

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

MAY 20/2015

John G. Williams Limited, Architect

NOTE W1
PROVIDE 2-15M FULL
HEIGHT VERTICAL REBARS
EACH SIDE OF OPENING
+ 2-15M HORIZ. REBARS
BELOW AND EXTEND 24"
BEYOND OPENING
PROVIDE 3" CLEAR COVER
FROM SOIL SIDE

PREMANUF. VINYL CLAD
STRUCT. STL. BASEMENT
WINDOW (TYPICAL)

PART. PLAN FOR
SUNKEN MUD RM.
SEE PAGE 5

AREA CHART
ON PAGE 7



MAY 14, 2015

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

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

MIN. SOIL BEARING
CAPACITY OF 150KPa

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

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

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste <i>Jno Baptiste</i> 25591 signature BCIN registration information VA3 Design Inc. 42658	 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		S38-1 BAROSSA 1	
8	.	.	.			project name	municipality	project no.	
7	.	.	.			GREEN VALLEY ESTATES	BRADFORD, ONTARIO	13045	
6	.	.	.			date	BASEMENT PLAN 'A'		drawing no.
5	.	.	.			JUNE, 2014			
4	.	.	.	drawn by	checked by	scale	file name		
3	.	.	.	WT	RC	3/16" = 1'-0"	13045-S38-1		
2	REVISED AS PER ENG'S COMMENT'S	21-04-15	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	RICHARD - D:\2014\14005-13045-BW\WORKING\13045-S38-1.dwg - Tue - May 12 2015 - 5:42 AM				
1	ISSUED FOR CLIENT REVIEW	14-04-23	WT						
no.	description	date	by						

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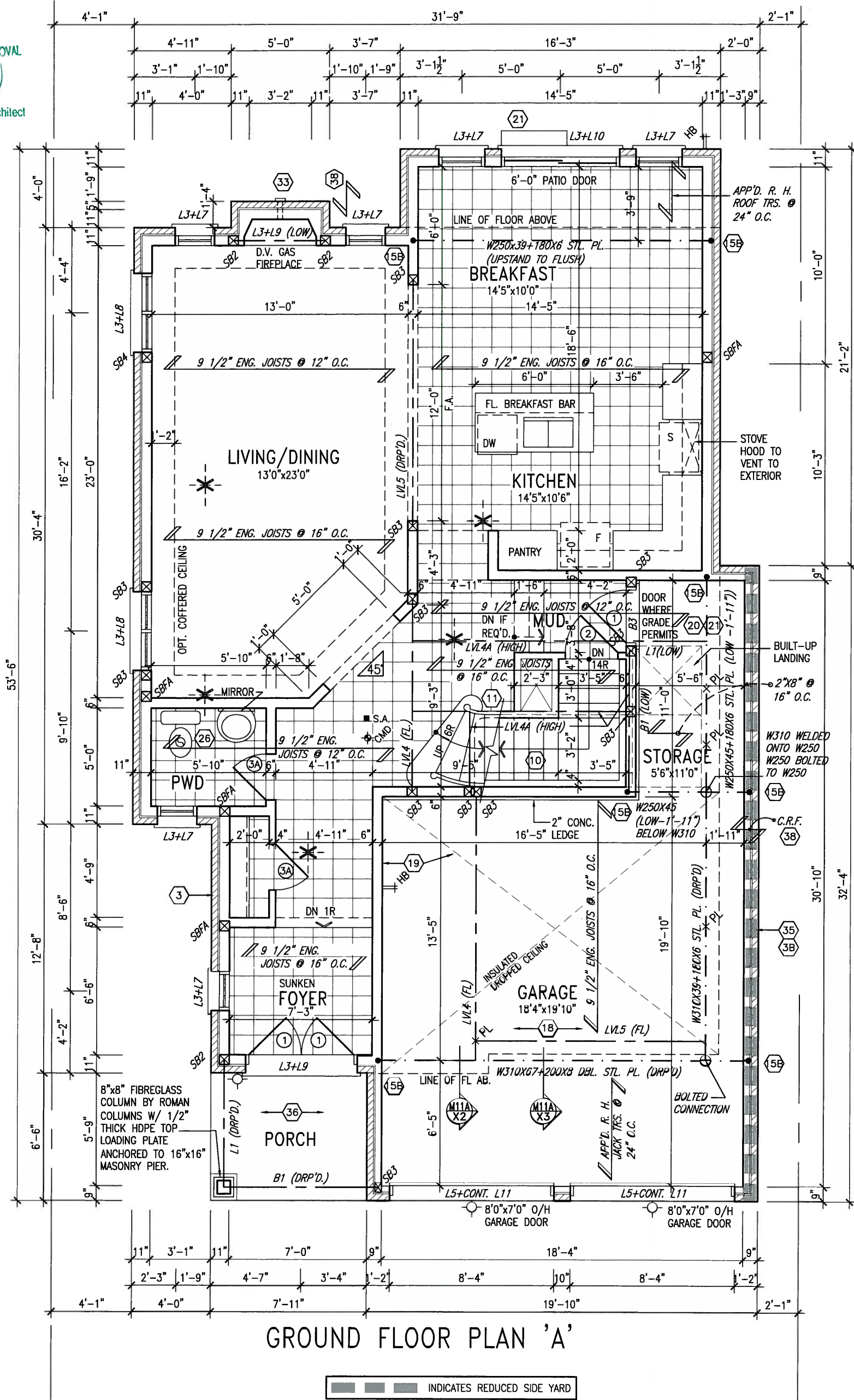
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ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect



GROUND FLOOR PLAN 'A'

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

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

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



MAY 14, 2015

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8.				qualification information
7.				Wellington Jno-Baptiste 25591
6.				name
5.				registration information BCIN
4.				VA3 Design Inc. 42658
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2.	REVISED AS PER ENG'S COMMENT'S	21-04-15	RC	
1.	ISSUED FOR CUENTR REVIEW	14-04-23	WT	
no.	description	date	by	

VA3 DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

S38-1
BAROSSA 1

project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ONTARIO	project no.	13045
date	JUNE, 2014				
drawn by	WT	checked by	RC	scale	3/16" = 1'-0"
				file name	13045-S38-1
GROUND FLOOR PLAN 'A'					
drawing no. 2					

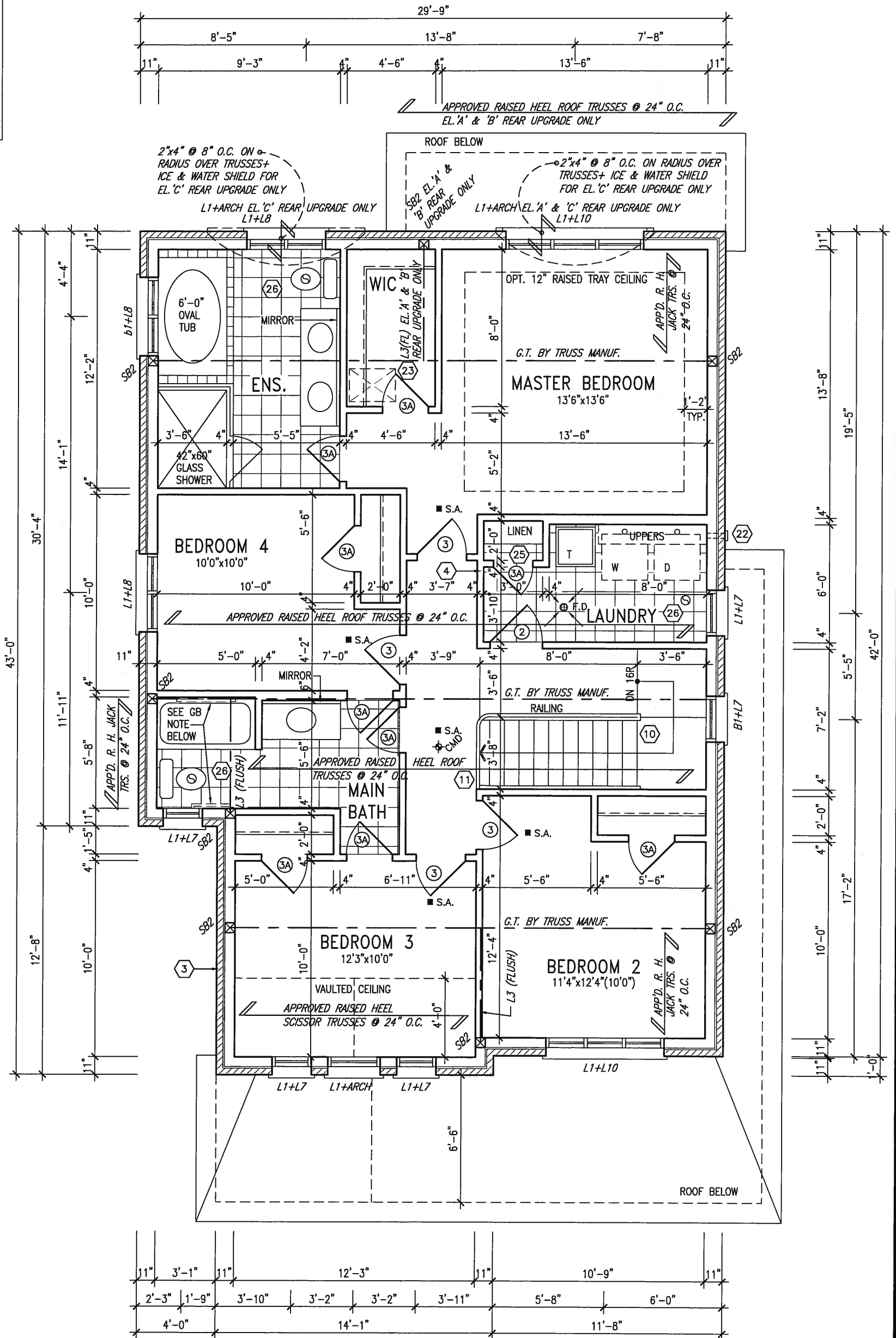
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ARCHITECTURAL REVIEW & APPROVAL

MAY 20, 2015

John G. Williams Limited, Architect



SECOND FLOOR PLAN ELEV. 'A'

GB NOTE:

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

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

NOTE:

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

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7.	.	.	Wellington Jno-Baptiste 25591
6.	.	.	signature BCIN
5.	.	.	name registration information
4.	.	.	VA3 Design Inc. 42658
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BAYVIEW WELLINGTON

S38-1
BAROSSA 1

project name
GREEN VALLEY ESTATES municipality
BRADFORD, ONTARIO

project no.
13045

date
JUNE, 2014

SECOND FLOOR PLAN 'A'

drawing no.

drawn by
WT

checked by
RC

scale
3/16" = 1'-0"

file name
13045-S38-1

3

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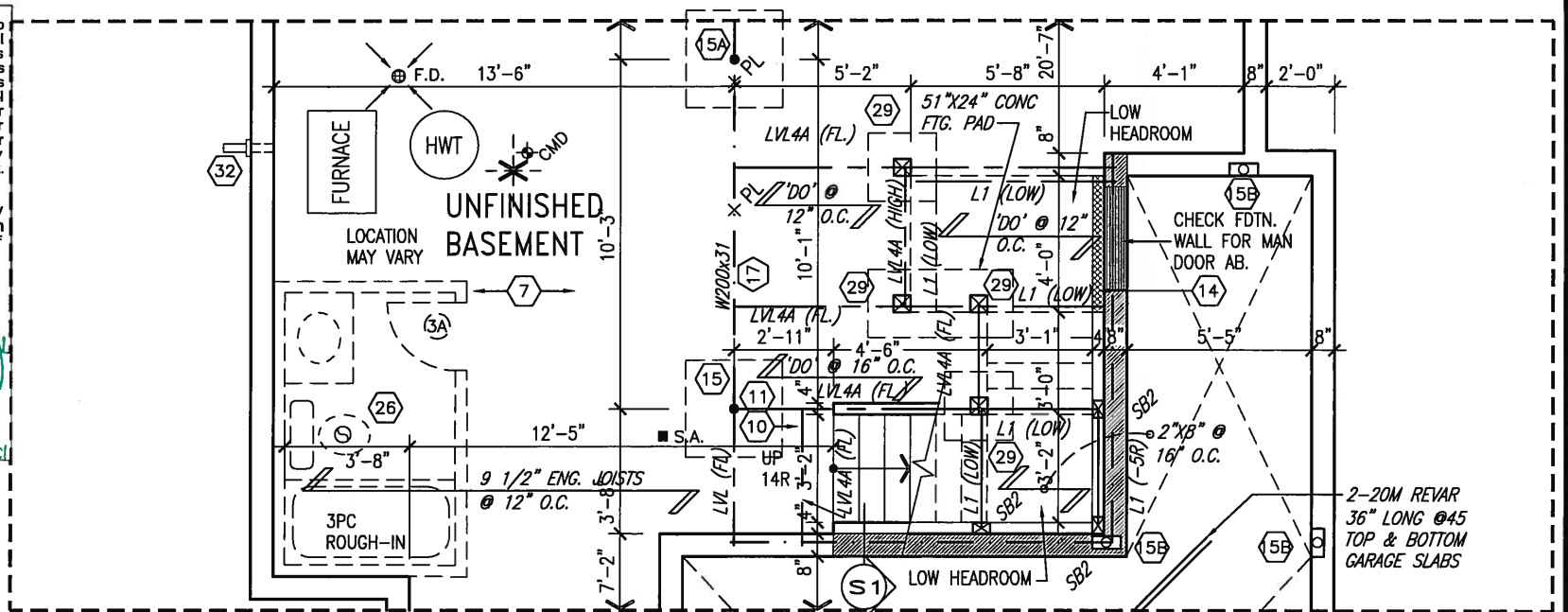
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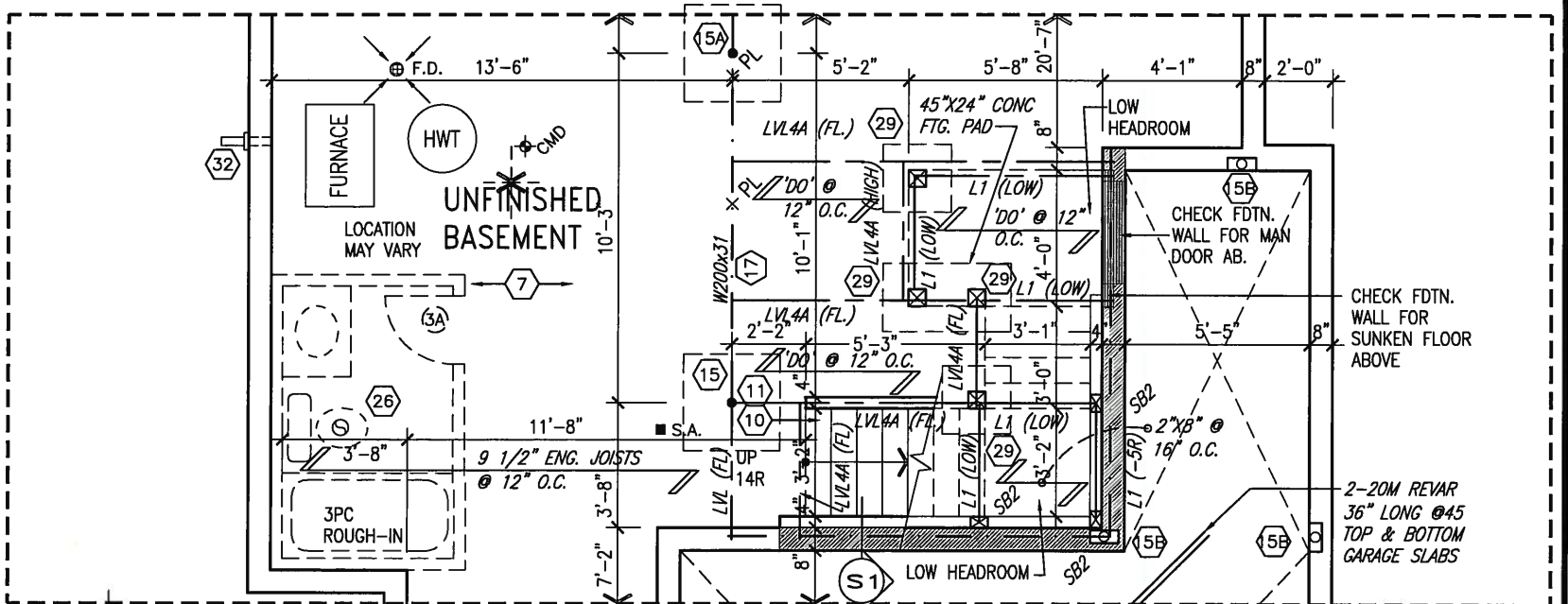
ARCHITECTURAL REVIEW & APPROVAL

MAY 20 2015

John G. Williams Limited, Architect



PARTIAL PLAN FOR 2R OR MORE SUNKEN MUD ROOM COND.



PARTIAL PLAN FOR 1R SUNKEN MUD ROOM COND.



MAY 14, 2015

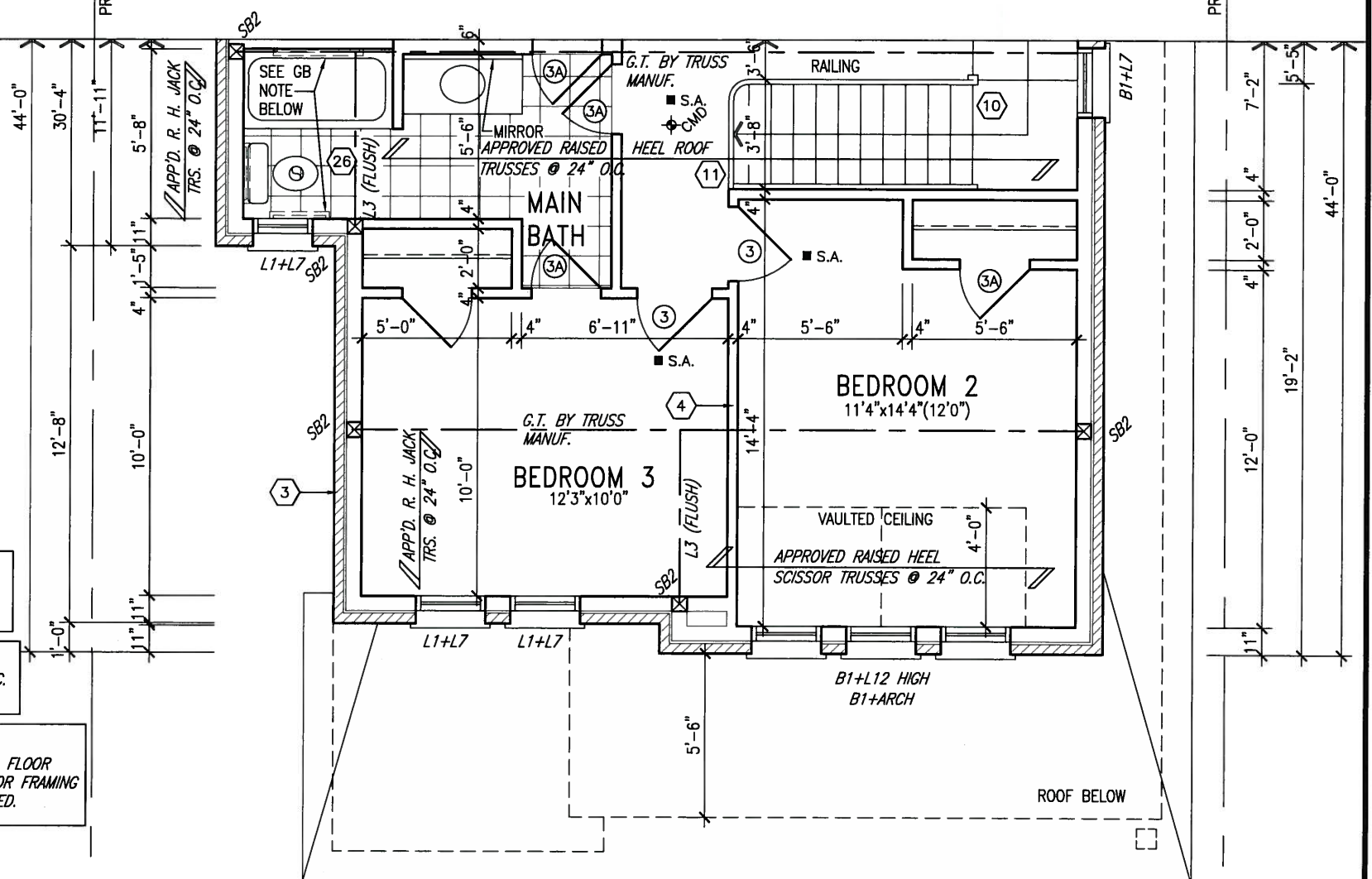
NOTE:
REFER TO STANDARD FLOOR PLANS
FOR ADDITIONAL INFORMATION.

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

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

GB NOTE:

**STUD WALL
REINFORCEMENT FOR
FUTURE GRAB BARS IN
MAIN BATHROOM**
REINFORCEMENT OF STUD WALLS
SHALL BE INSTALLED ADJACENT
TO WATER CLOSETS AND SHOWER
OR BATHTUB IN MAIN BATHROOM.
REFER TO OBC. 9.5.2.3,
3.8.3.8.(3)(a), 3.8.3.8.(3)(c),
3.8.3.13.(2)(1) & 3.8.3.13.(4)(c).
AND DETAILS PROVIDED.



PARTIAL SECOND FLOOR PLAN 'B'

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8	.	.	.	qualification information	
7	.	.	.	Wellington Jno-Baptiste	25591
6	.	.	.	name	BCIN
5	.	.	.	registration information	42658
4	.	.	.	VA3 Design Inc.	
3	.	.	.		
2	REVISED AS PER ENG'S COMMENT'S	21-04-15	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	
1	ISSUED FOR CLIENT REVIEW	14-04-23	WT		
no.	description	date	by		

**VA3
DESIGN**

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va3design.com

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES municipality
BRADFORD, ONTARIO

date
JUNE, 2014 PART. SEC. FL. 'B' & PART. SUNKEN MUD RM. COND.

drawn by
WT checked by
RC scale
3/16" = 1'-0" file name
13045-S38-1

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S38-1
BAROSSA 1

project no.
13045

drawing no.
5

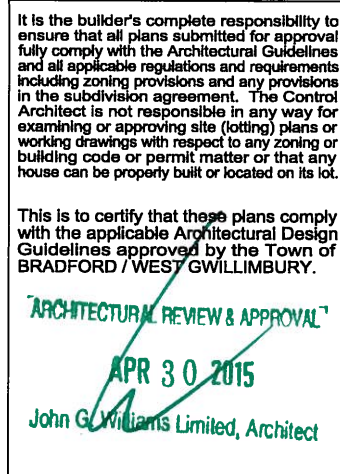


Diagram X2:

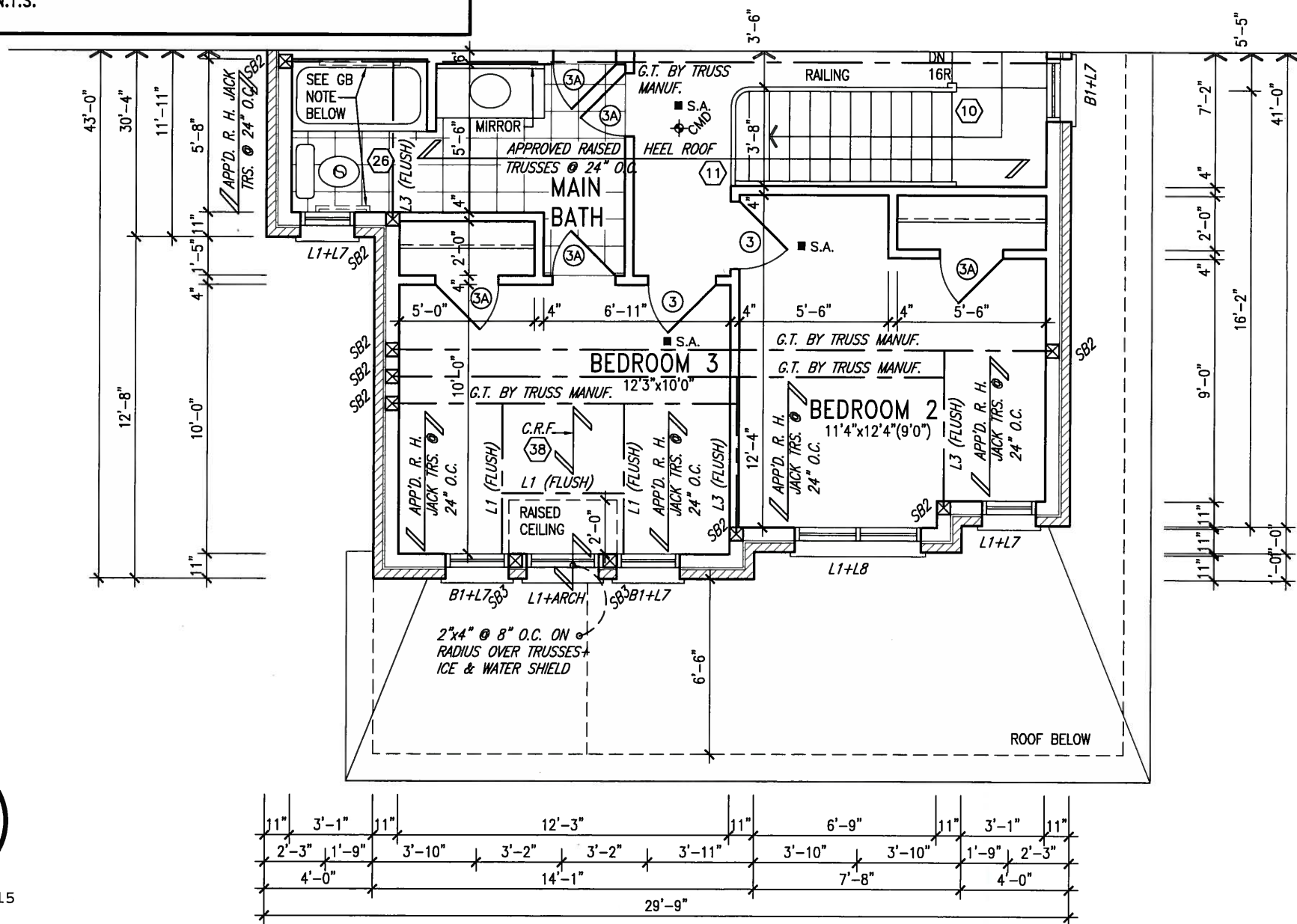
- EXTERIOR
- INTERIOR
- 2"x6" STUD WALL
- FACE BRICK
- STL. BM.
- 1/2" DIA. BOLTS @ 32" O.C. STAGGERED
- 200x8 STL. PL.

Diagram X3:

- EXTERIOR
- INTERIOR
- 2"x6" STUD WALL
- FACE BRICK
- SOLID BLOCKING
- 1/2" DIA. BOLTS @ 32" O.C. STAGGERED
- STL. BM.
- 200x8 STL. PL. EACH SIDE WHERE REQUIRED

<u>AREA CALCULATIONS</u>	<u>EL. 'A'</u>	<u>EL. 'B'</u>	<u>EL. 'B'</u>
GROUND FLOOR AREA	1013 SF	1013 SF	1013 SF
SECOND FLOOR AREA	1217 SF	1243 SF	1213 SF
SUBTOTAL	2230 SF	2256 SF	2226 SF
DEDUCT ALL OPEN AREAS	0 SF	0 SF	0 SF
TOTAL NET AREA	2230 SF (207.17 m2)	2256 SF (269.42 m2)	2226 SF (269.42 m2)
FINISHED BSMT AREA	0 SF	0 SF	0 SF
COVERAGE W/OUT PORCH	1481 SF (137.59 m2)	1481 SF (137.59 m2)	1481 SF (137.59 m2)
COVERAGE W/ PORCH	1532 SF (142.33 m2)	1543 SF (143.35 m2)	1532 SF (142.33 m2)

M11a 12" WALL JOG
SCALE: N.T.S.



PARTIAL SECOND FLOOR PLAN 'C'

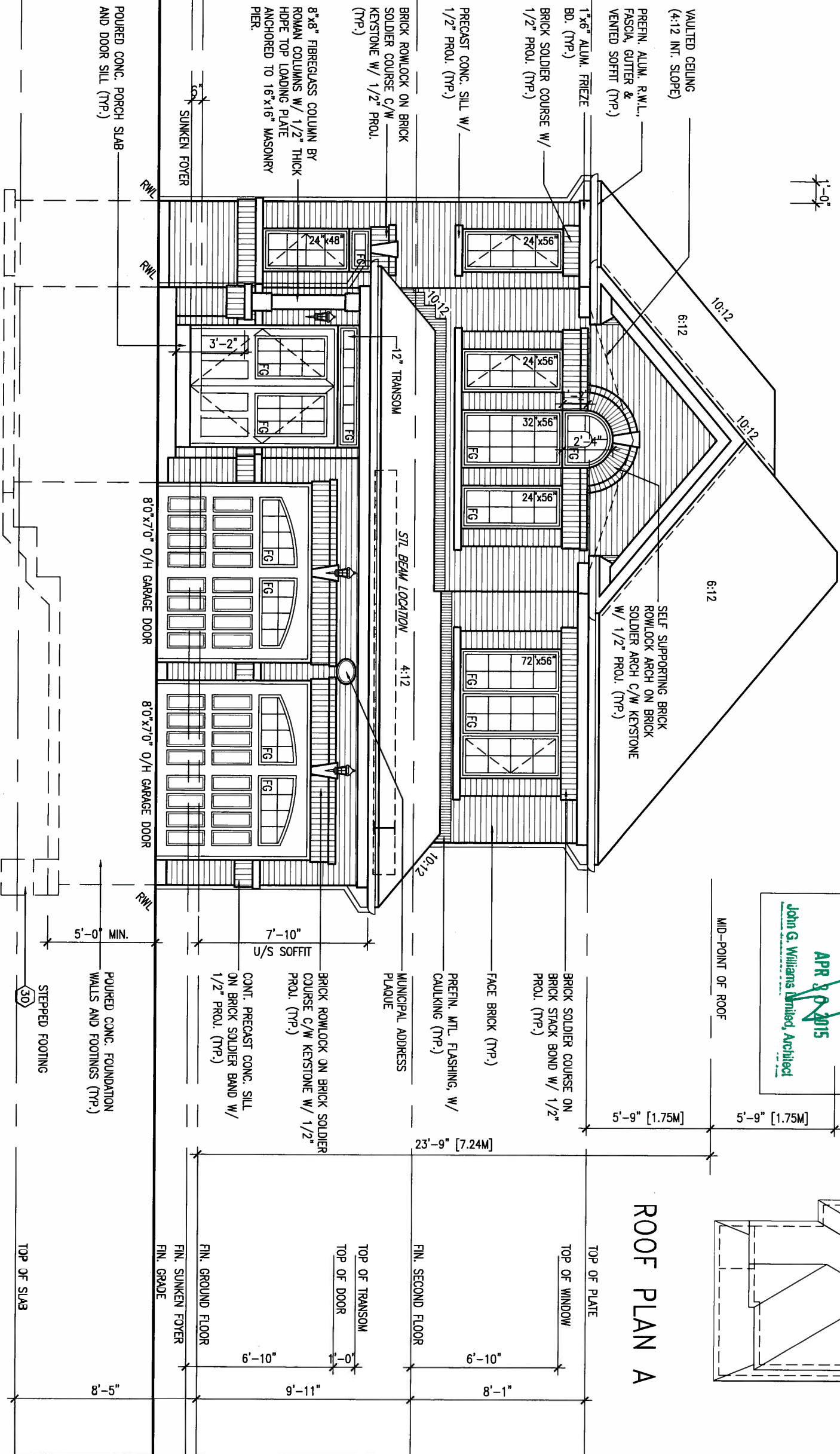


APR 24, 2015

9	.	.	.	<div>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</div> <div>qualification information</div> <div>Wellington Jno-Baptiste <i>J. Baptiste</i> 25591</div> <div>name BCIN</div> <div>registration information</div> <div>VA3 Design Inc. <i>signature</i> 42658</div>	<div><div>VA3</div><div>DESIGN</div><div>300A Wilson Avenue</div><div>Toronto ON M3H 1S8</div><div>t 416.630.2255 f 416.630.4782</div><div>va3design.com</div></div>	<div>BAYVIEW WELLINGTON</div> <div>project name GREEN VALLEY ESTATES municipality BRADFORD, ONTARIO</div> <div>date JUNE, 2014 PART. SEC. FL. PLAN 'C'</div> <div>drawn by WT checked by RC scale 3/16" = 1'-0" file name 13045-S38-1</div> <div>RICHARD - D:\2014\14005-13045-BW\WORKING\13045-S38-1.dwg - Tue - Apr 21 2015 - 5:42 AM</div>	<div>S38-1</div> <div>BAROSSA 1</div> <div>project no. 13045</div> <div>drawing no. 7</div>
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2	REVISED AS PER ENG'S COMMENT'S	21-04-15	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			
1	ISSUED FOR CLIENTRE REVIEW	14-04-23	WT				
no.	description	date	by				

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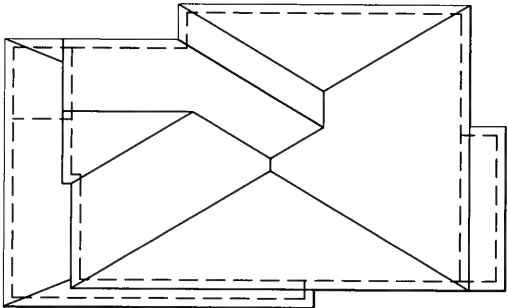
UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))			
S38-6 ELEVATION A	ENERGY EFFICIENCY - OBC S812		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	608.00 S.F.	83.92 S.F.	13.80 %
LEFT SIDE	904.00 S.F.	62.67 S.F.	6.93 %
RIGHT SIDE	904.00 S.F.	22.00 S.F.	2.43 %
REAR	595.00 S.F.	149.67 S.F.	25.15 %
TOTAL SQ. FT.	3011.00 S.F.	318.26 S.F.	10.57 %
TOTAL SQ. M.	279.73 S.M.	29.57 S.M.	10.57 %




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ARCHITECTURAL REVIEW & APPROVAL
APR 20 2015
John G. Williams Limited, Architect



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8 .	.	.	qualification information		project name	municipality	project no.		
7 .	.	.	Wellington Jno-Baptiste		GREEN VALLEY ESTATES	BRADFORD, ONTARIO	13045		
6 .	.	.	signature						
5 .	.	.	BCIN						
4 .	.	.	registration information						
3 .	.	.	VA3 Design Inc.						
2	REVISED AS PER ENG'S COMMENT'S	21-04-15	RC	date				FRONT ELEVATION 'A'	drawing no.
1	ISSUED FOR CLIENT REVIEW	14-04-23	WT	checked by				scale	file name
no.	description	date	by	RC				3/16" = 1'-0"	13045-S38-1
				RICHARD - D:\2014\14005-13045-BW\WORKING\13045-S38-1.dwg - Tue - Apr 21 2015 - 5:42 AM					8

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1'-0"

1'-0"

1'-0"

LEFT SIDE ELEVATION 'A'

WALL AREA 967.46 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
OPENING ALLOWED 67.72 SQ. FT.
OPENING PROVIDED 58.97 SQ. FT. (GLASS AREA ONLY)

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION



APR 24, 2015

9.			
8.			
7.			
6.			
5.			
4.			
3.			
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qualification information
Wellington Jno-Baptista 25591
name registration information BCIN
VA3 Design Inc. 42658

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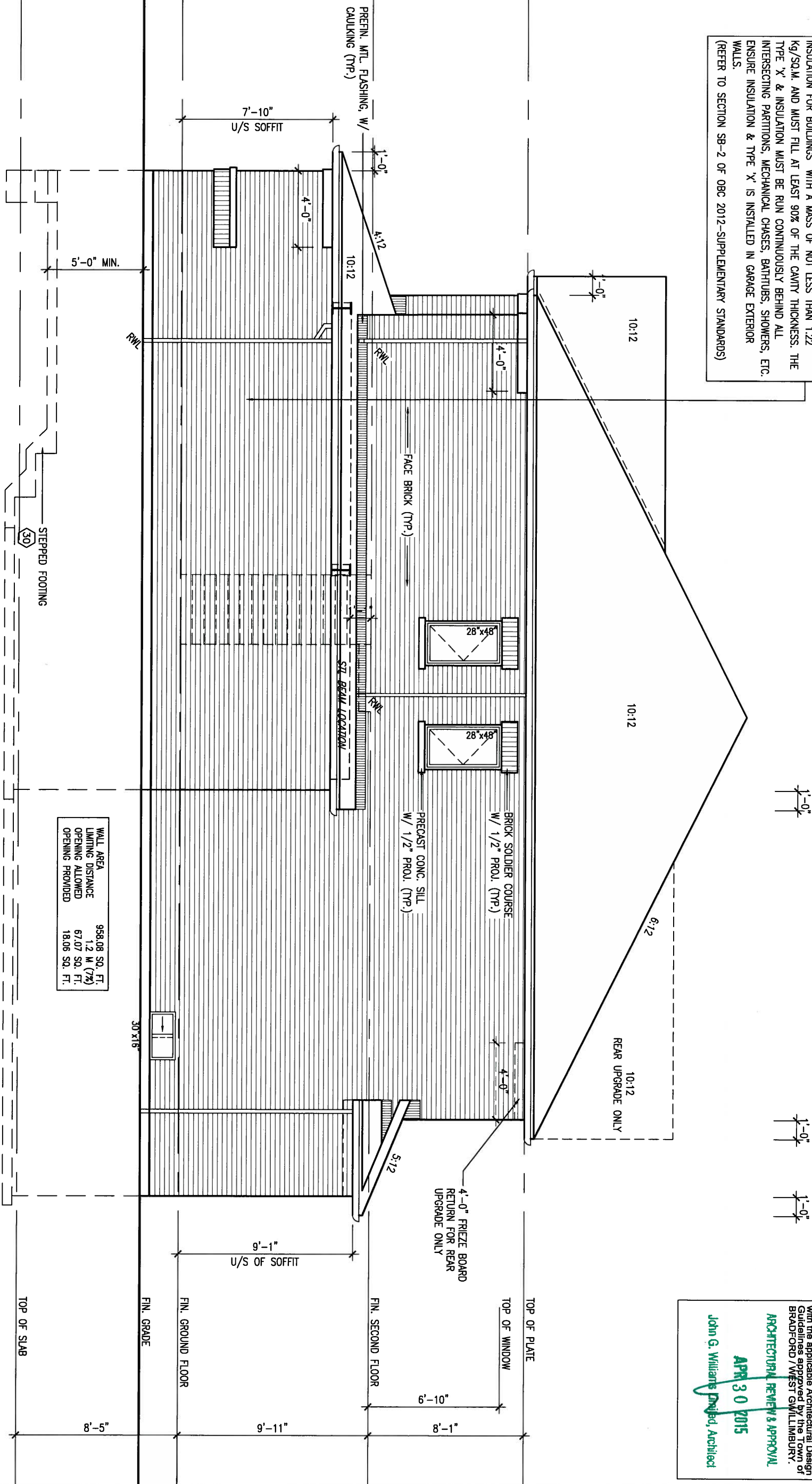
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BAYVIEW WELLINGTON		S38-1 BAROSSA 1	
project name GREEN VALLEY ESTATES	municipality BRADFORD, ONTARIO	project no. 13045	drawing no. 9
date JUNE, 2014	checked by RC	scale 3/16" = 1'-0"	file name 13045-S38-1
LEFT ELEVATION 'A'			
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BRICK VENEER CONSTRUCTION

(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)

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



RIGHT SIDE ELEVATION 'A'

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

WALL AREA	958.08 SQ. FT.
LIMITING DISTANCE	1.2 M (7')
OPENING ALLOWED	67.07 SQ. FT.
OPENING PROVIDED	18.06 SQ. FT.



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ARCHITECTURAL REVIEW & APPROVAL
APR 30 2015
John G. Williams, Drilled, Architect

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BAYVIEW WELLINGTON
project name
GREEN VALLEY ESTATES
municipality
BRADFORD, ONTARIO
date
JUNE, 2014
drawn by
WT
checked by
RC
scale
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RIGHT ELEVATION 'A'
file name
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S38-1
BAROSSA 1

project no.
13045

drawing no.

10

1'-0"

1'-0"

1'-0"

1'-0"

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ARCHITECTURAL REVIEW & APPROVAL

APR 30 2015

John G. Williams, Architect

S38-1
BAROSSA 1

project no.
13045

drawing no.

13

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD, ONTARIO

date
JUNE, 2014

drawn by
WT

checked by
RC

scale
3/16" = 1'-0"

LEF ELEVATION 'B'

file name
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Wellington Jno-Baptiste 25591

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LEFT SIDE ELEVATION 'B'

WALL AREA 860.00 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
OPENING ALLOWED 60.20 SQ. FT.
OPENING PROVIDED 58.97 SQ. FT. (GLASS AREA ONLY)

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

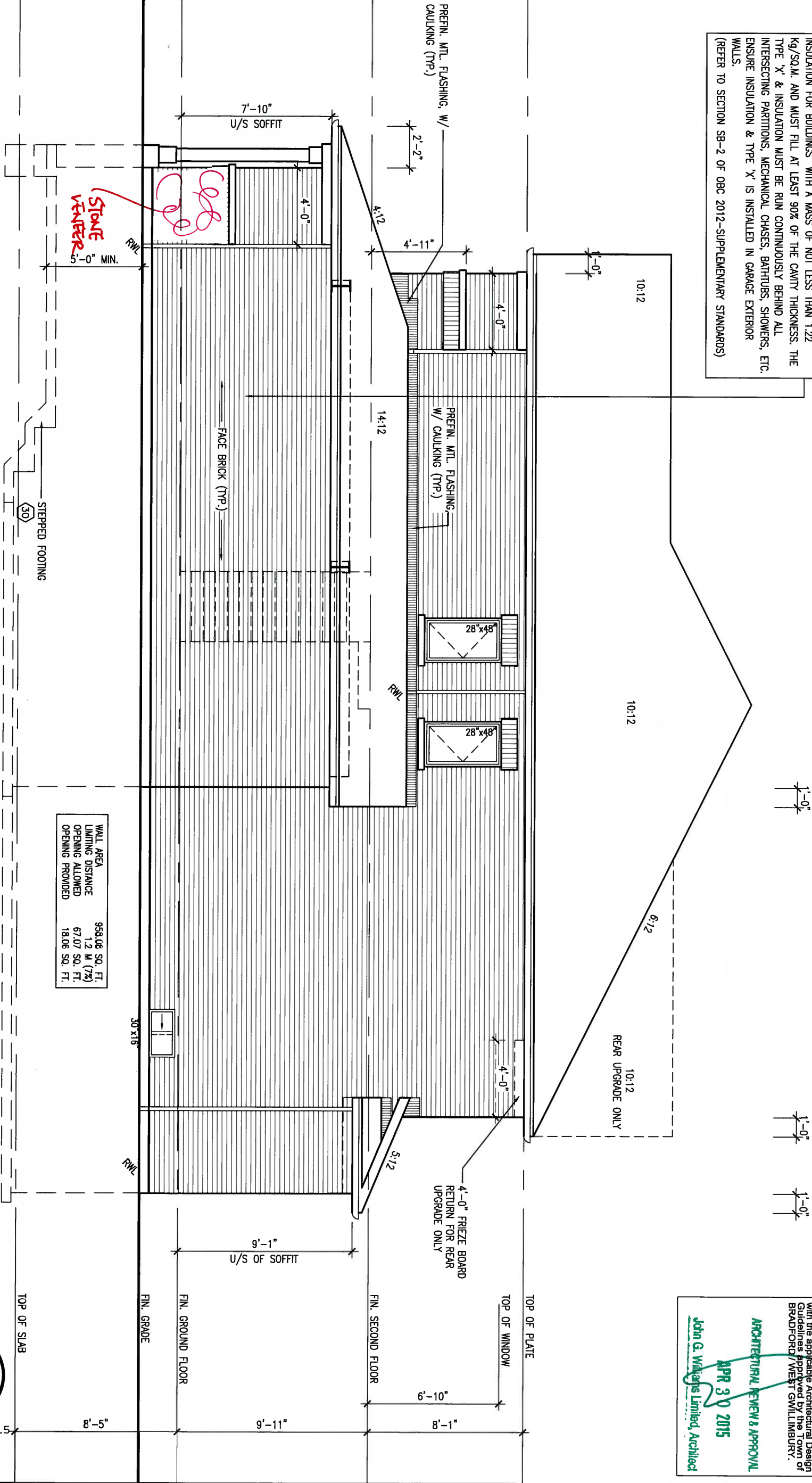


APR 24, 2015

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2.	REVISED AS PER ENG'S COMMENT'S	21-04-15	RC
1.	ISSUED FOR CLIENT REVIEW	14-04-23	WT
no.	description	date	by

BRICK VENEER CONSTRUCTION

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



RIGHT SIDE ELEVATION 'B'

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

WALL AREA	958.06 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	67.07 SQ. FT.
OPENING PROVIDED	18.06 SQ. FT.



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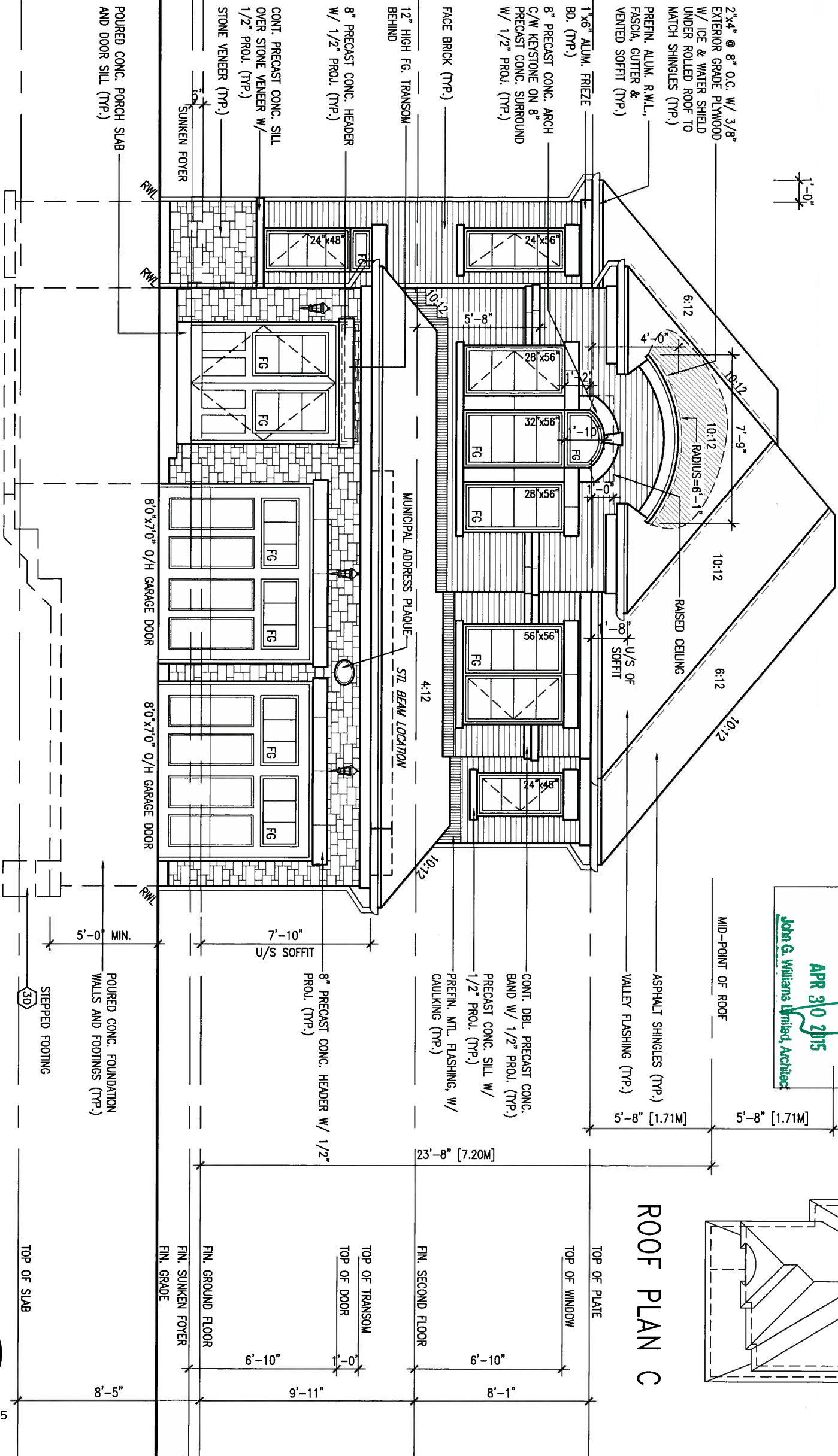
ARCHITECTURAL REVIEW & APPROVAL
APR 30 2015
John G. Williams Limited, Architect

9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.	.	.	qualification information
7.	.	.	Wellington Jno-Baptiste 25591
6.	.	.	name registration information BCIN
5.	.	.	VA3 Design Inc. 42658
4.	.	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
3.	.	.	
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1.	ISSUED FOR CLIENT REVIEW	14-04-23	WT
no.	description	date	by

VA3 DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		S38-1 BAROSSA 1
project name GREEN VALLEY ESTATES	municipality BRADFORD, ONTARIO	project no. 13045
date JUNE, 2014	checked by RC	drawing no. 14
scale 3/16" = 1'-0"		file name 13045-S38-1
RICHARD - D:\2014\14005-13045-BW\WORKING\13045-S38-1.dwg - Tue - Apr 21 2015 - 5:42 AM		

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1.(7))			
ENERGY EFFICIENCY - OBC SB12			
S38-6 ELEVATION C	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
ELEVATION			
FRONT	599.00 S.F.	85.69 S.F.	14.31 %
LEFT SIDE	904.00 S.F.	92.67 S.F.	10.25 %
RIGHT SIDE	904.00 S.F.	22.00 S.F.	2.43 %
REAR	595.00 S.F.	149.67 S.F.	25.15 %
TOTAL SQ. FT.	3002.00 S.F.	350.03 S.F.	11.66 %
TOTAL SQ. M.	278.89 S.M.	32.52 S.M.	11.66 %

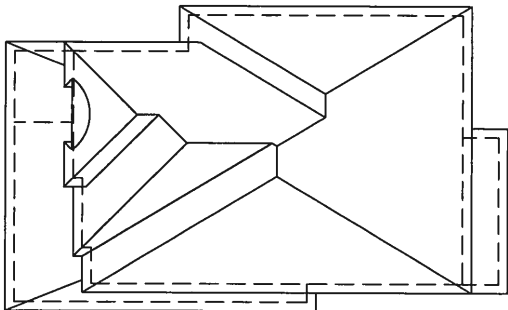


It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions of the Building Code. The architect is not responsible for examining or approving any (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.

APR 30 2015

ARCHITECTURAL REVIEW APPROVAL

John G. Williams Limited, Architect



9 .		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		VA3 DESIGN		BAYVIEW WELLINGTON		S38-1 BAROSSA 1	
8 .		qualification information		300A Wilson Avenue		project name		municipality	
7 .		Wellington Jno-Baptiste		Toronto ON M3H 1S8		GREEN VALLEY ESTATES		BRADFORD, ONTARIO	
6 .		name		416.630.2255 f 416.630.4782		date		JUNE, 2014	
5 .		registration information		va3design.com		drawn by		WT	
4 .		VA3 Design Inc.		42658		checked by		RC	
3 .		Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		scale		3/16" = 1'-0"		FRONT ELEVATION 'C'	
2 REVISED AS PER ENG'S COMMENT'S		21-04-15 RC		file name		13045-S38-1		drawing no.	
1 ISSUED FOR CLIENT REVIEW		14-04-23 WT		no. description		15		Richard - D:\2014\14005-13045-BW\WORKING\13045-S38-1.dwg - Tue - Apr 21 2015 - 5:42 AM	

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1'-0"

1'-0"

1'-0"

1'-0"

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ARCHITECTURAL REVIEW & APPROVAL
APR 30 2015
John G. Williams Limited, Architect

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

LEFT SIDE ELEVATION 'C'

WALL AREA 967.46 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
OPENING ALLOWED 61.23 SQ. FT.
OPENING PROVIDED 58.97 SQ. FT. (GLASS AREA ONLY)

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION



APR 24, 2015

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2.	REVISED AS PER ENG'S COMMENT'S	21-04-15	RC
1.	ISSUED FOR CLIENT REVIEW	14-04-23	WT
no.	description	date	by

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

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

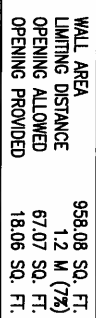
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VA3 DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		S38-1 BAROSSA 1
project name GREEN VALLEY ESTATES	municipality BRADFORD, ONTARIO	project no. 13045
date JUNE, 2014	checked by RC	scale 3/16" = 1'-0"
drawn by WT	file name 13045-S38-1	drawing no. 16
RICHARD - D:\2014\14005-13045-BW\WORKING\13045-S38-1.dwg - Tue - Apr 21 2015 - 5:42 AM		

(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)

(REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)



**REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION**

It is the builder's complete responsibility to ensure that all construction complies 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 for examining or approving any (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

ARCHITECTURAL REVIEW & APPROVAL

APR 30 2015

John G. Williams Limited, Architect

project no.
13045

project name	municipality
GREEN VALLEY ESTATES	BRADFORD, ONTARIO

13045-S38-1

VA3
DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
416.630.2255 f 416.630.2256
va3design.com

t 416.630.2255 f 416.630.4782
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qualification information		
Wellington Jno-Baptiste	<i>Jf Baptiste</i>	25591
name	signature	BCIN
registration information		
VA3 Design Inc.		42658

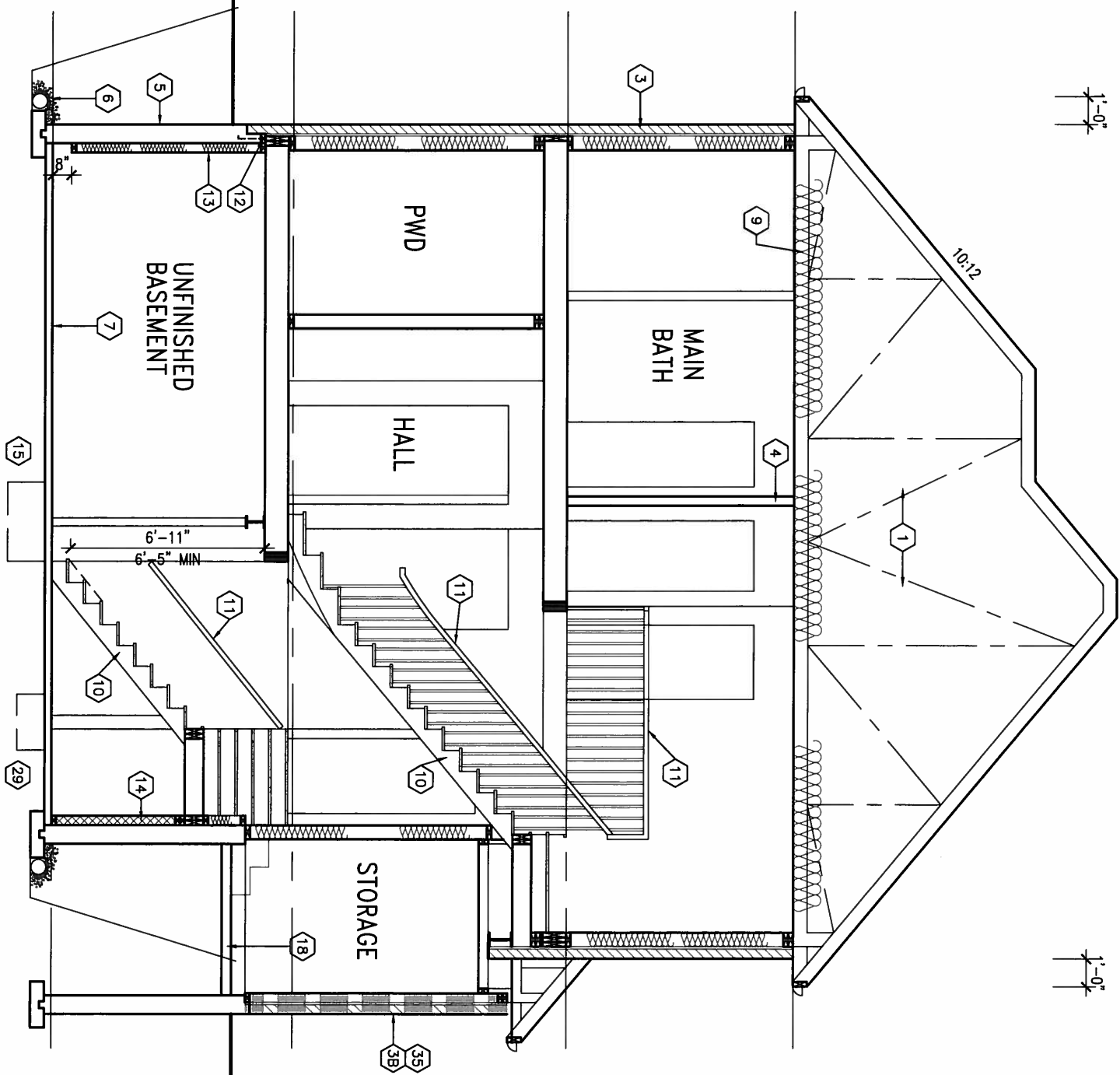
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1	ISSUED FOR CLINTR REVIEW	14-04-23	WT
no.	description	date	by



APR 24, 2015

CROSS SECTION A-A



1'-0"

1'-0"

TOP OF SLAB

FIN. GRADE

FIN. GROUND FLOOR

FIN. SECOND FLOOR

TOP OF PLATE

8'-5"

9'-11"

8'-1"



APR 24, 2015

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 Authority is not responsible for the accuracy or completeness of the information provided in the 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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3.			
2.	REVISED AS PER ENG'S COMMENT'S	21-04-15	RC
1.	ISSUED FOR CLIENT REVIEW	14-04-23	WT
no.	description	date	by

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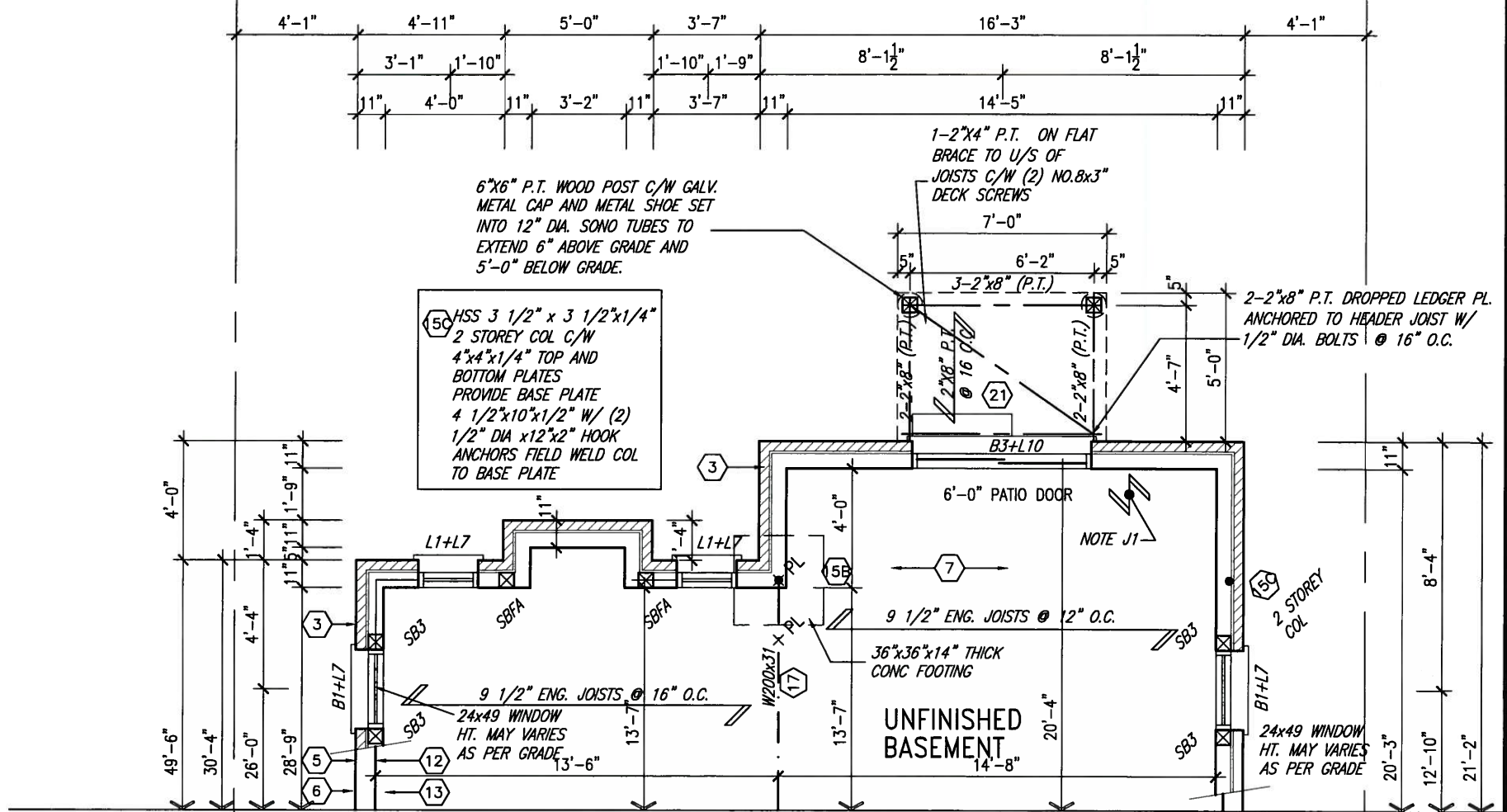
qualification information
Wellington Jno-Baptiste 25591
name
registration information BCIN
VA3 Design Inc. 42658

signature

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DESIGN
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Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		S38-1	
GREEN VALLEY ESTATES		BAROSSA 1	
project name	municipality	project no.	
date			
JUNE, 2014			
drawn by	checked by	scale	file name
WT	RC	3/16" = 1'-0"	13045-S38-1
RICHARD - D:\2014\14005-13045-BW\WORKING\13045-S38-1.dwg - Tue - Apr 21 2015 - 5:42 AM			
CROSS SECTION A-A			drawing no.
			18

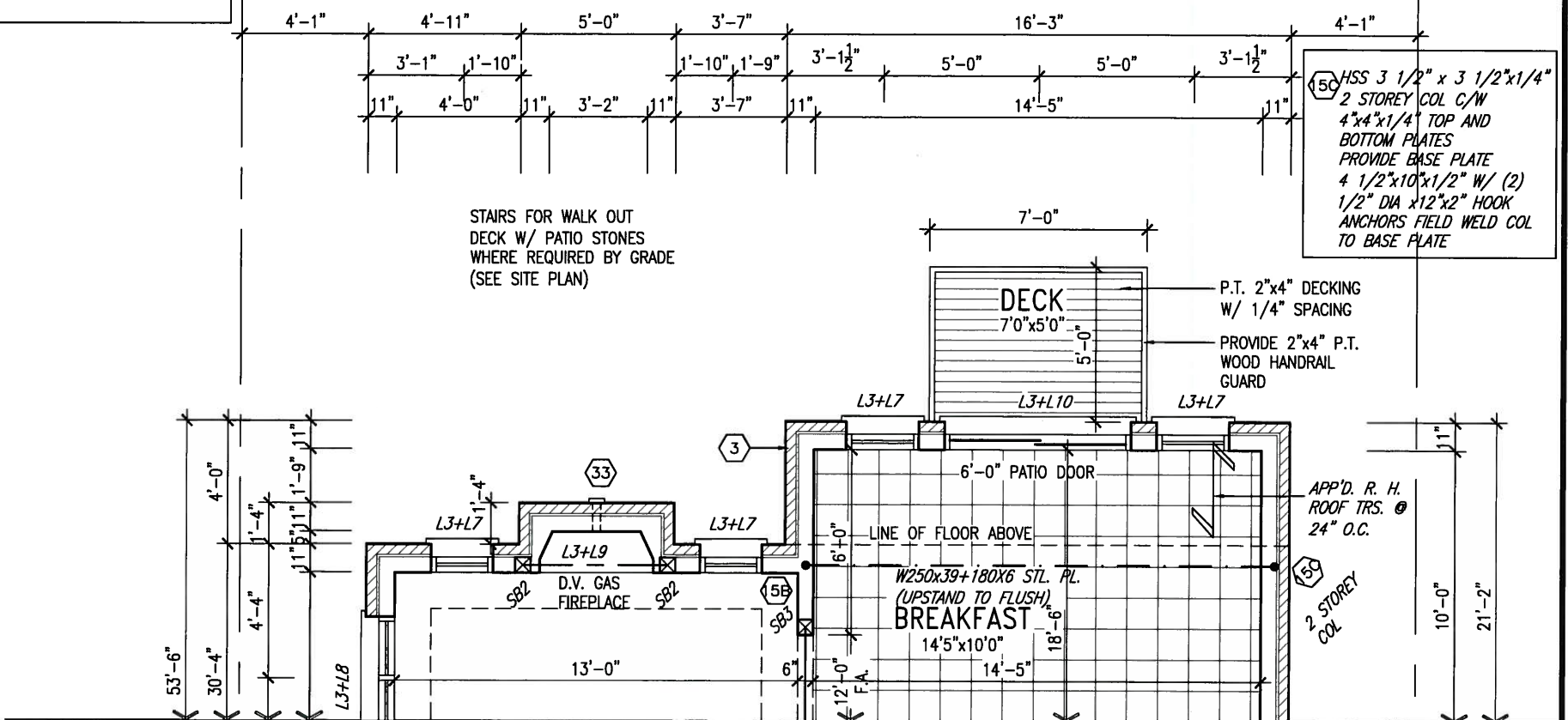


PART. BASEMENT PLAN EL. 'A', 'B' & 'C' W/ WOB CONDITION

NOTE:
REFER TO STANDARD FLOOR PLANS
FOR ADDITIONAL INFORMATION.

NOTE:
SPACE ALL FLOOR JOISTS @ 12\"/>

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



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



APR 24, 2015

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ARCHITECTURAL REVIEW
AND APPROVAL
TOWN OF BRADFORD WEST CHILLIMBURY
Signed:
Date: **APR 30 2015**
JOHN G. WILLIAMS LIMITED ARCHITECT

9.			The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.			qualification information
7.			Wellington Jno-Baptiste 25591
6.			name
5.			registration information
4.			VA3 Design Inc. 42658
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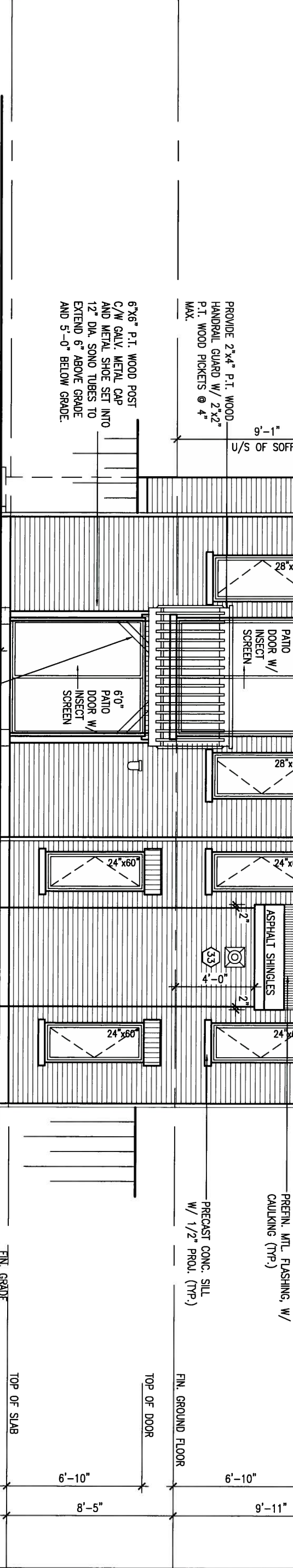
VA3
DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		S38-1 BAROSSA 1
project name GREEN VALLEY ESTATES	municipality BRADFORD, ONTARIO	project no. 13045
date JUNE, 2014	checked by RC	scale 3/16" = 1'-0"
PART. PLANS - WOB CONDITION		file name 13045-S38-1
RICHARD - D:\2014\14005-13045-BW\WORKING\13045-S38-1.dwg - Tue - Apr 21 2015 - 5:42 AM		drawing no. 21

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))			
S38-6 ELEVATION A W.O.D.	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
ELEVATION			
FRONT	608.00 S.F.	83.92 S.F.	13.80 %
LEFT SIDE	904.00 S.F.	62.67 S.F.	6.93 %
RIGHT SIDE	904.00 S.F.	22.00 S.F.	2.43 %
REAR	801.00 S.F.	204.00 S.F.	25.47 %
TOTAL SQ. FT.	3217.00 S.F.	372.59 S.F.	11.58 %
TOTAL SQ. M.	298.87 S.M.	34.61 S.M.	11.58 %

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))			
S38-6 ELEVATION B W.O.D.	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
ELEVATION			
FRONT	608.00 S.F.	73.78 S.F.	12.13 %
LEFT SIDE	913.00 S.F.	92.67 S.F.	10.15 %
RIGHT SIDE	912.00 S.F.	22.00 S.F.	2.41 %
REAR	801.00 S.F.	204.00 S.F.	25.47 %
TOTAL SQ. FT.	3234.00 S.F.	392.45 S.F.	12.14 %
TOTAL SQ. M.	300.45 S.M.	36.46 S.M.	12.14 %

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))			
S38-6 ELEVATION C W.O.D.	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
ELEVATION			
FRONT	599.00 S.F.	85.89 S.F.	14.31 %
LEFT SIDE	904.00 S.F.	92.67 S.F.	10.25 %
RIGHT SIDE	904.00 S.F.	22.00 S.F.	2.43 %
REAR	801.00 S.F.	204.00 S.F.	25.47 %
TOTAL SQ. FT.	3208.00 S.F.	404.56 S.F.	12.60 %
TOTAL SQ. M.	298.03 S.M.	37.57 S.M.	12.60 %



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable zoning regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Authority reserves the right to refuse to issue a building permit for any reason, including but not limited to, the drawings not being in accordance with the applicable zoning code or permit matter or that any house can be properly built or located on its lot.

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

ARCHITECTURAL REVIEW & APPROVAL
APR 30 2015
John G. Williams Limited, Architect

REAR ELEVATION - W.O.B. COND. EL 'A'
SIMILAR FOR EL 'B' & 'C'

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION



no.	description	date	by
9.			
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2.	REVISED AS PER ENG'S COMMENT'S	21-04-15	RC
1.	ISSUED FOR CUENTR REVIEW	14-04-23	WT

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	BCN
registration information	
VA3 Design Inc.	42658
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VA3 DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		S38-1 BAROSSA 1	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ONTARIO
date	JUNE, 2014	project no.	13045
drawn by	WT	drawing no.	22
checked by	RC	scale	3/16" = 1'-0"
REAR ELEVATION- WOB CONDITION		file name	13045-S38-1
RICHARD - D:\2014\14005-13045-BW\WORKING\13045-S38-1.dwg - Tue - Apr 21 2015 - 5:42 AM			

ARCHITECTURAL REVIEW & APPROVAL

APR 30 2015

John G. Williams Limited, Architects

1"x6" ALUM. FRIEZE—
BD. RETURN 4'-0" ON
BOTH SIDES (TYP.)
VINYL PANEL _____

- VALLEY FLASHING

6:12

10:12

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

—FACE BRICK (TYP.)

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

- PREFIN. MTL. FLASHING, W/
CAULKING (TYP.)

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

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

TOP OF SLAB

8'-5"

FIN. GRADE

FIN. GROUND FLOOR

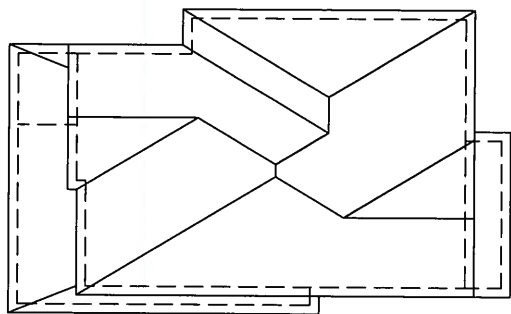
TOP OF TRANSOM
TOP OF DOOR

FIN. SECOND FLOOR

TOP OF WINDOW

TOP OF PLATE

ROOF PLAN A
w/ REAR UPGRADE



S38-1
BAROSSA 1

project no.
13045

drawing no.

drawn by	checked by	scale	file name
WT	RC	3/16" = 1'-0"	13045-S38-1
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23

Design in the

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 *W. Baptiste* 255

name	signature	E
------	-----------	---

registration information
VAT Number:

VAS Design Inc.	426
-----------------	-----

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. AU

discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the proper

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

Drawings are not to be scaled.

**VA3
DESIGN**

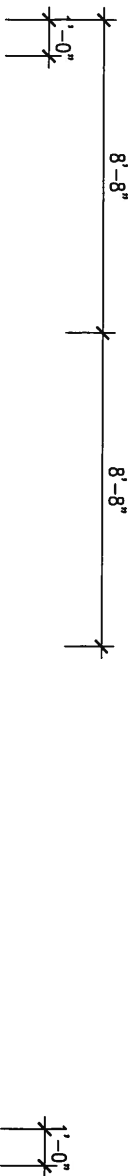
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

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1	ISSUED FOR CUJENTR REVIEW	14-04-23	WT
no.	description	date	by



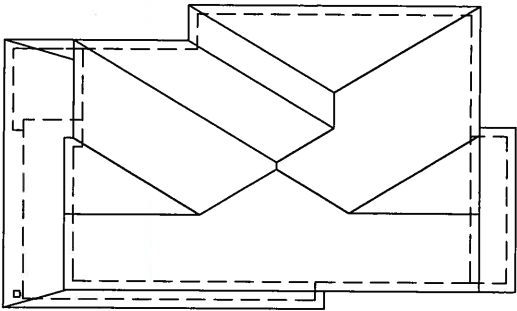
APR 24, 2015

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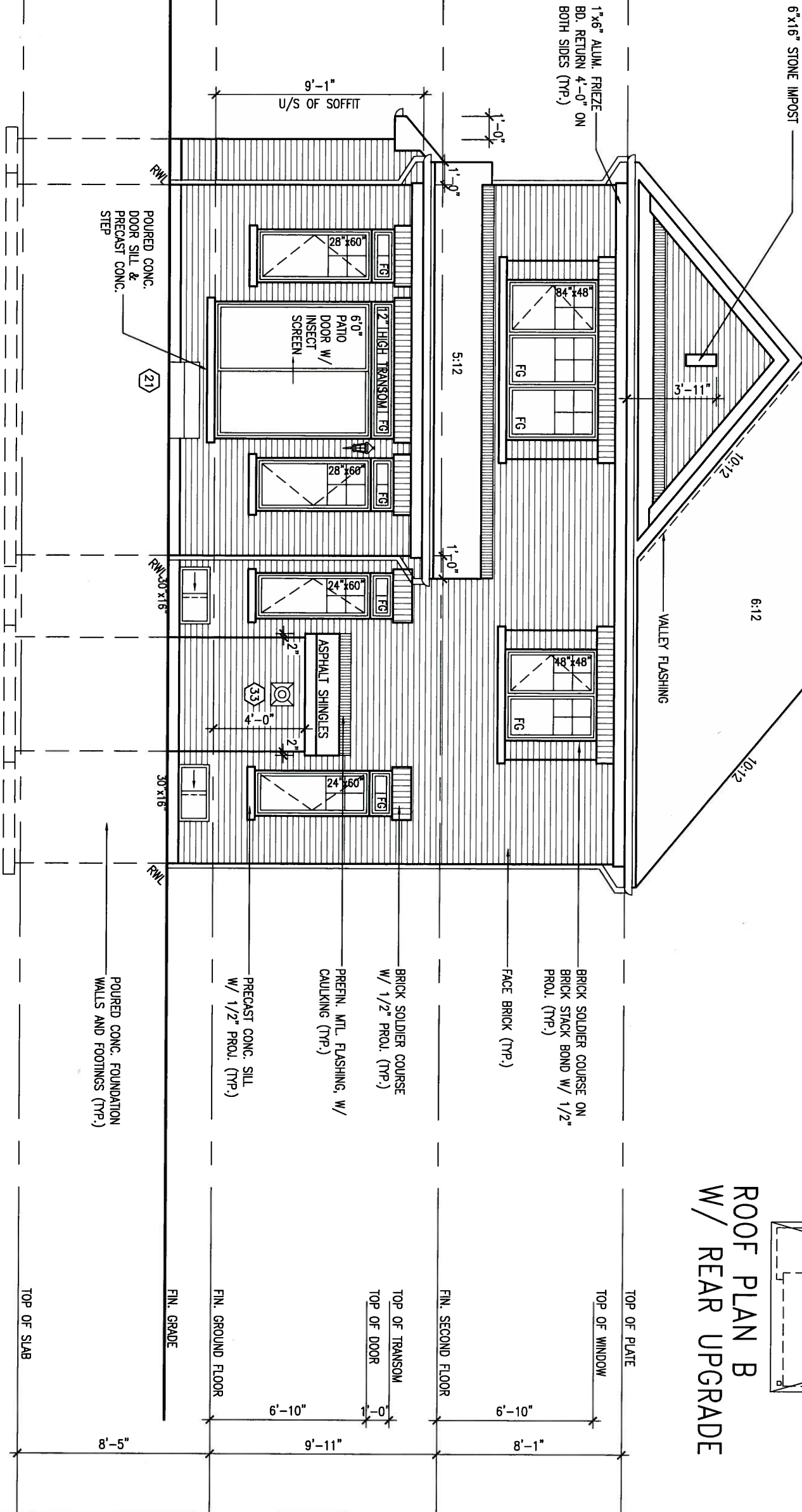


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ARCHITECTURAL REVIEW & APPROVAL
APR 30 2015
John G. Williams Limited, Architect



ROOF PLAN B
W/ REAR UPGRADE



REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

UPGRADED REAR ELEVATION 'B'



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3.	.	.	.
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1.	ISSUED FOR CLIENT REVIEW	14-04-23	WT
no.	description	date	by

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

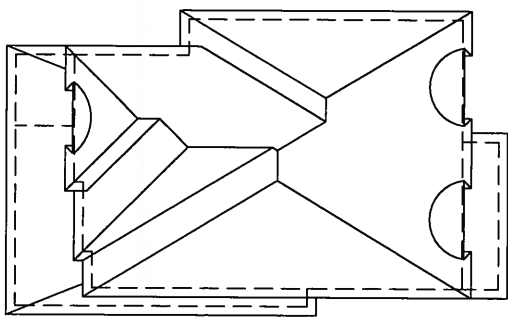
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VA3 DESIGN
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Toronto ON M3H 1S8
416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		S38-1 BAROSSA 1
project name GREEN VALLEY ESTATES	municipality BRADFORD, ONTARIO	project no. 13045
date JUNE, 2014	checked by RC	drawing no. 24
drawn by WT	scale 3/16" = 1'-0"	file name 13045-S38-1
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John G. Williams Limited, Architects



ROOF PLAN C
w/ REAR UPGRADE

2"x4" @ 8" O.C. W/ 3/8"
EXTERIOR GRADE PLYWOOD
W/ ICE & WATER SHIELD
UNDER ROLLED ROOF TO
MATCH SHINGLES (TYP.)

-FACE BRICK (TYP.)

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

-PREFIN. MTL. FLASHING, W/
CAULKING (TYP.)

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

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

TOP OF PLATE

TOP OF WINDOW

FIN. SECOND FLOOR

TOP OF TRANSOM
TOP OF DOOR

FIN. GROUND FLOOR

FIN. GRADE

TOP OF SLAB

8'-5"

9'

8'-1"

BAYVIEW WELLINGTON

S38-1
BAROSSA 1

project name **GREEN VALLEY ESTATES** municipality **BRADFORD, ONTARIO**

project no.
13045

date
JUNE, 2014

drawing no.

25

drawn by	checked by	scale	file name
WT	RC	3/16" = 1'-0"	13045-S38-1
RICHARD - D:\2014\14005-13045-BW\WORKING\13045-S38-1.dwg - Tue - Apr 21 2015 - 5:42 AM			

VA3
DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
416.630.2255 f 416.630.
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	<i>Jno Baptiste</i>	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.

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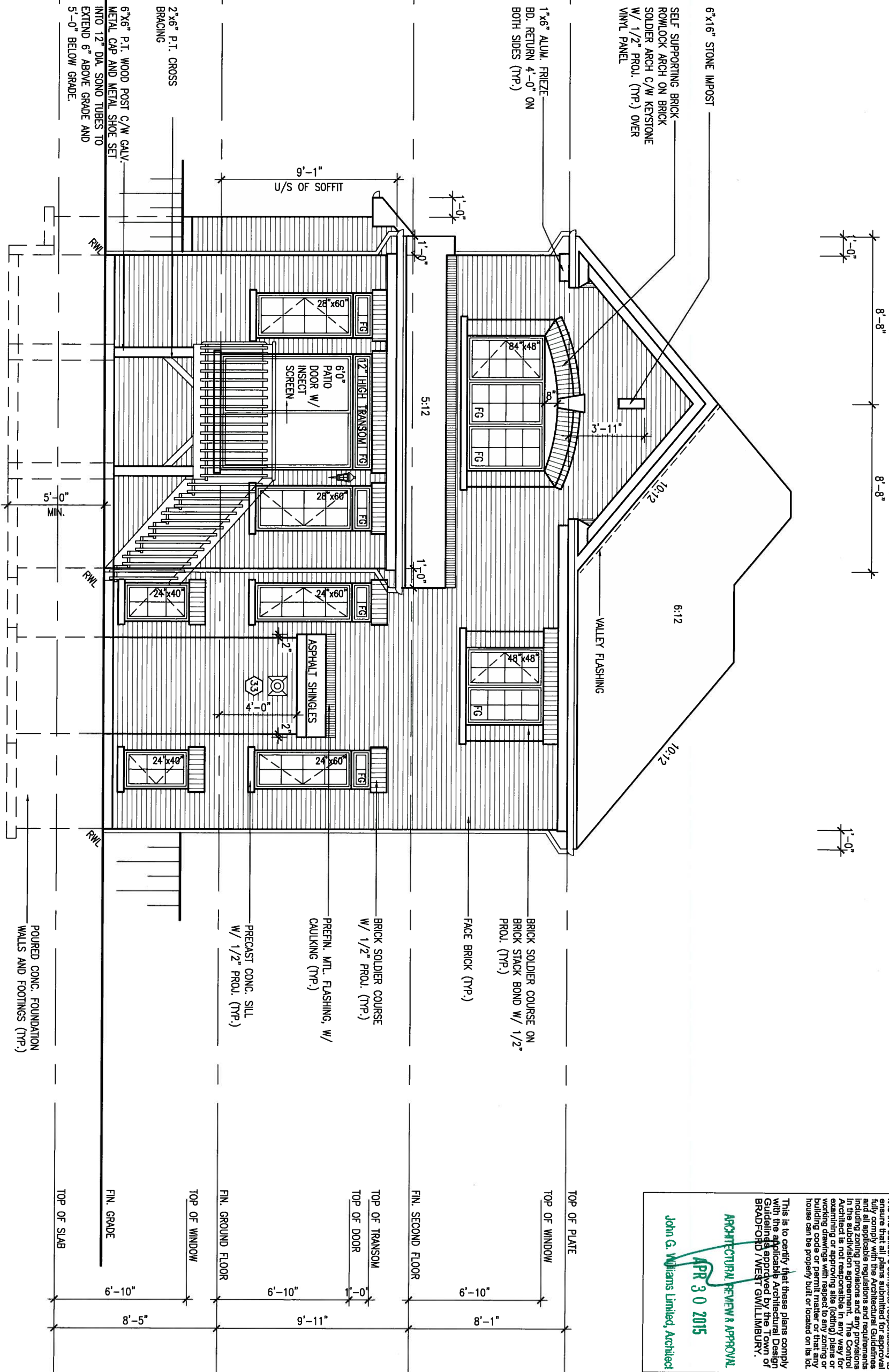
REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

UPGRADED REAR ELEVATION 'C'



APR 24, 2015

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	.	.	.
3	.	.	.
2	REVISED AS PER ENG'S COMMENT'S	21-04-15	RC
1	ISSUED FOR CUENJR REVIEW	14-04-23	WT
no.	description	date	by



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements in the applicable provisions and any provisions in the applicable provisions of the Town of Bradford / West Gwillimbury.

ARCHITECTURAL REVIEW & APPROVAL
APR 30 2015
John G. Williams Limited, Architect

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

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

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



9.			
8.			
7.			
6.			
5.			
4.			
3.			
2.	REVISED AS PER ENG'S COMMENT'S	21-04-15	RC
1.	ISSUED FOR CLIENT REVIEW	14-04-23	WT
no.	description	date	by

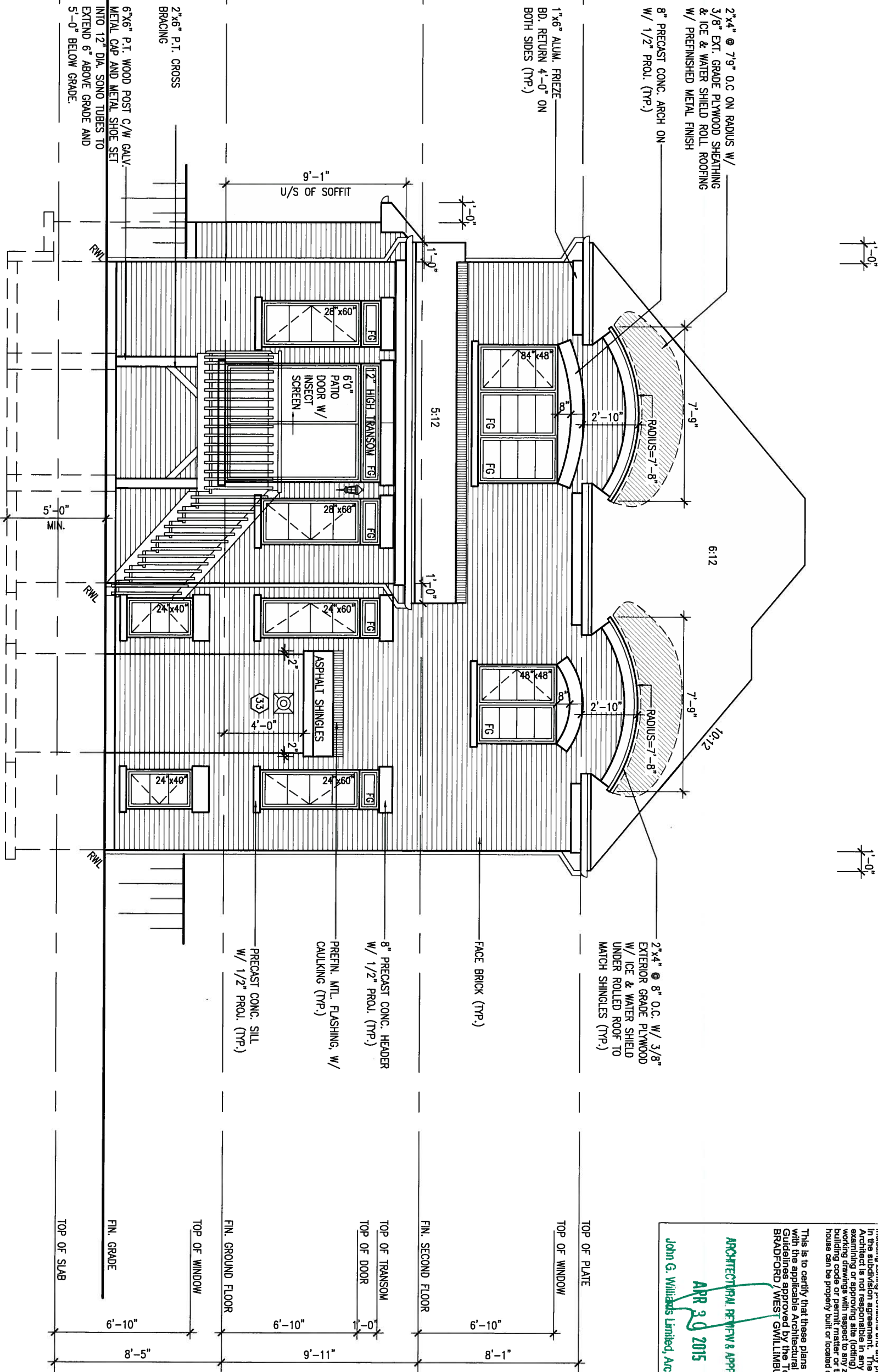
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qualification information
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name registration information BCIN
VA3 Design Inc. 42658

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VA3 DESIGN
300A Wilson Avenue
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va3design.com

BAYVIEW WELLINGTON		S38-1 BAROSSA 1	
project name GREEN VALLEY ESTATES	municipality BRADFORD, ONTARIO	project no. 13045	
date JUNE, 2014	drawing no. 26		
drawn by WT	checked by RC	scale 3/16" = 1'-0"	file name 13045-S38-1
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REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

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

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

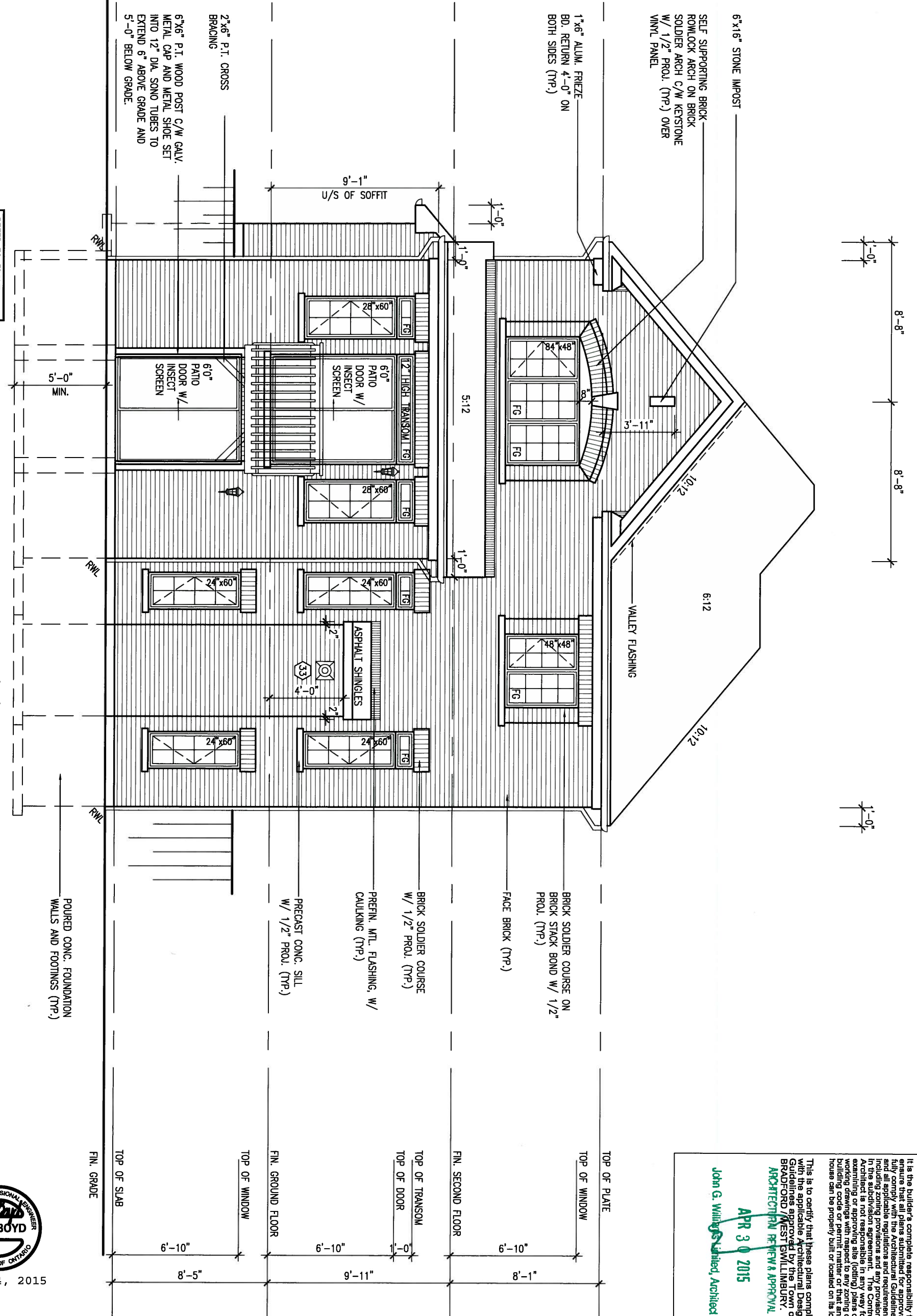


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ARCHITECTURAL REVIEW & APPROVAL
APR 30 2015
John G. Williams Limited, Architect

9 .		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		VA3 DESIGN		BAYVIEW WELLINGTON		S38-1	
8 .		qualification information		300A Wilson Avenue		GREEN VALLEY ESTATES		BAROSSA 1	
7 .		Wellington Jno-Baptiste 25591		Toronto ON M3H 1S8		BRADFORD, ONTARIO		project no.	
6 .		name registration information		t 416.630.2255 f 416.630.4782		date		13045	
5 .		VA3 Design Inc. 42658		va3design.com		JUNE, 2014		UPGRADED REAR ELEVATION 'C' - WOD COND.	
4 .		Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		drawn by		checked by		file name	
3 .		21-04-15 RC		WT		RC		13045-S38-1	
2 REVISED AS PER ENG'S COMMENT'S		14-04-23 WT		scale		3/16" = 1'-0"		28	
1 ISSUED FOR CLIENT REVIEW		date		no. description		RICHARD - D:\2014\14005-13045-BW\WORKING\13045-S38-1.dwg - Tue - Apr 21 2015 - 5:42 AM			



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ARCHITECTURAL REVIEW & APPROVAL

APR 30 2015

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9 . . .			The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		<div><div>VA3</div><div>DESIGN</div><div>300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com</div></div>		BAYVIEW WELLINGTON		S38-1 BAROSSA 1					
8 . . .			qualification information				project name		municipality		project no.			
7 . . .			Wellington Jno-Baptiste				25591		GREEN VALLEY ESTATES		BRADFORD, ONTARIO		13045	
6 . . .			signature				BCIN		date		UPGRADED REAR ELEVATION 'A' - WOB COND.		drawing no.	
5 . . .			registration information				42658		JUNE, 2014		scale		file name	
4 . . .			VA3 Design Inc.				drawn by		checked by		3/16" = 1'-0"		13045-S38-1	
3 . . .							WT		RC		RICHARD - D:\2014\14005-13045-BW\WORKING\13045-S38-1.dwg - Tue - Apr 21 2015 - 5:42 AM		29	
2 REVISED AS PER ENG'S COMMENT'S			21-04-15		RC		Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.							
1 ISSUED FOR CLIENT REVIEW			14-04-23		WT									
no. description			date		by									

1'-0"

1'-0"

2"x4" @ 7'9" O.C. ON RADIUS W/
3/8" EXT. GRADE PLYWOOD SHEATHING
& ICE & WATER SHIELD ROLL ROOFING
W/ PREFINISHED METAL FINISH

8" PRECAST CONC. ARCH ON
W/ 1/2" PROU. (TYP.)

1"x6" ALUM. FRIEZE
BO. RETURN 4'-0" ON
BOTH SIDES (TYP.)

2"x6" P.T. CROSS
BRACING

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

9'-1"
U/S OF SOFFIT

1'-0"
1'-0"

5:12

1'-0"

6:12

10:12

2"x4" @ 8" O.C. W/ 3/8"
EXTERIOR GRADE PLYWOOD
W/ ICE & WATER SHIELD
UNDER ROLLED ROOF TO
MATCH SHINGLES (TYP.)

FACE BRICK (TYP.)

8" PRECAST CONC. HEADER
W/ 1/2" PROU. (TYP.)

PREFN. MTL. FLASHING, W/
CAULKING (TYP.)

PRECAST CONC. SIL.
W/ 1/2" PROU. (TYP.)

FIN. GRADE

TOP OF SLAB

TOP OF WINDOW

FIN. GROUND FLOOR

TOP OF TRANSOM
TOP OF DOOR

FIN. SECOND FLOOR

TOP OF WINDOW

TOP OF PLATE

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

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ARCHITECTURAL REVIEW & APPROVAL
APR 30 2015
John G. Williams Limited, Architect

John G. Williams Limited, Architect

BAYVIEW WELLINGTON

S38-1
BAROSSA 1

project name
GREEN VALLEY ESTATES municipality
BRADFORD, ONTARIO

project no.
13045

date
JUNE, 2014 scale
UPGRADED REAR ELEVATION 'C' - WOB COND.

drawing no.

drawn by
WT checked by
RC 3/16" = 1'-0"

file name
13045-S38-1

31

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VA3
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qualification information

Wellington Jno-Baptiste 25591

name registration information BCN

VA3 Design Inc. 42658

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2 REVISED AS PER ENG'S COMMENT'S 21-04-15 RC

1 ISSUED FOR CLIENT REVIEW 14-04-23 WT

no. description date by



APR 24, 2015

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

UPGRADED REAR ELEVATION 'C'
W.O.B. CONDITION

5'-0"
MIN.

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 2.1.1.2.A) SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., 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, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION.

2A. FRAME WALL CONSTRUCTION (2"x6") (R28) SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 28mm (1 1/4") EXTERIOR STRUCTURAL INSULATED SHEATHING RSI 0.7 (R4) BY "B" OR EQUAL, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 4.23 (R24) INSUL. AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

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., 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, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION.

3. BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A) 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x76mm (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., 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, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3A. BRICK VENEER CONSTRUCTION (2"x6") (R28) 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 28mm (1 1/4") EXT. STRUCT. INSULATED SHEATHING RSI 0.7 (R4) BY "B" OR EQUAL, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 4.23 (R24) INSUL. & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. 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.

3B. BRICK VENEER CONSTRUCTION (2"x4")- GARAGE WALLS 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x76mm (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") 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., INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR FINISH. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. 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)) 200mm (8") POURED CONC. FDTN. WALL 15MPa (2200psi) WITH BITUMENOUS DAMPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x155 (20"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	16" WIDE x 6" DEEP	16" WIDE x 6" DEEP
2	20" WIDE x 6" DEEP	20" WIDE x 6" DEEP
3	26" WIDE x 9" DEEP	20" WIDE x 6" DEEP

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

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

2 STOREY WITH WALK-OUT BASEMENT 545x175 (22"x7")

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

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

8. EXPOSED FLOOR TO EXTERIOR (SB-12-TABLE 2.1.1.2.A) PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

9. ATTIC INSULATION (SB-12-TABLE 2.1.1.2.A) (SB-12-2.1.1.7) RSI 8.81 (R50) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL. RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL

10. ALL STAIRS/EXTERIOR STAIRS -OBC 9.8.- UNIFORM RISE -5mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS -10mm (1/2") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT

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

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

HANDRAILS -OBC 9.8.7.- FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION .

INTERIOR GUARDS -OBC 9.8.8.- INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH EXTERIOR GUARDS - OBC 9.8.8. 900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (71"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71").

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

13. BASEMENT INSULATION (SB-12-2.1.1.6), 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 COVER THAN 50mm (2") OF THE BASEMENT SLAB. INSULATION TO HAVE APPROVED VAPOUR BARRIER. DAMPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. AIR BARRIER TO BE SEALED TO FDTN. WALL WITH CAULKING.

14. BEARING STUD PARTITION 38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPROOFING MATERIAL. 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONC. CURB ON 350x155 (14"x6") CONC. FOOTING. 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 (1.88) FIXED STL. COL. WITH 150x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE ON 1070x1070x460 (42"x42"x18") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MIN. AND AS PER SOILS REPORT.

15B. STEEL COLUMN 90mm (3-1/2") DIA x 4.78mm (1.88) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS [2-1/2"x12"x2"] FIELD WELD COL. TO BASE PLATE.

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

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

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

19. GARAGE CEILING/INTERIOR WALLS 13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.1.6. REFER TO SB-12, TABLE 2.1.1.2.A. FOR REQUIRED THERMAL INSULATION.

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

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

22. DRYER EXHAUST (OBC-6.2.3.8.(7) & 6.2.4.1.) CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)

23. INSULATED ATTIC ACCESS (OBC-9.19.2.1, & SB12-2.1.1.7) ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm (21 1/2"x24") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL. BACKING.

24. FIREPLACE CHIMNEYS OBC 9.2.1. TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.

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

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

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

OR SOLID WOOD BEARING FOR WOOD STUD WALLS SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUD 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. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL 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 9.40.) FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 150mm (6") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, MIN. 30mm (1 1/4") COVER, 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDTN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDTN. WALLS. PROVIDE (L7) UNTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.

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

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

GENERAL NOTES

WINDOWS:1) MINIMUM BEDROOM WINDOW -OBC 9.9.10.1.- AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m² UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3").

2) WINDOW GUARDS -OBC 9.8.8.1.(6). A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")

3) EXTERIOR WINDOWS SHALL COMPLY WITH OBC DIV. 8 9.7.3. & SB12-2.1.1.8

GENERAL: 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. 8.6.2.2. SEE MECHANICAL DRAWINGS. 2) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2. & 5.4.2.2.(3) & MUNICIPAL STANDARDS. 3) ALL WINDOW WEALS 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 BATH/TUB 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-12-2.1.1.9. 6) ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV.-8.9.25.3.

LUMBER: 1) ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE. 2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE. 3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE. 4) ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

5) LVL BEAMS SHALL BE 2.0E -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 DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

STEEL: 1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40.21 GRADE 350W "STRUCTURAL QUALITY STEEL". OBC. 9.23.4.3. 2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400E.

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

LEGEND

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

SJ SINGLE JOIST
DJ DOUBLE JOIST
TJ TRIPLE JOIST
LVL LAMINATED VENEER LUMBER
x PL POINT LOAD FROM ABOVE
P.T. PRESSURE TREATED LUMBER
G.T. GIRDER TRUSS BY ROOF TRUSS MANUF.

F.A. FLAT ARCH
C.A. CURVED ARCH
M.C. MEDICINE CABINET (RECESSED)

CONC. BLOCK WALL
XXXXXX DOUBLE VOLUME WALL
SEE NOTE 39

SOLID WOOD BEARING (SPRUCE No. 2) SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER OR AS DIRECTED BY STRUCTURAL ENGINEER. SOLID BEARING TO BE MINIMUM 2 PIECES.

SOLID WOOD BEARING TO MATCH FROM ABOVE



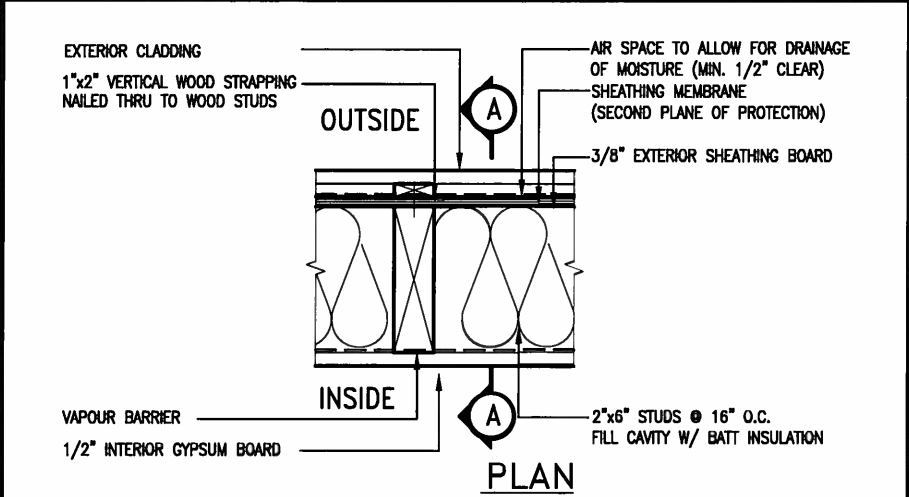
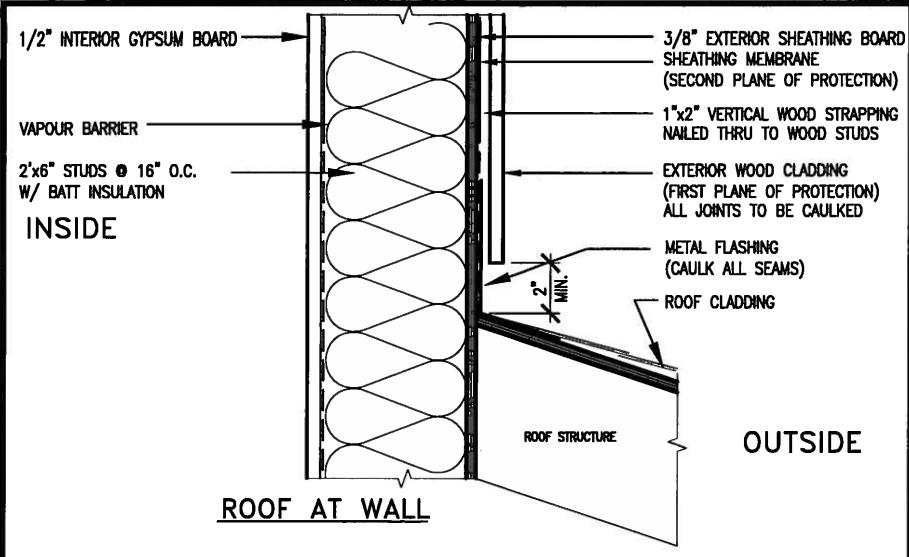
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO VAS3 DESIGN BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF VAS3 DESIGN WHICH IF REQUESTED MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE 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 PARTYWALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

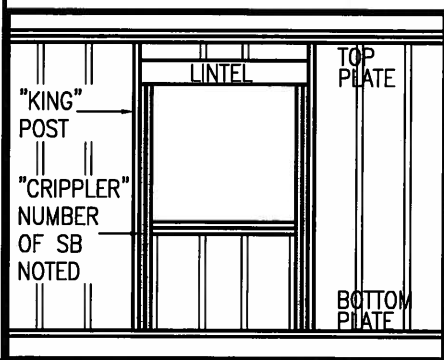
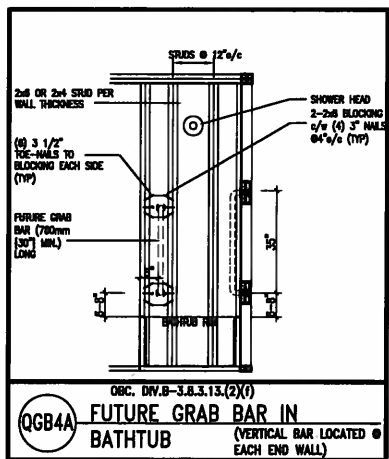
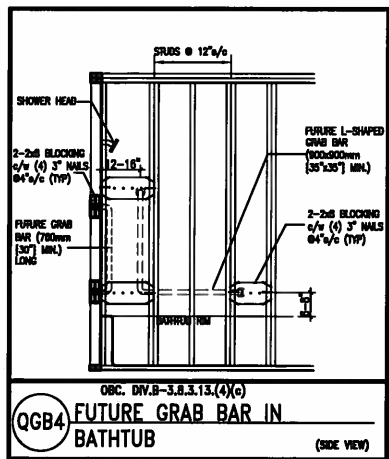
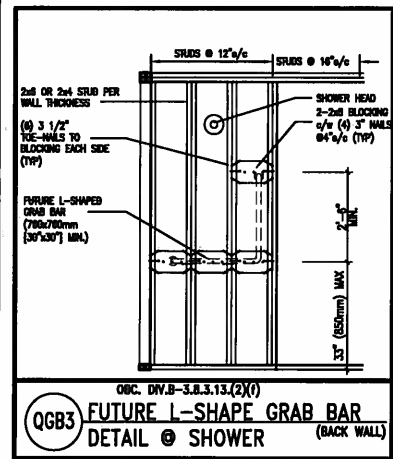
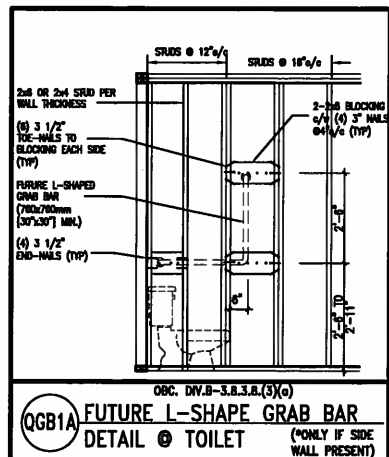
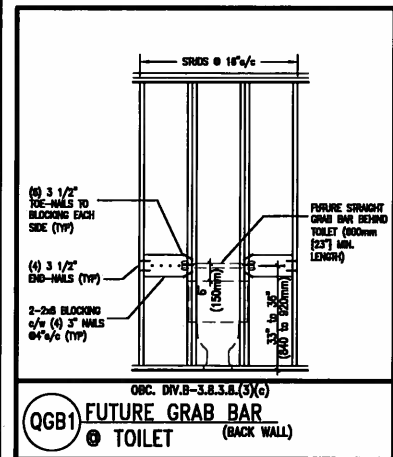
41. FOUNDATION WALL (W.O.D./W.O.B.) -FOR LATERAL SUPPORT WHERE GRADE TO T/O BASEMENT SLAB EXCEEDS 1200mm (3'-11") PROVIDE 200mm (8") POURED CONC. FOUNDATION WALL. PROVIDE VERTICAL 38x140 (2"x6") WOOD STUDS @ 400 (16") o.c. MATCH FLOOR JOIST SPACING WHEN PARALLEL WITH FLOOR JOISTS. [RAMSET BOTTOM PLATE TO SLAB & FASTEN TOP OF WALL TO FLOOR JOIST AND ALSO TIED TO 38x84 (2"x4") @ 300 (12") o.c. KNEE WALL]. REFER TO DETAIL.

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



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)(c) & 3.8.3.8.(3)(c), SHOWER 3.8.3.13.(2)(f), BATHTUB & 3.8.3.13.(4)(c), AND DETAILS PROVIDED.



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

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

MAX. HEIGHT FOR 2"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 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

"CRIPPLE" DETAIL

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO
APR 24, 2015

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7	.	.	.
6	.	.	.
5	.	.	.
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2	UPDATE TO CODE	APR 16-15	RC
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
no.	description	date	by

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

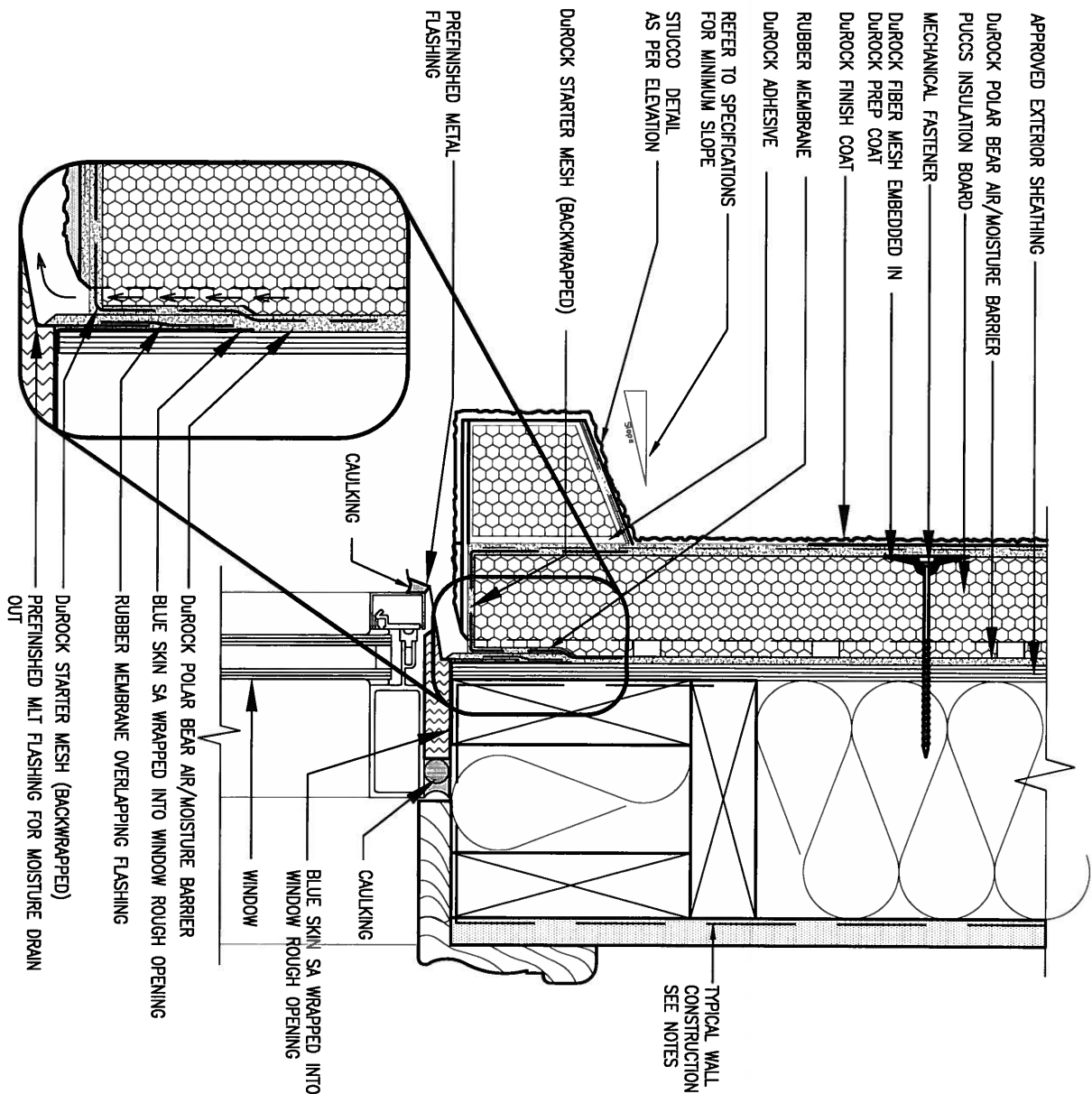
qualification information
Wellington Jno-Baptiste 25591

name
registration information
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.

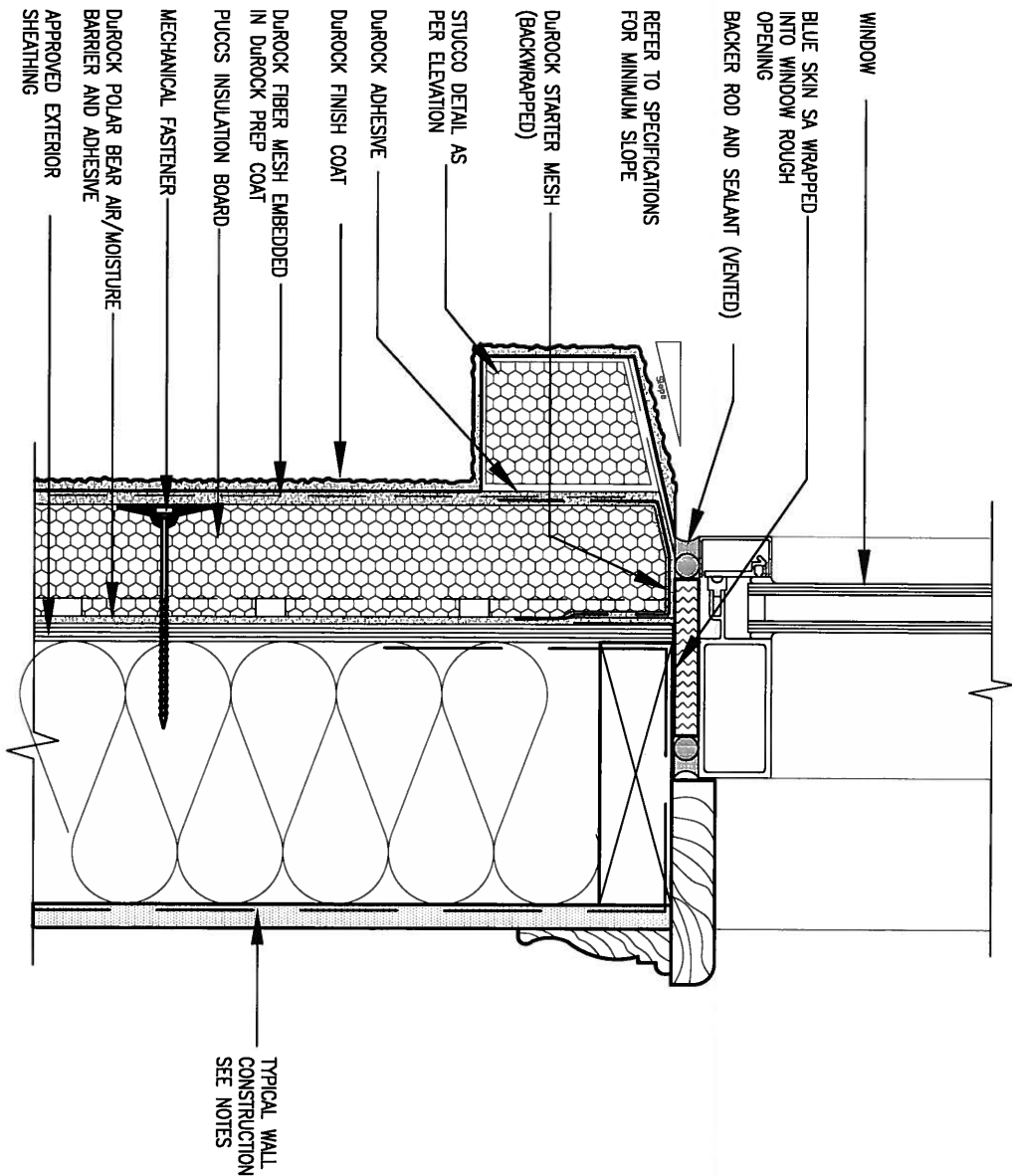
VA3 DESIGN
300A Wilson Avenue
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va3design.com

BAYVIEW WELLINGTON		CONST NOTE	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	
date APR 2014	CONSTRUCTION NOTES		
drawn by RC	checked by -	scale 3/16" = 1'-0"	file name 13045-CONST-OBC 2015
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:56 AM		drawing no. CN2	



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

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



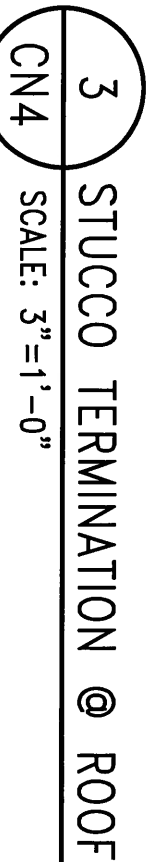
2 WINDOW SILL
CN3 SCALE: 3"=1'-0"

9.	.	.
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3.	.	.
2.	UPDATE TO CODE	APR 16-15 RC
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14 RC
no.	description	date by

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qualification information		
Wellington Jno-Baptiste	25591	BCN
name	signature	42658
registration information		
VA3 Design Inc.		
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va3design.com

BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
data	APR 2014	project no.	13045
drawn by	RC	checked by	-
scale	3/16" = 1'-0"	CONSTRUCTION NOTES	
file name	13045-CONST-0BC 2015	drawing no.	CN3
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2 1/2" THICK PUCCS INSULATION BOARD

DUROCK FIBRE MESH EMBEDDED IN DUROCK PREP COAT

DUROCK FINISH COAT

MECHANICAL FASTENER

DUROCK STARTER MESH (BACKWRAPPED)

FIBRE MESH TAPE AT JOINT

BACKER ROD AND SEALANT (VENTED)

DUROCK STARTER MESH (BACKWRAPPED)

PUCCS INSULATION BOARD

DUROCK "POLAR BEAR" AIR/MOISTURE BARRIER/ADHESIVE

APPROVED EXTERIOR SHEATHING

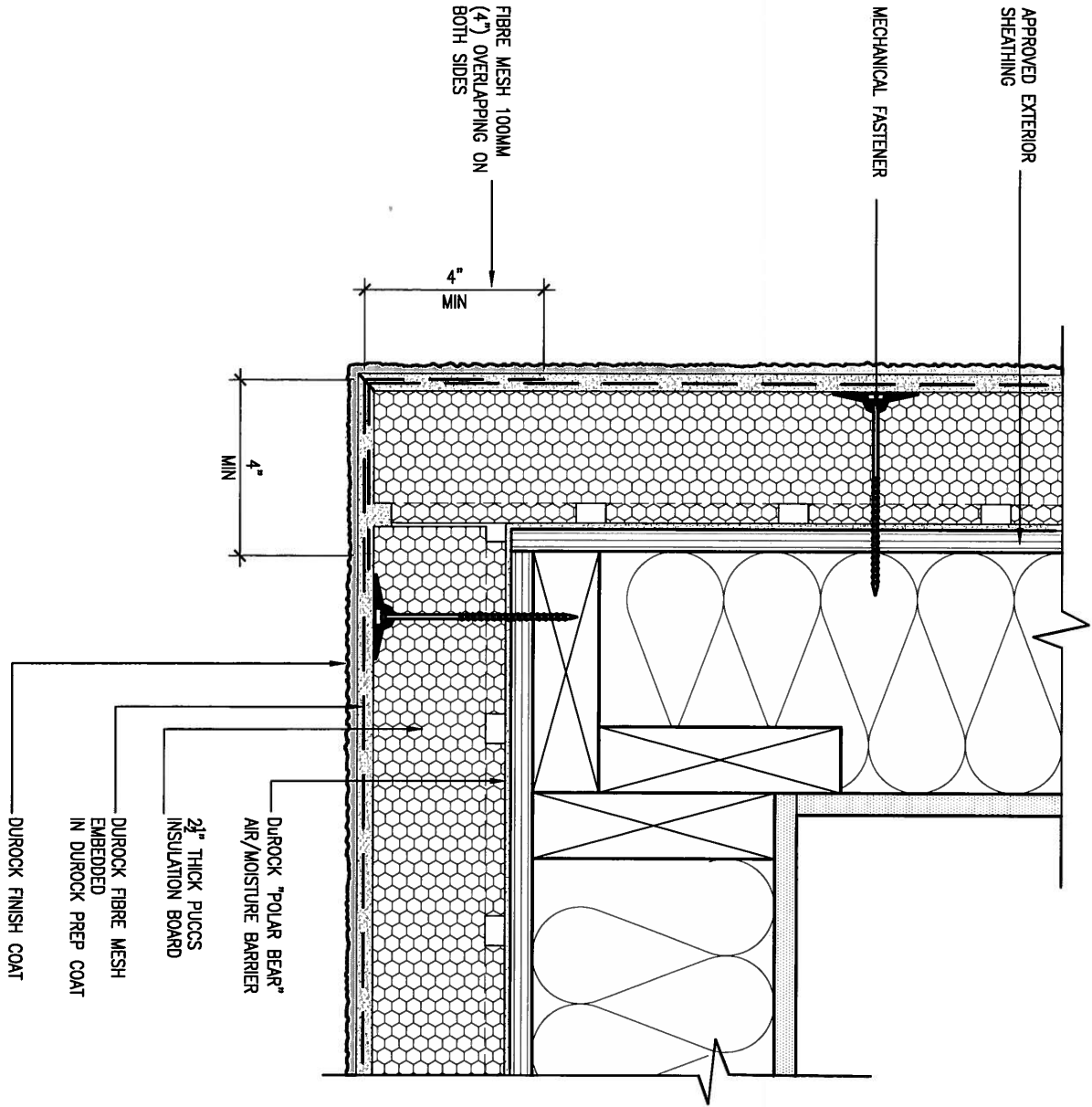
DUROCK POLAR BEAR AIR/MOISTURE BARRIER/ADHESIVE

DUROCK STARTER MESH (BACKWRAPPED)

FIBRE MESH TAPE AT JOINT

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

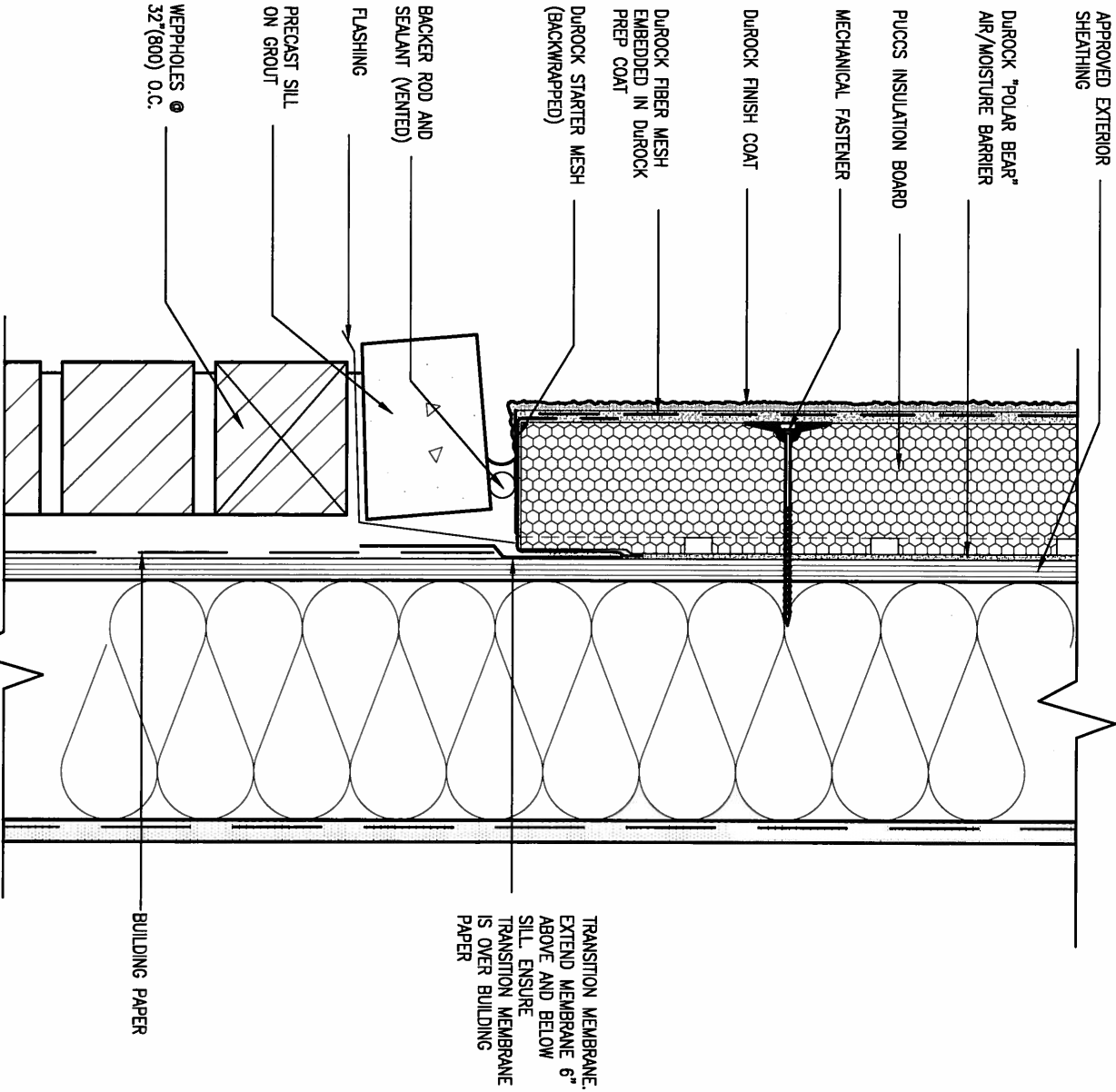
BAYVIEW WELLINGTON		CONST NOTE	
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RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM			



5 CORNER DETAIL

CNS SCALE: 3"=1'-0"

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



6 STUCCO / MASONRY PLINTH CONNECTION

CNS SCALE: 3"=1'-0"

9 .			<div>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</div> <div>qualification information</div> <div>Wellington Jno-Baptiste 25591</div> <div>name registration information</div> <div>VA3 Design Inc. 42658</div>	<div>VA3</div> <div>DESIGN</div> <div>300A Wilson Avenue</div> <div>Toronto ON M3H 1S8</div> <div>t 416.630.2255 / f 416.630.4782</div> <div>va3design.com</div>	BAYVIEW WELLINGTON		CONST NOTE	
8 .					project name		project no.	
7 .					GREEN VALLEY ESTATES		13045	
6 .					municipality		drawing no.	
5 .					BRADFORD		CN5	
4 .					date		CONSTRUCTION NOTES	
3 .					APR 2014		13045-CONST-0BC 2015	
2 UPDATE TO CODE			drawn by		file name			
APR 16-15 RC			checked by		RICHARD -- H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg -- Thu - Apr 16 2015 - 6:57 AM			
1 ISSUE FOR CLIENT REVIEW			scale		drawing no.			
MAY 07-14 RC			3/16" = 1'-0"		CN5			
no. description			date		by			

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SB12-COMPLIANCE PACKAGE 'J'

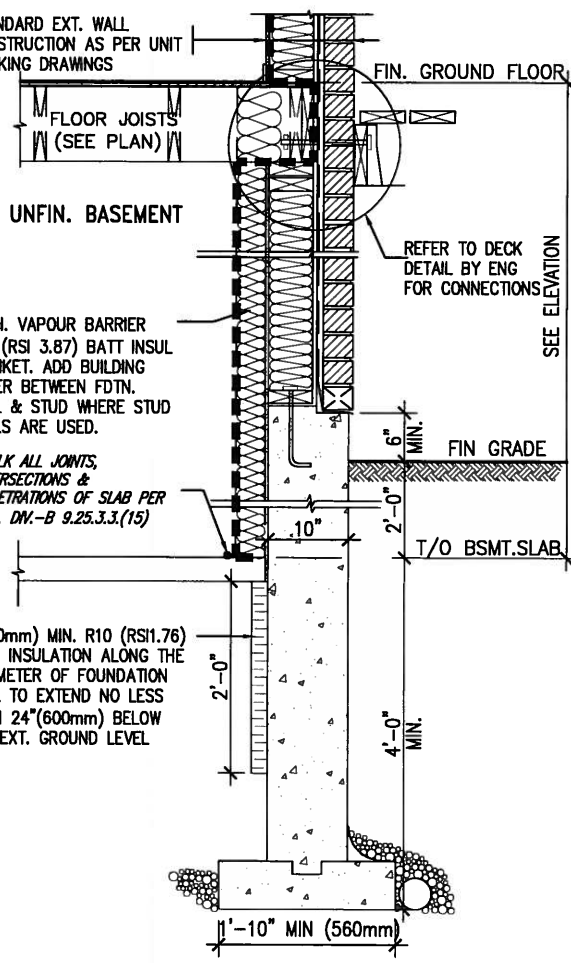
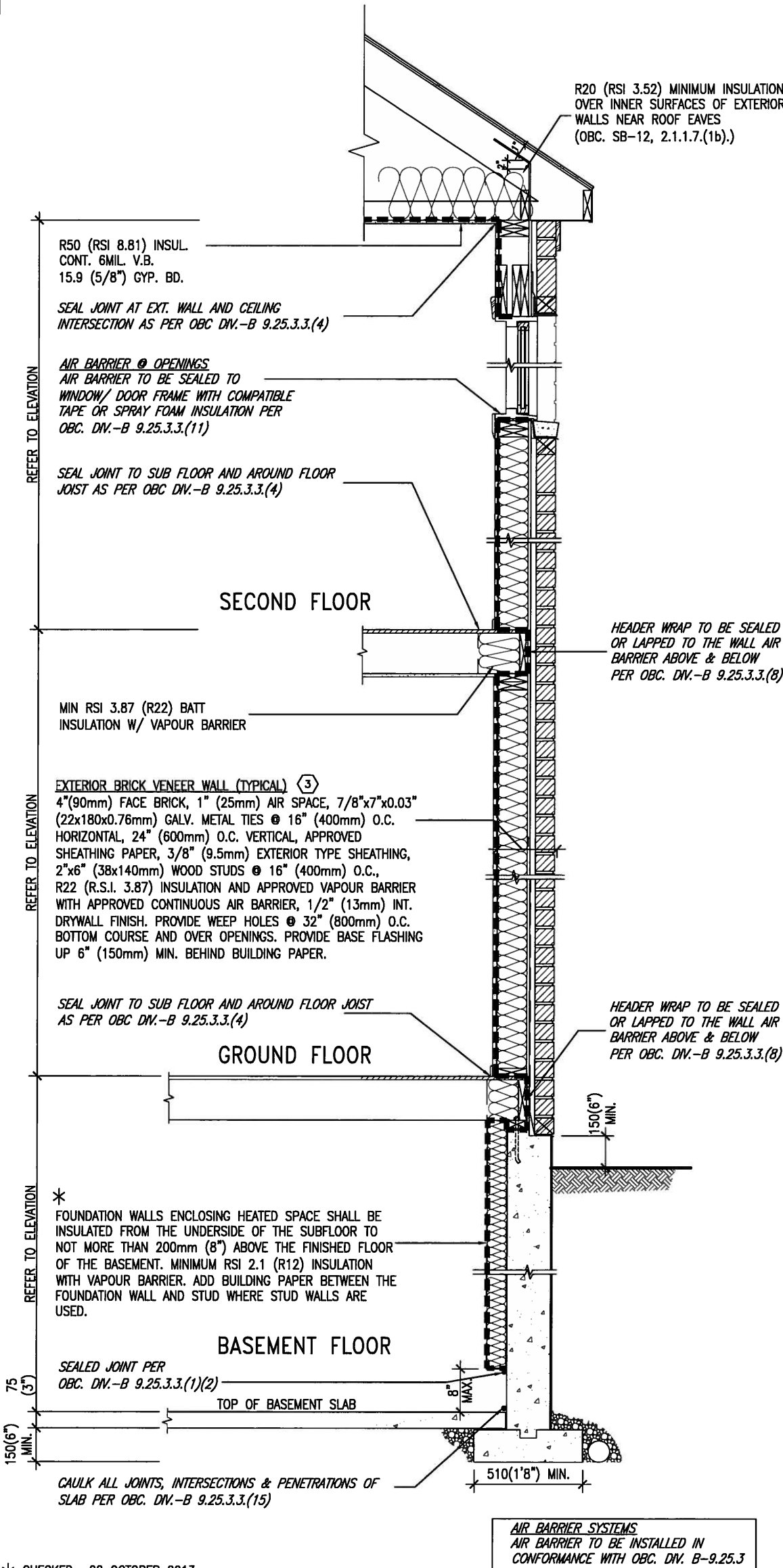
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

USE SB-12 COMPLIANCE PACKAGE (J):

COMPONENT	J	Notes:
Ceiling with Attic Space Minimum RSI (R) value	8.81 (R50)	BLOWN -LOOSE
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	2.11 (R12)	4" R12 BLANKET
Edge of Below Grade Slab ≤600mm below grade Minimum RSI (R) value	1.76 (R10)	RIGID INSUL
Windows & Sliding glass Doors Maximum U-value	1.8	DOUBLE PANE LOW EMISSIVITY
Skylights Maximum U-value	2.8	DOUBLE PANE LOW EMISSIVITY
Space Heating Equipment Minimum AFUE	94%	NATURAL GAS
Hot Water Heater Minimum EF	0.67	NATURAL GAS
HRV Minimum Efficiency	60%	-



APR 24, 2015



* REVISED- 15 MARCH 2013

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

EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION W/ BRICK VENEER SCALE: N.T.S.

SEMI & SINGLES ONLY

9

8

7

6

5

4

3

2

UPDATE TO CODE

APR 16-15 RC

1

ISSUE FOR CLIENT REVIEW

MAY 07-14 RC

no.

description

date

by

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Wellington Jno-Baptiste
signature
VA3 Design Inc.
42658

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VA3
DESIGN

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va3design.com

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES
municipality
BRADFORD

data
APR 2014
drawn by
RC

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

project no.
13045

CONSTRUCTION NOTES
13045-CONST-OBC 2015

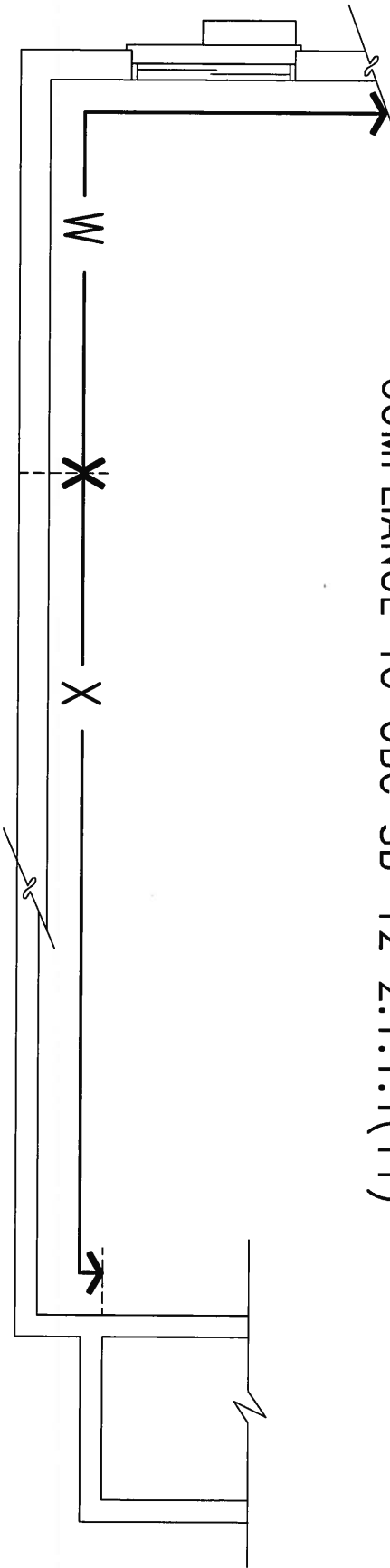
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CONST NOTE

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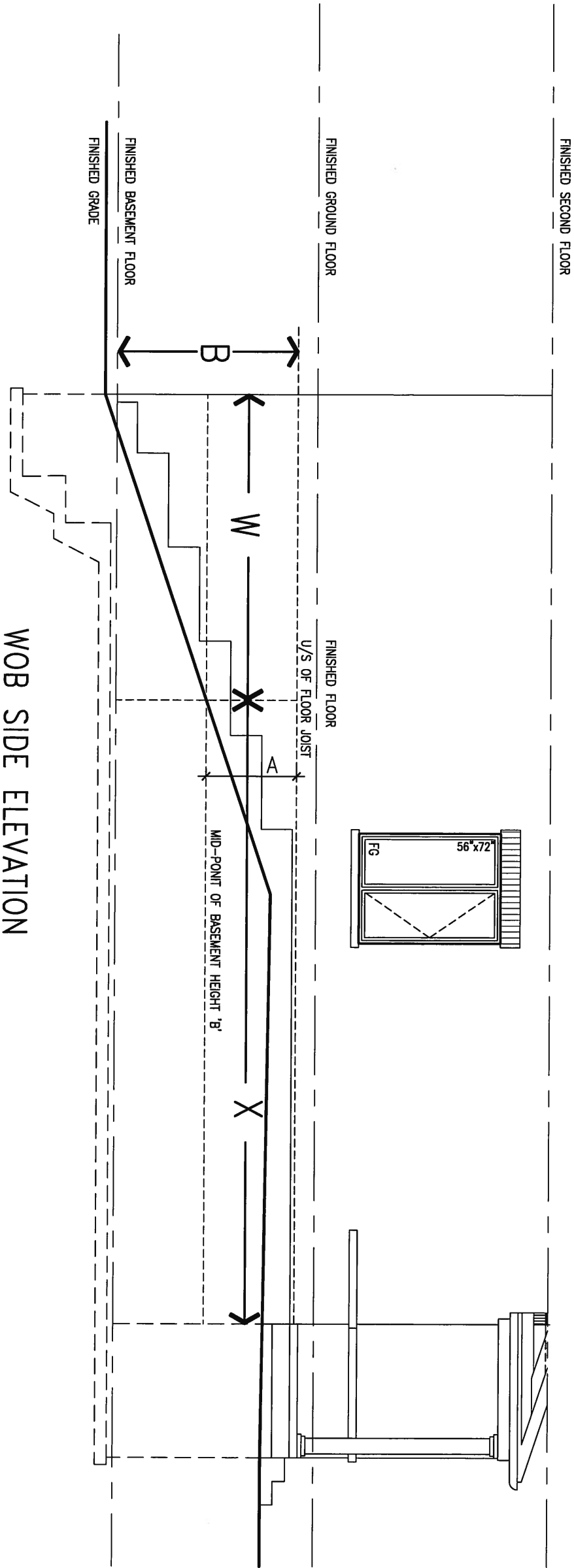
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COMPLIANCE TO OBC SB-12 2.1.1.1(11)



APR 24, 2015

WOB PLAN



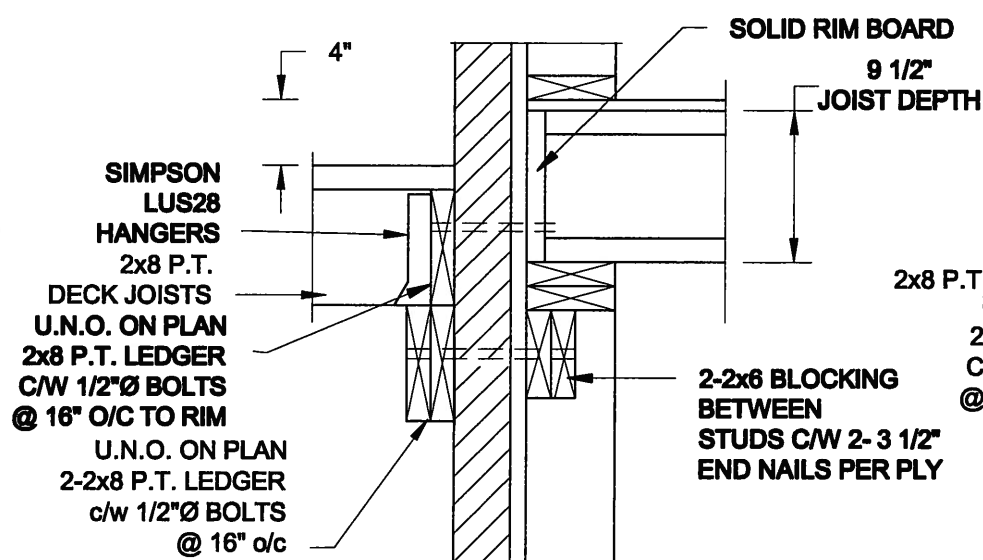
WOB SIDE ELEVATION

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

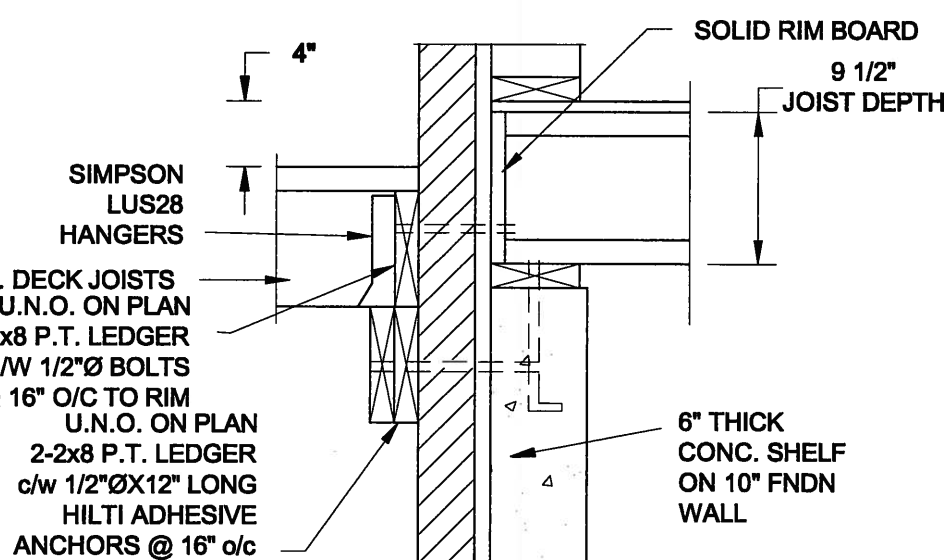
WHEN EXPOSED WALL "A" IS LESS THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "X" IS NOT LESS THAN BASEMENT WALL AS REQUIRED BY TABLE 2.1.1.2A

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8	.	.	.	qualification information						
7	.	.	.	Wellington Jno-Baptiste 25591						
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4	.	.	.	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.	date APR 2014	checked by RC	scale 3/16" = 1'-0"	file name 13045-CONST-OBC 2015	CONSTRUCTION NOTES
3	.	.	.							
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no.	description	date	by							

FOR 9 1/2" JOIST DEPTH



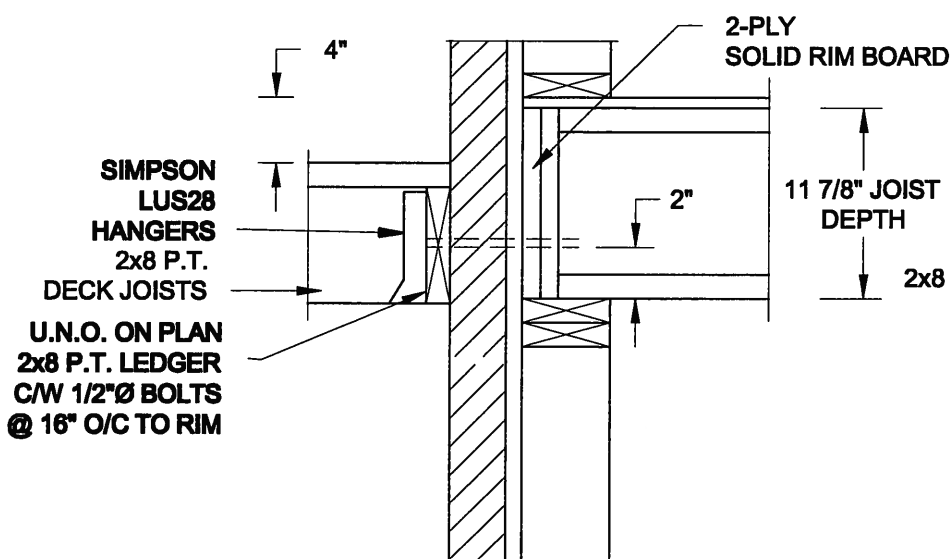
1A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"



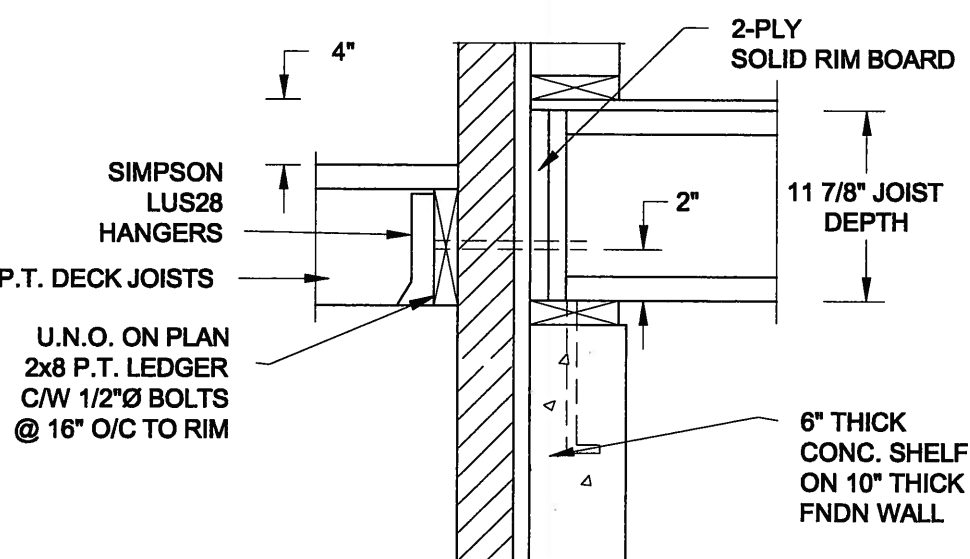
1B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

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

FOR 11 7/8" JOIST DEPTH

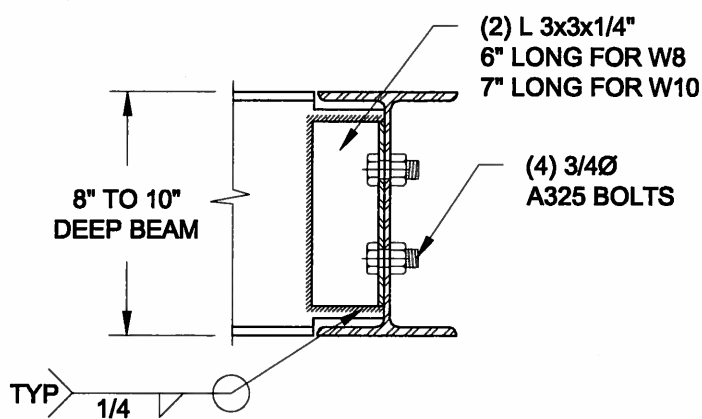


2A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

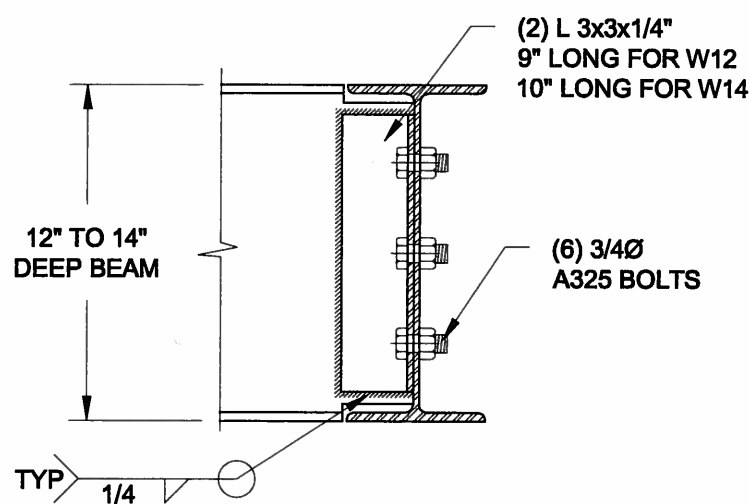


2B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

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



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.

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

Scale:
AS NOTED

Date:
FEB-26-2015

Drawn:
SC

Checked:
SJB

QUAILE ENGINEERING LTD.



38 Parkside Drive, UNIT 7
Newmarket, ON
L3Y 8J9
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E: quaile.eng@rogers.com

Engineer's Seal:



APR 24, 2015

Project:

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BRADFORD, ONTARIO

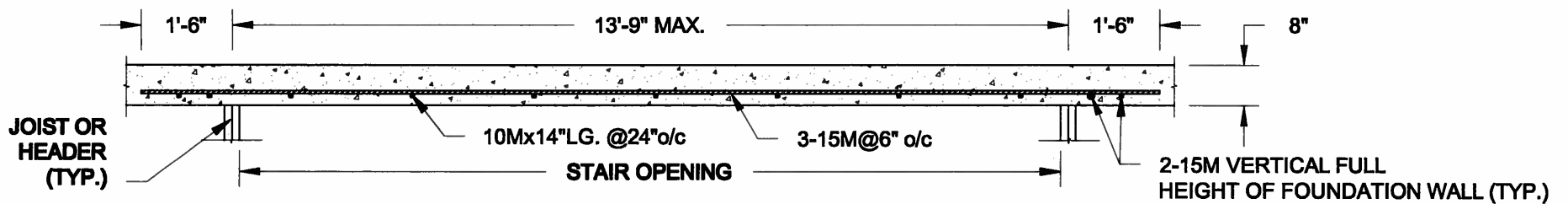
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

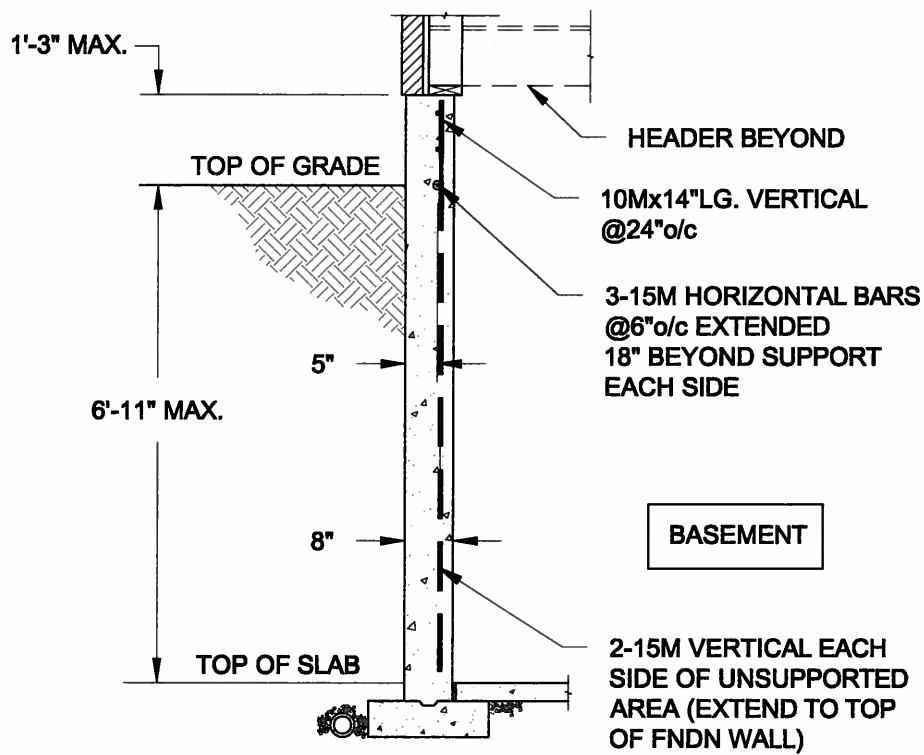
14-095

Drawing No.:

S2



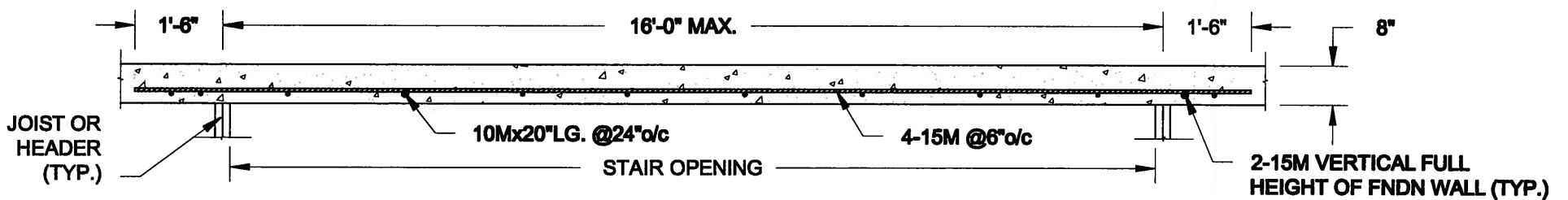
PLAN VIEW
NOT TO SCALE



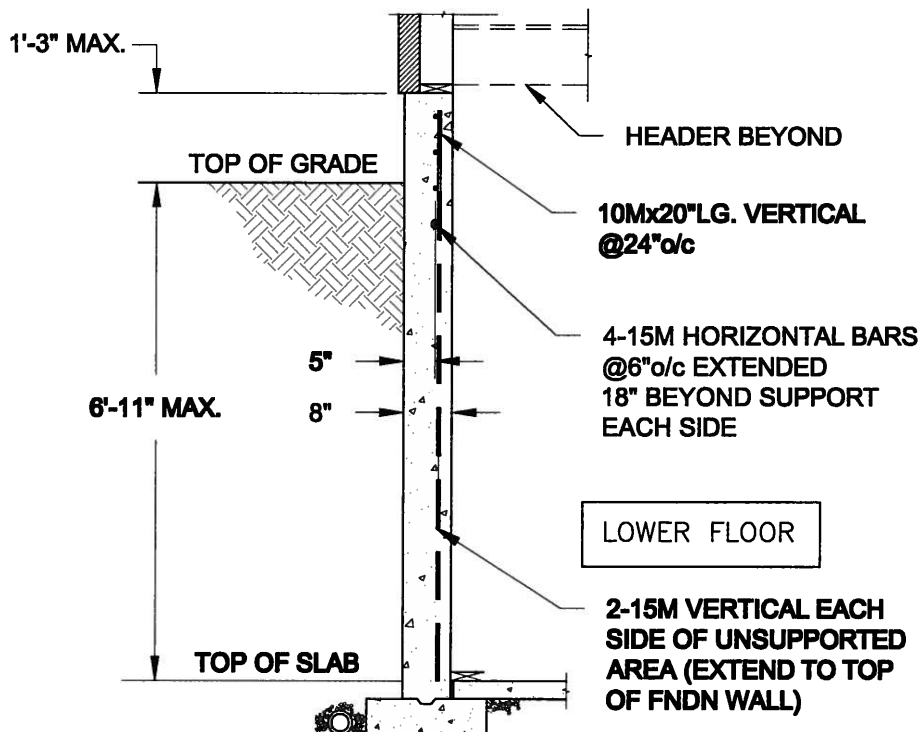
NOTE:

1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN.
3. REINFORCING STEEL TO BE GRADE 400.

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



PLAN VIEW
NOT TO SCALE



NOTE:

1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN.
3. REINFORCING STEEL TO BE GRADE 400.

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

Scale: AS NOTED	
Date: FEB-26-2015	
Drawn: SC	Checked: SJB

QUAILE ENGINEERING LTD.



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Engineer's Seal:



APR 24, 2015

Project:

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BRADFORD, ONTARIO

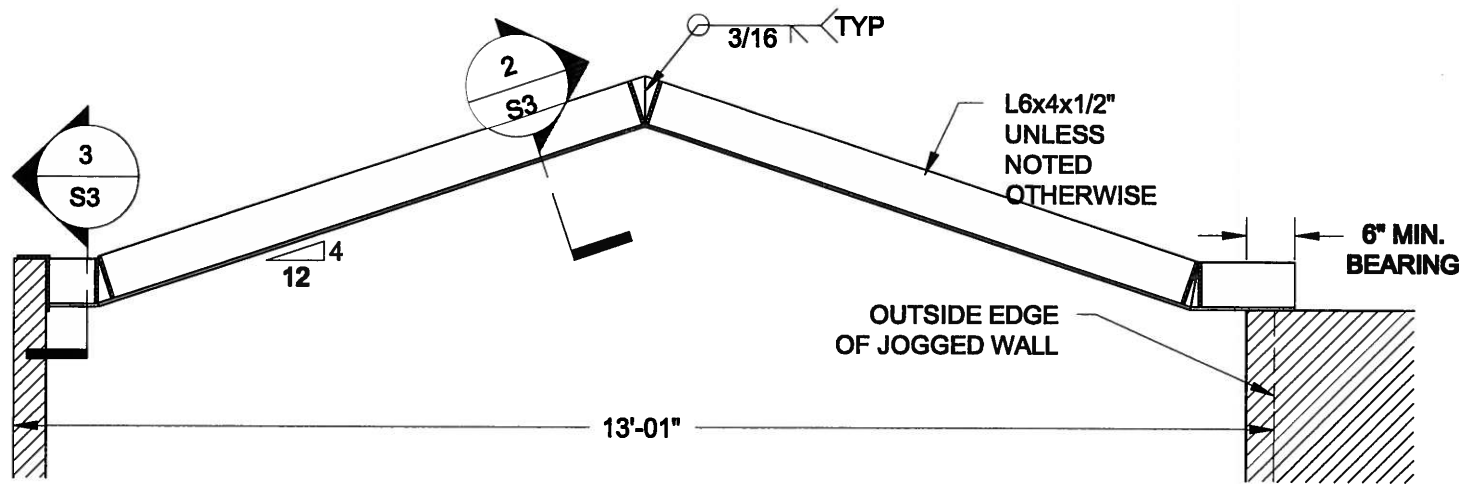
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

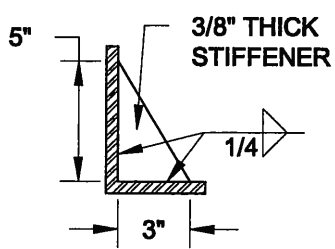
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Drawing No.:

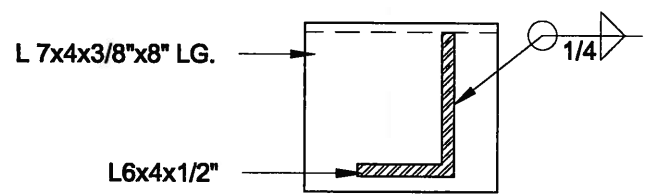
S1



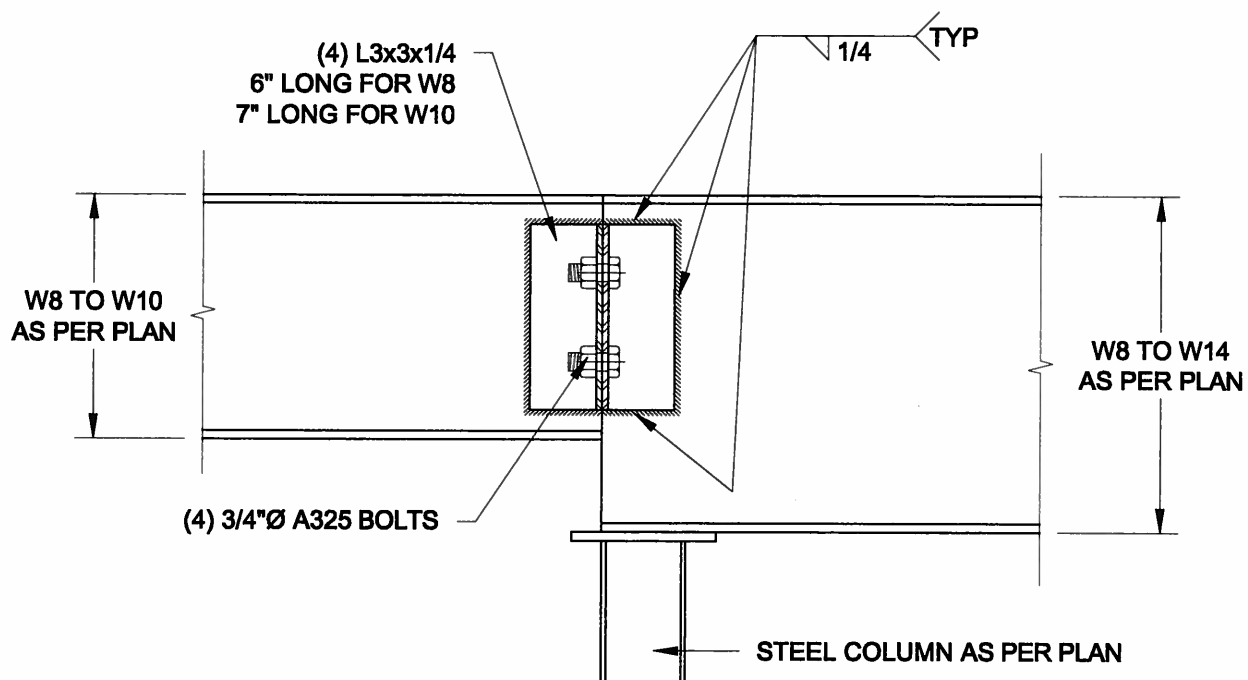
1
S3 **STEEL LINTEL AT GABLE**
SCALE: 1/2" = 1' - 0"



2
S3 **TYP. STIFFENER**
SCALE: 1 1/2" = 1' - 0"



3
S3 **INVERTED ANGLE**
SCALE: 1 1/2" = 1' - 0"



4
S3 **STEEL BEAM CONNECTION**
SCALE: 1 1/2" = 1' - 0"

Scale: AS NOTED	
Date: FEB-26-2016	
Drawn: SC	Checked: SJB

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TYPICAL STRUCTURAL DETAILS FOR SINGLES	
Project No.: 14-095	Drawing No.: S3