

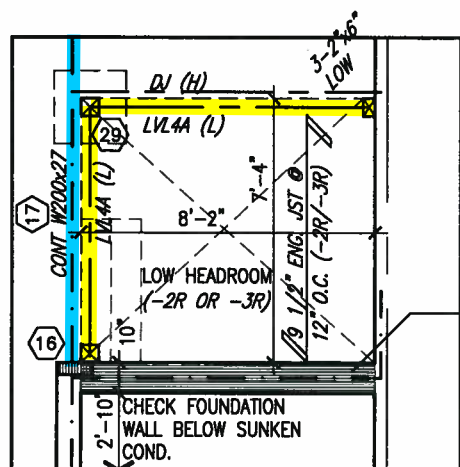
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

JAN 15 2018

John G. Williams Limited, Agents

[illegible]

PART. BASEMENT PLAN  
FOR SUNKEN MUD ROOM  
(-1R CONDITION)



PART. BASEMENT PLAN  
FOR SUNKEN MUD ROOM  
(-2R OR -3R CONDITION)

<u>AREA CALCULATIONS</u>	<u>ELEV. A</u>	<u>ELEV. B</u>	<u>ELEV. C</u>
GROUND FLOOR AREA	852 SF	852 SF	852 SF
SECOND FLOOR AREA	930 SF	929 SF	926 SF
SUBTOTAL	1782 SF	1781 SF	1778 SF
DEDUCT ALL OPEN AREAS	12 SF	12 SF	12 SF
<b>TOTAL NET AREA</b>	<b>1770 SF</b> (164.44 m2)	<b>1769 SF</b> (164.35 m2)	<b>1766 SF</b> (164.07 m2)
FINISHED BSMT AREA	0 SF	0 SF	0 SF
COVERAGE	1091 SF	1091 SF	1090 SF
W/OUT PORCH	(101.36 m2)	(101.36 m2)	(101.26 m2)
<b>COVERAGE</b>	<b>1240 SF</b>	<b>1240 SF</b>	<b>1242 SF</b>
W/ PORCH	(115.20 m2)	(115.20 m2)	(115.30 m2)

MIN. SOIL BEARING  
CAPACITY OF 100KPa

INSPECTOR:

PERMIT NO.: MODEL CERT.

DATE: Sept. 19, 2018

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

ALL CONSTRUCTION SHALL COMPLY WITH THE  
ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE  
STATUTORY REGULATIONS. THE REVIEWED DOCUMENTS  
MUST BE KEPT ON SITE AT ALL TIMES.

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

INSPECTION REQUEST EMAIL: [BUILDINGINSPECTIONS@TOWNOFBWG.COM](mailto:BUILDINGINSPECTIONS@TOWNOFBWG.COM)  
INSPECTION REQUEST FAX: (905) 778-2035  
INSPECTION REQUEST TELEPHONE: (905) 775-5369 EXT. 1500

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

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

REVIEWED

Bany Gos

PERMIT NO.: MODEL CERT. DATE: Sept. 19, 2018

ALL CONSTRUCTION SHALL COMPLY WITH THE  
ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE  
STATUTORY REGULATIONS. THE REVIEWED DOCUMENTS  
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INSPECTION REQUEST TELEPHONE: (905) 775-5369 EXT. 1500



A circular professional seal for a Licensed Professional Engineer in the Province of Ontario. The seal features the text "LICENSED PROFESSIONAL ENGINEER" around the top inner edge and "PROVINCE OF ONTARIO" around the bottom inner edge. In the center, the name "S. J. BOYD" is printed in a bold, sans-serif font. Above the name is a stylized signature that appears to read "S. J. Boyd". Below the name is a thick, horizontal, slightly curved line.

JAN 11, 2018

BASEMENT PLAN 'A'

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.	.	.	.	
7.	.	.	.	qualification information
6.	.	.	.	Wellington Jno-Baptiste 2558
5.	.	.	.	name 80
4.	.	.	.	registration information VA3 Design Inc. 4265
3.	REVISED AS PER ENG'S COMMENTS	JAN 08-18	RC	
2.	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 08-17	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and modifications are instruments of service, and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.
1.	REVISED FND WALLS TO 10"	2016-12-03	SB	
no.	description	date	by	

VA3  
DESIGN

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

# SITE COPY

SD25-1  
SONOMA 1

**GREEN VALLEY ESTATE**

BRADY BRUNN

BASEMENT PLAN 'A'

drawing no.

date  
SEPT 2010

drawn by

checked by \_\_\_\_\_

scale

$$= 1' - 0'$$

---

16023-SD25-

1

RICHARD - H: \ARCHIVE\WORKING\2016\16023.BW\Units\25' Semi\16023-S025-1.dwg - Wed - Jan 10 2018 - 12:13 PM

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

JAN 15 2018

John G. Williams Limited, Architect

8"x8" FIBREGLASS COLUMN BY ROMAN COLUMNS W/ 1/2" THICK HDPE TOP LOADING PLATE ANCHORED TO PORCH SLAB.

(w/ 6x6 wood post)

INDICATES FIRE RATED WALL ASSEMBLY

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

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

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

## GROUND FLOOR PLAN 'A'



**ROOF NOTE R1**  
2"x8" @ 16" O.C. P.T. W/ 2"x4" @ 12" O.C. DIAGONALLY CUT CROSS PURLINS W/ 5/8" EXTERIOR GRADE SHEATHING W/ SINGLE PLY ROOF MEMBRANE

**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.

9.			
8.			
7.			
6.			
5.			
4.			
3.	REVISED AS PER ENG'S COMMENTS	JAN 08-18	RC
2.	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 08-17	RC
1.	REVISED FND WALLS TO 10"	2016-12-09	SB
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  
name  
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 copied.

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

**SITE COPY**

**SD25-1**  
SONOMA 1

date	SEPT. 2016	checked by	scale	1'-0"
drawn by	C.M.	file name	16023-SD25-1	
PROJECT	GREEN VALLEY EAST	DRAWING	GROUND FLOOR PLAN 'A'	
project no.	16023	drawing no.	2	



John G. Williams Limited

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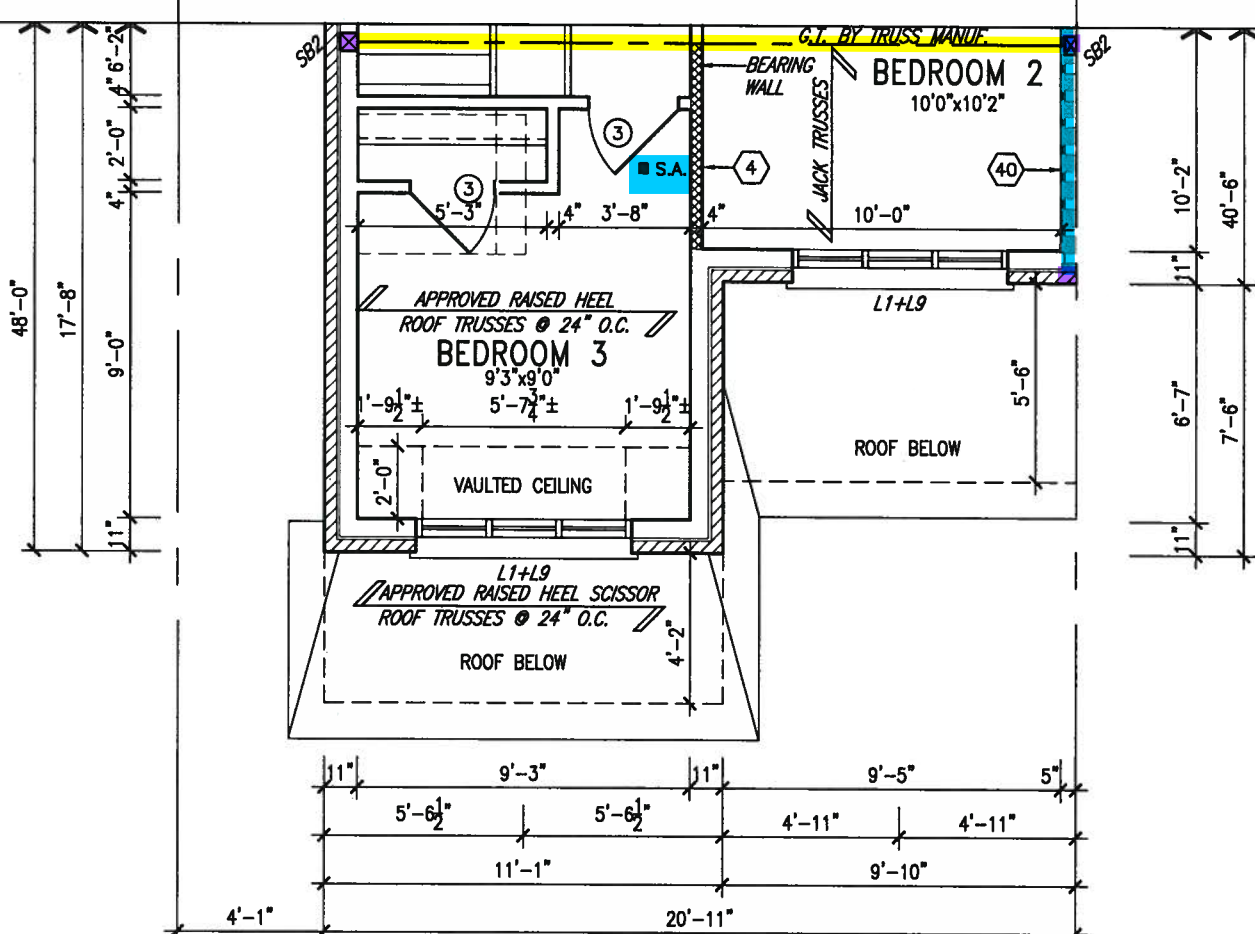
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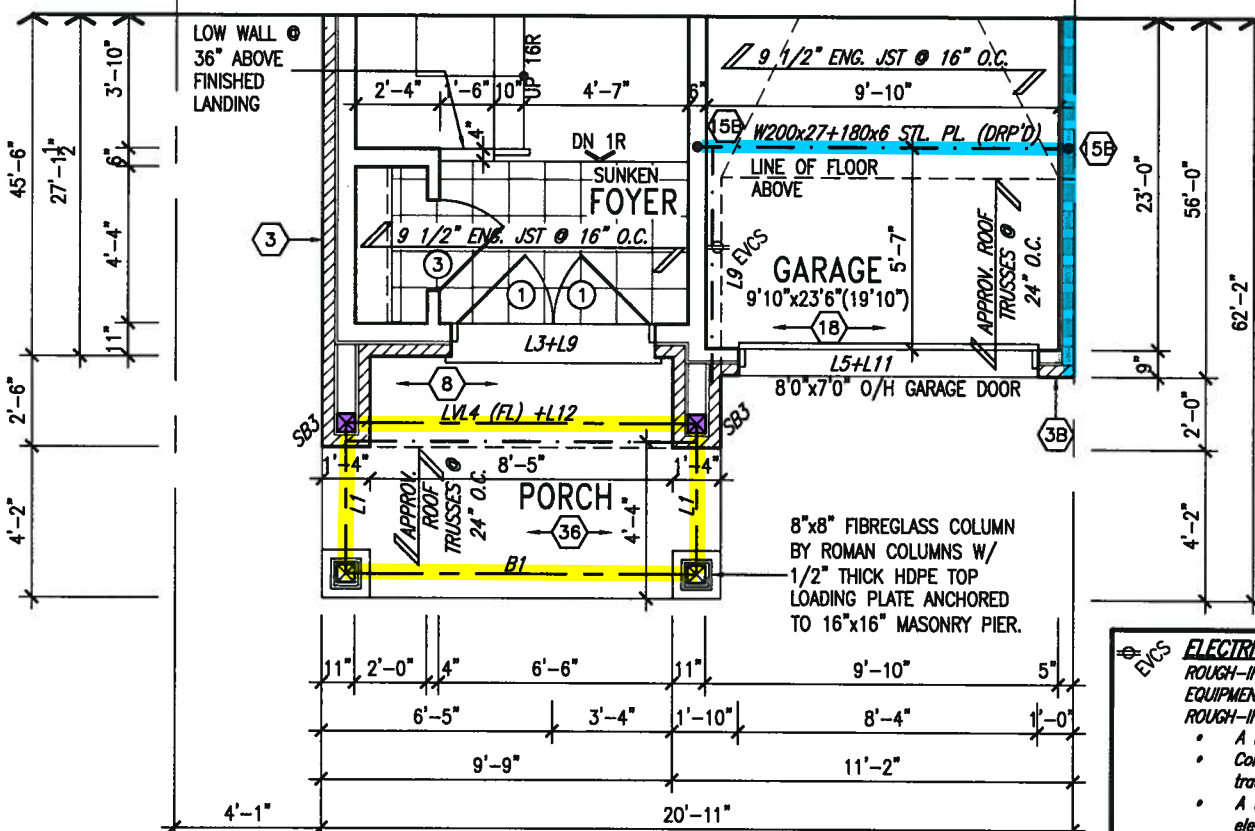
ARCHITECTURAL REVIEW & APPROVAL

JAN 15 2018

John G. Williams Limited



PART. SECOND FLOOR PLAN 'B'



PART. GROUND FLOOR PLAN 'B'

**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.



INDICATES FIRE RATED WALL ASSEMBLY

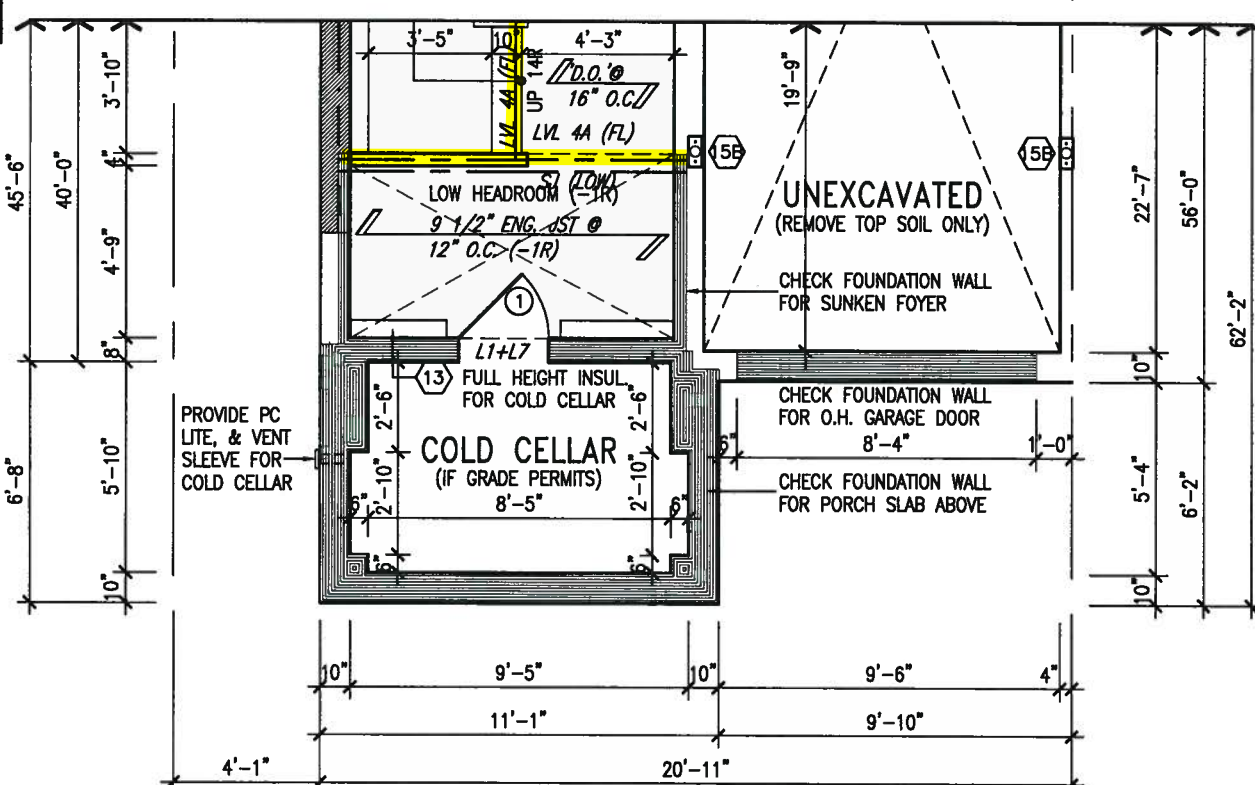
**NOTE: ROOF FRAMING INFORMATION**  
ALL LAMINATED VENEER LUMBER (LVL) BEAMS, BUILT-UP BEAMS, GIRDER TRUSSES AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED AND CERTIFIED BY ROOF TRUSS MANUFACTURER. REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED ON ARCHITECTURAL DRAWINGS.

**NOTE:**  
REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

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

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

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



PART. BASEMENT PLAN 'B'

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.				VA3 Design Inc. 42658
3.	REVISED AS PER ENG'S COMMENTS	JAN 08-18	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.
2.	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 08-17	RC	
1.	REVISED FND WALLS TO 10"	2016-12-09	SB	
no.	description	date	by	

**VA3 DESIGN**

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

**SITE COPY**

**SD25-1**  
SONOMA 1

date	SEPT. 2016	checked by	scale	3/16" = 1'-0"	project no.	16023
drawn by	C.M.				drawing no.	4
					file name	16023-SD25-1

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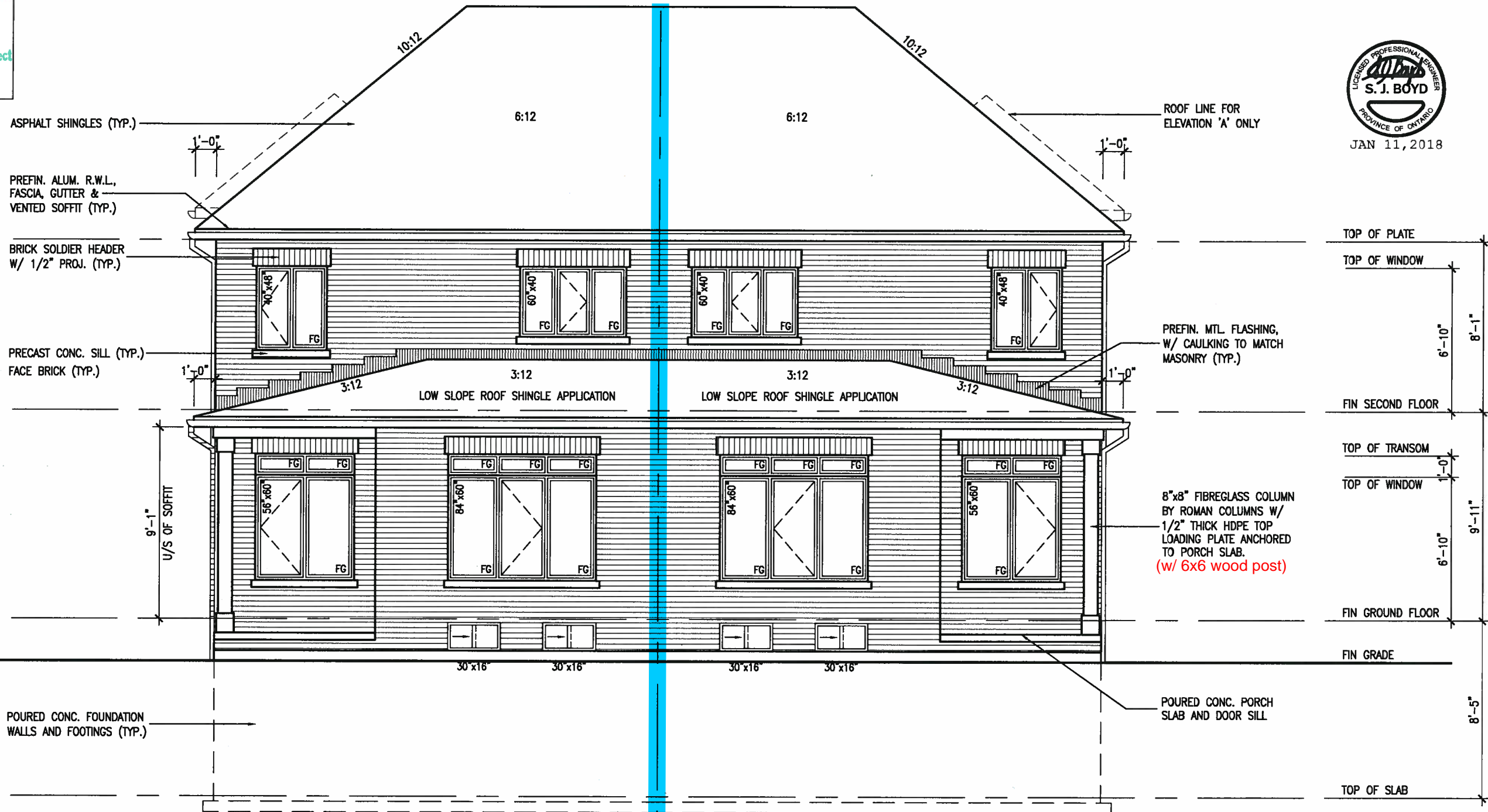
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ARCHITECTURAL REVIEW & APPROVAL

JAN 15 2018

Williams Limited, Architect



TOP OF PLATE  
TOP OF WINDOW  
FIN SECOND FLOOR  
TOP OF TRANSOM  
TOP OF WINDOW  
FIN GROUND FLOOR  
FIN GRADE  
TOP OF SLAB

REAR ELEVATION 'A' & 'B' (REV.)

REAR ELEVATION 'A' & 'B'

**SITE COPY**

SD25-1 SONOMA 1		BAYVIEW WELLINGTON		BRADFORD		project no. 16023
GREEN VALLEY EAST		REAR ELEVATION 'A' & 'B'		drawing no. 8		project no. 16023
SEPT. 2016		checked by C.M.		scale 3/16" = 1'-0"		project no. 16023
drawn by C.M.		checked by C.M.		scale 3/16" = 1'-0"		project no. 16023
REVISIONS		DATE		BY		project no. 16023
1. REVISED AS PER ENG'S COMMENTS		JAN 08-18		RC		project no. 16023
2. REVISED AS PER FLOOR AND ROOF LAYOUTS		SEP 08-17		RC		project no. 16023
3. REVISED FND WALLS TO 10"		2016-12-08		SB		project no. 16023
no. description		date		by		project no. 16023



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 vucdesignll.com

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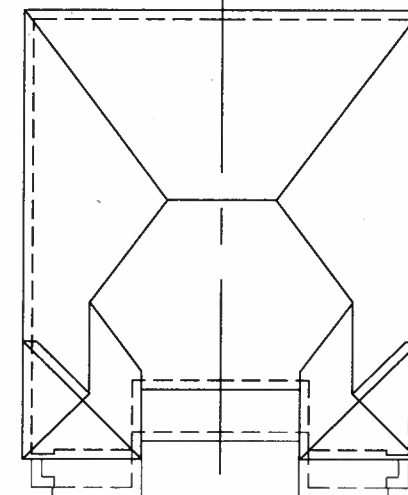
ARCHITECTURAL REVIEW & APPROVAL

JAN 15 2018

John G. Williams Limited, Architect

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

SD25-1 ELEVATION C		ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	418 S.F.	101.278 S.F.	24.23 %	
LEFT SIDE	1048 S.F.	119.833 S.F.	11.43 %	
RIGHT SIDE	1048 S.F.	0 S.F.	0.00 %	
REAR	418 S.F.	106.667 S.F.	25.52 %	
* 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.	2932.00 S.F.	327.78 S.F.	11.18 %	
TOTAL SQ. M.	272.39 S.M.	30.45 S.M.	11.18 %	



ROOF PLAN 'C'

ASPHALT SHINGLES (TYP.)

PREFIN. STANDING SEAM METAL ROOF

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

STONE BY BRAMPTON BRICK FINESSE LINE OR SIMILAR

DOUBLE PREC. CONC. CAP

6" OVER 14" ALUM. CLAD CANOPY

BRAMPTON BRICK RENAISSANCE STONE (TYP.)

POURED CONC. PORCH SLAB AND DOOR SILL

POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)

6:12

6:12

8:12

8:12

8:12

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

APPLIED STUCCO FINISH (TYP.)

12" ROOF OVERHANG

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

ALUM. CLAD CORNER TRIM

PREC. CONC. SILL (TYP.)

FACE BRICK (TYP.)

6"x6" ALUM. CLAD POST

CONT. PRECAST CONC. SILL OVER STONE VENEER

TOP OF PLATE

TOP OF WINDOW

FIN SECOND FLOOR

FIN GROUND FLOOR

FIN GRADE

TOP OF SLAB

FRONT ELEVATION 'C'

FRONT ELEVATION 'C' (REV.)

**SITE COPY**

SD25-1  
SONOMA 1

BAYVIEW WELLINGTON  
GREEN VALLEY EAST

**VAS 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.  
Wellington Jno-Baptiste 25591  
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.

1	REVISED FND WALLS TO 10"	2016-12-08	SB	by
2	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 08-17	RC	date
3	REVISED AS PER ENG'S COMMENTS	JAN 08-18	RC	

project name  
GREEN VALLEY EAST  
municipality  
BRADFORD  
project no.  
16023  
drawing no.  
11  
checked by  
C.M.  
drawn by  
C.M.  
scale  
3/16" = 1'-0"  
date  
SEPT. 2016  
file name  
16023-SD25-1  
RECHARD - H:\ARCHIVE WORKING\2016\16023.BW Units\25 Sem\16023-SD25-1.dwg - Wed - Jan 10 2018 - 12:13 PM

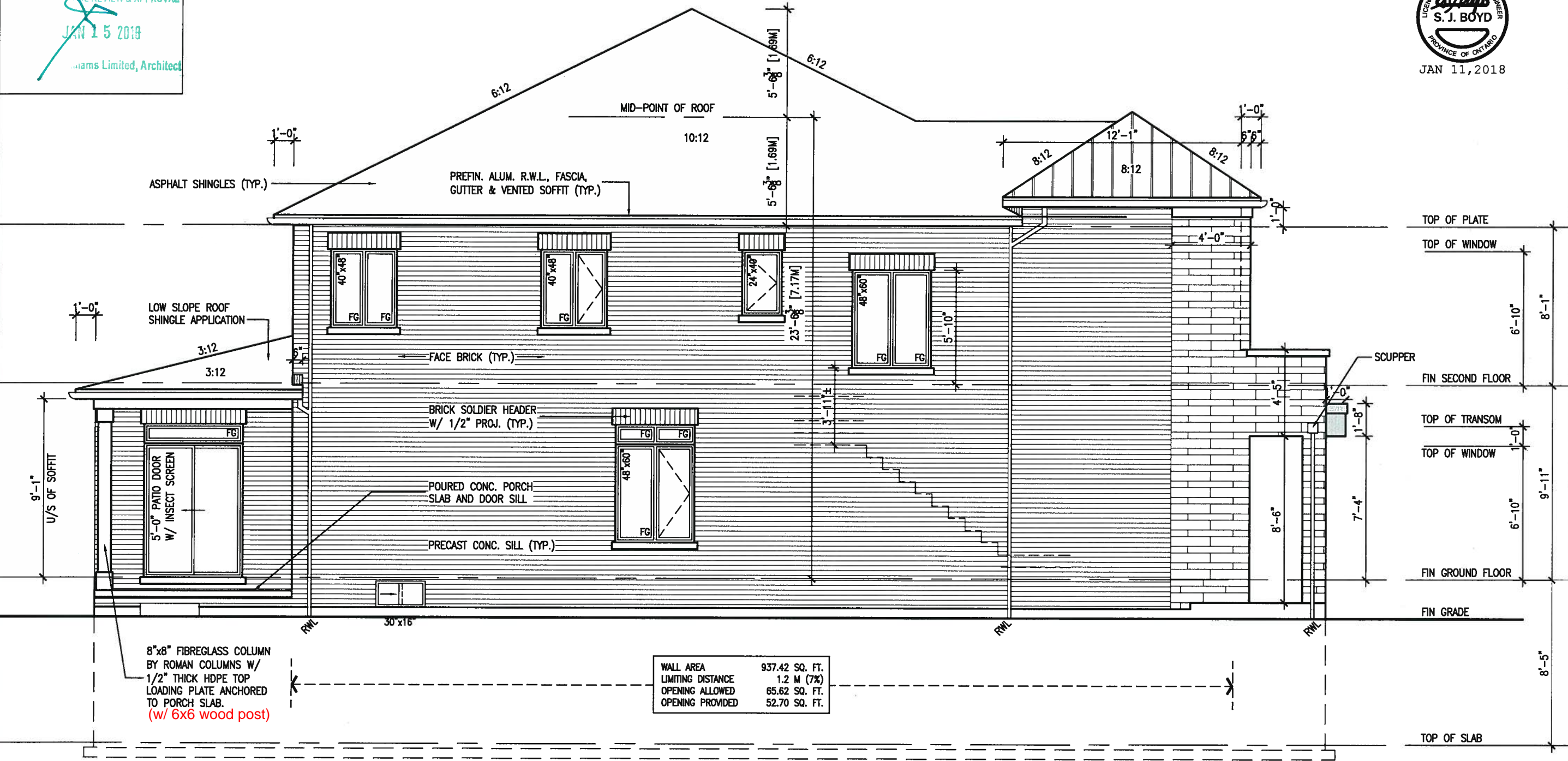
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ARCHITECTURAL REVIEW & APPROVAL

JAN 15 2019

Williams Limited, Architect



LEFT SIDE ELEVATION 'C'

NOTE:  
REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES & INFORMATION

SITE COPY

SD25-1 SONOMA 1		BAYVIEW WELLINGTON		GREEN VALLEY EAST		BRADFORD		LEFT SIDE ELEVATION 'C'		12	
Project no. 16023		Municipality		checked by		drawn by		scale		date	
16023-SD25-1		BRADFORD		SEPT. 2016		C.M.		3/16" = 1'-0"		JAN 10 2018 - 12:14 PM	
Project name		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 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		42658		Contractor must verify all dimensions on the job and report any discrepancies to the Designer. The Designer is not responsible for the accuracy of the 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.	
REVISED AS PER ENG'S COMMENTS		JAN 08-18 RC									
2 REVISED AS PER FLOOR AND ROOF LAYOUTS		SEP 09-17 RC									
1 REVISED FND WALLS TO 10"		2016-12-08 SB									
no. description		date		by							



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ARCHITECTURAL REVIEW & APPROVAL

JAN 15 2018

John G. Williams Limited, Architect

ASPHALT SHINGLES (TYP.)

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

BRICK SOLDIER HEADER  
W/ 1/2" PROJ. (TYP.)

PRECAST CONC. SILL (TYP.)

POURED CONC. FOUNDATION  
WALLS AND FOOTINGS (TYP.)



REAR ELEVATION 'C' (REV.)

REAR ELEVATION 'C'

**SITE COPY**



JAN 11, 2018

TOP OF PLATE

TOP OF WINDOW

FIN SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

FIN GROUND FLOOR

FIN GRADE

TOP OF SLAB

SD25-1  
SONOMA 1

BAYVIEW WELLINGTON  
GREEN VALLEY EAST

VA3  
DESIGN

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

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qualification information  
Wellington Jno-Baptiste 25591  
name  
registration information  
VA3 Design Inc. 42858  
BCR

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3 REVISED AS PER ENG'S COMMENTS  
2 REVISED AS PER FLOOR AND ROOF LAYOUTS  
1 REVISED FND WALLS TO 10"

no. description  
date by

JAN 08-18 RC  
SEP 08-17 RC  
2016-12-08 SB

project no.  
16023

drawing no.  
13

date  
SEPT. 2016

checked by  
C.M.

scale  
3/16" = 1'-0"

rear elevation 'C'

16023-SD25-1

Jan 10 2018 - 12:14 PM

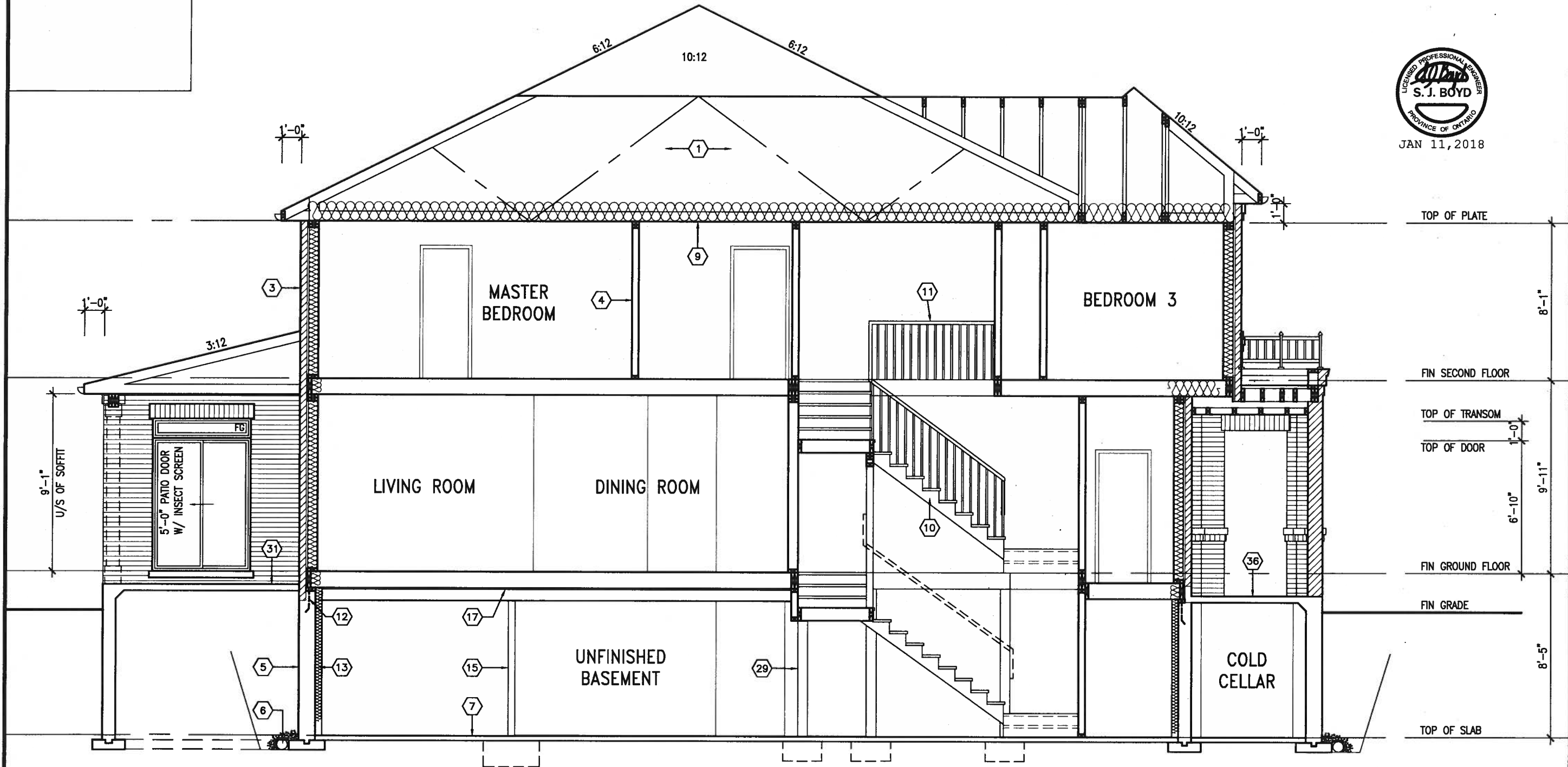
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SECTION A-A



**SITE COPY**

SD25-1 SONOMA 1		BAYVIEW WELLINGTON GREEN VALLEY EAST		BRADFORD		project no. 16023
SECTION A-A		drawing no. 15		checked by C.M.		date SEPT. 2016
no. description		3/16" = 1'-0"		scale		file name 16023-SD25-1
1 REVISED FND WALLS TO 10"		2016-12-08 SB		2016-12-08 SB		16023-SD25-1.dwg
2 REVISED AS PER ENG'S COMMENTS		SEP 08-17 RC		SEP 08-17 RC		16023-SD25-1.dwg
3 REVISED AS PER ENG'S COMMENTS		JAN 08-18 RC		JAN 08-18 RC		16023-SD25-1.dwg
4		name VA3 Design Inc.		registration information 25591		42558
5		Wellington Jno-Baptiste		signature		25591
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.		qualification information		
7		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 used.		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 used.		
8		All drawings, specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.		All drawings, specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.		
9		VA3 DESIGN		255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.782 va3design.com		

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

ARCHITECTURAL REVIEW & APPROVAL

JAN 15 2018

John G. Williams Limited, Architect

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
SD25-1 ELEVATION A W.O.D.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	418 S.F.	91.056 S.F.	21.78 %
LEFT SIDE	1048 S.F.	119.833 S.F.	11.43 %
RIGHT SIDE	1048 S.F.	0 S.F.	0.00 %
REAR	502 S.F.	123.333 S.F.	24.57 %
* 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.	3016.00 S.F.	334.22 S.F.	11.08 %
TOTAL SQ. M.	280.19 S.M.	31.05 S.M.	11.08 %
UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
SD25-1 ELEVATION B W.O.D.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	430 S.F.	108.389 S.F.	25.21 %
LEFT SIDE	1037 S.F.	119.833 S.F.	11.56 %
RIGHT SIDE	1037 S.F.	0 S.F.	0.00 %
REAR	502 S.F.	123.333 S.F.	24.57 %
* 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.	3006.00 S.F.	351.56 S.F.	11.70 %
TOTAL SQ. M.	279.26 S.M.	32.66 S.M.	11.70 %
UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
SD25-1 ELEVATION C W.O.D.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	418 S.F.	101.278 S.F.	24.23 %
LEFT SIDE	1048 S.F.	119.833 S.F.	11.43 %
RIGHT SIDE	1048 S.F.	0 S.F.	0.00 %
REAR	502 S.F.	123.333 S.F.	24.57 %
* 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.	3016.00 S.F.	344.44 S.F.	11.42 %
TOTAL SQ. M.	280.19 S.M.	32.00 S.M.	11.42 %

6"x6" P.T. WOOD POST C/W GALV. MTL. SHOE METAL CAP AND METAL SHOE SET INTO 12" DIA. SONO TUBES TO EXTEND 6" ABOVE GRADE AND ON BIGFOOR BF28 @ 5'-0" BELOW GRADE.

6"x6" P.T. WOOD POST C/W GALV. MTL. SHOE ANCHORED TO 14"x12" CONC. PILASTER (TYP).

10" FULL HEIGHT CONC. ON SIDE WALL W/ BRICK CHECK AS REQUIRED ON 22"x6" THICK CONC. FTG.

6"x6" P.T. WOOD POST C/W GALV. MTL. SHOE ANCHORED TO 14"x12" CONC. PILASTER (TYP). 10" FULL HEIGHT CONC. ON SIDE WALL W/ BRICK CHECK AS REQUIRED ON 22"x6" THICK CONC. FTG.

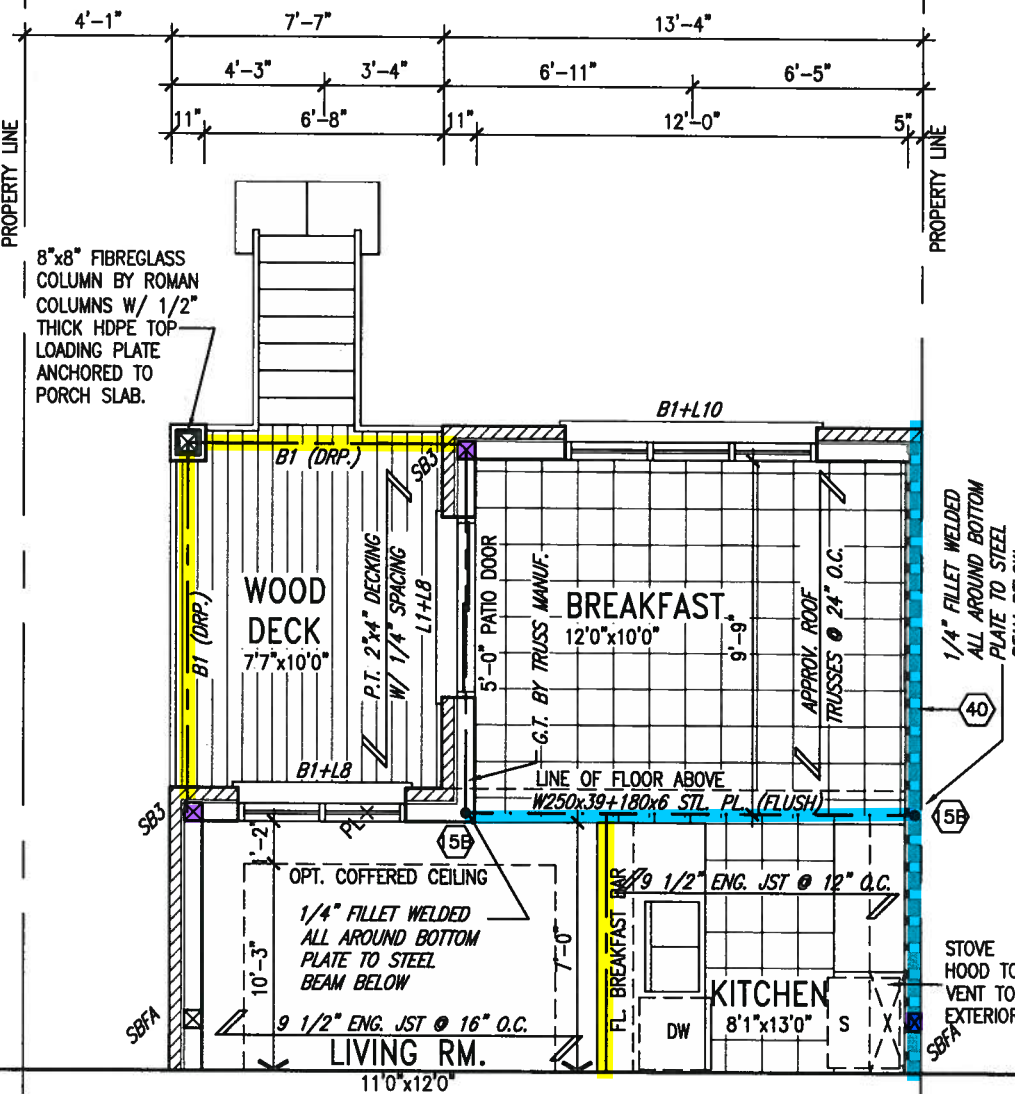
REAR WALL ONLY 2"x6" STUDS @ 16" O.C. ON 10" FNDN. WALL FOR BACKFILL HEIGHT < 4'-7" OTHERWISE PROVIDE 6" CONC. SHELF ON 10" FNDN. WALL ON 22"x6" THICK CONC. FOOTING UNLESS NOTED OTHERWISE.

2-2"x8" P.T. DROPPED LEDGER FASTENED TO FTDN WALL W/ 1/2" DIA. x12" LONG HILTI ADHESIVE ANCHORS @ 16" O.C. SEE DETAIL 1/S2.

6"x6" P.T. WOOD POST C/W GALV. MTL. SHOE ANCHORED TO 14"x12" CONC. PILASTER (TYP).

BOLTED CONNECTION SEE DETAIL 2/S1.

PART. BASEMENT PLAN W/ W.O.D. CONDITION (9R OR MORE)



PART. GROUND FLOOR PLAN W/ W.O.D. CONDITION (9R OR MORE)



NOTE: REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

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.	.	.	VAS Design Inc. 42658
3.	REVISED AS PER ENG'S COMMENTS	JAN 08-18 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.
2.	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 08-17 RC	
1.	REVISED FND WALLS TO 10"	2016-12-09 SB	
no.	description	date	by



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

**SITE COPY**

SD25-1  
SONOMA 1

GREEN VALLEY EAST BRADFORD  
date: SEPT. 2016  
drawn by: C.M.  
checked by: RICHARD  
scale: 3/16" = 1'-0"  
file name: 16023-SD25-1  
drawing no.: 16  
project no.: 16023  
drawing no.: 16



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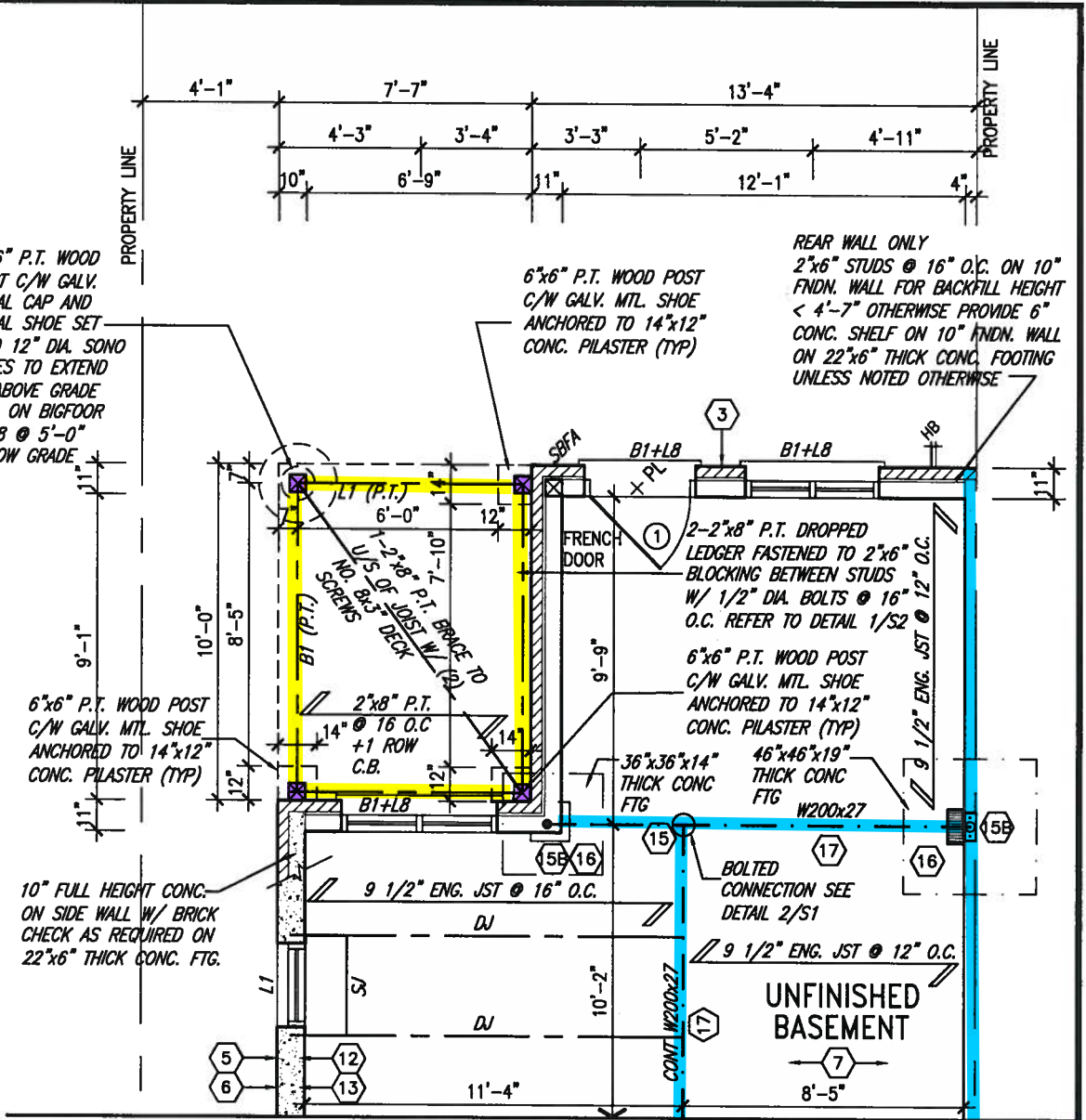
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

ARCHITECTURAL REVIEW & APPROVAL

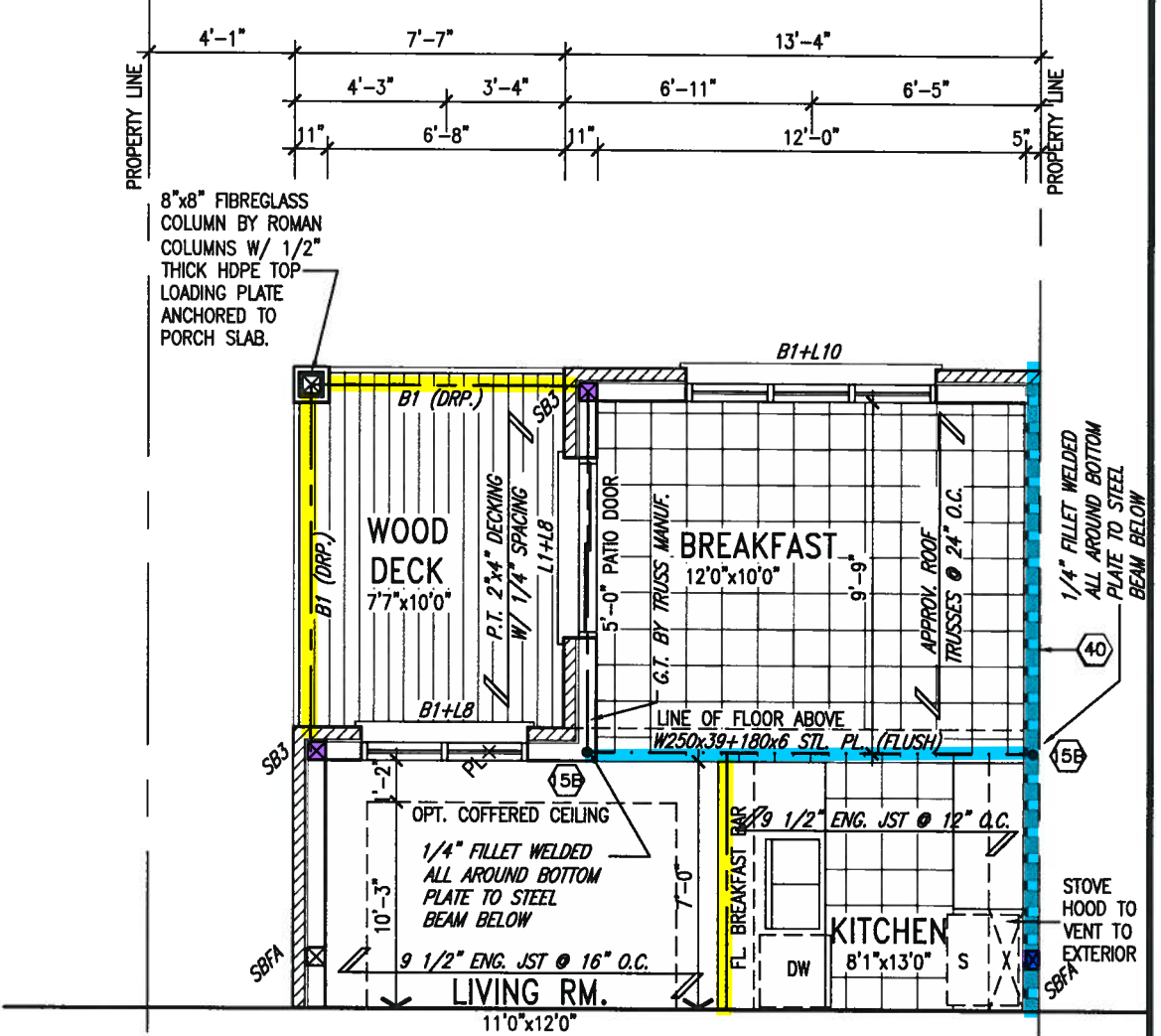
JAN 15 2018

John G. Williams Limited, Architect

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
SD25-1 ELEVATION A W.O.B.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	418 S.F.	91.056 S.F.	21.78 %
LEFT SIDE	1048 S.F.	119.833 S.F.	11.43 %
RIGHT SIDE	1048 S.F.	0 S.F.	0.00 %
REAR	563 S.F.	163.833 S.F.	29.10 %
* 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.	3077.00 S.F.	374.72 S.F.	12.18 %
TOTAL SQ. M.	285.86 S.M.	34.81 S.M.	12.18 %
UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
SD25-1 ELEVATION B W.O.B.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	430 S.F.	108.389 S.F.	25.21 %
LEFT SIDE	1037 S.F.	119.833 S.F.	11.56 %
RIGHT SIDE	1037 S.F.	0 S.F.	0.00 %
REAR	563 S.F.	163.833 S.F.	29.10 %
* 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.	3067.00 S.F.	392.06 S.F.	12.78 %
TOTAL SQ. M.	284.93 S.M.	36.42 S.M.	12.78 %
UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
SD25-1 ELEVATION C W.O.B.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	418 S.F.	101.278 S.F.	24.23 %
LEFT SIDE	1048 S.F.	119.833 S.F.	11.43 %
RIGHT SIDE	1048 S.F.	0 S.F.	0.00 %
REAR	563 S.F.	163.833 S.F.	29.10 %
* 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.	3077.00 S.F.	384.94 S.F.	12.51 %
TOTAL SQ. M.	285.86 S.M.	35.76 S.M.	12.51 %



PART. BASEMENT PLAN W/  
W.O.B. CONDITION



PART. GROUND FLOOR PLAN W/  
W.O.B. CONDITION



JAN 11, 2018

NOTE:  
REFER TO STANDARD FLOOR PLANS  
FOR ADDITIONAL INFORMATION.

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-Baptista 25591
6				name
5				registration information
4				VA3 Design Inc. 42658
3	REVISED AS PER ENG'S COMMENTS	JAN 08-18	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.
2	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 08-17	RC	
1	REVISED FND WALLS TO 10"	2016-12-09	SB	
no.	description	date	by	

**VA3**  
DESIGN

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

**SITE COPY**

SD25-1  
SONOMA 1

project no.  
16023

GREEN VALLEY EAST

BRADFORD

PARTIAL PLANS W.O.B. CONDITION

drawing no.

date  
SEPT. 2016

drawn by  
C.M.

checked by

scale  
3/16" = 1'-0"

file name  
16023-SD25-1

18

RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\25 Sem\16023-SD25-1.dwg - Wed - Jan 10 2018 - 12:14 PM

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

JAN 15 2019

John G. Williams Limited Architects



JAN 11, 2018

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

# SITE COPY

SD25-1  
SONOMA 1

**BAYVIEW WELLINGTON**



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

qualification information

255931 BC24 42658

name registration information  
VA33 Contractor Inc.

signature  
signature

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 statements of service and the property of the Designer and must be retained at the completion of the work.

no.	description	date	by
9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	.	.	.
3	REVISED AS PER EN'S COMMENTS	JAN 08-18	RC
2	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 08-17	RC
1	REVISED FND WALLS TO 10"	2016-12-08	SB



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ARCHITECTURAL REVIEW & APPROVAL

JAN 15 2018

John G. Williams Limited, Architect



JAN 11, 2018

ASPHALT SHINGLES (TYP.)

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

BRICK SOLDIER HEADER  
W/ 1/2" PROJ. (TYP.)

PRECAST CONC. SILL (TYP.)  
FACE BRICK (TYP.)

6"x6" P.T. WOOD POST  
C/W GALV. METAL CAP AND  
METAL SHOE SET INTO 12"  
DIA. SONO TUBES TO  
EXTEND 6" ABOVE GRADE  
AND ON BIGFOOT BF28  
5'-0" BELOW GRADE.

2"x6" CROSS BRACING

POURED CONC. FOUNDATION  
WALLS AND FOOTINGS (TYP.)

ROOF LINE FOR  
ELEVATION 'A' ONLY

PREFIN. MTL. FLASHING,  
W/ CAULKING TO MATCH  
MASONRY (TYP.)

8"x8" FIBREGLASS COLUMN  
BY ROMAN COLUMNS W/  
1/2" THICK HDPE TOP  
LOADING PLATE ANCHORED  
TO PORCH SLAB.  
(w/ 6x6 wood post)

42" HIGH WOOD RAILING

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

REAR ELEVATION 'A' & 'B' (REV.)  
W.O.B. CONDITION  
ELEVATION 'C' SIMILAR

REAR ELEVATION 'A' & 'B'  
W.O.B. CONDITION  
ELEVATION 'C' SIMILAR

**SITE COPY**

SD25-1  
SONOMA 1

BAYVIEW WELLINGTON

GREEN VALLEY EAST

BRADFORD

project no. 16023  
drawing no. 19

REAR ELEVATION W.O.B. CONDITION

scale 3/16" = 1'-0"

checked by C.M.

date SEPT. 2016

drawn by

16023-SD25-1

16023-SD25-1

16023-SD25-1

16023-SD25-1

16023-SD25-1

VA3 DESIGN

255 Consumers Rd Suite 120

Toronto ON M2J 1R4

t 416.630.2255 f 416.630.4782

va3design.com

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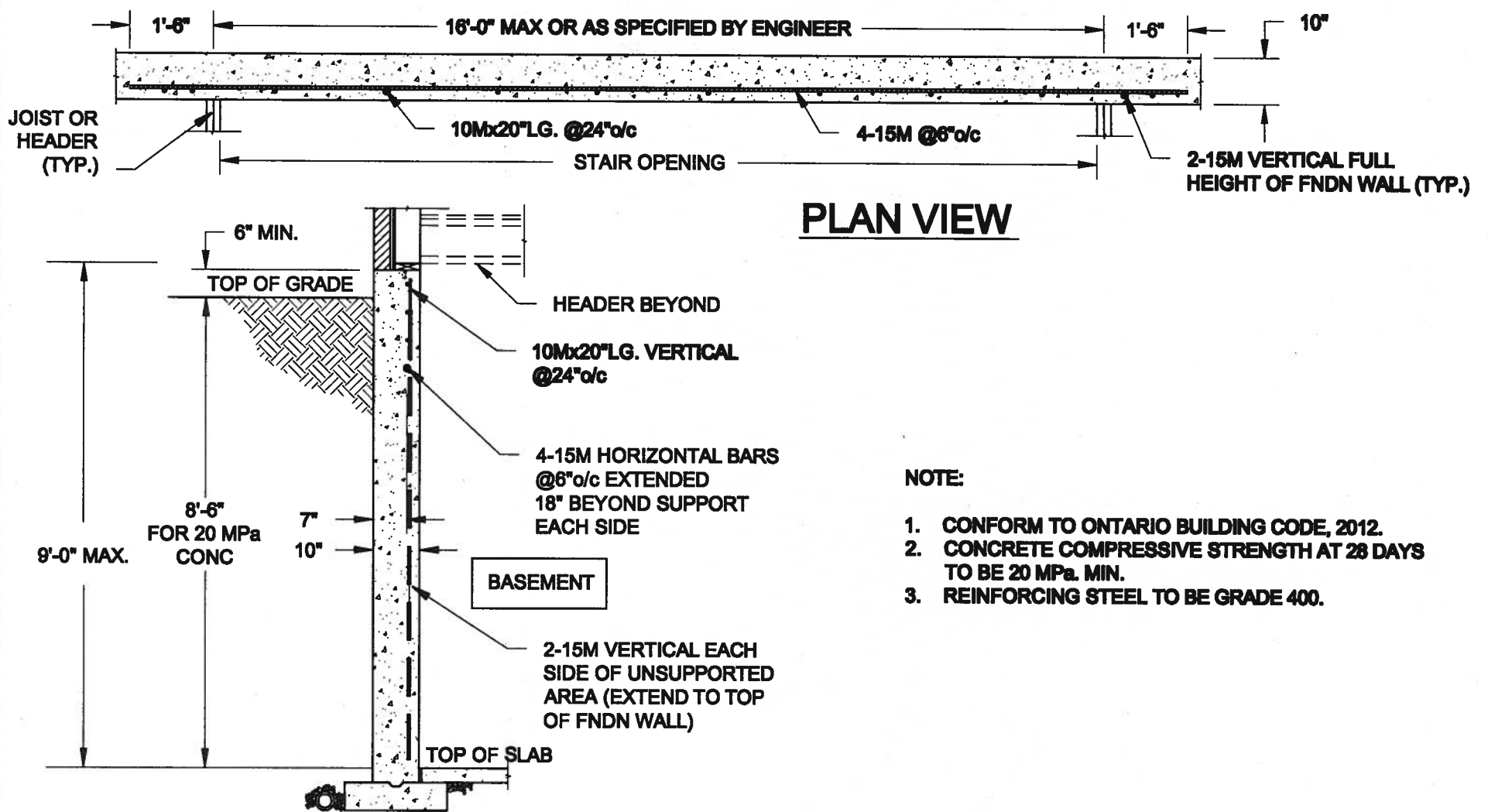
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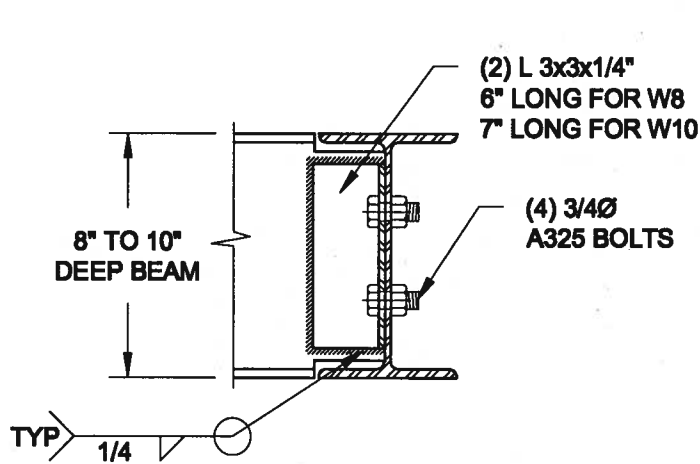
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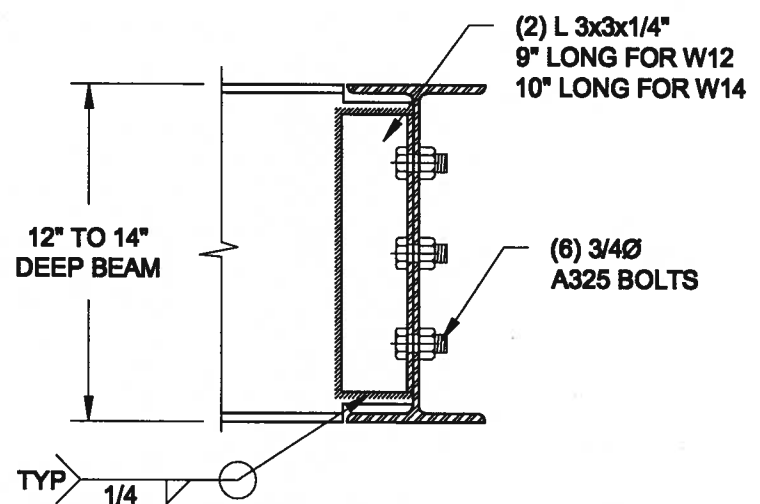
**NOTE:**

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"




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

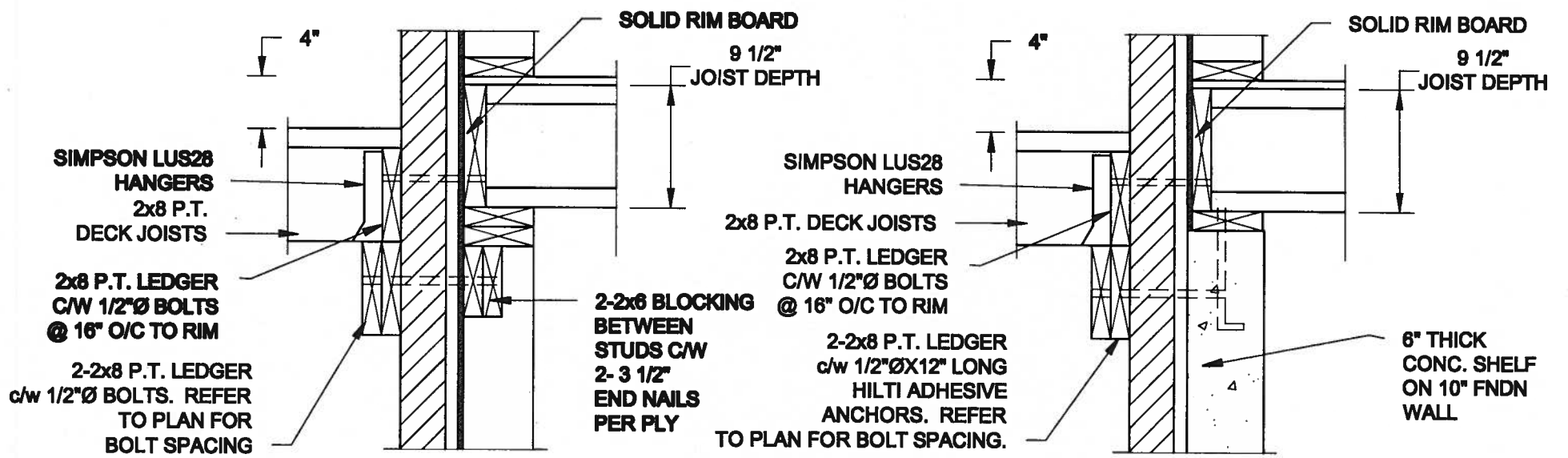


NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W360x72) BEAM MAX.

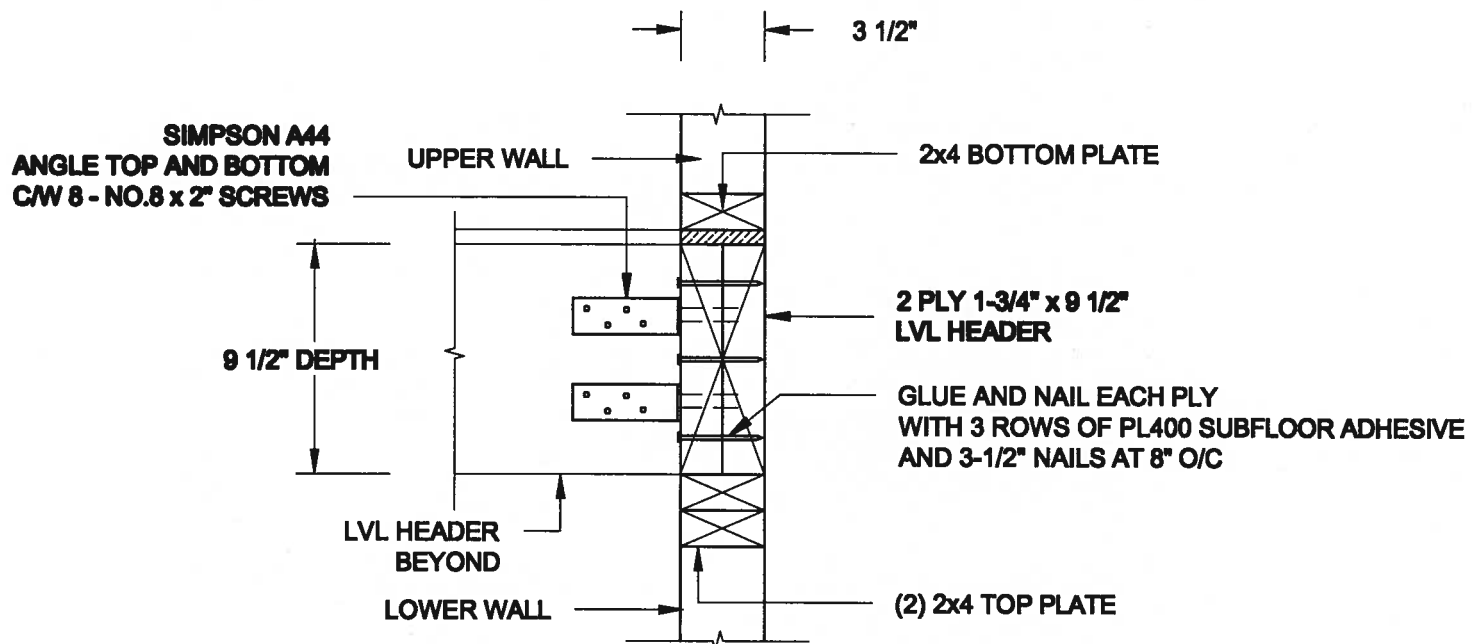
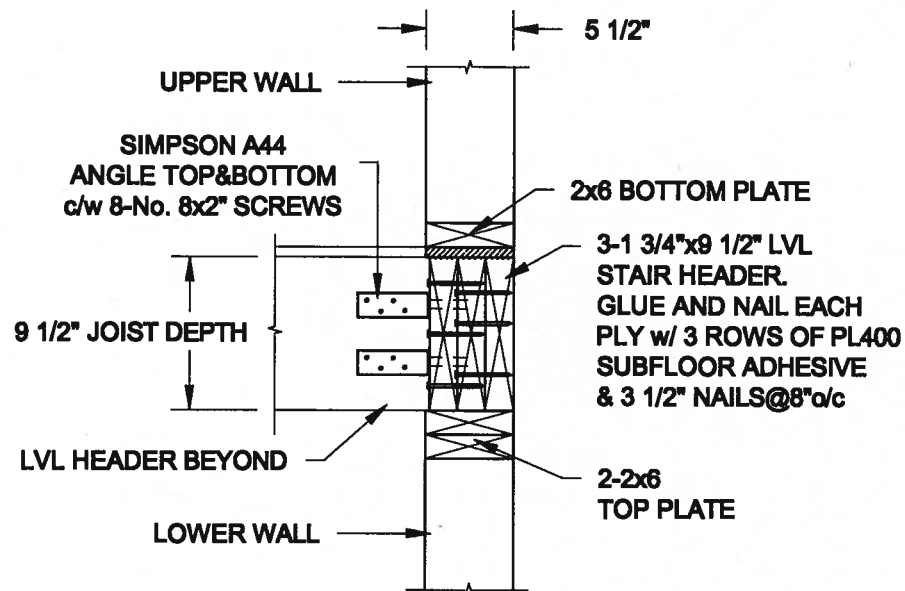
**2**  
**S2** **STEEL BEAM CONNECTION DETAIL**  
SCALE: 1-1/2" = 1'-0"

Scale: AS NOTED	<b>QUAILE ENGINEERING LTD.</b>		Engineer's Seal: S. J. BOYD PROVINCE OF ONTARIO JAN 11, 2018	Project: BAYVIEW WILMINGTON HOMES - GREEN VALLEY HOMES - SENS
Date: JAN-08-2018			<b>SITE COPY</b>	
Drawn: SC	Checked: SJB	38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-863-8547 E: quaile.eng@rogers.com	Project No.: 17-194	Drawing No.: S1





- 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"x8" THICK UNLESS NOTED OTHERWISE ON PLAN.



Scale:	AS NOTED
Date:	JAN-08-2018
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 WILLOWDALE HOMER - GREEN VALLEY HOMES - JEMS

**SITE COPY**

Project No.:

17-194

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. LEAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD, PREFIN. ALUM. EAVESTROUGH, FASCIA, 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, 22x180x76mm (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"x4")- GARAGE WALLS 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x76mm (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 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 (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, 2.2) 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 (22"x7")

6. FOUNDATION DRAINAGE OBC 9.14.2. & 9.14.3. 100mm (4") DIA. FOUNDATION DRAINAGE TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES.

7. BASEMENT SLAB OBC 9.1.6.1.(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, 9.13.2.8) 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. RSI3.52c1 (R20c1) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER. RECOMMEND DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FILL 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 TYPE 2 ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kN (16,000lbs.) AT A MAX. EXTENSION OF 2318mm (7'-7 1/2") CONFORMING TO CAN/CGSB-7.2.9.4. 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.

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") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD COL. TO BASE PLATE.

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 CEILING/INTERIOR WALLS 13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.1.6. WALLS (R22), CEILINGS (R31). REFER TO 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., 9.8.9.3. & 9.8.10.

DRYER EXHAUST (OBC-9.2.3.8.7) & 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 9.2.1. TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE 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).

28. RESERVED

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"). MAX. VERT. 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 9.39.1) FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (5") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REIN. WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB. MIN. 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 (1/7) LITEL 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.O.K.a. 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) & 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 BATHUB IN MAIN BATHROOM. REFER TO OBC 9.5.2.3, 5.8.3.8.11.(1)(d) & 3.8.13.11.(1)(i). 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 PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.  
4) ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

5) LVL BEAMS SHALL BE 2.0E-2950F5 MIN., NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm (7 1/4", 9 1/2", 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C.  
6) PROVIDE 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 mL POLYETHYLENE FILM, No. 50 (50lbs.) 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. 9-9.23.4.3.  
2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

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

LEGEND

CLASS 'B' VENT	EXHAUST FAN TO EXTERIOR
DUPLEX OUTLET (12" ABOVE SURFACE)	DUPLEX OUTLET (HEIGHT A.F.F)
WEATHERPROOF DUPLEX OUTLET	GFI DUPLEX OUTLET (HEIGHT A.F.F)
POT LIGHT	HEAVY DUTY OUTLET (220 volt)
LIGHT FIXTURE (PULL CHAIN)	LIGHT FIXTURE (CEILING MOUNTED)
SWITCH	LIGHT FIXTURE (WALL MOUNTED)
FLOOR DRAIN	HOSE BIB (NON-FREEZE)
SJ SINGLE JOIST	P.T. PRESSURE TREATED LUMBER
DJ DOUBLE JOIST	G.T. GIRDER TRUSS
TJ TRIPLE JOIST	BY ROOF TRUSS MANUF.
LVL LAMINATED VENEER LUMBER	
POINT LOAD FROM ABOVE	
FLAT ARCH	CURVED ARCH
M.C. MEDICINE CABINET (RECESSED)	
DOUBLE VOLUME WALL SEE NOTE 39	CONCRETE BLOCK WALL
SOLID WOOD BEARING (SPRUCE No. 2)	
SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER OR AS DIRECTED BY STRUCTURAL ENGINEER.	
SOLID BEARING TO BE MINIMUM 2 PIECES.	
SOLID WOOD BEARING TO MATCH FROM ABOVE	
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 1/16" (119mm) trade size electrical outlet box.	
• Pump-proofed Electrical outlet box to be installed in the Garage or carport or adjacent to driveway.	
REFER TO 2012 OBC. 9.34.4.	

SOIL GAS/ RADON CONTROL (OBC 9.1.1.7. & 9.13.4.) PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING IF REQUIRED.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO VA3 DESIGN BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF VA3 DESIGN WHICH IF REQUESTED, MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED.

39. TWO STOREY VOLUME SPACES

-FOR A MAXIMUM 5490 mm (18'-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE 2-38x140 (2-2"x6") SPR.#2 CONTIN. STUDS @ 300mm (12") O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) C/W 9.6 (3/8") THICK EXT. PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 1220 mm (4'-0") O.C. VERTICALLY. -FOR WALLS WITH HORIZ. DISTANCES NOT EXCEEDING 2900 mm (9'-6"). PROVIDE 38x140 (2"x6") STUDS @ 400 (16") O.C. WITH CONTINUOUS 2-38x140 (2-2"x6") TOP PLATES + 1-38x140 (1-2"x6") BOTTOM PLATE & MINIMUM OF 3-38x184 (3-2"x8") CONT. HEADER AT GRND. CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES AND HEADERS.

TYPICAL 1 HOUR RATED PARTY WALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

FOUNDATION WALL (W.O.D. W.O.B.) -WHERE GRADE TO 1/O BASEMENT SLAB EXCEEDS 1200mm (3'-11") A 250mm (10") WIDE FOUNDATION WALL IS REQUIRED.

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

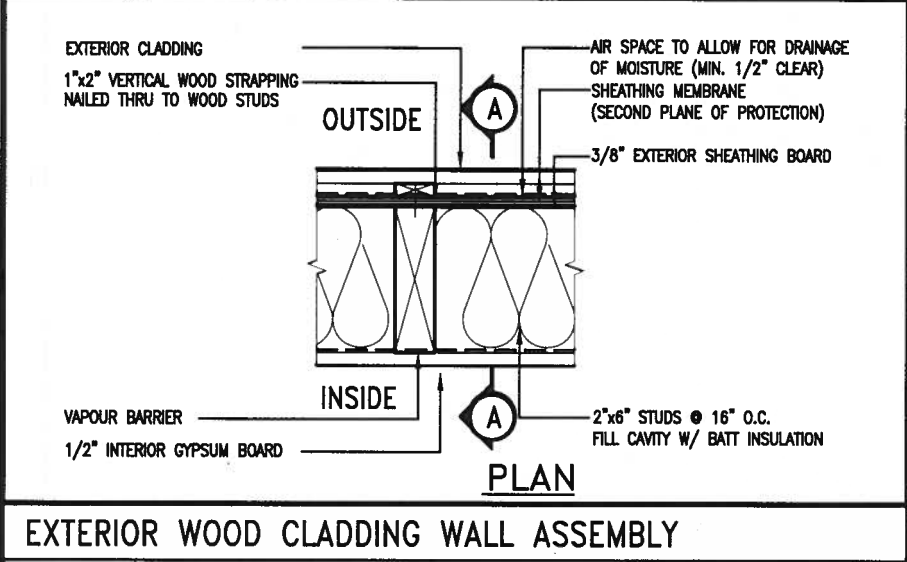
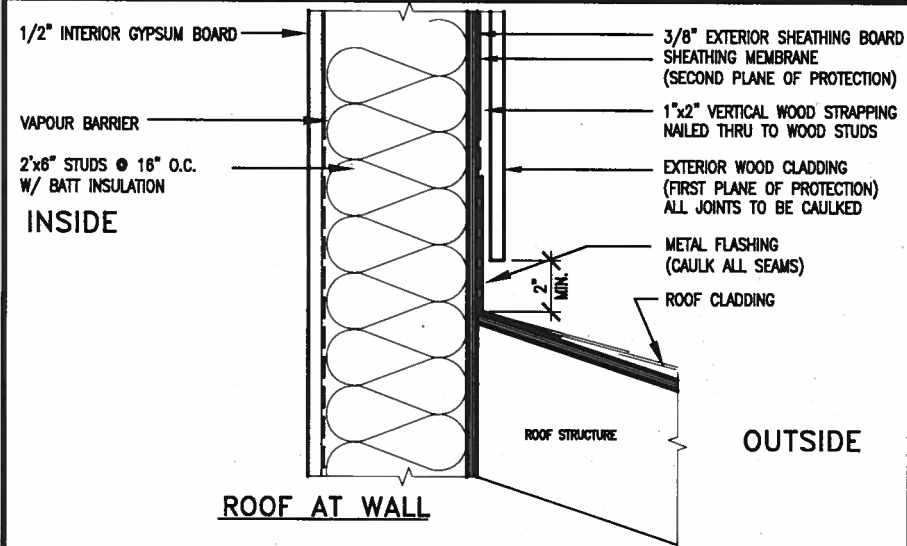
DRAIN WATER HEAT RECOVERY UNIT (DWHR) PER SB12-3.1.1.12, A DRAIN WATER HEAT RECOVERY (DWHR) UNIT SHALL BE INSTALLED IN EACH DWELLING UNIT TO RECEIVE DRAIN WATER FROM ALL SHOWERS OR FROM AT LEAST TWO SHOWERS WHERE THERE ARE TWO OR MORE SHOWERS IN THE DWELLING UNIT. DOES NOT APPLY IF THERE ARE NO SHOWERS OR NO STOREY BENEATH ANY OF THE SHOWERS.

REVISED ONT. REG. 332/12-2012 OBC Amendment O. Reg. 139/17 JUNE 19, 2017

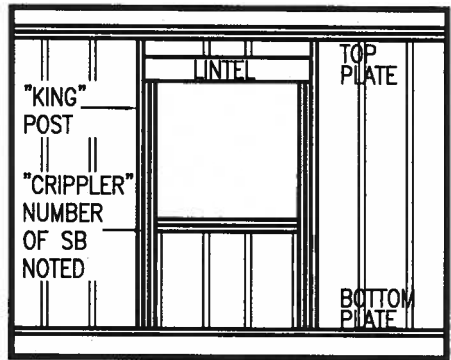
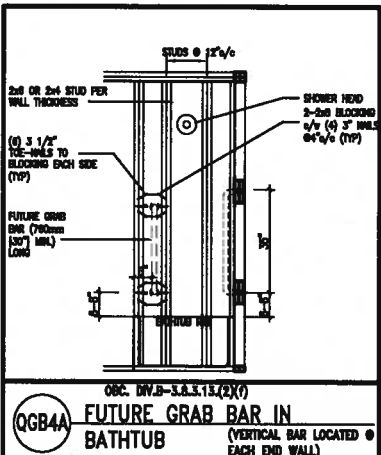
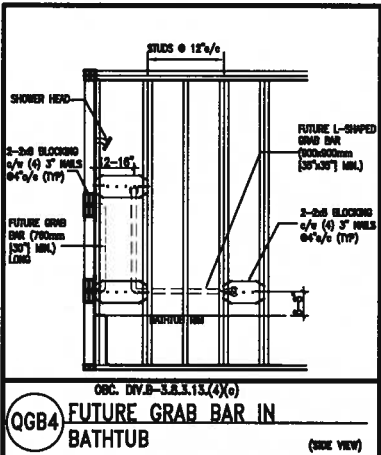
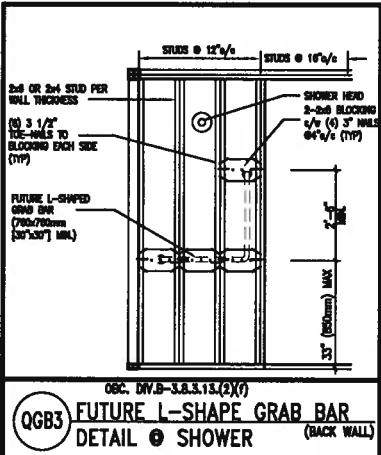
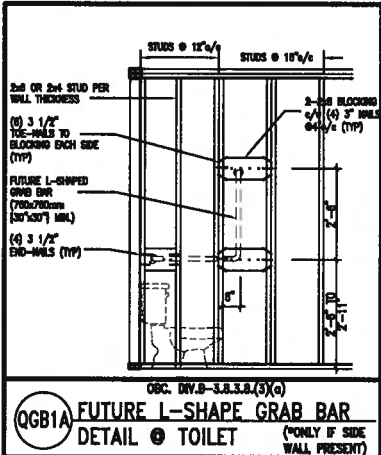
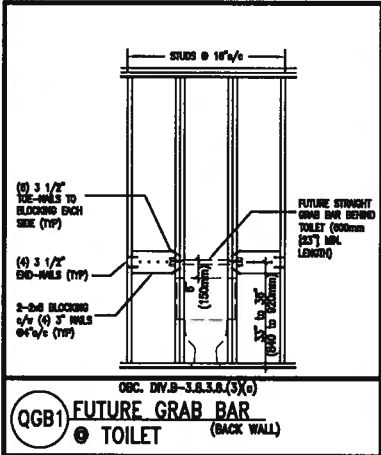
WOOD LITELS AND BUILT-UP WOOD BEAMS

L1	2/38 x 184 (2/2" x 8")	SPR.#2
B1	3/38 x 184 (3/2" x 8")	SPR.#2
B2	4/38 x 184 (4/2" x 8")	SPR.#2
B7	5/38 x 184 (5/2" x 8")	SPR.#2
L3	2/38 x 235 (2/2" x 10")	SPR.#2
B3	3/38 x 235 (3/2" x 10")	SPR.#2
B4	4/38 x 235 (4/2" x 10")	SPR.#2
L5	2/38 x 288 (2/2" x 12")	SPR.#2
B5	3/38 x 288 (3/2" x 12")	SPR.#2
B6	4/38 x 288 (4/2" x 12")	SPR.#2





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



**MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:**

- 2"x4" @ 16" O.C. - 9'-10"
- 2-2"x4" @ 12" O.C. - 10'-9"
- 3-2"x4" @ 16" O.C. - 11'-2"
- 3-2"x4" @ 12" O.C. - 12'-4"

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

**\*\* MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW:**

- 2"x6" @ 16" O.C. - 12'-6"
- 2"x6" @ 12" O.C. - 13'-10"
- 2-2"x6" @ 16" O.C. - 15'-0"
- 2-2"x6" @ 12" O.C. - 17'-4"

**MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:**

- 2"x8" @ 16" O.C. - 16'-0"
- 2"x8" @ 12" O.C. - 17'-9"
- 2-2"x8" @ 16" O.C. - 20'-4"
- 2-2"x8" @ 12" O.C. - 22'-4"

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

**\*\* STUD INFORMATION TAKEN FROM OBC TABLE A-30**



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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

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  
 registration information  
 VA3 Design Inc. 42658

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**VA3 DESIGN**

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 va3design.com

**SITE COPY**

GREEN VALLEY EAST

BRADFORD

project no. 16023

date MAY 2016

drawn by RC

checked by

scale 3/16" = 1'-0"

CONST NOTE

CONSTRUCTION NOTES

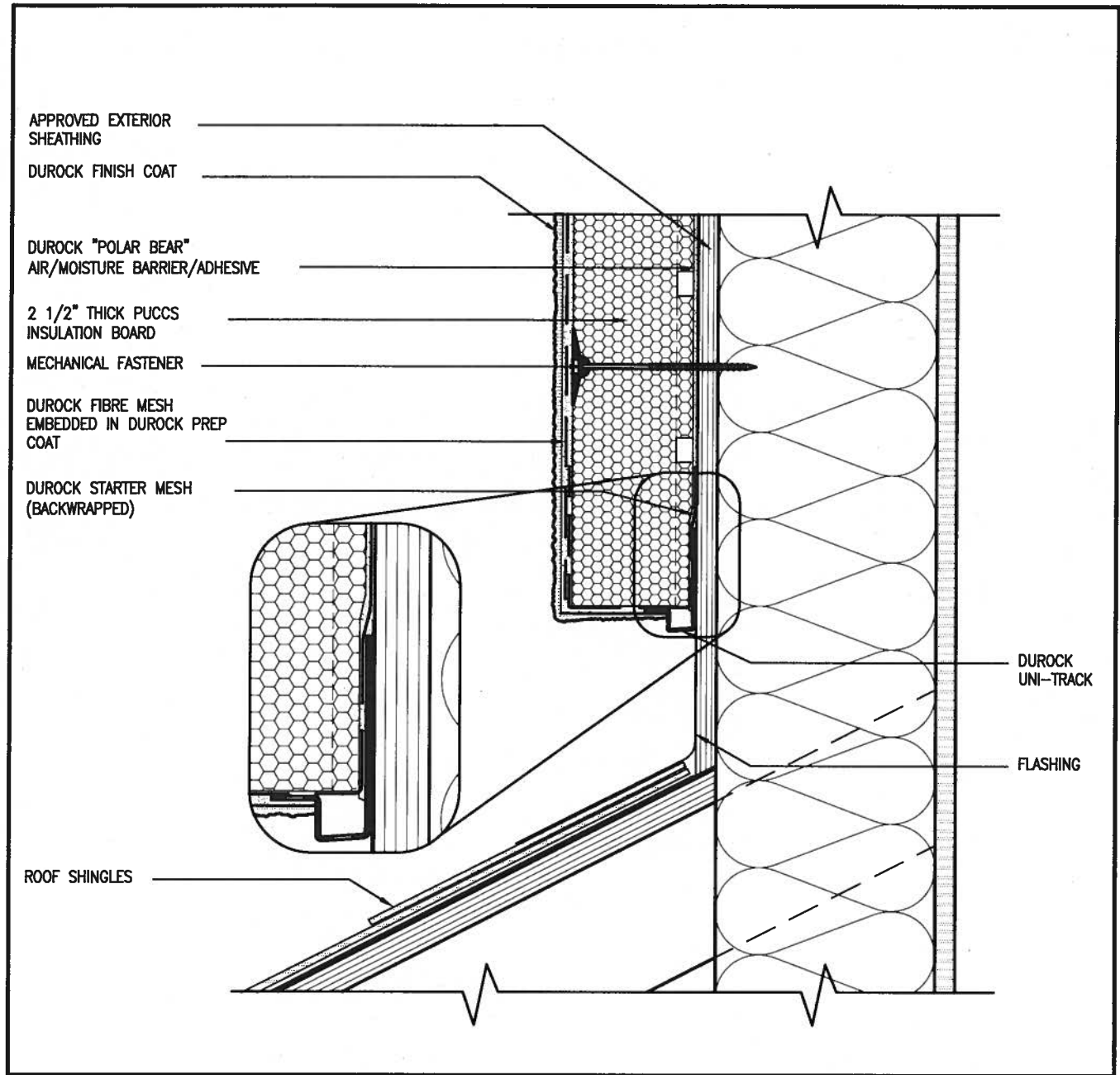
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drawing no. CN2

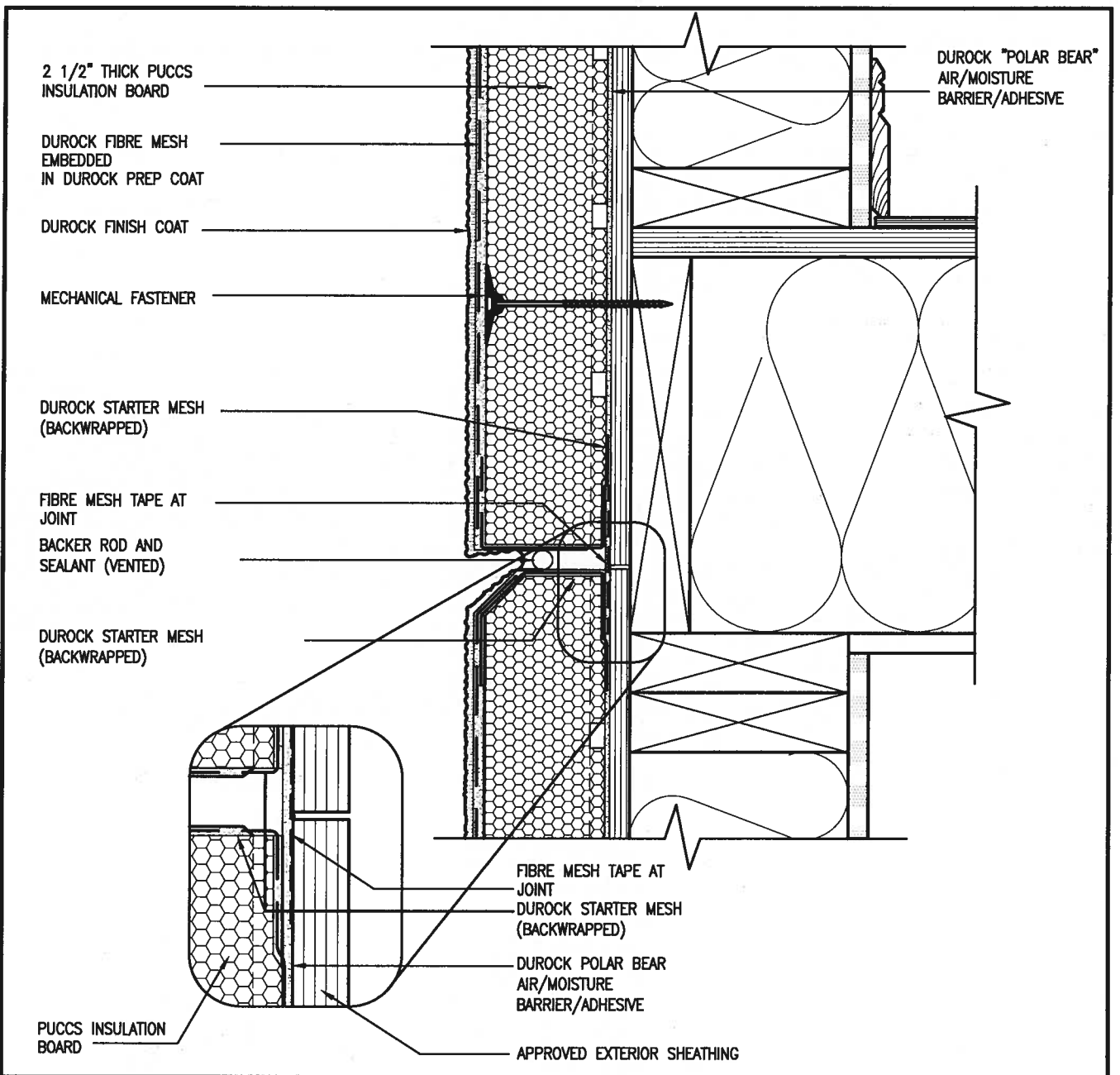
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3 STUCCO TERMINATION @ ROOF  
CN4 SCALE: 3"=1'-0"



4 HORIZONTAL EXPANSION JOINT  
CN4 SCALE: 3"=1'-0"

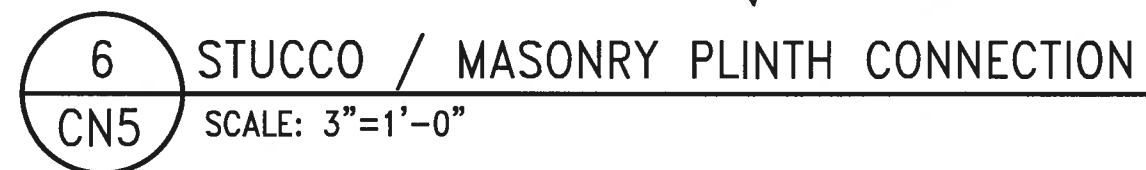
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.  
DETAILS ARE BASED ON DuROCK PUCCS SYSTEM

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<b>CONST NOTE</b> <b>BAYVIEW WELLINGTON</b> PROJECT NAME: GREEN VALLEY EAST MUNICIPALITY: BRADFORD		PROJECT NO: 16023 DRAWING NO: CN4	
		CONSTRUCTION NOTES FILE NAME: 16023-CN-A1 DATE: 16023-CN-A1 CHECKED BY: 3/16" = 1'-0" DRAWN BY: RC DATE: MAY 2016 CHECKED BY: RC DATE: MAY 2016	
<b>VA3 DESIGN</b> 255 Consumers Rd Suite 120 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. QUALIFICATION INFORMATION WELLINGTON Jno-Baptiste 25591 BCN name: Jno-Baptiste registration number: 25591 company: VA3 Design Inc. BCN: 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.	
9. . . . . 8. . . . . 7. . . . . 6. . . . . 5. . . . . 4. . . . . 3. . . . . 2. UPDATE TO 2018 1. ISSUE FOR CLIENT REVIEW	JAN 11-18 RC AUG 04-17 RC	date date	by by
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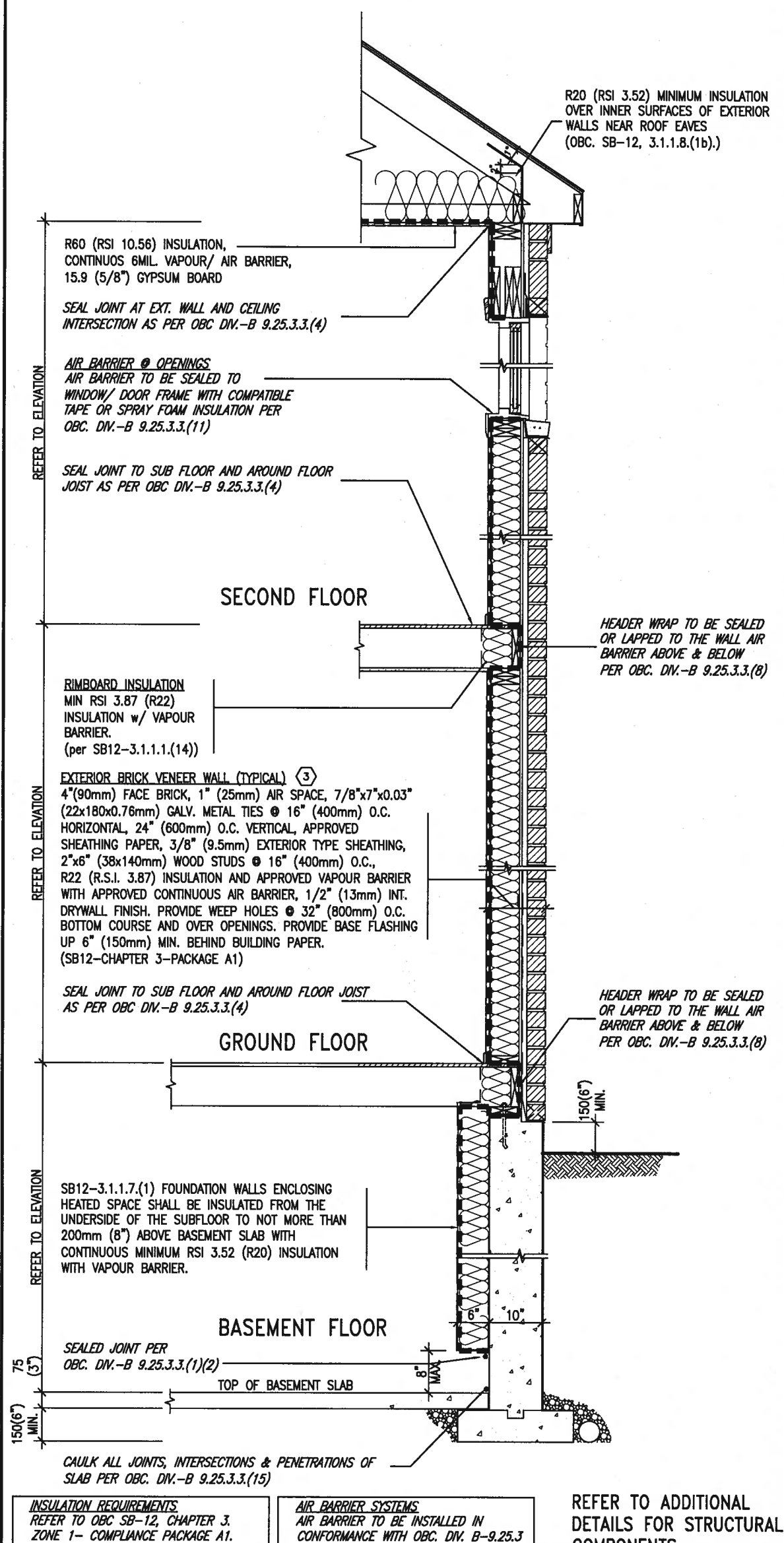


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# SB12-COMPLIANCE PACKAGE 'A1'



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.

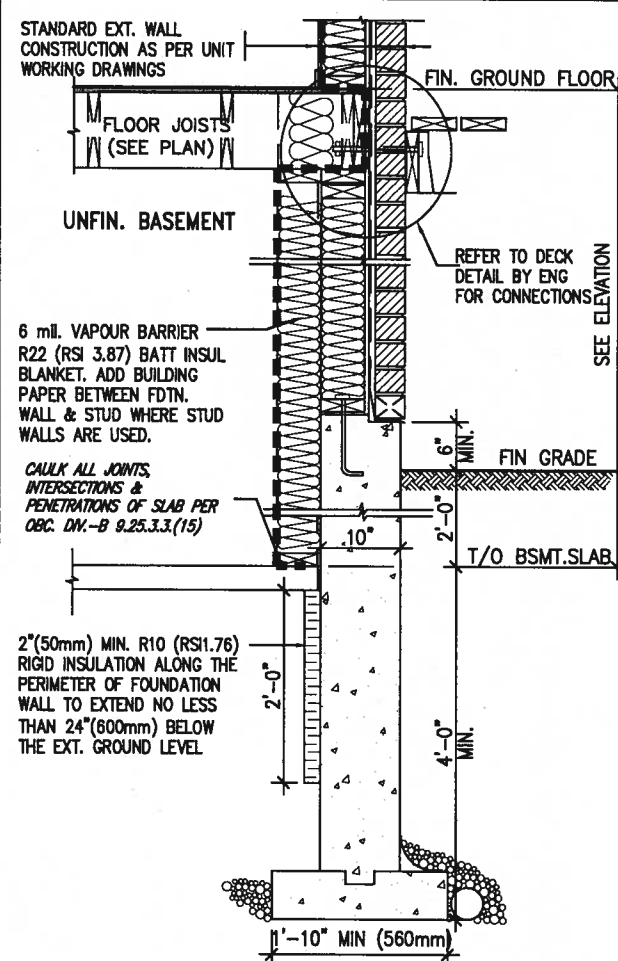
**USE SB-12 COMPLIANCE PACKAGE (A1):**

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.



JAN 11, 2018



\* REVISED-FEB 2017

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

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 Jne-Baptiste 25591
6.	.	.	.	name
5.	.	.	.	signature
4.	.	.	.	BCR
3.	.	.	.	registration information
2.	.	.	.	VAS Design Inc. 42658
1	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.
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	Drawings are not to be used.
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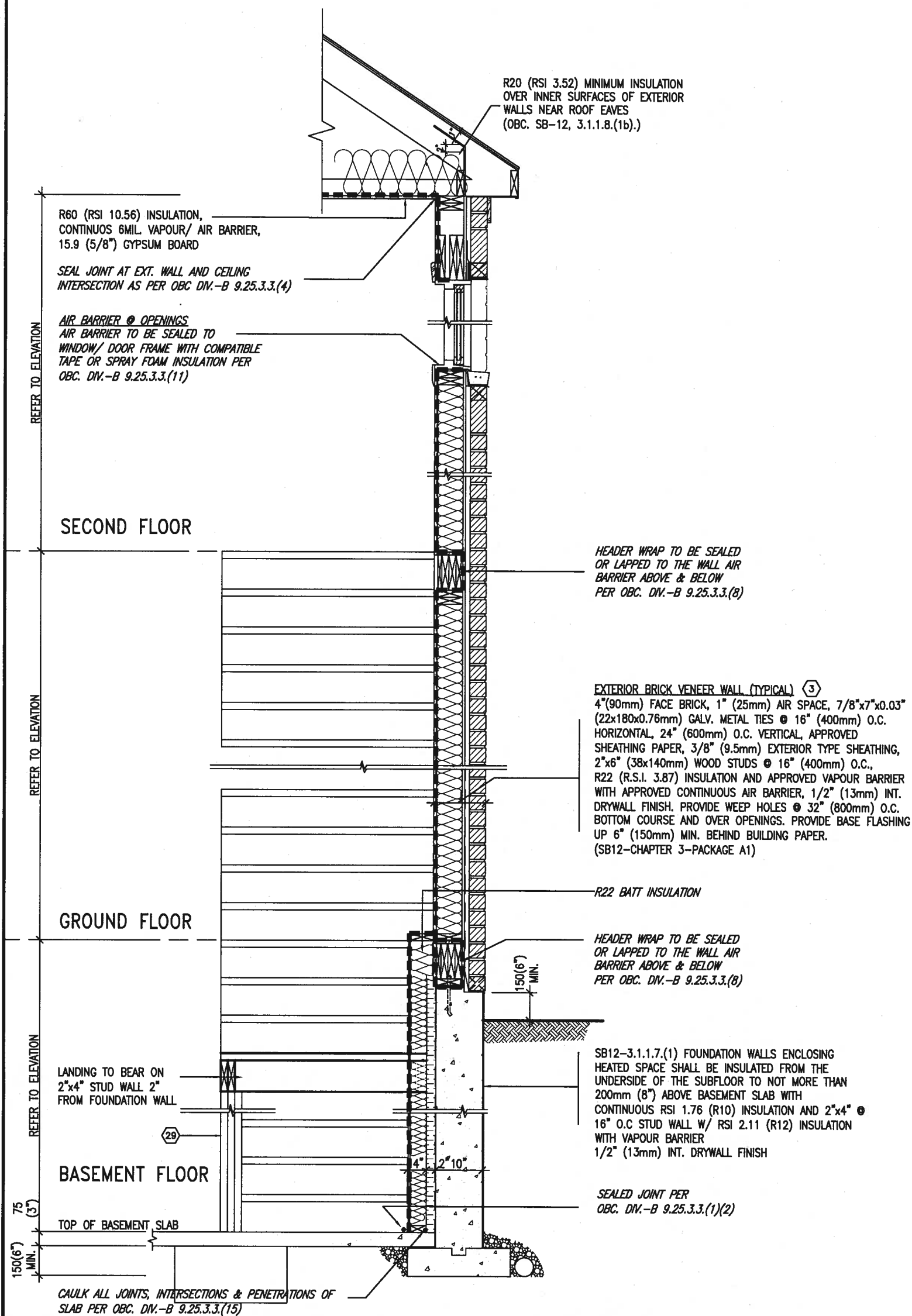
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GREEN VALLEY EAST BRADFORD 16

date MAY 2016  
drawn by RC checked by - scale 3/16" = 1'-0" file name 16023-CN-A  
RICHARD W. ARCHER (WORKING) 2016 16023 (and related) CN NOTES 16023 CN 11 2016 16023 CN 11 2016 16023 CN 11 2016

drawing no.  
**CN6**

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# SB12-COMPLIANCE PACKAGE 'A1'



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

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

REFER TO ADDITIONAL  
DETAILS FOR STRUCTURAL  
COMPONENTS



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



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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

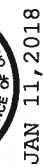
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qualification information  
Wellington Jno-Baptiste 25591  
name registration information BCRN  
VA3 Design Inc. 42658  
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GREEN VALLEY EAST	BRADFORD	project no.	16023
date MAY 2016	checked by	scale	CONSTRUCTION NOTES
drawn by RC	-	3/16" = 1'-0"	file name 16023-CN-A1
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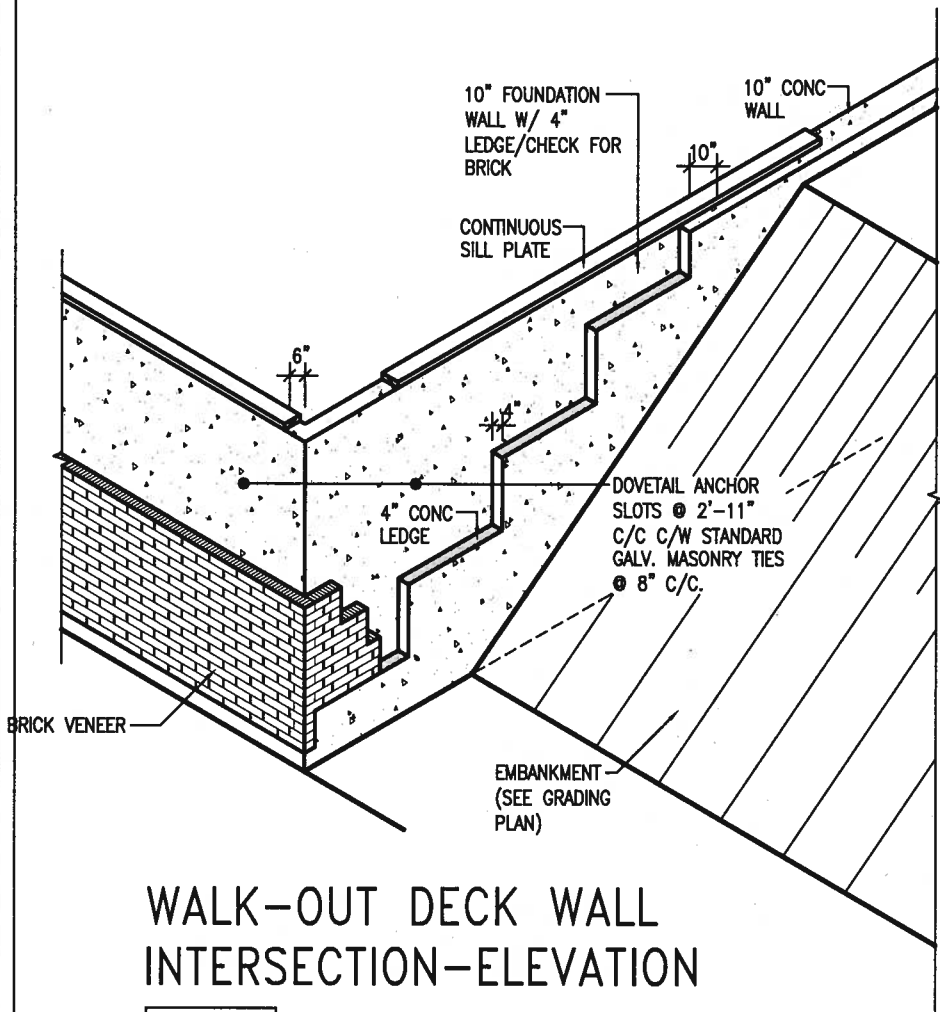




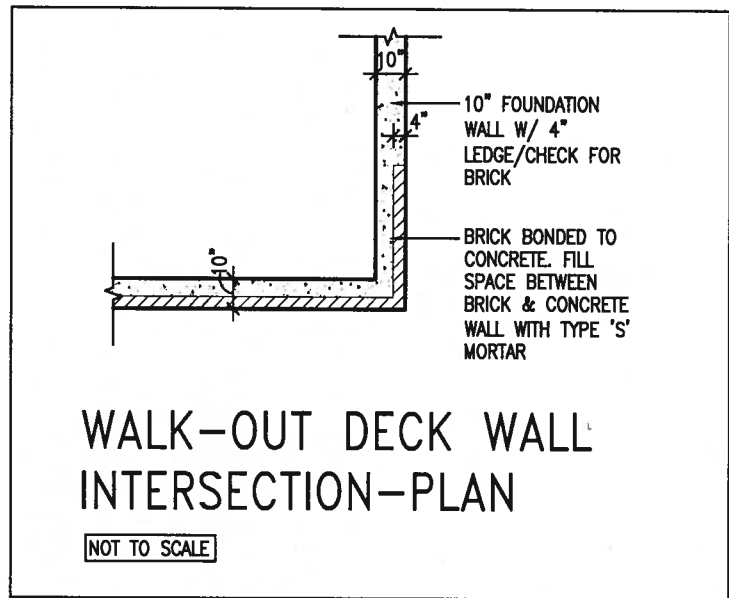


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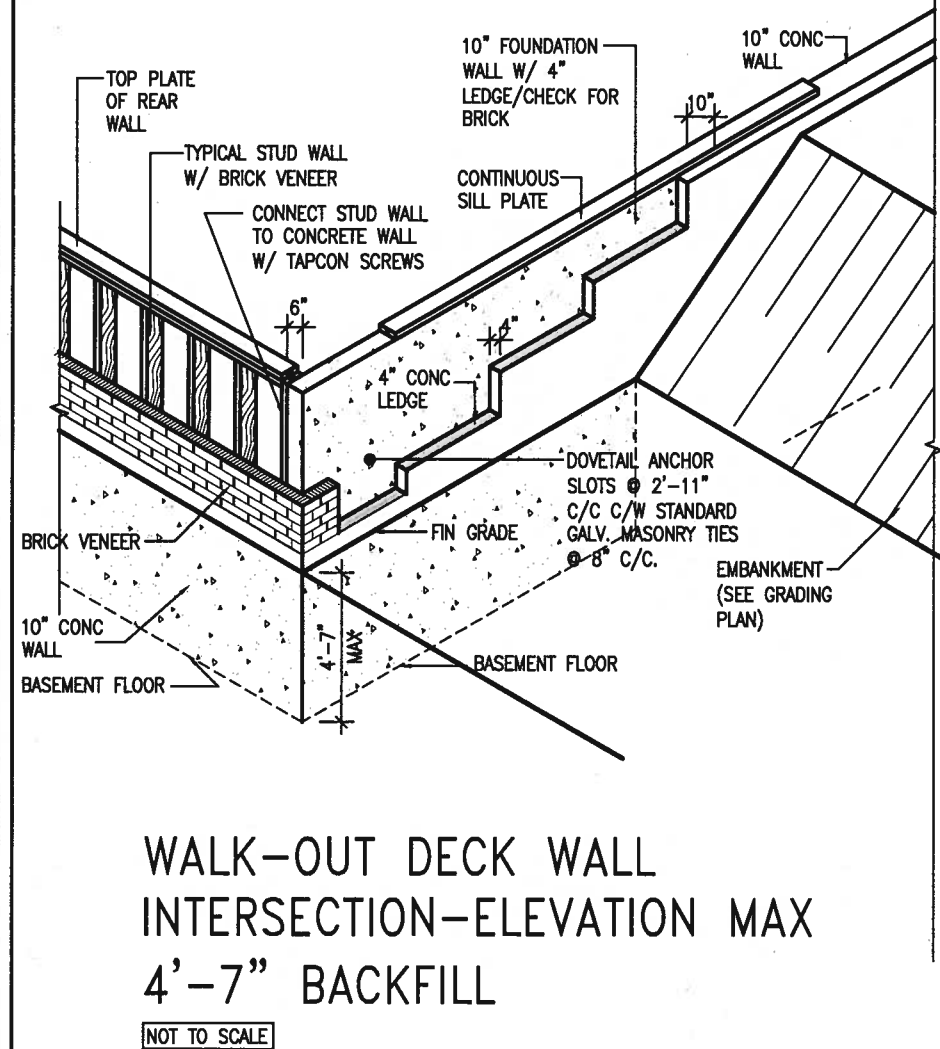




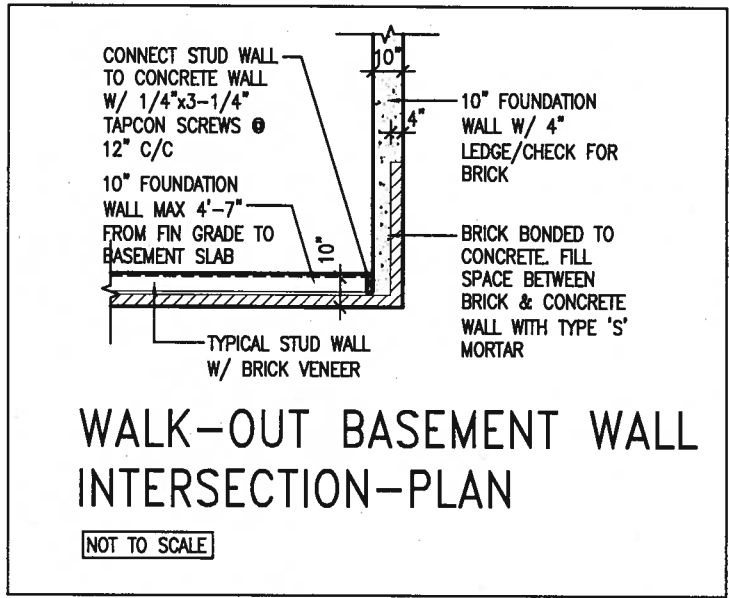
WALK-OUT DECK WALL  
INTERSECTION-ELEVATION  
NOT TO SCALE



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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qualification information  
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name registration information BCN  
VA3 Design Inc. 42658

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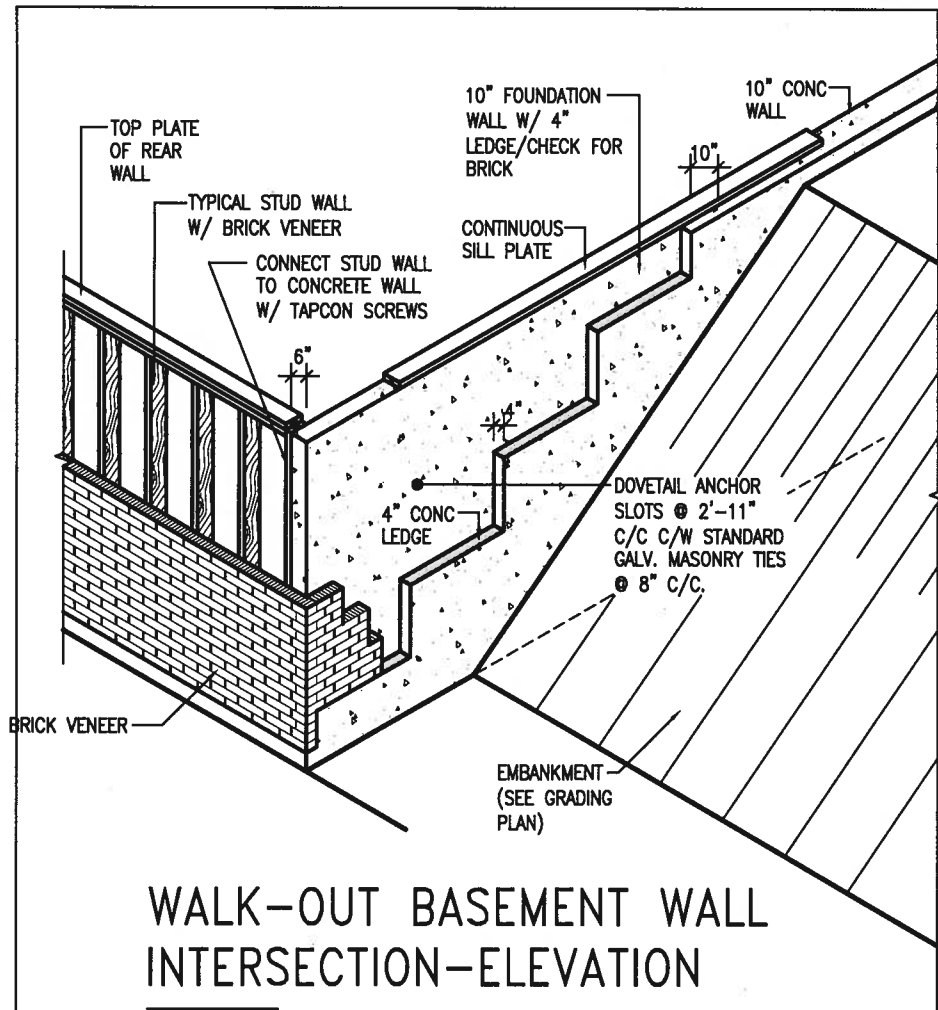
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GREEN VALLEY EAST BKAD-URD

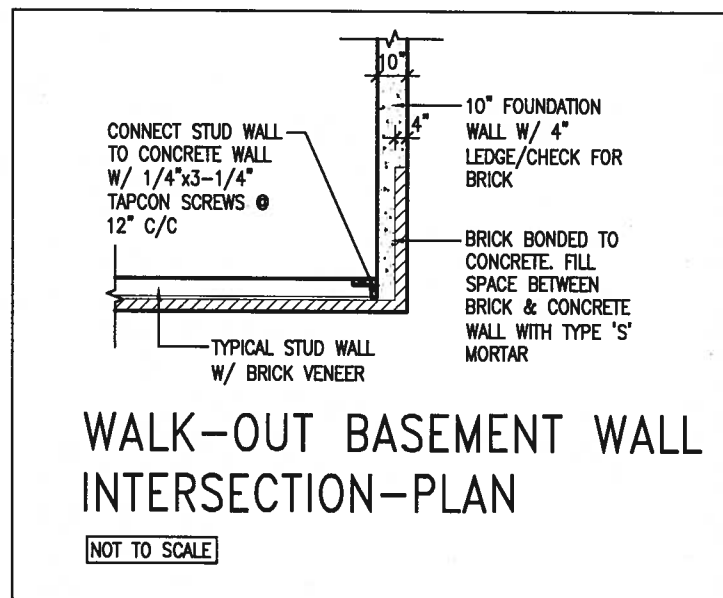
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project no. 16023  
drawing no. CN10



WALK-OUT BASEMENT WALL  
INTERSECTION-ELEVATION

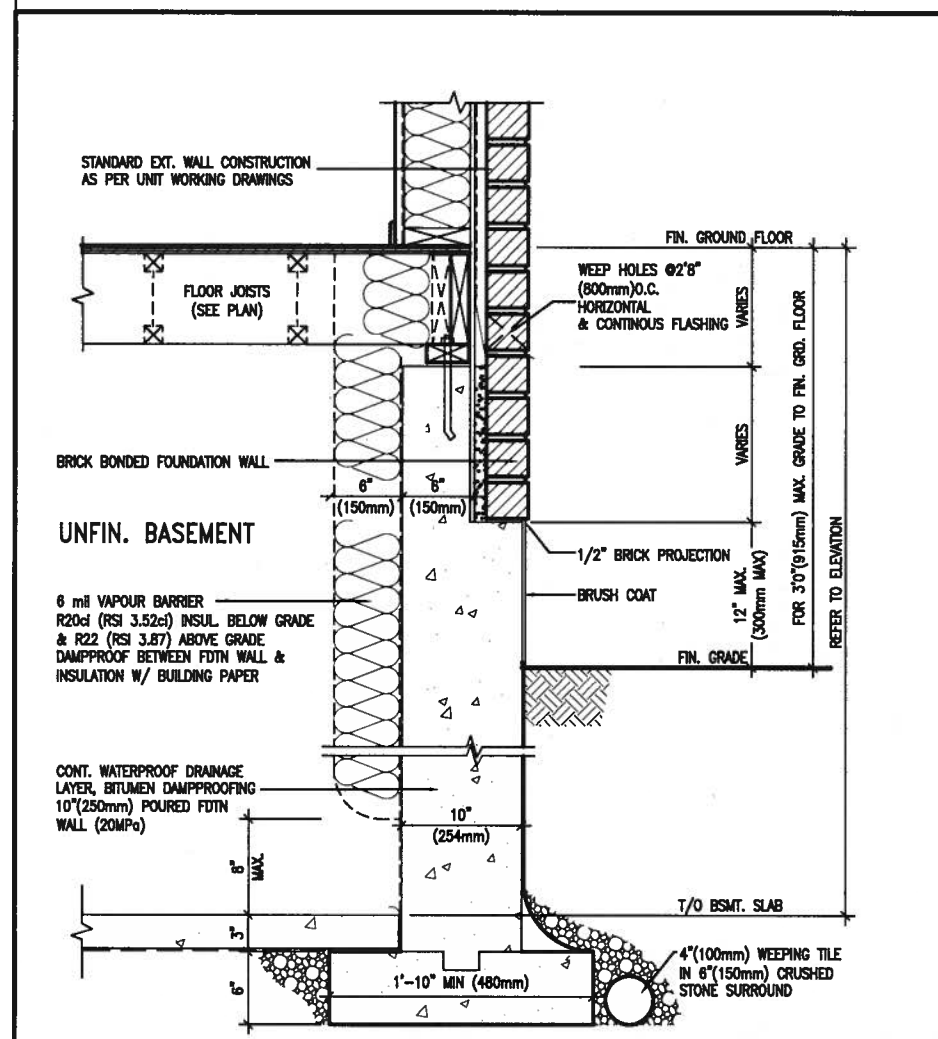
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WALK-OUT BASEMENT WALL  
INTERSECTION-PLAN

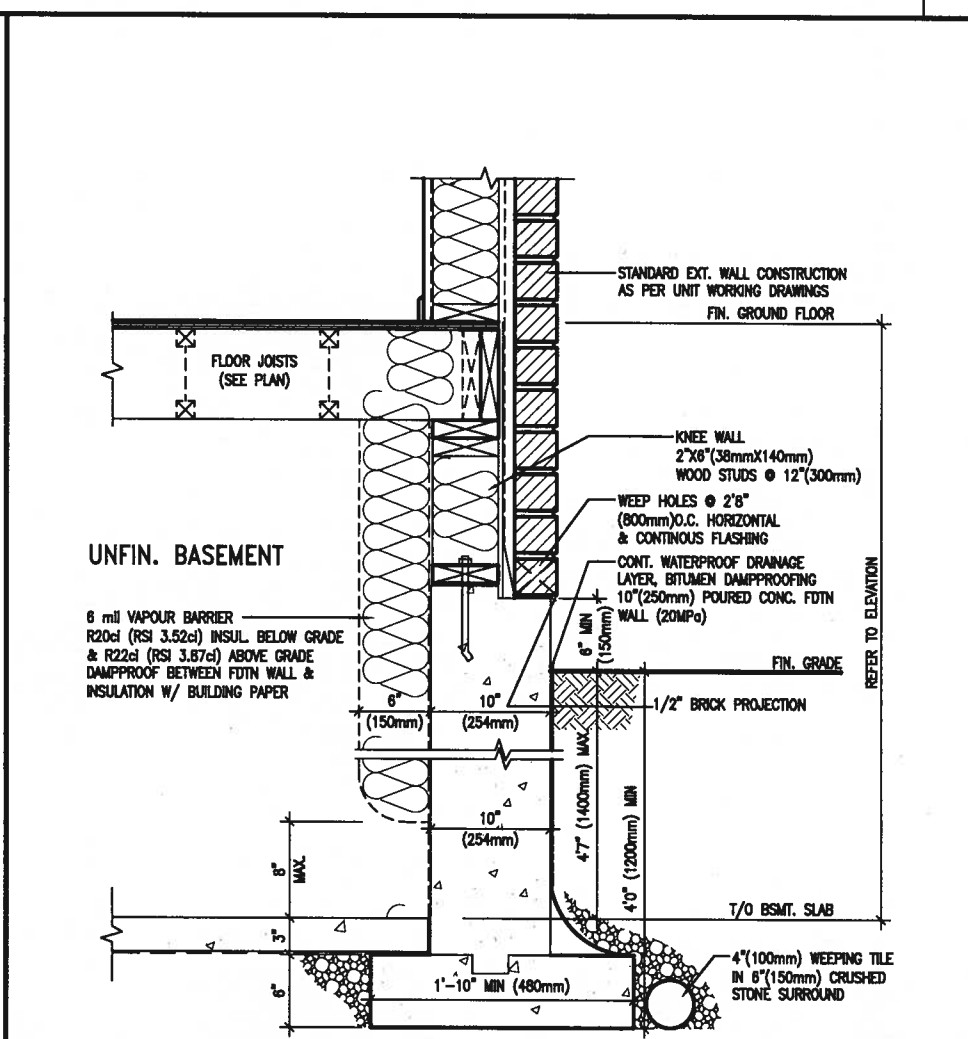
NOT TO SCALE

(10" FOUNDATION WALL)



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

SCALE: N.T.S.



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

SCALE: N.T.S.



JAN 11, 2018

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8				qualification information
7				Wellington Jno-Baptiste 25591
6				name
5				registration information
4				VAS Design Inc. 42658
3				
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drawing no.  
**CN11**



PREFIN. METAL ROOF  
CAP OVER WATERPROOF  
MEMBRANE

5/8" T&G PLYWOOD  
SHEATHING ON 2"x4"  
SLOPED TO FRONT

2"x12" LEDGER

2"x12" @ HEADER

3"x3"x1 1/16" GALVANIZED  
STANLEY CORNER BRACE  
C/W (4) No. 10x1 1/2"  
SCREWS AT 4'-0" O.C.

PREFIN. ALUM. FASCIA  
AND SOFFIT AT U/S

DRIP EDGE

STL. LINTEL

TYPICAL BRICK VENEER  
WALL CONSTRUCTION 3

HEATED SPACE

ENG. FLOOR JOIST

SECOND FLOOR

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

BUILT-UP CANOPY BOLTED THRU  
LVL/WOOD BEAM (SEE UNIT PLANS) W/  
1/2" Ø BOLTS STAGGERED @ 24" O.C.  
W/ SOLID WD. BLK. BETWEEN STUDS

1

CN12

SECTION THROUGH CANOPY

SCALE 1/2" = 1'-0"



JAN 11, 2018

9	.	.	.
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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

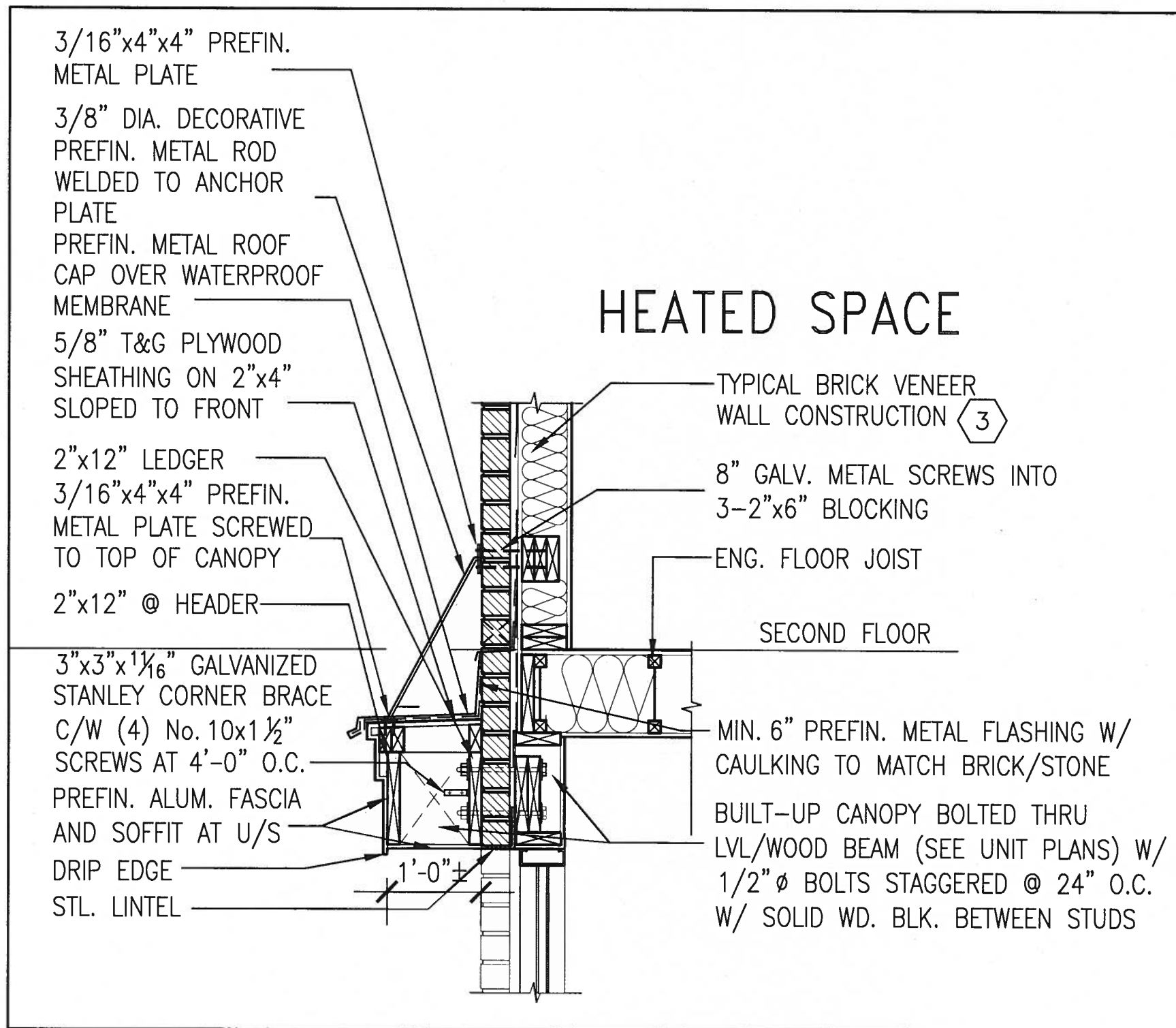
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
qualification information	
Wellington Jno-Baptiste	25591
name	BCN
registration information	42658
VAS Design Inc.	
Contractor 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.	

**VAS**  
DESIGN

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

**SITE COPY** CONST NOTE  
GREEN VALLEY EAST BRADFORD

date	MAY 2018	checked by	scale	3/16" = 1'-0"	file name	16023-CN-A1	drawing no.	CN12
drawn by	RC							
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1  
CN13

## SECTION THROUGH CANOPY

W/ DECORATIVE ROD

SCALE 1/2" = 1'-0"



JAN 11, 2018

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**SITE COPY, CONST NOTE**

GREEN VALLEY EAST

BRADFORD

project no.  
16023

date  
MAY 2018

drawn by  
RC

checked by

scale  
3/16" = 1'-0"

CONSTRUCTION NOTES

file name  
16023-CN-A1

drawing no.  
CN13

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3/16"x4"x4" PREFIN.  
METAL PLATE

3/8" DIA. DECORATIVE  
PREFIN. METAL ROD  
WELDED TO ANCHOR  
PLATE

PREFIN. METAL ROOF  
CAP OVER WATERPROOF  
MEMBRANE

5/8" T&G PLYWOOD  
SHEATHING ON 2"x4"  
SLOPED TO FRONT

2"x12" LEDGER

3/16"x4"x4" PREFIN.  
METAL PLATE SCREWED  
TO TOP OF CANOPY

2"x12" @ HEADER

3"x3"x1 1/16" GALVANIZED  
STANLEY CORNER BRACE  
C/W (4) No. 10x1 1/2"  
SCREWS AT 4'-0" O.C.

PREFIN. ALUM. FASCIA  
AND SOFFIT AT U/S

DRIP EDGE

STL. LINTEL

8" GALV. METAL SCREWS INTO  
3-2"x6" BLOCKING

PREFINISHED METAL FLASHING  
OVER WATERPROOF MEMBRANE

2"x6" @ 12" O.C. NAILED TO  
2"x8" JOIST BELOW

CANT STRIP

ROOF NOTE R1

SINGLE PLY ROOF MEMBRANE

W/5/8" EXTERIOR GRADE

SHEATHING W/ 2"x4" @ 12"

O.C. DIAGONALLY CUT CROSS

PURLINS 2"x8" @ 16" O.C. W/

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

BUILT-UP CANOPY BOLTED THRU  
LVL/WOOD BEAM (SEE UNIT PLANS) W/  
1/2" Ø BOLTS STAGGERED @ 24" O.C.  
W/ SOLID WD. BLK. BETWEEN STUDS

1

CN14

## SECTION THROUGH CANOPY

W/ DECORATIVE ROD

SCALE 1/2" = 1'-0"



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**SITE COPY, CONST NOTE**

GREEN VALLEY EAST

BRADFORD

project no.

16023

date

MAY 2016

drawn by

RC

checked by

-

scale

3/16" = 1'-0"

CONSTRUCTION NOTES

file name

16023-CN-A1

drawing no.

CN14