

AREA CALCULATIONS		ELEV. B
GROUND FLOOR AREA	1146 SF	
SECOND FLOOR AREA	1440 SF	
SUBTOTAL	2586 SF	
DEDUCT ALL OPEN AREAS	93 SF	
TOTAL NET AREA	2493 SF	
	(231.61 m ²)	
FINISHED BSMT AREA	0 SF	
COVERAGE	1596 SF	
W/OUT PORCH	(148.27 m ²)	
COVERAGE	1656 SF	
W/ PORCH	(153.85 m²)	

BASEMENT PLAN 'B'



MAY 8, 2017

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.

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

no.	description	date	by
9			
8			
7			
6			
5	REVISED AS PER ENG'S COMMENTS	MAY 04-17	RC
4	REVISED FOR LOT 135	MAR. 17/17	WT
3	REDUCED WINDOW DEPTH AT REAR	10-05-16	JM
2	REVISED AS PER ENG'S COMMENTS	21-04-15	RC
1	ISSUED FOR CLIENT REVIEW	14-07-04	LM

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

qualification information

Wellington Jno-Baptiste 25591

name registration information BCIN

VA3 Design Inc. 42658

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

VA3
DESIGN

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

BAYVIEW WELLINGTON

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

date **2014-04** scale **3/16" = 1'-0"**
drawn by **LM** checked by **-**
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\PHASE 4A\13045-S38-3B LOT 135.dwg - Thu - May 4 2017 - 3:58 PM

S38-3
BAROSSA 3

project no. **13045**

BASEMENT PLAN ELEV. 'B'

drawing no. **1**

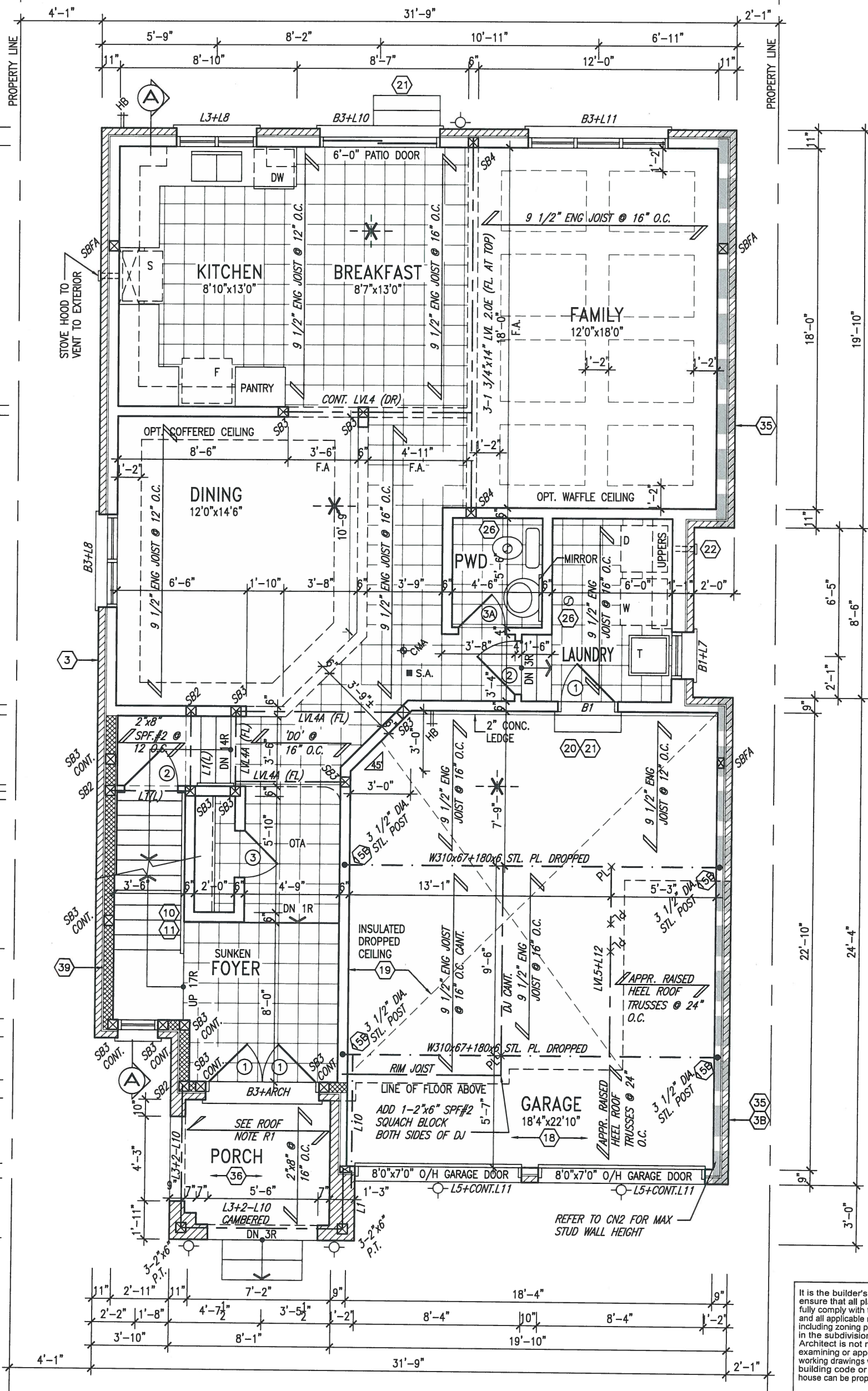
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ARCHITECTURAL REVIEW & APPROVAL

MAY 16 2017

John G. Williams Limited, Architect



GROUND FLOOR PLAN 'B'

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

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

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

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



INDICATES REDUCED SIDE YARD

LOT 135

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MAY 16 2017
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8.	.	.	.
7.	.	.	.
6.	.	.	.
5.	REVISED AS PER ENG'S COMMENTS	MAY 04-17	RC
4.	REVISED FOR LOT 135	MAR. 17/17	WT
3.	REDUCED WINDOW DEPTH AT REAR	10-05-16	JM
2.	REVISED AS PER ENG'S COMMENTS	21-04-15	RC
1.	ISSUED FOR CLIENT REVIEW	14-07-04	LM
no.	description	date	by

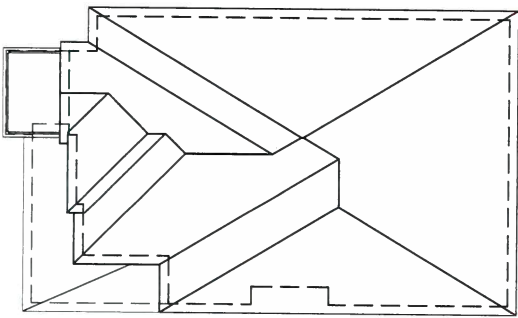
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qualification information
Wellington Jno-Baptiste 25591
name
registration information
VA3 Design Inc. 42658

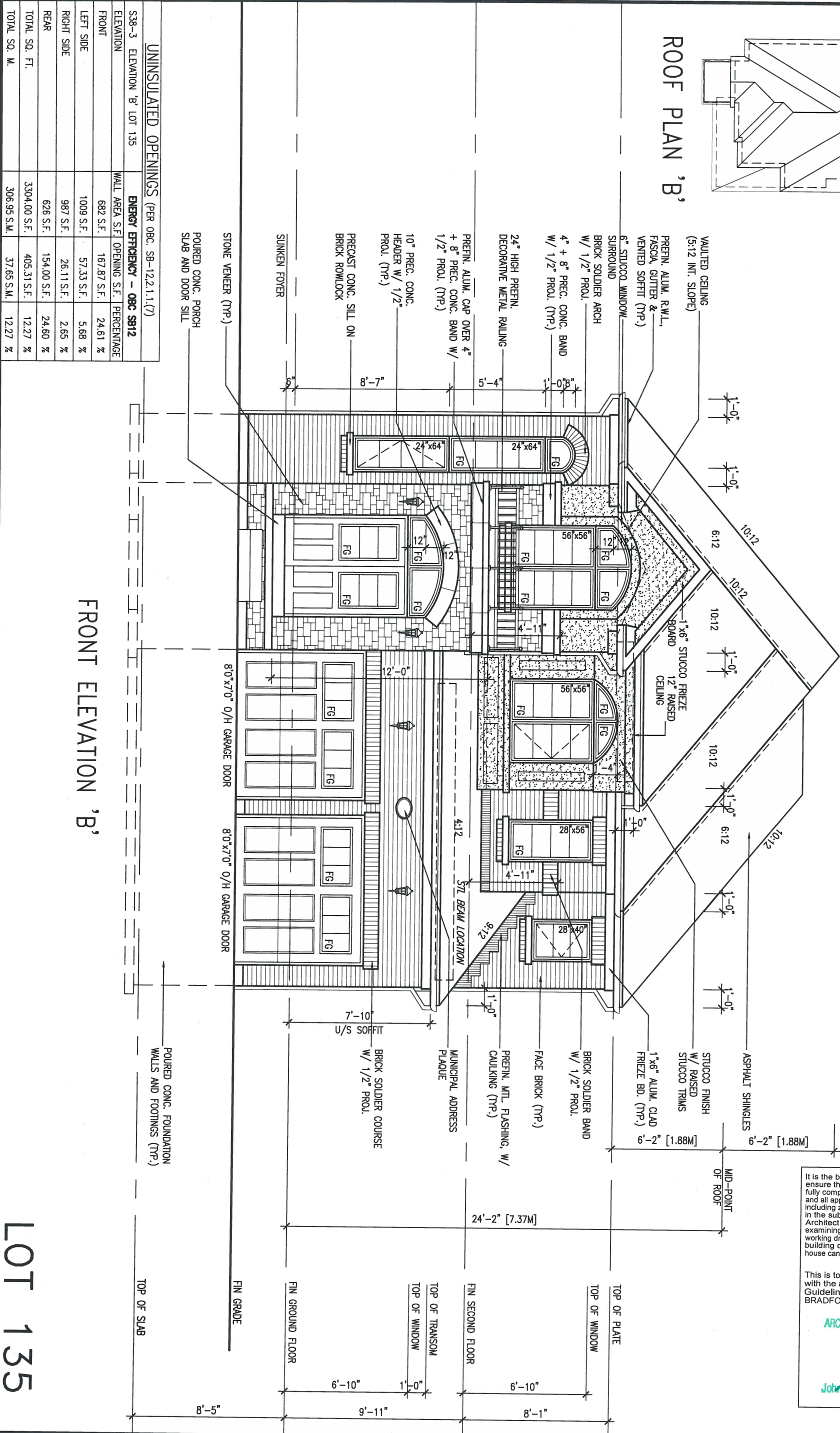
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BAYVIEW WELLINGTON		S38-3 BAROSSA 3	
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON.	project no. 13045	drawing no. 2
date 2014-04	checked by LM	scale 3/16" = 1'-0"	file name 13045-S38-3B LOT 135
GROUND FLOOR PLAN ELEV. 'B'			
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ROOF PLAN 'B'



MAY 8, 2017



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ARCHITECTURAL REVIEW & APPROVAL

MAY 16 2017

John G. Williams Limited, Architect

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8.		qualification information		25591		project name		project no.	
7.		Wellington Jno-Baptiste		BCIN		GREEN VALLEY ESTATES		13045	
6.		name		42658		municipality		drawing no.	
5.		REVISD AS PER ENG'S COMMENTS		MAY 04-17		RC		FRONT ELEVATION 'B'	
4.		REVISD FOR LOT 135		MAR. 17/17		WT		file name	
3.		REDUCED WINDOW DEPTH AT REAR		10-05-16		JM		13045-S38-3B LOT 135	
2.		REVISD AS PER ENG'S COMMENTS		21-04-15		RC		4	
1.		ISSUED FOR CLIENT REVIEW		14-07-04		LM		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\PHASE 4A\13045-S38-3B LOT 135.dwg - Thu - May 4, 2017 - 3:58 PM	
no.		description		date		by			

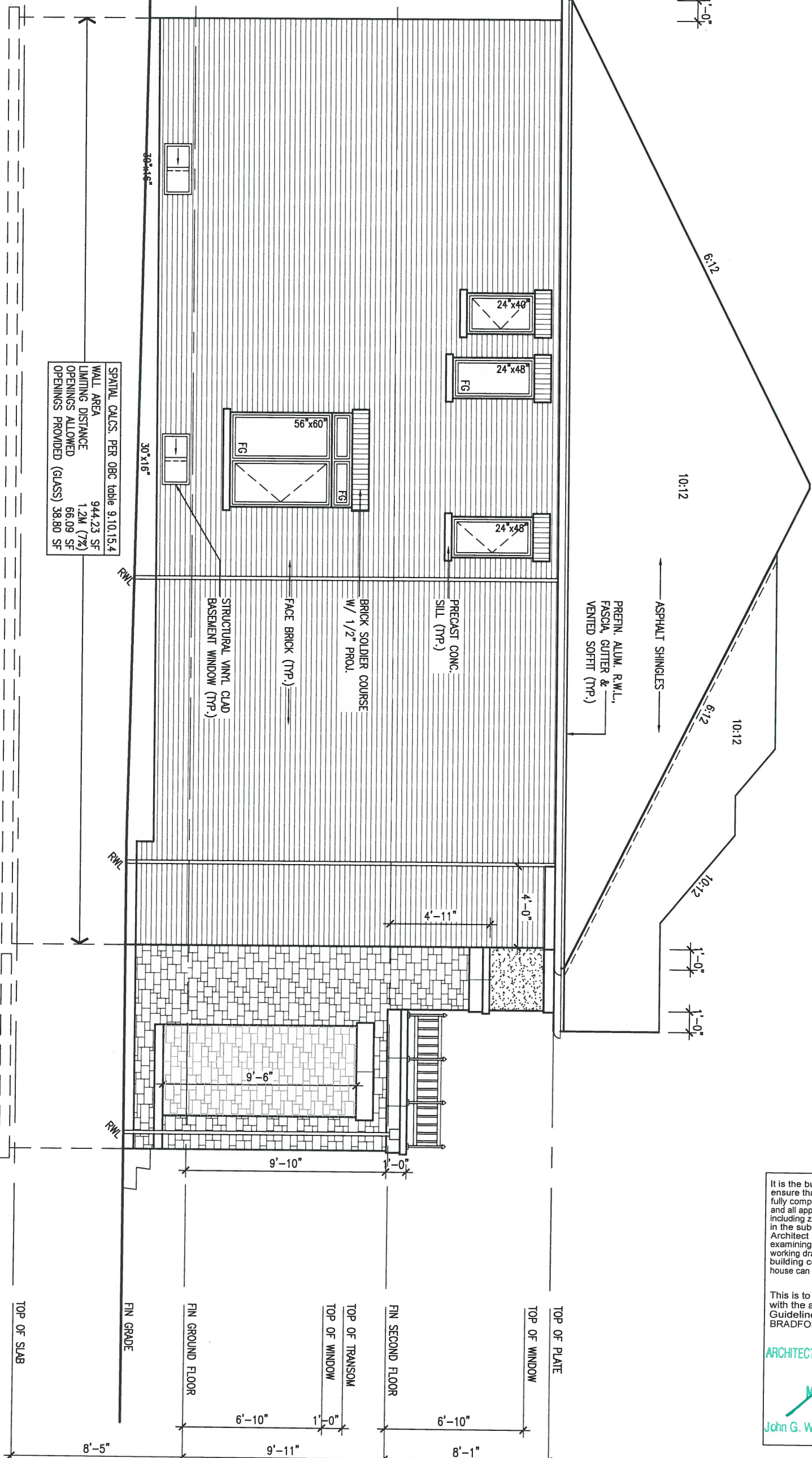
LEFT SIDE ELEVATION 'B'

R.W.L. AS REQUIRED &
AS PER MUNICIPALITY

REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

LOT 135

SPATIAL CALCS. PER OBC table 9.10.15.4
WALL AREA 944.23 SF
LIMITING DISTANCE 1.2M (7%)
OPENINGS ALLOWED 66.09 SF
OPENINGS PROVIDED (GLASS) 38.80 SF



MAY 8, 2017



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ARCHITECTURAL REVIEW & APPROVAL
MAY 16 2017
John G. Williams Limited, Architect

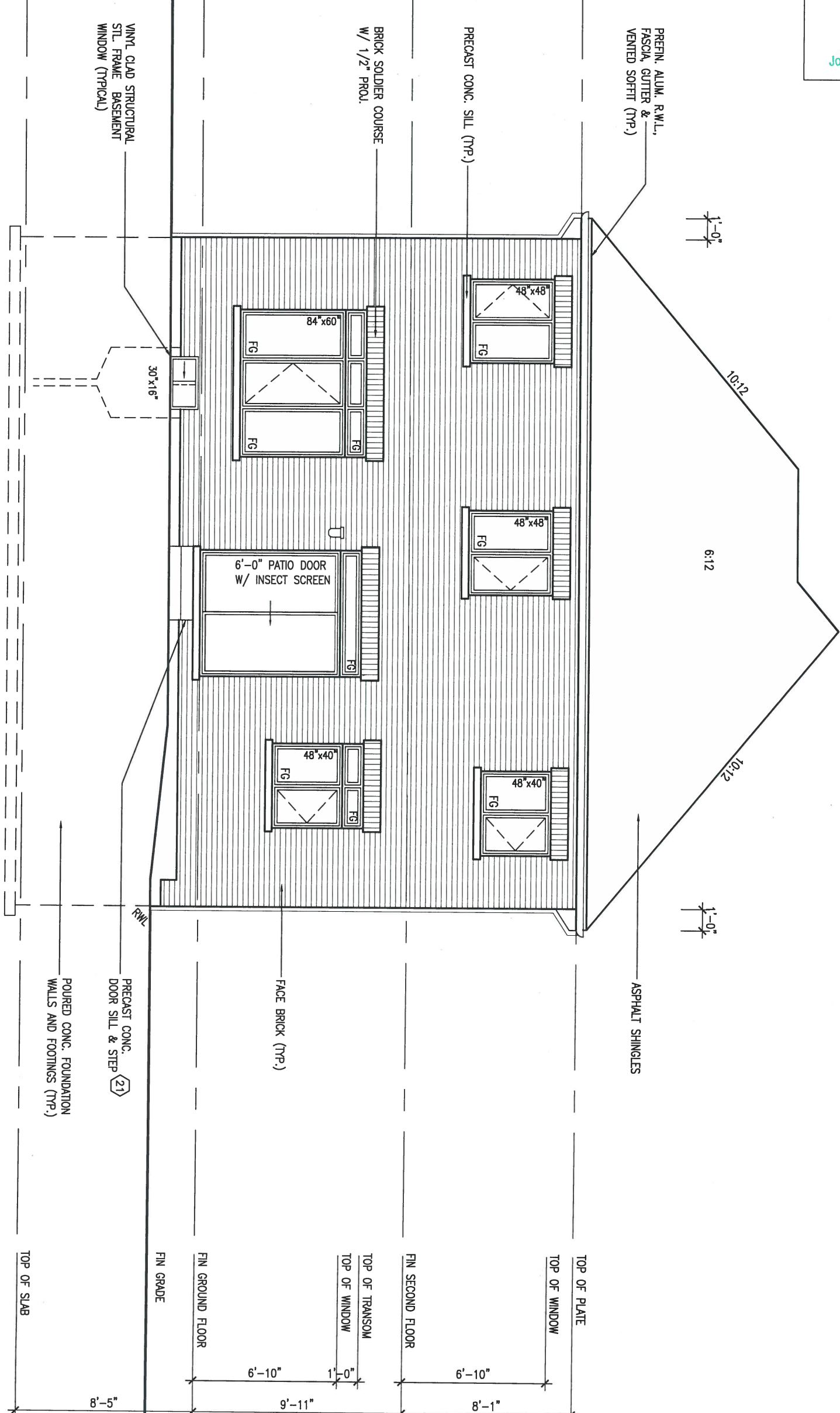
<p>9 .</p> <p>8 .</p> <p>7 .</p> <p>6 .</p> <p>5 REVISED AS PER ENG'S COMMENTS MAY 04-17 RC</p> <p>4 REVISED FOR LOT 135 MAR. 17/17 WT</p> <p>3 REDUCED WINDOW DEPTH AT REAR 10-05-16 JM</p> <p>2 REVISED AS PER ENG'S COMMENTS 21-04-15 RC</p> <p>1 ISSUED FOR CLIENT REVIEW 14-07-04 LM</p> <p>no. description date by</p>		<p>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.</p> <p>qualification information</p> <p>Wellington Jno-Baptiste 25591</p> <p>name registration information BCIN</p> <p>VA3 Design Inc. 42658</p> <p>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.</p>		<p>VA3 DESIGN</p> <p>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</p>		<p>BAYVIEW WELLINGTON</p> <p>project name GREEN VALLEY ESTATES municipality BRADFORD, ON.</p> <p>date 2014-04</p> <p>drawn by LM checked by - scale 3/16" = 1'-0"</p> <p>RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\PHASE 4A\13045-S38-38 LOT 135.dwg - Thu - May 4 2017 - 3:58 PM</p>		<p>S38-3 BAROSSA 3</p> <p>project no. 13045</p> <p>drawing no. 5</p>	
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ARCHITECTURAL REVIEW & APPROVAL
MAY 16 2017
John G. Williams Limited, Architect

REAR ELEVATION 'B'



MAY 8, 2017
S.I. BOYD
PROFESSIONAL ENGINEER
ONTOARIO

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8 .		qualification information		25591		GREEN VALLEY ESTATES		BAROSSA 3	
7 .		Wellington Jno-Baptiste		BCIN		BRADFORD, ON.		project no.	
6 .		name		42658		date		13045	
5 REVISED AS PER ENG'S COMMENTS		MAY 04-17 RC		2014-04		checked by		REAR ELEVATION 'B'	
4 REVISED FOR LOT 135		MAR. 17/17 WT		LM		scale		file name	
3 REDUCED WINDOW DEPTH AT REAR		10-05-16 JM		- 3/16" = 1'-0"		13045-S38-3B LOT 135		drawing no.	
2 REVISED AS PER ENG'S COMMENTS		21-04-15 RC		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\PHASE 4A\13045-S38-3B LOT 135.dwg - Thu - May 4 2017 - 3:58 PM		7			
1 ISSUED FOR CLIENT REVIEW		14-07-04 LM							
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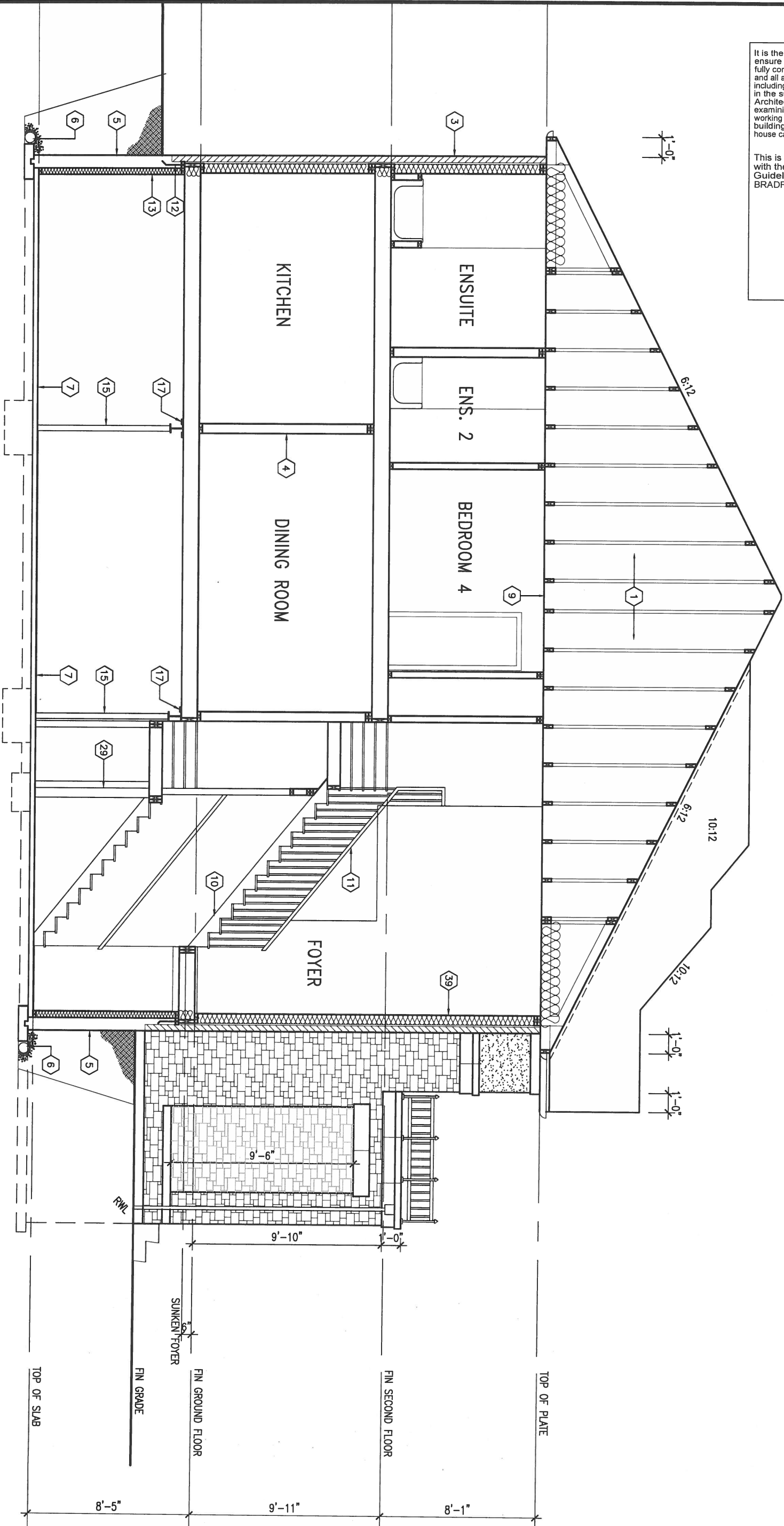
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SECTION A-A



LOT 135

MAY 8, 2017



no.	description	date	by
9			
8			
7			
6			
5	REVISED AS PER ENG'S COMMENTS	MAY 04-17	RC
4	REVISED FOR LOT 135	MAR. 17/17	WT
3	REDUCED WINDOW DEPTH AT REAR	10-05-16	JM
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BAYVIEW WELLINGTON

project name GREEN VALLEY ESTATES municipality BRADFORD, ON.

date 2014-04
drawn by LM checked by - scale 3/16" = 1'-0"
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\PHASE 4A\13045-S38-3B LOT 135.dwg - Thu - May 4 2017 - 3:58 PM

S38-3
BAROSSA 3

project no. 13045

SECTION A-A

13045-S38-3B LOT 135

drawing no.

8

CONSTRUCTION NOTES (Unless otherwise noted)

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

1. ROOF CONSTRUCTION
NO.210 (10.25kg/m²) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. (EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") c/c ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.).

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

2A. FRAME WALL CONSTRUCTION (2"x6") (R28)
SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 28mm (1 1/8") EXTERIOR STRUCTURAL INSULATED SHEATHING RSI 0.7 (R4) BY "BF" 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 "BF" 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"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 90 (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 1/W/ MASONRY VENEER 1/W/ SIDING ONLY

1	16" WIDE x 6" DEEP	16" WIDE x 6" DEEP
2	20" WIDE x 6" DEEP	20" WIDE x 6" DEEP
3	26" WIDE x 9" DEEP	20" WIDE x 6" DEEP

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

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

2 STOREY WITH WALK-OUT BASEMENT 545x175 (22"x7")
6. FOUNDATION DRAINAGE OBC 9.14.2. & 9.14.3.
100mm (4") DIA. FOUNDATION DRAINAGE TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES.
7. BASEMENT SLAB OBC 9.3.1.6.(1)(b), 9.16.4.5.(1), 9.25.3.3.(15)
80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 20MPa. (3000psi) CONC. WITH DAMPPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12. ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED.

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

9. ATTIC INSULATION (SB-12-TABLE 2.1.1.2.A) (SB-12-2.1.1.7)
RSI 8.81 (RS0) 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") MAXIMUM 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.-
11. FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4")
BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION .

INTERIOR GUARDS -OBC 9.8.8.-
INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH
EXTERIOR GUARDS - OBC 9.8.8.
900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (71"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71").

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

BASEMENT INSULATION (SB-12-2.1.1.6), 9.25.2.3, 9.13.2.6)
FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. INSULATION TO HAVE APPROVED VAPOUR BARRIER. DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. AIR BARRIER TO BE SEALED TO FDTN. WALL WITH CAULKING.

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

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 7-2.9.4. 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 (.188) 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 (.188) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12x2") 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 NATURAL FILL. SLOPE TO FRONT.

18. 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, 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.

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 THIRD OF SLAB, MIN. 30mm (1 1/4") COVER. 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDTN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDTN. WALLS. PROVIDE (L7) LINTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.

THE FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 600mm (24") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SILL 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. 0.3m² 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.
STUCCO WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3, 3.8.3.8.(1)(d) & 3.8.3.13.(1)(f). SEE DETAIL.

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

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

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

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

EXHAUST FAN TO EXTERIOR
DUPLUX OUTLET (HEIGHT A.F.F)
GFI DUPLUX OUTLET (HEIGHT A.F.F)
HEAVY DUTY OUTLET (220 volt)
LIGHT FIXTURE (CEILING MOUNTED)
LIGHT FIXTURE (WALL MOUNTED)
HOSE BIB (NON-FREEZE)
MAY 8, 2017

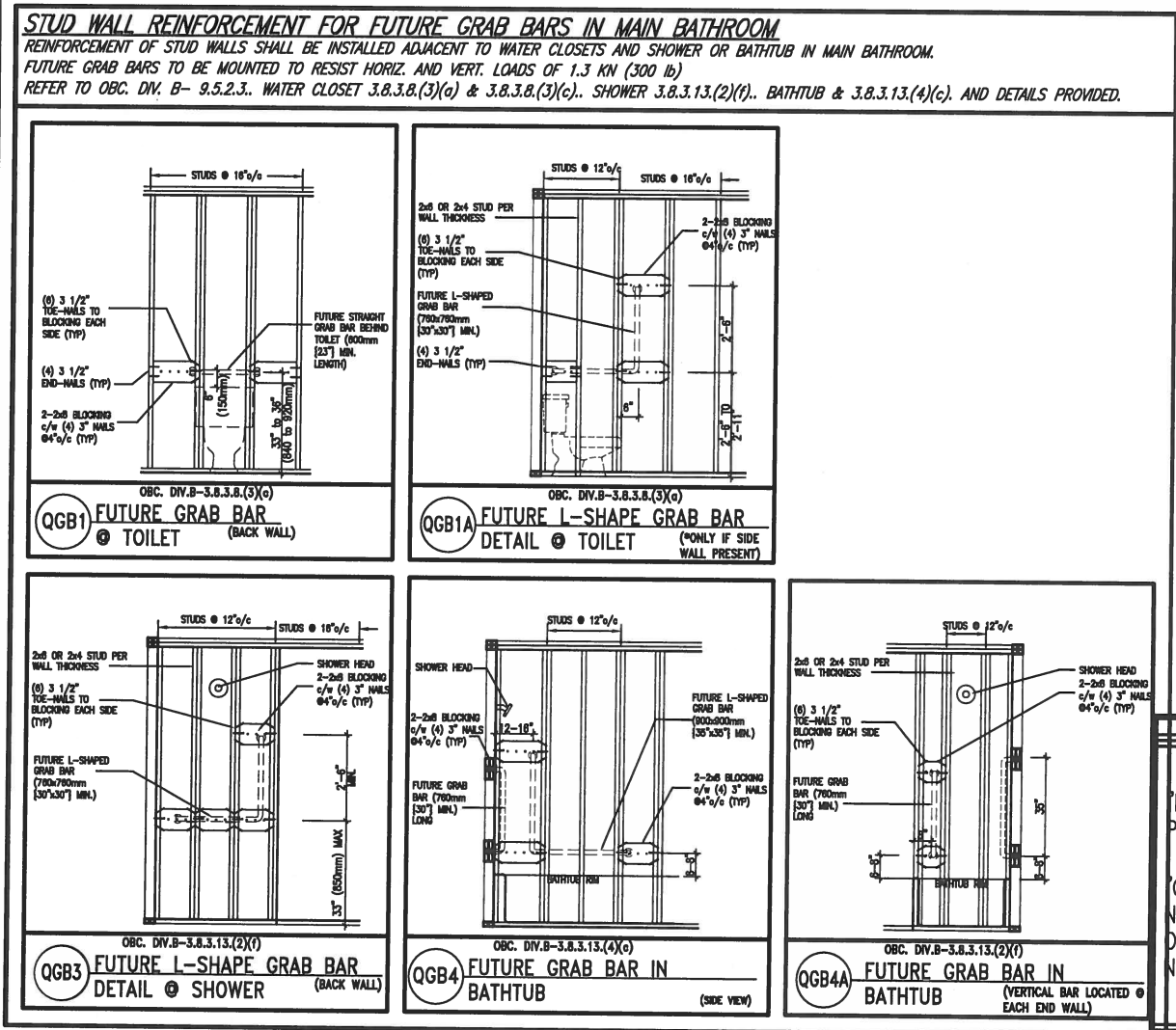
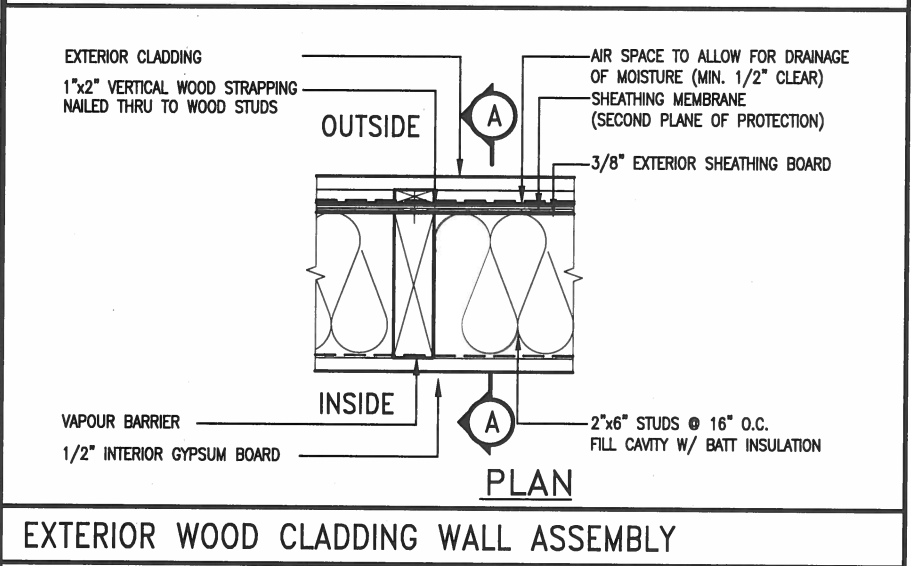
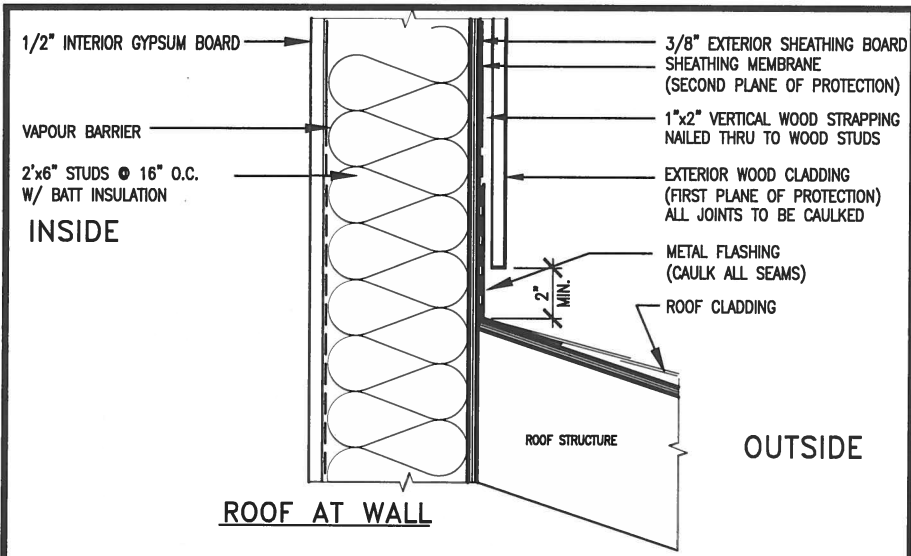
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO VA3 DESIGN BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF VA3 DESIGN WHICH IF REQUESTED MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED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

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.

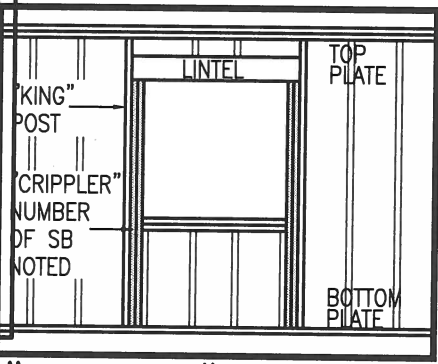
40. TYPICAL 1 HOUR RATED PARTYWALL.
REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

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"x



MAY 8, 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:
- 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.

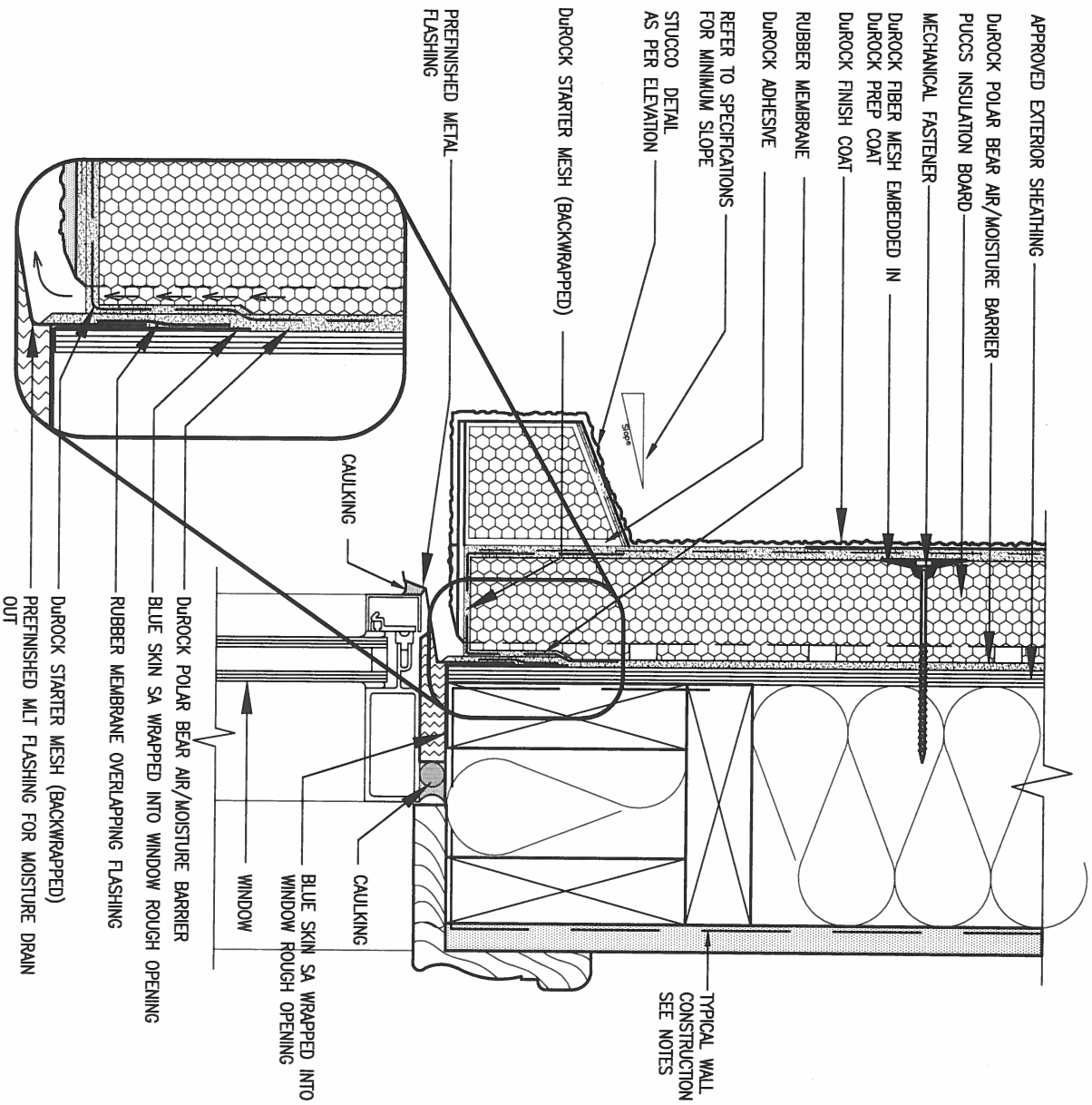
** STUD INFORMATION TAKEN FROM OBC TABLE A-30

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

VA3 DESIGN
 255 Consumers Rd Suite 120
 Toronto ON M2J 1R4
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 va3design.com

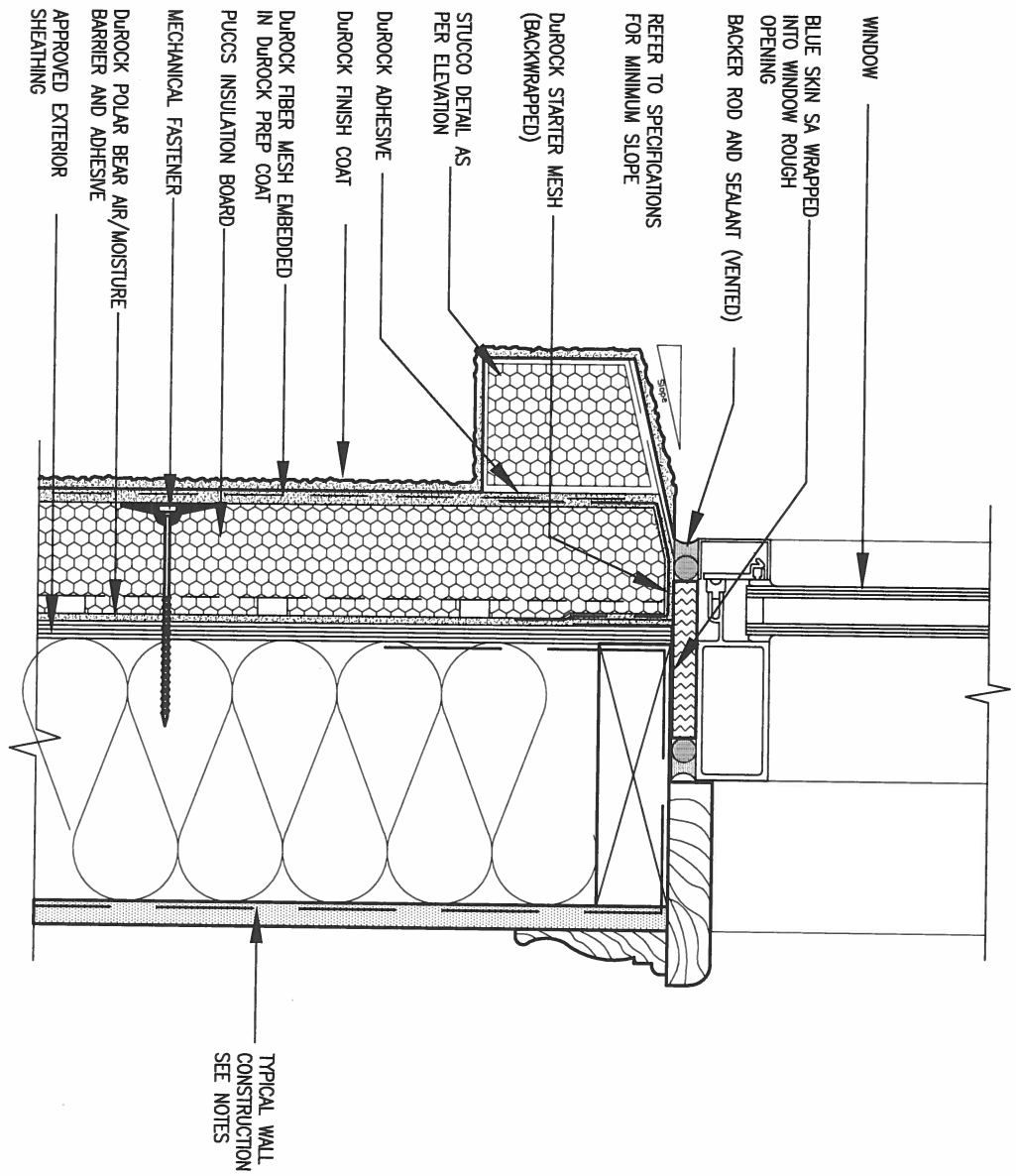
BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	project no.	13045
drawn by	RC	CONSTRUCTION NOTES	drawing no.
checked by	-	scale	3/16" = 1'-0"
file name	13045-CONST-OBC 2015		
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg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

CN2



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

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



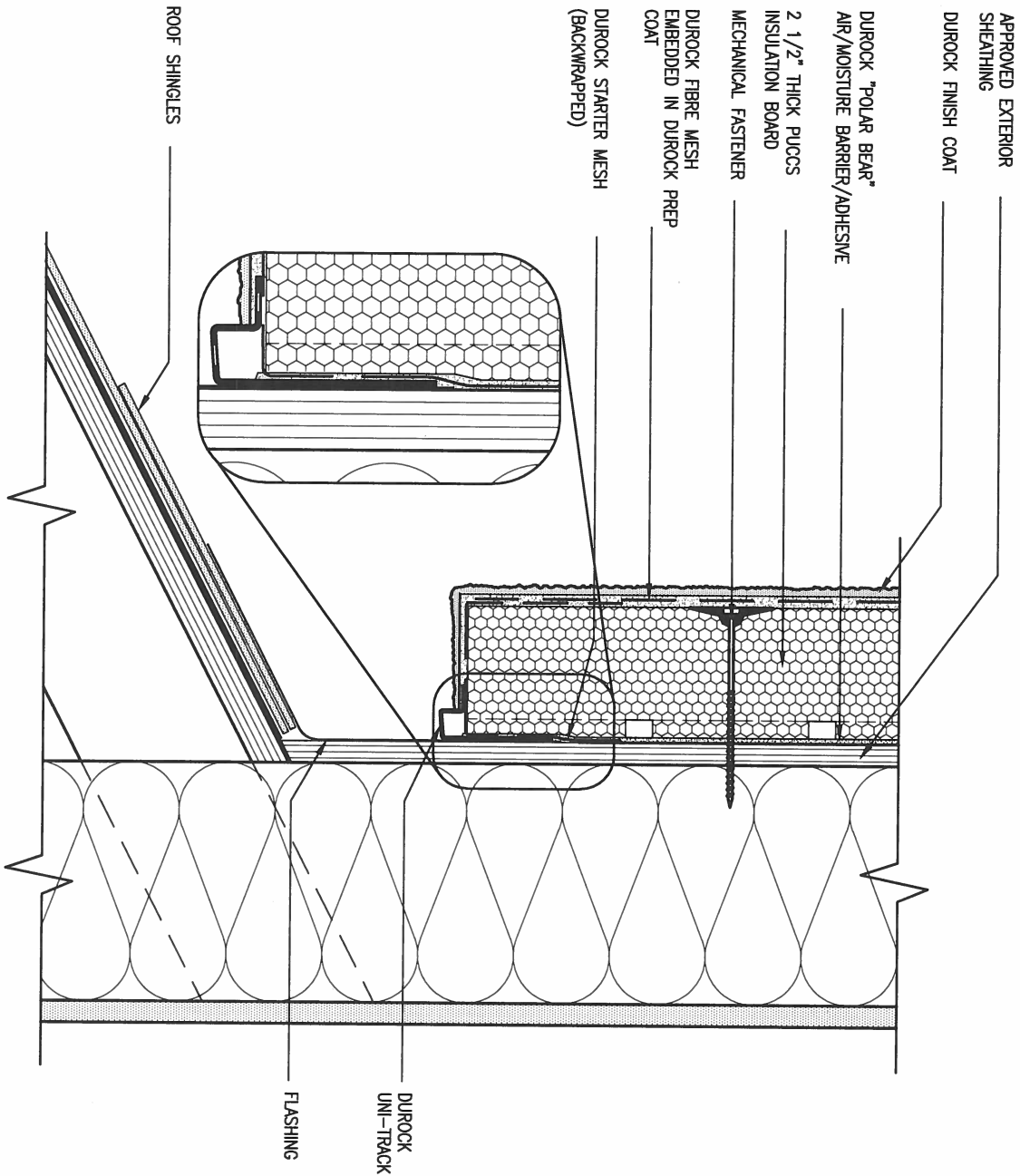
2 WINDOW SILL
CN3 SCALE: 3"=1'-0"

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

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Wellington Jno-Baptiste 25591
name
registration information BCIN
VA3 Design Inc. 42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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va3design.com

BAYVIEW WELLINGTON		CONST NOTE	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	drawing no. CN3
CONSTRUCTION NOTES			
date APR 2014	checked by RC	scale 3/16" = 1'-0"	file name 13045-CONST-OBC 2015
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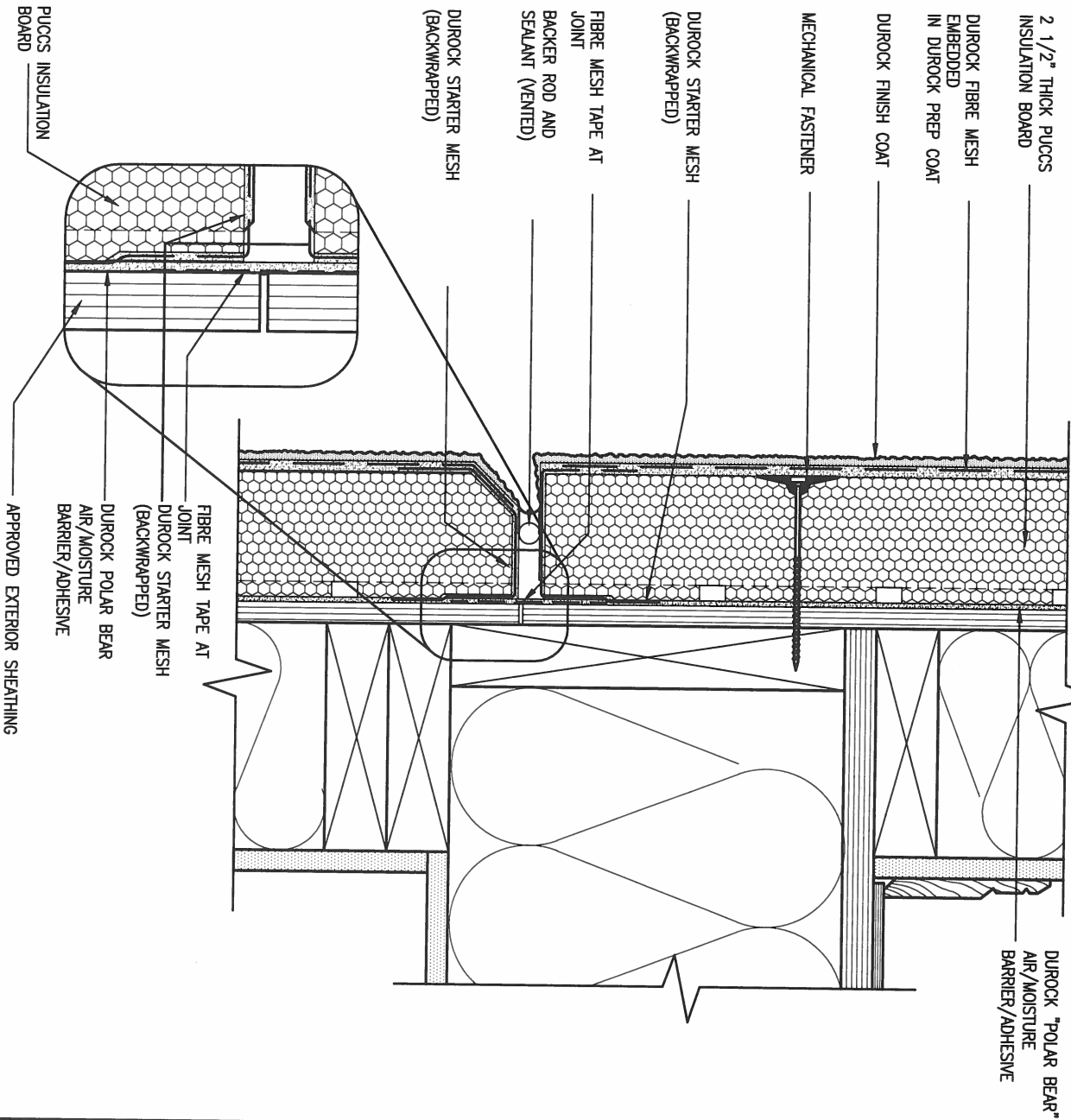


3 STUCCO TERMINATION @ ROOF

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"

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2	UPDATE TO CODE	APR 16-15	RC
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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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BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD

CONST NOTE

project no.
13045

date
APR 2014

drawn by
RC

checked by
-

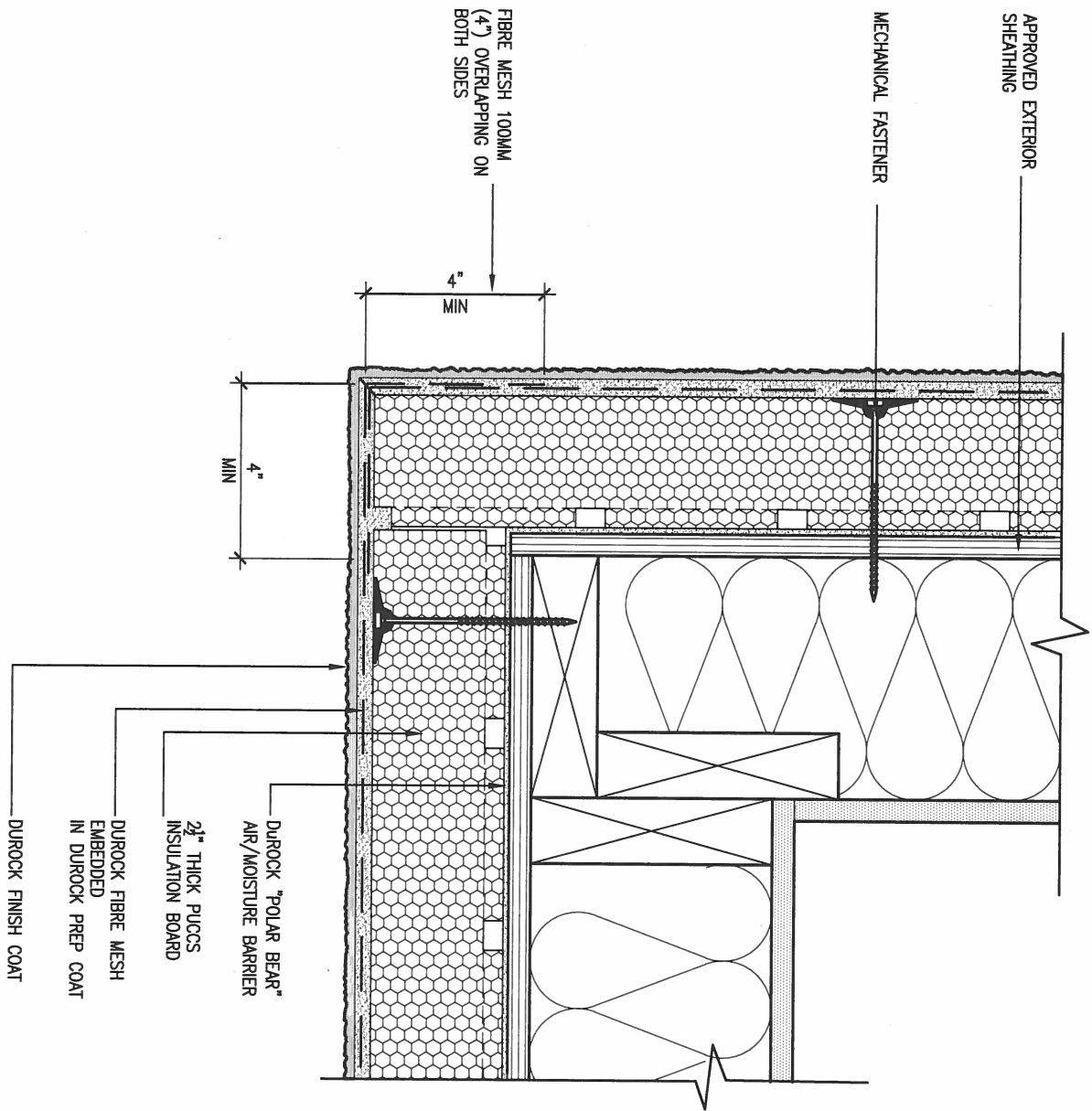
scale
3/16" = 1'-0"

CONSTRUCTION NOTES

file name
13045-CONST-OBC 2015

drawing no.

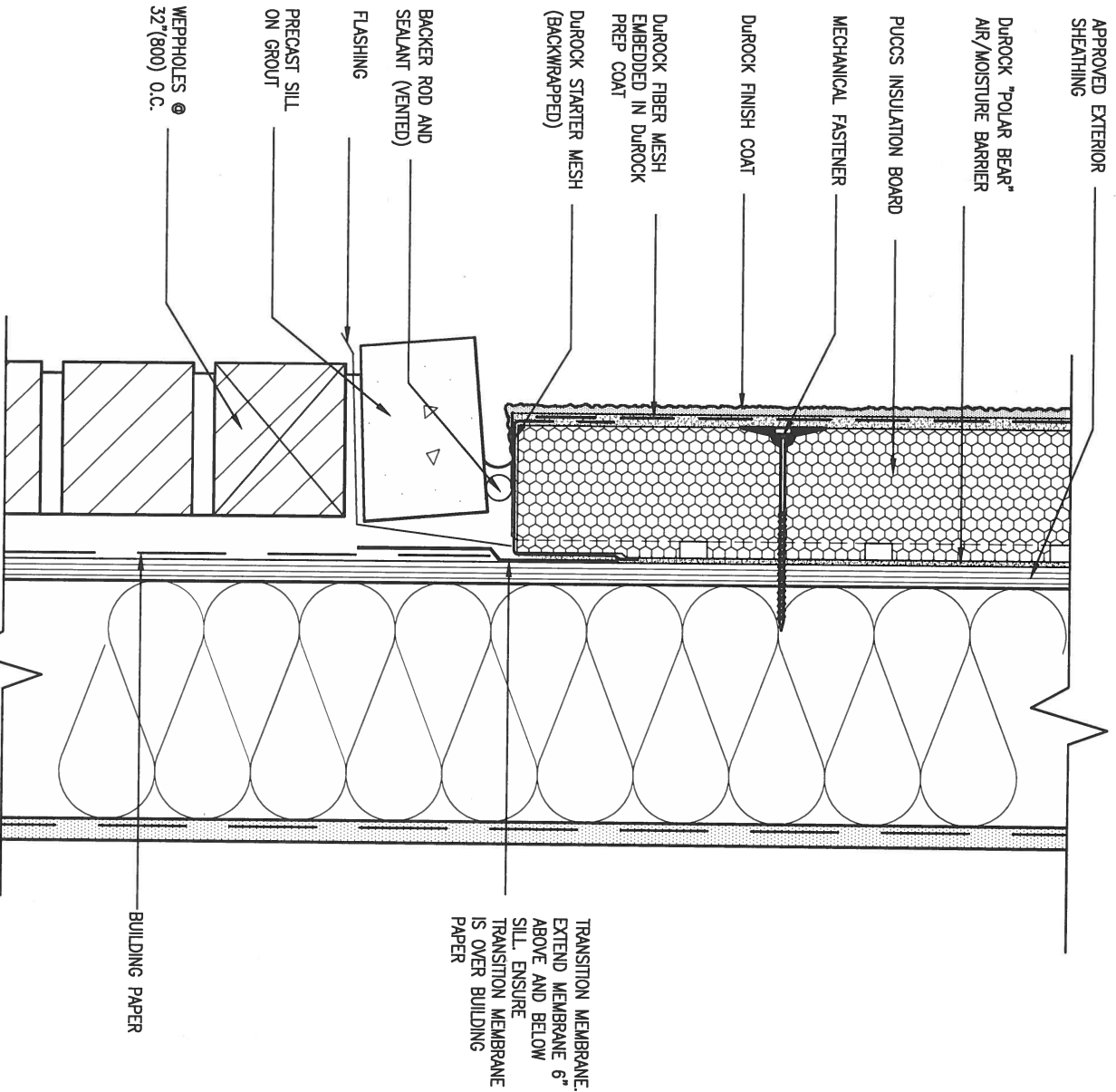
CN4



5 CORNER DETAIL

CNS 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

CNS SCALE: 3"=1'-0"

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2.	UPDATE TO CODE	APR 16-15	RC
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name	BCIN
registration information	42658
VA3 Design Inc.	
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BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD

CONST NOTE

project no.
13045

date
APR 2014

drawn by
RC

checked by
-

scale
3/16" = 1'-0"

CONSTRUCTION NOTES

file name
13045-CONST-0BC 2015

drawing no.
CN5

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SB12-COMPLIANCE PACKAGE 'J'

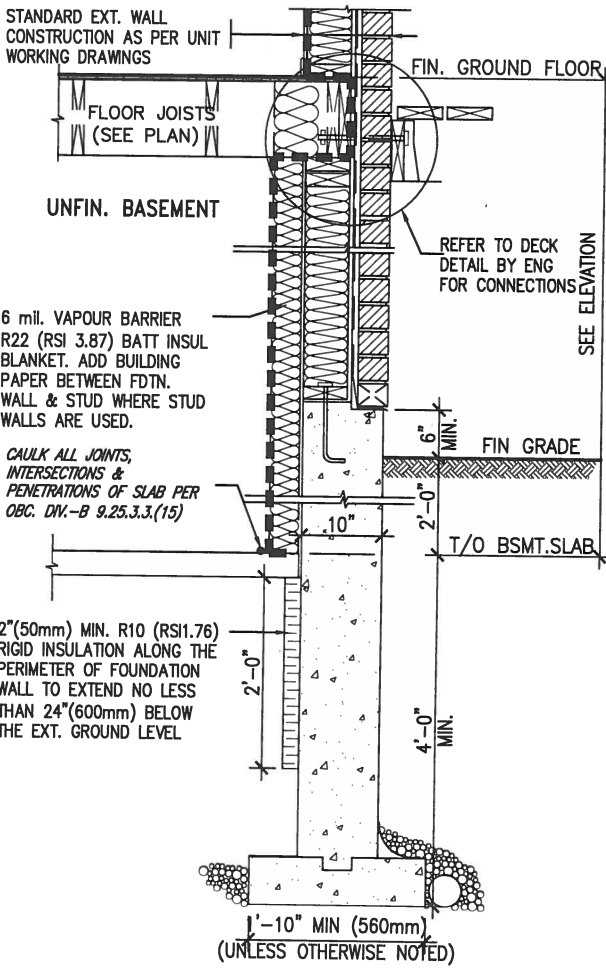
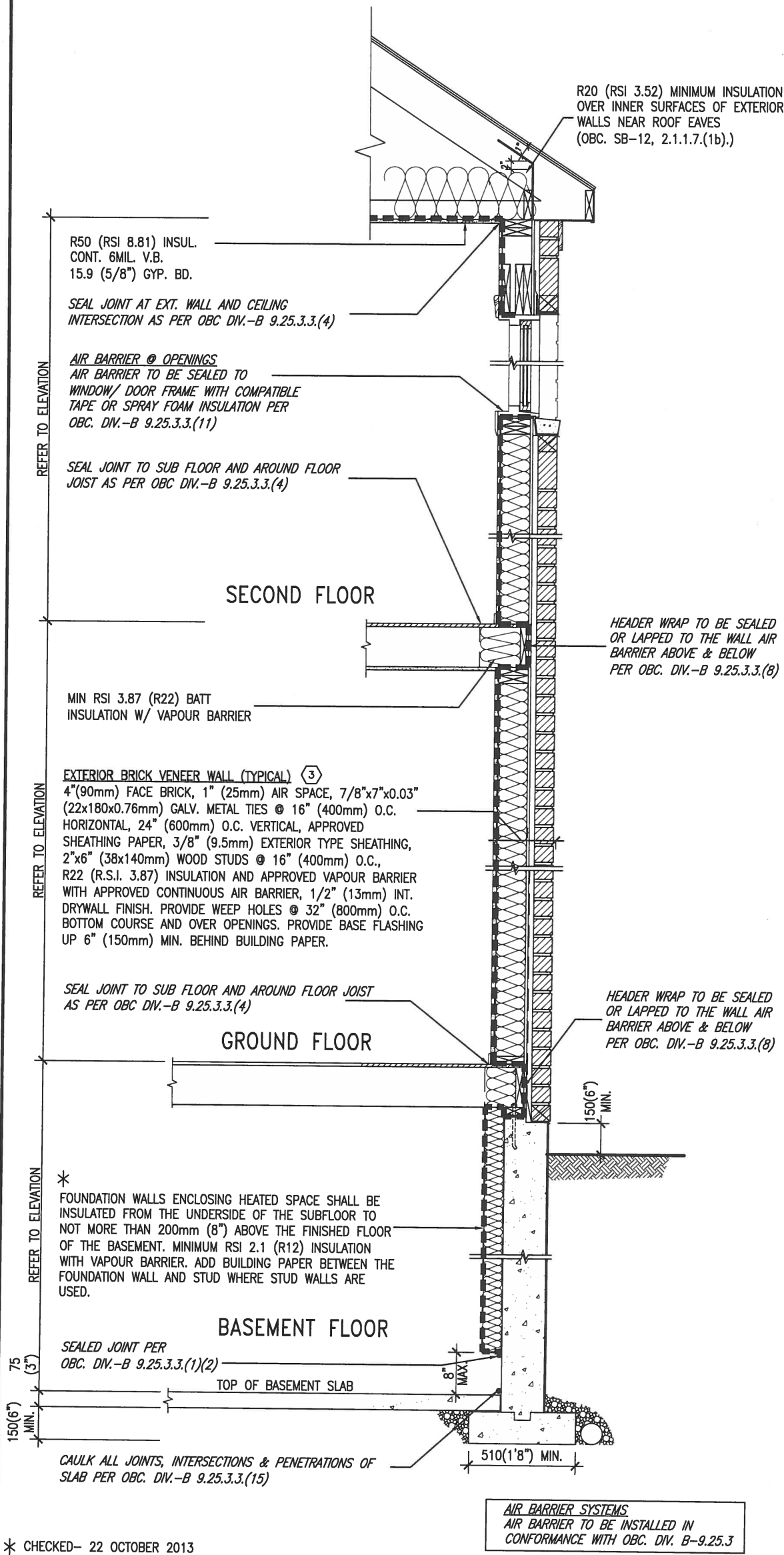
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

USE SB-12 COMPLIANCE PACKAGE (J):

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



MAY 8, 2017



* REVISED- 15 MARCH 2013

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

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

SEMI & SINGLES ONLY

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4	.	.	.
3	.	.	.
2	UPDATE TO CODE	APR 16-15	RC
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
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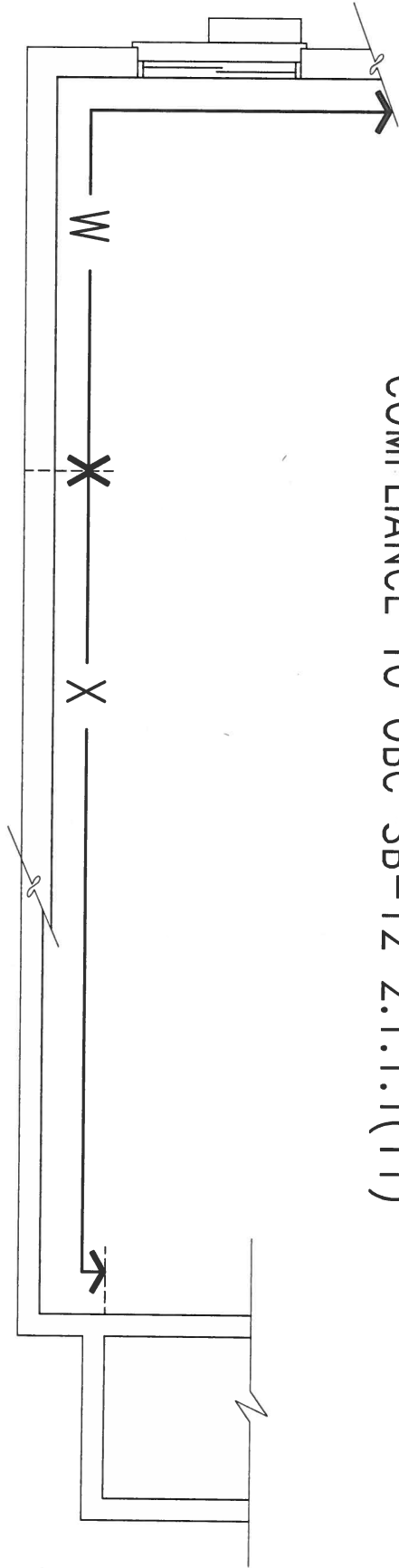
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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

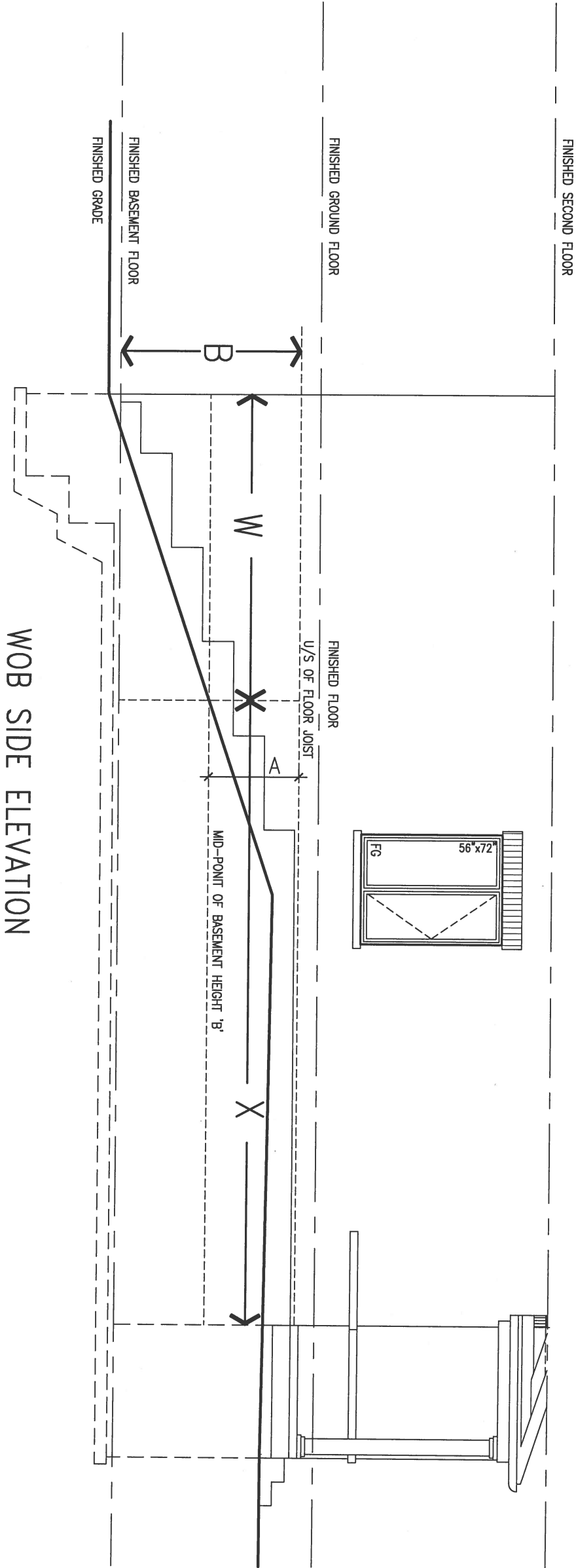
CONST NOTE

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)



WOB PLAN

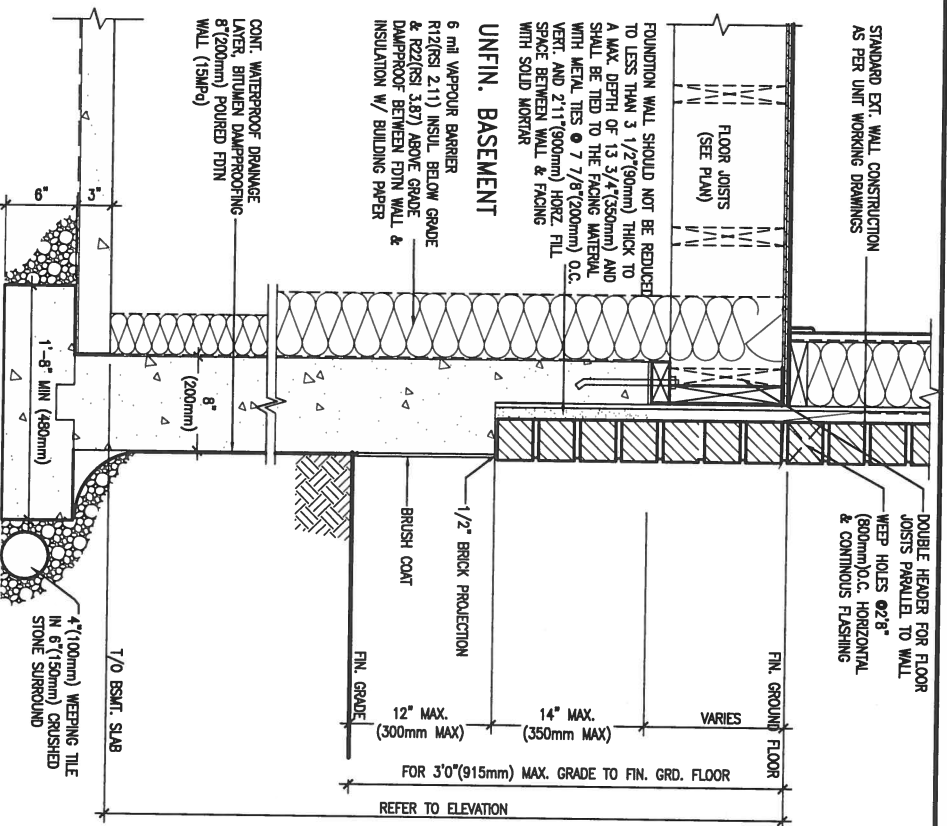
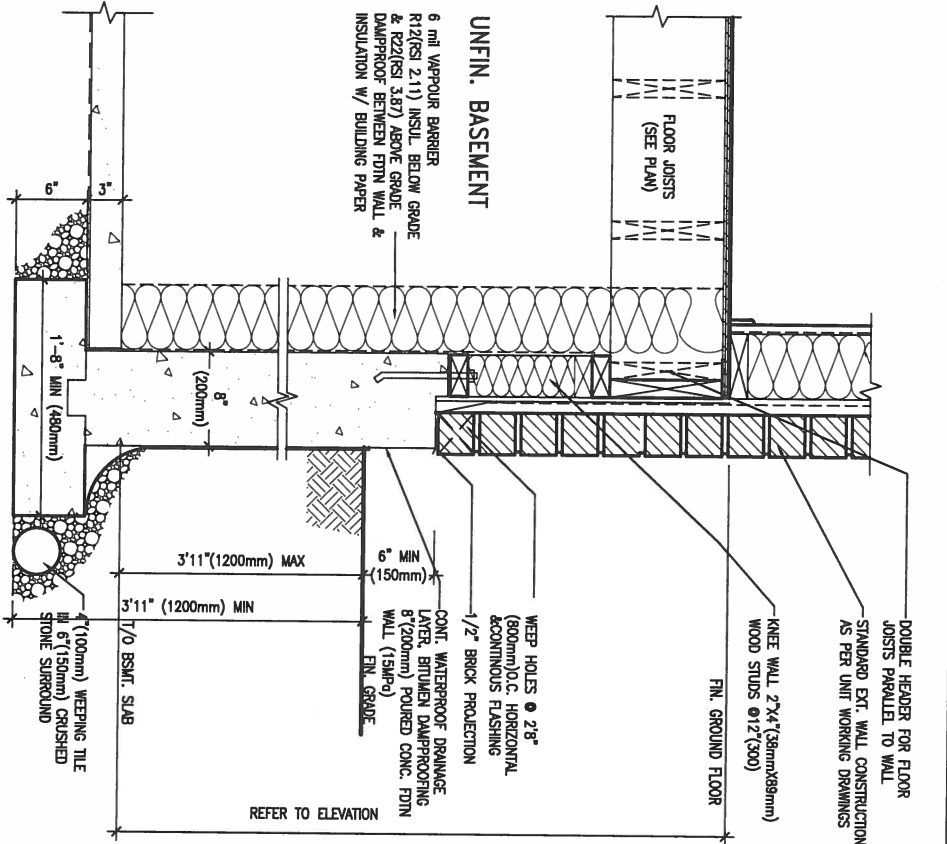
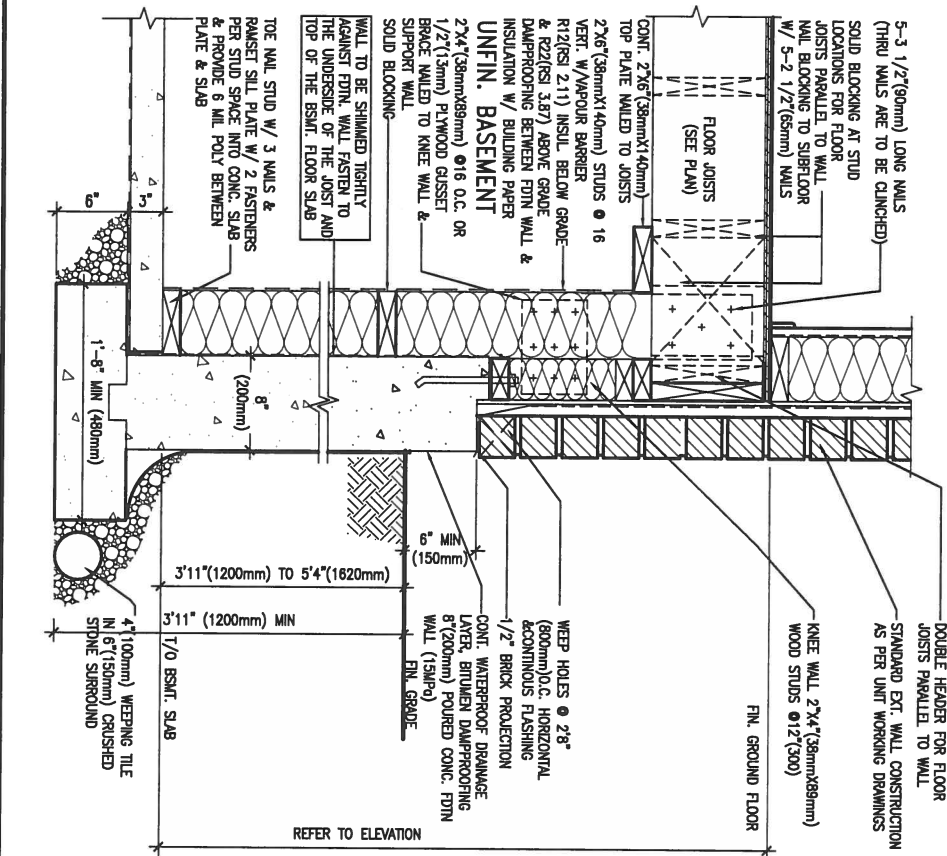


WOB SIDE ELEVATION

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

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

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	25591	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON project name GREEN VALLEY ESTATES municipality BRADFORD date APR 2014 drawn by RC checked by - scale 3/16" = 1'-0"	CONST NOTE - project no. 13045 drawing no. CN7
8	.	.	qualification information	BCIN	CONSTRUCTION NOTES			
7	.	.	Wellington Jno-Baptiste	42658	file name 13045-CONST-OBC 2015			
6	.	.	name registration information					
5	.	.	VA3 Design Inc.					
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					



WALK-OUT WALL SECTION FOR GRADE
HEIGHTS BETWEEN 3'11" (1200mm) AND 5'4" (1620mm) BASEMENT SLAB TO GRADE
N.T.S.

WALK-OUT DECK WALL SECTION FOR GRADE
TO BASEMENT SLAB 3'11" (1200mm) MAX. HEIGHT DIFFERENCE
N.T.S.

WALK-OUT DECK WALL SECTION FOR
GRADE TO FIN. FLOOR 3'0" (900mm) MAX. HEIGHT DIFFERENCE
N.T.S.

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

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qualification information
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name
registration information
VA3 Design Inc. 42658
signature

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va3design.com

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

date
APR 2014

drawn by
RC

checked by
-

scale
3/16" = 1'-0"

municipality
BRADFORD

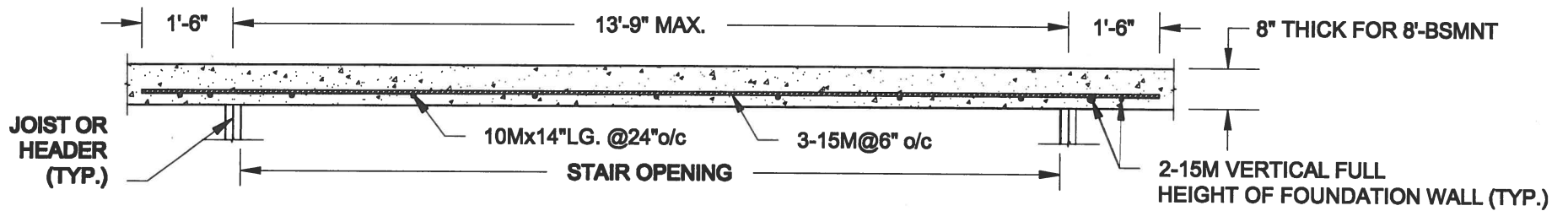
CONSTRUCTION NOTES
13045-CONST-0BC 2015

Richard - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Tue - Dec 20 2016 - 9:18 AM

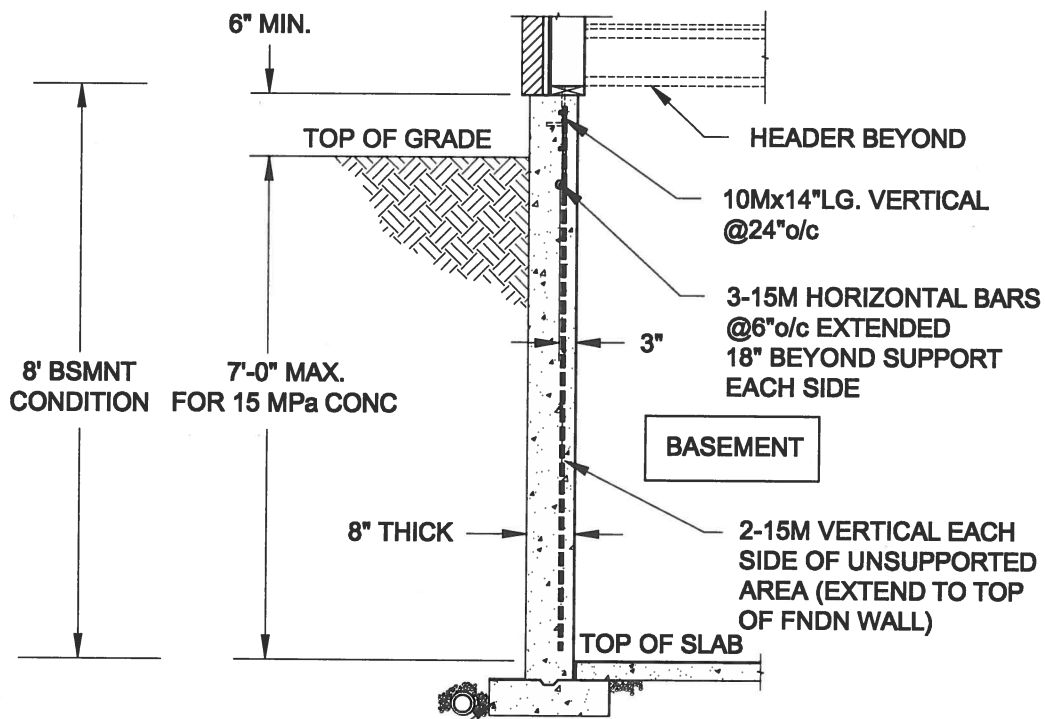
CONST NOTE

project no.
13045

drawing no.
CN9



PLAN VIEW



FTG. SIZE AS PER PLAN

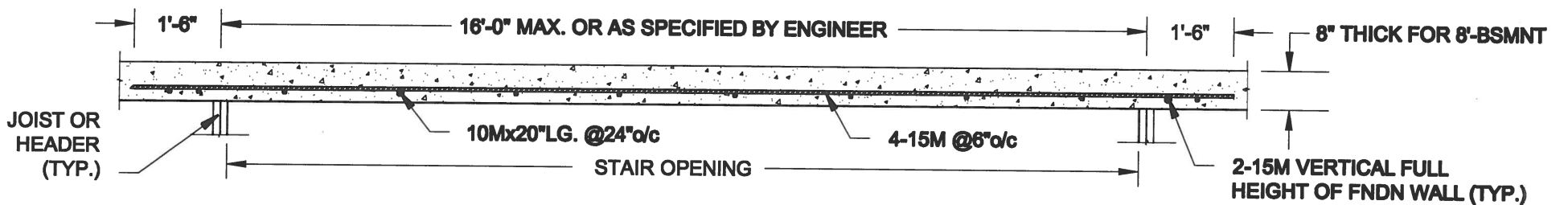
1A
S1

LATERALLY UNSUPPORTED WALL

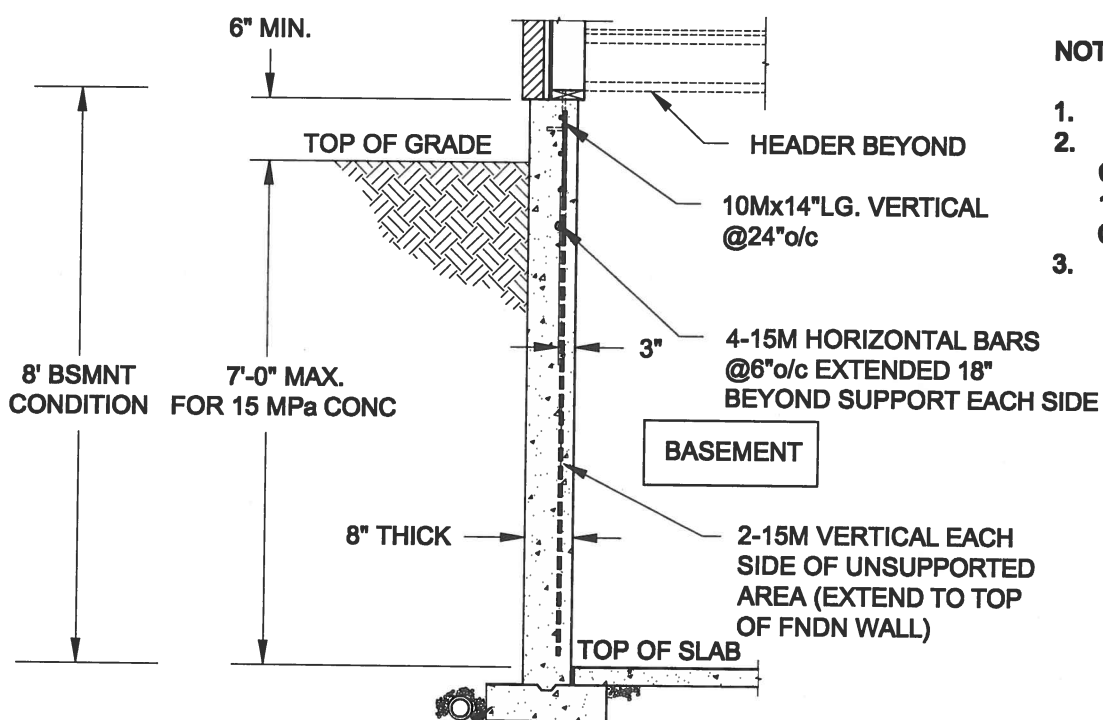
SCALE: 3/8" = 1'-0"

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

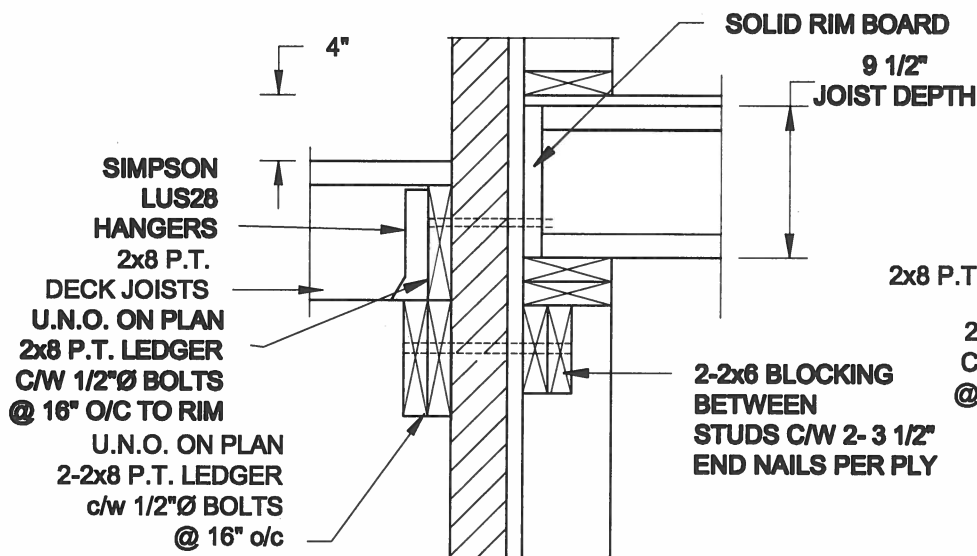
Project No.:

16-102

Drawing No.:

S1

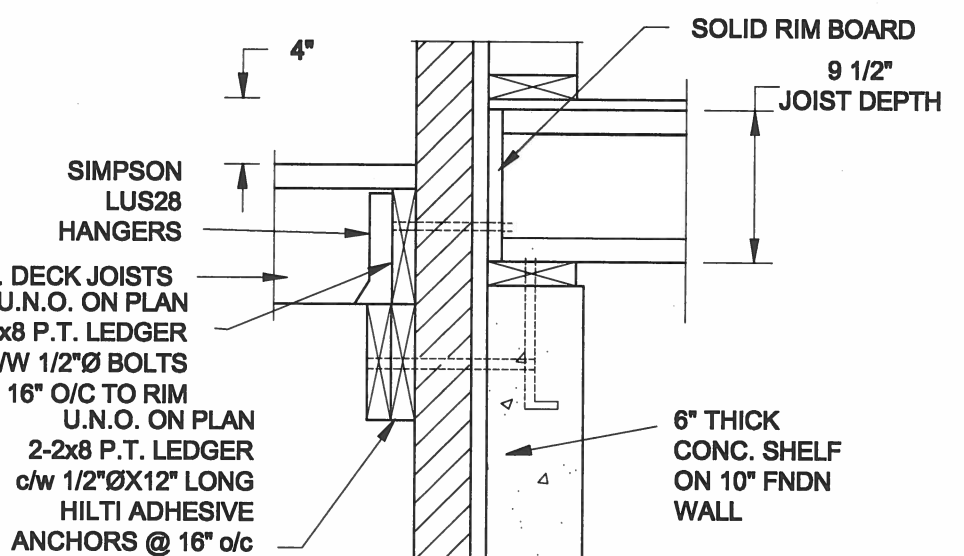
FOR 9 1/2" JOIST DEPTH



1A
S2

DECK FASTENING DETAIL

SCALE: 1" = 1'-0"



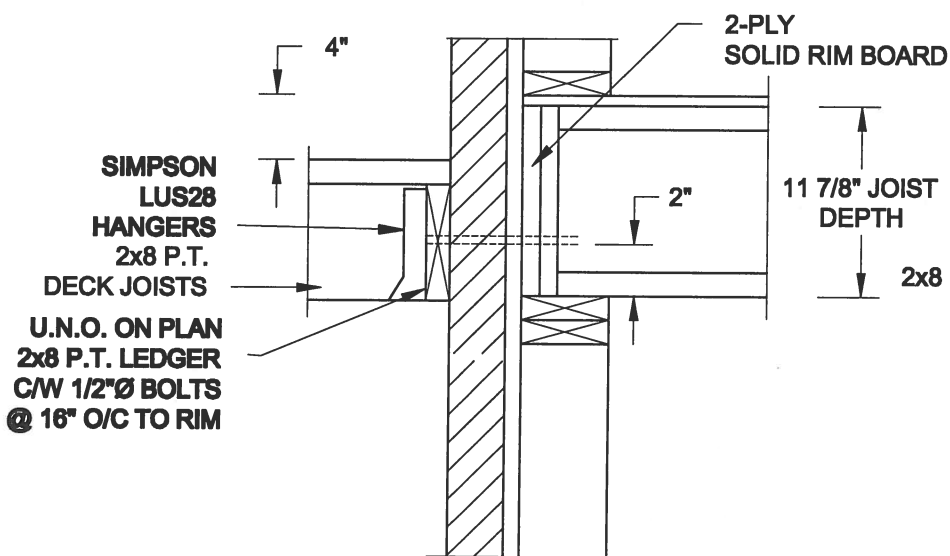
1B
S2

DECK FASTENING DETAIL

SCALE: 1" = 1'-0"

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

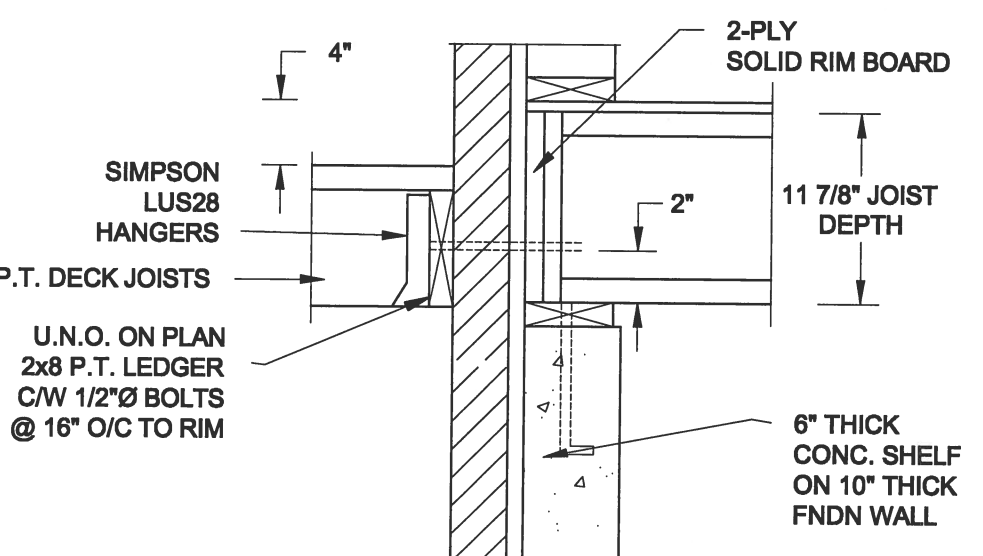
FOR 11 7/8" JOIST DEPTH



2A
S2

DECK FASTENING DETAIL

SCALE: 1" = 1'-0"

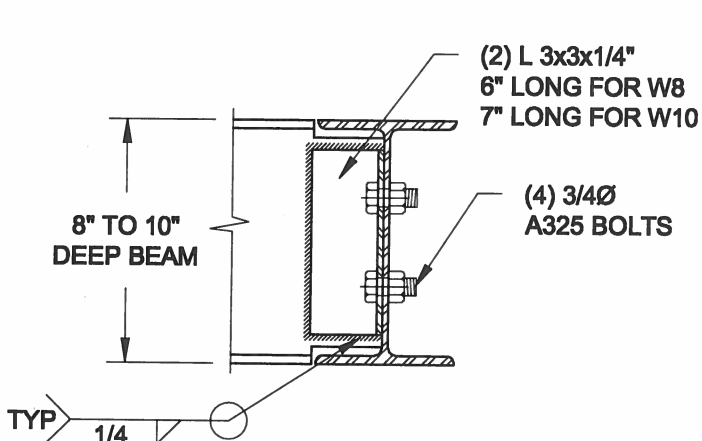


2B
S2

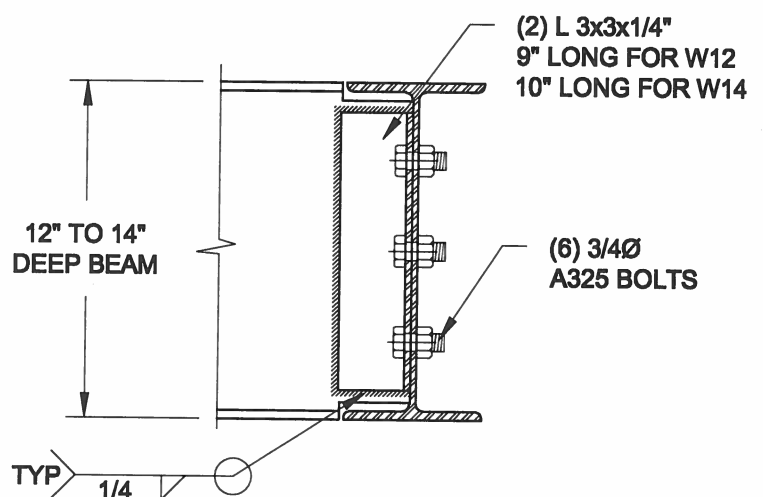
DECK FASTENING DETAIL

SCALE: 1" = 1'-0"

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



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



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

3
S2

STEEL BEAM CONNECTION DETAIL

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

Scale:
AS NOTED

Date:
MAY-31-2016

Drawn:
SC

Checked:
SJB

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Engineer's Seal



MAY 30, 2016

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

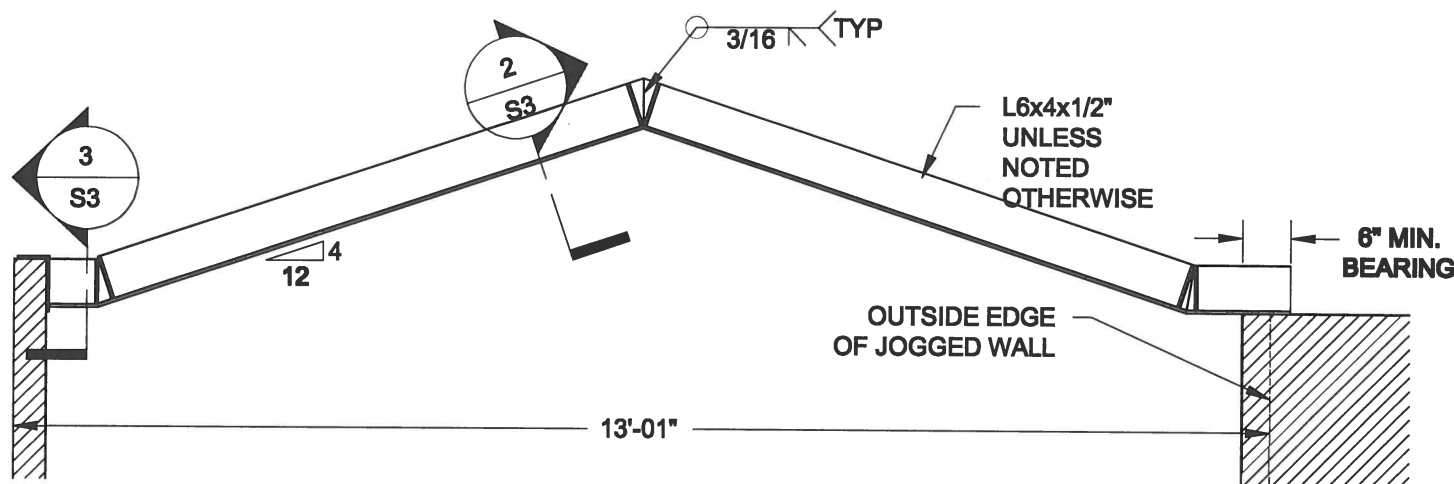
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

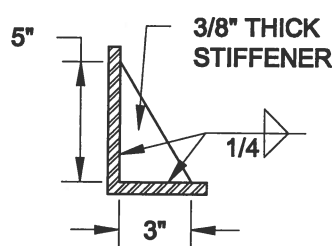
16-102

Drawing No.:

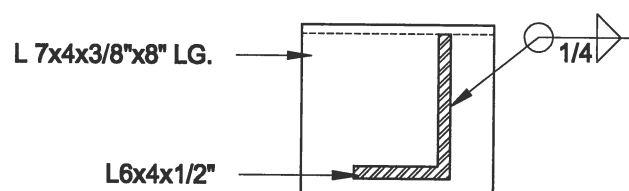
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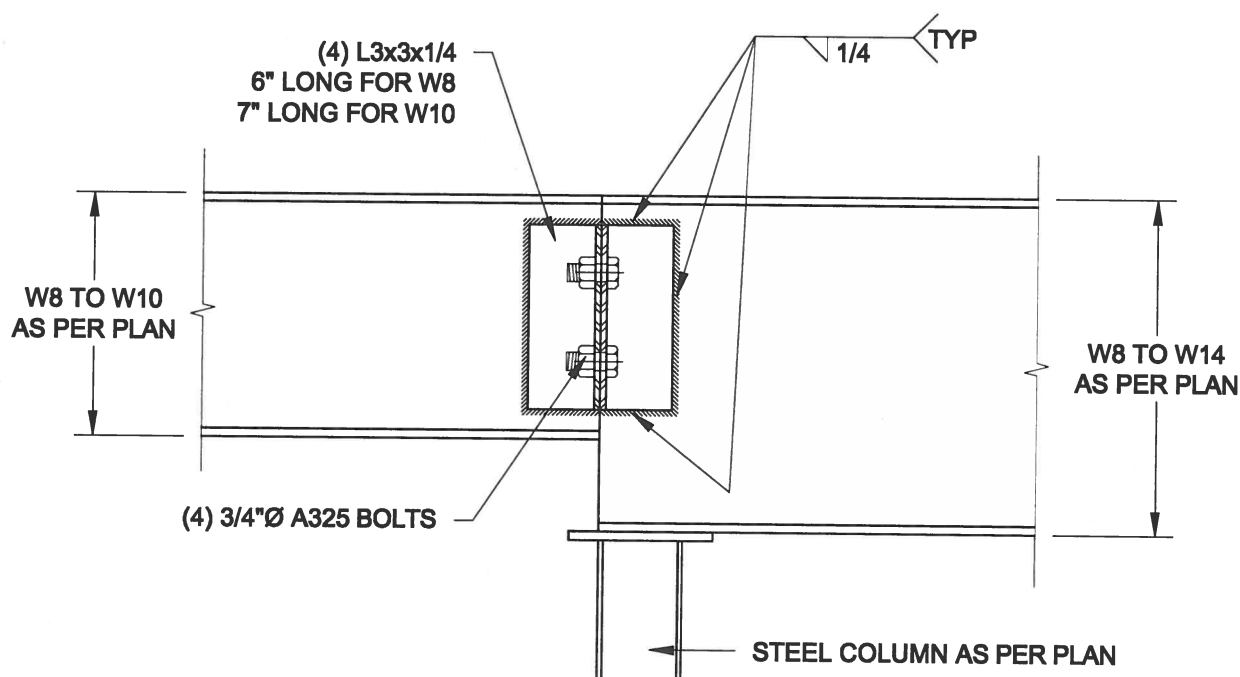
1
S3 **STEEL LINTEL AT GABLE**
SCALE: 1/2" = 1'-0"





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

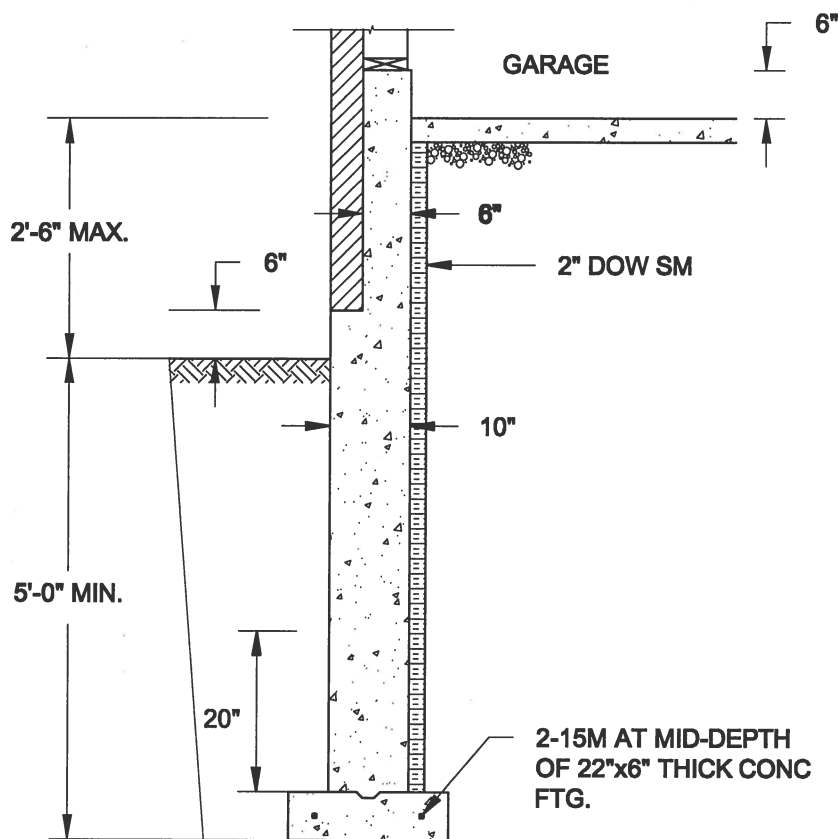


3
S3 **INVERTED ANGLE**
SCALE: 1 1/2" = 1'-0"



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

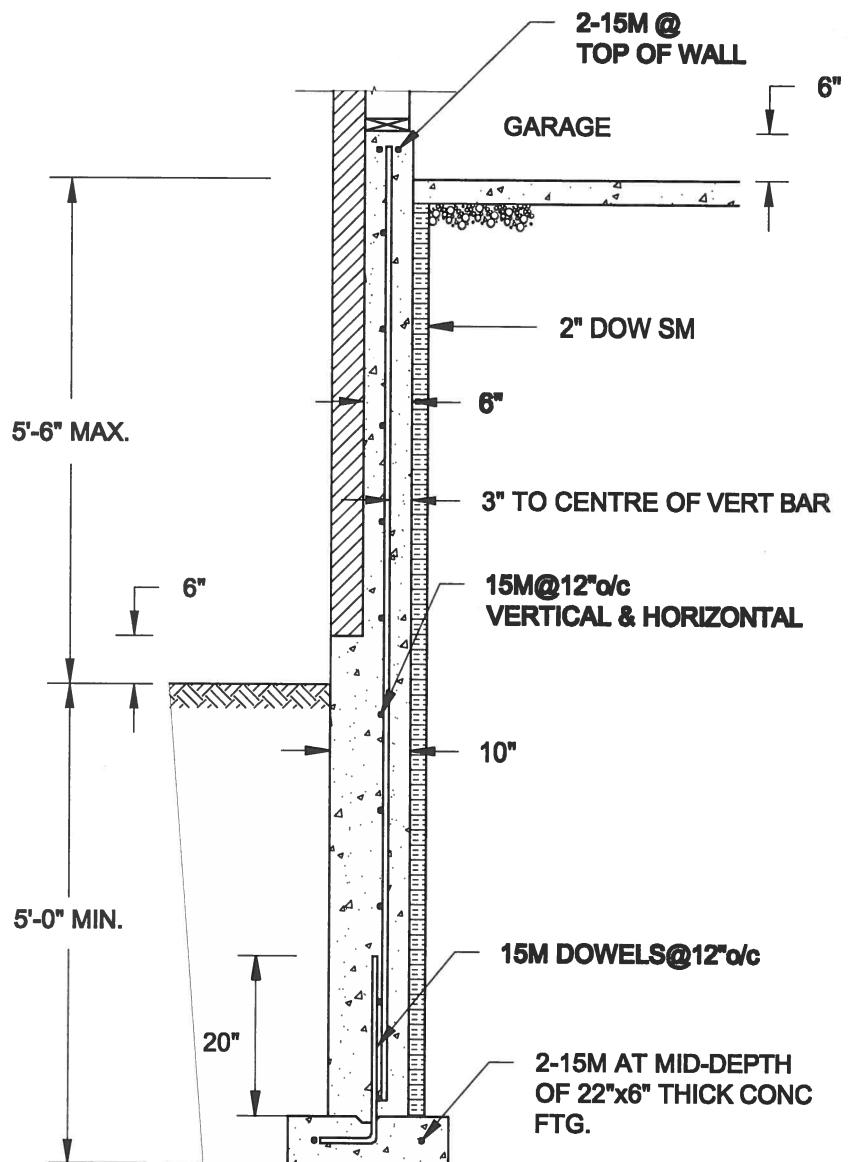
Scale: AS NOTED	QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal  MAY 30, 2016	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO	
Date: MAY-31-2016			TYPICAL STRUCTURAL DETAILS FOR SINGLES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



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

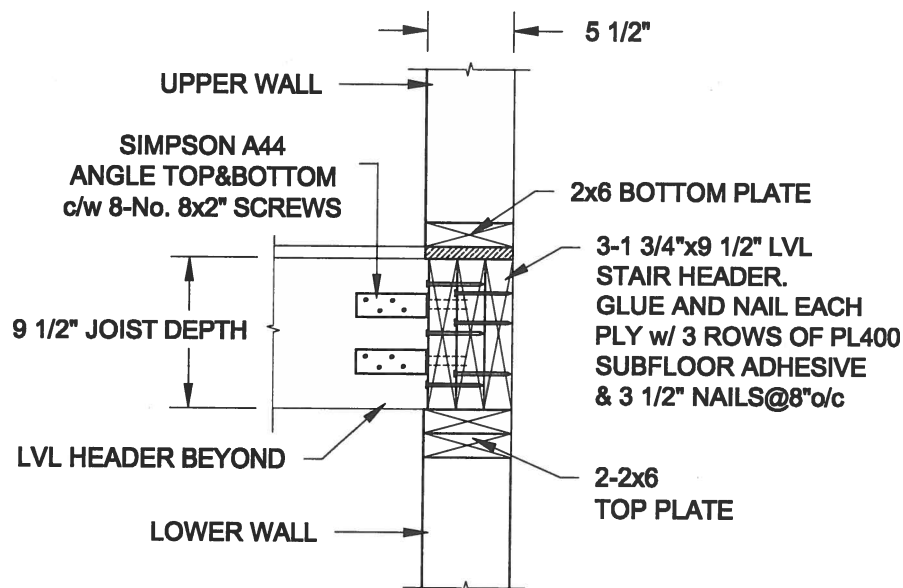
NOTE:

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

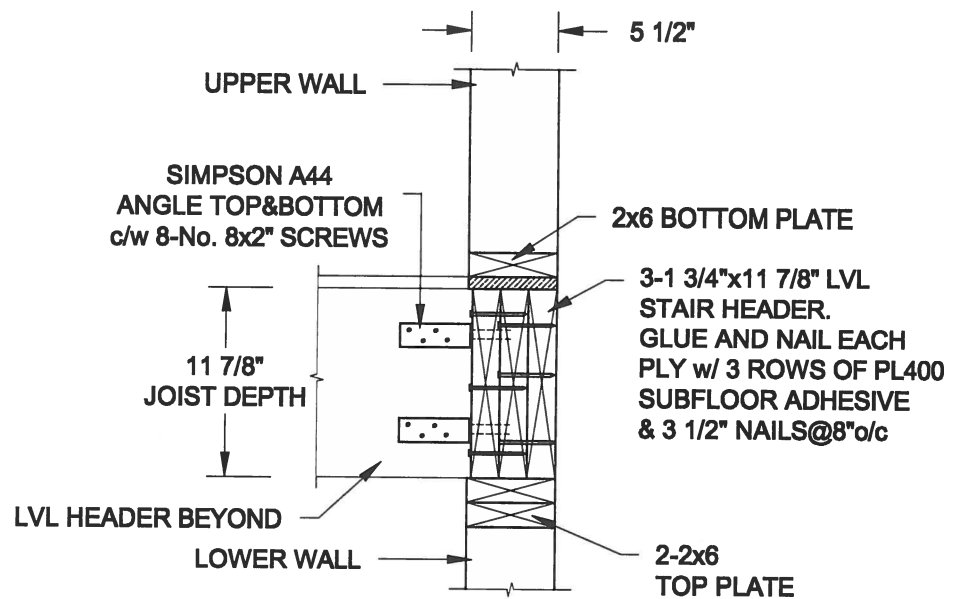


1B
S4 **REINFORCED BRICKSHELF**
SCALE: 1/2" = 1'-0"

FOR 9 1/2" JOIST DEPTH



FOR 11 7/8" JOIST DEPTH



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

Scale:
AS NOTED

Date:
MAY-31-2016

Drawn:
SC

Checked:
SJB

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L3Y 8J9
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Engineer's Seal



MAY 30, 2016

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

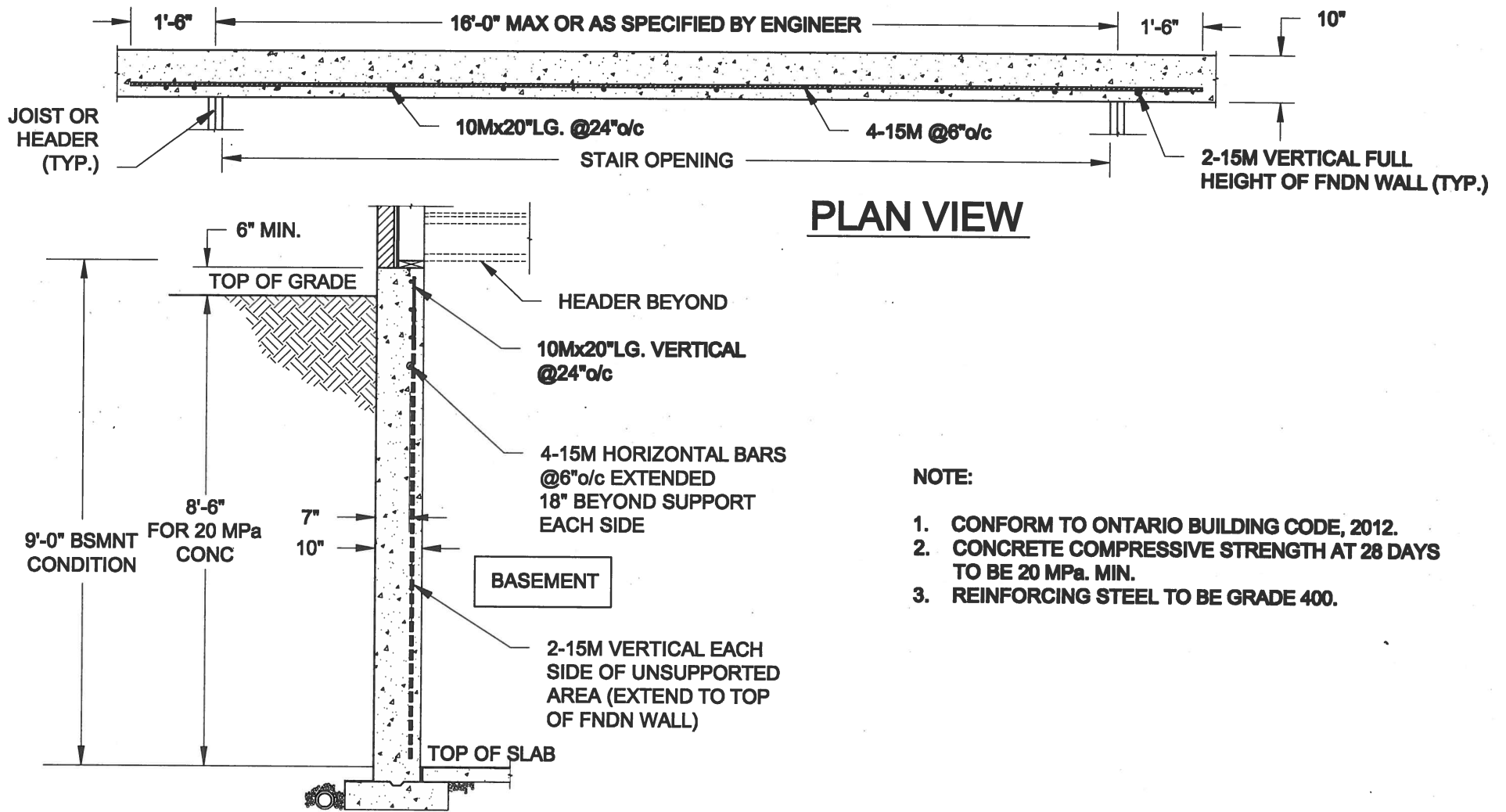
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

16-102

Drawing No.:

S4



NOTE:

1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 20 MPa. MIN.
3. REINFORCING STEEL TO BE GRADE 400.

1
S5

LATERALLY UNSUPPORTED WALL

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

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.:

S5