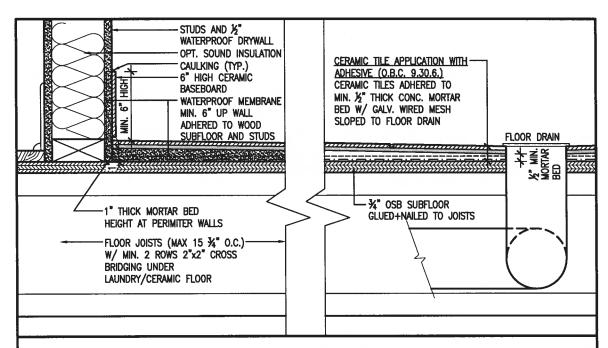


AREA CALCULATIONS	ELEV. B
GROUND FLOOR AREA SECOND FLOOR AREA	1251 SF 1559 SF
SUBTOTAL DEDUCT ALL OPEN AREAS	2810 SF 13 SF
TOTAL NET AREA	2797 SF (259.85 m2)
FINISHED BSMT AREA	0 SF
COVERAGE W/OUT PORCH	1704 SF (158.31 m2)
COVERAGE W/ PORCH	1774 SF (164.81 m2)

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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





DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY

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8	•	•		a
7	REV. AS PER ENG COMMENTS	JUL 04-16	RC	9
6	REV FOR LOT 396	JUN 27-16	JM	٧
5	UPDATE EXTERIOR COL NOTES	21-04-15	RC	n
4	UPGRADED REAR ELEVATIONS ADDED			Ÿ
3	COLD CELLAR, 5'-0 FROST PROTECTION	14-07-21	QS	Ċ.
2	REVISED AS PER ENG COMMENTS	14-05-26	RC	đ
1	ISSUED FOR CLIENT REVIEW	14-04-23	RC	d
no.	description	date	by	D
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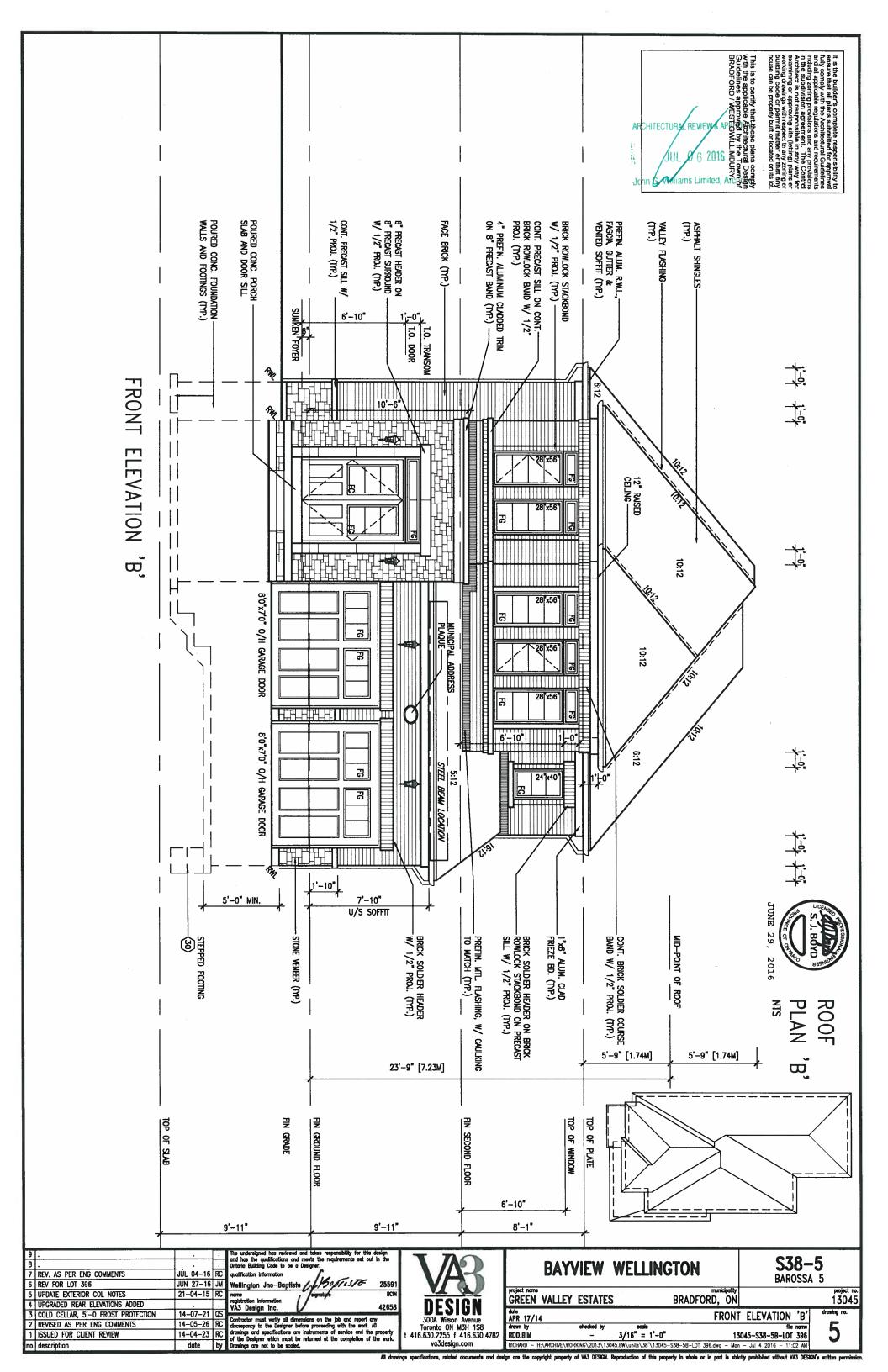
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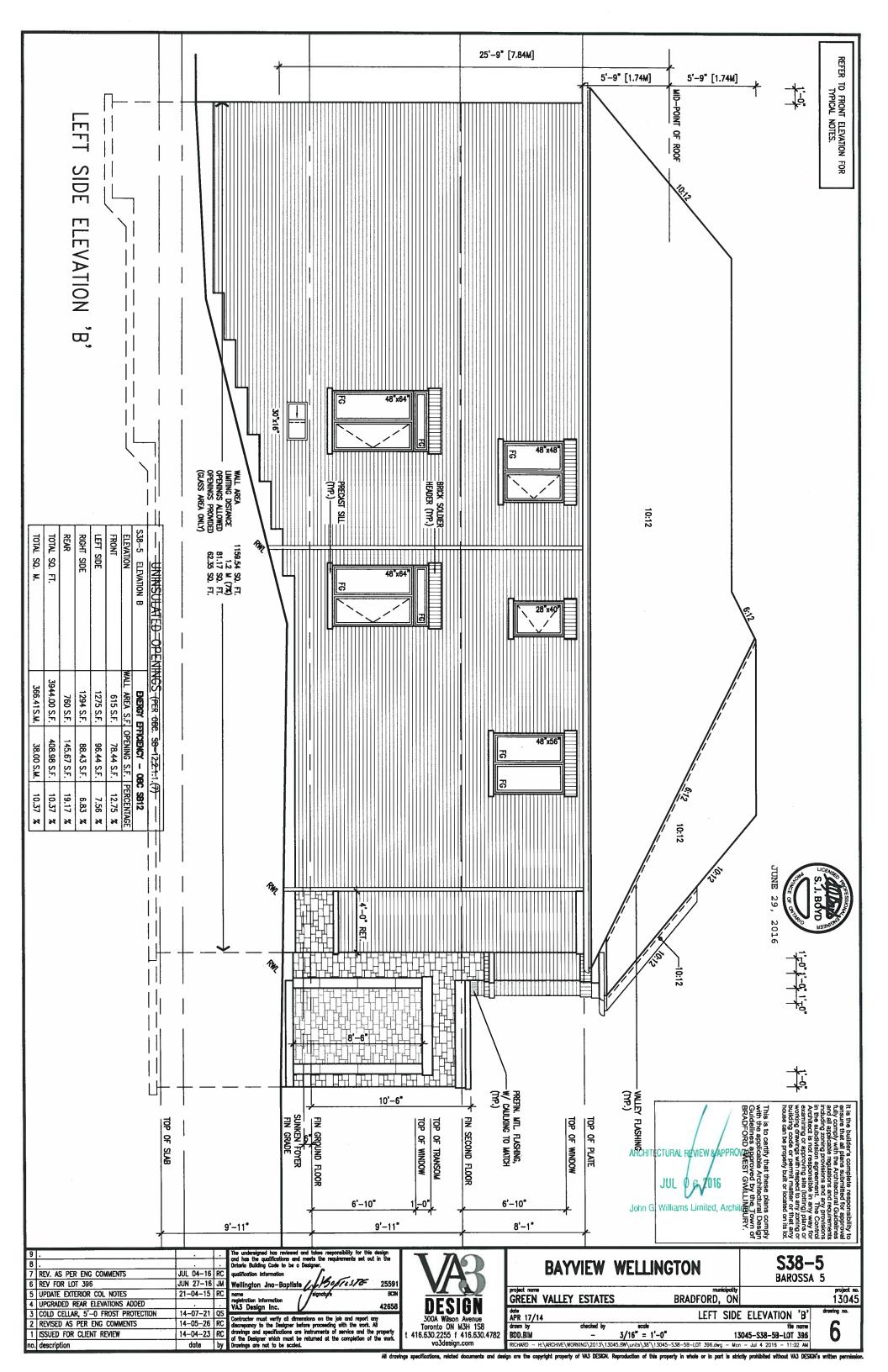
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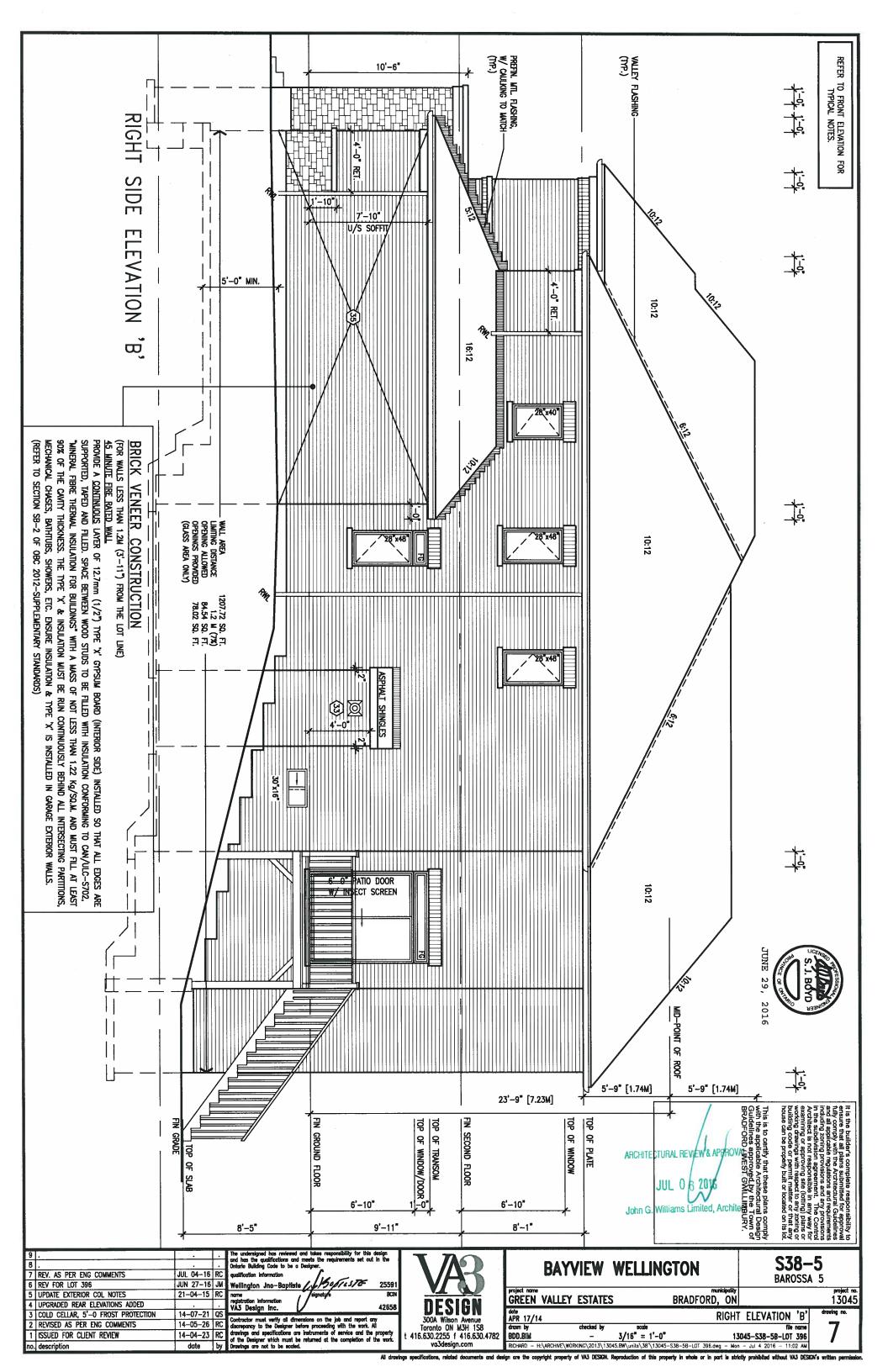
GREEN VALLEY ESTATES BRADFORD, ON APR 17/14
drawn by
BDD.BIM PARTIAL PLANS & AREA CHART

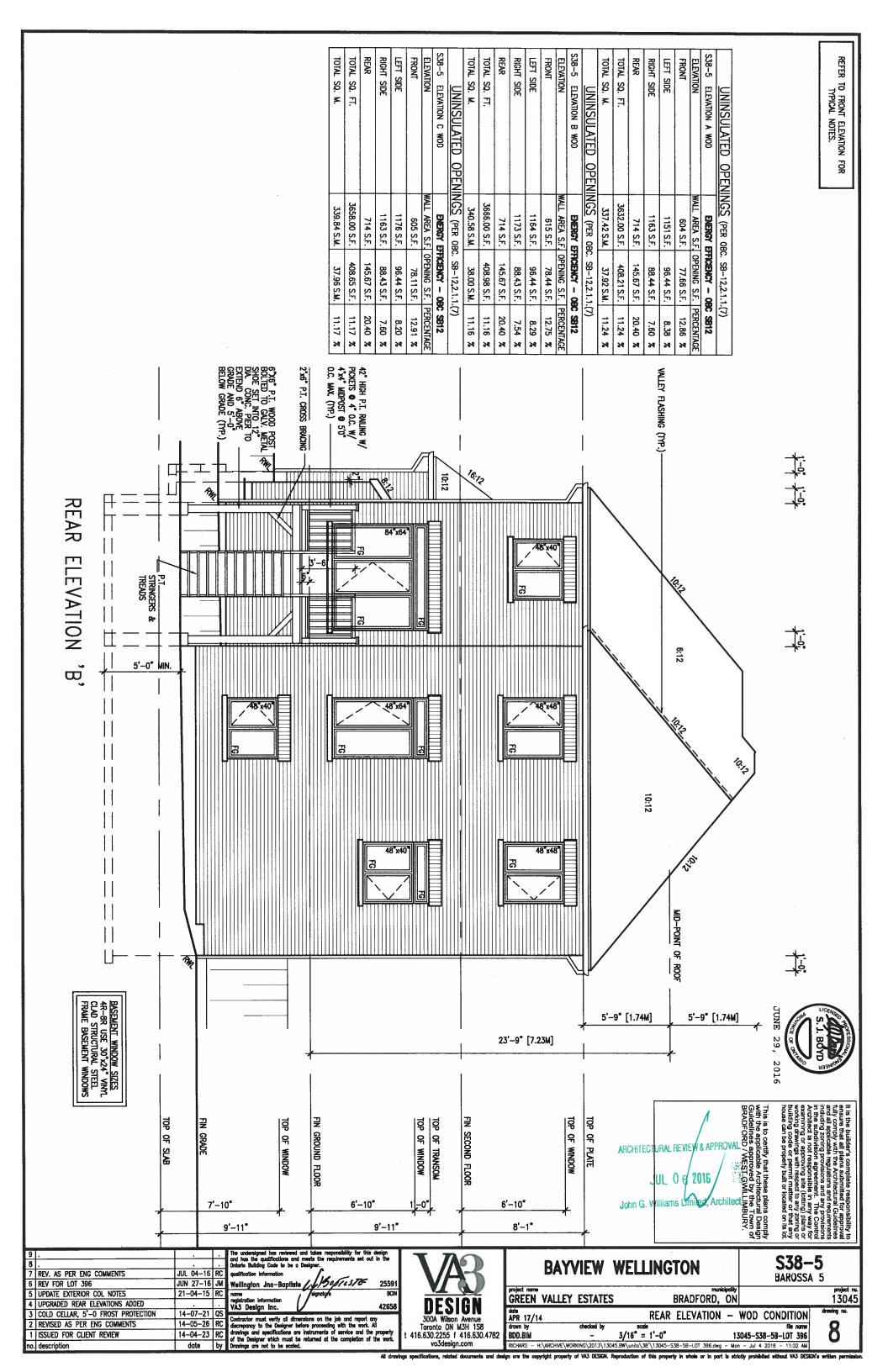
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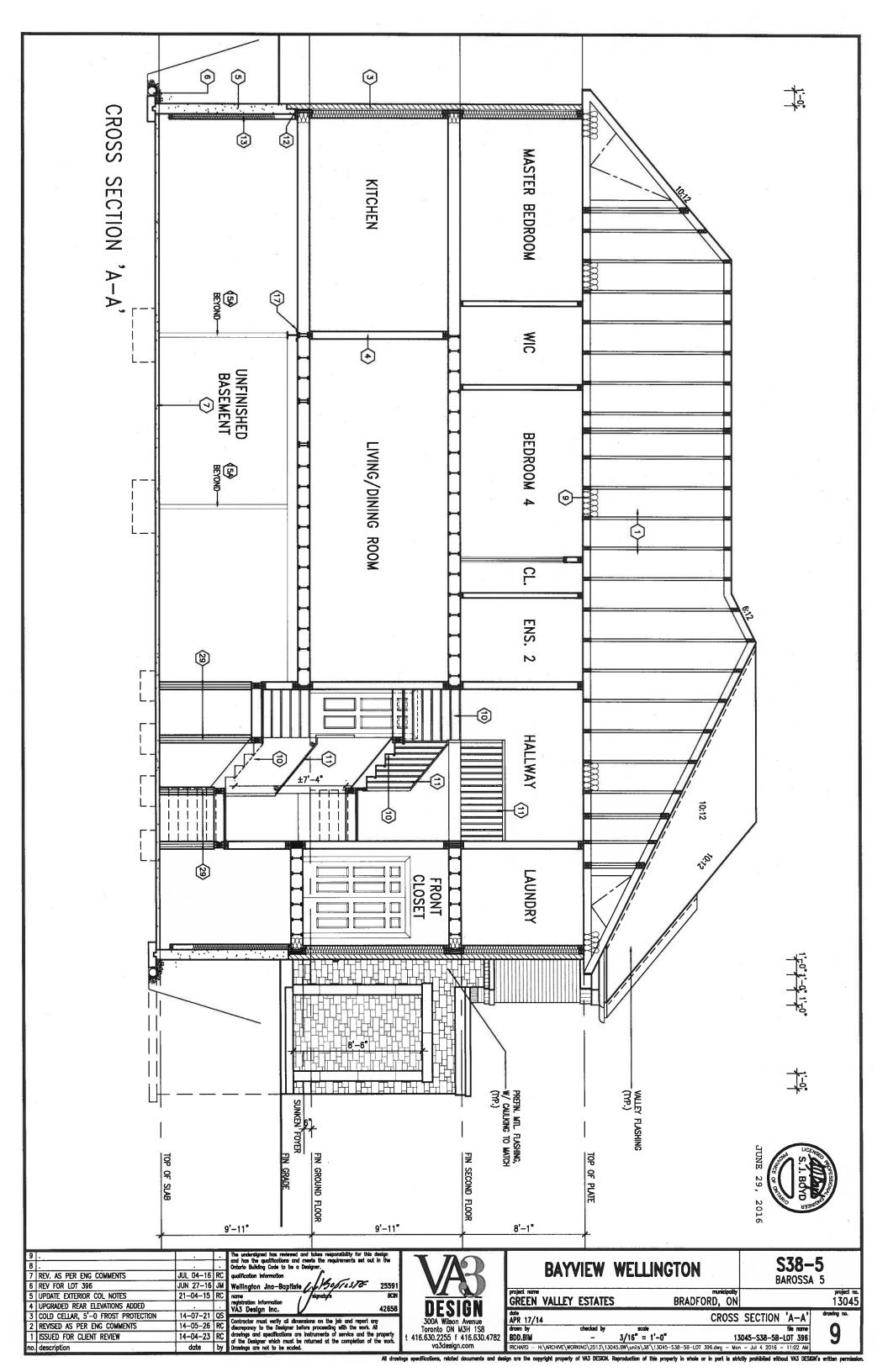
file name 13045-S38-5B-LOT 396 3/16" = 1'-0" RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38'\13045-S38-58-LOT 396.dwg - Mon - Jul 4 2016 - 11:02 AM ations, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written per











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 ROOF CONSTRUCTION

NO.210 (10.25kg/m2) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CUPS. 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'ID 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 ROOP/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 CHILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.)

FRAME WALL CONSTRUCTION (2"x8") (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

FRAME WALL CONSTRUCTION (2"x6") (R28) SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING. SIDING AS FER CLEY., 17406 (1 ac.) YERRICAL TO SOLD THROUGH A CONTIN. SHEATHING MEMBRANE, 28mm (1½") 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 3. BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT.

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 (3/6") 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

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.

WALLS ADJACENT TO ATTIC SPACE - NO CLADDING 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mr (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

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 (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16")

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 @ 80mm (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.

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 (1/6") 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.

BRICK YENEER CONSTRUCTION (2"x4")— GARAGE WALLS 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (75"x57x0.0") GALV. METAL ITS: 98 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. IMAX. 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.

STUCCO WALL CONSTRUCTION (2".46")
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 APPUED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN EXTRIDED OR EXPANDED RIGID POLITSTYRENE 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.

INTERIOR STUD PARTITIONS
FOR BEARING 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") @ 400mm (24") O.C. FOR VIDE 38x89 (2"x4")
BOTTOM PLATE AND 2/38x89 (2"/2"x4") TOP PLATE. 13mm (11/2") INT.
DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2"x6") STUDS/PLATES
WHERE NOTED.

FOUNDATION WALL/FOOTINGS: (8.15.3. 8.15.4. 8.13.2. 8.14.2.1.(2))
200mm (8") POURED CONC. FDTN. WALL 15MPG (2200psl) WITH
BITUMENOUS DAMPPROOFING AND DRAINAGE LAYER, DRAINAGE
LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2"-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDTN. WALL IS WATERPROOFED. MAXIMUM POUR HIEIDT 2390 (7-10") ON 500x155 (20%6") CONTINUOUS KEYED CONC. FTG. BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN. UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN.

BEARING CAPACITY OF 150KPG OR GREATER, IF SOIL BEARING DOES

NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE

STOREYS SUPPORTED I W/ MASONRY VENEER I 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 2.4kPg. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1").
-REFER TO SOILS REPORT FOR SOIL CONDITIONS AND BEARING

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 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 (3600ps)] CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 20MPa. (3000ps)) CONC. WITH DAMPPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12. LL 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 9.81 (RSO) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR
BARRIER, 16mm (5/8") INT. DRYWALL HINSH OR APPROVED EQUAL, RSI
3.52 (R2O) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL

2 UPDATE TO CODE

no. description

1 ISSUE FOR CLIENT REVIEW

(10.) ALL STAIRS/EXTERIOR STAIRS -ORC. 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") = 210 (8-1/4") = 235 (9-1/4") MAX. RISE MAX. NOSING MIN. HEADROOM = 25 (1") = 1950 (6'-5") PAIL @ LANDING

RAIL @ STAIR = 865 (2'-10") to 965 (3'-2") HTOW STATE WINT = 860 (2'-10") FOR CURVED STAIRS

= 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

37) EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION .

INTERIOR GUARDS -OBC. 9.8.8.—
INTERIOR GUARDS: 900mm (2-1)") 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 FOTN. WALL WITH CAULKING.

BEARING STUD PARTITION38x89 (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 350x15 (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 89mm(3-1/27) DIA x 3.0mm(0.118) SINGLE WALL 10BE 17FE 2 ADJUSTABLE STL. COL. OF 2318mm (7-7 1/27) 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 PRESSURE OF 150 Kpg. MINIMUM AND AS PER SOILS REPORT.

STEFL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3) 89mm(3-1/2") DIA x 4.78mm(.188) FIXED STL COL. WITH 150x150x9.5 (6'x6'x3/8") STL TOP & BOTTOM PLATE ON 1070x10/70x400 (42'x42'x18"). CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa IN. AND AS PER SOILS REPORT.

STEEL COLUMN 90mm(3-1/2") DIA x 4.78mm(,188) 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

16.) 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

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 250m (9-1/2"). SEE OBC. 9.8.9.2., 9.8.9.3. & 9.8.10.

DRYER EXHAUST (0BC-6.2.3.8.(7) & 6.2.4.11.)
CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm (4") DIA, SMOOTH WALL VENT PIPE)

INSULATED ATTIC ACCESS (0BC-9.19.2.1. & SB12-2.1.1.7)
ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm (; 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 (6") 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 BEARING WOOD POST (BASEMENT) (OBC 9.17.4.)
3-39x140 (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. VERI. STEP = 600mm (24")

(* SEE OBC 9.23.9.4. *)

qualifications and meet na Code to be a Design

Wellington Jno-Baptiste

VA3 Design Inc.

APR 16-15 RC

MAY 07-14 RC

date by

id has reviewed and takes responsibility for this design

BostesTE

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SLAB ON GRADE MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") 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 VENTFURNACE TERMINAL MIN. 900mm (36") FROM A GAS DIRECT YENT FORMACE TERMINAL MINT, SOUTHIN 185 J. 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 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'%3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.

EXPOSED BUILDING FACE OBC. 9.10.15. & SB-2-2.3.5.(2) EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NO LESS THAN 45 min. WHERE LIMITING DISTANCE (LD) IS LESS THAN 1.2M (3-11"). WHERE THE LD IS LESS THAN 600mm (1-11 EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLI MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES. OFFENDING GARAGE WALLS INCLUDED.

COLD CFILAR PORCH SLAB (ORC 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"I O.C., ANCHORED IN PERIMETER FOTH, 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 FOTH, 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 MORTA

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, ATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

GENERAL NOTES

WINDOWS: 1) MINIMUM_BEDROOM_WINDOW —OBC. 9.9.10.1.—
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m2 UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3")

2) MINDOW GLARDS —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")

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.

3) EXTERIOR WINDOWS

ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2. & 5.6.2.2.(3) AND MUNICIPAL STANDARDS. ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN M BATHROOM
RENFORCEMENT OF STUD WALLS SHALL BE INSTALLED
OFFITS AND SHOWER OR BATH

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. ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12-2.1,1,9.

ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV.-8 9.25.3.

LUMBER: 1) ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED

STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED

LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE. ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTIN

ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

MANUFACTURER.

ILVI BEAMS SHALL BE 2.0E -2950Fb MIN. NAIL EACH PLY OF LVL.

WITH 897mm [3 1/27] LONG COMMON WIRE NAILS @ 300mm [7
1/4*.9 1/2*. 11 7/81 DEPITS AND STAGGERED IN 3 ROWS FOR

GREATER DEPITS AND FOR 4 PLY MEMBERS ADD 137mm [1/27]

DAI. GALVANIEZB BOLTS BOLTED AT MID-DEPTH OF BEAM @
915mm [3*-07] O.C. PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL"
MANUFACTURED BY SIMPSON STRONG-TE OR EQUAL
FOR ALL LVI. BEAM TO BEAM CONNECTIONS UNLESS
OTHERWISE NOTED, REFER TO ENG. FLOOR LAYOUTS.

JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.

WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE. WOOD FRAMING NOT IREALED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mil POLYETHYLENE FILM, NO. 50 (45bs.), ROLL ROOFING OR OTHER DAMPPROORING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOYE 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.

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 EXHAUST FAN TO EXTERIOR 0 CLASS 'B' VENT OUTLET (HEIGHT A.F.F) DUPLEX OUTLET (12" ABOVE SURFACE) GFI DUPLEX OUTLET WEATHERPROOF DUPLEX OUTLET

9

• POT LIGHT HEAVY DUTY OUTLET (220 voit) LIGHT FIXTURE (PULL CHAIN) LIGHT FIXTURE (CEILING MOUNTED) Д& LIGHT FIXTURE (WALL MOUNTED) SWITCH

HOSE BIB (NON-FREEZE) S PLOOR DRAIN SJ SINGLE JOIST DJ DOUBLE JOIST TJ TRIPLE JOIST

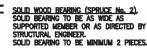
College S S. J. BOYD LAMINATED VENEER LUMBER POINT LOAD FROM AROVE

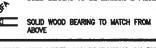
P.T. PRESSURE TREATED LUMBER JUNE 29, 2016 GIRDER TRUSS BY ROOF TRUSS MANUF.

FLAT ARCH I CURVED ARCH

M.C. MEDICINE CABINET (RECESSED) CONC. BLOCK WALL

XXXXX DOUBLE VOLUME WALL SEE NOTE (39.)





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

RC

TWO STORFY YOLUME 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'x76') TOP PLATES + 1-38x140 (1-2'x6') BOTTOM PLATE & MINIMUM OF 3-38x184 (3-2'x8'') CONT. HEADER AT GRND. CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES AND HEADERS.

TYPICAL 1 HOUR RATED PARTYWALL.

REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

FOUNDATION WALL (W.O.D./W.O.B.) -FOR LATERAL SUPPORT WHERE GRADE TO T/O BASEMENT SLAB EXCEEDS 1200mm (3-11")
FOR 200mm (8") POURED CONC. FOUNDATION WALL
PROVIDE VERTICAL 38x140 (12x6") WOOD STUDS @ 400 (16")
o.c. MATCH FLOOR JOIST SPACING WHEN PARALLEL WITH FLOOR JOISTS. (RAMSET BOTTOM PLATE TO SLAB & FASTEN TOP OF WALL TO FLOOR JOIST AND ALSO TIED TO 38x84 (2"x4") @ 300 (12") o.c., KNEE WALL), REFER TO DETAIL.

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

ONT. REG. 332/12-2012 OBC ♦ REVISED Amendment 0. Reg. 368/13 NOV. 13, 2014 WOOD LINTELS AND BUILT-UP WOOD BEAMS 2/38 x 184 (2/2" x 8") SPR.#2 3/38 x 184 (3/2" x 8") SPR.#2 4/38 x 184 (4/2" x 8") SPR.#2 5/38 x 184 (5/2" x 8") SPR.#2 2/38 x 235 (2/2" x 10") SPR.#2 3/38 x 235 (3/2" x 10") SPR.#2 4/38 x 235 (4/2" x 10") SPR.#2 2/38 x 286 (2/2" x 12") SPR.#2 3/38 x 286 (3/2" x 12") SPR.#2 4/38 x 286 (4/2" x 12") SPR.#2 LOOSE STEEL LINTELS 90 x 90 x 6.0L (3-1/2" x 3-1/2" x 1/4"L) 90 x 90 x 8.0L (3-1/2" x 3-1/2" x 5/16"L) 100 x 90 x 8.0L (4" x 3-1/2" x 5/16"L)

125 x 90 x 8.0.L (5" x 3-1/2" x 5/18"L) 125 x 90 x 10.0L (5" x 3-1/2" x 3/8"L) 150 x 100 x 10.0L (6"x 4" x 3/8"L) 180 x 100 x 10.0L (7"x 4" x 3/8"L) L10 L12 LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A 1-1 3/4"x7 1/4" (1-45x184) LVL1 2-1 3/4"x7 1/4" (2-45x184) LVL2 3-1 3/4"x7 1/4" (3-45x184) LVL3 4-1 3/4"x7 1/4" (4-45x184) LVL4A 1-1 3/4"x9 1/2" (1-45x240) LVI.4 2-1 3/4"x8 1/2" (2-45x240) LVI.5 3-1 3/4"x9 1/2" (3-45x240) LVI.5A 4-1 3/4"x9 1/2" (4-45x240) LVLBA 1-1 3/4"x11 7/8" (1-45x300) LVLB 2-1 3/4"x11 7/8" (2-45x300) LVL7 3-1 3/4"x11 7/8" (3-45x300) LVLB 4-1 3/4"x11 7/8" (4-45x300)

DOOR SCHEDULE

EXTERIOR 815 x 2030 x 45
DOOR (2'-6" x 6'-6" x 1-3/4")

INSULATED MIN. RSI 0.7 (R4)

EXTERIOR 885 x 2030 x 45
DOOR (2'-10" x 6'-8" x 1-3/4")

(2-10 x 6-5 x 1-5/4)

(B) EXTERIOR \$15 x 2030 x 45

DOOR (3'-0" x 6'-8" x 1-3/4")

EXELERIOR \$15 x 2030 x 45

(C) EXTERIOR \$15 x 2030 x 45

DOOR (3'-0" x 6'-0" x 1-3/4")

EXTERIOR \$60 x 2430 x 45

DOOR (2'-10" x 8'-0" x 1-3/4")

EXTERIOR \$15 x 2030 x 35

2A DOOR 815 x 2030 x 45
(2'-8" x 6'-8" x 1-3/4") 20
MIN. RATED DOOR MID FRAME,
WITH APPROVED SELF CLOSING

EXTERIOR 815 x 2438 x 45
DOOR (2"-8" x 8"-0" x 1-3/4") 20
MIN. RATED DOOR AND FRAME,
WITH APPROVED SELF CLOSING (2D) INTERIOR 760 x 2030 x 35 DOOR (2'-6" x 6'-8" x 1-3/8") (3.)

INTERIOR 710 x 2030 x 35 DOOR (2'-4" x 6'-8" x 1-3/8") (3A)INTERIOR 780 x 2438 x 35 DOOR (2'-6" x 8'-0" x 1-3/8") (3B) INTERIOR 710 x 2438 x 35 DOOR (2'-4" x 8'-0" x 1-3/8") <u>30</u>

INTERIOR 610 x 2030 x 35 DOOR (2'-0" x 6'-8" x 1-3/8") 4.) INTERIOR 680 x 2030 x 35 DOOR (2'-2" x 6'-8" x 1-3/8") (4A)

4C INTERIOR 880 x 2438 x 35 DOOR (2'-2" x 8'-0" x 1-3/8") 5.) INTERIOR 460 x 2030 x 35 DOOR (1'-6" x 6'-8" x 1-3/8")

6. DOOR 815 x 2030 x 45 DOOR (2'-8" x 6'-8" x 1-3/4") MECHANICAL SYMBOLS HEAT PIPE

WARM AIR RETURN AIR DUCT PLUMBING (TOILET) $\overline{}$ SINK, SHOWER) SMOKE ALARM (REFER TO ORC 9.10.19) PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL

AND ALSO 1 IN EACH REDROOM NEAR HALL DOOR, ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF 1 SOUNDS.

BATTERY BACK-UP REQUIRED. SMOKE ALARMS TO INCORPORATE VISUAL SIGNALLING COMPONENT (9.10.19.3.(3)).

CARBON MONOXIDE ALARMS (OBC 9.33.4.)
WHERE A PUEL-BURNING APPLIANCE IS INSTALLED IN A DWELLING UNIT, A
CARBON MONOXIDE ALARM CONFORMING TO CAN./CSA-6.19 OR UI.203
SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE DETECTOR(S) SHALL BE PERMANENTLY WIRED SO THAT ITS MONOVIDE DETECTORS) STALL BEFERMANENTIL WIRED SO THAT HIS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE DETECTORS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED, REFER TO MANUFACTURER FOR ADDDITIONAL REQUIREMENTS.

SOIL GAS/ RADON CONTROL (OBC 9.1.1.7. & 9.13.4.)
PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING IF REQUIRED.

REFER TO ENERGY STAR BOP FOR The minimum thermal performance of building envelope and equipment shall conform to the selected package unless otherwise noted

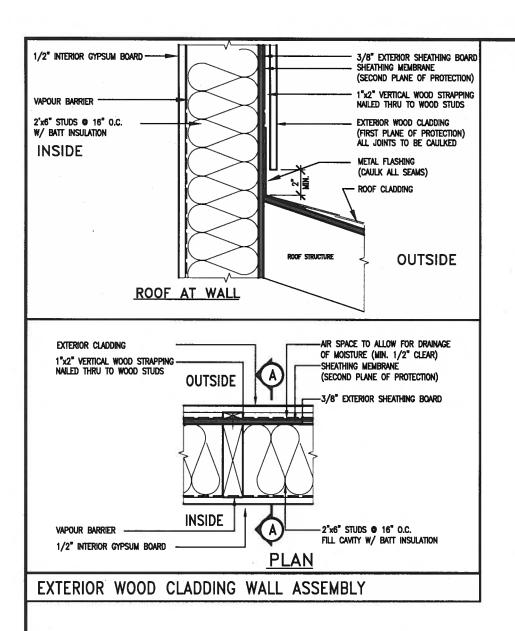
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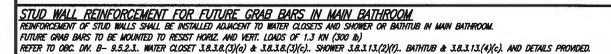
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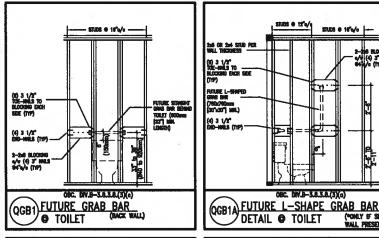
CONST NOTE **BAYVIEW WELLINGTON GREEN VALLEY ESTATES BRADFORD**

APR 2014 CONSTRUCTION NOTES 3/16" = 1'-0" 13045-CONST-OBC 2015

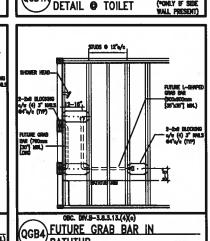
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled. 416.630.2255 f 416.630.4782 va3design.com RICHARD H:\ARCHVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Wed - Dec 23 2015 - 9:32 AM tions, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written p



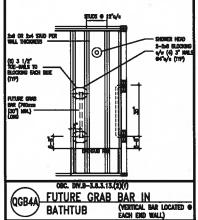


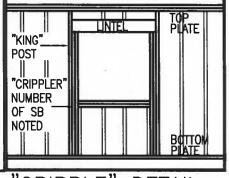


STUDS 0 18°0/1 -



BATHTUB





BC. DIV.B-3.8.3.13.(2)(1

DETAIL • SHOWER

QGB3) FUTURE L-SHAPE GRAB BAR (BACK WA

0

2"x4" • 16" 0.C. - 9-10" 2-2"x4" • 16" 0.C. - 9-10" 2-2"x4" • 12" 0.C. - 10'-9" 3-2"x4" • 16" 0.C. - 11'-2" 3-2"x4" • 12" 0.C. - 12'-4"

255 OR 256 STUD PER WILL THICKNESS

NOTES:

FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa.

SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR

JOIST LENGTH OF 2.5m OF ONE FLOOR.

PROVIDE HORIZONTAL SOLID BLOCKING 1200 O.C. (4'-0")

PROVIDE A MINIMUN OF 9.5mm (3/8") PLYWOOD OR OSB

EXTERIOR SHEATHING ON THE EXTERIOR FACE.

FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

(SIDE VERY)

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"

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

CRIPPLE"



**	STUD	INFORMATION	TAKEN	FROM	OBC	TABLE	A-3

1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC	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.
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
7				THO DESIGN HIEL
4				registration information VA3 Design Inc. 4265
5	NE SELECTION			iii nome , /signature DU
6	•			Wellington Jno-Baptiste & Bofics TC 2559
7	•			qualification information
8				Ontario Building Code to be a Designer.
9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the



RC

BAYVIEW	WELLINGTON
BAYVIEW	WELLINGTON

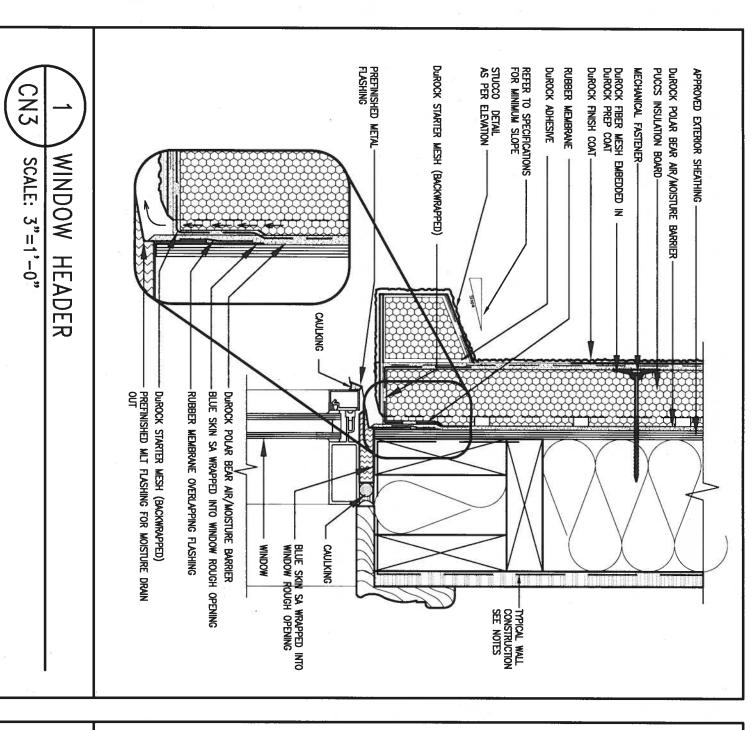
CONST NOTE

13045-CONST-OBC 2015

project no. 13045

GREEN VALLEY ESTATES BRADFORD APR 2014 drawn by CONSTRUCTION NOTES

3/16" = 1'-0"



EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BASED. ALL STUCCO TO BE INSTALLED AS PER

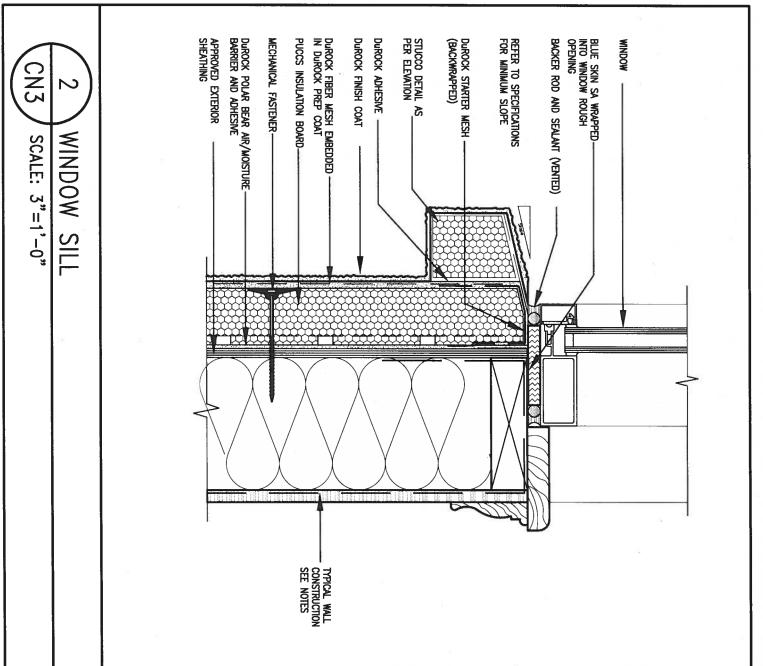
BE GYPSUM

MANUFACTURERS SPECIFICATIONS.

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM

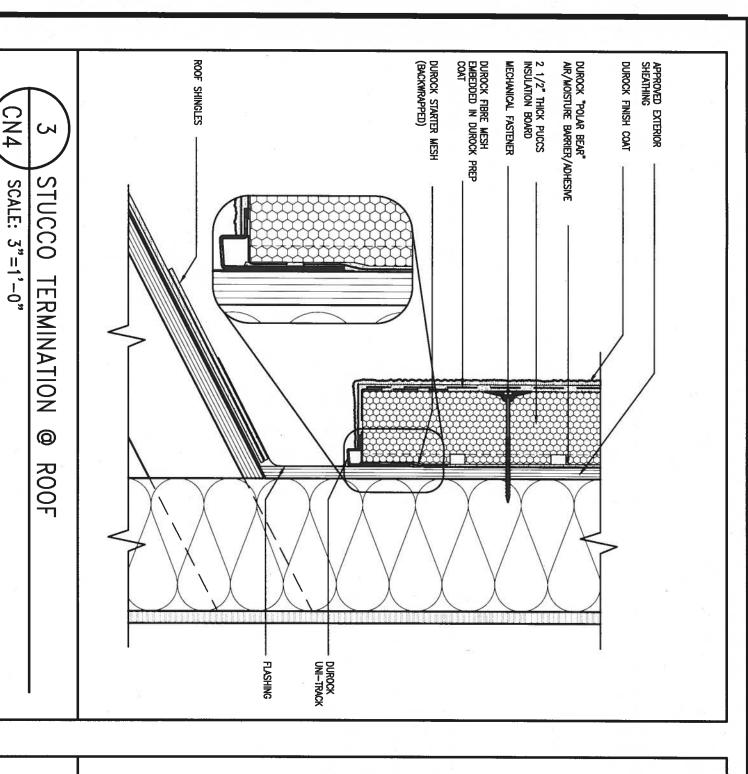
BEHIND THE CLADDING WITH POSITIVE DRAINAGE

ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE



he undersigned has reviewed and takes responsibility nd has the qualifications and meets the requirements ntario Building Code to be a Designer. **CONST NOTE BAYVIEW WELLINGTON** 25591 **GREEN VALLEY ESTATES** BRADFORD 13045 42658 APR 2014 drawn 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 socied. CONSTRUCTION NOTES 2 UPDATE TO CODE APR 16-15 RC Toronto ON M3H 1S8 416.630.2255 f 416.630.4782 3/16" = 1'-0" 13045-CONST-OBC 2015 1 ISSUE FOR CLIENT REVIEW MAY 07-14 RC RC date by no. description RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Apr 16 2015 - 6:57 AM

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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

PUCCS INSULATION
BOARD FIBRE MESH TAPE AT JOINT DUROCK FIBRE MESH EMBEDDED IN DUROCK PREP COAT BACKER ROD AND SEALANT (VENTED) DUROCK STARTER MESH (BACKWRAPPED) DUROCK STARTER MESH (BACKWRAPPED) MECHANICAL FASTENER DUROCK FINISH COAT 2 1/2" THICK PUCCS INSULATION BOARD CN4 SCALE: 3"=1'-0" HORIZONTAL EXPANSION FIBRE MESH TAPE AT V
— JOINT
— DUROCK STARTER MESH
(BACKWRAPPED) -- DUROCK POLAR BEAR AIR/MOISTURE BARRIER/ADHESIVE APPROVED EXTERIOR SHEATHING JOINT DUROCK "POLAR BEAR" AIR/MOISTURE BARRIER/ADHESIVE

CONST NOTE BAYVIEW WELLINGTON 25591 6 13045 5 **GREEN VALLEY ESTATES** BRADFORD VA3 Design Inc. 42658 APR 2014 drawn by 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. CONSTRUCTION NOTES 2 UPDATE TO CODE APR 16-15 RC Toronto ON M3H 1S8 416.630.2255 f 416.630.4782 file name 1 ISSUE FOR CLIENT REVIEW MAY 07-14 RC 3/16" = 1'-0" 13045-CONST-OBC 2015 va3design.com date by no. description RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written

APPROVED COTERONS

SECURIOR DETAIL

THERE MESH TO COMMANDER OF THE SECURIOR SECURIOR

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.

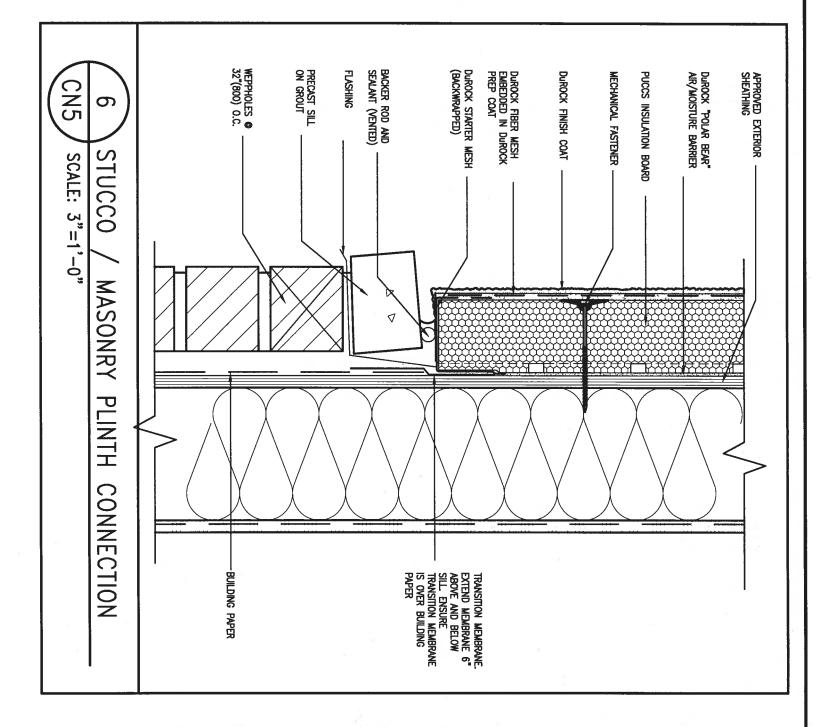
DETAILS ARE BASED ON DUROCK PUCCS SYSTEM

6

3 . 2 UPDATE TO CODE

no. description

1 ISSUE FOR CLIENT REVIEW



25591

redstration information VA3 Design Inc.

APR 16-15 RC

MAY 07-14 RC

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.

BCIN

42658

BAYVIEW WELLINGTON

3/16" = 1'-0"

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RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM

GREEN VALLEY ESTATES

APR 2014 drown by RC

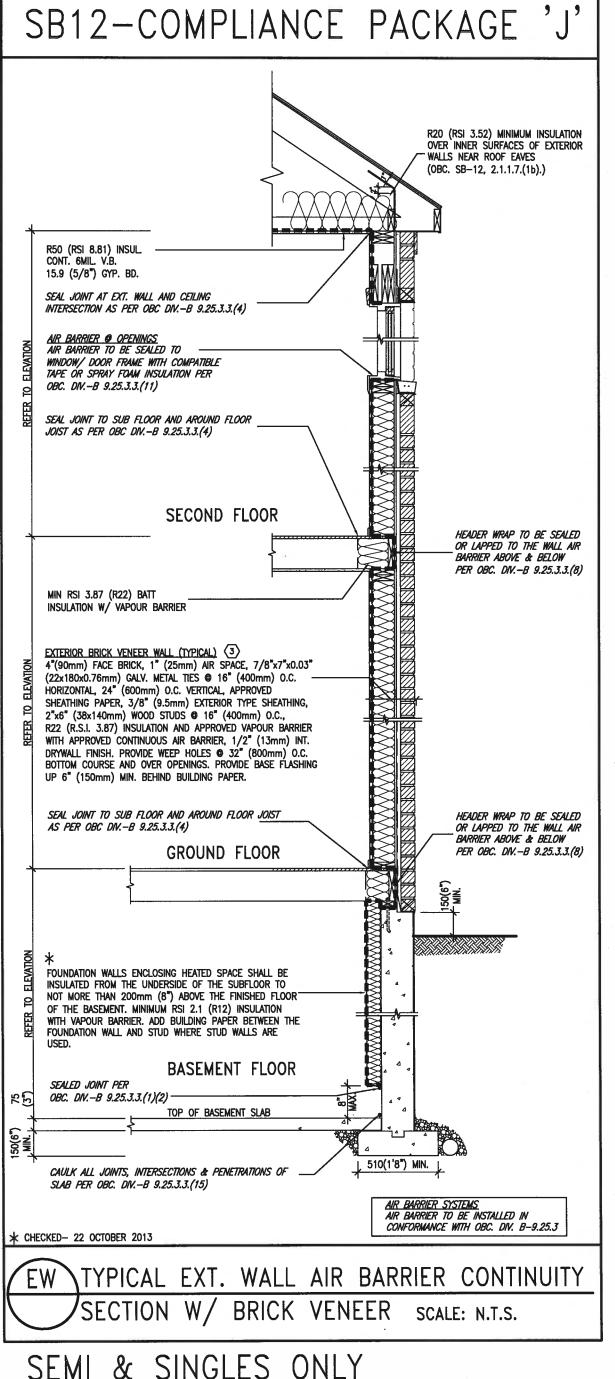
300A Witson Avenue Toronto ON M3H 1S8 416.630.2255 f 416.630.4782 va3design.com **CONST NOTE**

municipality BRADFORD

CONSTRUCTION NOTES

13045-CONST-0BC 2015

project no. 13045

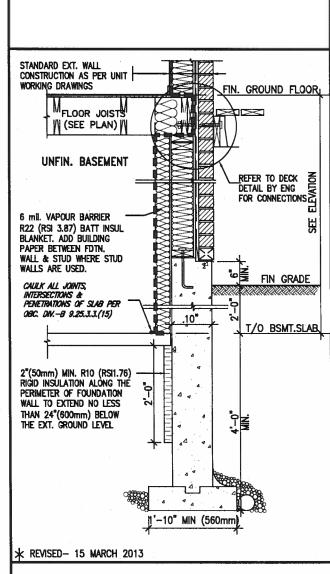


THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12. **SECTION 2.1.1.1**

USE SB-12 COMPLIANCE PACKAGE (J):				
COMPONENT	J	Notes:		
Ceiling with Attic Space Minimum RSI (R) value	8.81 (R50)	BLOWN -LOOSE		
Ceiling without Attic Space Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY		
Exposed FLoor Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY		
Walls Above Grade Minimum RSI (R) value	3.87 (R22)	6" R22 BATT		
Basement Walls Minimum RSI (R) value	2.11 (R12)	4" R12 BLANKET		
Edge of Below Grade Slab ≤600mm below grade Minimum RSI (R) value	1.76 (R10)	RIGID INSUL		
Windows & Sliding glass Doors Maximum U-value	1.8	DOUBLE PANE LOW EMISSIVITY		
Skylights Maximum U-value	2.8	DOUBLE PANE LOW EMISSIVITY		
Space Heating Equipment Minimum AFUE	94%	NATURAL GAS		
Hot Water Heater Minimum EF	0.67	NATURAL GAS		
HRV Minimum Efficiency	60%	_		



JUNE 29, 2016



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

BRADFORD

SEMI & SINGLES ONLY

· ·				
9.		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the	TOO	
8.		Ontario Building Code to be a Designer.		i D
7.		qualification information	\/_	"
6.		Wellington Jno-Baptists JBOFILSTE 25591		
5 .		name , /signature BCDI	<u> </u>	GREEN VA
4.		registration information VA3 Design Inc. 42658	DESIGN	
3.			300A Wilson Avenue	date APR 2014
2 UPDATE TO CODE	APR 16-15 RC	discrepancy to the Designer before proceeding with the work. All	Toronto ON M3H 1S8	drawn by
1 ISSUE FOR CLIENT REVIEW	MAY 07-14 RC	and the property	t 416.630.2255 f 416.630.4782	RC
no description	date by	of the Designer which must be returned at the completion of the work.	va3desian.com	RICHARD - H:\AF



BAYVIEW	WELLINGTON

CONST NOTE

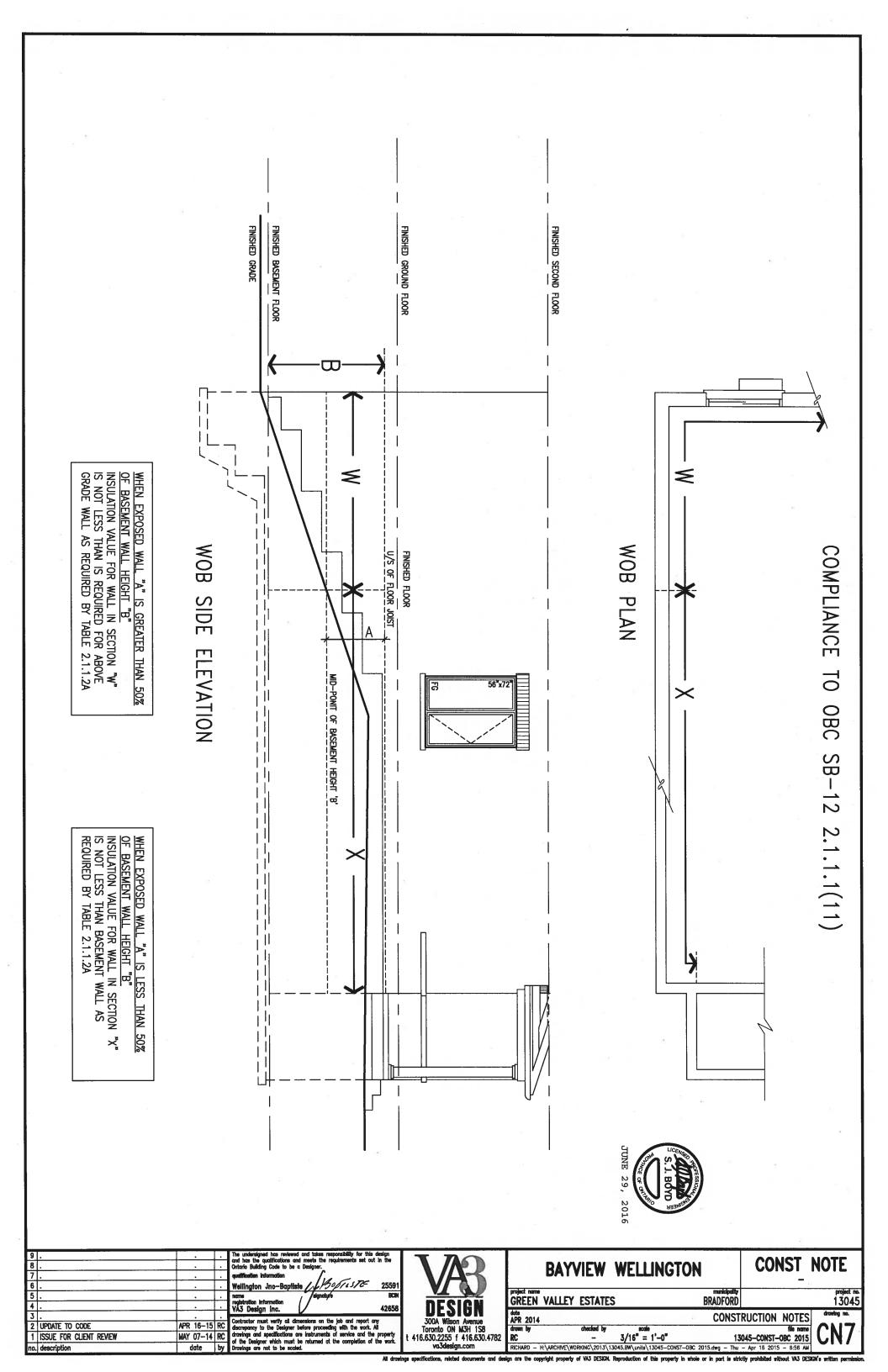
ALLEY ESTATES

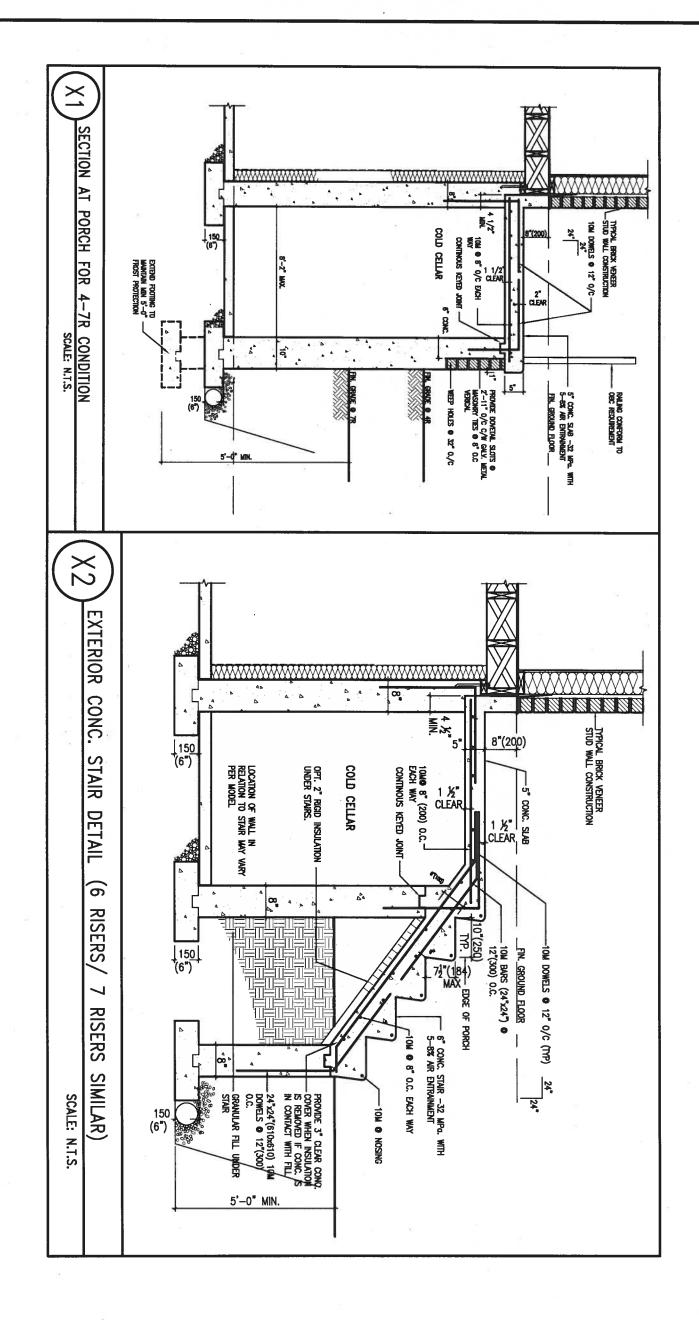
CONSTRUCTION NOTES 13045-CONST-OBC 2015

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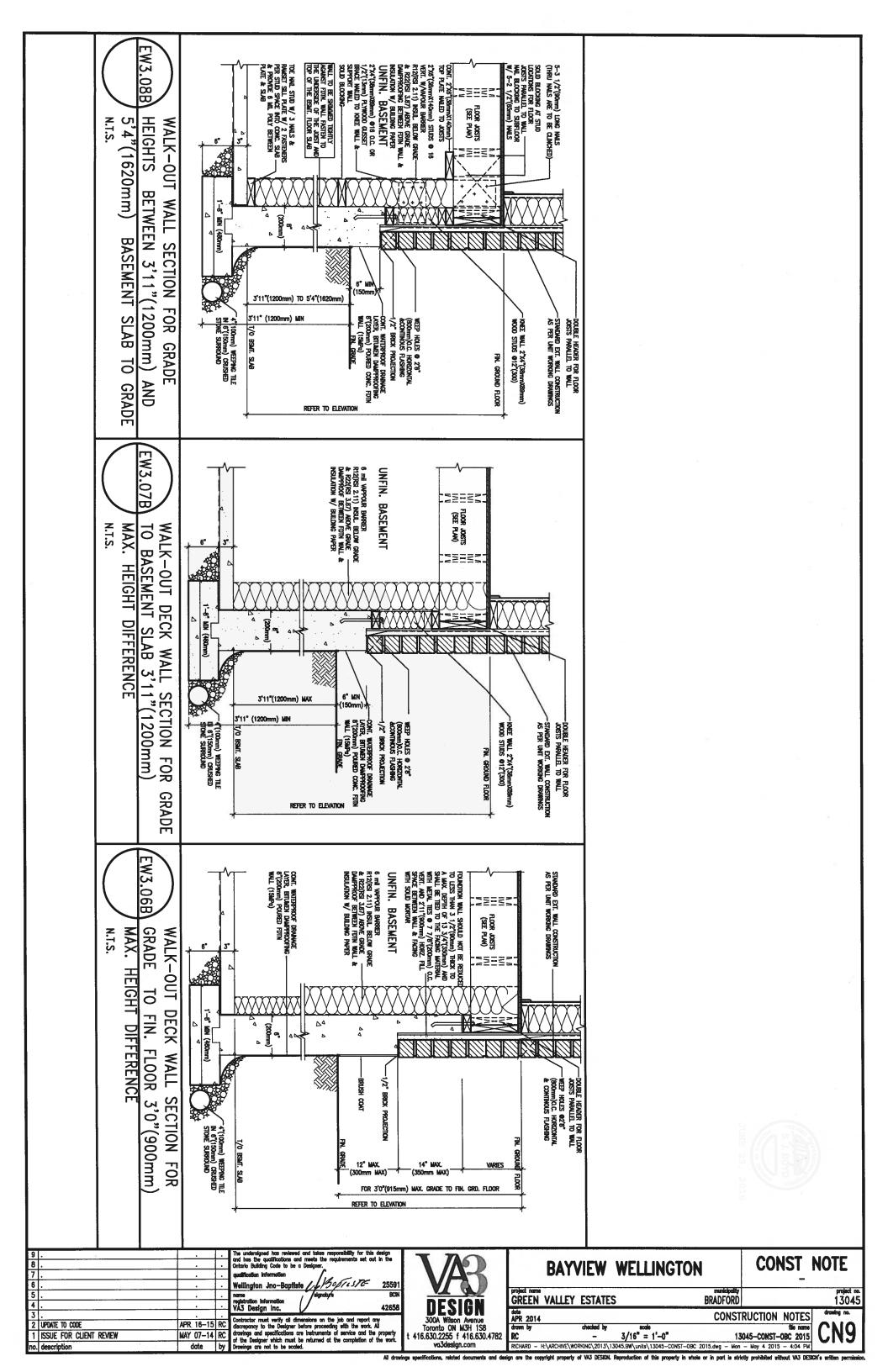
3/16" = 1'-0"

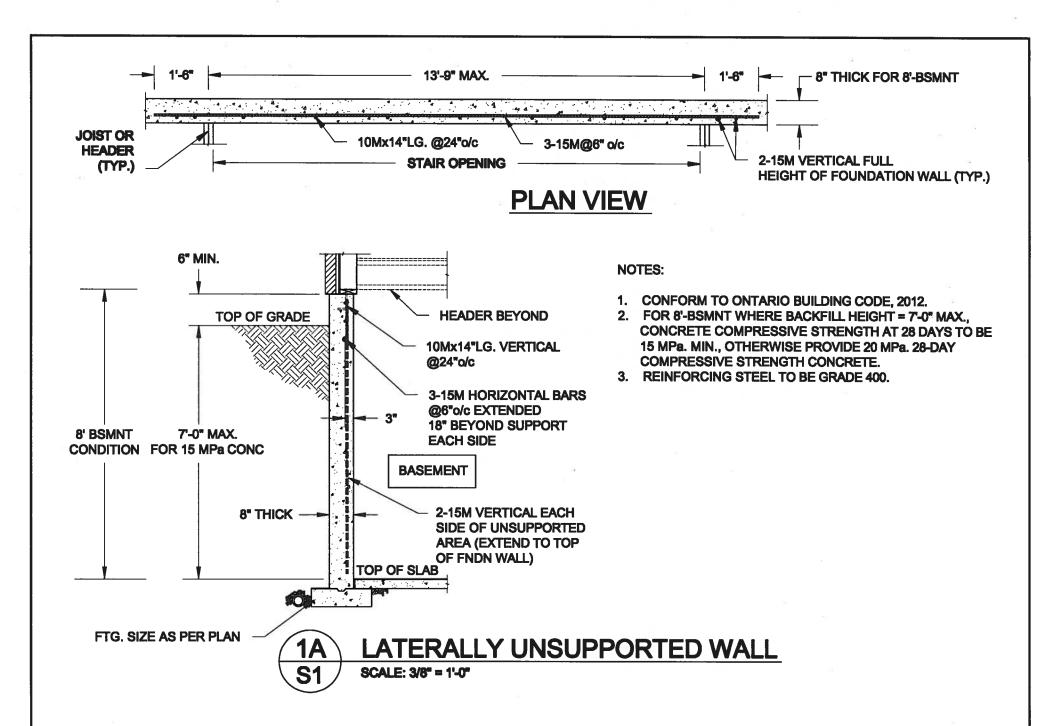


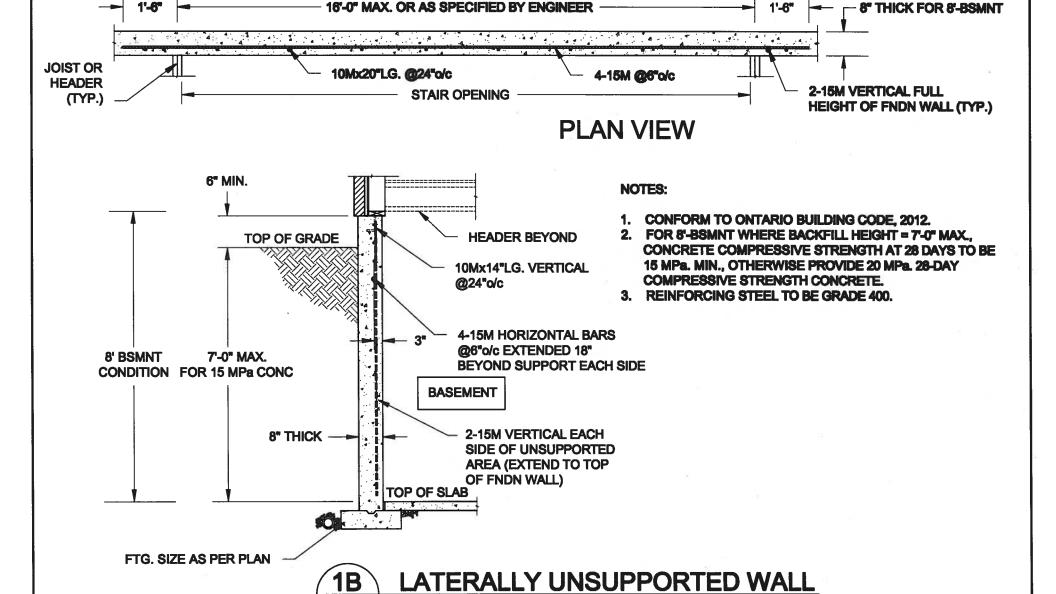


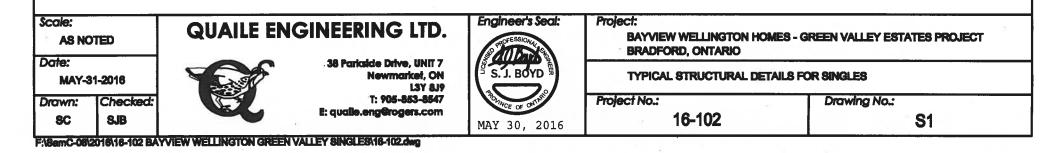


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9 . 8 . 7 . 6 .		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Bulliang Code to be a Designer, qualification information Wellington Jno-Baptiste LAPSO 12576- 2559:	VAR	BAYVIEW WELLINGTON	CONST_NOTE
5 .		norme signaturia BCN registration information VA3 Destign Inc. 42656	DECION	GREEN VALLEY ESTATES BRADFORD	13045
3 . 2 UPDATE TO CODE	 APR 16-15 RC	Contractor must verify all dimensions on the job and report any	300A Wilson Avenue	APR 2014 CONS	TRUCTION NOTES file name
1 ISSUE FOR CLIENT REVIEW	MAY 07-14 RC	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.	t 416.630.2255 f 416.630.4782 va3design.com		7045-CONST-OBC 2015 - Apr 22 2016 - 1:14 PM

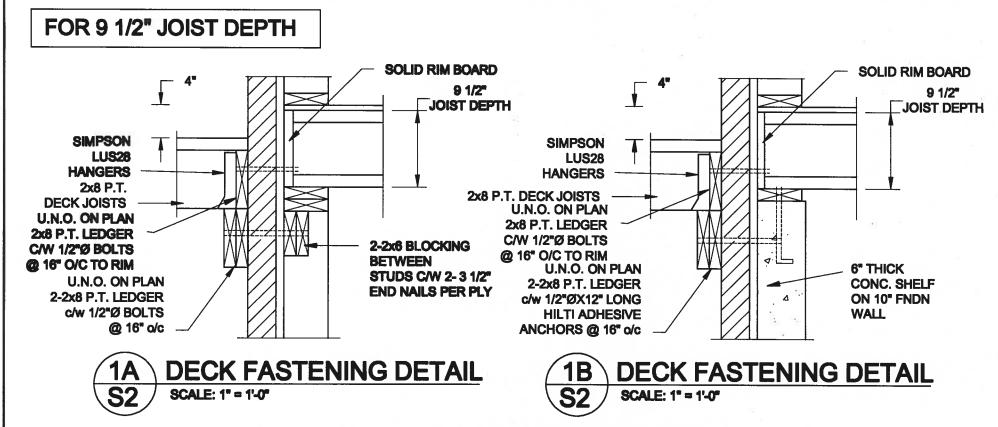








SCALE: 3/8" = 1'-0"

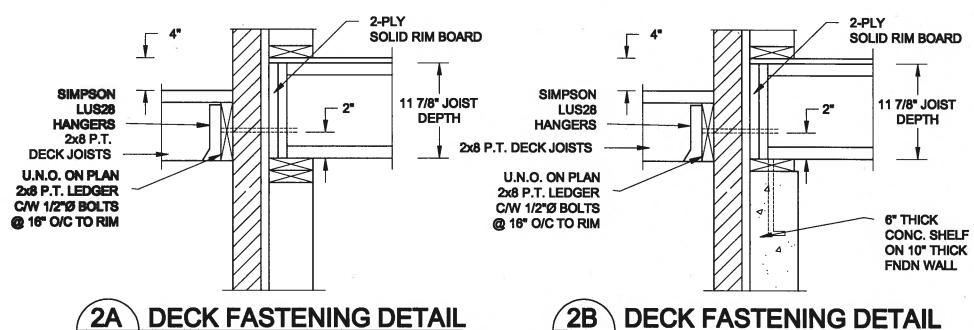


NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL

WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL

FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

FOR 11 7/8" JOIST DEPTH



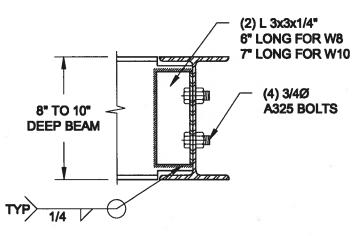
SCALE: 1" = 1'-0"

DECK FASTENING DETAIL SCALE: 1" = 1'-0"

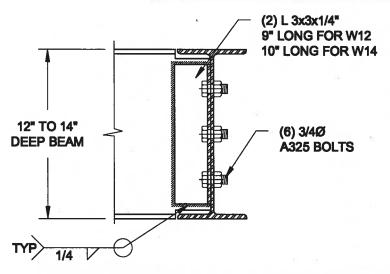
NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL

WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL

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.

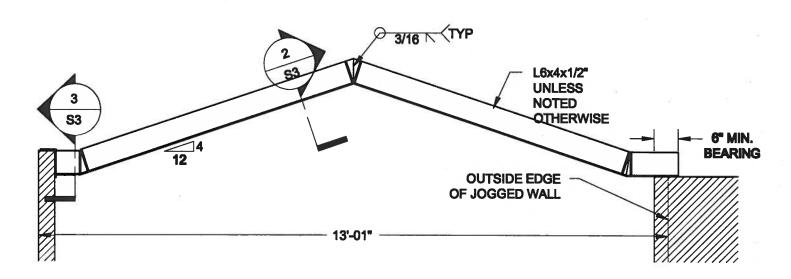


NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x66) BEAM MAX AND W14x48 (W360x72) BEAM MAX.

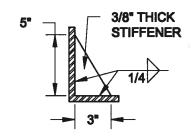
STEEL BEAM CONNECTION DETAIL

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

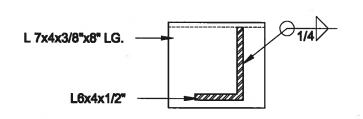
Engineer's Socit Project Scale: QUAILE ENGINEERING LTD. BAYAREN WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT AS NOTED ATES BRADFORD, ONTARIO Dale: S. J. BOYD TYPICAL STRUCTURAL DETAILS FOR SMELES Newmarket, ON MAY-91-2010 L3Y 8J9 T: 905-853-8547 Project No.: Drawing No.: DIGWIS Checked: E: qualle.eng@rogers.com 16-102 82 MAY 30, 2016



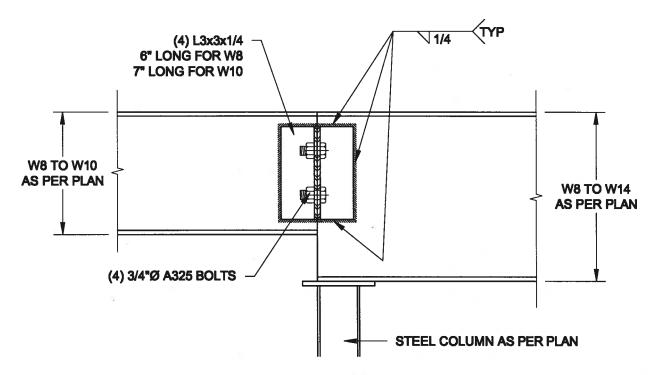
STEEL LINTEL AT GABLE SCALE: 1/2" = 1'-0"



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



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



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

Scale: AS NOTED

Dale: MAY-91-2018

QUAILE ENGINEERING LTD.



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

Engineer's Soci: S. J. BOYD MAY 30, 2016

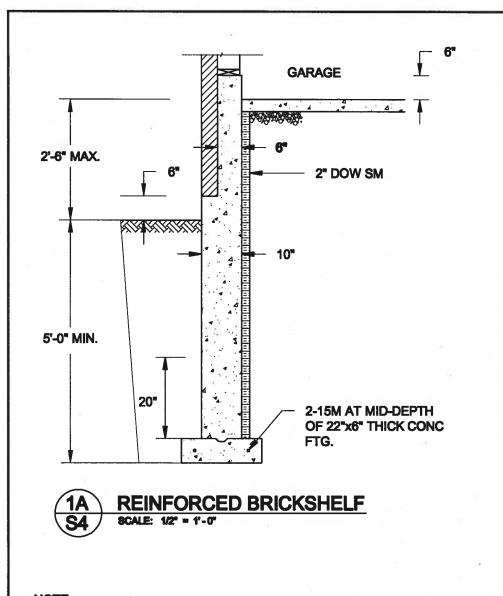
BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO

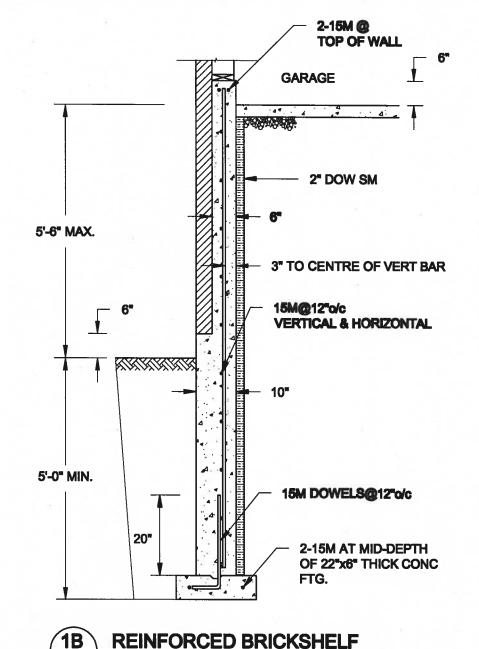
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

Drawing No.: 16-102 83

IC-1881 AND THE EXPOSED WINDOWS OF EAST VALLEY GROUPS AND EAST AND AND

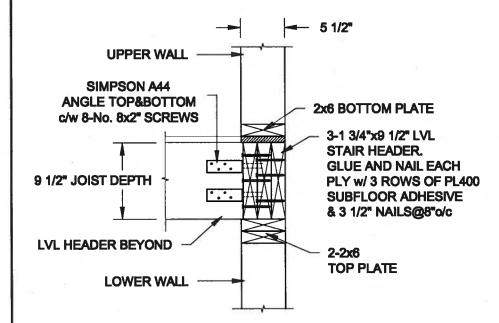




NOTE:

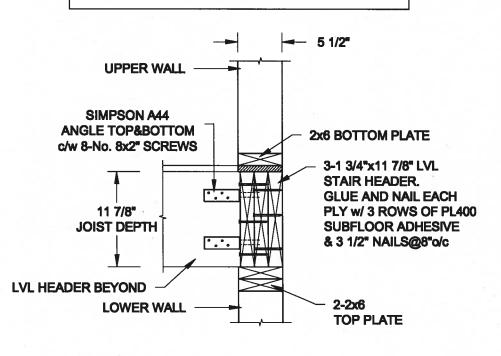
- 1. CONFORM TO ONTARIO BUILDING CODE, 2012.
- 2. CONCRETE TO HAVE 28-DAY COMPRESSIVE STRENGTH OF 20 MPa.
- 3. REINFORCING BARS TO BE GRADE 400 DEFORMED STEEL.
- 4. PROVIDE 3" COVER TO SOIL MINIMUM.





FOR 11 7/8" JOIST DEPTH

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



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

Scale: AS NOTED

ale:

MAY-91-2019 Drown: Checked 8C 8JB QUAILE ENGINEERING LTD.



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



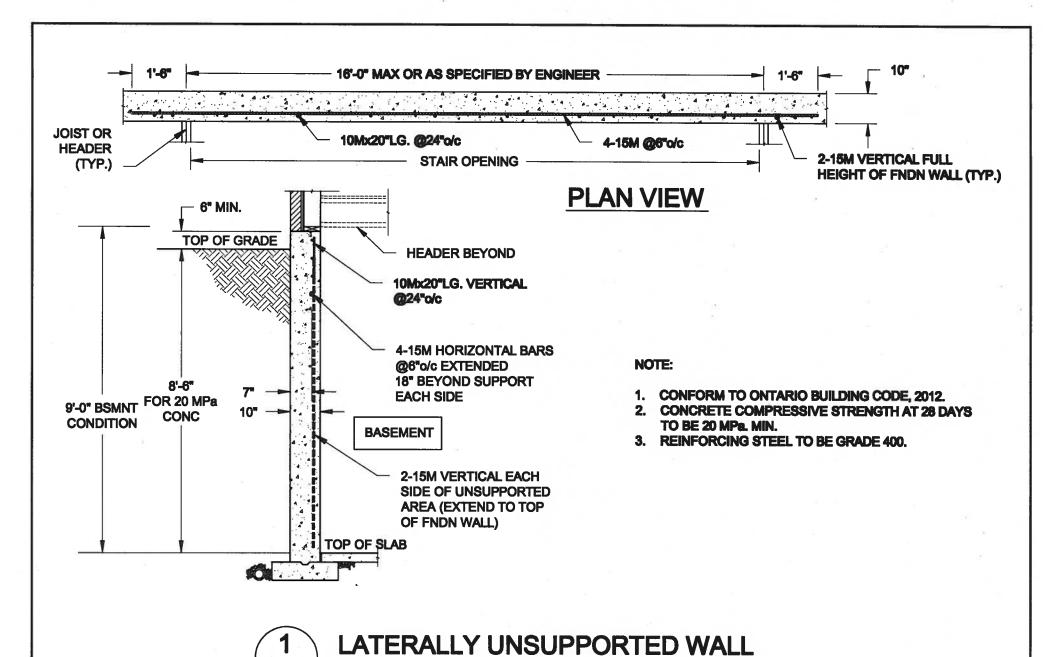
Project

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADPORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.: Drawing

16-102 Drawing No.: 84



Scale: AS NOTED Date:

MAY-91-2016 Checked Drawns

QUAILE ENGINEERING LTD.

S5

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



Engineer's Sock Williams. S. J. BOYD MAY 30, 2016

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

TYPICAL STRUCTURAL DETAILS FOR SMOLES

Project No.: Drawing No.:

16-102

85