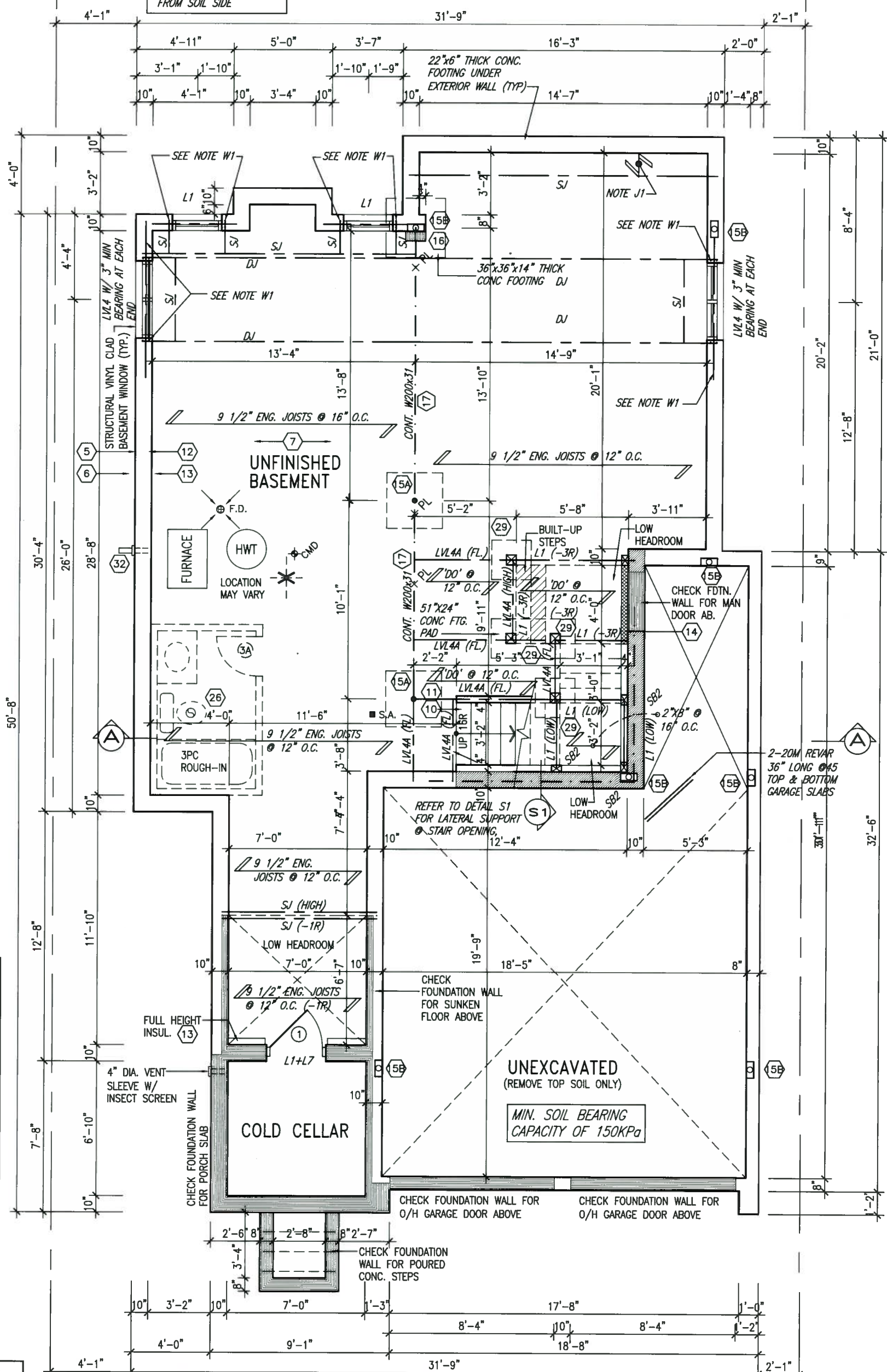


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APR 28 2016

**John G. Williams Limited, Architect**

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



### BASEMENT PLAN 'B'

LOT 300

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	REVISED AS PER ENG COMMENTS	20-04-16	RC
3	CREATED FOR LOT 300	23-02-16	WT
2	REVISED AS PER ENG'S COMMENT'S	21-04-15	RC
1	ISSUED FOR CLIENT REVIEW	14-04-23	WT
no.	description	date	by

Contractor must specify:

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

**VA3**  
**DESIGN**

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

## BAYVIEW WELLINGTON

**S38-1**  
BAROSSA 1

project name	municipality
GREEN VALLEY ESTATES	BRADFORD, ONTARIO

project no.  
13045

date \_\_\_\_\_ BASEMENT PLAN 'B'

JUNE, 2014 BASEMENT PLAN B

drawn by	checked by	scale	file name
WT	PC	3/16" = 1'-0"	13045-S7B-1-LOT 300

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drawing no.

1

1

1

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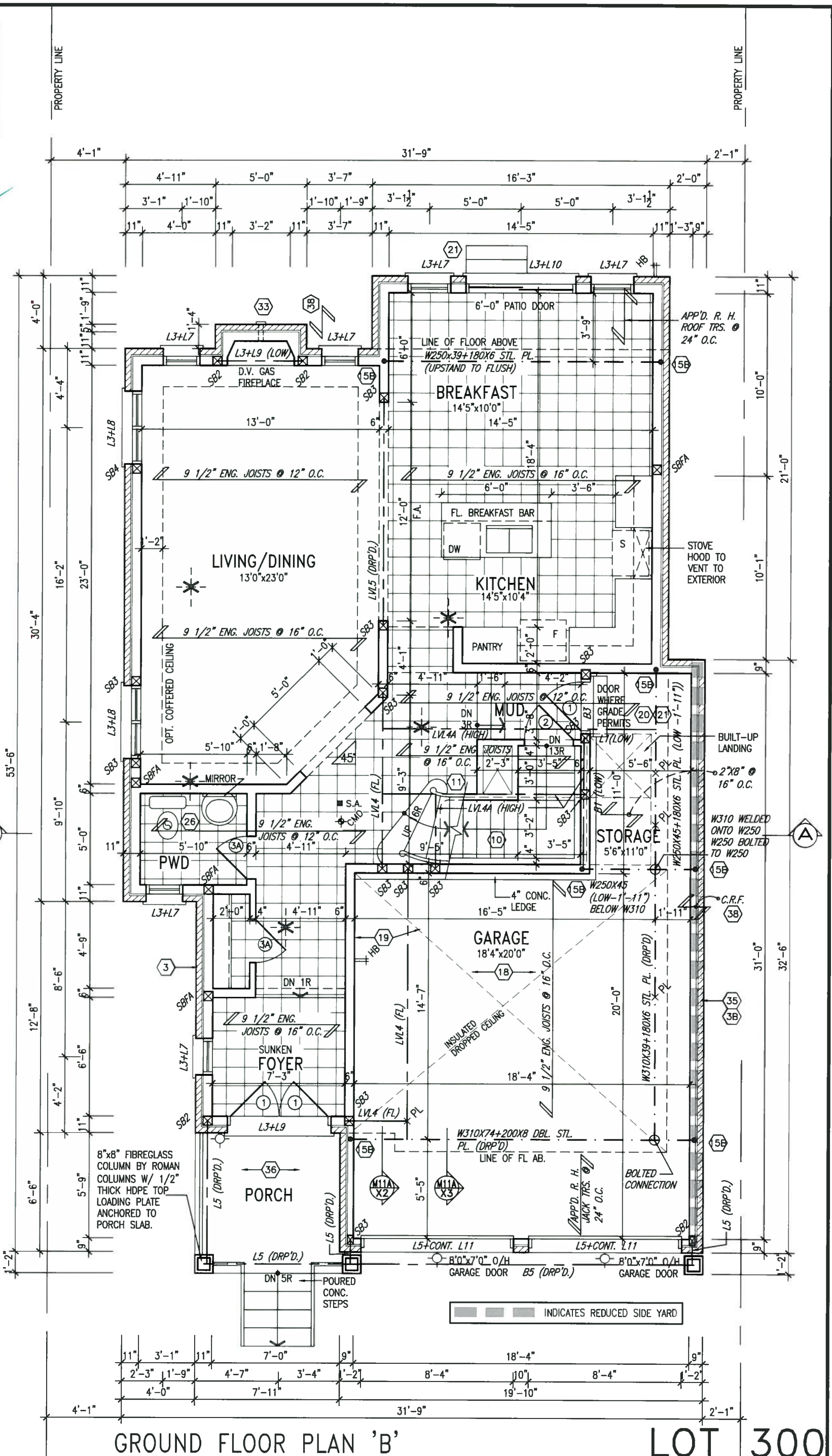
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ARCHITECTURAL REVIEW & APPROVAL

APR 28 2016

John G. Williams Limited, Architect



APR 25, 2016

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

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

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

GROUND FLOOR PLAN 'B'

LOT 300

9			
8			
7			
6			
5			
4	REVISED AS PER ENG COMMENTS	20-04-16	RC
3	CREATED FOR LOT 300	23-02-16	WT
2	REVISED AS PER ENG COMMENT'S	21-04-15	RC
1	ISSUED FOR CUENIR REVIEW	14-04-23	WT
no.	description	date	by

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.			
qualification information			
Wellington Jno-Baptiste	signature	25591	BCN
name	registration information	VA3 Design Inc.	42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			

VA3  
DESIGN

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va3design.com

BAYVIEW WELLINGTON

S38-1  
BAROSSA 1

project name GREEN VALLEY ESTATES municipality BRADFORD, ONTARIO

project no. 13045

date JUNE, 2014

GROUND FLOOR PLAN 'B'

drawing no.

drawn by WT

checked by RC

scale 3/16" = 1'-0"

file name 13045-S38-1-LOT 300

2

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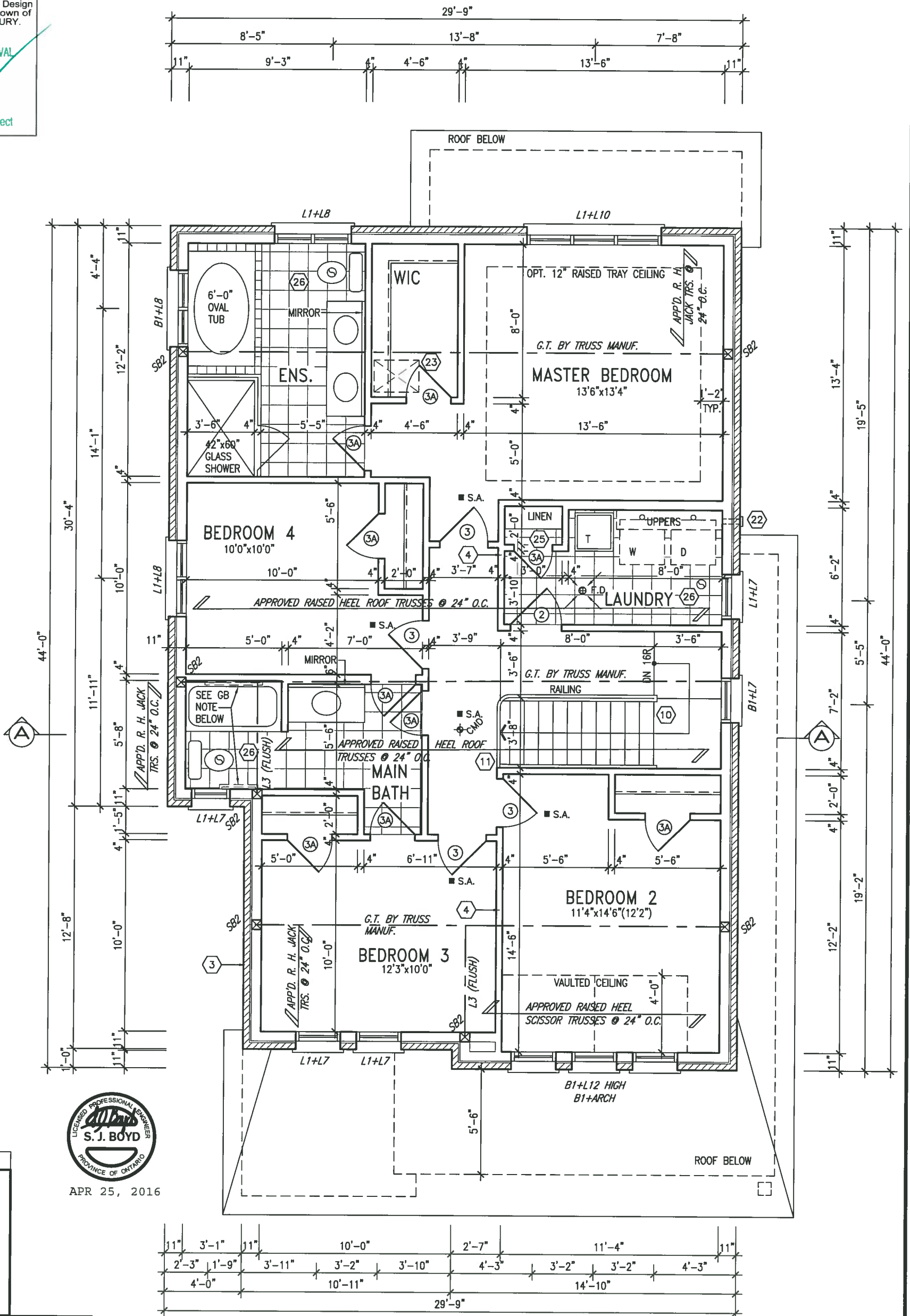
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ARCHITECTURAL REVIEW & APPROVAL

APR 28 2016

John G. Williams Limited, Architect



APR 25, 2016

GB NOTE:

**STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM**

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

NOTE:

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

SECOND FLOOR PLAN ELEV. 'B'

LOT 300

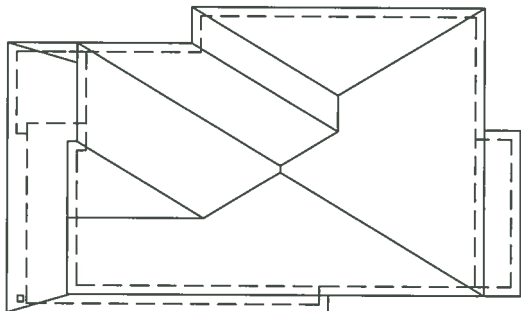
9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	<b>VA3 DESIGN</b> 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	<b>BAYVIEW WELLINGTON</b> project name GREEN VALLEY ESTATES BRADFORD, ONTARIO	municipality	project no. 13045	drawing no. 3
8.	.	.	qualification information					
7.	.	.	Wellington Jno-Baptiste name registration information VA3 Design Inc. 42658					
6.	.	.	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.					
5.	.	.						
4.	REVISED AS PER ENG COMMENTS	20-04-16	RC					
3.	CREATED FOR LOT 300	23-02-16	WT					
2.	REVISED AS PER ENG'S COMMENT'S	21-04-15	RC					
1.	ISSUED FOR CLIENT REVIEW	14-04-23	WT					
no.	description	date	by					

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UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))			
S38-1-L0T300 ELEVATION B	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	661.00 S.F.	90.42 S.F.	13.68 %
LEFT SIDE	997.00 S.F.	101.08 S.F.	10.14 %
RIGHT SIDE	938.00 S.F.	30.41 S.F.	3.24 %
REAR	582.00 S.F.	153.00 S.F.	26.29 %
TOTAL SQ. FT.	3178.00 S.F.	374.91 S.F.	11.80 %
TOTAL SQ. M.	295.24 S.M.	34.83 S.M.	11.80 %

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ARCHITECTURAL REVIEW  
AND APPROVAL  
TOWN OF BRADFORD WEST GWILLIMBURY  
Signed:   
Date: **APR 28 2016**  
JOHN G. WILLIAMS LIMITED ARCHITECT



ROOF PLAN B

VALLEY FLASHING (TYP.)  
PREFIN. ALUM. R.W.L.,  
FASCIA, GUTTER &  
VENTED SOFFIT (TYP.)  
1"x6" ALUM. FRIEZE  
BD. (TYP.)  
BRICK SOLDIER COURSE ON  
BRICK STACK BOND W/ 1/2"  
PROL. (TYP.)  
PRECAST CONC. SILL W/ 1/2"  
PROL. (TYP.)  
PRECAST CONC. SILL ON BRICK  
ROWLOCK W/ 1/2" PROL. (TYP.)

8"x8" FIBREGLASS COLUMN  
BY ROMAN COLUMNS W/  
1/2" THICK HDPE TOP  
LOADING PLATE ANCHORED TO  
PORCH SLAB.

POURED CONC. PORCH SLAB  
AND DOOR SILL (TYP.)

SUNKEN Foyer

FACE BRICK (TYP.)

MUNICIPAL ADDRESS PLAQUE

STL BEAM LOCATION

MID-POINT OF ROOF

VAULTED CEILING (4:12  
INT. SLOPE)

SELF SUPPORTING BRICK  
SOLDIER ARCH ON BRICK  
STACK BOND W/ 1/2" PROL.  
(TYP.)

CONT. PRECAST CONC. SILL  
ON BRICK SOLDIER BAND W/  
1/2" PROL. (TYP.)

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

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

CONT. PRECAST CONC. SILL  
OVER STONE VENER W/  
1/2" PROL. (TYP.)

POURED CONC. FOUNDATION  
WALLS AND FOOTINGS (TYP.)

STEPPED FOOTING

FIN. GRADE

FIN. SUNKEN FOYER

FIN. GROUND FLOOR

FIN. SECOND FLOOR

TOP OF WINDOW

TOP OF PLATE

TOP OF TRANSOM

TOP OF DOOR

TOP OF SLAB

FRONT ELEVATION 'B'

LOT 300

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name registration information
5	.	.	.	VAS Design Inc. 42658
4	REVISED AS PER ENG COMMENTS	20-04-16	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.
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2	REVISED AS PER ENG'S COMMENT'S	21-04-15	RC	
1	ISSUED FOR CLIENT REVIEW	14-04-23	WT	
no.	description	date	by	

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

**BAYVIEW WELLINGTON**

**S38-1  
BAROSSA 1**

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

project no. **13045**

date **JUNE, 2014**

FRONT ELEVATION 'B'

drawing no.

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

file name **13045-S38-1-LOT 300**

**4**

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1'-0"

1'-0"

1'-0"

APR 25, 2016



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ARCHITECTURAL REVIEW & APPROVAL  
APR 28 2016  
John G. Williams Limited, Architect

BAYVIEW WELLINGTON

S38-1  
BAROSSA 1

project name  
GREEN VALLEY ESTATES  
BRADFORD, ONTARIO

project no.  
13045

date  
JUNE, 2014  
drawn by  
WT  
checked by  
RC  
scale  
3/16" = 1'-0"  
file name  
13045-S38-1-LOT 300

LEF ELEVATION 'B'

drawing no.

5

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Wellington Jno-Baptiste  
name  
registration information  
VA3 Design Inc.  
25591  
BCIN  
42658  
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WALL AREA  
LIMITING DISTANCE  
OPENING ALLOWED  
942.64 SQ. FT.  
1.2 M (7%)  
65.98 SQ. FT.  
63.95 SQ. FT. (GLASS AREA ONLY)

LEFT SIDE ELEVATION 'B'

REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION

LOT 300

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	REVISED AS PER ENG COMMENTS	20-04-16	RC
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BRICK VENEER CONSTRUCTION

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

1'-0"

1'-0"

1'-0"

APR 25, 2016



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APR 28 2016  
John G. Williams Limited, Architect

BAYVIEW WELLINGTON

S38-1  
BAROSSA 1

project no.  
13045

project name  
GREEN VALLEY ESTATES  
BRADFORD, ONTARIO

date  
JUNE, 2014

drawn by  
WT

checked by  
RC

scale  
3/16" = 1'-0"

RIGHT ELEVATION 'B'

13045-S38-1-LOT 300

drawing no.

6

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va3design.com

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qualification information

Wellington Jno-Baptiste 25591

name  
registration information  
VA3 Design Inc. 42658

signature

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WALL AREA  
LIMITING DISTANCE  
OPENING ALLOWED  
OPENING PROVIDED  
1012.81 SQ. FT.  
1.2 M (7")  
70.89 SQ. FT.  
30.41 SQ. FT.

2-15M VERTICAL REBAR  
EITHER SIDE OF WINDOW  
OPENING W/ 3" CONC.  
COVER FROM SOIL SIDE

2-15M HORIZONTAL  
REBAR 4" BELOW  
WINDOW AND TO  
EXTEND 24" BEYOND  
WINDOW OPENING

RIGHT SIDE ELEVATION 'B'

REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION

LOT 300

9	.	.	.	.
8	.	.	.	.
7	.	.	.	.
6	.	.	.	.
5	.	.	.	.
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no.	description	date	by	.



1'-0"

1'-0"

1'-0"

APR 25, 2016



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ARCHITECTURAL REVIEW & APPROVAL  
APR 28 2016  
John G. Williams Limited, Architect

## BAYVIEW WELLINGTON

**S38-1**  
BAROSSA 1

project name  
**GREEN VALLEY ESTATES**

municipality  
**BRADFORD, ONTARIO**

project no.  
**13045**

date  
**JUNE, 2014**

drawn by  
**WT**

checked by  
**RC**

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

**REAR ELEVATION 'B'**

**13045-S38-1-LOT 300**

drawing no.

**7**

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qualification information  
Wellington Jno-Baptiste 25591  
signature  
BCIN  
42658

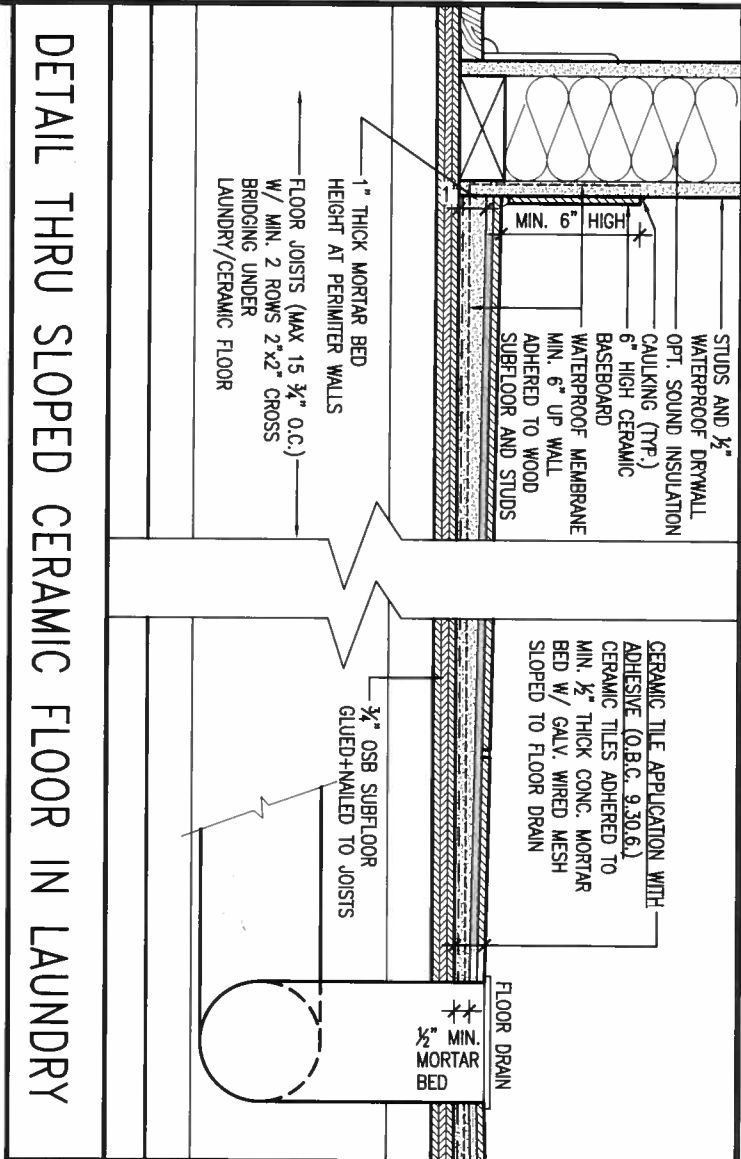
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REAR ELEVATION 'B'

REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION

LOT 300

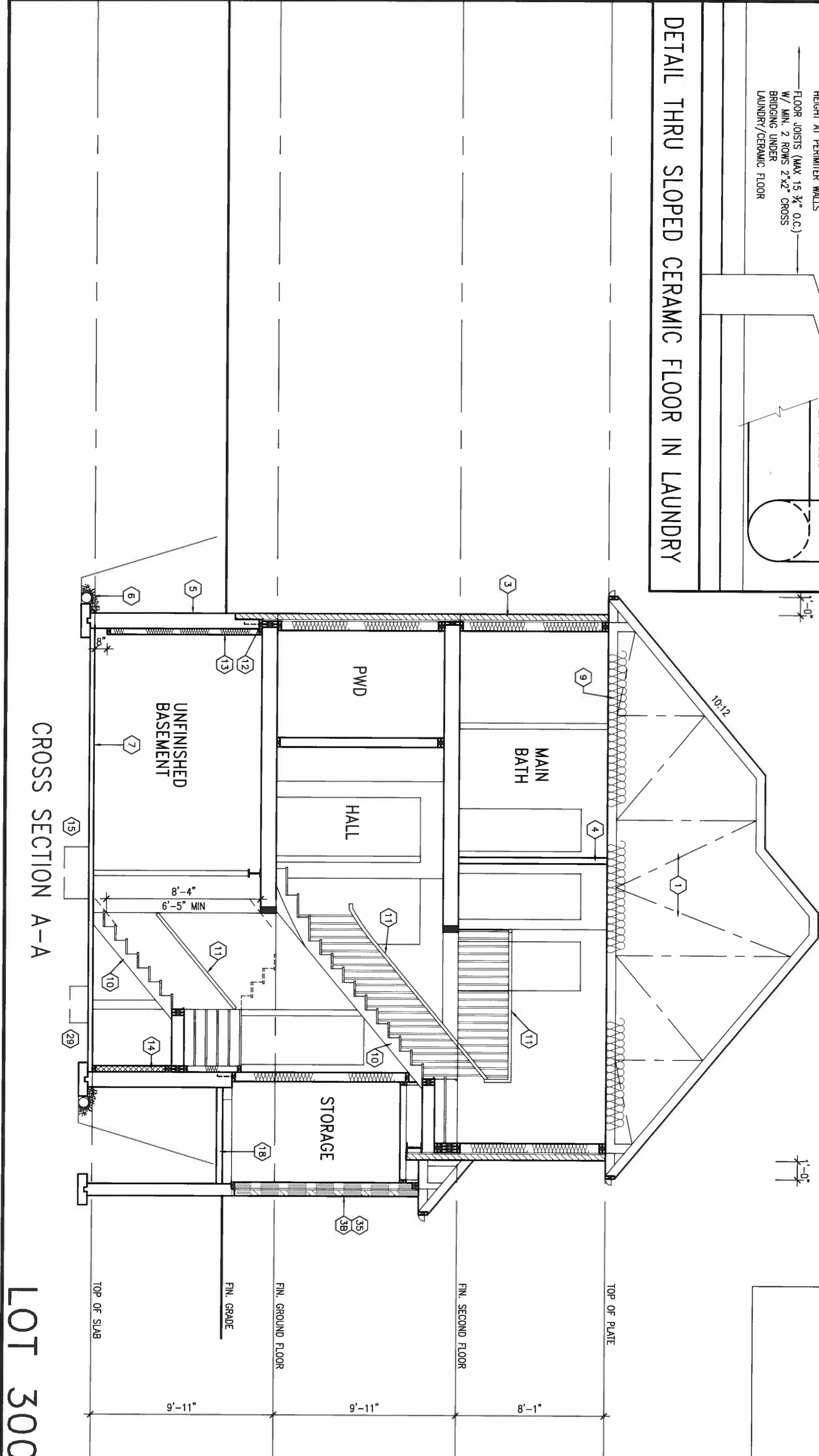
9.	.	.	.
8.	.	.	.
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8 .						project name		municipality		project no.	
7 .						GREEN VALLEY ESTATES		BRADFORD, ONTARIO		13045	
6 .						CROSS SEXCTION A-A		drawing no.		8	
5 .						RICHARD - D:\2014\14005-13045-BW\WORKING\13045-S38-1.dwg - Wed - Apr 20 2016 - 5:42 AM					
4 REVISED AS PER ENG COMMENTS		20-04-16	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.	date	JUNE, 2014	file name	13045-S38-1-LOT 300			
3 CREATED FOR LOT 300		23-02-16	WT		drawn by	WT	checked by	RC			
2 REVISED AS PER ENG'S COMMENT'S		21-04-15	RC		scale	3/16" = 1'-0"					
1 ISSUED FOR CLIENT REVIEW		14-04-23	WT								
no. description		date	by								



## CONSTRUCTION NOTES (Unless otherwise noted)

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

### 1. ROOF CONSTRUCTION

NO.210 (10.25kg/m2) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS, APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. [EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER] 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD, PREFIN. ALUM. EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT. PROVIDE ICE & WARE 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 "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 & 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 "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, 28mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm 9'-10") WITH APPR. DIAGONAL WALL BRACING. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

### 3C. STUCCO WALL CONSTRUCTION (2"x6")

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

### 4. INTERIOR STUD PARTITIONS

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

5. **FOUNDATION WALL/FOOTINGS: (9.15.3, 9.15.4, 9.13.2, 9.14.2.1.(2))** 200mm (8") POURED CONC. FDTN. WALL 15MPa (2200psi) WITH BITUMENOUS 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 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 1W/ MASONRY VENEER 1W/ SIDING ONLY

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

-SEE OBC 9.15.3.

-MAXIMUM FLOOR LIVE LOAD OF 2.4kPa, (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1").

-REFER TO SOILS REPORT FOR SOIL CONDITIONS AND BEARING CAPACITY.

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

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

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

### 6. FOUNDATION DRAINAGE OBC 9.14.2, & 9.14.3.

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

7. **BASEMENT SLAB OBC 9.3.1.6.(1)(b), 9.16.4.5.(1), 9.25.3.3.(15)** 80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 20MPa, (3000psi) CONC. WITH 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'-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 (7'1"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (47")

### 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, 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 FDTN. WALL WITH CAULKING.

### BEARING STUD PARTITION

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

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

89mm (3-1/2") DIA x 3.0mm (0.118) SINGLE WALL TUBE TYPE 2 ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kn (16,000lbs) AT A MAX. EXTENSION OF 2318mm (7'-7 1/2") CONFORMING TO CAN/C658-7.2-94, AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 870x870x410 (34"x34"x161) 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 (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.

### 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.

### GARAGE SLAB

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

### GARAGE CEILINGS/INTERIOR WALLS

13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.16. REFER TO SB-12, TABLE 2.1.1.2.A. FOR REQUIRED THERMAL INSULATION.

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

### 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) & 6.2.4.11.)

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. (34.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL. BACKING.

### FIREPLACE CHIMNEYS - OBC 9.21.

24. 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.

### STEEL BEARING PLATE FOR MASONRY WALLS

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

### OR

### SOLID WOOD BEARING FOR WOOD STUD WALLS

SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH OBC 9.17.4.2(2).

### 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 FOOTINGS OBC 9.15.3.9.

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

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

### SLAB ON GRADE

MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL. REINFORCED WITH 6x6-W2.9xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 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 A GAS REGULATOR, MIN. 300mm (12") ABOVE FIN. GRADE. FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

### DIRECT VENTING GAS FIREPLACE VENT

DIRECT VENT GAS FIREPLACE. VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.

### SUBFLOOR, JOIST STRAPPING AND BRIDGING

16mm (5/8") 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.)

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 SOLID 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.

## 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).

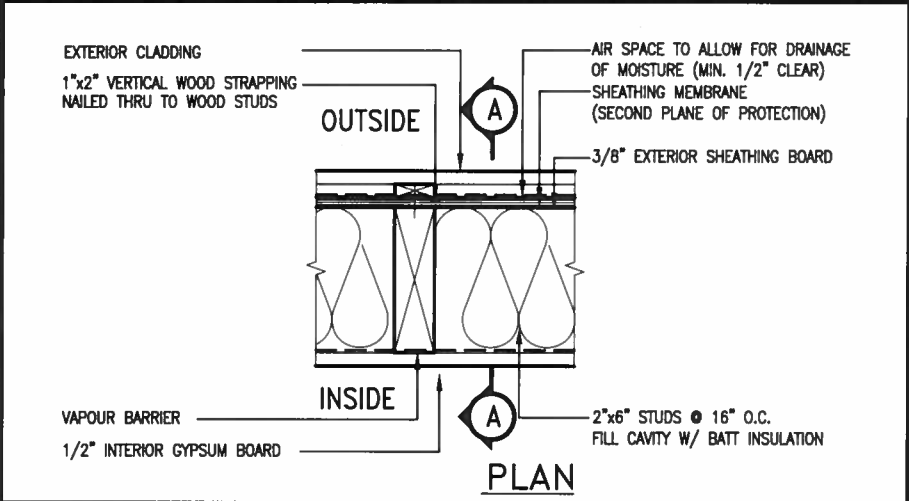
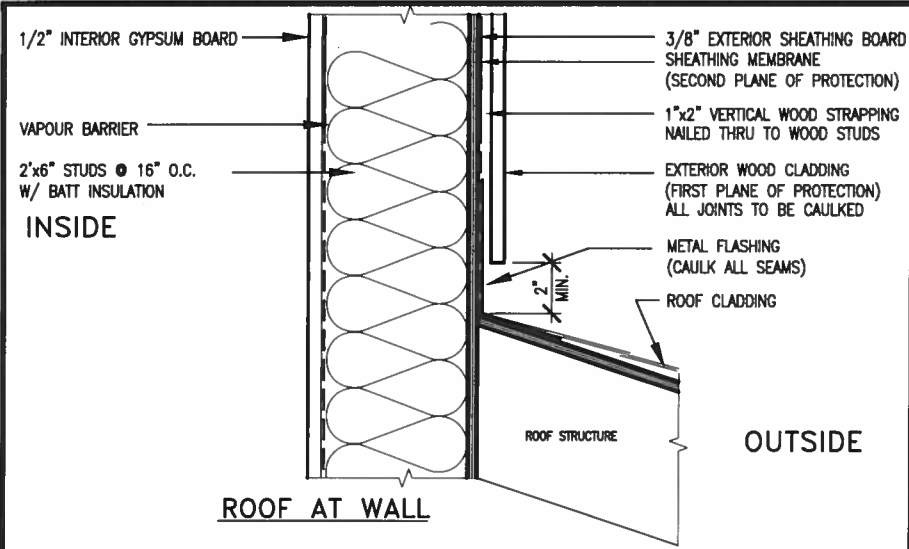
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 40mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")

### 3) EXTERIOR WINDOWS

SHALL COMPLY WITH OBC DIV. 8 9.7.3, & SB12-2.1.1.8

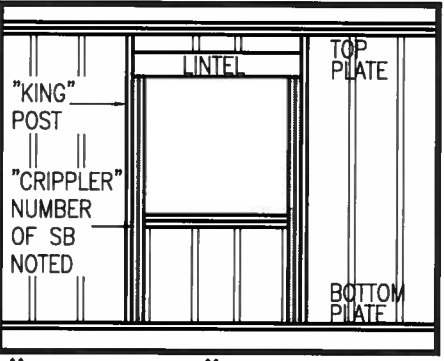
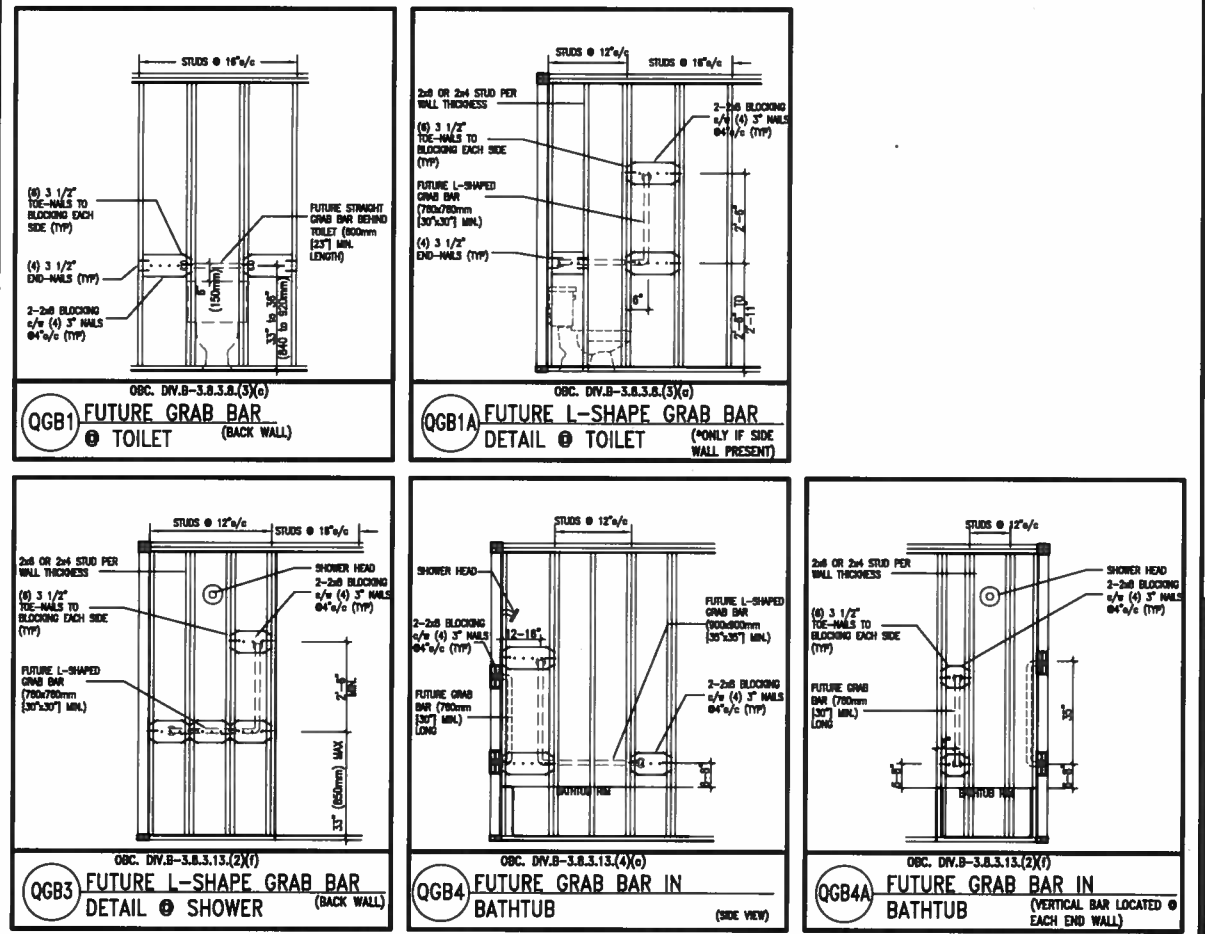
### GENERAL:

- MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. 8, 6.2.2. SEE MECHANICAL DRAWINGS.
- ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2, & 5.6.2.2.(3) & MUNICIPAL STANDARDS.
- ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3 CHECK WITH THE LOCAL AUTHORITY.
- STUB WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM



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

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

\*\* MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW:  
2"x6" @ 16" O.C. - 12'-6"  
2"x6" @ 12" O.C. - 13'-10"  
2-2"x6" @ 16" O.C. - 15'-0"  
2-2"x6" @ 12" O.C. - 17'-4"

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

NOTES:  
1. FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa  
2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.  
3. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")  
4. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.  
5. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)  
6. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa  
7. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.  
8. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

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

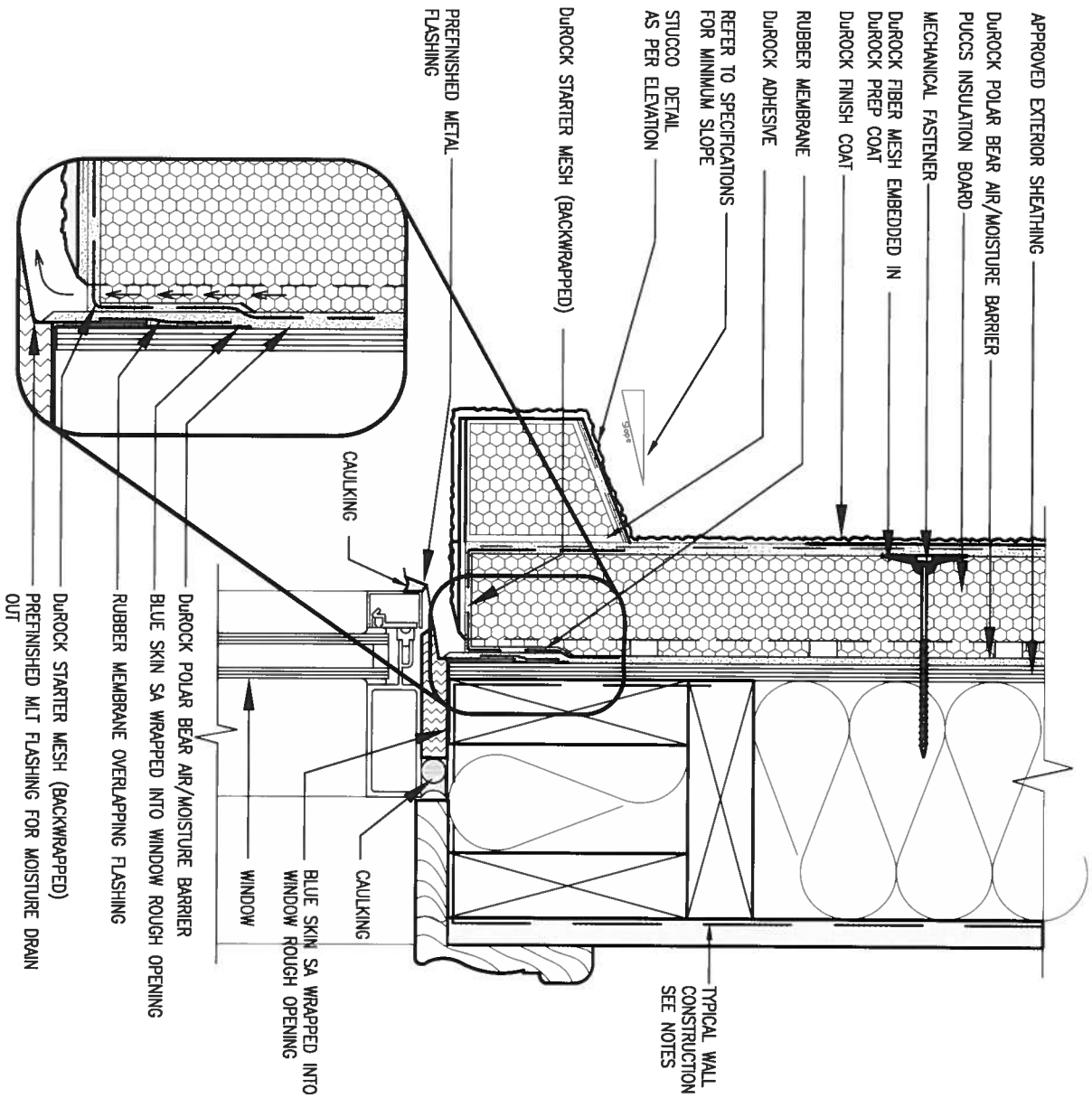
"CRIPPLE" DETAIL



APR 25, 2016

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.		<b>VA3 DESIGN</b> 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	<b>BAYVIEW WELLINGTON</b>		<b>CONST NOTE</b>	
8 .		qualification information			project name <b>GREEN VALLEY ESTATES</b>		municipality <b>BRADFORD</b>	
7 .		Wellington Jno-Baptiste			project no. <b>13045</b>		drawing no. <b>CN2</b>	
6 .		name signature			date <b>APR 2014</b>		CONSTRUCTION NOTES	
5 .		registration information <b>VA3 Design Inc.</b>		checked by <b>RC</b>		scale <b>3/16" = 1'-0"</b>		
4 .		42658		file name <b>13045-CONST-OBC 2015</b>		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 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						

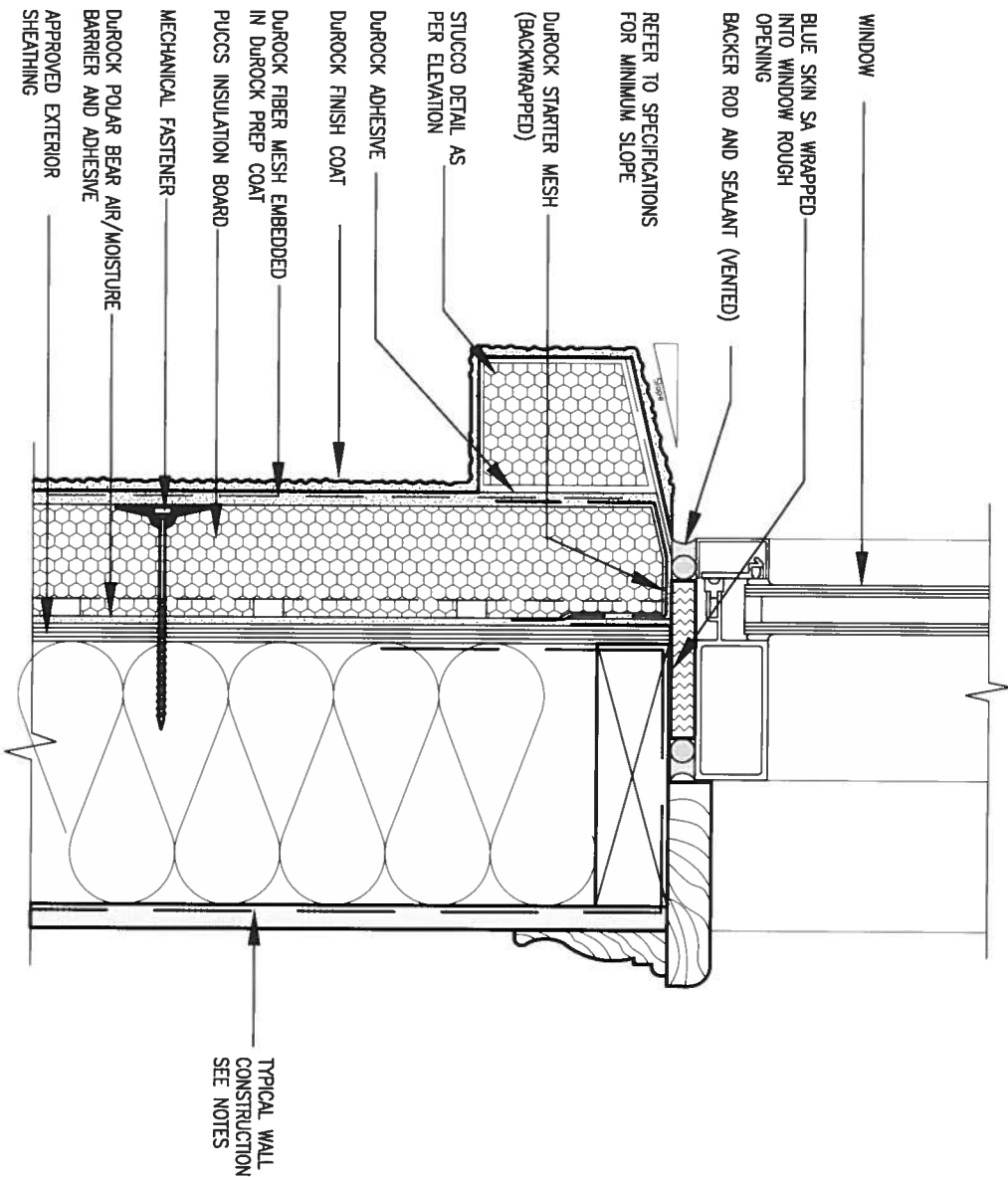




## 1 WINDOW HEADER

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

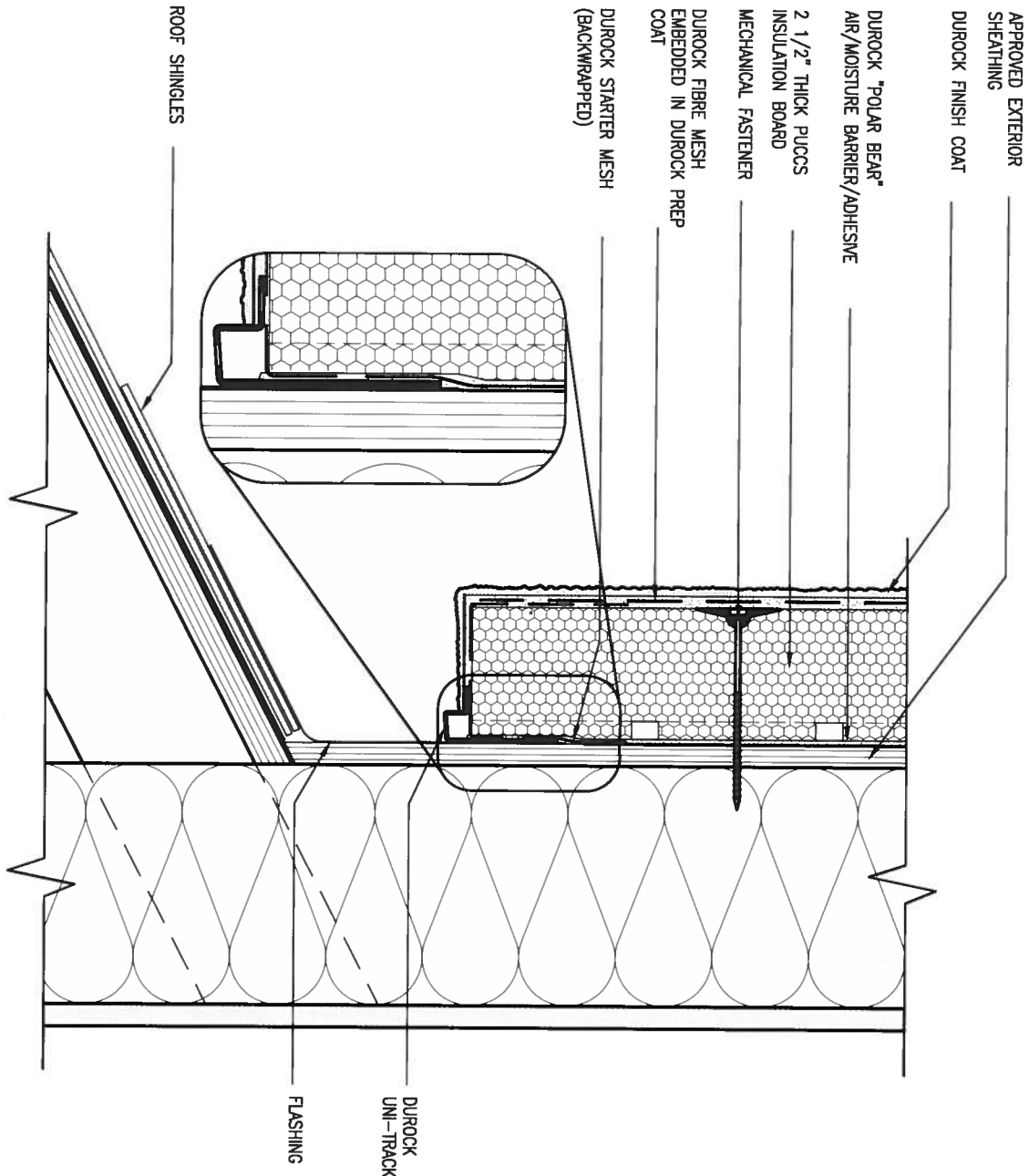
CN3 SCALE: 3"=1'-0"

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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	signature	25591	BCN
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

BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	CONSTRUCTION NOTES	
drawn by	RC	checked by	-
scale	3/16" = 1'-0"	file name	13045-CONST-08C 2015
		project no.	13045
		drawing no.	CN3

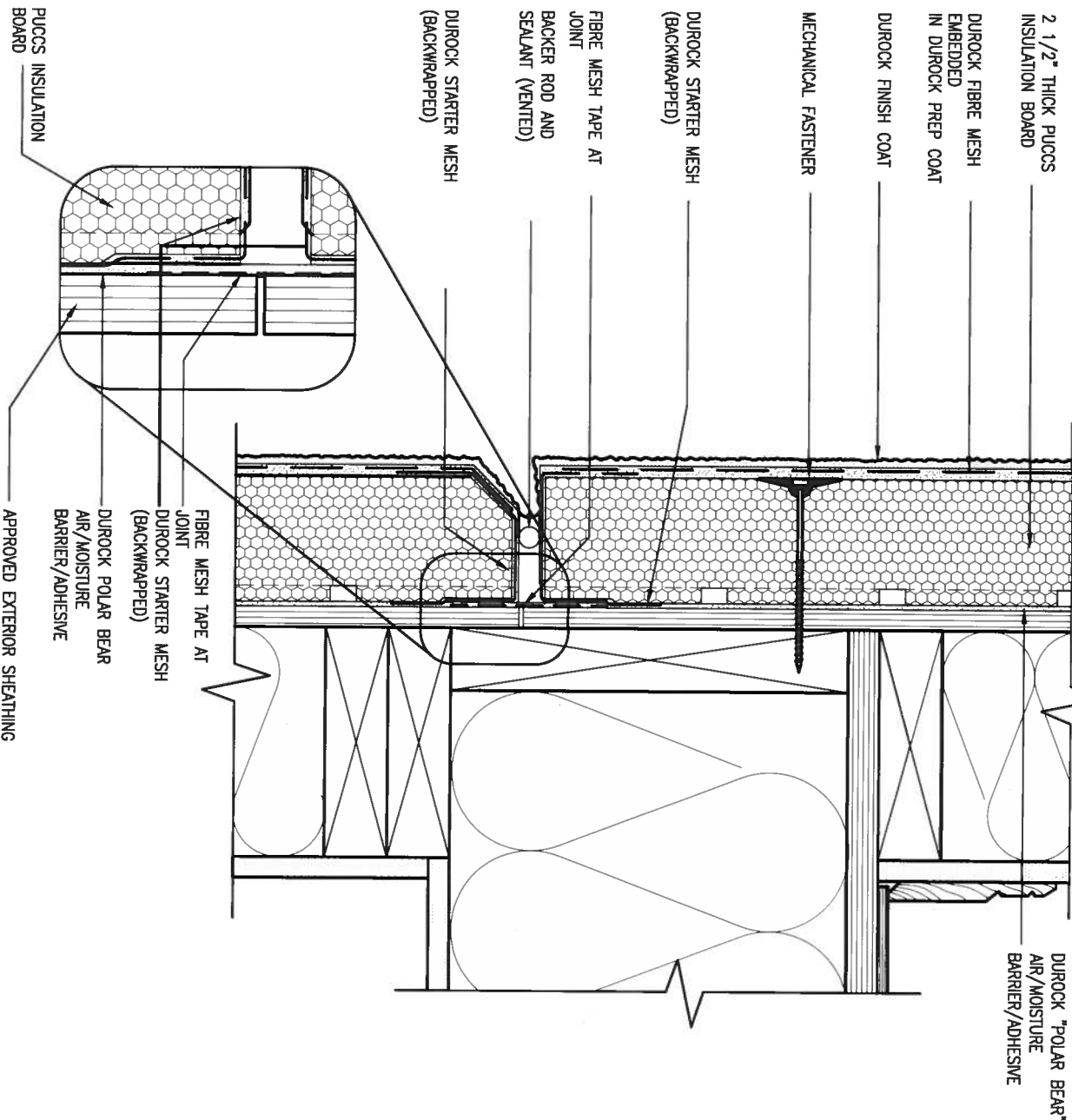


### 3 STUCCO TERMINATION @ ROOF

SCALE: 3"=1'-0"

CN4

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

SCALE: 3"=1'-0"

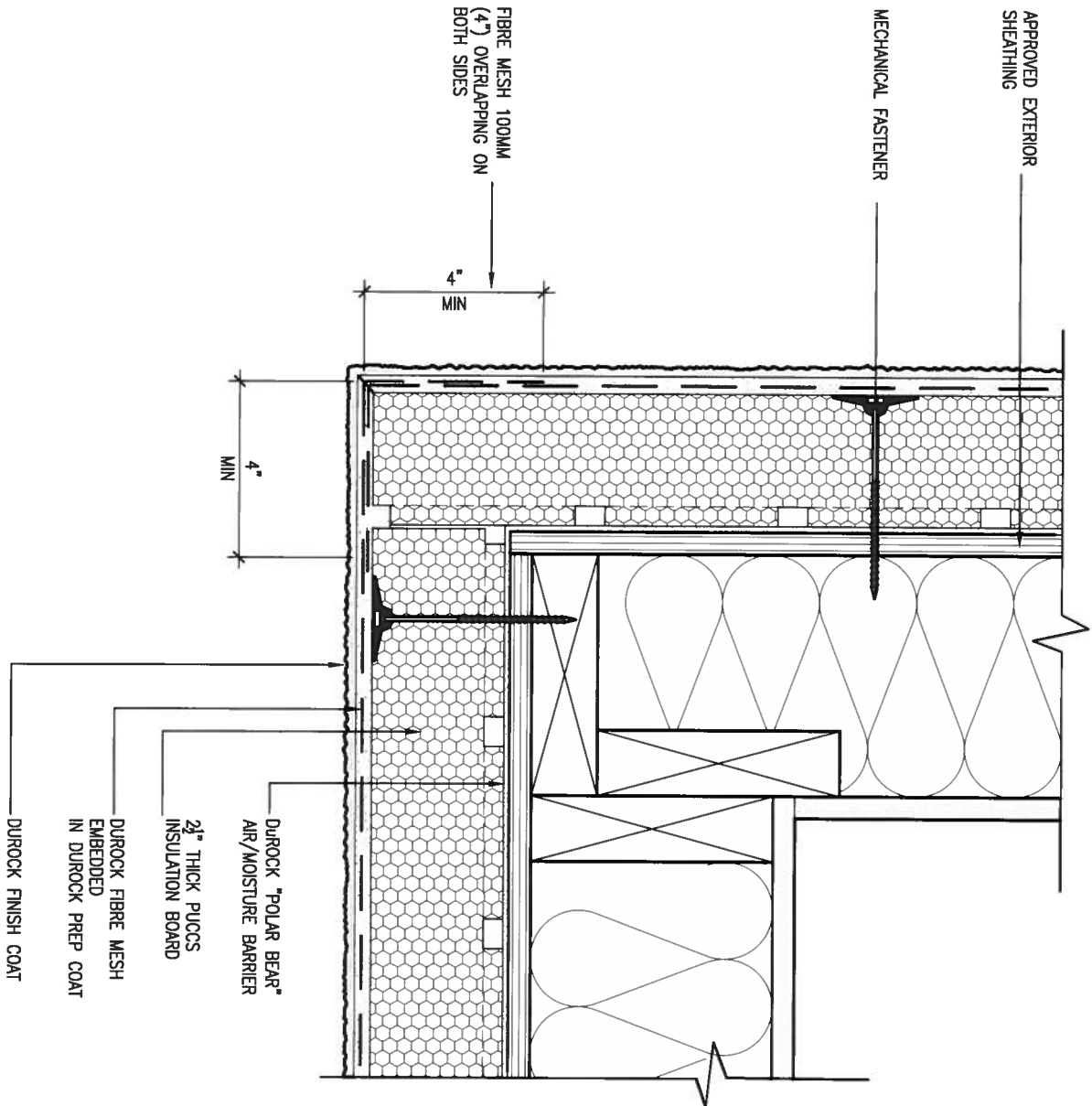
CN4

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	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	

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<b>BAYVIEW WELLINGTON</b>		<b>CONST NOTE</b>	
project name <b>GREEN VALLEY ESTATES</b>	municipality <b>BRADFORD</b>	project no. <b>13045</b>	drawing no. <b>CN4</b>
<b>CONSTRUCTION NOTES</b>			
date <b>APR 2014</b>	checked by <b>RC</b>	scale <b>3/16" = 1'-0"</b>	file name <b>13045-CONST-08C 2015</b>
RICHARD - H:\ARCHIVE\WORKING\2013\13045 BW\units\13045-CONST-08C 2015.dwg - Thu - Apr 16 2015 6:57 AM			

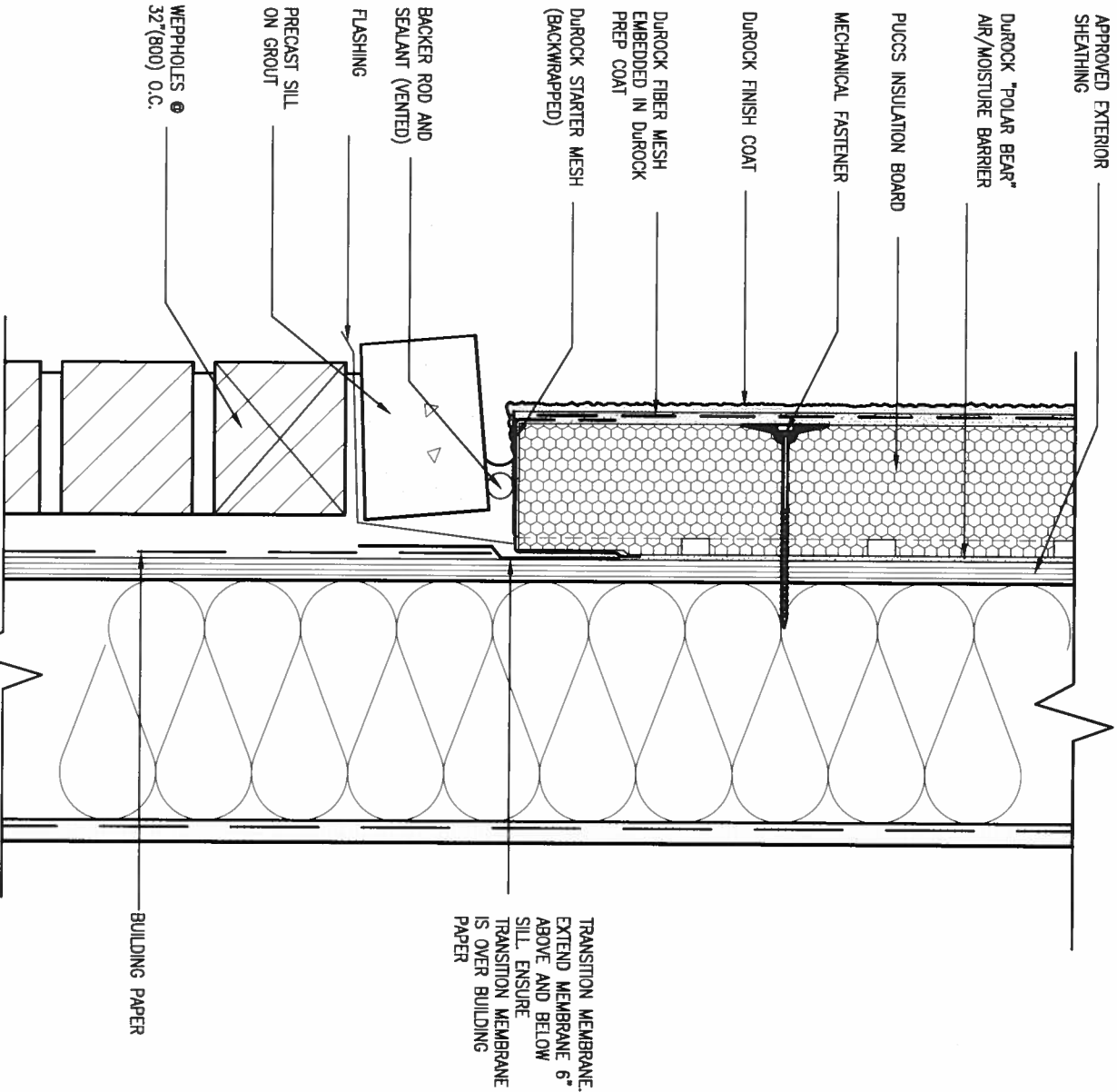




## 5 CORNER DETAIL

CN5 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

CN5 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	signature	25591	BCN
name registration information			
VAS 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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<b>BAYVIEW WELLINGTON</b>		<b>CONST NOTE</b>	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	project no.	13045
drawn by	RC	drawing no.	CN5
checked by	-	CONSTRUCTION NOTES	
scale	3/16" = 1'-0"	file name	13045-CONST-08C 2015
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-08C 2015.dwg - Thu - Apr 16 2015 - 6:57 AM			

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

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



R20 (RSI 3.52) MINIMUM INSULATION OVER INNER SURFACES OF EXTERIOR WALLS NEAR ROOF EAVES (OBC. SB-12, 2.1.1.7.(1b).)

R50 (RSI 8.81) INSUL. CONT. 6MIL. V.B. 15.9 (5/8") GYP. BD.

SEAL JOINT AT EXT. WALL AND CEILING INTERSECTION AS PER OBC DIV.-B 9.25.3.3.(4)

AIR BARRIER @ OPENINGS  
AIR BARRIER TO BE SEALED TO WINDOW/ DOOR FRAME WITH COMPATIBLE TAPE OR SPRAY FOAM INSULATION PER OBC. DIV.-B 9.25.3.3.(11)

SEAL JOINT TO SUB FLOOR AND AROUND FLOOR JOIST AS PER OBC DIV.-B 9.25.3.3.(4)

SECOND FLOOR

MIN RSI 3.87 (R22) BATT INSULATION W/ VAPOUR BARRIER

EXTERIOR BRICK VENEER WALL (TYPICAL) ③  
4"(90mm) FACE BRICK, 1" (25mm) AIR SPACE, 7/8"x7"x0.03" (22x180x0.76mm) GALV. METAL TIES @ 16" (400mm) O.C. HORIZONTAL, 24" (600mm) O.C. VERTICAL, APPROVED SHEATHING PAPER, 3/8" (9.5mm) EXTERIOR TYPE SHEATHING, 2"x6" (38x140mm) WOOD STUDS @ 16" (400mm) O.C., R22 (R.S.I. 3.87) INSULATION AND APPROVED VAPOUR BARRIER WITH APPROVED CONTINUOUS AIR BARRIER, 1/2" (13mm) INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 32" (800mm) O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP 6" (150mm) MIN. BEHIND BUILDING PAPER.

SEAL JOINT TO SUB FLOOR AND AROUND FLOOR JOIST AS PER OBC DIV.-B 9.25.3.3.(4)

GROUND FLOOR

SEAL JOINT TO SUB FLOOR AND AROUND FLOOR JOIST AS PER OBC DIV.-B 9.25.3.3.(4)

150(6") MIN.

\* FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR OF THE BASEMENT. MINIMUM RSI 2.1 (R12) INSULATION WITH VAPOUR BARRIER. ADD BUILDING PAPER BETWEEN THE FOUNDATION WALL AND STUD WHERE STUD WALLS ARE USED.

BASEMENT FLOOR

SEALED JOINT PER OBC. DIV.-B 9.25.3.3.(1)(2)

TOP OF BASEMENT SLAB

150(6") MIN.

8" MAX

510(1'8") MIN.

CAULK ALL JOINTS, INTERSECTIONS & PENETRATIONS OF SLAB PER OBC. DIV.-B 9.25.3.3.(15)

AIR BARRIER SYSTEMS  
AIR BARRIER TO BE INSTALLED IN CONFORMANCE WITH OBC. DIV. B-9.25.3

\* CHECKED- 22 OCTOBER 2013

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

SEMI &amp; SINGLES ONLY

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 <b>Wellington Jno-Baptiste</b> 25591 name <i>W. J. Baptiste</i> signature BCIN registration information <b>VAS Design Inc.</b> 42658
8	.	.	.	
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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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**CONST NOTE**

municipality  
**BRADFORD**

project no.  
3045

date  
APR 2014

**CONSTRUCTION NOTES**

drawing no.

drawn by RC	checked by -	scale 3/16" = 1'-0"
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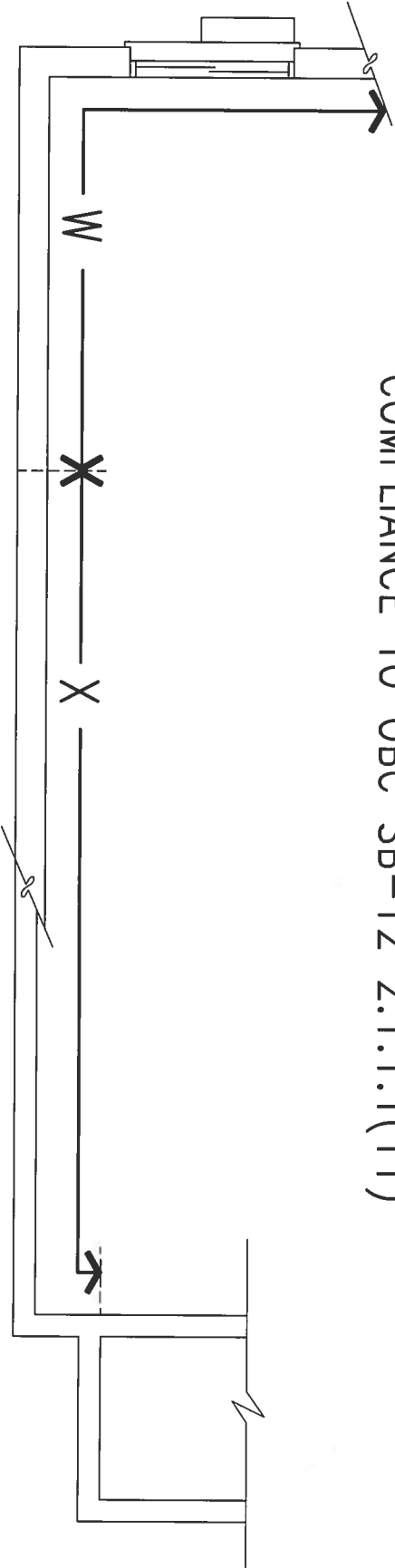
file name  
13045-CONST-OBC 2015

**CN6**

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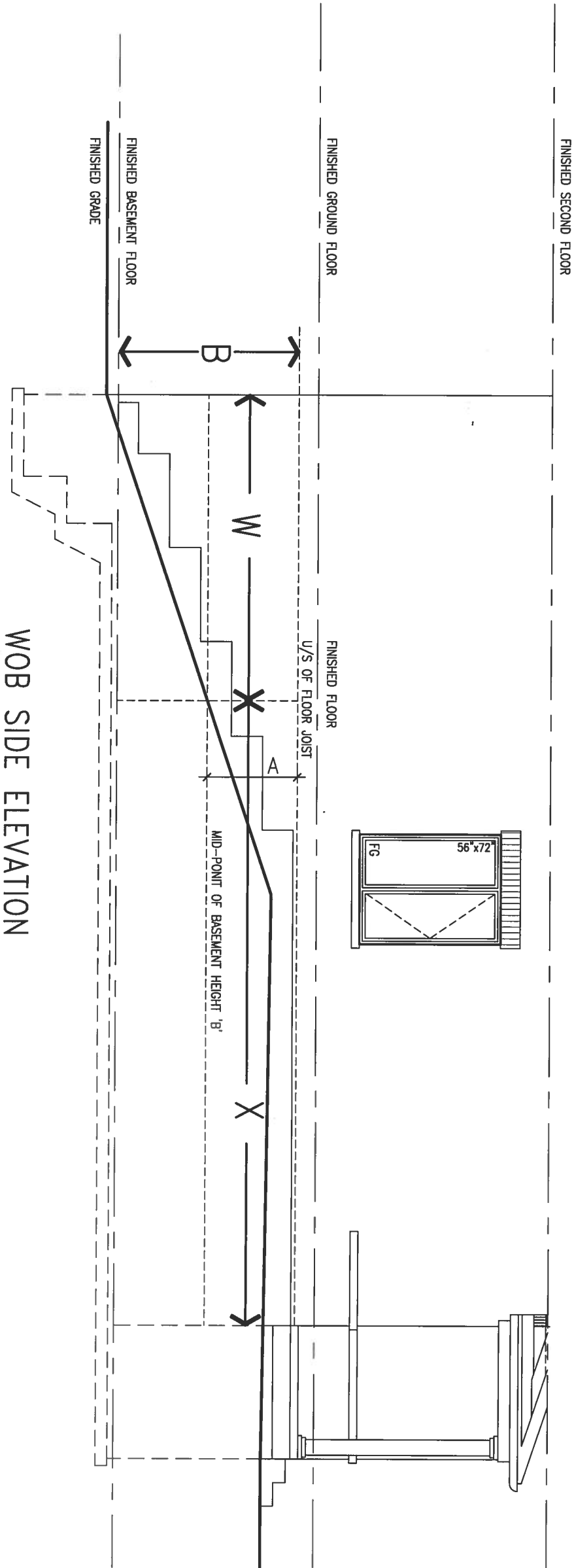
COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN



APR 25, 2016

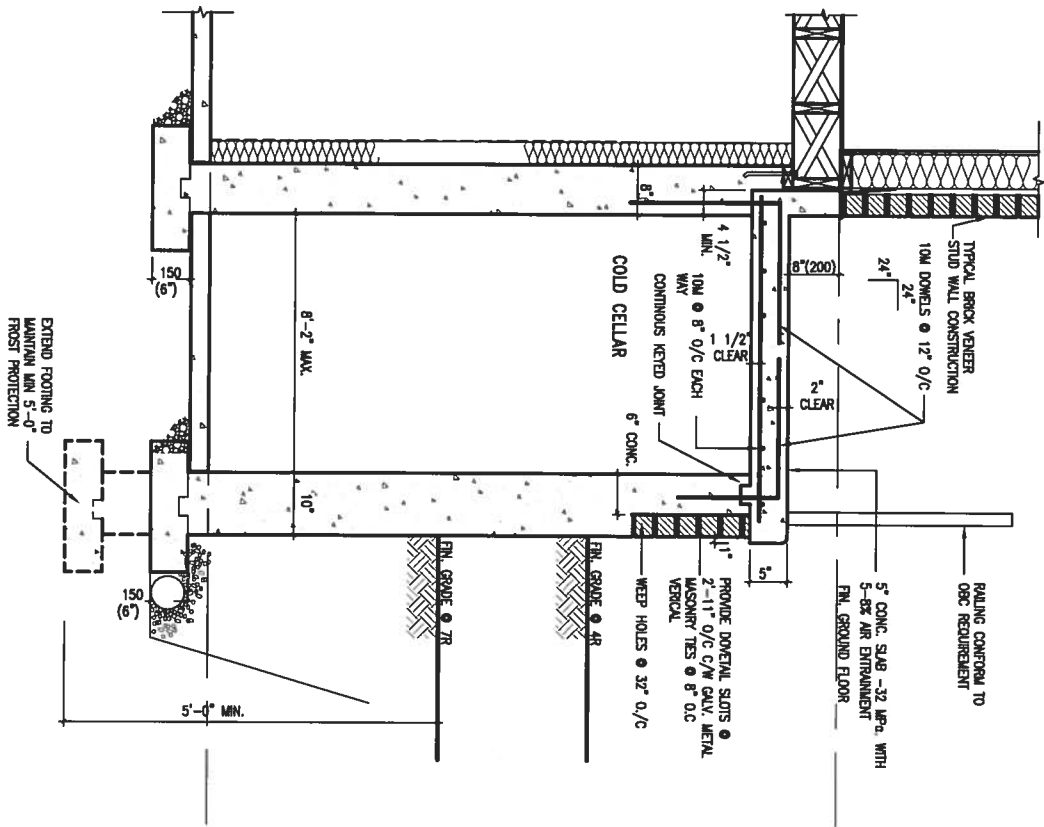


WOB SIDE ELEVATION

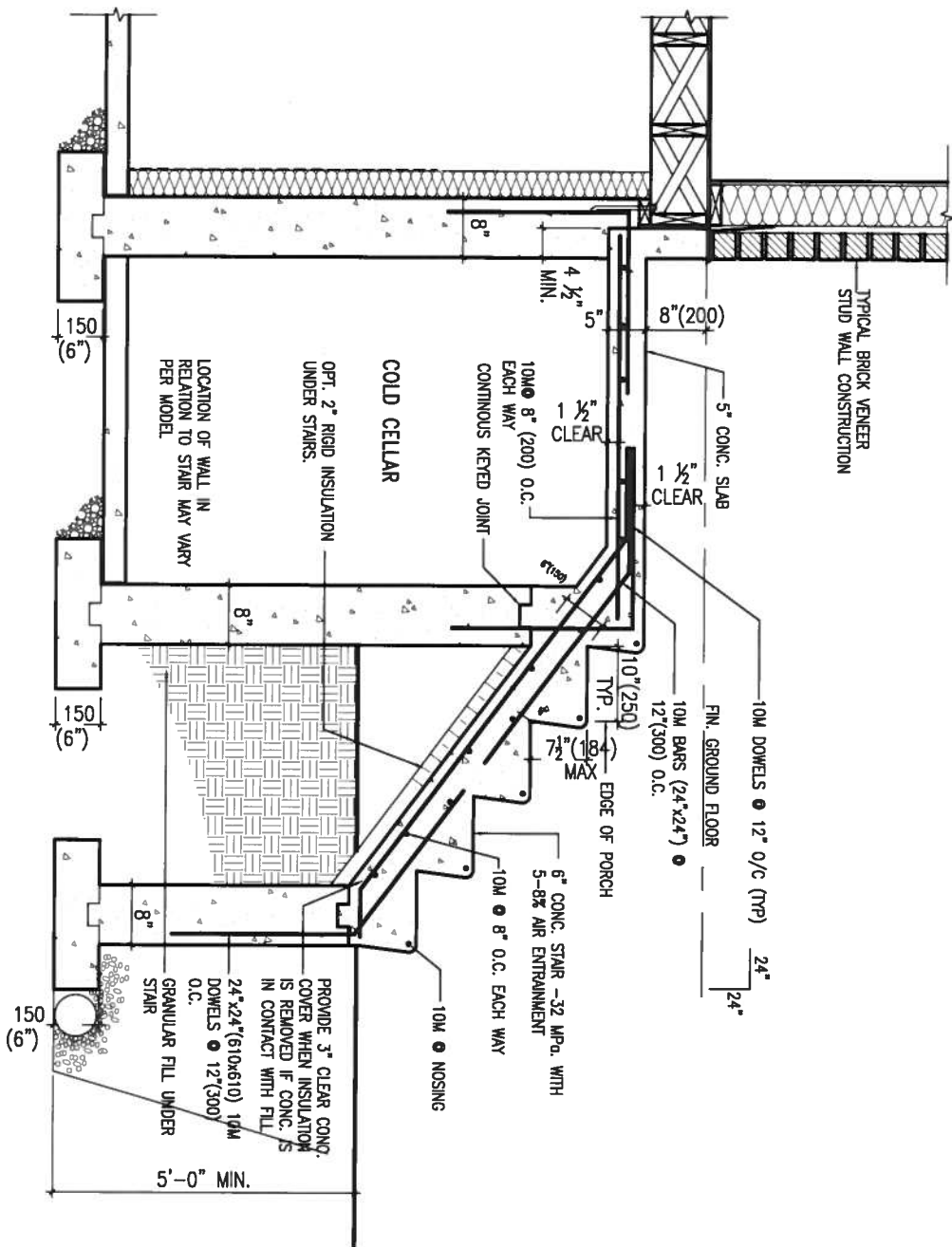
WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

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.		BAYVIEW WELLINGTON		CONST NOTE	
8.		-		-		qualification information		project name		project no.	
7.		-		-		Wellington Jno-Baptiste		GREEN VALLEY ESTATES		13045	
6.		-		-		signature		BRADFORD		drawing no.	
5.		-		-		name		date		file name	
4.		-		-		registration information		APR 2014		13045-CONST-OBC 2015	
3.		-		-		VAS Design Inc.		checked by		CN7	
2.		UPDATE TO CODE		APR 16-15		RC		scale		drawing no.	
1.		ISSUE FOR CLIENT REVIEW		MAY 07-14		RC		3/16" = 1'-0"		CN7	
no.		description		date		by		RC		drawing no.	
								RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:56 AM		drawing no.	



**X1** SECTION AT PORCH FOR 4-7R CONDITION  
SCALE: N.T.S.



**X2** EXTERIOR CONC. STAIR DETAIL (6 RISERS / 7 RISERS SIMILAR)  
SCALE: N.T.S.



APR 25, 2016

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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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Wellington Jno-Baptiste  
signature  
VA3 Design Inc.  
42658

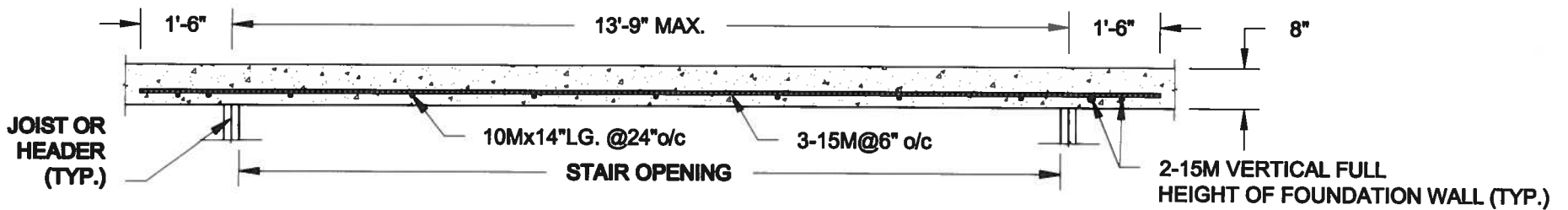
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<b>BAYVIEW WELLINGTON</b>		<b>CONST NOTE</b>	
project name <b>GREEN VALLEY ESTATES</b>	municipality <b>BRADFORD</b>	project no. <b>13045</b>	drawing no. <b>CN8</b>
date <b>APR 2014</b>	checked by <b>RC</b>	scale <b>3/16" = 1'-0"</b>	file name <b>13045-CONST-OBC 2015</b>
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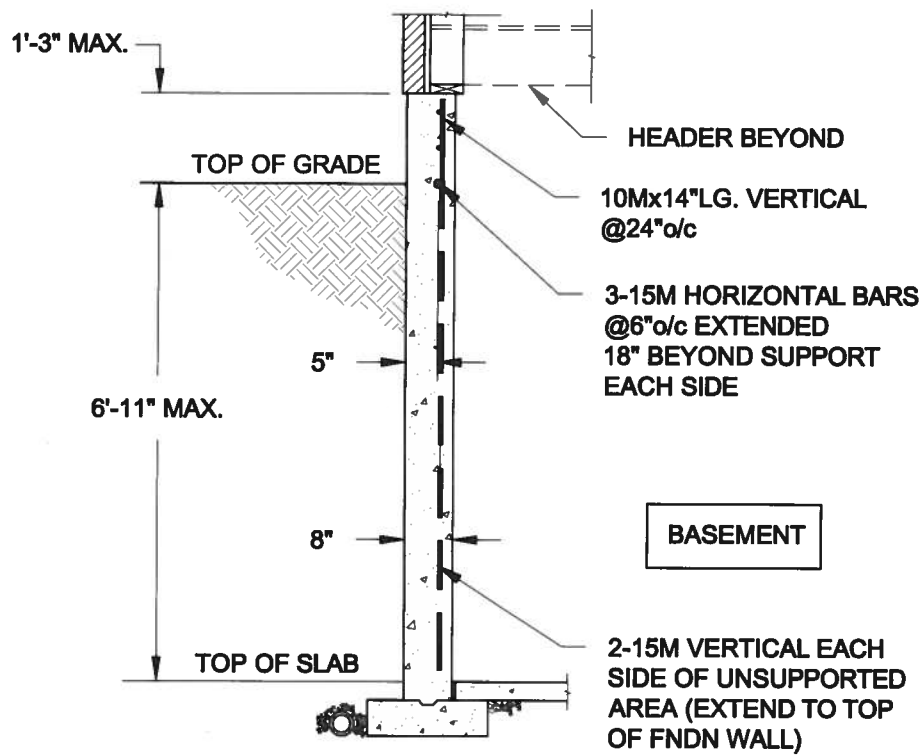






## PLAN VIEW

NOT TO SCALE



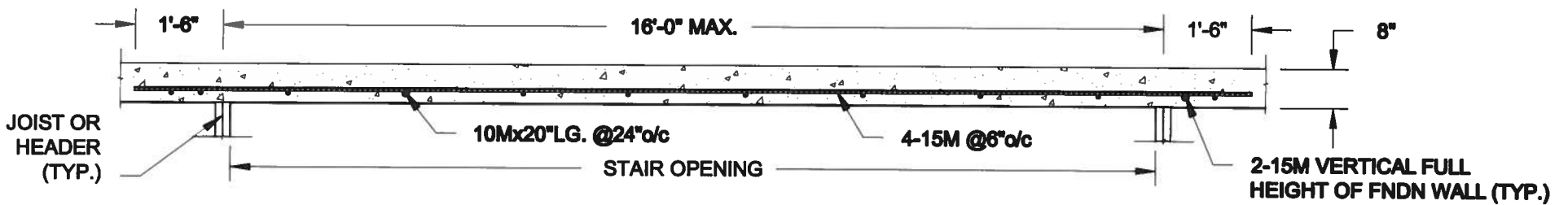
### NOTE:

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

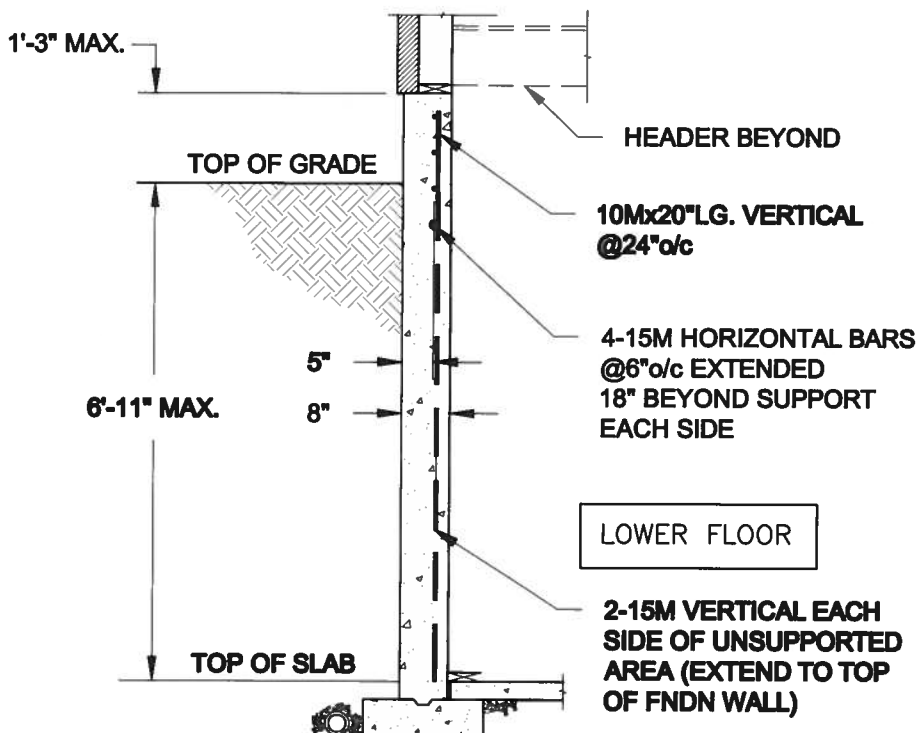
### LATERALLY UNSUPPORTED WALL

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:



Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT  
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

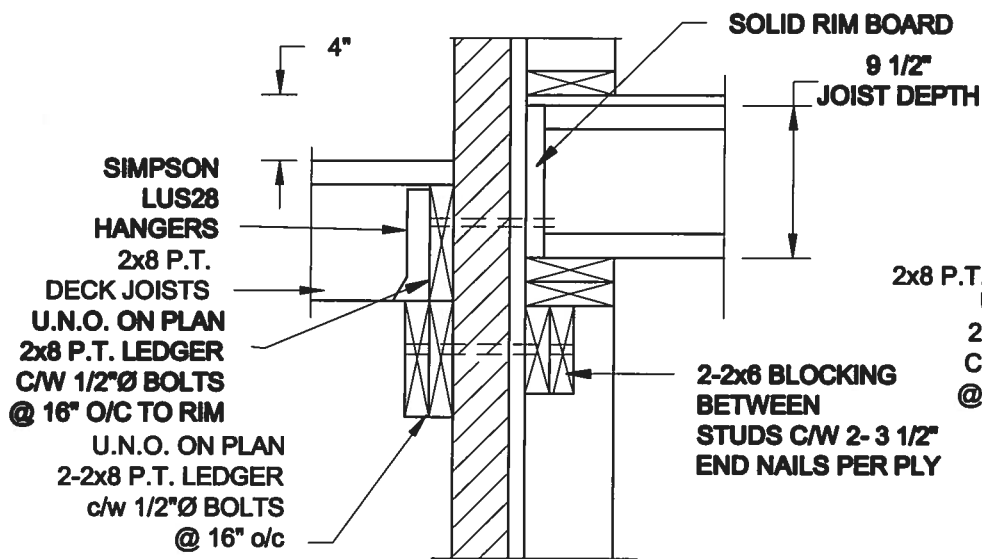
14-095

Drawing No.:

S1



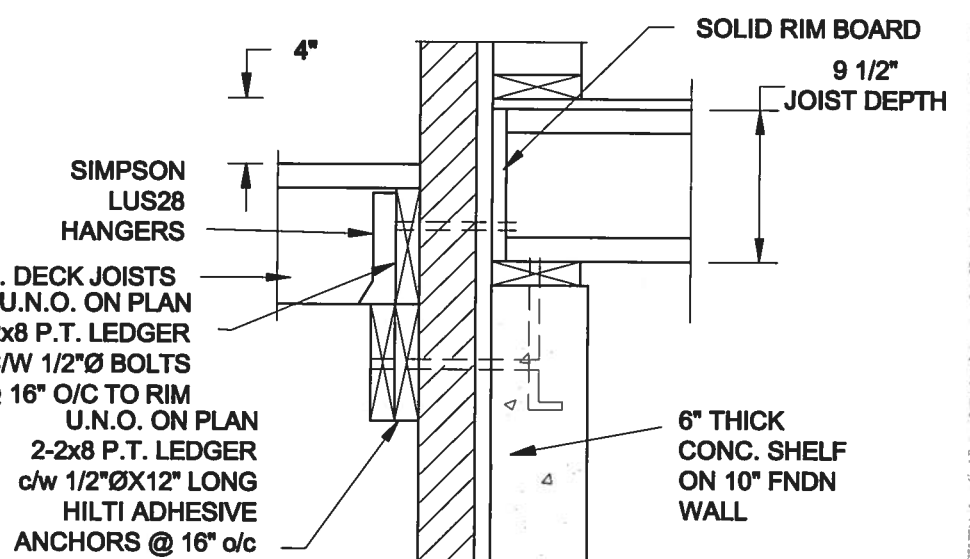
## FOR 9 1/2" JOIST DEPTH



1A  
S2

### DECK FASTENING DETAIL

SCALE: 1" = 1'-0"



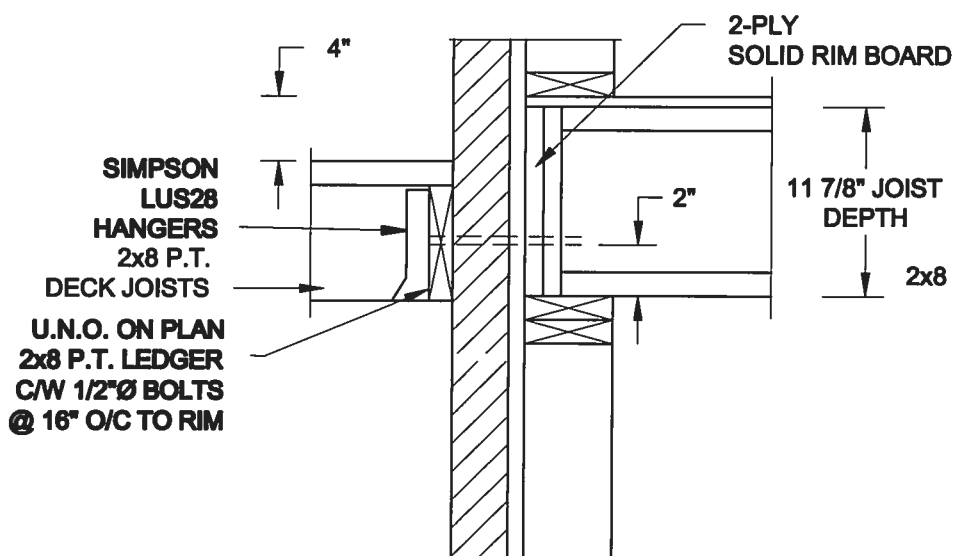
1B  
S2

### 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.

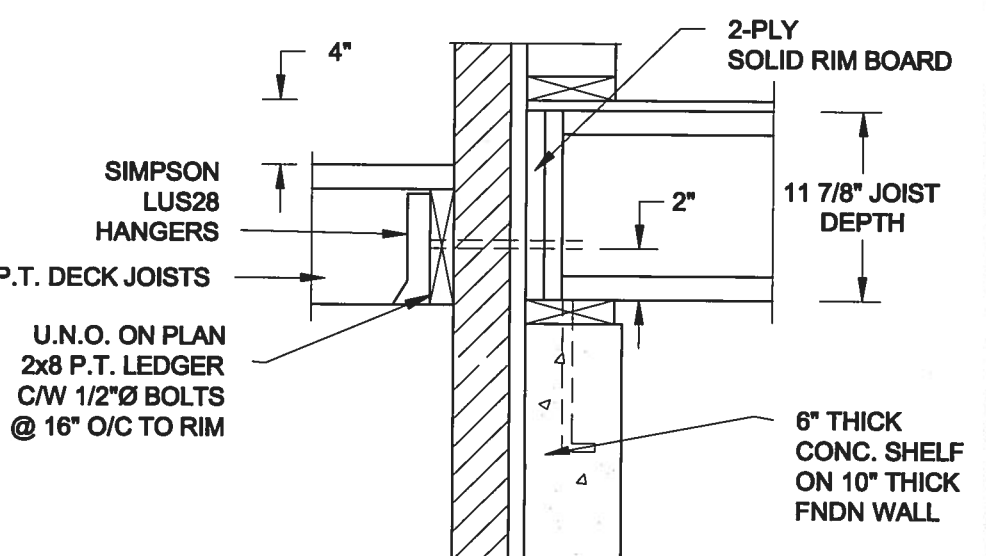
## FOR 11 7/8" JOIST DEPTH



2A  
S2

### DECK FASTENING DETAIL

SCALE: 1" = 1'-0"

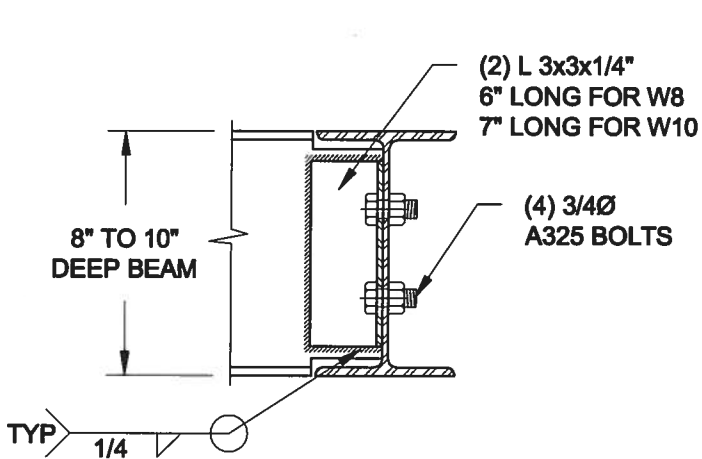


2B  
S2

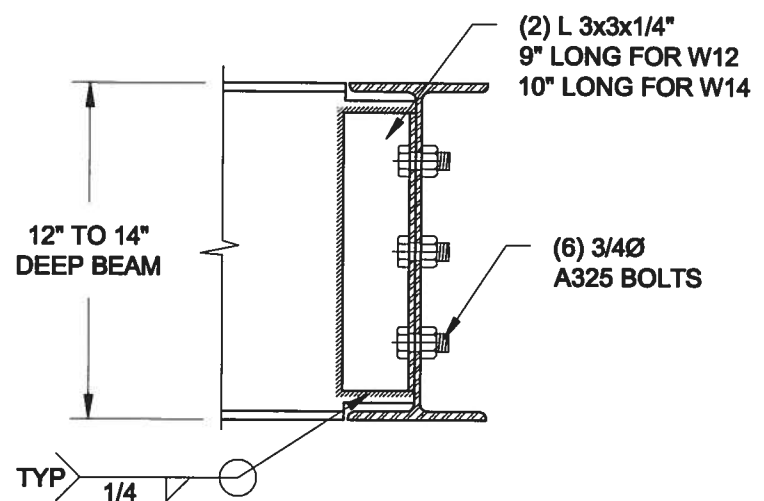
### DECK FASTENING DETAIL

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 (W380x72) BEAM MAX.

3  
S2

### STEEL BEAM CONNECTION DETAIL

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  
Newmarket, ON  
L3Y 8J9  
T: 905-853-8547  
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Engineer's Seal



APR 24, 2015

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT  
BRADFORD, ONTARIO

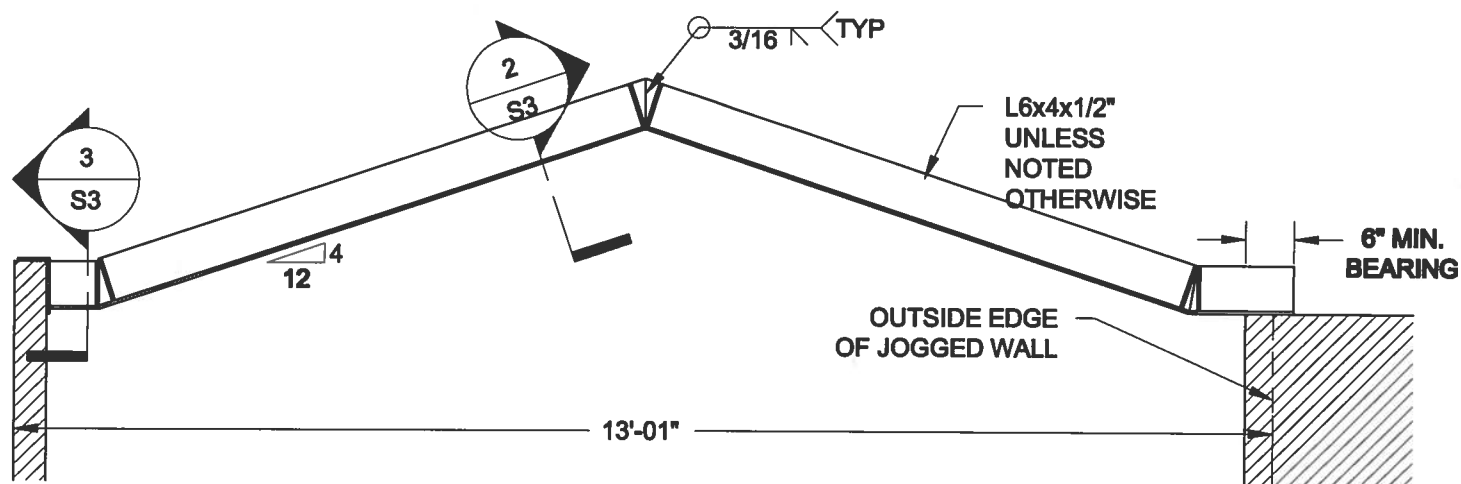
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

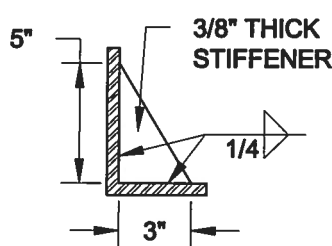
14-095

Drawing No.:

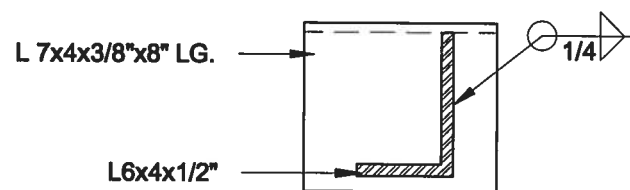
S2



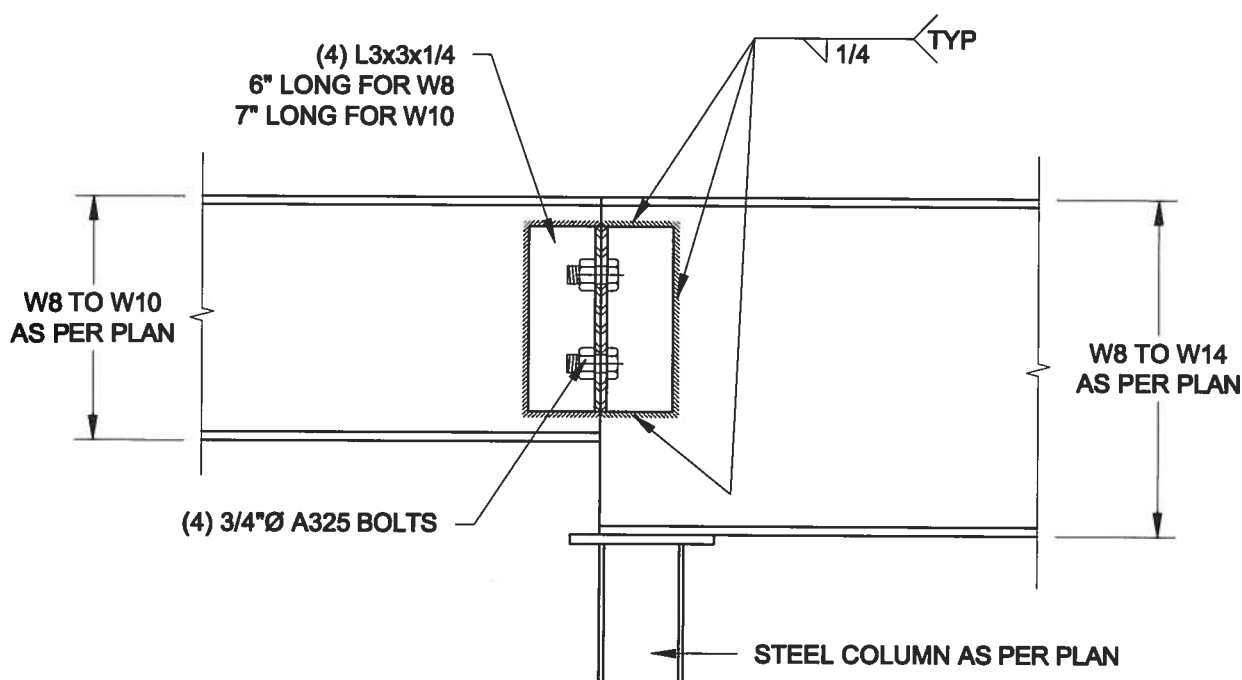
**1**  
**S3** **STEEL LINTEL AT GABLE**  
SCALE: 1/2" = 1'-0"



**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.**



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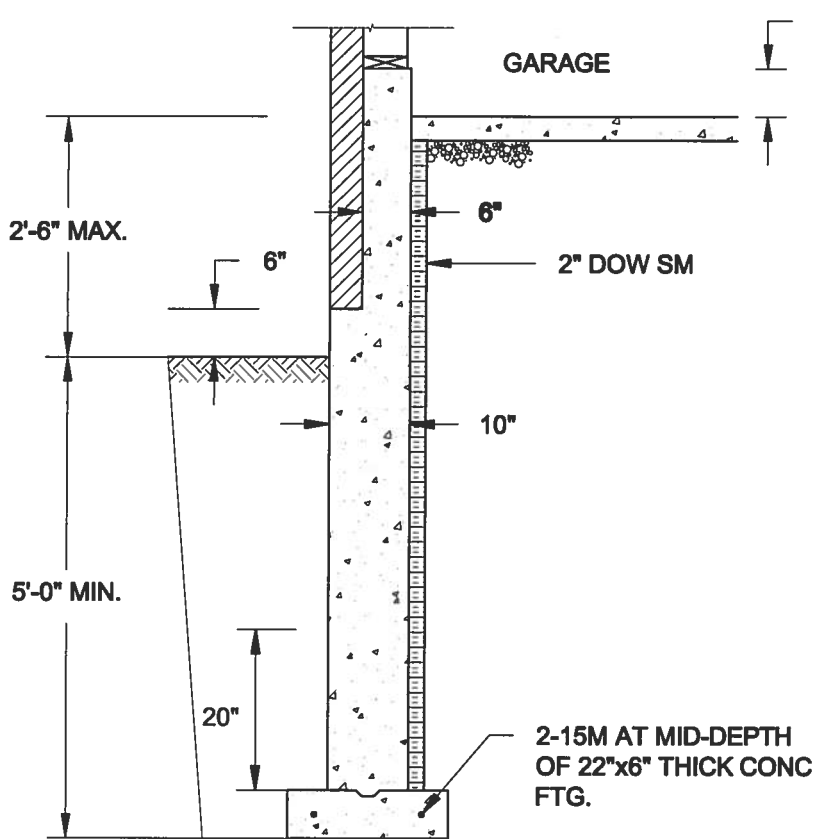
TYPICAL STRUCTURAL DETAILS FOR SINGLES

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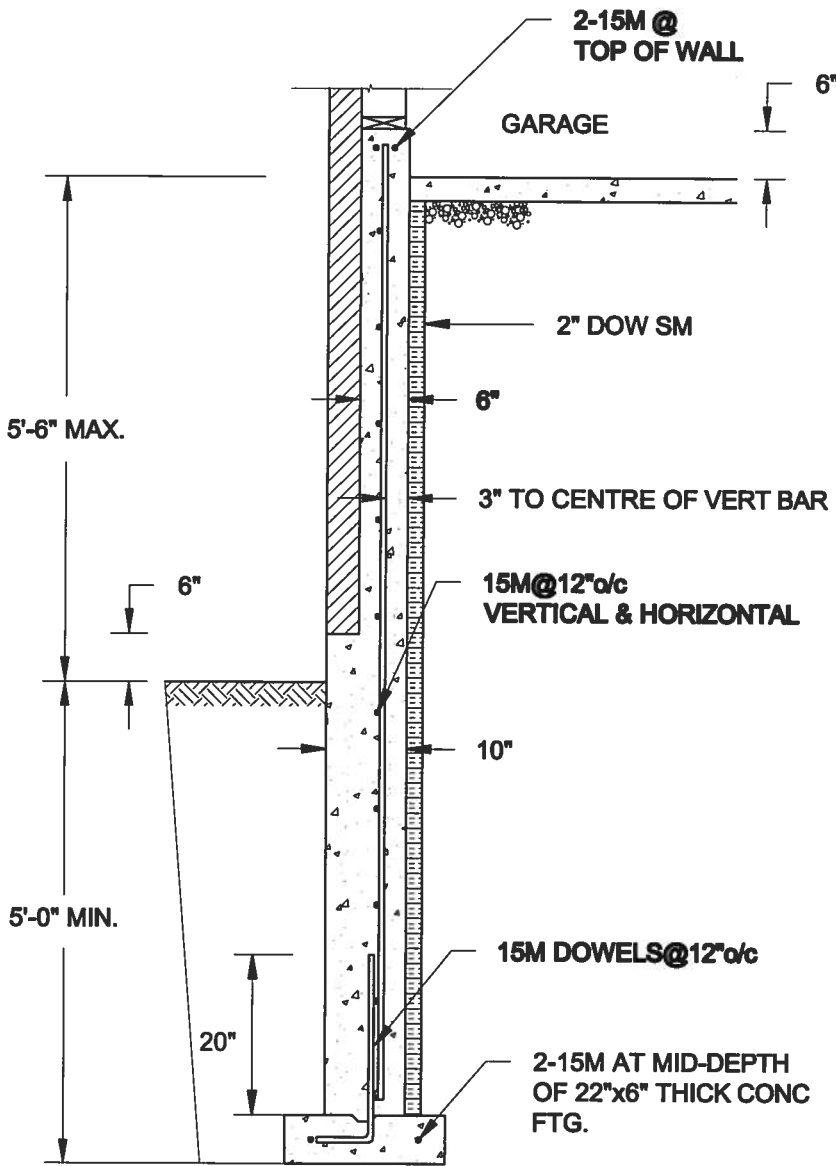
14-095

Drawing No.:

S3



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

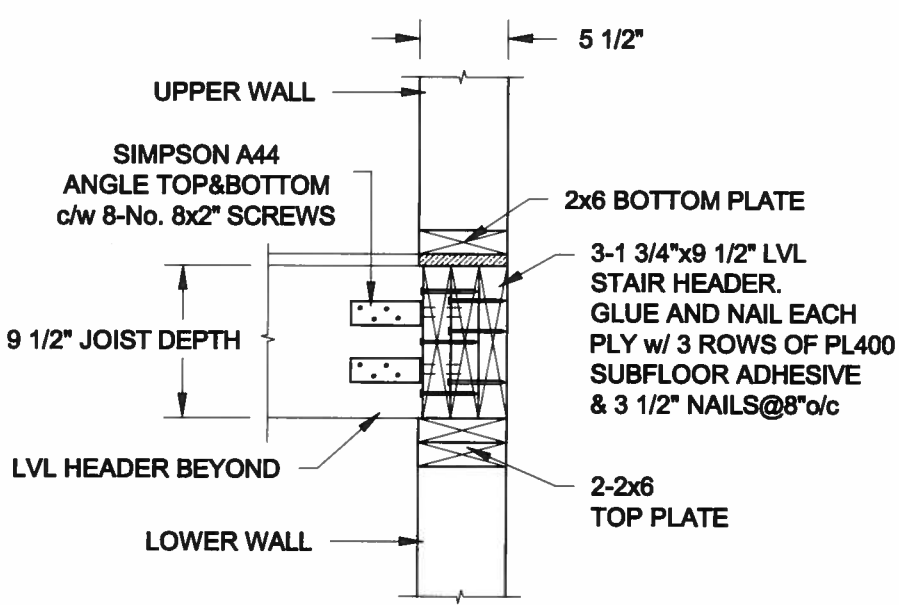


**1B**  
**S4** **REINFORCED BRICKSHELF**  
SCALE: 1/2" = 1'-0"



**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.

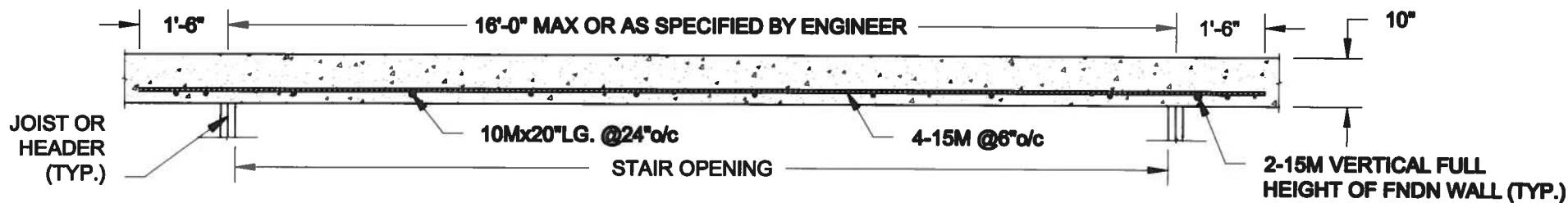
**FOR 9 1/2" JOIST DEPTH**



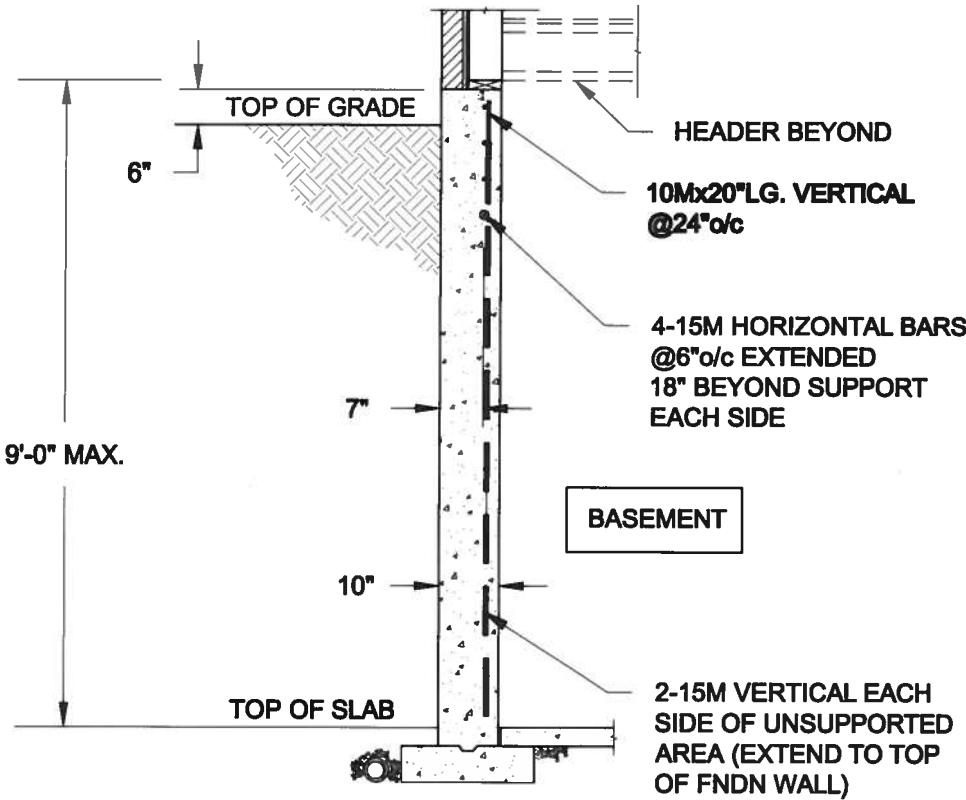
**2**  
**S4** **STAIR HEADER @ EXTERIOR WALL**  
SCALE: 1" = 1'-0"

<b>Scale:</b> AS NOTED		<b>QUAILE ENGINEERING LTD.</b>    38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	<b>Engineer's Seal</b>  SEPT 28, 2015	<b>Project:</b> BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO	
<b>Date:</b> JUL-13-2015			<b>TYPICAL STRUCTURAL DETAILS FOR SINGLES</b>		
<b>Drawn:</b> SC	<b>Checked:</b> SJB		<b>Project No.:</b> 14-095		<b>Drawing No.:</b> S4





**PLAN VIEW**



- NOTE:**
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
  2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 20 MPa. MIN.
  3. REINFORCING STEEL TO BE GRADE 400.

**1**  
**S5** **LATERALLY UNSUPPORTED WALL**  
SCALE: 3/8" = 1'-0"

<b>Scale:</b> AS NOTED	<div data-bbox="338 2784 838 2828" data-label="Text"> <p><b>QUAILE ENGINEERING LTD.</b></p> </div> <div data-bbox="338 2859 508 2983" data-label="Image"> </div> <div data-bbox="590 2859 838 2983" data-label="Text"> <p>38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com</p> </div>	<b>Engineer's Seal</b> 	<b>Project:</b> BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO	
<b>Date:</b> JAN-28-2016			<b>TYPICAL STRUCTURAL DETAILS FOR SINGLES</b>	
<b>Drawn:</b> SC <b>Checked:</b> SJB		JAN 28, 2016	<b>Project No.:</b> 14-095	<b>Drawing No.:</b> S5