

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

10" FOUNDATION WALL ON 22"x6" THICK CONC. FTG UNDER ALL 2"x6" KNEEWALL AS REQ'D BY GRADING - SEE DETAILS MAX BACKFILL HEIGHT: 4'-7" FOR 10" FNDN. WALL W/ KNEEWALL ON TOP

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ARCHITECTURAL REVIEW & APPROVAL

APR 28 2016

John G. Williams Limited, Architect



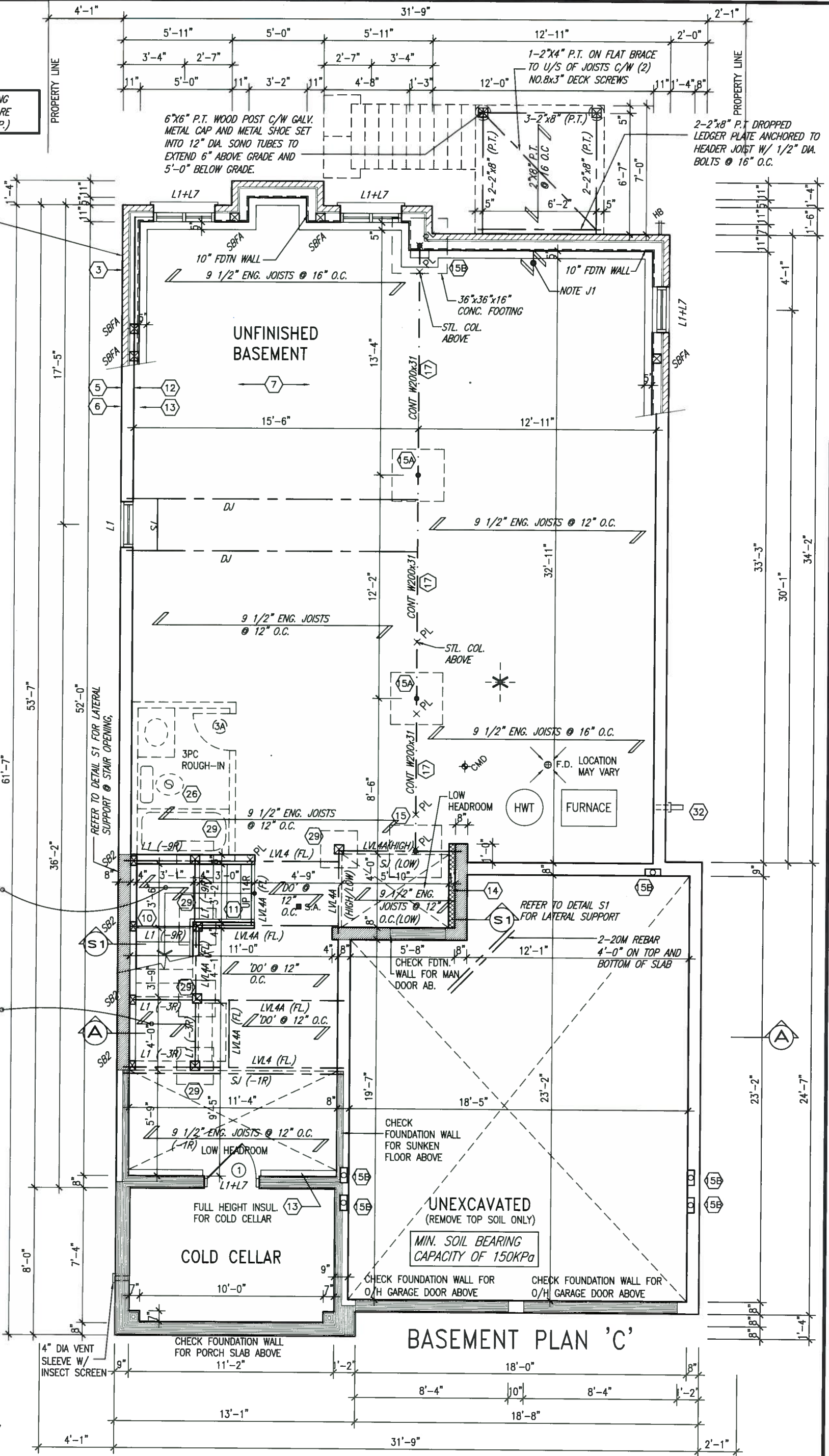
APR 25, 2016

AREA CALCULATIONS	EL. 'C'
GROUND FLOOR AREA	1305 SF
SECOND FLOOR AREA	1591 SF
SUBTOTAL	2900 SF
DEDUCT ALL OPEN AREAS	11 SF
<b>TOTAL NET AREA</b>	<b>2889 SF</b> (268.40 m <sup>2</sup> )
FINISHED BSMT AREA	0 SF
COVERAGE W/OUT PORCH	1749 SF (162.49 m <sup>2</sup> )
<b>COVERAGE</b>	<b>1846 SF</b>

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 THE FLOOR TRUSS MANUFACTURER.

LOT 307



BASEMENT PLAN 'C'

9			
8			
7			
6			
5			
4			
3	REVISED AS PER ENG COMMENTS	21-04-16	RC
2	REV AS PER FLOOR TRUSS	04-05-16	RC
1	REVISED PER CLIENT FOR LOT 307	23-02-16	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 25591

name registration information BCIN

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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<b>BAYVIEW WELLINGTON</b>		<b>S38-6 BAROSSA 6</b>	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ONTARIO
date	APRIL, 2014	checked by	RC
drawn by	WT	scale	3/16" = 1'-0"
drawing no.		13045-S38-6-L0T 307	
drawing no.		1C	



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APR 28 2016

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APR 25, 2016

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

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

3-2"x6" P.T.  
BUILT-UP POST  
ANCHORED AT TOP  
& BOTTOM W/  
GALV. MTL. SHOE  
(TYP.)

STAIRS FOR WALK OUT  
DECK W/ PATIO STONES  
WHERE REQUIRED BY GRADE  
(SEE SITE PLAN)

P.T. 2"x4" DECKING  
W/ 1/4" SPACING  
PROVIDE 2"x4" P.T.  
WOOD HANDRAIL  
GUARD

DECK  
7'0"x7'0"

FAMILY  
15'0"x14'0"

BREAKFAST  
12'5"x11'6"

DINING  
11'0"x15'0"

KITCHEN  
12'5"x11'6"

STUDY  
12'5"(10'0")x10'0"

PWD

MUD

FOYER

GARAGE  
18'4"x23'1"(19'8")

PORCH

GROUND FLOOR PLAN 'C'

LOT 307

no.	description	date	by
3	REVISED AS PER ENG COMMENTS	21-04-16	RC
2	REV AS PER FLOOR TRUSS	04-05-16	RC
1	REVISED PER CLIENT FOR LOT 307	23-02-16	WT

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	
VA3 Design Inc.	42658
registration information	
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**BAYVIEW WELLINGTON**

**S38-6**  
BAROSSA 6

project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ONTARIO	project no.	13045
date	APRIL, 2014	checked by	RC	scale	3/16" = 1'-0"
drawn by	WT	file name	13045-S38-6-Lot 307	drawing no.	2C
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1'-0"



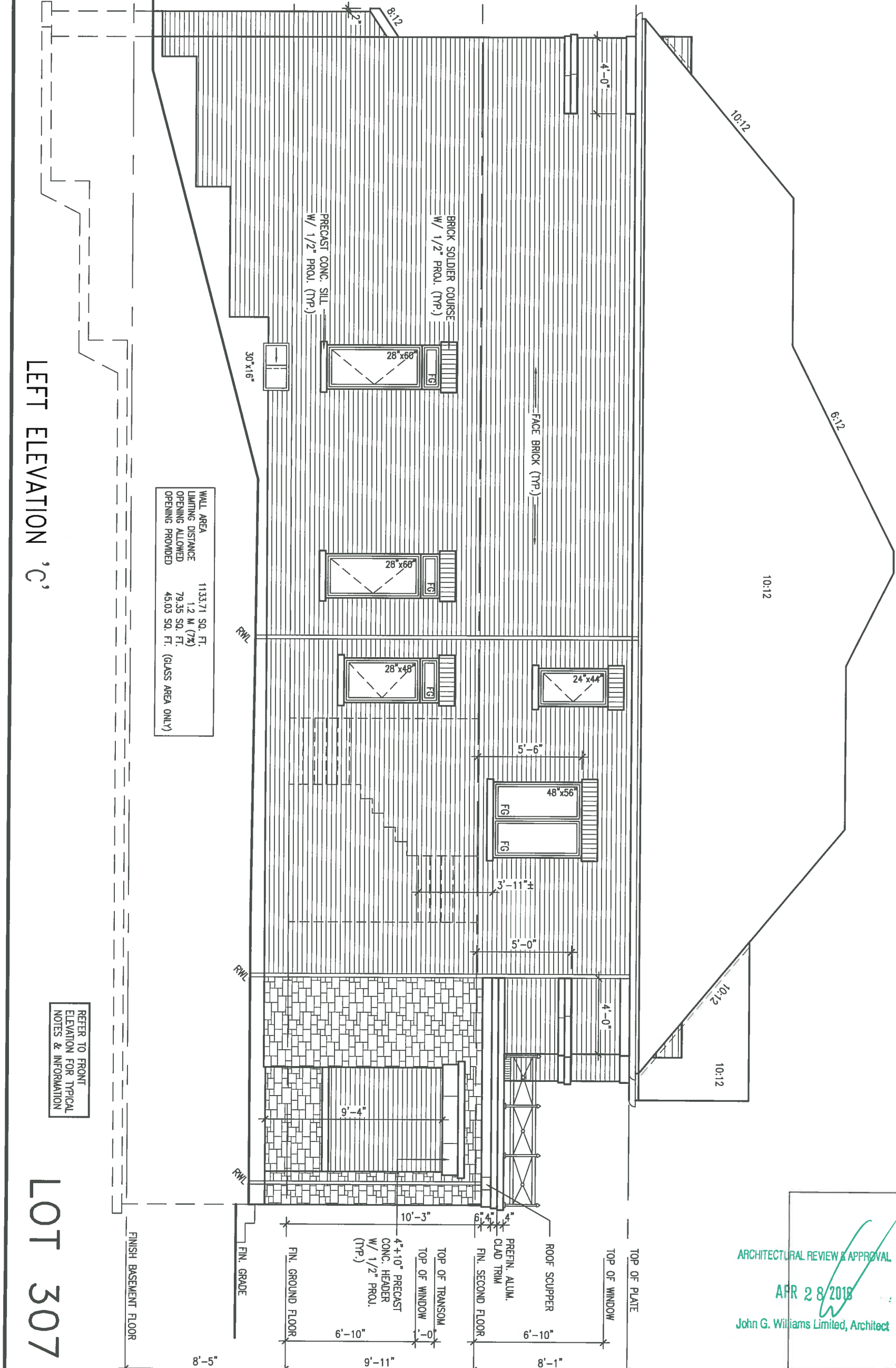
APR 25, 2016

1'-0" 1'-0" 1'-0"

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ARCHITECTURAL REVIEW & APPROVAL  
APR 28 2018  
John G. Williams Limited, Architect



LEFT ELEVATION 'C'

LOT 307

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	.	.	.	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	REV AS PER FLOOR TRUSS	04-05-16	RC	
1	REVISED PER CLIENT FOR LOT 307	23-02-16	WT	
no. description	date	by		

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<b>BAYVIEW WELLINGTON</b>		<b>S38-6</b> BAROSSA 6	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ONTARIO
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LEFT ELEVATION 'C'			drawing no.
			<b>5C</b>



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, BATHUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.  
(REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)

APR 25, 2016



1'-0" 1'-0" 1'-0"

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

BAYVIEW WELLINGTON

S38-6  
BAROSSA 6

project name  
GREEN VALLEY ESTATES  
municipality  
BRADFORD, ONTARIO  
date  
APRIL, 2014  
drawn by  
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RC  
scale  
3/16" = 1'-0"  
file name  
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RIGHT ELEVATION 'C'

drawing no.  
6C

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qualification information  
Wellington Jno-Baptiste 25591  
signature  
name  
registration information  
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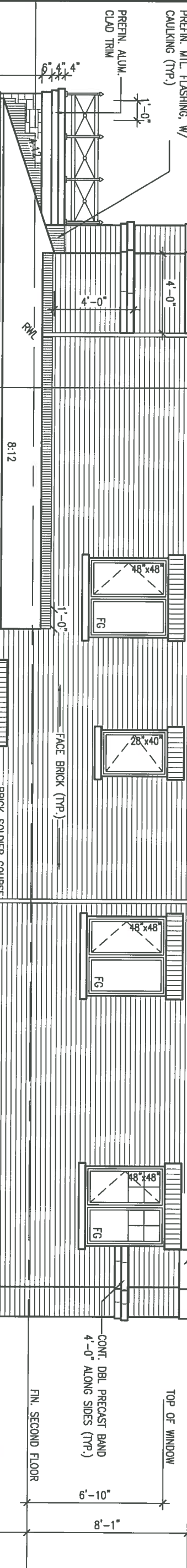
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no.	description	date	by	.	.	.	.	.	.

RIGHT ELEVATION 'C'

REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION

WALL AREA 1205.61 SQ. FT.  
LIMITING DISTANCE 1.2 M (7%)  
OPENING ALLOWED 84.39 SQ. FT.  
OPENING PROVIDED 75.41 SQ. FT. (GLASS AREA ONLY)

LOT 307



1'-0"

1'-0"

1'-0"

APR 25, 2016



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APR 28 2016  
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1"x6" ALUM. FRIEZE  
BD. (TYP.)  
CONT. DBL PRECAST BAND  
4'-0" ALONG SIDES (TYP.)

PROVIDE 2"x4" P.I. WOOD  
HANDRAIL GUARD W/ 2"x2" P.I.  
WOOD PICKETS @ 4" MAX.

2"x6" P.I. CROSS BRACING  
6"x6" P.I. WOOD POST  
C/W GALV. METAL CAP  
AND METAL SHOE SET INTO  
12" DIA. SONO TUBES TO  
EXTEND 6" ABOVE GRADE  
AND 5'-0" BELOW GRADE.

# UPGRADED REAR ELEVATION 'C'

REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION

LOT 307

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8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	signature BCIN
5	.	.	.	42658
4	.	.	.	name registration information
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**BAYVIEW WELLINGTON**

project name  
**GREEN VALLEY ESTATES**

municipality  
**BRADFORD, ONTARIO**

date  
**APRIL, 2014**

drawn by  
**WT**

checked by  
**RC**

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

project no.  
**13045**

drawing no.  
**7C**

file name  
**13045-S38-6-LOT 307**

title  
**UPGRADED REAR ELEVATION 'C'-WOD COND.**

date  
**APR 21 2016 - 12:27 PM**

**S38-6**  
**BAROSSA 6**

project no.  
**13045**

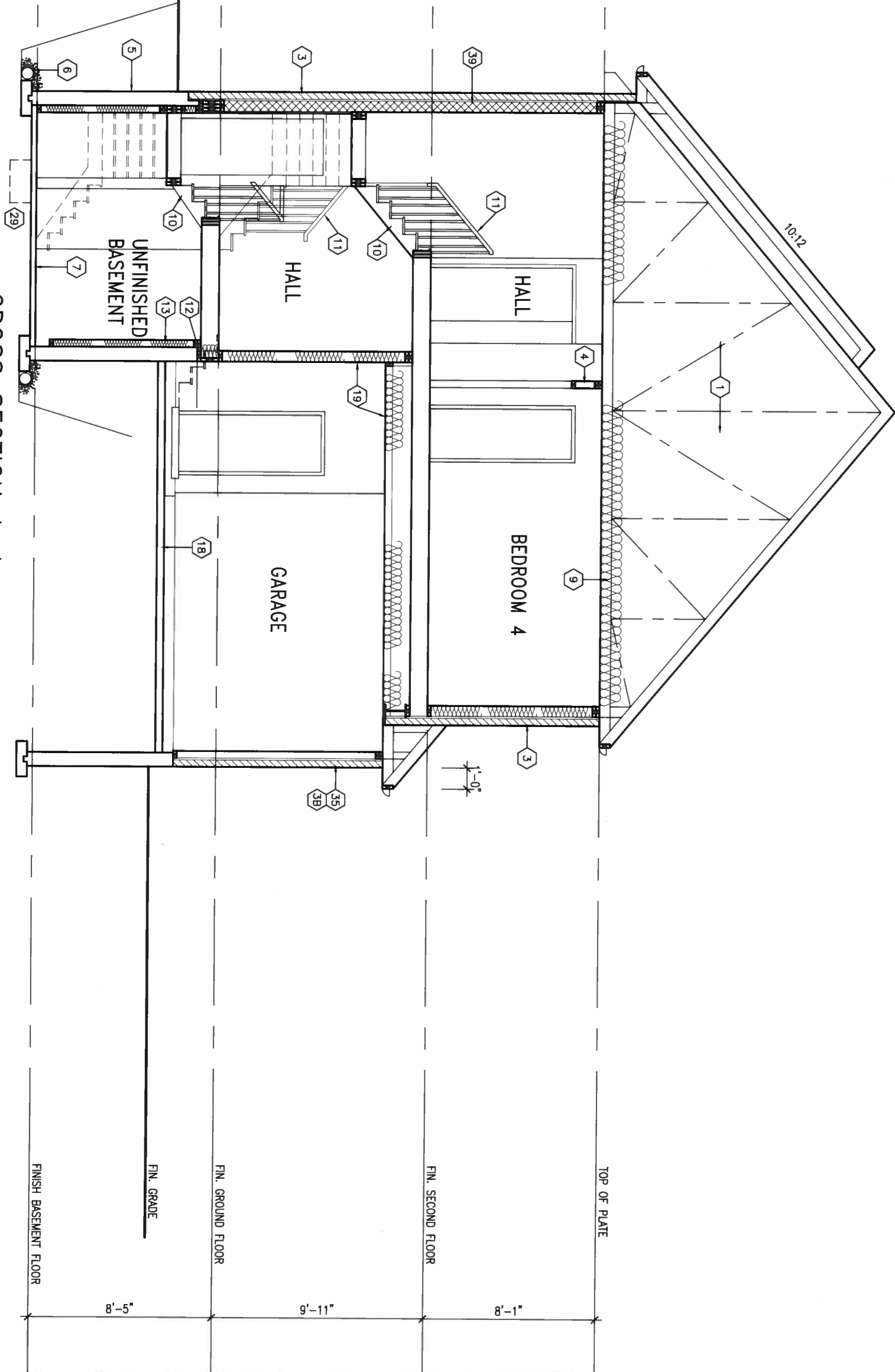
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file name  
**13045-S38-6-LOT 307**

title  
**UPGRADED REAR ELEVATION 'C'-WOD COND.**

date  
**APR 21 2016 - 12:27 PM**

CROSS SECTION A-A



LOT 307

APR 25, 2016



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project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ONTARIO
date	APRIL, 2014	project no.	13045
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scale	3/16" = 1'-0"	file name	13045-S38-6-LOT 307
CROSS SECTION A-A		drawing no.	8C
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CONSTRUCTION NOTES (Unless otherwise noted)

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

1. ROOF CONSTRUCTION

NO.210 [10.25kg/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, RVL & 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 2.1.1.2A) 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-HIGHT 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 2.1.1.2A) 90mm [4"] FACE BRICK, 25mm [1"] AIR SPACE, 22x180x76mm [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. BRICK TO BE MIN. 150mm [6"] ABOVE FINISH GRADE.

3A. BRICK VENEER CONSTRUCTION (2"x6") (R2B) 90mm [4"] FACE BRICK, 25mm [1"] AIR SPACE, 22x180x76mm [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, 22x180x76mm [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 EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm [1"] MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 13mm [1/2"] EXT. TYPE SHEATHING ON 38x140 [2"x6"] STUDS @ 400mm [16"] O.C., INSULATION, APPROVED VAPOUR BARRIER, 13mm [1/2"] GYPSUM WALLBOARD INTERIOR FINISH. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. STUCCO TO BE MIN. 200 [8"] ABOVE FINISH GRADE.

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

5. FOUNDATION WALL/FOOTINGS: (9.15.3, 9.15.4, 9.13.2, 9.14.2.1.(2)) 200mm [8"] POURED CONC. FDN. WALL 15MPa [2200psi] WITH BITUMENOUS DAMPPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 [2'-11"] BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 [7'-10"] ON 500x155 [20"x6"] CONTINUOUS KEYED CONC. FIG. BRACE FDN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN. BEARING CAPACITY OF 150kPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. STOREYS SUPPORTED [W/ MASONRY VENEER] [W/ SIDING ONLY]

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

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

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

2 STOREY WITH WALK-OUT BASEMENT 545x175 [22"x7"]

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) 160mm [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 2.1.1.2A) PROVIDE RSI 5.46 [R31] INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

9. ATTIC INSULATION (SB-12-TABLE 2.1.1.2A) (SB-12-2.1.1.7) RSI 8.81 [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"]

11. 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"].

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

13. BASEMENT INSULATION (SB-12-2.1.1.6), 9.25.2.3, 9.13.2.6) FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm [8"] ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm [2"] OF THE BASEMENT SLAB. INSULATION TO HAVE APPROVED VAPOUR BARRIER. DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. AIR BARRIER TO BE SEALED TO FDN. WALL WITH CAULKING.

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

15. STEEL BEARING 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/CSSB-7.2.9.4. AND WITH 150x150x9.5 [6"x6"x3/8"] STL. PLATE TOP & BOTTOM. 870x870x410 [34"x34"x16"] CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MINIMUM AND AS PER SOILS REPORT.

15A. STEEL BEARING COLUMN (SEE O.B.C. 9.15.3.3) 89mm [3-1/2"] DIA x 4.78mm [1.88] FIXED STL. COL. WITH 150x150x9.5 [6"x6"x3/8"] STL. TOP & BOTTOM PLATE ON 1070x1070x460 [42"x42"x18"] CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MIN. AND AS PER SOILS REPORT.

15B. STEEL COLUMN 90mm [3-1/2"] DIA x 4.78mm [1.88] NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 [6"x6"x3/8"] STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 [4 1/2"x10"x1 1/2"] WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS [2-1/2"x12"x2"] FIELD WELD COL. TO BASE PLATE.

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

17. 19x64 [1"x3"] CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

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

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

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

21. EXTERIOR STEP PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 200mm [7-7/8"] MIN. TREAD 250mm [9'-1/2"]. SEE OBC 9.8.9.2, 9.8.9.3, & 9.8.10.

22. DRYER EXHAUST (OBC-6.2.3.8.7) & 6.2.4.1.1) CAPPED DRYER EXHAUST VENTED TO EXTERIOR. [USE 100mm [4"] DIA. SMOOTH WALL VENT PIPE]

23. INSULATED ATTIC ACCESS (OBC-9.19.2.1, & SB12-2.1.1.7) ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm [21 1/2"x24"] & A MIN. AREA OF 0.32 SQ.M. [3.44 SQ.F.T.] WITH WEATHERSTRIPPING. RSI 3.52 [R20] RIGID INSUL. BACKING.

24. FIREPLACE CHIMNEYS -OBC 9.2.1. TOP OF FIREPLACE CHIMNEY SHALL BE 915mm [3'-0"] ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm [2'-0"] ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm [10'-0"] FROM THE CHIMNEY.

25. LINEN CLOSET, 4 SHELVES MIN. 350mm [14"] DEEP.

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

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

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).

28. 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.

30. STEPPED FOOTINGS OBC 9.15.3.9. MIN. HORIZ. STEP = 600mm [24"] MAX. VERT. STEP = 600mm [24"]

31. SLAB ON GRADE MIN. 100mm [4"] CONCRETE SLAB ON GRADE ON 100mm [4"] COARSE GRANULAR FILL. REINFORCED WITH 6x6-W2.9xw2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa [4640 psi] WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION UNDER SLAB.

32. DIRECT VENTING GAS FURNACE/ H.W.T VENT DIRECT VENT FURNACE TERMINAL MIN. 900mm [36"] FROM A GAS REGULATOR, 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.

33. DIRECT VENTING GAS FIREPLACE VENT DIRECT VENT GAS FIREPLACE. VENT TO BE A MINIMUM 300mm [12"] FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.

34. SUBFLOOR, JOIST STRAPPING AND BRIDGING 16mm [5/8"] 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. ")

35. EXPOSED BUILDING FACE OBC 9.10.15, & SB-2-2.3.5.(2) EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 min. WHERE LIMITING DISTANCE (LD) IS LESS THAN 1.2M [3'-11"]. WHERE THE LD IS LESS THAN 600mm [2'-0"] THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES. OFFENDING GARAGE WALLS INCLUDED.

36. COLD CELLAR PORCH SLAB (OBC 9.39.1) 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 FDN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm [3"] BEARING ON FDN. WALLS. PROVIDE [L7] UNTEL OVER CELLAR DOOR WITH 100mm [4"] END BEARING.

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

38. CONVENTIONAL ROOF FRAMING (2.0Kpa. SNOW LOAD) 38x140 [2"x6"] RAFTERS @ 400mm [16"] O.C. FOR MAX 11'-7" SPAN, 38x184 [2"x6"] 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. 0.35m<sup>2</sup> UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm [1'-3"]. 2) WINDOW GUARDS -OBC 9.8.8.1.(1). A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm [1'-7"] ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm [5'-11"] 3) EXTERIOR WINDOWS SHALL COMPLY WITH OBC DIV. 9-9.7.3, & SB12-2.1.1.8

GENERAL: 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. 8, 6.2.2. SEE MECHANICAL DRAWINGS. 2) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2, & 5.6.2.2.[3] & MUNICIPAL STANDARDS. 3) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY. 4) STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC 9.5.2.3, 3.8.3.8.(1)[d] & 3.8.3.13.(1)[f]. SEE DETAIL. 5) EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12-2.1.1.9. 6) ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV. 9-9.25.3.

LUMBER: 1) ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE. 2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE. 3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE NO.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE. 4) ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER. 5) LVL BEAMS SHALL BE 20E -2950B Min. NAIL EACH PLY OF LVL WITH 89mm [3 1/2"] LONG COMMON WIRE NAILS @ 300mm [12"] O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm [7 1/4", 9 1/2", 11 7/8"] DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm [1/2"] DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm [3'-0"] O.C. 6) PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS. 7) JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS. 8) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 ml. POLYETHYLENE FILM, No. 50 (45lbs.) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm [6"] ABOVE THE GROUND.

STEEL: 1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40.21 GRADE 350W "STRUCTURAL QUALITY STEEL". OBC. 8-9.23.4.3. 2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

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

LEGEND

●	CLASS 'B' VENT	○	EXHAUST FAN TO EXTERIOR
⊕	DUPLEX OUTLET (12" ABOVE SURFACE)	⊕	DUPLEX OUTLET (HEIGHT A.F.F)
⊕	WEATHERPROOF DUPLEX OUTLET	⊕	GFI DUPLEX OUTLET (HEIGHT A.F.F)
⊕	POT LIGHT	⊕	HEAVY DUTY OUTLET (220 volt)
⊕	LIGHT FIXTURE (PULL CHAIN)	⊕	LIGHT FIXTURE (CEILING MOUNTED)
⊕	SWITCH	⊕	LIGHT FIXTURE (WALL MOUNTED)
⊕	FLOOR DRAIN	⊕	HOSE BIB (NON-FREEZE)

SU SINGLE JOIST  
DJ DOUBLE JOIST  
TJ TRIPLE JOIST  
LVL LAMINATED VENEER LUMBER  
x POINT LOAD FROM ABOVE  
P.T. PRESSURE TREATED LUMBER  
G.T. GIRDER TRUSS BY ROOF TRUSS MANUF.  
F.A. FLAT ARCH  
G.A. CURVED ARCH  
M.C. MEDICINE CABINET (RECESSED)  
CONC. BLOCK WALL  
DOUBLE VOLUME WALL  
SEE NOTE 39.  
SOLID WOOD BEARING (SPRUCE No. 2). SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER OR AS DIRECTED BY STRUCTURAL ENGINEER. SOLID BEARING TO BE MINIMUM 2 PIECES.  
SOLID WOOD BEARING TO MATCH FROM ABOVE

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

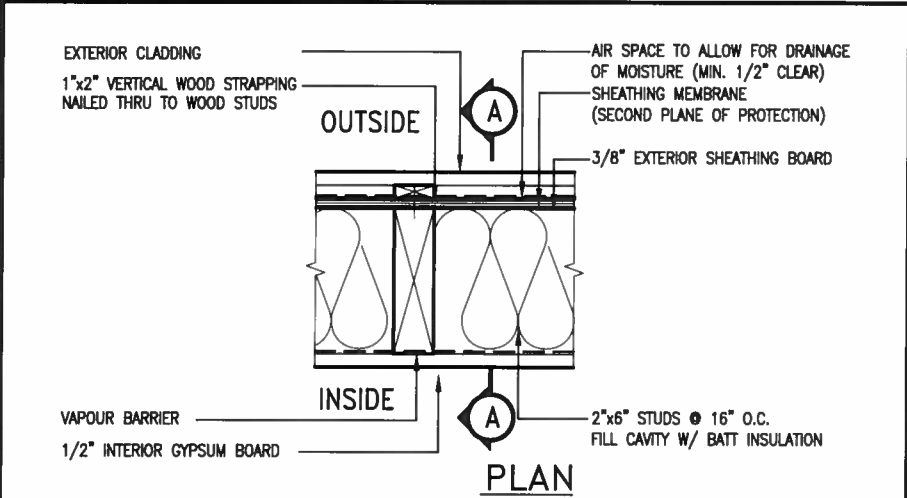
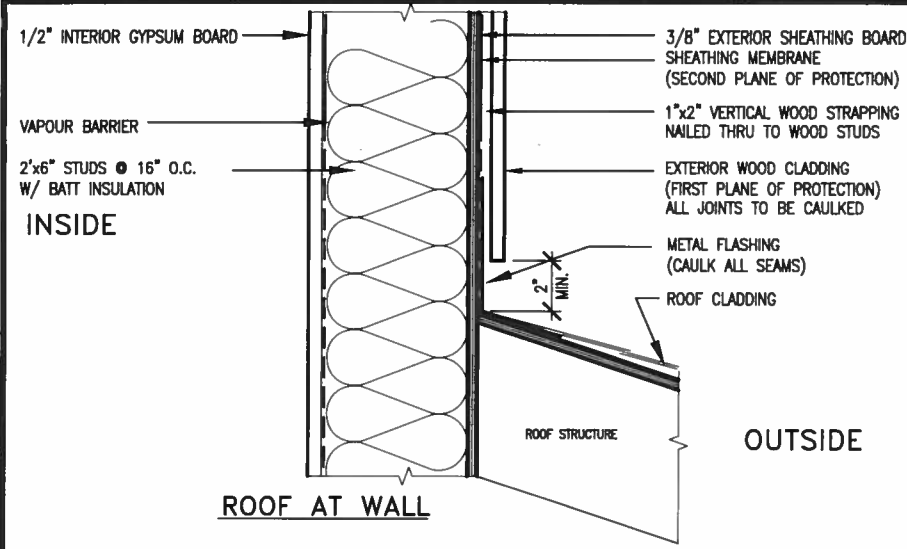
39. TWO STOREY VOLUME SPACES -FOR A MAXIMUM 5490 mm [18'-0"] HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE 2-38x140 [2-2"x6"] SPR.#2 CONTIN. STUDS @ 300mm [12"] O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) C/W 9.6 [3/8"] THICK EXT. PLYWOOD SHEATHING. PROVIDE SOLID WOOD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

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

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

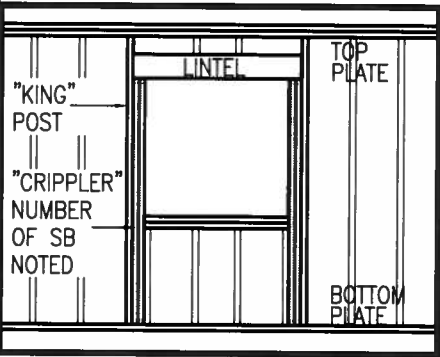
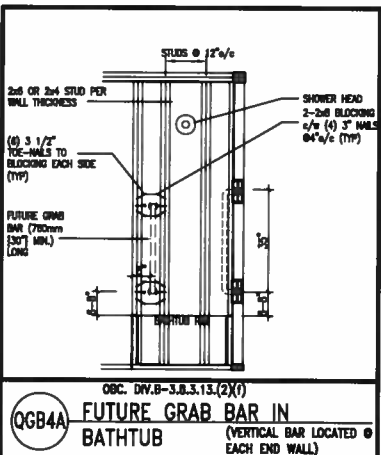
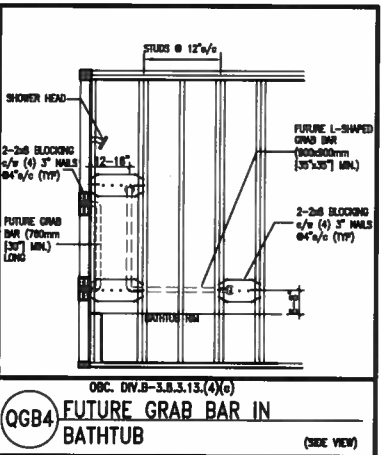
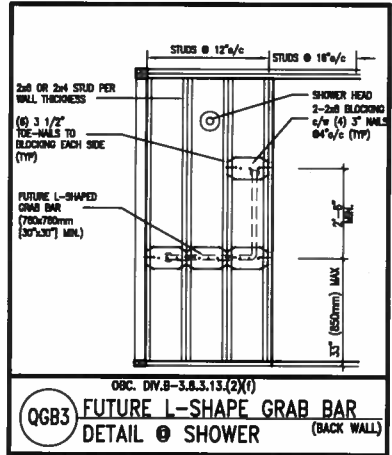
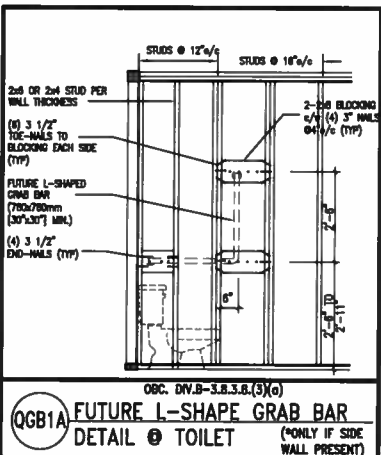
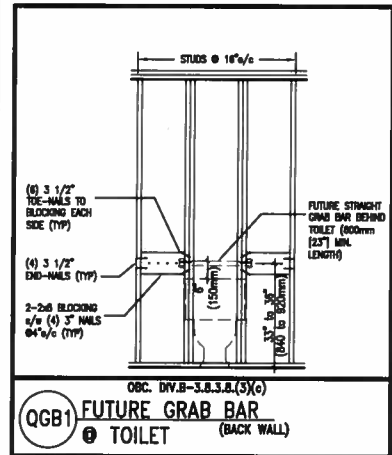
42. EXTERIOR WALLS FOR WALK-OUT CONDITIONS THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 [2"x6"] STUDS @ 400mm [16"] o.c. OR 38x89 [2"x4"] STUDS @ 300mm [12"] o.c.

	◆ REVISED	ONT. REG. 332/12-2012 OBC Amendment O. Reg. 368/13 NOV. 13, 2014
<b>WOOD LINTELS AND BUILT-UP WOOD BEAMS</b>		
L1	2/38 x 184 (2/2" x 8")	SPR.#2
B1	3/38 x 184 (3/2" x 8")	SPR.#2
B2	4/38 x 184 (4/2" x 8")	SPR.#2
B7	5/38 x 184 (5/2" x 8")	SPR.#2
L3	2/38 x 235 (2/2" x 10")	SPR.#2
B3	3/38 x 235 (3/2" x 10")	SPR.#2
B4	4/38 x 235 (4/2" x 10")	SPR.#2
L5	2/38 x 286 (2/2" x 12")	SPR.#2
B5	3/38 x 286 (3/2" x 12")	SPR.#2
B6	4/38 x 286 (4/2" x 12")	SPR.#2
<b>LOOSE STEEL LINTS</b>		
L7	90 x 90 x 6.0L (3-1/2" x 3-1/2" x 1/4"L)	
L8	90 x 90 x 8.0L (3-1/2" x 3-1/2" x 5/16"L)	
L9	100 x 90 x 8.0L (4" x 3-1/2" x 5/16"L)	
L10	125 x 90 x 8.0L (5" x 3-1/2" x 5/16"L)	
L11	125 x 90 x 10.0L (5" x 3-1/2" x 3/8"L)	
L12	150 x 100 x 10.0L (6"x 4" x 3/8"L)	
L13	180 x 100 x 10.0L (7"x 4" x 3/8"L)	
<b>LAMINATED VENEER LUMBER (LVL) BEAMS</b>		
LVL1A	1-1 3/4"x7 1/4" (1-45x184)	
LVL1	2-1 3/4"x7 1/4" (2-45x184)	
LVL2	3-1 3/4"x7 1/4" (3-45x184)	
LVL3	4-1 3/4"x7 1/4" (4-45x184)	
LVL4A	1-1 3/4"x9 1/2" (1-45x240)	
LVL4	2-1 3/4"x9 1/2" (2-45x240)	
LVL5	3-1 3/4"x9 1/2" (3-45x240)	
LVL5A	4-1 3/4"x9 1/2" (4-45x240)	
LVL6A	1-1 3/4"x11 7/8" (1-45x300)	
LVL6	2-1 3/4"x11 7/8" (2-45x300)	
LVL7	3-1 3/4"x11 7/8" (3-45x300)	
LVL8	4-1 3/4"x11 7/8" (4-45x300)	



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

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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.

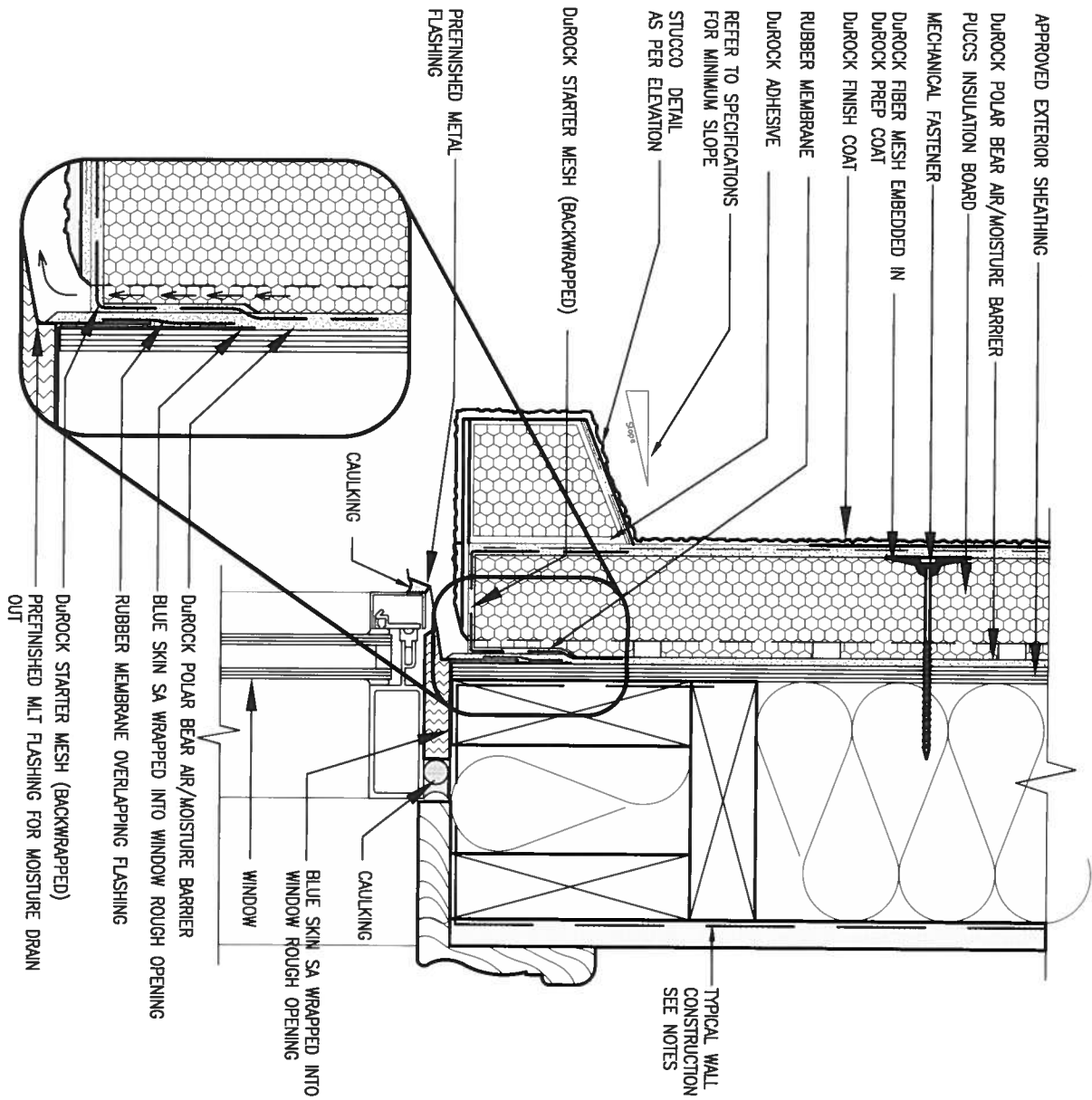
qualification information  
Wellington Jno-Baptiste 25591  
name  
registration information  
VA3 Design Inc. 42658

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.

**VA3 DESIGN**  
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Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
va3design.com

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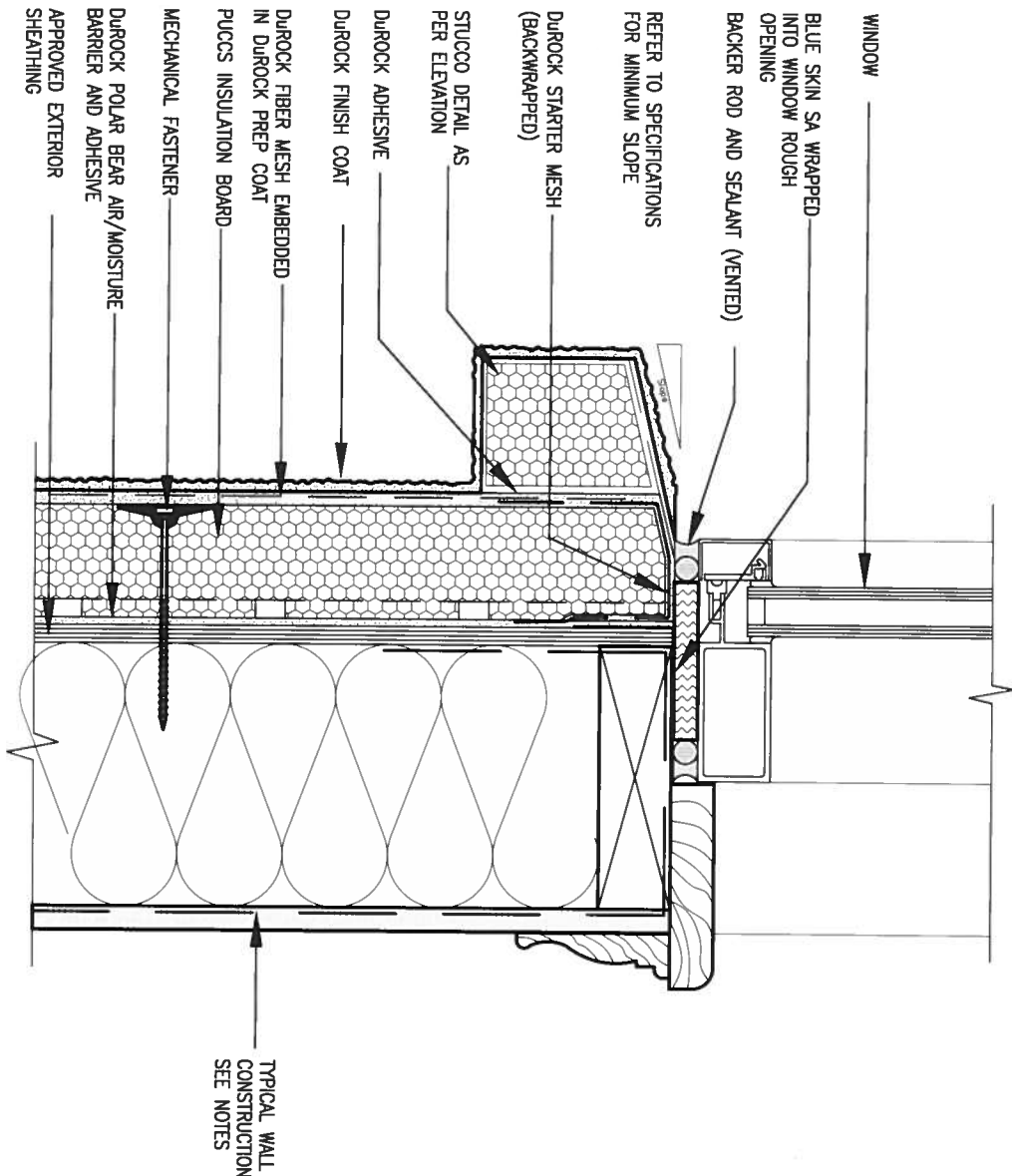


## 1 WINDOW HEADER

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"

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

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qualification information		
Wellington Jno-Baptiste	25591	
name	BCN	
registration information		
VAS Design Inc.	42658	
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va3design.com

### BAYVIEW WELLINGTON

project name  
GREEN VALLEY ESTATES

municipality  
BRADFORD

### CONST NOTE

project no.  
13045

date  
APR 2014

drawn by  
RC

checked by  
-

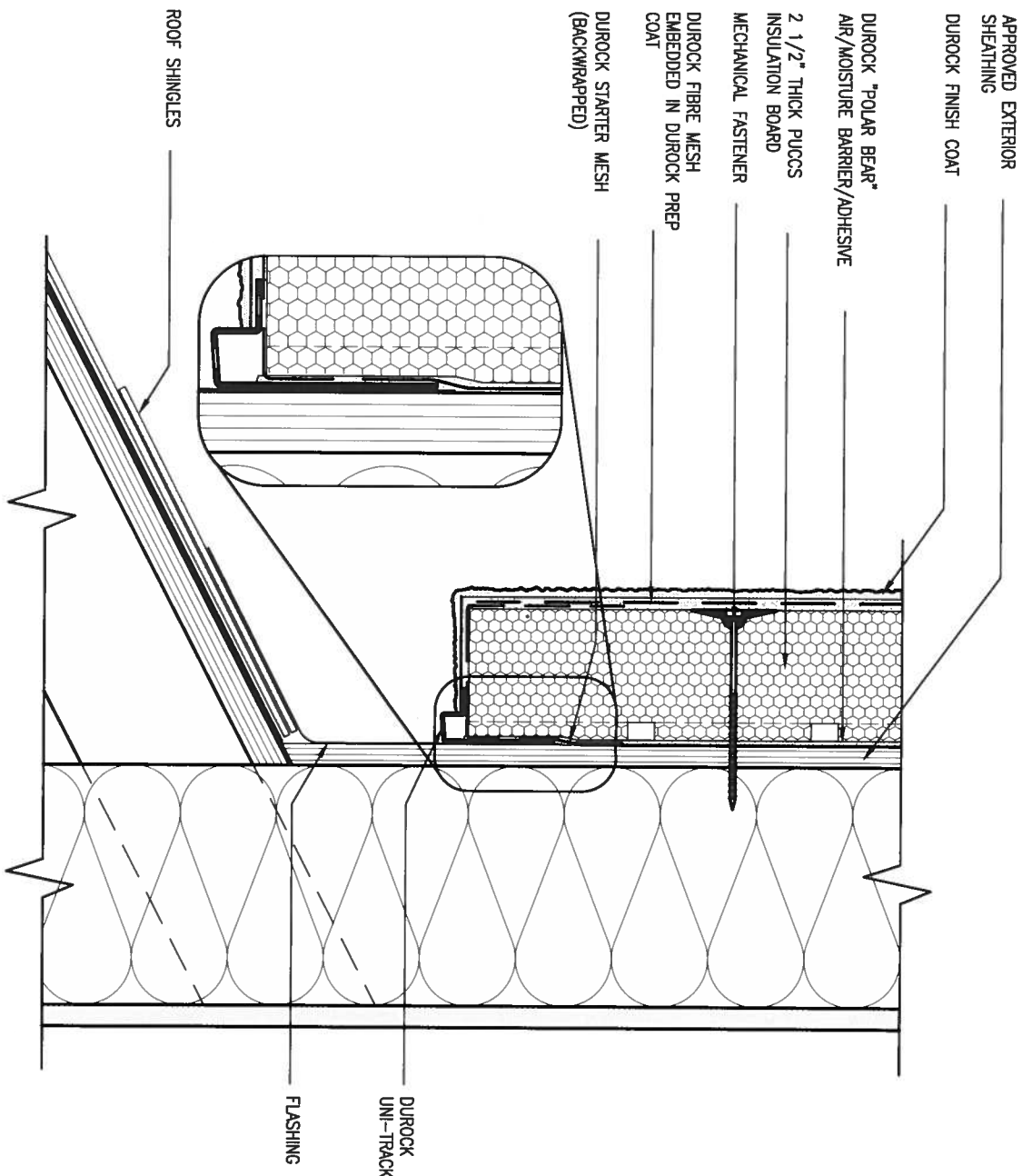
scale  
3/16" = 1'-0"

### CONSTRUCTION NOTES

file name  
13045-CONST-08C 2015

drawing no.

**CN3**

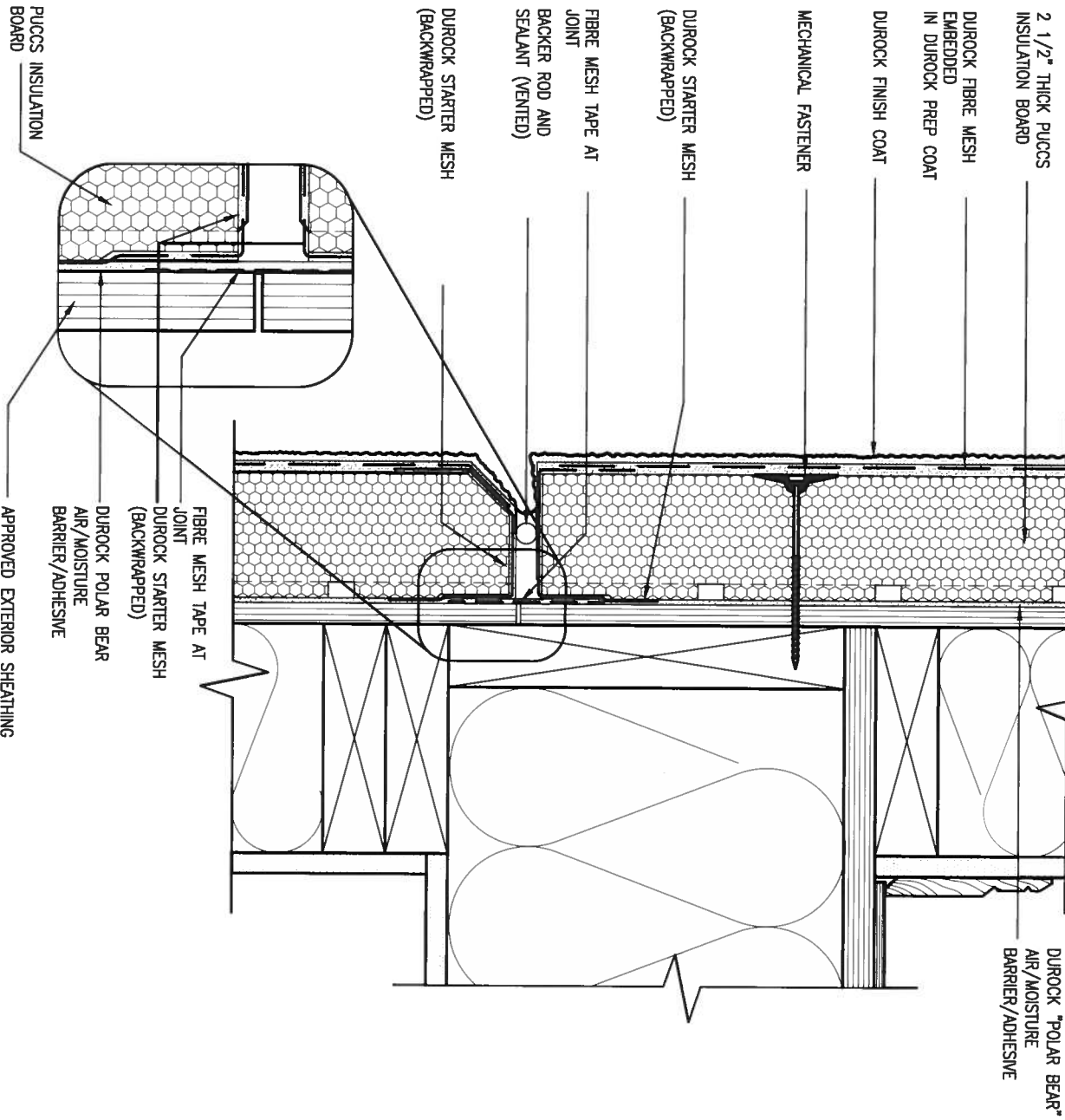


### 3 STUCCO TERMINATION @ ROOF

CN4 SCALE: 3"=1'-0"

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

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



### 4 HORIZONTAL EXPANSION JOINT

CN4 SCALE: 3"=1'-0"

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

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

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**DESIGN**  
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va3design.com

**BAYVIEW WELLINGTON**

**CONST NOTE**

project name  
**GREEN VALLEY ESTATES**

municipality  
**BRADFORD**

project no.  
**13045**

date  
**APR 2014**

drawn by  
**RC**

checked by  
**-**

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

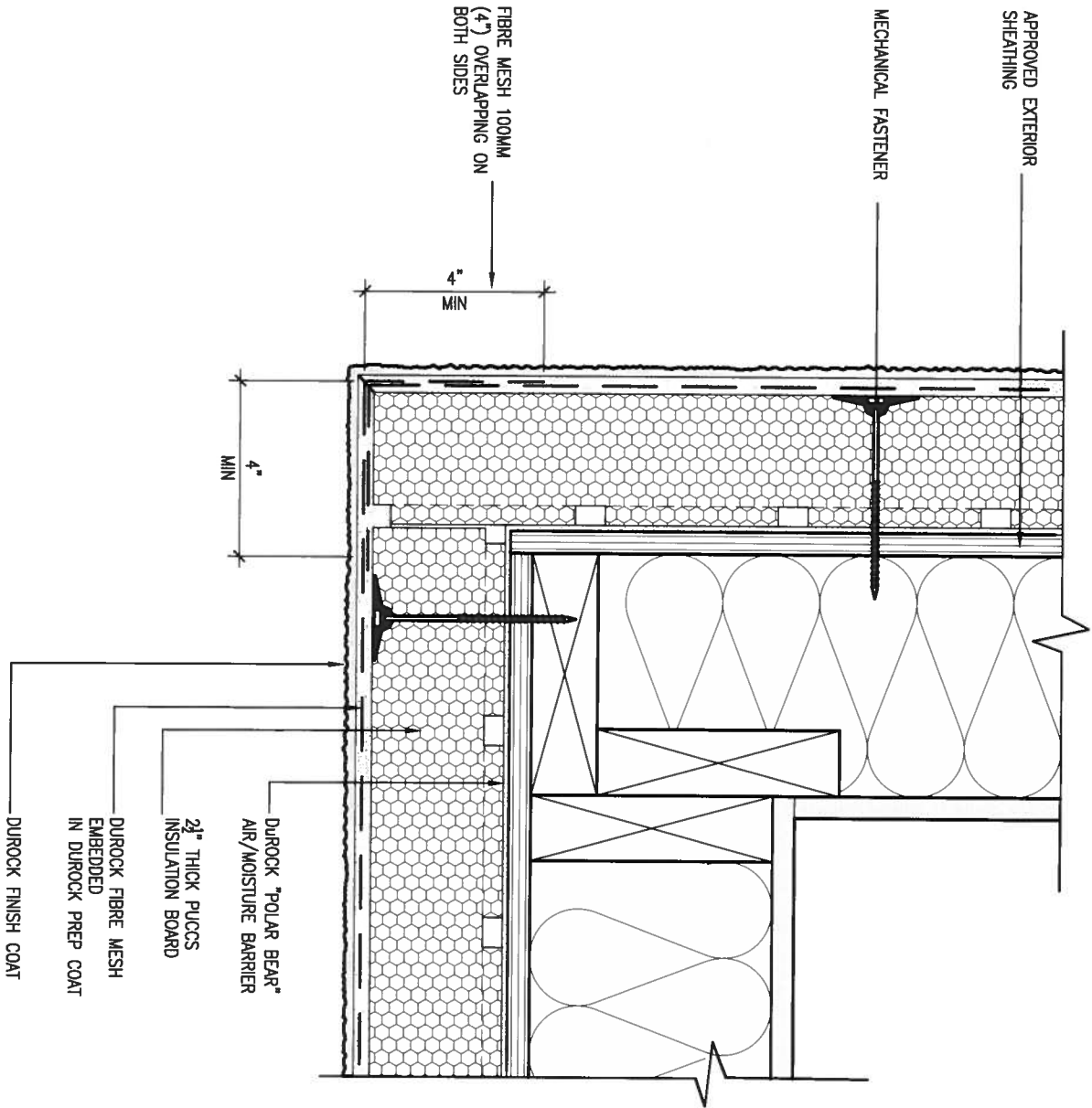
CONSTRUCTION NOTES

file name  
**13045-CONST-OBC 2015**

drawing no.  
**CN4**

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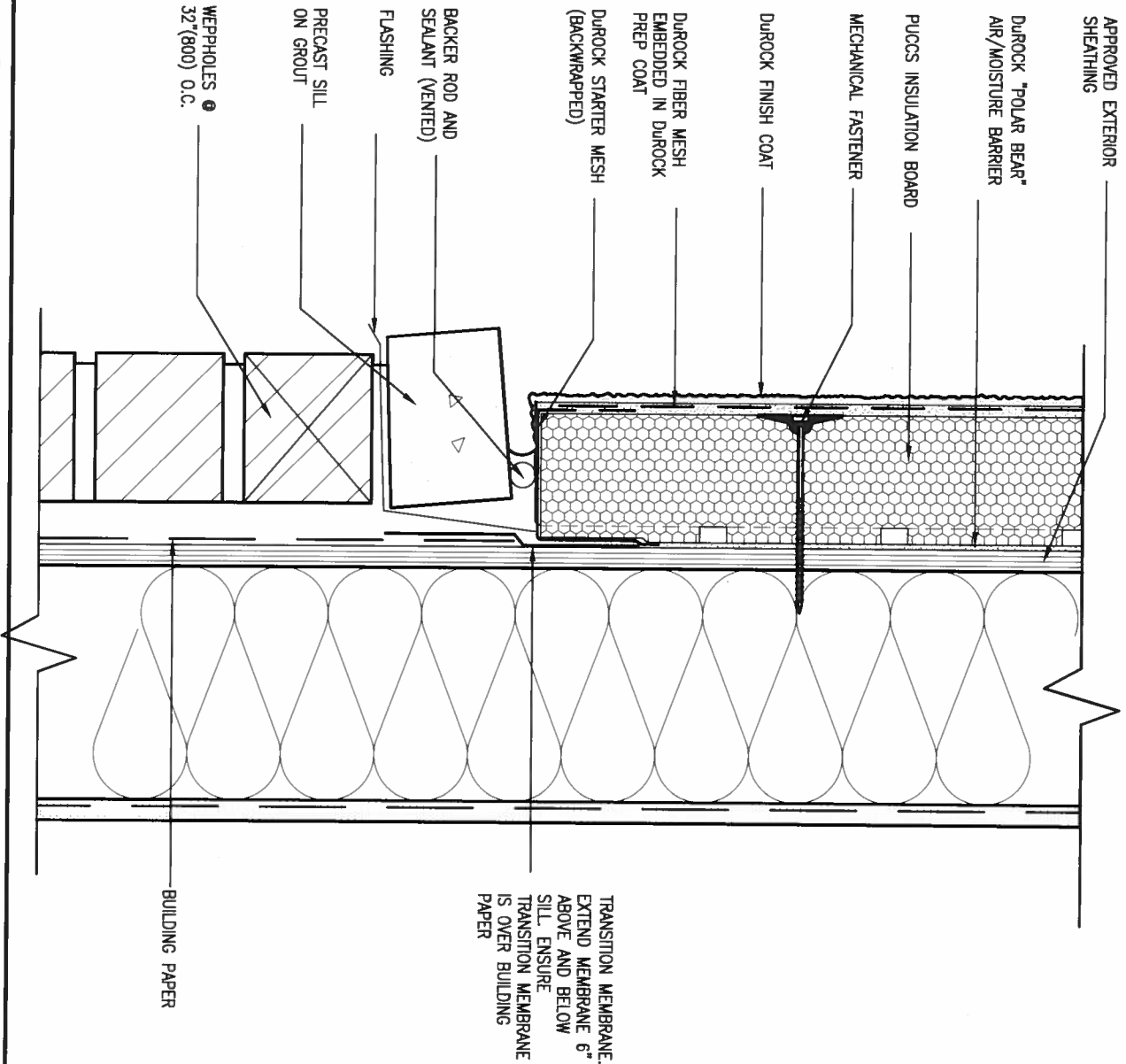




## 5 CORNER DETAIL

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

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		BCN	
registration information		42658	
VA3 Design Inc.			
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BAYVIEW WELLINGTON			CONST NOTE	
project name		municipality		project no.
GREEN VALLEY ESTATES		BRADFORD		13045
date		CONSTRUCTION NOTES		drawing no.
APR 2014		13045-CONST-OBC 2015		CN5
drawn by	checked by	scale	file name	
RC	-	3/16" = 1'-0"	13045-CONST-OBC 2015	
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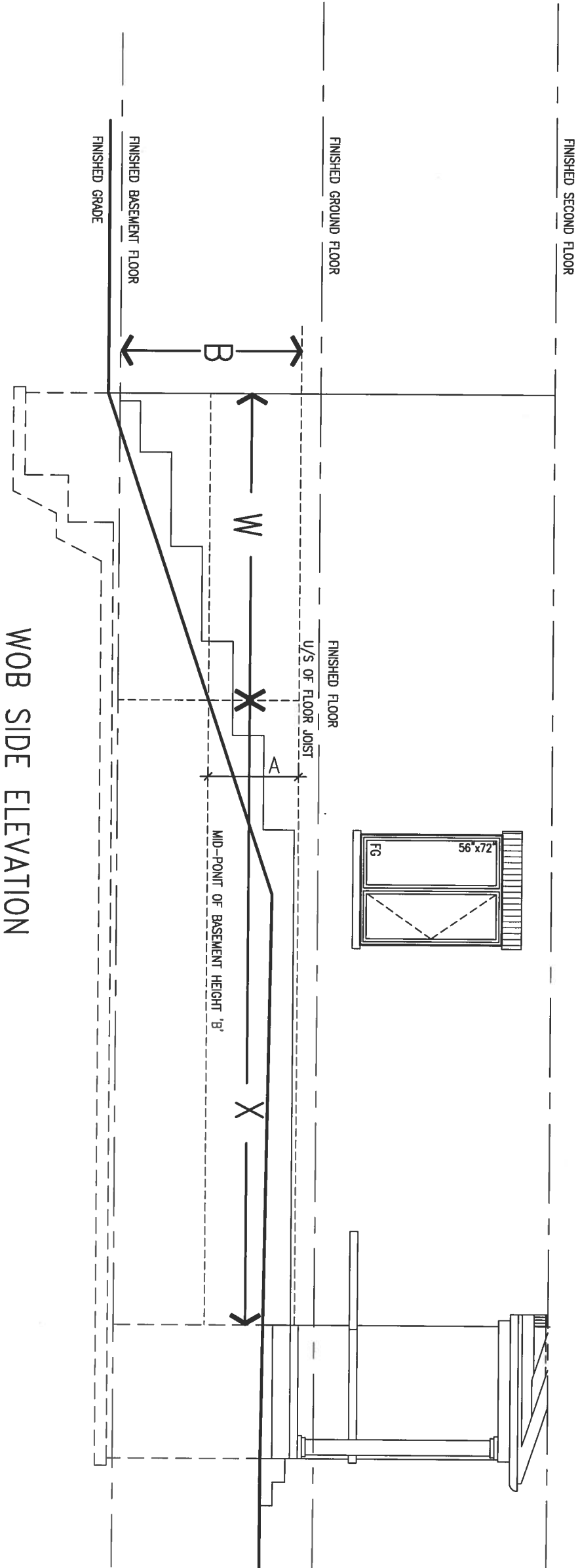
COMPLIANCE TO OBC SB-12 2.1.1.1(11)



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

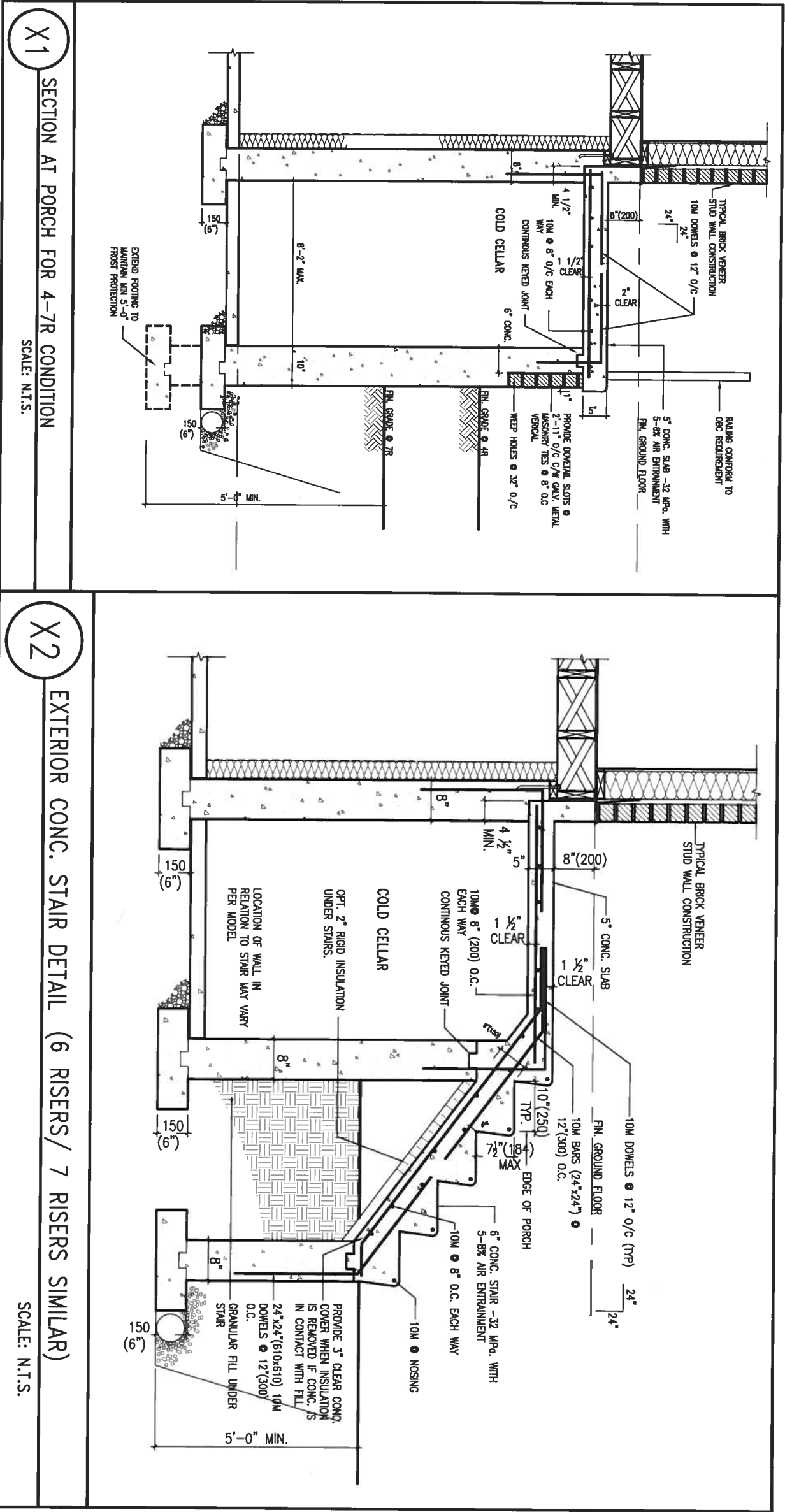
WHEN EXPOSED WALL "A" IS LESS THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "X" IS NOT LESS THAN BASEMENT WALL AS REQUIRED BY TABLE 2.1.1.2A

9.	.	.
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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		
name	Wellington Jno-Baptiste	25591
registration information	BCN	
VA3 Design Inc.	42658	
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t 416.630.2255 f 416.630.4782  
va3design.com

BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	project no.	13045
drawn by	RC	drawing no.	CN7
checked by	-	CONSTRUCTION NOTES	
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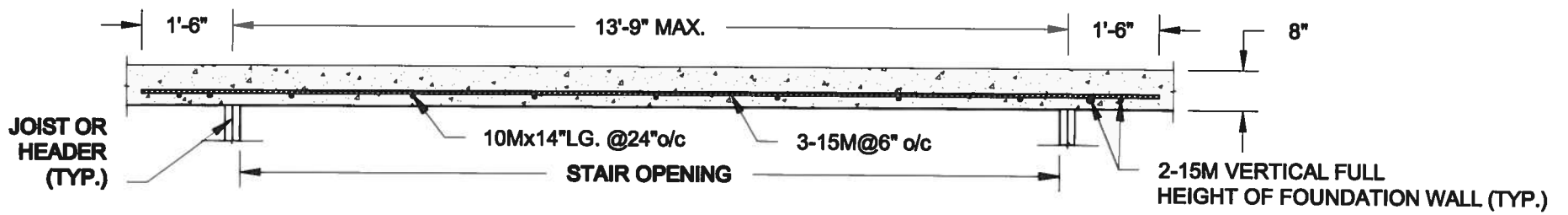


APR 25, 2016

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.		BAYVIEW WELLINGTON		CONST NOTE	
8 .		qualification information		project name		project no.	
7 .		Wellington Jno-Baptiste		GREEN VALLEY ESTATES		13045	
6 .		name		municipality		drawing no.	
5 .		VA3 Design Inc.		BRADFORD		CN8	
4 .		registration information		date		CONSTRUCTION NOTES	
3 .		25591		APR 2014		13045-CONST-08C 2015	
2 UPDATE TO CODE		APR 16-15 RC		drawn by		file name	
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no. description		date by		scale		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-08C 2015.dwg - Fri - Apr 22 2016 - 1:14 PM	

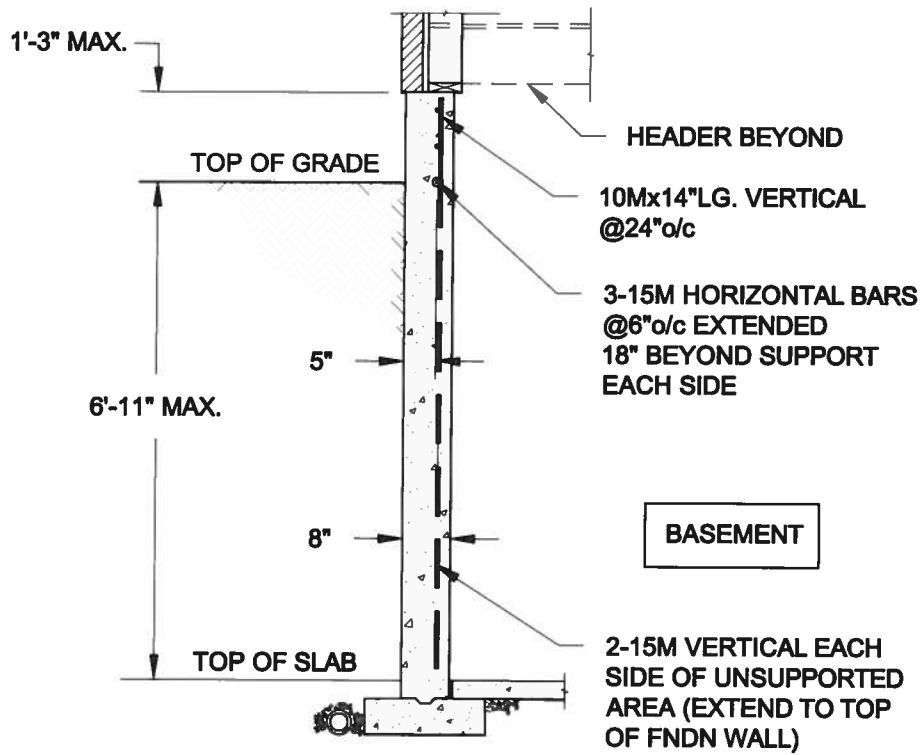






### PLAN VIEW

NOT TO SCALE



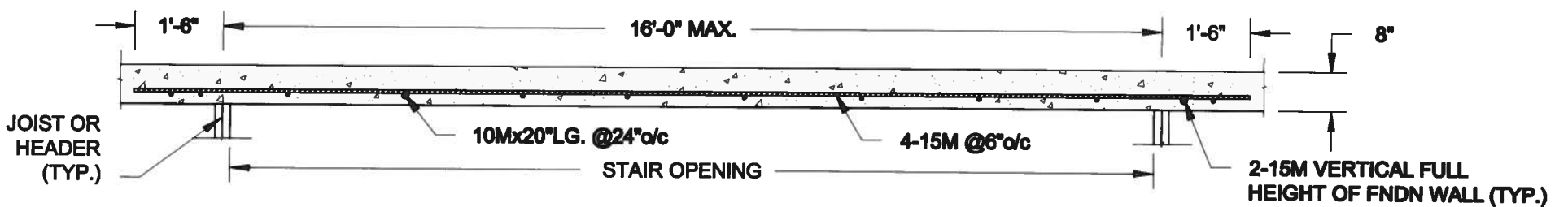
#### NOTE:

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

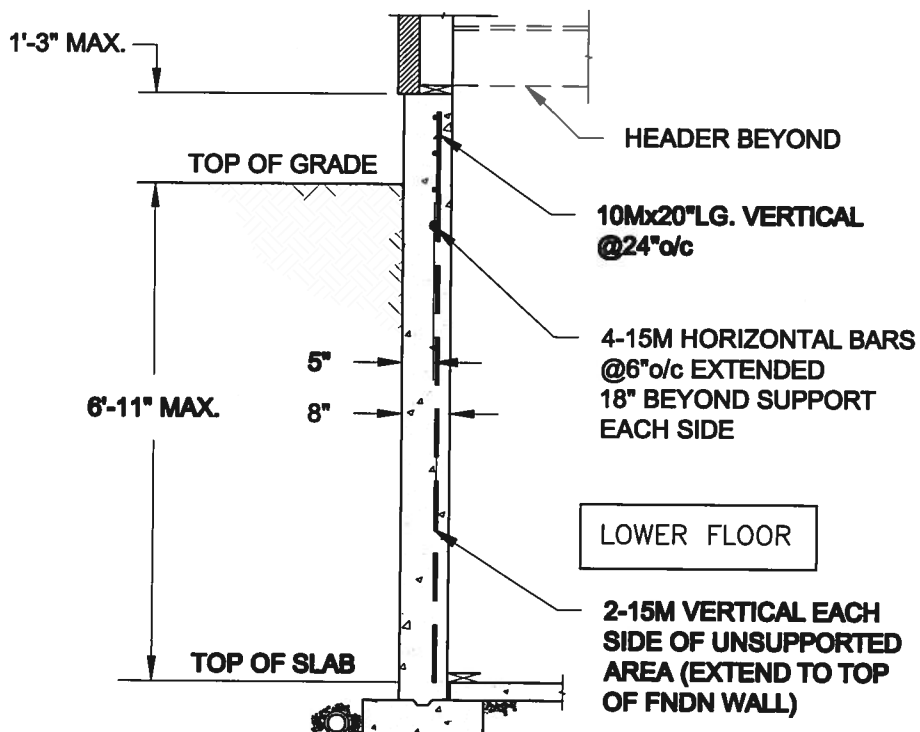
### LATERALLY UNSUPPORTED WALL

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-28-2015

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

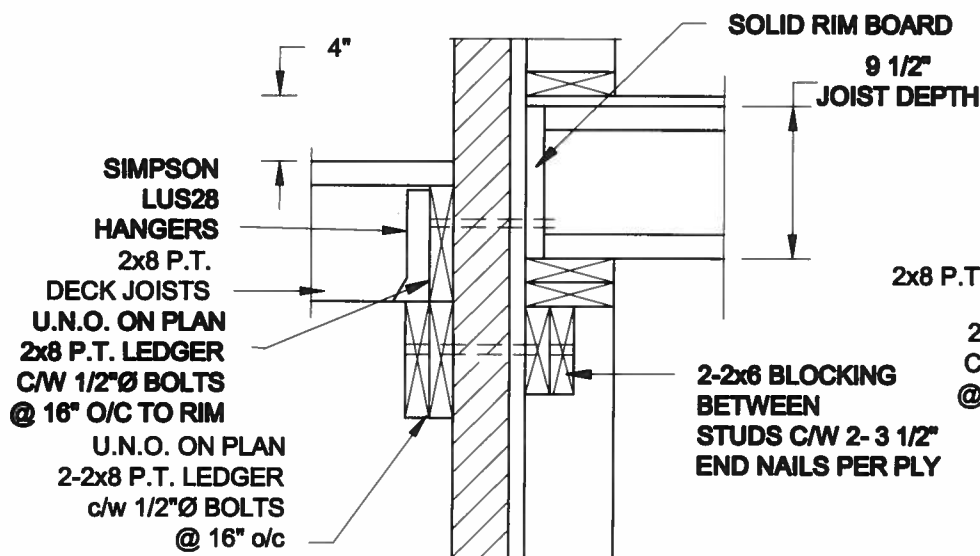
Project No.:

14-095

Drawing No.:

S1

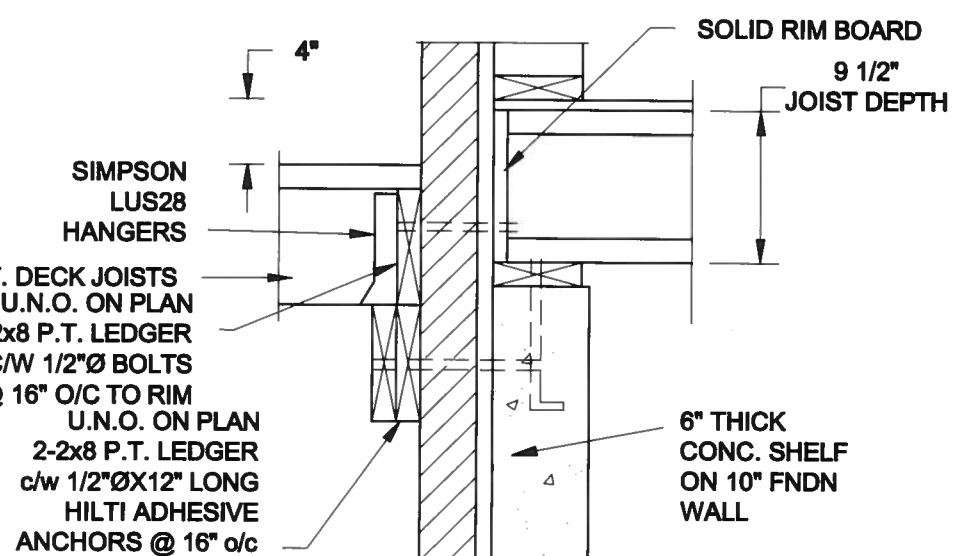
## FOR 9 1/2" JOIST DEPTH



1A  
S2

### DECK FASTENING DETAIL

SCALE: 1" = 1'-0"



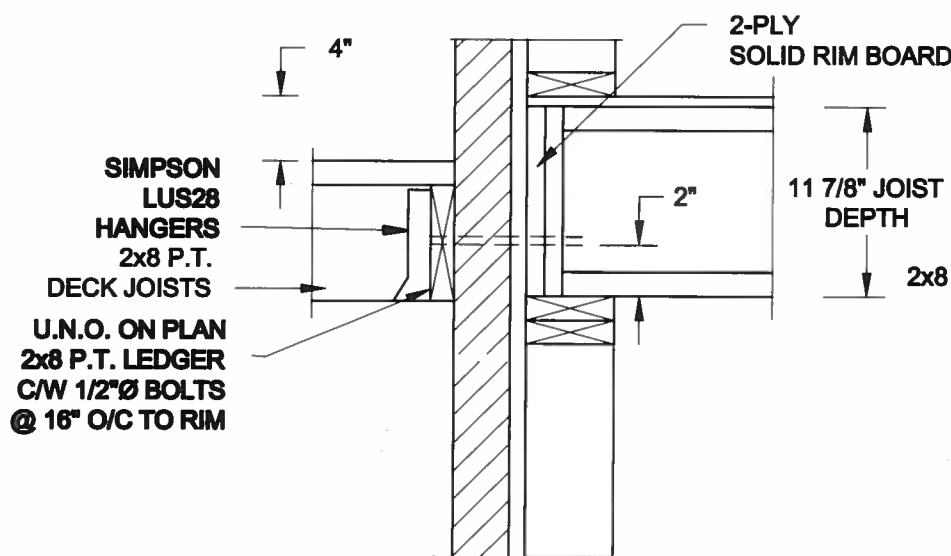
1B  
S2

### 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.

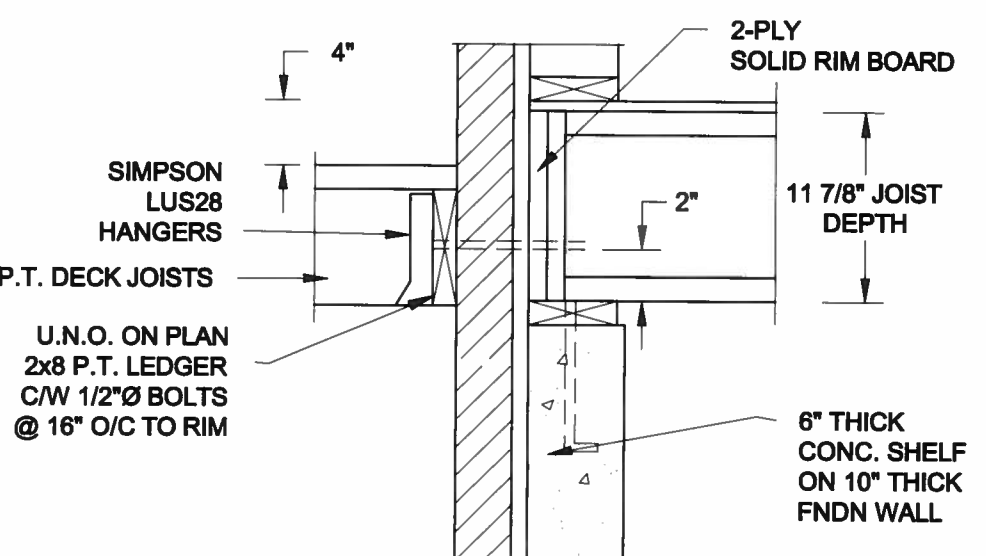
## FOR 11 7/8" JOIST DEPTH



2A  
S2

### DECK FASTENING DETAIL

SCALE: 1" = 1'-0"

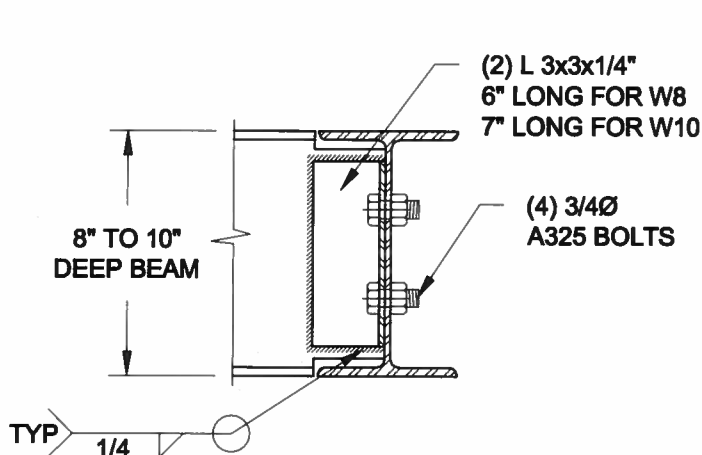


2B  
S2

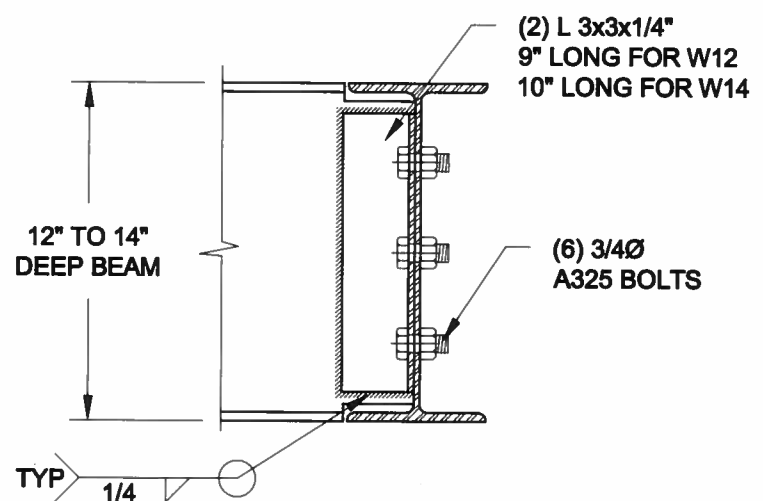
### DECK FASTENING DETAIL

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 (W360x72) 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.



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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

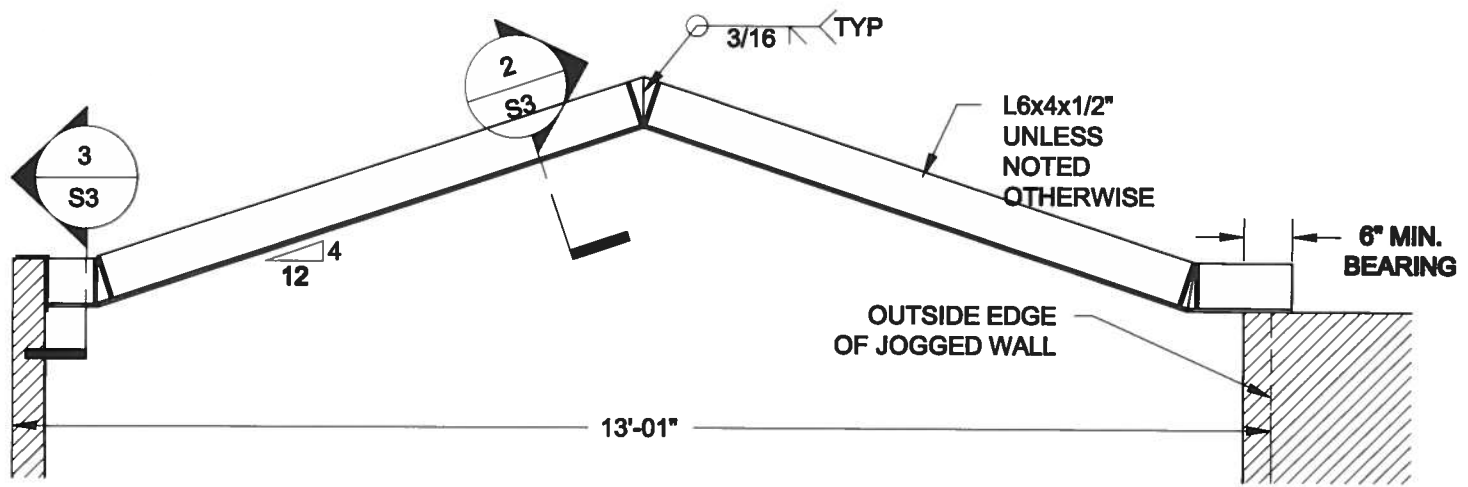
Project No.:

14-095

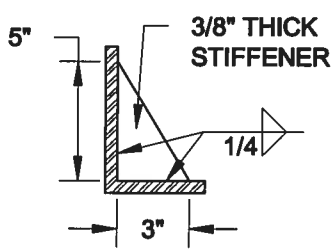
Drawing No.:

S2

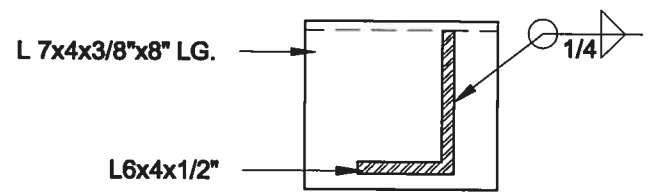




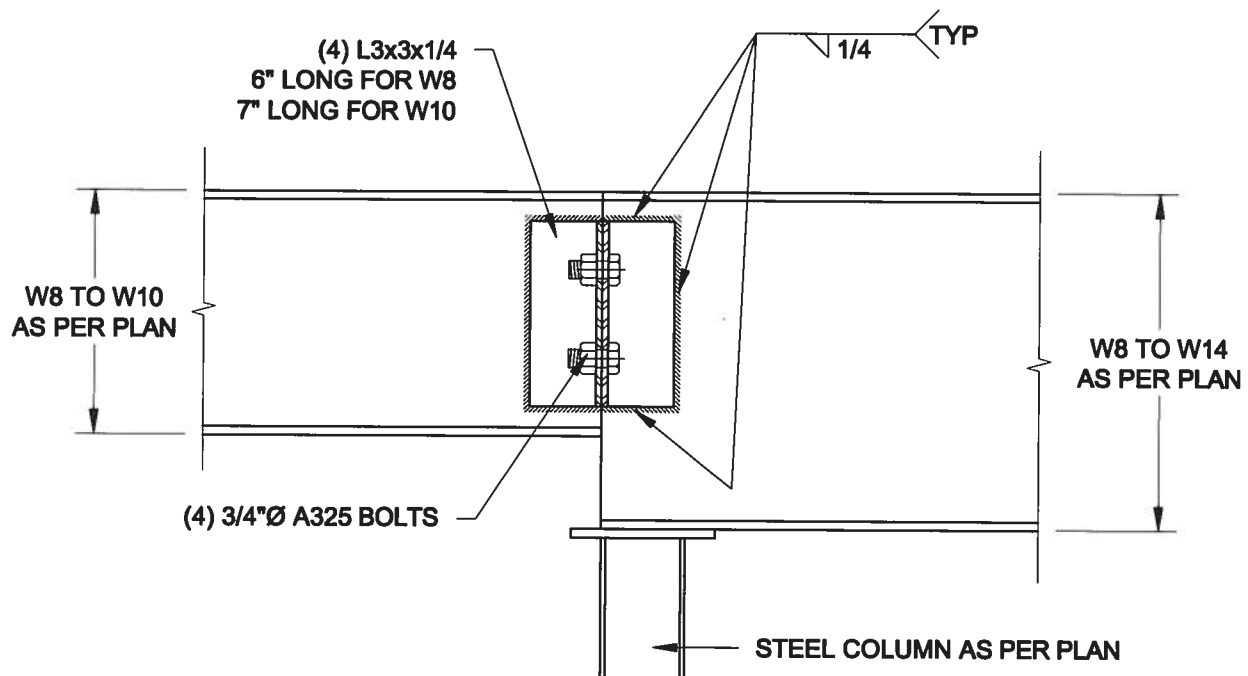
**1**  
**S3** **STEEL LINTEL AT GABLE**  
SCALE: 1/2" = 1' - 0"



**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-26-2015

Drawn:  
SC

Checked:  
SJB

**QUAILE ENGINEERING LTD.**



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APR 24, 2015

Project:

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

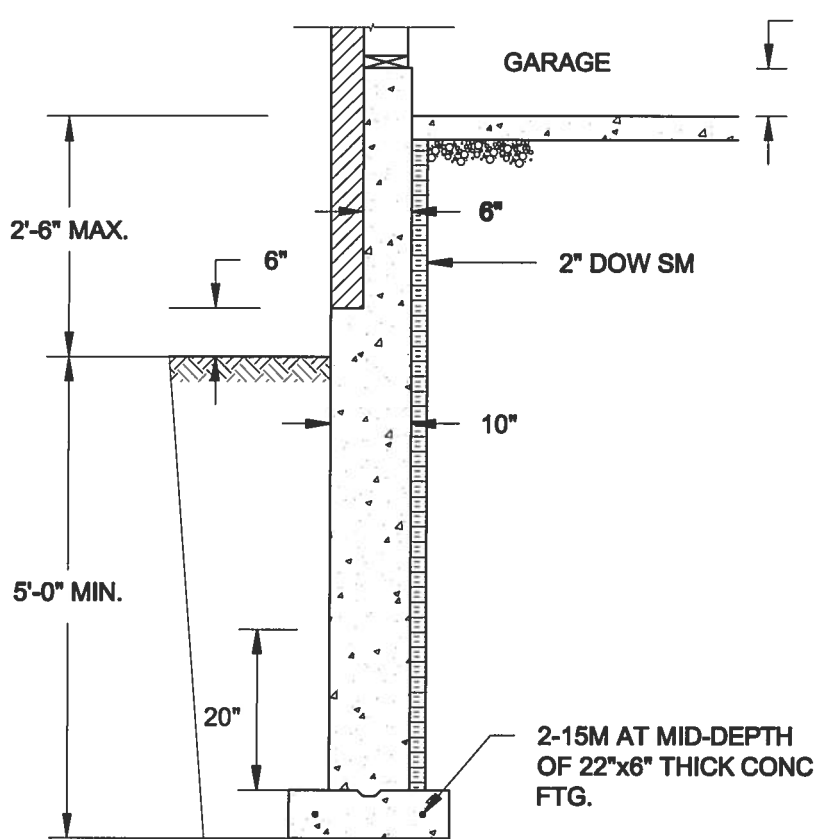
**TYPICAL STRUCTURAL DETAILS FOR SINGLES**

Project No.:

**14-095**

Drawing No.:

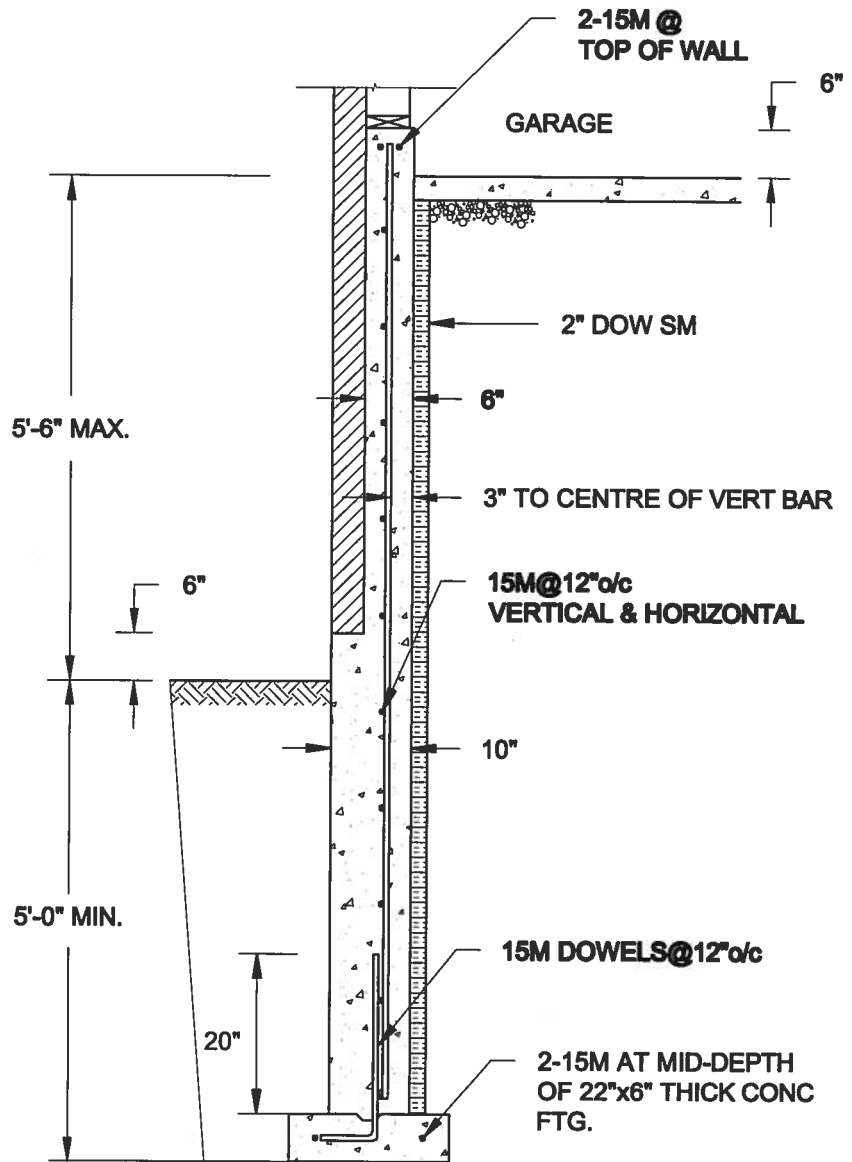
**S3**



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

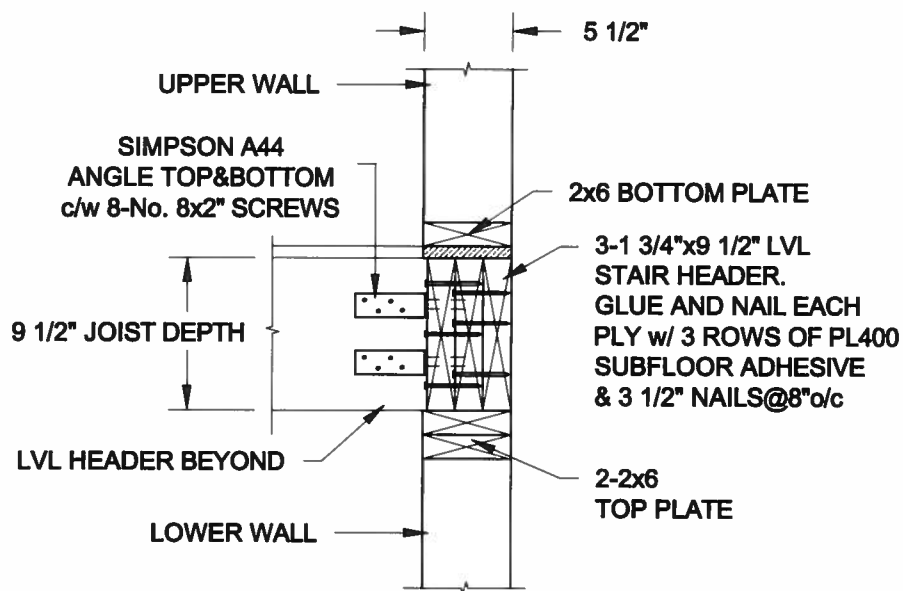
**NOTE:**

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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**Engineer's Seal**



SEPT 28, 2015

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

**TYPICAL STRUCTURAL DETAILS FOR SINGLES**

**Project No.:**  
14-095

**Drawing No.:**  
S4





- 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		<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>  JAN 28, 2016		<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		<b>Project No.:</b> 14-095		<b>Drawing No.:</b> S5	