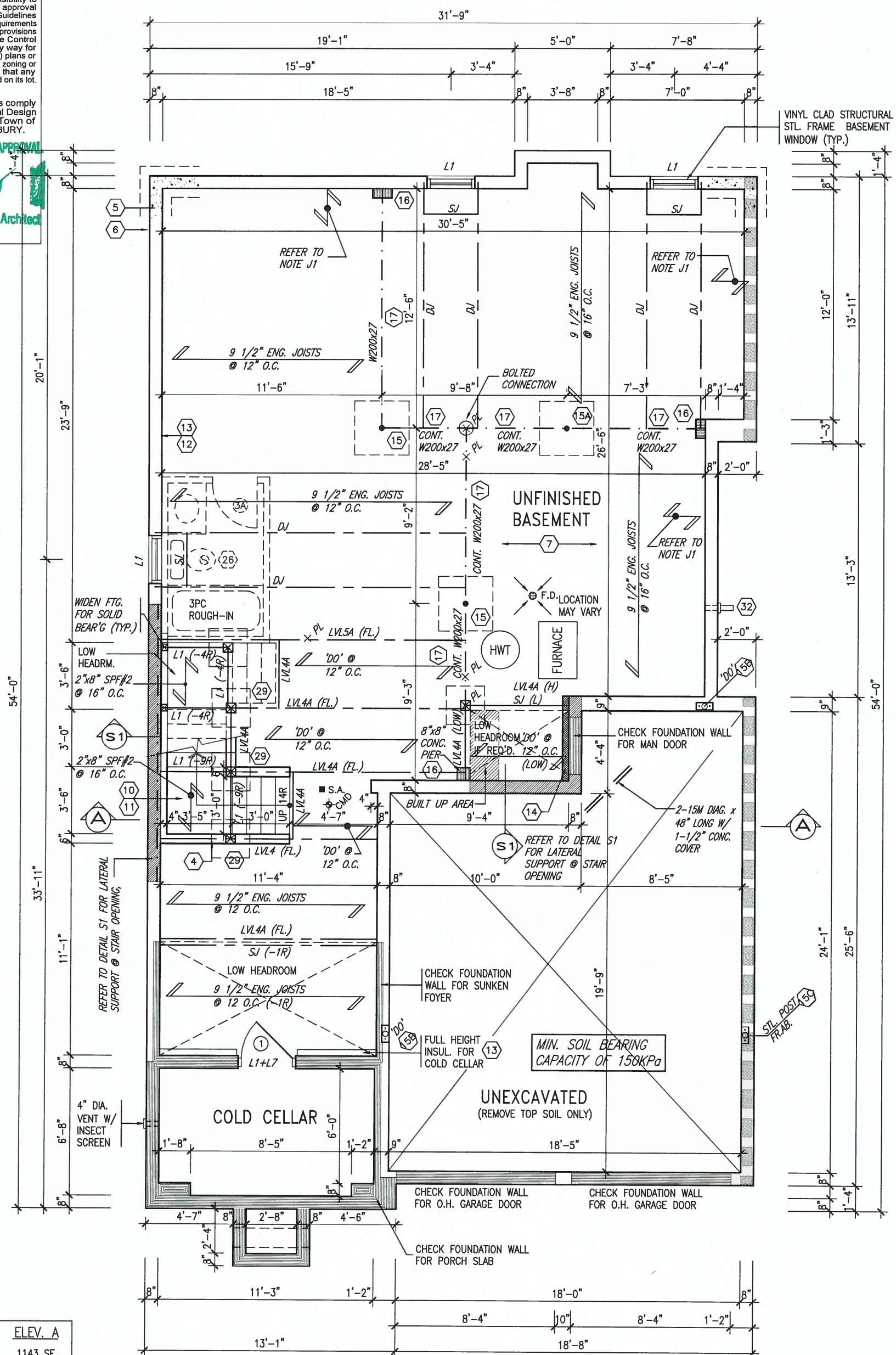


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FEB 08 2017

John G. Williams Limited, Architects



<u>AREA CALCULATIONS</u>	<u>ELEV. A</u>
GROUND FLOOR AREA	1143 SF
SECOND FLOOR AREA	1388 SF
SUBTOTAL	2531 SF
DEDUCT ALL OPEN AREAS	13 SF
<b>TOTAL NET AREA</b>	<b>2518 SF</b>
	(233.93 m2)
FINISHED BSMT AREA	0 SF
COVERAGE	1581 SF
W/OUT PORCH	(146.88 m2)
<b>COVERAGE</b>	<b>1670 SF</b>
W/ PORCH	(155.15 m2)

BASEMENT PLAN - ELEVATION 'A'

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

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,

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

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	.	.	.	registration information	42658
4	REVISED AS PER ENG'S COMMENTS	FEB 01-17	RC	VA3 Design Inc.	
3	REVISED AS PER LOT 212	16-12-07	JWM		
2	REVISED AS PER ENG'S COMMENTS	15-12-18	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 copied.	
1	ISSUED FOR CLIENT COMMENT AND PRICING	15-09-02	RAA		
no.	description	date	by		

**VA3**  
**DESIGN**  
300A Wilson Avenue  
Toronto ON M3H 1S6  
416.630.2255 f 416.630.2256  
va3design.com

## BAYVIEW WELLINGTON

project name  
**GREEN VALLEY ESTATES**

BRADFORD, ON municipality

**S38-15**  
BAROSSA 15

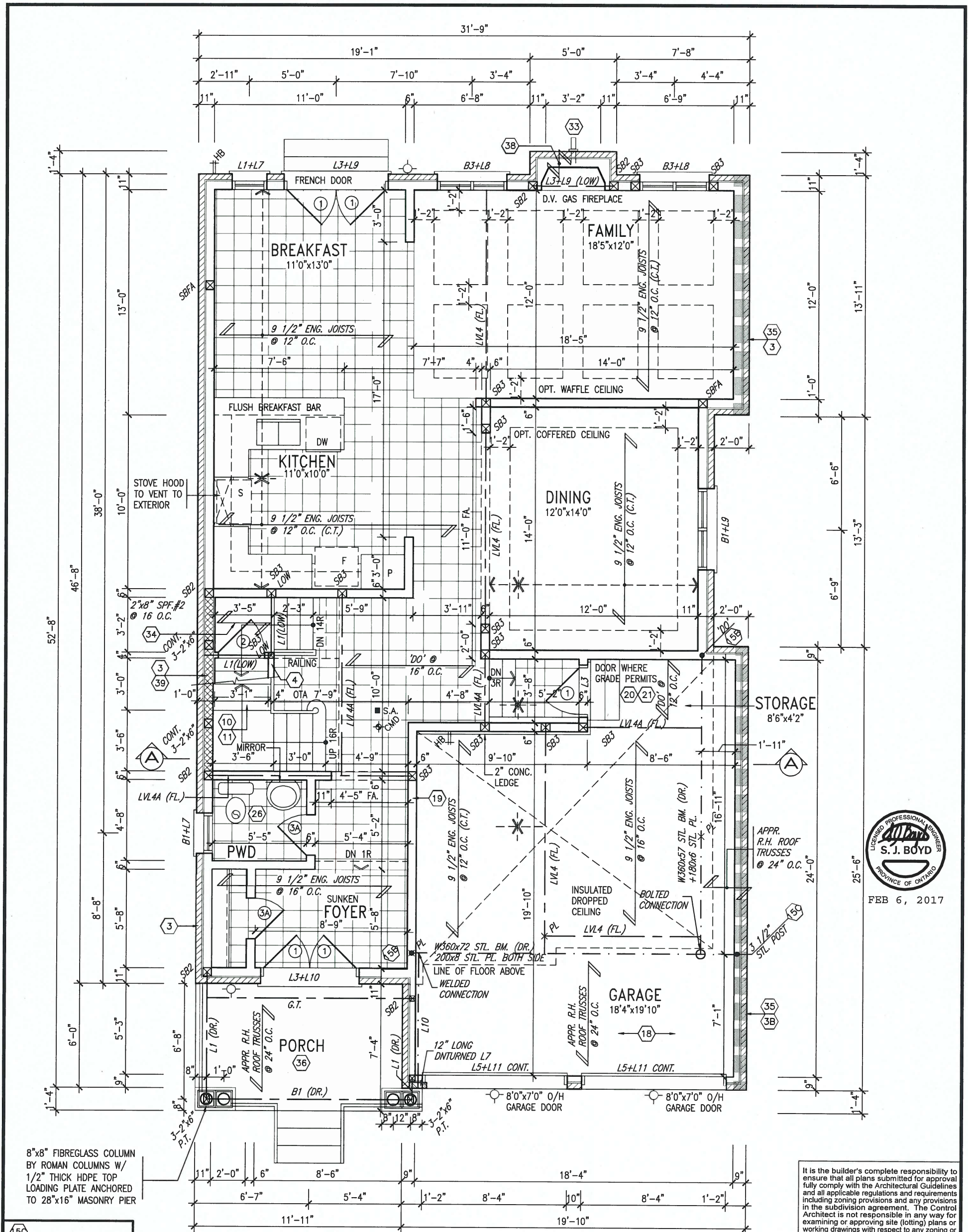
project no.  
13045

date 2014-08		checked by		scale 3/16" = 1'-0"	file name 13045-S38-15A LOT 212
drawn by RAAM		-			

drawing no.  
1

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150  
HSS 3 1/2" x 3 1/2" x 1/4"  
COL C/W 4"x4"x1/4" TOP  
AND BOTTOM PLATES  
PROVIDE BASE PLATE  
4 1/2"x10"x1/2" W/ (2)  
1/2" DIA x12"x2" HOOK  
ANCHORS FIELD WELD COL TO  
BASE PLATE

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.

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

9.			
8.			
7.			
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4.	REVISED AS PER ENG'S COMMENTS	FEB 01-17	RC
3.	REVISED AS PER LOT 212		JWM
2.	REVISED AS PER ENG'S COMMENTS	15-12-18	RC
1.	ISSUED FOR CLIENT COMMENT AND PRICING	15-09-02	RAAM
no.	description	date	by

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

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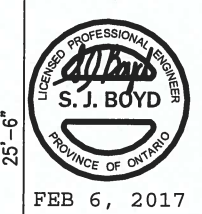
**VA3 DESIGN**  
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Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
va3design.com

**BAYVIEW WELLINGTON**

project name <b>GREEN VALLEY ESTATES</b>	municipality <b>BRADFORD, ON</b>
date <b>2014-08</b>	checked by <b>RAAM</b>
scale <b>3/16" = 1'-0"</b>	file name <b>13045-S38-15A LOT 212</b>

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<b>S38-15</b> BAROSSA 15	project no. <b>13045</b>
drawing no. <b>2</b>	



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ARCHITECTURAL REVIEW & APPROVAL

FEB 08 2017

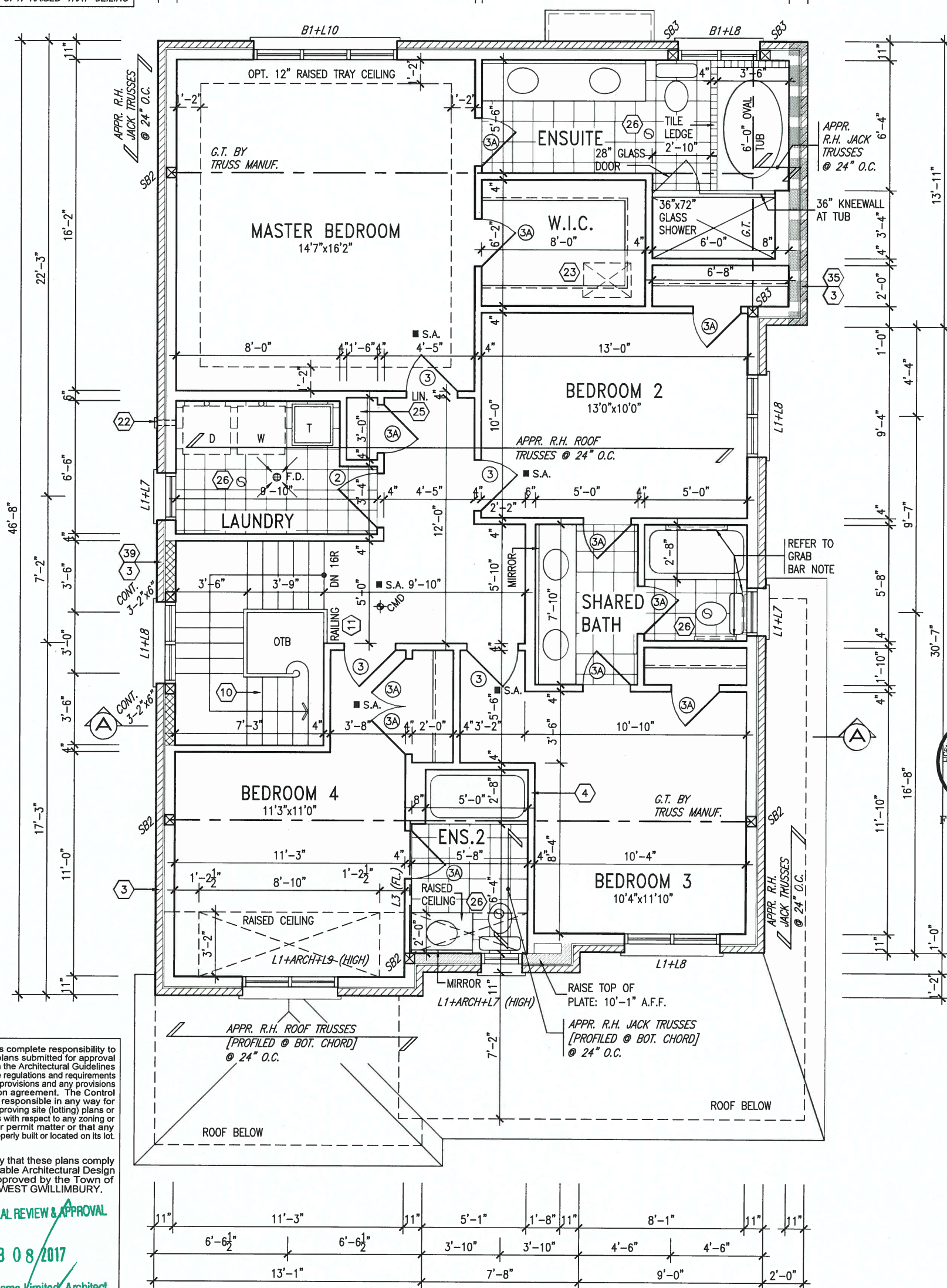
John G. Williams Limited, Architect

LOT 212



Diagram illustrating the cross-section dimensions of a three-level highway structure. The dimensions are as follows:

- Top Level:** Total width is 31'-9".
- Middle Level:** Dimensions from the left edge are 8'-2" and 19'-3". The dimension from the right edge is 4'-4".
- Bottom Level:** Dimensions from the left edge are 11" and 14'-7". The dimension from the right edge is 15'-0" and 11".



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**John G. Williams Limited, Architect**

SECOND FLOOR PLAN - ELEVATION 'A'

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

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

LOT 212

INDICATES REDUCED SIDE YARD

9	.	.	.	<div>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</div> <div>qualification information</div> <div>Wellington Jno-Baptiste <i>J. Baptiste</i> 25591</div> <div>name signature BCIN</div> <div>registration information VA3 Design Inc. 42658</div>	<div><div>VA3</div><div>DESIGN</div><div>300A Wilson Avenue</div><div>Toronto ON M3H 1S8</div><div>t 416.630.2255 f 416.630.4782</div><div>va3design.com</div></div>	<div>BAYVIEW WELLINGTON</div> <div>project name GREEN VALLEY ESTATES municipality BRADFORD, ON</div>	<div>S38-15</div> <div>BAROSSA 15</div>	<div>project no 13045</div>
8	.	.	.					
7	.	.	.					
6	.	.	.					
5	.	.	.					
4	REVISED AS PER ENG'S COMMENTS	FEB 01-17	RC					
3	REVISED AS PER LOT 212	.	JWM					
2	REVISED AS PER ENG'S COMMENTS	15-12-18	RC					
1	ISSUED FOR CLIENT COMMENT AND PRICING	15-09-02	RAAM					
no.	description	date	by					

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drawing no 3	
--------------	--

date 2014-08 SECOND FLOOR PLAN (4 BED+MEDIA LOFT) - ELEV. 'A'	
drawn by RAAM	checked by - scale 3/16" = 1'-0" file name 13045-S38-15A LOT 212
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ARCHITECTURAL REVIEW & APPROVAL

FEB 08 2017

John G. Williams Limited, Architect

FRONT ELEVATION 'A'

ROOF PLAN 'A'

FEB 6, 2017



9.	.	.	.	.	.
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4.	REVISED AS PER ENG'S COMMENTS	FEB 01-17	RC	.	.
3.	REVISED AS PER LOT 212	.	JWM	.	.
2.	REVISED AS PER ENG'S COMMENTS	15-12-18	RC	.	.
1.	ISSUED FOR CLIENT COMMENT AND PRICING	15-09-02	RAAM	.	.
no.	description	date	by	.	.

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qualification information

Wellington Jno-Baptiste 25591  
signature BCIN

name registration information 42658  
VA3 Design Inc.

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va3design.com

<b>BAYVIEW WELLINGTON</b>		<b>S38-15</b>	
GREEN VALLEY ESTATES		BAROSSA 15	
project name	BRADFORD, ON	project no.	13045
date	2014-08	file name	FRONT ELEVATION 'A'
drawn by	RAAM	scale	3/16" = 1'-0"
checked by	.	13045-S38-15A LOT 212	.
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drawing no.			<b>4</b>



REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))			
38-15 ELEVATION A	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	700 S.F.	62.29 S.F.	8.90 %
LEFT SIDE	964 S.F.	44.67 S.F.	4.63 %
RIGHT SIDE	987 S.F.	51.78 S.F.	5.25 %
REAR	629 S.F.	155.72 S.F.	24.76 %
TOTAL SQ. FT.	3280.00 S.F.	314.46 S.F.	9.59 %
TOTAL SQ. M.	304.72 S.M.	29.21 S.M.	9.59 %

FEB 6, 2017

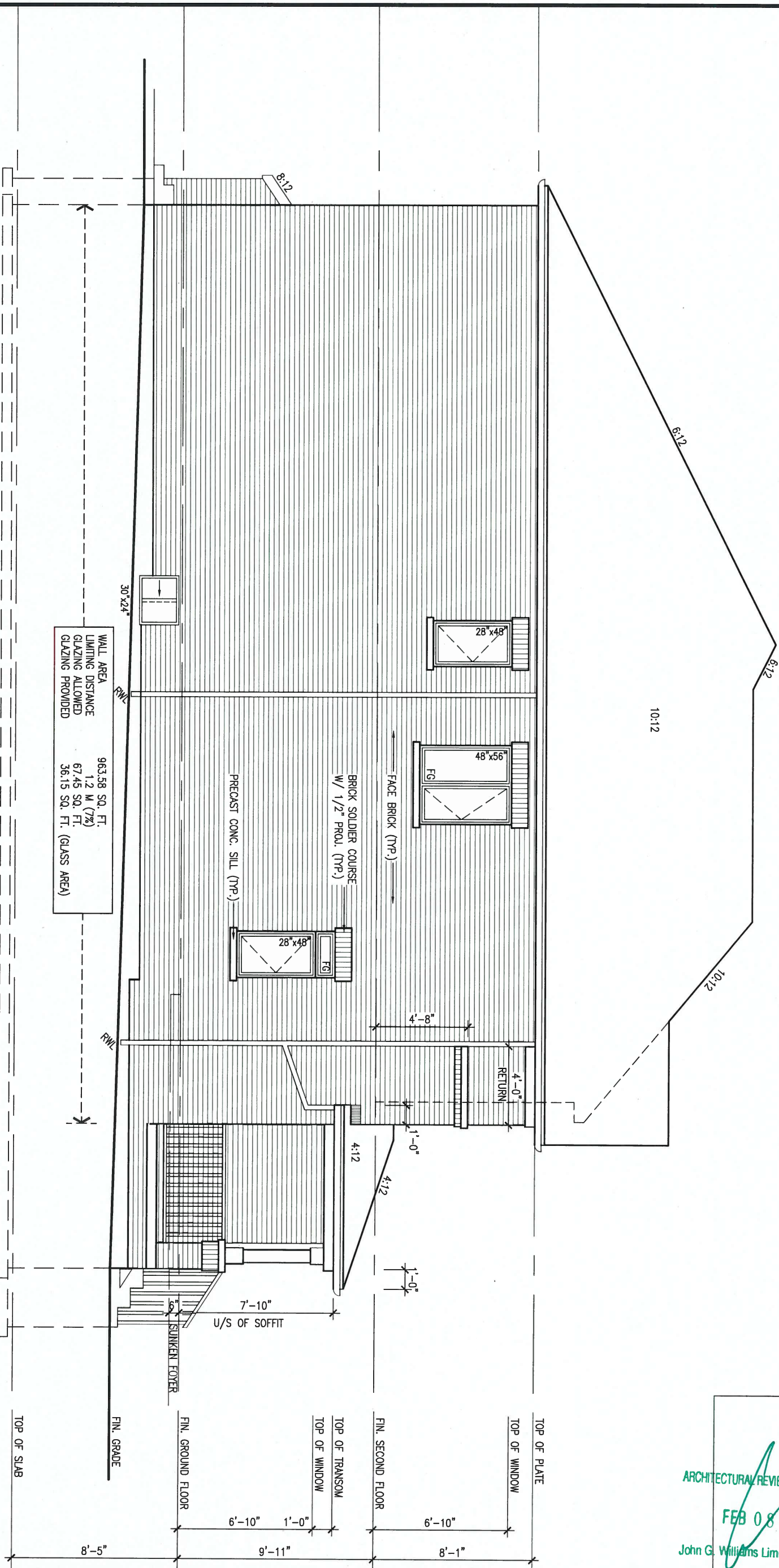


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ARCHITECTURAL REVIEW & APPROVAL  
FEB 08 2017  
John G. Williams Limited, Architect

LEFT SIDE ELEVATION 'A'



LOT 212

9.	.	.	.
8.	.	.	.
7.	.	.	.
6.	.	.	.
5.	.	.	.
4.	REVISED AS PER ENG'S COMMENTS	FEB 01-17	RC
3.	REVISED AS PER LOT 212	.	JWM
2.	REVISED AS PER ENG'S COMMENTS	15-12-18	RC
1.	ISSUED FOR CLIENT COMMENT AND PRICING	15-09-02	RAAM
no.	description	date	by

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qualification information

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

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t 416.630.2255 f 416.630.4782  
va3design.com

**BAYVIEW WELLINGTON**

project name  
**GREEN VALLEY ESTATES**

municipality  
**BRADFORD, ON**

date  
2014-08

drawn by  
RAAM

checked by  
-

scale  
3/16" = 1'-0"

file name  
13045-S38-15A LOT 212

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**S38-15**  
**BAROSSA 15**

project no.  
13045

LEFT SIDE ELEVATION 'A'

drawing no.  
**5**



REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

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

1'-0"

1'-0"

FEB 6, 2017

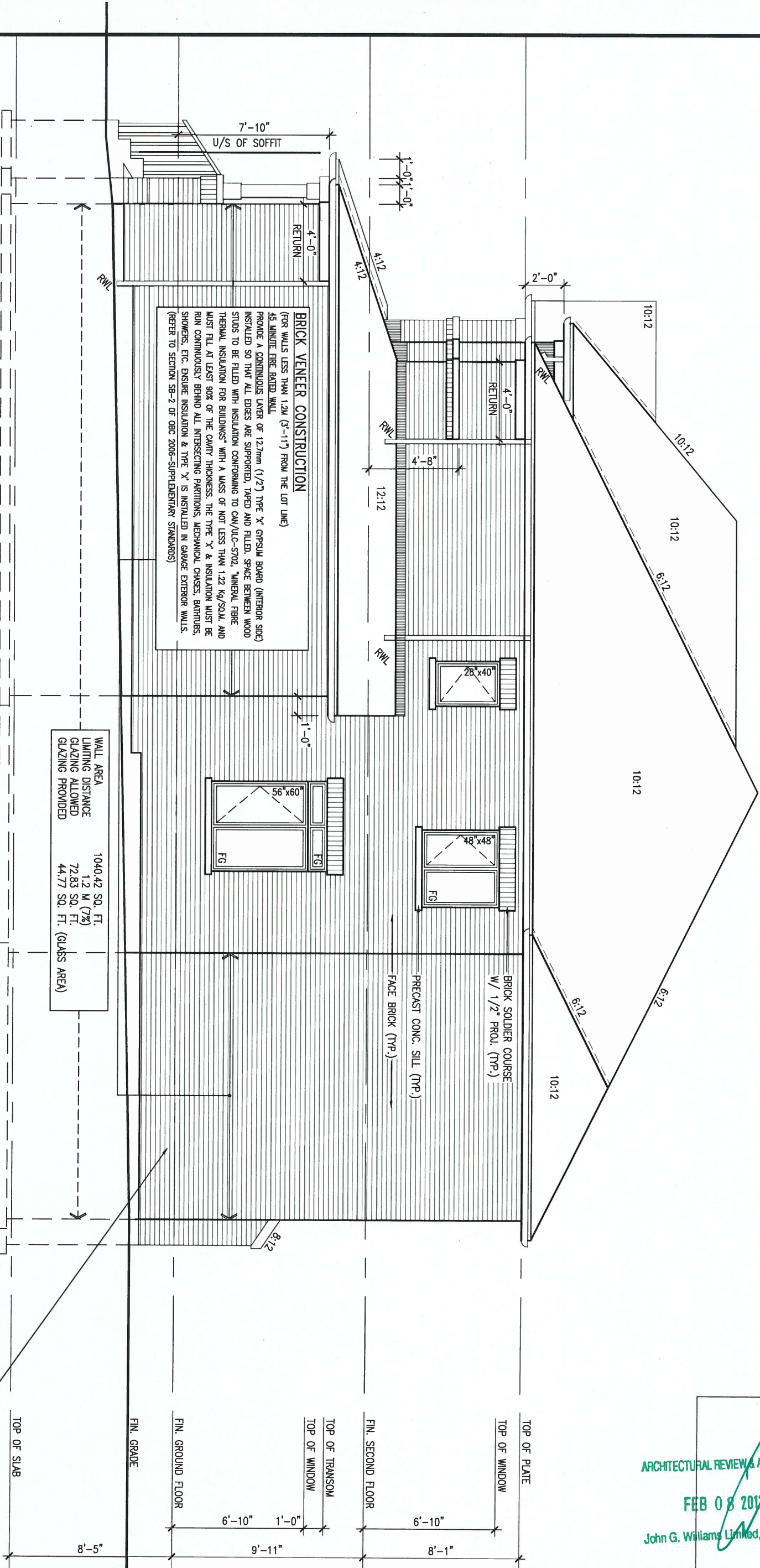


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ARCHITECTURAL REVIEW & APPROVAL  
FEB 08 2017  
John G. Williams Limited, Architect

## RIGHT SIDE ELEVATION 'A'



**HEADER/RIM JOIST LEVEL**  
(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE) 45 MINUTE  
FIRE RATING @ HEADER  
PROVIDE 15.9mm (5/8") TYPE 'X' GYPSUM BOARD BETWEEN FLOOR JOIST  
AT THE HEADER OR CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR  
JOISTS ARE PARALLEL TO RIM JOIST TO MAINTAIN 45 MINUTE FIRE RATING.

LOT 212

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.	REVISED AS PER ENG'S COMMENTS	FEB 01-17	RC	VA3 Design Inc. 42658
3.	REVISED AS PER LOT 212	.	JWM	
2.	REVISED AS PER ENG'S COMMENTS	15-12-18	RC	
1.	ISSUED FOR CLIENT COMMENT AND PRICING	15-09-02	RAAM	
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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vo3design.com

<b>BAYVIEW WELLINGTON</b>		<b>S38-15</b>	
project name		municipality	
GREEN VALLEY ESTATES		BRADFORD, ON	
date		project no.	
2014-08		13045	
drawn by		RIGHT SIDE ELEVATION 'A'	
checked by		file name	
RAAM		13045-S38-15A LOT 212	
scale		drawing no.	
3/16" = 1'-0"		6	
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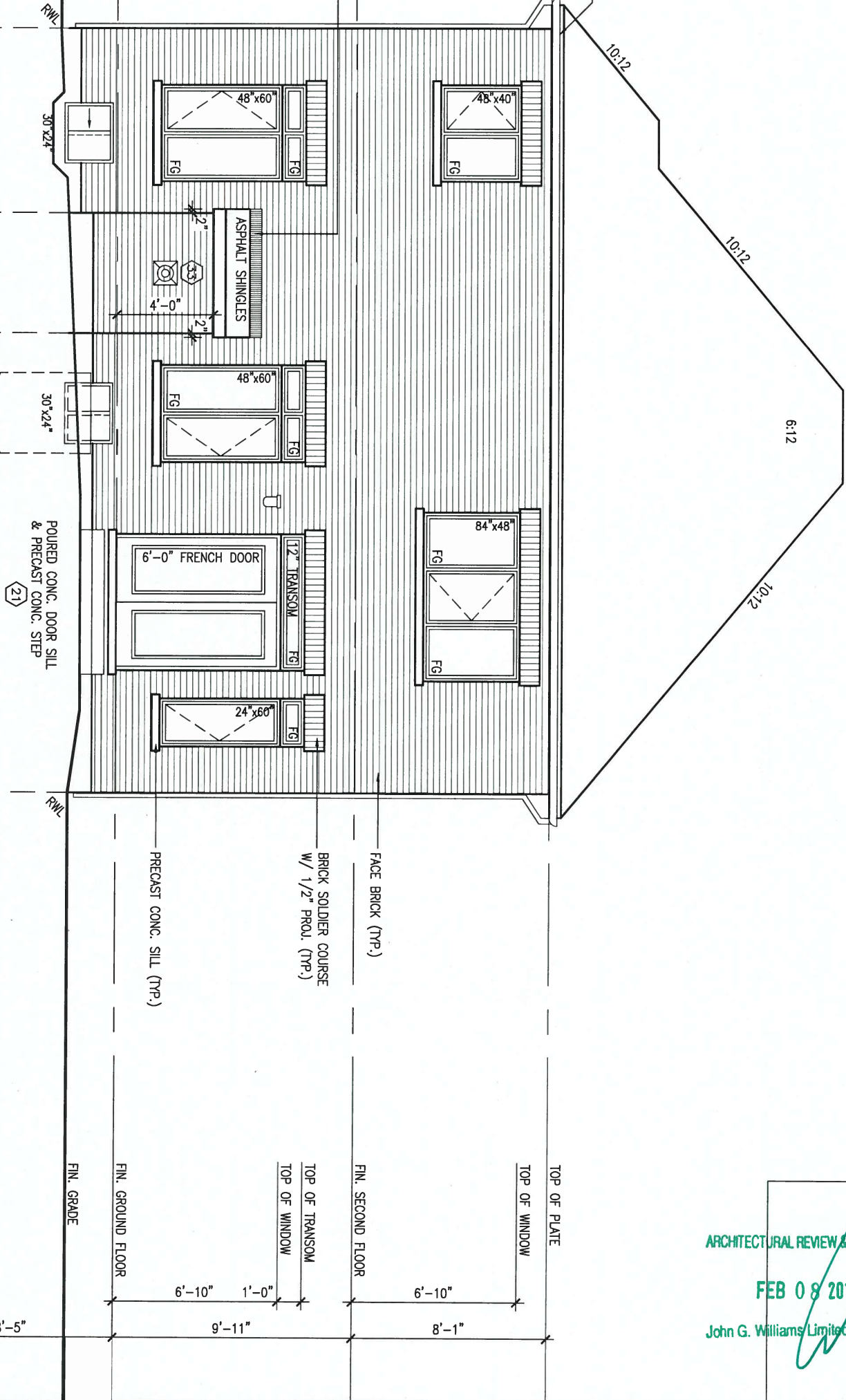


REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

REAR ELEVATION 'A'

PREFIN. MTL. FLASHING, W/ CAULKING  
TO MATCH BRICK COLOUR (TYP.)

PREFIN. ALUM. R.W.L.,  
FASCIA, GUTTER &  
VENTED SOFFIT (TYP.)



FEB 6, 2017



ARCHITECTURAL REVIEW & APPROVAL

FEB 08 2017

John G. Williams Limited, Architect

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LOT 212

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no.	description	date	by	

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**BAYVIEW WELLINGTON**

project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON
date	2014-08	scale	3/16" = 1'-0"
drawn by	RAAM	checked by	
file name	13045-S38-15A LOT 212		

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**S38-15**  
BAROSSA 15

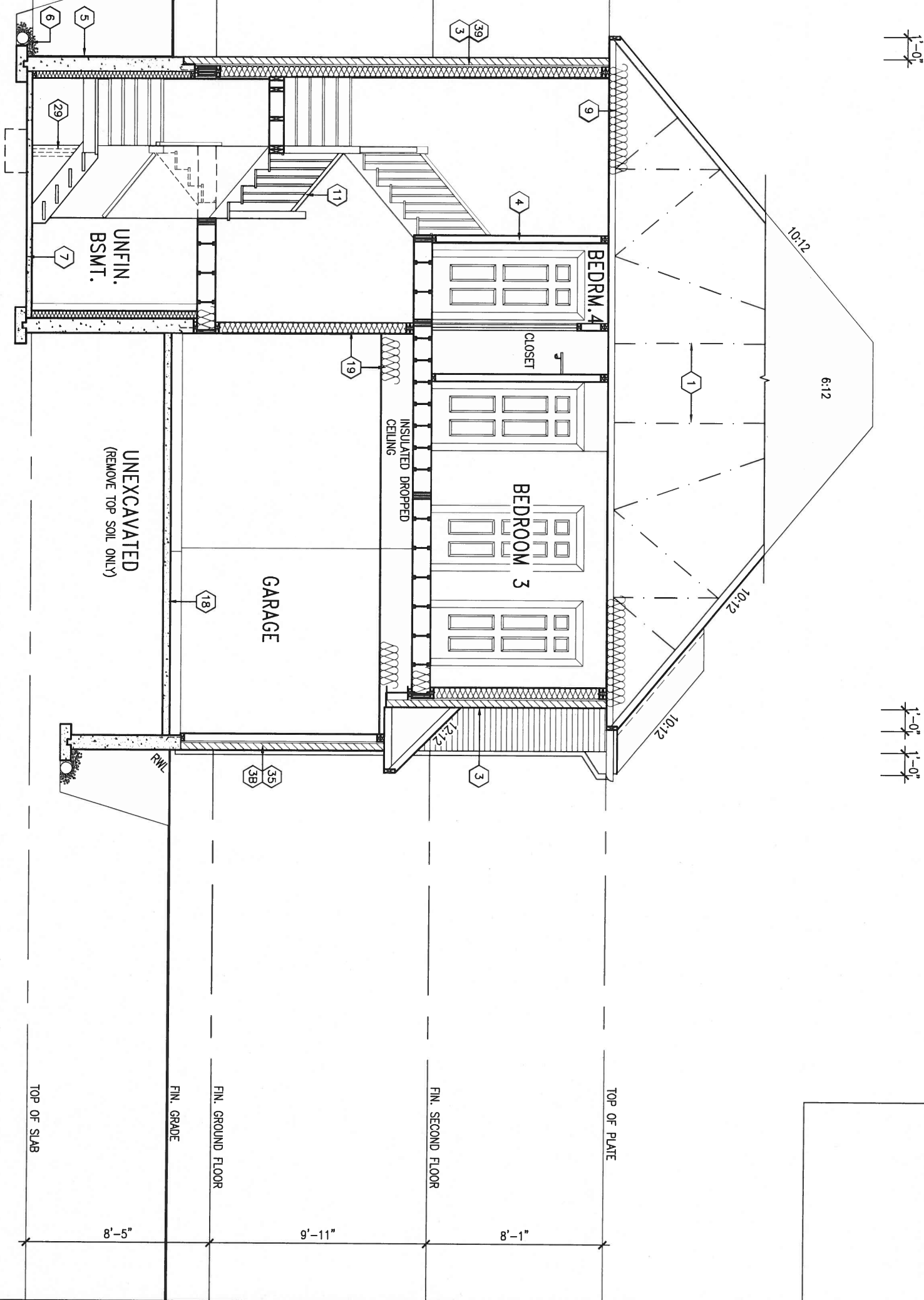
project no.  
13045

REAR ELEVATION 'A'

drawing no.  
7

REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

CROSS SECTION A-A



FEB 6, 2017



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<b>BAYVIEW WELLINGTON</b>		<b>S38-15</b>	
GREEN VALLEY ESTATES		BAROSSA 15	
project name	municipality	project no.	
2014-08	BRADFORD, ON	13045	
date			
drawn by	checked by	scale	file name
RAAM	-	3/16" = 1'-0"	13045-S38-15A LOT 212
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CONSTRUCTION NOTES (Unless otherwise noted)

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

1. ROOF CONSTRUCTION

NO.210 (10.25kg/m<sup>2</sup>) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS, APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. (EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD, PREFIN. ALUM. EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT, PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") c/c ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.).

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

2A. FRAME WALL CONSTRUCTION (2"x6") (R28) SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 28mm (1 1/8") EXTERIOR STRUCTURAL INSULATED SHEATHING RSI 0.7 (R4) BY "BP" OR EQUAL, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 4.23 (R24) INSUL. AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH, SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

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

2C. RESERVED

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

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

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

3A. BRICK VENEER CONSTRUCTION (2"x6") (R28) 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 28mm (1 1/8") EXT. STRUCT. INSULATED SHEATHING RSI 0.7 (R4) BY "BP" OR EQUAL, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 4.23 (R24) INSUL. & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

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

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

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

5. FOUNDATION WALL/FOOTINGS: (9.15.3, 9.15.4, 9.13.2, 9.14.2.1.(2)) 200mm (8") POURED CONC. FDTN. WALL 15MPa (2200psi) WITH BITUMINOUS 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")

FOUNDATION DRAINAGE OBC 9.14.2 & 9.14.3.

6. 100mm (4") DIA. FOUNDATION DRAINAGE TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES.  
7. BASEMENT SLAB OBC 9.3.1.6.(1)(b), 9.16.4.5.(1), 9.25.3.3.(15) 160mm (3/4") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 20MPa. (3000psi) CONC. WITH DAMPROOFING BELOW SLAB, UNDER SLAB INSULATION PER SB-12. ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED.

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

MAX. RISE = 200 (7'-7/8")  
MIN. RUN = 210 (8'-1/4")  
MIN. TREAD = 235 (9'-1/4")  
MAX. NOSING = 25 (1")  
MIN. HEADROOM = 1950 (6'-5")  
RAIL @ LANDING = 900 (2'-11")  
RAIL @ STAIR = 865 (2'-10") TO 965 (3'-2")  
MIN. STAIR WIDTH = 860 (2'-10")  
FOR CURVED STAIRS  
MIN. RUN = 150 (6")  
MIN. AVG. RUN = 200 (8")

HANDRAILS -OBC 9.8.7.-  
FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION .  
INTERIOR GUARDS -OBC 9.8.8.-  
INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH  
EXTERIOR GUARDS - OBC 9.8.8.  
900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (71"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71").

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

13. BASEMENT INSULATION (SB-12-2.1.1.6), 9.25.2.3, 9.13.2.6) FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. INSULATION TO HAVE APPROVED VAPOUR BARRIER. DAMPROOF 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.

14. 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.

15. 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/CSG58-7.2-9.4, AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 870x870x410 (34"x34"x16") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MINIMUM AND AS PER SOILS REPORT.

15A. STEEL 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.

15B. STEEL COLUMN 90mm (3-1/2") DIA x 4.78mm (1/88) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD COL. TO BASE PLATE.

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

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

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

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

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

21. EXTERIOR STEP PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 200mm (7-7/8") MIN. TREAD 250mm (9-1/2"). SEE OBC 9.8.9.2, 8.9.3.3, & 9.8.10.

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

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

24. FIREPLACE CHIMNEYS OBC 9.21. 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.

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

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

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

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

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

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

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

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

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

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

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

36. COLD CELLAR PORCH SLAB (OBC 9.39.1) FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (5") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, MIN. 30mm (1 1/4") COVER, 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDTN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDTN. WALLS. PROVIDE (L7) LINTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.

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

38. CONVENTIONAL ROOF FRAMING (2.0Kpa. SNOW LOAD) 38x140 (2"x6") RAFTERS @ 400mm (16") O.C.) FOR MAX 11'-7" SPAN, 38x184 (2"x8") RIDGE BOARD, 38x89 (2"x4") COLLAR TIES AT MIDSPANS, CEILING JOISTS TO BE 38x89 (2"x4") @ 400mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 400 (16") O.C. FOR MAX. 4450mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 600mm (24") O.C. WITH A 38x89 (2"x4") CENTRE POST TO THE TRUSS BELOW, LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

GENERAL NOTES

WINDOWS: 1) MINIMUM BEDROOM WINDOW -OBC 9.9.10.1.- AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m<sup>2</sup> UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 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) AND MUNICIPAL STANDARDS.  
3) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.  
4) STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC 9.5.2.3, 3.8.3.8.(1)(d) & 3.8.3.13.(1)(f). SEE DETAIL.  
5) ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12.2.1.9.  
6) ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV-8 9.2.5.3.

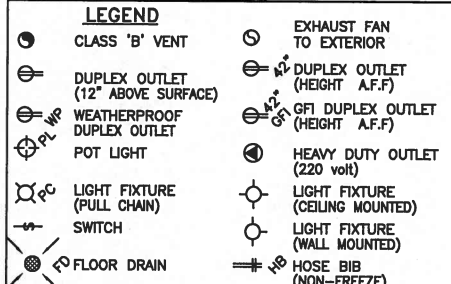
LUMBER: 1) ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE  
2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.  
3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE NO.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.  
4) ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER 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.

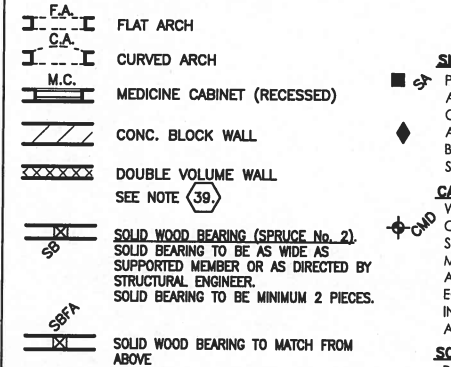
7) JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.  
8) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE. IN CONTACT WITH CONCRETE SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mil. POLYETHYLENE FILM, NO. 50 (45lbs.) ROLL ROOFING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

STEEL: 1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40-21 GRADE 350W "STRUCTURAL QUALITY STEEL". OBC-8.9.23.4.3.  
2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

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



SJ SINGLE JOIST  
DJ DOUBLE JOIST  
TJ TRIPLE JOIST  
LVL LAMINATED VENEER LUMBER  
POINT LOAD FROM ABOVE  
P.T. PRESSURE TREATED LUMBER  
G.T. GIRDER TRUSS BY ROOF TRUSS MANUF.  
FEB 6, 2017  
FLAT ARCH  
CURVED ARCH  
MEDICINE CABINET (RECESSED)  
CONC. BLOCK WALL  
DOUBLE VOLUME WALL  
SEE NOTE 39.  
SOLID WOOD BEARING (SPRUCE No. 2). SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER OR AS DIRECTED BY STRUCTURAL ENGINEER. SOLID BEARING TO BE MINIMUM 2 PIECES.  
SOLID WOOD BEARING TO MATCH FROM ABOVE



39. TWO STOREY VOLUME SPACES

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

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

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

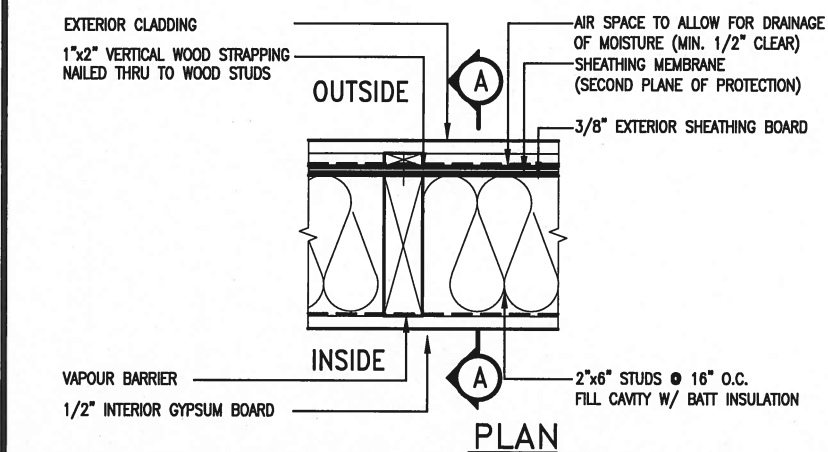
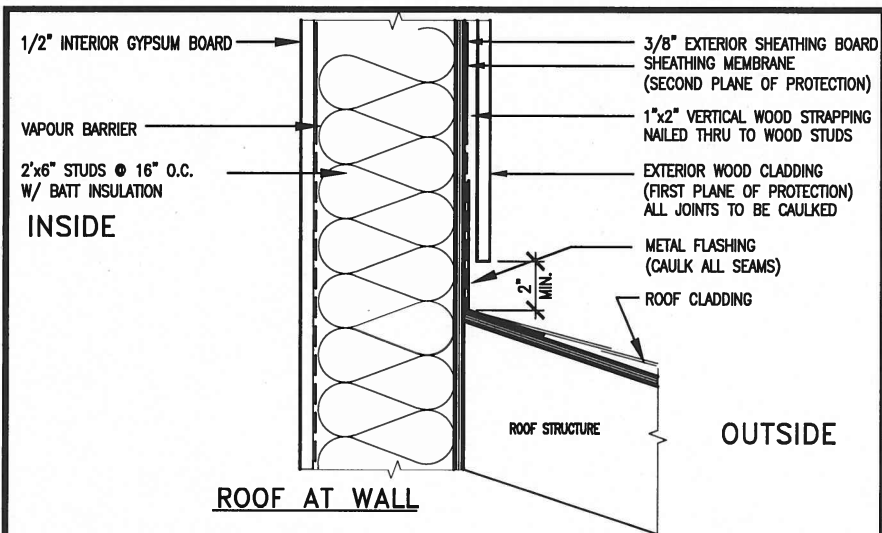
42. EXTERIOR WALLS FOR WALK-OUT CONDITIONS THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 400mm (16") o.c. OR 38x89 (2"x4") STUDS @ 300mm (12") o.c.

ONT. REG. 332/12-2012 OBC
REVISED Amendment O. Reg. 368/13 NOV. 13, 2014.

WOOD LINTELS AND BUILT-UP WOOD BEAMS

B1	2/38 x 184	(2/2" x 8")	SPR.#2
L1	3/38 x 184	(3/2" x 8")	SPR.#2
B2	4/38 x 184	(4/2" x 8")	SPR.#2
B7	5/38 x 184	(5/2" x 8")	SPR.#2
<hr/>			
L3	2/38 x 235	(2/2" x 10")	SPR.#2
B3	3/38 x 235	(3/2" x 10")	SPR.#2
B4	4/38 x 235	(4/2" x 10")	SPR.#2
<hr/>			
L5	2/38 x 286	(2/2" x 12")	SPR.#2
B5	3/38 x 286	(3/2" x 12")	SPR.#2
B6	4/38 x 286	(4/2" x 12")	SPR.#2



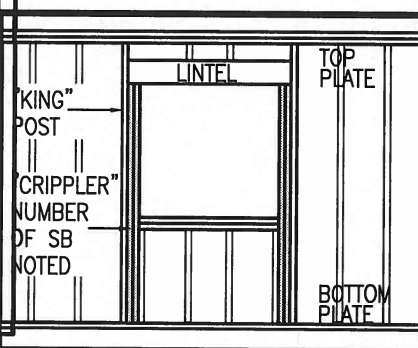
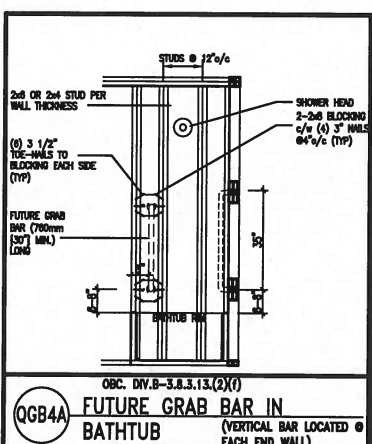
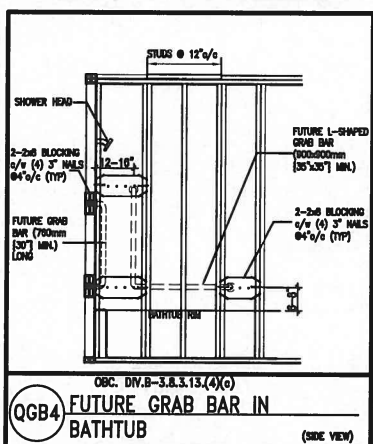
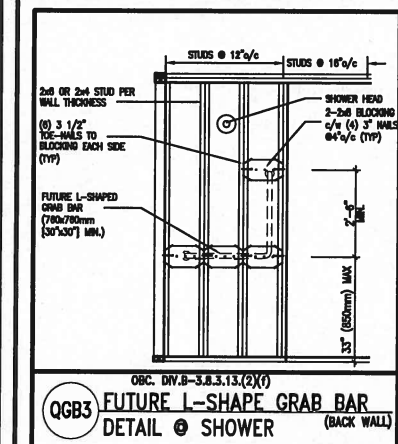
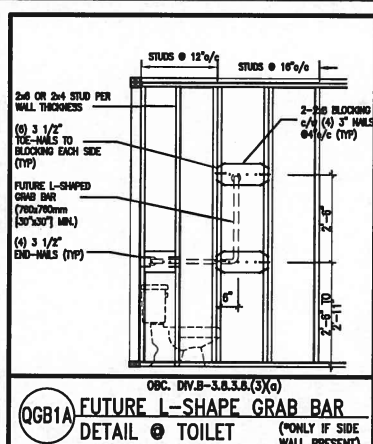
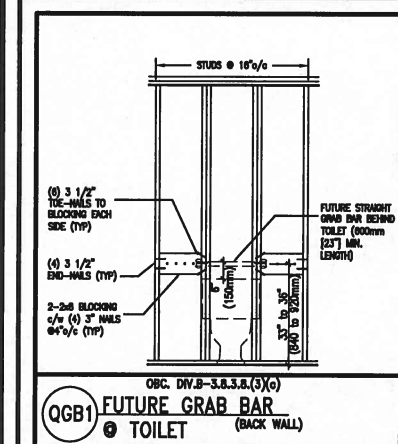


EXTERIOR WOOD CLADDING WALL ASSEMBLY



FEB 6, 2017

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



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

- NOTES:
- 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"  
2-2"x6" @ 16" O.C. - 15'-0"  
2-2"x6" @ 12" O.C. - 17'-4"

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

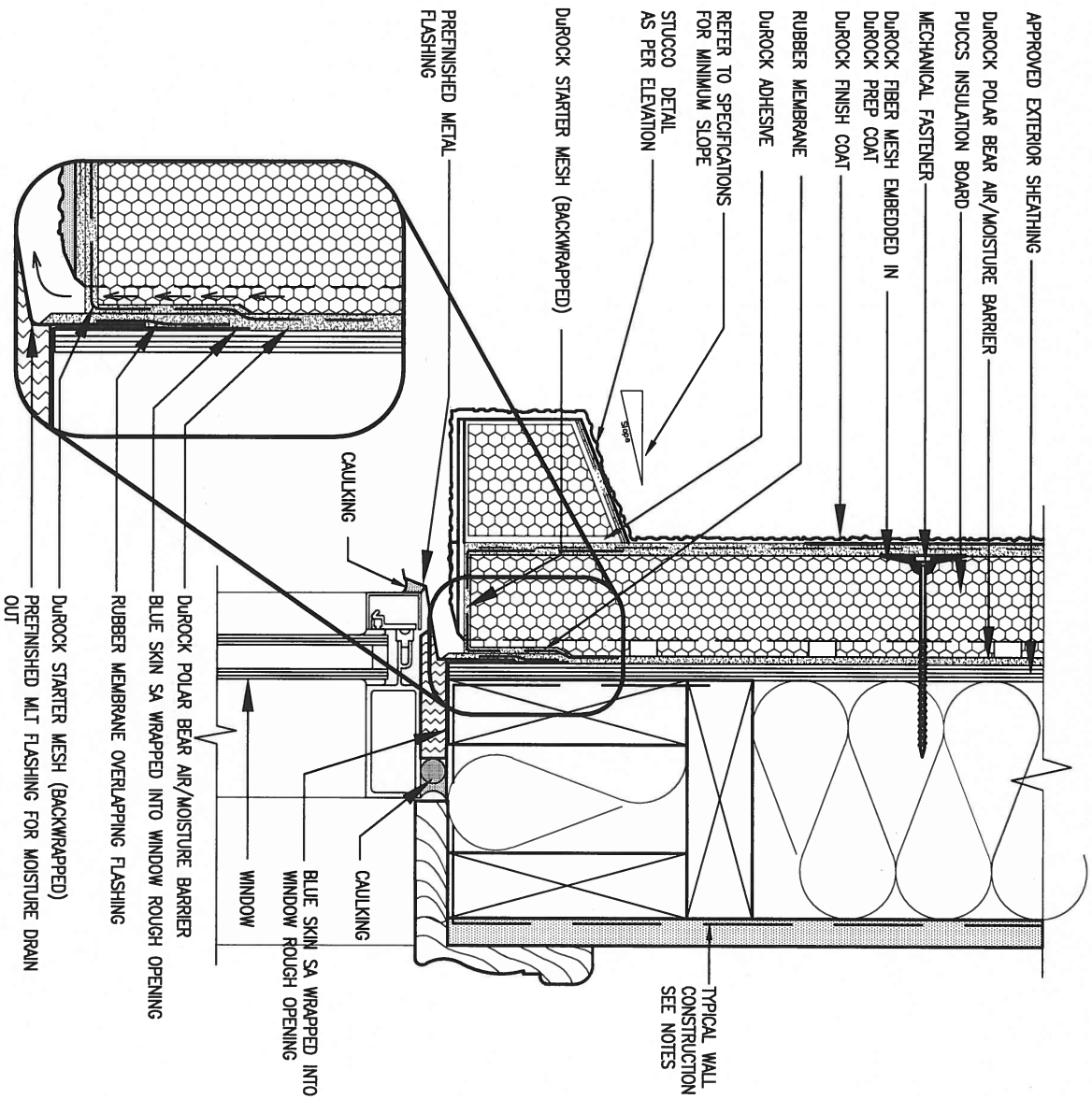
\*\* STUD INFORMATION TAKEN FROM OBC TABLE A-30

9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.	.	.	qualification information
7.	.	.	Wellington Jno-Baptiste 25591
6.	.	.	name
5.	.	.	signature
4.	.	.	BCIN
3.	.	.	registration information
2.	UPDATE TO CODE	APR 16-15	RC
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
no.	description	date	by

**VA3 DESIGN**  
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Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
va3design.com

<b>BAYVIEW WELLINGTON</b>		<b>CONST NOTE</b>	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	
date APR 2014	checked by RC	scale 3/16" = 1'-0"	file name 13045-CONST-OBC 2015
CONSTRUCTION NOTES		drawing no. <b>CN2</b>	
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Tue - Dec 20 2016 - 9:17 AM			

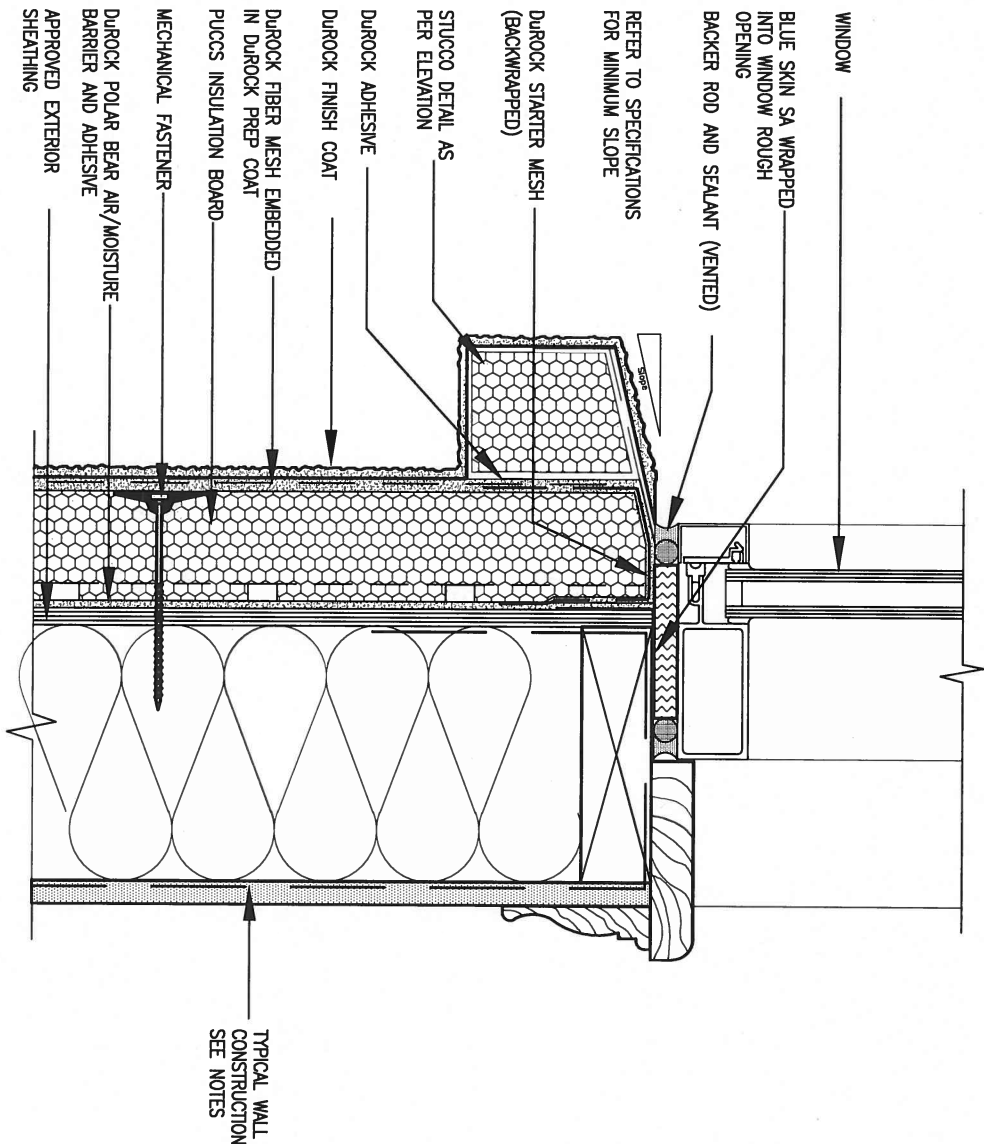




## 1 WINDOW HEADER

CN3

SCALE: 3"=1'-0"



## 2 WINDOW SILL

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

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1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
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qualification information	
Wellington Jno-Baptiste	25591
name	BCIN
registration information	42658
VA3 Design Inc.	
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	

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## 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"

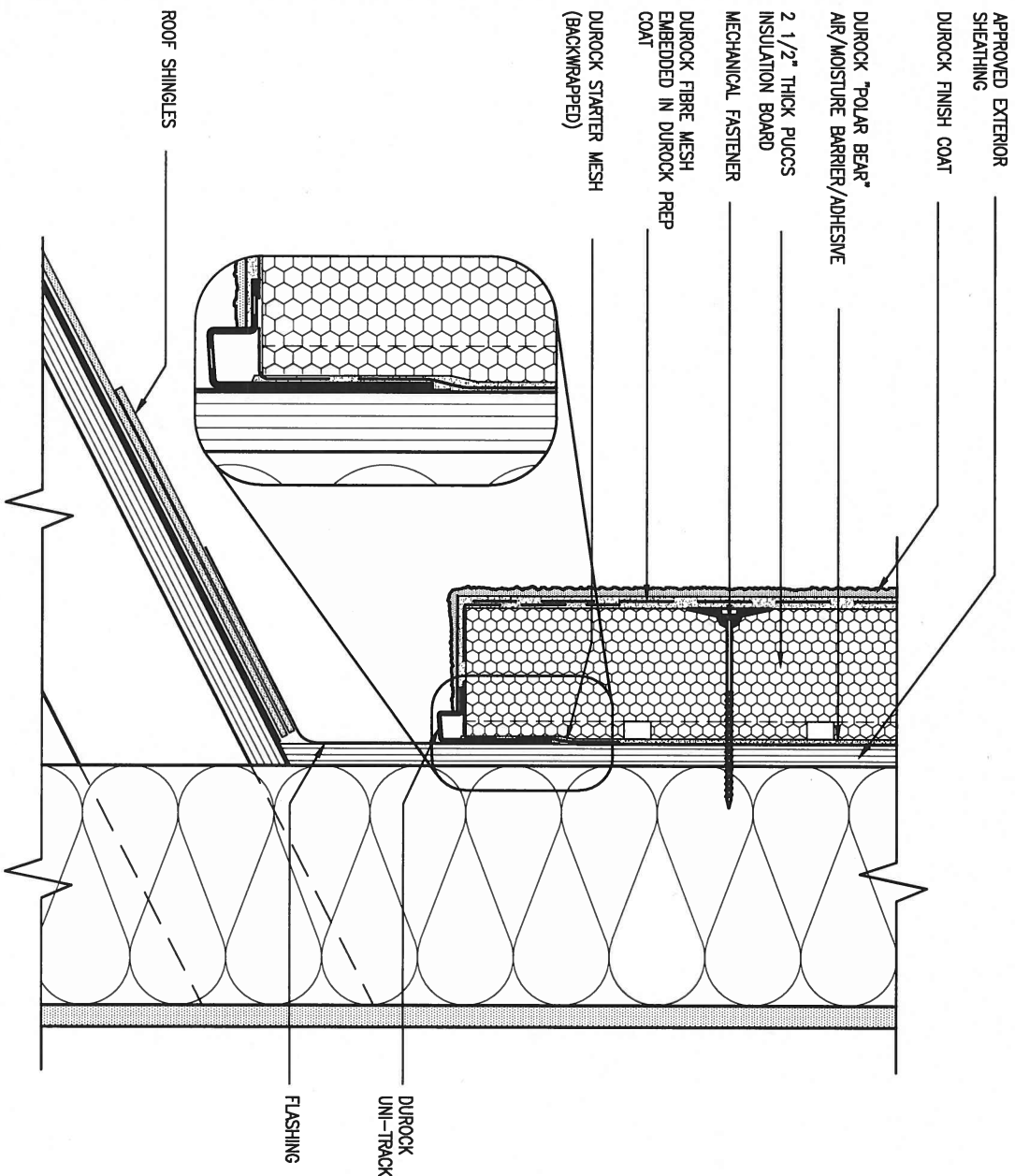
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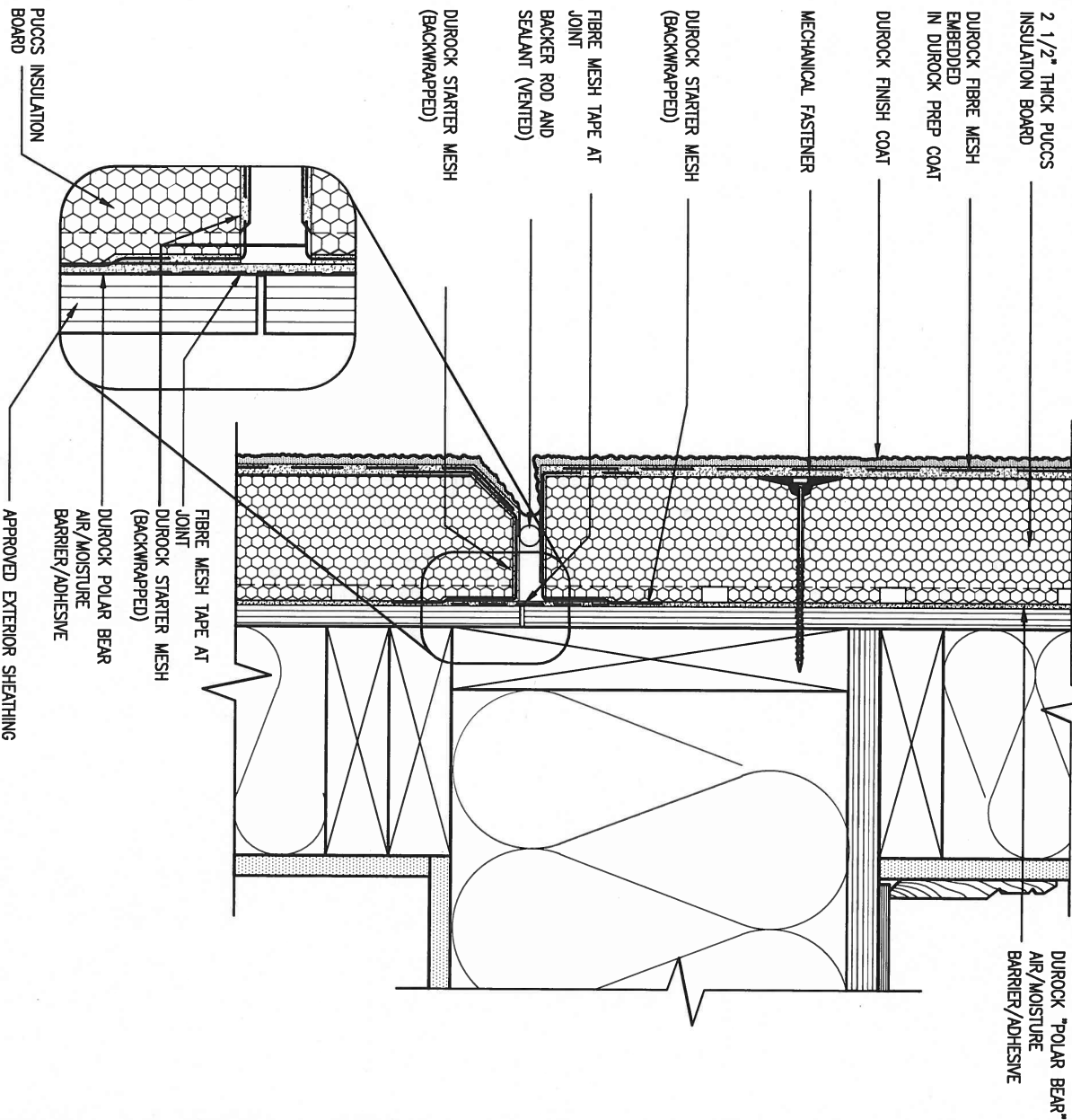
**CN3**





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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## BAYVIEW WELLINGTON

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date  
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RC

checked by  
-

scale  
3/16" = 1'-0"

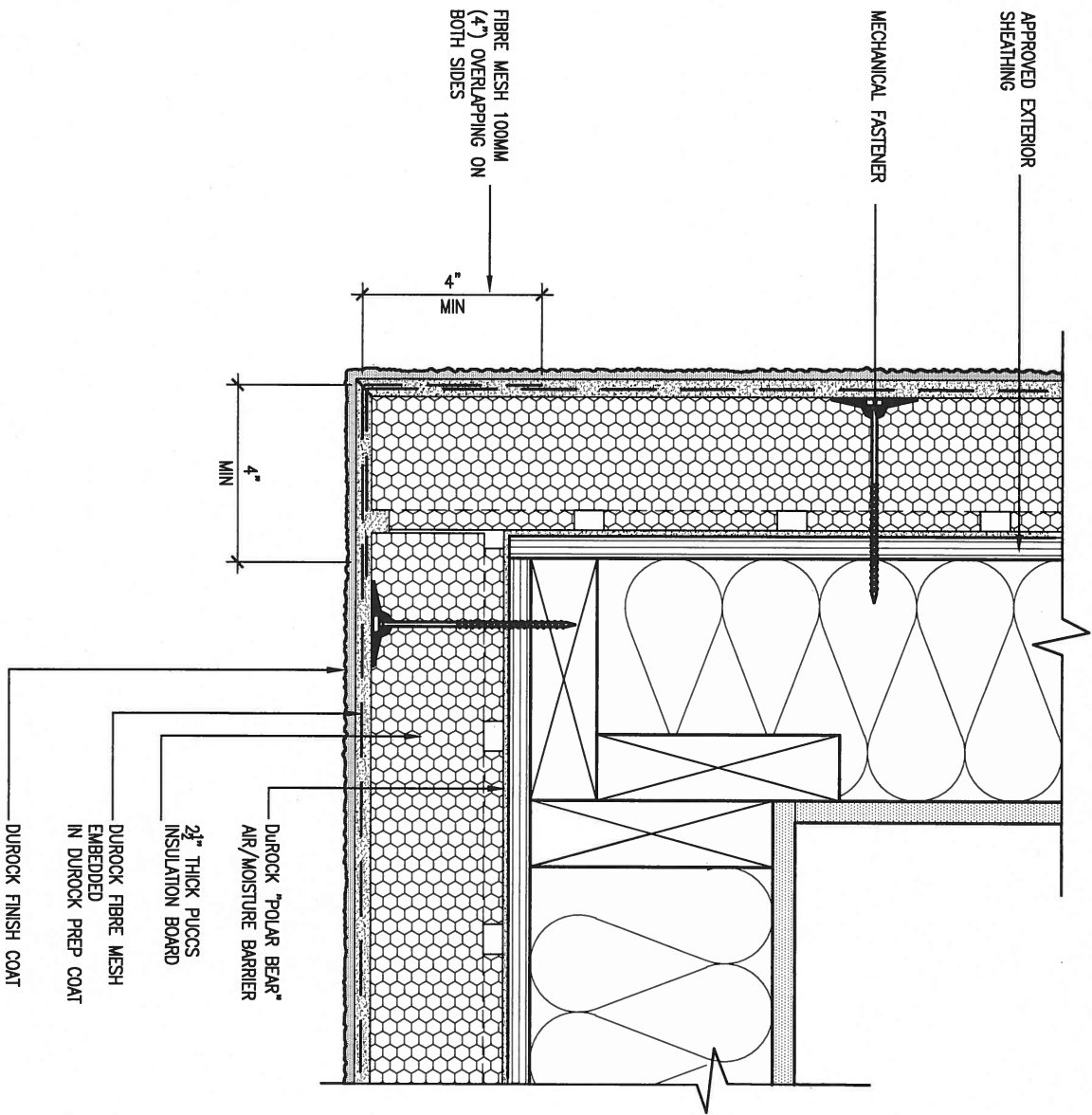
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drawing no.

**CN4**

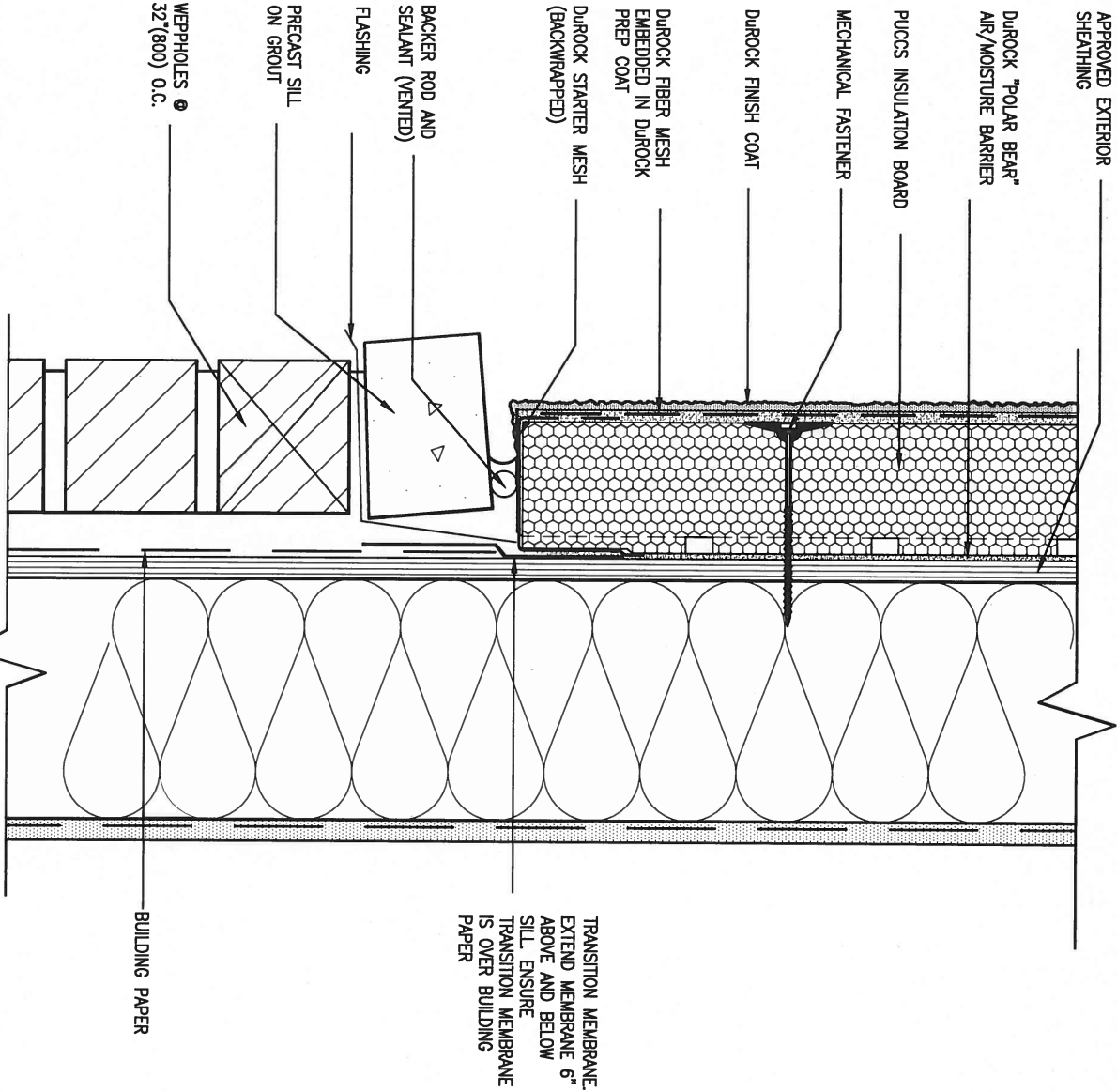




5 CORNER DETAIL

CN5 SCALE: 3"=1'-0"

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



6 STUCCO / MASONRY PLINTH CONNECTION

CN5 SCALE: 3"=1'-0"

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name		BCIN	
registration information		42658	
VA3 Design Inc.			
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**RC**  
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scale  
**3/16" = 1'-0"**

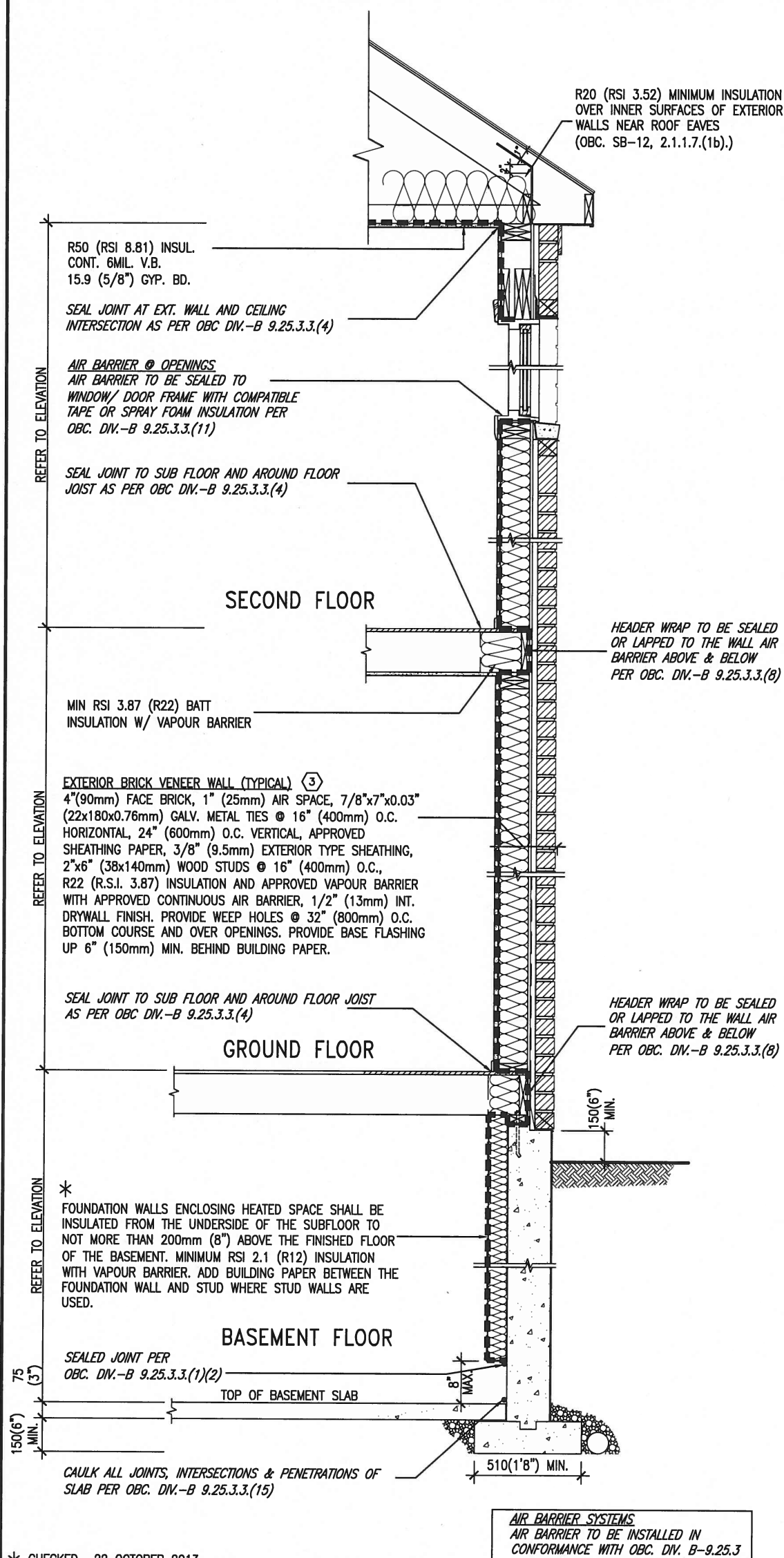
**CONSTRUCTION NOTES**

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**13045-CONST-0BC 2015**

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

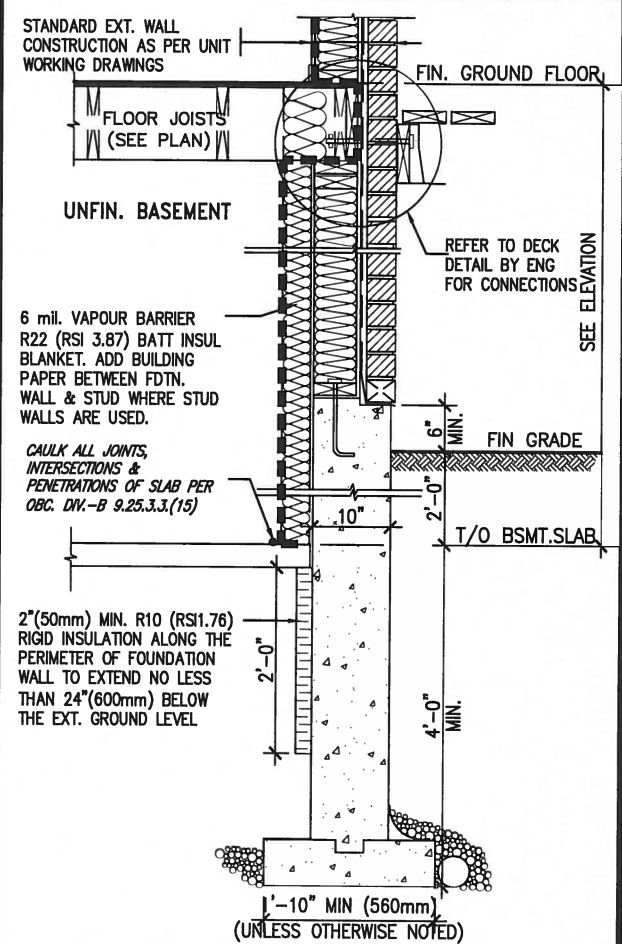
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

USE SB-12 COMPLIANCE PACKAGE (J):

COMPONENT	J	Notes:
Ceiling with Attic Space 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%	–

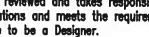


FEB 6, 2017



\* REVISED- 15 MARCH 2013

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

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8	.	.		
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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 copied.
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## BAYVIEW WELLINGTON

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**BRADFORD**

Project no.  
3045

date  
APR 2014

checked by

scale

## CONSTRUCTION NOTES

NOTES drawing no.

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

file name
13045-CONST-OBC 2015

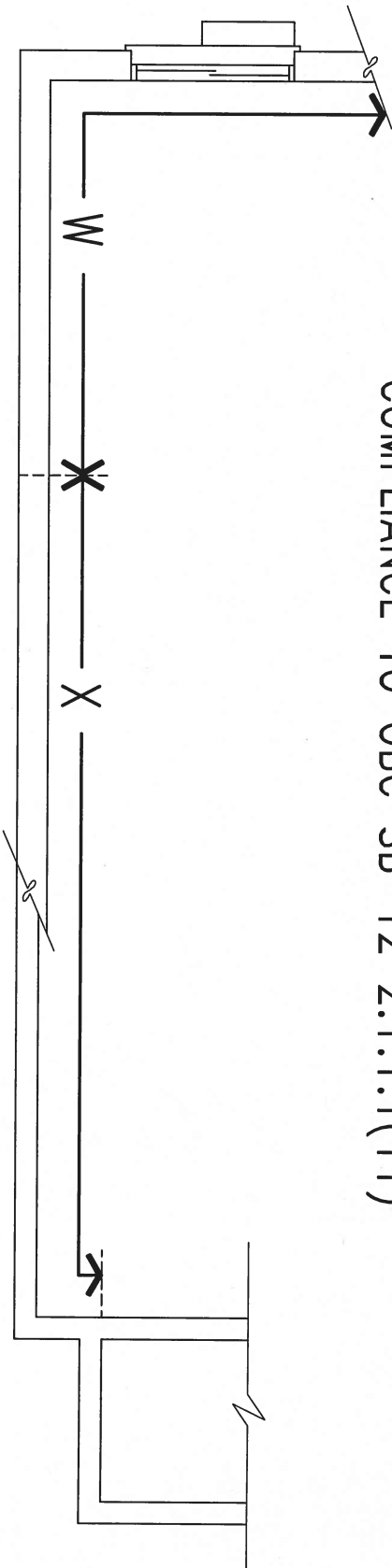
drawing no.

**CN6**

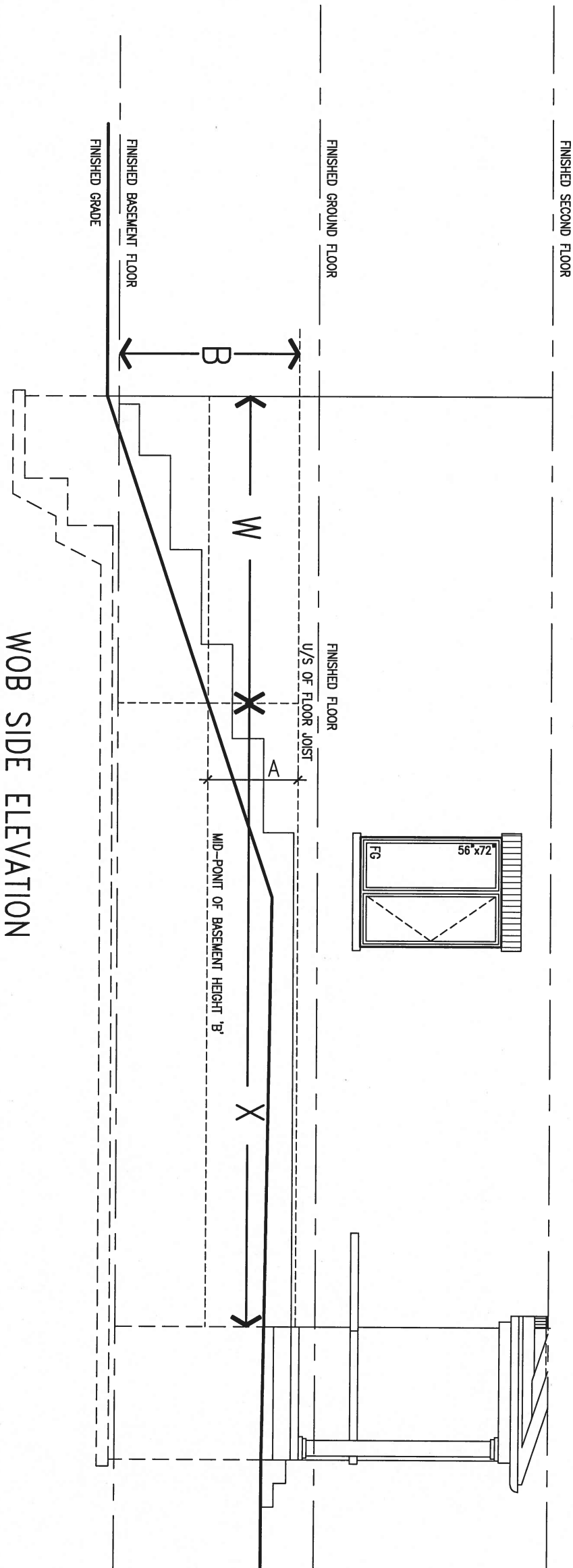
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COMPLIANCE TO OBC SB-12 2.1.1.1(11)



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

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qualification information			
Wellington Jno-Baptiste 25591			
signature			
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

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-

scale  
3/16" = 1'-0"

CONSTRUCTION NOTES

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13045-CONST-OBC 2015

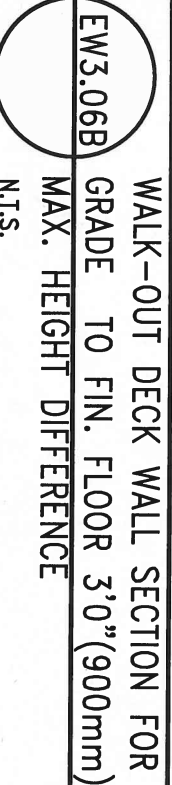
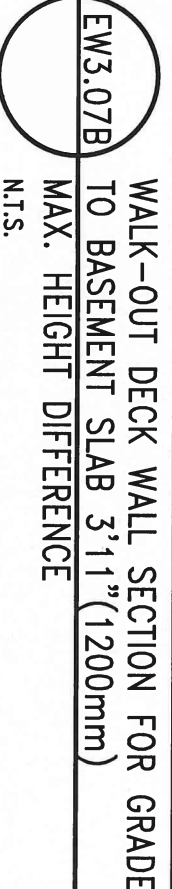
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CN7

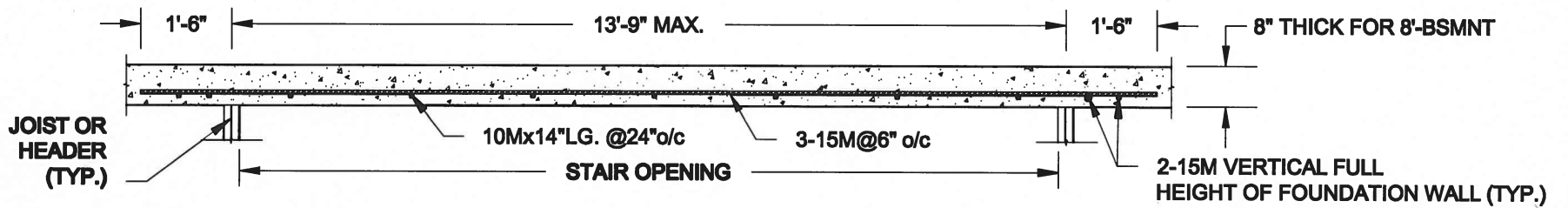


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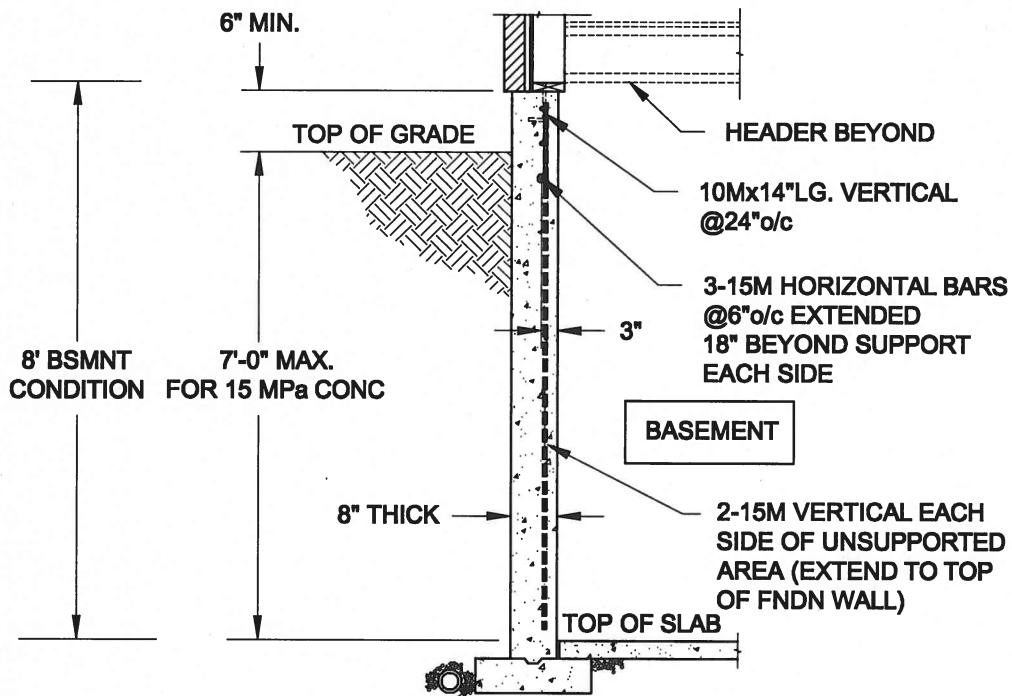




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## PLAN VIEW



FTG. SIZE AS PER PLAN

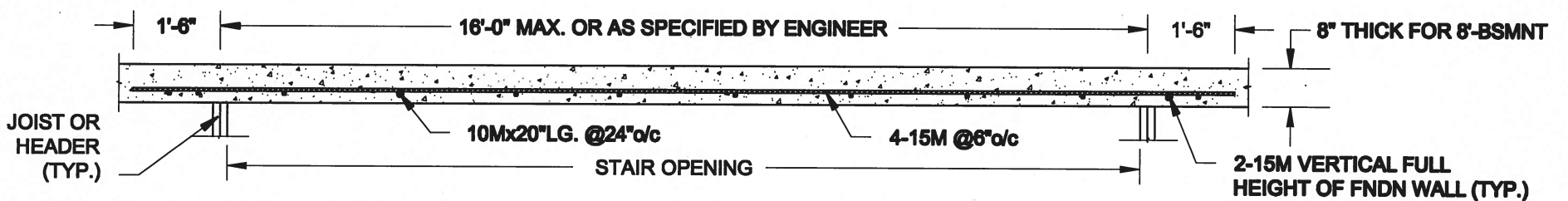
1A  
S1

## LATERALLY UNSUPPORTED WALL

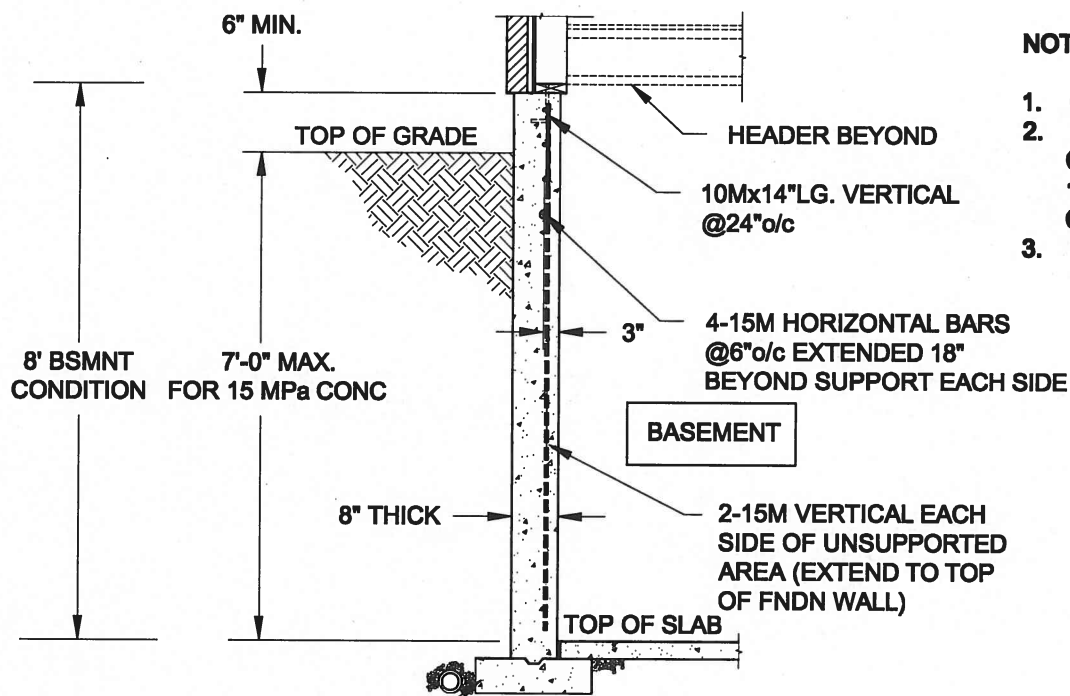
SCALE: 3/8" = 1'-0"

### 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.



## PLAN VIEW



FTG. SIZE AS PER PLAN

1B  
S1

## LATERALLY UNSUPPORTED WALL

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

### 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.

Scale:  
AS NOTED

Date:  
MAY-31-2016

Drawn: SC  
Checked: SJB

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Engineer's Seal:



MAY 30, 2016

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT  
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

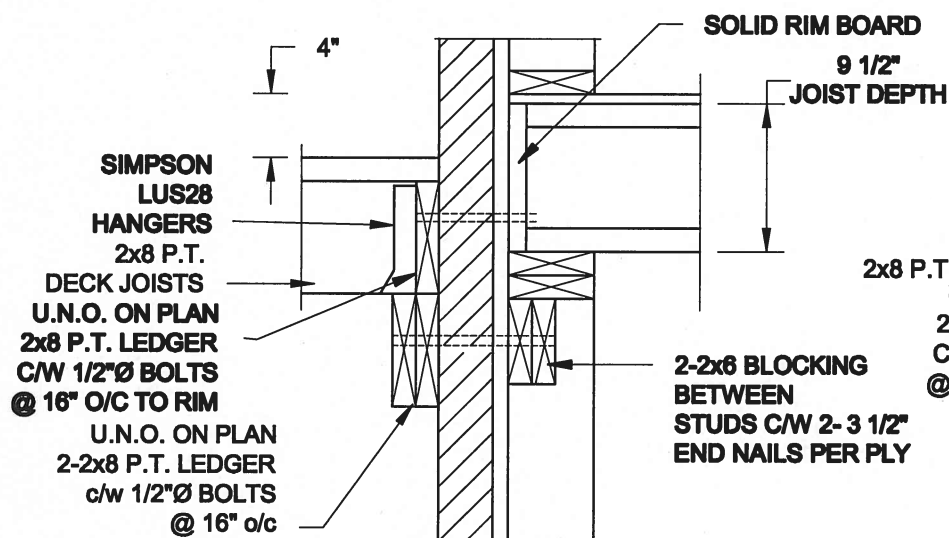
16-102

Drawing No.:

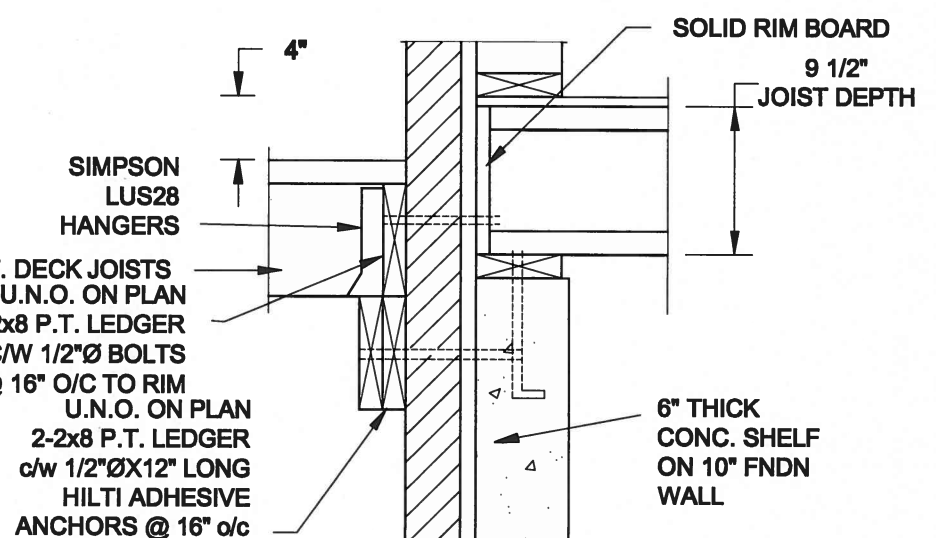
S1



## FOR 9 1/2" JOIST DEPTH



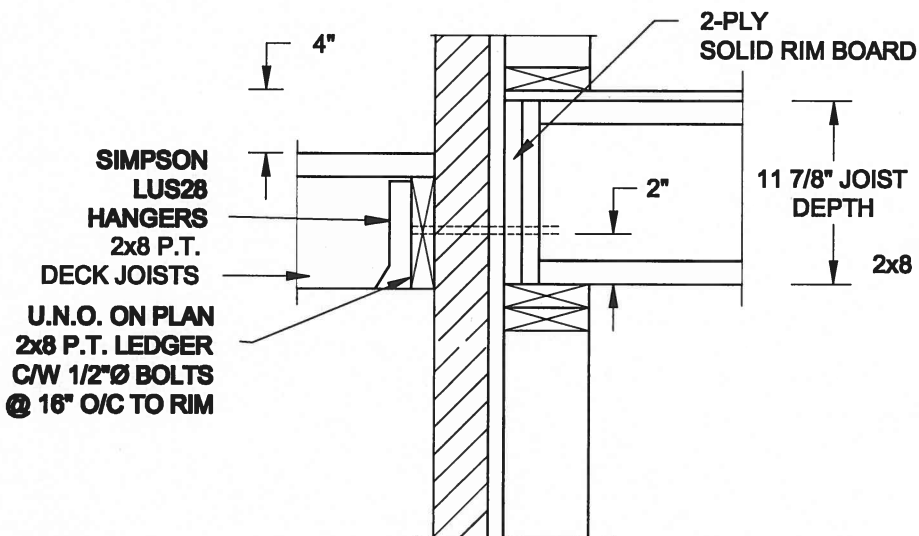
**1A DECK FASTENING DETAIL**  
SCALE: 1" = 1'-0"



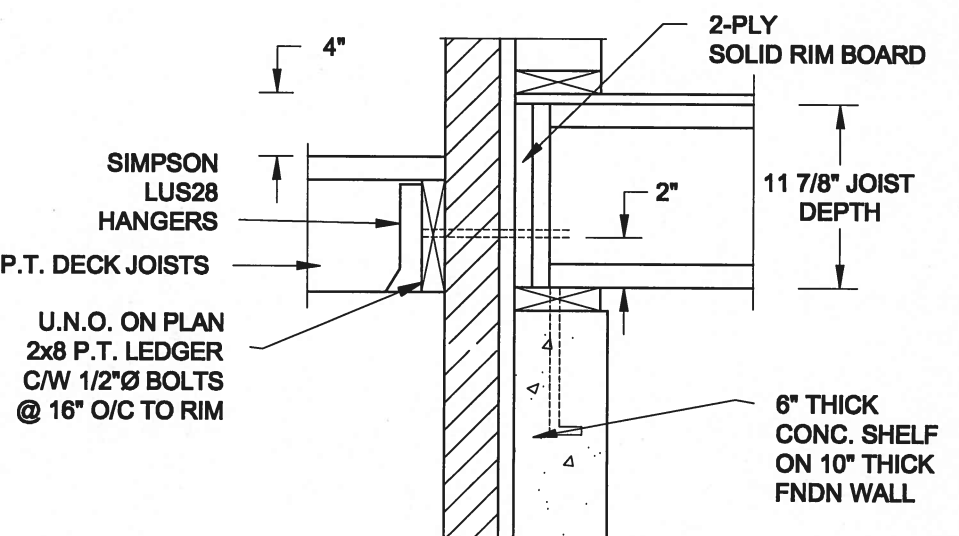
**1B DECK FASTENING DETAIL**  
SCALE: 1" = 1'-0"

- 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

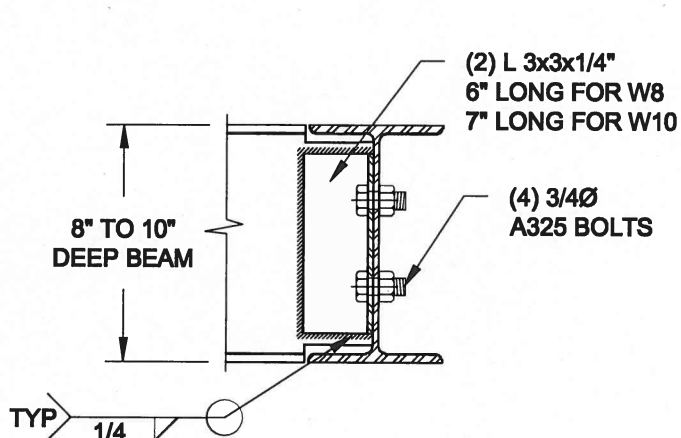


**2A DECK FASTENING DETAIL**  
SCALE: 1" = 1'-0"

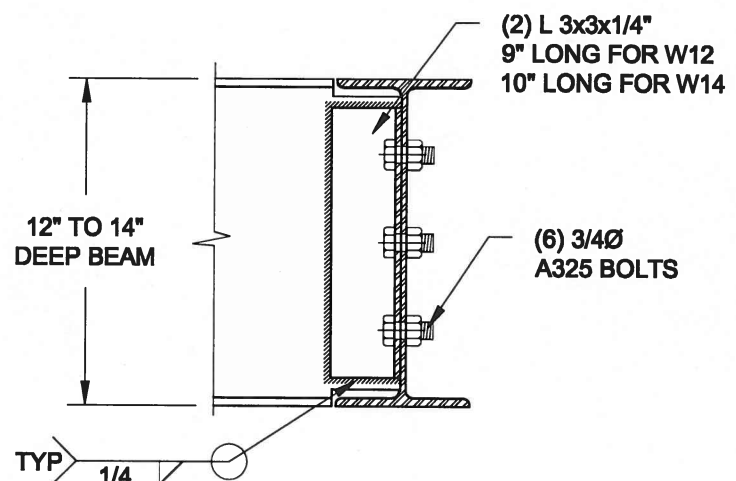


**2B DECK FASTENING DETAIL**  
SCALE: 1" = 1'-0"

- 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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BRADFORD, ONTARIO

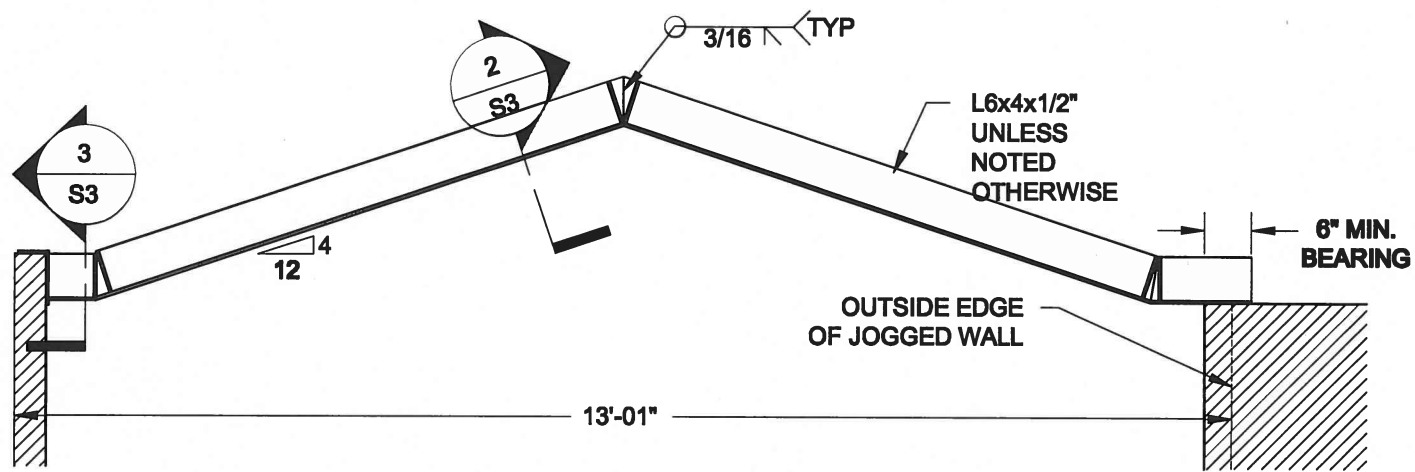
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

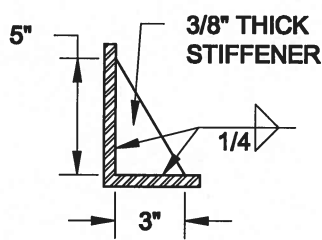
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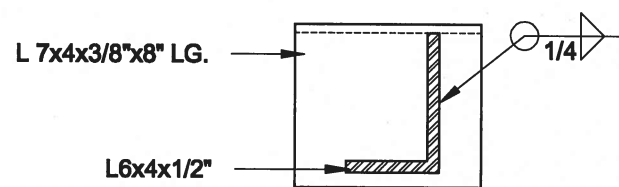
S2



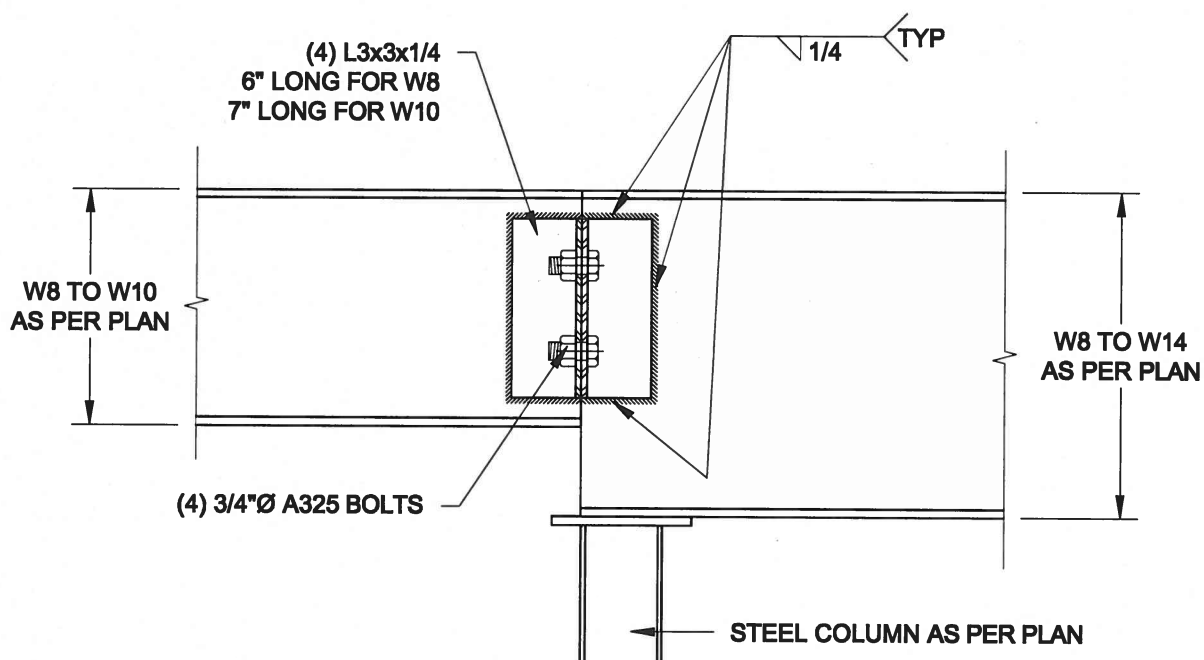
**1**  
**S3** **STEEL LINTEL AT GABLE**  
SCALE: 1/2" = 1'-0"



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



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



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

Scale: AS NOTED	
Date: MAY-01-2016	
Drawn: SC	Checked: SJB

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Engineer's Seal



MAY 30, 2016

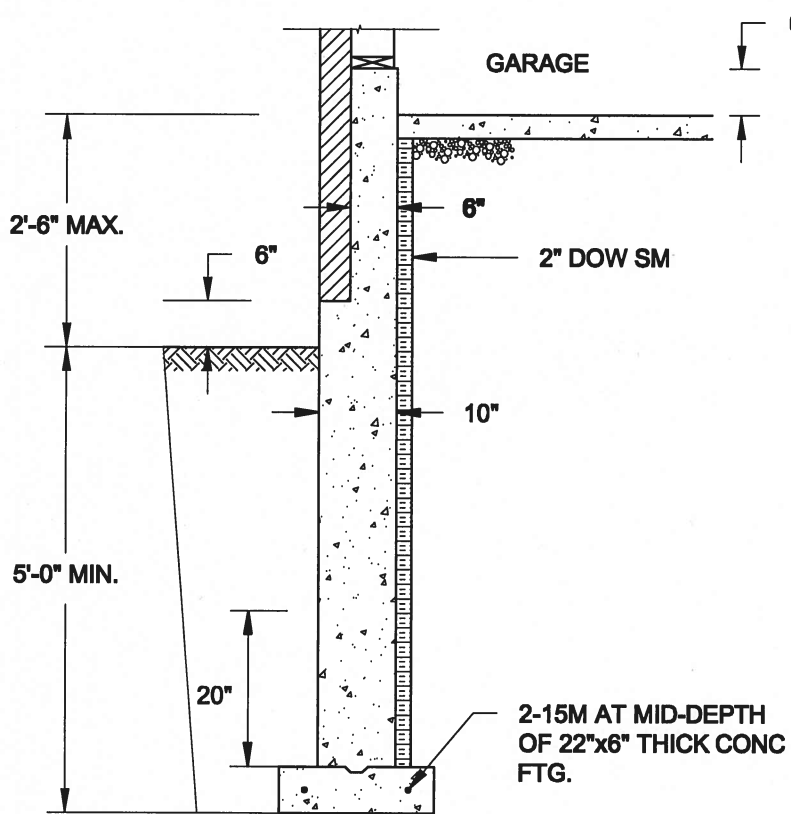
Project:  
BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT  
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:  
16-102

Drawing No.:  
S3

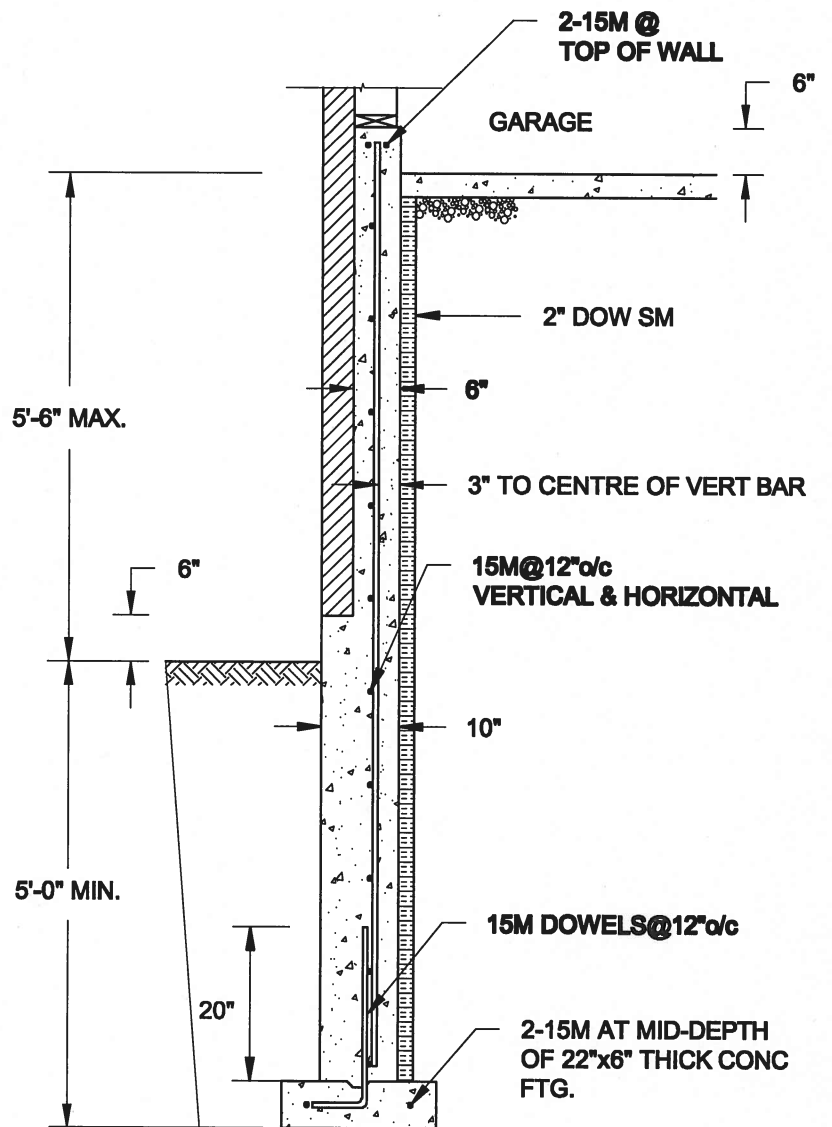




**1A**  
**S4** **REINFORCED BRICKSHELF**  
SCALE: 1/2" = 1'-0"

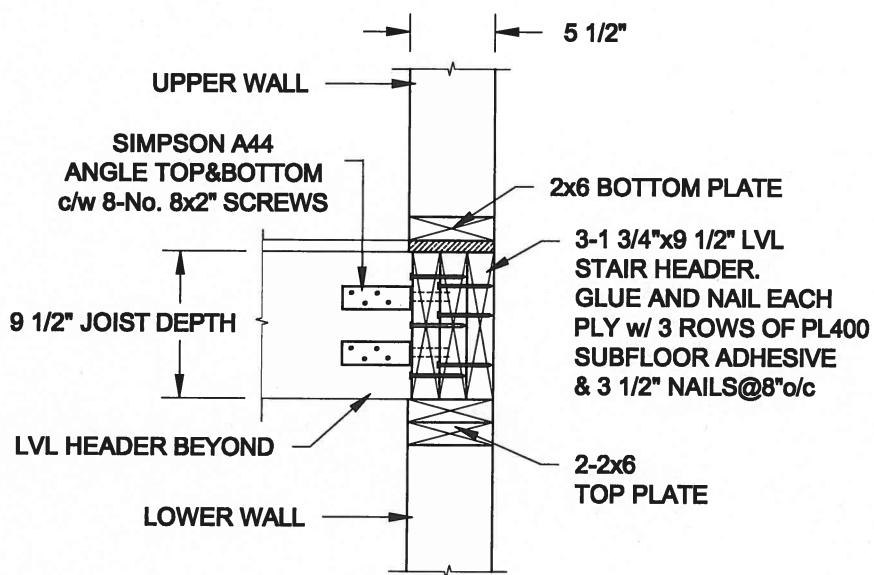
**NOTE:**

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.

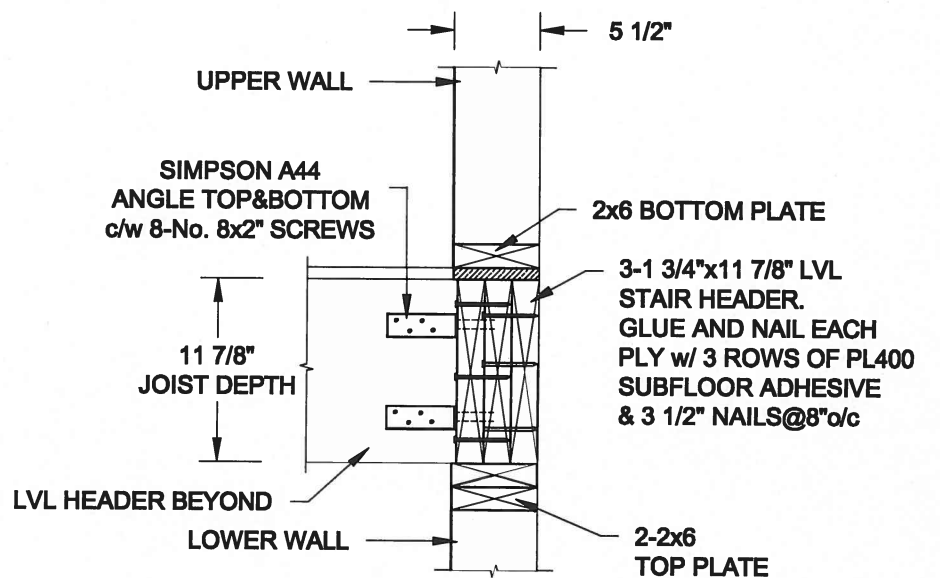


**1B**  
**S4** **REINFORCED BRICKSHELF**  
SCALE: 1/2" = 1'-0"

**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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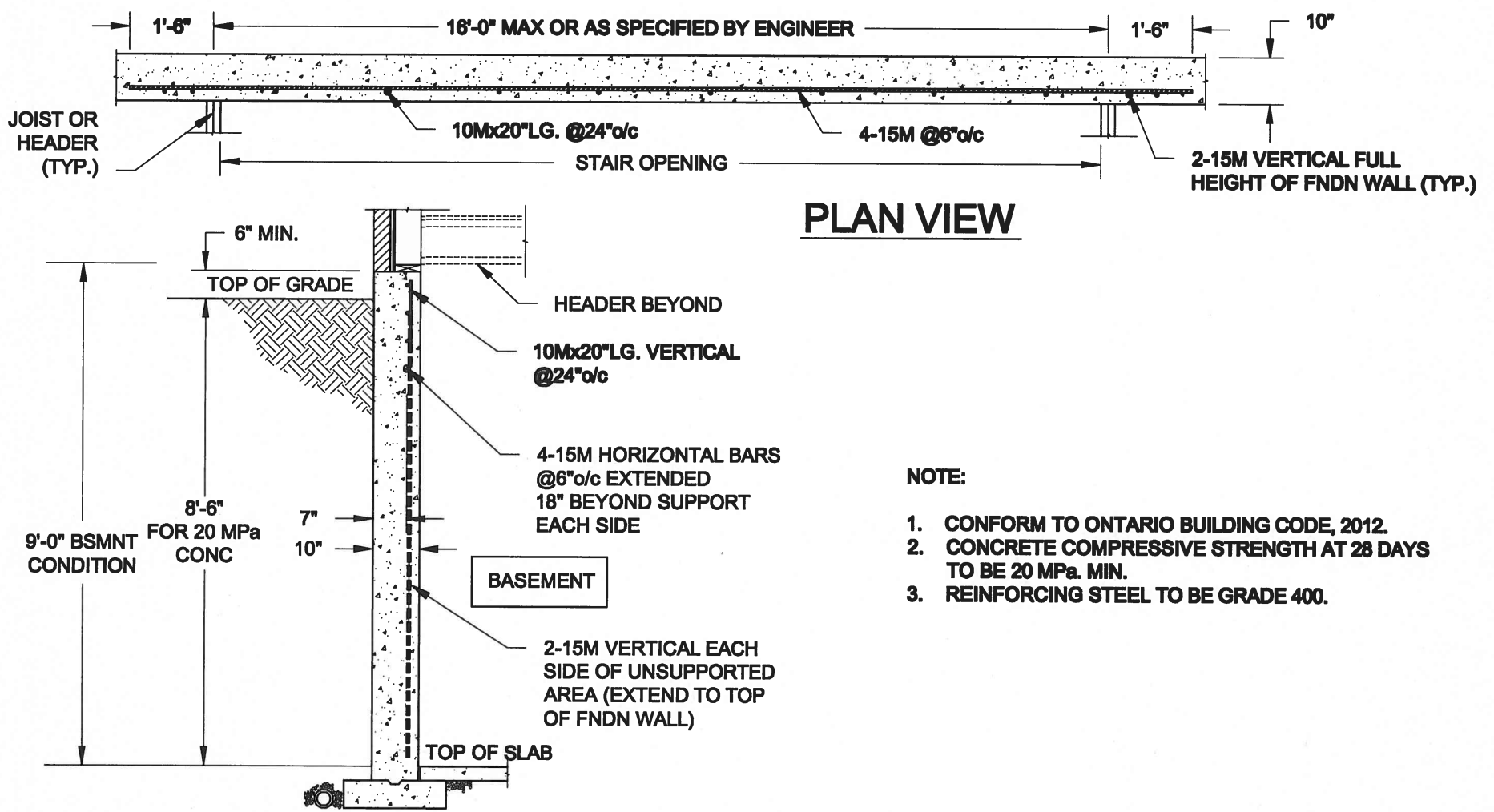
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:



16-102

Drawing No.:

S4



**1**  
**S5** **LATERALLY UNSUPPORTED WALL**  
SCALE: 3/8" = 1'-0"

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