

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: AUG 04, 2020

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



10" FOUNDATION WALL ON  
22"x6" THICK CONC. FTG UNDER  
ALL 2"x6" KNEEWALL AS REQ'D  
BY GRADING - SEE DETAILS  
MAX BACKFILL HEIGHT: 4'-7"  
FOR 10" FNDN. WALL W/  
KNEEWALL ON TOP

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

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	2556
6	-	-	-	name registration information	BC
5	-	-	-	VAS Design Inc.	4265
4	3 REVISED AS PER ENG'S COMMENTS	JUL 31/20	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.	
3	2 REVISED AS PER FLOOR / ROOF LAYOUTS	JUL 08/20	RC		
2	1 ISSUED FOR CLINET REVIEW	20-05-25	JK		
1	no. description		date by		



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

**S42-18**  
RIDEAU 18

project name	municipality	project no.
GREEN VALLEY ESTATES	BRADFORD, ON.	13045

DATE MAY 2020 BASEMENT PLAN ELEVATION 'A' drawing no. 1  
drawn by RC checked by 3/16" = 1'-0" scale file name 13045-S42-18 (LOT402B)  
RICHARD - D:\work\13045.bw\13045-S42-18 (lot402B).dwg - Fri - Jul 31 2020 - 12:40 PM



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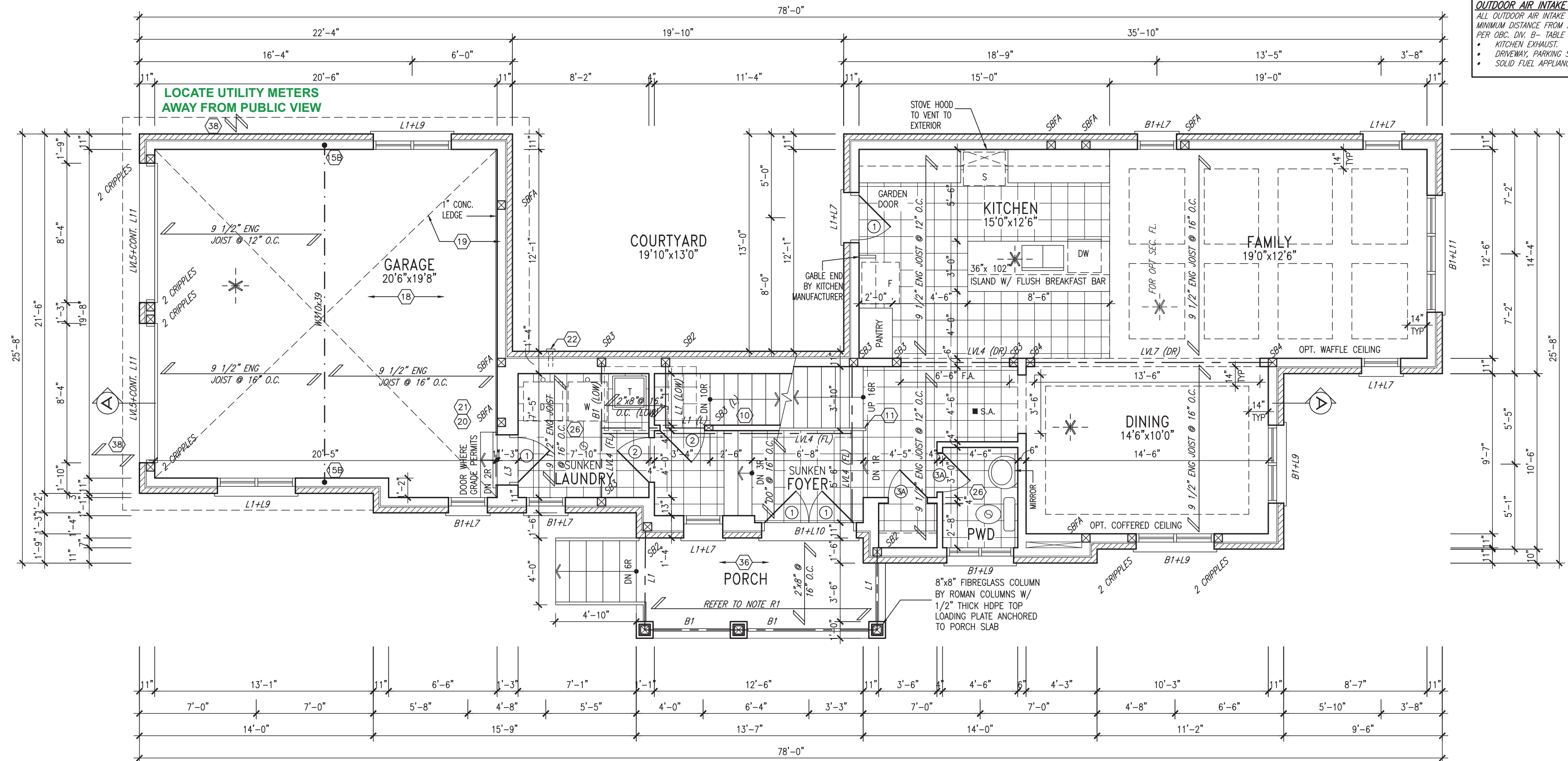
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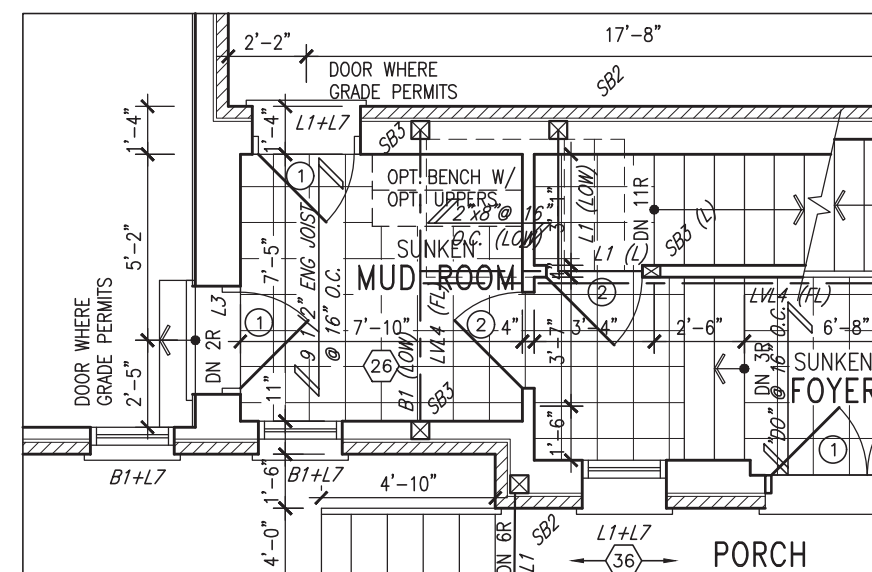
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<u>OUTDOOR AIR INTAKE SEPARATION</u>	
ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER OBC, DIV. B- TABLE 6.2.3.12.	
• KITCHEN EXHAUST.	3.0m
• DRIVEWAY, PARKING SPACE, ROAD.	1.5m
• SOLID FUEL APPLIANCE EXHAUST	3.0m



GROUND FLOOR PLAN 'A'



PART. OPT. GROUND FLOOR  
PLAN W/ MUD ROOM W/  
LAUNDRY ON SECOND FLOOR

AREA CALCULATIONS	
	ELEV. A
GROUND FLOOR AREA	1020.2 SF
SECOND FLOOR AREA	1497.8 SF
SUBTOTAL	2518.0 SF
DEDUCT ALL OPENINGS	0 SF
<b>TOTAL NET AREA</b>	<b>2518 SF</b>
	233.9 m <sup>2</sup>
COVERAGE W/O PORCH	1501.2 SF
	139.5 m <sup>2</sup>
COVERAGE W/PORCH	1588.6 SF
	147.6 m <sup>2</sup>

**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

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

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

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

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						Wellington Jno-Baptiste
4						name
5						registration information
3	REVISED AS PER ENG'S COMMENTS	JUL 31/20	RC			VAS Design Inc.
2	REVISED AS PER FLOOR / ROOF LAYOUTS	JUL 08-20	RC			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 job. Drawings are not to be scaled.
1	ISSUED FOR CLINET REVIEW	20-05-25	JK			
0	description	date				

VA3  
DESIGN

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

BAYVIEW WEILLINGTON

project name	municipality
GREEN VALLEY ESTATES	BRADFORD, ON.

date MAY 2020  
drawn by -- checked by bc scale 3/16" = 1'-0" file name 13045-S42-18 (LOT402B)  
RICHARD - D:\work\13045-RC\13045-S42-18 (lot402B).dwa - Fri - Jul 31 2020 - 12:32 PM

**42-18**  
IDEAU 18

ect no.  
045

1

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**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)(e). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED. GB-NOTE-2020.dwg

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.	 <b>VA3 DESIGN</b>	<b>BAYVIEW WEILLINGTON</b>	<b>S42-18</b> RIDEAU 18	project no. <b>13045</b>				
8	-	-	-	qualification information					project name <b>GREEN VALLEY ESTATES</b>	municipality <b>BRADFORD, ON.</b>	project no. <b>13045</b>	
7	-	-	-	Wallington Ino-Baptiste					name <b>VA3 Design Inc.</b>	date <b>MAY 2020</b>	title <b>SECOND FLOOR PLAN ELEVATION 'A'</b>	drawing no. <b>3</b>
6	-	-	-	25591					registration information <b>VA3 Design Inc.</b>	drawn by <b>RC</b>	checked by <b>RC</b>	scale <b>3/16" = 1'-0"</b>
5	-	-	-	BCN					255 Consumers Rd Suite 120 Toronto, ON M2J 1H4 t 416.630.2255 f 416.630.4782 va3design.com	date <b>MAY 2020</b>	title <b>S42-18 (LOT402)</b>	date <b>Jul 31 2020 - 12:32 PM</b>
4	-	-	-	-	Contractor must verify all dimensions on the plan 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 and plans to be sealed.							
3	REVISED AS PER ENG'S COMMENTS	JUL 31/20	RC									
2	REVISED AS PER FLOOR / ROOF LAYOUTS	JUL 08/20	RC									
1	ISSUED FOR CLINET REVIEW	20-05-25	JK									
no.	description	date	by									

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GB-NOTE-2020

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

date	OPT. SECOND FLOOR PLAN 'A' 3 BED W/ LAUNDRY		drawing no.
MAY 2020			
drawn by	checked by	scale	file name
	RC	3/16" = 1'-0"	13045-S42-18 (LOT402B)
RICHARD = D:\work\13045.bw\13045-S42-18 (lot402B).dwg - Fri - Jul 31 2020 - 12:32 PM			


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APPROVED BY: \_\_\_\_\_  
DATE: AUG 04, 2020

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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.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 Tel: 416.630.6507 Fax: 416.630.4782 va3design.com	<b>BAYVIEW WEILLINGTON</b>		<b>S42-18</b> <b>RIDEAU 18</b>				
6	-	-	Wellington Jno-Baptiste		25591	project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON.	project no.	13045
7	-	-	specification information		none	date	MAY 2020				
8	-	-	registration information		BCO	LEFT & RIGHT SIDE ELEVATIONS					
9	-	-	VA3 Design Inc.		42656	checked by	RC	scale	3/16" = 1'-0"	13045-S42-18	(L204209)
3	REVISED AS PER ENG'S COMMENTS	JUL 31/20	RC	Contractor must verify all dimensions on the job and report any discrepancies to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		drawn by	RC	3/16" = 1'-0"	13045-S42-18	(L204209)	
2	REVISED AS PER FLOOR / ROOF LAYOUTS	JUL 08-20	RC			date	JUL 31 2020				
1	ISSUED FOR CLINET REVIEW	20-05-25	JK								
no.	description	date	by								

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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 other regulations and requirements including zoning provisions and any provisions in the zoning agreement. The Control Authority does not have any way for the examination or approving site (lotting) plans or working drawings. The Control Authority does not issue 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 CONTROL REVIEW  
AND APPROVAL

APPROVED BY: \_\_\_\_\_  
DATE: AUG 04 2020

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8		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.		<b>BAYVIEW WEILLINGTON</b>	<b>S42-18</b> RIDEAU 18	project no. <b>13045</b> drawing no.
9		qualification information				
10		Wellington Jno-Baptiste  25591 BCI				
11		name				
12		registration information				
13		VA3 Design Inc.				
14		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 installations of services and the property of the Designer which must be returned at the completion of the work. Drawings not to be stolen or copied.	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 T 416.630.2255 F 416.630.4782 <a href="http://va3design.com">va3design.com</a>	project name <b>GREEN VALLEY ESTATES</b> municipality <b>BRADFORD, ON.</b> date <b>MAY 2020</b> created by <b>DR</b> revision <b>1</b> drawn by <b>DR</b>	<b>FRONT ELEVATION</b> scale <b>3/16" = 1'-0"</b> file name <b>13045-S42-18 (0420B).dwg</b>	<b>6</b>
15	3. REVISED AS PER ENG'S COMMENTS	JUL 31/20 RC JUL 08/20 RC JUL 08/20 RC				
16	2. REVISED AS PER FLOOR / ROOF LAYOUTS					
17	1. REVISED FOR CLIENT REVIEW	DATE <b>JUL 08/20</b> BY <b>DR</b>				
18	0. DESCRIPTION					

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Architectural elevation drawing of a building facade. The drawing includes various annotations, dimensions, and material specifications.

**Annotations and Dimensions:**

- Roof:** Asphalt shingle. Prefin. alum. R.W.L., fascia, gutter & vented soffit (TYP.). Roof pitches: 10:12, 14:12, 10:12, 8:12. Valley flashing.
- Windows:**
  - 8" precast conc. header over 8" precast conc. window surround w/ 1/2" projection.
  - 8" precast conc. header w/ keystone over 8" precast conc. window surround w/ 1/2" projection.
  - Precast conc. sill.
  - Stone veneer (TYP.).
  - Window sizes: 36"x48", 72"x48", 36"x48", 36"x48", 36"x48".
  - Window heights: 6'-10", 1'-0", 6'-10", 3'-11".
- Door:** Door for opt. mud room.
- Foundation:** Poured conc. foundation walls and footings (TYP.).
- Other:** Brick veneer, precast conc. sill, stone veneer (TYP.).

**Dimensions:**

- Horizontal dimensions: 7'-0", 7'-0", 1'-0", 7'-0", 7'-0", 1'-0".
- Vertical dimensions: 8'-1", 9'-11", 6'-10", 1'-0", 6'-10", 1'-0", 5'-5".
- Window heights: 6'-10", 1'-0", 6'-10", 3'-11".
- Door height: 6'-10".
- Foundation height: 5'-5".

**Material Specifications:**

- Asphalt shingle
- Prefin. alum. R.W.L., fascia, gutter & vented soffit (TYP.)
- 8" precast conc. header over 8" precast conc. window surround w/ 1/2" projection
- 8" precast conc. header w/ keystone over 8" precast conc. window surround w/ 1/2" projection
- Precast conc. sill
- Stone veneer (TYP.)
- Brick veneer
- Poured conc. foundation walls and footings (TYP.)

**Other Notes:**

- LOCATE UTILITY METERS AWAY FROM PUBLIC VIEW
- STEPPED FOOTING

**Table:**

WALL AREA	1605.50 SQ. FT.
RSO AREA	138.22 SQ. FT.
LIMITING DISTANCE	4 M (12X)
OPENING ALLOWED	192.66 SQ. FT.
OPENING PROVIDED	138.22 SQ. FT.
OPENING PROVIDED	158.72 SQ. FT. W/ OPT. DOOR

**LOCATE UTILITY METERS  
AWAY FROM PUBLIC VIEW**

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			Wellspring Inno-Baptiste	25591
			name registration information BCM	
			VA3 DESIGN INC.	42658
3 REVISED AS PER ENG'S COMMENTS	JUL 31/20 RC		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 shall be returned at the completion of the work. Drawings are not to be scaled.	255 Consumers Rd Suite 120 Toronto, ON M2J 1A4 t 416-630-2257 f 416-630-4782 va3design.com
2 REVISED AS PER FLOOR / ROOF LAYOUTS	JUL 08-20 RC			
1 ISSUED FOR CLINET REVIEW	20-05-25 JK			
no. description	date by			

S42-18 RIDEAU 18

BAYVIEW WEILLINGTON

project name GREEN VALLEY ESTATES municipality BRADFORD, ON. project no. 13045

date MAY 2020 checked by jgk scale 3/16" = 1'-0" REAR ELEVATION drawing no. 7

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8	-	qualification information		project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON.	drawing no.	13045
7	-	Wellington Info-Baptiste		date	MAY 2020	SECTION "A-A"			
6	-	signature		checked by	scale	3/16" = 1'-0"	13045-S42-18 (L2, L22, PW)		
5	-	25591		drawn by	RICHARD - D:\work\13045-S42-18\13045-S42-18 (1g-0408).dwg - Fri	13045-S42-18 (13042, PW)			
4	-	name	checked by	scale	3/16" = 1'-0"	13045-S42-18 (L2, L22, PW)			
3	REVISED AS PER ENG'S COMMENTS	VA3 Design Inc.	checked by	scale	3/16" = 1'-0"	13045-S42-18 (L2, L22, PW)			
2	REVISED AS PER FLOOR / ROOF LAYOUTS	Contractor must verify all dimensions on the job and report any discrepancies to 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 used as indicated.	checked by	scale	3/16" = 1'-0"	13045-S42-18 (L2, L22, PW)			
1	ISSUED FOR CLINET REVIEW	2005-05-25	checked by	scale	3/16" = 1'-0"	13045-S42-18 (L2, L22, PW)			
no.	description	date	checked by	scale	3/16" = 1'-0"	13045-S42-18 (L2, L22, PW)			

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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. EAVESROUGH, 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-HIGHT 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 @ 900mm (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 @ 900mm (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 KEYS 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 1 W/ MASONRY VENEER 1 W/ SIDING ONLY  
1 16" 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 REQUIRED THERMAL INSULATION.

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 -50mm (1 7/4") MAX BETWEEN ADJACENT TREADS OR LANDING  
-10mm (1/2") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT

MAX. RISE = 210 (7'-7/8")  
MIN. RUN = 900 (2'-11")  
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")  
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 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 (41") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71").

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(c) (R20c) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER. RECOMMEND DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL GROUND 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, AD HOC BLOCKING AT MID-HIGHT 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. 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.

15A. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3) 89mm(3-1/2") DIA x 4.78mm(188) FTTM 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 WALL. 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 MIN. DIMENSION OF 545x1010mm (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.) 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 PARTYWALL, 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 SLAB.

32. DIRECT VENTING GAS FURNACE/ H.W.T. UNIT 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 UNDER RESILIENT & PARQUET FLOORING. (\* SEE OBC 9.30.2.4 \*) 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 BEATING 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.) 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 @ 1800mm (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 GRND. CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES AND HEADERS.

40. TYPICAL 1 HOUR RATED PARTYWALL. REFER TO DETAILS FOR TYPE 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 2335 x 45 (3'-0" x 7'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4)
1D	EXTERIOR DOOR 815 x 2335 x 45 (2'-8" x 7'-8" 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") TOP 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 614 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

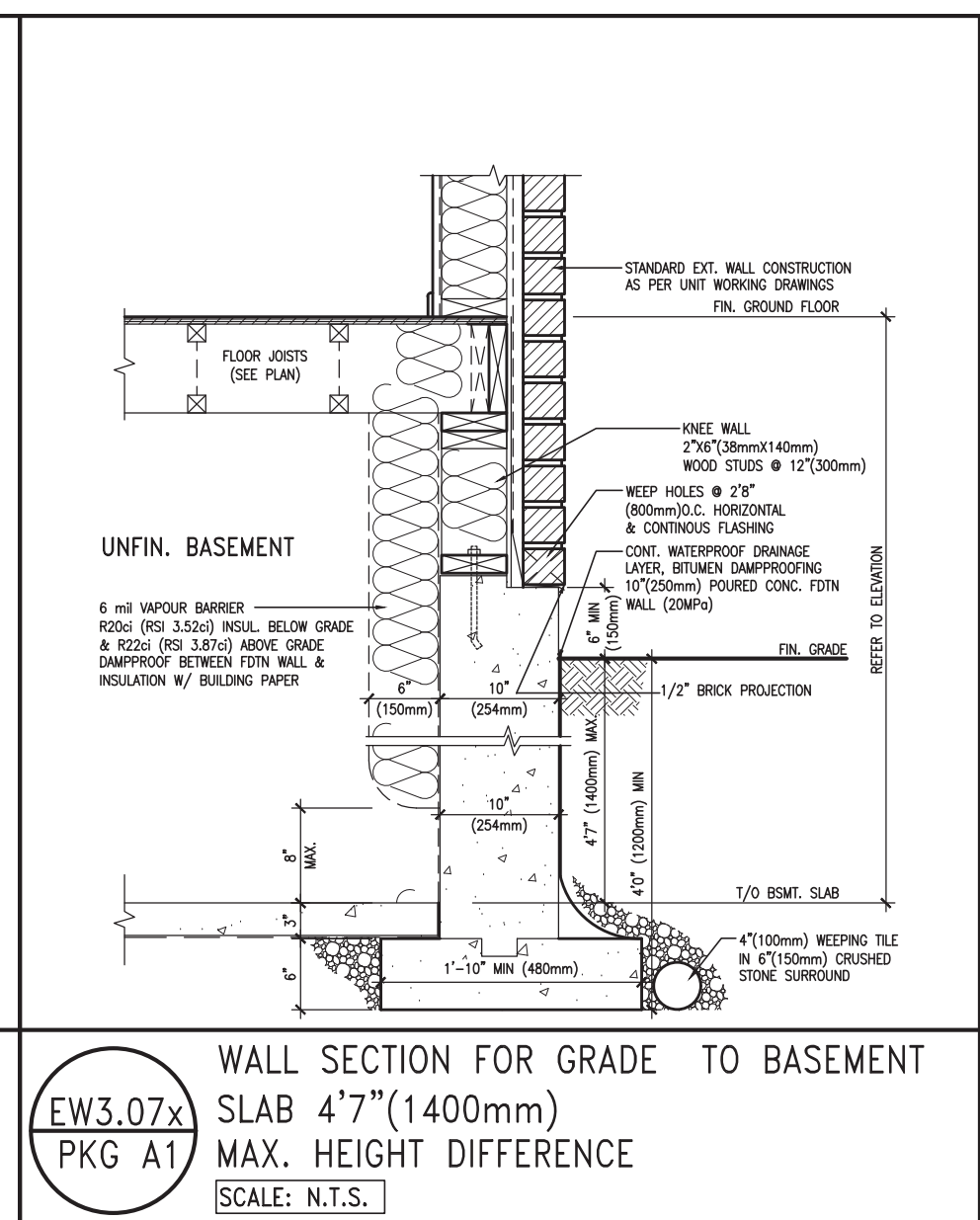
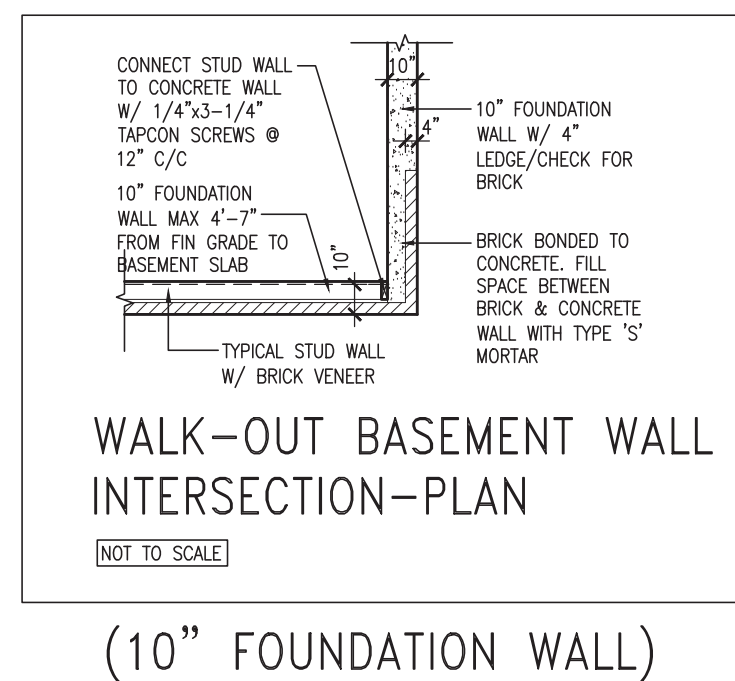
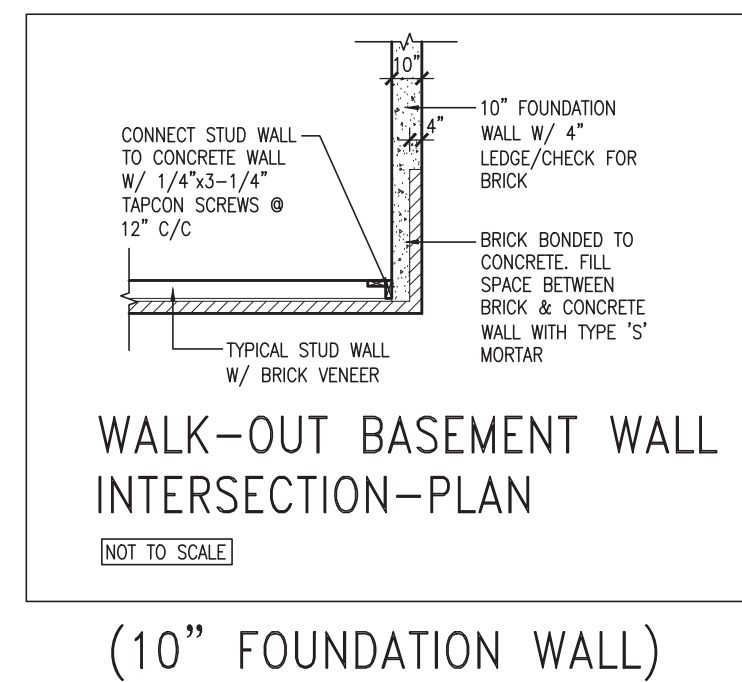
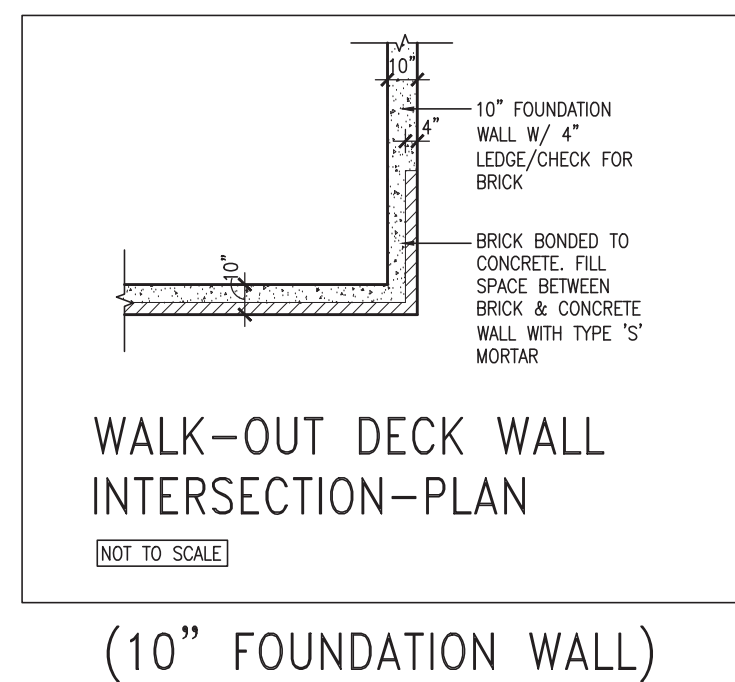
	CLASS 'B' VENT		LIGHT FIXTURE (CEILING MOUNTED)	DJ	DOUBLE JOIST
	EXHAUST VENT		LIGHT FIXTURE (PULL CHAIN)	TJ	TRIPLE JOIST
	DUPLEX OUTLET (12" HIGH)		LIGHT FIXTURE (WALL MOUNTED)	LVL	LAMINATED VENEER LUMBER</





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9					The undersigned has reviewed and meets the requirements 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					Wellington Jno-Baptiste	2558
8					same	BC
4					registration information	
5					V&S Design Inc.	4265
3	REVISED AS PER ENG'S COMMENTS	JUL 31/20	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 & ROOF LAYOUTS	JUL 08/20	RC			
1	ISSUED FOR CLINET REVIEW	20-05-25	JK			
no.	description		date by			



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

**S42-18**  
RIDEAU 18

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

date	
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MAY 2020  
 drawn by \_\_\_\_\_ checked by \_\_\_\_\_ scribble \_\_\_\_\_

project no.  
13045

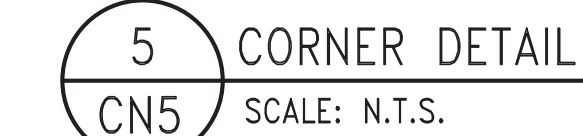
DETAIL	drawing no.
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DETAIL	
file name	CN14

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- 12:32 PM

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9		-	-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
7				qualification information	
6				Wellington Jno-Baptiste	2559
5				name	BCN
4				registration information	
3	REVISED AS PER ENG'S COMMENTS	JUL 31/20	RC	VAS Design Inc.	42658
2	REVISED AS PER FLOOR & ROOF LAYOUTS	JUL 08-20	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.	
1	ISSUED FOR CLINET REVIEW	20-05-25	JK		
no.	description	date			



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

**S42-18**  
RIDEAU 18

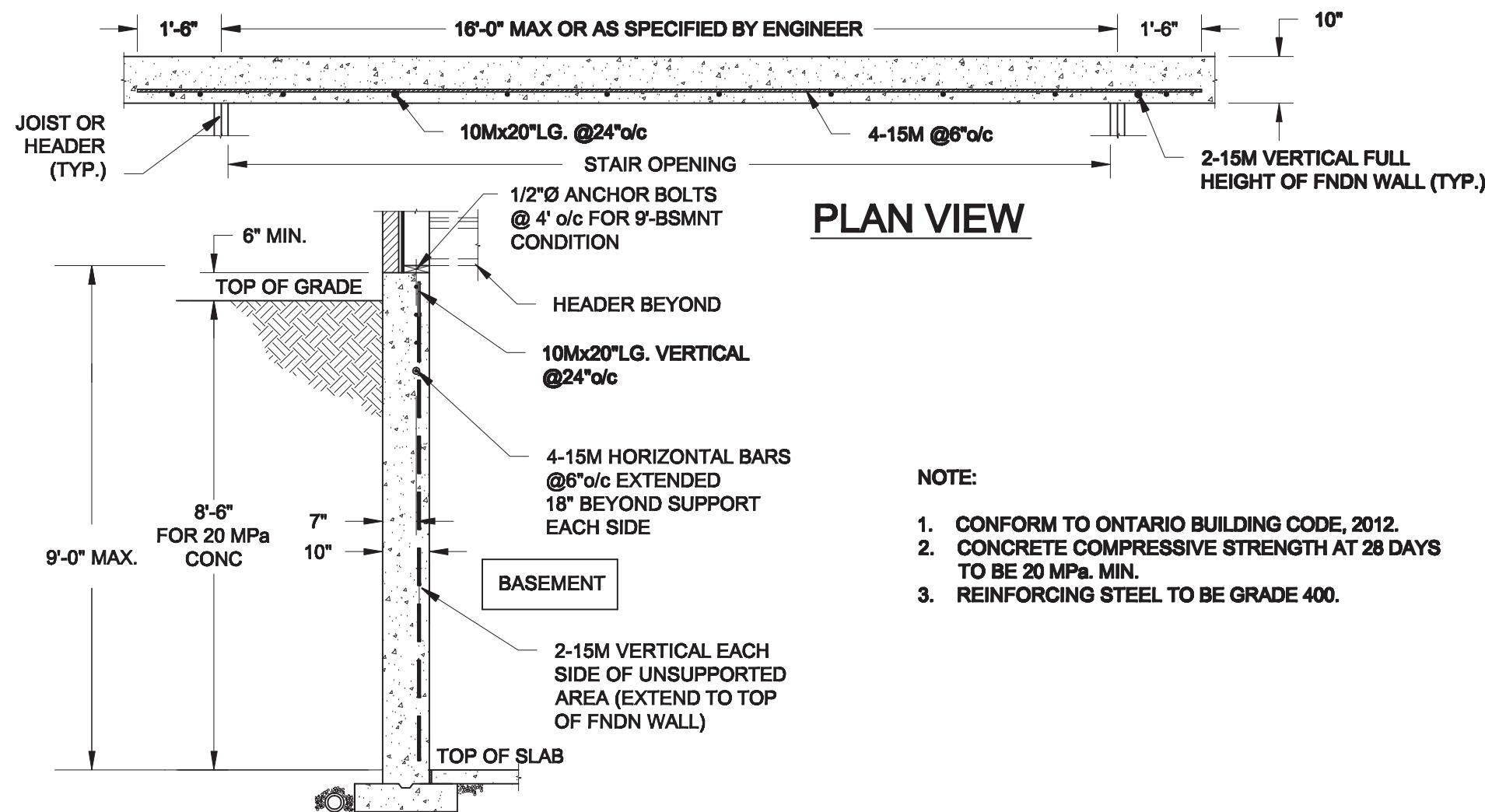
project name	municipality	project no.
GREEN VALLEY ESTATES	BRADFORD, ON.	13045

date MAY 2020		DETAIL		drawing no.
drawn by RC	checked by RC	scale 3/16" = 1'-0"	file name 13045-S42-18 (LOT4028)	CN4
RICHARD - D:\work\13045.bw\13045-S42-18 (lot4028).dwg - Fri - Jul 31 2020 - 12:33 PM				

CN4

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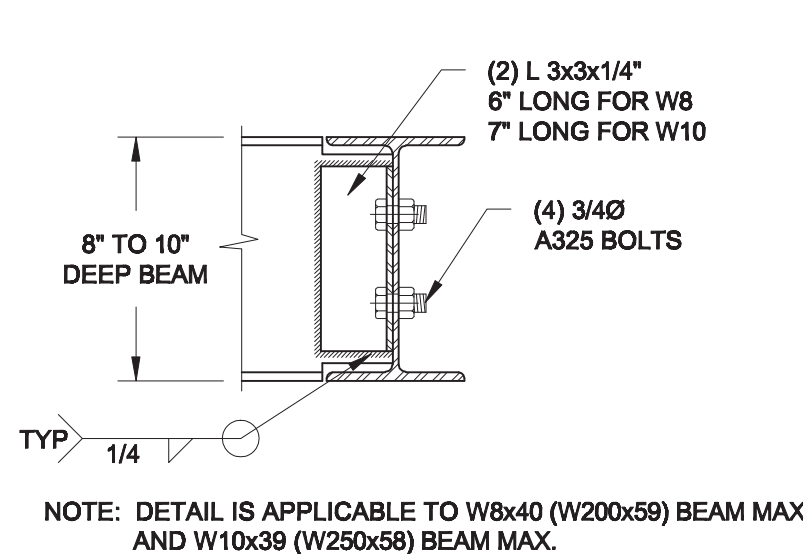




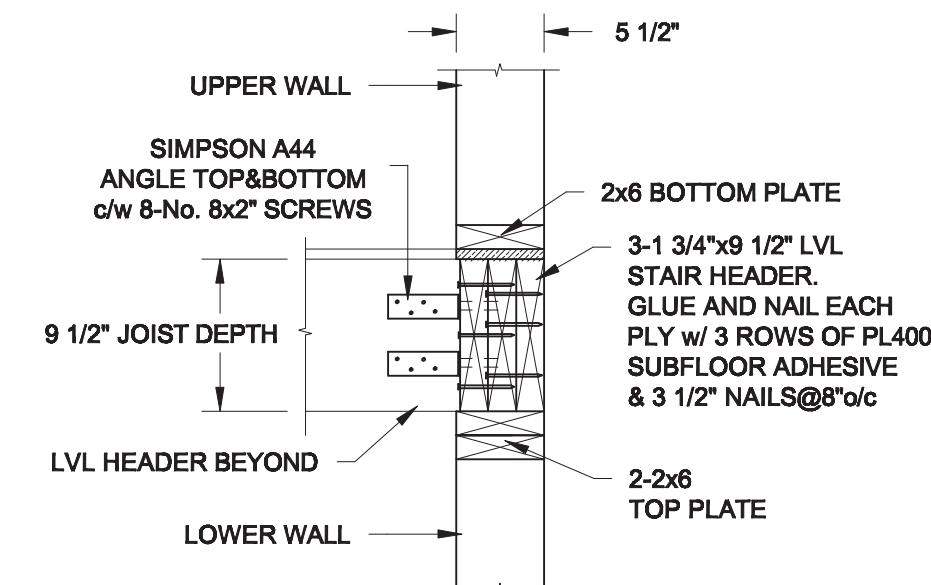
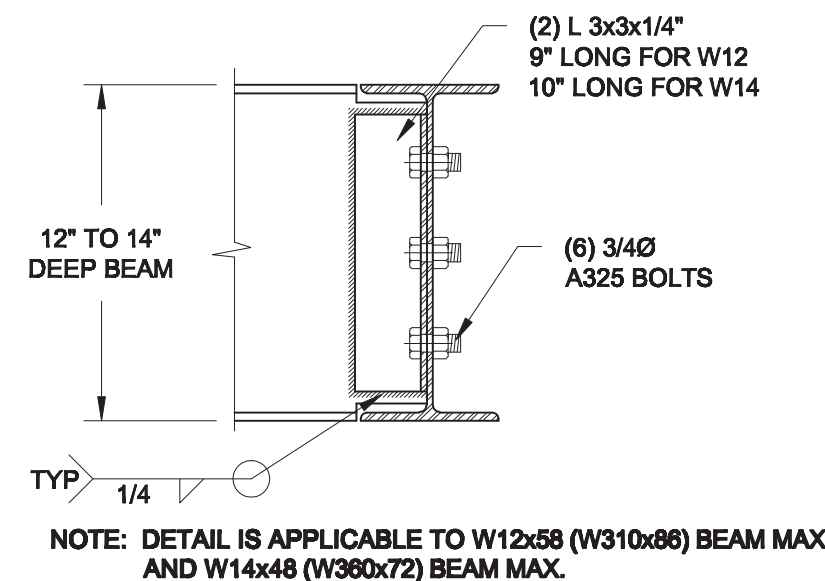
**PLAN VIEW**

- 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.

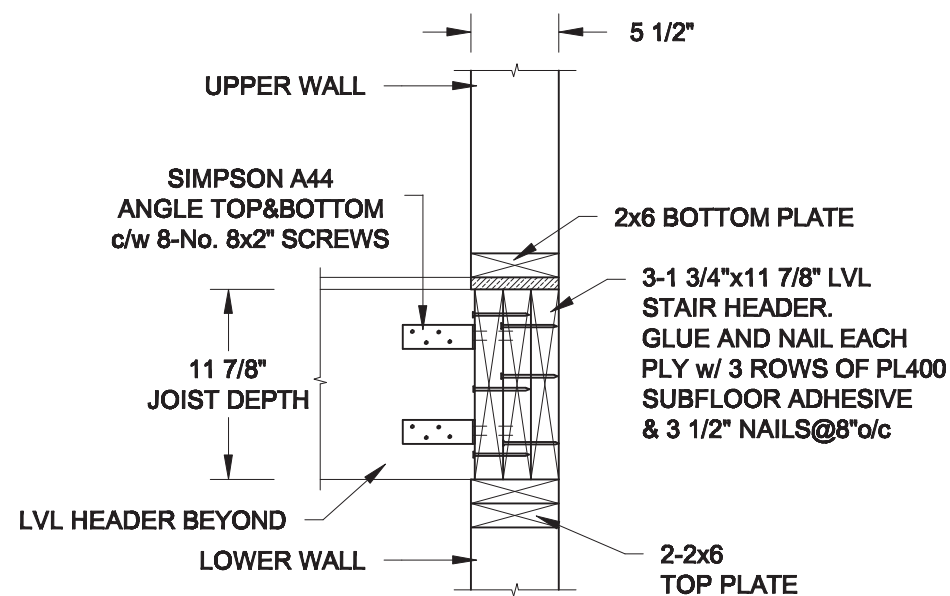
**1 S1** **LATERALLY UNSUPPORTED WALL**  
SCALE: 3/8" = 1'-0"



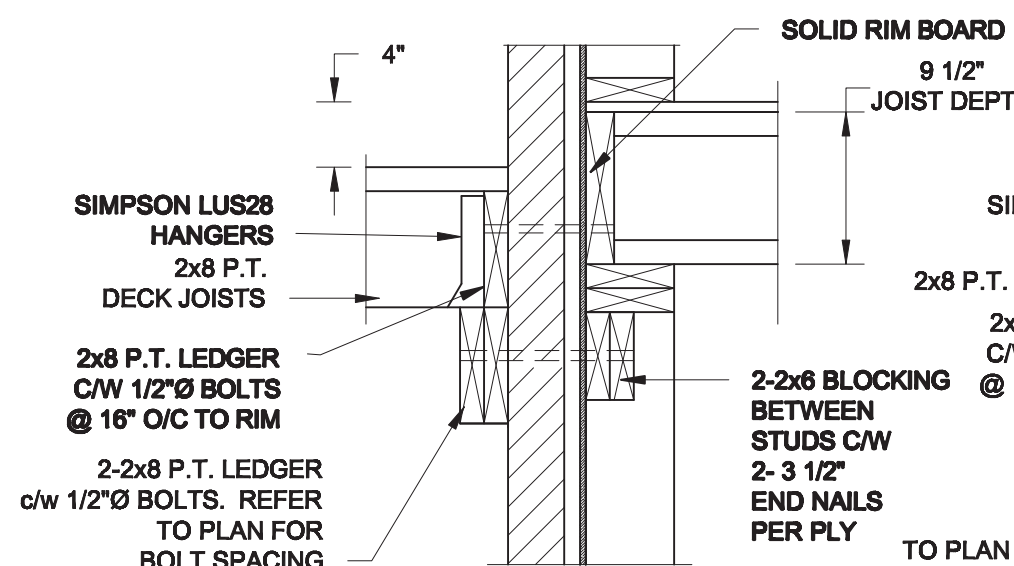
**2 S1** **STEEL BEAM CONNECTION DETAIL**  
SCALE: 1-1/2" = 1'-0"



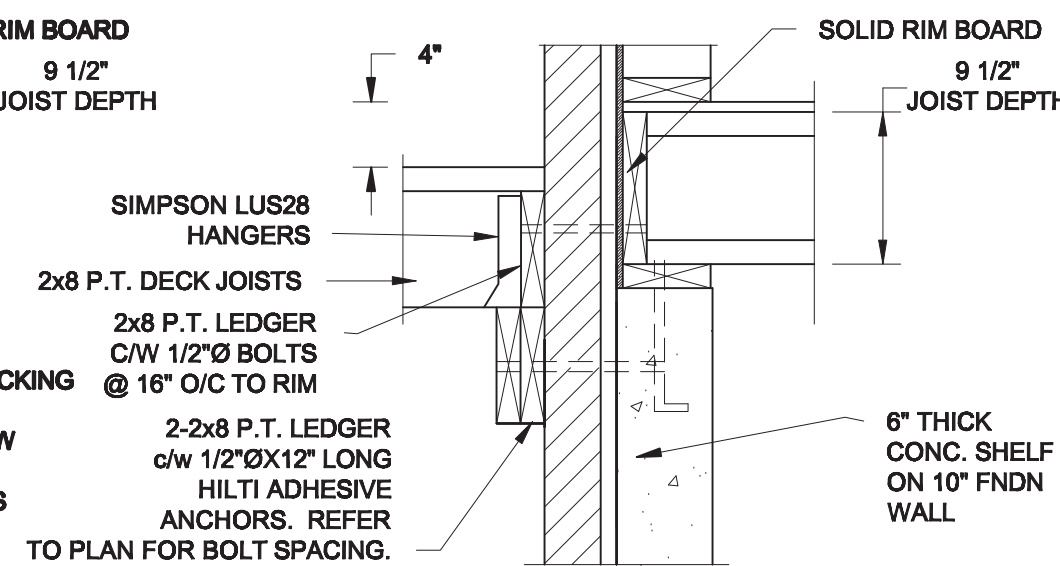
**2A S2** **STAIR HEADER**  
SCALE: 1" = 1'-0"



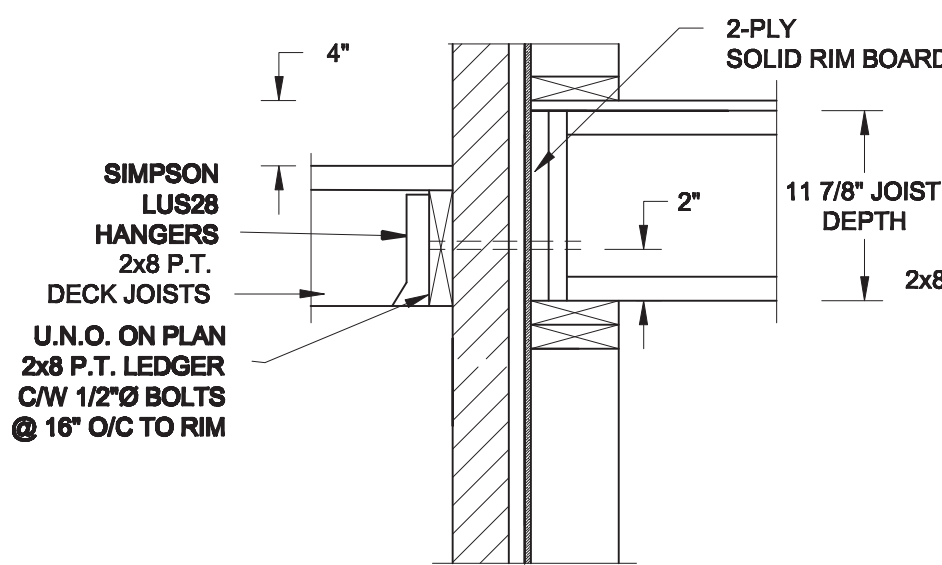
**2B S2** **STAIR HEADER**  
SCALE: 1" = 1'-0"



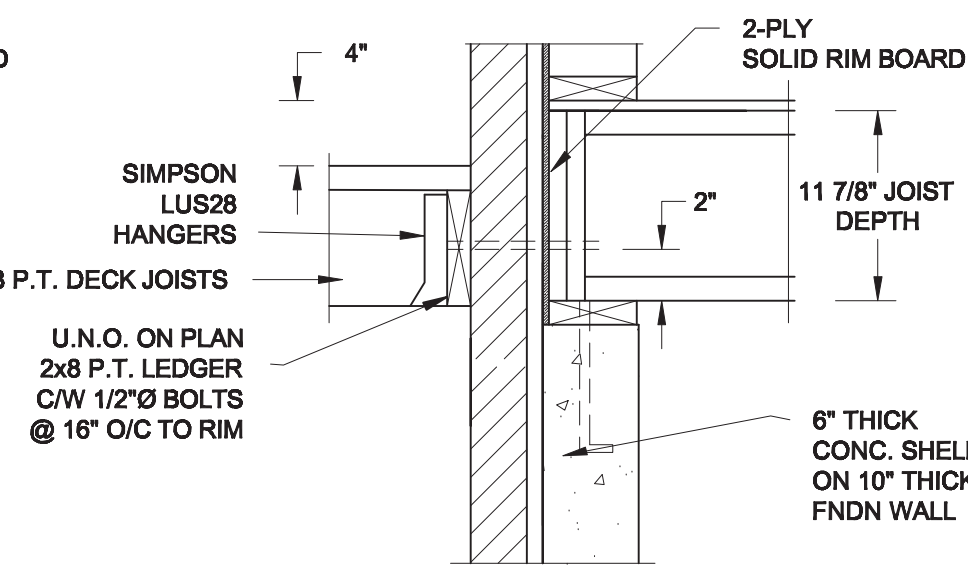
**1A S2** **DECK FASTENING DETAIL**  
SCALE: 1" = 1'-0"



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



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

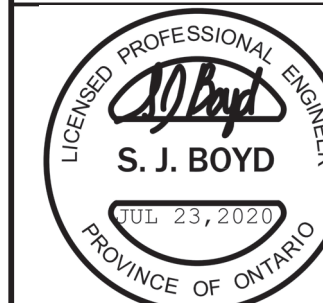


**1D S2** **DECK FASTENING DETAIL**  
SCALE: 1" = 1'-0"

- 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.**



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L3Y 8J9  
T: 905-853-8547  
E: quaile.eng@rogers.com

PROJECT TITLE

**BAYVIEW WELLINGTON - GREEN VALLEY PROJECT**

**DETACHED HOMES**

**BRADFORD, ONTARIO**

DRAWN BY <b>SC</b>	PROJECT No. <b>20-106</b>	SCALE <b>AS NOTED</b>
CHECKED <b>SB</b>	APPROVED <b>SJB</b>	DATE <b>JULY 2020</b>
SHEET TITLE	DRAWING No.	

**STRUCTURAL DETAILS  
AND NOTES**

**Q1**