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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: _____

DATE: Jun. 11, 2018

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

24"x8" THICK
CONC. FOOTING
UNDER PARTYWALL

32"x12" THICK
CONC. FOOTING
UNDER FIREWALL

SOIL TO HAVE MIN
ALLOWABLE
BEARING CAPACITY
OF 150KPa (TYP)

UNFINISHED
BASEMENT

22"x6" THICK
CONC. FOOTING
UNDER EXTERIOR
WALL (TYP)

LOCATION
MAY VARY
F.D.

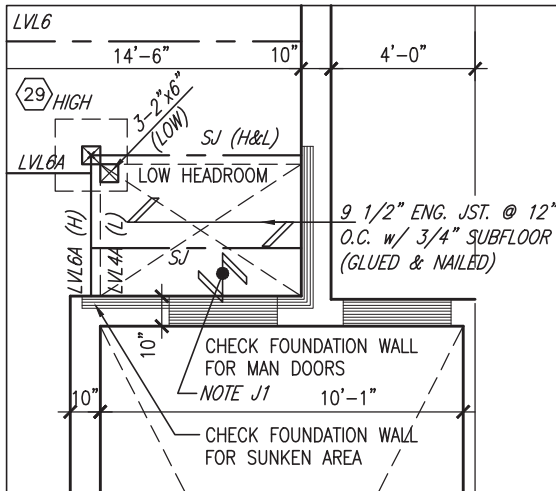
FURNACE

UNEXCAVATED
(REMOVE TOP SOIL ONLY)

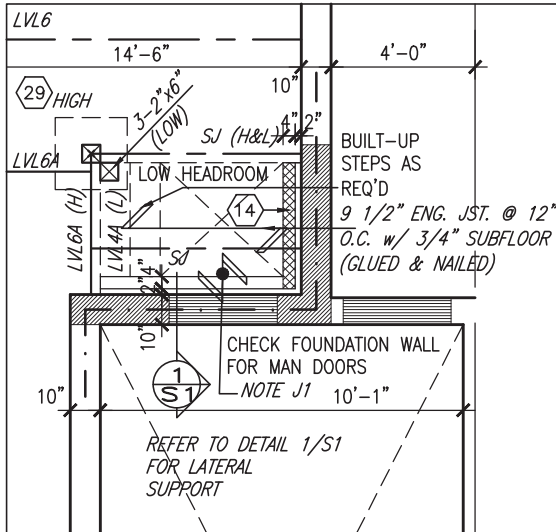
OPT. COLD
CELLAR

BASEMENT PLAN 'A'

AREA CALCULATIONS	ELEV. 'A&B'
GROUND FLOOR AREA	770 SF
SECOND FLOOR AREA	1061 SF
SUBTOTAL	1831 SF
DEDUCT ALL OPEN AREAS	16 SF
TOTAL NET AREA	1815 SF (168.62 m ²)
FINISHED BSMT AREA	0 SF
COVERAGE W/OUT PORCH	991 SF (92.07 m ²)
COVERAGE W/ PORCH	1091 SF (101.36 m ²)



PARTIAL PLAN
SUNKEN 1R COND



PARTIAL PLAN
SUNKEN 2R OR
MORE COND

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

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



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

ENGINEERED FLOOR SUBFLOORS
ALL SUBFLOORS TO BE 3/4" PLYWOOD AND TO
BE GLUED AND NAILED ON THIS FLOOR FOR
ENGINEERED JOIST ONLY.

9.	.	.	.
8.	.	.	.
7.	.	.	.
6.	.	.	.
5.	.	.	.
4.	REVISED AS PER ENG'S COMMENTS	MAY 23-18	RC
3.	REV. AS PER FLOOR TRUSS COORD.	MAY 09/18	WT
2.	REV. AS PER ROOF TRUSS COORD.	APR. 20/18	WT
1.	IMPORTED FROM 13045 TO 16023	03-03-17	AJE
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.	25591
Wellington Jno-Baptiste	BCIN
name	42658
registration information	
VA3 Design Inc.	
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	

VA3
DESIGN

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

BAYVIEW WELLINGTON

TH-2
NAPA 2

project name	GREEN VALLEY EAST	municipality	BRADFORD	project no.	16023
date	MAR. 2017	checked by	AJE	scale	3/16" = 1'-0"
drawn by	AJE	file name	16023-TH-2	drawing no.	1
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\6.0M TOWNS\16023-TH-2.dwg - Thu - Jun 7 2018 - 8:50 AM					

NOTE:
ALL OPENINGS IN FIRE
RATED WALL ASSEMBLY TO
BE LINED WITH 1 LAYER OF
5/8" TYPE 'X' OR EQ.

INDICATES FIRE RATED WALL ASSEMBLY

REFER TO
STAIR HEADER
DETAIL 2B/S1
FOR
PARTYWALL
AND 3/S2
FOR FIREWALL



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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:
DATE: Jun. 25, 2018

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

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

NOTE:
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BE SPECIFIED BY THE FLOOR TRUSS
MANUFACTURER.

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.
- Fumeproofed Electrical outlet box to be installed in the Garage or carport or adjacent to driveway.

REFER TO 2012 OBC, 9.34.4.

ENGINEERED FLOOR SUBFLOORS
ALL SUBFLOORS TO BE 3/4" PLYWOOD AND TO BE GLUED AND NAILED ON THIS FLOOR FOR ENGINEERED JOIST ONLY.

GROUND FLOOR PLAN 'A'

9.	.	.	.	.	.
8.	.	.	.	.	.
7.	.	.	.	.	.
6.	.	.	.	.	.
5.	.	.	.	.	.
4.	REVISED AS PER ENG'S COMMENTS	MAY 23-18	RC	.	.
3.	REV. AS PER FLOOR TRUSS COORD.	MAY 09/18	WT	.	.
2.	REV. AS PER ROOF TRUSS COORD.	APR. 20/18	WT	.	.
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no.	description	date	by	.	.

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

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VA3
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255 Consumers Rd Suite 120
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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

project name
GREEN VALLEY EAST

municipality
BRADFORD

project no.
16023

date
MAR. 2017
drawn by
AJE

checked by
scale
3/16" = 1'-0"

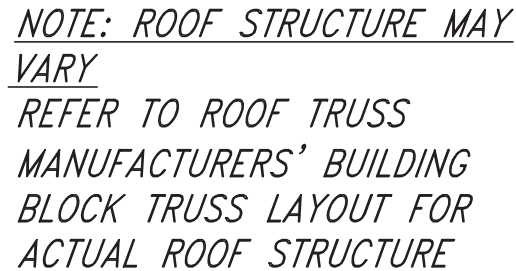
GROUND FLOOR PLAN 'A'
file name
16023-TH-2

drawing no.
2

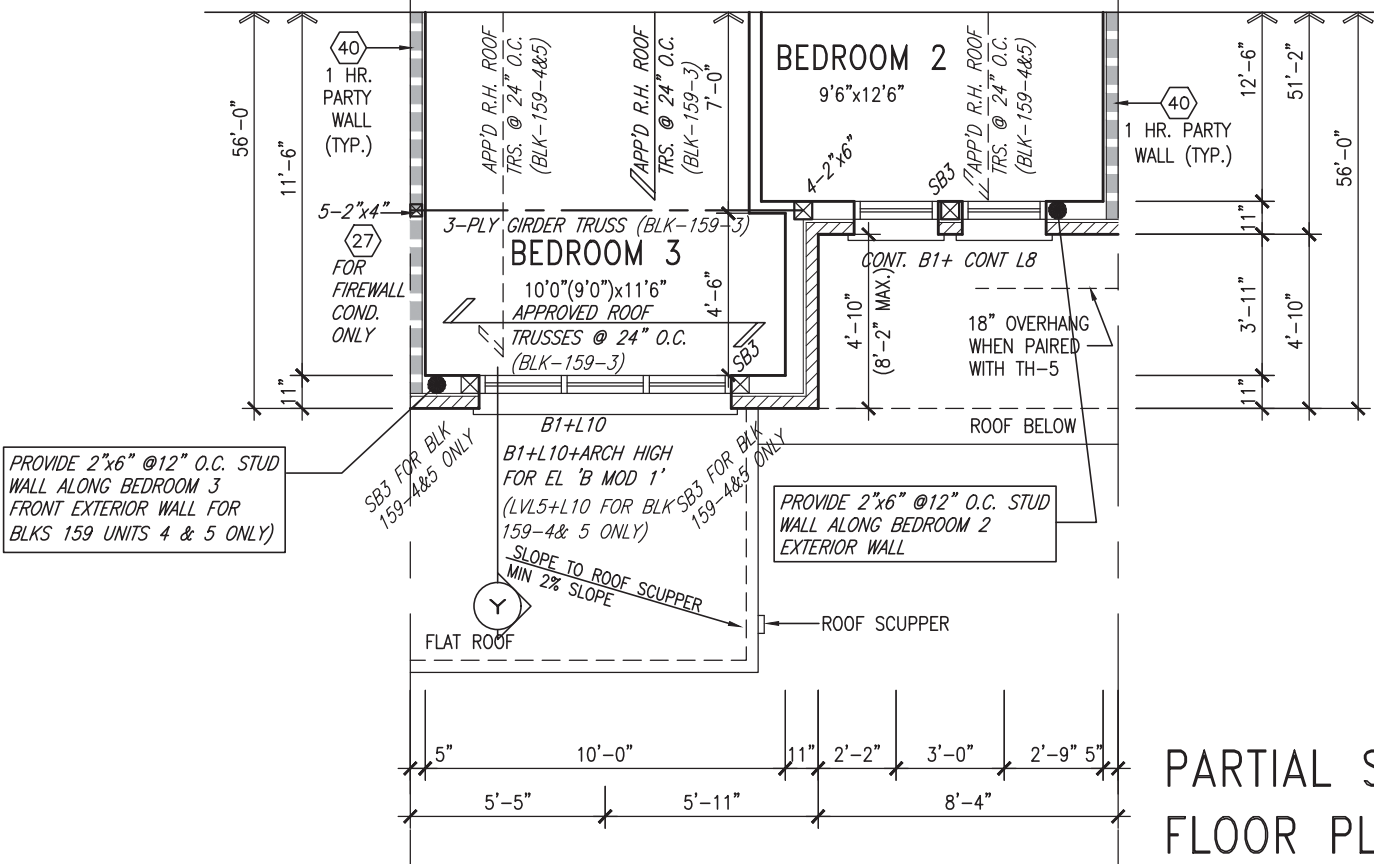


SECOND FLOOR PLAN 'A'

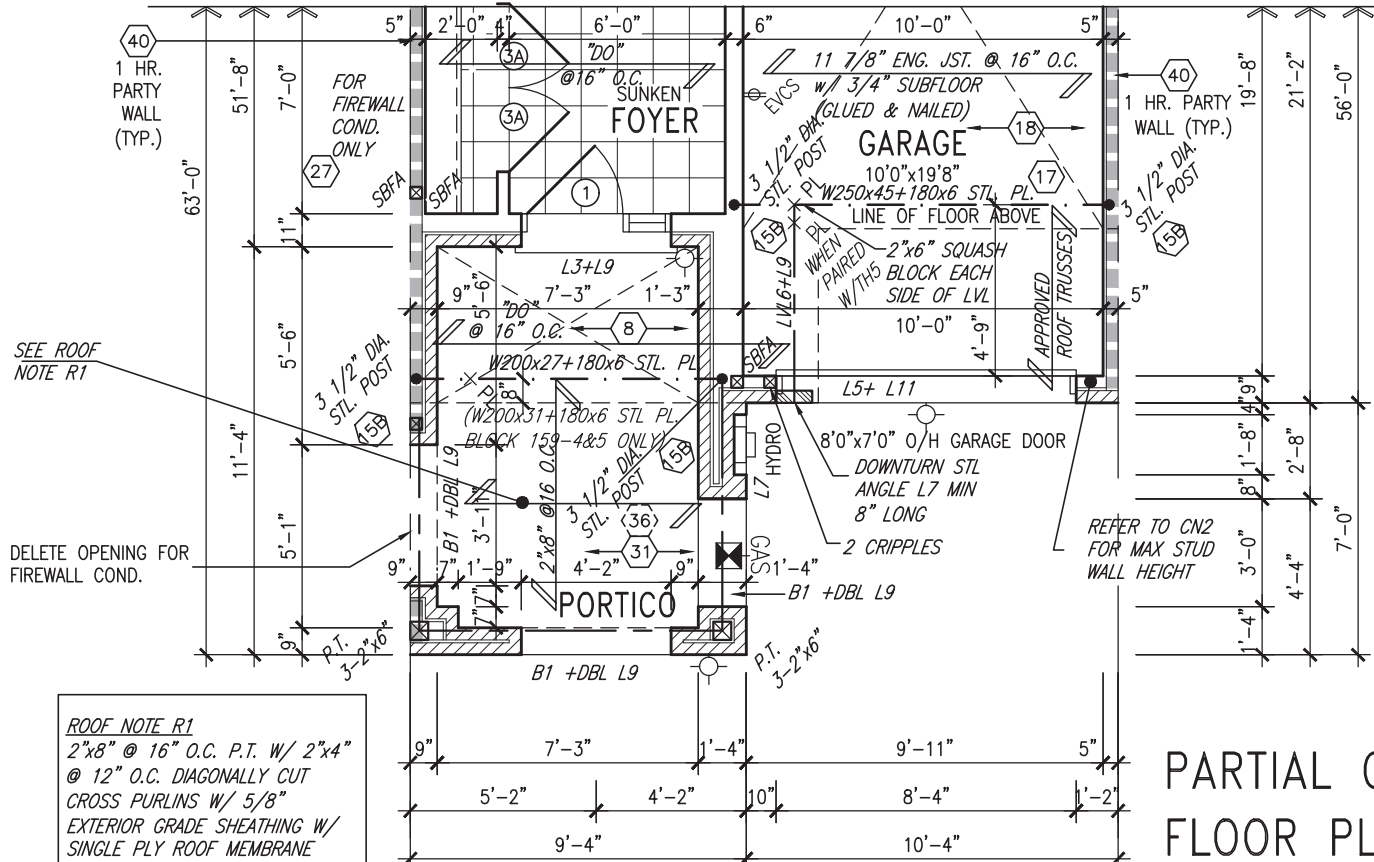
PROVIDE 2"x6" @12"
O.C. STUD WALL
ALONG BEDROOM 3
FRONT EXTERIOR WALL
FOR BLK 161-3 ONLY



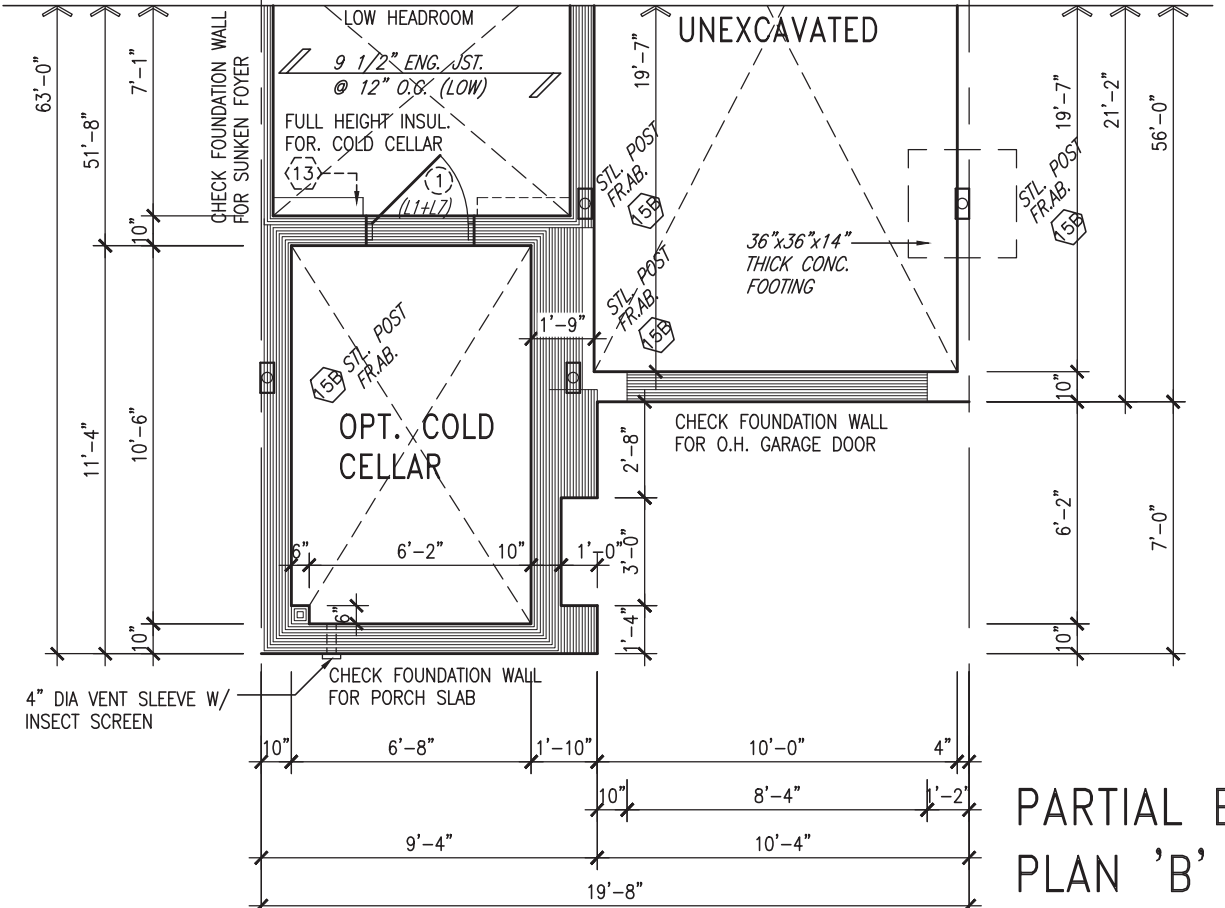
<div> <div>TH-2</div> <div>NAPA 2</div> </div>		<div>project no.</div> <div>16023</div>
<div>FLOOR PLAN 'A'</div> <div>file name</div> <div>16023-TH-2</div> <div>- Jun 7 2018 - 8:50 AM</div>		<div>drawing no.</div> <div>3</div>



PARTIAL SECOND FLOOR PLAN 'B'



PARTIAL GROUND FLOOR PLAN 'B'



PARTIAL BASEMENT PLAN 'B'

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY: _____
DATE: Jun. 11, 2018

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1.	IMPORTED FROM 13045 TO 16023	03-03-17	AJE
no.	description	date	by

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qualification information

Wellington Jno-Baptiste 25591
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

project name GREEN VALLEY EAST municipality BRADFORD

date MAR. 2017
drawn by AJE checked by scale 3/16" = 1'-0"

project no. 16023
drawing no. 4

file name 16023-TH-2

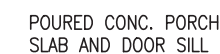
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TH-2
NAPA 2

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY: _____
DATE: Jun. 11, 2018

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 S. J. BOYD
 PROVINCE OF ONTARIO
 JUNE 7, 2018

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	signature	25591	BCIN
8	.							
7	.							
6	.							
5	.							
4	REVISED AS PER ENG'S COMMENTS	MAY 23--18 RC	V3 Design Inc.	registration information				
3	REV. AS PER FLOOR TRUSS COORD.	MAY 09/18 WT					42658	
2	REV. AS PER ROOF TRUSS COORD.	APR. 20/18 WT						
1	IMPORTED FROM 13045 TO 16023	03-03-17 AJE						
no.	description	date						

Drawings are not to be scaled

DRAWINGS ARE NOT TO BE SCALED

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BAYVIEW WELLINGTON

TH-2
NAPA 2

project name
GREEN VALLEY EAST

municipality
BRADFORD

project no.
16023

drawing no.
6

file name
16023-TH-2

scale
3/16" = 1'-0"

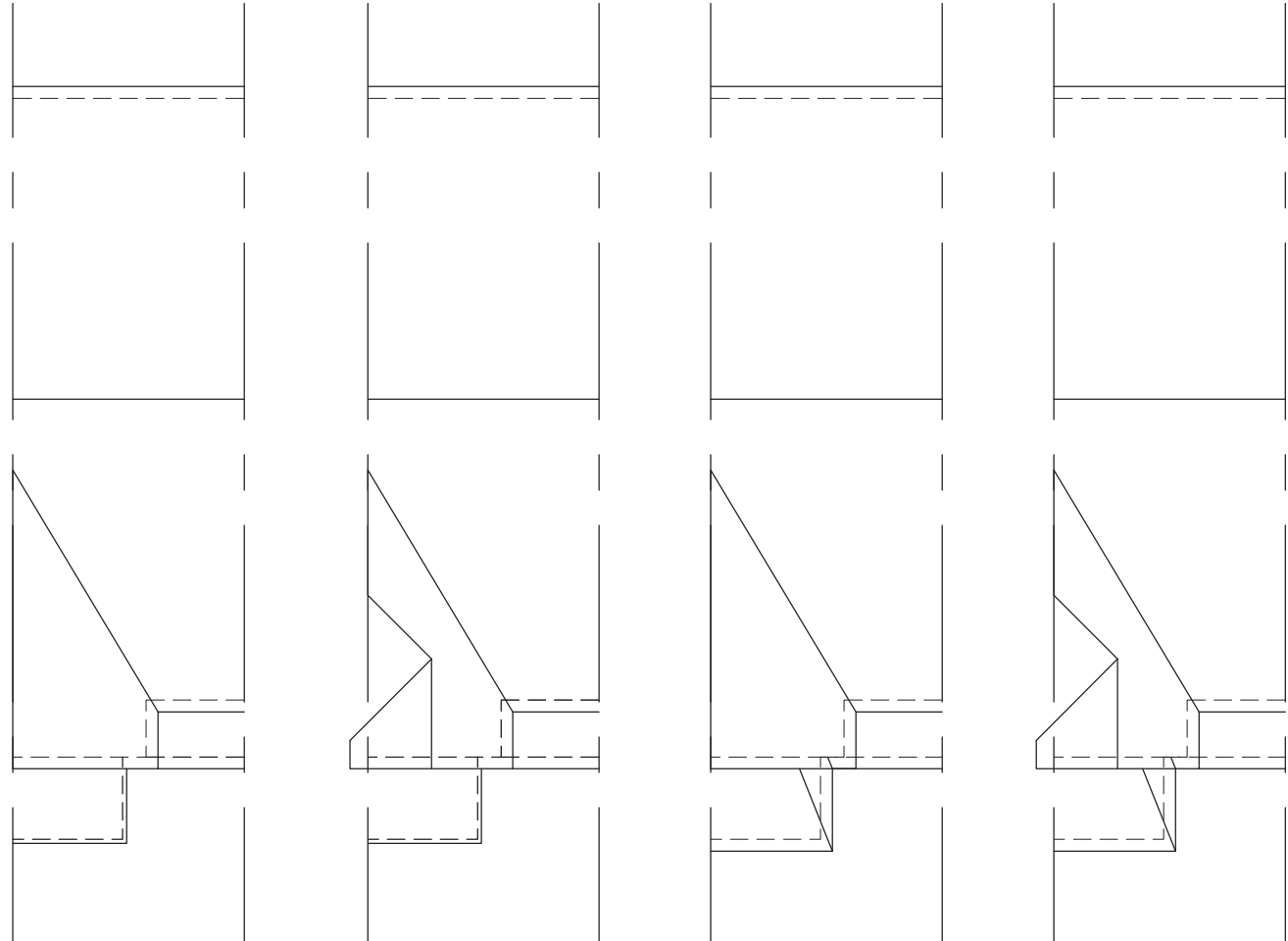
checked by
AJE

drawn by
MAR. 2017

date
DATE

FRONT ELEVATION 'B' & 'B MOD 1'

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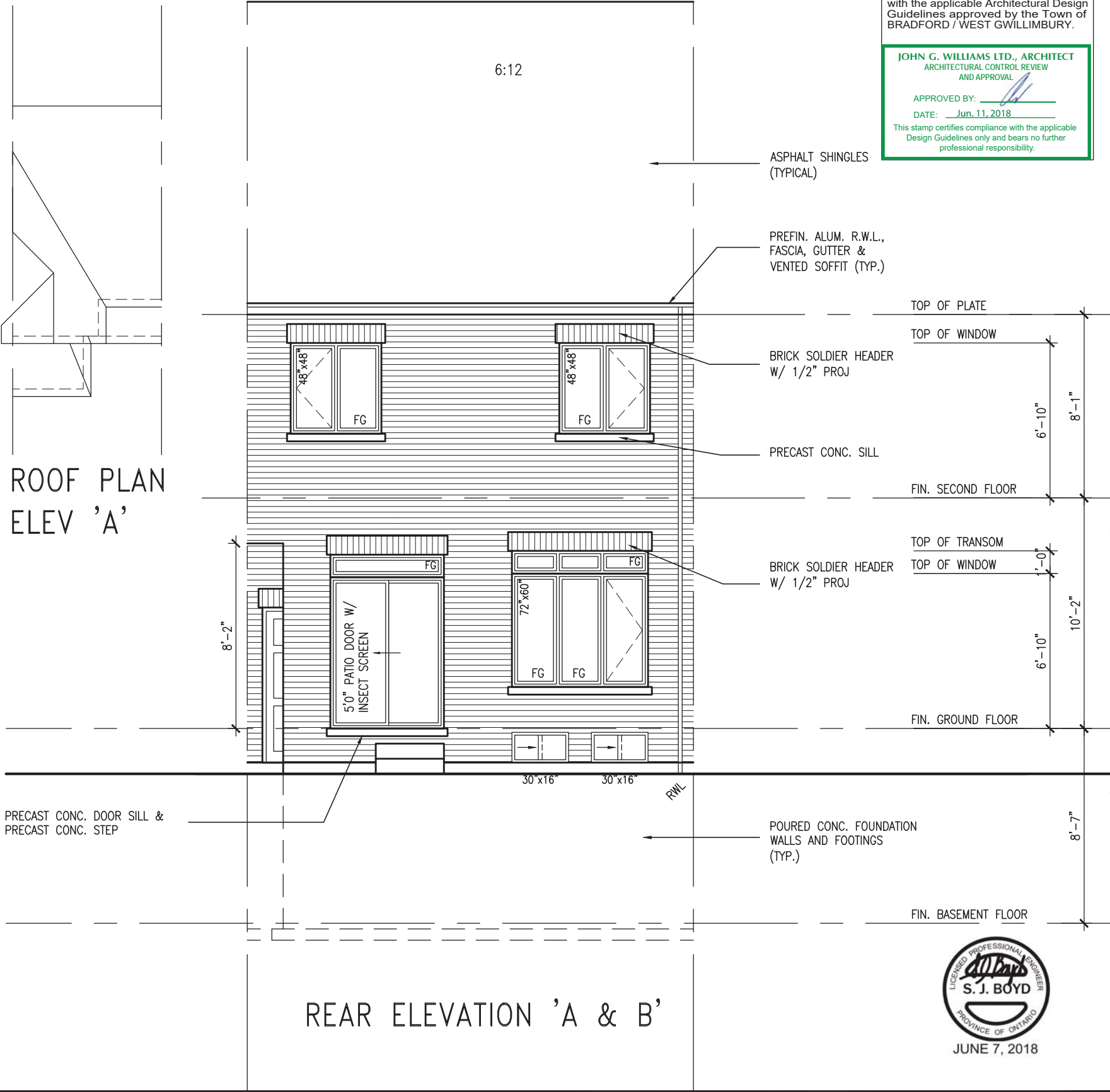
ROOF PLAN
ELEV 'B' MOD1

ROOF PLAN
ELEV 'B'

ROOF PLAN
ELEV 'A' MOD1

ROOF PLAN
ELEV 'A'

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
TH-2 ELEVATION A & A MOD 1	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	398 S.F.	87.083 S.F.	21.88 %
LEFT SIDE	1134 S.F.	0 S.F.	0.00 %
RIGHT SIDE	1134 S.F.	0 S.F.	0.00 %
REAR	382 S.F.	131.22 S.F.	34.35 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3048.00 S.F.	218.30 S.F.	7.16 %
TOTAL SQ. M.	283.17 S.M.	20.28 S.M.	7.16 %
UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
TH-2 ELEVATION B & B MOD1	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
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LEFT SIDE	1134 S.F.	0 S.F.	0.00 %
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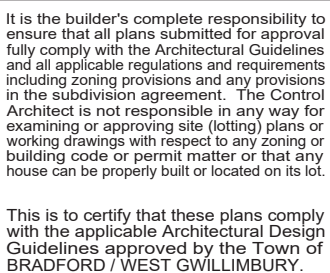
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: _____
DATE: Jun. 11, 2018

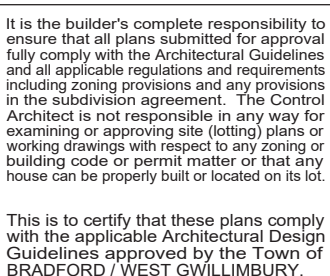
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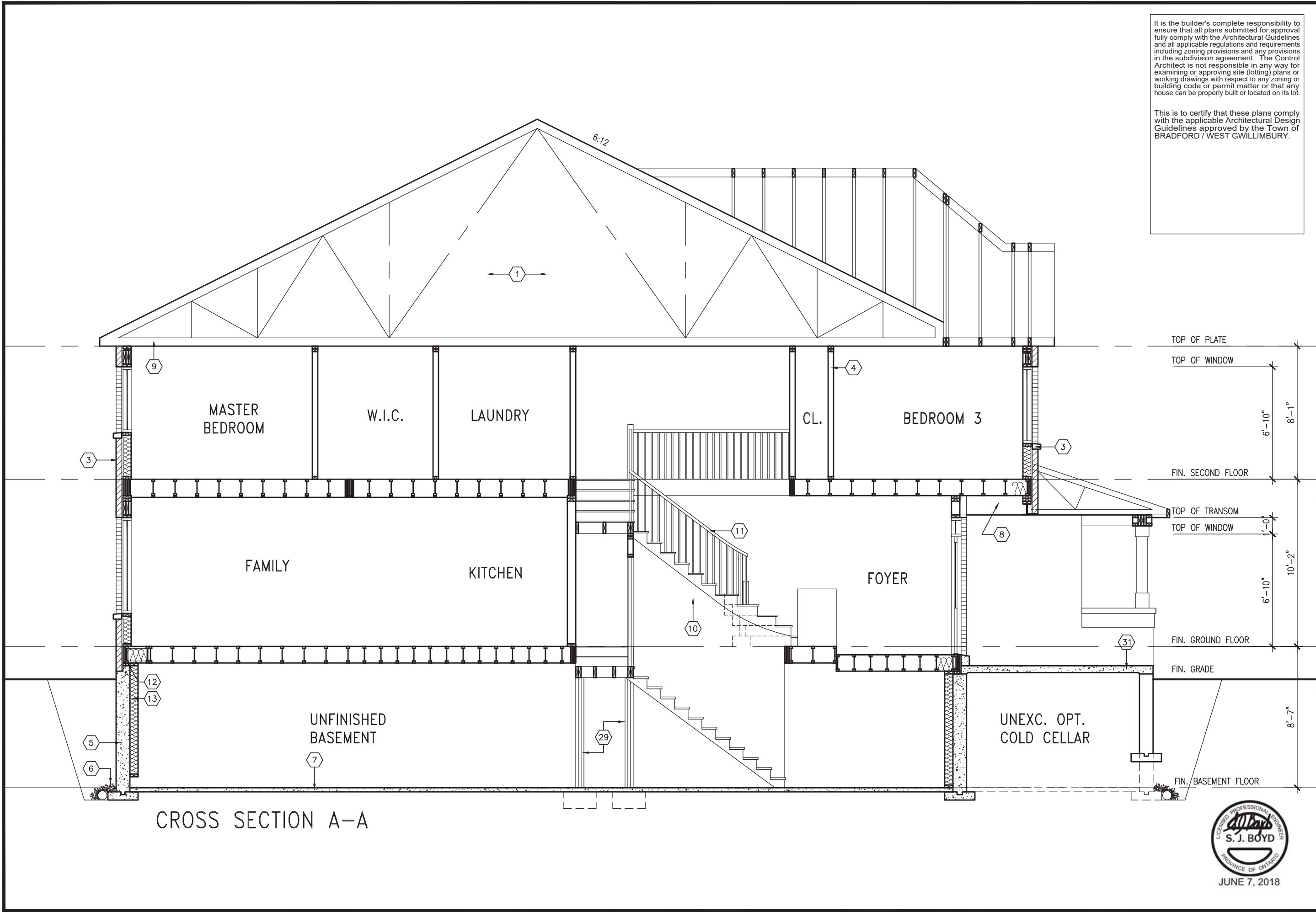
BAYVIEW WELLINGTON		TH-2	
GREEN VALLEY EAST		NAPA 2	
project name	municipality	project no.	drawing no.
BRADFORD	16023	16023	7
date	checked by	scale	file name
MAR. 2017	AJE	3/16" = 1'-0"	16023-TH-2
drawn by	checked by	scale	file name
AJE	AJE	3/16" = 1'-0"	16023-TH-2
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW Units\16023-TH-2.dwg - Thu - Jun 7 2018 - 8:50 AM			
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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	BCN
8.	qualification information	42658	
7.	Wellington Jno-Baptiste		
6.	signature		
5.	name		
4.	registration information		
3.	VAS Design Inc.		
2.	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.		
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no.	description	date	by
4.	REVISED AS PER ENG'S COMMENTS	MAY 23-18	RC
3.	REV. AS PER FLOOR TRUSS COORD.	MAY 09-18	WT
2.	REV. AS PER ROOF TRUSS COORD.	APR. 20-18	WT
1.	IMPORTED FROM 13045 TO 16023	03-03-17	AJE



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7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name
5	.	.	.	registration information
4	REVISED AS PER ENG'S COMMENTS	MAY 23-18	RC	VA3 Design Inc. 42658
3	REV. AS PER FLOOR TRUSS COORD.	MAY 09/18	WT	signature
2	REV. AS PER ROOF TRUSS COORD.	APR. 20/18	WT	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
1	IMPORTED FROM 13045 TO 16023	03-03-17	A/E	date
no.	description	date	by	

[illegible]



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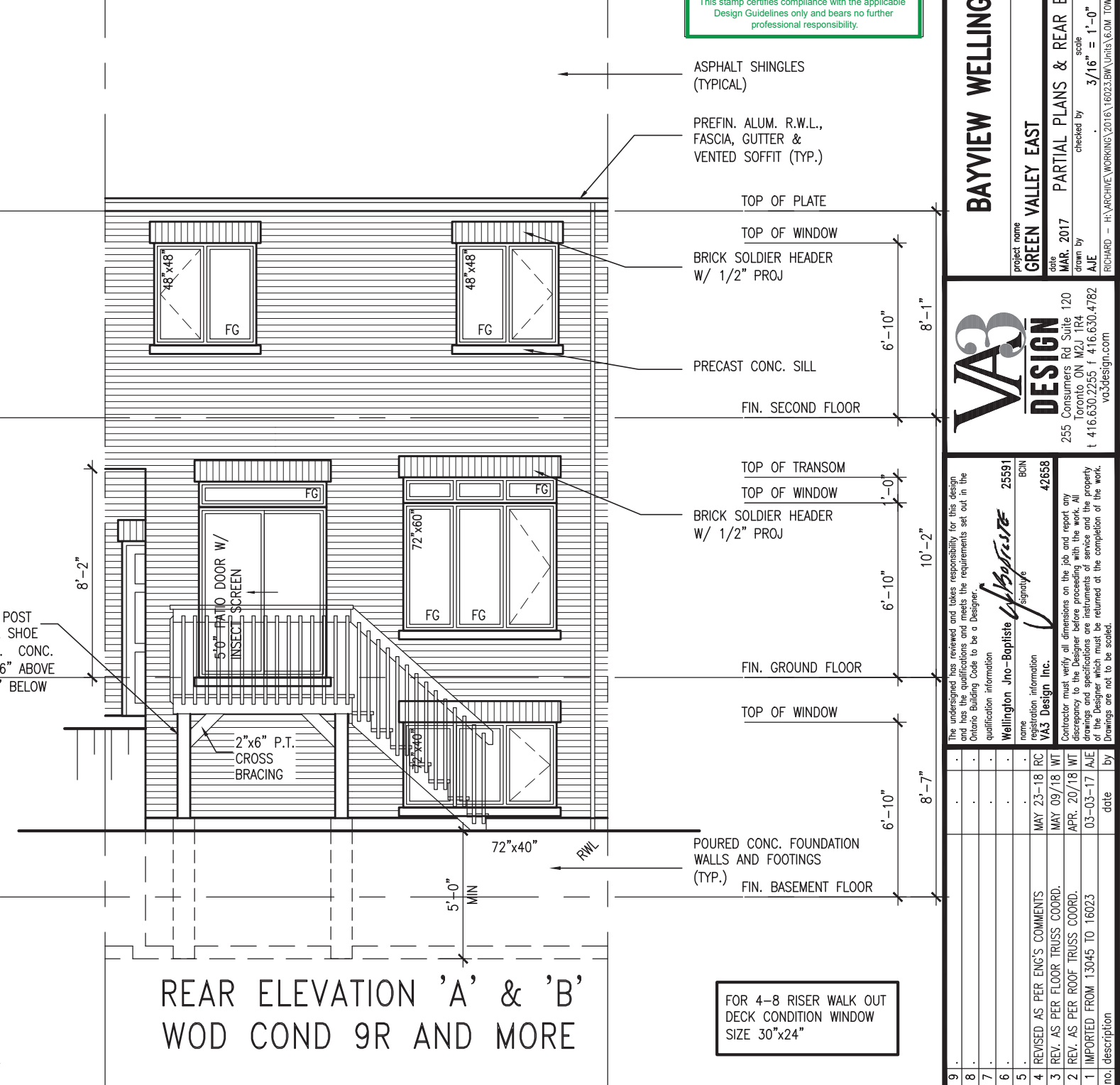
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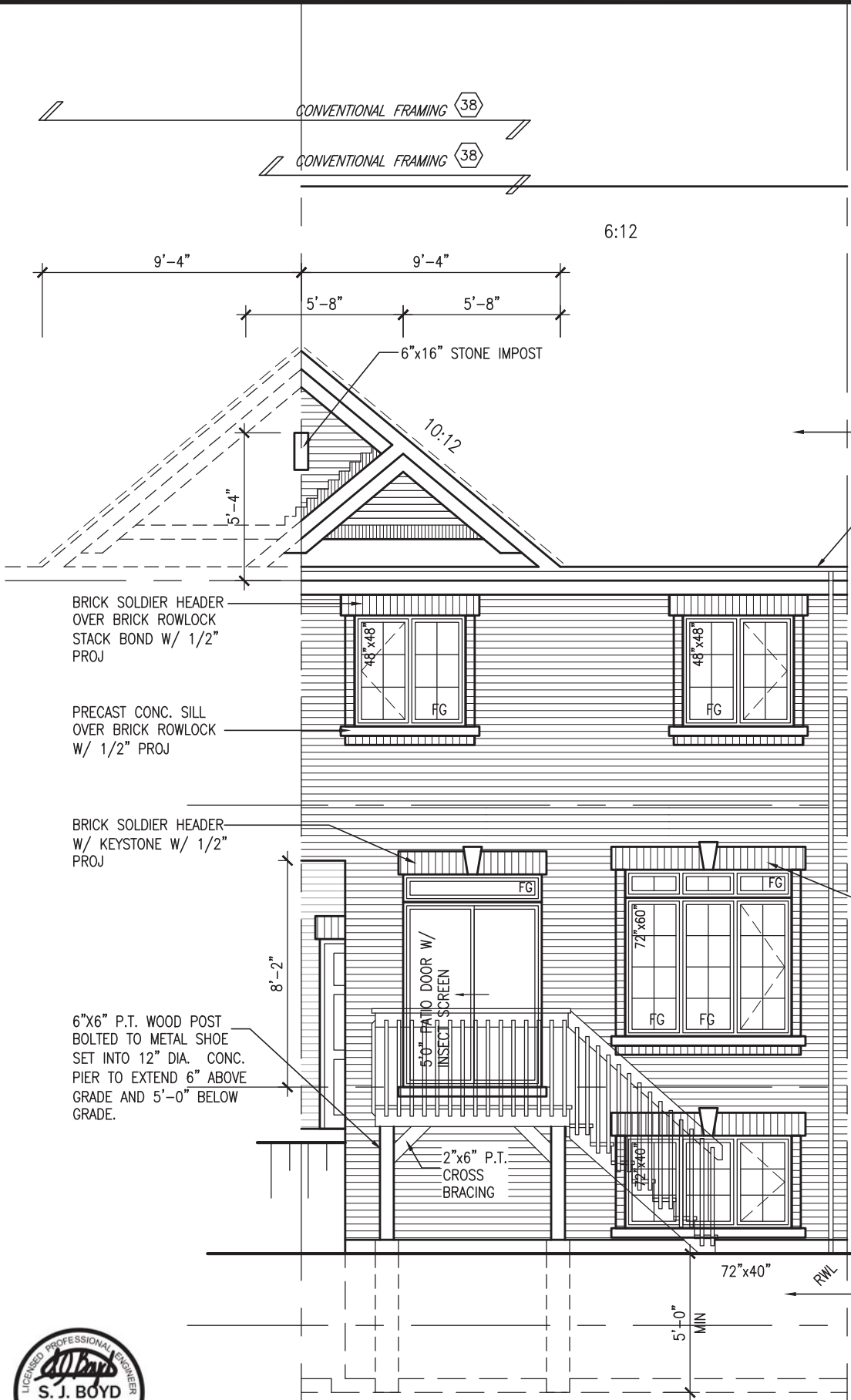


BAYVIEW WELLINGTON		TH-2
GREEN VALLEY EAST		NAPA 2
project name	municipality	project no.
BRADFORD	BRADFORD	16023
date	drawn by	checked by
MAR. 2017	AJE	AJE
drawn by	checked by	scale
AJE	AJE	3/16" = 1'-0"
CROSS SECTION A-A		drawing no.
16023-TH-2		10
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW Units\16023-TH-2.dwg - Thu - Jun 7 2018 - 8:50 AM		

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Wellington Jno-Baptiste		42658	
name		signature	
registration information			
name	RC	MAY 23-18	RC
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1. IMPORTED FROM 13045 TO 16023		03-03-17	AJE
no. description	date	by	

<div style="text-align: center; height: 100px;">6:12</div>	<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p>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.</p> </div> <div style="border: 1px solid black; padding: 5px;"> <p>This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.</p> </div>	<div style="border: 1px solid black; padding: 5px; text-align: center;"> <div style="display: flex; justify-content: space-between;"> <div> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">TH-2</div> <div>NAPA 2</div> </div> <div> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">11</div> </div> </div> </div>	<div style="border: 1px solid black; padding: 5px; text-align: center;"> <div style="display: flex; justify-content: space-between;"> <div> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">project no.</div> <div>16023</div> </div> <div> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">drawing no.</div> <div>11</div> </div> </div> </div>





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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: 
DATE: Jun. 14, 2018

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

ASPHALT SHINGLES
(TYPICAL)

PREFIN. ALUM. R.W.L.,
FASCIA, GUTTER &
VENTED SOFFIT (TYP.)

TOP OF PLATE

TOP OF WINDOW

6'-10"

8'-1"

FIN. SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

1'-0"

BRICK SOLDIER HEADER
W/ KEYSTONE OVER
BRICK ROWLOCK STACK
BOND W/ 1/2" PROJ

6'-10"

10'-2"

FIN. GROUND FLOOR

TOP OF WINDOW

6'-10"

8'-7"

FIN. BASEMENT FLOOR

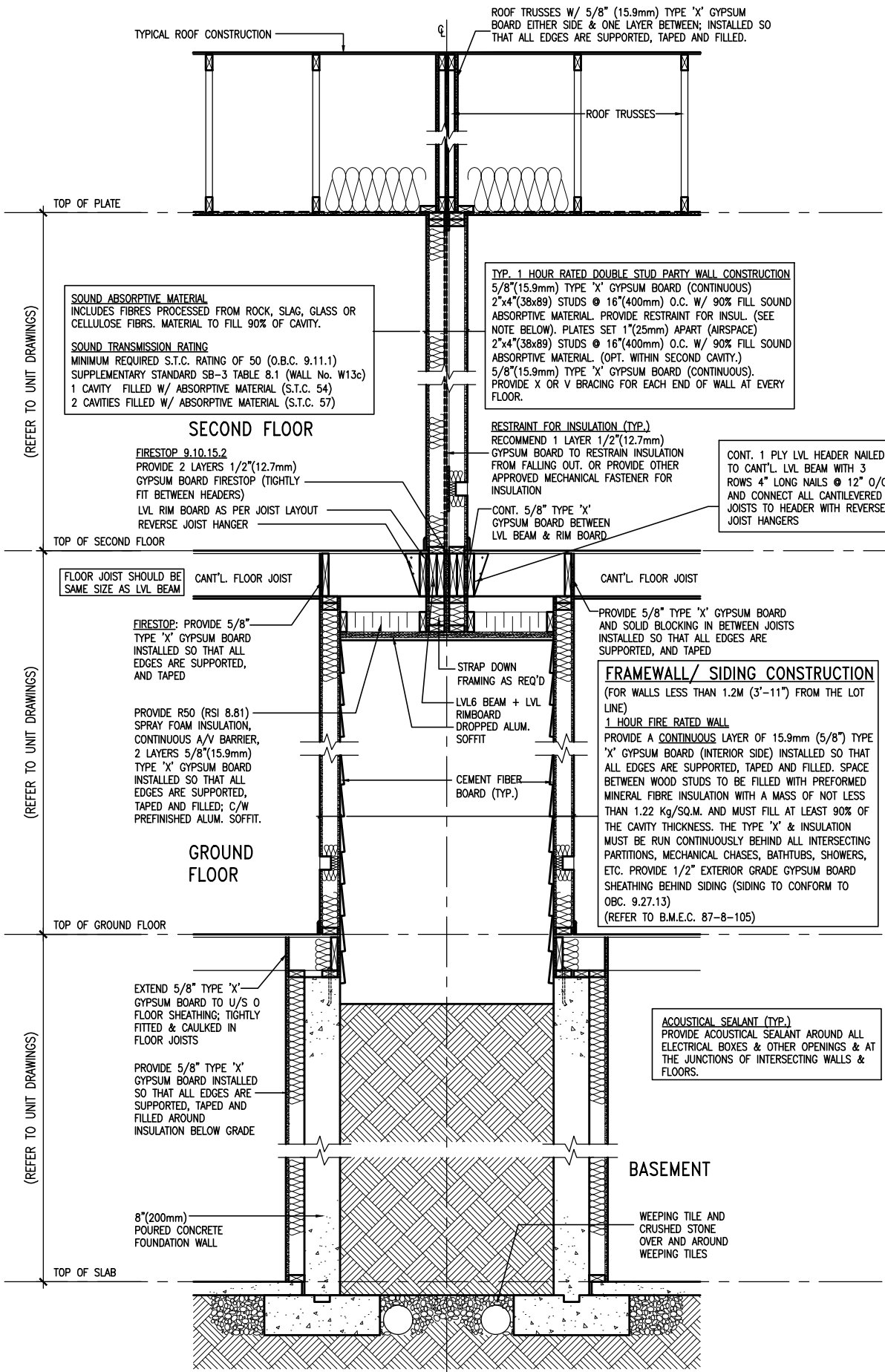
UPGRADE REAR ELEVATION 'A'
WOD COND 9R AND MORE

FOR 4-8 RISER WALK OUT
DECK CONDITION WINDOW
SIZE 30"x24"



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8.	.	registration information	VA3 Design Inc.
7.	.	date	MAY 23-18 RC
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4.	REVISED AS PER ENG'S COMMENTS	date	03-03-17 A/E
3.	REV. AS PER FLOOR TRUSS COORD.	date	03-03-17 A/E
2.	REV. AS PER ROOF TRUSS COORD.	date	03-03-17 A/E
1.	IMPORTED FROM 13045 TO 16023	date	03-03-17 A/E
no.	description	date	by

BAYVIEW WELLINGTON		TH-2	
GREEN VALLEY EAST		NAPA 2	
MUNICIPALITY		BRADFORD	
PROJECT NAME		UPGRADE REAR ELEVATION - W.O.D. CONDITION	
DATE		MAR. 2017	
DRAWN BY		AJE	
CHECKED BY		AJE	
SCALE		3/16" = 1'-0"	
PROJECT NO.		16023	
DRAWING NO.		12	
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SCALE		3/16" = 1'-0"	
PROJECT NO.		1	



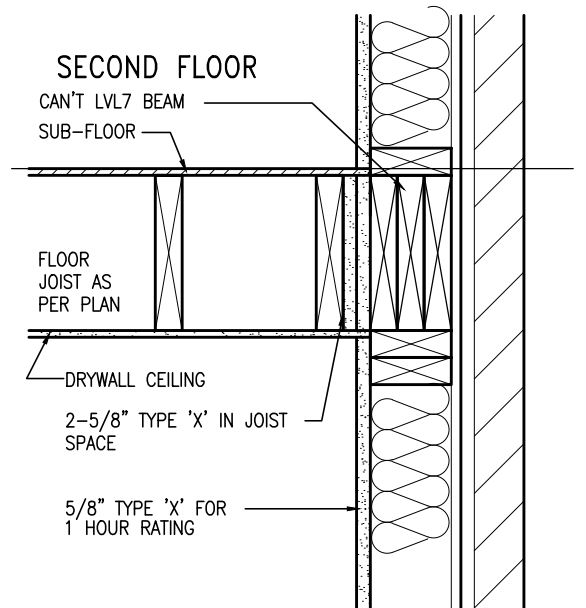
W1

(2 STOREY) 1 HOUR RATED DOUBLE STUD
PARTY WALL @ REAR YARD ACCESS

N.T.S.



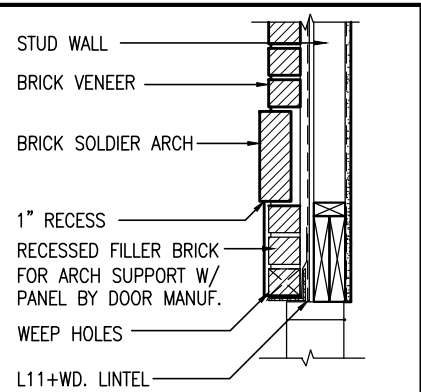
JUNE 20, 2018



C1

CANTILEVERED LVL
WITH 1 HOUR RATING

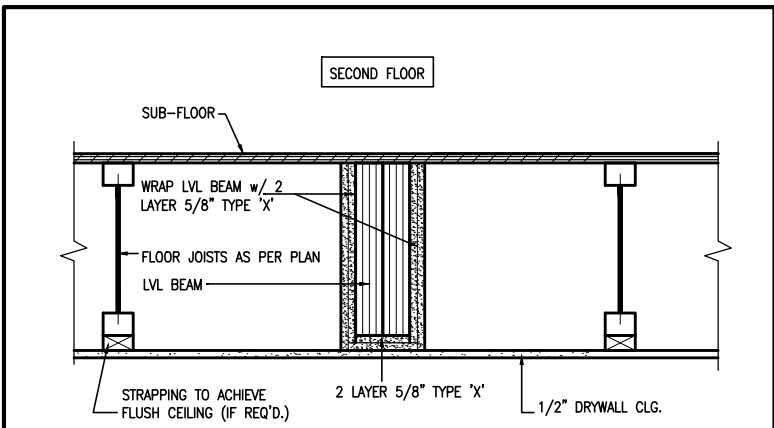
N.T.S.



Y

SECTION 'Y' AT
BRICK ARCH

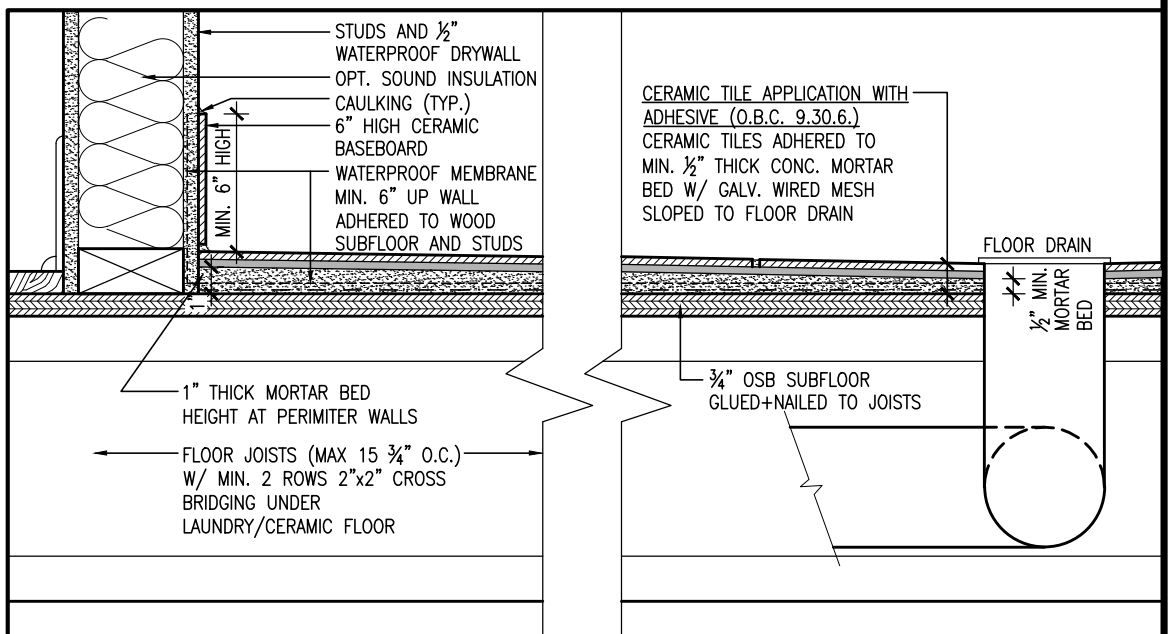
N.T.S.



B1

RATED FLUSH LVL BEAM

N.T.S.



DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name
5	.	.	.	registration information
4	REVISED AS PER ENG'S COMMENTS	MAY 23-18	RC	VA3 Design Inc. 42658
3	REV. AS PER FLOOR TRUSS COORD.	MAY 09/18	WT	
2	REV. AS PER ROOF TRUSS COORD.	APR. 20/18	WT	
1	IMPORTED FROM 13045 TO 16023	03-03-17	AJE	
no.	description	date	by	Drawings are not to be scaled.

VA3
DESIGN

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

BAYVIEW WELLINGTON

TH-2
NAPA 2project name
GREEN VALLEY EASTmunicipality
BRADFORDproject no.
16023date
MAR. 2017drawn by
AJE

checked by

scale

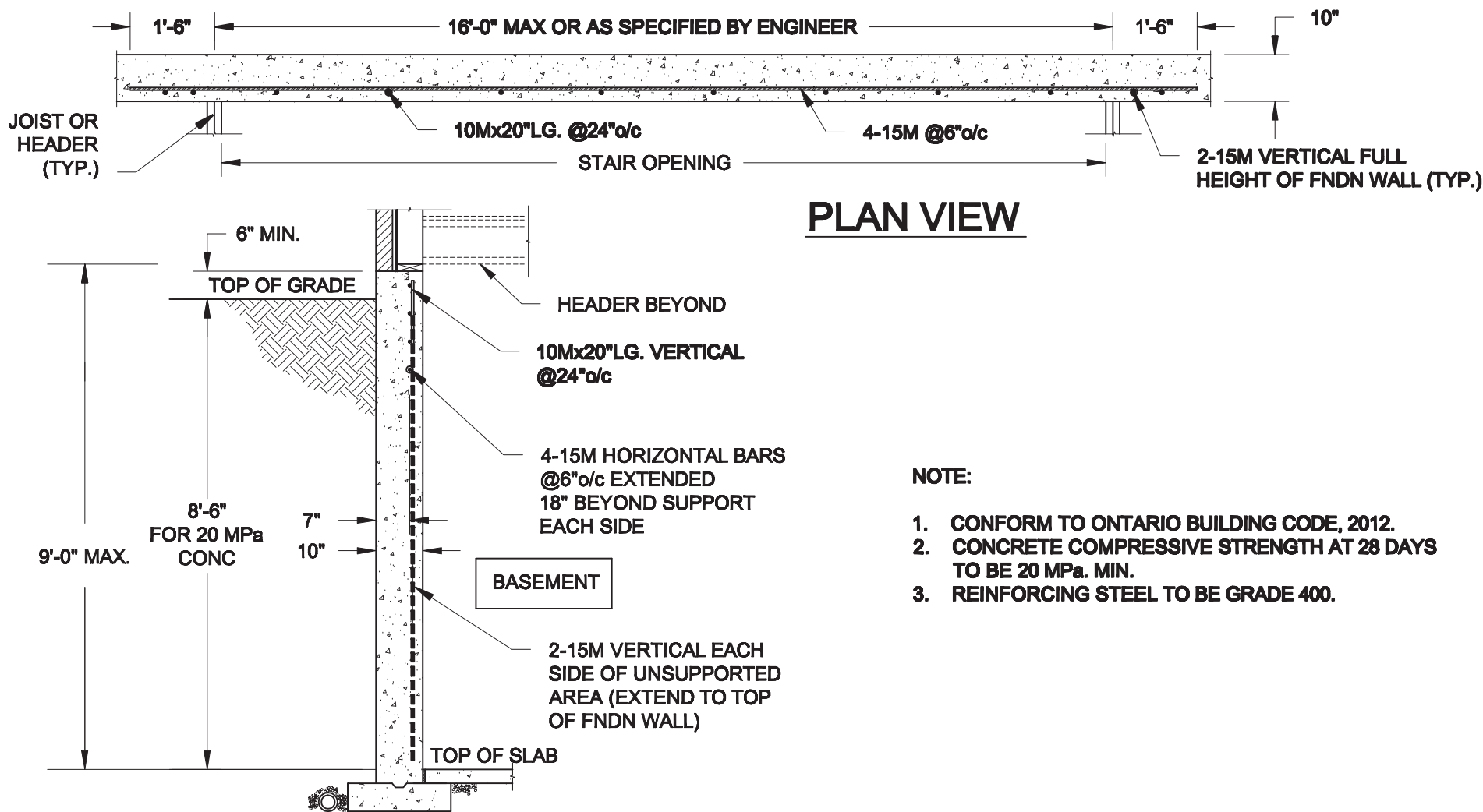
3/16" = 1'-0"

DETAILS

file name
16023-TH-2

drawing no.

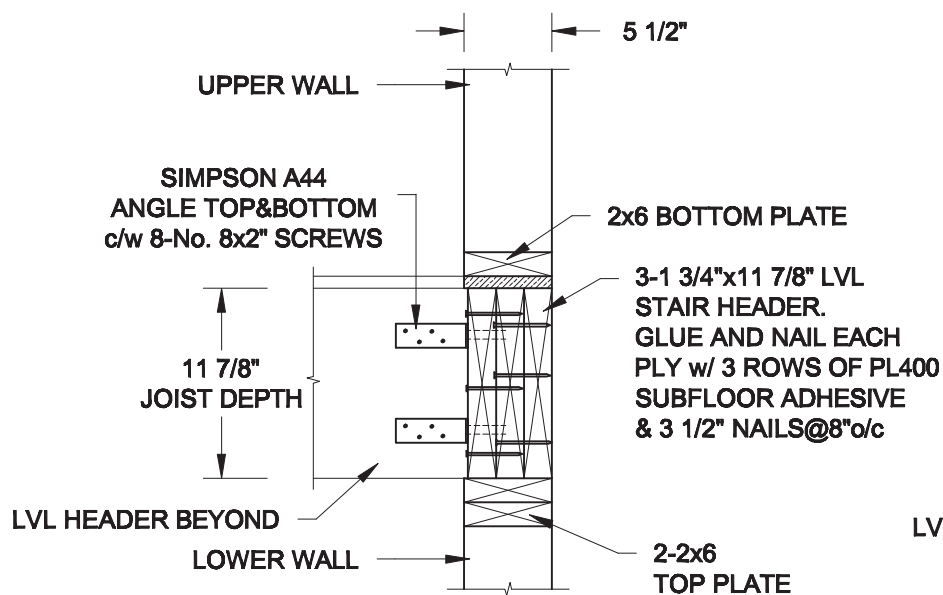
AD1



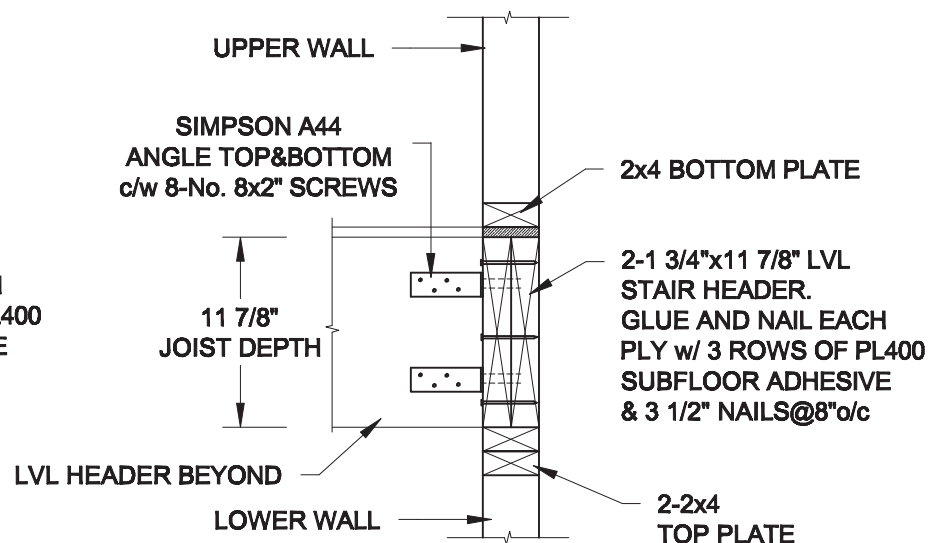
NOTE:

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



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

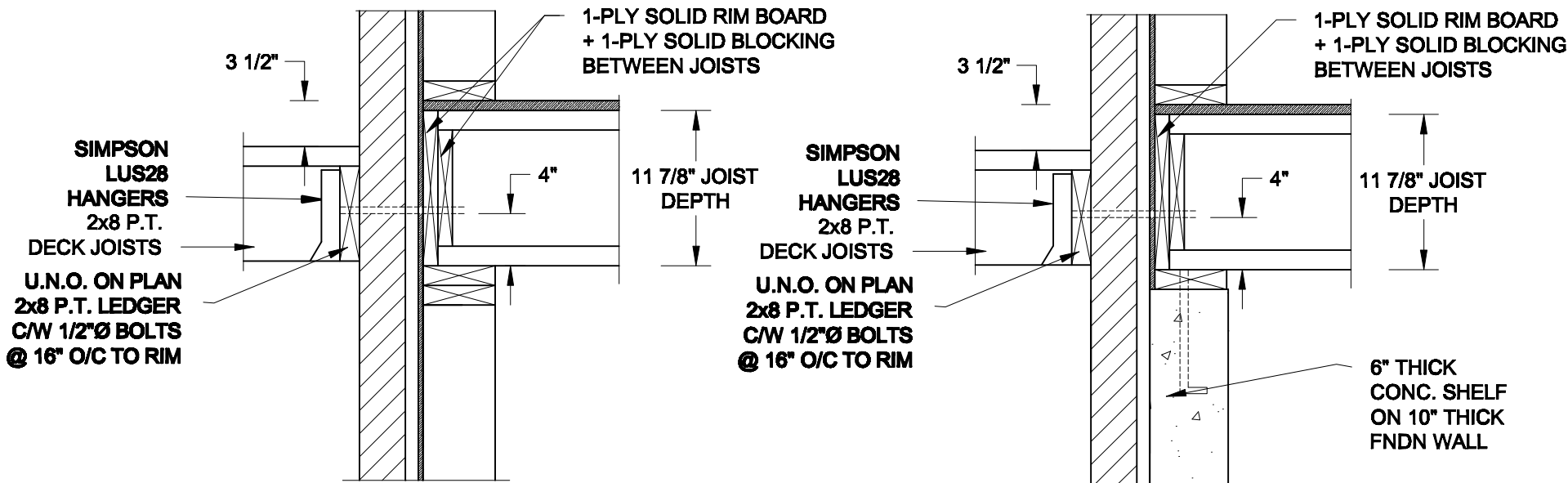


2A
S1 **HEADER @ EXTERIOR WALL**
SCALE: 1" = 1'-0"



2B
S1 **HEADER @ PARTY WALL**
SCALE: 1" = 1'-0"

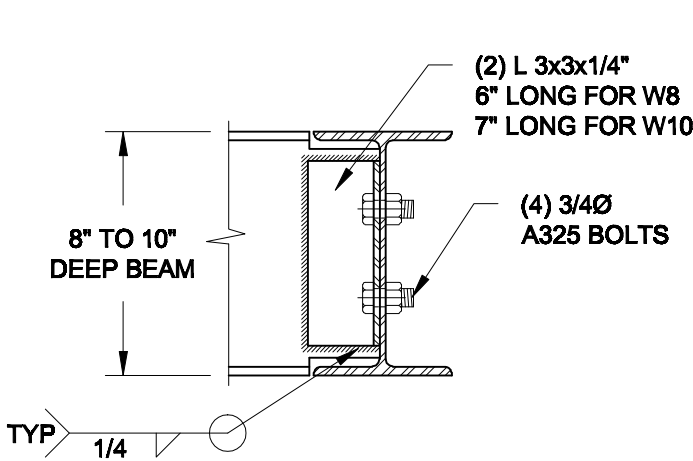
Scale: AS NOTED		<div>QUAILE ENGINEERING LTD.</div> <div></div> <div>38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com</div>	<div>Engineer's Seal:</div> <div></div> <div>JUNE 7, 2018</div>	<div>Project:</div> <div>BAYVIEW WELLINGTON HOMES - GREEN VALLEY EAST TOWNS BRADFORD, ONTARIO</div>	
Date: MAY-31-2018			TYPICAL STRUCTURAL DETAILS		
Drawn: SC	Checked: SJB		Project No.: 18-085	Drawing No.: S1	



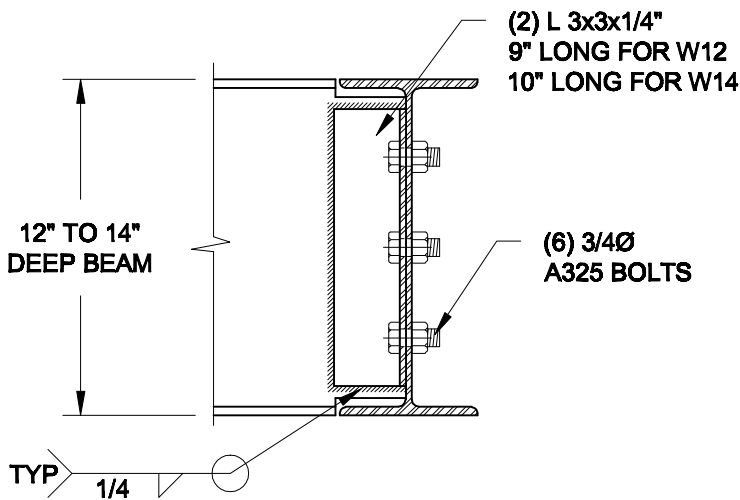
1A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

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.

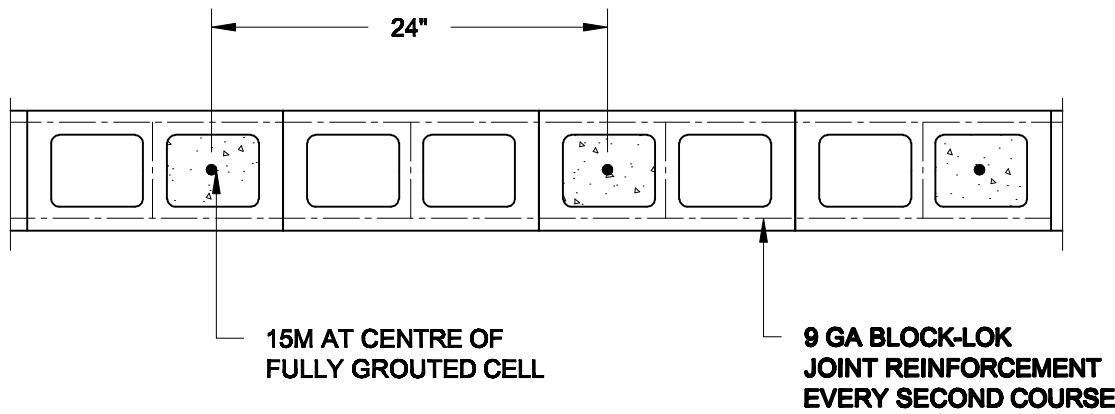


NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



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

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



3
S2 **PLAN OF FIREWALL AT 2 STOREY CONDITION**
SCALE: 1" = 1'-0"

NOTES:

1. REINFORCING STEEL TO CONFORM TO CSA G30.18, GRADE 400.
2. GROUT TO HAVE A COMPRESSIVE STRENGTH OF 20 MPa AT 28 DAYS WITH 10" SLUMP. MAXIMUM AGGREGATE SIZE = 3/8".
3. LAP VERTICAL BARS 30" AT ANY SPLICES.

Scale:
AS NOTED

Date:
MAY-31-2018

Drawn:
SC

Checked:
SJB

QUAILE ENGINEERING LTD.



38 Parkside Drive, UNIT 7
Newmarket, ON
L3Y 8J9
T: 905-853-8547
E: quaile.eng@rogers.com

Engineer's Seal



Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY EAST TOWNS
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS

Project No.:

18-085

Drawing No.:

S2

CONSTRUCTION NOTES (Unless otherwise noted)

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

1. ROOF CONSTRUCTION

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

2. FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.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., RSI 3.87 (R22) 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, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

2A. RESERVED

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., RSI 3.87 (R22) 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, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

3. BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)

90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) 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, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3A. RESERVED

3B. BRICK VENEER CONSTRUCTION (2"x6")- 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 3.1.1.2.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., RSI 3.87(R22) INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR FINISH. REFER TO OBC SB-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 (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))

250mm (10") POURED CONC. FDTN. WALL 30MPa (4350psi) 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 2820 (9'-3") ON 560x155 (22"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	18" WIDE x 6" DEEP	18" WIDE x 6" DEEP
2	22" WIDE x 6" DEEP	22" WIDE x 6" DEEP
3	28" WIDE x 9" 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 4.9m (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 (2'2"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 3.1.1.2.A)

PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER. FINISHED SOFFIT.

9. ATTIC INSULATION (SB-12-TABLE 3.1.1.2.A) (SB-12-3.1.1.8)

RSI 10.56 (R60) 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")

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").

SILL PLATE - OBC. 9.23.7.

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

BASEMENT INSULATION (SB-12-3.1.1.7, 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. RSI3.52ci (R20ci) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER. RECOMMEND DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. AIR BARRIER TO BE SEALED TO FOUNDATION WALL WITH CAULKING. CONTINUOUS INSULATION (ci) IS NOT TO BE INTERRUPTED BY FRAMING.

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.

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-72-94. 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.

STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)

89mm (3-1/2") DIA x 4.78mm (1.88) 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.

STEEL COLUMN

90mm (3-1/2") DIA x 4.78mm (1.88) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STL. 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") FELD WELD COL. TO BASE PLATE.

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

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

GARAGE SLAB

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

GARAGE CEILINGS/INTERIOR WALLS

13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.1.6. WALLS (R22), CEILINGS (R31). REFER TO SB-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.

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. 9.8.9.2.2, 9.8.9.3. & 9.8.10.

DRYER EXHAUST (OBC-6.2.3.8.(7) & 6.2.4.1.1.)

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

INSULATED ATTIC ACCESS (OBC-9.19.2.1. & SB12-3.1.1.8)

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.

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.

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

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

STEEL BEARING PLATE FOR MASONRY WALLS

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

SOLID WOOD BEARING FOR WOOD STUD WALLS

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

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.

STEPPED FOOTINGS OBC 9.15.3.9.

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

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. WHERE REQUIRED, REFER TO OBC SB-12, TABLE 3.1.1.2.A. FOR REQUIRED MINIMUM INSULATION UNDER SLAB.

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.

DIRECT VENTING GAS FIREPLACE VENT

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

SUBFLOOR, JOIST 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. *)

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

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

COLD CELLAR PORCH SLAB (OBC 9.39.)

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

THE FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 600mm (24") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.

CONVENTIONAL ROOF FRAMING (2.0kpa. SNOW LOAD)

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

GENERAL NOTES

WINDOWS: 1) MINIMUM BEDROOM WINDOW -OBC. 9.9.10.1-

AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m2 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.-8 9.7.3. & SB12-3.1.1.9

GENERAL: 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. 8, 6.2.2. SEE MECHANICAL DRAWINGS.

2) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2. & 5.6.2.2.(3) AND MUNICIPAL STANDARDS.

3) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.

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-12-3.1.1.9.

6) ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV.-8 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 PRESURE 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", 1 1/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C.

6) PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS.

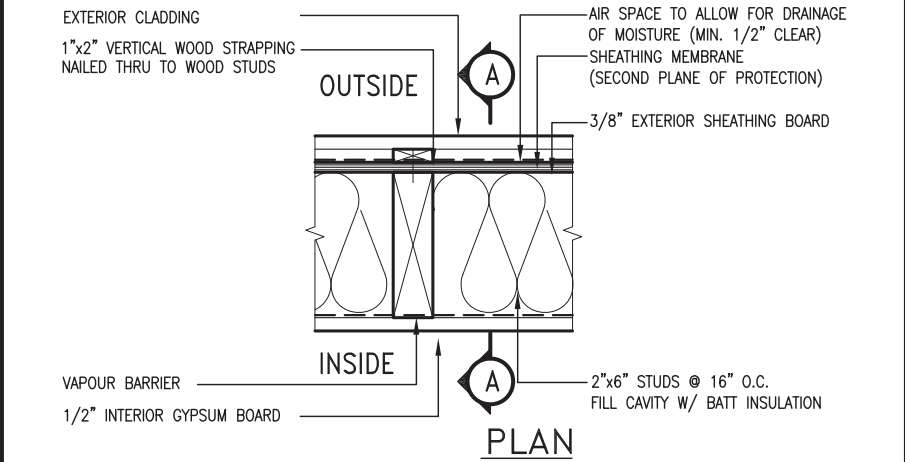
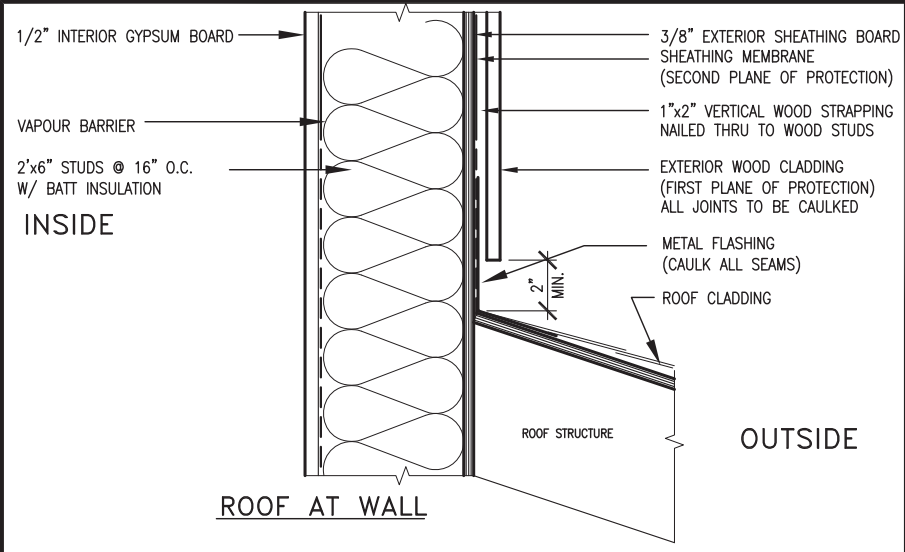
7) JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.

8) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE. IN CONTACT WITH CONCRETE. SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mil. POLYETHYLENE FILM. No. 50 (48lbs) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

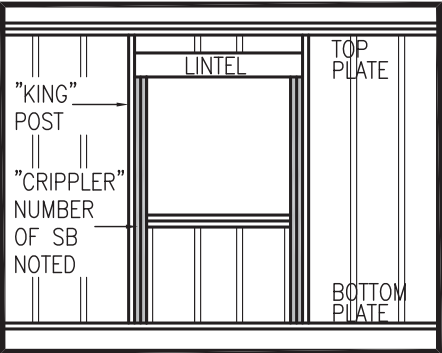
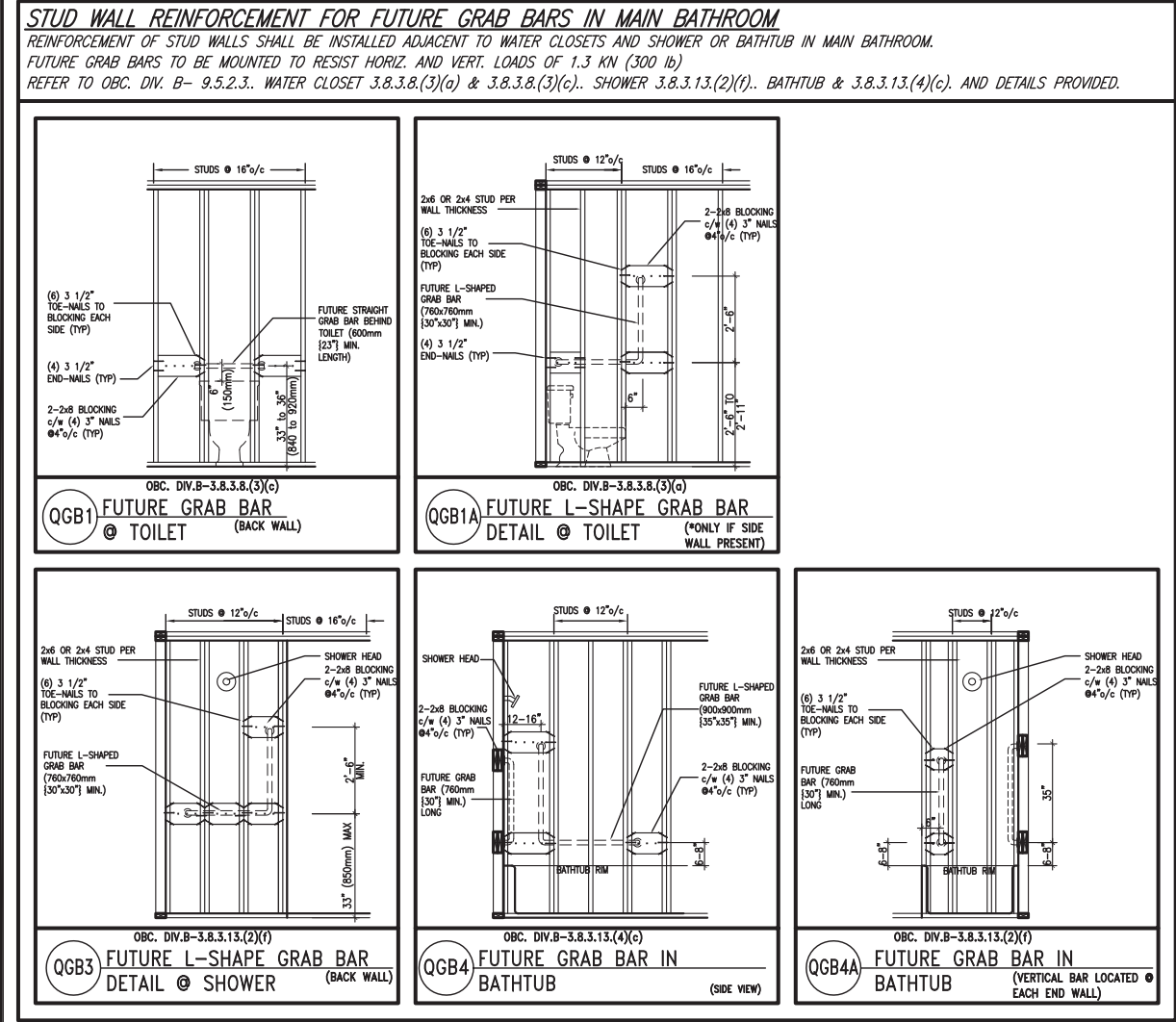
STEEL: 1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40.21 GRADE 350W 'STRUCTURAL QUALITY STEEL'. OBC. 8-9.23.4.3.

2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

STUCCO: 1) ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GY



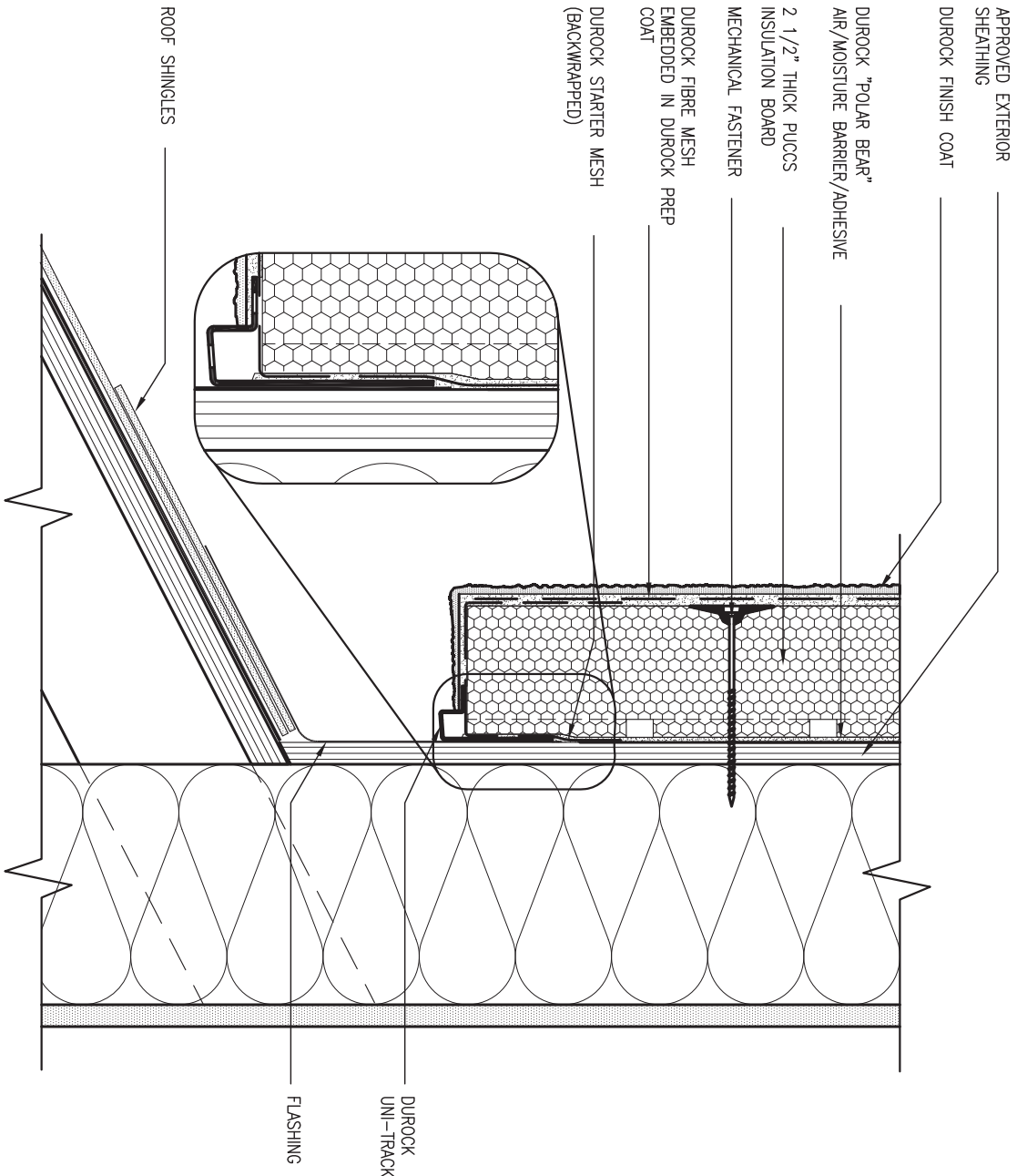
EXTERIOR WOOD CLADDING WALL ASSEMBLY



”CRIPPLE” DETAIL

MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:			** MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW:		
2"x4" @ 16" O.C.	-	9'-10"	2"x6" @ 16" O.C.	-	12'-6"
2-2"x4" @ 12" O.C.	-	10'-9"	2"x6" @ 12" O.C.	-	13'-10"
3-2"x4" @ 16" O.C.	-	11'-2"	2-2"x6" @ 16" O.C.	-	15'-0"
3-2"x4" @ 12" O.C.	-	12'-4"	2-2"x6" @ 12" O.C.	-	17'-4"
NOTES:			MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:		
1.	FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa.		2"x8" @ 16" O.C.	-	16'-0"
	SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR		2"x8" @ 12" O.C.	-	17'-9"
	JOIST LENGTH OF 2.5m OF ONE FLOOR.		2-2"x8" @ 16" O.C.	-	20'-4"
2.	PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")		2-2"x8" @ 12" O.C.	-	22'-4"
3.	PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB		NOTES:		
	EXTERIOR SHEATHING ON THE EXTERIOR FACE.		1.	FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa	
4.	FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.			SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.	
5.	STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF		3.	PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")	
6.	STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR			EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm	
SIDING.				(1/2") GYPSUM BOARD ON THE INTERIOR FACE.	
			4.	WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)	
				FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa	
			5.	STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.	
			6.	STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR	
				SIDING.	
			** STUD INFORMATION TAKEN FROM OBC TABLE A-30		

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	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			
7	.	.	.	Wellington Jno-Baptiste 25591			
6	.	.	.	name registration information VA3 Design Inc. 42658			
5	.	.	.	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.	project name GREEN VALLEY EAST date MAY 2016 drawn by RC checked by - scale 3/16" = 1'-0" file name 16023-CN-A1 RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:08 AM	municipality BRADFORD project no. 16023 CONSTRUCTION NOTES CN2	drawing no.
4	.	.	.				
3	.	.	.				
2	UPDATE TO 2018	JAN 11-18	RC				
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC				
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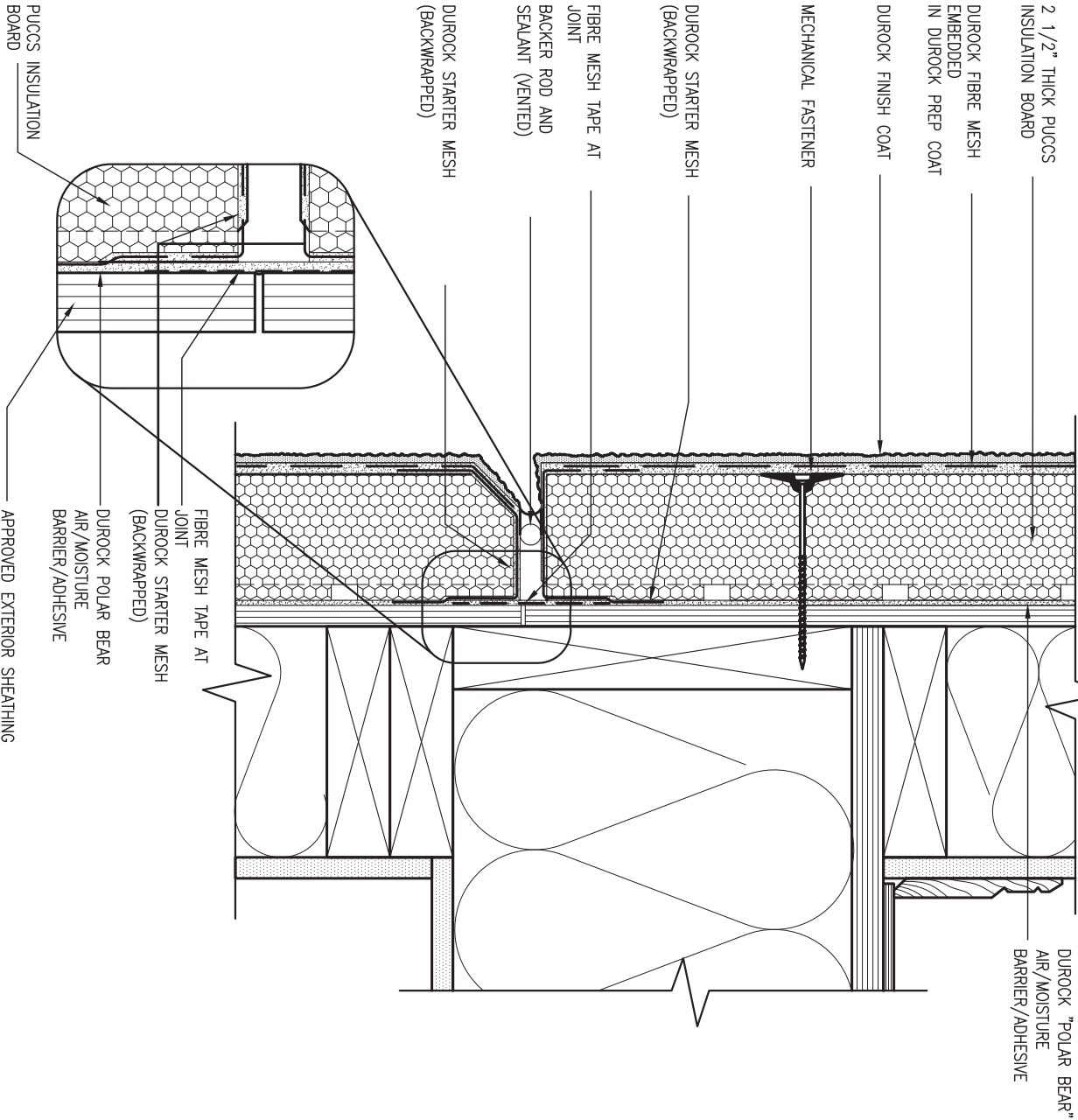


3 STUCCO TERMINATION @ ROOF

CN4 SCALE: 3"=1'-0"

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

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



4 HORIZONTAL EXPANSION JOINT

CN4 SCALE: 3"=1'-0"

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

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qualification information			
Wellington Jno-Baptiste		25591	signature
name		BCIN	
registration information			
VA3 Design Inc.		42658	
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BAYVIEW WELLINGTON

project name GREEN VALLEY EAST municipality BRADFORD

date MAY 2016

drawn by RC

checked by

scale

3/16" = 1'-0"

CONSTRUCTION NOTES

file name 16023-CN-A1

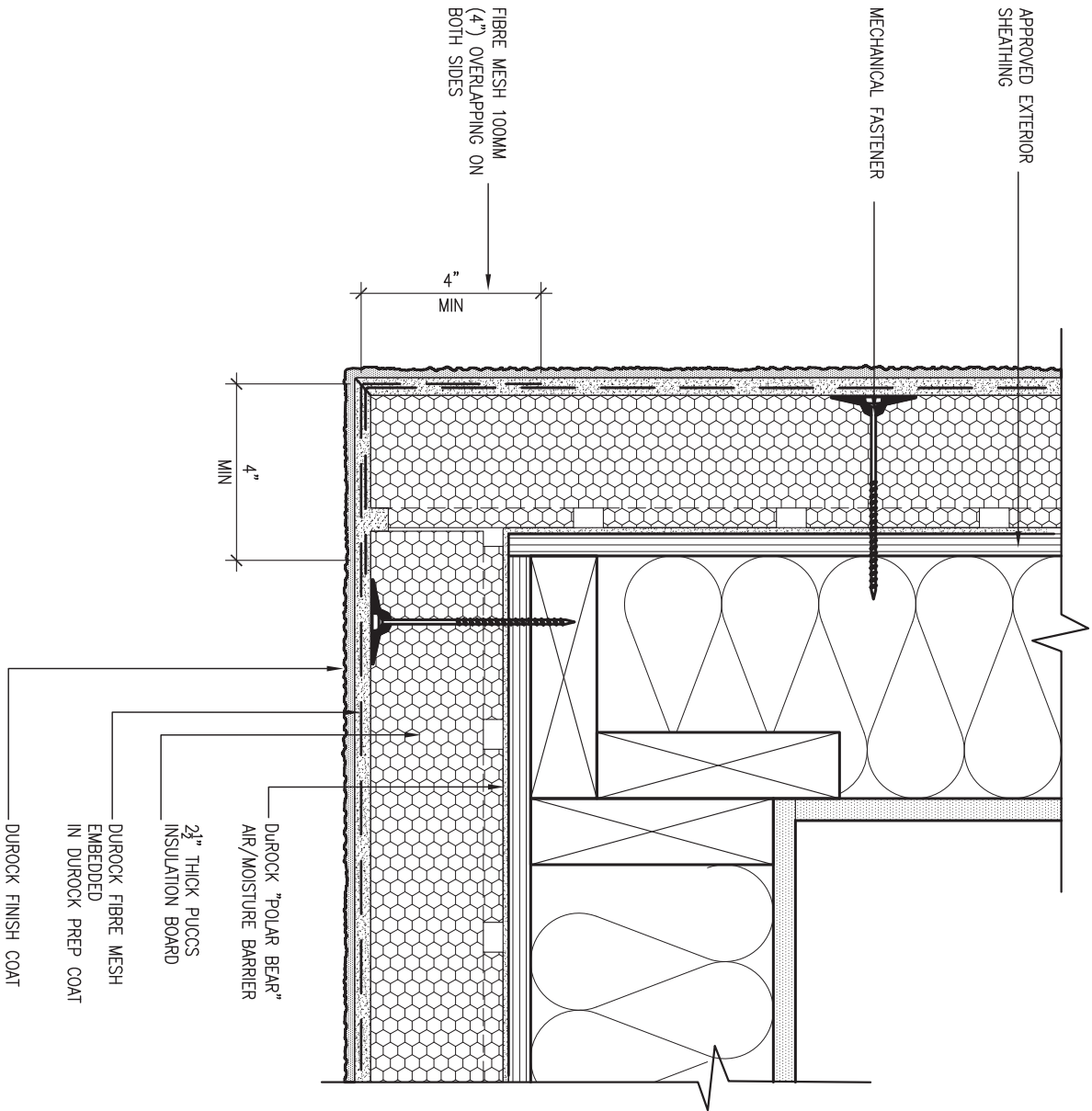
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project no. 16023

drawing no.

CN4

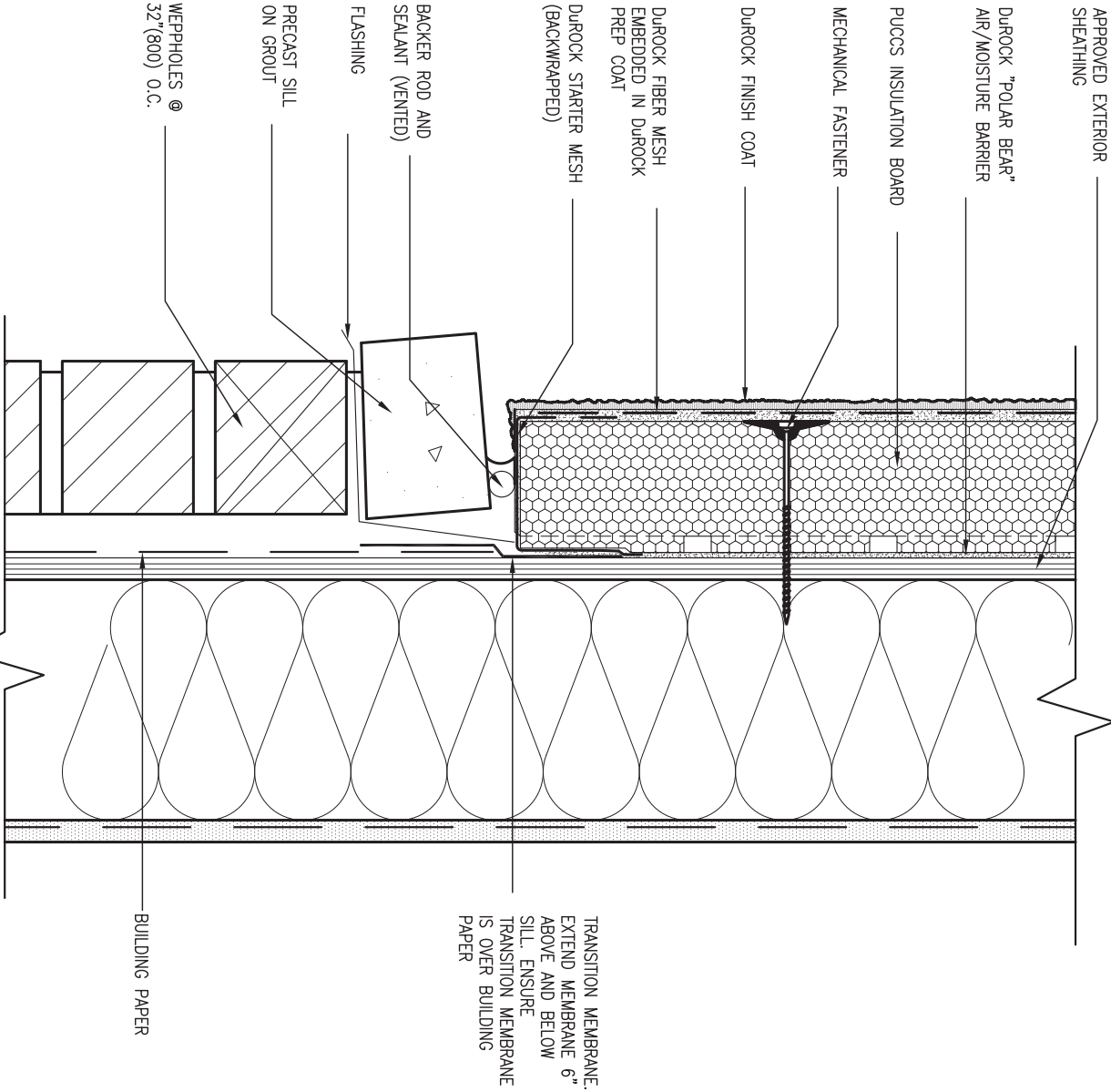


5 CORNER DETAIL

CN5 SCALE: 3"=1'-0"

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

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



6 STUCCO / MASONRY PLINTH CONNECTION

CN5 SCALE: 3"=1'-0"

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2	UPDATE TO 2018	JAN 11-18	RC
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no.	description	date	by

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qualification information

Wellington Jno-Baptiste 25591
signature BCIN

registration information
VA3 Design Inc. 42658

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BAYVIEW WELLINGTON

project name GREEN VALLEY EAST municipality BRADFORD

date MAY 2016
drawn by RC checked by - scale 3/16" = 1'-0"

CONSTRUCTION NOTES

file name 16023-CN-A1

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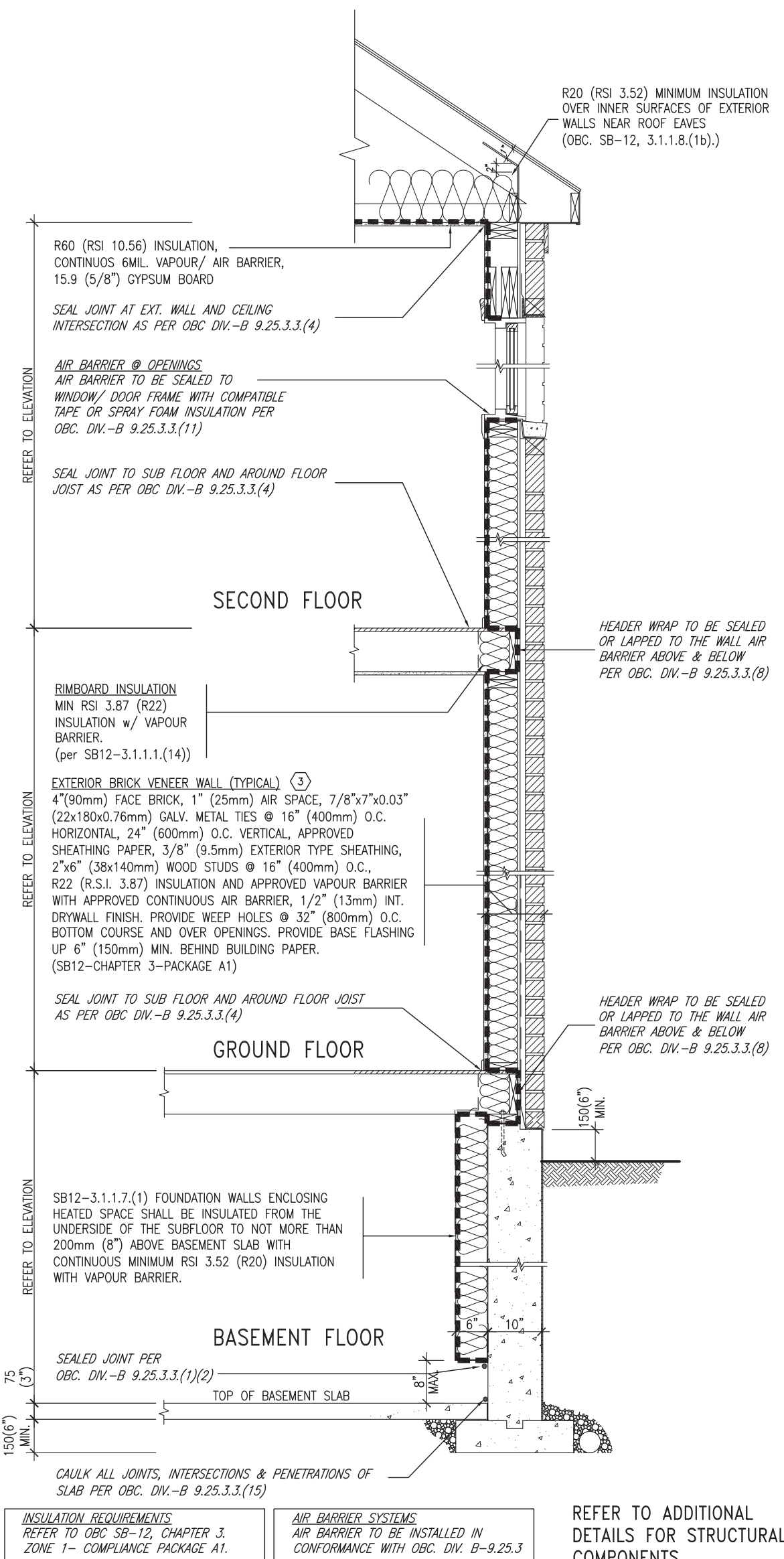
CONST NOTE

project no. 16023

drawing no.

CN5

SB12-COMPLIANCE PACKAGE 'A1'



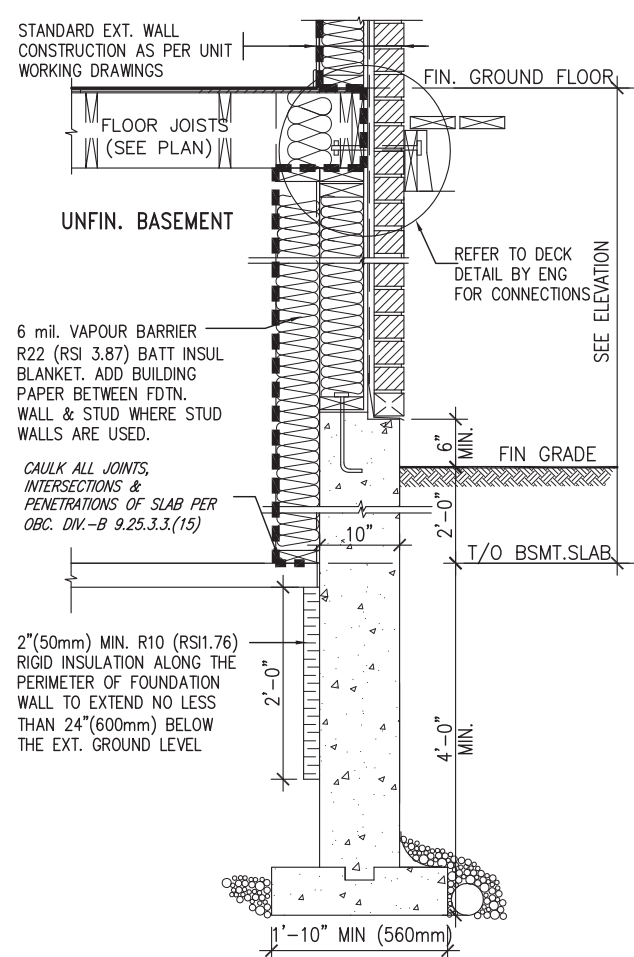
EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY
SECTION w/ BRICK VENEER (PACKAGE A1)
10" FOUNDATION WALL SCALE: N.T.S.

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 Minimum RSI (R) value	10.56 (R60)	R20 at inner face of exterior walls
Ceiling without Attic Space Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Exposed Floor Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Walls Above Grade Minimum RSI (R) value	3.87 (R22)	6" R22 BATT
Basement Walls Minimum RSI (R) value	3.52ci (R20ci)	OPTION TO USE R12+R10ci.
Edge of Below Grade Slab ≤600mm below grade Minimum RSI (R) value	1.76 (R10)	RIGID INSUL
Windows & Sliding glass Doors Maximum U-value	1.6	
Skylights Maximum U-value	2.8U	
Space Heating Equipment Minimum AFUE	96% Min.	NATURAL GAS
Hot Water Heater Minimum EF	0.8	NATURAL GAS
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.



* REVISED—FEB 2017

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

9	.	.	.	<p>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</p> <p>qualification information</p> <p>Wellington Jno-Baptiste <i>J. Baptiste</i> 25591</p> <p>name <i>signature</i> BCIN</p> <p>registration information</p> <p>VA3 Design Inc. 42658</p>
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2	UPDATE TO 2018	JAN 11-18	RC	
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
no.	description	date	by	<p>Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.</p>



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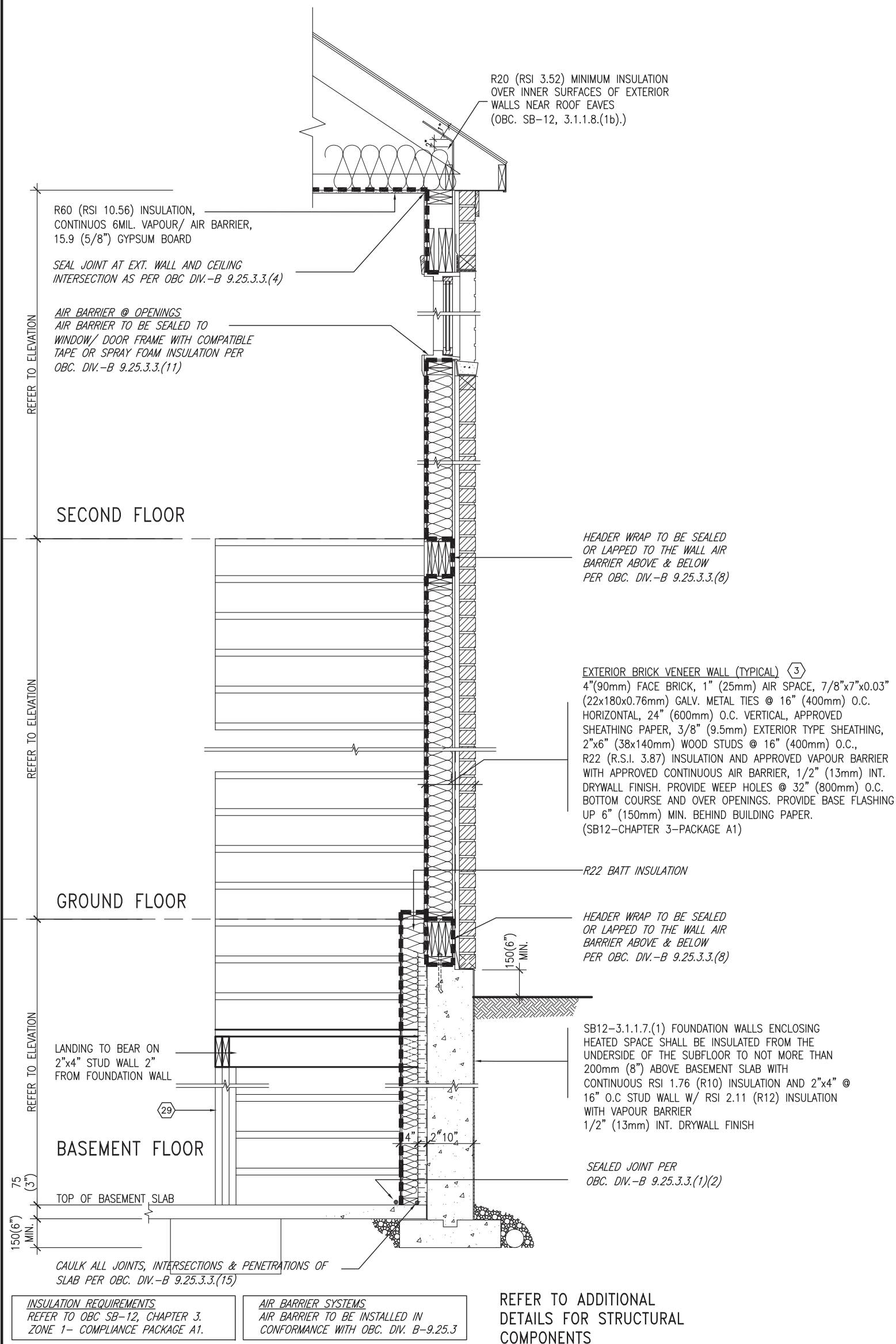
BAYVIEW WELLINGTON

CONST NOTE

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

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SB12-COMPLIANCE PACKAGE 'A1'



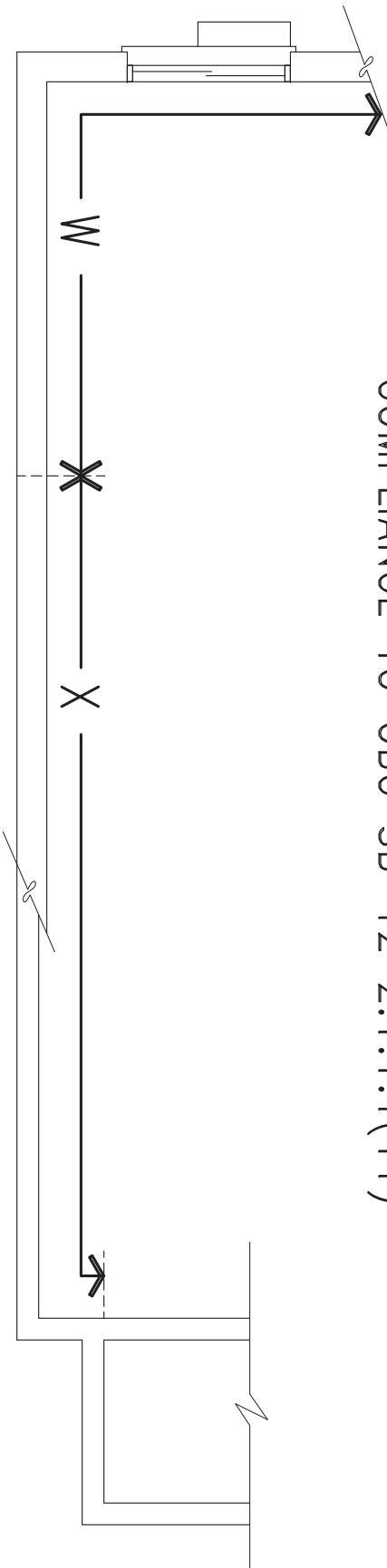
JAN 11, 2018



TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/
BRICK VENEER AT STAIR AND SUNKEN COND (PACKAGE A1)
10" FOUNDATION WALL
SCALE: N.T.S.

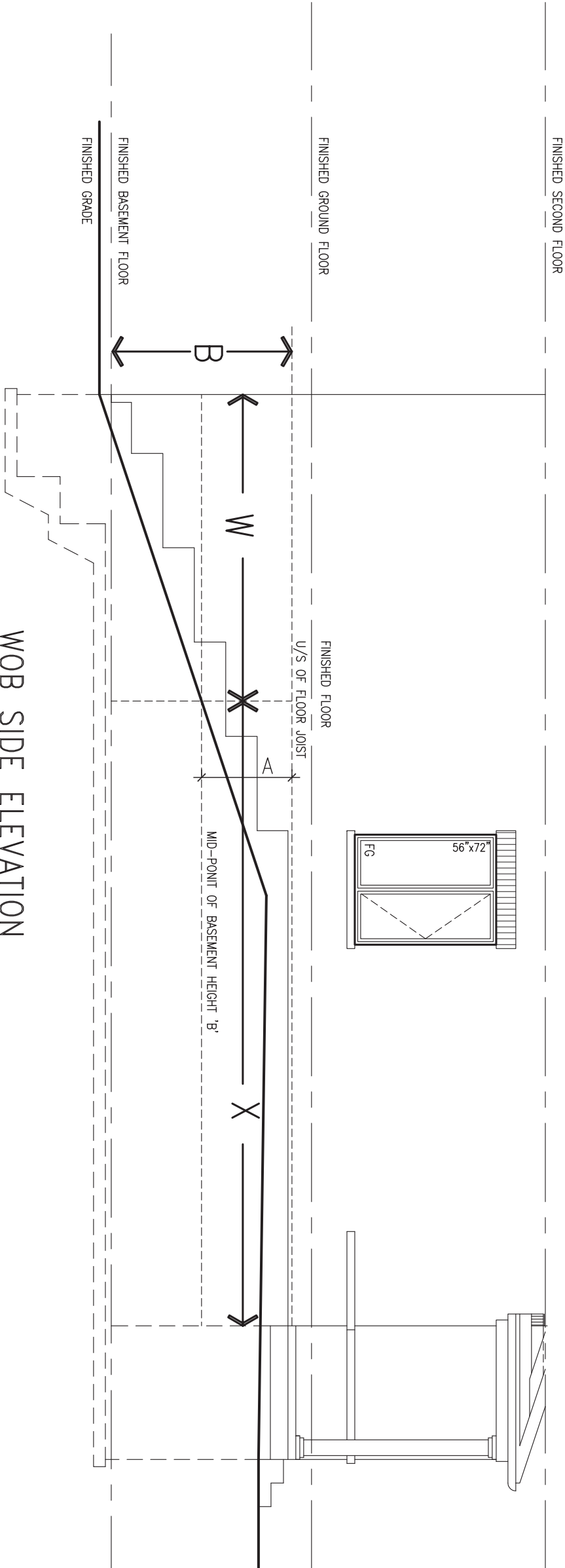
9	-	-	-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste 25591 signature name registration information VA3 Design Inc. 42658	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		CONST NOTE	
8	-	-	-			project name	municipality	project no.	
7	-	-	-			GREEN VALLEY EAST	BRADFORD	16023	
6	-	-	-			date	CONSTRUCTION NOTES		
5	-	-	-			MAY 2016	drawing no.		
4	-	-	-	drawn by	checked by	scale	file name	CN7	
3	-	-	-	RC	-	3/16" = 1'-0"	16023-CN-A1		
2 UPDATE TO 2018				JAN 11-18	RC	RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:10 AM			
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COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN

WOB SIDE ELEVATION



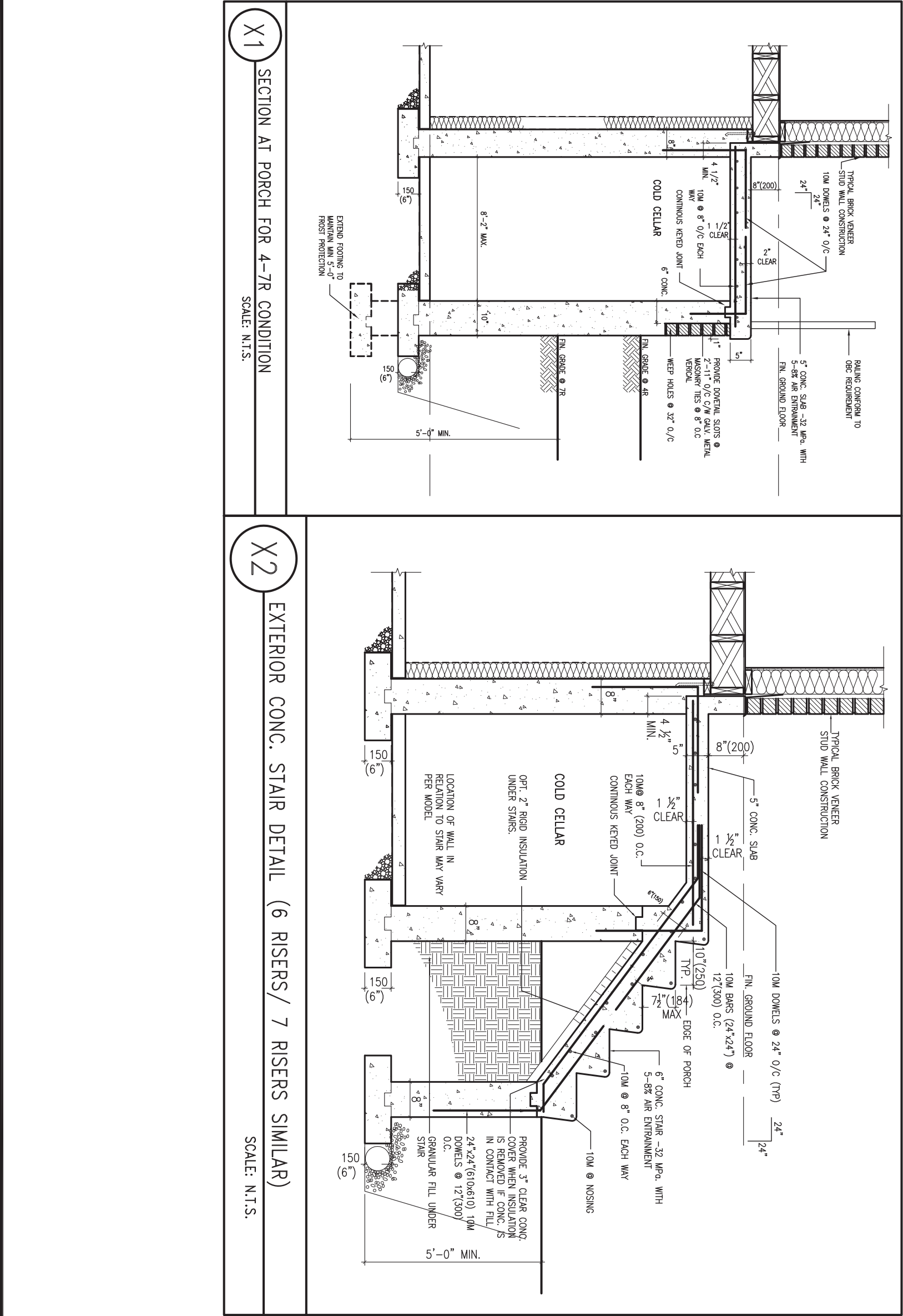
WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

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

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8	-	-	-	qualification information		project name	municipality	project no.	
7	-	-	-	Wellington Jno-Baptiste		GREEN VALLEY EAST	BRADFORD	16023	
6	-	-	-	name		date	CONSTRUCTION NOTES		
5	-	-	-	registration information		MAY 2016	checked by	scale	file name
4	-	-	-	VA3 Design Inc.	RC	-	3/16" = 1'-0"	16023-CN-A1	
3	-	-	-	signature	drawing no.				
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 scaled.	CN8				
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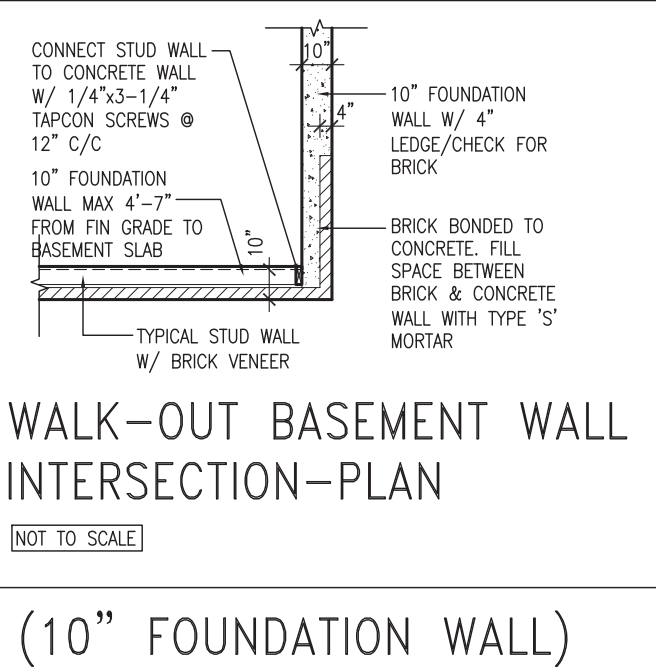
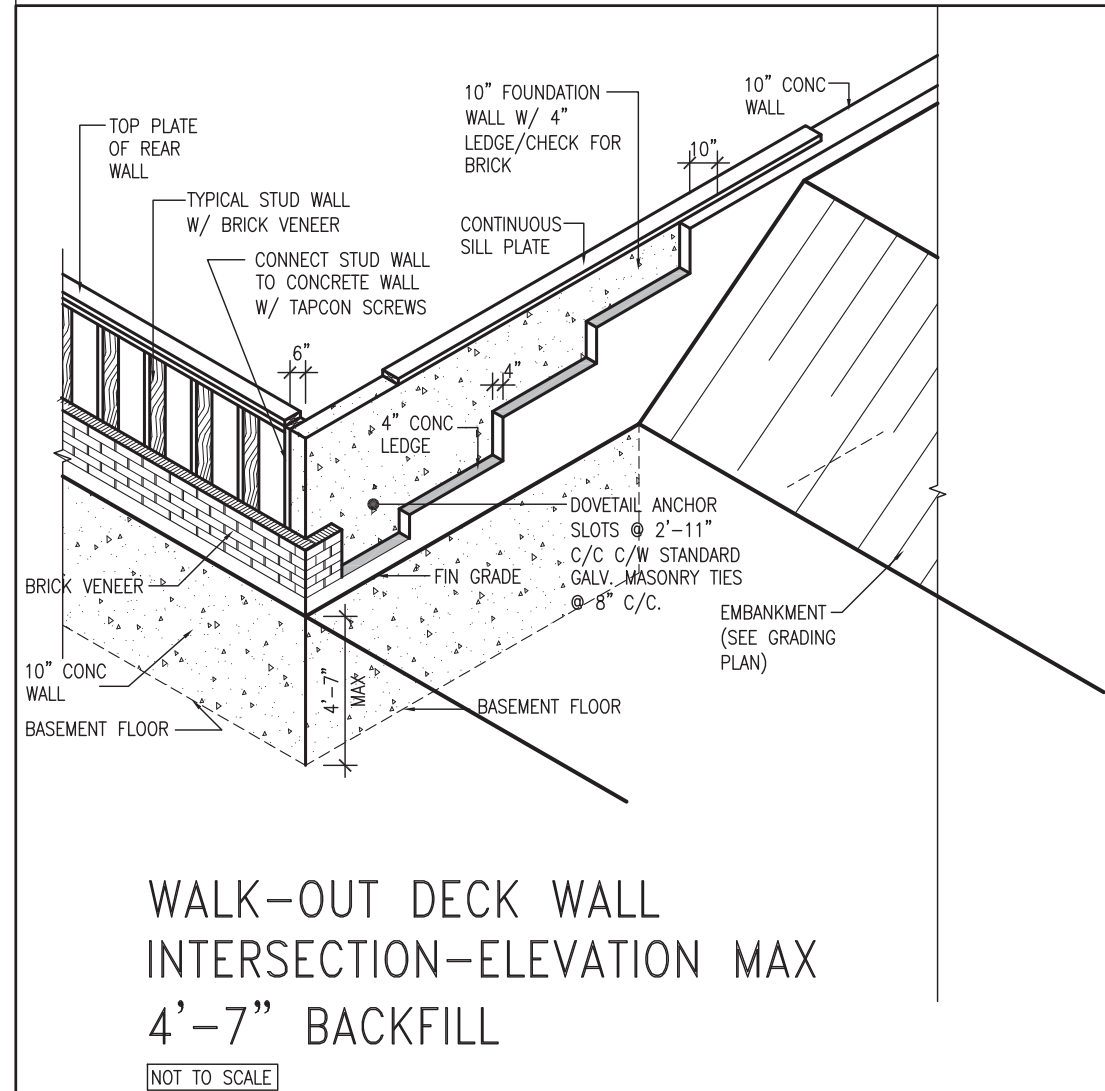
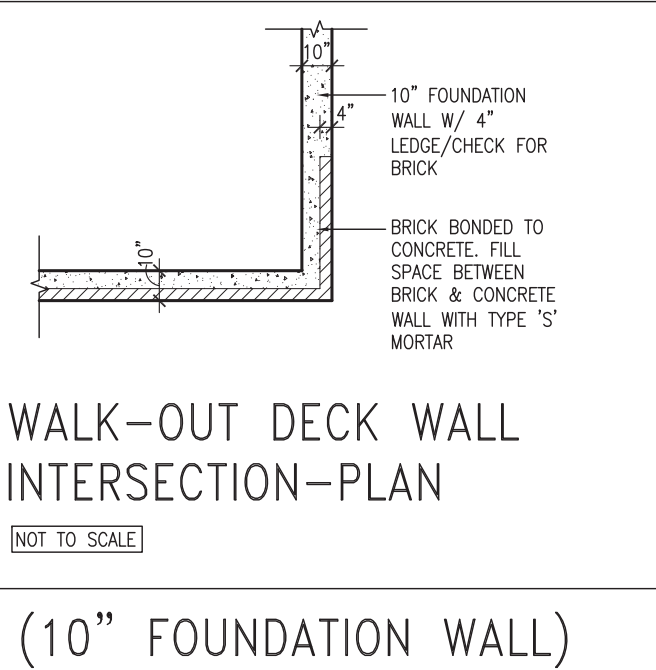
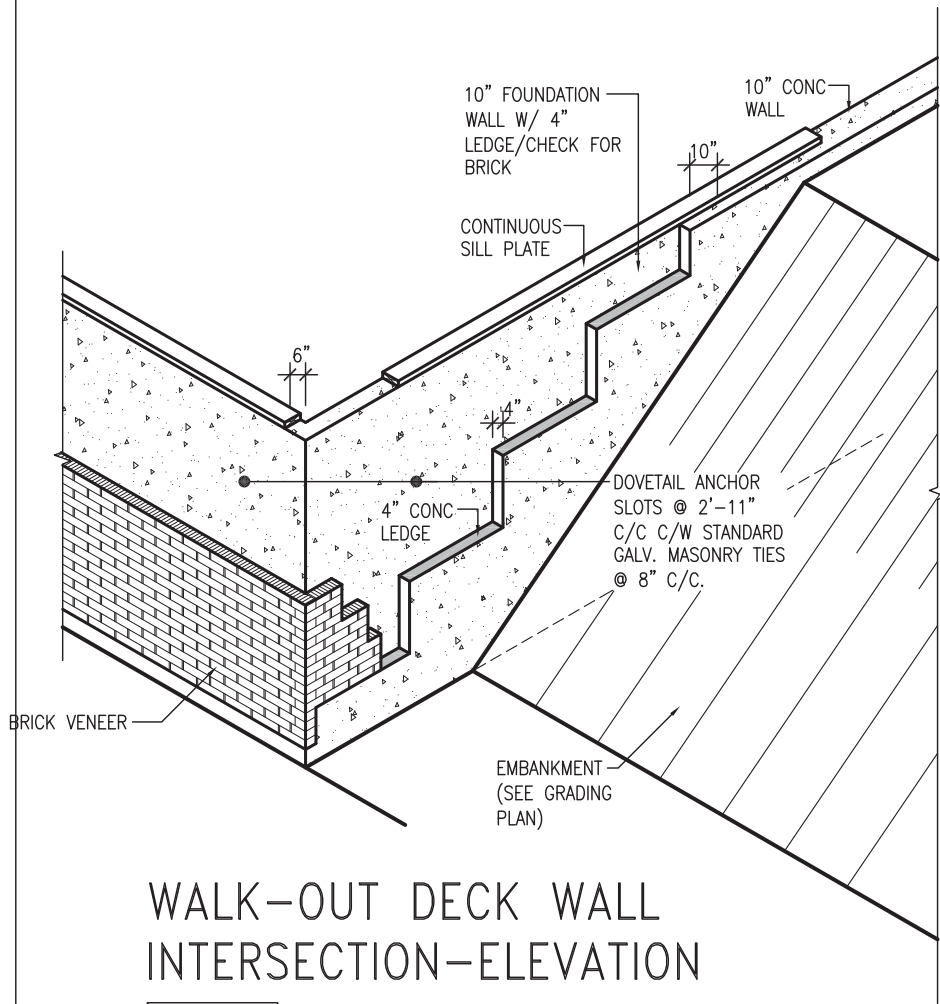


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8	-	-	-	qualification information		project name	municipality	project no.	
7	-	-	-	Wellington Jno-Baptiste		GREEN VALLEY EAST	BRADFORD	16023	
6	-	-	-	name		date	CONSTRUCTION NOTES		
5	-	-	-	registration information		MAY 2016	file name		
4	-	-	-	VA3 Design Inc.	RC	16023-CN-A1			
3	-	-	-	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.	drawn by	checked by	scale	drawing no.	
2	UPDATE TO 2018	JAN 11-18	RC		RC		3/16" = 1'-0"		CN9
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8	.	.	.	qualification information		project name		municipality		project no.	
7	.	.	.	Wellington Jno-Baptiste		GREEN VALLEY EAST		BRADFORD		16023	
6	.	.	.	signature		date		checked by		scale	
5	.	.	.	registration information		MAY 2016		RC		3/16" = 1'-0"	
4	.	.	.	VA3 Design Inc.	CONSTRUCTION NOTES		file name		drawing no.		
3	.	.	.	42658	16023-CN-A1		CN10				
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