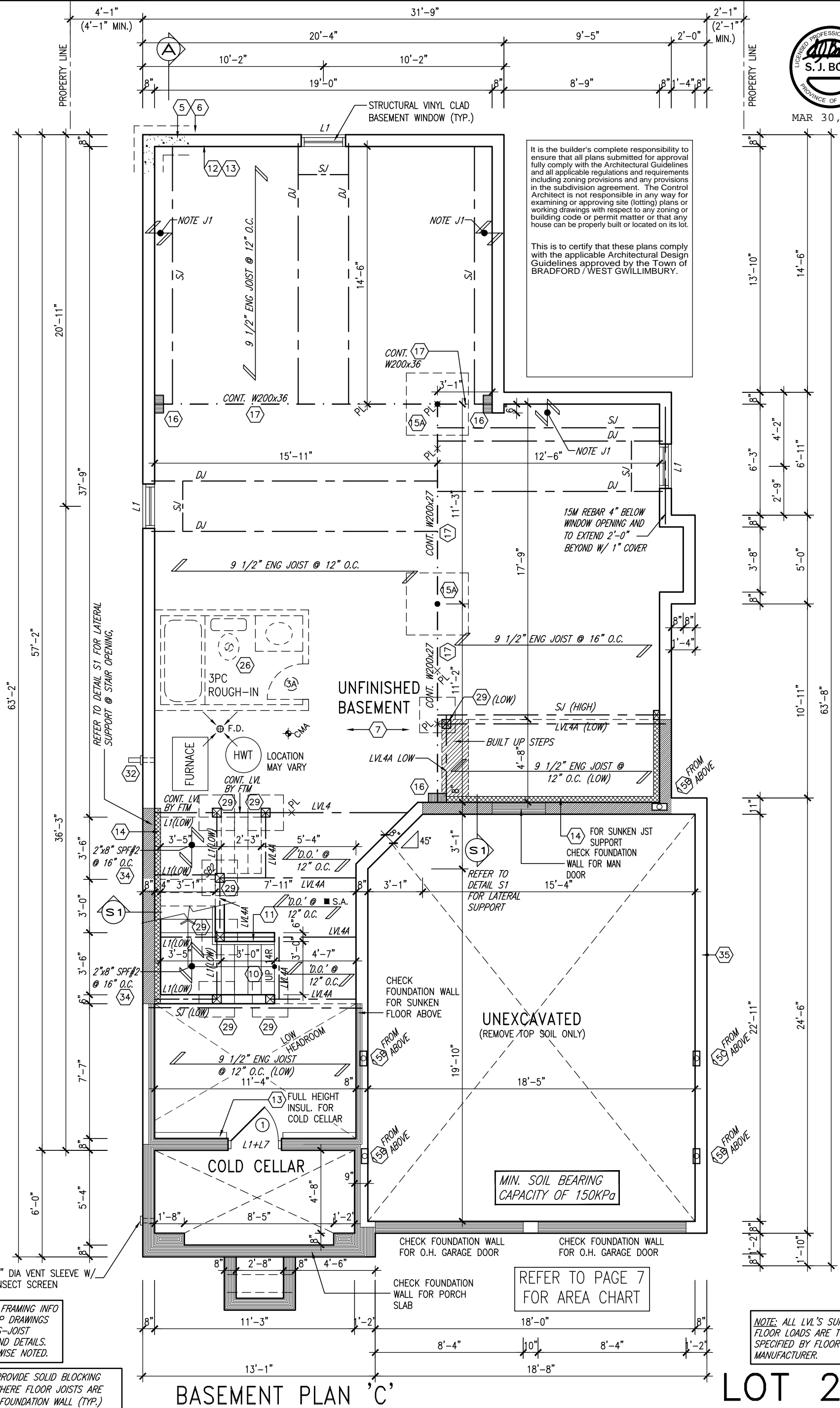




MAR 30, 2017



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

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.

BASEMENT PLAN 'C'

LOT 226

| | | | |
|-----|------------------------------------|------------|----|
| 9. | . | . | . |
| 8. | . | . | . |
| 7 | REVISED AS PER ENG'S COMMENTS | MAR 29-17 | RC |
| 6 | REVISED FOR LOT 226 | MAR. 04/17 | WT |
| 5 | UPDATE EXTERIOR COL NOTES | 21-04-15 | RC |
| 4 | UPGRADED REAR ELEVATIONS ADDED | . | . |
| 3 | COLD CELLAR, 5'-0 FROST PROTECTION | 14-07-21 | QS |
| 2 | REVISED AS PER ENG COMMENTS | 14-05-26 | RC |
| 1 | ISSUED FOR CLIENT REVIEW | 14-04-23 | RC |
| no. | description | date | by |

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

qualification information

Wellington Jno-Baptiste 25591

name

signature

BCIN

registration information

VA3 Design Inc. 42658

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

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| | | | | |
|---|--|-----------------------------------|--------------------|------------------------|
| BAYVIEW WELLINGTON | | | S38-5 BAROSSA 5 | |
| project name GREEN VALLEY ESTATES | | municipality BRADFORD, ON | | project no. 13045 |
| date APR 17/14 | | BASEMENT PLAN 'C' | | |
| drawn by BDD.BIM | | checked by - | | scale 3/16" = 1'-0" |
| | | file name 13045-S38-5C LOT 226 | | drawing no. 1 |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045\BIM\units\38\Phase 1-3\13045-S38-5C LOT 226.dwg - Wed - Mar 29 2017 - 2:26 PM | | | | |

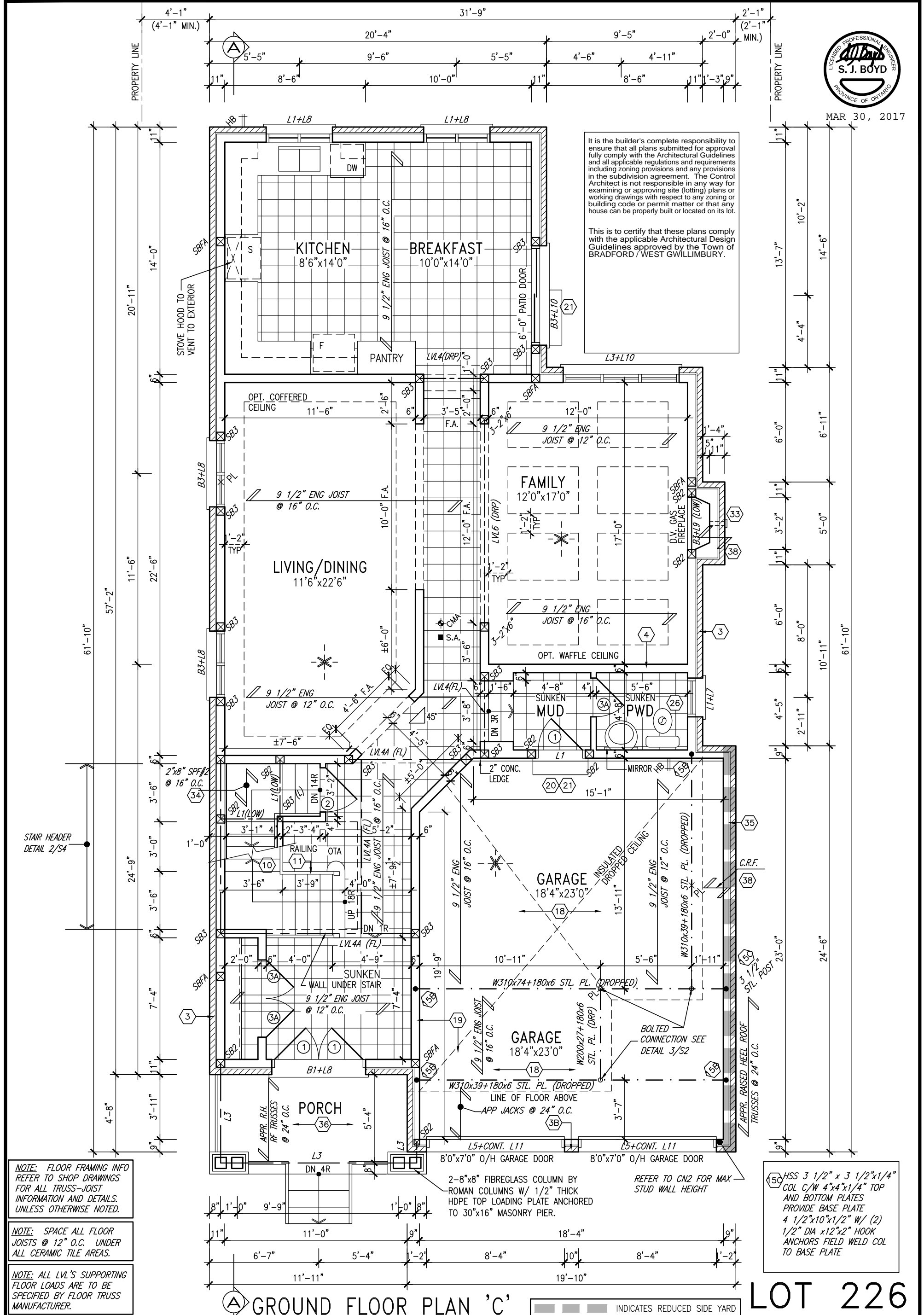
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NOTE: FLOOR FRAMING INFO REFER TO SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.

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

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

GROUND FLOOR PLAN 'C'

INDICATES REDUCED SIDE YARD

LOT 226

| | | |
|-----|-------------------------------------|---------------|
| 9. | . | . |
| 8. | . | . |
| 7 | REVISED AS PER ENG'S COMMENTS | MAR 29-17 RC |
| 6 | REVISED FOR LOT 226 | MAR. 04/17 WT |
| 5 | UPDATE EXTERIOR COL NOTES | 21-04-15 RC |
| 4 | UPGRADED REAR ELEVATIONS ADDED | . |
| 3 | COLD CELLAR, 5'-0" FROST PROTECTION | 14-07-21 QS |
| 2 | REVISED AS PER ENG COMMENTS | 14-05-26 RC |
| 1 | ISSUED FOR CLIENT REVIEW | 14-04-23 RC |
| no. | description | date by |

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qualification information

Wellington Jno-Baptiste 25591

name registration information

VA3 Design Inc. 42658

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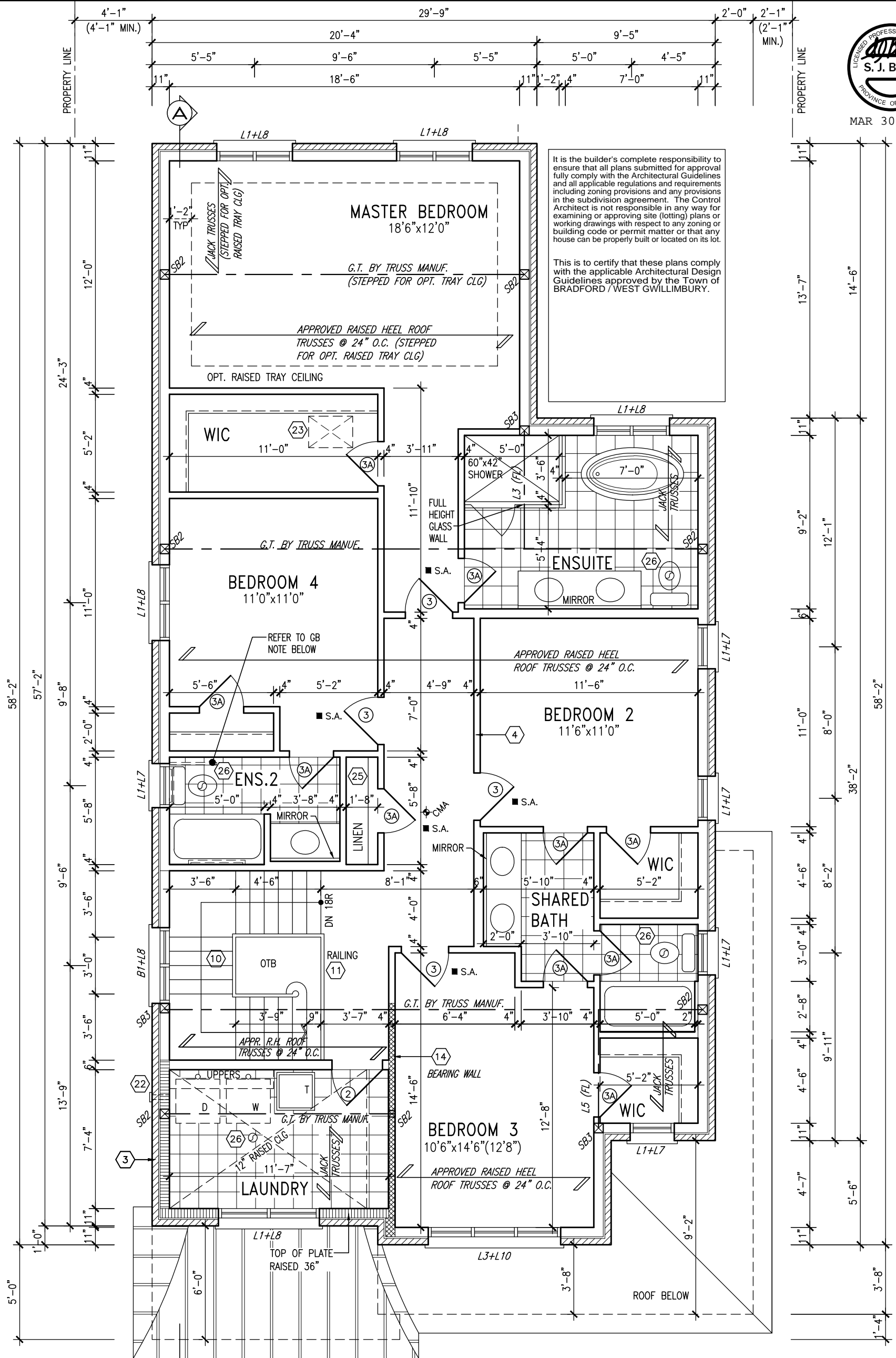
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| | | | |
|---|----------------------|---------------------------|----------------------|
| BAYVIEW WELLINGTON | | S38-5 BAROSSA 5 | |
| project name | GREEN VALLEY ESTATES | municipality | BRADFORD, ON |
| date | APR 17/14 | project no. | 13045 |
| drawn by | BDD.BIM | scale | 3/16" = 1'-0" |
| checked by | | file name | 13045-S38-5C LOT 226 |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045\BIM\units\38\Phase 1-3\13045-S38-5C LOT 226.dwg - Wed - Mar 29 2017 - 2:26 PM | | drawing no. | |
| | | 2 | |



MAR 30, 2017



GB NOTE:
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.

SECOND FLOOR PLAN 'C'

LOT 226

| | | |
|-----|-------------------------------------|---------------|
| 9. | . | . |
| 8. | . | . |
| 7 | REVISED AS PER ENG'S COMMENTS | MAR 29-17 RC |
| 6 | REVISED FOR LOT 226 | MAR. 04/17 WT |
| 5 | UPDATE EXTERIOR COL NOTES | 21-04-15 RC |
| 4 | UPGRADED REAR ELEVATIONS ADDED | . |
| 3 | COLD CELLAR, 5'-0" FROST PROTECTION | 14-07-21 QS |
| 2 | REVISED AS PER ENG COMMENTS | 14-05-26 RC |
| 1 | ISSUED FOR CLIENT REVIEW | 14-04-23 RC |
| no. | description | date by |

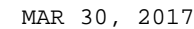
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qualification information
Wellington Jno-Baptiste 25591
name
signature
registration information
VA3 Design Inc. 42658

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| | | | |
|--|-------------------------------------|-------------------------------|--|
| BAYVIEW WELLINGTON | | S38-5 BAROSSA 5 | |
| project name GREEN VALLEY ESTATES | municipality BRADFORD, ON | project no. 13045 | |
| date APR 17/14 | drawn by BDD.BIM | scale 3/16" = 1'-0" | file name 13045-S38-5C LOT 226 |
| SECOND FLOOR PLAN 'C' | | drawing no. 3 | |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\Phase 1-3\13045-S38-5C LOT 226.dwg - Wed - Mar 29 2017 - 2:26 PM | | | |



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

S38-5
BAROSSA 5

| | |
|-------------|-------|
| project no. | 13045 |
|-------------|-------|

drawing no.

| | |
|---------------|---|
| file name | 4 |
| C LOT 226 | |
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without VA3 DESIGN's written permission

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

date APR 17/14

drawn by
BDD.BIM

are the copyrigh

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Toronto ON M3H 1S8
16.630.2255 f 416.630.
va3design.com

Specifications, related documents

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

| | | |
|--------------------------|---|------|
| name | signature | BC |
| Wellington Jho-Baptiste |  | Z335 |
| registration information | | |

WA3 Design Inc. 4265

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drawings are not to be bound.

All drawings are not to be bound.

| | | | | | |
|---|---|--|--|---|---|
| 9 | * | | | . | . |
| 8 | * | | | . | . |

| | REVISED AS PER ENG'S COMMENTS | | |
|---|-------------------------------|-----------|----|
| 7 | | MAR 29-17 | RC |
| 6 | REVISED FOR LOT 226 | MAR 04/17 | WT |

| | | | |
|---|---------------------------------|--|----------|
| 6 | REVISED FOR EOI 220 | | 21-04-17 |
| 5 | UPDATE EXTERIOR COL NOTES | | 21-04-15 |
| 4 | UPGRADED REAR ELEVATIONS. ADDED | | |

| | | | |
|---|-------------------------------------|----------|----|
| 3 | COLD CELLAR, 5'-0" FROST PROTECTION | 14-07-21 | QS |
| 2 | REVISED AS PER ENG COMMENTS | 14-05-26 | RC |

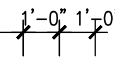
| no | description | date | by |
|----|--------------------------|----------|----|
| 1 | ISSUED FOR CLIENT REVIEW | 14-04-23 | RC |

| Q | Answer |
|---|--------|
|---|--------|

FRONT ELEVATION 'C'

| <u>UNINSULATED OPENINGS</u> (PER OBC. SB-12.2.1.1.(7)) | | | | |
|--|--------------|-------------------------------------|--------------|------------|
| S38-5 ELEVATION C LOT 226 | | ENERGY EFFICIENCY – OBC SB12 | | |
| ELEVATION | WALL AREA | S.F. | OPENING S.F. | PERCENTAGE |
| FRONT | 684 S.F. | | 148.88 S.F. | 21.77 % |
| LEFT SIDE | 1277 S.F. | | 102.09 S.F. | 7.99 % |
| RIGHT SIDE | 1262 S.F. | | 97.26 S.F. | 7.71 % |
| REAR | 618 S.F. | | 144.83 S.F. | 23.44 % |
| TOTAL SQ. FT. | 3841.00 S.F. | | 493.06 S.F. | 12.84 % |
| TOTAL SQ. M. | 356.84 S.M. | | 45.81 S.M. | 12.84 % |

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.



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VALLEY FLASHING
(TYP.)

TOP OF PLATE
TOP OF WINDOW

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

FIN SECOND FLOOR

TOP OF TRANSOM
TOP OF WINDOW

8'-10" U/S SOFFIT
7'-4"

FIN GROUND FLOOR
SUNKEN FOYER

FIN GRADE

TOP OF SLAB

WALL AREA 1261.86 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
OPENINGS ALLOWED 88.33 SQ. FT.
OPENINGS PROVIDED 64.25 SQ. FT.
(GLASS AREA ONLY)

LEFT SIDE ELEVATION 'C'

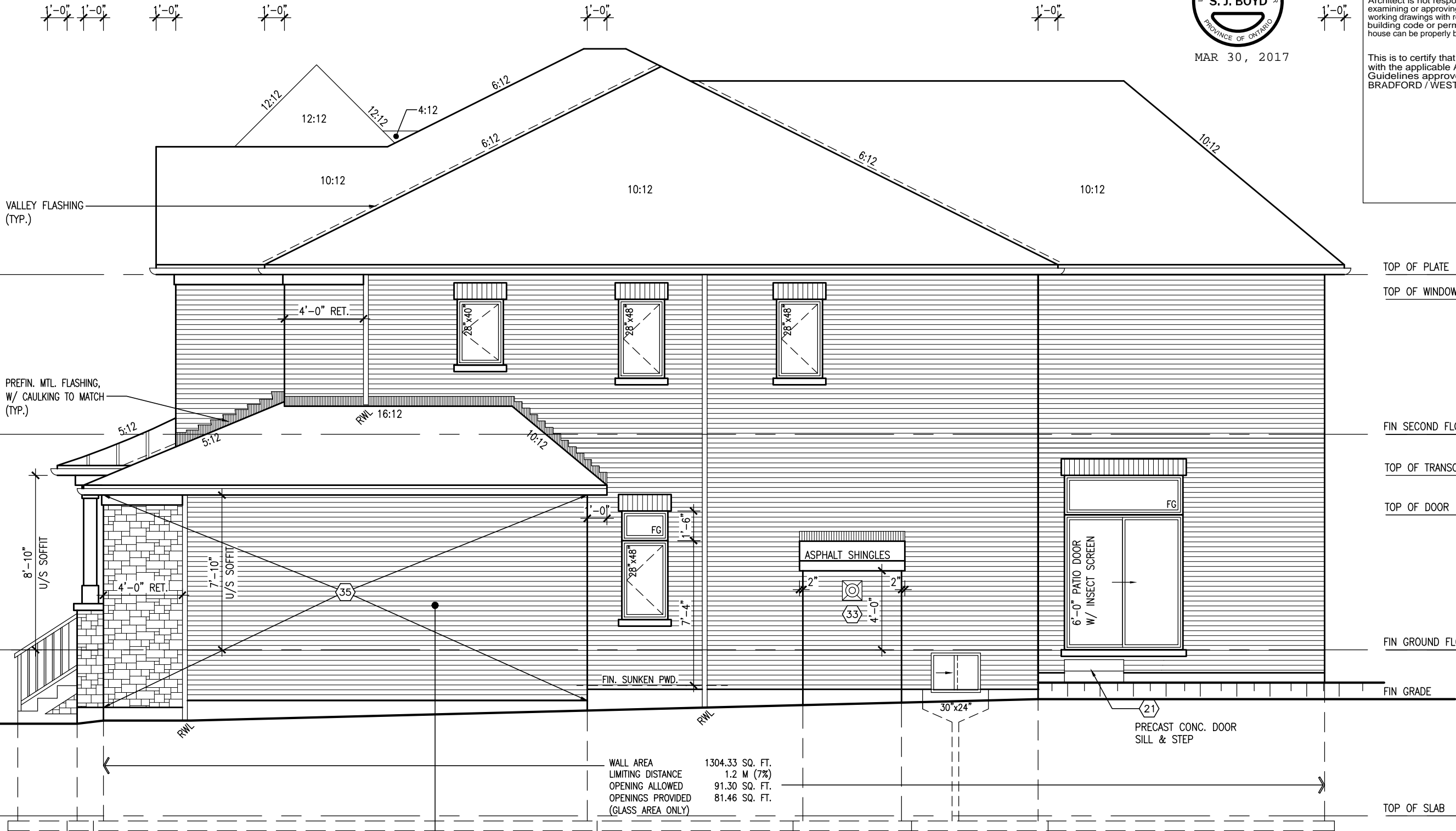


MAR 30, 2017

| | | | |
|--|--|--------------------------|--|
| project name | | project no. | |
| BAYVIEW WELLINGTON | | S38-5 | |
| GREEN VALLEY ESTATES | | BAROSSA 5 | |
| BRADFORD, ON | | 13045 | |
| LEFT ELEVATION 'C' | | drawing no. | |
| date | | 13045-S38-5C LOT 226 | |
| drawn by | | file name | |
| APR 17/14 | | 13045-S38-5C LOT 226.dwg | |
| checked by | | scale | |
| BDD-BIM | | 3/16" = 1'-0" | |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045-S38-5C LOT 226.dwg - Wed - Mar 29 2017 - 2:26 PM | | drawing no. | |
| | | 5 | |

| | |
|---|-----------|
| 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 | 25591 |
| BCN | 42658 |
| name | signature |
| Wellington Jno-Baptiste | signature |
| registration information | signature |
| VAS Design Inc. | 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. | |
| date | by |
| MAR 29-17 | RC |
| MAR 04-17 | WT |
| 21-04-15 | RC |
| 14-07-21 | QS |
| 14-05-26 | RC |
| 14-04-23 | RC |
| description | |
| 7 REVISED AS PER ENG'S COMMENTS | |
| 6 REVISED FOR LOT 226 | |
| 5 UPDATE EXTERIOR COL NOTES | |
| 4 UPGRADED REAR ELEVATIONS ADDED | |
| 3 COLD CELLAR, 5'-0" FROST PROTECTION | |
| 2 REVISED AS PER ENG COMMENTS | |
| 1 ISSUED FOR CLIENT REVIEW | |

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.



RIGHT SIDE ELEVATION 'C'

BRICK VENEER CONSTRUCTION

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

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



MAR 30, 2017

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BAYVIEW WELLINGTON

S38-5
BAROSSA 5

GREEN VALLEY ESTATES

BRADFORD, ON

project no. 13045
drawing no. 6



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qualification information
Wellington Jno-Baptiste 25591 BCN

name
V3 Design Inc. 42658

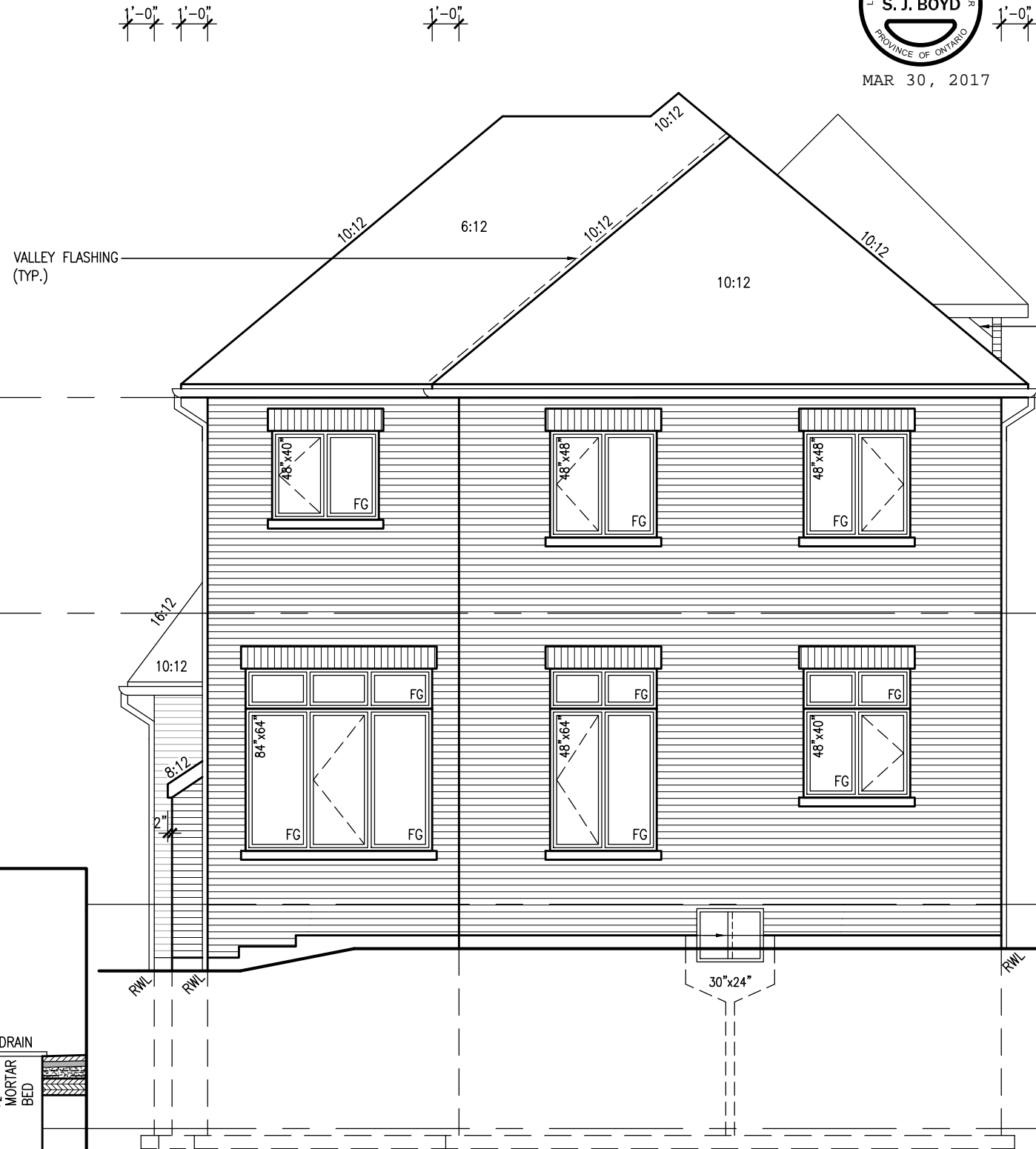
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| no. | description | date | by |
|-----|-------------------------------------|-----------|----|
| 9 | | | |
| 8 | | | |
| 7 | REVISED AS PER ENG'S COMMENTS | MAR 29-17 | RC |
| 6 | REVISED FOR LOT 226 | MAR 04-17 | WT |
| 5 | UPDATE EXTERIOR COL NOTES | 21-04-15 | RC |
| 4 | UPGRADED REAR ELEVATIONS ADDED | | |
| 3 | COLD CELLAR, 5'-0" FROST PROTECTION | 14-07-21 | QS |
| 2 | REVISED AS PER ENG COMMENTS | 14-05-26 | RC |
| 1 | ISSUED FOR CLIENT REVIEW | 14-04-23 | RC |

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REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

| AREA CALCULATIONS | ELEV. C |
|------------------------------|--|
| GROUND FLOOR AREA | 1250 SF |
| SECOND FLOOR AREA | 1552 SF |
| SUBTOTAL | 2802 SF |
| DEDUCT ALL OPEN AREAS | 16 SF |
| TOTAL NET AREA | 2786 SF (258.82 m ²) |
| FINISHED BSMT AREA | 0 SF |
| COVERAGE W/OUT PORCH | 1703 SF (158.21 m ²) |
| COVERAGE W/ PORCH | 1776 SF (165.00 m ²) |



MAR 30, 2017

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CEMENT FIBER BOARD
FINISH W/ 6" MTL
FLASHING AND CAULKING
BEHIND

TOP OF PLATE

TOP OF WINDOW

FIN SECOND FLOOR

TOP OF TRANSOM

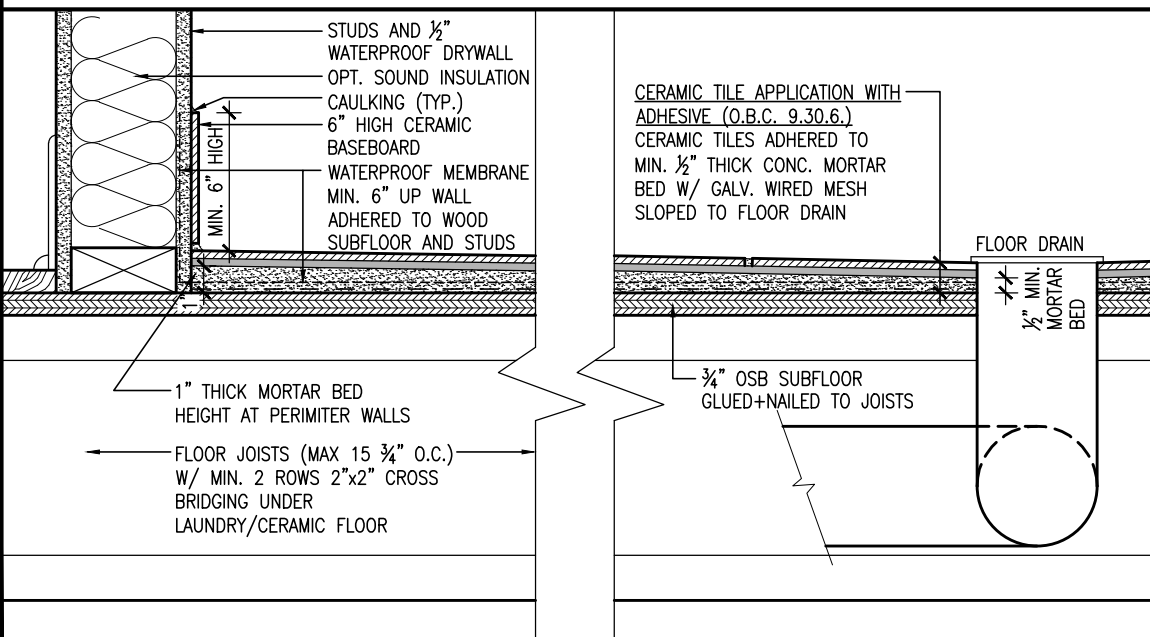
TOP OF WINDOW

FIN GROUND FLOOR

FIN GRADE

TOP OF SLAB

REAR ELEVATION 'A', 'B' & 'C'



DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY

BAYVIEW WELLINGTON

S38-5
BAROSSA 5

project name
GREEN VALLEY ESTATES

municipality
BRADFORD, ON

project no.
13045

drawing no.
7

date
APR 17/14

drawn by
BDD-BIM

checked by
-

scale
3/16" = 1'-0"

file name
13045-S38-5C LOT 226

phase
Phase 1-3

VAS
DESIGN

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

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qualification information

Wellington Jno-Baptiste 25591 BCN

name registration information VAS Design Inc. 42658

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9

8

7 REVISED AS PER ENG'S COMMENTS MAR 29-17 RC

6 REVISED FOR LOT 226 MAR 04/17 WT

5 UPDATE EXTERIOR COL NOTES 21-04-15 RC

4 UPGRADED REAR ELEVATIONS ADDED 14-07-21 QS

3 COLD CELLAR, 5'-0" FROST PROTECTION 14-05-26 RC

2 REVISED AS PER ENG COMMENTS 14-04-23 RC

1 ISSUED FOR CLIENT REVIEW 14-04-23 RC

no. description date by

1'-0"

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

1'-0"



MAR 30, 2017

10:12

6:12

5:12

12:12

MASTER BEDROOM

WIC

BEDROOM 4

CL.

ENS. 2

HALLWAY

LAUNDRY

KITCHEN

LIVING/DINING ROOM

FRONT CLOSET

UNFINISHED BASEMENT

TOP OF PLATE

FIN SECOND FLOOR

FIN GROUND FLOOR

SUNKEN FOYER

FIN GRADE

TOP OF SLAB

8'-1"

10'-11"

8'-5"

CROSS SECTION 'A-A'

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Wellington Jno-Baptiste
25591 BCN
42658
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S38-5
BAROSSA 5

GREEN VALLEY ESTATES
BRADFORD, ON

CROSS SECTION 'A-A'

project no. 13045
drawing no. 8

date APR 17/14
checked by BDD-BIM
scale 3/16" = 1'-0"

13045-S38-5C LOT 226
RICHARD - H:\ARCHIVE WORKING\2013\13045-S38-5C LOT 226.dwg - Wed - Mar 29 2017 - 2:26 PM

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| no. | description | date | by |
|-----|-------------------------------------|-----------|----|
| 9 | | | |
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| 3 | REVISED AS PER ENG COMMENTS | 14-04-23 | RC |
| 2 | ISSUED FOR CLIENT REVIEW | | |
| 1 | | | |

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

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

5. FOUNDATION WALL/FOOTINGS: (9.15.3, 9.15.4, 9.13.2, 9.14.2, 1.(2)) 200mm (8") POURED CONC. FDTN. WALL 15MPa (2200psi) WITH BITUMENOUS DAMPPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYED CONC. FTG. BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL. WITH MIN. BEARING CAPACITY OF 150kPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. STOREYS SUPPORTED [W/ MASONRY VENEER] W/ SIDING ONLY.

| | | |
|---|--------------------|--------------------|
| 1 | 16" WIDE x 6" DEEP | 16" WIDE x 6" DEEP |
| 2 | 20" WIDE x 6" DEEP | 20" WIDE x 6" DEEP |
| 3 | 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 (2'2"x7") |
|---------------------------------|-------------------|

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

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

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

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

10. ALL STAIRS/EXTERIOR STAIRS -OBC. 9.8.- UNIFORM RISE -5mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS -10mm (1/2") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT

| | |
|------------------|-------------------------------|
| 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") |

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

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

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/CGSB-7.2-94. AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 870x870x410 (34"x34"x16") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 kpa. MINIMUM AND AS PER SOILS REPORT.

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") FELD WELD COL. TO BASE PLATE.

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

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

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

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

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

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

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

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

24. FIREPLACE CHIMNEYS OBC. 9.21. 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).

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

36. COLD CELLAR PORCH SLAB (OBC 9.39.1.) 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 THRD 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. 0.35m2 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 GRAD 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)(i). 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 130mm (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 ml. POLYETHYLENE FILM, No. 50 (45lbs.) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL. EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

STEEL: 1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300V. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40-21 GRADE 350W 'STRUCTURAL QUALITY STEEL'. OBC. 8-9.23.4.3.

2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

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

LEGEND

| | | | |
|--|----------------------------|--|----------------------------------|
| | CLASS 'B' VENT | | EXHAUST FAN TO EXTERIOR |
| | DUPLEX OUTLET (12\"/> | | DUPLEX OUTLET (HEIGHT A.F.F) |
| | WEATHERPROOF DUPLEX OUTLET | | GFI DUPLEX OUTLET (HEIGHT A.F.F) |
| | POT LIGHT | | HEAVY DUTY OUTLET (220 volt) |
| | LIGHT FIXTURE (PULL CHAIN) | | LIGHT FIXTURE (CEILING MOUNTED) |
| | SWITCH | | LIGHT FIXTURE (WALL MOUNTED) |
| | FLOOR DRAIN | | HOSE BIB (NON-FREEZE) |

| | | |
|--|-----|-------------------------|
| | SJ | SINGLE JOIST |
| | DJ | DOUBLE JOIST |
| | TJ | TRIPLE JOIST |
| | LVL | LAMINATED VENEER LUMBER |
| | | POINT LOAD FROM ABOVE |

| | | |
|--|------|-----------------------------------|
| | P.T. | PRESSURE TREATED LUMBER |
| | G.T. | GIRDER TRUSS BY ROOF TRUSS MANUF. |

| | | |
|--|------|-------------|
| | F.A. | FLAT ARCH |
| | C.A. | CURVED ARCH |
| | M.C. | |

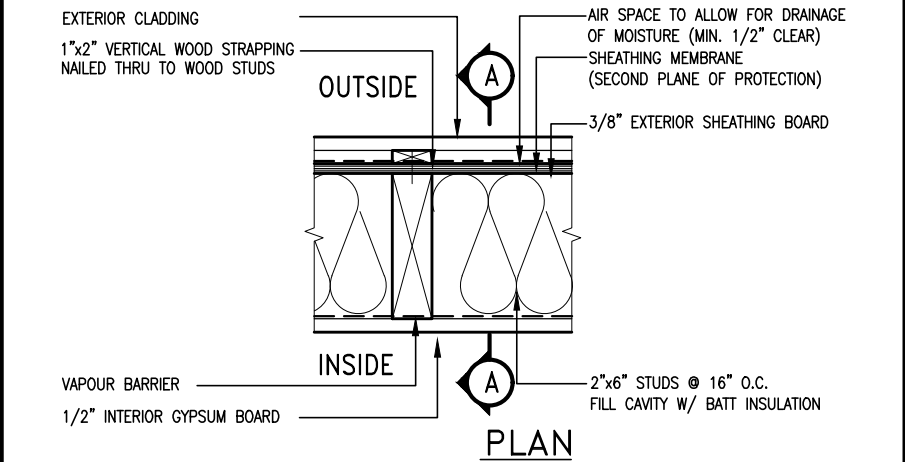
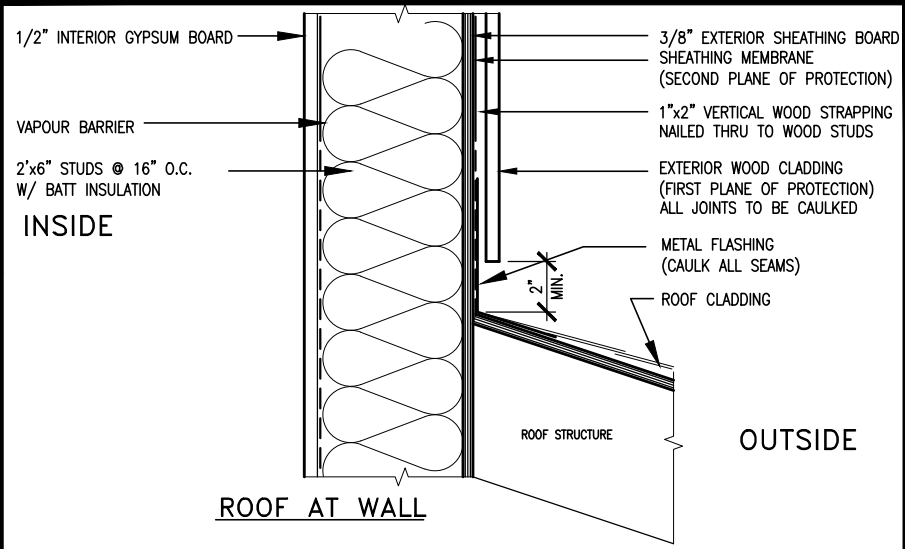
MEDICINE CABINET (RECESSED)

CONC. BLOCK WALL

DOUBLE VOLUME WALL

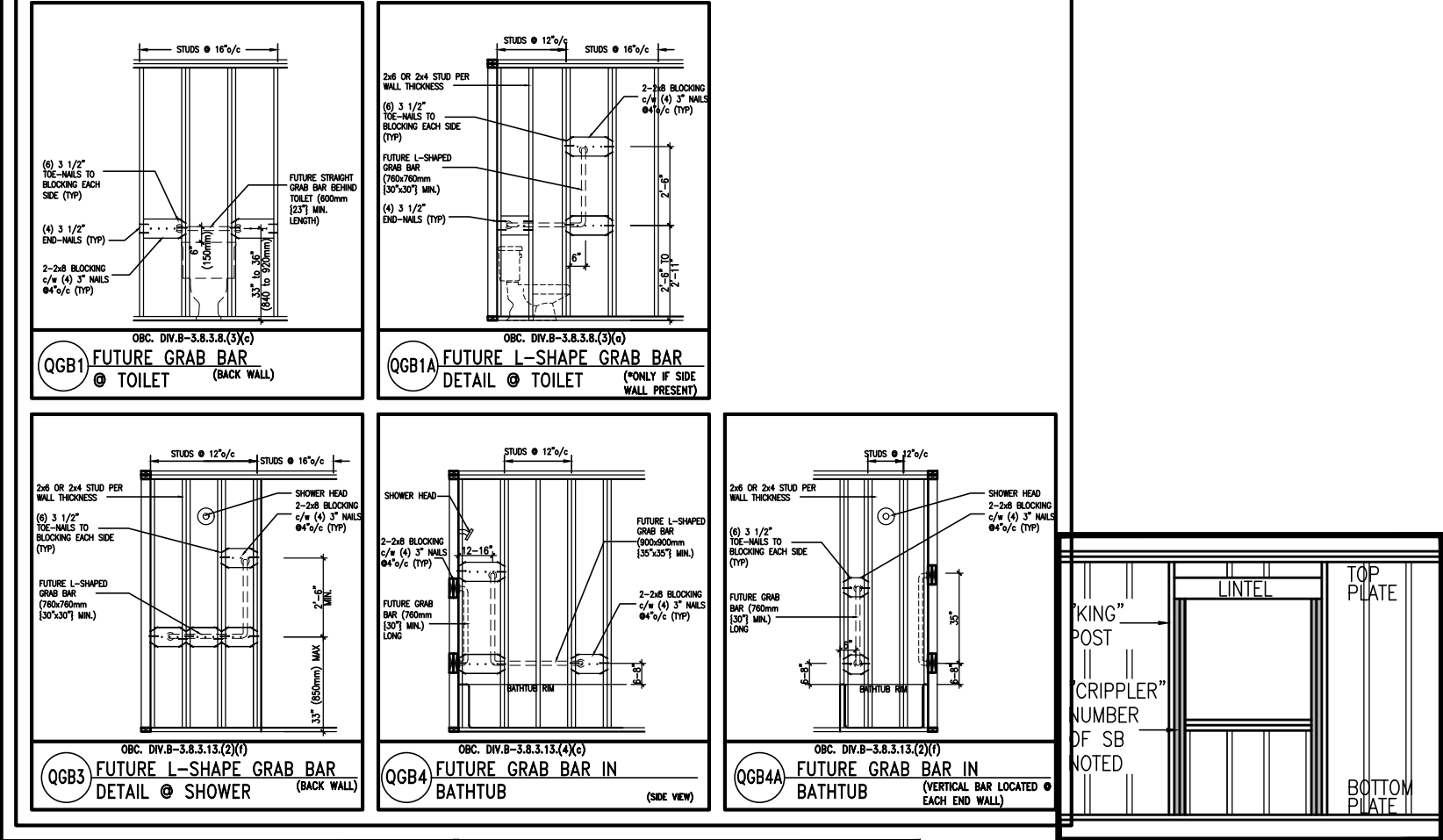
SEE NOTE 39

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



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.




MAR 30, 2017

MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:
2"x4" @ 16" O.C. - 9'-10"
2'-2"x4" @ 12" O.C. - 10'-9"
3'-2"x4" @ 16" O.C. - 11'-2"
3'-2"x4" @ 12" O.C. - 12'-4"
NOTES:
1. FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa.
SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR
JOIST LENGTH OF 2.5m OF ONE FLOOR.
2. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
3. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB
EXTERIOR SHEATHING ON THE EXTERIOR FACE.
4. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.
5. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF
6. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR
SIDING.

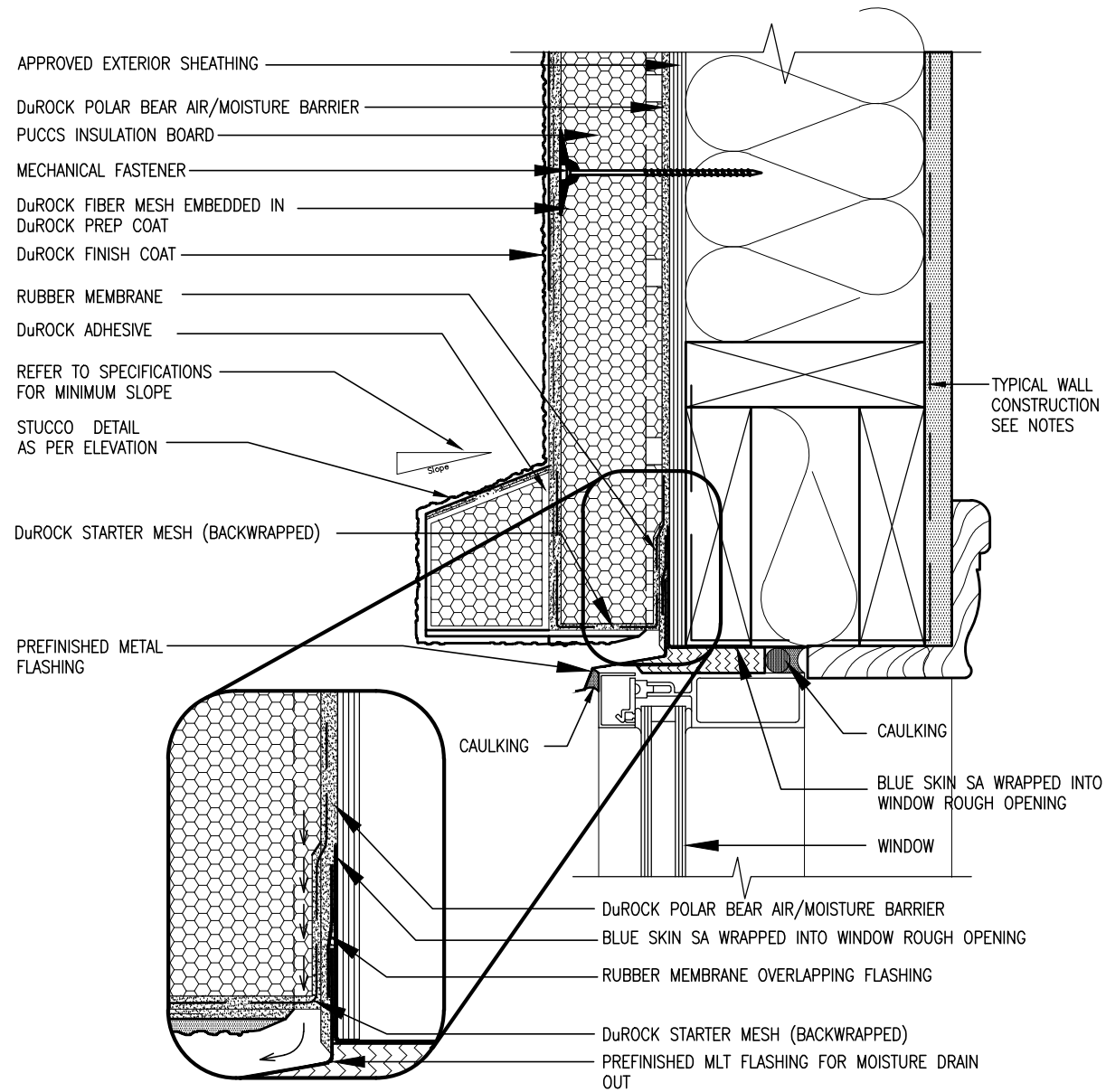
** MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW:
2"x6" @ 16" O.C. - 12'-6"
2"x6" @ 12" O.C. - 13'-10"
2'-2"x6" @ 16" O.C. - 15'-0"
2'-2"x6" @ 12" O.C. - 17'-4"
MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:
2"x8" @ 16" O.C. - 16'-0"
2"x8" @ 12" O.C. - 17'-9"
2'-2"x8" @ 16" O.C. - 20'-4"
2'-2"x8" @ 12" O.C. - 22'-4"
NOTES:
1. FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa
2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
3. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
4. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB
EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm
(1/2") GYPSUM BOARD ON THE INTERIOR FACE.
5. WALL FRAMING SHALL CONFORM TO OBC 9.2.3.10.1.(2)
6. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa
7. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF
8. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR
SIDING.
** STUD INFORMATION TAKEN FROM OBC TABLE A-30

| | | | | |
|-----|-------------------------|-----------|----|---|
| 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 registration information BCIN |
| 5 | . | . | . | VA3 Design Inc. 42658 |
| 4 | . | . | . | |
| 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 | |



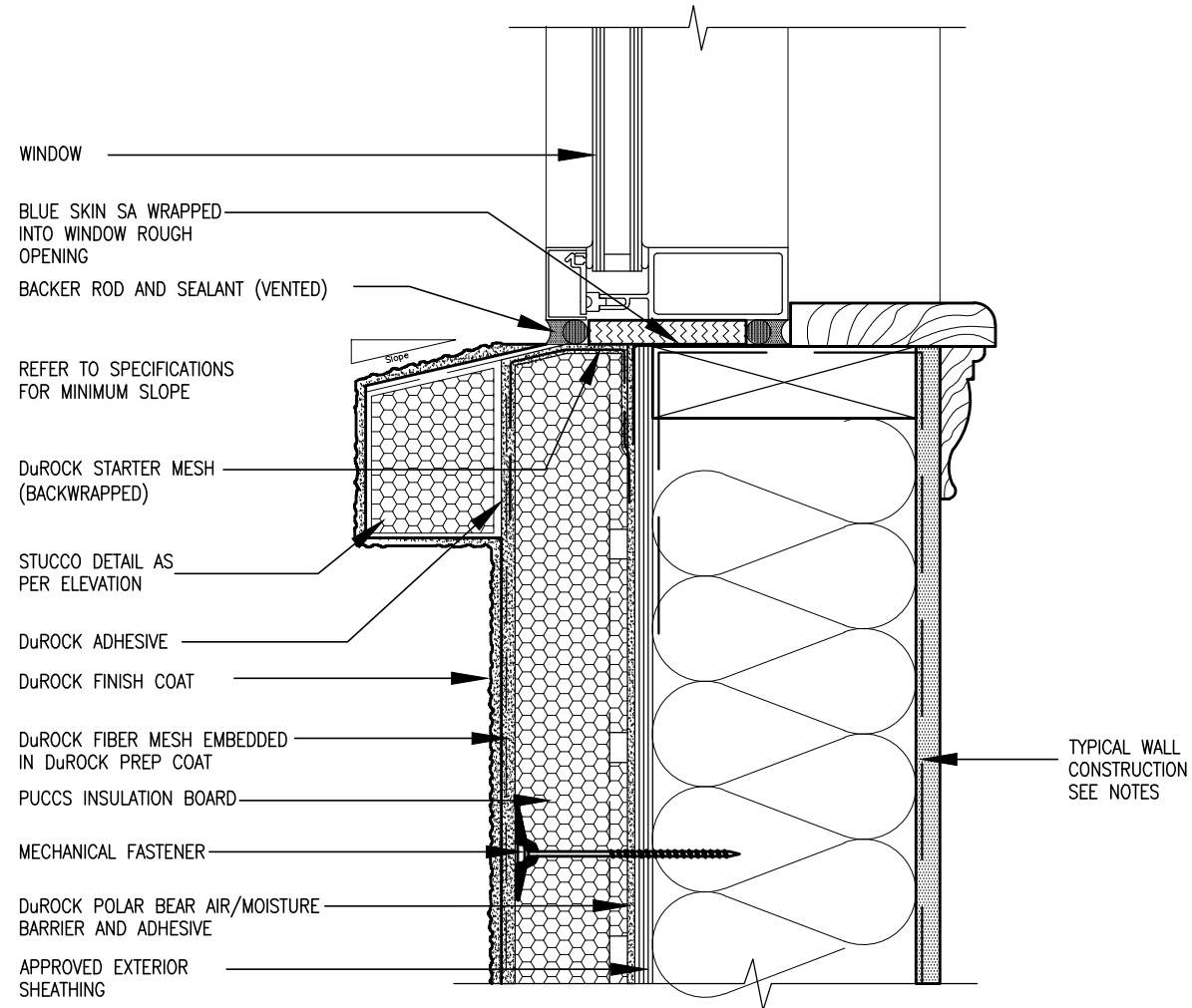
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

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



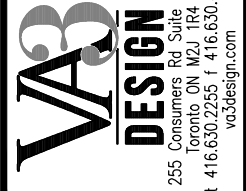
1 WINDOW HEADER
CN3 SCALE: 3"=1'-0"

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"

| CONST NOTE | | BAYVIEW WELLINGTON | | GREEN VALLEY ESTATES | | BRADFORD | | CONSTRUCTION NOTES | | CN3 | |
|--|-----------|--------------------|----------------------|----------------------|----------|------------|----------|--------------------|---------------|-----------|----------------------|
| project no. | 13045 | project name | GREEN VALLEY ESTATES | date | APR 2014 | checked by | RC | scale | 3/16" = 1'-0" | file name | 13045-CONST-08C 2015 |
| drawing no. | CN3 | drawn by | RC | checked by | RC | date | APR 2014 | checked by | RC | file name | 13045-CONST-08C 2015 |
| <p>1. UPDATE TO CODE</p> <p>2. ISSUE FOR CLIENT REVIEW</p> <p>3. NO. description</p> | | | | | | | | | | | |
| 9. | . | . | . | . | . | . | . | . | . | . | . |
| 8. | . | . | . | . | . | . | . | . | . | . | . |
| 7. | . | . | . | . | . | . | . | . | . | . | . |
| 6. | . | . | . | . | . | . | . | . | . | . | . |
| 5. | . | . | . | . | . | . | . | . | . | . | . |
| 4. | . | . | . | . | . | . | . | . | . | . | . |
| 3. | . | . | . | . | . | . | . | . | . | . | . |
| 2. | APR 16-15 | RC | RC | RC | RC | RC | RC | RC | RC | RC | RC |
| 1. | MAY 07-14 | RC | RC | RC | RC | RC | RC | RC | RC | RC | RC |

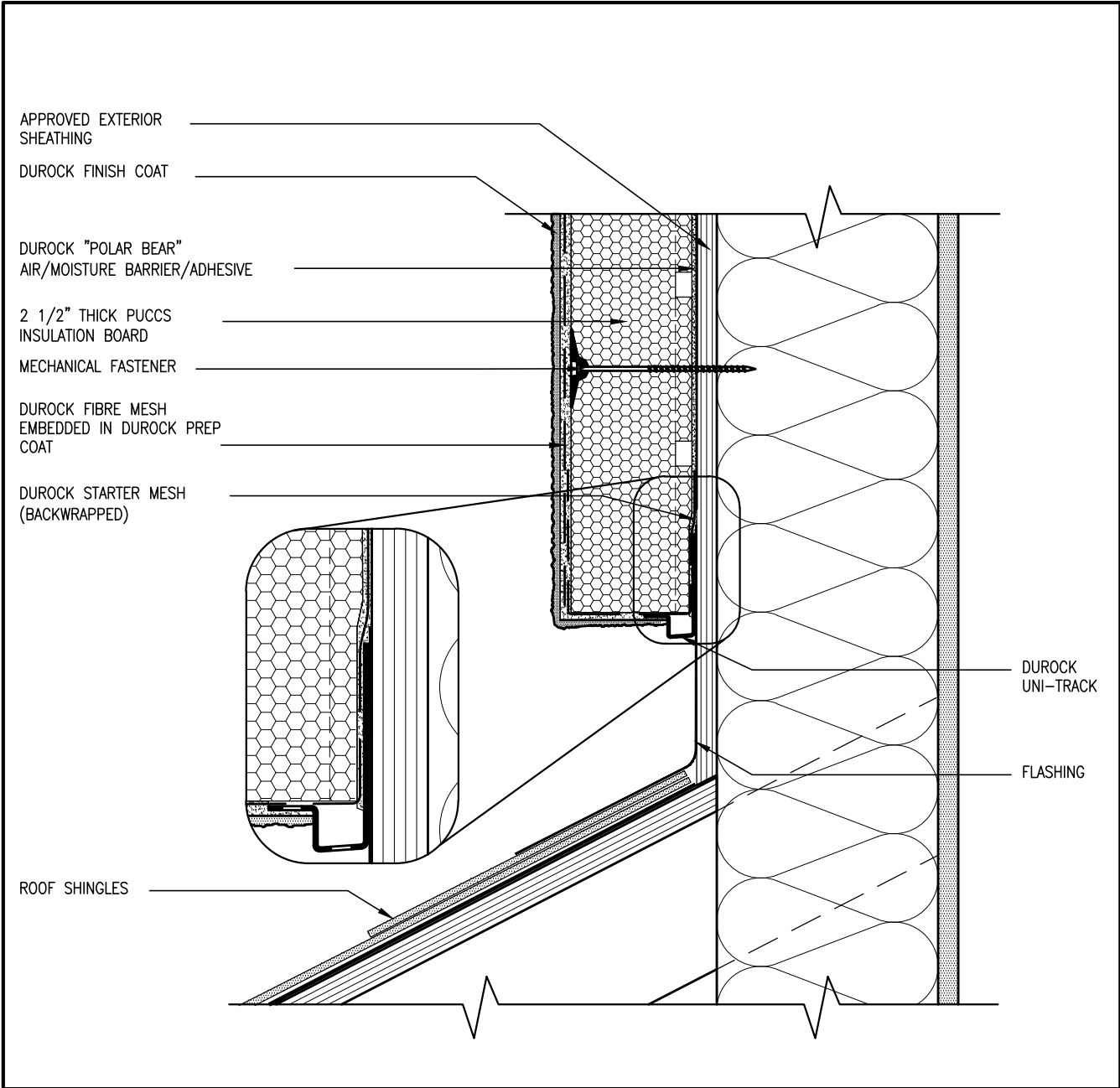


The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

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

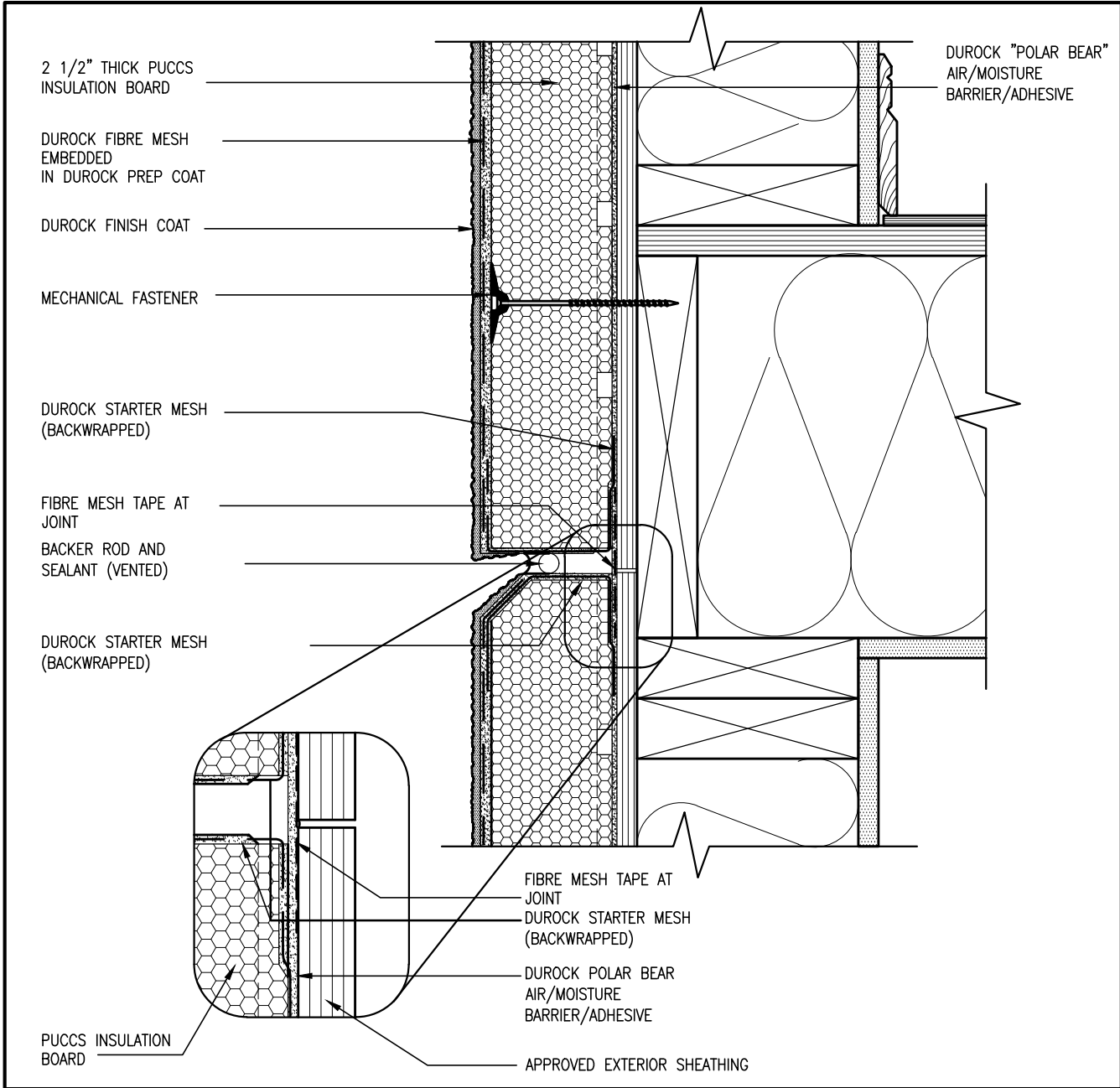
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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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"

BAYVIEW WELLINGTON

CONST NOTE

1

13045

CN4

BRADFORD

13045-CONST-08C 2015

3/16" = 1'-0"

APR 2014

RC

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VA3 DESIGN

255 Consumers Rd Suite 120

Toronto ON M2J 1R4

T 416.630.2255 F 416.630.4782

VA3design.com

25591

BCN

42658

Wellington Jno-Baptiste

signature

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.

APR 16-15 RC

MAY 07-14 RC

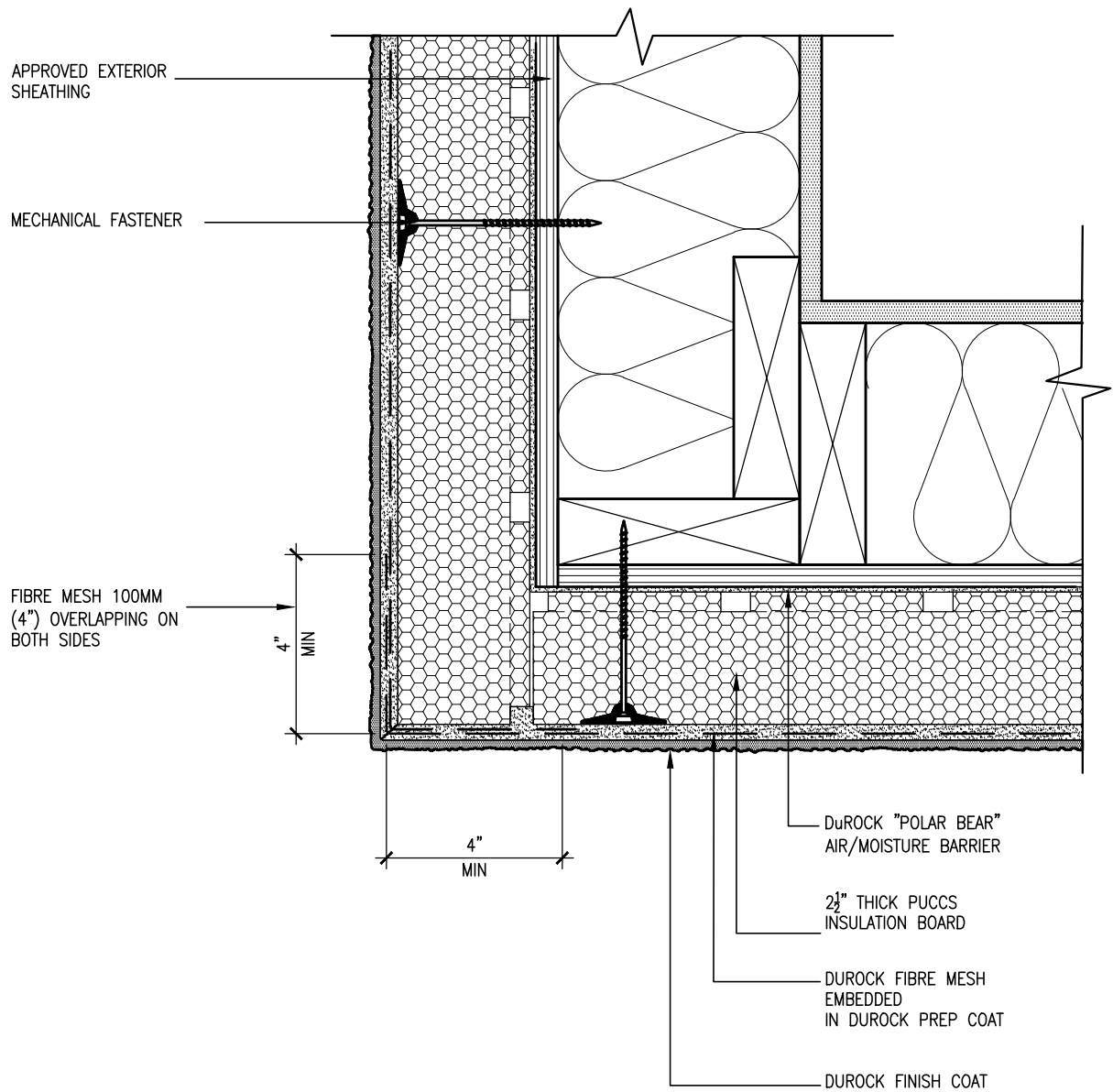
UPDATE TO CODE

ISSUE FOR CLIENT REVIEW

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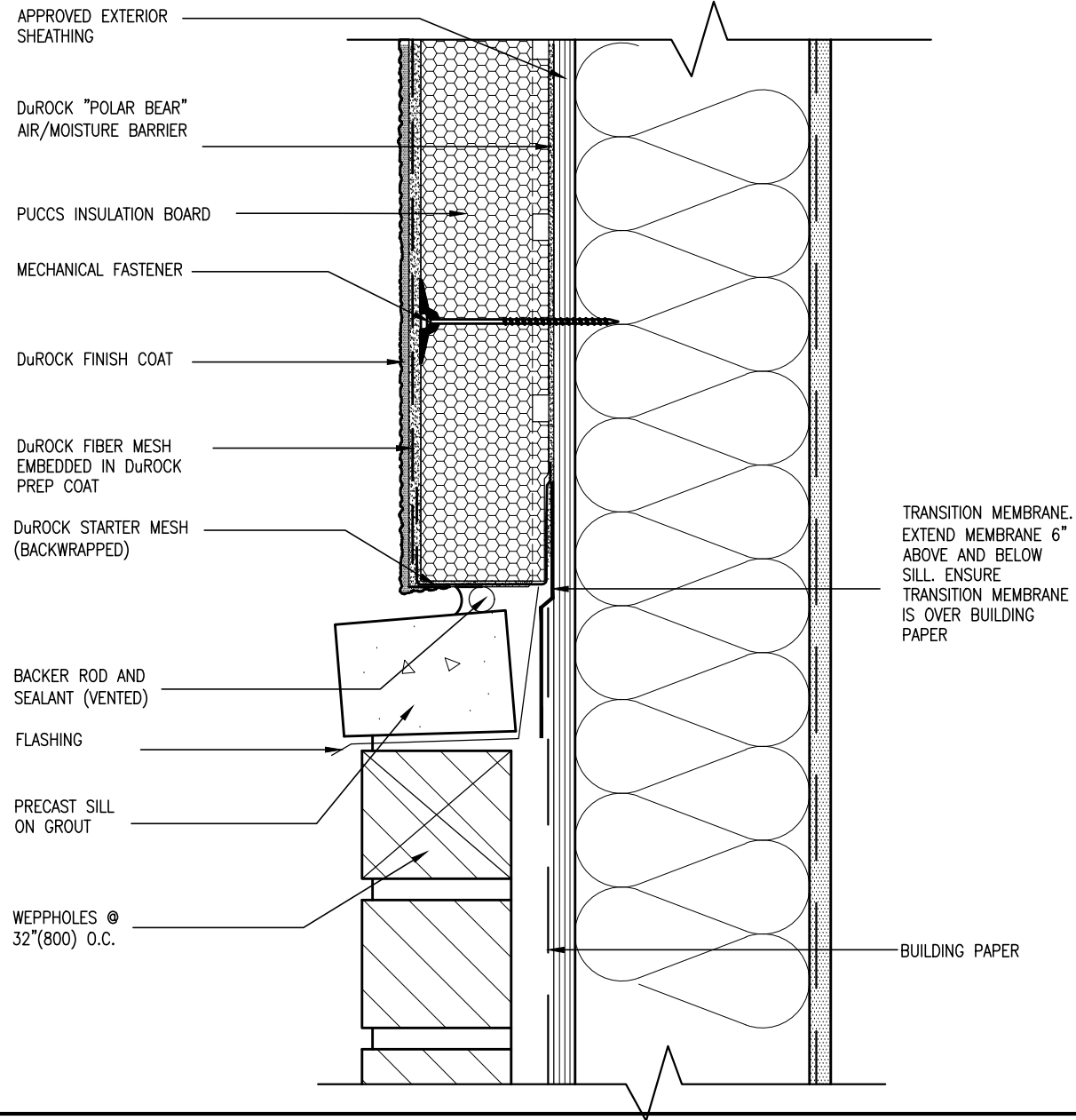
date

by



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"

CONST NOTE

BAYVIEW WELLINGTON

VAS
DESIGN

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 BCN
name
Vas Design Inc. 42658
registration information
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.

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

project no.
13045

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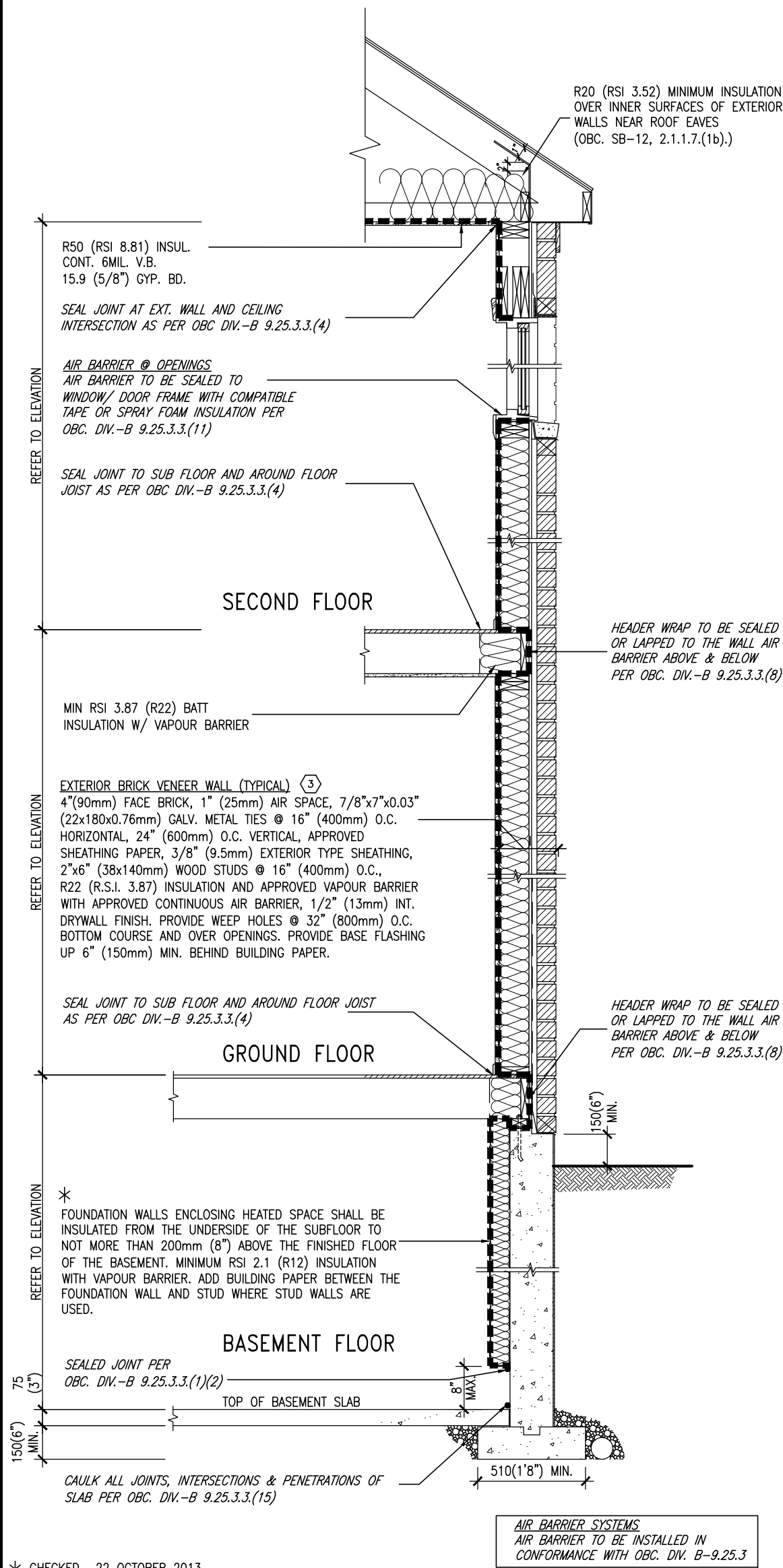
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drawing no.
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date
APR 2014

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

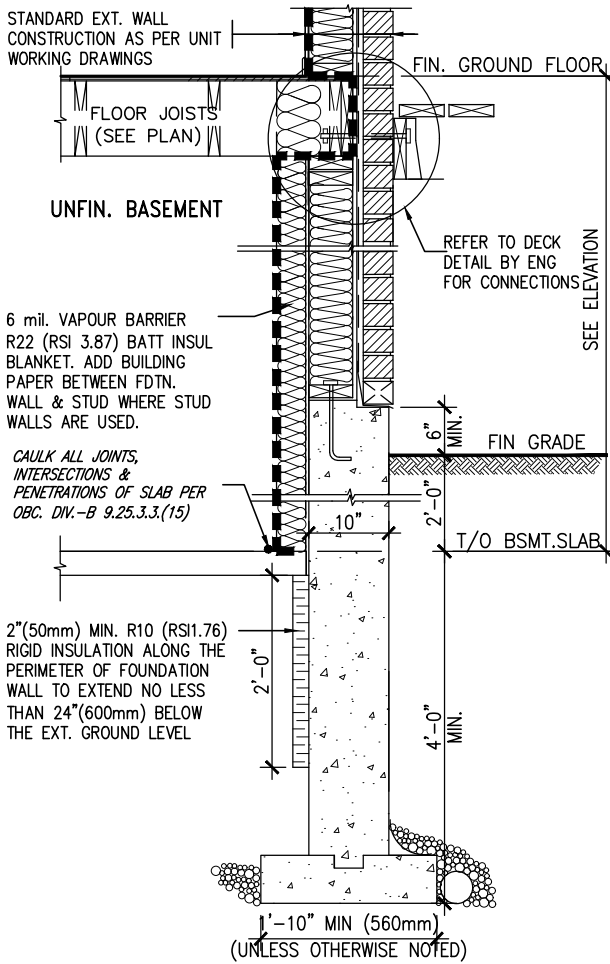
THE MINIMAL THERMAL PERFORMANCE OF
BUILDING ENVELOPE AND EQUIPMENT
SHALL CONFORM TO THE FOLLOWING
SB-12 COMPLIANCE PACKAGE AS PER
OBC SUPPLEMENTARY STANDARD SB-12,
SECTION 2.1.1.1

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 | | DOUBLE PANE LOW EMISSIVITY |
| Doors | 1.8 | |
| Maximum U-value | | |
| Skylights | | 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 | | |



MAR 30, 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 | . | . | . | signature |
| 5 | . | . | . | name |
| 4 | . | . | . | registration information |
| 3 | . | . | . | VA3 Design Inc. 42658 |
| 2 | UPDATE TO CODE | APR 16-15 | RC | Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled. |
| 1 | ISSUE FOR CLIENT REVIEW | MAY 07-14 | RC | |
| no. | description | date | by | |



255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

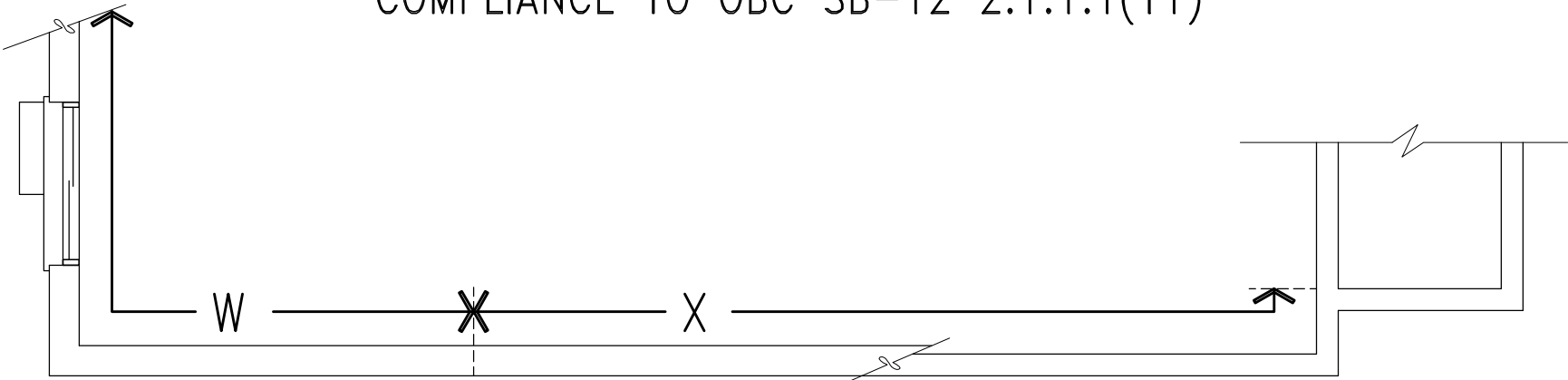
CONST NOTE

| | | | | | |
|---|----------------------|--------------|---------------|----------------------|-------------|
| project name | GREEN VALLEY ESTATES | municipality | BRADFORD | project no. | 13045 |
| date | APR 2014 | checked by | scale | CONSTRUCTION NOTES | drawing no. |
| drawn by | RC | | 3/16" = 1'-0" | 13045-CONST-OBC 2015 | CN6 |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Tue - Dec 20 2016 - 9:19 AM | | | | | |

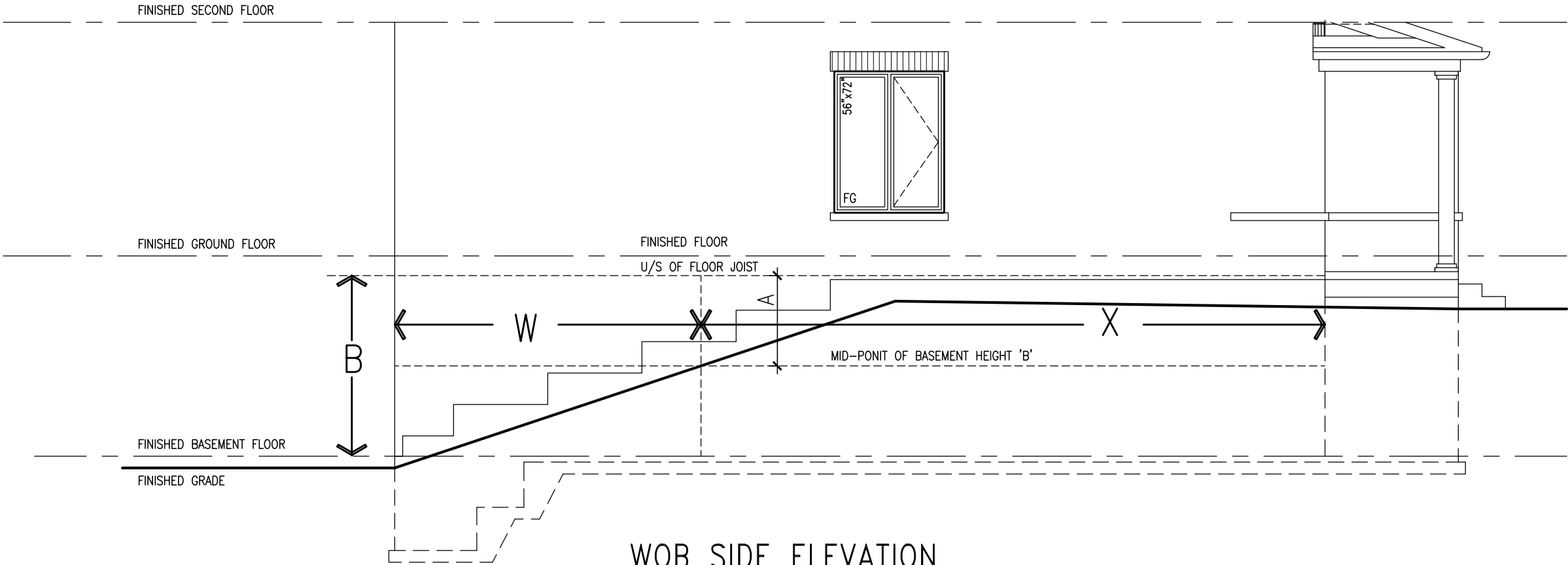
COMPLIANCE TO OBC SB-12 2.1.1.1(11)



MAR 30, 2017



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



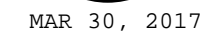
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Wellington Jno-Baptiste 25591 BCN
name
VA3 Design Inc. 42658
Contractor must verify all dimensions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

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

BAYVIEW WELLINGTON

GREEN VALLEY ESTATES

project name
project no. 13045
municipality
BRADFORD
CONSTRUCTION NOTES
date
APR 2014
drawn by
RC
checked by
-
scale
3/16" = 1'-0"
file name
13045-CONST-OBC 2015
drawing no.
CN7
RICHARD - H:\ARCHIVE\WORKING\2013\13045\BW\units\13045-CONST-OBC 2015.dwg - Tue - Dec 20 2016 - 9:17 AM



BAYVIEW WELLINGTON

| | |
|----------------------|-------------|
| project name | project no. |
| GREEN VALLEY ESTATES | 13045 |
| municipality | |
| BRADFORD | |

| | | | | |
|--------------------|--|------------|---------------|----------|
| drawing no. | CN8 | | | |
| CONSTRUCTION NOTES | file name | checked by | scale | drawn by |
| | 13045-CONST-08C 2015 | — | 3/16" = 1'-0" | RC |
| | RICHARD = H:\ARCHIVE\WORKING\2013\13045-BW\unit3\13045-CONST-08C 2015.dwg — Tue — Dec 20 2016 — 9:17 AM RICHARD = H:\ARCHIVE\WORKING\2013\13045-BW\unit3\13045-CONST-08C 2015.dwg — Tue — Dec 20 2016 — 9:17 AM | | | |



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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

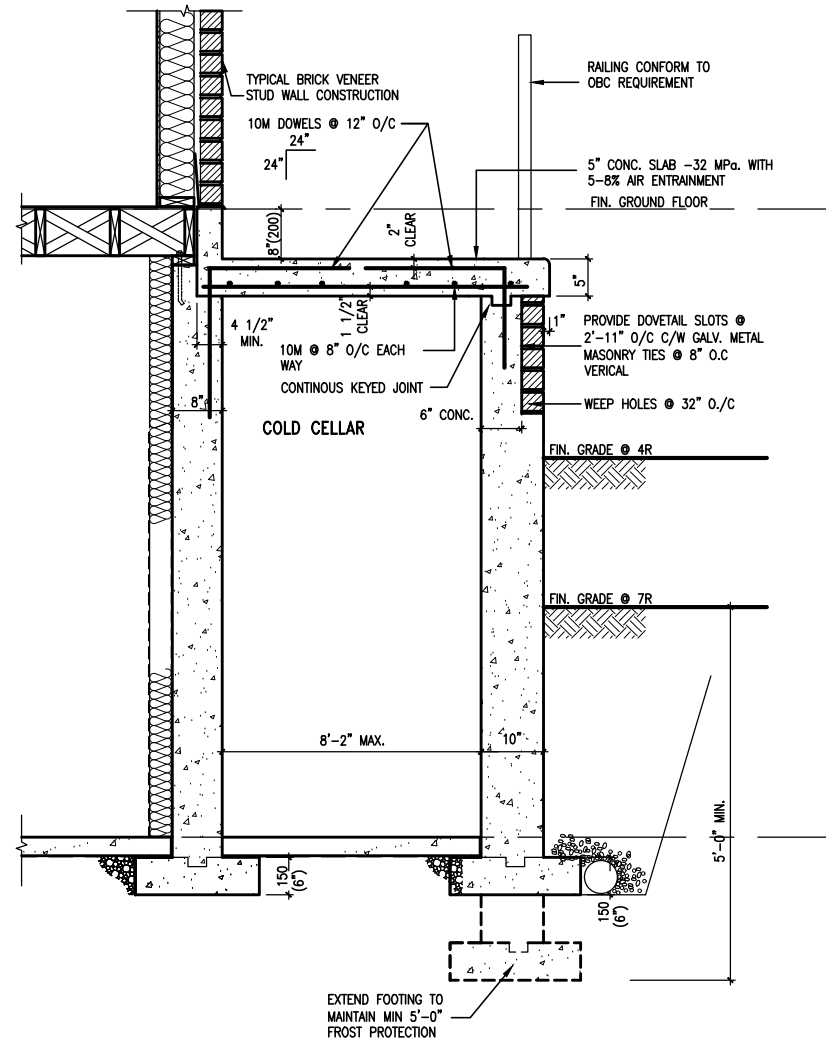
Wellington Jno-Baptiste *W. Baptiste* 2559

name
registration information
VA3 Design Inc.

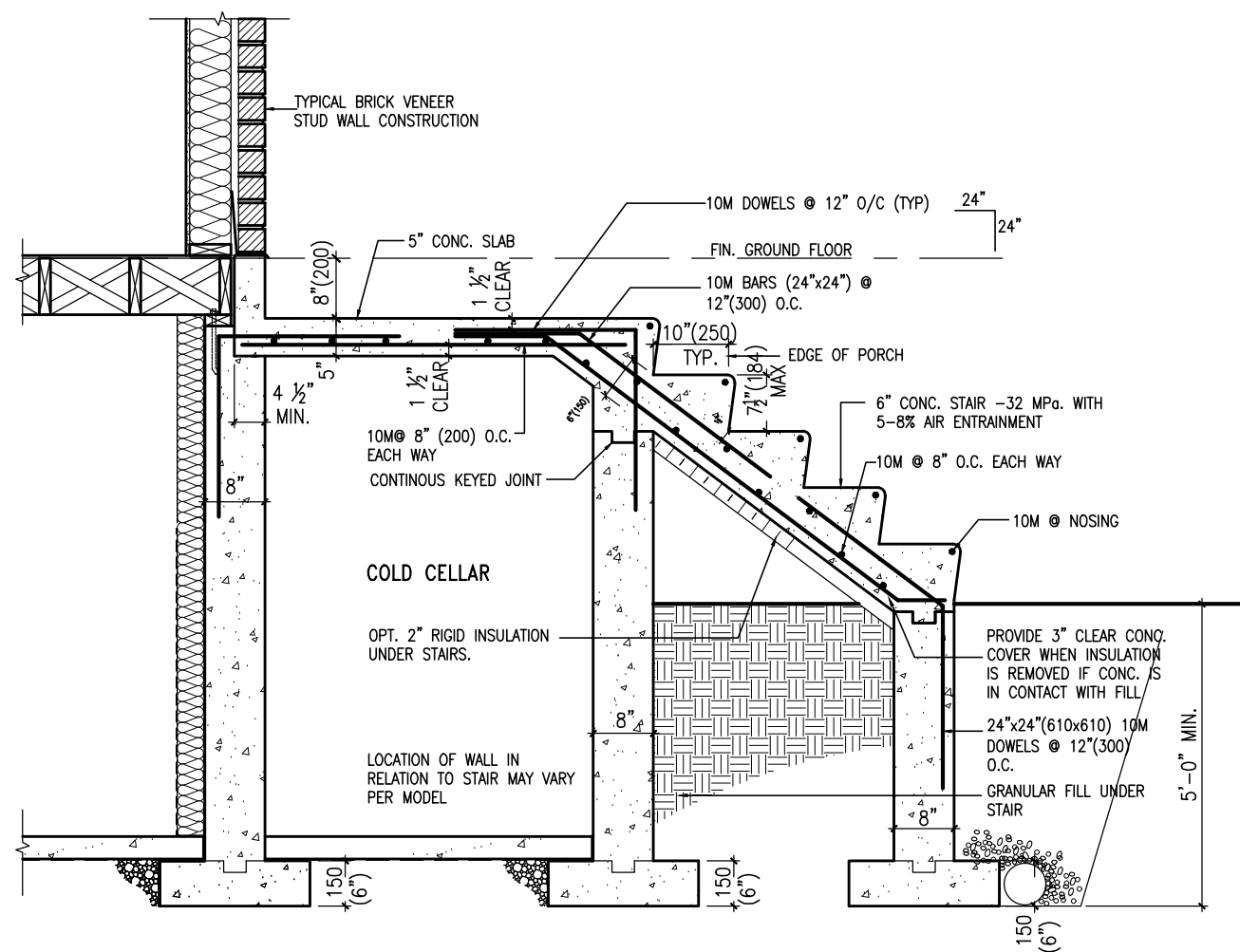
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

All drugs

| | | | | |
|-----|-------------------------|-----------|----|---|
| 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 | |

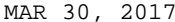


X1) SECTION AT PORCH FOR 4-7R CONDITION
SCALE: N.T.S.




EXTERIOR CONC. STAIR DETAIL (6 RISERS/ 7 RISERS SIMILAR)


SCALE: N.T.S.




REFER TO ELEVATION



PREFACE TO THE EDITION



REFER TO ELEVATION

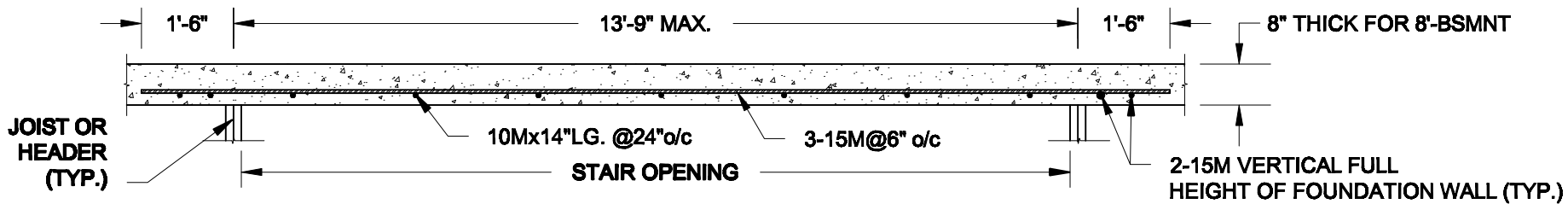
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VA

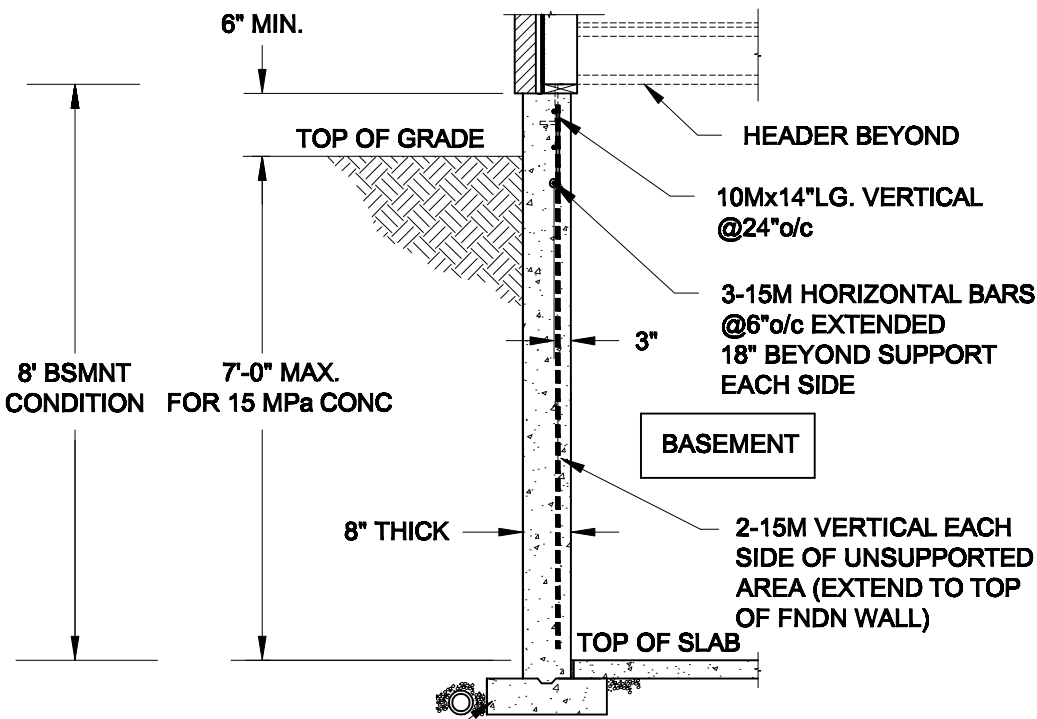
| | | |
|--------------------------|-----------|--------|
| name | signature | BCIN |
| registration information | | |
| WA3 Design Inc. | | 426588 |

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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PLAN VIEW



FTG. SIZE AS PER PLAN

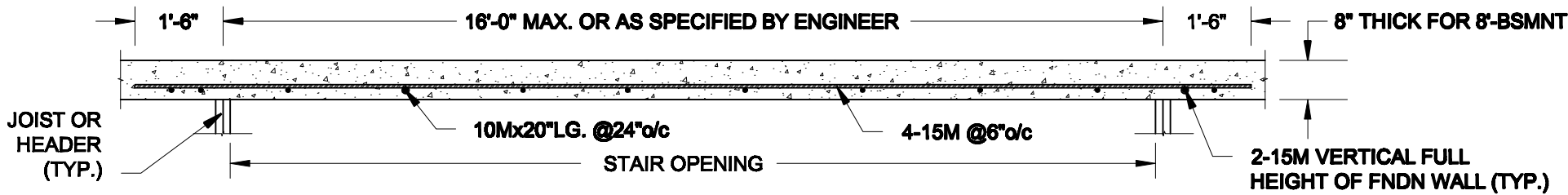
1A
S1

LATERALLY UNSUPPORTED WALL

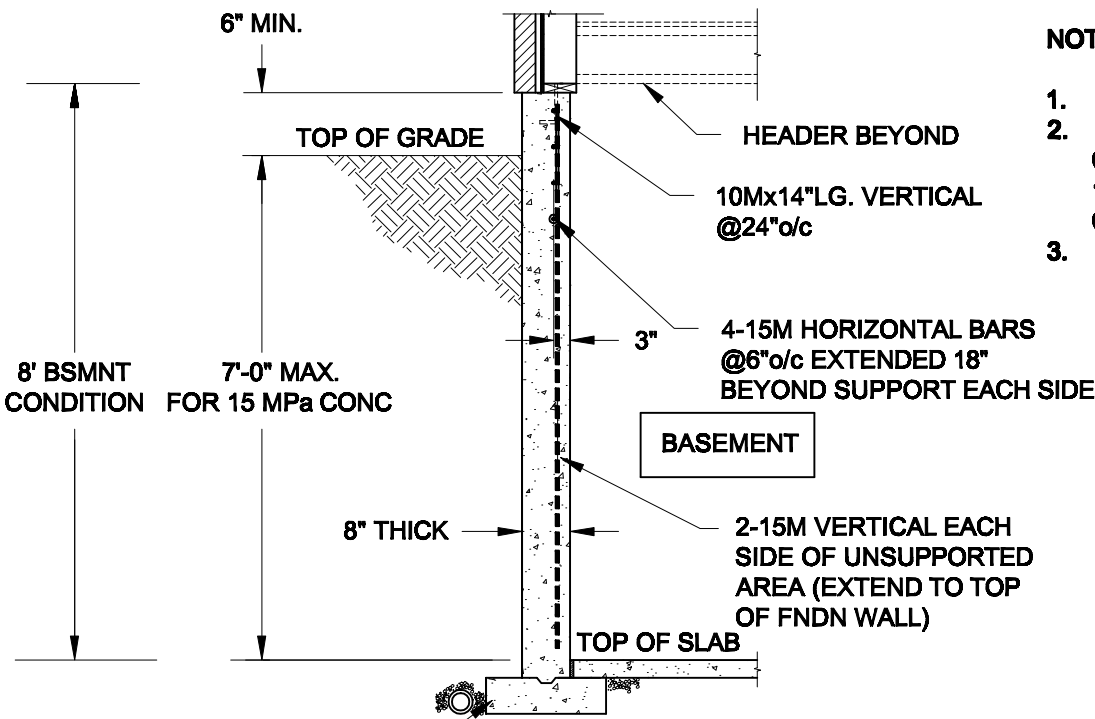
SCALE: 3/8" = 1'-0"

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

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

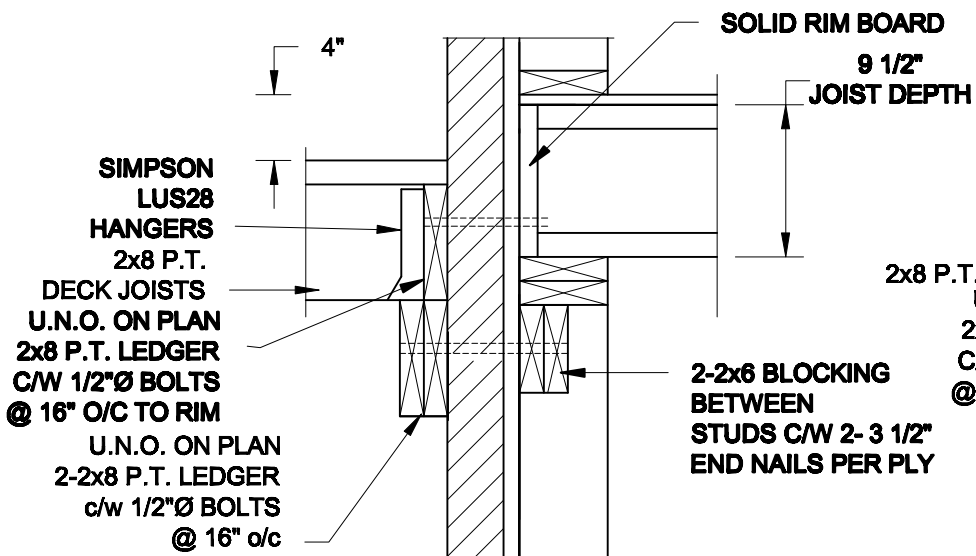
Project:
BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:
16-102

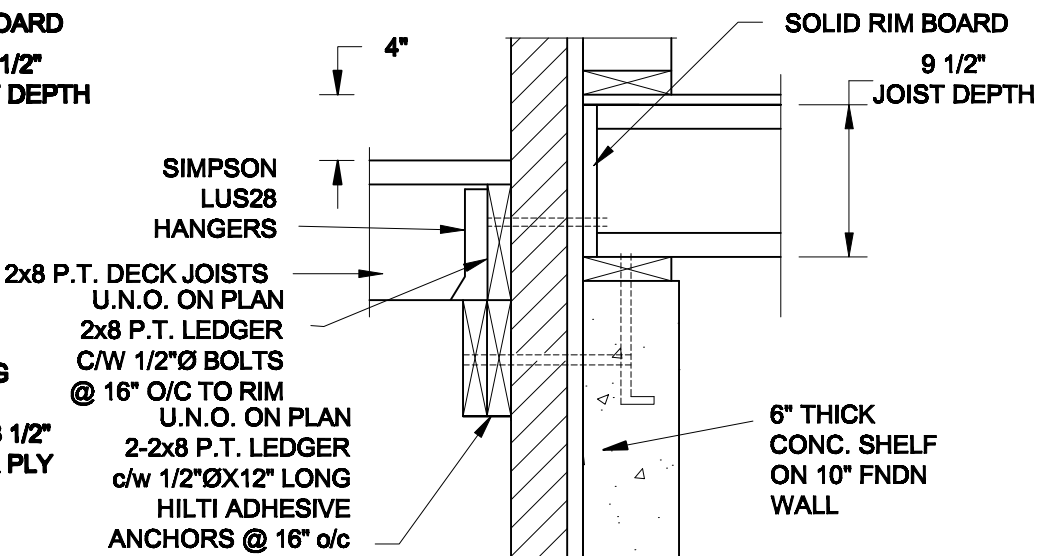
Drawing No.:
S1

FOR 9 1/2" JOIST DEPTH



1A DECK FASTENING DETAIL

S2 SCALE: 1" = 1'-0"

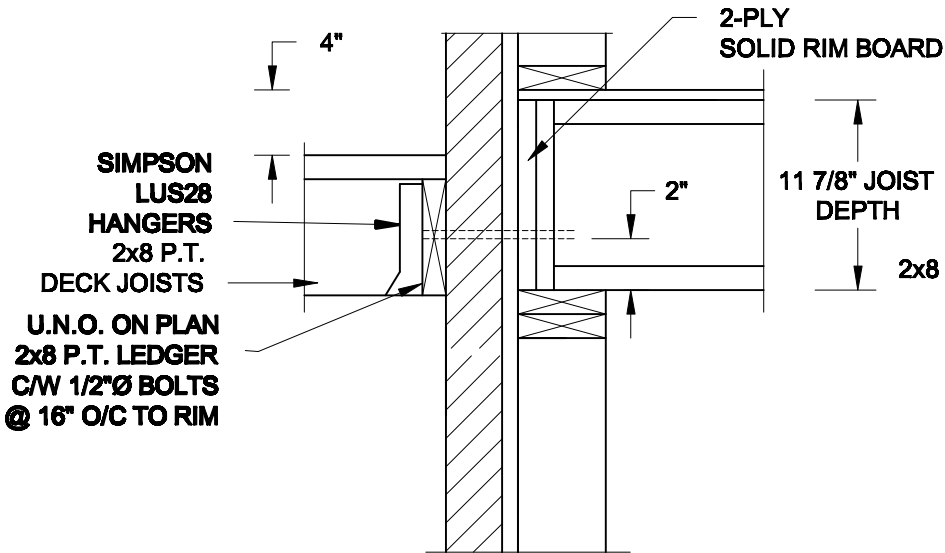


1B DECK FASTENING DETAIL

S2 SCALE: 1" = 1'-0"

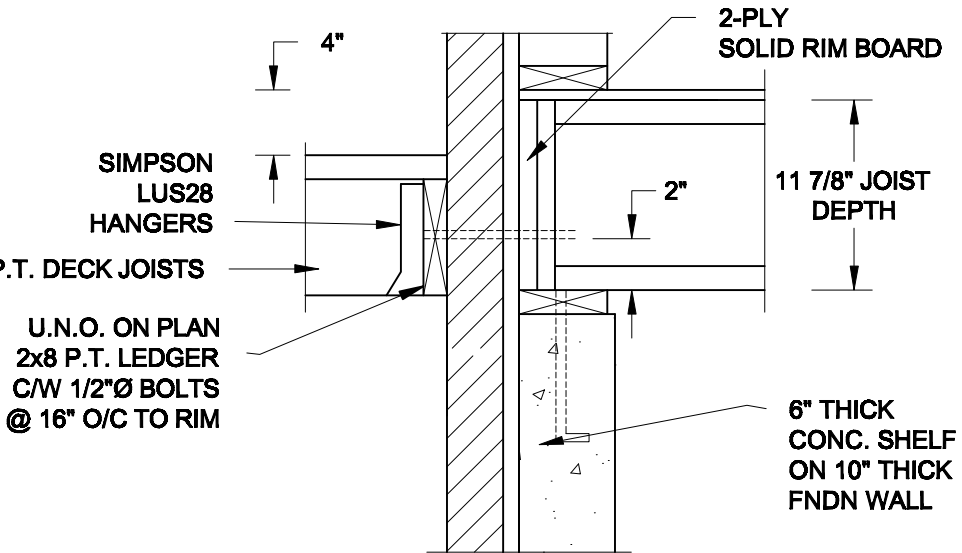
- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL**
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

FOR 11 7/8" JOIST DEPTH



2A DECK FASTENING DETAIL

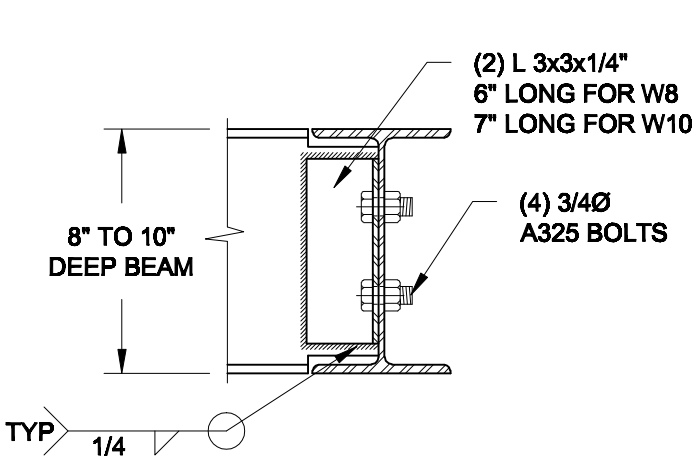
S2 SCALE: 1" = 1'-0"



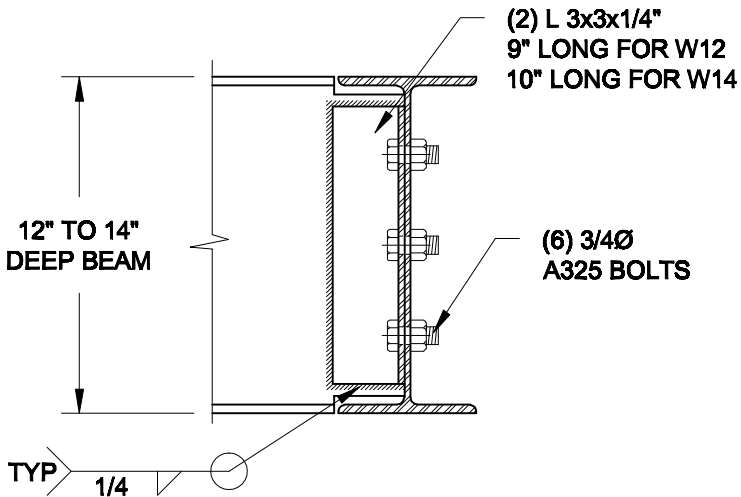
2B DECK FASTENING DETAIL

S2 SCALE: 1" = 1'-0"

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



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



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

3
S2

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
L3Y 8J9
T: 905-853-8547
E: qualle.eng@rogers.com**

Engineer's Seat



MAY 30, 2016

Project:

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

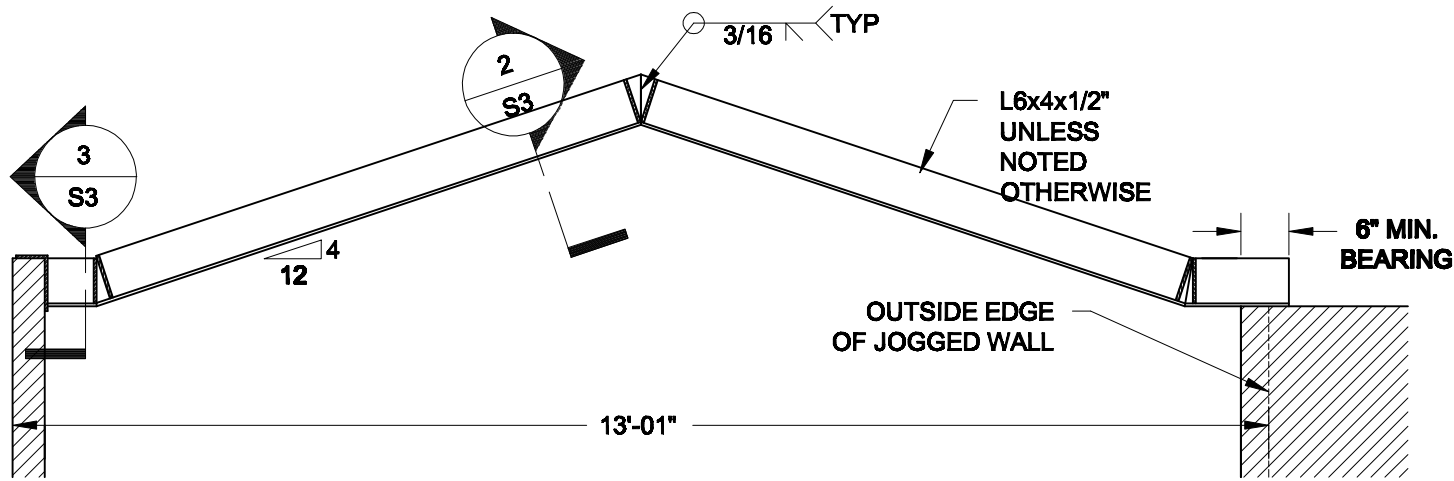
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

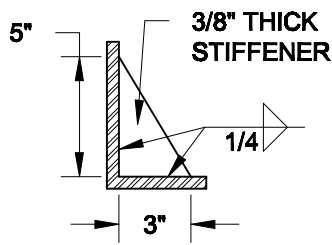
16-102

Drawing No.:

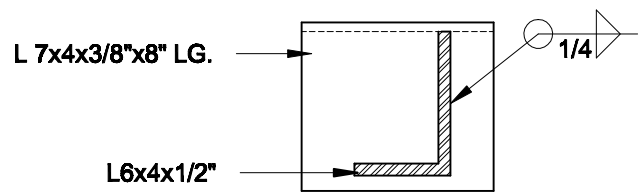
S2



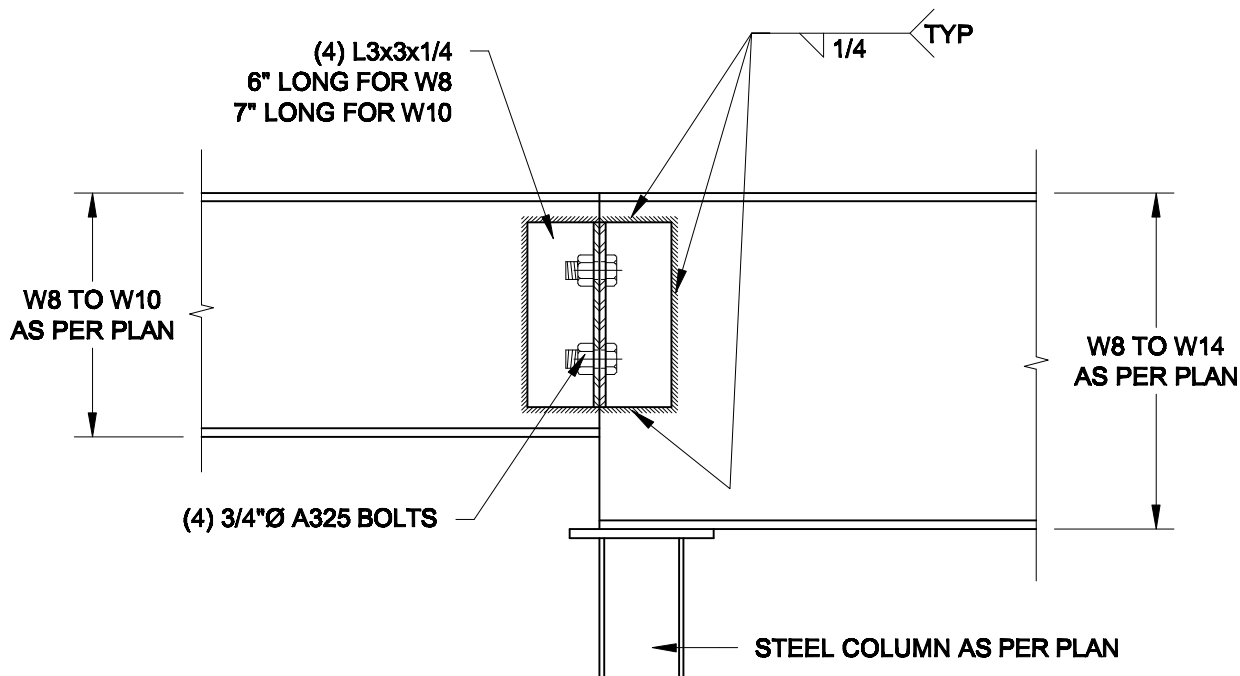
1
S3 **STEEL LINTEL AT GABLE**
SCALE: 1/2" = 1' - 0"



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-31-2016 | |
| Drawn: SC | Checked: SJB |

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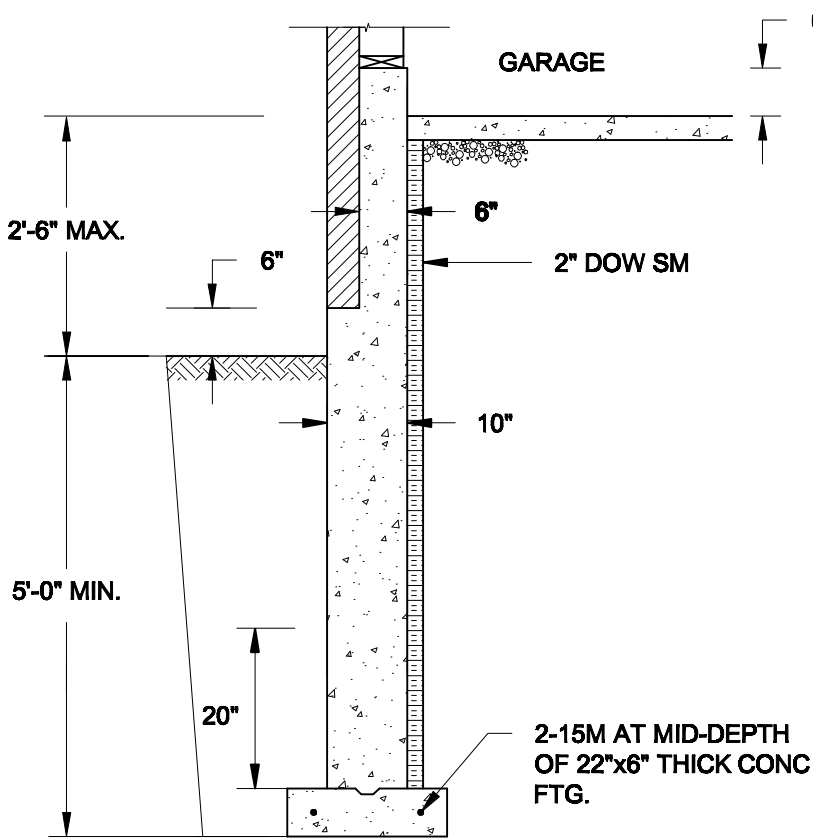
38 Parkside Drive, UNIT 7
Newmarket, ON
L3Y 8J9
T: 905-853-8547
E: quaille.eng@rogers.com

Engineer's Seal



MAY 30, 2016

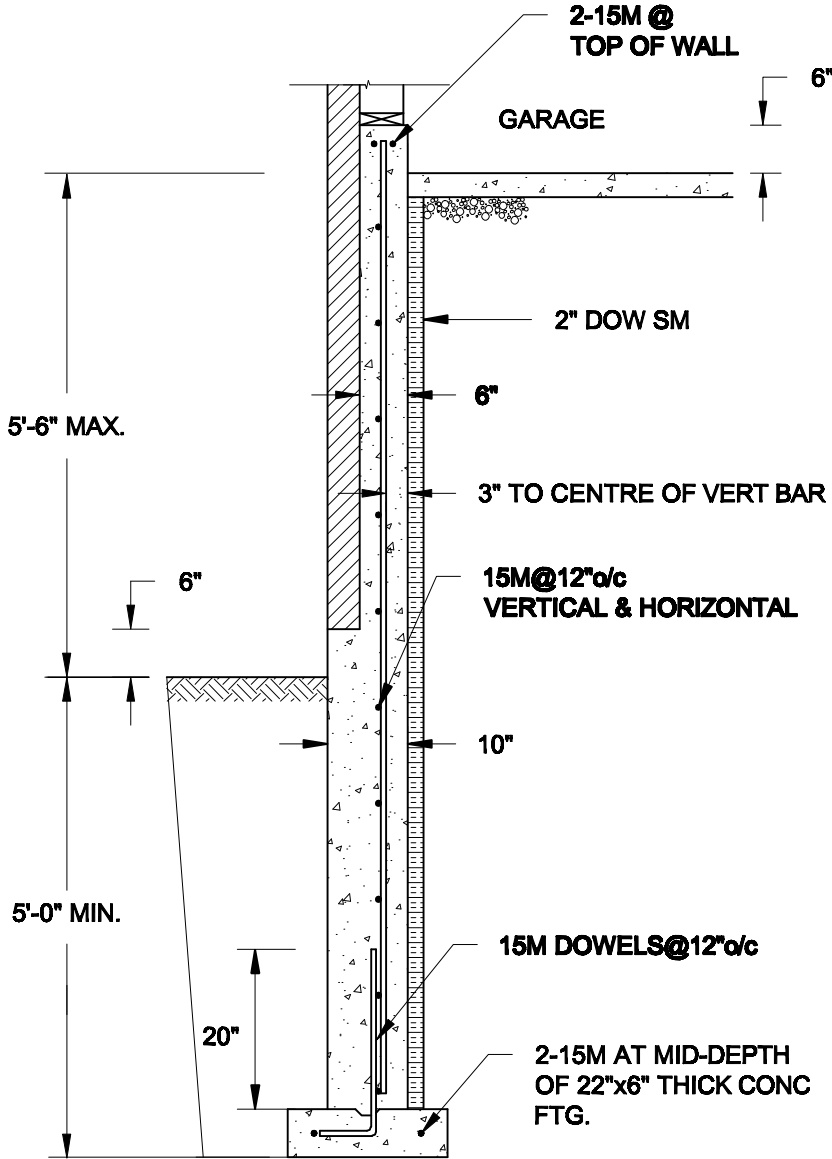
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|--|--------------------|
| Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO | |
| TYPICAL STRUCTURAL DETAILS FOR SINGLES | |
| Project No.: 16-102 | Drawing No.: S3 |



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

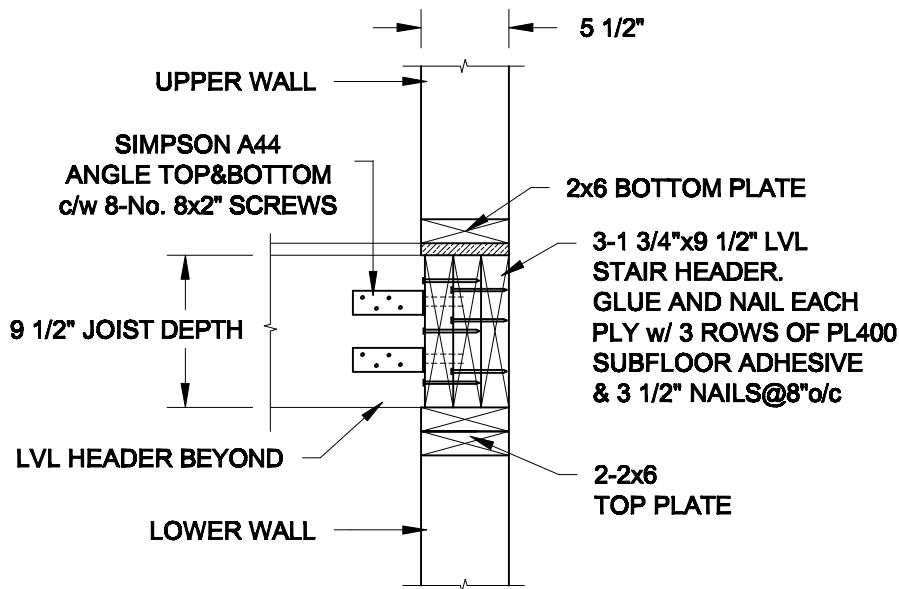
NOTE:

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.

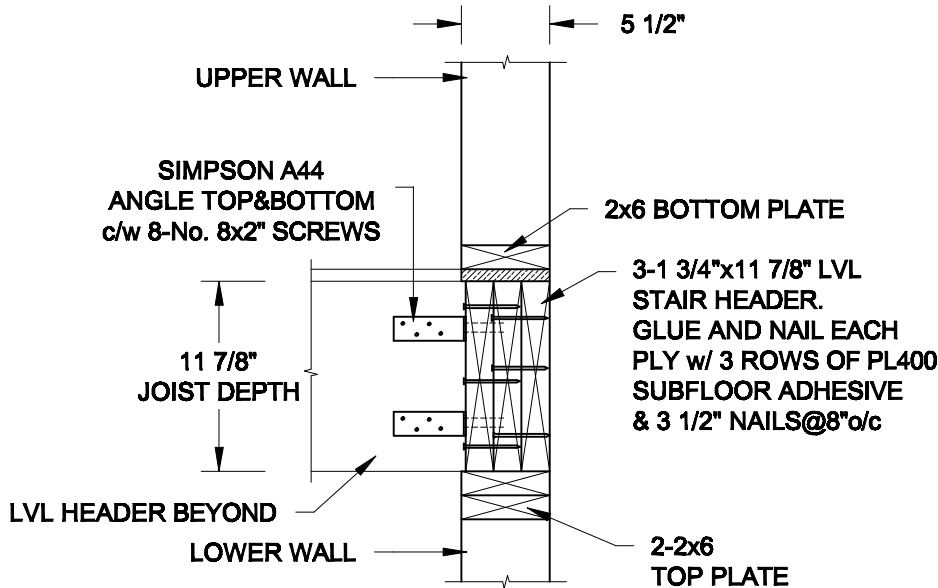


1B
S4 **REINFORCED BRICKSHELF**
SCALE: 1/2" = 1'-0"

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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MAY 30, 2016

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BRADFORD, ONTARIO

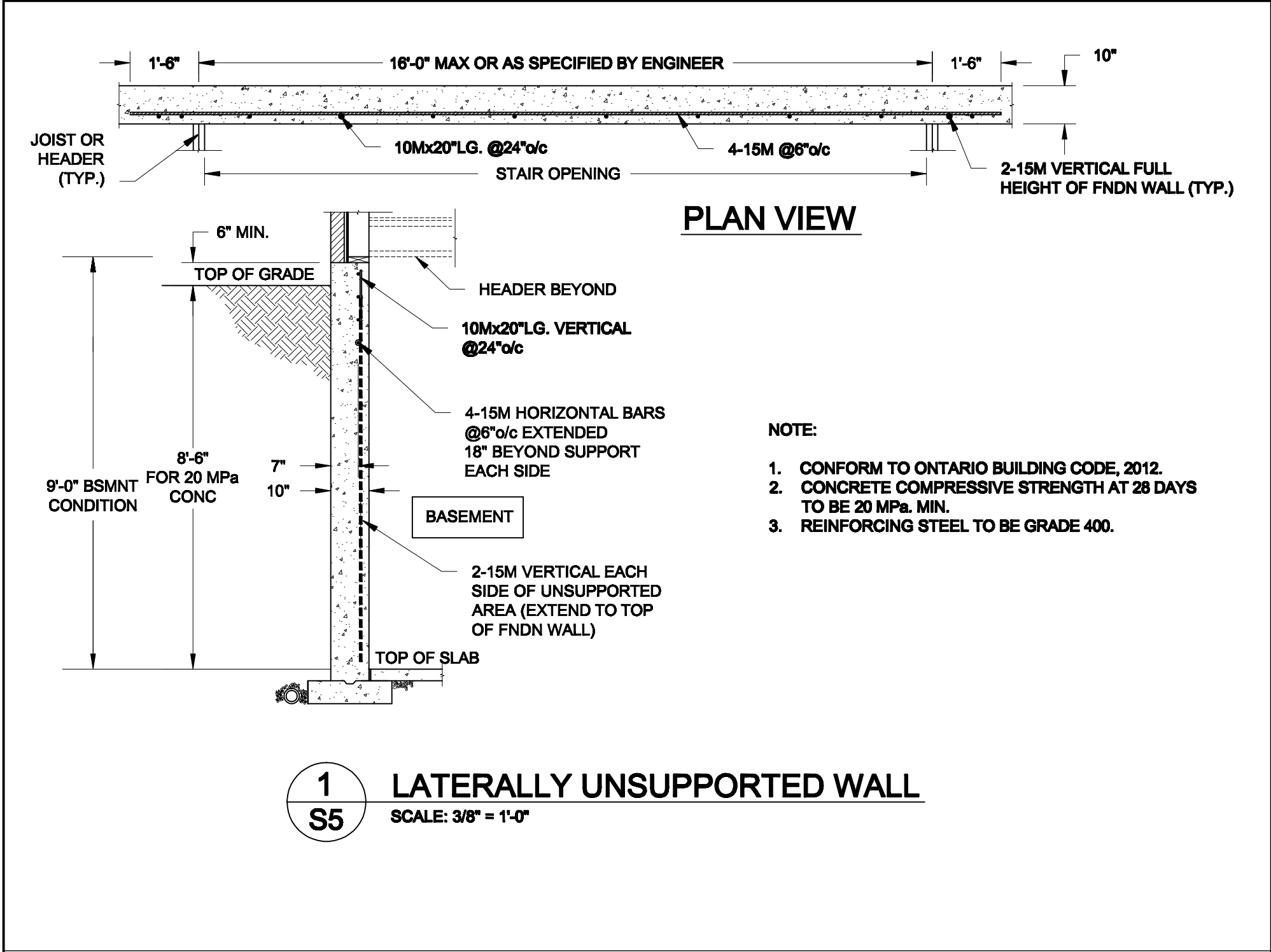
TYPICAL STRUCTURAL DETAILS FOR SINGLES



Project No.:

16-102

Drawing No.:

S4



| | | | | | | |
|----------------------|-----------------|---|--|--|--|--|
| 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> | <div>Engineer's Seal</div> <div></div> <div>MAY 30, 2016</div> | | <div>Project:</div> <div>BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO</div> | |
| Date: MAY-31-2016 | | | TYPICAL STRUCTURAL DETAILS FOR SINGLES | | | |
| Drawn: SC | Checked: SJB | | Project No.: 16-102 | | Drawing No.: S5 | |