

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

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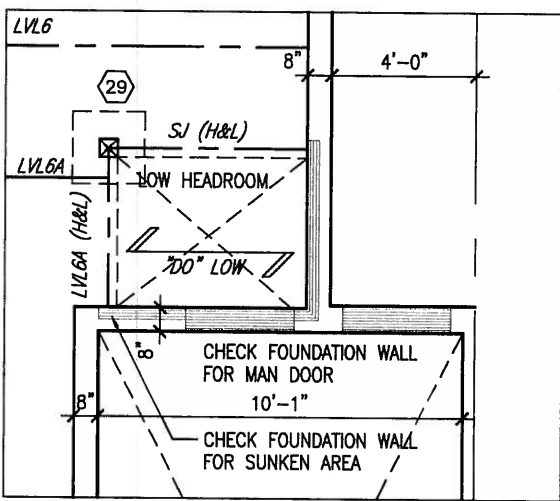
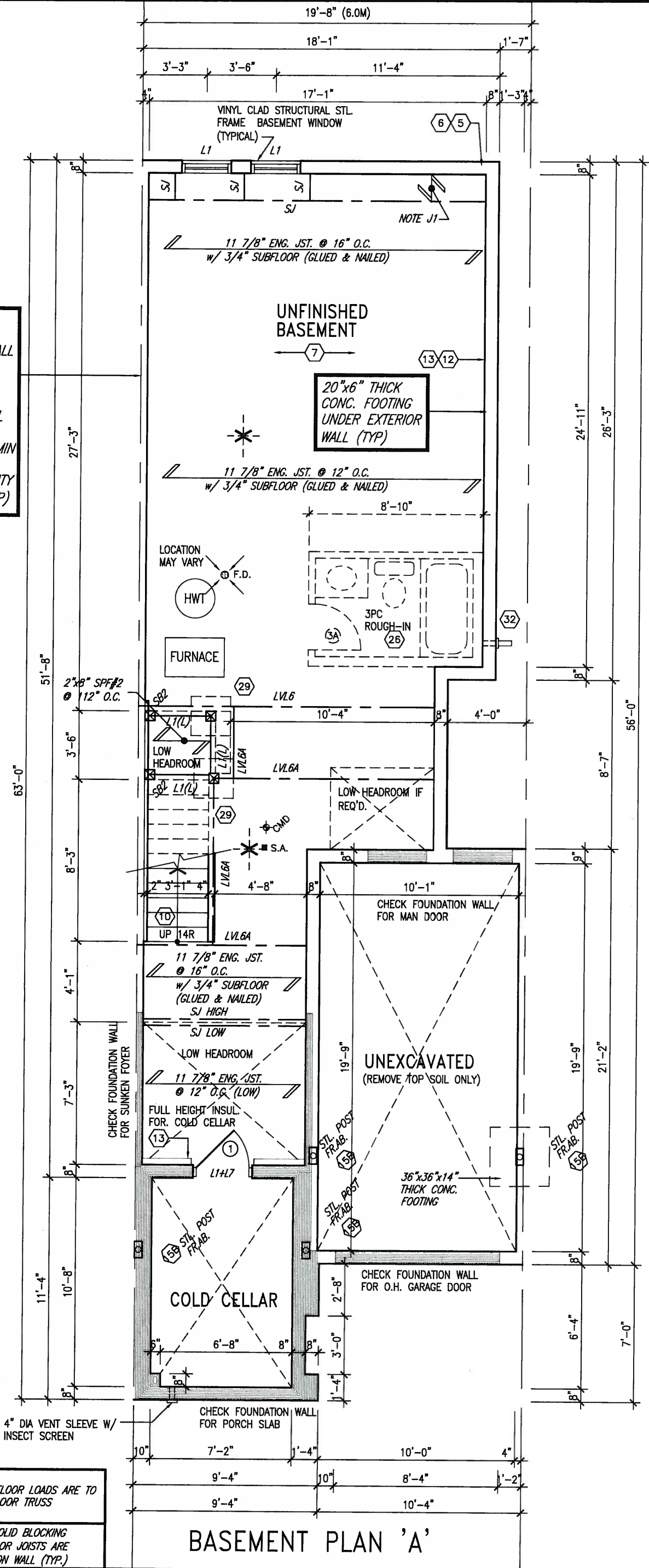
ARCHITECTURAL REVIEW & APPROVAL

JUL 09 2015

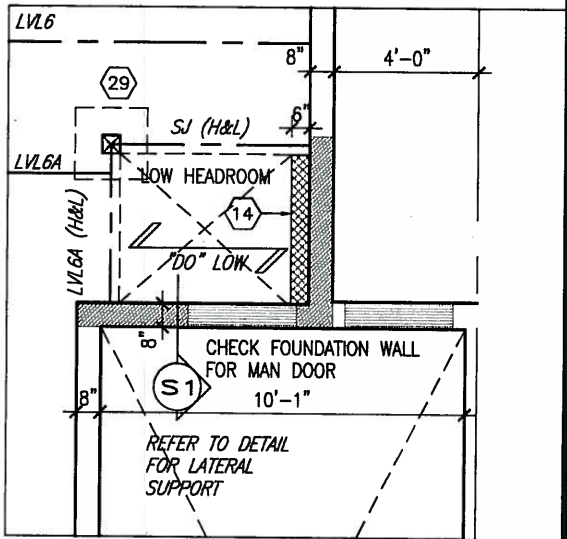
John G. Williams Limited, Architect



JULY 3, 2015



PARTIAL PLAN
SUNKEN 1R COND



PARTIAL PLAN
SUNKEN 2R OR
MORE COND

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

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

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

ENGINEERED FLOOR SUBFLOORS
ALL SUBFLOORS TO BE 3/4" PLYWOOD AND TO BE GLUED AND NAILED ON THIS FLOOR FOR ENGINEERED JOIST ONLY.

no.	description	date	by
9			
8			
7			
6			
5	REV EXT. COLS	MAY 25-15	AF
4	ADD COLD CELLAR, 5'-0" FROST PROTECTION	JUL 21-14	QS
3	REVISED AS PER ENG COMMENTS	MAY 27-14	RC
2	REVISED AS PER TRUSS COORDINATION	MAY 16-14	RC
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
Wellington Jno-Baptiste	25591
name	BCN
registration information	42658
VAS Design Inc.	
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	

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

BAYVIEW WELLINGTON

TH2
NAPA 2

project name
GREEN VALLEY ESTATES

municipality
BRADFORD

project no.
13045

date
APR 2014

BASEMENT FLOOR PLAN

drawing no.

drawn by
RC

checked by

scale

3/16" = 1'-0"

file name
13045-TH2

1

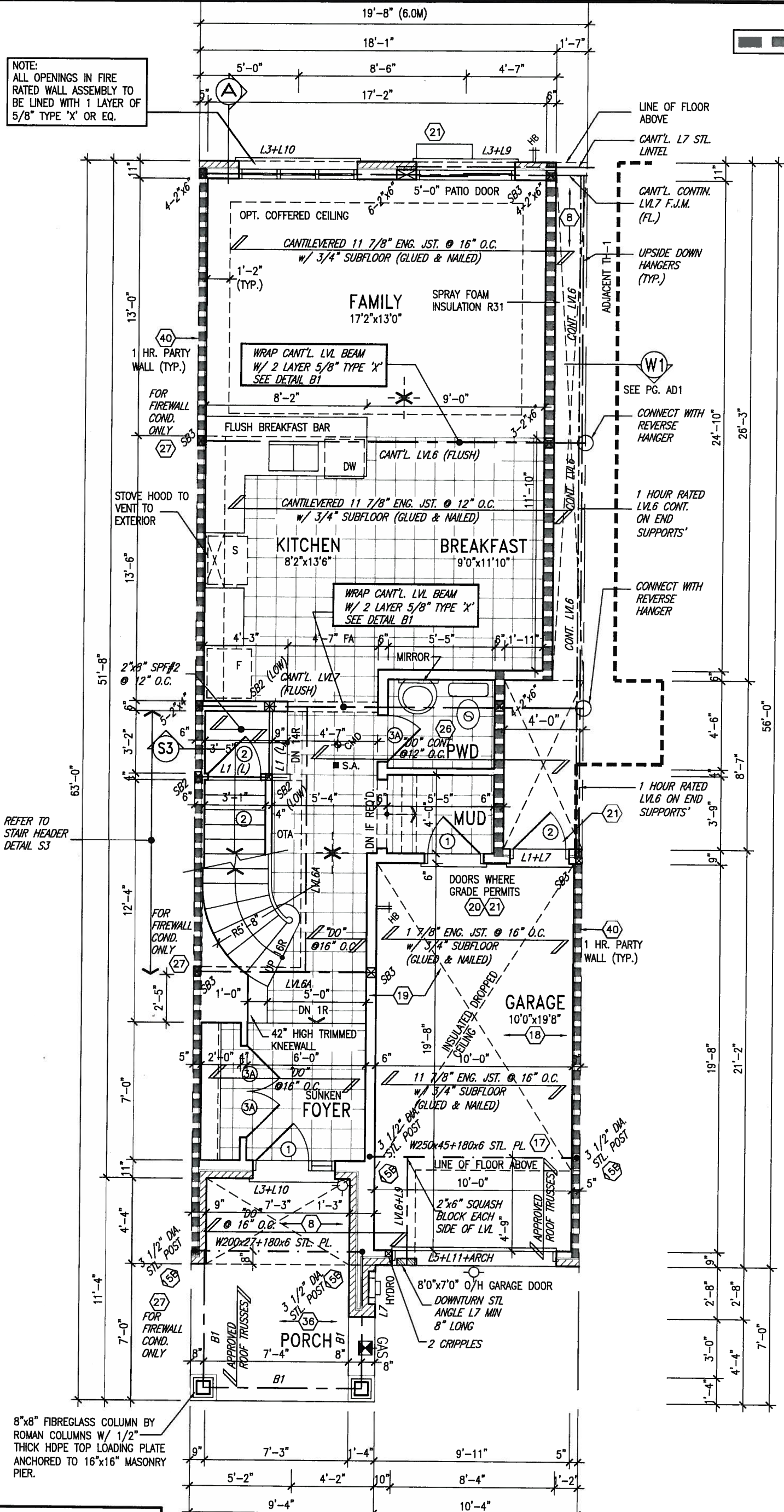
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\6.0M TOWNS\13045-TH2.dwg - Thu - Jul 2 2015 - 10:38 AM

NOTE:
ALL OPENINGS IN FIRE
RATED WALL ASSEMBLY TO
BE LINED WITH 1 LAYER OF
5/8" TYPE 'X' OR EQ.

INDICATES FIRE RATED WALL ASSEMBLY



JULY 3, 2015



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JUL 09 2015

John G. Williams Limited, Architect

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NOTE:
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AREA CALCULATIONS ELEV. A&B

GROUND FLOOR AREA	770 SF
SECOND FLOOR AREA	1061 SF
SUBTOTAL	1831 SF
DEDUCT ALL OPEN AREAS	11 SF
TOTAL NET AREA	1820 SF (169.08 m ²)
FINISHED BSMT AREA	0 SF
COVERAGE W/OUT PORCH	991 SF (92.07 m ²)
COVERAGE W/ PORCH	1091 SF (101.36 m ²)

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9					
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qualification information
Wellington Jno-Baptiste 25591
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registration information
VA3 Design Inc. 42658
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VA3
DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD

TH2
NAPA 2

project no.
13045

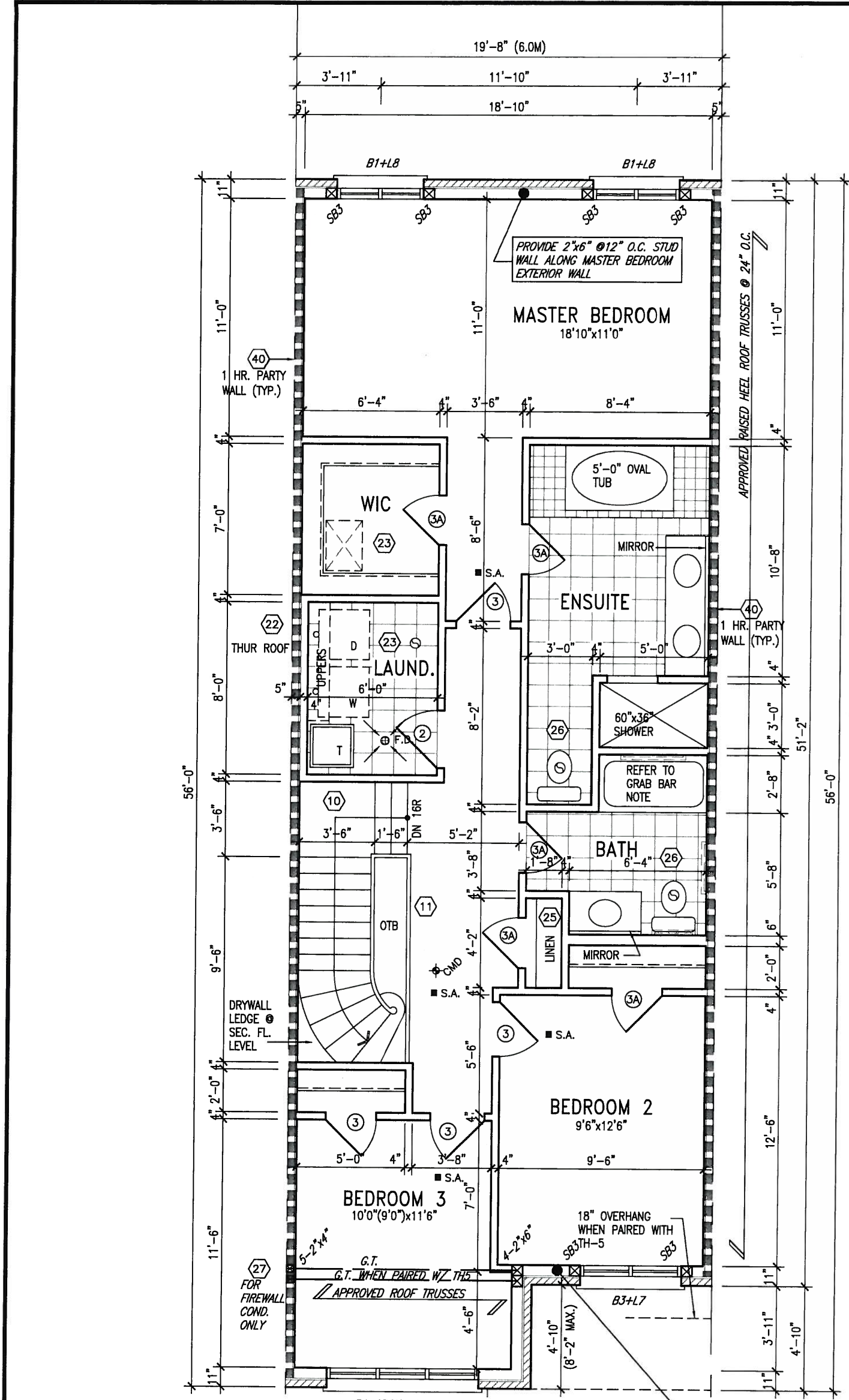
date
APR 2014
drawn by
RC

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

GROUND FLOOR PLAN

drawing no.

2



INDICATES FIRE RATED WALL ASSEMBLY



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STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM AS PER O.B.C. 9.5.2.3, 3.8.3.8.(1)(d), & 3.8.3.13.(1)(f) AND DETAILS PROVIDED

NOTE:
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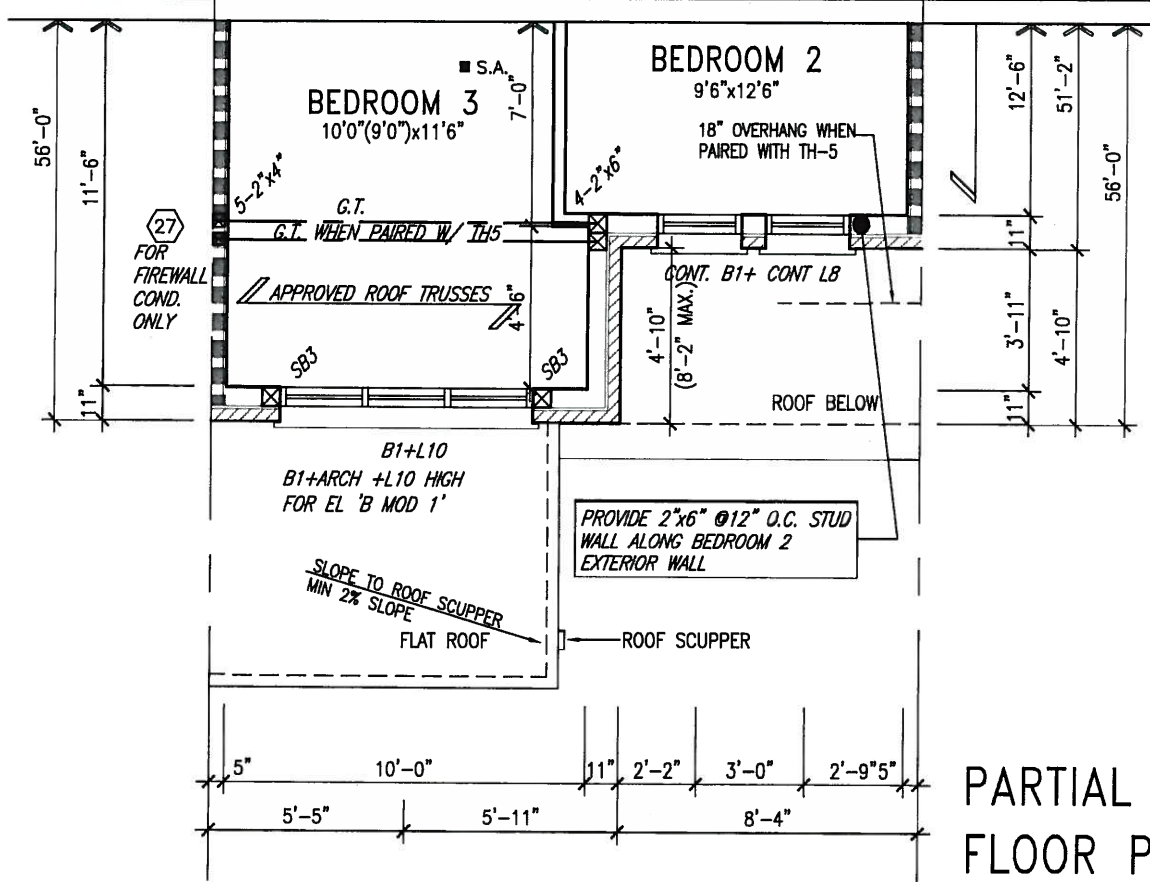
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va3design.com

BAYVIEW WELLINGTON		TH2	
project name		municipality	
GREEN VALLEY ESTATES		BRADFORD	
date		project no.	
APR 2014		13045	
drawn by		drawing no.	
RC		3	
checked by		scale	
-		3/16" = 1'-0"	
file name		SECOND FLOOR PLAN	
13045-TH2		TH2	
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BAYVIEW\13045-TH2.dwg		Thu - Jul 2 2015 - 10:38 AM	

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

NOTE: ROOF STRUCTURE MAY VARY
REFER TO ROOF TRUSS MANUFACTURERS' BUILDING BLOCK TRUSS LAYOUT FOR ACTUAL ROOF STRUCTURE



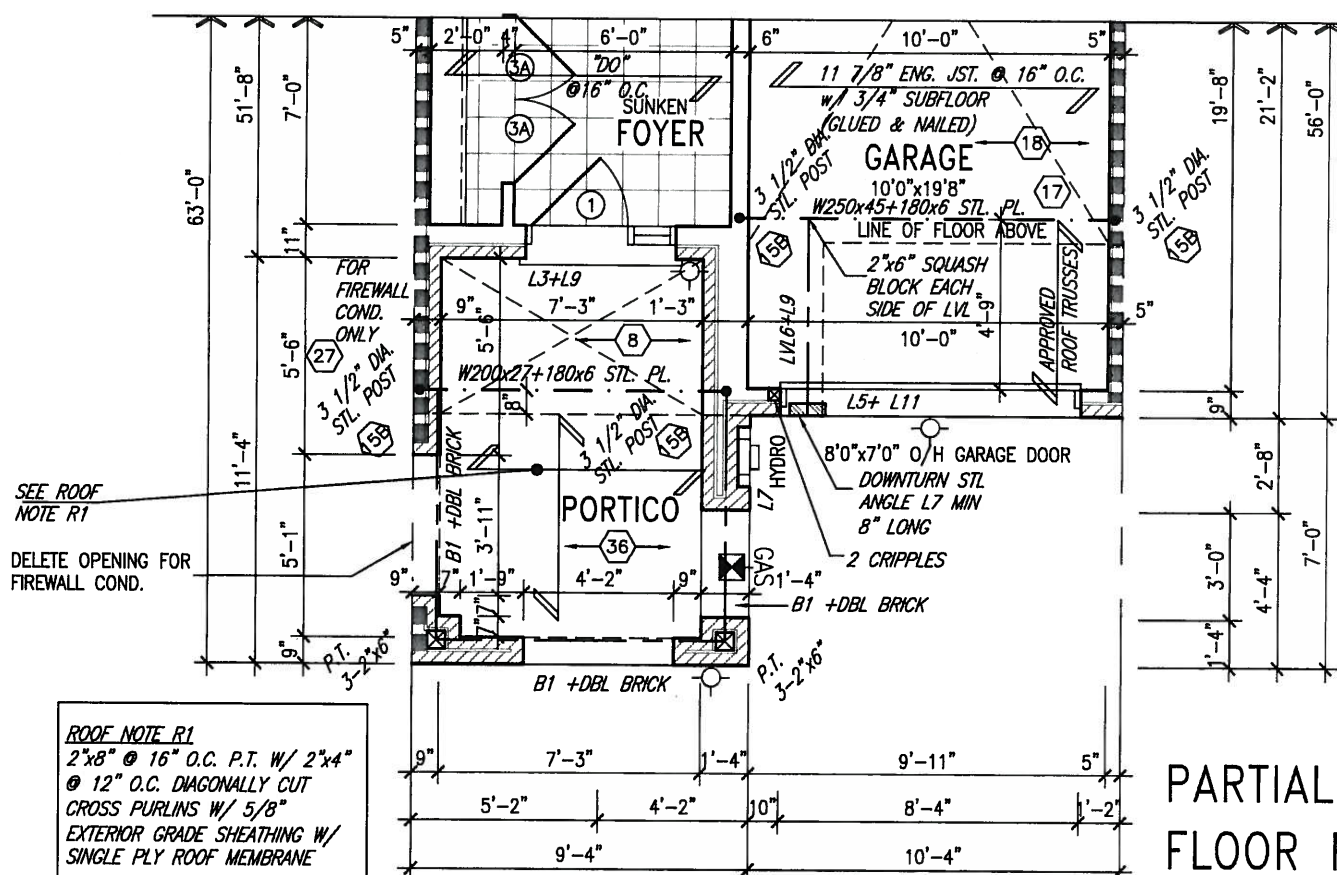
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NOTE: ROOF STRUCTURE MAY VARY
REFER TO ROOF TRUSS MANUFACTURERS' BUILDING BLOCK TRUSS LAYOUT FOR ACTUAL ROOF STRUCTURE



JULY 3, 2015

PARTIAL SECOND FLOOR PLAN 'B'



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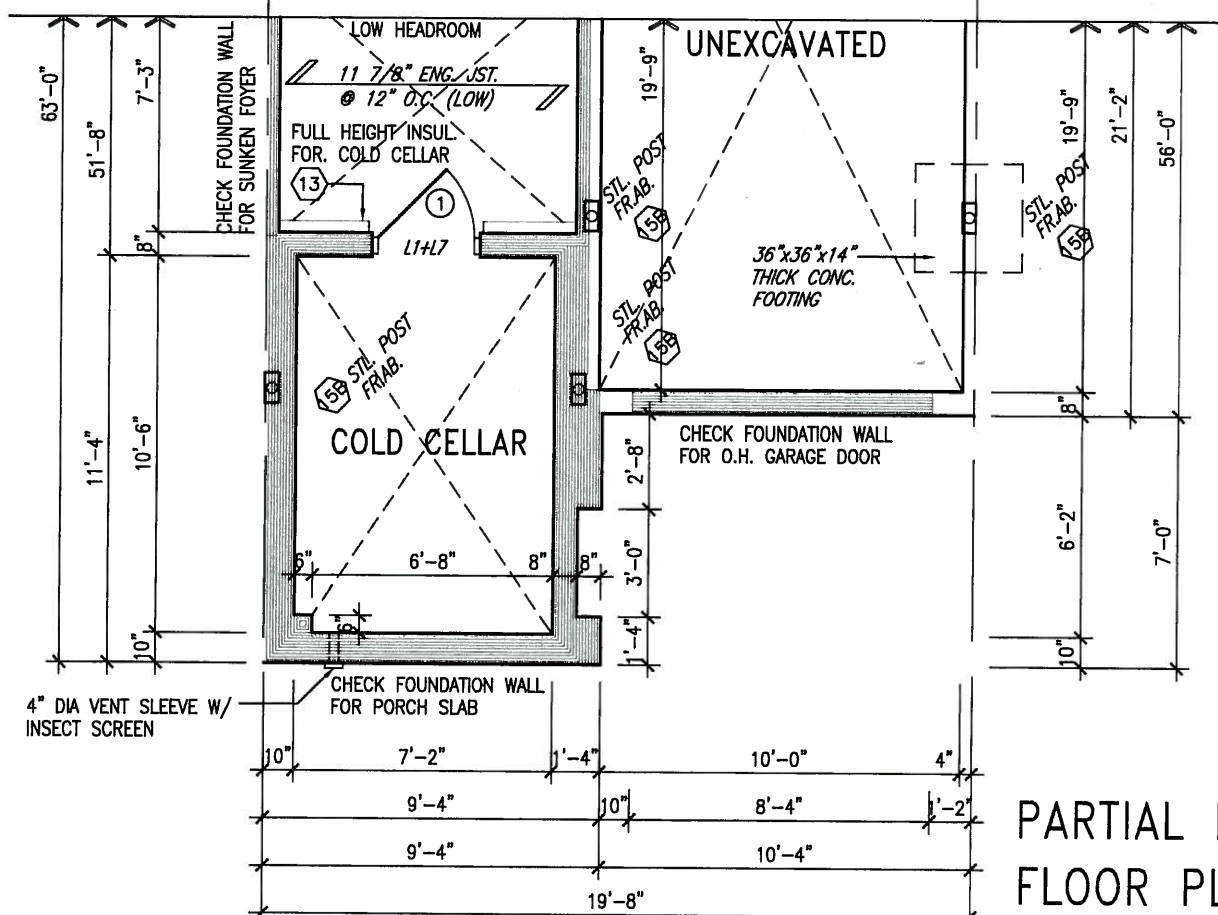
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ARCHITECTURAL REVIEW & APPROVAL

JUL 9 2015

John G. Williams Limited, Architect

PARTIAL GROUND FLOOR PLAN 'B'



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PARTIAL BASEMENT FLOOR PLAN 'B'

9					
8					
7					
6					
5	REV EXT. COLS	MAY 25-15	AF		
4	ADD COLD CELLAR, 5'-0" FROST PROTECTION	JUL 21-14	QS		
3	REVISED AS PER ENG COMMENTS	MAY 27-14	RC		
2	REVISED AS PER TRUSS COORDINATION	MAY 16-14	RC		
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC		
no.	description	date	by		

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

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va3design.com

BAYVIEW WELLINGTON

TH2
NAPA 2

project name
GREEN VALLEY ESTATES

municipality
BRADFORD

project no.
13045

date
APR 2014

PARTIAL FLOOR PLAN B

drawing no.
13045-TH2

drawn by
RC

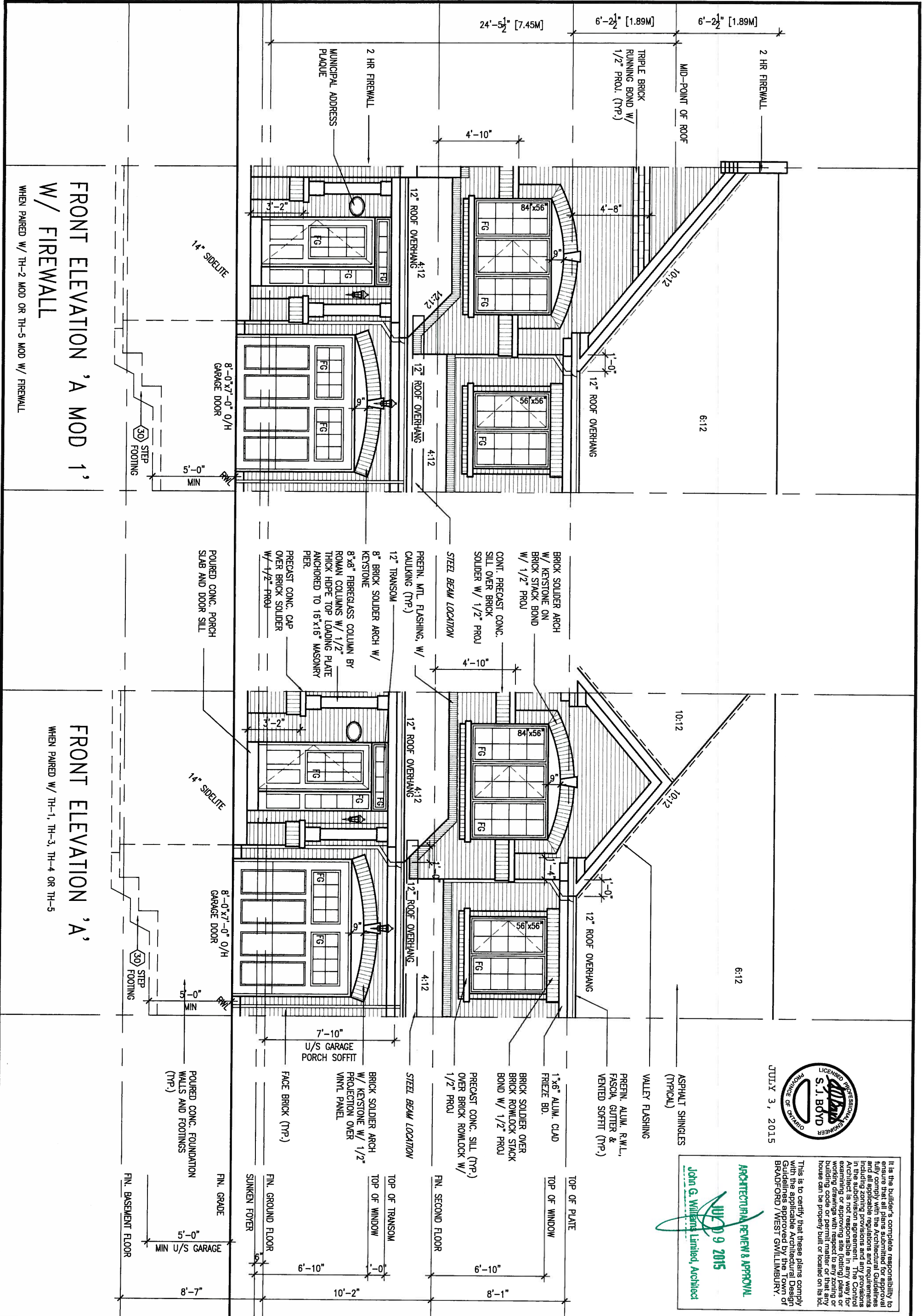
checked by
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scale
3/16" = 1'-0"

file name
13045-TH2

4

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ARCHITECTURAL REVIEW & APPROVAL
JUL 9 2015
John G. Williams Limited, Architect

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8 .		Wellington Jno-Baptiste		300A Wilson Avenue		project name		NAPA 2	
7 .		VA3 Design Inc.		Toronto ON M3H 1S8		GREEN VALLEY ESTATES		BRADFORD	
6 .		42658		t 416.630.2255 f 416.630.4782		municipality		project no.	
5 REV EXT. COLS		MAY 25-15		AF		APR 2014		13045	
4 ADD COLD CELLAR, 5'-0" FROST PROTECTION		JUL 21-14		QS		drawn by		drawing no.	
3 REVISED AS PER ENG COMMENTS		MAY 27-14		RC		checked by		5	
2 REVISED AS PER TRUSS COORDINATION		MAY 16-14		RC		scale		FRONT ELEAVTION 'A'	
1 ISSUE FOR CLIENT REVIEW		MAY 07-14		RC		3/16" = 1'-0"		13045-TH2	
no. description		date		by		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\6.0M TOWNS\13045-TH2.dwg - Thu - Jul 2 2015 - 10:38 AM			



JULY 3, 2015

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable zoning regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control of Building Act, 1992 (Ontario) and the Building Code Act, 1992 (Ontario) are hereby acknowledged. The Control of Building Act, 1992 (Ontario) and the Building Code Act, 1992 (Ontario) are hereby acknowledged. The Control of Building Act, 1992 (Ontario) and the Building Code Act, 1992 (Ontario) are hereby acknowledged.

ARCHITECTURAL REVIEW & APPROVAL

JUL 9 2015

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TH2
NAPA 2

project no.
13045

drawing no.

6

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD

FRONT ELEVATION 'B'

file name
13045-TH2

date
APR 2014

drawn by
RC

checked by

scale
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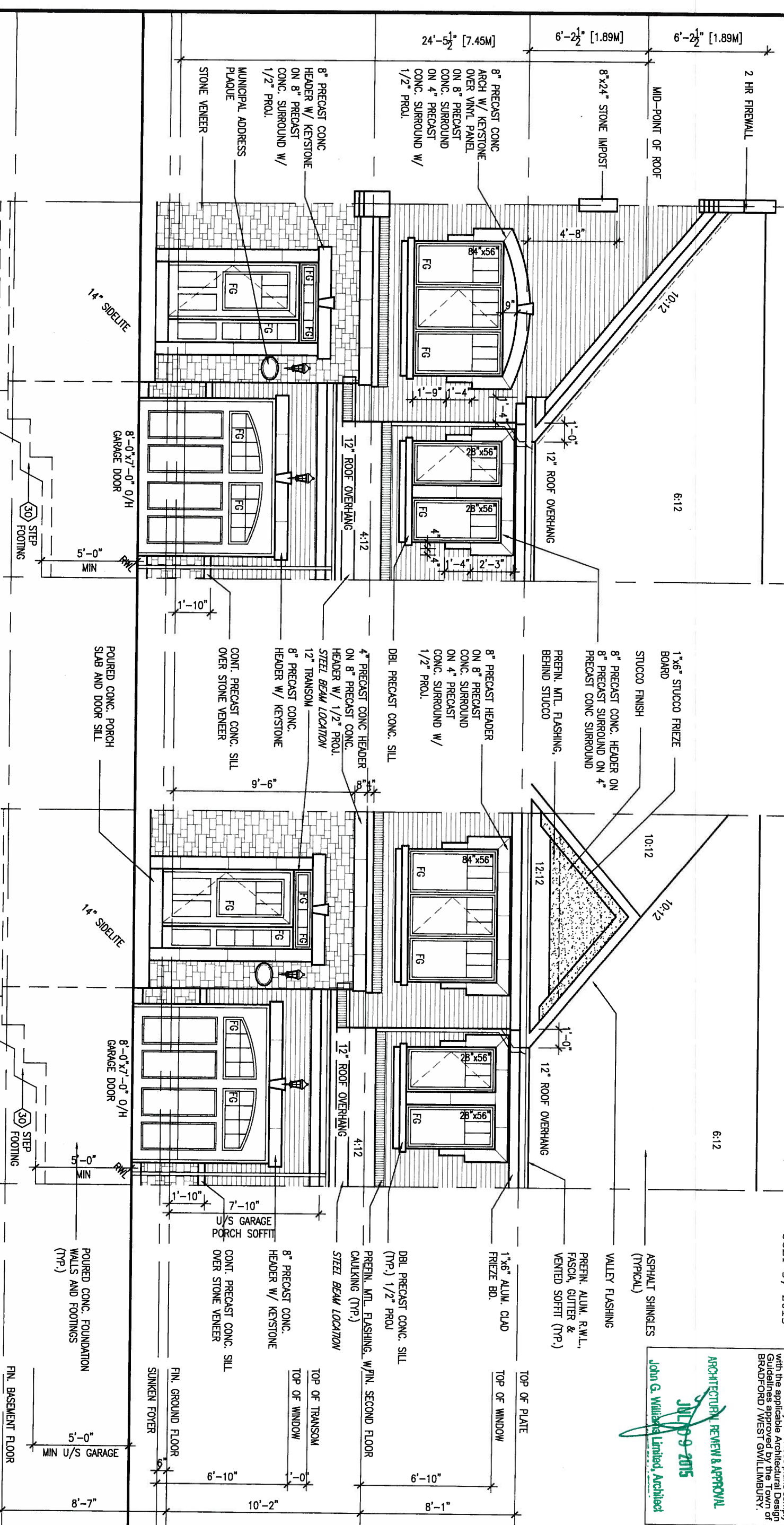
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qualification information

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

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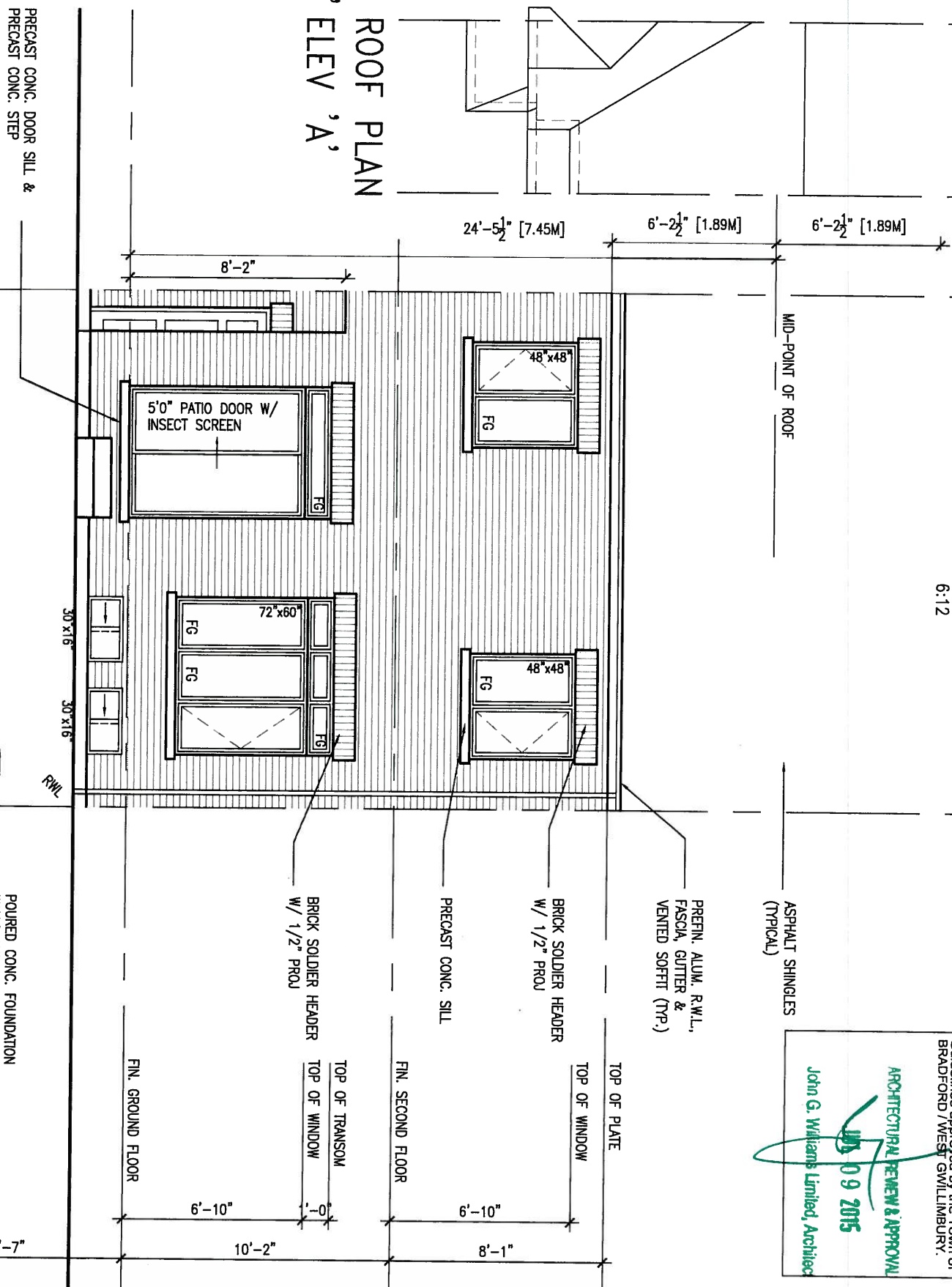
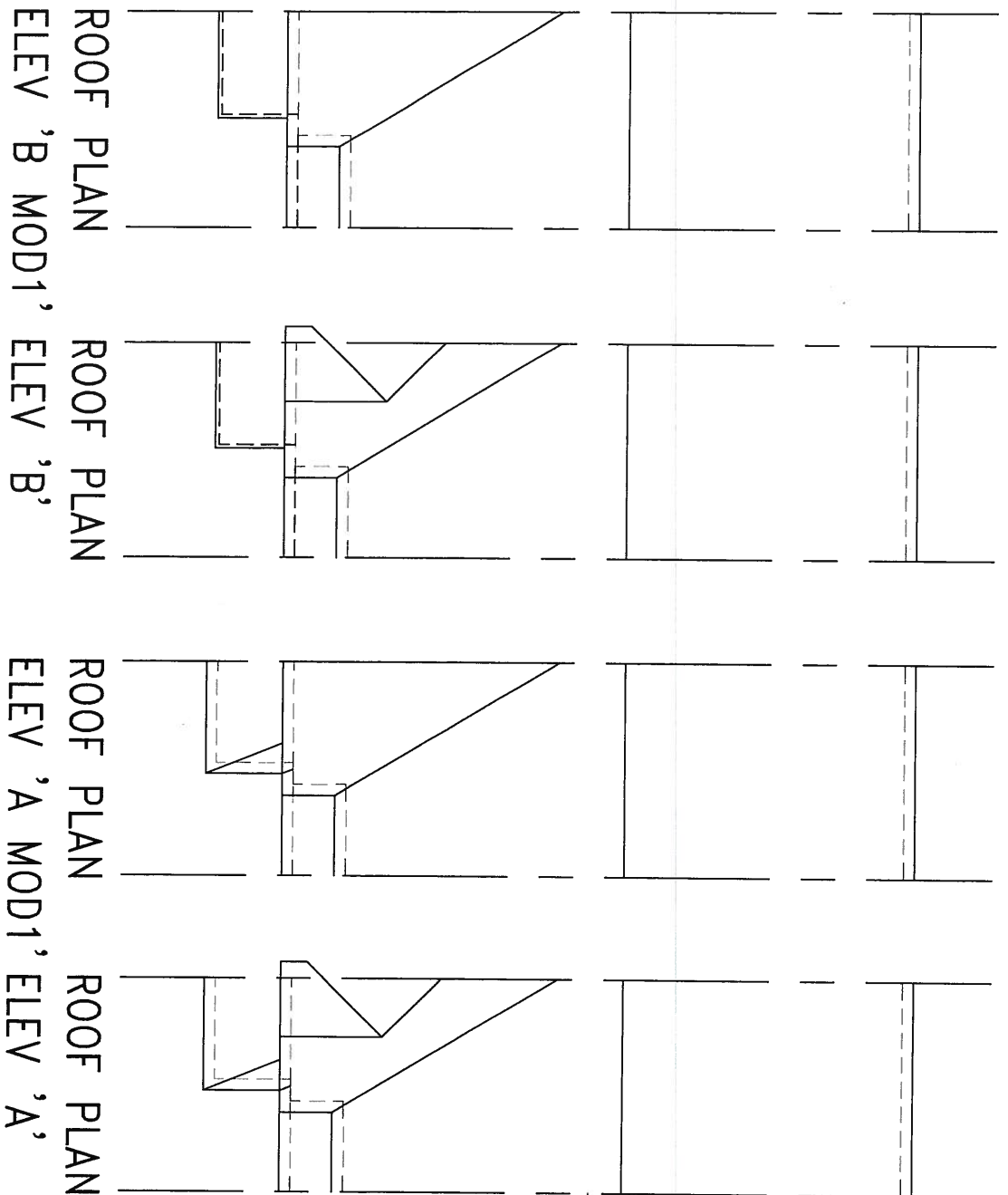
FRONT ELEVATION 'B MOD 1'
W/ FIREWALL

WHEN PAIRED W/ TH-2 MOD OR TH-5 MOD W/ FIREWALL

FRONT ELEVATION 'B'
WHEN PAIRED W/ TH-1, TH-3 OR TH-4

9	.	.	.
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UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7))			
TH-2 ELEVATION A & A MOD1	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	398 S.F.	58.61 S.F.	14.73 %
LEFT SIDE	1134 S.F.	0 S.F.	0.00 %
RIGHT SIDE	1036 S.F.	0 S.F.	0.00 %
REAR	382 S.F.	113.00 S.F.	29.58 %
TOTAL SQ. FT.	2950.00 S.F.	171.61 S.F.	5.82 %
TOTAL SQ. M.	274.06 S.M.	15.94 S.M.	5.82 %
UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7))			
TH-2 ELEVATION B & B MOD1	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	398 S.F.	58.61 S.F.	14.73 %
LEFT SIDE	1018 S.F.	0 S.F.	0.00 %
RIGHT SIDE	925 S.F.	0 S.F.	0.00 %
REAR	383 S.F.	113.00 S.F.	29.50 %
TOTAL SQ. FT.	2724.00 S.F.	171.61 S.F.	6.30 %
TOTAL SQ. M.	253.07 S.M.	15.94 S.M.	6.30 %

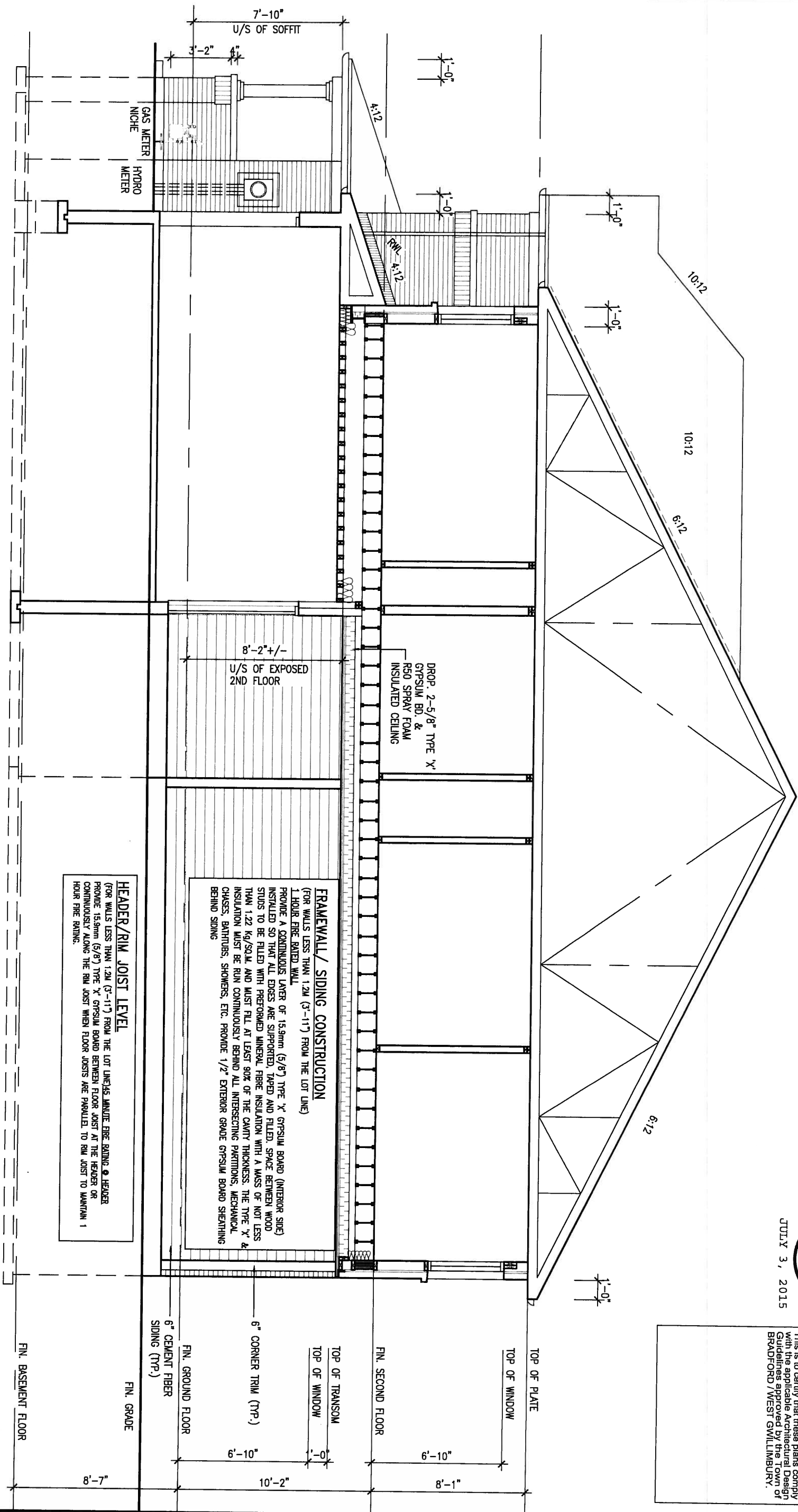


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8	.	.	.	qualification information	
7	.	.	.	Wellington Jno-Baptiste	25591
6	.	.	.	name	BCIN
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VA3
DESIGN
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va3design.com

BAYVIEW WELLINGTON		TH2 NAPA 2	
project name GREEN VALLEY ESTATES		municipality BRADFORD	project no. 13045
date APR 2014		REAR ELEVATION	
drawn by RC	checked by -	scale 3/16" = 1'-0"	file name 13045-TH2
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\6.0M_TOWNSHIP_13045-TH2.dwg - Thu - Jul 2 2015 - 10:38 AM		drawing no. 7	

INTERIOR SIDE ELEVATION - ELEV. 'A'



JULY 3, 2015



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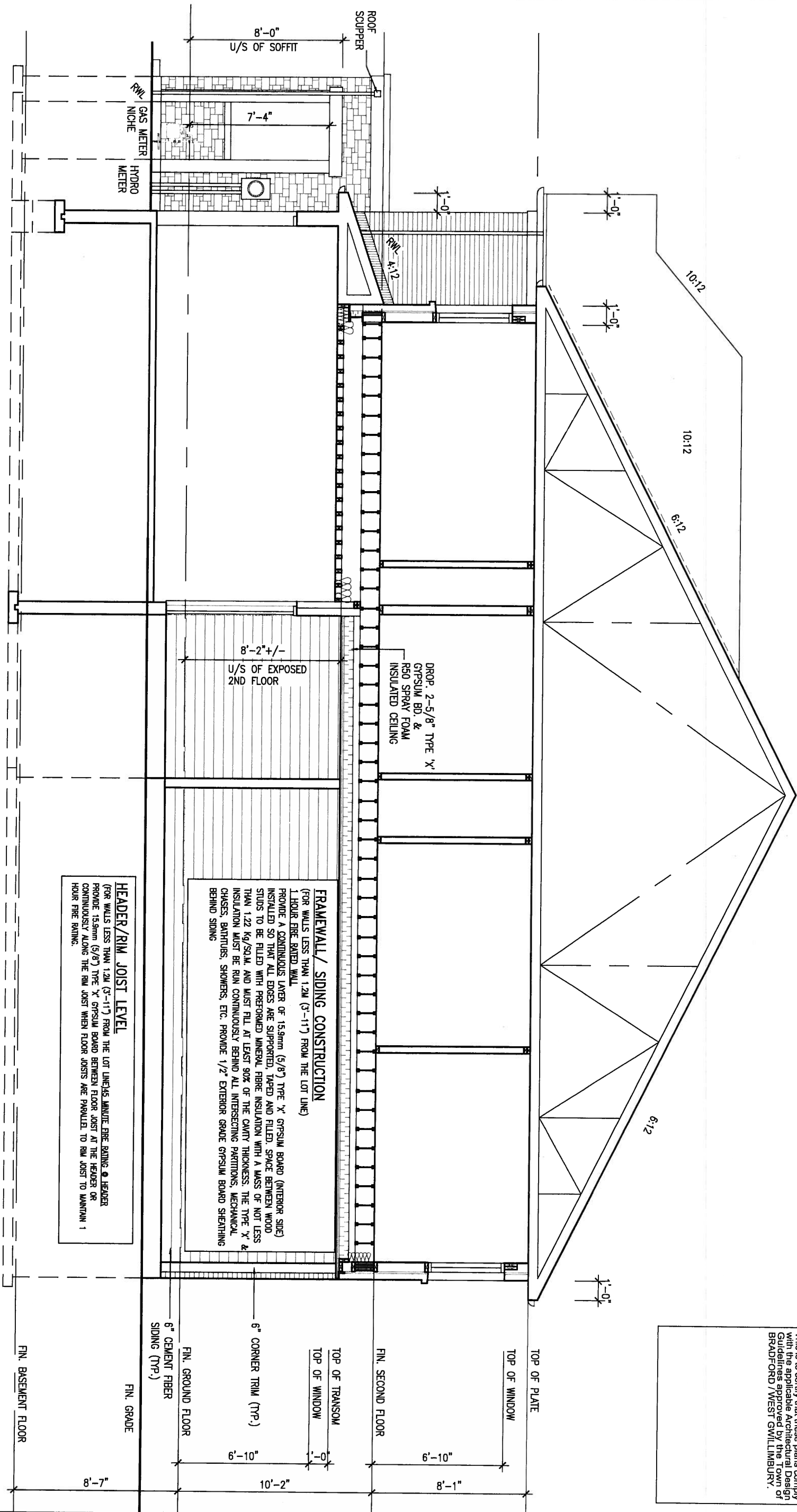
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VA3 Design Inc. 42658

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BAYVIEW WELLINGTON		TH2	
GREEN VALLEY ESTATES		NAPA 2	
project name	municipality	project no.	
date	drawn by	checked by	scale
APR 2014	RC		3/16" = 1'-0"
INTERIOR SIDE ELEVATION 'A'		file name	
		13045-TH2	
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\6.0M TOWNS\13045-TH2.dwg - Thu - Jul 2 2015 - 10:38 AM		drawing no.	8

INTERIOR SIDE ELEVATION - ELEV. 'B'



JULY 3, 2015



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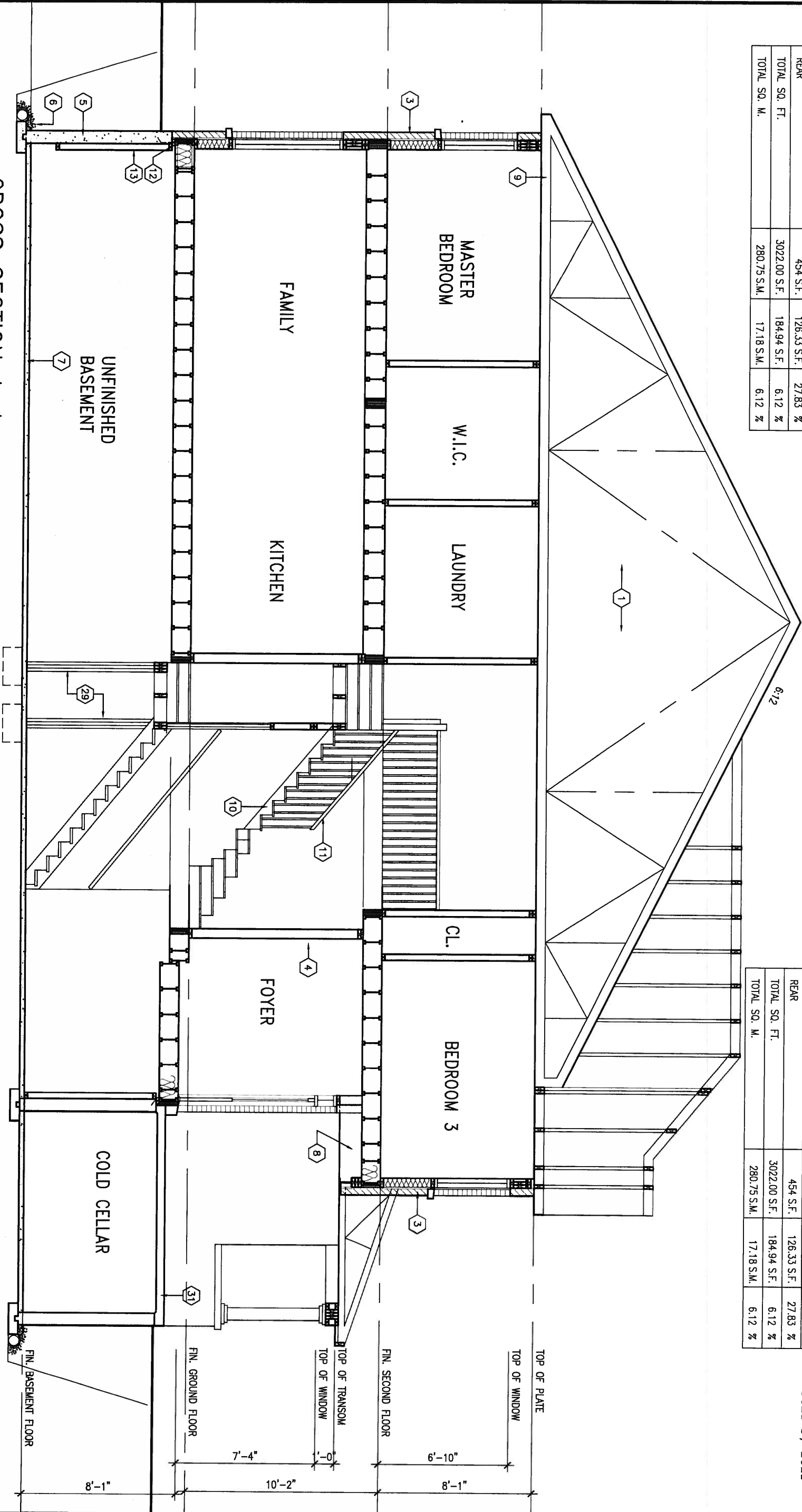
BAYVIEW WELLINGTON		TH2	
project name		municipality	
GREEN VALLEY ESTATES		BRADFORD	
date		project no.	
APR 2014		13045	
drawn by		drawing no.	
RC		9	
checked by		scale	
-		3/16" = 1'-0"	
file name		drawing no.	
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\6.0M TOWNS\13045-TH2.dwg - Thu - Jul 2 2015 - 10:38 AM		13045-TH2	

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))				
TH-2 ELEVATION A & AMOD 1 WOD	ENERGY EFFICIENCY - OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	398 S.F.	58.61 S.F.	14.73 %	
LEFT SIDE	1134 S.F.	0 S.F.	0.00 %	
RIGHT SIDE	1036 S.F.	0 S.F.	0.00 %	
REAR	454 S.F.	126.33 S.F.	27.83 %	
TOTAL SQ. FT.	3022.00 S.F.	184.94 S.F.	6.12 %	
TOTAL SQ. M.	280.75 S.M.	17.18 S.M.	6.12 %	

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))				
TH-2 ELEVATION B & BMOD 1 WOD	ENERGY EFFICIENCY - OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	398 S.F.	58.61 S.F.	14.73 %	
LEFT SIDE	1134 S.F.	0 S.F.	0.00 %	
RIGHT SIDE	1036 S.F.	0 S.F.	0.00 %	
REAR	454 S.F.	126.33 S.F.	27.83 %	
TOTAL SQ. FT.	3022.00 S.F.	184.94 S.F.	6.12 %	
TOTAL SQ. M.	280.75 S.M.	17.18 S.M.	6.12 %	



CROSS SECTION A-A



9				
8				
7				
6				
5	REV EXT. COLS	MAY 25-15	AF	
4	ADD COLD CELLAR, 5'-0" FROST PROTECTION	JUL 21-14	QS	
3	REVISED AS PER ENG COMMENTS	MAY 27-14	RC	
2	REVISED AS PER TRUSS COORDINATION	MAY 16-14	RC	
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC	
no.	description	date	by	

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

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

drawn by
RC

checked by
-

scale
3/16" = 1'-0"

municipality
BRADFORD

TH2
NAPA 2

project no.
13045

drawing no.
10

CROSS SECTION
file name
13045-TH2

JUL 2 2015 10:38 AM

STAIRS W/ PATO STONES
(RISERS VARY - SEE SITE
PLAN)

UNFINISHED 50'
10" FOUNDATION WALL BASEMENT → 18
11 7/8" ENG. JST. @ 16" O.C.
w/ 3/4" SUBFLOOR (GLUED & NAILED)

1-2"x4" P.T. ON FLAT BRACE TO U/S
OF JOISTS C/W (2) NO.8x3" DECK
SCREWS

2"x8" P.T.

3/2"x2"

2"x8" P.T LEDGER P.L. ANCHORED
TO DOUBLE RAIL BOARD W/ 1/2"
DIA BOLTS @ 16" O.C. CONT.
THREADED W/ WASHER & NUT AT
CANTY
REFER TO DETAIL S2

PARTIAL GROUND FLOOR
PLAN WOD 9R COND.

6"x6" P.I. WOOD POST
BOLTED TO METAL SHOE
SET INTO 12" DIA. CONC.
PIER TO EXTEND 6" ABOVE
GRADE AND 5'-0" BELOW
GRADE.

REAR ELEVATION 'A' & 'B'
WOD COND 9R AND MORE

JULY 3, 2015

6:12

ARCHITECTURAL REVIEW & APPROVAL

9 JUL 2015

John G. Williams Limited, Architects

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 BRADFORD / WEST GWILLIMBURY.

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

SHINGLES

TOP OF PLATE

BRICK SOLDIER HEADER
w/ 1/2" PROJ

PRECAST CONC. SILL

TOP OF TRANSOM
TOP OF WINDOW
BRICK SOLDIER HEADER
w/ 1/2" PROJ

W/ 1/2" PRO

TOP OF WINDOW

FIN. GROUND FLOOR

POURED CONC. FOUNDATION
WALLS AND FOOTINGS
(TYP.)

(TYP

FOR 4-8 RISER WALK ON
DECK CONDITION WINDOW
SIZE 30"x24"

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	REV EXT. COLS	MAY 25-15	AF
4	ADD COLD CELLAR, 5'-0" FROST PROTECTION	JUL 21-14	QS
3	REVISED AS PER ENG COMMENTS	MAY 27-14	RC
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1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
no.	description	date	by

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qualification information	
Wellington Jno-Baptiste	255
name	B
registration information	
VA3 Design Inc.	426
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BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

BRADFORD

TH2
NAPA 2

project no.
13045

WOD COND

drawing no.

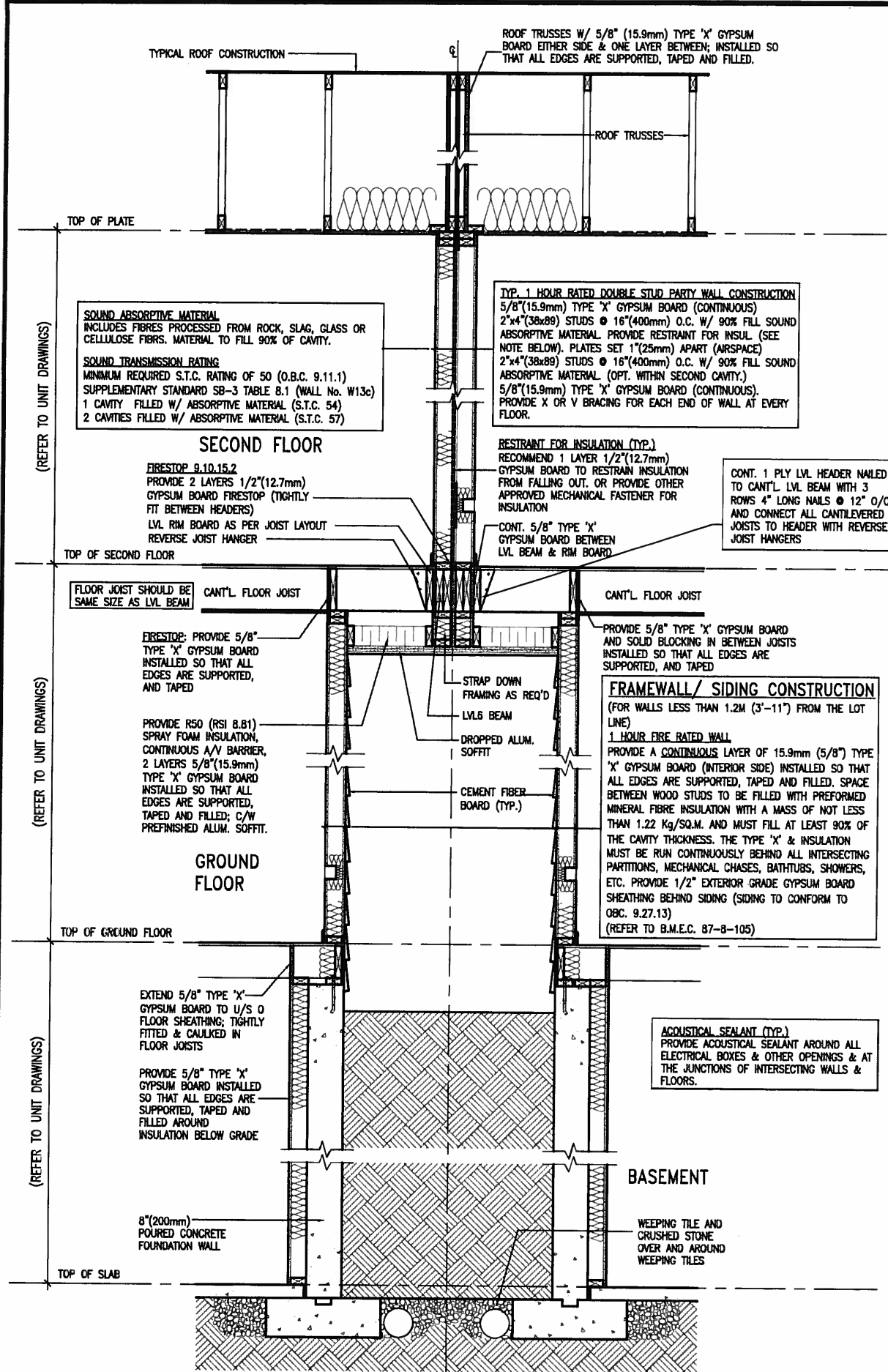
11

date	APR 2014		WOD COND
drawn by	checked by	scale	file name
RC	-	3/16" = 1'-0"	13045-TH2

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JULY 3, 2015



W1

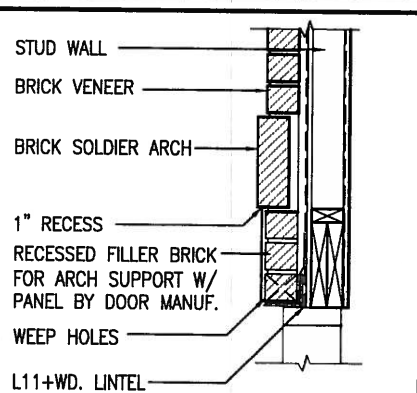
(2 STOREY) 1 HOUR RATED DOUBLE STUD
PARTY WALL @ REAR YARD ACCESS

N.T.S.

C1

CANTILEVERED LVL
WITH 1 HOUR RATING

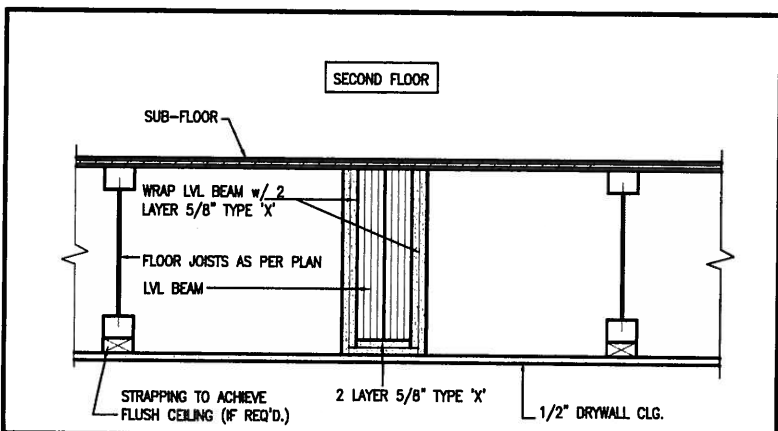
N.T.S.



Y

SECTION 'Y' AT
BRICK ARCH

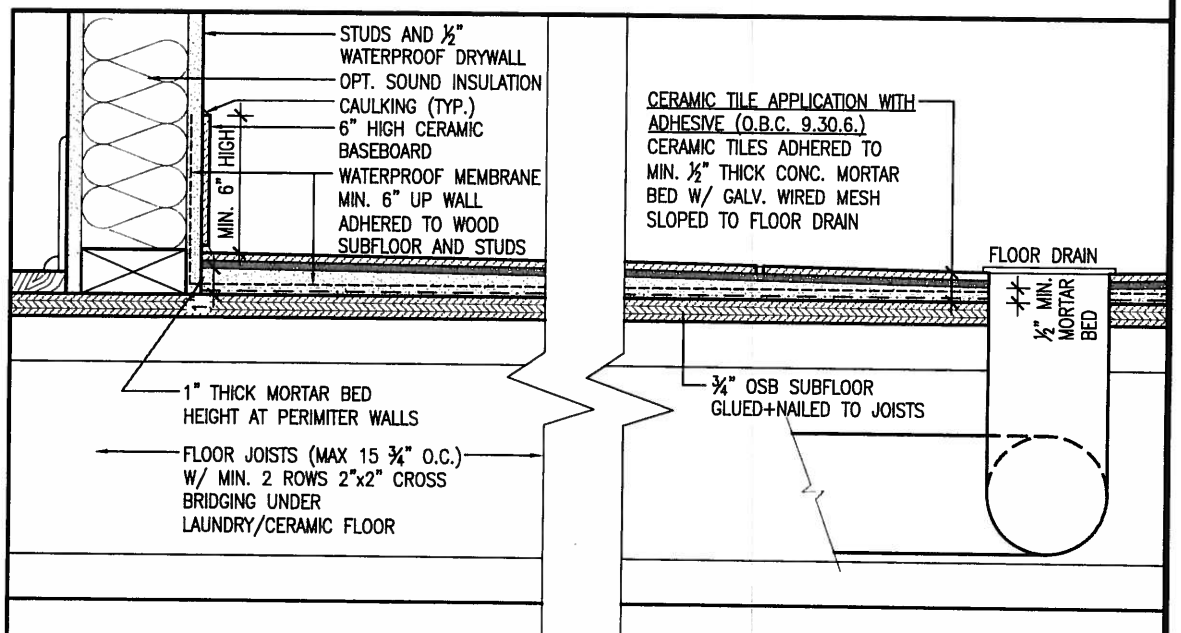
N.T.S.



B1

RATED FLUSH LVL BEAM

N.T.S.



DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptista
6	.	.	.	signature
5	REV EXT. COLS	MAY 25-15	AF	25591
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BAYVIEW WELLINGTON

TH2
NAPA 2

project name
GREEN VALLEY ESTATES

municipality
BRADFORD

project no.
13045

date
APR 2014

drawn by
RC

checked by
-

scale
3/16" = 1'-0"

DETAILS
13045-TH2

drawing no.
AD1

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CONSTRUCTION NOTES (Unless otherwise noted)

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

1. ROOF CONSTRUCTION

NO.210 (10.25kg/m²) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "T" CLIPS. APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. (EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") c/c ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.).

2. FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A) SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH, SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION.

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

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

2C. RESERVED

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

2E. WALLS ADJACENT TO ATTIC SPACE - NO CLADDING 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. MID-HEIGHT BLOCKING REQ'D. IF NO SHEATHING APPLIED. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION.

3. BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A) 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 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 AND APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3A. BRICK VENEER CONSTRUCTION (2"x6") (R28) 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 28mm (1 1/4") EXT. STRUCT. INSULATED SHEATHING RSI 0.7 (R4) BY "BP" OR EQUAL, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 4.23 (R24) INSUL. & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

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

3C. STUCCO WALL CONSTRUCTION (2"x6") STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOYS A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x140 (2"x6") STUDS @ 400mm (16") O.C., INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR FINISH. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

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

5. FOUNDATION WALL/FOOTINGS: (9.15.3, 9.15.4, 9.13.2, 9.14.2.1.(2)) 200mm (8") POURED CONC. FDN. WALL 15MPa [2200psi] 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 FDN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x1.55 (20"x6") CONTINUOUS KEYED CONC. FIG. BRACE FDN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN. BEARING CAPACITY OF 150kPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. STOREYS SUPPORTED [W/ MASONRY VENEER] [W/ SIDING ONLY]

1	16" wide x 6" DEEP	16" wide x 6" DEEP
2	20" wide x 6" DEEP	20" wide x 6" DEEP
3	26" wide x 9" DEEP	20" wide x 6" DEEP

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

STRIP FOOTING SUPPORTING EXTERIOR WALLS (FOR W.O.B.)

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

2 STOREY WITH WALK-OUT BASEMENT 545x175 (22"x7")
FOUNDATION DRAINAGE OBC 9.14.2. & 9.14.3.
100mm (4") DIA. FOUNDATION DRAINAGE TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES.

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

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

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

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

10. ALL STAIRS/EXTERIOR STAIRS -OBC. 9.8.-
UNIFORM RISE -5mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS
-10mm (1/2") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT
MAX. RISE = 200 (7-7/8")
MIN. RUN = 210 (8-1/4")
MIN. TREAD = 235 (9-1/4")
MAX. NOSING = 25 (1")
MIN. HEADROOM = 1950 (6'-5")
RAIL @ LANDING = 900 (2'-11")
RAIL @ STAIR = 865 (2'-10") TO 965 (3'-2")
MIN. STAIR WIDTH = 860 (2'-10")
FOR CURVED STAIRS
MIN. RUN = 150 (6")
MIN. AVG. RUN = 200 (8")
HANDRAILS -OBC. 9.8.7.-
FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION.

11. 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 (7'-1"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (7'-1").
12. SILL PLATE - OBC. 9.2.3.7.
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 FDN. 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 FDN. WALL WITH CAULKING.

14. BEARING STUD PARTITION 38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPPROOFING MATERIAL. 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONC. CURB ON 350x155 (14"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.
15. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3) 89mm (3-1/2") DIA x 3.0mm (0.118) SINGLE WALL TUBE TYPE 2 ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2KN (16,000lbs.) AT A MAX. EXTENSION OF 2318mm (7'-7 1/2") CONFORMING TO CAN/CSG-8-7.2-94, AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 870x870x410 (34"x34"x16") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 kpa. MINIMUM AND AS PER SOILS REPORT.

15A. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3) 89mm (3-1/2") DIA x 4.78mm (1.88) FIXED STL. COL. WITH 150x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE ON 1070x1070x460 (42"x42"x18") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MIN. AND AS PER SOILS REPORT.
15B. STEEL COLUMN 90mm (3-1/2") DIA x 4.78mm (1.88) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD COL. TO BASE PLATE.
16. BEAM POCKET OR 300x150 (12"x6") POURED CONC. NIB WALLS. MIN. BEARING 90mm (3-1/2")

17. 19x64 (1"x3") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.
18. GARAGE SLAB 100mm (4") 32MPa [4640psi] CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT.
19. GARAGE 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. 9.10.9.1.6. REFER TO SB-12, TABLE 2.1.1.2.A. FOR REQUIRED THERMAL INSULATION.

20. DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9.10.13.15.
21. EXTERIOR STEP PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 200mm (7-7/8") MIN. TREAD 250mm (9-1/2"). SEE OBC. 9.8.9.2., 9.8.9.3. & 9.8.10.
22. DRYER EXHAUST (OBC-6.2.3.8.(7) & 6.2.4.11.) CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)
23. INSULATED ATTIC ACCESS (OBC-9.19.2.1. & SB12-2.1.1.7) ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x10mm (21 1/2"x24") & A MIN. AREA OF 0.32 SQ.M. [3.44 SQ.F.T.] WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL. BACKING.

24. FIREPLACE CHIMNEYS - OBC. 9.2.1. TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.
25. LINEN CLOSET, 4 SHELVES MIN. 350mm (14") DEEP.
26. MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR AS REQUIRED BY OBC. 9.32.3.5. & 9.32.3.10.
27. STEEL BEARING PLATE FOR MASONRY WALLS 280x280x16 (11"x11"x5/8") STL. PLATE FOR STL BEAMS AND 280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL, ANCHORED WITH 2-19mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.

28. 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).
29. BEARING WOOD POST (BASEMENT) (OBC 9.17.4.) 3-38x140 (3-2"x4") BUILT-UP POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT, 610x610x300 (24"x24"x12") CONC. FOOTING.
30. STEPPED FOOTINGS OBC 9.15.3.9. MIN. HORIZ. STEP = 600mm (24"). MAX. VERT. STEP = 600mm (24")

31. SLAB ON GRADE MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL. REINFORCED WITH 6x6-W2.9xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION UNDER SLAB.
32. DIRECT VENTING GAS FURNACE/ H.W.T. VENT DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR, FURN. 300mm (12") ABOVE FIN. GRADE. FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS, HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.
33. DIRECT VENTING GAS FIREPLACE VENT DIRECT VENT GAS FIREPLACE. VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.
34. SUBFLOOR, JOIST STRAPPING AND BRIDGING 16mm (5/8") I & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (* SEE OBC 9.30.6. *) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (* SEE OBC 9.30.2. *) FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-1 OR A-2 STRAPPING SHALL BE 19x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (* SEE OBC 9.23.9.4. *)

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

36. COLD CELLAR PORCH SLAB (OBC 9.40.) FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 150mm (6") 32MPa [4640psi] CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, MIN. 30mm (1 1/4") COVER, 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDN. WALLS. PROVIDE (L7) LINTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.

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

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

GENERAL NOTES

WINDOWS: 1) MINIMUM BEDROOM WINDOW -OBC. 9.9.10.1.- AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m² UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3").
2) WINDOW GUARDS -OBC. 9.8.8.1.(6). A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")
3) EXTERIOR WINDOWS SHALL COMPLY WITH OBC DIV.-8 9.7.3. & SB12-2.1.1.8
GENERAL: 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. 8, 6.2.2. SEE MECHANICAL DRAWINGS.
2) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2. & 5.6.2.2.(3) AND MUNICIPAL STANDARDS.
3) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.
4) STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.2.3.3.3.8.3.(1)(d) & 3.8.3.13.(1)(f). SEE DETAIL.

5) ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12.2.1.1.9.
6) ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV.-8 9.25.3.
LUMBER: 1) ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE.
2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE
3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.
4) ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.
5) LVL BEAMS SHALL BE 2.0E-2950fb min., NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm (7 1/4", 9 1/2", 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C.

6) PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS.
7) JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS
8) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE. IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mm. POLYETHYLENE FILM, No. 50 (45lbs.) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND

STEEL: 1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G-40-21 GRADE 300W HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40.21 GRADE 350W STRUCTURAL QUALITY STEEL. OBC. 9-9.23.4.3.
2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

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

LEGEND

CLASS 'B' VENT	EXHAUST FAN TO EXTERIOR
DUPLEX OUTLET (12" ABOVE SURFACE)	DUPLEX OUTLET (HEIGHT A.F.F)
WEATHERPROOF DUPLEX OUTLET	GFI DUPLEX OUTLET (HEIGHT A.F.F)
POT LIGHT	HEAVY DUTY OUTLET (220 volt)
LIGHT FIXTURE (PULL. CHAIN)	LIGHT FIXTURE (CEILING MOUNTED)
SWITCH	LIGHT FIXTURE (WALL MOUNTED)
FLOOR DRAIN	HOSE BIB (NON-FREEZE)
SJ SINGLE JOIST	
DJ DOUBLE JOIST	
TJ TRIPLE JOIST	
LVL LAMINATED VENEER LUMBER	
POINT LOAD FROM ABOVE	
P.T. PRESSURE TREATED LUMBER	
G.T. GIRDER TRUSS BY ROOF TRUSS MANUF.	
FLAT ARCH	
CURVED ARCH	
M.C. MEDICINE CABINET (RECESSED)	
CONC. BLOCK WALL	
DOUBLE VOLUME WALL	
SEE NOTE 39	
SOLID WOOD BEARING (SPRUCE No. 2). SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER OR AS DIRECTED BY STRUCTURAL ENGINEER. SOLID BEARING TO BE MINIMUM 2 PIECES.	
SOLID WOOD BEARING TO MATCH FROM ABOVE	

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

39. TWO STOREY VOLUME SPACES -FOR A MAXIMUM 5490 mm (18'-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE 2-38x140 (2-2"x6") SPR.#2 CONTIN. STUDS @ 300mm (12") O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) C/W 9.6 (3/8") THICK EXT. PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 1220 mm (4'-0") O.C. VERTICALLY. -FOR WALLS WITH HORIZ. DISTANCES NOT EXCEEDING 2900 mm (9'-6"). PROVIDE 38x140 (2"x6") STUDS @ 400 (16") O.C. WITH CONTINUOUS 2-38x140 (2-2"x6") TOP PLATES + 1-38x140 (1-2"x6") BOTTOM PLATE & MINIMUM OF 3-38x184 (3-2"x8") CONT. HEADER AT GRND. CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES AND HEADERS.

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

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

42. EXTERIOR WALLS FOR WALK-OUT CONDITIONS THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 400mm (16") o.c. OR 38x89 (2"x4") STUDS @ 300mm (12") o.c.

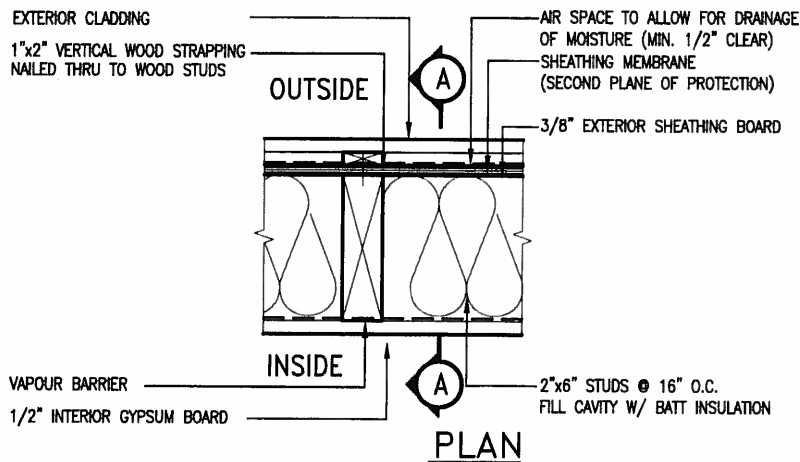
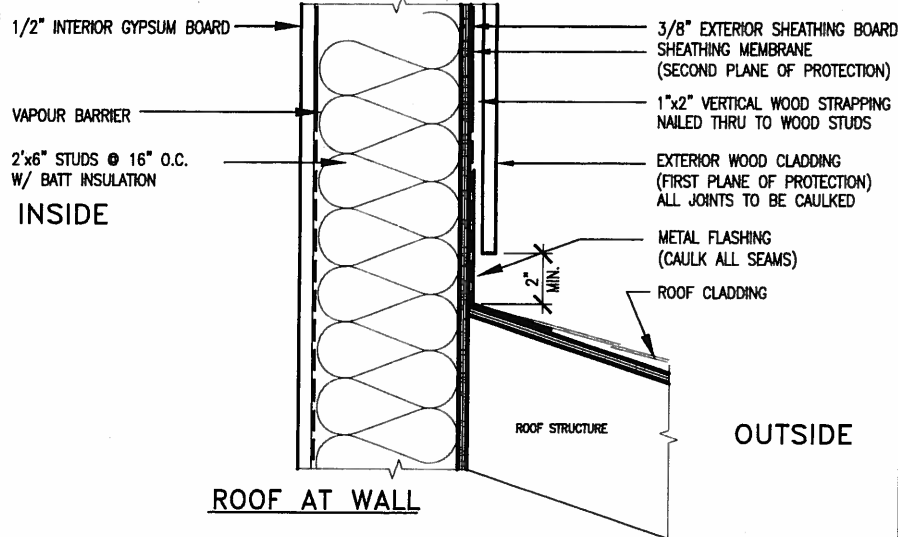
ONT. REG. 332/12-2012 OBC Amendment O. Reg. 368/13 NOV. 13, 2014
REVISED

WOOD LINTELS AND BUILT-UP WOOD BEAMS

L1	2/38 x 184 (2/2" x 8")	SPR.#2
B1	3/38 x 184 (3/2" x 8")	SPR.#2
B2	4/38 x 184 (4/2" x 8")	SPR.#2
B7	5/38 x 184 (5/2" x 8")	SPR.#2
L3	2/38 x 235 (2/2" x 10")	SPR.#2
B3	3/38 x 235 (3/2" x 10")	SPR.#2
B4	4/38 x 235 (4/2" x 10")	SPR.#2
L5	2/38 x 286 (2/2" x 12")	SPR.#2
B5	3/38 x 286 (3/2" x 12")	SPR.#2
B6	4/38 x 286 (4/2" x 12")	SPR.#2



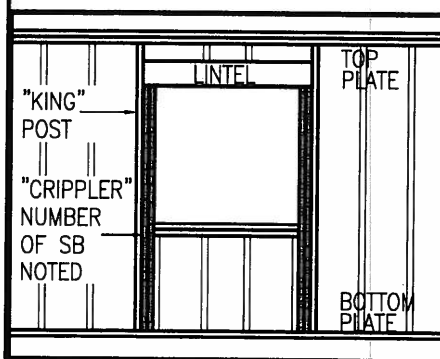
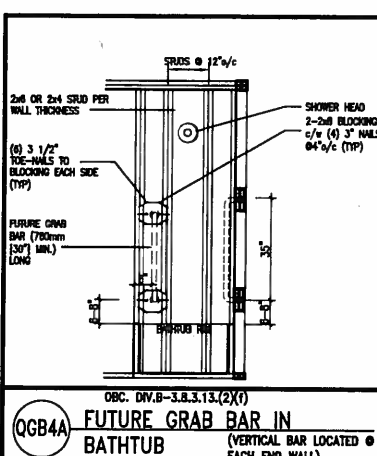
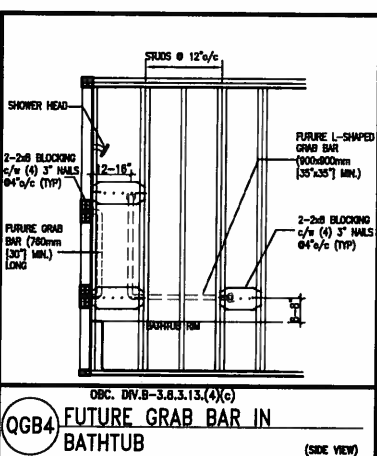
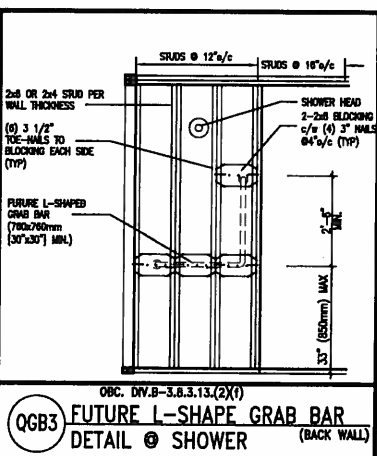
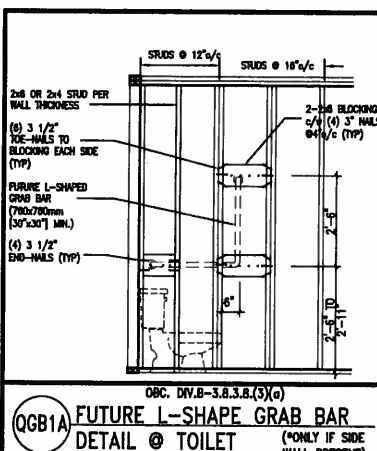
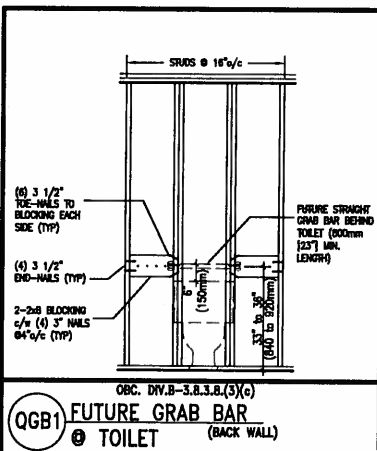
JULY 3, 2015



EXTERIOR WOOD CLADDING WALL ASSEMBLY

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

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



MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:

- 2"x4" @ 16" O.C. - 9'-10"
- 2"x4" @ 12" O.C. - 10'-9"
- 3"x4" @ 16" O.C. - 11'-2"
- 3"x4" @ 12" O.C. - 12'-4"

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 MINIMUM 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 SIDING.

** MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW:

- 2"x6" @ 16" O.C. - 12'-6"
- 2"x6" @ 12" O.C. - 13'-10"
- 2"x6" @ 16" O.C. - 15'-0"
- 2"x6" @ 12" O.C. - 17'-4"

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

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

9					
8					
7					
6					
5					
4					
3					
2	UPDATE TO CODE	APR 16-15	RC		
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC		
no.	description	date	by		

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

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

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

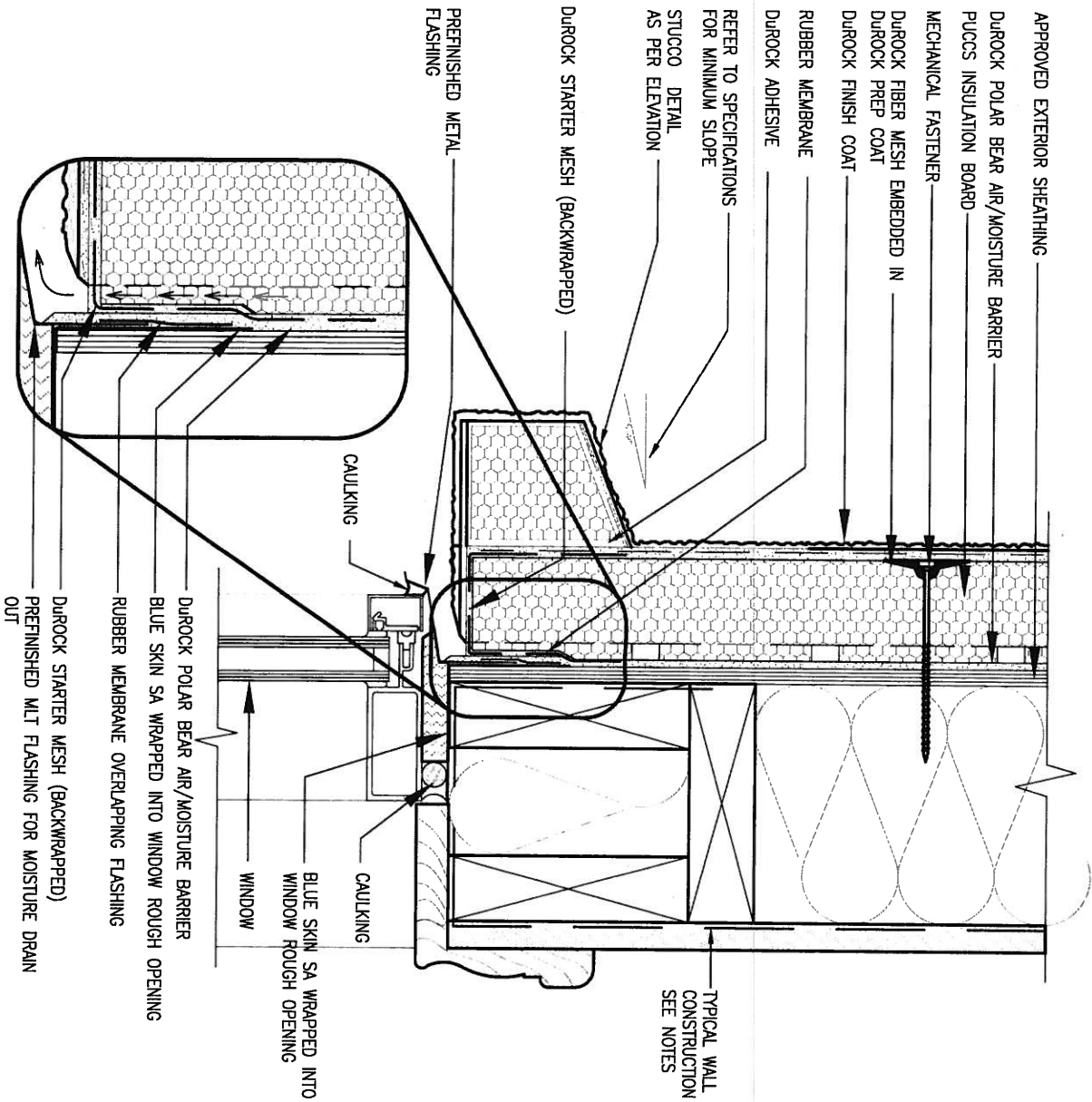
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DESIGN

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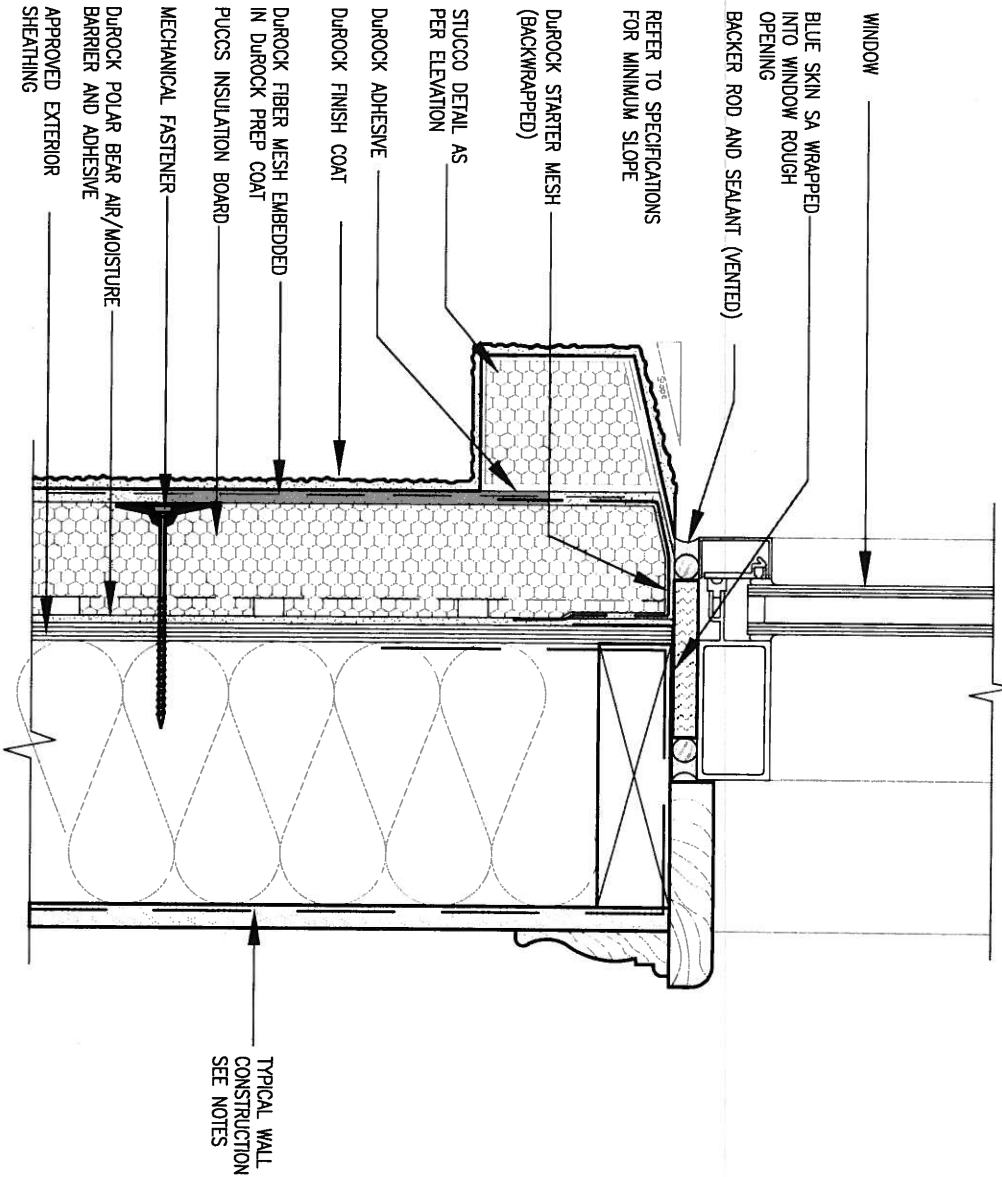
CONST NOTE

project name	GREEN VALLEY ESTATES	municipality	BRADFORD	project no.	13045
date	APR 2014	checked by	scale	3/16" = 1'-0"	
drawn by	RC	checked by	scale	3/16" = 1'-0"	
CONSTRUCTION NOTES	13045-CONST-OBC 2015	file name	CN2	drawing no.	



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

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



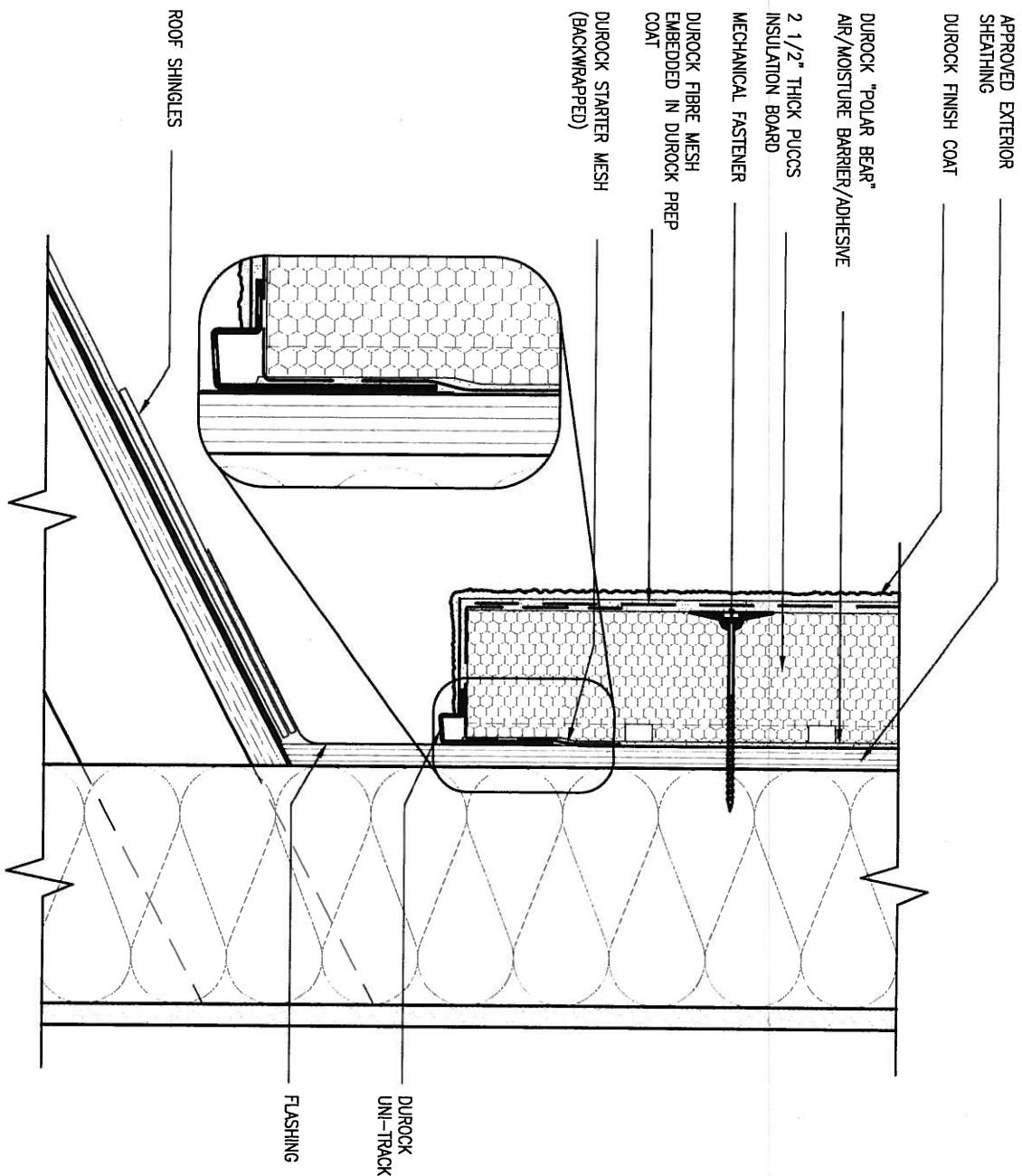
2 WINDOW SILL
CN3 SCALE: 3"=1'-0"

9	.	.	.
8	.	.	.
7	.	.	.
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2	UPDATE TO CODE	APR 16-15	RC
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
no.	description	date	by

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.			
qualification information			
Wellington Jno-Baptiste 25591			
name			
registration information			
VA3 Design Inc. 42658			
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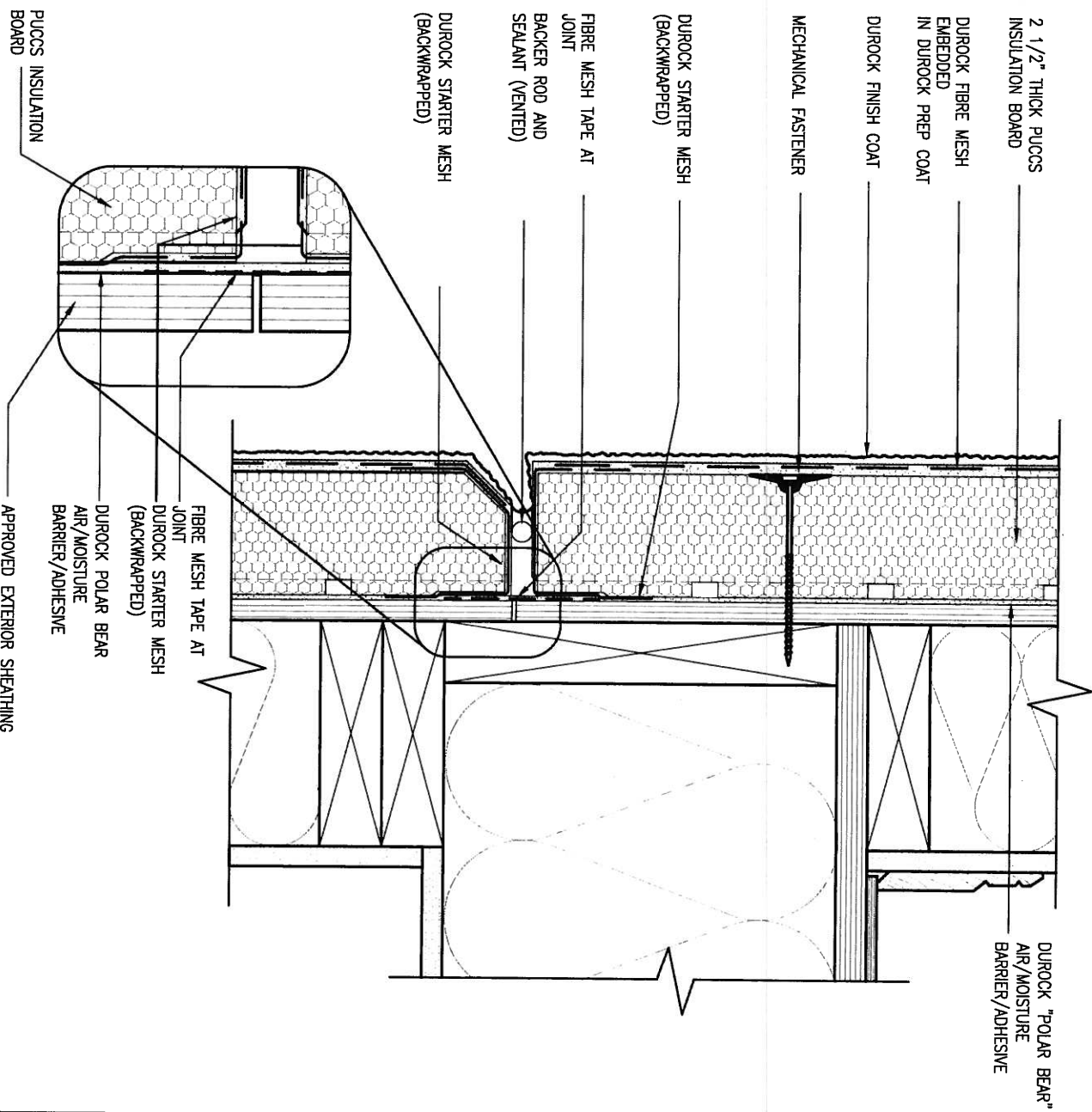
BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	project no.	13045
drawn by	RC	checked by	-
scale	3/16" = 1'-0"	drawing no.	CN3
CONSTRUCTION NOTES			
13045-CONST-OBC 2015			
RICHARD - H:\ARCHIVE\WORKING\2014\13045\FW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16, 2015 - 6:57 AM			



3 STUCCO TERMINATION @ ROOF

CN4 SCALE: 3"=1'-0"

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



4 HORIZONTAL EXPANSION JOINT

CN4 SCALE: 3"=1'-0"

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

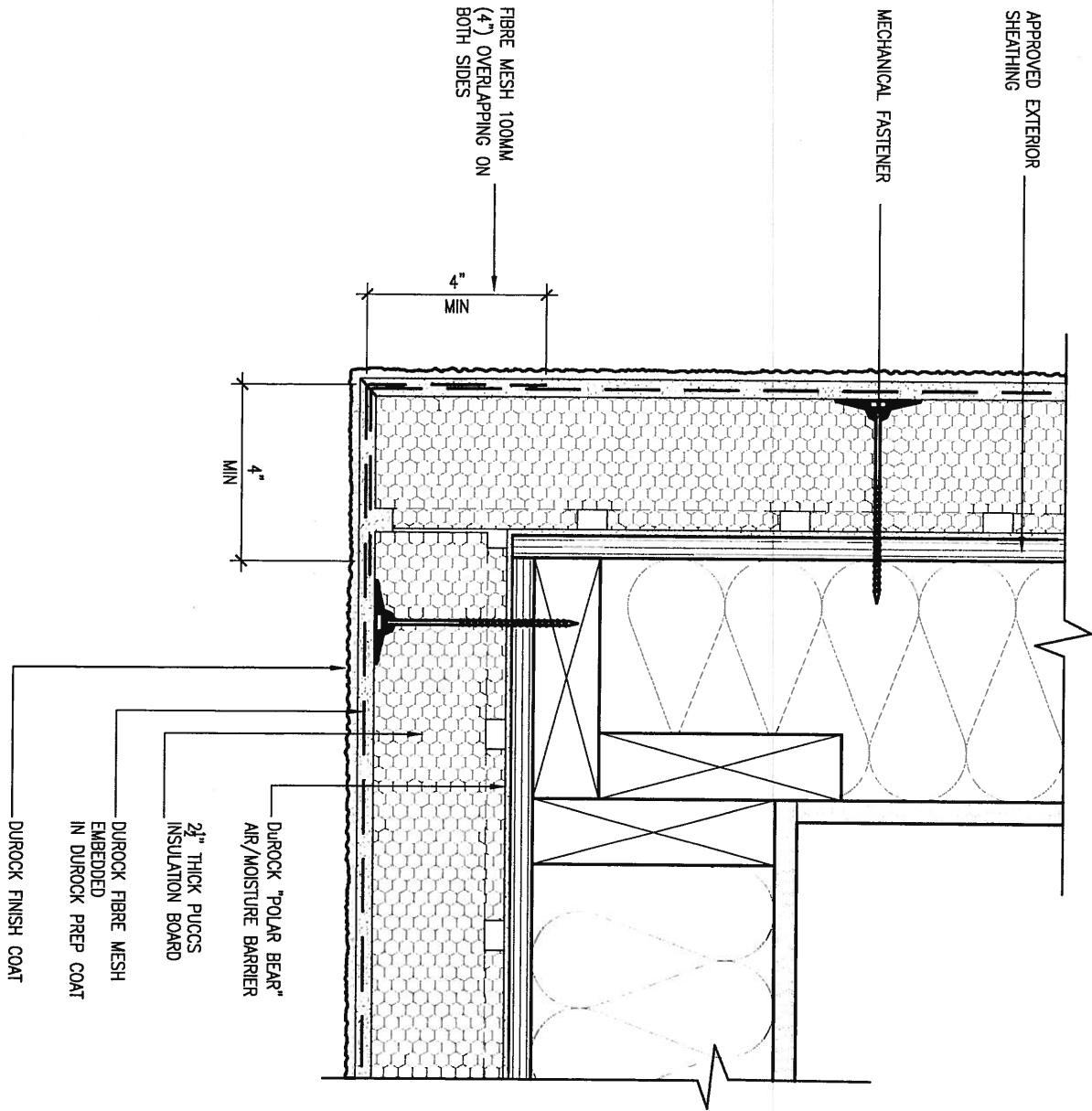
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.			
Wellington Jno-Baptiste 25591			
name registration information BCIN			
VA3 Design Inc. 42658			
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BAYVIEW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

project name	GREEN VALLEY ESTATES	municipality	BRADFORD	project no.	13045
date	APR 2014	checked by	-	scale	3/16" = 1'-0"
drawn by	RC	file name	13045-CONST-0BC 2015	drawing no.	CN4
CONSTRUCTION NOTES					

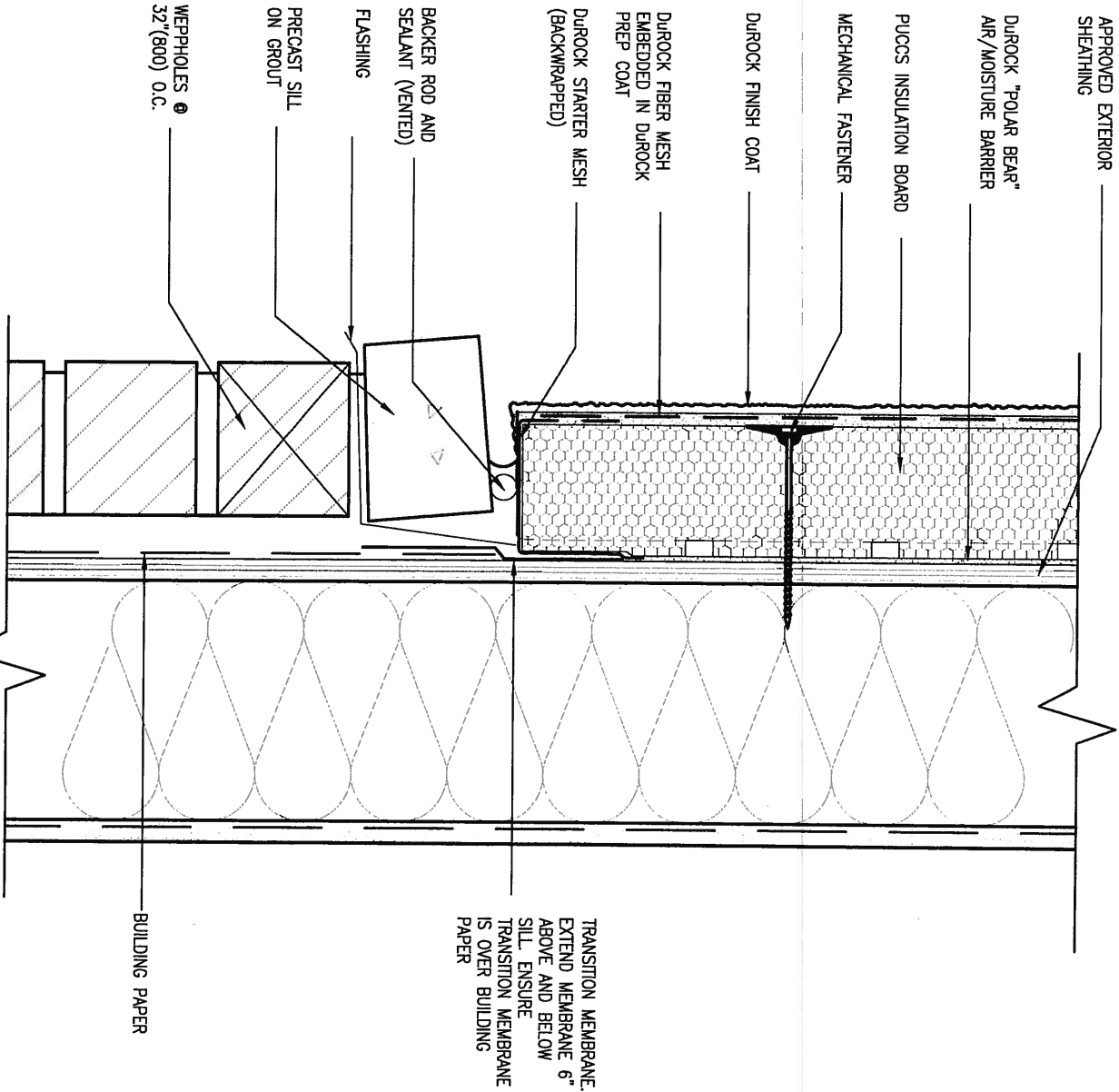
CONST NOTE



5 CORNER DETAIL

CNS SCALE: 3"=1'-0"

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



6 STUCCO / MASONRY PLINTH CONNECTION

CNS SCALE: 3"=1'-0"

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

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qualification information			
Wellington Jno-Baptiste	25591		
name	BCN		
registration information	42658		
VA3 Design Inc.			
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BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	project no.	13045
drawn by	RC	checked by	-
scale	3/16" = 1'-0"	CONSTRUCTION NOTES	
file name	13045-CONST-08C 2015	drawing no.	CN5
RICHARD - H:\ARCHIVE\WORKING\2014\13045\DW\units\13045-CONST-08C 2015.dwg - Thu - Apr 10, 2015 - 6:57 AM			

SB12-COMPLIANCE PACKAGE 'D'

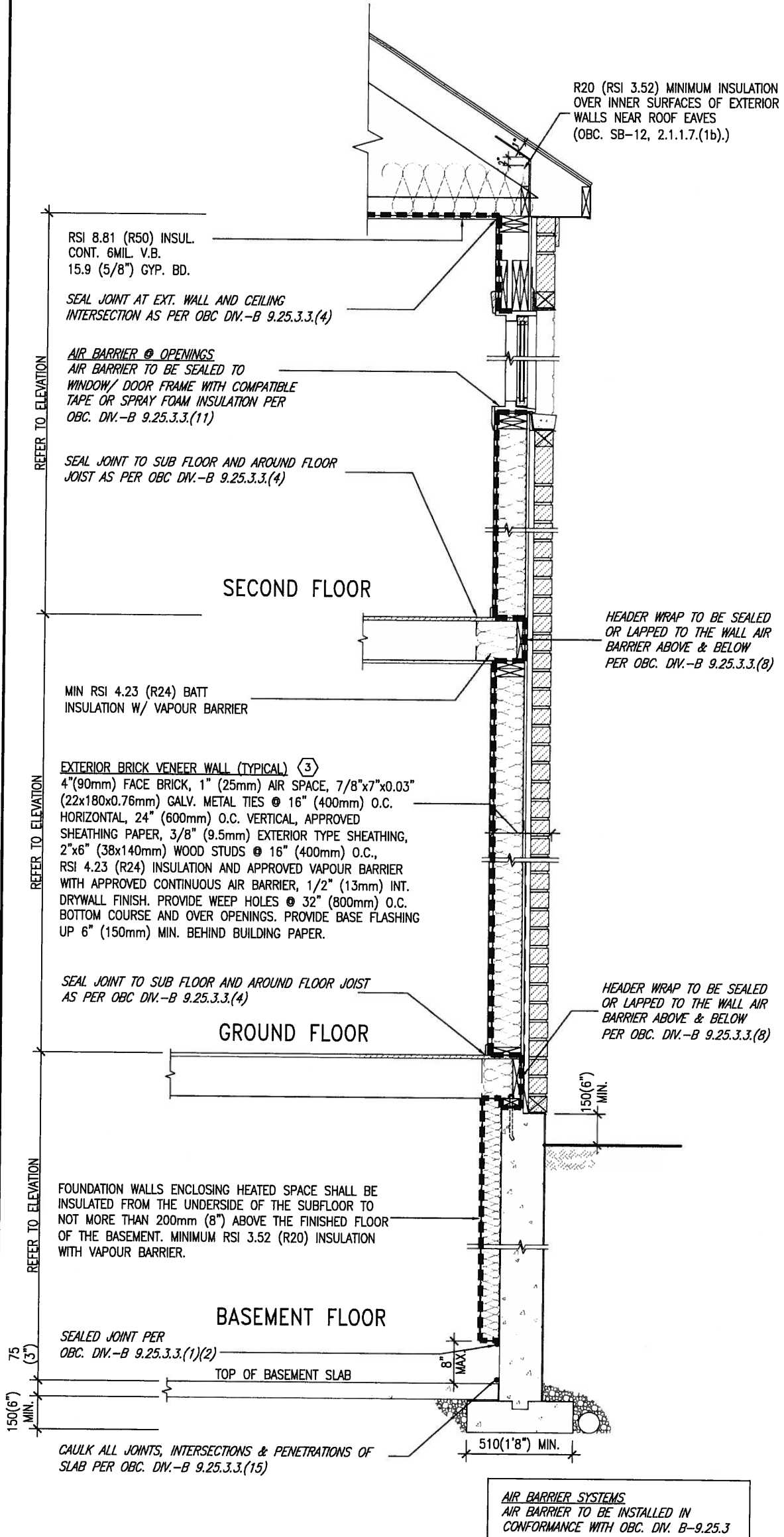
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

USE SB-12 COMPLIANCE PACKAGE (D):

COMPONENT	D	Notes:
Ceiling with Attic Space	8.81 (R50)	BLOWN -LOOSE
Minimum RSI (R) value	(R50)	
Ceiling without Attic Space	5.46 (R31)	BATT or SPRAY
Minimum RSI (R) value	(R31)	
Exposed Floor	5.46 (R31)	BATT or SPRAY
Minimum RSI (R) value	(R31)	
Walls Above Grade	4.23 (R24)	6" R24 BATT
Minimum RSI (R) value	(R24)	
Basement Walls	3.52 (R20)	6" R20 BLANKET
Minimum RSI (R) value	(R20)	
Edge of Below Grade Slab	1.76 (R10)	RIGID INSUL
Minimum RSI (R) value	(R10)	
Windows & Sliding glass Doors	1.8	DOUBLE PANE LOW EMISSVITY
Maximum U-value		
Skylights	2.8	DOUBLE PANE LOW EMISSVITY
Maximum U-value		
Space Heating Equipment	94%	NATURAL GAS
Minimum AFUE		
Hot Water Heater	0.67	NATURAL GAS
Minimum EF		
HRV	N/A	NOT REQUIRED
Minimum Efficiency		

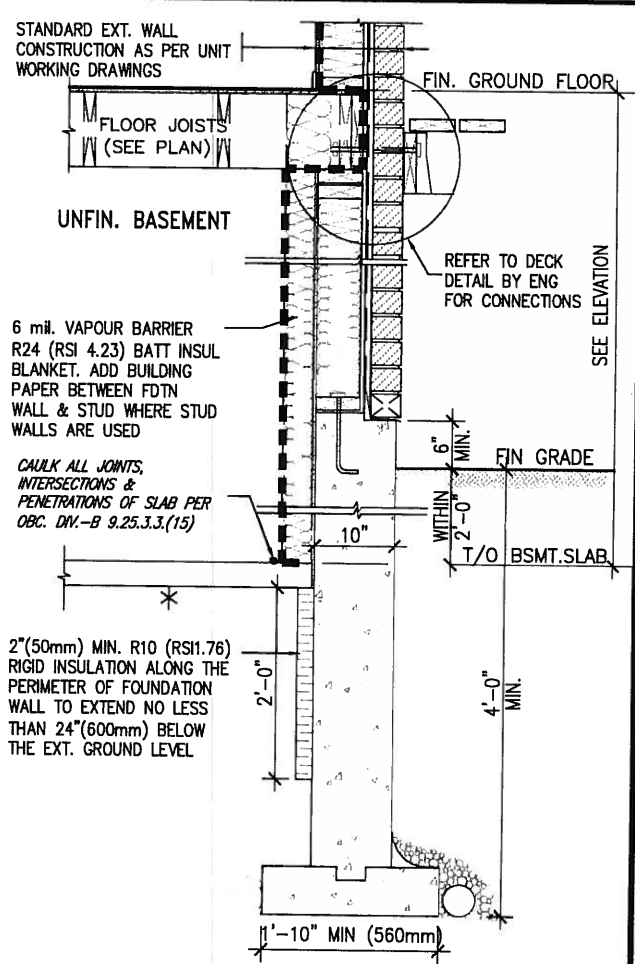


JULY 3, 2015



EW1 TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION W/ BRICK VENEER SCALE: N.T.S.

TOWNS ONLY



* REVISED- 15 MARCH 2013

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

9

8

7

6

5

4

3

2

UPDATE TO CODE

APR 16-15

RC

1

ISSUE FOR CLIENT REVIEW

MAY 07-14

RC

no.

description

date

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qualification information

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name registration information BCN

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va3design.com

BAYVIEW WELLINGTON

project name

GREEN VALLEY ESTATES

date

APR 2014

drawn by

RC

checked by

-

scale

3/16" = 1'-0"

municipality

BRADFORD

project no.

13045

drawing no.

CN6

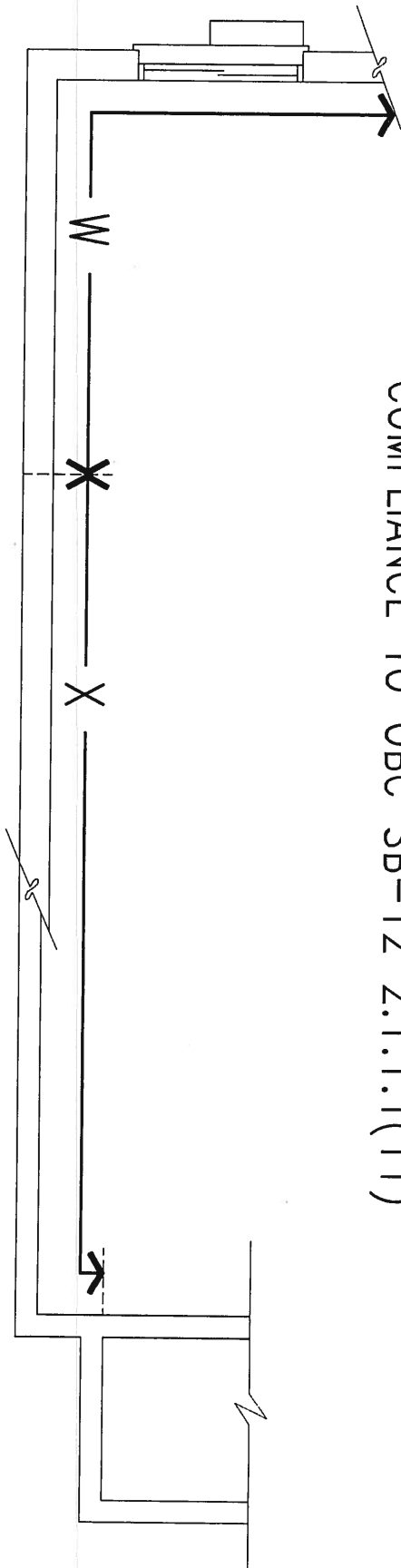
CONST NOTE

CONSTRUCTION NOTES

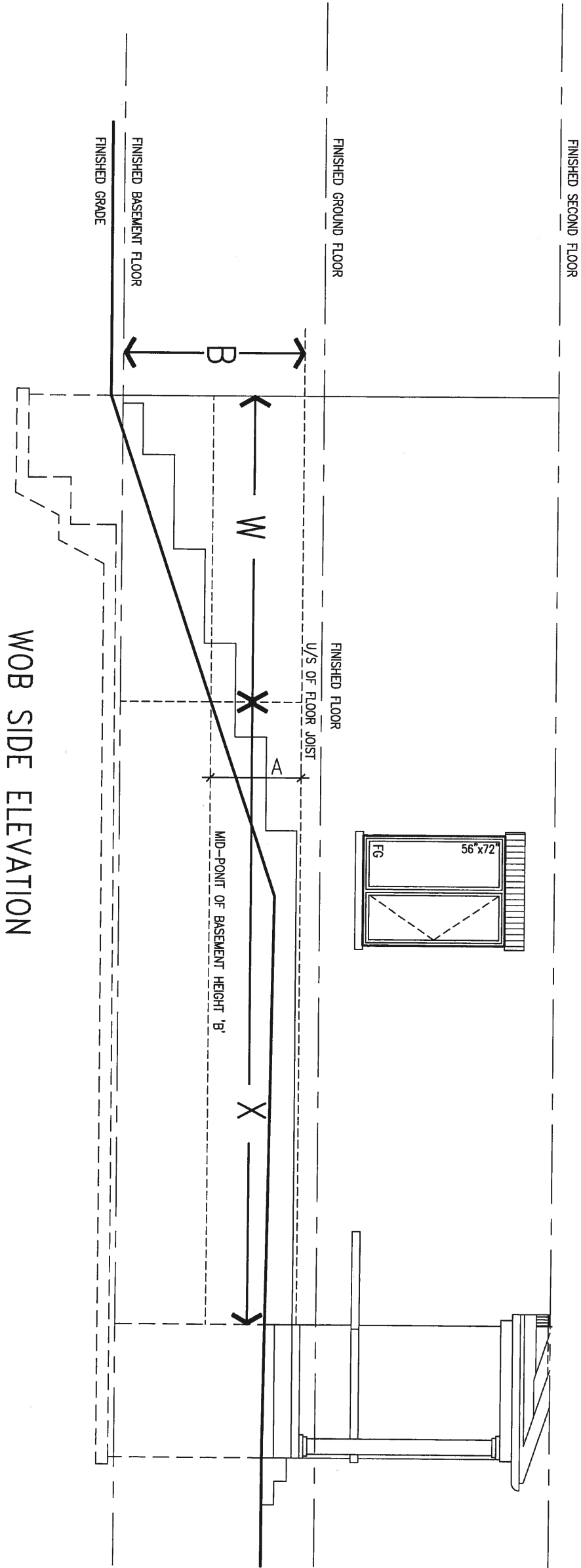
13045-CONST-OBC 2015

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COMPLIANCE TO OBC SB-12 2.1.1.1(11)



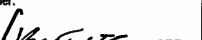
WOB PLAN



WOB SIDE ELEVATION

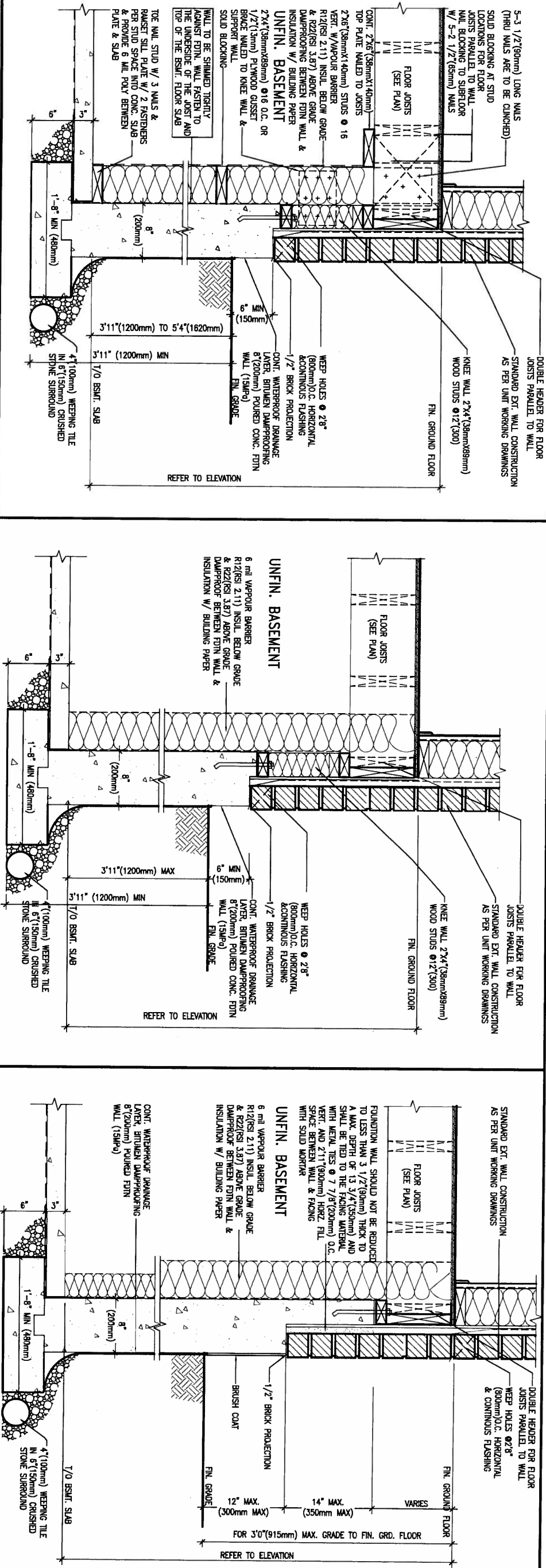
WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

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

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste  25591 name registration information BCIN VA3 Design Inc. 42658	 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON	CONST NOTE	project no. 13045	drawing no. CN7		
8	.	.	.								
7	.	.	.								
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4	.	.	.			project name GREEN VALLEY ESTATES	municipality BRADFORD	CONSTRUCTION NOTES	file name 13045-CONST-OBC 2015		
3	.	.	.			date APR 2014	checked by RC	scale 3/16" = 1'-0"	date APR 16 2015	time 6:56 AM	
2	UPDATE TO CODE	APR 16-15	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.							
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC								
no.	description	date	by								



JULY 3, 2015

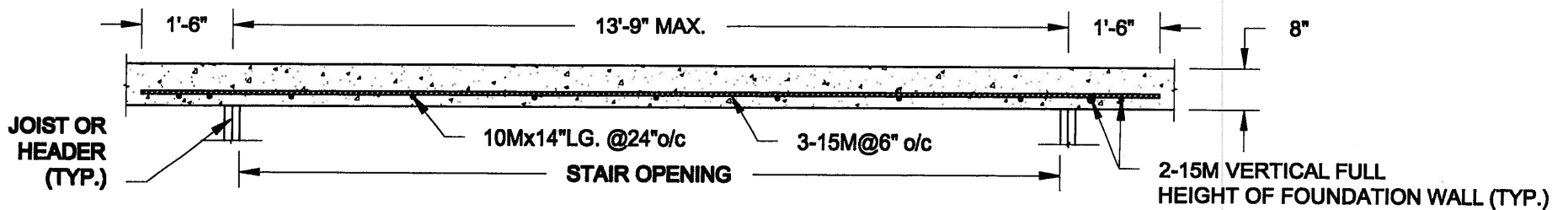


WALK-OUT WALL SECTION FOR GRADE
EW3.08B HEIGHTS BETWEEN 3'11" (1200mm) AND 5'4" (1620mm) BASEMENT SLAB TO GRADE
N.T.S.

WALK-OUT DECK WALL SECTION FOR GRADE
EW3.07B TO BASEMENT SLAB 3'11" (1200mm) MAX. HEIGHT DIFFERENCE
N.T.S.

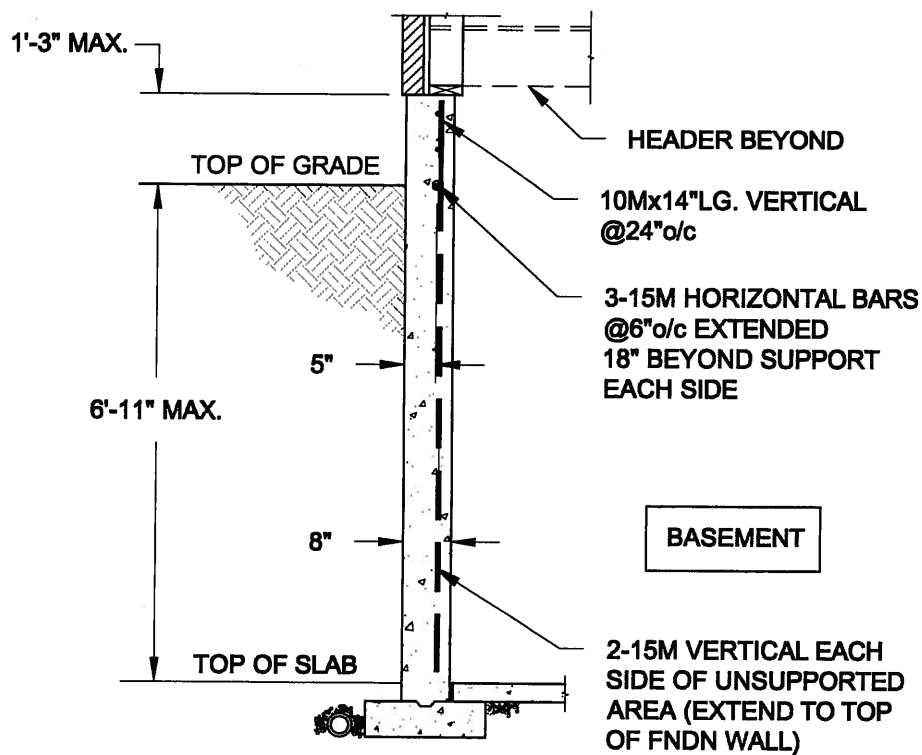
WALK-OUT DECK WALL SECTION FOR
EW3.06B GRADE TO FIN. FLOOR 3'0" (900mm) MAX. HEIGHT DIFFERENCE
N.T.S.

9		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		VA3 DESIGN		BAYVIEW WELLINGTON		CONST NOTE	
8		qualification information		25591		project name		project no.	
7		Wellington Jno-Baptiste		BCN		GREEN VALLEY ESTATES		13045	
6		name		42658		municipality		drawing no.	
5		registration information		VA3 Design Inc.		BRADFORD		CN9	
4		Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com		date		checked by	
3		2 UPDATE TO CODE		APR 16-15		RC		scale	
2		1 ISSUE FOR CLIENT REVIEW		MAY 07-14		RC		3/16" = 1'-0"	
1		no. description		date by		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Mon - May 4 2015 - 4:04 PM		CONSTRUCTION NOTES	



PLAN VIEW

NOT TO SCALE

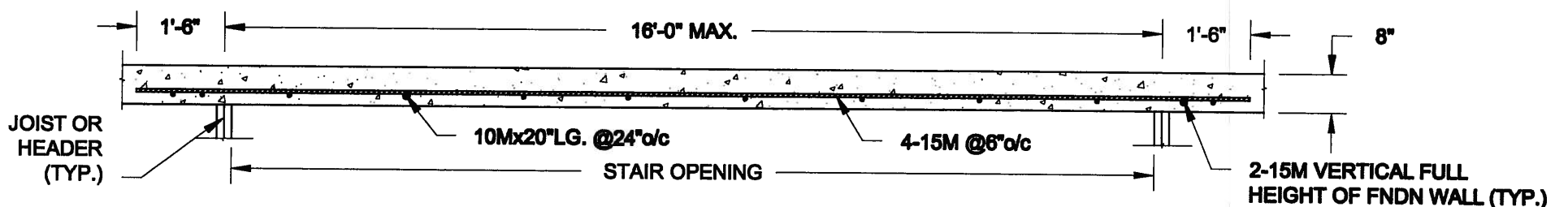


NOTE:

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

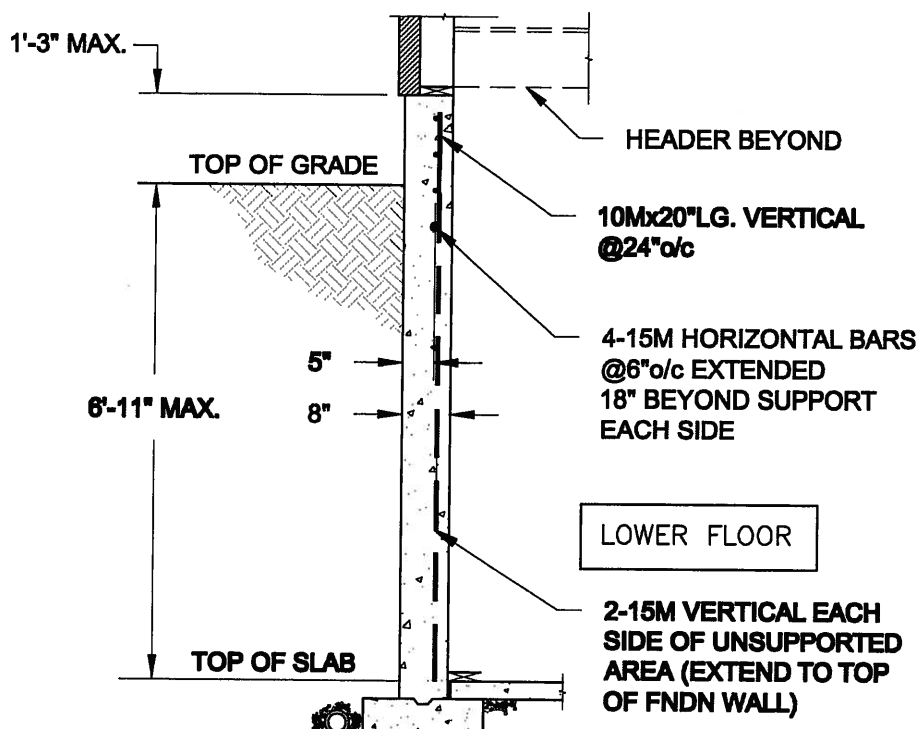
1A LATERALLY UNSUPPORTED WALL

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



PLAN VIEW

NOT TO SCALE



NOTE:

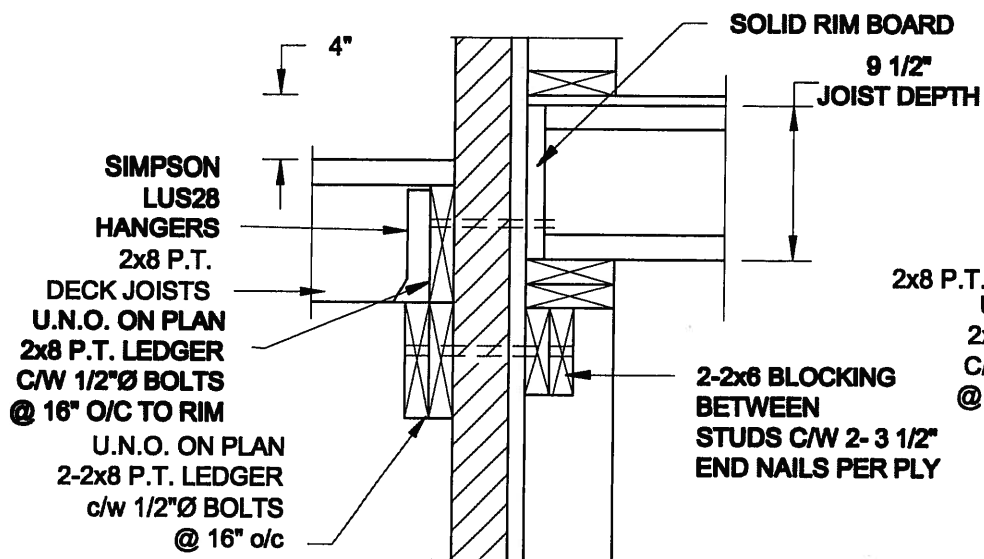
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN.
3. REINFORCING STEEL TO BE GRADE 400.

1B LATERALLY UNSUPPORTED WALL

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

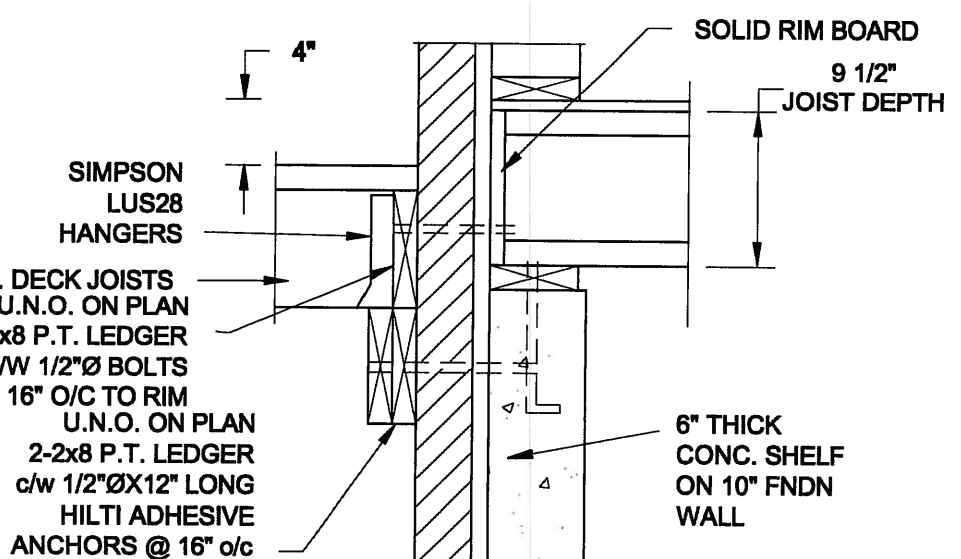
Scale: AS NOTED	QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal:  JULY 3, 2015	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO
Date: MAY-27-2014			TYPICAL STRUCTURAL DETAILS
Drawn: SC		Checked: SJB	Project No.: 14-096 Drawing No.: S1

FOR 9 1/2" JOIST DEPTH



1A DECK FASTENING DETAIL

SCALE: 1" = 1'-0"

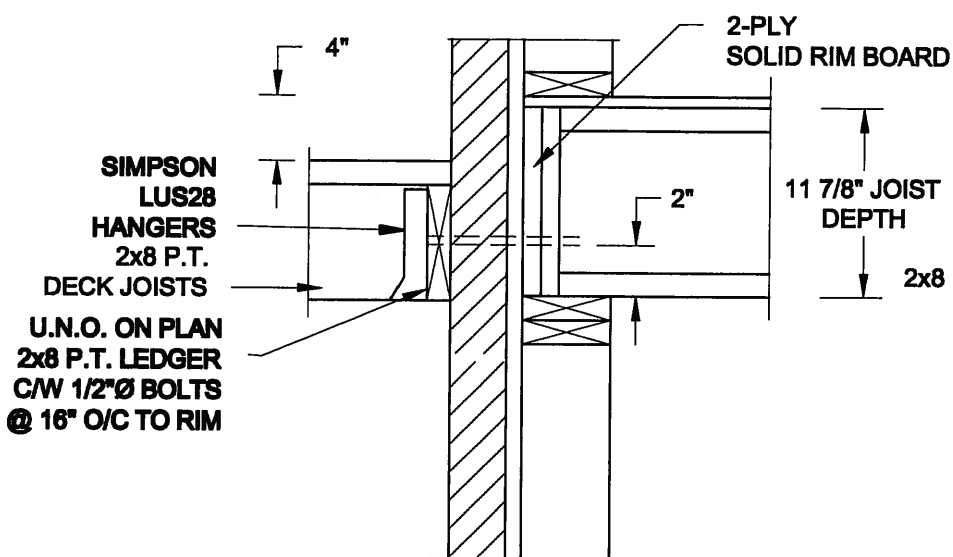


1B DECK FASTENING DETAIL

SCALE: 1" = 1'-0"

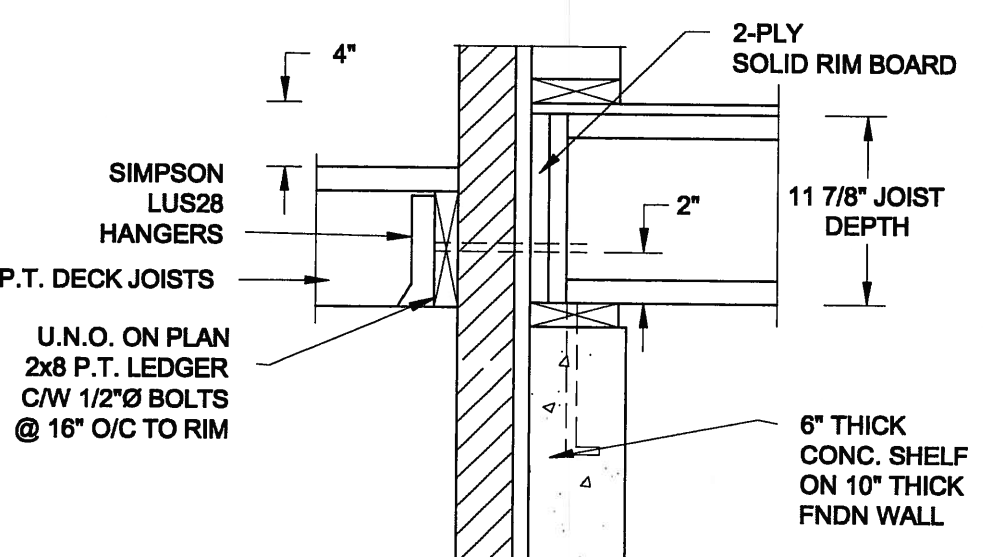
- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL**
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

FOR 11 7/8" JOIST DEPTH



2A DECK FASTENING DETAIL

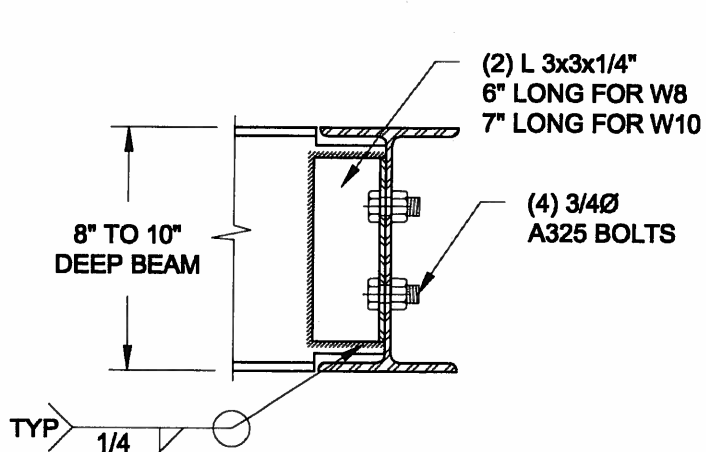
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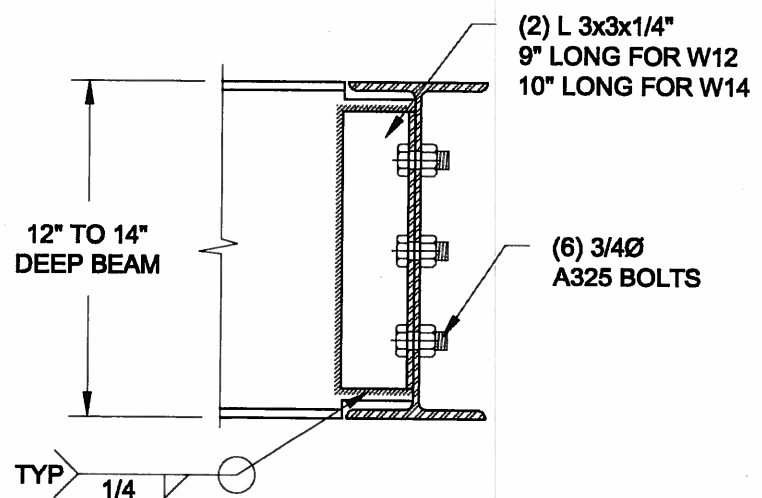
2B DECK FASTENING DETAIL

SCALE: 1" = 1'-0"

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



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



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

3 STEEL BEAM CONNECTION DETAIL

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

Scale:
AS NOTED

Date:
MAY-27-2014

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**

Engineer's Sect:



JULY 3, 2015

Project:

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

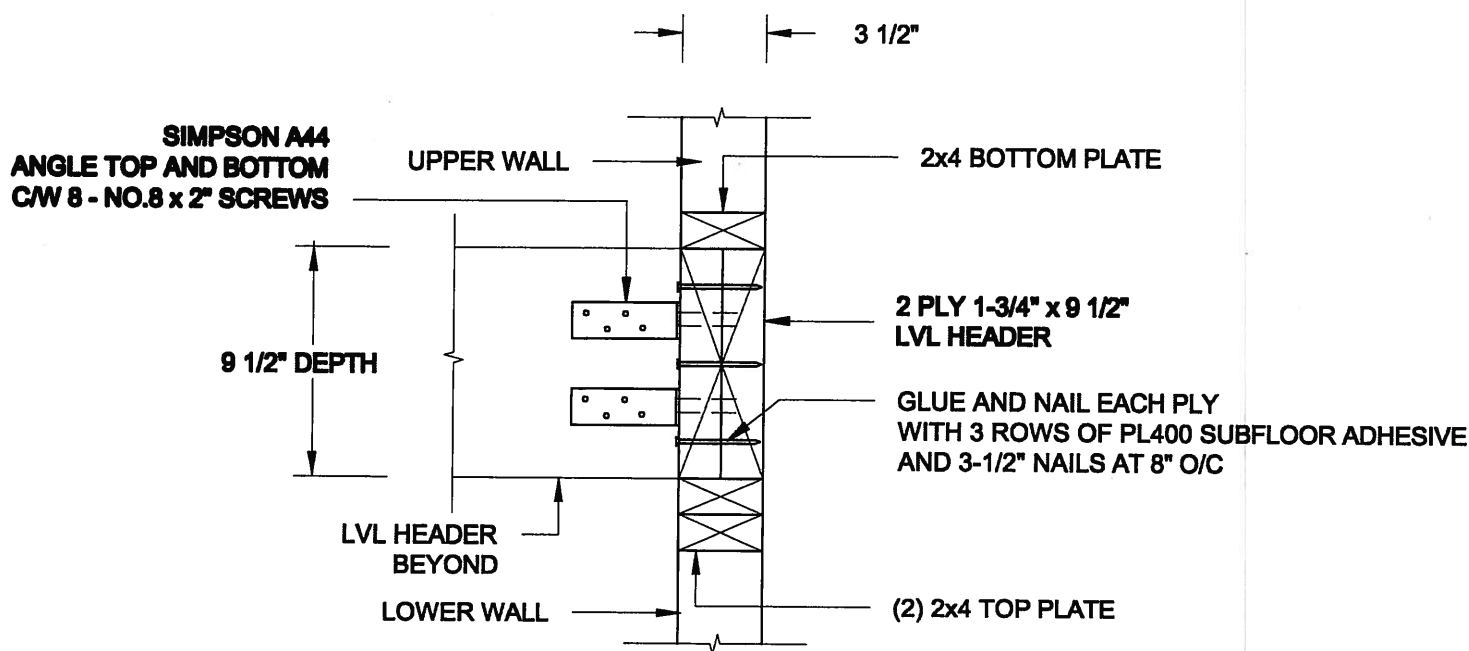
TYPICAL STRUCTURAL DETAILS

Project No.:
14-096

Drawing No.:

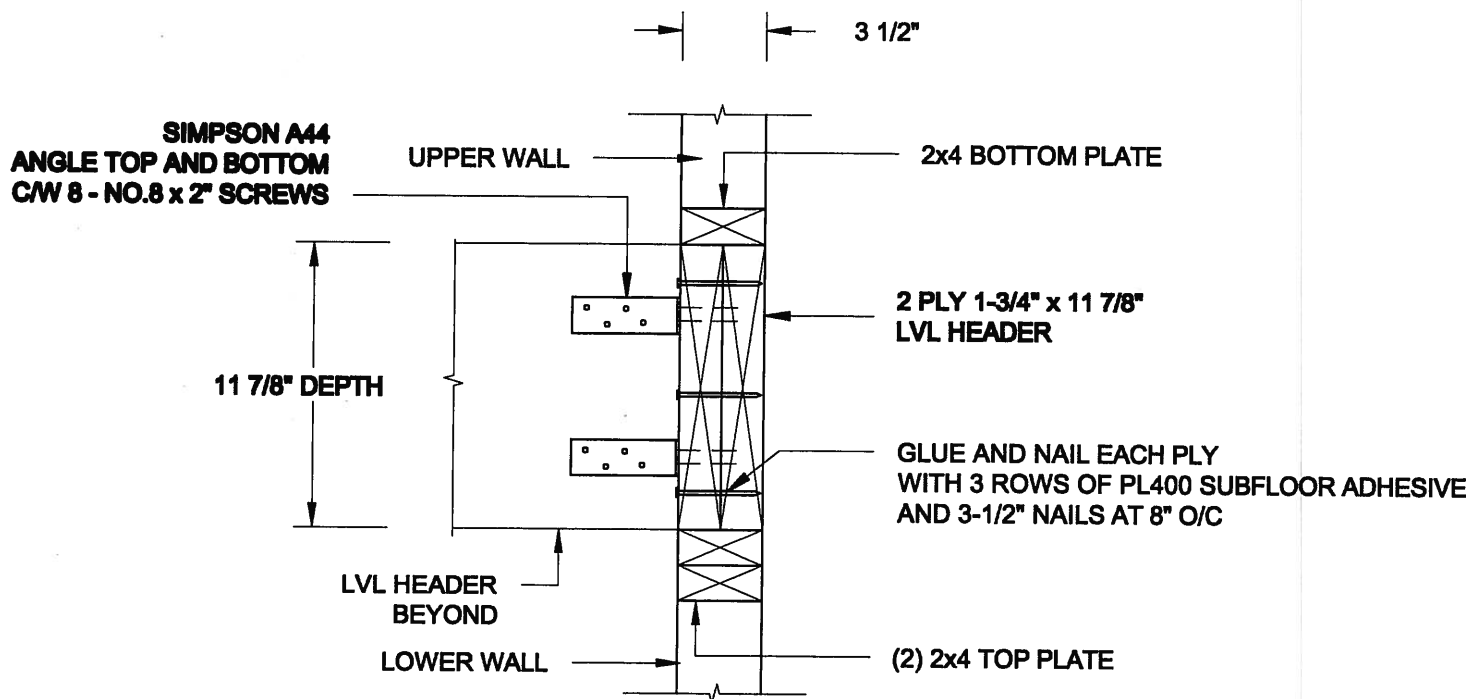
S2

FOR 9 1/2" JOIST DEPTH



1A
S3 STAIR HEADER @ PARTYWALL
SCALE: 1 1/2" = 1'-0"

FOR 11 7/8" JOIST DEPTH



1B
S3 STAIR HEADER @ PARTYWALL
SCALE: 1 1/2" = 1'-0"

Scale: AS NOTED	QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal:  JULY 3, 2015	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO	
Date: MAY-27-2014			TYPICAL STRUCTURAL DETAILS	
Drawn: SC Checked: SJB			Project No.: 14-096	Drawing No.: S3