

JAN 28, 2016

AREA CALCULATIONS		ELEV. C
GROUND FLOOR AREA	1140 SF	
SECOND FLOOR AREA	1457 SF	
SUBTOTAL	2597 SF	
DEDUCT ALL OPEN AREAS	.93 SF	
<b>TOTAL NET AREA</b>	<b>2596 SF</b>	
	(232.63 m <sup>2</sup> )	
FINISHED BSMT AREA	0 SF	
COVERAGE W/OUT PORCH	1590 SF	
	(147.72 m <sup>2</sup> )	
<b>COVERAGE W/ PORCH</b>	<b>1650 SF</b>	
	(153.29 m <sup>2</sup> )	

## BASEMENT PLAN 'C'

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

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

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

# LOT 293 BAROSSA 3

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ARCHITECTURAL REVIEW & APPROVAL

FEB 23 2016

John G. Williams Limited, Architect

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4	REVISED AS PER ENG'S COMMENTS	26-01-16	RC		
3	REV. FOR LOT 293	02-10-15	WT		
2	REVISED AS PER ENG'S COMMENTS	21-04-15	RC		
1	ISSUED FOR CLIENT REVIEW	14-07-04	LM		
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	BCIN
registration information	
VAS Design Inc.	42658
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**VAS DESIGN**  
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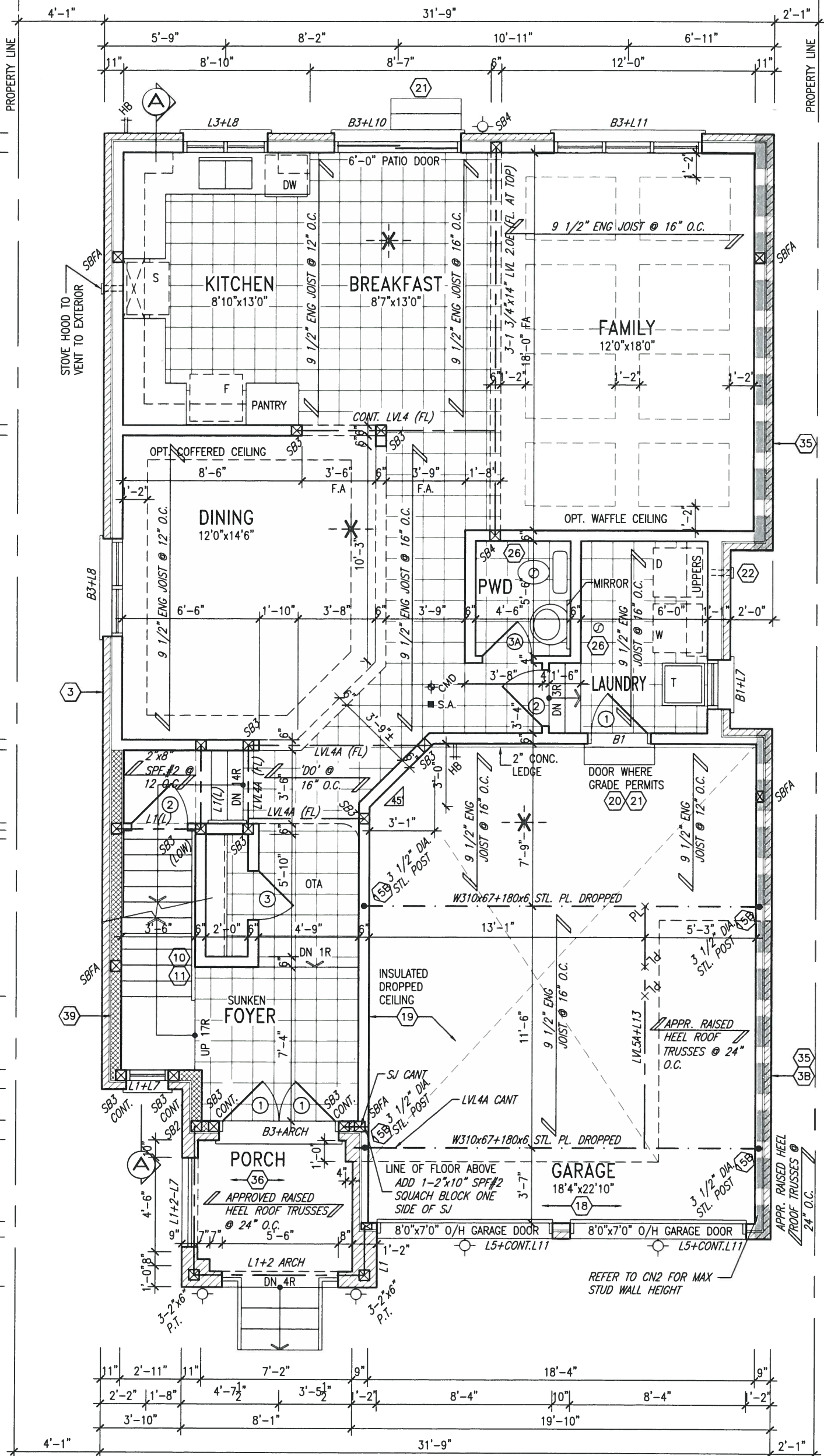
## BAYVIEW WELLINGTON

project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON.
date	2014-04		
drawn by	LM	checked by	
scale	3/16" = 1'-0"		
file name	13045-S38-3-L0T293		
date	Tue - Jan 26 2016 - 4:44 PM		

## S38-3 BAROSSA 3

project no.	13045
drawing no.	1





GROUND FLOOR PLAN 'C'

LOT 293 BAROSSA 3

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

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

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

ROOF NOTE R1

2"x8" @ 16" O.C. P.T. W/ 2"x4" @ 12" O.C. DIAGONALLY CUT CROSS PURLS W/ 5/8" EXTERIOR GRADE SHEATHING W/ SINGLE PLY ROOF MEMBRANE

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registration information  
VA3 Design Inc. 42658  
signature  
BCIN

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**BAYVIEW WELLINGTON**

project name  
**GREEN VALLEY ESTATES**

municipality  
**BRADFORD, ON.**

**S38-3**  
**BAROSSA 3**

project no.  
**13045**

date  
**2014-04**

drawn by  
**LM**

checked by  
**-**

**GROUND FLOOR PLAN ELEV. 'C'**

scale  
**3/16" = 1'-0"**

file name  
**13045-S38-3-L0T293**

drawing no.  
**2**

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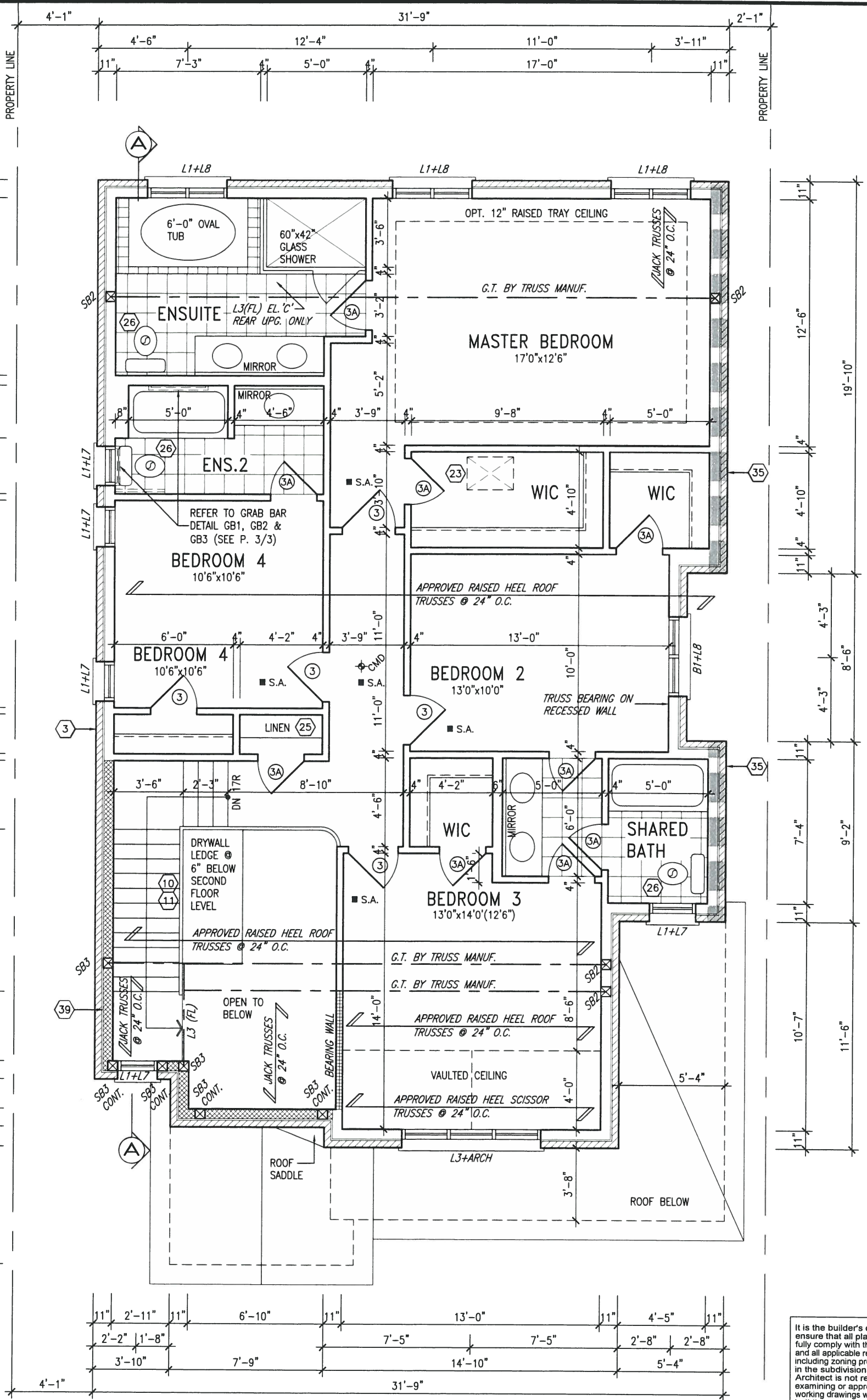
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**GB NOTE:**  
**STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM**  
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3, 3.8.3.8.(3)(a), 3.8.3.8.(3)(c),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

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

## SECOND FLOOR PLAN 'C'

INDICATES REDUCED SIDE YARD

# LOT 293 BAROSSA 3

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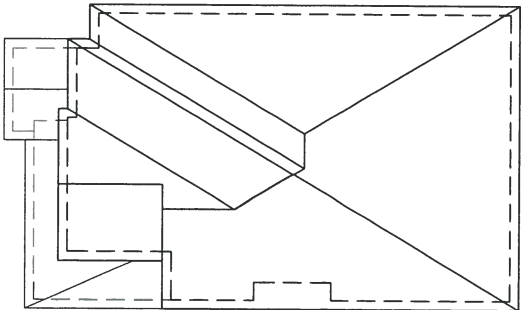
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6	.	.	name
5	.	.	registration information
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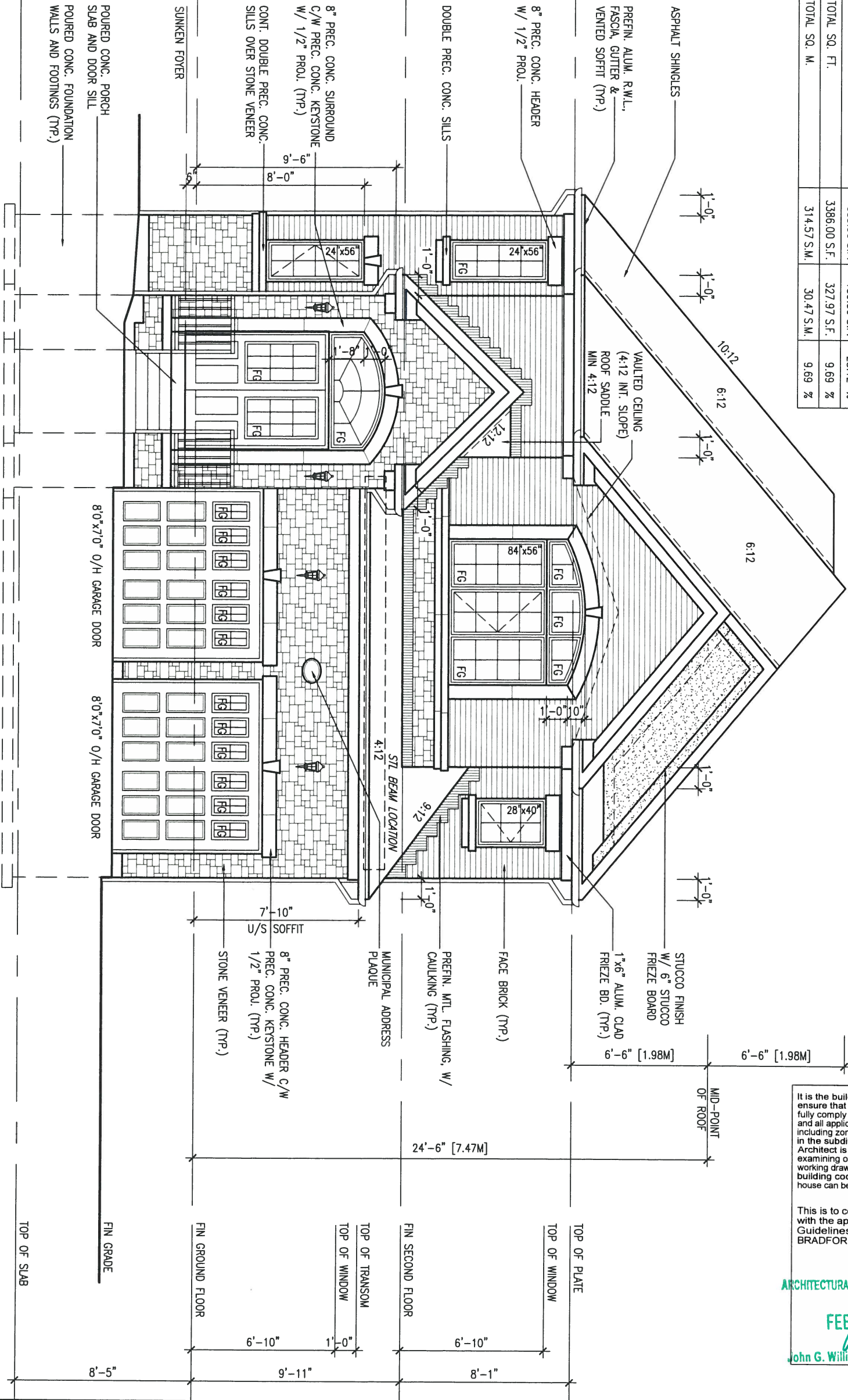
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<b>BAYVIEW WELLINGTON</b>		<b>S38-3 BAROSSA 3</b>	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON.
date	2014-04	project no.	13045
drawn by	LM	drawing no.	3
checked by	3/16" = 1'-0"	SECOND FLOOR PLAN ELEV. 'C'	
scale		file name	13045-S38-3-L0T293
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ROOF PLAN 'C'

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))				ENERGY EFFICIENCY - OBC S812	
S38-3 ELEVATION 'C' LOT 293	WALL AREA S.F.	OPENING S.F.	PERCENTAGE		
ELEVATION					
FRONT	701.00 S.F.	83.36 S.F.	11.89 %		
LEFT SIDE	989.00 S.F.	59.00 S.F.	5.97 %		
RIGHT SIDE	1061.00 S.F.	26.11 S.F.	2.46 %		
REAR	635.00 S.F.	159.50 S.F.	25.12 %		
TOTAL SQ. FT.	3386.00 S.F.	327.97 S.F.	9.69 %		
TOTAL SQ. M.	314.57 S.M.	30.47 S.M.	9.69 %		



FRONT ELEVATION 'C'

LOT 293 BAROSSA 3



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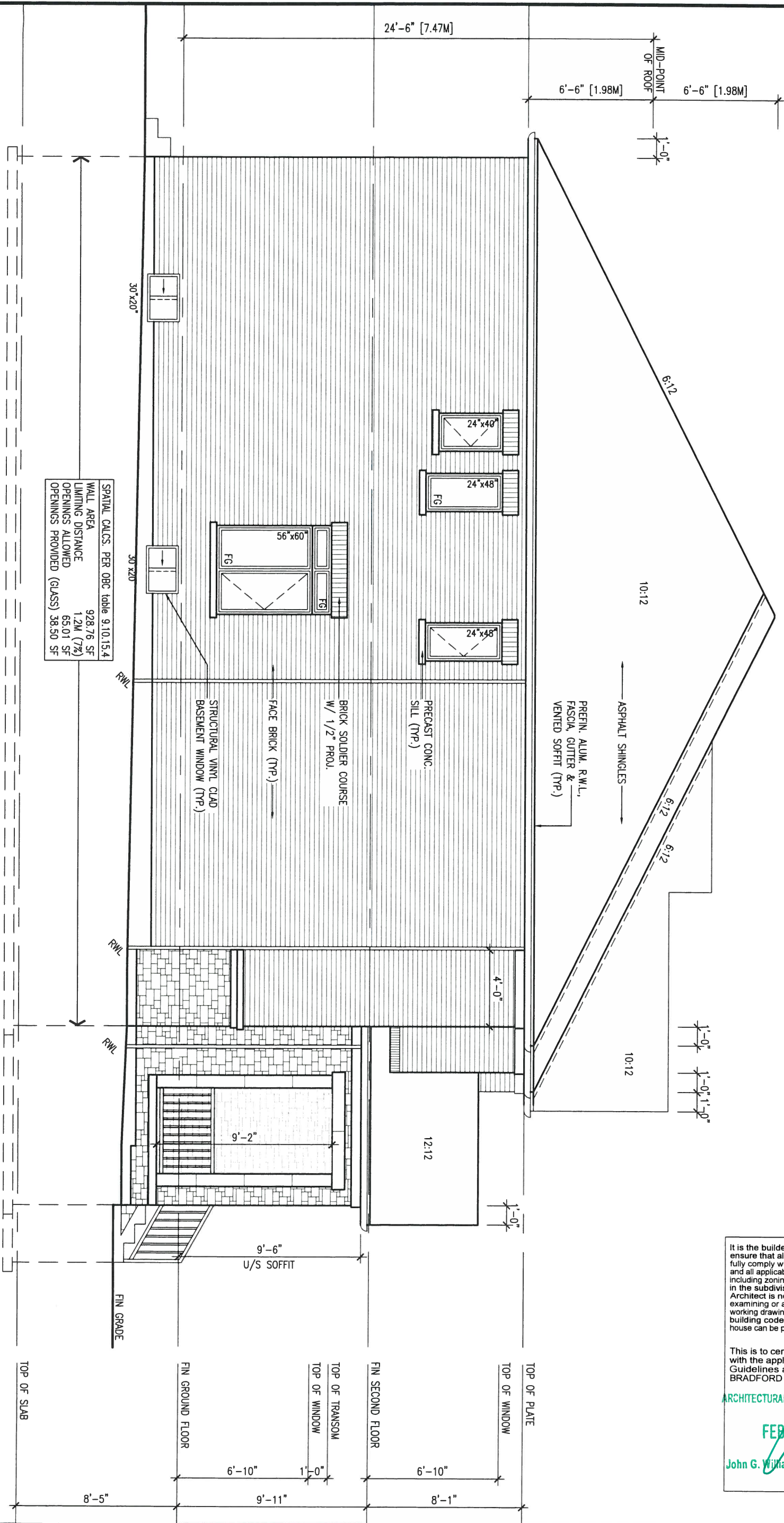
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project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON.
date	2014-04	project no.	13045
drawn by	LM	drawing no.	16
checked by	-	scale	3/16" = 1'-0"
FRONT ELEVATION 'C'		file name	13045-S38-3-L0T293
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LEFT SIDE ELEVATION 'C'

R.W.L. AS REQUIRED & AS PER MUNICIPALITY  
REFER TO FRONT ELEVATION FOR TYPICAL NOTES

LOT 293 BAROSSA 3



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8 .		qualification information		300A Wilson Avenue		GREEN VALLEY ESTATES		BRADFORD, ON.	
7 .		Wellington Jno-Baptiste		Toronto ON M3H 1S8		BRADFORD, ON.		BRADFORD, ON.	
6 .		signature		t 416.630.2255 f 416.630.4782		date		project no.	
5 .		name		va3design.com		2014-04		13045	
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3 REV. FOR LOT 293		02-10-15 WT		LM		13045-S38-3-L0T293		17	
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RIGHT SIDE ELEVATION 'C'

R.W.L. AS REQUIRED & AS PER MUNICIPALITY

REFER TO FRONT ELEVATION FOR TYPICAL NOTES

LOT 293 BAROSSA 3

SPATIAL CALCS. PER OBC table 9.10.15.4  
WALL AREA 1001.08 SF  
LIMITING DISTANCE 1.2M (7%)  
OPENINGS ALLOWED 70.07 SF  
OPENINGS PROVIDED (GLASS) 16.11 SF

**HEADER/RIM JOIST LEVEL**  
(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE) 45 MINUTE FIRE RATING @ HEADER  
PROVIDE 15.9mm (5/8") TYPE 'X' GYPSUM BOARD BETWEEN FLOOR JOIST AT THE HEADER OR CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR JOISTS ARE PARALLEL TO RIM JOIST TO MAINTAIN 45 MINUTE FIRE RATING.

**BRICK VENEER CONSTRUCTION**  
(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE) 45 MINUTE FIRE RATED WALL  
PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPERED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PREFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 1.22 kg/SQ.M. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS. (REFER TO SECTION 2.3 OF SUPPLEMENTARY STANDARDS)

FACE BRICK (TYP.)

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

ASPHALT SHINGLES

6:12

1'-0"

1'-0"  
MID-POINT  
OF ROOF

6'-6" [1.98M]

6'-6" [1.98M]

24'-6" [7.47M]

TOP OF PLATE

TOP OF WINDOW

FIN SECOND FLOOR

TOP OF TRANSOM


TOP OF WINDOW

FIN GROUND FLOOR

FIN GRADE

TOP OF SLAB

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BAYVIEW WELLINGTON

project name GREEN VALLEY ESTATES municipality BRADFORD, ON.

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S38-3  
BAROSSA 3

project no. 13045

drawing no.

18

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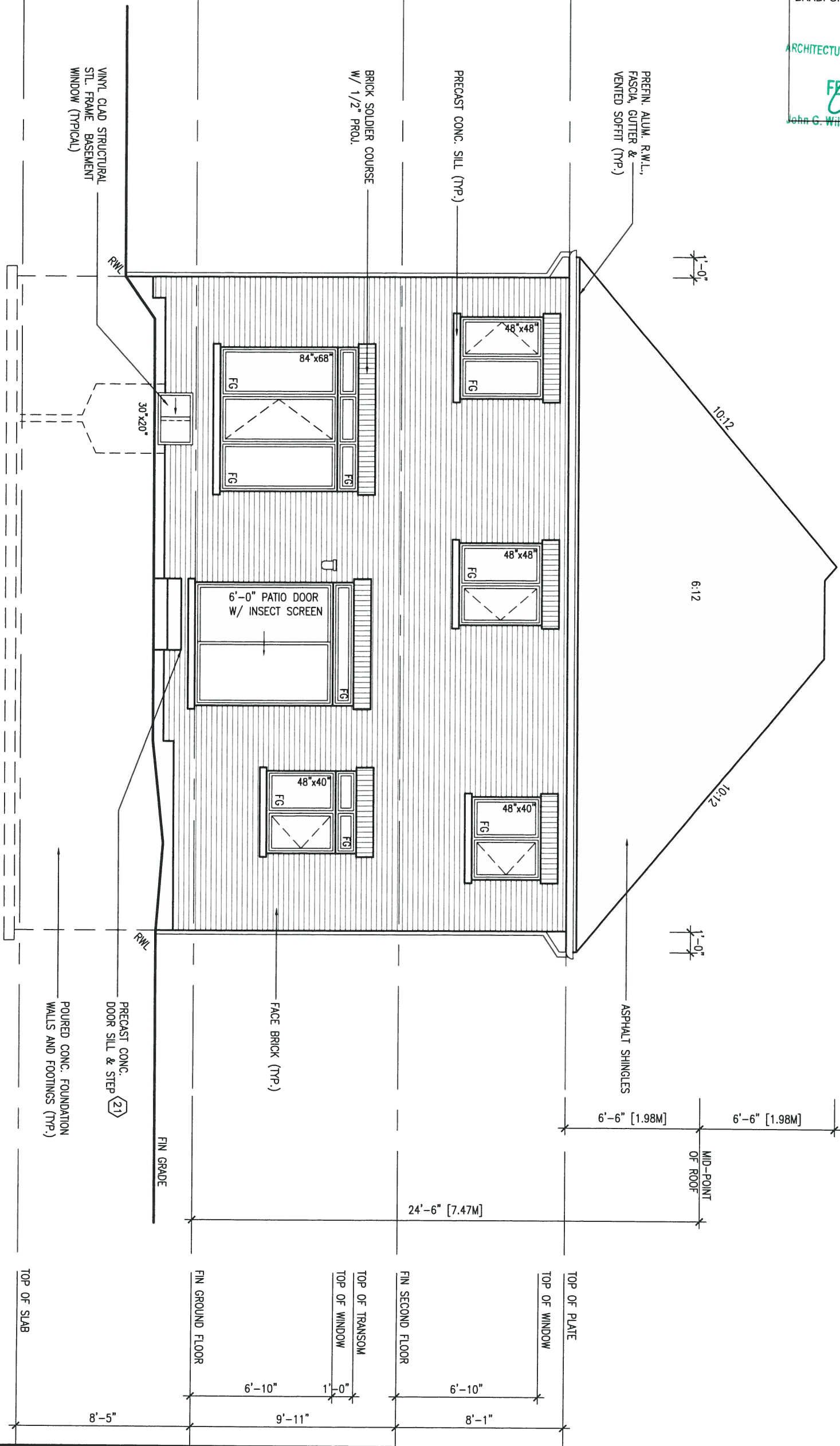
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REAR ELEVATION 'C'

R.W.L. AS REQUIRED & AS PER MUNICIPALITY REFER TO FRONT ELEVATION FOR TYPICAL NOTES

LOT 293 BAROSSA 3



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date **2014-04**  
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**S38-3**  
**BAROSSA 3**

project no. **13045**

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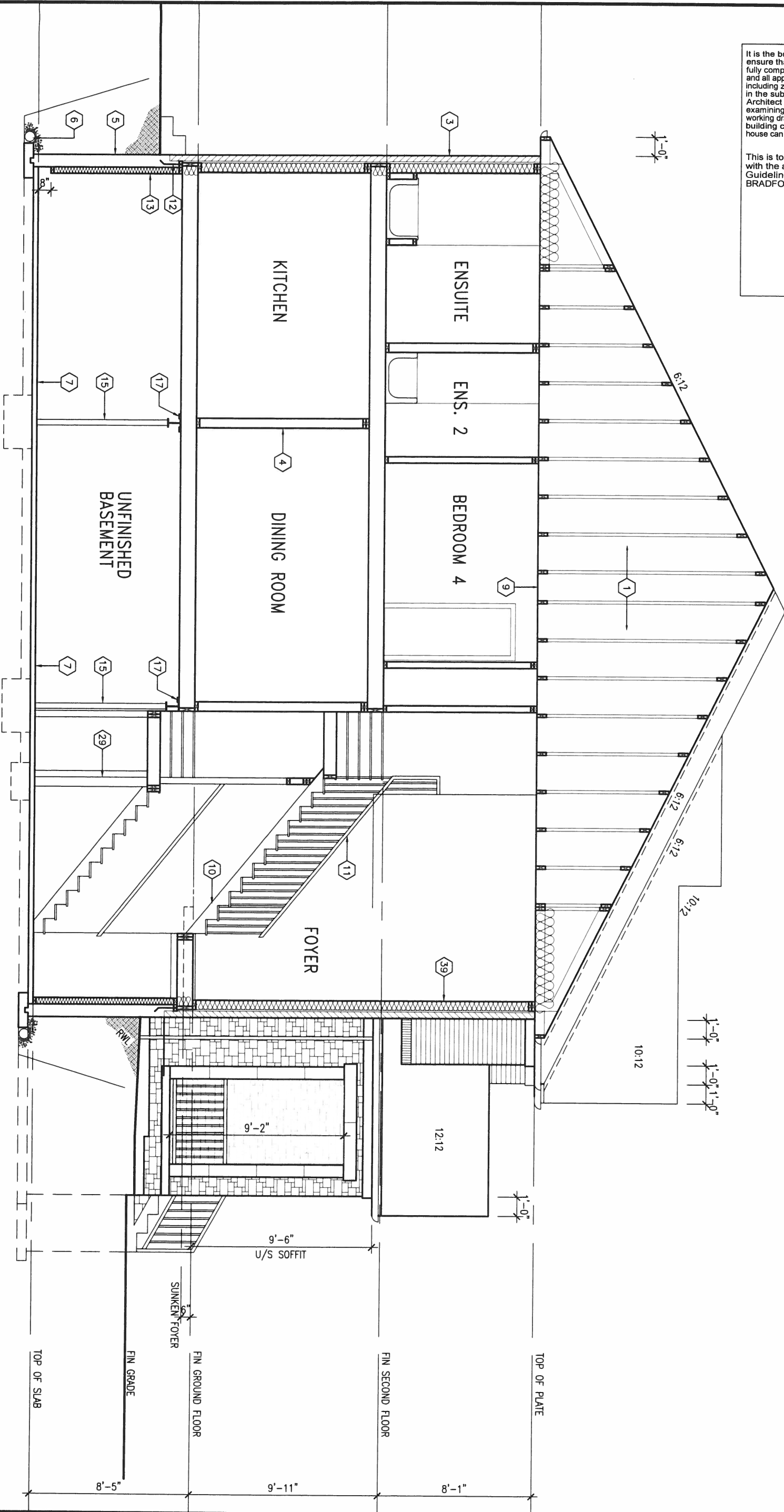
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SECTION A-A



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8	.	.	.	qualification information							
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6	.	.	.	name registration information							
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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. O.N.T. REG. 332/12-2012 OBC

1. ROOF CONSTRUCTION

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

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

2A. FRAME WALL CONSTRUCTION (2"x6") (R2B)

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

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

2C. RESERVED

2D. STUCCO WALL CONSTRUCTION (2"x4")- GARAGE WALLS

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

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

3. BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A) 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2'x6") STUDS @ 400mm (16") O.C., INSULATION & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3A. BRICK VENEER CONSTRUCTION (2"x6") (R2B) 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 1/8") EXT. STRUCT. INSULATED SHEATHING RSI 0.7 (R4) BY "B" OR EQUAL, 38x140 (2'x6") STUDS @ 400mm (16") O.C., RSI 4.23 (R24) INSUL. & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3B. BRICK VENEER CONSTRUCTION (2"x4")- GARAGE WALLS 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 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. FDTN. WALL 15MPa (2200psi) WITH BITUMINOUS DAMPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x155 (20'x6") CONTINUOUS KEYED CONC. FTG. BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN. BEARING CAPACITY OF 150kPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. STOREYS SUPPORTED [W/ MASONRY VENEER] [W/ SIDING ONLY]

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

2 20" WIDE x 6" DEEP 20" WIDE x 6" DEEP

3 26" WIDE x 9" DEEP 20" WIDE x 6" DEEP

-SEE OBC 9.15.3.

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

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

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

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 (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 20MPa. (3000psi) CONC. WITH DAMPROOFING BELOW SLAB, UNDER SLAB INSULATION PER SB-12. ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED.

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.

ATTIC INSULATION (SB-12-TABLE 2.1.1.2.A) (SB-12-2.1.1.7)

RSI 8.81 (R50) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL, RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL

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

UNIFORM RISE -5mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS

-10mm (1/2") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT

MAX. RISE = 200 (7-7/8")

MIN. RUN = 210 (8-1/4")

MIN. TREAD = 235 (9-1/4")

MAX. NOSING = 25 (1")

MIN. HEADROOM = 1950 (6'-5")

RAIL @ LANDING = 900 (2'-11")

RAIL @ STAIR = 865 (2'-10") TO 965 (3'-2")

MIN. STAIR WIDTH = 860 (2'-10")

FOR CURVED STAIRS

MIN. RUN = 150 (6")

MIN. AVG. RUN = 200 (8")

HANDRAILS -OBC. 9.8.7.-

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

INTERIOR GUARDS -OBC. 9.8.8.-

INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH

EXTERIOR GUARDS - OBC. 9.8.8.

900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (71"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71").

SILL PLATE - OBC. 9.23.7.

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

USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

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. DAMPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. AIR BARRIER TO BE SEALED TO FDTN. WALL WITH CAULKING.

BEARING STUD PARTITION

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

STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)

89mm (3-1/2") DIA x 3.0mm (0.118) SINGLE WALL TUBE TYPE 2 ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kN (16,000lbs.) AT A MAX. EXTENSION OF 2318mm (7'-7 1/2") CONFORMING TO CAN/CGSB 7-2.94, AND WITH 150x150x9.5 (6'x6'x3/8") STL. PLATE TOP & BOTTOM. 870x870x410 (34'x34'x16") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MINIMUM AND AS PER SOILS REPORT.

STEEL BASEMENT COLUMN (FIXED O.B.C. 9.15.3.3)

89mm (3-1/2") DIA x 4.78mm (1/88) STEEL 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.

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'x1'x2'x2"] FIELD WELD COL. TO BASE PLATE.

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

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

GARAGE SLAB

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

GARAGE CEILINGS/INTERIOR WALLS

13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.1.6. 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 (OBC-6.2.3.8.(7) & 6.2.4.1.1)

CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)

INSULATED ATTIC ACCESS (OBC-9.19.2.1. & SB12-2.1.1.7)

ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm (21 1/2'x24") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL. BACKING.

FIREPLACE CHIMNEYS OBC. 9.2.1

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.

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.

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).

BEARING WOOD POST (BASEMENT) (OBC 9.17.4.)

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

STEPPED FOOTING OBC 9.15.3.9.

MIN. HORIZ. STEP = 600mm (24").

MAX. VERT. STEP = 600mm (24")

SLAB ON GRADE

MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL. REINFORCED WITH 6x6-W2.9xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 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.

DIRECT VENTING GAS FURNACE/ H.W.T VENT

DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM 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

14mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (\* SEE OBC 9.30.6. \*) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (\* SEE OBC 9.30.2. \*)

FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2'x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-1 OR A-2 STRAPPING SHALL BE 19x64 (1'x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (\* SEE OBC 9.23.9.4. \*)

EXPOSED BUILDING FACE OBC. 9.10.15. & SB-2-2.3.5.(2)

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

COLD CELLAR PORCH SLAB (OBC 9.39.1)

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

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

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.

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.

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 BE 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.

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

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

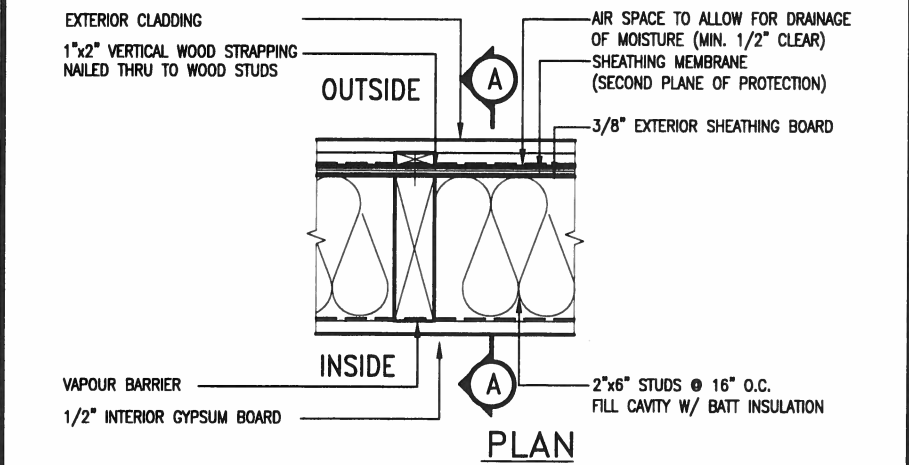
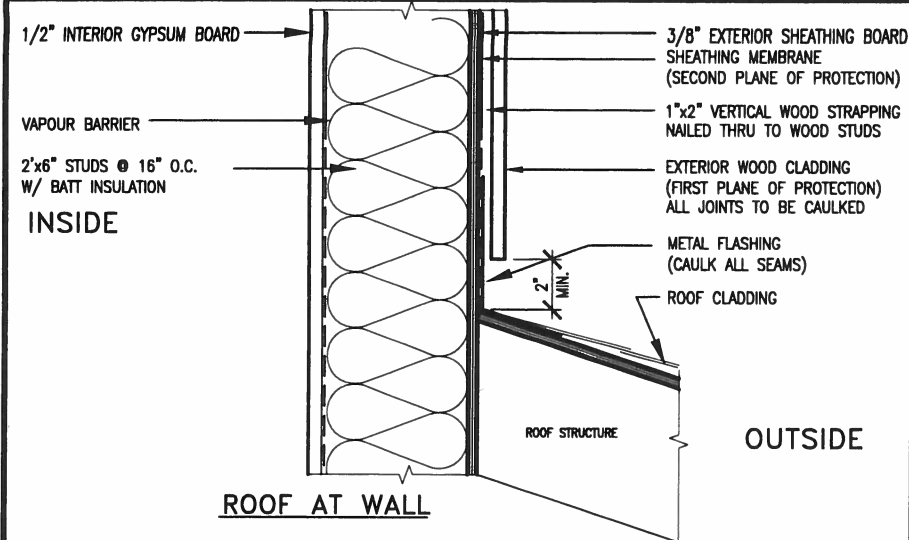
L3 2/38 x 235 (2/2" x 10") SPR.#2

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 28



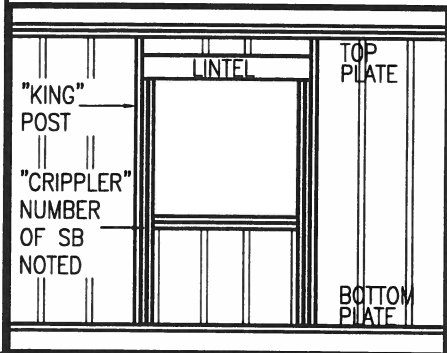
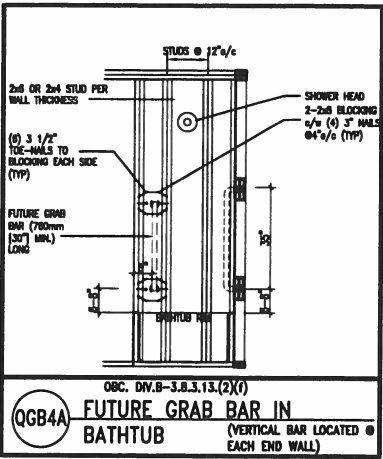
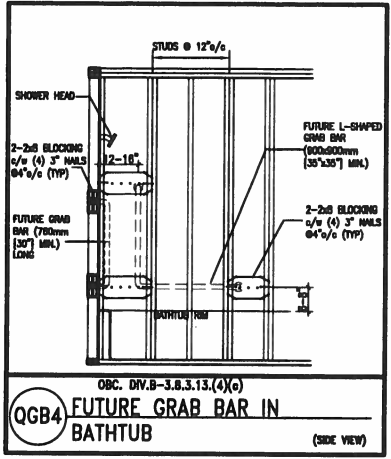
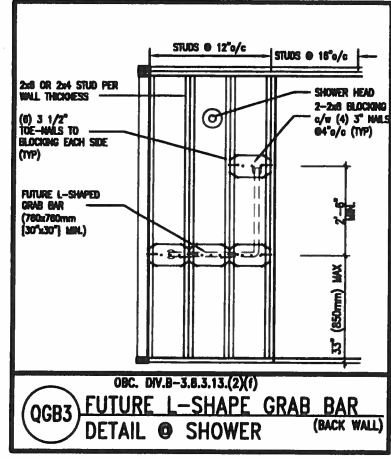
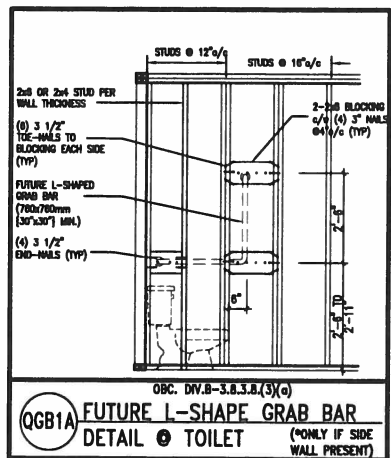
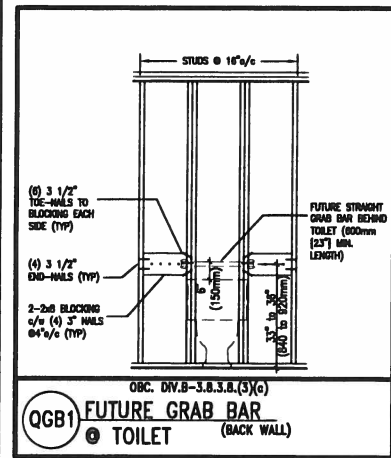
EXTERIOR WOOD CLADDING ASSEMBLY



JAN 28, 2016

**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"-2"x4" @ 16" O.C. - 11'-2"  
3"-2"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"-2"x6" @ 16" O.C. - 15'-0"  
2"-2"x6" @ 12" O.C. - 17'-4"

MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:  
2"x8" @ 16" O.C. - 16'-0"  
2"x8" @ 12" O.C. - 17'-9"  
2"-2"x8" @ 16" O.C. - 20'-4"  
2"-2"x8" @ 12" O.C. - 22'-4"

- NOTES:
- 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

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

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

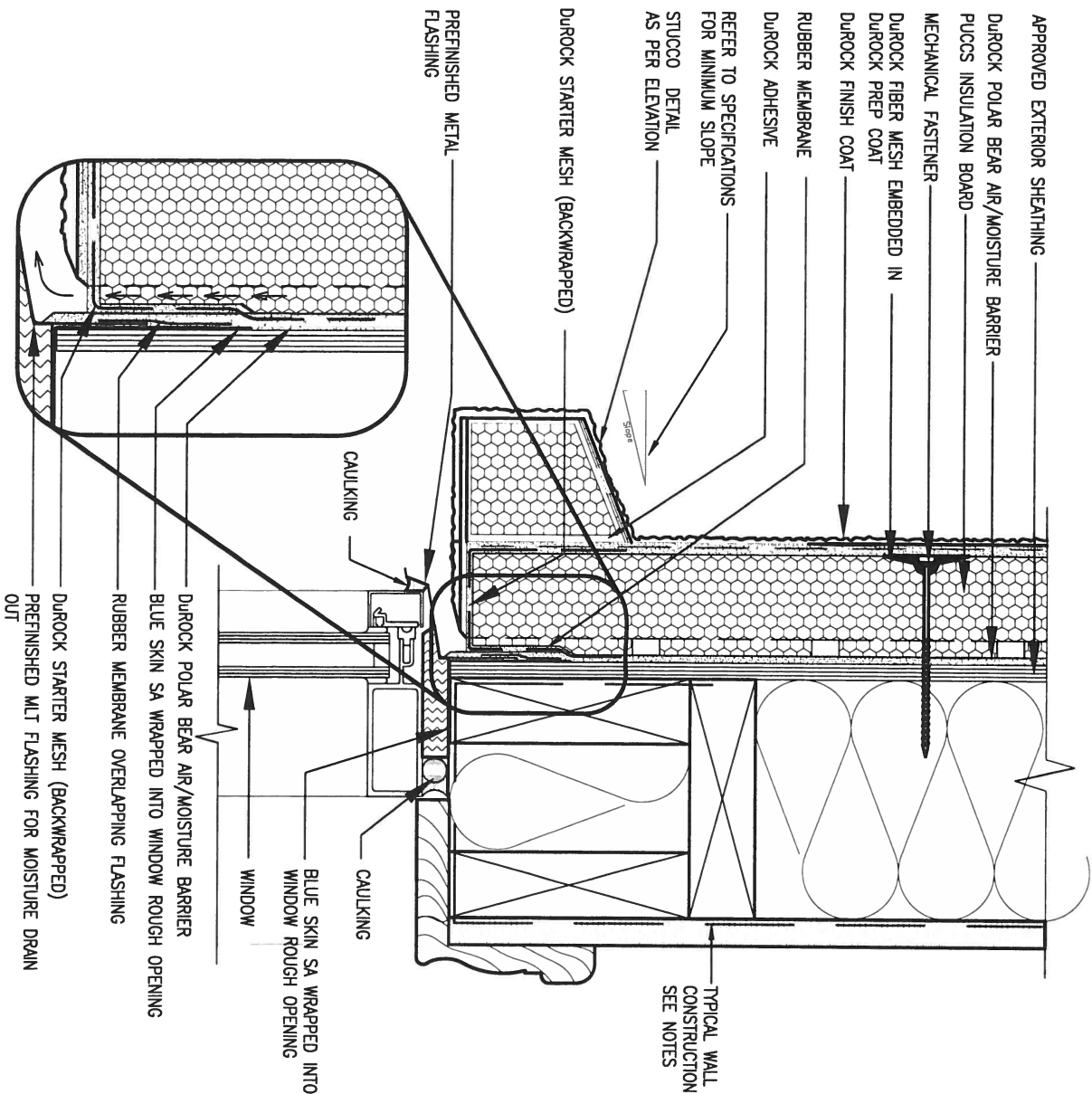
qualification information  
Wellington Jno-Baptiste 25591  
name  
registration information  
VA3 Design Inc. 42658

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

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va3design.com

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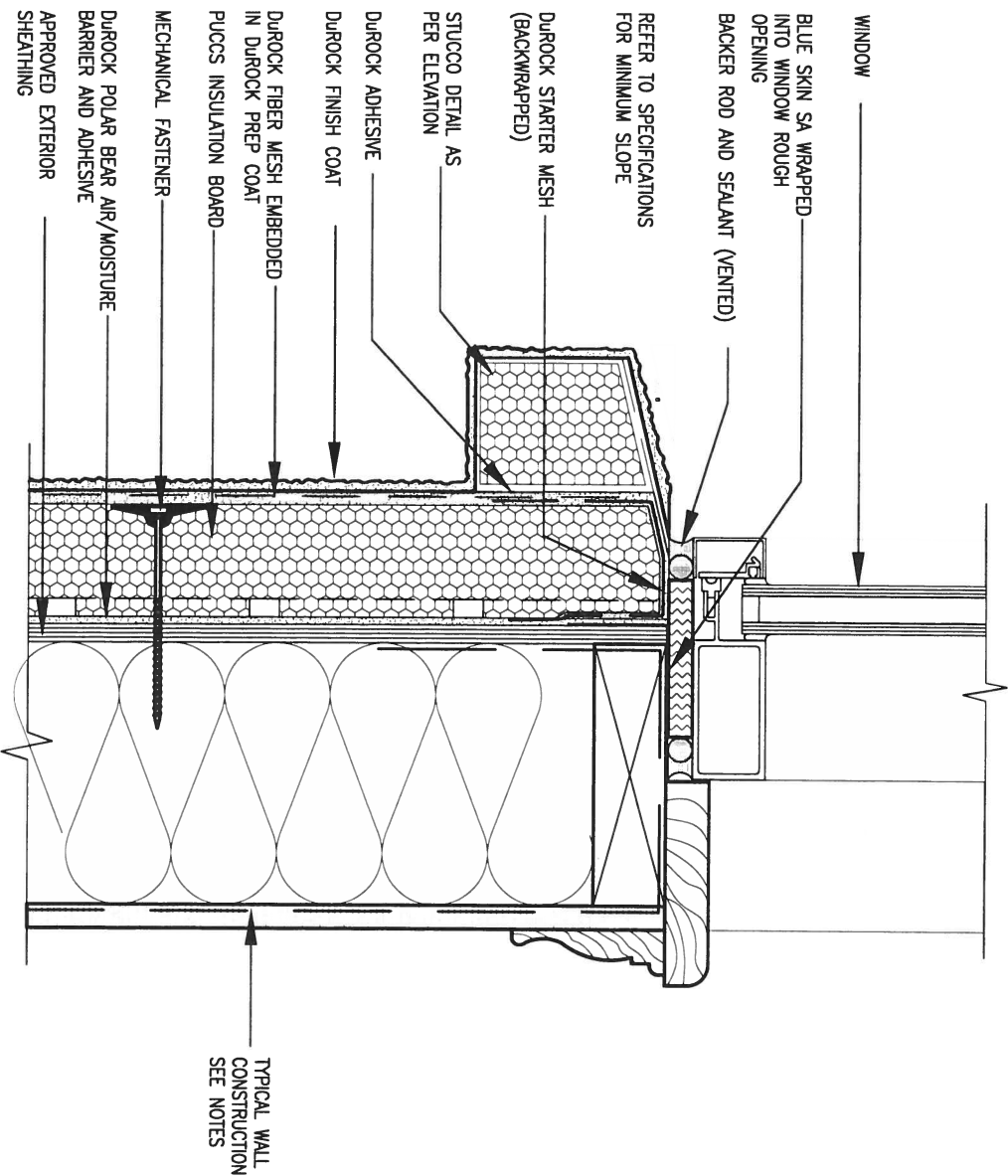




1 WINDOW HEADER

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.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.	.	.	qualification information
7.	.	.	Wellington Jno-Baptiste 25591
6.	.	.	name
5.	.	.	registration information
4.	.	.	VA3 Design Inc. 42658
3.	.	.	
2	UPDATE TO CODE	APR 16-15	RC
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
no.	description	date	by

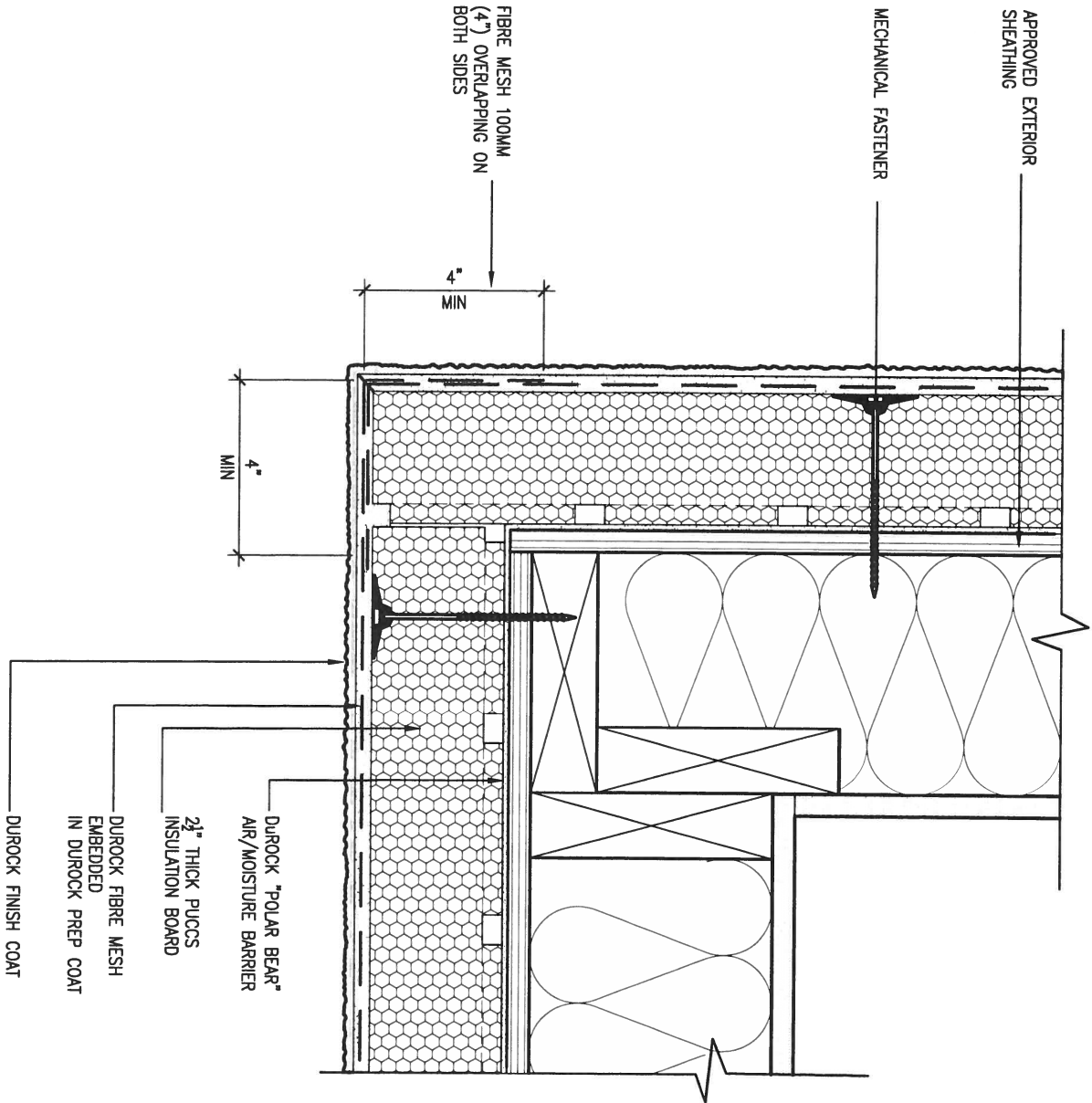
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va3design.com

**BAYVIEW WELLINGTON**  
project name  
**GREEN VALLEY ESTATES**  
date  
**APR 2014**  
drawn by  
**RC**  
checked by  
**-**  
scale  
**3/16" = 1'-0"**  
municipality  
**BRADFORD**  
CONSTRUCTION NOTES  
file name  
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drawing no.  
**CN3**

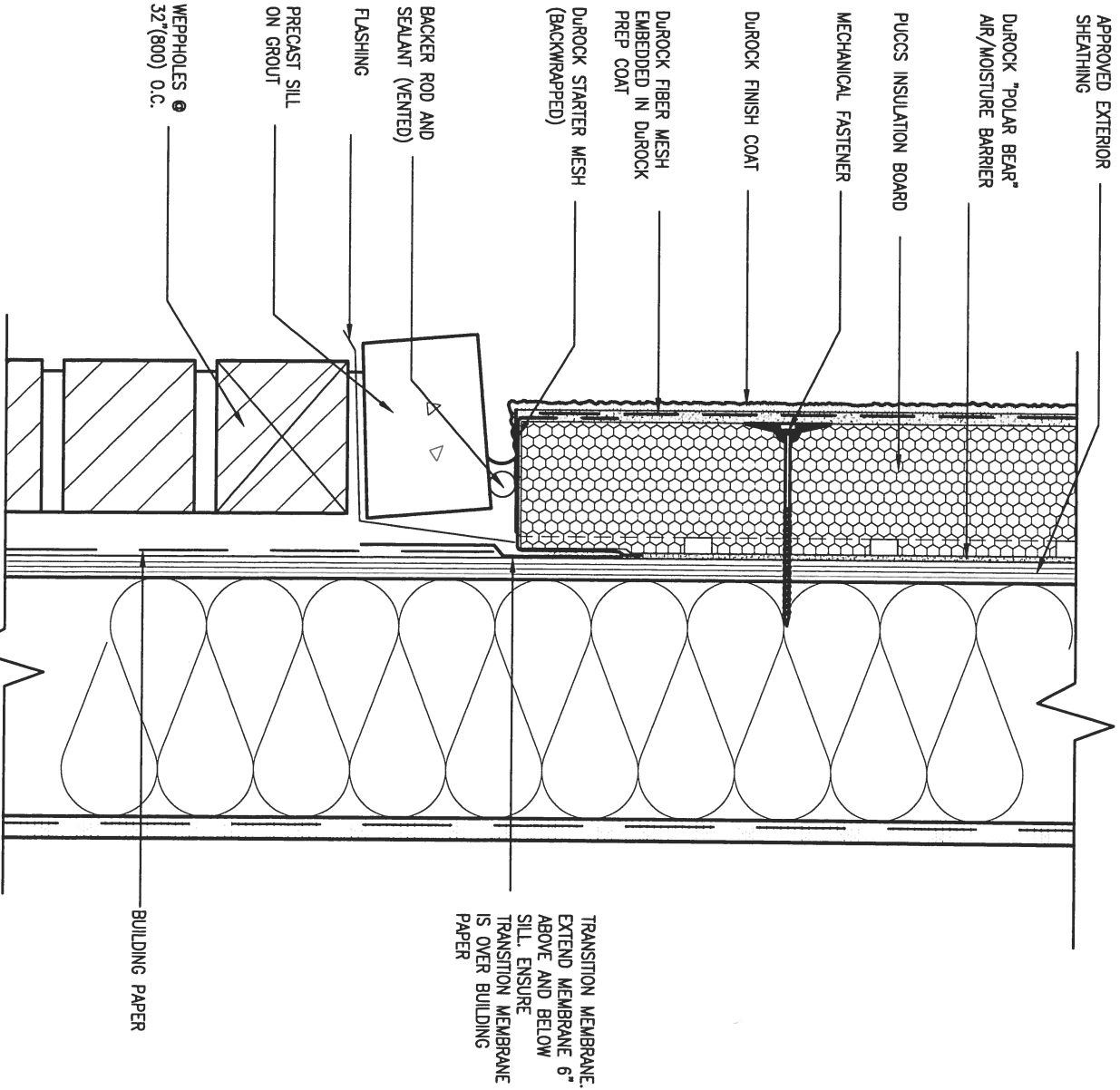






5 CORNER DETAIL  
CNS SCALE: 3"=1'-0"

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	BCN	
name			
registration information			
VA3 Design Inc.	42658		
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va3design.com

BAYVIEW WELLINGTON

project name  
GREEN VALLEY ESTATES

municipality  
BRADFORD

CONST NOTE

project no.  
13045

CONSTRUCTION NOTES

file name  
13045-CONST-0BC 2015

CN5

drawing no.

date  
APR 2014

drawn by  
RC

checked by  
-

scale  
3/16" = 1'-0"

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SB12-COMPLIANCE PACKAGE 'J'

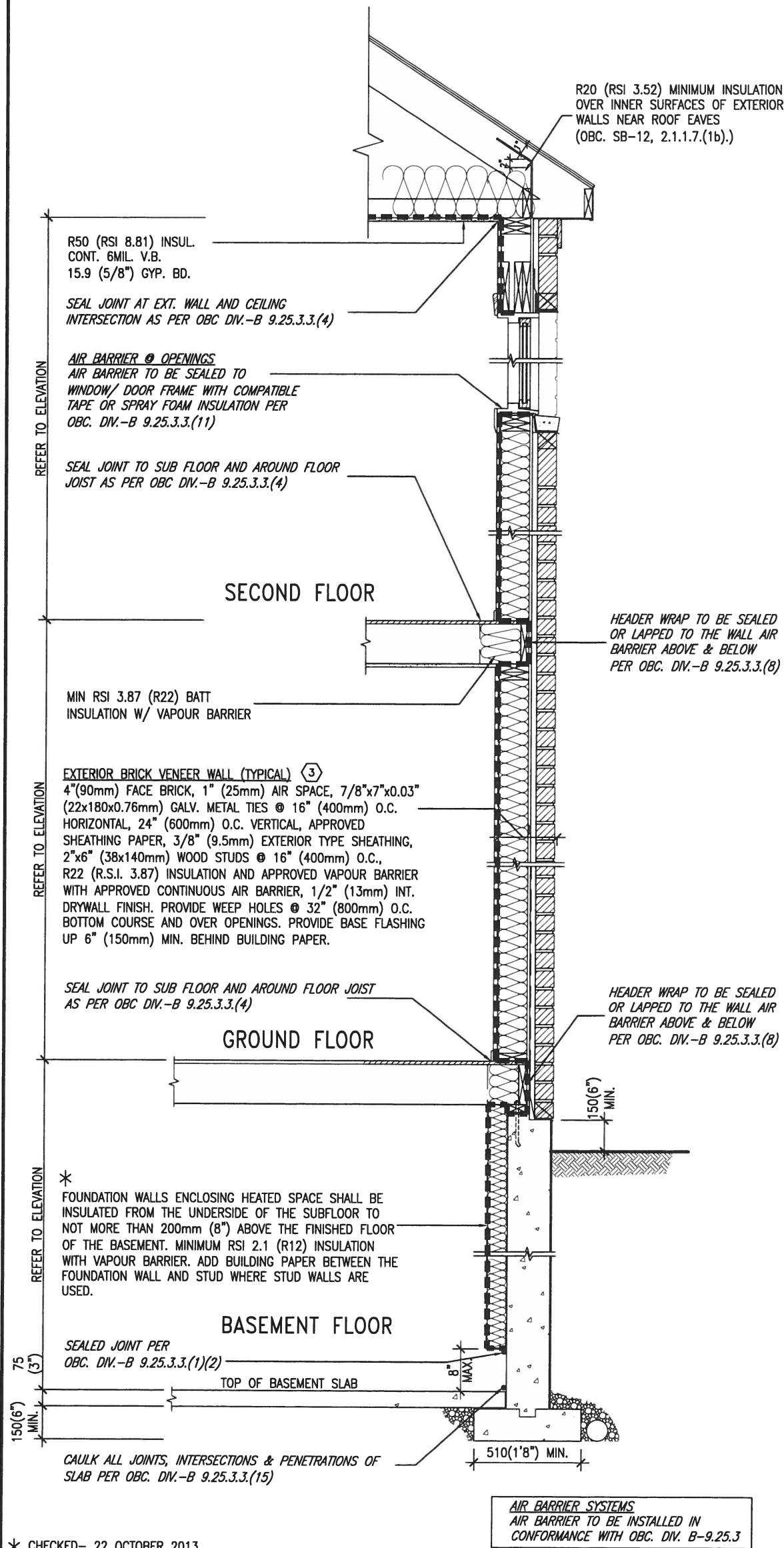
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

USE SB-12 COMPLIANCE PACKAGE (J):

COMPONENT	J	Notes:
Ceiling with Attic Space Minimum RSI (R) value	8.81 (R50)	BLOWN -LOOSE
Ceiling without Attic Space Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Exposed Floor Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Walls Above Grade Minimum RSI (R) value	3.87 (R22)	6" R22 BATT
Basement Walls Minimum RSI (R) value	2.11 (R12)	4" R12 BLANKET
Edge of Below Grade Slab ≤600mm below grade Minimum RSI (R) value	1.76 (R10)	RIGID INSUL
Windows & Sliding glass Doors Maximum U-value	1.8	DOUBLE PANE LOW EMISSVITY
Skylights Maximum U-value	2.8	DOUBLE PANE LOW EMISSVITY
Space Heating Equipment Minimum AFUE	94%	NATURAL GAS
Hot Water Heater Minimum EF	0.67	NATURAL GAS
HRV Minimum Efficiency	60%	-



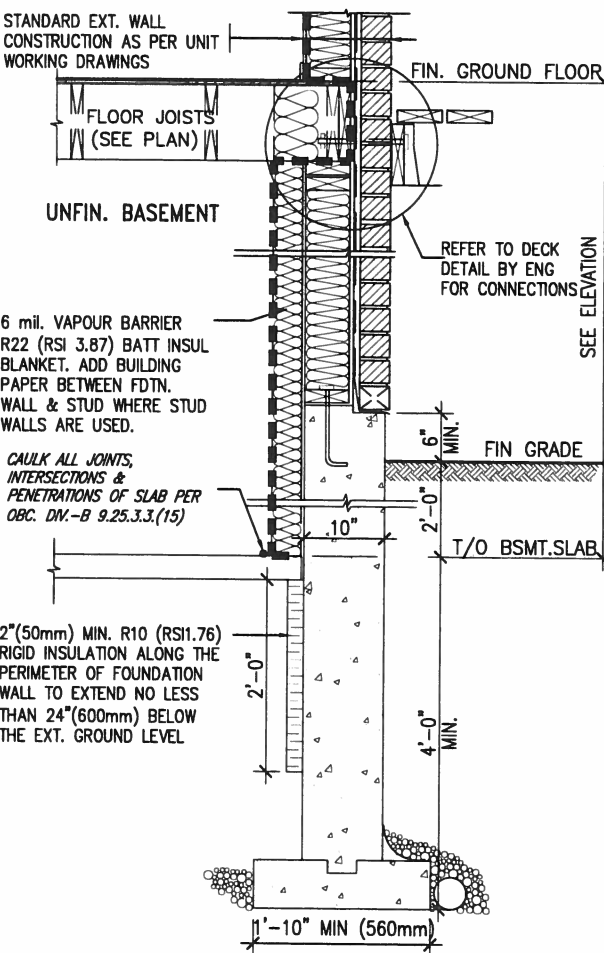
JAN 28, 2016



\* CHECKED- 22 OCTOBER 2013

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

SEMI & SINGLES ONLY



\* REVISED- 15 MARCH 2013

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

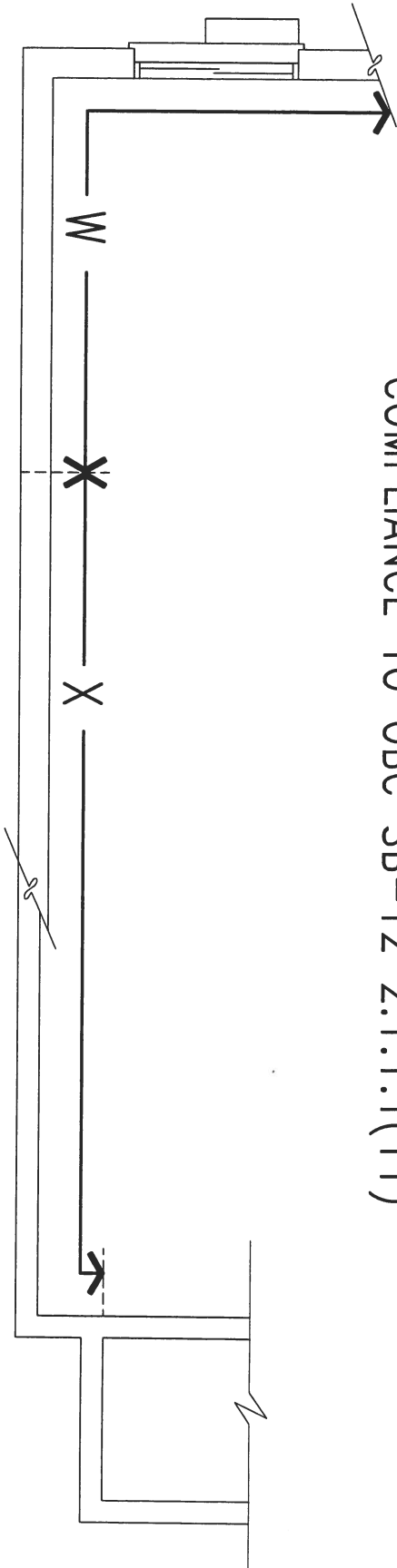
9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
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7.	.	.	Wellington Jno-Baptiste 25591
6.	.	.	name
5.	.	.	registration information
4.	.	.	VA3 Design Inc. 42658
3.	.	.	
2.	UPDATE TO CODE	APR 16-15	RC
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
no.	description	date	by

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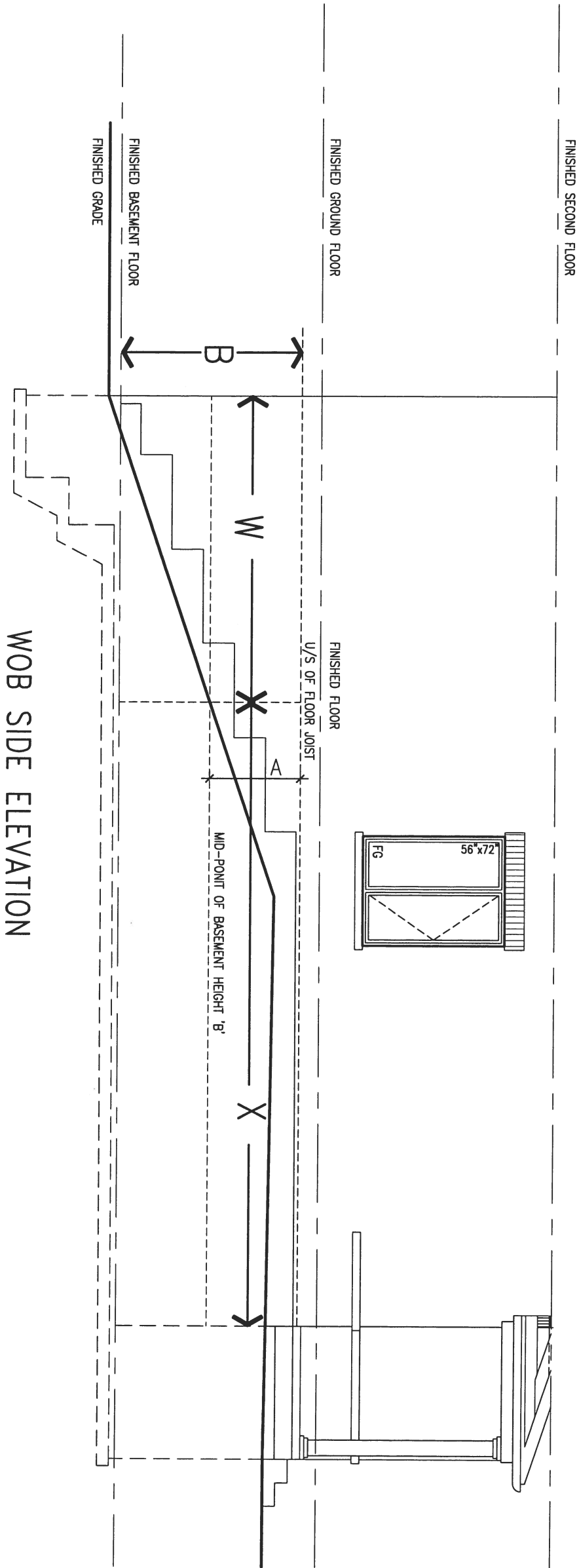
BAYVIEW WELLINGTON		CONST NOTE	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	
date APR 2014	checked by RC	scale 3/16" = 1'-0"	CONSTRUCTION NOTES 13045-CONST-OBC 2015
file name RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM			CN6



COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN



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 <i>Jno-Baptiste</i> 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 -		
8 .	.	.						
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4 .	.	.	project name GREEN VALLEY ESTATES			municipality BRADFORD	project no. 13045	
3 .	.	.	CONSTRUCTION NOTES			drawing no. CN7		
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no. description	date	by	checked by -					
			scale 3/16" = 1'-0"					
			RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:56 AM					





CONST NOTE

project no. 13045

CONSTRUCTION NOTES

drawing no.

CN9

13045-CONST-08C 2015

BAYVIEW WELLINGTON

project name  
GREEN VALLEY ESTATES

municipality  
BRADFORD

date  
APR 2014

drawn by  
RC

checked by

scale  
3/16" = 1'-0"

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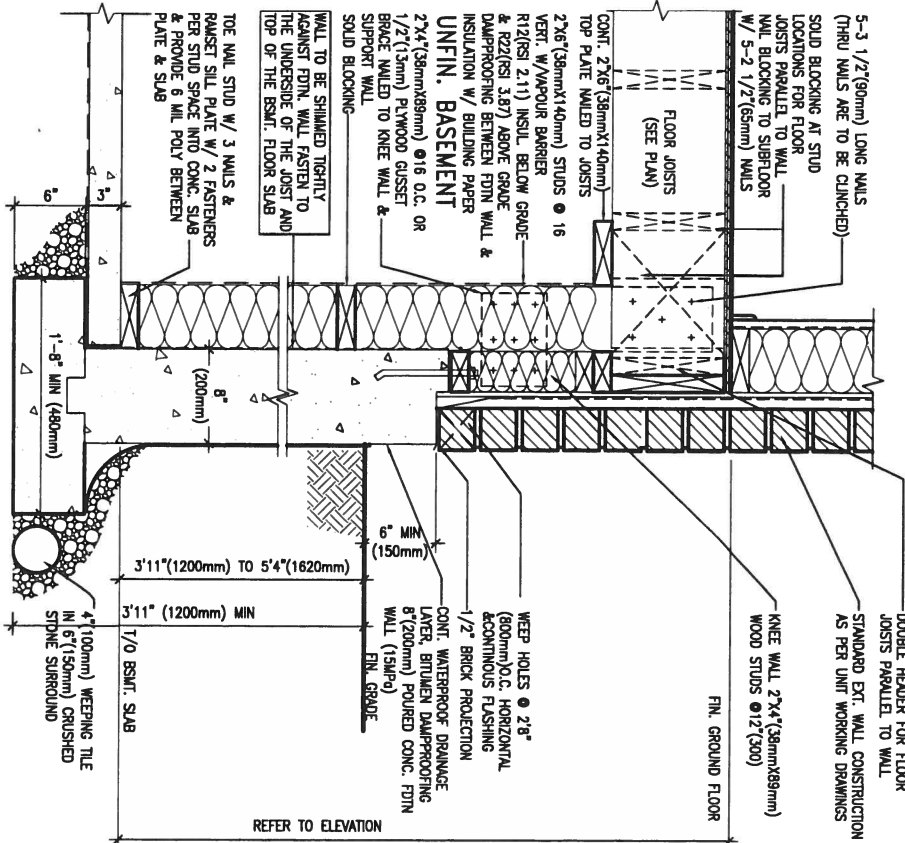
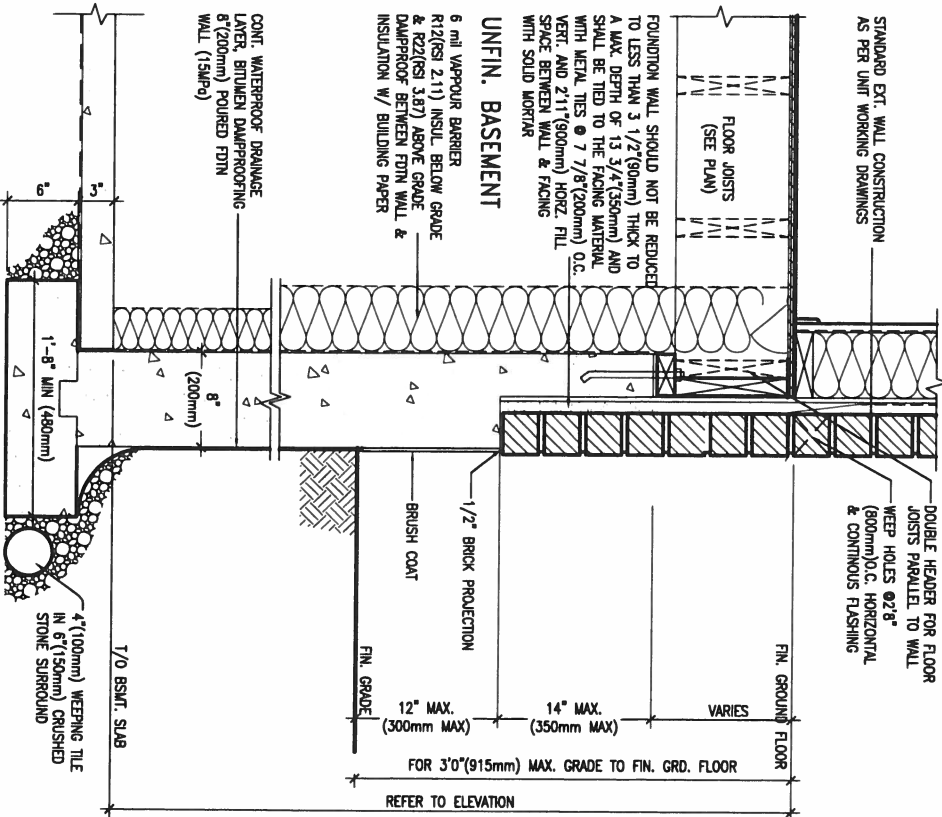
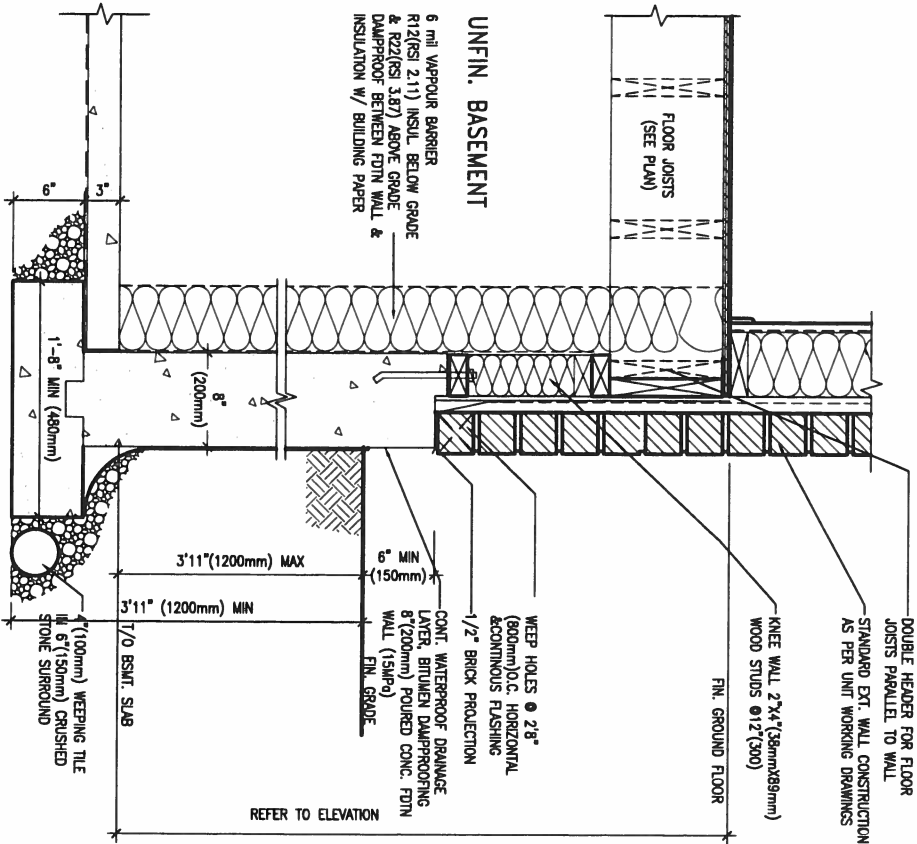
**VA3 DESIGN**  
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t 416.630.2255 f 416.630.4782  
va3design.com

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qualification information

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

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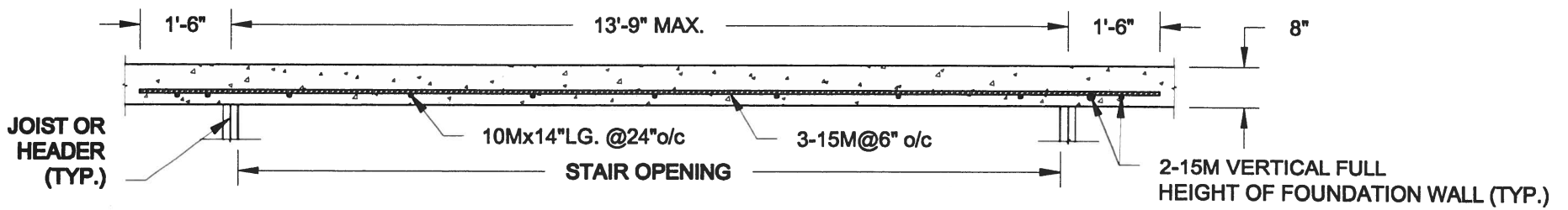


WALK-OUT DECK WALL SECTION FOR GRADE  
TO BASEMENT SLAB 3'11" (1200mm)  
MAX. HEIGHT DIFFERENCE  
N.T.S.

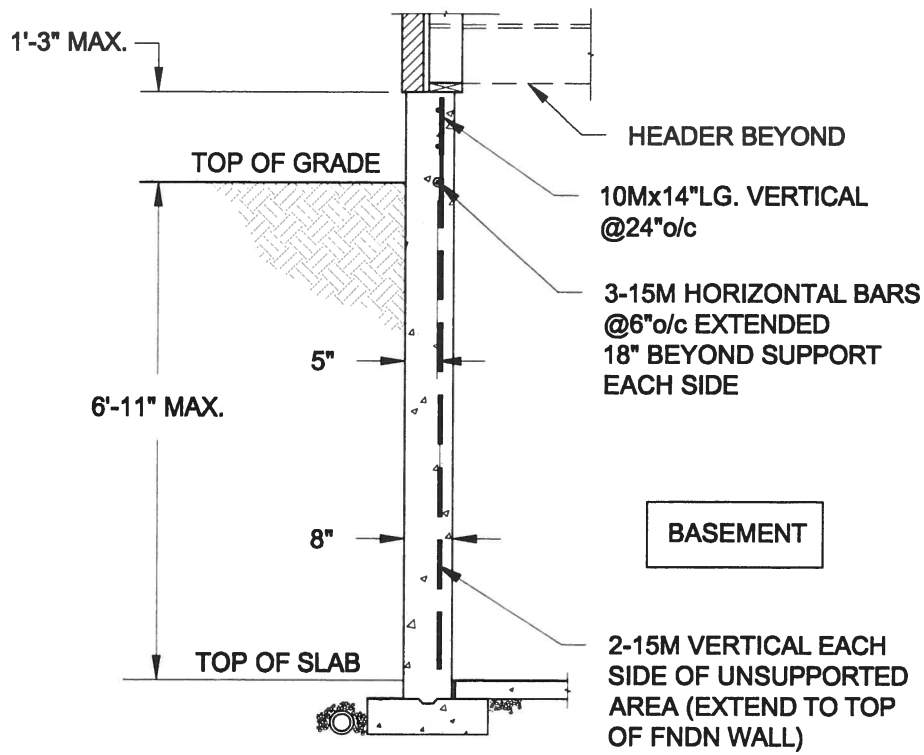
WALK-OUT DECK WALL SECTION FOR  
GRADE TO FIN. FLOOR 3'0" (900mm)  
MAX. HEIGHT DIFFERENCE  
N.T.S.

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

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1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
no.	description	date	by



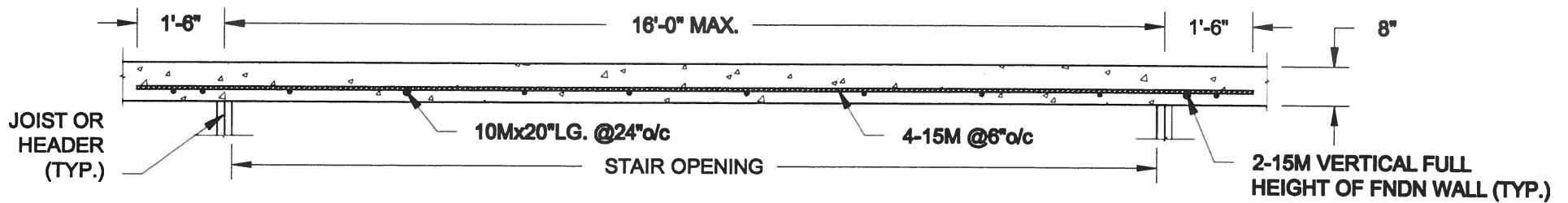
**PLAN VIEW**  
NOT TO SCALE



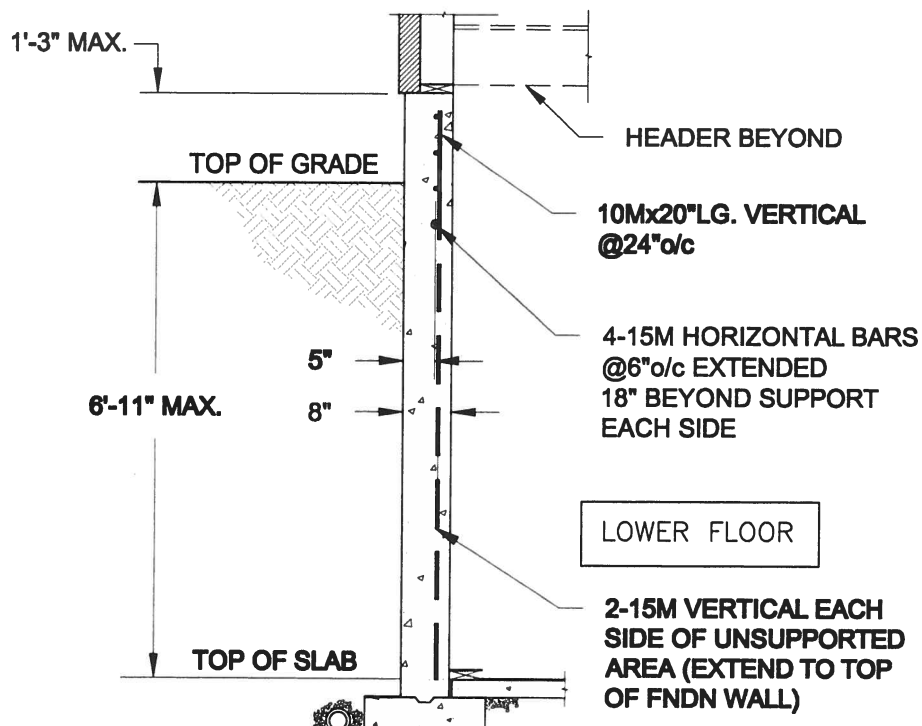
**NOTE:**

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

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



**PLAN VIEW**  
NOT TO SCALE



**NOTE:**

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

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

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

**QUAILE ENGINEERING LTD.**



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

**Engineer's Seal:**



APR 24, 2015

**Project:**

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT  
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

**Project No.:**

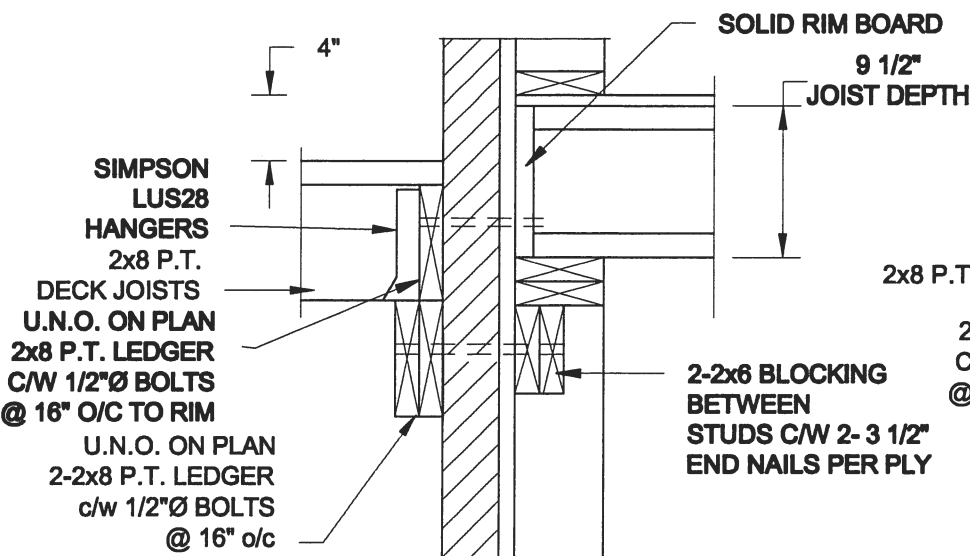
14-095

**Drawing No.:**

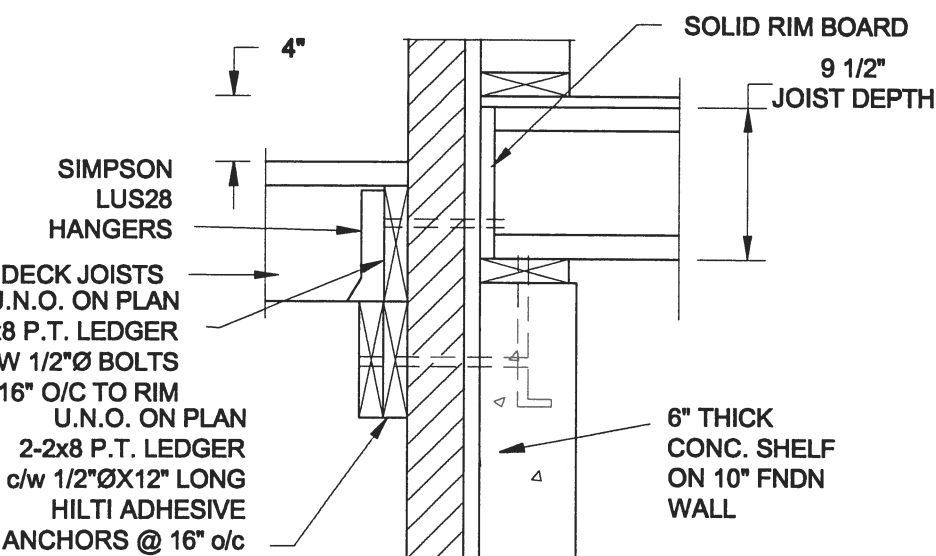
S1



FOR 9 1/2" JOIST DEPTH



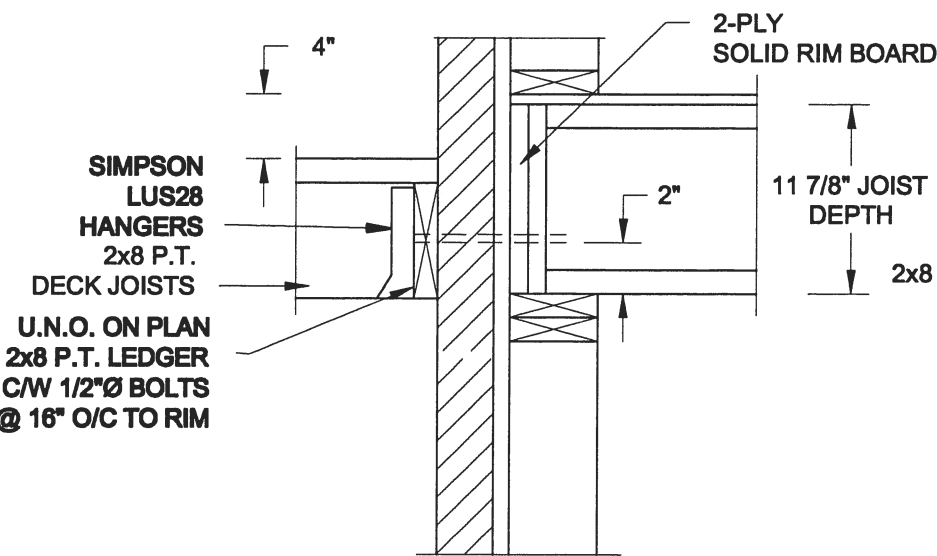
**1A**  
**S2** DECK FASTENING DETAIL  
SCALE: 1" = 1'-0"



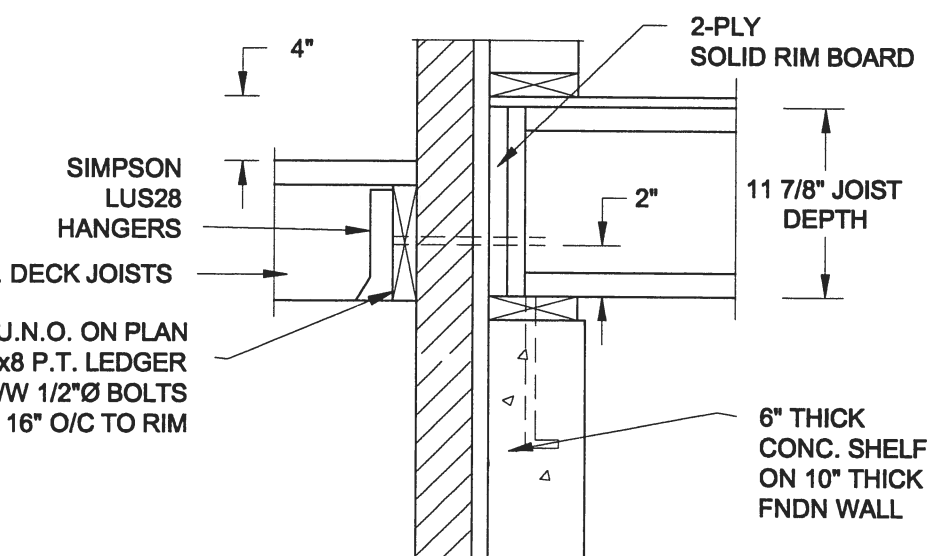
**1B**  
**S2** DECK FASTENING DETAIL  
SCALE: 1" = 1'-0"

- 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

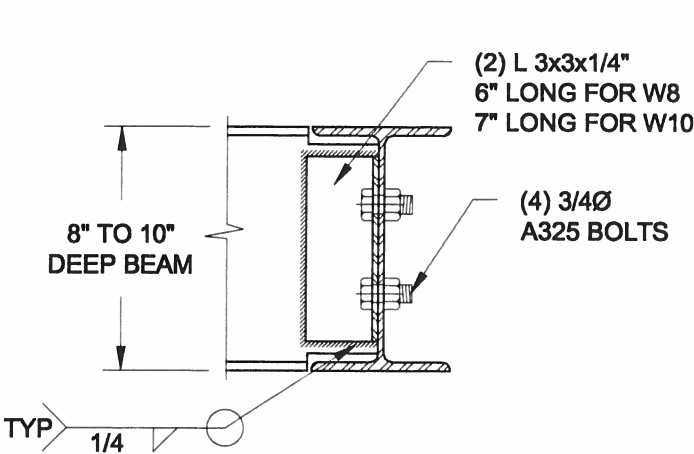


**2A**  
**S2** DECK FASTENING DETAIL  
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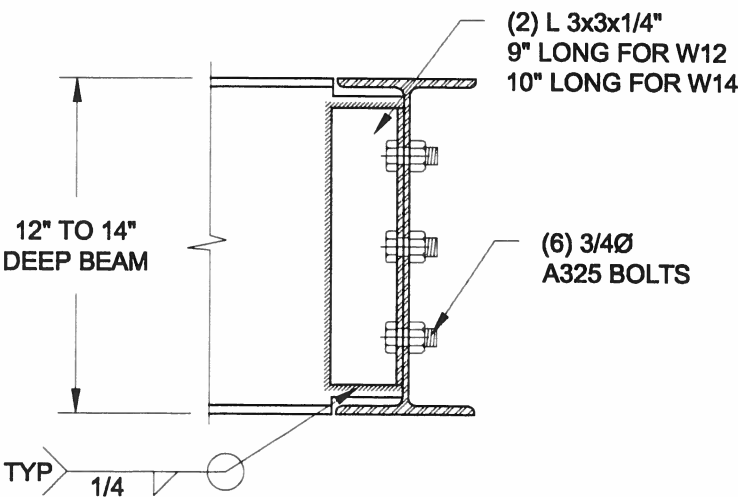


**2B**  
**S2** DECK FASTENING DETAIL  
SCALE: 1" = 1'-0"

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

Scale:  
AS NOTED

Date:  
FEB-26-2015

Drawn: SC  
Checked: SJB

**QUAILE ENGINEERING LTD.**



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

Engineer's Seal



APR 24, 2015

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT  
BRADFORD, ONTARIO

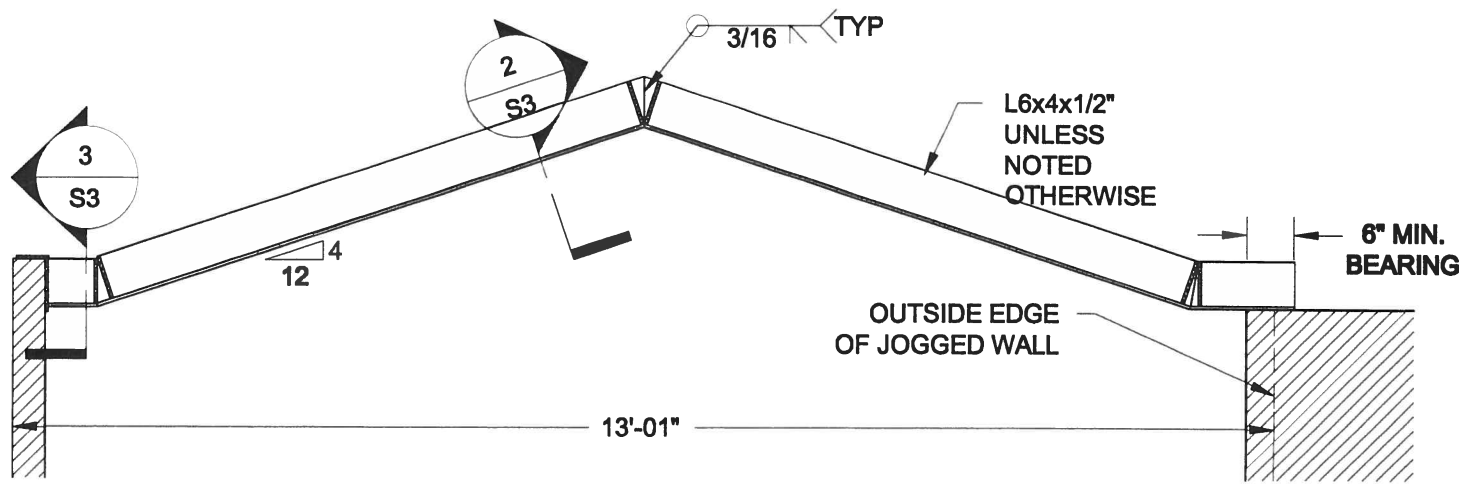
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

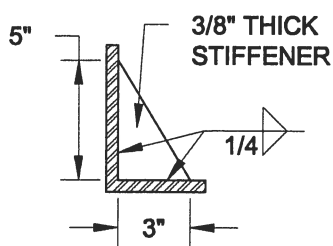
14-095

Drawing No.:

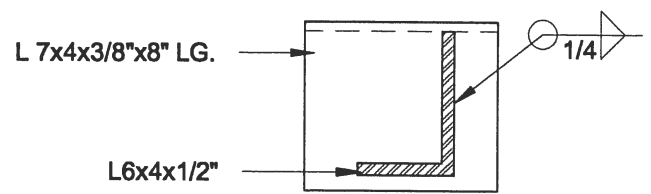
S2



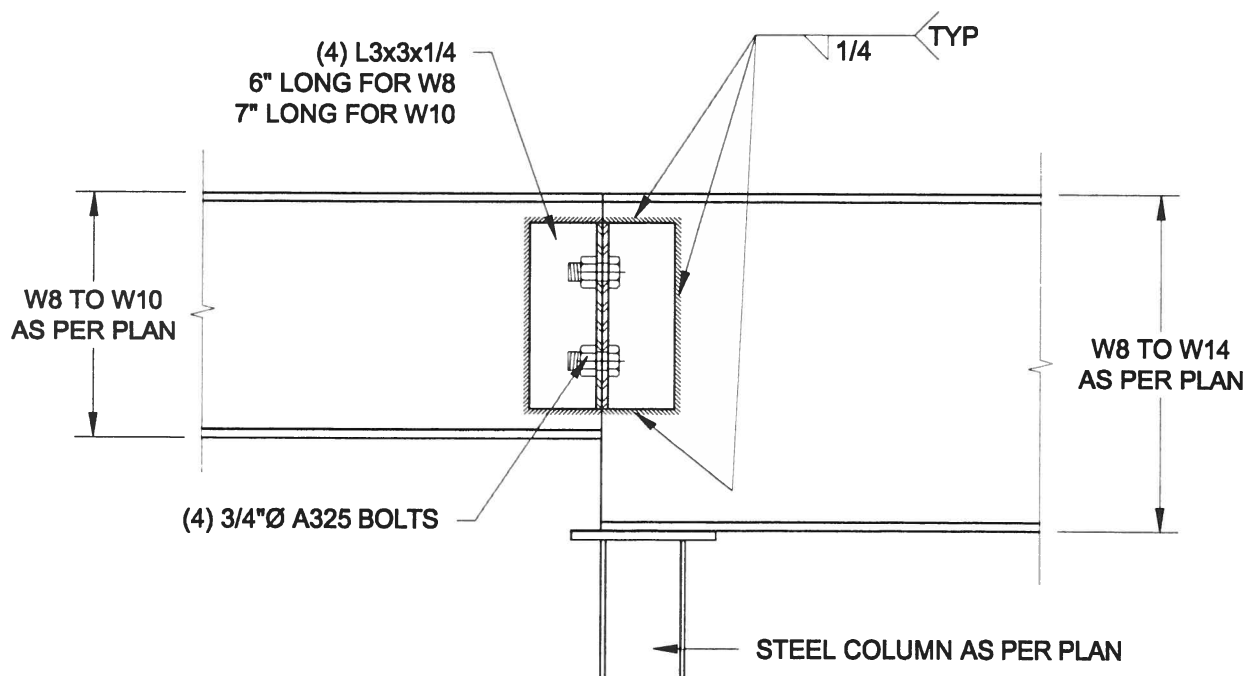
**1**  
**S3** **STEEL LINTEL AT GABLE**  
SCALE: 1/2" = 1' - 0"



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



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



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

Scale:  
AS NOTED

Date:  
FEB-28-2015

Drawn:  
SC

Checked:  
SJB

**QUAILE ENGINEERING LTD.**



38 Parkside Drive, UNIT 7  
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Engineer's Seal



APR 24, 2015

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT  
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

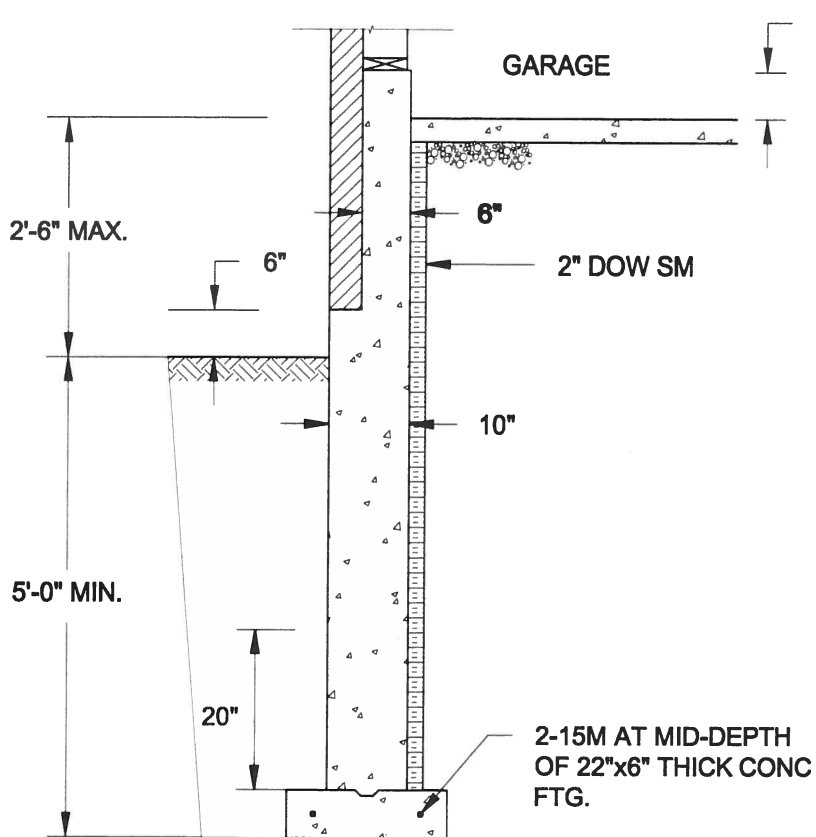
Project No.:

14-095

Drawing No.:

S3

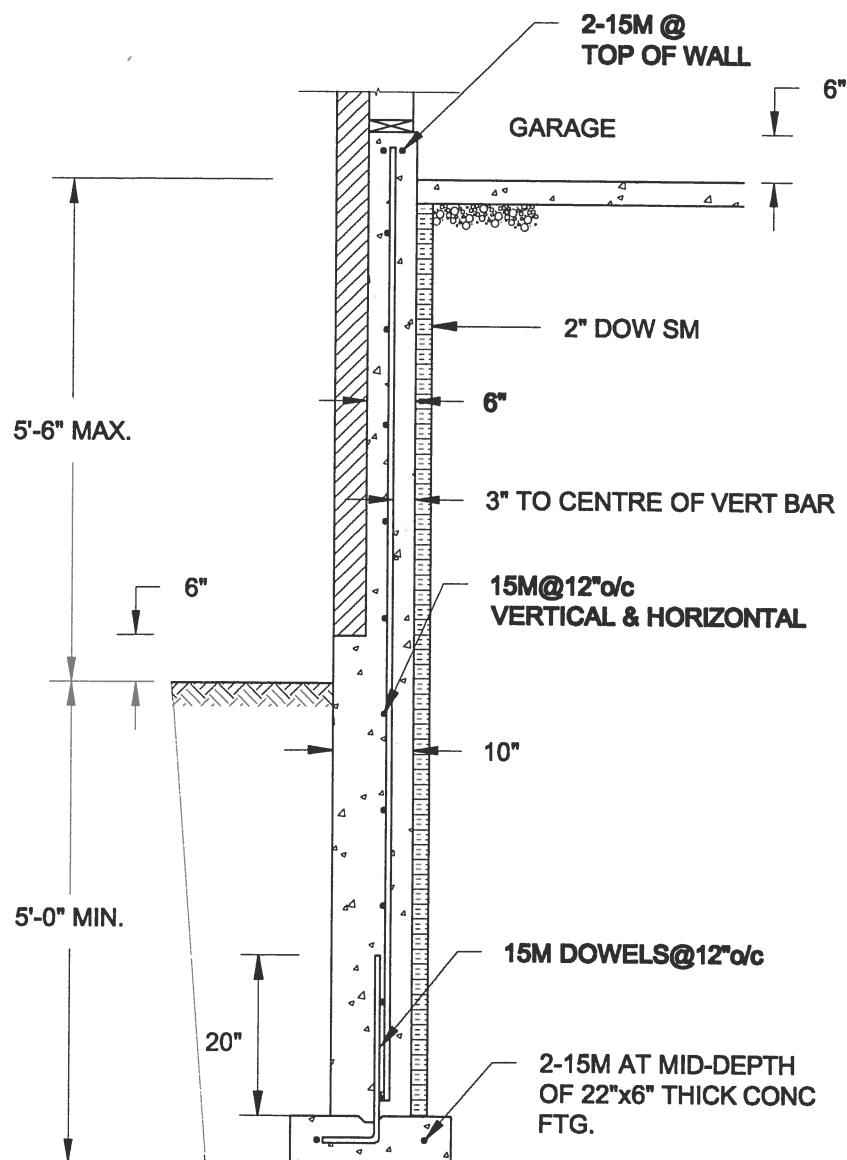




**1A**  
**S4** **REINFORCED BRICKSHELF**  
SCALE: 1/2" = 1'-0"

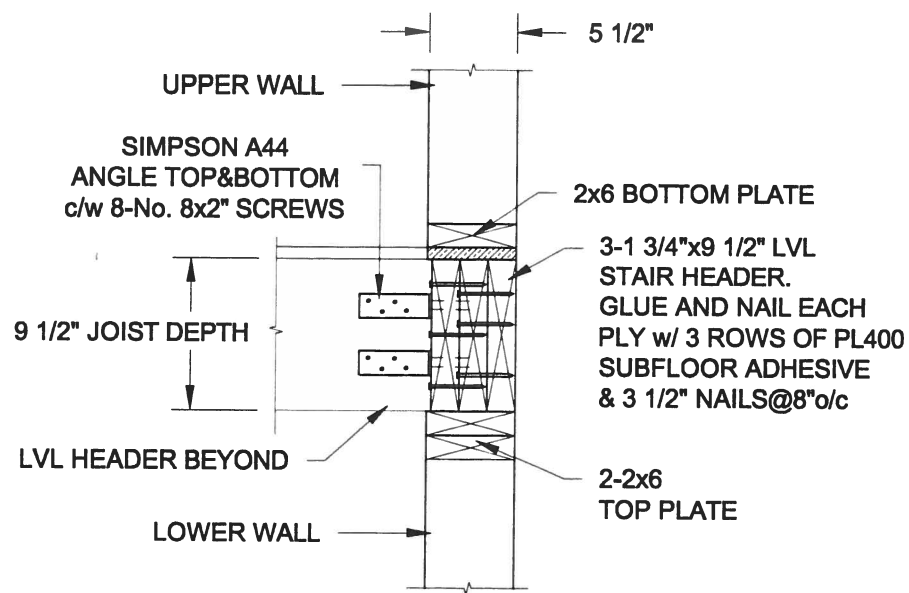
**NOTE:**

1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE TO HAVE 28-DAY COMPRESSIVE STRENGTH OF 20 MPa.
3. REINFORCING BARS TO BE GRADE 400 DEFORMED STEEL.
4. PROVIDE 3" COVER TO SOIL MINIMUM.



**1B**  
**S4** **REINFORCED BRICKSHELF**  
SCALE: 1/2" = 1'-0"

**FOR 9 1/2" JOIST DEPTH**



**2**  
**S4** **STAIR HEADER @ EXTERIOR WALL**  
SCALE: 1" = 1'-0"

Scale:  
AS NOTED

Date:  
JUL-13-2015

Drawn:  
SC

Checked:  
SJB

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SEPT 28, 2015

Project:

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TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

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