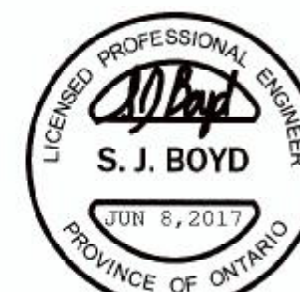


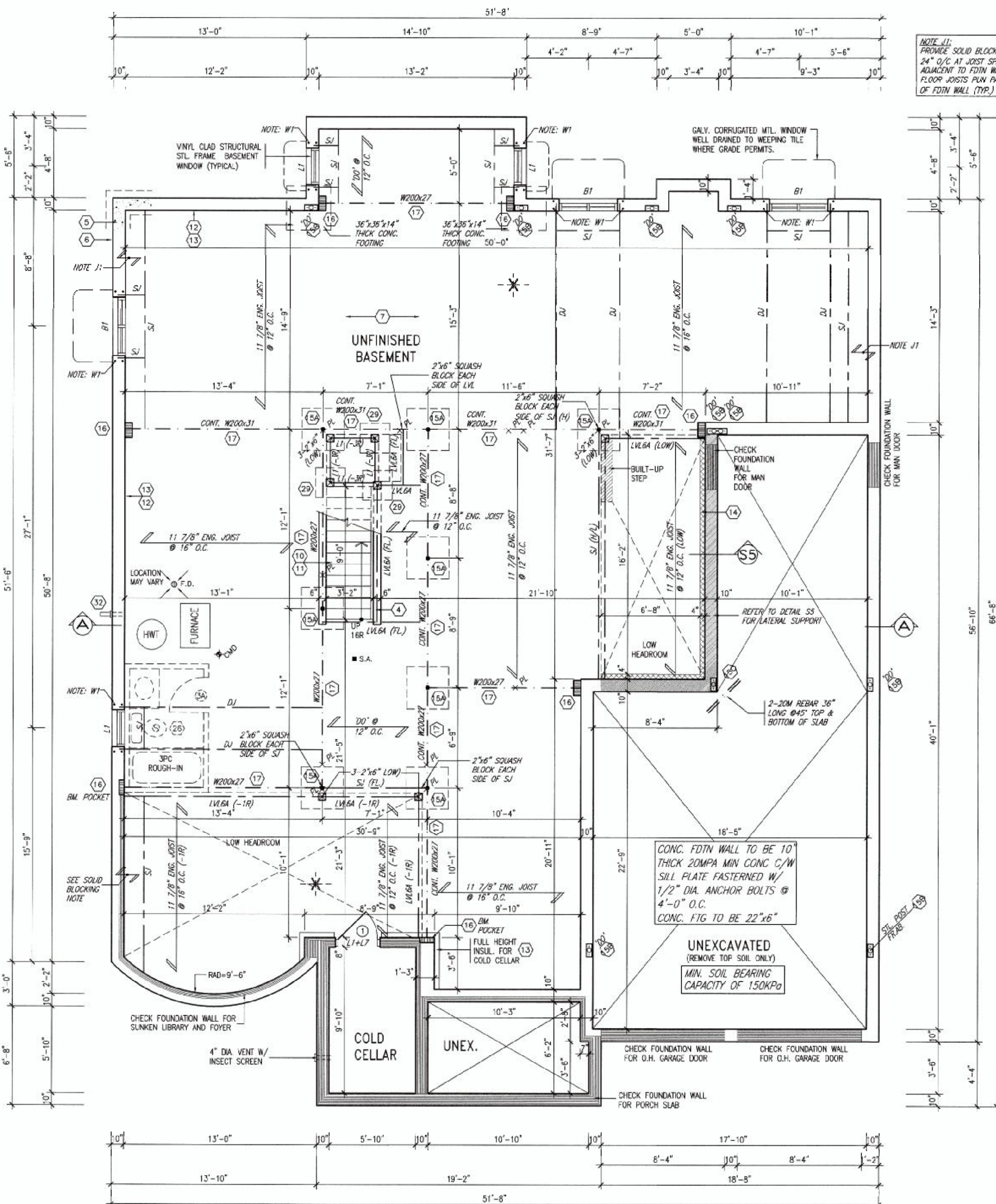
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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GUILDFORD.

ARCHITECTURAL REVIEW & APPROVAL
JUN 12 2017
John C. Williams Limited, Architect



LOT 150



BASEMENT PLAN - ELEVATION 'B'

NOTE W1
PROVIDE 2-15M FULL HEIGHT VERTICAL REBARS EACH SIDE OF OPENING + 2-15M HORIZ. REBARS BELOW AND EXTEND 24" BEYOND OPENING PROVIDE 3" CLEAR COVER FROM SOIL SIDE

AREA CALCULATIONS

Ground floor area	2256 sq ft
Second floor area	2176 sq ft
Subtotal	4432 sq ft
Deduct all open area	41 sq ft
Total net area	4391 sq ft
Finished basement area	407.94 sq m
Coverage without porch	00 sq ft
Coverage with porch	2901 sq ft
Coverage	3056 sq ft
	283.91 sq m

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

NOTE:
ALL FLOOR SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY THE FLOOR TRUSS MANUFACTURER.

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

5	DESIGNED BY	WELLINGTON JNO-BAPTISTE	25591
6	CHECKED BY	WELLINGTON JNO-BAPTISTE	25591
7	DATE	JUN 08-17	RC
8	REVISIONS	AS PER ENG'S COMMENTS	
9	REV FOR LOT 150	MAY 25-17	CL
10	REV FOR LOT 150	APR 27-17	SB
11	REV FOR LOT 150	DEC 02-16	RC
12	ISSUED FOR CLIENT REVIEW	SEP 21-16	RAM
13	DATE		
14	BY		

VAS DESIGN

255 Consumers Rd Suite 120
Toronto ON M2J 1B4
T: 416.630.2755 F: 416.630.4782
vasdesign.com

BAYVIEW WELLINGTON

S60-3

project name
GREEN VALLEY ESTATES

municipality
BRADFORD, ON

project no.
13045

date
2016-09

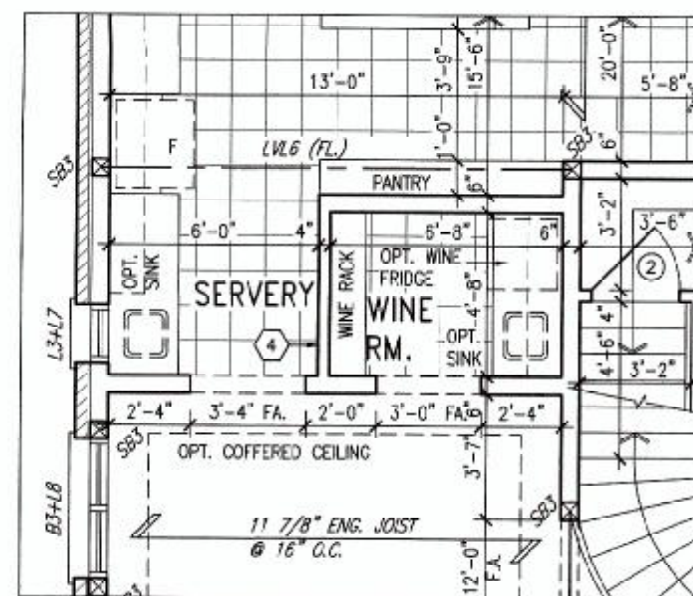
checked by
RAM

sheet no.
1

scale
3/16" = 1'-0"

13045-S60-3-LOT 150

15045-S60-3-LOT 150



PART. GROUND FLOOR PLAN
W/ OPT. WINE ROOM

NOTE 1:
ONE PLY RUBBER MEMBRANE ADHERED
TO EXT. TYPE 5/8" TAG PLYWOOD
SHEATHING ON 2"x4" PURLINS LAID
PERP. TO JOISTS, SLOPED TO DRAIN, ON
2"x8" SPR. F.L.R. JOISTS @ 16" O.C. W/
PREFIN. ALUM. SOFFIT ON U/S.

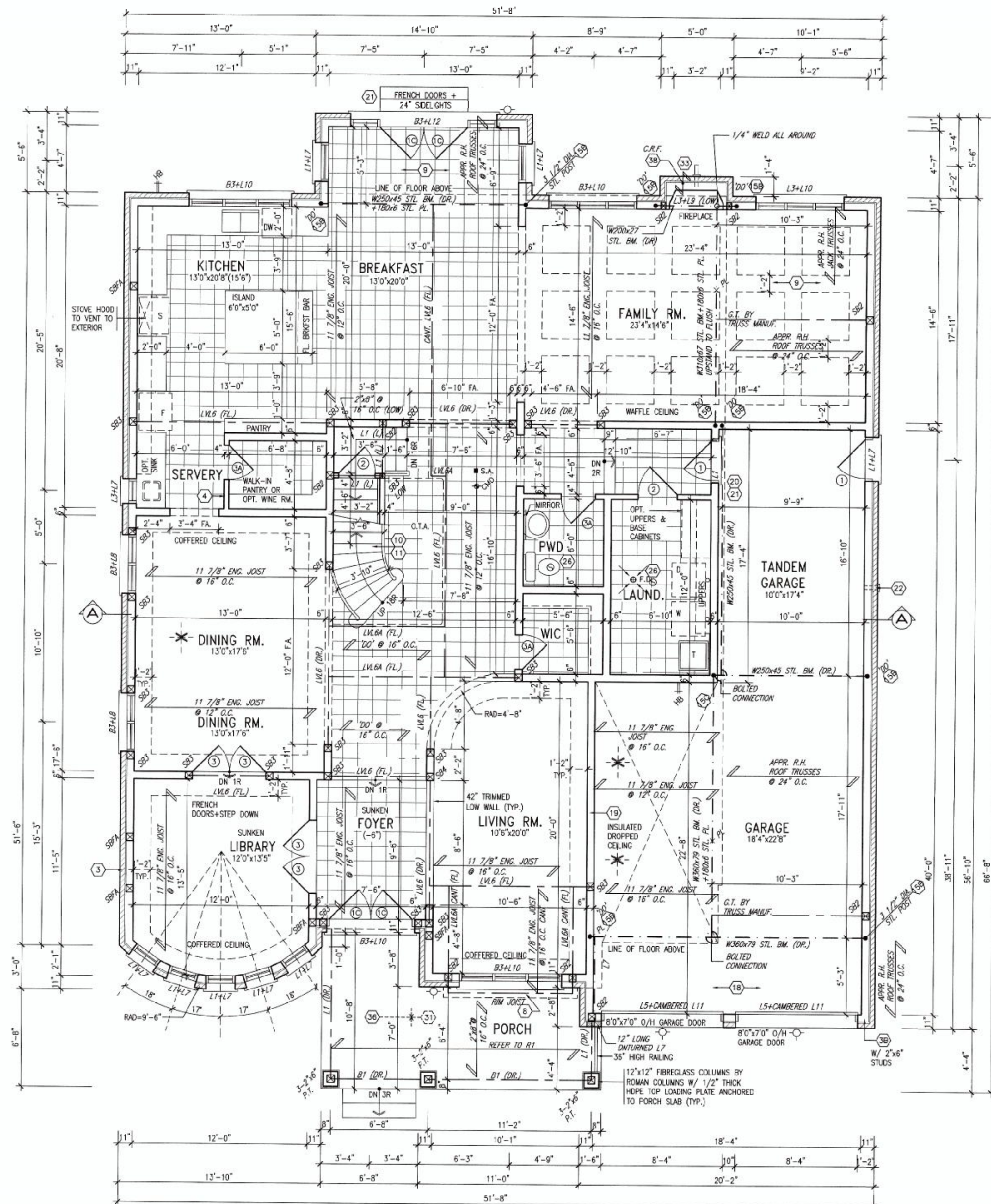
150 HSS 3 1/2" x 3 1/2" x 1/4"
COL. C/W 4"x4"x1/4" TOP
AND BOTTOM PLATES
PROVIDE BASE PLATE
4 1/2"x10"x1/2" W/ (2)
1/2" DIA x12"x2" HOOK
ANCHORS FIELD WELD COL
TO BASE PLATE

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

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

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

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

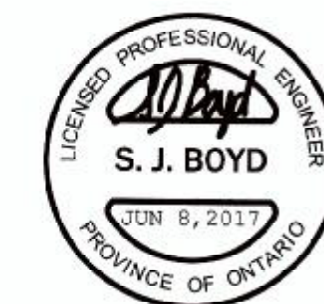


GROUND FLOOR PLAN - ELEVATION 'B'

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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of Bradford/West Gwillimbury.

ARCHITECTURAL REVIEW & APPROVAL
JUN 12 2017
John G. Williams Limited, Architect



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

LOT 150

1	ISSUED FOR CLIENT REVIEW	SEP 21-16	RC	DATE	BY
2	REVISED AS PER ENG'S COMMENTS	DEC 02-16	RC	DATE	BY
3	REVISED GROUND FLOOR TO 9'-0"	APR 27-17	SB	DATE	BY
4	REV FOR LOT 150	MAY 25-17	CL	DATE	BY
5	REVISED AS PER ENG'S COMMENTS	JUN 08-17	RC	DATE	BY
6	DESIGNED AND DRAWN BY	WILLIAM J. BOYD	25591	NAME	
7	CHECKED BY	VA3 DESIGN INC.	42658	NAME	
8	DATE			DATE	

VA3 DESIGN
255 Connaught Rd Suite 120
Toronto, ON M6H 1H8
T 416.630.2255 F 416.630.4782
va3design.com

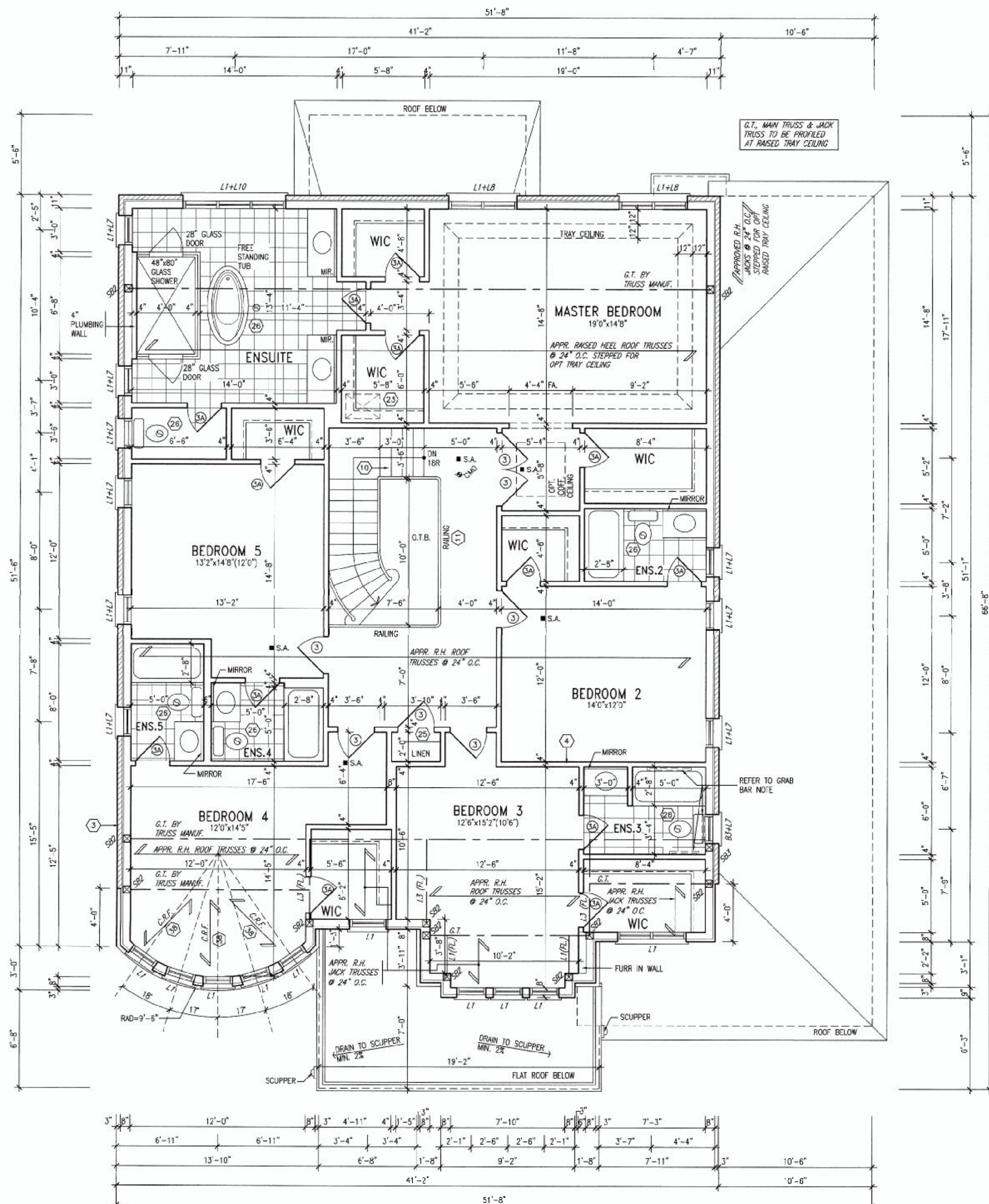
BAYVIEW WELLINGTON		S60-3
PROJECT NAME	GREEN VALLEY ESTATES	MUNICIPALITY
BRADFORD, ON		PROJECT NO.
13045		
DATE	2016-09	SCALE
3/16" = 1'-0"		
DRAWN BY	RAM	CHECKED BY
13045-S60-3-LOT 150		
2		

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ARCHITECTURAL REVIEW & APPROVAL
JUN 12 2017
John G. Williams Limited, Architect



SECOND FLOOR PLAN - ELEVATION 'B'

LOT 150

3	1	The undersigned has reviewed and takes responsibility for the design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	25591
4	2	Wellington Jno-Baptiste	25591
5	3	revised AS PER ENG'S COMMENTS	25591
6	4	REV FOR LOT 150	25591
7	5	REVISED GROUND FLOOR TO 9'-0"	25591
8	6	REVISED AS PER ENG'S COMMENTS	25591
9	7	ISSUED FOR CLIENT REVIEW	25591
10	8	no description	25591

VAS DESIGN

255 Consumers Rd. Suite 120
Toronto, ON M2J 1R4
416.630.2253 F 416.630.4782
vasdesign.com

BAYVIEW WELLINGTON

S60-3

Project name	GREEN VALLEY ESTATES	Municipality	BRADFORD, ON	Project no.	13045
Date	2016-09	Second floor plan - Elevation 'B'		Sheet no.	3
Drawn by	RAM	Checked by	3/16" = 1'-0"	File name	13045-S60-3-LOT 150
Reviewed	H:\ARC\B\WORKING\2015\13045\B\PLAN\13045-S60-3-LOT 150.dwg	Thru	Jun 8 2017	3:03 PM	

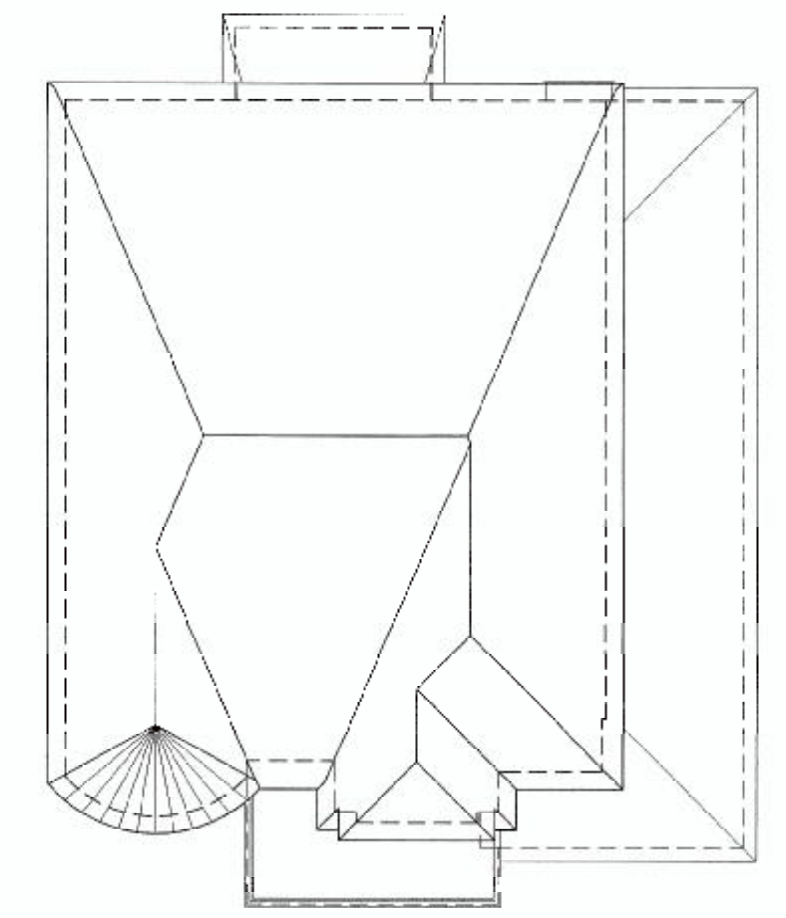
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UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1 (7))			
60-3 ELEVATION B	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	1117 S.F.	225 S.F.	20.14 %
LEFT SIDE	1328 S.F.	149 S.F.	11.22 %
RIGHT SIDE	1329 S.F.	70 S.F.	5.27 %
REAR	1043 S.F.	300 S.F.	28.76 %
TOTAL SQ. FT.	4817.00 S.F.	744.00 S.F.	15.45 %
TOTAL SQ. M.	447.51 S.M.	69.12 S.M.	15.45 %

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I hereby certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GUILDFORD.

ARCHITECTURAL REVIEW & APPROVAL
JUN 12 2017
John G. Williams Limited, Architect



ROOF PLAN 'B'



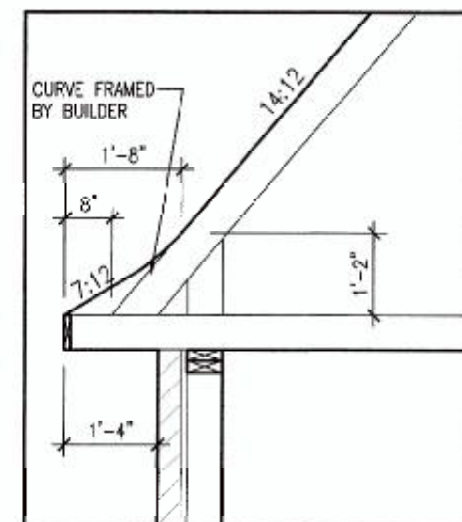
FRONT ELEVATION 'B'



LOT 150

VAS DESIGN 255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 Tel: 416.630.2255 / 416.630.4782 vasdesign.com		BAYVIEW WELLINGTON GREEN VALLEY ESTATES BRADFORD, ON		S60-3 FRONT ELEVATION 'B' 13045-S60-3-LOT 150 JUN 8 2017 - 3:03 PM
1 ISSUED FOR CLIENT REVIEW 2 REVISED AS PER ENG'S COMMENTS 3 REVISED GROUND FLOOR TO 9'-0" 4 REV FOR LOT 150 5 REVISED AS PER ENG'S COMMENTS 6	JUN 08-17 RC MAY 25-17 CL APR 27-17 SB DEC 02-16 RC SEP 21-16 KAM date by	The undersigned has reviewed and taken 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 VAS Design Inc. 42658	Project name GREEN VALLEY ESTATES 2016-09 3/16" = 1'-0" 13045-S60-3-LOT 150	Project no 13045 drawing no. 4

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14:12

John G. Williams Limited, Architects

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.



LEFT SIDE ELEVATION 'B'

WALL AREA	1193.58 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	83.55 SQ. FT.
GLAZING PROVIDED	81.90 SQ. FT.

Diagram showing the vertical alignment of the second floor and ground floor. The second floor is 7'-6" above the ground floor. The ground floor is 7'-4" above the grade. The total height from grade to the second floor is 15'-0".



LOT 150

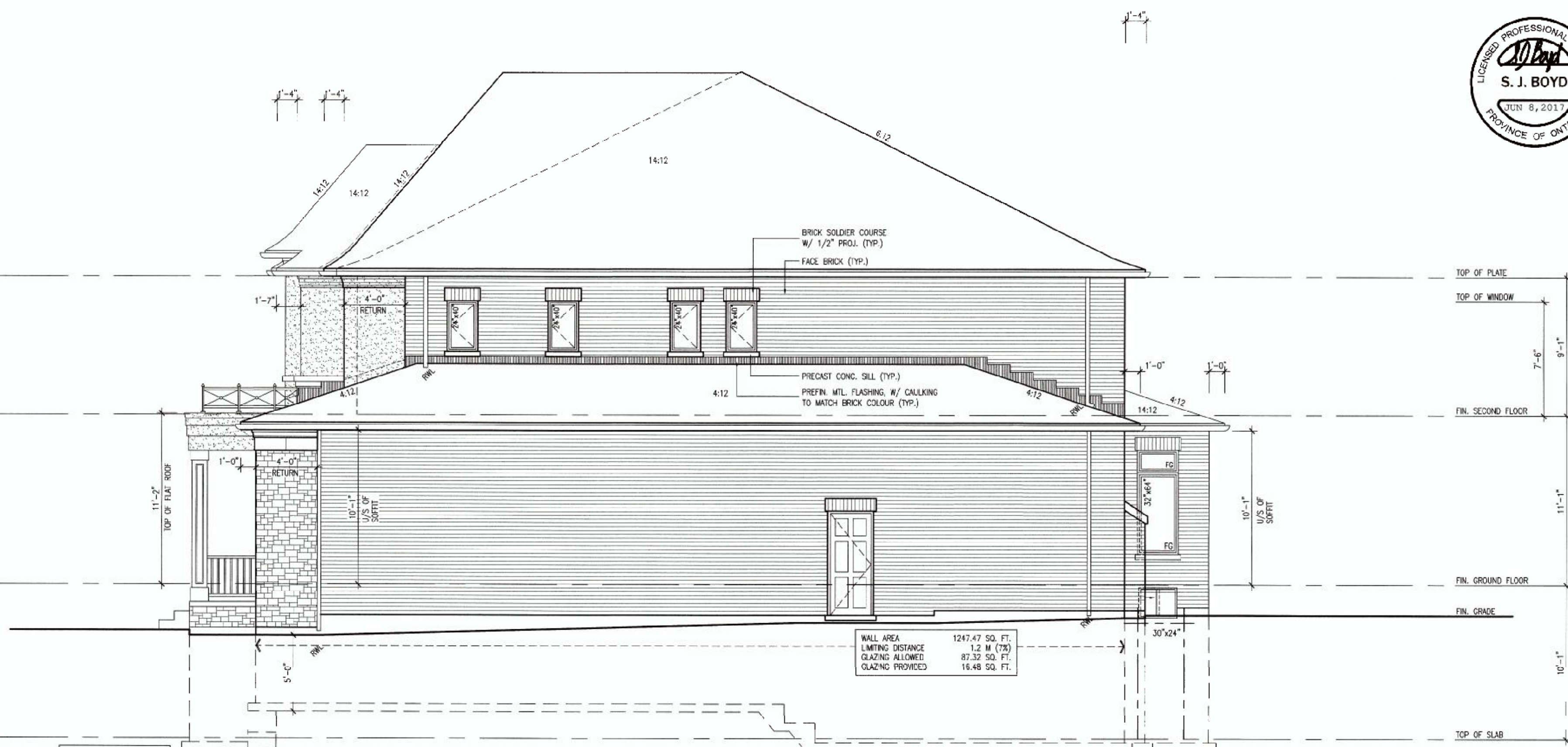
[illegible]

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

ARCHITECTURAL REVIEW & APPROVAL

JUN 12 2017

John G. Williams Limited, Architects



NOTE FOR EXTERIOR RAILING
32" HIGH WHERE DISTANCE FROM PORCH TO FINISHED GRADE IS LESS THAN 2'-0".
36" HIGH WHERE DISTANCE EXCEEDS 2'-0".
42" HIGH RAILING IS REQUIRED WHERE DISTANCE EXCEEDS 5'-1".

RIGHT SIDE ELEVATION 'B'

LOT 150

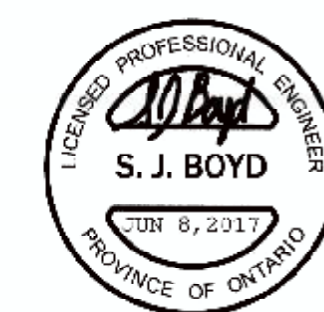
[illegible]

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ARCHITECTURAL REVIEW & APPROVAL
JUN 12 2017
John G. Williams Limited, Architect

REFER TO FRONT ELEVATION FOR TYPICAL NOTES.



REAR ELEVATION 'B'

LOT 150

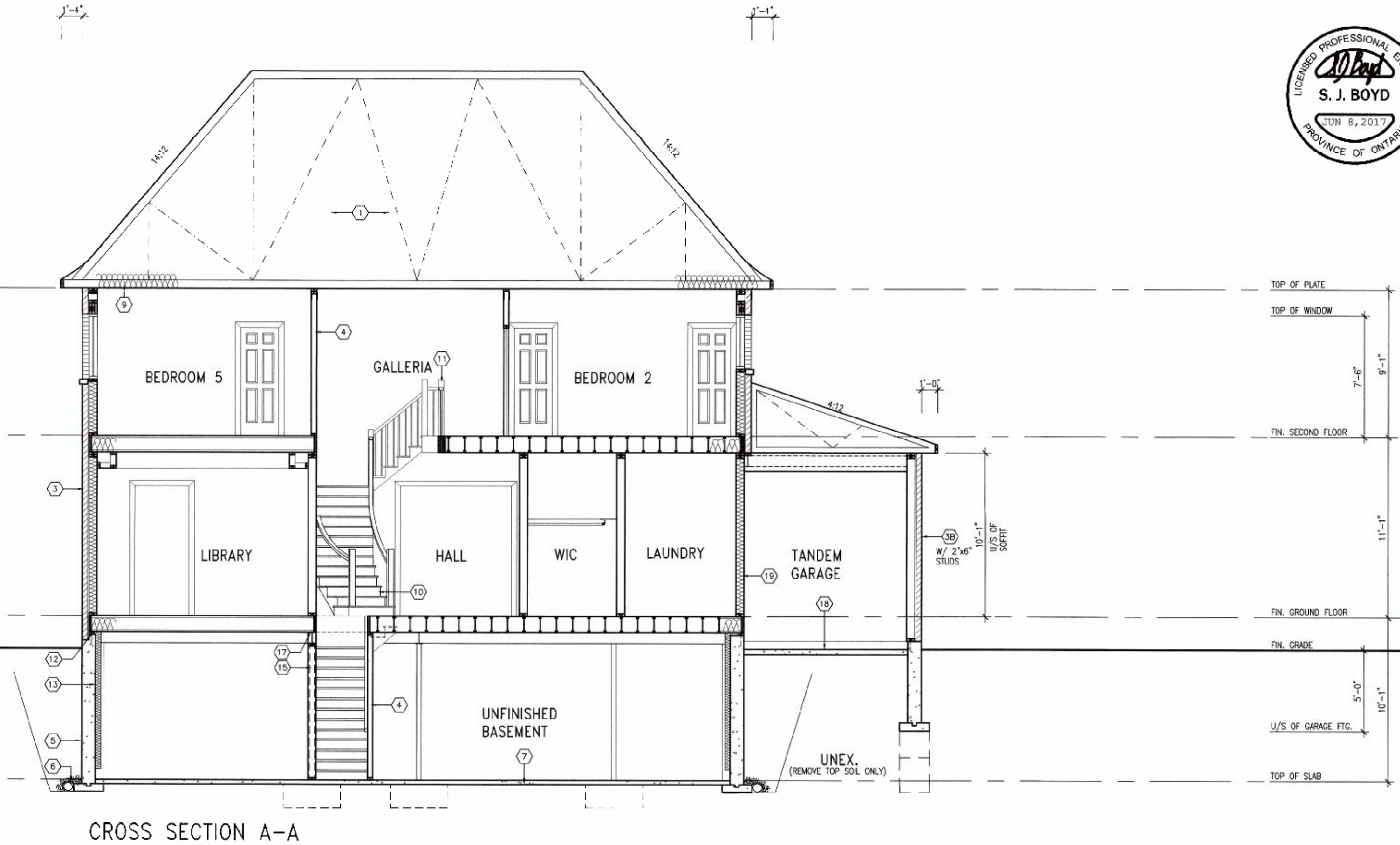
9		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8		qualification information	
7		Wellington Jno-Bopplate	
6		name	
5		registration information	
4		VA3 Design Inc.	
3		Contractor must verify all dimensions on the job and report any discrepancies 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 retained at the completion of the work. Drawings are not to be used.	
2		ISSUED FOR CLIENT REVIEW	
1		no. description	
REVISED AS PER ENG'S COMMENTS		JUN 08-17	RC
REV FOR LOT 150		MAY 25-17	CL
REVISED GROUND FLOOR TO 9'-0"		APR 27-17	SB
REVISED AS PER ENG'S COMMENTS		DEC 02-16	RC
ISSUED FOR CLIENT REVIEW		SEP 21-16	RC
no. description		date	by
9			
8			
7			
6			
5			
4			
3			
2			
1			

VA3 DESIGN		255 Consumers Rd Suite 120	
Toronto ON M2J 1B4		416.630.2255 / 416.630.4782	
va3design.com		25591	
2016-06		drawn by	
checked by		scale	
3/16" = 1'-0"		13045-S60-3-LOT 150	
REVISED - 11\VA3\WORKING\2015\13045-S60-3-LOT 150.dwg		13045-S60-3-LOT 150.dwg	
13045-S60-3-LOT 150		30.03.17	

BAYVIEW WELLINGTON		S60-3	
project name		municipality	
GREEN VALLEY ESTATES		BRADFORD, ON	
size		project no.	
2016-06		13045	
drawn by		drawing no.	
checked by		7	
scale		REAR ELEVATION 'B'	
3/16" = 1'-0"		13045-S60-3-LOT 150	
REVISED - 11\VA3\WORKING\2015\13045-S60-3-LOT 150.dwg		13045-S60-3-LOT 150	
13045-S60-3-LOT 150		30.03.17	

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

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CROSS SECTION A-A

LOT 150

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. 10. Qualification information: 11. Wellington Jno-Baptiste 25591 12. name 13. registration information 14. VAS Design Inc. 42658 15. 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.	16. date 17. JUN 08-17 RC 18. MAY 25-17 CL 19. APR 27-17 SB 20. DEC 02-16 RC 21. SEP 21-16 RWM	22. VAS DESIGN 23. 255 Consumers Rd Suite 120 24. Toronto ON M2M 1K4 25. 1 416.533.2255 / 416.630.4782 26. vo3design.com	27. BAYVIEW WELLINGTON 28. S60-3 29. project name 30. GREEN VALLEY ESTATES 31. municipality 32. BRADFORD, ON 33. project no. 34. 13045 35. drawing no. 36. 8 37. CROSS SECTION A-A 38. 13045-S60-3-LOT 150 39. 2016-09 40. 3/16" = 1'-0" 41. 13045-S60-3-LOT 150 42. 2016-09 43. 13045-S60-3-LOT 150
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CONSTRUCTION NOTES (Unless otherwise noted)

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

ROOF CONSTRUCTION

- NO.210 (10.25kg/m²) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS, APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 300mm (12") 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, RAIL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD, 38x140 (2"x4") STUDS @ 400mm (16") O.C. ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 400 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2).

- 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"x4") STUDS @ 400mm (16") O.C., INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, TABLE 2.1.1.2.A FOR REQUIRED MINIMUM THERMAL INSULATION.

- FRAME WALL CONSTRUCTION (2"x6") (R28) SIDING AS PER ELEV. 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 28mm (1 1/8") EXTERIOR STRUCTURAL INSULATED SHEATHING RSI 0.7 (R4) BY "BP" OR EQUAL, 38x140 (2"x4") 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.

- 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.

RESERVED

- STUCCO WALL CONSTRUCTION (2"x4") - GARAGE WALLS STUCCO CLADDING SYSTEM CONFORMING TO OBC 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 MANUFACTURER'S SPECIFICATIONS OVER 25mm (1") MIN. EXPANDED OR EXTRUDED RIGID POLYSTYRENE OR APPROVED AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x89 (2"x4") STUDS @ 400 (16") O.C. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

- WALLS ADJACENT TO ATTIC SPACE - NO CLADDING 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x4") 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.

BRICK VENEER CONSTRUCTION (2"x6")

- 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x75mm (7/8"x7"x30") 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"x4") STUDS @ 400mm (16") O.C., INSULATION & APPR. VAPOUR BARRIER AND 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. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

BRICK VENEER CONSTRUCTION (2"x6") (R28)

- 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x75mm (7/8"x7"x30") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 28mm (1 1/8") EXT. STRUCT. INSULATED SHEATHING RSI 0.7 (R4) BY "BP" OR EQUAL, 38x140 (2"x4") STUDS @ 400mm (16") O.C., RSI 4.23 (R24) INSUL. AND 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. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

BRICK VENEER CONSTRUCTION (2"x4") - GARAGE WALLS

- 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x75mm (7/8"x7"x30") 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.

STUCCO WALL CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A)

- STUCCO CLADDING SYSTEM CONFORMING TO OBC 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 MANUFACTURER'S SPECIFICATIONS OVER 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE OR APPR. CONTIN. AIR BARRIER, 13mm (1/2") EXT. TYPE SHEATHING ON 38x140 (2"x4") STUDS @ 400mm (16") O.C., INSULATION, APPROVED VAPOUR BARRIER OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MIN. AND AS PER SOLS REPORT.

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 2x38x89 (2"x4") TOP PLATE, 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.

FOUNDATION WALL/FOOTINGS (9.16.3 & 9.16.4, 9.19.2, 9.4.2.1(2))

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 @ 1250 mm (4'-0") O.C. VERTICALLY. FOR WALLS WITH HOLE 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"x6") CONT. HEADER AT GRND. CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES AND HEADERS.

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

EXTERIOR STEP

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

DRYER EXHAUST (OBC 9.2.3.5(2) & 9.2.4.1.1)

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

INSULATED ATTIC ACCESS (OBC 9.19.2.1 & SB12-2.1.1.2)

ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x10mm (21 1/2"x4") & A MIN. AREA OF 0.32 SQ.M. (3.41 SQ.FT.) WITH WEATHERSTRIPPING RSI 3.52 (R20) RIGID INSUL. BACKING.

FIREPLACE CHIMNEYS (OBC 9.2.1)

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 305mm (10'-0") FROM THE CHIMNEY.

LINEN CLOSET

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

MECHANICAL EXHAUST

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

STEEL BEARING PLATE FOR MASONRY WALLS

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

SOLID WOOD BEARING FOR WOOD STUD WALLS

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

RESERVED

BEARING WOOD POST (BASEMENT) (OBC 9.17.4.2)

3-38x140 (3-2"x6") BUILT-UP POST ON METAL EASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT, 610x6 OX300 (24"x24"x12") CONC. FOOTING.

STEPPED FOOTINGS OBC 9.15.3.9

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

SLAB ON GRADE

MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL, REINFORCED WITH 615-WE29W2 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH: 32 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE. REFER TO OBC SB-12, TABLE 2.1.1.2.A FOR REQUIRED MINIMUM THERMAL INSULATION UNDER SLAB.

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

DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR, MIN. 302mm (12") ABOVE FIN. GRADE. FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS, HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

DIRECT VENTING GAS FIREPLACE VENT

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

SUBFLOOR, JOIST STRIPPING AND BRIDGING

15mm (5/8") T & B SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (SEE OBC 9.30.5, 9.30.6, 9.30.7) PANEL TYPE UNDER RESILIENT & PARQUET FLOORING. (* SEE OBC 9.30.2.4)

FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2"x6") 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 9.23.5.4.4)

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

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

COLD CELLAR PORCH SLAB (OBC 9.38)

FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (5") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REIN. WITH 10M BARS @ 200mm (7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB. MIN. 30mm (1 1/4") COVER, 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDTN. WALLS. SLOPE SLAB MIN. 1:8 FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDTN. WALLS. PROVIDE (1") LINTEL OVER CELLAR DOOR WITH 150mm (4") END BEARING.

BRICK CHECK

THE FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 900mm (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.

CONVENTIONAL ROOF FRAMING (2.0KPa, SNOW LOAD)

38x140 (2"x6") RAFTERS @ 400mm (16") O.C. FOR MAX 11'-7" SPAN, 38x184 (2"x6") ROOF BRACE @ 12x12x10(1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x2 1/2"x2") FIELD WELD CO. TO BASE PLATE.

CONCRETE NIB/POCKET

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

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

GARAGE SLAB

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

GARAGE CEILINGS/INTERIOR WALLS

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

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

EXTERIOR STEP

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

DRYER EXHAUST (OBC 9.2.3.5(2) & 9.2.4.1.1)

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SOLID WOOD BEARING FOR WOOD STUD WALLS

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

RESERVED

BEARING WOOD POST (BASEMENT) (OBC 9.17.4.2)

3-38x140 (3-2"x6") BUILT-UP POST ON METAL EASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT, 610x6 OX300 (24"x24"x12") CONC. FOOTING.

STEPPED FOOTINGS OBC 9.15.3.9

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

SLAB ON GRADE

MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL, REINFORCED WITH 615-WE29W2 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.

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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.

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BRICK CHECK

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CONVENTIONAL ROOF FRAMING (2.0KPa, SNOW LOAD)

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CONCRETE NIB/POCKET

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

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 @ 1250 mm (4'-0") O.C. VERTICALLY. FOR WALLS WITH HOLE 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"x6") CONT. HEADER AT GRND. CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES AND HEADERS.

TYPICAL 1 HOUR RATED PARTYWALL

REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

FOUNDATION WALL (W.O.D./W.O.B.)

FOR LATERAL SUPPORT WHERE GRADE TO 1/0 BASEMENT SLAB EXCEEDS 1200mm (3'-11")

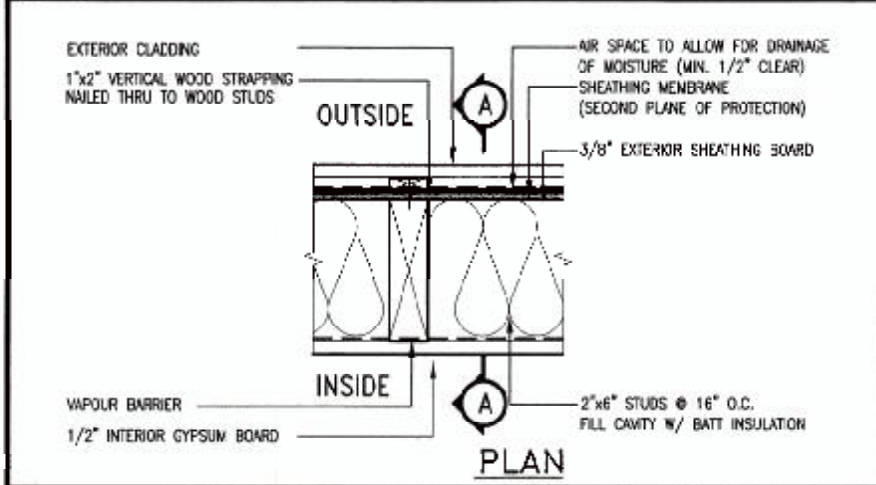
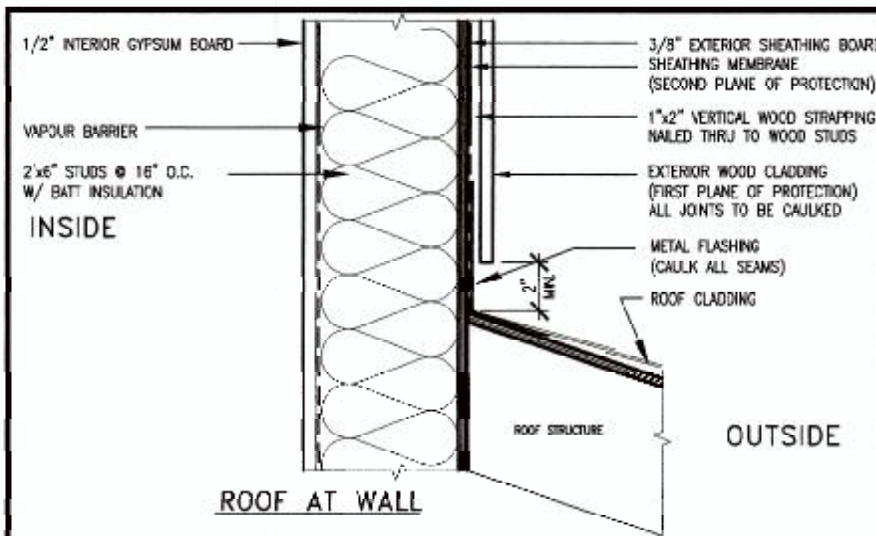
FOR 220mm (8") POURED CONC. FOUNDATION WALL PROVIDE VERTICAL 38x140 (2"x6") WOOD STUDS @ 400 (16") O.C. MATCH FLOOR JOIST SPACING WHEN PARALLEL WITH FLOOR JOISTS. (RAMSET BOTTOM PLATE TO SLAB & FASTEN TOP OF WALL TO FLOOR JOIST AND ALSO TIED TO 38x84 (2"x4") @ 300 (12") O.C. KNEE WALL) REFER TO DETAIL FOR CLARITY.

EXTERIOR WALLS FOR WALK-OUT CONDITIONS

THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 400mm (16") O.C. @ 38x89 (2"x4") STUDS @ 300mm (12") O.C.

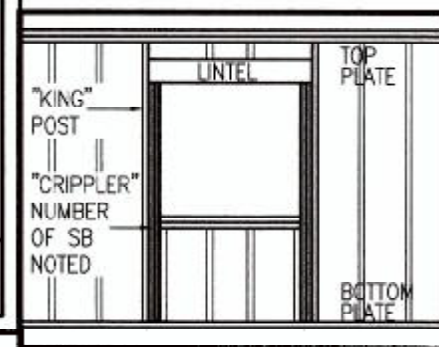
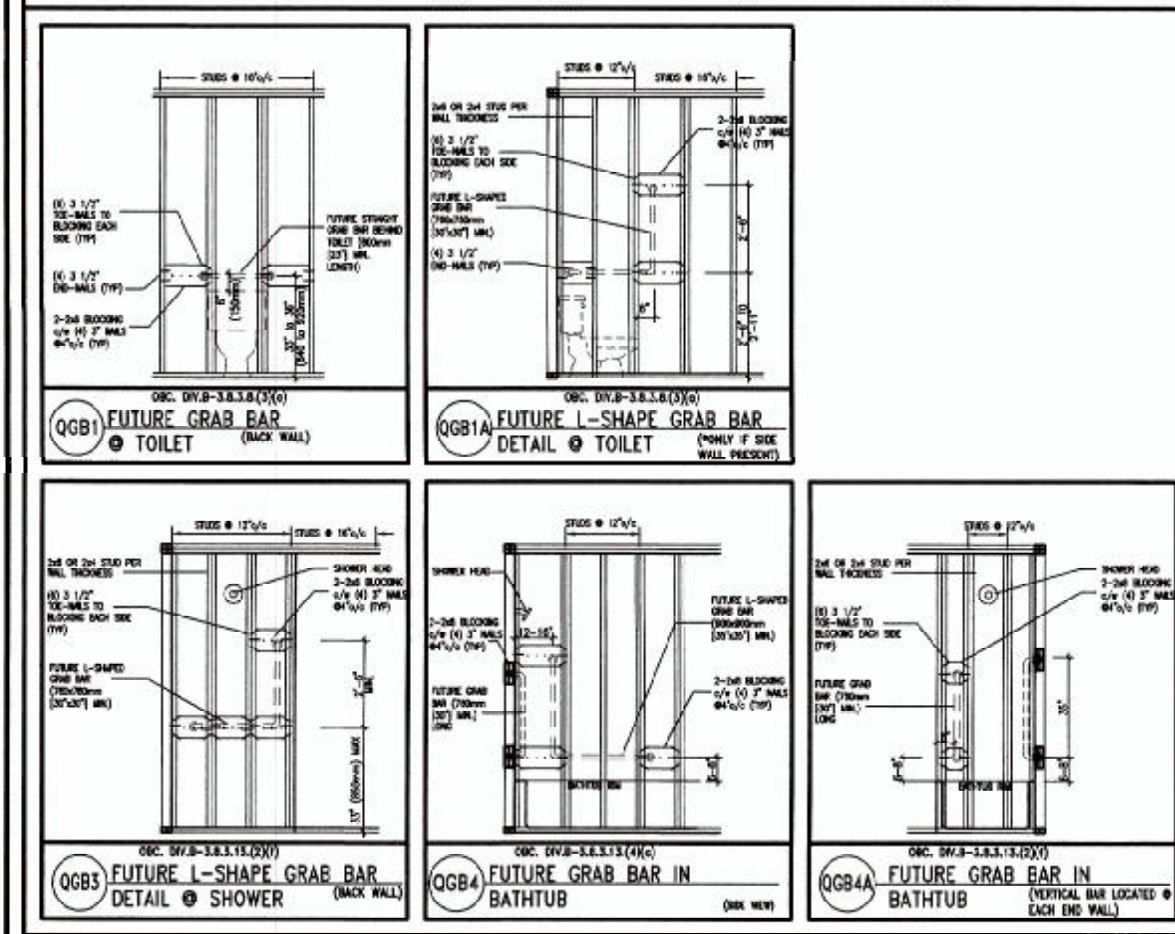
WOOD LINTELS AND BUILT-UP WOOD BEAMS

L1 ---- 2/38 x 184 (2/2" x 8") SPR.#2
B1 ---- 3/38 x 184 (3/2" x 8") SPR.#2
B2 ---- 4/38 x 184 (4/2" x 8") SPR.#2
B7 ---- 4/38 x



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 ADJUSTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 LB).
 REFER TO OBC DIV. 9- 9.5.2.3. WATER CLOSET 3.8.3.8.(3)(c) & 3.8.3.8.(3)(c). SHOWER 3.8.3.13.(2)(c). BATHTUB & 3.8.3.13.(4)(c). AND DETAILS PROVIDED.



**** MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOWS:**

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"

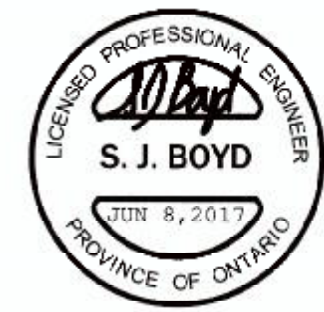
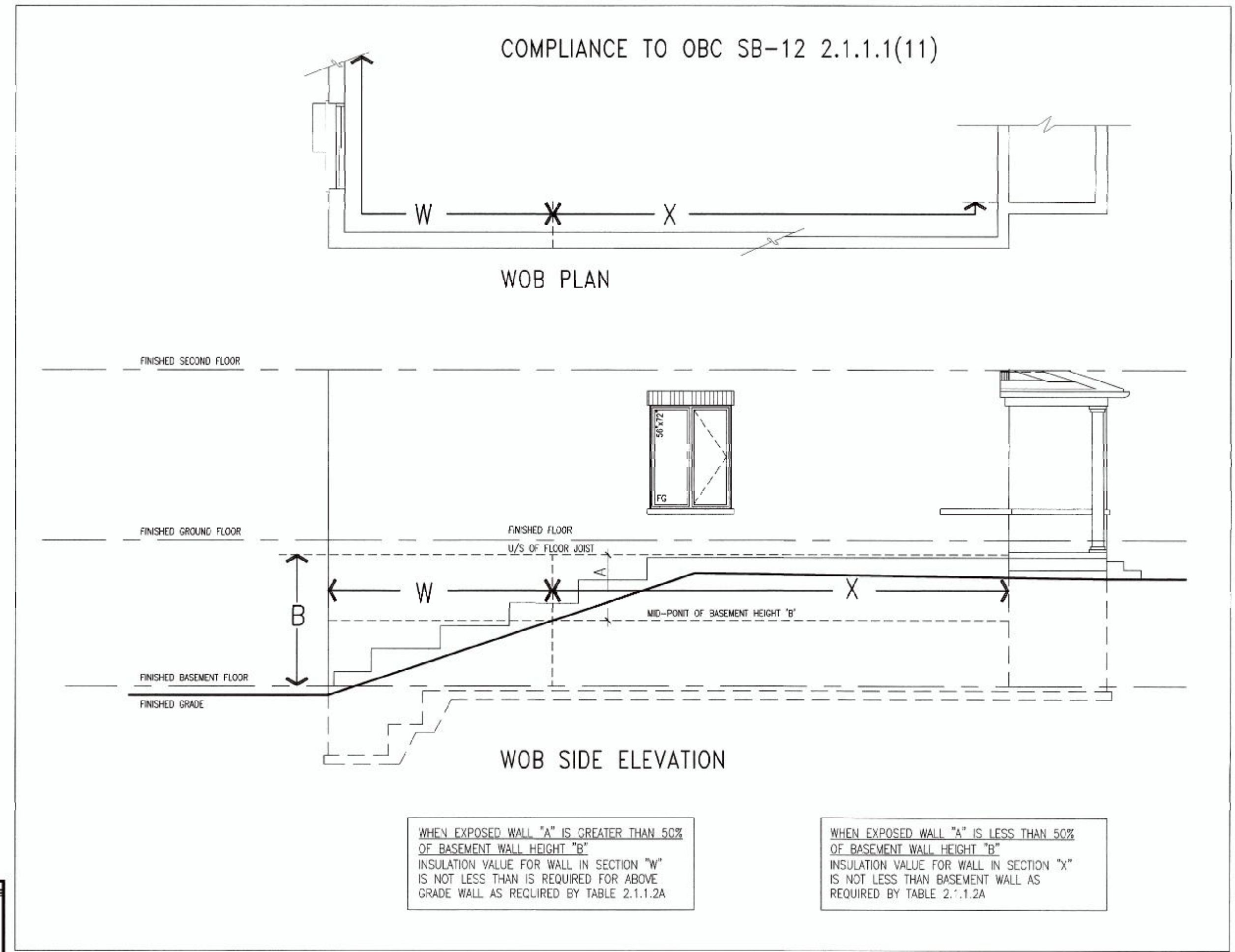
MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:

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 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 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.

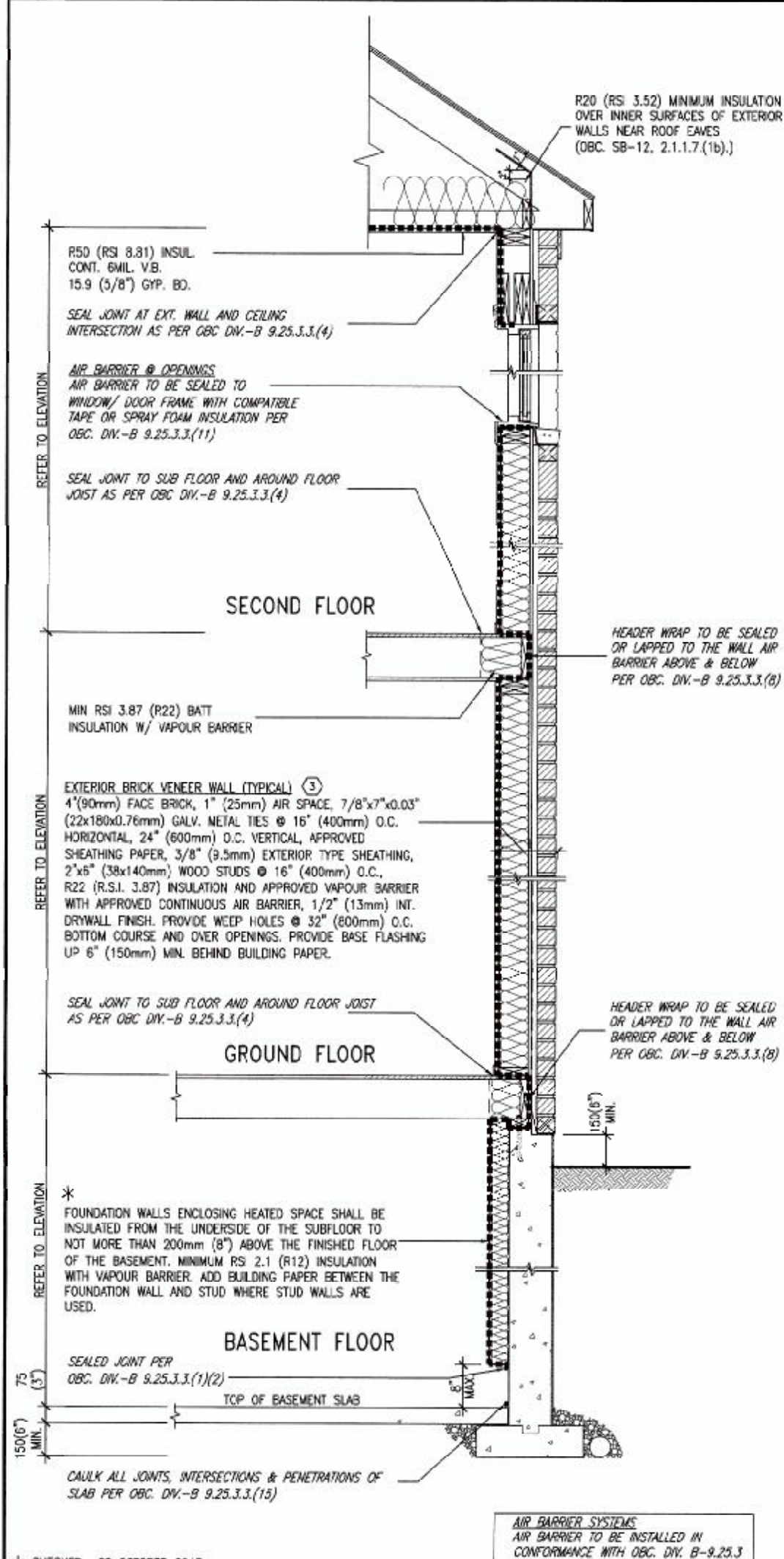
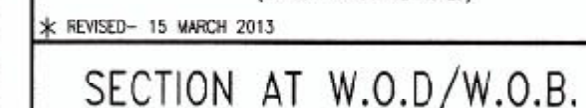
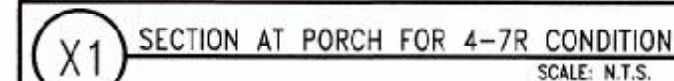
**** STUD INFORMATION TAKEN FROM OBC TABLE A-30**



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 Jan-Boyle Inc.	25591
6				name	BCR
5	REVISED AS PER ENG'S COMMENTS	JUN 06-17	RC	registration information	42658
4	REV FOR LOT 150	MAY 25-17	CL	VAS Design Inc.	
3	REVISED GROUND FLOOR TO 9'-0"	APR 27-17	SB		
2	REVISED AS PER ENG'S COMMENTS	DEC 02-16	RC		
1	ISSUED FOR CLIENT REVIEW	21-09-16	RC		
no.	description	date	by		



BAYVIEW WELLINGTON		S60-3
project name		ROTHCHILD 3
GREEN VALLEY ESTATES	BRADFORD, ON.	project no. 13045
date	drawn by	checked by
AUG 2016	RC	RC
scale	3/16" = 1'-0"	
250 Consumers Rd Suite 120		REAR ELEVATION WOB
Toronto ON M2J 1H4		15045-S60-3-LOT 150
1 416.630.2255 F 416.630.4782		CN2
vasdesign.com		



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")
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STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF
STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR
SIDING.

5	REMOVED AS PER ENR'S COMMENTS	JUN 08-17	NO	The undersigned has examined and made responsible for its design and for the specifications and makes the requirements set out in the Submittal Bidding Code to be a Design. specification information Wellington Inc-Bopfla  255
6	REVISED FOR LOT 150	MAY 23-17	NO	specification information W&J Design Inc.  426
7	REVISED FLOOR TO 9'-0"	APR 27-17	NO	Contractor must verify all dimensions on the job and report any discrepancies to the Designer before proceeding with the work. specification information W&J Design Inc.  426
8	REMOVED AS PER ENR'S COMMENTS	DEC 02-16	NO	Contractor must verify all dimensions on the job and report any discrepancies to the Designer before proceeding with the work. specification information W&J Design Inc.  426
9	ISSUED FOR CLIENT REVIEW	21-09-16	NO	Contractor must verify all dimensions on the job and report any discrepancies to the Designer before proceeding with the work. specification information W&J Design Inc.  426

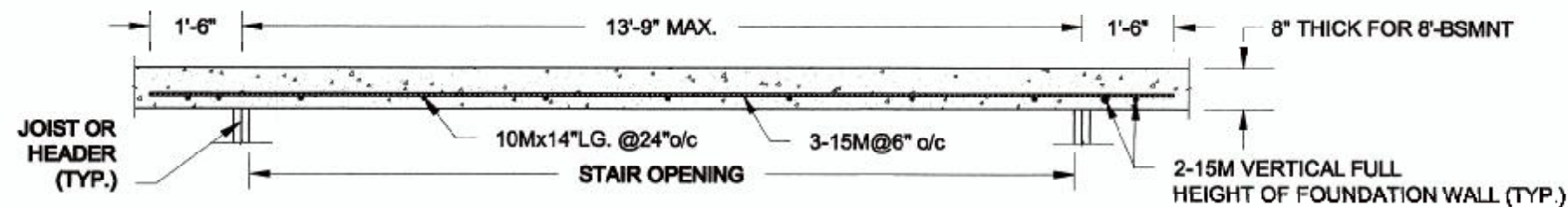
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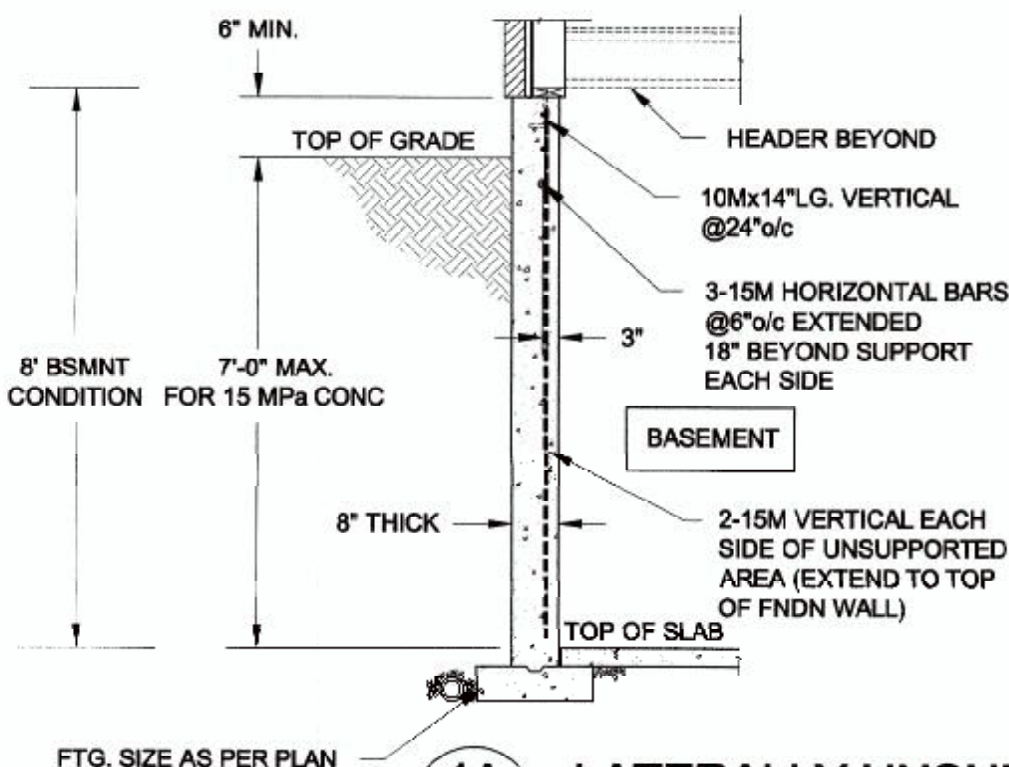
S60-3
ROTHCHILD 3

project no.
13045

DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 T 416.630.2255 F 416.630.4782 www.dvdesign.com		Date AUG 2016		REAR ELEVATION WOD		drawing no CN3	
Drawn by RC		checked by RC		scale 3/16" = 1'-0"		file name 1304S-S60-3-LOT 150	

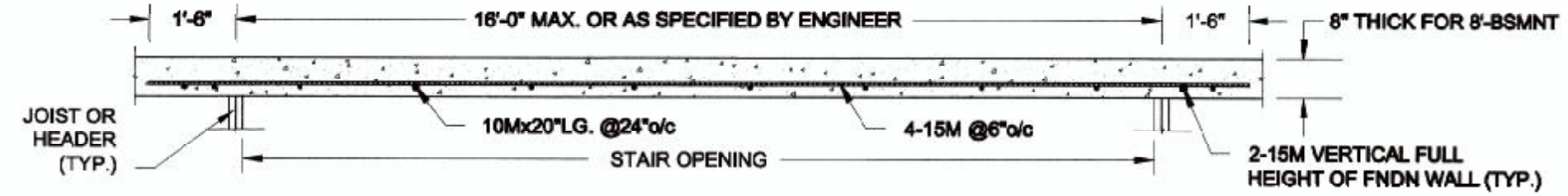


PLAN VIEW

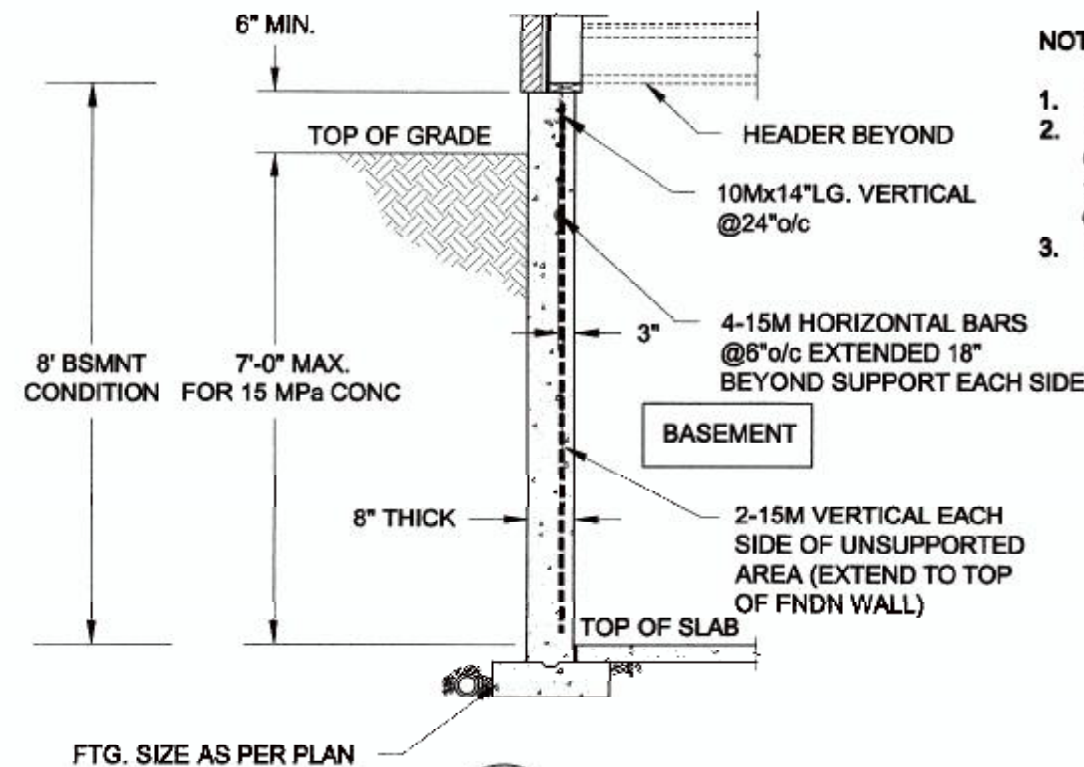


1A
S1 **LATERALLY UNSUPPORTED WALL**
SCALE: 3/8" = 1'-0"

- 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.



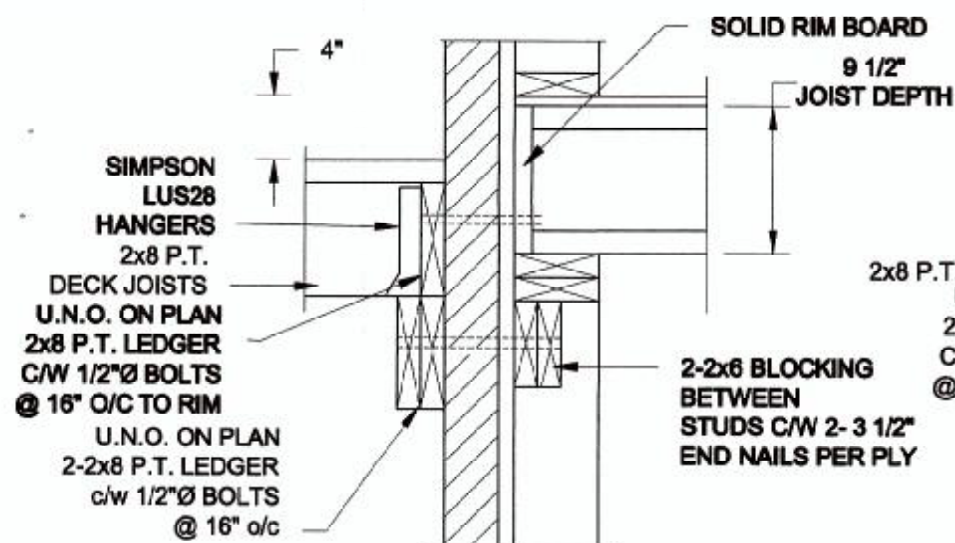
PLAN VIEW



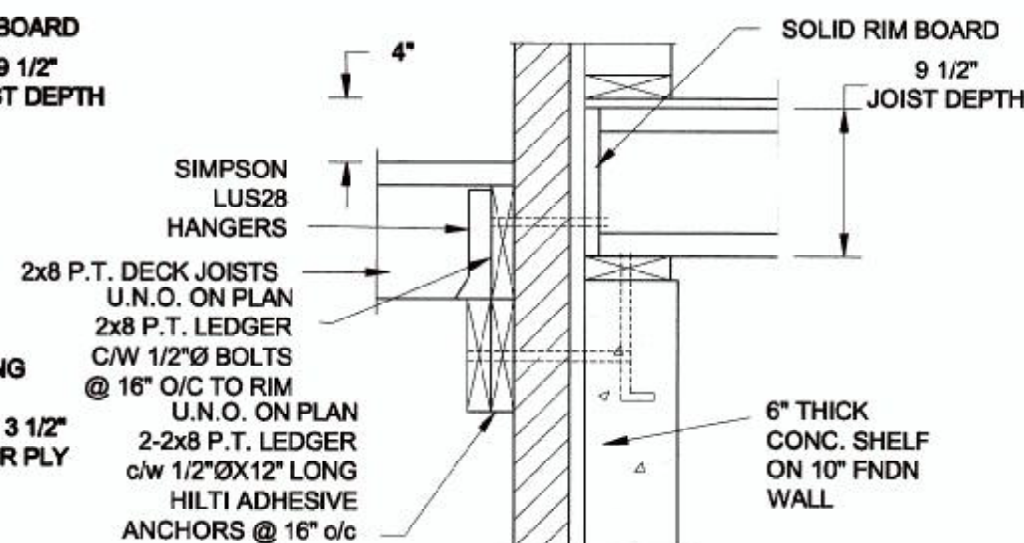
1B
S1 **LATERALLY UNSUPPORTED WALL**
SCALE: 3/8" = 1'-0"

- 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.

FOR 9 1/2" JOIST DEPTH



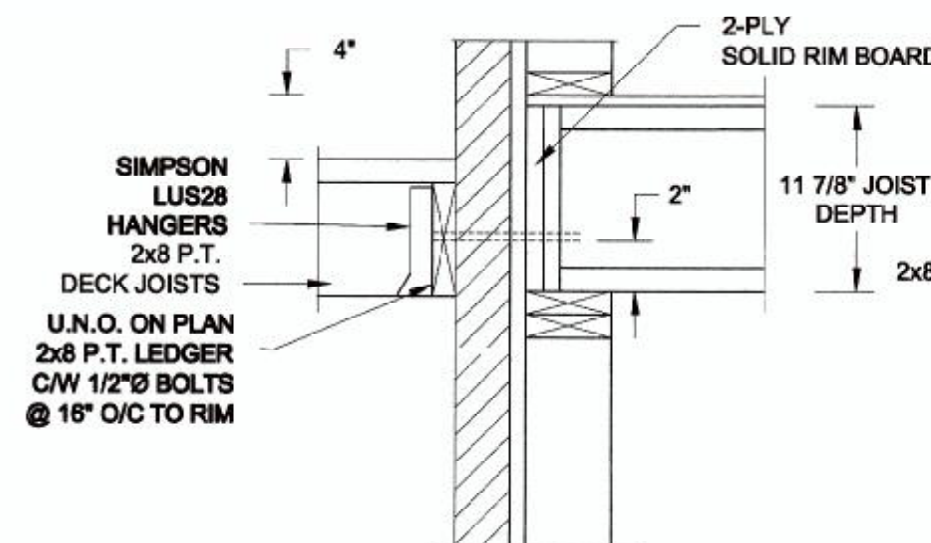
1A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"



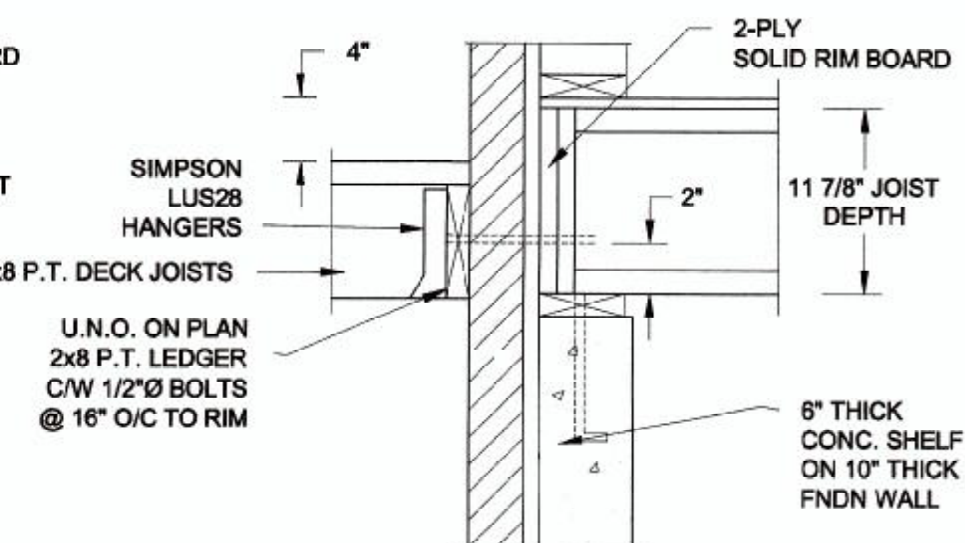
1B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

- 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

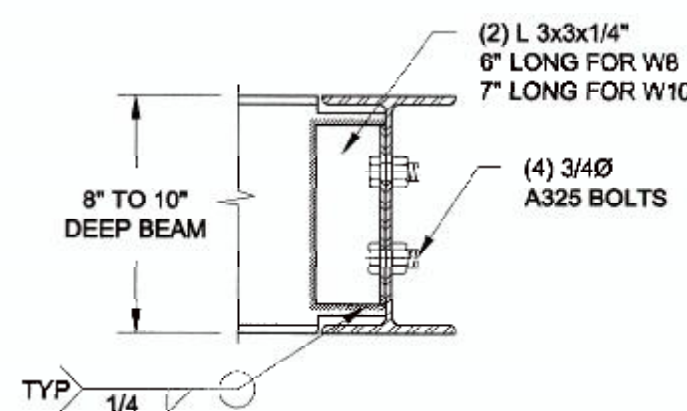


2A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

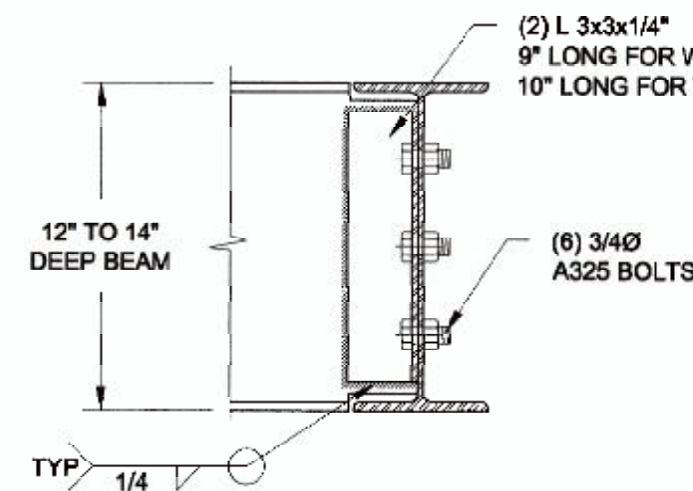


2B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

- 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 (W310x88) BEAM MAX AND W14x48 (W380x72) BEAM MAX.

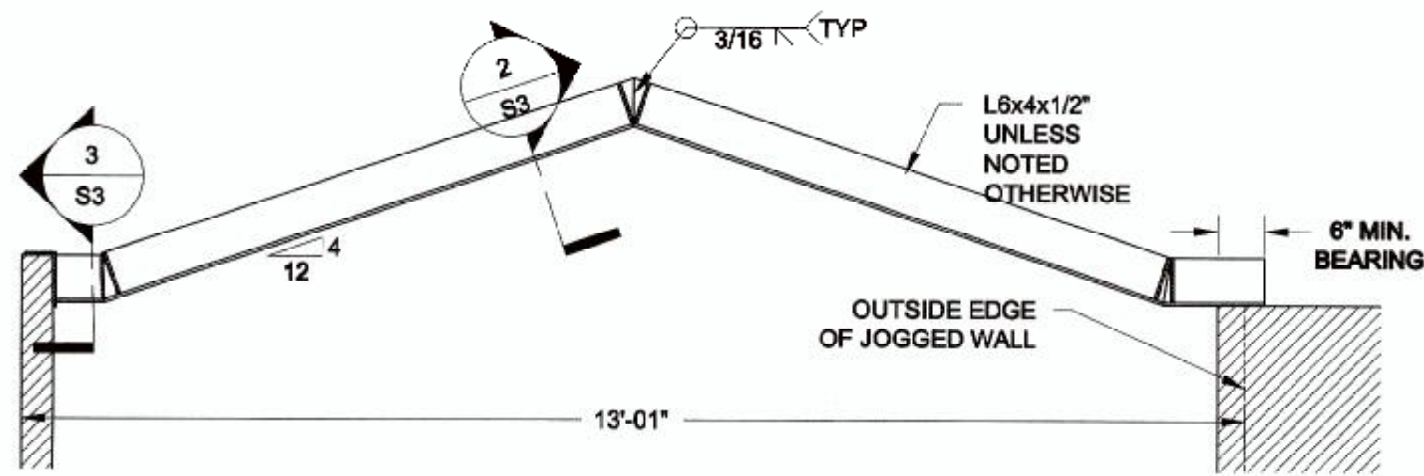
3
S2 **STEEL BEAM CONNECTION DETAIL**
SCALE: 1-1/2" = 1'-0"

No.	DESCRIPTION	DATE
REVISIONS		

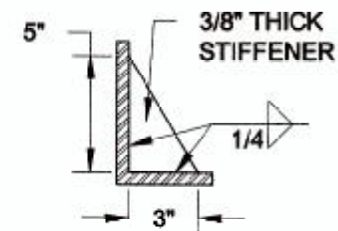
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BAYVIEW WELLINGTON HOMES
GREEN VALLEY ESTATES
BRADFORD, ONTARIO

PROJECT NO.	16-102	DATE	NOV-02-2016
DESIGNED BY	SC	CHECKED BY	AS NOTED
STRUCTURAL DETAILS AND NOTES		Q1	



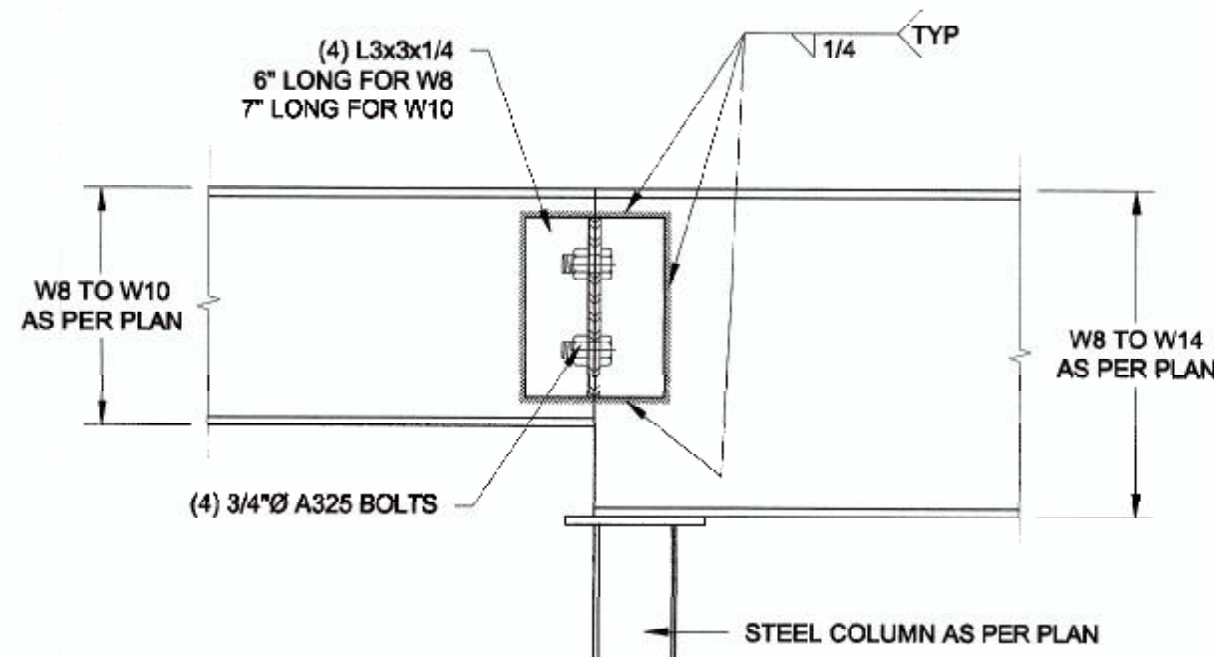
1 STEEL LINTEL AT GABLE
SCALE: 1/2" = 1'-0"



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



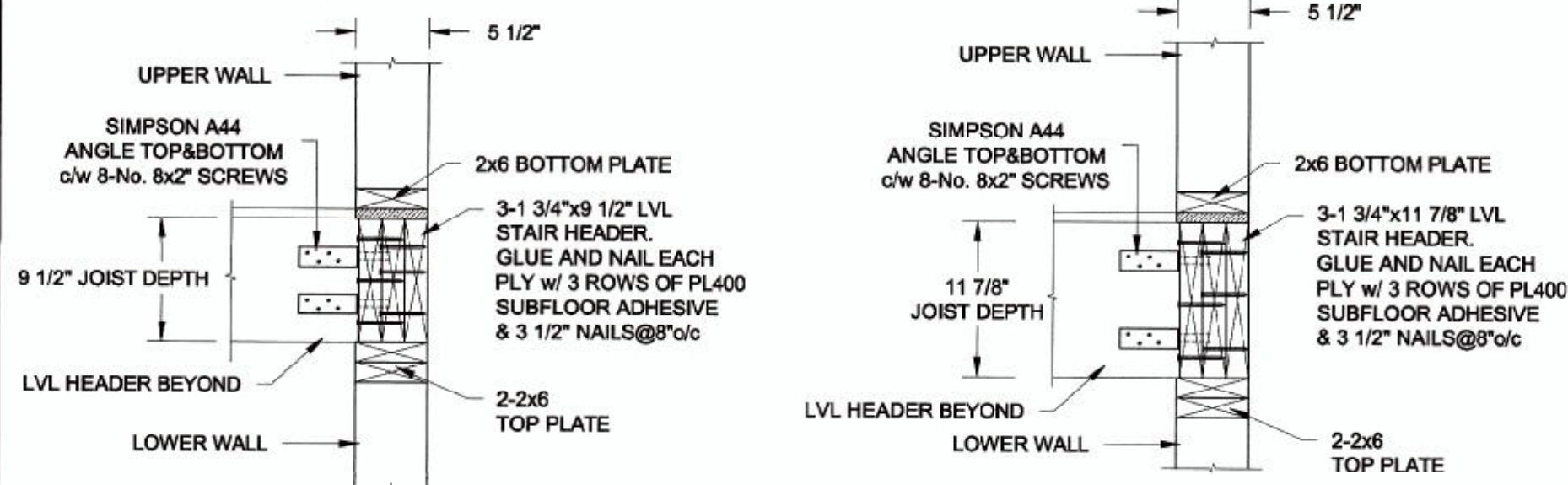
3 INVERTED ANGLE
SCALE: 1 1/2" = 1'-0"



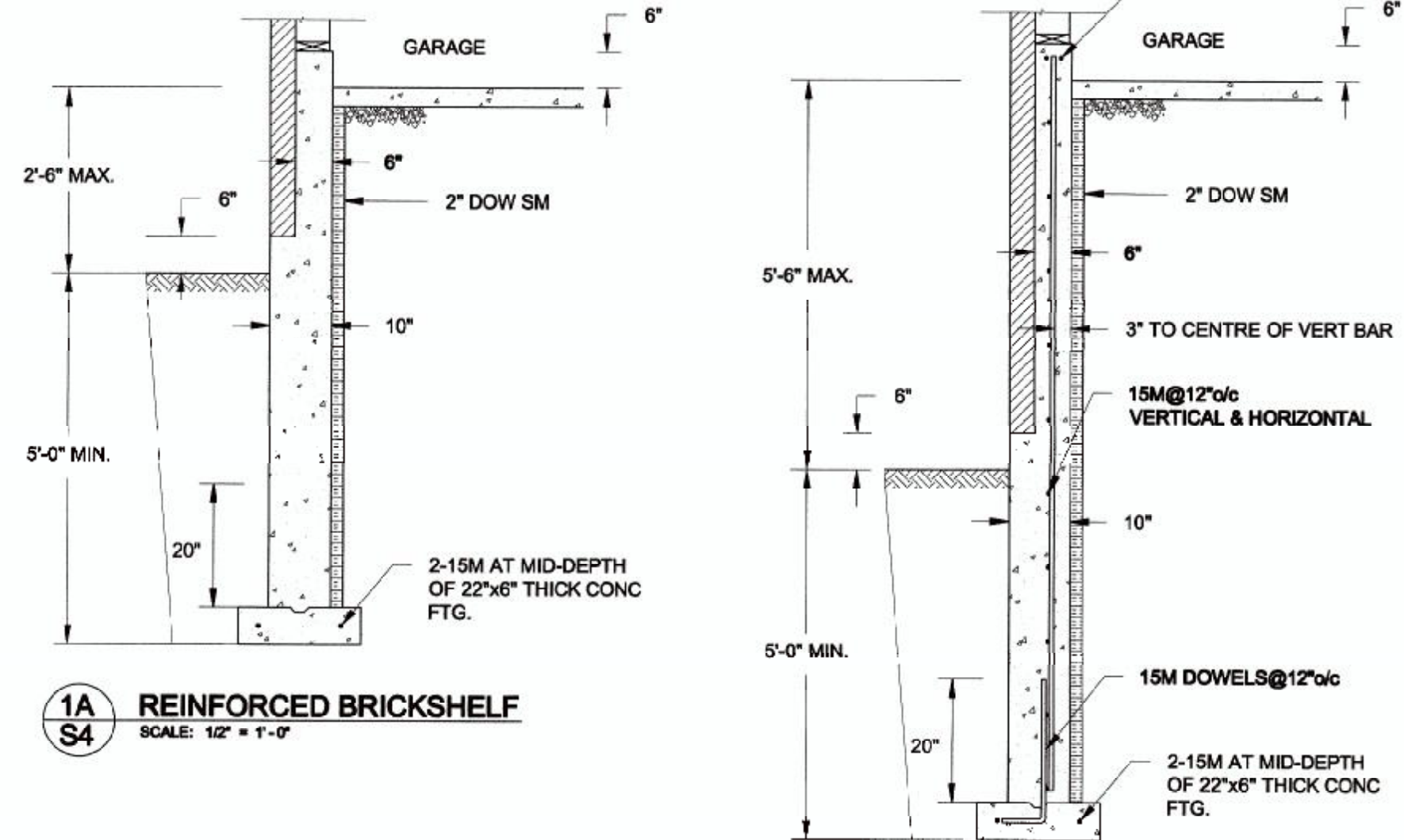
4 STEEL BEAM CONNECTION
SCALE: 1 1/2" = 1'-0"

FOR 9 1/2" JOIST DEPTH

FOR 11 7/8" JOIST DEPTH



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

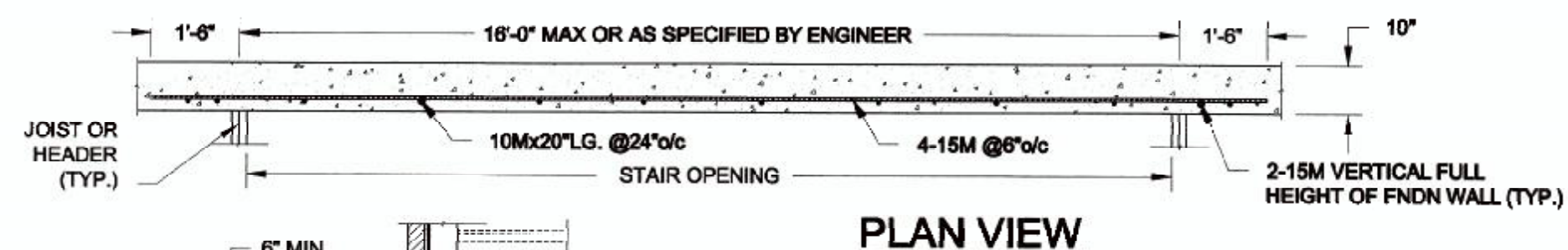


1A REINFORCED BRICKSHELF
SCALE: 1/2" = 1'-0"

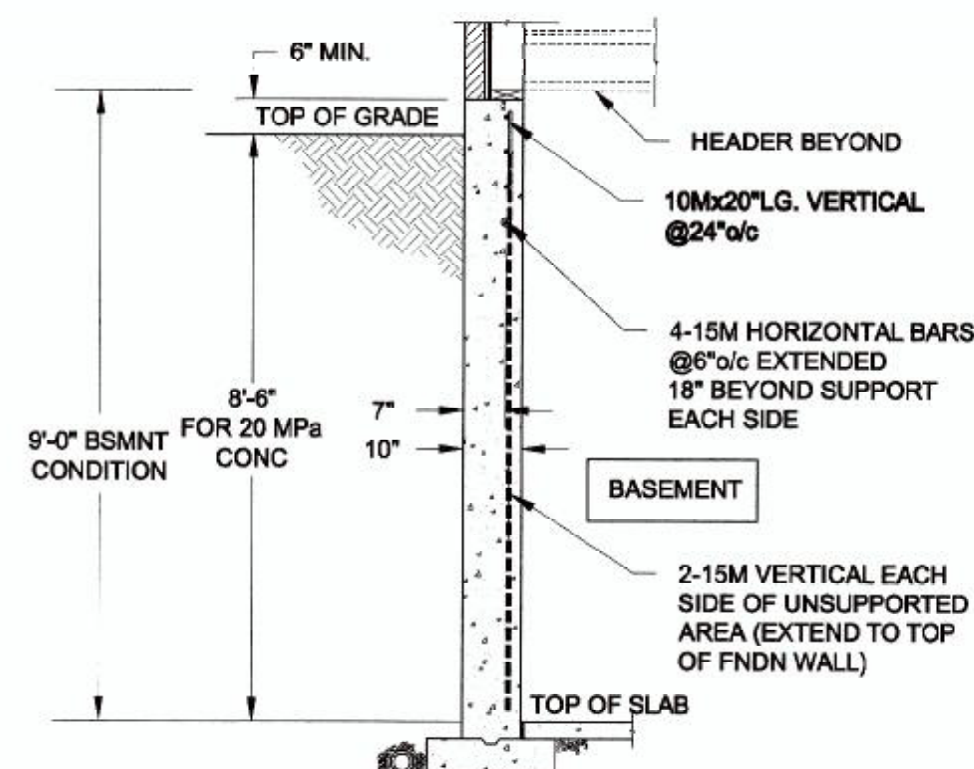
1B REINFORCED BRICKSHELF
SCALE: 1/2" = 1'-0"

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.



PLAN VIEW

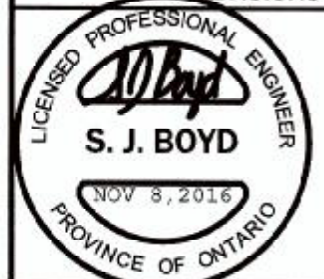


1 LATERALLY UNSUPPORTED WALL
SCALE: 3/8" = 1'-0"

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.

No.	DESCRIPTION	DATE
	REVISIONS	



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GREEN VALLEY ESTATES
BRADFORD, ONTARIO

PROJECT NO.	16-102	DATE	NOV-2016
DESIGNED BY	6.3	CHECKED BY	6.3

STRUCTURAL DETAILS AND NOTES

Q2