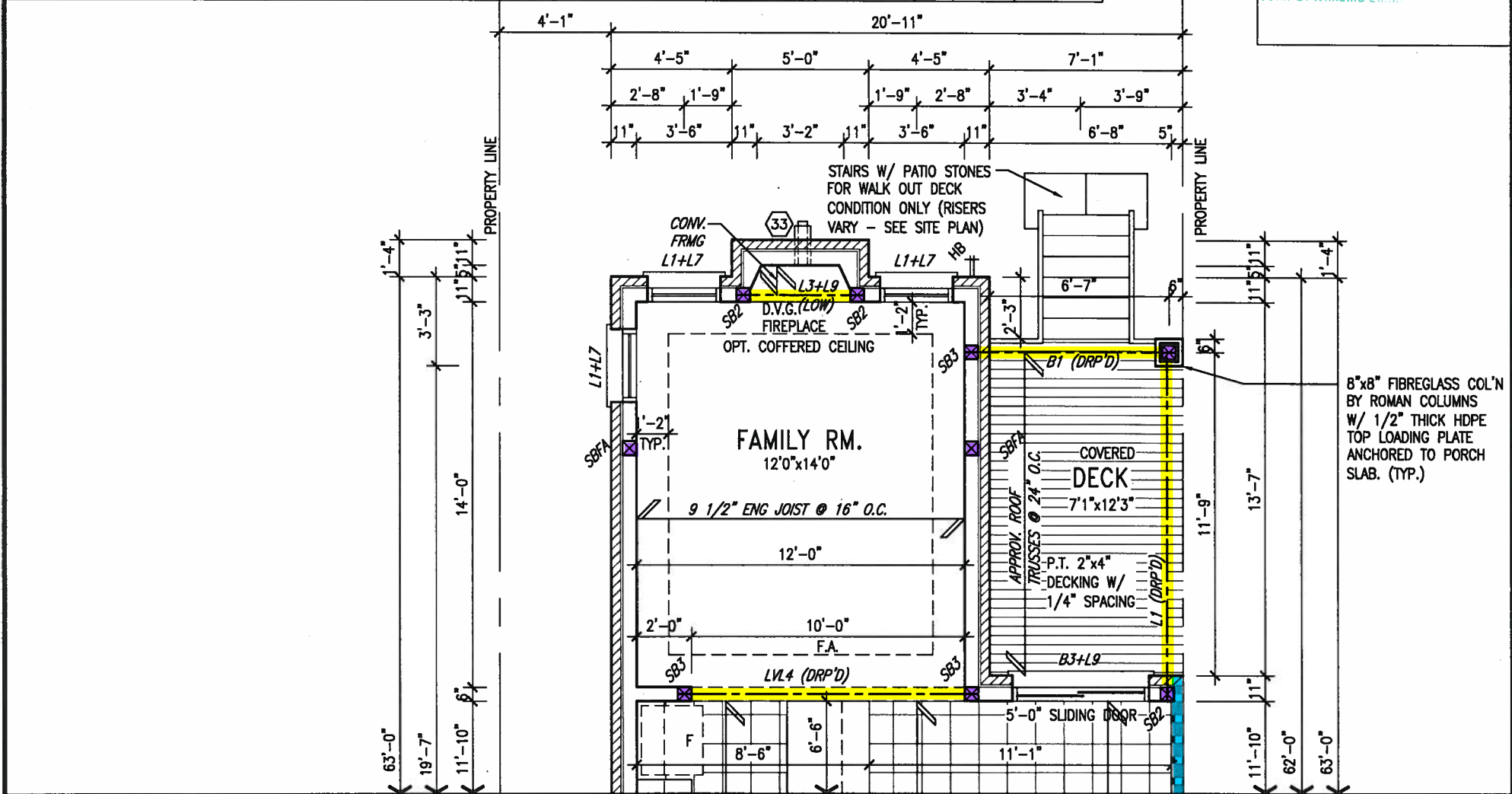
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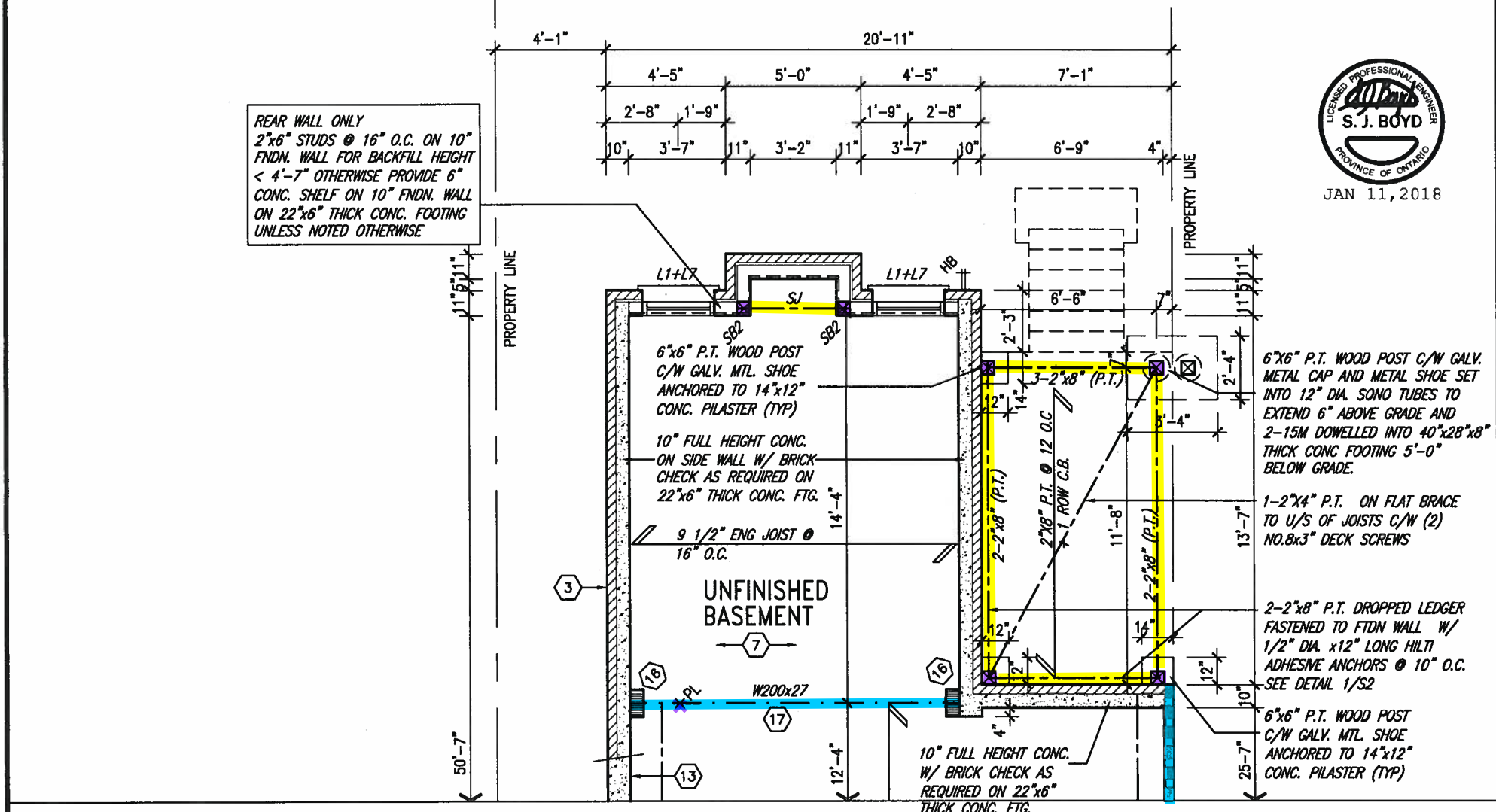
ARCHITECTURAL REVIEW

JAN 15 2018

John G. Williams Limited



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



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

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

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

NOTE:
REFER TO STANDARD FLOOR PLANS
FOR ADDITIONAL INFORMATION.

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	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 BRADFORD EAST, ON. date AUGUST 2016 drawn by NS checked by - scale 3/16" = 1'-0"	SD25-2 SONOMA 2 project no. 16023 drawing no. 17
8	.	.	.	qualification information Wellington Jno-Baptiste 25591 BCIN 42658			
7	.	.	.	name registration information VA3 Design Inc.			
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	REVISED AS PER ENG'S COMMENTS	JAN 08-18	RC	.			
3	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 08-17	RC	.			
2	REVISED FDN WALL TO BE 10"	DEC. 8/16	AJE	.			
1	ISSUED FOR CLIENT REVIEW.	.	.	.			
no.	description	date	by	.			

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ARCHITECTURAL REVIEW & APPROVAL



JAN 15 2018

John G. Williams Limited, Architect

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
SD25-2 ELEVATION C MOD W.O.D.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	428 S.F.	101.056 S.F.	23.61 %
LEFT SIDE	1081 S.F.	106 S.F.	9.81 %
RIGHT SIDE	1081 S.F.	0 S.F.	0.00 %
REAR	502 S.F.	136.5 S.F.	27.19 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3092.00 S.F.	343.56 S.F.	11.11 %
TOTAL SQ. M.	287.25 S.M.	31.92 S.M.	11.11 %



NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

[illegible]

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: _____

2

~~JAN 15 2018~~

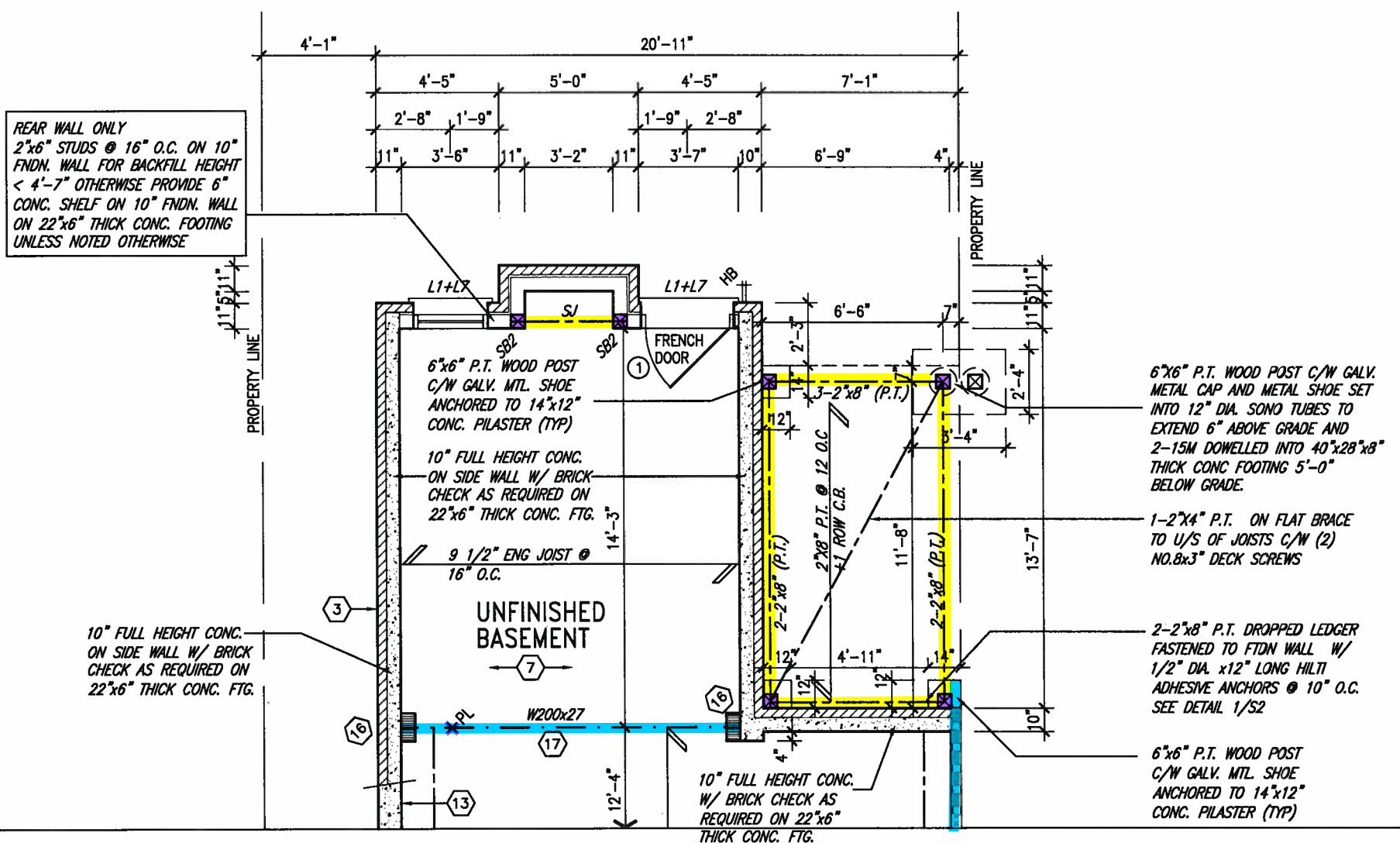
John G. Williams Limited, A. . .



JAN 11, 2018

- 8"x8" FIBREGLASS COL'N BY ROMAN COLUMNS W/ 1/2" THICK HDPE TOP LOADING PLATE ANCHORED TO PORCH SLAB. (TYP.)

PARTIAL GROUND FLOOR PLAN 9 OR MORE
W.O.B. CONDITION



PARTIAL BASEMENT PLAN
W.O.B. CONDITION

NOTE:
REFER TO STANDARD FLOOR PLANS
FOR ADDITIONAL INFORMATION.

9.	.	.	<div>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</div> <div>qualification information</div> <div>Wellington Jno-Baptiste  25591</div> <div>name BCM</div> <div>registration information VA3 Design Inc. 42658</div> <div>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.</div>	<div> 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</div>	<div>BAYVIEW WELLINGTON</div> <div>SD25-2 SONOMA 2</div>	<div>project name GREEN VALLEY EAST</div> <div>municipality BRADFORD EAST, ON.</div> <div>project no. 16023</div>	<div>drawing no. 19</div>
8.	.	.					
7.	.	.					
6.	.	.					
5.	.	.					
4.	REVISED AS PER ENG'S COMMENTS	JAN 08-18 RC					
3.	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 08-17 RC					
2.	REVISED FDN WALL TO BE 10"	DEC. 8/16 AJE					
1.	ISSUED FOR CLIENT REVIEW.	.					
no.	description	date by					
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\25 Semi\16023-SD25-2.dwg - Thu - Jan 11 2018 - 8:51 AM							

JAN 11, 2018

[illegible]

VALLEY FLASHING (TYP.)

John G. Williams & Co., Limited, Architects

— PREFIN. MTL. FLASHING,
W/ CAULKING TO MATCH
MASONRY COLOR (TYP.)

— FACE BRICK (TYP.)

FIN. GRADE

[illegible]

TOP OF PLATE

TOP OF WINDOW

FIN. SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

FIN. GROUND FLOOR

TOP OF WINDOW

TOP OF SLAB

REAR ELEVATION
W.O.B. CONDITION

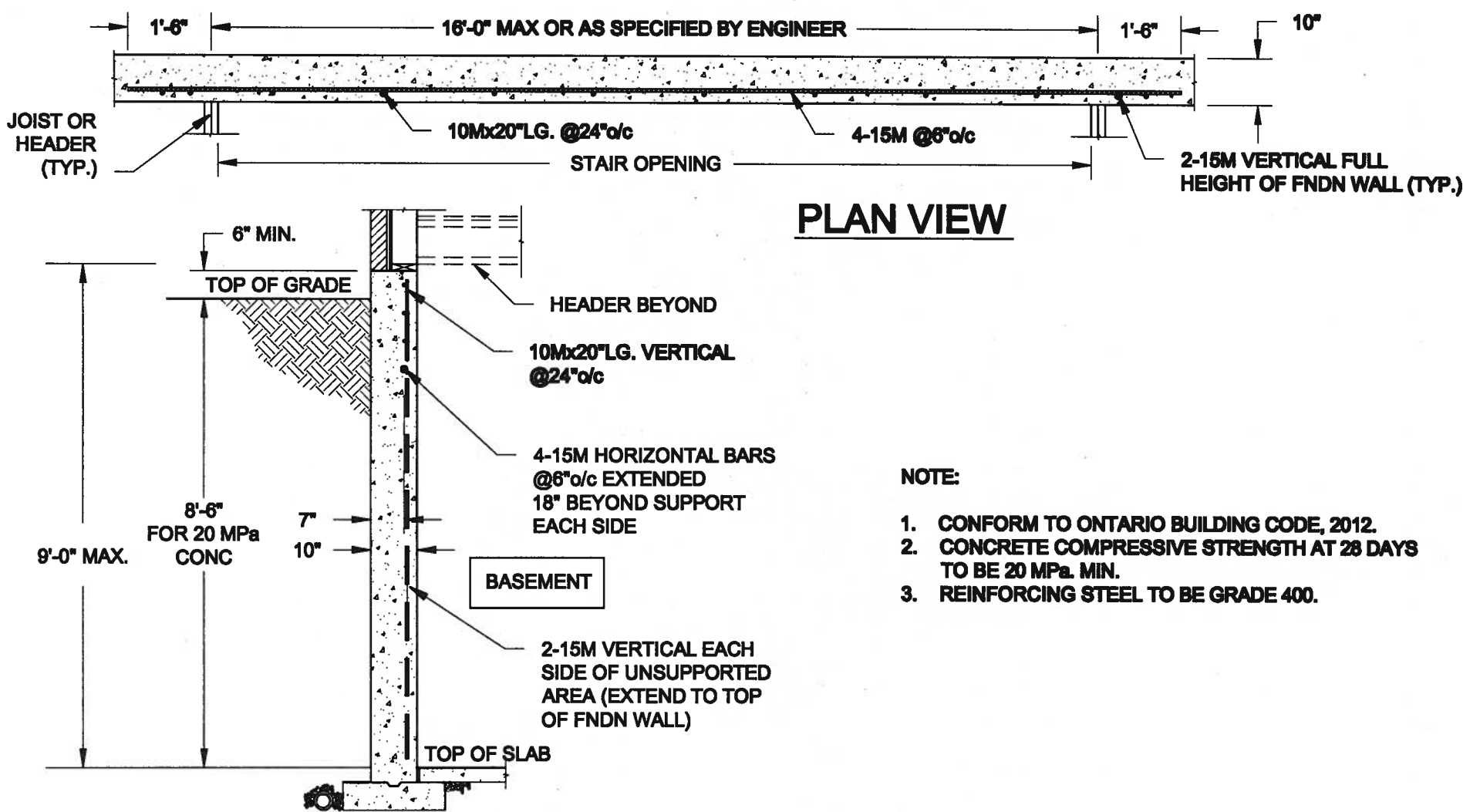
NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

0	3	7	3	5	RE	RE
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9	8	7	6

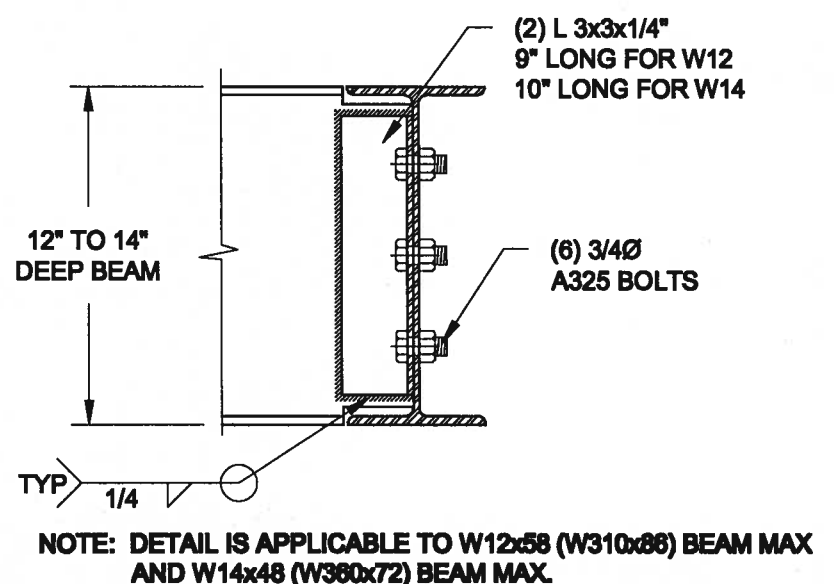
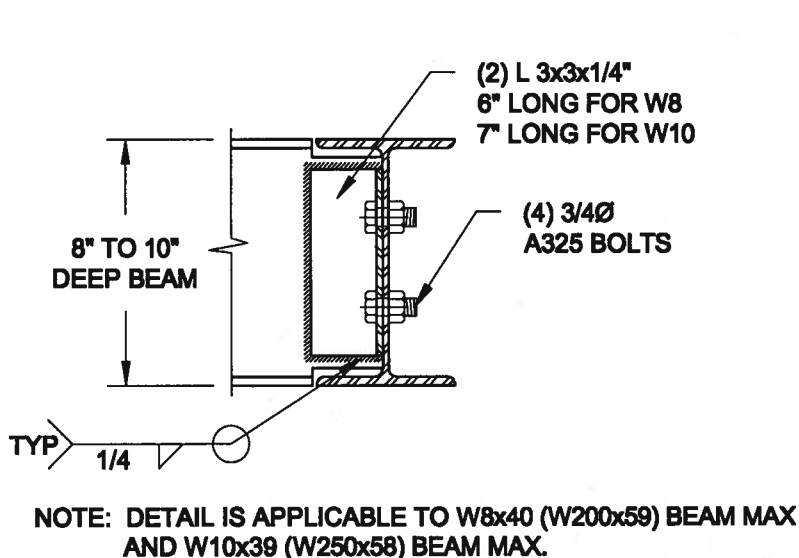
5	.	RE	RE
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[illegible]





1 LATERALLY UNSUPPORTED WALL

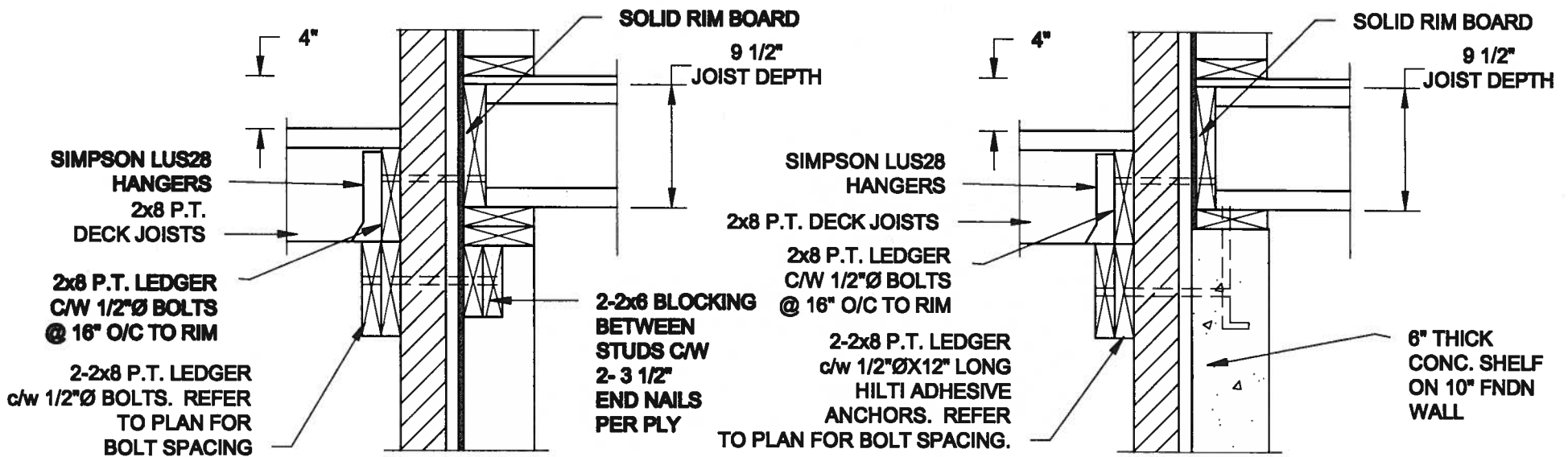
SCALE: 3/8" = 1'-0"



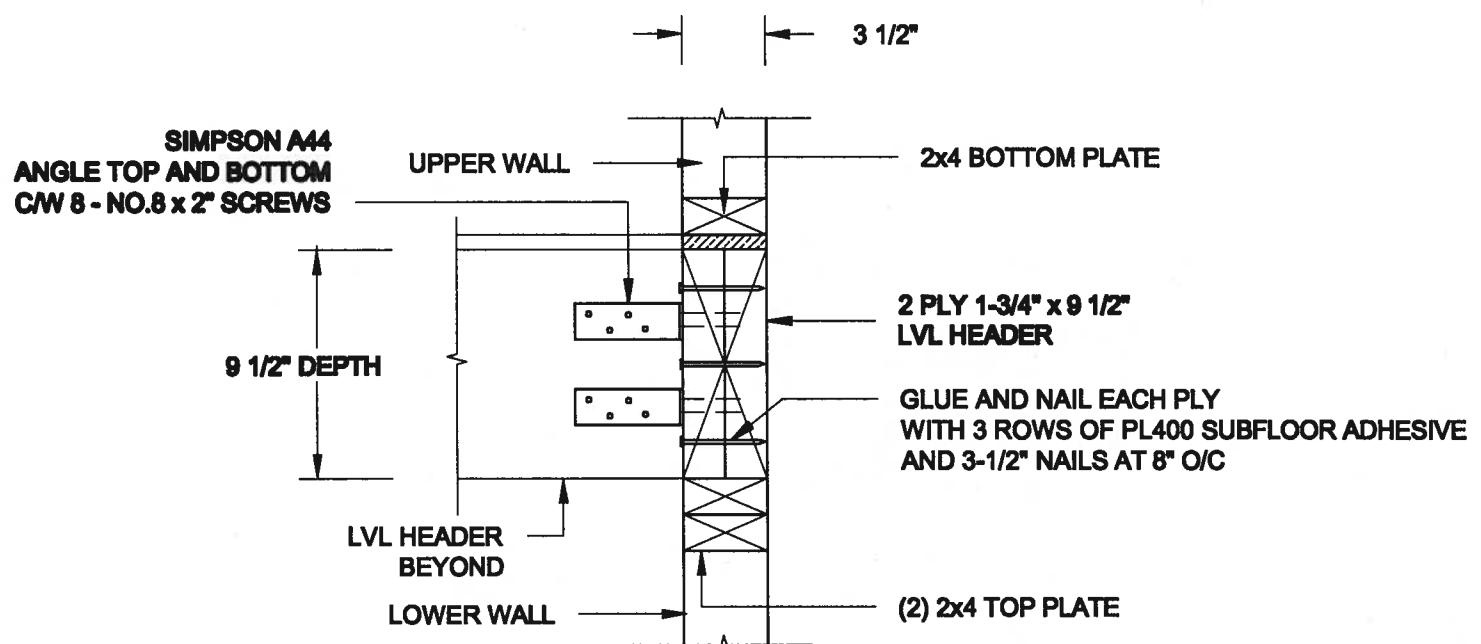
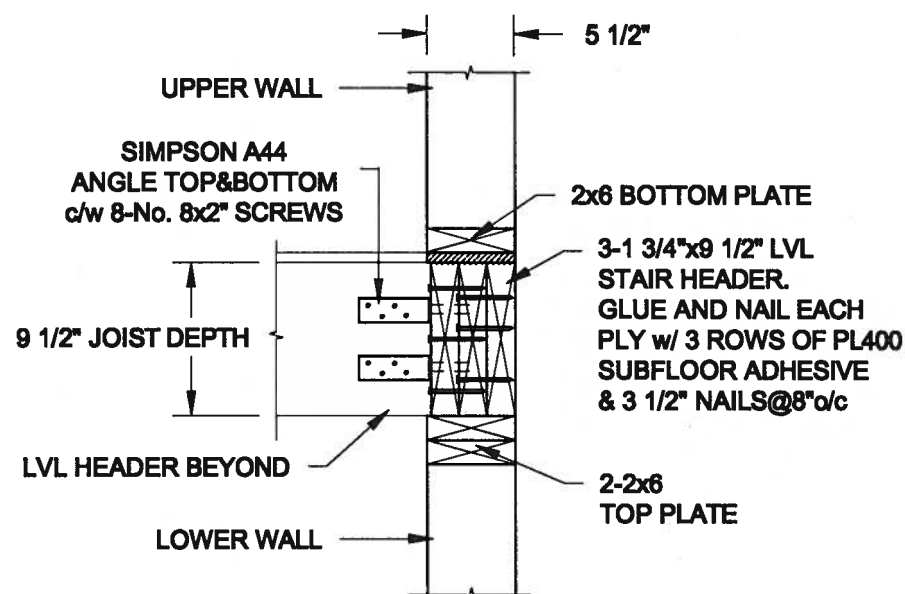
2 STEEL BEAM CONNECTION DETAIL

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

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



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



Scale:
AS NOTED

Date:
JAN-09-2018

Drawn:
SC

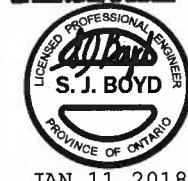
Checked:
SJB

QUAILE ENGINEERING LTD.



38 Parkside Drive, UNIT 7
Newmarket, ON
L3Y 6J9
T: 905-853-8547
E: quaile.eng@rogers.com

Engineer's Seal



Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY BRIMS - SERIES
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS

Project No.:

17-194

Drawing No.:

S2

CONSTRUCTION NOTES (Unless otherwise noted)

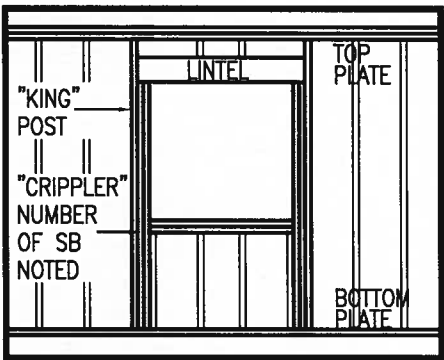
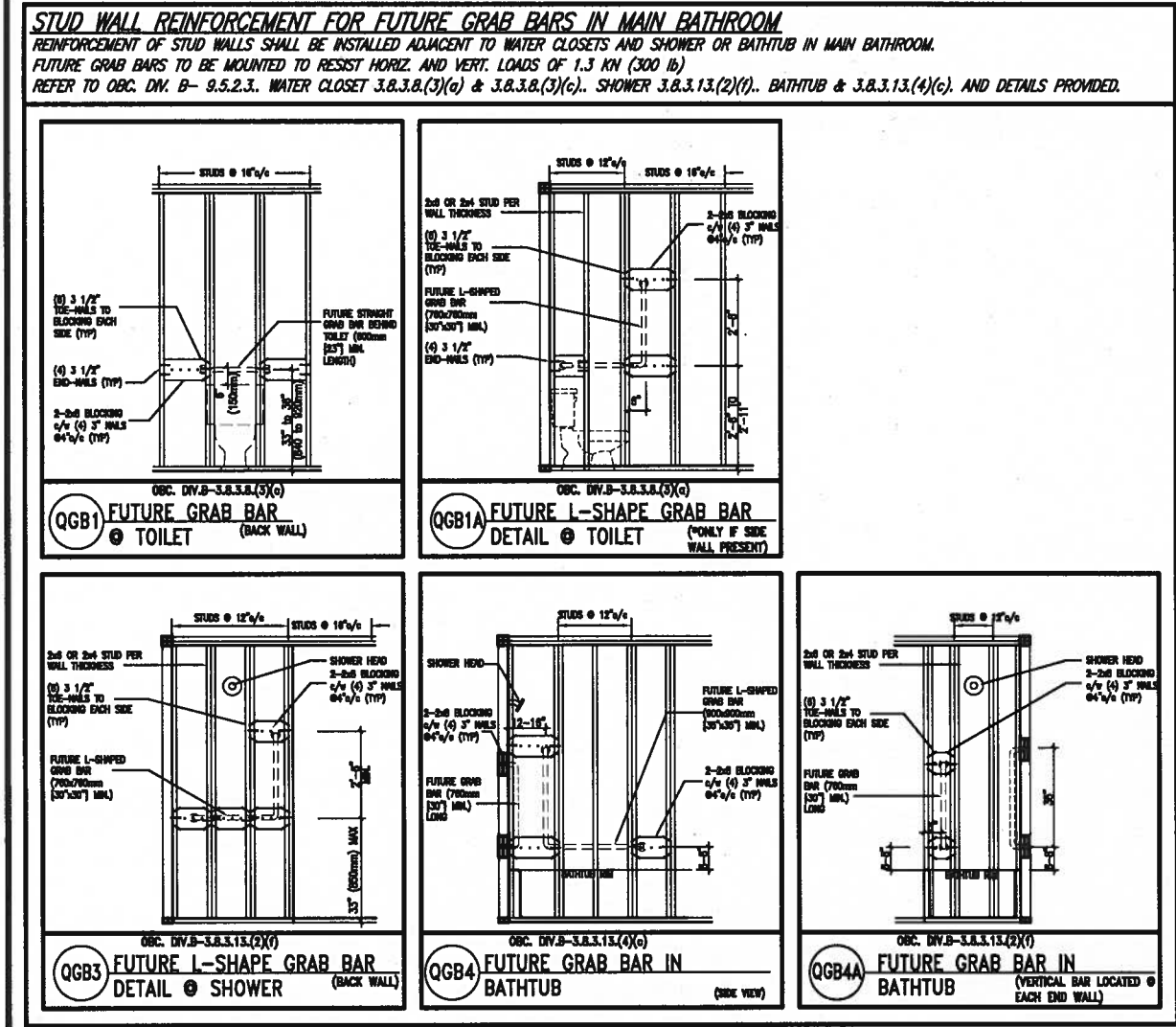
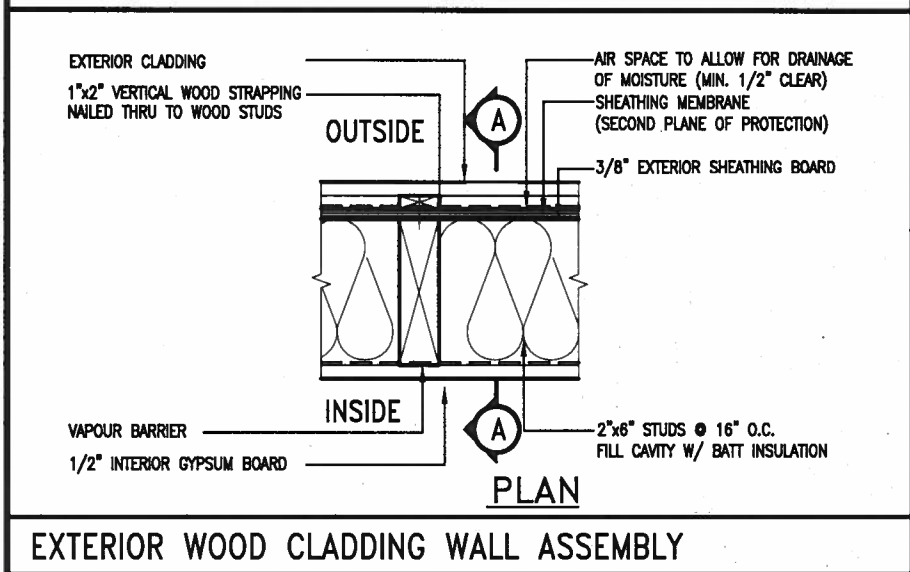
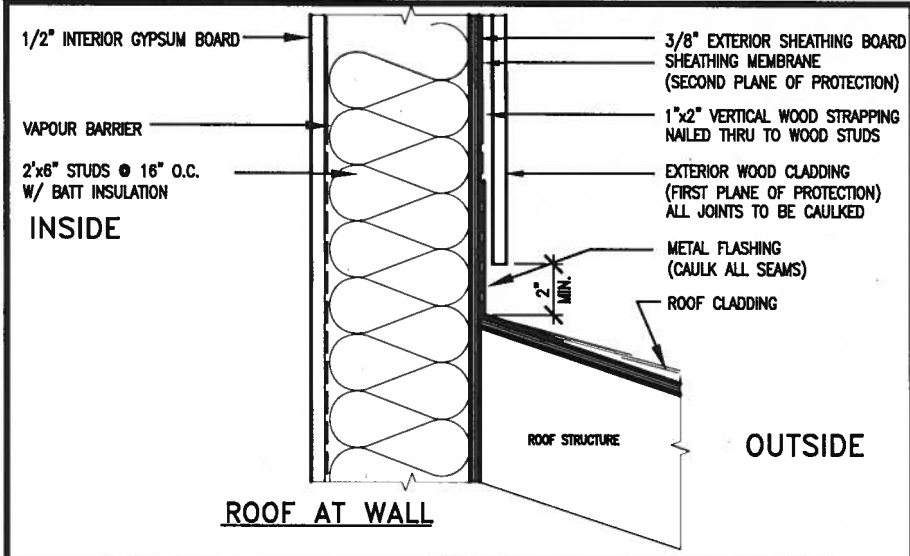
ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. **ONT. REG. 332/12-2012 OBC**

1. **ROOF CONSTRUCTION**
N0.210 (10.25kg/m²) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS, APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. [EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER] 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") C/C ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.).
2. **FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2A)**
SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm (9'-10")) WITH APPR. DIAGONAL WALL BRACING. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.
- 2A. RESERVED
- 2B. **FRAME WALL CONSTRUCTION (2"x4") - GARAGE WALLS**
SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm (9'-10")) WITH APPR. DIAGONAL WALL BRACING. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.
- 2C. RESERVED
- 2D. **STUCCO WALL CONSTRUCTION (2"x4") - GARAGE WALLS**
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 25mm (1") MIN. EXPANDED OR EXTRUDED RIGID POLYSTYRENE ON APPROVED AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x89 (2"x4") STUDS @ 400 (16") O.C.. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.
- 2E. **WALLS ADJACENT TO ATTIC SPACE - NO CLADDING**
9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH, MID-HEIGHT BLOCKING REQ'D. IF NO SHEATHING APPLIED. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.
3. **BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2A)**
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C. RSI 3.87 (R22) INSULATION & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.
- 3A. RESERVED
- 3B. **BRICK VENEER CONSTRUCTION (2"x4") - GARAGE WALLS**
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm 9'-10") WITH APPR. DIAGONAL WALL BRACING. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.
- 3C. **STUCCO WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2A)**
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 25mm (1") MIN. EXPANDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x140 (2"x6") STUDS @ 400mm (16") O.C. RSI 3.87(R22) INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR FINISH. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.
4. **INTERIOR STUD PARTITIONS**
FOR BEARING PARTITIONS 38x89 (2"x4") @ 400mm (16") O.C. FOR 2 STOREYS AND 300mm (12") O.C. FOR 3 STOREYS. NON-BEARING PARTITIONS 38x89 (2"x4") @ 600mm (24") O.C. PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 2/38x89 (2/2"x4") TOP PLATE. 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.
5. **FOUNDATION WALL/FOOTINGS (9.15.3, 9.15.4, 9.13.2, 9.14.2.1, 2.2)**
250mm (10") POURED CONC. FDTN. WALL 30MPa (4350psi) WITH BITUMINOUS DAMPPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2820 (9'-3") ON 560x155 (22"x6") CONTINUOUS KEYS 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.
- | | 1 | 18" WIDE x 6" DEEP | 18" WIDE x 6" DEEP |
|---|--------------------|--------------------|--------------------|
| 2 | 22" WIDE x 6" DEEP | 22" WIDE x 6" DEEP | 22" WIDE x 6" DEEP |
| 3 | 28" WIDE x 9" DEEP | 22" WIDE x 6" DEEP | 22" WIDE x 6" DEEP |
- SEE OBC 9.15.3.
-MAXIMUM FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1").
-REFER TO SOILS REPORT FOR SOIL CONDITIONS AND BEARING CAPACITY.
- STRIP FOOTING SUPPORTING EXTERIOR WALLS (FOR W.O.B.)**
-ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1"). THE STRIP FOOTING SIZE IS AS FOLLOWS:
- | | 2 STOREY WITH WALK-OUT BASEMENT | 545x175 (22"x7") |
|--|--|------------------|
| 6. FOUNDATION DRAINAGE OBC 9.14.2 & 9.14.3 | 100mm (4") DIA. FOUNDATION DRAINAGE TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES. | |
| 7. BASEMENT SLAB OBC 9.13.1.6 (1)(b), 9.16.4.5 (1), 9.25.3.3 (15) | 80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 20MPa. (3000psi) CONC. WITH DAMPPROOFING BELOW SLAB, UNDER SLAB INSULATION PER SB-12. ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED. | |
| 8. EXPOSED FLOOR TO EXTERIOR (SB-12-TABLE 3.1.1.2A) | PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT. | |
| 9. ATTIC INSULATION (SB-12-TABLE 3.1.1.2A) (SB-12-3.1.1.8) | RSI 10.56 (R60) BLOWN IN FIBRE INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL. RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL | |

10. **ALL STAIRS/EXTERIOR STAIRS -OBC. 9.8.-**
UNIFORM RISE -5mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS
-10mm (1/2") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT
MAX. RISE = 200 (7'-7/8")
MIN. RUN = 210 (8'-1/4")
MIN. TREAD = 235 (9'-1/4")
MAX. NOSING = 25 (1")
MIN. HEADROOM = 1950 (6'-5")
RAIL @ LANDING = 900 (2'-11")
RAIL @ STAIR = 865 (2'-10") TO 965 (3'-2")
MIN. STAIR WIDTH = 860 (2'-10")
FOR CURVED STAIRS
MIN. RUN = 150 (6")
MIN. AVG. RUN = 200 (8")
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.
13. **BASEMENT INSULATION (SB-12-3.1.1.7), 9.25.2.3, 9.13.2.6)**
FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. R513.52ci (R20ci) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER. RECOMMEND DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. AIR BARRIER TO BE SEALED TO FOUNDATION WALL WITH CAULKING, CONTINUOUS INSULATION (ci) IS NOT TO BE INTERRUPTED BY FRAMING.
14. **BEARING STUD PARTITION**
38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPPROOFING MATERIAL 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONC. CURB ON 350x155 (14"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.
15. **STEEL BASEMENT COLUMN. (SEE O.B.C. 9.15.3.3)**
89mm (3-1/2") DIA. x 3.0mm [0.118] SINGLE WALL 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/CGS8-7.2-9.4, AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 870x870x410 (34"x34"x16") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MINIMUM AND AS PER SOILS REPORT.
- 15A. **STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)**
89mm (3-1/2") DIA. x 4.78mm [1.188] FIXED STL. COL. WITH 150x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE ON 1070x1070x460 (42"x42"x18") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MIN. AND AS PER SOILS REPORT.
- 15B. **STEEL COLUMN**
90mm (3-1/2") DIA. x 4.78mm [1.188] NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 [4 1/2"x10"x1/2"] WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"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) & 6.2.4.1.1)**
CAPPED DRYER EXHAUST VENTED TO EXTERIOR. [USE 100mm (4") DIA. SMOOTH WALL VENT PIPE]
23. **INSULATED ATTIC ACCESS (OBC-9.18.2.1 & SB12-3.1.1.8)**
ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm (21 1/2"x24") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL. BACKING.
24. **FIREPLACE CHIMNEYS OBC. 9.2.1**
TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.
25. LINEN CLOSET, 4 SHELVES MIN. 350mm (14") DEEP.
26. MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR AS REQUIRED BY OBC. 9.32.3.5. & 9.32.3.10.
27. **STEEL BEARING PLATE FOR MASONRY WALLS**
280x280x16 (11"x11"x5/8") STL. PLATE FOR STL BEAMS AND 280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL, ANCHORED WITH 2-19mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.
- OR
- SOLID WOOD BEARING FOR WOOD STUD WALLS**
SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH OBC 9.17.4.2(2).
28. RESERVED
29. **BEARING WOOD POST (BASEMENT) (OBC 9.17.4.4)**
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. * 1/2" (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (* SEE OBC 9.30.2.4) FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-1 OR A-2 STRAPPING SHALL BE 19x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (* SEE OBC 9.23.9.4. *)

35. **EXPOSED BUILDING FACE OBC. 9.10.13 & 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 9.39.1)**
FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (5") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 200mm (7'-7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, MIN. 30mm (1 1/4") COVER, 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDTN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL SLAB TO HAVE MIN. 75mm (3") BEARING ON FDTN. WALLS. PROVIDE (L7) UNTEL 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. 9.8.10.1-**
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m² UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3").
- 2) **WINDOW GUARDS -OBC. 9.8.8.1(8).**
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11").
- 3) **EXTERIOR WINDOWS**
SHALL COMPLY WITH OBC DIV.-8 9.7.3. & SB12-3.1.1.9
- GENERAL:** 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. B. 6.2.2. SEE MECHANICAL DRAWINGS.
- 2) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2. & 5.6.2.2.(3) AND MUNICIPAL STANDARDS.
- 3) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.
- 4) **STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM**
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3, 3.8.3.8, 1(1)(d) & 3.8.3.13 (1)(f). SEE DETAIL.
- 5) ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12-3.1.1.9.
- 6) ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV.-8 9.2.3.3.
- 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 (LVL) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.
- 5) LVL BEAMS SHALL BE 2.0E-2950F MIN. NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm (7 1/4", 9 1/2", 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C.
- 6) PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS.
- 7) JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.
- 8) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE. IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mil. POLYETHYLENE FILM, No. 50 (48lbs.) ROOF ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.
- STEEL:** 1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40-21 GRADE 350W STRUCTURAL QUALITY STEEL. OBC. 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 (SPRUCES No. 2) SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER OR AS DIRECTED BY STRUCTURAL ENGINEER. SOLID BEARING TO BE MINIMUM 2 PIECES. SOLID WOOD BEARING TO MATCH FROM ABOVE | |
| ELECTRIC VEHICLE CHARGING SYSTEM (EVCS) (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, | |
| • Furneproofed Electrical outlet box to be installed in the Garage or carport or adjacent to driveway. | |
| REFER TO 2012 OBC. 9.34.4. | |
| SOIL GAS/ RADON CONTROL (OBC 9.11.1.7. & 9.13.4.) | |
| PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING IF REQUIRED. | |
| CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO VA3 DESIGN BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF VA3 DESIGN WHICH IF REQUESTED, MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED. | |

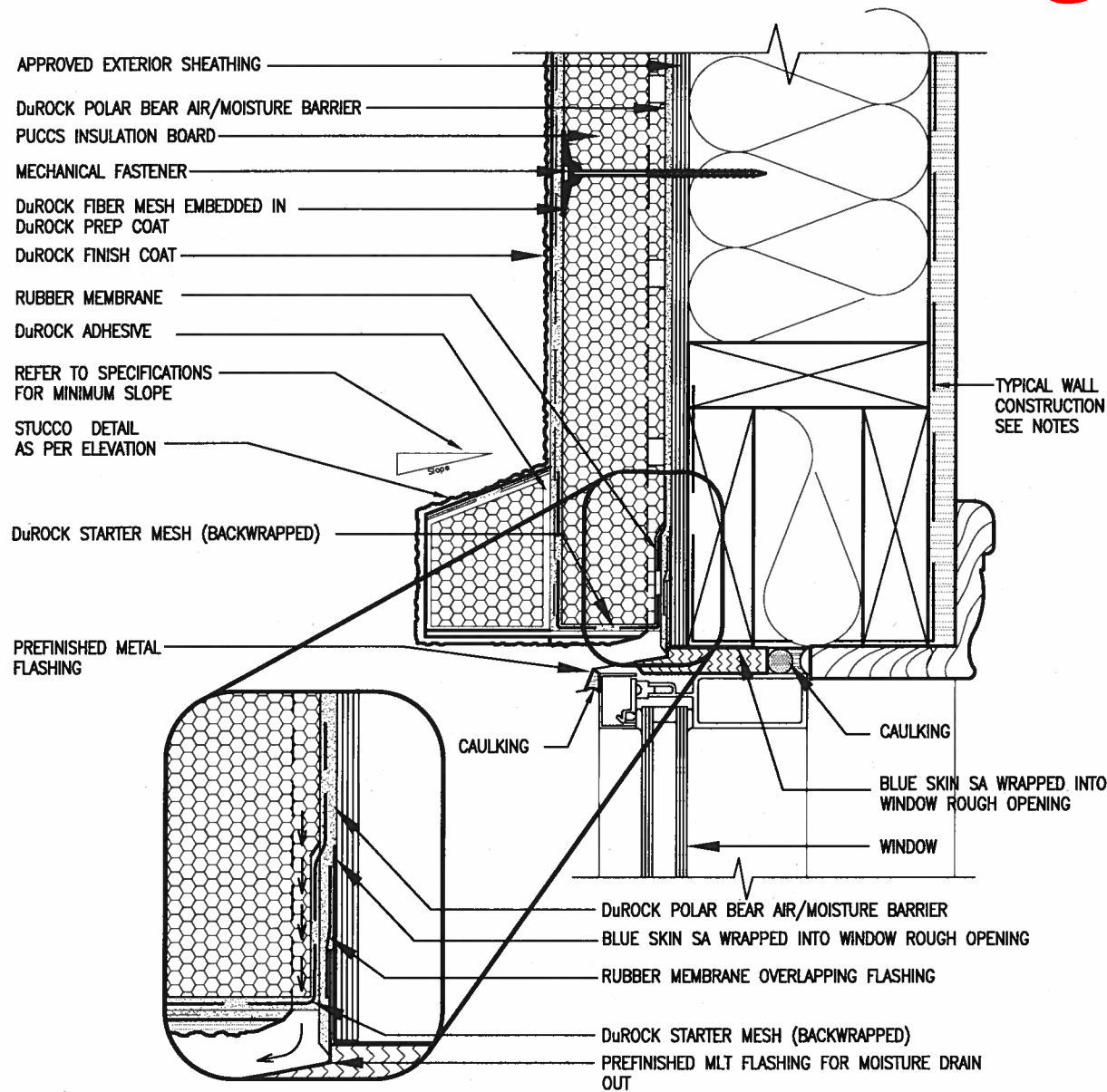
39. **TWO STOREY VOLUME SPACES**
-FOR A MAXIMUM 5490 mm (18'-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE 2-38x140 (2-2"x6") SPR.#2 CONTIN. STUDS @ 300mm (12") O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) C/W 9.6 (3/8") THICK EXT. PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 1220 mm (4'-0") O.C. VERTICALLY. FOR WALLS WITH HORIZ. DISTANCES NOT EXCEEDING 2900 mm (9'-6"), PROVIDE 38x140 (2"x6") STUDS @ 400 (16") O.C. WITH CONTINUOUS 2-38x140 (2-2"x6") TOP PLATES & 1-38x140 (1-2"x6") BOTTOM PLATE & MINIMUM OF 3-38x184 (3-2"x8") CONC. HEADER AT GRND. CEILING LEVEL TOE-NAILED & GLUED AT TOP. BOTTOM PLATES AND HEADERS.
40. TYPICAL 1 HOUR RATED PARTY WALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.
41. **FOUNDATION WALL (W.O.D./W.O.B.)**
-WHERE GRADE TO T/O BASEMENT SLAB EXCEEDS 1200mm (3'-11") A 250mm (10") WIDE FOUNDATION WALL IS REQUIRED.
42. **EXTERIOR WALLS FOR WALK-OUT CONDITIONS**
THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 400mm (16") o.c. OR 38x89 (2"x4") STUDS @ 300mm (12") o.c.
- DRAIN WATER HEAT RECOVERY UNIT (DWHR)**
PER SB12-3.1.1.12, A DRAIN WATER HEAT RECOVERY (DWHR) UNIT SHALL BE INSTALLED IN EACH DWELLING UNIT TO RECEIVE DRAIN WATER FROM ALL SHOWERS OR FROM AT LEAST TWO SHOWERS WHERE THERE ARE TWO OR MORE SHOWERS IN THE DWELLING UNIT. DOES NOT APPLY IF THERE ARE NO SHOWERS OR NO STOREY BENEATH ANY OF THE SHOWERS.
- REVISED** ONT. REG. 332/12-2012 OBC
Amendment O. Reg. 139/17 JUNE 19, 2017
- WOOD LINTELS AND BUILT-UP WOOD BEAMS**
- | | L1 | 2/38 x 184 (2/2" x 8") SPR.#2 |
|----|--------------------------------|-------------------------------|
| B1 | 3/38 x 184 (3/2" x 8") SPR.#2 | |
| B2 | 4/38 x 184 (4/2" x 8") SPR.#2 | |
| B7 | 5/38 x 184 (5/2" x 8") SPR.#2 | |
| L3 | 2/38 x 235 (2/2" x 10") SPR.#2 | |
| B3 | 3/38 x 235 (3/2" x 10") SPR.#2 | |
| B4 | 4/38 x 235 (4/2" x 10") SPR.#2 | |
| L5 | 2/38 x 286 (2/2" x 12") SPR.#2 | |
| B5 | 3/38 x 286 (3/2" x 12") SPR.#2 | |
| B6 | 4/38 x 286 (4/2" x 12") SPR.#2 | |
- LOOSE STEEL LINTELS**
- | | L7 | 89 x 89 x 6.4L (3-1/2" x 3-1/2" x 1/4") |
|-----|--|---|
| L8 | 89 x 89 x 7.9L (3-1/2" x 3-1/2" x 5/16") | |
| L9 | 102 x 89 x 7.9L (4" x 3-1/2" x 5/16") | |
| L10 | 127 x 89 x 7.9L (5" x 3-1/2" x 5/16") | |
| L11 | 152 x 89 x 10.0L (6" x 3-1/2" x 3/8") | |
| L12 | 152 x 102 x 11.0L (6" x 4" x 7/16") | |
| L13 | 178 x 102 x 13.0L (7" x 4" x 1/2") | |
- LAMINATED VENEER LUMBER (LVL) BEAMS**
- | | LVL1A | 1-1 3/4"x7 1/4" (1-45x184) |
|-------|-----------------------------|----------------------------|
| LVL1 | 2-1 3/4"x7 1/4" (2-45x184) | |
| LVL2 | 3-1 3/4"x7 1/4" (3-45x184) | |
| LVL3 | 4-1 3/4"x7 1/4" (4-45x184) | |
| LVL4A | 1-1 3/4"x9 1/2" (1-45x240) | |
| LVL4 | 2-1 3/4"x9 1/2" (2-45x240) | |
| LVL5 | 3-1 3/4"x9 1/2" (3-45x240) | |
| LVL5A | 4-1 3/4"x9 1/2" (4-45x240) | |
| LVL6A | 1-1 3/4"x11 7/8" (1-45x300) | |
| LVL6 | 2-1 3/4"x11 7/8" (2-45x300) | |
| LVL7 | 3-1 3/4"x11 7/8" (3-45x300) | |
| LVL8 | 4-1 3/4"x11 7/8" (4-45x300) | |
- DOOR SCHEDULE**
- | | 1. | EXTERIOR 815 x 2030 x 45 |
|------|--------------------------|-----------------------------|
| DOOR | (2'-8" x 6'-8" x 1-3/4") | INSULATED MIN. RSI 0.7 (R4) |
| 1A | EXTERIOR 885 x 2030 x 45 | (2'-10" x 6'-8" x 1-3/4") |
| 1B | EXTERIOR 91 | |



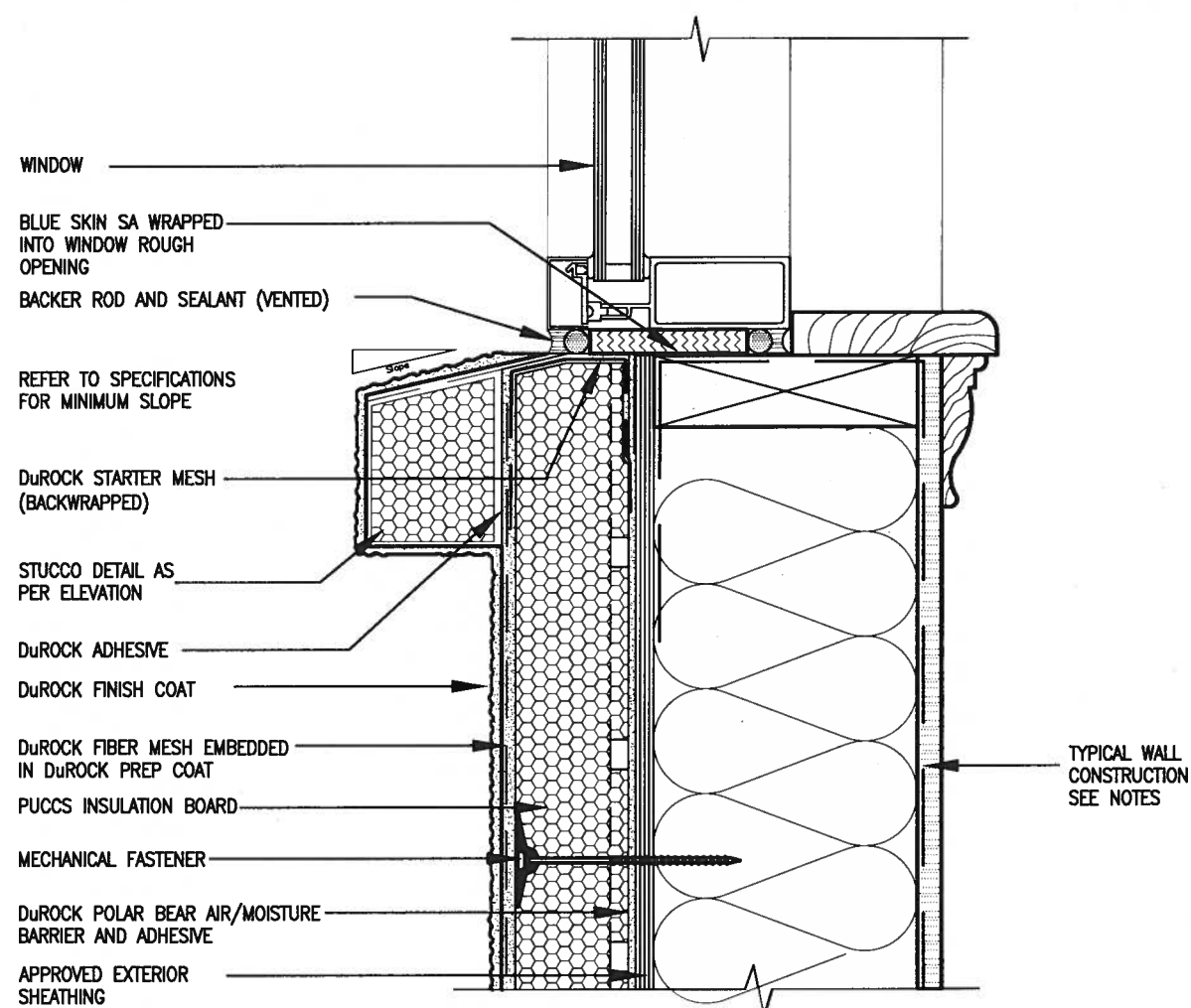
"CRIPPLE" DETAIL

MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:		** MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW:	
2"x4" @ 16" O.C. - 9'-10"		2"x6" @ 16" O.C. - 12'-6"	
2-2"x4" @ 12" O.C. - 10'-9"		2"x6" @ 12" O.C. - 13'-10"	
3-2"x4" @ 16" O.C. - 11'-2"		2-2"x6" @ 16" O.C. - 15'-0"	
3-2"x4" @ 12" O.C. - 12'-4"		2-2"x6" @ 12" O.C. - 17'-4"	
NOTES:		MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:	
1. FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa.		2"x8" @ 16" O.C. - 16'-0"	
SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR.		2"x8" @ 12" O.C. - 17'-9"	
2. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")		2-2"x8" @ 16" O.C. - 20'-4"	
3. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE.		2-2"x8" @ 12" O.C. - 22'-4"	
4. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.		NOTES:	
5. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF		1. FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa	
6. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.		SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.	
		2. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")	
		3. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.	
		4. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)	
		5. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa	
		6. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.	
		7. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.	
		** STUD INFORMATION TAKEN FROM OBC TABLE A-30	

9 .		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		VA3 DESIGN		BAYVIEW WELLINGTON		CONST NOTE	
8 .		qualification information		255 Consumers Rd Suite 120		project name		project no.	
7 .		Wellington Jno-Baptiste		Toronto ON M2J 1R4		GREEN VALLEY EAST		16023	
6 .		name		t 416.630.2255 f 416.630.4782		municipality		drawing no.	
5 .		VA3 Design Inc.		va3design.com		BRADFORD		CN2	
4 .		registration information		42658		date		CONSTRUCTION NOTES	
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.		MAY 2016		checked by		file name	
2 .	UPDATE TO 2018	JAN 11-18		RC		scale		16023-CN-A1	
1 .	ISSUE FOR CLIENT REVIEW	AUG 04-17		RC		3/16" = 1'-0"		16023-CN-A1	
no. description		date		by		RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:08 AM			



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



2 WINDOW SILL
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

CONST NOTE		BAYVIEW WELLINGTON	
project no.	16023	project name	GREEN VALLEY EAST
drawing no.	CN3	checked by	RC
CONSTRUCTION NOTES		scale	3/16" = 1'-0"
file name		date	MAY 2016
16023-CN-A1		drawn by	RC
REVISIONS: 16023-CN-A1.dwg - Thu - Jan 11 2018 10:09 AM			

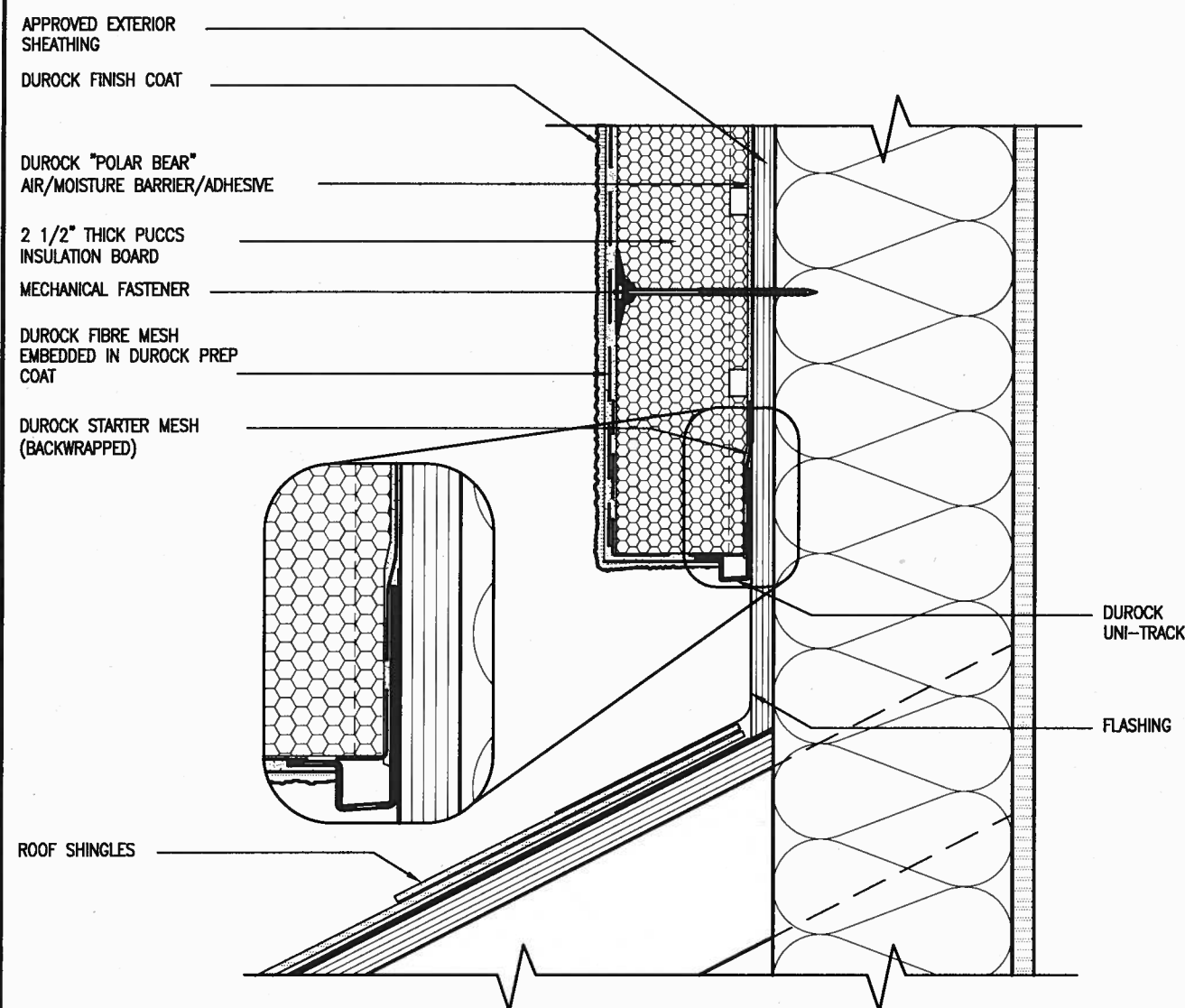
VA3 DESIGN	
255 Consumers Rd Suite 120	120
Toronto ON M2J 1R4	1R4
t 416.630.2255 f 416.630.4782	4782
va3design.com	

The undersigned has reviewed and taken responsibility for this design and for the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
qualification information	25591
Wellington Jno-Baptista	25591
signature	
name	25591
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.	
JAN 11-18 RC	25591
AUG 04-17 RC	42658
date	by

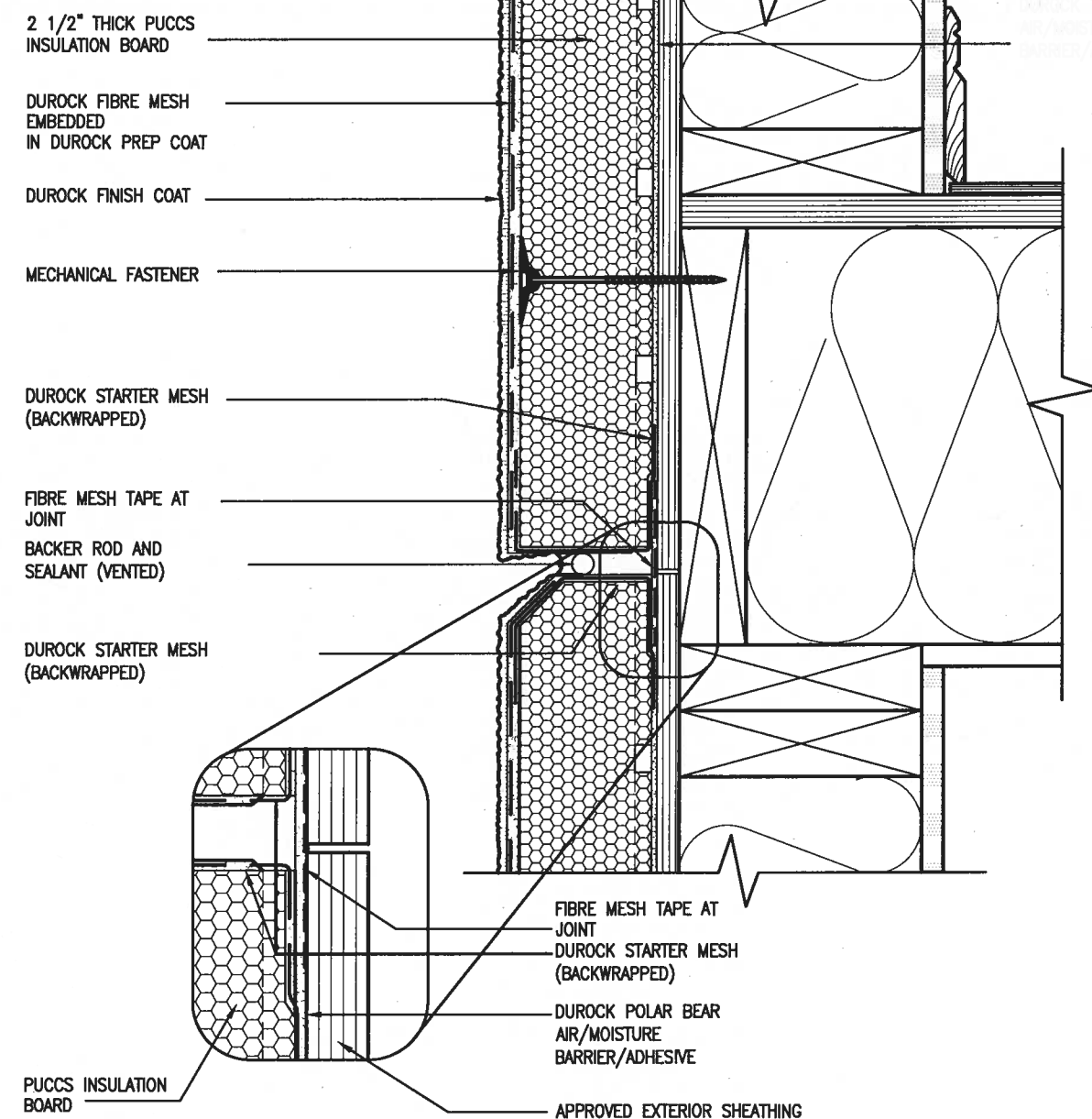
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2	UPDATE TO 2018
1	ISSUE FOR CLIENT REVIEW

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

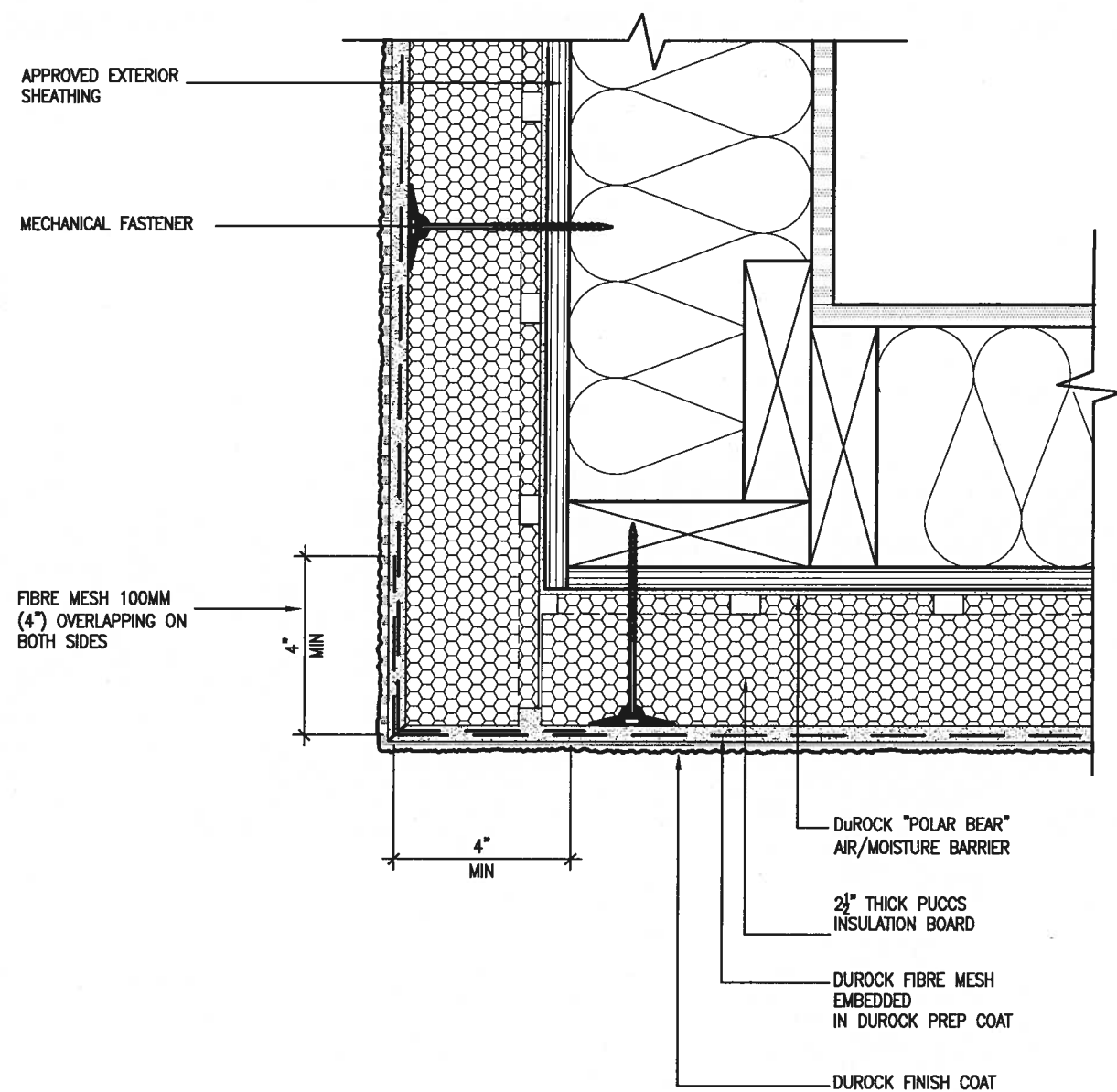
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE
BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE
EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM
BASED. ALL STUCCO TO BE INSTALLED AS PER
MANUFACTURERS SPECIFICATIONS.
DETAILS ARE BASED ON DuROCK PUCCS SYSTEM



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

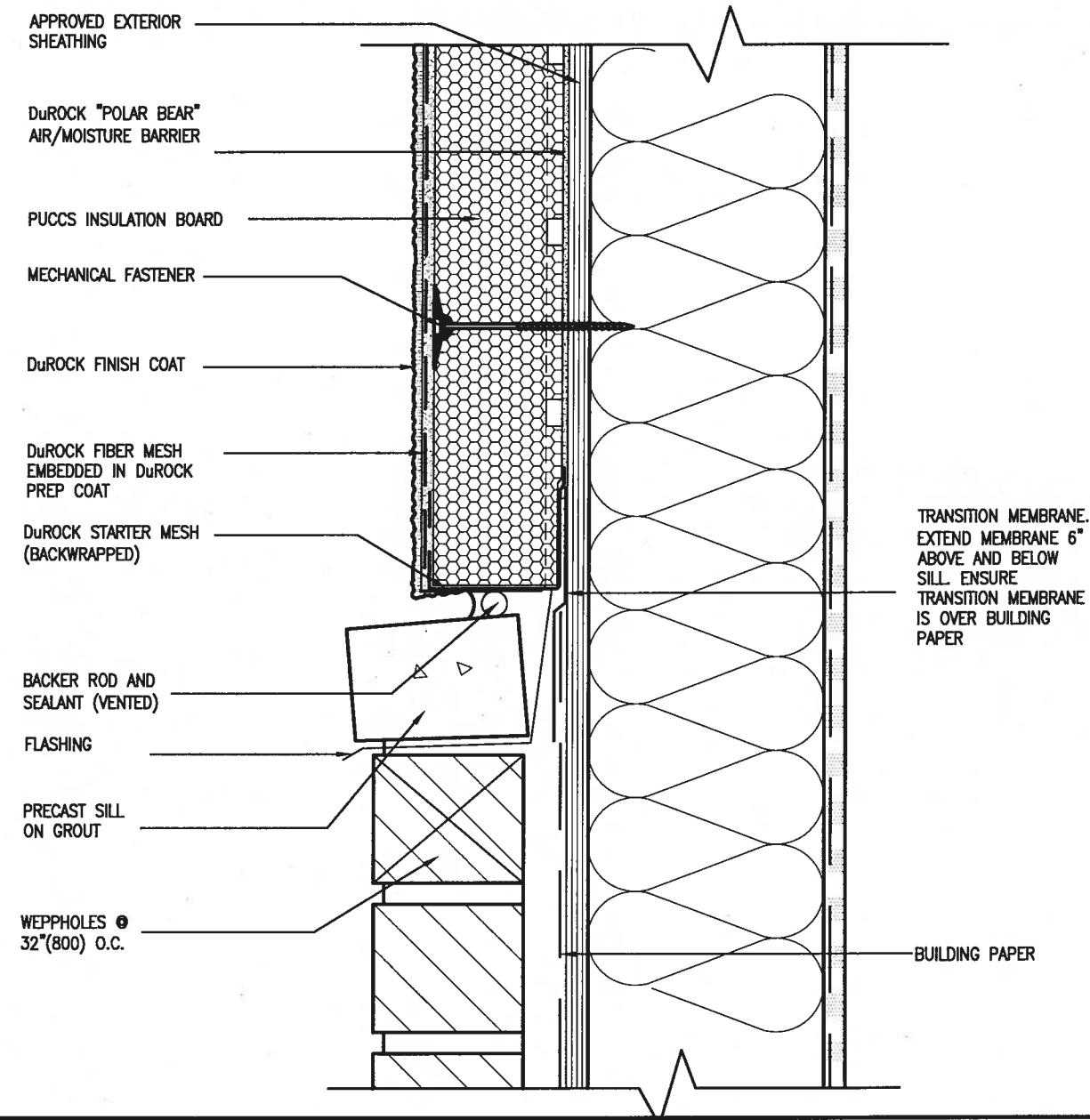
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5 CORNER DETAIL
CN5 SCALE: 3"=1'-0"

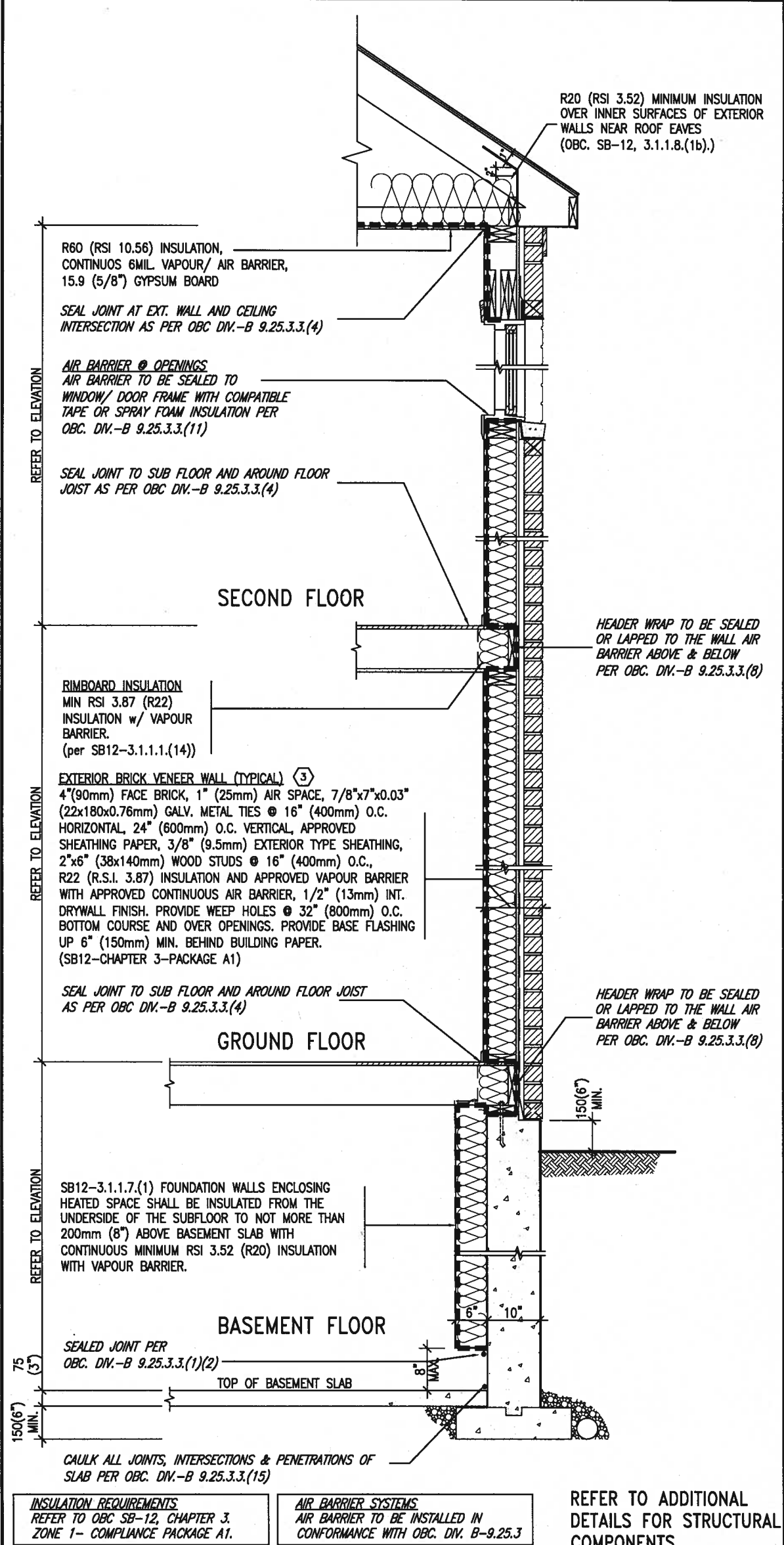
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
DETAILS ARE BASED ON DuROCK PUCCS SYSTEM



6 STUCCO / MASONRY PLINTH CONNECTION

9.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.	.	qualification information
7.	.	Wellington Jno-Baptiste 25591
6.	.	name
5.	.	registration information
4.	.	BCN 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. They must be returned at the completion of the work.
2.	UPDATE TO 2018	JAN 11-18 RC
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17 RC
description		but date

SB12-COMPLIANCE PACKAGE 'A1'



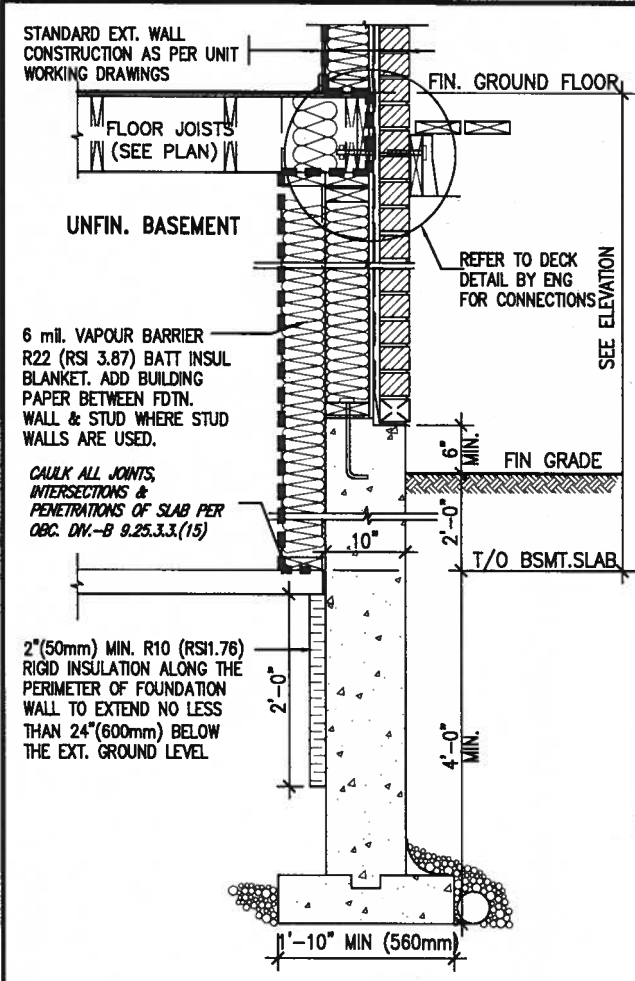
EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER (PACKAGE A1) 10\"/>

THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 3.1.1.1.

USE SB-12 COMPLIANCE PACKAGE (A1):		
COMPONENT	A1	Notes:
Ceiling with Attic Space	10.56 (R60)	R20 at inner face of exterior walls
Ceiling without Attic Space	5.46 (R31)	BATT or SPRAY
Exposed Floor	5.46 (R31)	BATT or SPRAY
Walls Above Grade	3.87 (R22)	6\"/>
Basement Walls	3.52ci (R20ci)	OPTION TO USE R12+R10ci.
Edge of Below Grade Slab ≤600mm below grade	1.76 (R10)	RIGID INSUL
Windows & Sliding glass Doors	1.6	
Skylights	2.8U	
Space Heating Equipment	96% Min.	NATURAL GAS
Hot Water Heater	0.8	NATURAL GAS
HRV	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.

S. J. BOYD
JAN 11, 2018



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

9.

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5.

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2. UPDATE TO 2018

1. ISSUE FOR CLIENT REVIEW

no. description

date

by

RC

RC

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

Wellington Jno-Baptiste

signature

25591

BCN

42658

VA3 Design Inc.

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

VA3 DESIGN

255 Consumers Rd Suite 120

Toronto ON M2J 1R4

416.630.2255 f 416.630.4782

va3design.com

BAYVIEW WELLINGTON

project name

GREEN VALLEY EAST

drawn by

RC

date

MAY 2016

checked by

scale

3/16" = 1'-0"

project no.

16023

BRADFORD

CONSTRUCTION NOTES

16023-CN-A1

file name

16023-CN-A1

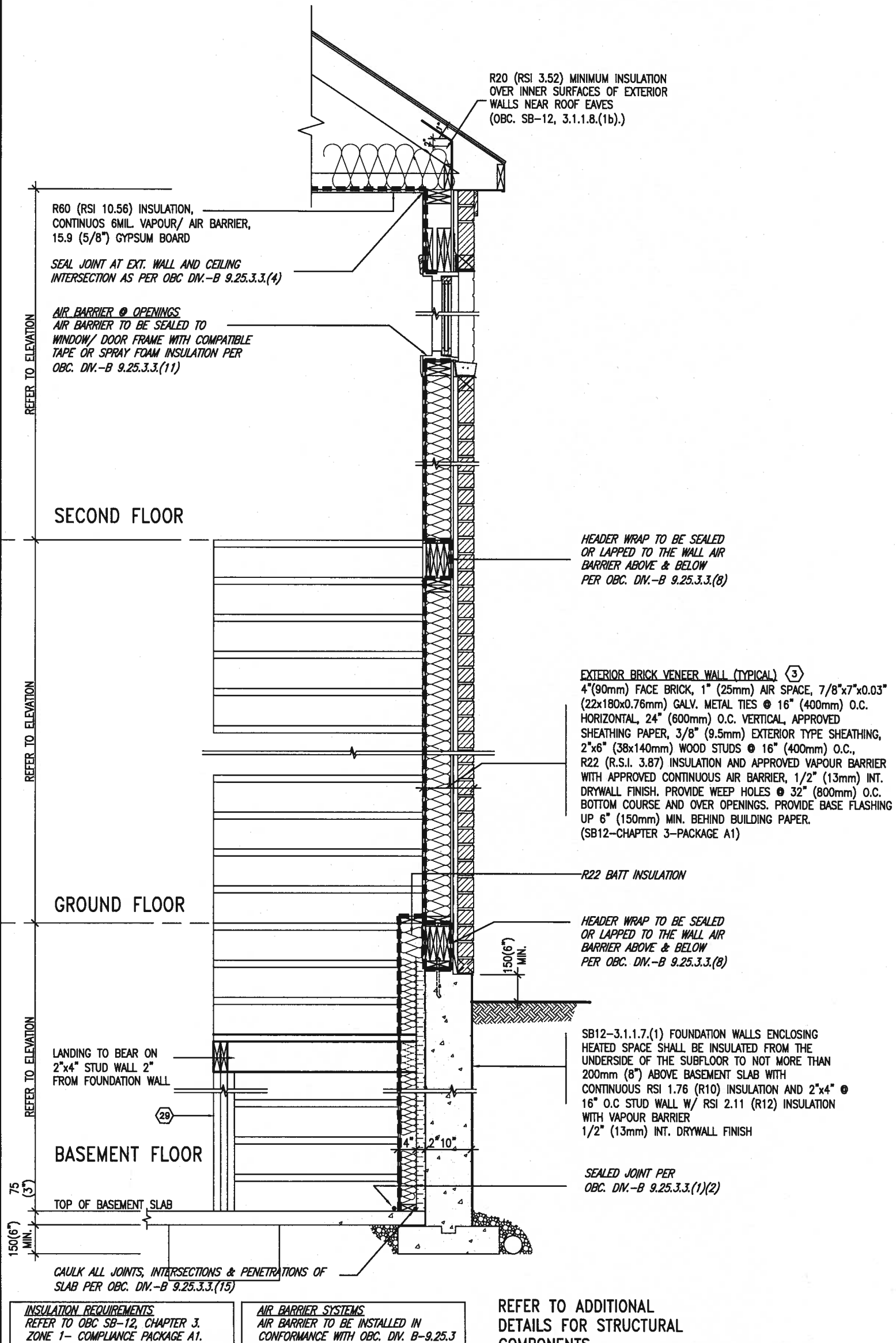
drawing no.

CN6

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SB12-COMPLIANCE PACKAGE 'A1'



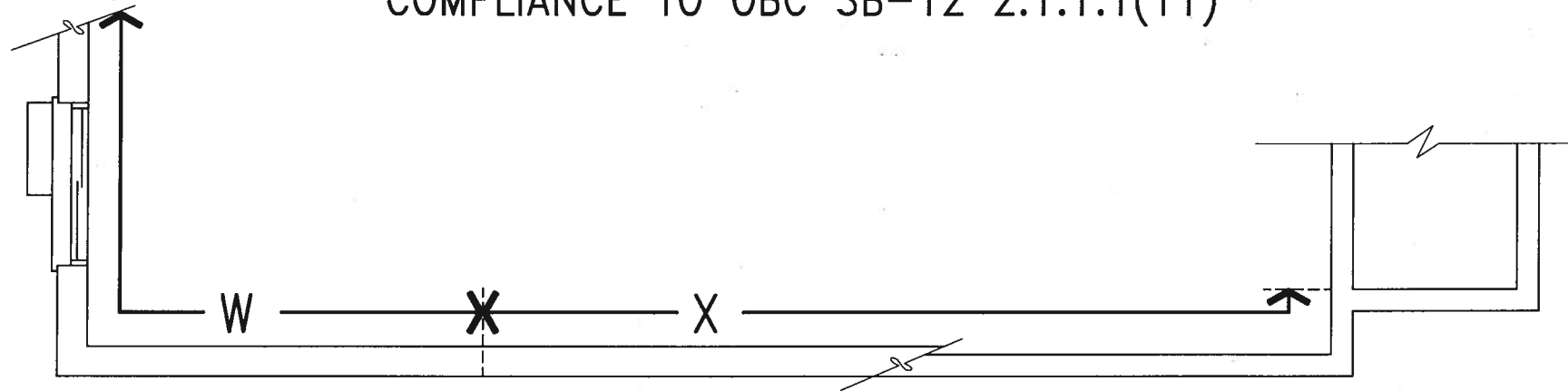
S. J. BOYD
PROVINCE OF ONTARIO
JAN 11, 2018

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

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 project name GREEN VALLEY EAST municipality BRADFORD	CONST NOTE - project no. 16023
8	.	.	.	qualification information			
7	.	.	.	Wellington Jno-Baptiste 25591			
6	.	.	.	signature BCM			
5	.	.	.	registration information VA3 Design Inc. 42658			
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.		CONSTRUCTION NOTES date MAY 2016 drawn by RC checked by - scale 3/16" = 1'-0" file name 16023-CN-A1	drawing no. CN7
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 - 10:10 AM	

SITE COPY

COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN



JAN 11, 2018

BAYVIEW WELLINGTON

CONST NOTE

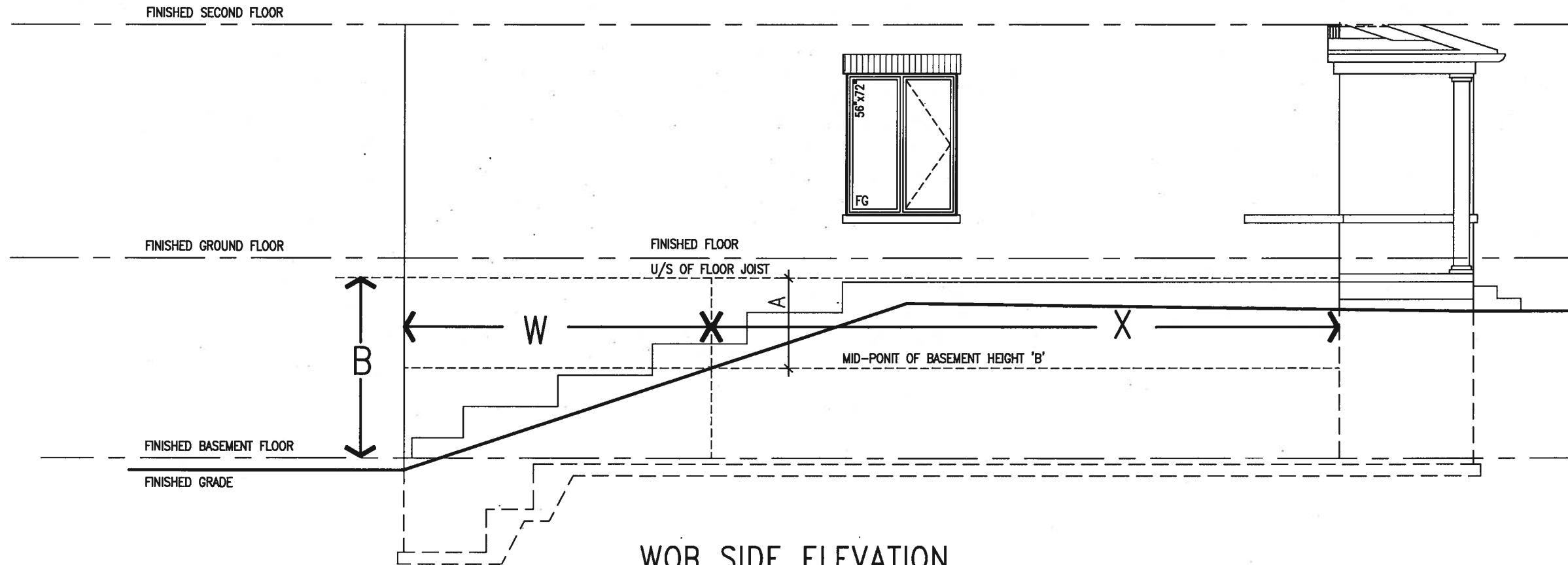
project name	GREEN VALLEY EAST	municipality	BRADFORD	project no.	16023
date	MAY 2016	checked by	RC	drawing no.	CN8
drawn by	RC	scale	3/16" = 1'-0"	construction notes	16023-CN-A1
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:09 AM					



The undersigned has reviewed and takes responsibility for this design and the information and data used in the design and the requirements set out in the Ontario Building Code to be a Designer.	25591	25591
qualification information	Wellington Jno-Baptiste	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 to the completion of the work. Drawings are not to be scaled.		

no.	description	date	by
9			
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2	UPDATE TO 2018	JAN 11-18	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC

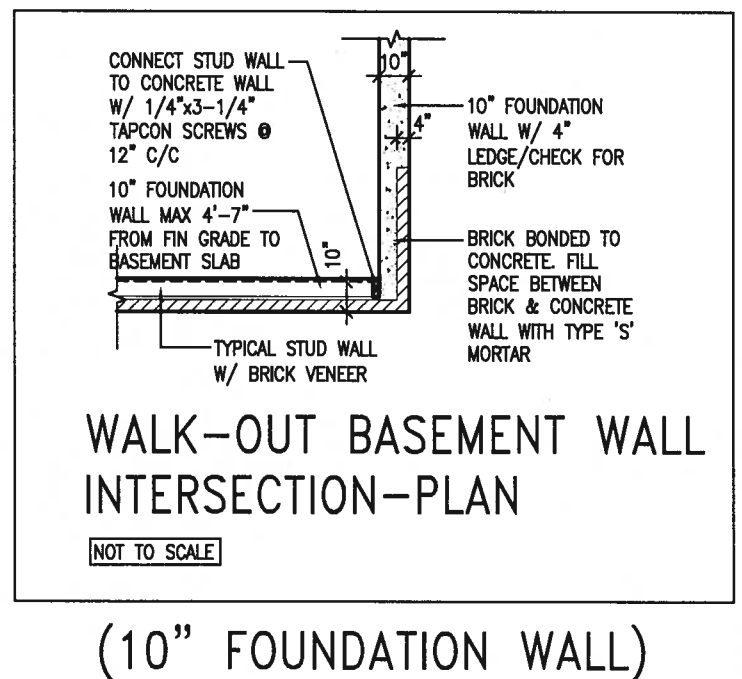
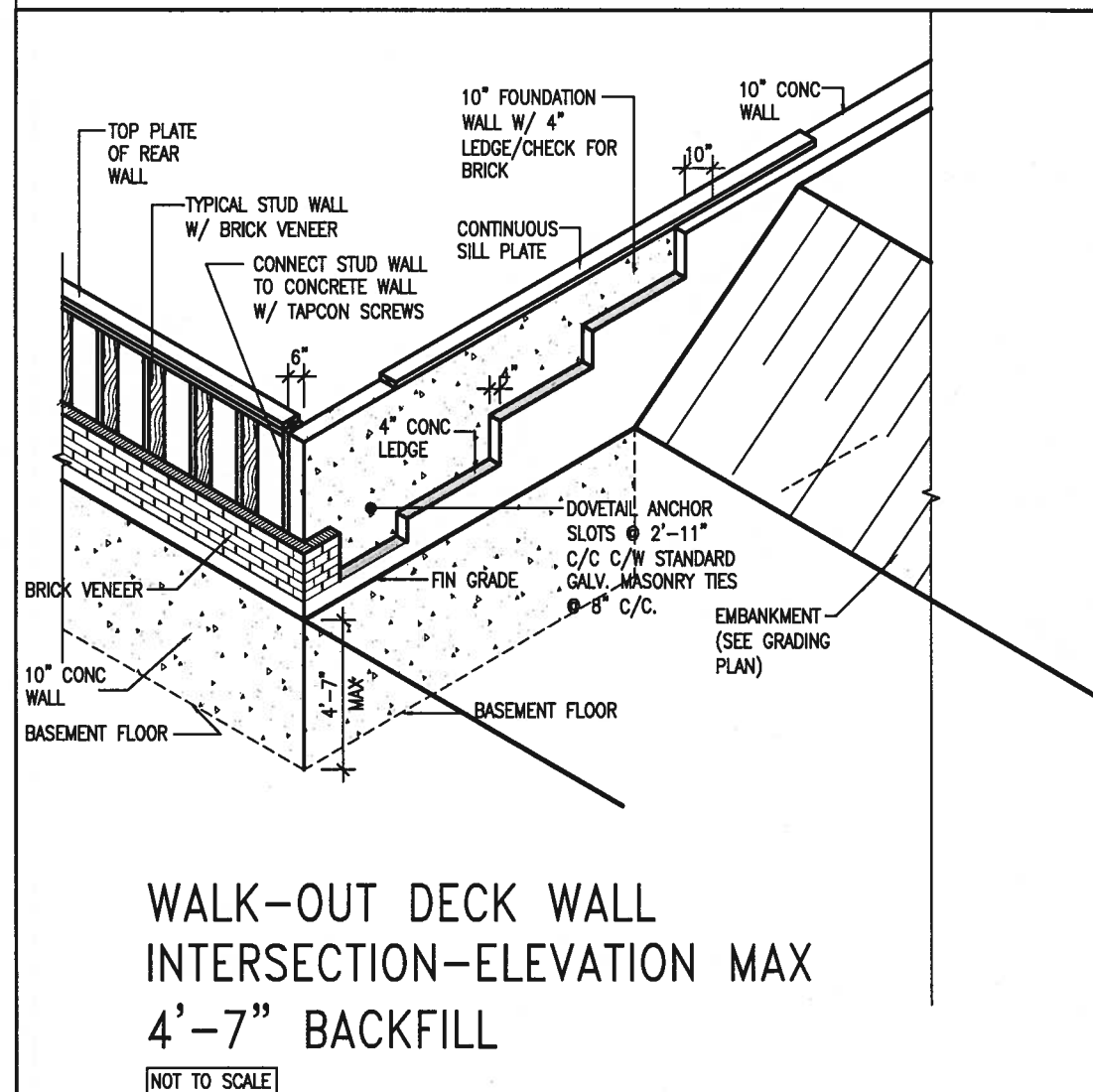
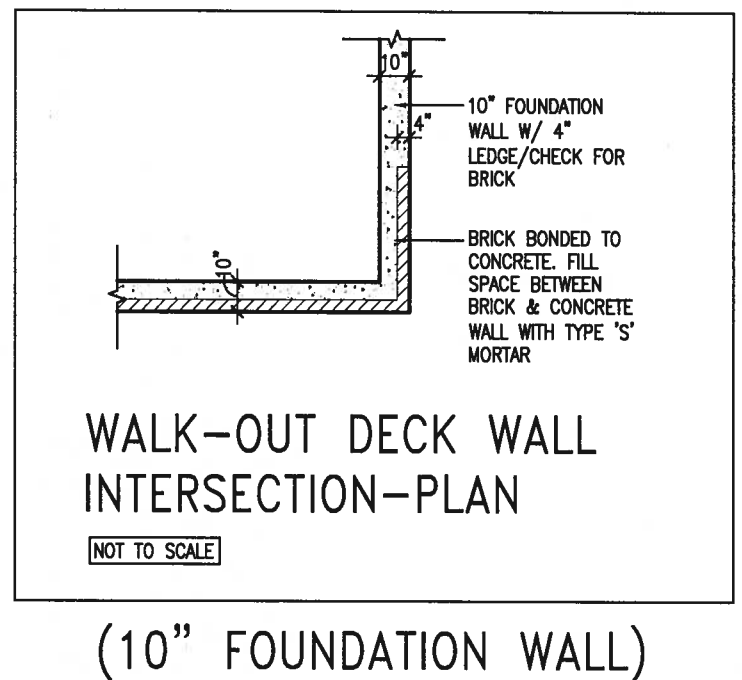
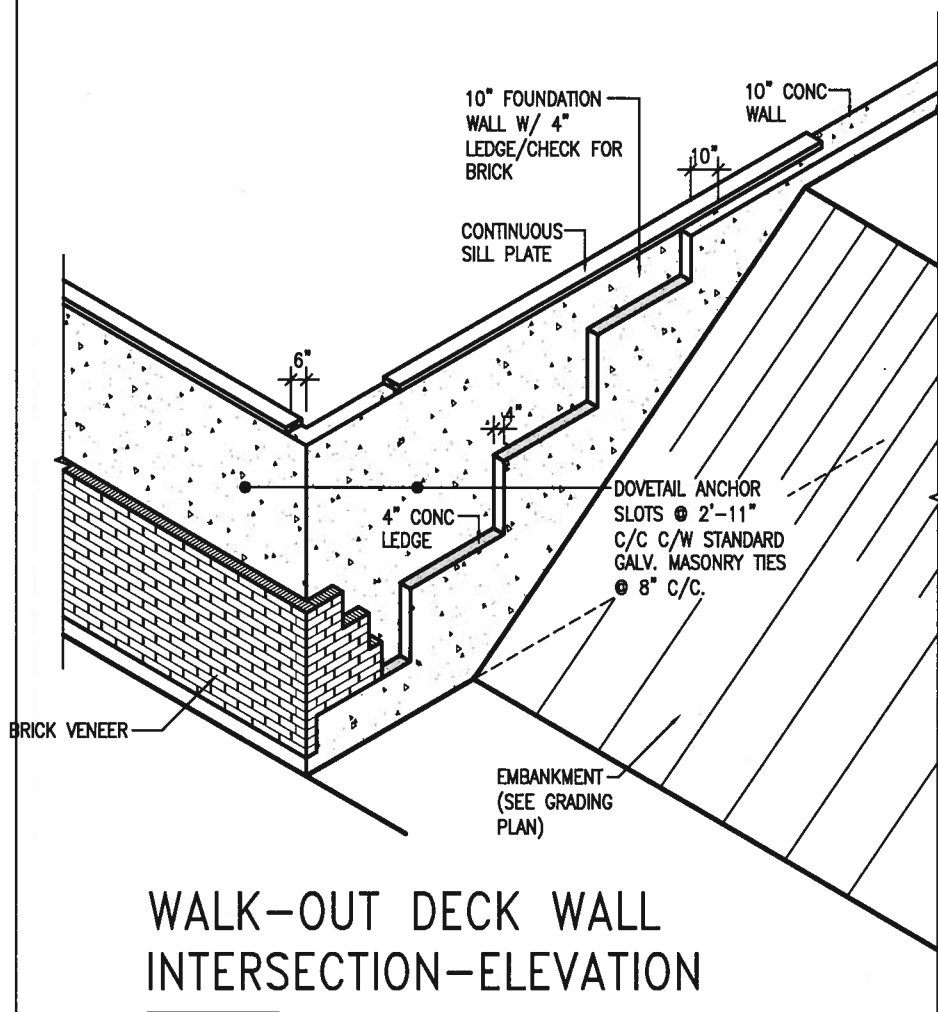
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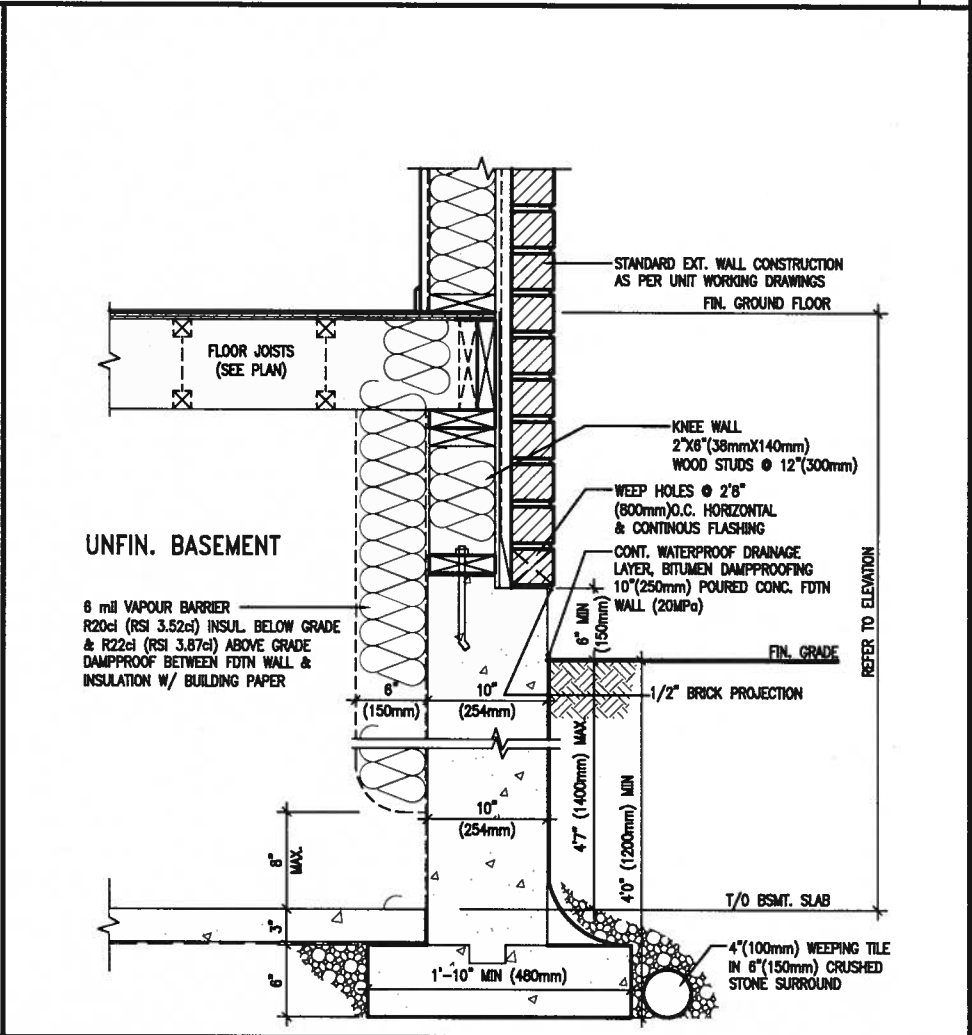
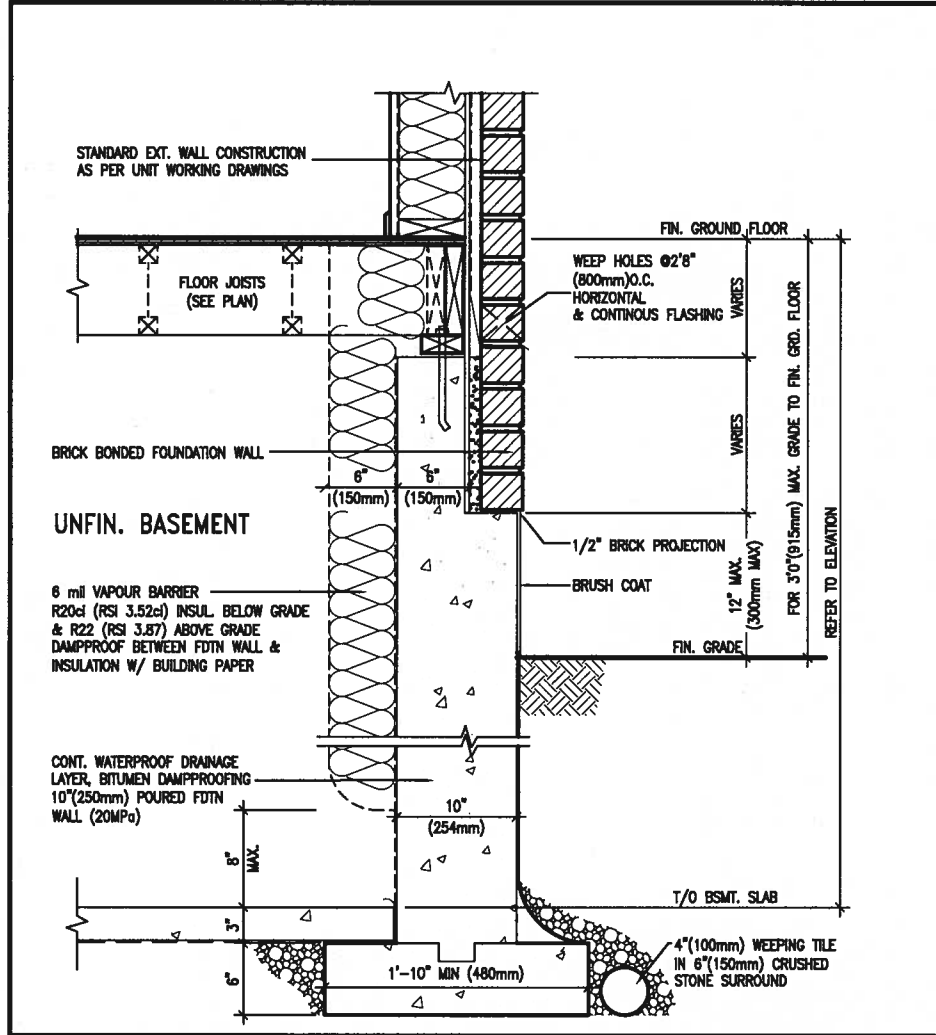
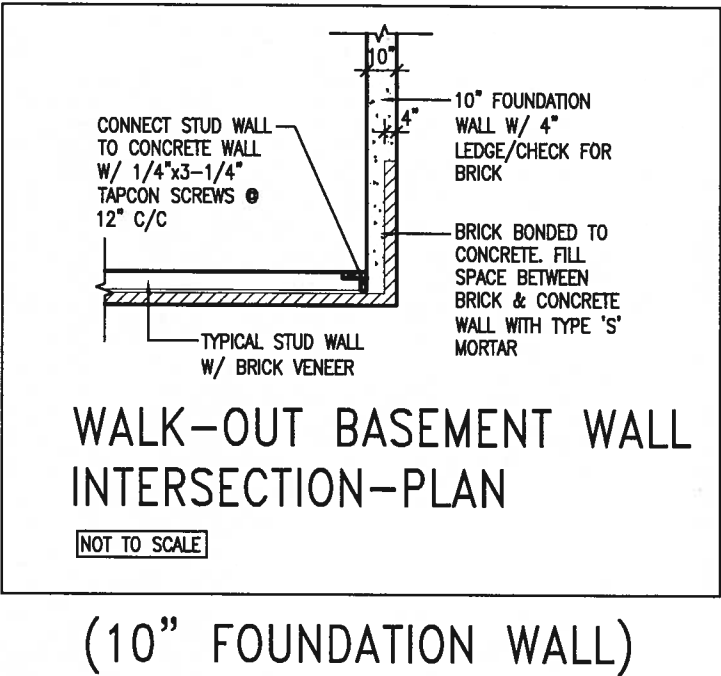
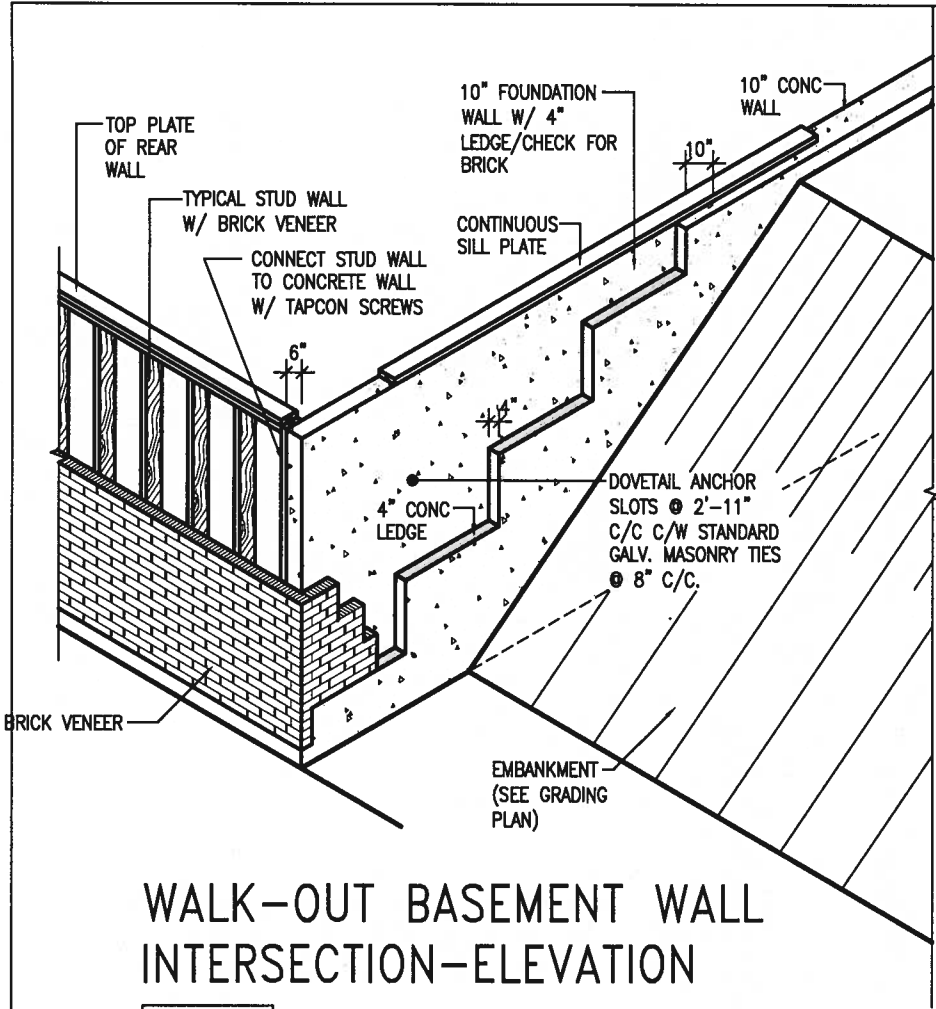
WOB SIDE ELEVATION

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

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



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8.	.	.	qualification information			
7.	.	.	Wellington Jno-Baptiste 25591			
6.	.	.	name registration information BCIN 42658			
5.	.	.	VA3 Design Inc.			
4.	.	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			
3.	.	.				
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1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC			
no.	description	date	by			



EW3.06x
PKG A1

WALL SECTION FOR GRADE TO FIN.
FLOOR MORE THAN 4'7" (1400mm)
HEIGHT DIFFERENCE
SCALE: N.T.S.

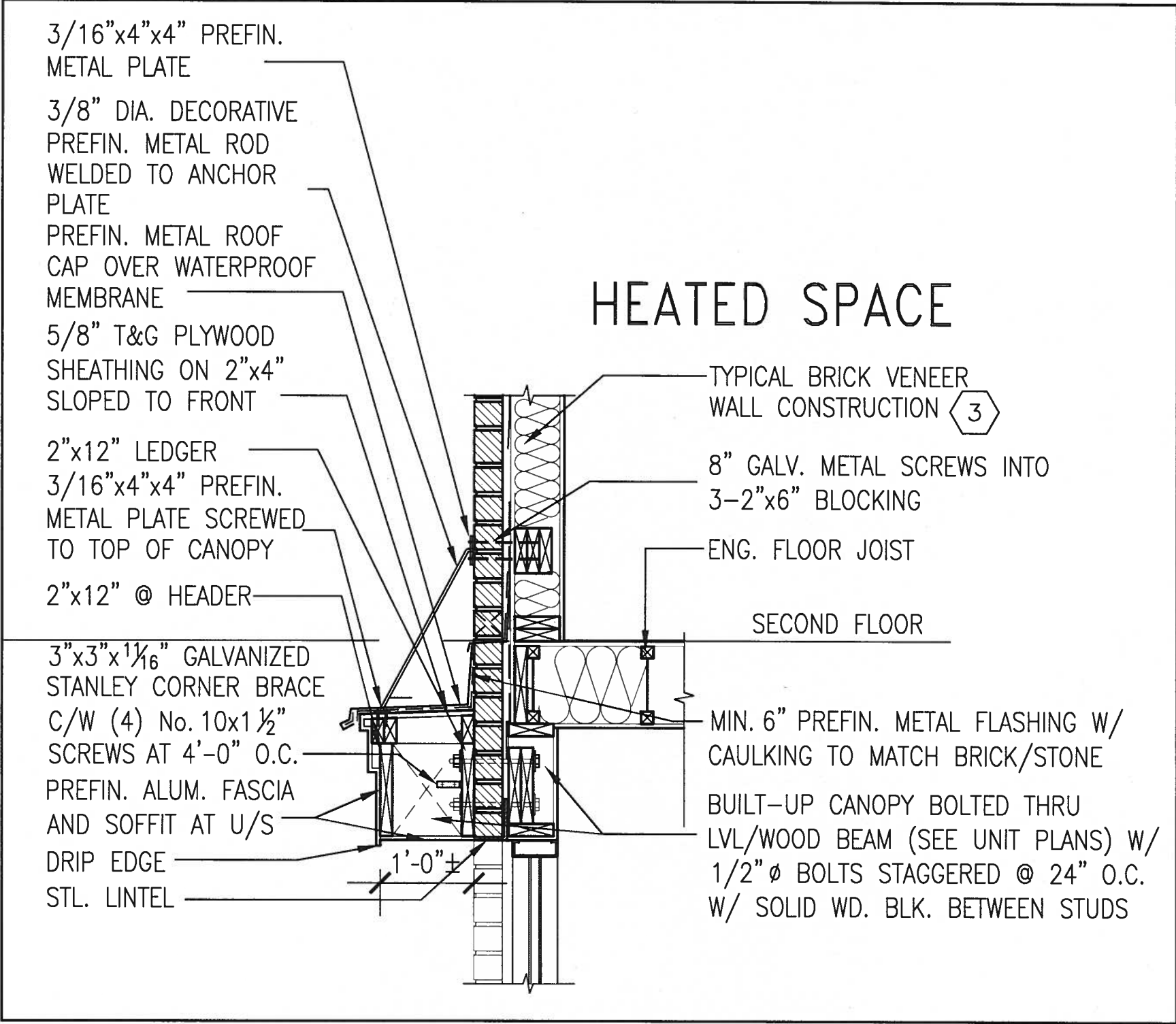
EW3.07x
PKG A1

WALL SECTION FOR GRADE TO BASEMENT
SLAB 4'7" (1400mm)
MAX. HEIGHT DIFFERENCE
SCALE: N.T.S.



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8.				qualification information	
7.				Wellington Jno-Baptiste	25591
6.				name	BCN
5.				registration information	42658
4.				VAS Design Inc.	
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.	
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 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 RICHARD		file name 16023-CN-A1		drawing no. CN11	
CONSTRUCTION NOTES					
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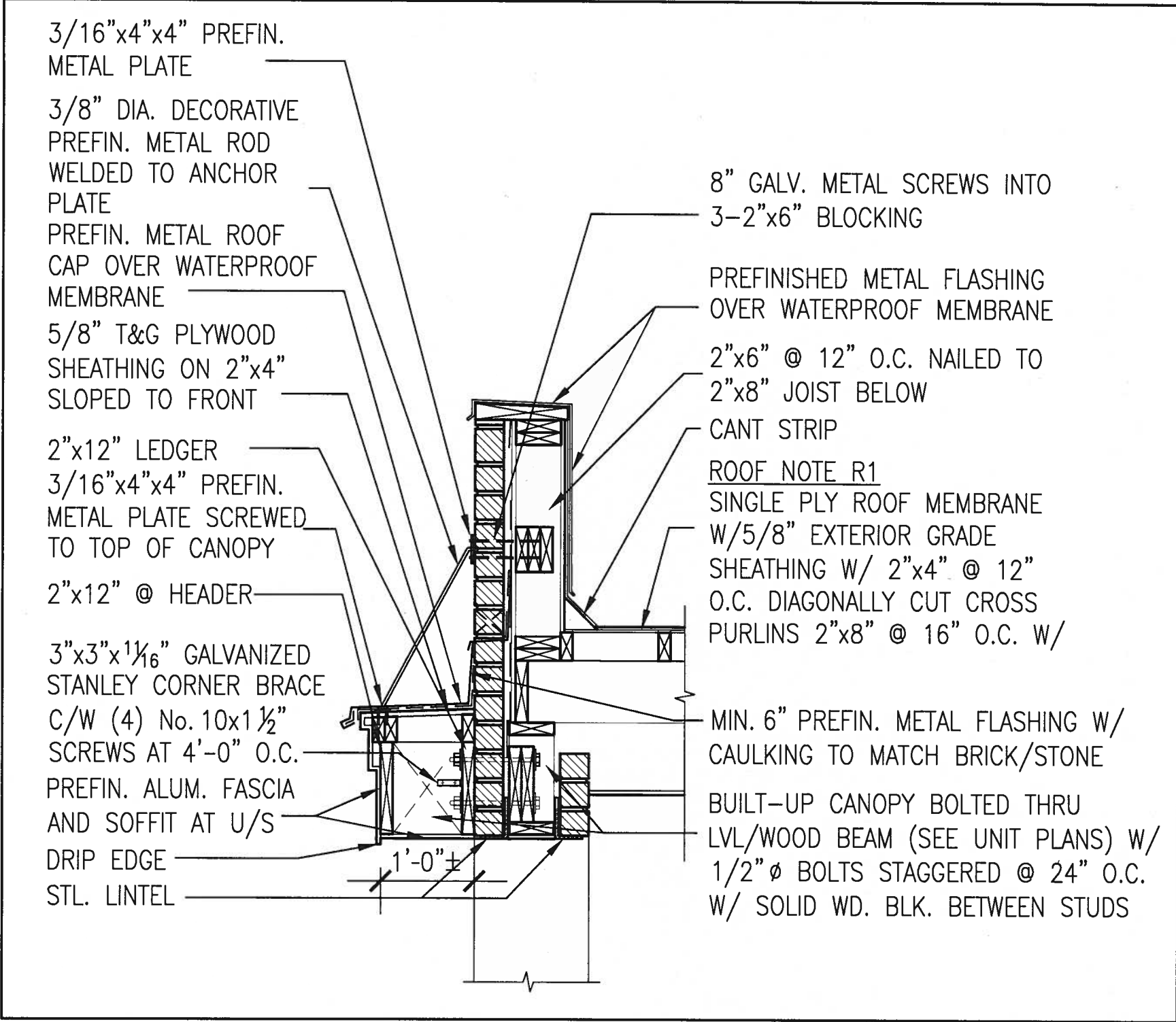


1
CN13

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



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8	.	.	.	qualification information				project name GREEN VALLEY EAST	project no. 16023
7	.	.	.	Wellington Jno-Baptiste 25591				municipality BRADFORD	file name 16023-CN-A1
6	.	.	.	name VA3 Design Inc. 42658				date MAY 2016	drawing no. CN13
5	.	.	.	signature <i>J. Baptiste</i>				checked by RC	scale 3/16" = 1'-0"
4	.	.	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	CONSTRUCTION NOTES				
3	.	.	.						
2	UPDATE TO 2018	JAN 11-18	RC						
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC						
no.	description	date	by						



1
CN14

SECTION THROUGH CANOPY
W/ DECORATIVE ROD
SCALE 1/2" = 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.	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				project name GREEN VALLEY EAST	project no. 16023
7	.	.	.	Wellington Jno-Baptiste 25591				municipality BRADFORD	file name 16023-CN-A1
6	.	.	.	name VA3 Design Inc. 42658				date MAY 2016	drawing no. CN14
5	.	.	.	signature				checked by RC	scale 3/16" = 1'-0"
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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC						
no.	description	date	by						