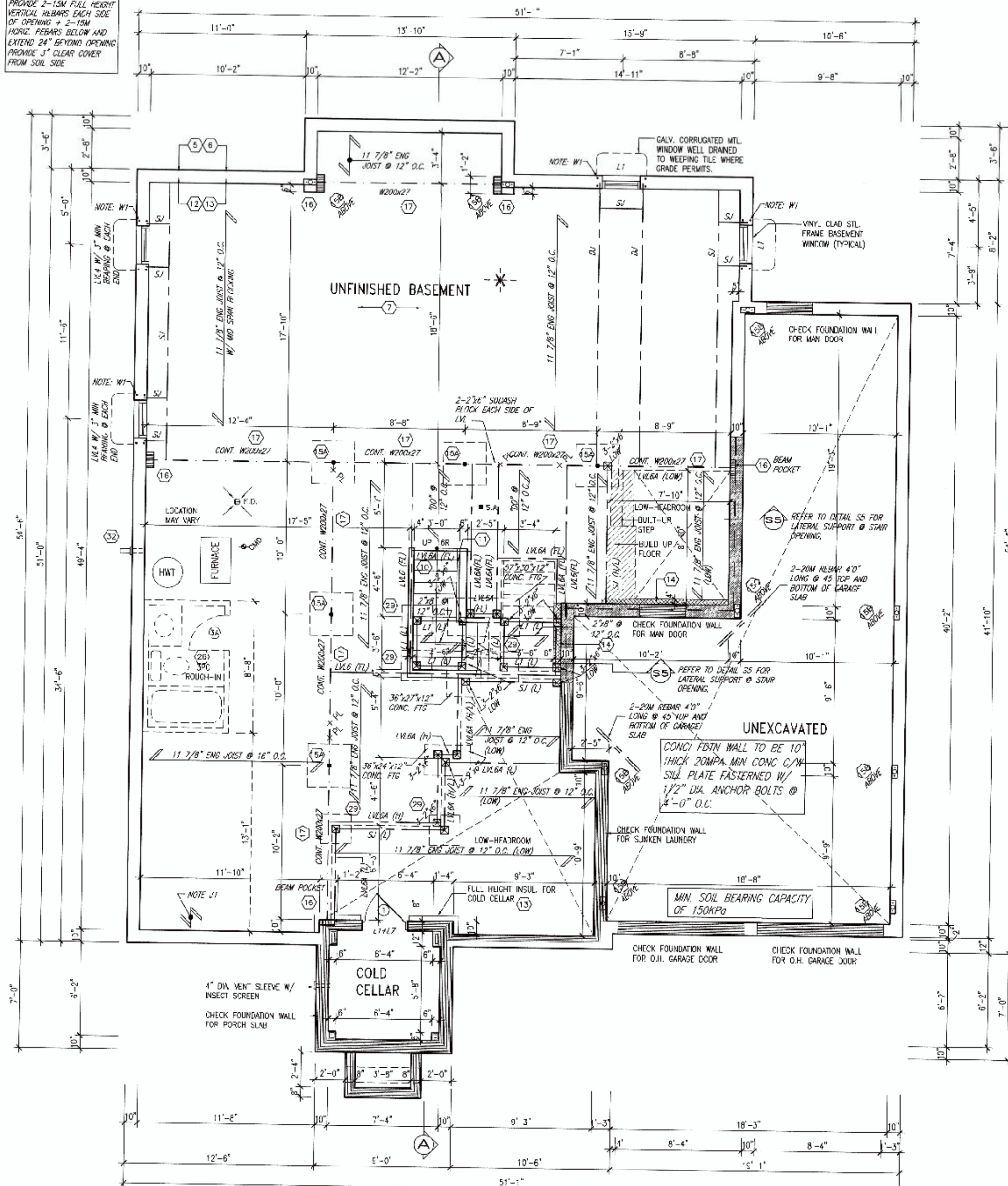


NOTE: W1 PROVIDE 2-15M FULL HEIGHT VERTICAL REBAR EACH SIDE OF OPENING + 2-15M HORIZ. REBAR BELOW AND EXTEND 24" BEYOND OPENING PROVIDE 3" CLEAR COVER FROM SOIL SIDE



BASEMENT FLOOR PLAN 'A'

AREA CALCULATIONS	
Ground floor area	1680 sq ft
Second floor area	2057 sq ft
Subtotal	3737 sq ft
Deduct all open area	82 sq ft
Total net area	3855 sq ft
Finished basement area	337.78 sq m
Coverage without porch	2543 sq ft
Coverage with porch	2612 sq ft
Coverage with porch	242.66 sq m

NOTE: ALL LK'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. UNLESS ALL CERAMIC TILE AREAS.

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

1	ISSUED FOR CLIENT REVIEW	21-09-16	RC
2	REVISED AS PER ENG'S COMMENTS	JUN 12-17	RC
3	REV FOR LOT 119	JUN 05-17	SL
4	REVISED SECOND FLOOR TO 9' HIGH-T	APR 2-17	SH
5	REV AS PER ENG COMMENT'S	MAY 2-15	RC
6	ISSUED FOR CLIENT REVIEW	21-09-16	RC



BAYVIEW WELLINGTON		S60-1	
GREEN VALLEY ESTATES		ROTHCHILD 1	
BRADFORD, ON.		project no. 13045	
BASEMENT FLOOR PLAN ELEV. 'A'		sheet no. 1	

LOT 119



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

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

ARCHITECTURAL REVIEW & APPROVAL

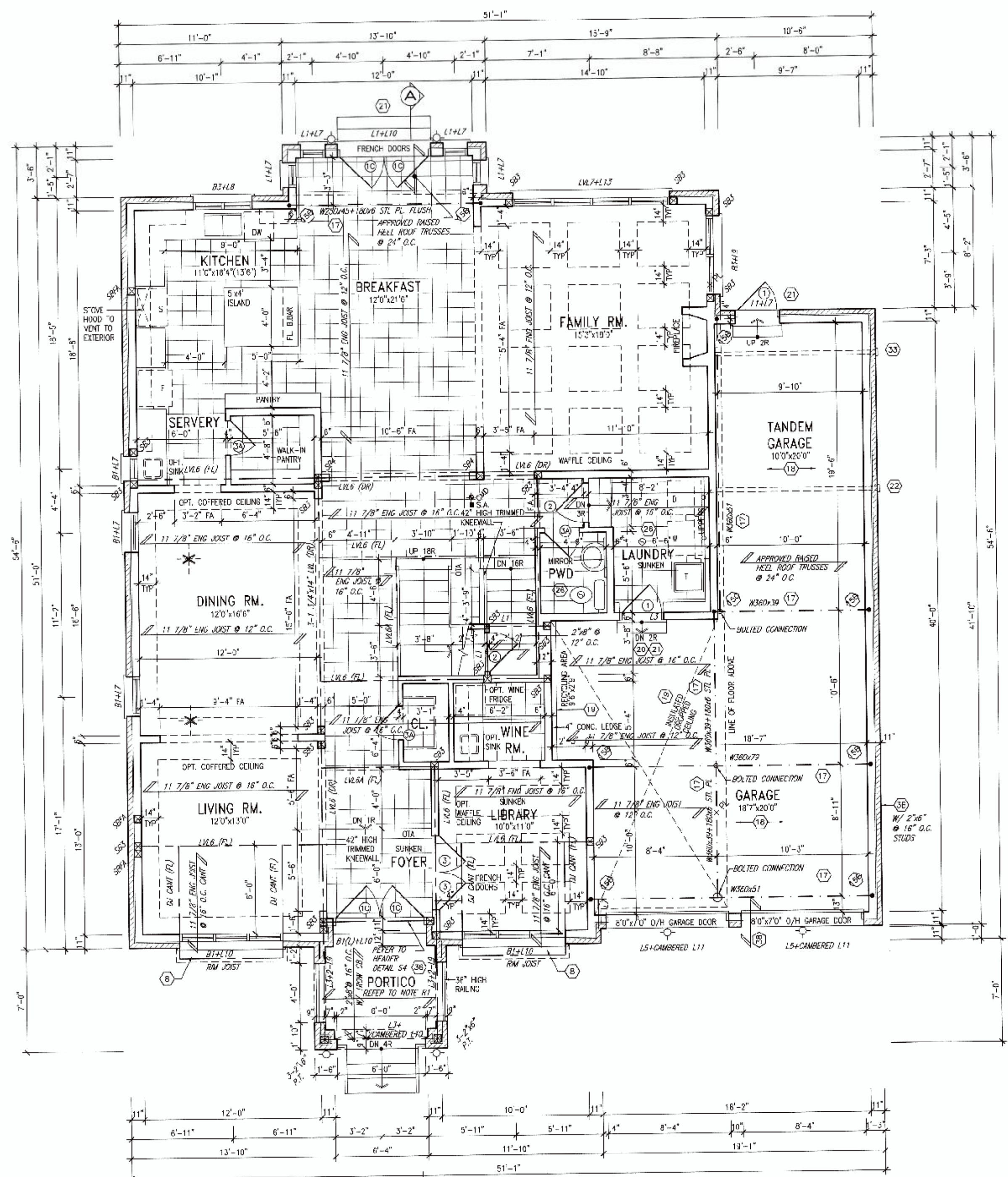
JUN 19 2017

John G. Williams Limited, Architect

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 regulations and any variations in the subdivision agreement. The Council of Architects is not responsible in any way for examining or approving the drawings or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

ARCHITECTURAL REVIEW & APPROVAL
JUN 19 2017
John Williams Limited, Architect



GROUND FLOOR PLAN 'A'

LOT 119

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

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.

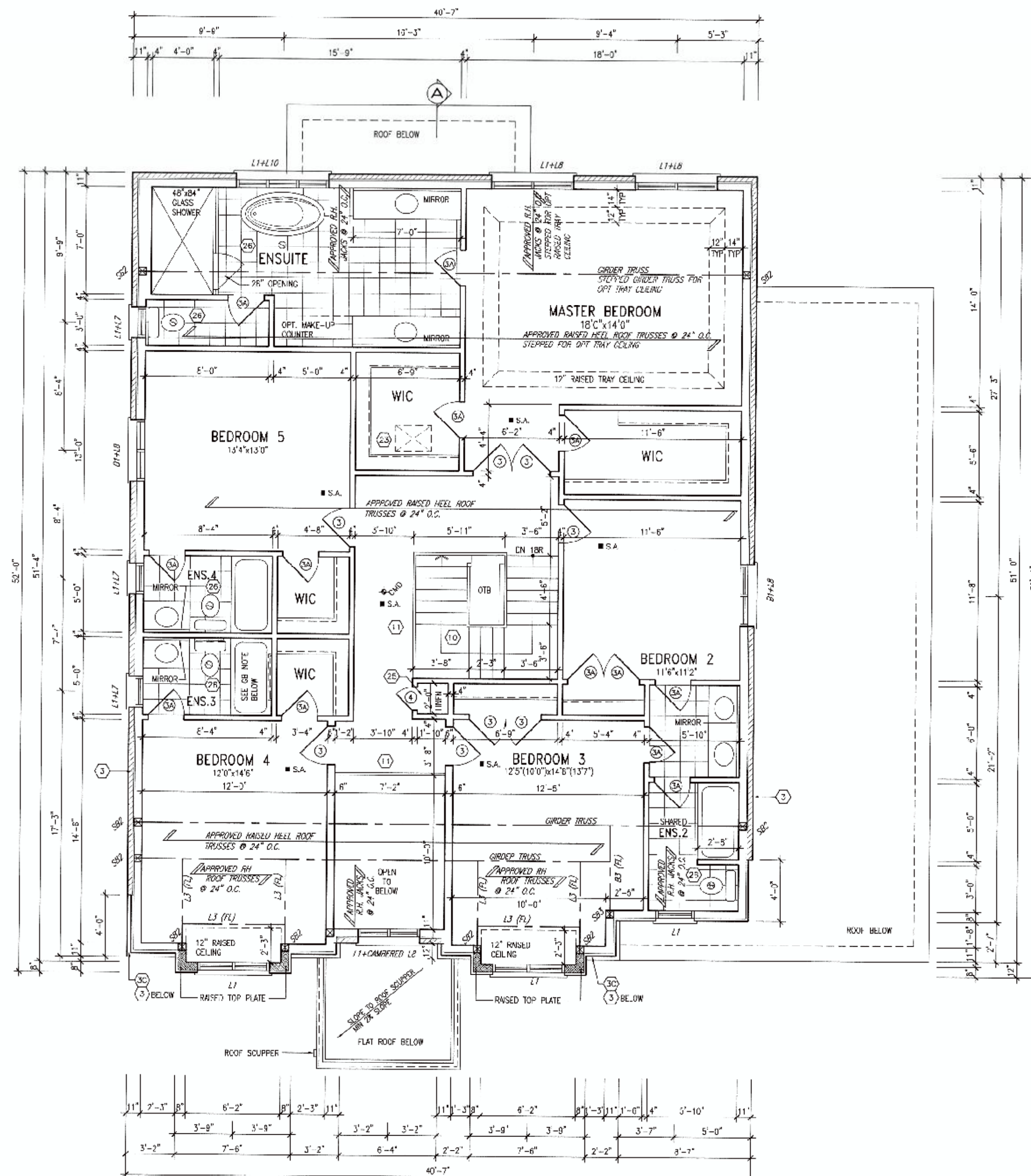
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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GUILDFORD.

ARCHITECTURAL REVIEW & APPROVAL
JUN 19 2017

John G. Williams Limited, Architect



SECOND FLOOR PLAN 'A'

GP NOTE:
STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM.
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER ON BOTH SIDES IN MAIN BATHROOM. REFER TO CBC 3.2.2.3, 3.8.3.8(3/6), 3.8.3.8(3/6), 3.8.3.13(2/1) & 3.8.3.13(4/6) AND DETAILS PROVIDED.

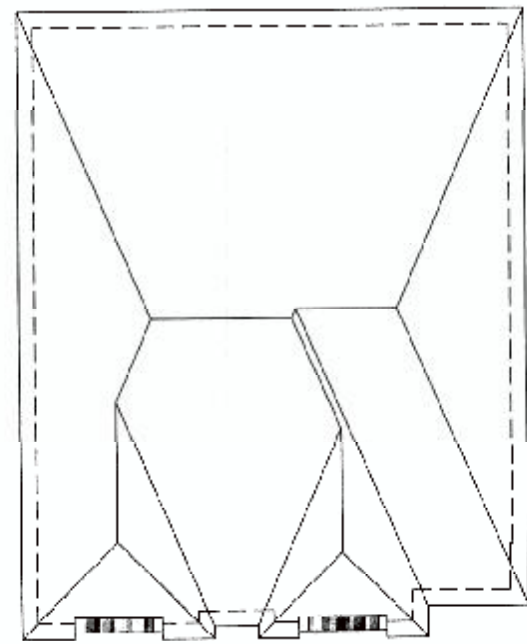
NOTE: ROOF FRAMING
ROOF TRUSS INFORMATION REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.



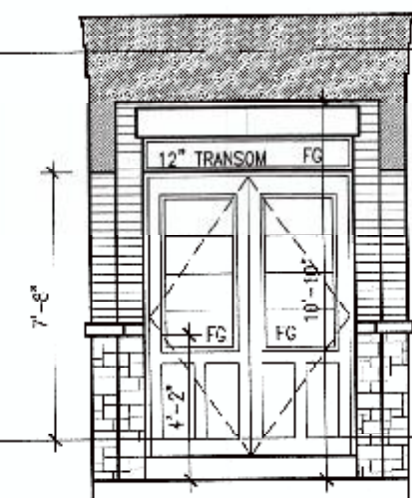
LOT 119

1. REVISED AS PER ENG'S COMMENTS 2. REV FOR LUT 119 3. REVISED GROUND FLOOR TO 9' HEIGHT 4. REV AS PER ENG COMMENTS 5. ISSUED FOR CLIENT REVIEW	JUN 12-17 RC JUN 25-17 SL APR 27-17 SB NOV 07-16 RC MAY 19-16 RC	25591 42656	VAS DESIGN 255 Concession Rd Suite 120 Toronto ON M2L 1E4 416.630.2225 / 416.630.4782 vasdesign.com BAYVIEW WELLINGTON GREEN VALLEY ESTATES BRADFORD, ON. S60-1 ROTHCLD 1 SECOND FLOOR PLAN ELEV. 'A' 3
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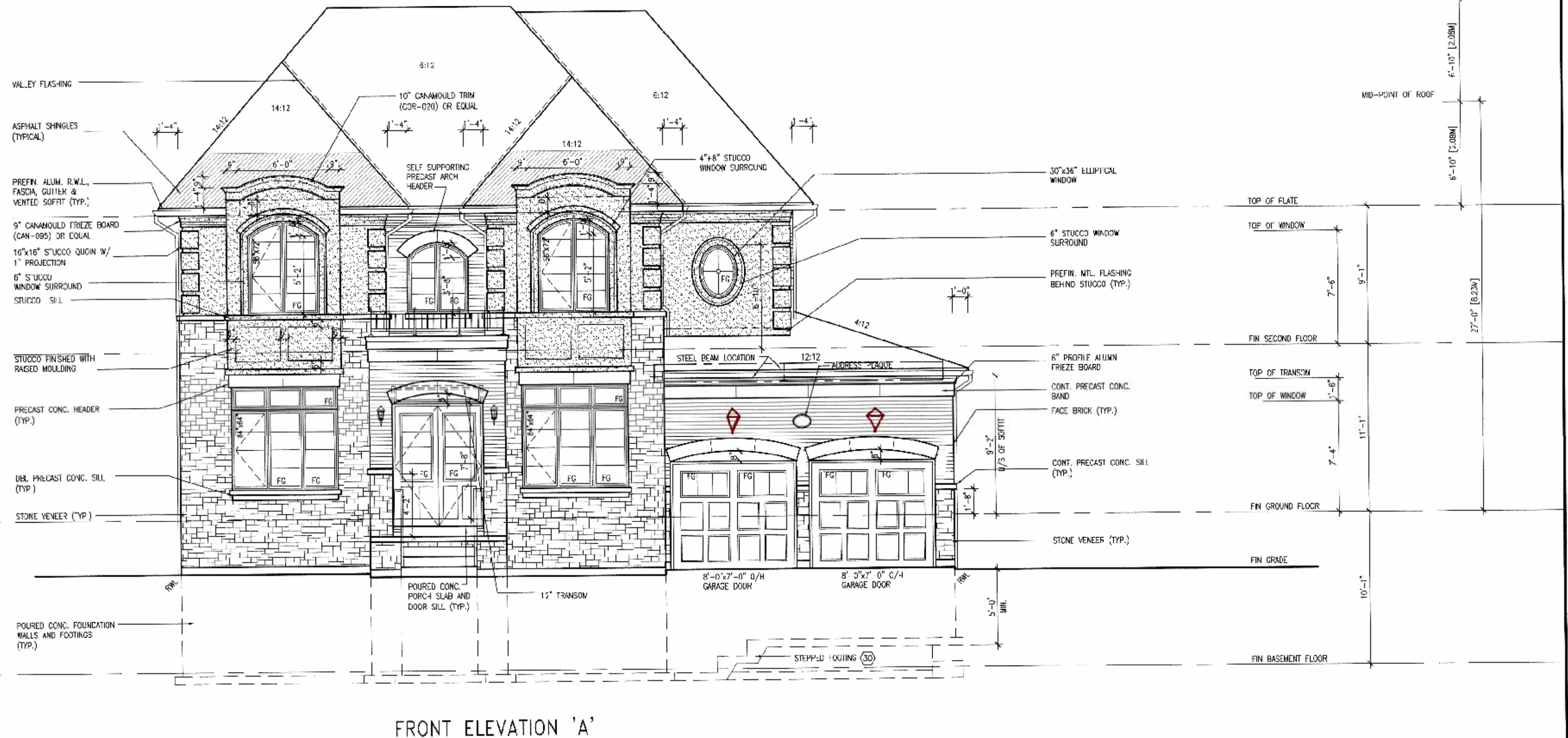


ROOF PLAN 'A'



INSIDE ELEVATION OF POTRERO

UNINSULATED OPENINGS (PER OBC, S8-12.2.1.1.7)			
ENERGY EFFICIENCY - OBC S812			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	973 S.F.	182 S.F.	18.71 %
LEFT SIDE	1222 S.F.	105 S.F.	8.59 %
RIGHT SIDE	1220 S.F.	69 S.F.	5.66 %
REAR	894 S.F.	235 S.F.	26.29 %
TOTAL SQ. FT.	4309.00 S.F.	591.00 S.F.	13.72 %
TOTAL SQ. M.	400.32 S.M.	54.91 S.M.	13.72 %



FRONT ELEVATION 'A'

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 as to any conditions in the subdivision agreement. The Council Architect is not responsible in any way for examining or approving any (noting) plans or drawings with respect to any zoning or building code or any other matter or that any person can be properly built or located on the lot.

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

ARCHITECTURAL REVIEW & APPROVAL
JUN 19 2017
Williams Limited, Architect



LOT 119

REVISIONS		PROJECT INFORMATION		DRAWING INFORMATION	
NO.	DESCRIPTION	DATE	BY	PROJECT NAME	PROJECT NO.
1	ISSUED FOR PERMITS REVIEW	21-03-15	RC	GREEN VALLEY ESTATES	13045
2	REVISED GROUND FLOOR TO 9' HEIGHT	APR 21-17	SR	BAYVIEW WELLINGTON	S60-1
3	REVISED GROUND FLOOR TO 9' HEIGHT	NOV 01-16	RC	BRADFORD, ON.	ROTHCHILD 1
4	REVISED FOR LCT 1.9	JUN 05-17	CL	255 Consumers Rd Suite 123	13045-S60-1-LCT 1.9
5	REVISED AS PER ENG'S COMMENTS	JUN 12-17	RC	255 Consumers Rd Suite 123	13045-S60-1-LCT 1.9
6	REVISED AS PER ENG'S COMMENTS	JUN 12-17	RC	255 Consumers Rd Suite 123	13045-S60-1-LCT 1.9
7	REVISED AS PER ENG'S COMMENTS	JUN 12-17	RC	255 Consumers Rd Suite 123	13045-S60-1-LCT 1.9
8	REVISED AS PER ENG'S COMMENTS	JUN 12-17	RC	255 Consumers Rd Suite 123	13045-S60-1-LCT 1.9
9	REVISED AS PER ENG'S COMMENTS	JUN 12-17	RC	255 Consumers Rd Suite 123	13045-S60-1-LCT 1.9
10	REVISED AS PER ENG'S COMMENTS	JUN 12-17	RC	255 Consumers Rd Suite 123	13045-S60-1-LCT 1.9

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

ARCHITECTURAL REVIEW & APPROVAL
JUN 19 2012

John G. Williams Limited, Architects



LOT 119

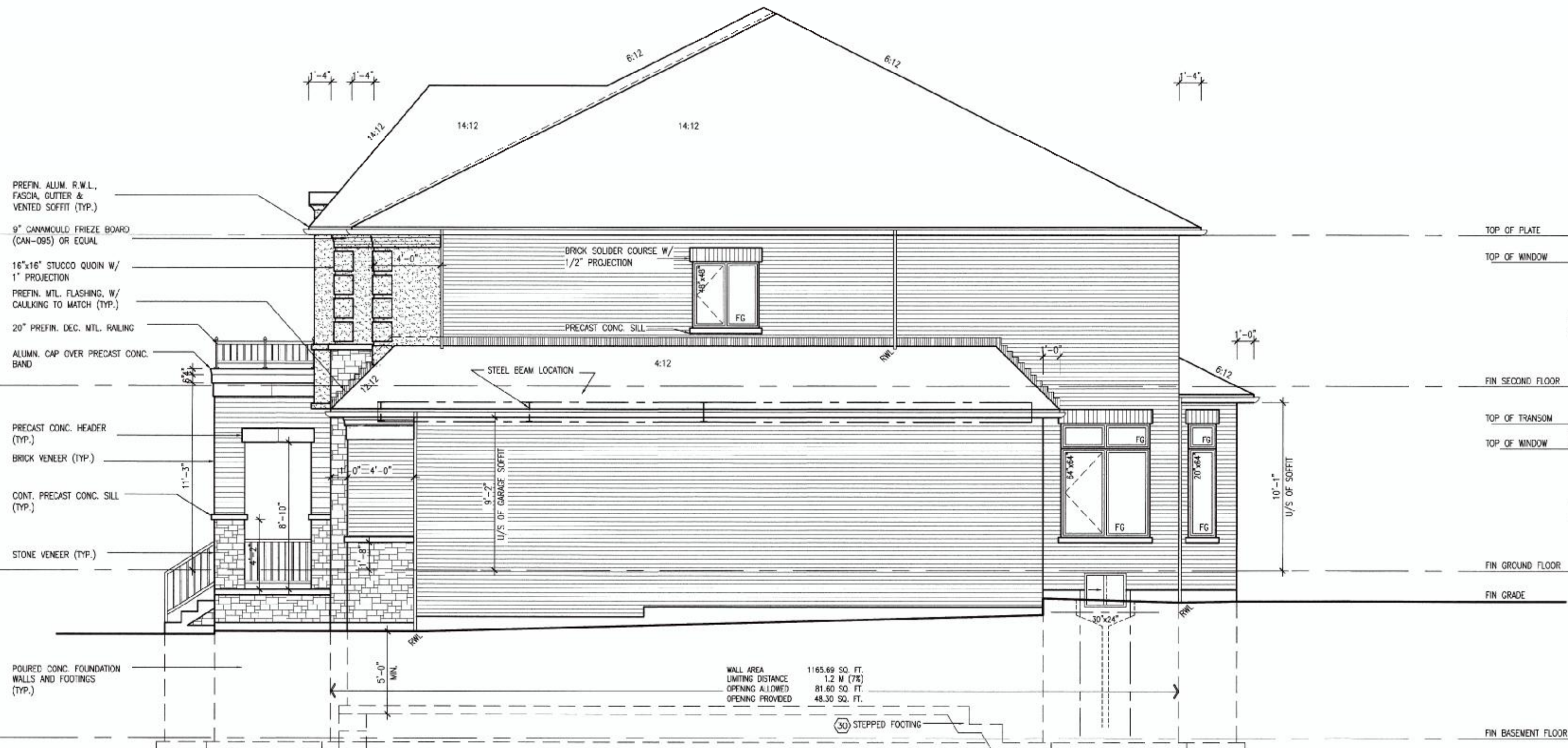
9	-	-	-	The undersigned has reviewed and takes responsibility for this design and any the qualifications and credits for requirements set out in the Ontario Building Code to be a Designer.	 VA3 DESIGN 255 Consumers Rd Suite 120 Toronto, ON M2J 1A4 +1 (416) 530-2255 +1 (416) 530-4782 va3design.com	S60-1 ROTHCHILD 1	
8	-	-	-	qualifications information			
7	-	-	-	Wellington Jno-Baptiste			
6	-	-	-	25591			
5	REVISED AS PER ENG'S COMMENTS	JUN 12-17	name	BCB	project name GREEN VALLEY ESTATES	municipality BRADFORD, ON.	project no. 1304
4	REV FUR FLOUT 119	JUN 09-17	role	BCB			
3	REVISED FLOOR FLOOR TO 9' HEIGHT	APR 21-17	name	42658			
2	REV AS PER ENG COMMENTS	NOV 01-16	role	BCB			
1	ISSUED FOR CLIENT REVIEW	21-06-16	contractor must verify all dimensions on the plan and report any changes to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must not be returned at the completion of the work. Signature of the Designer to be included.				
no.	description	date	rev				

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It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning bylaws and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lot) 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.

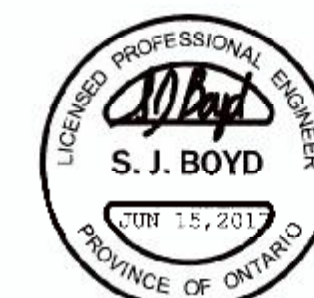
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GUILMBURY.

ARCHITECTURAL REVIEW & APPROVAL
JUN 19 2017
John G. Williams Limited, Architect



RIGHT SIDE ELEVATION 'A'

REFER TO FRONT ELEVATION FOR ADDITIONAL NOTES



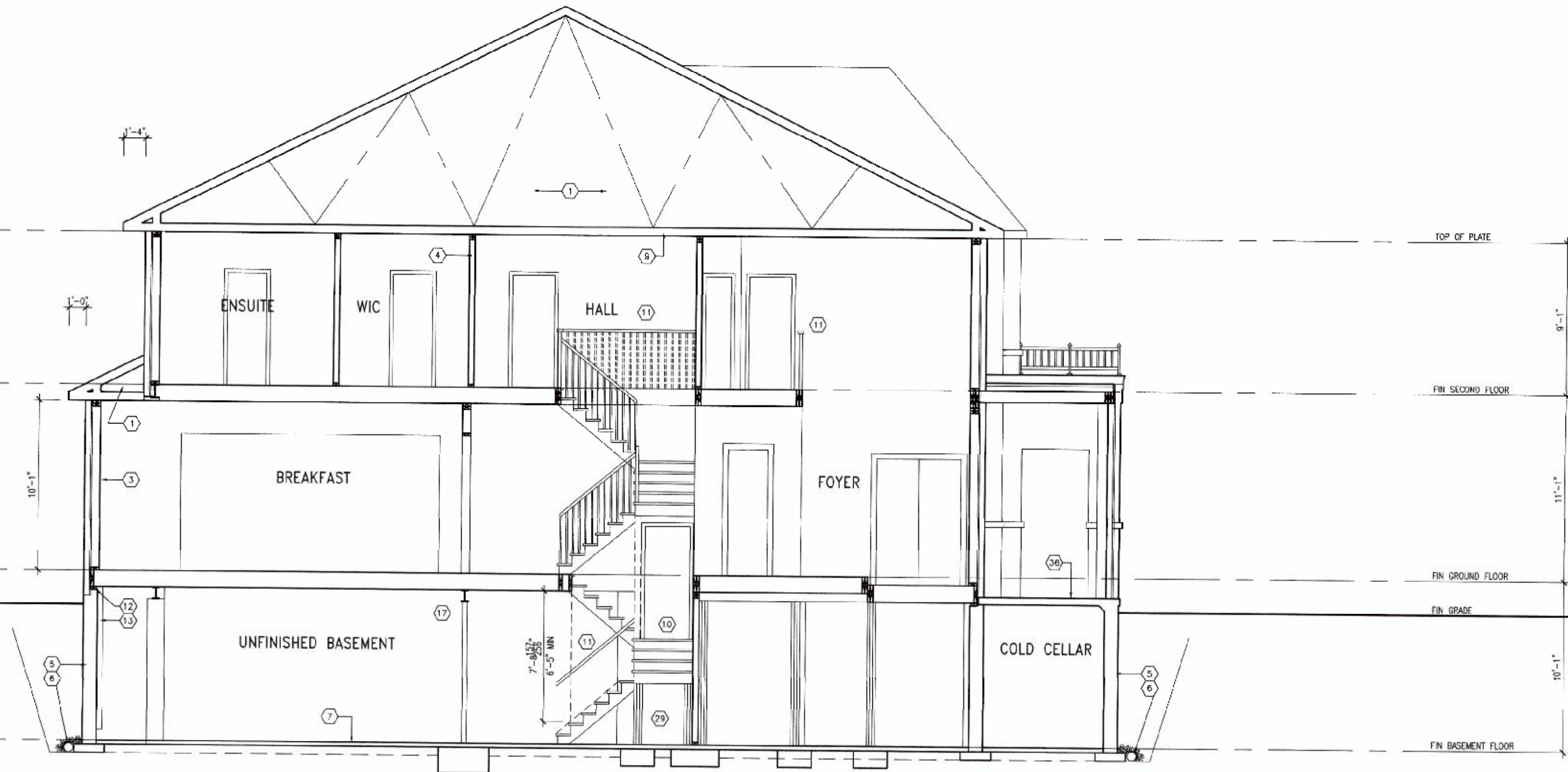
LOT 119

3. 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. 4. REV FOR LOT 119 5. REVISED AS PER ENG'S COMMENTS 6. REV FOR LOT 119 7. REVISED GROUND FLOOR TO 9' HEIGHT 8. REV AS PER ENG COMMENTS 9. ISSUED FOR CLIENT REVIEW 10. DESCRIPTION	DATE BY DATE BY DATE BY DATE BY DATE BY	WELLINGTON JNO-BAPTISTA WAS Design Inc. 25591 42658 255 Consumers Rd Suite 120 Toronto ON M2J 1P4 1 416.630.2255 / 416.630.4782 wasdesign.com	VAS DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1P4 1 416.630.2255 / 416.630.4782 wasdesign.com BAYVIEW WELLINGTON GREEN VALLEY ESTATES BRADFORD, ON. S60-1 ROTHCHILD 1 RIGHT SIDE ELEVATION A 13045-560-1-LOT 119 6
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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.



SECTION 'A-A'



LOT 119

9		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.		25591	
8		7		42658	
6		Wellington Inc-Bayliffe		25591	
5		REVISED AS PER ENG'S COMMENTS		JUN 12-17 RC	
4		REV FOR LOT 119		JUN 05-17 CL	
3		REVISED GROUND FLOOR TO 9' HEIGHT		APR 21-17 SE	
2		REV AS PER ENG COMMENTS		NOV 01-16 RC	
1		ISSUED FOR CLIENT REVIEW		21-09-16 RC	
no.		description		date by	
255		Consumers: Ed. Suite 120		Toronto, ON M2J 1R4	
1		416.630.2225 T 416.630.4782		v3design.com	
BAYVIEW WELLINGTON		GREEN VALLEY ESTATES		BRADFORD, ON.	
S60-1		ROTHCHILD 1		project no. 13045	
SECTION A-A		13045-S60-1-LOT 119		drawing no. 8	

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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. QNT. REG. 332/12-2012 DBC

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 400mm (16") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. LEAVES 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, RVL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150T (6") c/c ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATTIC VENTILATION 1300 CF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (CBC 9.19.1.2).

2. FRAME WALL CONSTRUCTION (2"x6") SB-12 TABLE 2.1.1.2.A SIDING AS PER ELEV. 15x38 (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 CBC SB-12, TABLE 2.1.1.2.A FOR REQUIRED MINIMUM THERMAL INSULATION.

2A. FRAME WALL CONSTRUCTION (2"x6") (R28) SIDING AS PER ELEV. 15x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 23mm (1 1/8") EXTERIOR STRUCTURAL INSULATED SHEATHING RSI 0.7 (3/4") 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. 15x38 (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. UPRIG. 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 13mm 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 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 CBC SB-12, TABLE 2.1.1.2.A FOR REQUIRED MINIMUM THERMAL INSULATION.

3. BRICK VENEER CONSTRUCTION (2"x6") 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x76mm (7/8"x7"x3") CALV. 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 CBC 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, 22x180x76mm (7/8"x7"x3") CALV. 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"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, 22x180x76mm (7/8"x7"x3") CALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED 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") (SB-12 TABLE 2.1.1.2.A) STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 13mm 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 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 CBC 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") @ 400mm (16") O.C. PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 2/38x89 (1/2"x4") TOP PLATE 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS. PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.

5. FOUNDATION WALL/FOOTINGS (9.16.3, 9.15.4, 9.13.2, 9.14.2.1.(2)) 200mm (8") POLYMER CONCRETE FDTN. WALL 150mm (6") WITH BITUMINOUS DAMPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDTN. WALL IS WATERPROOFED. MAXIMUM FOUR HEIGHT 2350 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYED CONG. FIC 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.

STORIES SUPPORTED W/ MASONRY VENEER W/ SIDING ONLY
2 16" WIDE x 8" DEEP 16" WIDE x 8" DEEP
3 20" WIDE x 8" DEEP 20" WIDE x 8" DEEP
26" WIDE x 8" DEEP 20" WIDE x 8" DEEP
-SEE CBC 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 (CBC 9.14.2 & 9.14.3) 100mm (4") DIA. FOUNDATION DRAIN TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES.

7. BASEMENT SLAB (CBC 9.1.6.1.(1)(b), 9.16.4.5.(1), 9.25.3.3.(15)) 80mm (3") MIN. 25MPa (3600psi) CONG. SLAB ON 100mm (4") COARSE GRANULAR FILL OR 20MPa (3000psi) CONG. WITH DAMPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12. ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED.

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

9. ATTIC INSULATION (SB-12 TABLE 2.1.1.2.A) (SB-12 TABLE 2.1.1.2) RSI 8.81 (R50) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 15mm (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.
-TOP 150mm (6") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT
MAX. RISE = 200 (7'-7/8")
MIN. RUN = 210 (8'-1/4")
MIN. TREAD = 235 (8'-1/4")
MAX. NOSING = 25 (1")
MIN. HEADROOM = 1950 (6'-5")
RAIL @ LANDINGS = 900 (2'-11")
RAIL @ STAIRS = 865 (2'-10") TO 965 (3'-2")
MIN. STAIR WIDTH = 865 (2'-10")
MIN. RUN = 150 (8")
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 50mm (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 9.8.3 -
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 CONG. @ 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 TABLE 9.25.2.3, 9.13.2.5) FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. INSULATION TO HAVE APPROVED VAPOUR BARRIER, DAMPROOFING WITH BUILDING PAPER FROM THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. REFER TO CBC SB-12, TABLE 2.1.1.2.A FOR REQUIRED MINIMUM THERMAL INSULATION. AIR BARRIER TO BE SEALED TO FDTN. WALL WITH CAULKING.

14. BEARING STUD PARTITION 38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONG. @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONG. CURB ON 350x55 (14"x6") CONG. 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/CSSB-7-2-94, AND WITH 150x150x9.5 (5"x5"x3/8") STL. PLATE TOP & BOTTOM, 870x70x10 (34"x34"x1/8") CONG. 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 (5"x5"x3/8") STL. TOP & BOTTOM PLATE ON 107x107x4.50 (42"x42"x1/8") CONG. 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 (5"x5"x3/8") STL. TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10 1/2"x1/2") WITH 2-12mm DIA. x 300mm LONG W/8mm HOOK ANCHORS (2-1/2"x12"x2") WELD WELD COL. TO BASE PLATE.

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

17. 19x54 (1"x3") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

18. GARAGE SLAB 100mm (4") 32MPa (4640psi) CONG. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 150 (4") COARSE GRANULAR FILL WITH SLOPE TO FRONT.

19. GARAGE CEILINGS/INTERIOR WALLS 13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN WOODS 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 CBC 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 CBC 9.8.9.2, 9.8.9.3 & 9.8.10.

22. DRYER EXHAUST (CBC 9.2.3.8(7) & 9.2.4.11) CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)

23. INSULATED ATTIC ACCESS (CBC 9.19.4.1 & SB-12 TABLE 2.1.1.2) ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x100mm (21 1/2"x4") & 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 9.2.1) 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 WITH A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.

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

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

27. STEEL BEARING PLATE FOR MASONRY WALLS 283x283x16 (11"x11"x5/8") STL. PLATE FOR STL BEAMS AND 283x283x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONG. BLOCK PARTIALLY, 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 CBC 9.17.4.2.(2).

28. RESERVED

29. BEARING WOOD POST (BASEMENT) (OBC 9.17.4.4) 3-38x140 (3-2"x6") BUILT-UP POST ON METAL BASE SHOE ANCHORED TO CONG. WITH 2 DIA. BOLT, 610x510x300 (24"x24"x12") CONG. FOOTING.

30. STEPPED FOOTINGS OBC 9.15.3.5 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 6x6xW2x9.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONG. STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE. REFER TO CBC 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. HWV 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 15mm (5/8") T & G SUBFLOOR OR WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (SEE CBC 9.30.4 & 9.30mm (1 1/4") PANEL. TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (SEE CBC 9.30.2.4)

35. EXPOSED BUILDING FACE (CBC 9.10.15 & SB-2.2.3.2) 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 EXPOSURE FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES. OFFENDING GARAGE WALLS INCLUDED.

36. COLD CELLAR PORCH SLAB (OBC 9.30) FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (5") 32MPa (4640psi) CONG. SLAB WITH 5-8% AIR ENTRAINMENT. REIN. WITH 10M BARS @ 200mm (7'-7/8") O.C. EACH WAY. TOP IN BOTTOM THIRD OF SLAB. MIN. 30mm (1 1/4") COVER, 600x600 (23 5/8"x23 5/8") 12M 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 (17) LITEL OVER CELLAR DOOR WITH 100mm (4") END BEARINGS.

37. BRICK CHECK 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 SLOD 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"x6") RIDGE BOARD, 38x89 (2"x4") COLLAR TIES AT MIDSPAN. 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 @ 1900mm (6'-0") O.C. VERTICALLY.

39. TWO STOREY VOLUME SPACES FOR A MAXIMUM 5480 mm (18'-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE 2-38x140 (2-2"x6") SPR.#2 CONT. STUDS @ 300mm (12") O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) C/W 9.5 (3/8") THICK EXT. PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 120 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"x6") CONT. HEAVY DUTY SHROD. CEILING LEVEL TIE-WALLS & 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/C BASEMENT SLAB EXCEEDS 1200mm (3'-11") FOR 200mm (8") POURED CONG. FOUNDATION WALL. PROVIDE VERTICAL 38x140 (2"x6") WOOD STUDS @ 400 (16") O.C. MATCH FLOOR JOIST SPACING WHEN PARALLEL WITH FLOOR JOISTS. (RAMESET 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.

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

WOOD LINTELS AND BUILT-UP WOOD BEAMS

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

LOOSE STEEL LINTELS

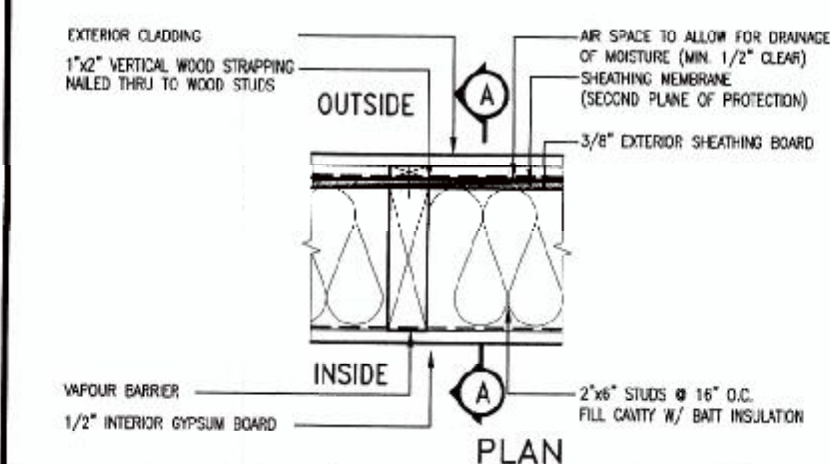
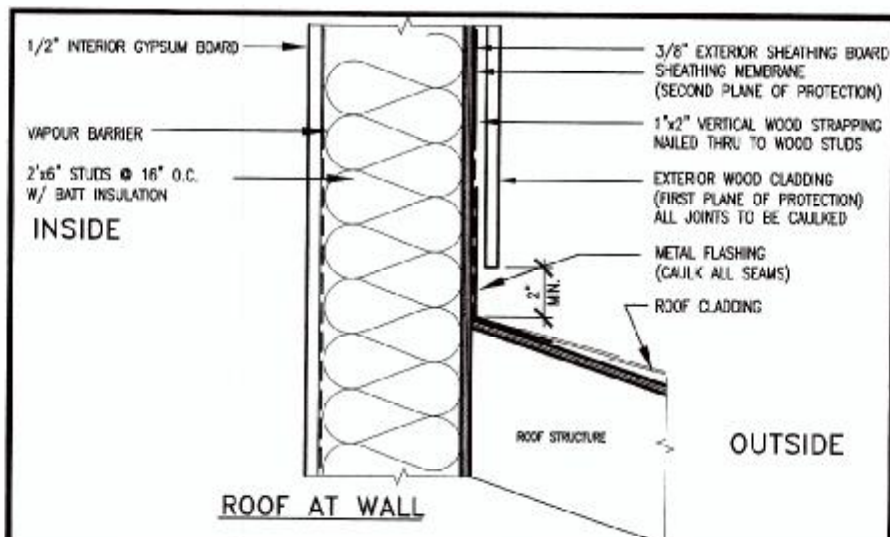
L7	89 x 89 x 6.4 (3-1/2" x 3-1/2" x 1/4")
L8	89 x 89 x 7.9 (3-1/2" x 3-1/2" x 5/16")
L9	102 x 89 x 7.9 (4" x 3-1/2" x 5/16")
L10	127 x 89 x 7.9 (5" x 3-1/2" x 5/16")
L11	127 x 89 x 11.0 (5" x 3-1/2" x 7/16")
L12	152 x 102 x 11.0 (6" x 4" x 7/16")
L13	178 x 102 x 11.0 (7" x 4" x 7/16")

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A	1-1 3/4"x7 1/4" (1-45x184)
LVL1	2-2 1/4"x7 1/4" (2-45x184)
LVL2	3-3 1/4"x7 1/4" (3-45x184)
LVL3	4-4 1/4"x7 1/4" (4-45x184)
LVL4A	1-1 3/4"x9 1/2" (1-45x240)
LVL4	2-2 1/4"x9 1/2" (2-45x240)
LVL5	3-3 1/4"x9 1/2" (3-45x240)
LVL5A	4-4 1/4"x9 1/2" (4-45x240)
LVL6A	1-1 3/4"x11 7/8" (1-45x300)
LVL6	2-2 1/4"x11 7/8" (2-45x300)
LVL7	3-3 1/4"x11 7/8" (3-45x300)
LVL8	4-4 1/4"x11 7/8" (4-45x300)

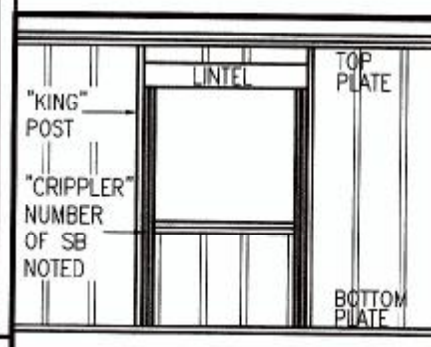
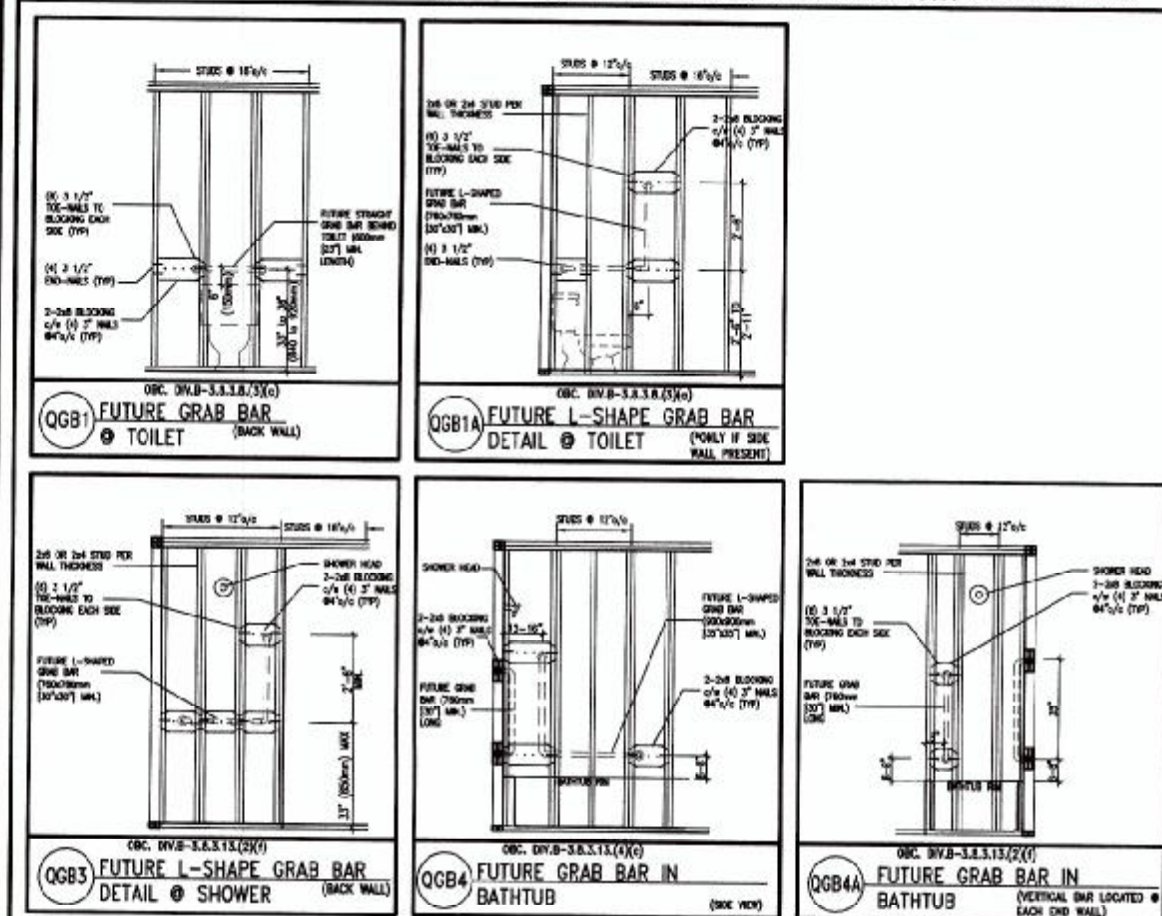
DOOR SCHEDULE

1.	EXTERIOR DOOR	815 x 2030 x 45 (2'-8" x 6'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4)
1A.	EXTERIOR DOOR	865 x 2030 x 45 (2'-10" x 6'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4)
1B.	EXTERIOR DOOR	915 x 2030 x 45 (3'-0" x 6'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4)
1C.	EXTERIOR DOOR	915 x 2335 x 45 (3'-0" x 7'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4)
1D.	EXTERIOR DOOR	815 x 2335 x 45 (2'-8" x 7'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4)
2.	INTERIOR DOOR	815 x 2030 x 35 (2'-8" x 6'-8" x 1-3/8")
2A.	EXTERIOR DOOR	815 x 2030 x 45 (2'-8" x 6'-8" x 1-3/4") 20 MIN. RATED DOOR AND FRAME, WITH APPROVED SELF CLOSING DEVICE INSULATED MIN. RSI 0.7 (R4)
2B.	EXTERIOR DOOR	815 x 2030 x 45 (2'-8" x 6'-8" x 1-3/4") WEATHERSTRIPPING INSTALLED
3.	INTERIOR DOOR	750 x 2030 x 35 (2'-6" x 6'-8" x 1-3/8")
3A.	INTERIOR DOOR	710 x 2030 x 35 (2'-4" x 6'-8" x 1-3/8")
4.	INTERIOR DOOR	610 x 2030 x 35 (2'-0" x 6'-8" x 1-3/8")
4A.	INTERIOR DOOR	650 x 2030 x 35 (2'-2" x 6'-8" x 1-3/8")
5.	INTERIOR DOOR	450 x 2030 x 35 (1'-6" x 6'-8" x 1-3/8")



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 1.1 K (250 LB).
 REFER TO OBC, DIV. 9 - 9.5.2.3.1, WATER CLOSET 3.8.3.8.(3)(c) & 3.8.3.8.(4)(c), SHOWER 3.8.3.13.(2)(i), BATHTUB & 3.8.3.13.(4)(c), AND DETAILS PROVIDED.



"CRIPPLE" DETAIL

**** 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 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.

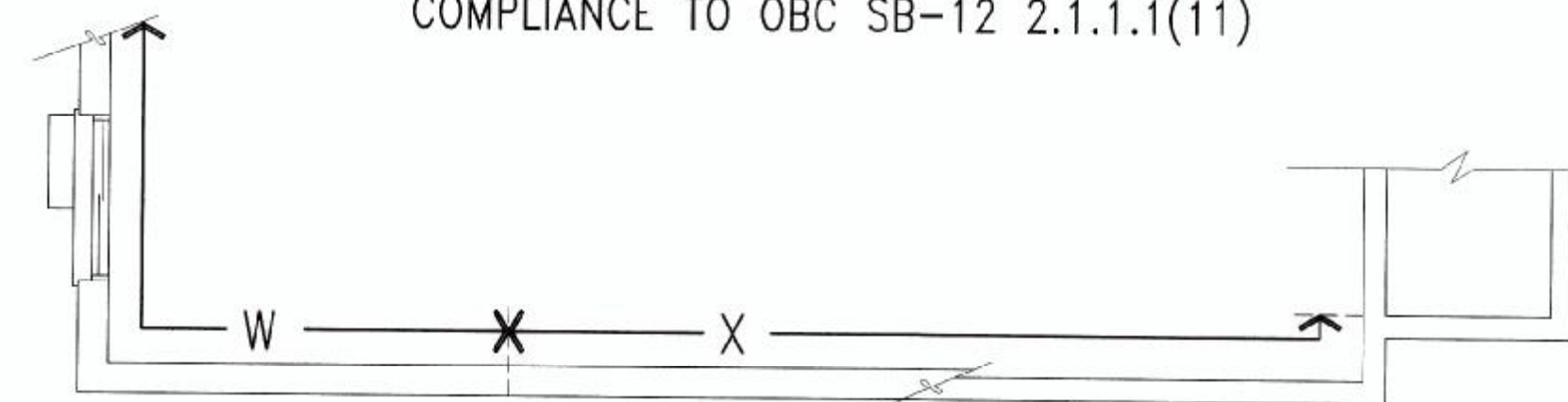
** STUD INFORMATION TAKEN FROM OBC TABLE A-30

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

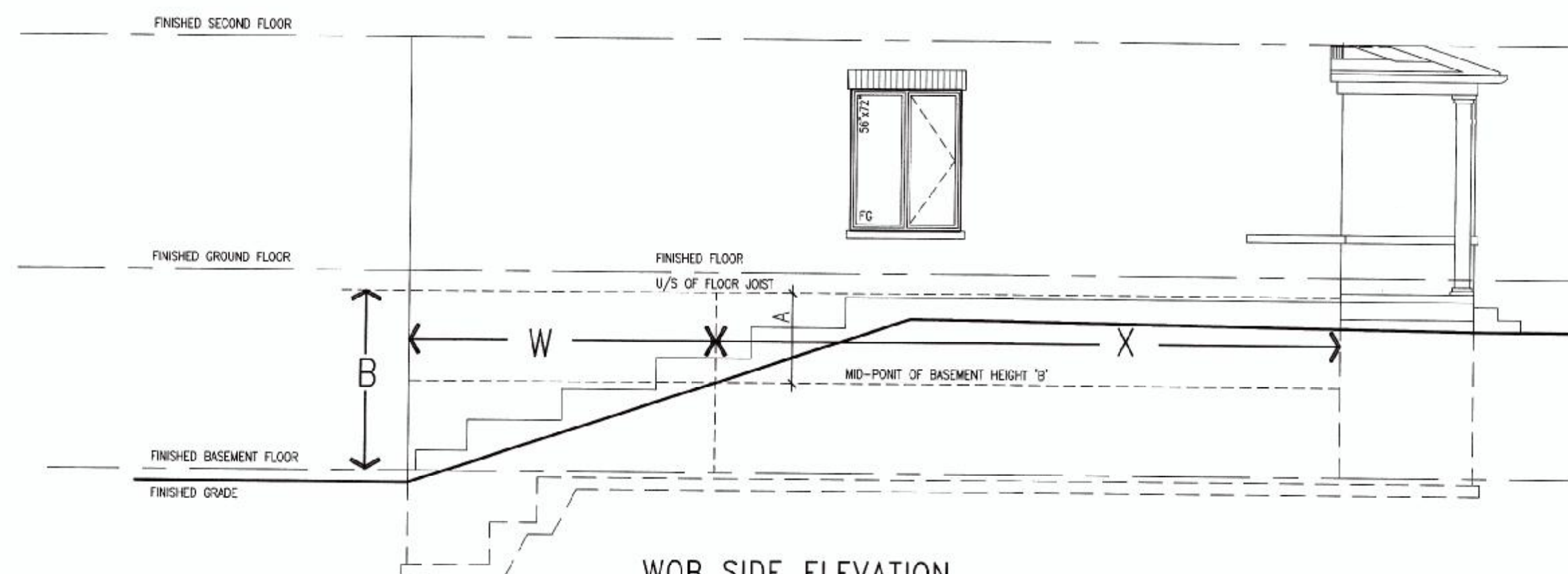
NOTES:

- 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.

COMPLIANCE TO OBC SB-12 2.1.1.1(11)



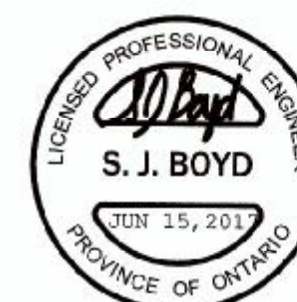
WOB PLAN



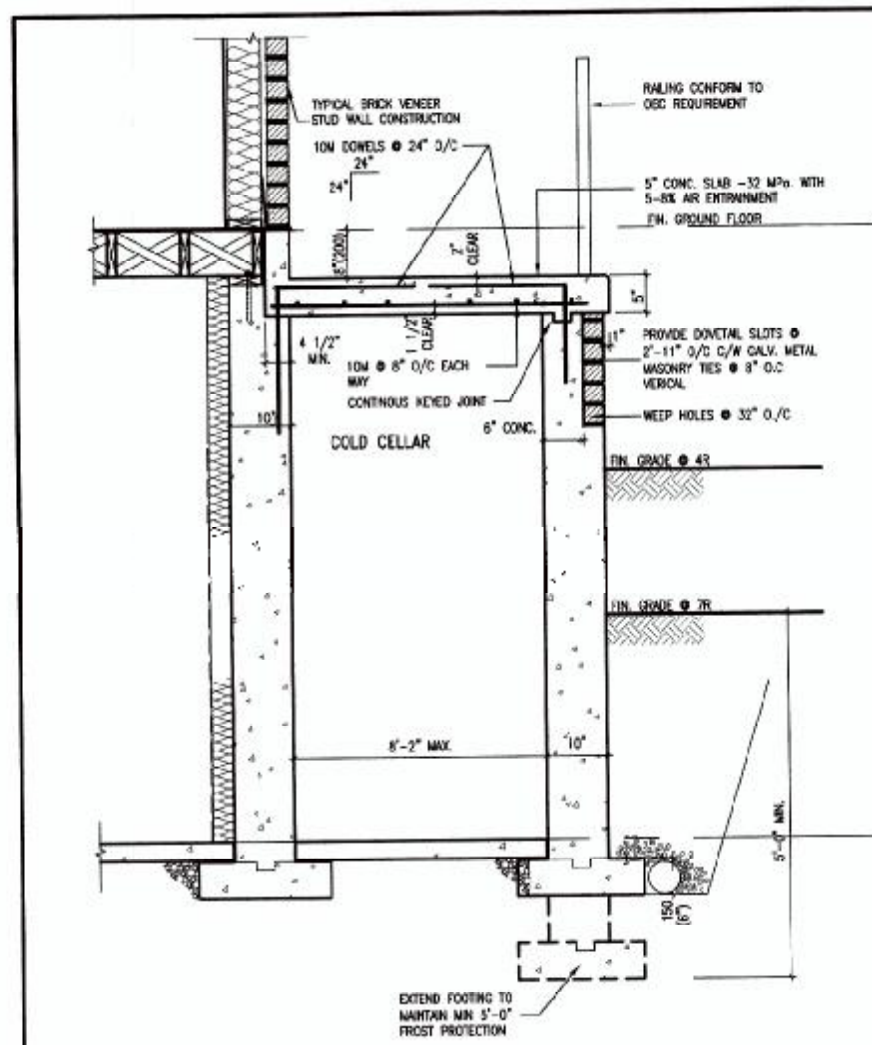
WOB SIDE ELEVATION

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

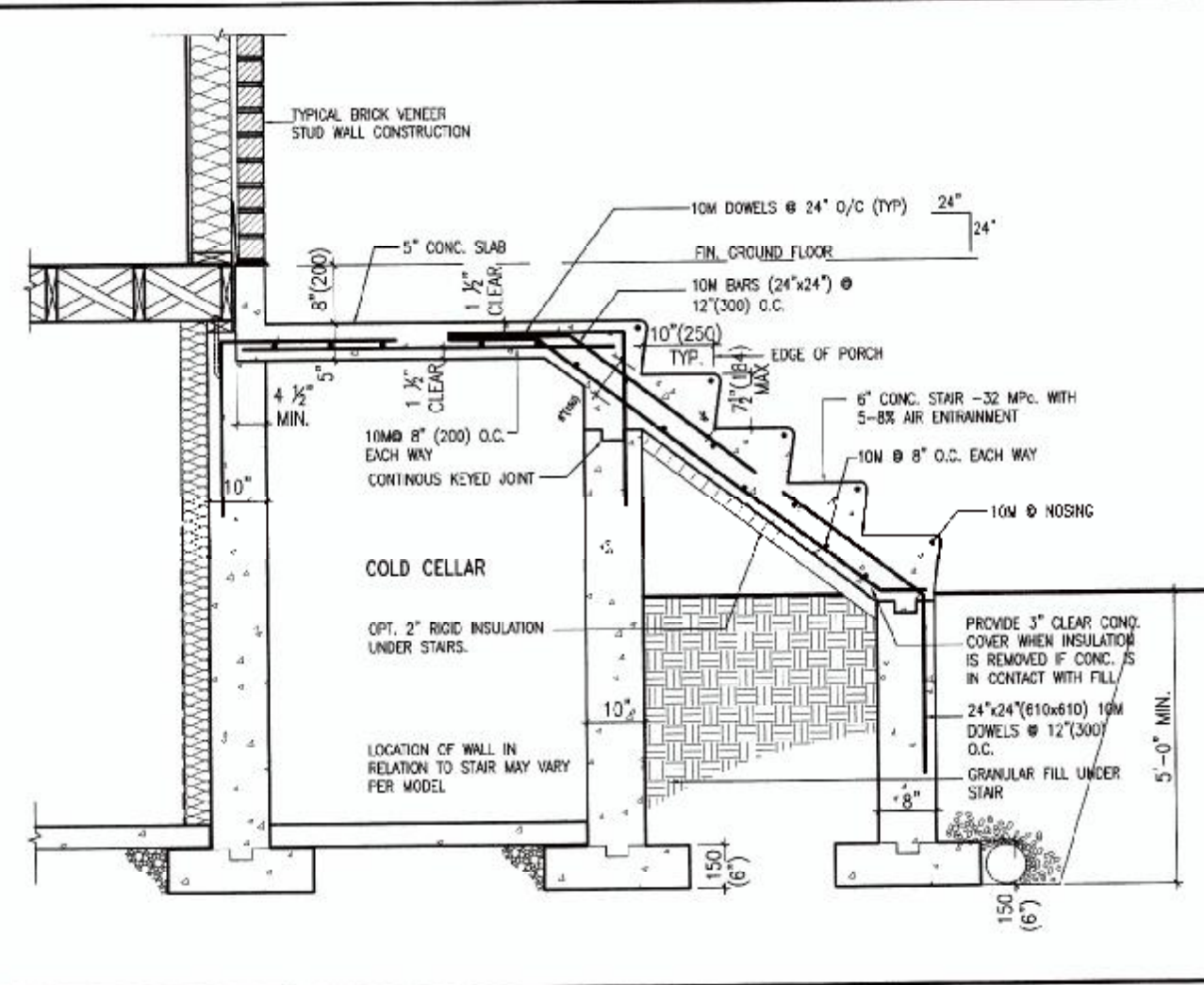
WHEN EXPOSED WALL "A" IS LESS THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "X" IS NOT LESS THAN BASEMENT WALL AS REQUIRED BY TABLE 2.1.1.2A



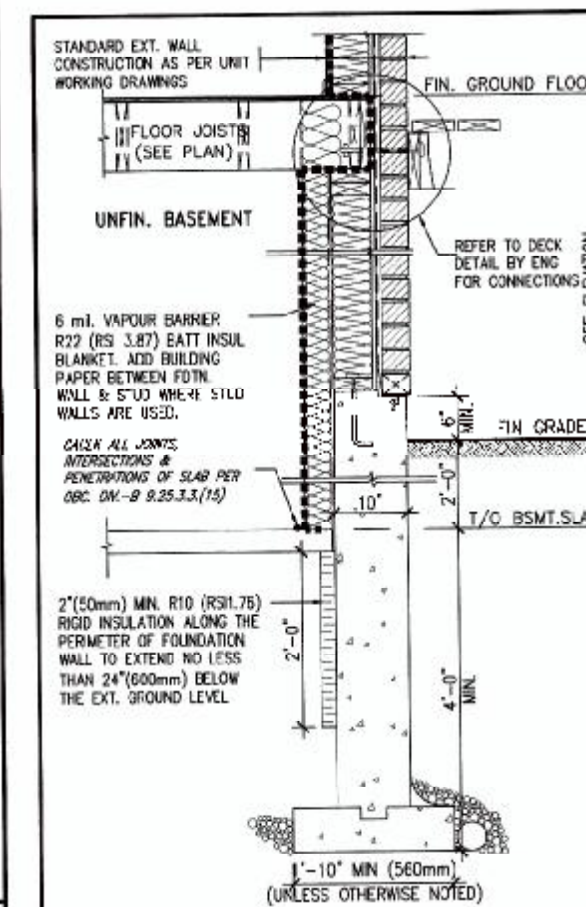
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X1 SECTION AT PORCH FOR 4-7R CONDITION
SCALE: N.T.S.

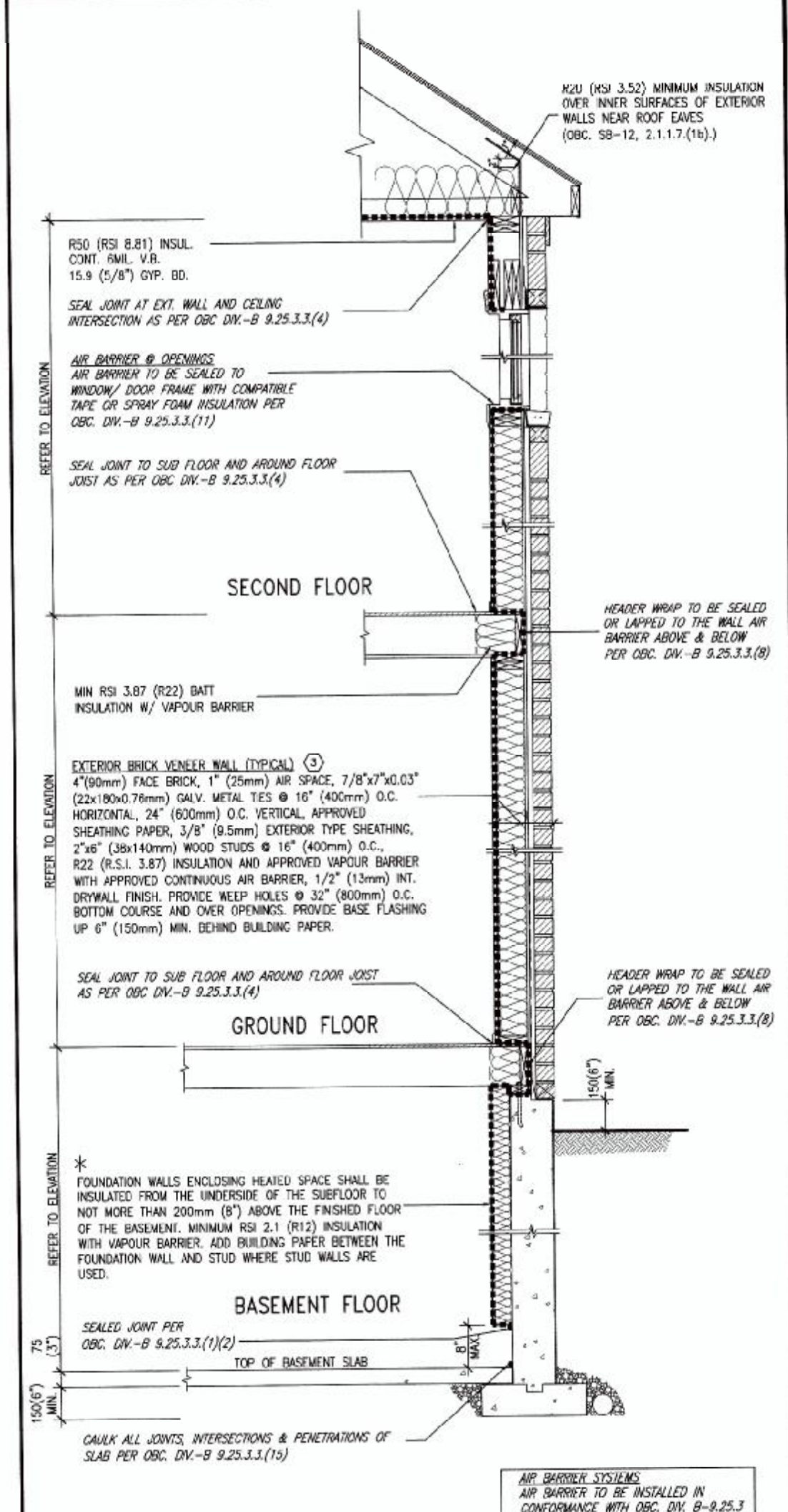


X2 EXTERIOR CONC. STAIR DETAIL (6 RISERS/ 7 RISERS SIMILAR)
SCALE: N.T.S.

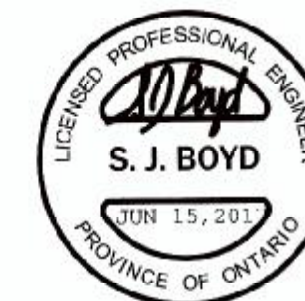


SECTION AT W.O.D/W.O.B.
SCALE: N.T.S.

SB12-COMPLIANCE PACKAGE 'J'

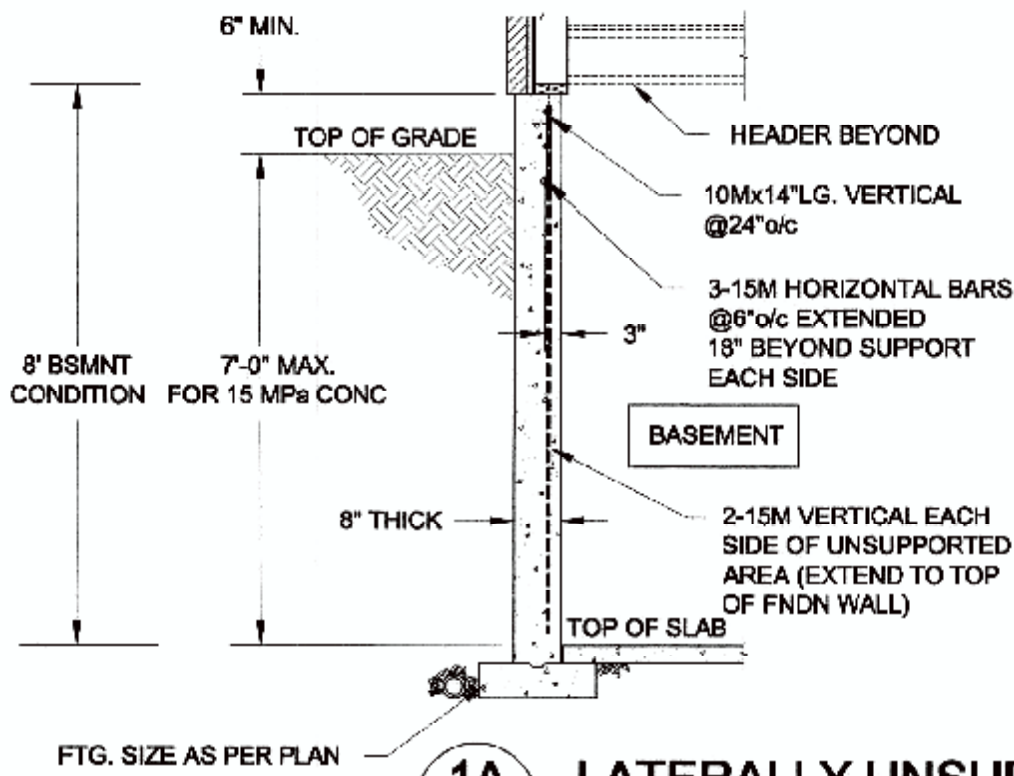
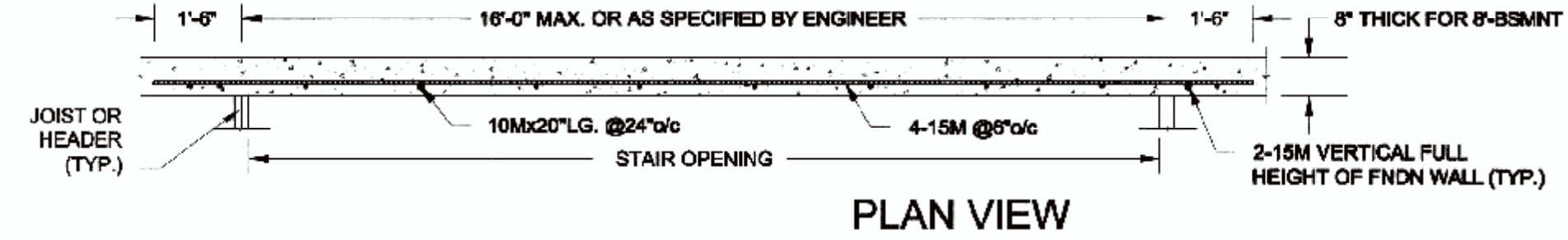
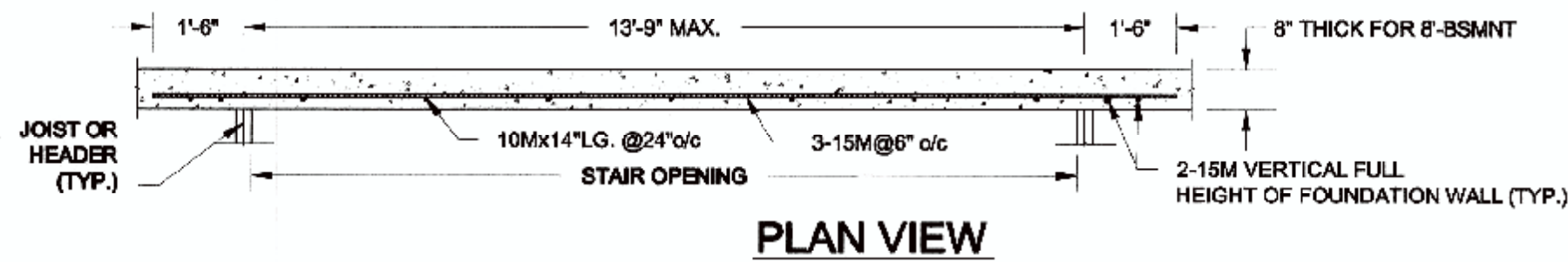


EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY
SECTION W/ BRICK VENEER SCALE: N.T.S.



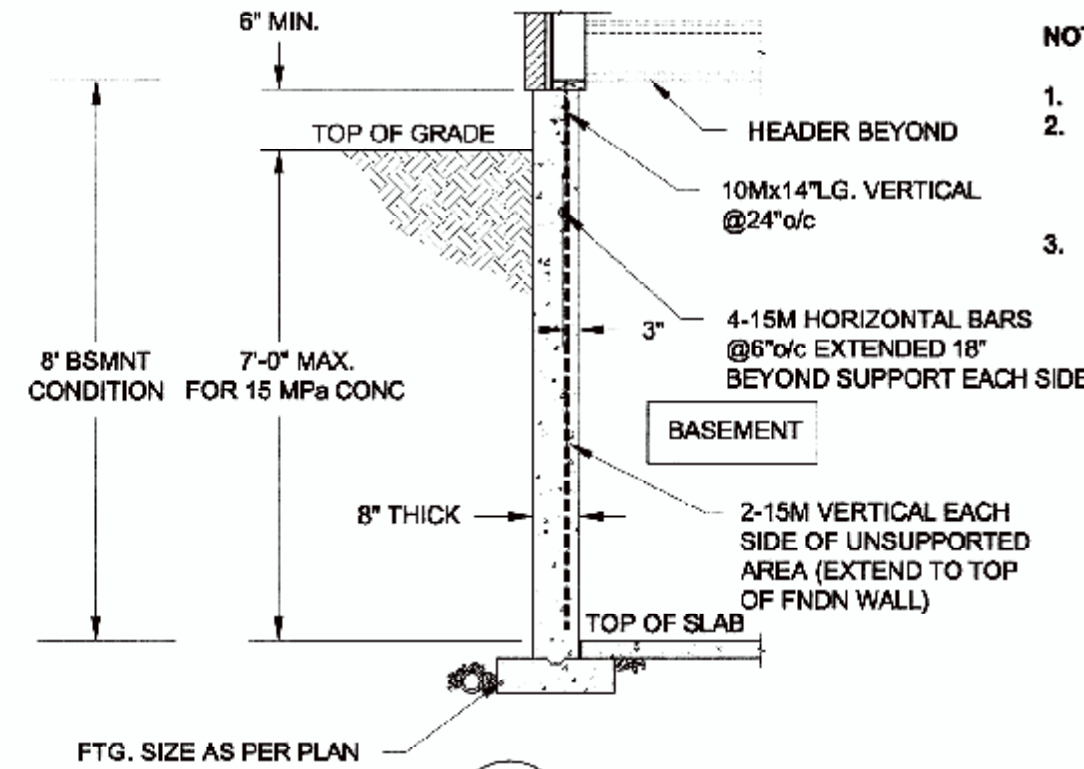
1	ISSUED FOR CLIENT REVIEW	21-09-16	RC	1
2	REV AS PER ENG COMMENTS	NOV 31-16	RC	2
3	REVISED GROUND FLOOR TO 9' HEIGHT	NOV 31-16	RC	3
4	REV FOR LOT 119	JUN 05-17	CL	4
5	REVISED AS PER ENG COMMENTS	JUN 12-17	RC	5
6	REV FOR LOT 119	JUN 05-17	CL	6

VAS DESIGN	BAYVIEW WELLINGTON	S60-1
255 Consumers Rd Suite 120 Toronto, ON M2L 1R6 416.630.2255 416.630.4782 vasdesign.com	GREEN VALLEY ESTATES BRADFORD, ON.	ROTHCHILD 1
project name	drawing no.	13045
date	scale	13045-S60-1-L01 119
AUG 2016	1/16" = 1'-0"	13045-S60-1-L01 119
drawn by	checked by	13045-S60-1-L01 119
RC	RC	13045-S60-1-L01 119
13045-S60-1-L01 119	13045-S60-1-L01 119	13045-S60-1-L01 119



- 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.

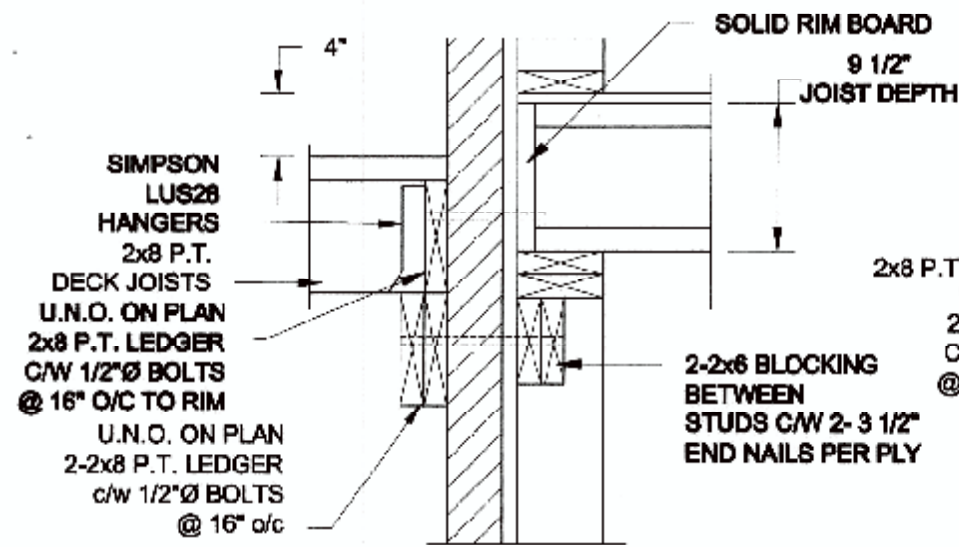
1A
S1 **LATERALLY UNSUPPORTED WALL**
SCALE: 3/8" = 1'-0"



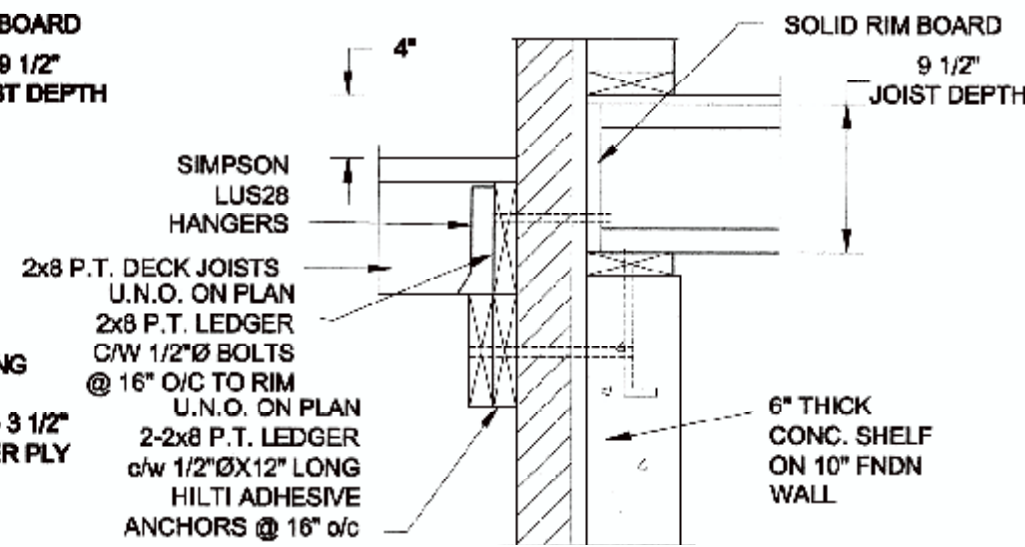
- NOTES:
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
 2. FOR 8'-BSMNT WHERE BACKFILL HEIGHT = 7'-0" MAX., CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN., OTHERWISE PROVIDE 20 MPa. 28-DAY COMPRESSIVE STRENGTH CONCRETE.
 3. REINFORCING STEEL TO BE GRADE 400.

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

FOR 9 1/2" JOIST DEPTH



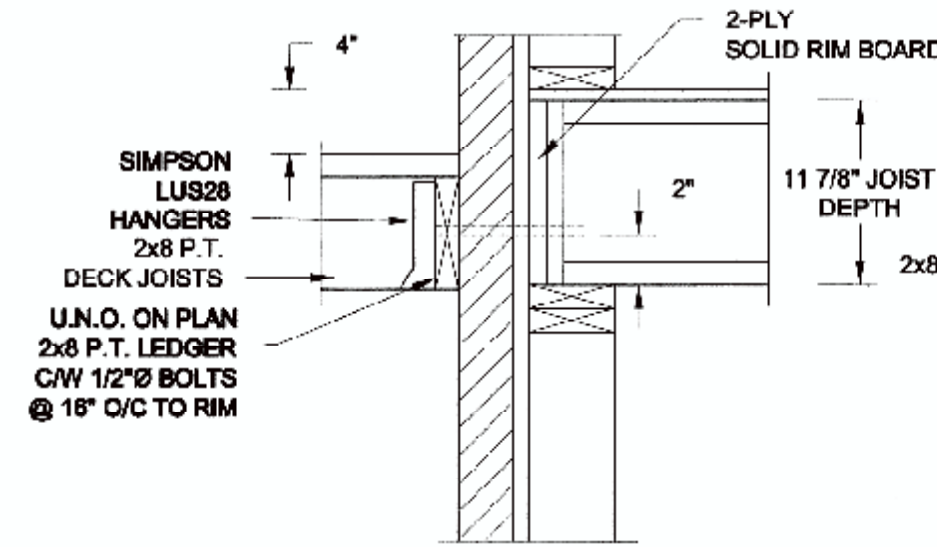
1A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"



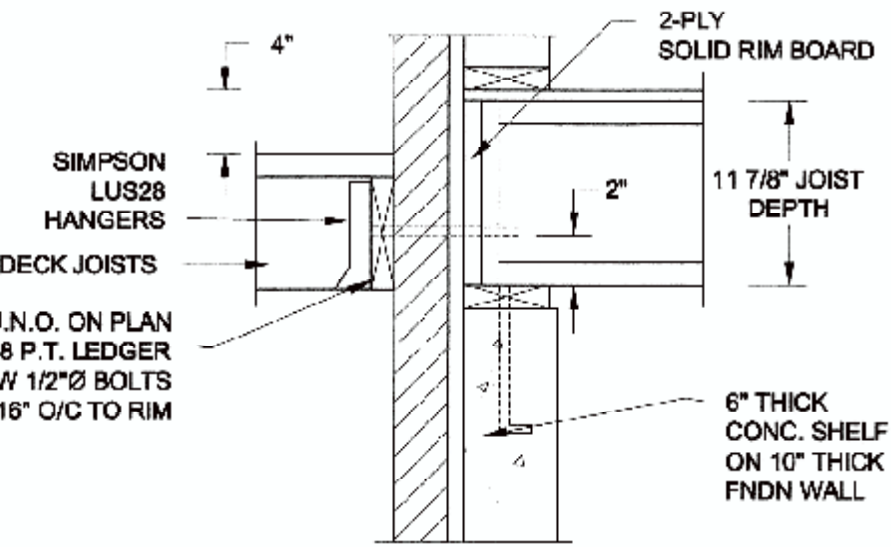
1B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x8 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 8" 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

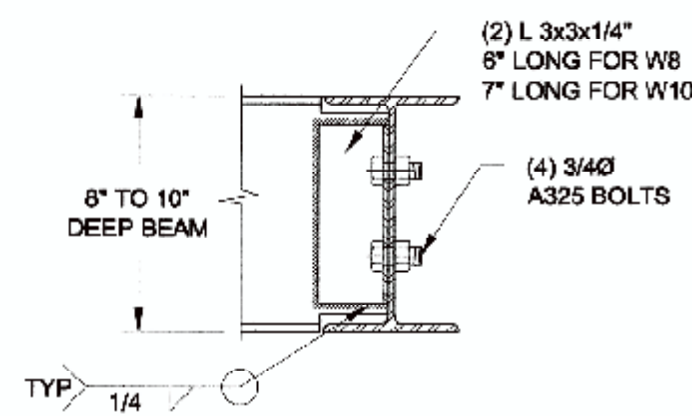


2A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

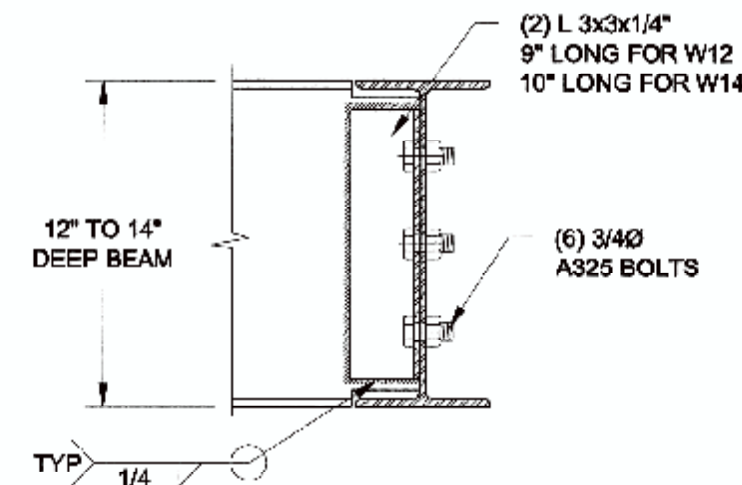


2B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x8 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 8" 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 (W200x58) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W380x72) BEAM MAX.

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

No.	DESCRIPTION	DATE
REVISIONS		

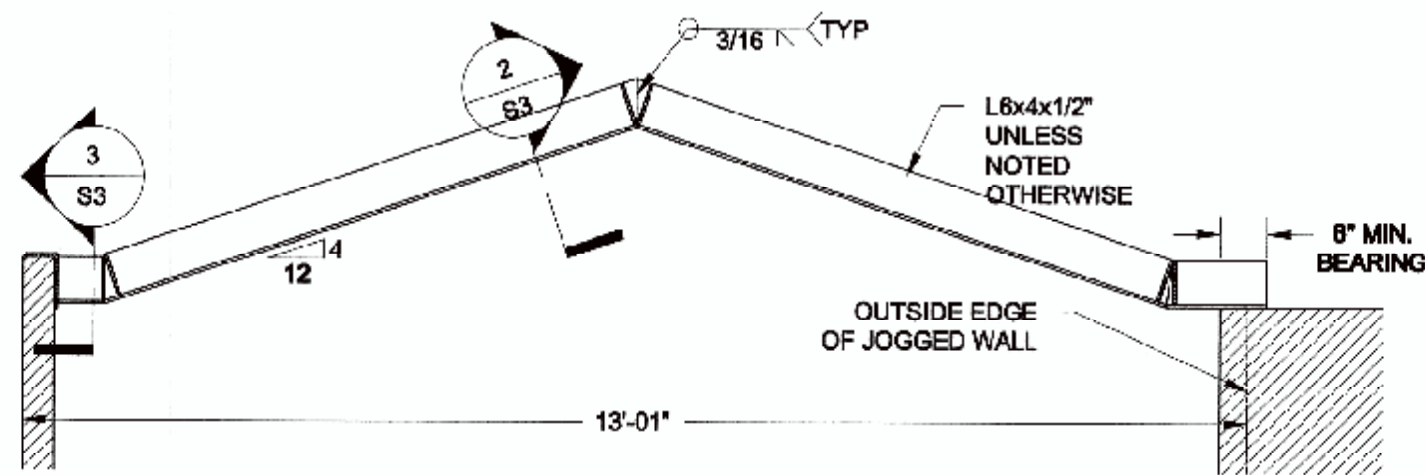
QUAILE ENGINEERING LTD.
38 Parkside Drive, UNIT 7
Newmarket, ON
L3Y 8J7
T: 905-883-8847
E: quaille_eng@rogers.com

BAYVIEW WELLINGTON HOMES
GREEN VALLEY ESTATES
BRADFORD, ONTARIO

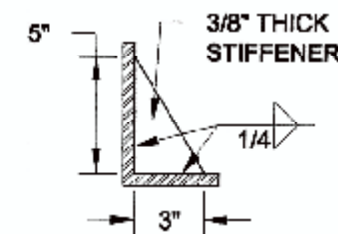
PROJECT NO.	16-102	DATE	AS NOTED
REVISED BY		DATE	NOV-02-2018

STRUCTURAL DETAILS AND NOTES

Q1



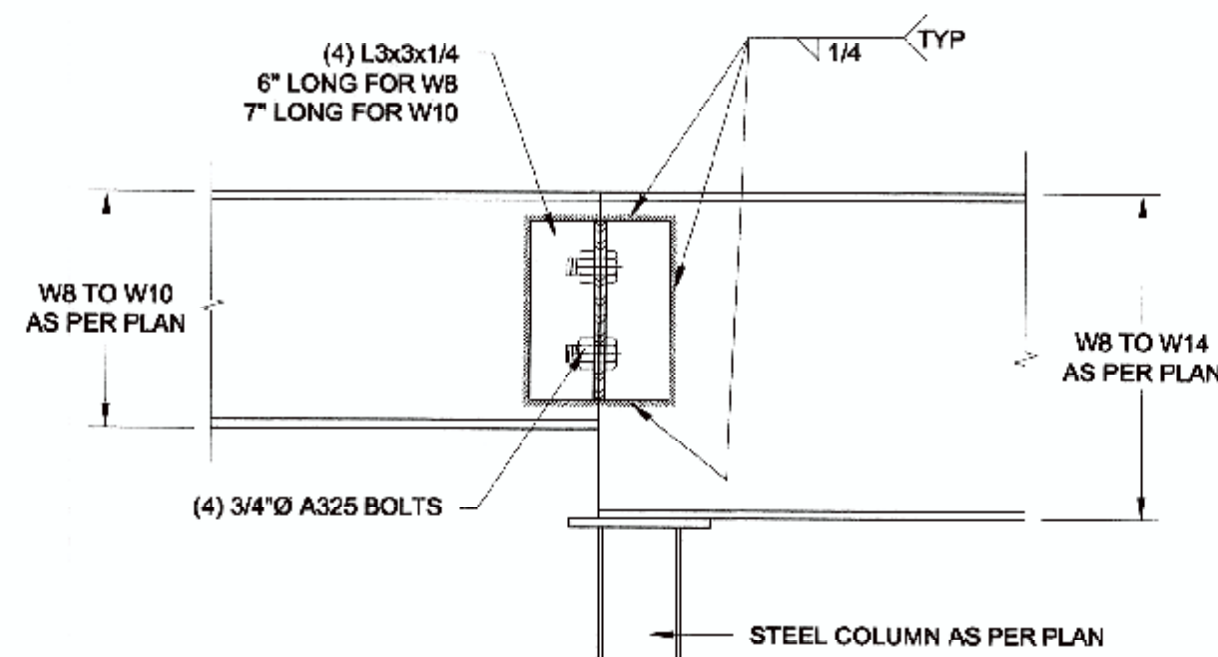
1
S3 **STEEL LINTEL AT GABLE**
SCALE: 1/2" = 1'-0"



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

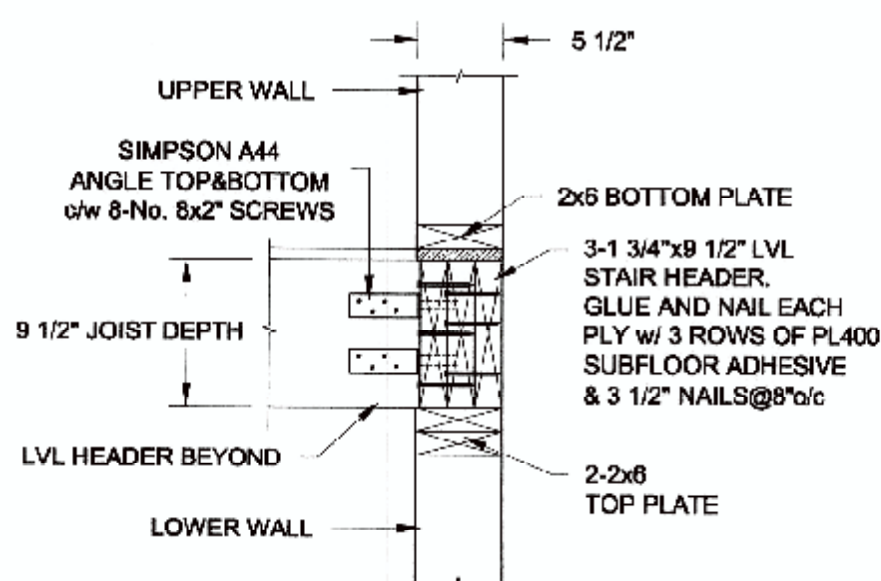


3
S3 **INVERTED ANGLE**
SCALE: 1 1/2" = 1'-0"



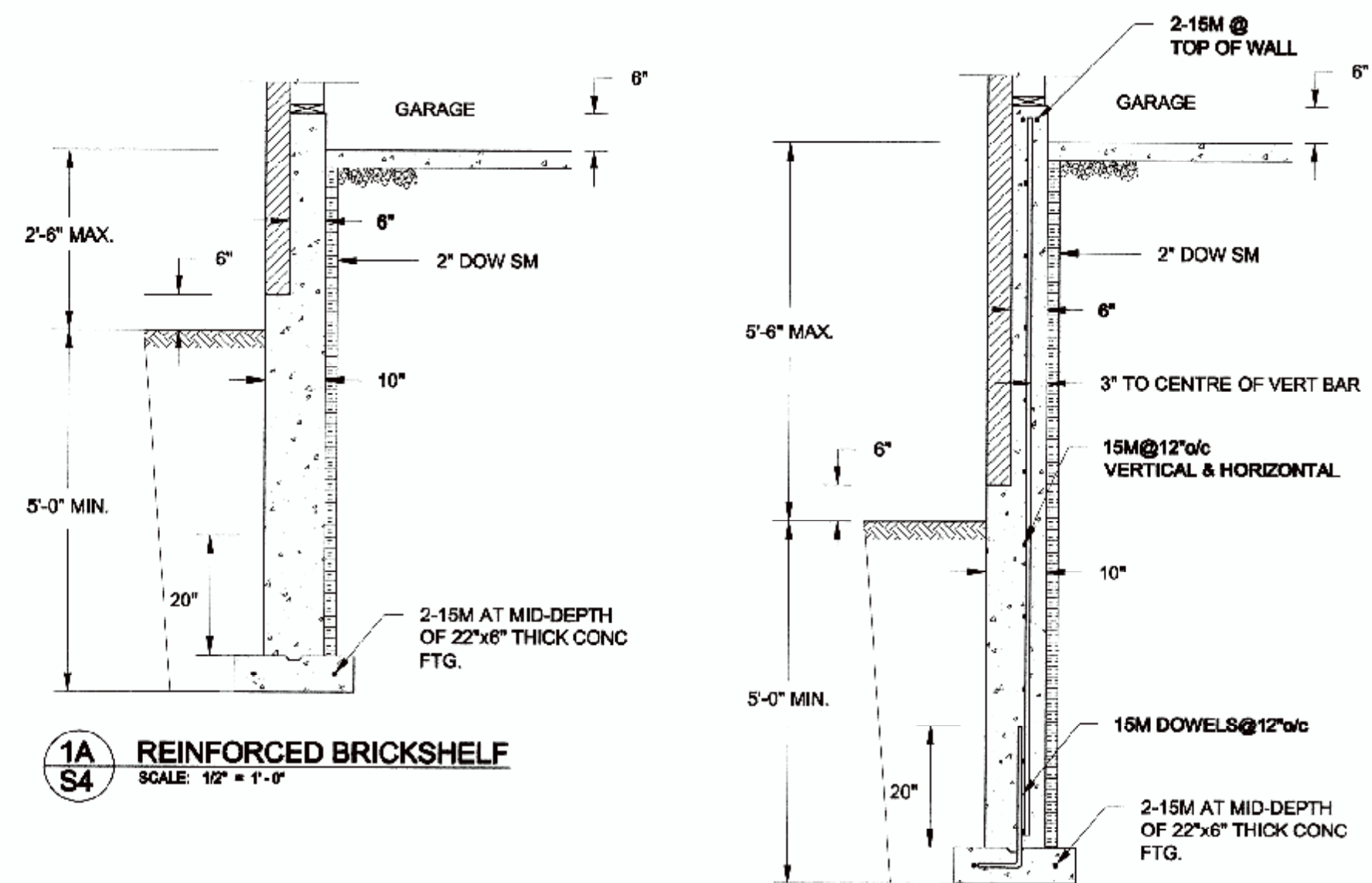
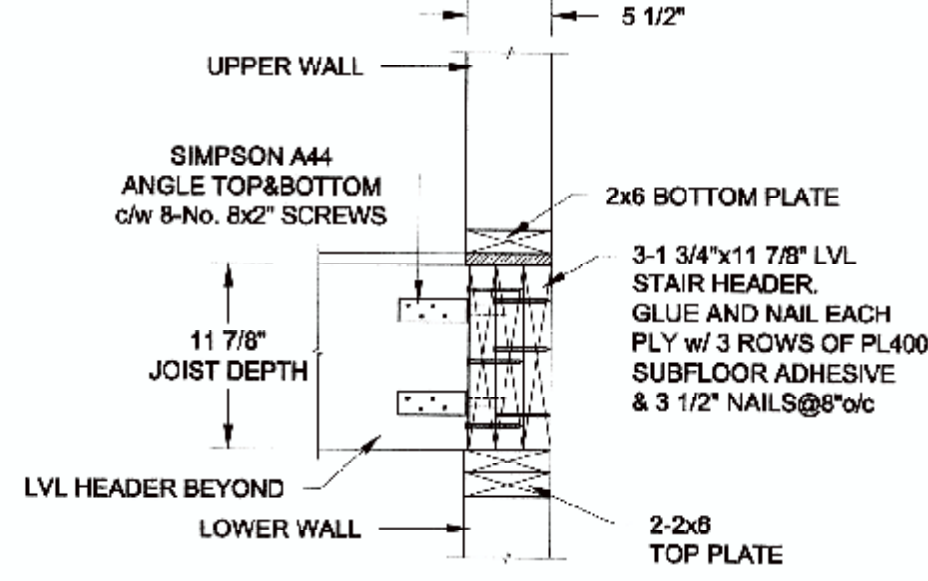
4
S3 **STEEL BEAM CONNECTION**
SCALE: 1 1/2" = 1'-0"

FOR 9 1/2" JOIST DEPTH



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

FOR 11 7/8" JOIST DEPTH

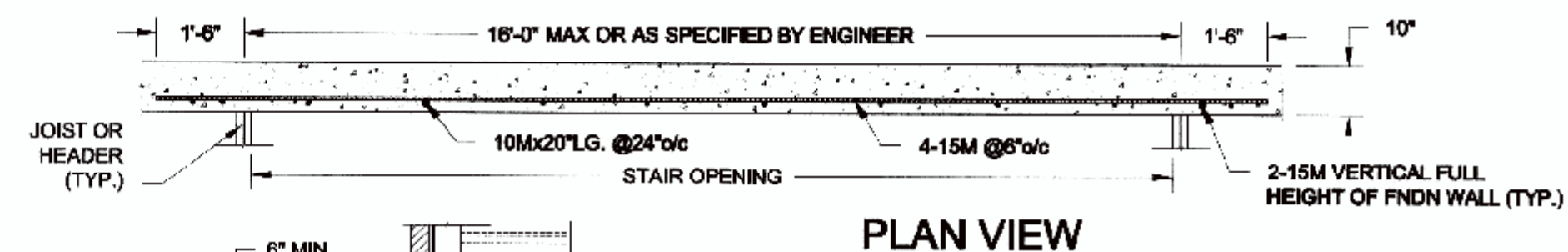


1A
S4 **REINFORCED BRICKSHELF**
SCALE: 1/2" = 1'-0"

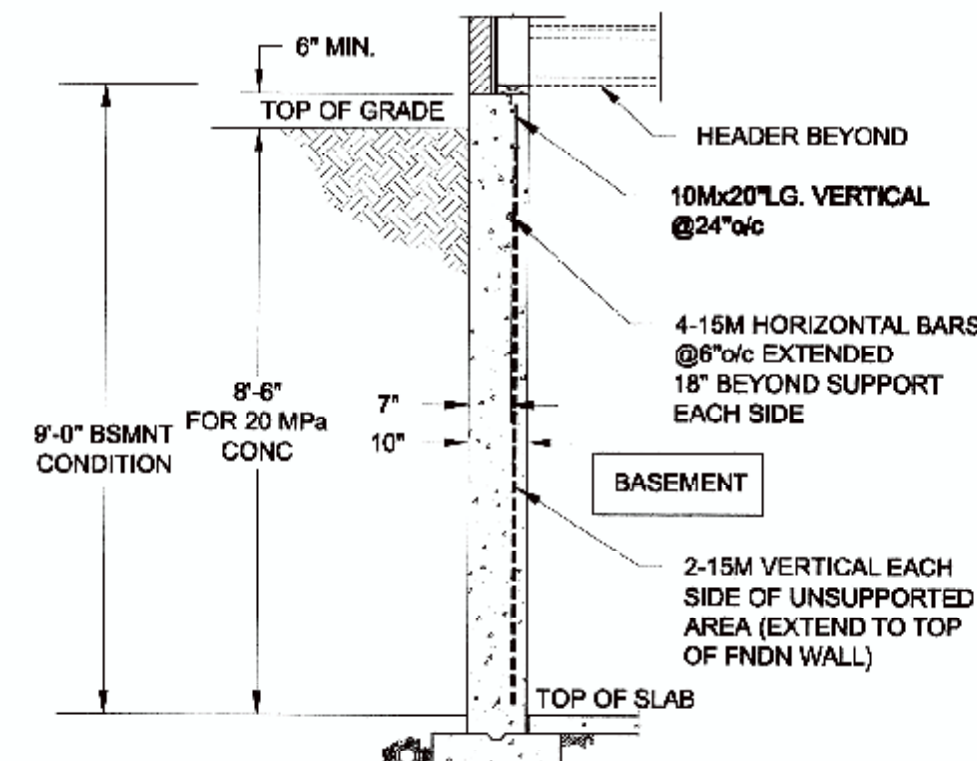
1B
S4 **REINFORCED BRICKSHELF**
SCALE: 1/2" = 1'-0"

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.



PLAN VIEW

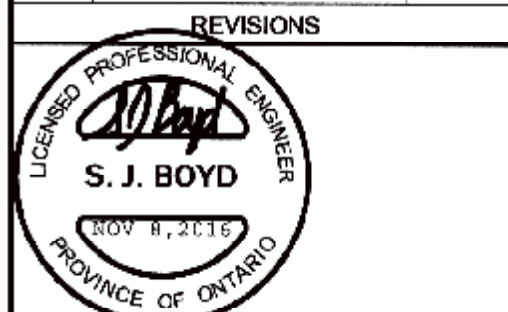


NOTE:

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"

No.	DESCRIPTION	DATE
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BAYVIEW WELLINGTON HOMES
GREEN VALLEY ESTATES
BRADFORD, ONTARIO

NO.	16-102	REVISED
DATE	NOV-2016	
STRUCTURAL DETAILS AND NOTES		Q2