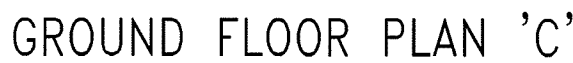
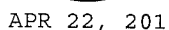


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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

John G. Williams Limited, Arch

ARCHITECTURAL REVIEW &amp; APPR

ASPHALT SHINGLES  
(TYPICAL)

Roof, C,

FRONT ELEVATION 'C'

LOT 398 RIDEAU 6

APR 22, 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.                                                                                                                            | <br><b>VA3</b><br><b>DESIGN</b><br>300A Wilson Avenue<br>Toronto ON M3H 1S8<br>t 416.630.2255 f 416.630.4782<br>va3design.com | <b>BAYVIEW WELLINGTON</b>   |                     | <b>S42-6</b><br>RIDEAU 6 |
| 8   | .                                   | -          | .  | qualification information                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                    | project name                | municipality        | project no.              |
| 7   | .                                   | -          | .  | Wellington Jno-Baptiste                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                    | <b>GREEN VALLEY ESTATES</b> | <b>BRADFORD</b>     | <b>13045</b>             |
| 6   | .                                   | -          | .  | name                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                    | date                        | FRONT ELEVATION 'C' |                          |
| 5   | .                                   | -          | .  | registration information                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                    | SEPTEMBER 2014              | drawing no.         |                          |
| 4   | REV. PER CLIENT REQUEST FOR LOT 386 | MAR. 24/16 | WT | VA5 Design Inc.                                                                                                                                                                                                                                                                                               | drawn by                                                                                                                                                                                                           | checked by                  | scale               | file name                |
| 3   | REVISED AS PER ENG'S COMMENTS       | APR 30-15  | RC |                                                                                                                                                                                                                                                                                                               | DARRYL BURTON                                                                                                                                                                                                      | -                           | 3/16" = 1'-0"       | 13045-S42-6C-LOT386      |
| 2   | ADDED UPGRADED REAR ELEVATIONS.     | SEP. 30/14 | GW |                                                                                                                                                                                                                                                                                                               | RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6C-LOT386.dwg - Thu - Apr 21 2016 - 9:41 AM                                                                                                          |                             |                     |                          |
| 1   | ISSUED FOR CLIENT REVIEW.           | SEPT.15/14 | DB |                                                                                                                                                                                                                                                                                                               | <div style="font-size: 2em; float: right;">4</div>                                                                                                                                                                 |                             |                     |                          |
| no. | description                         | date       | by | 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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1'-0"



1'-0" 1'-0"

1'-0"

10:12

6:12

10:12

6:12

VALLEY FLASHING  
(TYPICAL)  
ASPHALT SHINGLES

10:12

RAISED TOP PLATE

TOP OF PLATE

TOP OF WINDOW

20" DECORATIVE MTL. RAILING

FIN SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

FIN GROUND FLOOR

DBL. PRECAST CONC. BAND

FIN. GRADE

POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)

TOP OF SLAB

8'-5"

10'-11"

7'-4"

1'-6"

7'-6"

9'-1"

2'-0"

11'-3"

8'-1'-0"

4'-0"

5'-3"

48"x64"

48"x64"

28"x52"

48"x56"

FACE BRICK (TYP.)

VINYL CLAD STRUCT. STL. BASEMENT WINDOW (TYPICAL)

30' x 30'

WALL AREA LIMITING DISTANCE OPENINGS ALLOWED OPENINGS PROVIDED

1279.08 SQ. FT. 1.2 M (7%) 89.53 SQ. FT. 58.12 SQ. FT. (GLASS AREA ONLY)

LEFT SIDE ELEVATION 'C'

LOT 398 RIDEAU 6

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

S42-6  
RIDEAU 6

project no.  
13045

drawing no.  
5

BAYVIEW WELLINGTON

project name  
GREEN VALLEY ESTATES

municipality  
BRADFORD

date  
SEPTEMBER 2014

drawn by  
DARRYL BURTON

checked by  
-

scale  
3/16" = 1'-0"

file name  
13045-S42-6C-LOT386

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VA3  
DESIGN

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

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

qualification information

Wellington Jno-Baptiste 25591

name  
registration information  
VA3 Design Inc. 42658

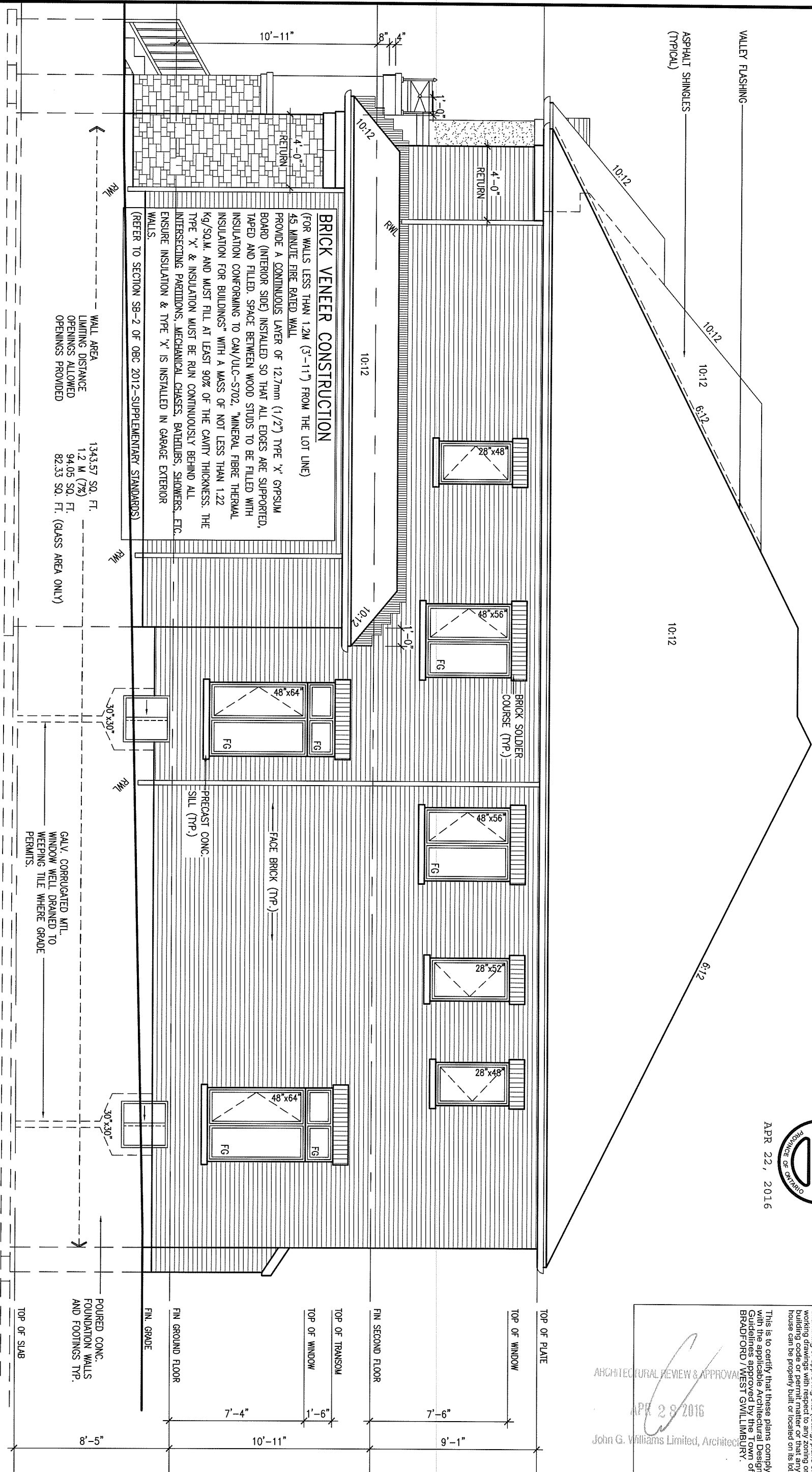
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

|     |                                     |            |    |
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| 5   | .                                   | .          | .  |
| 4   | REV. PER CLIENT REQUEST FOR LOT 386 | MAR. 24/16 | WT |
| 3   | REVISED AS PER ENG'S COMMENTS       | APR 30-15  | RC |
| 2   | ADDED UPGRADED REAR ELEVATIONS.     | SEP. 30/14 | GW |
| 1   | ISSUED FOR CLIENT REVIEW.           | SEPT.15/14 | DB |
| no. | description                         | date       | by |

LOT 398 RIDEAU 6

NOTE:  
REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES & INFORMATION

RIGHT SIDE ELEVATION 'C'



APR 22, 2016



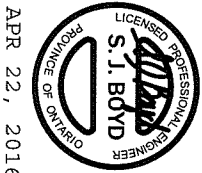
ARCHITECTURAL REVIEW & APPROVAL  
APR 28 2016  
John G. Williams Limited, Architect

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

|                                                                                                                                                                                                                                                                                                               |  |  |                                                                                            |  |  |                      |  |  |                          |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--------------------------------------------------------------------------------------------|--|--|----------------------|--|--|--------------------------|--|--|
| The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.                                                                                                                            |  |  | VA3 DESIGN                                                                                 |  |  | BAYVIEW WELLINGTON   |  |  | S42-6<br>RIDEAU 6        |  |  |
| Wellington Jno-Baptiste                                                                                                                                                                                                                                                                                       |  |  | 300A Wilson Avenue<br>Toronto ON M3H 1S8<br>t 416.630.2255 f 416.630.4782<br>va3design.com |  |  | GREEN VALLEY ESTATES |  |  | 13045                    |  |  |
| name registration information<br>VA3 Design Inc.                                                                                                                                                                                                                                                              |  |  | 25591<br>BCIN<br>42658                                                                     |  |  | BRADFORD             |  |  | 13045                    |  |  |
| 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 by                                                                                    |  |  | SEPT.15/14 DB        |  |  | RIGHT SIDE ELEVATION 'C' |  |  |
| 1 ISSUED FOR CLIENT REVIEW.                                                                                                                                                                                                                                                                                   |  |  | date by                                                                                    |  |  | SEP. 30/14 GW        |  |  | 13045-S42-6C-LOT386      |  |  |
| 2 ADDED UPGRADED REAR ELEVATIONS.                                                                                                                                                                                                                                                                             |  |  | date by                                                                                    |  |  | APR 30-15 RC         |  |  | 6                        |  |  |
| 3 REVISED AS PER ENG'S COMMENTS                                                                                                                                                                                                                                                                               |  |  | date by                                                                                    |  |  | MAR. 24/16 WT        |  |  | drawing no.              |  |  |
| 4 REV. PER CLIENT REQUEST FOR LOT 386                                                                                                                                                                                                                                                                         |  |  | date by                                                                                    |  |  | APR 30-15 RC         |  |  | 13045                    |  |  |
| 9 .                                                                                                                                                                                                                                                                                                           |  |  | date by                                                                                    |  |  | MAR. 24/16 WT        |  |  | 13045                    |  |  |
| 8 .                                                                                                                                                                                                                                                                                                           |  |  | date by                                                                                    |  |  | APR 30-15 RC         |  |  | 13045                    |  |  |
| 7 .                                                                                                                                                                                                                                                                                                           |  |  | date by                                                                                    |  |  | APR 30-15 RC         |  |  | 13045                    |  |  |
| 6 .                                                                                                                                                                                                                                                                                                           |  |  | date by                                                                                    |  |  | APR 30-15 RC         |  |  | 13045                    |  |  |
| 5 .                                                                                                                                                                                                                                                                                                           |  |  | date by                                                                                    |  |  | APR 30-15 RC         |  |  | 13045                    |  |  |

1'-0"

1'-0"



APR 22, 2016

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

REAR ELEVATION 'C'

36" HIGH WOOD RAILING  
(42" HIGH GUARD WHEN  
DECK IS MORE THAN  
5'-11" ABOVE GRADE)

6"x6" P.T. 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.

NOTE:  
REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES & INFORMATION

POURED CONC.  
FOUNDATION WALLS  
AND FOOTINGS TYP.

FIN. GRADE @ FRONT  
FIN. GRADE @ REAR

FACE BRICK (TYP.)

PRECAST CONC.  
SILL (TYP.)

BRICK SOLDIER  
COURSE (TYP.)

ASPHALT SHINGLES  
(TYPICAL)

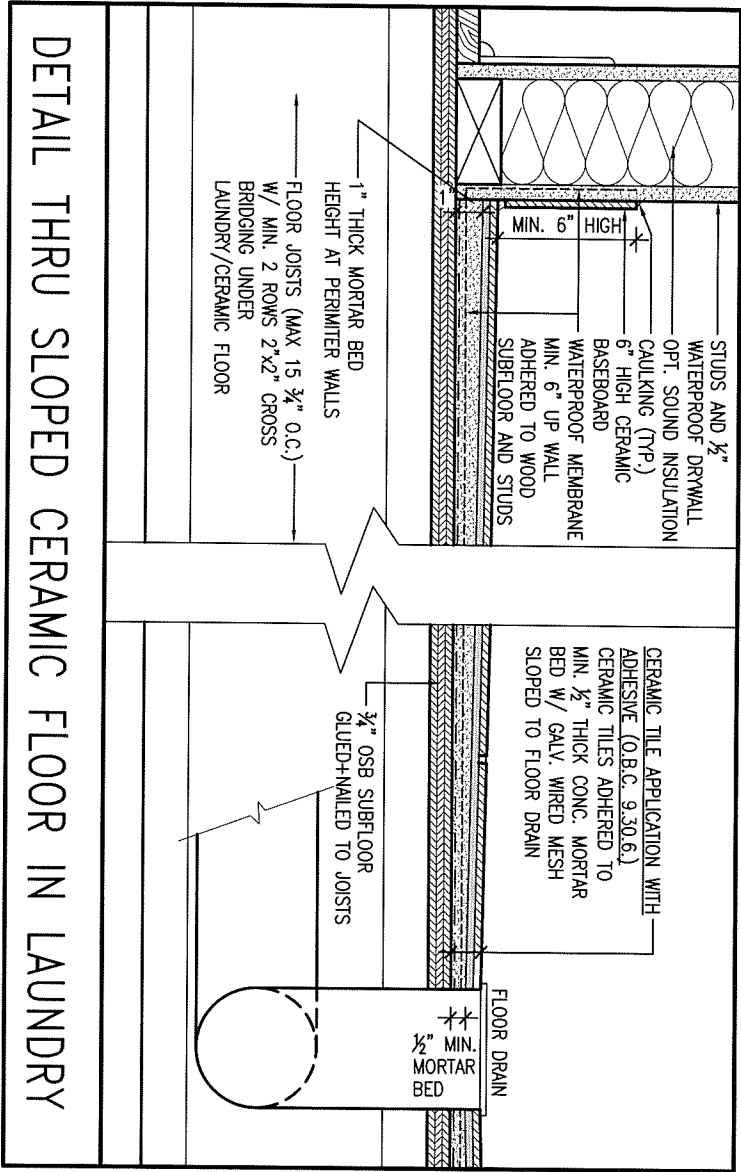
LOT 398 RIDEAU 6

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| 5   | .                                   | .          | .  |
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| 1   | ISSUED FOR CLIENT REVIEW.           | SEPT.15/14 | DB |
| 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 | BCIN |
| name                                                                                                                                                                                                                                                                                                          |  |       |      |
| registration information                                                                                                                                                                                                                                                                                      |  | 42658 |      |
| VA3 Design Inc.                                                                                                                                                                                                                                                                                               |  |       |      |
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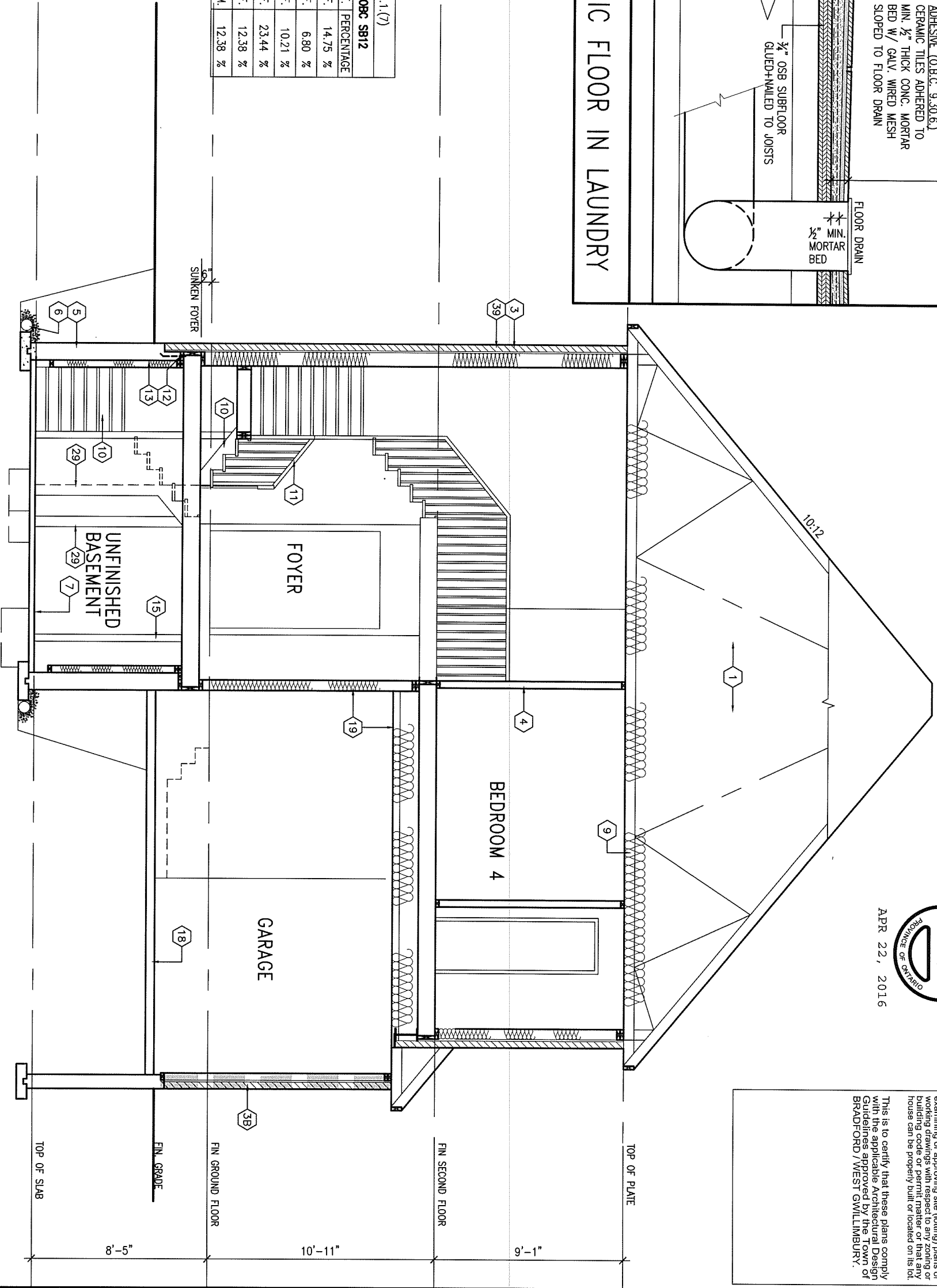
**VA3 DESIGN**  
300A Wilson Avenue  
Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
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|                                                                             |                      |                                                  |           |
|-----------------------------------------------------------------------------|----------------------|--------------------------------------------------|-----------|
| <b>BAYVIEW WELLINGTON</b>                                                   |                      | <b>S42-6</b><br>RIDEAU 6                         |           |
| project name                                                                | GREEN VALLEY ESTATES | municipality                                     | BRADFORD  |
| date                                                                        | SEPTEMBER 2014       | REAR ELEVATION 'A', 'B' & 'C'-- W.O.B. CONDITION | file name |
| drawn by                                                                    | DARRYL BURTON        | checked by                                       | scale     |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6C-L0T386.dwg |                      | 13045-S42-6C-L0T386                              |           |
| Thurs - Apr 21 2016 - 9:41 AM                                               |                      | drawing no.                                      |           |
|                                                                             |                      | <b>7</b>                                         |           |



| UNINSULATED OPENINGS (PER OBC, SB-12.2.1.(7)) |                              |              |            |
|-----------------------------------------------|------------------------------|--------------|------------|
| 42-6 ELEVATION C LOT 386                      | ENERGY EFFICIENCY - OBC SB12 |              |            |
| ELEVATION                                     | WALL AREA S.F.               | OPENING S.F. | PERCENTAGE |
| FRONT                                         | 798.00 S.F.                  | 117.67 S.F.  | 14.75 %    |
| LEFT SIDE                                     | 1370.00 S.F.                 | 93.19 S.F.   | 6.80 %     |
| RIGHT SIDE                                    | 1307.00 S.F.                 | 133.51 S.F.  | 10.21 %    |
| REAR                                          | 778.00 S.F.                  | 182.33 S.F.  | 23.44 %    |
| TOTAL SQ. FT.                                 | 4253.00 S.F.                 | 526.70 S.F.  | 12.38 %    |
| TOTAL SQ. M.                                  | 395.11 S.M.                  | 48.93 S.M.   | 12.38 %    |

| AREA CALCULATIONS     |                          | ELEV. C |
|-----------------------|--------------------------|---------|
| GROUND FLOOR AREA     | 1589 SF                  |         |
| SECOND FLOOR AREA     | 1981 SF                  |         |
| SUBTOTAL              | 3570 SF                  |         |
| DEDUCT ALL OPEN AREAS | 102 SF                   |         |
| FINISHED BSMT AREA    | 00 SF                    |         |
| TOTAL NET AREA        | 3468 SF                  |         |
| COVERGE               | (322.18 m <sup>2</sup> ) |         |
| W/OUT PORCH           | 2051 SF                  |         |
| COVERGE               | (190.54 m <sup>2</sup> ) |         |
| W/ PORCH              | 2126 SF                  |         |
|                       | (197.51 m <sup>2</sup> ) |         |



APR 22, 2016

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|                 |  |                                                                                                                                                                                    |  |                                                                                                                                                                                                                                                                                                               |  |                      |  |                                                                                                           |  |             |  |
|-----------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------|--|-----------------------------------------------------------------------------------------------------------|--|-------------|--|
| 9               |  | The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. |  | VA3 DESIGN                                                                                                                                                                                                                                                                                                    |  | BAYVIEW WELLINGTON   |  | S42-6                                                                                                     |  | project no. |  |
| 8               |  | Wellington Jno-Baptiste                                                                                                                                                            |  | 25591                                                                                                                                                                                                                                                                                                         |  | GREEN VALLEY ESTATES |  | RIDEAU 6                                                                                                  |  | 13045       |  |
| 7               |  | name                                                                                                                                                                               |  | BCIN                                                                                                                                                                                                                                                                                                          |  | BRADFORD             |  | SECTION A-A                                                                                               |  | drawing no. |  |
| 6               |  | registration information                                                                                                                                                           |  | 42658                                                                                                                                                                                                                                                                                                         |  | date                 |  | 13045-S42-6C-LOT386                                                                                       |  | 8           |  |
| 5               |  | 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. |  | drawn by             |  | file name                                                                                                 |  |             |  |
| 4               |  | MAR. 24/16                                                                                                                                                                         |  | WT                                                                                                                                                                                                                                                                                                            |  | checked by           |  | 3/16" = 1'-0"                                                                                             |  |             |  |
| 3               |  | APR 30-15                                                                                                                                                                          |  | RC                                                                                                                                                                                                                                                                                                            |  | DARRYL BURTON        |  | 13045-S42-6C-LOT386                                                                                       |  |             |  |
| 2               |  | SEP. 30/14                                                                                                                                                                         |  | GW                                                                                                                                                                                                                                                                                                            |  | scale                |  | Richard - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6C-LOT386.dwg - Thu - Apr 21 2016 - 9:41 AM |  |             |  |
| 1               |  | SEPT.15/14                                                                                                                                                                         |  | DB                                                                                                                                                                                                                                                                                                            |  | date                 |  |                                                                                                           |  |             |  |
| 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/m<sup>2</sup>) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. (EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD, PREFIN. ALUM. EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") c/c ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2).

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

**2A. FRAME WALL CONSTRUCTION (2"x6") (R28)**  
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") (R28)**  
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 28mm (1 1/8") 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, 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"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 DAMPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYED CONC. FTG. BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL. WITH MIN. BEARING CAPACITY OF 150kPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. STOREYS SUPPORTED [W/ MASONRY VENEER] [W/ SIDING ONLY]

|   |                    |                    |
|---|--------------------|--------------------|
| 1 | 16" wide x 6" DEEP | 16" wide x 6" DEEP |
| 2 | 20" wide x 6" DEEP | 20" wide x 6" DEEP |
| 3 | 28" wide x 9" DEEP | 20" wide x 6" DEEP |

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

**STRIP FOOTING SUPPORTING EXTERIOR WALLS (FOR W.O.B.)**  
-ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1"). THE STRIP FOOTING SIZE IS AS FOLLOWS:  
2 STOREY WITH WALK-OUT BASEMENT 545x175 (22"x7")

**FOUNDATION DRAINAGE OBC 9.14.2, & 9.14.3.**  
100mm (4") DIA. FOUNDATION DRAINAGE TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES.

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

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

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

**10. ALL STAIRS/EXTERIOR STAIRS -OBC. 9.8.-**  
UNIFORM RISE -5mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS  
-10mm (1/2") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT  
MAX. RISE = 200 (7'-7/8")  
MIN. RUN = 210 (8'-1/4")  
MIN. TREAD = 235 (9'-1/4")  
MAX. NOSING = 25 (1")  
MIN. HEADROOM = 1950 (6'-5")  
RAIL @ LANDING = 900 (2'-11")  
RAIL @ STAIR = 865 (2'-10") to 965 (3'-2")  
MIN. STAIR WIDTH = 860 (2'-10")  
**FOR CURVED STAIRS**  
MIN. RUN = 150 (6")  
MIN. AVG. RUN = 200 (8")

**HANDRAILS -OBC. 9.8.7.-**  
FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION .

**INTERIOR GUARDS -OBC. 9.8.8.-**  
INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH  
**EXTERIOR GUARDS -OBC. 9.8.8.**  
900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (71"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71").

**SILL PLATE - OBC. 9.23.7.**  
38x89 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG. EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C., CAULKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FDTN. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

**BASEMENT INSULATION (SB-12-2.1.1.6), 9.25.2.3, 9.13.2.6)**  
FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. INSULATION TO HAVE APPROVED VAPOUR BARRIER. 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 DAMPROOFING MATERIAL. 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG. EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONC. CURB ON 350x155 (14"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

**STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)**  
89mm (3-1/2") DIA x 3.0mm (0.118) SINGLE WALL 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"x16") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MINIMUM AND AS PER SOILS REPORT.

**STEEL BASEMENT COLUMN (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.

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

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

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

**GARAGE CEILINGS/INTERIOR WALLS**  
13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.16. 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) & 6.2.4.1.1)**  
CAPPED DRYER EXHAUST VENTED TO EXTERIOR. [USE 100mm (4") DIA. SMOOTH WALL VENT PIPE]

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

**FIREPLACE CHIMNEYS -OBC. 9.21.**  
TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.

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

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

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

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

**RESERVED**

**BEARING WOOD POST (BASEMENT) (OBC 9.17.4.)**  
3-38x140 (3-2"x6") BUILT-UP POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT. 610x610x300 (24"x24"x12") CONC. 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. 0.35m<sup>2</sup> UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 880 mm (1'-3").

**2) WINDOW GUARDS -OBC. 9.8.8.1.(6).**  
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")

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

**GENERAL:**  
1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. B. 6.2.2. SEE MECHANICAL DRAWINGS.  
2) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2. & 5.6.2.2.(3) AND MUNICIPAL STANDARDS.  
3) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.  
4) STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM  
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3, 3.8.3.8.(1)(a) & 3.8.3.13.(1)(f). SEE DETAIL.  
5) ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12-2.1.1.9.  
6) ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV.-B 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-2950F5min. 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 mil. POLYETHYLENE FILM, No. 30 (45lbs.) ROLL ROOFING OR OTHER DAMPROOFING 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. B-9.23.4.3.  
2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

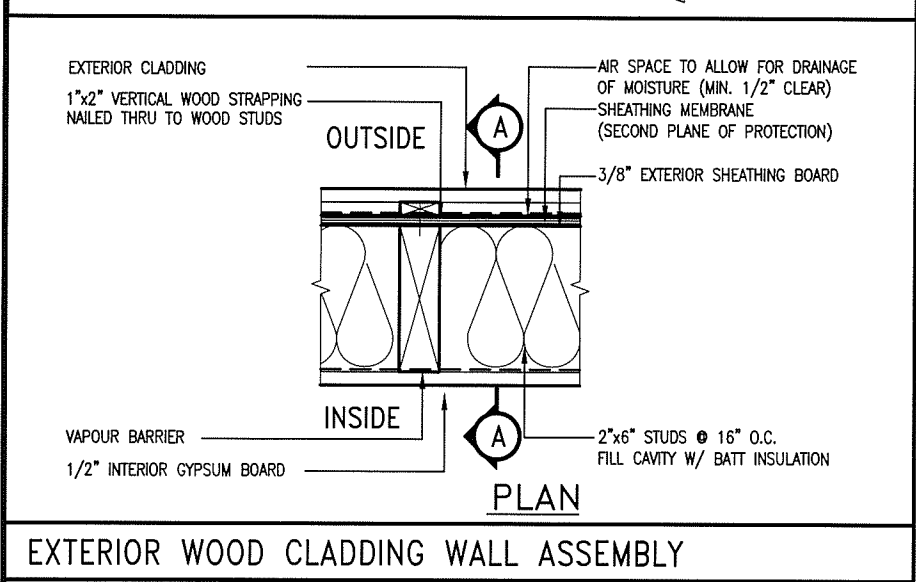
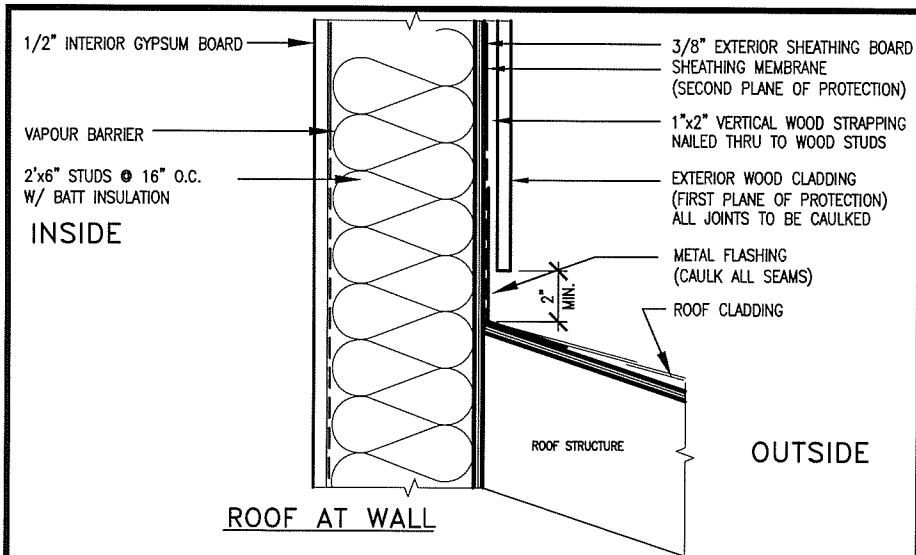
**STUCCO:**  
1) ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

**LEGEND**

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

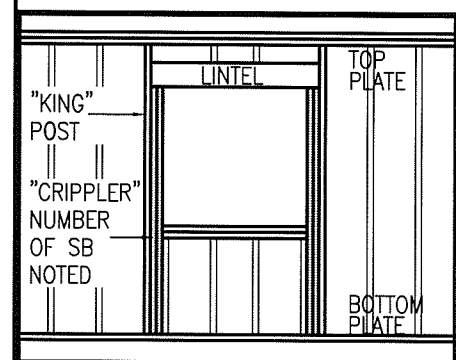
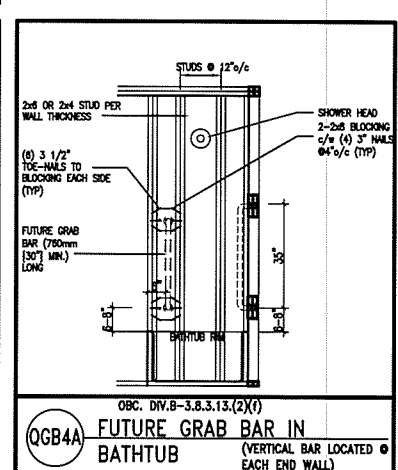
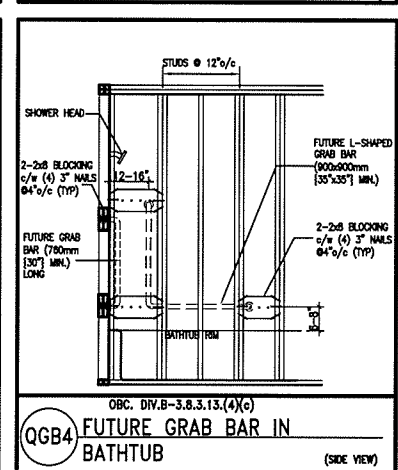
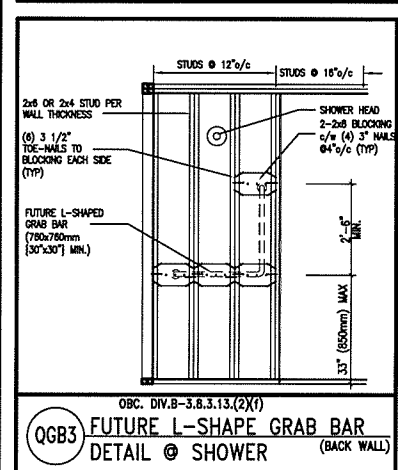
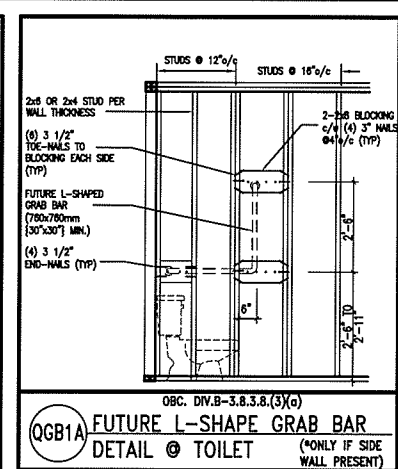
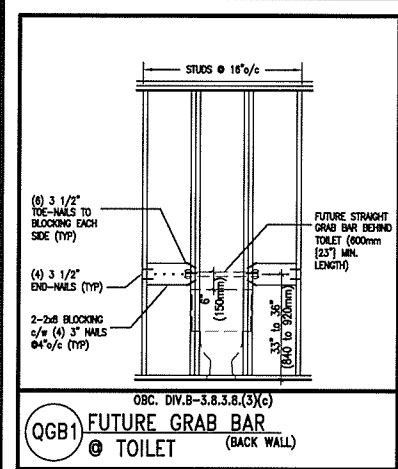
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO V&3 DESIGN BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF V&3 DESIGN WHICH IF REQUESTED MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED 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



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.  
2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR.  
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.  
5. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.  
6. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

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

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

NOTES:  
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

LICENCED PROFESSIONAL ENGINEER  
**S. J. BOYD**  
PROVINCE OF ONTARIO  
APR 22, 2016

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

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

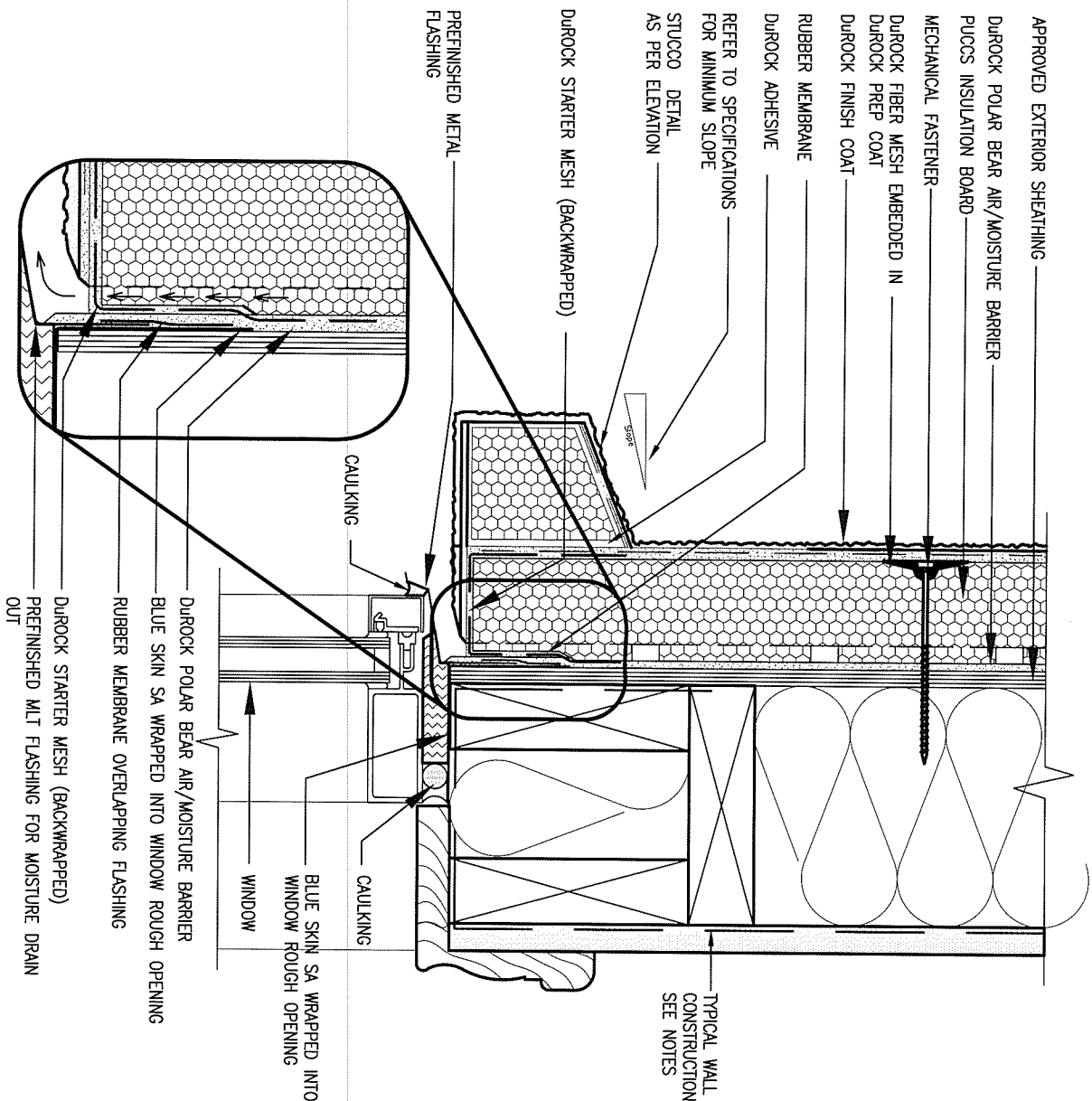
qualification information  
**Wellington Jno-Baptiste** 25591  
name  
registration information  
**VA3 Design Inc.** 42658

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

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va3design.com

|                                             |                                 |
|---------------------------------------------|---------------------------------|
| <b>BAYVIEW WELLINGTON</b>                   |                                 |
| project name<br><b>GREEN VALLEY ESTATES</b> | municipality<br><b>BRADFORD</b> |
| date<br><b>APR 2014</b>                     | checked by<br><b>RC</b>         |
| drawn by<br><b>RC</b>                       | scale<br><b>3/16" = 1'-0"</b>   |

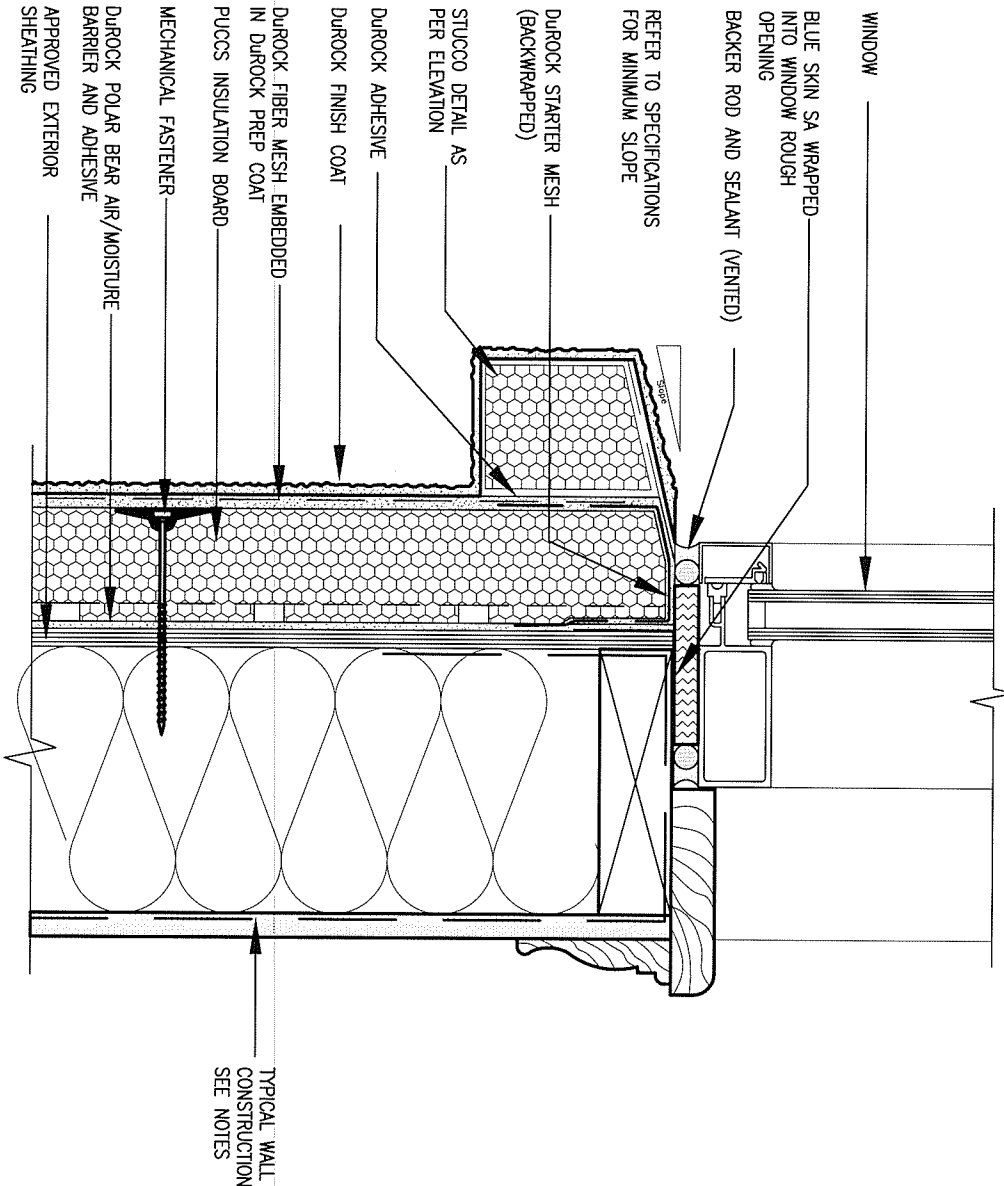
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|---------------------------------------------------------------------------------------------------------|---------------------------|
| <b>CONST NOTE</b>                                                                                       |                           |
| project no.<br><b>13045</b>                                                                             | drawing no.<br><b>CN2</b> |
| CONSTRUCTION NOTES<br><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 |                           |



## 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

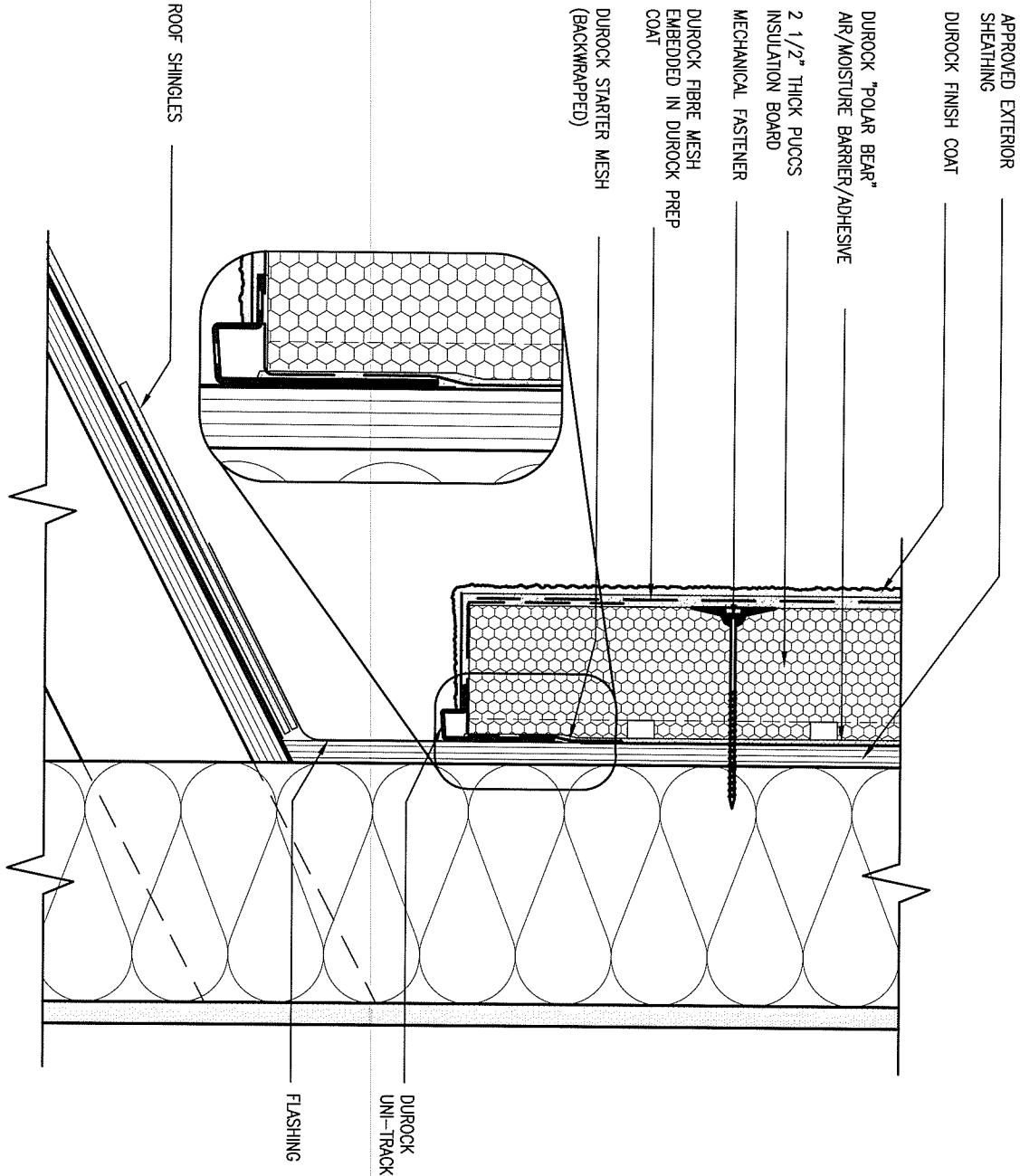
CN3 SCALE: 3"=1'-0"

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

|                                                                                                                                                                                                                                                                                                               |       |      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------|
| The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.                                                                                                                            |       |      |
| qualification information                                                                                                                                                                                                                                                                                     |       |      |
| Wellington Jno-Baptiste                                                                                                                                                                                                                                                                                       | 25591 | BCIN |
| 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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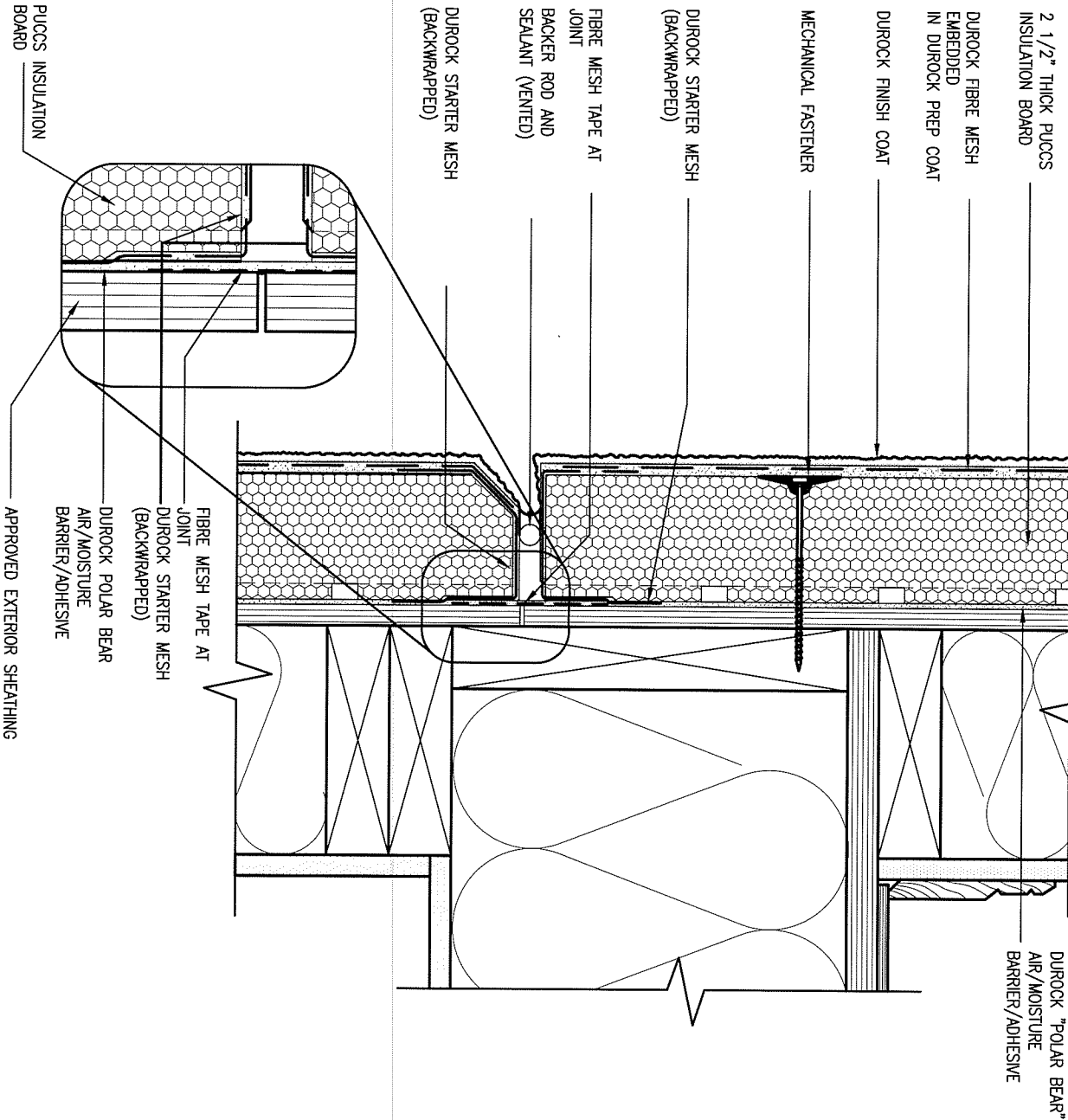
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|---------------------------------------------------------------------------------------------------------|----------------------|--------------|----------------------|
| BAYVIEW WELLINGTON                                                                                      |                      | CONST NOTE   |                      |
| project name                                                                                            | GREEN VALLEY ESTATES | municipality | BRADFORD             |
| date                                                                                                    | APR 2014             | checked by   | scale                |
| drawn by                                                                                                | RC                   | -            | 3/16" = 1'-0"        |
| CONSTRUCTION NOTES                                                                                      |                      | file name    | 13045-CONST-0BC 2015 |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM |                      | 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

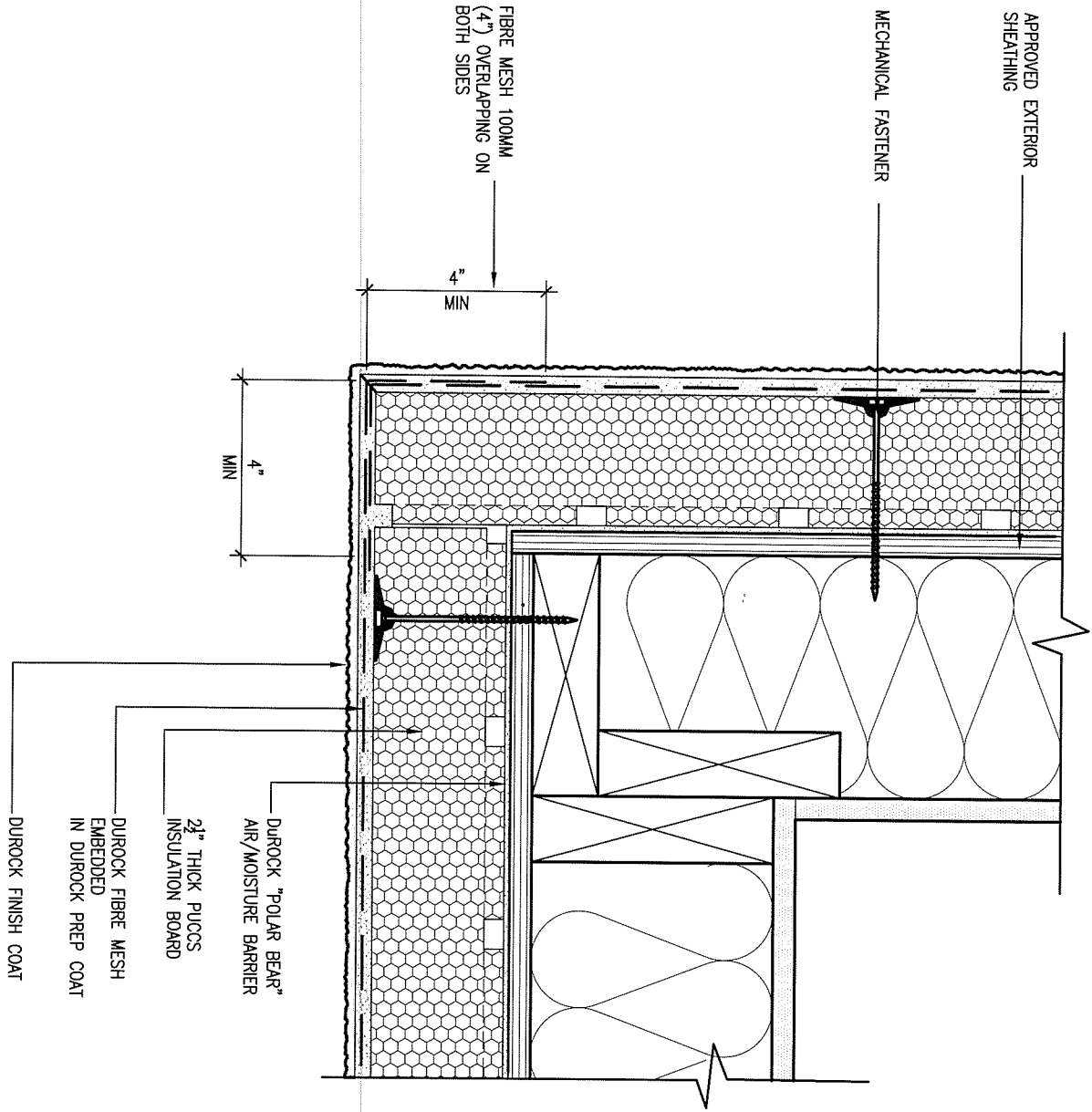
CN4 SCALE: 3"=1'-0"

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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 | BCIN |  |
| signature                                                                                                                                                                                                                                                                                                     |       |      |  |
| name                                                                                                                                                                                                                                                                                                          |       |      |  |
| registration information                                                                                                                                                                                                                                                                                      |       |      |  |
| VA3 Design Inc.                                                                                                                                                                                                                                                                                               | 42658 |      |  |
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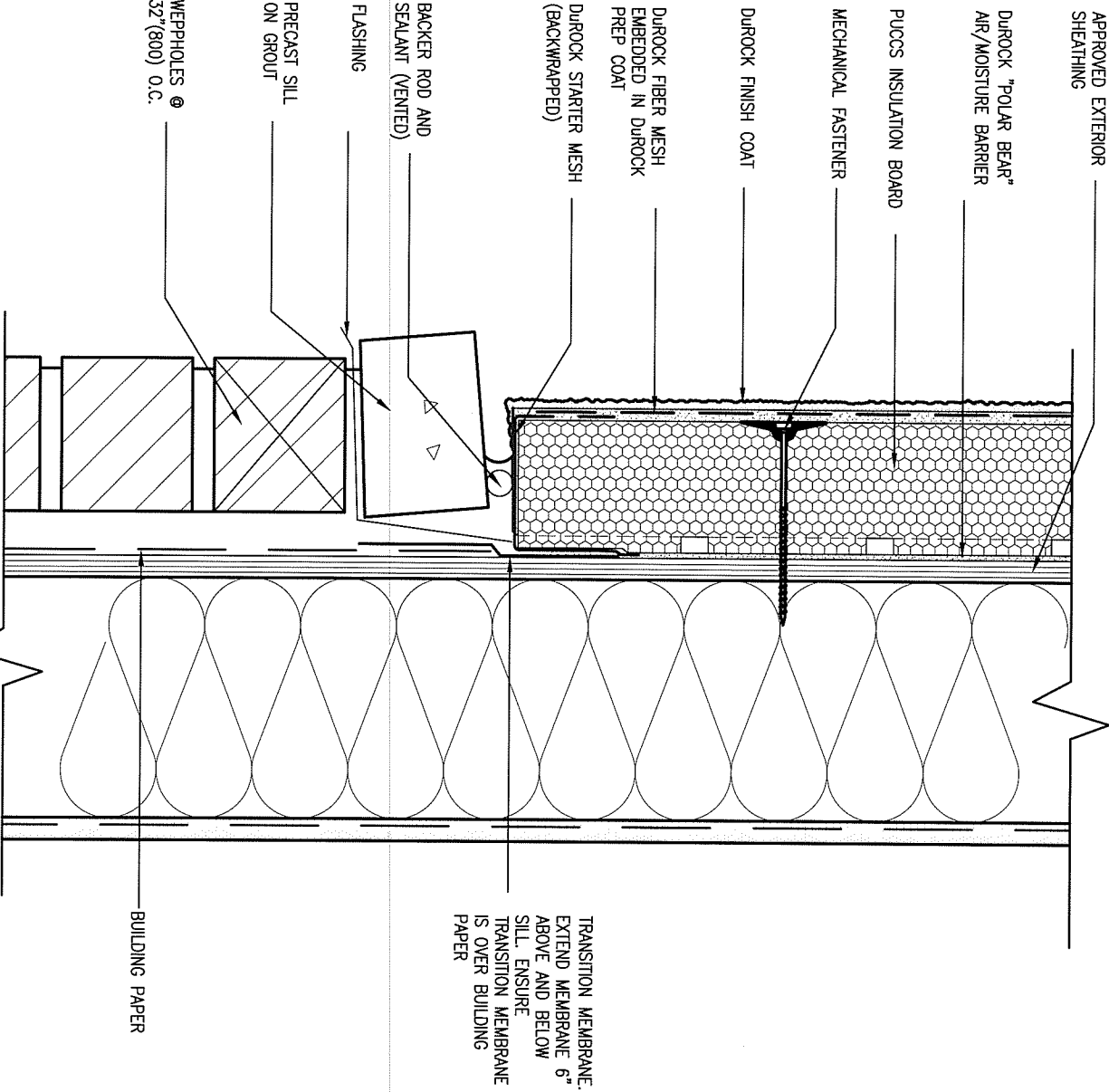
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|---------------------------------------------------------------------------------------------------------|-----------------|--------------------------|-----------------------------------|---------------------------|
| BAYVIEW WELLINGTON                                                                                      |                 |                          | CONST NOTE<br>-                   |                           |
| project name<br>GREEN VALLEY ESTATES                                                                    |                 | municipality<br>BRADFORD | project no.<br>13045              |                           |
| date<br>APR 2014                                                                                        |                 | CONSTRUCTION NOTES       |                                   | drawing no.<br><b>CN4</b> |
| drawn by<br>RC                                                                                          | checked by<br>- | scale<br>3/16" = 1'-0"   | file name<br>13045-CONST-ORC 2015 |                           |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-ORC 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"

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

|                                                                                                                                                                                                                                                                                                               |       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.                                                                                                                            |       |
| qualification information                                                                                                                                                                                                                                                                                     |       |
| Wellington Jno-Baptiste                                                                                                                                                                                                                                                                                       | 25591 |
| name                                                                                                                                                                                                                                                                                                          | BCIN  |
| 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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**DESIGN**

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

SB12-COMPLIANCE PACKAGE 'J'

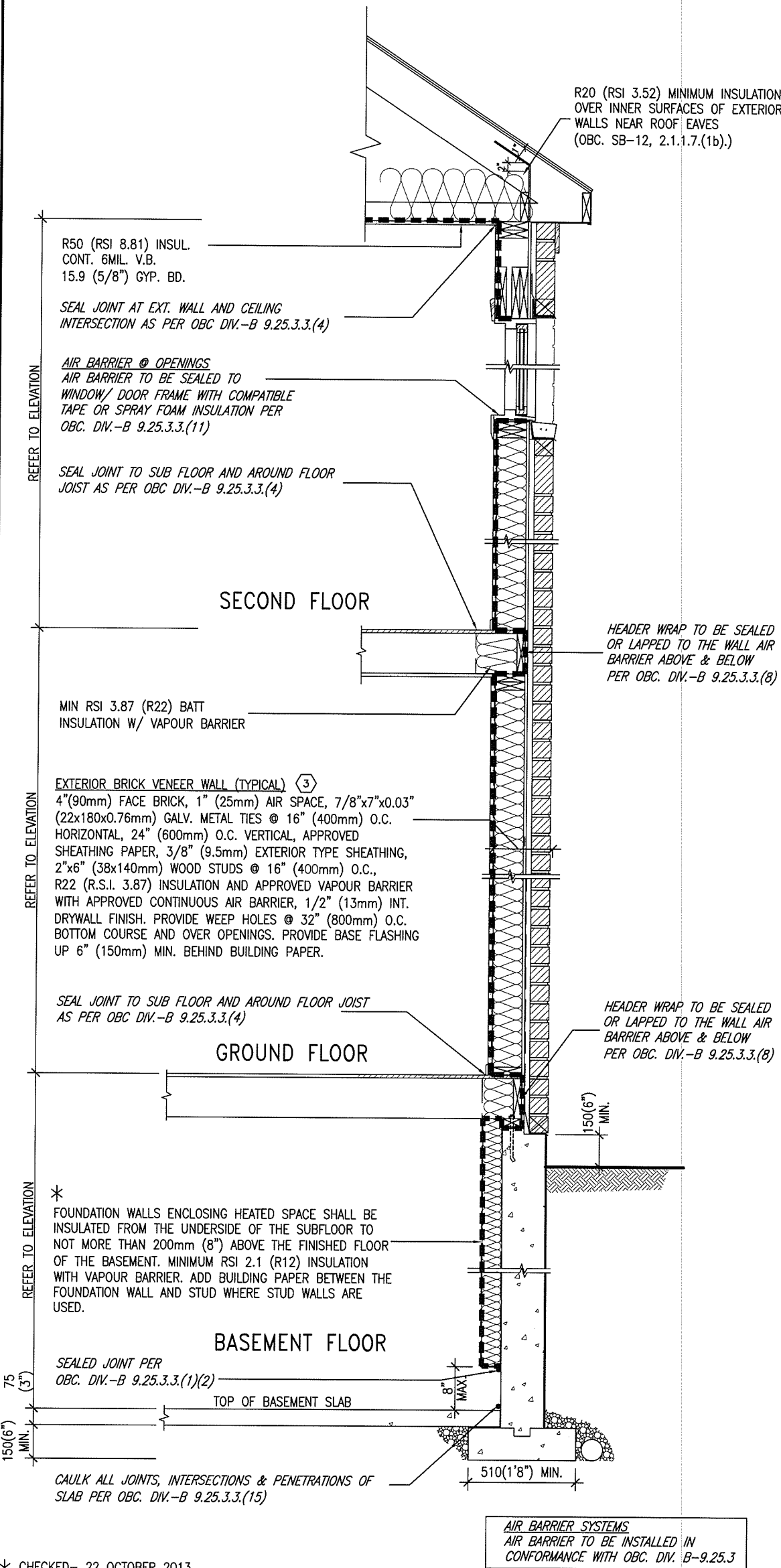
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

USE SB-12 COMPLIANCE PACKAGE (J):

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



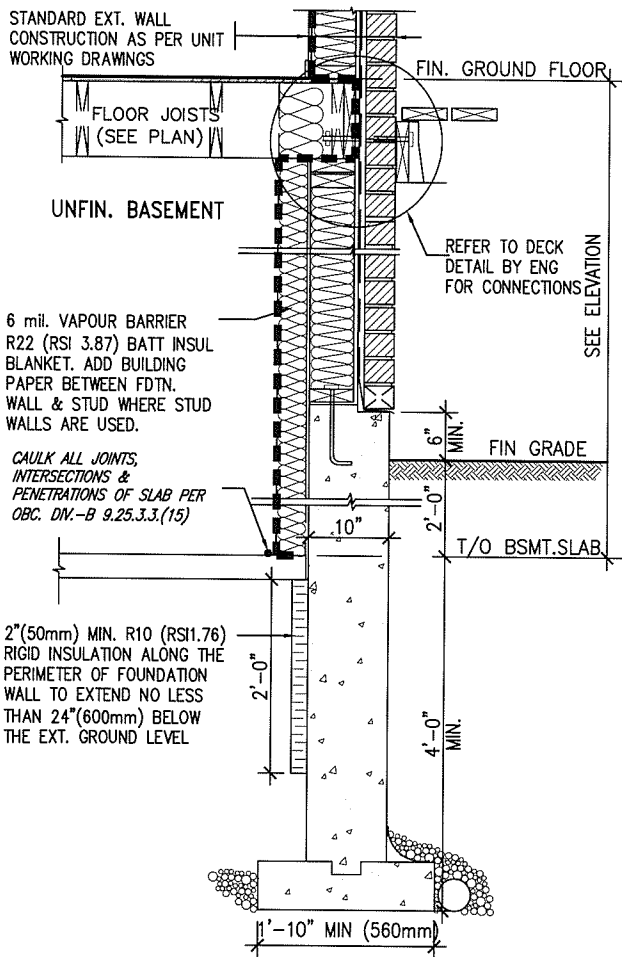
APR 22, 2016



\* CHECKED- 22 OCTOBER 2013

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

SEMI & SINGLES ONLY



\* REVISED- 15 MARCH 2013

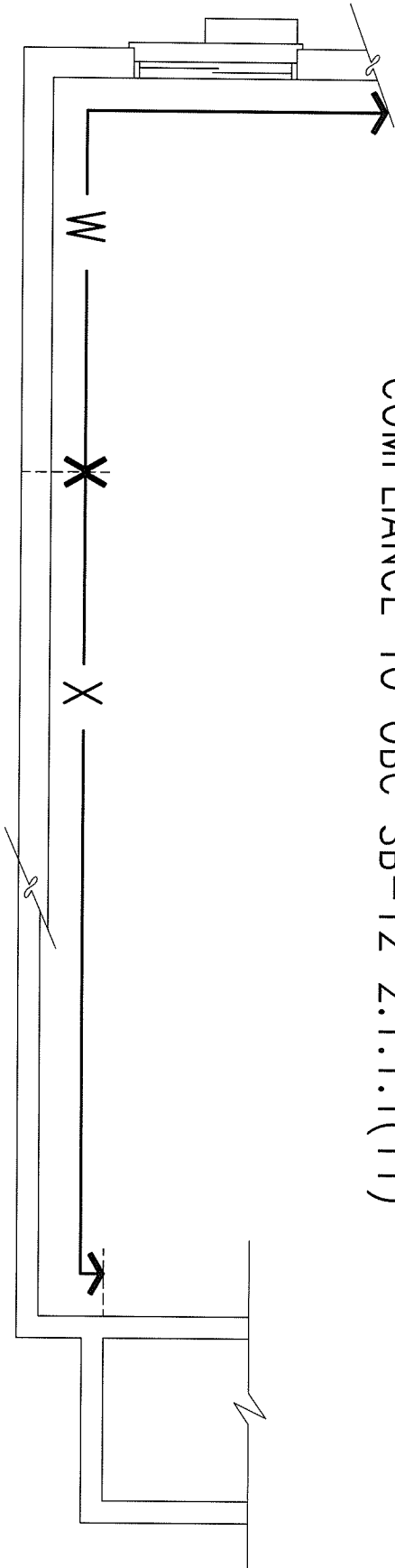
SECTION AT W.O.D/W.O.B.

|     |                         |           |    |                                                                                                                                                                                                                                                                                                               |
|-----|-------------------------|-----------|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9   | .                       | .         | .  | The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.                                                                                                                            |
| 8   | .                       | .         | .  | qualification information                                                                                                                                                                                                                                                                                     |
| 7   | .                       | .         | .  | Wellington Jno-Baptiste 25591                                                                                                                                                                                                                                                                                 |
| 6   | .                       | .         | .  | name                                                                                                                                                                                                                                                                                                          |
| 5   | .                       | .         | .  | signature                                                                                                                                                                                                                                                                                                     |
| 4   | .                       | .         | .  | BCIN                                                                                                                                                                                                                                                                                                          |
| 3   | .                       | .         | .  | 42658                                                                                                                                                                                                                                                                                                         |
| 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 |                                                                                                                                                                                                                                                                                                               |

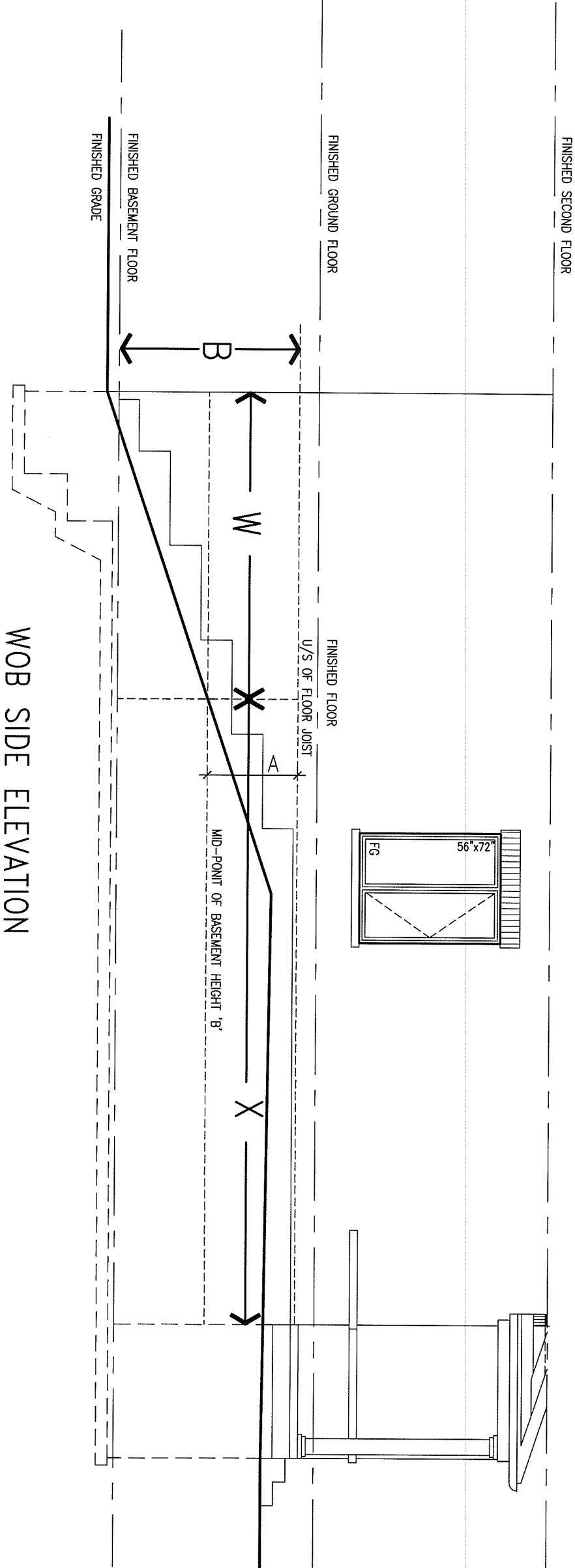
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t 416.630.2255 f 416.630.4782  
va3design.com

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

COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN



WOB SIDE ELEVATION

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

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

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

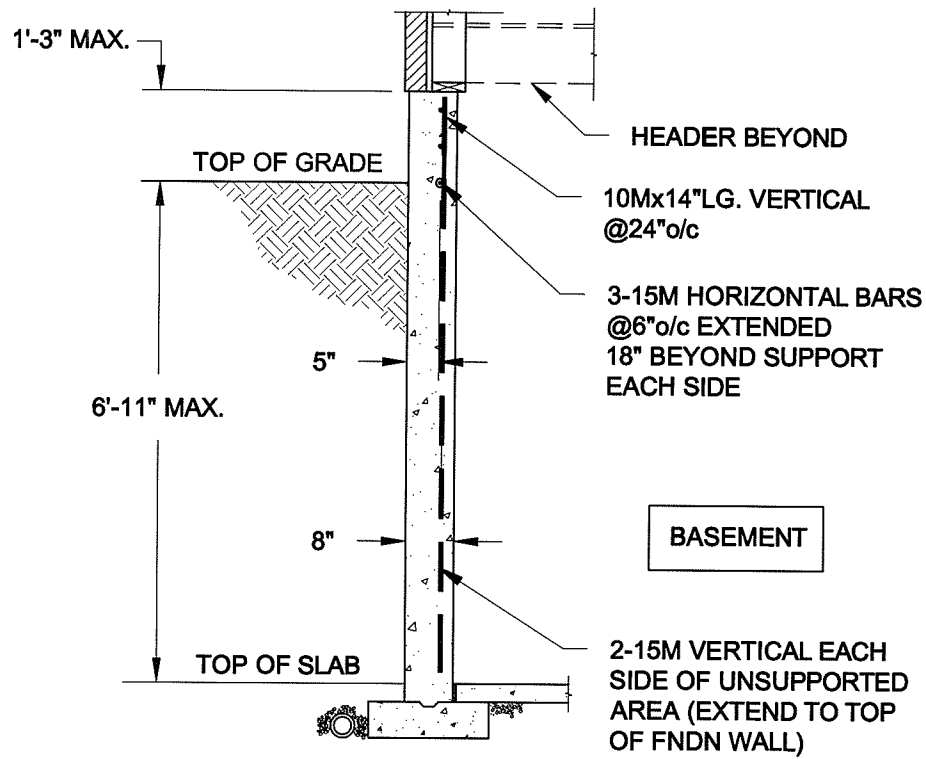
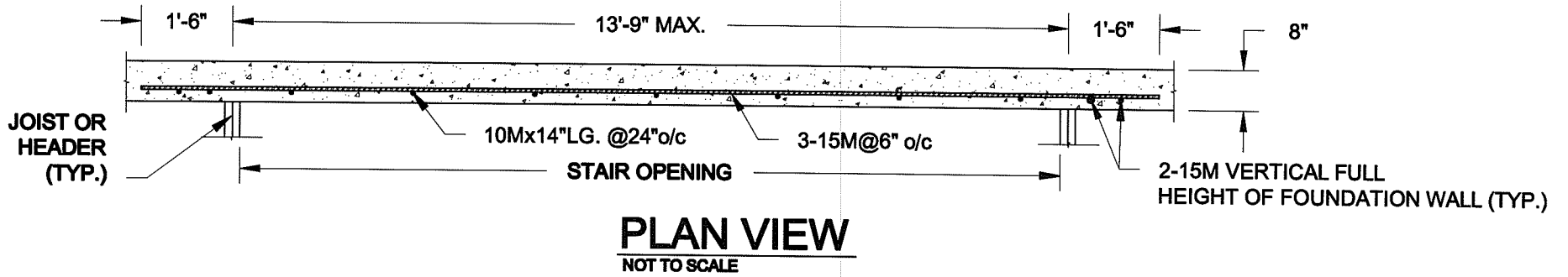
|                                                                                                                                                                                                                                                                                                           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

|                                                                                                         |  |                      |  |
|---------------------------------------------------------------------------------------------------------|--|----------------------|--|
| BAYVIEW WELLINGTON                                                                                      |  | CONST NOTE           |  |
| project name                                                                                            |  | project no.          |  |
| GREEN VALLEY ESTATES                                                                                    |  | 13045                |  |
| municipality                                                                                            |  | drawing no.          |  |
| BRADFORD                                                                                                |  | CN7                  |  |
| date                                                                                                    |  | CONSTRUCTION NOTES   |  |
| APR 2014                                                                                                |  | drawing no.          |  |
| drawn by                                                                                                |  | file name            |  |
| RC                                                                                                      |  | 13045-CONST-OBC 2015 |  |
| checked by                                                                                              |  | scale                |  |
| -                                                                                                       |  | 3/16" = 1'-0"        |  |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:56 AM |  |                      |  |



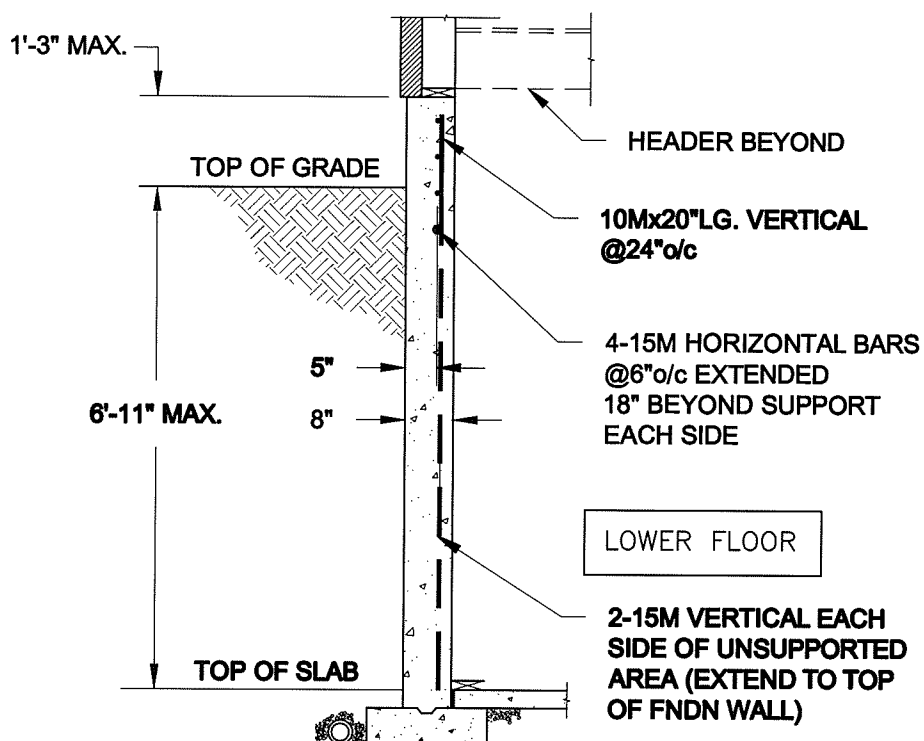
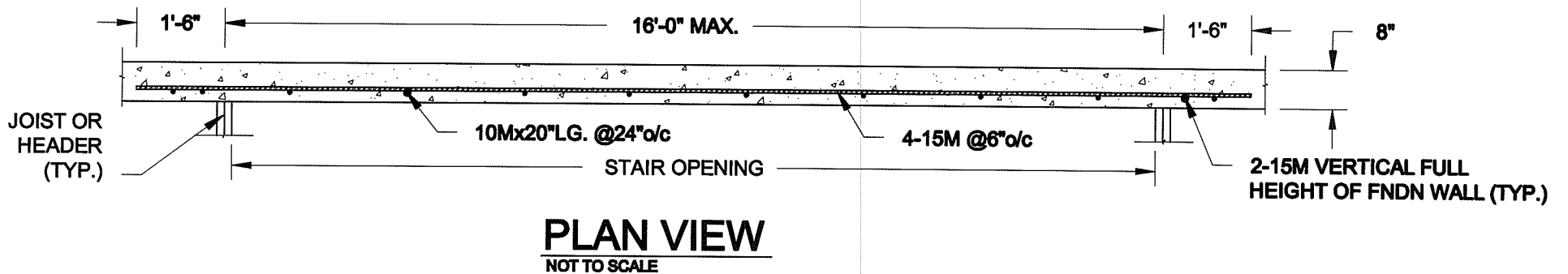




**NOTE:**

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"



**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: quaille.eng@rogers.com

Engineer's Seal:



APR 24, 2015

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT  
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

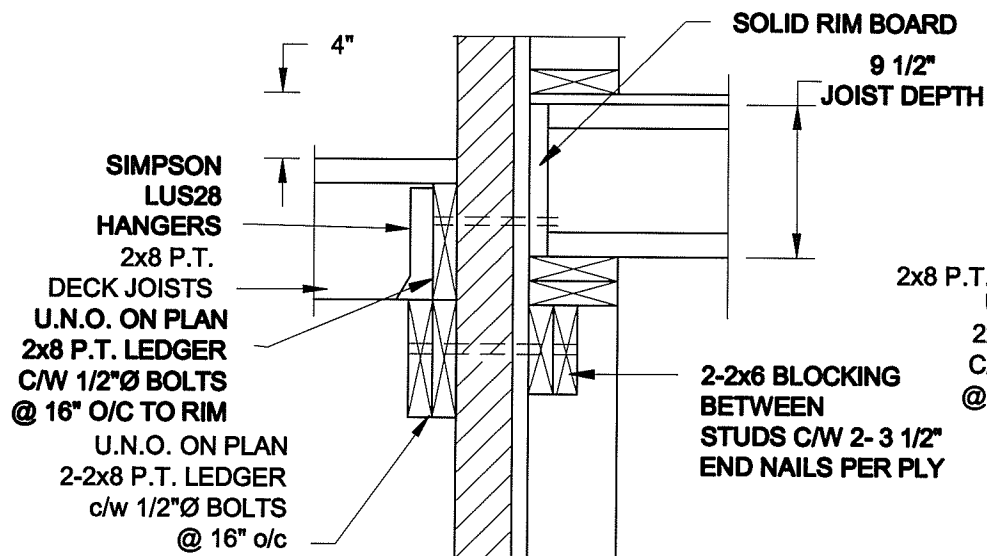
Project No.:

14-095

Drawing No.:

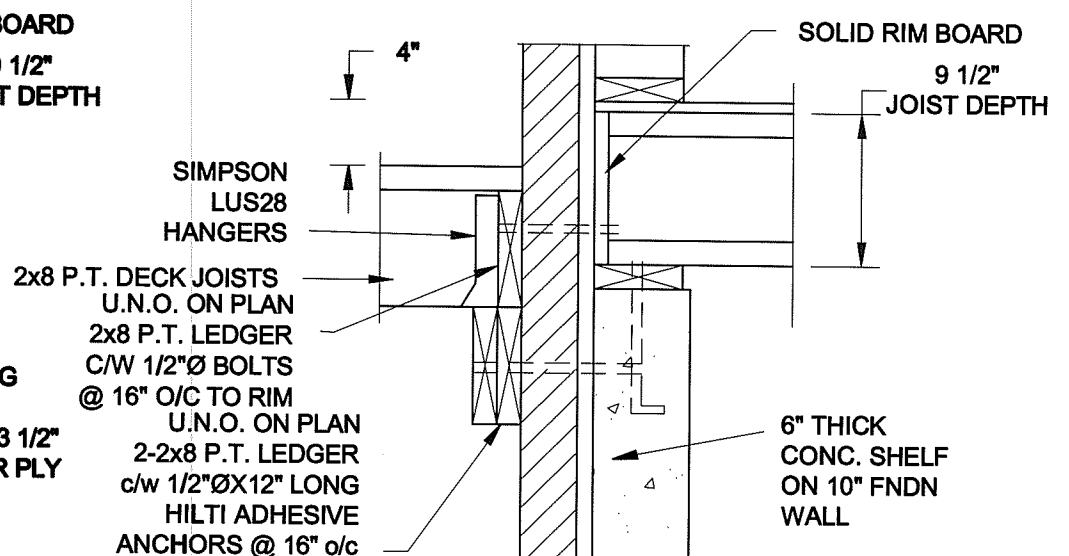
S1

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



# 1A DECK FASTENING DETAIL

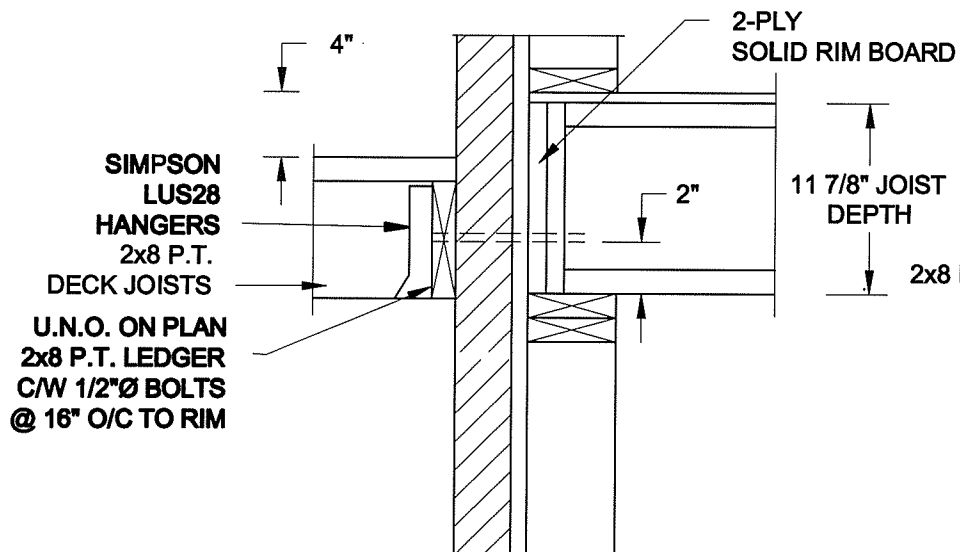
## S2 SCALE: 1" = 1'-0"



# 1B DECK FASTENING DETAIL

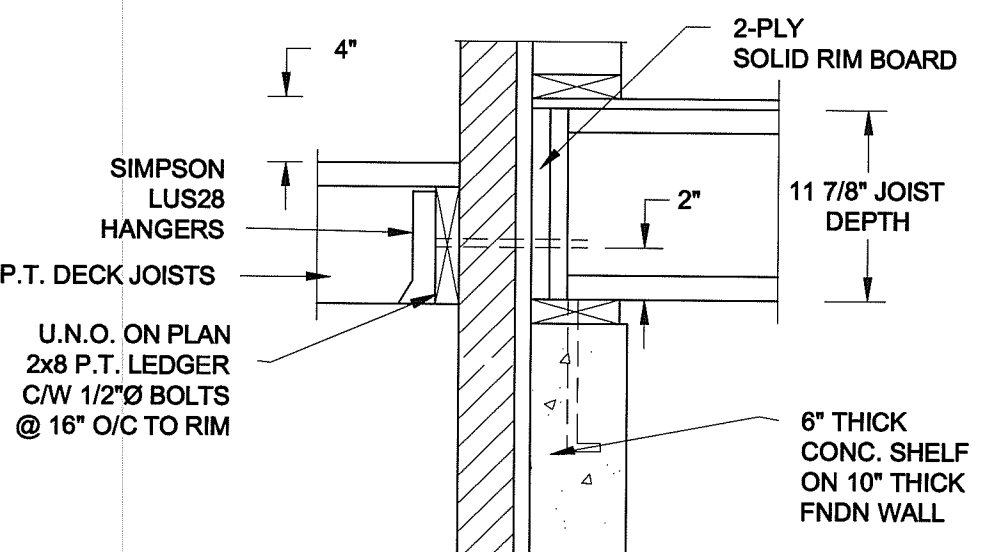
- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL**  
**2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL**  
**3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.**

**FOR 11 7/8" JOIST DEPTH**



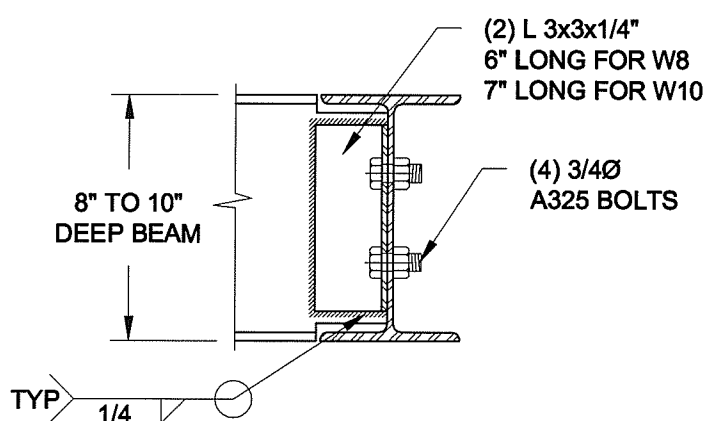
## 2A DECK FASTENING DETAIL

S2 SCALE: 1" = 1'-0"

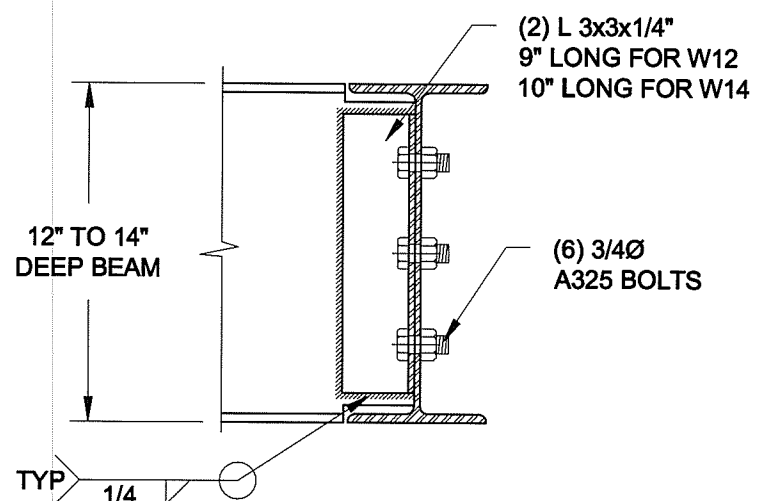


**2B** **DECK FASTENING DETAIL**  
**S2** **SCALE: 1" = 1'-0"**

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



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



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

# 3 STEEL BEAM CONNECTION DETAIL

## S2 SCALE: 1-1/2" = 1'-0"

**Scale:**  
**AS NOTED**

**Date:**  
**FEB-26-2015**

|                            |                               |
|----------------------------|-------------------------------|
| <b>Drawn:</b><br><b>SC</b> | <b>Checked:</b><br><b>SJB</b> |
|----------------------------|-------------------------------|

**QUAILE ENGINEERING LTD.**



**38 Parkside Drive, UNIT 7  
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L3Y 8J9  
T: 905-853-8547  
E: [qualle.eng@rogers.com](mailto:qualle.eng@rogers.com)**

## Engineer's Sect



APR 24, 2015

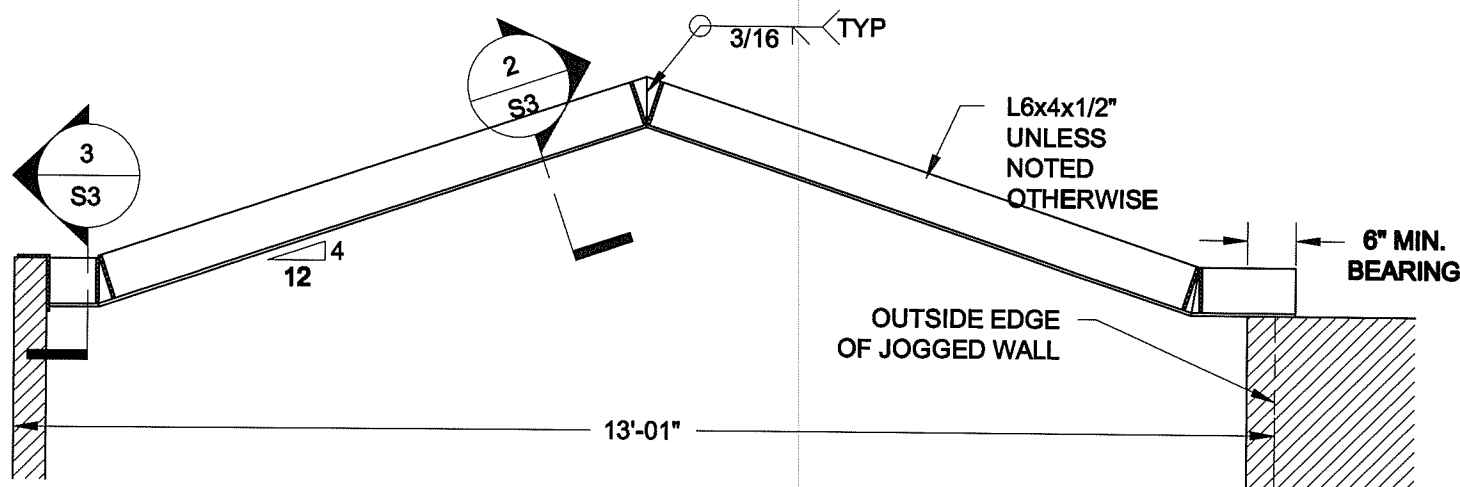
## Project

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

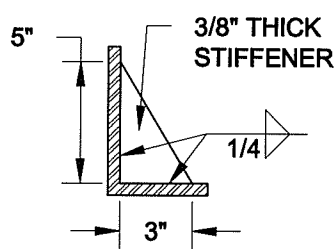
## TYPICAL STRUCTURAL DETAILS FOR SINGLES

**Project No.:** 14-095

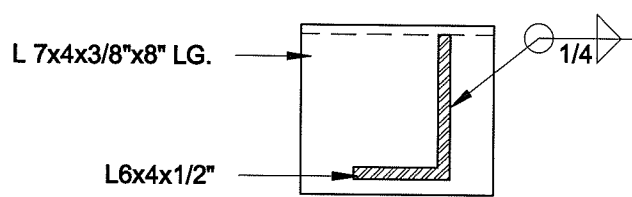
**Drawing No.:** S2



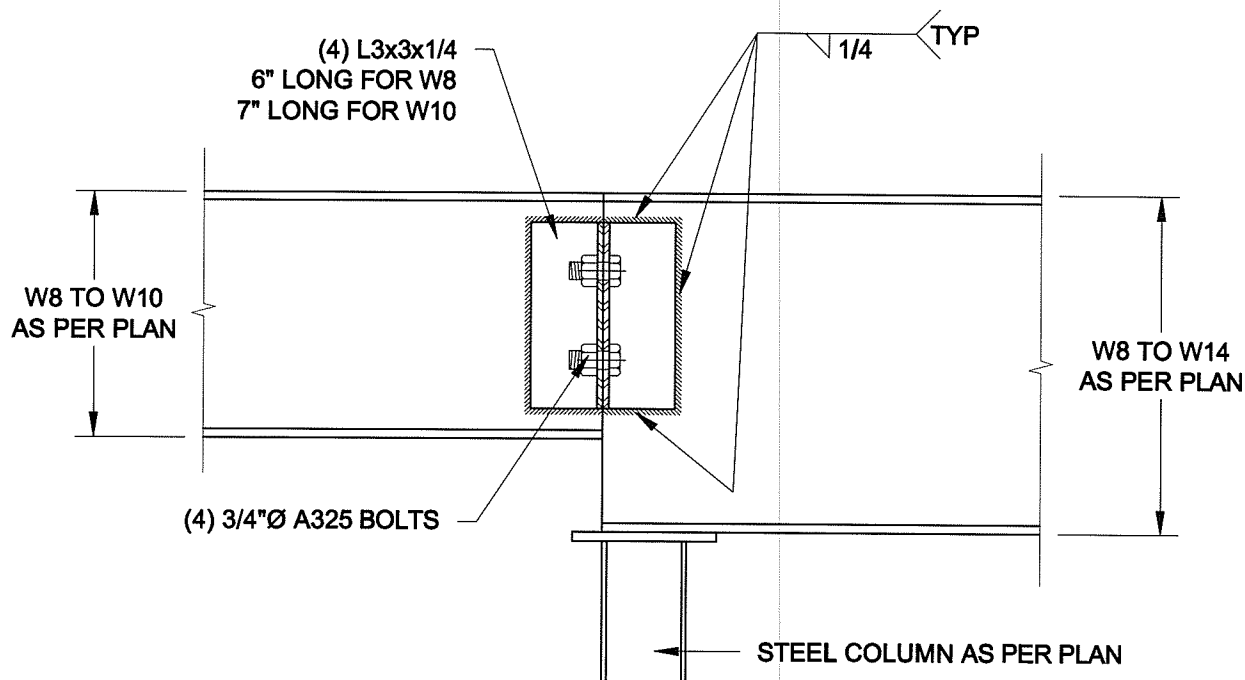
**1 STEEL LINTEL AT GABLE**  
SCALE: 1/2" = 1'-0"



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

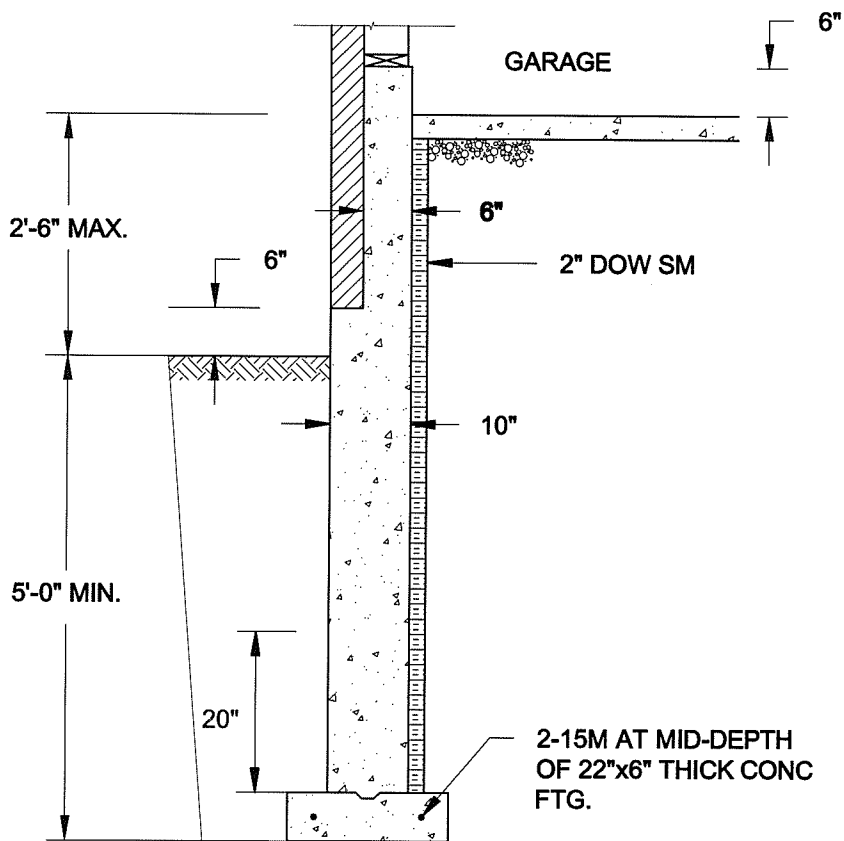


**3 INVERTED ANGLE**  
SCALE: 1 1/2" = 1'-0"



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

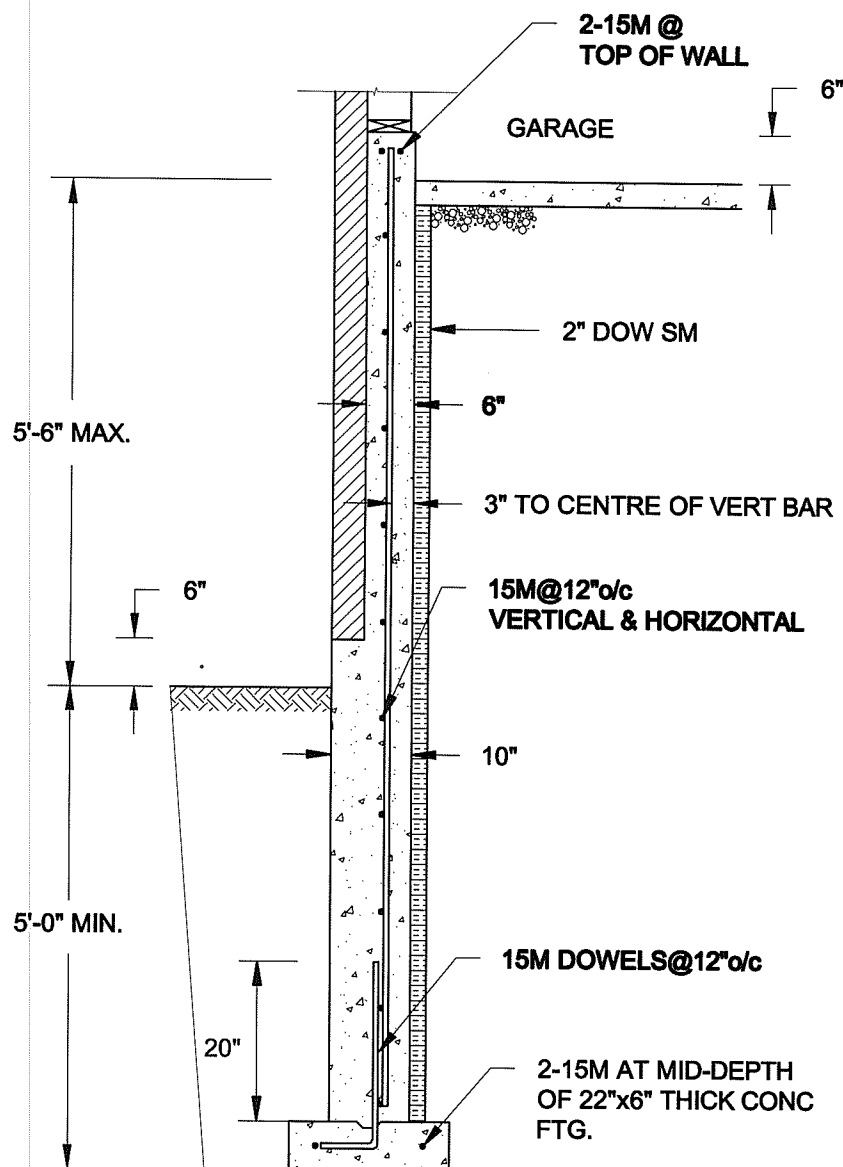
|                             |                                                                                                                                                                                           |  |                                                                                                                 |                                                                                                 |                           |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|---------------------------|
| <b>Scale:</b><br>AS NOTED   | <b>QUAILE ENGINEERING LTD.</b>                                                                                                                                                            |  | <b>Engineer's Seal:</b><br> | <b>Project:</b><br>BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT<br>BRADFORD, ONTARIO |                           |
| <b>Date:</b><br>FEB-26-2016 |  38 Parkside Drive, UNIT 7<br>Newmarket, ON<br>L3Y 8J9<br>T: 905-853-8547<br>E: quaille.eng@rogers.com |  | APR 24, 2015                                                                                                    | <b>TYPICAL STRUCTURAL DETAILS FOR SINGLES</b>                                                   |                           |
| <b>Drawn:</b><br>SC         | <b>Checked:</b><br>SJB                                                                                                                                                                    |  |                                                                                                                 | <b>Project No.:</b><br>14-095                                                                   | <b>Drawing No.:</b><br>S3 |



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

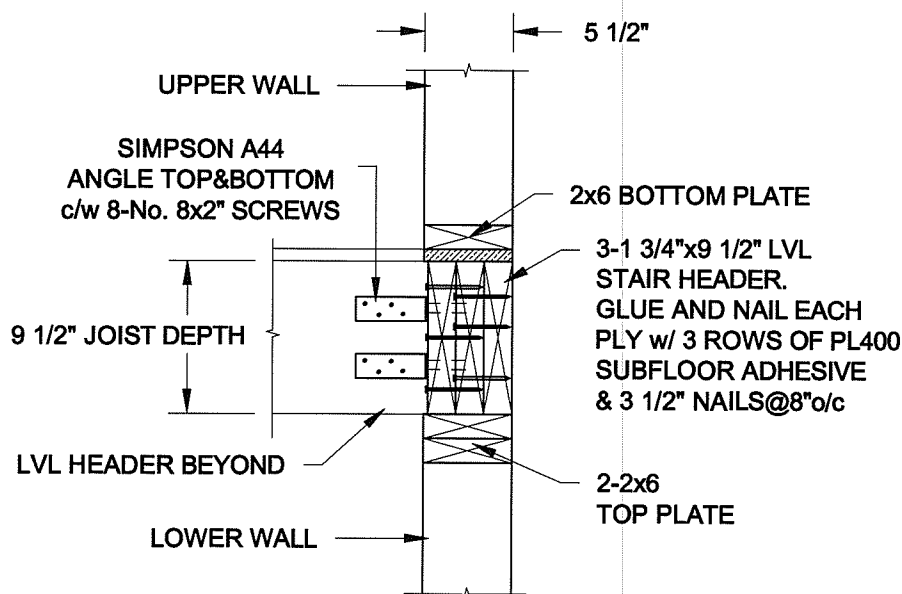
**NOTE:**

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.



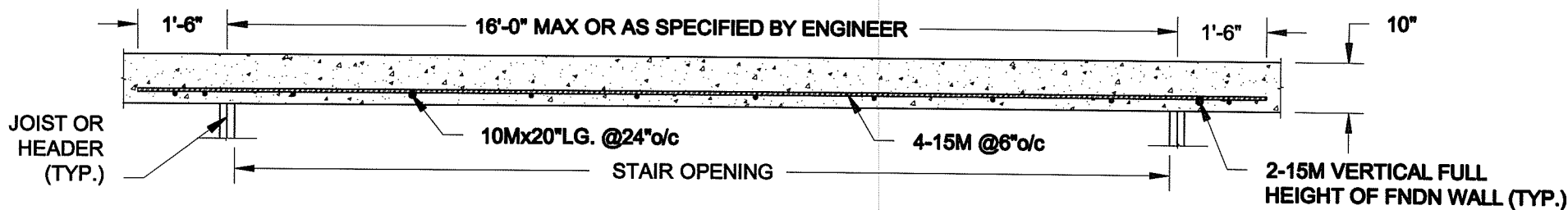
**1B**  
**S4** **REINFORCED BRICKSHELF**  
SCALE: 1/2" = 1'-0"

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

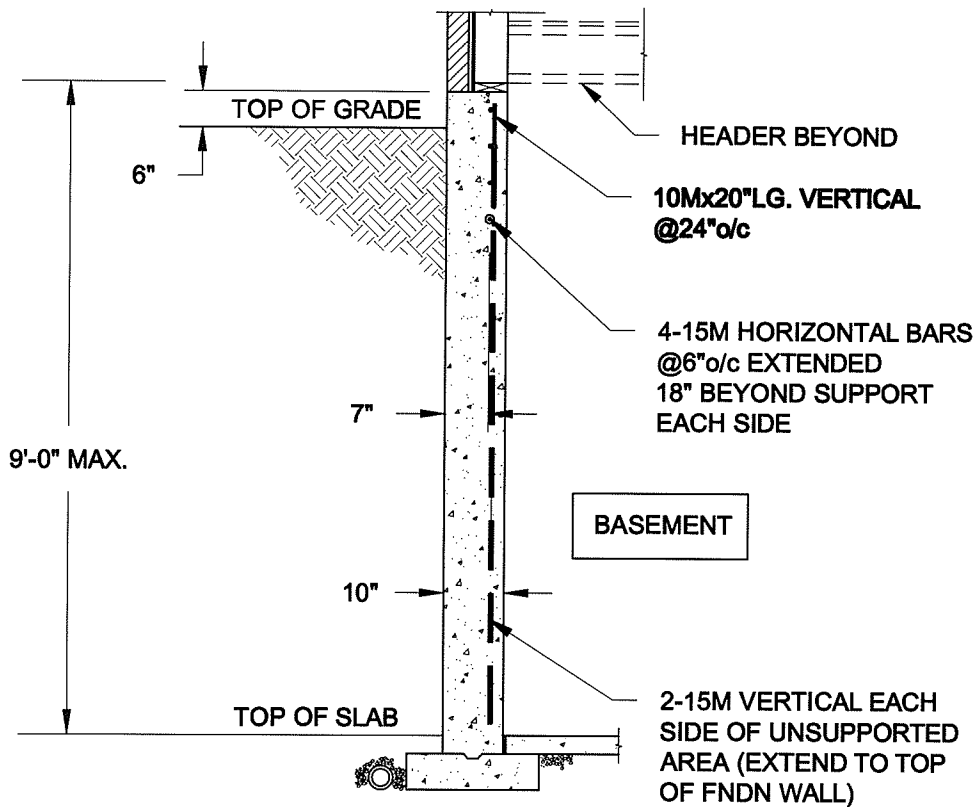


**2**  
**S4** **STAIR HEADER @ EXTERIOR WALL**  
SCALE: 1" = 1'-0"

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

|                      |                 |                                                                                                                                                                                                                                                       |                                                                                                                                                   |                                                                                                              |                    |
|----------------------|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|--------------------|
| Scale:<br>AS NOTED   |                 | <div>QUAILE ENGINEERING LTD.</div> <div></div> <div>38 Parkside Drive, UNIT 7<br/>Newmarket, ON<br/>L3Y 8J9<br/>T: 905-853-8547<br/>E: quaile.eng@rogers.com</div> | <div>Engineered By:</div> <div></div> <div>JAN 28, 2016</div> | <div>Project:</div> <div>BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT<br/>BRADFORD, ONTARIO</div> |                    |
| Date:<br>JAN-28-2016 |                 |                                                                                                                                                                                                                                                       | TYPICAL STRUCTURAL DETAILS FOR SINGLES                                                                                                            |                                                                                                              |                    |
| Drawn:<br>SC         | Checked:<br>SJB |                                                                                                                                                                                                                                                       | Project No.:<br>14-095                                                                                                                            |                                                                                                              | Drawing No.:<br>S5 |