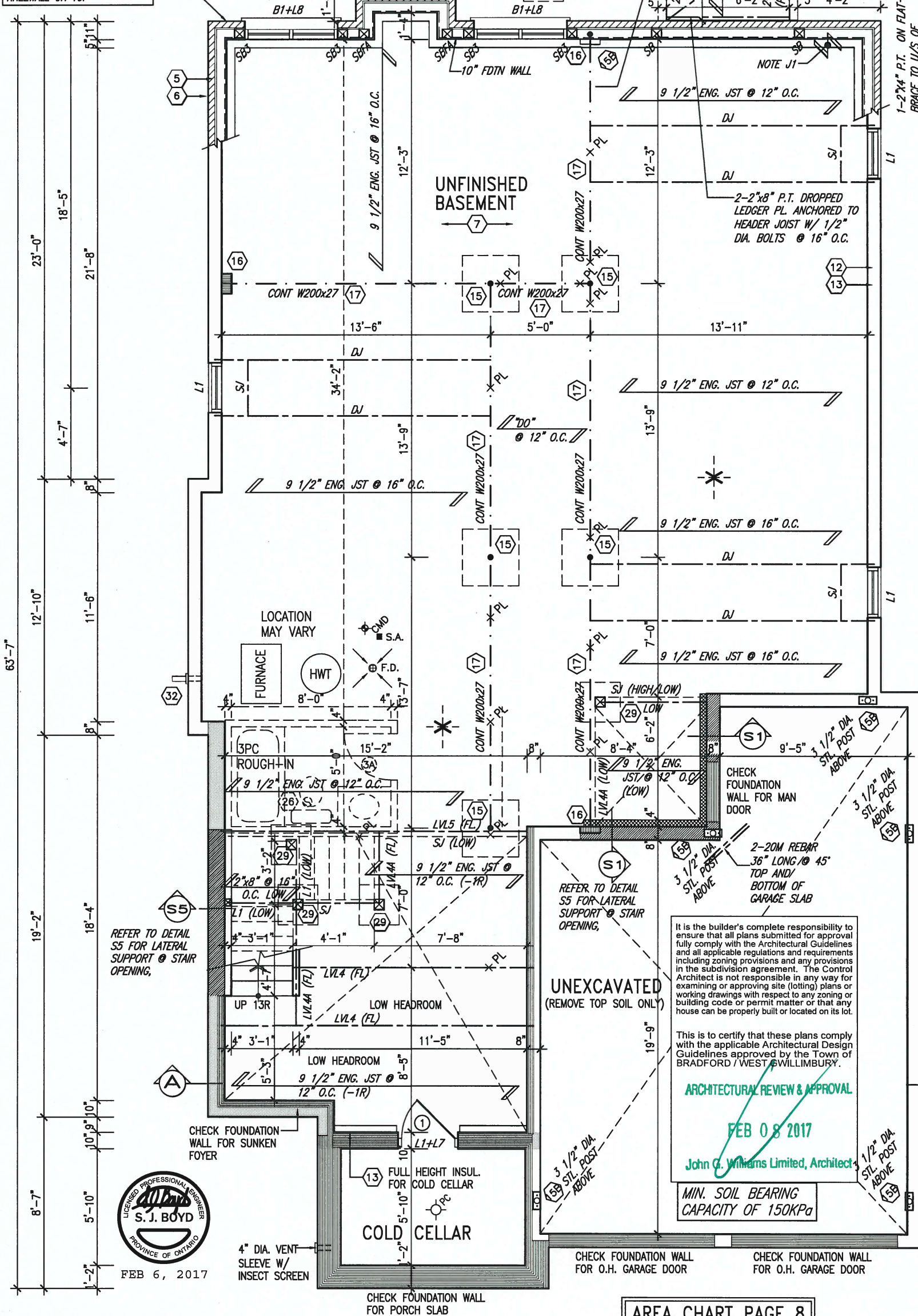


MAX BACKFILL HEIGHT: 4'-7"
FOR 10" FNDN. WALL W/
KNEEWALL ON TOP



6"x6" P.T. WOOD POST
C/W GALV. METAL CAP
AND METAL SHOE SET
INTO 12" DIA. SONO
TUBES TO EXTEND 6"
ABOVE GRADE AND 5'-0"
BELOW GRADE.

PROPERTY LINE

JOISTS C/W (2) NO.8x3"
DECK SCREWS

The diagram shows a rectangular area with a total width of 63' and a total height of 27'. The area is divided into several horizontal sections by lines. The dimensions of the sections and the offsets from the top and bottom edges are as follows:

- Top section: 5' - 1" (offset from top edge)
- Section 1: 32' - 4" (offset from top edge)
- Section 2: 22' - 0" (offset from top edge)
- Section 3: 33' - 8" (offset from top edge)
- Section 4: 5' - 0" (offset from top edge)
- Section 5: 26' - 5" (offset from top edge)
- Section 6: 27' - 10" (offset from top edge)
- Section 7: 2' - 1" (offset from top edge)
- Section 8: 8" (offset from top edge)
- Bottom section: 6' - 8" (offset from bottom edge)
- Bottom section: 63' - 7" (offset from bottom edge)

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

NOTE:
REFER TO STANDARD FLOOR PLANS
FOR ADDITIONAL INFORMATION.

AREA CHART PAGE 8

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

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

BASEMENT PLAN 'C'

LOT 165

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	BCIN
5	REVISED AS PER ENG'S COMMENTS	FEB 02-17	RC	registration information	
4	REV. AS PER LOT 165	NOV. 21/16	JWM	V&J Design Inc.	42658
3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC		
2	ADDED UPGRADED REAR ELEVATIONS.	SEP. 30/14	GW	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	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB		
no.	description	date	by		

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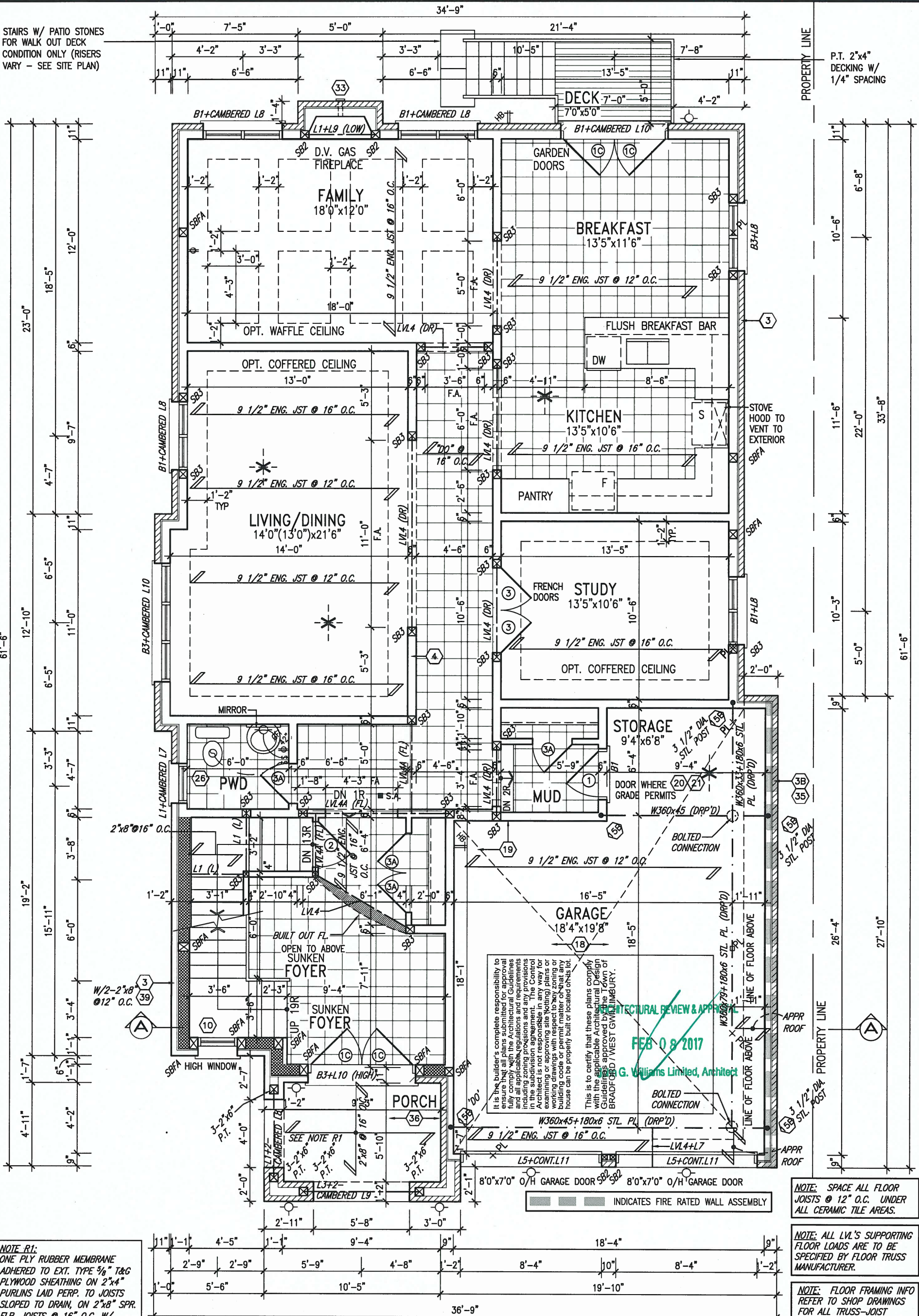
BAYVIEW WELLINGTON

S42-6
RIDEAU 6

project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045
date SEPTEMBER 2014		drawing no. 1
drawn by DARRYL BURTON		checked by -
scale 3/16" = 1'-0"		file name 13045-S42-6C-LOT 165
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6C-LOT 165.dwg - Wed - Feb 1 2017 - 10:47 AM		

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STAIRS W/ PATIO STONES
FOR WALK OUT DECK
CONDITION ONLY (RISERS
VARY - SEE SITE PLAN)



NOTE R1:
ONE PLY RUBBER MEMBRANE
ADHERED TO EXT. TYPE 1/8" T&G
PLYWOOD SHEATHING ON 2"x4"
PURLINS LAID PERP. TO JOISTS
SLOPED TO DRAIN, ON 2"x8" SPR.
FLR. JOISTS @ 16" O.C. W/
PREFIN. ALUM. SOFFIT ON U/S

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

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

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

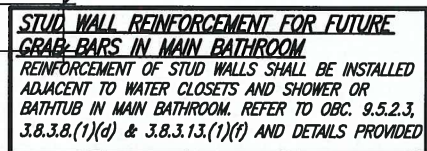
GROUND FLOOR PLAN 'C' LOT 165

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-Baptista	25591
6				name	
5	REVISED AS PER ENG'S COMMENTS	FEB 02-17	RC	registration information	BCIN
4	REV. AS PER LOT 165	NOV. 21/16	JWM	VA3 Design Inc.	42658
3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC		
2	ADDED UPGRADED REAR ELEVATIONS.	SEP. 30/14	GW	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	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB		
no.	description	date	by		

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BAYVIEW WELLINGTON
project name
GREEN VALLEY ESTATES
municipality
BRADFORD
project no.
13045
date
SEPTEMBER 2014
checked by
DARRYL BURTON
scale
3/16" = 1'-0"
file name
13045-S42-6C-LOT 165
drawing no.
2

S42-6
RIDEAU 6



BAYVIEW WELLINGTON		S42-6 RIDEAU 6
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045
date SEPTEMBER 2014		SECOND FLOOR PLAN 'C'
drawn by DARRYL BURTON	checked by -	scale 3/16" = 1'-0"
file name 13045-S42-6C-LOT 165		3
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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 Authority is not responsible for any delay or expense incurred by the applicant in obtaining 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 / WESSEX/MLIMBURY.

ARCHITECTURAL REVIEW & APPROVAL
FEB 08 2017
John G. Williams Limited, Architect

FRONT ELEVATION 'C'
SIDE UPGRADE LOT 165

LOT 165

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 BCIN
6.	.	.	.	signature
5.	REVISED AS PER ENG'S COMMENTS	FEB 02-17	RC	name
4.	REV. AS PER LOT 165	NOV. 21/16	JWM	registration information
3.	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC	VA3 Design Inc. 42658
2.	ADDED UPGRADED REAR ELEVATIONS.	SEP. 30/14	GW	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.	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB	
no.	description	date	by	

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BAYVIEW WELLINGTON
project name
GREEN VALLEY ESTATES
municipality
BRADFORD
date
SEPTEMBER 2014
drawn by
DARRYL BURTON
checked by
-
scale
3/16" = 1'-0"
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S42-6
RIDEAU 6

project no.
13045
drawing no.
4

FRONT ELEVATION 'C'

13045-S42-6C-LOT 165

1'-0"
1'-6"

1'-0"

1'-0"

1'-0"
1'-0"

1'-0"



FEB 6, 2017

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 Authority is not responsible in any way for the accuracy or completeness of the plans or drawings submitted for approval. The Control Authority is not responsible for any errors or omissions in the plans or drawings submitted for approval. The Control Authority is not responsible for any errors or omissions in the plans or drawings submitted for approval. The Control Authority is not responsible for any errors or omissions in the plans or drawings submitted for approval.

VALLEY FLASHING
ASPHALT SHINGLES
(TYPICAL)

2"x4" @ 8" O.C. ON
RADIUS W/ 3/8" EXT.
GRADE PLYWOOD SHEATHING
& ICE & WATER SHIELD
UNDER ROLLED ROOF TO
MATCH SHINGLES (TYP.)

EYEBROW ROOF

RAISED ROP PLATE

TOP OF PLATE

TOP OF WINDOW

6'-10"

20" DECORATIVE
MTL. RAILING

FIN SECOND FLOOR

8'-1"

TOP OF TRANSOM

1'-6"

10'-11"

DBL. PRECAST
CONC. BAND

7'-4"

FIN GROUND FLOOR

8'-5"

POURED CONC.
FOUNDATION WALLS AND
FOOTINGS (TYP.)

TOP OF SLAB

FIN. GRADE

FWL

VINYL CLAD STRUCT. STL.
BASEMENT WINDOW (TYPICAL)

30"x16"

48"x60"

FG

8"

24"x56"

FG

8"

72"x60"

FG

8"

24"x48"

FG

6"

10'-11"

10'

7'-6"

10'-11"

8'-1"

2'-0"

LEFT SIDE ELEVATION 'C'
SIDE UPGRADE LOT 165

NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

WALL AREA
LIMITING DISTANCE
OPENINGS ALLOWED
OPENINGS PROVIDED
1211.09 SQ. FT.
2.2 M (9%)
109.07 SQ. FT.
76.44 SQ. FT. (GLASS AREA ONLY)

LOT 165

9					
8					
7					
6					
5	REVISED AS PER ENG'S COMMENTS	FEB 02-17	RC		
4	REV. AS PER LOT 165	NOV. 21/16	JWM		
3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC		
2	ADDED UPGRADED REAR ELEVATIONS.	SEP. 30/14	CW		
1	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB		
no.	description	date	by		

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



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BAYVIEW WELLINGTON

project name GREEN VALLEY ESTATES municipality BRADFORD

date SEPTEMBER 2014 checked by DARRYL BURTON scale 3/16" = 1'-0"

file name 13045-S42-6C-LOT 165

S42-6
RIDEAU 6

project no. 13045

drawing no. 5



FEB 6, 2017

1'-0"

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 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.

ARCHITECTURAL REVIEW & APPROVAL

FEB 08 2017

John G. Williams Limited, Architect

S42-6
RIDEAU 6

project no.

13045

drawing no.

6

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD

date
SEPTEMBER 2014

RIGHT SIDE ELEVATION 'C'

drawn by
DARRYL BURTON

checked by
-

scale
3/16" = 1'-0"

file name
13045-S42-6C-LOT 165

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t 416.630.2255 f 416.630.4782
va3design.com

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

qualification information
Wellington Jno-Baptiste 25591

name registration information
VA3 Design Inc. 42658

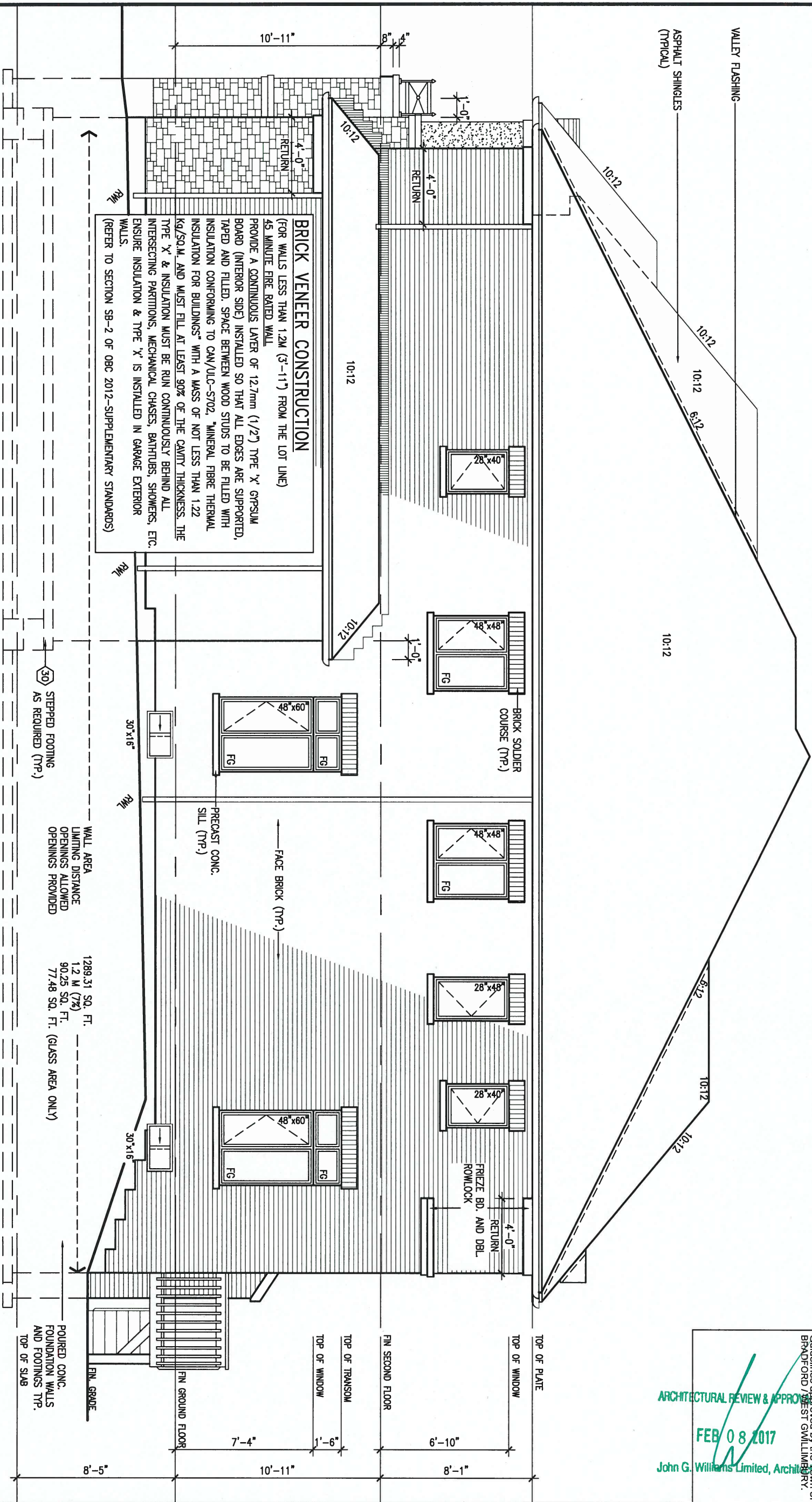
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

9.				
8.				
7.				
6.				
5.	REVISED AS PER ENG'S COMMENTS	FEB 02-17	RC	
4.	REV. AS PER LOT 165	NOV. 21/16	JWM	
3.	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC	
2.	ADDED UPGRADED REAR ELEVATIONS.	SEP. 30/14	CW	
1.	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB	
no.	description	date	by	

RIGHT SIDE ELEVATION 'C'

NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

LOT 165



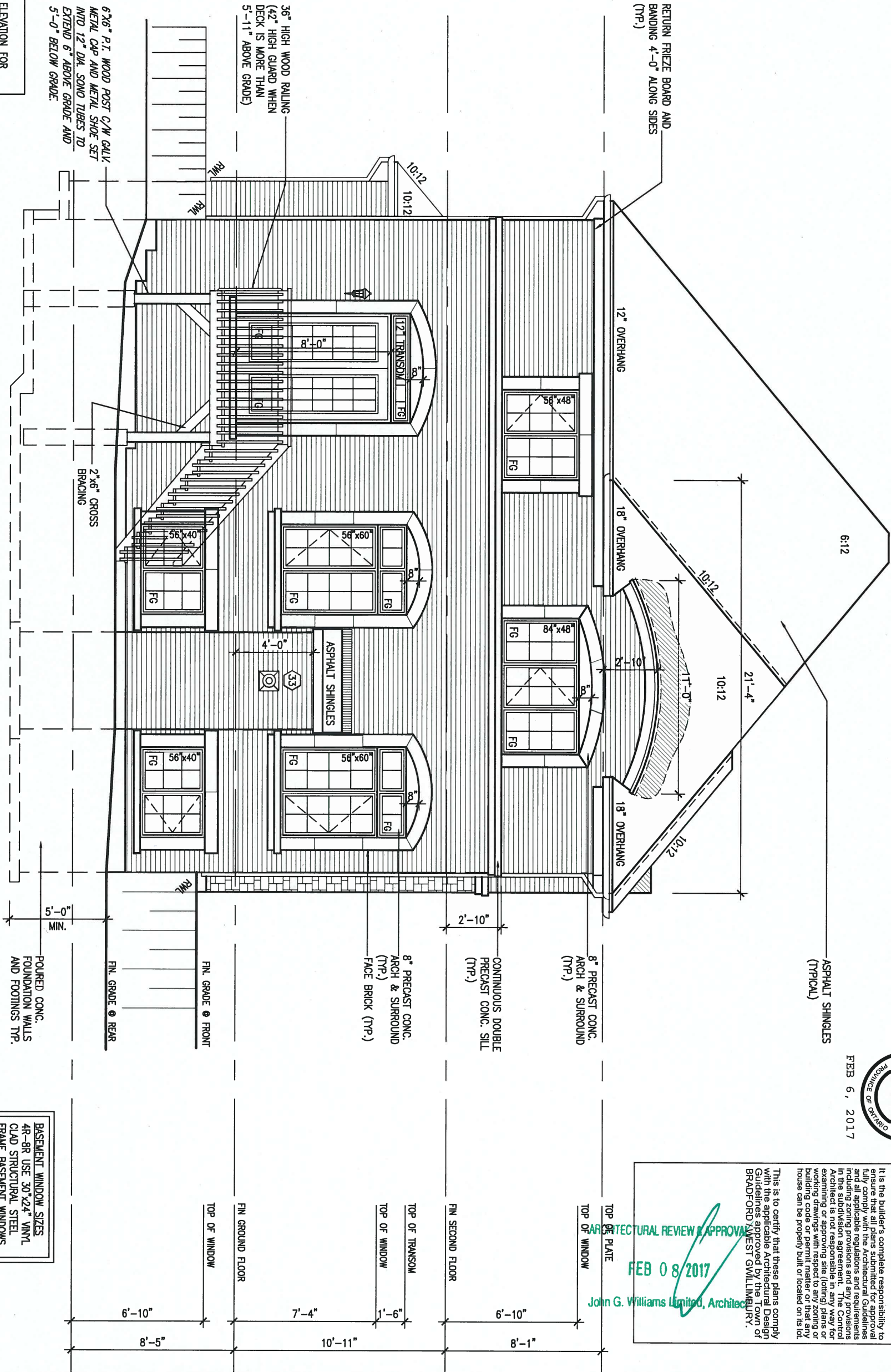
NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

6"x6" P.T. WOOD POST C/W GALV.
METAL CAP AND METAL SHOE SET
INTO 12" DIA. CONCRETE TUBES TO
EXTEND 6" ABOVE GRADE AND
5'-0" BELOW GRADE.

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

RETURN FRIEZE BOARD AND
BANDING 4'-0" ALONG SIDES
(TYP.)

UPGRADED REAR ELEVATION 'C'
W.O.D. CONDITION SIDE UPGRADE LOT 165



ASPHALT SHINGLES
(TYPICAL)

8" PRECAST CONC.
ARCH & SURROUND
(TYP.)

CONTINUOUS DOUBLE
PRECAST CONC. SILL
(TYP.)

8" PRECAST CONC.
ARCH & SURROUND
(TYP.)
FACE BRICK (TYP.)

FIN. GRADE @ FRONT

FIN. GRADE @ REAR

POURED CONC.
FOUNDATION WALLS
AND FOOTINGS TYP.

BASEMENT WINDOW SIZES
4R-8R USE 30"x24" VINYL
CLAD STRUCTURAL STEEL
FRAME BASEMENT WINDOWS



FEB 6, 2017

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 building drawings with respect to any zoning or building code requirements. The Control Architect's approval of these plans does not constitute a guarantee that the 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.

ARCHITECTURAL REVIEW & APPROVAL
FEB 08 2017
John G. Williams Limited, Architect

LOT 165

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			S42-6		
8. .			qualification information			GREEN VALLEY ESTATES			RIDEAU 6		
7. .			Wellington Jno-Baptiste			BRADFORD			project no.		
6. .			name			25591			13045		
5. REVISED AS PER ENG'S COMMENTS			FEB 02-17 RC			date			SEPTEMBER 2014		
4. REV. AS PER LOT 165			NOV. 21/16 JWM			drawn by			DARRYL BURTON		
3. REVISED AS PER ENG'S COMMENTS			APR 30-15 RC			checked by			3/16" = 1'-0"		
2. ADDED UPGRADED REAR ELEVATIONS.			SEP. 30/14 GW			scale			13045-S42-6C-LOT 165		
1. ISSUED FOR CLIENT REVIEW.			SEPT.15/14 DB			file name			7		
no. description			date by			RICHARD - H:\ARCHIVE\WORKING\2013\13045-S42-6C-LOT 165.dwg			- Wed - Feb 1 2017 - 10:47 AM		

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CONSTRUCTION NOTES (Unless otherwise noted)

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

1. ROOF CONSTRUCTION

NO.210 (10.25kg/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") (R2B)

SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 28mm (1 1/8") EXTERIOR STRUCTURAL INSULATED SHEATHING RSI 0.7 (R4) BY "BP" OR EQUAL, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 4.23 (R24) INSUL. AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

2B. FRAME WALL CONSTRUCTION (2"x4")- GARAGE WALLS

SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm (9'-10")), WITH APPR. DIAGONAL WALL BRACING. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

2C. RESERVED

2D. STUCCO WALL CONSTRUCTION (2"x4")-GARAGE WALLS

STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXPANDED OR EXTRUDED RIGID POLYSTYRENE ON APPROVED AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x89 (2"x4") STUDS @ 400 (16") O.C.. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

2E. WALLS ADJACENT TO ATTIC SPACE - NO CLADDING

9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. MID-HEIGHT BLOCKING REQ'D, IF NO SHEATHING APPLIED. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION.

3. BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A)

90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., INSULATION & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3A. BRICK VENEER CONSTRUCTION (2"x6") (R2B)

90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 28mm (1 1/8") EXT. STRUCT. INSULATED SHEATHING RSI 0.7 (R4) BY "BP" OR EQUAL, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 4.23 (R24) INSUL. & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3B. BRICK VENEER CONSTRUCTION (2"x4")- GARAGE WALLS

90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm 9'-10") WITH APPR. DIAGONAL WALL BRACING. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

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

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

4. INTERIOR STUD PARTITIONS

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

5. FOUNDATION WALL/FOOTINGS (9.15.3, 9.15.4, 9.13.2, 9.14.2.1(2))

200mm (8") POURED CONC. FDTN. WALL 15MPa (2200psi) WITH BITUMENOUS DAMPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYED CONC. FIG. 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. 23MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 20MPa, (3000psi) CONC. WITH DAMPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12. ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED.

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")
= 210 (8'-1/4")
= 235 (9'-1/4")
= 25 (1")
= 1950 (6'-5")
= 900 (2'-11")
= 865 (2'-10") to 965 (3'-2")
= 860 (2'-10")

FOR CURVED STAIRS

MIN. RUN = 150 (6")
MIN. AVG. RUN = 200 (8")

HANDRAILS -OBC 9.8.7.-

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

INTERIOR GUARDS -OBC 9.8.8.-

INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH
EXTERIOR GUARDS - OBC 9.8.8.
900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (7'1"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (7'1").

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. DAMPROOFING WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. AIR BARRIER TO BE SEALED TO FDTN. WALL WITH CAULKING.

BEARING STUD PARTITION

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

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

89mm (3-1/2") DIA x 3.0mm (0.118) SINGLE WALL TUBE TYPE 2, ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kN (16,000lbs.) AT A MAX. EXTENSION OF 2318mm (7'-7 1/2") CONFORMING TO CAN/CSSB-7.2-9.4. AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 870x870x10 (34"x34"x1/4") 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 (SEE O.B.C. 9.15.3.3)

89mm (3-1/2") DIA x 4.78mm (1/88) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD COL. TO BASE PLATE.

BEAM POCKET OR 300x150 (12"x6") POURED CONC. NIB WALLS.

MIN. BEARING 90mm (3-1/2")

16x64 (1"x3") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

GARAGE SLAB

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

GARAGE CEILINGS/INTERIOR WALLS

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

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

EXTERIOR STEP

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

DRYER EXHAUST (OBC-6.2.3.7(1) & 6.2.4.11)

CAPPED DRYER EXHAUST VENTED TO EXTERIOR.
(USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)

INSULATED ATTIC ACCESS (OBC-9.10.9.2.1, & SB12-2.1.1.7)

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

FIREPLACE CHIMNEYS OBC 9.21.

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

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

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

STEEL BEARING PLATE FOR MASONRY WALLS

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

SOLID WOOD BEARING FOR WOOD STUD WALLS

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

BEARING WOOD POST (BASEMENT) (OBC 9.17.4.)

3-38x140 (3-2"x6") BUILT-UP POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT. 610x610x300 (24"x24"x12") CONC. FOOTING.

STEPPED FOOTINGS OBC 9.15.3.9.

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

SLAB ON GRADE

MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL. REINFORCED WITH 6x6-W2xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION UNDER SLAB.

DIRECT VENTING GAS FURNACE/ H.W.T. VENT

DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR. MIN. 300mm (12") ABOVE FIN. GRADE. FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

DIRECT VENTING GAS FIREPLACE VENT

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

SUBFLOOR JOIST STRAPPING AND BRIDGING

16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (* SEE OBC 9.30.6. *) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (* SEE OBC 9.30.2. *)

FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-1 OR A-2 STRAPPING SHALL BE 19x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (* SEE OBC 9.23.9.4. *)

EXPOSED BUILDING FACE OBC 9.10.15 & SB-2-2.3.5(2)

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

COLD CELLAR PORCH SLAB (OBC 9.39.1)

FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (5") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 200mm (7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB. MIN. 30mm (1 1/4") COVER. 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDTN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDTN. WALLS. PROVIDE (L7) LINTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.

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

CONVENTIONAL ROOF FRAMING (2.0Kpa. SNOW LOAD)

38x140 (2"x6") RAFTERS @ 400mm (16" O.C.) FOR MAX 11'-7" SPAN, 38x184 (2"x8") RIDGE BOARD. 38x89 (2"x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2"x4") @ 400mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 400 (16") O.C. FOR MAX. 4450mm (14'-7") SPAN.

RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 600mm (24") O.C. WITH A 38x89 (2"x4") CENTRE POST TO THE TRUSS BELOW, LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

GENERAL NOTES

WINDOWS: 1) MINIMUM BEDROOM WINDOW -OBC 9.9.10.1.-

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

2) WINDOW GUARDS -OBC 9.8.8.1(6).

A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 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 9.26.18.2. & 5.6.2.2(3) & MUNICIPAL STANDARDS.

3) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.

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

5) ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12-2.1.1.9.

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

LUMBER:

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

2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.

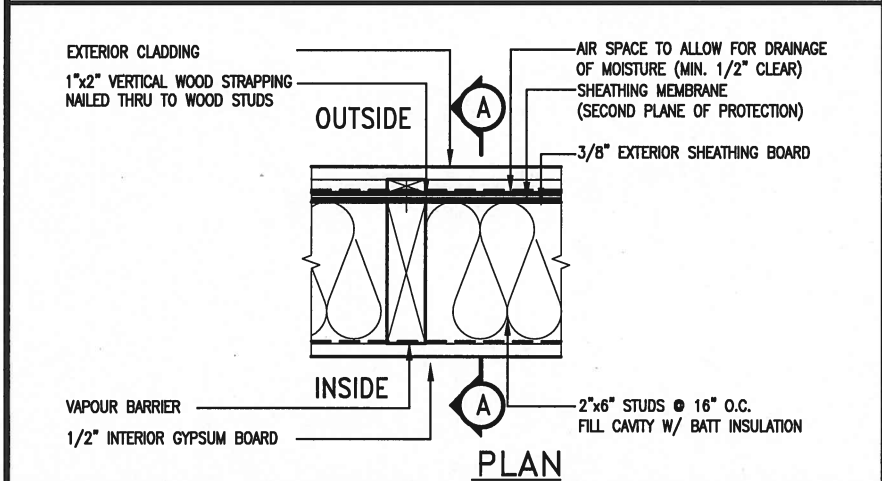
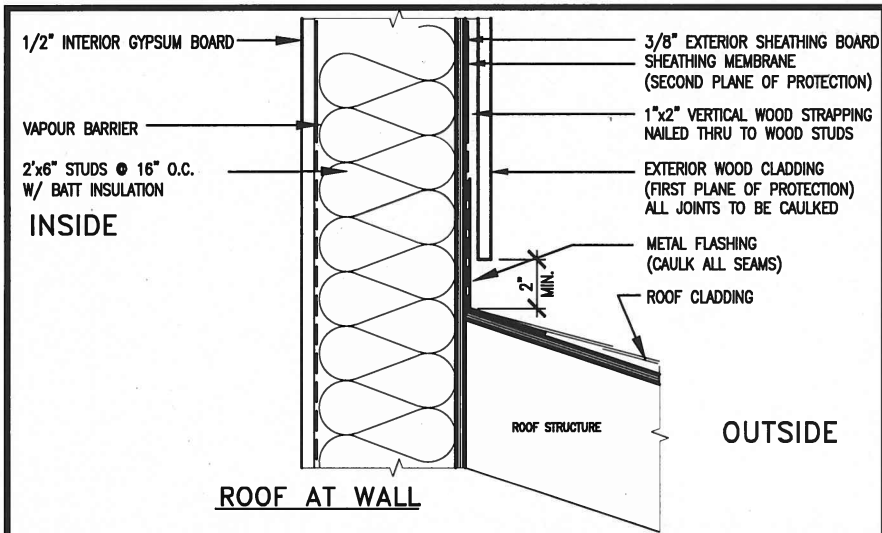
3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.

4) ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

5) LVL BEAMS SHALL BE 2.0E-2950Fb 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.

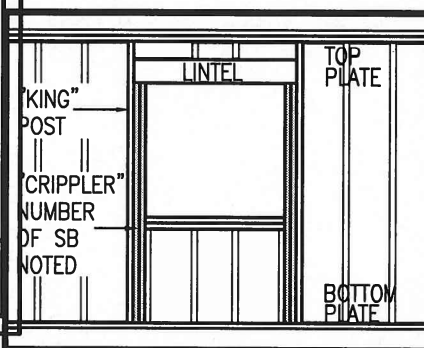
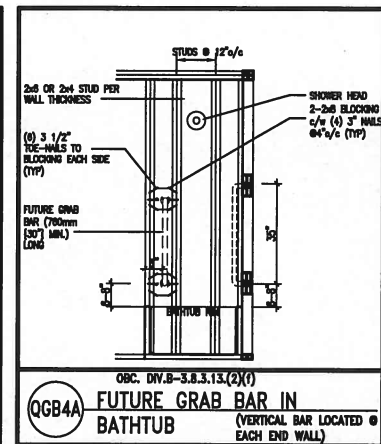
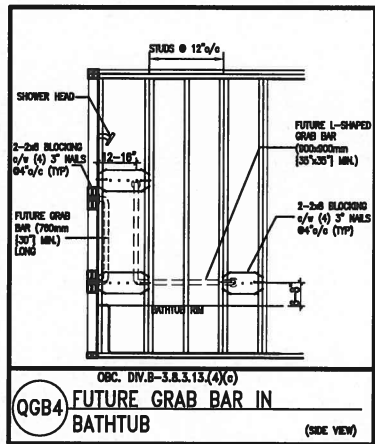
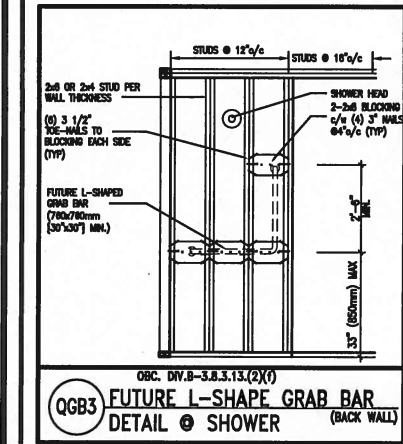
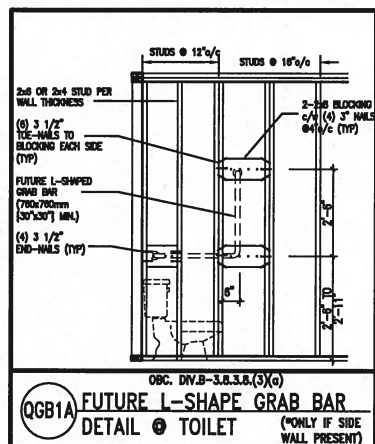
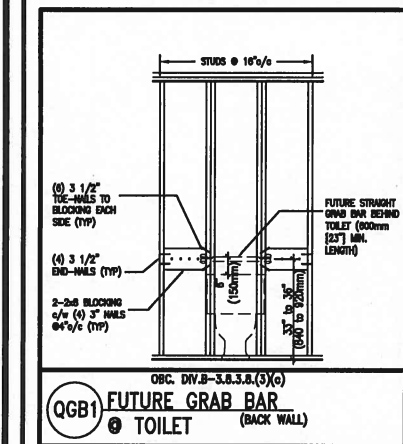
6) PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS.

7) JOIST HANGERS: PROVIDE METAL HANG



EXTERIOR WOOD CLADDING WALL ASSEMBLY

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



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

- 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 MINIMUM 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.

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"x6" @ 16" O.C. - 15'-0"
 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"x8" @ 16" O.C. - 20'-4"
 - 2"x8" @ 12" O.C. - 22'-4"
- NOTES:
- 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 9.2.3.10.1.(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 SIDING.

** STUD INFORMATION TAKEN FROM OBC TABLE A-30



FEB 6, 2017

9			
8			
7			
6			
5			
4			
3			
2	UPDATE TO CODE	APR 16-15	RC
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
no.	description	date	by

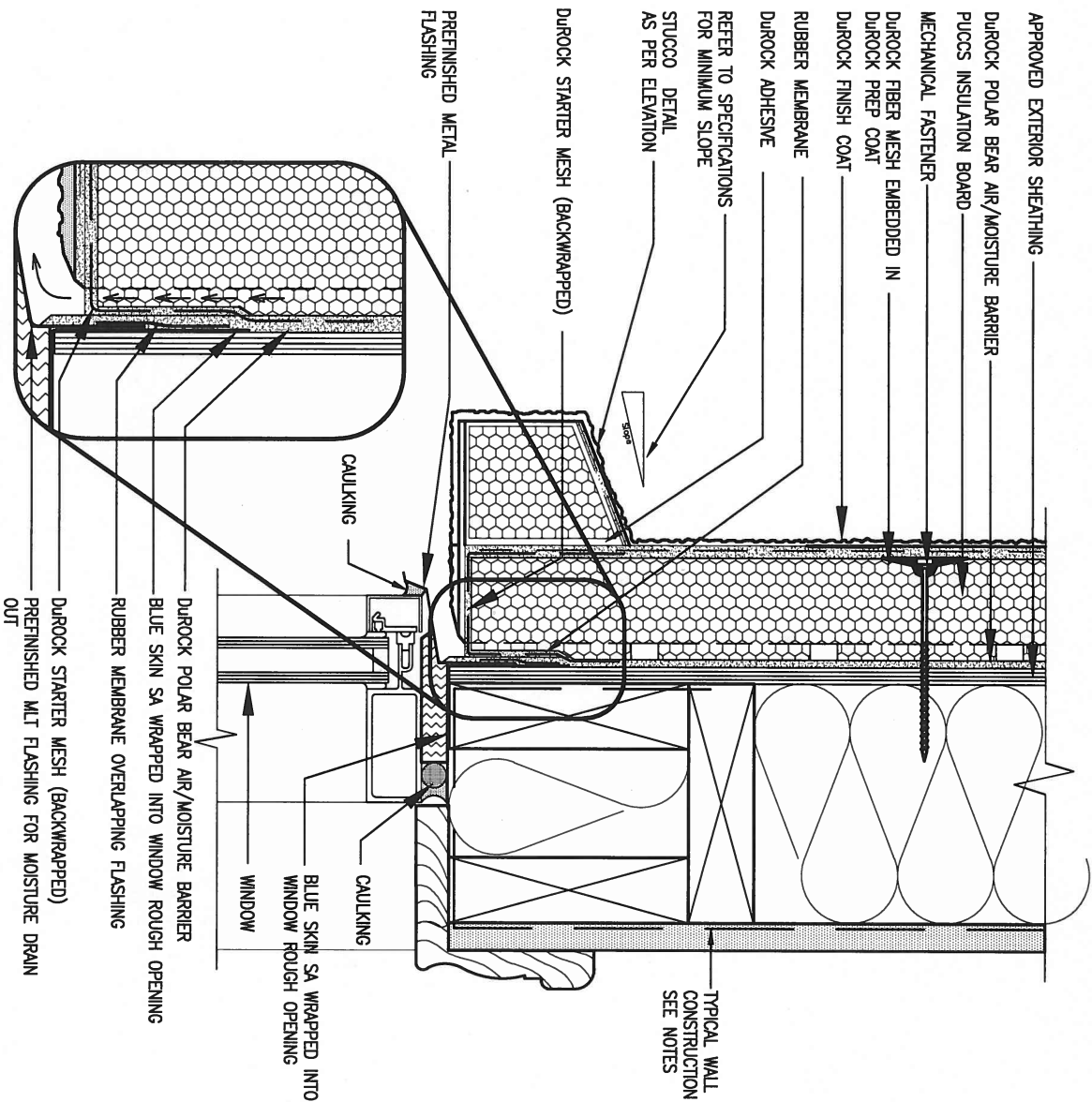
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

Wellington Jno-Baptiste
 name
 registration information
 VA3 Design Inc.
 25591
 BCIN
 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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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"	CONSTRUCTION NOTES
file name 13045-CONST-OBC 2015			drawing no. CN2
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Tue - Dec 20 2016 - 9:17 AM			

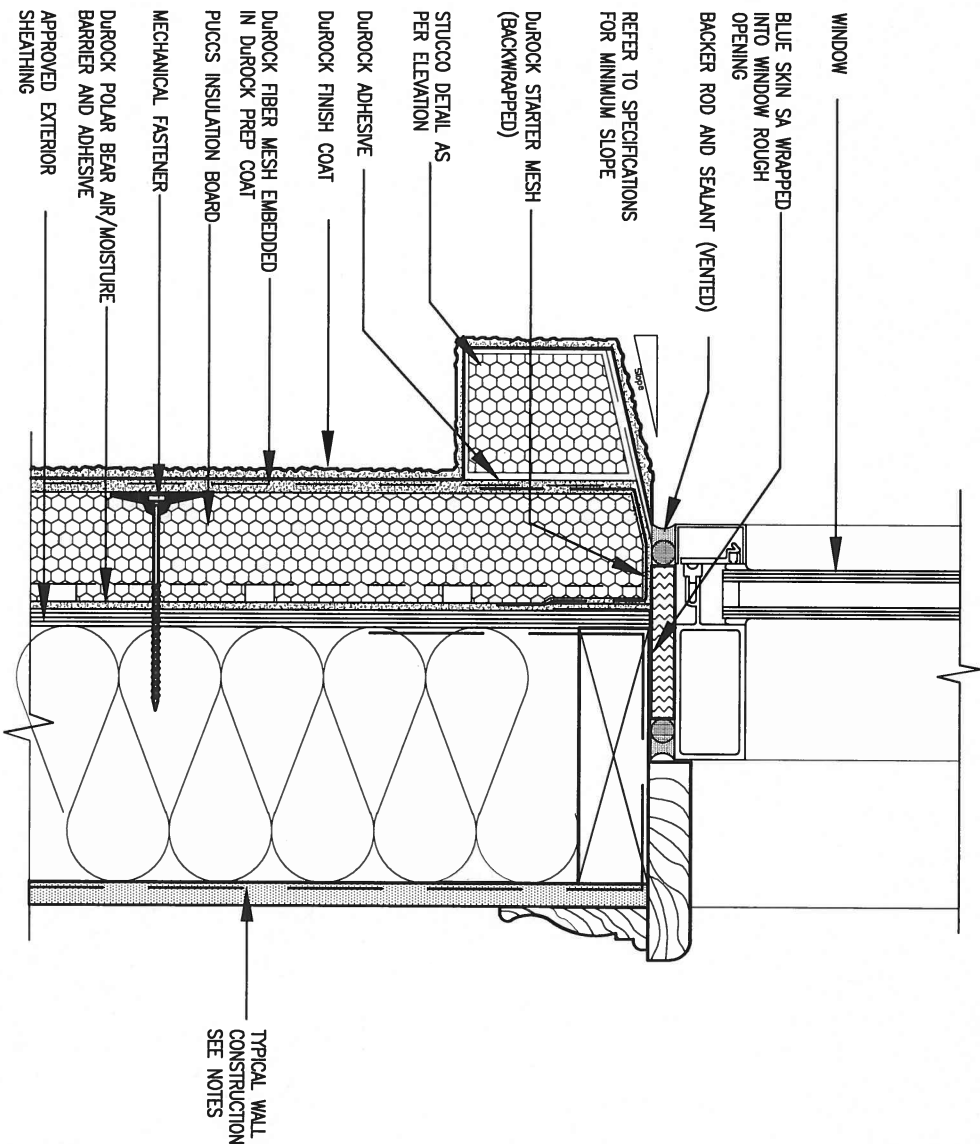


1 WINDOW HEADER

CN3

SCALE: 3"=1'-0"

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



2 WINDOW SILL

CN3

SCALE: 3"=1'-0"

9.			
8.			
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4.			
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2.	UPDATE TO CODE	APR 16-15	RC
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
no.	description	date	by

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.			
qualification information			
Wellington Jno-Baptiste 25591			
name			
registration information			
VA3 Design Inc. 42658			
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BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD

CONST NOTE

project no.
13045

date
APR 2014

drawn by
RC

checked by

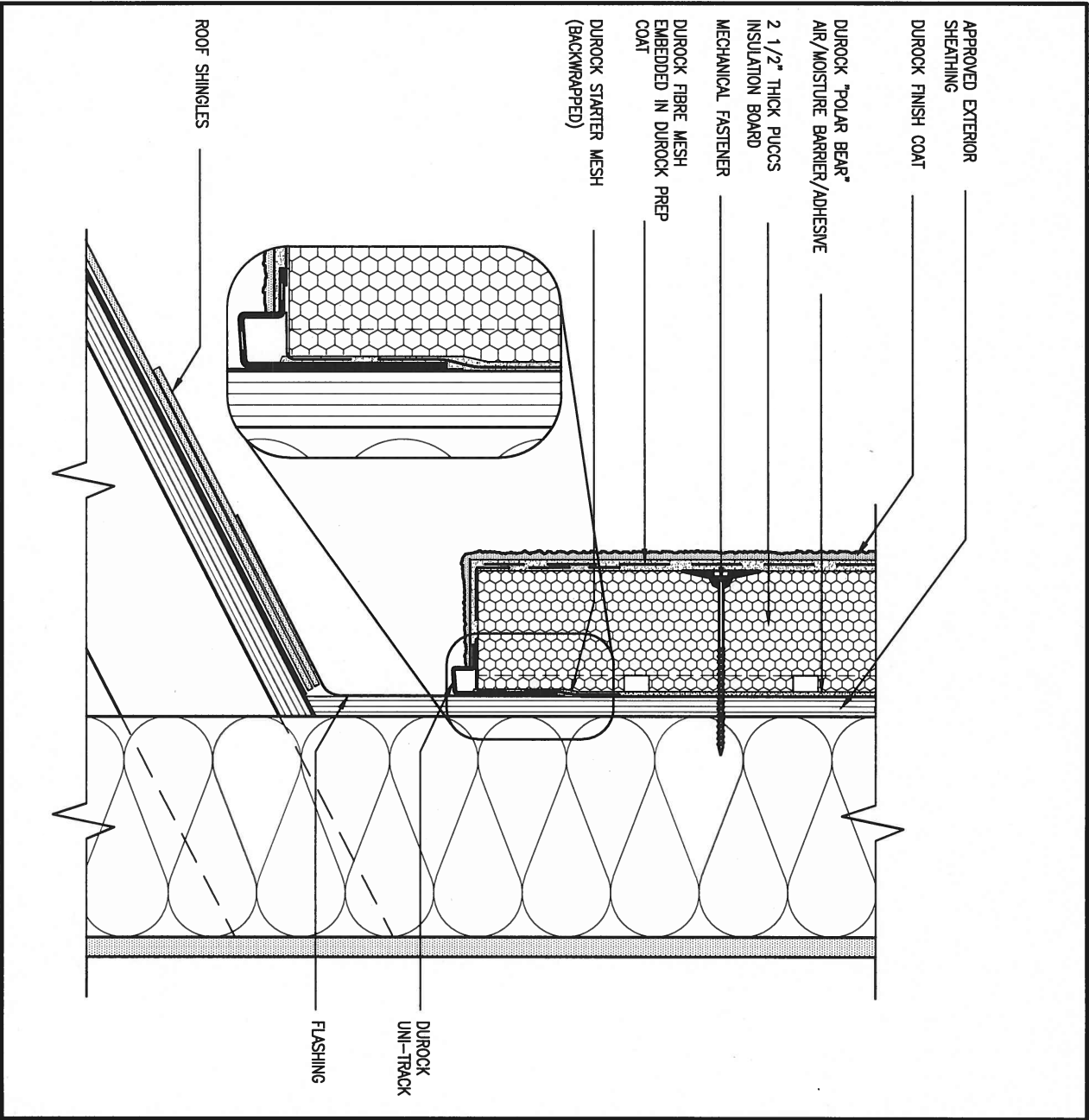
scale
3/16" = 1'-0"

CONSTRUCTION NOTES

file name
13045-CONST-0BC 2015

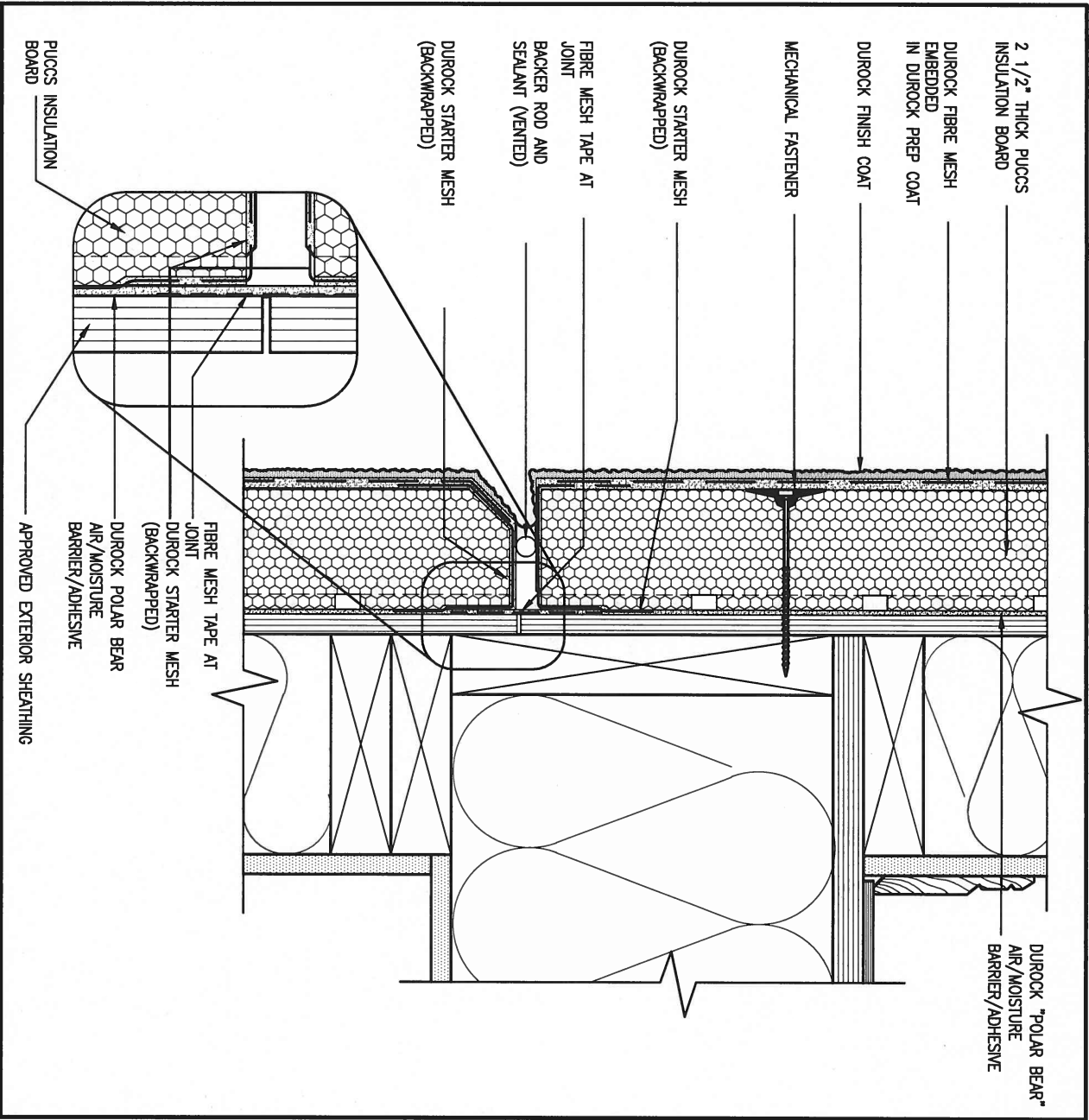
drawing no.

CN3



3 STUCCO TERMINATION @ ROOF
CN4 SCALE: 3"=1'-0"

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



4 HORIZONTAL EXPANSION JOINT
CN4 SCALE: 3"=1'-0"

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3	.	.	.
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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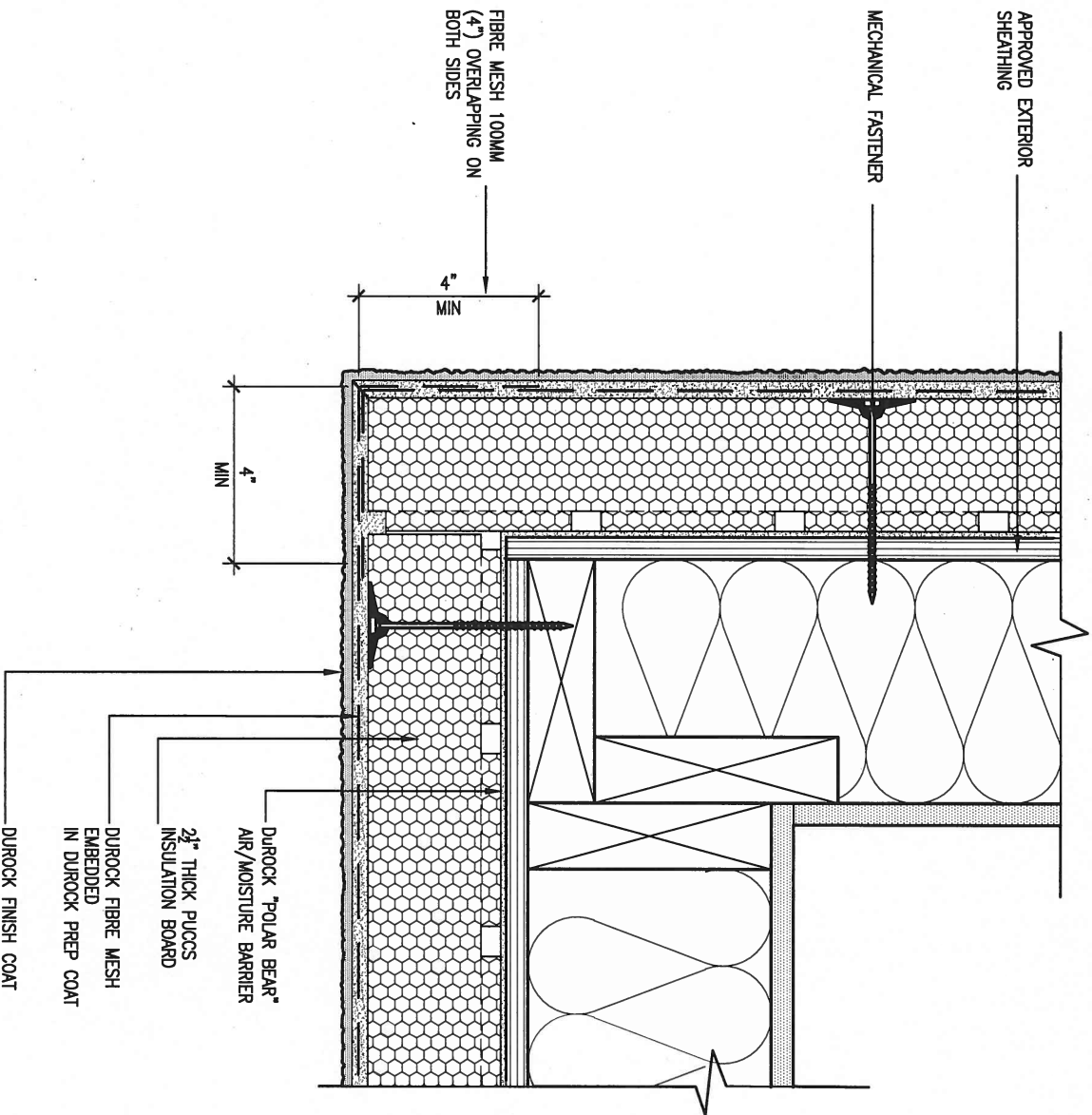
qualification information
Wellington Jno-Baptiste 25591
 name
 registration information
VA3 Design Inc. 42658

signature

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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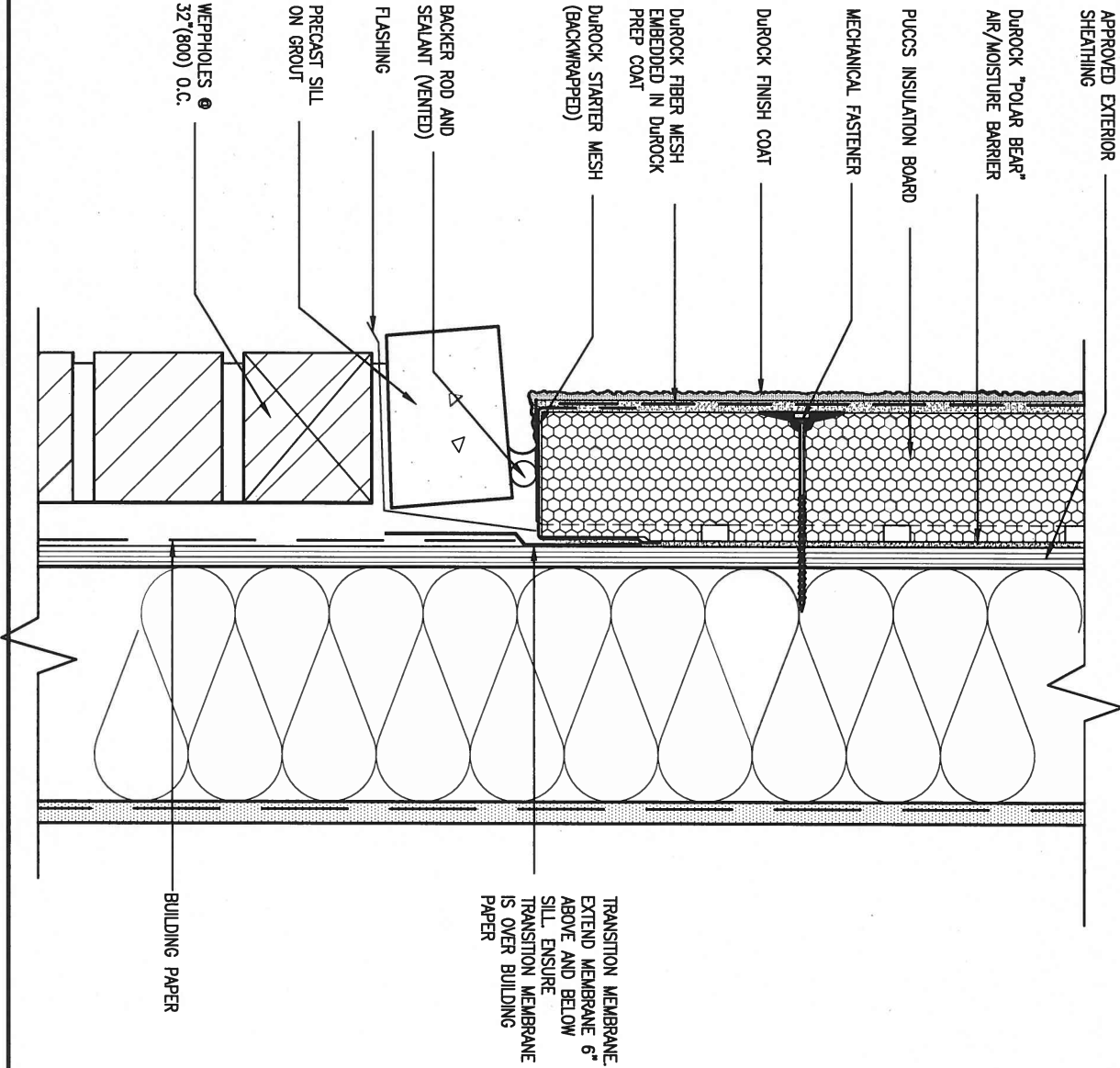
BAYVIEW WELLINGTON		CONST NOTE	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	drawing no. CN4
date APR 2014	CONSTRUCTION NOTES		
drawn by RC	checked by -	scale 3/16" = 1'-0"	file name 13045-CONST-OBC 2015
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5 CORNER DETAIL

CN5 SCALE: 3"=1'-0"

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



6 STUCCO / MASONRY PLINTH CONNECTION

CN5 SCALE: 3"=1'-0"

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

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qualification information			
Wellington Jno-Baptiste		25591	
name		BCIN	
registration information		42658	
VA3 Design Inc.			
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project name
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municipality
BRADFORD

CONST NOTE

project no.
13045

date
APR 2014

drawn by
RC

checked by
-

scale
3/16" = 1'-0"

CONSTRUCTION NOTES

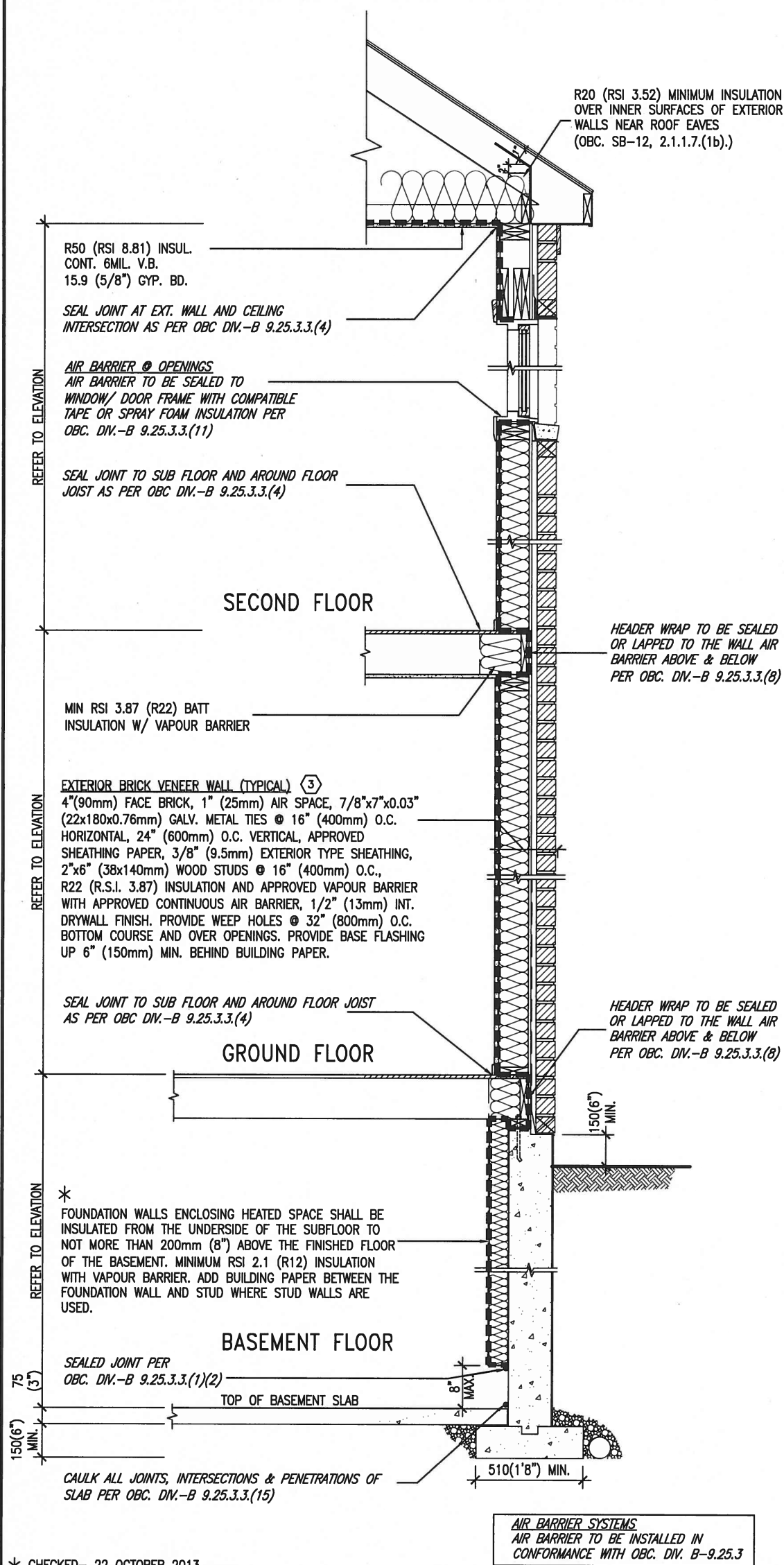
file name
13045-CONST-OBC 2015

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drawing no.

CN5

SB12-COMPLIANCE PACKAGE 'J'



* CHECKED- 22 OCTOBER 2013

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

SEMI & SINGLES ONLY

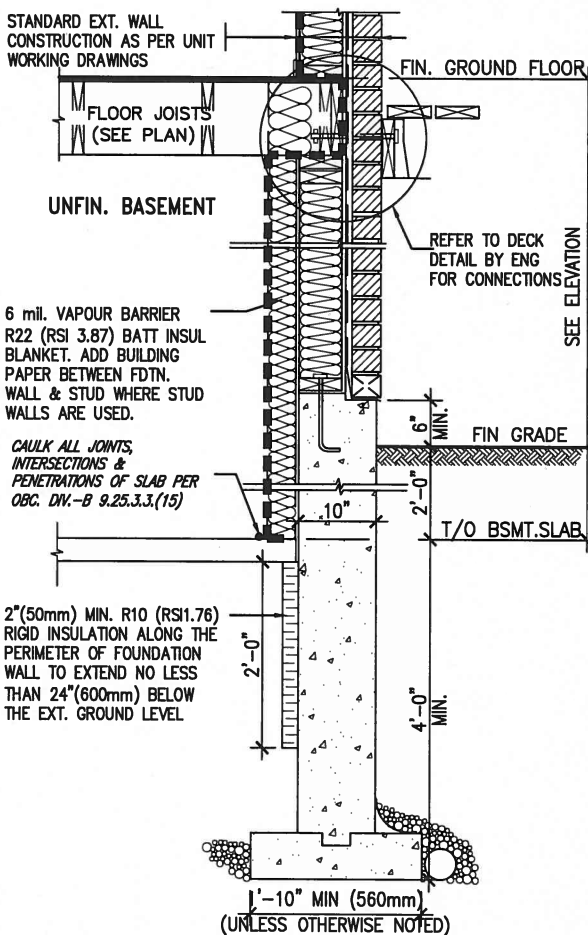
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

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		



FEB 6, 2017



* 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				VAS Design Inc. 42658
3				
2	UPDATE TO CODE	APR 16-15	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC	
no.	description	date	by	

VAS
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project name
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municipality
BRADFORD

project no.
13045

date
APR 2014

drawn by
RC

checked by
-

scale
3/16" = 1'-0"

CONSTRUCTION NOTES

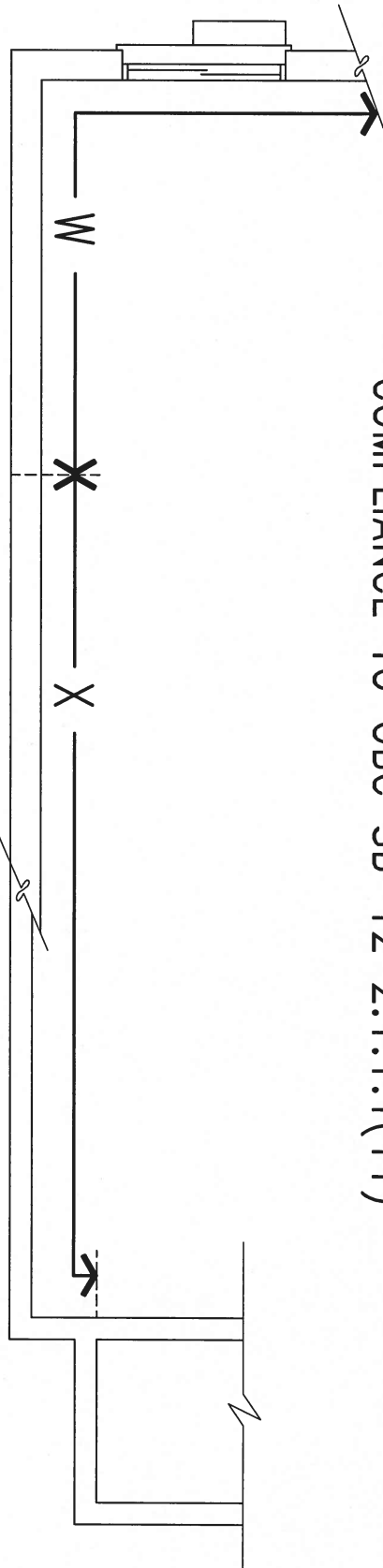
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drawing no.

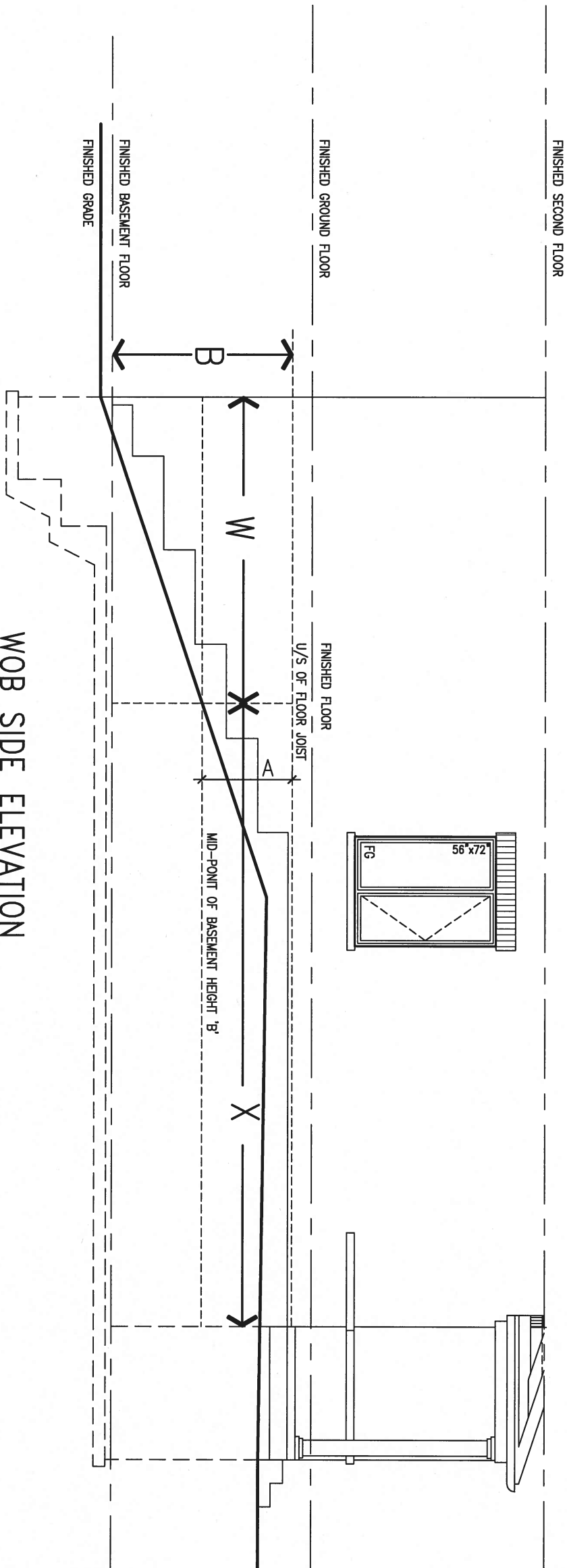
CN6

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COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN



WOB SIDE ELEVATION

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

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

9	.	.	.	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-Baptista 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.
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BAYVIEW WELLINGTON

project name GREEN VALLEY ESTATES municipality BRADFORD

date APR 2014	checked by	scale 3/16" = 1'-0"	file name 13045-CONST-OBC 2015
drawn by RC			
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CONST NOTE

project no. 13045

drawing no.

CN7



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CONST NOTE

project no.
13045

drawing no.

CN9

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD

CONSTRUCTION NOTES

date
APR 2014

checked by
RC

scale
3/16" = 1'-0"

file name
13045-CONST-0BC 2015

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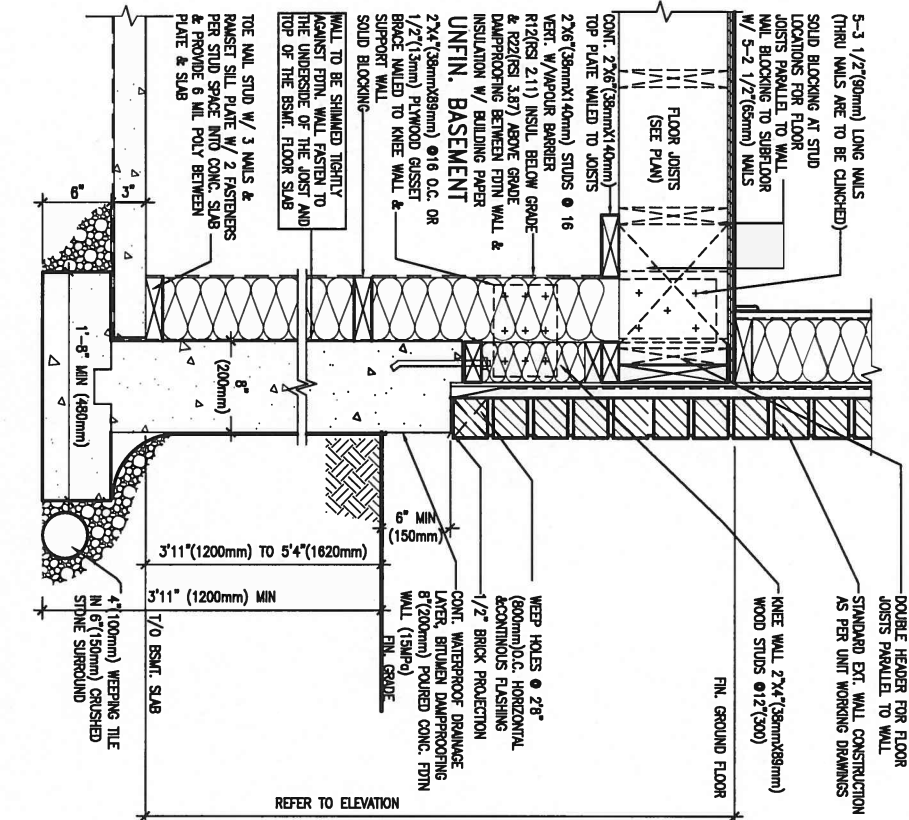
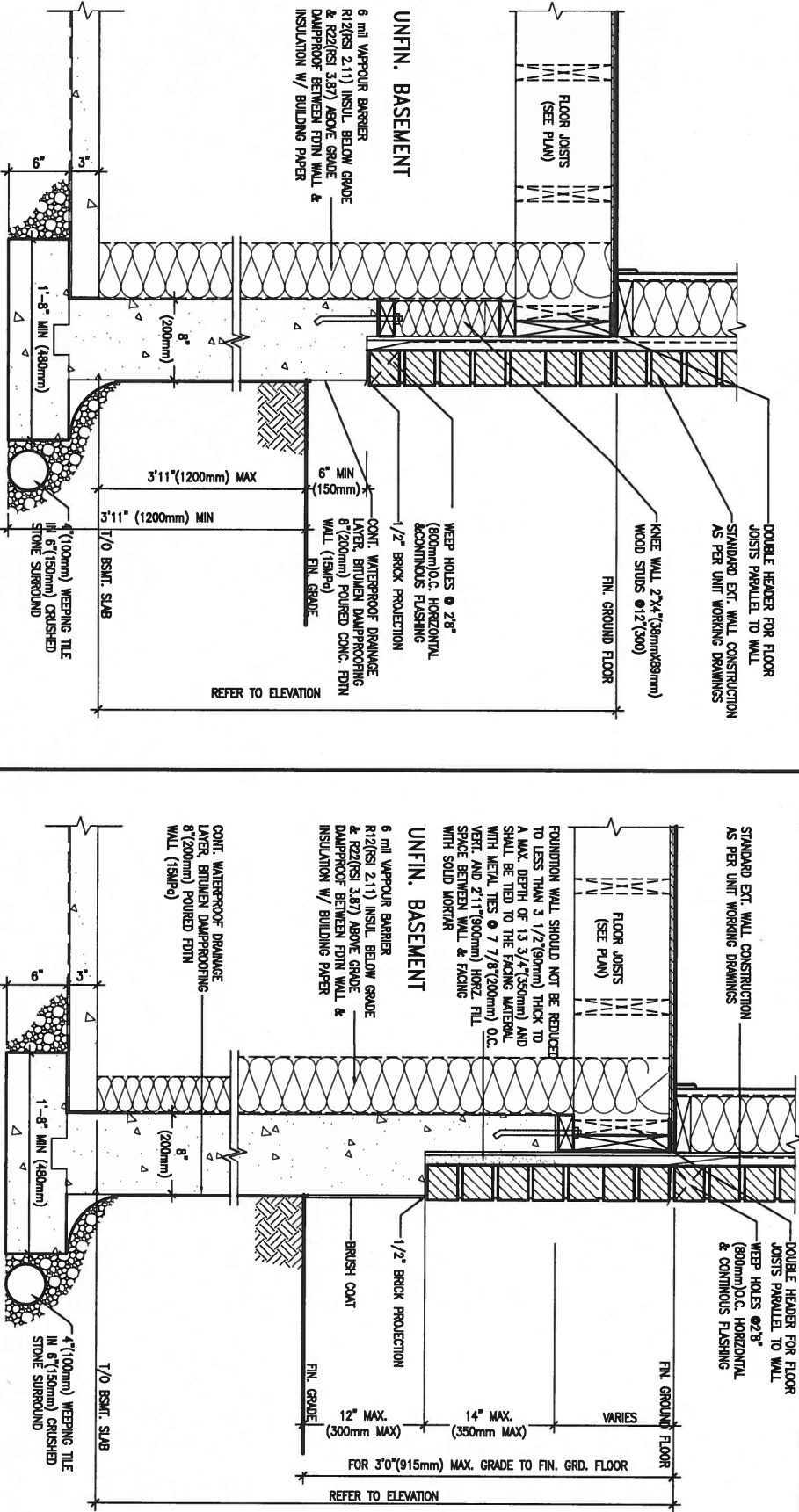


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qualification information
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name registration information
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WALK-OUT DECK WALL SECTION FOR GRADE TO BASEMENT SLAB 3'11"(1200mm) MAX. HEIGHT DIFFERENCE

EW3.07B

N.T.S.

WALK-OUT DECK WALL SECTION FOR GRADE TO FIN. FLOOR 3'0"(900mm) MAX. HEIGHT DIFFERENCE

EW3.06B

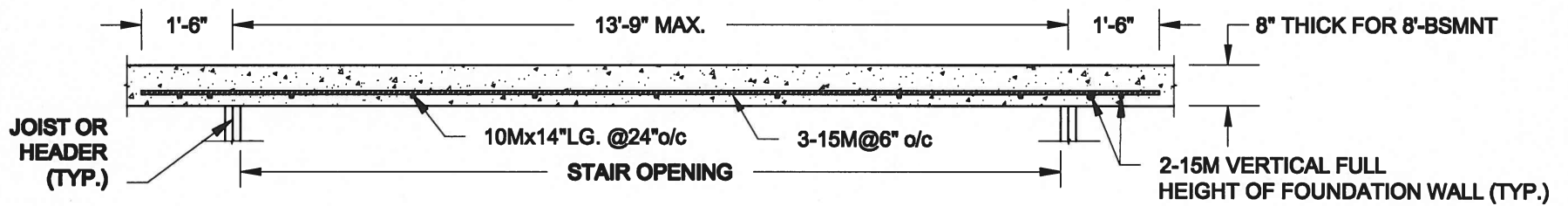
N.T.S.

WALK-OUT WALL SECTION FOR GRADE HEIGHTS BETWEEN 3'11"(1200mm) AND 5'4"(1620mm) BASEMENT SLAB TO GRADE

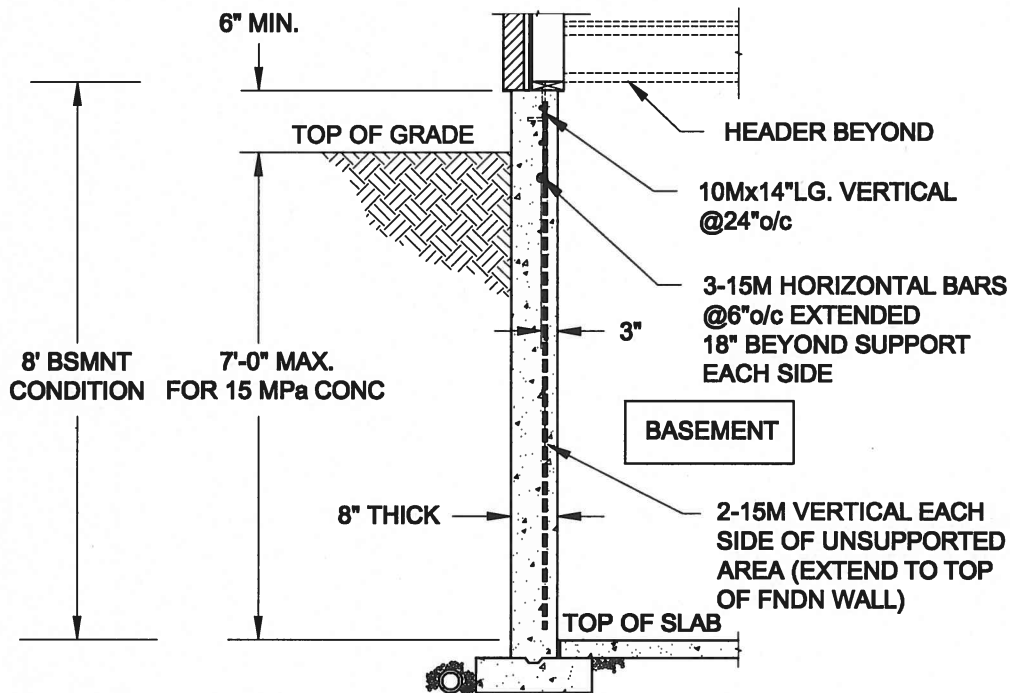
EW3.08B

N.T.S.

9.					
8.					
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2.	UPDATE TO CODE	APR 16-15	RC		
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC		
no.	description	date	by		



PLAN VIEW



NOTES:

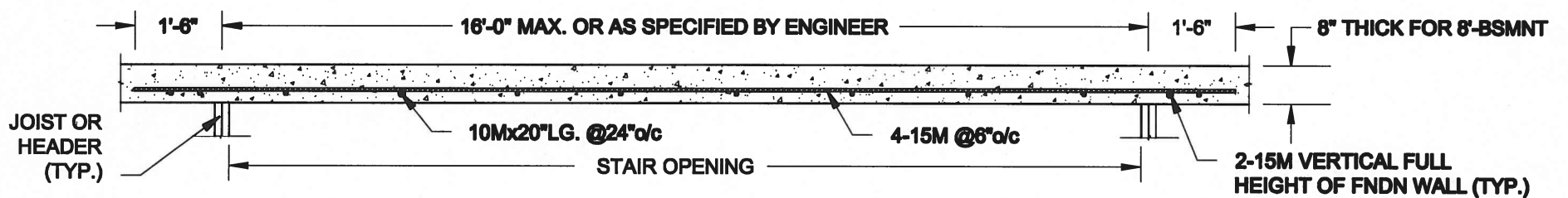
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. FOR 8'-BSMNT WHERE BACKFILL HEIGHT = 7'-0" MAX., CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN., OTHERWISE PROVIDE 20 MPa. 28-DAY COMPRESSIVE STRENGTH CONCRETE.
3. REINFORCING STEEL TO BE GRADE 400.

FTG. SIZE AS PER PLAN

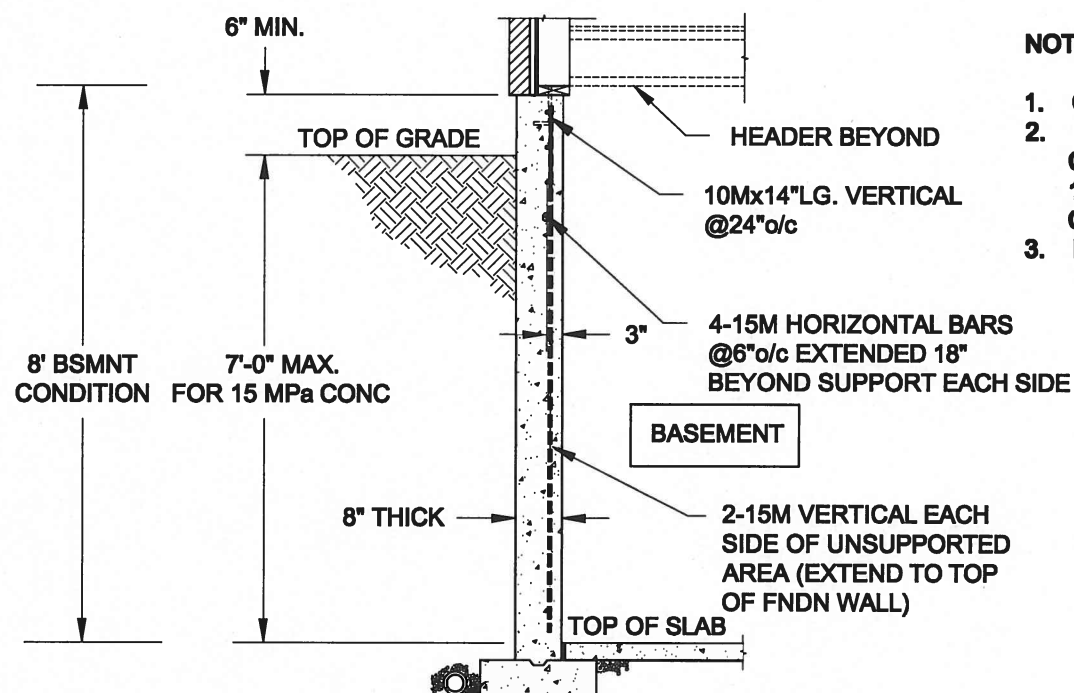
1A
S1

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
S1

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: quaile.eng@rogers.com

Engineer's Seal:



MAY 30, 2016

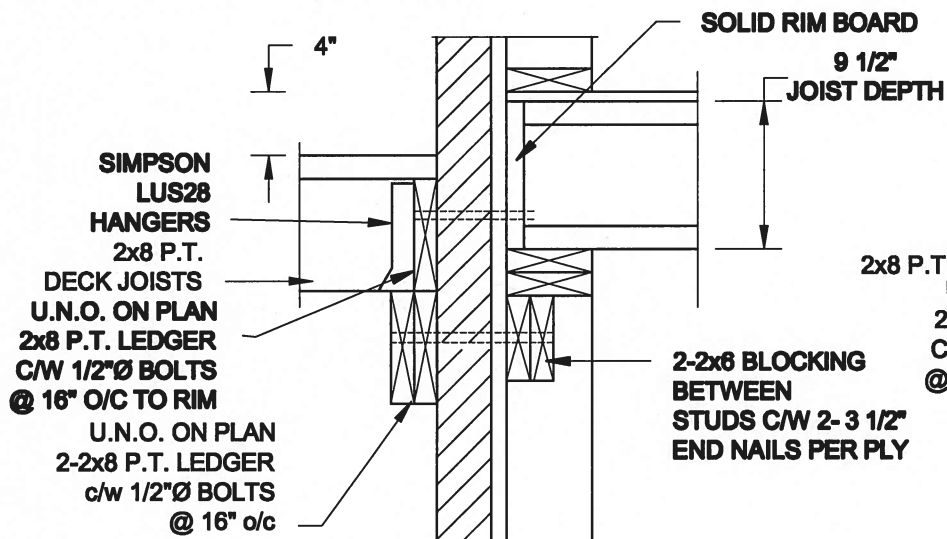
Project:
BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

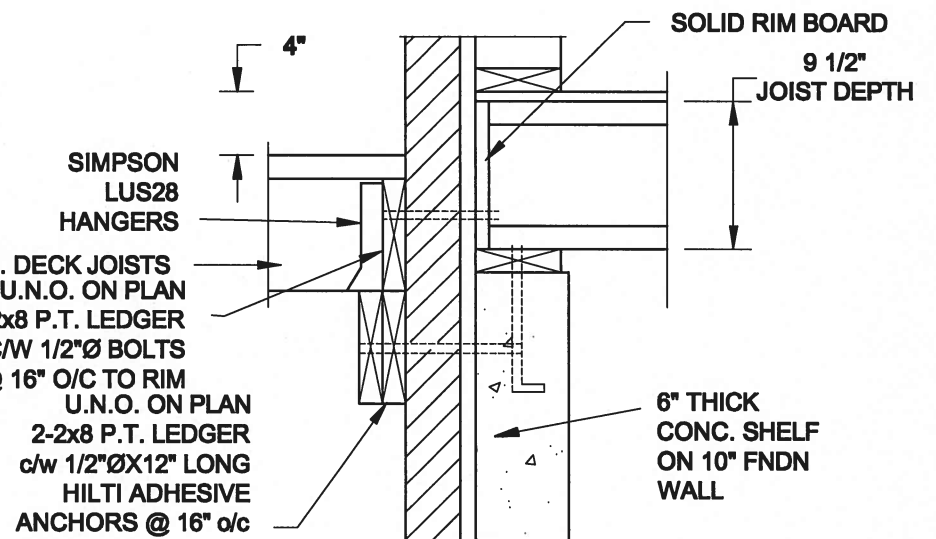
Project No.:
16-102

Drawing No.:
S1

FOR 9 1/2" JOIST DEPTH



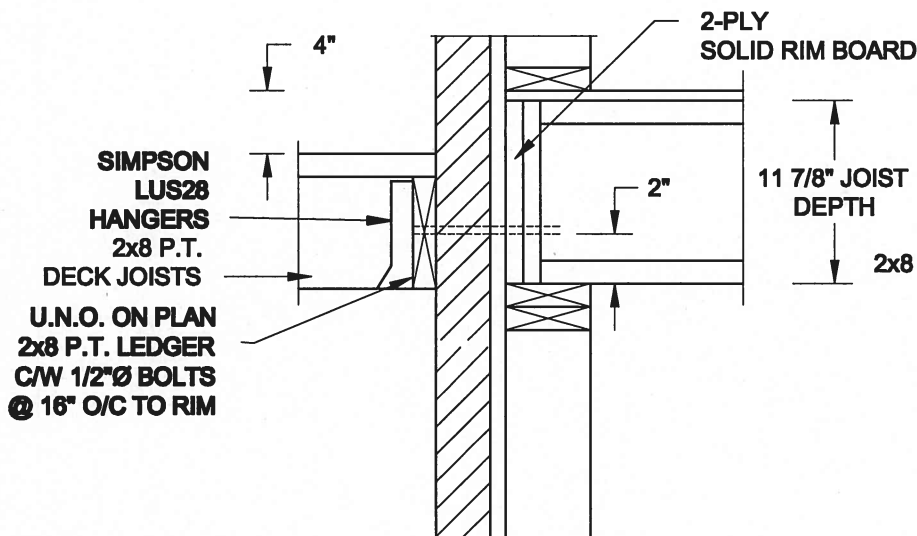
1A DECK FASTENING DETAIL
SCALE: 1" = 1'-0"



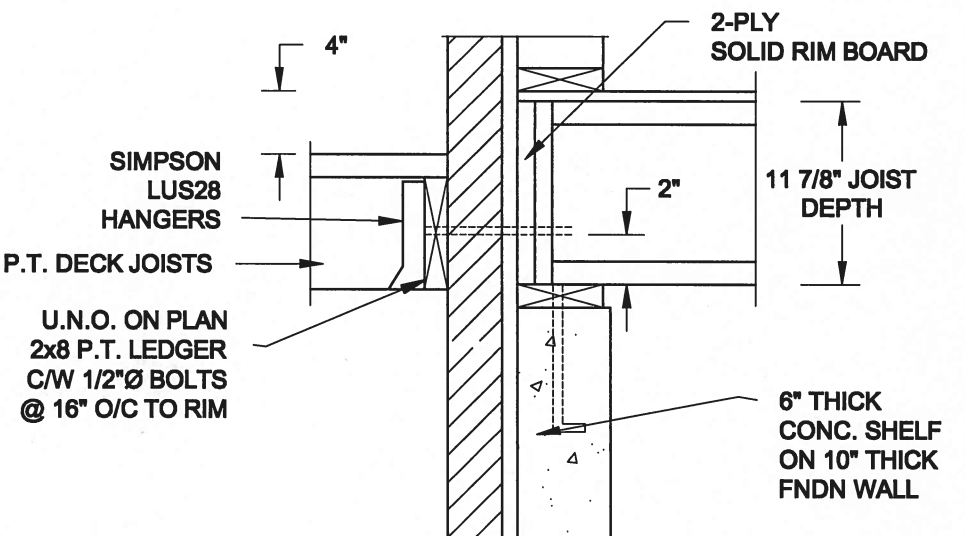
1B DECK FASTENING DETAIL
SCALE: 1" = 1'-0"

- 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

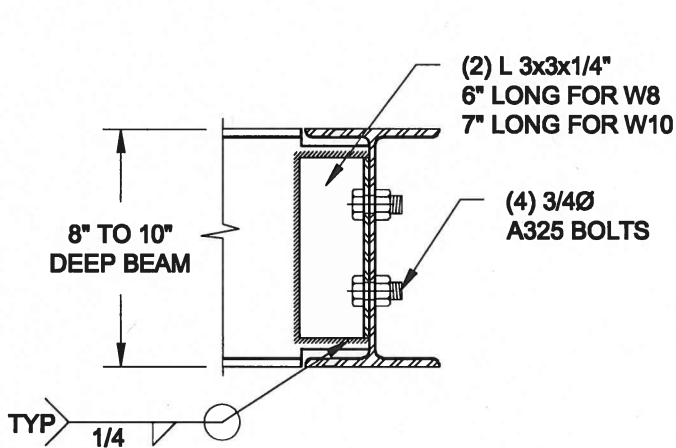


2A DECK FASTENING DETAIL
SCALE: 1" = 1'-0"

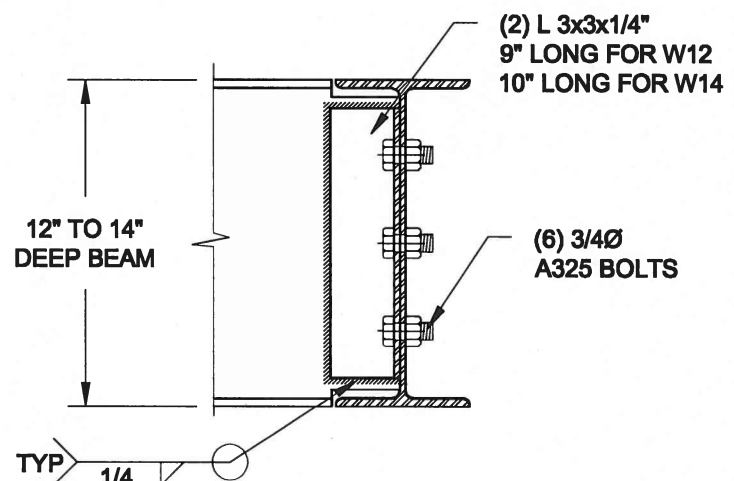


2B DECK FASTENING DETAIL
SCALE: 1" = 1'-0"

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

Scale:
AS NOTED

Date:
MAY-31-2016

Drawn:
SC

Checked:
SJB

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Newmarket, ON
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Engineer's Seal



MAY 30, 2016

Project:

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BRADFORD, ONTARIO

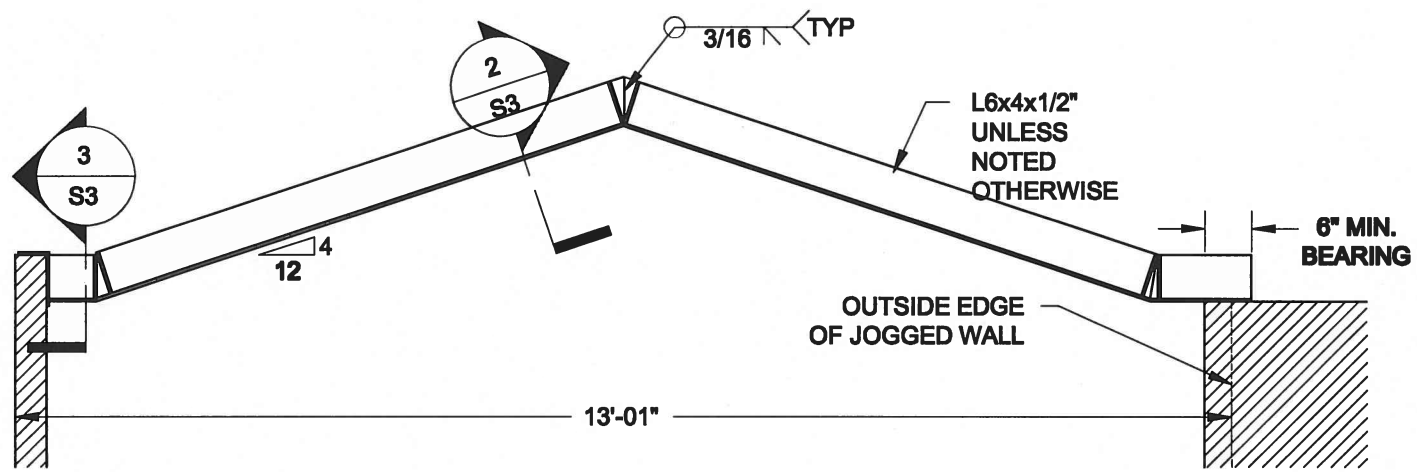
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

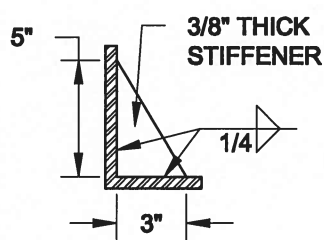
16-102

Drawing No.:

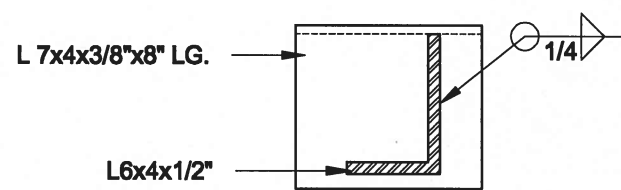
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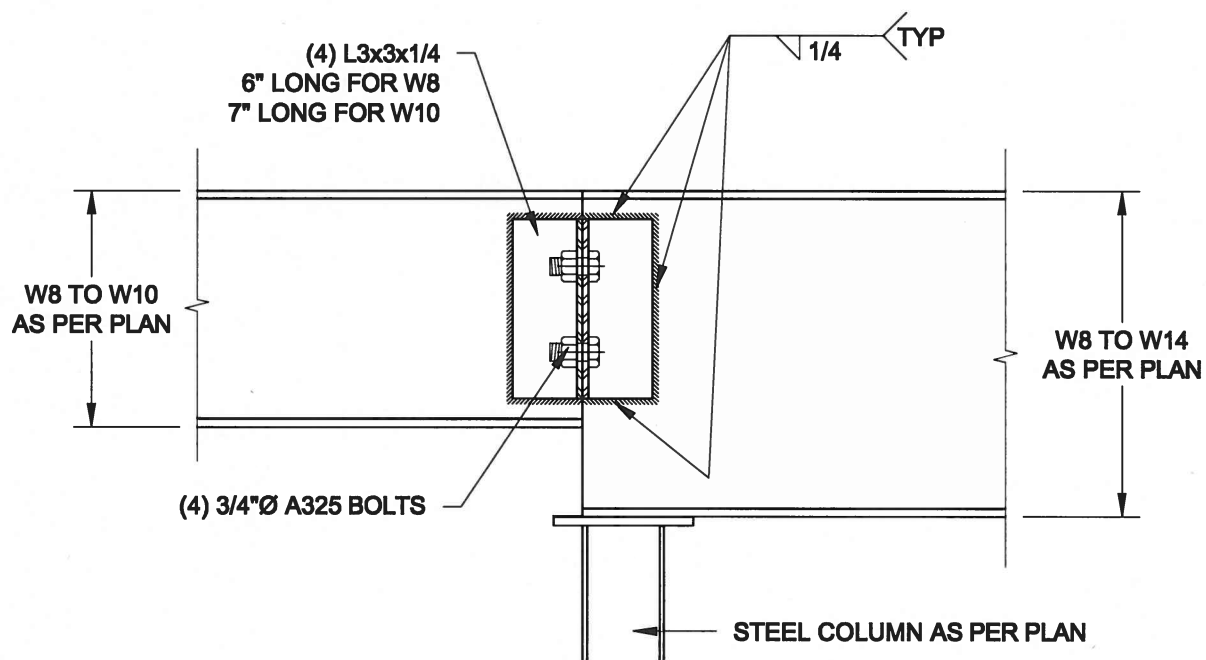
1
S3 **STEEL LINTEL AT GABLE**
SCALE: 1/2" = 1'-0"



2
S3 **TYP. STIFFENER**
SCALE: 1 1/2" = 1'-0"

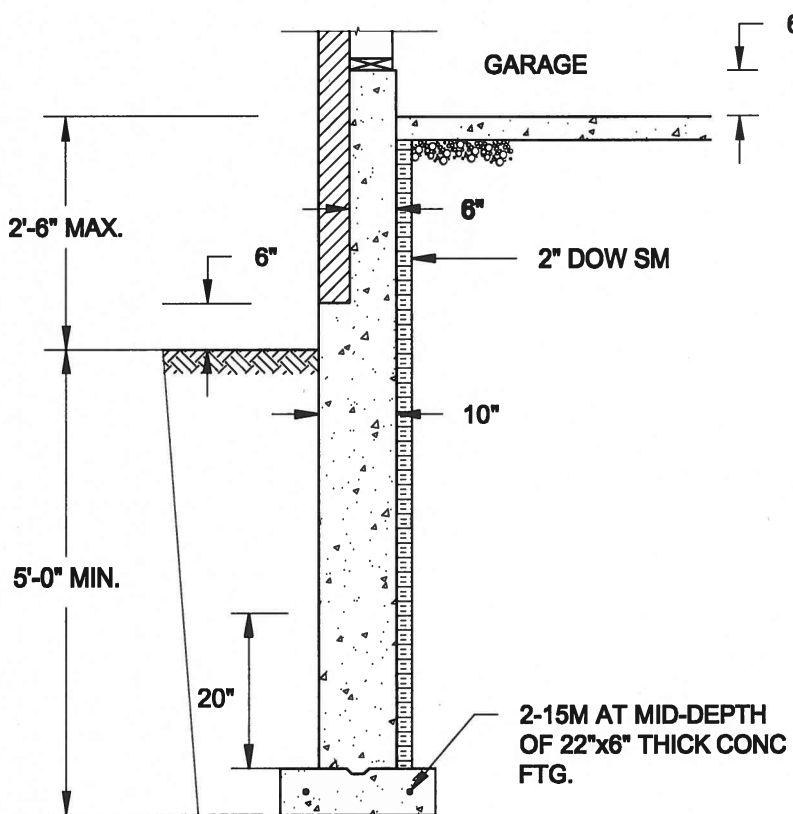


3
S3 **INVERTED ANGLE**
SCALE: 1 1/2" = 1'-0"



4
S3 **STEEL BEAM CONNECTION**
SCALE: 1 1/2" = 1'-0"

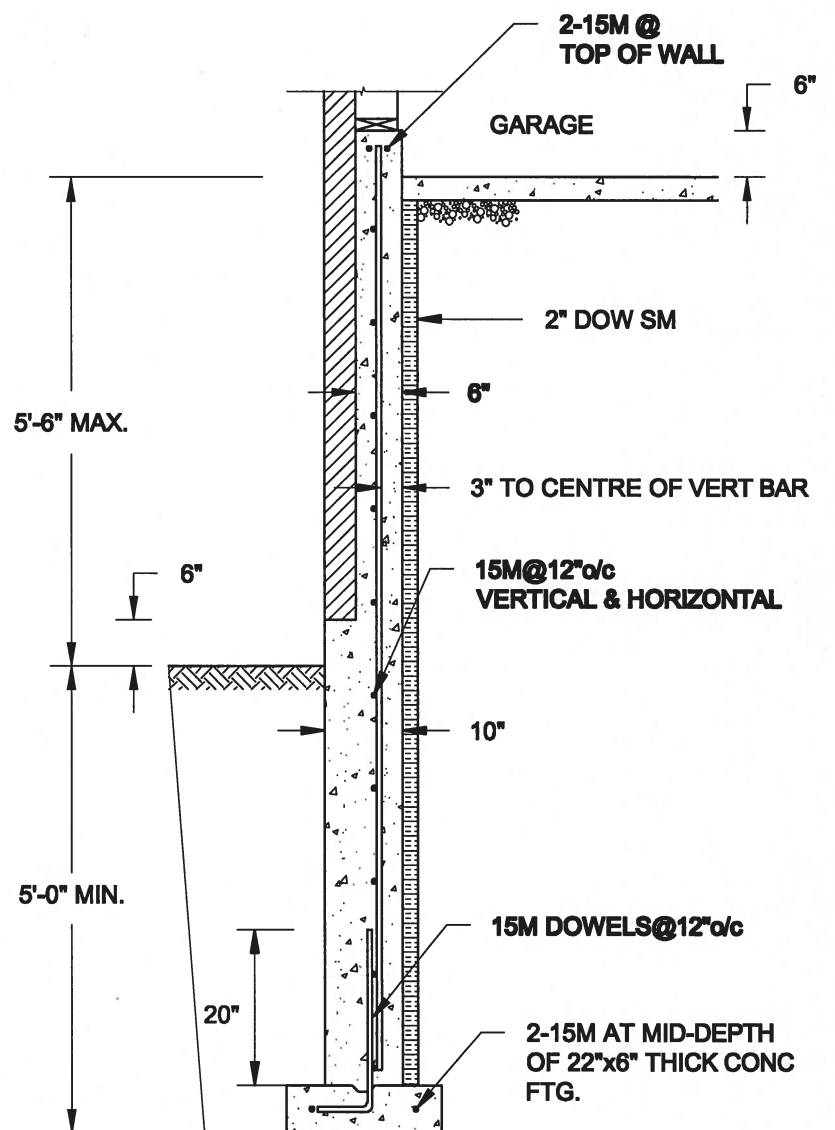
Scale: AS NOTED		QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal:  MAY 30, 2016	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO	
Date: MAY-31-2016				TYPICAL STRUCTURAL DETAILS FOR SINGLES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



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

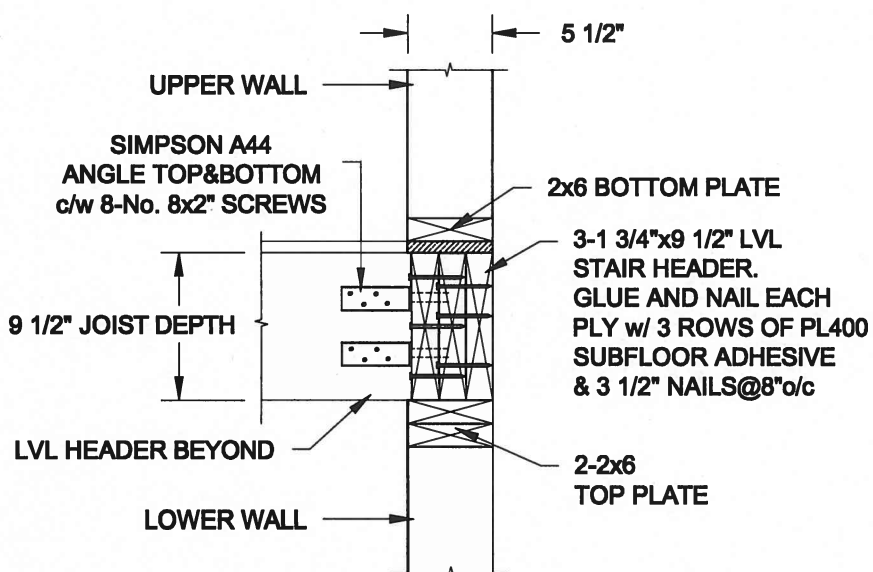
NOTE:

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

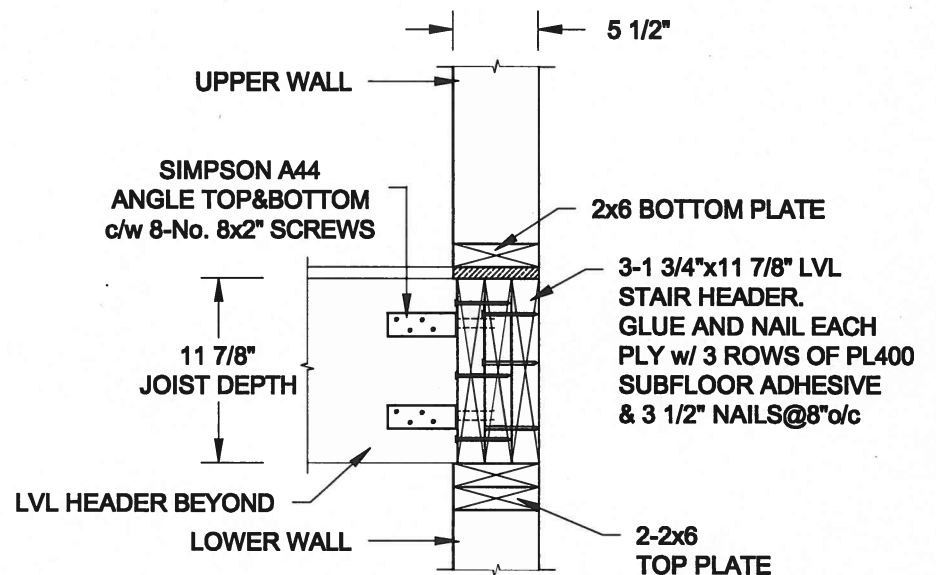


1B
S4 **REINFORCED BRICKSHELF**
SCALE: 1/2" = 1'-0"

FOR 9 1/2" JOIST DEPTH



FOR 11 7/8" JOIST DEPTH



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

Scale:
AS NOTED

Date:
MAY-31-2016

Drawn:
SC

Checked:
SJB

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Newmarket, ON
L3Y 8J9
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Engineer's Sect:



MAY 30, 2016

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

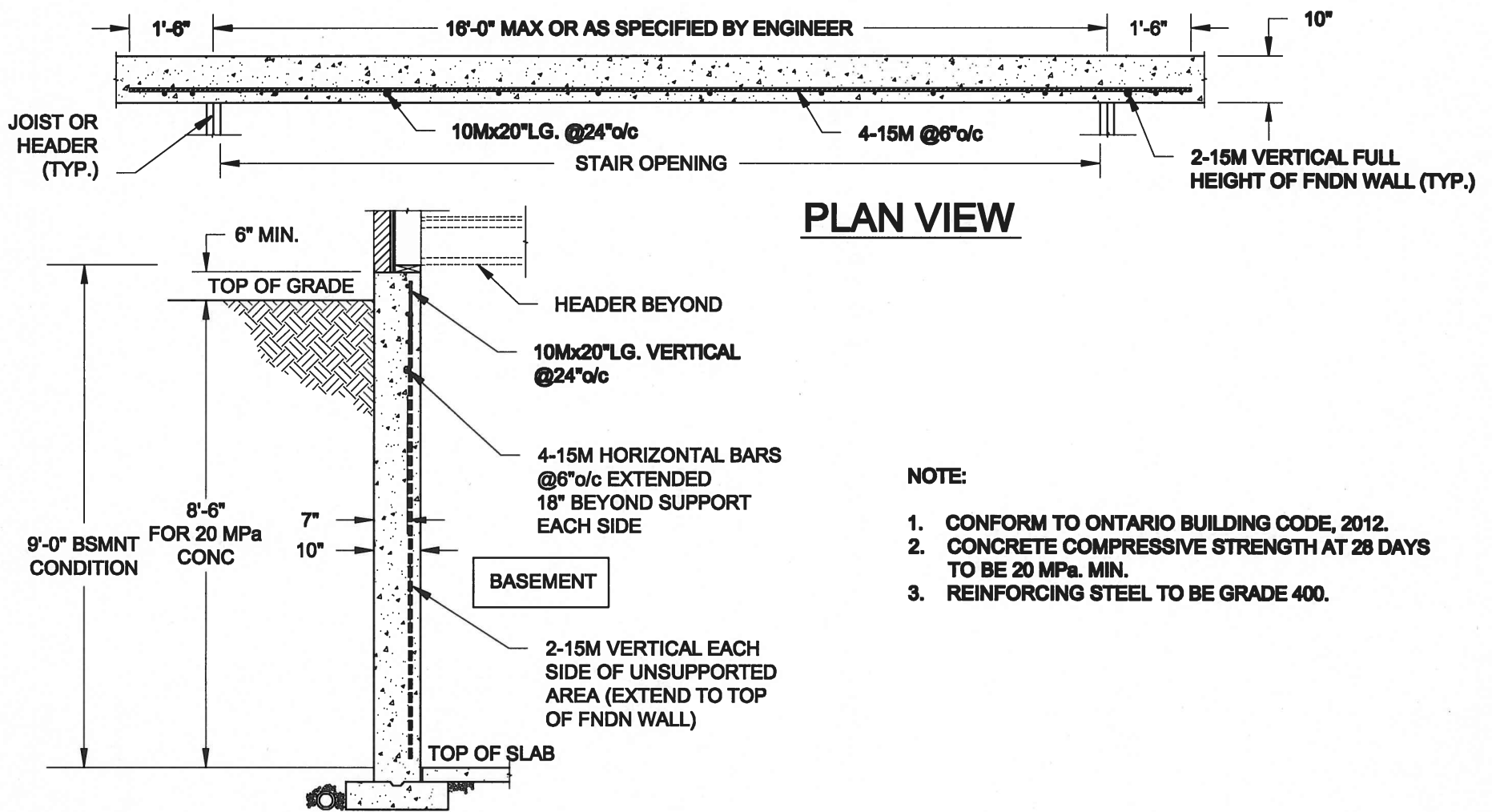
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

16-102

Drawing No.:

S4



1
S5

LATERALLY UNSUPPORTED WALL

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

Scale:
AS NOTED

Date:
MAY-31-2016

Drawn: SC
Checked: SJB

QUAILE ENGINEERING LTD.



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L3Y 8J9
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Engineer's Seal



MAY 30, 2016

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TYPICAL STRUCTURAL DETAILS FOR SINGLES

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S5