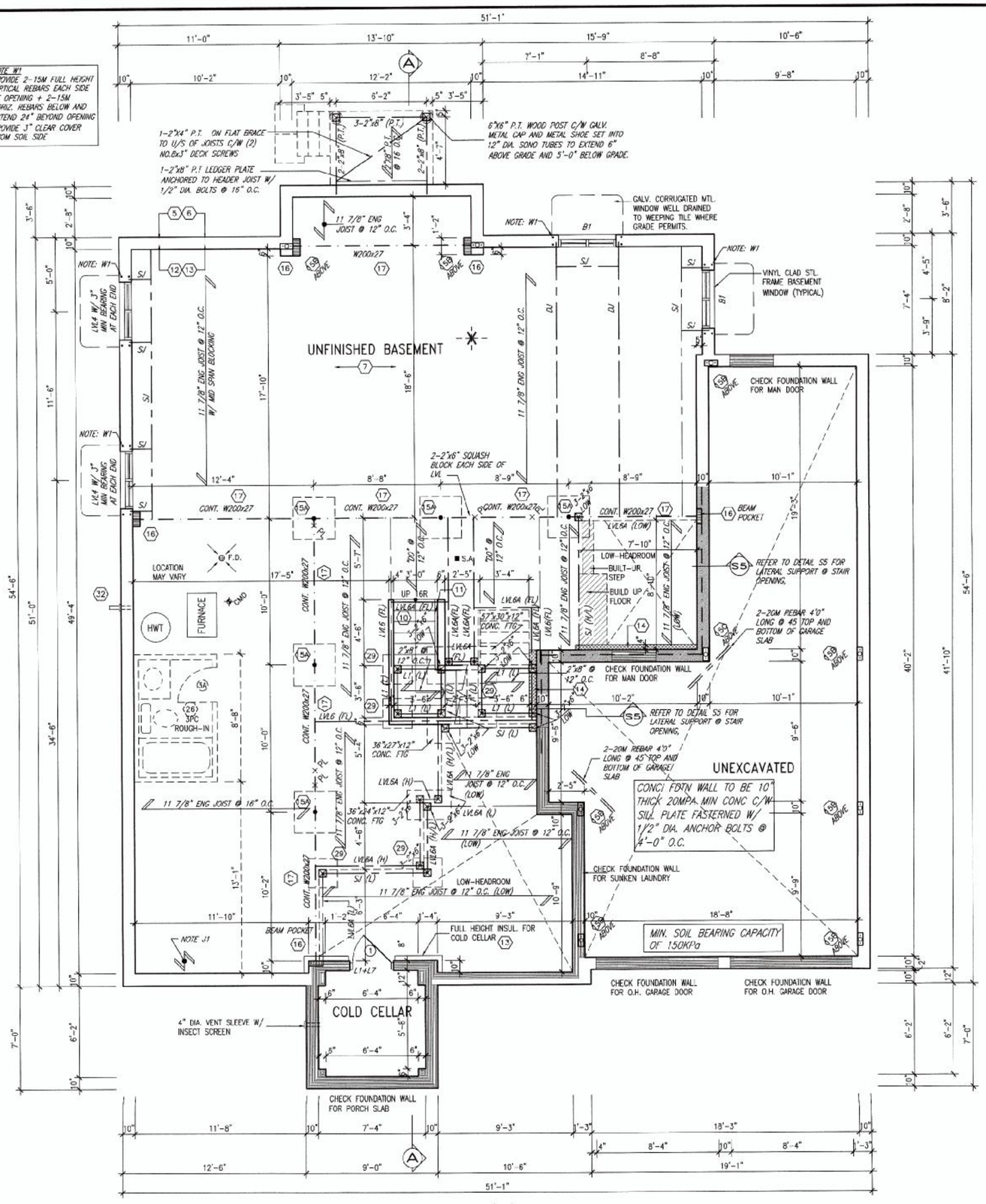

BASEMENT FLOOR PLAN 'A'

AREA CALCULATIONS	EL. A
Ground floor area	1880 sq ft
Second floor area	2052 sq ft
Subtotal	3932 sq ft
Deduct all open area	82 sq ft
Total net area	**3850 sq ft** 357.78 sq m
Finished basement area	00 sq ft
Coverage without porch	2543 sq ft 236.25 sq m
Coverage with porch	**2612 sq ft** 242.66 sq m

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.

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

no.	description	date	by
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5	REVISED AS PER ENG'S COMMENTS	JUN 09-16	RC
4	REV. FOR LOT 151	MAY 28-17	CL
3	REVISED GROUND FLOOR TO 9' HEIGHT	APR 21-17	SB
2	REV AS PER ENG COMMENTS	NOV. 01-16	RC
1	ISSUED FOR CLIENT REVIEW	21-09-15	RC

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qualification information
Wellington Jno-Baptiste 25591
signature BCIN
registration information
VA3 Design Inc. 42658
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VA3 DESIGN
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Toronto ON M2J 1R4
t. 416.630.2255 f. 416.630.4782
va3design.com

BAYVIEW WELLINGTON — S60-1 ROTHCHILD 1

project name: GREEN VALLEY ESTATES — municipality: BRADFORD, ON. — project no. 13045

date: AUG 2016 — BASEMENT FLOOR PLAN ELEV. 'A' — drawing no. 1

drawn by: RC — checked by: BC — scale: 3/16" = 1'-0" — file name: 13045-S60-1-LOT 151

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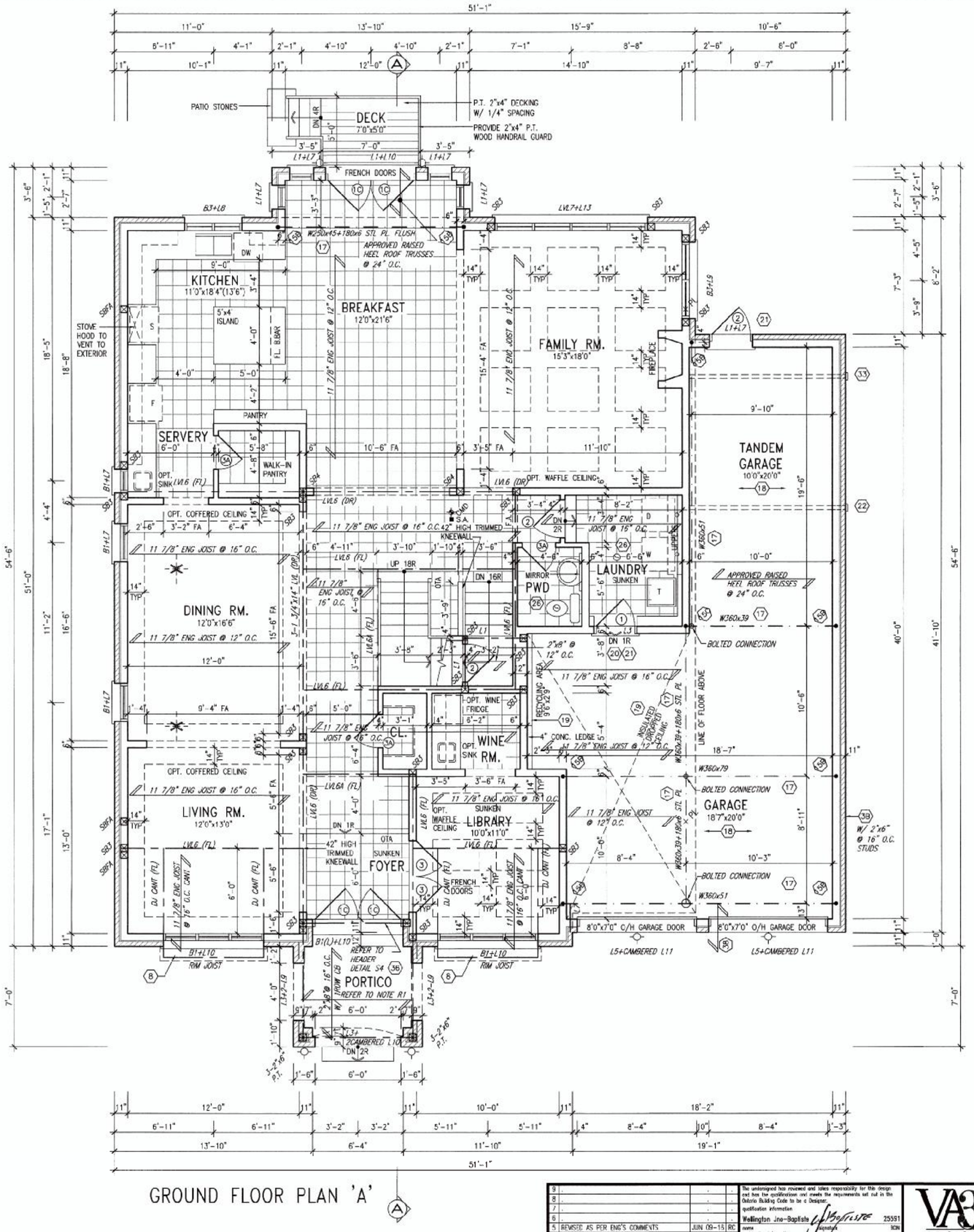
ARCHITECTURAL REVIEW & APPROVAL
JUN 19 2017
John G. Williams Limited, Architect

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
JUN 15, 2017
PROVINCE OF ONTARIO

LOT 151



GROUND FLOOR PLAN 'A'

(50) NSS 3 1/2" x 3 1/2"x1/4" 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

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: 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.

no.	description	date	by
9			
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6			
5	REVISED AS PER ENG'S COMMENTS	JUN 09-16	RC
4	REV. FOR LOT 151	MAY 26-17	CL
3	REVISED GROUND FLOOR TO 9' HEIGHT	APR 21-17	SB
2	REV AS PER ENG COMMENTS	NOV 01-16	RC
1	ISSUED FOR CLIENT REVIEW	21-09-16	RC

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

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va3design.com

BAYVIEW WELLINGTON — S60-1 ROTHCHILD 1

project name: GREEN VALLEY ESTATES
municipality: BRADFORD, ON.
project no. 13045
scale: AUG 2016
drawing name: GROUND FLOOR PLAN ELEV. 'A'
drawn by: RC
checked by: RC
scale: 3/16" = 1'-0"
file name: 13045-S60-1-LOT 151
drawing no. 2

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

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
JUN 15, 2017
PROVINCE OF ONTARIO

LOT 151

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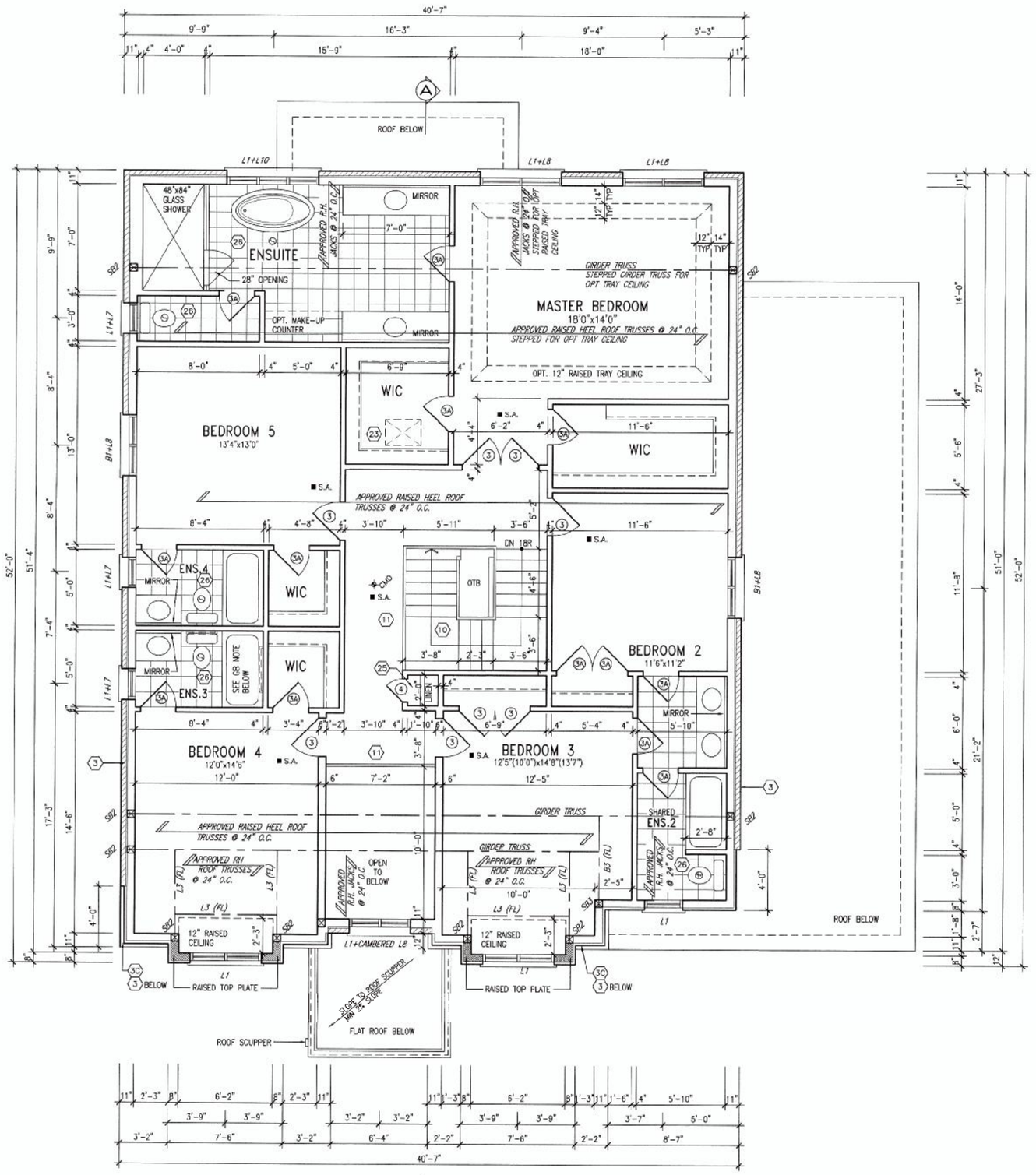
ARCHITECTURAL REVIEW & APPROVAL

JUN 19 2017

John G. Williams Limited, Arch.



SECOND FLOOR PLAN 'A'

GB NOTE:

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3, 3.8.3.8.(3)(a), 3.8.3.6.(3)(c), 3.8.3.13.(2)(f) & 3.8.3.12.(4)(c). AND DETAILS PROVIDED.

NOTE: ROOF FRAMING

ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

no.	description	date	by
9			
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5	REVISED AS PER ENG'S COMMENTS	JUN 09 - 16	RC
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3	REVISED GROUND FLOOR TO 9' HEIGHT	APR 21-17	SB
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registration information BCIN
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BAYVIEW WELLINGTON
project name
GREEN VALLEY ESTATES
municipality
BRADFORD, ON.

S60-1
ROTHCHILD 1
project no. 13045

date AUG 2016
SECOND FLOOR PLAN ELEV. 'A'
drawing no. 3

drawn by RC
checked by RC
scale 3/16" = 1'-0"
file name 13045-S60-1-LOT 151

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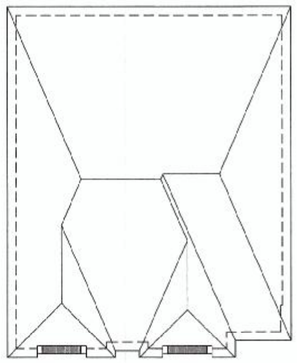
LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
JUN 15, 2017
PROVINCE OF ONTARIO

LOT 151



ROOF PLAN 'A'

UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7)			
60-1 ELEVATION A	**ENERGY EFFICIENCY - OBC SB12**		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	923 S.F.	182 S.F.	19.72 %
LEFT SIDE	1203 S.F.	118 S.F.	9.81 %
RIGHT SIDE	1187 S.F.	76 S.F.	6.40 %
REAR	930 S.F.	242 S.F.	26.02 %
TOTAL SQ. FT.	4243.00 S.F.	618.00 S.F.	14.57 %
TOTAL SQ. M.	394.18 S.M.	57.41 S.M.	14.57 %

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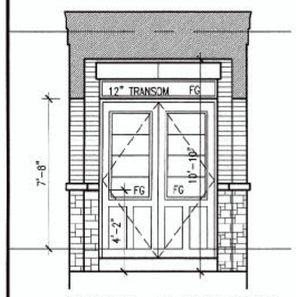
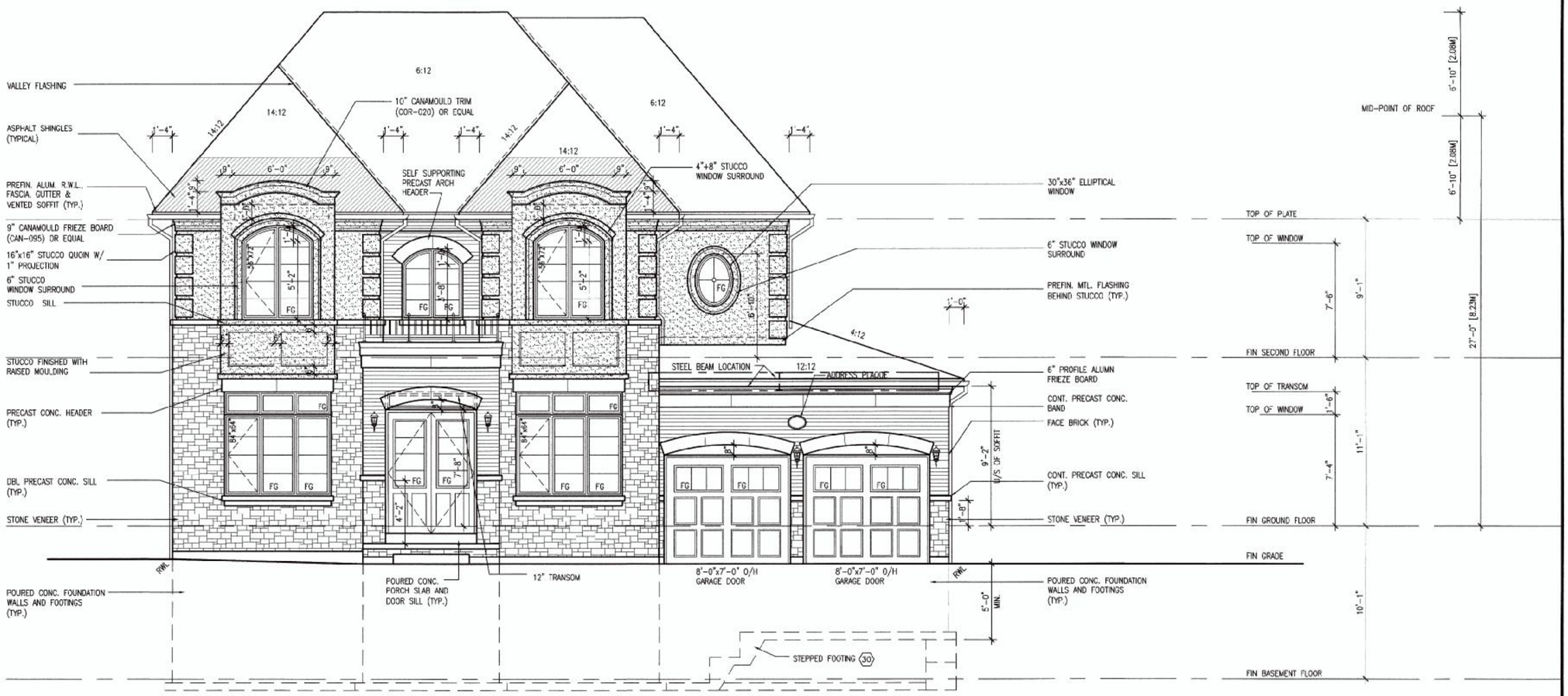
ARCHITECTURAL REVIEW & APPROVAL
JUN 19 2017
John G. Williams Limited, Architect



INSIDE ELEVATION OF POTRICO



FRONT ELEVATION 'A'

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
JUN 15, 2017
PROVINCE OF ONTARIO

LOT 151

no.	description	date	by
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5	REVISED AS PER ENG'S COMMENTS	JUN 09-16	RC
4	REV. FOR LOT 151	MAY 28-17	OL
3	REVISED GROUND FLOOR TO 9' HEIGH"	APR 21-17	SB
2	REV AS PER ENG COMMENTS	NOV 01-16	RC
1	ISSUED FOR CLIENT REVIEW	2 -06-16	RC

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qualification information
Wellington Jno-Baptiste — 25591
name — signature — BCIN
registration information
VA3 Design Inc. — 42658
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VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON — S60-1 ROTHCHILD 1
project name: GREEN VALLEY ESTATES — municipality: BRADFORD, ON. — project no.: 13045
date: AUG 2016 — FRONT ELEVATION A — drawing no.: 4
drawn by: RC — checked by: RC — scale: 3/16" = 1'-0" — file name: 13045-S60-1-LOT 151
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ARCHITECTURAL REVIEW & APPROVAL
JUN 1 9 2017
John G. Williams Limited, Architect

LEFT SIDE ELEVATION 'A'

REFER TO FRONT ELEVATION FOR ADDITIONAL NOTES

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
JUN 15, 2017
PROVINCE OF ONTARIO

LOT 151

no.	description	date	by
9	.	.	.
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5	REVISED AS PER ENG'S COMMENTS	JUN 09-16	RC
4	REV. FOR LOT 151	MAY 28-17	CL
3	REVISED GROUND FLOOR TO 9' HEIGHT	APR 21-17	SB
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1	ISSUED FOR CLIENT REVIEW	21-09-16	RC

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BAYVIEW WELLINGTON

S60-1
ROTHCHILD 1

project name: GREEN VALLEY ESTATES
municipality: BRADFORD, ON.
project no.: 13045

date: AUG 2016
LEFT SIDE ELEVATION A
drawing no.: 5

drawn by: RC
checked by: RC
scale: 3/16" = 1'-0"
file name: 13045-S60-1-LOT 151

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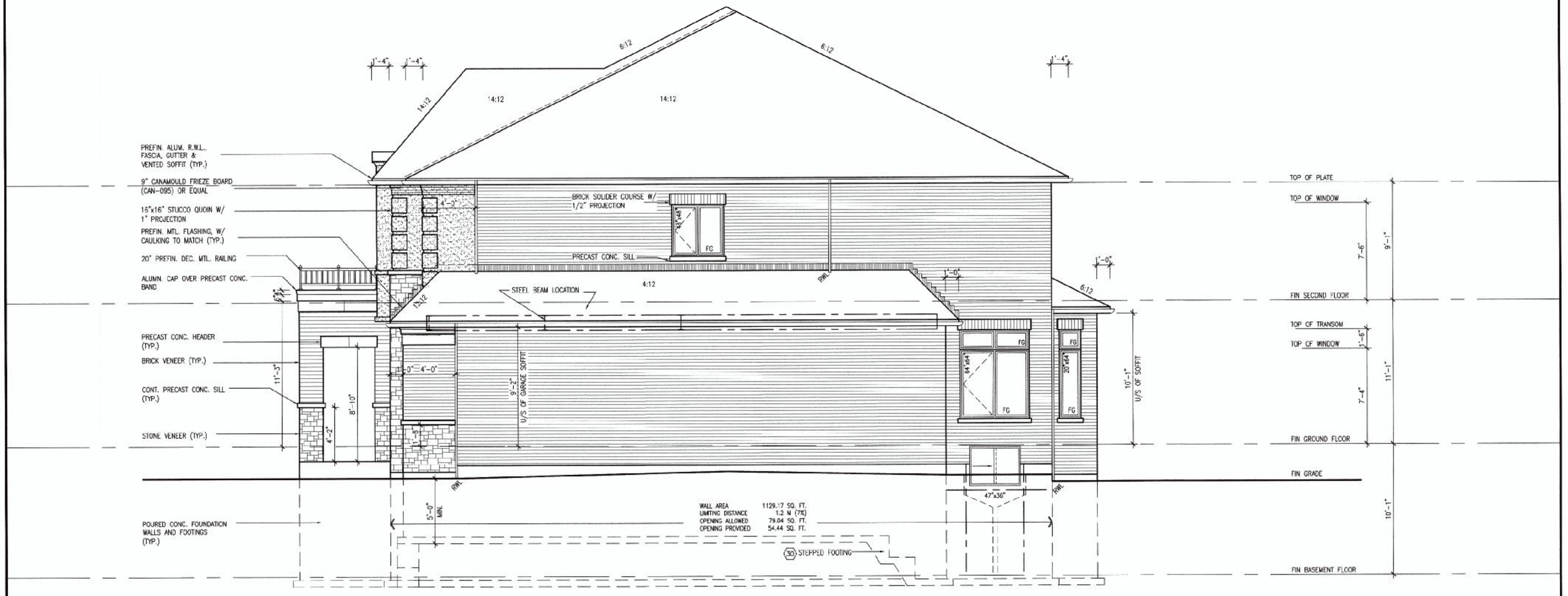
ARCHITECTURAL REVIEW & APPROVAL

JUN 19 2017

John G. Williams Limited, Architect



RIGHT SIDE ELEVATION 'A'

REFER TO FRONT ELEVATION FOR ADDITIONAL NOTES

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
JUN 15, 2017
PROVINCE OF ONTARIO

LOT 151

no.	description	date	by
9	.	.	.
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7	.	.	.
6	.	.	.
5	REVISED AS PER ENG'S COMMENTS	JUN 09-16	RC
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BAYVIEW WELLINGTON — S60-1 ROTHCHILD 1

project name: GREEN VALLEY ESTATES
municipality: BRADFORD, ON.
project no: 13045
date: AUG 2016
drawing name: RIGHT SIDE ELEVATION A
drawn by: RC
checked by: RC
scale: 3/16" = 1'-0"
file name: 13045-S60-1-LOT 151
drawing no: 6
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ARCHITECTURAL REVIEW & APPROVAL
JUN 19 2017
John G. Williams Limited, Architect

REAR ELEVATION 'A'

REFER TO FRONT ELEVATION FOR ADDITIONAL NOTES

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
JUN 15, 2017
PROVINCE OF ONTARIO

LOT 151

no.	description	date	by
9	.		
8	.		
7	.		
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5	REVISED AS PER ENG'S COMMENTS	JUN 09-16	RC
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BAYVIEW WELLINGTON

S60-1
ROTHCHILD 1

project name: GREEN VALLEY ESTATES
municipality: BRADFORD, ON.
project no.: 13045
date: AUG 2016
REAR ELEVATION
drawing no.: 7
drawn by: RC
checked by: RC
scale: 3/16" = 1'-0"
file name: 13045-S60-1-LOT 151

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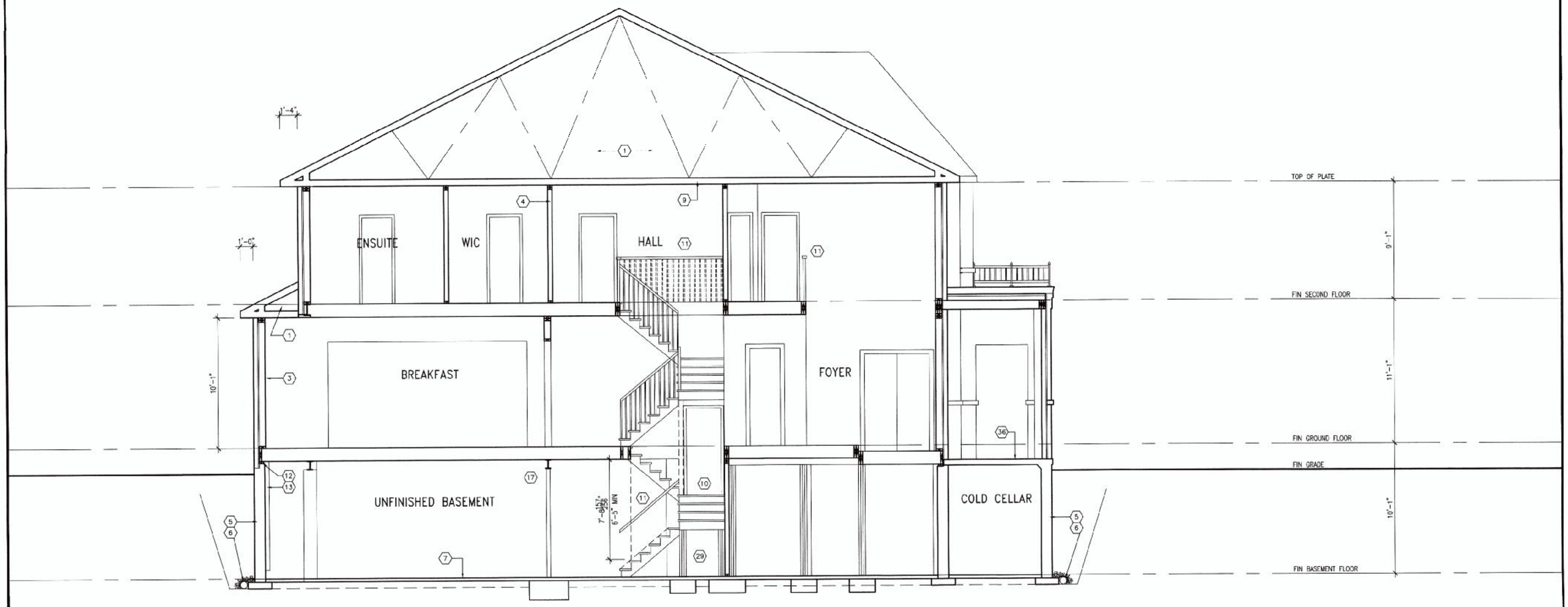

SECTION 'A-A'

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
JUN 15, 2017
PROVINCE OF ONTARIO

LOT 151

no	description	date	by
9	.	.	.
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BAYVIEW WELLINGTON
S60-1
ROTHCHILD 1
project name: GREEN VALLEY ESTATES
municipality: BRADFORD, ON.
project no.: 13045
date: AUG 2016
SECTION A-A
drawn by: RC
checked by: RC
scale: 3/16" = 1'-0"
file name: 13045-S60-1-LOT 151
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. 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 (1⅛") EXTERIOR STRUCTURAL INSULATED SHEATHING RSI 0.7 (R4) BY "BP" OR EQUAL, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 4.23 (R24) INSUL. AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

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

2C. RESERVED

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

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

3. BRICK VENEER CONSTRUCTION (2"x6")
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 (1⅛") EXT. STRUCT. INSULATED SHEATHING RSI 0.7 (R4) BY "BP" OR EQUAL, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 4.23 (R24) INSUL. & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER. 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

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

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

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

5. FOUNDATION WALL/FOOTINGS: (9.15.3, 9.15.4, 9.13.2, 9.14.2.1.(2))
200mm (8") POURED CONC. FDTN. WALL 15MPa (2200psi) WITH BITUMENOUS DAMPPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYED CONC. FTG. BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN. BEARING CAPACITY OF 150kPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED.

STOREYS SUPPORTED	W/ MASONRY VENEER	W/ SIDING ONLY
1	16" WIDE x 6" DEEP	16" WIDE x 6" DEEP
2	20" WIDE x 6" DEEP	20" WIDE x 6" DEEP
3	26" WIDE x 9" DEEP	20" WIDE x 6" DEEP

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

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

2 STOREY WITH WALK-OUT BASEMENT 545x175 (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 (R50) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL. RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL.

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

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

FOR CURVED STAIRS

MIN. RUN	= 150 (6")
MIN. AVG. RUN	= 200 (8")

11. HANDRAILS -OBC. 9.8.7.-
FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION.

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

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

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

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

15. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)
89mm(3-1/2") DIA x 3.0mm(0.118) SINGLE WALL TUBE TYPE 2 ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kN (16,000lbs.) AT A MAX. EXTENSION OF 2318mm (7'-7 1/2") CONFORMING TO CAN/CGSB-7.2-94. AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 870x870x410 (34"x34"x16") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MINIMUM AND AS PER SOILS REPORT.

15A. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)
89mm(3-1/2") DIA x 4.78mm(.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"x12"x2") FIELD WELD COL. TO BASE PLATE.

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

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

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

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

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

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

22. DRYER EXHAUST (OBC-6.2.3.8.(7) & 6.2.4.11.)
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
LINEN CLOSET, 4 SHELVES MIN. 350mm (14") DEEP.

26. MECHANICAL EXHAUST
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 ST. BEAMS AND 280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL, ANCHORED WITH 2-19mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.
OR
SOLID WOOD BEARING FOR WOOD STUD WALLS
SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH OBC 9.17.4.2(2).

28. RESERVED

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

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

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

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

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

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

35. EXPOSED BUILDING FACE (OBC. 9.10.15. & SB-2-2.3.5.(2))
EXTERIOR WALLS TO HAVE A FIRE RESISTANCE 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.)
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") C.C. EACH WAY IN BOTTOM THIRD OF SLAB. MIN. 30mm (1 1/4") COVER, 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDTN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDTN. WALLS. PROVIDE (L7) LINTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.

37. 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 SOLID WITH MORTAR.

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

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 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 184 (3/2" x 8") SPR.#2
B2 ----	4/38 x 184 (4/2" x 8") SPR.#2
B7 ----	5/38 x 184 (5/2" x 8") SPR.#2
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 6.4L (3-1/2" x 3-1/2" x 1/4"L)
L8 --	89 x 89 x 7.9L (3-1/2" x 3-1/2" x 5/16"L)
L9 --	102 x 89 x 7.9L (4" x 3-1/2" x 5/16"L)
L10 --	127 x 89 x 7.9L (5" x 3-1/2" x 5/16"L)
L11 --	127 x 89 x 11.0L (5" x 3-1/2" x 7/16"L)
L12 --	152 x 102 x 11.0L (6"x 4" x 7/16"L)
L13 --	178 x 102 x 11.0L (7"x 4" x 7/16"L)

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A ---	1-1 3/4"x7 1/4" (1-45x184)
LVL1 ---	2-1 3/4"x7 1/4" (2-45x184)
LVL2 ---	3-1 3/4"x7 1/4" (3-45x184)
LVL3 ---	4-1 3/4"x7 1/4" (4-45x184)
LVL4A ---	1-1 3/4"x9 1/2" (1-45x240)
LVL4 ---	2-1 3/4"x9 1/2" (2-45x240)
LVL5 ---	3-1 3/4"x9 1/2" (3-45x240)
LVL5A ---	4-1 3/4"x9 1/2" (4-45x240)
LVL5A ---	1-1 3/4"x11 7/8" (1-45x300)
LVL6 ---	2-1 3/4"x11 7/8" (2-45x300)
LVL7 ---	3-1 3/4"x11 7/8" (3-45x300)
LVL8 ---	4-1 3/4"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	660 x 2030 x 35 (2'-2" x 6'-8" x 1-3/8")
5.	INTERIOR DOOR	460 x 2030 x 35 (1'-6" x 6'-8" x 1-3/8")

LEGEND

CLASS 'B' VENT	LIGHT FIXTURE (CEILING MOUNTED)	DJ	DOUBLE JOIST
EXHAUST VENT	PC LIGHT FIXTURE (PULL CHAIN)	TJ	TRIPLE JOIST
DUPLEX OUTLET (12" HIGH)	LIGHT FIXTURE (WALL MOUNTED)	LVL	LAMINATED VENEER LUMBER
42" DUPLEX OUTLET (HEIGHT AS NOTED A.F.F)	SWITCH	PL	POINT LOAD FROM ABOVE
WP WEATHERPROOF DUPLEX OUTLET	FD FLOOR DRAIN	P.T.	PRESSURE TREATED LUMBER
HEAVY DUTY OUTLET	HB HOSE BIB	G.T.	GIRDER TRUSS BY ROOF TRUSS MANUF.
PL POT LIGHT		F.A.	FLAT ARCH
		C.A.	CURVED ARCH
		M.C.	MEDICINE CABINET
			CONC. BLOCK WALL
			DOUBLE VOLUME WALL SEE NOTE 39.

SB — 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.

SBFA — SOLID WOOD BEARING TO MATCH FROM ABOVE

SA — SMOKE ALARM (REFER TO OBC 9.10.19)
PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL AND ALSO 1 IN EACH BEDROOM NEAR HALL DOOR. ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF 1 SOUNDS.
BATTERY BACK-UP REQUIRED. SMOKE ALARMS TO INCORPORATE VISUAL SIGNALLING COMPONENT (9.10.19.3.(3)).

CMD — CARBON MONOXIDE ALARM (OBC 9.33.4.)
WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A DWELLING UNIT, A CARBON MONOXIDE ALARM CONFORMING TO CAN./CSA-6.19 OR UL2034 SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE DETECTOR(S) SHALL BE PERMANENTLY WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE DETECTORS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED. REFER TO MANUFACTURER FOR ADDDITIONAL REQUIREMENTS.

SOIL GAS CONTROL (OBC 9.13.4.1 & 9.13.4.2)
PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING IF REQUIRED.

MECHANICAL SYMBOLS
- HP — HEAT PIPE
- PL — PLUMBING (TOILET)
- PL — PLUMBING (BATH, SINK,SHOWER)
- WA — WARM AIR
- RA — RETURN AIR DUCT

NOTE: STABILITY OF NARROW (20'-25') & TALL (±30') HOUSES
-BUILDER TO PROVIDE SUFFICIENT TEMPORARY BRACING TO RESIST WIND LOADING WHEN UNDER CONSTRUCTION.
FURTHER RECOMMENDATIONS:
1) REDUCE THE FOUNDATION WALL SILL PLATE ANCHOR BOLT SPACING FROM 2400mm o/c(7'-10") TO 1220mm o/c (4'-0") FOR STANDARD CONDITIONS.
2) USE 9.5mm (3/8") THICK PLYWOOD OR WAFERBOARD FOR THE EXTERIOR WALL SHEATHING.
3) TO STIFFEN THE STRUCTURE IN TRANSVERSE DIRECTION USE 9.5mm (3/8") THICK PLYWOOD NAILED TO THE INTERIOR PARTITIONS ON EACH FLOOR FOR A MINIMUM 2 INTERIOR PARTITION WALLS ON BOTH SIDES AND PERPENDICULAR TO THE LONG WALLS.

GENERAL NOTES

WINDOWS:
1) MINIMUM BEDROOM WINDOW -OBC 9.9.10.1.-
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m2 UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3").
2) WINDOW GUARDS -OBC. 9.8.8.1.(6)
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")
3) EXTERIOR WINDOWS
SHALL COMPLY WITH OBC DIV.-B 9.7.3. & SB12-2.1.1.8.

GENERAL:
1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. B, 6.2.2. SEE MECHANICAL DRAWINGS.
2) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2., 5.6.2.2.(3) AND MUNICIPAL STANDARDS.
3) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.
4) STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3, 3.8.3.8.(1)(d) & 3.8.3.13.(1)(f). SEE DETAIL.
5) ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12-2.1.1.9.
6) ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV.-B 9.25.3.

LUMBER:
1) ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE.
2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE
3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No. 2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.
4) ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.
5) LVL BEAMS SHALL BE 2.0E -2950Fb MIN., NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm (7 1/4",9 1/2", 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm (1/2") DIA GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C.
6) PROVIDE TOP MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SIMPSON STRONG TIE OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS NOTED OTHERWISE.
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 CONC. BY AT LEAST 2 mil. 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. B-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.

UPDATED: NOV. 13, 2014
REVISION: ONT. REG. 332/12-2012 OBC Amendment O. Reg. 368/13
2014
VA3 REFERENCE NUMBER

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
JUN 15, 2017
PROVINCE OF ONTARIO

REFER TO UNIT DRAWINGS OR PAGE CN-2 FOR SB-12 COMPLIANCE PACKAGE TO BE USED FOR THIS MODEL.
The minimum thermal performance of building envelope and equipment shall conform to the selected package unless otherwise noted.

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.

no.	description	date	by
9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	REVISED AS PER ENG'S COMMENTS	JUN 09-16	RC
4	REV. FOR LOT 151	MAY 28-17	CL
3	REVISED GROUND FLOOR TO 9' HEIGHT	APR 21-17	SB
2	REVISED AS PER ENG'S COMMENTS	NOV 28-16	RC
1	ISSUED FOR CLIENT REVIEW	21-09-16	RC

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

VA3 DESIGN
255 Consumers Rd Suite 120
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va3design.com

BAYVIEW WELLINGTON
S60-2
ROTHCHILD 2
project name: GREEN VALLEY ESTATES
municipality: BRADFORD, ON.
project no. 13045
date: AUG 2016
REAR ELEVATION WOD
drawing no.: CN1
drawn by: RC
checked by: RC
scale: 3/16" = 1'-0"
file name: 13045-S60-1-LOT 151
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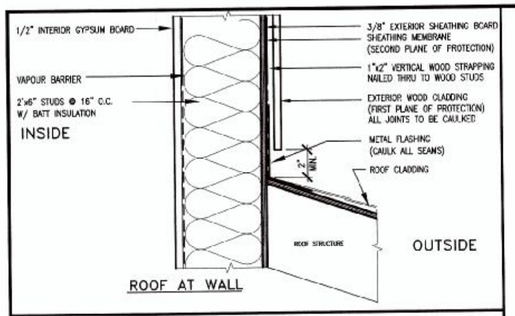
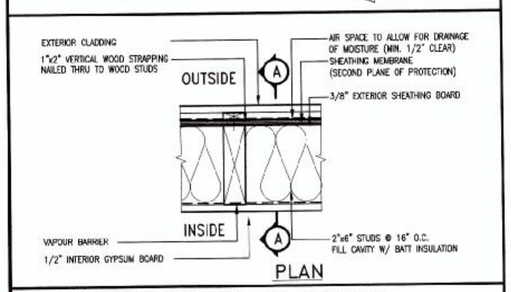
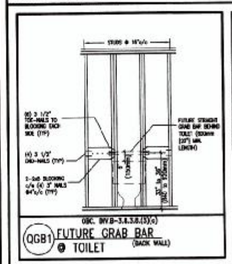




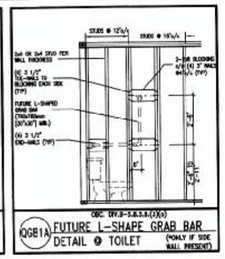
EXTERIOR WOOD CLADDING WALL ASSEMBLY

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

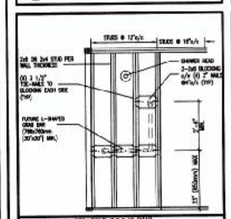
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM.
FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb)
REFER TO OBC. DIV. B- 9.5.2.3.. WATER CLOSET 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c). SHOWER 3.8.3.13.(2)(Y). BATHTUB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



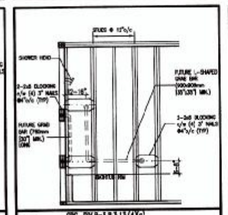
QGB1 FUTURE GRAB BAR @ TOILET (BACK WALL)



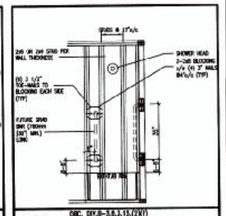
QGB1A FUTURE L-SHAPE GRAB BAR DETAIL @ TOILET (ONLY IF SIDE WALL PRESENT)



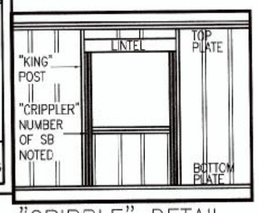
QGB3 FUTURE L-SHAPE GRAB BAR DETAIL @ SHOWER (BACK WALL)



QGB4 FUTURE GRAB BAR IN BATHTUB (SIDE VIEW)



QGB4A FUTURE GRAB BAR IN BATHTUB (VERTICAL BAR LOCATED @ EACH END WALL)



"CRIPPLE" DETAIL

** MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW:
2"x6" @ 16" O.C. – 12'-6"
2"x6" @ 12" O.C. – 13'-10"
2-2"x6" @ 16" O.C. – 15'-0"
2-2"x6" @ 12" O.C. – 17'-4"

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

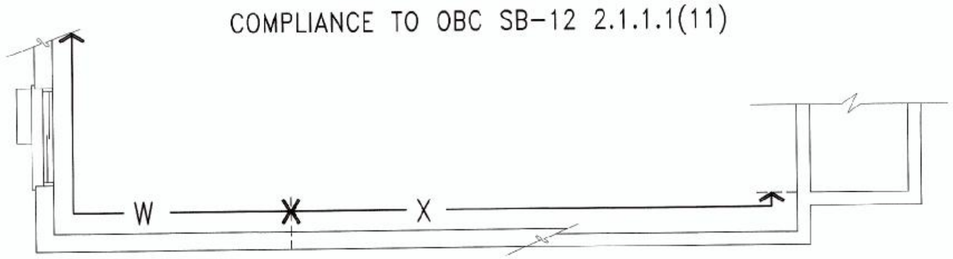
NOTES:
1. FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa
2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
3. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
4. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.
5. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)
6. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa
7. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.
8. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

** STUD INFORMATION TAKEN FROM OBC TABLE A-30

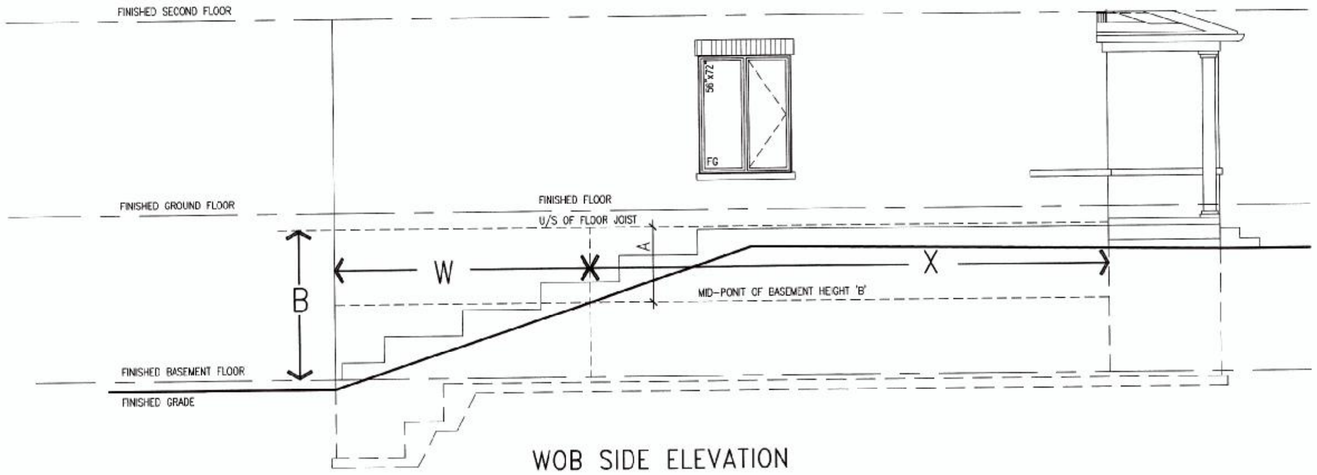
MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:
2"x4" @ 16" O.C. – 9-10"
2-2"x4" @ 12" O.C. – 10'-9"
2-2"x4" @ 16" O.C. – 11'-2"
2-2"x4" @ 12" O.C. – 12'-4"

NOTES:
1. FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa.
2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR.
3. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
4. PROVIDE A MINIMUN OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE.
5. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.
6. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF
7. 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

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
JUN 15, 2017
PROVINCE OF ONTARIO

no.	description	date	by
9		-	-
8		-	-
7		-	-
6		-	-
5	REVISED AS PER ENG'S COMMENTS	JUN 09-16	RC
4	REV. FOR LOT 151	MAY 26-17	CL
3	REVISED GROUND FLOOR TO 9' HEIGHT	APR 21-17	SB
2	REVISED AS PER ENG'S COMMENTS	NOV 26-16	RC
1	ISSUED FOR CLIENT REVIEW	21-09-16	RC

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

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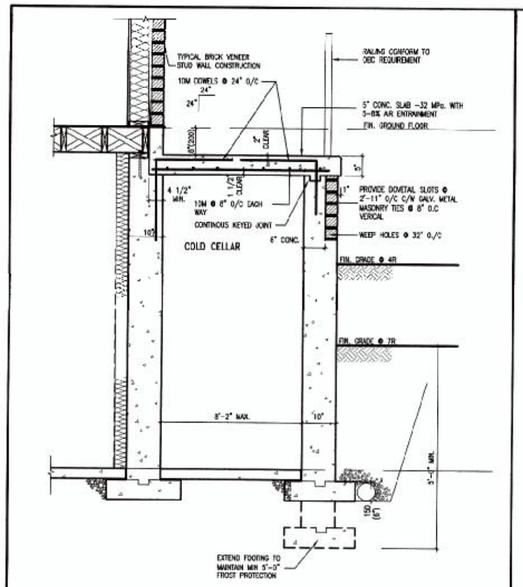
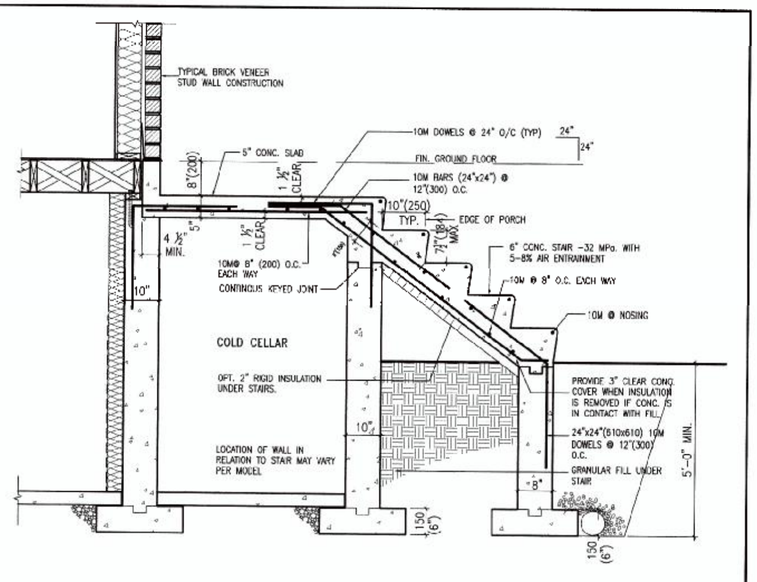
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4732
va3design.com

BAYVIEW WELLINGTON — S60-2 ROTHCHILD 2
project name: GREEN VALLEY ESTATES — municipality: BRADFORD, ON. — project no. 13045
date: AUG 2016 — drawing name: REAR ELEVATION WOD
drawn by: RC — checked by: RC — scale: 3/16" = 1'-0" — file name: 13045-S60-1-LOT 151 — drawing no. CN2
RICHARD - N:\ARCHIVE\WORKING\2013\13045.BW_us3p\$05\BW\13045-S60-1-LOT 151.dwg - Fri - Jun 9 16 7 - 3:38 PM



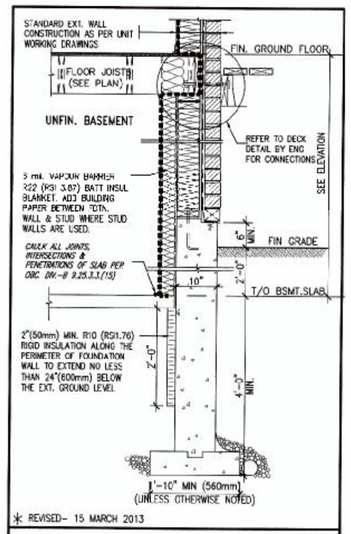
X1 SECTION AT PORCH FOR 4-7R CONDITION

SCALE: N.T.S.



X2 EXTERIOR CONC. STAIR DETAIL (6 RISERS/ 7 RISERS SIMILAR)

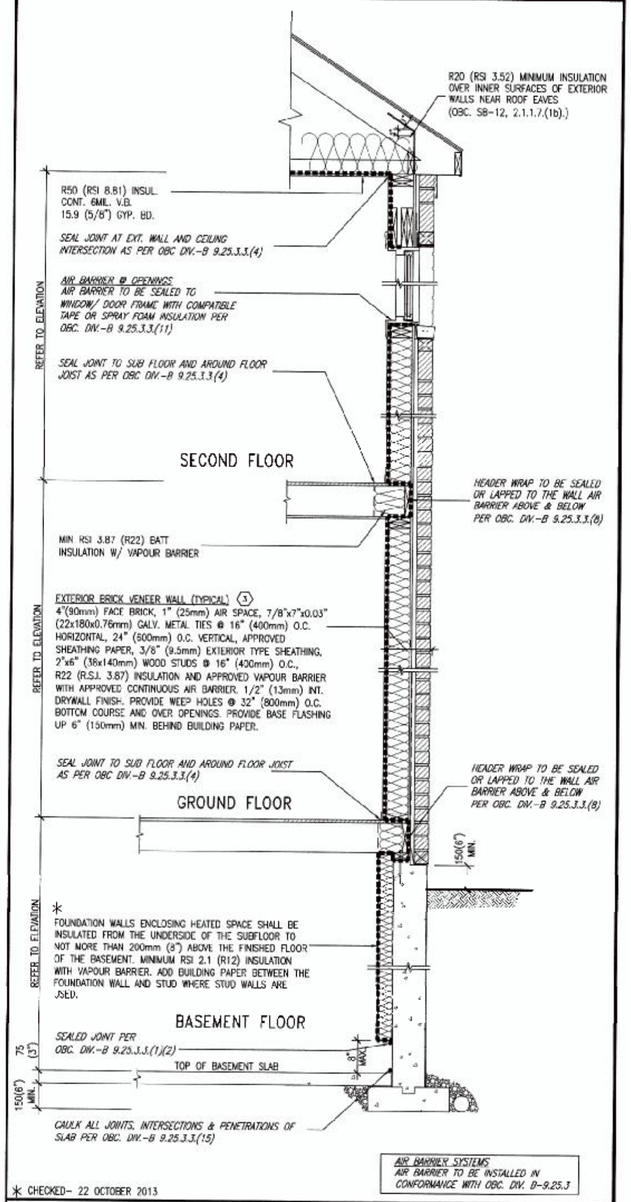
SCALE: N.T.S.



* REVISED- 15 MARCH 2013

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

SB12-COMPLIANCE PACKAGE 'J'



* CHECKED- 22 OCTOBER 2013

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

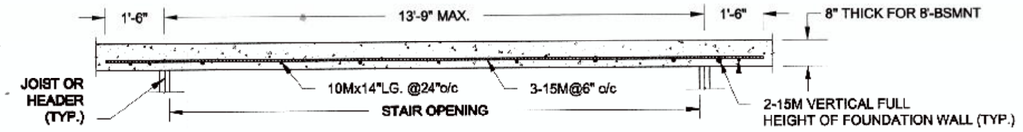
LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
JUN 15, 2017
PROVINCE OF ONTARIO

no	description	date	by
9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	REVISED AS PER ENG'S COMMENTS	JUN 09-16	RC
4	REV. FOR LOT 151	MAY 28-17	C.
3	REVISED GROUND FLOOR TO 9' HEIGHT	APR 21-17	SB
2	REVISED AS PER ENG'S COMMENTS	NOV 28-16	RC
1	ISSUED FOR CLIENT REVIEW	21-09-15	RC

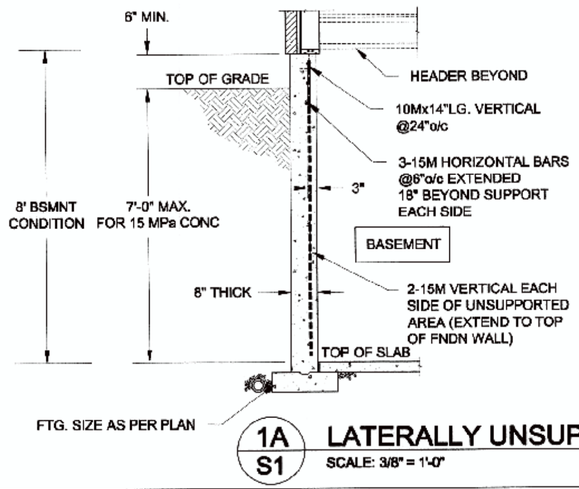
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Wellington Jno-Baptiste — 25591
registration information
VA3 Design Inc. — 42658
Contractor must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

VA3 DESIGN
255 Consumers Rd Suite 123
Toronto ON M2J 1R4
t 416.630.2255 f 415.630.4782
va3design.com

BAYVIEW WELLINGTON — S60-2 ROTHCHILD 2
project name: GREEN VALLEY ESTATES — municipality: BRADFORD, ON. — project no.: 13045
date: AUG 2016 — drawing name: REAR ELEVATION WOD — drawing no.: CN3
drawn by: RC — checked by: BC — scale: 3/16" = 1'-0" — file name: 13045-S60-1-LOT 151
RICHARD - R:\ARCHIVE\WORKING\2015\13045 BW\units\60\PH1\13045-S60-1-LOT 151.dwg - Fri - Jun 9, 2017 - 3:38 PM



PLAN VIEW

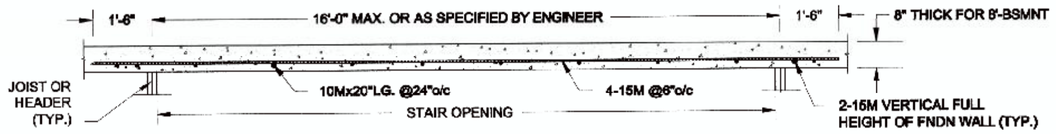


NOTES:

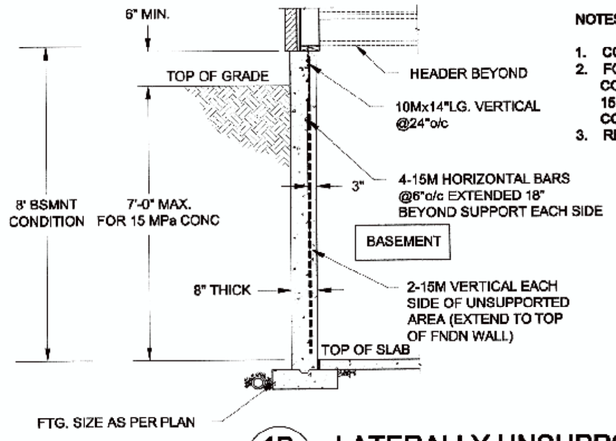
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. FOR 8'-BSMNT WHERE BACKFILL HEIGHT = 7'-0" MAX., CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN., OTHERWISE PROVIDE 20 MPa. 28-DAY COMPRESSIVE STRENGTH CONCRETE.
3. REINFORCING STEEL TO BE GRADE 400.

1A / S1 LATERALLY UNSUPPORTED WALL

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



PLAN VIEW



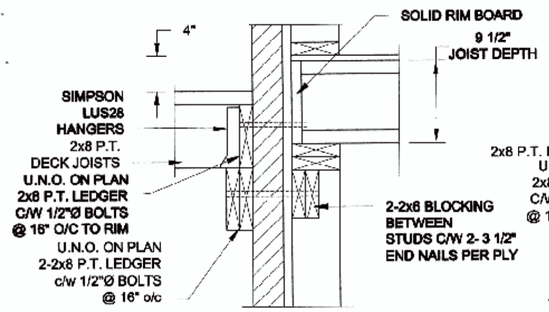
NOTES:

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

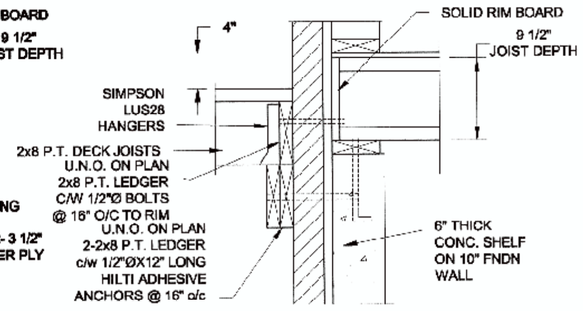
SCALE: 3/8" = 1'-0"

FOR 9 1/2" JOIST DEPTH



1A / S2 DECK FASTENING DETAIL

SCALE: 1" = 1'-0"

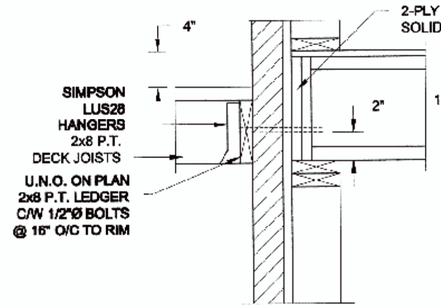


1B / S2 DECK FASTENING DETAIL

SCALE: 1" = 1'-0"

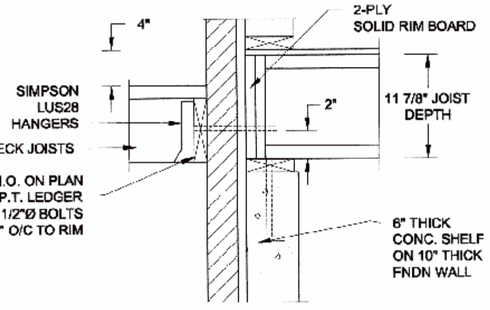
NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

FOR 11 7/8" JOIST DEPTH



2A / S2 DECK FASTENING DETAIL

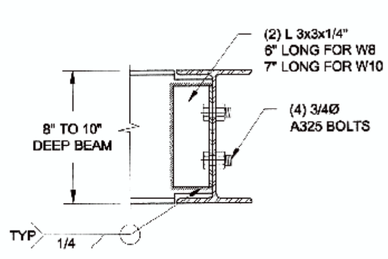
SCALE: 1" = 1'-0"



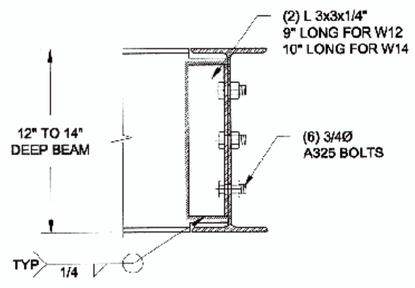
2B / S2 DECK FASTENING DETAIL

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"

No.	DESCRIPTION	DATE
	REVISIONS	

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
NOV 8, 2016
PROVINCE OF ONTARIO

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E: quaile.eng@rogers.com

BAYVIEW WELLINGTON HOMES
GREEN VALLEY ESTATES
BRADFORD, ONTARIO

SC	16-102	AS NOTED
S.B / S.B		NOV-02-2016

STRUCTURAL DETAILS AND NOTES

Q1

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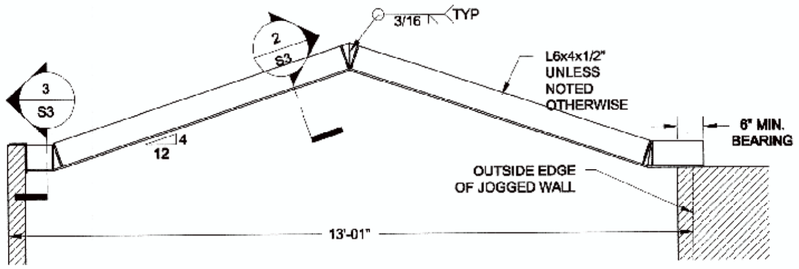
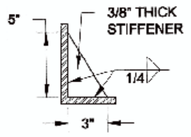
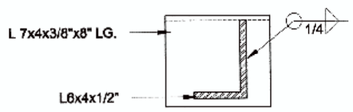


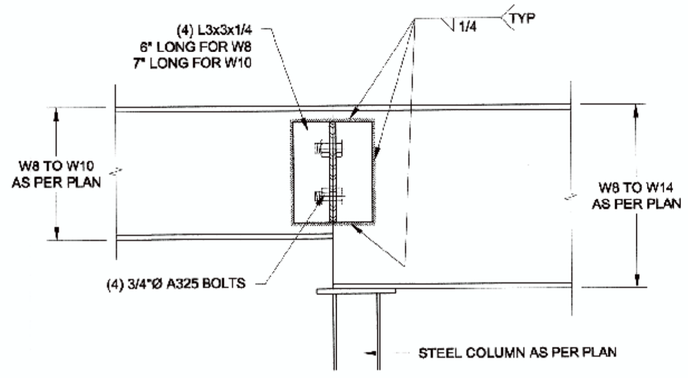
1 / S3 STEEL LINTEL AT GABLE
SCALE: 1/2" = 1'-0"



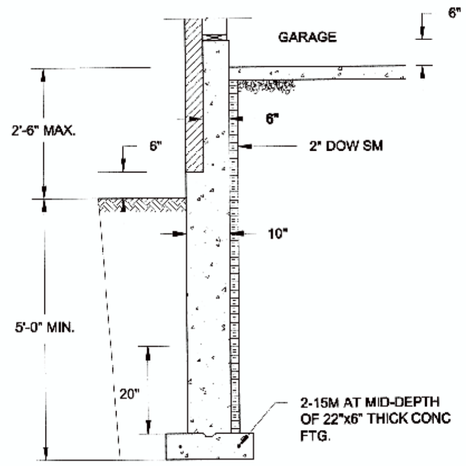
2 / S3 TYP. STIFFENER
SCALE: 1 1/2" = 1'-0"



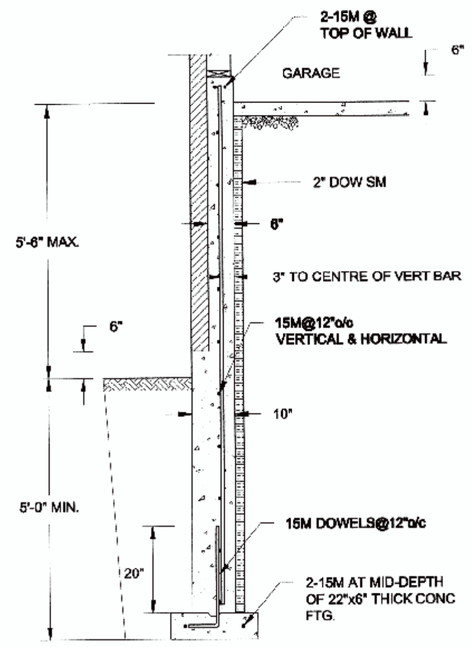
3 / S3 INVERTED ANGLE
SCALE: 1 1/2" = 1'-0"



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



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

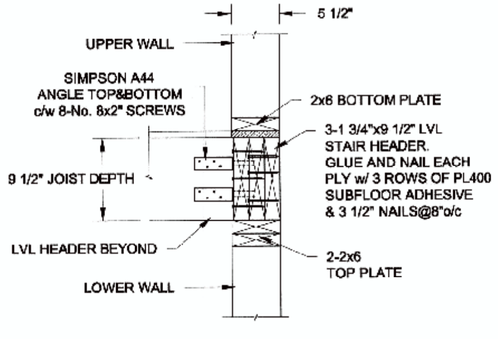


1B / S4 REINFORCED BRICKSHELF
SCALE: 1/2" = 1'-0"

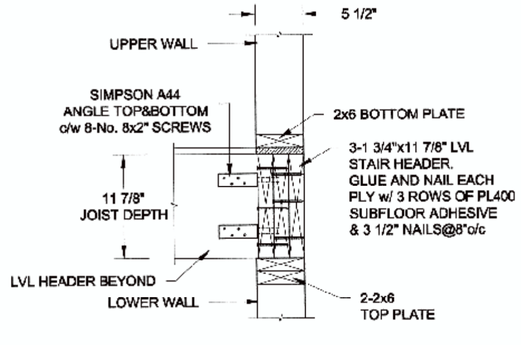
NOTE:

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.

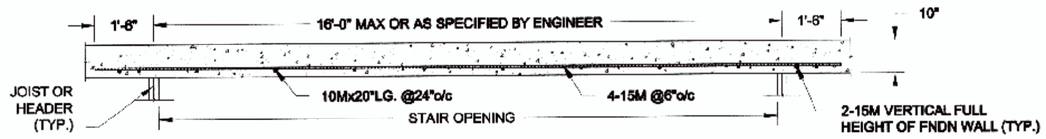
FOR 9 1/2" JOIST DEPTH



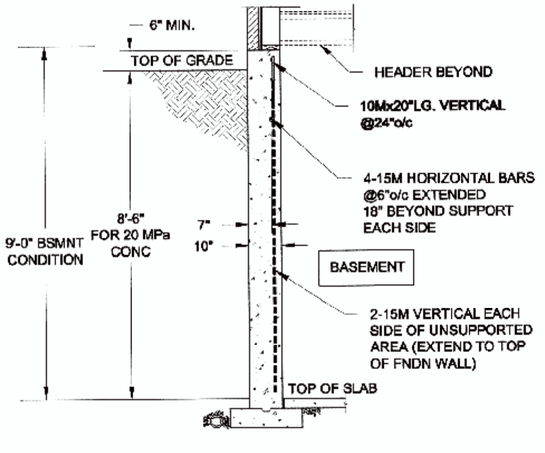
FOR 11 7/8" JOIST DEPTH



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



PLAN VIEW



NOTE:

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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
	REVISIONS	

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NOV 8, 2016
PROVINCE OF ONTARIO

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BAYVIEW WELLINGTON HOMES
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GC	16-102	AS NOTED
S.B / S.B		NOV 08 2016

STRUCTURAL DETAILS AND NOTES

Q2

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