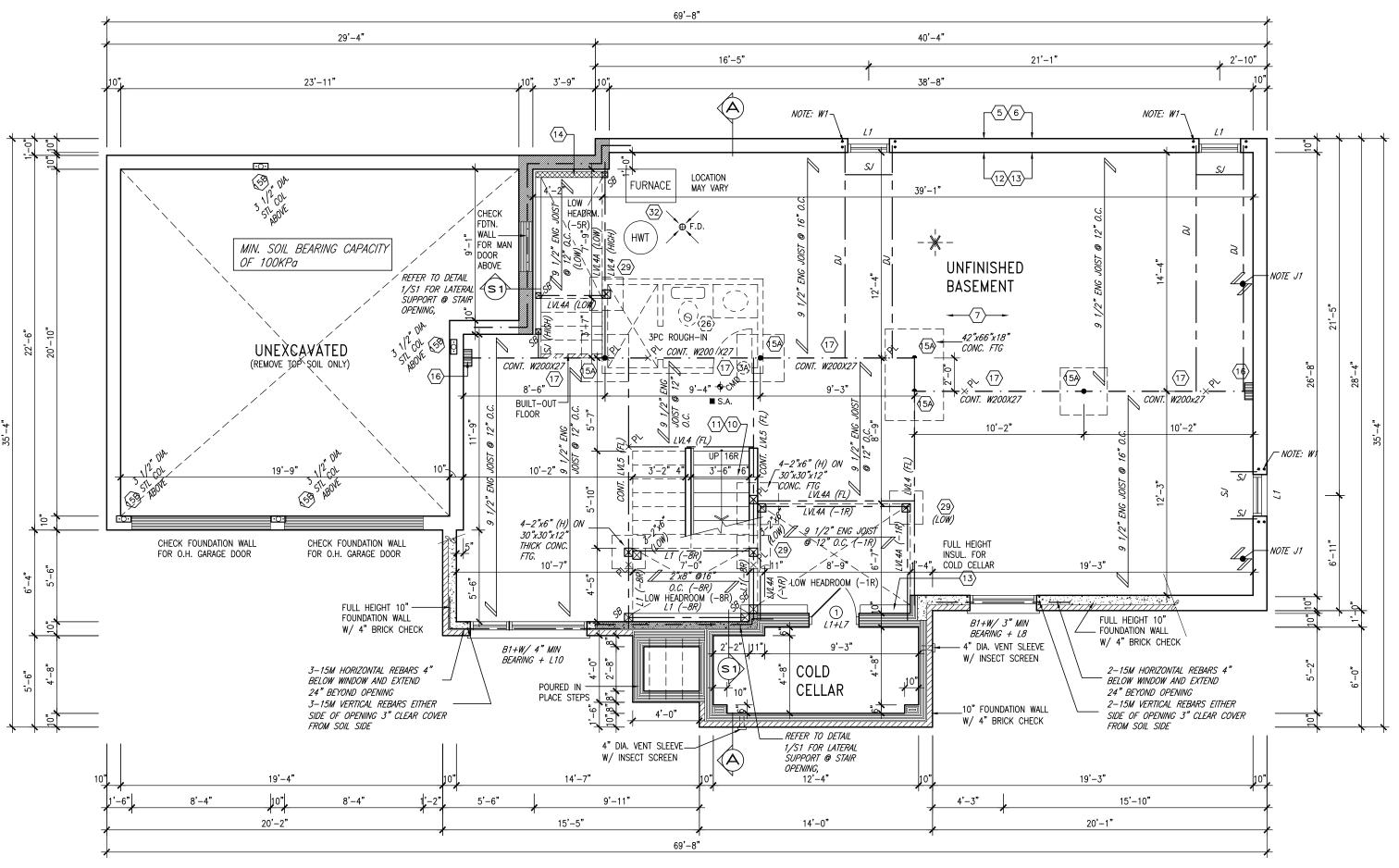
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.



NOTE W1
PROVIDE 2-15M FULL HEIGHT
VERTICAL REBARS EACH SIDE
OF OPENING + 2-15M
HORIZ. REBARS BELOW AND
EXTEND 24" BEYOND OPENING
PROVIDE 3" CLEAR COVER
FROM SOIL SIDE

BASEMENT INSULATION AT

STAIR/SUNKEN AREAS

-2" (R10) CONTINUOUS INSULATION
(RIGID OF SPRAY FOAM).

-2"x4" @ 16"o.c. w/ R12 BATT
INSULATION & 1/2" DRYWALL FINISH

-EXTEND EXTERIOR WALL FOOTING TO
SUPPORT 2"x4" WALL WHERE LOAD
BEARING.

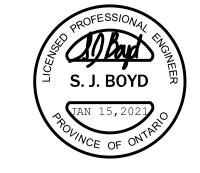
BASEMENT FLOOR PLAN 'A'

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

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

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

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



| 9<br>8<br>7<br>6 |   |             | and has the qualifications and ontario Building Code to be | ed and takes responsibility for this and meets the requirements set of a Designer.                         | ut in the     | $\sqrt{A}$  |                    | BAYVI               | EW            | WELLIN               | IGTON                  | S42-<br>RIDEAU                                  |                      |
|------------------|---|-------------|--|--|---------------|---|--------------------|---------------------|---------------|----------------------|------------------------|---|----------------------|
| 5<br>4           |   |             | name registration information VA3 Design Inc.              | signature  | BCIN<br>42658 | DECION  | project name GREEN | VALLEY ES           | TATES         |                      | BRADFORD, 0            | DN.   | project no.<br>13045 |
| _                | REVISED AS PER ENG'S COMMENTS REVISED AS PER FLOOR / ROOF LAYOUTS | JAN 15-21 R | Contractor must verify all d                               | imensions on the job and report  | any           | 255 Consumers Rd Suite 120                          | date<br>MAY 2020   |                     |               |                      | BASEMENT P             | LAN ELEVATION 'A'                               | drawing no.          |
| 1                | ISSUED FOR CLIENT REVIEW  | NOV 12-20 V | drawings and specifications of the Designer which must     | before proceeding with the work.<br>are instruments of service and the<br>be returned at the completion of | ne property   | Toronto ON M2J 1R4<br>t 416.630.2255 f 416.630.4782 |                    |                     | cked by<br>RC | 3/16" = 1'-0"        |                        | file name<br>13045-S42-17 (LOT402A)             |                      |
| lno.             | .l description  | l date li   | OV Drawinas are not to be sca                              | led.   |               | va3design.com                                       | RICHARD - F        | I:\ARCHIVE\WORKING\ | .2013\1304    | 5.BW\units\42'\13045 | 5-S42-17 (lot402A).dwa | <ul> <li>Fri – Jan 15 2021 – 3:44 PM</li> </ul> | t .                  |

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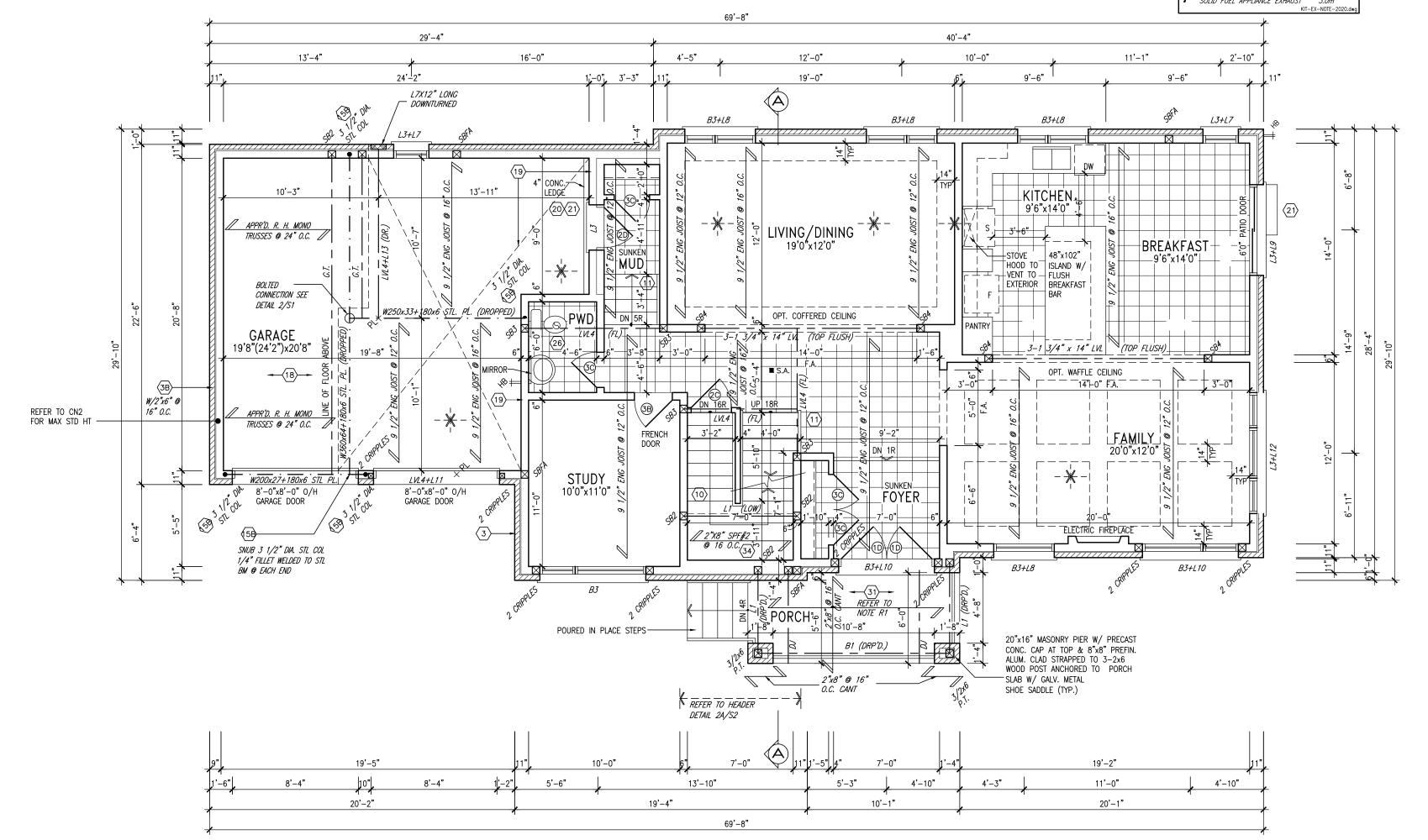
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

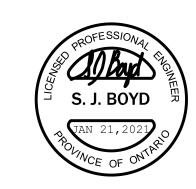
OUTDOOR AIR INTAKE SEPARATION ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A
MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER OBC. DN. B—TABLE 6.2.3.12.

KITCHEN EXHAUST. 3.0m

DRIVEWAY, PARKING SPACE, ROAD. 1.5m

SOLID FUEL APPLIANCE EXHAUST. 3.0m





| AREA CALCULATI      | ONS              |
|---------------------|------------------|
|                     | ELEV. A          |
| GROUND FLOOR AREA   | 1378.7 SF        |
| SECOND FLOOR AREA   | <b>1673.2</b> SF |
| SUBTOTAL            | <b>3052.0</b> SF |
| DEDUCT ALL OPENINGS | <b>0.0</b> SF    |
| TOTAL NET AREA      | 3052 SF          |
|                     | <b>283.5</b> m2  |
| COVERAGE W/O PORCH  | 1886.2 SF        |
|                     | 175.2 m2         |
| COVERAGE W/PORCH    | <b>1968.2</b> SF |
|                     | 182.9 m2         |

GROUND FLOOR PLAN 'A'

<u>ROOF NOTE 1</u> 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.

<u>NOTE:</u> 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.

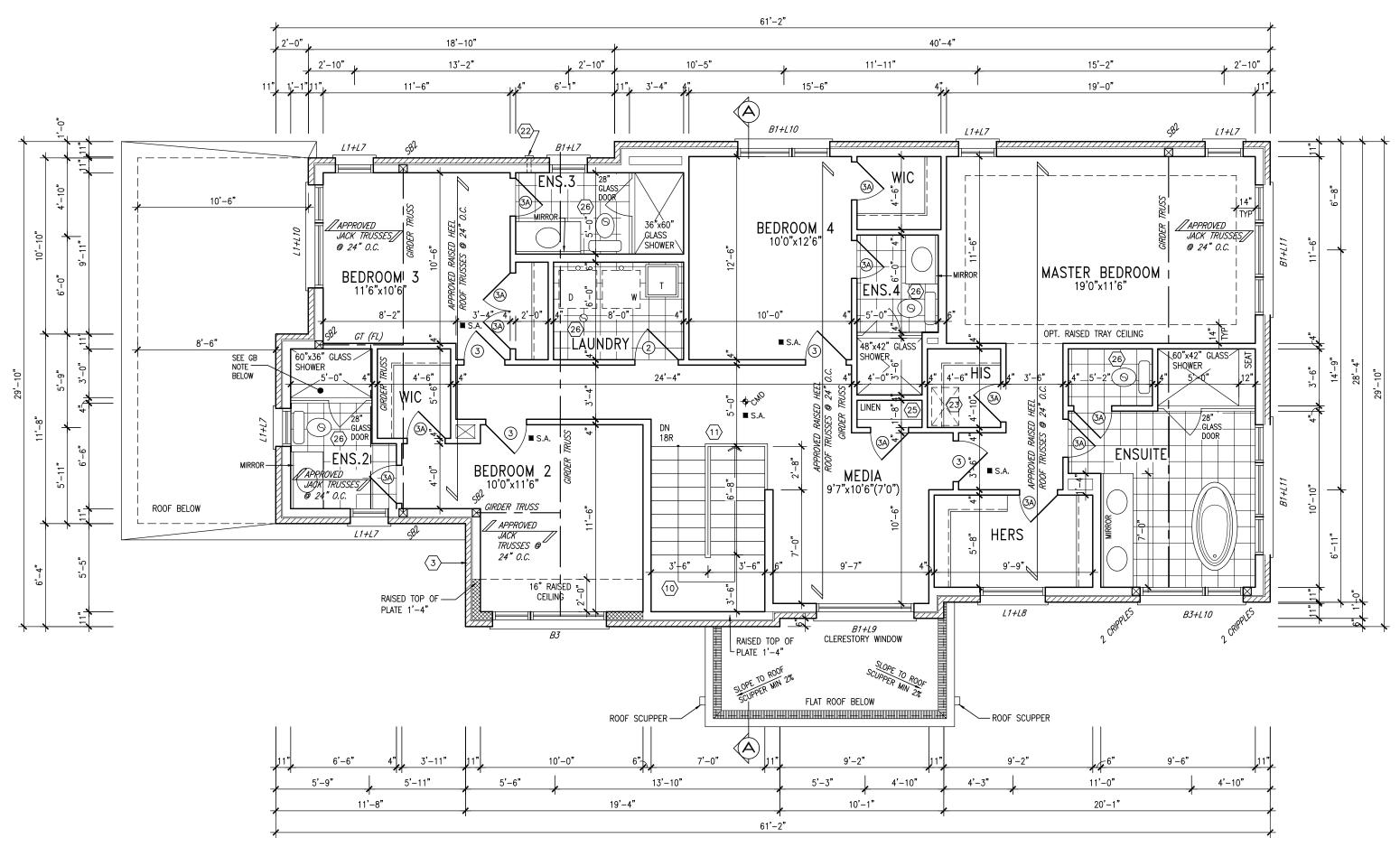
| 9  |                               |           |     | The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the    | -     |
|----|-------------------------------|-----------|-----|---|-------|
| 8  |                               |           |     | Ontario Building Code to be a Designer.   | 1 '   |
| 7  | ,                             |           |     | qualification information   | i     |
| 6  | ,                             |           |     | Wellington Jno-Baptiste 6 180572376 25591   | i     |
| 5  | ,                             |           |     | name signature BCIN   | i     |
| 4  | ,                             |           |     | registration information VA3 Design Inc. 42658  | i     |
| 3  | REVISED AS PER ENG'S COMMENTS | JAN 15-21 |     | J   | •     |
| 2  |                               | DEC 17-20 | RC. | Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All              | 255   |
| 1  | ISSUED FOR CLIENT REVIEW      | NOV 12-20 | VA3 | drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. | t 416 |
| no | . description                 | date      | by  | Drawings are not to be scaled.  | 1     |

|  | _                     |        |            |      |
|--|-----------------------|--------|------------|------|
| VAR                                    |                       | BAY    | VIEW       | W    |
| DECICN                                 | project name<br>GREEN | VALLEY | ESTATES    |      |
| <b>DESIGN</b> 5 Consumers Rd Suite 120 | date<br>MAY 2020      |        |            |      |
| Toronto ON M2J 1R4                     | drawn by              |        | checked by |      |
| 6.630.2255 f 416.630.4782              | JK                    |        | RC         | 3/16 |
|  |                       |        |            |      |

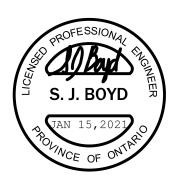
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|     |                       | BAY             | VIEW       | WELLING1   | ΓON       |                    | S42<br>RIDE    | -   | <b>17</b> 17         |
|-----|-----------------------|-----------------|------------|--|-----------|--------------------|----------------|-----|----------------------|
|     | project name<br>GREEN | VALLEY          | ESTATES    | BRA  | ADFORD,   | onicipality<br>ON. |                |     | project no.<br>13045 |
| 20  | date<br>MAY 2020      |                 |            | GROUND   | FLOOR     | PLAN               | ELEVATION      | 'A' | drawing no.          |
| 782 | JK                    | ) about the wor | checked by | scale<br>3/16" = 1'-0"<br>SRW\unite\42'\13045-\$42-1 | 7 (11001) |                    | 5-S42-17 (LOT4 | _   | 2                    |

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



SECOND FLOOR PLAN 'A'



## GRAB BAR NOTE:

STAD 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)(e).
FREE STANDING BATHTUB EXCLUDED. SEE DETAILS
PROVIDED.

GB—NOTE—2020.dwg

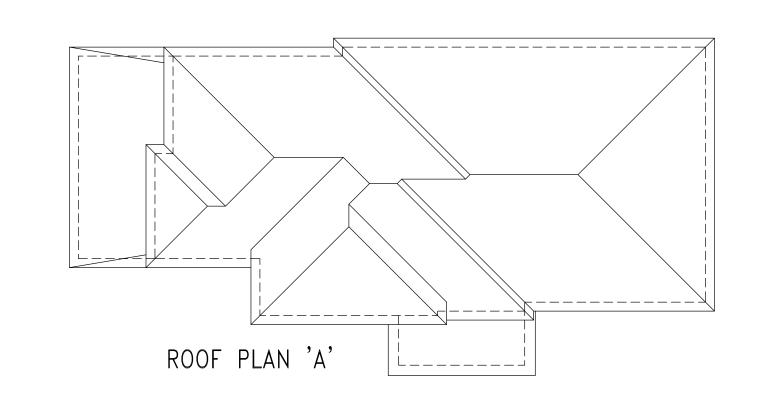
| NOTE:<br>REFER TO ROOF TRUSS MANUF. FOR<br>ROOF TRUSS LAYOUTS & BEAM SIZES. |
|---|
| ROOF TRUSS LAYOUTS & BEAM SIZES.  |

| _  |                                     |           |     |  |       |
|----|-------------------------------------|-----------|-----|--|-------|
| 9  |                                     |           |     | The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the | -     |
| 8  | ,                                   |           |     | Ontario Building Code to be a Designer.  |       |
| 7  | ,                                   |           |     | qualification information  | i     |
| 6  | ,                                   |           |     | Wellington Jno-Baptiste Whofreste 25591  | i     |
| 5  | ,                                   |           |     | name signature BCIN  | i     |
| 4  |                                     |           |     | registration information VA3 Design Inc. 42658   | i     |
| 3  | REVISED AS PER ENG'S COMMENTS       | JAN 15-21 | RC  | · · · · · · · · · · · · · · · · · · ·  |       |
| 2  | REVISED AS PER FLOOR / ROOF LAYOUTS | DEC 17-20 | RC  | Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All           | 255   |
| 1  | ISSUED FOR CLIENT REVIEW            | NOV 12-20 | VA3 |  | t 416 |
| no | description                         | date      | by  | Drawings are not to be scaled.   |       |

| VAS                           |    |
|-------------------------------|----|
| <u></u>                       | ľ  |
| DESIGN                        | H  |
| 255 Consumers Rd Suite 120    | ľ  |
| Toronto ON M2J 1R4            | •  |
| t 416.630.2255 f 416.630.4782 | ١, |
| va3design.com                 | 1  |

|    |                       | BAY          | VIEW             | WELLING1                  | ГОМ             |                    | <b>S4</b> 2        | <b>2-</b><br>EAU |                     |
|----|-----------------------|--------------|------------------|---------------------------|-----------------|--------------------|--------------------|------------------|---------------------|
|    | project name<br>GREEN | VALLEY       | ESTATES          | BRA                       | ADFORD,         | unicipality<br>ON. |                    |                  | project no<br>13045 |
| )  | date<br>MAY 2020      |              |                  | SECOND                    | FLOOR           | PLAN               | ELEVATION          | 'A'              | drawing no.         |
| 32 | drawn by<br>JK        |              | checked by<br>RC | 3/16" = 1'-0"             |                 |                    | 5-S42-17 (LOT-     |                  | 3                   |
|    | RICHARD - H:          | \ARCHIVE\WOF | RKING\2013\1304  | 5.BW\units\42"\13045-S42- | -17 (lot402A).c | lwg - Fri -        | - Jan 15 2021 - 3: | 44 PM            | _                   |

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| <u>UNINSULATED OPENI</u>   | NGS (PER OB        | C. SB-12,3.1.1     | (7))       |
|--|--------------------|--------------------|------------|
| S42-17 ELEVATION A   | ENERGY E           | FFICIENCY - OF     | BC SB12    |
| ELEVATION  | WALL AREA S.F.     | OPENING S.F.       | PERCENTAGE |
| FRONT  | 1344 S.F.          | 249.95 S.F.        | 18.60 %    |
| LEFT SIDE  | 727 S.F.           | 64.722 S.F.        | 8.90 %     |
| RIGHT SIDE   | 663 S.F.           | 191.146 S.F.       | 28.83 %    |
| REAR   | 1269 S.F.          | 190.312 S.F.       | 15.00 %    |
| * OPENINGS OMITTED AS PER<br>SB-12 3.1.1.9(4) MAX 19.9 S.F.<br>REFER TO ELEVATION FOR LOCATION |                    | 19.0 S.F.          |            |
| TOTAL SQ. FT.  | 4003.00 S.F.       | <b>677.13</b> S.F. | 16.92 %    |
| TOTAL SQ. M.   | <b>371.89</b> S.M. | <b>62.91</b> S.M.  | 16.92 %    |

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



DESIGN

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

BAYVIEW WELLINGTON

| Project name | GREEN VALLEY ESTATES | BRADFORD, ON. | 130
| Out | MAY 2020 | FRONT | ELEVATION 'A' | Grawing in May 2020 | TROUBLE | The name of May 2020 | Trouble | Trouble

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S. J. BOYD

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. 1'-0" 1'-0" 8:12 8:12 TOP OF PLATE 1"x6" ALUM. CLAD FRIEZE BD. (TYP.) TOP OF WINDOW 4" PRECAST CONC. SILL—W/ 1/2" PROJ. (TYP.) 6" PREFIN. MTL. FLASHING, W/ CAULKING TO MATCH (TYP.) FACE BRICK (TYP.) FIN SECOND FLOOR 10" PRECAST CONC. HEADER — W/ 1/2" PROJ. (TYP.) 24:12 TOP OF TRANSOM TOP OF WINDOW CONT. PRECAST CONC. SILL W/ 1/2" PROJ. (TYP.) FIN GROUND FLOOR STONE VENEER (TYP.) — FIN GRADE EM WALL AREA 1461.23 SQ. FT. LIMITING DISTANCE 4 M (12%)
OPENING ALLOWED 175.34 SQ. FT.
OPENING PROVIDED 172.92 SQ. FT. GLASS AREA TOP OF BASEMENT SLAB REAR ELEVATION 'A' S. J. BOYD **S42-17**RIDEAU 17 BAYVIEW WELLINGTON BRADFORD, ON. DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com GREEN VALLEY ESTATES 
 3
 REVISED AS PER ENG'S COMMENTS
 JAN 15-21

 2
 REVISED AS PER FLOOR / ROOF LAYOUTS
 DEC 17-20

 1
 ISSUED FOR CLIENT REVIEW
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 REAR ELEVATION 'A' 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. file name 13045-S42-17 (LOT402A) dwg - Fri - Jan 15 2021 - 3:44 PM checked by scale

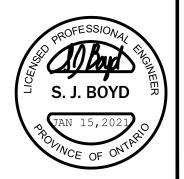
RC 3/16" = 1'-0"

HIVE\WORKING\2013\13045.BW\units\42'\13045-S42

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RIGHT SIDE ELEVATION 'A'



| 9 |                               |     |       |     | The undersigned has reviewed and takes responsibility for this design   | -     |
|---|-------------------------------|-----|-------|-----|---|-------|
| 8 |                               |     |       |     | and has the qualifications and meets the requirements set out in the<br>Ontario Building Code to be a Designer.                               | ١ ١   |
| 7 |                               |     |       |     | qualification information   |       |
| 6 |                               |     |       |     | Wellington Jno-Baptiste WBOF12378 25591   |       |
| 5 |                               |     |       |     | name , signatyre BCIN   |       |
| 4 |                               |     |       |     | registration information<br>VA3 Design Inc. 42658   |       |
| 3 | REVISED AS PER ENG'S COMMENTS | JAN | 15-21 |     |   | 055   |
| 2 |                               |     | 17-20 | RC  | Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All              | 255   |
| 1 | ISSUED FOR CLIENT REVIEW      | NOV | 12-20 | VA3 | drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. | t 416 |
|   |                               |     |       |     | or the besigner which must be retained at the completion of the work.   | í     |

| $\mathcal{C}$                                       |
|---|
| V   |
| DESIGN  |
| 255 Consumers Rd Suite 120                          |
| Toronto ON M2J 1R4<br>t 416.630.2255 f 416.630.4782 |
| va3desian.com                                       |

| B                       | AYVIEW           | WELLIN        |               | S42-<br>RIDEAU                   | 17          |
|-------------------------|------------------|---------------|---------------|----------------------------------|-------------|
| project name GREEN VALL | EY ESTATES       |               | BRADFORD, ON. |                                  | proje<br>13 |
| date<br>MAY 2020        |                  |               | LEFT & RIGHT  | ELEVATION 'A'                    | drawing n   |
| JK                      | checked by<br>RC | 3/16" = 1'-0" | 130           | file name<br>45-S42-17 (LOT402A) | 6           |

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. TOP OF PLATE/ U/S OF SOFFIT TOP OF PLATE TOP OF WINDOW 4 (3)— BEDROOM 4  $\langle 11 \rangle_{\uparrow}$ FIN SECOND FLOOR LIVING/DINING PORCH FIN GROUND FLOOR (12)—  $\langle 31 \rangle$ FIN GRADE UNFINISHED (13)— BASEMENT COLD CELLAR TOP OF BASEMENT SLAB SECTION 'A-A' S. J. BOYD JAN 15,202 **S42-17**RIDEAU 17 BAYVIEW WELLINGTON project name
GREEN VALLEY ESTATES BRADFORD, ON. DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com SECTION 'A-A' 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. file name 13045-S42-17 (LOT402A) .dwg - Fri - Jan 15 2021 - 3:44 PM checked by scale
RC 3/16" = 1'-0"
HIVE\WORKING\2013\13045.BW\units\42'\13045-S42-

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

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

25% AT RIDGE (OBC 9.19.1.2.). 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.

 $\langle 2A. \rangle$  RESERVED

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")

 $\langle 2C. \rangle$  RESERVED

STUCCO WALL CONSTRUCTION (2"x4") -GARAGE WALLS
STUCCO CLADDING SYSTEM CONFORMING TO 0.B.C. 9.27.1.1.(2) & 9.28 THAT FMPLOY 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") ABÔVE FÍNISH GRADE.

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

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

MASONRY VENEER CONSTRUCTION (2"x4")— GARAGE WALLS (14.) BEARING STUD PARTITION (30"x4") O.C. 38x89 (2"x4") SILL (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAI 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

STUCCO WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A) THAT EMPLOYS A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x140 (2"x6") STUDS @ 400mm (16") O.C. RSI 3.87 (R22) INSULATION APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR FINISH. REFER TO OBC SB-12. CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. STUCCO TO BE MIN. 200 (8") ABOVE FINISH

1NTERIOR STUD PARTITIONS
FOR BEARING PARTITIONS 38x89 (2"x4") @ 400mm (16") 0.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.

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 FDTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYED CONC. FTG. BRACE EDTN. WALL PRIOR O BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL LINDISTURBED 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 22" WIDE x 6" DEEP | 22" WIDE x 6" DEEP 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

STRIP FOOTING SUPPORTING EXTERIOR WALLS (FOR W.O.B.) -ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOOR LIVE LOAD OF 2 4kPg (50psf) PER FLOOR AND MAX LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1"). THE STRIP FOOTING

2 STOREY WITH WALK-OUT BASEMENT 560x155 (22"x6")

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

BASEMENT SLAB OBC. 9.3.1.6.(1)(b), 9.16.4.5.(1), 9.25.3.3.(15) <sup>1</sup>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.

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.

<u>ATTIC INSULATION</u> (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.

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

= 200 (7-7/8") MAX. RISF MIN. RUN 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. @ 7'-10") O.C., CAULKING OR 25 (1") MÍN. MINERAL WOOL BETWEEN PLATE AND TOP OF FDTN. WALL USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

BASEMENT INSULATION (SB-12-3.1.1.7), 9.25.2.3, 9.13.2.6)
FOUNDATION WALLS ENCLOSING HEATED SOLOS DUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. RSI3.52ci (R20ci) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER, RECOMMEND DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP 1 GRADE LEVEL, NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. AIR BARRIER TO BE SEALED TO FOUNDATION WALL WITH CAULKING. CONTINUOUS INSULATION (ci) IS NOT TO BE INTERRUPTED BY FRAMING.

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.

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-7.2-94, AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 870x870x410 (34"x34"x16") CONC. FOOTING ON ) SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING PRESSURE OF 150 Kpa. MINIMUM AND AS PER SOILS REPORT.

<u>STEEL BASEMENT COLUMN</u> (SEE O.B.C. 9.15.3.3) 89mm(3-1/2") DIA x 4.78mm(.188) FIXED STL. COL. WITH 1070x1070x460 (42"x42"x18"). CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpg. MIN. AND AS PER SOILS REPORT.

STEEL COLUMN 15B) 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.

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.

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), CFILINGS (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-6.2.3.8.(7) & 6.2.4.11.)
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) /2"x24") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL. BACKING.

FIREPLACE CHIMNEYS (OBC. 9.21.) TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.

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

MECHANICAL EXHAUST 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. 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

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

STEPPED FOOTINGS OBC 9.15.3.9. MIN. HORIZ. STEP = 600mm (24"

SLAB ON GRADE
MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULÁR 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, REFER TO OBC SB-12, TABLE 3.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION UNDER SLAB.

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

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 ÙTILIZATION 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.\*) 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

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

(1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING

GARAGE WALLS INCLUDED. COLD CELLAR PORCH SLAB (OBC. 9.39.) FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (5") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 200mm (7 7/8") O.C EACH WAY IN BOTTOM 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.

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

CONVENTIONAL ROOF FRAMING (2.0Kpg. SNOW LOAD)  $\langle 38. \rangle$  38x140 (2"x6") RAFTERS @ 400mm (16"0.C.) FOR MAX 11'-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.

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 +  $1-38\times140$  (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 PARTYWALL 40. TYPICAL 1 HOUR KAIED PARTITUALS.

REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

FOUNDATION WALL (W.O.D./W.O.B.) - WHERE GRADE TO T/O BASEMENT SLAB EXCEEDS 1200mm

(3'-11") A 250mm (10") WIDE FOUNDATION WALL IS REQUIRED.  $\left\langle 4\bar{2.}\right\rangle$  exterior walls for walk-out conditions THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 400mm (16") o.c. <u>OR</u> 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 DWFILING 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

 $L7 --89 \times 89 \times 6.4L (3-1/2" \times 3-1/2" \times 1/4"L)$ L8 -- 89 x 89 x 7.9L  $(3-1/2" \times 3-1/2" \times 5/16"L)$ L9 -- 102 x 89 x 7.9L (4" x 3-1/2" x 5/16"L)  $L10 = -127 \times 89 \times 7.9L (5" \times 3 = 1/2" \times 5/16"L)$  $L11 = -152 \times 89 \times 10.0L (6" \times 3 = 1/2" \times 3/8"L)$ 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)

LVL8 --- 4-1 3/4"x11 7/8" (4-45x300)

FXTFRIOR

LVL7 --- 3-1 3/4"x11 7/8" (3-45x300)

DOOR SCHEDULE EXTERIOR 815 x 2030 x 45  $(2'-8" \times 6'-8" \times 1-3/4")$ INSULATED MIN. RSI 0.7 (R4) **EXTERIOR** 865 x 2030 x 45 DOOR  $(2'-10" \times 6'-8" \times 1-3/4")$ 

INSULATED MIN. RSI 0.7 (R4) EXTERIOR 915 x 2030 x 45 DOOR  $(3'-0" \times 6'-8" \times 1-3/4")$ INSULATED MIN. RSI 0.7 (R4)

DOOR  $(3'-0" \times 8'-0" \times 1-3/4")$ INSULATED MIN. RSI 0.7 (R4) EXTERIOR 815 x 2440 x 45  $(2'-8" \times 8'-0" \times 1-3/4")$ DOOR INSULATED MIN. RSI 0.7 (R4)

915 x 2440 x 45

INTERIOR 815 x 2030 x 35 DOOR  $(2'-8" \times 6'-8" \times 1-3/8")$ 815 x 2030 x 45 EXTERIOR (2A) DOOR  $(2'-8" \times 6'-8" \times 1-3/4")$ 

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

WEATHERSTRIPPING INSTALLED 760 x 2030 x 35 INTERIOR  $(2'-6" \times 6'-8" \times 1-3/8")$ DOOR

INTERIOR 710 x 2030 x 35 DOOR  $(2'-4" \times 6'-8" \times 1-3/8")$ INTERIOR 610 x 2030 x 35

DOOR  $(2'-0" \times 6'-8" \times 1-3/8")$ 660 x 2030 x 35 INTERIOR (4A)DOOR

 $(2'-2" \times 6'-8" \times 1-3/8")$ 460 x 2030 x 35 INTERIOR DOOR  $(1'-6" \times 6'-8" \times 1-3/8")$ 

<u>LEGEND</u>

CLASS 'B' VENT LIGHT FIXTURE <del>-</del> (CEILING MOUNTED) (S) EXHAUST VENT LIGHT FIXTURE DUPLEX OUTLET (PULL CHAIN) (12" HIGH) LIGHT FIXTURE  $\Diamond$ DUPLEX OUTLET (WALL MOUNTED) (HEIGHT AS NOTED A.F.F) **SWITCH** WEATHERPROOF DUPLEX OUTLET `**®** ⟨ FLOOR DRAIN HEAVY DUTY OUTLET (220 volt) ─# ♦ HOSE BIB POT LIGHT

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

SMOKE ALARM (REFER TO OBC 9.10.19)

CONNECTING THE FLOOR LEVEL AND ALSO 1 IN

INTERCONNECTED TO ACTIVATE ALL ALARMS IF 1

BATTERY BACK-UP REQUIRED, SMOKE ALARMS TO

WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A DWELLING UNIT, A CARBON MONOXIDE ALARM

CONFORMING TO CAN./CSA-6.19 OR UL2034 SHALL BE

INSTALLED ADJACENT TO EACH SLEEPING AREA. CARBON

MONOXIDE DETECTOR(S) SHALL BE PERMANENTLY WIRED

SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON

MONOXIDE DETECTORS AND BE EQUIPPED WITH AN

MANUFACTURER FOR ADDDITIONAL REQUIREMENTS.

SOIL GAS CONTROL (OBC 9.13.4.1 & 9.13.4.2)

PROVIDE CONSTRUCTION TO PREVENT LEAKAGE

INTERVENING DOORS ARE CLOSED, REFER TO

CONNECTED TO AN ELECTRICAL CIRCUIT AND

INCORPORATE VISUAL SIGNALLING COMPONENT

CARBON MONOXIDE ALARM (OBC 9.33.4.)

(9.10.19.3.(3)).

EACH BEDROOM NEAR HALL DOOR. ALARMS TO BE

MECHANICAL SYMBOLS → ● HEAT PIPE 🚅 PLUMBING (TOILET) =====**≥**♥ PLUMBING (BATH, SINK,SHOWER) WARM AIR RETURN AIR DUCT

DΛ

TJ

LVL

8/

P.T.

G.T.

DOUBLE JOIST

TRIPLE JOIST

LUMBER

LUMBER

F.A. FLAT ARCH

GIRDER TRUSS

CURVED ARCH

MEDICINE CABINET

CONC. BLOCK WALL

SEE NOTE  $\langle 39. \rangle$ 

DOUBLE VOLUME WALL

LAMINATED VENEER

PRESSURE TREATED

POINT LOAD FROM ABOVE

BY ROOF TRUSS MANUF.

NOTE: STABILITY OF NARROW (20'-25') & TALL (±30') HOUSES -BUILDER TO PROVIDE SUFFICIENT TEMPORARY BRACING TO RESIST WIND LOADING WHEN UNDER CONSTRUCTION. FURTHER RECOMMENDATIONS:

1) REDUCE THE FOUNDATION WALL SILL PLATE ANCHOR BOLT SPACING FROM 2400mm o/c(7'-10") TO 1220mm o/c (4'-0") FOR STANDARD CONDITIONS.

USE 9.5mm (3/8") THICK PLYWOOD OR WAFERBOARD FOR THE EXTERIOR WALL SHEATHING.

3) TO STIFFEN THE STRUCTURE IN TRANSVERSE DIRECTION USE 9.5mm (3/8") THICK PLYWOOD NAILED TO THE INTERIOR PARTITIONS ON EACH FLOOR FOR A MINIMUM 2 INTERIOR PARTITION WALLS ON BOTH SIDES AND PERPENDICULAR TO THE LONG WALLS.

OF SOIL GAS INTO THE BUILDING IF REQUIRED. **GENERAL NOTES** WINDOWS: 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"). 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) <u>EXTERIOR WINDOWS</u> SHALL COMPLY WITH OBC DIV.-B 9.7.3. & SB12-3.1.1.9 GLASS—STRUCTURAL SUFFICIENCY OF GLASS
DOOR & WINDOW MANUFACTURER/ SUPPLIER TO PROVIDE ADEQUATE INFORMATION TO DEMONSTRATE COMPLIANCE WITH OBC DIV.-B 9.6.1.3. **GENERAL:** MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. B, 6.2.2. SEE MECHANICAL DRAWINGS. ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2., 5.6.2.2.(3) AND MUNICIPAL STANDARDS. ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY. STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS

AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3 & DETAIL ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C.

6) ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV.-B 9.25.3. ALL OUTDOOR AIR INTAKES SHALL BE LOCATED SO THAT THEY ARE SEPARATED FROM SOURCES OF CONTAMINATION (EXHAUST VENTS) IN COMPLIANCE WITH O.B.C. DIV.-B 6.2.3.12. AND TABLE 6.2.3.12. LUMBER: 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. ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL GER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

5) LVL BEAMS SHALL BE 2.0E -2950Fb MIN., NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm (7 1/4",9 1/2", 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

PROVIDE TOP MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SIMPSON STRONG TIE OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS NOTED OTHERWISE. JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD

MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 mil. POLYETHYLENE FILM, No.50 (45lbs.) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

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. B-9.23.4.3.

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

PDATED: FEBRUARY 20, 2020 REVISION: 

ONT. REG. 332/12-2012 OBC
Amendment 0. Reg. 88/19
January 01, 2020



REFER TO UNIT DRAWINGS OR PAGE CN-2 FOR SB-12 COMPLIANCE PACKAGE A1 TO BE USED FOR THIS MODEL. The minimum thermal performance of building nvelope and equipment shall conform to the elected package unless otherwise noted.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO VA3 DESIGN BEFORE 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.

ification information Propriste /ellington Jno-Baptiste 🂋 REVISED AS PER ENG'S COMMENTS REVISED AS PER FLOOR / ROOF LAYOUTS DEC 17-20 ISSUED FOR CLIENT REVIEW the Designer which must be returned at the completion of the we



| <b>A</b> 3                | BAYVI                  |        |  |  |  |  |
|---------------------------|------------------------|--------|--|--|--|--|
| CIGN                      | project name GREEN VAI | LEY ES |  |  |  |  |
| SIGN<br>ners Rd Suite 120 | MAY 2020               |        |  |  |  |  |
| ON MOLIDA                 | drawn by               | chec   |  |  |  |  |

IEW WELLINGTON BRADFORD, ON.

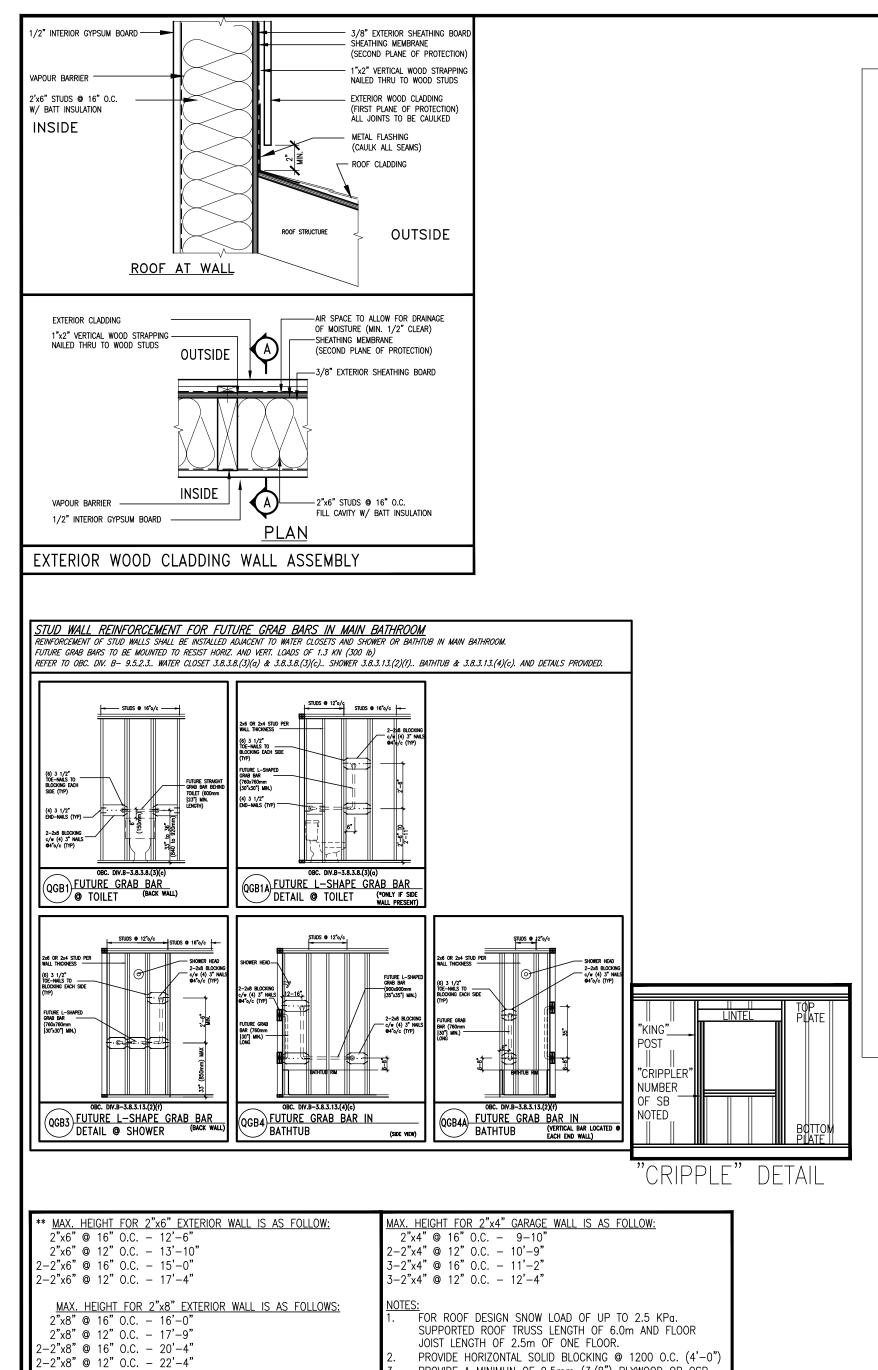
RIDEAU 17 CONSTRUCTION NOTES

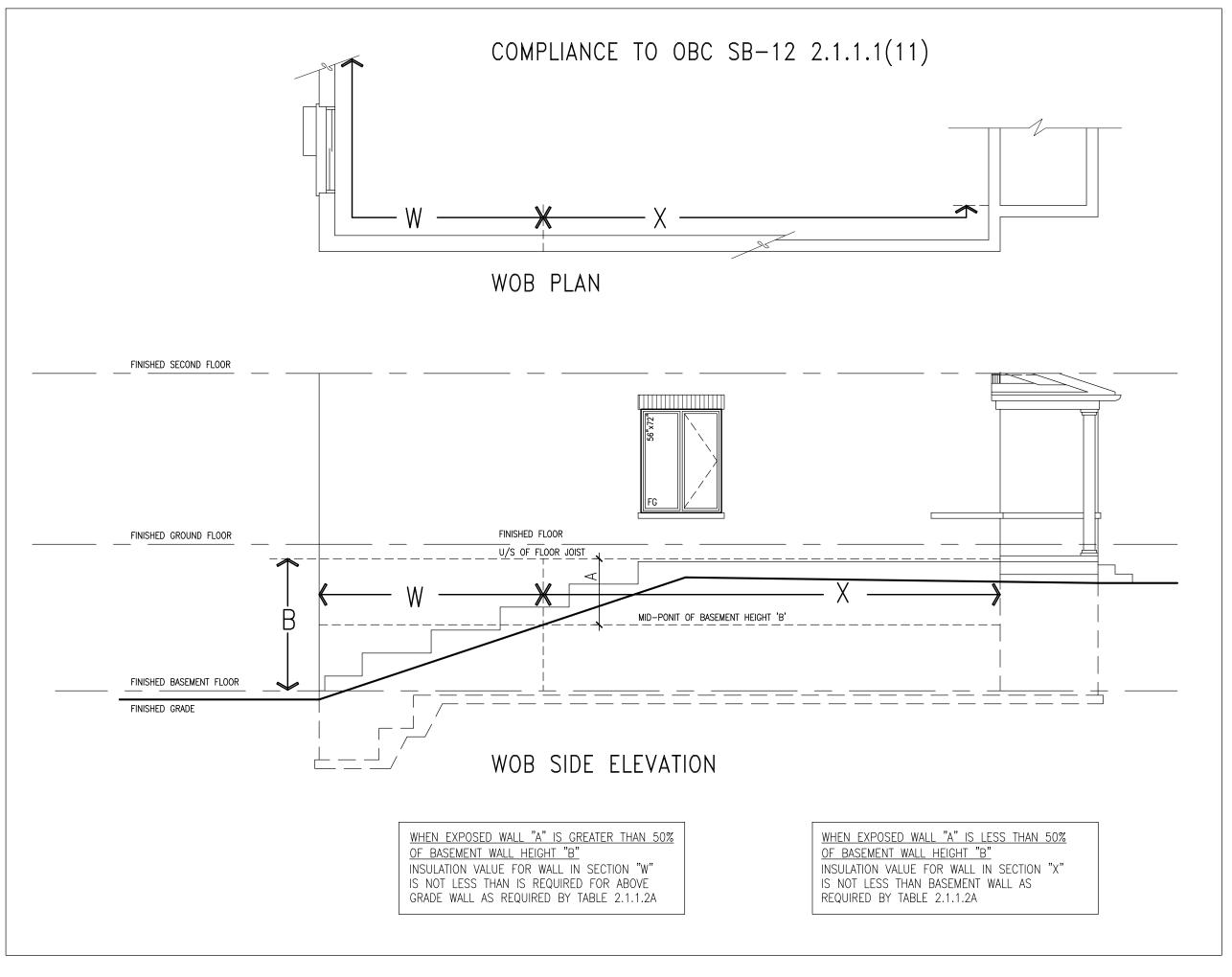
S42-17

1304

13045-S42-17 (LOT402A) 3/16" = 1'-0"dwa - Fri - Jan 15 2021 - 3:44 PM

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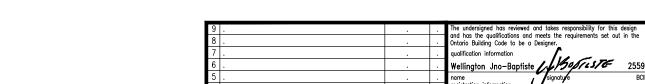


## NOTEC

<u>s:</u> FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa

- 2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
  3. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
  4. 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.

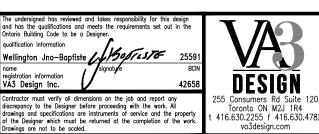
  5. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)
- 6. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa
  7. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.
  8. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR
  - \*\* STUD INFORMATION TAKEN FROM OBC TABLE A-30
- PROVIDE A MINIMUN OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE.
- 4. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.
  5. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF
  6. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR



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REVISED AS PER ENG'S COMMENTS

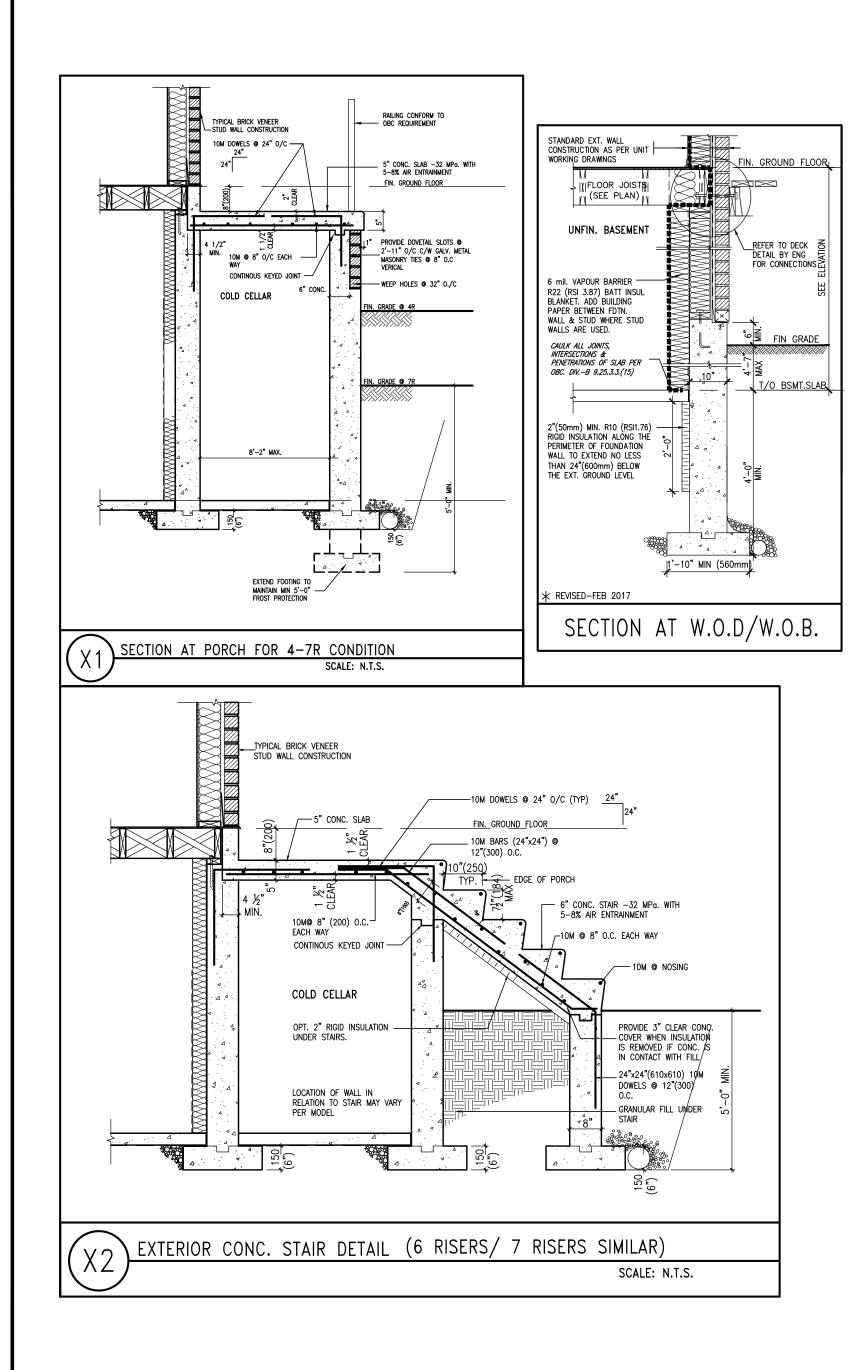
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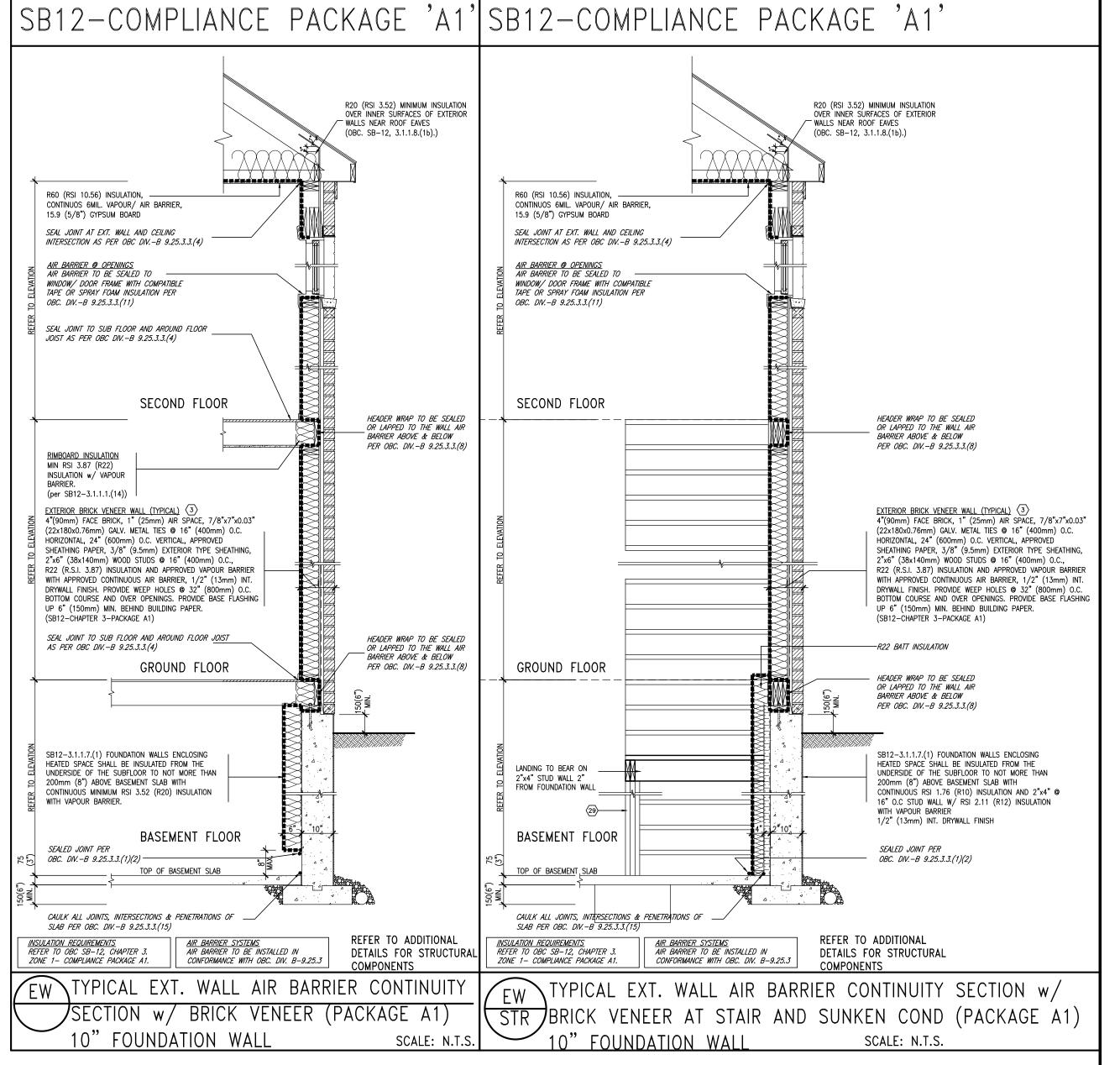


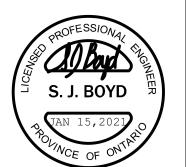
| }       |                  | BAY    | VIEW             | WELLIN        | GTON      |     | <b>S42-1</b><br>RIDEAU 1         | -             |
|---------|------------------|--------|------------------|---------------|-----------|-----|----------------------------------|---------------|
|         | greet name       | VALLEY | ESTATES          |               | BRADFORD, | ON. |                                  | projec<br>130 |
| ite 120 | date<br>MAY 2020 |        |                  |               |           |     | DETAIL                           | drawing no.   |
| R4      | drawn by<br>RC   |        | checked by<br>RC | 3/16" = 1'-0" |           | 130 | file name<br>45-S42-17 (LOT402A) | CN            |

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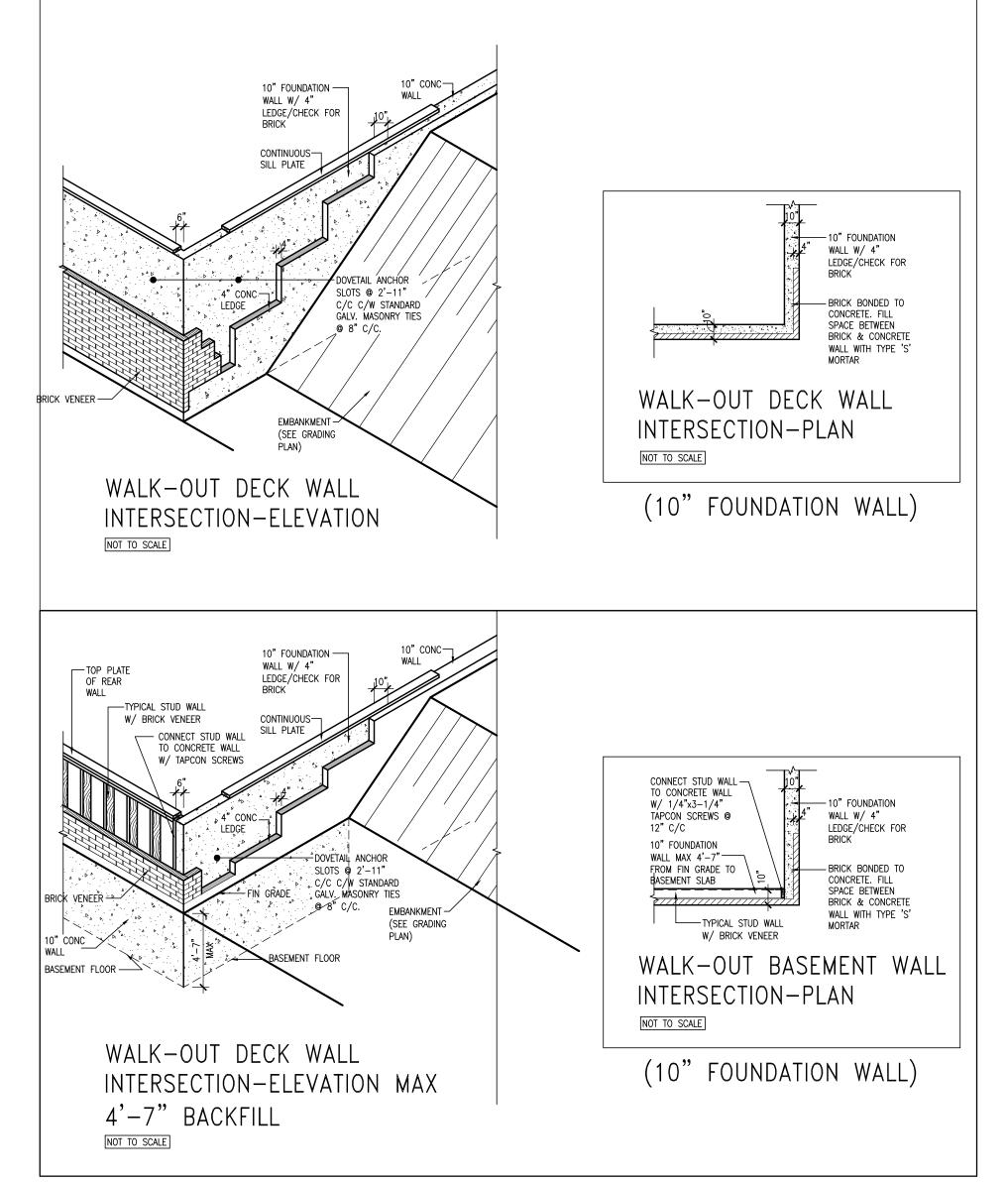


**S42-17** RIDEAU 17

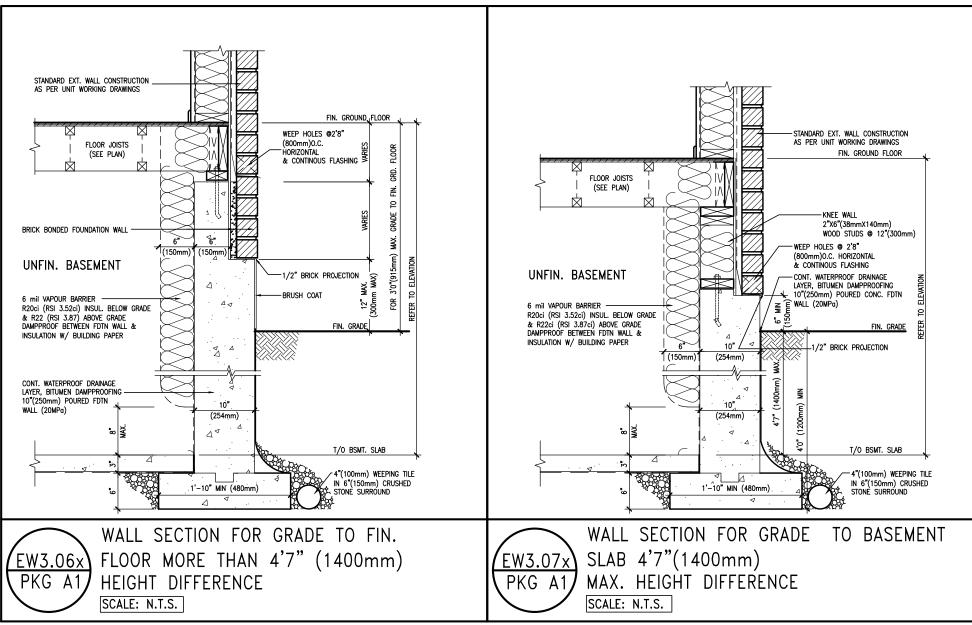
DETAIL

BRADFORD, ON.

| 9<br>8<br>7<br>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  Wellington Jno-Baptiste | 91      | VAR                           |                  | BAY    | <b>VIEW</b> | WELLINGTO     | )N     |
|------------------|-------------------------------------|-----------|-----|--|---------|-------------------------------|------------------|--------|-------------|---------------|--------|
| 5                |                                     |           |     | name signature E   | CIN     | <u> </u>                      | project name     | VALLEY | ESTATES     | BBAD          | FORD,  |
| 4                | ,                                   |           |     | VA3 Design Inc. 426  | 58      | DESIGN                        | UNLLIN           | VALLET | LUIAILU     | DNAD          | T OND, |
| 3                | REVISED AS PER ENG'S COMMENTS       | JAN 15-21 | RC  | Contractor must verify all dimensions on the job and report any  | Ĕ       |                               | date<br>MAY 2020 |        |             |               |        |
| 2                | REVISED AS PER FLOOR / ROOF LAYOUTS | DEC 17-20 | TRC | discrenancy to the Designer before proceeding with the work All  |         | Townster ON MOLITON           | drawn by         |        | checked by  | scale         |        |
| 1                | ISSUED FOR CLIENT REVIEW            | NOV 12-20 | VA3 | drawings and specifications are instruments of service and the proper of the Designer which must be returned at the completion of the wo   | ty<br>k | t 416.630.2255 f 416.630.4782 |                  |        | RC RC       | 3/16" = 1'-0" |        |

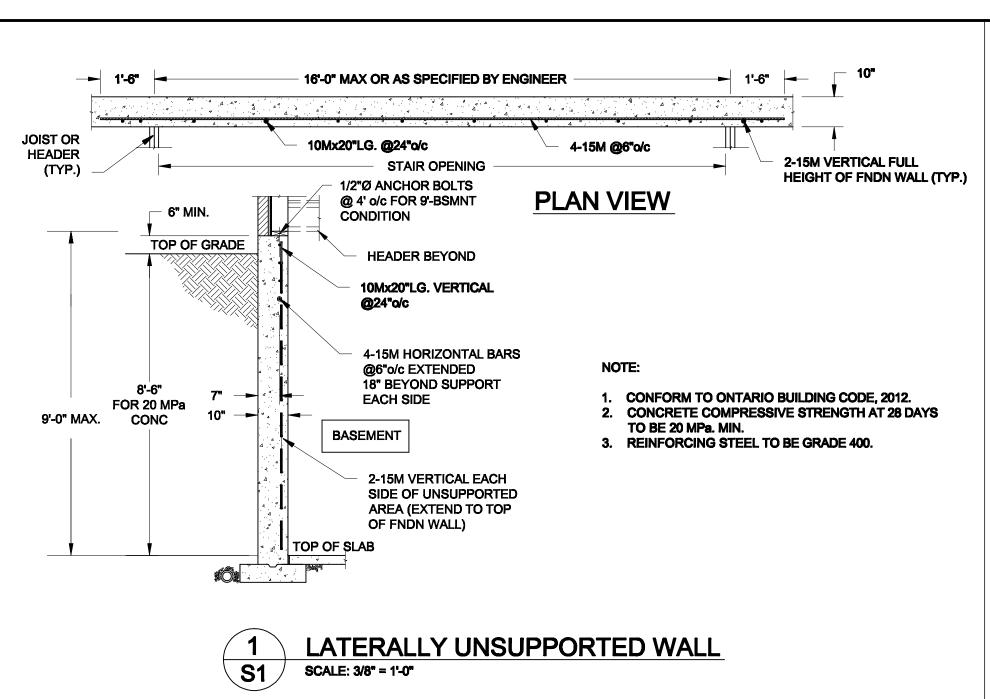


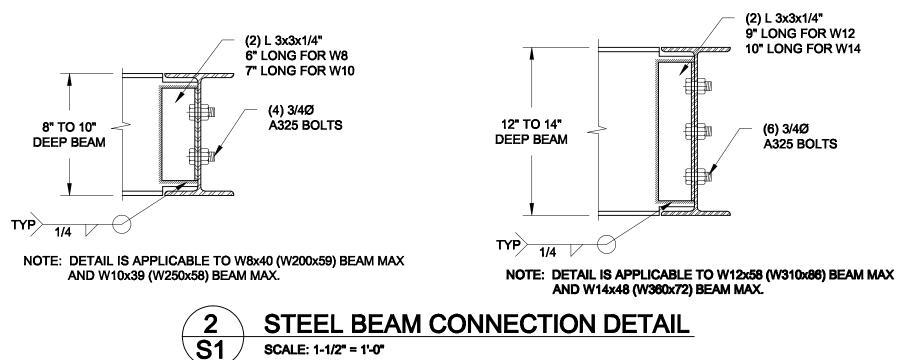


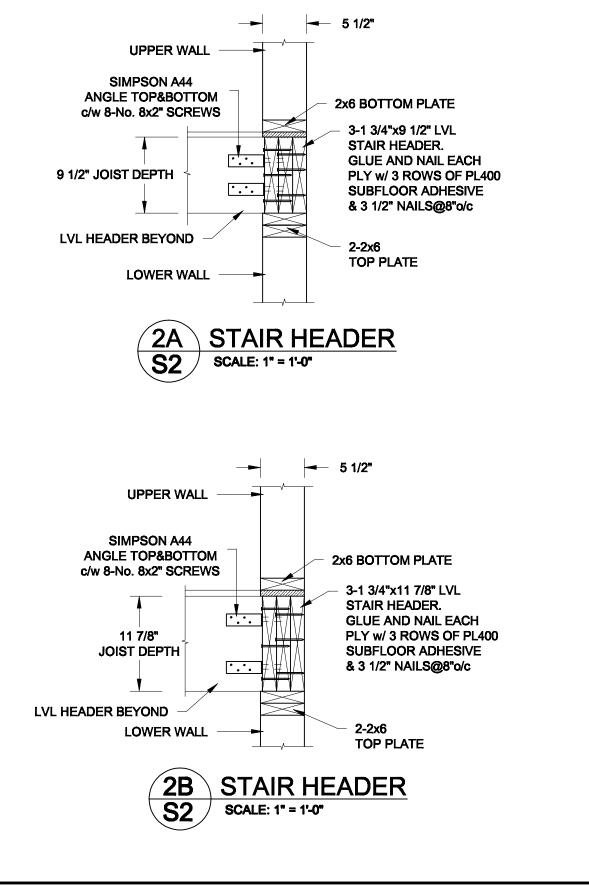


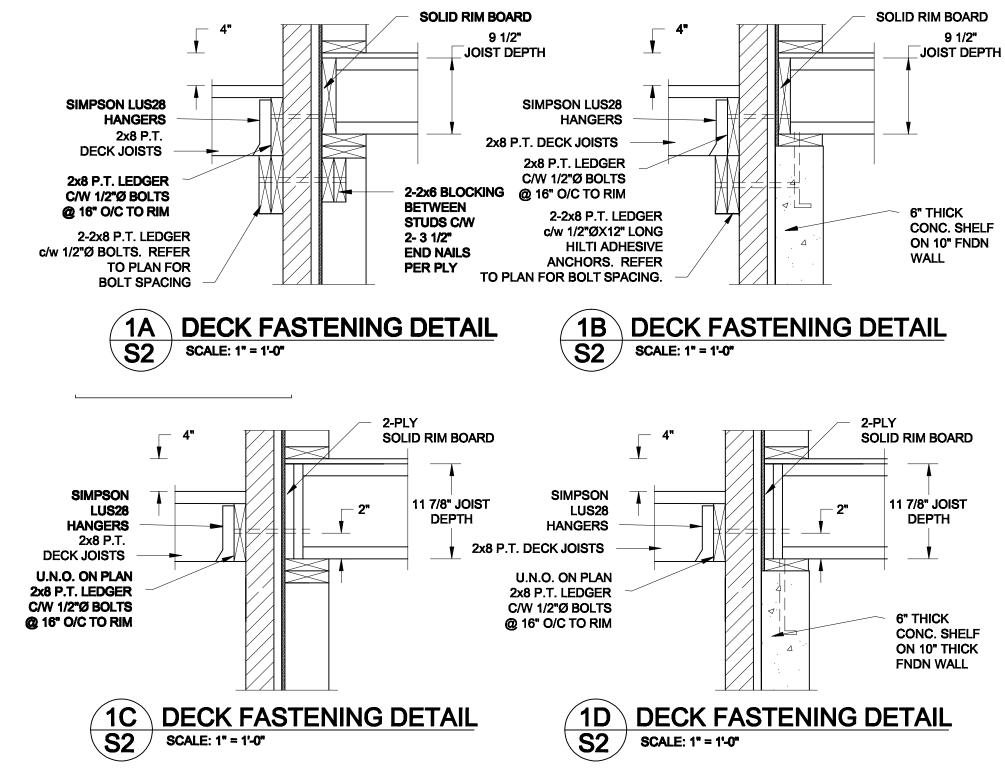
| _ |   |                                     |     |       |     |   |
|---|---|-------------------------------------|-----|-------|-----|---|
|   | 9 |                                     |     |       |     | The undersigned has reviewed and takes responsibility for this design   |
|   | 8 | ,                                   |     |       |     | 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 JAMSOFILSTE 25591   |
|   | 5 |                                     |     |       |     | name , signature BCIN   |
|   | 4 | ,                                   |     |       |     | registration information VA3 Design Inc. 42658 DESIGN   |
|   | 3 | REVISED AS PER ENG'S COMMENTS       |     | 15-21 |     |   |
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|   |   |                                     |     |       |     | of the besigner which must be returned at the completion of the work.   |

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| project name GREEN VALLE | Y ESTATES        | Е             |      | icipality<br>ON. |                                  | project no.<br>13045 |
| date<br>MAY 2020         |                  |               |      |                  | DETAIL                           | drawing no.          |
| RC                       | checked by<br>RC | 3/16" = 1'-0" |      | 130              | file name<br>45-S42-17 (LOT402A) | CN4                  |

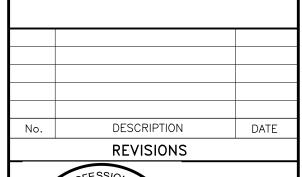


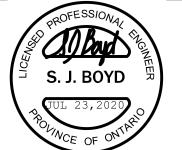






NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL 2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL 3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.









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

**BAYMEW WELLINGTON - GREEN VALLEY PROJECT** DETACHED HOMES

BRADFORD, ONTARIO

20-106 CHECKED APPROVE

SJB SJB JAYADAM

STRUCTURAL DETAILS AND NOTES

**AS NOTED**