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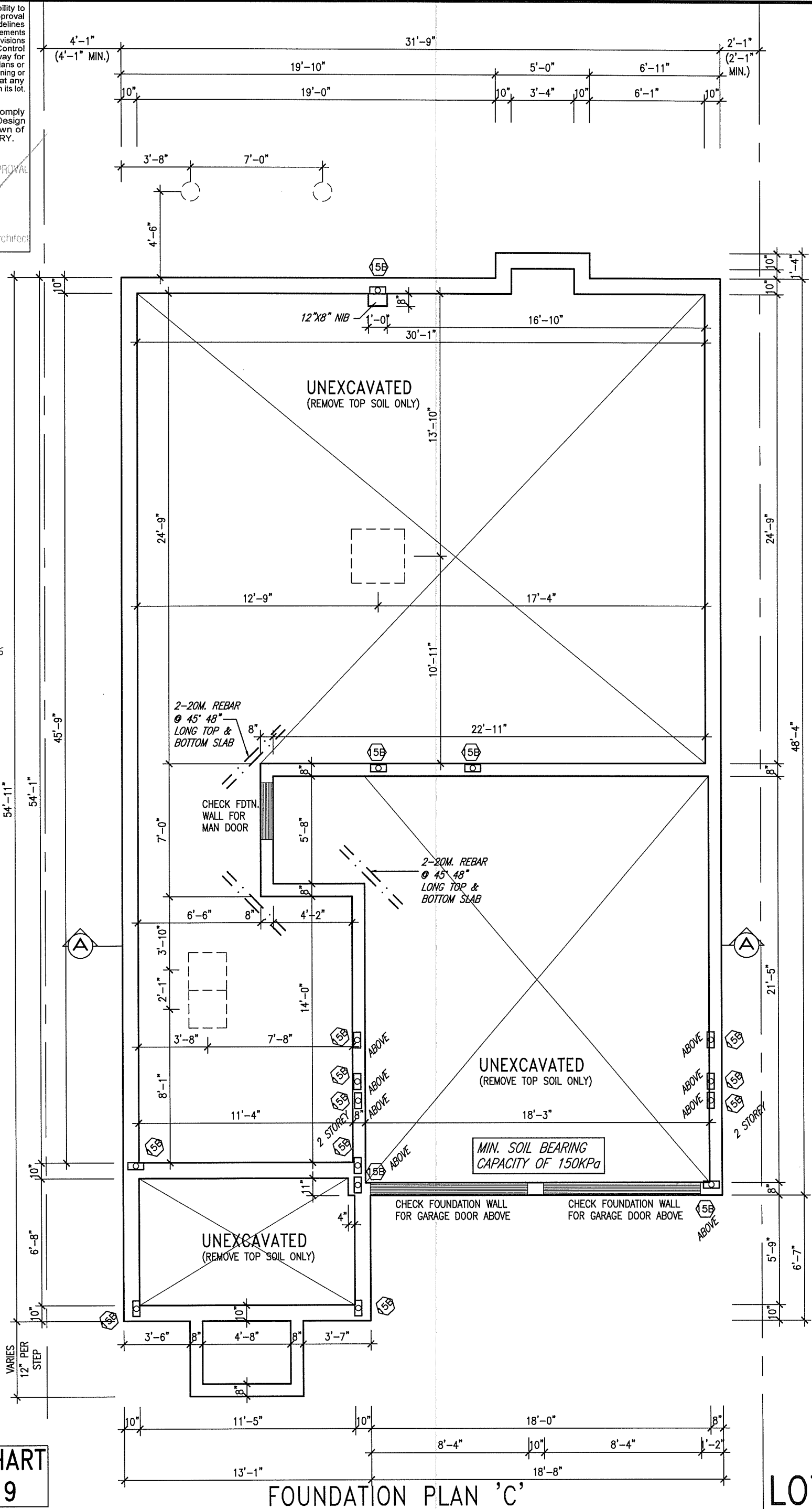
ARCHITECTURAL REVIEW & APPROVAL

JUN 15 2016

John G. Williams Limited, Architect



JUNE 14, 2016



SQFT CHART  
ON PG. 9

9	.	.	.
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6	.	.	.
5	REVISED AS PER ENG'S COMMENTS	JUN 14-16	RC
4	REV. AS PER FLOOR TRUSS LAYOUT	JUN 08-16	RC
3	REV. AS PER LOT 97	MAY 20-16	JM
2	REVISED AS PER ENG AND TRUSS COORD	OCT 06-15	RC
1	ISSUED FOR CLIENT REVIEW	.	KM
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  
signature  
name registration information  
VA3 Design Inc. 42658

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300A Wilson Avenue  
Toronto ON M3H 1S8  
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BAYVIEW WELLINGTON

S38-12  
BAROSSA

project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ONT.	project no.	13045
date	2015-03	checked by	scale	file name	drawing no.
drawn by	KM	-	3/16" = 1'-0"	13045-S38-12C-LOT 97	1
FOUNDATION PLAN 'C'					
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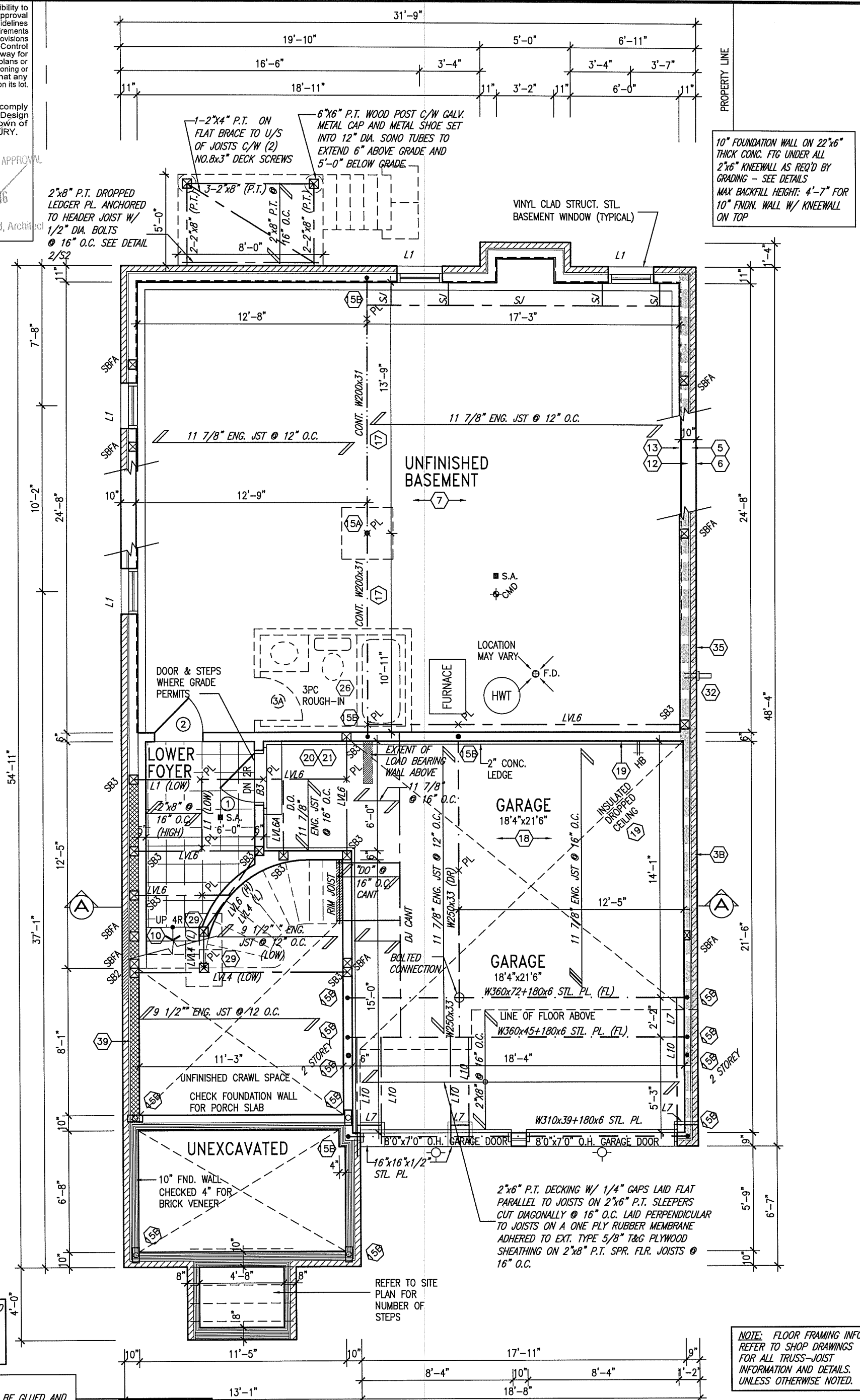
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**NOTE J1:** PROVIDE SOLID  
BLOCKING @ 24" O.C.  
WHERE FLOOR JOISTS ARE  
PARALLEL TO FOUNDATION  
WALL (TYP.)

**NOTE:**  
5/8" SUBFLOOR TO BE GLUED AND  
NAILED. SPACE ALL FLOOR JOISTS  
@ 12" O.C. UNDER ALL CERAMIC  
TILE AREAS OR CERAMIC  
APPLICATION AS PER OBC. 9.30.6

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

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

### LOWER LEVEL PLAN 'C'

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

LOT 97

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 <i>JJBaptiste</i> 25591
6	.	.	.	signature BCIN 42658
5	REVISED AS PER ENG'S COMMENTS	JUN 14-16	RC	name registration information
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## BAYVIEW WELLINGTON

**S38-12**  
BAROSSA

project name	municipality		project no.
GREEN VALLEY ESTATES	BRADFORD, ONT.		13045
date			drawing no.
2015-03			
LOWER LEVEL PLAN 'C'			
drawn by	checked by	scale	file name
KM	-	3/16" = 1'-0"	13045-S38-12C-L0T 97
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ARCHITECTURAL REVIEW & APPROVAL

JUN 15 2016

John G. Williams Limited, Architect



JUNE 14, 2016

STAIR HEADER  
DETAIL 2/54

NOTE: REFER TO FLOOR TRUSS MANUF. FOR FLOOR TRUSS LAYOUTS & LVL. SIZES.

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

NOTE: 5/8" SUBFLOOR TO BE GLUED AND NAILED. SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS OR CERAMIC APPLICATION AS PER OBC. 9.30.6

REFER TO SITE PLAN FOR NUMBER OF STEPS

ROOF NOTE R1  
2"x8" @ 16" O.C. P.T. W/ 2"x4" @ 12" O.C. DIAGONALLY CUT CROSS PURLINS W/ 5/8" EXTERIOR GRADE SHEATHING W/ SINGLE PLY ROOF MEMBRANE

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

## MAIN LEVEL PLAN 'C'

# LOT 97

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8.			qualification information
7.			Wellington Jno-Baptista 25591
6.			name registration information BCIN
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no.	description	date	by



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## BAYVIEW WELLINGTON

S38-12  
BAROSSA

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date	2015-03				
drawn by	KM	checked by		scale	3/16" = 1'-0"
				file name	13045-S38-12C-L0T 97
					3
					MAIN LEVEL PLAN 'C'
					Richard - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-12C-L0T 97.dwg - Tue - Jun 14 2016 - 11:57 AM

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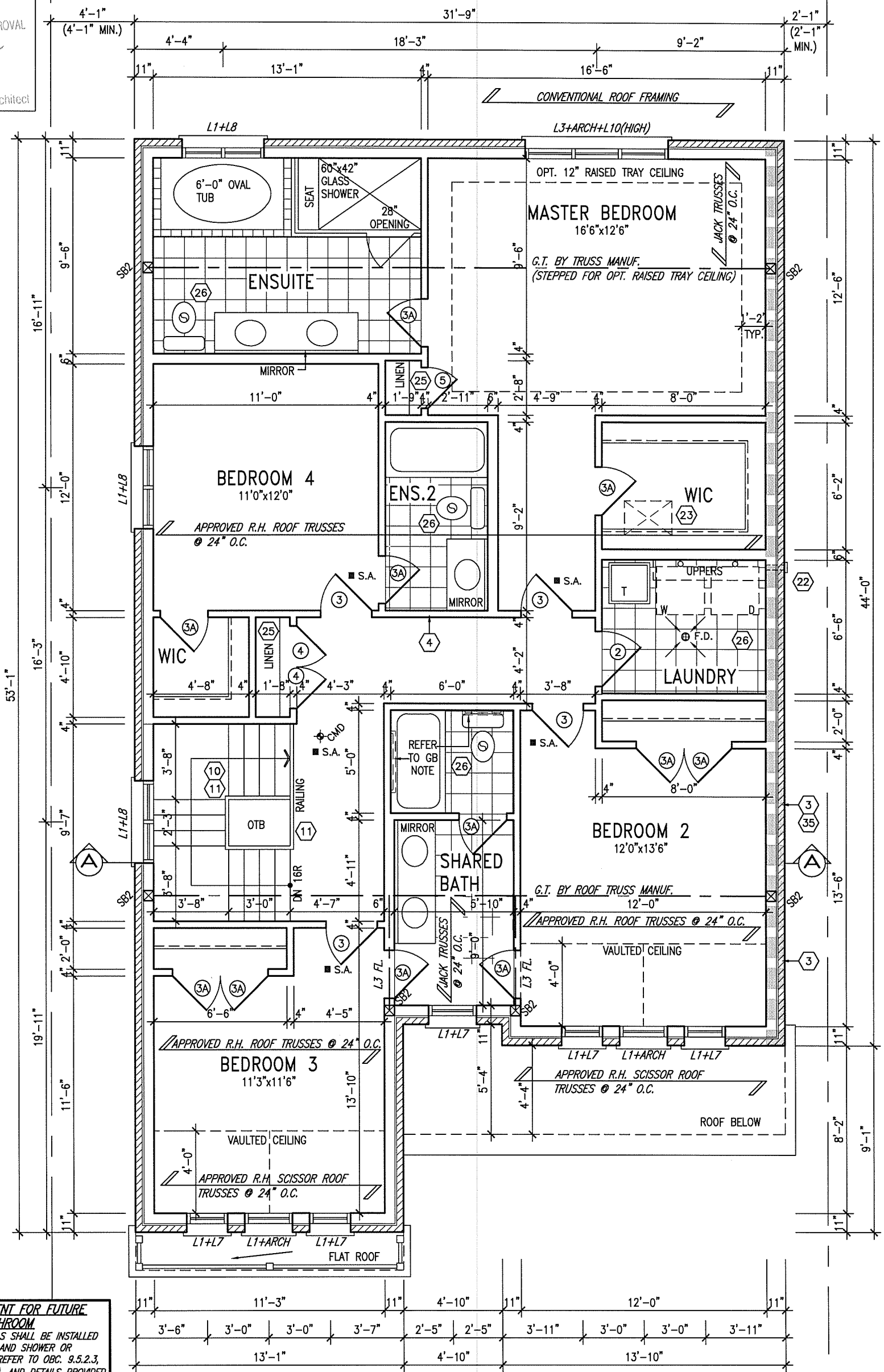
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JUN 15 2016

John G. Williams Limited, Architect



JUNE 14, 2016



NOTE: GB

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

NOTE:  
REFER TO ROOF TRUSS  
MANUF. FOR ROOF TRUSS  
LAYOUTS & BEAM SIZES.

UPPER LEVEL PLAN 'C'

LOT 97

9	.	.	.
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qualification information			
Wellington Jno-Baptista	signature	25591	BCIN
name	registration information	42658	
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BAYVIEW WELLINGTON

S38-12  
BAROSSA

project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ONT.	project no.	13045
date	2015-03	scale	3/16" = 1'-0"	drawing no.	4
drawn by	KM	checked by		file name	13045-S38-12C-Lot 97
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1'-0"

1'-0"

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JUN 15 2016  
John C. Williams Limited, Architect

10:12

10:12

6'-1/2"

4'-0"

4'-0"

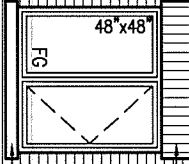
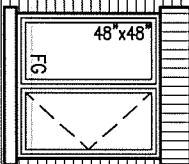
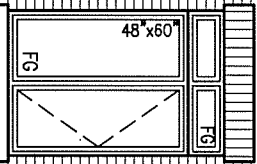
BRICK SOLDIER COURSE  
W/ 1/2" PROJ. (TYP.)

PRECAST CONC. SILL  
W/ 1/2" PROJ. (TYP.)

PREFIN. ALUM. R.W.L.,  
FASCIA, GUTTER &  
VENTED SOFFIT (TYP.)  
1"x6" ALUM. CLAD  
FRIEZE BD. (TYP.)

FACE BRICK (TYP.)

PROVIDE 42" HIGH P.T.  
RAILING C/W PICKETS  
SPACED @ 4" BETWEEN  
MAX. (TYP.)



TOP OF WINDOW

R.W.L.

TOP OF PORCH

R.W.L.

WALL AREA  
LIMITING DISTANCE  
OPENING ALLOWED  
OPENING PROVIDED

1,389.05 SQ. FT.  
1.2 M (7%)  
97.23 SQ. FT.  
71.56 SQ. FT.

30" STEPPED  
FOOTING

LEFT SIDE ELEVATION 'C'

LOT 97

9					
8					
7					
6					
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**S38-12 BAROSSA**

project no. 13045

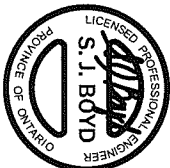
LEFT SIDE ELEVATION 'C'

drawing no. 6

1'-0"

1'-0"

1'-0"



JUNE 14, 2016

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ARCHITECTURAL REVIEW & APPROVAL  
JUN 15 2016  
John G. Williams Limited, Architect

**S38-12**  
BAROSSA

drawing no.

**7**

**BAYVIEW WELLINGTON**

project name  
**GREEN VALLEY ESTATES**

municipality  
**BRADFORD, ONT.**

project no.  
**13045**

date  
**2015-03**

**RIGHT SIDE ELEVATION 'C'**

drawn by  
**KM**

checked by  
**-**

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

file name  
**13045-S38-12C-LOT 97**

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signature

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**BRICK VENEER CONSTRUCTION**

(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)

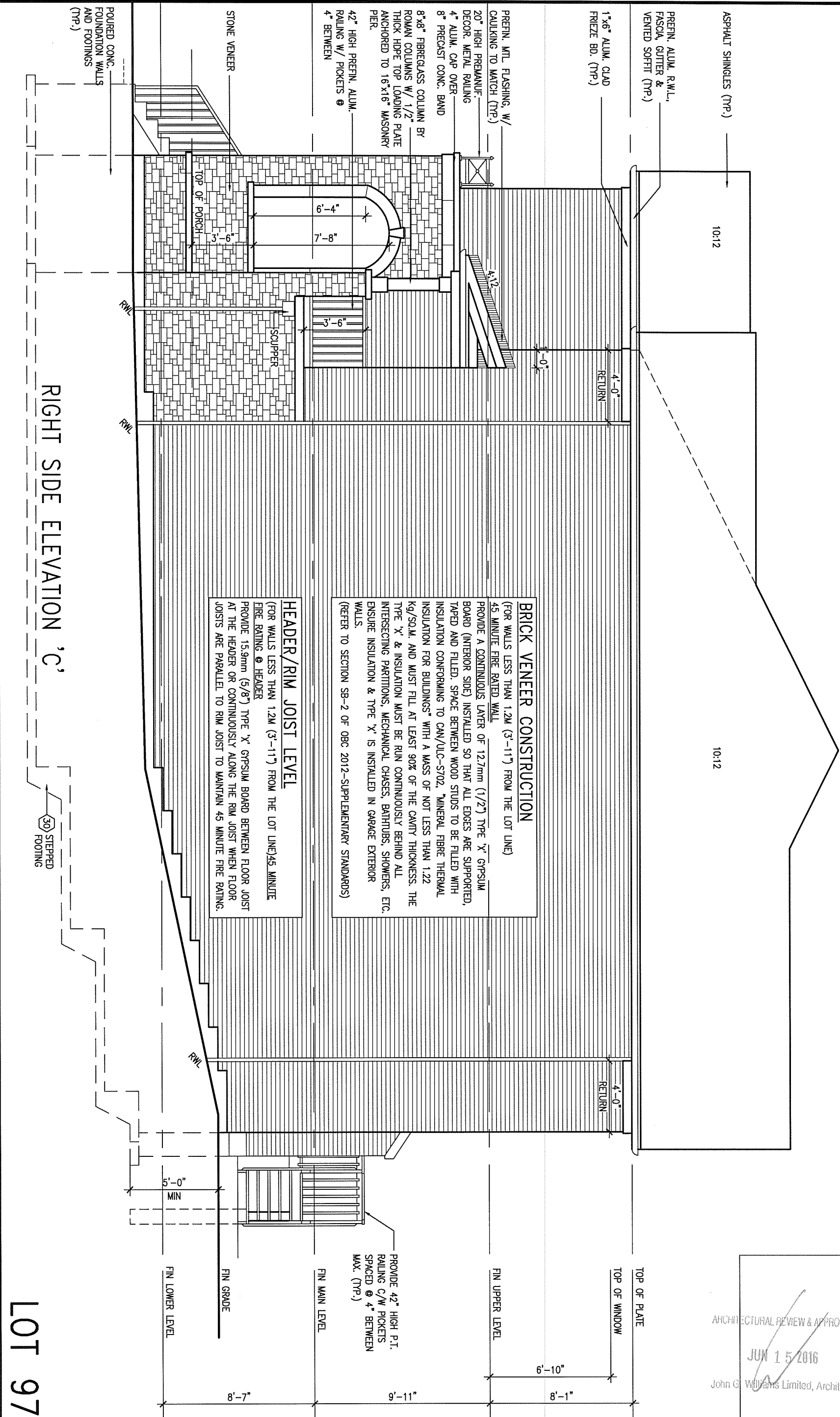
45 MINUTE FIRE RATED WALL

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

**HEADER/RIM JOIST LEVEL**

(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE) 45 MINUTE FIRE RATING @ HEADER

PROVIDE 15.9mm (5/8") TYPE 'X' GYPSUM BOARD BETWEEN FLOOR JOIST AT THE HEADER OR CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR JOISTS ARE PARALLEL TO RIM JOIST TO MAINTAIN 45 MINUTE FIRE RATING.



**RIGHT SIDE ELEVATION 'C'**

**LOT 97**

9.	.	.	.
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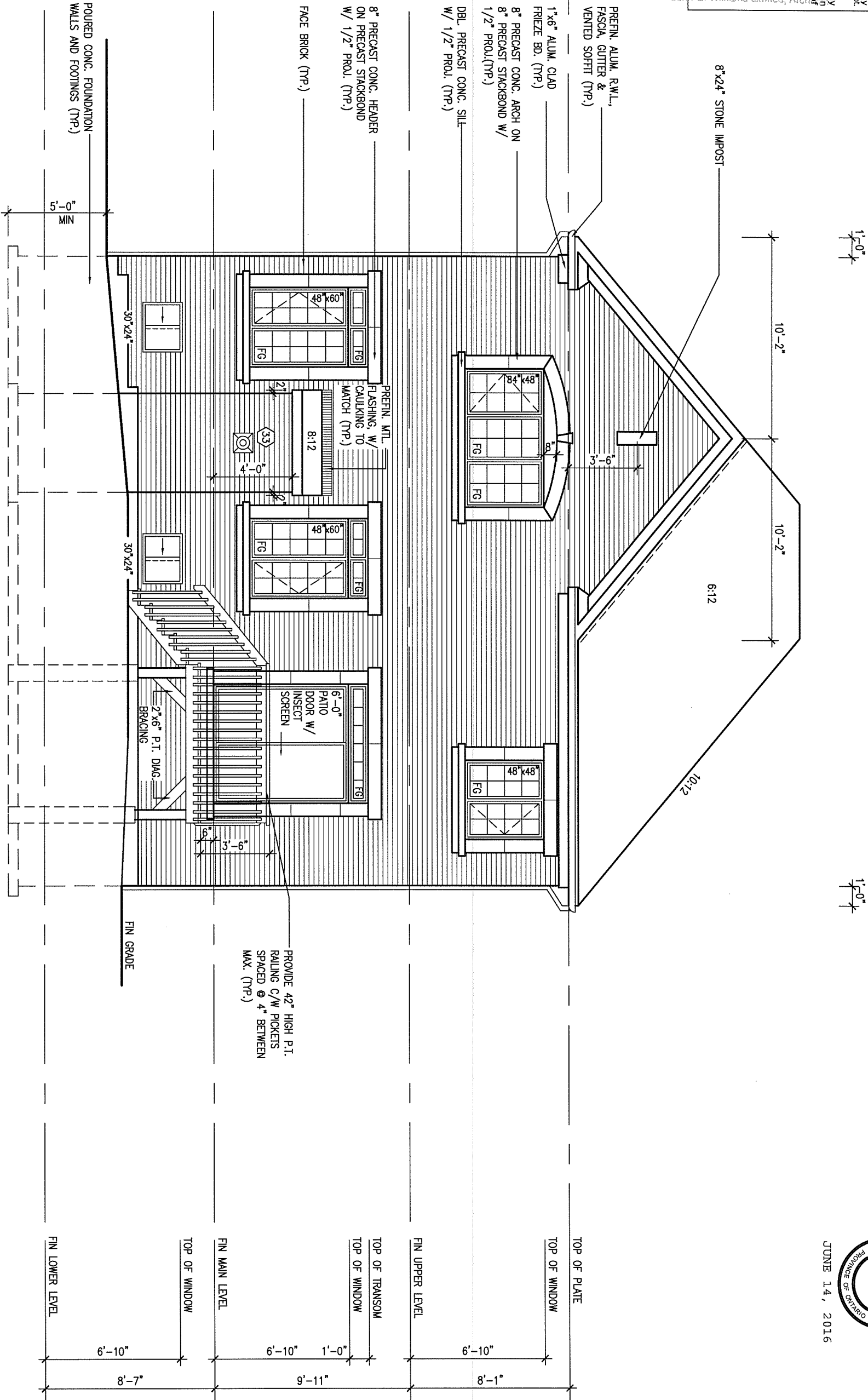
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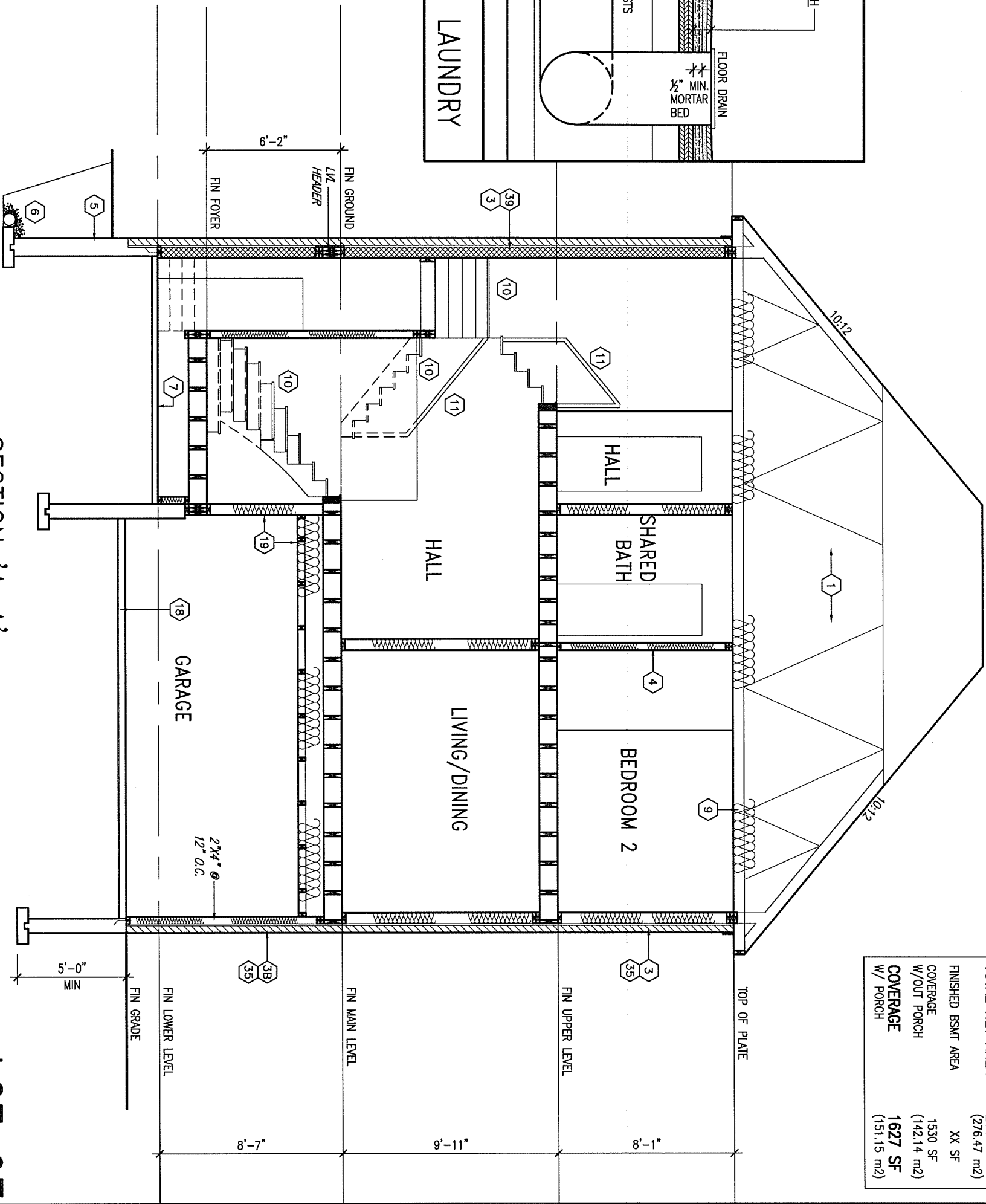
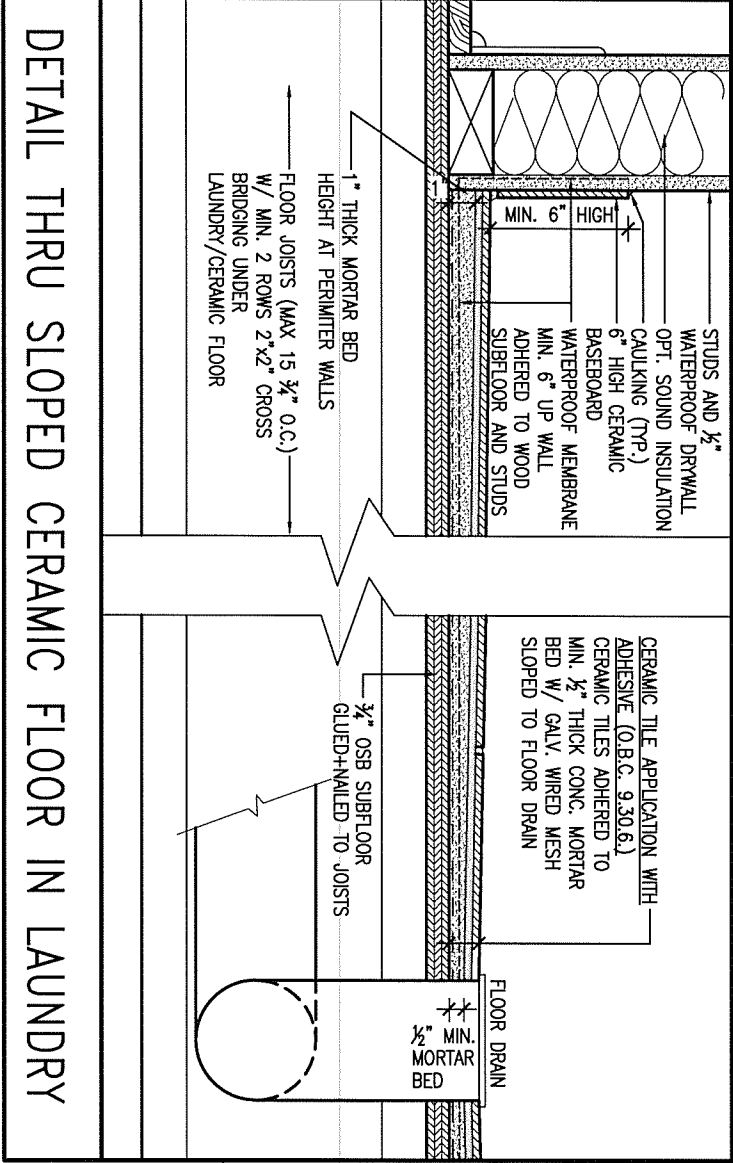
BAYVIEW WELLINGTON	
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S38-12	BAROSSA
project no.	13045
REAR ELEVATION 'C'	
file name	13045-S38-12C-LOT 97
drawing no.	8



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AREA CALCULATIONS		ELEV. C
LOWER LEVEL AREA	69 SF	
MAIN LEVEL AREA	1403 SF	
UPPER LEVEL AREA	1511 SF	
SUBTOTAL	2983 SF	
DEDUCT ALL OPEN AREAS	7 SF	
<b>TOTAL NET AREA</b>	<b>2976 SF</b>	
	(276.47 m <sup>2</sup> )	
FINISHED BSMT AREA	XX SF	
COVERAGE	1530 SF	
W/OUT PORCH	(142.14 m <sup>2</sup> )	
<b>COVERAGE</b>	<b>1627 SF</b>	
W/ PORCH	(151.15 m <sup>2</sup> )	

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name registration information VA3 Design Inc. 42658

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**VA3 DESIGN**

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**BAYVIEW WELLINGTON**

project name **GREEN VALLEY ESTATES** municipality **BRADFORD, ONT.**

date **2015-03**

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

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**S38-12**  
**BAROSSA**

project no. **13045**

**SECTION 'A-A'**

file name **13045-S38-12C-LOT 97**

drawing no. **9**

CONSTRUCTION NOTES (Unless otherwise noted)

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

**1. ROOF CONSTRUCTION**  
NO.210 (10.25kg/m2) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL, (EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT. PROVIDE ICE & 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.

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

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

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

STOREYS SUPPORTED [W/ MASONRY VENEER] [W/ SIDING ONLY]			
1	16" WIDE x 6" DEEP	16" WIDE x 6" DEEP	
2	20" WIDE x 6" DEEP	20" WIDE x 6" DEEP	
3	26" WIDE x 9" DEEP	20" WIDE x 6" DEEP	

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

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

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

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

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

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

**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  
= 200 (7'-7/8")  
MAX. RISE = 210 (8'-1/4")  
MIN. RUN = 235 (9'-1/4")  
MAX. TREAD = 150 (6'-5")  
MIN. HEADROOM = 900 (2'-11")  
RAIL @ LANDING = 865 (2'-10") TO 965 (3'-2")  
RAIL @ STAIR = 860 (2'-10")  
MIN. STAIR WIDTH  
**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 DAMPPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONC. CURB ON 350x155 (14"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

**STEEL BASEMENT COLUMN. (SEE O.B.C. 9.15.3.3)**  
89mm (3-1/2") DIA x 3.0mm (0.118) SINGLE WALL TUBE TYPE 2 ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kN (16,000lbs.) AT A MAX. EXTENSION OF 2318mm (7'-7 1/2") CONFORMING TO CAN/CGSB-7.2.94. AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM, 870x870x410 (34"x34"x16") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 kpa. MINIMUM AND AS PER SOILS REPORT.

**STEEL BASEMENT COLUMN (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") STL. TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD COL. TO BASE PLATE.

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

**17. 19x64 (1"x3") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.**

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

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

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

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

**22. DRYER EXHAUST (OBC-6.2.3.8.(7) & 6.2.4.1.1.)**  
CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)

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

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

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

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

**27. STEEL BEARING PLATE FOR MASONRY WALLS**  
280x280x16 (11"x11"x5/8") STL. PLATE FOR STL BEAMS AND 280x280x12 (11"x11"x1 1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL, ANCHORED WITH 2-19mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.

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

**28. RESERVED**

**29. BEARING WOOD POST (BASEMENT) (OBC 9.17.4.)**  
3-38x140 (3-2"x6") BUILT-UP-POST ON METAL BASE-PLATE ANCHORED TO CONC. WITH 12.7 DIA. BOLT. 610x610x300 (24"x24"x12") CONC. FOOTING.

**30. STEPPED FOOTINGS OBC 9.15.3.9.**  
MIN. HORIZ. STEP = 600mm (24")  
MAX. VERT. STEP = 600mm (24")

**31. SLAB ON GRADE**  
MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL. REINFORCED WITH 6x6-W2.9xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION UNDER SLAB.

**32. DIRECT VENTING GAS FURNACE/ H.W.T VENT**  
DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR, MIN. 300mm (12") ABOVE FIN. GRADE. FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS, HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

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

**34. SUBFLOOR JOIST STRAPPING AND BRIDGING**  
16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (\* SEE OBC 9.30.6. \* ) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (\* SEE OBC 9.30.2. \*)  
FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-1 OR A-2 STRAPPING SHALL BE 19x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (\* SEE OBC 9.23.9.4. \*)

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

**36. COLD CELLAR PORCH SLAB (OBC 9.39.)**  
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 (7/8") 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.

**37. 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 SLAB WITH MORTAR.**

**38. CONVENTIONAL ROOF FRAMING (2.0Kpg. 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. 9.8.10.1.-**  
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m2 UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3").  
2) **WINDOW GUARDS -OBC. 9.8.8.1.(8).**  
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")  
3) **EXTERIOR WINDOWS**  
SHALL COMPLY WITH OBC DIV.-8 9.7.3. & SB12-2.1.1.8

**GENERAL:**  
1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. 8, 6.2.2. SEE MECHANICAL DRAWINGS.  
2) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.1B.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)(d) & 3.8.3.13.(1)(f). SEE DETAIL.  
5) ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12-2.1.1.9.

**LUMBER:**  
1) ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE.  
2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.  
3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.  
4) ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

5) LVL BEAMS SHALL BE 2.0E -2990psi MIN., NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm (7 1/4" 9 1/2", 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C.  
6) PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS.

7) JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.  
8) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE. IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mil. POLYETHYLENE FILM, No. 50 (45lbs.) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL. EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

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

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

LEGEND

CLASS 'B' VENT  
DUPLX OUTLET (12" ABOVE SURFACE)  
WEATHERPROOF DUPLX OUTLET  
POT LIGHT  
LIGHT FIXTURE (PULL CHAIN)  
SWITCH  
FLOOR DRAIN  
SINGLE JOIST  
DOUBLE JOIST  
TRIPLE JOIST  
LAMINATED VENEER LUMBER  
POINT LOAD FROM ABOVE  
PRESSURE TREATED LUMBER  
GIRDER TRUSS BY ROOF TRUSS MANUF.  
FLAT ARCH  
CURVED ARCH  
MEDICINE CABINET (RECESSED)  
CONC. BLOCK WALL  
DOUBLE VOLUME WALL  
SEE NOTE 39.  
SOLID WOOD BEARING (SPRUCE No. 2). SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER OR AS DIRECTED BY STRUCTURAL ENGINEER. SOLID BEARING TO BE MINIMUM 2 PIECES.  
SOLID WOOD BEARING TO MATCH FROM ABOVE

EXHAUST FAN TO EXTERIOR  
DUPLX OUTLET (HEIGHT A.F.F)  
GFI DUPLX OUTLET (HEIGHT A.F.F)  
HEAVY DUTY OUTLET (220 volt)  
LIGHT FIXTURE (CEILING MOUNTED)  
LIGHT FIXTURE (WALL MOUNTED)  
HOSE BIB (NON-FREEZE)

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.

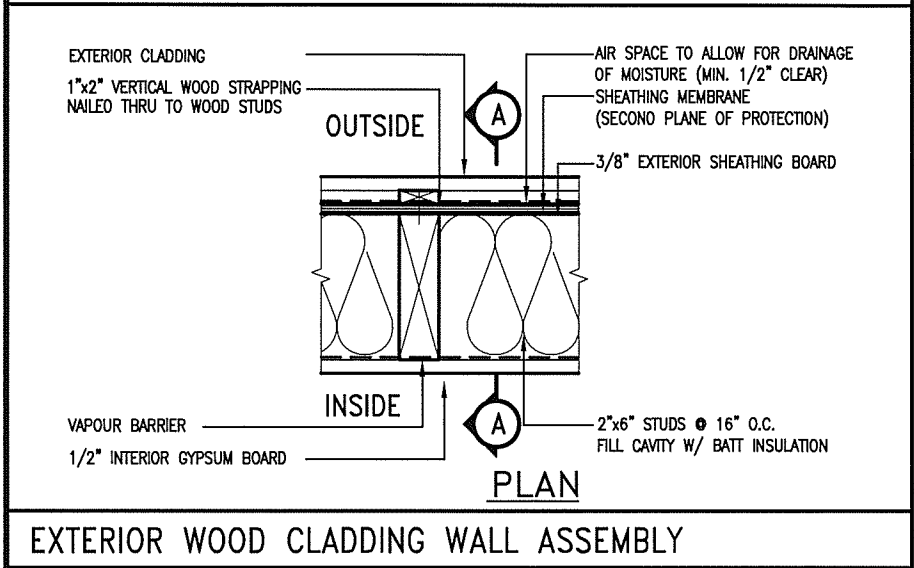
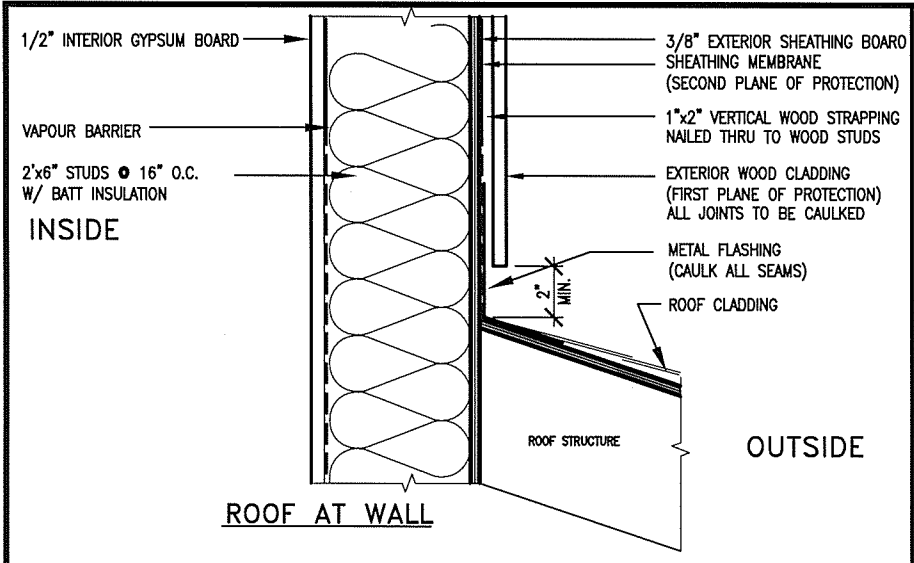
**39. TWO STOREY VOLUME SPACES**  
-FOR A MAXIMUM 5490 mm (18'-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE 2-38x140 (2-2"x6") SPR.#2 CONTIN. STUDS @ 300mm (12") O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) C/W 9.6 (3/8") THICK EXT. PLYWOOD SHEATHING. PROVIDE SOLID 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 PLATE & MINIMUM OF 3-38x184 (3-2"x8") CONC. HEADER AT GRND. CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES AND HEADERS.

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

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

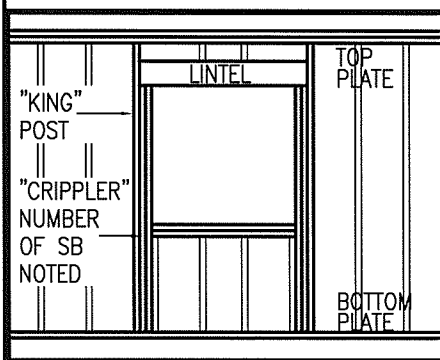
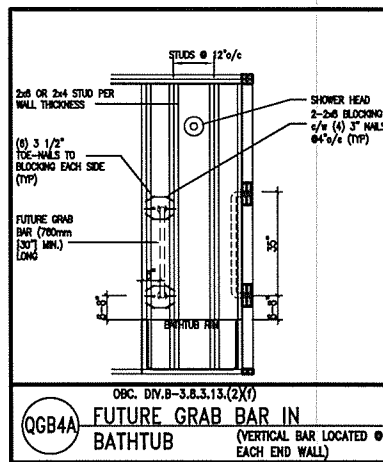
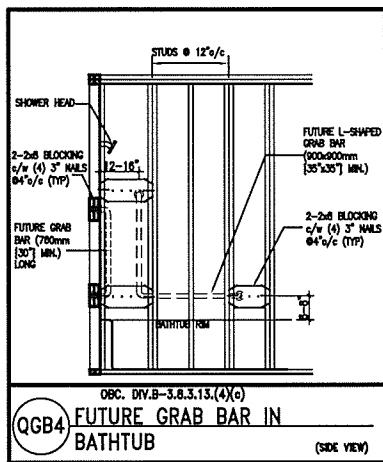
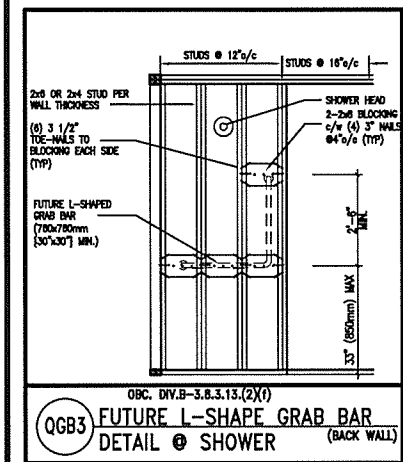
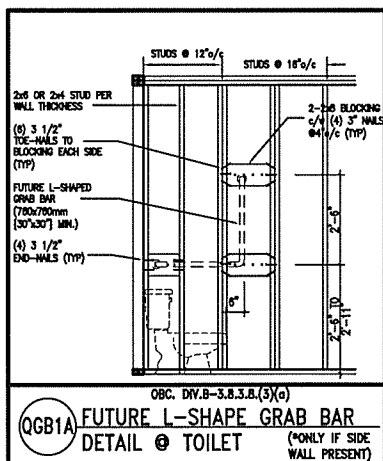
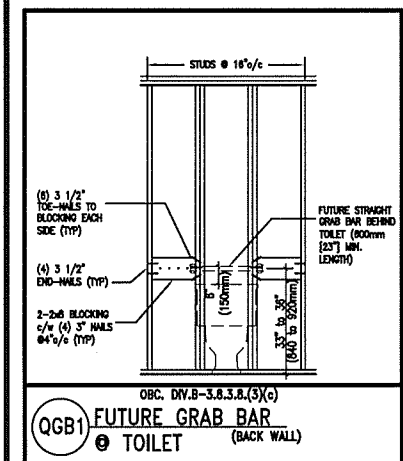
**42. EXTERIOR WALLS FOR WALK-OUT CONDITIONS**  
THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 400mm (16") o.c. OR 38x89 (2"x4") STUDS @ 300mm (12") o.c.

ONT. REG. 332/12-



JUNE 14, 2016

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



MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:  
2"x4" @ 16" O.C. - 9'-10"  
2"x4" @ 12" O.C. - 10'-9"  
2"x4" @ 16" O.C. - 11'-2"  
3-2"x4" @ 12" O.C. - 12'-4"

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

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

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

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

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

"CRIPPLE" DETAIL

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

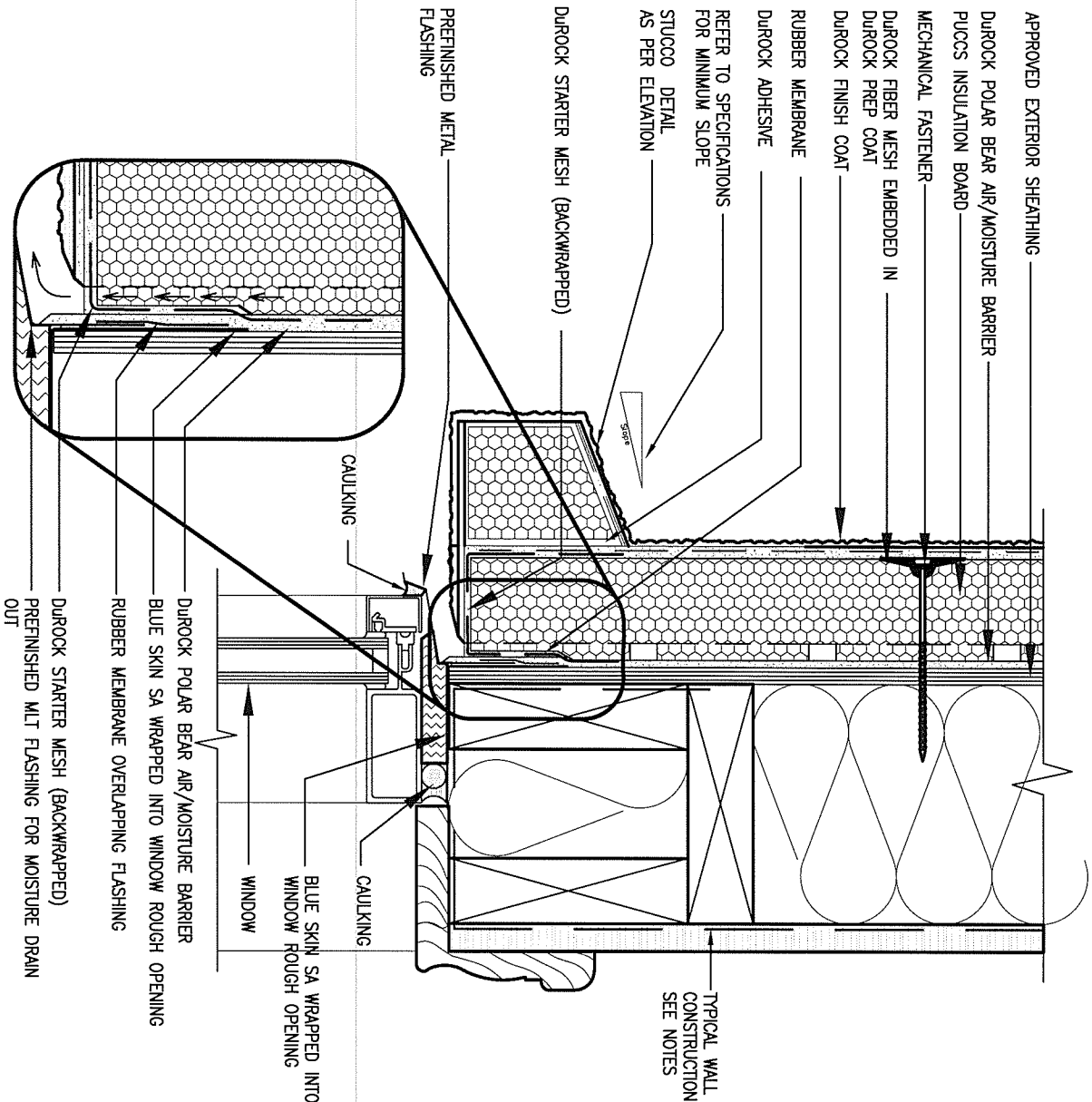
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information  
Wellington Jno-Baptiste 25591  
name  
signature  
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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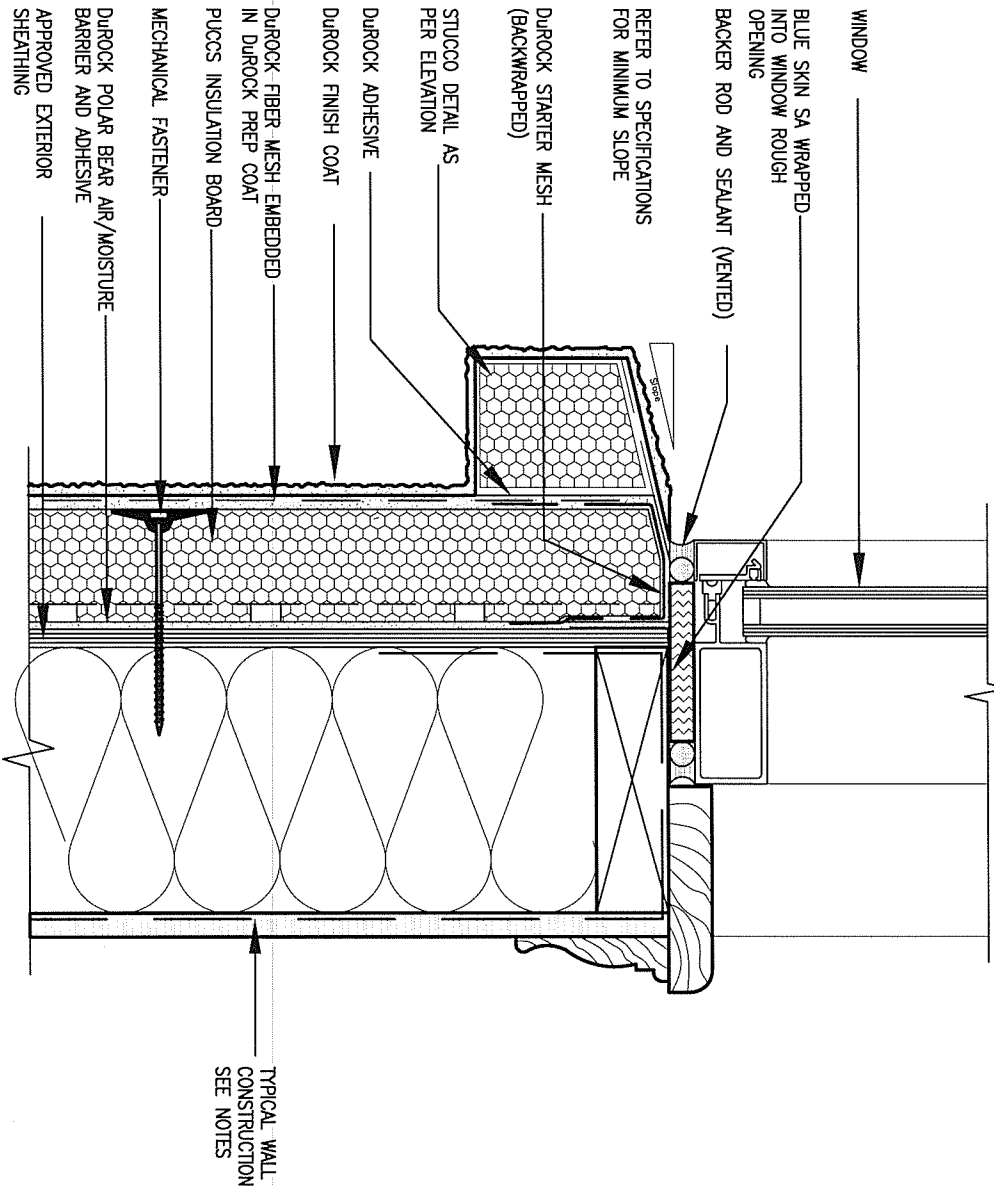
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date APR 2014	checked by RC	scale 3/16" = 1'-0"	file name 13045-CONST-OBC 2015
CONSTRUCTION NOTES			drawing no. CN2
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1 WINDOW HEADER

CN3 SCALE: 3"=1'-0"

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



2 WINDOW SILL

CN3 SCALE: 3"=1'-0"

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

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qualification information

Wellington Jno-Baptiste 25591

name registration information BCIN

VA3 Design Inc. 42658

signature

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**VA3**

**DESIGN**

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va3design.com

**BAYVIEW WELLINGTON**

project name  
**GREEN VALLEY ESTATES**

date  
**APR 2014**

drawn by  
**RC**

checked by  
**-**

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

**CONST NOTE**

project no.  
**13045**

municipality  
**BRADFORD**

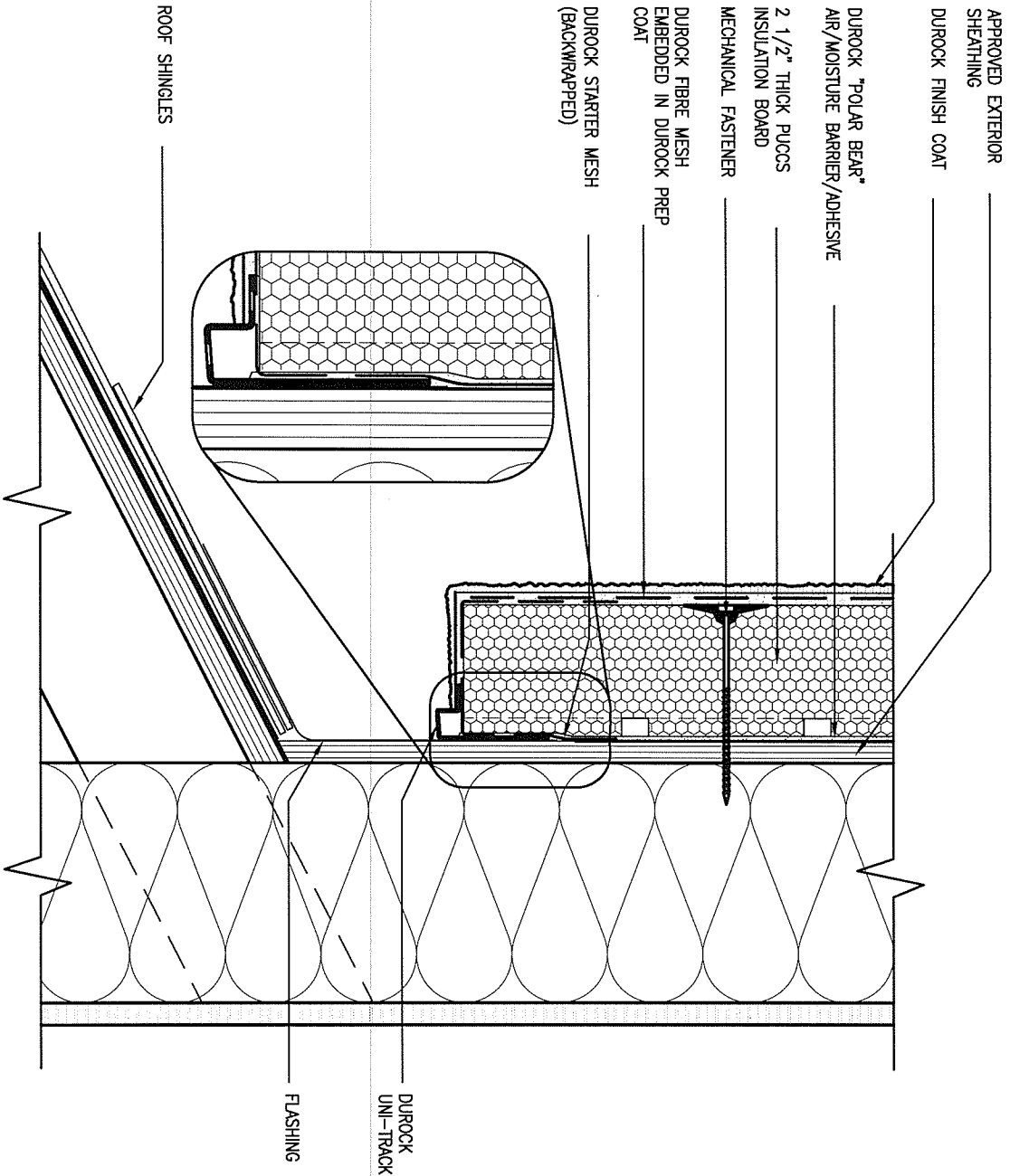
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file name  
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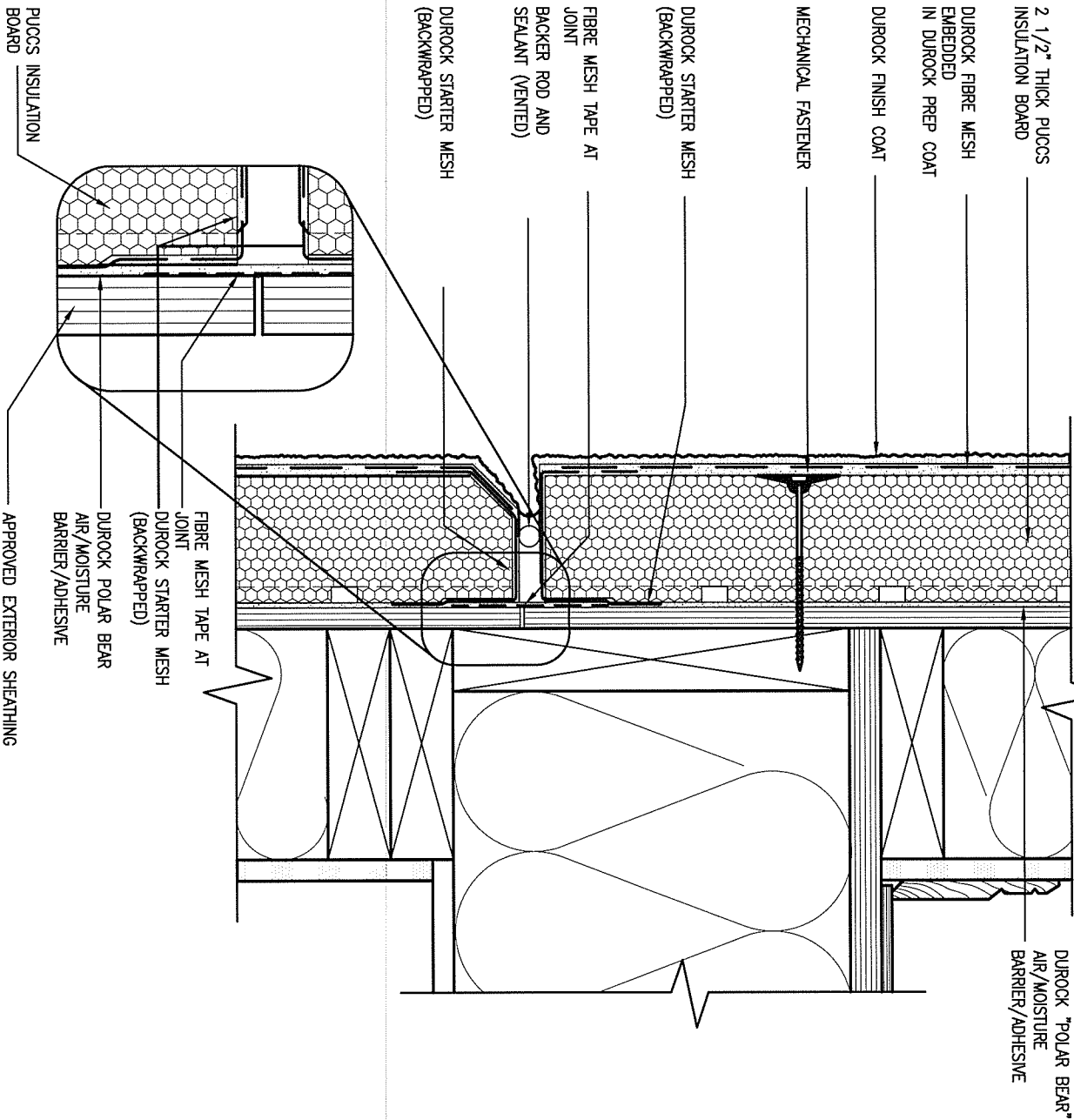




3 STUCCO TERMINATION @ ROOF

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"

9.	.	.	.
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no.	description	date	by

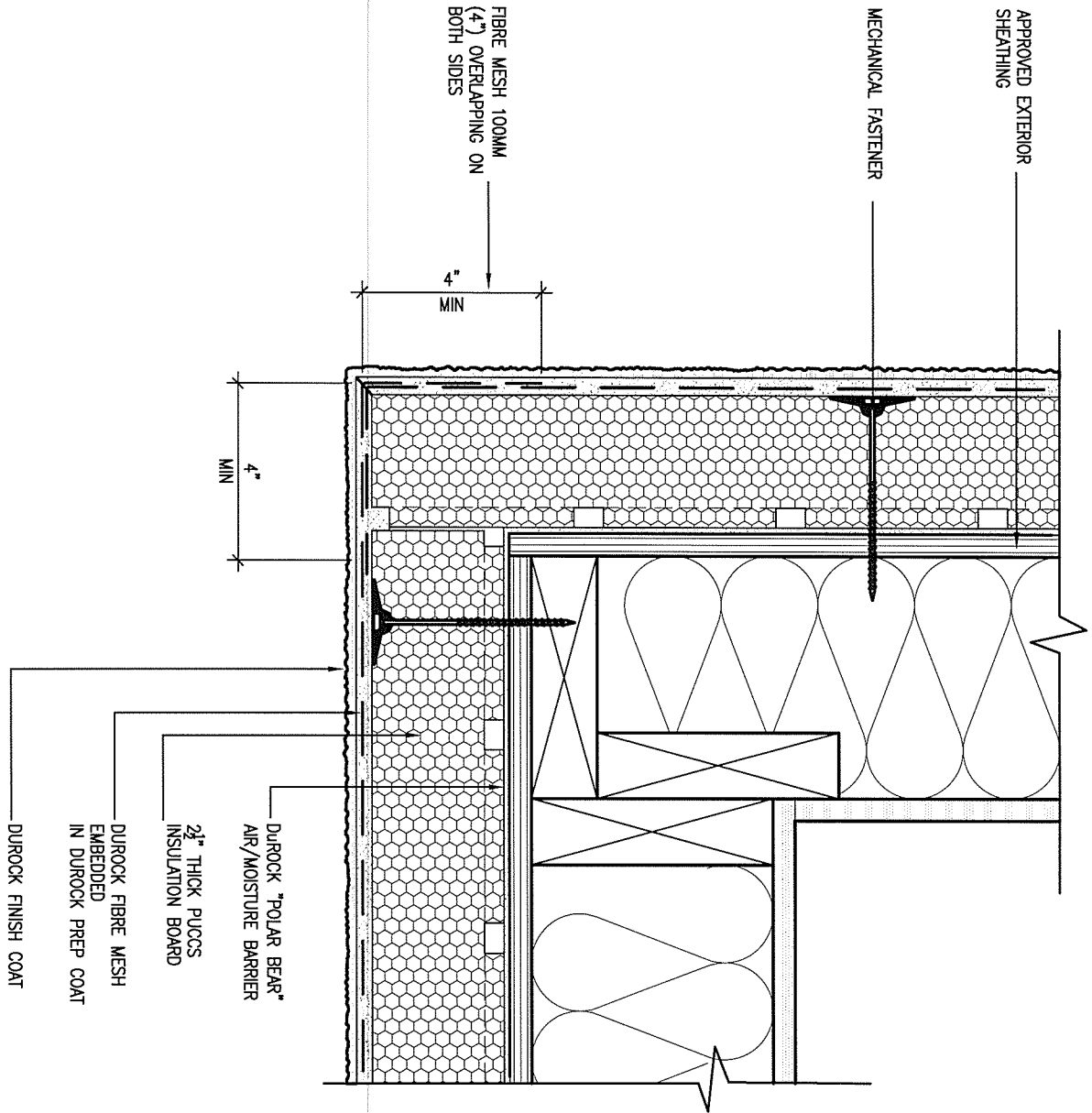
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qualification information	
Wellington Jno-Baptiste	25591
name	BCIN
registration information	
VA3 Design Inc.	42658
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**DESIGN**

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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"
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		drawing no.	CN4

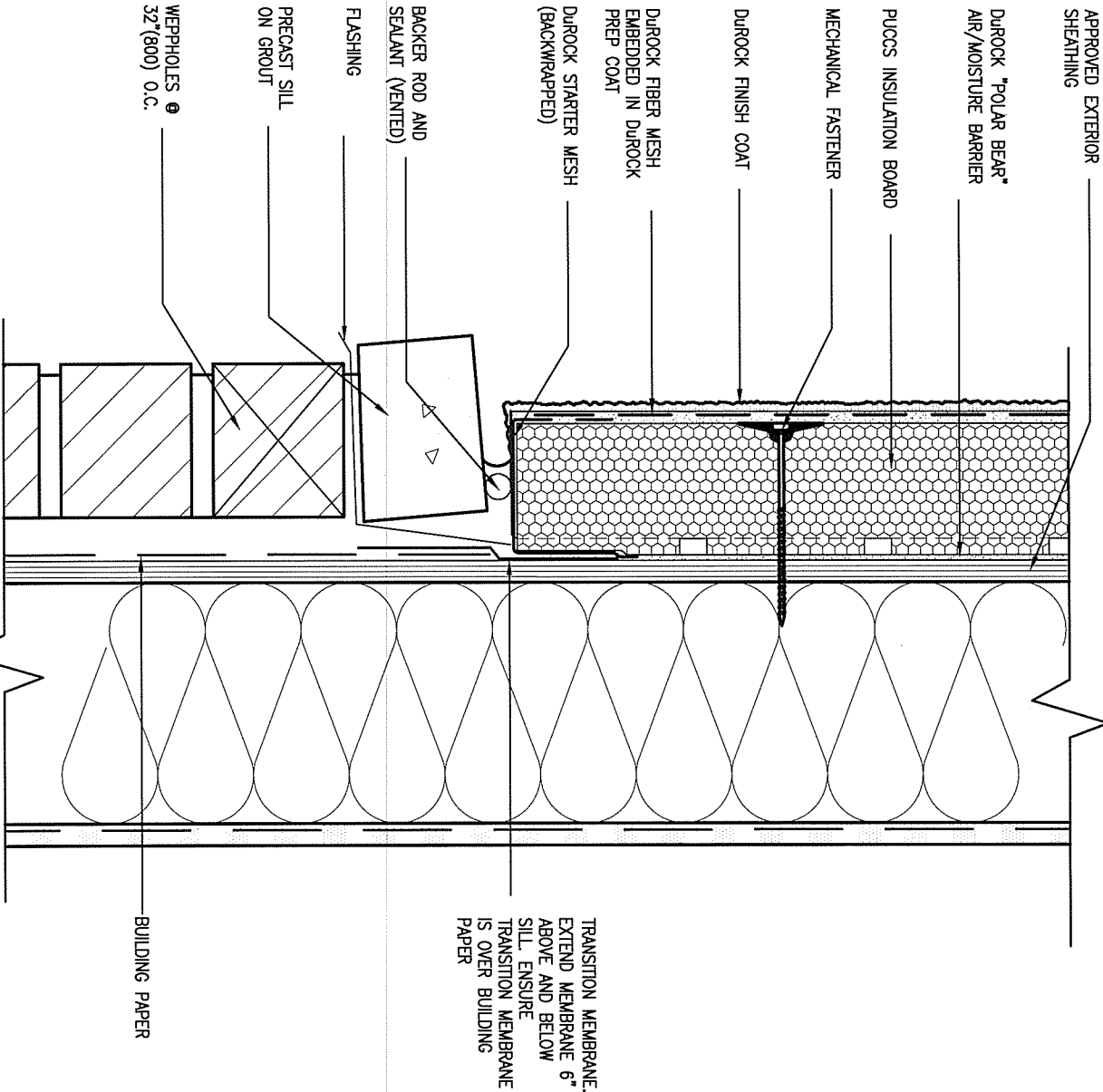




## 5 CORNER DETAIL

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.	.	.	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.	<div><div>VA3</div><div>DESIGN</div><div>300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com</div></div>	BAYVIEW WELLINGTON		CONST NOTE	
8.	.	.	qualification information		project name	municipality	project no.	
7.	.	.	Wellington Jno-Baptiste 25591		GREEN VALLEY ESTATES	BRADFORD	13045	
6.	.	.	name	date	CONSTRUCTION NOTES		drawing no.	
5.	.	.	registration information	APR 2014	checked by	scale	CN5	
4.	.	.	VA3 Design Inc. 42658	RC	-	3/16" = 1'-0"		
3.	.	.	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.	13045-CONST-OBC 2015				
2.	UPOATE TO CODE	APR 16-15	RC	RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM				
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC					
no.	description	date	by					

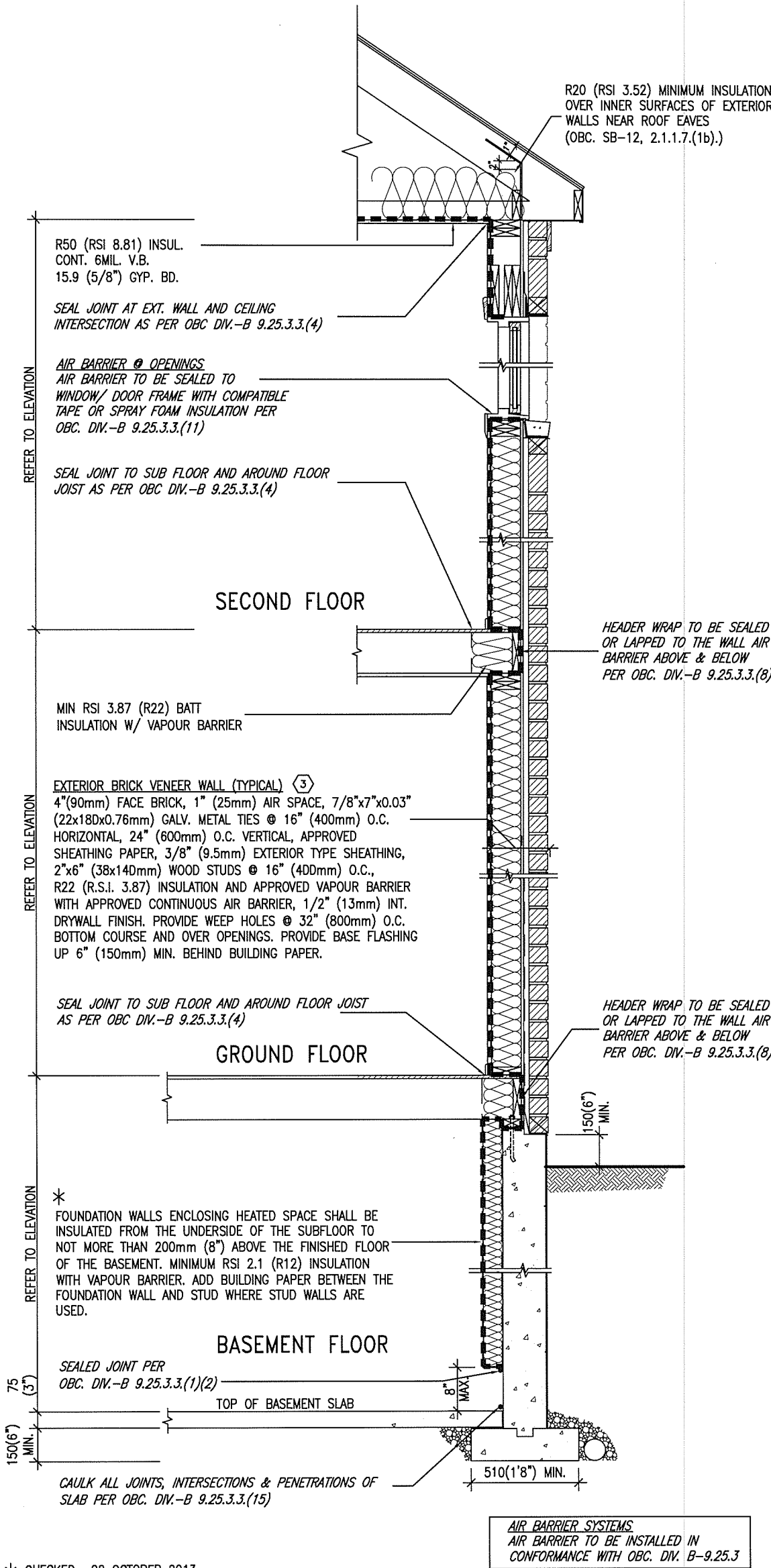
SB12-COMPLIANCE PACKAGE 'J'

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		



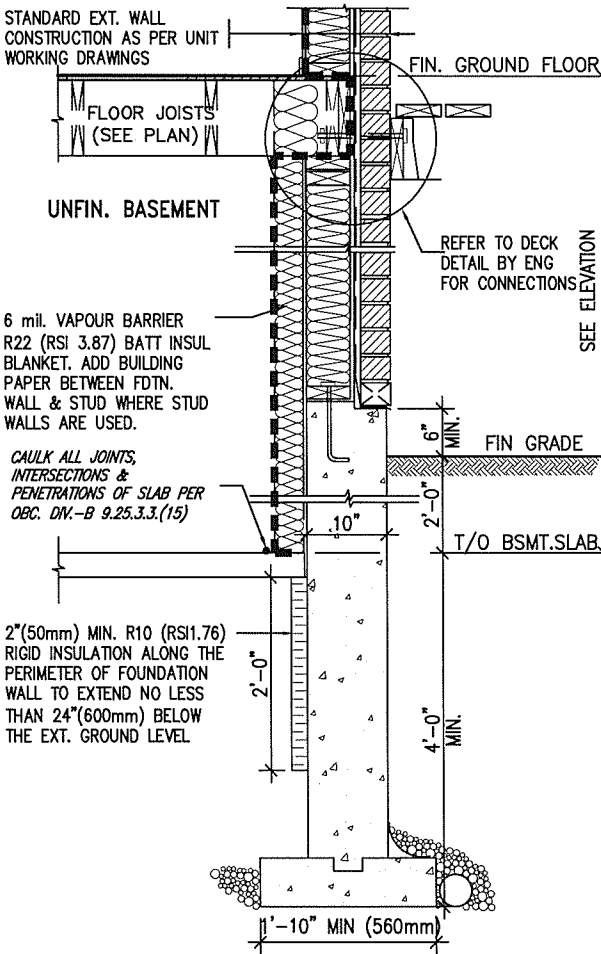
JUNE 14, 2016



\* 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.

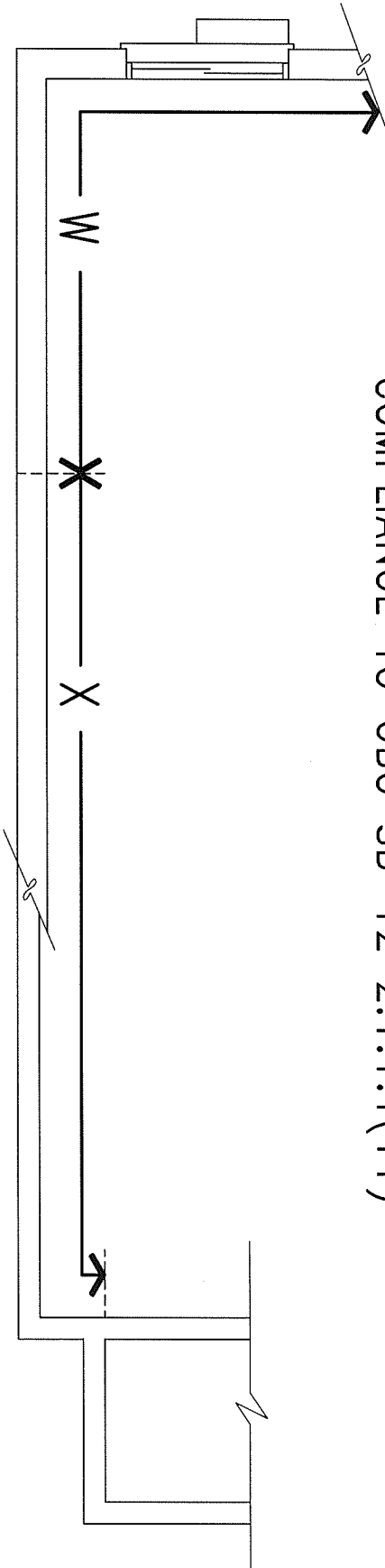
9.				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.				qualification information
7.				Wellington Jno-Baptiste 25591
6.				name
5.				registration information
4.				VA3 Design Inc. 42658
3.				
2.	UPDATE TO CODE	APR 16-15	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC	
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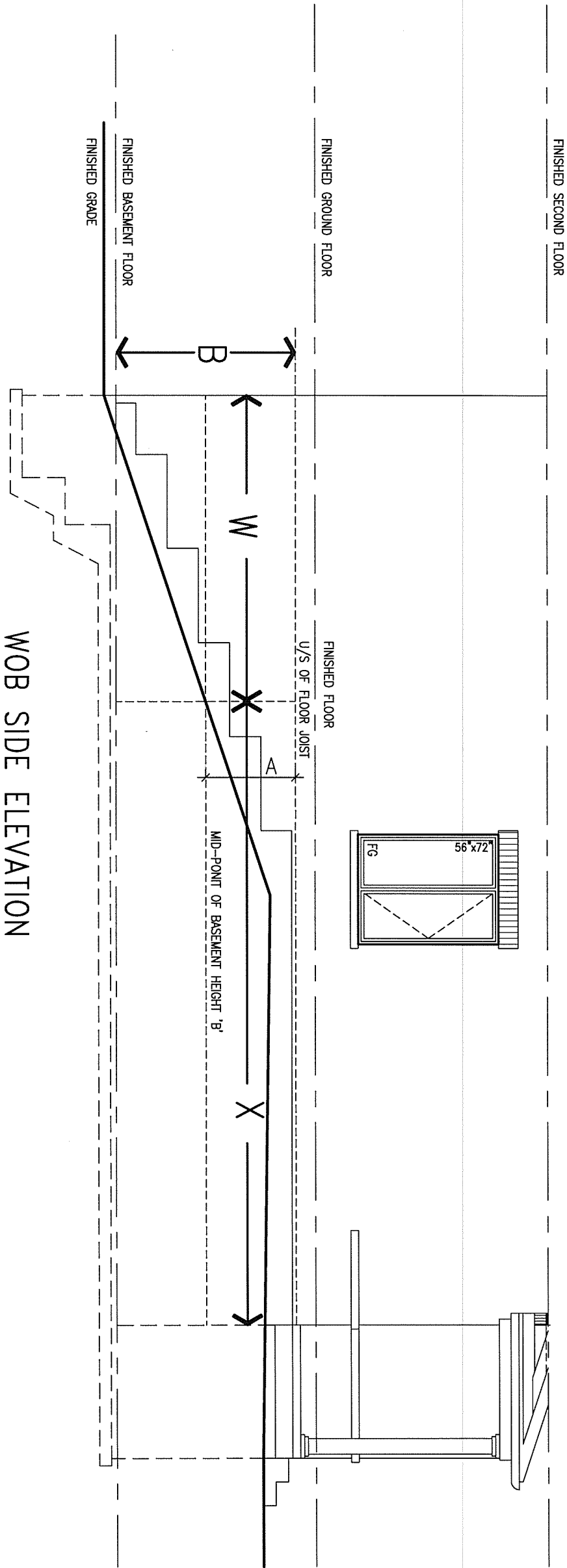
BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	checked by	scale
drawn by	RC		3/16" = 1'-0"
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		file name	13045-CONST-OBC 2015

CONST NOTE	
project no.	13045
drawing no.	CN6

COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN



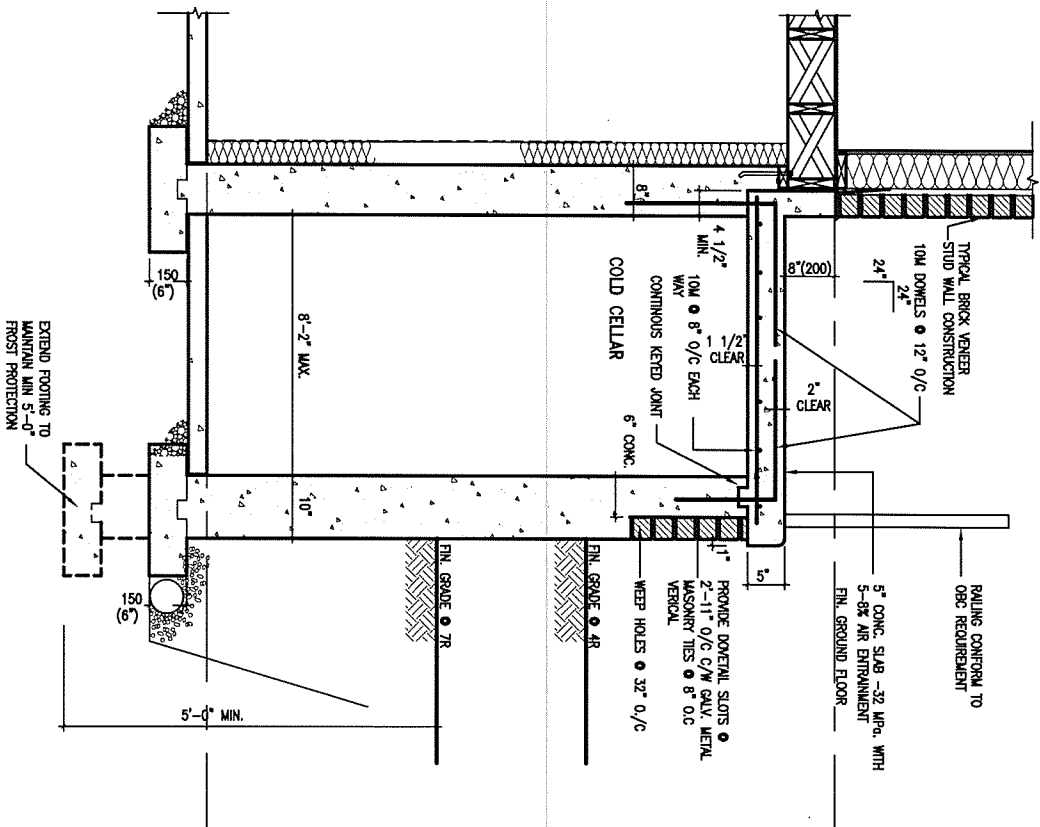
WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

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

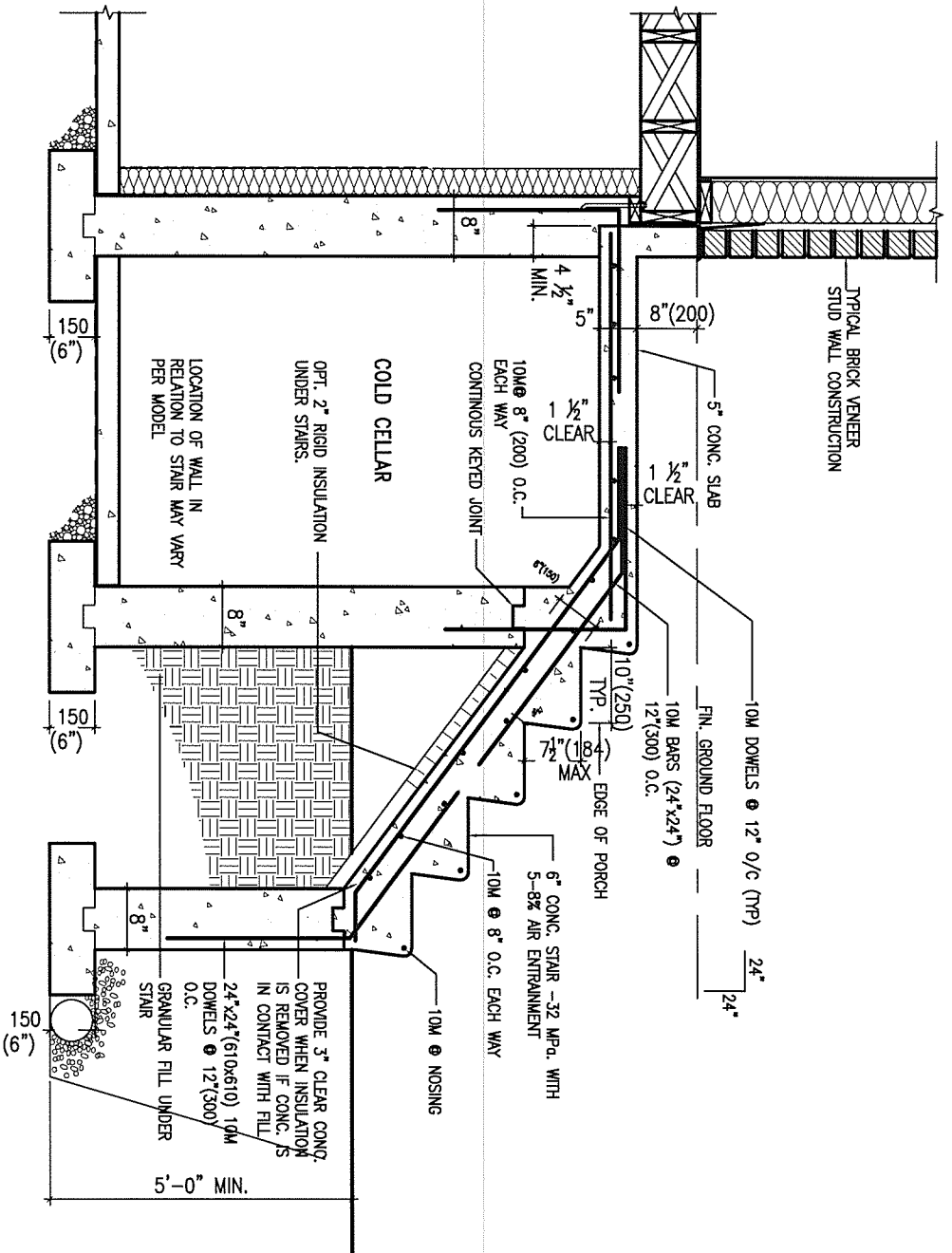
9 .		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		BAYVIEW WELLINGTON		CONST NOTE	
8 .		qualification information		project name		project no.	
7 .		Wellington Jno-Baptiste		GREEN VALLEY ESTATES		13045	
6 .		name		municipality		drawing no.	
5 .		registration information		BRADFORD		CN7	
4 .		VA3 Design Inc.		date		CONSTRUCTION NOTES	
3 .		signature		APR 2014		file name	
2 UPDATE TO CODE		APR 16-15 RC		checked by		13045-CONST-OBC 2015	
1 ISSUE FOR CLIENT REVIEW		MAY 07-14 RC		scale		3/16" = 1'-0"	
no. description		date by		drawn by		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:56 AM	



JUNE 14, 2016



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



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

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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  
name  
registration information BCIN  
VA3 Design Inc. 42658

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



BAYVIEW WELLINGTON		CONST NOTE	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	
date APR 2014	checked by RC	scale 3/16" = 1'-0"	file name 13045-CONST-0BC 2015
CONSTRUCTION NOTES		drawing no. CN8	
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Fri - Apr 22 2016 - 1:14 PM			



JUNE 14, 2016

<div>5-3 1/2"(90mm) LONG WALLS (THRU WALLS ARE TO BE CLINCHED) LOOKING FOR FLOOR JOISTS PARALLEL TO WALL. WALL BLOCKING TO SUBFLOOR W/ 5-2 1/2"(65mm) WALLS.</div> <div>DOUBLE HEADER FOR FLOOR JOISTS PARALLEL TO WALL. STANDARD EXT. WALL CONSTRUCTION AS PER UNIT WORKING DRAWINGS.</div> <div>KNEE WALL 2"x4"(38mmx88mm) WOOD STUDS @12"(300)</div> <div>FIN. GROUND FLOOR</div> <div>FLOOR JOISTS 11" (SEE PLAN)</div> <div>2"x6"(38mmx140mm) STUDS @ 16" VERT. W/VAPOUR BARRIER.</div> <div>R12(ES) 2.11) INSUL. BELOW GRADE &amp; R22(ES) 3.87) ABOVE GRADE. DAMPROOFING BETWEEN FIN. WALL &amp; INSULATION W/ BUILDING PAPER.</div> <div>UNFIN. BASEMENT</div> <div>2"x4"(38mmx88mm) @ 16" O.C. OR 1/2"(13mm) PLYWOOD GUSSET BRACE W/LED TO KNEE WALL &amp; SUPPORT WALL.</div> <div>SOLID BLOCKING.</div> <div>WALL TO BE SHIMMED TIGHTLY AGAINST FIN. WALL, FASTENED TO THE UNDERSIDE OF THE JOIST AND TOP OF THE BSMT. FLOOR SLAB.</div> <div>TOE WALL STUD W/ 3 WALLS &amp; RIVET SET SILL PLATE W/ 2 FASTENERS PER STUD SPACE INTO CONC. SLAB &amp; PROVIDE 6 MIL POLY BETWEEN PLATE &amp; SLAB.</div> <div>WEEP HOLES @ 2'8" (800mm) O.C. HORIZONTAL &amp; CONTINUOUS FLASHING.</div> <div>1/2" BRICK PROJECTION.</div> <div>CONT. WATERPROOF DRAINAGE LAYER, BITUMEN DAMPROOFING 8"(200mm) POURED CONC. FIN. WALL (15MPa).</div> <div>FIN. GROUND.</div> <div>3'11"(1200mm) TO 5'4"(1620mm)</div> <div>3'11" (1200mm) MIN</div> <div>4'1"(100mm) WEeping TILE IN 6'1"(150mm) CRUSHED STONE SURROUND</div> <div>1'-8" MIN (480mm)</div> <div>8" (200mm)</div> <div>REFER TO ELEVATION</div>		<div>DOUBLE HEADER FOR FLOOR JOISTS PARALLEL TO WALL. STANDARD EXT. WALL CONSTRUCTION AS PER UNIT WORKING DRAWINGS.</div> <div>KNEE WALL 2"x4"(38mmx88mm) WOOD STUDS @12"(300)</div> <div>FIN. GROUND FLOOR</div> <div>FLOOR JOISTS 11" (SEE PLAN)</div> <div>2"x6"(38mmx140mm) STUDS @ 16" VERT. W/VAPOUR BARRIER.</div> <div>R12(ES) 2.11) INSUL. BELOW GRADE &amp; R22(ES) 3.87) ABOVE GRADE. DAMPROOFING BETWEEN FIN. WALL &amp; INSULATION W/ BUILDING PAPER.</div> <div>UNFIN. BASEMENT</div> <div>2"x4"(38mmx88mm) @ 16" O.C. OR 1/2"(13mm) PLYWOOD GUSSET BRACE W/LED TO KNEE WALL &amp; SUPPORT WALL.</div> <div>SOLID BLOCKING.</div> <div>WALL TO BE SHIMMED TIGHTLY AGAINST FIN. WALL, FASTENED TO THE UNDERSIDE OF THE JOIST AND TOP OF THE BSMT. FLOOR SLAB.</div> <div>TOE WALL STUD W/ 3 WALLS &amp; RIVET SET SILL PLATE W/ 2 FASTENERS PER STUD SPACE INTO CONC. SLAB &amp; PROVIDE 6 MIL POLY BETWEEN PLATE &amp; SLAB.</div> <div>WEEP HOLES @ 2'8" (800mm) O.C. HORIZONTAL &amp; CONTINUOUS FLASHING.</div> <div>1/2" BRICK PROJECTION.</div> <div>CONT. WATERPROOF DRAINAGE LAYER, BITUMEN DAMPROOFING 8"(200mm) POURED CONC. FIN. WALL (15MPa).</div> <div>FIN. GROUND.</div> <div>3'11"(1200mm) TO 5'4"(1620mm)</div> <div>3'11" (1200mm) MIN</div> <div>4'1"(100mm) WEeping TILE IN 6'1"(150mm) CRUSHED STONE SURROUND</div> <div>1'-8" MIN (480mm)</div> <div>8" (200mm)</div> <div>REFER TO ELEVATION</div>	
<div>WALK-OUT WALL SECTION FOR GRADE</div> <div>EW3.08B</div> <div>HEIGHTS BETWEEN 3'11"(1200mm) AND 5'4"(1620mm) BASEMENT SLAB TO GRADE</div> <div>N.T.S.</div>		<div>WALK-OUT DECK WALL SECTION FOR GRADE</div> <div>EW3.07B</div> <div>TO BASEMENT SLAB 3'11"(1200mm) MAX. HEIGHT DIFFERENCE</div> <div>N.T.S.</div>	
<div>WALK-OUT DECK WALL SECTION FOR GRADE</div> <div>EW3.06B</div> <div>GRADE TO FIN. FLOOR 3'0"(900mm) MAX. HEIGHT DIFFERENCE</div> <div>N.T.S.</div>		<div>WALK-OUT DECK WALL SECTION FOR GRADE</div> <div>EW3.06B</div> <div>GRADE TO FIN. FLOOR 3'0"(900mm) MAX. HEIGHT DIFFERENCE</div> <div>N.T.S.</div>	

PROFESSIONAL ENGINEER  
S.I. BOLD  
PROVINCE OF ONTARIO

JUNE 14, 2016

BAYVIEW WELLINGTON		CONST NOTE	
project name GREEN VALLEY ESTATES		project no. 13045	
date APR 2014		drawing no. CN9	
drawn by RC		checked by 3/16" = 1'-0"	
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Mon - May 4 2015 - 4:04 PM		CONSTRUCTION NOTES 13045-CONST-0BC 2015	

VA3  
DESIGN

30DA Wilson Avenue  
Toronto ON M3H 1S8  
416.630.2255 f 416.630.4782  
va3design.com

25591

BCIN

42658

2

UPDATE TO CODE

APR 16-15

RC

1

ISSUE FOR CLIENT REVIEW

MAY 07-14

RC

no.

description

date

by

9

8

7

6

5

4

3

2

1

no.

description

date

by

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

qualification information

Wellington Jno-Baptiste

signature

25591

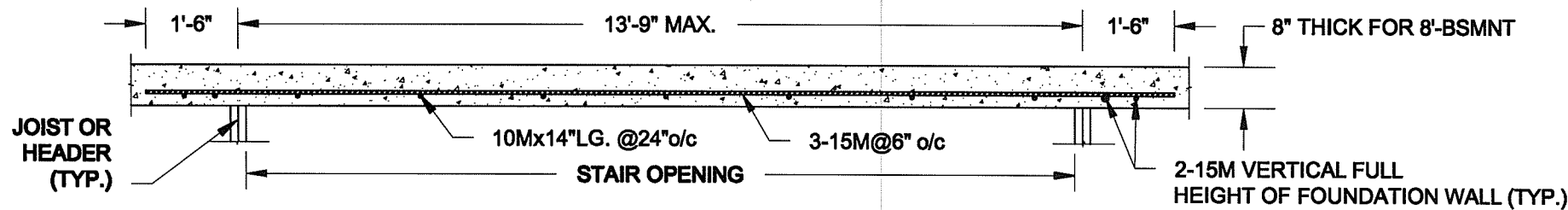
BCIN

42658

VA3 Design Inc.

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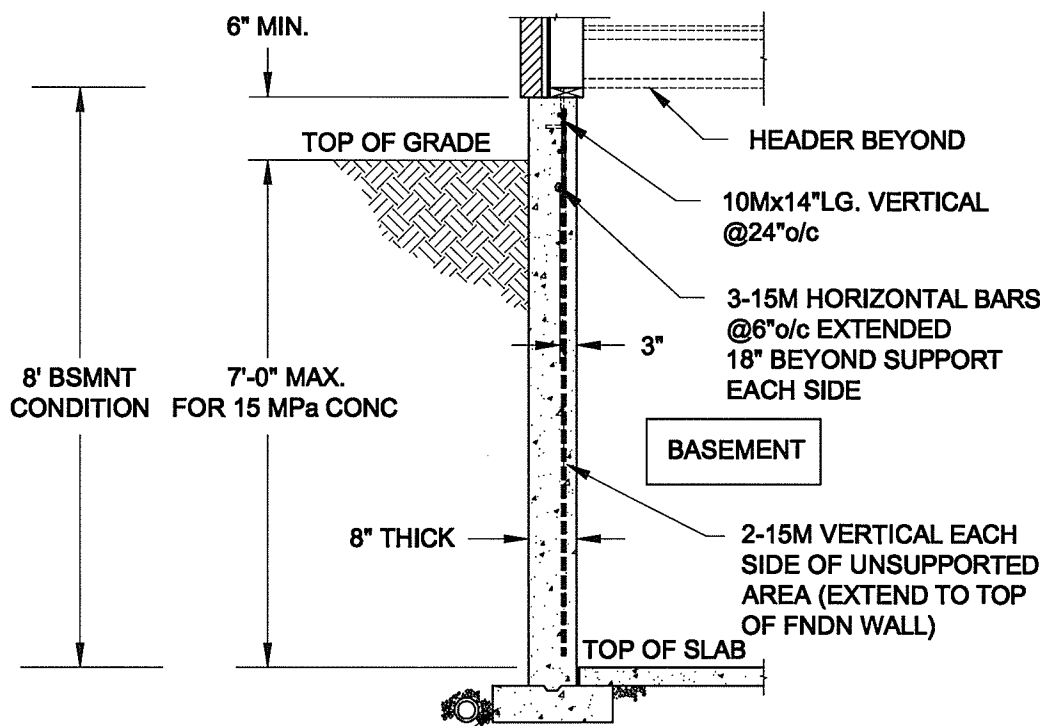




## PLAN VIEW

### NOTES:

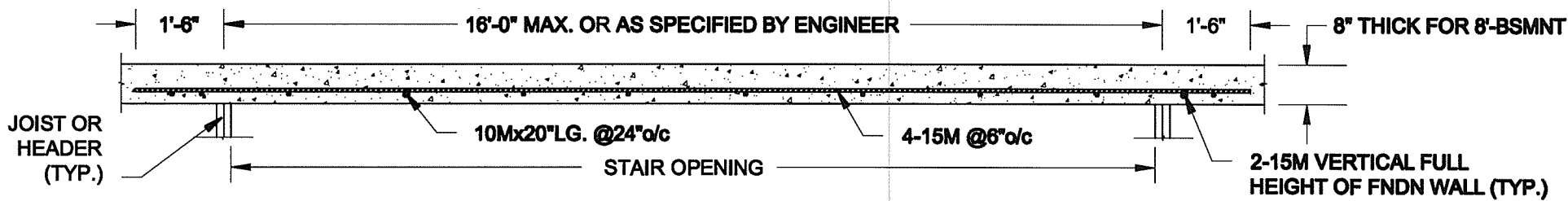
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. FOR 8'-BSMNT WHERE BACKFILL HEIGHT = 7'-0" MAX., CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN., OTHERWISE PROVIDE 20 MPa. 28-DAY COMPRESSIVE STRENGTH CONCRETE.
3. REINFORCING STEEL TO BE GRADE 400.



FTG. SIZE AS PER PLAN

## 1A LATERALLY UNSUPPORTED WALL

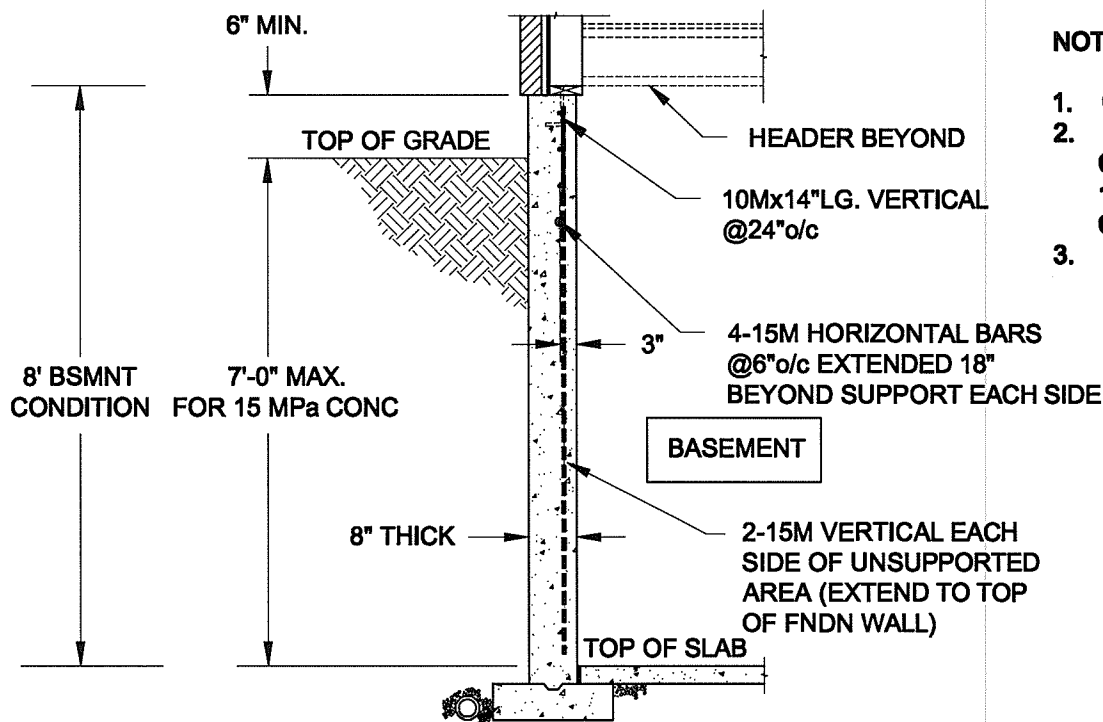
SCALE: 3/8" = 1'-0"



## PLAN VIEW

### NOTES:

1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. FOR 8'-BSMNT WHERE BACKFILL HEIGHT = 7'-0" MAX., CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN., OTHERWISE PROVIDE 20 MPa. 28-DAY COMPRESSIVE STRENGTH CONCRETE.
3. REINFORCING STEEL TO BE GRADE 400.



FTG. SIZE AS PER PLAN

## 1B LATERALLY UNSUPPORTED WALL

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

Scale:  
AS NOTED

Date:  
MAY-31-2016

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:



MAY 30, 2016

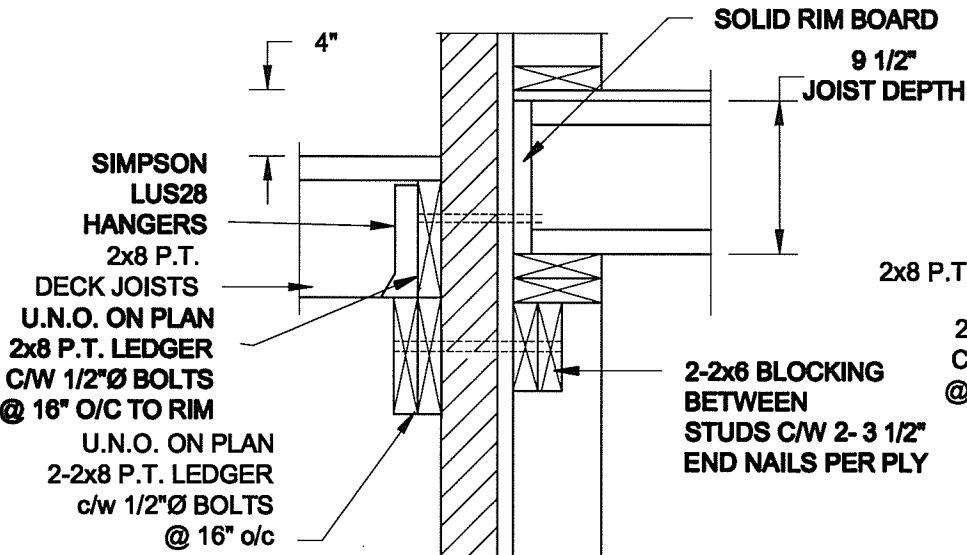
Project:  
BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT  
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

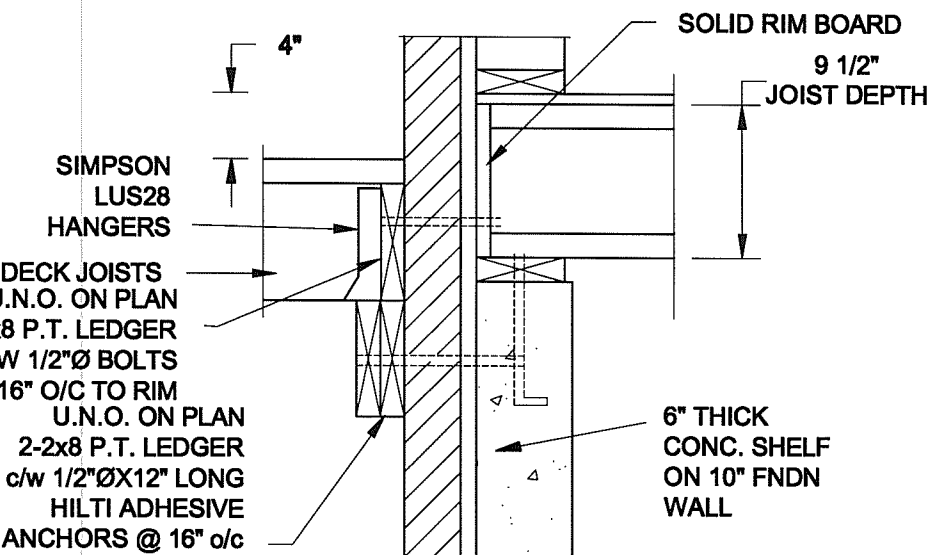
Project No.:  
16-102

Drawing No.:  
S1

FOR 9 1/2" JOIST DEPTH



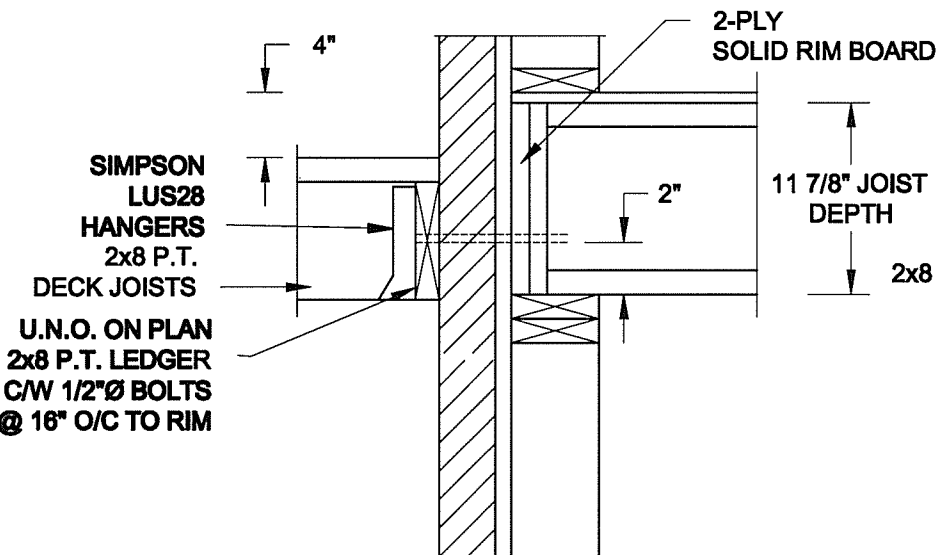
**1A**  
**S2** DECK FASTENING DETAIL  
SCALE: 1" = 1'-0"



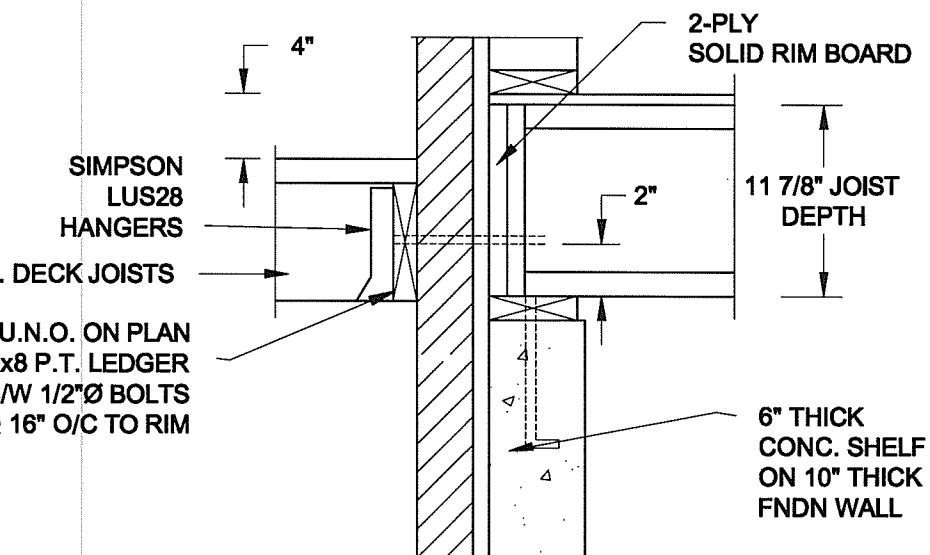
**1B**  
**S2** DECK FASTENING DETAIL  
SCALE: 1" = 1'-0"

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

FOR 11 7/8" JOIST DEPTH

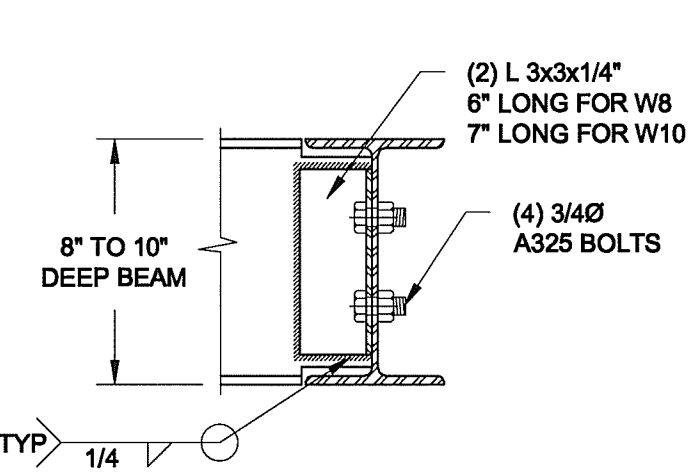


**2A**  
**S2** DECK FASTENING DETAIL  
SCALE: 1" = 1'-0"

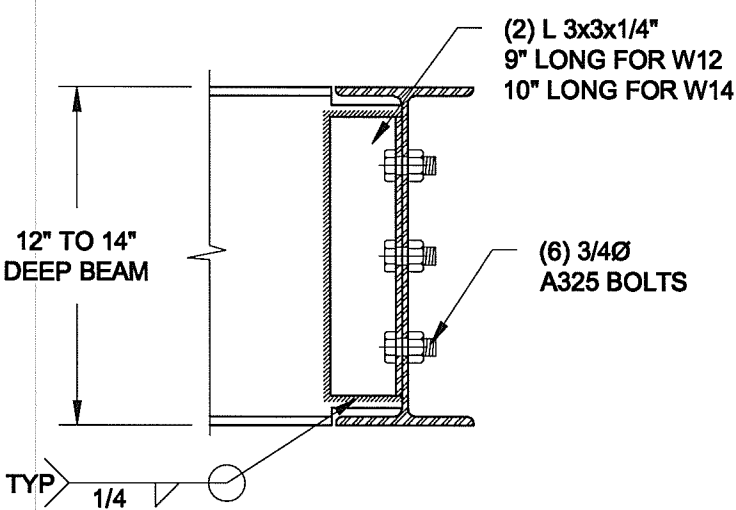


**2B**  
**S2** DECK FASTENING DETAIL  
SCALE: 1" = 1'-0"

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



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



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

**3**  
**S2** STEEL BEAM CONNECTION DETAIL  
SCALE: 1-1/2" = 1'-0"

Scale:  
AS NOTED

Date:  
MAY-31-2016

Drawn:  
SC

Checked:  
SJB

QUAILE ENGINEERING LTD.



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

Engineer's Seal:



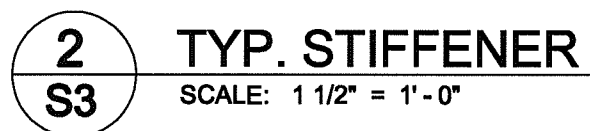
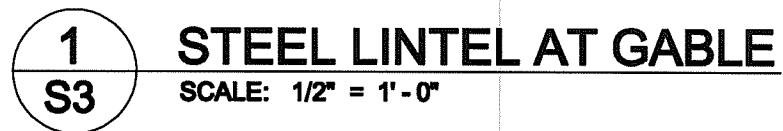
MAY 30, 2016



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

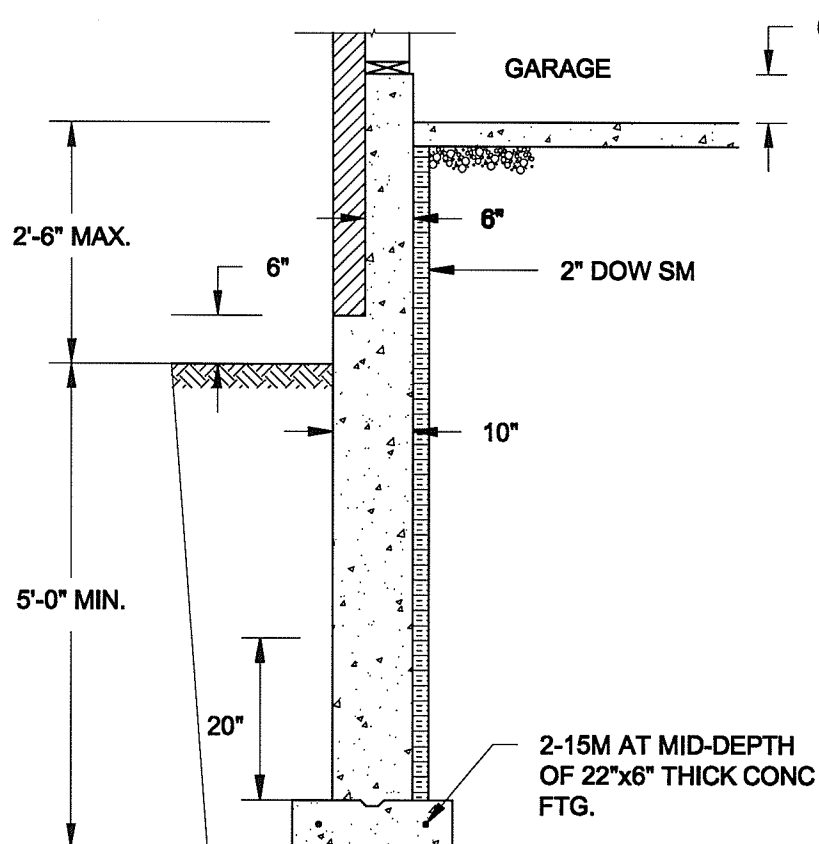
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:  
16-102

Drawing No.:  
S2

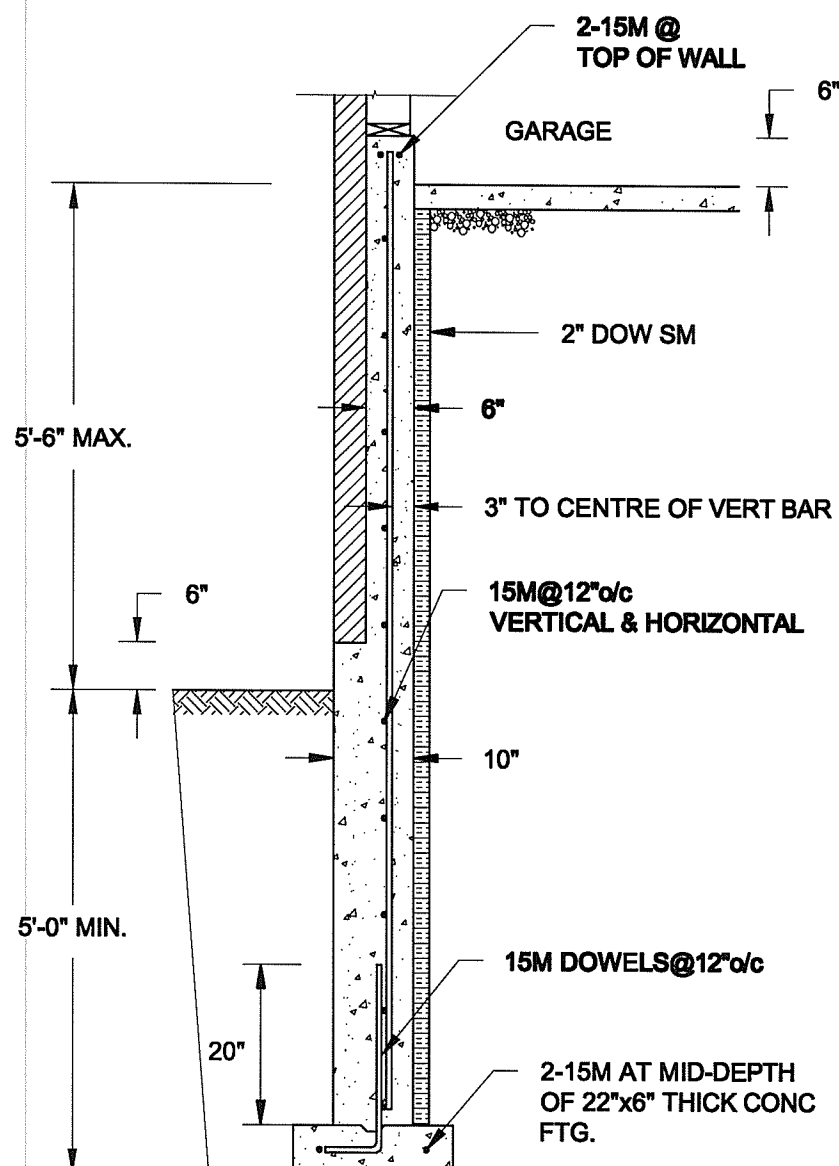


<b>Scale:</b> AS NOTED		<b>QUAILE ENGINEERING LTD.</b>    38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaille.eng@rogers.com	<b>Engineer's Seal:</b>   MAY 30, 2016	<b>Project:</b> BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO	
<b>Date:</b> MAY-31-2016				<b>TYPICAL STRUCTURAL DETAILS FOR SINGLES</b>	
<b>Drawn:</b> SC	<b>Check:</b> SJB		<b>Project No.:</b> 16-102	<b>Drawing No.:</b> S3	

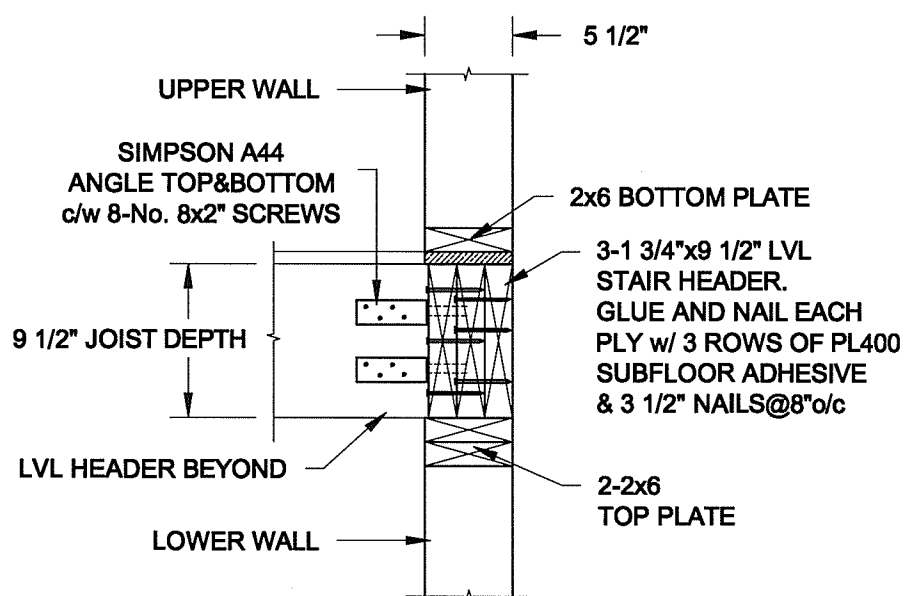


**NOTE:**

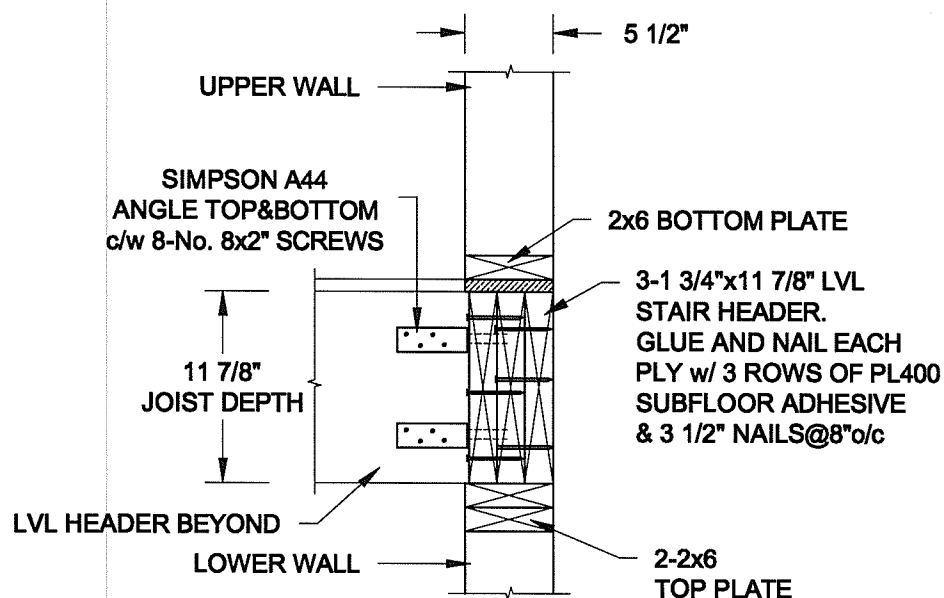
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE TO HAVE 28-DAY COMPRESSIVE STRENGTH OF 20 MPa.
3. REINFORCING BARS TO BE GRADE 400 DEFORMED STEEL.
4. PROVIDE 3" COVER TO SOIL MINIMUM.





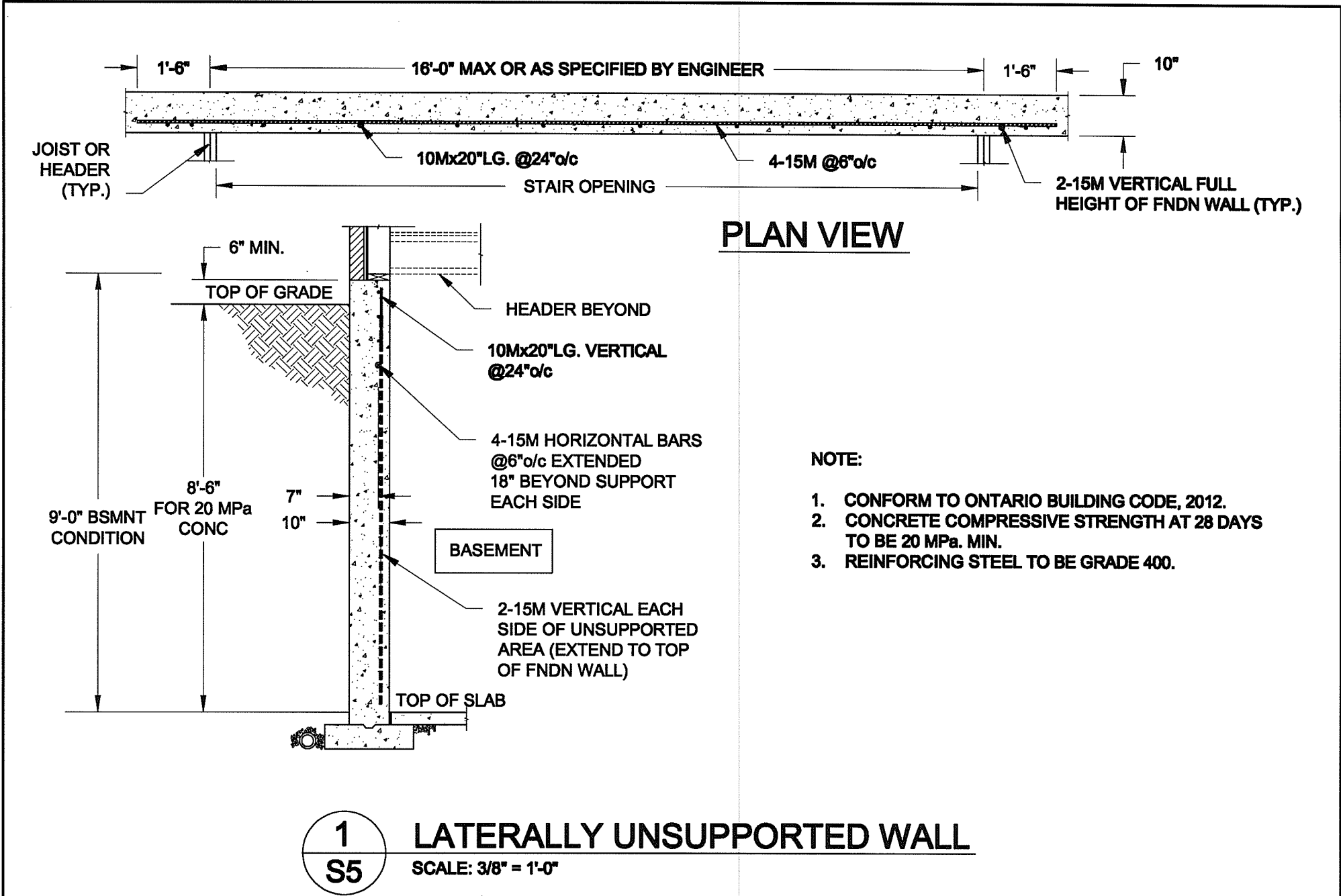
**FOR 9 1/2" JOIST DEPTH**





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



<b>Scales:</b> AS NOTED		<b>QUAILE ENGINEERING LTD.</b>  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	<b>Engineer's Seal:</b>  MAY 30, 2016		<b>Project:</b> BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO	
<b>Date:</b> MAY-31-2016			<b>TYPICAL STRUCTURAL DETAILS FOR SINGLES</b>			
<b>Drawn:</b> SC	<b>Checked:</b> SJB		<b>Project No.:</b> 16-102		<b>Drawing No.:</b> S4	



Scale: AS NOTED		 <b>QUAILE ENGINEERING LTD.</b>  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal:  S. J. BOYD PROVINCE OF ONTARIO MAY 30, 2016		Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO	
Date: MAY-31-2016			TYPICAL STRUCTURAL DETAILS FOR SINGLES			
Drawn: SC	Checked: SJB		Project No.: 16-102		Drawing No.: S5	