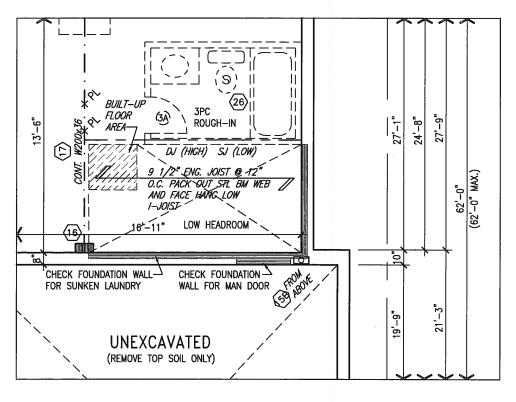


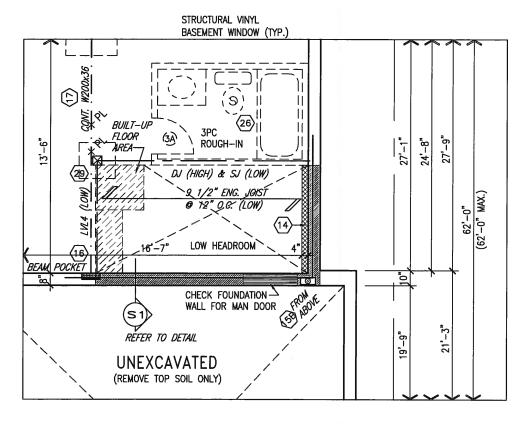
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guldelines and all applicable regulations and requirements including zoning provisions and any provisions not approving and any provisions Architect is not responsible in any 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 louse 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/3 0 2815 John G. Williams Inhited, Architect



PARTIAL BASEMENT PLAN W/ SUNKEN LAUNDRY -1R



PARTIAL BASEMENT PLAN W/ SUNKEN LAUNDRY -2R TO -3R

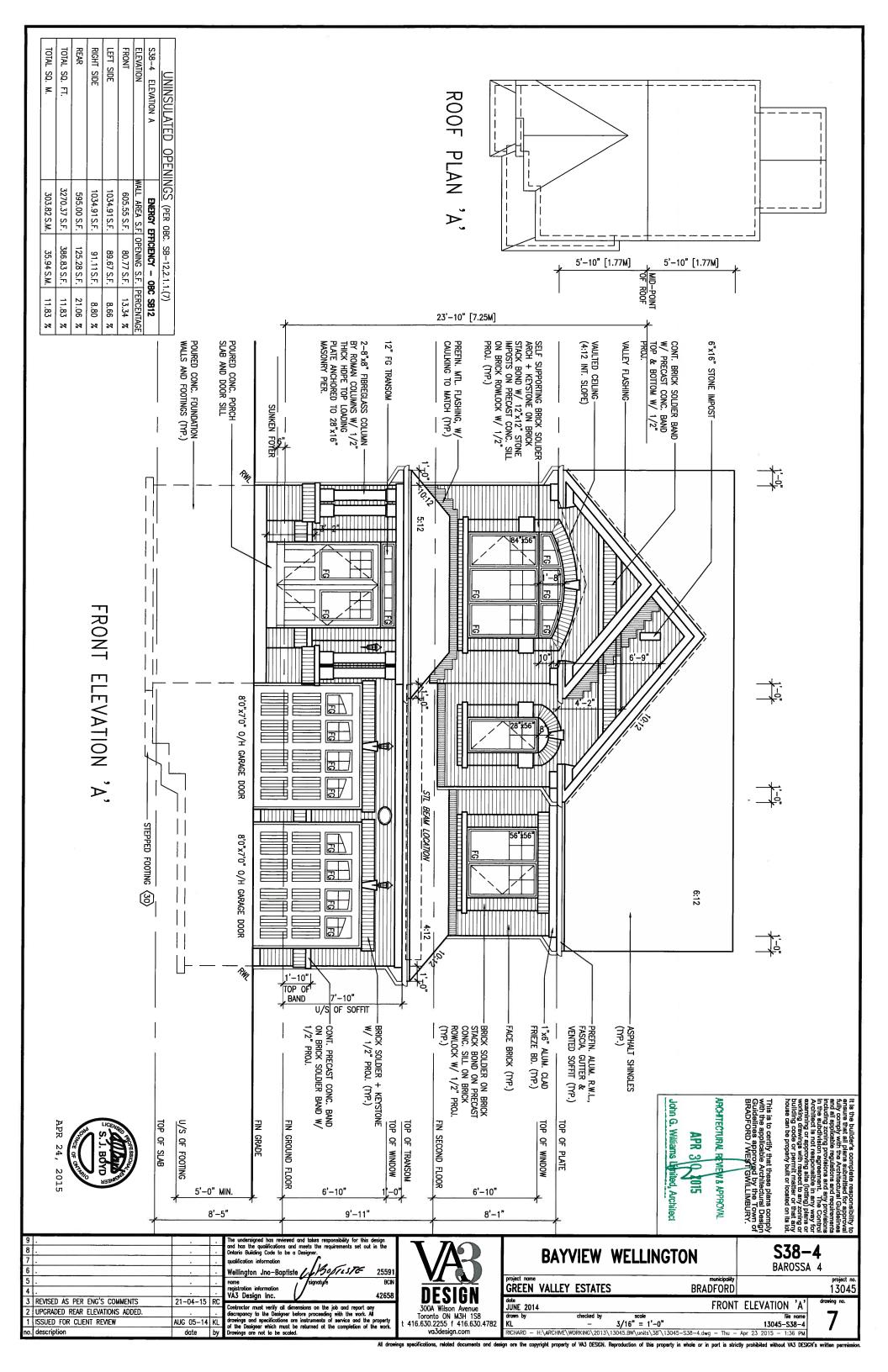
| AREA CALCULATIONS | ELEV. A/B/C |
|--|----------------------------|
| GROUND FLOOR AREA SECOND FLOOR AREA | 1264 SF 1327 SF |
| SUBTOTAL DEDUCT ALL OPEN AREAS | 2591 SF 7 SF |
| TOTAL NET AREA | 2584 SF (240.06 m2) |
| FINISHED BSMT AREA | XX SF |
| COVERAGE W/OUT PORCH | 1682 SF (156.26 m2) |
| COVERAGE W/ PORCH | 1782 SF (165.55 m2) |
| | |

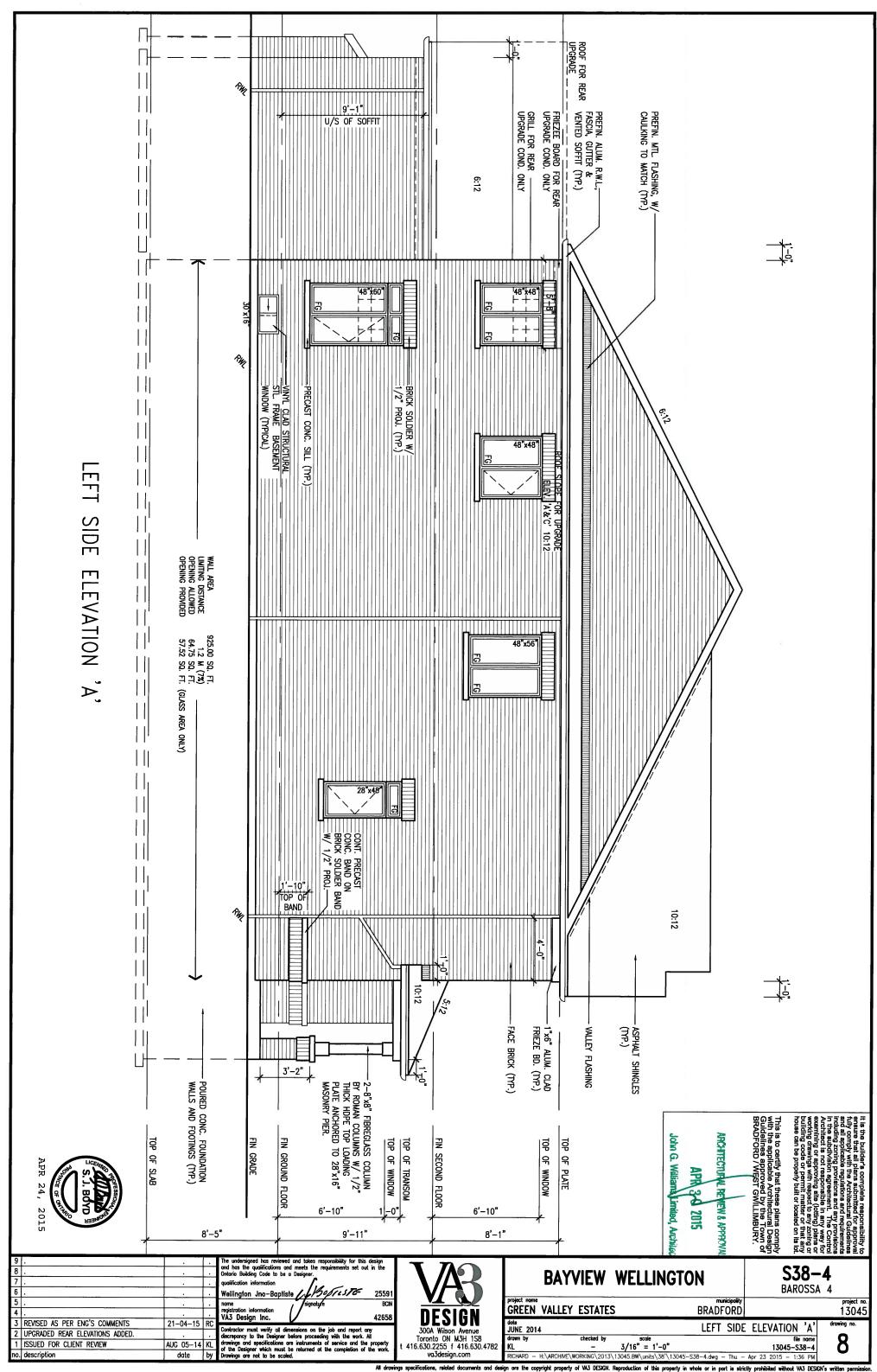


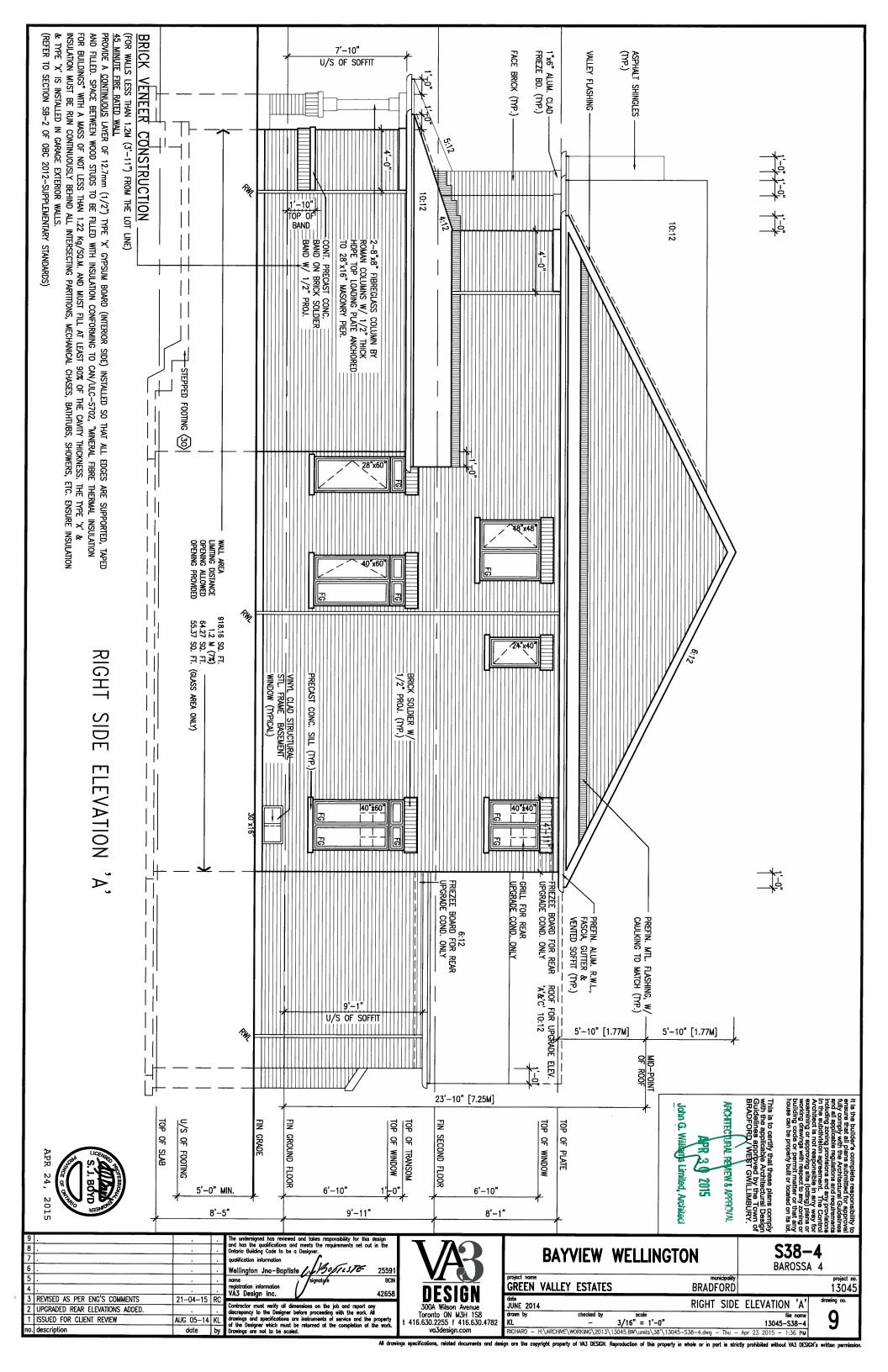
| 1 I | 9 . | <u> </u> | | The undersigned has reviewed and takes responsibility for this design | TTO | |
|-----|-----------------------------------|-----------|----|---|--|-----------------|
| | 8 . | | | and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. | | Ь |
| | 7 . | | | qualification information | Ι \/Δ- < | D. |
| | 6]. | | | Wellington Jno-Baptiste 1 180 512576 25591 | | |
| | 5 . | | | name signature BCIN | <u> </u> | project name |
| | 4 . | | | registration information VA3 Design Inc. 42658 | DESIGN | GREEN VA |
| | 3 REVISED AS PER ENG'S COMMENTS | 21-04-15 | RC | | | date |
| | 2 UPGRADED REAR ELEVATIONS ADDED. | | | Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All | 300A Wilson Avenue | JUNE 2014 |
| | 1 ISSUED FOR CLIENT REVIEW | AUG 05-14 | KL | drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. | | drawa by KL |
| | no. description | date | by | Drawings are not to be scaled. | va3design.com | RICHARD - H:\AR |

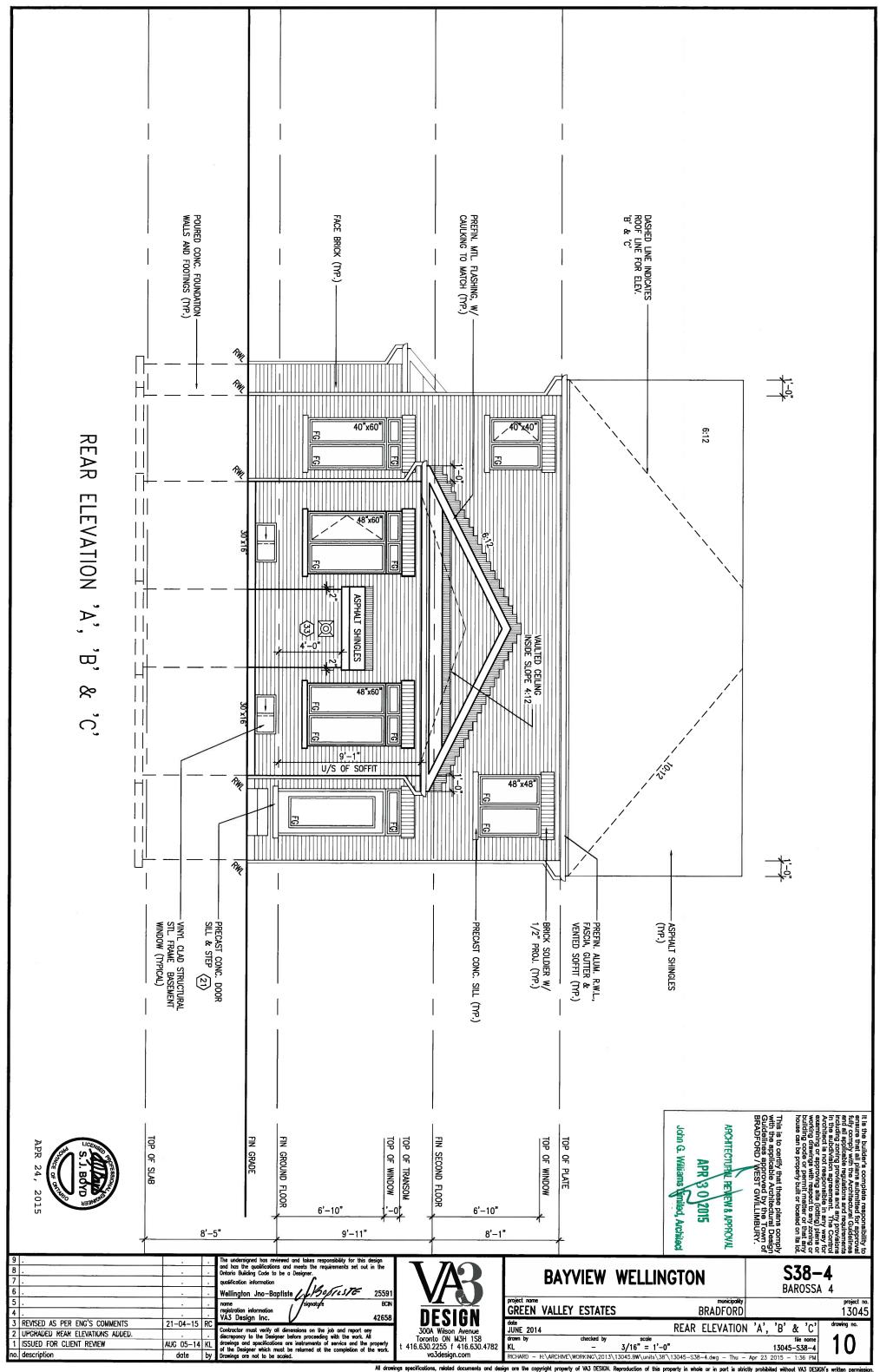
| | VAR |
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| N | VI (I) |
| 8 | DESIGN |
| 1 | 300A Wilson Avenue |
| | Toronto ON M3H 1SR |

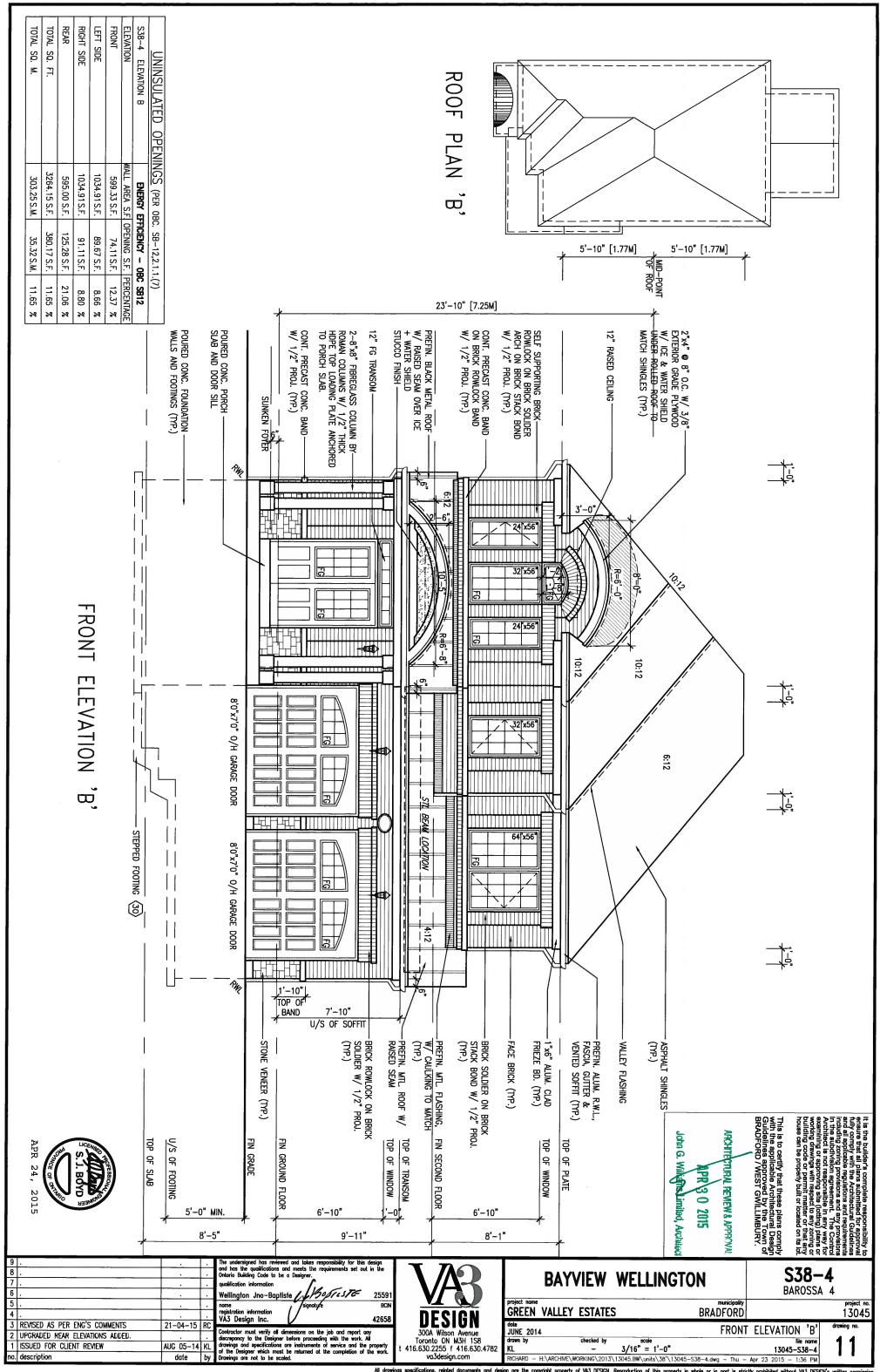
| | VELLINGTON | S38- BAROSSA | - |
|--------------------------------------|--------------------------|-----------------|-------------------|
| project nome GREEN VALLEY ESTATES | municipolity BRADFORD | | project r 1304 |
| dote JUNE 2014 | | PARTIAL PLANS | drawing no. |

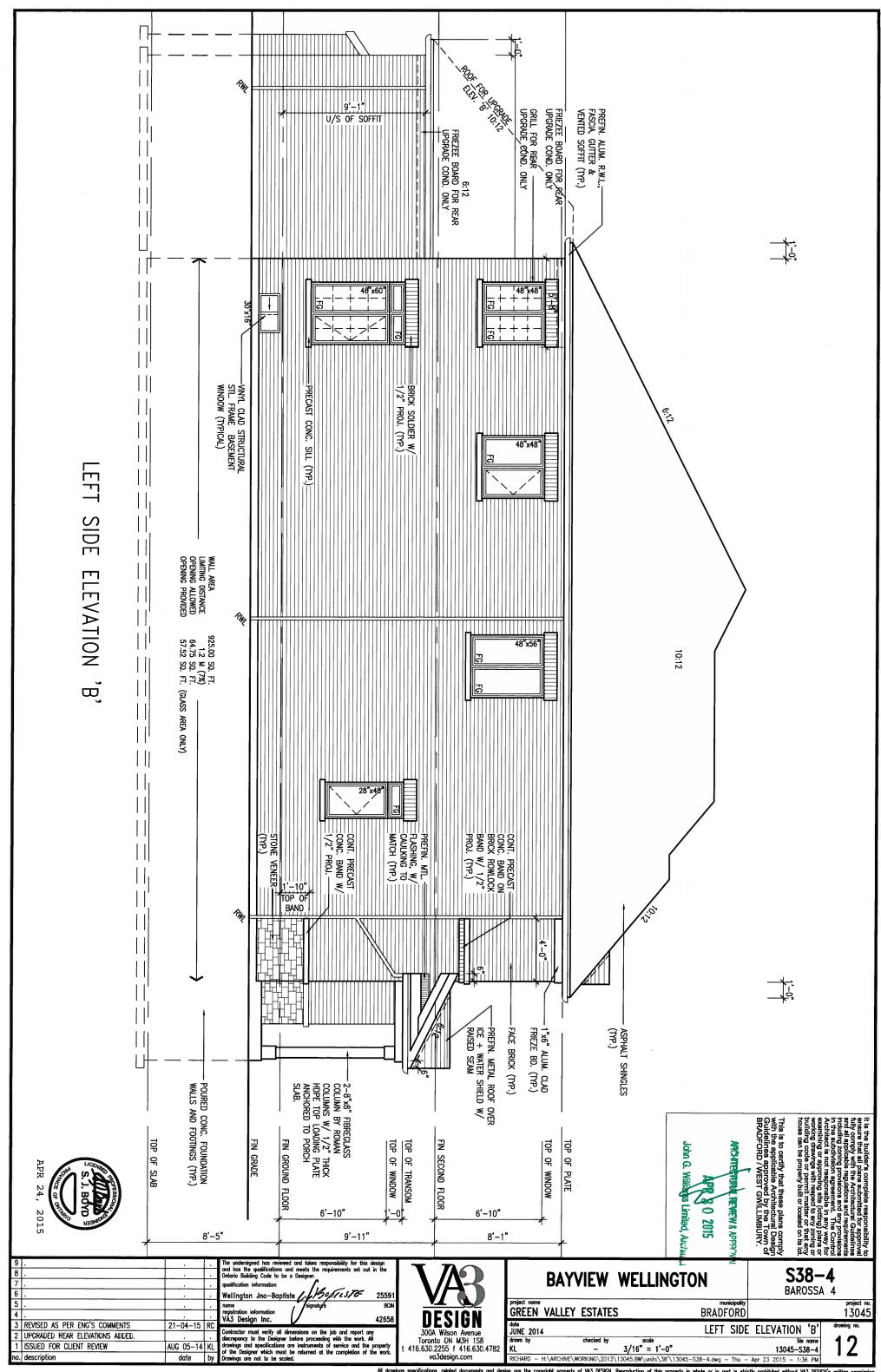


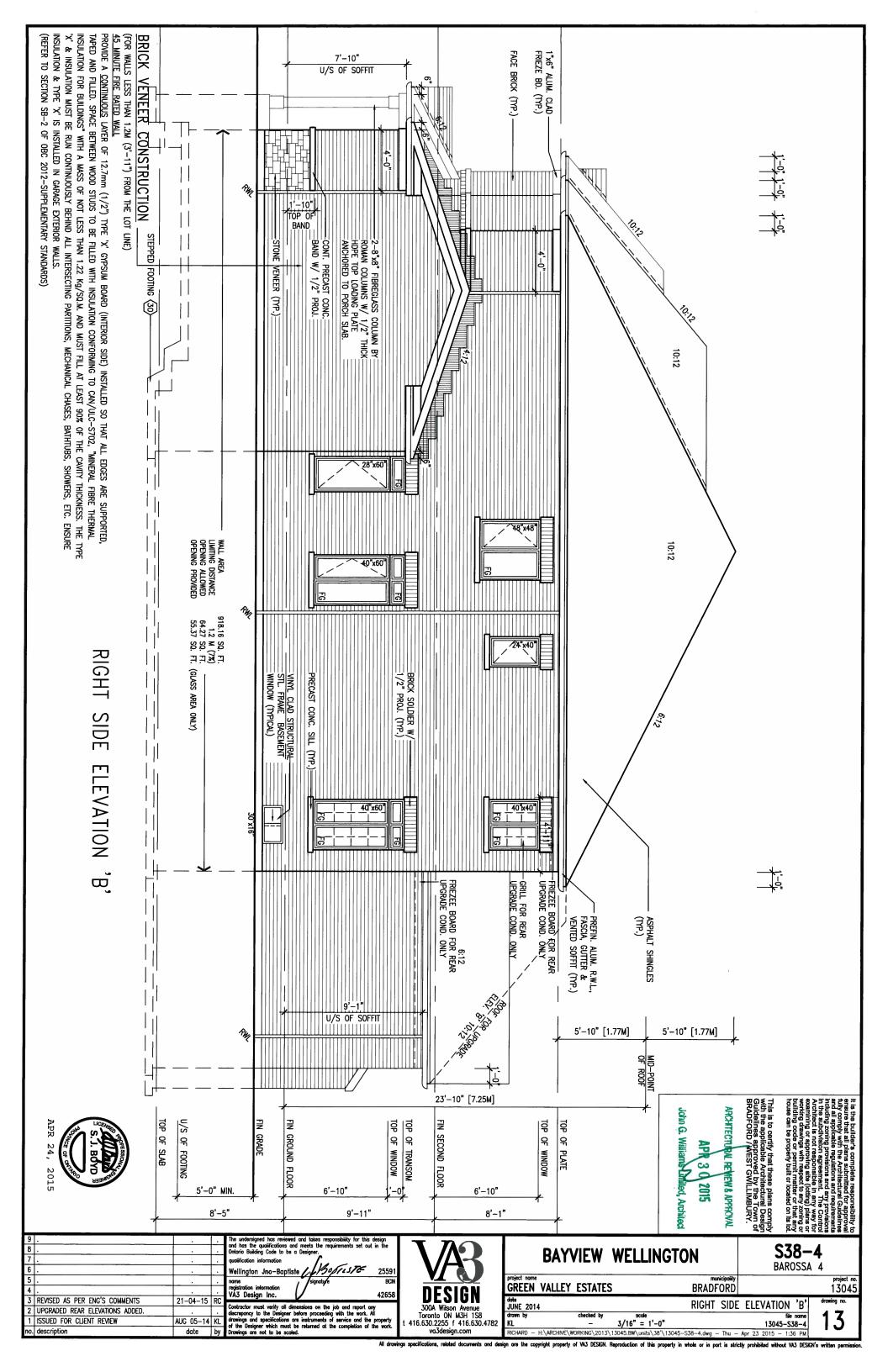


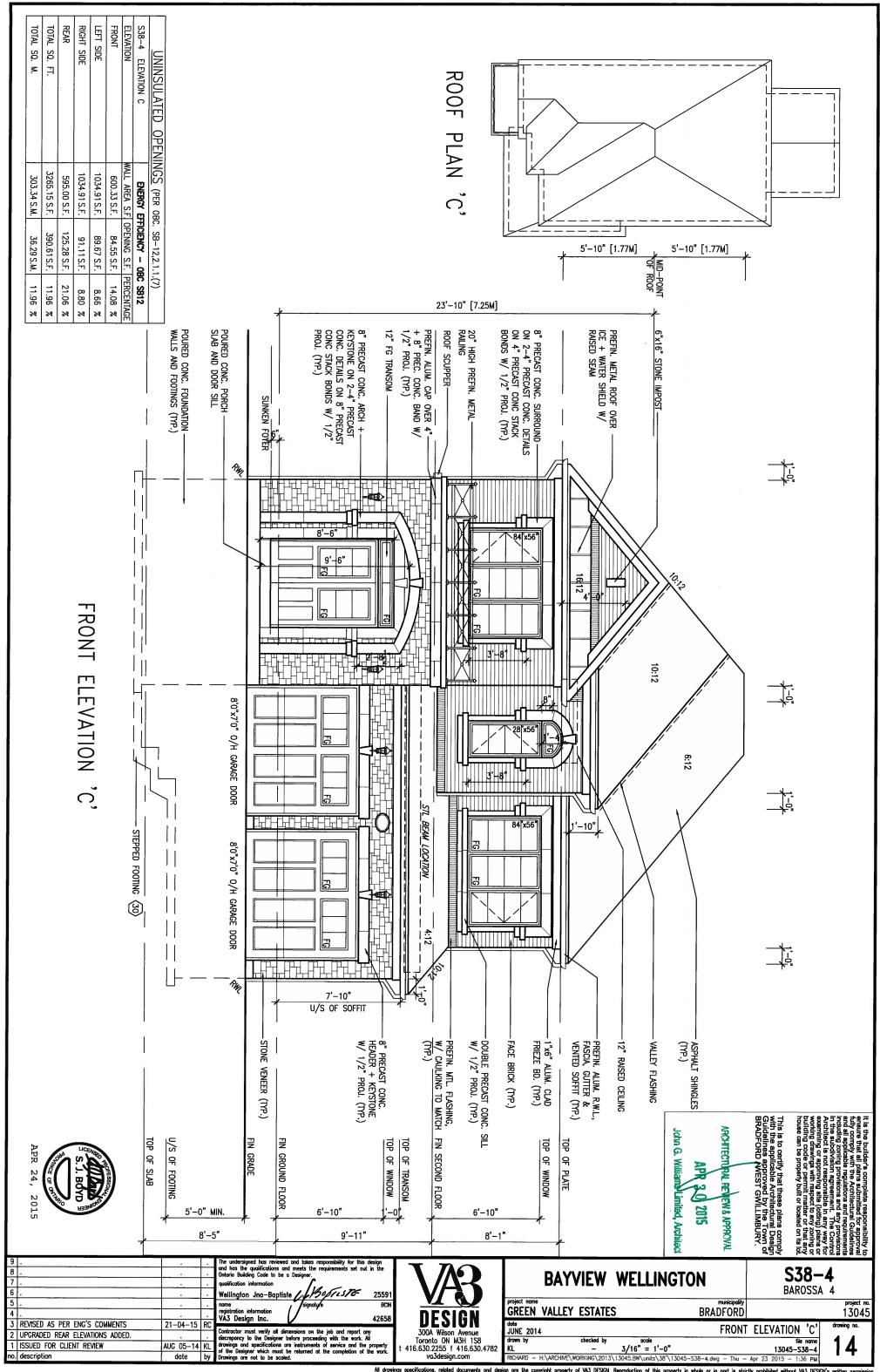


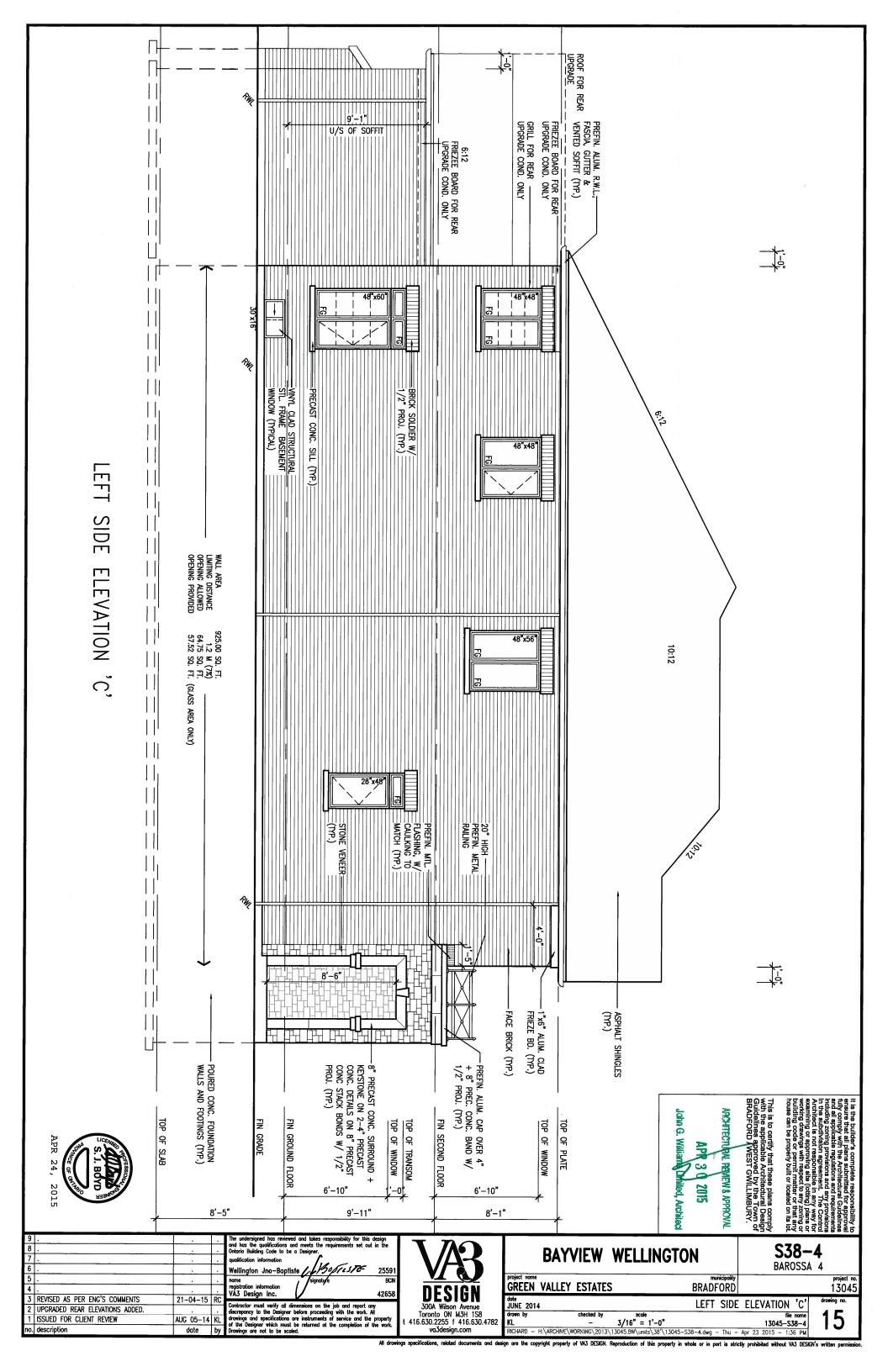


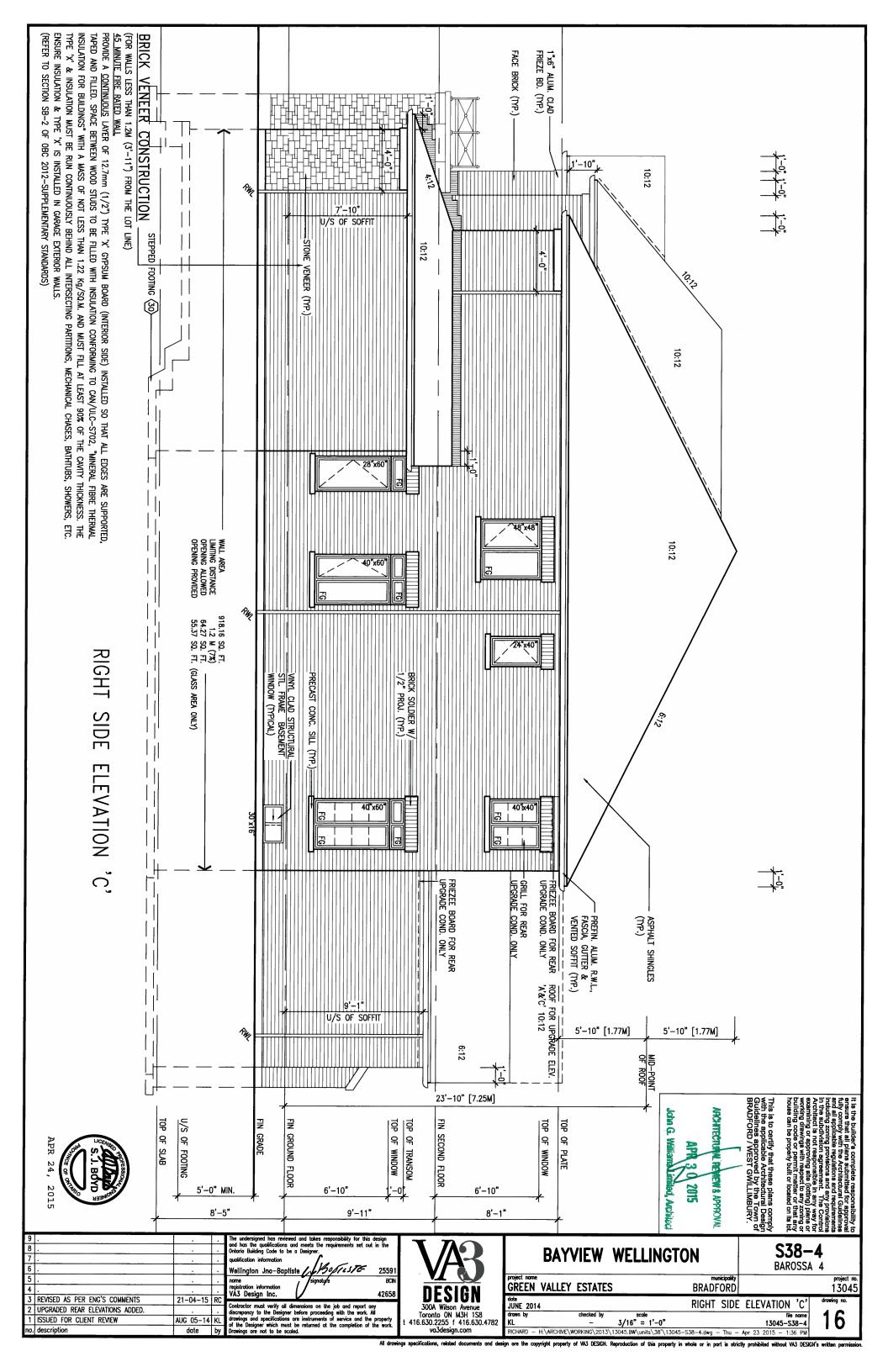


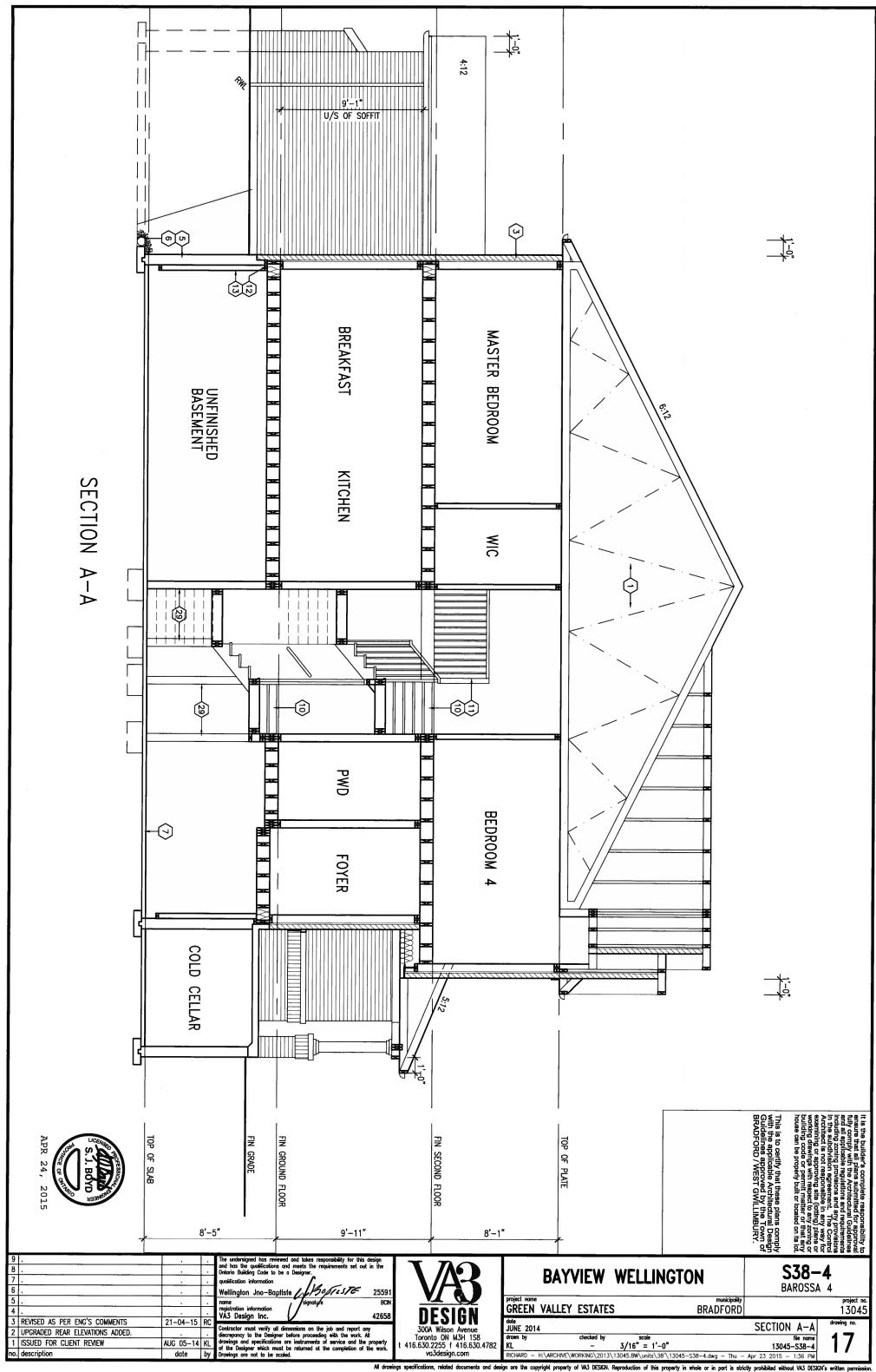


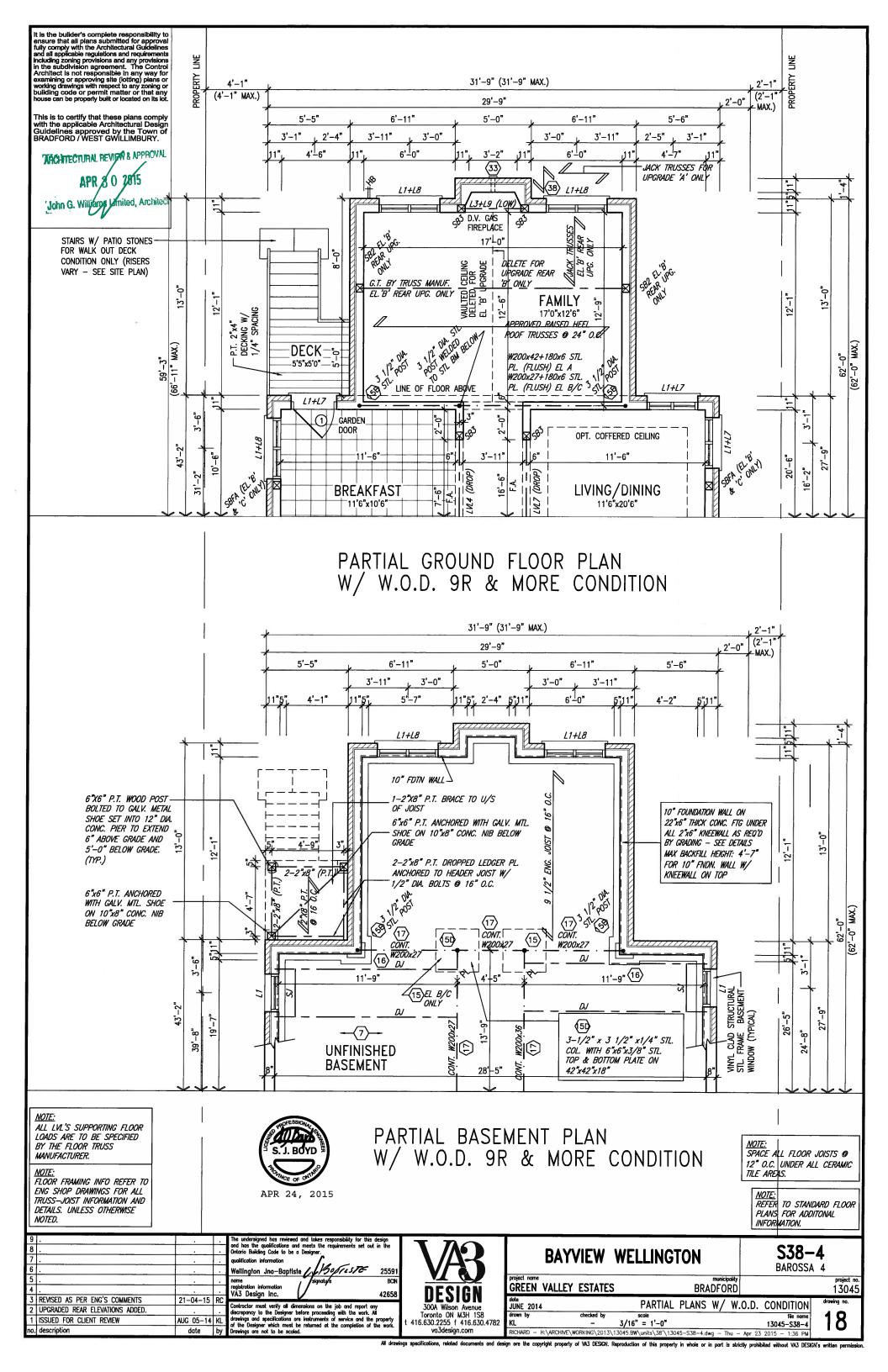


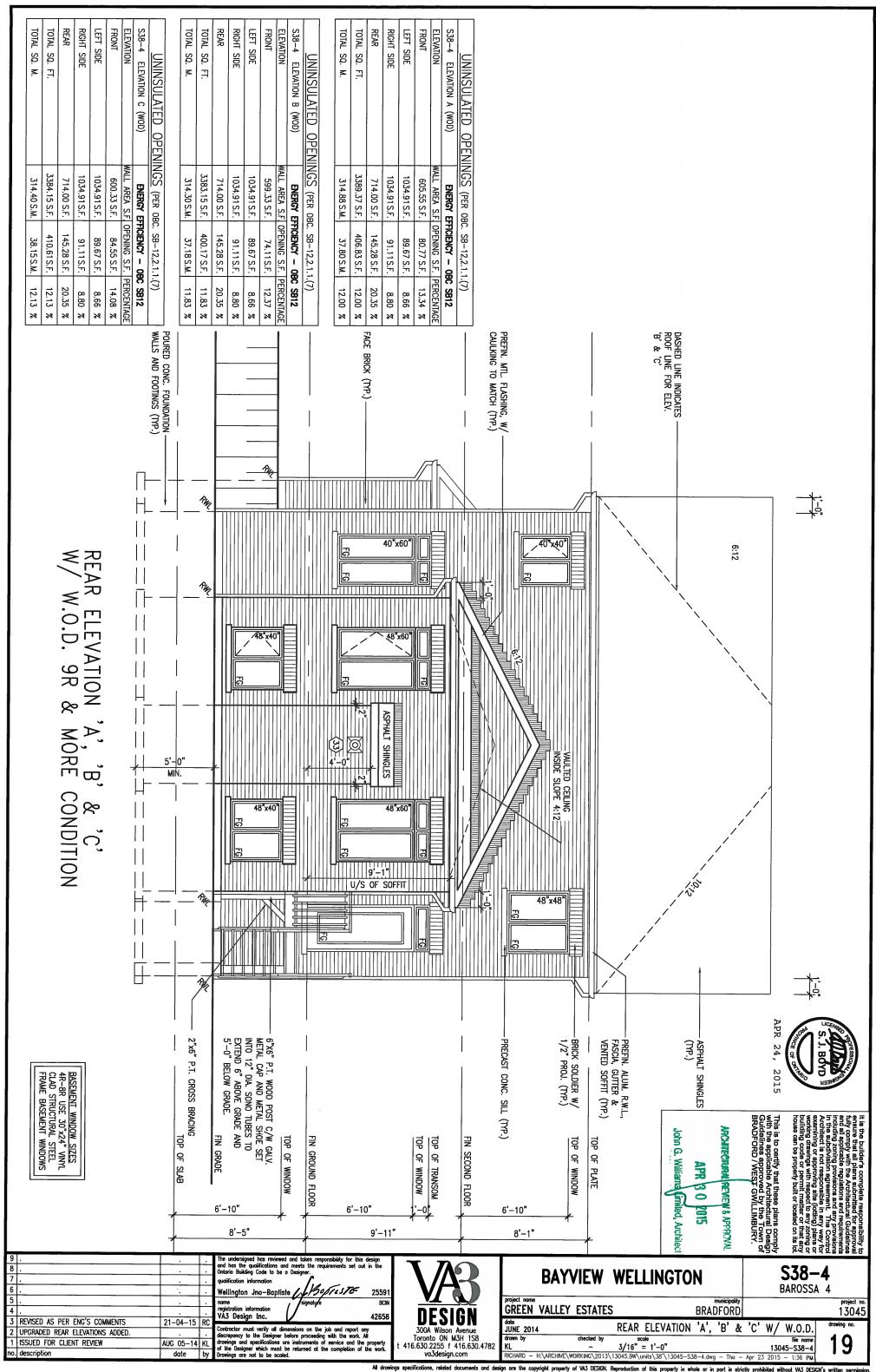


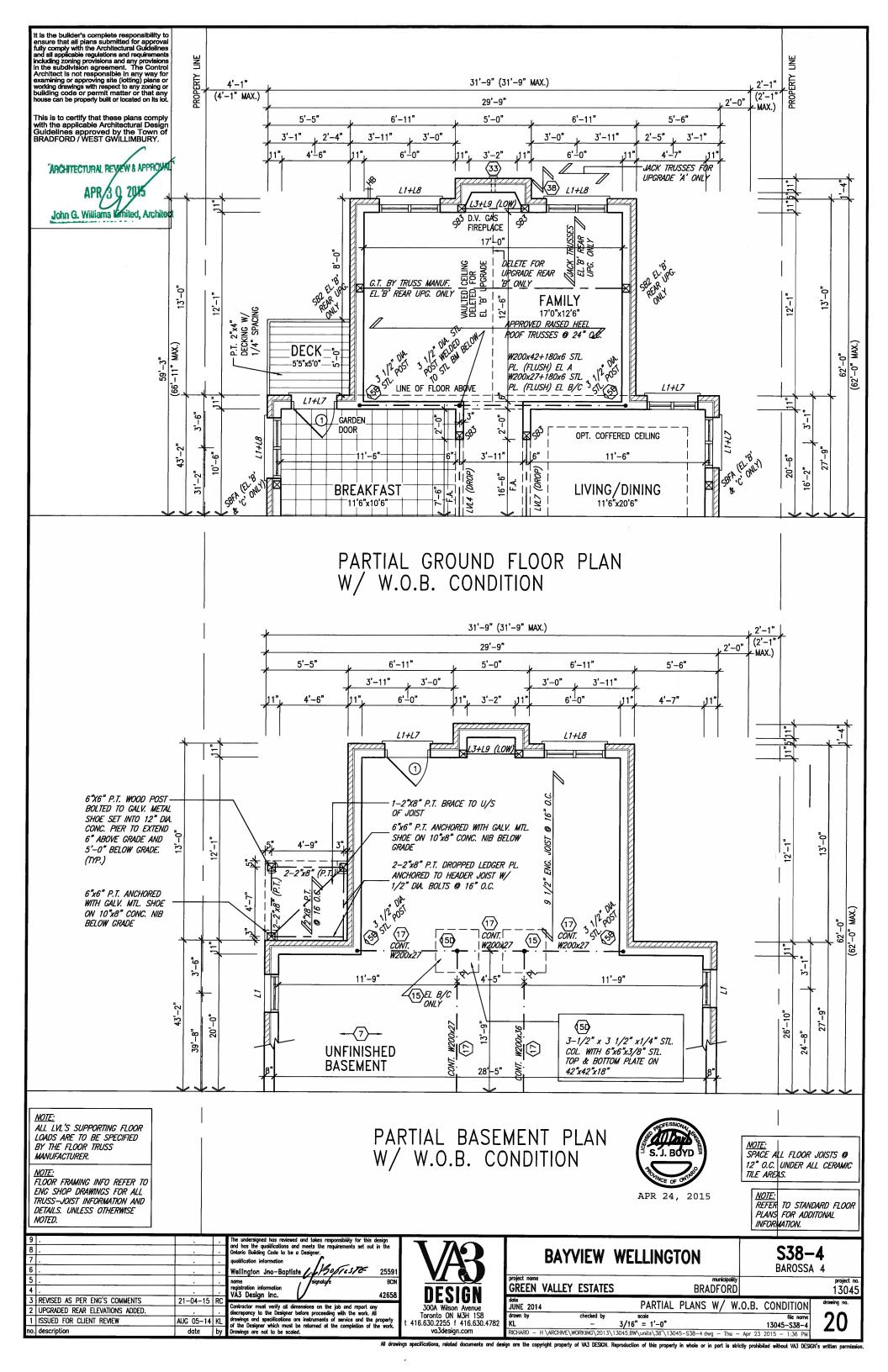


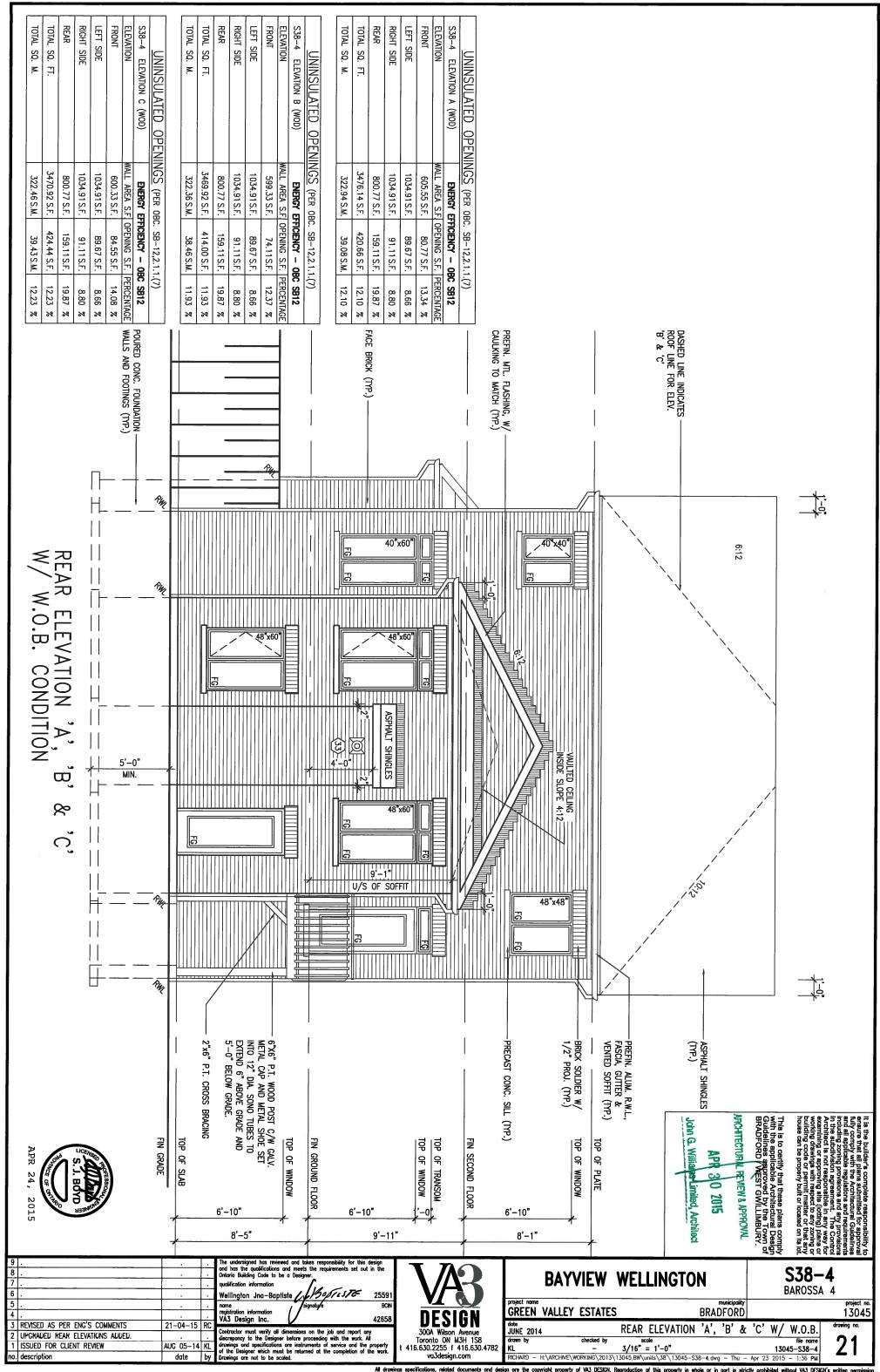


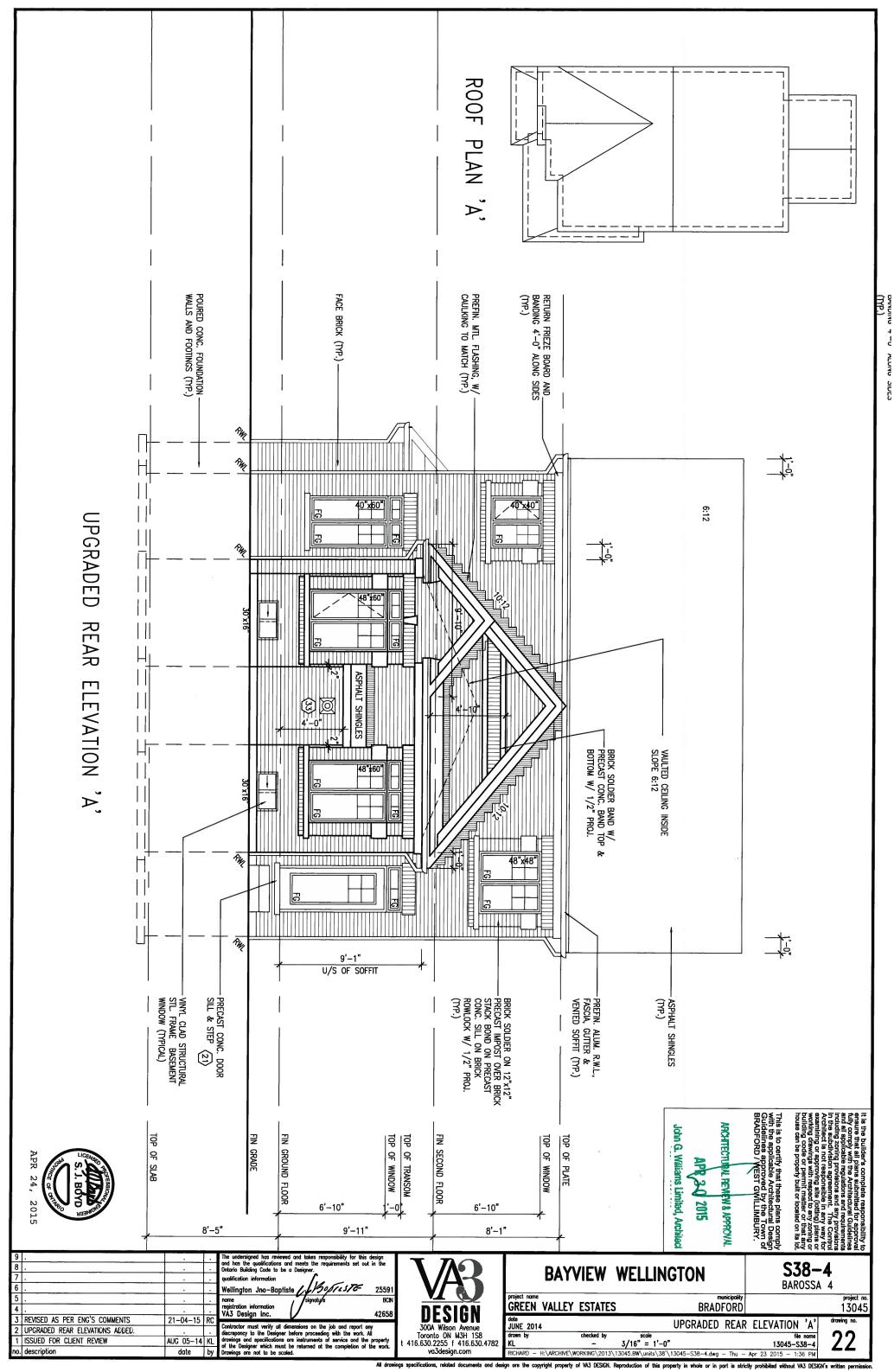


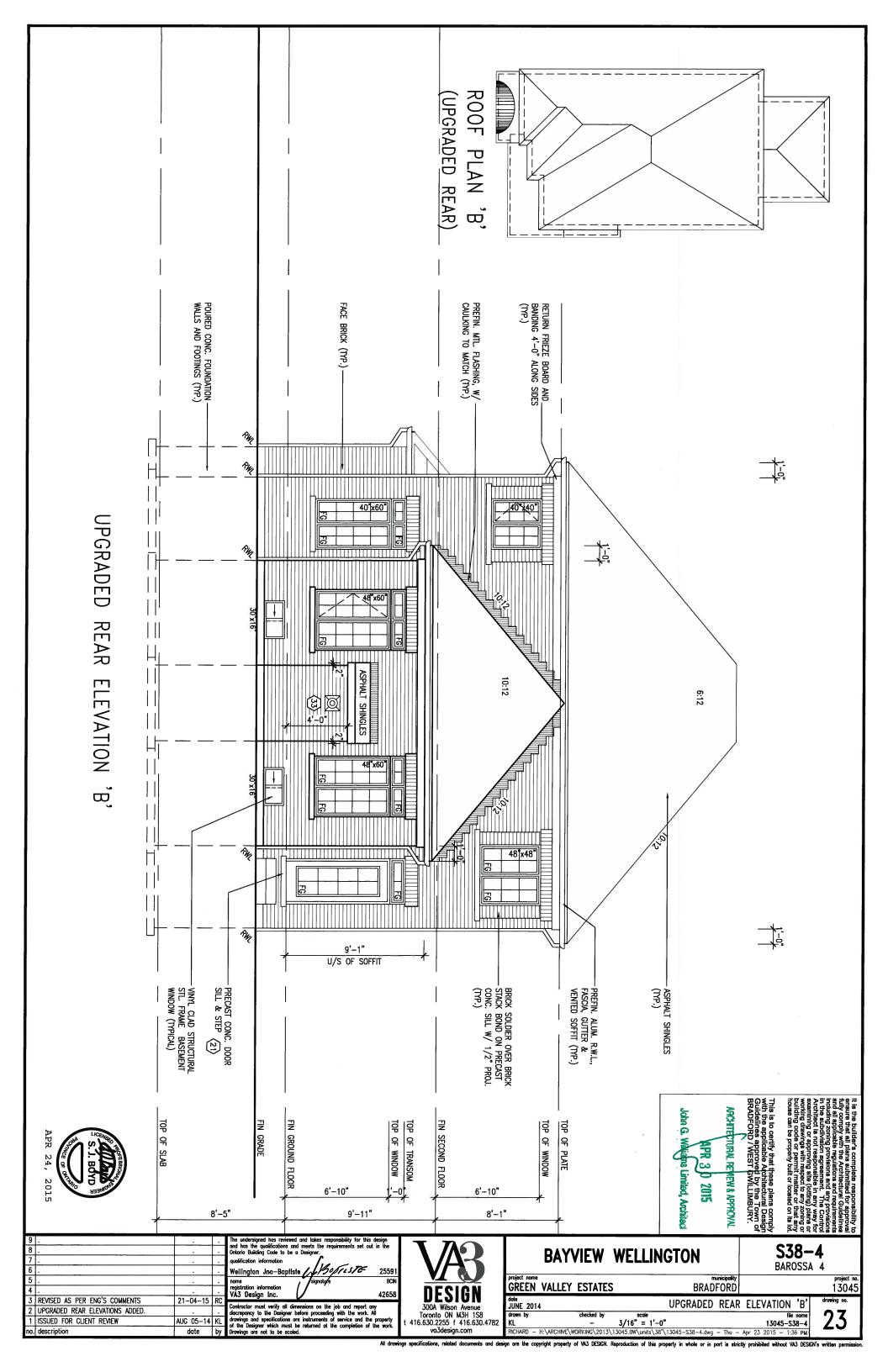


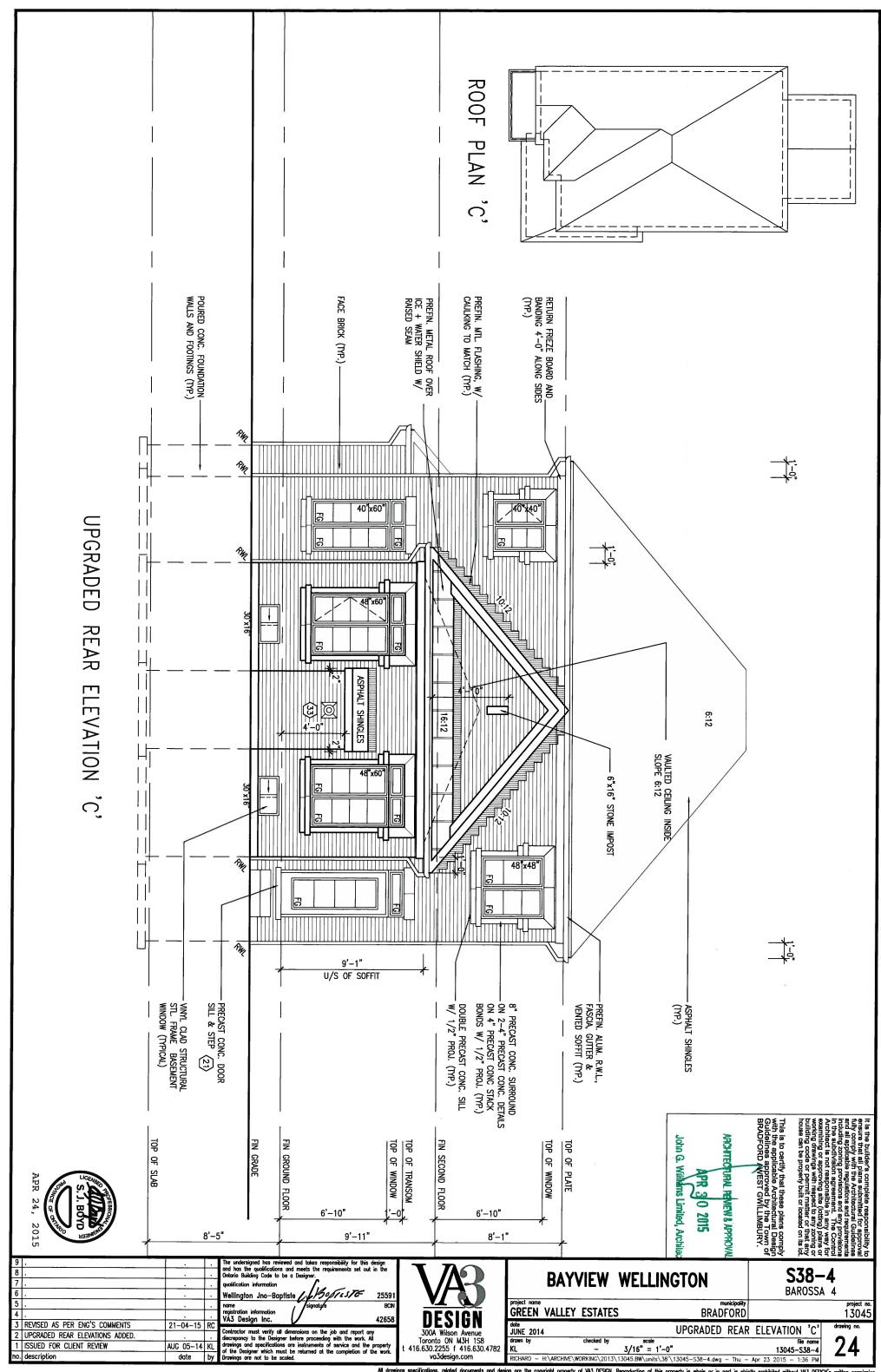


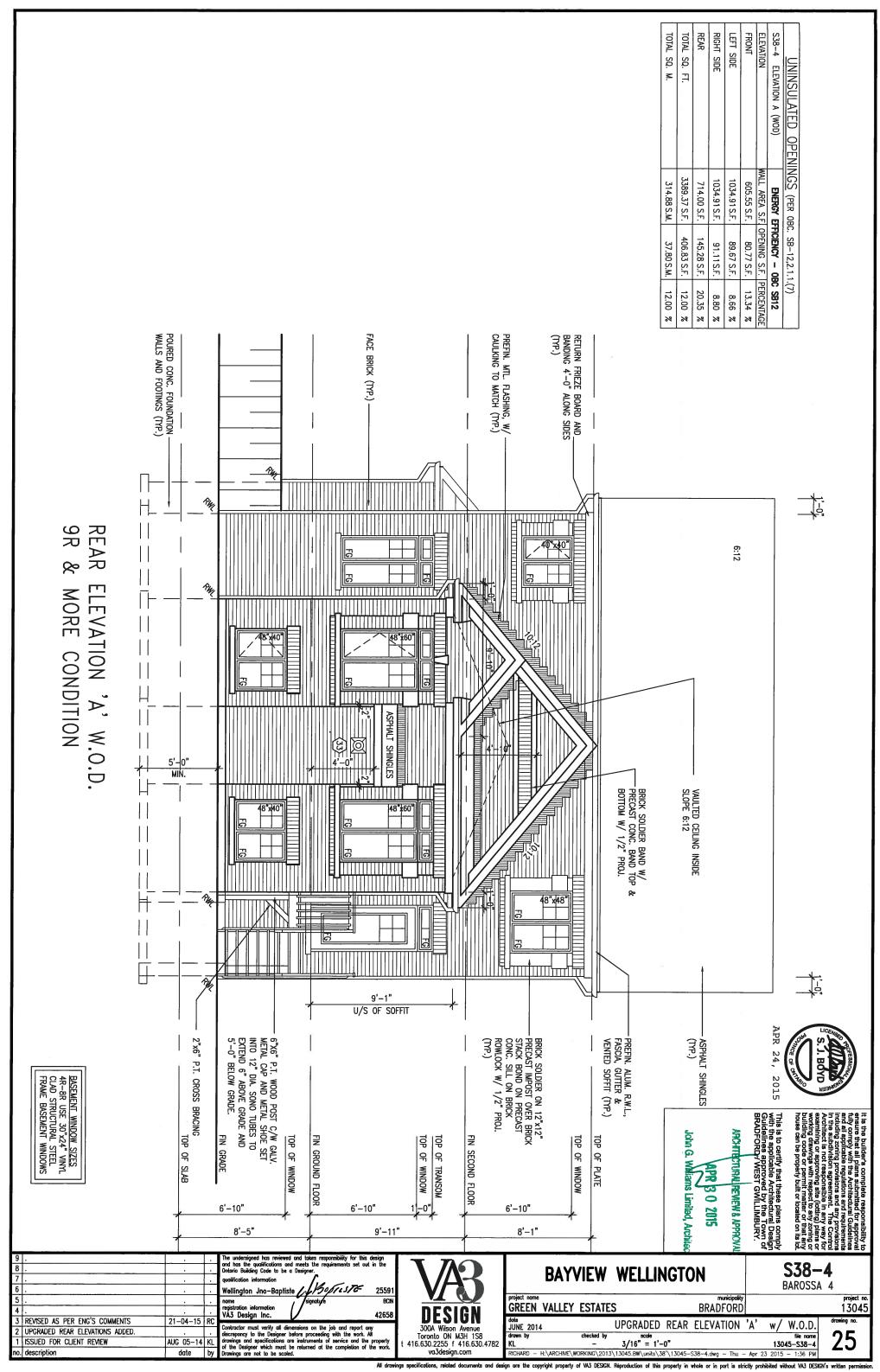


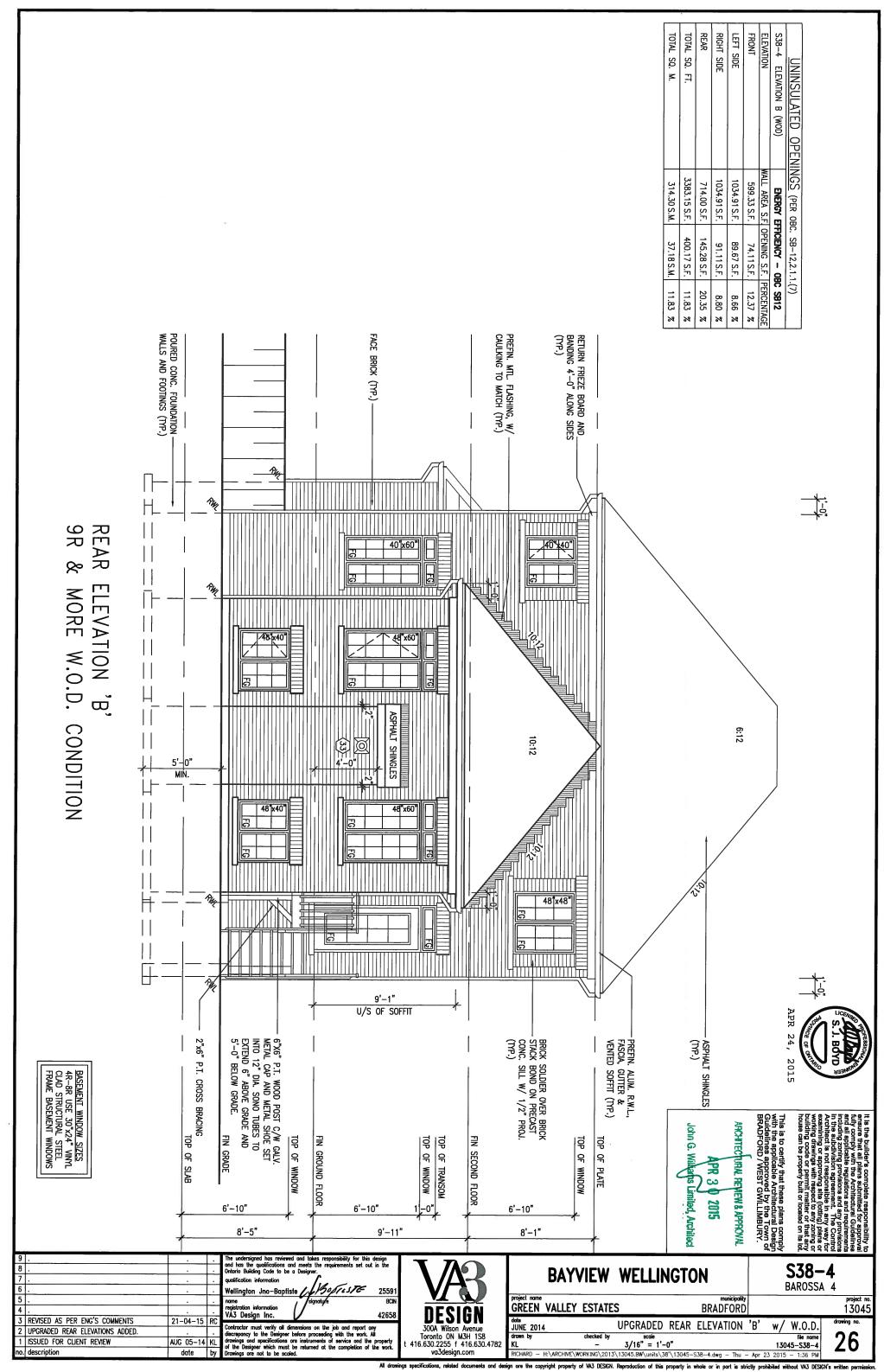


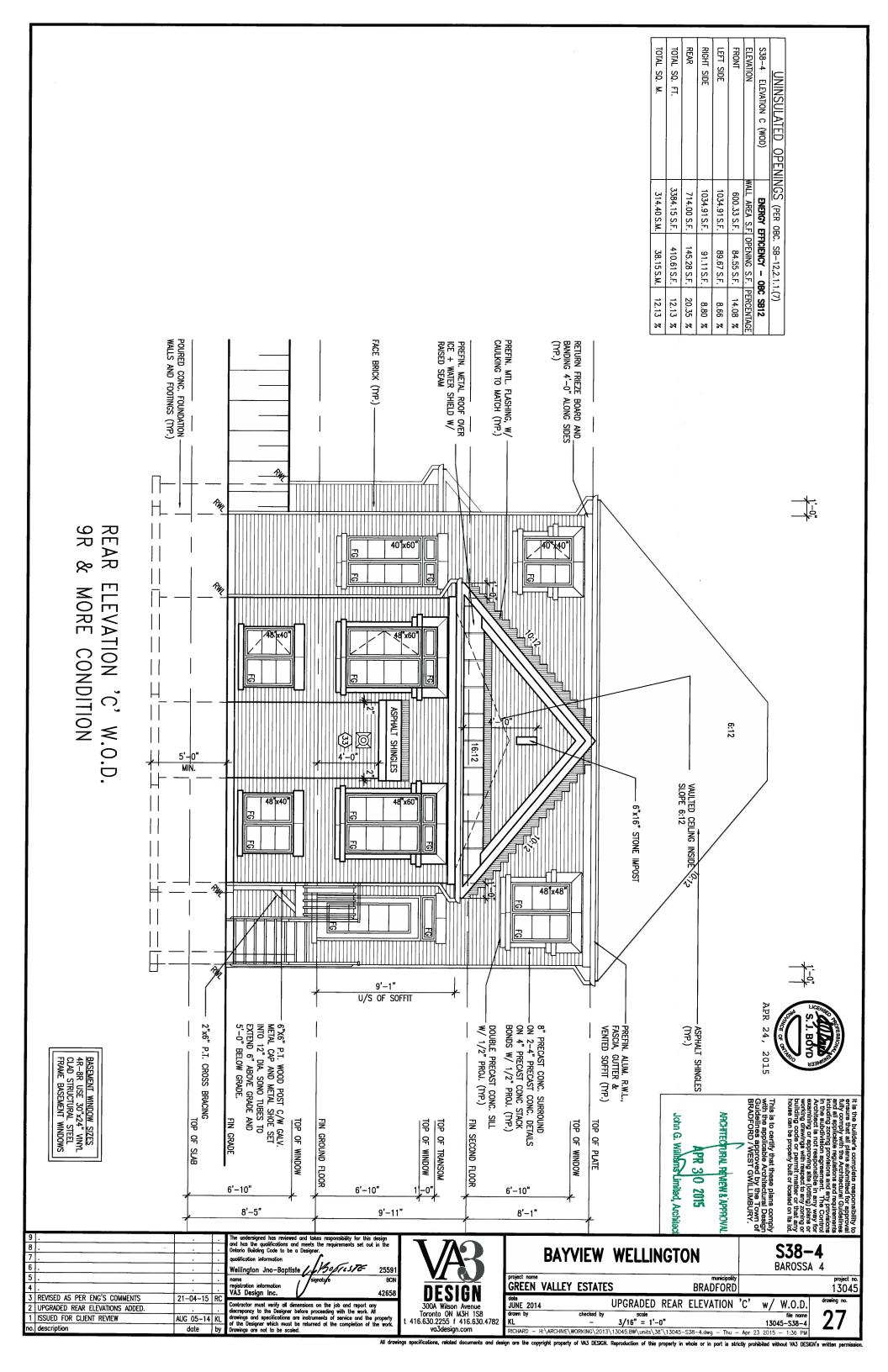


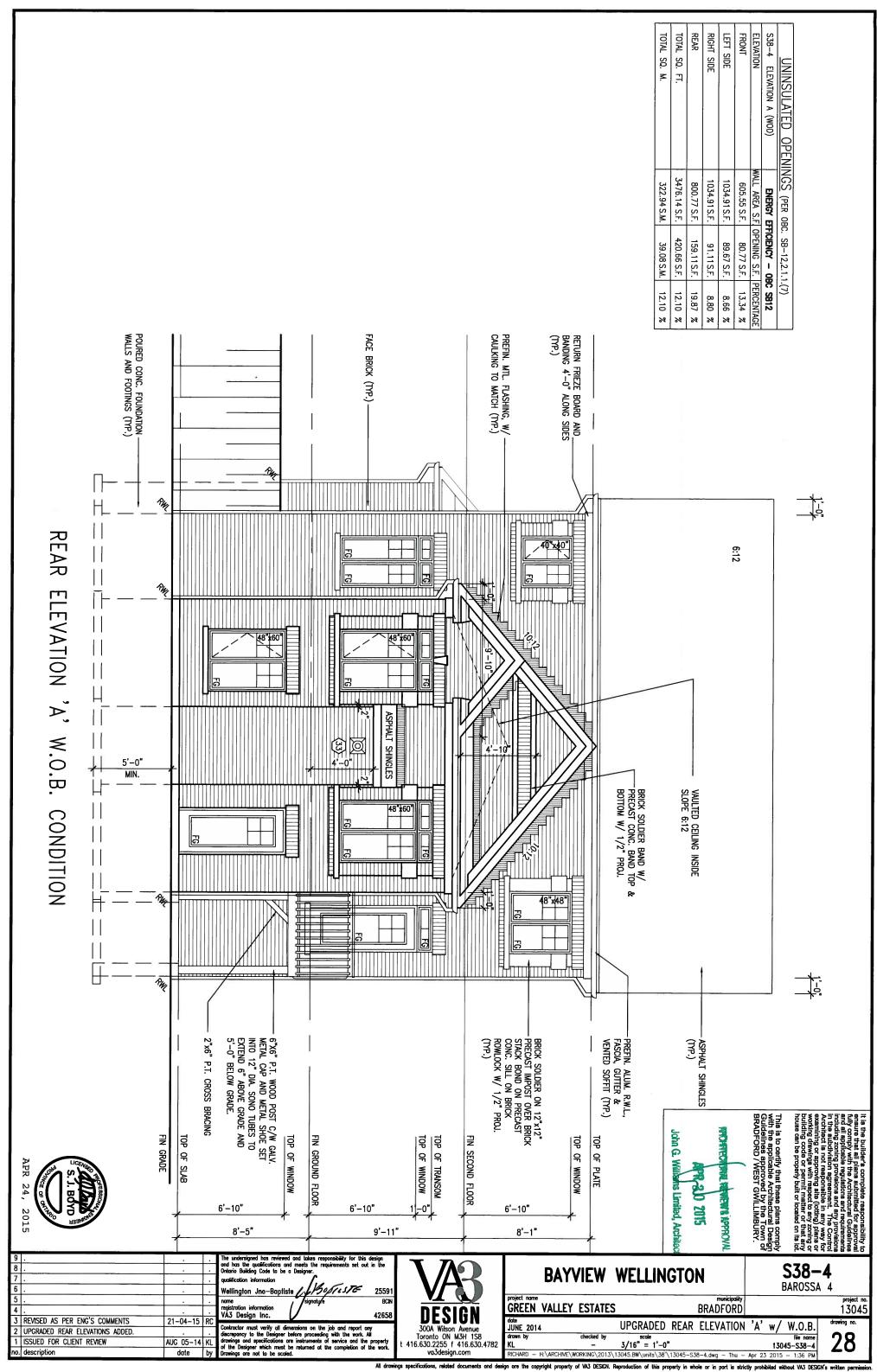


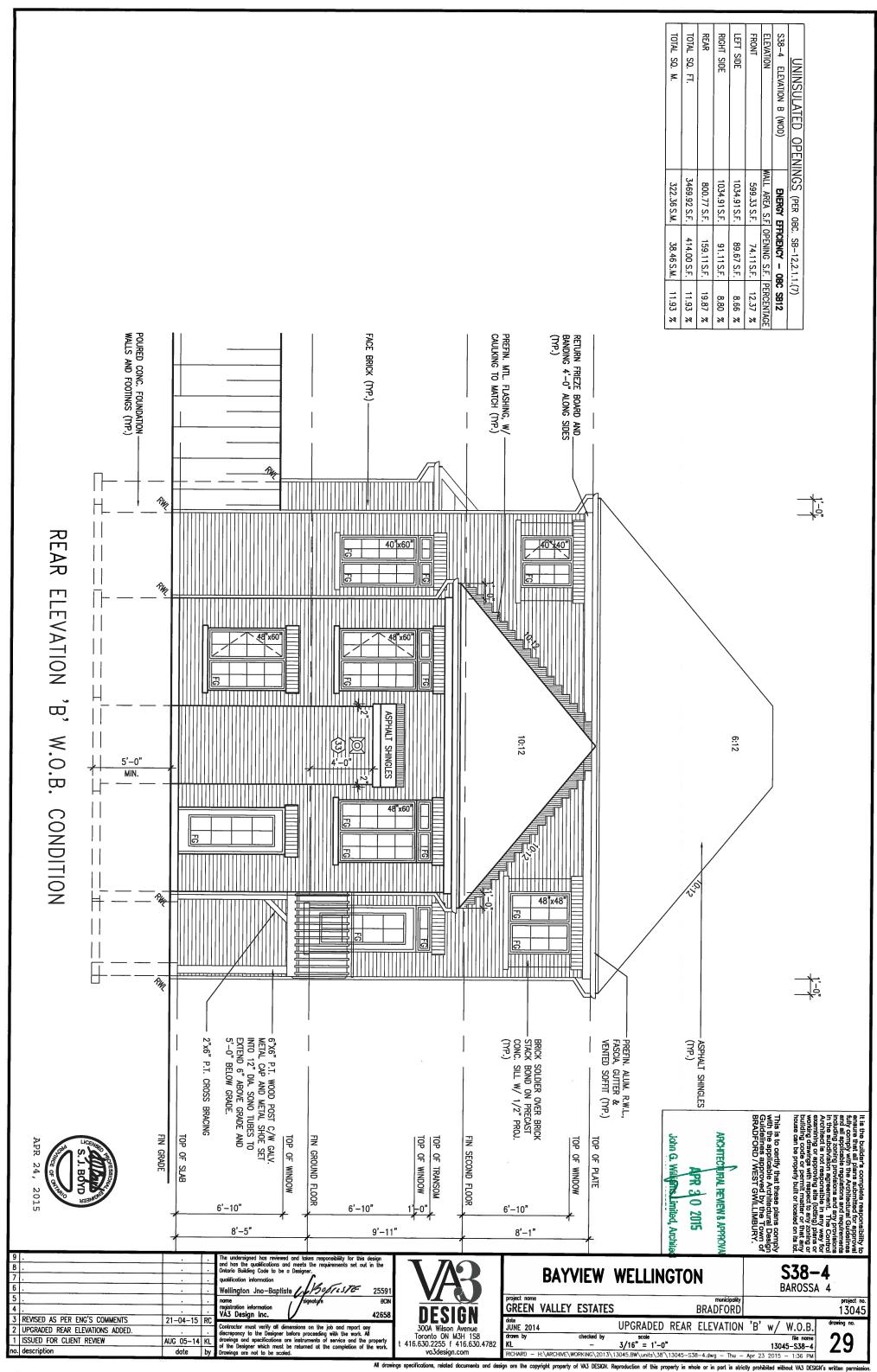


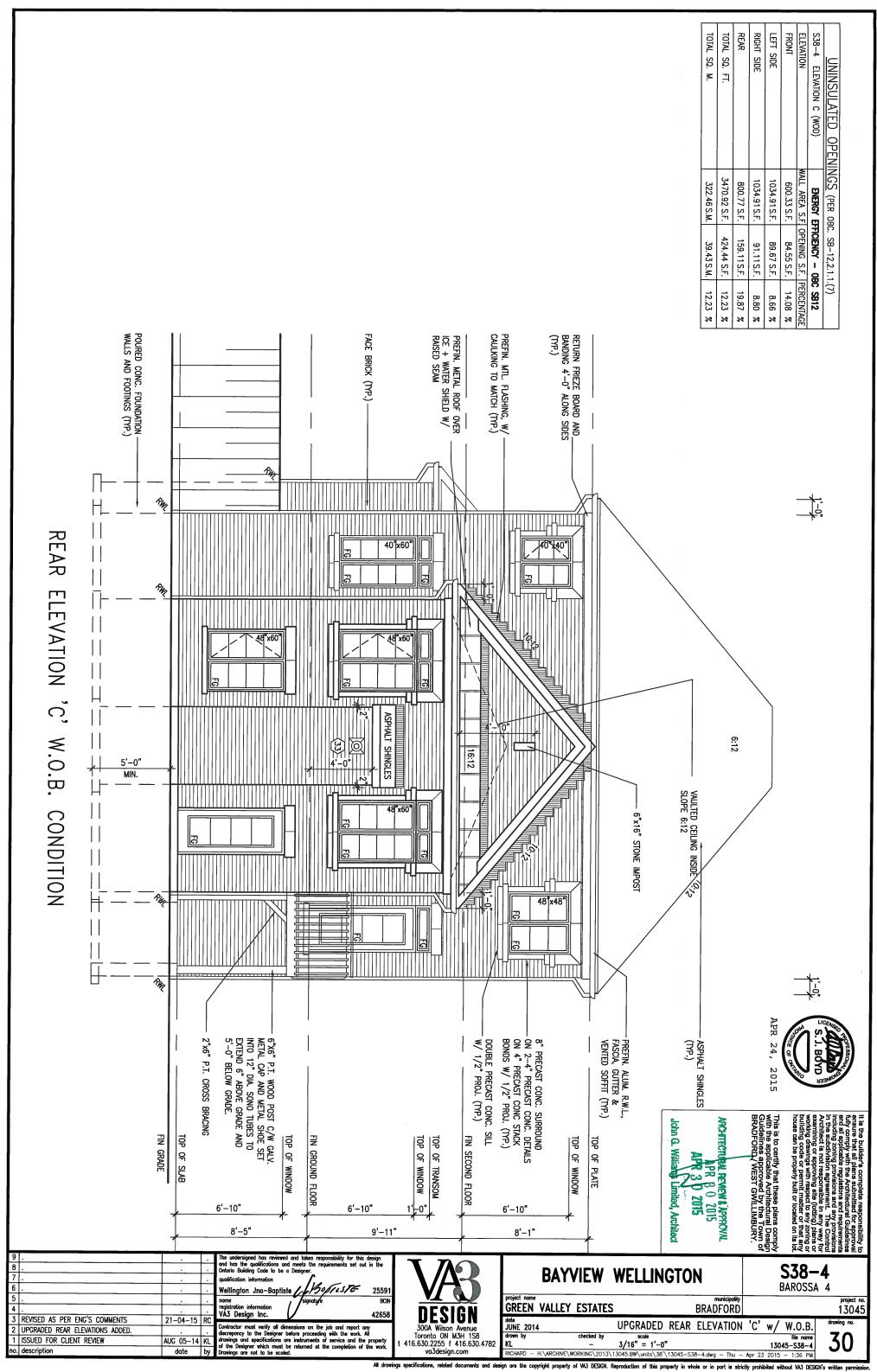












CONSTRUCTION NOTES (Unless otherwise noted) ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12-2012 OBC ROOF CONSTRUCTION NO.210 (10.25kg/m2) ASPHALT SHINGLES, 10mm (3/6") 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. IB30MM (8-07) O.C. AI BOTIOM CHORD, PREHIN, ALLOM.

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.). 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., BISULATION 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. FRAME WALL CONSTRUCTION (2"x6") (R28)
SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 28mm (1½") EXTERIOR STRUCTURAL INSULATED SHEATHING RSI 0.7 (R4) BY "EP" OR EQUAL, 38x1 40 (27x6") 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. FRAME WALL CONSTRUCTION (2"x4")— GARAGE WALLS SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, 365MG AS FER ELEY, 17356 II ZE 7 VERTICAL WOOD PICKING, 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. RESERVED 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 I DOWN AIR SPACE BEHIND THE
CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN EXPANDED OR EXTRIDED 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. WALLS ADJACENT TO ATTIC SPACE - NO CLADDING 9.5mm (3/8") EXT. TYPE SHEATHING, 38x1 40 (2"x6") STUDS @ 400mr (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. REFE
OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL

BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.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., 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

<u>BRICK_VENEER_CONSTRUCTION_(2"x6")__(R28)</u>
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm
(7/6"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL

600mm [24"] O.C. VERTICAL. APPR. SHEATHING PAPER, 28mm [1/6"] EXT. STRUCT. INSULATED SHEATHING RSI 0.7 [R4] BY "BP" OR EQUAL, 38x140 (2"x6") STUDS @ 400mm [16"] O.C., RSI 4.23 [R24] INSUL. a 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.

PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS, PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER.

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 PLACESTIBLE ARBIED ON 12mm (1/2" For TYPE SELECTIONS ON APPR. CONTIN.

ARI/MOSTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x140 (2"xd") 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.

LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 [2-11] BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FOTN, WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7-10) ON SOX155 [20"x6"] CONTINUOUS KEYED CONC. FTG, BRACE FOTN, 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

20" WIDE x 6" DEEP 20" WIDE x 6" DEEP 20" WIDE x 6" DEEP 20" WIDE x 6" DEEP

-MAXIMUM FLOOR LIVE LOAD OF 2.4kPg. (50psf.) PER FLOOR, AND

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
45 EQUI DUMS.

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

BASEMENT SLAB OBC, 9,3,1,6,(1)(b), 9,16,4,5,(1), 9,25,3,3,(15) 80mm (3")MIN. 25MPa (3400ps)) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 20MPa. (3000ps)) CONC. WITH DAMPPROOFING BELOW SLAB, UNDER SLAB INSULATION PER SB-12.

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.

AND CONTINUOUS AIR BARKIER, FINDHED SOFFIT.

ATTIC_INSULATION (SB-12-TABLE 2.1.1.2A) (SB-12-2.1.1.7)

RSI 8.81 (RSD) 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

ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED.

545x175 (22"x7")

APR 16-15 RC

MAY 07-14 RC

by

date

MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1").
-REFER TO SOILS REPORT FOR SOIL CONDITIONS AND BEARING

STOREYS SUPPORTED W/ MASONRY VENEER W/ SIDING ONLY

1 16" WIDE x 6" DEEP 16" WIDE x 6" DEEP

AS FOLLOWS: 2 STOREY WITH WALK-OUT BASEMENT

2 UPDATE TO CODE

no. description

1 ISSUE FOR CLIENT REVIEW

BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

WHERE NOTED.

BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

MINIMUM THERMAL INSULATION

(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 = 200 (7-7/8") = 210 (8-1/4") = 235 (9-1/4") MAX. RISE MIN. RUN MIN. TREAD MAX. NOSING = 25 (1") MIN. HEADROOM = 1950 (6'-5") = 900 (2'-11") = 865 (2'-10") to 965 (3'-2") RAIL @ LANDING RAIL @ STAIR MIN. STAIR WIDTH = 860 (2'-10") FOR CURVED STAIRS MIN. RUN MIN. AVG. RUN = 150 (6") = 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. 38x69 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (3") LONG, EMBEDDED MIN. 100mm (4") NTO CONC. @ 2400mm (7"-10") O.C., CAULKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FOTN. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

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 CLOSER THAN 50mm (2") OF THE BASEMENT SLAB, INSULATION TO HAVE APPROVED VAPOUR BARRIER, DAMPPROOF 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 FOTN. WALL WITH CAULKING.

BEARING STUD PARTITION
38x89 (27x4") STUDS @ 400mm (16") O.C. 38x89 (27x4") STUDS @ 400mm (16") O.C. 38x89 (27x4") STUDS @ 400mm (16") O.C. 38x89 (27x4") STUL 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 II WALL IS UNFINISHED.

STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)
89mm(3-1/27) DIA x 3.0mm(0.118) SINGILE WALL TUBE TYPE 2
ADJUSTABLE STL. COL. LW, MIN. CAPACITY OF 71.2kN (14,0000bs.) AT
A MAX. EXTENSION OF 2318mm (7-7-1/27) CONFORMING TO A MAA. EATENSAN OF 23 MITH 17-7 /17 (2 CONTONING 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 Kpg. MINIMUM AND AS PER SOILS REPORT.

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 (2.242/18"), CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpg. MIN. AND AS PER SOILS REPORT.

STEEL COLUMN (15B) 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 2-12'mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2'x12'x2'') FIELD WELD 300mm LONG x50mm COL, TO BASE PLATE.

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

19x64 (1"x3") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM. 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. 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. REFER TO SB-12, TABLE 2.1.1.2.A. FOR REQUIRED THERMAL INSULATION.

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

BRICK VENEER CONSTRUCTION (2"x4")— GARAGE WALLS
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x1 80x0,76mm
(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. 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.

RYSE EXHAUST (OBC-6.2.3.8.(7) & 6.2.4.11.)

CAPPED DRYER EXHAUST VENIED TO EXTERIOR.

(USE 100mm (4") DIA, SMOOTH WALL VENT PIPE)

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

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.

MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR AS REQUIRED BY 26. MECHANICAL EATIFICATION OBC. 9.32.3.5. & 9.32.3.10. 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") @ 400mm (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
WHEEP LOTTEN

STEEL BEARING PLATE FOR MASONRY WALLS
280x280x16 (11"x11"x5/6") 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. 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 DAMPPROOFING AND DRAINAGE LAYER. DRAINAGE

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). RESERVED BEARING WOOD POST (BASEMENT) (OBC 9.17.4.)
3-38x140 [3-2"x6"] BUILT-UP-POST ON METAL BASE SHOE ANCHORED 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. STEPPED FOOTINGS OBC 9.15.3.9. MIN. HORIZ. STEP = 600mm (24"). MAX. VERT. STEP = 600mm (24")

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 MPg (4640 ps.) 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.

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

REGULATOR. SKIHAUST AND INTAKE VENTS, HRY INTAKE TO BE A MIN.

OF 1830mm (6'-0') FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

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.

UTILIZATION CODE.

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 19x44 (1'x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (* SEE OBC 9.23.9.4. *)

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.

COLD_CELLAR_PORCH_SLAB_(OBC_9.40.)
FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 150mm (67) 32MPc (4440ps) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, MINI. 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.

THE FOTN, 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 CONVENTIONAL ROOF FRAMING (2.0Kpg. 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.-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. B.B.B.1.(6).
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS
LOCATED LESS THAN ABOYM (11-77) 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. & S812-2.1.1.8

GENERAL: 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. B, 6.2.2. SEE MECHANICAL DRAWINGS. ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PE OBC 9.26.18.2. & 5.6.2.2.(3) AND MUNICIPAL STANDARDS

ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY. 9,14.6.3. CHECK WITH THE LOCAL AUTHORITY.
STUD WALL REPRIFORCEMENT 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.
ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE
AS STATED IN O.B.C. SB-12-2.1.1.9.

ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV.-B 9.25.3. ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE. LUMBER: 1)

2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED

3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE

ALL LAMINATED VENEER LUMBER (LV.1) BAMS, GRODER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING FRANKING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

LVL BEAMS SHALL BE 2.0E -2950Fb MIN., NAIL EACH PLY OF LVL LVL BEAMS SHALL BE Z.DE -2950Fb MIN., NAIL EACH PLY OF LIV WITH B97mm [31 /27] LONG COMMAON MIRE NAILS @ 300mm [7] 1/4:9 1/2. 117 /87] DEPIHS AND STAGGERED IN 3 ROWS FOR 184, 240 8, 300mm [7] 1/4:9 1/2. 117 /87] DEPIHS AND THE SAND STAGGERED IN 3 ROWS FOR GREATER DEPIHS AND FOR 4 PLY MEMBERS ADD 13mm [1/27] DIA, GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm [3-27] O.C.
PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LIVL BEAM TO BEAM CONNECTIONS UNITESS OTHERWISE NOTED, REFER TO ENG. FLOOR LAYOUTS.

JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.

WOOD MEMBERS,
WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE,
IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE
CONCRETE BY AT LEAST 2 MP. POLYENTI-LENE FILM, NO.
(45lb.) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL,
EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 1 SOMM (6")
ABOVE THE GROUND.

STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G402 I GRADE 350W "STRUCTURAL QUALITY STEEL". OBC. B-9.23.4.3. STEEL:

 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 0 CLASS 'B' VENT TO EXTERIOR DUPLEX OUTLET (HEIGHT A.F.F) DUPLEX OUTLET (12" ABOVE SURFACE) GFI DUPLEX OUTLET (HEIGHT A.F.F) WEATHERPROOF DUPLEX OUTLET

⊕&⁄ POT LIGHT LIGHT FIXTURE (PULL CHAIN) Д« SWITCH

FLOOR DRAIN

`

SJ

• HEAVY DUTY OUTLET (220 voit) LIGHT FIXTURE (CEILING MOUNTED) φ-LIGHT FIXTURE (WALL MOUNTED) HOSE BIB (NON-FREEZE) SINGLE JOIST

ATTEN S

S. J. BOYD

DOUBLE JOIST TJ TRIPLE JOIST LVL LAMINATED VENEER LUMBER ×& POINT LOAD FROM ABOVE

Pressure treated Lumber P.T.

GIRDER TRUSS BY ROOF TRUSS MANUF. G.T.

TEA FLAT ARCH U.A. CURVED ARCH

M.C. MEDICINE CABINET (RECESSED) CONC. BLOCK WALL IIIDOUBLE VOLUME WALL

SEE NOTE (39.) SOLIO WOOD BEARING (SPRUCE No. 2).
SOLIO BEARING TO BE AS WIDE AS
SUPPORTED MEMBER OR AS DIRECTED BY
STRUCTURAL ENGINEER.
SOLIO 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 VA3 DESIGN JOB AND REPORT ANY DISCREPANCY TO VAS DESIGN
BEFORE PROCEEDING WITH THE WORK, ALL DRAWINGS
AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND
THE PROPERTY OF VAS DESIGN WHICH IF REQUESTED
WIST BE RETURNED AT THE COMPLETION OF THE WORK.
ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY
AETER BIRL DAND, PERBAY LASS DESIGN, USELIED. AFTER BUILDING PERMIT HAS BEEN ISSUED.

TWO STOREY VOLUME SPACES

-FOR A MAXIMUM 5490 mm (18°-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE 2-38st 40 (2-2"x6") 59r.#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 (14") O.C. WITH CONTINUOUS 2-38x140 (2-2'x6")TOP PLATES + 1-38x140 (1-2'x6") BOTTOM PLATE & MINIMUM OF 3-38x184 (3-2'x6") CONT. HEADER AT GRND. CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES AND HEADERS.

TYPICAL 1 HOUR RATED PARTYWALL.
REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

FOUNDATION WALL (W.O.D./W.O.B.) -FOR LATERAL SUPPORT WHERE GRADE TO T/O BASEMENT SLAB EXCEEDS 1200mm (3'-11") FOR 200mm (8") POURED CONC. FOUNDATION WALL PROVIDE VERTICAL 38x1 40 (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 TIFD TO 38x84 (2"x4") @ 300 (12") o.c. KNEE WALL]. REFER TO DETAIL.

EXTERIOR WALLS FOR WALK-OUT CONDITIONS 42. THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 400mm (16") o.c. <u>OR</u> 38x89 (2"x4") STUDS @ 300mm

ONT. REG. 332/12-2012 OBC Amendment 0. Reg. 368/13 NOV. 13, 2014 **♠** REVISED WOOD LINTELS AND BUILT-UP WOOD BEAMS 2/38 x 184 (2/2" x 8") SPR.#2 3/38 x 184 (3/2" x 8") SPR.#2 4/38 x 184 (4/2" x 8") SPR.#2 5/38 x 184 (5/2" x 8") SPR.#2 2/38 x 235 (2/2" x 10") SPR.#2 3/38 x 235 (3/2" x 10") SPR.#2 4/38 x 235 (4/2" x 10") SPR.#2 2/38 x 286 (2/2" x 12") SPR.#2 3/38 x 286 (3/2" x 12") SPR.#2 4/38 x 286 (4/2" x 12") SPR.#2 **B**5 LOOSE STEEL LINTELS

89 x 89 x 6.4L (3-1/2" x 3-1/2" x 1/4"L)
89 x 89 x 7.9L (3-1/2" x 3-1/2" x 5/16"L)
102 x 89 x 7.9L (4" x 3-1/2" x 5/16"L)
127 x 89 x 7.9L (5" x 3-1/2" x 5/16"L)
127 x 89 x 11.0L (5" x 3-1/2" x 7/16"L)
152 x 102 x 11.0L (6"x 4" x 7/16"L)
178 x 102 x 11.0L (7" x 4" x 7/16"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

815 x 2030 x 45 (2'-8" x 6'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4) EXTERIOR DOOR \bigcirc 865 x 2030 x 45 (2'-10" x 6'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4) **EXTERIOR** (1A) DOOR 915 x 2030 x 45 (3'-0" x 6'-8" x 1-3/4") NSULATED MIN. RSI 0.7 (R4) 915 x 2335 x 45 (3'-0" x 7'-8" x 1-3/4") NSULATED MIN. RSI 0.7 (R4) EXTERIOR (B) DOOR

EXTERIOR 10) DOOR EXTERIOR DOOR 815 x 2335 x 45 (2'-8" x 7'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4) (10)

(2.) INTERIOR 815 x 2030 x 35 (2'-8" x 6'-8" x 1-3/8") 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. **EXTERIOR** (2A)

INSULATED MIN. RSI 0.7 (R4) 815 x 2030 x 45 (2'-8" x 6'-8" x 1-3/4") (WEATHERSTRIPPING INSTALLED) EXTERIOR (2B) DOOR 760 x 2030 x 35 (2'-6" x 6'-8" x 1-3/8") INTERIOR DOOR

(3.) INTERIOR DOOR (3A) 710 x 2030 x 35 (2'-4" x 6'-8" x 1-3/8") 610 x 2030 x 35 (2'-0" x 6'-8" x 1-3/8") INTERIOR DOOR 4.)

INTERIOR DOOR (4A) 660 x 2030 x 35 (2'-2" x 6'-8" x 1-3/8") INTERIOR DOOR (5.) 460 x 2030 x 35 (1'-6" x 6'-8" x 1-3/8")

MECHANICAL SYMBOLS HEAT PIPE **-**PLUMBING (TOILET) =====≥® Plumbing (bath, SINK, SHOWER) 4/ WARM AIR RETURN AIR DUCT

APR 24, 201 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 CONNECTED TO ACTIVATE ALL ALARMS IF 1 SOUNDS BATTERY BACK-UP REQUIRED, SMOKE ALARMS TO INCORPORATE VISUAL SIGNALLING COMPONENT (9.10.19.3.(3)).

CARBON MONOXIDE ALARMS (OBC 9.33.4.)
WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A DWELLING UNIT, A CARBON MONOXIDE ALARM CONFORMING TO 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 THI INTERVENING DOORS ARE CLOSED. REFER TO MANUFACTURER FOR ADDDITIONAL REQUIREMENTS.

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

REFER TO UNIT DRAWINGS OR PAGE CN-2 FOR SB-12 COMPLIANCE PACKAGE TO BE USED FOR

The minimum thermal performance of building envelope and equipment shall conform to the

selected package unless otherwise noted.

2014 VA3 REFERENCE NUMBER

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the

Wellington Jno-Boptiste WBofresTE 25591 BCI 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 socied.



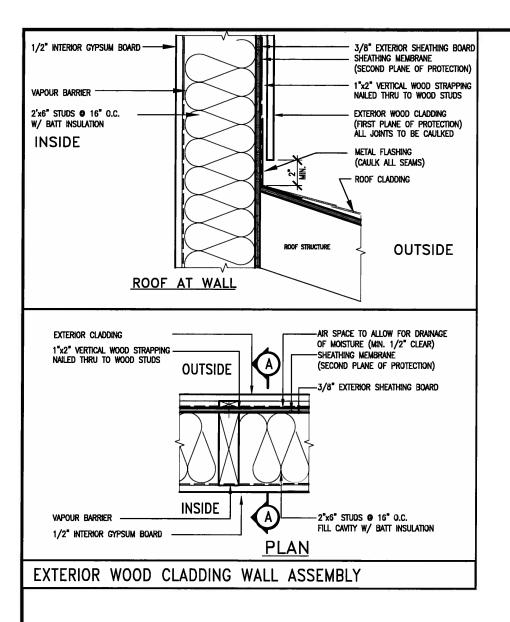
BAYVIEW WELLINGTON

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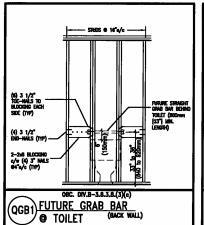
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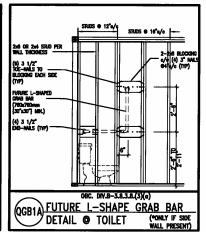
GREEN VALLEY ESTATES BRADFORD dote APR 2014 drawn by **CONSTRUCTION NOTES** 3/16" = 1'-0"

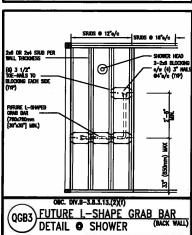
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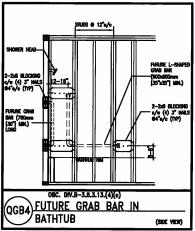


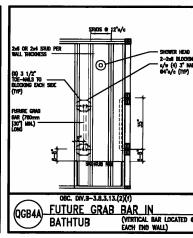
<u>STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM</u> REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb) REFER TO OBC. DN. B- 9.5.2.3. WATER CLOSET 3.8.3.8.(3)(g) & 3.8.3.8.(3)(g).. SHOWER 3.8.3.13.(2)(f).. BATHTUB & 3.8.3.13.(4)(g). AND DETALS PROMDED.

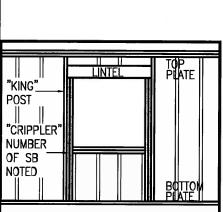












MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:
2"x4" ⊕ 16" O.C. - 9-10"
2-2"x4" ⊕ 12" O.C. - 10'-9"
3-2"x4" ⊕ 16" O.C. - 11'-2"
3-2"x4" ⊕ 12" O.C. - 12'-4"

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.

1. TOP TO THE LOCKING OF 1200 O.C. (4'

- PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
 PROVIDE A MINIMUN OF 9.5mm (3/8") PLYWOOD OR OSB
 EXTERIOR SHEATHING ON THE EXTERIOR FACE.
 FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.
 STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF
 STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR
 STINING

MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:

2"x8" **9** 16" 0.C. - 16'-0" 2"x8" **9** 12" 0.C. - 17'-9" -2"x8" **9** 16" 0.C. - 20'-4" 2-2"x8" @ 12" 0.C. - 22'-4"

NOTES: FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.

PROVIDE HORIZONTAL SOLID BLOCKING © 1200 O.C. (4'-0")
PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB
EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.
WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)

FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

** STUD INFORMATION TAKEN FROM OBC TABLE A-30

"CRIPPLE" DETAIL

| | | | | 07 |
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| | • | | | qualification |
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| 5 | • | | • | ROFRE |
| 4 | • | | • | registratio VA3 De |
| 3 | • | | | |
| 2 | UPDATE TO CODE | APR 16-15 | RC | Contractor discrepand |
| 1 | ISSUE FOR CLIENT REVIEW | MAY 07-14 | RC | drawings of the De |
| no. | description | date | by | Drawings |

ersigned has reviewed and takes responsibility for this design the qualifications and meets the requirements set out in the Building Code to be a Designer. Bopuste 25591 iton Jno-Baptiste BCI

42658 esign Inc. or must verify oil dimensions on the job and report any cy to the Designer before proceeding with the work. All and specifications are instruments of service and the pro-segger which must be returned at the completion of the are not to be scaled.



| | BAYVIEW | WELLINGTON | |
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CONST NOTE

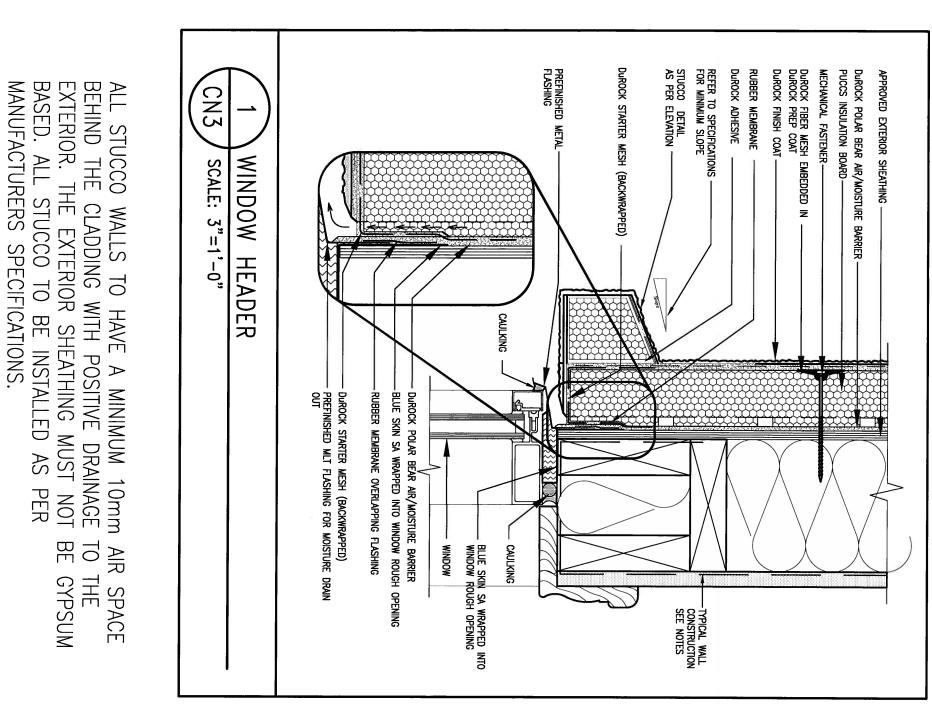
13045

S. J. BOYD

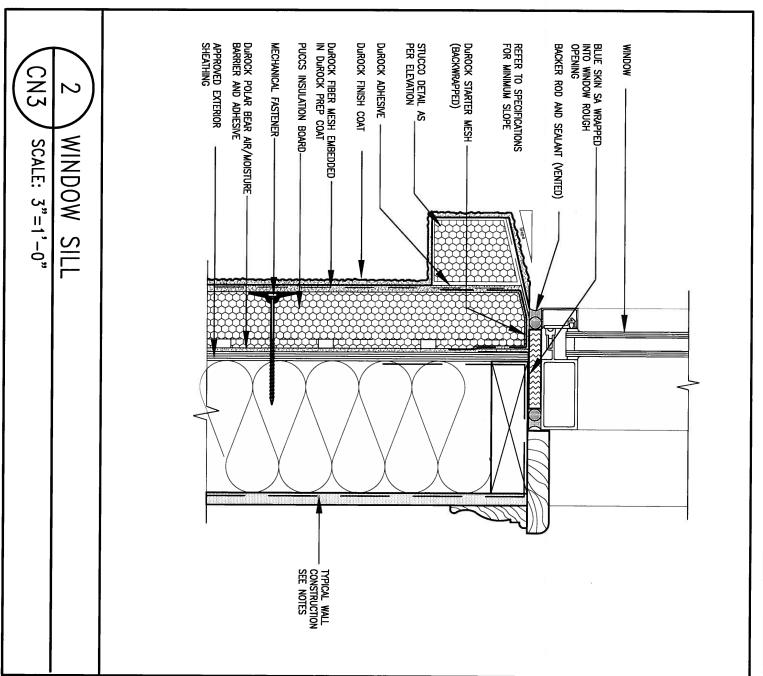
APR 24, 2015

GREEN VALLEY ESTATES BRADFORD APR 2014 CONSTRUCTION NOTES

 $3/16^n = 1'-0^n$ 13045-CONST-08C 2015 RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:56 AM



DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



CONST NOTE BAYVIEW WELLINGTON 25591 BCIN GREEN VALLEY ESTATES BRADFORD 13045 VA3 Design Inc. 42658 APR 2014 drawn by RC Contractor must verify oil dimensions on discrepancy to the Designer before proced drawings and specifications are instrument of the Designer which must be returned Drawings are not to be scoled. **CONSTRUCTION NOTES** 300A Wilson Avenue Toronto ON M3H 1S8 416.630.2255 f 416.630.4782 2 UPDATE TO CODE APR 16-15 RC 3/16" = 1'-0" 1 ISSUE FOR CLIENT REVIEW MAY 07-14 RC 13045-CONST-OBC 2015 no. description date by va3design.com RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Apr 16 2015 - 6:57 AM All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written

APPRORED ENTERIOR
SEROMOR PRINS CONT
DIRECCY POLICE BROWNESSIE

1.1/2" HICK PRICES
RESUMBLES PRICES
RESUMBLE STREET

LIMITATION PRICE

DIRECCY FOR RESIST

LIMITATION PRICES

ROOF SHRIPLES

ROOF SHRIPLES

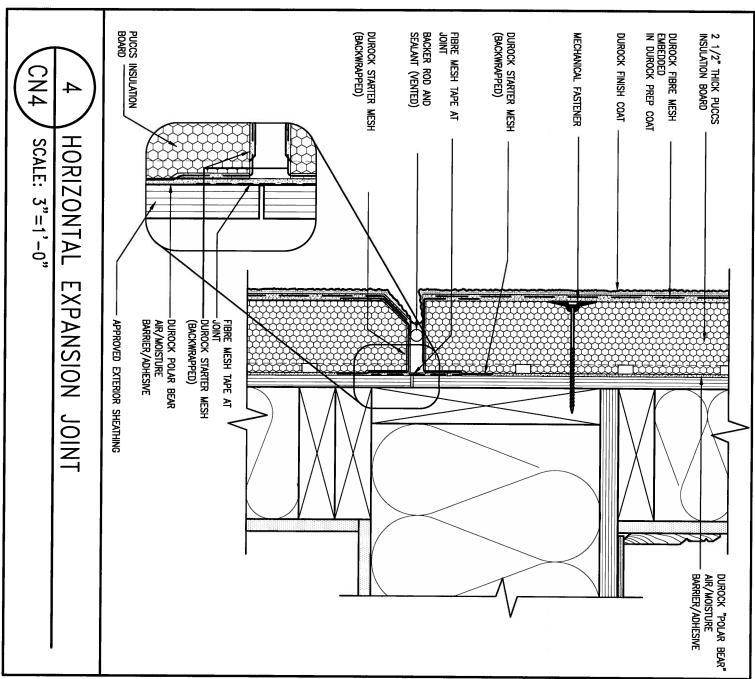
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ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



CONST NOTE BAYVIEW WELLINGTON 25591 BCI GREEN VALLEY ESTATES BRADFORD 13045 VA3 Design Inc. 42658 Contractor must verify oil 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. APR 2014 drawn by RC CONSTRUCTION NOTES 300A Wilson Avenue Toronto ON M3H 1S8 416.630.2255 f 416.630.4782 2 UPDATE TO CODE APR 16-15 RC 3/16" = 1'-0" 1 ISSUE FOR CLIENT REVIEW MAY 07-14 RC 13045-CONST-08C 2015 by no. description date va3design.com RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dw

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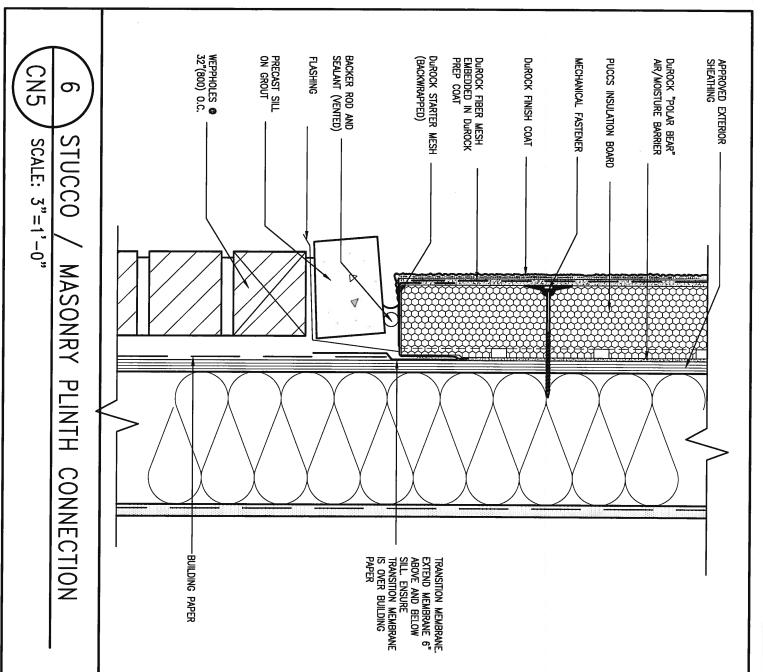
CN5 ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE CORNER DETAIL SCALE: 3"=1'-0" MIN **≨** — DUROCK FIBRE MESH EMBEDDED IN DUROCK PREP COAT 2½" THICK PUCCS INSULATION BOARD DUROCK FINISH COAT Durock "Polar Bear" AIR/MOISTURE BARRIER

BEHIND THE CLADDING WITH POSITIVE DRAINAGE

EXTERIOR. THE EXTERIOR SHEATHING MUST NOT

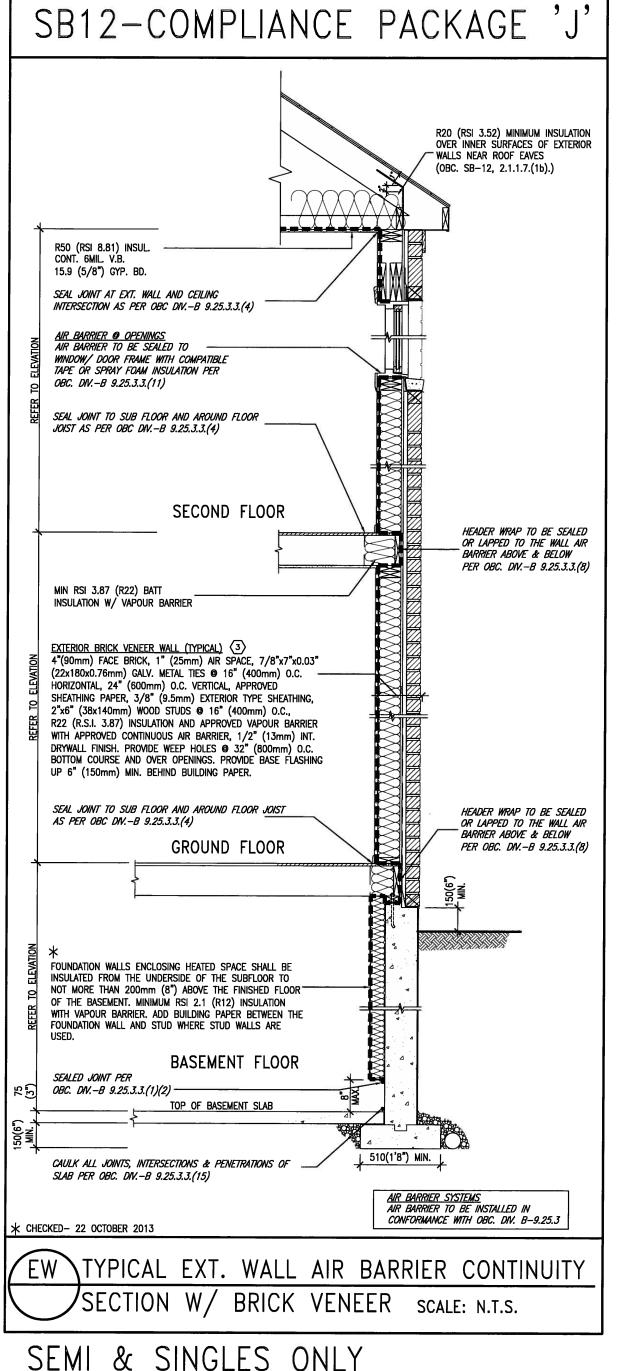
DETAILS ARE BASED ON DUROCK PUCCS SYSTEM

BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.



CONST NOTE BAYVIEW WELLINGTON qualification information
Wellington Ina-Baptiste (1805/12576 25591 BCIN BRADFORD GREEN VALLEY ESTATES registration information VA3 Design Inc. 13045 42658 date APR 2014 drawn by RC Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled. CONSTRUCTION NOTES 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 2 UPDATE TO CODE APR 16-15 RC 3/16" = 1'-0" 1 ISSUE FOR CLIENT REVIEW MAY 07-14 RC 13045-CONST-OBC 2015 no. description date by va3design.com RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg

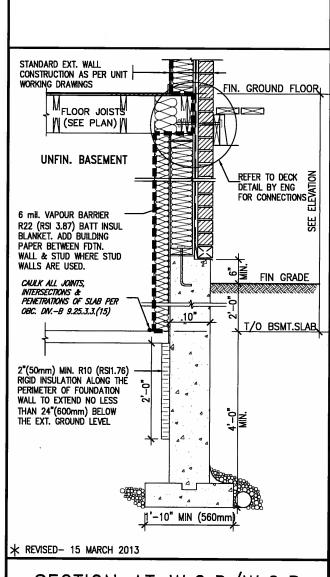
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THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

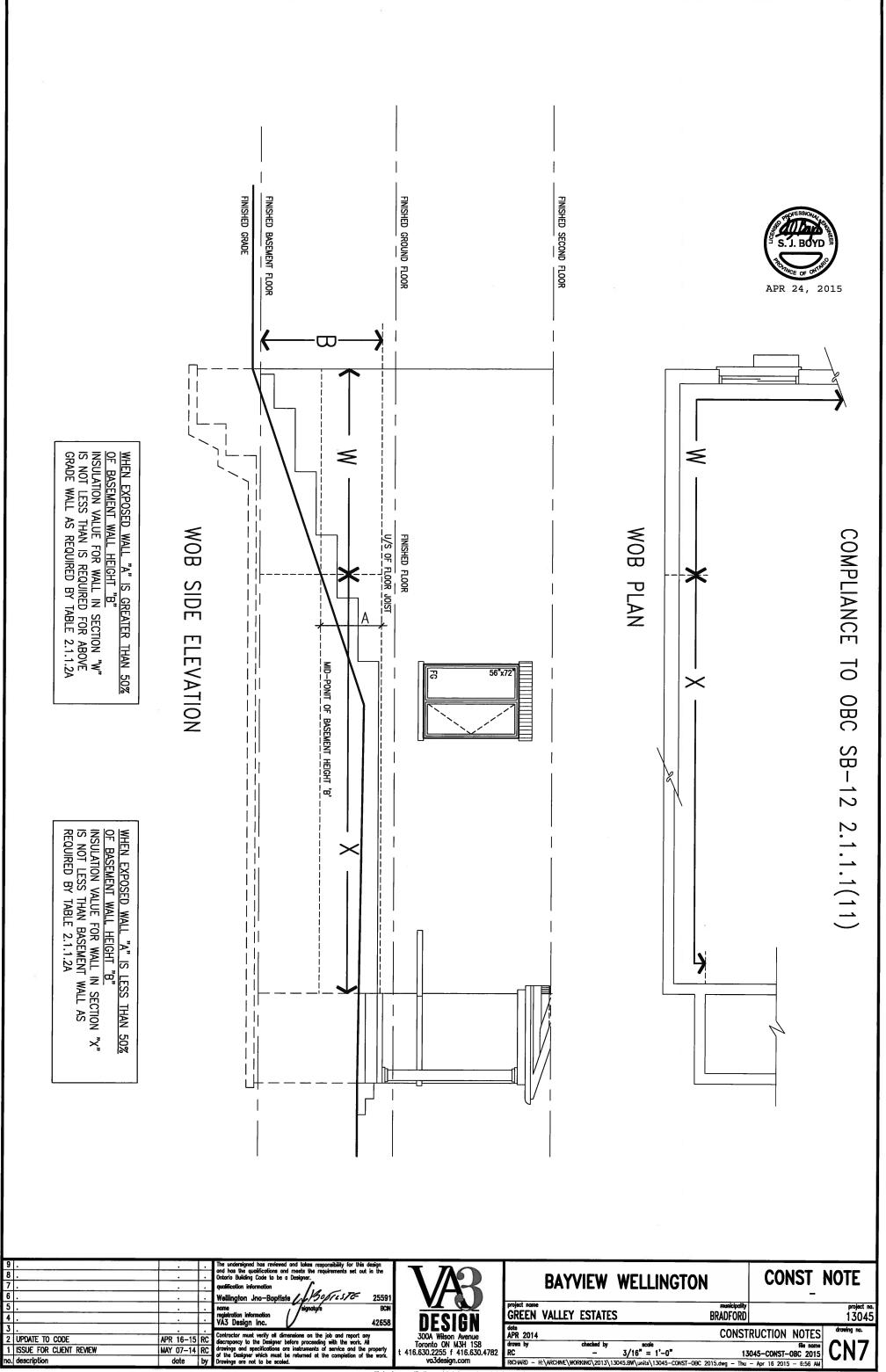
| USE SB-12 COMPLIANCE PACKAGE (J): | | | | | | | |
|---|---------------|-------------------------------|--|--|--|--|--|
| COMPONENT | J | Notes: | | | | | |
| Ceiling with Attic Space Minimum RSI (R) value | 8.81 (R50) | BLOWN -LOOSE | | | | | |
| Ceiling without Attic Space Minimum RSI (R) value | 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% | _ | | | | | |

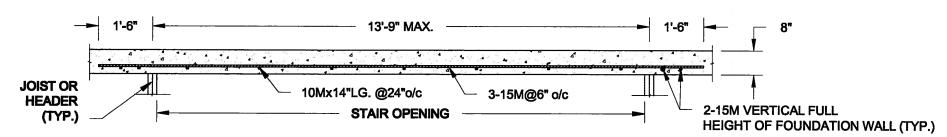




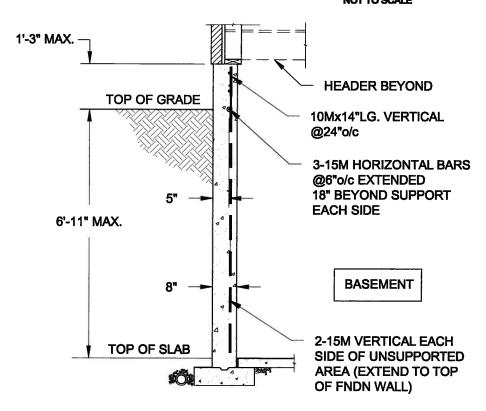
SECTION AT W.O.D/W.O.B.

| 4 | 9 . 8 . 7 . 6 . | : | | 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 | VAR | | BAYV | /IEW | WELLINGTO | ` | CONST | NOTE |
|--|---------------------------|-----------|----|--|---|----------------------------|------|---------|---------------|----------|---------------------------------|----------------------|
| 2 UPDATE TO CODE APR 16-15 RC Contractor must verify all dimensions on the job and report any 300A Wilson Avenue APR 2014 CONSTRUCTION NOTE 1 ISSUE FOR CLIENT PENEW MAY 07-14 RC disrepancy to the Designer before proceeding with the work. All Toronto ON MSH 158 | 5 . 4 . | | | registration information | DECICN | | | ESTATES | | BRADFORD | | project no. 13045 |
| no. description date by Drawings are not to be scaled. 1416.630.2/25 1 416.630.4/82 RC - 3/16" = 1"-0" 13045-CONST-OBC 20 RICHARD - H:\ARCHIVE\WORKINC\2013\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:57 | 1 ISSUE FOR CLIENT REVIEW | MAY 07-14 | 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. | 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 | APR 2014 drawn by RC | | | 3/16" = 1'-0" | 13 | file name 045-CONST-OBC 2015 | CN6 |





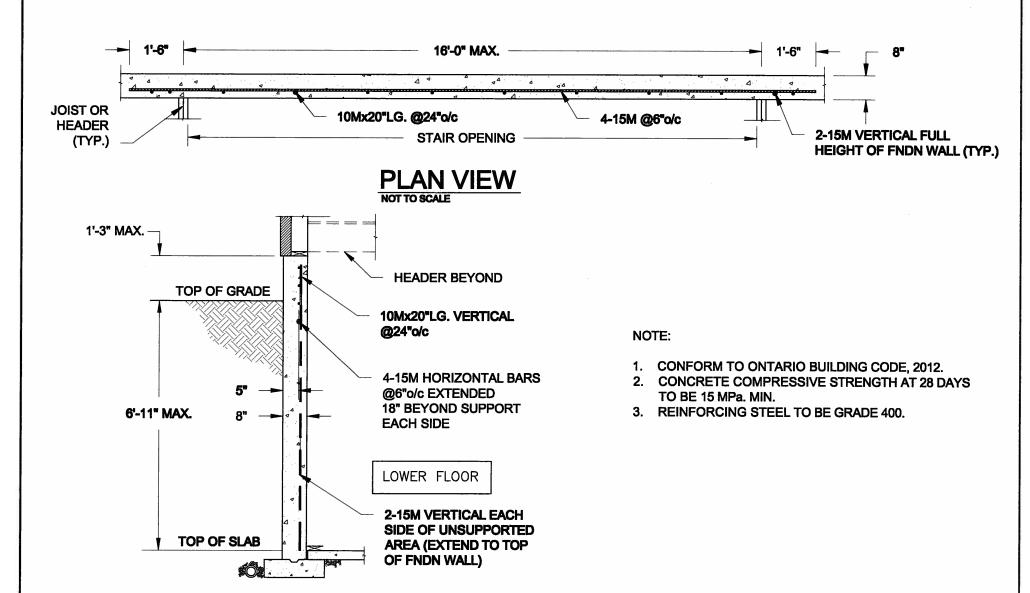
PLAN VIEW



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

Scale:
AS NOTED

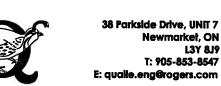
Date:
FEB-28-2015

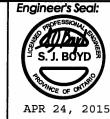
Drawn: Checked:

SJB

SC

QUAILE ENGINEERING LTD.





Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.: Dra

Drawing No.: \$1

F:\SamC-08\2014\14-095 BAYVIEW WELLINGTON GREEN VALLEY SINGLES\14-095.dwg

FOR 9 1/2" JOIST DEPTH **SOLID RIM BOARD SOLID RIM BOARD** 9 1/2" 9 1/2" JOIST DEPTH JOIST DEPTH **SIMPSON SIMPSON** LUS28 LUS28 **HANGERS HANGERS** 2x8 P.T. 2x8 P.T. DECK JOISTS **DECK JOISTS** U.N.O. ON PLAN **U.N.O. ON PLAN** 2x8 P.T. LEDGER 2x8 P.T. LEDGER C/W 1/2"Ø BOLTS 2-2x6 BLOCKING C/W 1/2"Ø BOLTS @ 16" O/C TO RIM **BETWEEN** @ 16" O/C TO RIM U.N.O. ON PLAN 6" THICK STUDS C/W 2-3 1/2" U.N.O. ON PLAN CONC. SHELF 2-2x8 P.T. LEDGER **END NAILS PER PLY** 2-2x8 P.T. LEDGER ON 10" FNDN c/w 1/2"ØX12" LONG Δ c/w 1/2"Ø BOLTS **HILTI ADHESIVE** WALL @ 16" o/c ANCHORS @ 16" o/c

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

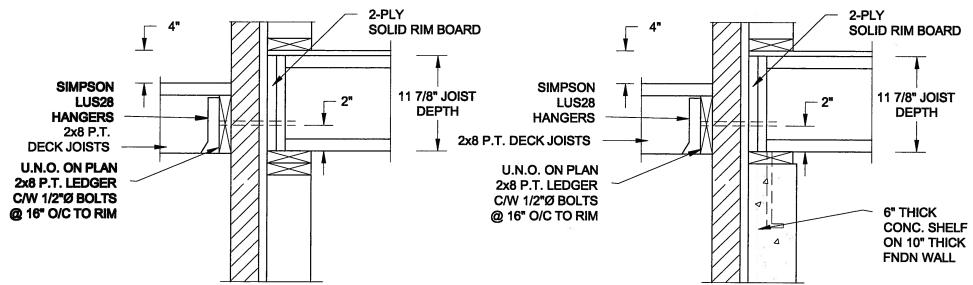
1B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

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



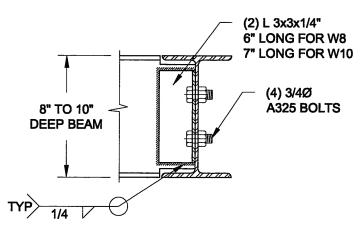
2A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

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

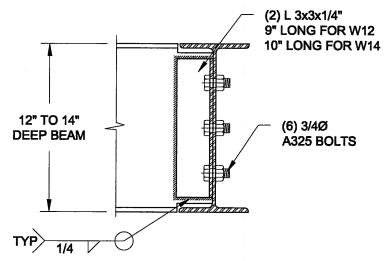
NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL

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.



STEEL BEAM CONNECTION DETAIL

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

Scale:
AS NOTED

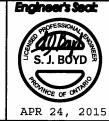
Date:
FEB-28-2015

Drawn: Checked:
ac s.B.

QUAILE ENGINEERING LTD.



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



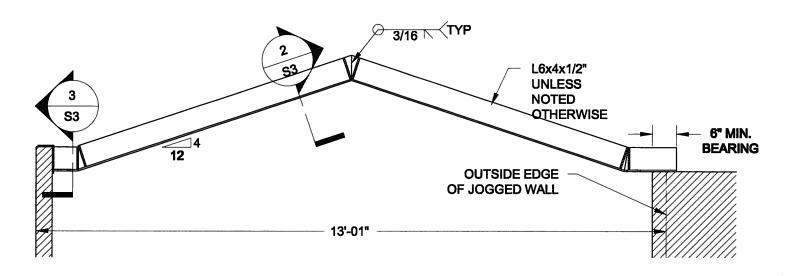
Project:
BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

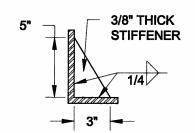
Project No.: Drawing

14-095 Drawing No.: 82

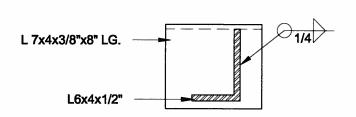
*SomC-082014:14-085 BAYVIEW WELLINGTON GREEN VALLEY SINGLES:14-085.dog



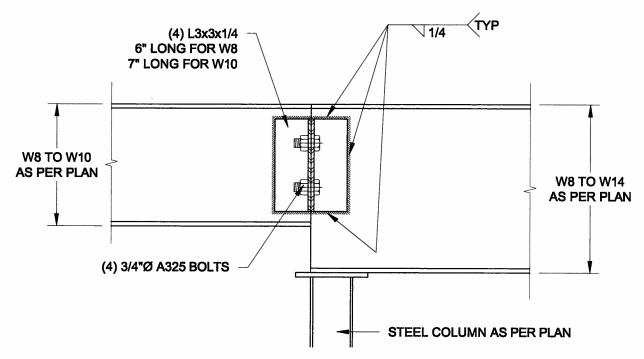
STEEL LINTEL AT GABLE SCALE: 1/2" = 1'-0"



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



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



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

Scale: **AS NOTED** Date: FEB-26-2015

Drawn: Checked **SC** 8JB

QUAILE ENGINEERING LTD.



Engineer's Seat: S. J. BOYD APR 24, 2015

Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT **BRADFORD, ONTARIO**

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.: Drawing No.: 14-095 **S3**

PHSamC-082014:14-085 BAYVIEW WELLINGTON GREEN VALLEY SINGLES:14-086.dng