

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

FEB/08 2018

John G. Williams fulfilled, Architect

[illegible]

NOTE 11: PROVIDE SOLID BLOCKING @ 24" O.C. WHERE FLOOR JOISTS ARE PARALLEL TO FOUNDATION WALL (TYP.)

BASEMENT PLAN 'C'

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

by	8 RC	The undersigned has reviewed and takes responsibility for this design and has the qualifications and means the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jan-Boultice <i>4150/25175</i> 25591 name registration information <i>4150/25175</i> Specialty VAS 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 recopied.
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VAD
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vod@design.com

BAYVIEW WELLINGTON	S42-7C
RIDEAU 7	

project name	municipality	project no.
GREEN VALLEY ESTATES	BRADFORD, ON.	16022N

dms	checked by	scale	file name	drawing no.
drawn by				
NC	RC	3/16" = 1'-0"	16023-S42-7C	1C

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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

3-2"x6" P.T. BUILT-UP
POST ANCHORED AT TOP
& BOTTOM W/ GALV.
MTL. SHOE (TYP.)—7

-DOWNTURNED
17x12" LONG

NOTE R1

Licensed Professional Engineer
S. J. BOYD
Province of Ontario
FEB 7, 2018

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

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

**SPECIFIED BY /
MANUFACTURER**

9 .	.	.
8 .	.	.
7 .	.	.
6 .	.	.
5 .	.	.
4 .	.	.
3 .	.	.
2 REWISD AS PER ENG'S COMMENTS	FEB 01-18	RC
1 ISSUED FOR CLIENT REVIEW		
no. description	date	by

The undersigned has reviewed and takes responsibility for this design and the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	signature <i>[Signature]</i>	25539
Wellington Jno-Baptiste	BCR	42655
name registration information WAS Design Inc.	signature <i>[Signature]</i>	42655

VAB
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vabdesign.com

project name BAYVIEW WELLINGTON	S42-7C RIDEAU 7
project no. GREEN VALLEY ESTATES	project no. BRADFORD, ON.
date	drawing no.
drawn by	checked by
scale	RC
film name	16023-S42-7C
printed —	—

GROUND FLOOR PLAN 'C'

INDICATES REDUCED SIDE YARD

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

**LOCATE UTILITY METERS AWAY
FROM PUBLIC VIEW**

20

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John J. Williams Limited, Ltd.

3.8.3.13.(1)(f). AND DETAILS PROVIDED

no.	description
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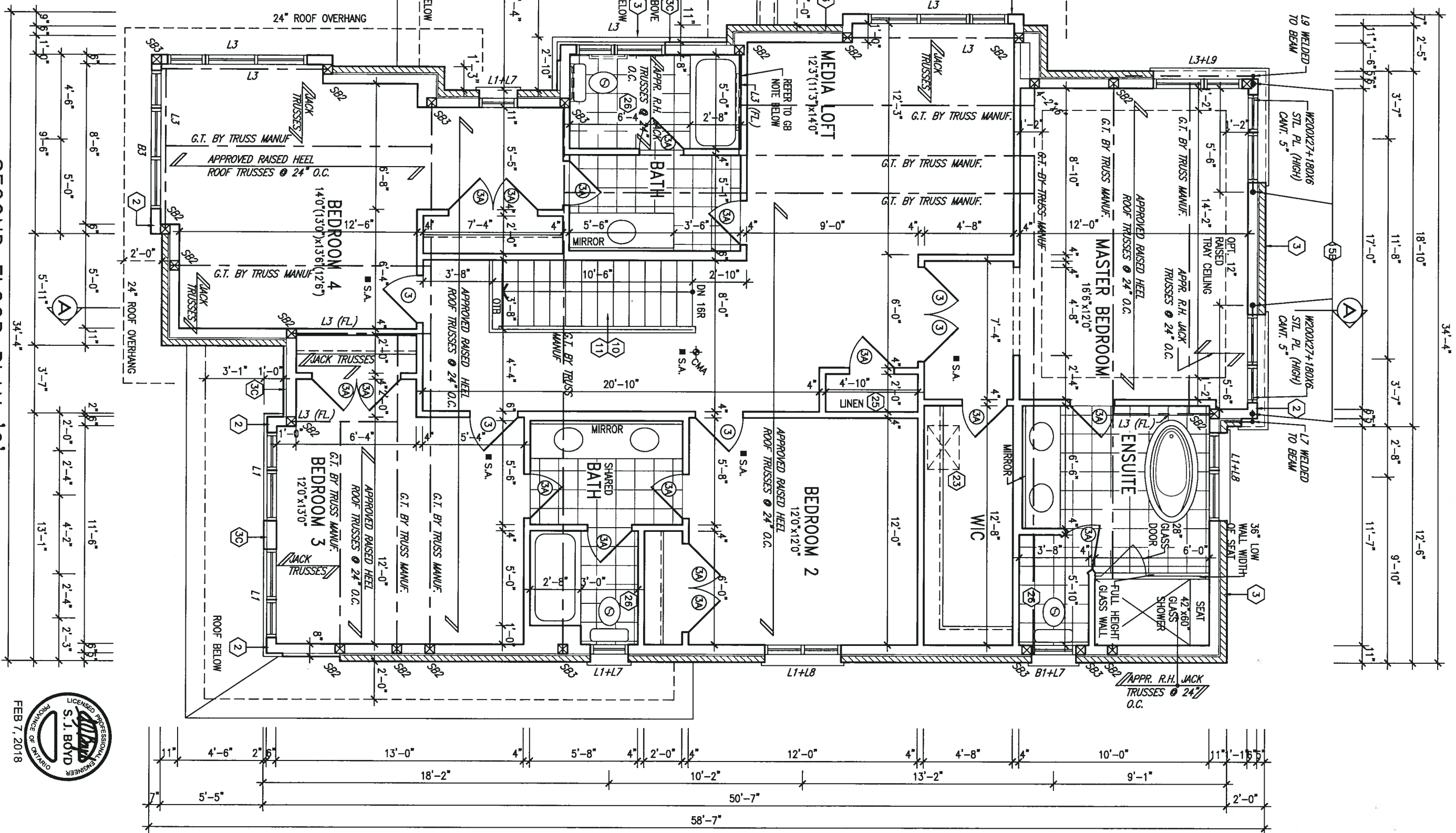
of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

va3design.com

16023-S42-1C	RC	S/1b = 1-0	1C
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FEB 7, 2018

4 BEDROOM + MEDIA LOFT



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6"5" FEB 08 2018
3"4"7"

OPT. SECOND FLOOR PLAN 'C'
5 BEDROOM

no.	description	issued for client review	revised as per ENG's COMMENTS	2559	RC	2559	RC
1	ISSUED FOR CLIENT REVIEW		FEB 01-18				
2	REVISED AS PER ENG'S COMMENTS						
3							
4							
5							
6							
7							
8							
9							
10							

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

Wellingdon Jno-Bopliste

name
registration information
VAA3 Design Inc.

signature

42555

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 firm. They are to be used only for the completion of the work. Drawings are not to be altered.

V3
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v3design.com

BAYVIEW WELLINGTON		S42-7C	
GREEN VALLEY ESTATES		RIDEAU 7	
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON.	project no. 1602	
data	OPT. SECOND FLOOR PLAN ELEV. 'C' (5 BR)		
drawn by NC	checked by RC	scale 3/16" = 1'-0"	file name 16023-S42-7C
preparation — 10-A ARCHITECT WORKBOOK 2016.61 1503 120A U-A-1 1201 15031 542-7C 4C		CS 154 2 0018 1547 DU	
4C		drawing no.	

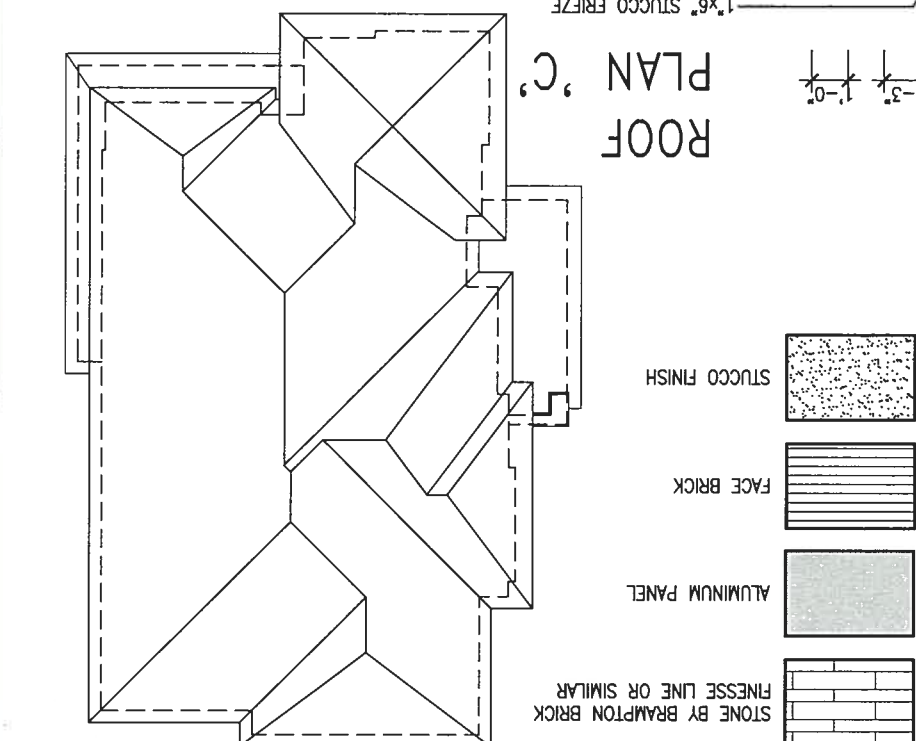
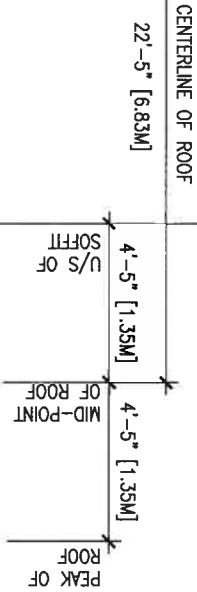
All drawings, specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

ELECTRIC VEHICLE CHARGING SYSTEM (EVCS)
ROUGH-IN FOR FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT (CHARGING SYSTEM) TO BE INSTALLED.
ROUGH-IN SHALL INCLUDE:

- A minimum 200 amp Panelboard,
- Conduit that is not less than 1 1/16" (27mm) trade size,
- A square 4 11/16" (119mm) trade size electrical outlet box.

in the Garage or carport or adjacent to driveway;

REFER TO 2012 OBC 9.34.4.



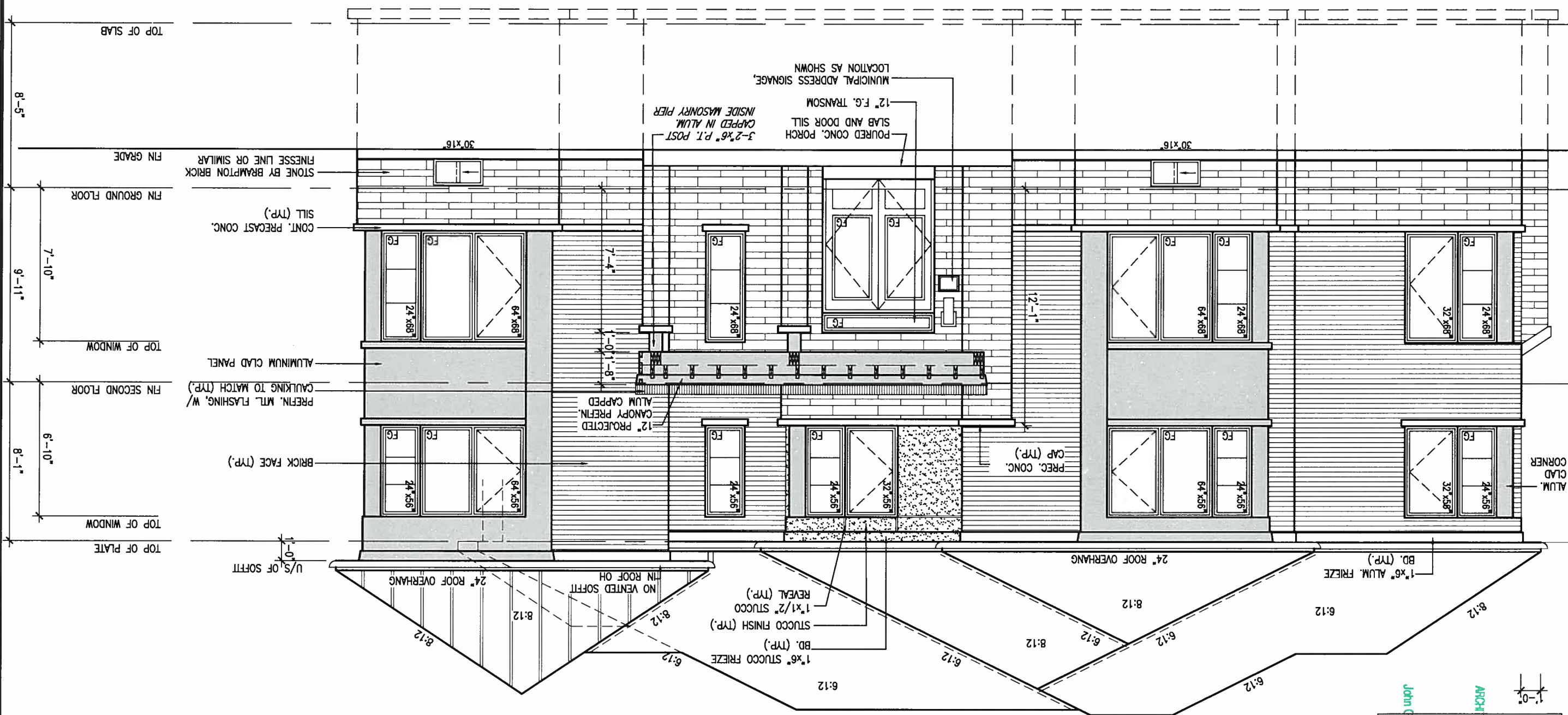
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

ARCHITECTURAL REVIEW & ANALYSIS
FEB 08 2018
John G. Williams Limited, A

FLANKAGE ELEVATION, C

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

FOR TYPICAL NOTES



1	ISSUED FOR CLIENT REVIEW	RC	FEB 01-18	by		date	
2	REVISED AS PER ENG'S COMMENTS	RC		by		date	
3				by		date	
4				by		date	
5				by		date	
6				by		date	
7				by		date	
8				by		date	
9				by		date	
10				by		date	

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Wellington Jno-Baptiste
signature
25591
BCON
42558

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

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VA3 DESIGN

BAYVIEW WELLINGTON

S42-7C
RIDEAU 7

GREEN VALLEY ESTATES

BRADFORD, ON.

FLANKAGE ELEVATION ELEV. 'C'

scale 3/16" = 1'-0"

drawn by NC checked by RC

16023-S42-7C

2016/16023.BW/UnitA/42/16023-S42-7C.dwg - Fri - Feb 2 2018 - 1:53 PM

project no. 16023

drawing no. 6C

ARCHITECTURAL REVIEW & APPROVAL
FEB 08 2019
John S. Williams Limited, Architect

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

R.W.L. AS REQUIRED & AS PER MUNICIPALITY	REFER TO FRONT ELEVATION FOR TYPICAL NOTES
---	---



1	ISSUED FOR CLIENT REVIEW	RC	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 vcbdesign.com	16023
2	REVISAS AS PER ENG'S COMMENTS	RC		
3				
4				
5				
6				
7				
8				
9				
10	description	date	by	

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

qualification information

Wellington Jim-Baptiste 25591

name registration information VAS Design Inc. 42658

signature

BCM

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VA3 DESIGN

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BAYVIEW WELLINGTON

S42-7C

RIDEAU 7

GREEN VALLEY ESTATES

BRADFORD, ON.

RIGHT SIDE ELEVATION 'C'

7C

project name
municipality
project no.
16023

drawn by
checked by
scale
file name
drawing no.

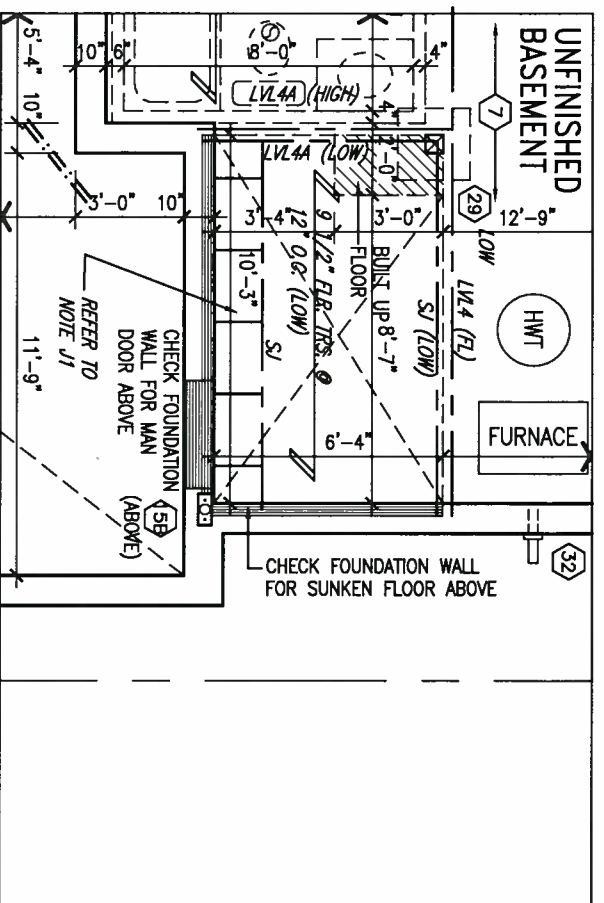
NC
RC
3/16" = 1'-0"
16023-S42-7C
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ARCHITECTURAL REVIEW & APPROVAL
FEB 08 2018
John G. Williams Limited Architect

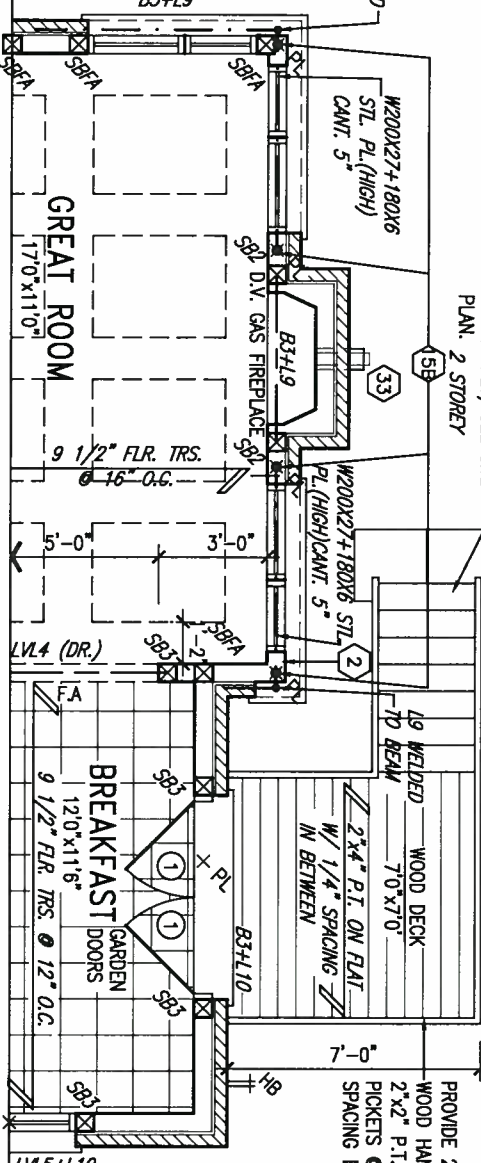
R.W.L. AS REQUIRED & AS PER MUNICIPALITY	REFER TO FRONT ELEVATION FOR TYPICAL NOTES
---	---



STONE BY BRAMPTON BRICK
FINESSE LINE OR SIMILAR
CONT. PRECAST CONC.
SILL (TYP.)



PART. BASEMENT PLAN FOR OPT.
SUNKEN LAUNDRY 1R COND



PARTIAL GROUND FLOOR PLAN W.O.D.
9R OR MORE CONDITION ELEV. 'C'

6"x6" P.I. WOOD POST
BOLTED TO METAL
SHOE SET INTO 12"
DIA. CONC. PIER TO
EXTEND 6" ABOVE

2-2"x8" P.I. DROPPED
LEDGER FASTENED TO 2"x6"
BLOCKING BETWEEN STUDS
W/ 1/2" DIA. BOLTS @ 16"
O.C. REFER TO DETAIL 1/52

FOR 4--6" RISER
2-2"x8" P.I. DROPPED
LEDGER FASTENED TO FTDN
WAIL W/ 1/2" DIA. x12"
LONG HILTI ADHESIVE
ANCHORS @ 16" O.C.
REFER TO DETAIL 1/52

PARTIAL BASEMENT PLAN W.O.D.
9R OR MORE CONDITION ELEV. 'C'

NOTE: 5/8" SUBFLOOR TO BE GLUED AND NAILLED CERAMIC TILE APPLICATION TO CONFORM TO IBC, 9.30.6	NOTE: SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.
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ARCHITECTURAL REVIEW
AND APPROVAL
TOWN OF BRADFORD WEST GUILDFORD
Signed: _____
Date: **FEB 08 2018**
JOHN G. WILLIAMS LIMITED ARCHITECT

VAD
DESIGN
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vaddesign.com

project name GREEN VALLEY ESTATES	municipality BRADFORD, ON.	S42-7C RIDEAU 7	project no. 16023
date			drawing no.
drawn by NC	checked by RC	scale 3/16" = 1'-0"	title name 16023-S42-7C 9C
PART. PLANS-W.O.D. COND.			
RICHARD - H; VARCHINE WORKING 2016 16023.BMW Unit# V27 16023-S42-7C.dwg - Fri - Feb 2 2018 - 1:53 PM			

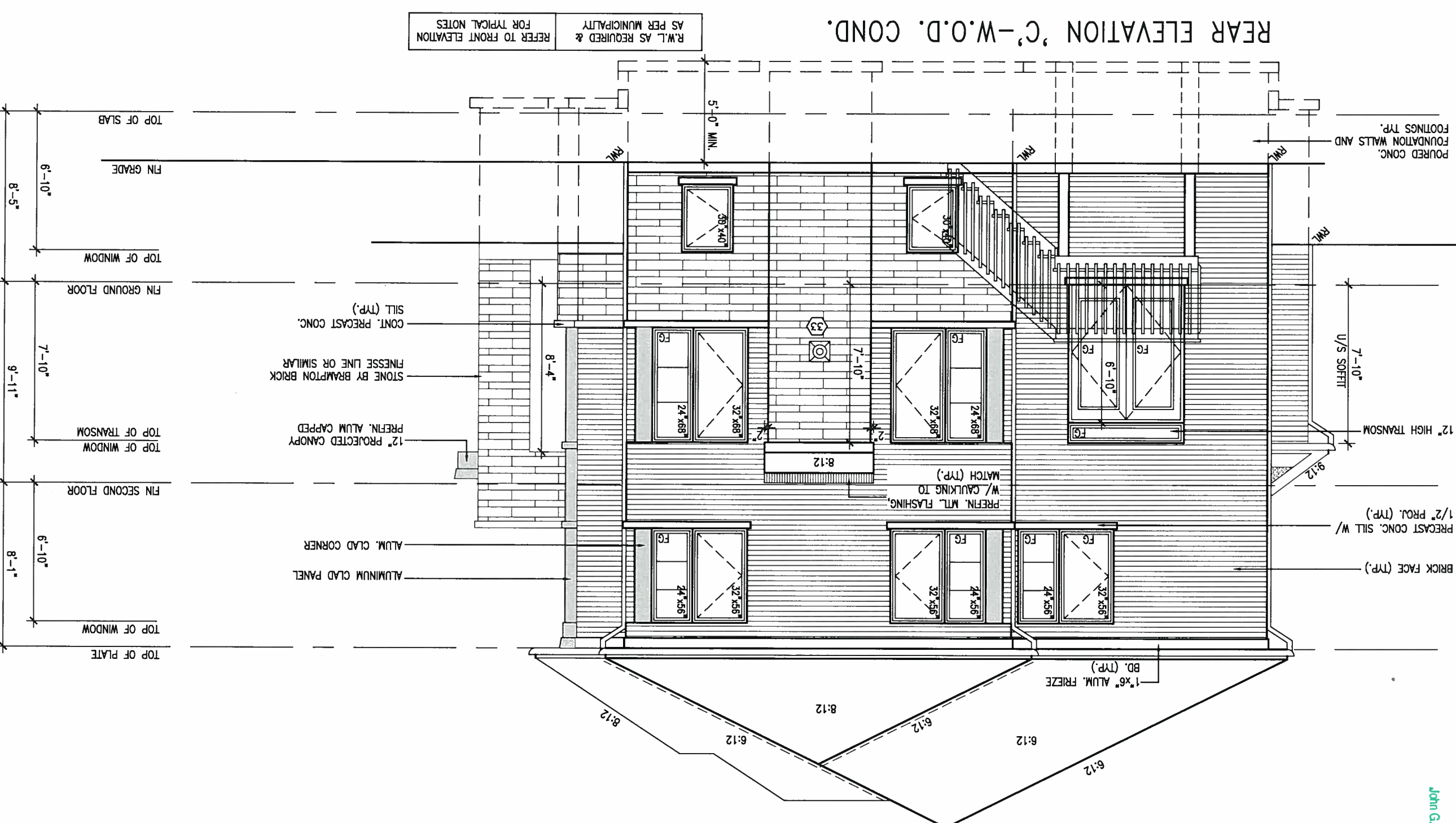
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ARCHITECTURAL REVIEW & APPROVAL

FEB 08 2018

John G. Williams Limited, Architects



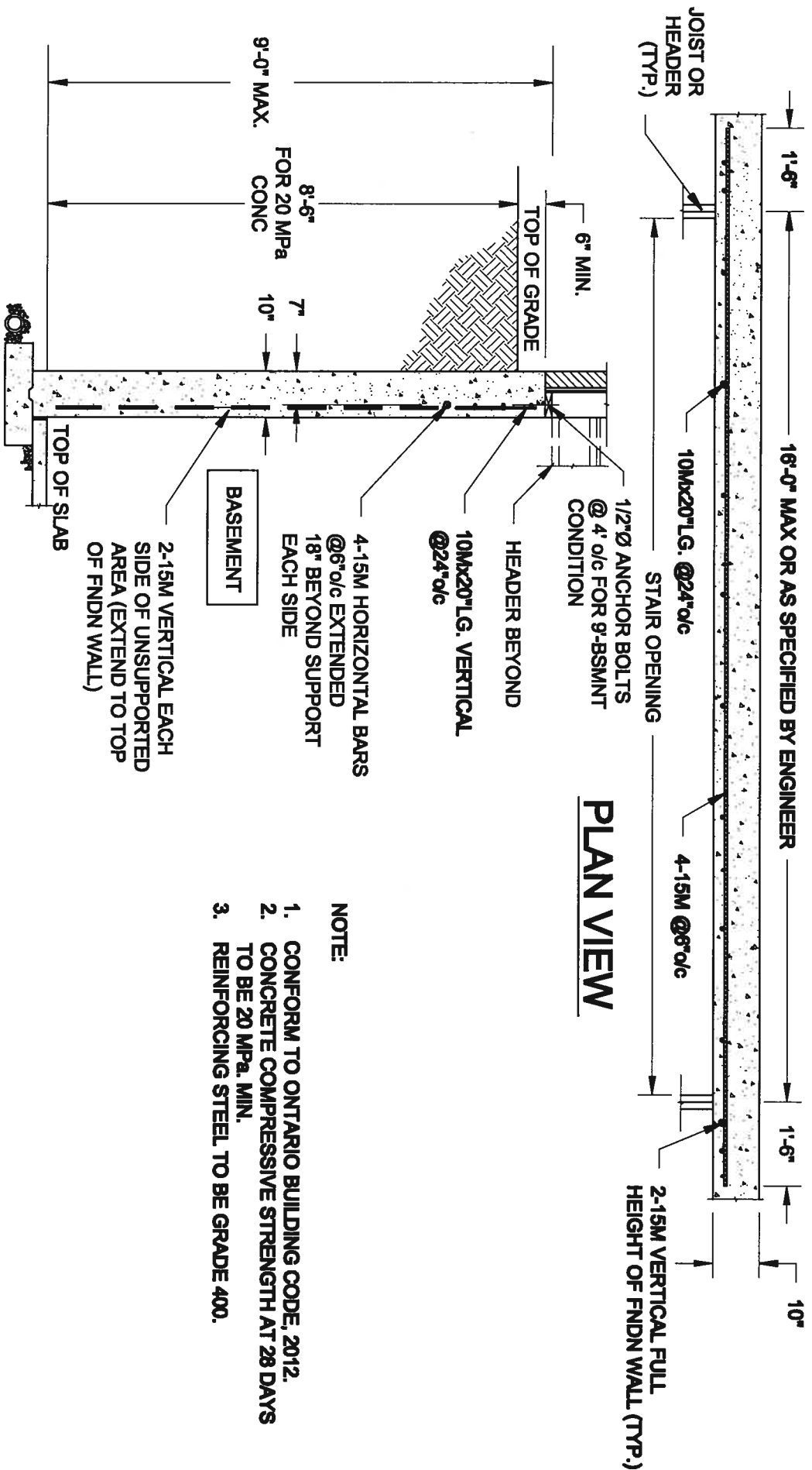
UNINSULATED OPENINGS (PER OBC, SB-12.3.1(7))					
42-7C ELEVATION C		ENERGY EFFICIENCY – OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE		
FRONT	688 S.F.	139.83 S.F.	20.32 %		
LEFT SIDE	1173 S.F.	267.25 S.F.	22.78 %		
RIGHT SIDE	1173 S.F.	56.88 S.F.	4.85 %		
REAR	800 S.F.	176.16 S.F.	22.02 %		
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			00.0 S.F.		
TOTAL SQ. FT.	3834.00 S.F.	640.12 S.F.	16.70 %		
TOTAL SQ. M.	356.19 S.M.	59.47 S.M.	16.70 %		



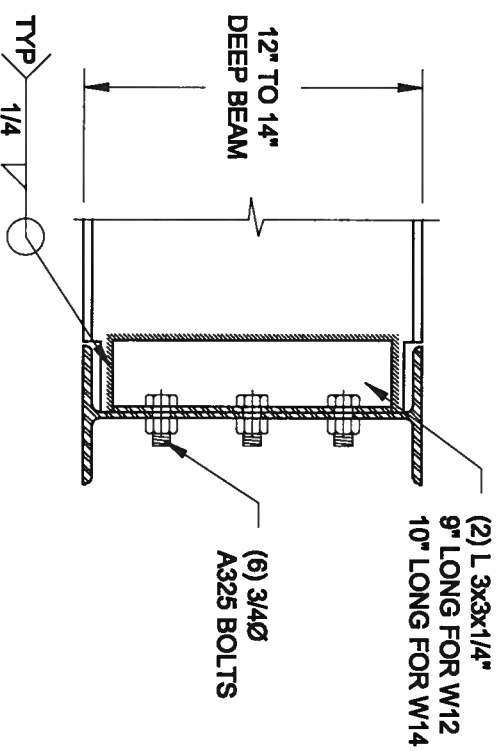
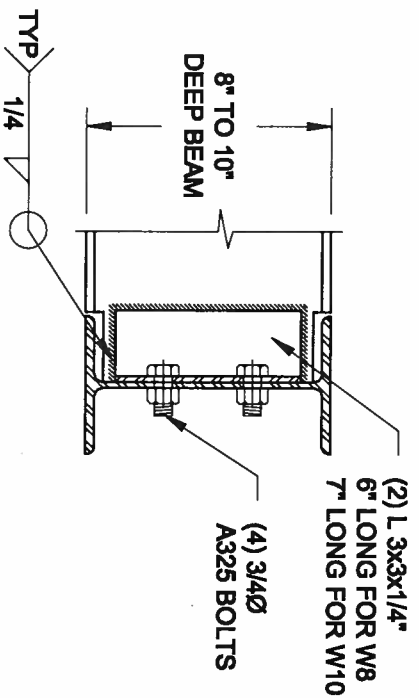
9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wallington Jno-Baptiste 23591
6	.	.	.	name registration information BCIN
5	.	.	.	VAS Design Inc. signature 42558
4	.	.	.	
3	.	.	.	
2	RENSED AS PER ENG'S COMMENTS	FEB 01-18	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the firm and shall be returned at the completion of the work. Drawings are not to be scaled.
1	ISSUED FOR CLIENT REVIEW	.	.	
no.	description	date	by	

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t 416.630.2255 f 416.630.4782
vasdesign.com

project name	BAYVIEW WELLINGTON	municipality	S42-7C
GREEN VALLEY ESTATES	BRADFORD, ON.		RIDEAU 7
draft	REAR ELEVATION 'C' -	drawing no.	10C
drawn by	checked by	scale	the name
NC	RC	3/16" = 1'-0"	16023-S42-7C
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1 S1 LATERALLY UNSUPPORTED WALL SCALE: 3/8" = 1'-0"



2 S1 STEEL BEAM CONNECTION DETAIL SCALE: 1-1/2" = 1'-0"

Scale: AS NOTED	QUAILE ENGINEERING LTD.		Project: BAYVIEW WILMINGTON HOMES - GREEN VALLEY ESTATES - SENGUIS REARPORT, ONTARIO	
Date: OCT-28-2017			Typical Structural Details	
Drawn: SC	Checked: SJB		Project No.: 17-216	
	38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com		Drawing No.: S1	
P:\beam\c-68\17-17-216 BAYVIEW WILMINGTON GREEN VALLEY ESTATES\17-216.dwg				

Left Diagram Labels:

- SIMPSON LUS28 HANGERS
- 2x8 P.T. DECK JOISTS
- 2x8 P.T. LEDGER C/W 1/2"Ø BOLTS @ 16" O/C TO RIM
- 2-2x8 P.T. LEDGER C/W 1/2"Ø BOLTS, REFER TO PLAN FOR BOLT SPACING
- 2-2x8 P.T. LEDGER C/W 1/2"ØX12" LONG HILTI ADHESIVE ANCHORS. REFER TO PLAN FOR BOLT SPACING.
- 2-2x8 BLOCKING @ 16" O/C TO RIM
- 2-3 1/2" STUDS C/W END NAILS PER PLY
- SOLID RIM BOARD
- 9 1/2" JOIST DEPTH
- 4"

Right Diagram Labels:

- SOLID RIM BOARD
- 9 1/2" JOIST DEPTH
- 4"
- 6" THICK CONC. SHELF ON 10" FNDN WALL

1B DECK FASTENING DETAIL

4"

2"

11 7/8" JOIST DEPTH

2x8 P.T. DECK JOISTS

SIMPSON LUS28 HANGERS

U.N.O. ON PLAN
2x8 P.T. LEDGER
C/W 1/2"Ø BOLTS
@ 16" O/C TO RIM

2-PLY SOLID RIM BOARD

4"

2"

11 7/8" JOIST DEPTH

2x8 P.T. DECK JOISTS

SIMPSON LUS28 HANGERS

U.N.O. ON PLAN
2x8 P.T. LEDGER
C/W 1/2"Ø BOLTS
@ 16" O/C TO RIM

6" THICK CONC. SHELF ON 10" THICK FNDN WALL

2-PLY SOLID RIM BOARD

1D DECK FASTENING DETAIL

- 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"x8" THICK UNLESS NOTED OTHERWISE ON PLAN.

UPPER WALL

5 1/2"

LOWER WALL

SIMPSON A44
ANGLE TOP & BOTTOM
c/w 8-No. 8x2" SCREWS

9 1/2" JOIST DEPTH

LVL HEADER BEYOND

2x6 BOTTOM PLATE

3-1 3/4"x9 1/2" LVL
STAIR HEADERS
GLUE AND NAIL EACH
PLY w/ 3 ROWS OF PL400
SUBFLOOR ADHESIVE
& 3 1/2" NAILS @ 8" o/c

2-2x6
TOP PLATE

UPPER WALL

5 1/2"

SIMPSON A44
ANGLE TOP & BOTTOM
c/w 8-No. 8x2" SCREWS

11 7/8"
JOIST DEPTH

LVL HEADER BEYOND
LOWER WALL

2x6 BOTTOM PLATE

3-1 3/4"x11 7/8" LVL
STAIR HEADER.
GLUE AND NAIL EACH
PLY w/ 3 ROWS OF PL400
SUBFLOOR ADHESIVE
& 3 1/2" NAILS @ 8" o/c

2-2x6
TOP PLATE

2B STAIR HEADER
SCALE: 1" = 1'-0"

QUAILE ENGINEERING LTD.

Newmarket, ON

1: 703-633-6247
qualis.org@rogers.com

E: qualla.eng@rogers.com

JAN 16, 2018

JAN 16, 2018

Project

**LAWRENCE WELLINGTON HOMES - GREEN VALLEY ESTATES - SNOOKS
BRADFORD, ONTARIO**

TYPICAL STRUCTURAL DETAILS

Project No.:

17-215

Drawing No.:

23

ANALYST: 17-218 LAYMAN WELLINGTON GREEN VALLEY, SINGLES 17-218.dwg

CONSTRUCTION NOTES (Unless otherwise noted)

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPECS 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") PL WOOD SHEATHING WITH "F" CLIPS, APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (1'-2") BEYOND INNER FACE OF EXTERIOR WALL. LEAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER. 38x89 (2'x4") TRUSS BRACING @ 1800mm (6'-0") O.C. AT BOTTOM CHORD. PREFN. ALUM. EXTERIOR FINISH, FASCO. RIM & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") C/G 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). **FRAME WALL CONSTRUCTION (2'x4") (SB-12-TABLE 3.1.1.2A)** SIDING AS PER DET. 19x38 (1'x2") VERTICAL WOOD FLOORING, CONJIN. 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.

2A. RESERVED

2B. FRAME WALL CONSTRUCTION (2'x4") - GARAGE WALLS SIDING AS PER DET. 19x38 (1'x2") VERTICAL WOOD FLOORING, CONJIN. 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 OBC 9.22.1.1 (2) & 9.28 (M.T.M.P.) AT 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 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. R3.3 R21 INSULATION AND APPR. VAPOUR BARRIER (16") O.C. R3.3 R21 INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONJIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH, MID-HEIGHT BLOCKING RECD. IF NO SHEATHING APPLIED. REFER TO OBC 5B-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

2F. RESERVED

2G. BRICK VENEER CONSTRUCTION (2'x4") (SB-12-TABLE 3.1.1.2A) 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x18x60, 76mm (7/8"x20x21) 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 VEEB 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'x4") (SB-12-TABLE 3.1.1.2A)

STUCCO CLADDING SYSTEM CONFORMING TO OBC 9.22.1.1 (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 APPR. CONJIN. AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x140 (2'x6") STUDS @ 400mm (16") O.C. (R3.3 R21) INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR FINISH. REFER TO OBC 5B-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. 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 (1'2") O.C. FOR 3 STOREYS, NON-BEARING PARTITIONS 38x89 (2'x4") @ 600mm (24") O.C. PROVIDE 38x89 (2'x4") BOTTOM PLATE AND 27x89 (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, 9.15.2, 9.14.2, 9.12)

250mm (10") POURED CONC. FDN. WALL 30x60 (4350mm) WITH BITUMINOUS DAMPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER RECD. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FN. GRADE. DRAINAGE LAYER IS NOT RECD. WHEN FN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2820 (9'-3") ON 560x155 (2'x6") CONTINUOUS KETED CONC. FGT. BRACE FDN. 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 BY MASONRY VENEER W/ SING ONLY** 2. 27 WIDE x 6 DEEP 18 WIDE x 6 DEEP 3. 28 WIDE x 7 DEEP 22 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 4.5m (14'-11"). -REFER TO SOIS 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 4kPa, (50psf) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.5m (14'-11"). THE STRIP FOOTING SIZE IS AS FOLLOWS: 2. 27 WIDE x 6 DEEP 18 WIDE x 6 DEEP 3. 28 WIDE x 7 DEEP 22 WIDE x 6 DEEP **FOUNDATION WALL/FOOTINGS (9.14.2, 9.14.3, 9.14.2, 9.14.2)** 100mm (4") DIA. FOUNDATION DRAINAGE TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES. **BASEMENT SLAB (OBC 9.14.1(1b), 9.15.4(1), 9.25.3.1.1(5))** 80mm (3 1/8") 25x60 (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 20x60 (3600psi) CONC. WITH DAMPROOFING BELOW SLAB, UNDER SLAB INSULATION PER 5B-12, ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED. **EXPOSED FLOOR TO EXTERIOR (SB-12-TABLE 3.1.1.2A)** PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFIT. **ATTIC INSULATION (SB-12-TABLE 3.1.1.2A) (SB-12-3.1.1.8)** RSI TO 5.36 (R30) BROWN 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 9.8.2 - UNIFORM RISE

10mm (1/2") MAX BETWEEN ADJACENT TREADS OR LANDINGS. -10mm (1/2") MAX BETWEEN TALLEST & SHORTEST RISES IN FLIGHT. MAX. RISE = 200 (7'-8 1/2") MIN. RUN = 210 (6'-11 1/4") MAX. TREAD = 25 (8") MIN. NOSING = 25 (1") MIN. HEADROOM = 1950 (6'-5") RAIL @ STAIR = 865 (2'-10 1/2") MIN. STAIR WIDTH = 865 (2'-10 1/2") MIN. RUN = 150 (5") MIN. AVG. RUN = 200 (6")

11. FINISHED FLOORING ON FICKETS SPACED MAXIMUM 100mm (4") BETWEEN FICKETS, CLEANANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION.

INTERIOR GUARDS - OBC 9.8.8.6

INTERIOR GUARDS: 900mm (3'-0") MIN. HIGH 900mm (3'-0") HIGH GUARD WHERE DISTANCE FROM PORCH TO FN. GRADE IS LESS THAN 1800mm (7'-11"). 1070mm (4'-2") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (7'-11").

12. SILL PLATE - OBC 9.23.2

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

13. BASEMENT INSULATION (SB-12-3.1.1.7, 9.25.3, 9.13.2)

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 30mm (2") OF THE BASEMENT SLAB. R33.5(2) (R20) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER, RECOMMEND DAMPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: RAIL HEIGHT INSULATION AT COLD CELLAR WALLS: AIR BARRIER TO BE SEALED TO FOUNDATION WALL WITH CAULKING, CONTINUOUS INSULATION (c) IS NOT TO BE INTERPRETED BY FRAMING.

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 2400mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONC. CURB ON 560x155 (2'x6") CONC. FOOTING. ADD HOVL. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

15. STEEL BEARING COLUMN (SEE OBC 9.15.3.3)

87mm(3-1/2") DIA x 3.0mm (1/8") SINGLE WALL TUBE TYPE 2 ADJUSTABLE STEEL COL. W/ MIN. CAPACITY OF 71,264 (16,000lbs.) AT A MAX. EXTENSION OF 2318mm (7'-7 1/2") CONFORMING TO CAN/CSG-58-2.94, AND WITH 150x150x9.5 (6'x6'x3/8") STL. PLATE TOP & BOTTOM, 870x870x10 (34'x34'x1") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 kPa. MINIMUM AND AS PER SOILS REPORT.

16. STEEL BASEMENT COLUMN (SEE OBC 9.15.3.3)

87mm(3-1/2") DIA x 4.78mm (3/8") FIXED STL. COL. WITH 150x150x9.5 (6'x6'x3/8") STL. TOP & BOTTOM PLATE ON 107x107x40 (4'x4'x2 1/8") CONC. FOOTING ON UNDISTURBED SOIL OR FILL, AND AS PER SOILS REPORT.

18. GARAGE CEILING/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; 1.6. WALLS (R22), CEILINGS (R31). REFER TO 5B-12, TABLE 3.1.1.2.A, FOR REQUIRED THERMAL INSULATION. DOOR AND FRAME GASPROOFED, DOOR EQUIPPED WITH SELF-CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9.10.13.15.

20. EXTERIOR STEEL

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

21. EXTERIOR EXHAUST (OBC 9.2.2.8(2) & 9.2.4.1)

USE 100mm (4") DIA. SMOOTH WALL VENT PIPE (SEE DETAIL) EXTERIOR EXHAUST VENTED TO EXTERIOR.

23. INSULATED ATTIC ACCESS (OBC 9.19.2.1 & SB-12-3.1.1.8)

ASIL ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm (21'12'x24'4") & A MIN. AREA OF 0.32 SQ.M. (3.4 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. DISTANCE OF 3050mm (10'-0") FROM THE ROOF SURFACE WITHIN A HOVL. LINEN CLOSET, 4 SHELVES MIN. 350mm (1'-4") DEEP.

25. MECHANICAL EXHAUST FAN VENTED TO EXTERIOR AS REQUIRED BY OBC 9.23.3.5 & 9.32.3.10.

26. STEEL BEARING PLATE FOR MASONRY WALLS

280x280x16 (11'x11'x5/8") STL. PLATE FOR STEEL BEAMS AND 280x280x12 (11'x11'x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTIALLY ANCHORED TO 2'-0" (600mm) (3'-0") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE, LEVEL WITH NON-SHRINK GROUT.

27. 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. BEARING WOOD POST (BASEMENT) (OBC 9.12.4)

38x89 (2'x4") BUILD-UP POST ON METAL BASEPLATE ANCHORED TO CONC. WITH 1/2" DIA. BOLT. 610x1030 (2'4'x3'4") CONC. FOOTING.

29. STEPPED FOOTINGS - OBC 9.15.3.2

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

30. SLAB ON GRADE

100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL, REINFORCED WITH 6x6xW2.9xW2.9 MESH (14x60 psi) WITH 5.8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE, WHERE REQUIRED. REFER TO OBC 5B-12, TABLE 3.1.1.2.A, FOR REQUIRED MINIMUM INSULATION UNDER SLAB.

32. DIRECT VENTING GAS, FLUORAC, H.V.T. VENT

DIRECT VENT FLUORAC TERMINAL MIN. 900mm (3') FROM A GAS REGULATOR, MIN. 300mm (1'2") ABOVE FN. GRADE, FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS, H.V. INKAGE TO BE A MIN. OF 1800mm (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 (1'2") FROM ANY OPENING AND ABOVE FN. 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 9.30.2, 1'6mm (1/4") PANEL, TYPE UNDER L.A. UNDER RESILIENT & PARKLET FLOORING). (SEE OBC 9.30.2.1)

FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x89 (2'x4") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLE 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, 1')

35. EXPOSED BUILDING FACE OBC 9.10.15.5 & SB-2-2.3.1.2(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.

36. SOLID CELLAR FLOOR SLAB (OBC 9.23.2)

FOR MAX. 250mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (5") 25x60 (4400psi) CONC. SLAB WITH 5.8% AIR ENTRAINMENT. REIN. WITH 10M BARS @ 200mm (7'7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, MIN. 300mm (1'1/4") COVER, 600x600 (23'5/8'x23'5/8") 10M DOWELS @ 600mm (23'5/8") O.C. ANCHORED IN PERIMETER FDN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL, SLAB TO HAVE MIN. 75mm (3") BEARING ON FDN. WALLS. PROVIDE (7') UNTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.

37. THE FDN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3'-1/2") THICK TO A MAX. DEPTH OF 600mm (2'-4") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 900mm (3'-0") HORIZONTALLY.

38. CONVENTIONAL ROOF FRAMING (2'x6" OR 2'x8" 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 MIDSPAN, CEILING JOISTS TO BE 38x89 (2'x4") @ 400 (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2'x6") @ 400 (16") O.C. FOR MAX. 4450mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2'x4") @ 600mm (24") O.C. WITH A 38x89 (2'x4") CENTRE POST TO THE TRUSS BELOW, LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

GENERAL NOTES

MINORITIES: 1) MINIMUM BEDROOM WINDOW - OBC 9.8.10.1.2 - AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR B TO HAVE MIN. 0.35m2 UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 900 (3'-0") MIN. (1'-3").

2) WINDOW GUARDS - OBC 9.8.8.6.1(6)

A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 900mm (1'-7") ABOVE FN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 180mm (5'-11")

3) EXTERIOR WINDOWS

SHALL COMPLY WITH OBC 9V-9.7.3 & SB 12.3.1.1.9

GENERAL: 1)

Mechanical ventilation is required to comply with OBC 9V-9.7.3 & 9.2.2. SEE MECHANICAL DRAWINGS.

2) ALL DOWNPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.1.8.2 & 5.5.2.2.10.2 AND MUNICIPAL STANDARDS.

3) ALL WINDOW WEISTS TO BE TO FLOORING LEVEL PER OBC 9.14.6.3 CHECK WITH THE LOCAL AUTHORITY.

4) STUD WALL REINFORCEMENT FOR RIDGE GABLE BARS IN MAIN EXTERIOR.

REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ANCHORED TO WATER CLOSING AND SHOWER OR BATHING IN MAIN BATHROOM. REFER TO OBC 9.5.2.3.3.8.3.8.1(1)(d) & 3.8.3.1(1)(1)(f) SEE DETAIL.

5) ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. 9B-12.3.1.1.5.

6) ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. 9V-9.2.3.3.

7) ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE.

8) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE NO.2 GRADE OTHERWISE.

9) PRESSURE TREATED OR CEAL, UNLESS NOTED OTHERWISE.

10) ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

11) BEAMS SHALL BE 20% -3900lb MIN. NAIL EACH PLY OF LVL WITH 87mm (3-1/2") NAIL ROWS FOR 184, 240 & 300mm (7'1/4" x 7'1/4", 7'1/8" DEPTH AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS AND 13mm (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OR BEAM @ 1000mm (3'-0") ON CENTER.

12) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.

13) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE NO.2 GRADE OTHERWISE.

14) LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

15) BEAMS SHALL BE 20% -3900lb MIN. NAIL EACH PLY OF LVL WITH 87mm (3-1/2") NAIL ROWS FOR 184, 240 & 300mm (7'1/4" x 7'1/4", 7'1/8" DEPTH AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS AND 13mm (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OR BEAM @ 1000mm (3'-0") ON CENTER.

16) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.

17) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE NO.2 GRADE OTHERWISE.

18) LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

19) BEAMS SHALL BE 20% -3900lb MIN. NAIL EACH PLY OF LVL WITH 87mm (3-1/2") NAIL ROWS FOR 184, 240 & 300mm (7'1/4" x 7'1/4", 7'1/8" DEPTH AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS AND 13mm (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OR BEAM @ 1000mm (3'-0") ON CENTER.

20) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.

21) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE NO.2 GRADE OTHERWISE.

22) LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

23) BEAMS SHALL BE 20% -3900lb MIN. NAIL EACH PLY OF LVL WITH 87mm (3-1/2") NAIL ROWS FOR 184, 240 & 300mm (7'1/4" x 7'1/4", 7'1/8" DEPTH AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS AND 13mm (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OR BEAM @ 1000mm (3'-0") ON CENTER.

24) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.

25) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE NO.2 GRADE OTHERWISE.

26) LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

27) BEAMS SHALL BE 20% -3900lb MIN. NAIL EACH PLY OF LVL WITH 87mm (3-1/2") NAIL ROWS FOR 184, 240 & 300mm (7'1/4" x 7'1/4", 7'1/8" DEPTH AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS AND 13mm (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OR BEAM @ 1000mm (3'-0") ON CENTER.

28) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.

29) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE NO.2 GRADE OTHERWISE.

30) LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

31) BEAMS SHALL BE 20% -3900lb MIN. NAIL EACH PLY OF LVL WITH 87mm (3-1/2") NAIL ROWS FOR 184, 240 & 300mm (7'1/4" x 7'1/4", 7'1/8" DEPTH AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS AND 13mm (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OR BEAM @ 1000mm (3'-0") ON CENTER.

32) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.

33) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE NO.2 GRADE OTHERWISE.

34) LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

35) BEAMS SHALL BE 20% -3900lb MIN. NAIL EACH PLY OF LVL WITH 87mm (3-1/2") NAIL ROWS FOR 184, 240 & 300mm (7'1/4" x 7'1/4", 7'1/8" DEPTH AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS AND 13mm (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OR BEAM @ 1000mm (3'-0") ON CENTER.

36) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.

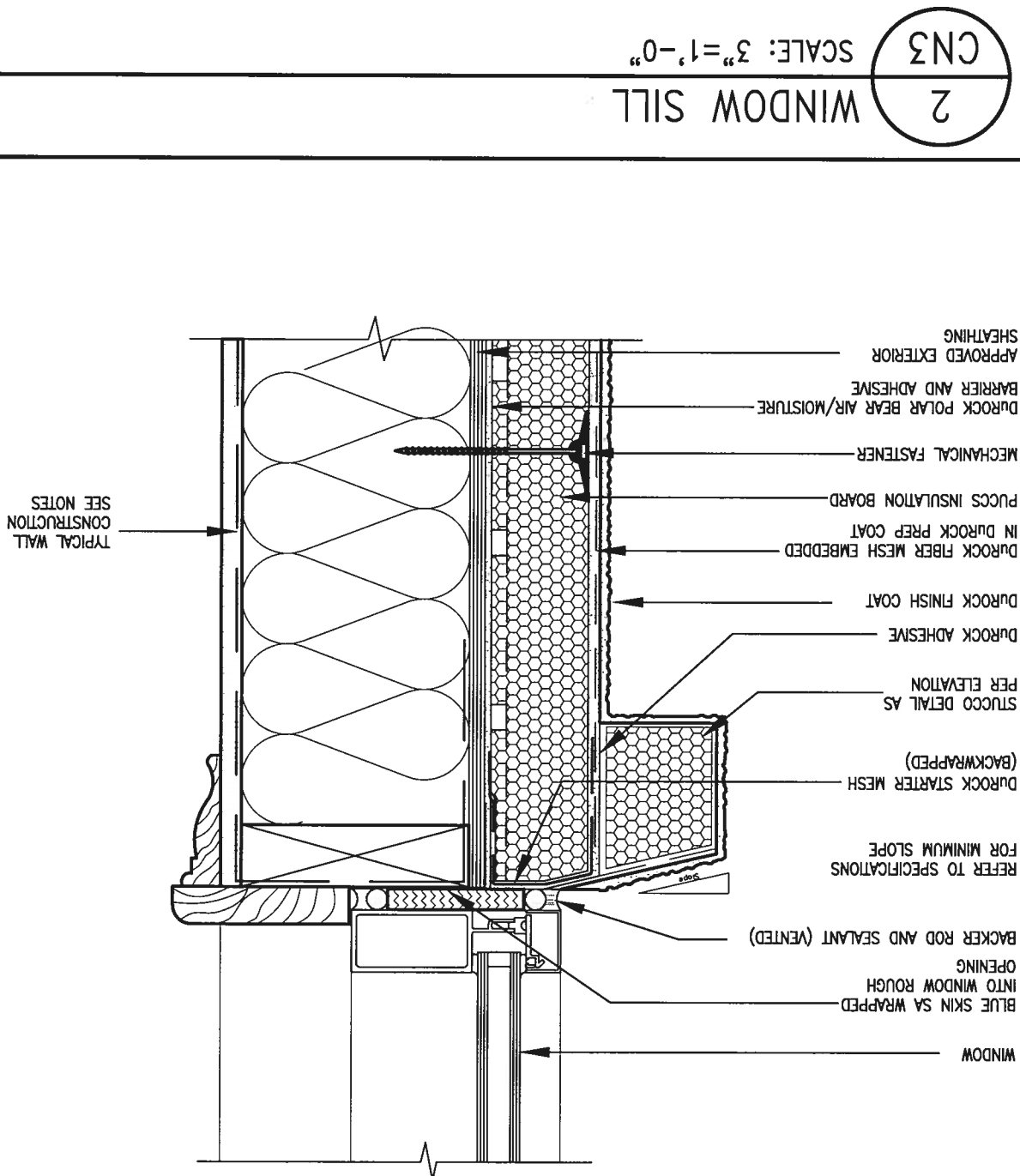
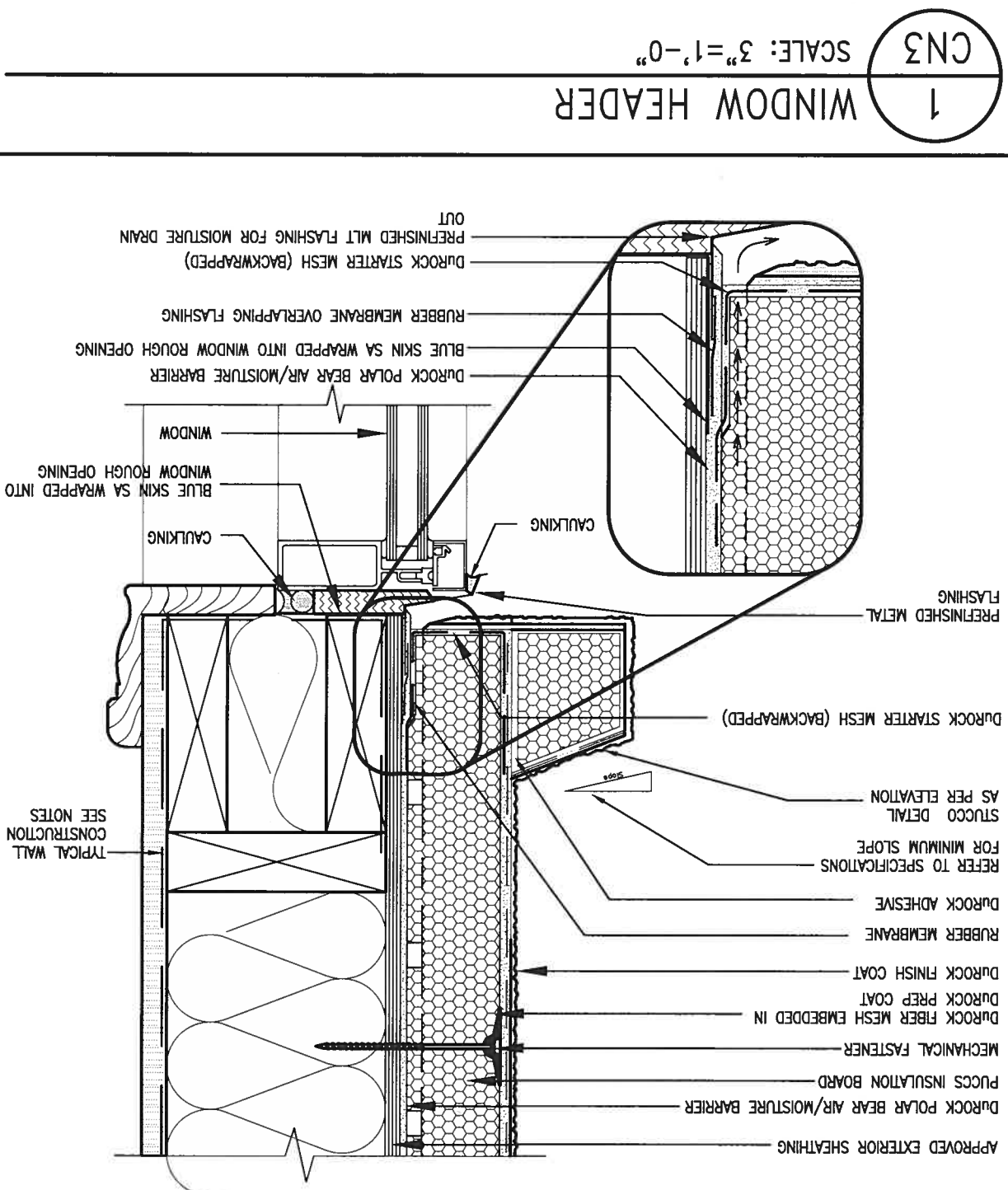
37) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE NO.2 GRADE OTHERWISE.

38) LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

</

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

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



9.						The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Online Building Code to be a Designer. Wellington Jno-Benbiste <i>J Benbiste</i> 25591 signature RCM 42638 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 copied.
8.						
7.						
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3.						
2.	UPDATE TO 2018	JUN 11-18	RC			
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC			
0.	description	ddte	by			

VAD3 DESIGN

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2285 f 416.630.4782
vad3design@gmail.com

BAYVIEW WELLINGTON

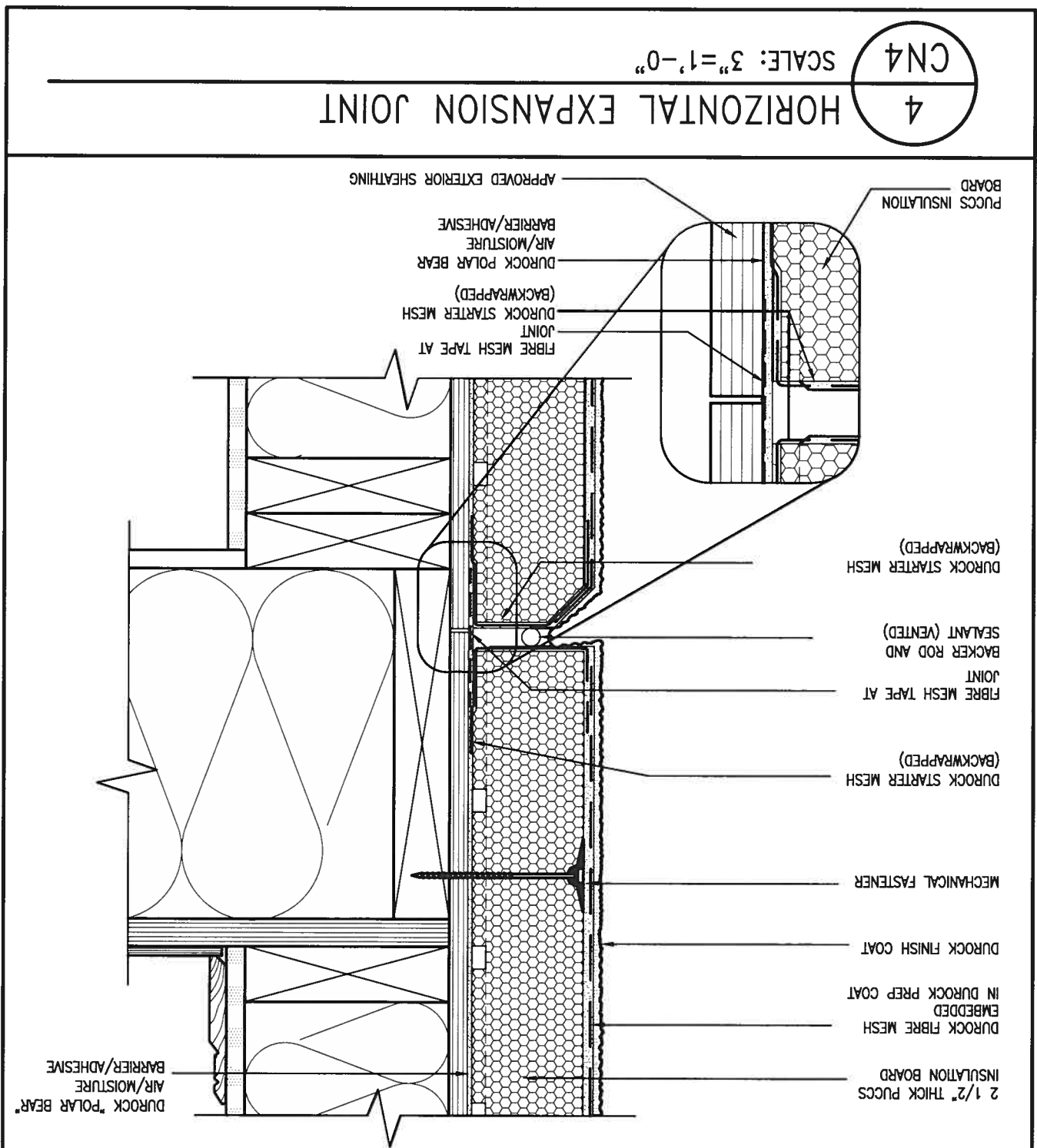
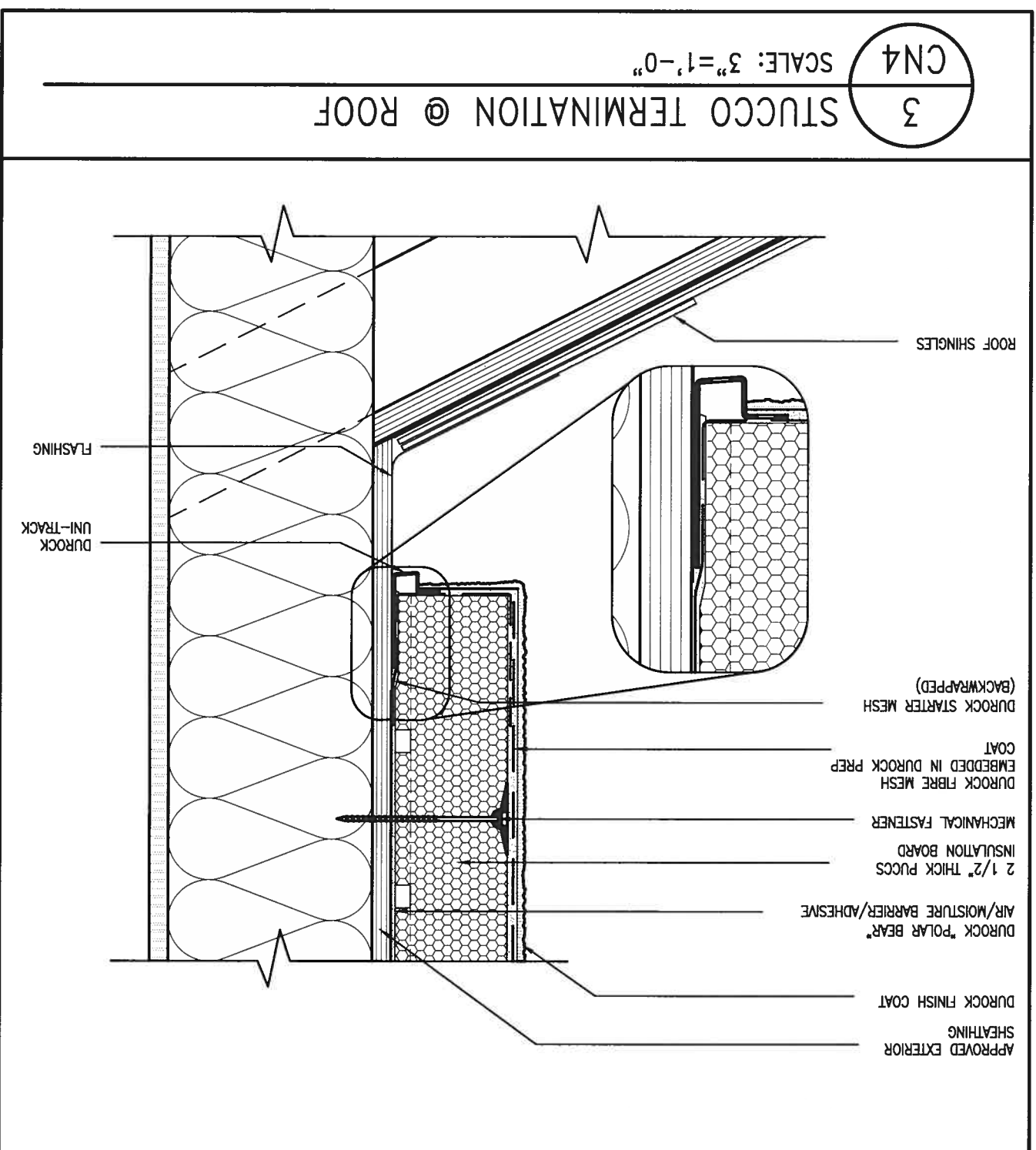
CONST NOTE

Project name GREEN VALLEY EAST		municipality BRADFORD		project no. 16023
date MAY 2016	checked by -	scale 3/16" = 1'-0"	the name 16023-CN-41	
drawn by RICHAUD - H			drawing no. CN3	

RICHAUD - H ARCHITECT WORKSHOP 16023.BW Units CN NOTES 16023-CN-41.dwg - Thu - Jun 11 2016 - 10:09 AM

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

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



9			The undersigned has prepared and taken responsibility for this design and here the qualifications and provide the requirements set out in the Ontario Building Code to be a Designer.
8			qualification information
7			Wellington Jan-Baptiste 25591
6			BCIN
5			signature
4			VAS Design Inc.
3			42658
2	UPDATE TO 2018	JUN 11-18 RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.
1	ISSUE FOR CLIENT REVIEW	AUG 04-17 RC	
	description	ddate	by

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

project name		CONST. NOTE
GREEN VALLEY EAST		
date MAY 2016	checked by	drawing no. 16023
drawn by	scale 3/16" = 1'-0"	
RC		

RICHARD - H:\ARCHIVE\WORKING\2016\16023\DW\Units CN NOTES\16023-CN-A1.dwg - Thu - Jun 11 2016 - 10:10 AM	CONST. NOTE	CN4
--	-------------	-----

SB12-COMPLIANCE PACKAGE 'A1'

THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 3.1.1.1.

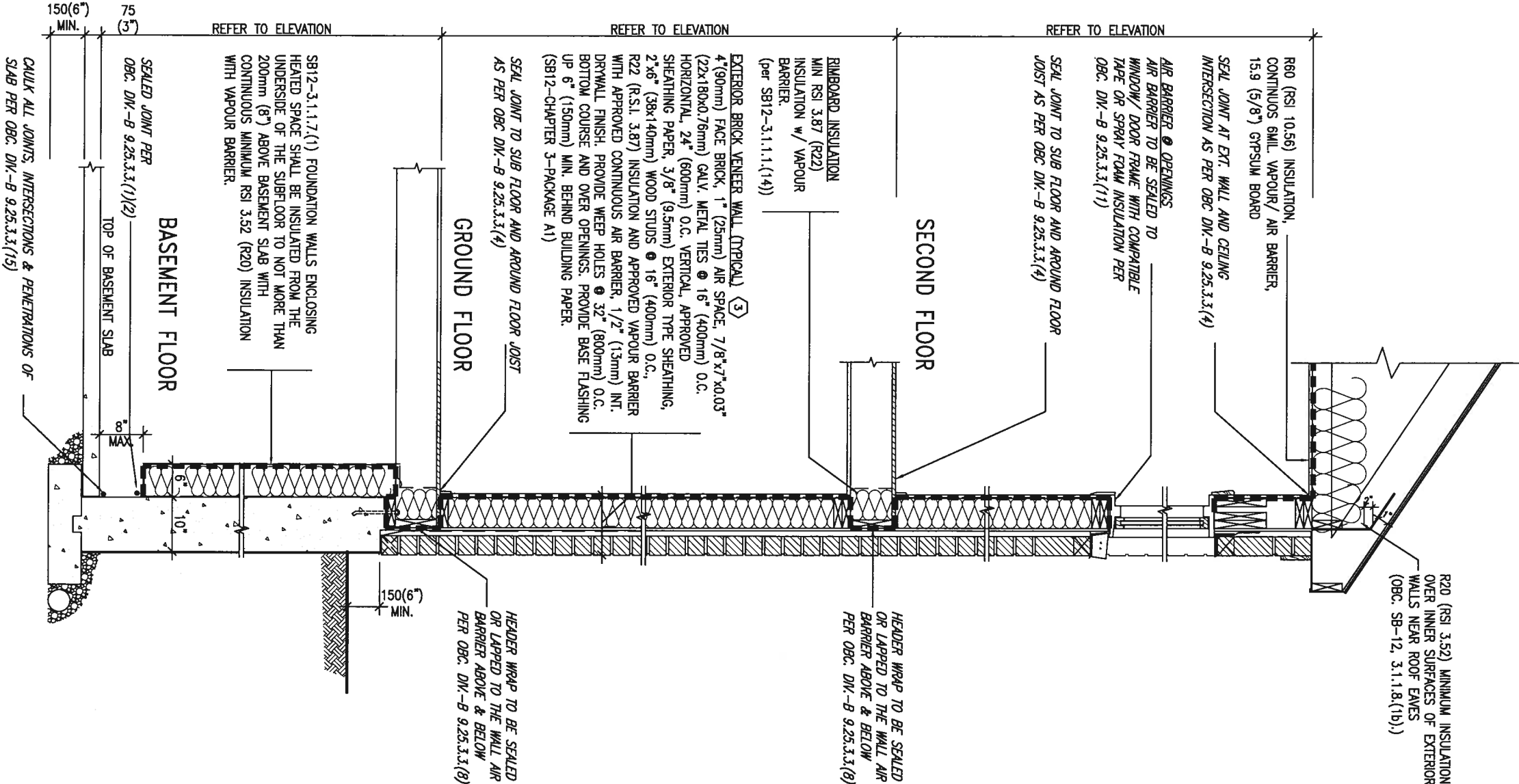
USE SB-12 COMPLIANCE PACKAGE (A1):

COMPONENT	A1	Notes:
Ceiling with Attic Space	10.56	R20 at inner face
Minimum RSI (R) value	(R60)	of exterior walls
Ceiling without Attic Space	5.46	BATT or SPRAY
Minimum RSI (R) value	(R31)	
Exposed Floor	5.46	BATT or SPRAY
Minimum RSI (R) value	(R31)	
Walls Above Grade	3.87	6" R22 BATT
Minimum RSI (R) value	(R22)	
Basement Walls	3.52c	OPTION TO USE
Minimum RSI (R) value	(R20c)	R12+R10c;
Edge of Below Grade Slab	1.76	RIGID INSUL
Minimum RSI (R) value	(R10)	
Windows & Sliding glass Doors	1.6	
Maximum U-value		
Skylights		
Maximum U-value	2.8U	
Space Heating Equipment	96% Min.	NATURAL GAS
Minimum AFUE		
Hot Water Heater	0.8	NATURAL GAS
Minimum EF		
HRV		
Minimum Efficiency	75%	-
Drain Water Heat Recovery Unit (DWHR)		Minimum 1 OR Maximum 2 Required. Dependent on number of showers installed. Refer to SB12-3.1.1.12 for information.

ci- Denotes Continuous Insulation without framing interruption.



JAN 11, 2018



REFER TO ADDITIONAL DETAILS FOR STRUCTURAL COMPONENTS

EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION W/ BRICK VENEER (PACKAGE A1) 10\"/>

9					
8					
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3					
2	UPDATE TO 2018	JAN 11-18 RC			
1	ISSUE FOR CLIENT REVIEW	AUG 04-17 RC			
no	description	date	by		

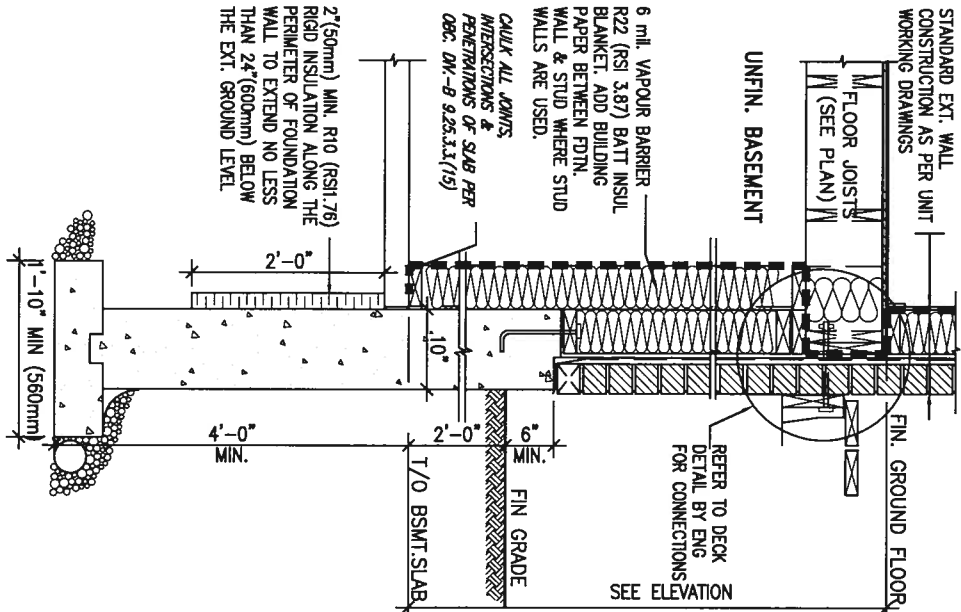
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
Qualification Information
Wellington Jno-Baptiste 25591
Signature
VWS Design Inc. 42658
BCM
Contractor must verify all dimensions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

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

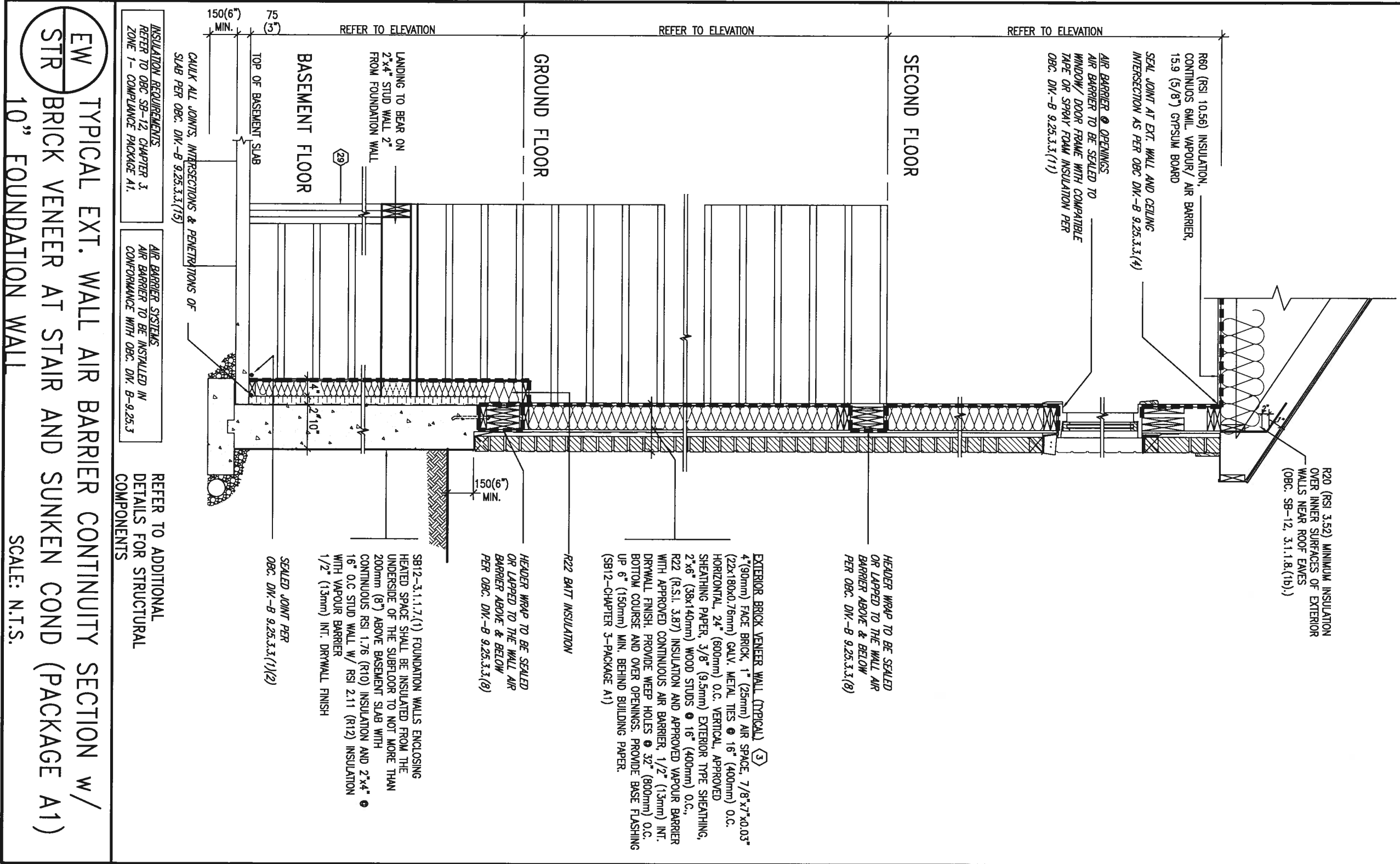
BAYVIEW WELLINGTON				CONST NOTE	
project name GREEN VALLEY EAST		manuscript BRADFORD		project no. 16023	
date MAY 2016		checked by RC		drawing no. CN6	
drawn by		scale 3/16" = 1'-0"		file name 16023-CN-A1	
CONSTRUCTION NOTES					
RICHARD - H:\ARCHIVE WORKING\2016\16023BAYVIEW\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:10 AM					

* REVISED-FEB 2017

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



SB12-COMPLIANCE PACKAGE 'A1'



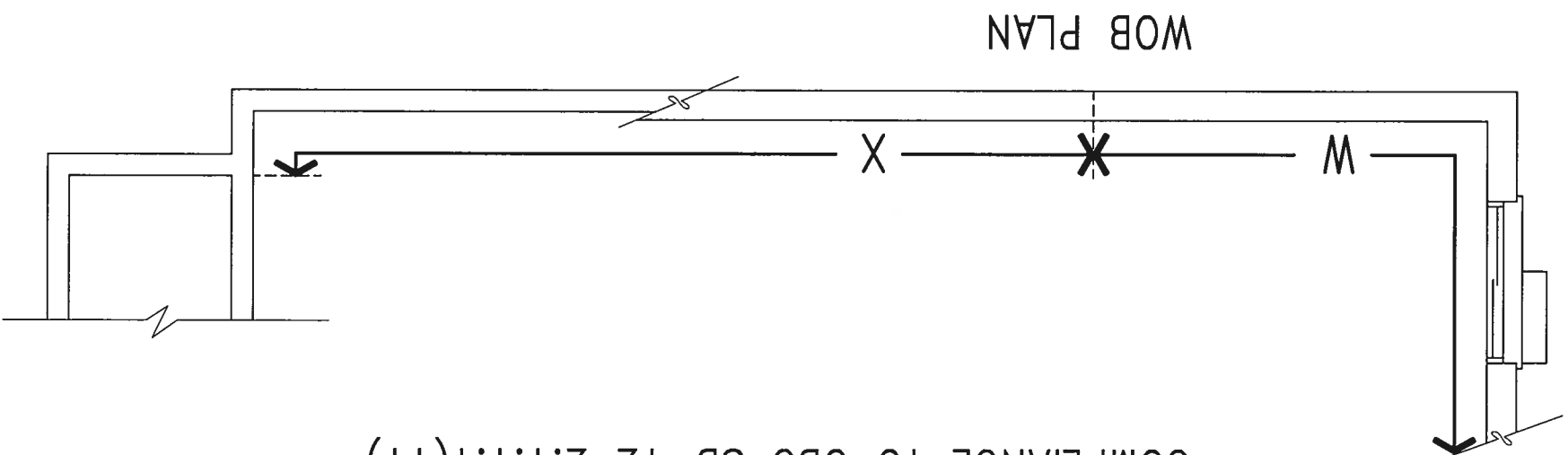
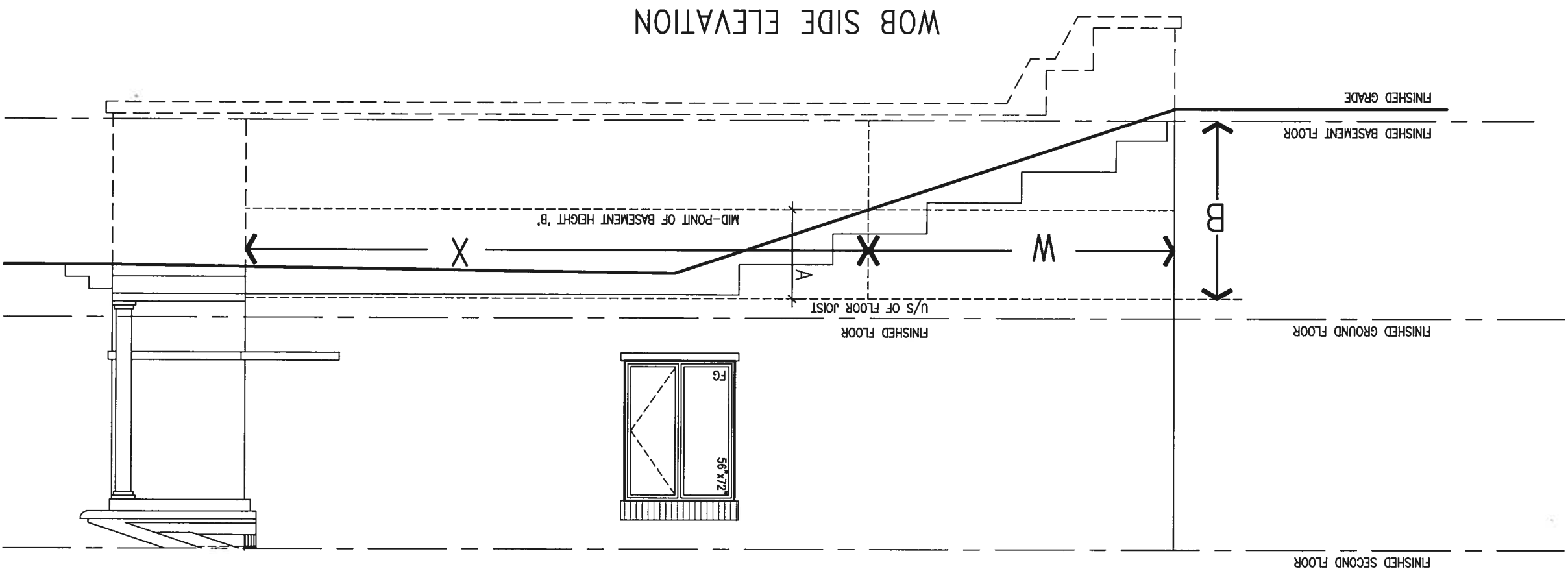
9 .		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8 .		Qualification Information	
7 .		Wellington Jno-Baptiste 25591	
6 .		name registration information signature 42658	
5 .		VAS Design Inc.	
4 .		Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings are not to be scaled.	
3 .		UPDATE TO 2018	
2 .		ISSUE FOR CLIENT REVIEW	
1 .		no. description	
9 .		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8 .		Qualification Information	
7 .		Wellington Jno-Baptiste 25591	
6 .		name registration information signature 42658	
5 .		VAS Design Inc.	
4 .		Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings are not to be scaled.	
3 .		UPDATE TO 2018	
2 .		ISSUE FOR CLIENT REVIEW	
1 .		no. description	

BAYVIEW WELLINGTON		CONST NOTE	
GREEN VALLEY EAST		BRADFORD	
MAY 2016		CONSTRUCTION NOTES	
3/16" = 1'-0"		16023	
CN7		16023-CN-A1	

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



COMPLIANCE TO OBC SB-12 2.1.1.1(11)



JAN 11, 2018

	The undersigned has reviewed and takes responsibility for this design and how the specifications meet the requirements set out in the Ontario Building Code to be a Designer.		
9			
8			
7			
6	qualification information		
5	Wellington Jno-Baptiste	25531	
4	name	BCH	
3	registration information VAS Design Inc.	signature 	42658
2			
1	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before processing 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.		
ISSUE FOR CLIENT REVIEW	AUG 04-17 RC		
n _o .description	date	by	

VAS DESIGN

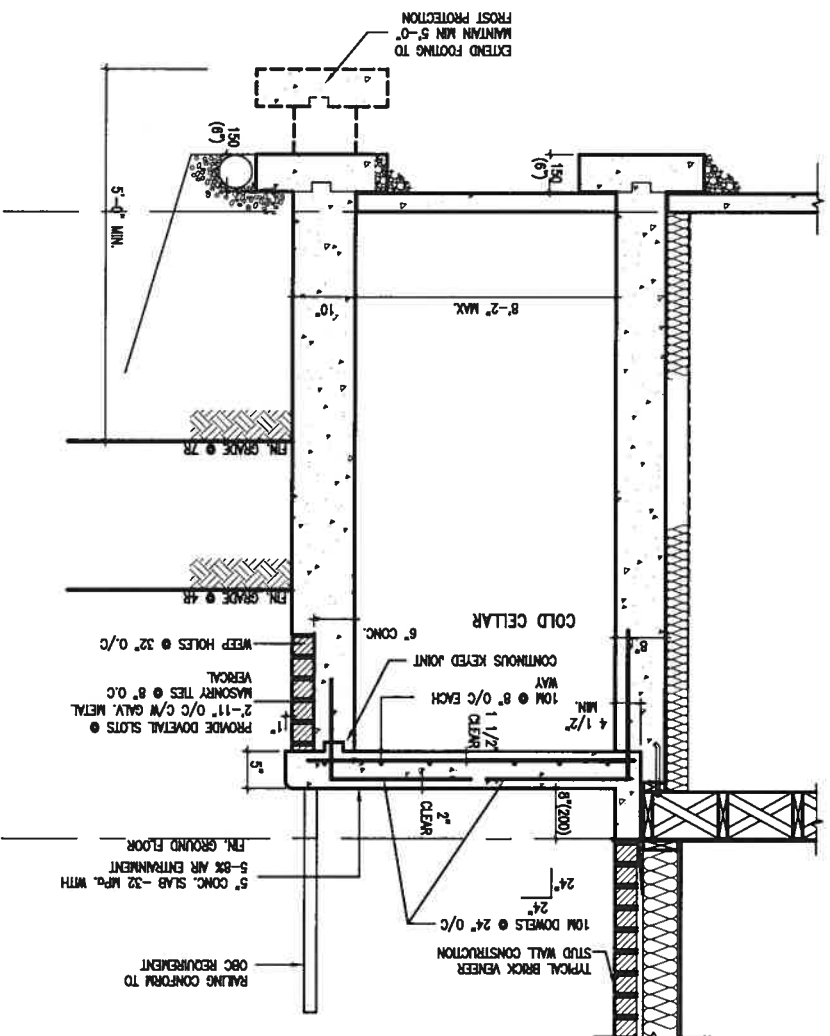
Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 / f 416.630.4782
info@vasdesign.com

project name	municipality	project no.
BAYVIEW WELLINGTON GREEN VALLEY EAST	BRADFORD	16023

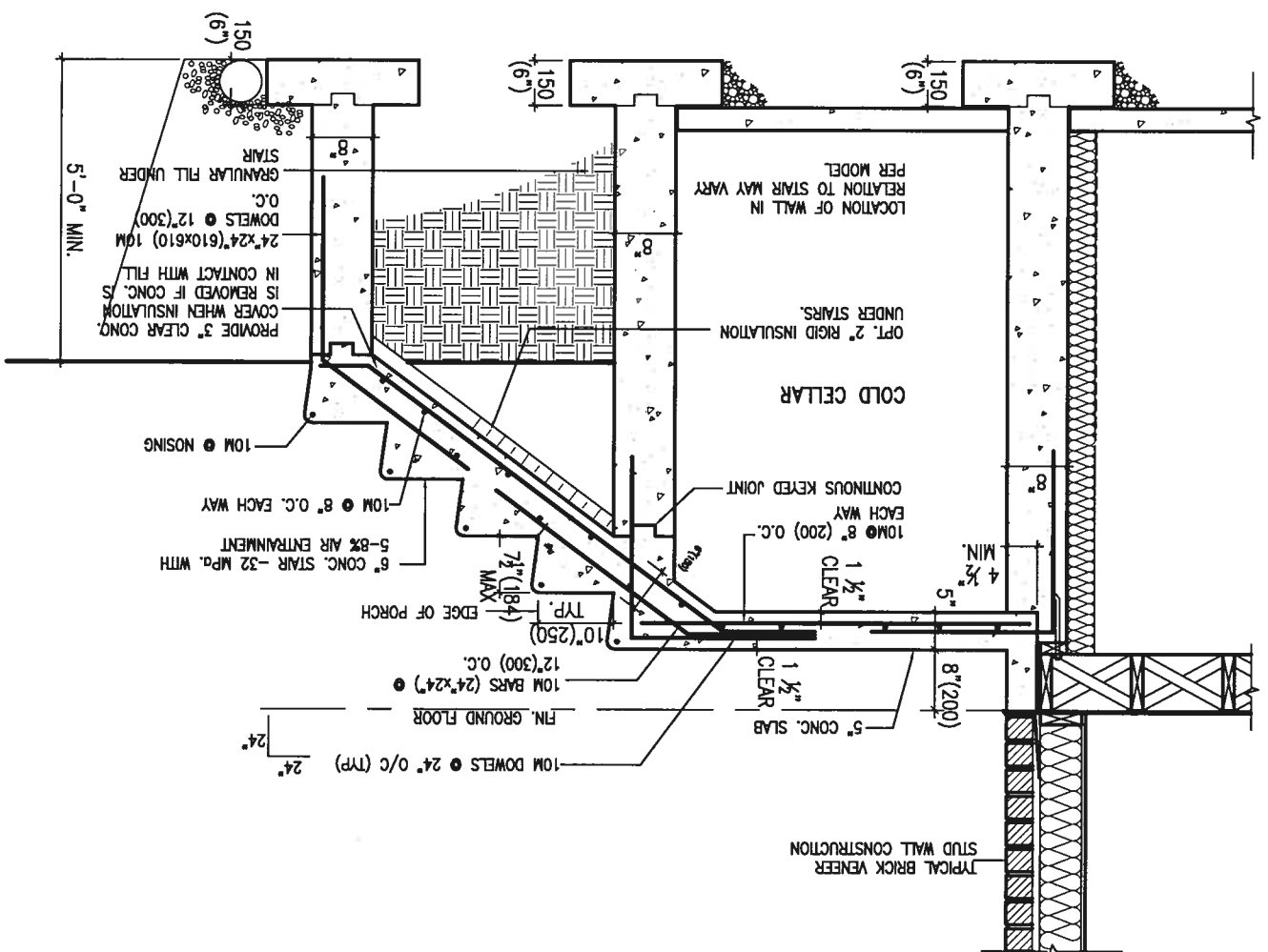
date drawn by	checked by	scale	file name	drawing no.
MAY 2016	-	3/16" = 1'-0"	16023-CN-A1	CN8

RICHARD - H:\ARCHIVE\WORKING\2016\16023.BMV Units\CN NOTES\16023-CN-A1.dwg -- Thu - Jun 11 2018 - 10:09 AM

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



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



JAN 11, 2018

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. qualification information Wellingtton Jno-Baptiste 2559 BCBA
8						
7						
6						
5						
4						
3						
2	UPDATE TO 2018		JAN 11-18	RC		
1	ISSUE FOR CLIENT REVIEW		AUG 04-17	RC		
no.	description		date	by		

Contractor must verify all dimensions on the job and report any discrepancy to the Designer with the appropriate 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 copied.

name
 registration information
 VAS Design Inc.
 signature
 426558
 BCBA

VAD
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vcdesign.com

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BAYVIEW WELLINGTON

CONST NOTE

project name
GREEN VALLEY EAST

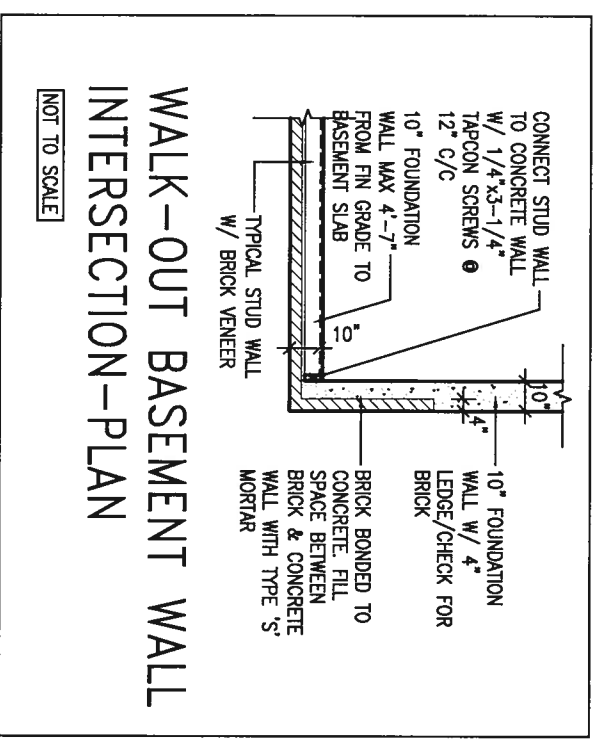
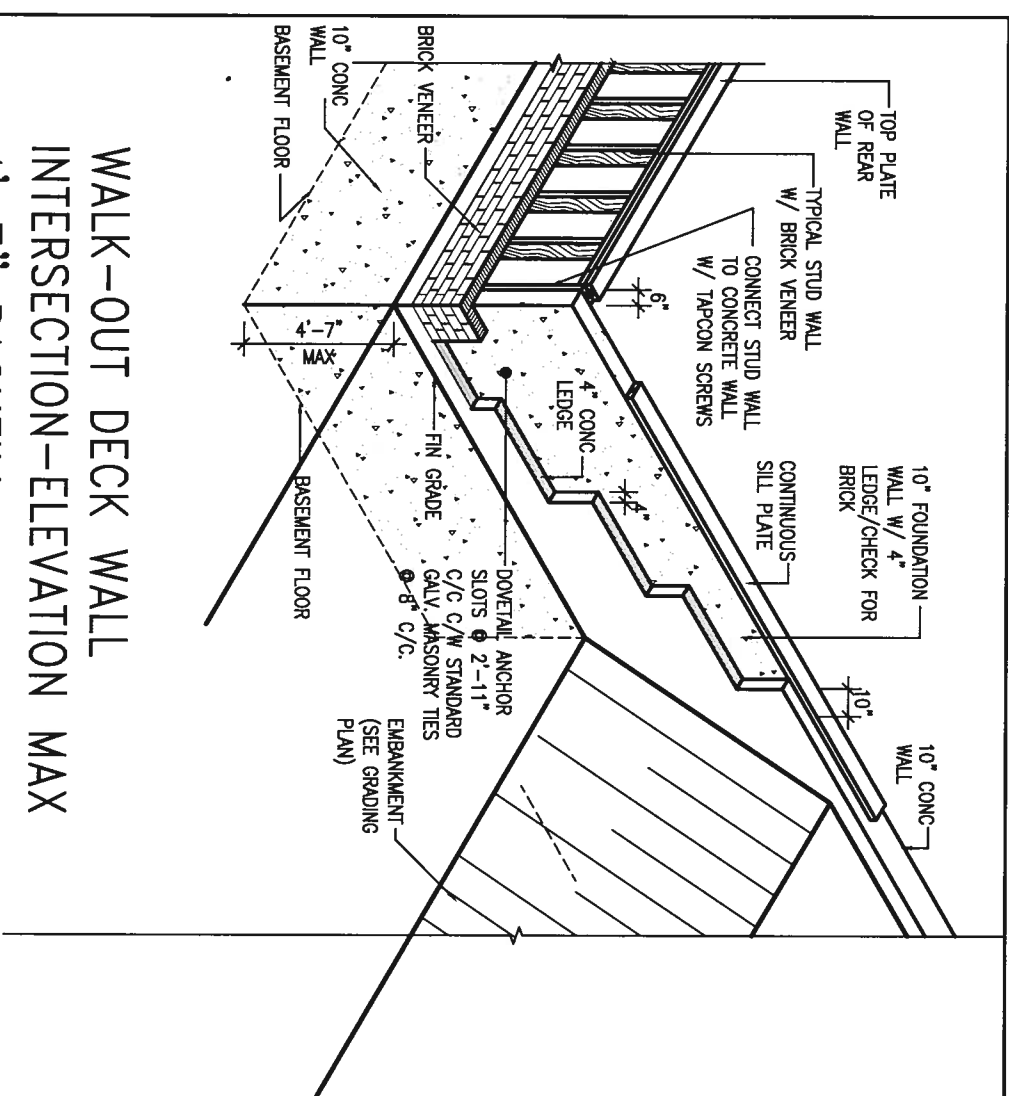
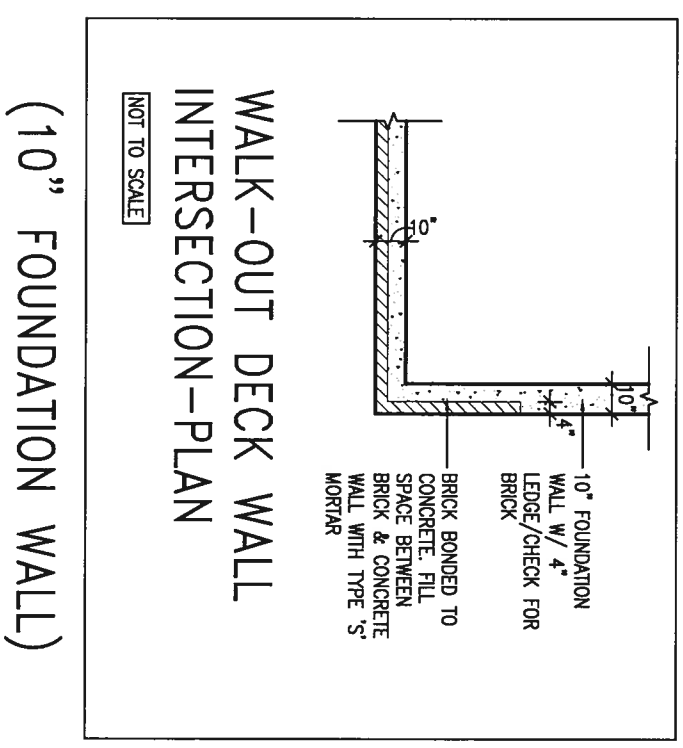
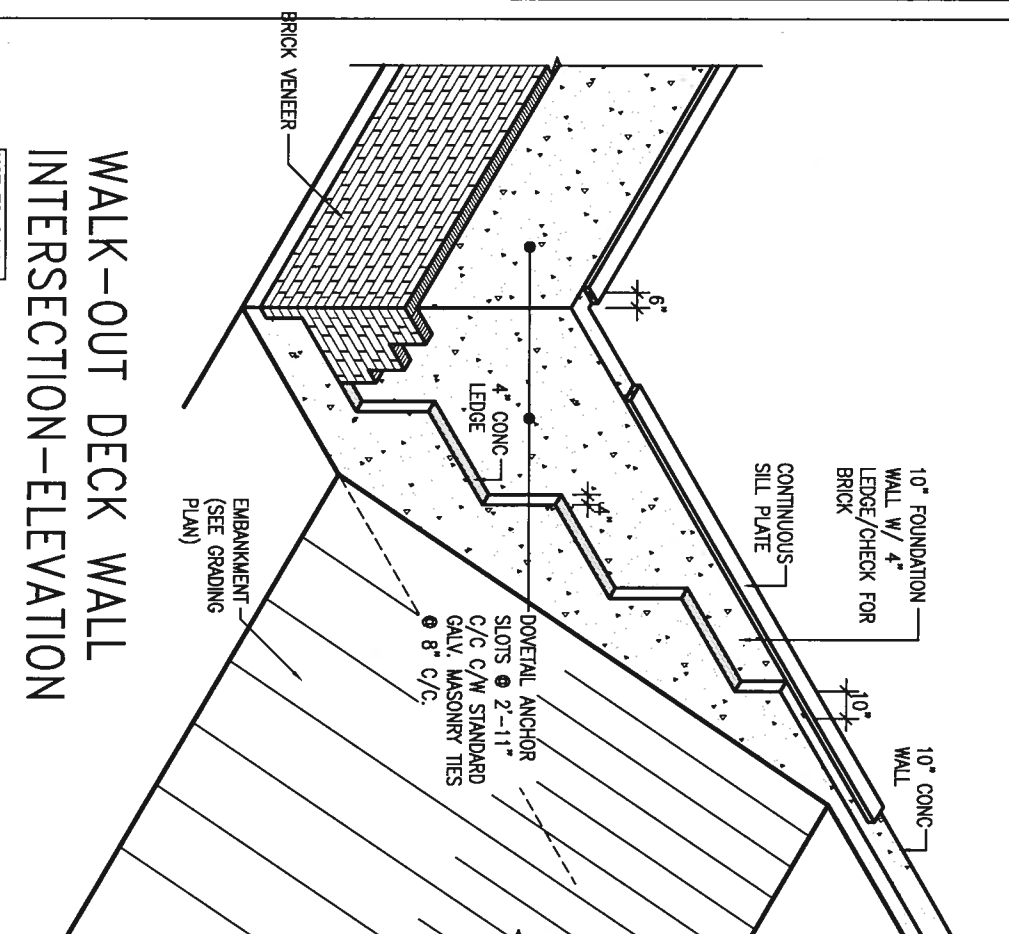
BRADFORD

MAY 2016

CONSTRUCTION NOTES

drawing no.

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



WALK-OUT DECK WALL
INTERSECTION-ELEVATION MAX
4'-7" BACKFILL

NOT TO SCALE

WALK-OUT BASEMENT WALL
INTERSECTION-PLAN
NOT TO SCALE
(10" FOUNDATION WALL)

NOT TO SCALE

9.		*			The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.		*			qualification information
7.		*			Wellington Jno-Bogilite
6.		*			25593
5.		*			name
4.		*			negotiation information
3.		*			VAS Design Inc.
2.	UPDATE TO 2018	JAN 11-18	RC		
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC		
no. description		date	by		

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.

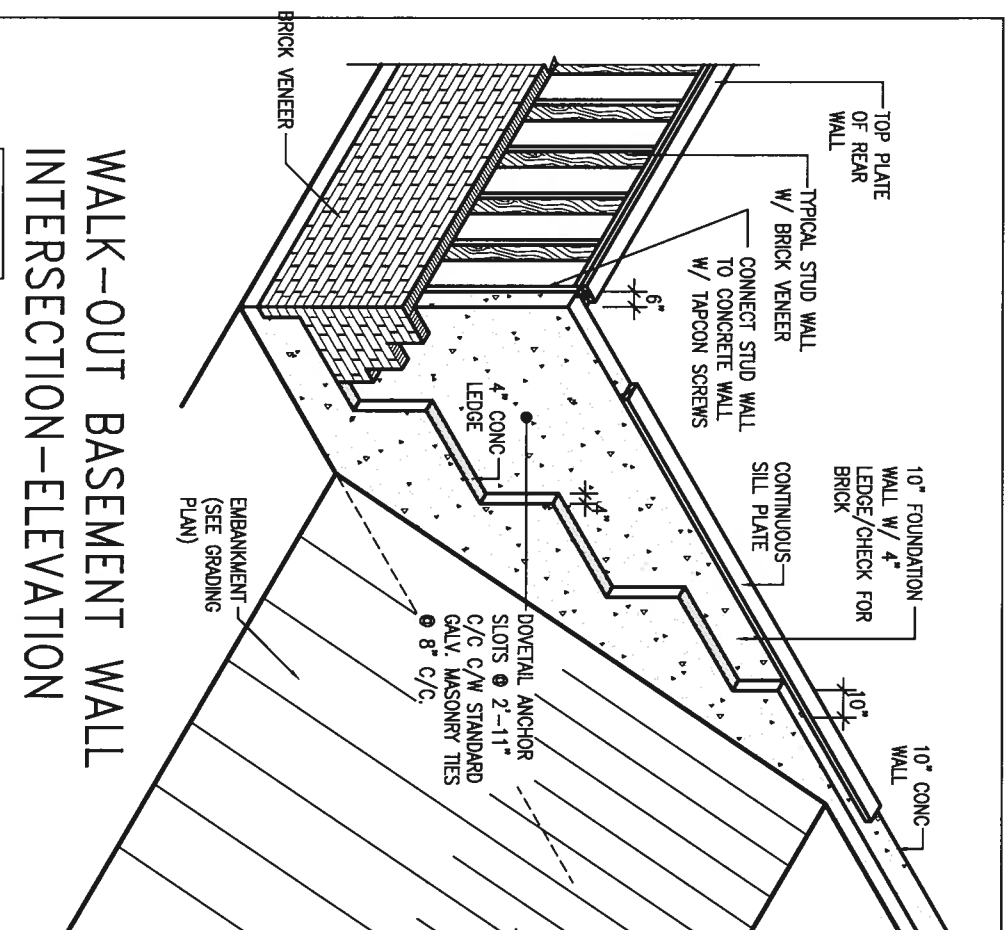
428586



project name BAYVIEW WELLINGTON		const. note CONST. NOTE	
date MAY 2016		manuscript BRADFORD	
drawn by KC		checked by -	
scale 3/16" = 1'-0"		the theme 16023-CN-A1	
CONSTRUCTION NOTES		drawing no. CN10	

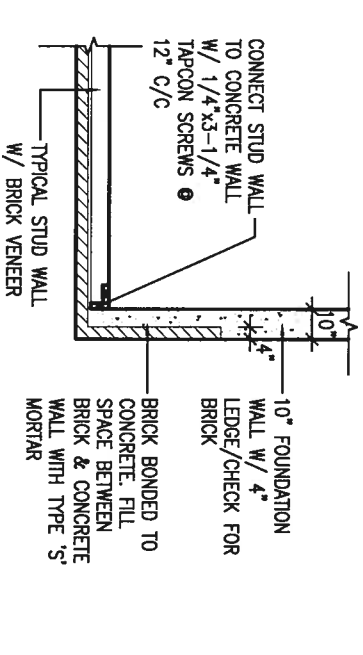


JAN 11, 2018



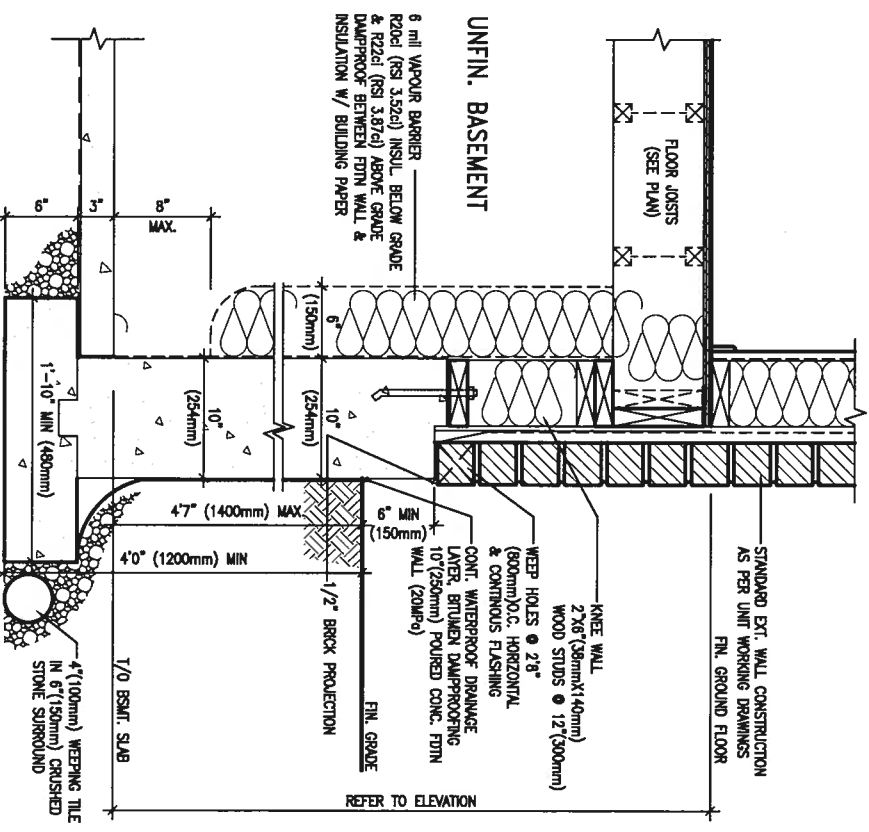
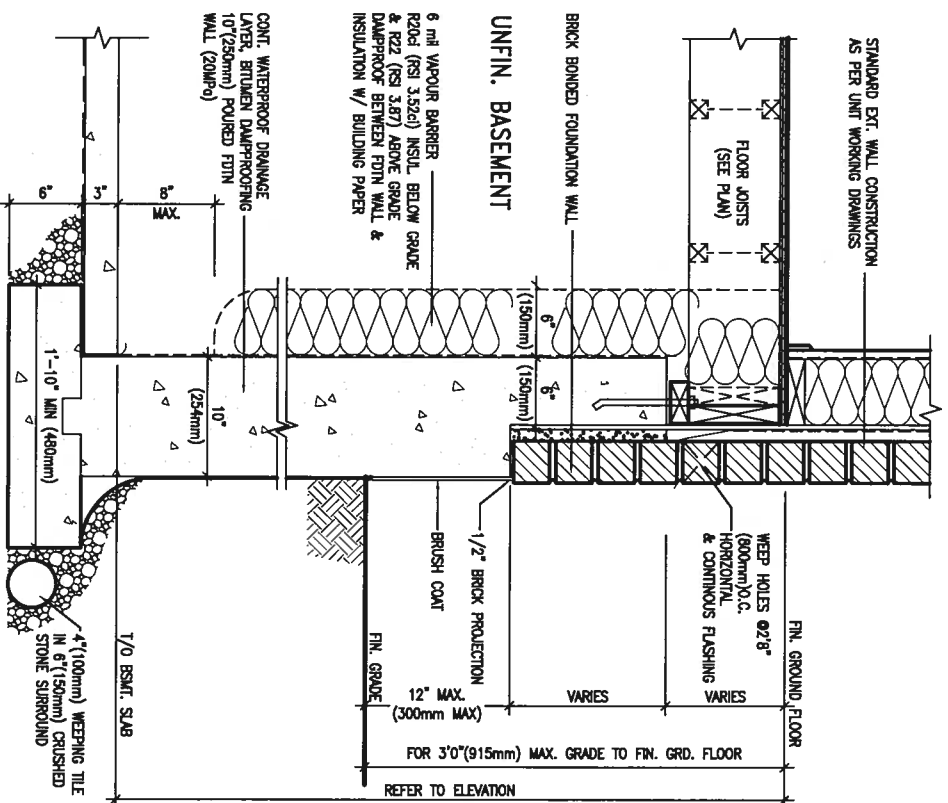
WALK-OUT BASEMENT WALL
INTERSECTION-ELEVATION

NOT TO SCALE



WALK-OUT BASEMENT WALL
INTERSECTION-PLAN
NOT TO SCALE
(10" FOUNDATION WALL)

NOT TO SCALE



WALL SECTION FOR GRADE TO FIN.
FLOOR MORE THAN 4'7" (1400mm)
HEIGHT DIFFERENCE

SCALE: N.T.S.

EW3.07x
PKG A1

WALL SECTION FOR GRADE TO BASEMENT
SLAB 4'7" (1400mm)
MAX. HEIGHT DIFFERENCE

SCALE: N.T.S.

[illegible]

The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
Wellington Jim-Baptiste	2559
Registration Information	BCRB
name	428586
designation information	BCRB
WAS Design Inc.	428586

Contractor must comply with dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are for reference of services and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.



BAYVIEW WELLINGTON		CONST _ NOTE	
project name GREEN VALLEY EAST	municipality BRADFORD	project no. 16023	
date MAY 2016	construction notes		drawing no. CN11
drawn by checked by scale $3/16" = 1'-0"$	file name 16023-CN-11		
RECORDED - E:\ARCHIVE\WORKING\2016\16023.BAYVIEW\CN NOTES\16023-CN-11.dwg -- Thu - Jan 11 2018 -- 10:09 AM			



JAN 11, 2018

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MEMBRANE

SHEATHING ON 2"x4"

2"x12" LEDGER

100

C/W (4) No. 10x1 1/2"

PREFIN. ALUM. FASCIA

DRIP EDGE _____

3

-ENG. FLOOR JOIST

SECOND FLOOR

-MIN. 6" PREFIN. METAL FLASHING W/
CAULKING TO MATCH BRICK/STONE

LVL/WOOD BEAM (SEE UNIT PLANS) W/

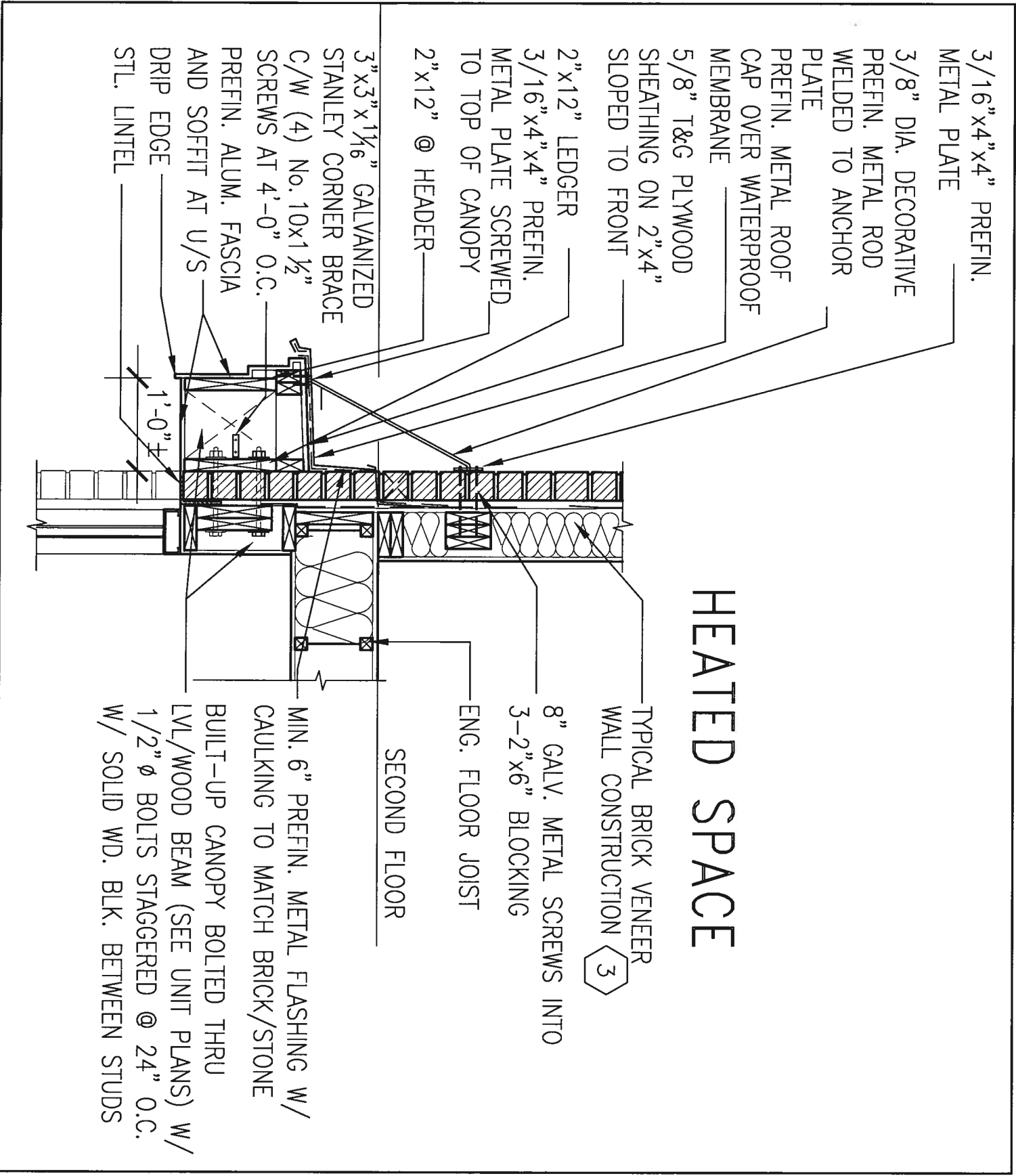
W/ SOLID WD. BLK. BETWEEN STUDS

SECTION THROUGH CANOPY

SCALE 1/2" = 1'-0"



9.					The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste <i>J. Baptiste</i> 25391 name registration information B2M VAS Design Inc. <i>J. Baptiste</i> 42553
8.					
7.					
6.					
5.					
4.					
3.					
2.	UPDATE TO 2018	JAN 11-18	RC		
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC		
10.	description	date	by		
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 copied.					
 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 vasdesign.com					
project name GREEN VALLEY EAST		multi-occupancy BRADFORD		project no. 16023	
BAYVIEW WELLINGTON		CONST. NOTE			
date MAY 2016		checked by -		scale 3/16" = 1'-0"	
drawn by RC		the name 16023-CN-A1		drawing no. CN12	
PROJECT - H:\ARCHIVE WORKING\2016\16023 BAYVIEW\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:11 AM					



1

CN13

SECTION THROUGH CANOPY

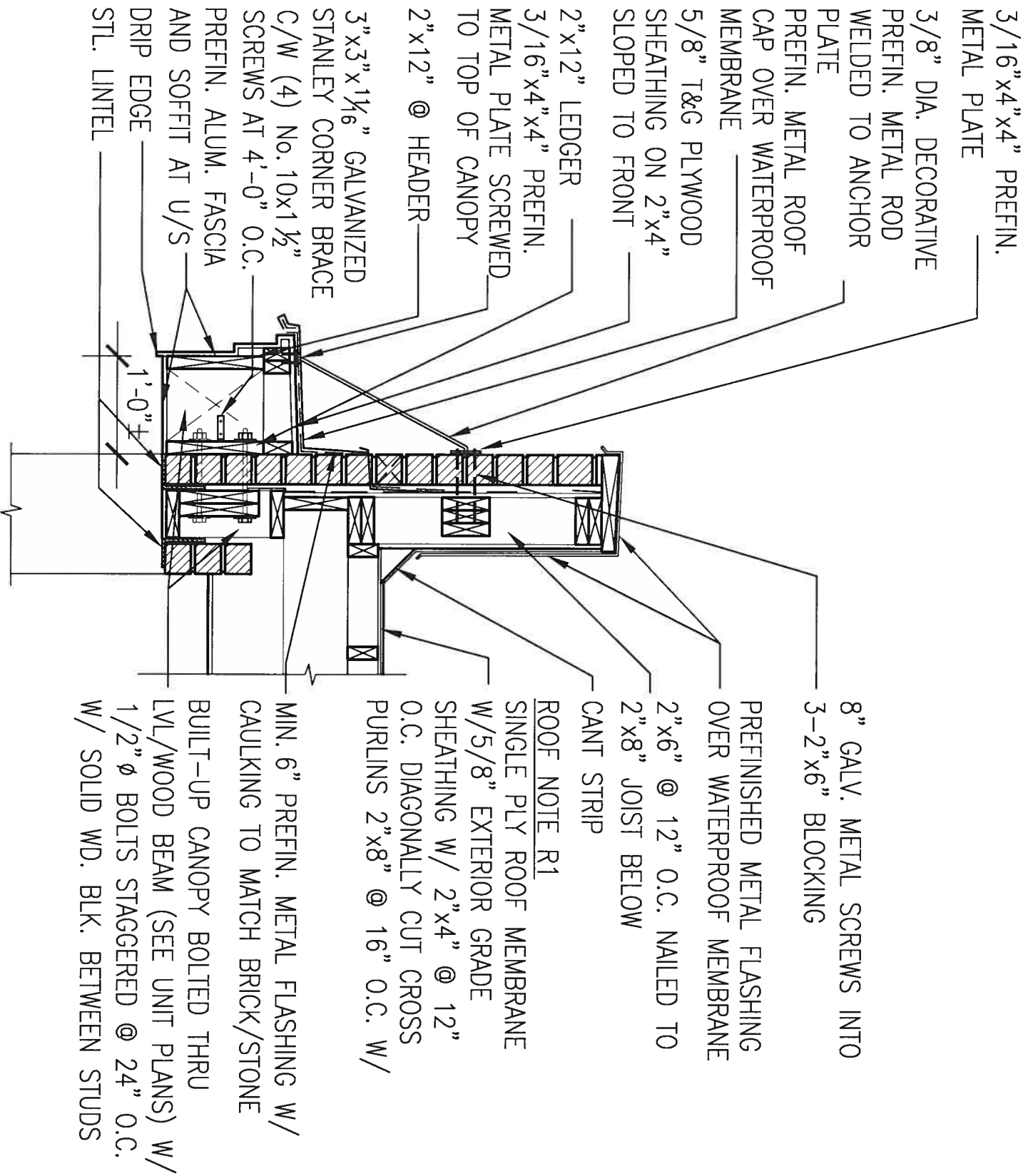
W/ DECORATIVE ROD

SCALE 1/2" = 1'-0"

9.	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	25591	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON	CONST NOTE	
8.	.	.	.	qualification information	RCM				
7.	.	.	.	name	Wellington Jno-Baptiste				
6.	.	.	.	registration information	42658				
5.	.	.	.	name	VAS Design Inc.				
4.	.	.	.	name	42658	GREEN VALLEY EAST	BRADFORD	CONSTRUCTION NOTES	
3.	.	.	.	name	42658				
2.	UPDATE TO 2018	JAN 11-18	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.	RCM				drawing no. CN13
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC						
no.	description	date	by						



JAN 11, 2018



1

CN14

SECTION THROUGH CANOPY

W/ DECORATIVE ROD

SCALE 1/2" = 1'-0"



9.									
8.									
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6.									
5.									
4.									
3.									
2.	UPDATE TO 2018	JAN 11-18	RC						
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC						
no.	description	date	by						

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

qualification information

Wellington Jno-Bupfiste 25591

name

residential information

VAS 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

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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vasdesign.com

Project name
BAYVIEW WELLINGTON

drawn by
GREEN VALLEY EAST

checked by
BRADFORD

date
MAY 2016

scale
3/16" = 1'-0"

project no.
16023

CONST NOTE

CONSTRUCTION NOTES

CN14

drawing no.
16023