
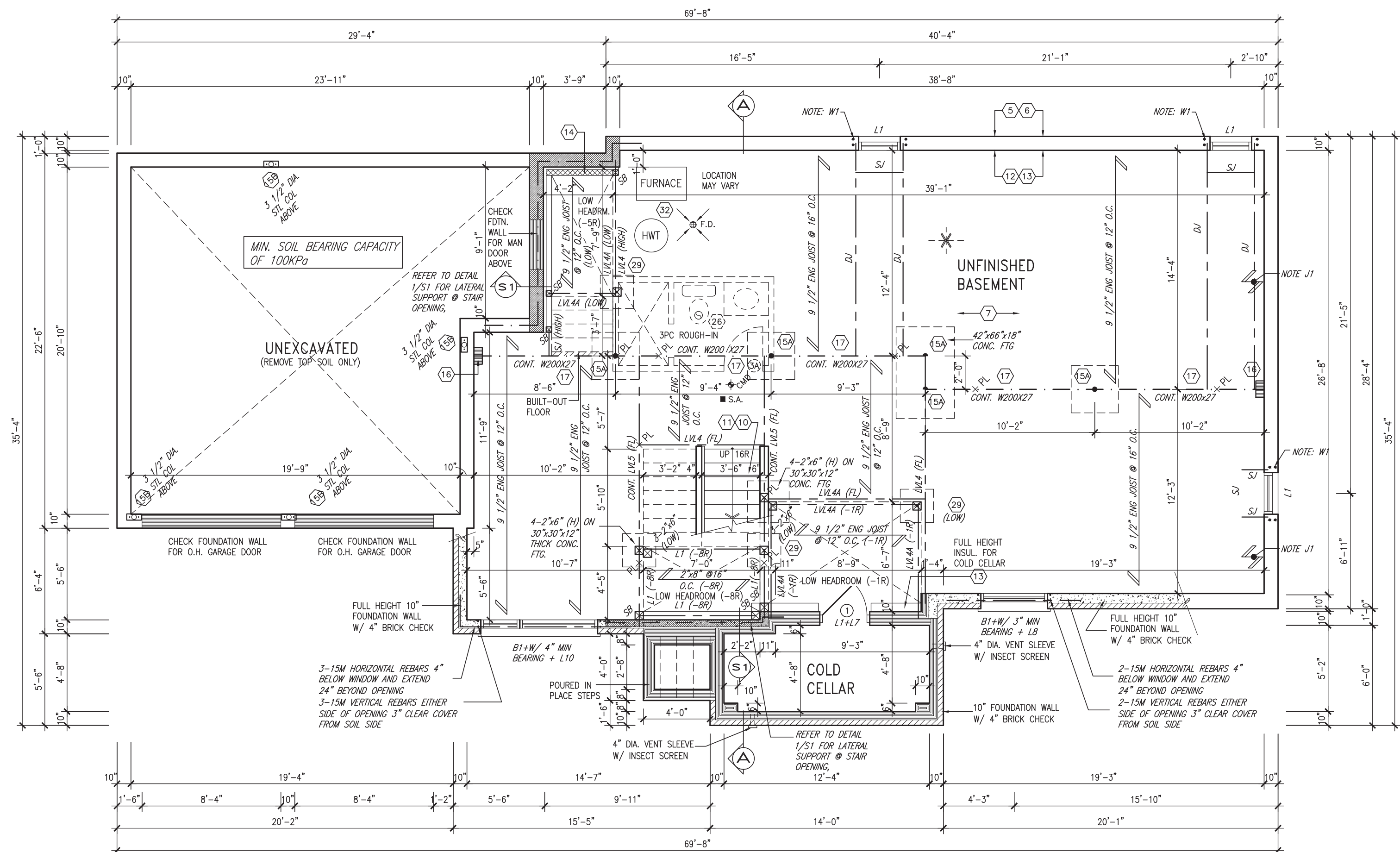


It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

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 LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

APPROVED BY:   
DATE: JAN 18, 2021  
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



NOTE W1  
PROVIDE 2-15M FULL HEIGHT  
VERTICAL REBARS EACH SIDE  
OF OPENING + 2-15M  
HORIZ. REBARS BELOW AND  
EXTEND 24\"/>

BASEMENT INSULATION AT  
STAIR/SUNKEN AREAS  
-2\"/>

NOTE: SPACE ALL FLOOR  
JOISTS @ 12\"/>

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

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

NOTE J1: PROVIDE SOLID BLOCKING  
@ 24\"/>

BASEMENT FLOOR 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	-	-	qualification information	
7	-	-	Wellington Jno-Baptiste	25591
6	-	-	name	BCN
5	-	-	registration information	42658
4	-	-		
3	REVISED AS PER ENG'S COMMENTS	JAN 15-21	RC	
2	REVISED AS PER FLOOR / ROOF LAYOUTS	DEC 17-20	RC	
1	ISSUED FOR CLIENT REVIEW	NOV 12-20	VAJ	
no.	description	date	by	

**VA3**  
DESIGN

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

**BAYVIEW WELLINGTON**

project name GREEN VALLEY ESTATES municipality BRADFORD, ON.

date MAY 2020 checked by RC scale 3/16\"/>

BASEMENT PLAN ELEVATION 'A'

13045-S42-17 (LOT402A)

13045-S42-17 (S4402A) des - F1 - Jan 15, 2021 - 3:44 PM

**S42-17**  
RIDEAU 17

project no. 13045

drawing no. 1



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.

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

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

APPROVED BY: 

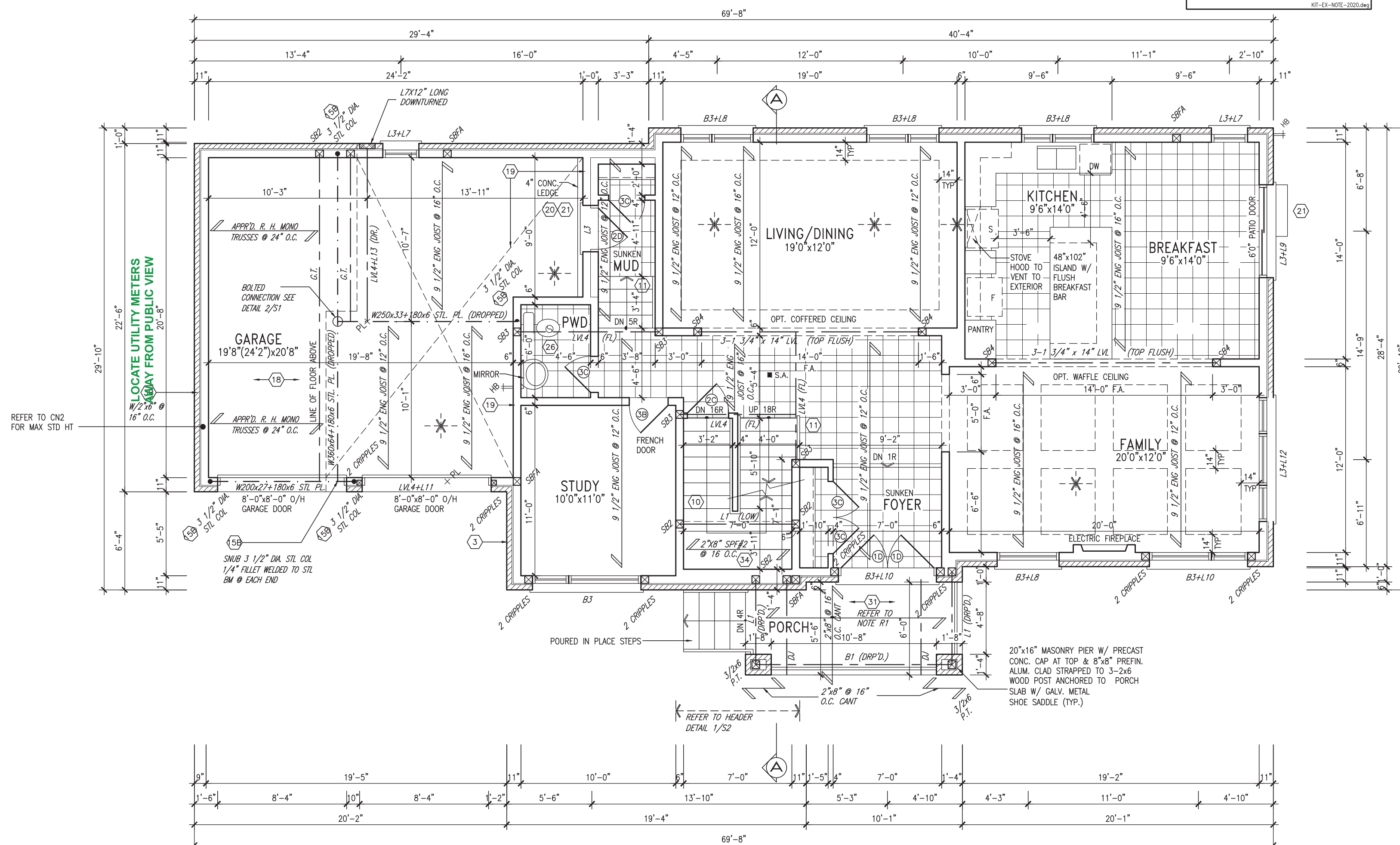
DATE: JAN 18, 2021

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

**OUTDOOR AIR INTAKE SEPARATION**  
ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION.  
PER OBC, DIV. B- TABLE 6.2.3.12.

• KITCHEN EXHAUST.	3.0m
• DRIVEWAY, PARKING SPACE, ROAD.	1.5m
• SOLID FUEL APPLIANCE EXHAUST	3.0m

KIT - EX - NOTE - 2020-04



GROUND FLOOR PLAN 'A'

ROOF NOTE 1  
2"x6" P.T. SLEEPERS CUT  
DIAGONALLY @ 16" O.C.  
LAID FLAT PERP. TO JOISTS  
ON A ONE PLY RUBBER  
MEMBRANE ADHERED TO  
EXT. TYPE 5/8" T&G  
PLYWOOD SHEATHING.

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

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

AREA CALCULATIONS	
	ELEV. A
GROUND FLOOR AREA	1378.7 SF
SECOND FLOOR AREA	1673.2 SF
SUBTOTAL	3052.0 SF
DEDUCT ALL OPENINGS	0.0 SF
<b>TOTAL NET AREA</b>	<b>3052 SF</b>
	283.5 m <sup>2</sup>
COVERAGE W/O PORCH	1886.2 SF
	175.2 m <sup>2</sup>
COVERAGE W/PORCH	1968.2 SF
	182.9 m <sup>2</sup>

9	-	-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in Part 9 of the Ontario Building Code to be a Designer.	
8	-	-	qualification information	
7	-	-	Wellington Jno-Baptiste	2
6	-	-	name	
5	-	-	registration information	
4	-	-	VAS Design Inc.	42
3	REVISED AS PER ENG'S COMMENTS	JAN 15-21	RC	
2	REVISED AS PER FLOOR / ROOF LAYOUTS	DEC 17-20	RC	
1	ISSUED FOR CLIENT REVIEW	NOV 12-20	VAS	
no.	description	date	by	



255 Consumers Rd Suite 12  
Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4711  
va3design.com

BAYVIEW WELLINGTON

project name	municipality
GREEN VALLEY ESTATES	BRADFORD, ON

date \_\_\_\_\_

MAY 2020 GROUND FLOOR PLAN

drawn by	checked by	scale
----------	------------	-------

drawn by JK checked by DC scale 3/16" = 1' 0" 1

2	JR	RC	$3/16'' = 1'-0''$	1
---	----	----	-------------------	---

RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-17 (lot402A).dwg -

**S42-17**  
RIDEAU 17

project no.  
13045

drawing no.

drawing no.

2

2

2

100

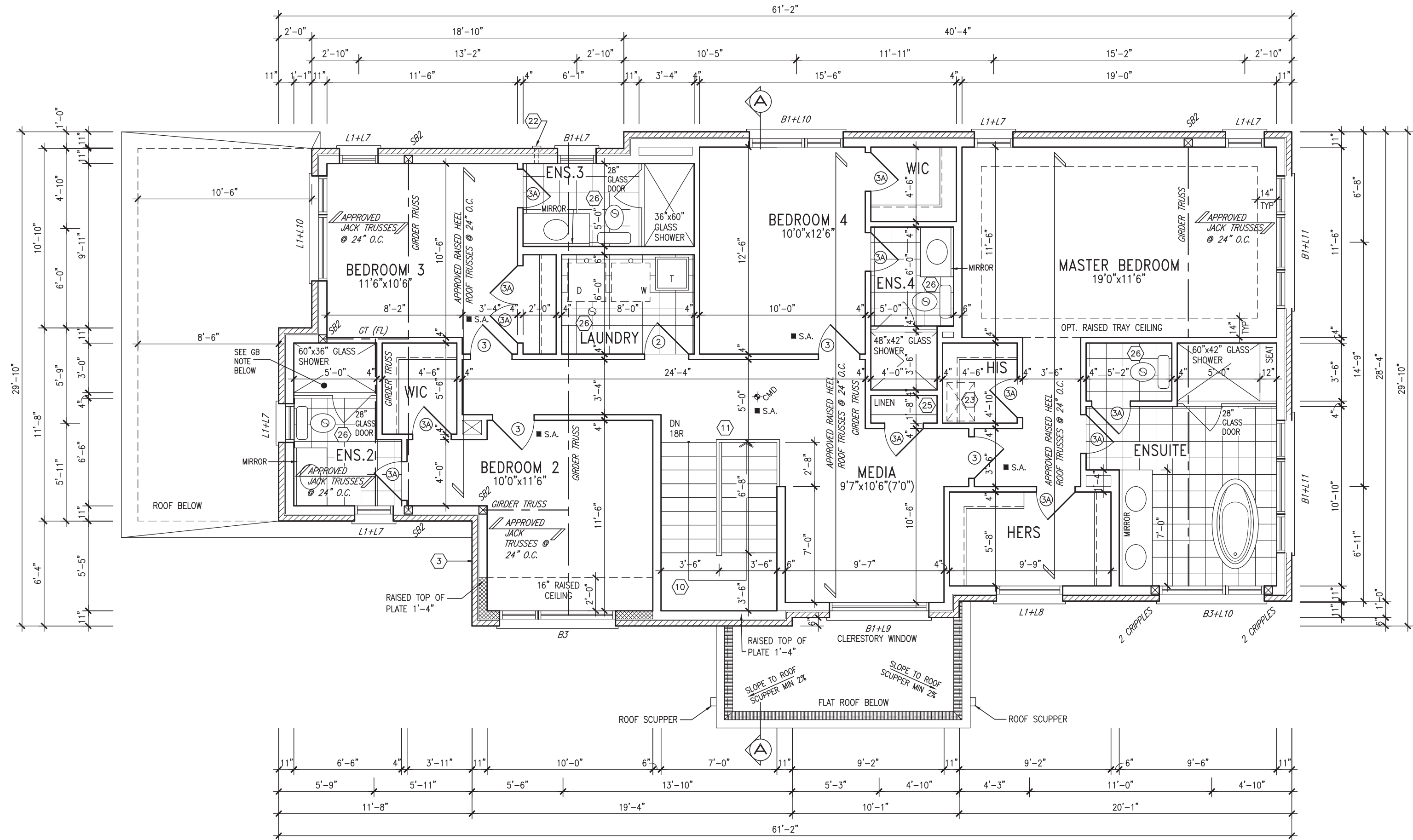
All drawings, specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.



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.

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 LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY:   
DATE: JAN 18, 2021  
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



SECOND FLOOR PLAN 'A'

**GRAB BAR 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 PER OBC, DIV. B-9.5.2.3. REFER TO FOLLOWING SECTIONS FOR THE FIXTURES LISTED. WATER CLOSET: 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c). SHOWER 3.8.3.13.(2)(g). BATHTUB 3.8.3.13.(4)(a). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED. GB-NOTE-2020.dwg

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



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 BCN
6	-	-	name
5	-	-	registration information
4	-	-	VAS Design Inc. 42658
3	REVISED AS PER ENG'S COMMENTS	JAN 15-21	RC
2	REVISED AS PER FLOOR / ROOF LAYOUTS	DEC 17-20	RC
1	ISSUED FOR CLIENT REVIEW	NOV 12-20	VAS
no.	description	date	by



BAYVIEW WELLINGTON		S42-17 RIDEAU 17	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON.
date	MAY 2020	scale	3/16" = 1'-0"
drawn by	JK	checked by	RC
file name	13045-S42-17 (LOT402A)		
drawing no.	3		
SECOND FLOOR PLAN ELEVATION 'A'			
255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 416.630.2255 f 416.630.4782 vasdesign.com			
RICHARD - H:\ARCHIVE\WORKING\2013\13045-17\13045-S42-17 (LOT402A).dwg - Fri - Jan 15, 2021 - 3:44 PM			

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



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.

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 LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

APPROVED BY: \_\_\_\_\_  
DATE: JAN 18, 2021

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



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.	
6					qualification information	
7					Ontario Jno-Baptiste	255
4					name	8
5					registration information	
4					VAS Design Inc.	426
3	REVISED AS PER ENG'S COMMENTS	JAN 15-21	RC		Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.	
2	REVISED AS PER FLOOR / ROOF LAYOUTS	DEC 17-20	RC			
1	ISSUED FOR CLIENT REVIEW	NOV 12-20	VAS			
0	description	date	by			



255 Consumers Rd Suite 120  
Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
vg3design.com

BAYVIEW WELLINGTON

project name	municipality
<b>GREEN VALLEY ESTATES</b>	<b>BRADFORD, ON</b>

date FROM

MAY 2020 FROM

---

drawn by checked by scale

JK	RC	$3/16" = 1'-0"$	1
----	----	-----------------	---

RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-17 (101402A).dwg -

**S42-17**  
RIDEAU 17

project no.  
13045

drawing no.

4

4

1

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.

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

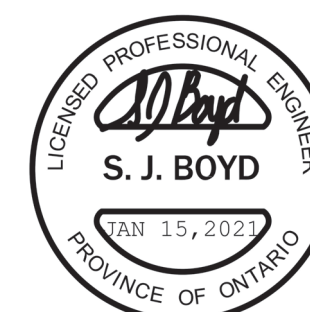
**JOHN G. WILLIAMS LTD., ARCHITECT**  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL



APPROVED BY: [Signature]  
DATE: JAN 18, 2021

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



REAR ELEVATION '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.	 255 Consumers Rd Suite 120 Toronto ON M2J 1H4 Tel: 416.630.2255 Fax: 416.630.4782 vadsdesign.com	BAYVIEW WELLINGTON		S42-17	project no. 13045
8	-	qualification information		project name GREEN VALLEY ESTATES	municipality BRADFORD, ON.	RIDEAU 17	
7	-	Wellington Jno-Baptiste 25591  name registration information VAD Design Inc. 42658		date MAY 2020	sheet REAR ELEVATION 'A'	drawing no. 5	
6	-	Contractor must verify all dimensions on the job and report any discrepancies to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are to be signed by the Designer.		drawn by checked by 3/16" = 1" = 0" 1/8" = 1/8" = 0" 1/16" = 1/16" = 0" 1/32" = 1/32" = 0" 1/64" = 1/64" = 0" 1/128" = 1/128" = 0" 1/256" = 1/256" = 0" 1/512" = 1/512" = 0" 1/1024" = 1/1024" = 0" 1/2048" = 1/2048" = 0" 1/4096" = 1/4096" = 0" 1/8192" = 1/8192" = 0" 1/16384" = 1/16384" = 0" 1/32768" = 1/32768" = 0" 1/65536" = 1/65536" = 0" 1/131072" = 1/131072" = 0" 1/262144" = 1/262144" = 0" 1/524288" = 1/524288" = 0" 1/1048576" = 1/1048576" = 0" 1/2097152" = 1/2097152" = 0" 1/4194304" = 1/4194304" = 0" 1/8388608" = 1/8388608" = 0" 1/16777216" = 1/16777216" = 0" 1/33554432" = 1/33554432" = 0" 1/67108864" = 1/67108864" = 0" 1/134217728" = 1/134217728" = 0" 1/268435456" = 1/268435456" = 0" 1/536870912" = 1/536870912" = 0" 1/1073741824" = 1/1073741824" = 0" 1/2147483648" = 1/2147483648" = 0" 1/4294967296" = 1/4294967296" = 0" 1/8589934592" = 1/8589934592" = 0" 1/17179869184" = 1/17179869184" = 0" 1/34359738368" = 1/34359738368" = 0" 1/68719476736" = 1/68719476736" = 0" 1/137438953472" = 1/137438953472" = 0" 1/274877906944" = 1/274877906944" = 0" 1/549755813888" = 1/549755813888" = 0" 1/1099511627776" = 1/1099511627776" = 0" 1/2199023255552" = 1/2199023255552" = 0" 1/4398046511104" = 1/4398046511104" = 0" 1/8796093022208" = 1/8796093022208" = 0" 1/17592186044016" = 1/17592186044016" = 0" 1/35184372088032" = 1/35184372088032" = 0" 1/70368744176064" = 1/70368744176064" = 0" 1/140737488352128" = 1/140737488352128" = 0" 1/281474976704256" = 1/281474976704256" = 0" 1/562949953408512" = 1/562949953408512" = 0" 1/1125899906816024" = 1/1125899906816024" = 0" 1/2251799813632048" = 1/2251799813632048" = 0" 1/4503599627264096" = 1/4503599627264096" = 0" 1/9007199254528192" = 1/9007199254528192" = 0" 1/18014398509056384" = 1/18014398509056384" = 0" 1/36028797018112768" = 1/36028797018112768" = 0" 1/72057594036225536" = 1/72057594036225536" = 0" 1/144115188072451072" = 1/144115188072451072" = 0" 1/288230376144902144" = 1/288230376144902144" = 0" 1/576460752289804288" = 1/576460752289804288" = 0" 1/1152921504579608576" = 1/1152921504579608576" = 0" 1/2305843009159217152" = 1/2305843009159217152" = 0" 1/4611686018318434304" = 1/4611686018318434304" = 0" 1/9223372036636868608" = 1/9223372036636868608" = 0" 1/18446744073273737216" = 1/18446744073273737216" = 0" 1/36893488146547474432" = 1/36893488146547474432" = 0" 1/73786976293094948864" = 1/73786976293094948864" = 0" 1/147573952586189897728" = 1/147573952586189897728" = 0" 1/295147905172379795456" = 1/295147905172379795456" = 0" 1/590295810344759590912" = 1/590295810344759590912" = 0" 1/1180591620689519181824" = 1/1180591620689519181824" = 0" 1/2361183241379038363648" = 1/2361183241379038363648" = 0" 1/4722366482758076727296" = 1/4722366482758076727296" = 0" 1/9444732965516153454592" = 1/9444732965516153454592" = 0" 1/18889465931032306909184" = 1/18889465931032306909184" = 0" 1/37778931862064613818368" = 1/37778931862064613818368" = 0" 1/75557863724129227636736" = 1/75557863724129227636736" = 0" 1/151115727448258455273472" = 1/151115727448258455273472" = 0" 1/302231454896516910546944" = 1/302231454896516910546944" = 0" 1/604462909793033821093888" = 1/604462909793033821093888" = 0" 1/1208925819586067642187776" = 1/1208925819586067642187776" = 0" 1/2417851639172135284375552" = 1/2417851639172135284375552" = 0" 1/4835703278344270568751104" = 1/4835703278344270568751104" = 0			
3	REVISED AS PER ENG'S COMMENTS	JAN 15-21 '03					
2	REVISED AS PER FLOOR / ROOF LAYOUTS	DEC 17-20 '03					
1	ISSUED FOR CLIENT REVIEW	NOV 12-20 '03					
0	description	date	bv				

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.

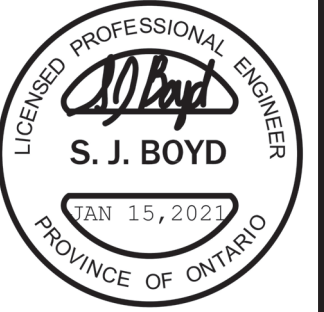


This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

APPROVED BY: 

DATE: JAN 18, 2021

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

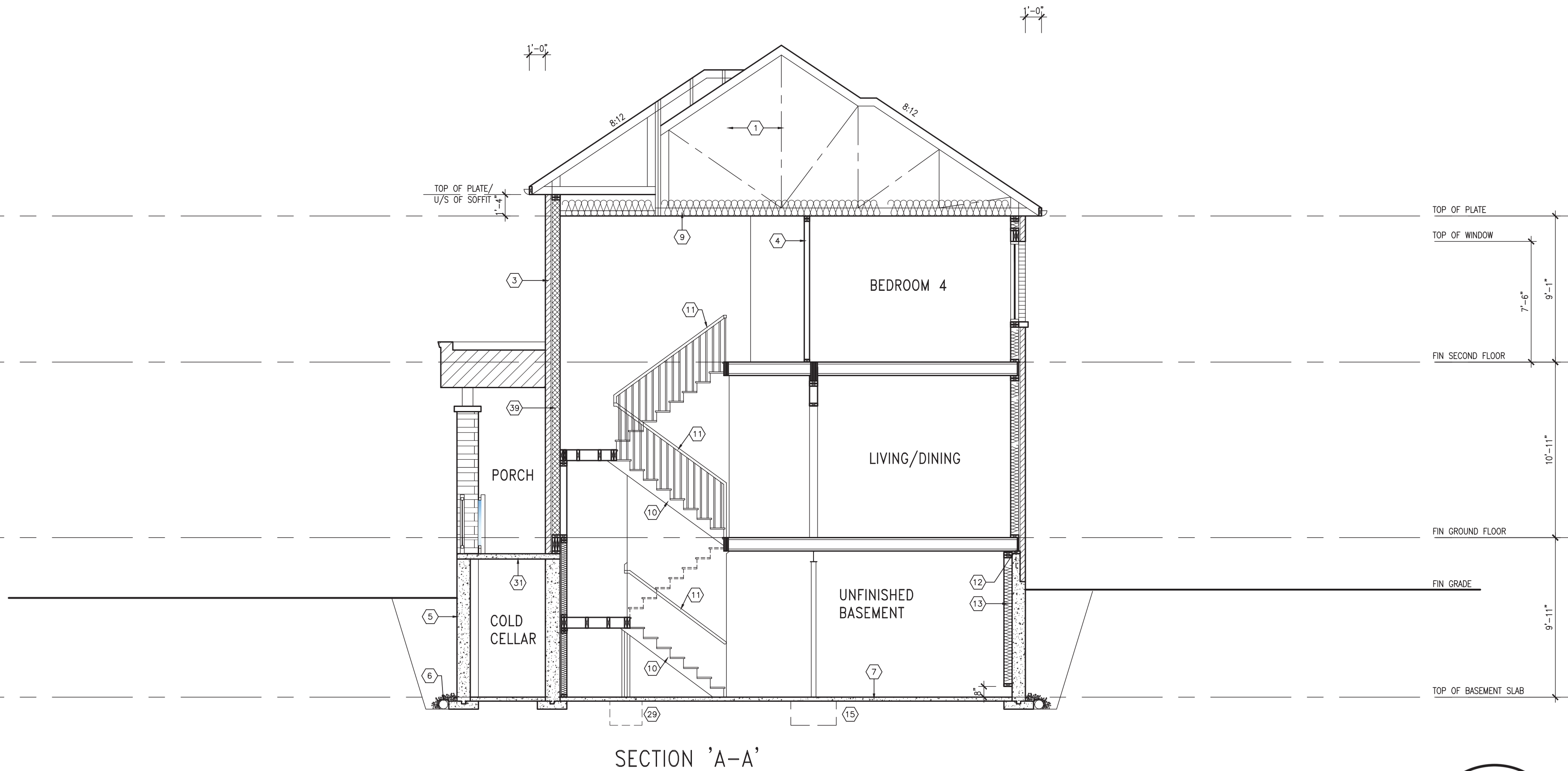


9	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.					
6	qualification information	project name		municipality	project no.	
6	Wellington Jno-Baptiste  25591	GREEN VALLEY ESTATES		BRADFORD, ON.	13045	
4	name JAS Design Inc. registration information VAS Design Inc. 42658	date MAY 2020		LEFT & RIGHT ELEVATION 'A'		drawing no. 6
3	REVISED AS PER ENG'S COMMENTS	JAN 15-21 RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. The Designer will not be held responsible for the design and the property of the Designer which must be returned at the completion of the work.			
2	REVISED AS PER FLOOR / ROOF LAYOUTS	DEC 17-20 RC				
1	REVISED FOR CLIENT REVIEW	NOV 12-20 RC				
0	description	date by				

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.

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.

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



SECTION 'A-A'



9	-	-	The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	-	-	qualification information
7	-	-	Wellington Jno-Baptiste 25591 BCN
6	-	-	registration information
5	-	-	VA3 Design Inc. 42658
4	-	-	name
3	REVISED AS PER ENG'S COMMENTS	JAN 15-21	RC
2	REVISED AS PER FLOOR / ROOF LAYOUTS	DEC 17-20	RC
1	ISSUED FOR CLIENT REVIEW	NOV 12-20	VA3
no.	description	date	by



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

BAYVIEW WELLINGTON

GREEN VALLEY ESTATES BRADFORD, ON.

S42-17  
RIDEAU 17

project name municipality

date MAY 2020

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

file name 13045-S42-17 (LOT402A)

RICHAED - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-17 (S4402A).dwg - Plt - Jan 15, 2021 - 3:44 PM

SECTION 'A-A'

drawing no. 7

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.



CONSTRUCTION NOTES (Unless otherwise noted)

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

1. ROOF CONSTRUCTION

N0.210 (10.25kg/m<sup>2</sup>) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. (EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RVL & 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 REQUIRED MINIMUM 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. MASONRY VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A) 90mm (4") MASONRY, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. MASONRY TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3A. RESERVED

3B. MASONRY VENEER CONSTRUCTION (2"x4")- GARAGE WALLS 90mm (4") MASONRY, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm 9'-10") WITH APPR. DIAGONAL WALL BRACING. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. MASONRY 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"x4") TOP PLATE, 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.

5. FOUNDATION WALL/FOOTINGS: (9.15.3, 9.15.4, 9.13.2, 9.14.2.1(2)) 250mm (10") POURED CONC. FDTN. WALL 20MPa (2900psi) 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 FIN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYED CONC. FTG. BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150kPa (20.7 psi) OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED.

STOREYS SUPPORTED 1 W/ MASONRY VENEER 1 W/ SIDING ONLY  
1 16" WIDE x 6" DEEP 16" 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 560x155 (22"x6")

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

7. BASEMENT SLAB OBC 9.3.1.6 (1)(b), 9.16.4.5 (1), 9.25.3.3 (15)  
80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 20MPa (3000psi) CONC. WITH DAMPPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12. ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED.

8. EXPOSED FLOOR TO EXTERIOR (SB-12-TABLE 3.1.1.2.A)  
PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

9. ATTIC INSULATION (SB-12-TABLE 3.1.1.2.A) (SB-12-3.1.1.8)  
RSI 10.56 (R60) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL. RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL.

10. ALL STAIRS/EXTERIOR STAIRS -OBC. 9.8.-  
UNIFORM RISE - 51mm (1 7/8") MAX BETWEEN ADJACENT TREADS OR LANDINGS  
-10mm (1/2") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT

MAX. RISE = 210 (8'-1 3/4")  
MIN. RUN = 235 (9'-1 3/4")  
MIN. TREAD = 25 (1")  
MAX. NOSING = 1950 (6'-5")  
MIN. HEADROOM = 900 (2'-11")  
RAIL @ LANDING = 865 (2'-10") to 965 (3'-2")  
RAIL @ STAIR = 865 (2'-10") to 965 (3'-2")  
MIN. STAIR WIDTH = 860 (2'-10")  
FOR CURVED STAIRS  
MIN. RUN = 150 (6")  
MIN. AVG. RUN = 200 (8")

11. HANDRAILS -OBC. 9.8.7.-  
FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAILS AND SURFACE BEHIND IT TO BE (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 (7'1"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (7'1").

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

13. BASEMENT INSULATION (SB-12-3.1.1.7), 9.25.2.3, 9.13.2.6)  
FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE FLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. RSI3.52(2) (R20Q) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER. RECOMMEND DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FUTURE 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.

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

15. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)  
89mm(3-1/2") DIA x 3.0mm(0.118) SINGLE WALL TUBE TYPE 2 ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kN (16,000lbs.) AT A MAX. EXTENSION OF 2318mm (7'-7 1/2") CONFORMING TO CAN/COSB-7.2-94. AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 870x870x10 (34"x34"x16") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MINIMUM AND AS PER SOILS REPORT.

15A. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)  
89mm(3-1/2") DIA x 4.78mm(188) FIXED STL. COL. WITH 150x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE ON 1070x1070x460 (42"x42"x18") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MIN. AND AS PER SOILS REPORT.

15B. STEEL COLUMN  
90mm(3-1/2") DIA x 4.78mm(188) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD COL. TO BASE PLATE.

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

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

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

19. GARAGE CEILINGS/INTERIOR WALLS  
13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.16. 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 OBC 9.10.13.15.

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

22. DRYER EXHAUST (OBC-6.2.3.8(7) & 6.2.4.1.1)  
CAPPED DRYER EXHAUST VENTED TO EXTERIOR.  
(USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)

23. INSULATED ATTIC ACCESS (OBC-9.19.2.1 & SB12-3.1.1.8)  
ATTIC ACCESS WITH MINIMUM DIMENSION OF 545x610mm (21 1/2"x24") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL. BACKING.

24. FIREPLACE CHIMNEYS (OBC 9.21.1)  
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.

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

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

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

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

28. RESERVED

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

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

31. SLAB ON GRADE  
MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL, REINFORCED WITH 6x6-W2.9W2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE. REFER TO OBC SB-12, TABLE 3.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION UNDER FLOOR.

32. DIRECT VENTING GAS FURNACE/ H.W.T. VENT  
DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A NATURAL 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. ALL AIR INTAKES SHALL BE LOCATED SO THAT THEY ARE SEPARATED FROM KITCHEN EXHAUST BY 3.0m IN COMPLIANCE WITH O.B.C. DIV.-B TABLE 6.2.3.12.

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

34. SUBFLOOR JOIST STRAPPING AND BRIDGING  
16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (+ SEE OBC 9.30.6. +) 6mm (1/4") PANEL TYPE UNDERLAY (PER RESILIENT & PARQUET FLOORING. (+ SEE OBC 9.30.2.1)  
FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-1 OR A-2 STRAPPING SHALL BE 19x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (+ SEE OBC 9.23.9.4. +)

35. EXPOSED BEARING FACE (OBC. 9.10.15. & SB-2-2.3.5.(2))  
EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 min. WHERE LIMITING DISTANCE (LD) IS LESS THAN 1.2M (3'-11"). WHERE THE LD IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES. OFFENDING GARAGE WALLS INCLUDED.

36. COLD CELLAR PORCH SLAB (OBC 9.39.3)  
FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (5") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB. MIN. 30mm (1 1/4") COVER, 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C. ANCHORED IN PERIMETER FDTN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDTN. WALLS. PROVIDE (L7) LINTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.

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

38. CONVENTIONAL ROOF FRAMING (2.0Kpa. SNOW LOAD)  
38x140 (2"x6") RAFTERS @ 400mm (16.0") 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 (6'-0") O.C. VERTICALLY.

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

40. TYPICAL 1 HOUR RATED PARTYWALL.  
REFER TO DETAILS FOR FLOOR AND SPECIFICATIONS.

41. FOUNDATION WALL (W.O.B./W.O.B.)  
- WHERE GRADE TO T/O BASEMENT SLAB EXCEEDS 1200mm (3'-11") A 250mm (10") WIDE FOUNDATION WALL IS REQUIRED.

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

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.

WOOD LINTELS AND BUILT-UP WOOD BEAMS	
L1 ----	2/38 x 184 (2/2" x 8") SPR.#2
B1 ----	3/38 x 184 (3/2" x 8") SPR.#2
B2 ----	4/38 x 184 (4/2" x 8") SPR.#2
B7 ----	5/38 x 184 (5/2" x 8") SPR.#2
L3 ----	2/38 x 235 (2/2" x 10") SPR.#2
B3 ----	3/38 x 235 (3/2" x 10") SPR.#2
B4 ----	4/38 x 235 (4/2" x 10") SPR.#2
L5 ----	2/38 x 286 (2/2" x 12") SPR.#2
B5 ----	3/38 x 286 (3/2" x 12") SPR.#2
B6 ----	4/38 x 286 (4/2" x 12") SPR.#2

LOOSE STEEL LINTELS	
L7 --	89 x 89 x 6.4L (3-1/2" x 3-1/2" x 1/4"L)
L8 --	89 x 89 x 7.9L (3-1/2" x 3-1/2" x 5/16"L)
L9 --	102 x 89 x 7.9L (4" x 3-1/2" x 5/16"L)
L10--	127 x 89 x 7.9L (5" x 3-1/2" x 5/16"L)
L11--	152 x 89 x 10.0L (6" x 3-1/2" x 3/8"L)
L12--	152 x 102 x 11.0L (6"x 4" x 7/16"L)
L13--	178 x 102 x 13.0L (7"x 4" x 1/2"L)

LAMINATED VENEER LUMBER (LVL) BEAMS	
LVL1A----	1-1 3/4"x7 1/4" (1-45x184)
LVL1 ----	2-1 3/4"x7 1/4" (2-45x184)
LVL2 ----	3-1 3/4"x7 1/4" (3-45x184)
LVL3 ----	4-1 3/4"x7 1/4" (4-45x184)
LVL4A----	1-1 3/4"x9 1/2" (1-45x240)
LVL4 ----	2-1 3/4"x9 1/2" (2-45x240)
LVL5 ----	3-1 3/4"x9 1/2" (3-45x240)
LVL5A----	4-1 3/4"x9 1/2" (4-45x240)

LVL6A----	1-1 3/4"x11 7/8" (1-45x300)
LVL6 ----	2-1 3/4"x11 7/8" (2-45x300)
LVL7 ----	3-1 3/4"x11 7/8" (3-45x300)
LVL8 ----	4-1 3/4"x11 7/8" (4-45x300)

DOOR SCHEDULE	
1.	EXTERIOR DOOR 815 x 2030 x 45 (2'-8" x 6'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4)
1A	EXTERIOR DOOR 865 x 2030 x 45 (2'-10" x 6'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4)
1B	EXTERIOR DOOR 915 x 2030 x 45 (3'-0" x 6'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4)
1C	EXTERIOR DOOR 915 x 2440 x 45 (3'-0" x 8'-0" x 1-3/4") INSULATED MIN. RSI 0.7 (R4)
1D	EXTERIOR DOOR 815 x 2440 x 45 (2'-8" x 8'-0" x 1-3/4") INSULATED MIN. RSI 0.7 (R4)

2.	INTERIOR DOOR 815 x 2030 x 35 (2'-8" x 6'-8" x 1-3/8")
2A	EXTERIOR DOOR 815 x 2030 x 45 (2'-8" x 6'-8" x 1-3/4") 20 MIN. RATED DOOR AND FRAME, WITH APPROVED SELF CLOSING DEVICE. INSULATED MIN. RSI 0.7 (R4)

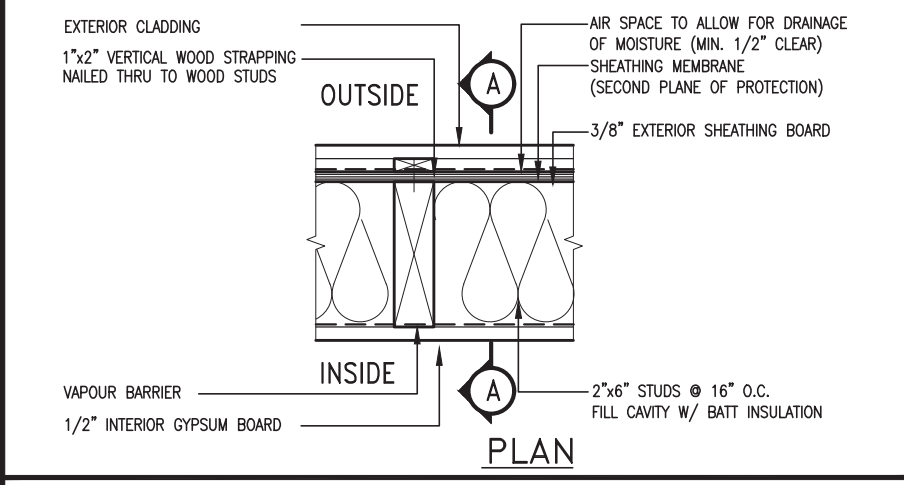
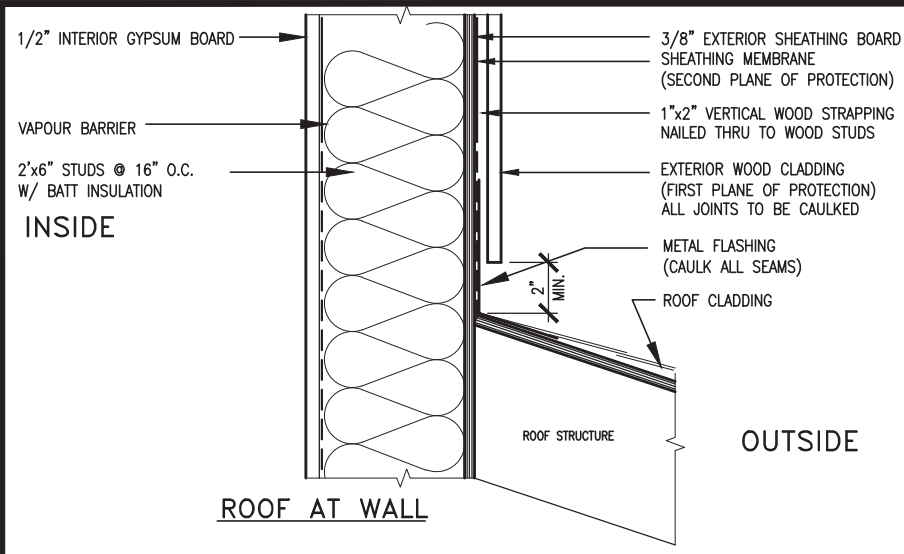
2B	EXTERIOR DOOR 815 x 2030 x 45 (2'-8" x 6'-8" x 1-3/4") WEATHERSTRIPPING INSTALLED
3.	INTERIOR DOOR 760 x 2030 x 35 (2'-6" x 6'-8" x 1-3/8")
3A	INTERIOR DOOR 710 x 2030 x 35 (2'-4" x 6'-8" x 1-3/8")

4.	INTERIOR DOOR 610 x 2030 x 35 (2'-0" x 6'-8" x 1-3/8")
4A	INTERIOR DOOR 660 x 2030 x 35 (2'-2" x 6'-8" x 1-3/8")
5.	INTERIOR DOOR 460 x 2030 x 35 (1'-6" x 6'-8" x 1-3/8")

LEGEND

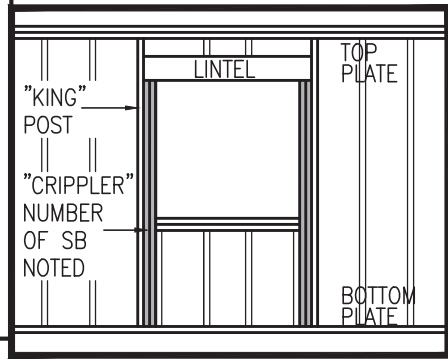
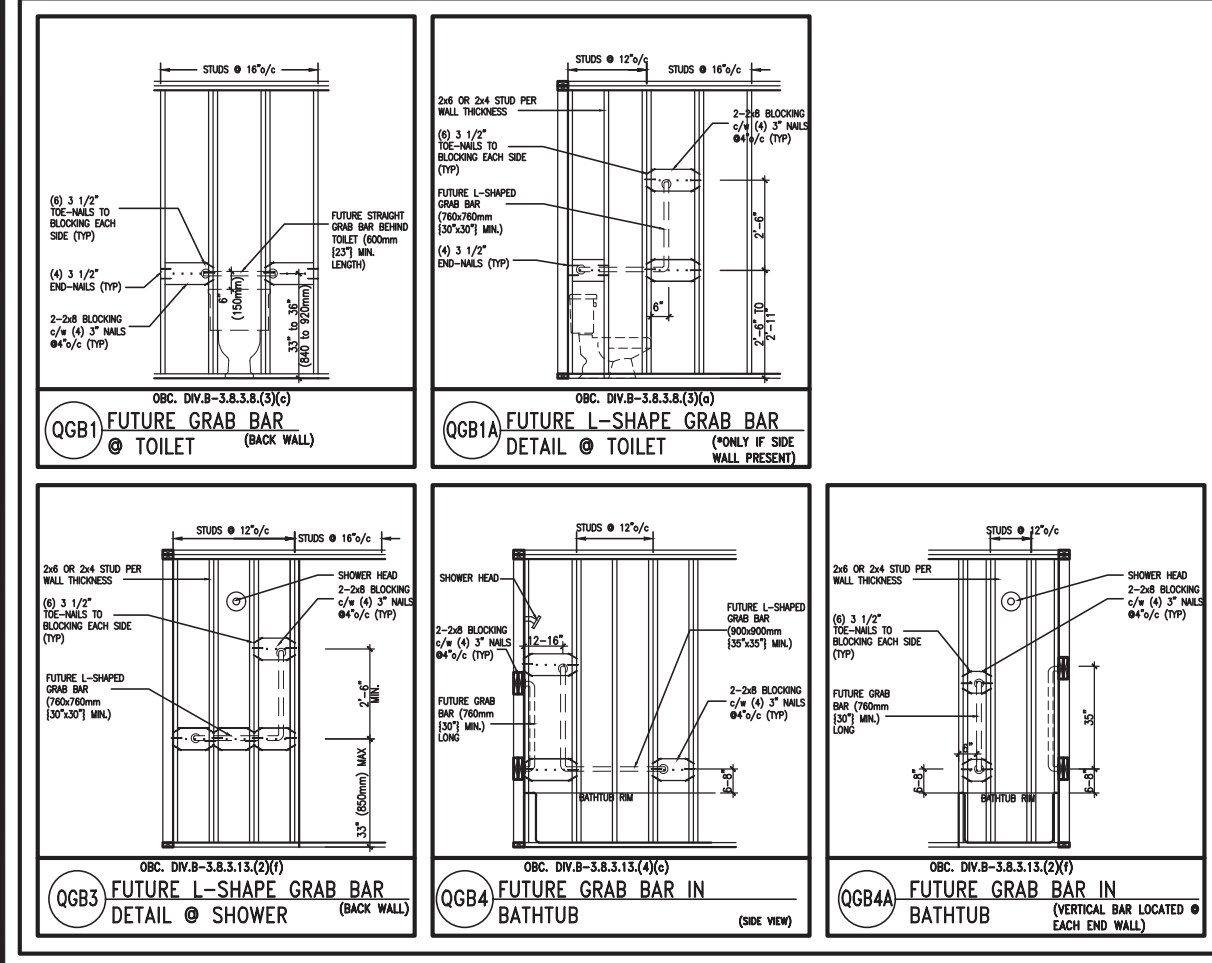
	CLASS 'B' VENT		LIGHT FIXTURE (CEILING MOUNTED)	DJ	DOUBLE JOIST
	EXHAUST VENT		LIGHT FIXTURE (PULL CHAIN)	TJ	TRIPLE JOIST
	DUPLEX OUTLET (12" HIGH)		LIGHT FIXTURE (WALL MOUNTED)	LVL	LAMINATED VENEER LUMBER
	DUPLEX OUTLET (HEIGHT AS NOTED A.F.F.)		SWITCH		POINT LOAD FROM ABOVE
	WEATHERPROOF DUPLEX OUTLET		FLOOR DRAIN	P.T.	PRESSURE TREATED LUMBER
	HEAVY DUTY OUTLET (220 volt)		HOSE BIB	G.T.	GIRDER TRUSS BY ROOF TRUSS MANUF.
	POT LIGHT		SOLID WOOD BEARING (SPRUCE No. 2).		FLAT ARCH
	SOLID WOOD BEARING TO MATCH FROM ABOVE		SOLID WOOD BEARING TO MATCH FROM ABOVE		CURVED ARCH
	SOLID WOOD BEARING TO MATCH FROM ABOVE		MEDICINE CABINET		CONC. BLOCK WALL
	SOLID WOOD BEARING TO MATCH FROM ABOVE		DOUBLE VOLUME WALL		DOUBLE VOLUME WALL





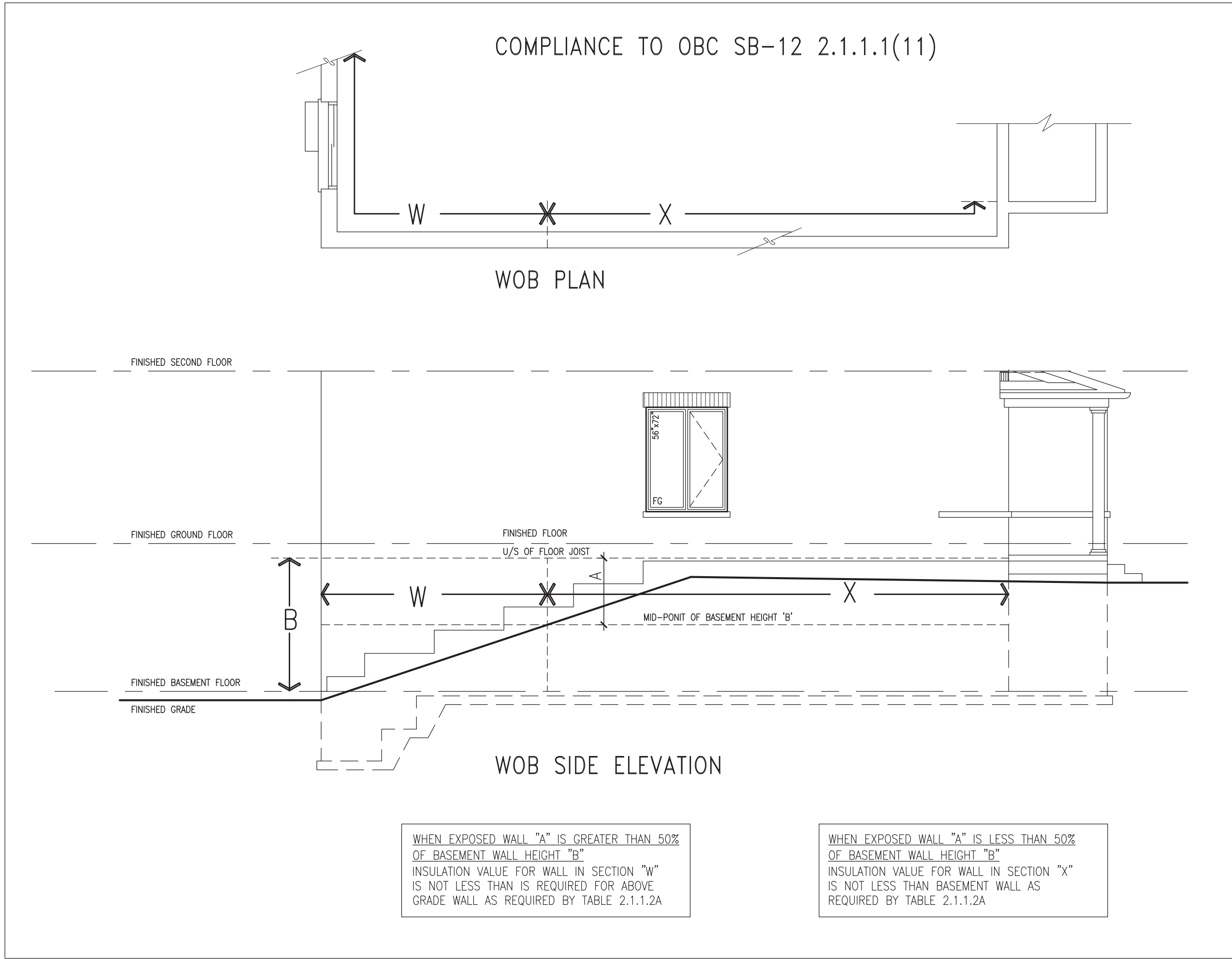
EXTERIOR WOOD CLADDING WALL ASSEMBLY

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



"CRIPPLE" DETAIL

<p><b>** MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW:</b></p> <p>2"x6" @ 16" O.C. - 12'-6"</p> <p>2"x6" @ 12" O.C. - 13'-10"</p> <p>2-2"x6" @ 16" O.C. - 15'-0"</p> <p>2-2"x6" @ 12" O.C. - 17'-4"</p> <p><b>MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:</b></p> <p>2"x8" @ 16" O.C. - 16'-0"</p> <p>2"x8" @ 12" O.C. - 17'-9"</p> <p>2-2"x8" @ 16" O.C. - 20'-4"</p> <p>2-2"x8" @ 12" O.C. - 22'-4"</p> <p><b>NOTES:</b></p> <ol style="list-style-type: none"> <li>FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa</li> <li>SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.</li> <li>PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")</li> <li>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.</li> <li>WALL FRAMING SHALL CONFORM TO OBC 9.2.3.10.1.(2)</li> <li>FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa</li> <li>STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF</li> <li>STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.</li> </ol> <p><b>** STUD INFORMATION TAKEN FROM OBC TABLE A-30</b></p>	<p><b>MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:</b></p> <p>2"x4" @ 16" O.C. - 9'-10"</p> <p>2-2"x4" @ 12" O.C. - 10'-9"</p> <p>3-2"x4" @ 16" O.C. - 11'-2"</p> <p>3-2"x4" @ 12" O.C. - 12'-4"</p> <p><b>NOTES:</b></p> <ol style="list-style-type: none"> <li>FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa.</li> <li>SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR.</li> <li>PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")</li> <li>PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE.</li> <li>FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.</li> <li>STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF</li> <li>STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.</li> </ol>
---	---



9	-	-	The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
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 15-21	RC
2	REVISED AS PER FLOOR / ROOF LAYOUTS	DEC 17-20	RC
1	ISSUED FOR CLIENT REVIEW	NOV 12-20	VAS
no.	description	date	by

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

**BAYVIEW WELLINGTON**

project name GREEN VALLEY ESTATES municipality BRADFORD, ON.

date MAY 2020  
drawn by RC  
checked by RC  
scale 3/16" = 1'-0"

**S42-17**  
RIDEAU 17  
project no. 13045  
drawing no. 13045

**DETAIL**  
file name 13045-S42-17 (LOT402A)  
RC  
13045-S42-17 (LOT402A).dwg - F1 - Jan 15, 2021 - 3:44 PM

**CN2**







Diagram illustrating the construction of a corner foundation. The diagram shows a cross-section of a corner where a brick wall meets a concrete foundation. The foundation is labeled "10" FOUNDATION WALL W/ 4" LEDGE/CHECK FOR BRICK". The brickwork is labeled "BRICK BONDED TO CONCRETE FILL SPACE BETWEEN BRICK & CONCRETE WALL WITH TYPE 'S' MORTAR". The diagram also shows a "10" FOUNDATION" and a "4" LEDGE/CHECK FOR BRICK".

(10" FOUNDATION WALL)

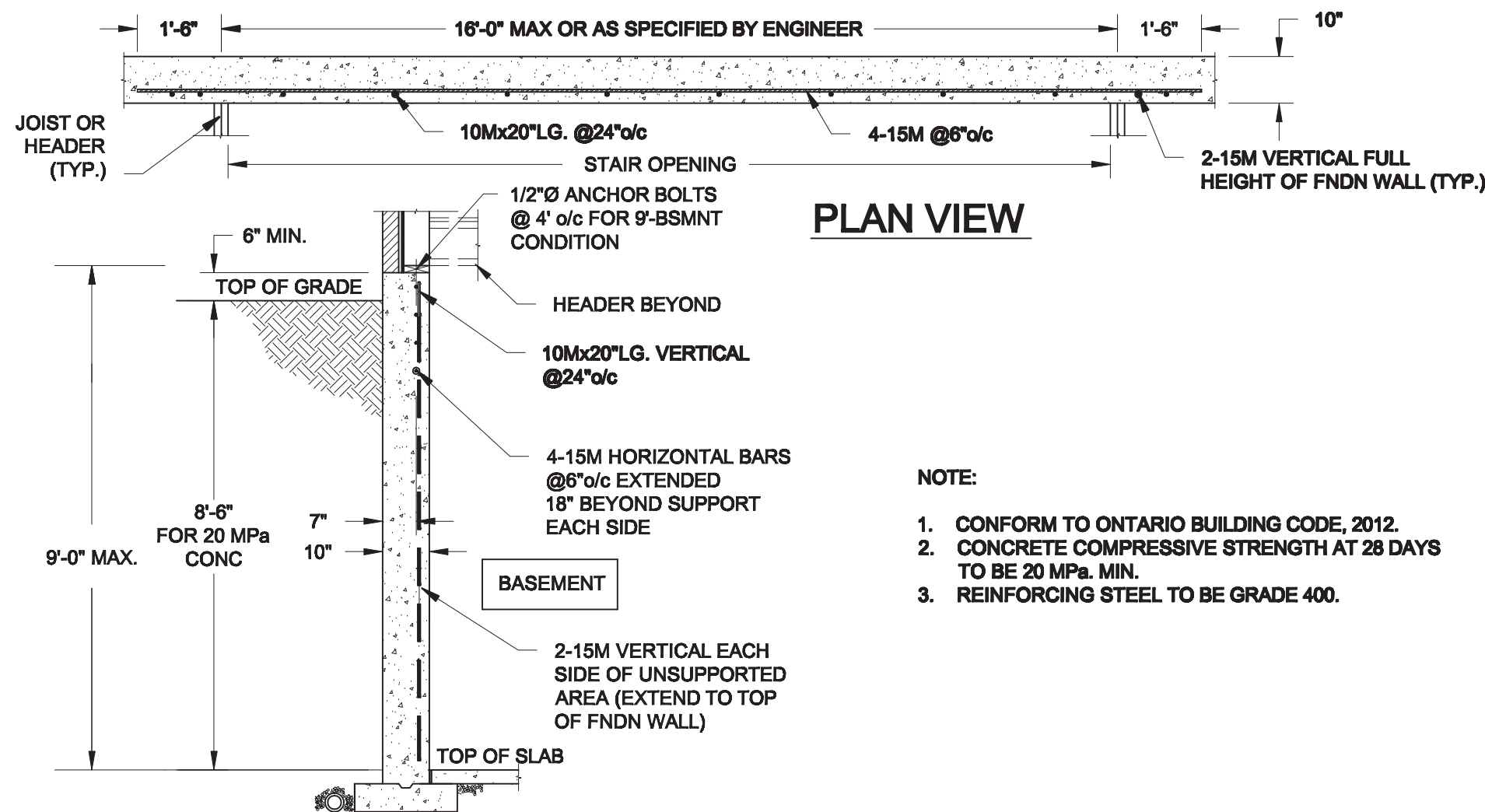
WALK-OUT DECK WALL  
INTERSECTION-ELEVATION MAX  
4'-7" BACKFILL

(10" FOUNDATION WALL)

EW3.06x  
PKG A1

(EW3.07x  
PKG A1

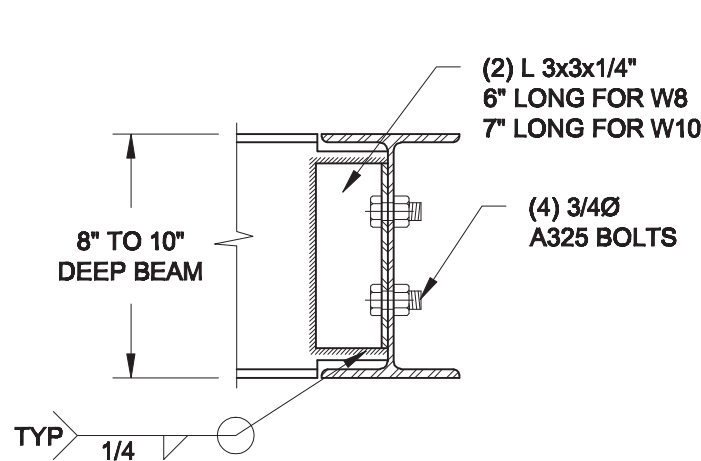
All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.



**PLAN VIEW**

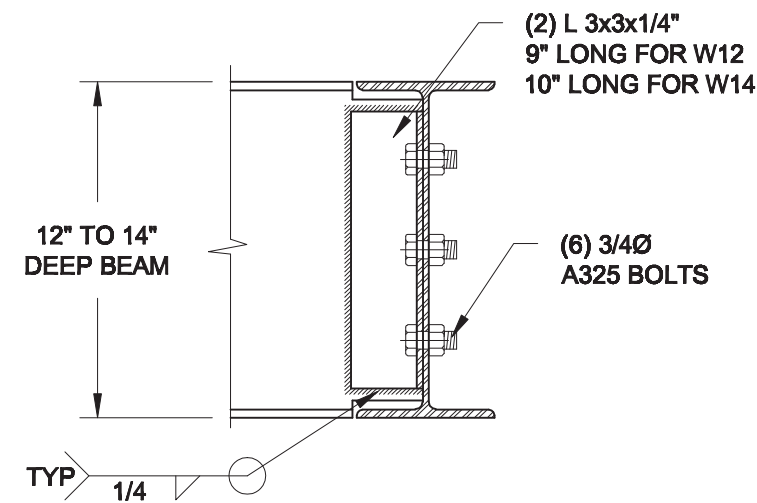
- NOTE:
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
  2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 20 MPa. MIN.
  3. REINFORCING STEEL TO BE GRADE 400.

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

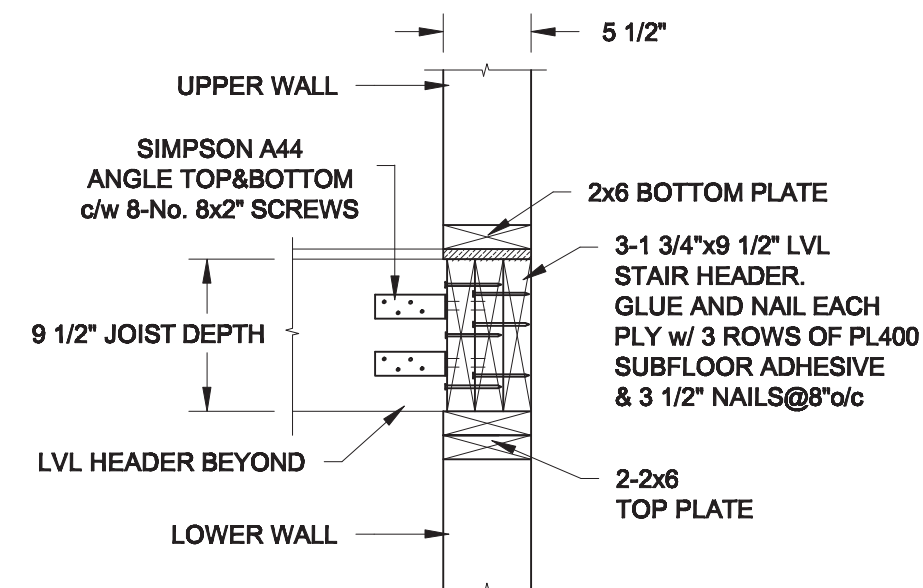


NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.

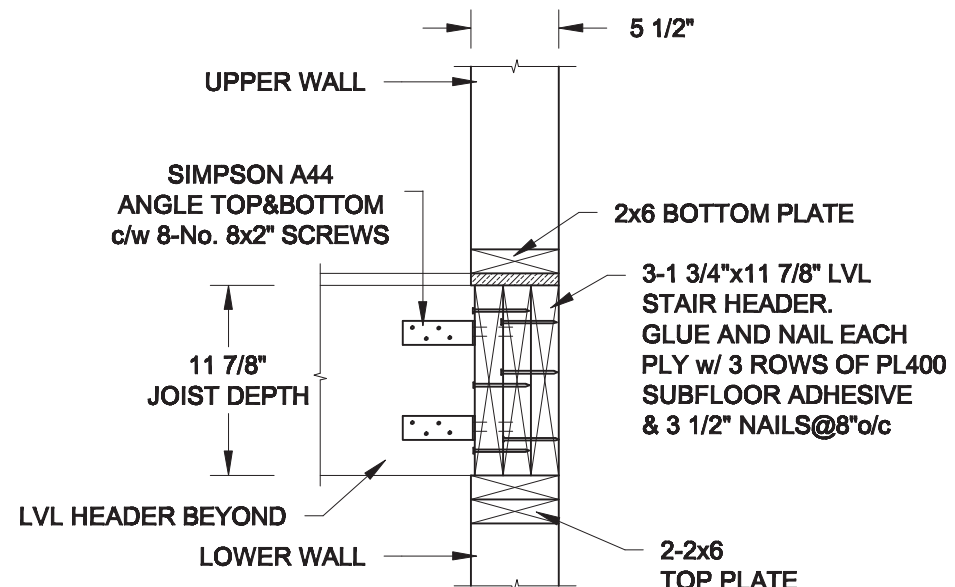
**2**  
**S1** **STEEL BEAM CONNECTION DETAIL**  
SCALE: 1-1/2" = 1'-0"



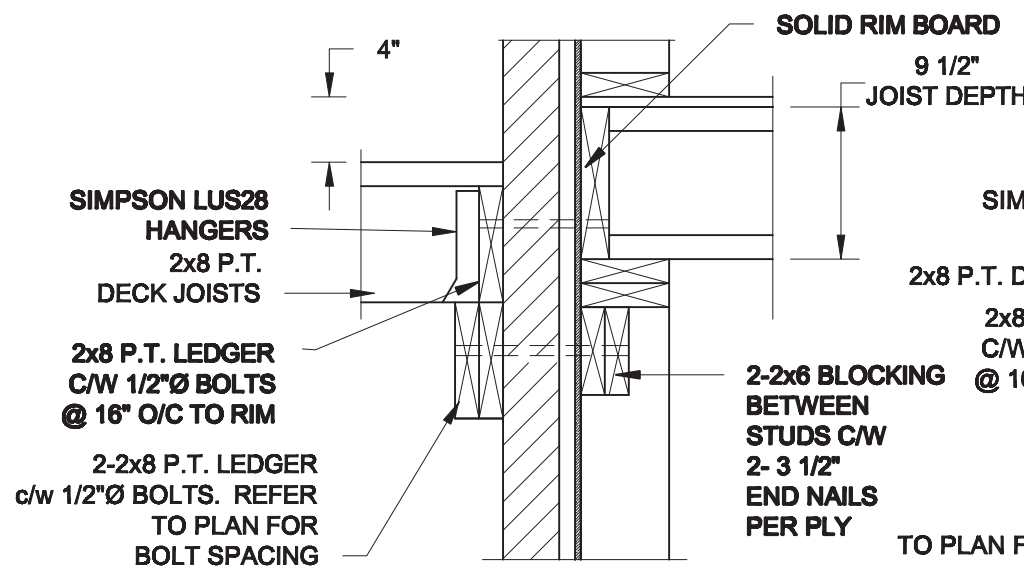
NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W360x72) BEAM MAX.



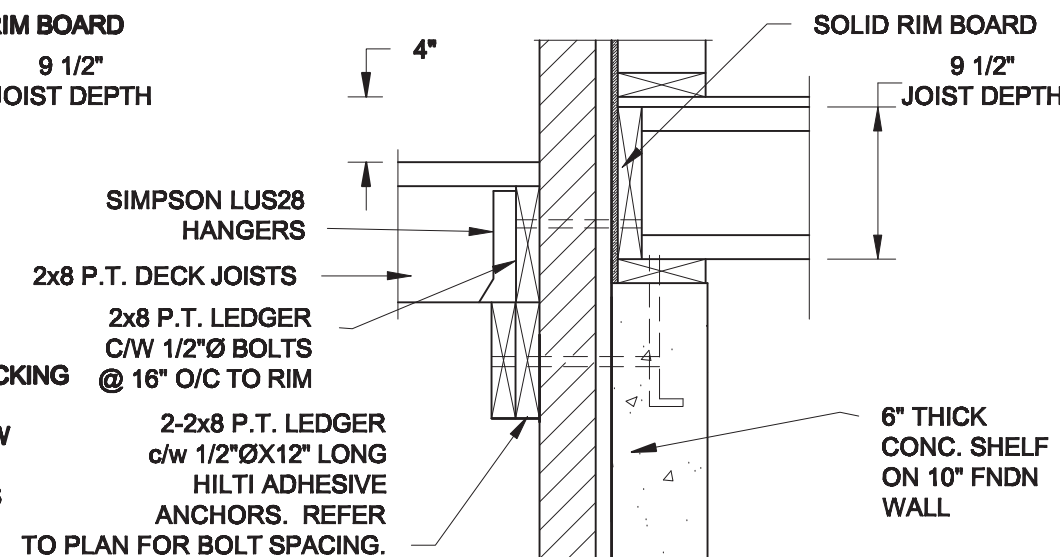
**2A**  
**S2** **STAIR HEADER**  
SCALE: 1" = 1'-0"



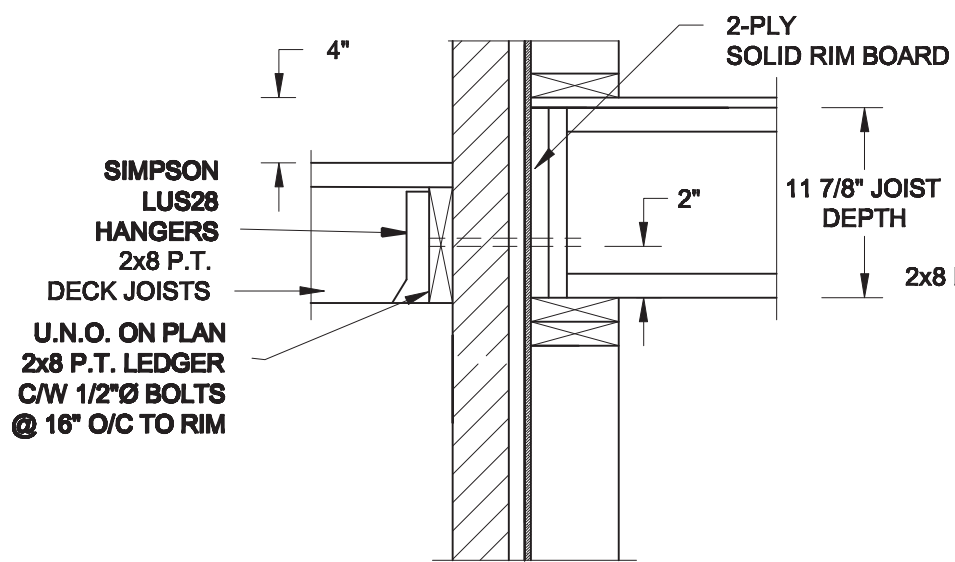
**2B**  
**S2** **STAIR HEADER**  
SCALE: 1" = 1'-0"



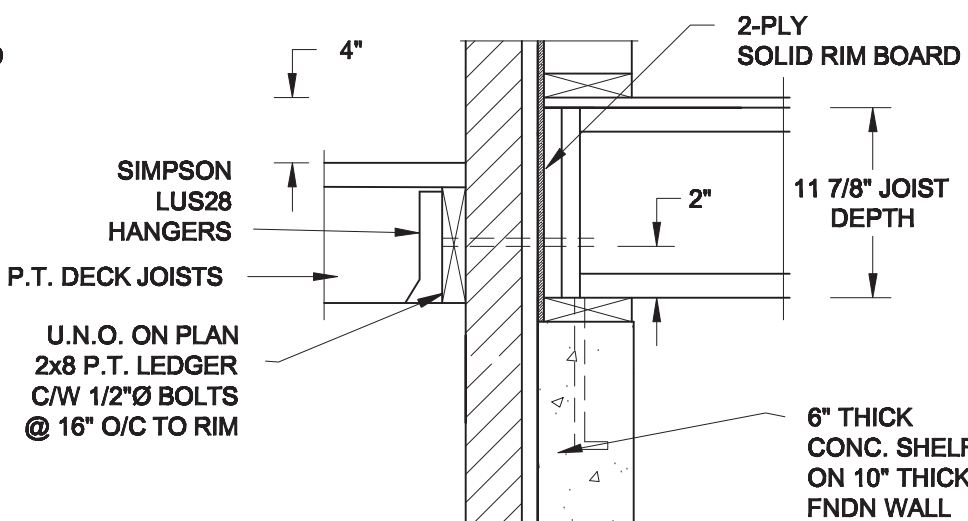
**1A**  
**S2** **DECK FASTENING DETAIL**  
SCALE: 1" = 1'-0"



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



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

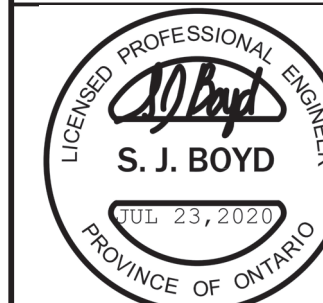


**1D**  
**S2** **DECK FASTENING DETAIL**  
SCALE: 1" = 1'-0"

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

No.	DESCRIPTION	DATE

**REVISIONS**



**QUAILE ENGINEERING LTD.**



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

PROJECT TITLE

**BAYVIEW WELLINGTON - GREEN VALLEY PROJECT**

**DETACHED HOMES**

**BRADFORD, ONTARIO**

DRAWN BY **SC** PROJECT No. **20-106** SCALE **AS NOTED**

CHECKED **SB** APPROVED **SJB** DATE **JULY 2020**

SHEET TITLE **STRUCTURAL DETAILS AND NOTES** DRAWING No. **Q1**