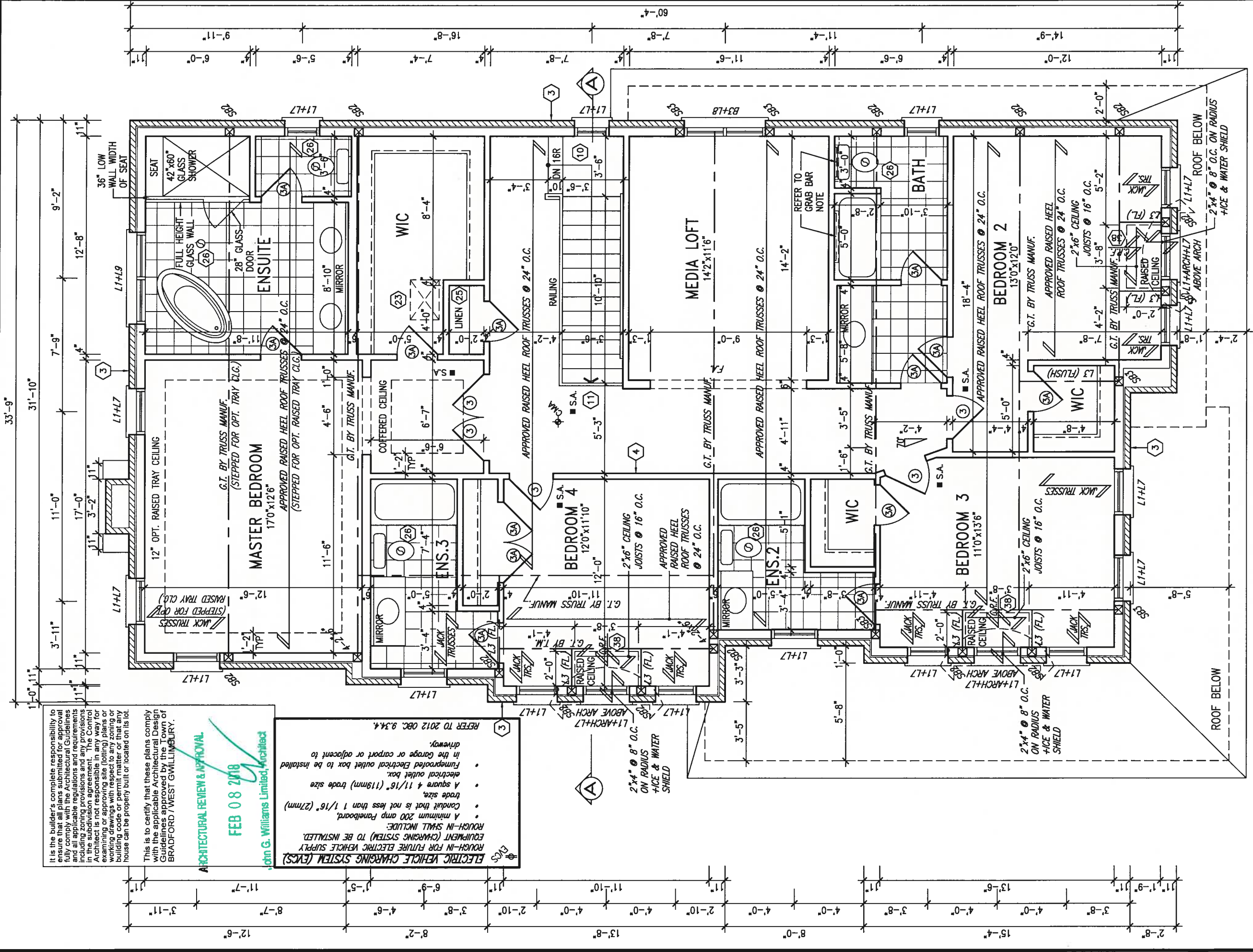
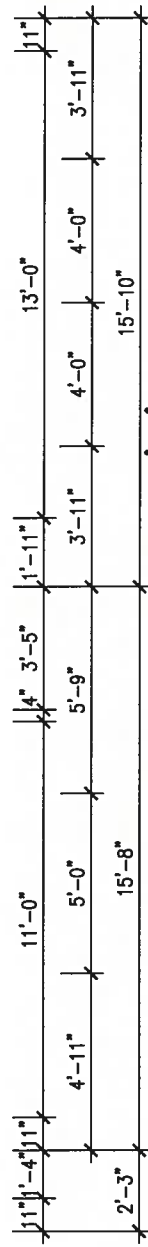




GB NOTE:
STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC 9.5.2.3, 3.8.3.8.1(d) & 3.8.3.13.1(d) AND DETAILS PROVIDED

NOTE:
REFER TO ROOF TRUSS MANUF. FOR ROOF TRUSS LAYOUTS & BEAM SIZES.



SECOND FLOOR PLAN 'A'
4 BEDROOM + MEDIA LOFT

no.	description	date	by	qualification information	
				signature	BCN
9				Wellington Jno-Baptiste	25591
8				VA3 Design Inc.	42658
7					
6					
5					
4					
3					
2	REVISED AS PER ENG'S COMMENTS	FEB 01-18	RC		
1	ISSUED FOR CLIENT REVIEW				

255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.4782
vo3design.com

BAYVIEW WELLINGTON

GREEN VALLEY EAST

BRADFORD

SECOND FLOOR PLAN ELEVATION 'A'

16023-542-8C

3A

project name: GREEN VALLEY EAST

project no: 16023

drawing no: 3A

date: MARCH 2017

checked by: SB

drawn by: SB

scale: 3/16" = 1'-0"

file name: 16023-542-8C.dwg

drawn on: Fri - Feb 2 2018 - 2:19 PM

project name: BAYVIEW WELLINGTON

project no: 16023

drawing no: 3A

date: MARCH 2017

checked by: SB

drawn by: SB

scale: 3/16" = 1'-0"

file name: 16023-542-8C.dwg

drawn on: Fri - Feb 2 2018 - 2:19 PM

THIS IS to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

John G. Williams Limited, Architect

**STUD WALL REINFORCEMENT
FOR FUTURE GRAB BARS IN
MAIN BATHROOM**

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). AND DETAILS

NOTE:
REFER TO ROOF TRUSS
MANUF. FOR ROOF TRUSS
LAYOUTS & BEAM SIZES

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.

Wellington Inc.-Dentists
qualification information
75501

Wellington Jno-Baptiste *W. Baptiste* 25591

name	signature	BCIN
registration information		

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.

All done

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va3design.com

specifications, related documents and

BAYVIEW WELLINGTON

project name
GREEN VALLEY EAST

date

MARCH 2017	decrease	but	checked
------------	----------	-----	---------

SB
Submitted by _____
Checked by _____

RICHARD - H:\ARCHIVE\WORKING\

Design are the copyright property of VAJ DEE

S42-8C
RIDEAU 8

2000

TION 'A'

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THE NEW YORK PUBLIC LIBRARY

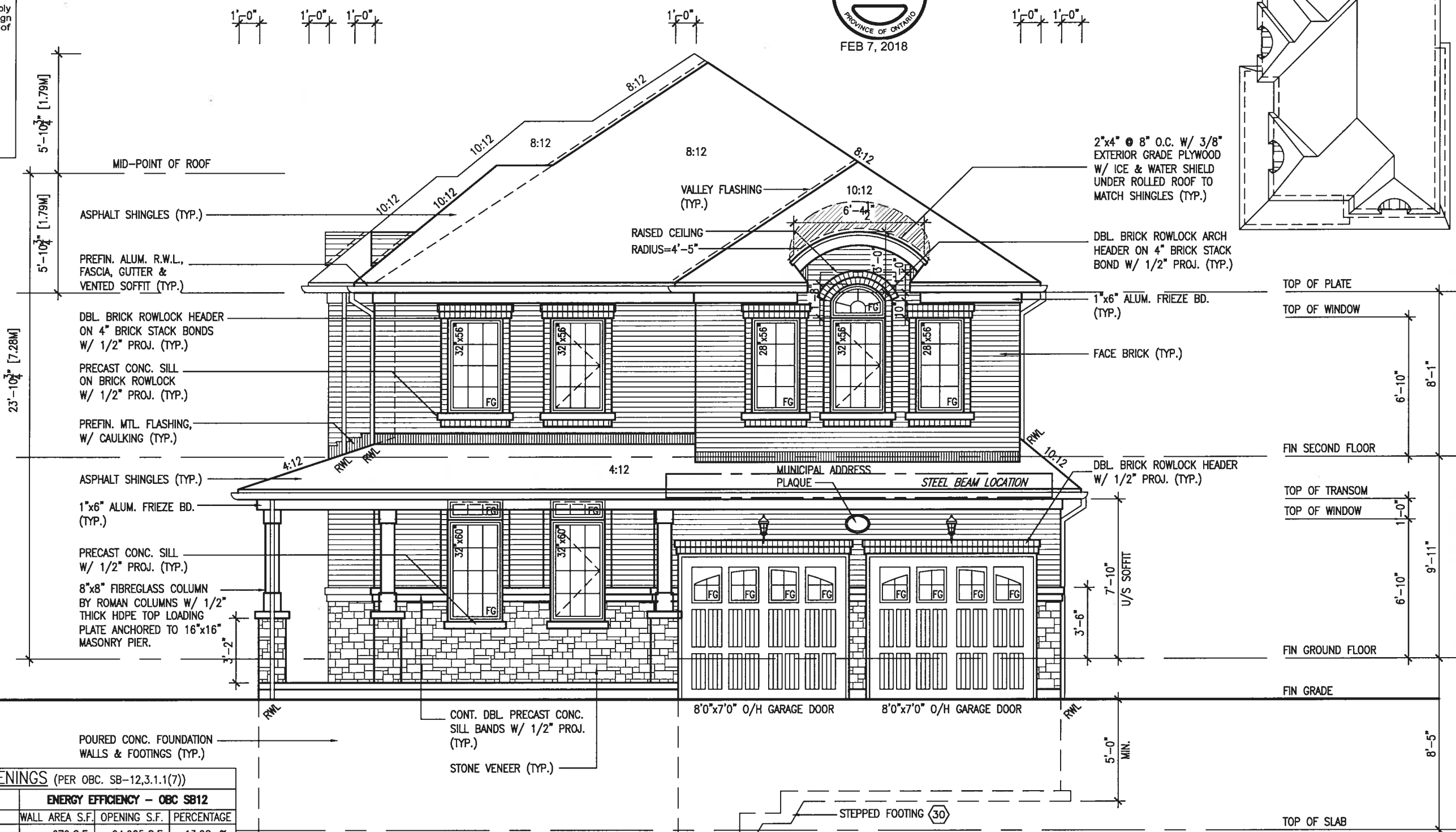
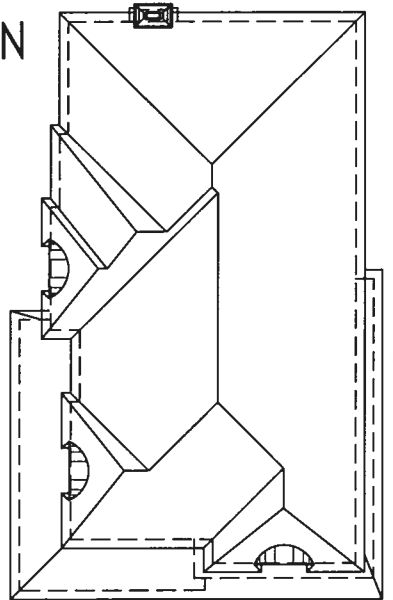
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ARCHITECTURAL REVIEW & APPROVAL
FEB 08 2018
John G. Williams Limited, Architect



ROOF PLAN ELEV. 'A'



UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
S42-8C-ELEVATION A	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	679 S.F.	94.925 S.F.	13.98 %
LEFT SIDE	1214 S.F.	253.314 S.F.	20.87 %
RIGHT SIDE	1207 S.F.	81.667 S.F.	6.77 %
REAR	675 S.F.	127.500 S.F.	18.89 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3775.00 S.F.	557.41 S.F.	14.77 %
TOTAL SQ. M.	350.71 S.M.	51.78 S.M.	14.77 %

FRONT ELEVATION 'A'

S42-8C

RIDEAU 8

BAYVIEW WELLINGTON

GREEN VALLEY EAST

BRADFORD

project no.

16023

drawing no.

5A

project name

GREEN VALLEY EAST

date

MARCH 2017

checked by

SB

drawn by

SB

scale

3/16" = 1'-0"

project no.

16023-S42-8C

file name

16023-S42-8C.dwg

date

Feb 2 2018

time

2:19 PM

project no.

16023

drawing no.

5A

project name

BAYVIEW WELLINGTON

date

MARCH 2017

checked by

SB

drawn by

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3/16" = 1'-0"

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file name

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16023

drawing no.

5A

project name

BAYVIEW WELLINGTON

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3/16" = 1'-0"

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16023-S42-8C

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2:19 PM

project no.

16023

drawing no.

5A

project name

BAYVIEW WELLINGTON

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drawn by

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scale

3/16" = 1'-0"

project no.

16023-S42-8C

file name

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project no.

16023

drawing no.

5A

project name

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date

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project no.

16023

drawing no.

5A

project name

BAYVIEW WELLINGTON

date

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project no.

16023-S42-8C

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Feb 2 2018

time

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project no.

16023

drawing no.

5A

project name

BAYVIEW WELLINGTON

date

MARCH 2017

checked by

SB

drawn by

SB

scale

3/16" = 1'-0"

project no.

16023-S42-8C

file name

16023-S42-8C.dwg

date

Feb 2 2018

time

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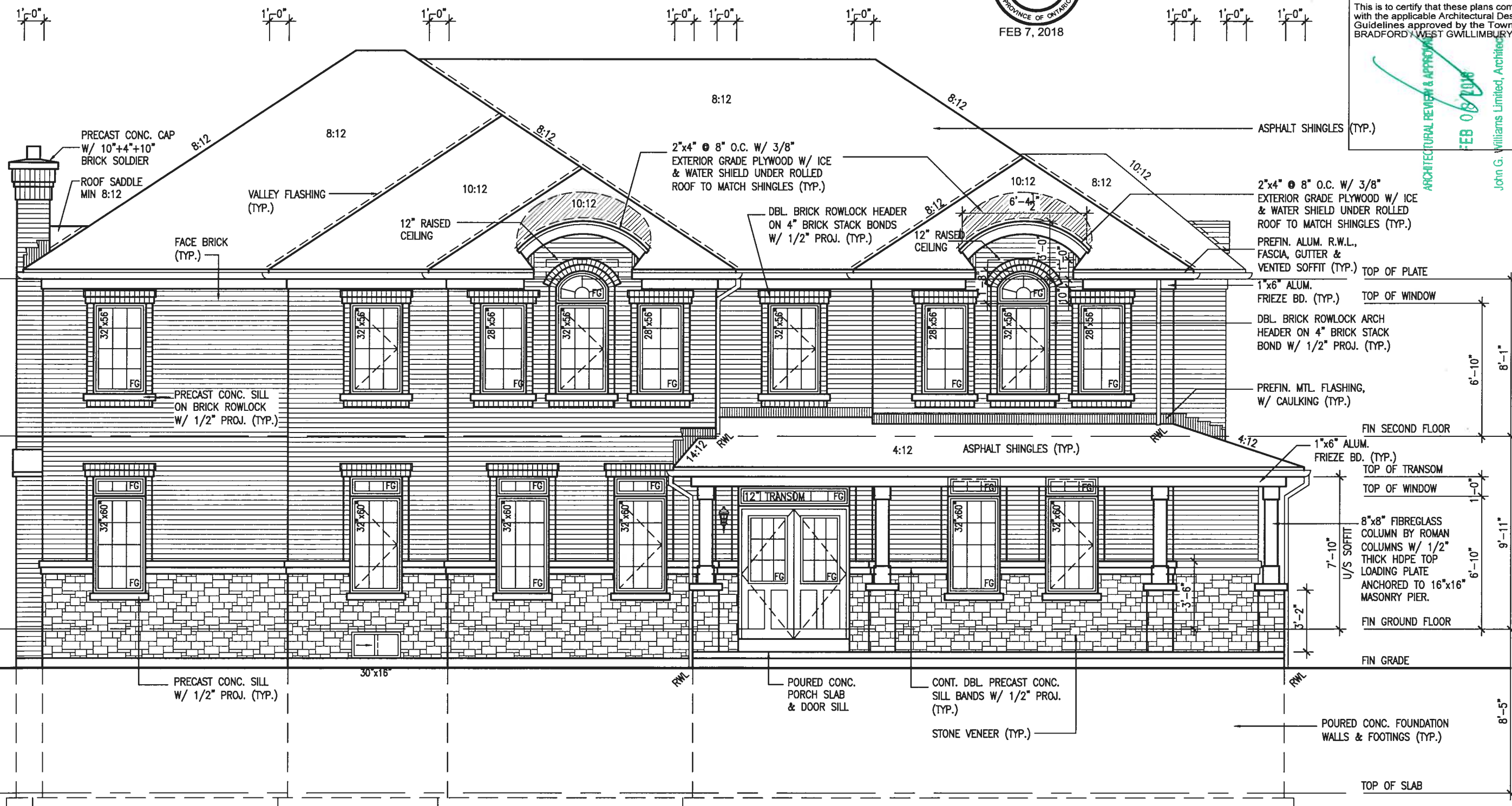
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.



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ARCHITECTURAL REVIEW & APPROVAL
FEB 08/2018
John G. Williams Limited, Architect



FLANKAGE ELEVATION 'A'

project name		project no.	
BAYVIEW WELLINGTON		S42-8C	
GREEN VALLEY EAST		RIDEAU 8	
BRADFORD		16023	
MARCH 2017		drawing no.	
SB		6A	
date		LEFT SIDE ELEVATION 'A'	
checked by		16023-S42-8C	
scale		3/16" = 1'-0"	
drawn by		16023-S42-8C	
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VA3 DESIGN		VA3 DESIGN	
255 Consumers Rd Suite 120		25591	
Toronto, ON M2J 1R4		42558	
t 416.630.2255 f 416.630.4782		VA3 Design Inc.	
va3design.com		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.	
The undersigned has reviewed and takes responsibility for this design and for the specifications and meets the requirements set out in the Ontario Building Code to be a Designer.		no.	
Wellington Jno-Baptiste		description	
signature		date	
FEB 01-18 RC		FEB 01-18 RC	
2 REVISED AS PER ENG'S COMMENTS		1 ISSUED FOR CLIENT REVIEW	

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.



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ARCHITECTURAL REVIEW & APPROVAL
FEB 08 2018
John G. Williams Limited, Architect

S42-8C		RIDEAU 8	
BAYVIEW WELLINGTON		BRADFORD	
project name	GREEN VALLEY EAST	municipality	BRADFORD
project no.	16023	drawing no.	7A
date	MARCH 2017	checked by	SB
drawn by	SB	scale	3/16" = 1'-0"
RIGHT SIDE ELEVATION 'A'			
16023-S42-8C			
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VA3 DESIGN
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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

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.

Wellington Jno-Baptiste 25591 BCN
VA3 Design Inc. 42558

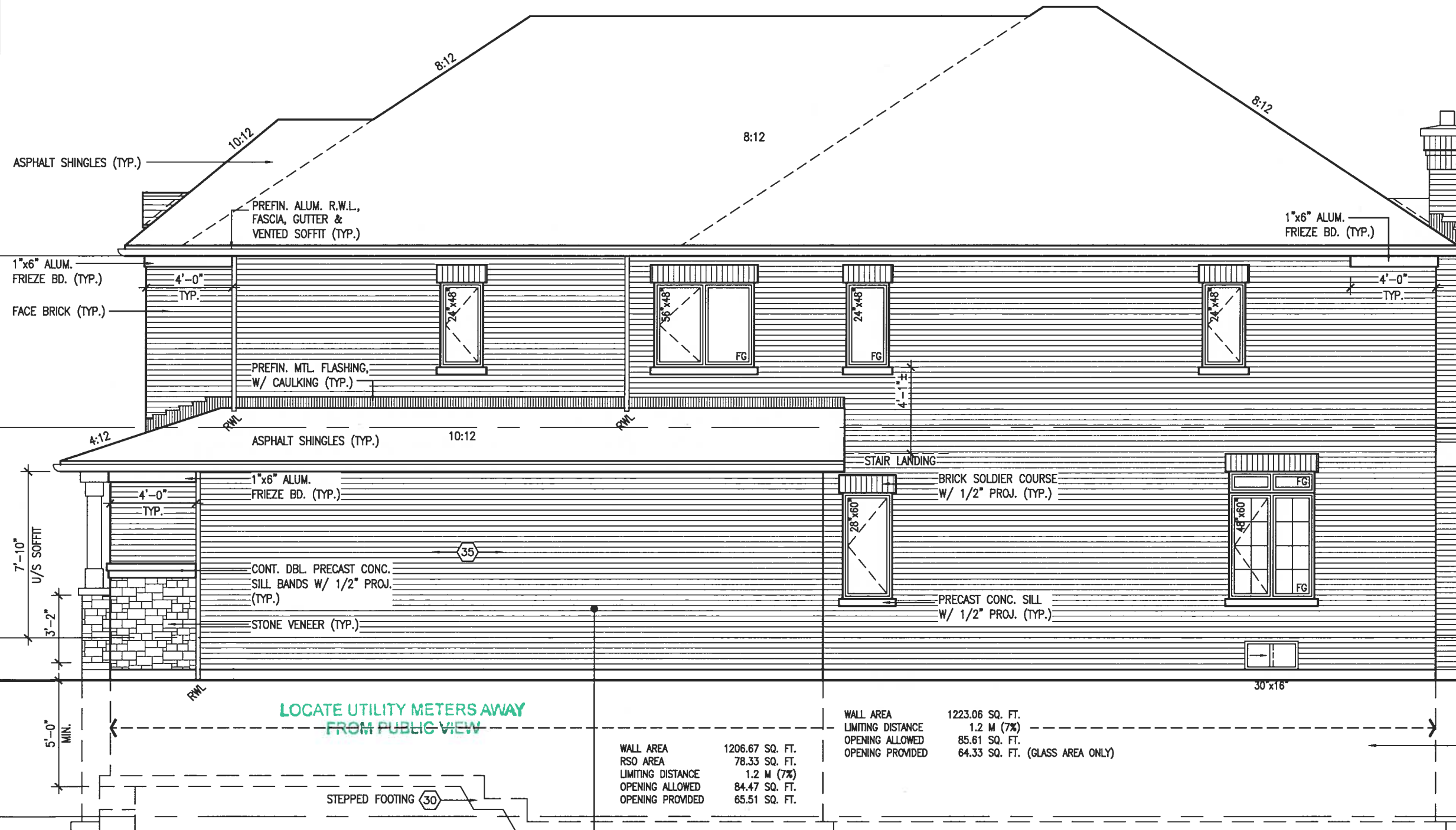
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no.	description	date	by
2	REVISED AS PER ENG'S COMMENTS	FEB 01-18 RC	
1	ISSUED FOR CLIENT REVIEW		

2'-4" 1'-0"

1'-0"

1'-0"



RIGHT SIDE ELEVATION 'A'

BRICK VENEER CONSTRUCTION

(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)

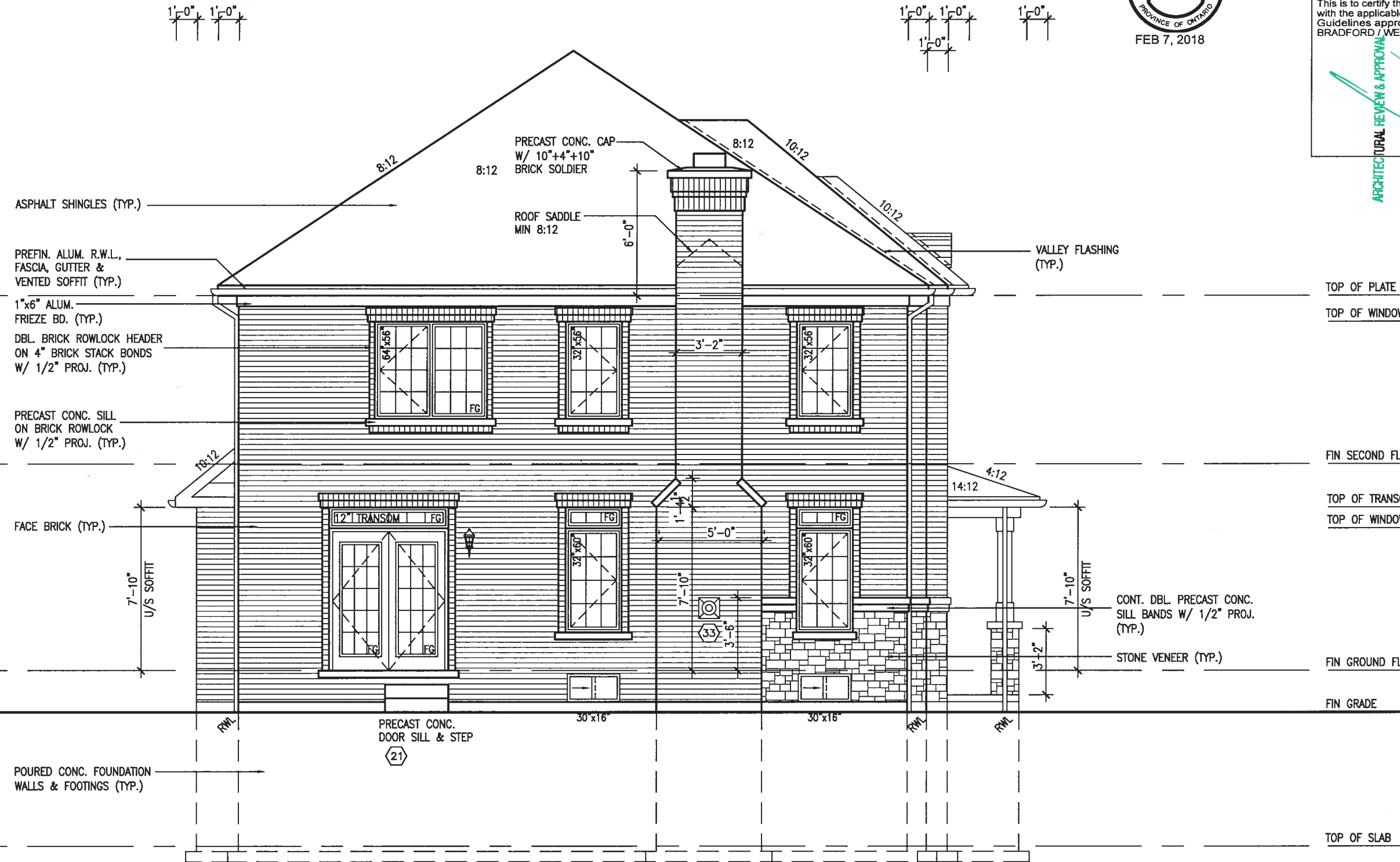
45 MINUTE FIRE RATED WALL

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, BATHTUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS. (REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)

WALL AREA	1206.67 SQ. FT.
RSO AREA	78.33 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	84.47 SQ. FT.
OPENING PROVIDED	65.51 SQ. FT.
WALL AREA	1223.06 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	85.61 SQ. FT.
OPENING PROVIDED	64.33 SQ. FT. (GLASS AREA ONLY)

Site Copy

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.



REAR ELEVATION 'A'



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions 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.

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ARCHITECTURAL REVIEW & APPROVAL
FEB 08 2018
John G. Williams Limited, Architect

BAYVIEW WELLINGTON		S42-8C		RIDEAU 8	
GREEN VALLEY EAST		BRADFORD		REAR ELEVATION 'A'	
project name	GREEN VALLEY EAST	municipality	BRADFORD	project no.	16023
date	MARCH 2017	drawn by	SB	checked by	3/16" = 1'-0"
scale		drawn by	SB	checked by	16023-S42-8C
drawn by	SB	checked by		drawn no.	8A



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

no.	description	date	by
2	REVISED AS PER ENG'S COMMENTS	FEB 01-18	RC
1	ISSUED FOR CLIENT REVIEW		

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FEB 08 2018

John G. Williams Limited, Architect



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

Qualification information

James J. Bontle
 James J. Bontle, Inc., Bontle
 25501

name	signature	BCIN
registration information		
AA3 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 copied.

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1	ISSUED FOR CLIENT REVIEW	14-09-12	.
no.	description	date	by

Site Copy

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADEFOORD / WEST GWINN MURRY

John G. Williams Limited, Architect

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 rcccccj@gmail.com

Site Copy

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ARCHITECTURAL REVIEW & APPROVAL
FEB 08 2018
John G. Williams, Architect, Architect

ASPHALT SHINGLES (TYP.)

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

1"x6" ALUM.
FRIEZE BD. (TYP.)

DBL BRICK ROWLOCK HEADER
ON 4" BRICK STACK BONDS
W/ 1/2" PROJ. (TYP.)

PRECAST CONC. SILL
ON BRICK ROWLOCK
W/ 1/2" PROJ. (TYP.)

FACE BRICK (TYP.)

7'-10"
U/S SOFFIT

42" HIGH P.T. RAILING
W/ PICKETS @ 4" O.C.
W/ 4"x4" MIDPOST @
5'0" O.C. MAX. (TYP.)

6"x6" P.T. WOOD POST
BOLTED TO GALV. METAL
SHOE SET INTO 12" DIA.
CONC. PIER TO EXTEND
6" ABOVE GRADE AND
5'-0" BELOW GRADE
(TYP.)

POURED CONC. FOUNDATION
WALLS & FOOTINGS (TYP.)

PRECAST CONC. CAP
W/ 10"x4"+10"
BRICK SOLDIER

8:12
ROOF SADDLE
MIN 8:12

VALLEY FLASHING
(TYP.)

CONT. DBL. PRECAST CONC.
SILL BANDS W/ 1/2" PROJ.
(TYP.)

STONE VENEER (TYP.)

DBL. PRECAST CONC. HEADER
ON 4" PRECAST CONC STACK
BONDS W/ 1/2" PROJ. (TYP.)

FIN GRADE

REAR ELEVATION 'A' - W.O.D. COND.

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

BASEMENT WINDOW SIZES
4R-8R USE 30"x24" VINYL
CLAD STRUCTURAL STEEL
FRAME BASEMENT WINDOWS



FEB 7, 2018

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

S42-8C-ELEVATION A 9R WOD		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	679 S.F.	94.925 S.F.	13.98 %
LEFT SIDE	1214 S.F.	253.314 S.F.	20.87 %
RIGHT SIDE	1207 S.F.	81.667 S.F.	6.77 %
REAR	675 S.F.	127.500 S.F.	18.89 %
* 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.	3775.00 S.F.	557.41 S.F.	14.77 %
TOTAL SQ. M.	350.71 S.M.	51.78 S.M.	14.77 %

TOP OF PLATE

TOP OF WINDOW

FIN SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

FIN GROUND FLOOR

TOP OF SLAB

BAYVIEW WELLINGTON

S42-8C
RIDEAU 8

project no. 16023
drawing no. 11A
project name GREEN VALLEY EAST
municipality BRADFORD
date MARCH 2017
checked by SB
scale 3/16" = 1'-0"

VA3
DESIGN

255 Consumers Rd. Suite 120
Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.4782
vo3design.com

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qualification information

Wellington Jno-Baptiste 25591 BCN 42658

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no. 8

no. 7

no. 6

no. 5

no. 4

no. 3

no. 2

no. 1

no. 0

no. -1

no. -2

no. 11

no. 12

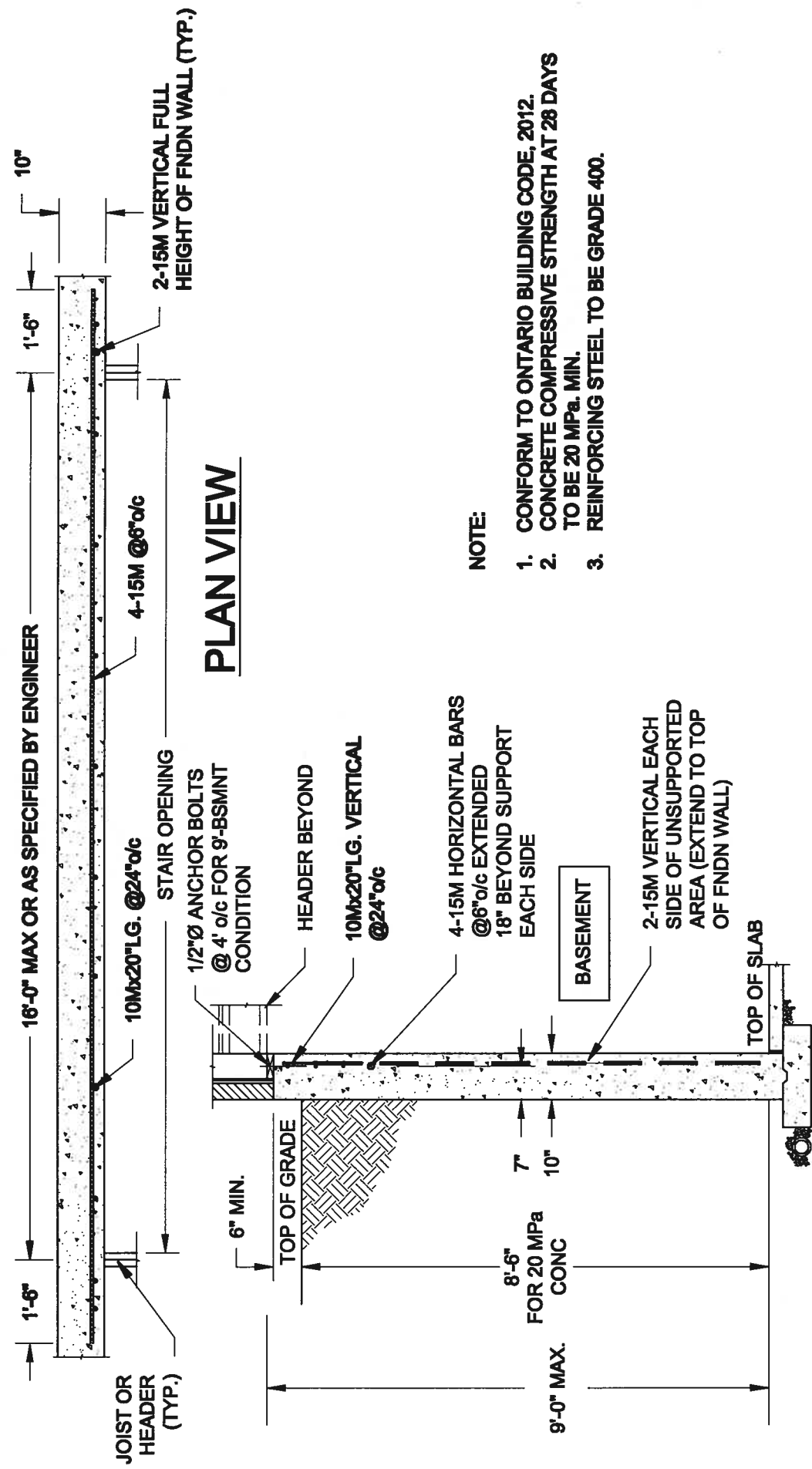
no. 13

no. 14

no. 15

no. 16

Site Copy



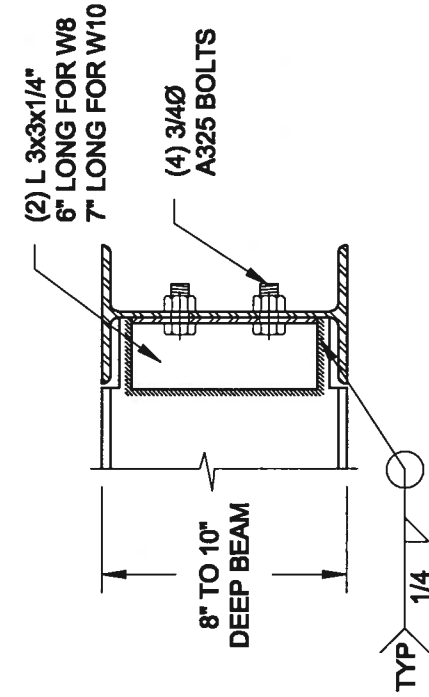
NOTE:

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 LATERALLY UNSUPPORTED WALL

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

S1

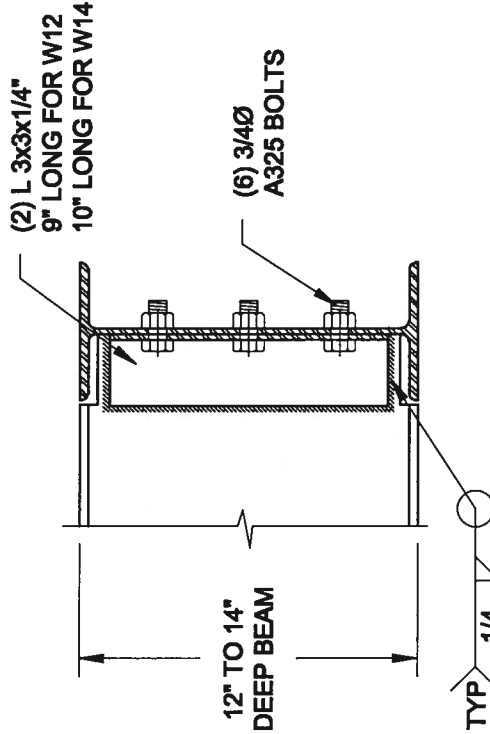


NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.

S1

2 STEEL BEAM CONNECTION DETAIL

SCALE: 1-1/2" = 1'-0"



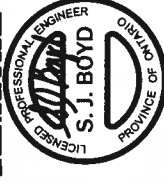
NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W380x72) BEAM MAX.

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 BEATS - SINGLES
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS

Project No.:

17-216

Drawing No.:

S1

Scale:
AS NOTED

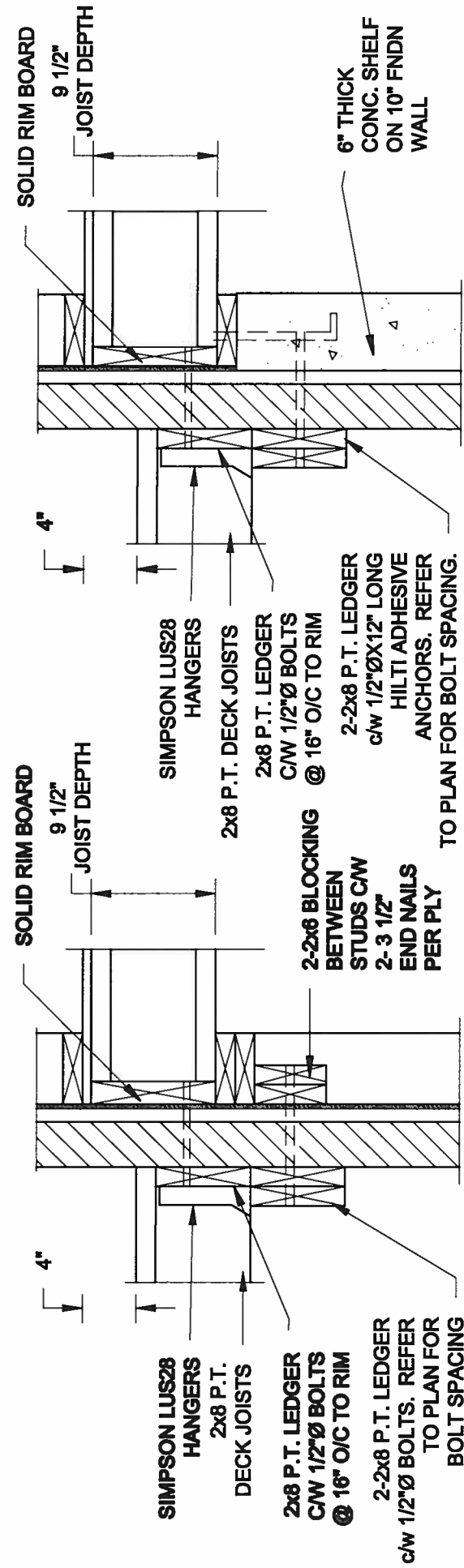
Date:
OCT-20-2017

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SJB

P:\Users\c063017\17-216 BAYVIEW WELLINGTON GREEN VALLEY SINGLES\17-216.dwg

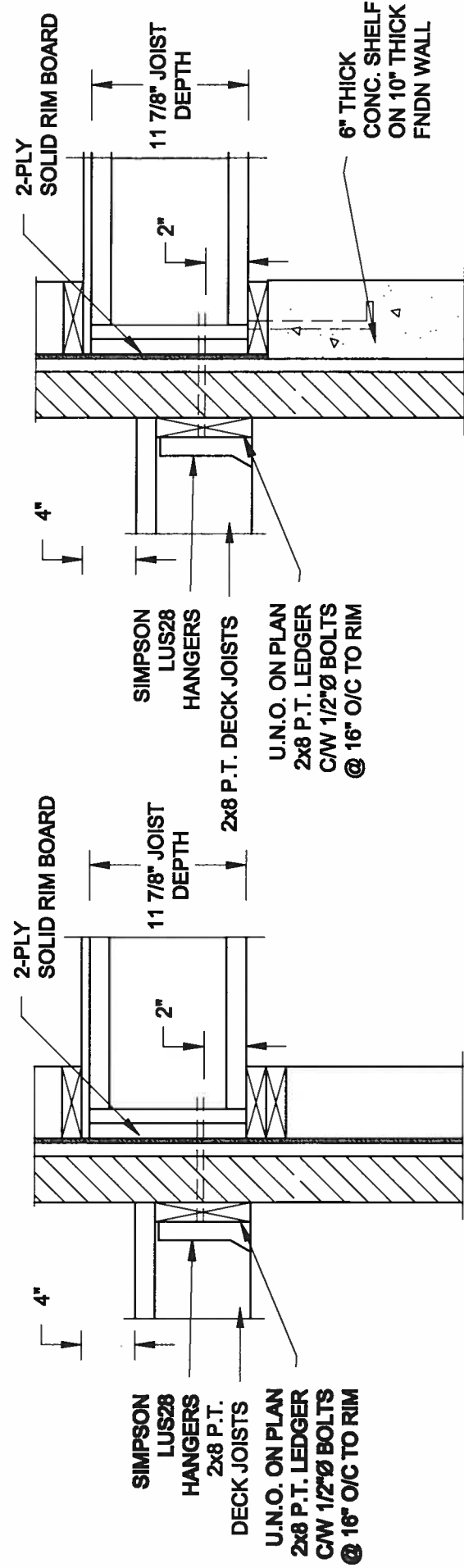
FOR 9 1/2" JOIST DEPTH



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

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

FOR 11 7/8" JOIST DEPTH

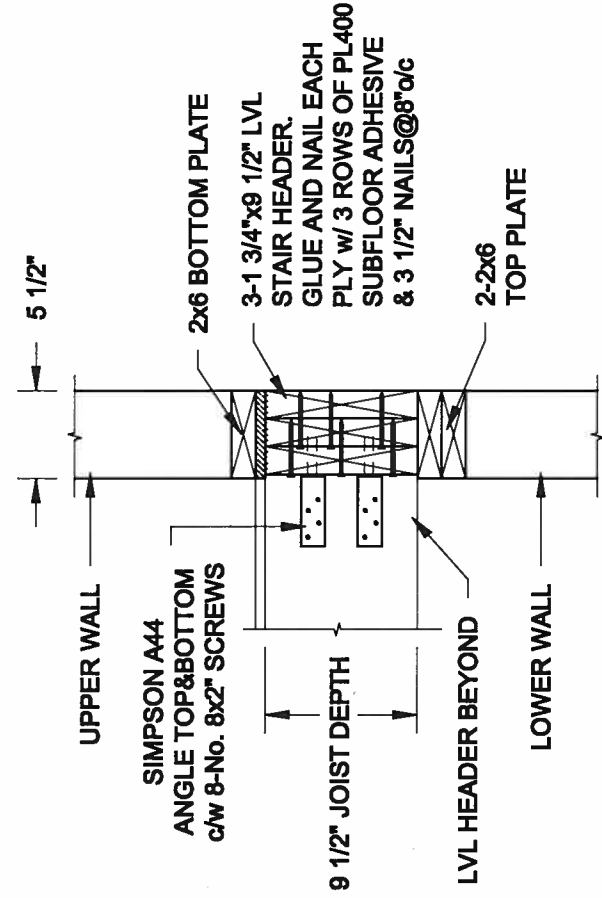


1C DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

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

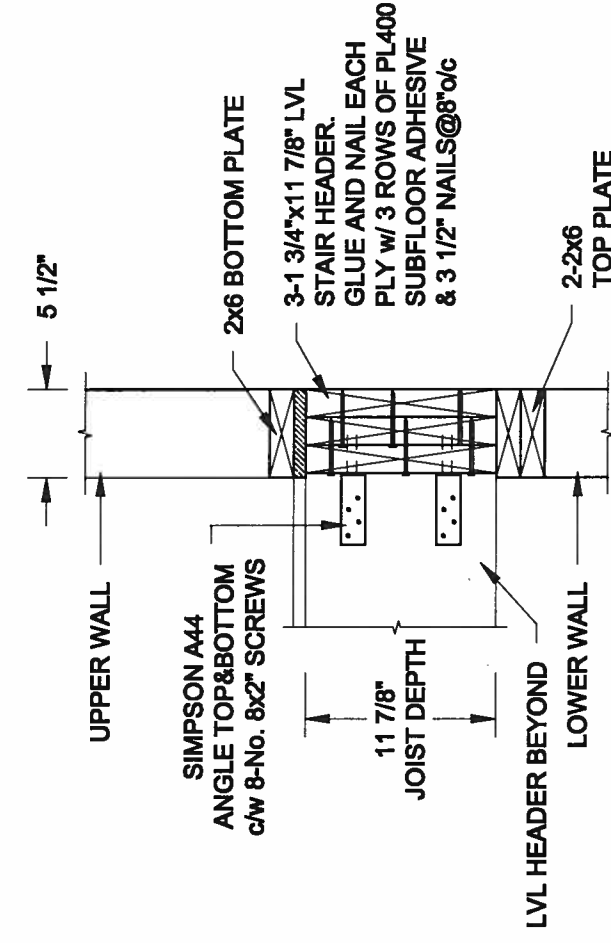
- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

FOR 9 1/2" JOIST DEPTH



2A STAIR HEADER
S2 SCALE: 1" = 1'-0"

FOR 11 7/8" JOIST DEPTH



2B STAIR HEADER
S2 SCALE: 1" = 1'-0"

QUAILE ENGINEERING LTD.



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Project

BAYVIEW WILMINGTON HOMES - GREEN VALLEY BEATS - STAIRS
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS

Project No: 17-216

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 ORC

- 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 (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, PREFIN. ALUM.
EAVES/ROUGH FASCIA, RVL & VENTED SOFFIT, PROVIDE ICE & WATER SHIELD TO 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 405 (1'-6"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (ORC 9.12.1).
- 2.** FRAME WALL CONSTRUCTION (2"x8") (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 (1'-6") 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 ORC 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 (1'-6") 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 (1'-6") 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 (1'-6") O.C., RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTER DRYWALL FINISH. PROVIDE WEED HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. REFER TO ORC 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, 22x180x76mm (7/8"x7"x30") GALV. METAL TIES @ 400mm (1'-6") O.C. HORIZONTAL, 400mm (24") O.C. VERTICAL, APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (1'-6") O.C., RSI 3.87 (R22) INSULATION & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTER DRYWALL FINISH. PROVIDE WEED HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. REFER TO ORC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

- 3A.** RESERVED
- 3B.** BRICK VENEER CONSTRUCTION (2"x4")-GARAGE WALLS
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x76mm (7/8"x7"x30") GALV. METAL TIES @ 400mm (1'-6") O.C. HORIZONTAL, 400mm (24") O.C. VERTICAL, APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (1'-6") O.C. (MAX. HEIGHT 3000mm 9'-10") WITH APPR. DIAGONAL WALL BRACING, PROVIDE WEED HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER.
- 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 EMPLOY 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 (1'-6") O.C., RSI 3.87 (R22) INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR FINISH. REFER TO ORC 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 (1'-6") O.C. FOR 2 STORES AND 300mm (1'-2") O.C. FOR 3 STOREYS, NON-BEARING PARTITIONS 38x89 (2"x4") @ 600mm (2'-0") 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 (OR 9.15.3, 9.15.4, 9.15.2-TABLE 3.1.1.2.A)
250mm (10") POURED CONC. FDN WALL 30MPa (4350psi) WITH BITUMINOUS DAMPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D, WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE, DRAINAGE LAYER IS NOT REQ'D, WHEN FDN. WALL IS WATERPROOFED, MAXIMUM FOUR HEIGHT 2620 (8'-5") ON 560x155 (22"x6") CONTINUOUS REIN. CONC. FIG. 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.
- 6.** FOUNDATION WALL FOOTINGS (OR 9.15.3, 9.15.4, 9.15.2-TABLE 3.1.1.2.A)
250mm (10") POURED CONC. FDN WALL 30MPa (4350psi) WITH BITUMINOUS DAMPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D, WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE, DRAINAGE LAYER IS NOT REQ'D, WHEN FDN. WALL IS WATERPROOFED, MAXIMUM FOUR HEIGHT 2620 (8'-5") ON 560x155 (22"x6") CONTINUOUS REIN. CONC. FIG. 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.

- 7.** BASEMENT SLAB ORC 9.3.1.6 (11b), 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 DAMPROOFING BELOW SLAB, UNDER SLAB INSULATION PER SB-12. ALL SLAB JOINTS & PENETRATIONS ARE TO BE CAULKED.
- 8.** EXPPOSED 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-12-3.1.1.1.B)
RSI 10.56 (R60) BLOWN IN FIBRE INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL, RSI 3.32 (20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL

- 10.** ALL STAIRS/EXTERIOR
-3mm (1/4") MAX. BETWEEN Treads OR LANDINGS
-10mm (1/2") MAX. BETWEEN SHORTEST RISE IN FLIGHT
MAX. RISE = 200 (7'-7/8")
MIN. RUN = 210 (8'-11/4")
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 = 150 (6")
MIN. RUN = 200 (8")
MIN. A.V.G. RUN = 200 (8")
HANDRAILS - ORC 9.8.7.2

- 11.** FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE EXCEPT TO BE 70 (2") MIN. HANDRAILS TO BE CONTINUOUS TIED TO THE FENCE POST AT CHANGES OF DIRECTION.
- 12.** SILL PLATE - ORC 9.8.7.2
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 FDN. WALL.
USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

- 13.** BASEMENT INSULATION (SB-12-3.1.1.2), 9.25.3.3, 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. RSI3.32 (R20C) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER, RECOMMEND DAMPROOF 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 (GFI) IS NOT TO BE INTERRUPTED BY FRAMING.

- 14.** BEARING STUD PARTITION
38x89 (2"x4") STUDS @ 400mm (1'-6") O.C. 38x89 (2"x4") SILL PLATE ON DAMPROOFING MEMBRANE, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONC. CURB ON 350x155 (14"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

- 15.** STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)
89mm (3-1/2") DIA. X 3.0mm (0.118) SINGLE WALL TYPE 2 AT ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kN (16,000lbs.) AT MAX. EXTENSION OF 2318mm (7'-7") CONFORMING TO CAN/CSG 9.2.9.4 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.

- 16.** STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)
89mm (3-1/2") DIA. X 4.78mm (1/88) REIN. 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.

- 17.** 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") STEEL TOP PLATE, & BOTTOM PLATE, 300mm (12") LONG, 560x125x12.5 (14"x10"x1/2") WITH 21x2mm DIA. X BASE PLATE.

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

- 19.** GARAGE CEILING/INTERIOR WALLS
13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOB.C. 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.

- 20.** DOOR AND FRAME GASPROOFED, DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING PER ORC 9.10.13.1.5.
- 21.** EXTERIOR STEP
PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER, MAX. RISE 200mm (7-7/8") MIN. TREAD 250mm (9-1/2"). SEE ORC. 9.8.9.2., 9.8.9.3. & 9.8.10.

- 22.** DRYER EXHAUST (ORC 9.2.3.8 (7) & 9.2.4.1.1)
CAPPED DRYER EXHAUST VENTED TO EXTERIOR.
- 23.** INSULATED ATTIC ACCESS (ORC 9.18.2.1 & SB12-3.1.1.1.B)
ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm (21 1/2"x24") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING, RSI 3.52 (R20) RIGID INSUL. BACKING.

- 24.** FIREPLACE CHIMNEYS ORC 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.

- 10.** ALL STAIRS/EXTERIOR
-3mm (1/4") MAX. BETWEEN Treads OR LANDINGS
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MAX. RISE = 200 (7'-7/8")
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USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

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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. RSI3.32 (R20C) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER, RECOMMEND DAMPROOF 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 (GFI) IS NOT TO BE INTERRUPTED BY FRAMING.

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

- 22.** DRYER EXHAUST (ORC 9.2.3.8 (7) & 9.2.4.1.1)
CAPPED DRYER EXHAUST VENTED TO EXTERIOR.
- 23.** INSULATED ATTIC ACCESS (ORC 9.18.2.1 & SB12-3.1.1.1.B)
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- 25.** LINEN CLOSET, 4 SHELVES MIN. 350mm (1'-4") DEEP.
- 26.** MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR AS REQUIRED BY ORC. 9.32.3.5 & 9.32.3.10.

- 27.** STEEL BEARING PLATE FOR MASONRY WALLS
280x280x18 (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.

- 28.** 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 ORC 9.17.4.2(2).

- 29.** BEARING WOOD POST (BASEMENT) (ORC 9.17.4.)
3-38x140 (3-2"x6") BUILT-UP POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 127 DIA. BOLT, 610x610x300 (24"x24"x12") CONC. FOOTING.

- 30.** STEPPED FOOTINGS ORC 9.15.3.9
MIN. HORIZ. STEP = 600mm (2'-0")
MAX. VERT. STEP = 600mm (2'-0")

- 31.** SLAB ON GRADE
MIN. 100mm (4") COARSE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL, REINFORCED WITH 64x40 9Mx2.9 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 ORC SB-12, TABLE 3.1.1.2.A. FOR REQUIRED MINIMUM INSULATION UNDER SLAB.

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

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

- 34.** SUBFLOOR JOIST STRAPPING AND BRIDGING
16mm (5/8") 1" G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (SEE ORC 9.30.6.4) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (SEE ORC 9.30.2.7)

- 35.** 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.

- 36.** EXPPOSED 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.

- 37.** ATTIC INSULATION (SB-12-TABLE 3.1.1.2.A) (SB-12-3.1.1.1.B)
RSI 10.56 (R60) BLOWN IN FIBRE INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL, RSI 3.32 (20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL

- 35.** EXPPOSED BUILDING FACE ORC 9.10.15.4 & SB-2-2.3.5 (2)
EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 min. WHERE THE 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.** COLD CELLAR PORCH SLAB (ORC 9.8.9.1)
FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTER DIM.), 125mm (5") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT, REIN. WITH 10M BARS @ 200mm (7'-8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, MIN. 30mm (1'-1/4") COVER, 400x600 (23"x8"x23"x8") 10M DOWELS @ 600mm (23") MIN. O.C. ANCHORED IN PERMEER FDN. WALLS, SLOPE SLAB MIN. 1.0% FROM HOUSE WALL, SLAB TO HAVE MIN. 75mm (3") BEARING ON FDN. WALLS. PROVIDE (U7) LINTEL OVER CELLAR DOOR WITH 100mm (4") AND BEARING.

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

- 38.** CONVENTIONAL ROOF FRAMING (2x6 OR 2x8) SNOW LOAD
38x140 (2"x6") RAFTERS @ 400mm (1'-6") 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 (1'-6") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 400 (1'-6") O.C. FOR MAX. 4450mm (14'-7") SPAN.

- 39.** RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 600mm (2'-0") 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 - ORC 9.8.10.1.1 - 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 - ORC 9.8.8.1.1 (6)
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 400mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")

- EXTERIOR WINDOWS**
1) SHALL COMPLY WITH ORC DIV. 9-7.3. & SB12.3.1.1.9
2) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH ORC DIV. 9.6.2.2. SEE MECHANICAL DRAWINGS.
3) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER ORC 9.7.2.8.18.2 & 9.6.2.2.3 (3) AND MUNICIPAL STANDARDS.
4) 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.

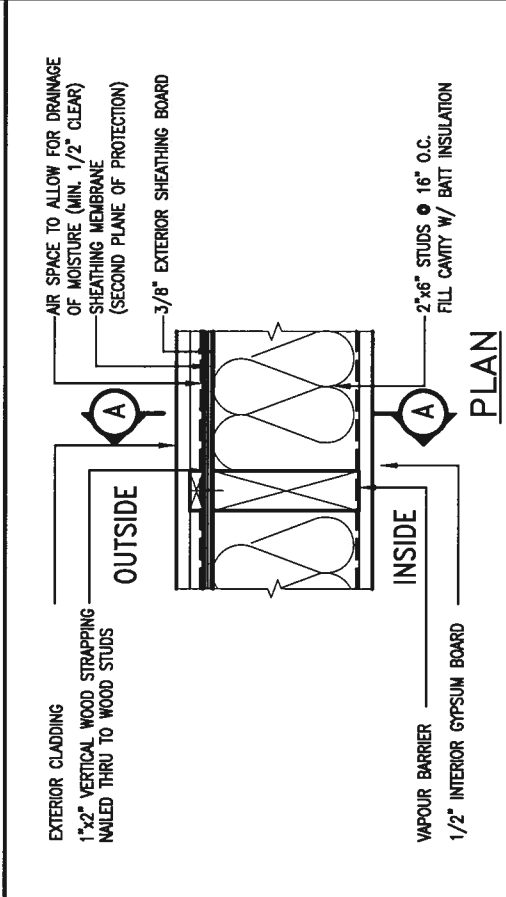
- LUMBER:**
1) ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE.
2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.
3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE NO.2 GRADE, PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.
4) ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER, TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

- STEEL:**
1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40.21 GRADE 300M, HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40.21 GRADE 350W STRUCTURAL QUALITY STEEL. ORC. B-9.23.4.3.
2) REINFORCING STEEL SHALL CONFORM TO CSA-G30.18M GRADE 400R.

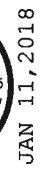
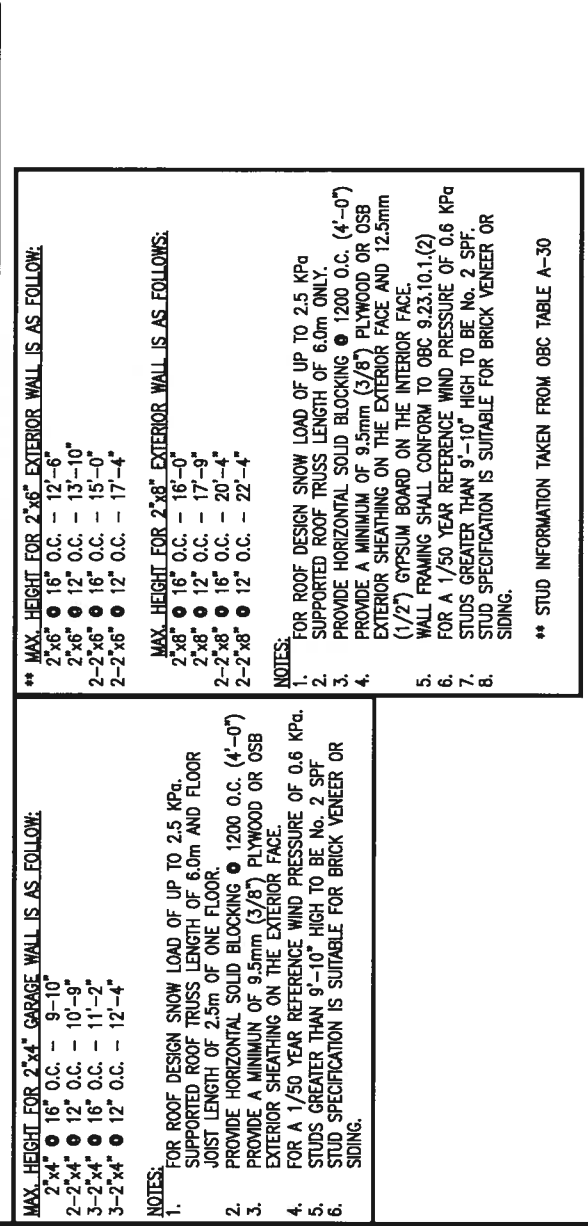
- STUCCO:**
1) ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM OR GYPSUM BOARD. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

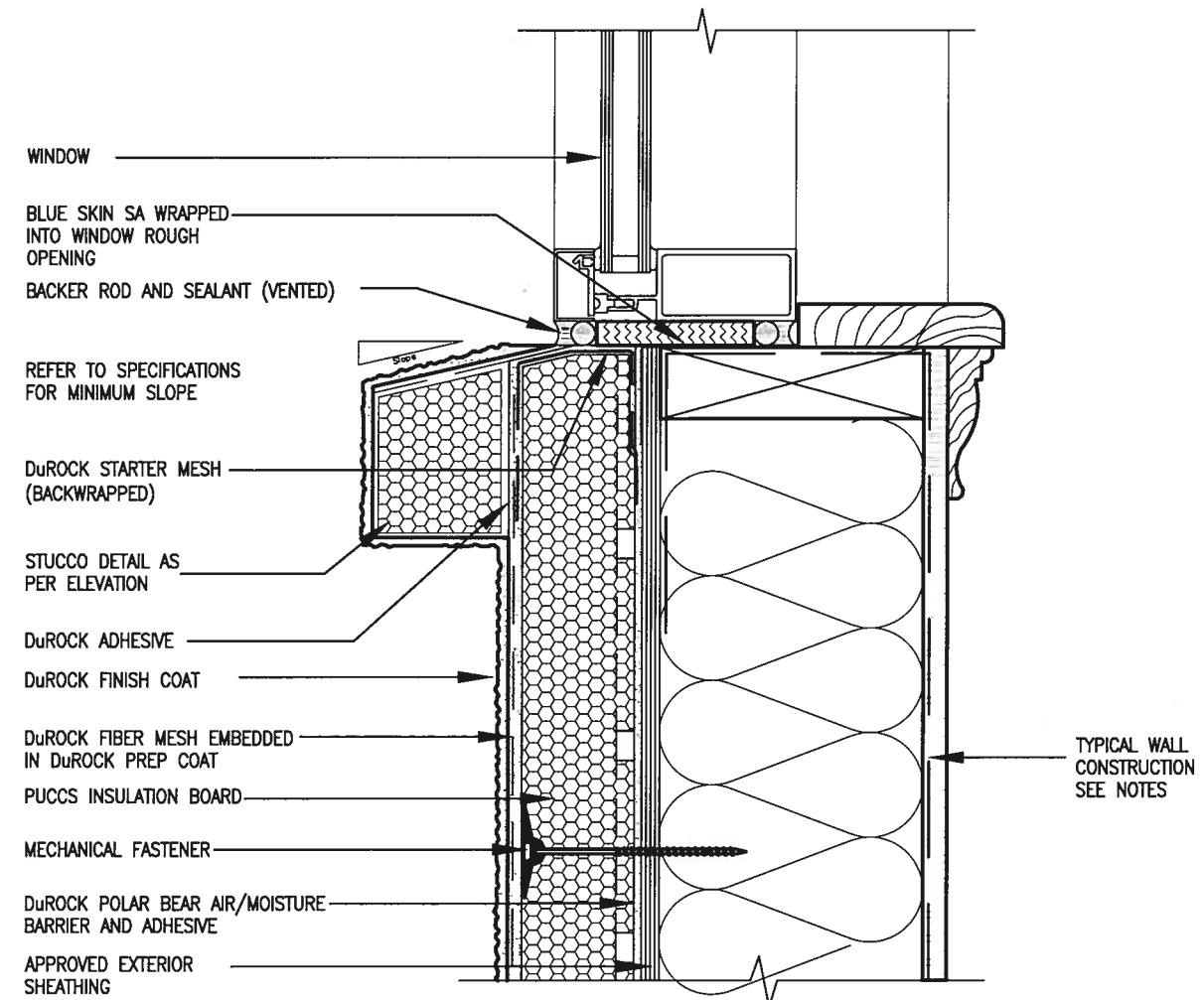
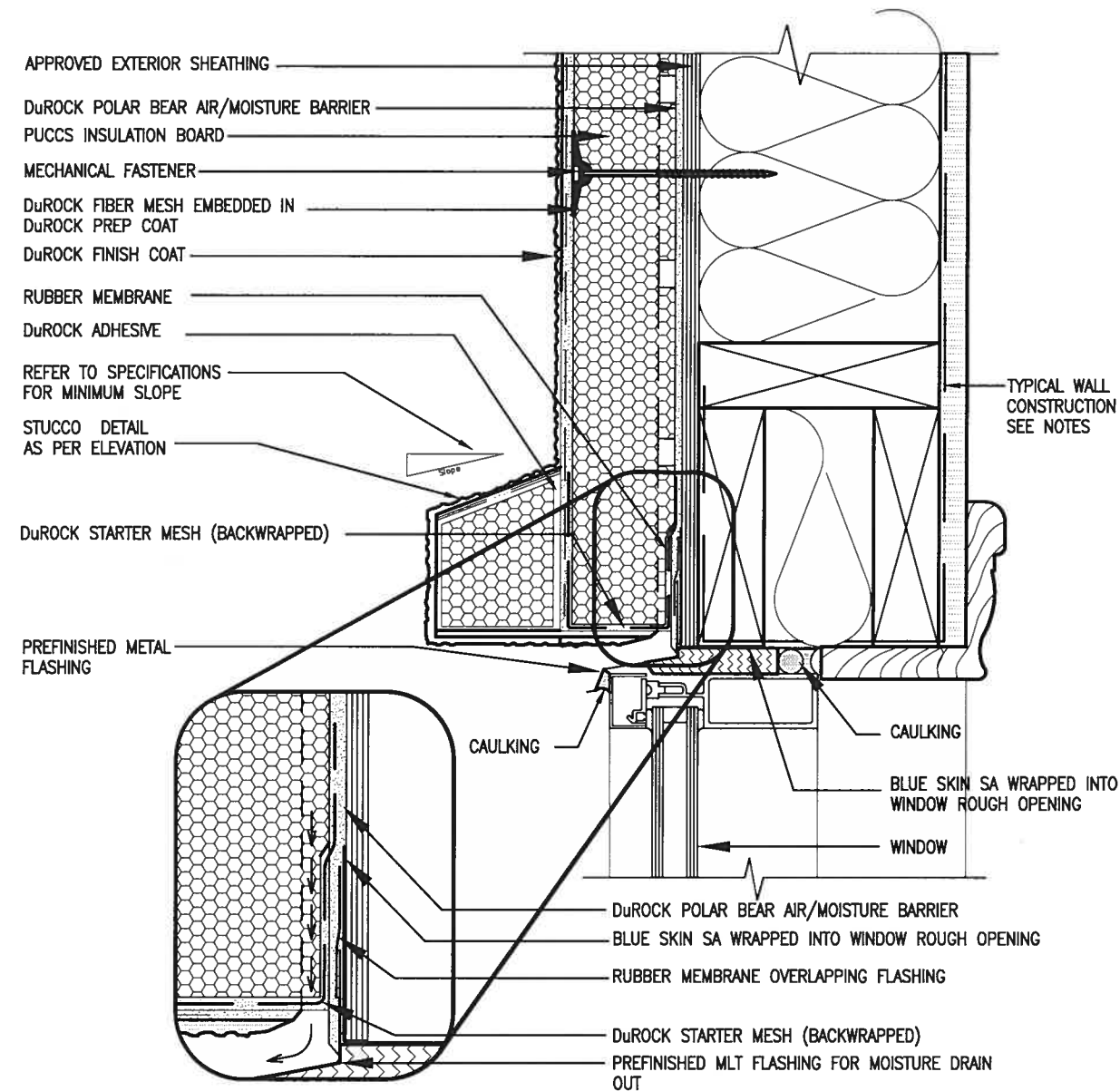
- LEGEND**
CLASS 'B' VENT
DUPLX OUTLET (12" ABOVE SURFACE)
WEATHERPROOF DUPLX OUTLET
POT LIGHT
LIGHT FIXTURE (PULL CHAIN)
SWITCH
FLOOR DRAIN
SINGLE JOIST
DOUBLE JOIST
TRIPLE JOIST
LAMINATED VENEER LUMBER
POINT LOAD FROM ABOVE
M.C.
MEDICINE CABINET (RECESSED)
DOUBLE VOLUME
SOLID WOOD BEARING (SPRUCE No. 2)
WALL SEE NOTE 39
SOLID WOOD BEARING TO BE AS WIDE AS SUPPORTED MEMBER OR AS DIRECTED BY STRUCTURAL ENGINEER.
SOLID WOOD BEARING TO MATCH FROM ABOVE

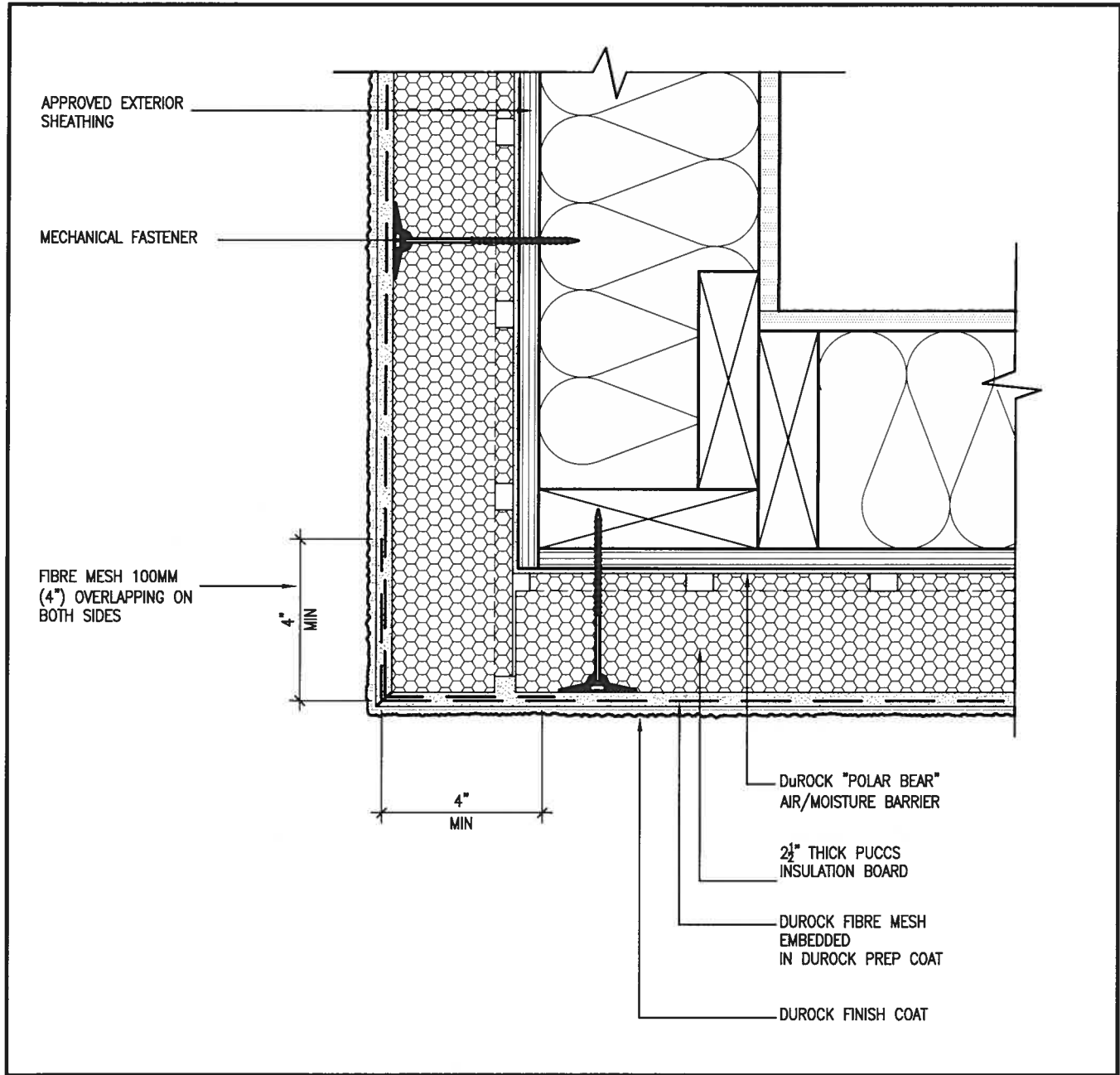
- MECHANICAL SYMBOLS**
HEAT PIPE
PLUMBING (TOILET)
PLUMBING (BATH, SINK, SHOWER)
WARM AIR RETURN AIR DUCT



STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM.
FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KW (300 lb)
REFER TO OBC. DN. B- 9.5.2.3. WATER CLOSET 3.0.3.0.8.(3)(c) & 3.0.3.0.8.(3)(c). SHOWER 3.0.3.1.3.(2)(i). BATHTUB & 3.0.3.1.3.(4)(c). AND DETAILS PROVIDED.

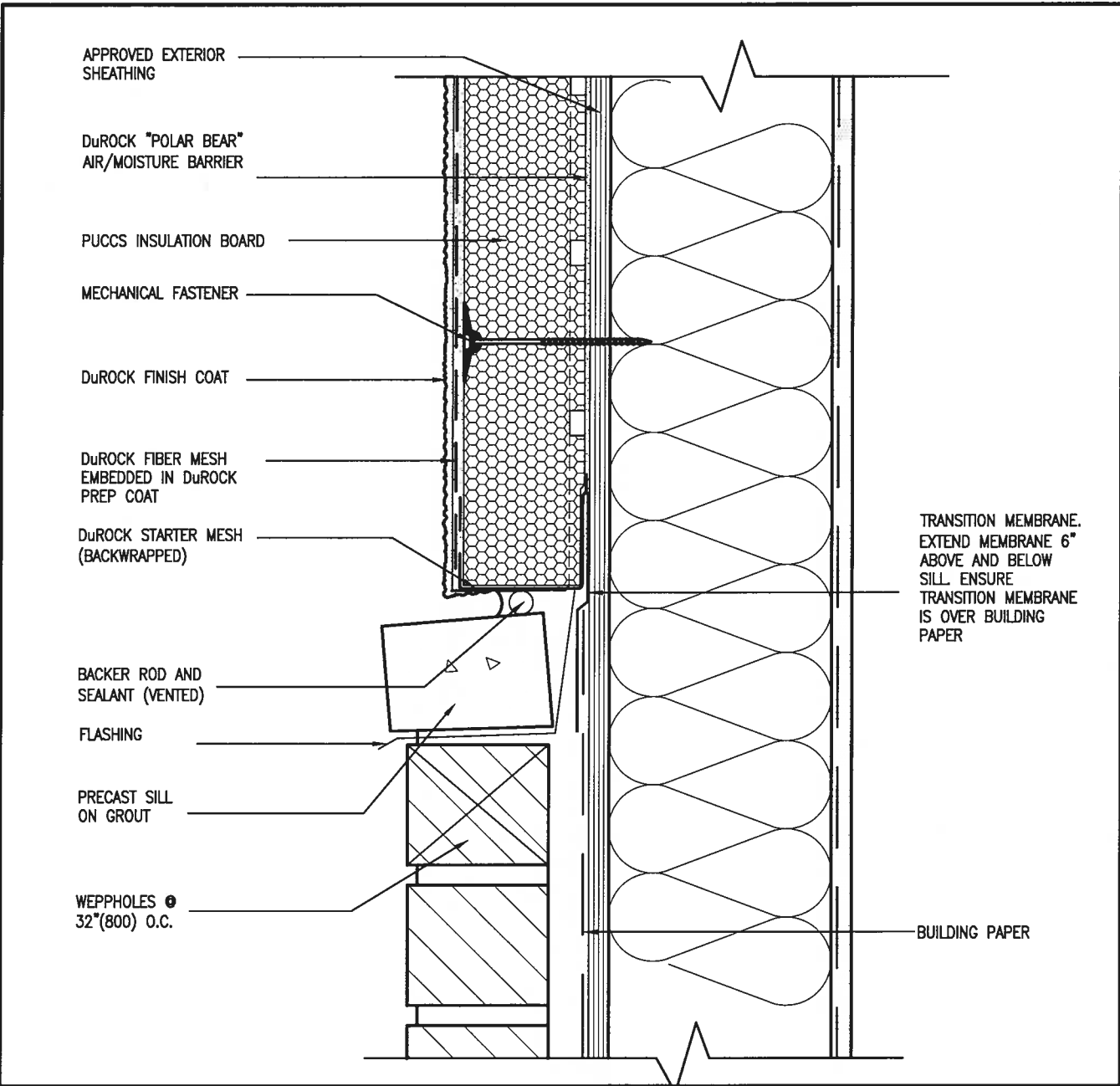
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5 CORNER DETAIL
CN5 SCALE: 3"=1'-0"

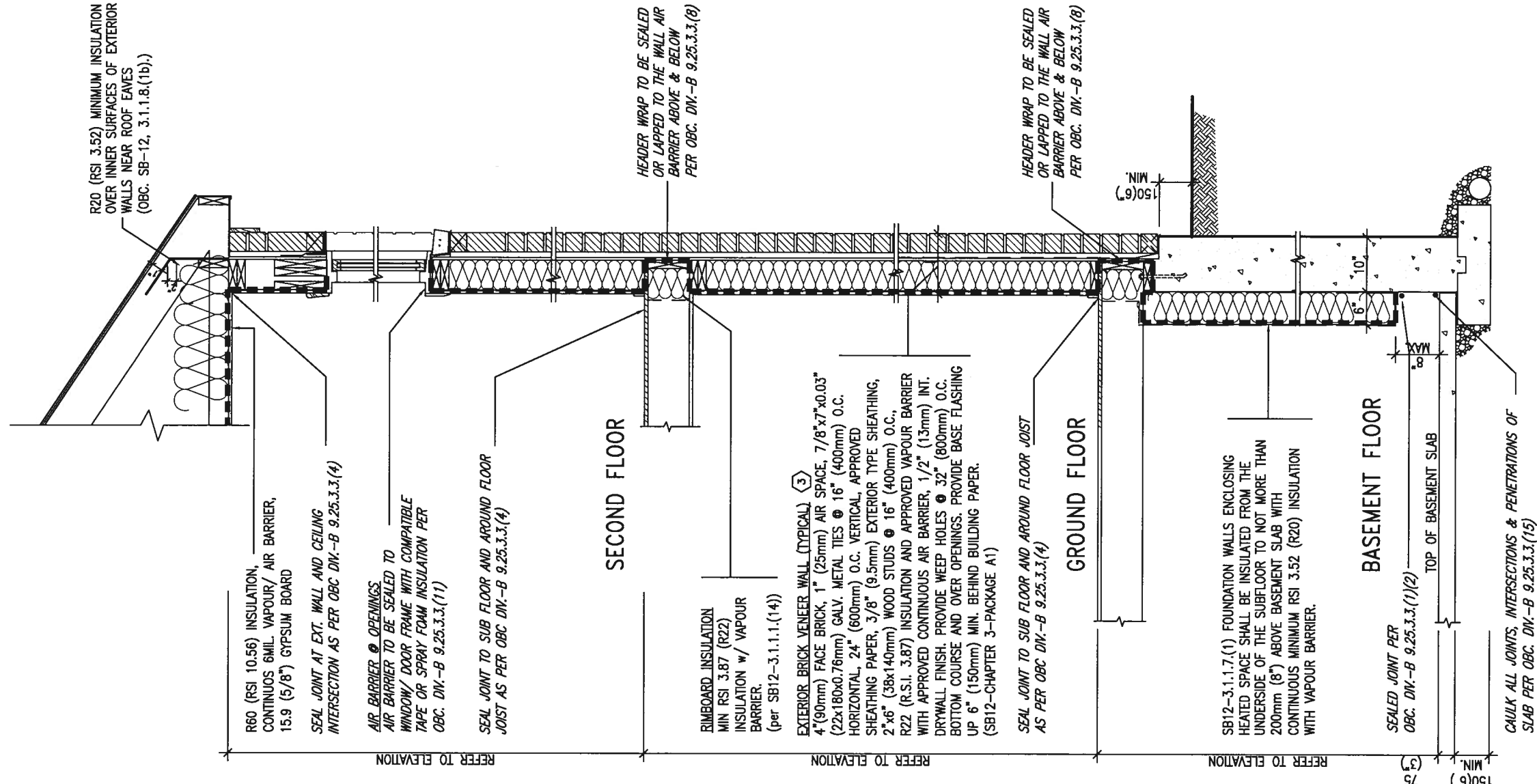
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
DETAILS ARE BASED ON DuROCK PUCCS SYSTEM



6 STUCCO / MASONRY PLINTH CONNECTION
CN5 SCALE: 3"=1'-0"

CONST NOTE		BAYVIEW WELLINGTON		GREEN VALLEY EAST		BRADFORD		CONSTRUCTION NOTES		CN5	
project no.	16023	project name	GREEN VALLEY EAST	municipality	BRADFORD	date	MAY 2016	checked by	RC	scale	3/16" = 1'-0"
drawing no.	16023-CN-A1	drawn by	RC	checked by	RC	date	MAY 2016	checked by	RC	scale	3/16" = 1'-0"
1. 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. 2. 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. 3. 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. 4. 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. 5. 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. 6. 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. 7. 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. 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. 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.											
no.	description	date	by	date	by	date	by	date	by	date	by
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC								
2	UPDATE TO 2018	JAN 11-18	RC								
3											
4											
5											
6											
7											
8											
9											

SB12-COMPLIANCE PACKAGE 'A1'



INSULATION REQUIREMENTS
REFER TO OBC SB-12, CHAPTER 3.
ZONE 1— COMPLIANCE PACKAGE A1.

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

9	.	.	
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

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

BCIN

signature

BCIN registration 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.



255 Consumers Rd Suite 120
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va3design.com

All drivers

BAYVIEW WELLINGTON	CONST NOTE
project name GREEN VALLEY EAST	municipality BRADFORD
sold date MAY 2016	project no. 160233
dram by RC	drawing no.
checked by —	scale 3/16" = 1'-0"
CONSTRUCTION NOTES	
file name 160233-CN-A1	
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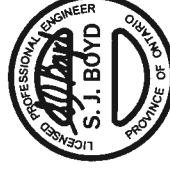
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THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 3.1.1.1.

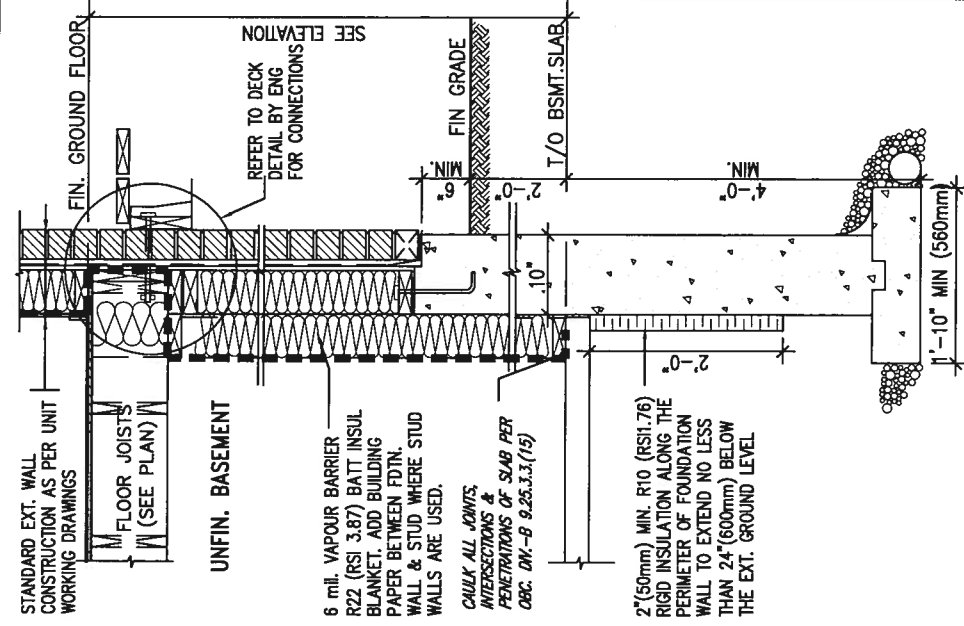
USE SB-12 COMPLIANCE PACKAGE (A1):

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)	BAIT or SPRAY
Exposed Floor Minimum RSI (R) value	5.46 (R31)	BAIT or SPRAY
Walls Above Grade Minimum RSI (R) value	3.87 (R22)	6" R22 BAIT
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.



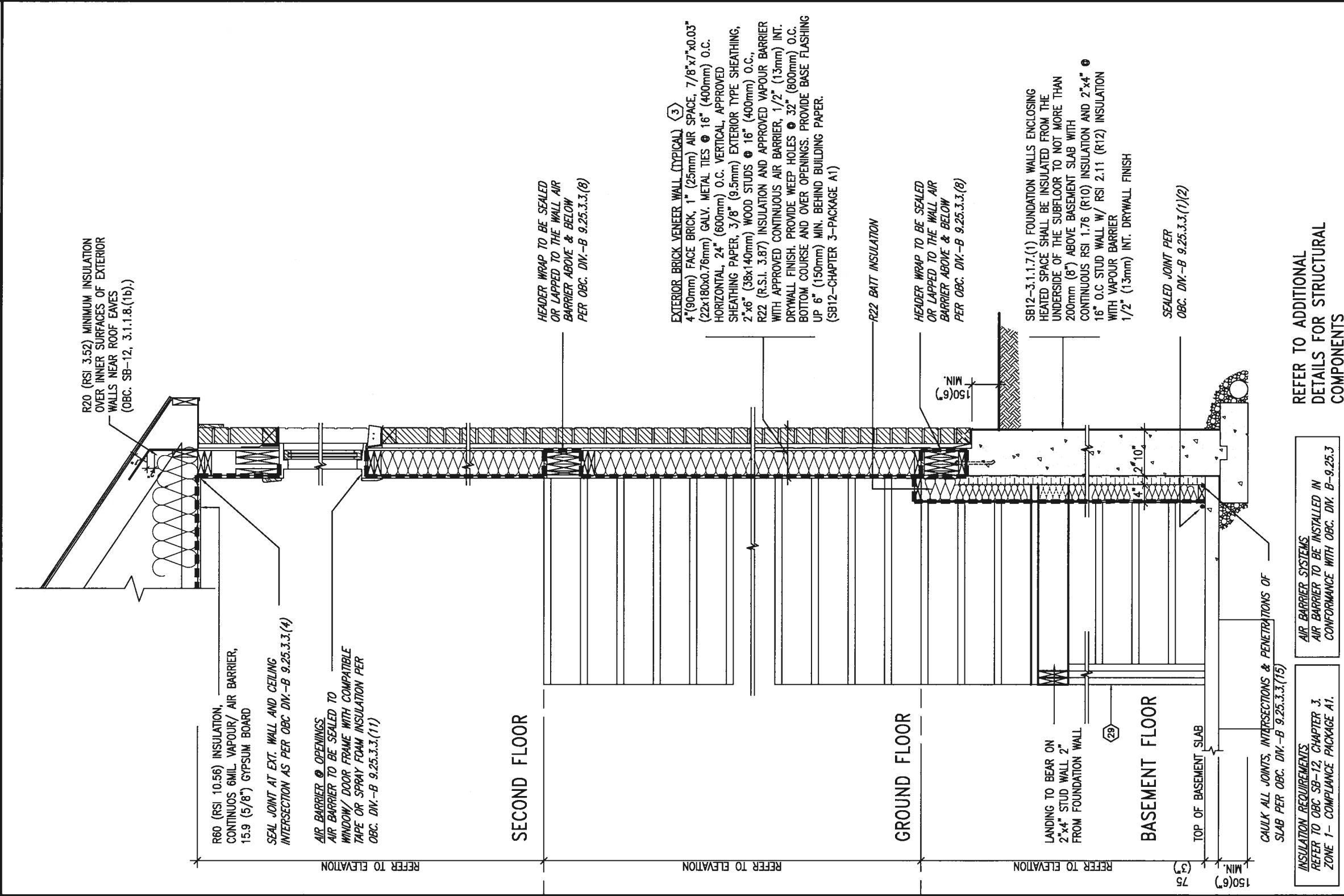
JAN 11, 2018



* REVISED-FEB 2017

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

SB12-COMPLIANCE PACKAGE 'A1'



AIR BARRIER SYSTEMS
AIR BARRIER TO BE INSTALLED IN
CONFORMANCE WITH OBC, DIV. B-9.25.3

AIR BARRIER SYSTEMS
AIR BARRIER TO BE INSTALLED IN
CONFORMANCE WITH OBC. DIV. B-9.25.3

EW
STR

TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/
BRICK VENEER AT STAIR AND SUNKEN COND (PACKAGE A1)

10" FOUNDATION WALL

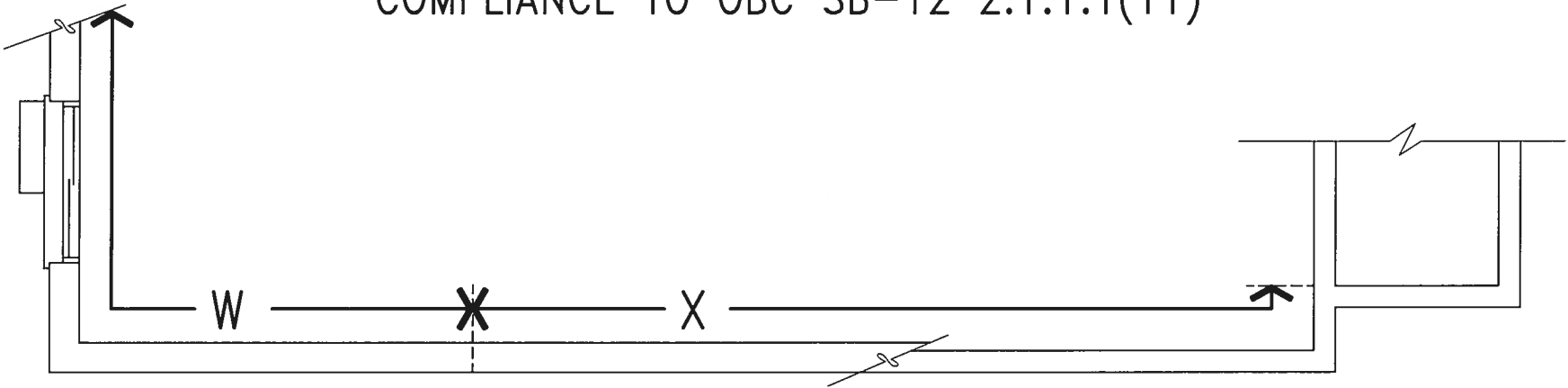
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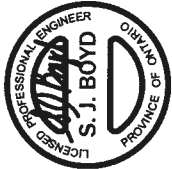
VAD3
DESIGN
255 Consumers Rd Suite 120
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vad3design.com

BAYVIEW WELLINGTON	CONST NOTE
project name GREEN VALLEY EAST	municipality BRADFORD
dtd MAY 2016	project no. 16023
dwn by RC	drawing no.
checked by -	scale 3/16" = 1'-0"
CONSTRUCTION NOTES	
file name 16023-CN-A1	
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CN7	

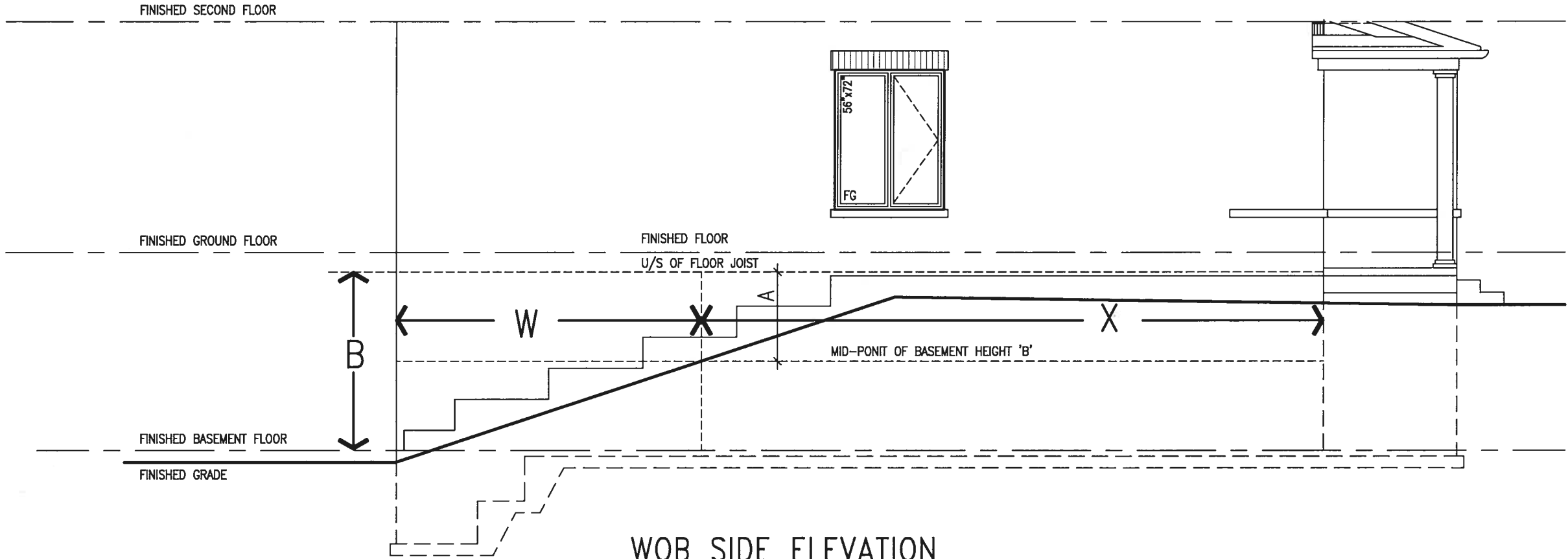
COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN



JAN 11, 2018

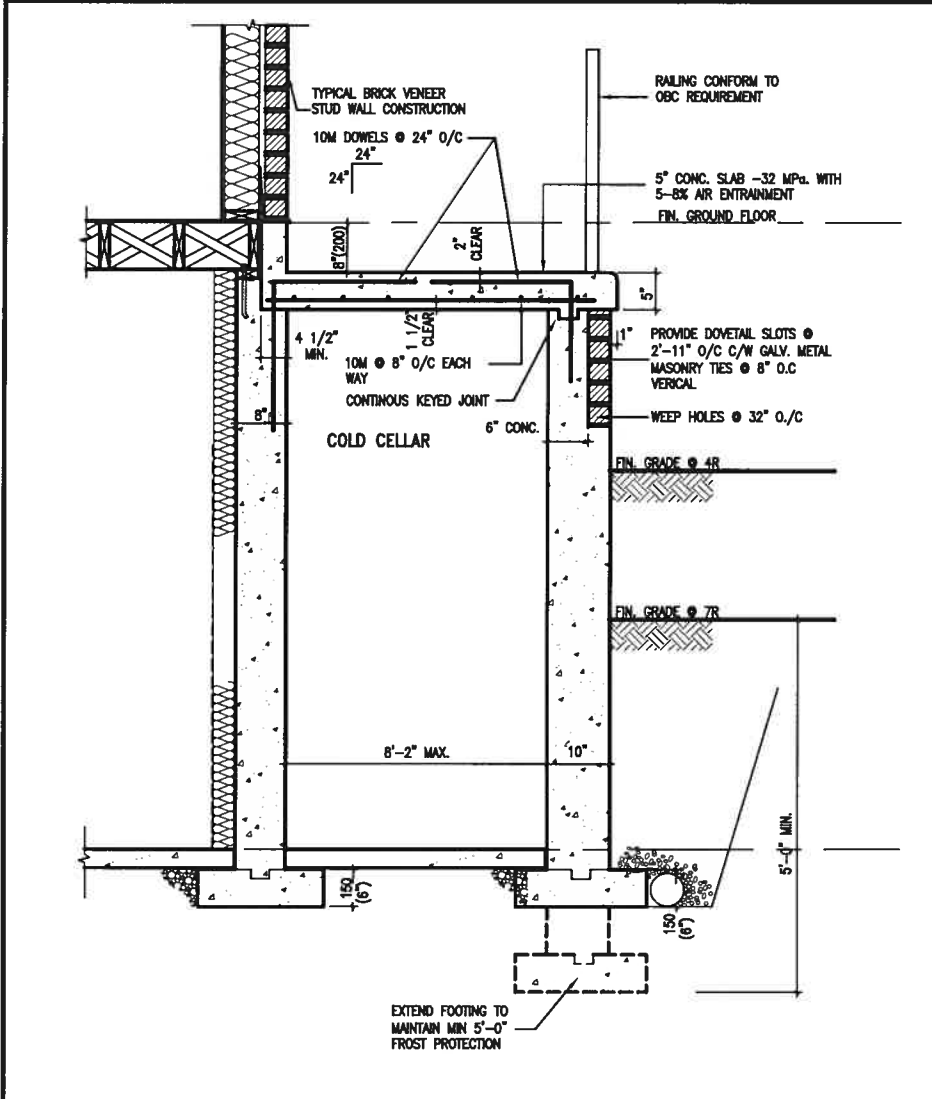
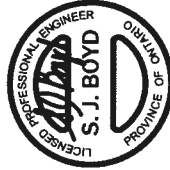


WOB SIDE ELEVATION

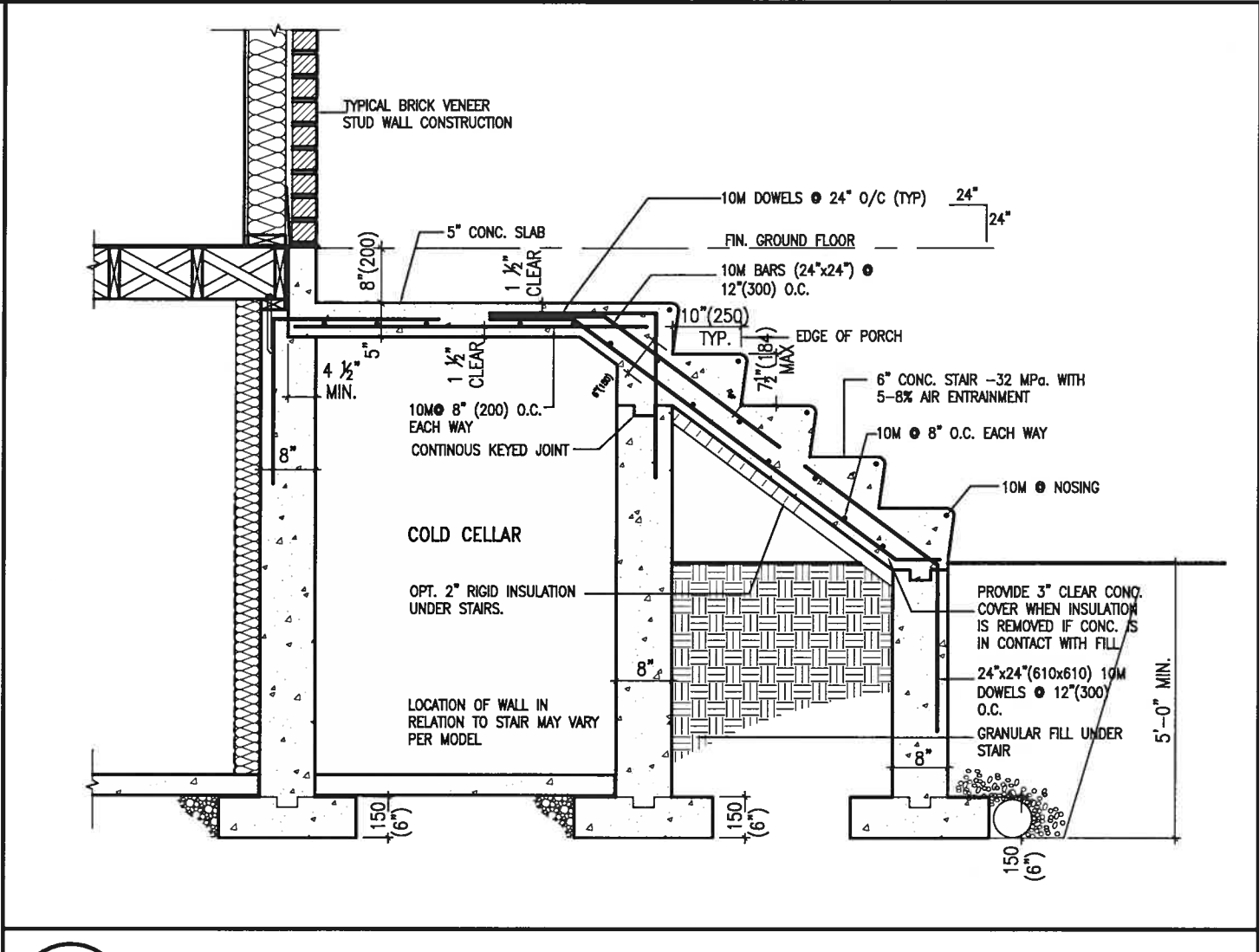
WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B"
INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

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

BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY EAST	municipality	BRADFORD
project no.	16023	construction notes	16023-CN-A1
date	MAY 2016	checked by	RC
drawn by	RC	scale	3/16" = 1'-0"
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:08 AM			
VA3 DESIGN		CONST NOTE	
255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com		CONST NOTE	
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Wellington Jno-Baptiste 25591		CONST NOTE	
VA3 Design Inc.		CONST NOTE	
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Drawings are not to be scaled.		CONST NOTE	
no.	description	date	by
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
2	UPDATE TO 2018	JAN 11-18	RC

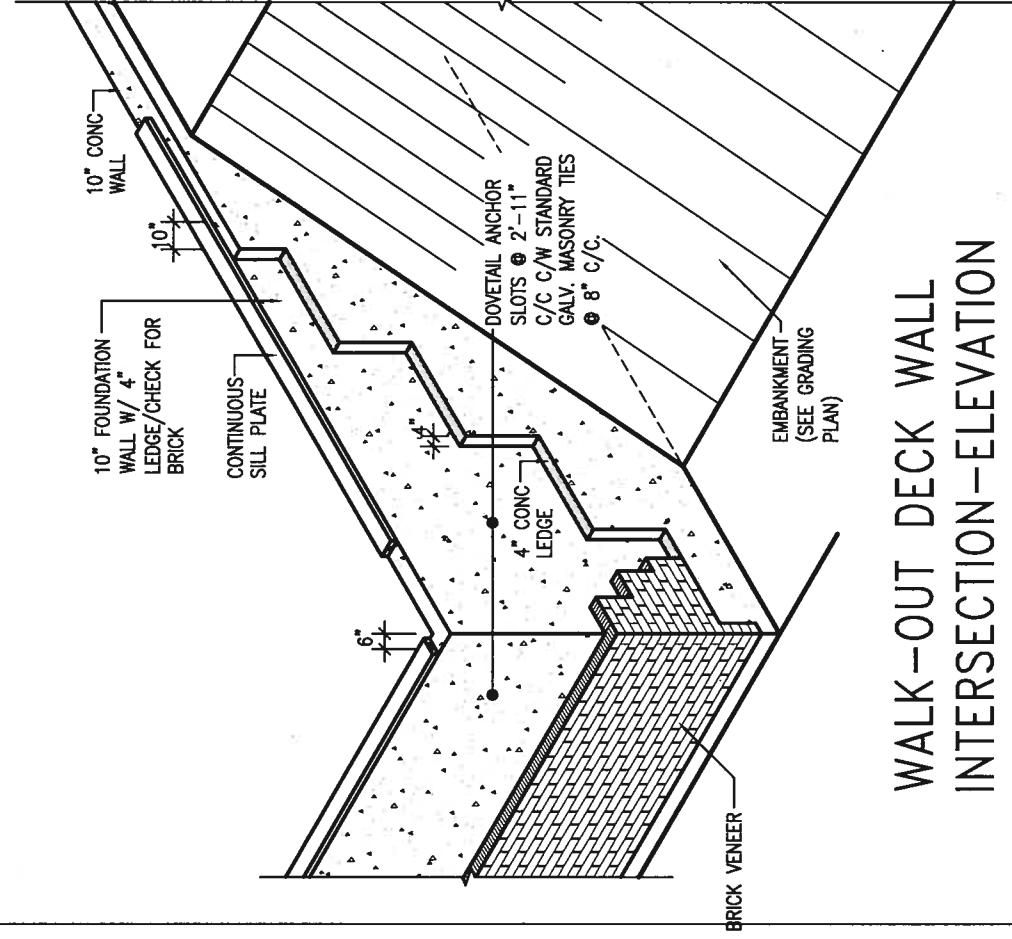


X1 SECTION AT PORCH FOR 4-7R CONDITION
SCALE: N.T.S.



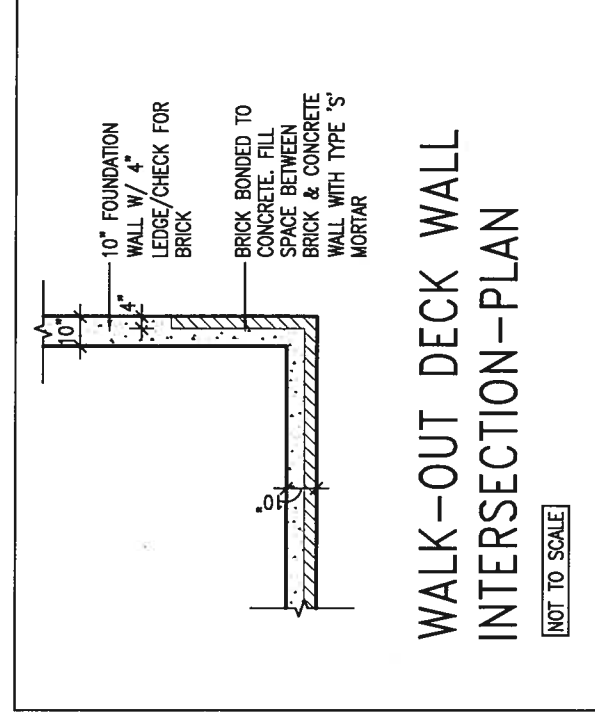
X2 EXTERIOR CONC. STAIR DETAIL (6 RISERS/ 7 RISERS SIMILAR)
SCALE: N.T.S.

BAYVIEW WELLINGTON		CONST NOTE	
project name: GREEN VALLEY EAST		project no.: 16023	
municipality: BRADFORD		drawing no.: CN9	
date: MAY 2016		checked by: RC	
drawn by: RC		scale: 3/16" = 1'-0"	
CONSTRUCTION NOTES		FILE NAME: 16023-CN-A1	
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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			
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: Wellington Jno-Baptiste 25591			
name: Wellington Jno-Baptiste			
registration information: VA3 Design Inc. 42658			
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			
2. UPDATE TO 2018		JAN 11-18 RC	
1. ISSUE FOR CLIENT REVIEW		AUG 04-17 RC	
no.	description	date	by



WALK-OUT DECK WALL
INTERSECTION-ELEVATION

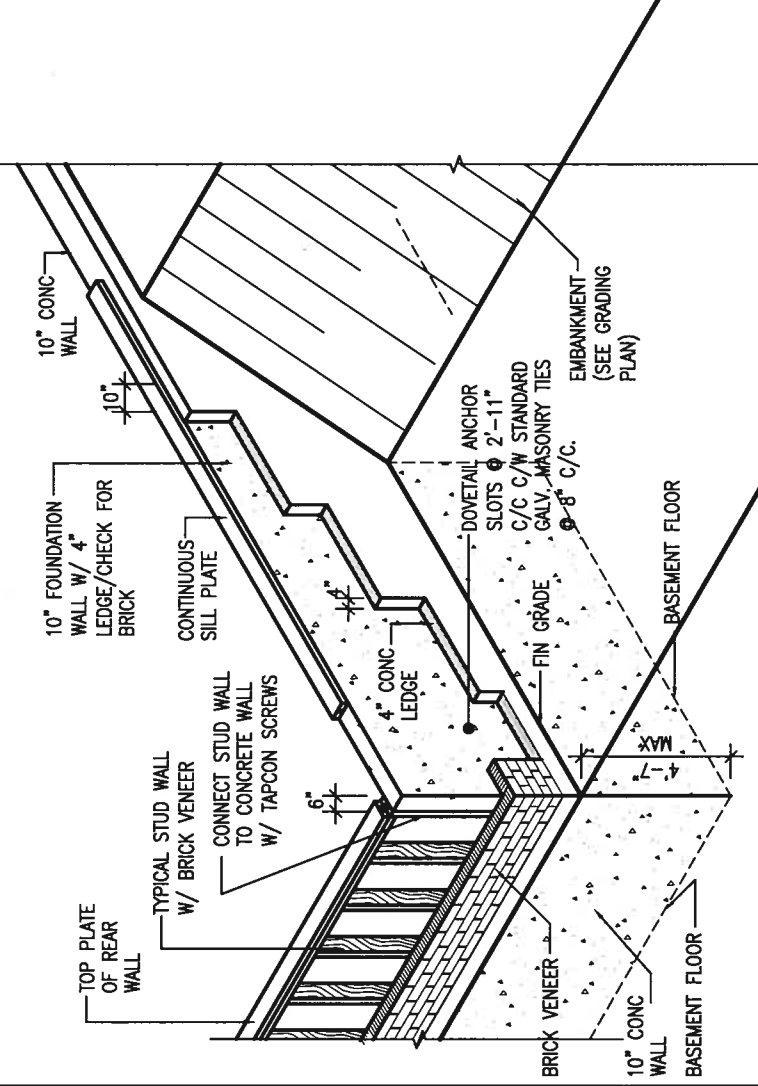
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WALK-OUT DECK WALL INTERSECTION-PLAN

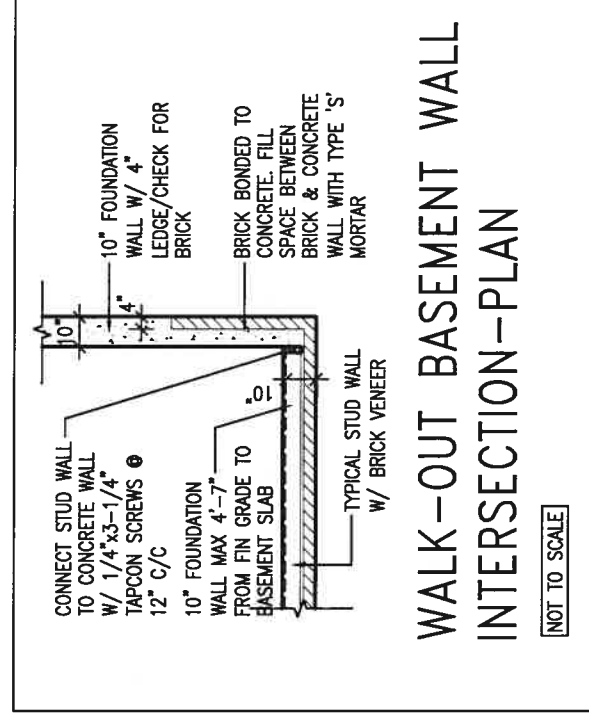
NOT TO SCALE

(10" FOUNDATION WALL)



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)



JAN 11. 2018

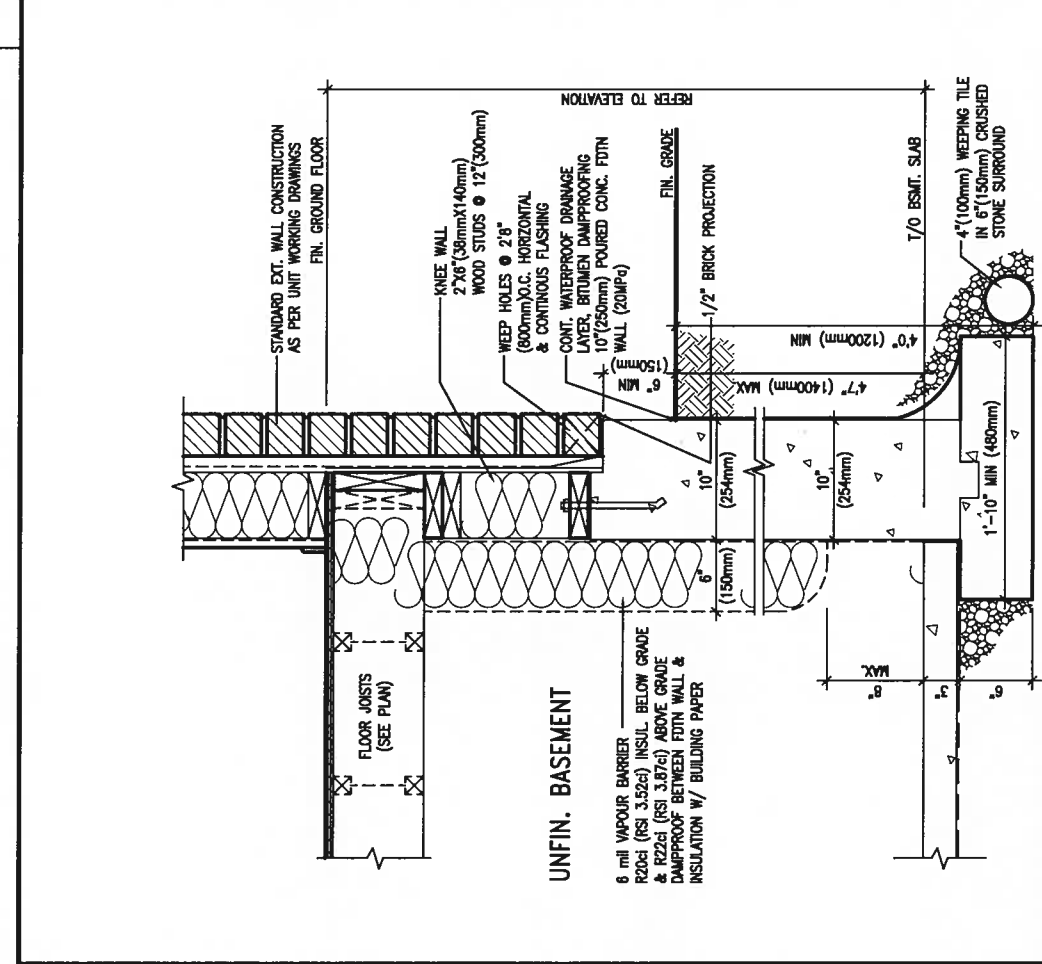
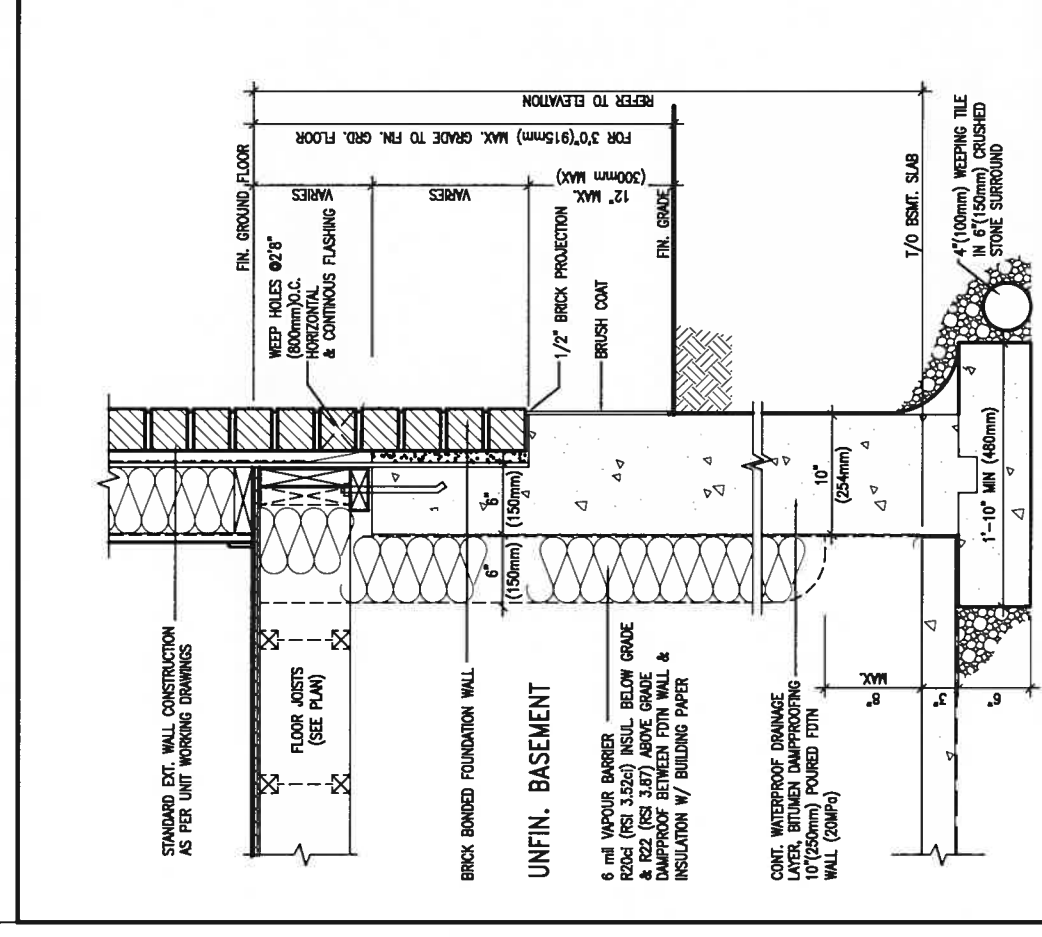
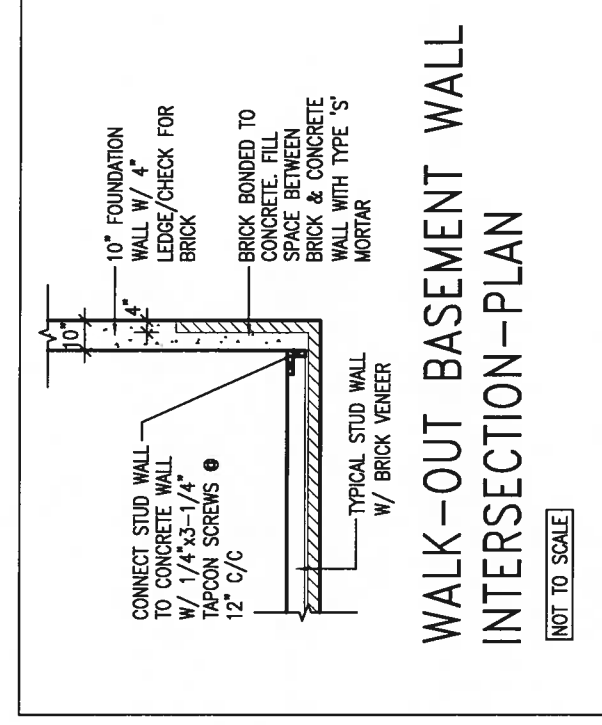
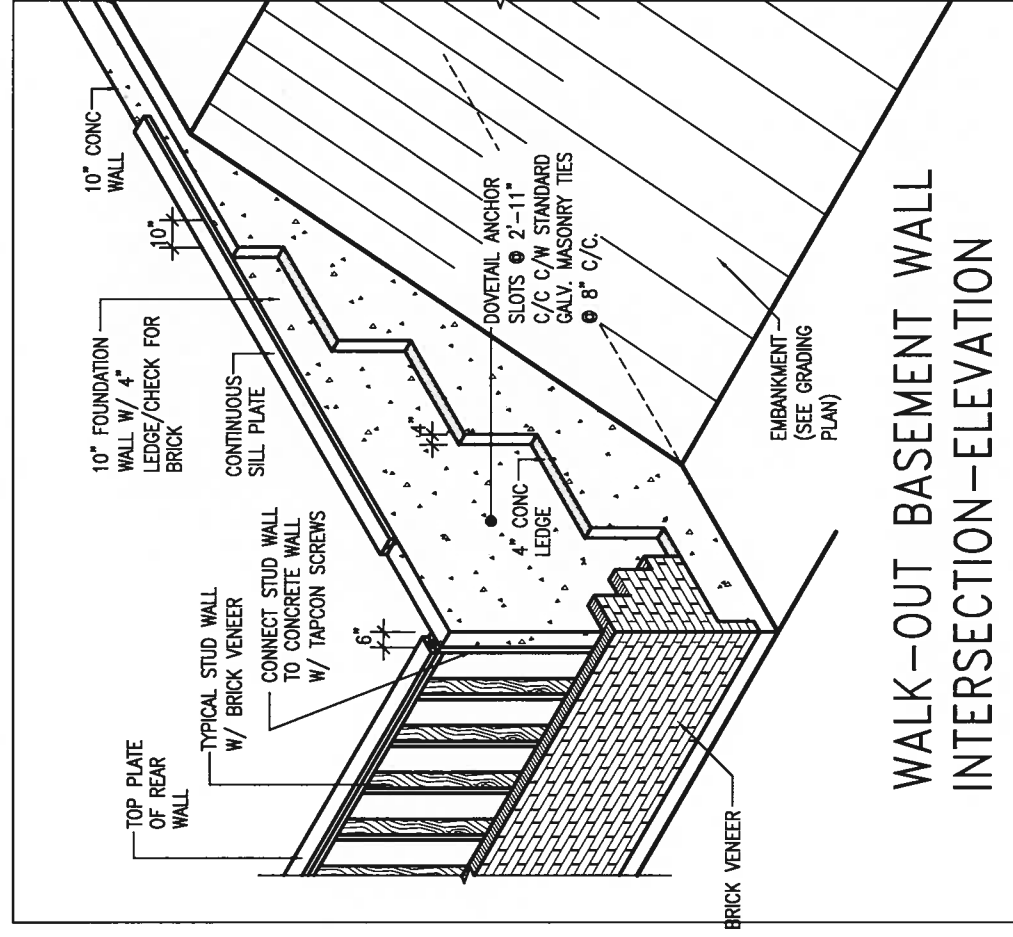
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2	UPDATE TO 2018	JAN 11-18	RC		
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC		
no.	description			date	by



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BAYVIEW WELLINGTON	CONST NOTE
project name GREEN VALLEY EAST	municipality BRADFORD
date MAY 2016	project no. 16023.3W
drawn by RC	drawing no. CN10
checked by —	CONSTRUCTION NOTES
scale 3/16" = 1'-0"	file name 16023-CN-A1
RICHARD - H:\ARCHIVE\WORKING\2016\16023.3W\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:09 AM	

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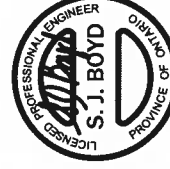


EW3.06x
PKG A1

EW3.07x
PKG A1

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

SCALE: N.T.S.



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2	UPDATE TO 2018	JAN 11-18 RC
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		BAYVIEW WELLINGTON		CONST NOTE	
project name GREEN VALLEY EAST	municipality BRADFORD	project no. 16023	drawing no. CN11		
date MAY 2016	checked by —	scale 3/16" = 1'-0"	CONSTRUCTION NOTES		
RC	down by	file name 16023-CN-A1	RICHARD = H:\ARCHIVE\WORKING\2016\16023.BW\Units-CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 10:09 AM		

