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ARCHITECTURAL REVIEW & APPROVAL

JAN 15 2018

John G. Williams Limited, Architect

TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

REVIEWED

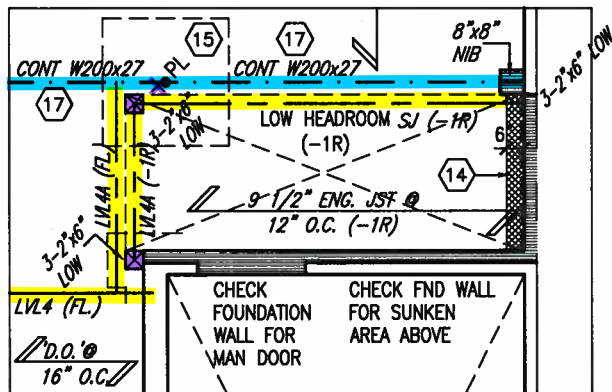
INSPECTOR:

PERMIT NO.: MODEL CERT.

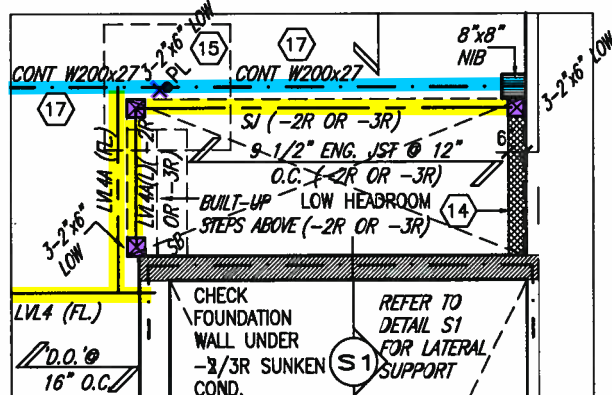
DATE: Oct. 19, 2018

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

INSPECTION REQUEST EMAIL: BUILDINGINSPECTIONS@TOWNOFBWG.COM
INSPECTION REQUEST FAX: (905) 778-2035
INSPECTION REQUEST TELEPHONE: (905) 775-5369 EXT. 1500



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



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

MIN. SOIL BEARING
CAPACITY OF 100KPa

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

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

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

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

SEE PAGE 5 FOR
AREA CALCULATIONS



no.	description	date	by
9.			
8.			
7.			
6.			
5.			
4.			
3.	REVISED AS PER ENG'S COMMENTS	JAN 08-18	RC
2.	REVISED AS PER FLOOR AND ROOF LAYOUT	SEP 14-17	RC
1.	REVISED FOUNDATION WALLS TO BE 10"	NOV 30/16	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
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 ESTATES
municipality
BRADFORD

date
AUG. 2016
drawn by
KIRAN SINGH
checked by
-
scale
3/16" = 1'-0"

SD25-3
SONOMA 3

project no.
16023

BASEMENT PLAN 'A'

file name
16023-SD25-3

drawing no.
1

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

JAN 15 2018

John G. Williams Limited, Architects



JAN 11, 2018

INDICATES FIRE RATED WALL ASSEMBLY

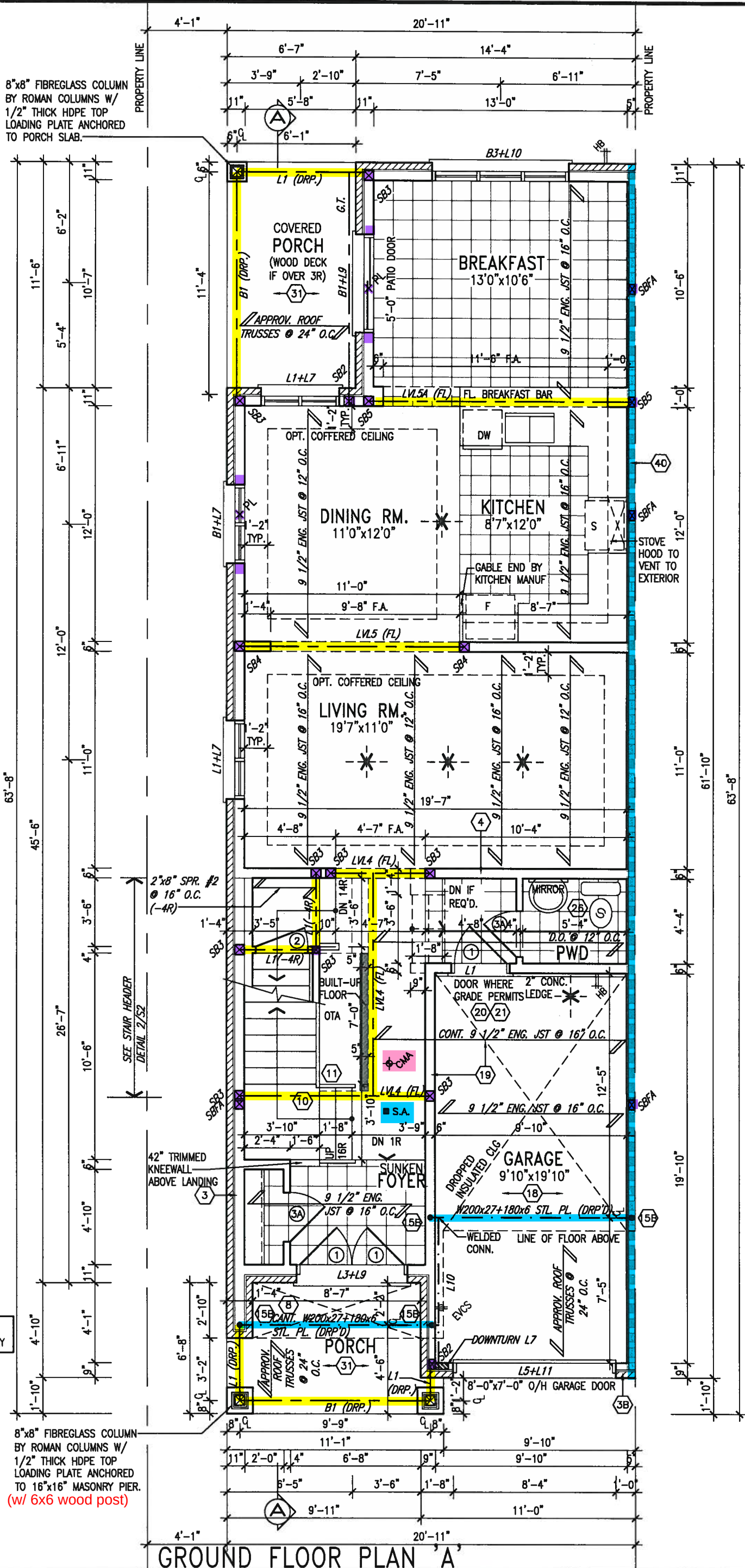
NOTE: SPACE ALL FLOOR
JOISTS @ 12" O.C. UNDER
ALL CERAMIC TILE AREAS.

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

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

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

8"x8" FIBREGLASS COLUMN-
BY ROMAN COLUMNS W/
1/2" THICK HDPE TOP
LOADING PLATE ANCHORED
TO 16"x16" MASONRY PIER.
(w/ 6x6 wood post)



GROUND FLOOR PLAN 'A'

9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste <i>Jno Baptiste</i> 25591 name <i>signature</i> BCIN registration information VA3 Design Inc. 42658	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com BAYVIEW WELLINGTON project name GREEN VALLEY ESTATES municipality BRADFORD SD25-3 SONOMA 3 project no. 16023
8					
7					
6					
5					
4					
3	REVISED AS PER ENG'S COMMENTS	JAN 08-18	RC		
2	REVISED AS PER FLOOR AND ROOF LAYOUT	SEP 14-17	RC		
1	REVISED FOUNDATION WALLS TO BE 10"	NOV 30/16	SB		
no.	description	date	by		

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GROUND FLOOR PLAN 'A'

date

AUG. 2016

drawn by

KIRAN SINGH

checked by

-

scale

3/16" = 1'-0"

file name

16023-SD25-3

RICHARD -- H:\ARCHIVE\WORKING\2016\16023.BW\Units\25' Semi\16023-SD25-3.dwg -- Wed - Jan 10 2018 - 2:19 PM

2

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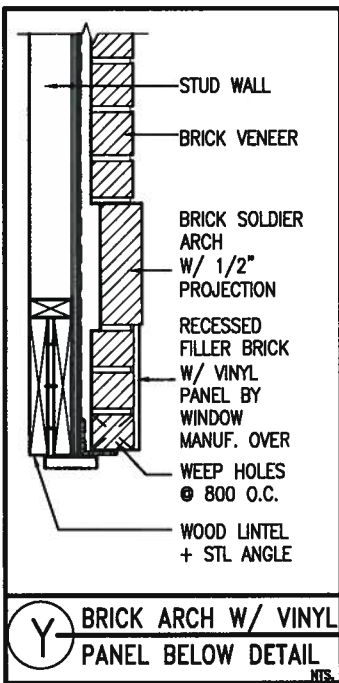
ARCHITECTURAL REVIEW & APPROVAL

JAN 15 2018

John G. Williams Limited, Architect



JAN 11, 2018



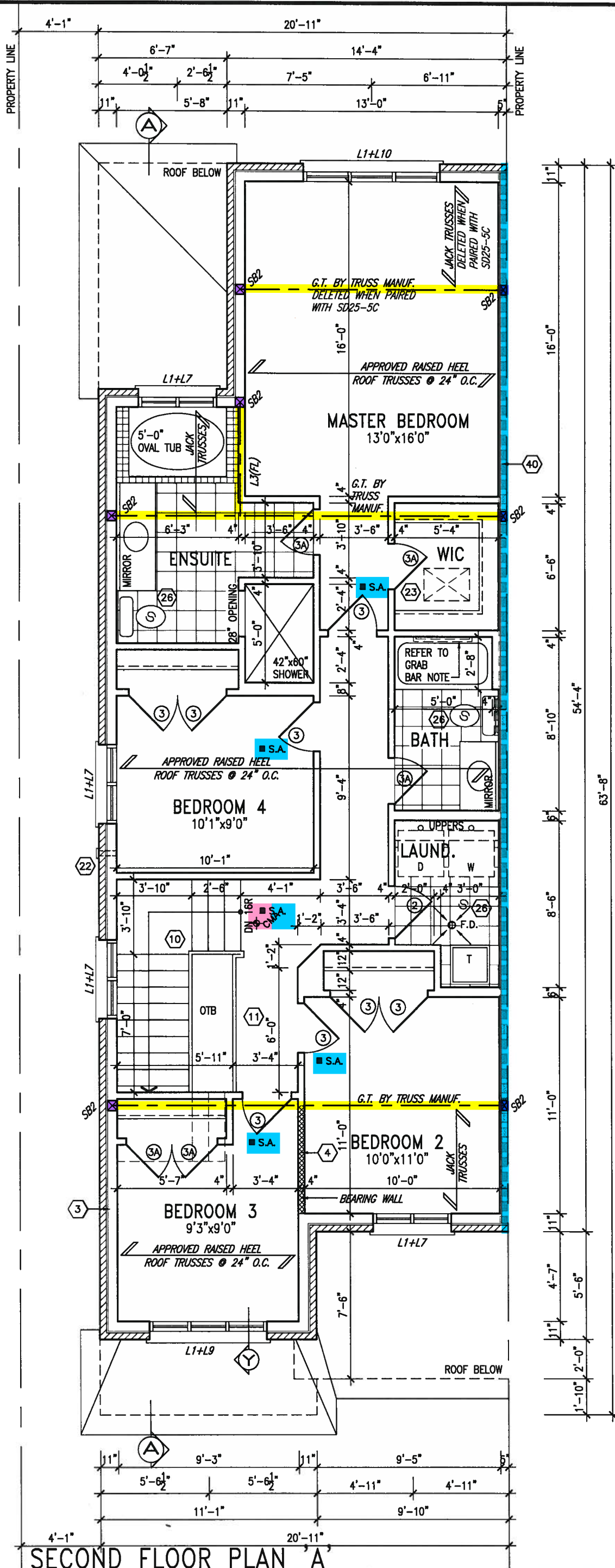
BRICK ARCH W/ VINYL PANEL BELOW DETAIL

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.

GB NOTE:

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



SECOND FLOOR PLAN 'A'

9			
8			
7			
6			
5			
4			
3	REVISED AS PER ENG'S COMMENTS	JAN 08-18	RC
2	REVISED AS PER FLOOR AND ROOF LAYOUT	SEP 14-17	RC
1	REVISED FOUNDATION WALLS TO BE 10"	NOV 30/16	SB
no.	description	date	by

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name registration information
VA3 Design Inc. 42858

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va3design.com

BAYVIEW WELLINGTON
project name
GREEN VALLEY ESTATES
municipality
BRADFORD

date
AUG. 2016
drawn by
KIRAN SINGH
checked by
scale
3/16" = 1'-0"

RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\25' Sem\16023-SD25-3.dwg - Wed - Jan 10 2018 - 2:19 PM

SD25-3
SONOMA 3

project no.
16023

SECOND FLOOR PLAN 'A'

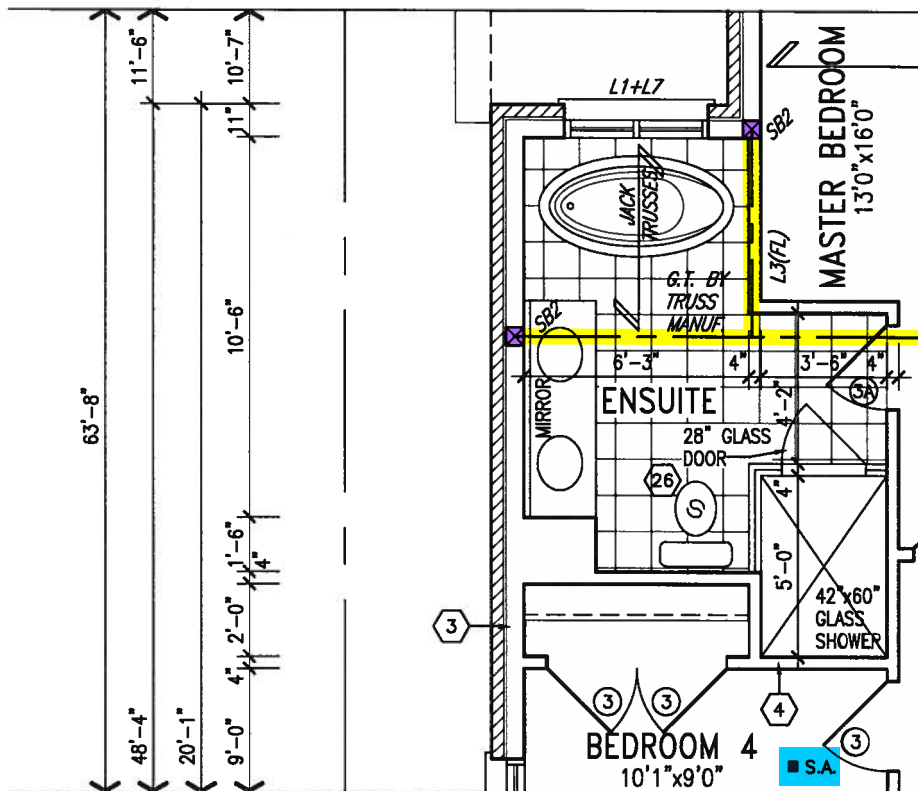
file name
16023-SD25-3

drawing no.
3

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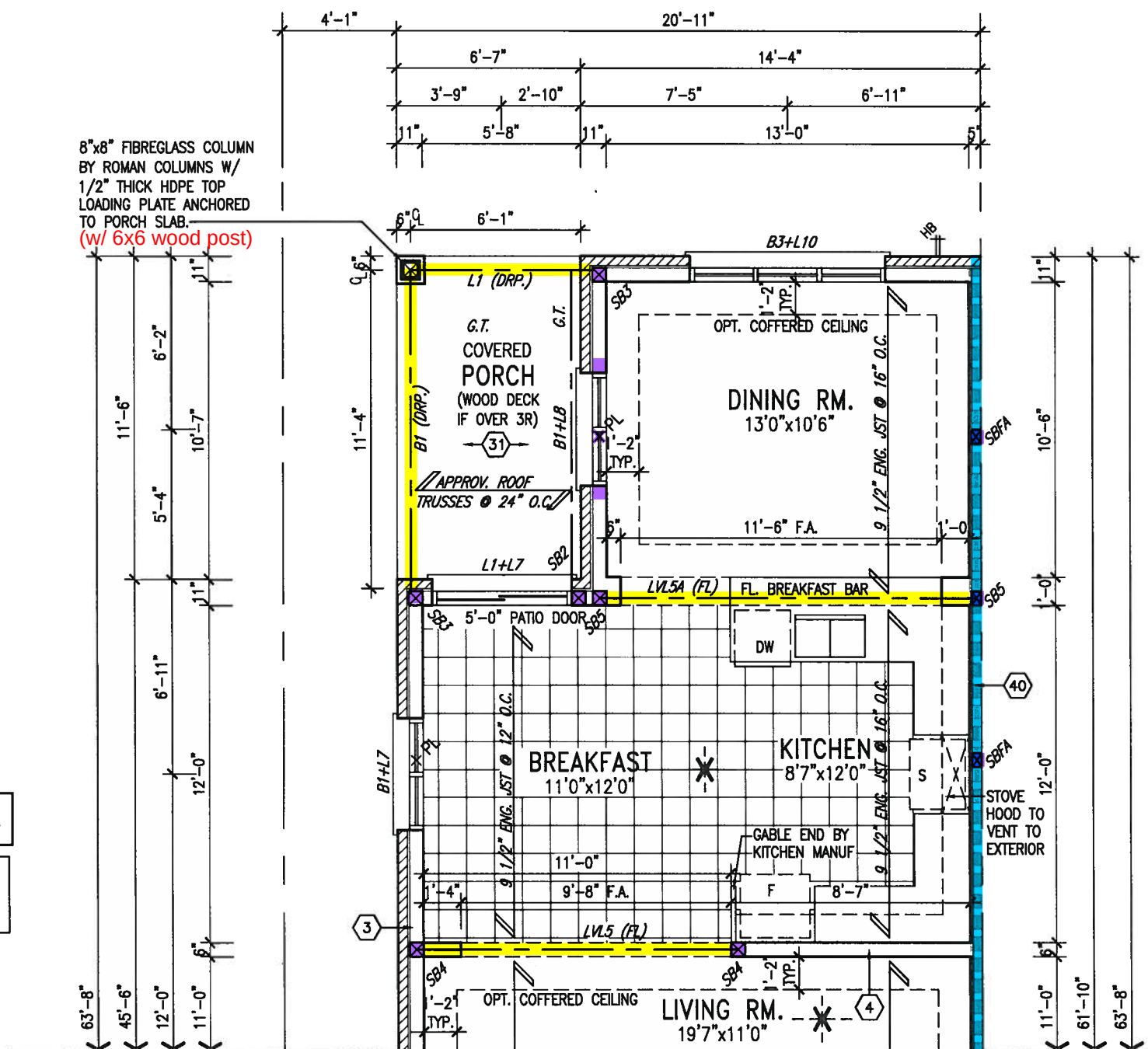
ARCHITECTURAL REVIEW & APPROVAL
JAN 15 2018
John G. Williams Limited, Architect



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.

PART. OPT. SECOND FLOOR
W/ ALT. ENSUITE LAYOUT

8"x8" FIBREGLASS COLUMN
BY ROMAN COLUMNS W/
1/2" THICK HDPE TOP
LOADING PLATE ANCHORED
TO PORCH SLAB.
(w/ 6x6 wood post)



PART. OPT. ALT. GROUND FLOOR
LAYOUT EL. 'A', 'B' & 'C'



JAN 11, 2018

INDICATES FIRE RATED WALL ASSEMBLY

NOTE: REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

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

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

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

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8.	.	.	qualification information
7.	.	.	Wellington Jno-Baptiste 25591
6.	.	.	name registration information
5.	.	.	VA3 Design Inc. 42658
4.	.	.	
3.	REVISED AS PER ENG'S COMMENTS	JAN 08-18	RC
2.	REVISED AS PER FLOOR AND ROOF LAYOUT	SEP 14-17	RC
1.	REVISED FOUNDATION WALLS TO BE 10"	NOV 30/16	SB
no.	description	date	by

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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
GREEN VALLEY ESTATES

date AUG. 2016
drawn by KIRAN SINGH
checked by
scale 3/16" = 1'-0"
file name 16023-SD25-3
municipality BRADFORD

SD25-3
SONOMA 3

project no. 16023

drawing no. 4

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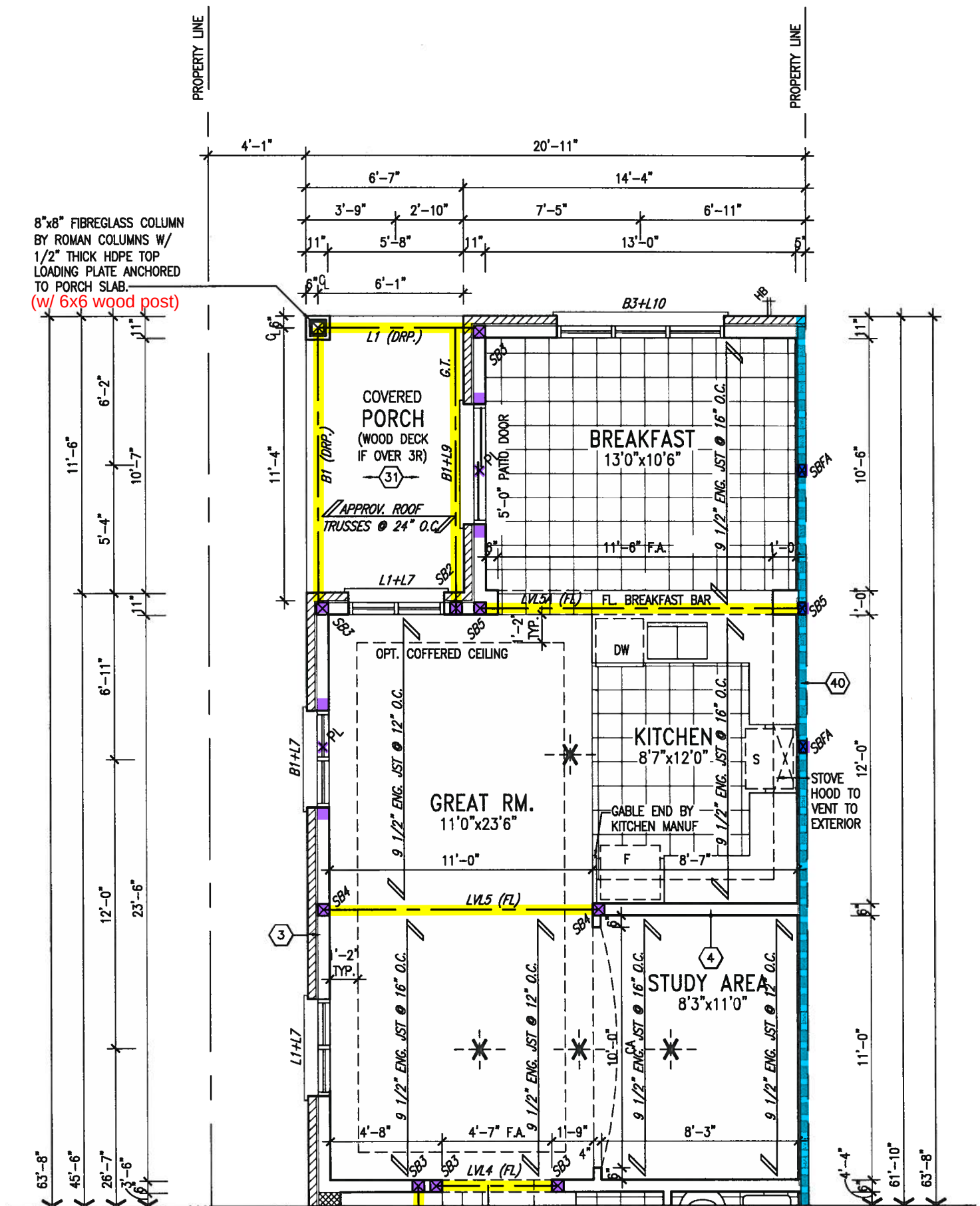
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ARCHITECTURAL REVIEW & APPROVAL

JAN 15 2019

John G. Williams Limited, Architect

AREA CALCULATIONS	EL. A STD./OPT.	EL. B STD./OPT.	EL. C STD./OPT.	EL. C MOD. STD./OPT.
GROUND FLOOR AREA	955 SF	955 SF	955 SF	955 SF
SECOND FLOOR AREA	1122 SF	1130 SF	1116 SF	1126 SF
SUBTOTAL	2077 SF	2085 SF	2071 SF	2081 SF
DEDUCT ALL OPEN AREAS	15 SF	15 SF	15 SF	15 SF
FINISHED BSMT AREA	00 SF	00 SF	00 SF	00 SF
TOTAL NET AREA	2062 SF (191.56 m ²)	2070 SF (192.31 m ²)	2056 SF (191.01 m ²)	2066 SF (191.94 m ²)
COVERAGE W/OUT PORCH	1169.71 SF (108.67 m ²)	1169.71 SF (108.66 m ²)	1169.71 SF (108.66 m ²)	1169.71 SF (108.66 m ²)
COVERAGE W/ PORCH	1313.67 SF (122.04 m ²)	1313.67 SF (122.04 m ²)	1316.58 SF (122.31 m ²)	1316.58 SF (122.31 m ²)



PART. OPT. ALT. 2 GROUND
FLOOR LAYOUT EL. 'A', 'B' & 'C'



JAN 11, 2018

INDICATES FIRE RATED WALL ASSEMBLY

NOTE: REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

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

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

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

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8	.	.	.	qualification information	
7	.	.	.	Wellington Jno-Baptiste	25591
6	.	.	.	name registration information	BCN
5	.	.	.	VAS Design Inc.	42658
4	.	.	.		
3	REVISED AS PER ENG'S COMMENTS	JAN 08-18	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	
2	REVISED AS PER FLOOR AND ROOF LAYOUT	SEP 14-17	RC		
1	REVISED FOUNDATION WALLS TO BE 10"	NOV 30/16	SB		
no.	description	date	by		

VAS
DESIGN

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

BAYVIEW WELLINGTON
SITE COPY

project name	GREEN VALLEY ESTATES	municipality	BRADFORD	project no.	16023
date	AUG. 2016	checked by	KIRAN SINGH	scale	3/16" = 1'-0"
drawn by	RICHARD	file name	16023-SD25-3	drawing no.	5
PART. ALT. 2 GROUND FLOOR					

SD25-3
SONOMA 3

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ARCHITECTURAL REVIEW & APPROVAL

JAN 15 2018

John G. Williams Limited, Architect



JAN 11, 2018

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

REFER TO 2012 OBC. 9.34.4.

INDICATES FIRE RATED WALL ASSEMBLY

NOTE: ROOF FRAMING INFORMATION
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GB NOTE:

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NOTE:
REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

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

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

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

PROPERTY LINE

PROPERTY LINE

PART. SECOND FLOOR PLAN 'C'

PART. GROUND FLOOR PLAN 'C'

9	.	.	.
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6	.	.	.
5	.	.	.
4	.	.	.
3	REVISED AS PER ENG'S COMMENTS	JAN 08-18	RC
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qualification information
Wellington Jno-Baptiste 25591
signature
name registration information
VA3 Design Inc. 42658

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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON
VA3 SITE COPY
project name
GREEN VALLEY ESTATES
municipality
BRADFORD
date
AUG. 2016
drawn by
KIRAN SINGH
checked by
-
scale
3/16" = 1'-0"
PART. GROUND & SECOND FLOOR 'C'

SD25-3
SONOMA 3

project no.

16023

drawing no.

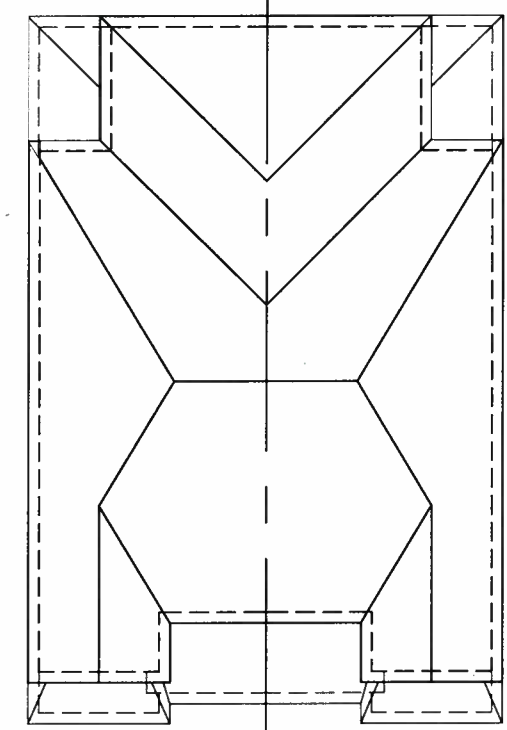
8

16023-SD25-3
RICHARD - H:\ARCHIVE\WORKING\2018\16023.BW\Units\25 Semi\16023-SD25-3.dwg - Wed - Jan 10 2018 - 2:19 PM

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ARCHITECTURAL REVIEW & APPROVAL
JAN 15 2018
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ROOF PLAN | 'A'



FRONT ELEVATION 'A'

FRONT ELEVATION 'A' (REV.)

SITE COPY

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8.	.	.	qualification information
7.	.	.	Wellington Jno-Baptiste 25591
6.	.	.	name
5.	.	.	registration information
4.	.	.	BCN 42658
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2.	REVISED AS PER FLOOR AND ROOF LAYOUT	SEP 14-17 RC	
1.	REVISED FOUNDATION WALLS TO BE 10"	NOV 30/16 SR	
no.	description	date	by

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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

GREEN VALLEY ESTATES

BRADFORD

SD25-3
SONOMA 3

FRONT ELEVATION 'A'

10

project no. 16023

drawing no.

date AUG. 2016

drawn by KIRAN SINGH

checked by

scale 3/16" = 1'-0"

RICHARD - IRVARDHIVE WORKING (2016) 16023.BW (Units 25' Semi) 16023-SD25-3.dwg - Wed - Jan 10 2018 - 2:19 PM

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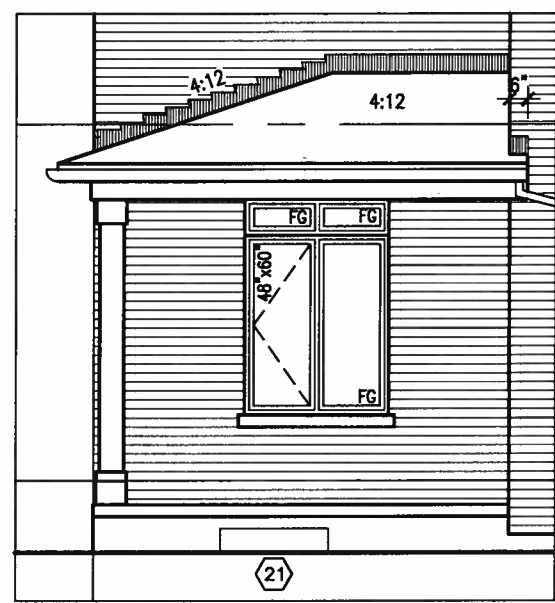
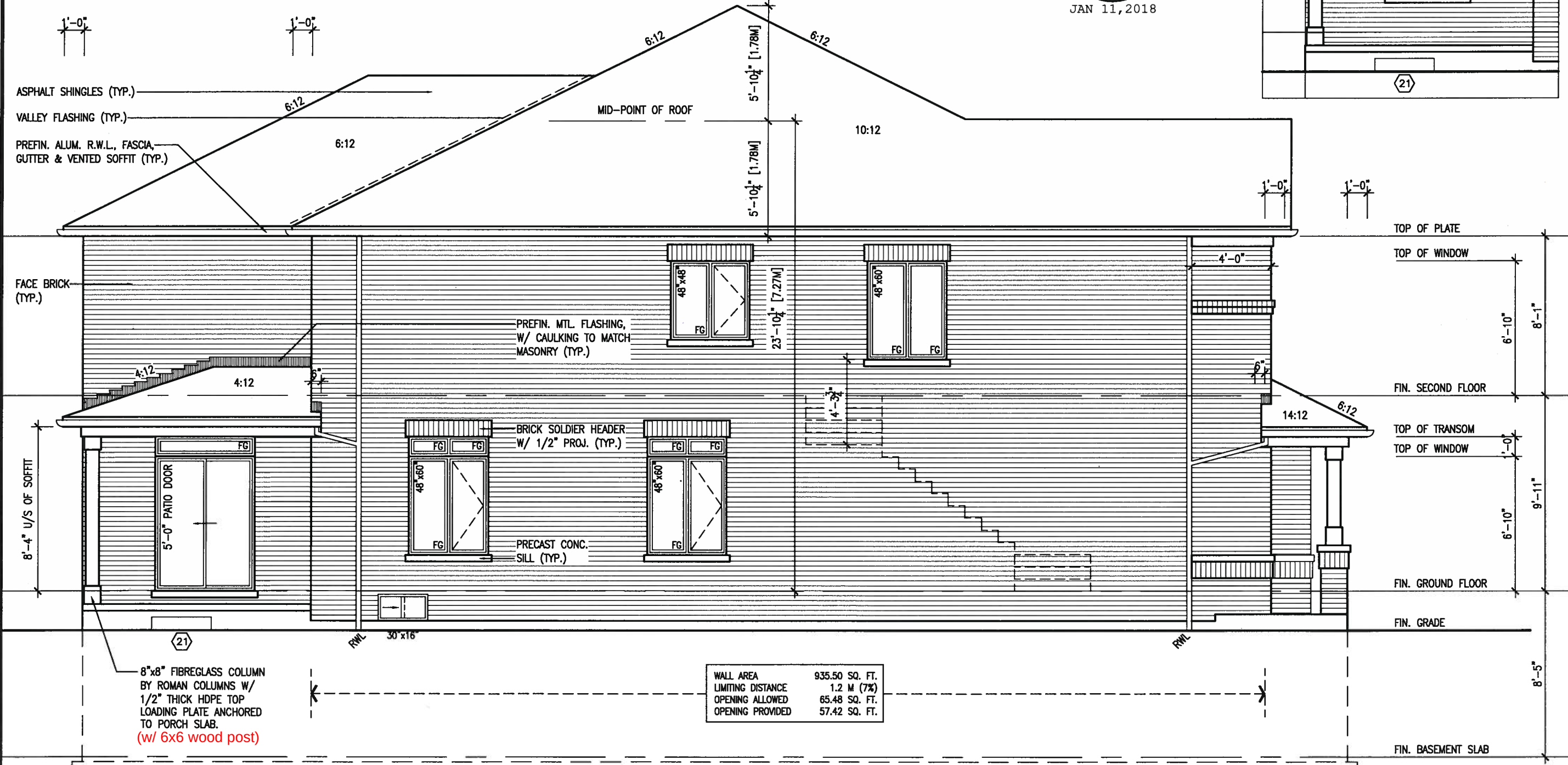
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John G. Williams Limited, Architect

NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

PART. LEFT SIDE FOR
OPT. ALT. GROUND
FLOOR PLAN



LEFT SIDE ELEVATION 'A'

SITE COPY

BAYVIEW WELLINGTON		SD25-3 SONOMA 3	
GREEN VALLEY ESTATES		BRADFORD	
project name		project no. 16023	
date AUG. 2016		drawing no. 11	
drawn by KIRAN SINGH		LEFT SIDE ELEVATION 'A'	
checked by		scale 3/16" = 1'-0"	
RICHARD - H:\ARCHIVE\WORKING\2016\16023\DW\Units\25_Sem\16023-SD25-3.dwg - Wed - Jan 10 2018 - 2:19 PM		file name 16023-SD25-3	
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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	
qualification information		signature	
name VAS Design Inc.		42658	
revision 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.	
3	REVISED AS PER ENG'S COMMENTS	JAN 08-18 RC	by
2	REVISED AS PER FLOOR AND ROOF LAYOUT	SEP 14-17 RC	date
1	REVISED FOUNDATION WALLS TO BE 10"	NOV 30/16 SR	description

It is the builder's complete responsibility to ensure that all construction complies with the applicable 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.

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

NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

ROOF LINE FOR EL. 'C'
(SHOWN DASHED)
ASPHALT SHINGLES (TYP.)
VALLEY FLASHING (TYP.)
PREFIN. ALUM. R.W.L., FASCIA,
GUTTER & VENTED SOFFIT (TYP.)

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

PRECAST CONC.
SILL (TYP.)
FACE BRICK (TYP.)

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

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

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



BAYVIEW WELLINGTON
SD25-3
SONOMA 3

project name
GREEN VALLEY ESTATES
BRADFORD
project no.
16023
drawing no.
12
date
AUG. 2016
drawn by
KIRAN SINGH
checked by
-
scale
3/16" = 1'-0"

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 taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Wellington Jno-Baptiste 25591 BCN
name
Wellington Jno-Baptiste 25591 BCN
VA3 Design Inc.
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no.	description	date	by
3	REVISED AS PER ENG'S COMMENTS	JAN 09-13 RC	
2	REVISED AS PER FLOOR AND ROOF LAYOUT	SEP 14-17 RC	
1	REVISED FOUNDATION WALLS TO BE 10"	NOV 30/16 SS	

PART. REAR EL. FOR
OPT. ALT. GROUND
FLOOR PLAN

FIN. BASEMENT SLAB

SITE COPY

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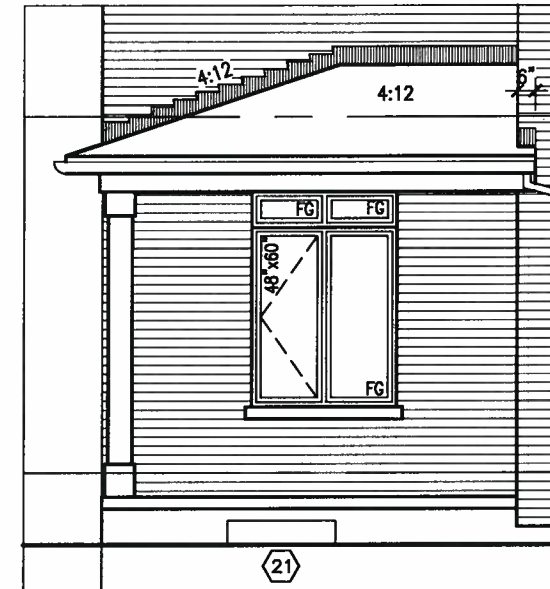
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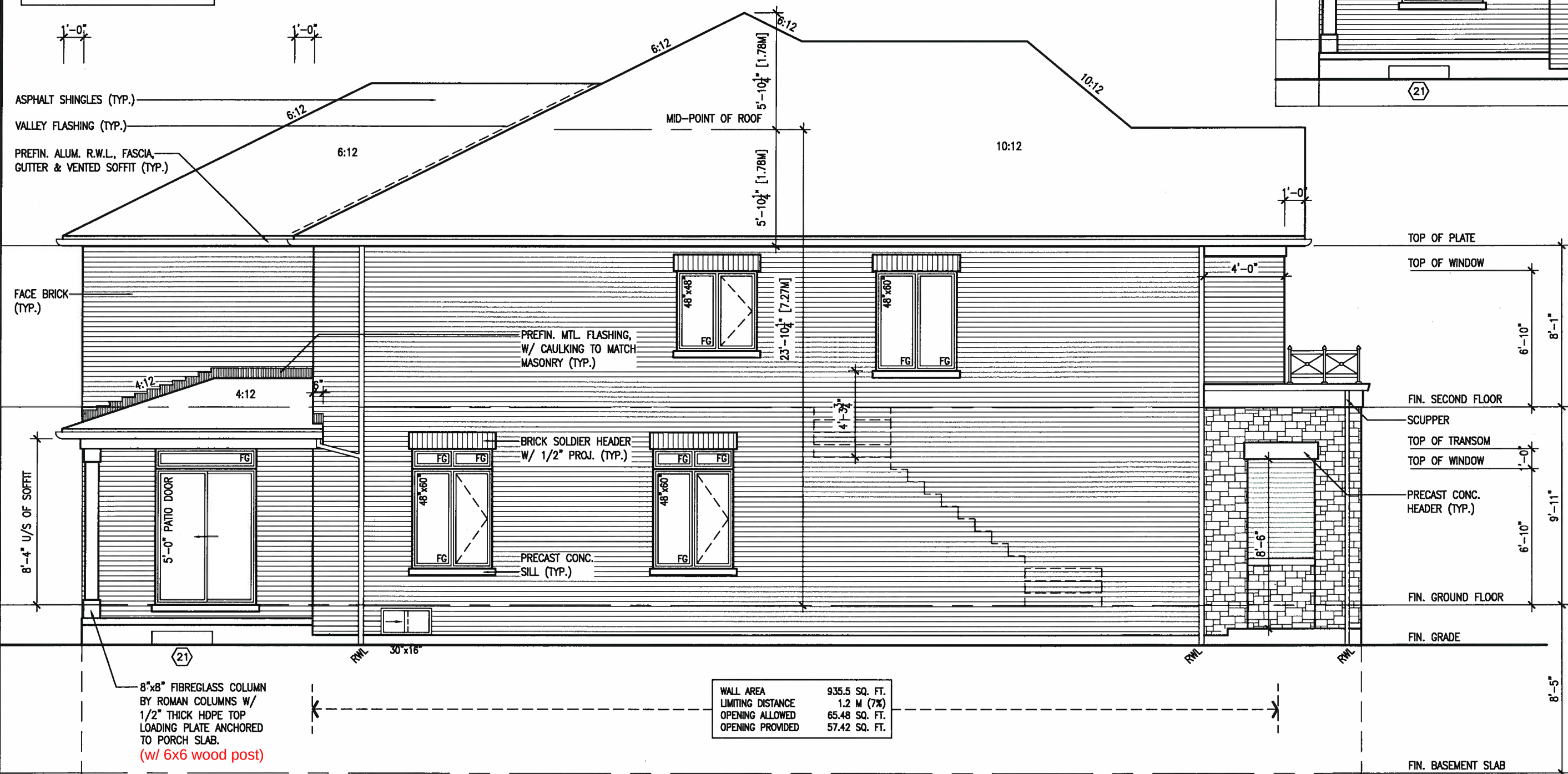
ARCHITECTURAL REVIEW & APPROVAL
JAN 15 2018
John G. Williams Limited, A.C.



PART. LEFT SIDE FOR OPT. ALT. GROUND FLOOR PLAN



NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION



LEFT SIDE ELEVATION 'B'

SITE COPY

BAYVIEW WELLINGTON

SD25-3
SONOMA 3

project name	GREEN VALLEY ESTATES	municipality	BRADFORD	project no.	16023
date	AUG. 2016	drawn by	KIRAN SINGH	checked by	—
scale	3/16" = 1'-0"	drawing no.	14	file name	16023-SD25-3
RICHARD - R:\ARCHIVE\WORKING\2016\16023.BW\Units\25 Sem\16023-SD25-3.dwg - Wed - Jan 10 2018 - 2:19 PM					

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

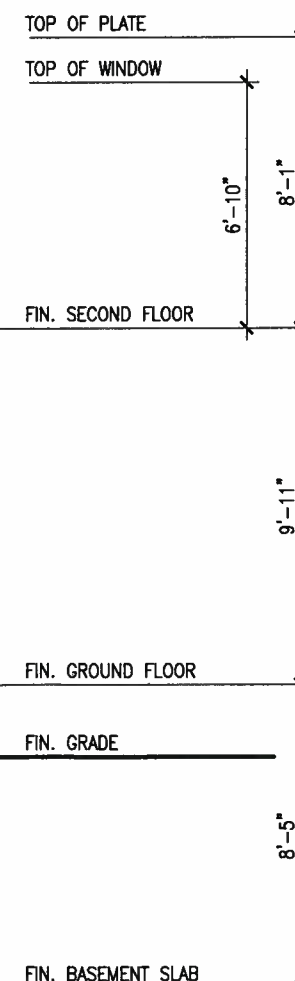
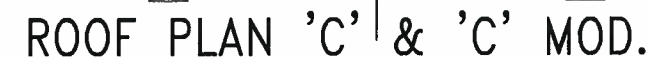
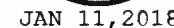
The undersigned has reviewed and taken responsibility for this design and has no objection to its use for the purposes stated. The design is subject to the Building Code to be a Designer.

Wellington Jno-Baptiste
signature
25591
BCN
42658
VAS Design Inc.
signature
25591
BCN
42658
VAS Design Inc.

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no.	description	date	by
3	REVISED AS PER ENG'S COMMENTS	JAN 08-18 RC	
2	REVISED AS PER FLOOR AND ROOF LAYOUT	SEP 14-17 RC	
1	REVISED FOUNDATION WALLS TO BE 10"	NOV 30/16 SB	

John G. Williams Limited, Architects



FRONT ELEVATION 'C MOD' (REV.)

SITE COPY

9	*		*	*
8	*		*	*
7	*		*	*
6	*		*	*
5	*		*	*
4	*		*	*
3	REVISED AS PER ENG'S COMMENTS	JAN 08-18 RC		
2	REVISED AS PER FLOOR AND ROOF LAYOUT	SEP 14-17 RC		
1	REVISED FOUNDATION WALLS TO BE 10"	NOV 30/16 SB		
no.	description	date	bu	bu

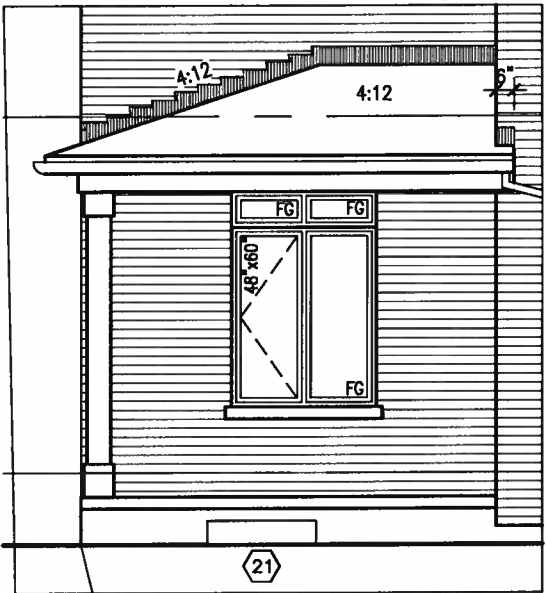
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements in the Act and the Regulations. The Architect is not responsible in any way for examining or approving site (lotting) 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.

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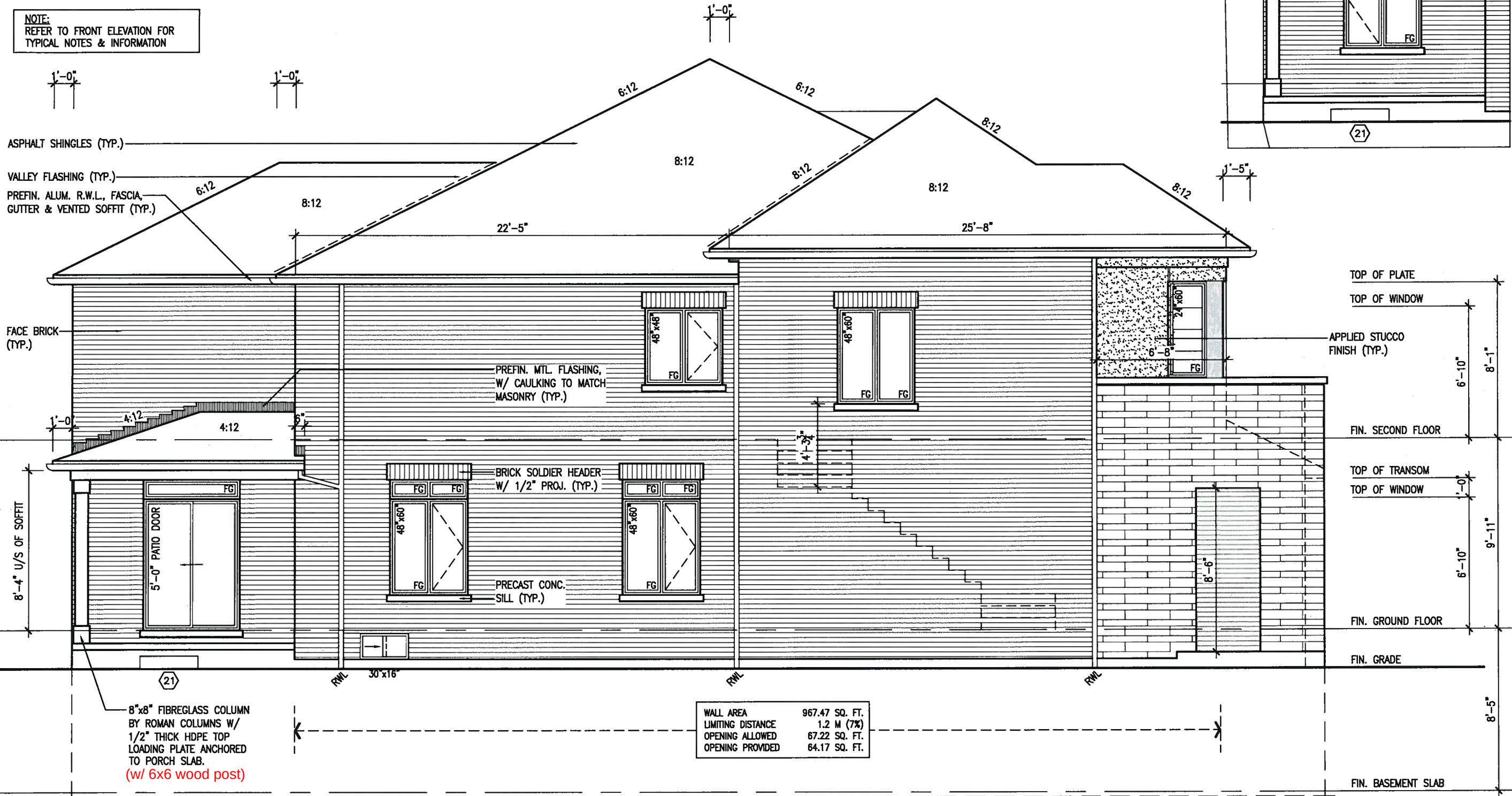
ARCHITECTURAL REVIEW & APPROVAL
JAN 15 2018
John G. Williams Limited, Architect



PART. LEFT SIDE FOR
OPT. ALT. GROUND
FLOOR PLAN



NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION



LEFT SIDE ELEVATION 'C MOD'

SITE COPY

BAYVIEW WELLINGTON		SD25-3 SONOMA 3	
GREEN VALLEY ESTATES		BRADFORD	
project name		project no. 16023	
date AUG. 2016		drawing no. 17	
drawn by KIRAN SINGH		checked by	
scale 3/16" = 1'-0"		LEFT SIDE ELEVATION 'C MOD'	
file name 16023-SD25-3		date JAN 10 2018 - 2:20 PM	
RICHARD - H. ARCHIVE WORKING 2016 16023.BW Units 25' Smm 16023-SD25-3.dwg - Wed - Jan 10 2018 - 2:20 PM			

VA3 DESIGN		255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 t 416.530.2255 f 416.530.4782 va3design.com	
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		signature	
Wellington Jno-Baptiste		25591 BCN	
name registration information		42558	
VA3 Design Inc.		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.		3 REVISED AS PER ENG'S COMMENTS	
JAN 08-18		RC	
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RC		NOV 30/16	
1 REVISED FOUNDATION WALLS TO BE 10"		SB	
no. description		date by	

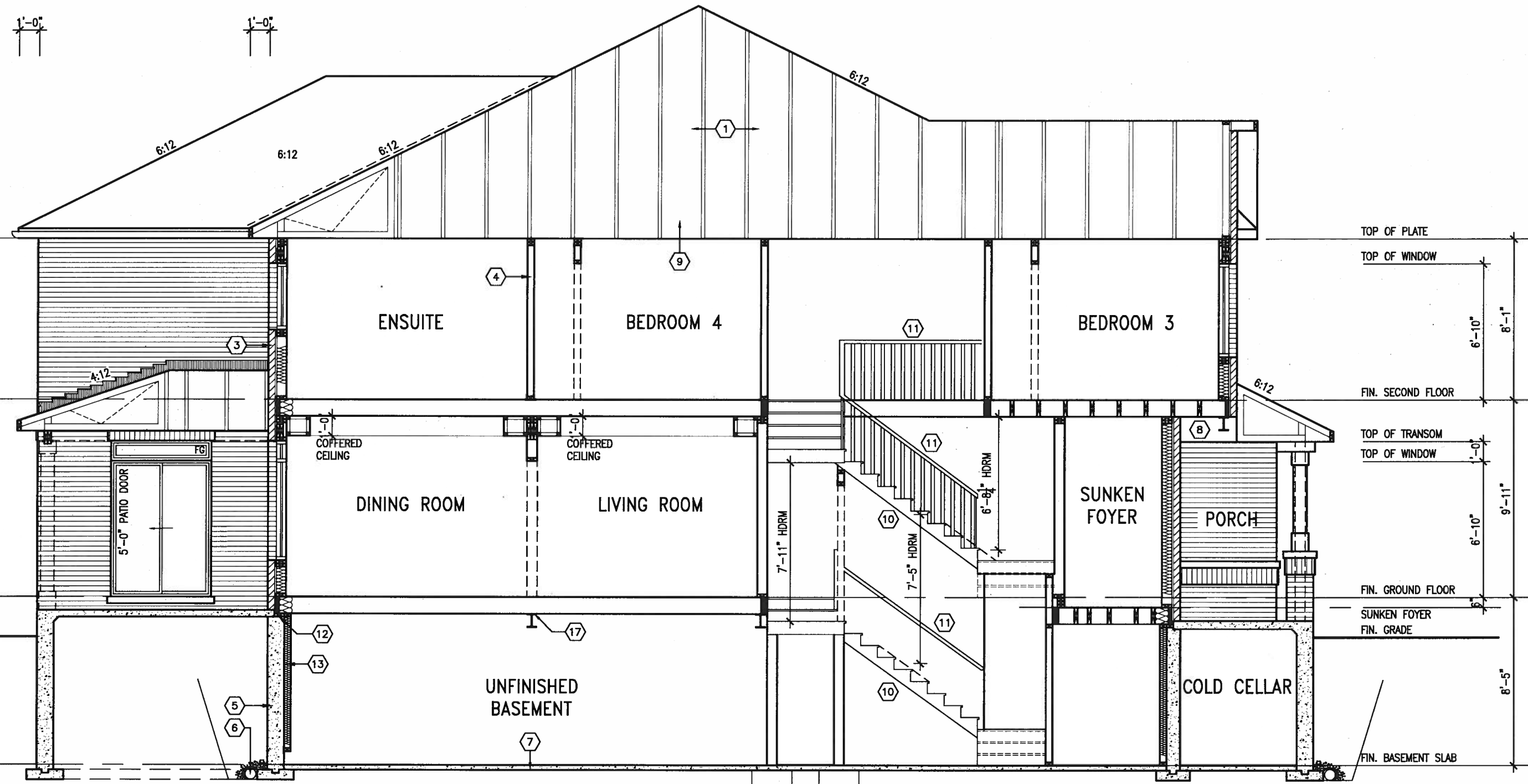
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and applicable regulations and requirements including, but not limited to, the provisions in the subdivision agreement. The Contractor/Architect is not responsible 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.

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NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION



JAN 11, 2018



CROSS SECTION 'A-A'

SITE COPY

BAYVIEW WELLINGTON		SD25-3 SONOMA 3	
project name GREEN VALLEY ESTATES		project no. 16023	
municipality BRADFORD		drawing no. 18	
date AUG. 2016		file name 16023-SD25-3	
drawn by KIRAN SINGH		checked by -	
scale 3/16" = 1'-0"		cross section 'A-A'	
RICHARD - R:\ARCHIVE\WORKING\2016\16023-SD25-3.dwg - Wed - Jan 10 2018 - 2:20 PM			

VAS3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 1 416.630.2255 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.	
signature <i>[Signature]</i>	25591 BCN
name Wellington Jho-Baptiste	42658 BCN
qualification VAS3 Design Inc.	
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no.	description	date	by
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2	REVISED AS PER FLOOR AND ROOF LAYOUT	SEP 14-17 RC	
1	REVISED FOUNDATION WALLS TO BE 10"	NOV 30/16 SB	

John G. Williams Limited, /



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

NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

ROOF LINE FOR EL. 'C'
(SHOWN DASHED)
ASPHALT SHINGLES (TYP.)
VALLEY FLASHING (TYP.)
PREFIN. ALUM. R.W.L., FASCIA,
GUTTER & VENTED SOFFIT (TYP.)

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

PRECAST CONC.
SILL (TYP.)
FACE BRICK (TYP.)

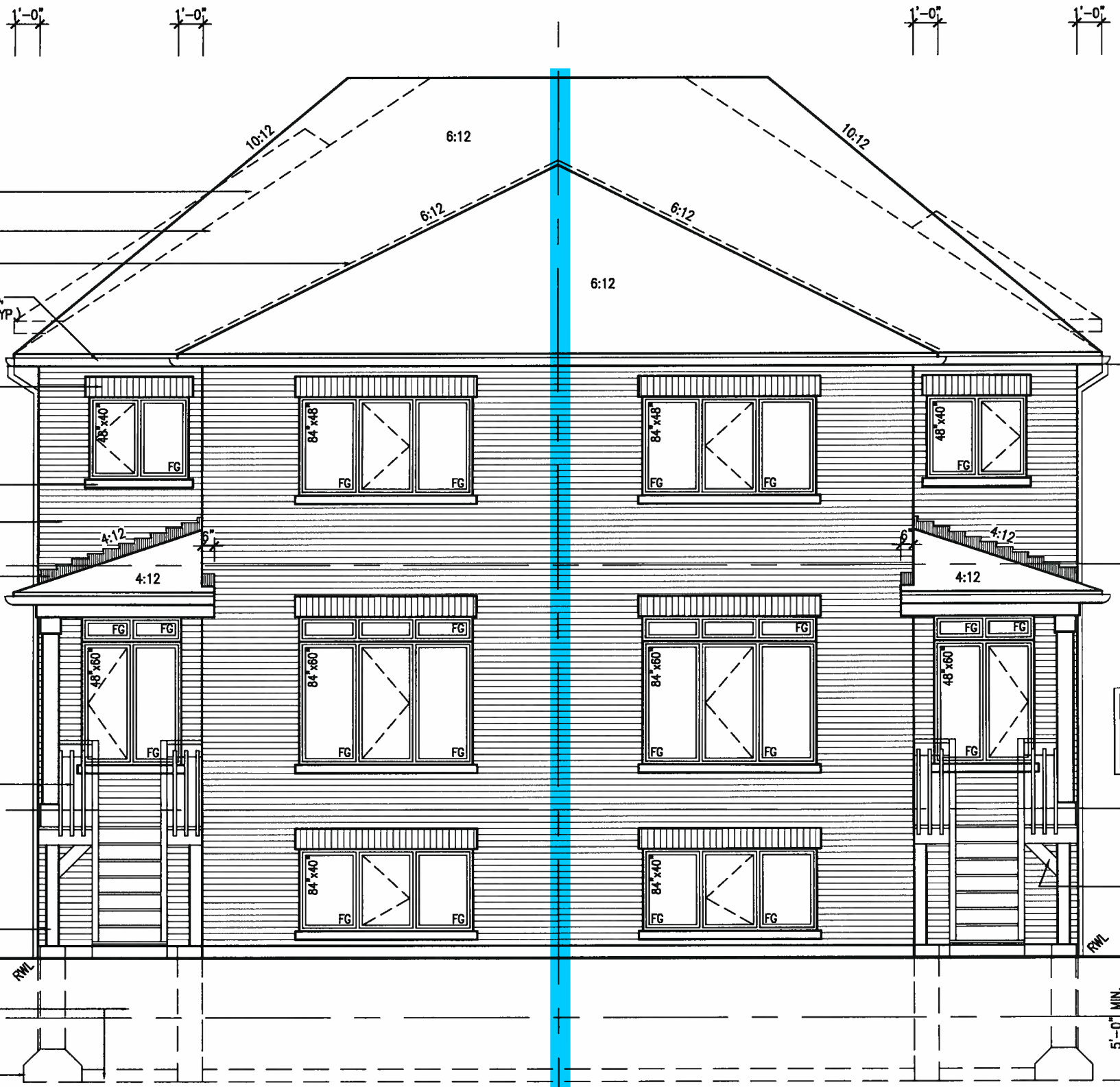
PREFIN. MTL. FLASHING,
W/ CAULKING TO MATCH
MASONRY (TYP.)

36" HIGH WOOD RAILING
(42" HIGH WHEN DECK
IS MORE THAN 5'-11"
ABOVE GRADE)

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

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

FOOTING TO REST ON
NATIVE, UNDISTURBED
SOIL (TYP.)



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



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

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

2"x6" CROSS BRACING

5'-0" MIN.

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

SITE COPY

BAYVIEW WELLINGTON		SD25-3 SONOMA 3	
GREEN VALLEY ESTATES		BRADFORD	
project name		project no.	
AUG. 2018		16023	
date		drawing no.	
AUG. 2018		20	
drawn by		file name	
KIRAN SINGH		16023-SD25-3	
checked by		scale	
KIRAN SINGH		3/16" = 1'-0"	
RICHARD - H:\ARCHIVE\WORKING\2018\16023.DWG Units 25 Sem\16023-SD25-3.dwg - Wed - Jan 10 2018 - 2:20 PM		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.	
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			
Wellington Jno-Baptista 25591 BCR			
Vas Design Inc. 42558			
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			
3 REVISED AS PER ENG'S COMMENTS			
2 REVISED AS PER FLOOR AND ROOF LAYOUT			
1 REVISED FOUNDATION WALLS TO BE 10"			

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

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SILL (TYP.)
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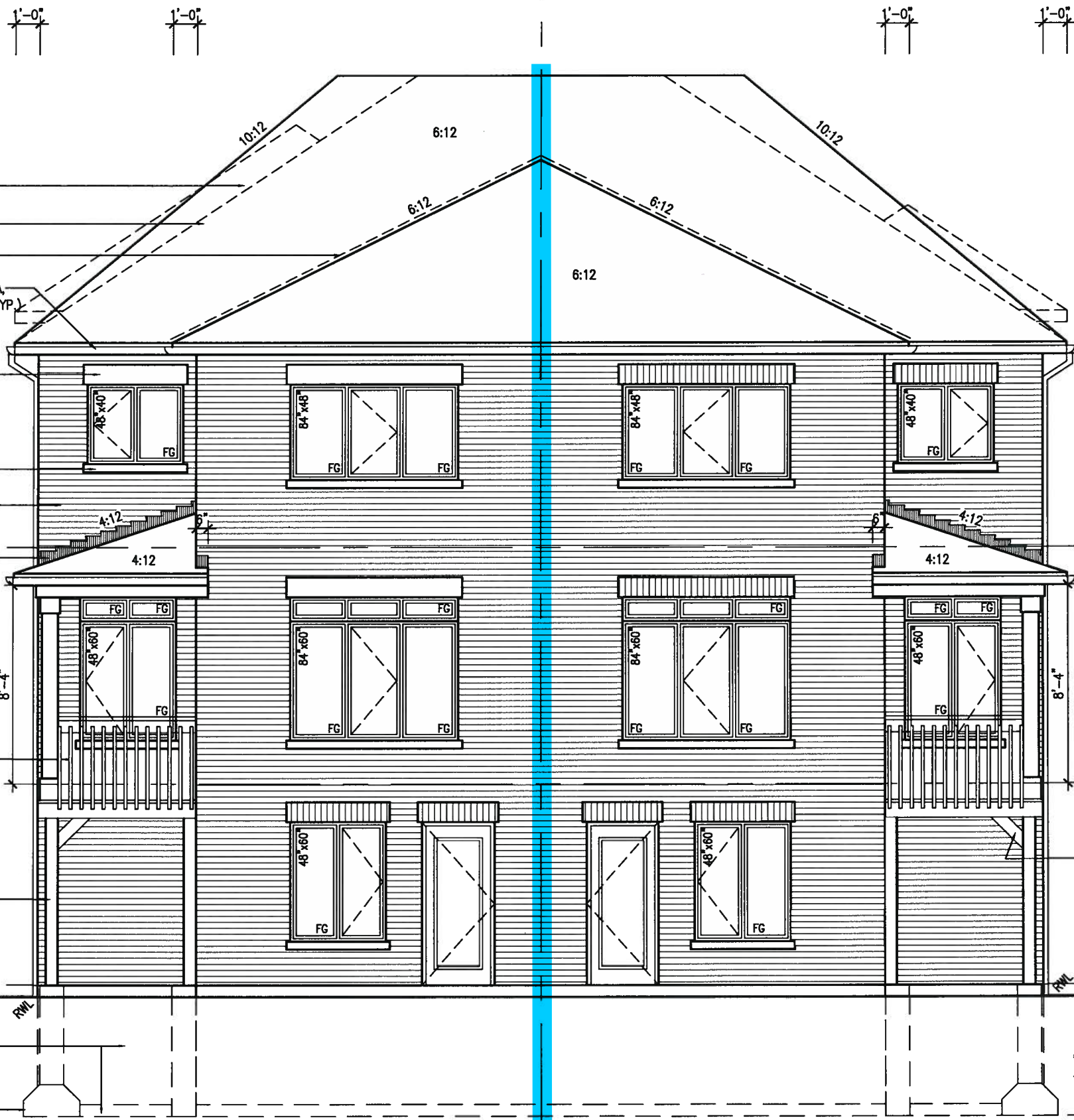
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EXTEND 6" ABOVE GRADE
AND ON BIGFOOT BF28
5'-0" BELOW GRADE.

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

FOOTING TO REST ON
NATIVE, UNDISTURBED
SOIL (TYP.)



SITE COPY



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

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

2"x6" CROSS BRACING

5'-0" MIN.

BAYVIEW WELLINGTON

SD25-3
SONOMA 3

VA3
DESIGN

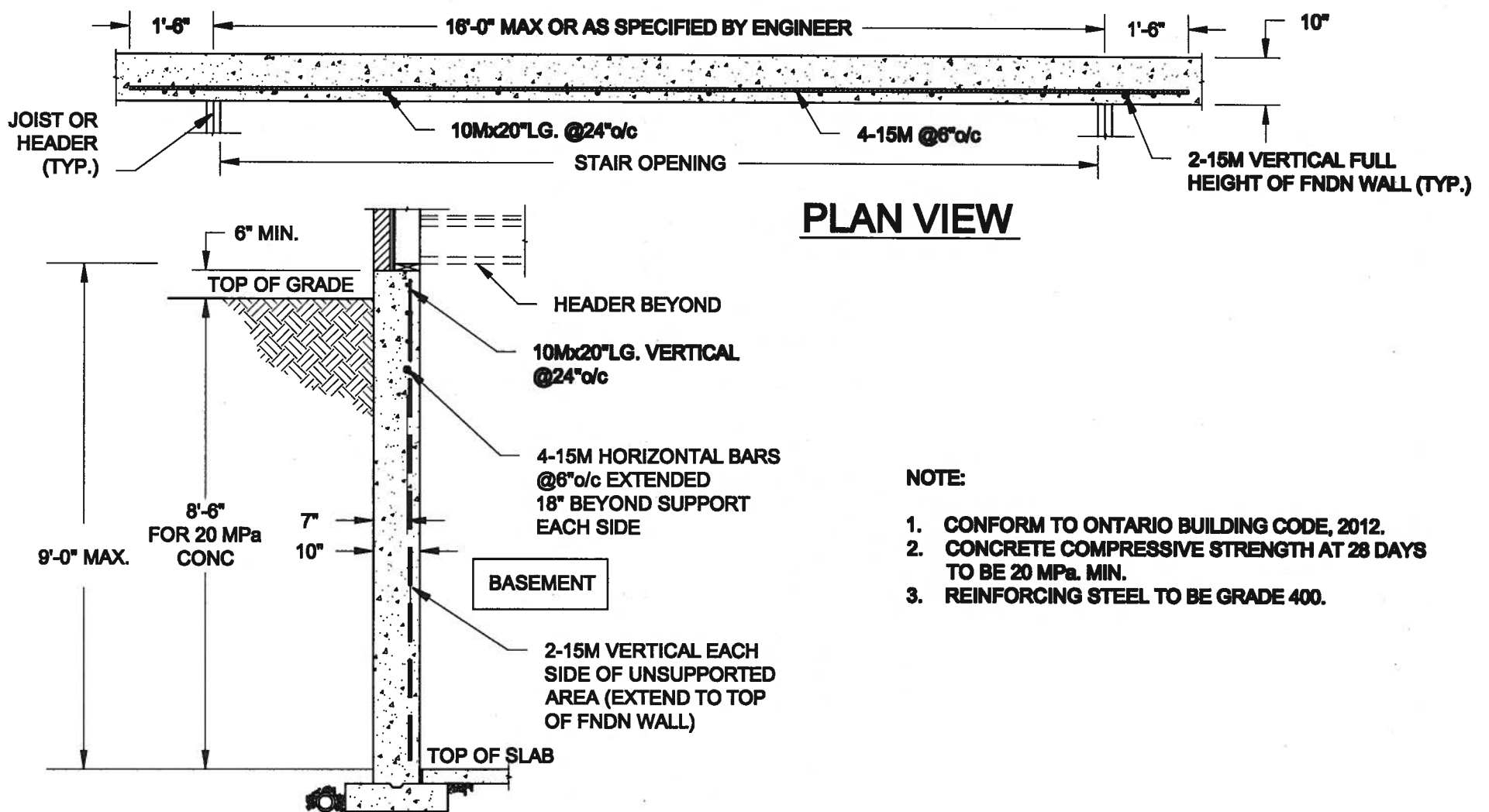
255 Consumers Rd Suite 120
Toronto ON M2L 1R4
t 416.630.2255 f 416.630.4782
va3design.com

no.	description	date	by
9			
8			
7			
6			
5			
4			
3	REVISED AS PER ENG'S COMMENTS	JAN 08-18 RC	
2	REVISED AS PER FLOOR AND ROOF LAYOUT	SEP 14-17 RC	
1	REVISED FOUNDATION WALLS TO BE 10"	NOV 30/16 SB	

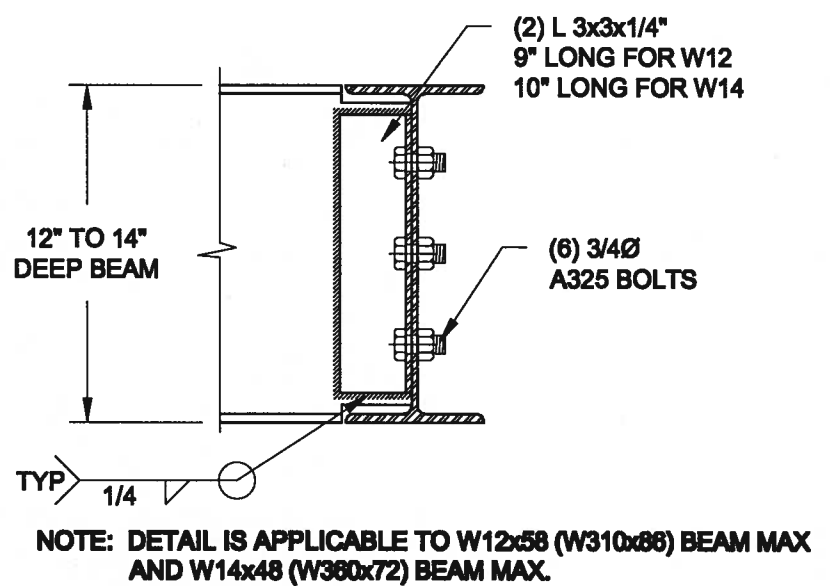
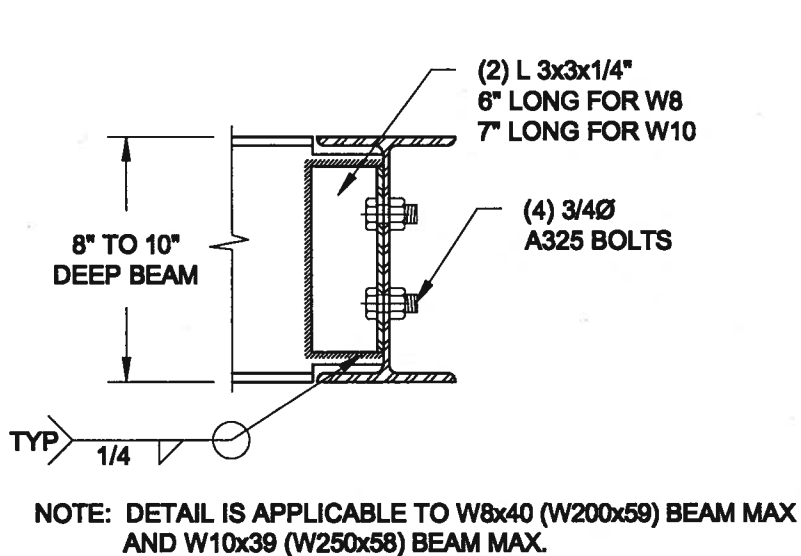
project name
GREEN VALLEY ESTATES
municipality
BRADFORD
project no.
16023
drawing no.
22
date
AUG. 2016
drawn by
KIRAN SINGH
checked by
KIRAN SINGH
scale
3/16" = 1'-0"
file name
16023-SD25-3
RICHARD - H. ARCHIVE WORKING 2016\16023.BW Units US Sem\16023-SD25-3.dwg - Wed - Jan 10 2018 - 2:20 PM

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qualification information
Wellington Jno-Baptista
signature
25591
BCN
42658
VA3 Design Inc.
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1
S1 **LATERALLY UNSUPPORTED WALL**
SCALE: 3/8" = 1'-0"



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

Scale: AS NOTED	
Date: JAN-08-2018	
Drawn: SC	Checked: SJB

QUAILE ENGINEERING LTD.



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

Engineer's Seal



Project:

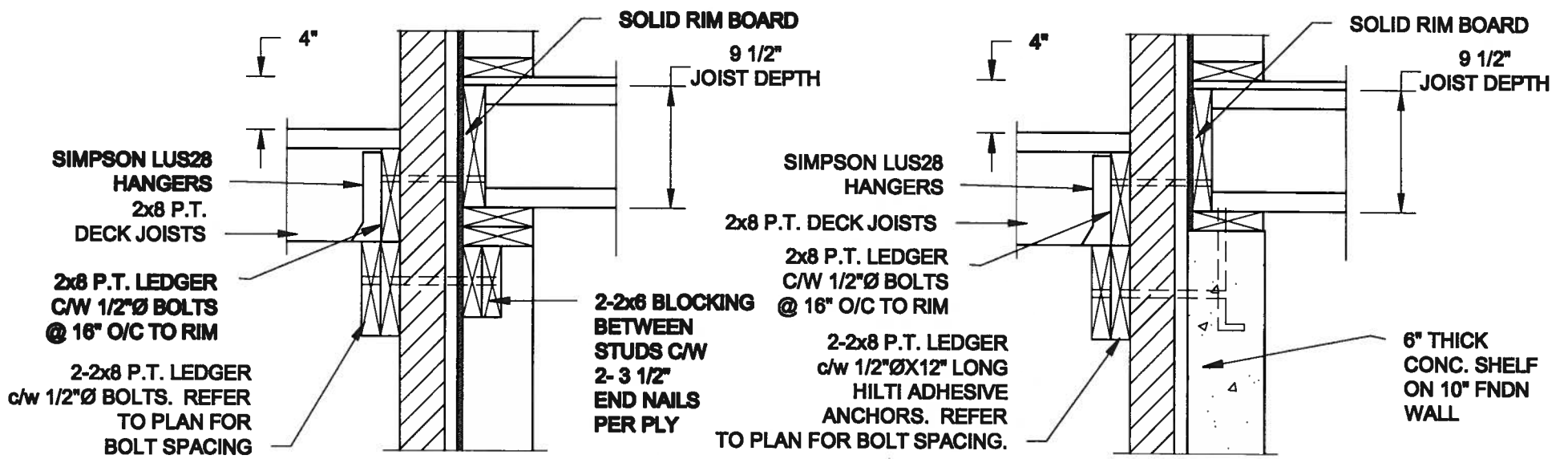
BAYVIEW WELLINGTON HOMES - GREEN VALLEY BRANCH - SERIES
BRADFORD, ONTARIO

Project No.:

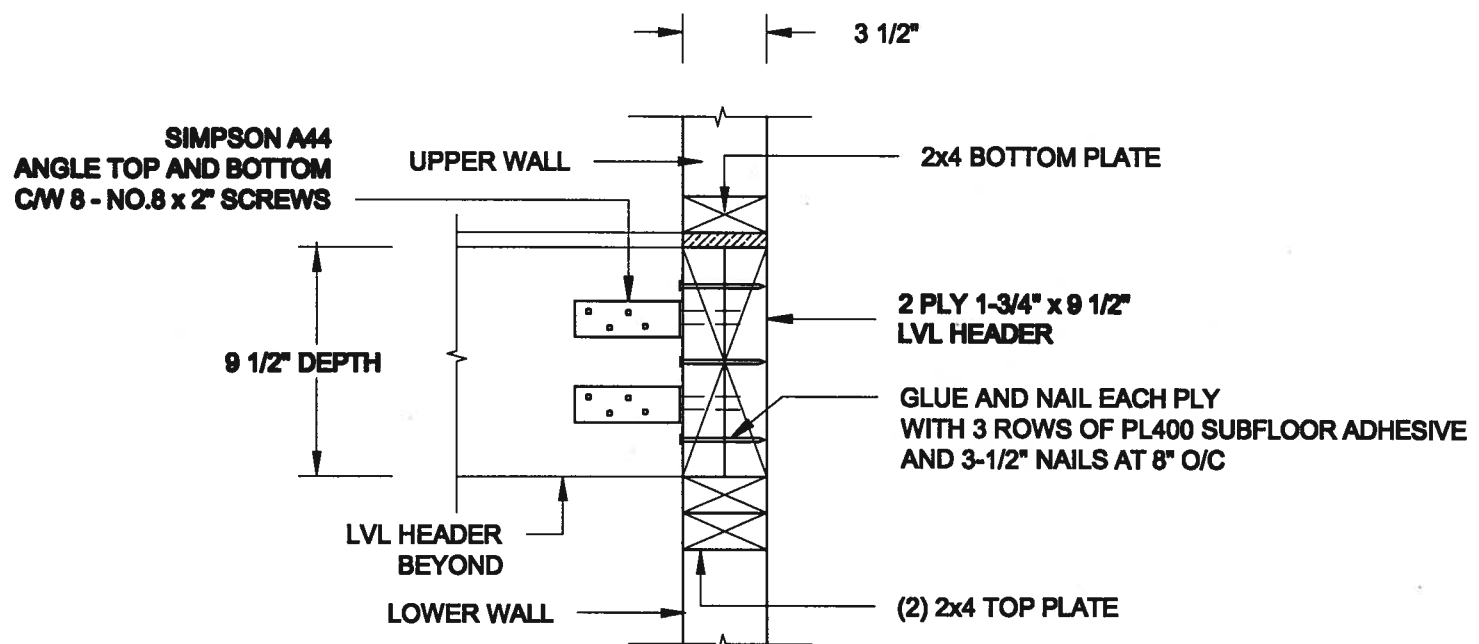
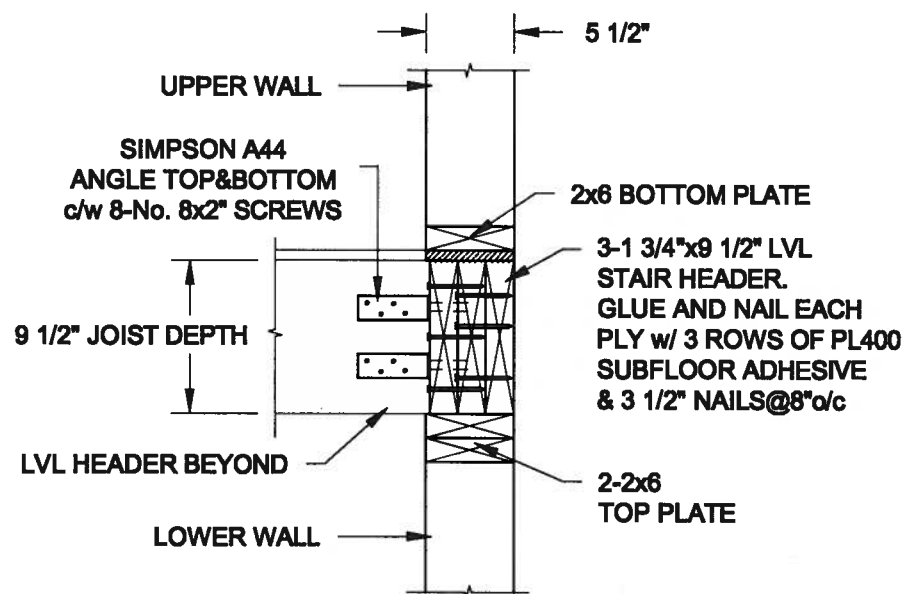
17-194

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"x8" THICK UNLESS NOTED OTHERWISE ON PLAN.



Scale:
AS NOTED

Date:
JAN-08-2018

Drawn: SC
Checked: SJB

QUAILE ENGINEERING LTD.



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

Engineer's Seal



Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY HOMES - SEMS
BRADFORD, ONTARIO

Project No.:

17-194

Drawing No.:

S2

SITE COPY
TYPICAL STRUCTURAL DETAILS

CONSTRUCTION NOTES (Unless otherwise noted)

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

1. ROOF CONSTRUCTION

NO.210 (10.25kg/m²) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS, APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. [EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER] 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, 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. (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 3.1.1.2.A) 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x2"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 AND 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"x2"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 MANUFACTURER'S SPECIFICATIONS OVER 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR FINISH. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

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

5. FOUNDATION WALL/FOOTINGS (9.15.3, 9.15.4, 9.13.2, 9.14.2.1.(2)) 250mm (10") POURED CONC. FDTN. WALL 30MPa (4350psi) WITH 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 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. STOREYS SUPPORTED BY 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")
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), 9.18.4.5.(1), 9.25.3.3.(15) 80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 20MPa. (3000psi) CONC. WITH 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 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
-100mm (1/2") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT

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

14. 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. ADJ. 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 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.

15A. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3) 89mm (3-1/2") DIA x 4.78mm (1/88) FIXED STL. COL. WITH 150x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE ON 1070x1070x460 (42"x42"x18") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MIN. AND AS PER SOILS REPORT.

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"x12"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 CEILING/INTERIOR WALLS 13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE, TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.16. WALLS (R22), CEILINGS (R31). REFER TO SB-12, TABLE 3.1.1.2.A. FOR REQUIRED THERMAL INSULATION. DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9.10.13.15.

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

21. DRYER EXHAUST (OBC 6.2.3.8.(7) & 6.2.4.1.1) CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)

22. 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.

23. FIREPLACE CHIMNEYS - OBC 9.21. TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.

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

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

26. 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.

27. 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 9.17.4.1) 3-38x140 (3-2"x6") BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT, 610x610x300 (24"x24"x12") CONC. FOOTING.

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

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

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

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

34. SUBFLOOR, JOIST STRAPPING AND BRIDGING 16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (SEE OBC 9.30.6.) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (SEE OBC 9.30.2.)

FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-1 OR A-2 STRAPPING SHALL BE 19x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (SEE OBC 9.23.9.4. *)

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

36. COLD CELLAR PORCH SLAB (OBC 9.39.1) FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (5") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REIN. WITH 10M BARS @ 200mm (7/8") 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) UNTIL 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.-B 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)(c) & 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.-B 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 2.0E-2950Fb MIN. NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED. IN 2 ROWS FOR 184, 240 & 300mm (7 1/4", 9 1/2", 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 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 mm POLYETHYLENE FILM, NO. 50 (45lbs.) 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 9.23.4.3.

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
DUPLUX OUTLET (12" ABOVE SURFACE)
WEATHERPROOF DUPLUX OUTLET
POT LIGHT
LIGHT FIXTURE (PULL CHAIN)
SWITCH
FLOOR DRAIN

EXHAUST FAN TO EXTERIOR
DUPLUX OUTLET (HEIGHT A.F.F.)
GFI DUPLUX OUTLET (HEIGHT A.F.F.)
HEAVY DUTY OUTLET (220 volt)
LIGHT FIXTURE (CEILING MOUNTED)
LIGHT FIXTURE (WALL MOUNTED)
HOSE BIB (NON-FREEZE)

SJ SINGLE JOIST
DJ DOUBLE JOIST
TJ TRIPLE JOIST
LVL LAMINATED VENEER LUMBER
POINT LOAD FROM ABOVE

FLAT ARCH
CURVED ARCH
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 BEARING TO BE MINIMUM 2 PIECES. 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:

- 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.

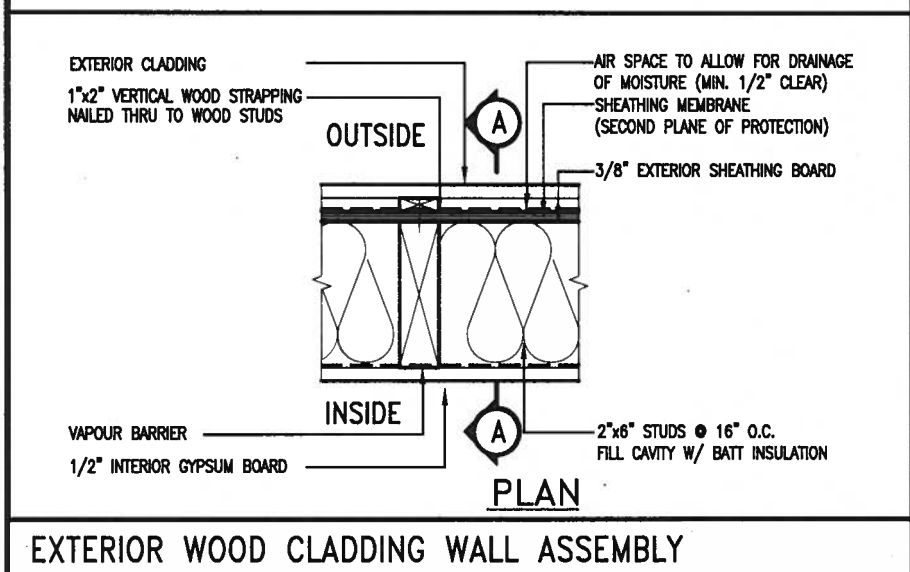
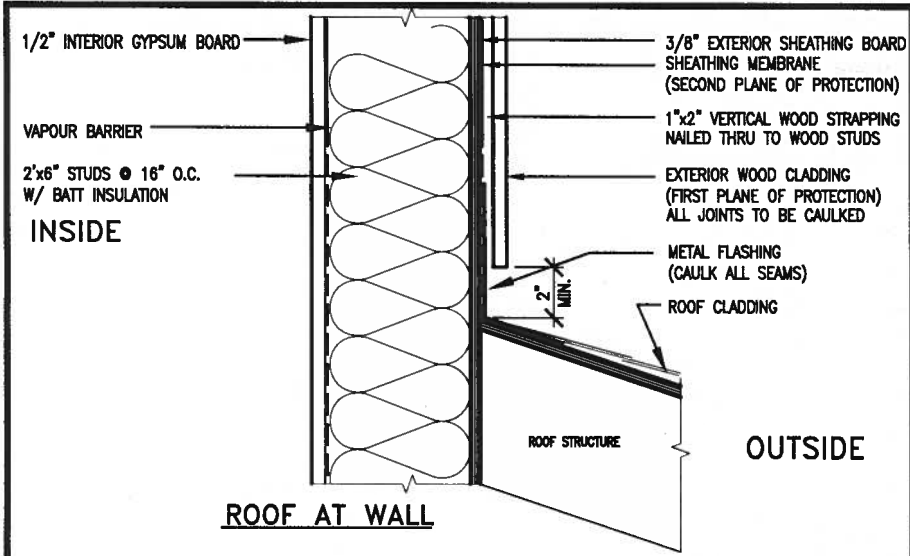
SOIL GAS/ RADON CONTROL (OBC 9.1.1.7. & 9.13.4.4) PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING IF REQUIRED.

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

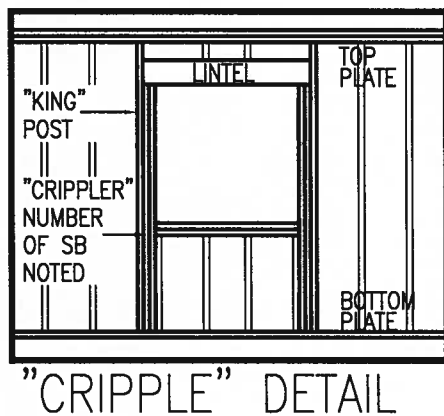
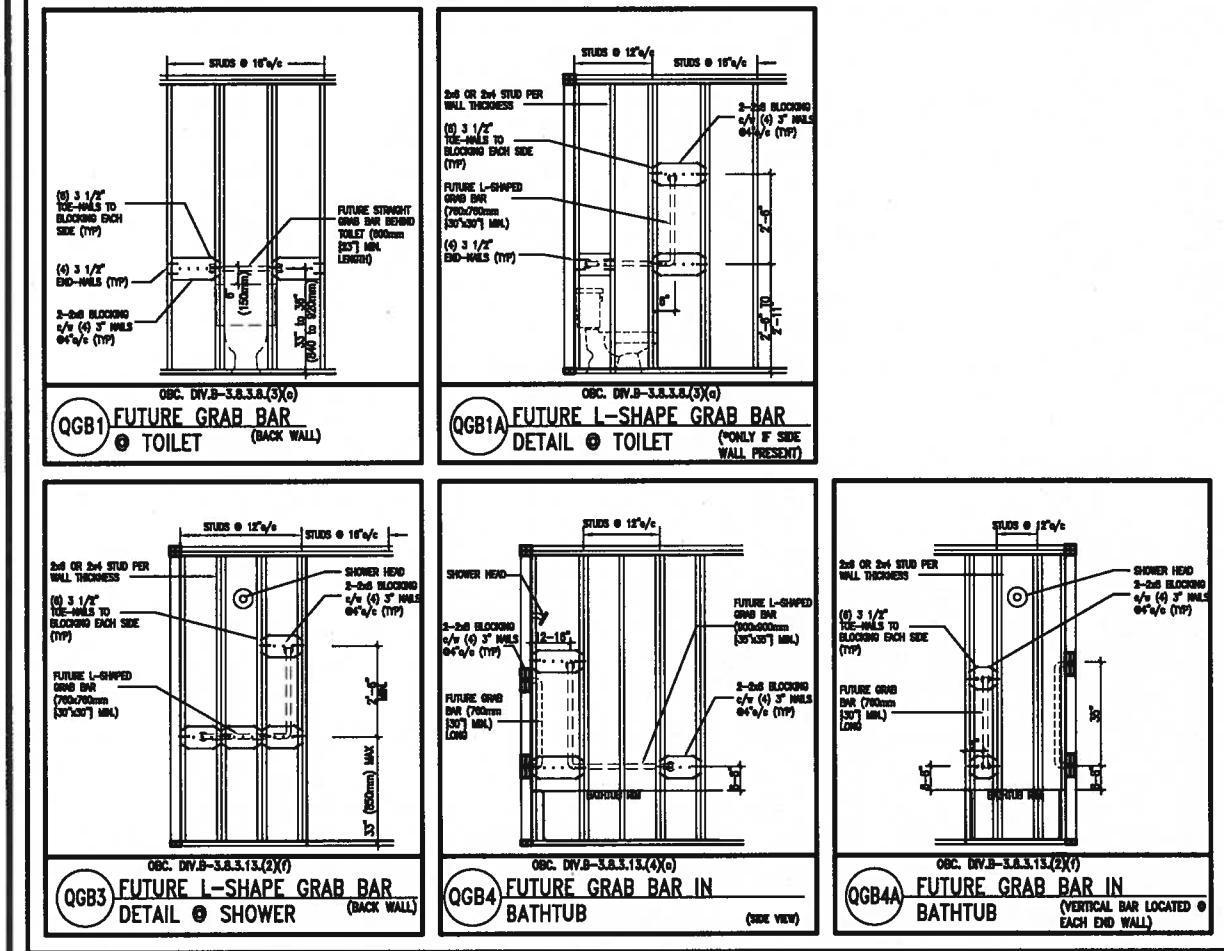
-FOR A MAXIMUM 5490 mm (18'-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE 2-38x140 (2-2"x6") SPR.#2 CONTIN. STUDS @ 300mm (12") O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) C/W 9.6 (3/8") THICK EXT. PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 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") CONT. HEADER AT GRND. CEILING LEVEL TOE-NAILED & GLUED AT TOP. BOTTOM PLATES AND HEADERS.

40. TYPICAL 1 HOUR RATED PARTY



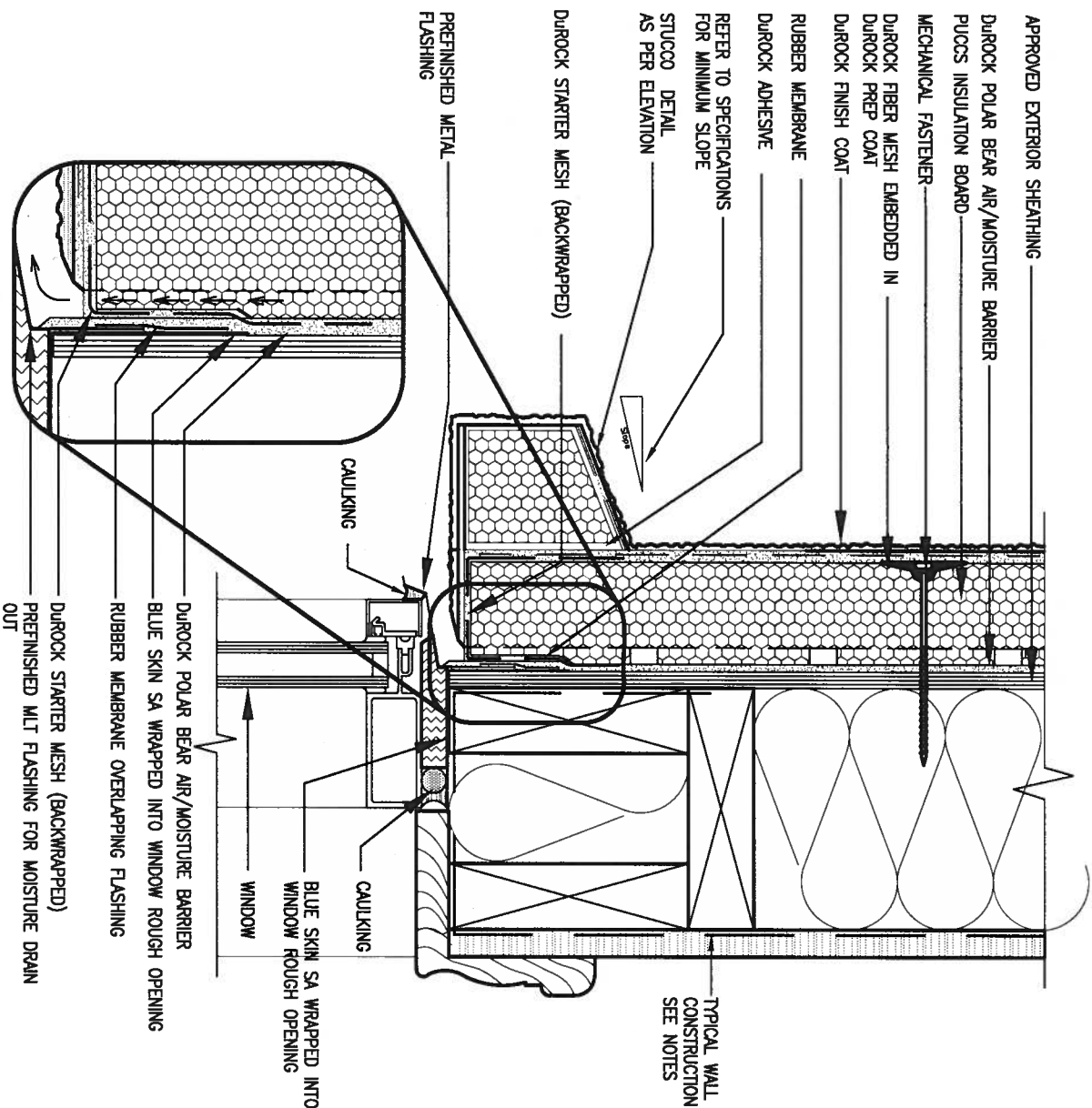
EXTERIOR WOOD CLADDING WALL ASSEMBLY

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



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

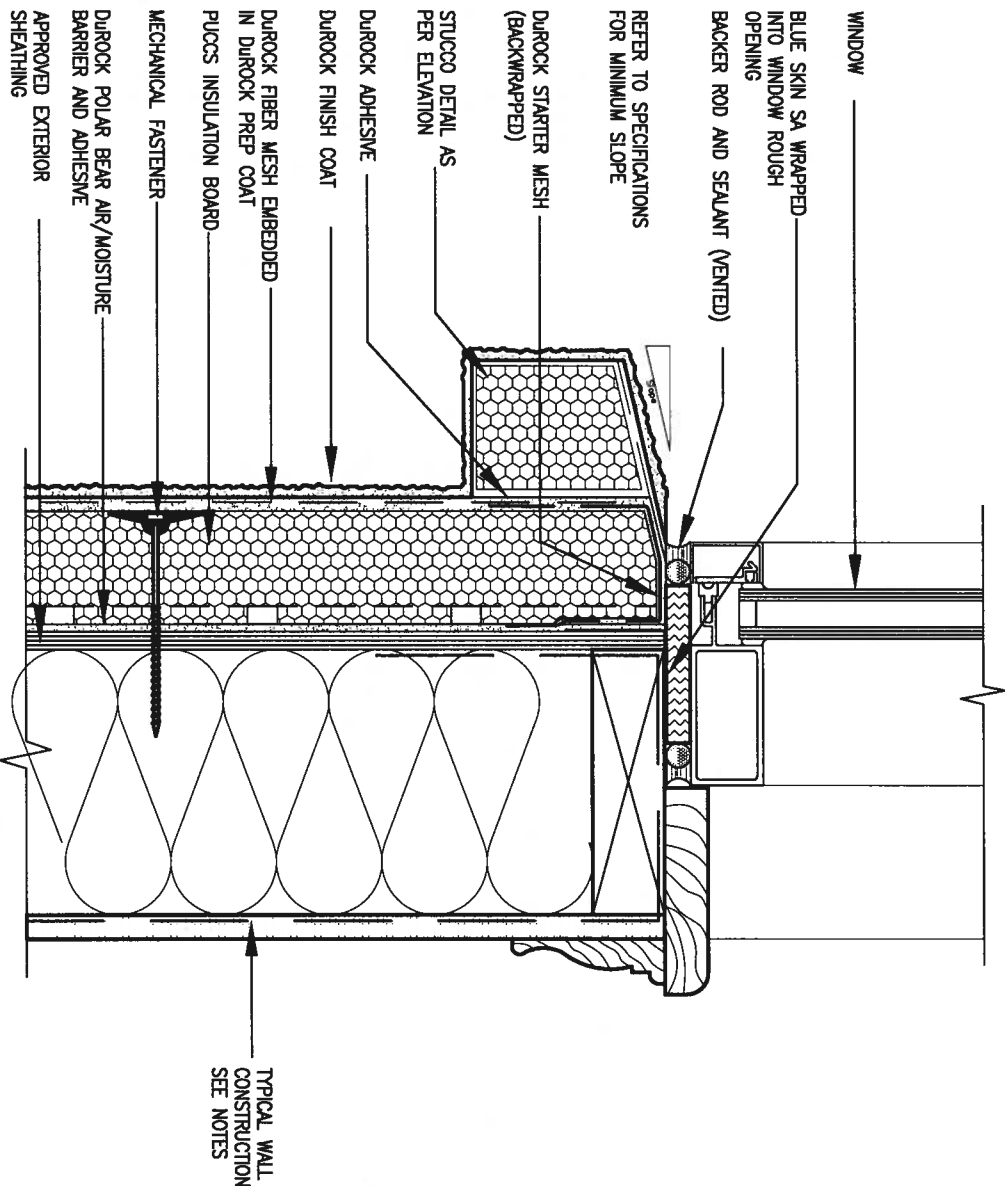
9. The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. 8. Qualification Information 7. Wellington Jno-Baptiste 25591 6. name registration information BCR 5. VAS Design Inc. 42658 4. 3. 2. UPDATE TO 2018 JAN 11-18 RC 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 CONSTRUCTION NOTES file name 16023-CN-A1 CN2 RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:08 AM	
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1 WINDOW HEADER

CN3 SCALE: 3"=1'-0"

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



2 WINDOW SILL

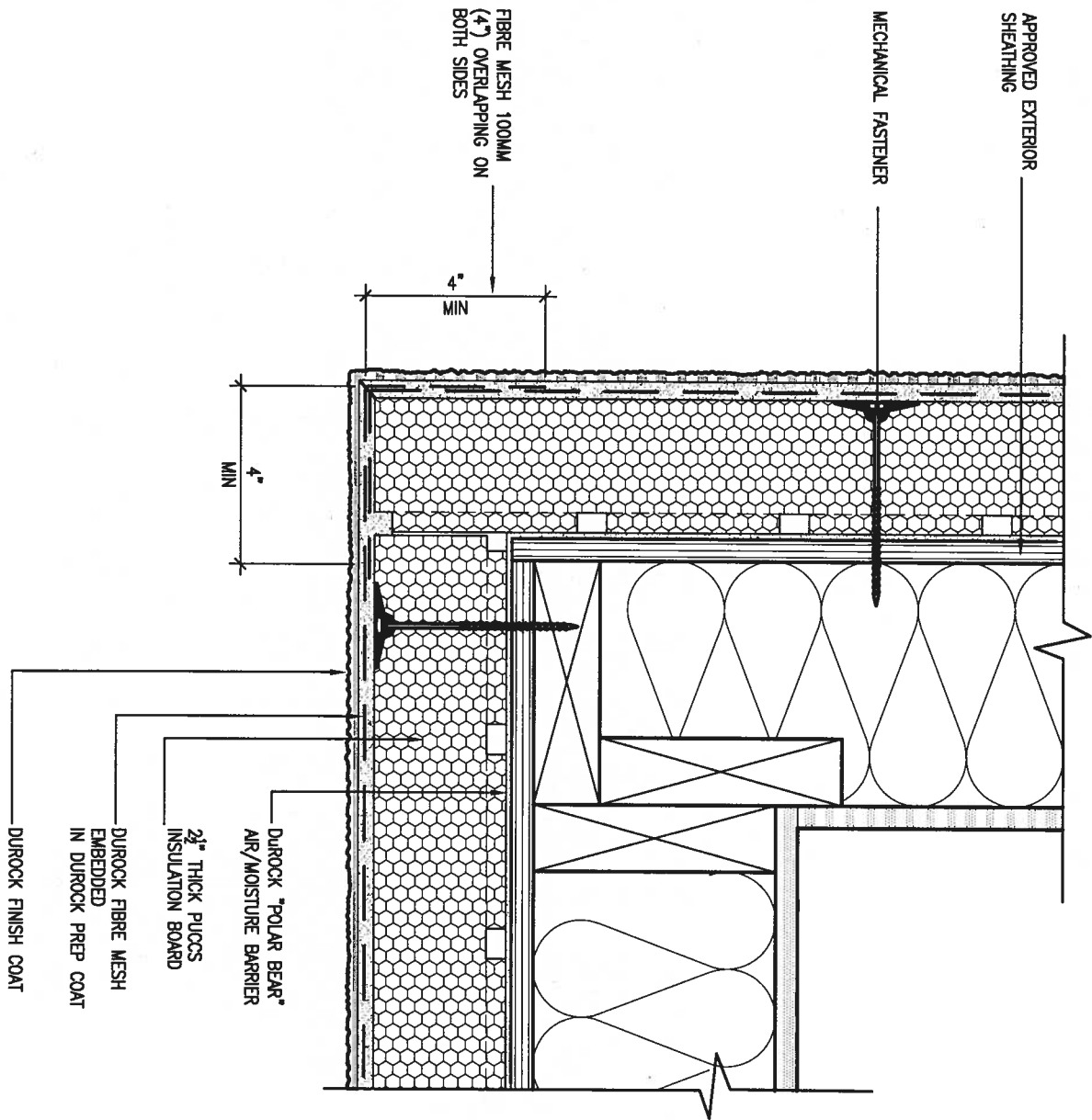
CN3 SCALE: 3"=1'-0"

9.	.	.	The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.	.	.	qualification information
7.	.	.	Wellington Jno-Baptiste 25591
6.	.	.	name registration information BCN
5.	.	.	VA3 Design Inc. 42658
4.	.	.	
3.	.	.	
2.	UPDATE TO 2018	JAN 11-18	RC
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

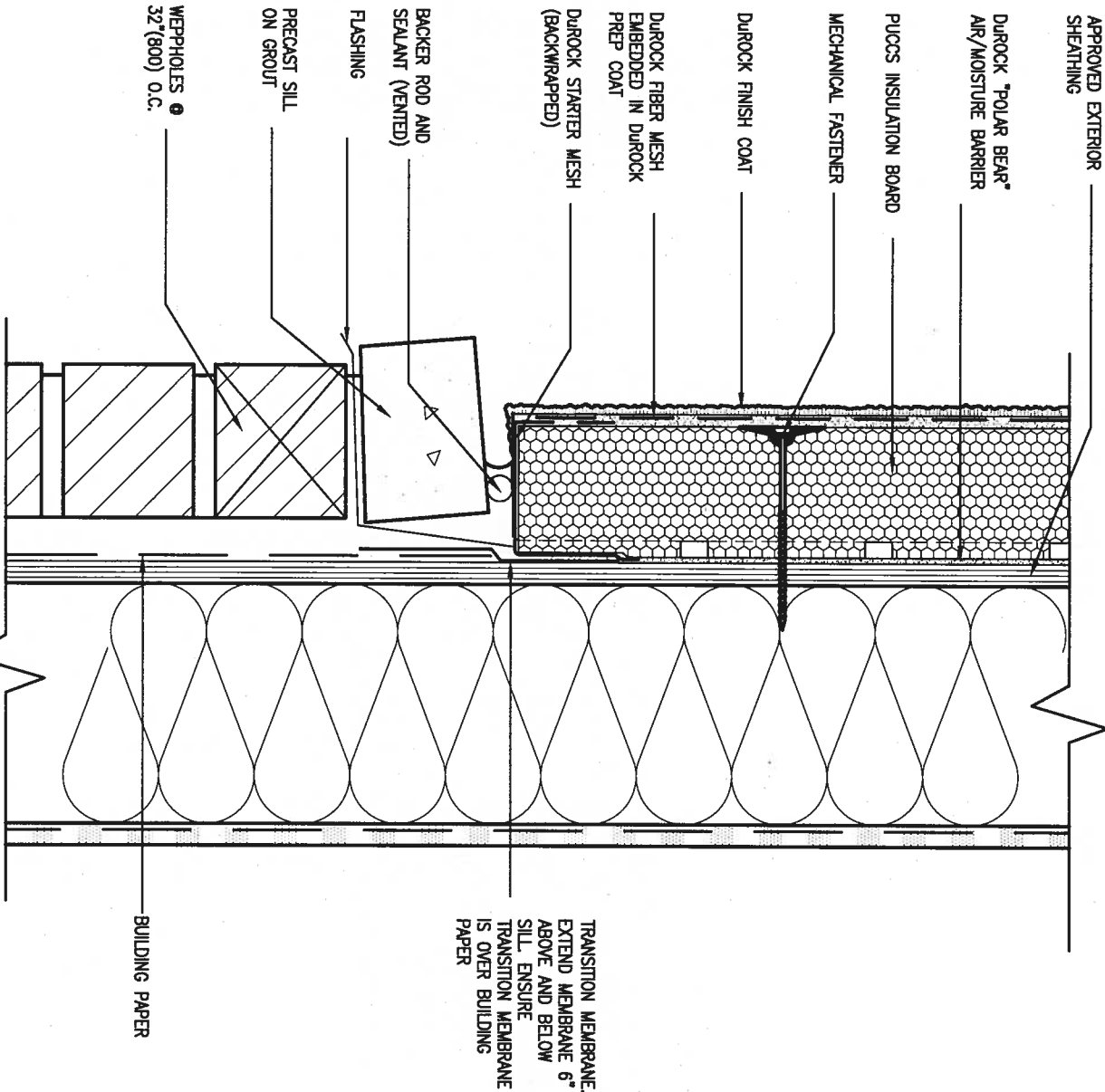
BAYVIEW WELLINGTON
PROJECT NAME: GREEN VALLEY EAST
MUNICIPALITY: BRADFORD
DATE: MAY 2016
DRAWN BY: RC
CHECKED BY: -
SCALE: 3/16" = 1'-0"
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:09 AM

CONST NOTE
PROJECT NO. 16023
DRAWING NO. CN3
CONSTRUCTION NOTES
FILE NAME: 16023-CN-A1



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

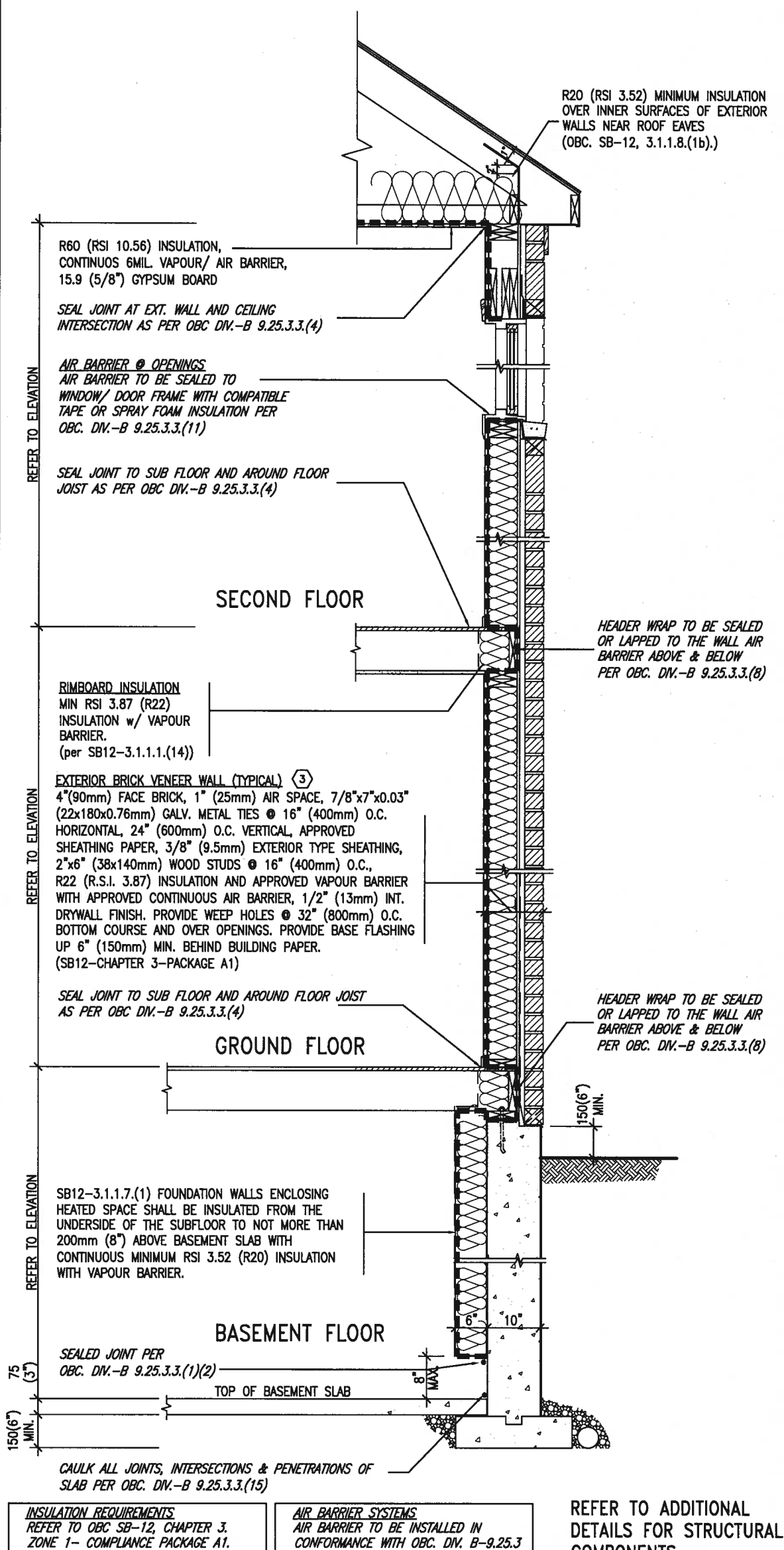
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



6 STUCCO / MASONRY PLINTH CONNECTION
CNS 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.	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON GREEN VALLEY EAST	project name BRADFORD	CONST NOTE	project no. 16023
8.	.	.	qualification information Wellington Jno-Baptiste 25591					
7.	.	.	name VA3 Design Inc.					
6.	.	.	signature 42658					
5.	.	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.					
4.	.	.						
3.	.	.						
2.	UPDATE TO 2018	JAN 11-18	RC				CONSTRUCTION NOTES	
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC				16023-CN-A1	
no.	description	date	by					

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.

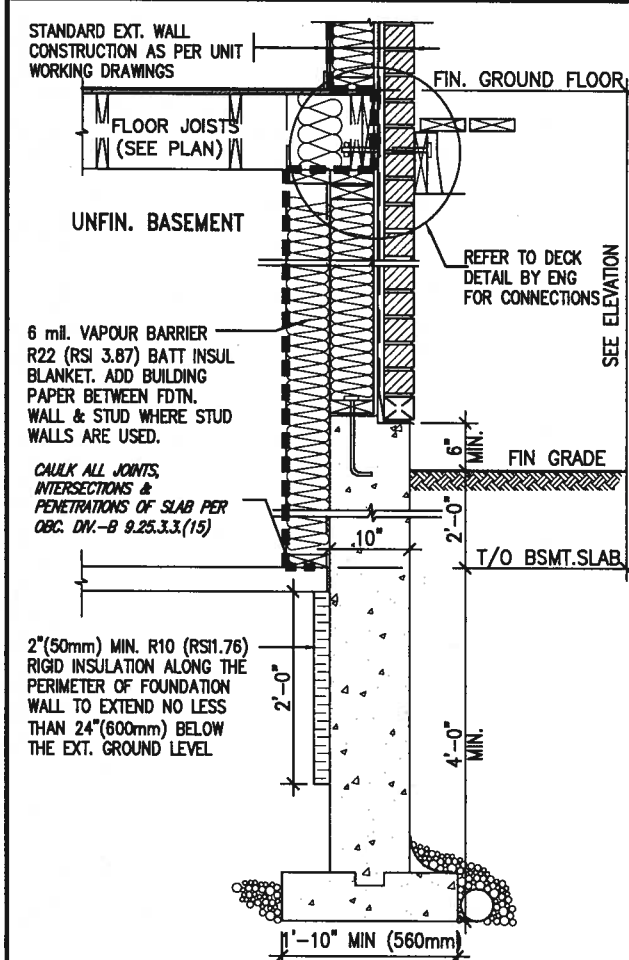
USE SB-12 COMPLIANCE PACKAGE (A1):

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



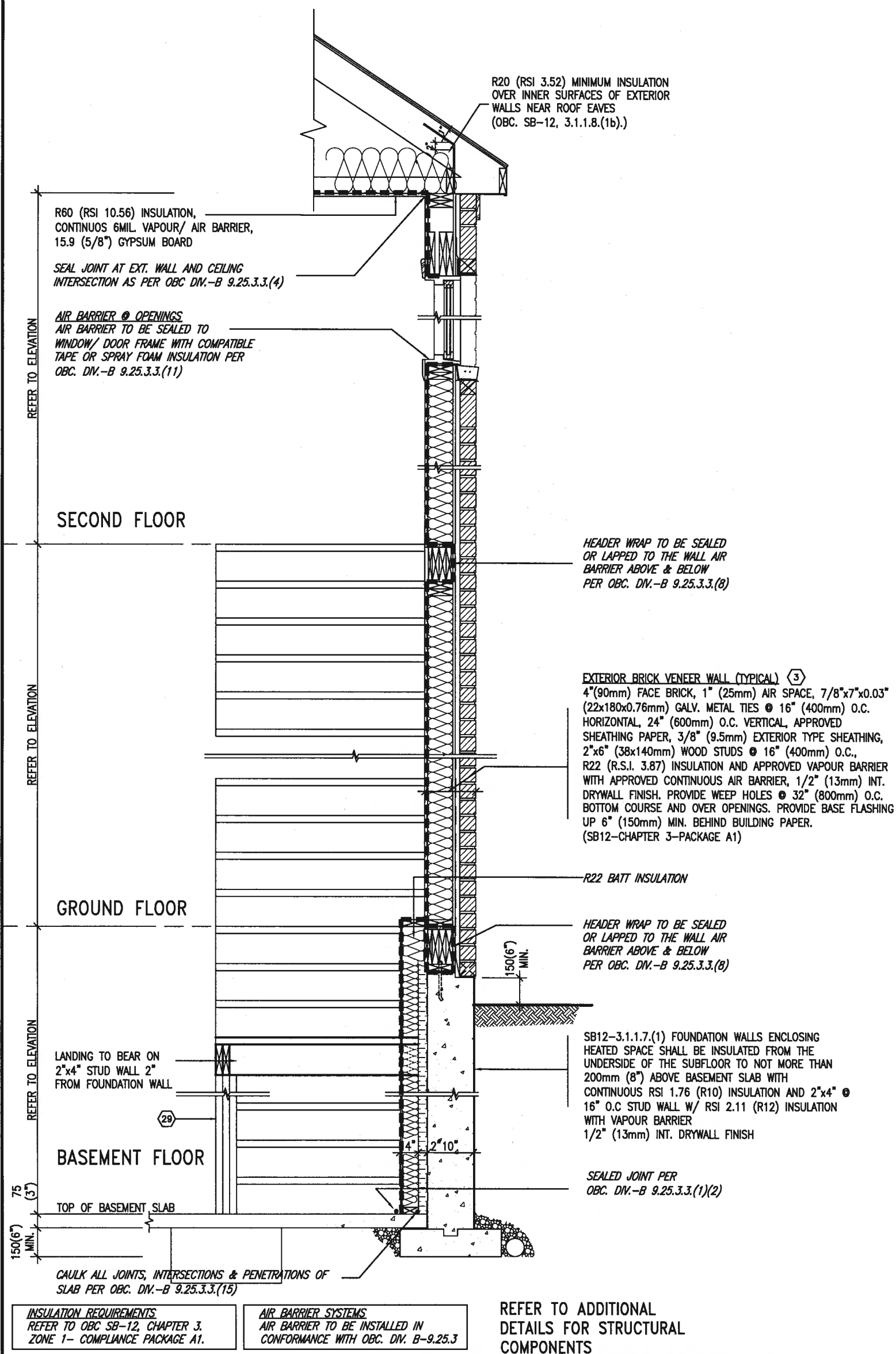
* REVISED—FEB 2017

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. 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.	BAYVIEW WELLINGTON		CONST NOTE		drawing no. CN6
8	.	.	.		project name GREEN VALLEY EAST	municipality BRADFORD	project no. 16023		
7	.	.	.		date MAY 2016	CONSTRUCTION NOTES			
6	.	.	.		drawn by RC	checked by -	scale 3/16" = 1'-0"	file name 16023--CN--A1	
5	.	.	.		RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023--CN--A1.dwg - Thu - Jan 11 2018 - 10:10 AM				
4	.	.	.						
3	.	.	.						
2	UPDATE TO 2018	JAN 11-18	RC						
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC						
no.	description	date	by						

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SB12-COMPLIANCE PACKAGE 'A1'

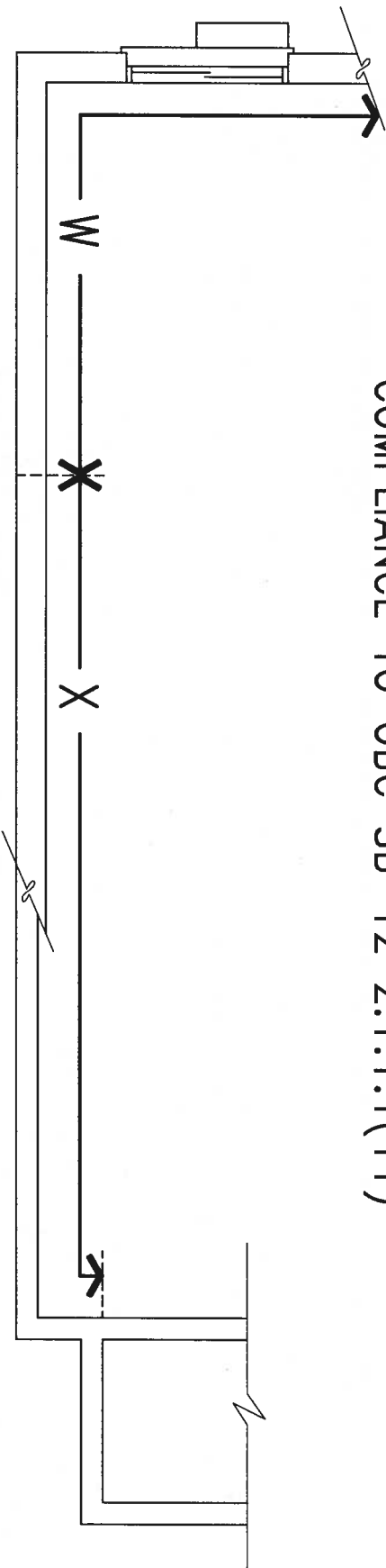


PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO
JAN 11, 2018

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.

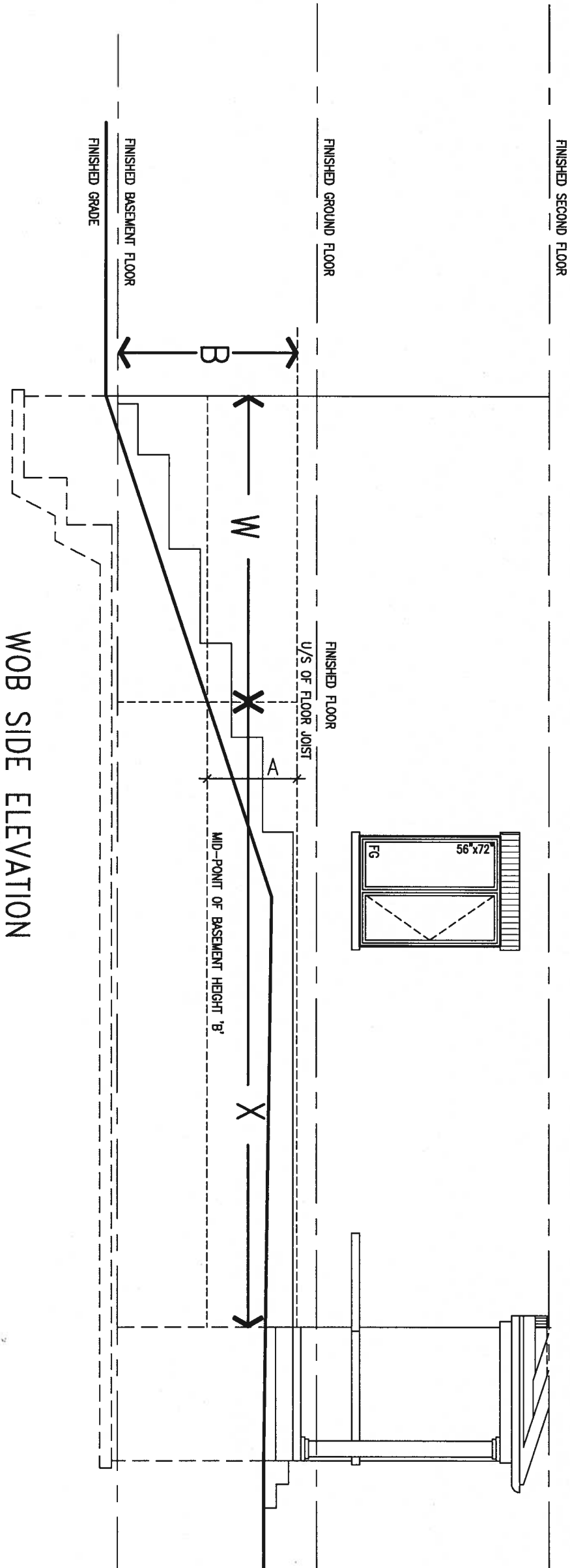
9 .			The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste 25591 name registration information VA3 Design Inc. 42658		BAYVIEW WELLINGTON		CONST. NOTE		
8 .					255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	project name GREEN VALLEY EAST	municipality BRADFORD	project no. 16023	
7 .									
6 .									
5 .									
4 .									
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.	date MAY 2016	checked by -	scale 3/16" = 1'-0"	CONST. NOTE	drawing no. CN7	
2 UPDATE TO 2018									file name 16023-CN-A1
1 ISSUE FOR CLIENT REVIEW									
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					

COMPLIANCE TO OBC SB-12 2.1.1.1(11)



JAN 11, 2018

WOB PLAN



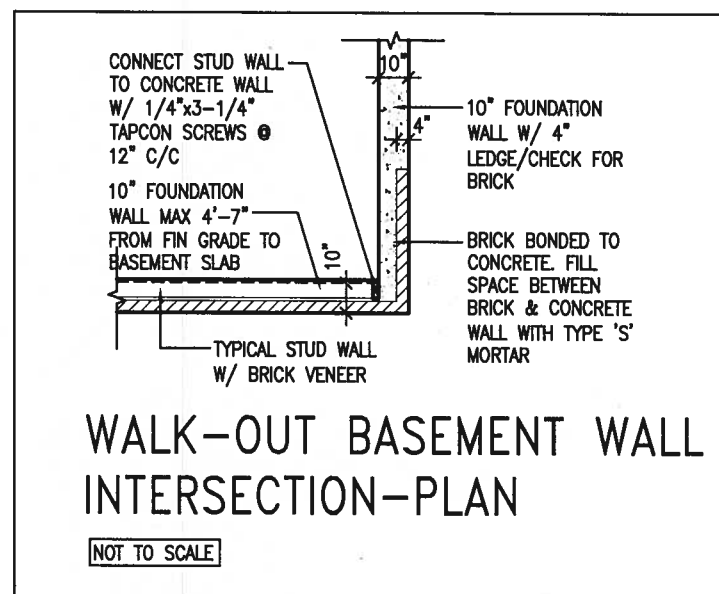
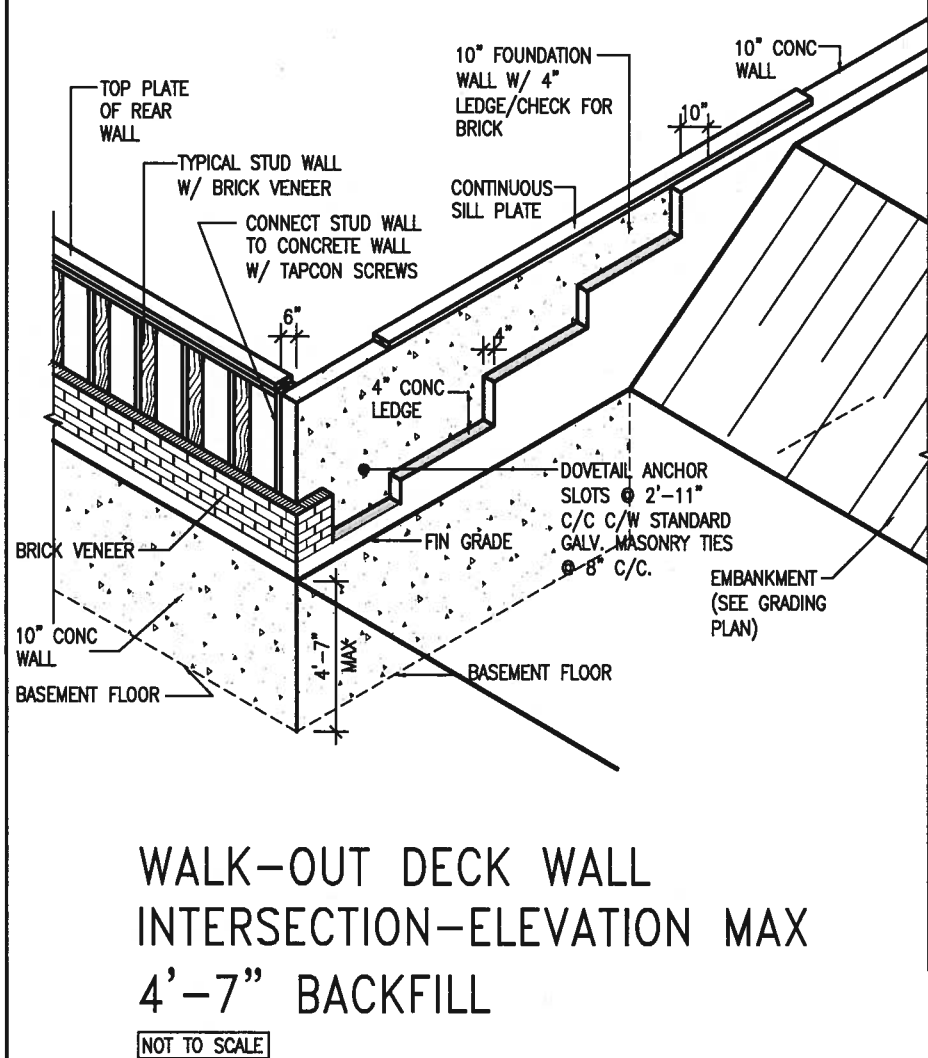
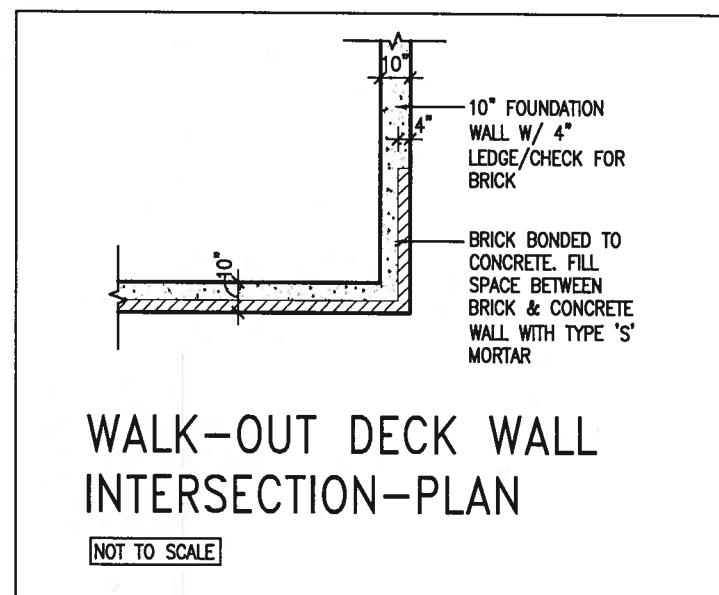
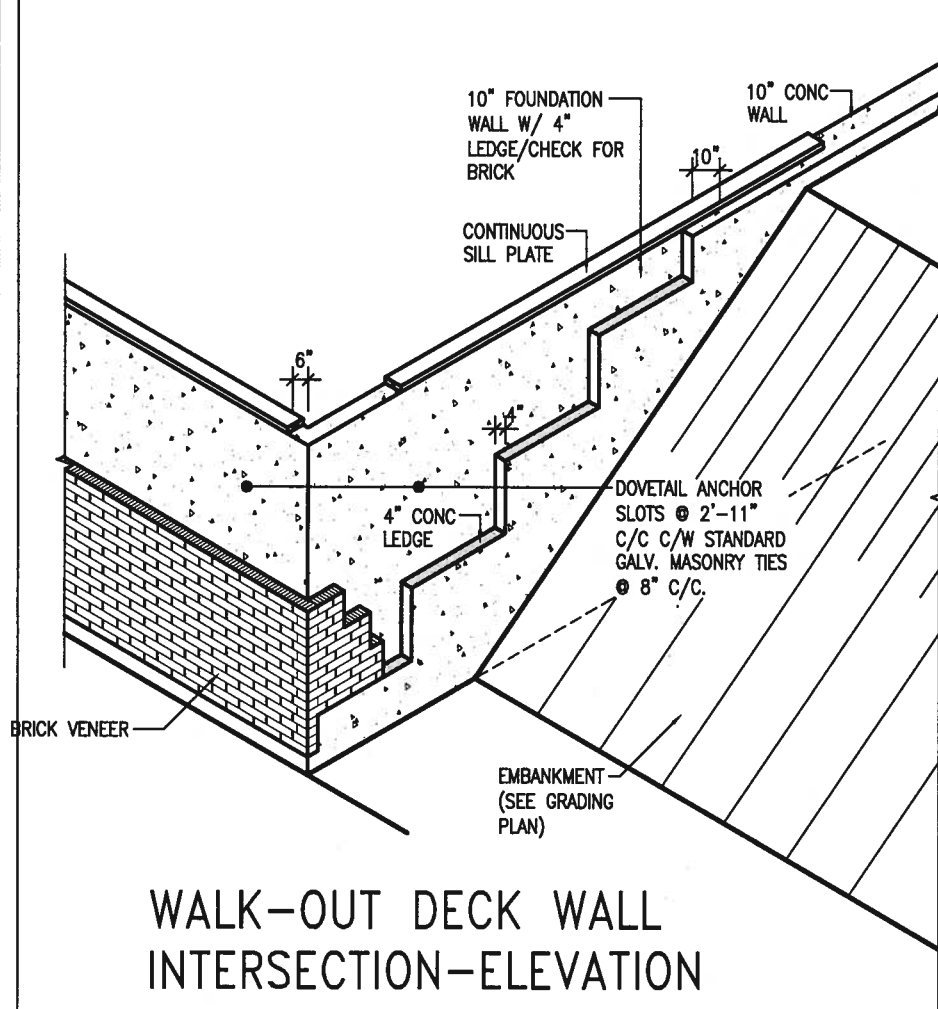
WOB SIDE ELEVATION

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

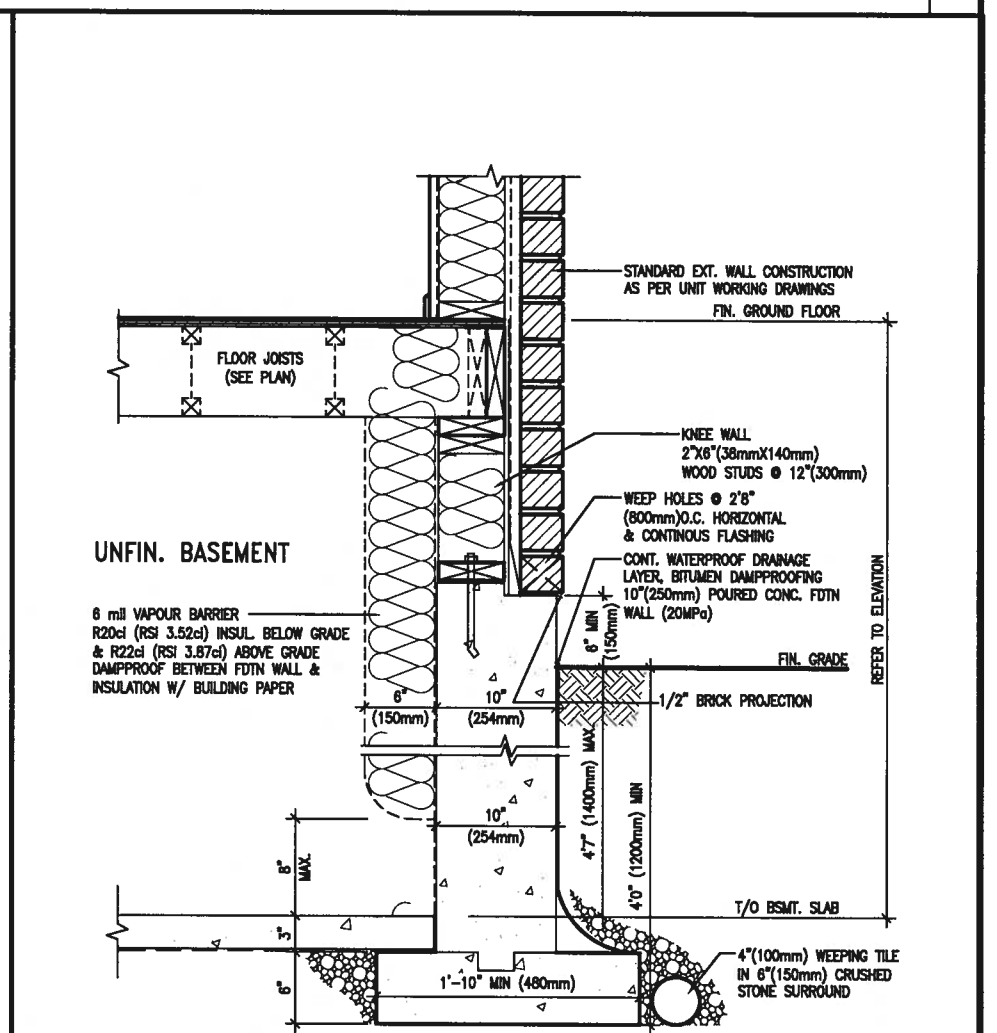
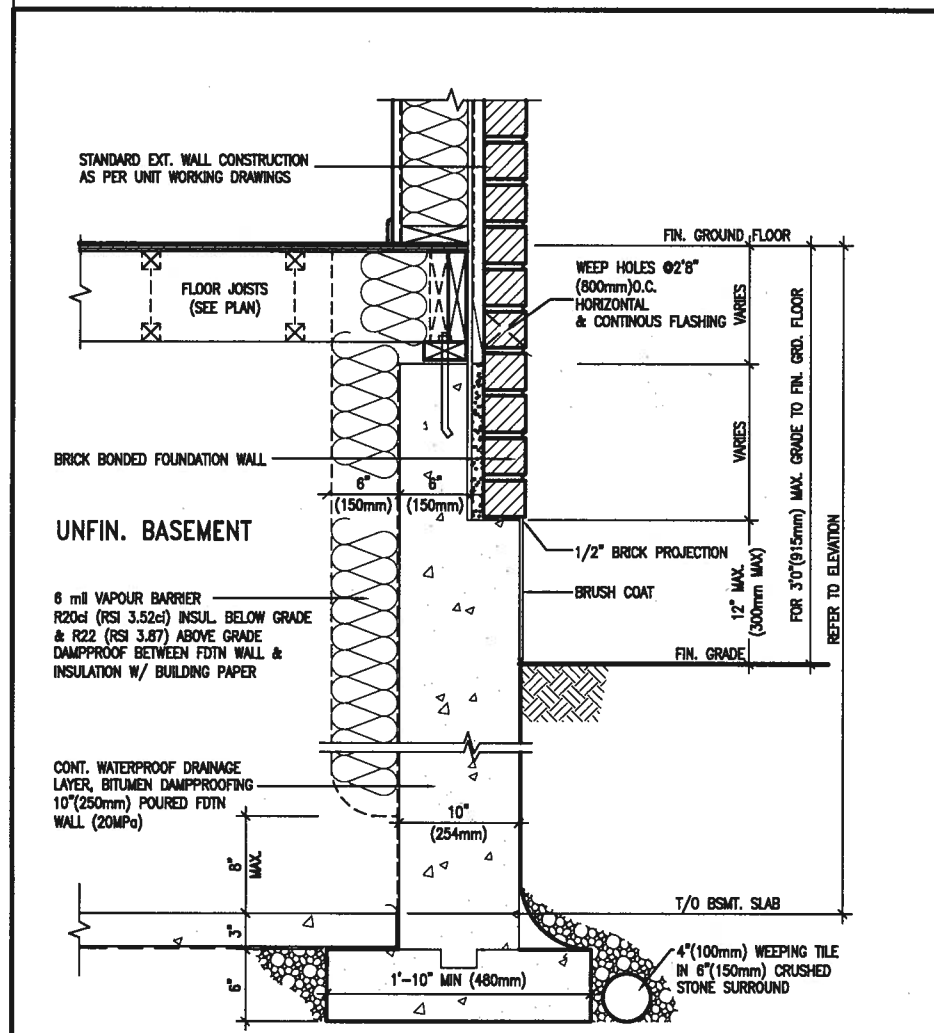
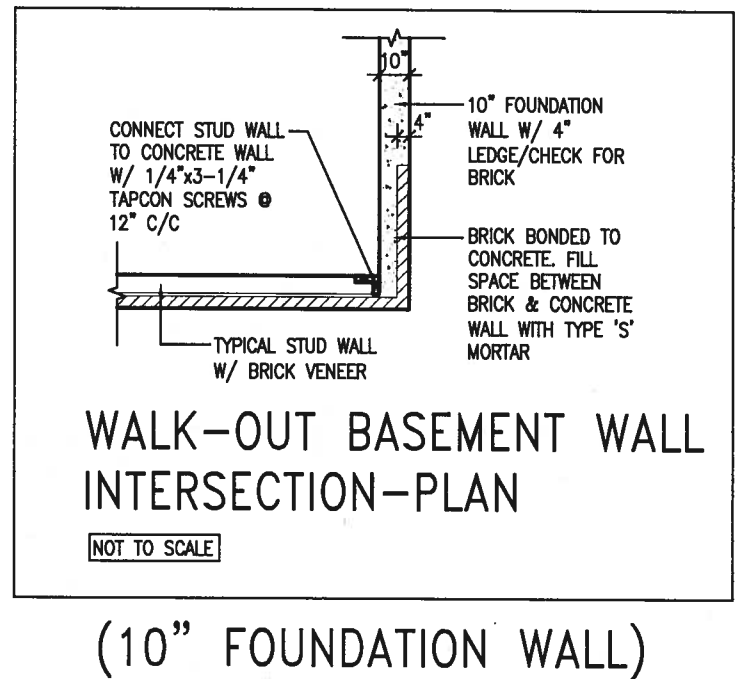
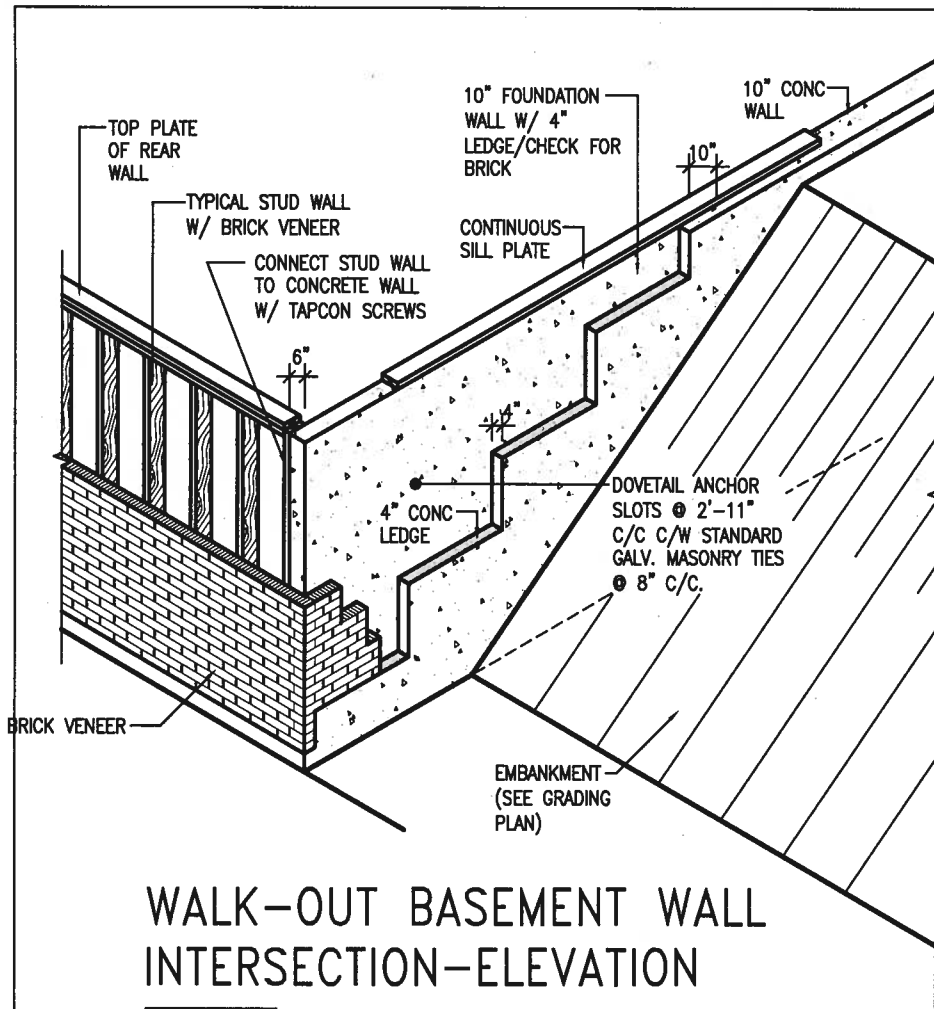
WHEN EXPOSED WALL "A" IS LESS THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "X" IS NOT LESS THAN BASEMENT WALL AS REQUIRED BY TABLE 2.1.1.2A

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		BAYVIEW WELLINGTON	CONST NOTE
8	.	.	.	qualification information			
7	.	.	.	Wellington Jno-Baptiste <i>Jno-Baptiste</i> 25591			
6	.	.	.	name registration information BCN			
5	.	.	.	VA3 Design Inc. 42658			
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.	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	16023	
3	.	.	.				
2	UPDATE TO 2018	JAN 11-18	RC				
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC				
no.	description	date	by				

project name	BRADFORD	project no.	16023
date	MAY 2016	drawing no.	CN8
drawn by	checked by	scale	file name
RC	-	3/16" = 1'-0"	16023-CN-A1
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9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 BAYVIEW WELLINGTON project name GREEN VALLEY EAST municipality BRADFORD project no. 16023	CONST NOTE -
8.	.	.	qualification information		
7.	.	.	Wellington Jno-Baptiste <i>[signature]</i> 25591		
6.	.	.	name		
5.	.	.	registration information		
4.	.	.	VA3 Design Inc. 42658		
3.	.	.	BCIN	CONSTRUCTION NOTES date MAY 2016 drawn by RC checked by - scale 3/16" = 1'-0" file name 16023-CN-A1 signature <i>[signature]</i>	drawing no. CN10
2.	UPDATE TO 2018	JAN 11-18	RC		
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC		
no.	description	date	by		
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.					
255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com					



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.	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
GREEN VALLEY EAST
Municipality: BRADFORD
date MAY 2016
drawn by RC
checked by -
scale 3/16" = 1'-0"
file name 16023-CN-A1
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CONST NOTE
project no. 16023
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 1/8" 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

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"

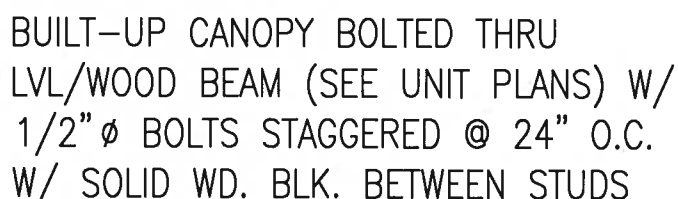


JAN 11, 2018

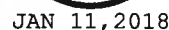
9.		-	-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON	CONST. NOTE -	project no. 16023			
8.		-	-	qualification information Wellington Jno-Baptiste					25591	BCN	42658
7.		-	-	name Wellington Jno-Baptiste							
6.		-	-	registration information VA3 Design Inc.							
5.		-	-	signature 							
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.							
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC								
no.	description	date	by								

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

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SCALE $1/2'' = 1'-0''$



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

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

PREFIN. METAL ROOF
CAP OVER WATERPROOF
MEMBRANE

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

2"x12" LEDGER
3/16"x4"x4" PREFIN.
METAL PLATE SCREWED
TO TOP OF CANOPY

2"x12" @ HEADER

3"x3"x1/4" 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. qualification information Wellington Jno-Baptiste 25591 name signature BCM registration information VA3 Design Inc. 42658	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON GREEN VALLEY EAST	project name BRADFORD	municipality BRADFORD	project no. 16023	CONST NOTE
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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.	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	date MAY 2016	checked by RC	scale 3/16" = 1'-0"	CONSTRUCTION NOTES file name 16023-CN-A1	drawing no. CN14
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC							
no.	description	date	by							

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