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ARCHITECTURAL REVIEW & APPROVAL
JAN 31 2018
John G. Williams Limited, Architect

TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT
REVIEWED
INSPECTOR: CERT. MODEL DATE: 12/12/2018
PERMIT NO.:
ALL CONSTRUCTION SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL APPLICABLE STATUTORY REGULATIONS. THE REVIEWED DOCUMENTS MUST BE KEPT ON SITE AT ALL TIMES.
INSPECTION REQUEST EMAIL: BUILDINGINSPECTIONS@TOWNOFBWG.COM
INSPECTION REQUEST TELEPHONE: (905) 775-5389 EXT. 1500

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO
JAN 26, 2018

PROPERTY LINE

4'-1" (44'-1" MIN.) | 24'-6" | 9'-3" | 1'-4" | 8" | 2'-0" | 2'-1" (2'-0" MIN.)
10" | 32'-1" | 10" | 6" | 10"
33'-9" (33'-9" MAX.)

PREMANUF. VINYL CLAD STRUCTURAL STL. BASEMENT WINDOW (TYP.)

NOTE J1
9 1/2" ENG. JOIST @ 12" O.C.
9 1/2" ENG. JOIST @ 16" O.C.
W200x27
PL
DJ
SJ
7'-9" | 8'-0" | 8'-3" | 8'-1"
CONT. W200x27
LVL4A (FL)
LVL5 (FLUSH)
LVL4A (HIGH)
DO" 12" O.C.
LOCATION MAY VARY
HWT
F.D.
3PC ROUGH-IN
UP 14R
FURNACE
UNFINISHED BASEMENT
(2) 4-2"x6" POSTS ON 30"x30"x13" CONC. FOOTING
38"x24"12" CONC. FTG
24"x36"12" CONC. FTG
W/ 4-2"x6" POST HIGH
SJ (HIGH/LOW)
3-2"x4" POST LOW
LOW HEADROOM
REFER TO DETAIL S1 FOR LATERAL SUPPORT @ STAIR OPENING
CHECK FOUNDATION WALL FOR MAN DOOR
UNEXCAVATED
(REMOVE TOP SOIL ONLY)
MIN. SOIL BEARING CAPACITY OF 150KPa
LVL4A (HIGH & LOW)
BUILT-UP FLOOR AREA
9 1/2" ENG. JOIST @ 12" O.C. (LOW)
LOW HEADROOM
FULL HEIGHT INSUL. FOR COLD CELLAR
CHECK FOUNDATION WALL FOR SUNKEN FOYER
CHECK FOUNDATION WALL FOR O.H. GARAGE DOOR
CHECK FOUNDATION WALL FOR O.H. GARAGE DOOR
4" DIA. VENT SLEEVE W/ INSECT SCREEN.
COLD CELLAR
CHECK FOUNDATION WALL FOR PORCH SLAB
L1+L7
FROM ABOVE

10" | 4'-8" | 10" | 9'-11" | 10" | 17'-10" | 10"
5'-6" | 11'-7" | 18'-8"
8'-4" | 10" | 8'-4" | 1'-2"

56'-10" (66'-11" MAX.) | 51'-4" | 49'-8" | 23'-4" | 18'-2"
9'-10" | 7'-6" | 6'-10" | 8" | 4'-8" | 5'-6" | 10"
5'-1" | 10" | 3'-4" | 10" | 13" | 33'-2" | 22'-3" | 21'-7" | 23'-6" | 56'-8" (62'-0" MAX.) | 7'-8"

BASEMENT PLAN 'A'

REFER TO PAGE 11 FOR AREA CHART

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

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

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

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

no.	description	date	by
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2	REVISED AS PER ENG'S COMMENTS	JAN 25-18	RC
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 signature BCIN
registration information
VA3 Design Inc. 42658

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

VA3 DESIGN
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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

S42-15
RIDEAU 15

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

date: MARCH 2017
BASEMENT PLAN ELEVATION 'A'
drawing no.: 1

drawn by: SB
checked by: .
scale: 3/16" = 1'-0"
file name: 16023-S42-15

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Site Copy

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

INDICATES FIRE RATED WALL ASSEMBLY

4'-1" (4'-1" MIN.) | 33'-9" (33'-9" MAX.) | 2'-0" | 2'-1" (2'-1" MIN.)

3'-4" | 5'-4" | 5'-4" | 10'-6" | 9'-3" | 1'-4" | 8"

11" | 15'-5" | 6" | 16'-0" | 11" | 5" | 11"

PROPERTY LINE

21 | A | HB

L1+L7 | B1+L9 | L1+L7 | B3+L11

1 | 1 GARDEN DOORS

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

BREAKFAST
15'5"x11'0"

SBFA | SB3 | SB4

F.A. | LVL4 (DP) | 9 1/2" ENG. JOIST @ 16" O.D.

GREAT ROOM
16'0"x15'0"

SB3 D.W. GAS FIREPLACE | B3+L9 (LOW)

33 | 3 1/2" DIA. STL. POST

FL. BREAKFAST BAR | DW

OPT. WAFFLE CEILING

4-2"x6" | LVL4A (FLUSH) | SB3

KITCHEN
15'5"(11'0")x11'0"

LVL4 (FLUSH) | LVL4A (FLUSH) | 11'-0"

FRENCH DOOR

3 | 9 1/2" ENG. JOIST @ 16" O.C. SB3

STOVE HOOD TO VENT TO EXTERIOR

45° | LVL4 (FLUSH) | UP 16R

STUDY
11'0"x10'0

9 1/2" ENG. JOIST @ 16" O.C. SB3

GABLE END BY KITCHEN MANUF | PANTRY | SB3

10 | 11 | LVL5 (FLUSH)

MIRROR | 3A | 9'-2"

SERVERY | 26 PWD.

UPPERS | 8'-0" | W | D

DN 12R | CMA | S.A. | DN 2R | DN 1R | REQ'D

SUNKEN LAUNDRY

"DO" @ 12" O.C.

6" LEDGE | L3

OPT. COFFERED CEILING

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

SB4 | 4" CONC. LEDGE | HB

20 | 21 DOOR WHERE GRADE PERMITS

LIVING/DINING
11'0"x21'0"

INSULATED DROPPED CEILING | 19

9 1/2" ENG. JOIST @ 16" O.C. | 9 1/2" ENG. JOIST @ 12" O.C.

APPR. R.H. ROOF TRUSSES @ 24" O.C.

BOLTED CONNECTION

9 1/2" ENG. JOIST @ 16" O.C.

W310x39 DROPPED | 58

GARAGE
18'4"x22'0"
18

EVCS | LVL4 | 9 1/2" ENG. JOIST @ 16" O.C.

W410x85+180x6 STL. PL. DROPPED

LINTEL ON BOTH SIDES OF STEEL BEAM

W200x27+180x6 STL. PL. (FL)

SUNKEN FOYER

SEE ROOF NOTE R3

2"x10" @ 16" O.C. | 3A

W410x60+200x8 STL. PL. BOTH SIDES DROPPED | LINE OF FLOOR ABOVE

8'0"x7'0" O/H GARAGE DOOR | L5+CONT. L11

8'0"x7'0" O/H GARAGE DOOR | L5+CONT. L11

L3+L9

L1 | 36 PORCH

SEE ROOF NOTE R2

2"x10" @ 16" O.C.

B1

DOWNTURN STL ANGLE L7 MIN 12" LONG

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

APPR. ROOF TRUSSES

58'-10" (66'-11" MAX.) | 56'-8" (62'-0" MAX.)

33'-2" | 13'-6" | 21'-0" | 4'-8" | 7'-6" | 6'-7"

11'-0" | 5'-6" | 5'-6" | 6'-6" | 8'-5" | 10'-6" | 9'-11" | 5'-0" | 2'-4" | 3'-7" | 1'-7" | 9" | 22'-0" | 23'-6"

4'-7" | 1'-10" | 7'-7" | 17'-11"

3'-3" | 2'-3" | 6'-3" | 5'-4" | 8'-4" | 10" | 8'-4" | 1'-2"

5'-6" | 11'-7" | 18'-8"

NOTE R3:
TWO PLY RUBBER MEMBRANE ADHERED TO EXT. TYPE 5/8" T&G PLYWOOD SHEATHING ON 2"x4" PURLINS LAID PERP. TO JOISTS SLOPED TO DRAIN, ON 2"x10" SPF. JOISTS @ 16" O.C. W/ SPRAY FOAM INSULATION R30 A/V BARRIER 5/8" GYPSUMN BOARD

ROOF NOTE R2
2"x10" @ 16" O.C. P.T. W/ 2"x4" @ 12" O.C. DIAGONALLY CUT CROSS PURLINS W/ 5/8" EXTERIOR GRADE SHEATHING W/ TWO PLY ROOF MEMBRANE

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

REFER TO 2012 OBC. 9.34.4.

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

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

GROUND FLOOR PLAN 'A'

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ARCHITECTURAL REVIEW AND APPROVAL
TOWN OF BRADFORD WEST GWILLIMBURY
Signed:
Date: JAN 31 2018
JOHN G. WILLIAMS LIMITED ARCHITECT

LICENSED PROFESSIONAL ENGINEER S. J. BOYD PROVINCE OF ONTARIO
JAN 26, 2018

Site Copy

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2	REVISED AS PER ENG'S COMMENTS	JAN 25-18	RC
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
registration information: VA3 Design Inc. BCIN 42658
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va3design.com

BAYVIEW WELLINGTON
S42-15
RIDEAU 15
project name: GREEN VALLEY EAST
municipality: BRADFORD
project no.: 16023
date: MARCH 2017
GROUND FLOOR PLAN ELEVATION 'A'
drawn by: SB | checked by: . | scale: 3/16" = 1'-0" | file name: 16023-S42-15
drawing no.: 2
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\42"\16023-S42-15.dwg - Fri - Jan 26 2018 - 11:30 AM

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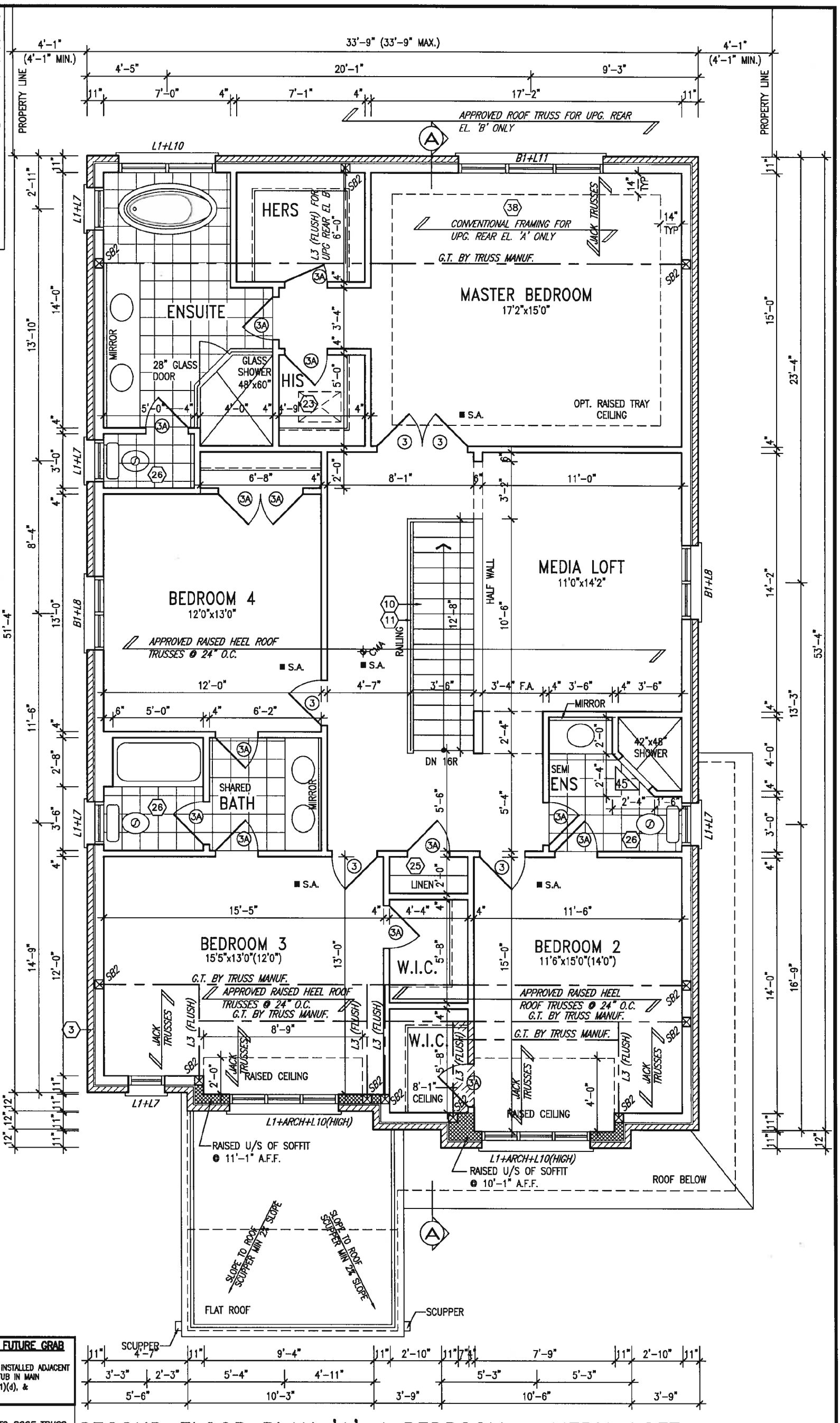
ARCHITECTURAL REVIEW & APPROVAL
JAN 31 2018
John G. Williams Limited, Architect



LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO
JAN 26,2018

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 AS PER O.B.C. 9.5.2.3, 3.8.3.8.(1)(d), & 3.8.3.13.(1)(f) AND DETAILS PROVIDED

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

SECOND FLOOR PLAN 'A' 4 BEDROOM + MEDIA LOFT

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9	.	.	.
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2	REVISED AS PER ENG'S COMMENTS	JAN 25-18	RC
1	ISSUED FOR CLIENT REVIEW	.	.

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qualification information: Wellington Jno-Baptiste — signature — 25591 (BCIN)
registration information: VA3 Design Inc. — 42658

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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON
S42-15
RIDEAU 15
project name: GREEN VALLEY EAST
municipality: BRADFORD
project no.: 16023
date: MARCH 2017
SECOND FLOOR PLAN ELEVATION 'A'
drawn by: SB
checked by: .
scale: 3/16" = 1'-0"
file name: 16023-S42-15
drawing no.: 3
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Site Copy

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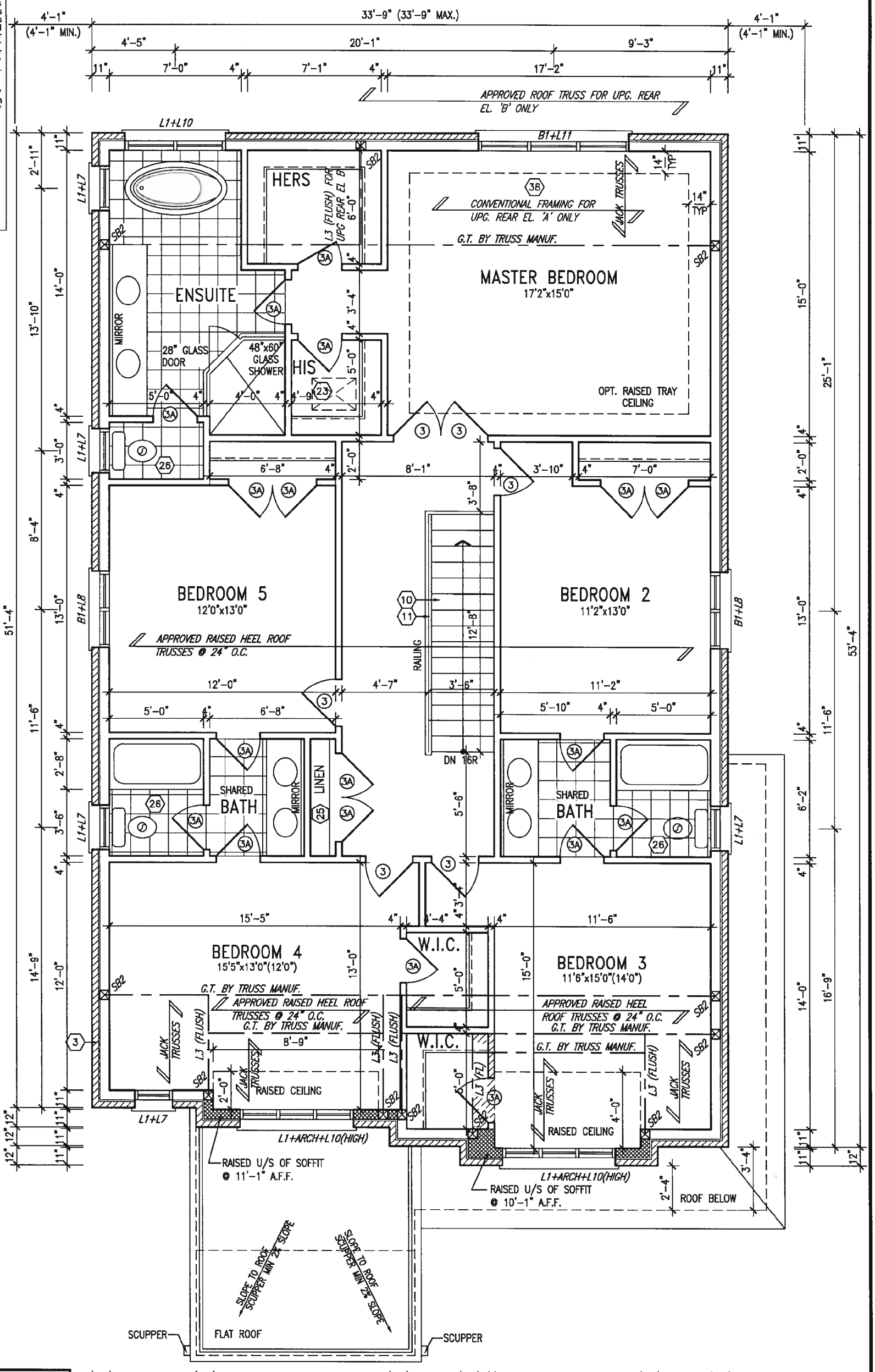
ARCHITECTURAL REVIEW & APPROVAL
JAN 31 2018
John G. Williams Limited, Architect



S. J. BOYD
LICENSED PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO
JAN 26,2018

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 AS PER O.B.C. 9.5.2.3, 3.8.3.8.(1)(d), & 3.8.3.13.(1)(f) AND DETAILS PROVIDED

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

OPT. SECOND FLOOR PLAN 'A' 5 BEDROOM

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2	REVISED AS PER ENG'S COMMENTS	JAN 25-18	RC
1	ISSUED FOR CLIENT REVIEW	.	.

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registration information: VA3 Design Inc. — 42658
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va3design.com

BAYVIEW WELLINGTON
S42-15
RIDEAU 15
project name: GREEN VALLEY EAST
municipality: BRADFORD
project no.: 16023
date: MARCH 2017
OPT. SECOND FLOOR PLAN ELEVATION 'A'
drawn by: SB
checked by: .
scale: 3/16" = 1'-0"
file name: 16023-S42-15
drawing no.: 4
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ARCHITECTURAL REVIEW & APPROVAL
JAN 31 2018
John G. Williams Limited, Architect

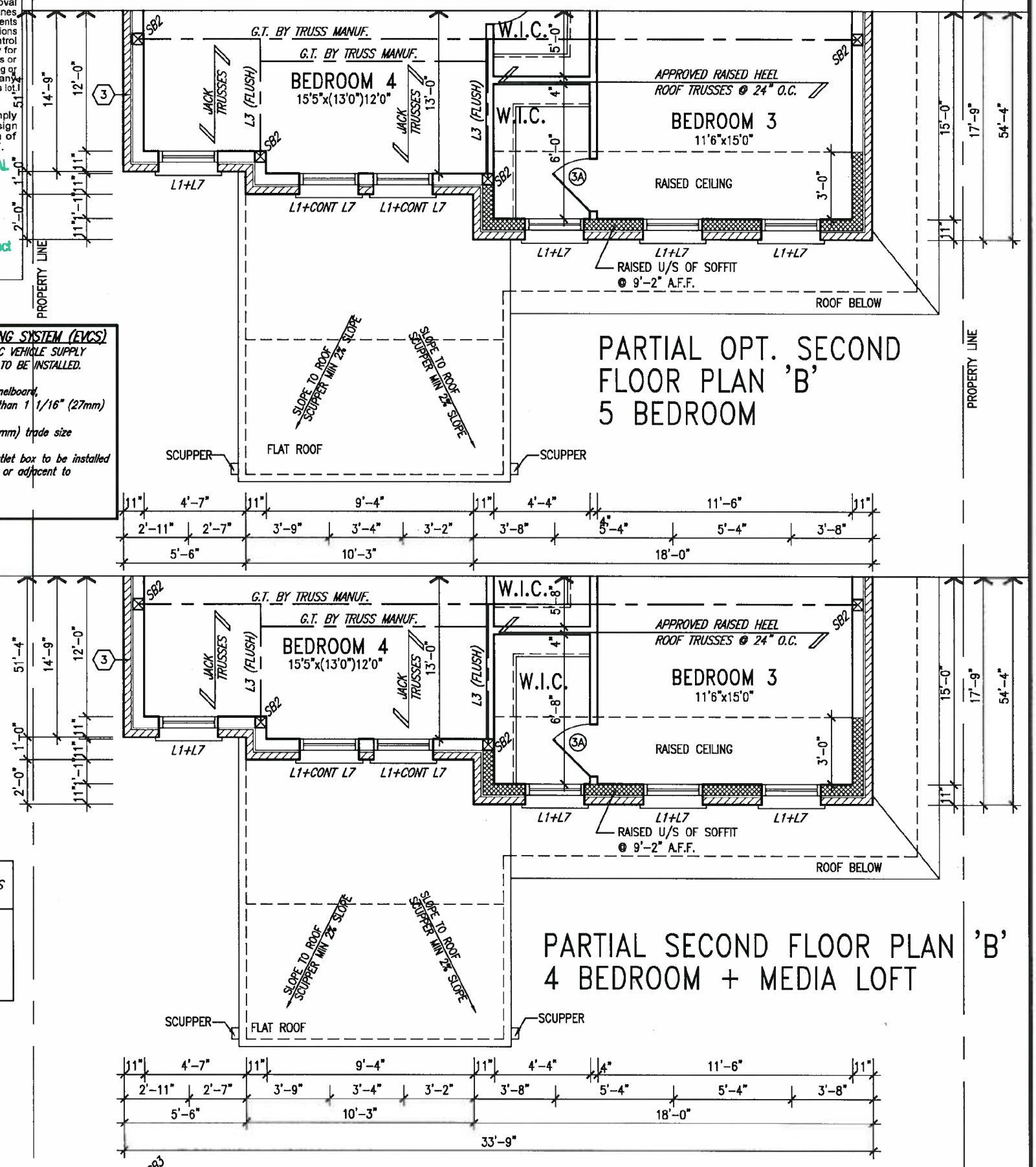
ELECTRIC VEHICLE CHARGING SYSTEM (EVCS)

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.



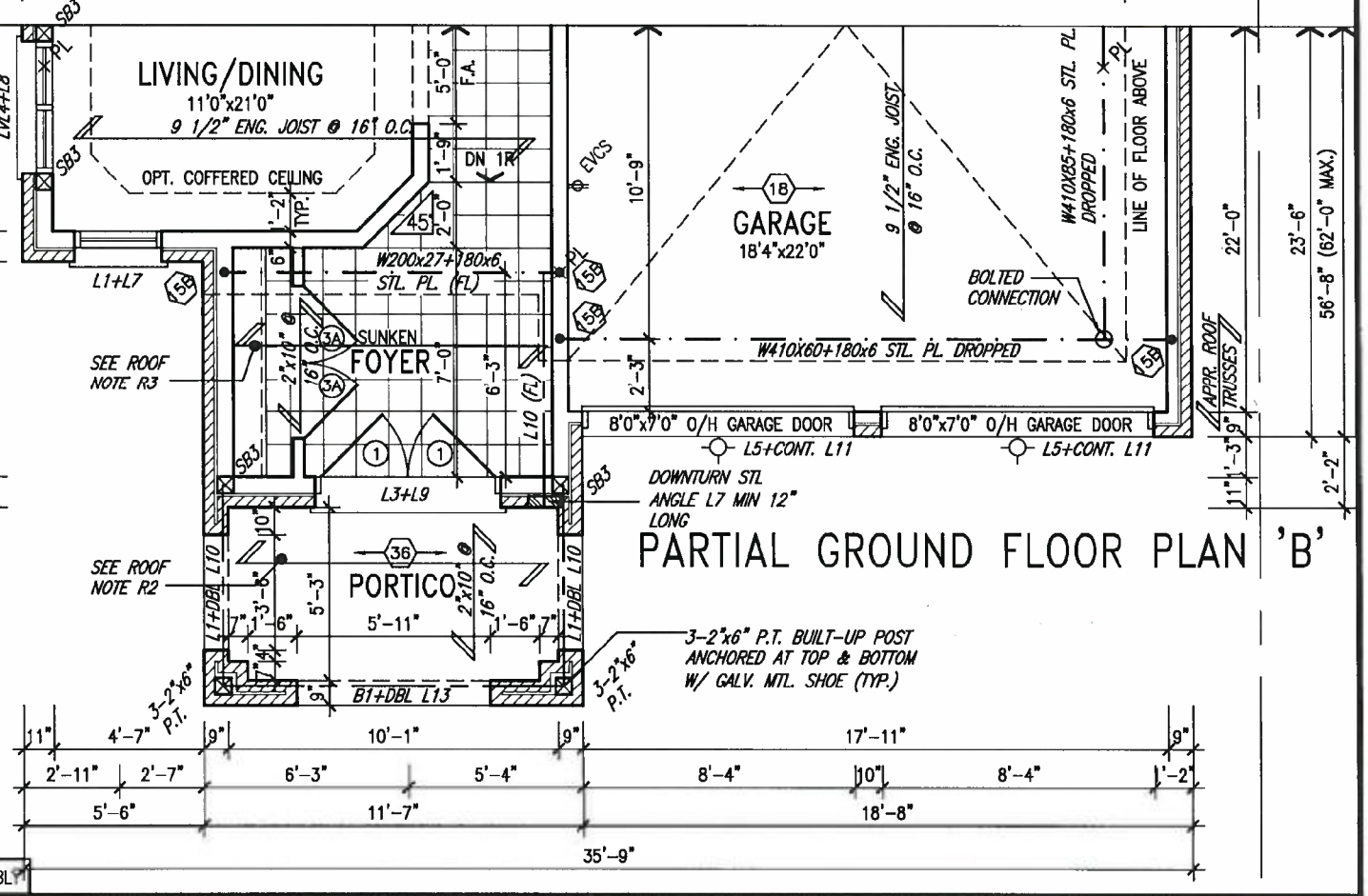
PARTIAL OPT. SECOND FLOOR PLAN 'B' 5 BEDROOM

NOTE:
REFER TO STANDARD FLOOR PLANS FOR ADDITONAL INFORMATION.

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

PARTIAL SECOND FLOOR PLAN 'B' 4 BEDROOM + MEDIA LOFT

JAN 26, 2018



PARTIAL GROUND FLOOR PLAN 'B'

NOTE R3:
TWO PLY RUBBER MEMBRANE ADHERED TO EXT. TYPE 5/8" T&G PLYWOOD SHEATHING ON 2"x4" PURLINS LAID PERP. TO JOISTS SLOPED TO DRAIN, ON 2"x10" SPF. JOISTS @ 16" O.C. W/ SPRAY FOAM INSULATION R30 A/V BARRIER 5/8" GYPSUMN BOARD

ROOF NOTE R2
2"x10" @ 16" O.C. P.T. W/ 2"x4" @ 12" O.C. DIAGONALLY CUT CROSS PURLINS W/ 5/8" EXTERIOR GRADE SHEATHING W/ TWO PLY ROOF MEMBRANE

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

NOTE:
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NOTE:
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INDICATES FIRE RATED WALL ASSEMBLY

no.	description	date	by
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3	.	.	.
2	REVISED AS PER ENG'S COMMENTS	JAN 25-18	RC
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 / signature
registration information: VA3 Design Inc. BCIN 42658

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BAYVIEW WELLINGTON

S42-15
RIDEAU 15

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

date: MARCH 2017
PARTIAL PLANS ELEVATION 'B'
drawing no.: 5

drawn by: SB
checked by: .
scale: 3/16" = 1'-0"
file name: 16023-S42-15

RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\42\16023-S42-15.dwg - Fri - Jan 26 2018 - 11:30 AM

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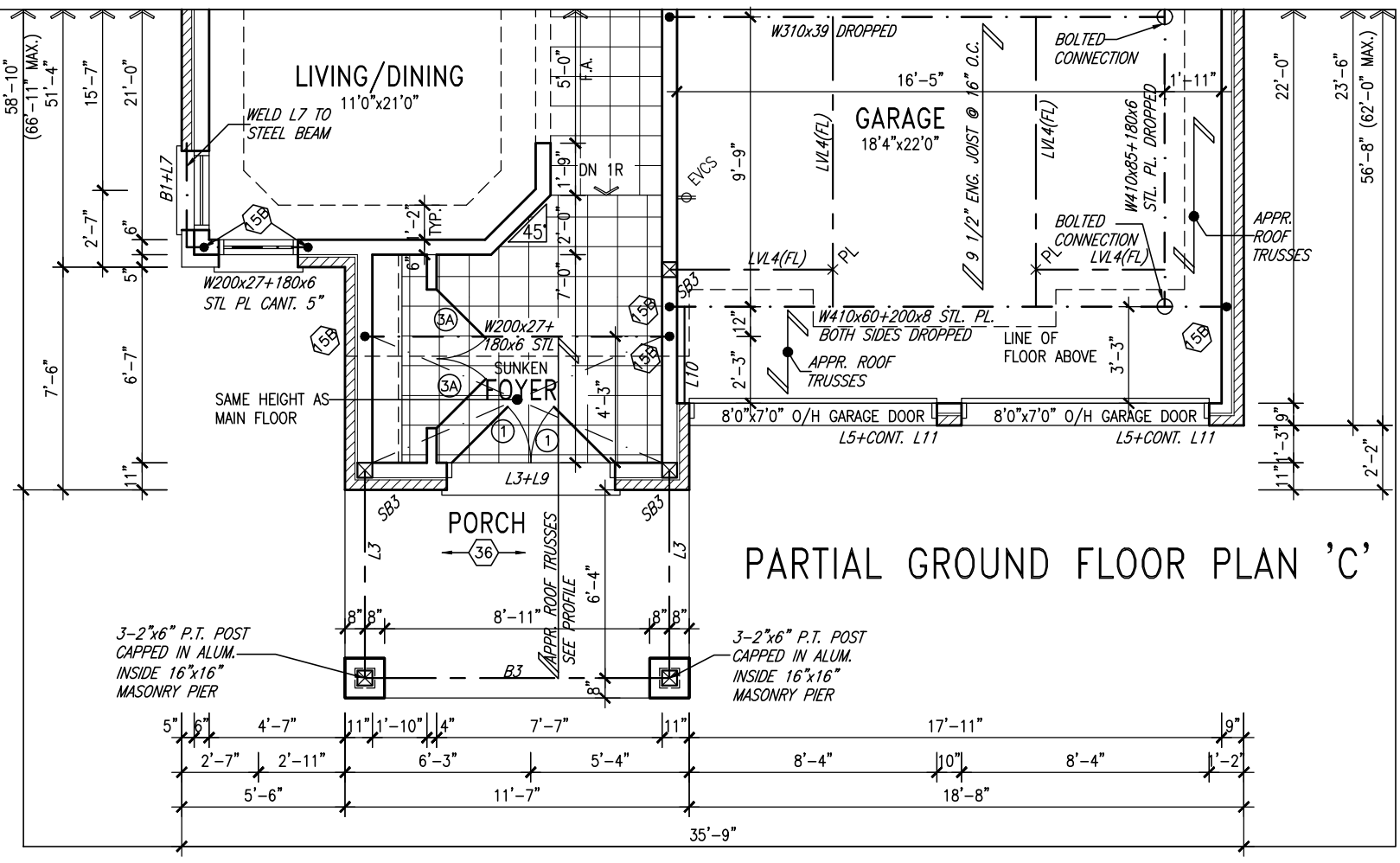

NOTE:
ALL LVL'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY THE FLOOR TRUSS MANUFACTURER.

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

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4	REVISED AS PER ENG COMMENTS	APR 08-21	RC
3	ADD OPT. 9' BASEMENT	APR 06-21	RC
2	REVISED AS PER ENG'S COMMENTS	JAN 25-18	RC
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 — signature — 25591
name — BCIN
registration information
VA3 Design Inc. — 42658

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BAYVIEW WELLINGTON

S42-15
RIDEAU 15

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

date: MARCH 2017
PARTIAL BASMENT PLANS ELEVATION 'B' & 'C'
drawing no.: 6

drawn by: SB
checked by: .
scale: 3/16" = 1'-0"
file name: 16023-S42-15

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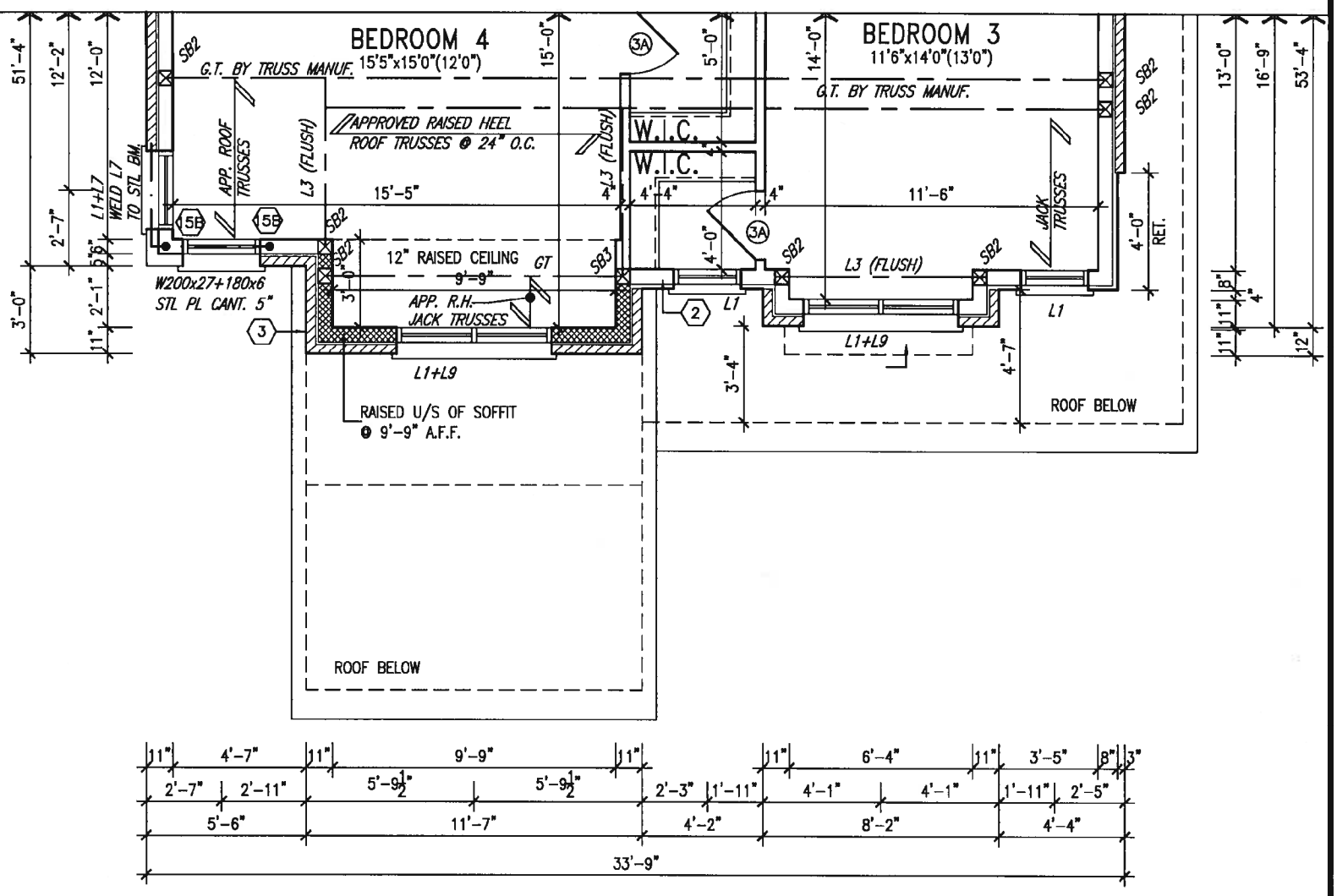
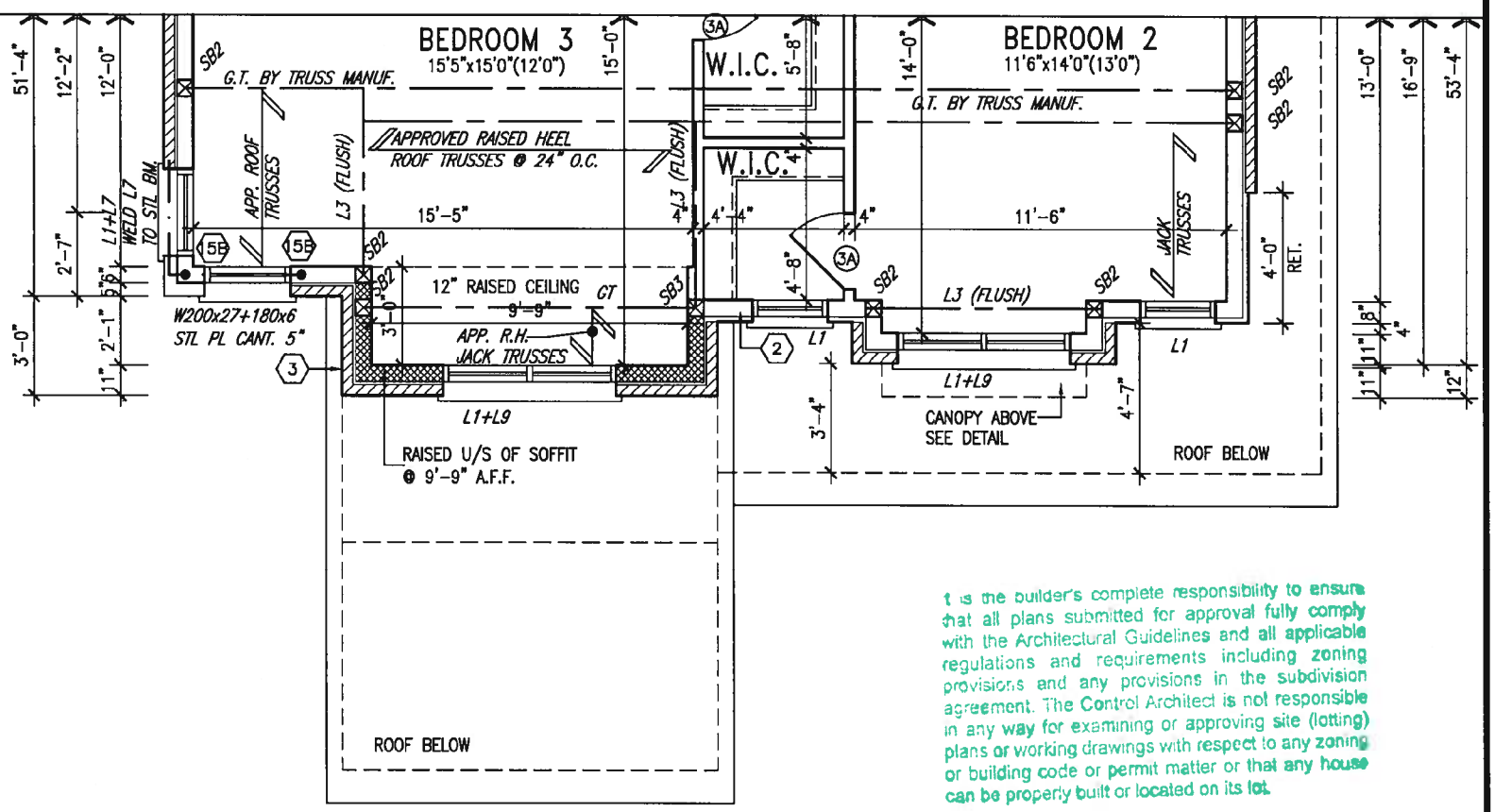
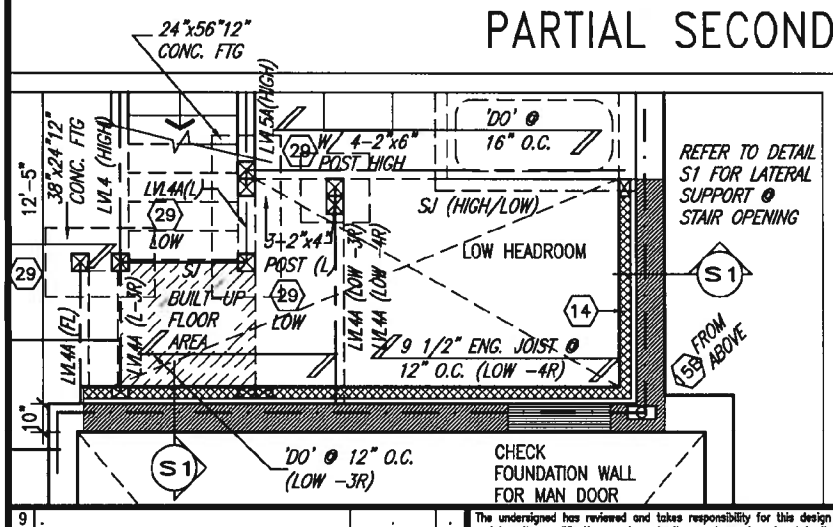


PARTIAL OPT. SECOND FLOOR PLAN 'C' 5 BEDROOM PLAN



PARTIAL SECOND FLOOR PLAN 'C' 4 BEDROOM + MEDIA LOFT



PARTIAL BASEMENT PLAN W/ SUNKEN LAUNDRY -3R

ARCHITECTURAL REVIEW AND APPROVAL
TOWN OF BRADFORD WEST GWILLIMBURY
Signed:
Date: JAN 31 2018
JOHN G. WILLIAMS LIMITED ARCHITECT

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LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO
JAN 26, 2018

Site Copy

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2	REVISED AS PER ENG'S COMMENTS	JAN 25-18	RC
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 signature — BCIN
registration information: VA3 Design Inc. — 42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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

BAYVIEW WELLINGTON — S42-15 RIDEAU 15

project name: GREEN VALLEY EAST — municipality: BRADFORD — project no.: 16023
date: MARCH 2017 — PARTIAL PLANS ELEVATION 'C' — drawing no.: 7
drawn by: SB — checked by: . — scale: 3/16" = 1'-0" — file name: 16023-S42-15
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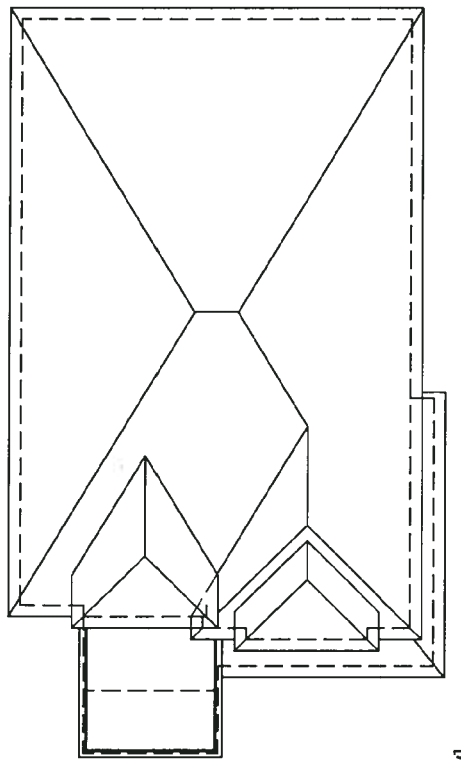
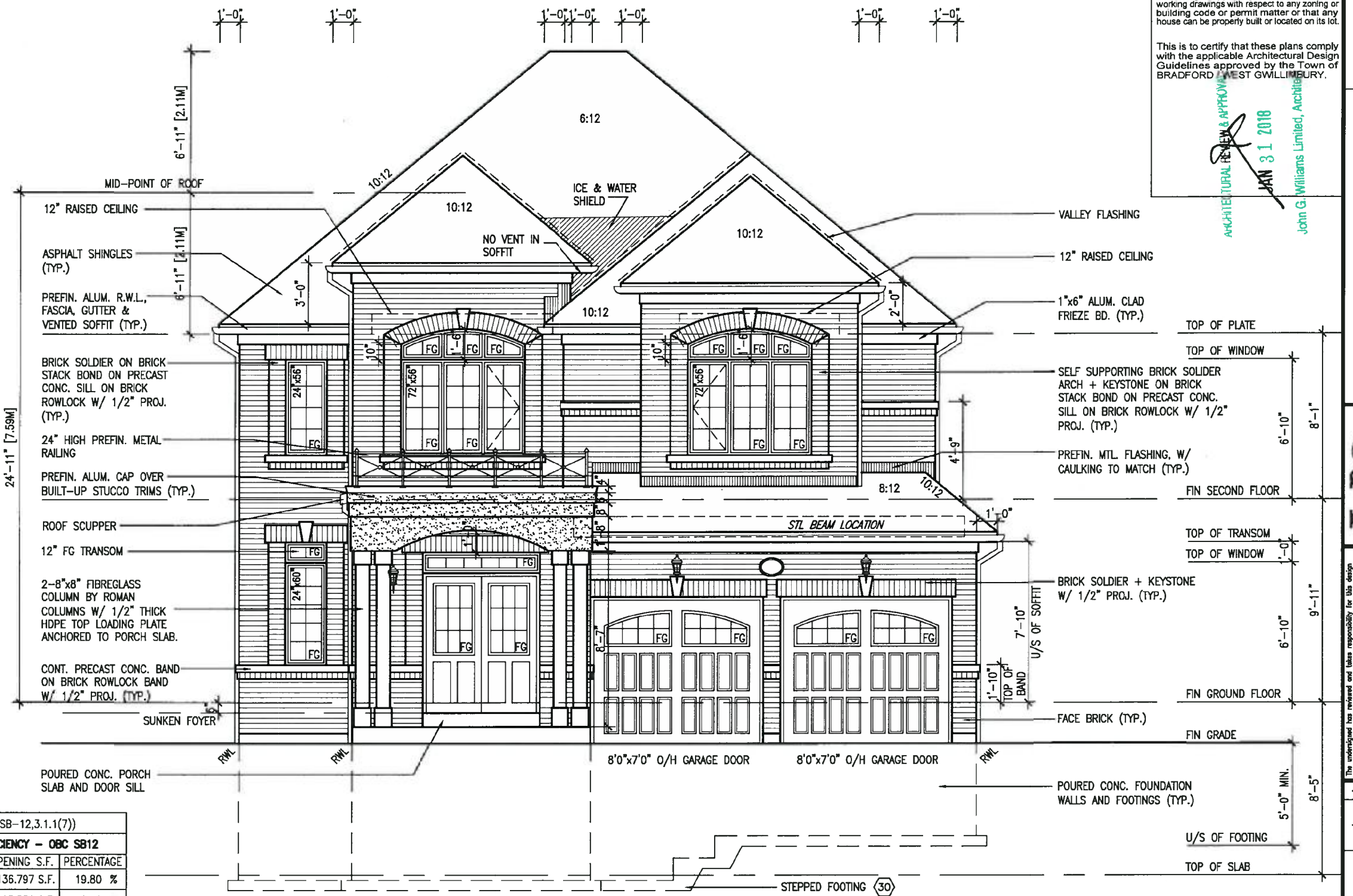


ROOF PLAN 'A'



FRONT ELEVATION 'A'

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S42-15 ELEVATION A	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	691 S.F.	136.797 S.F.	19.80 %
LEFT SIDE	1137 S.F.	95.556 S.F.	8.40 %
RIGHT SIDE	1137 S.F.	91.444 S.F.	8.04 %
REAR	675 S.F.	177.056 S.F.	26.23 %
* 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.	3640.00 S.F.	500.85 S.F.	13.76 %
TOTAL SQ. M.	338.16 S.M.	46.53 S.M.	13.76 %

LICENSED PROFESSIONAL ENGINEER S.J. BOYD PROVINCE OF ONTARIO
JAN 26, 2018

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ARCHITECTURAL REVIEW & APPROVAL
JAN 31 2018
John G. Williams Limited, Architect

S42-15
RIDEAU 15

project no. 16023

drawing no. 8

BAYVIEW WELLINGTON

municipality BRADFORD

project name GREEN VALLEY EAST

FRONT ELEVATION 'A'

date MARCH 2017 | checked by | scale 3/16" = 1'-0" | file name 16023-S42-15

drawn by SB

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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

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

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

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3	.	JAN 25-18	RC
2	REVISED AS PER ENG'S COMMENTS	.	.
1	ISSUED FOR CLIENT REVIEW	.	.

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ARCHITECTURAL REVIEW & APPROVAL
JAN 31 2018
John G. Williams Limited, Architect

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

10:12 6:12 10:12 10:12

DOTTED ROOF LINE FOR UPGRADE ONLY

10:12

DOTTED FRIEZE BD., WINDOW MULLIONS & BAND FOR UPGRADE ONLY

VALLEY FLASHING

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

ASPHALT SHINGLES (TYP.)

3'-0"

2'-0"

4'-0"

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

TOP OF PLATE

TOP OF WINDOW

24" HIGH PREFIN. METAL RAILING

ROOF SCUPPER

FIN SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

PREFIN. ALUM. CAP OVER BUILT-UP STUCCO TRIMS (TYP.)

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

FIN GROUND FLOOR

FIN GRADE

POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)

TOP OF SLAB

8'-1" 6'-10" 1'-8" 8" 1'-4" 9'-1" 8'-7" 6'-10" 1'-0" 9'-11" 8'-5"

28"x48" FG 28"x40" 48"x48" FG 28"x40"

FACE BRICK (TYP.)

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

48"x60" FG 48"x60" FG FG

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

PRECAST CONC. SILL (TYP.)

PREMANUF. VINYL CLAD STRUCTURAL STL. BASEMENT WINDOW (TYP.)

1'-10" TOP OF BAND

RWL 30"x16" 30"x16" RWL RWL

WALL AREA	1026.67 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	71.87 SQ. FT.
OPENING PROVIDED	46.56 SQ. FT. (GLASS AREA ONLY)

LEFT SIDE ELEVATION 'A'

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO
JAN 26,2018

BAYVIEW WELLINGTON

project name: GREEN VALLEY EAST
municipality: BRADFORD

S42-15
RIDEAU 15

project no. 16023
drawing no. 9

LEFT SIDE ELEVATION 'A'

date: MARCH 2017
drawn by: SB
checked by: RICHARD
scale: 3/16" = 1'-0"
file name: 16023-S42-15
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255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

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

qualification information: Wellington Jno-Baptiste
registration information: VA3 Design Inc.

signature

name: 23591
BCIN: 42658

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

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2	REVISED AS PER ENG'S COMMENTS	JAN 25-18	RC
1	ISSUED FOR CLIENT REVIEW	.	.

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ARCHITECTURAL REVIEW & APPROVAL
JAN 31 2018
John G. Williams Limited, Architect

1'-0" 1'-0"

10:12 10:12 10:12 6:12

VALLEY FLASHING

ASPHALT SHINGLES (TYP.)

DOTTED ROOF LINE FOR UPGRADE ONLY

10:12 1'-0"

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

DOTTED WINDOW LOCATION FOR OPT. SECOND FLOOR ONLY

FACE BRICK (TYP.)

TOP OF PLATE

4'-0" 1"x6" ALUM. CLAD FRIEZE BD. (TYP.)

28"x40"

48"x48"

48"x48"

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

TOP OF WINDOW

DOTTED FRIEZE BD., WINDOW MULLIONS & BAND FOR UPGRADE ONLY

24" HIGH PREFIN. METAL RAILING

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

FG FG

PRECAST CONC. SILL (TYP.)

8'-1"

6'-10"

FIN SECOND FLOOR

1'-8" 8'-4"

6:12

10:12

6"

TOP OF TRANSOM

TOP OF WINDOW

1'-0"

9'-11"

PREFIN. ALUM. CAP OVER BUILT-UP STUCCO TRIMS (TYP.)

1'-0" 4'-0"

7'-10" U/S OF SOFFIT

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

1'-10" TOP OF BAND

FG

48"x48"

6'-10" TOP OF WINDOW

48"x60"

32"x60"

32"x60"

ASPHALT SHINGLES

2" 2"

33 4'-0"

8'-7"

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

6'-10"

FIN GROUND FLOOR

SUNKEN LAUNDRY (STD -1R)

FIN GRADE

RWL RWL RWL

POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)

WALL AREA	1103.03 SQ. FT.	
LIMITING DISTANCE	1.2 M (7%)	
OPENING ALLOWED	77.21 SQ. FT.	
OPENING PROVIDED	57.99 SQ. FT.	(GLASS AREA ONLY)

5'-0" MIN. 8'-5"

U/S OF FOOTING

TOP OF SLAB

STEPPED FOOTING 30

RIGHT SIDE ELEVATION 'A'

LICENSED PROFESSIONAL ENGINEER S. J. BOYD PROVINCE OF ONTARIO
JAN 26,2018

Site Copy

S42-15
RIDEAU 15

project no. 16023

BAYVIEW WELLINGTON

municipality BRADFORD

project name GREEN VALLEY EAST

RIGHT SIDE ELEVATION 'A'

drawing no. 10

date MARCH 2017 | checked by | scale 3/16" = 1'-0" | file name 16023-S42-15

drawn by SB

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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

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 — 255911 BCIN
registration information — 42658

Wellington Jno-Baptiste
name
VA3 Design Inc.

signature

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no.	description	date	by
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4	-	-	-
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2	REVISED AS PER ENG'S COMMENTS	JAN 25-18	RC
1	ISSUED FOR CLIENT REVIEW	-	-

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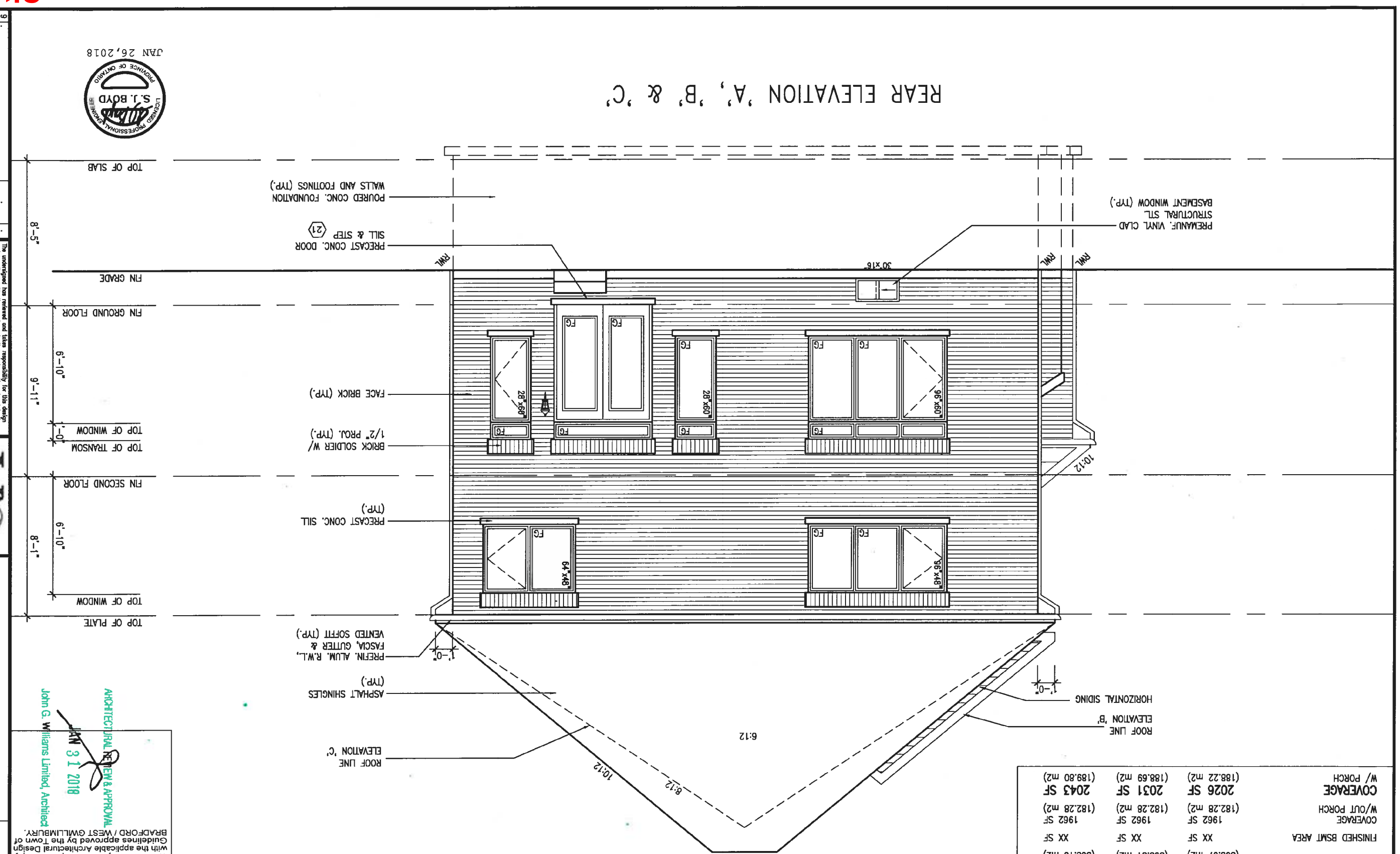
REAR ELEVATION 'A', 'B' & 'C'



AREA CALCULATIONS	ELEV. A	ELEV. B	ELEV. C
GROUND FLOOR AREA	1527 SF	1527 SF	1527 SF
SECOND FLOOR AREA	1789 SF	1797 SF	1790 SF
SUBTOTAL	3316 SF	3324 SF	3317 SF
DEDUCT ALL OPEN AREAS	0 SF	0 SF	0 SF
TOTAL NET AREA	**3316 SF** (308.07 m2)	**3324 SF** (308.81 m2)	**3317 SF** (308.16 m2)
FINISHED BSMT AREA	XX SF	XX SF	XX SF
COVERAGE W/OUT PORCH	1962 SF (182.28 m2)	1962 SF (182.28 m2)	1962 SF (182.28 m2)
COVERAGE W/ PORCH	**2026 SF** (188.22 m2)	**2031 SF** (188.69 m2)	**2043 SF** (189.80 m2)

JAN 26, 2018

PROVINCE OF ONTARIO
LICENSED PROFESSIONAL ENGINEER
S. J. BOYD

JAN 31 2018
ARCHITECTURAL REVIEW & APPROVAL
John G. Williams Limited, Architect

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no.	description	date	by
1	ISSUED FOR CLIENT REVIEW	JAN 25-18	RC
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The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

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

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VA3 DESIGN
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t 416.630.2255 f 416.630.4782
va3design.com

project name: GREEN VALLEY EAST
municipality: BRADFORD

BAYVIEW WELLINGTON

S42-15
RIDEAU 15

project no. 16023

date	checked by	scale	file name
MARCH 2017		3/16" = 1'-0"	16023-S42-15
drawn by			
SB			

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drawing no. **11**

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

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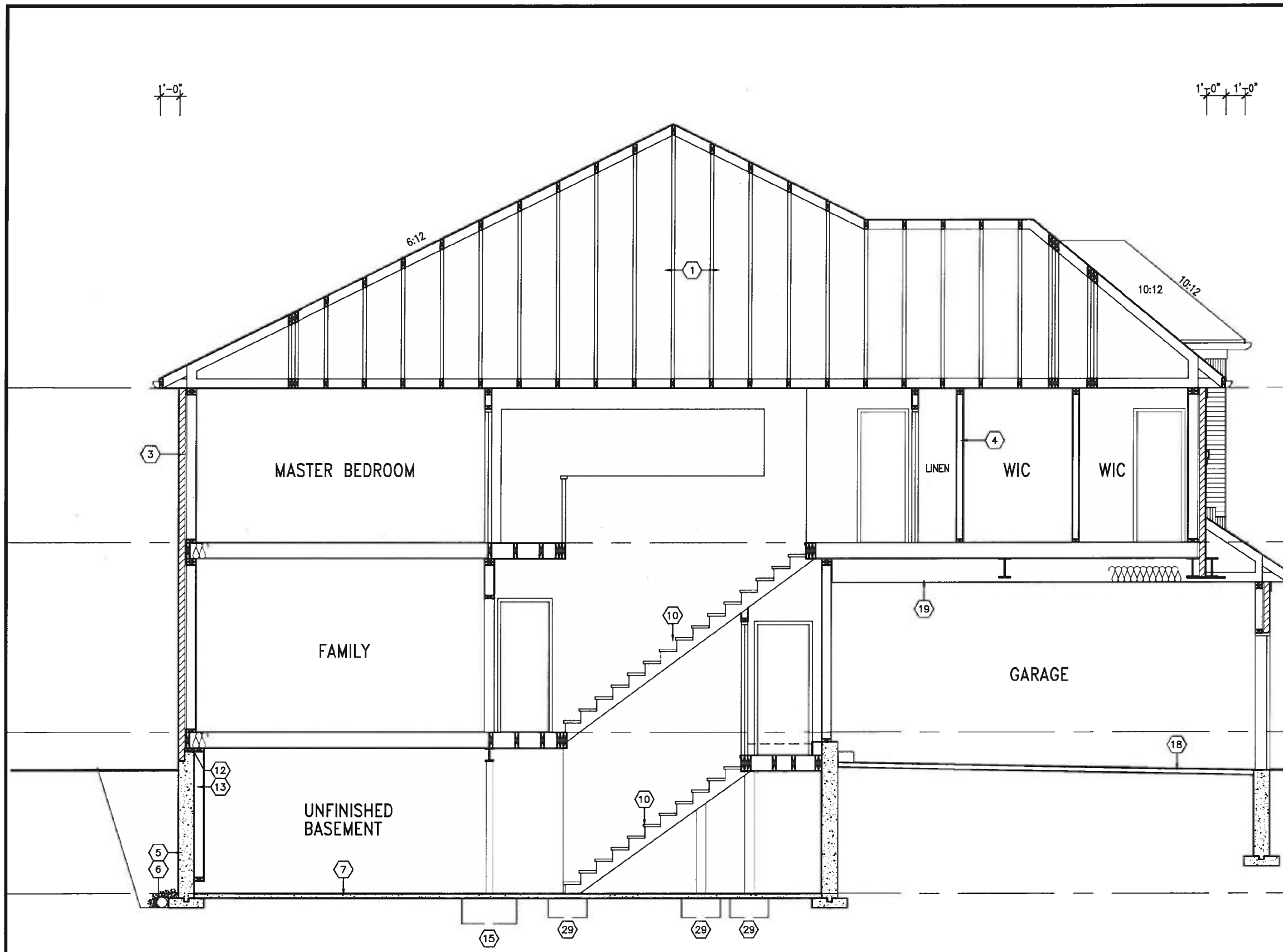

SECTION A-A

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO
JAN 26,2018

BAYVIEW WELLINGTON
project name: GREEN VALLEY EAST
municipality: BRADFORD

S42-15
RIDEAU 15

project no. 16023
drawing no. 12

CROSS SECTION

date: MARCH 2017
drawn by: SB
checked by:
scale: 3/16" = 1'-0"
file name: 16023-S42-15

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VA3 DESIGN
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t 416.630.2255 f 416.630.4782
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qualification information: Wellington Jho-Baptiste
registration information: VA3 Design Inc.
signature
25591 BCIN 42658

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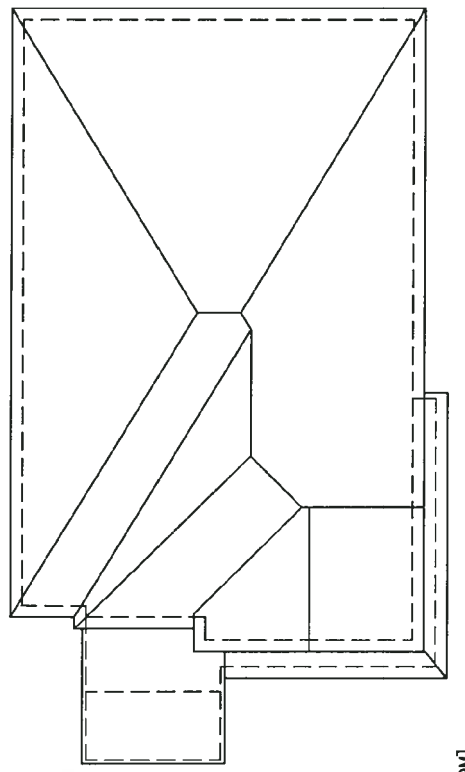
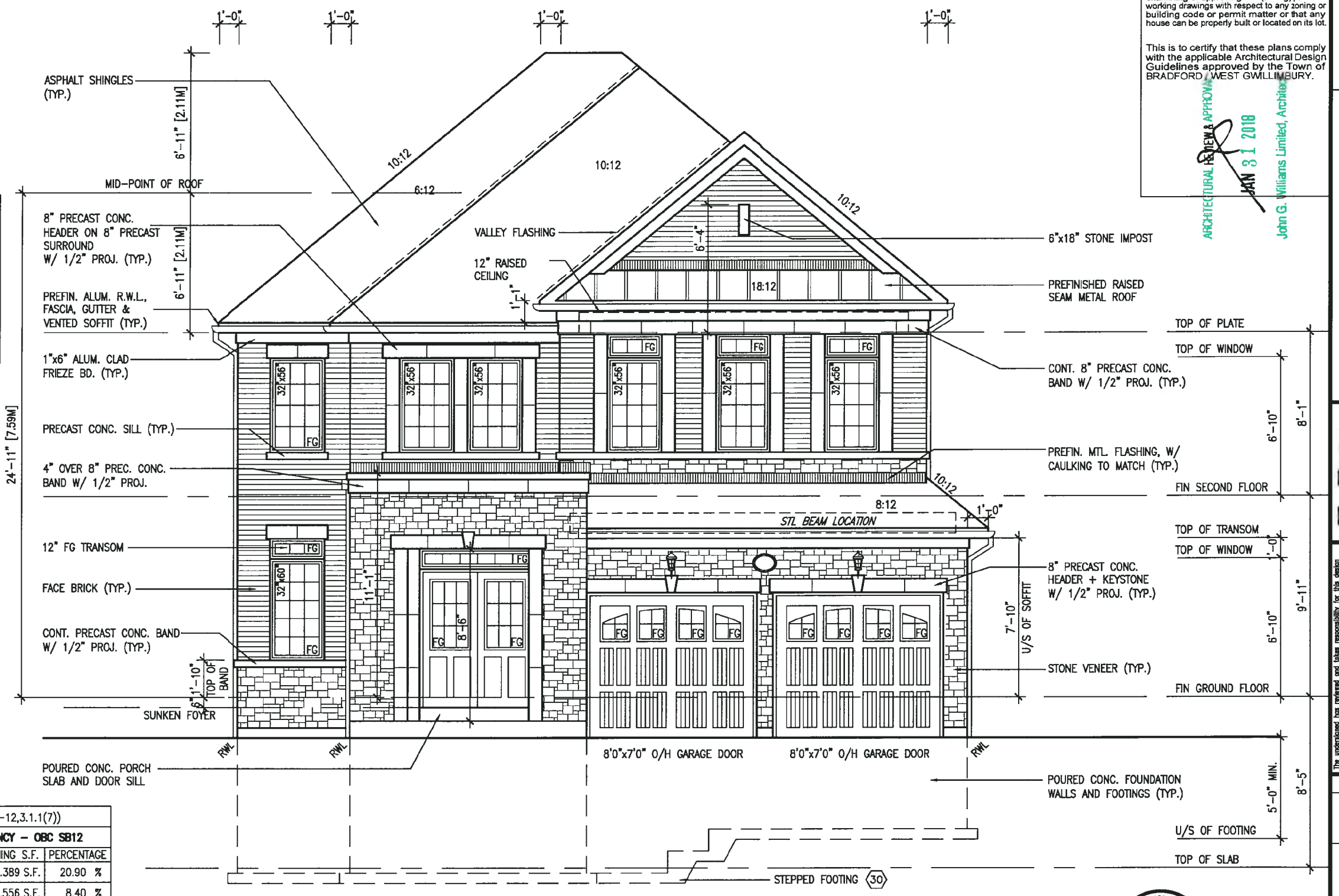
1	ISSUED FOR CLIENT REVIEW	.	.



ROOF PLAN 'B'



FRONT ELEVATION 'B'

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S42-15 ELEVATION B	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	691 S.F.	144.389 S.F.	20.90 %
LEFT SIDE	1137 S.F.	95.556 S.F.	8.40 %
RIGHT SIDE	1137 S.F.	91.444 S.F.	8.04 %
REAR	675 S.F.	177.056 S.F.	26.23 %
* 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.	3640.00 S.F.	508.45 S.F.	13.97 %
TOTAL SQ. M.	338.16 S.M.	47.24 S.M.	13.97 %

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ARCHITECTURAL REVIEW & APPROVAL
JAN 31 2018
John G. Williams Limited, Architect

LICENSED PROFESSIONAL ENGINEER S. J. BOYD PROVINCE OF ONTARIO
JAN 26,2018

BAYVIEW WELLINGTON
municipality: BRADFORD
project name: GREEN VALLEY EAST
S42-15
RIDEAU 15
project no. 16023
drawing no. 13
FRONT ELEVATION 'B'
date: MARCH 2017
drawn by: SB
checked by:
scale: 3/16" = 1'-0"
file name: 16023-S42-15
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VA3 DESIGN
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t 416.630.2255 f 416.630.4782
va3design.com

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qualification information: 25591 BCIN
registration information: 42658
name: Wellington Jno-Baptiste
signature:

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1	ISSUED FOR CLIENT REVIEW	-	-
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ARCHITECTURAL REVIEW & APPROVAL
JAN 31 2018
John G. Williams Limited, Architect

1'-0"

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

DOTTED ROOF LINE FOR UPGRADE ONLY

10:12

6:12

10:12

10:12

10:12

VALLEY FLASHING

ASPHALT SHINGLES (TYP.)

DOTTED FRIEZE BD. & WINDOW MULLIONS FOR UPGRADE ONLY

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

TOP OF PLATE

TOP OF WINDOW

4'-0"

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

28"x48" FG

28"x40"

48"x48" FG

28"x40"

4" OVER 8" PREC. CONC. BAND W/ 1/2" PROJ.

ROOF SCUPPER

FACE BRICK (TYP.)

6'-10"

8'-1"

FIN SECOND FLOOR

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

48"x60" FG FG

48"x60" FG FG

TOP OF TRANSOM

TOP OF WINDOW

1'-0"

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

8'-6"

11'-1"

6'-10"

9'-11"

PRECAST CONC. SILL (TYP.)

STONE VENEER (TYP.)

PREMANUF. VINYL CLAD STRUCTURAL STL. BASEMENT WINDOW (TYP.)

FIN GROUND FLOOR

FIN GRADE

RWL

30"x16"

30"x16"

RWL

RWL

POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)

8'-5"

WALL AREA	1026.67 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	71.87 SQ. FT.
OPENING PROVIDED	46.56 SQ. FT. (GLASS AREA ONLY)

TOP OF SLAB

LEFT SIDE ELEVATION 'B'

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO
JAN 26,2018

S42-15
RIDEAU 15

project no. 16023

BAYVIEW WELLINGTON

municipality: BRADFORD

project name: GREEN VALLEY EAST

LEFT SIDE ELEVATION 'B'

drawing no. 14

date: MARCH 2017
drawn by: SB
checked by:
scale: 3/16" = 1'-0"
file name: 16023-S42-15

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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

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
registration information: VA3 Design Inc.
signature

BCIN	
25591	
42658	

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

no.	description	date	by
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2	REVISED AS PER ENG'S COMMENTS	JAN 25-18	RC
1	ISSUED FOR CLIENT REVIEW	-	-

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

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

JAN 31 2018

John G. Williams Limited, Architect

1'-0"

10:12

10:12

6:12

10:12

DOTTED ROOF LINE FOR UPGRADE ONLY

HORIZONTAL SIDING

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

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

ASPHALT SHINGLES (TYP.)

DOTTED WINDOW LOCATION FOR OPT. SECOND FLOOR ONLY

FACE BRICK (TYP.)

1'-0"

TOP OF PLATE

TOP OF WINDOW

CONT. 8" PRECAST CONC. BAND W/ 1/2" PROJ. (TYP.)

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

DOTTED FRIEZE BD. & WINDOW MULLIONS FOR UPGRADE ONLY

4" OVER 8" PREC. CONC. BAND W/ 1/2" PROJ.

4'-0"

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

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

PRECAST CONC. SILL (TYP.)

6'-10"

8'-1"

FIN SECOND FLOOR

8:12

10:12

6"

TOP OF TRANSOM

TOP OF WINDOW

1'-0"

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

11'-1"

8'-6"

4'-0"

7'-10" U/S OF SOFFIT

STONE VENEER (TYP.)

6'-10" TOP OF WINDOW

ASPHALT SHINGLES

2"

2"

4'-0"

9'-11"

6'-10"

FIN GROUND FLOOR

SUNKEN LAUNDRY (STD -1R)

RWL

RWL

RWL

POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)

WALL AREA	1111.34 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	77.79 SQ. FT.
OPENING PROVIDED	57.99 SQ. FT. (GLASS AREA ONLY)

5'-0" MIN.

8'-5"

U/S OF FOOTING

STEPPED FOOTING (30)

RIGHT SIDE ELEVATION 'B'

LICENSED PROFESSIONAL ENGINEER S. J. BOYD PROVINCE OF ONTARIO

JAN 26,2018

S42-15
RIDEAU 15

project no. 16023

BAYVIEW WELLINGTON

municipality BRADFORD

project name GREEN VALLEY EAST

RIGHT SIDE ELEVATION 'B'

drawing no. 15

date MARCH 2017 | checked by | scale 3/16" = 1'-0" | file name 16023-S42-15

drawn by SB

RICHARD - H:\ARCHIVE\WORKING\2016\16023.DW\Units\42\16023-S42-15.dwg - Fri - Jan 26 2018 - 11:30 AM

VAJ DESIGN
255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.4782
vaj.design.com

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information Wellington Jno-Baptiste (Signature)
registration information VAJ Design Inc.
name | 25591 | BCIN | 42858

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

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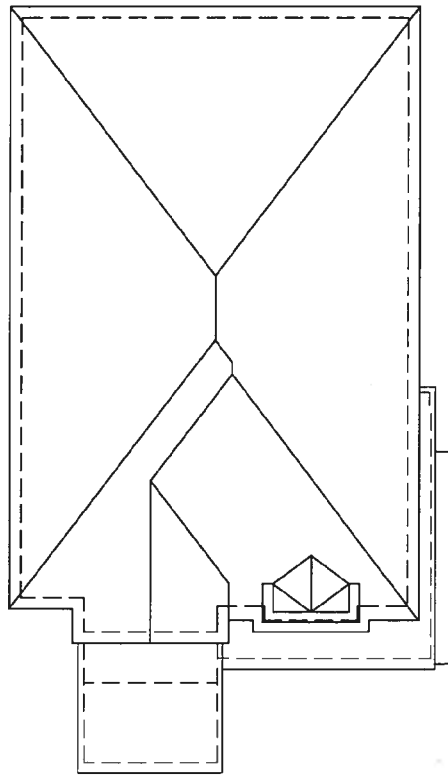
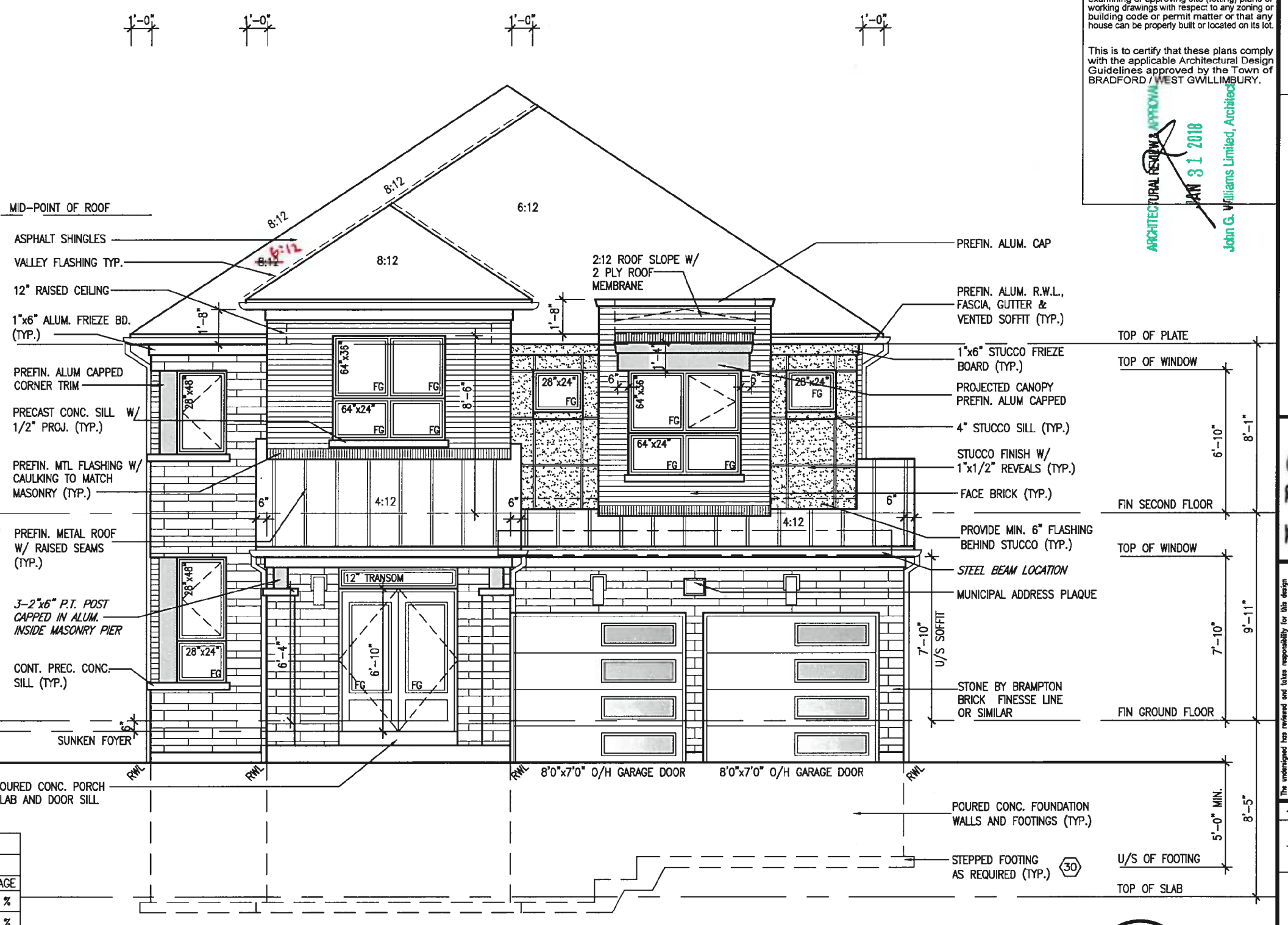
2	REVISED AS PER ENG'S COMMENTS	JAN 25-18	RC
1	ISSUED FOR CLIENT REVIEW	.	.



ROOF PLAN 'C'



FRONT ELEVATION 'C'

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

S42-15 ELEVATION C	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	694 S.F.	130.389 S.F.	18.79 %
LEFT SIDE	1145 S.F.	94.889 S.F.	8.29 %
RIGHT SIDE	1144 S.F.	91.444 S.F.	7.99 %
REAR	675 S.F.	177.056 S.F.	26.23 %
* 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.	3658.00 S.F.	493.78 S.F.	13.50 %
TOTAL SQ. M.	339.84 S.M.	45.87 S.M.	13.50 %

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

ARCHITECTURAL REVIEW APPROVED
JAN 31 2018
John G. Williams Limited, Architects

S. J. BOYD
LICENSED PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO
JAN 26, 2018

S42-15
RIDEAU 15

project no. 16023

BAYVIEW WELLINGTON

municipality BRADFORD

project name GREEN VALLEY EAST

drawing no. 16

FRONT ELEVATION 'C'

date MARCH 2017
drawn by SB
checked by
scale 3/16" = 1'-0"
file name 16023-S42-15
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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

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 — 25591
registration information — BCIN 42658

Wellington Jno-Baptiste
Signature

name
VA3 Design Inc.

Contractor must verify all dimensions on the job and report any discrepancies 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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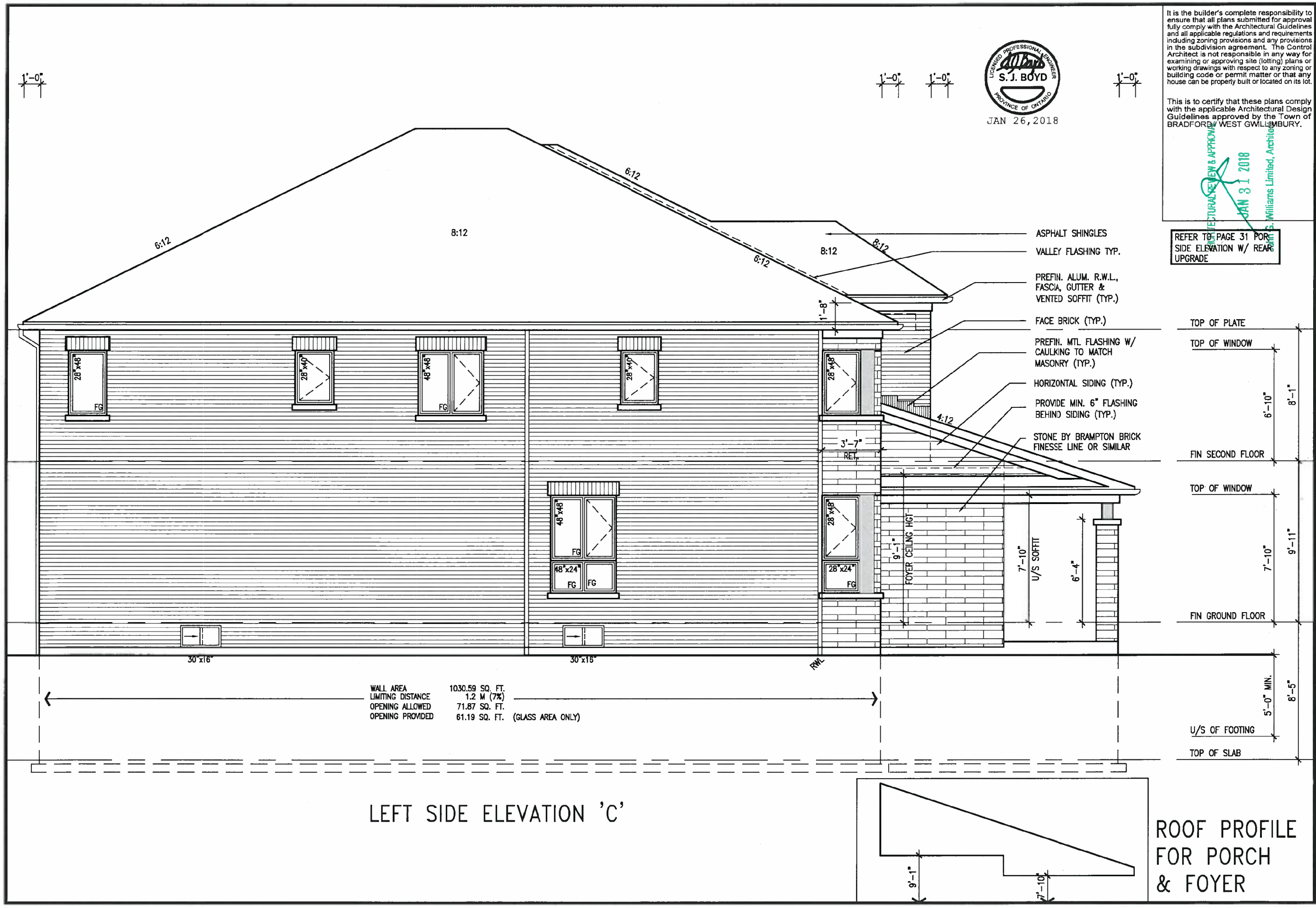
2	REVISED AS PER ENG'S COMMENTS	JAN 25-18	RC
1	ISSUED FOR CLIENT REVIEW	.	.

Site Copy



LEFT SIDE ELEVATION 'C'

ROOF PROFILE FOR PORCH & FOYER

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO
JAN 26, 2018

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ARCHITECTURAL REVIEW & APPROVAL
JAN 31 2018
S. Williams Limited, Architect

REFER TO PAGE 31 FOR SIDE ELEVATION W/ REAR UPGRADE

S42-15
RIDEAU 15

project no. 16023

BAYVIEW WELLINGTON

municipality BRADFORD

drawing no. 17

project name GREEN VALLEY EAST

LEFT SIDE ELEVATION 'C'

date MARCH 2017 | checked by | scale 3/16" = 1'-0" | file name 16023-S42-15

drawn by SB

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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

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 25591 BCIN
Wellington Jho-Baptiste Signature
registration information 42858
VAS Design Inc.

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

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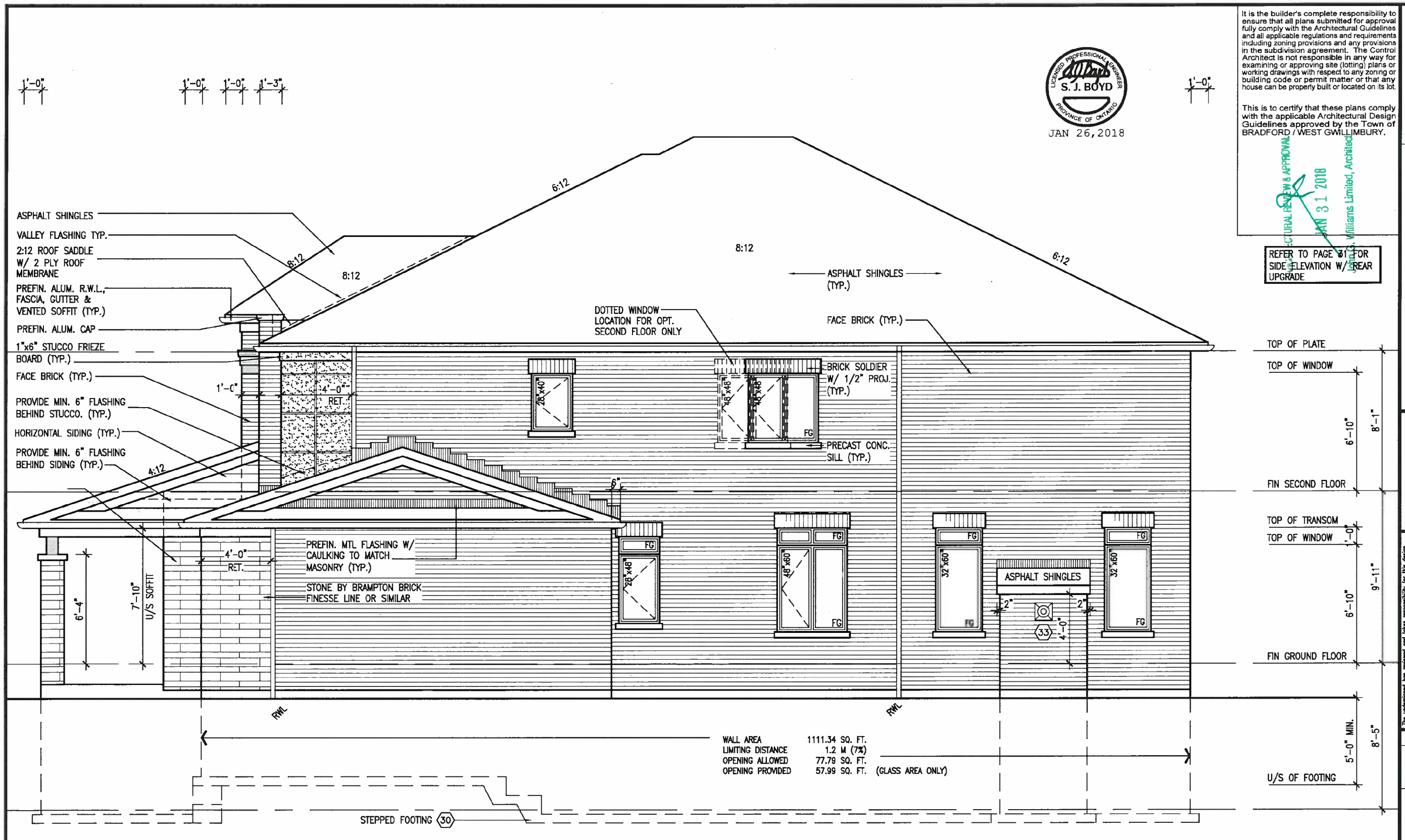

RIGHT SIDE ELEVATION 'C'

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S. J. BOYD
LICENSED PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO
JAN 26, 2018

ARCHITECTURAL REVIEW & APPROVAL
JAN 31 2018
James Williams Limited, Architects

REFER TO PAGE 31 FOR SIDE ELEVATION W/ REAR UPGRADE

S42-15
RIDEAU 15

project no. 16023

BAYVIEW WELLINGTON

municipality BRADFORD

project name GREEN VALLEY EAST

RIGHT SIDE ELEVATION 'C'

drawing no. 18

date MARCH 2017
drawn by SB
checked by
scale 3/16" = 1'-0"
file name 16023-S42-15
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VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4762
va3design.com

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
registration information
Wellington Jno-Baptiste
signature
25591
BCIN
none
42658
VA3 Design Inc.

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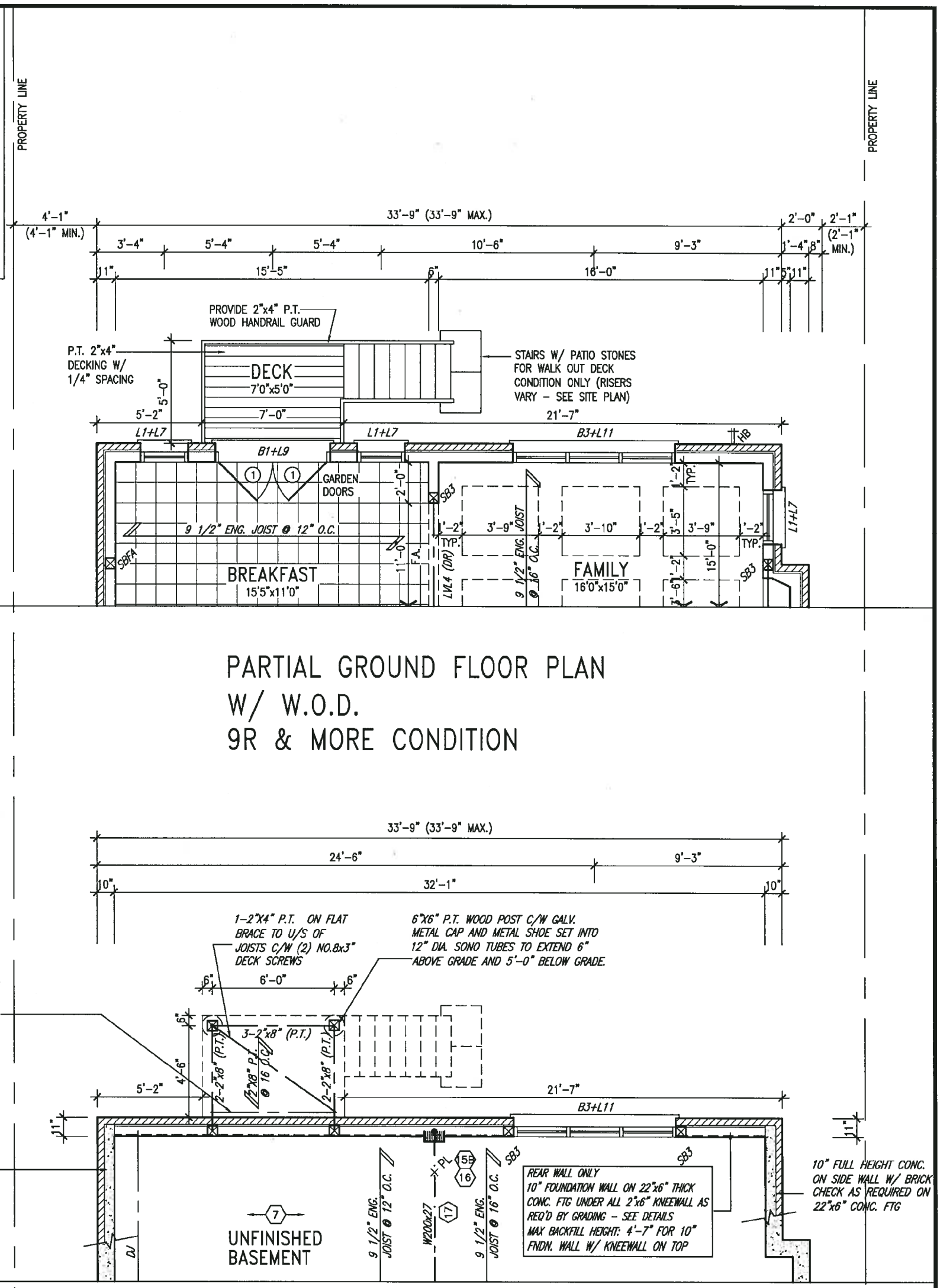
ARCHITECTURAL REVIEW & APPROVAL
JAN 31 2018
John G. Williams Limited, Architect



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

PARTIAL BASEMENT PLAN
W/ W.O.D.
9R & MORE CONDITION

NOTE:
REFER TO STANDARD FLOOR PLANS FOR ADDITONAL 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 THE FLOOR TRUSS MANUFACTURER.

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

LICENSED PROFESSIONAL ENGINEER S. J. BOYD PROVINCE OF ONTARIO
JAN 26, 2018

Site Copy

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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 (BCIN)
registration information: 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
S42-15
RIDEAU 15
project name: GREEN VALLEY EAST
municipality: BRADFORD
project no.: 16023
date: MARCH 2017
PARTIAL PLANS 9R WOD
drawing no.: 19
drawn by: SB
checked by: .
scale: 3/16" = 1'-0"
file name: 16023-S42-15
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UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

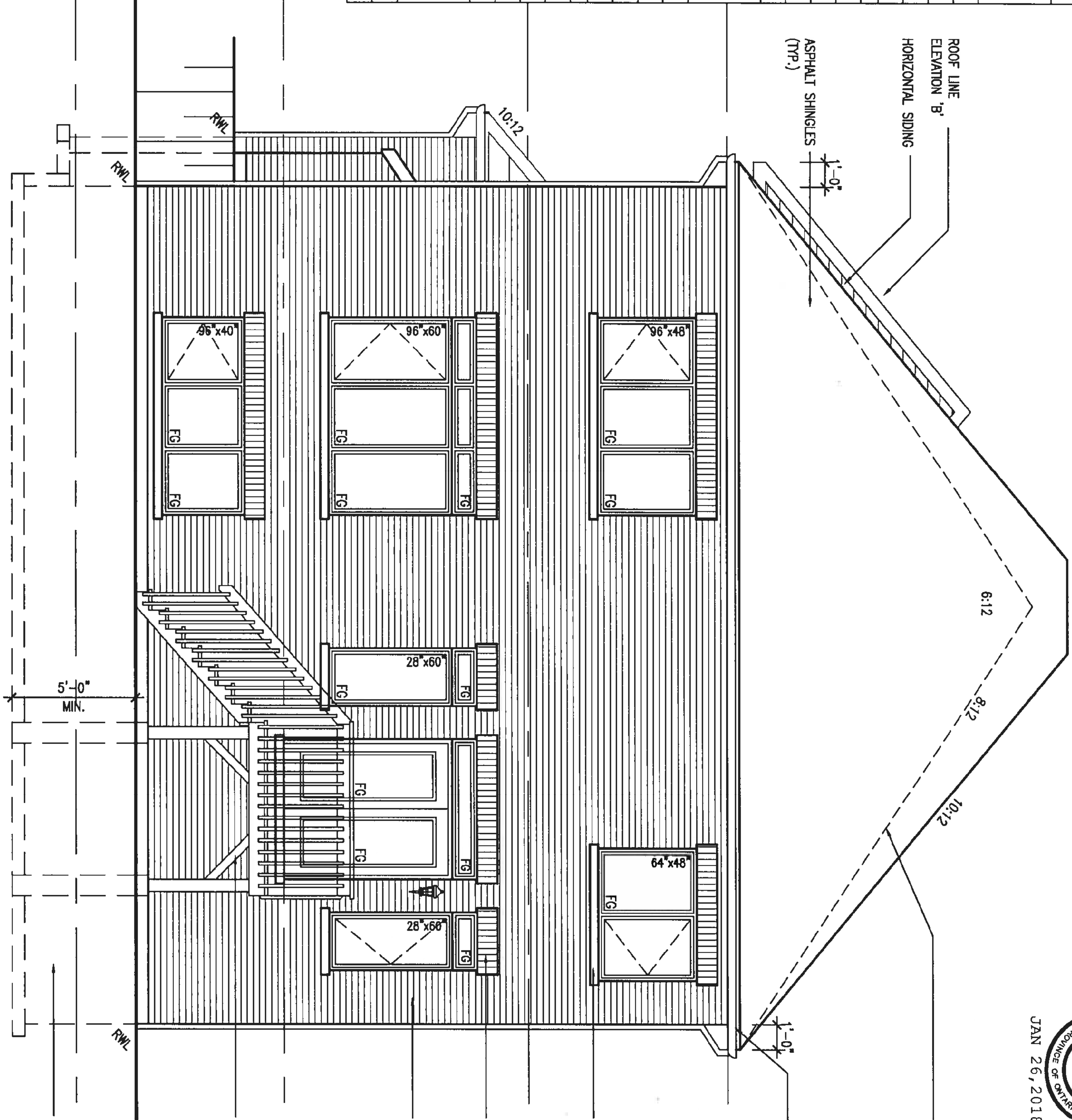
S42-15 ELEVATION A 9R WOD	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	691 S.F.	136.797 S.F.	19.80 %
LEFT SIDE	1137 S.F.	95.556 S.F.	8.40 %
RIGHT SIDE	1137 S.F.	91.444 S.F.	8.04 %
REAR	810 S.F.	200.389 S.F.	24.74 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3775.00 S.F.	524.19 S.F.	13.89 %
TOTAL SQ. M.	350.71 S.M.	48.70 S.M.	13.89 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

S42-15 ELEVATION B 9R WOD	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	691 S.F.	144.389 S.F.	20.90 %
LEFT SIDE	1137 S.F.	95.556 S.F.	8.40 %
RIGHT SIDE	1137 S.F.	91.444 S.F.	8.04 %
REAR	810 S.F.	200.389 S.F.	24.74 %
* 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.	3775.00 S.F.	531.78 S.F.	14.09 %
TOTAL SQ. M.	350.71 S.M.	49.40 S.M.	14.09 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

S42-15 ELEVATION C 9R WOD	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	694 S.F.	130.389 S.F.	18.79 %
LEFT SIDE	1145 S.F.	94.889 S.F.	8.29 %
RIGHT SIDE	1144 S.F.	91.444 S.F.	7.99 %
REAR	810 S.F.	200.389 S.F.	24.74 %
* 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.	3793.00 S.F.	517.11 S.F.	13.63 %
TOTAL SQ. M.	352.38 S.M.	48.04 S.M.	13.63 %



REAR ELEVATION 'A', 'B' & 'C'
W/ W.O.D. CONDITION
9R OR MORE

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

LICENSED PROFESSIONAL ENGINEER
S.J. BOYD
PROVINCE OF ONTARIO
JAN 26, 2018

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ARCHITECTURAL REVIEW & APPROVAL
JAN 31 2018
John G. Williams Limited, Architect

Site Copy

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2	REVISED AS PER ENG'S COMMENTS	JAN 25–18	RC
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 — signature: W. Baptiste — BCIN 25591
name
registration information
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

S42-15
RIDEAU 15

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

date: MARCH 2017
REAR ELEVATION 'A' 'B' & 'C' 9R WOD
drawing no.: 20

drawn by: SB
checked by: .
scale: 3/16" = 1'-0"
file name: 16023-S42-15

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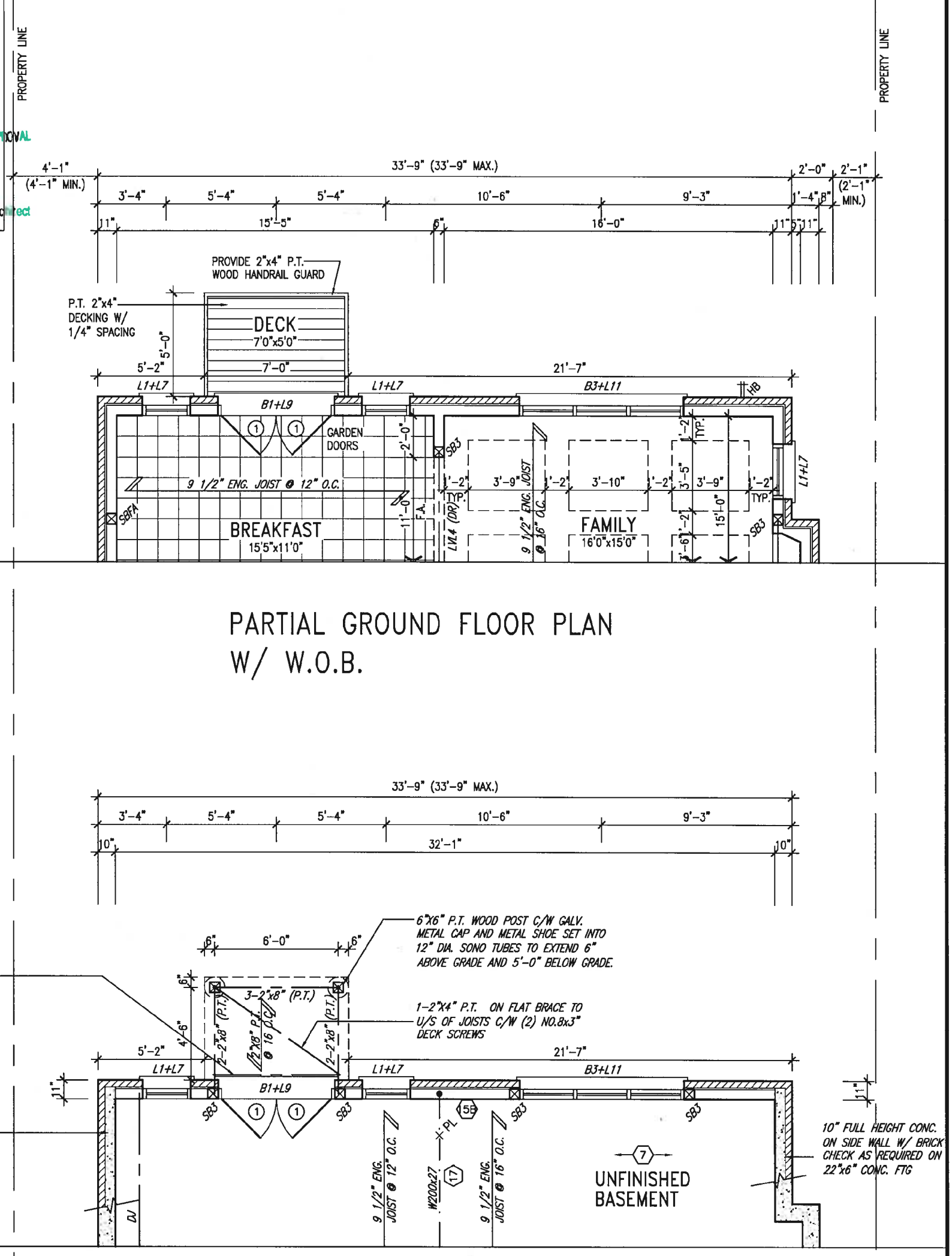
ARCHITECTURAL REVIEW & APPROVAL
JAN 31 2018
John G. Williams Limited, Architect



PARTIAL GROUND FLOOR PLAN
W/ W.O.B.

PARTIAL BASEMENT PLAN
W/ W.O.B.

NOTE:
REFER TO STANDARD FLOOR PLANS FOR ADDITONAL 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 THE FLOOR TRUSS MANUFACTURER.

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

S. J. BOYD
LICENSED PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO
JAN 26,2018

Site Copy

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2	REVISED AS PER ENG'S COMMENTS	JAN 25-18	RC
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 — signature — 25591 BCIN
registration information
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

S42-15
RIDEAU 15
project no. 16023

date: MARCH 2017
PARTIAL PLANS WOB
drawn by: SB
checked by: .
scale: 3/16" = 1'-0"
file name: 16023-S42-15
drawing no. 21

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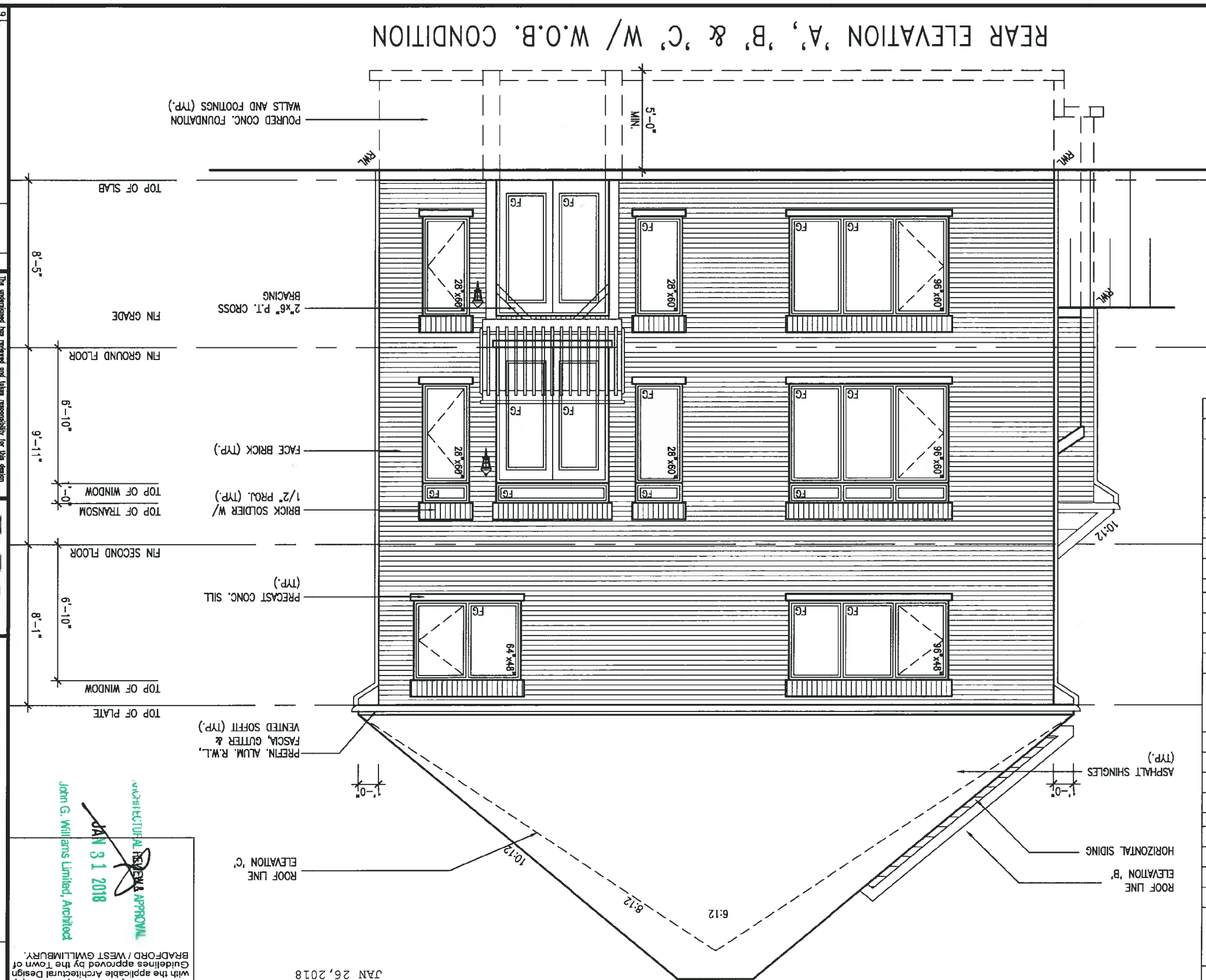
REAR ELEVATION 'A', 'B' & 'C' W/ W.O.B. CONDITION



UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

S42-15 ELEVATION A WOB	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	691 S.F.	136.797 S.F.	19.80 %
LEFT SIDE	1137 S.F.	95.556 S.F.	8.40 %
RIGHT SIDE	1137 S.F.	91.444 S.F.	8.04 %
REAR	908 S.F.	275.778 S.F.	30.37 %
* 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.	3873.00 S.F.	599.58 S.F.	15.48 %
TOTAL SQ. M.	359.81 S.M.	55.70 S.M.	15.48 %

S42-15 ELEVATION B WOB	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	691 S.F.	144.389 S.F.	20.90 %
LEFT SIDE	1137 S.F.	95.556 S.F.	8.40 %
RIGHT SIDE	1137 S.F.	91.444 S.F.	8.04 %
REAR	908 S.F.	275.778 S.F.	30.37 %
* 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.	3873.00 S.F.	607.17 S.F.	15.68 %
TOTAL SQ. M.	359.81 S.M.	56.41 S.M.	15.68 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

S42-15 ELEVATION C WOB	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	694 S.F.	130.389 S.F.	18.79 %
LEFT SIDE	1145 S.F.	94.889 S.F.	8.29 %
RIGHT SIDE	1144 S.F.	91.444 S.F.	7.99 %
REAR	908 S.F.	275.778 S.F.	30.37 %
* 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.	3891.00 S.F.	592.50 S.F.	15.23 %
TOTAL SQ. M.	361.48 S.M.	55.04 S.M.	15.23 %

no.	description	date	by
1	ISSUED FOR CLIENT REVIEW	.	.
2	REVISED AS PER ENG'S COMMENTS	JAN 25-18	RC
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qualification information
Wellington Jno-Baptiste — 25591 — BCIN
signature

registration information
VA3 Design Inc. — 42858

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t 416.630.2255 f 416.630.4782
vadesign.com

project name: GREEN VALLEY EAST
municipality: BRADFORD
BAYVIEW WELLINGTON
S42-15
RIDEAU 15
date: MARCH 2017
drawn by: SB
checked by: RC
scale: 3/16" = 1'-0"
file name: 16023-S42-15
project no.: 16023
drawing no.: 22
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ARCHITECTURAL REVIEW & APPROVAL
JAN 31 2018
John G. Williams Limited, Architect

JAN 26, 2018
PROVINCE OF ONTARIO
LICENSED PROFESSIONAL ENGINEER
S. J. BOYD

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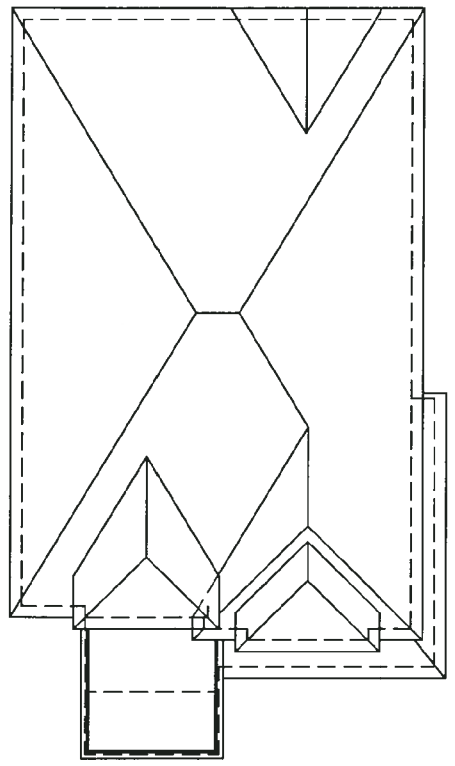
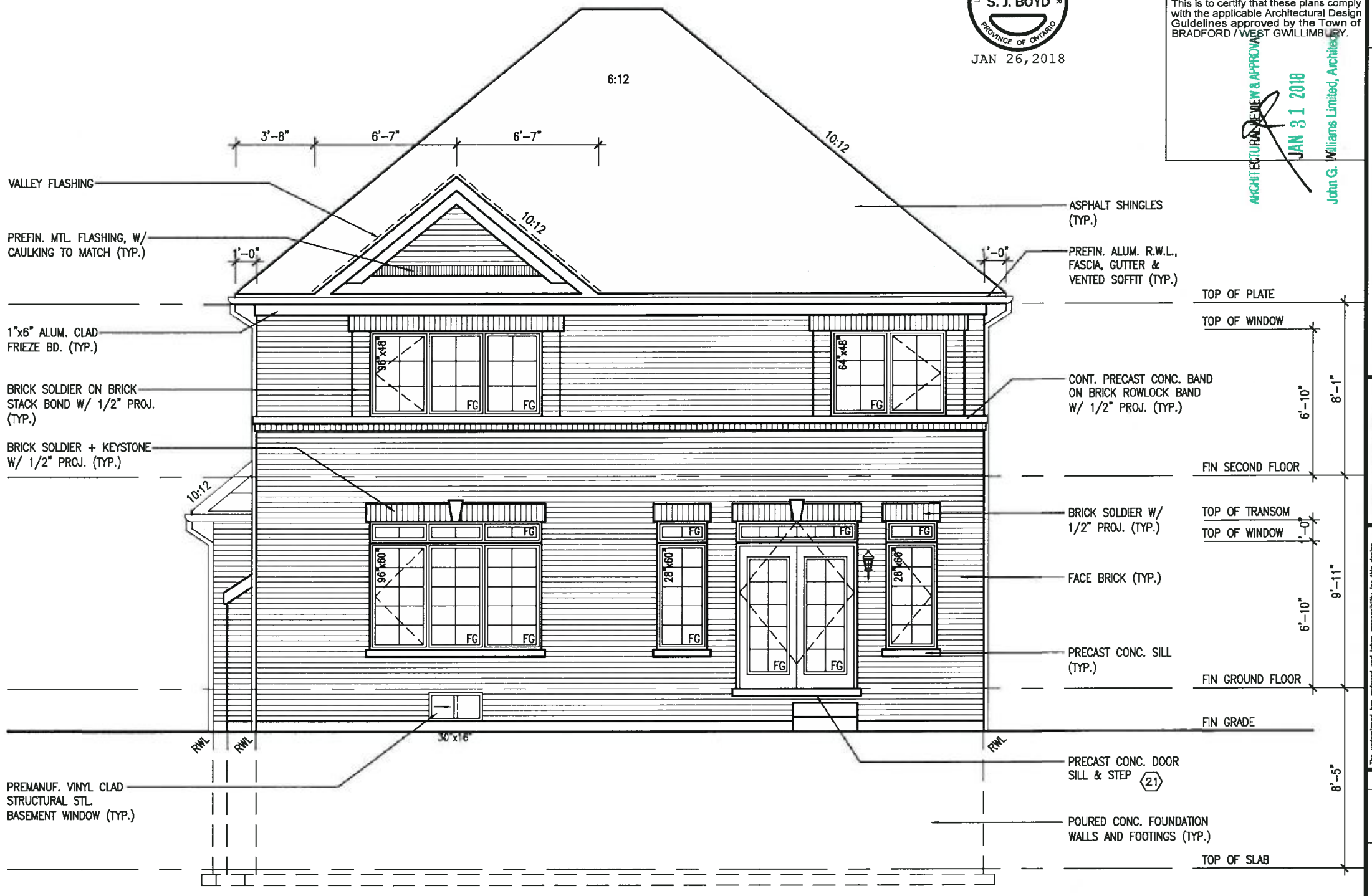


ROOF PLAN 'A'
W/ UPGRADED REAR



UPGADED REAR ELEVATION 'A'

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ARCHITECTURAL REVIEW & APPROVAL
JAN 31 2018
John G. Williams Limited, Architect

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO
JAN 26, 2018

S42-15
RIDEAU 15

project no. 16023

drawing no. 23

BAYVIEW WELLINGTON

municipality BRADFORD

ELEVATION 'A' REAR UPGRADE

project name GREEN VALLEY EAST

date MARCH 2017 | drawn by SB | checked by | scale 3/16" = 1'-0" | file name 16023-S42-15

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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

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

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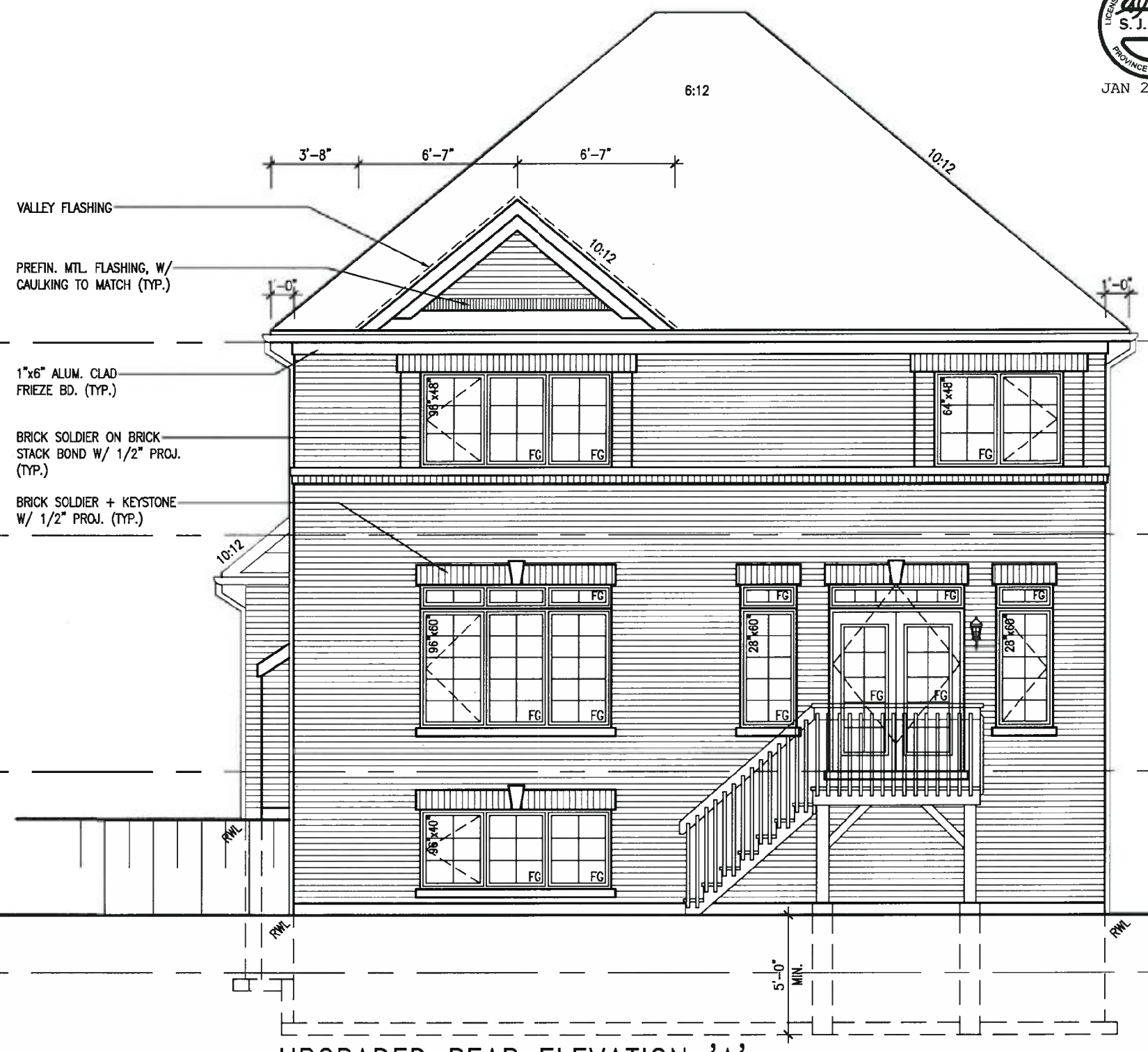
2	REVISED AS PER ENG'S COMMENTS	JAN 25-18	RC
1	ISSUED FOR CLIENT REVIEW	.	.



TOP OF PLATE
TOP OF WINDOW
6'-10"
8'-1"
FIN SECOND FLOOR
TOP OF TRANSOM
TOP OF WINDOW
6'-10"
9'-11"
FIN GROUND FLOOR
8'-5"
FIN GRADE
TOP OF SLAB

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

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

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO
JAN 26, 2018

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ARCHITECTURAL REVIEW & APPROVAL
JAN 31 2018
John G. Williams Limited, Architect

S42-15
RIDEAU 15

project no. 16023

BAYVIEW WELLINGTON

municipality: BRADFORD

project name: GREEN VALLEY EAST

ELEVATION 'A' REAR UPGRADEC 9R WOD

drawing no. 24

date: MARCH 2017
drawn by: SB
checked by:
scale: 3/16" = 1'-0"
file name: 16023-S42-15

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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

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
registration information: VA3 Design Inc.
signature:

name: BCIN
25591
42658

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2	REVISED AS PER ENG'S COMMENTS	JAN 25-18	RC
1	ISSUED FOR CLIENT REVIEW	-	-

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ARCHITECTURAL REVIEW & APPROVAL
JAN 31 2018
John G. Williams Limited, Architect

LICENSED PROFESSIONAL ENGINEER
S.J. BOYD
PROVINCE OF ONTARIO
JAN 26,2018

UPGRADED REAR ELEVATION 'A' W/ W.O.B. CONDITION

BAYVIEW WELLINGTON

project name: GREEN VALLEY EAST
municipality: BRADFORD
S42-15 RIDEAU 15
project no. 16023
ELEVATION 'A' REAR UPGRADE W.O.B.
date: MARCH 2017
drawn by: SB
checked by:
scale: 3/16" = 1'-0"
file name: 16023-S42-15
drawing no. 25
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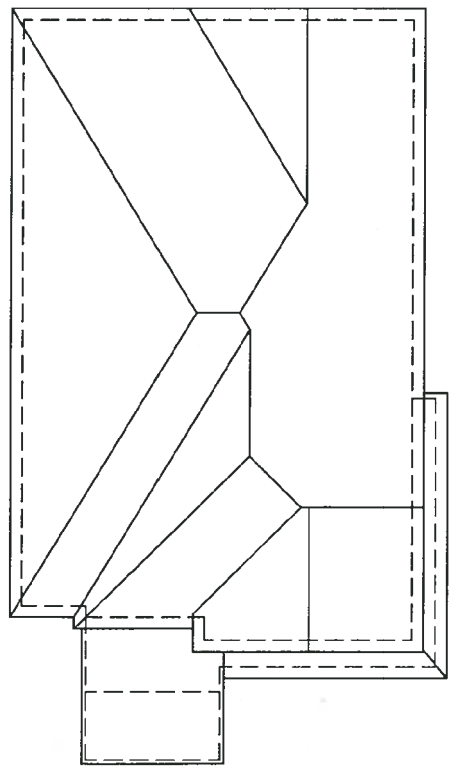
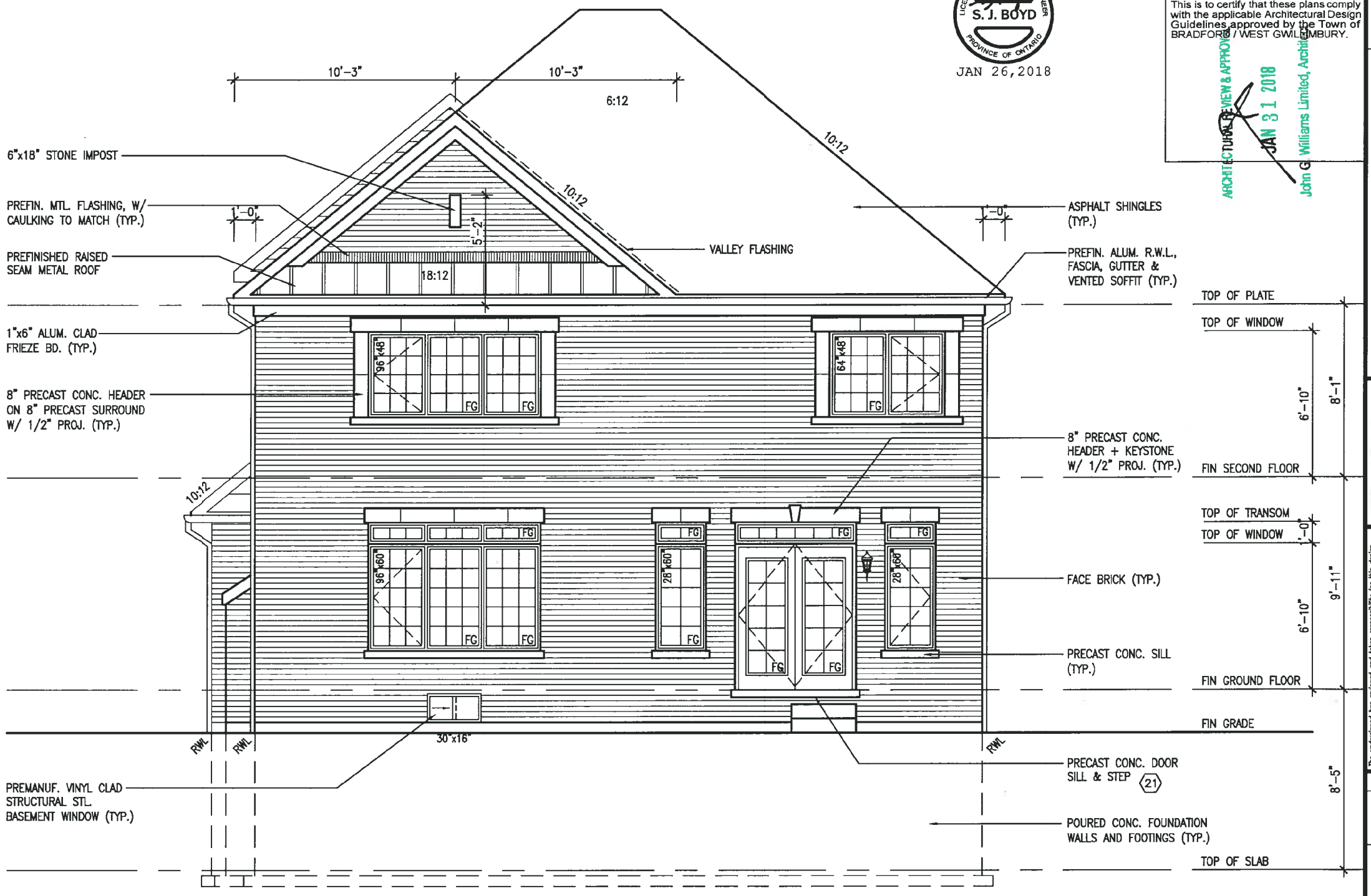
2	REVISED AS PER ENG'S COMMENTS	JAN 25-18	RC
1	ISSUED FOR CLIENT REVIEW	-	-

Site Copy



ROOF PLAN 'B'
W/ UPGRADED REAR



UPGADED REAR ELEVATION 'B'

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ARCHITECTURAL REVIEW & APPROVAL
JAN 31 2018
John G. Williams Limited, Architect

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO
JAN 26, 2018

BAYVIEW WELLINGTON
municipality: BRADFORD
project name: GREEN VALLEY EAST

S42-15
RIDEAU 15

project no. 16023
drawing no. 26

ELEVATION 'B' REAR UPGRADE

date: MARCH 2017
drawn by: SB
checked by:
scale: 3/16" = 1'-0"
file name: 16023-S42-15
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qualification information
registration information
name: Wellington Jno-Baptiste
VA3 Design Inc.
signature
BCIN: 25591
42658

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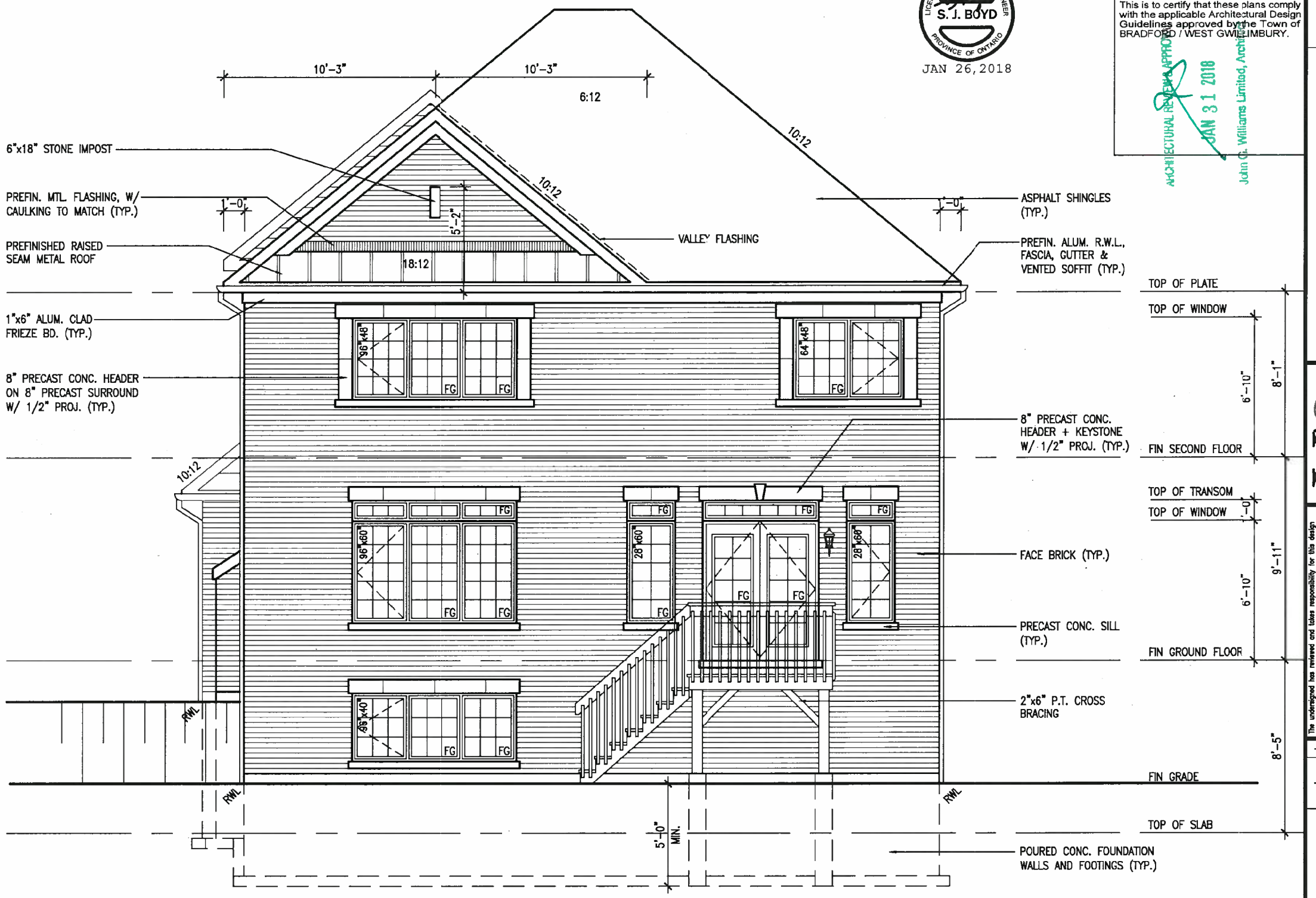

UPGRADED REAR ELEVATION 'B' W/ W.O.D. CONDITION
9R OR MORE

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

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO
JAN 26, 2018

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ARCHITECTURAL REVIEW APPROVED
JAN 31 2018
John G. Williams Limited, Architect

BAYVIEW WELLINGTON — **S42–15** RIDEAU 15

project no. 16023

project name GREEN VALLEY EAST
municipality BRADFORD
ELEVATION 'B' REAR UPGRADE 9R WOD
drawing no. 27
date MARCH 2017
drawn by SB
checked by
scale 3/16" = 1'-0"
file name 16023-S42-15
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signature
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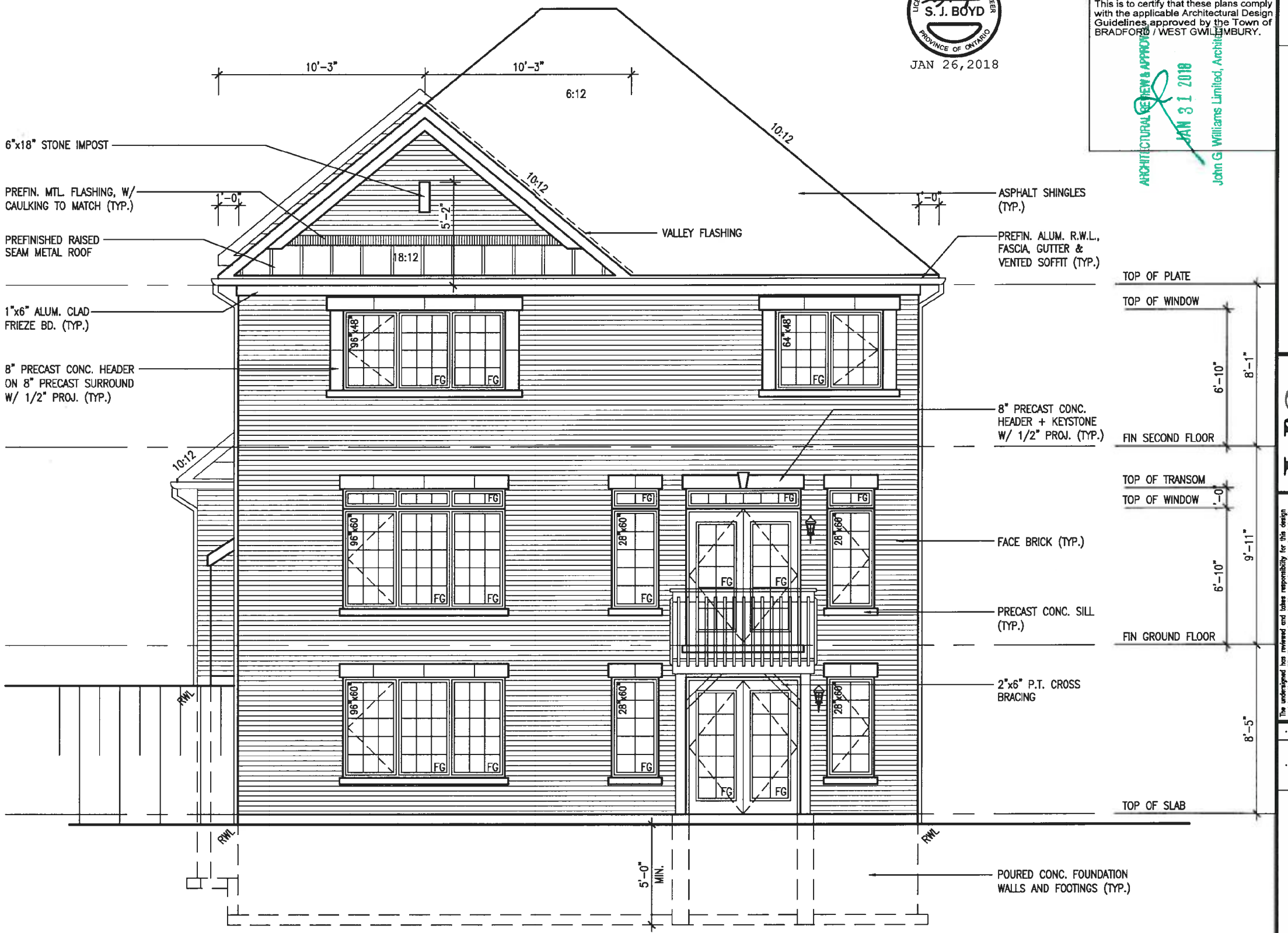

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ARCHITECTURAL REVIEW & APPROVAL
JAN 31 2018
John G Williams Limited, Architect

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO
JAN 26,2018

S42-15
RIDEAU 15

project no. 16023

BAYVIEW WELLINGTON

municipality BRADFORD

drawing no. 28

project name GREEN VALLEY EAST

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

date MARCH 2017 | drawn by SB | checked by | scale 3/16" = 1'-0" | file name 16023-S42-15

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registration information — VA3 Design Inc. — 42658

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ARCHITECTURAL REVIEW & APPROVAL
JAN 31 2018
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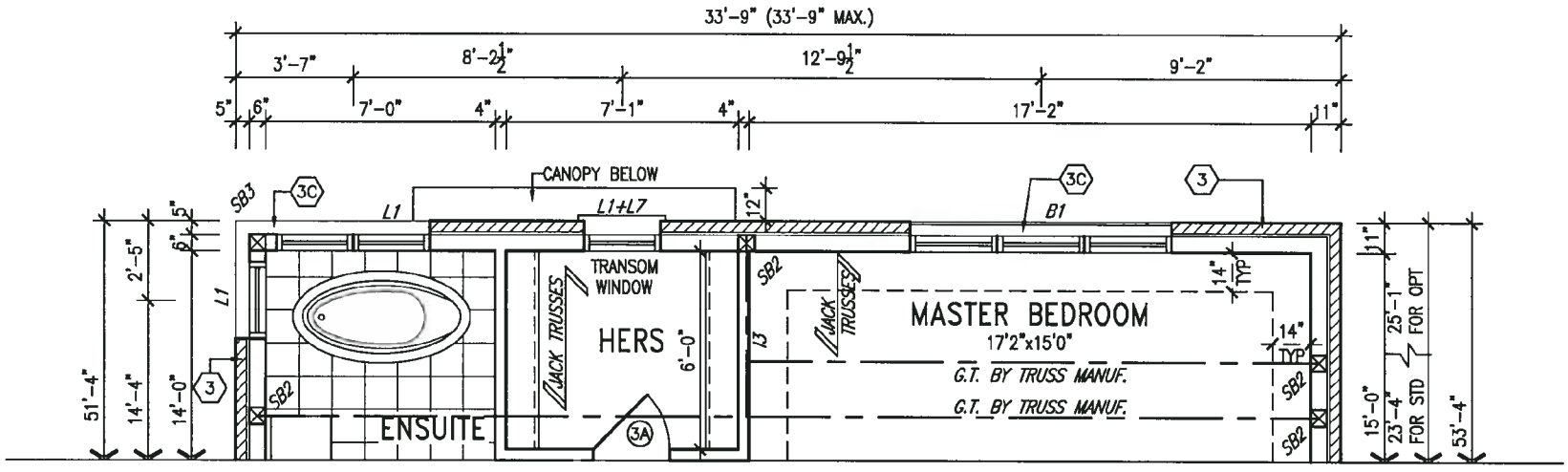
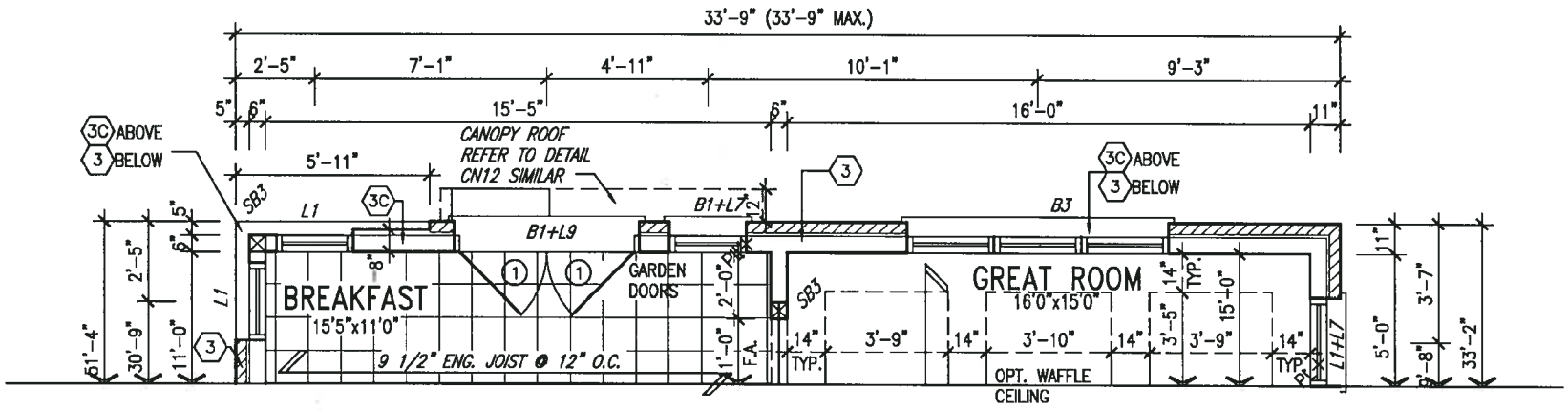


PARTIAL STD & OPT SECOND FLOOR PLAN ELEVATION 'C' REAR UPGRADE



PARTIAL GROUND FLOOR PLAN ELEVATION 'C' REAR UPGRADE

S. J. BOYD
LICENSED PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO
JAN 26, 2018

Site Copy

no.	description	date	by
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qualification information
Wellington Jno-Baptiste 25591
name signature BCIN
registration information
VA3 Design Inc. 42658

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va3design.com

BAYVIEW WELLINGTON

S42-15
RIDEAU 15

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

date: MARCH 2017
ELEVATION 'C' REAR UPGRADE PARTIAL PLANS
drawing no.: 29

drawn by: SB
checked by: .
scale: 3/16" = 1'-0"
file name: 16023-S42-15

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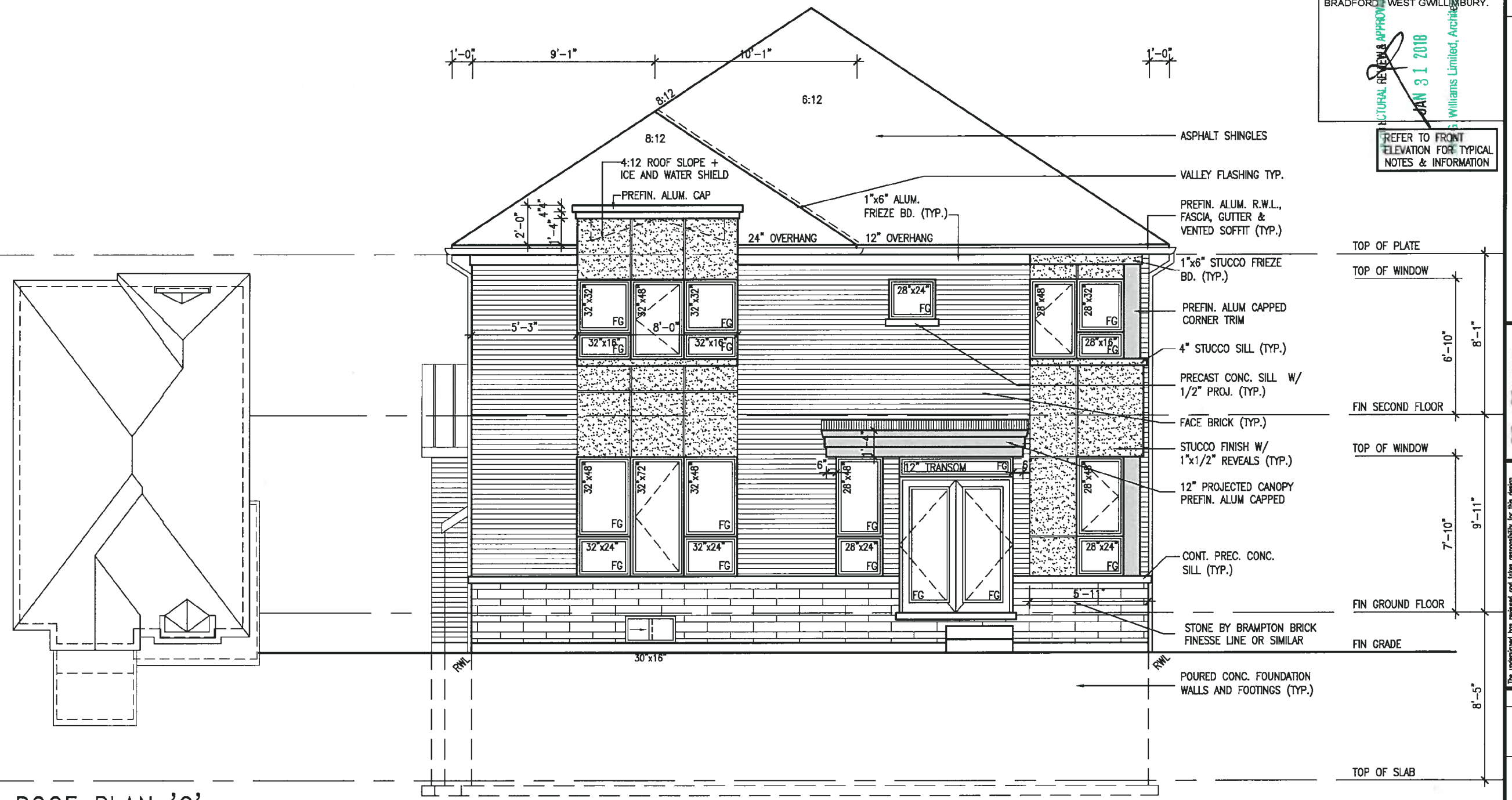

ROOF PLAN 'C'
W/ UPGRADED REAR

UPGADED REAR ELEVATION 'C'

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO
JAN 26, 2018

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

ARCHITECTURAL REVIEW APPROVED
JAN 31 2018
Williams Limited, Architects

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

S42-15
RIDEAU 15

project no. 16023
drawing no. 30

BAYVIEW WELLINGTON

municipality BRADFORD

ELEVATION 'C' REAR UPGRADE

project name GREEN VALLEY EAST
date MARCH 2017
drawn by SB
checked by
scale 3/16" = 1'-0"
file name 16023-S42-15
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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

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

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

signature

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

no	description	date	by
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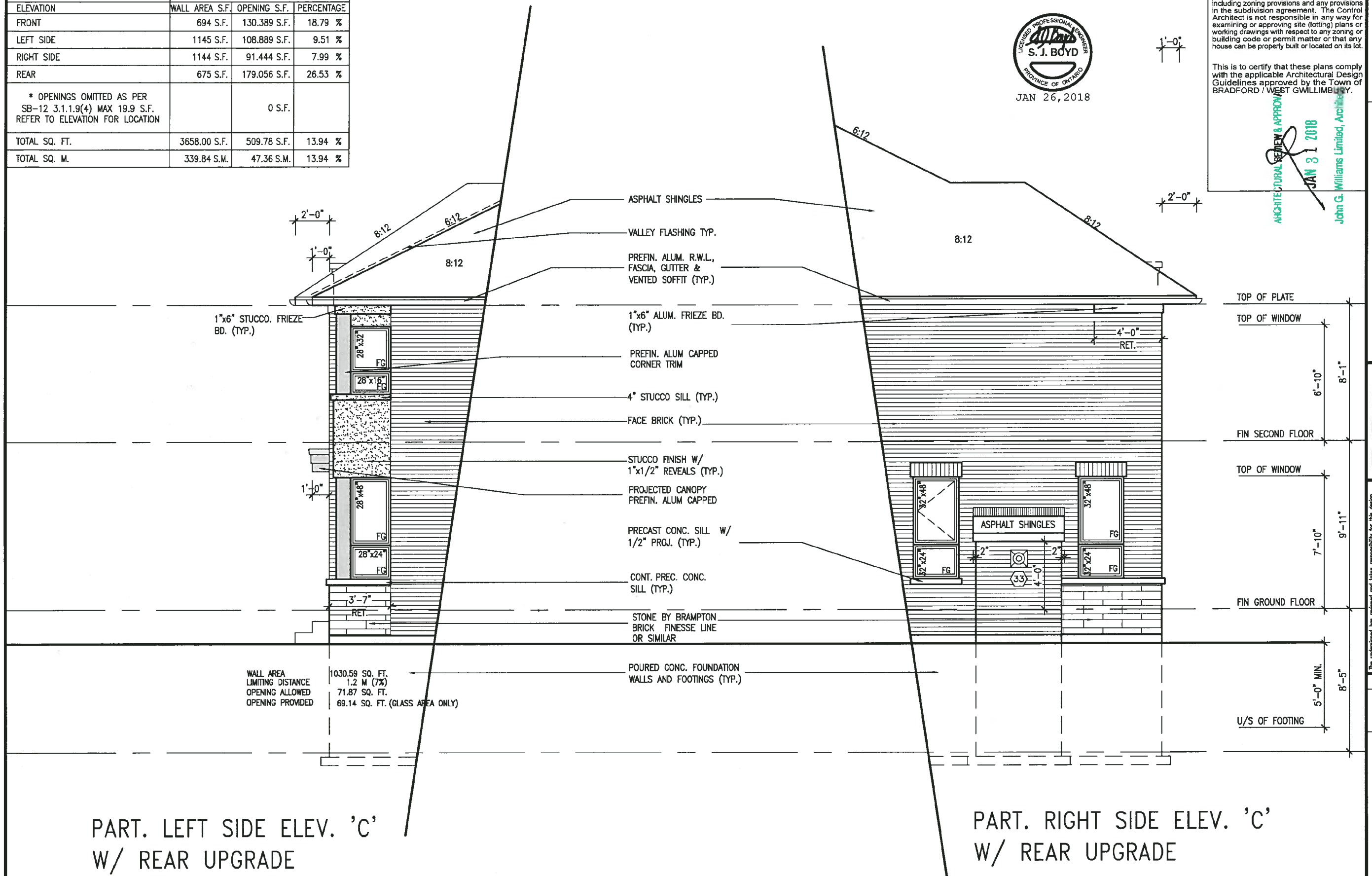
2	REVISED AS PER ENG'S COMMENTS	JAN 25-18	RC
1	ISSUED FOR CLIENT REVIEW	.	.

Site Copy

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

S42-15 ELEVATION C-REAR UPG	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	694 S.F.	130.389 S.F.	18.79 %
LEFT SIDE	1145 S.F.	108.889 S.F.	9.51 %
RIGHT SIDE	1144 S.F.	91.444 S.F.	7.99 %
REAR	675 S.F.	179.056 S.F.	26.53 %
* 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.	3658.00 S.F.	509.78 S.F.	13.94 %
TOTAL SQ. M.	339.84 S.M.	47.36 S.M.	13.94 %



PART. LEFT SIDE ELEV. 'C'
W/ REAR UPGRADE

PART. RIGHT SIDE ELEV. 'C'
W/ REAR UPGRADE

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO
JAN 26, 2018

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ARCHITECTURAL REVIEW & APPROVAL
JAN 31 2018
John G. Williams Limited, Architect

S42-15
RIDEAU 15

project no. 16023

BAYVIEW WELLINGTON

municipality BRADFORD

project name GREEN VALLEY EAST

LEFT AND RIGHT SIDE ELEVATION 'C' REAR UPG

drawing no. 31

date	checked by	scale	file name
MARCH 2017	RICHARD	3/16" = 1'-0"	16023-S42-15
drawn by			
SB			

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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

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

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2	REVISED AS PER ENG'S COMMENTS	JAN 25-18	RC
1	ISSUED FOR CLIENT REVIEW	.	.

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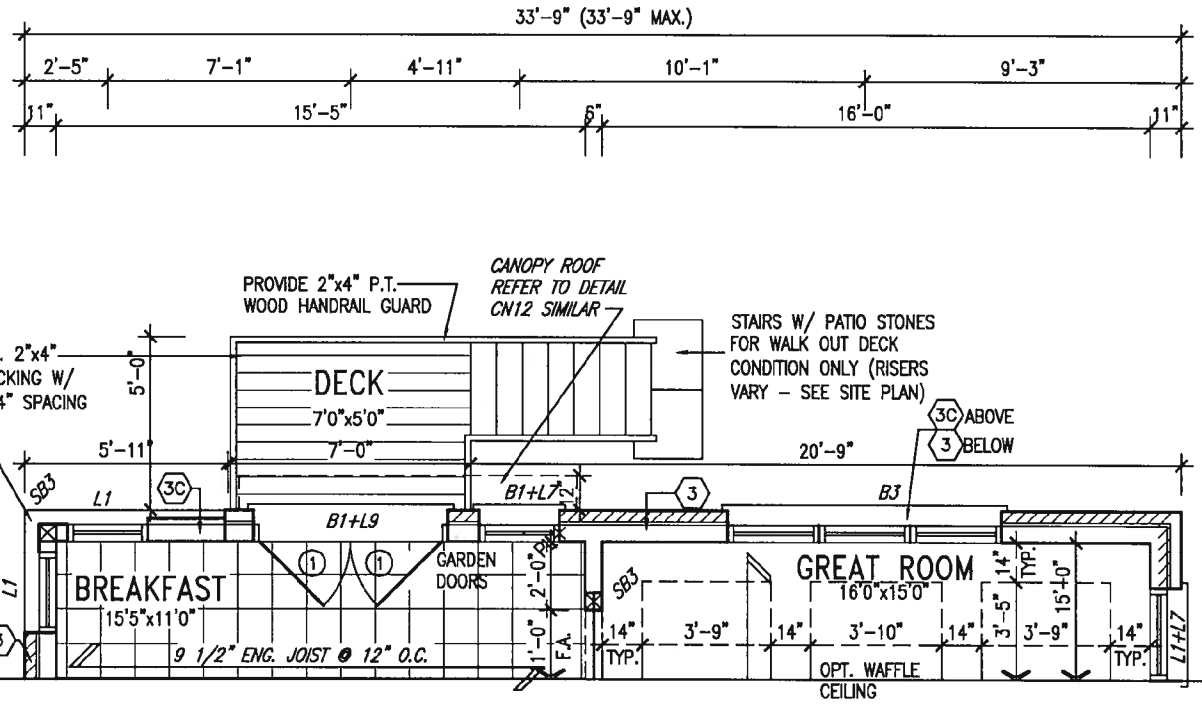
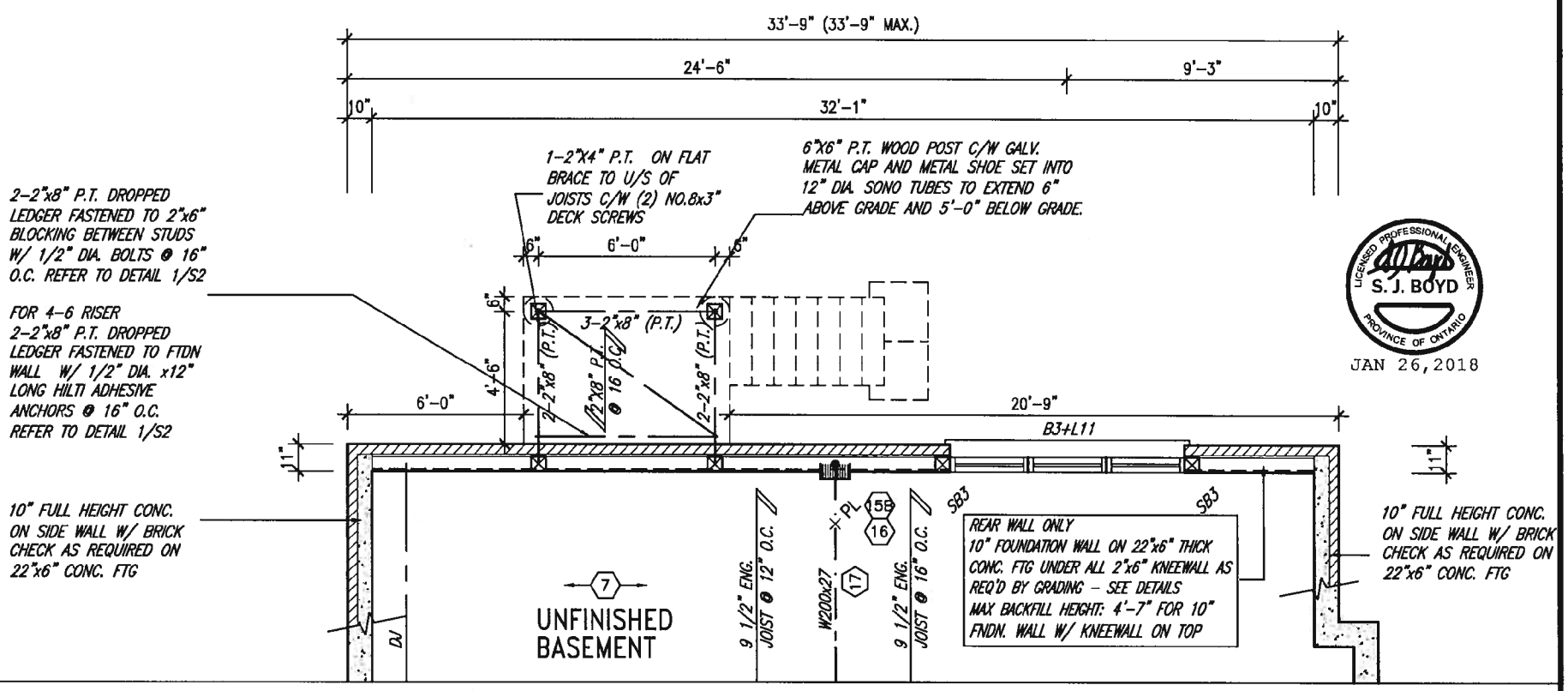
ARCHITECTURAL REVIEW & APPROVAL
JAN 31 2018
John G. Williams Limited, Architect



PARTIAL GROUND FLOOR PLAN ELEVATION 'C' REAR UPGRADE 9R WOD



LICENSED PROFESSIONAL ENGINEER S. J. BOYD PROVINCE OF ONTARIO
JAN 26,2018

PARTIAL BASEMENT PLAN ELEVATION C REAR UPGRADE W/ W.O.D. 9R & MORE CONDITION

NOTE:
REFER TO STANDARD FLOOR PLANS FOR ADDITONAL 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 THE FLOOR TRUSS MANUFACTURER.

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

Site Copy

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2	REVISED AS PER ENG'S COMMENTS	JAN 25-18	RC
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 — signature — BCIN
registration information
VA3 Design Inc. — 42658

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

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

BAYVIEW WELLINGTON — S42-15 RIDEAU 15

project name: GREEN VALLEY EAST — municipality: BRADFORD — project no.: 16023

date: MARCH 2017 — PARTIAL PLANS 9R WOD ELEVATION 'C' REAR UPG — drawing no.: 32

drawn by: SB — checked by: . — scale: 3/16" = 1'-0" — file name: 16023-S42-15

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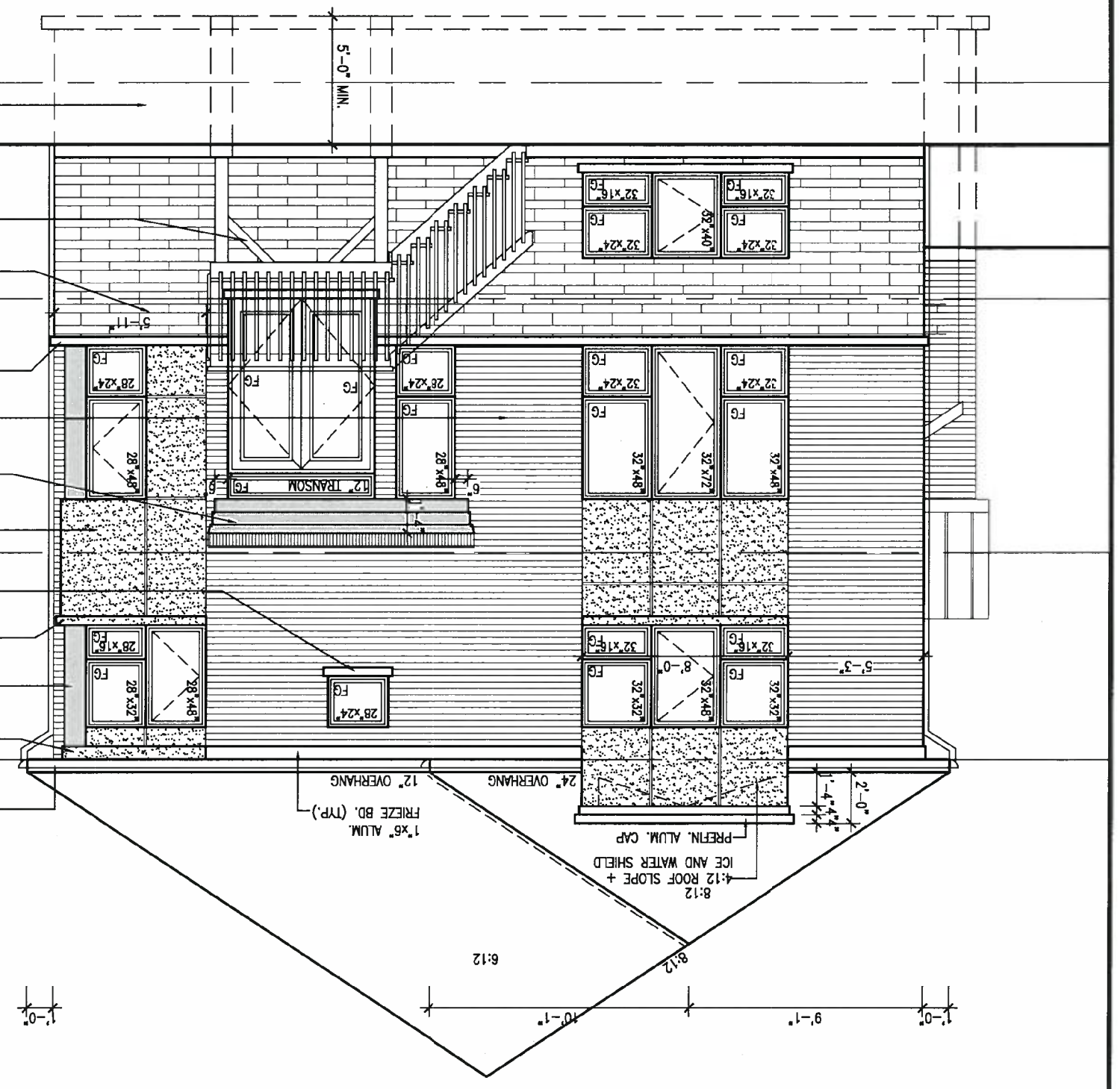
UPGRADED REAR ELEVATION 'C' W/ W.O.D. CONDITION 9R OR MORE



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

JAN 26, 2018

PROVINCE OF ONTARIO LICENSED PROFESSIONAL ENGINEER S. J. BOYD

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S42-15 ELEV C-REAR UPG 9R WOD	ENERGY EFFICIENCY - OBC S812		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	694 S.F.	130.389 S.F.	18.79 %
LEFT SIDE	1145 S.F.	108.889 S.F.	9.51 %
RIGHT SIDE	1144 S.F.	91.444 S.F.	7.99 %
REAR	810 S.F.	202.389 S.F.	24.99 %
* 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.	3793.00 S.F.	533.11 S.F.	14.06 %
TOTAL SQ. M.	352.38 S.M.	49.53 S.M.	14.06 %

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

ARCHITECTURAL REVIEW & APPROVAL
Williams Limited, Architects
JAN 31 2018

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

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no.	description	date	by
1	ISSUED FOR CLIENT REVIEW	-	-
2	REVISED AS PER ENG'S COMMENTS	JAN 25-18	RC
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The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Wellington Jno-Baptiste 25591 BCIN
registration information
VA3 Design Inc. 42858
signature

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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

project name
GREEN VALLEY EAST
municipality
BRADFORD

BAYVIEW WELLINGTON

S42-15
RIDEAU 15

date	drawn by	checked by	scale	file name	project no.	drawing no.
MARCH 2017	SB	RICHARD	3/16" = 1'-0"	16023-S42-15	16023	33

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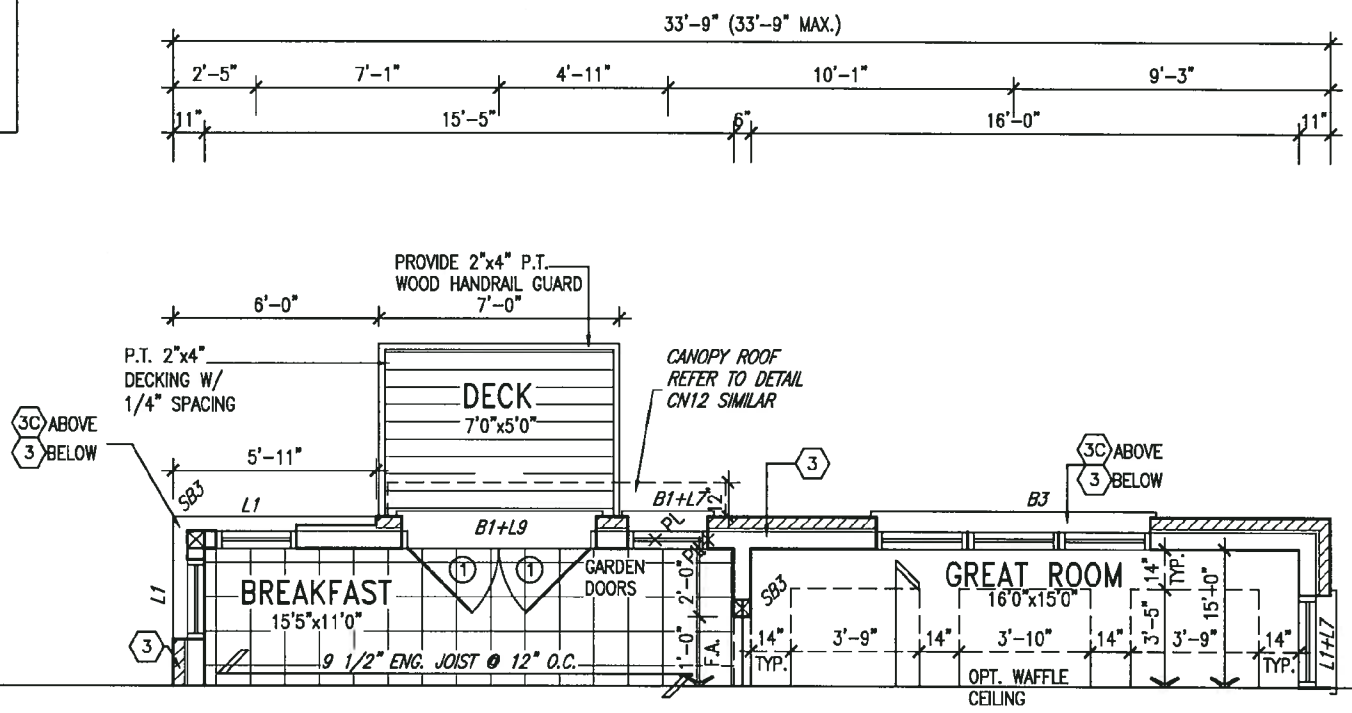
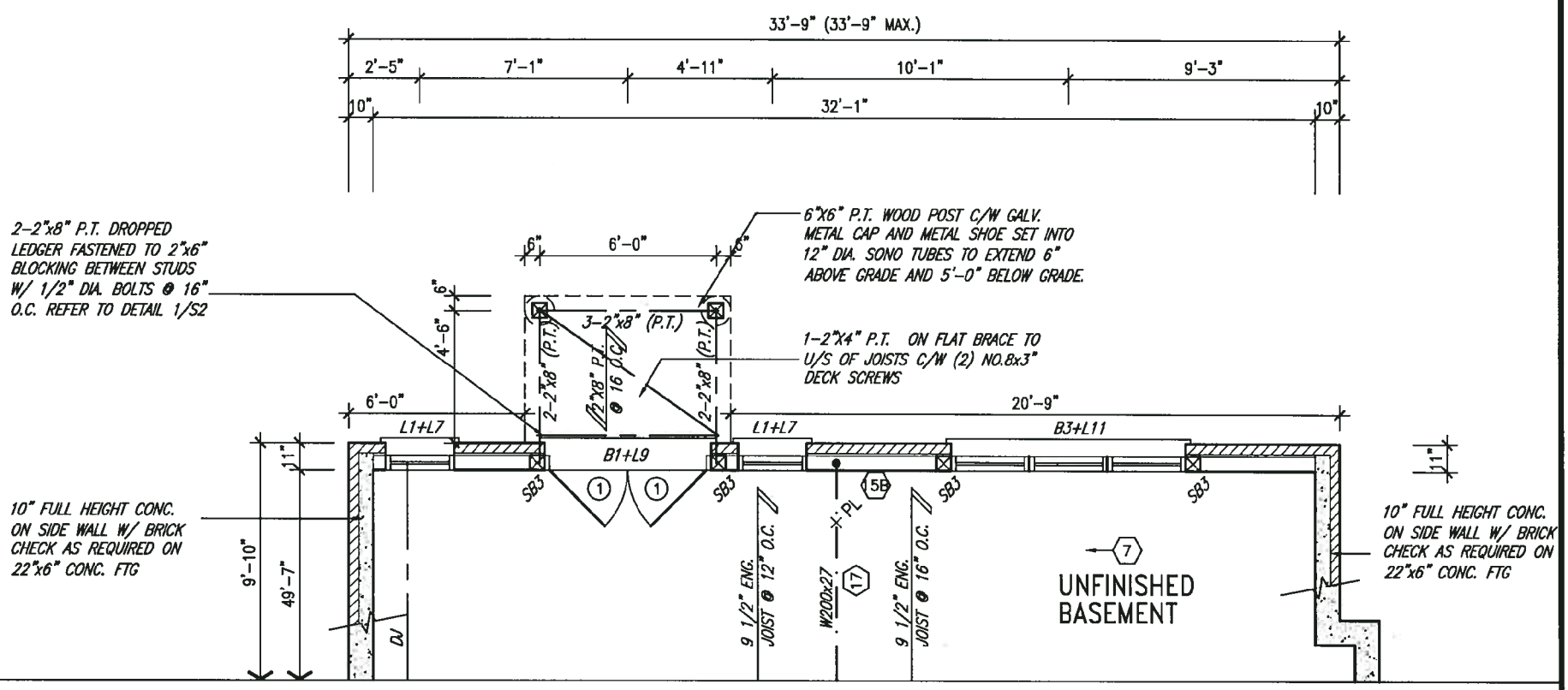
ARCHITECTURAL REVIEW & APPROVAL
JAN 31 2018
John G. Williams Limited, Architect



PARTIAL GROUND FLOOR PLAN ELEVATION 'C' REAR UPGRADE WOB



PARTIAL BASEMENT PLAN ELEVATION 'C' REAR UPGRADE WOB

NOTE:
REFER TO STANDARD FLOOR PLANS FOR ADDITONAL INFORMATION.

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

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

LICENSED PROFESSIONAL ENGINEER S. J. BOYD PROVINCE OF ONTARIO
JAN 26, 2018

Site Copy

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2	REVISED AS PER ENG'S COMMENTS	JAN 25-18	RC
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 signature BCIN
registration information
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
S42-15
RIDEAU 15
project name: GREEN VALLEY EAST
municipality: BRADFORD
project no.: 16023
date: MARCH 2017
ELEVATION 'C' REAR UPG PARTIAL PLANS WOB
drawing no.: 34
drawn by: SB
checked by: .
scale: 3/16" = 1'-0"
file name: 16023-S42-15
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UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S42-15 ELEV C-REAR UPG WOB	**ENERGY EFFICIENCY - OBC SB12**		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	694 S.F.	130.389 S.F.	18.79 %
LEFT SIDE	1145 S.F.	108.889 S.F.	9.51 %
RIGHT SIDE	1144 S.F.	91.444 S.F.	7.99 %
REAR	908 S.F.	277.778 S.F.	30.59 %
* 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.	3891.00 S.F.	608.50 S.F.	15.64 %
TOTAL SQ. M.	361.48 S.M.	56.53 S.M.	15.64 %

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ARCHITECTURAL REVIEW & APPROVAL
JAN 31 2018
G. Williams Limited, Architects

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

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

LICENSED PROFESSIONAL ENGINEER S. J. BOYD PROVINCE OF ONTARIO
JAN 26,2018

S42-15
RIDEAU 15

project no. 16023

BAYVIEW WELLINGTON

municipality BRADFORD

project name GREEN VALLEY EAST

ELEVATION 'C' REAR UPGRADE

drawing no. 35

date MARCH 2017 | drawn by SB | checked by . | scale 3/16" = 1'-0" | file name 16023-S42-15

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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

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qualification information: Wellington Jno-Baptiste (Signature)
registration information: VA3 Design Inc.
BCIN 42658 | 25591

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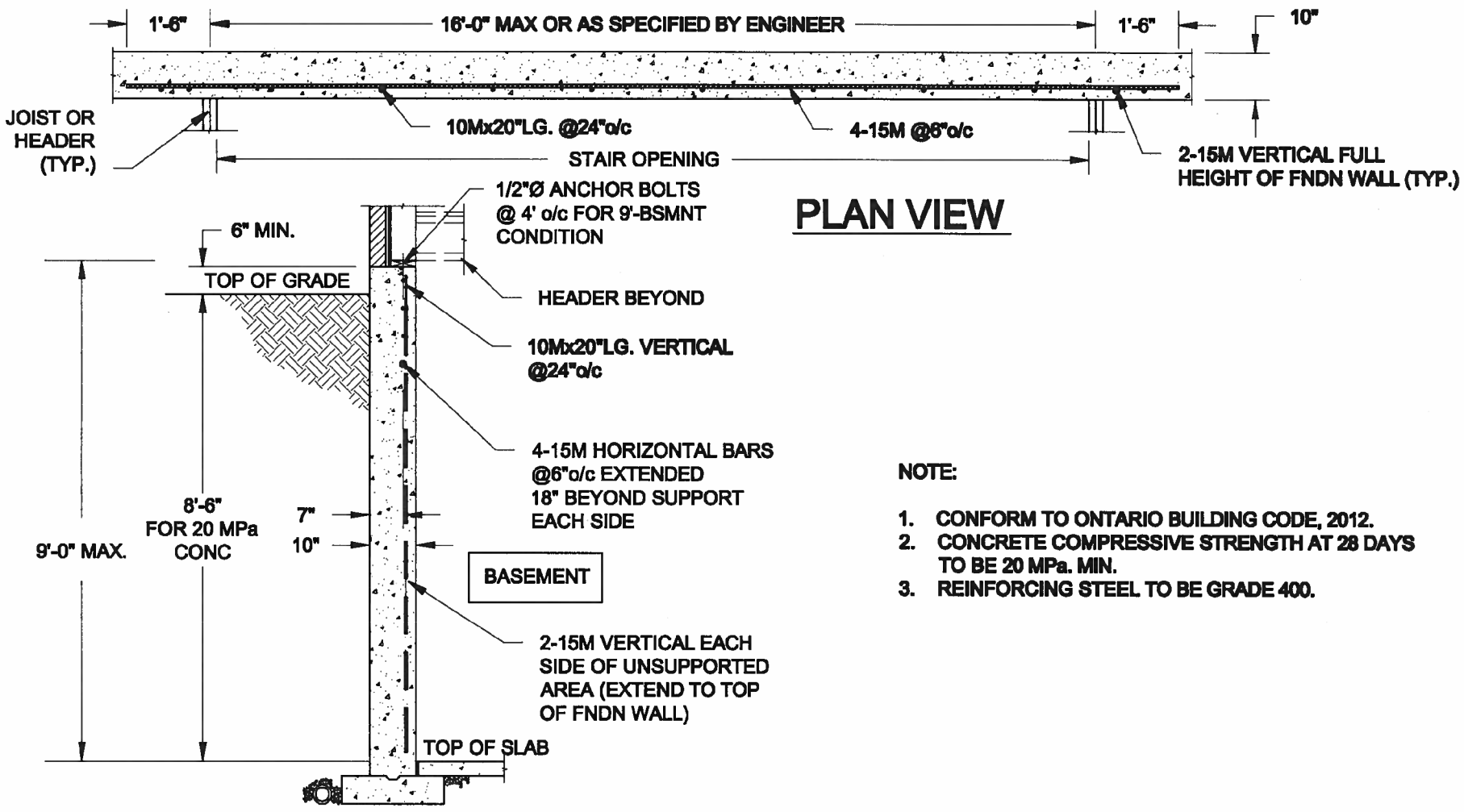
2	REVISED AS PER ENG'S COMMENTS	JAN 25-18	RC
1	ISSUED FOR CLIENT REVIEW	.	.

Site Copy



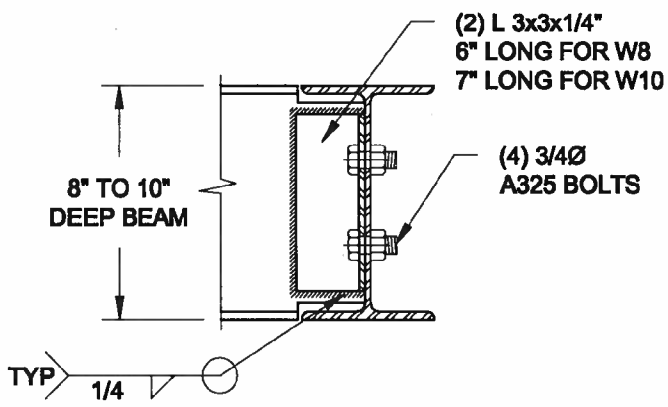
PLAN VIEW

NOTE:

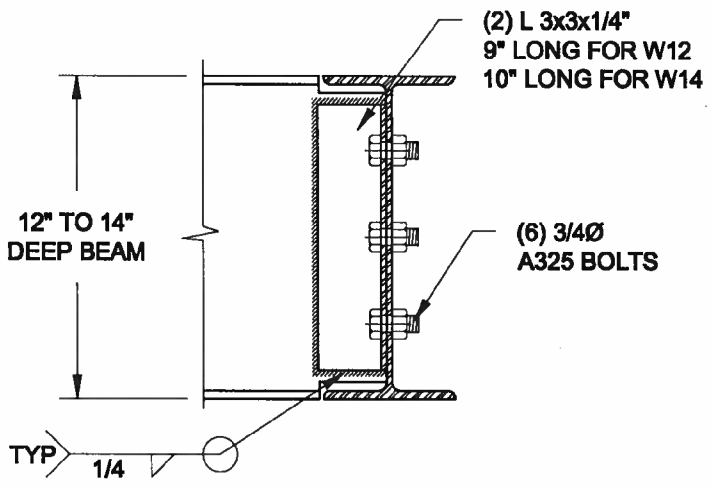
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 20 MPa. MIN.
3. REINFORCING STEEL TO BE GRADE 400.

1/S1 LATERALLY UNSUPPORTED WALL

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



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



NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W360x72) BEAM MAX.

2/S1 STEEL BEAM CONNECTION DETAIL

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

Site Copy

Scale: AS NOTED	QUAILE ENGINEERING LTD.	Engineer's Seal: S. J. BOYD, LICENSED PROFESSIONAL ENGINEER, PROVINCE OF ONTARIO, JAN 16,2018	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES - SINGLES BRADFORD, ONTARIO
Date: OCT-20-2017	38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com		TYPICAL STRUCTURAL DETAILS
Drawn: SC / Checked: SJB			Project No.: 17-215 / Drawing No.: S1

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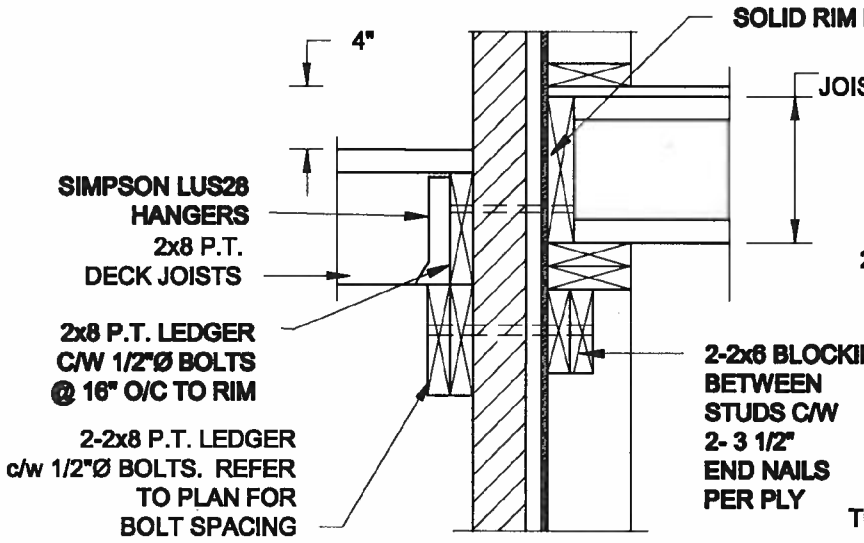
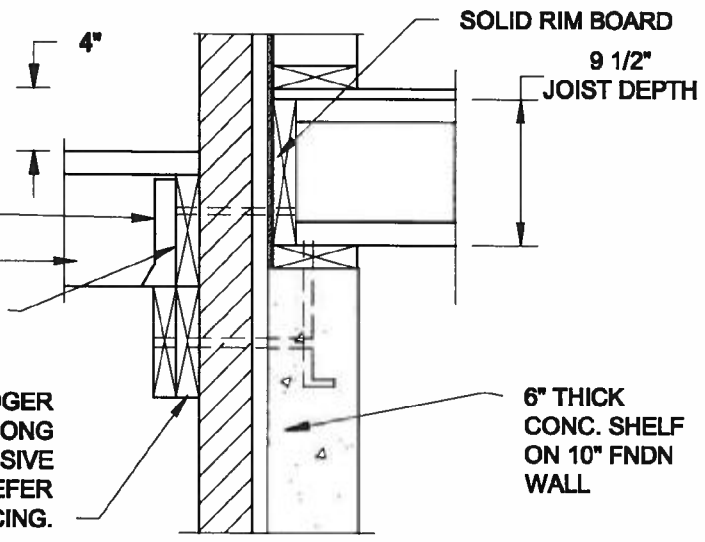
FOR 9 1/2" JOIST DEPTH

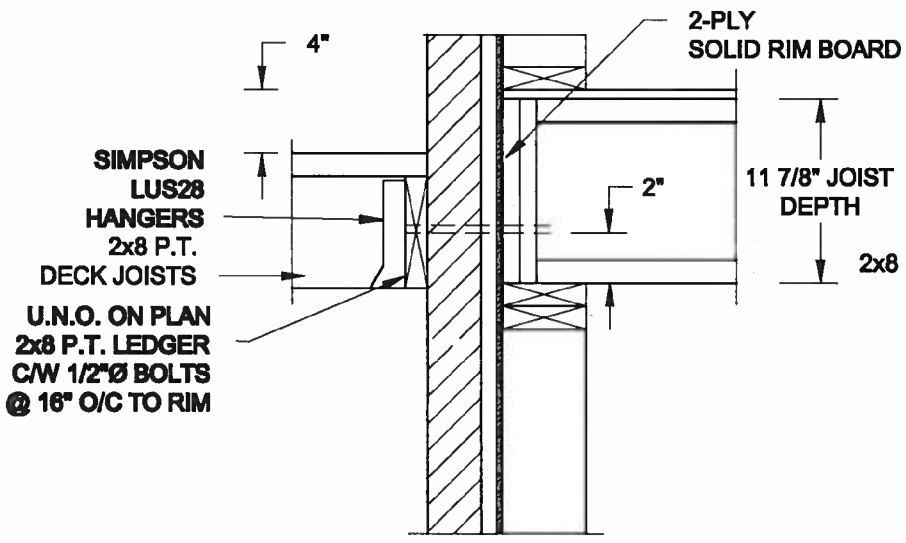


1A / S2 DECK FASTENING DETAIL
SCALE: 1" = 1'-0"

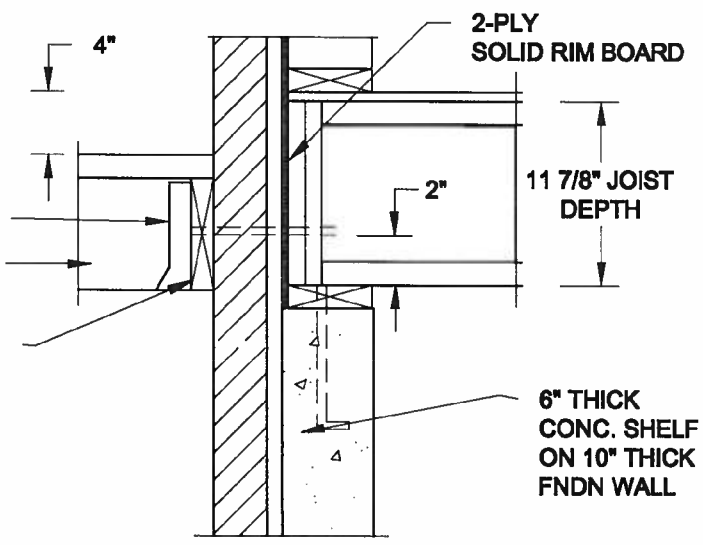


1B / S2 DECK FASTENING DETAIL
SCALE: 1" = 1'-0"

FOR 11 7/8" JOIST DEPTH



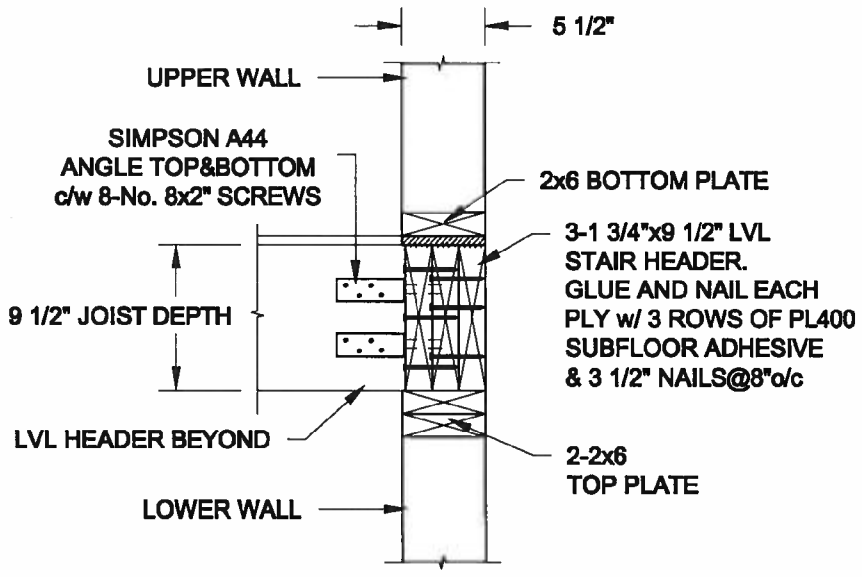
1C / S2 DECK FASTENING DETAIL
SCALE: 1" = 1'-0"



1D / S2 DECK FASTENING DETAIL
SCALE: 1" = 1'-0"

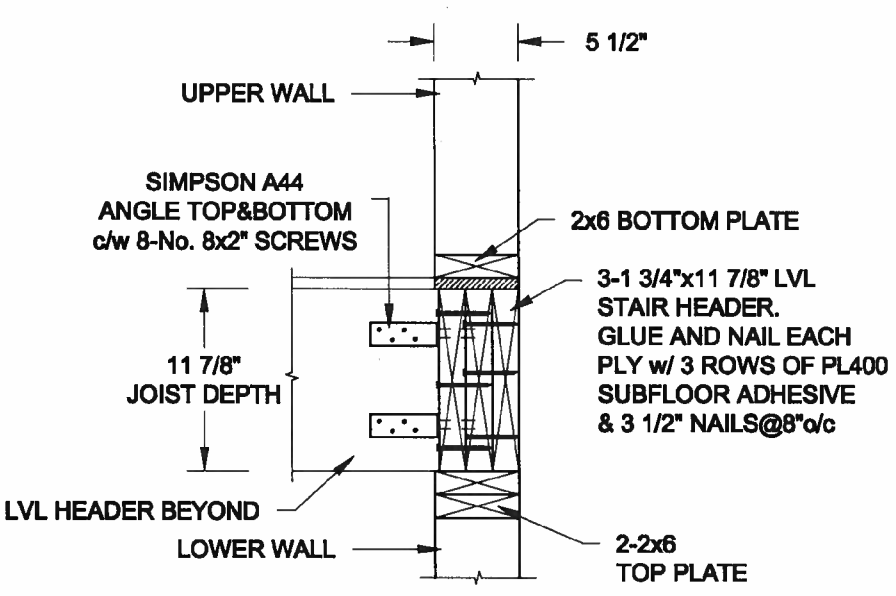
NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x8 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

FOR 9 1/2" JOIST DEPTH



2A / S2 STAIR HEADER
SCALE: 1" = 1'-0"

FOR 11 7/8" JOIST DEPTH



2B / S2 STAIR HEADER
SCALE: 1" = 1'-0"

Site Copy

Scale: AS NOTED	QUAILE ENGINEERING LTD.	Engineer's Seal: LICENSED PROFESSIONAL ENGINEER S. J. BOYD PROVINCE OF ONTARIO JAN 16,2018	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES - SINGLES BRADFORD, ONTARIO	
Date: OCT-20-2017	38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com		TYPICAL STRUCTURAL DETAILS	
Drawn: SC / Checked: SJB			Project No.: 17-215	Drawing No.: S2

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

2A. RESERVED

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

2C. RESERVED

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

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

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

3A. RESERVED

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

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

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

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

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

STOREYS SUPPORTED	W/ MASONRY VENEER	W/ SIDING ONLY
1	18" WIDE x 6" DEEP	18" WIDE x 6" DEEP
2	22" WIDE x 6" DEEP	22" WIDE x 6" DEEP
3	28" WIDE x 9" DEEP	22" WIDE x 6" DEEP

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

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

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

7. BASEMENT SLAB OBC. 9.3.1.6.(1)(b), 9.16.4.5.(1), 9.25.3.3.(15)
80mm (3")MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 20MPa. (3000psi) CONC. WITH DAMPPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12. ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED.

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

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

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

UNIFORM RISE	-5mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS -10mm (1/2") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT
MAX. RISE	= 200 (7-7/8")
MIN. RUN	= 210 (8-1/4")
MIN. TREAD	= 235 (9-1/4")
MAX. NOSING	= 25 (1")
MIN. HEADROOM	= 1950 (6'-5")
RAIL @ LANDING	= 900 (2'-11")
RAIL @ STAIR	= 865 (2'-10") to 965 (3'-2")
MIN. STAIR WIDTH	= 860 (2'-10")
FOR CURVED STAIRS	
MIN. RUN	= 150 (6")
MIN. AVG. RUN	= 200 (8")

HANDRAILS –OBC. 9.8.7.–

11. 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. RSI3.52ci (R20ci) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER. RECOMMEND DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. AIR BARRIER TO BE SEALED TO FOUNDATION WALL WITH CAULKING. CONTINUOUS INSULATION (ci) IS NOT TO BE INTERRUPTED BY FRAMING.

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

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

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

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

23. INSULATED ATTIC ACCESS (OBC-9.19.2.1. & SB12-3.1.1.8)
ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 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. 9.21.
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.

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

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

27. STEEL BEARING PLATE FOR MASONRY WALLS
280x280x16 (11'x11"x5/8") STL. PLATE FOR STL BEAMS AND 280x280x12 (11'x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL, ANCHORED WITH 2-19mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.
OR
SOLID WOOD BEARING FOR WOOD STUD WALLS
SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH OBC 9.17.4.2(2).

28. RESERVED

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

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

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

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

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

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

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

36. COLD CELLAR PORCH SLAB (OBC 9.39.)
FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (5") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, MIN. 30mm (1 1/4") COVER. 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDTN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDTN. WALLS. PROVIDE (L7) LINTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.

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

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

GENERAL NOTES

WINDOWS:
1) **MINIMUM BEDROOM WINDOW –OBC. 9.9.10.1.–**
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m2 UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3").
2) **WINDOW GUARDS –OBC. 9.8.8.1.(6).**
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")
3) **EXTERIOR WINDOWS**
SHALL COMPLY WITH OBC DIV.-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)(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.-B 9.25.3.

LUMBER:
1) ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE.
2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.
3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.
4) ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.
5) LVL BEAMS SHALL BE 2.0E-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 mil. POLYETHYLENE FILM, No. 50 (45lbs.) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

STEEL:
1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40.21 GRADE 350W "STRUCTURAL QUALITY STEEL". OBC. B-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)	42"	DUPLEX OUTLET (HEIGHT A.F.F)
WP	WEATHERPROOF DUPLEX OUTLET	42" GFI	GFI DUPLEX OUTLET (HEIGHT A.F.F)
PL	POT LIGHT		HEAVY DUTY OUTLET (220 volt)
PC	LIGHT FIXTURE (PULL CHAIN)		LIGHT FIXTURE (CEILING MOUNTED)
	SWITCH		LIGHT FIXTURE (WALL MOUNTED)
FD	FLOOR DRAIN	HB	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		
PL	POINT LOAD FROM ABOVE		
F.A.	FLAT ARCH	C.A.	CURVED ARCH
M.C.	MEDICINE CABINET (RECESSED)		
	DOUBLE VOLUME WALL. SEE NOTE 39		CONCRETE BLOCK WALL
SB	SOLID WOOD BEARING (SPRUCE No. 2). SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER OR AS DIRECTED BY STRUCTURAL ENGINEER.		
SBFA	SOLID BEARING TO BE MINIMUM 2 PIECES. SOLID WOOD BEARING TO MATCH FROM ABOVE		

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

REFER TO 2012 OBC. 9.34.4.

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

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

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 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"L)
L8	89 x 89 x 7.9L (3-1/2" x 3-1/2" x 5/16"L)
L9	102 x 89 x 7.9L (4" x 3-1/2" x 5/16"L)
L10	127 x 89 x 7.9L (5" x 3-1/2" x 5/16"L)
L11	152 x 89 x 10.0L (6" x 3-1/2" x 3/8"L)
L12	152 x 102 x 11.0L (6"x 4" x 7/16"L)
L13	178 x 102 x 13.0L (7"x 4" x 1/2"L)

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 DOOR	815 x 2030 x 45 (2'-8" x 6'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4)
1A	EXTERIOR DOOR	865 x 2030 x 45 (2'-10" x 6'-8" x 1-3/4")
1B	EXTERIOR DOOR	915 x 2030 x 45 (3'-0" x 6'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4)
1C	EXTERIOR DOOR	915 x 2438 x 45 (3'-0" x 8'-0" x 1-3/4") INSULATED MIN. RSI 0.7 (R4)
1D	EXTERIOR DOOR	860 x 2438 x 45 (2'-10" x 8'-0" x 1-3/4") INSULATED MIN. RSI 0.7 (R4)
2.	INTERIOR DOOR	815 x 2030 x 35 (2'-8" x 6'-8" x 1-3/8")
2A	EXTERIOR DOOR	815 x 2030 x 45 (2'-8" x 6'-8" x 1-3/4") 20 MIN. RATED DOOR AND FRAME, WITH APPROVED SELF CLOSING DEVICE.
2B	EXTERIOR DOOR	815 x 2030 x 45 (2'-8" x 6'-8" x 1-3/4") (WEATHER STRIPPING INSTALLED)
2C	INTERIOR DOOR	815 x 2438 x 45 (2'-8" x 8'-0" x 1-3/4")
2D	EXTERIOR DOOR	815 x 2438 x 45 (2'-8" x 8'-0" x 1-3/4") 20 MIN. RATED DOOR AND FRAME, WITH APPROVED SELF CLOSING DEVICE.
3.	INTERIOR DOOR	760 x 2030 x 35 (2'-6" x 6'-8" x 1-3/8")
3A	INTERIOR DOOR	710 x 2030 x 35 (2'-4" x 6'-8" x 1-3/8")
3B	INTERIOR DOOR	760 x 2438 x 35 (2'-6" x 8'-0" x 1-3/8")
3C	INTERIOR DOOR	710 x 2438 x 35 (2'-4" x 8'-0" x 1-3/8")
4.	INTERIOR DOOR	610 x 2030 x 35 (2'-0" x 6'-8" x 1-3/8")
4A	INTERIOR DOOR	660 x 2030 x 35 (2'-2" x 6'-8" x 1-3/8")
4C	INTERIOR DOOR	660 x 2438 x 35 (2'-2" x 8'-0" x 1-3/8")
5.	INTERIOR DOOR	460 x 2030 x 35 (1'-6" x 6'-8" x 1-3/8")
6.	EXTERIOR DOOR	815 x 2030 x 45 (2'-8" x 6'-8" x 1-3/4") SOLID WOOD CORE

MECHANICAL SYMBOLS

HP	HEAT PIPE	WA	WARM AIR
PL	PLUMBING (TOILET)	RA	RETURN AIR DUCT
PL	PLUMBING (BATH, SINK,SHOWER)		

SA — SMOKE ALARM (REFER TO OBC 9.10.19)
PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL AND ALSO 1 IN EACH BEDROOM NEAR HALL DOOR. ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF 1 SOUNDS. BATTERY BACK-UP REQUIRED. SMOKE ALARMS TO INCORPORATE VISUAL SIGNALLING COMPONENT (9.10.19.3.(3)).

CMA — CARBON MONOXIDE ALARMS (OBC 9.33.4.)
WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A DWELLING UNIT, A CARBON MONOXIDE ALARM CONFORMING TO CAN./CSA-6.19 OR UL2034 SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE DETECTOR(S) SHALL BE PERMANENTLY WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE DETECTORS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED. REFER TO MANUFACTURER FOR ADDDITIONAL REQUIREMENTS.

REFER TO UNIT DRAWINGS OR PAGE CN-2 FOR SB-12 COMPLIANCE PACKAGE A1 TO BE USED FOR THIS MODEL. The minimum thermal performance of building envelope and equipment shall conform to the selected package unless otherwise noted.

2018 VA3 REFERENCE NUMBER **A1**

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

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

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

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BAYVIEW WELLINGTON — **CONST NOTE**

project name: GREEN VALLEY EAST	municipality: BRADFORD
project no.	16023
date: MAY 2016	CONSTRUCTION NOTES
drawn by: RC	checked by: -
scale: 3/16" = 1'-0"	file name: 16023-CN-A1
drawing no.	CN1

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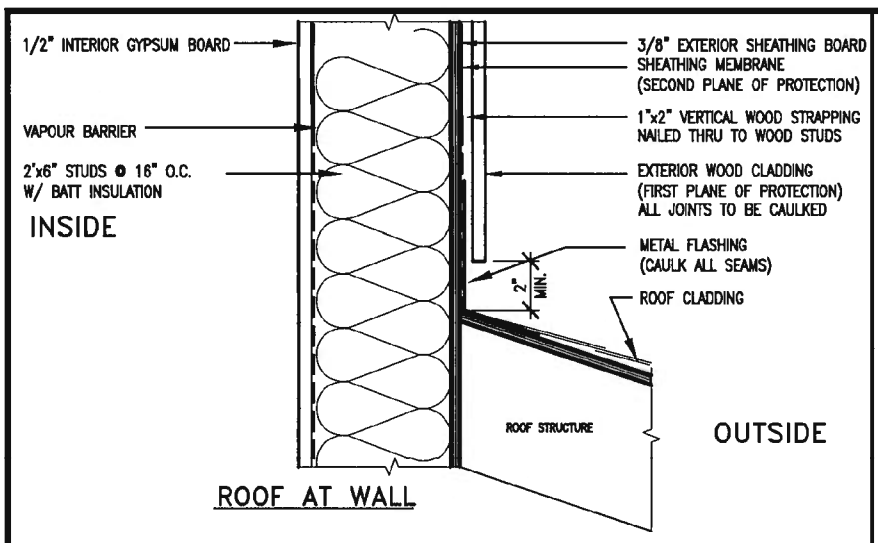
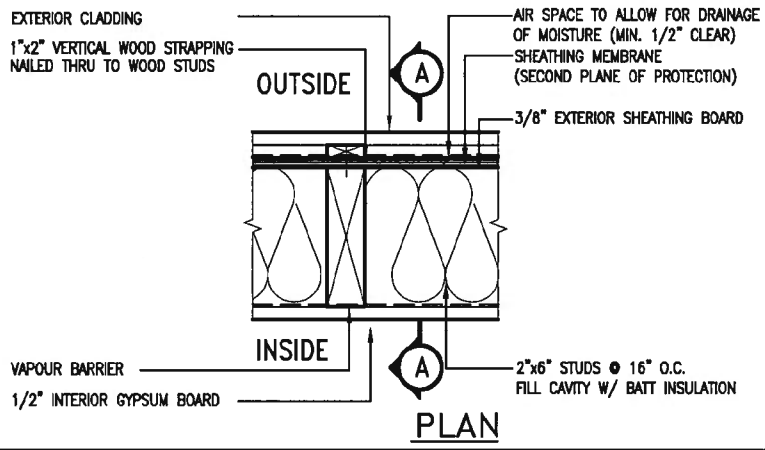


ROOF AT WALL

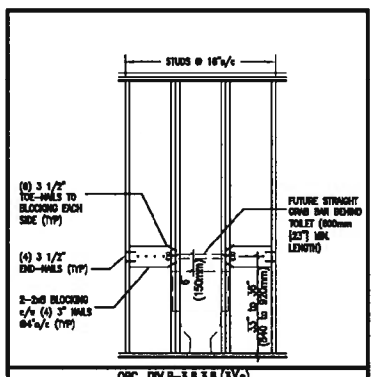


PLAN

EXTERIOR WOOD CLADDING WALL ASSEMBLY

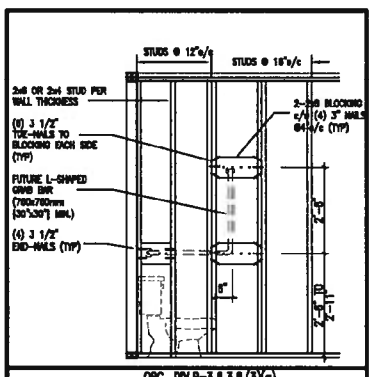
STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

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.



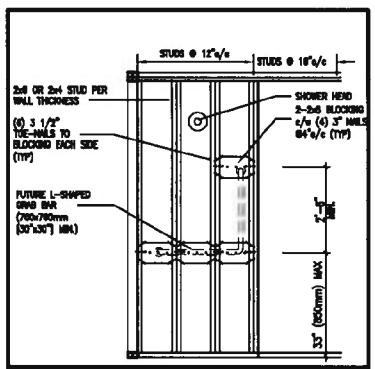
OBC. DIV.B–3.8.3.8.(3)(a)

QGB1 FUTURE GRAB BAR @ TOILET (BACK WALL)



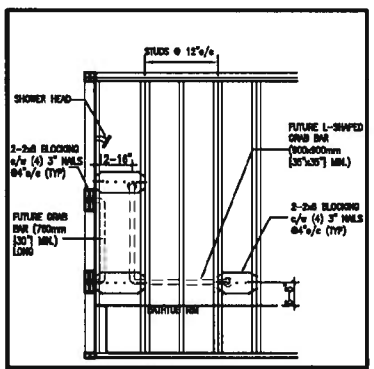
OBC. DIV.B–3.8.3.8.(3)(a)

QGB1A FUTURE L-SHAPE GRAB BAR DETAIL @ TOILET (*ONLY IF SIDE WALL PRESENT)



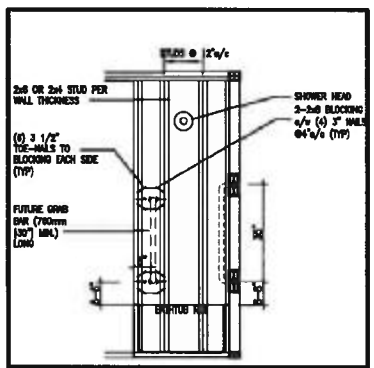
OBC. DIV.B–3.8.3.13.(2)(f)

QGB3 FUTURE L-SHAPE GRAB BAR DETAIL @ SHOWER (BACK WALL)



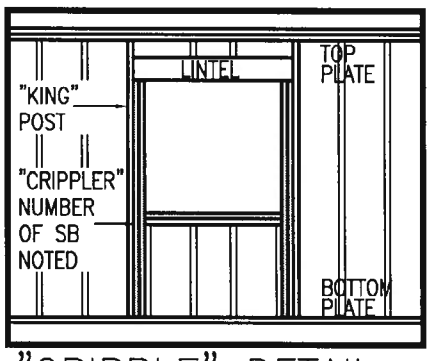
OBC. DIV.B–3.8.3.13.(4)(c)

QGB4 FUTURE GRAB BAR IN BATHTUB (SIDE VIEW)



OBC. DIV.B–3.8.3.13.(2)(f)

QGB4A FUTURE GRAB BAR IN BATHTUB (VERTICAL BAR LOCATED @ EACH END WALL)



"CRIPPLE" DETAIL

MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:
2"x4" @ 16" O.C. – 9'–10"
2–2"x4" @ 12" O.C. – 10'–9"
3–2"x4" @ 16" O.C. – 11'–2"
3–2"x4" @ 12" O.C. – 12'–4"

NOTES:
1. FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa. SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR.
2. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'–0")
3. PROVIDE A MINIMUN OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE.
4. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.
5. STUDS GREATER THAN 9'–10" HIGH TO BE No. 2 SPF
6. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

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

MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS 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
2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
3. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'–0")
4. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.
5. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)
6. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa
7. STUDS GREATER THAN 9'–10" HIGH TO BE No. 2 SPF.
8. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

** STUD INFORMATION TAKEN FROM OBC TABLE A–30

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

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

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va3design.com

BAYVIEW WELLINGTON

CONST NOTE
–

project name: GREEN VALLEY EAST
municipality: BRADFORD
project no.: 16023
date: MAY 2016
CONSTRUCTION NOTES
drawing no.: CN2
drawn by: RC
checked by: –
scale: 3/16" = 1'–0"
file name: 16023–CN–A1
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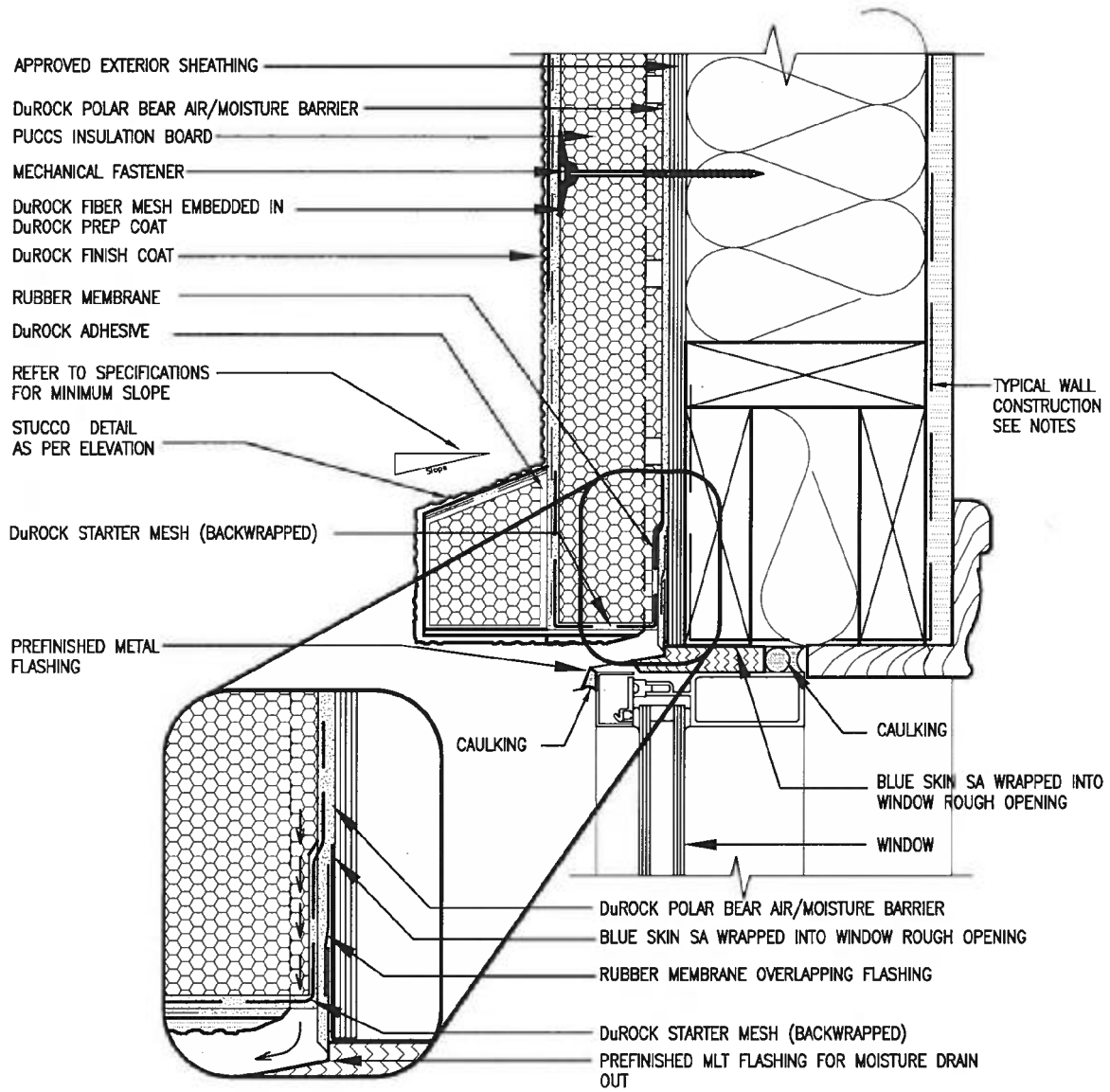
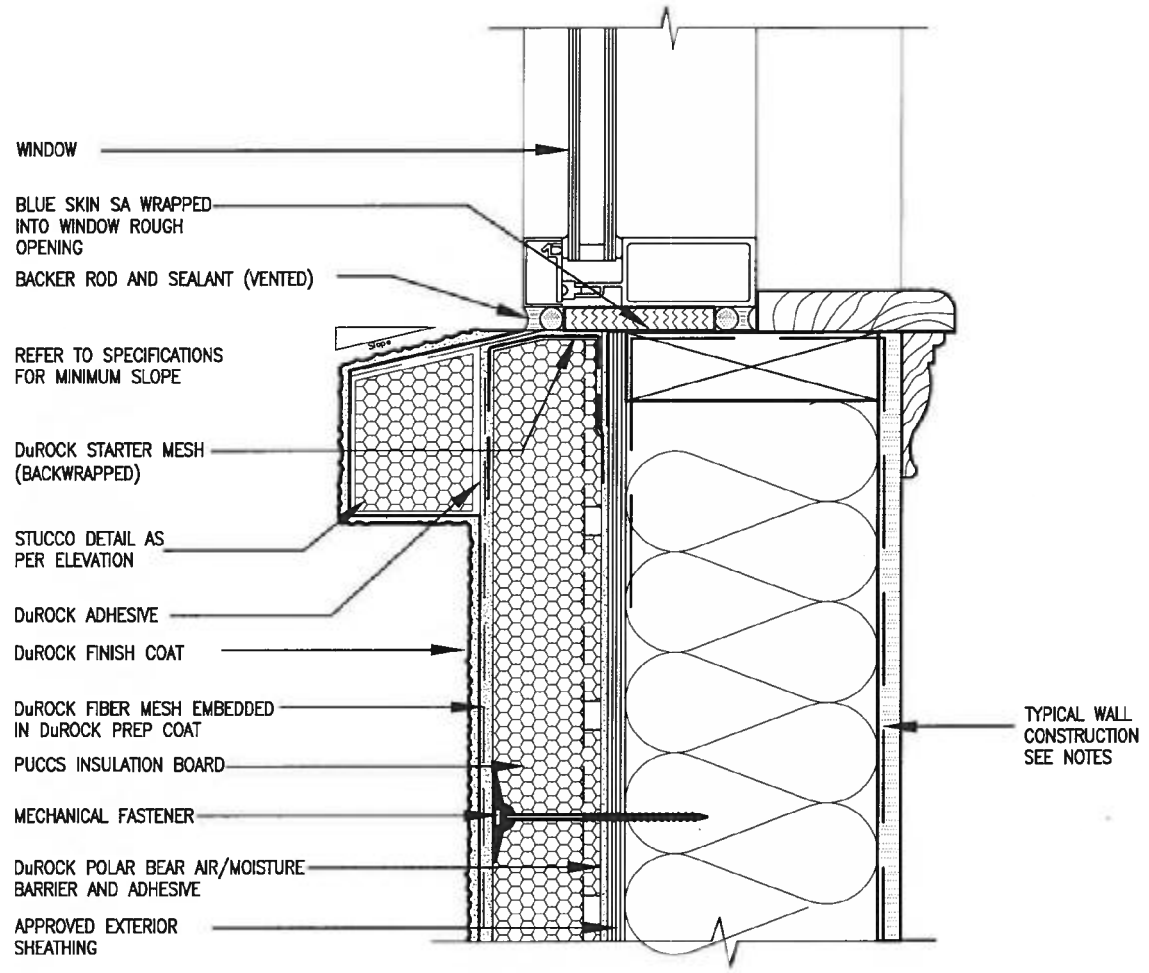


1 / CN3 WINDOW HEADER

SCALE: 3"=1'-0"



2 / CN3 WINDOW SILL

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 name: GREEN VALLEY EAST
municipality: BRADFORD
project no.: 16023
drawing no.: CN3
CONSTRUCTION NOTES
date: MAY 2016
drawn by: RC
checked by: -
scale: 3/16" = 1'-0"
file name: 16023-CN-A1
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qualification information
Wellington Jno-Baptiste 25591
name BCIN
registration information Signature
VA3 Design Inc. 42656

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2	UPDATE TO 2018	JAN 11-18	RC
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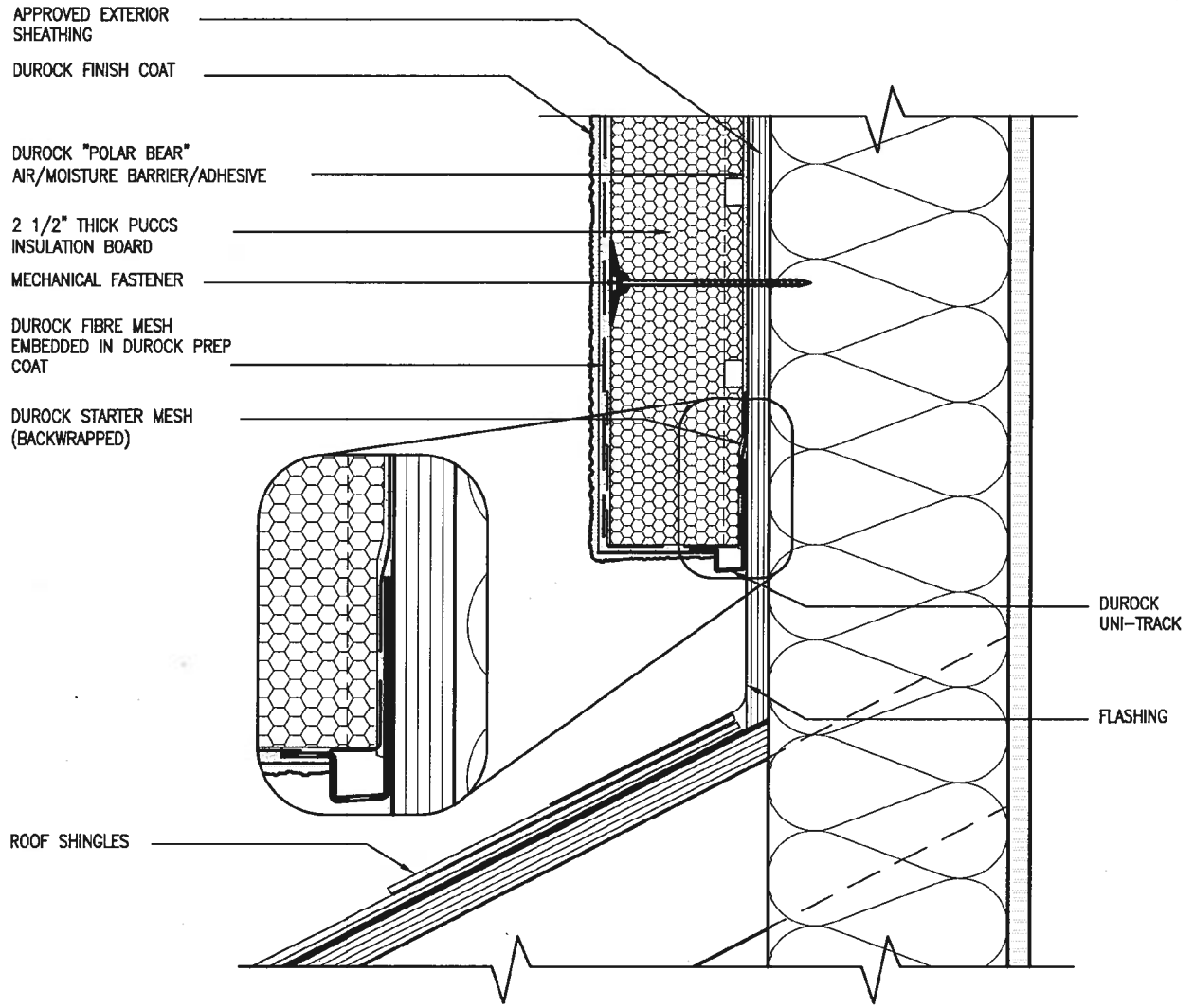
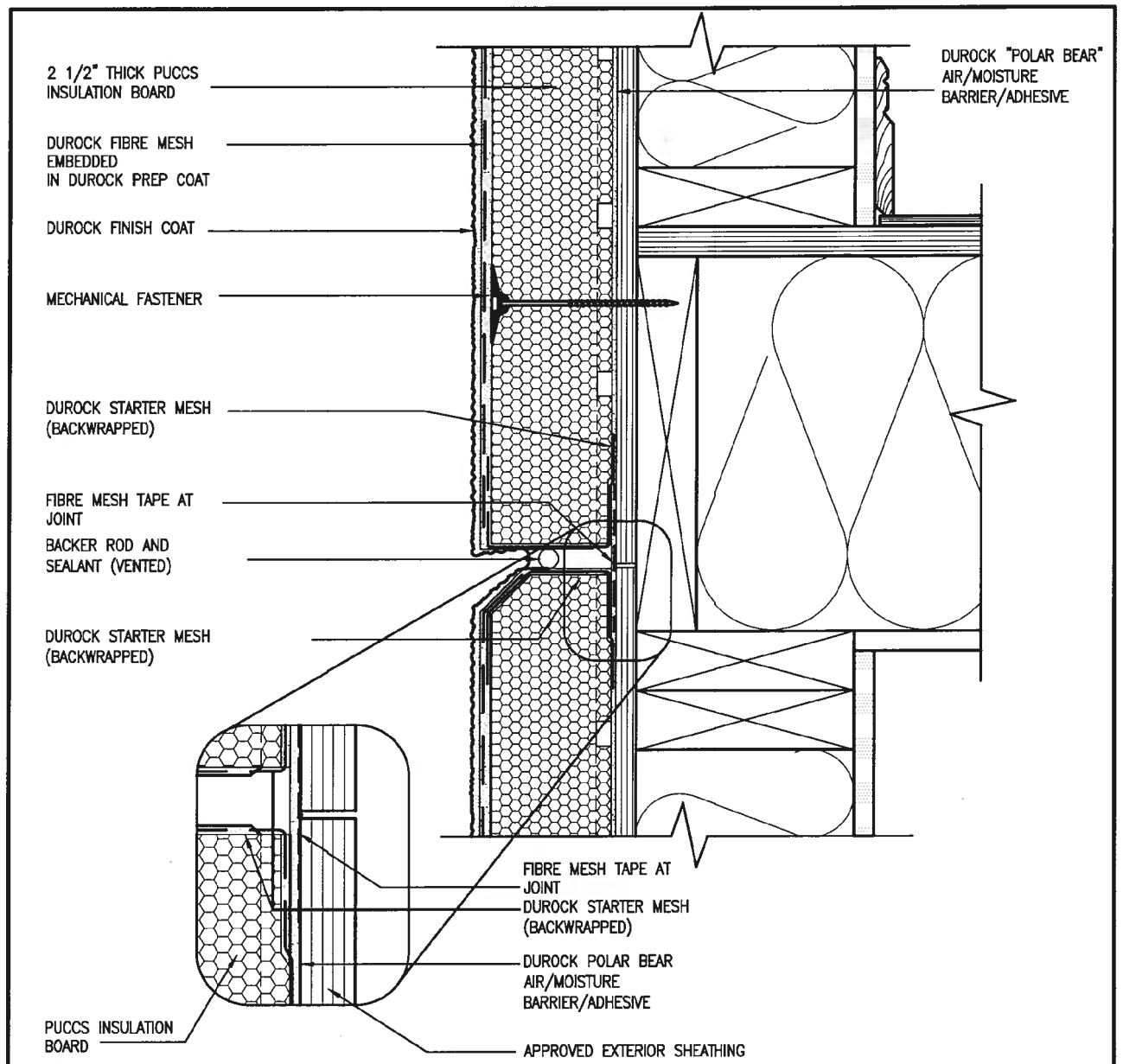


3 / CN4 STUCCO TERMINATION @ ROOF

SCALE: 3"=1'-0"



4 / CN4 HORIZONTAL EXPANSION JOINT

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 name: GREEN VALLEY EAST
municipality: BRADFORD

CONSTRUCTION NOTES

project no. 16023
drawing no. CN4

date: MAY 2016
drawn by: RC
checked by: -
scale: 3/16" = 1'-0"
file name: 16023-CN-A1
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t 416.630.2255 f 416.630.4782
va3design.com

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

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

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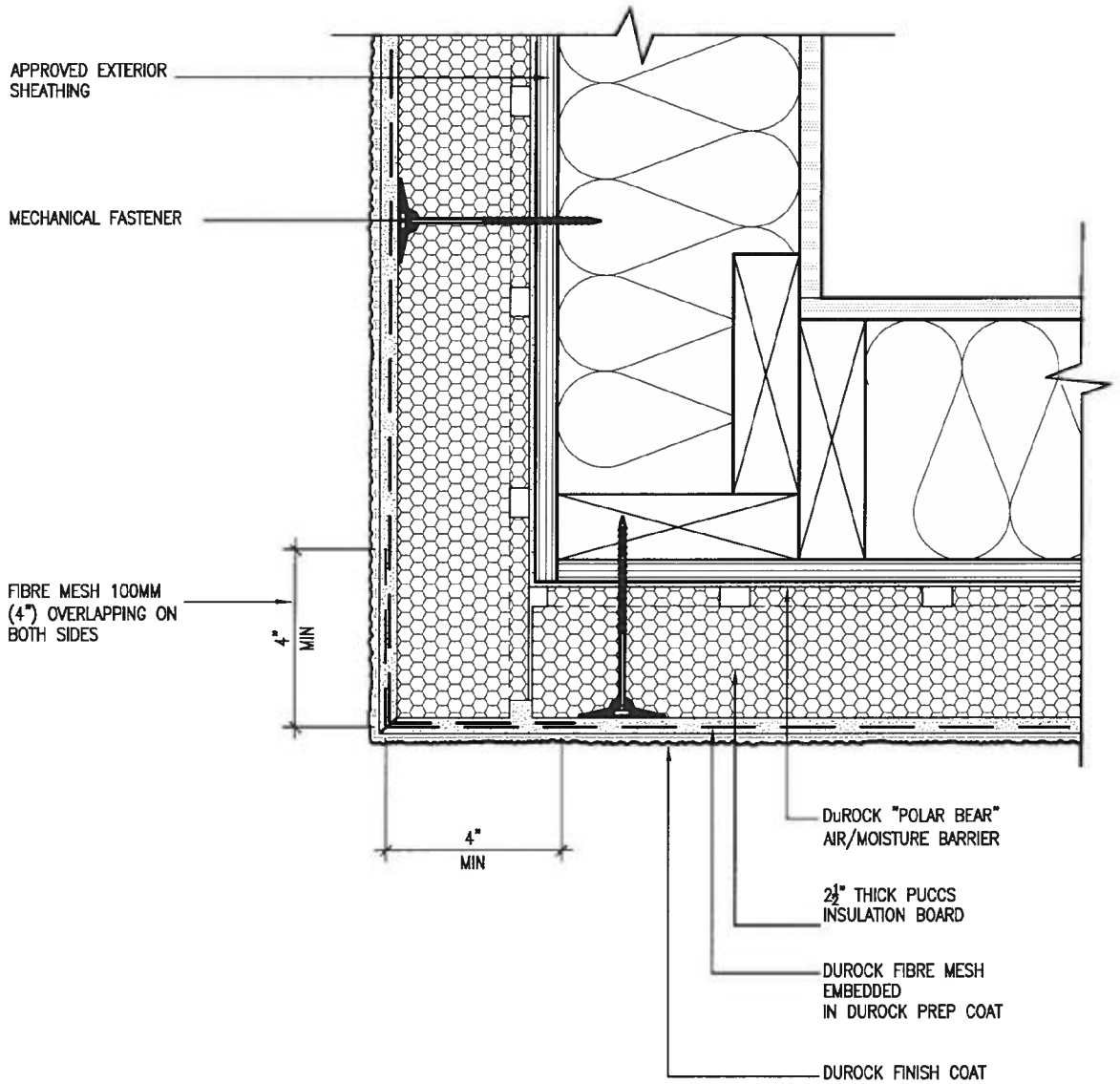
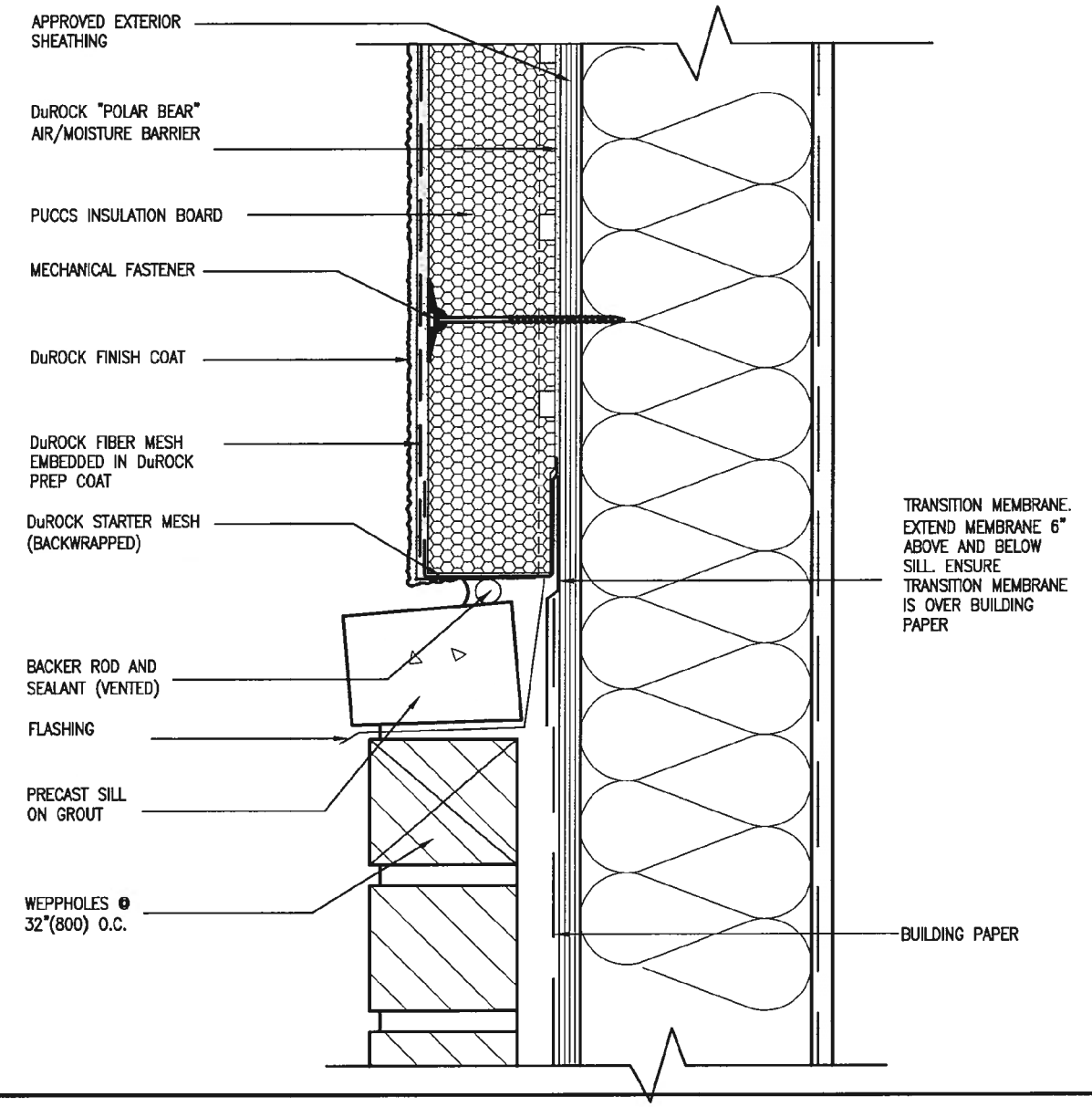


5 / CN5 CORNER DETAIL

SCALE: 3"=1'-0"



6 / CN5 STUCCO / MASONRY PLINTH CONNECTION

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

BAYVIEW WELLINGTON

CONST NOTE -

project name: GREEN VALLEY EAST
municipality: BRADFORD
project no.: 16023
drawing no.: CN5

CONSTRUCTION NOTES

date: MAY 2016
drawn by: RC
checked by: -
scale: 3/16" = 1'-0"
file name: 16023-CN-A1
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registration information: VA3 Design Inc.
signature: [signature]
name: 25591
BCIN: 42658

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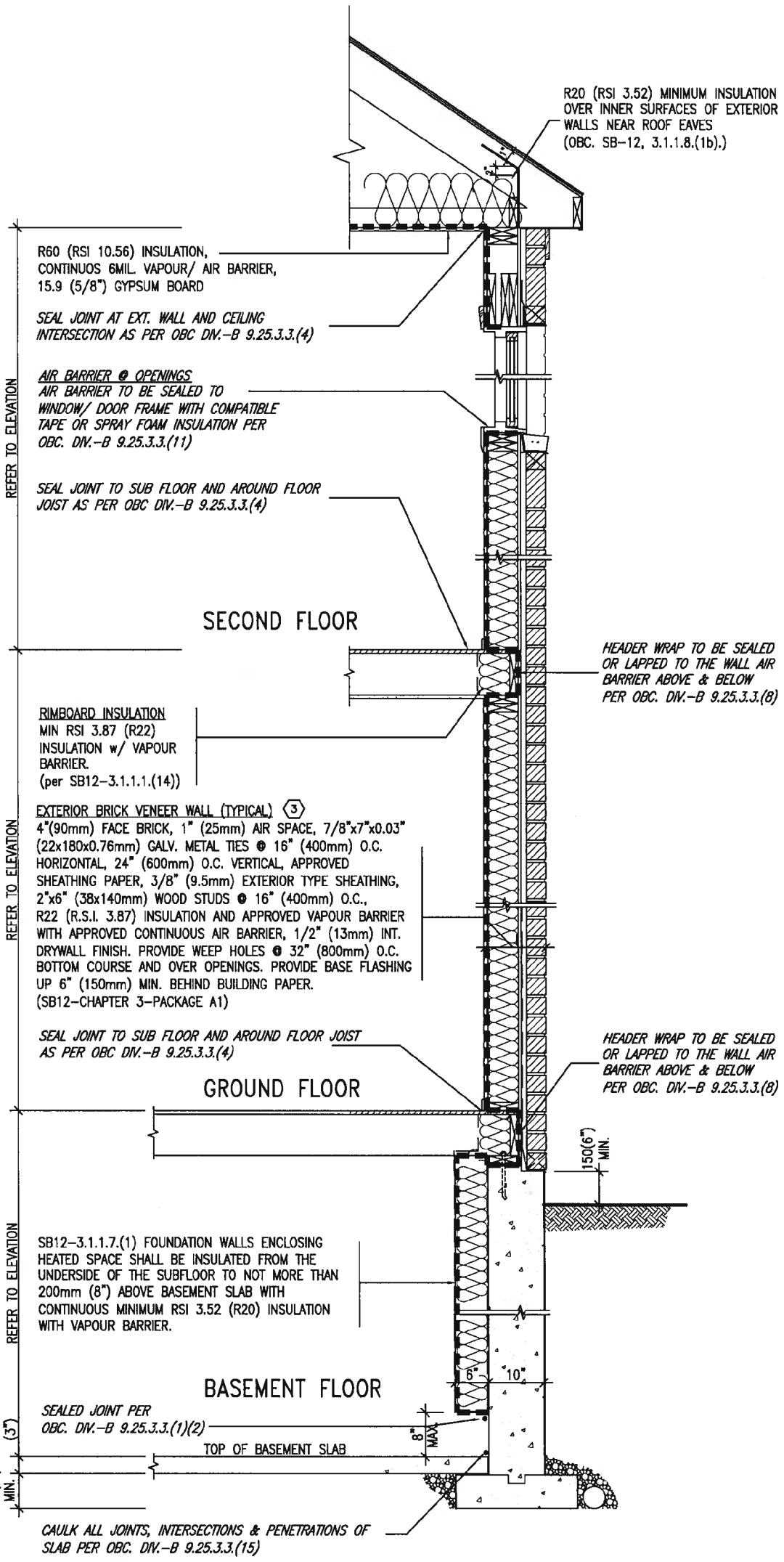
SB12-COMPLIANCE PACKAGE 'A1'



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

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

REFER TO ADDITIONAL DETAILS FOR STRUCTURAL COMPONENTS

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

SCALE: N.T.S.

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.

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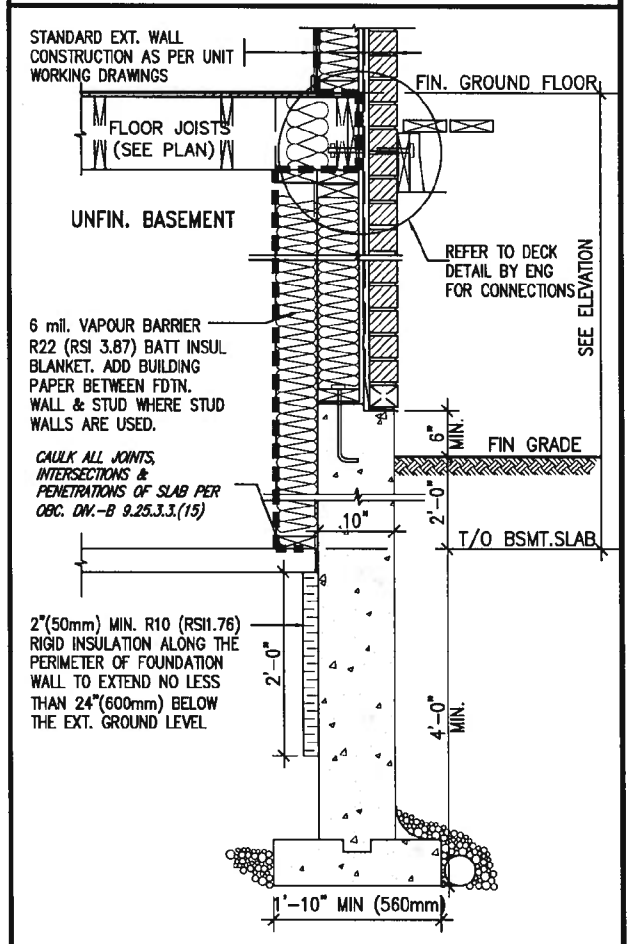
JAN 11, 2018



* REVISED-FEB 2017

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

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Wellington Jno-Baptiste — signature — 25591 BCIN
registration information
VA3 Design Inc. 42658

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BAYVIEW WELLINGTON

CONST NOTE -

project name: GREEN VALLEY EAST
municipality: BRADFORD
project no.: 16023
date: MAY 2016
CONSTRUCTION NOTES
drawing no.: CN6
drawn by: RC
checked by: -
scale: 3/16" = 1'-0"
file name: 16023-CN-A1
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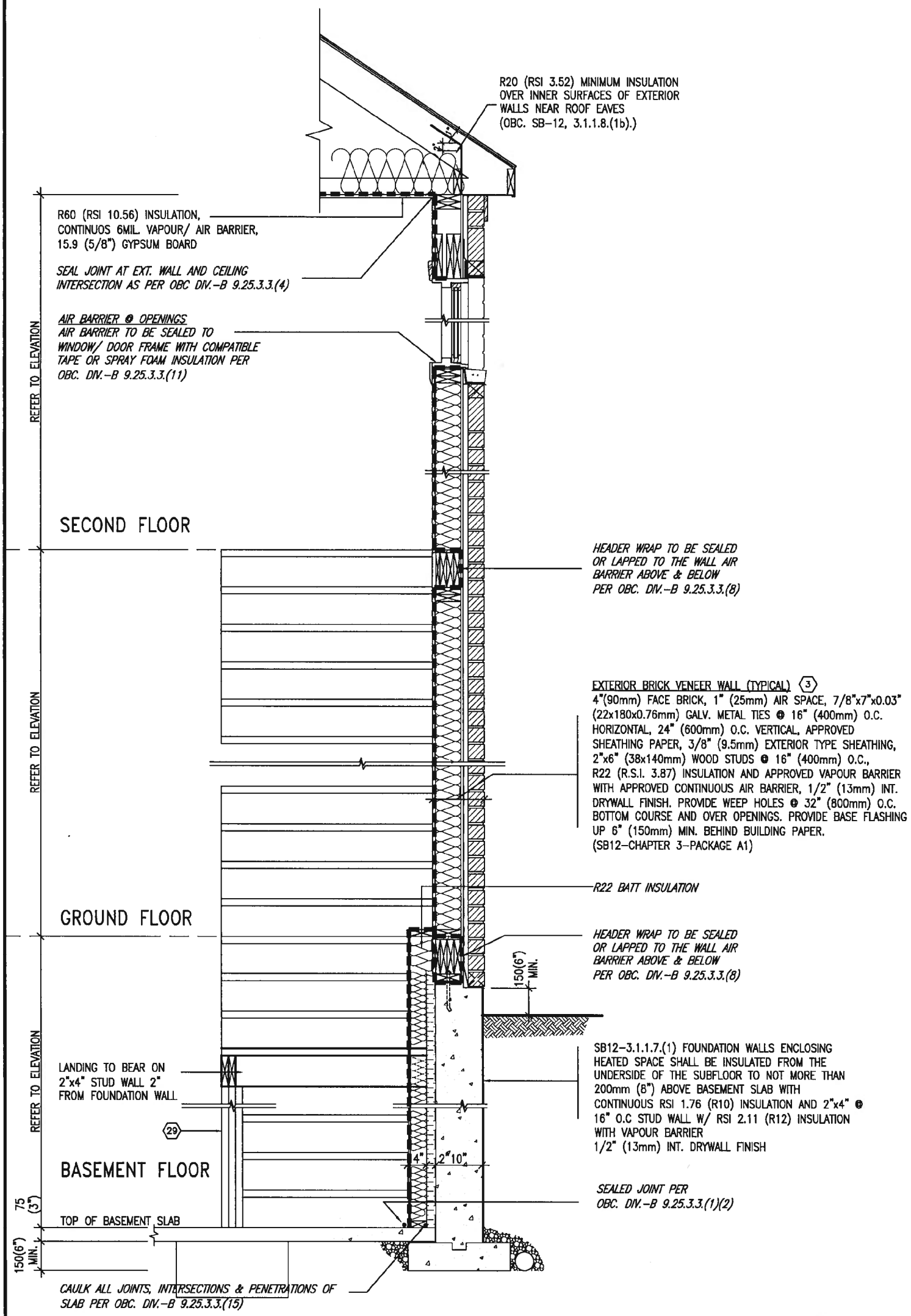
SB12–COMPLIANCE PACKAGE 'A1'



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

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

REFER TO ADDITIONAL DETAILS FOR STRUCTURAL COMPONENTS

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.

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registration information — VA3 Design Inc. — BCIN 42658
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BAYVIEW WELLINGTON
project name: GREEN VALLEY EAST
municipality: BRADFORD
project no.: 16023
date: MAY 2016
CONSTRUCTION NOTES
drawn by: RC
checked by: –
scale: 3/16" = 1'–0"
file name: 16023–CN–A1
drawing no.: CN7
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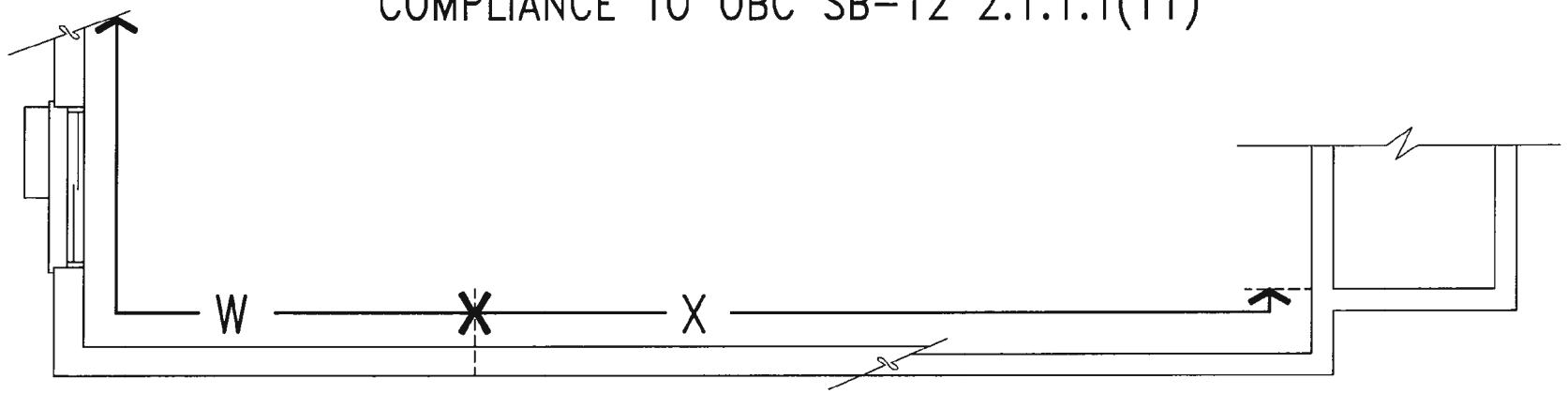
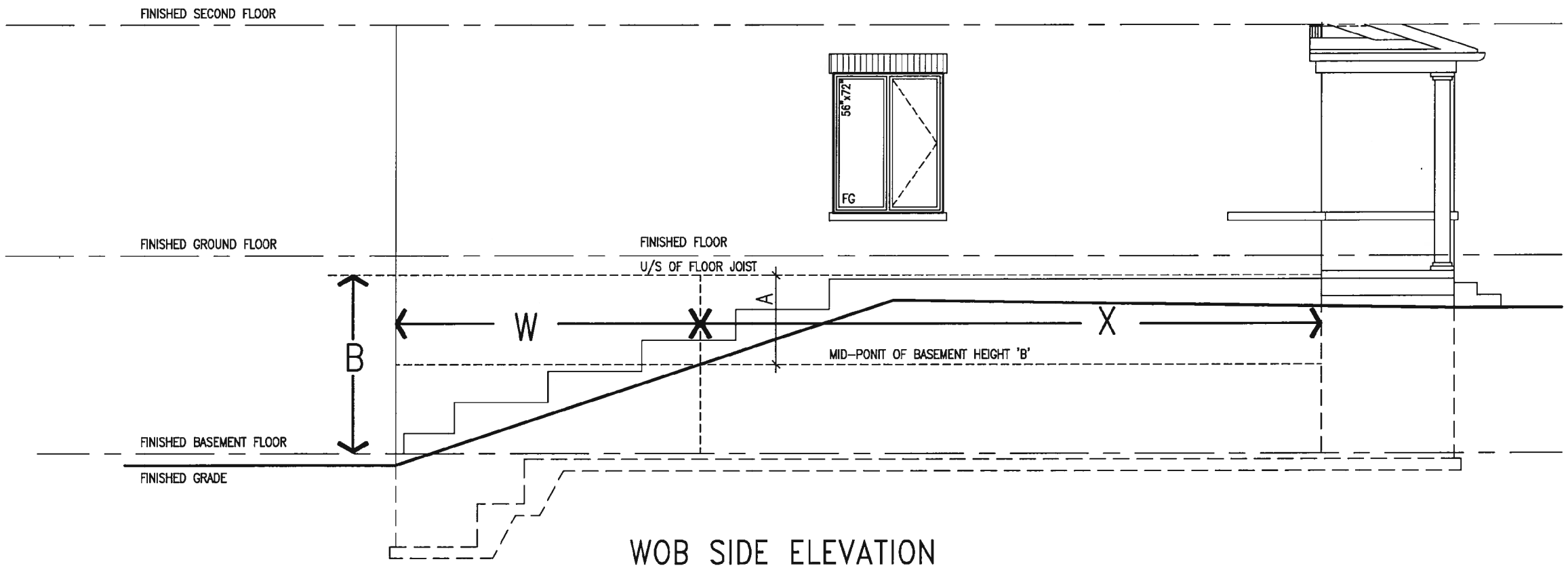
CONST NOTE –

COMPLIANCE TO OBC SB-12 2.1.1.1(11)



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

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

CONST NOTE -

project no. 16023

BAYVIEW WELLINGTON
municipality BRADFORD
project name GREEN VALLEY EAST
CONSTRUCTION NOTES
drawing no. CN8
date MAY 2016
drawn by RC
checked by -
scale 3/16" = 1'-0"
file name 16023-CN-A1
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qualification information 25591 BCIN
registration information 42858
Wellington Jno-Baptiste
name
signature

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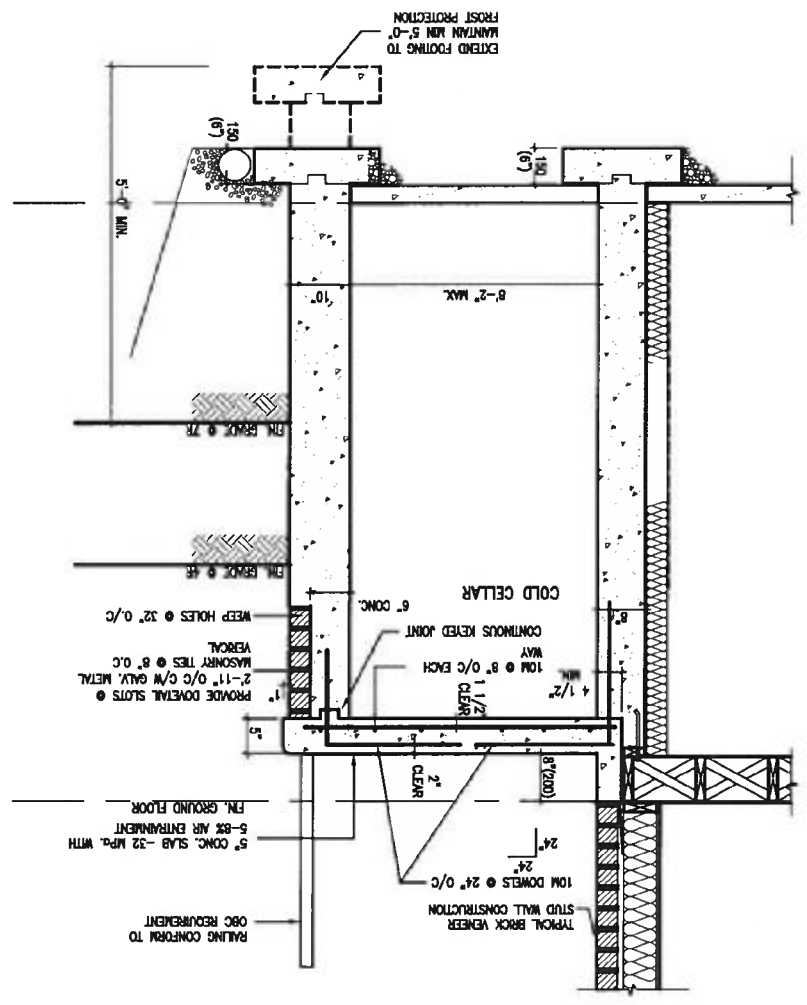
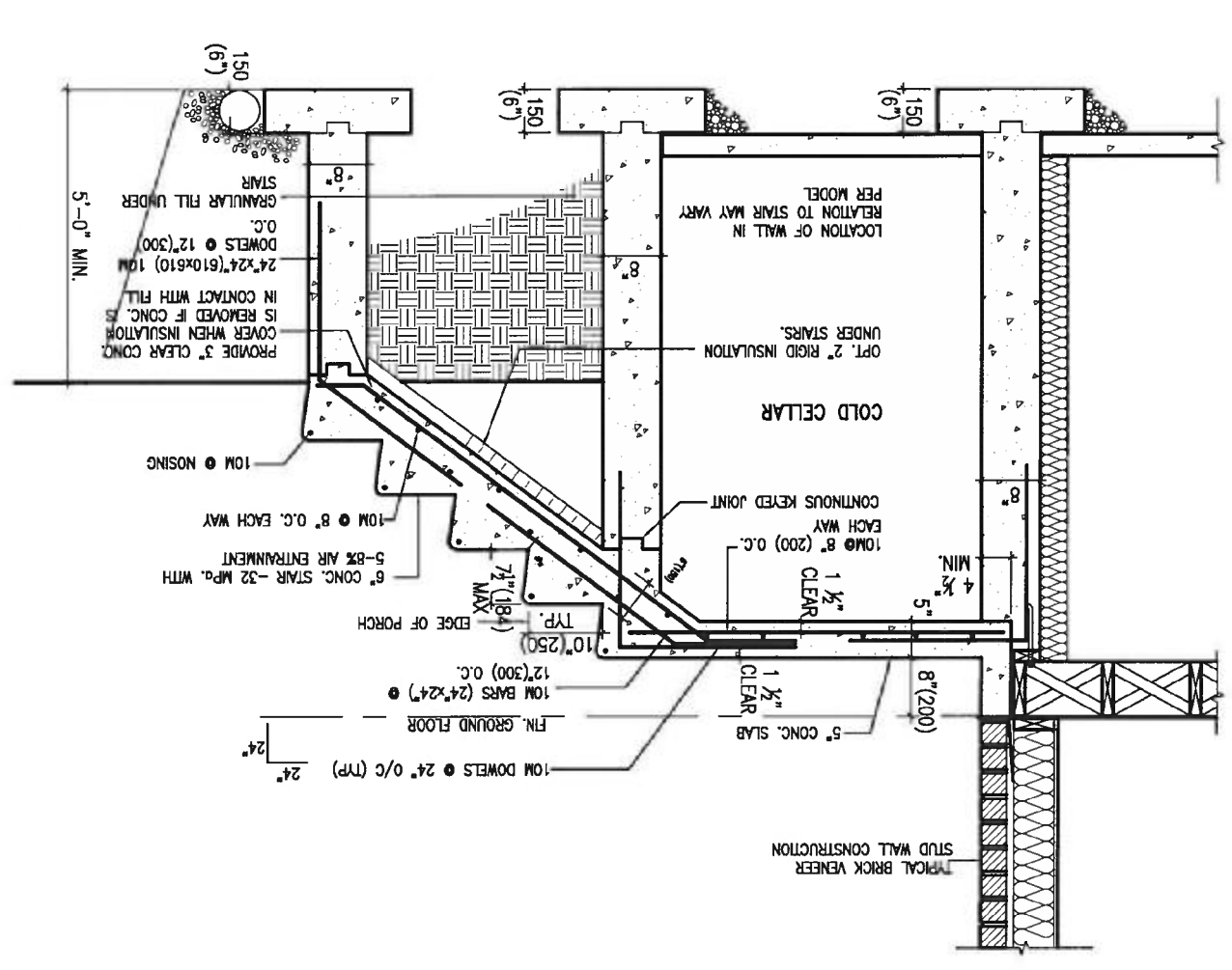
X1 SECTION AT PORCH FOR 4-7R CONDITION

SCALE: N.T.S.



X2 EXTERIOR CONC. STAIR DETAIL (6 RISERS/ 7 RISERS SIMILAR)

SCALE: N.T.S.



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registration information — VA3 Design Inc. — 42658

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project name: GREEN VALLEY EAST

municipality: BRADFORD

BAYVIEW WELLINGTON

CONST NOTE

CONSTRUCTION NOTES

drawn by	checked by	scale	file name
RC	-	3/16" = 1'-0"	16023-CN-A1

project no. 16023

drawing no. CN9

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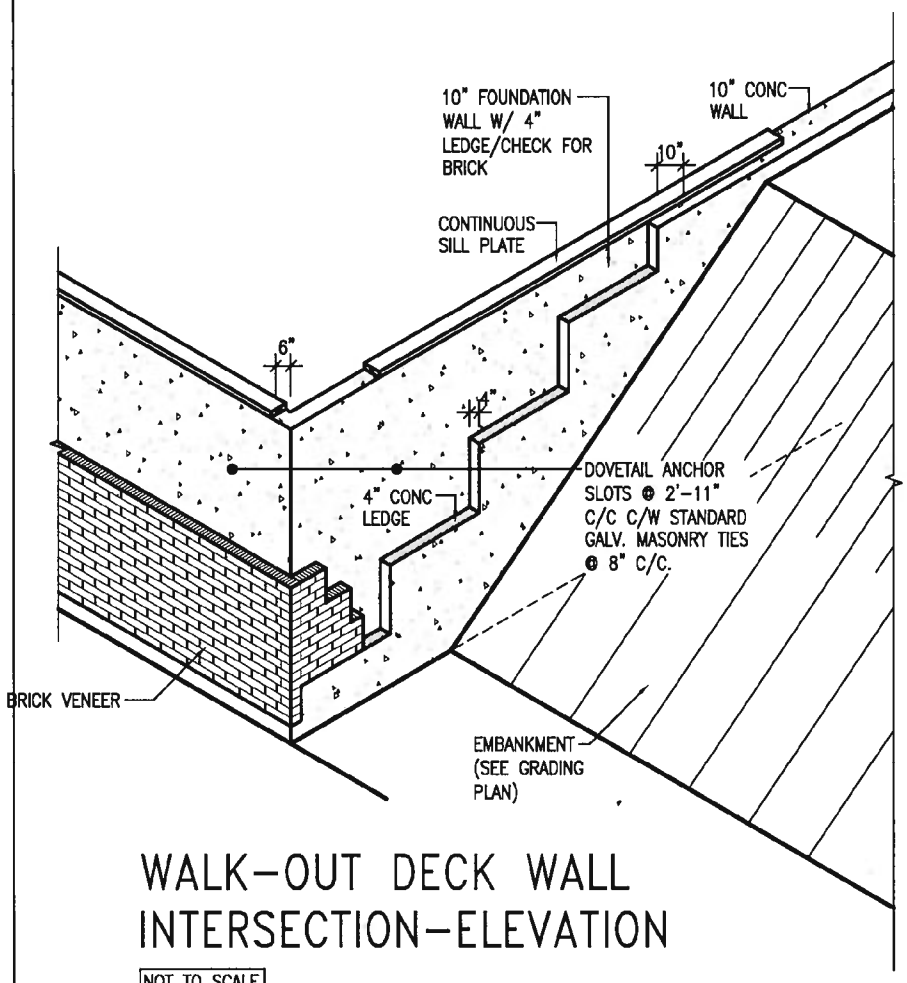
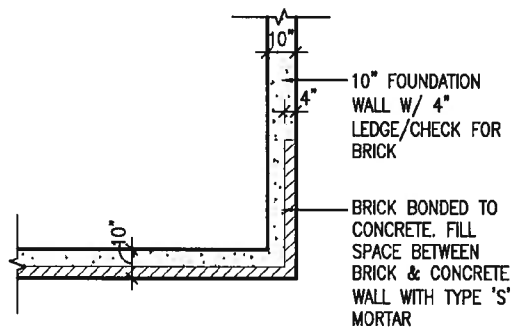
JAN 11, 2018



WALK-OUT DECK WALL
INTERSECTION-ELEVATION

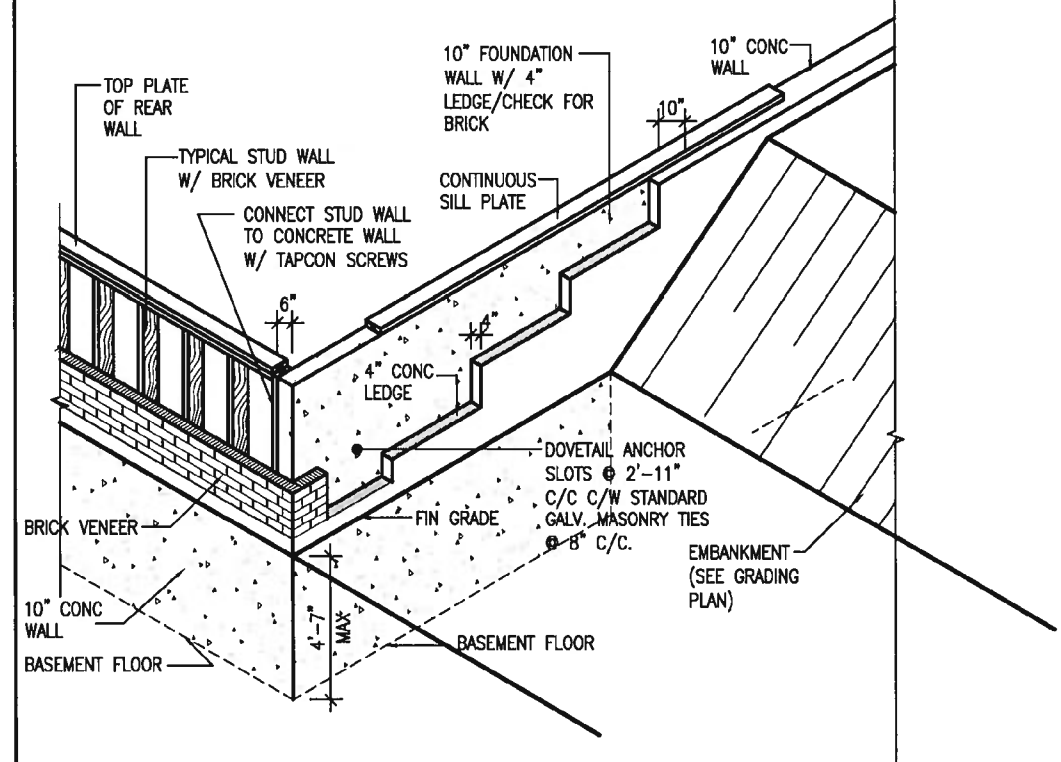
NOT TO SCALE



WALK-OUT DECK WALL
INTERSECTION-PLAN

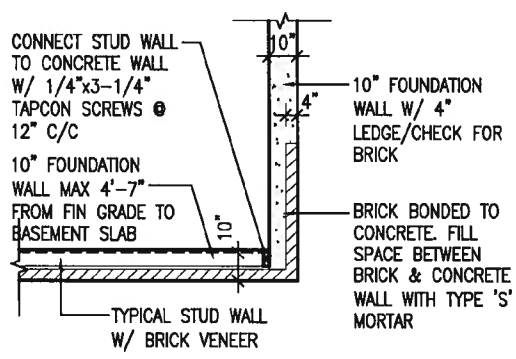
NOT TO SCALE

(10" FOUNDATION WALL)



WALK-OUT DECK WALL
INTERSECTION-ELEVATION MAX
4'-7" BACKFILL

NOT TO SCALE



WALK-OUT BASEMENT WALL
INTERSECTION-PLAN

NOT TO SCALE

(10" FOUNDATION WALL)

LICENSED PROFESSIONAL ENGINEER
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PROVINCE OF ONTARIO
JAN 11,2018

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name — signature — BCIN
registration information
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BAYVIEW WELLINGTON

CONST NOTE
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project name: GREEN VALLEY EAST
municipality: BRADFORD
project no.: 16023
date: MAY 2016
CONSTRUCTION NOTES
drawing no.: CN10
drawn by: RC
checked by: -
scale: 3/16" = 1'-0"
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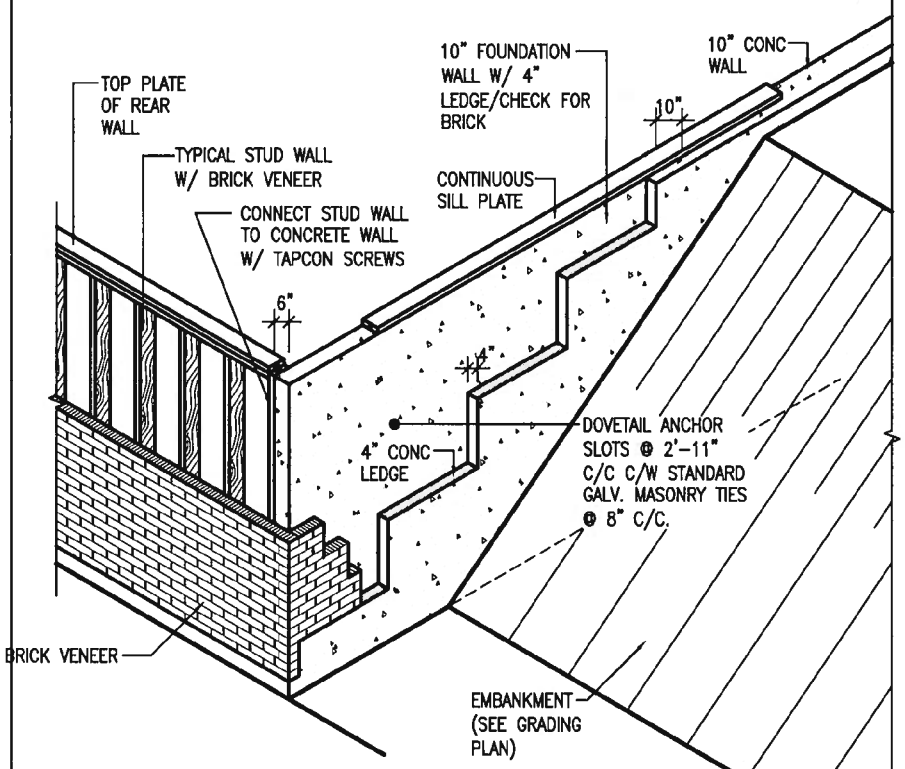
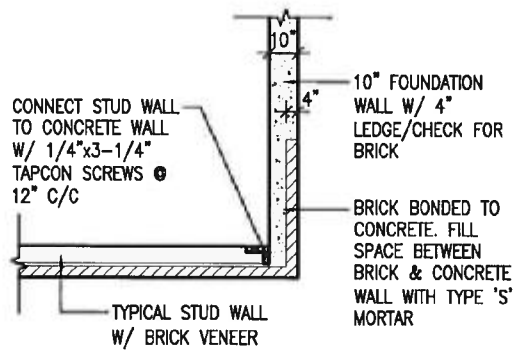


WALK-OUT BASEMENT WALL INTERSECTION-ELEVATION

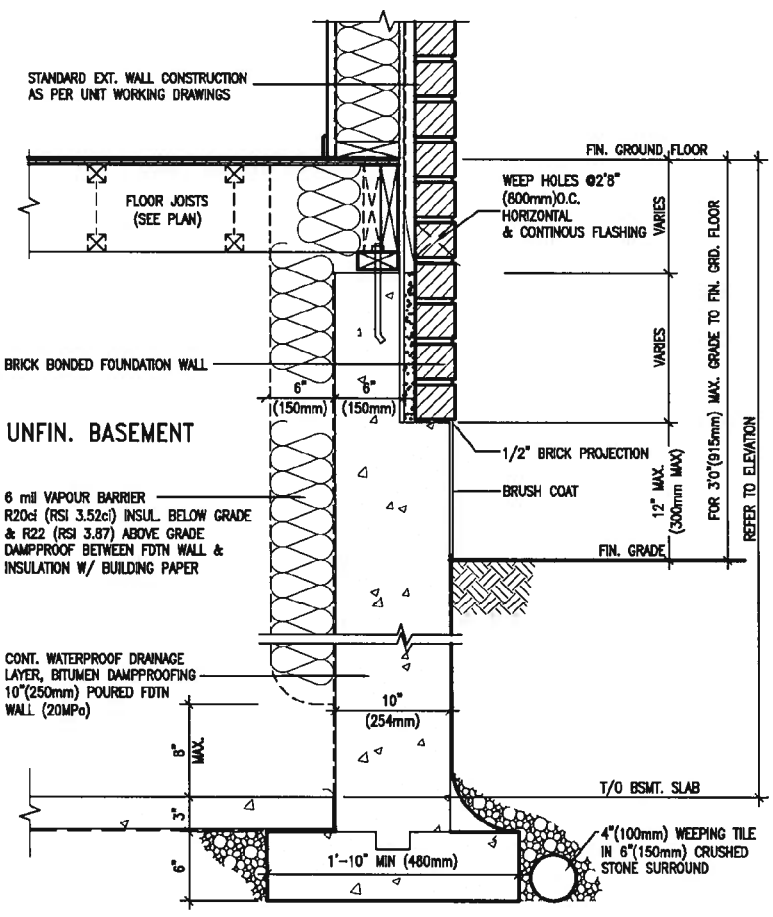
NOT TO SCALE



WALK-OUT BASEMENT WALL INTERSECTION-PLAN

NOT TO SCALE

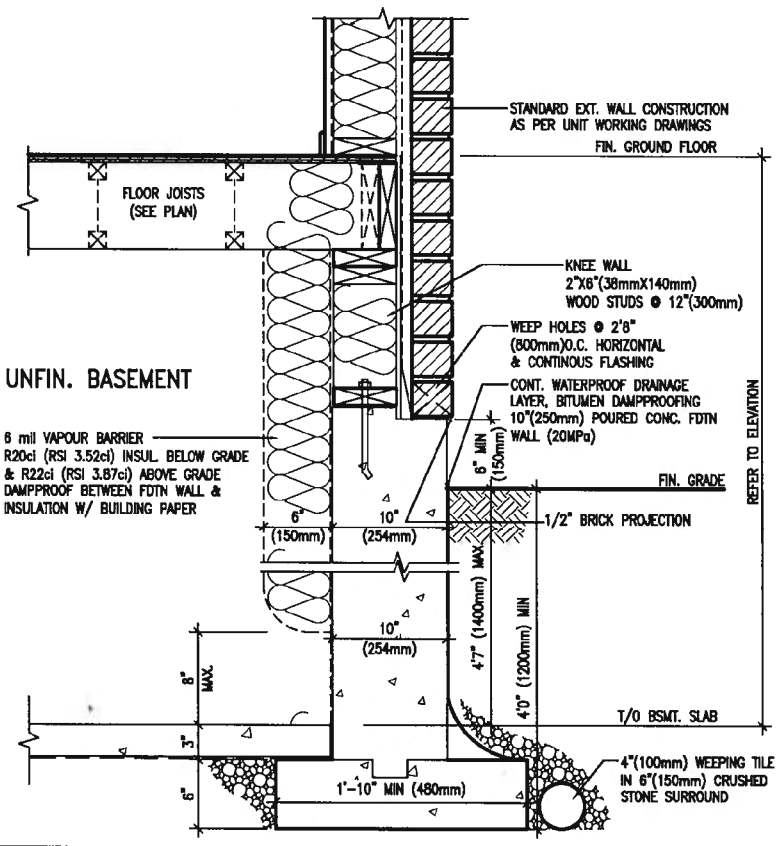
(10" FOUNDATION WALL)



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.

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

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name — signature — BCIN
registration information
VA3 Design Inc. — 42658

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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
CONSTRUCTION NOTES
drawn by: RC
checked by: -
scale: 3/16" = 1'-0"
file name: 16023-CN-A1
drawing no.: CN11
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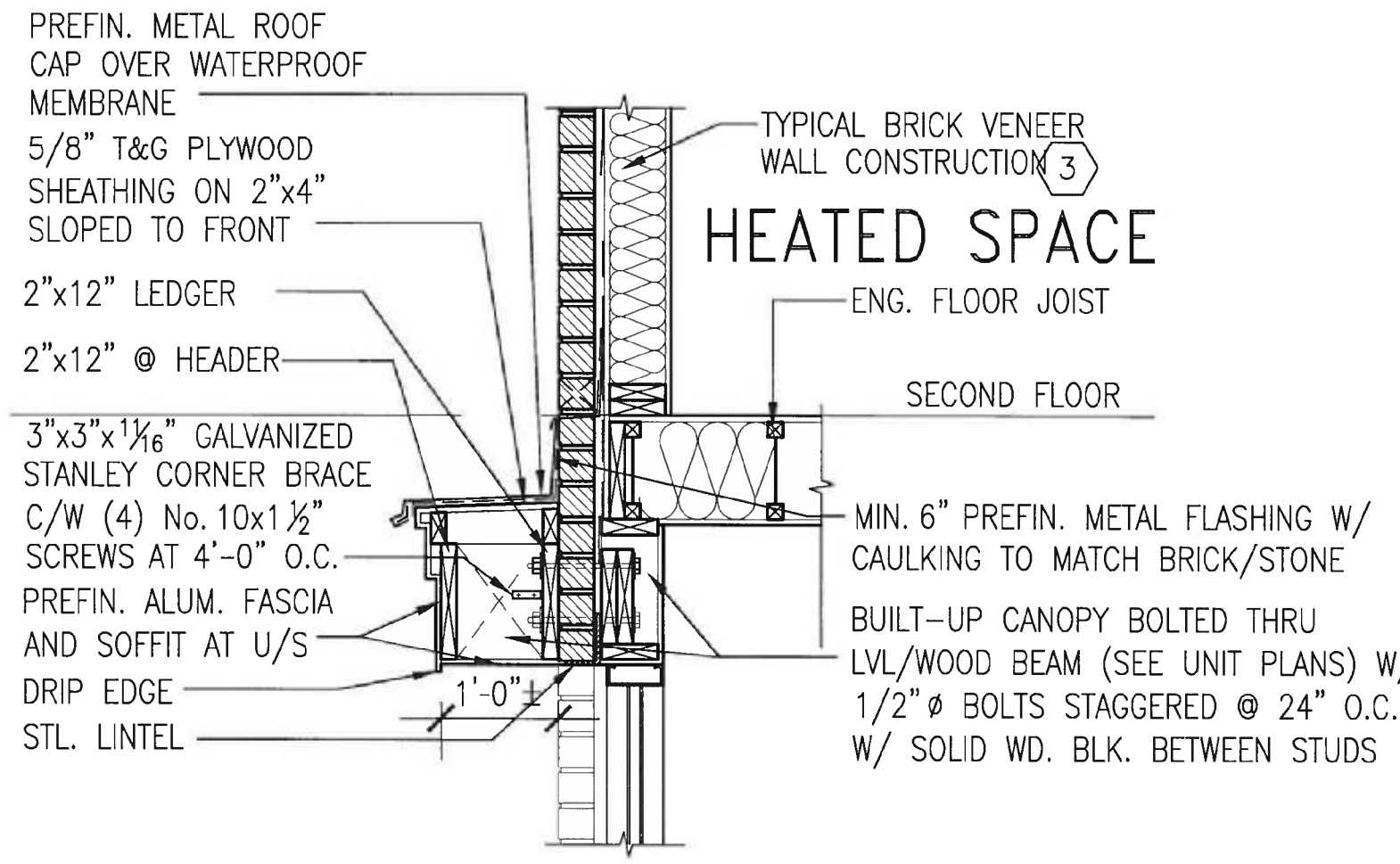

1 / CN12 SECTION THROUGH CANOPY

SCALE 1/2" = 1'-0"

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

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

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

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

BAYVIEW WELLINGTON

CONST NOTE
-

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

date: MAY 2016
CONSTRUCTION NOTES
drawing no.: CN12

drawn by: RC
checked by: -
scale: 3/16" = 1'-0"
file name: 16023-CN-A1

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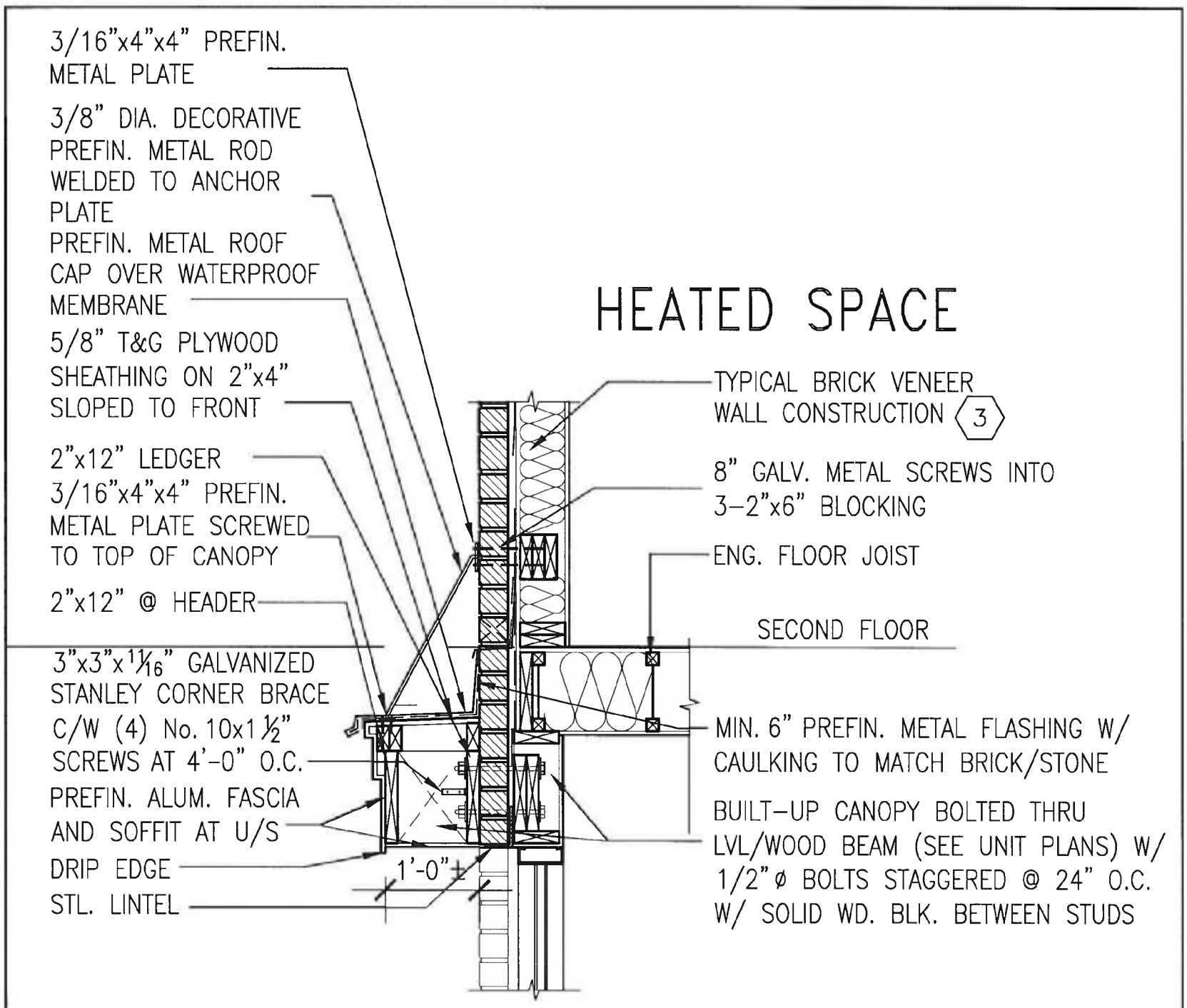

1 / CN13

SECTION THROUGH CANOPY W/ DECORATIVE ROD

SCALE 1/2" = 1'-0"

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

Site Copy

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

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qualification information: Wellington Jno-Baptiste 25591
name: Wellington Jno-Baptiste signature BCIN
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project no.: 16023
date: MAY 2016
CONSTRUCTION NOTES
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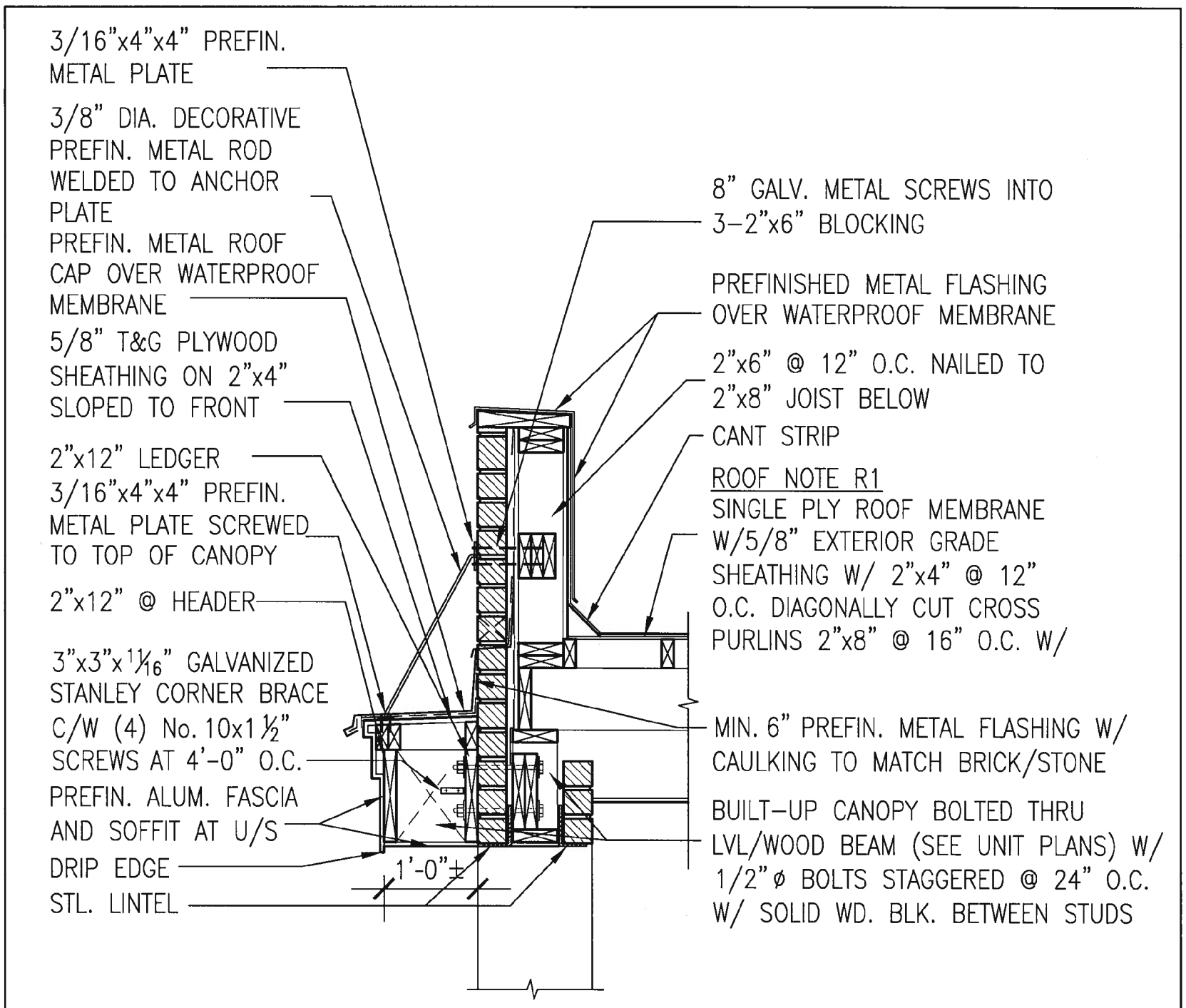
checked by: -
scale: 3/16" = 1'-0"
file name: 16023-CN-A1
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:11 AM



1 / CN14 SECTION THROUGH CANOPY W/ DECORATIVE ROD

SCALE 1/2" = 1'-0"

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO

JAN 11, 2018

Site Copy

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CONSTRUCTION NOTES
drawing no.: CN14

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checked by: -
scale: 3/16" = 1'-0"
file name: 16023-CN-A1

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