

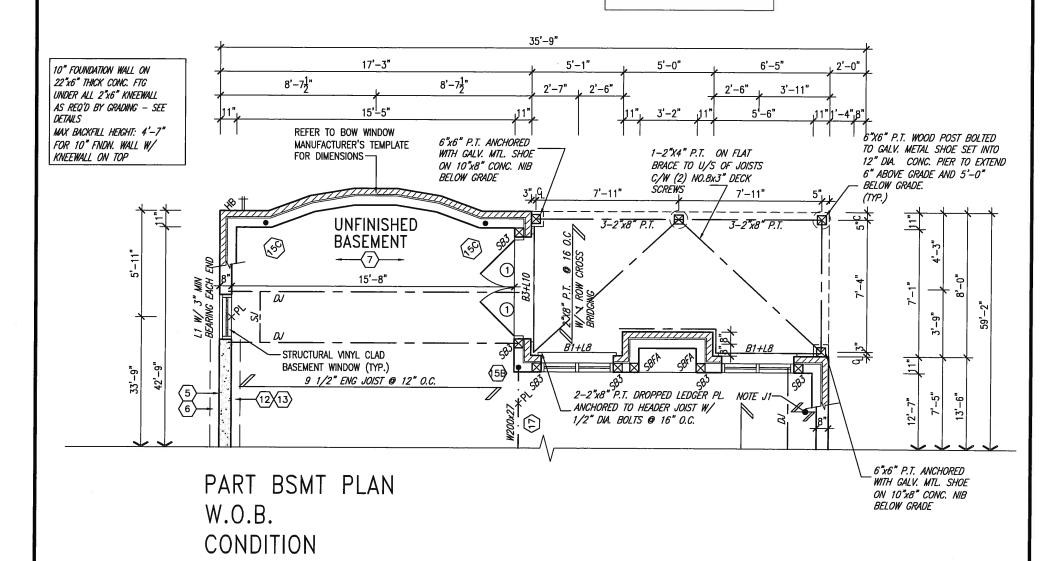
PART GRND FLOOR PLAN W.O.B. CONDITION

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

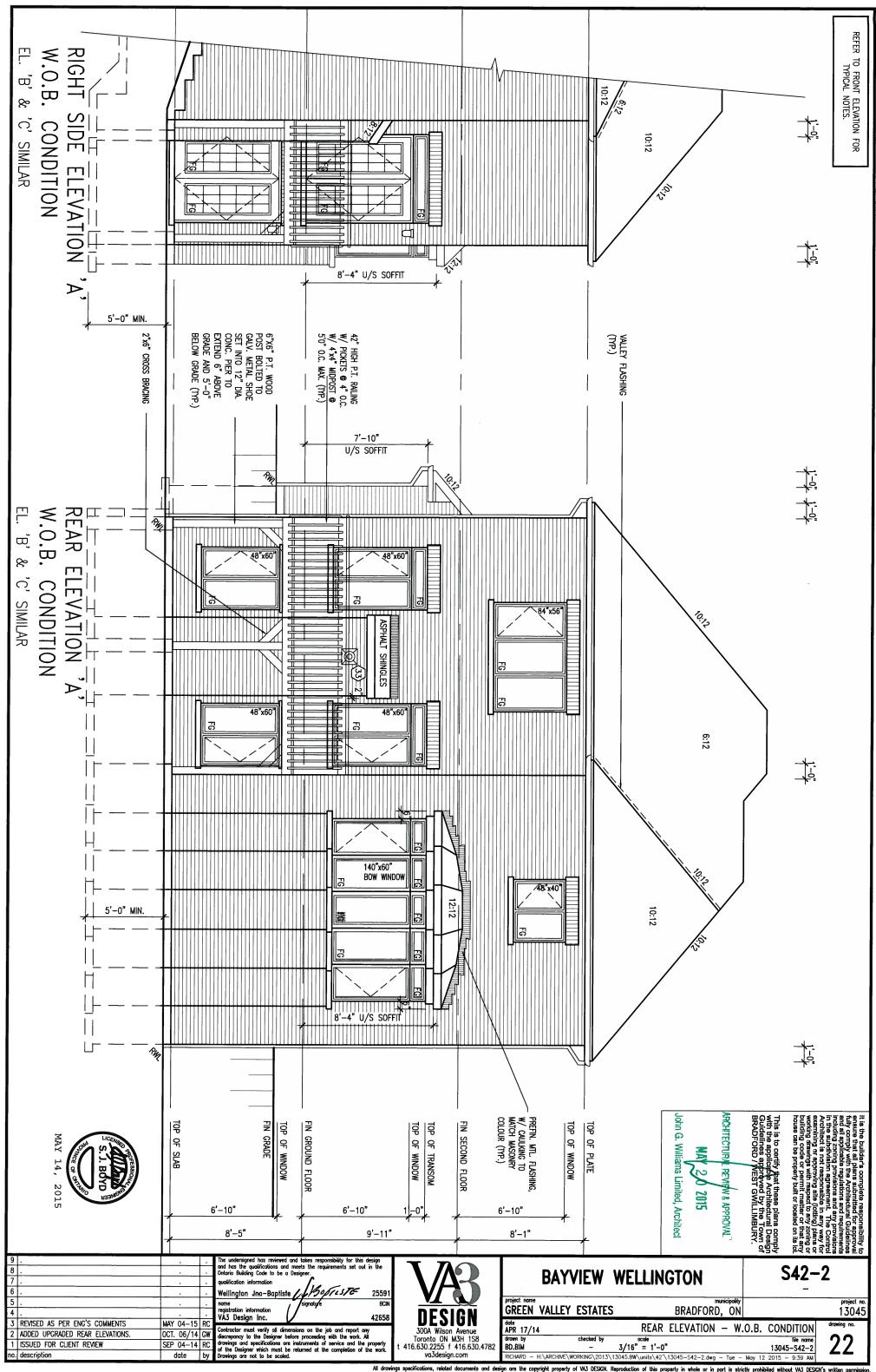
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

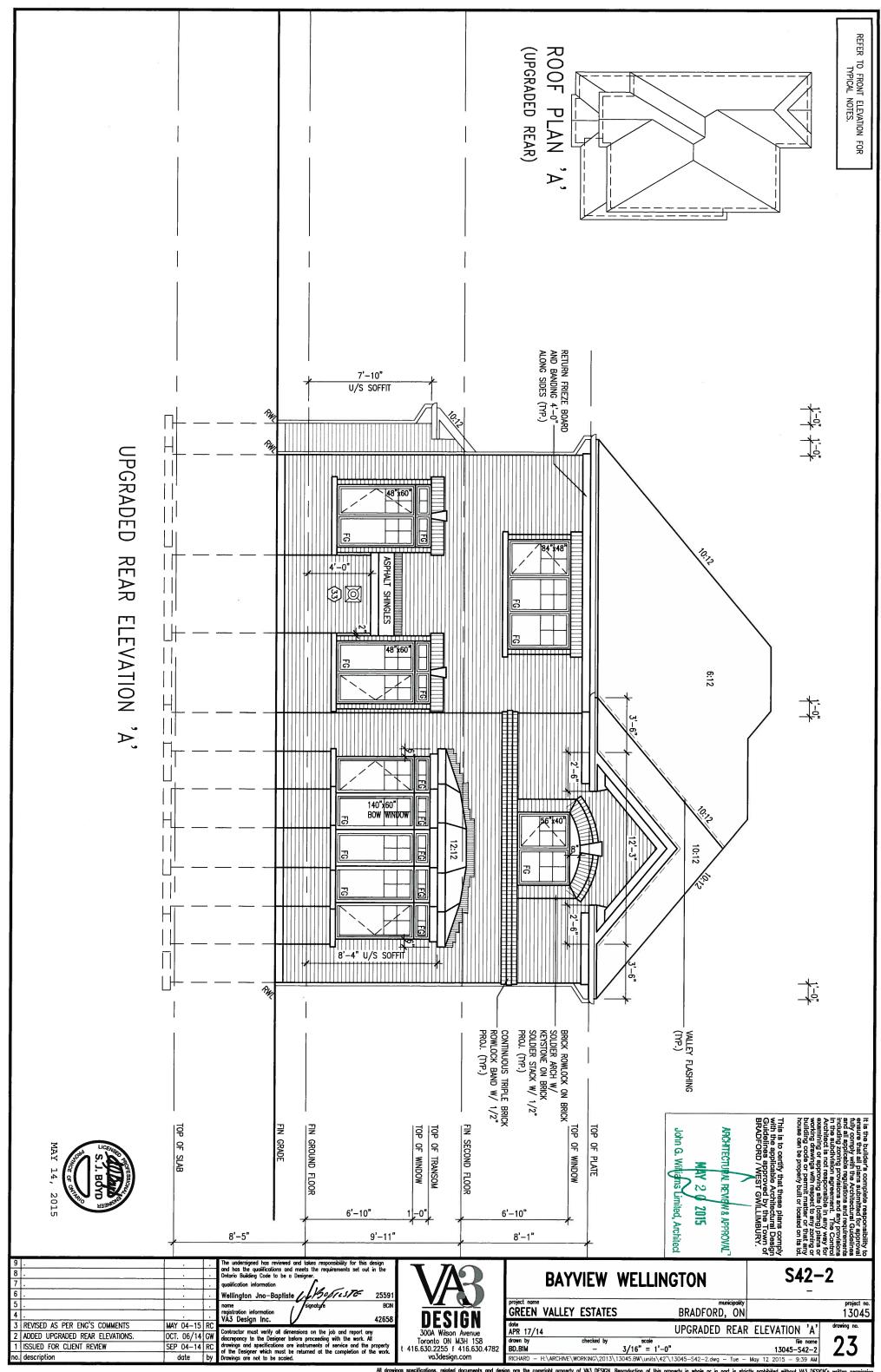
ARCHITECTURAL BEVIEW & APPROVALT

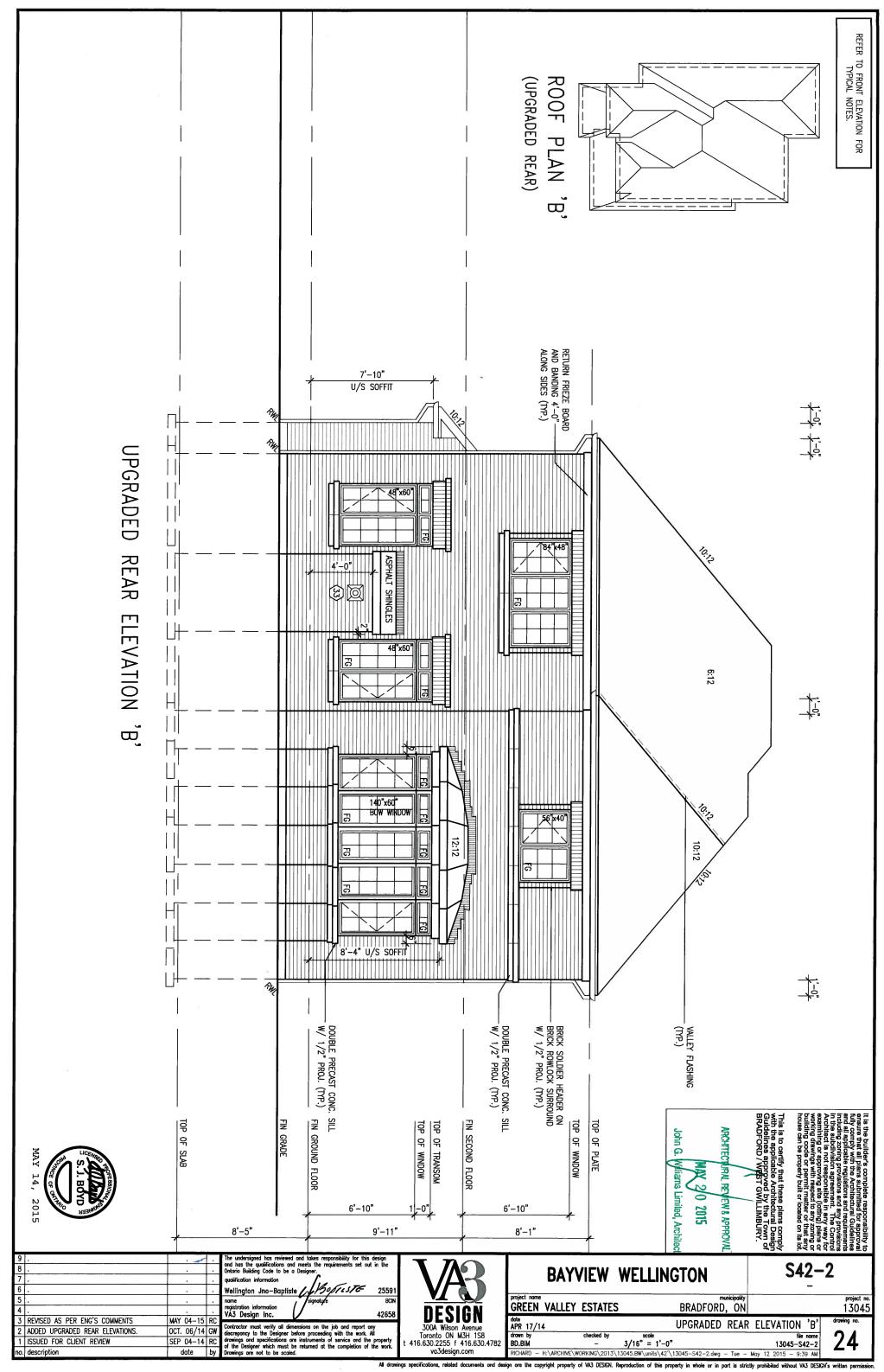
John G. Williams Limited, Architect

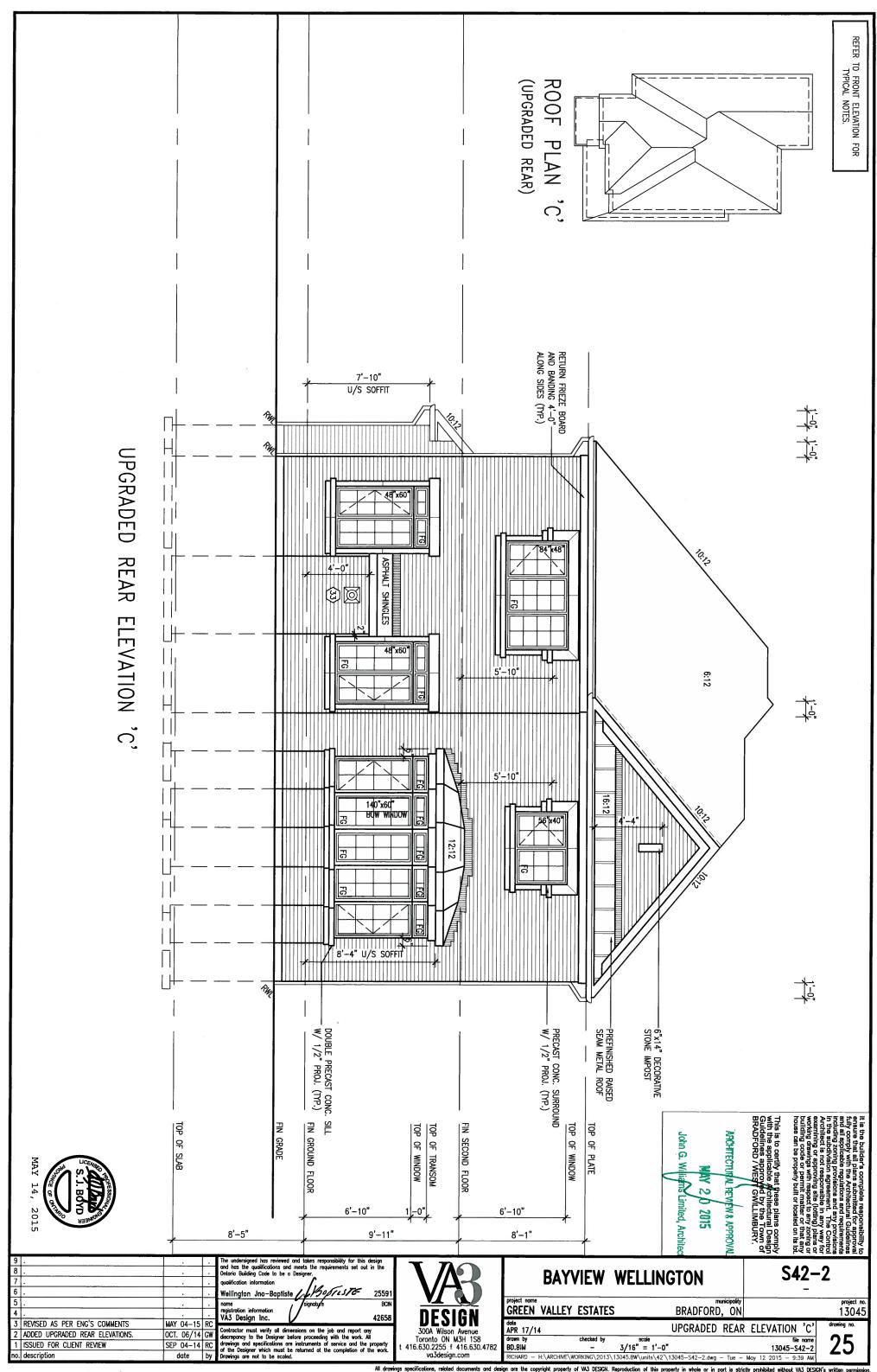


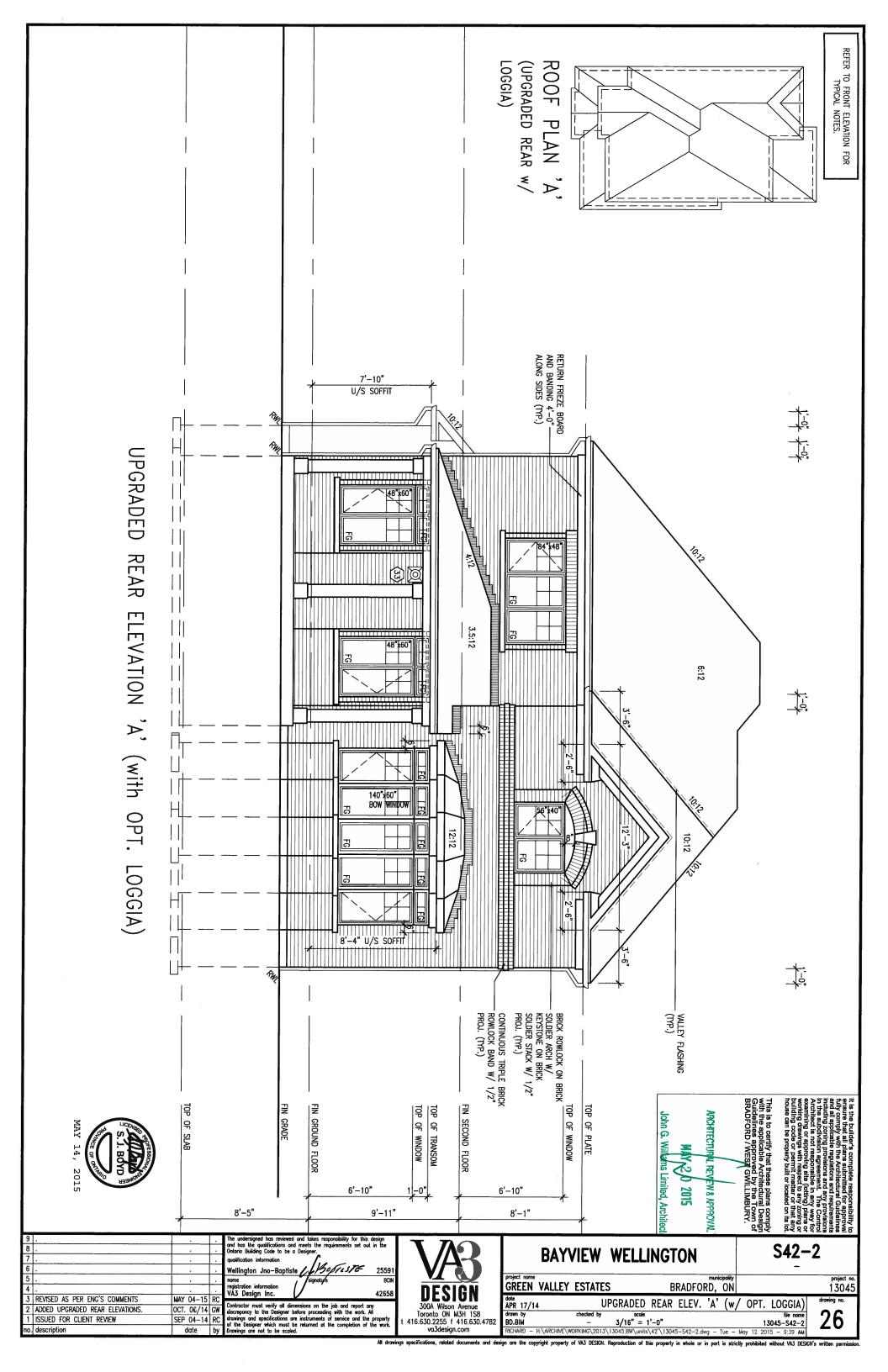
9 . 8 . 7 . 6 .			The undersigned has reviewed and tokes responsibility for this design and has the qualifications and meets the requirements set out in the Ontorio Building Code to be a Designer.  qualification information  Wellington Jno-Baptiste / Journal 25591	$\sqrt{2}$	BAYVIEW WELLINGTON	S42-2	
5 . 4 .	·		nome registration information VA3 Design Inc. Signature BCIN 42658	DESIGN	GREEN VALLEY ESTATES BRADFORD, ON		project no. 13045
3 REVISED AS PER ENG'S COMMENTS 2 ADDED UPGRADED REAR ELEVATIONS. 1 ISSUED FOR CLIENT REVIEW	MAY 04-15 OCT. 06/14 SEP 04-14	GW	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	300A Wilson Avenue Toronto 0N M3H 1S8 t 416.630,2255 f 416.630,4782	dote	o.b. CONDITION	ing no.
no. description	date	by	of the Designer which must be returned at the complétion of the work. Drawings are not to be scoled.	7.1.1	RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42'\13045-S42-2.dwg - Tue -	13045-S42-2 May 12 2015 - 9:39 AM	. 1

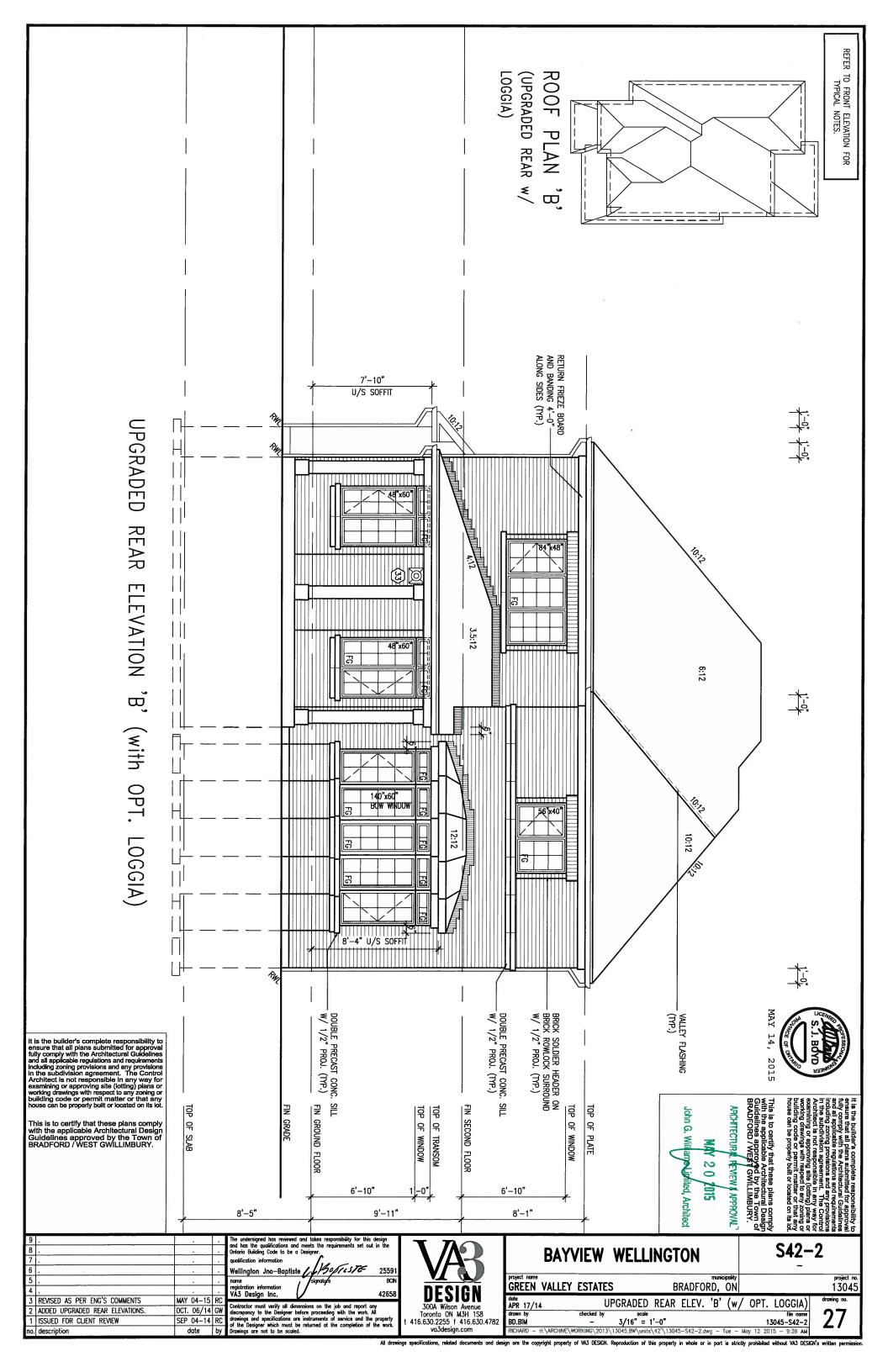


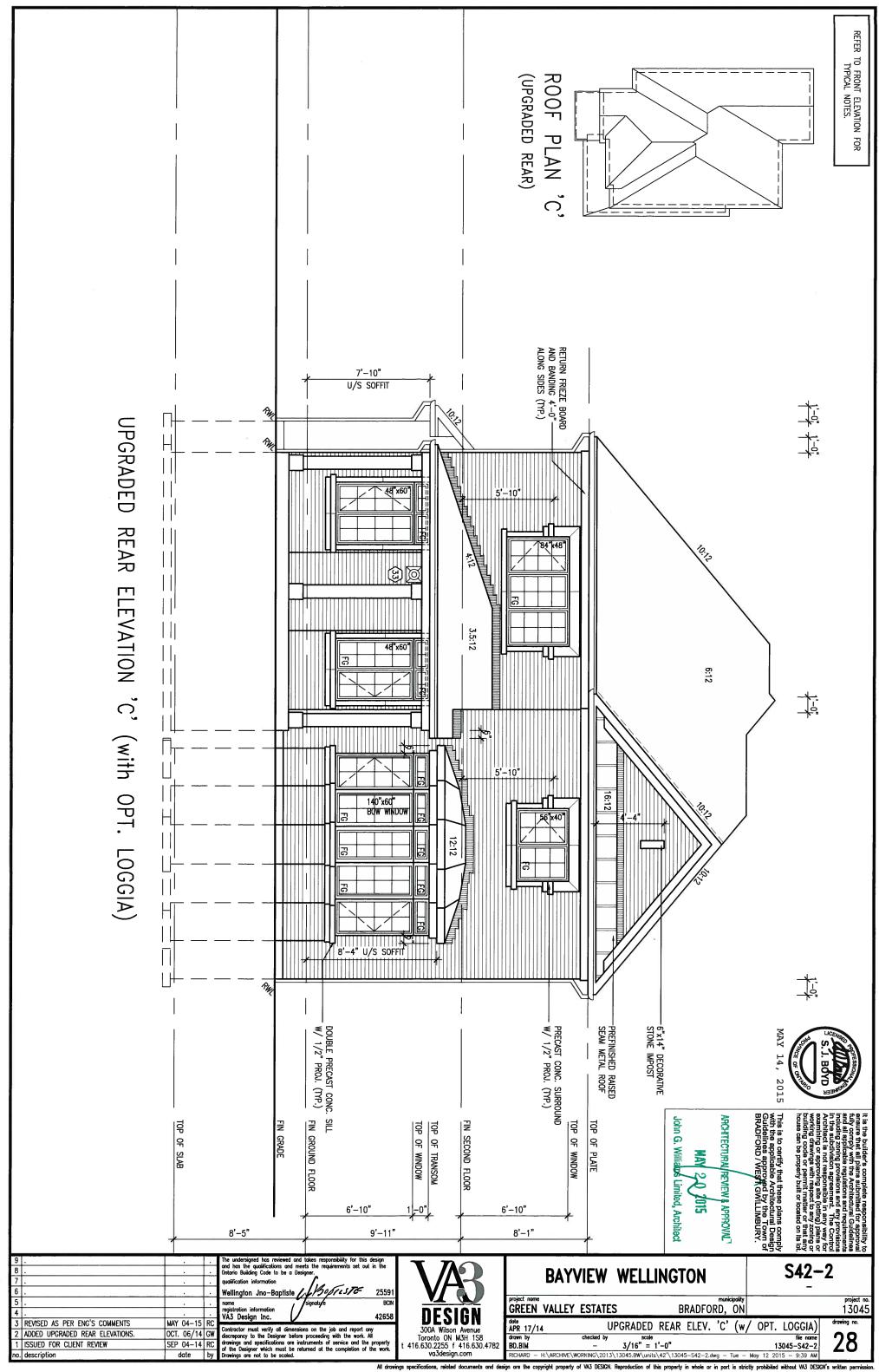


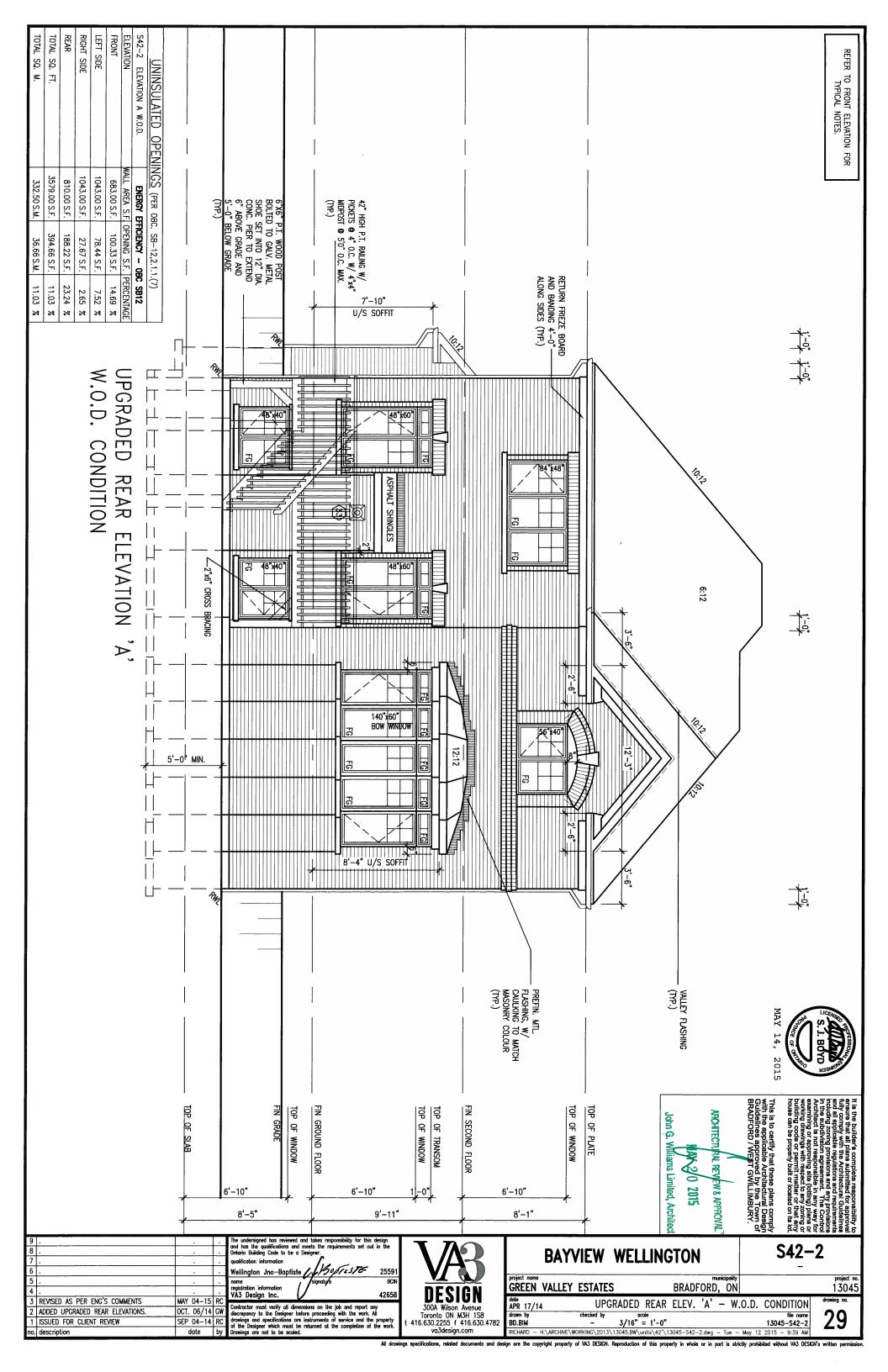


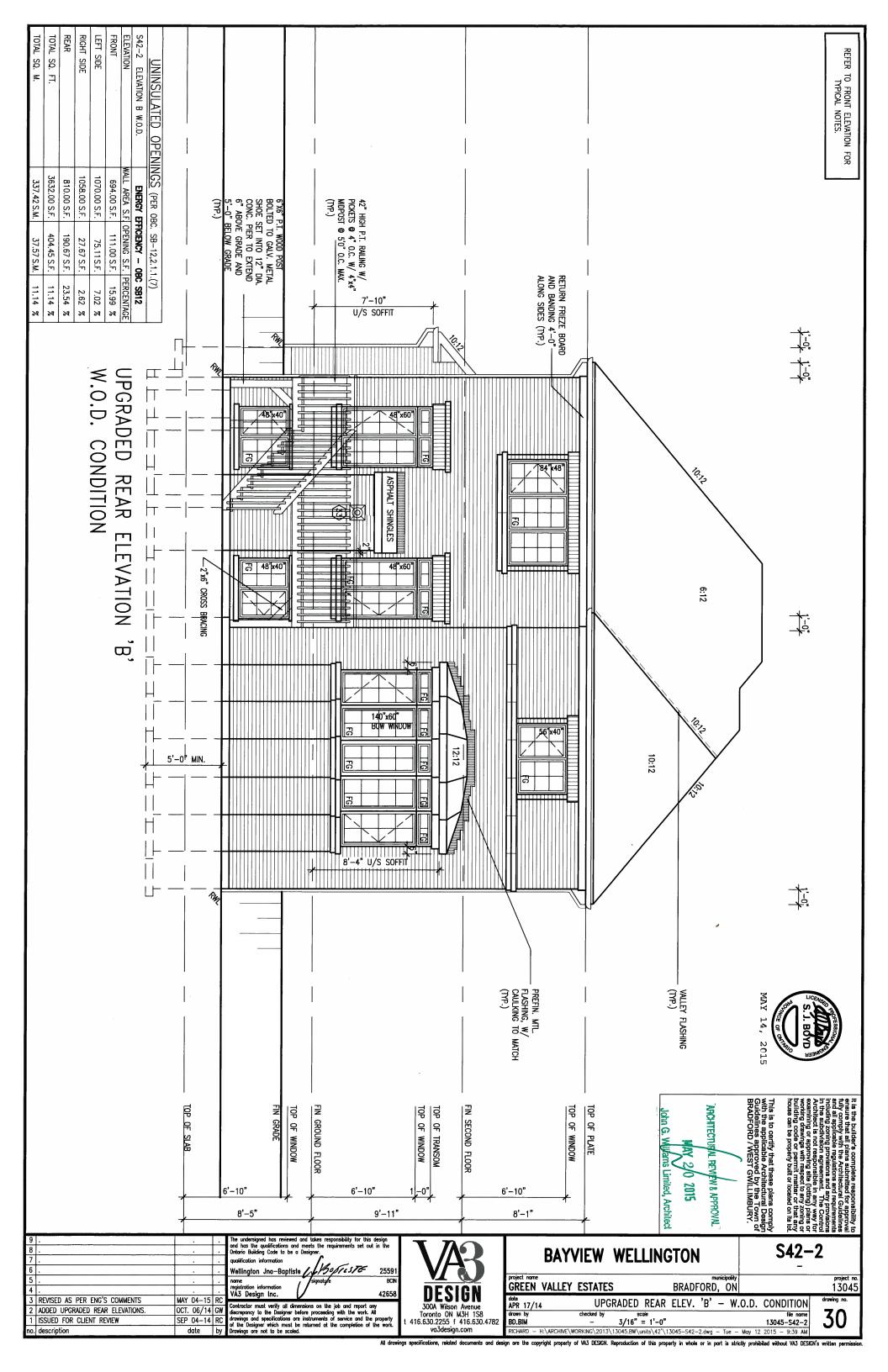


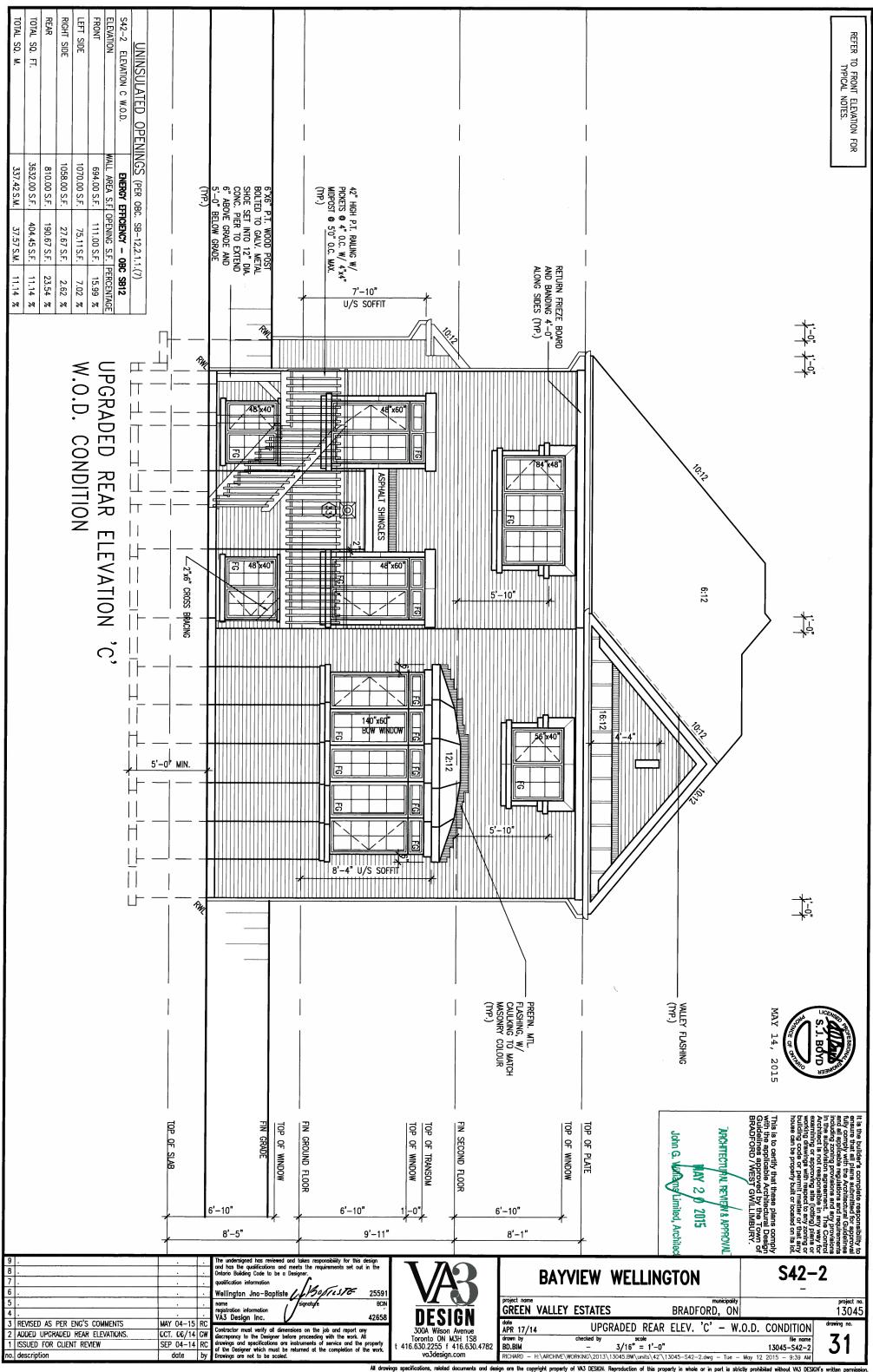


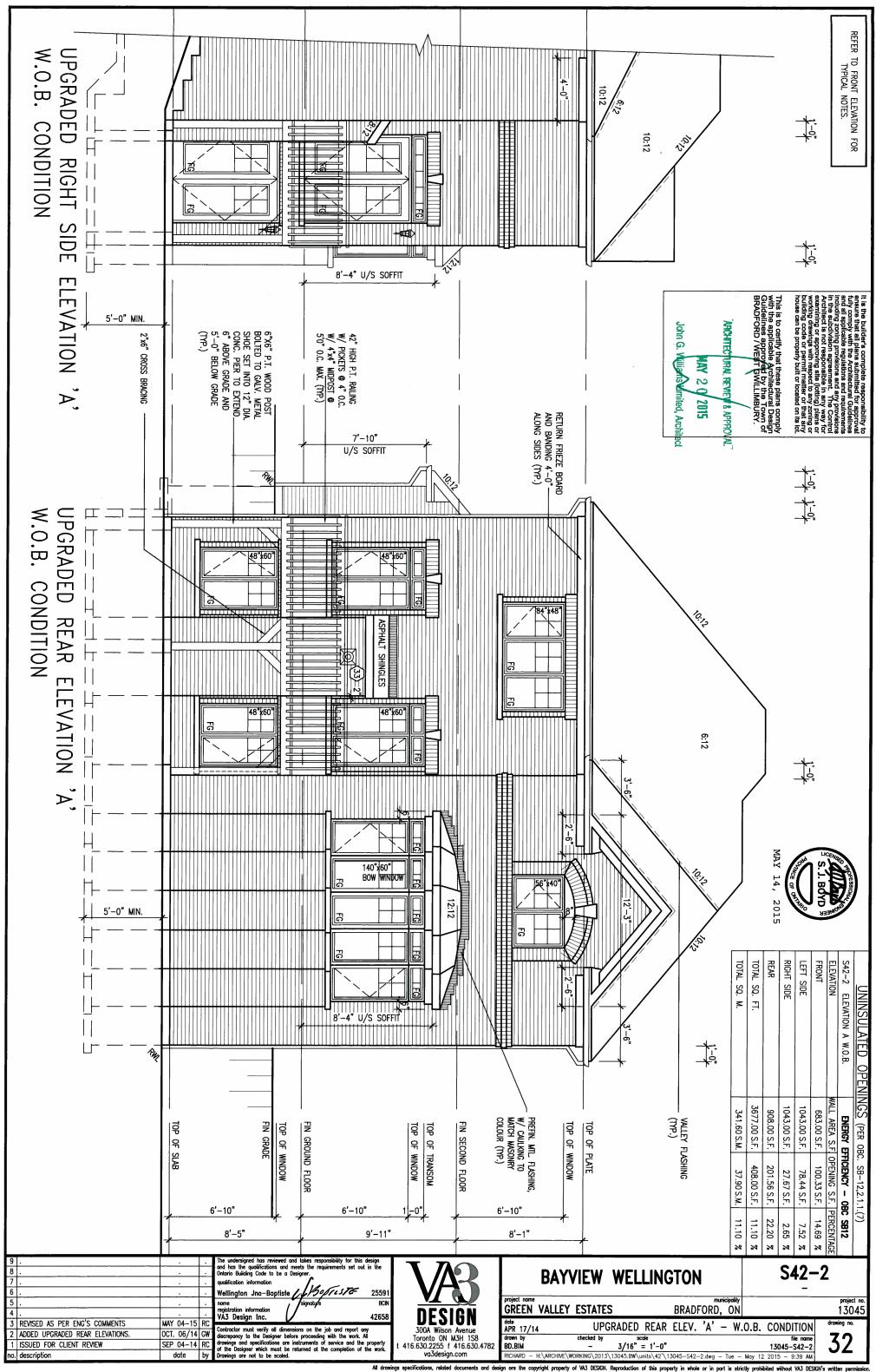


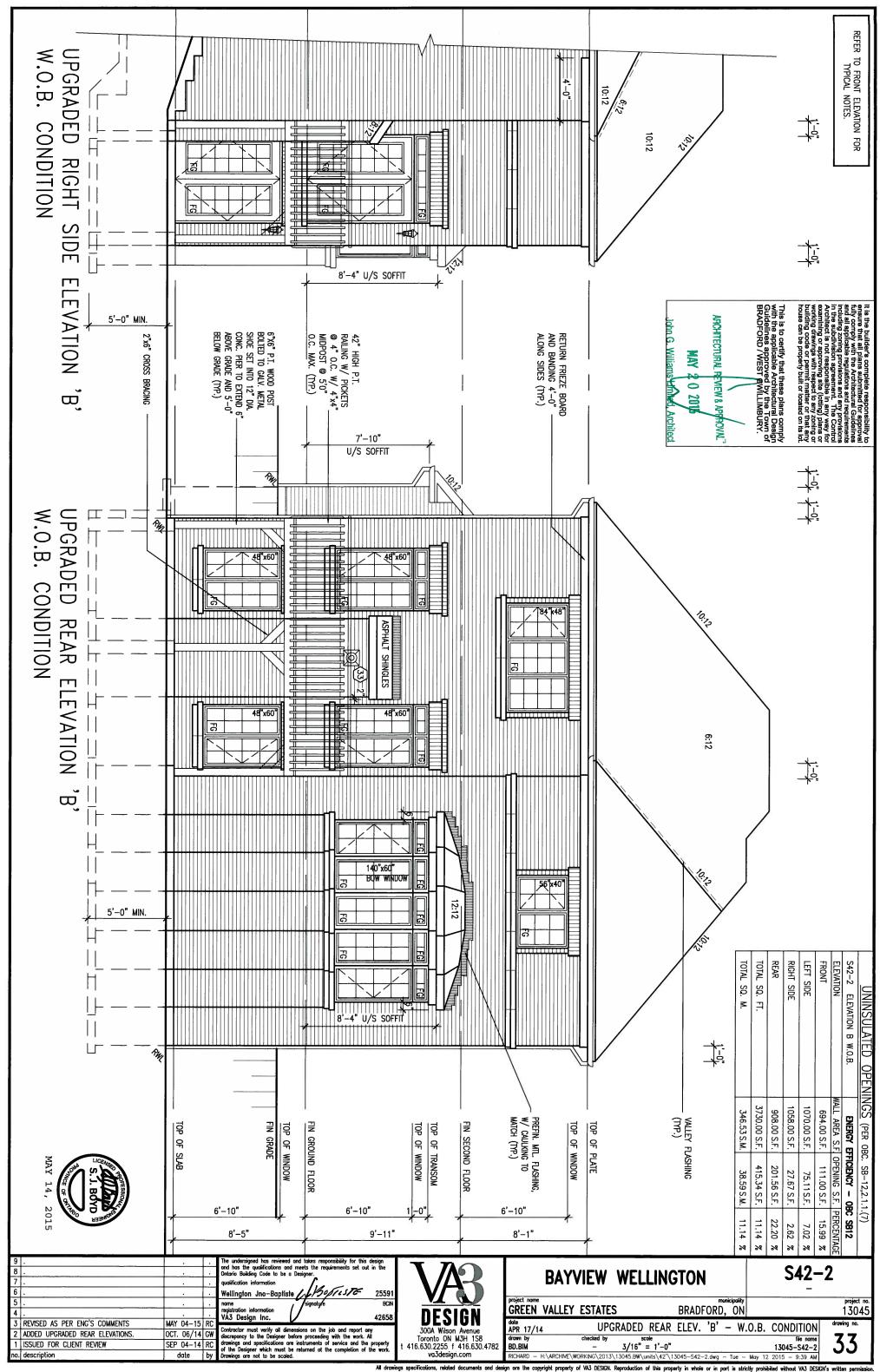


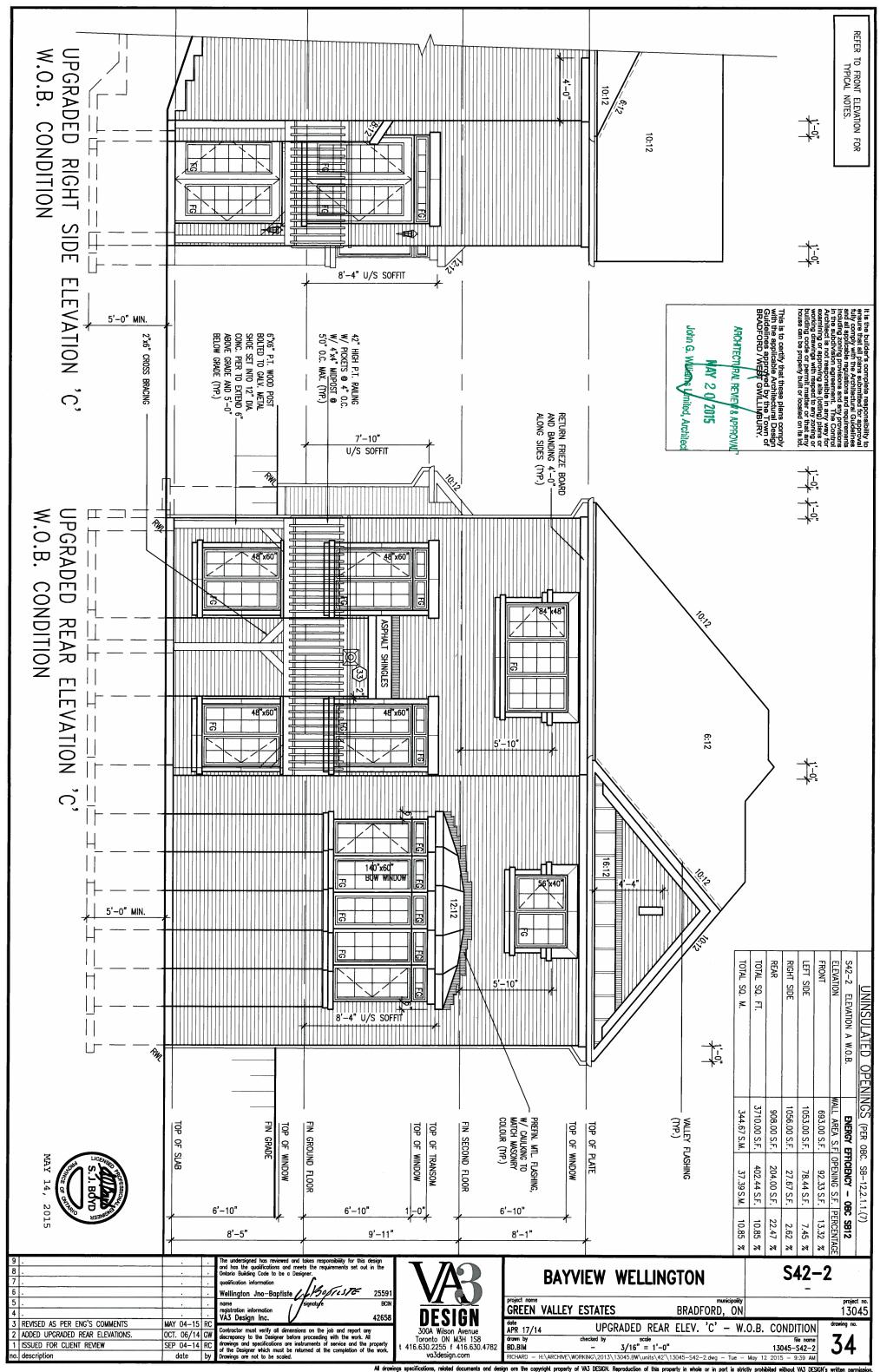












CONSTRUCTION NOTES (Unless otherwise noted) ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12-2012 OBC ROOF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

NO.210 [10.25kg/m2] ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "I" CLIPS. APPROVED WOOD TRUSES @ 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.).

FRAME WALL CONSTRUCTION (2"x6") (S8-12-TABLE 2.1.1.2.A)
SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING,
CONTINI. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING,
SISTIAD (2"x") 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 S8-12, TABLE 2.1.1.2.A. FOR REQUIRED
MINIMUM THERMAL INSULATION.
EPALE WALL CONSTRUCTION (2"x6") (298)

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) 8" "B" OR EQUAL, 38x140 (2"x6") STUDS @ 400mm (16") C.C., RSI 4.23 (824) INSUL AND APPR. VAPOUR (3.)
BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT.

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,
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

\$\frac{\text{2D}}{\text{STUCCO WALL CONSTRUCTION (2"x4") -GARAGE WALLS}\$
\$\text{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")

WALLS ADJACENT TO ATTIC SPACE - NO CLADDING 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm 9.5mm (3/8") EXT. 197E SHEATHING, 38X140 (2X6") 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

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 ITES @ 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 (1/6")
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.

BRICK VENEER CONSTRUCTION (2"x6") (R28).
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7x0.03") GALV. METAL ITES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL APPR. SHEATHING PAPER, 28mm (1½") EXT. STRUCT. INSULATED SHEATHING RSI 0.7 (R4) BY "BP" OR EQUAL, ANIAO (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.

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

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

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. PER MANUFACIORES SPECIFICATIONS OVER ASTITIF (1) MINI-EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 13 mm (1/27) EXT. TYPE SHEATHING ON 38x140 (2'x6") STUDS @ 400mm (16") O.C., INSULATION, APPROVED VAPOUR BARRIER, 13 mm (1/27) GYPSUM WALLBOARD INTERIOR FINISH, REFER TO OBC \$8-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION.
STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

INTERIOR STUD PARTITIONS
FOR BEARING PARTITIONS 38489 (2"x4") @ 400mm (16") O.C. FOR 2
STOREYS AND 300mm (12") O.C. FOR 3 STOREYS, NON-BEARING
PARTITIONS 38489 (2"x4") @ 600mm (24") O.C. PROVIDE 38489 (2"x4")
BOTTOM PLATE AND 2/38489 (2/2"x4") TOP PLATE. 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2"x6") STUDS/PLATES

FOUNDATION WALL/FOOTINGS; (9.15.3, 9.15.4, 9.13.2, 9.14.2.1,(2))
200mm (8") POURED CONC. FDTN. WALL 15MPO (2200ps)) WITH
BITUMENOUS DAMPPROOFING AND DRAINAGE LAYER. DRAINAGE
LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2"-11") BELOW FIN. GRADE, DRAINAGE LAYER IS NOT REQ'D. WHEN FOTN, WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x1.55 (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 

-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

-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

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 (3600ps) CONC. SLAB ON 100mm (4")

COARSE GRANULAR FILL, OR ZOMPa. (3000ps) CONC. WITH

DAMPPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12.

ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED.

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

8

6 1

o. description

ATTIC INSULATION (SB-12-TABLE 2.1.1.2.A) (SB-12-2.1.1.7)
RSI 8.81 (RSO) 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 -08C. 9.8.
"INICODA DISC -5mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS
-10mm (1/2") MAX BETWEEN TALLEST &

MAX. RISE

SHORTEST RISE IN FLIGHT

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

= 150 (6") = 200 (8") MIN. AVG. RUN HANDRAILS -OBC. HANDRAILS - OBC. 9.8.7.FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") FINISHED RAILING ON PICKETS SPACED MAARMUM IDENTITY |
BETWEEN PICKETS, CLEARANCE BETWEEN HANDRAIL AND SURFACE

37

37 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.

BASEMENT INSULATION (58–12–2.1.1.6). 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 DOS CSB-12, TABLE 2.1.1.2.A, FOR REQUIRED MINIMUM THERMAL INSULATION. AIR BARRIER TO BE SEALED TO FDTN. WALL WITH CAULKING.

BEARING STUD PARTITION
38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7"-10") O.C. 100mm (4") HIGH CONC. CURB ON 350x155 (14"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

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 SYMMI(3-1/2) DUA 3.5/MMI(1-10) SINGSE WALL 1096 THE 2
ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kh (16,000lbs.), AT
A MAX. EXTENSION OF 2318mm (7'-7 1/2") CONFORMING TO
CAN/CGS8-7.2-94, AND WITH 150x150x9-5. (6'x6'x3/8") STL. PLATE
TOP 8. BOTTOM. 870x8/0x110 (34'x34'x16') CONC. FOOTING ON
UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A
PRESSURE OF 150 Kpd. 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 1070x1670x460
(42"x42"x18"). CONC. FOOTING ON UNDISTURBED SOIL OR
ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpg. MIN. AND AS PER SOILS REPORT.

STEEL COLUMN 90mm/3-1/2") DIA x 4.78mm/.188) NON-AD JUSTARI E STI., COL. TO 7011in(3-1/2 ) Jun 4.4-/0ilin(1-160) NON-ADJUSTABLE ST. COL. 1001.

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")

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

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.

GARGE CEILINGS/INTERIOR WALLS
13mm (1/27) 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.

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.

DRYER EXHAUST (08C-6.2.3.8.(7) & 6.2.4.11.)
CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)

INSULATED ATTIC ACCESS (OBC-9.19.2.1. & S812-2.1.1.7) ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm (21 1/27247) & A MIN. AREA OF 0.32 SQM. [3.44 SQ.F.] 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.

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

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

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

OR
SOLID WOOD BEARING FOR WOOD STUD WALLS
SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED

MEMBER, SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH OBC 9.17.4.2(2). RESERVED

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

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

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

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 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 OPENINGS, EXHAUST AND INTAKE VENTS, HRV 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.

SUBFLOOR, JOIST STRAPPING AND BRIDGING
16mm [5/8\*] 1 & G SUBFLOOR ON WOOD FLOOR JOISTS, FOR
CERANKE TILE APPLICATION (\* SEE DOE 9.30.6. \*) 6mm [1/4\*] PANEL
TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (\* SEE

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. \*)

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 (3-1-1). WHERE THE LD IS LESS THAN 500mm (1-1-1)" 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 (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 SLA 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 TED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (6") 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) SAN 40 (2\*\*A)" RAFERS & 400mm (16").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 BMAX, 4450mm (14"-7") SPAN,

RAFERS FOR BUILT-UP ROOF TO BE 38x89 (2\*x4") @ 600mm (24")

O.C. WITH & 38x89 (2\*x4") CENIDE POST TO THE TRUSS BELOW

O.C. WITH A 38x89 (2"x4") CENTRE POST TO THE TRUSS BELOW. LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY

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\cdot 3).

2) WINDOW GLARDS — 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")

5) EXTERIOR WINDOWS SHALL COMPLY WITH OBC DIV.-B 9.7.3. & SB12-2.1.1.8

GENERAL: 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. B, 6.2.2. SEE MECHANICAL DRAWINGS.

2) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PET OBC 9.26.18.2. & 5.6.2.2(3) AND MUNICIPAL STANDARDS.
3) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN

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

STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED

3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR, UNILESS NOTED OTHERWISE. ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTIE ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

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 @

DAL GALVANIZED BULLS BOLLS FOLLED AT MILL-DEPTH OF BEAM & 915mm (3-70) O.C.
PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCI."
MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL IVI. BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS.
JOHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS.
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 ALLEST 2 mil. POLYETHYLENE FILM, No. 50 (K3bis.) ROLL ROOFING OR OTHER DAMPPROOPING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm [6"]

ABOVE THE GROUND. STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W, HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40.21 GRADE 350W "STRUCTURAL QUALITY STEEL". OBC. B-9.23.4.3.

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.

EXHAUST FAN TO EXTERIOR

HEAVY DUTY OUTLET (220 volt)

all back

S. J. BOYD

LIGHT FIXTURE (CEILING MOUNTED)

LIGHT FIXTURE (WALL MOUNTED)

**LEGEND** CLASS 'B' VENT

DUPLEX OUTLET (12" ABOVE SURFACE) POT LIGHT

SWITCH

•

Д%

GFI DUPLEX OUTLET LIGHT FIXTURE (PULL CHAIN)

HOSE BIB (NON-FREEZE) S C FLOOR DRAIN

SJ SINGLE JOIST DJ DOUBLE JOIST TRIPLE JOIST TJ LVL LAMINATED VENEER LUMBER

×6~ POINT LOAD FROM ABOVE P.T. PRESSURE TREATED

MAY 14, 2015 GIRDER TRUSS BY ROOF TRUSS MANUF. E.A. FLAT ARCH

CURVED ARCH I. M.C. MEDICINE CABINET (RECESSED)

CONC. BLOCK WALL XXXXXX DOUBLE 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.
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 VA3 DESIGN BEFORE PROCEEDING WITH THE WORK, ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF VA3 DESIGN WHICH IF REQUESTED MUST BE RETURNED AT THE COMPLETION OF THE WORK ALL DRAWNOS TO BE USED FOR CONSTRUCTION ONLY 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 2-38x1 40 (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 38x1 40 (2"x6") STUDS @ 400 (16") O.C. WITH CONTINUOUS 2-38x1 40 (2-2"x6") TOP PLATES + 1-38x1 40 (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") FOURED CONC. FOUNDATION WALL PROVIDE VERTICAL 38x140 (2'x6") WOOD STUDS @ 400 (16")
o.c. MATCH FLOOR JOSTS PACING WHEN PARALLEL WITH FLOOR JOSTS. (RAMSET BOTTOM PLATE TO SLAB & FASTEN TOP OF WALL TO FLOOR JOSTS AND ALSO TIED TO 38x84 (2"x4") @ 300 (12") o.c. KNEE WALL]. REFER TO DETAIL.

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

ONT. REG. 332/12-2012 OBC Amendment 0. Reg. 368/13 NOV. 13, 2014 REVISED

WOOD LINTELS AND BUILT-UP WOOD BEAMS

2/38 × 184 (2/2" × 8") SPR.#2 3/38 × 184 (3/2" × 8") SPR.#2 4/38 × 184 (4/2" × 8") SPR.#2 5/38 × 184 (5/2" × 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 × 286 (2/2" × 12") SPR.#2 3/38 × 286 (3/2" × 12") SPR.#2 4/38 × 286 (4/2" × 12") SPR.#2

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)

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A 1-1 3/4"x7 1/4" (1-45x184) 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)
LVL5 3-1 3/4"x9 1/2" (3-45x240)
LVL5 3-1 3/4"x9 1/2" (4-45x240)
LVL5 4-1 3/4"x9 1/2" (4-45x240)
LVL5 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)

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** (1) **EXTERIOR** 

865 x 2030 x 45 (2'-10" x 6'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4) (1A) 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 (1B)

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

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

DOOR

815 x 2030 x 45 (2'-8" x 6'-8" x 1-3/4") 20 Min. RATED DOOR AND FRAME, WITH APPROVE SELF CLOSING DEVICE. INSULATED MIN. RSI 0.7 (R4) EXTERIOR DOOR **EXTERIOR** (2B)

815 x 2030 x 45 (2'-8" x 6'-8" x 1-3/4") (WEATHERSTRIPPING INSTALLED) 760 x 2030 x 35 (2'-6" x 6'-8" x 1-3/8") (3.) INTERIOR DOOR 710 x 2030 x 35 (2'-4" x 6'-8" x 1-3/8") (3A)

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

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

MECHANICAL SYMBOLS HEAT PIPE PLUMBING (TOILET) PLUMBING (BATH, SINK SHOWER) WARM AIR RETURN AIR DUCT  $>\leq$ 

SMOKE ALARM (REFER TO OBC 9.10.19) PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL AND ALSO 1 IN EACH BEDROOM NEAR HALL DOOR, ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF 1 SOUNDS MIRCONNECTED TO ACTIVATE ALL ALARMS IT 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 CABON MONOXIDE ALARM CONFORMING TO CAN./CSA-4.19 OR UL2034 SHALL BE INSTALLED ADJACENT TO CAN, CSA-8.17 OR ULQUS ANALL BE INSTALLED AUJACENT 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 AUDBLE WITHIN BEDROOMS WHEN THE
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 THIS MODEL

The minimum thermal performance of building envelope and equipment shall conform to the selected package unless otherwise noted.

NUMBER

**BAYVIEW WELLINGTON** 

CONST NOTE

**GREEN VALLEY ESTATES** APR 2014

3/16" = 1'-0"

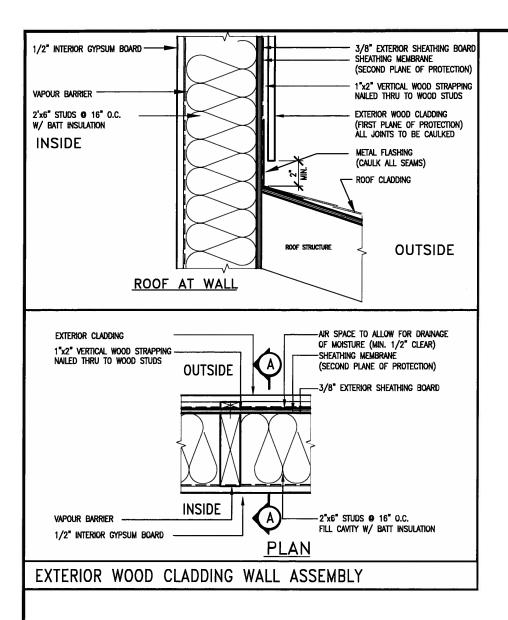
BRADFORD CONSTRUCTION NOTES

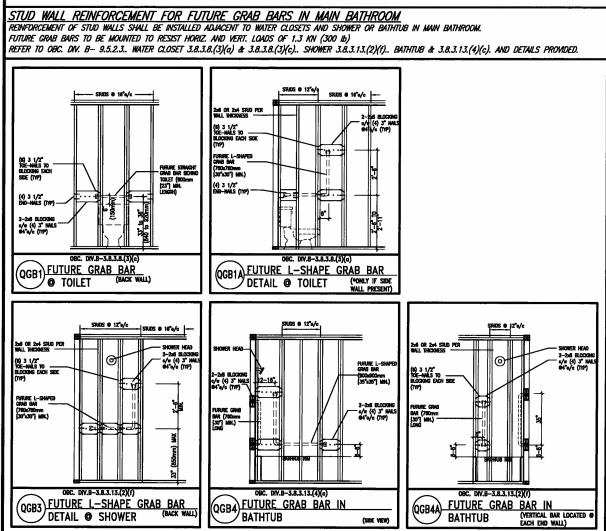
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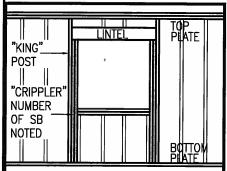
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Wellington Ino-Baptiste 1860 12576 25591 VA3 Design Inc. 42658 Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled. 2 UPDATE TO CODE APR 16-15 RC 1 ISSUE FOR CLIENT REVIEW MAY 07-14 RC date by









MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:
2"x4" ⊕ 16" 0.C. - 9-10"
2-2"x4" ⊕ 12" 0.C. - 10'-9"
3-2"x4" ⊕ 16" 0.C. - 11'-2"
3-2"x4" ⊕ 12" 0.C. - 12'-4"

DETAIL 9 SHOWER

NOTES: 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.

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.

(SIDE VIEW) 

**BATHTUB** 

BATHTUB

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" 9 12" 0.C. - 22'-4"

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

\*\* STUD INFORMATION TAKEN FROM OBC TABLE A-30

'CRIPPLE" DETAIL



- Apr 16 2015

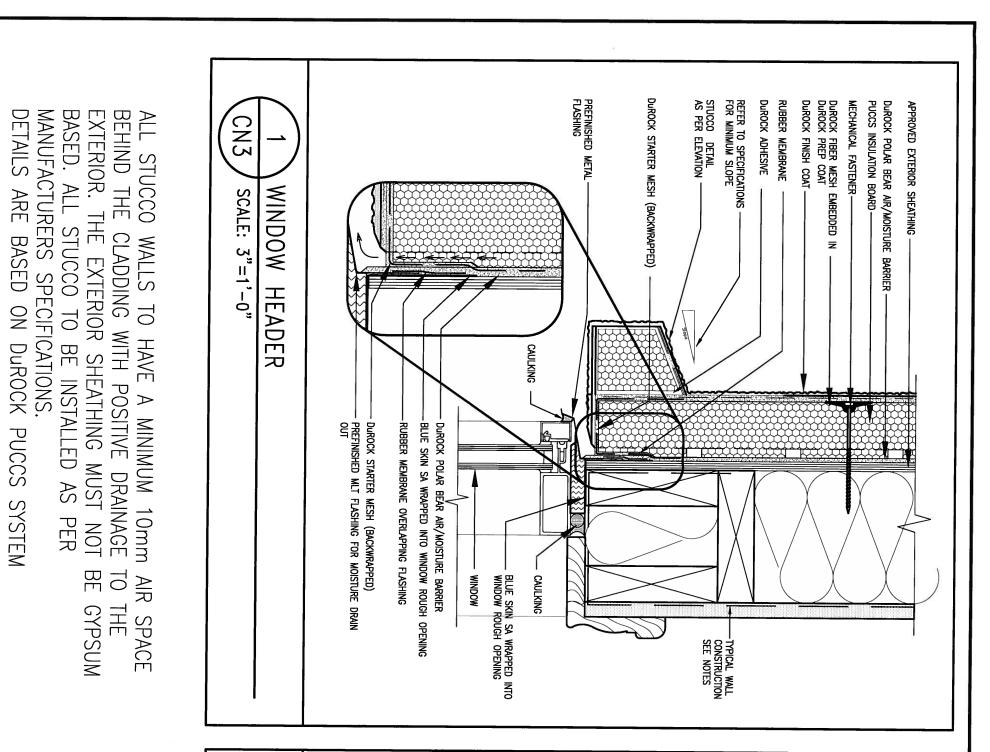
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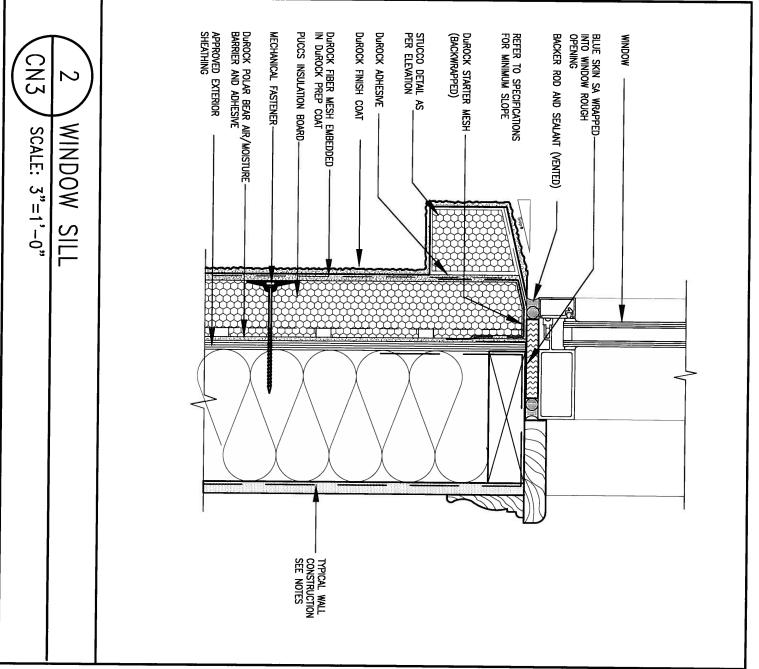
BostesTE Wellington Jno-Baptiste 25591 registration information VA3 Design Inc. 42658 Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the pro of the Designer which must be returned at the completion of the Drawings are not to be scaled.



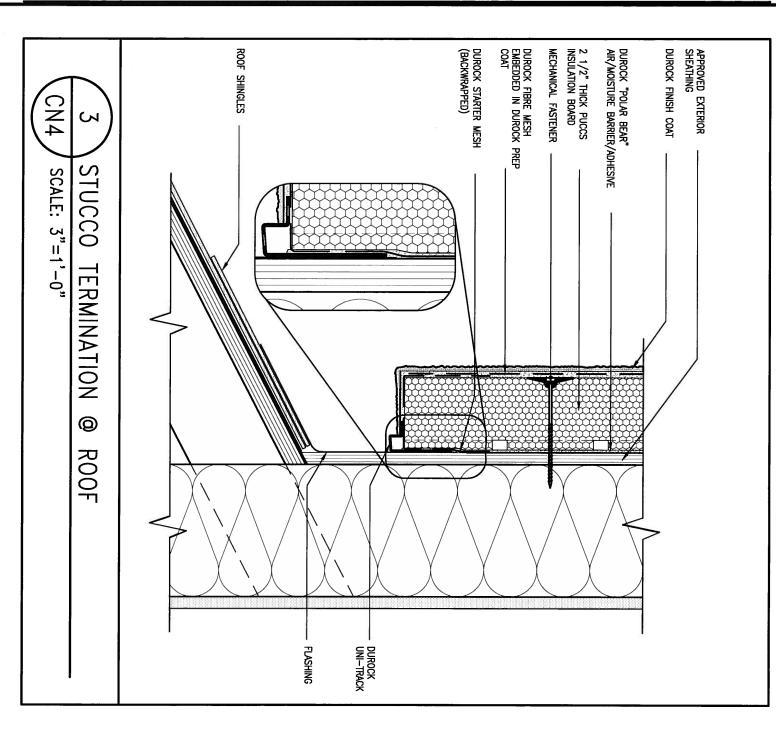
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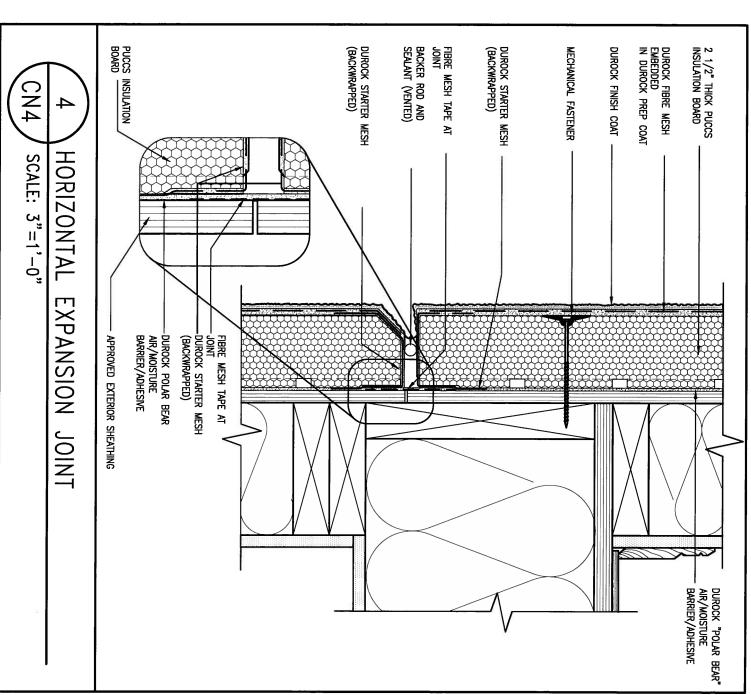
The undersigned has reviewed and takes responsibility for this design ond has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. **CONST NOTE BAYVIEW WELLINGTON** Wellington Jno-Baptiste 25591 BCIN GREEN VALLEY ESTATES registration information VA3 Design Inc. BRADFORD 13045 42658 dote 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 ISSUE FOR CLIENT REVIEW 3/16" = 1'-0" MAY 07-14 RC 13045-CONST-0BC 2015 by description date va3design.com H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-08C 2015.dwg - Thu - Apr 16 2015 - 6:57 AM



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

ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE



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. **CONST NOTE BAYVIEW WELLINGTON** Wellington Jno-Baptiste // 25591 BCM **GREEN VALLEY ESTATES** BRADFORD 13045 VA3 Design Inc. 42658 date APR 2014 drawn by RC CONSTRUCTION NOTES 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. 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com 2 UPDATE TO CODE APR 16-15 RC 3/16" = 1'-0" file norme 13045-CONST-OBC 2015 MAY 07-14 RC 1 ISSUE FOR CLIENT REVIEW by no. description RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - 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 writter

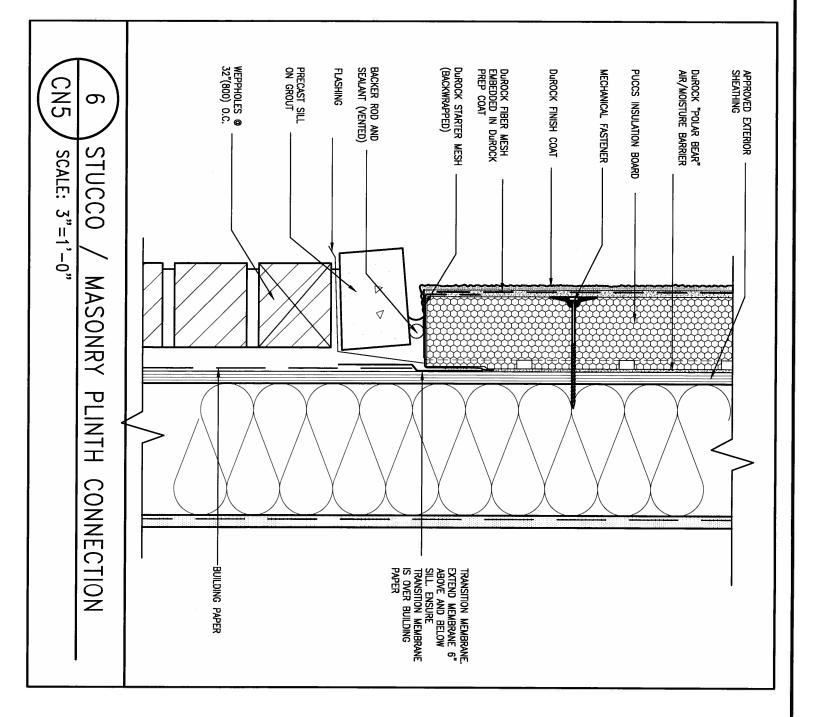
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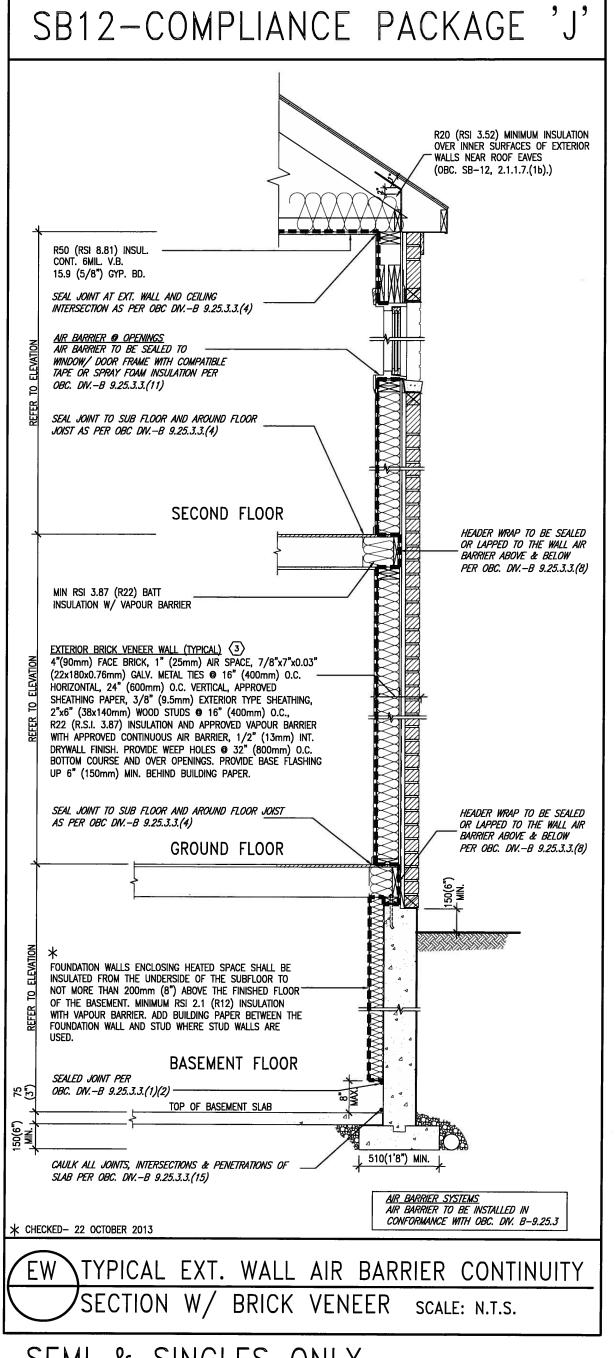
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DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



**CONST NOTE BAYVIEW WELLINGTON** 25591 project nome
GREEN VALLEY ESTATES project no. 13045 name registration information VA3 Design Inc. BRADFORD 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. APR 2014 **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 drawn by RC 3/16" = 1'-0" file name 13045-CONST-OBC 2015 1 ISSUE FOR CLIENT REVIEW MAY 07-14 RC o. description date by va3design.com - Thu - Apr 16 2015 - 6:57 AM

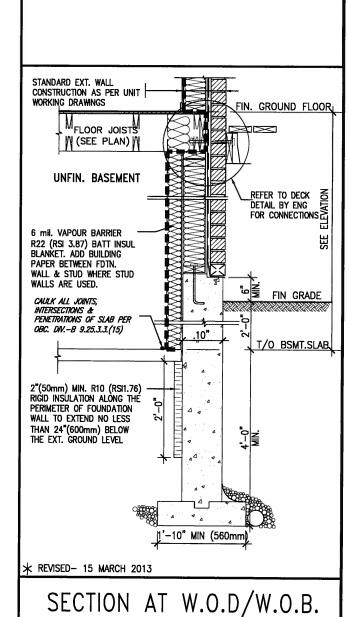


THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, **SECTION 2.1.1.1** 

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%	_					



MAY 14, 2015

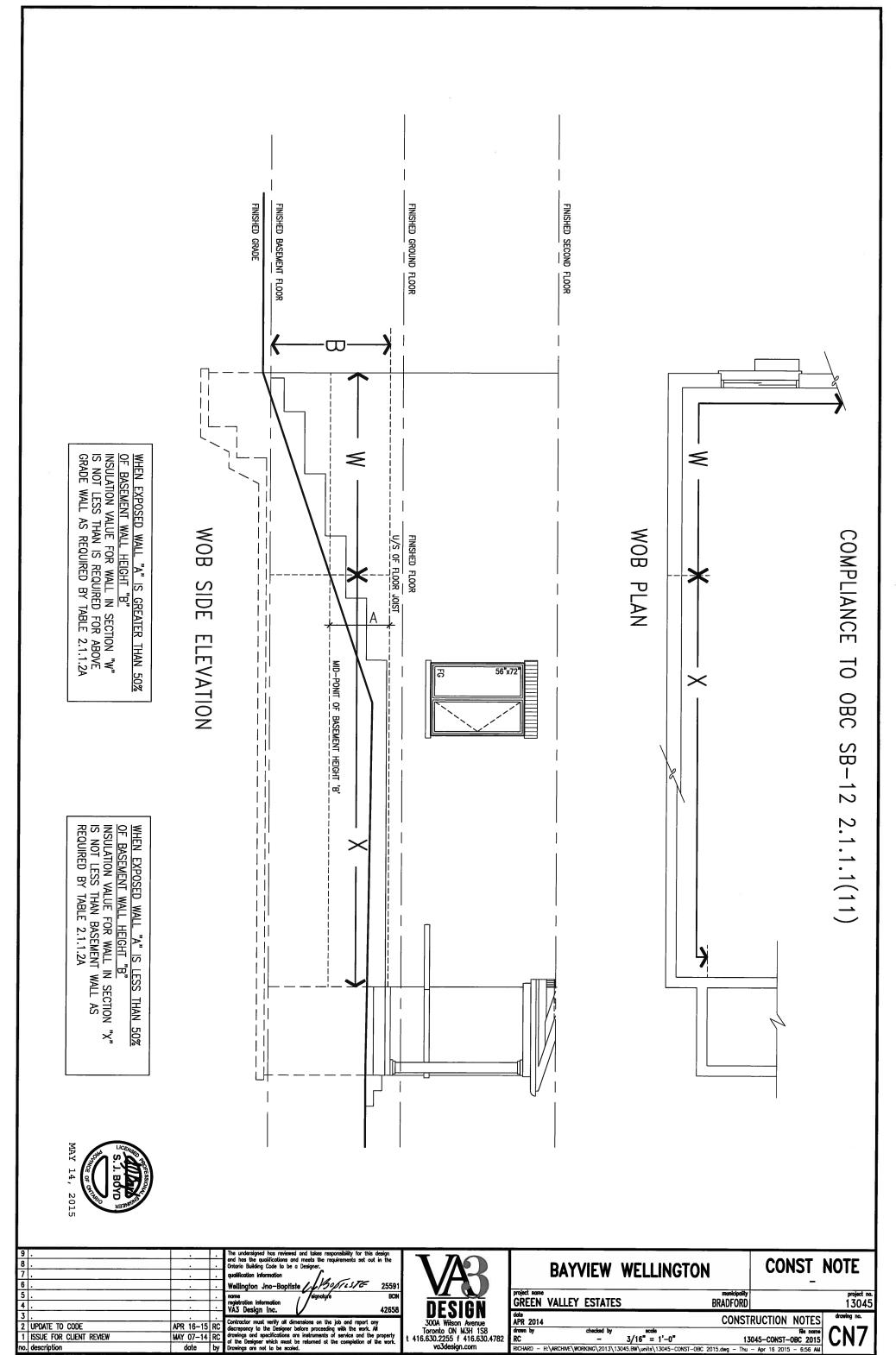


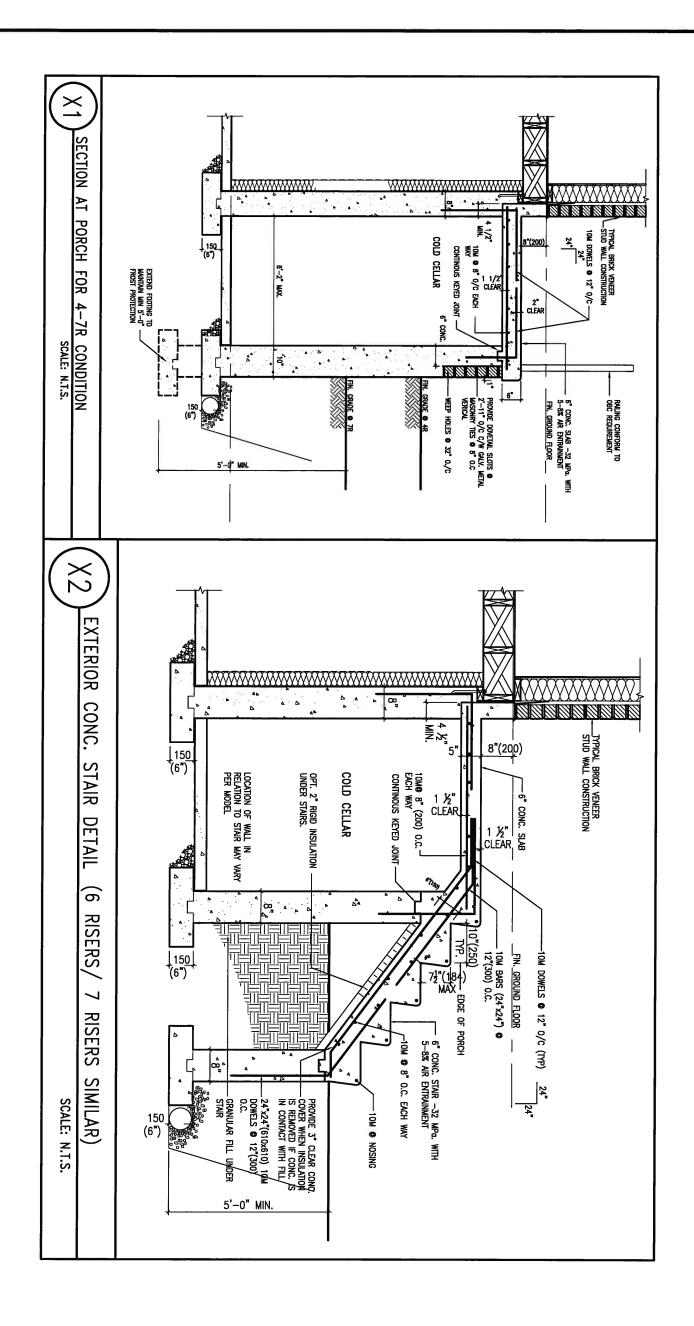
**CONST NOTE** 

13045

## SEMI & SINGLES ONLY

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	VA3		BAYVIEW	WELLINGTON		CONST
5 .			nome registration information VA3 Design Inc. 42658	DESIGN		VALLEY ESTAT	ES	municipality BRADFORD	
2 UPDATE TO CODE  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		checked 1	3/16" = 1'-0"	13	RUCTION NOTES file name 8045-CONST-0BC 2015
no. description	date	by	Drawings are not to be scaled.	va3design.com	RICHARD -	H:\ARCHIVE\WORKING\201	3\13045.BW\units\13045-C0NST-0BC 2	2015.d <b>w</b> g — Thu	- Apr 16 2015 - 6:57 AM

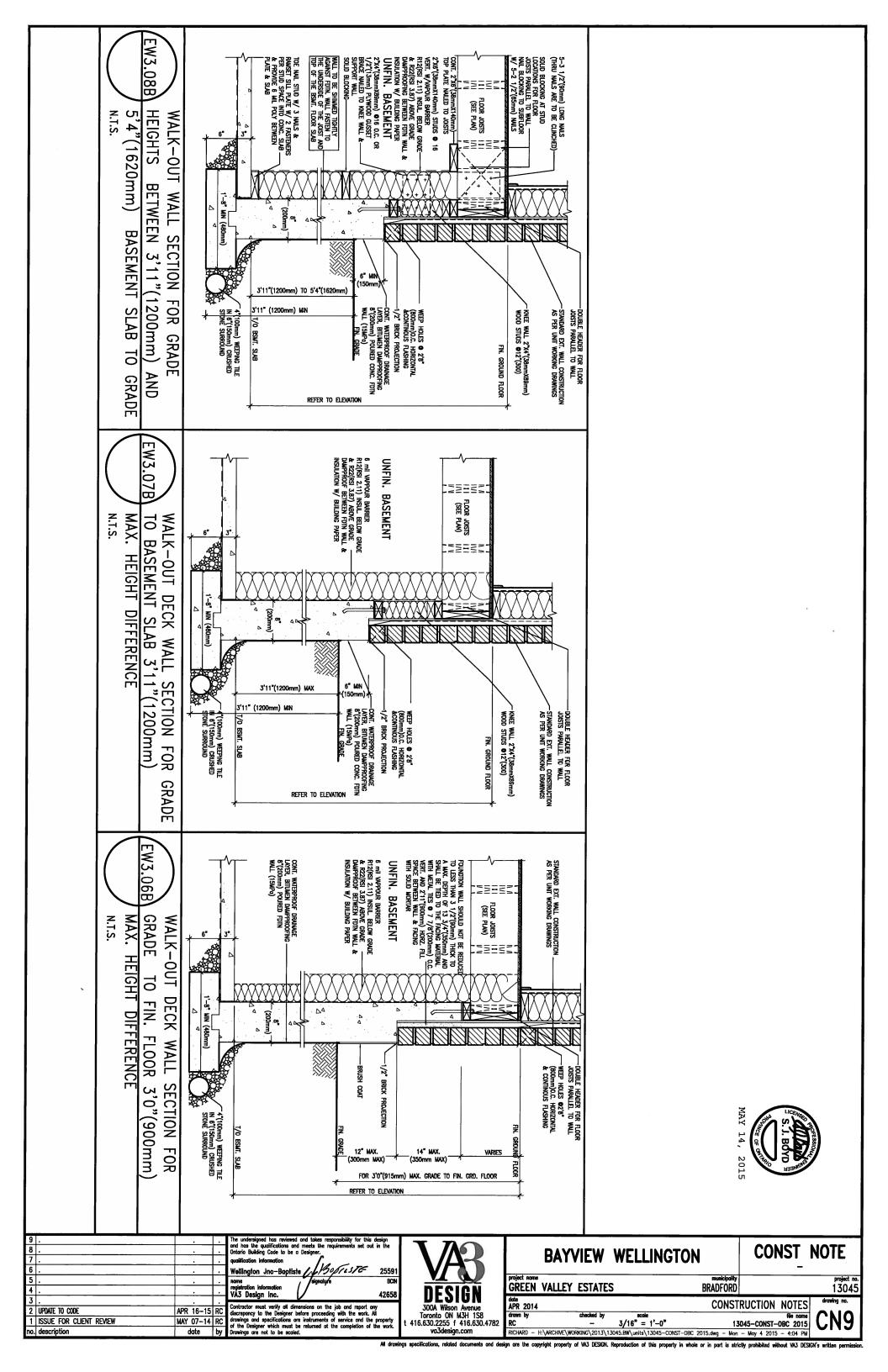


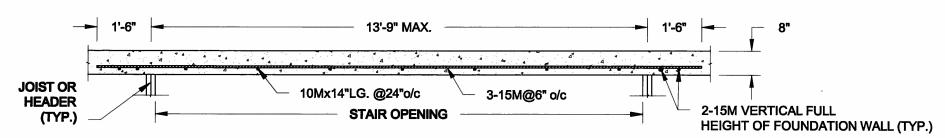




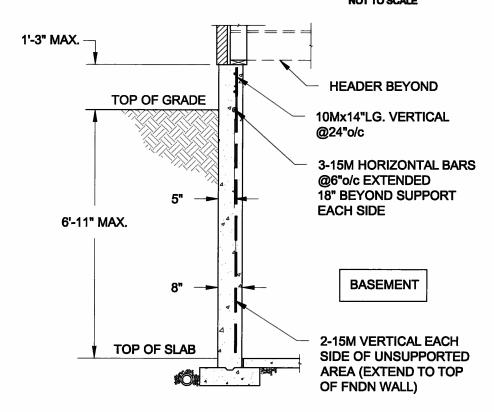
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. **CONST NOTE BAYVIEW WELLINGTON** 7 6 qualification information

Wellington Jno-Baptiste WhoficsTE 25591 name registration information VA3 Design Inc. BCIN GREEN VALLEY ESTATES BRADFORD 13045 42658 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 va3design.com 2 UPDATE TO CODE APR 16-15 RC 3/16" = 1'-0" file name 13045-CONST-OBC 2015 MAY 07-14 RC 1 ISSUE FOR CLIENT REVIEW no. description date by RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Tue - May 12 2015 - 8:51 AM ons, 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 pe





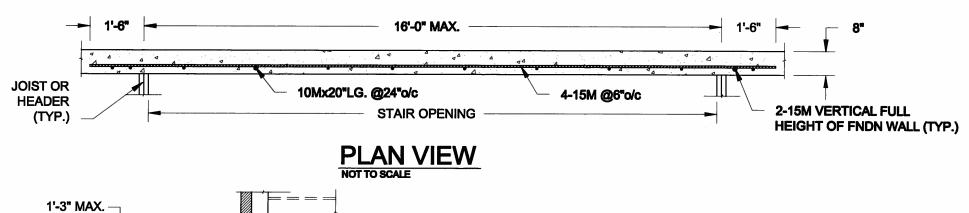
# PLAN VIEW

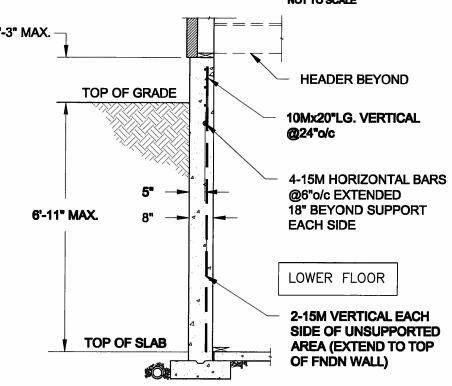


#### NOTE:

- . 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.







#### 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-26-2015

Drawn: | Checked:

SJB

SC

QUAILE ENGINEERING LTD.





Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.: Drawing

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 2-2x8 P.T. LEDGER CONC. SHELF **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

**DECK FASTENING DETAIL** SCALE: 1" = 1'-0"

**DECK FASTENING DETAIL** SCALE: 1" = 1'-0"

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

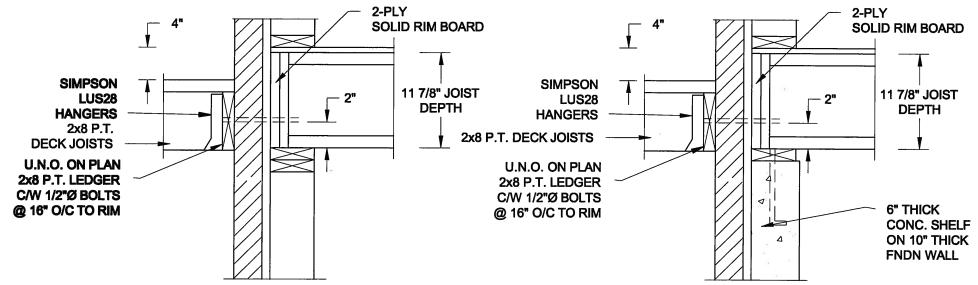
WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL

ANCHORS @ 16" o/c

FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

### FOR 11 7/8" JOIST DEPTH

@ 16" o/c



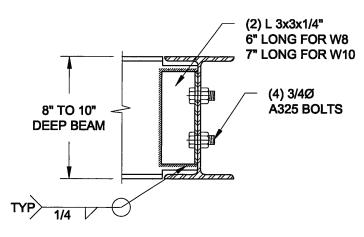
**DECK FASTENING DETAIL** SCALE: 1" = 1'-0"

**DECK FASTENING DETAIL** SCALE: 1" = 1'-0"

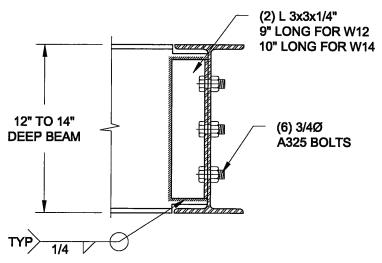
WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL

WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL

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

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

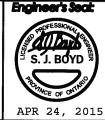
Scale: **AS NOTED** Date: FEB-28-2015 Drawn: Checked: 8.8

80

QUAILE ENGINEERING LTD.



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



Project:

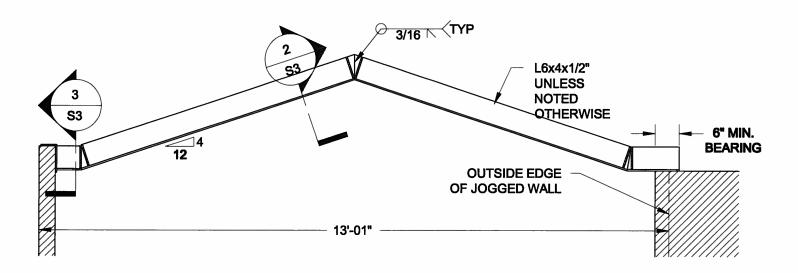
BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT **BRADFORD, ONTARIO** 

TYPICAL STRUCTURAL DETAILS FOR SINGLES

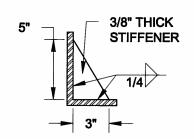
Project No.:

Drawing No.: 14-095 **S2** 

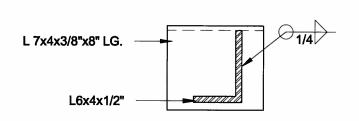
IC-082014X14-085 BAYVIEW WELLINGTON GREEN VALLEY SINGLESK14-085.dug



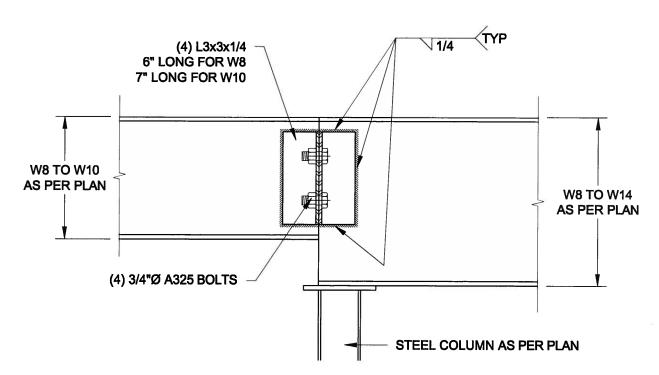
1 STEEL LINTEL AT GABLE
S3 SCALE: 1/2" = 1'-0"



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



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



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

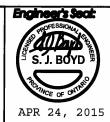
Scale: AS NOTED Date:

FEB-28-2015

Drawn: Checked: SC SJB 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.:

14-095

Drawing No.:

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