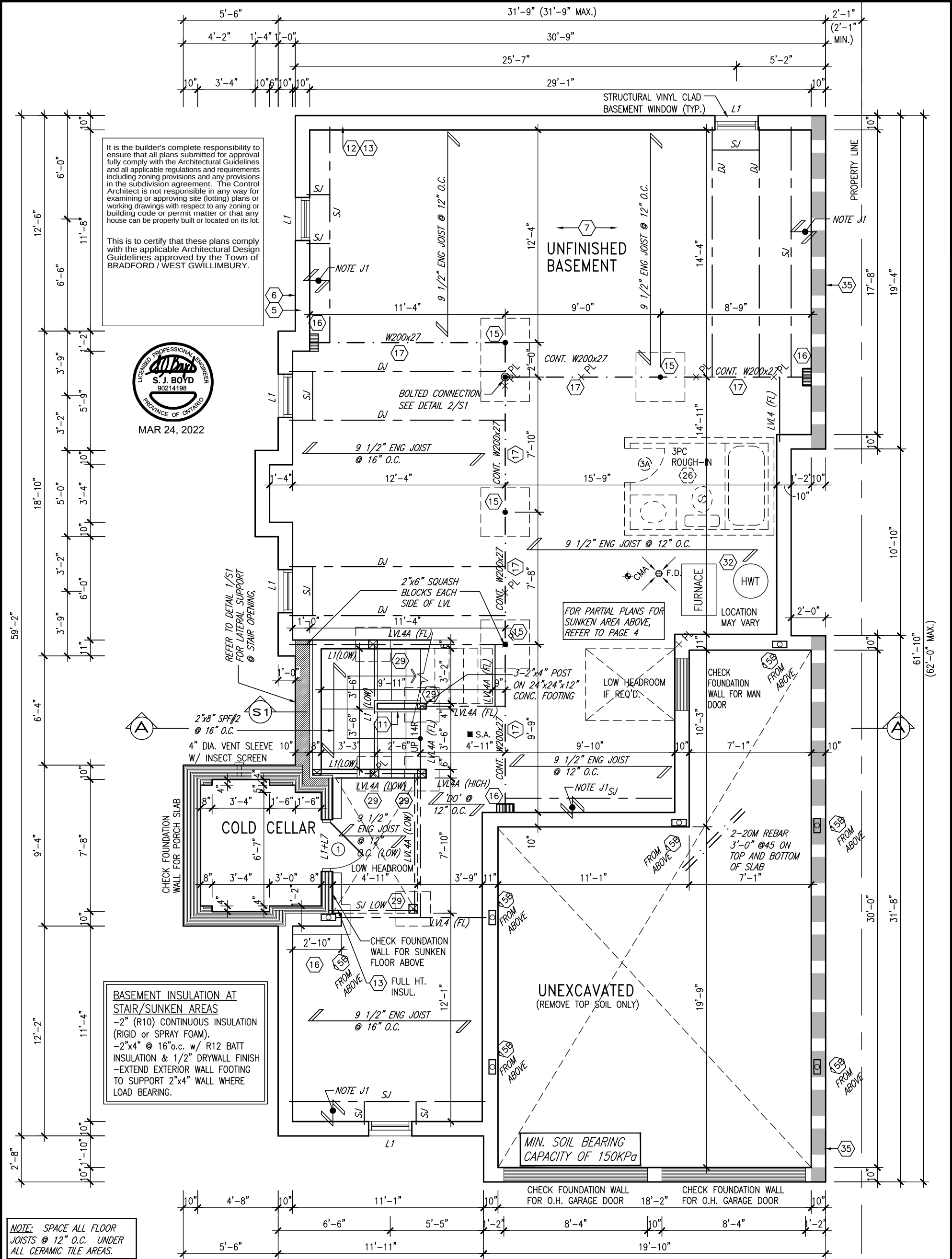




BASEMENT PLAN 'A'

10' GROUND

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

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

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

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

9	.	.	.
8	.	.	.
7	.	.	.
6	REVISED AS PER ENG'S COMMENTS	MAR 23-22	RC
5	REVISED AS PER FLOOR LAYOUTS	MAR 04-22	RC
4	10' GROUND FLOOR	JUN 02-21	KL
3	ADDED OPT. 9' BASEMENT	JUN 02-21	KL
2	REVISED AS PER ENG'S COMMENTS	JAN 11-18	RC
1	ISSUED FOR CLIENT REVIEW	.	.
no.	description	date	by

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

qualification information

Wellington Jno-Baptiste 25591

name registration information BCIN

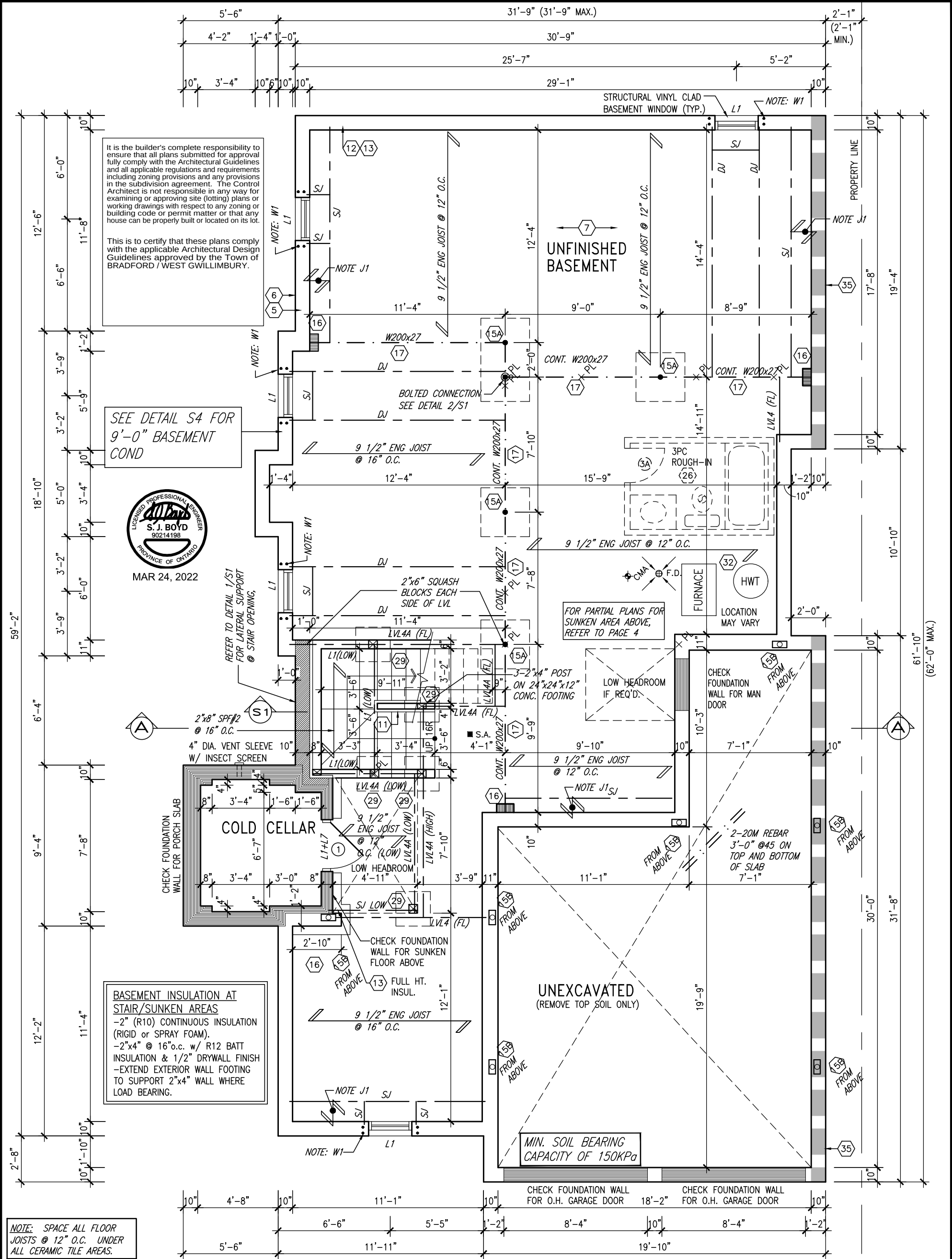
VA3 Design Inc. 42658

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

BAYVIEW WELLINGTON		S38-7C BAROSSA 7	
project name	GREEN VALLEY EAST	municipality	BRADFORD, ONT.
date	JANUARY, 2017	project no.	16023
drawn by	WT	checked by	RC
scale	3/16" = 1'-0"	file name	16023-S38-7C-10GRND
BASEMENT PLAN ELEV. 'A'		drawing no.	1
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\38\16023-S38-7C-10GRND.dwg - Thu - Mar 24 2022 - 8:41 AM			



BASEMENT PLAN 'A'
(9'-0" BASEMENT)

10' GROUND

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

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

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

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

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

9	.	.	.
8	.	.	.
7	.	.	.
6	REVISED AS PER ENG'S COMMENTS	MAR 23-22	RC
5	REVISED AS PER FLOOR LAYOUTS	MAR 04-22	RC
4	10' GROUND FLOOR	JUN 02-21	KL
3	ADDED OPT. 9' BASEMENT	JUN 02-21	KL
2	REVISED AS PER ENG'S COMMENTS	JAN 11-18	RC
1	ISSUED FOR CLIENT REVIEW	.	.
no.	description	date	by

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Wellington Jno-Baptiste 25591

name registration information BCIN

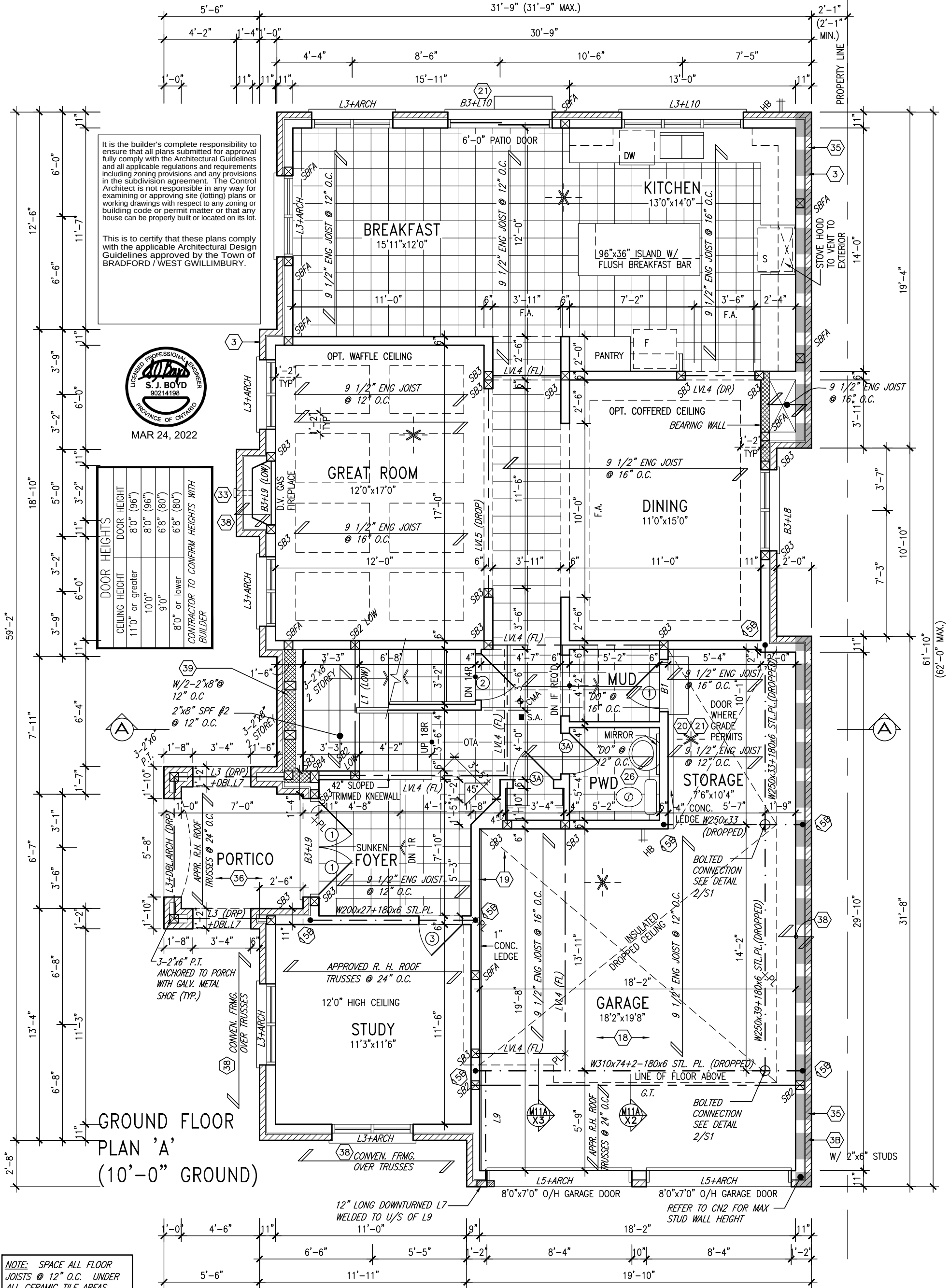
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BAYVIEW WELLINGTON		S38-7C BAROSSA 7	
project name	GREEN VALLEY EAST	municipality	BRADFORD, ONT.
date	JANUARY, 2017	project no.	16023
drawn by	WT	checked by	RC
scale	3/16" = 1'-0"	file name	16023-S38-7C-10GRND
BASEMENT PLAN ELEV. 'A'		drawing no.	
1A		1A	



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

OUTDOOR AIR INTAKE SEPARATION
ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER OBC, DIV. B- TABLE 6.2.3.12.
• KITCHEN EXHAUST. 3.0m
• DRIVEWAY, PARKING SPACE, ROAD. 1.5m
• SOLID FUEL APPLIANCE EXHAUST 3.0m
KIT-EX-NOTE-2020.dwg

INDICATES REDUCED SIDE YARD

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

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

10' GROUND

9	.	.	.
8	.	.	.
7	.	.	.
6	REVISED AS PER ENG'S COMMENTS	MAR 23-22	RC
5	REVISED AS PER FLOOR LAYOUTS	MAR 04-22	RC
4	10' GROUND FLOOR	JUN 02-21	KL
3	ADDED OPT. 9' BASEMENT	JUN 02-21	KL
2	REVISED AS PER ENG'S COMMENTS	JAN 11-18	RC
1	ISSUED FOR CLIENT REVIEW	.	.
no.	description	date	by

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qualification information
Wellington Jno-Baptiste 25591
name
registration information
VA3 Design Inc. 42658
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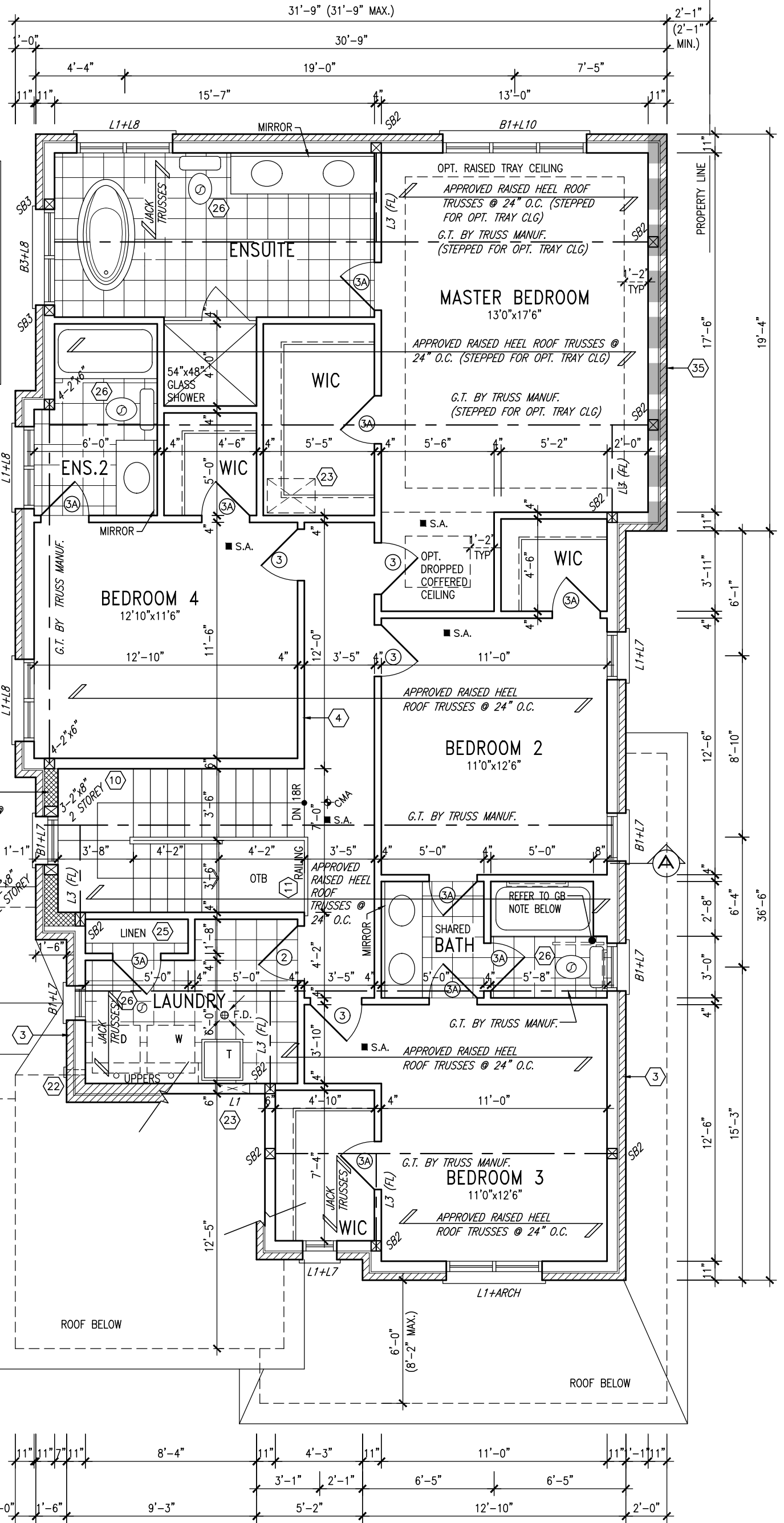
BAYVIEW WELLINGTON		S38-7C BAROSSA 7	
project name GREEN VALLEY EAST	municipality BRADFORD, ONT.	project no. 16023	drawing no. 2
date JANUARY, 2017	checked by RC	scale 3/16" = 1'-0"	file name 16023-S38-7C-10GRND
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\38\16023-S38-7C-10GRND.dwg - Thu - Mar 24 2022 - 8:41 AM			



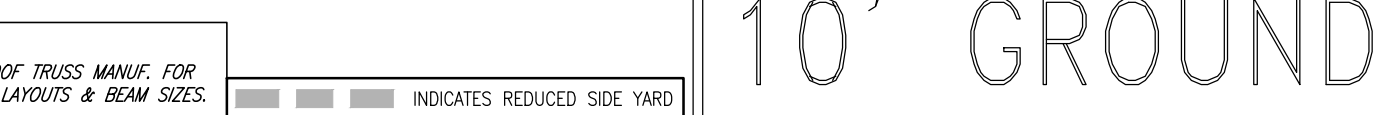
MAR 24, 2022

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SECOND FLOOR PLAN 'A'



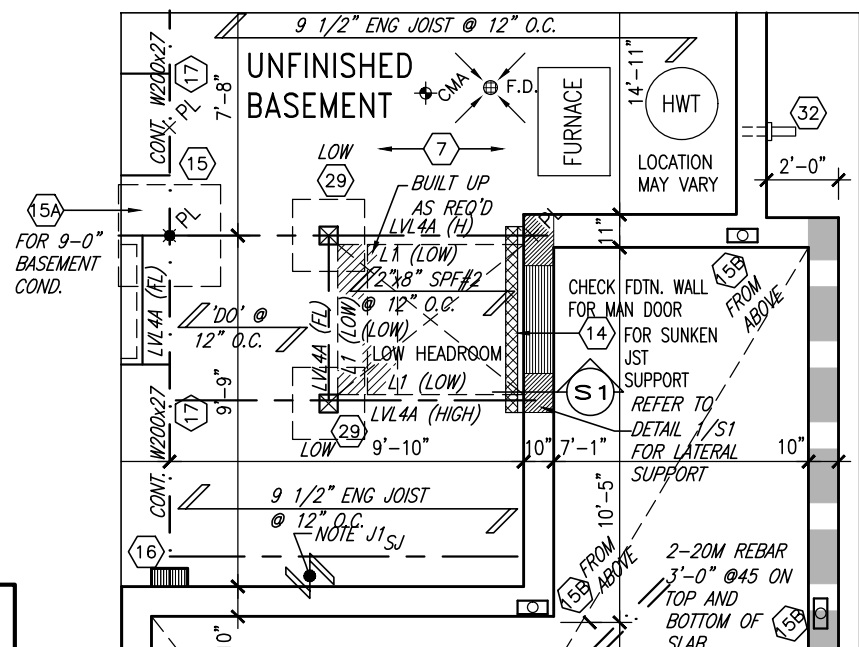
INDICATES REDUCED SIDE YARD

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8	.	.	.	qualification information	
7	.	.	.	Wellington Jno-Baptiste	25591
6	REVISED AS PER ENG'S COMMENTS	MAR 23-22	RC	name	BCIN
5	REVISED AS PER FLOOR LAYOUTS	MAR 04-22	RC	registration information	42658
4	10' GROUND FLOOR	JUN 02-21	KL	VA3 Design Inc.	
3	ADDED OPT. 9' BASEMENT	JUN 02-21	KL	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 ENG'S COMMENTNS	JAN 11-18	RC		
1	ISSUED FOR CLIENT REVIEW	.	.		
no.	description	date	by		

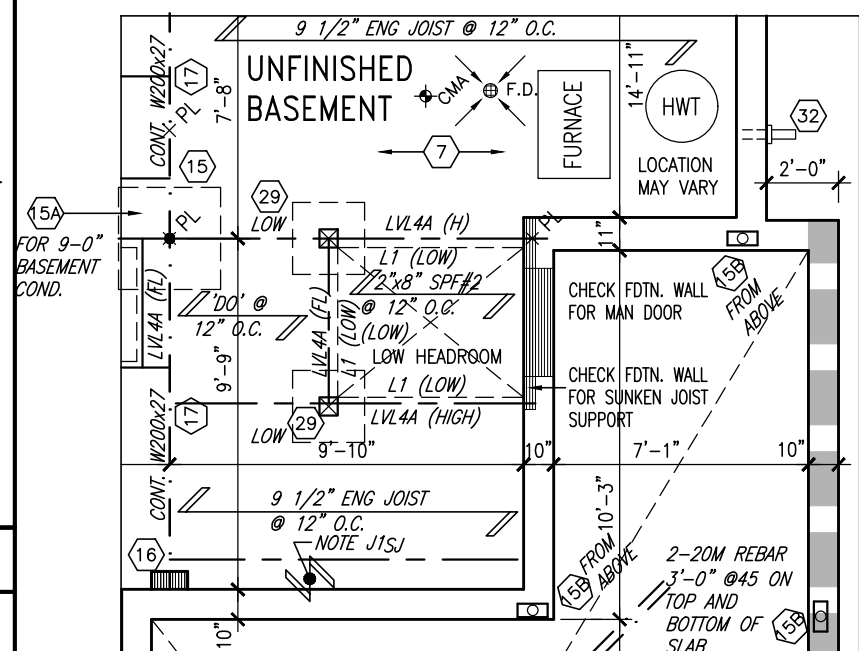
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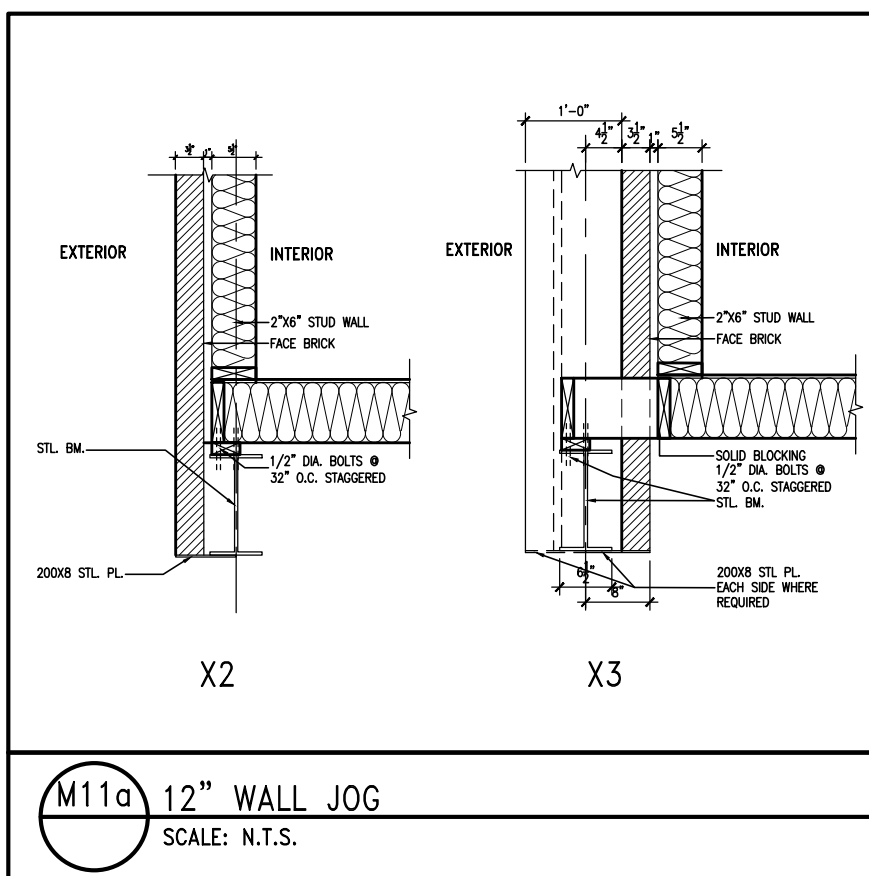
MAR 24, 2022



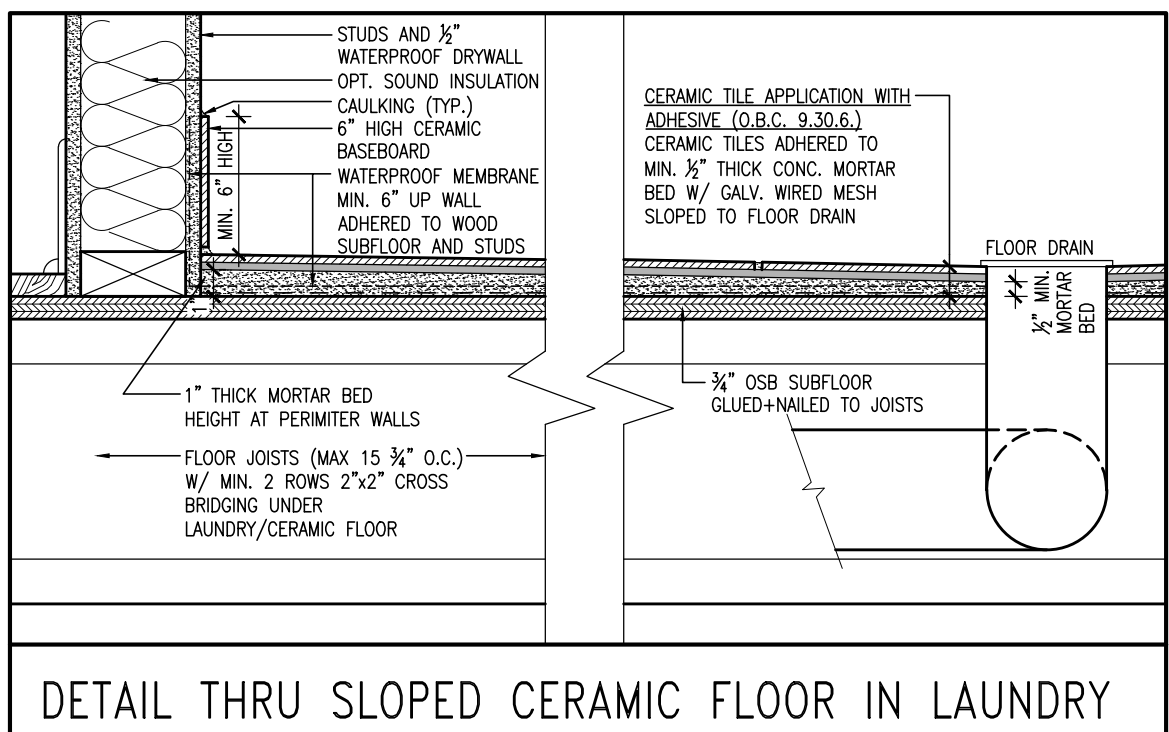
MUDROOM SUNKEN > 1R



MUDROOM SUNKEN 1R



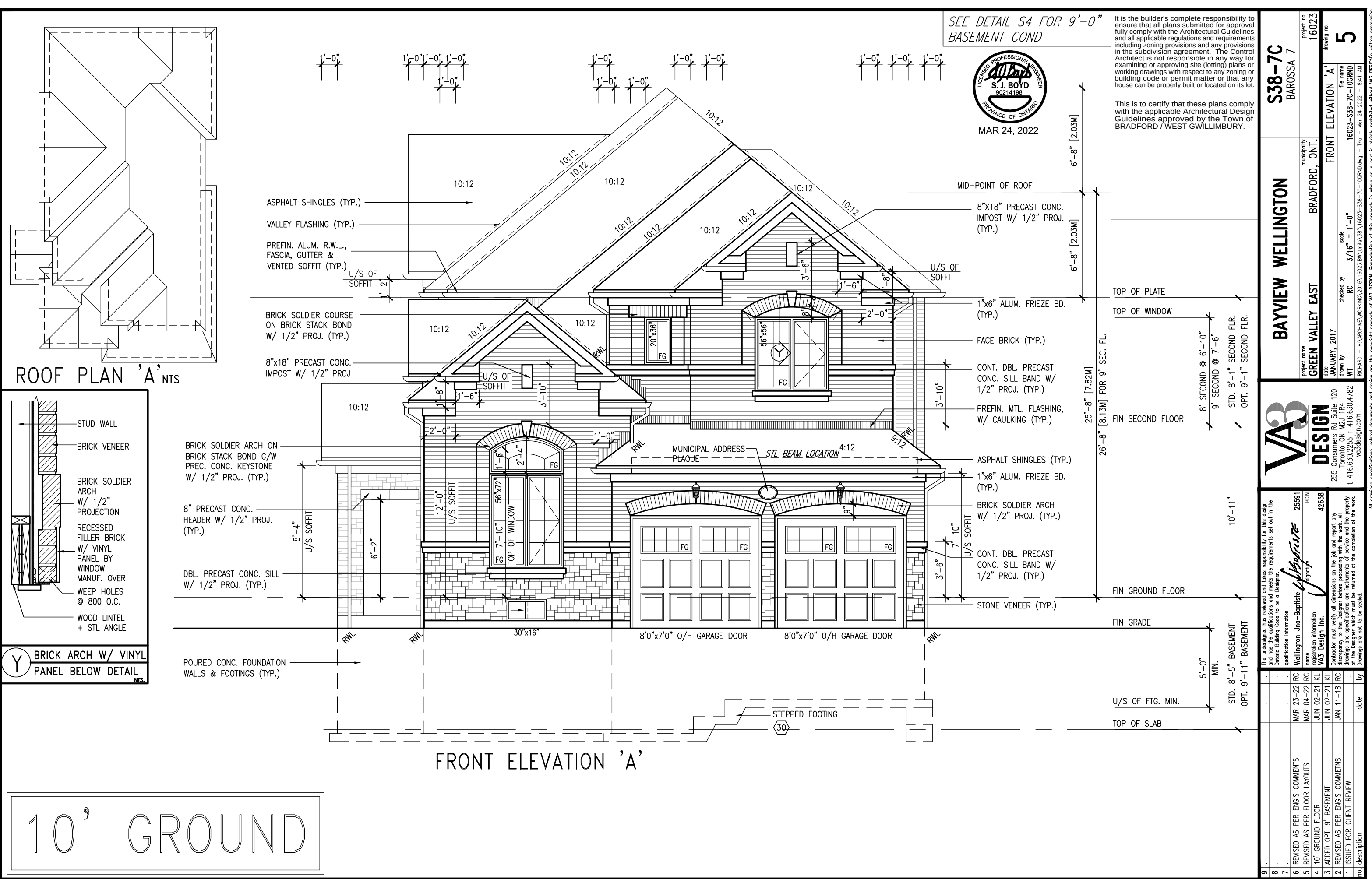
AREA CALCULATIONS			
	ELEV. A	ELEV. B	ELEV. C
GROUND FLOOR AREA	1399.8 SF	1399.8 SF	1399.8 SF
SECOND FLOOR AREA	1545.3 SF	1545.3 SF	1542.7 SF
SUBTOTAL	2945.1 SF	2945.1 SF	2942.5 SF
DEDUCT ALL OPENINGS	14.6 SF	14.6 SF	14.6 SF
TOTAL NET AREA	2931 SF	2931 SF	2928 SF
	272.3 m2	272.3 m2	272.0 m2
FINISHED BSMT AREA	0 SF	0 SF	0 SF
TOTAL NET AREA	2931 SF	2931 SF	2928 SF
W/ FIN BSMT	272.3 m2	272.3 m2	272.0 m2
COVERAGE W/O PORCH	1879.6 SF	1879.6 SF	1879.6 SF
	174.6 m2	174.6 m2	174.6 m2
COVERAGE W/PORCH	1948.9 SF	1941.3 SF	1948.9 SF
	181.1 m2	180.3 m2	181.1 m2



10⁹ GROUND

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.		VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		S38-7C BAROSSA 7			
8	.	.	.	qualification information			project name GREEN VALLEY EAST		municipality BRADFORD, ONT.		project no. 16023	
7	.	.	.	Wellington Jno-Baptiste			date JANUARY, 2017		drawing no. 4		drawing title PART. SUNKEN MUD FLOOR PLANS	
6	REVISED AS PER ENG'S COMMENTS	MAR 23-22	RC	name Wellington Jno-Baptiste		checked by RC		scale 3/16" = 1'-0"		file name 16023-S38-7C-10GRND		
5	REVISED AS PER FLOOR LAYOUTS	MAR 04-22	RC	registration information VA3 Design Inc.		drawn by WT		drawing title PART. SUNKEN MUD FLOOR PLANS		drawing no. 4		
4	10' GROUND FLOOR	JUN 02-21	KL	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.		drawing title PART. SUNKEN MUD FLOOR PLANS		drawing no. 4		drawing title PART. SUNKEN MUD FLOOR PLANS		
3	ADDED OPT. 9' BASEMENT	JUN 02-21	KL	drawing title PART. SUNKEN MUD FLOOR PLANS		drawing no. 4		drawing title PART. SUNKEN MUD FLOOR PLANS		drawing no. 4		
2	REVISED AS PER ENG'S COMMITNS	JAN 11-18	RC	drawing title PART. SUNKEN MUD FLOOR PLANS		drawing no. 4		drawing title PART. SUNKEN MUD FLOOR PLANS		drawing no. 4		
1	ISSUED FOR CLIENT REVIEW	.	.	drawing title PART. SUNKEN MUD FLOOR PLANS		drawing no. 4		drawing title PART. SUNKEN MUD FLOOR PLANS		drawing no. 4		
no. description			date	by	drawing title PART. SUNKEN MUD FLOOR PLANS							

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SEE DETAIL S4 FOR 9'-0" BASEMENT COND



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S38-7C BAROSSA 7		BAYVIEW WELLINGTON		GREEN VALLEY EAST		BRADFORD, ONT.		FRONT ELEVATION 'A'	
project no. 16023		project name GREEN VALLEY EAST		municipality BRADFORD, ONT.		date JANUARY, 2017		checked by RC	
drawing no. 5		scale 3/16" = 1'-0"		drawn by WT		file name 16023-S38-7C-10GRND.dwg		date JAN 24 2022	
project no. 16023		project name GREEN VALLEY EAST		municipality BRADFORD, ONT.		date JANUARY, 2017		checked by RC	
drawing no. 5		scale 3/16" = 1'-0"		drawn by WT		file name 16023-S38-7C-10GRND.dwg		date JAN 24 2022	
project no. 16023		project name GREEN VALLEY EAST		municipality BRADFORD, ONT.		date JANUARY, 2017		checked by RC	
drawing no. 5		scale 3/16" = 1'-0"		drawn by WT		file name 16023-S38-7C-10GRND.dwg		date JAN 24 2022	
project no. 16023		project name GREEN VALLEY EAST		municipality BRADFORD, ONT.		date JANUARY, 2017		checked by RC	
drawing no. 5		scale 3/16" = 1'-0"		drawn by WT		file name 16023-S38-7C-10GRND.dwg		date JAN 24 2022	

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qualification information

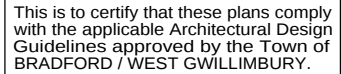
6	REVISED AS PER ENG'S COMMENTS	MAR 23-22	RC	Wellington Jno-Baptiste	25591	BCIN
5	REVISED AS PER FLOOR LAYOUTS	MAR 04-22	RC	name		
4	10' GROUND FLOOR	JUN 02-21	KL	registration information		
3	ADDED OPT. 9' BASEMENT	JUN 02-21	KL	VAS Design Inc.	42658	
2	REVISED AS PER ENG'S COMMENTS	JAN 11-18	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		
1	ISSUED FOR CLIENT REVIEW					

no. description

9						
8						
7						
6						
5						
4						
3						
2						
1						

SEE DETAIL S4 FOR 9'-0"
BASEMENT COND

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DESIGN
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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
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no.	description	date	by
9			
8			
7			
6	REVISED AS PER ENG'S COMMENTS	MAR 23-22	RC
5	REVISED AS PER FLOOR LAYOUTS	MAR 04-22	RC
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1	ISSUED FOR CLIENT REVIEW		

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10⁹ GROUND

BRICK VENEER CONSTRUCTION

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

45 MINUTE FIRE RATED WALL

PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH INSULATION CONFORMING TO CAN/ULC-S702, "MINERAL FIBRE THERMAL INSULATION FOR BUILDINGS" WITH A MASS OF NOT LESS THAN 1.22 Kg/SQ.M. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS. (REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

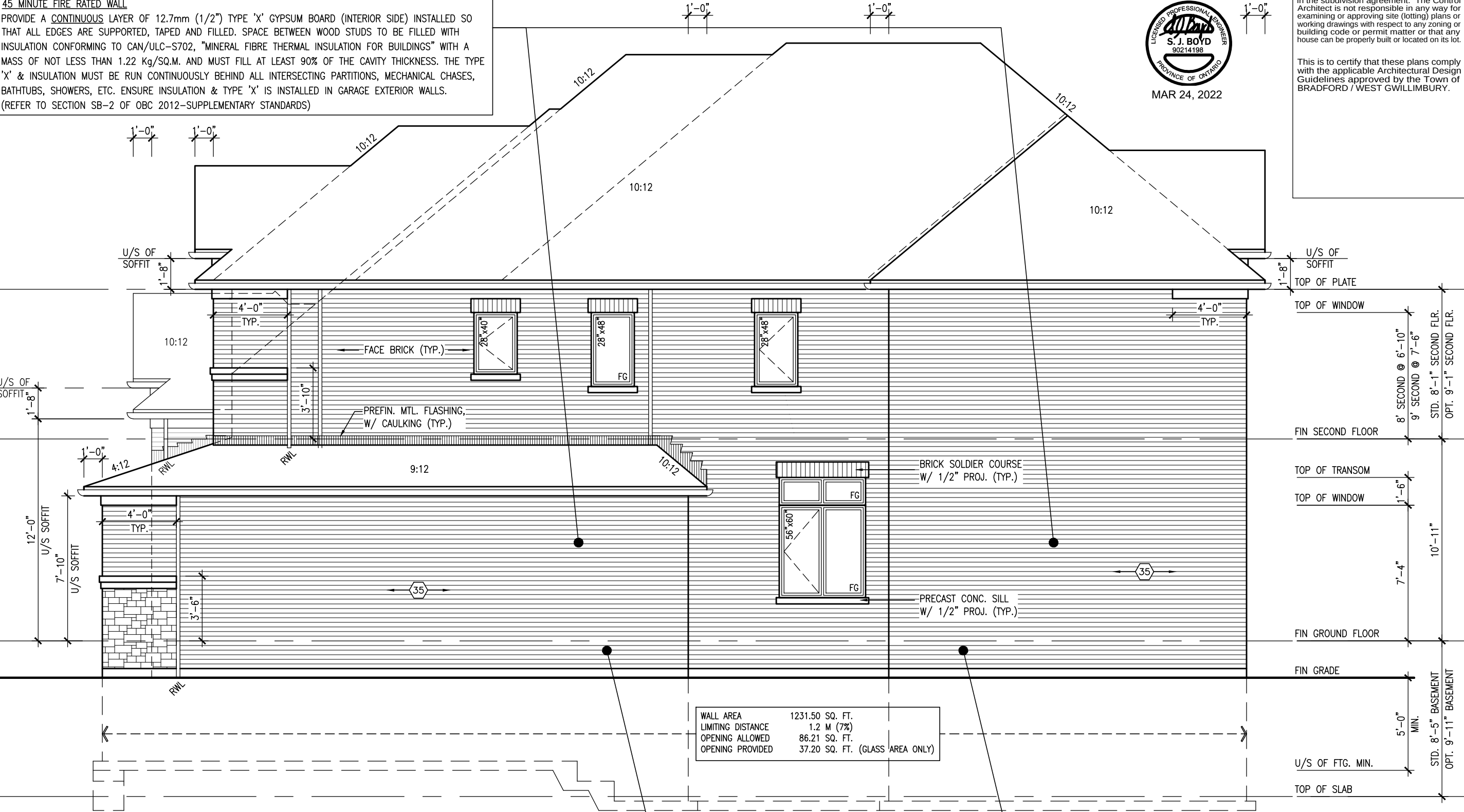
SEE DETAIL S4 FOR 9'-0"
BASEMENT COND



MAR 24, 2022

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WALL AREA	1231.50 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	86.21 SQ. FT.
OPENING PROVIDED	37.20 SQ. FT. (GLASS AREA ONLY)

RIGHT SIDE ELEVATION 'A'

10' GROUND

HEADER/RIM JOIST LEVEL

(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE) 45 MINUTE FIRE RATING @ HEADER

PROVIDE 15.9mm (5/8") TYPE 'X' GYPSUM BOARD BETWEEN FLOOR JOIST AT THE HEADER OR CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR JOISTS ARE PARALLEL TO RIM JOIST TO MAINTAIN 45 MINUTE FIRE RATING.

BAYVIEW WELLINGTON

S38-7C
BAROSSA 7

project name
GREEN VALLEY EAST

municipality
BRADFORD, ONT.

project no.
16023

date
JANUARY, 2017

checked by
RC

drawing no.
7

scale
3/16" = 1'-0"

file name
16023-S38-7C-10GRND

RIGHT SIDE ELEVATION 'A'

drawn by
WT

checked by
RC

date
JANUARY, 2017

checked by
RC

drawn by
WT

scale
3/16" = 1'-0"

file name
16023-S38-7C-10GRND



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va3design.com

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qualification information

Wellington Jno-Baptiste 25591 BCN

name
VA3 Design Inc. 42658

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9

8

7

6 REVISED AS PER ENG'S COMMENTS MAR 23-22 RC

5 REVISED AS PER FLOOR LAYOUTS MAR 04-22 RC

4 10' GROUND FLOOR JUN 02-21 KL

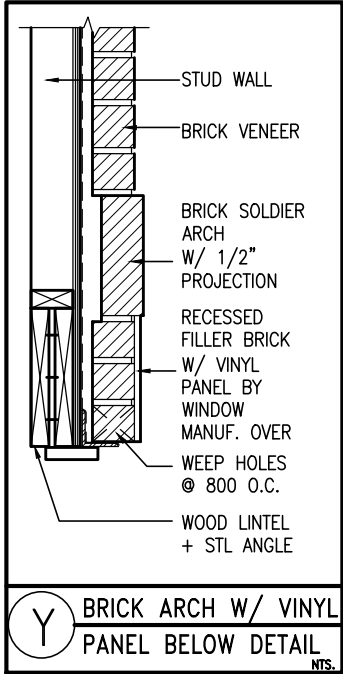
3 ADDED OPT. 9' BASEMENT JUN 02-21 KL

2 REVISED AS PER ENG'S COMMENTS JAN 11-18 RC

1 ISSUED FOR CLIENT REVIEW

no. description

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-7C ELA W/ 8' SECOND	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	666.75 S.F.	67.77 S.F.	10.16 %
LEFT SIDE	1219.17 S.F.	260.00 S.F.	21.33 %
RIGHT SIDE	1219.17 S.F.	81.28 S.F.	6.67 %
REAR	666.75 S.F.	171.49 S.F.	25.72 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3771.84 S.F.	580.54 S.F.	15.39 %
TOTAL SQ. M.	350.41 S.M.	53.93 S.M.	15.39 %



REAR ELEVATION 'A'

10' GROUND

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

SEE DETAIL S4 FOR 9'-0" BASEMENT COND

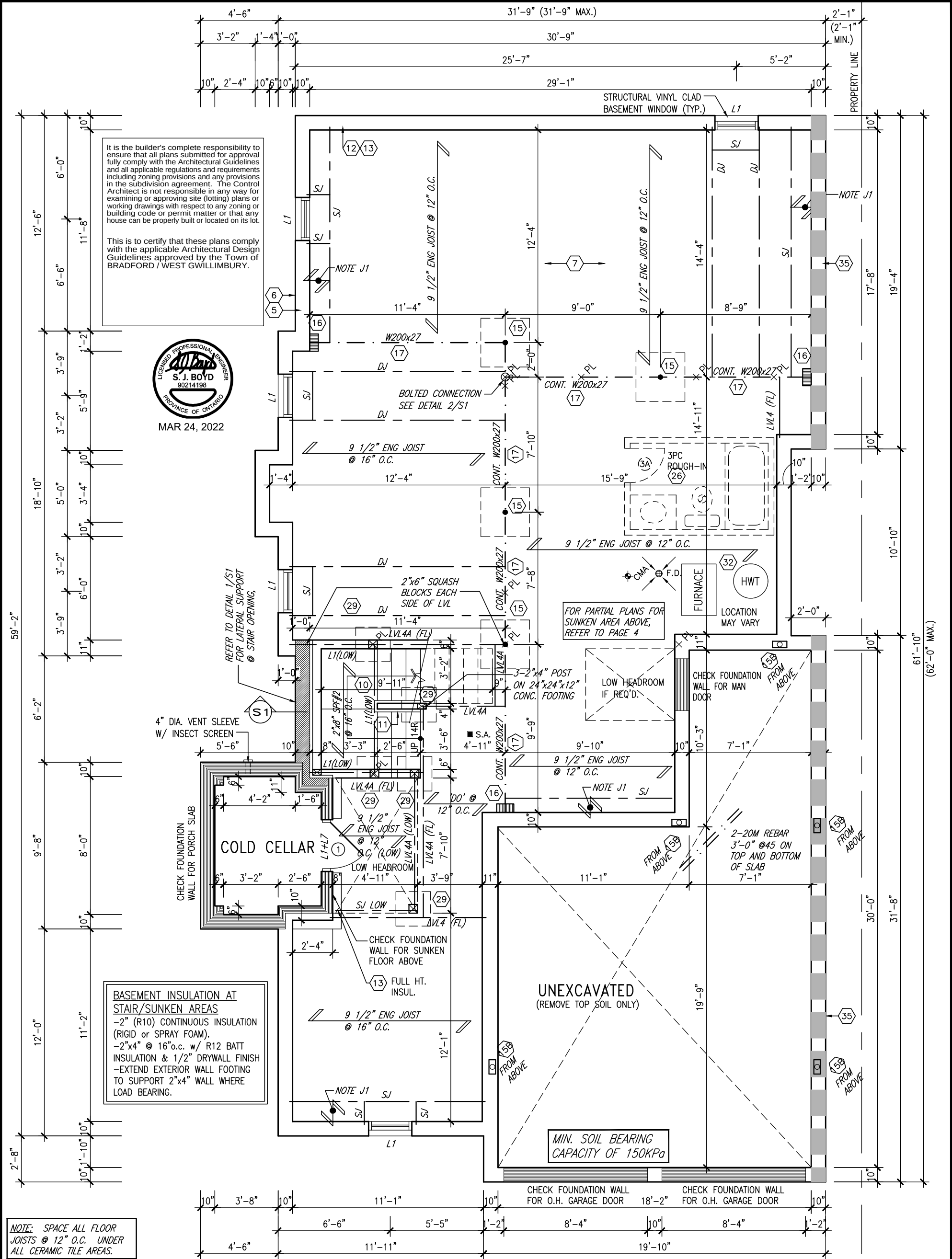


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S38-7C BAROSSA 7		BAYVIEW WELLINGTON		GREEN VALLEY EAST		BRADFORD, ONT.		REAR ELEVATION 'A'	
project no. 16023		municipality		project name GREEN VALLEY EAST		date JANUARY, 2017		checked by RC	
project no. 16023		municipality		project name GREEN VALLEY EAST		date JANUARY, 2017		checked by RC	
project no. 16023		municipality		project name GREEN VALLEY EAST		date JANUARY, 2017		checked by RC	
project no. 16023		municipality		project name GREEN VALLEY EAST		date JANUARY, 2017		checked by RC	
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project no. 16023		municipality		project name GREEN VALLEY EAST		date JANUARY, 2017		checked by RC	
project no. 16023		municipality		project name GREEN VALLEY EAST		date JANUARY, 2017		checked by RC	
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project no. 16023		municipality		project name GREEN VALLEY EAST		date JANUARY, 2017		checked by RC	



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

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

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

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

BASEMENT PLAN 'B'

10' GROUND

9	.	.	.
8	.	.	.
7	.	.	.
6	REVISED AS PER ENG'S COMMENTS	MAR 23-22	RC
5	REVISED AS PER FLOOR LAYOUTS	MAR 04-22	RC
4	10' GROUND FLOOR	JUN 02-21	KL
3	ADDED OPT. 9' BASEMENT	JUN 02-21	KL
2	REVISED AS PER ENG'S COMMENTS	JAN 11-18	RC
1	ISSUED FOR CLIENT REVIEW	.	.
no.	description	date	by

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

qualification information

Wellington Jno-Baptiste 25591

name registration information BCIN

VA3 Design Inc. 42658

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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BAYVIEW WELLINGTON		S38-7C BAROSSA 7	
project name	GREEN VALLEY EAST	municipality	BRADFORD, ONT.
date	JANUARY, 2017	project no.	16023
drawn by	WT	checked by	RC
scale	3/16" = 1'-0"	file name	16023-S38-7C-10GRND
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\38\16023-S38-7C-10GRND.dwg - Thu - Mar 24 2022 - 8:41 AM		drawing no.	
BASEMENT PLAN ELEV. 'B'		9	



MAR 24, 2022

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DOOR HEIGHTS	
CEILING HEIGHT	DOOR HEIGHT
11'0" or greater	8'0" (96")
10'0"	8'0" (96")
9'0"	6'8" (80")
8'0" or lower	6'8" (80")
CONTRACTOR TO CONFIRM HEIGHTS WITH BUILDER	

GROUND FLOOR PLAN 'B' (10'-0" GROUND)

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

OUTDOOR AIR INTAKE SEPARATION

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

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

KIT-EX-NOTE-2020.dwg

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

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

INDICATES REDUCED SIDE YARD

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name registration information BCIN
VA3 Design Inc. 42658

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BAYVIEW WELLINGTON

S38-7C
BAROSSA 7

project name GREEN VALLEY EAST municipality BRADFORD, ONT.

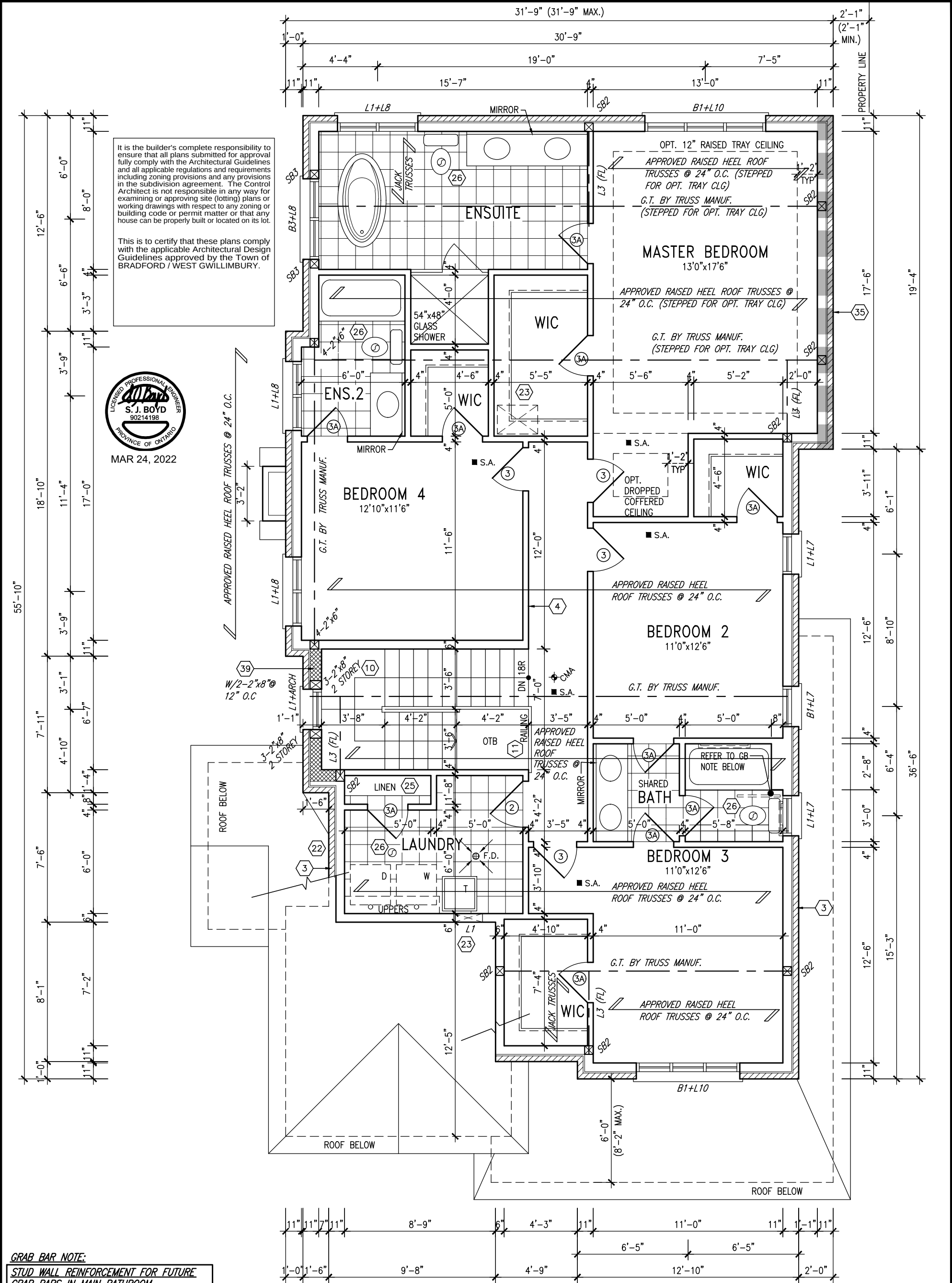
project no. 16023

date JANUARY, 2017 scale 3/16" = 1'-0" drawing no. 10

checked by RC 16023-S38-7C-10GRND

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GRAB BAR NOTE:
STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM PER OBC, DIV. B-9.5.2.3. REFER TO FOLLOWING SECTIONS FOR THE FIXTURES LISTED. WATER CLOSET: 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c). SHOWER 3.8.3.13.(2)(g). BATHTUB 3.8.3.13.(4)(e). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED.
GB-NOTE-2020.dwg

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

9	.	.	.	.
8	.	.	.	.
7	.	.	.	.
6	REVISED AS PER ENG'S COMMENTS	MAR 23-22	RC	.
5	REVISED AS PER FLOOR LAYOUTS	MAR 04-22	RC	.
4	10' GROUND FLOOR	JUN 02-21	KL	.
3	ADDED OPT. 9' BASEMENT	JUN 02-21	KL	.
2	REVISED AS PER ENG'S COMMENTNS	JAN 11-18	RC	.
1	ISSUED FOR CLIENT REVIEW	.	.	.
no.	description	date	by	.

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Wellington Jno-Baptiste 25591
name
signature
registration information
VA3 Design Inc. 42658
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BAYVIEW WELLINGTON

S38-7C
BAROSSA 7

project name
GREEN VALLEY EAST

municipality
BRADFORD, ONT.

project no.
16023

date
JANUARY, 2017

drawn by
WT

checked by
RC

scale
3/16" = 1'-0"

file name
16023-S38-7C-10GRND

drawing no.
11

SECOND FLOOR PLAN ELEVATION 'B'



10⁹ GROUND

MAR 24, 2022

MID-POINT OF ROOF

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S38-7C
BAROSSA 7

BAYVIEW WELLINGTON

project name	municipality	project no.
GREEN VALLEY EAST	BRADFORD, ONT.	16023

date JANUARY, 2017 FRONT ELEVATION 'B' drawing no. 10

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

16023-S38-7C-10GRND

file name
12

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specifications, related documents

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qualification information

Wellington Jno-Baptiste 25591

signature
registration information
VA3 Design Inc
42658
BCIN

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

Drawings of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

All draw:

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7	.	.	.

6	REVISED AS PER ENG'S COMMENTS	MAR 23-22	RC
5	REVISED AS PER FLOOR LAYOUTS	MAR 04-22	RC

3	REVISED AS PER FLOOR ENVELOPS	INITIAL 04-22	KL
4	10' GROUND FLOOR	JUN 02-21	KL

3	ADDED OPT. 9' BASEMENT	JUN 02-21	KL
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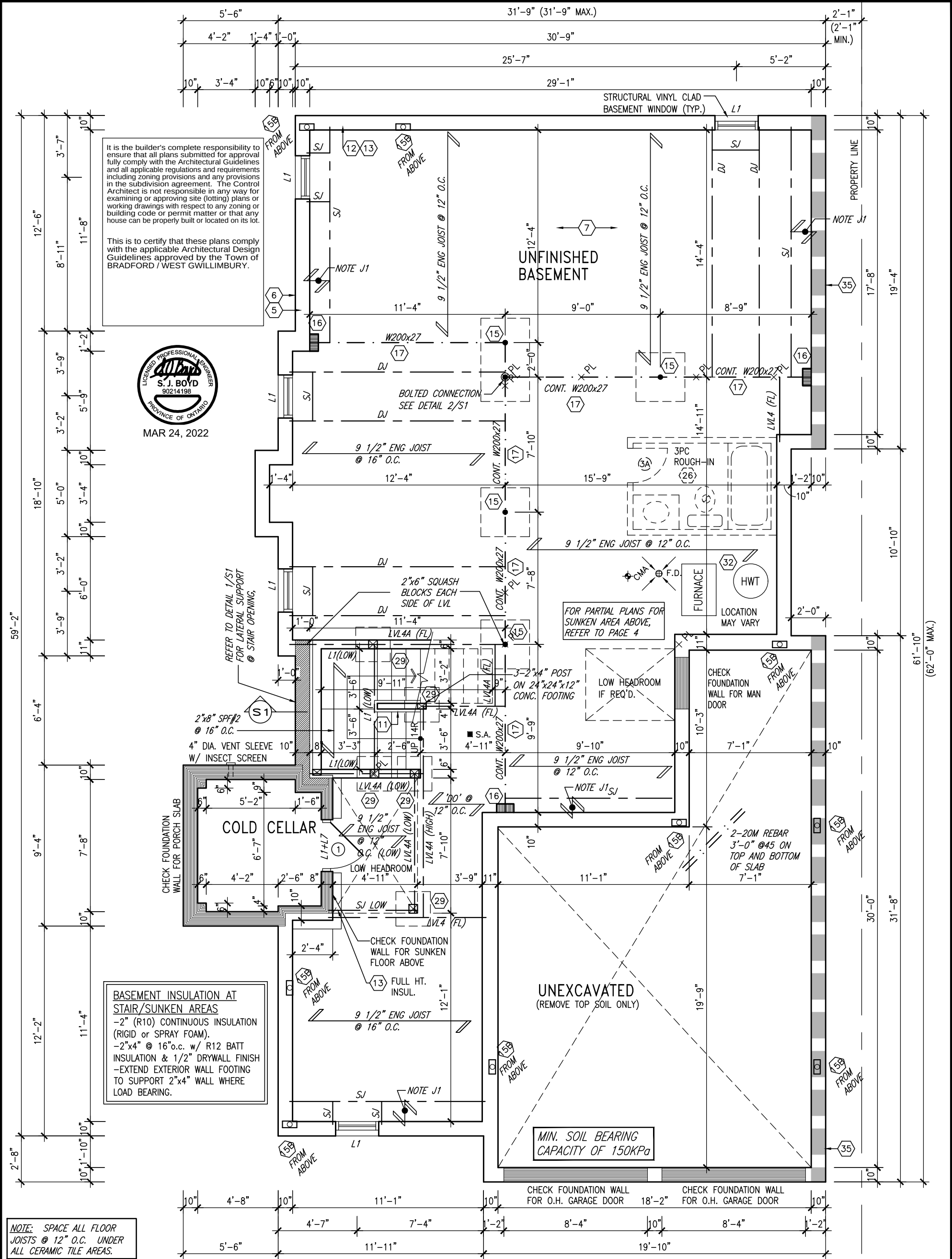
2	REVISED AS PER ENG'S COMMENTS	JAN 11-18	RC
1	ISSUED FOR CLIENT REVIEW		

no.	description	date	by
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NOTE: SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.

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

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

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

BASEMENT PLAN 'C'

10' GROUND

9	.	.	.
8	.	.	.
7	.	.	.
6	REVISED AS PER ENG'S COMMENTS	MAR 23-22	RC
5	REVISED AS PER FLOOR LAYOUTS	MAR 04-22	RC
4	10' GROUND FLOOR	JUN 02-21	KL
3	ADDED OPT. 9' BASEMENT	JUN 02-21	KL
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1	ISSUED FOR CLIENT REVIEW	.	.
no.	description	date	by

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qualification information

Wellington Jno-Baptiste 25591

name registration information BCIN

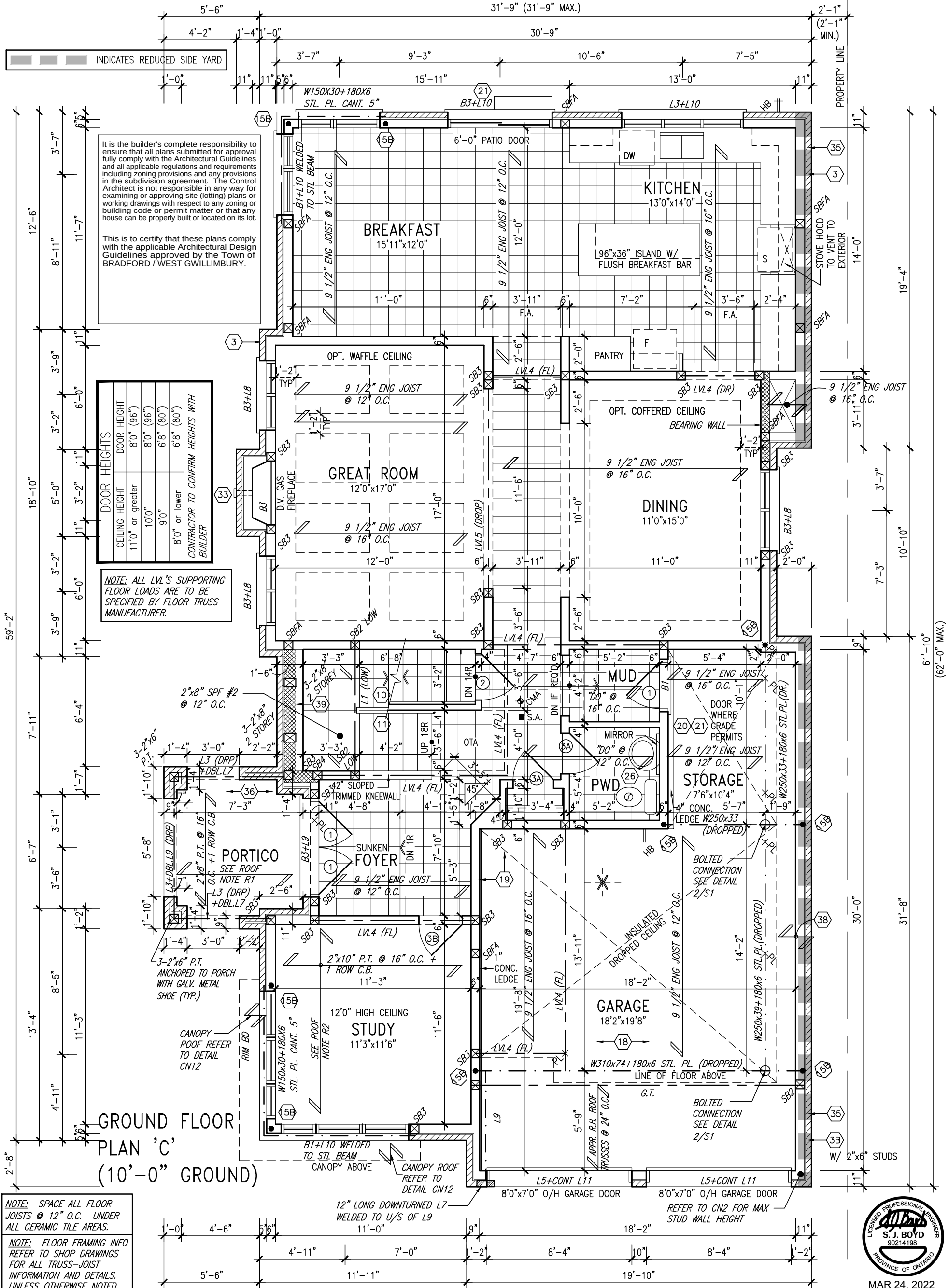
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BAYVIEW WELLINGTON			S38-7C BAROSSA 7		
project name GREEN VALLEY EAST		municipality BRADFORD, ONT.		project no. 16023	
date JANUARY, 2017		BASEMENT PLAN ELEV. 'C'			drawing no.
drawn by WT		checked by RC		scale 3/16" = 1'-0"	file name 16023-S38-7C-10GRND
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NOTE: SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.

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

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

KIT-EX-NOTE-2020.dwg

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

FLAT ROOF OVER LIVING SPACE- R2
2 PLY WATERPROOFING MEMBRANE ON 5/8" EXT. GRADE PLYWD. ON 2"x4" CROSS PURLINS (CUT DIAGONALLY @ 12" O.C. ON 2"x10" JOISTS @ 12" O.C. FLAT ROOF TO BE INSULATED W/ SPRAY INSULATION (RSI 5.46 (R31)) MIN SLOPE 1:12

10' GROUND



9	.	.	.
8	.	.	.
7	.	.	.
6	REVISED AS PER ENG'S COMMENTS	MAR 23-22	RC
5	REVISED AS PER FLOOR LAYOUTS	MAR 04-22	RC
4	10' GROUND FLOOR	JUN 02-21	KL
3	ADDED OPT. 9' BASEMENT	JUN 02-21	KL
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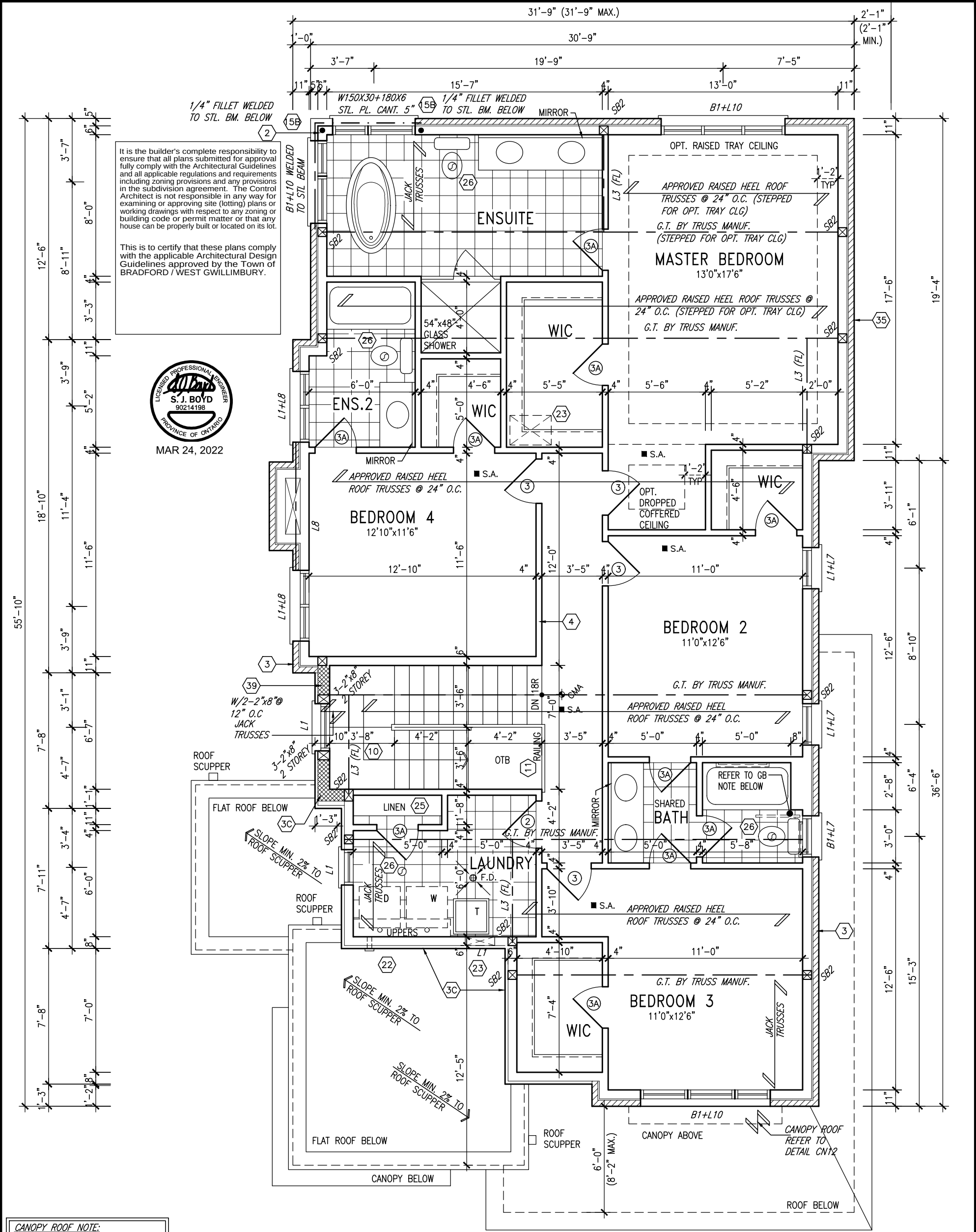
qualification information

Wellington Jno-Baptiste 25591
name BCIN
registration information
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BAYVIEW WELLINGTON		S38-7C BAROSSA 7	
project name	GREEN VALLEY EAST	municipality	BRADFORD, ONT.
date	JANUARY, 2017	project no.	16023
drawn by	WT	checked by	RC
scale	3/16" = 1'-0"	file name	16023-S38-7C-10GRND
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		17	



CANOPY ROOF NOTE:
P.T. 2"x8" ROOF JOIST @ 16"
O.C., 5/8" SHEATHING SLOPED
FORWARD WITH PREFIN. METAL CAP

GRAB BAR NOTE:

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM PER OBC, DIV. B-9.5.2.3. REFER TO FOLLOWING SECTIONS FOR THE FIXTURES LISTED. WATER CLOSET: 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c). SHOWER 3.8.3.13.(2)(g). BATHTUB 3.8.3.13.(4)(e). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED.
GB-NOTE-2020.dwg

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

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	REVISED AS PER ENG'S COMMENTS	MAR 23-22	RC	name registration information BCIN
5	REVISED AS PER FLOOR LAYOUTS	MAR 04-22	RC	VA3 Design Inc. 42658
4	10' GROUND FLOOR	JUN 02-21	KL	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.
3	ADDED OPT. 9' BASEMENT	JUN 02-21	KL	
2	REVISED AS PER ENG'S COMMENTS	JAN 11-18	RC	
1	ISSUED FOR CLIENT REVIEW	.	.	
no.	description	date	by	

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BAYVIEW WELLINGTON
project name
GREEN VALLEY EAST
municipality
BRADFORD, ONT.
date
JANUARY, 2017
checked by
RC
scale
3/16" = 1'-0"
file name
16023-S38-7C-10GRND
drawing no.
18

S38-7C
BAROSSA 7
project no.
16023

10' GROUND

SECOND FLOOR PLAN 'C'

18



ADD ICE+ WATER SHIELD ON TOP AND
INSIDE WALLS OF PARAPET WALLS



MAR 24, 2022

SEE DETAIL S4 FOR 9'-0"
BASEMENT COND

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S38-7C
BAROSSA 7

ONT.

FRONT ELEVATION 'C'

16023

drawing no.

19

BAYVIEW WELLINGTON

project name
GREEN VALLEY EAST

date
JANUARY 2017

checked by scale
RC $3/16'' = 1'-0''$

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s specifications, related documents and d

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Wellington Jno-Baptiste	signature	BCIN	25591
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All draw

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6	REVISED AS PER ENG'S COMMENTS	MAR 23-22	RC
5	REVISED AS PER FLOOR LAYOUTS	MAR 04-22	RC
4	10' GROUND FLOOR	JUN 02-21	KI

10.	description	date	by
1	ISSUED FOR CLIENT REVIEW	.	.
2	REVISED AS PER ENG'S COMMENTS	JAN 11-18	KL
3	ADDED OPT. 9' BASEMENT	JUN 02-21	KL
1	10' SECOND FLOOR		

[illegible]

10⁹ GROUND

FRONT ELEVATION 'C'

45 MINUTE FIRE RATED WALL

PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH INSULATION CONFORMING TO CAN/ULC-S702, "MINERAL FIBRE THERMAL INSULATION FOR BUILDINGS" WITH A MASS OF NOT LESS THAN 1.22 Kg/SQ.M. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS. (REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

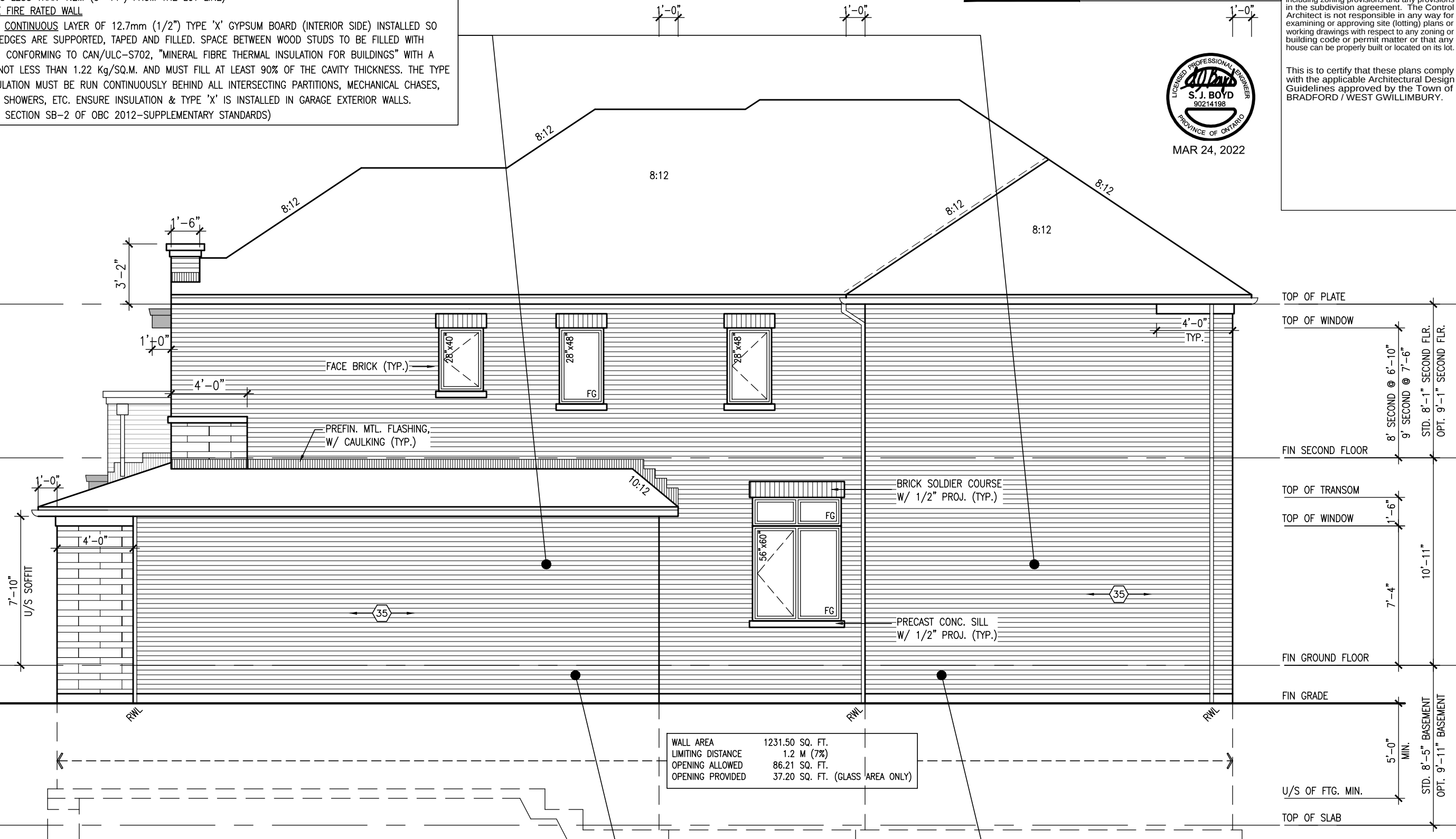
SEE DETAIL S4 FOR 9'-0"
BASEMENT COND

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MAR 24, 2022



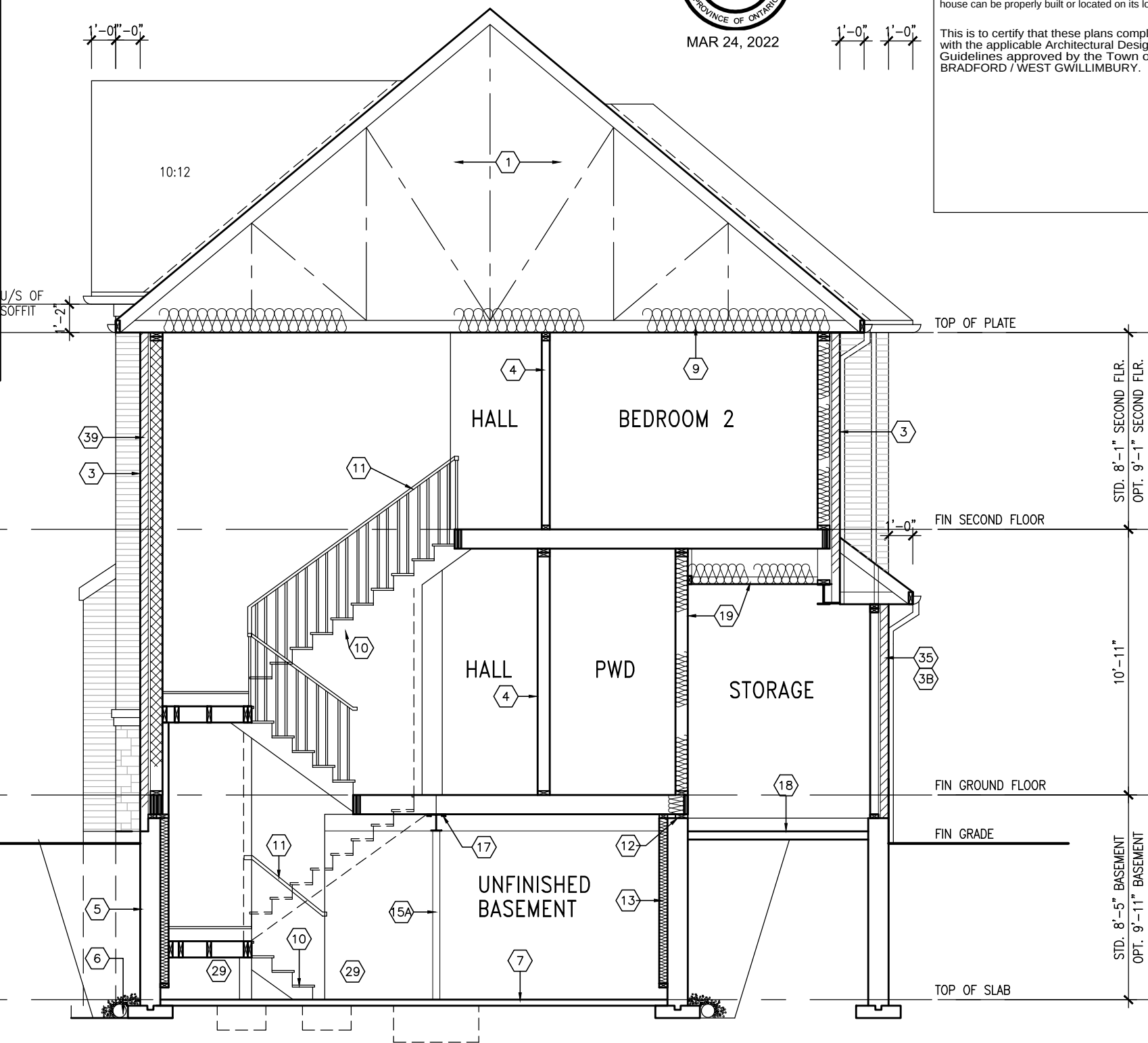
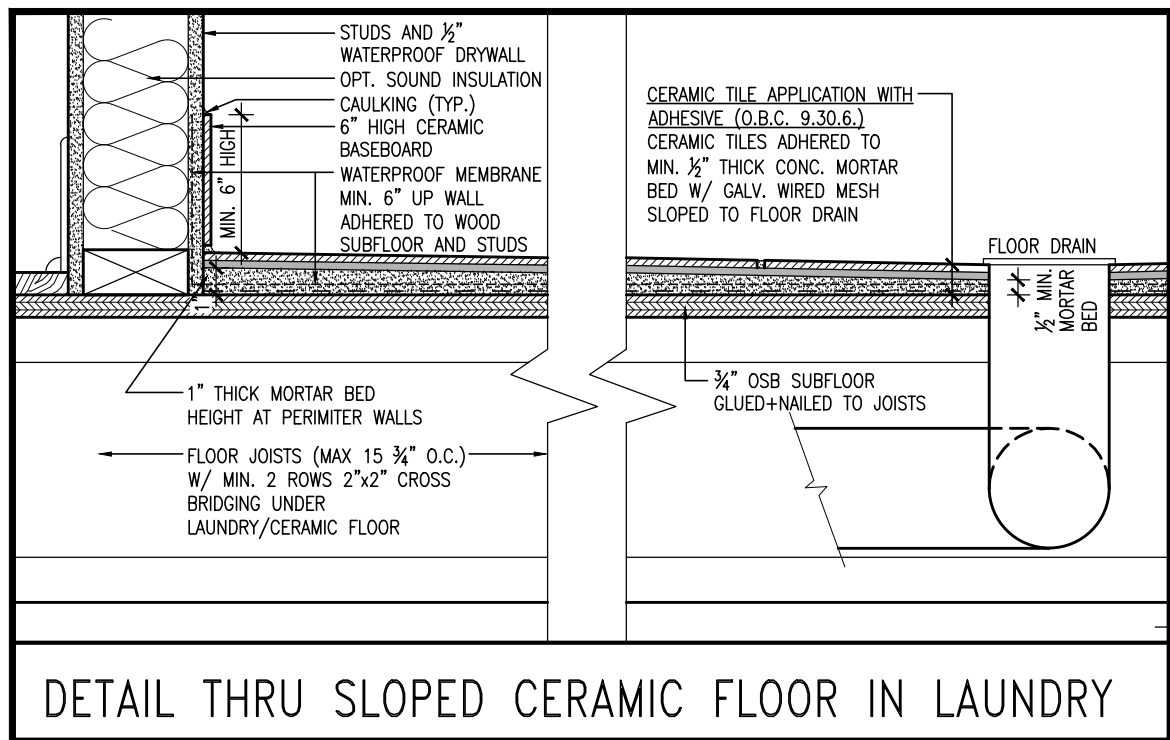
RIGHT SIDE ELEVATION 'C'

10' GROUND

(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE) 45 MINUTE

FIRE RATING @ HEADER
PROVIDE 15.9mm (5/8") TYPE 'X' GYPSUM BOARD BETWEEN FLOOR JOIST AT THE HEADER OR CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR JOISTS ARE PARALLEL TO RIM JOIST TO MAINTAIN 45 MINUTE FIRE RATING.

[illegible]



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S38-7C
BAROSSA 7

BAYVIEW WELLINGTON

VA3
DESIGN
255 Consumers Rd Suite
Toronto ON M2J 1R4
416.630.2255 f 416.630.
va3design.com

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

Wellington Jno-Baptiste
name
signature
25591 BCIN 42658
registration information
VA33 Contractor Inc.
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All work of the Designer which must be returned at the completion of the work. Drawings are not to be spoiled.

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6	REVISED AS PER ENG'S COMMENTS							MAR 23-22	RC
5	REVISED AS PER FLOOR LAYOUTS							MAR 04-22	RC
4	10' GROUND FLOOR							JUN 02-21	KL
3	ADDED OPT. 9' BASEMENT							JUN 02-21	KL
2	REVISED AS PER ENG'S COMMENTS							JAN 11-18	RC
1	ISSUED FOR CLIENT REVIEW							.	.
no.	description							date	by

project name	GREEN VALLEY EAST	project no.	16023
drawn by	WT	checked by	RC
date	JANUARY, 2017	scale	3/16" = 1'-0"
CROSS SECTION A-A		file name	16023-538-7C-10GRND
drawing no.		23	
municipality		BRADFORD, ONT.	

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

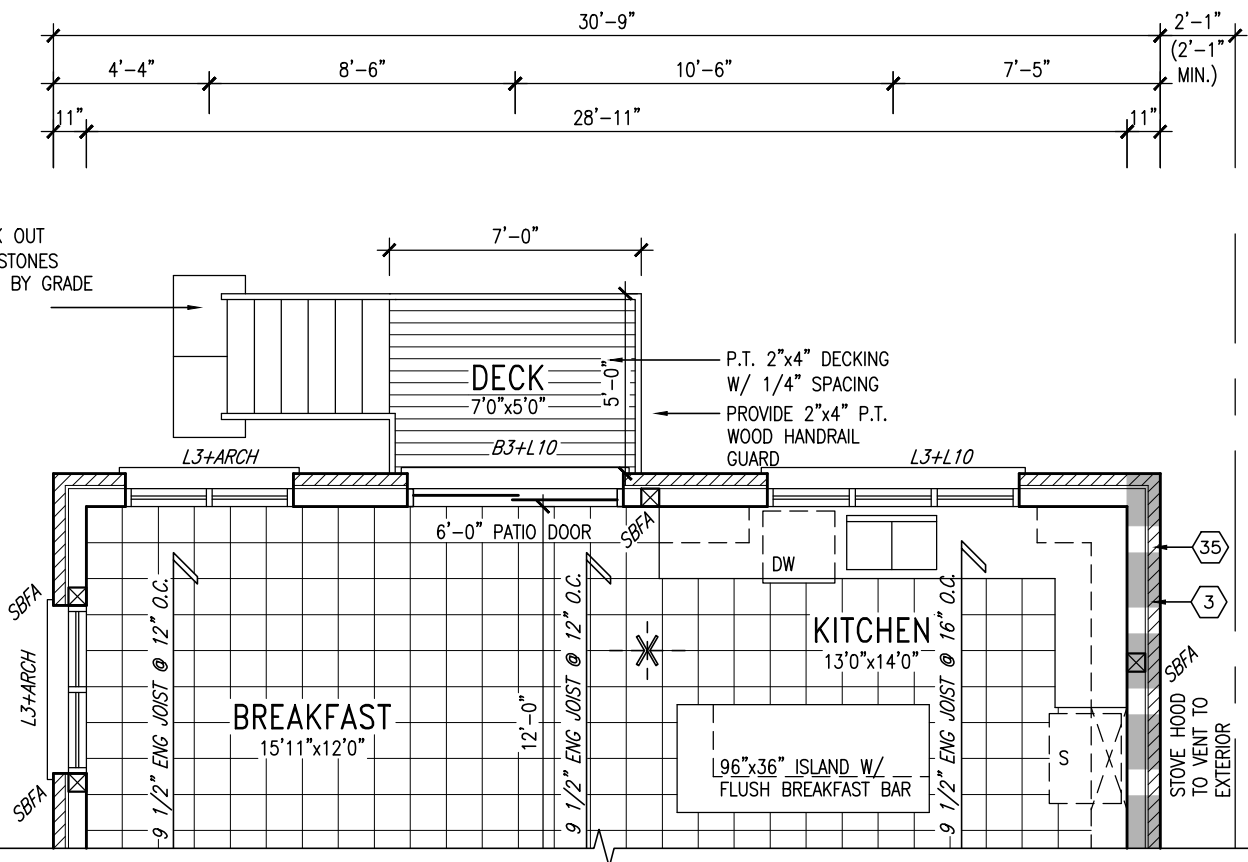
BCIN	signature	42658
BCIN	name	
BCIN	registration information	
BCIN	WA3 Design Inc.	
BCIN	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	
BCIN	weilingang.jiao@baptiste.com	
BCIN	weilingang.jiao	
BCIN	weilingang.jiao	

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STAIRS FOR WALK OUT DECK W/ PATIO STONES WHERE REQUIRED BY GRADE (SEE SITE PLAN)



OUTDOOR AIR INTAKE SEPARATION

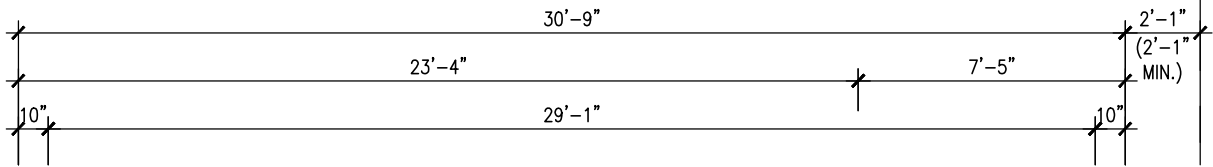
ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER OBC, DIV. B- TABLE 6.2.3.12.

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

KIT-EX-NOTE-2020.dwg

GROUND FLOOR PLAN 'A' - W.O.D. CONDITION

ELEV. 'B' & 'C' SIMILAR

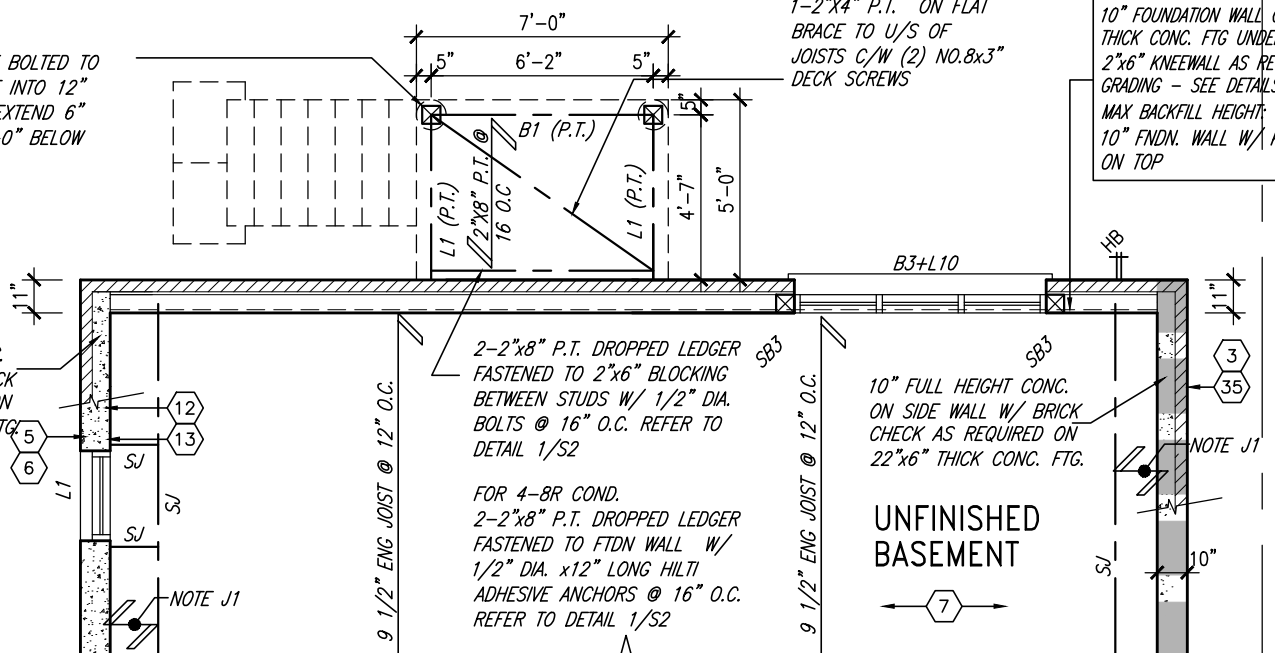


6"x6" P.T. WOOD POST BOLTED TO GALV. METAL SHOE SET INTO 12" DIA. CONC. PIER TO EXTEND 6" ABOVE GRADE AND 5'-0" BELOW GRADE. (TYP.)

1-2"x4" P.T. ON FLAT BRACE TO U/S OF JOISTS C/W (2) NO.8x3" DECK SCREWS

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

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



BASEMENT PLAN 'A' - W.O.D. CONDITION

ELEV. 'B' & 'C' SIMILAR

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

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

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

NOTE: REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

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

INDICATES REDUCED SIDE YARD

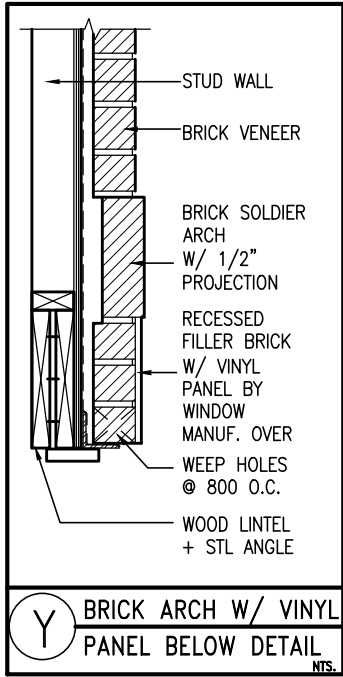


MAR 24, 2022

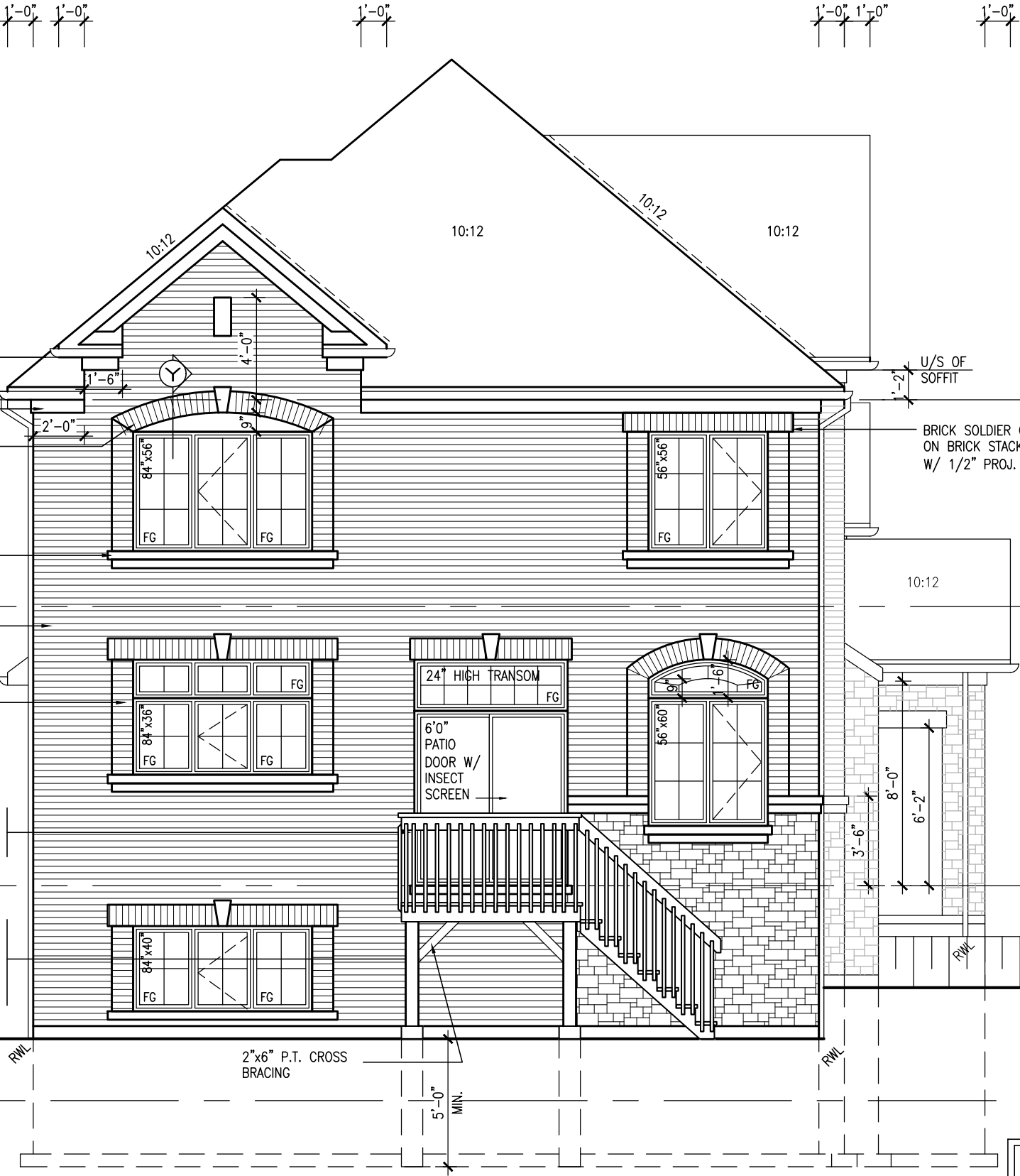
10' GROUND

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. qualification information Wellington Jno-Baptiste <i>J. Baptiste</i> 25591 name signature BCIN VA3 Design Inc. 42658 Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	VA3 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 EAST municipality BRADFORD, ONT. project no. 16023 date JANUARY, 2017 PART. PLANS W.O.D COND. drawing no. 24 checked by RC scale 3/16" = 1'-0" file name 16023-S38-7C-10GRND RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\38\16023-S38-7C-10GRND.dwg - Thu - Mar 24 2022 - 8:41 AM
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5	REVISED AS PER FLOOR LAYOUTS	MAR 04-22	RC			
4	10' GROUND FLOOR	JUN 02-21	KL			
3	ADDED OPT. 9' BASEMENT	JUN 02-21	KL			
2	REVISED AS PER ENG'S COMMITNS	JAN 11-18	RC			
1	ISSUED FOR CLIENT REVIEW	.	.			
no.	description	date	by			

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-7C EL.A WOD W/ 8' SECOND	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	666.75 S.F.	67.77 S.F.	10.16 %
LEFT SIDE	1219.17 S.F.	260.00 S.F.	21.33 %
RIGHT SIDE	1219.17 S.F.	81.28 S.F.	6.67 %
REAR	789.75 S.F.	191.49 S.F.	24.25 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3894.84 S.F.	600.54 S.F.	15.42 %
TOTAL SQ. M.	361.84 S.M.	55.79 S.M.	15.42 %



- 1"x6" ALUM. FRIEZE BD. (TYP.)
BRICK SOLDIER ARCH OVER VINYL PANEL ON BRICK STACK BOND C/W PREC. CONC. KEYSTONE W/ 1/2" PROJ. (TYP.)
DBL. PRECAST CONC. SILL W/ 1/2" PROJ. (TYP.)
FACE BRICK (TYP.)
BRICK SOLDIER COURSE ON BRICK STACK BOND C/W PREC. CONC. KEYSTONE W/ 1/2" PROJ. (TYP.)
42" HIGH P.T. RAILING W/ PICKETS @ 4" O.C. W/ 4"x4" MIDPOST @ 5'0" O.C. MAX. (TYP.)
6"x6" P.T. WOOD POST BOLTED TO GALV. METAL SHOE SET INTO 12" DIA. CONC. PIER TO EXTEND 6" ABOVE GRADE AND 5'-0" BELOW GRADE (TYP.)



W.O.D. REAR ELEVATION 'A'

10' GROUND

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

SEE DETAIL S4 FOR 9'-0" BASEMENT COND



MAR 24, 2022

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TOP OF PLATE	
TOP OF WINDOW	
8' SECOND @ 6'-10"	
9' SECOND @ 7'-6"	
STD. 8'-1" SECOND FLR.	
OPT. 9'-1" SECOND FLR.	
FIN SECOND FLOOR	
TOP OF TRANSOM	
TOP OF WINDOW	
1'-6"	
7'-4"	
10'-11"	
FIN GROUND FLOOR	
TOP OF WINDOW	
FIN GRADE	
SEE NOTE	
STD. 8'-5" BASEMENT	
OPT. 9'-11" BASEMENT	
TOP OF SLAB	

BASEMENT WINDOW SIZES & TOP OF WINDOW	
STD. BASEMENT	
- 4R-8R USE 30"x24" VINYL CLAD STRUCTURAL STEEL FRAME BASEMENT WINDOWS	
OPT. 9'-0" BASEMENT	
- 9R-11R USE 40" DEEP CASEMENT WINDOWS @ 8'-4" TOP OF WINDOW	
- 12R OR GREATER USE 40" DEEP CASEMENT WINDOWS @ 6'-10" TOP OF WINDOW	

BAYVIEW WELLINGTON		S38-7C BAROSSA 7	
GREEN VALLEY EAST		BRADFORD, ONT.	
project name	project no.	project no.	drawing no.
W.O.D. REAR ELEVATION 'A'	16023	16023	25
date	checked by	scale	file name
JANUARY, 2017	RC	3/16" = 1'-0"	16023-S38-7C-10GRND.dwg
drawn by	checked by	date	file name
WT	RC	16023-S38-7C-10GRND.dwg	16023-S38-7C-10GRND.dwg
RICHARD - H:\ARCHIVE\WORKING\2016\16023-S38-7C-10GRND.dwg - Thu - Mar 24 2022 - 8:41 AM			
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UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				
S38-7C EL.C WOD W/ 8' SECOND				
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	666.75 S.F.	90.11 S.F.	13.51 %	
LEFT SIDE	1219.17 S.F.	287.17 S.F.	23.55 %	
RIGHT SIDE	1219.17 S.F.	81.28 S.F.	6.67 %	
REAR	789.75 S.F.	192.78 S.F.	24.41 %	
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION				
TOTAL SQ. FT.	3894.84 S.F.	651.34 S.F.	16.72 %	
TOTAL SQ. M.	361.84 S.M.	60.51 S.M.	16.72 %	

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

SEE DETAIL S4 FOR 9'-0"
BASEMENT COND



MAR 24, 2022

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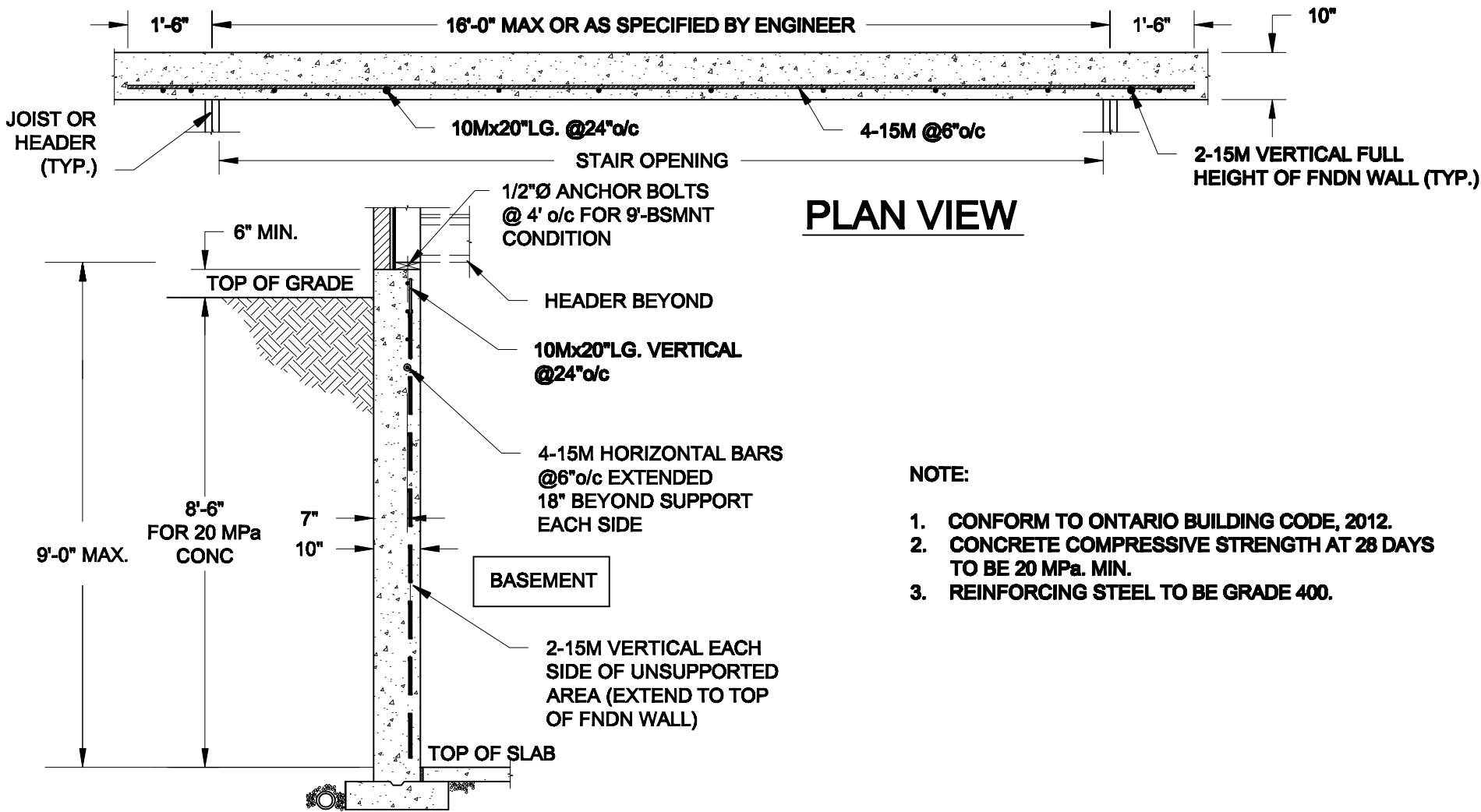
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1'-6"	
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STD. 8'-5" BASEMENT	
OPT. 9'-11" BASEMENT	
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BASEMENT WINDOW SIZES & TOP OF WINDOW	
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BAYVIEW WELLINGTON		S38-7C	
GREEN VALLEY EAST		BAROSSA 7	
project name	project no.	project no.	project no.
BRADFORD, ONT.	16023	16023	16023
date	checked by	scale	file name
JANUARY, 2017	RC	3/16" = 1'-0"	16023-S38-7C-10GRND
drawn by	checked by	scale	file name
WT	RC	3/16" = 1'-0"	16023-S38-7C-10GRND
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drawing no.			
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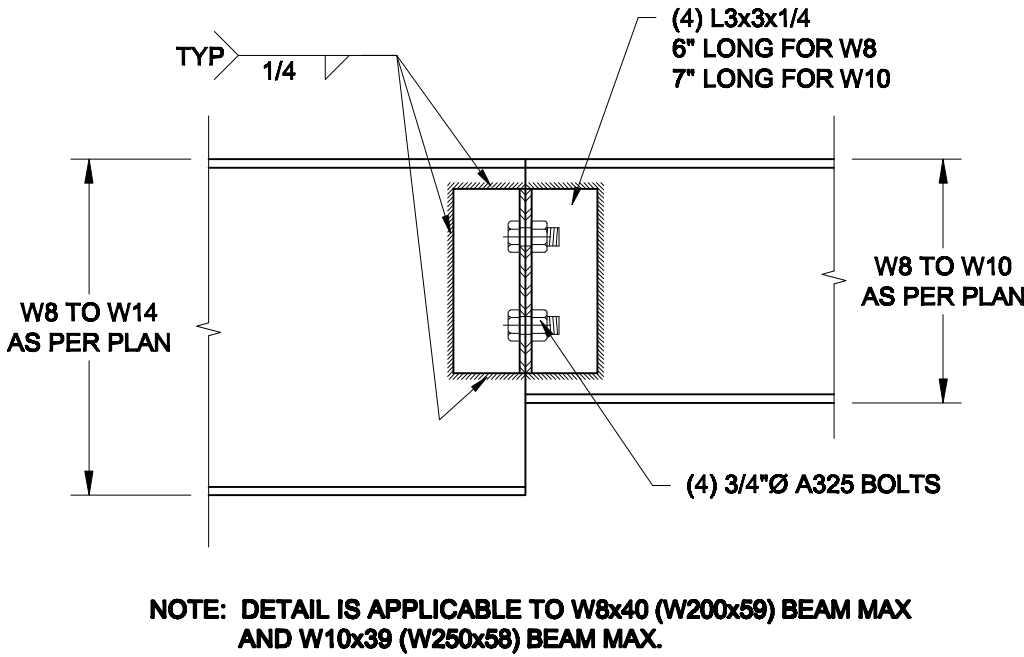
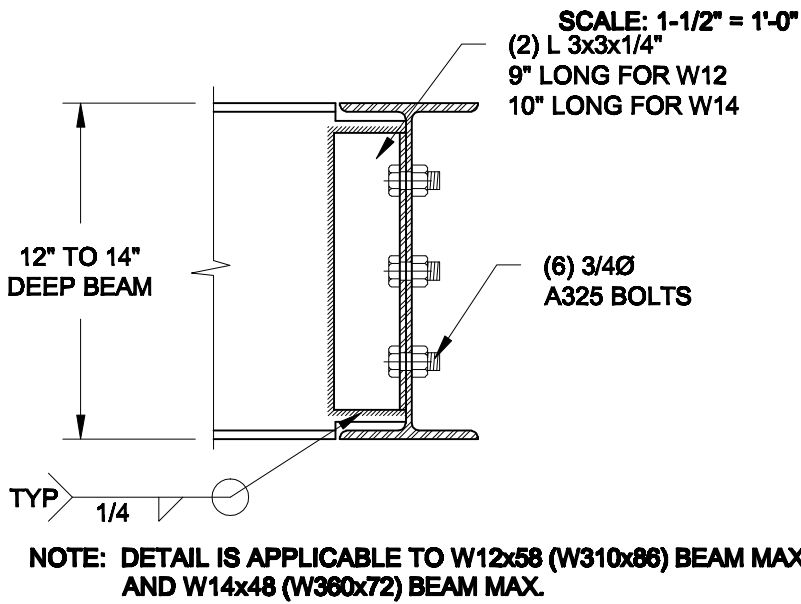
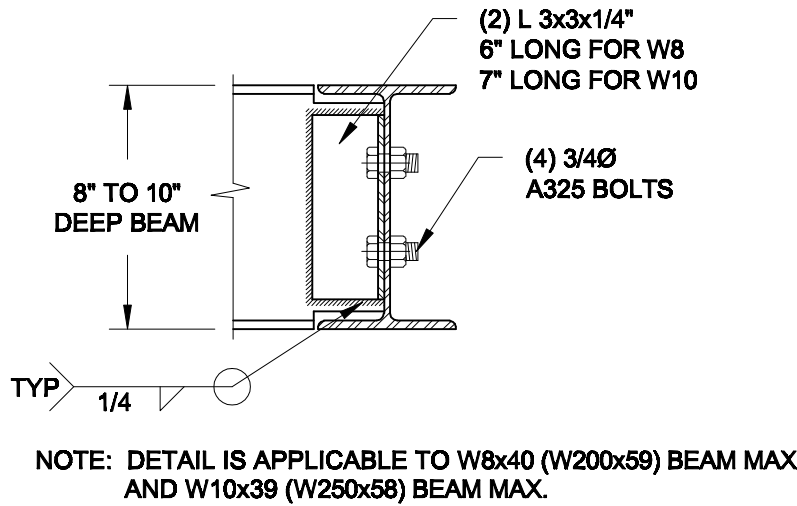
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signature	25591
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1	ISSUED FOR CLIENT REVIEW
no.	description
9	
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6	REVISED AS PER ENG'S COMMENTS
5	REVISED AS PER FLOOR LAYOUTS
4	10' GROUND FLOOR
3	ADDED OPT. 9' BASEMENT
2	REVISED AS PER ENG'S COMMENTS
1	ISSUED FOR CLIENT REVIEW
no.	description
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2	REVISED AS PER ENG'S COMMENTS
1	ISSUED FOR CLIENT REVIEW



1
S1

LATERALLY UNSUPPORTED WALL

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



2
S1

STEEL BEAM CONNECTION DETAILS

Scale: AS NOTED	
Date: FEB-17-2022	
Drawn: SC	Checked: SJB

QUAILE ENGINEERING LTD.



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

Engineer's Seal



FEB 17, 2022

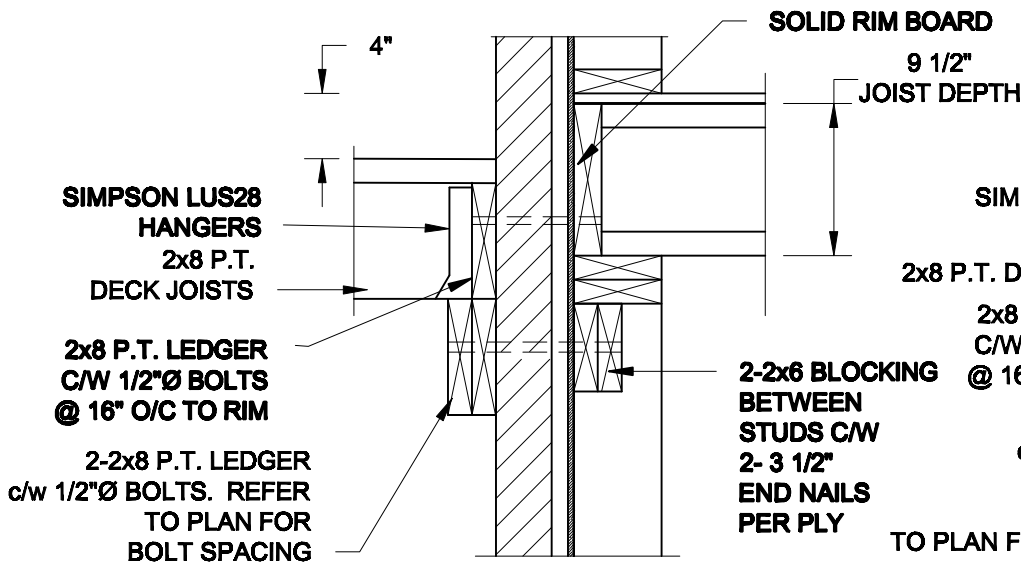
Project:
BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES - SINGLES
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS

Project No.:
21-038

Drawing No.:
S1

FOR 9 1/2" JOIST DEPTH



1A
S2

DECK FASTENING DETAIL

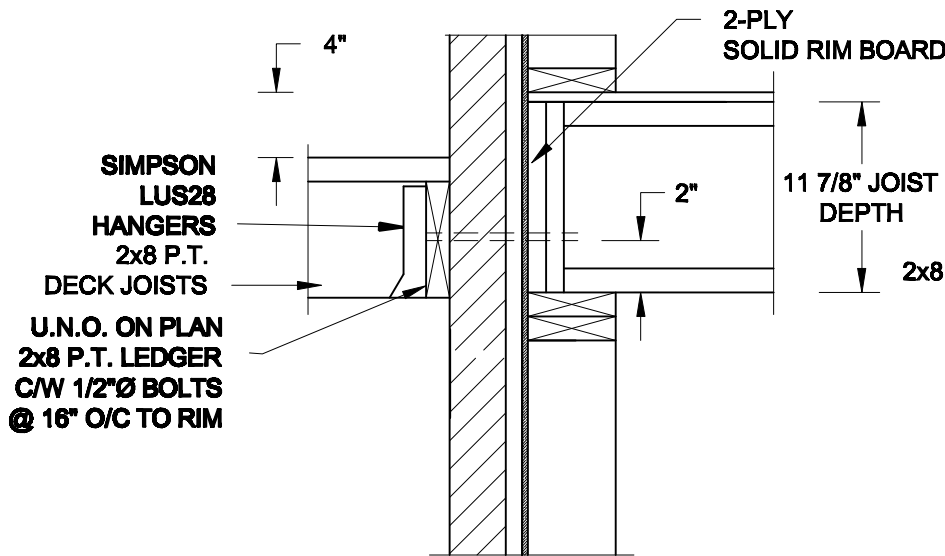
SCALE: 1" = 1'-0"

1B
S2

DECK FASTENING DETAIL

SCALE: 1" = 1'-0"

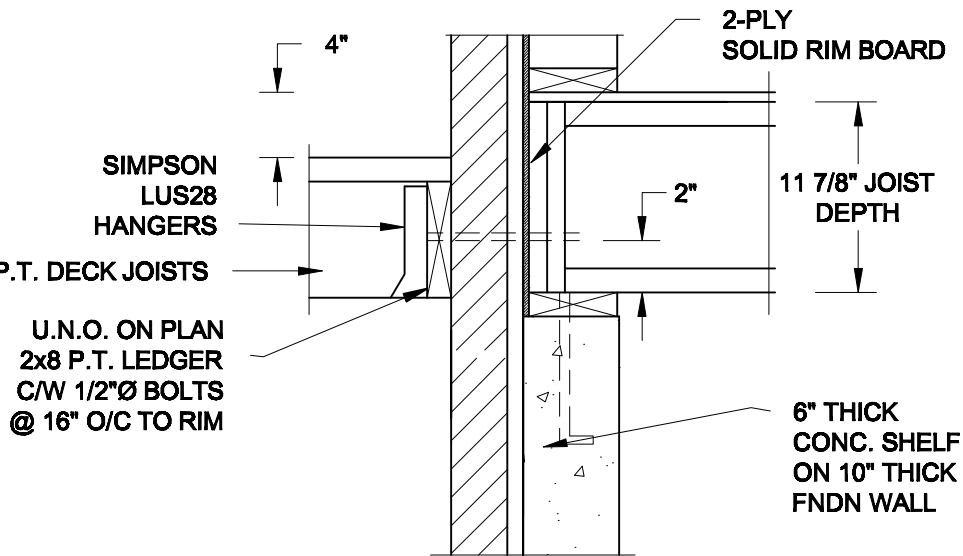
FOR 11 7/8" JOIST DEPTH



1C
S2

DECK FASTENING DETAIL

SCALE: 1" = 1'-0"



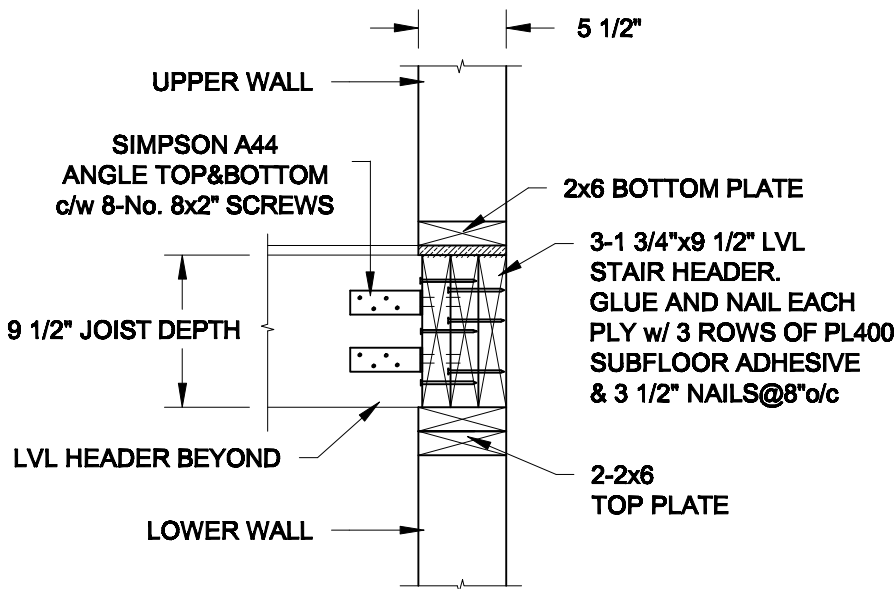
1D
S2

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.

FOR 9 1/2" JOIST DEPTH

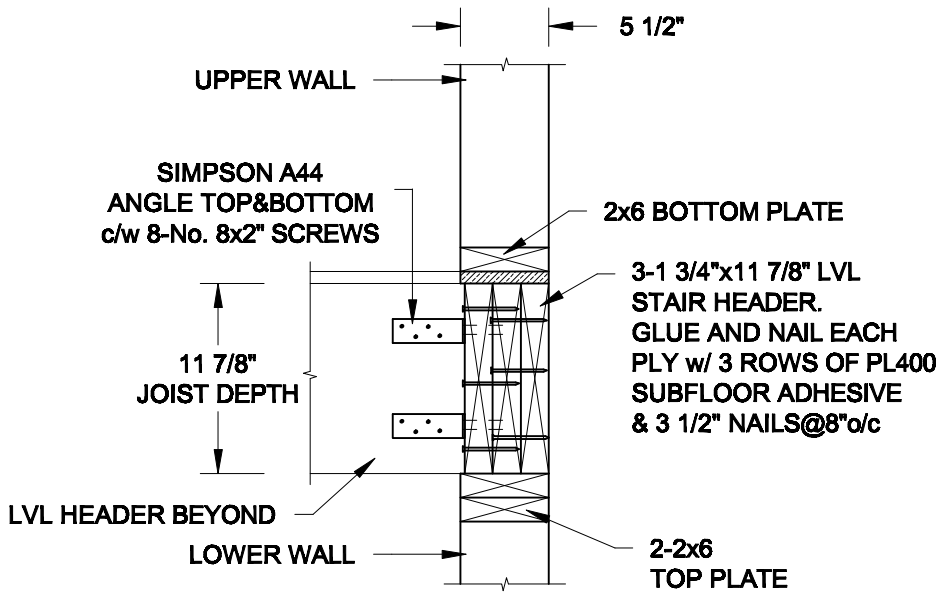


2A
S2

STAIR HEADER

SCALE: 1" = 1'-0"

FOR 11 7/8" JOIST DEPTH



2B
S2

STAIR HEADER

SCALE: 1" = 1'-0"

Scale:
AS NOTED

Date:
MAR-15-2021

Drawn:
SC

Checked:
SJB

QUAILE ENGINEERING LTD.



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

Engineer's Seal



MAR 30, 2021

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES - SINGLES
BRADFORD, ONTARIO

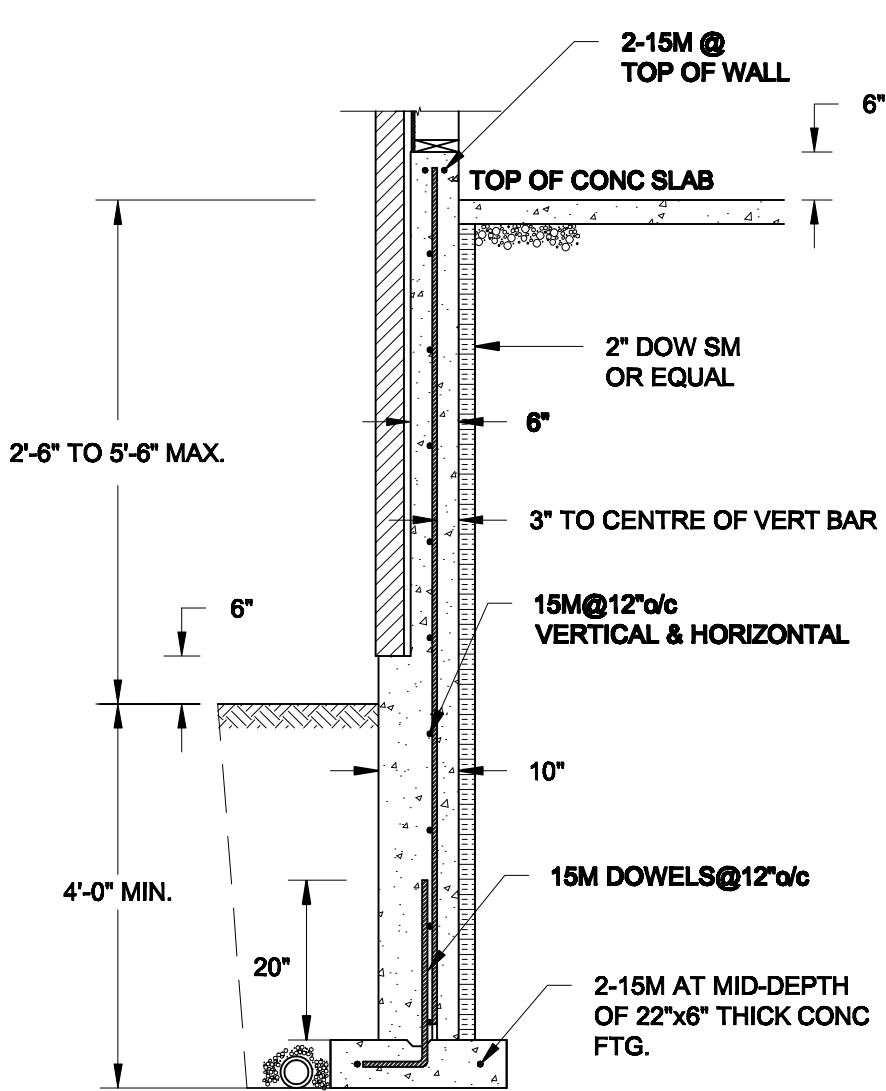
TYPICAL STRUCTURAL DETAILS

Project No.:

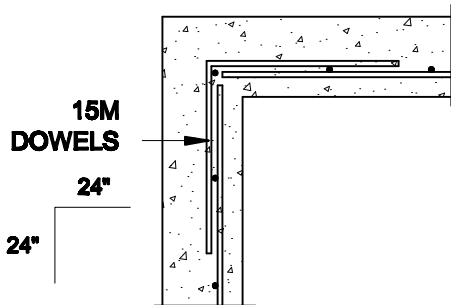
21-038

Drawing No.:

S2



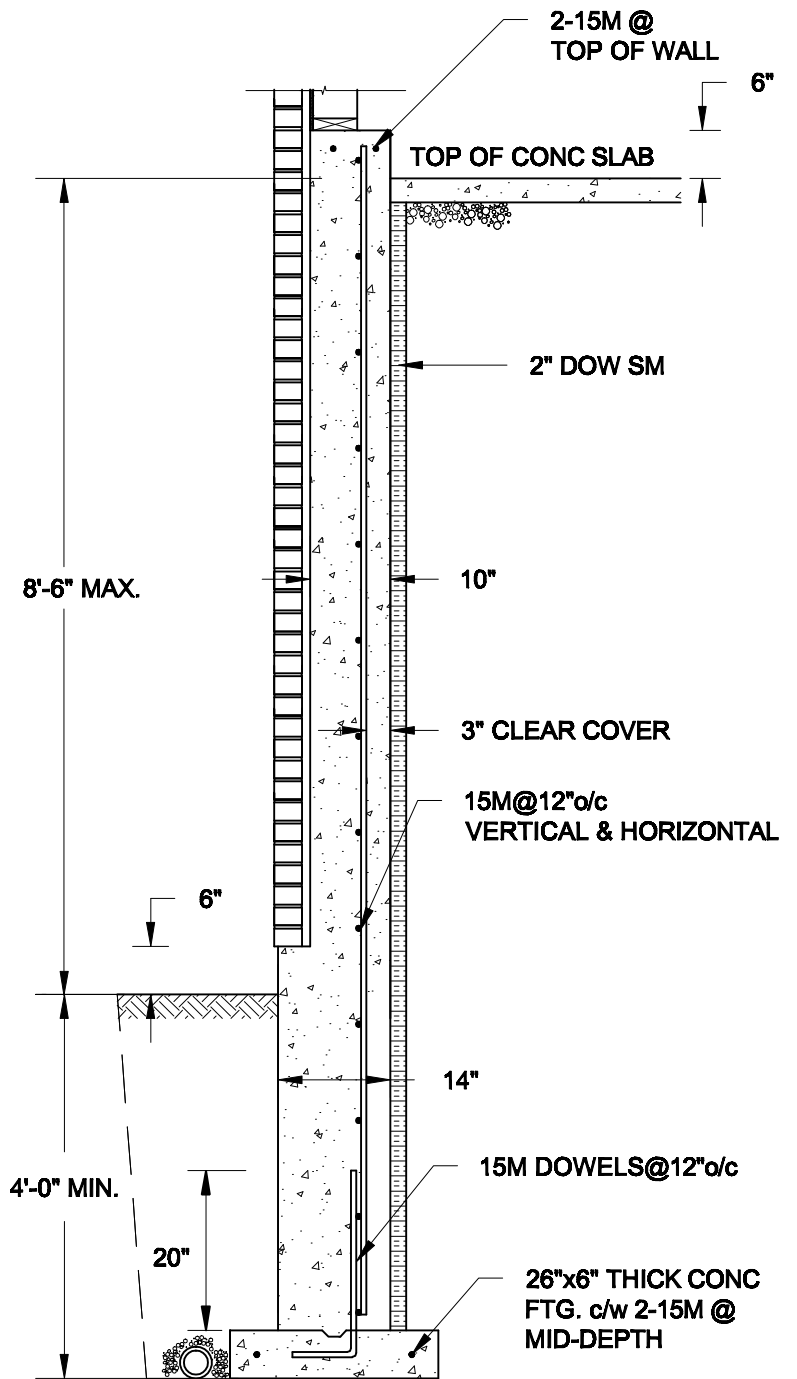
1A
S3 **REINFORCED BRICKSHELF**
SCALE: 1/2" = 1' - 0"



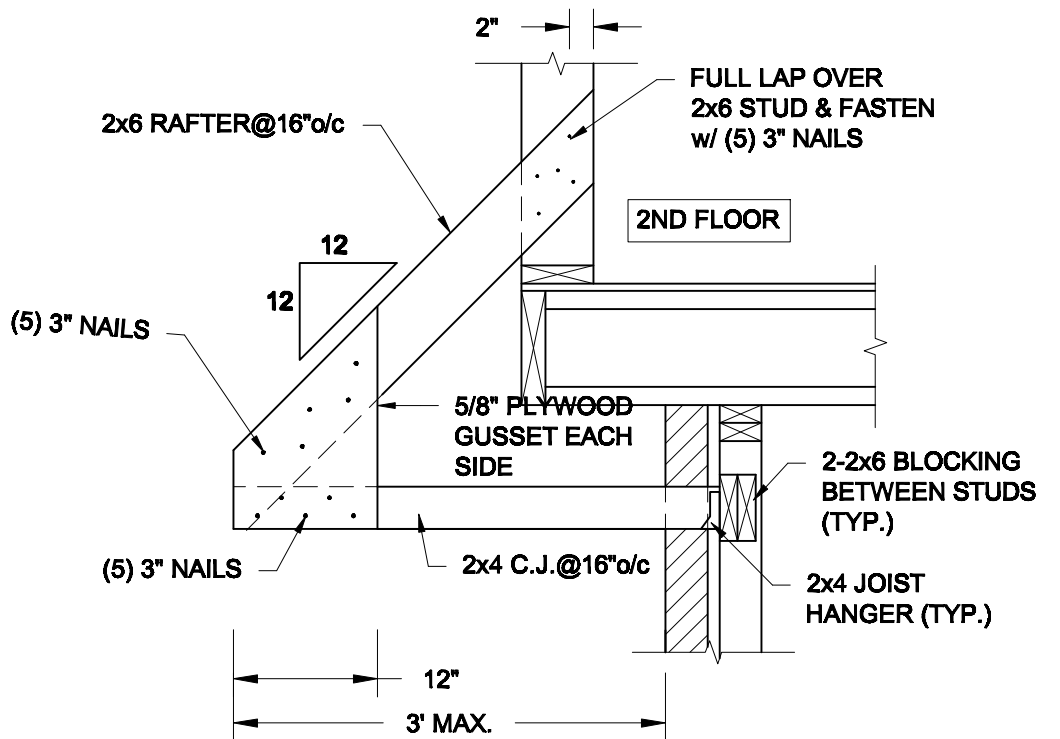
1C
S3 **PLAN VIEW AT CORNER**
SCALE: 1/2" = 1' - 0"

NOTES:

1. CONFORM TO THE ONTARIO BUILDING CODE, 2012.
2. CONCRETE TO HAVE A 28-DAY COMPRESSIVE STRENGTH OF 20 MPa.
3. REINFORCING STEEL TO BE GRADE 400.
4. LAP REINFORCING STEEL 24" AT SPLICES. PROVIDE 24"x24" L-SHAPE BARS AT ALL CORNERS - SEE DETAIL 1C/S3.
5. PROVIDE 3" COVER TO SOIL MINIMUM.
6. BACKFILL ASSUMED TO BE FREE-DRAINING MATERIAL AS PER PART 9 OF THE OBC.



1B
S3 **REINFORCED BRICKSHELF**
SCALE: 1/2" = 1' - 0"



2
S3 **CANOPY ROOF OVER GARAGE**
SCALE: 3/4" = 1' - 0"

Scale:
AS NOTED

Date:
FEB-24-2022

Drawn:
SC

Checked:
SJB

QUAILE ENGINEERING LTD.



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

Engineer's Seal



FEB 24, 2022

Project:

**BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES - SINGLES
BRADFORD, ONTARIO**

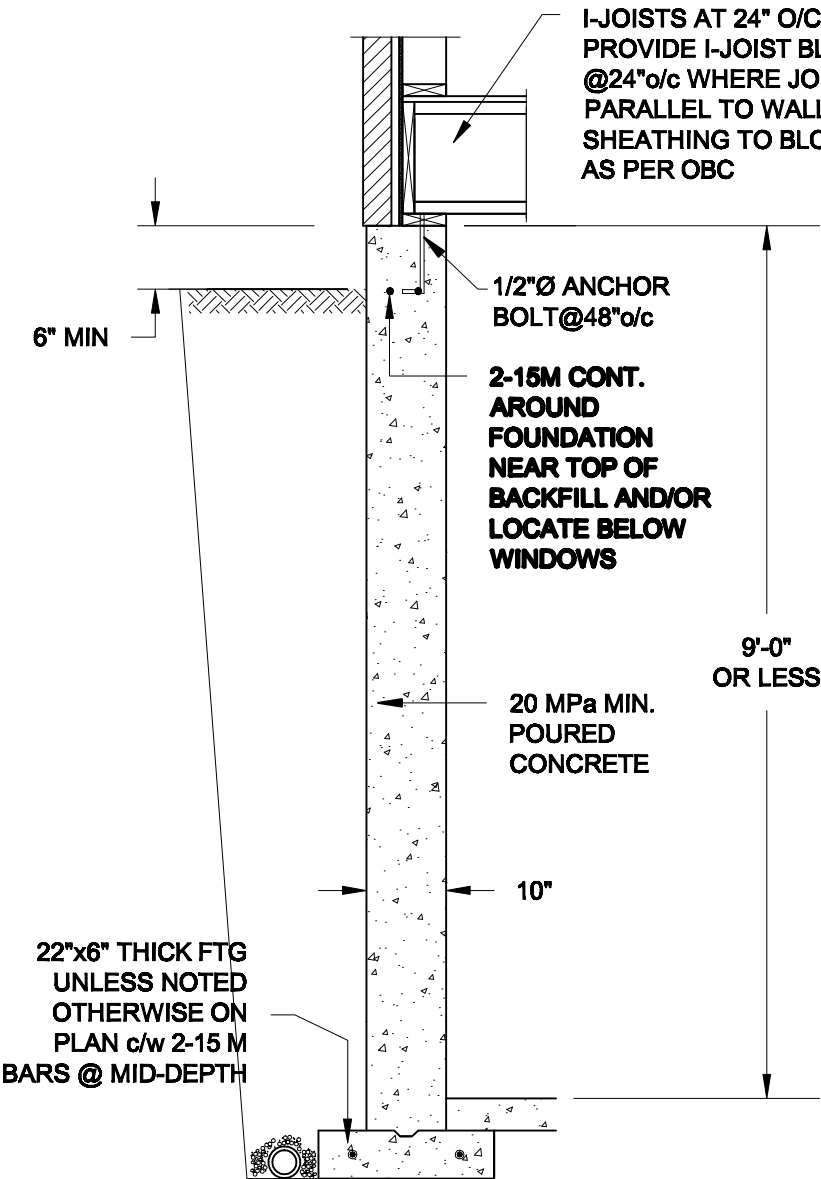
TYPICAL STRUCTURAL DETAILS

Project No.:

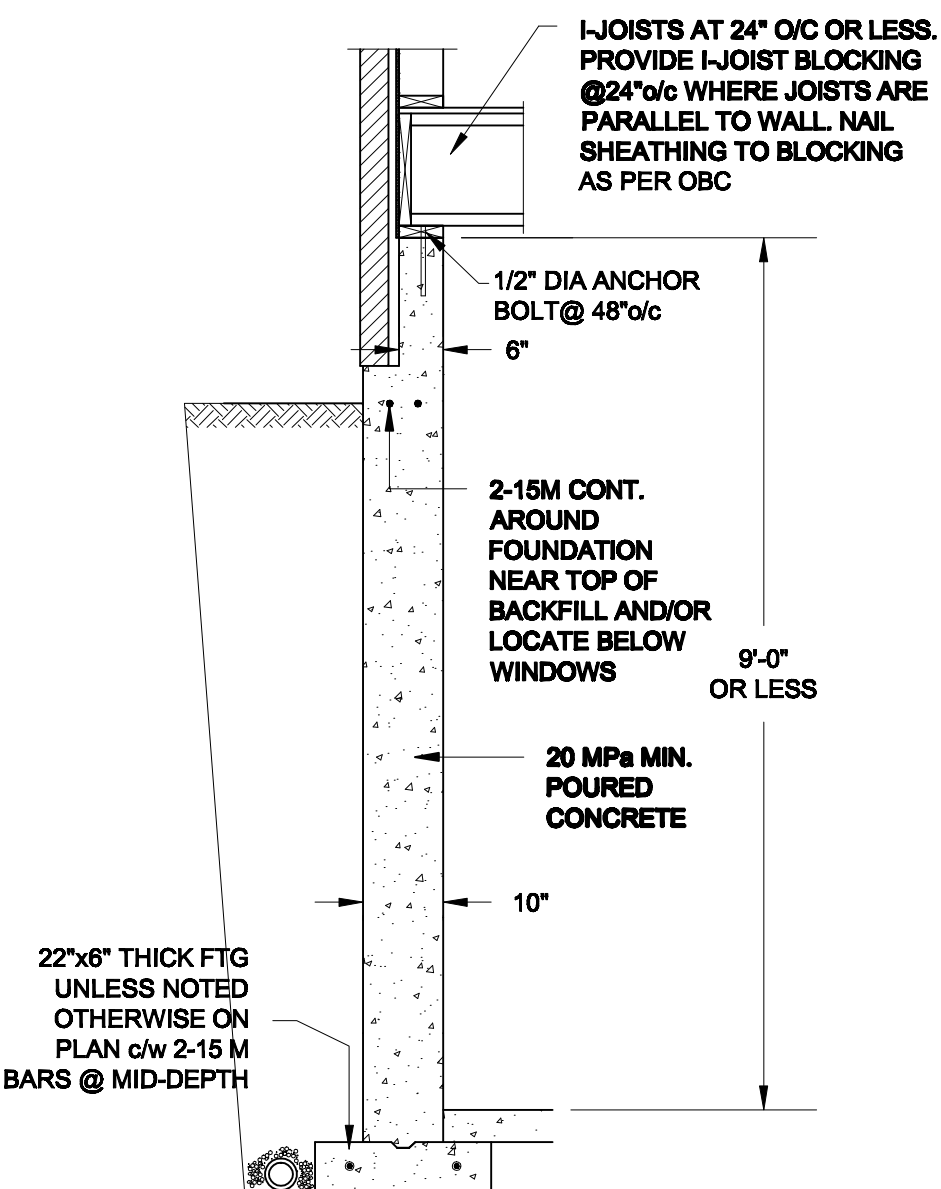
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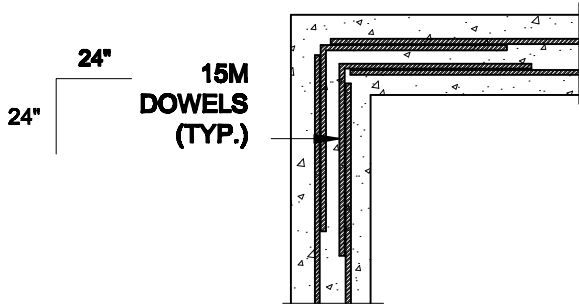
S3



1A
S4 **FOUNDATION WALL**
SCALE: 1/2" = 1'-0"



1B
S4 **DROPPED VENEER**
SCALE: 1/2" = 1'-0"



1C
S4 **TYP. PLAN VIEW AT CORNER**
SCALE: 1/2" = 1'-0"

NOTE:
AT ALL WINDOW OPENINGS,
PROVIDE 2-15M VERTICALLY
AT EACH SIDE + 2-15M
HORIZONTALLY 2" BELOW &
EXTEND 24" BEYOND OPENING

NOTES:

1. CONFORM TO THE ONTARIO BUILDING CODE, 2012.
2. CONCRETE TO HAVE A 28 DAY COMPRESSIVE STRENGTH OF 20 MPa.
3. REINFORCING STEEL TO BE GRADE 400.
4. LAP REINFORCING STEEL 24" AT SPLICES. PROVIDE 24"x24" L-SHAPE BARS AT ALL CORNERS - SEE DETAIL 1C/S4.
5. BACKFILL ASSUMED TO BE FREE-DRAINING MATERIAL AS PER PART 9 OF THE OBC.
6. FOUNDATION IS FOR A PART 9 RESIDENTIAL BUILDING.
7. DETAIL IS APPLICABLE TO SITE CLASSES A TO D ONLY AS GIVEN IN TABLE 4.1.8.4.A OF THE OBC (TO BE CONFIRMED BY GEOTECHNICAL ENGINEER).

Scale: AS NOTED		QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal  MAR 30, 2021	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES - SINGLES BRADFORD, ONTARIO	
Date: MAR-15-2021				TYPICAL STRUCTURAL DETAILS	
Drawn: SC	Checked: SJB			Project No.: 21-038	Drawing No.: S4

CONSTRUCTION NOTES (Unless otherwise noted)

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

1. ROOF CONSTRUCTION

NO.210 (10.25kg/m2) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. (EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RVL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") c/c ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.). ENSURE ALL OVERLAPPING ROOF SPACES ARE OPEN TO MAIN ROOF ATTIC SPACE FOR VENTING PURPOSES.

2. FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)

SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C. RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

2A. RESERVED

2B. FRAME WALL CONSTRUCTION (2"x4")- GARAGE WALLS

SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm (9'-10"), WITH APPR. DIAGONAL WALL BRACING. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

2C. RESERVED

2D. STUCCO WALL CONSTRUCTION (2"x4")-GARAGE WALLS

STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXPANDED OR EXTRUDED RIGID POLYSTYRENE ON APPROVED AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x89 (2"x4") STUDS @ 400 (16") O.C.. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

2E. WALLS ADJACENT TO ATTIC SPACE - NO CLADDING

9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C. RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. MID-HEIGHT BLOCKING REQ'D. IF NO SHEATHING APPLIED. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

3. MASONRY VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)

90mm (4") MASONRY, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C. RSI 3.87 (R22) INSULATION & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. MASONRY TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3A. RESERVED

3B. MASONRY VENEER CONSTRUCTION (2"x4")- GARAGE WALLS

90mm (4") MASONRY, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm 9'-10") WITH APPR. DIAGONAL WALL BRACING. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. MASONRY TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3C. STUCCO WALL CONSTRUCTION (2"x4") (SB-12-TABLE 3.1.1.2.A)

STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 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 GRADE.

4. INTERIOR STUD PARTITIONS

FOR BEARING PARTITIONS 38x89 (2"x4") @ 400mm (16") O.C. FOR 2 STOREYS AND 300mm (12") O.C. FOR 3 STOREYS, NON-BEARING PARTITIONS 38x89 (2"x4") @ 600mm (24") O.C. PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 2/38x89 (2/2"x4") TOP PLATE, 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.

5. FOUNDATION WALL/FOOTINGS:

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 2820 (9'-3") ON 560x155 (22"x6") CONTINUOUS KEYED CONC. FTG. BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN. BEARING CAPACITY OF 150kPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED.

STOREYS SUPPORTED | W/ MASONRY VENEER | W/ SIDING ONLY

118" WIDE x 6" DEEP

22" WIDE x 6" DEEP

28" WIDE x 9" DEEP

18" WIDE x 6" DEEP

22" WIDE x 6" DEEP

28" WIDE x 9" DEEP

-SEE OBC 9.15.3.

-MAXIMUM FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1").

-REFER TO SOILS REPORT FOR SOIL CONDITIONS AND BEARING CAPACITY.

STRIP FOOTING SUPPORTING EXTERIOR WALLS (FOR W.O.B.)

-ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1"). THE STRIP FOOTING SIZE IS AS FOLLOWS:

2 STOREY WITH WALK-OUT BASEMENT

545x175 (22"x7")

6. FOUNDATION DRAINAGE OBC. 9.14.2. & 9.14.3.

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

7. BASEMENT SLAB OBC. 9.3.1.6.(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 SOFIT.

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.- (PRIVATE STAIRS)

UNIFORM RISE 5mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS

-10mm (3/8") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT

MAX. RISE = 200 (7-7/8")

MIN. RUN = 255 (10") (NOSING TO NOSING/)

MAX. TREAD = RUN + 25 (1")

MAX. NOSING = 25 (1")

MIN. HEADROOM = 1950 (6'-5")

RAIL @ LANDING = 900 (2'-11")

RAIL @ STAIR = 865 (2'-10") TO 1070 (3'-6")

MIN. STAIR WIDTH = 860 (2'-10")

FOR CURVED STAIRS (TAPERED TREADS)

MIN. RUN AT INNER RADIUS = 150 (6")

MIN. RUN AT 300 (12") = 255 (10")

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 (42") 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 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 TO 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.

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. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

15. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)

89mm (3-1/2") DIA x 3.0mm (0.118) SINGLE WALL 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/CGSB-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 (1.88) FIXED STL. COL. WITH 150x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE ON 1070x1070x460 (42"x42"x18"). CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MIN. AND AS PER SOILS REPORT.

15B. STEEL COLUMN

90mm (3-1/2") DIA x 4.78mm (1.88) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD COL. TO BASE PLATE.

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

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

18. GARAGE SLAB

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

19. GARAGE CEILINGS/INTERIOR WALLS

13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.16. WALLS (R22), CEILINGS (R31). REFER TO SB-12, TABLE 3.1.1.2.A. FOR REQUIRED THERMAL INSULATION.

20. DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9.10.13.15.

21. EXTERIOR STEP

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

22. DRYER EXHAUST (OBC-6.2.3.8.(7) & 6.2.4.1.)

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 HAATCH WITH MIN. DIMENSION OF 545x610mm (21 1/2"x24") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL. BACKING.

24. FIREPLACE CHIMNEYS 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.

26. 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).

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 4x6-W2.9xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE. WHERE REQUIRED, REFER TO OBC SB-12, TABLE 3.1.1.2.A. FOR REQUIRED MINIMUM INSULATION UNDER SLAB.

32. DIRECT VENTING GAS FURNACE/ H.W.T VENT

DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A NATURAL GAS REGULATOR, MIN. 300mm (12") ABOVE FIN. GRADE. FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE. ALL AIR INTAKES SHALL BE LOCATED SO THAT THEY ARE SEPARATED FROM KITCHEN EXHAUST BY 3.0M IN COMPLIANCE WITH O.B.C. DIV.-8 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.-). 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 BUILDING FACE OBC. 9.10.15. & SB-2-2.3.5.(2)

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

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. 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 SILL WITH MORTAR.

38. CONVENTIONAL ROOF FRAMING (2.0Kpg. SNOW LOAD)

38x140 (2"x6") RAFTERS @ 400mm (16"O.C.) FOR MAX 11-7" SPAN, 38x184 (2"x8") RIDGE BOARD. 38x89 (2"x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2"x4") @ 400mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 400 (16") O.C. FOR MAX. 4450mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 600mm (24") O.C. WITH A 38x89 (2"x4") CENTRE POST TO THE TRUSS BELOW, LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

GENERAL NOTES

WINDOWS: 1) MINIMUM BEDROOM WINDOW -OBC. 9.9.10.1.-

AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m2 UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3").

2) WINDOW GUARDS -OBC. 9.8.8.1.(6).

A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")

3) EXTERIOR WINDOWS

SHALL COMPLY WITH OBC DIV.-8 9.7.3. & SB12-3.1.1.9

4) GLASS-STRUCTURAL SUFFICIENCY OF GLASS

DOOR & WINDOW MANUFACTURER/ SUPPLIER TO PROVIDE ADEQUATE INFORMATION TO DEMONSTRATE COMPLIANCE WITH OBC DIV.-8 9.6.1.3.

GENERAL: 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. 8. 6.2.2. SEE MECHANICAL DRAWINGS.

2) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.9.26.18.2. & 5.6.2.2.(3) AND MUNICIPAL STANDARDS.

3) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.

4) STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. DIV. 8-9.5.2.3 & DETAIL PROVIDED.

5) ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12-3.1.1.9.

6) ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV.-8 9.25.3.

7) 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.-8 6.2.3.12. AND TABLE 6.2.3.12.

LUMBER: 1) ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE.

2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.

3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.

4) ALL LAMINATED VENEER LUMBER (L.V.L) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

5) LVL BEAMS SHALL BE 2.0E -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") O.C.

6) PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS.

7) JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.

8) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE. IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 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.

STEEL: 1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40-21 GRADE 350W CLASS "H" "STRUCTURAL QUALITY STEEL". OBC. B-9-23.4.3.

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

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

LEGEND

CLASS 'B' VENT

DUPLEX OUTLET (12" ABOVE SURFACE)

WEATHERPROOF DUPLEX OUTLET

POT LIGHT

LIGHT FIXTURE (PULL CHAIN)

SWITCH

FLOOR DRAIN

SJ SINGLE JOIST

DJ DOUBLE JOIST

TJ TRIPLE JOIST

LVL LAMINATED VENEER LUMBER

POINT LOAD FROM ABOVE

FLAT ARCH

CURVED ARCH

M.C. MEDICINE CABINET (RECESSED)

DOUBLE VOLUME WALL. SEE NOTE 39

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

EXHAUST FAN TO EXTERIOR

DUPLEX OUTLET (HEIGHT A.F.F)

GFI DUPLEX OUTLET (HEIGHT A.F.F)

HEAVY DUTY OUTLET (220 volt)

LIGHT FIXTURE (CEILING MOUNTED)

LIGHT FIXTURE (WALL MOUNTED)

HOSE BIB (NON-FREEZE)

P.T. PRESSURE TREATED LUMBER

G.T. GIRDER TRUSS BY ROOF TRUSS MANUF.

REFER TO ARCHITECTURAL DRAWINGS FOR DOOR HEIGHTS

MECHANICAL SYMBOLS

HEAT PIPE

PLUMBING (TOILET)

PLUMBING (BATH, SINK, SHOWER)

WARM AIR

RETURN AIR DUCT

SMOKE ALARM (REFER TO OBC 9.10.19)

PROVIDE 1 PER FLOOR. NEAR THE STAIRS CONNECTING THE FLOOR LEVEL AND ALSO 1 IN EACH BEDROOM NEAR HALL DOOR. ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF 1 SOUNDS. BATTERY BACK-UP REQUIRED. SMOKE ALARMS TO INCORPORATE VISUAL SIGNALLING COMPONENT (9.10.19.3.(3)).

CARBON MONOXIDE ALARMS (OBC 9.33.4.)

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 ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED. REFER TO MANUFACTURER FOR ADDITIONAL REQUIREMENTS.

SOIL GAS/ RADON CONTROL (OBC 9.1.1.7. & 9.13.4.)

PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING IF REQUIRED.

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 envelope and equipment shall conform to the selected package unless otherwise noted.

2022

VA3 REFERENCE NUMBER

A1

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4. UPDATE TO 2022

JAN 11-22

RC

3. UPDATE TO 2020

FEB 24-20

RC

2. UPDATE TO 2018

JAN 11-18

RC

1. ISSUE FOR CLIENT REVIEW

AUG 04-17

RC

no. description

date

by

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

qualification information

Wellington Jno-Baptiste

25591

name

BCIN

VA3 Design Inc.

42658

registration information

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

VA3

DESIGN

255 Queens Rd Suite 120

Toronto ON M2J 1R4

t 416.630.2255 f 416.630.4782

va3design.com

BAYVIEW WELLINGTON

CONST NOTE

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project name

GREEN VALLEY EAST

municipality

BRADFORD

project no.

16023

date

MAY 2016

CONSTRUCTION NOTES

drawing no.

CN1

project name

GREEN VALLEY EAST

municipality

BRADFORD

project no.

16023

date

MAY 2016

CONSTRUCTION NOTES

drawing no.

CN1

drawn by

RC

checked by

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scale

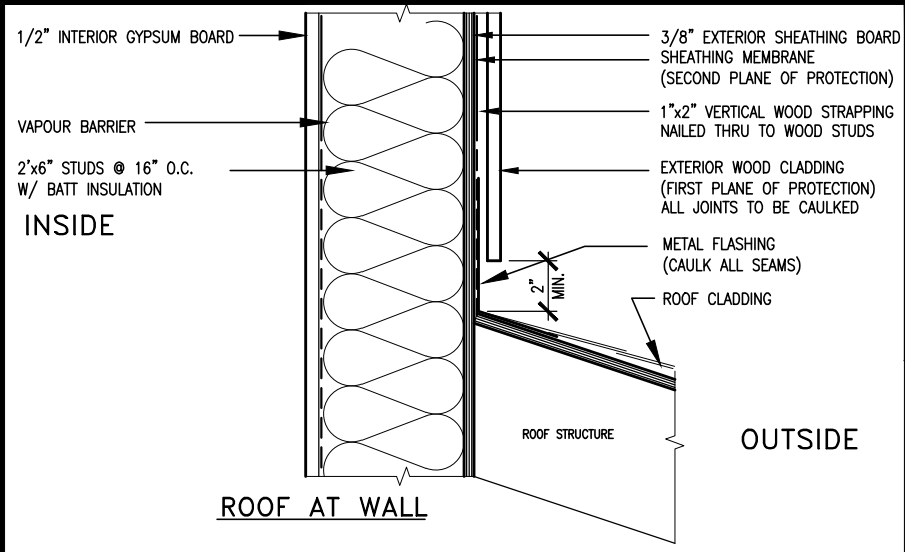
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file name

16023-CN-2022-A1

RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-2022-A1.dwg - Mon - Feb 28 2022 - 11:37 AM

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MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:
2"x4" @ 16" O.C. - 9'-10"
2-2"x4" @ 12" O.C. - 10'-9"
3-2"x4" @ 16" O.C. - 11'-2"
3-2"x4" @ 12" O.C. - 12'-4"

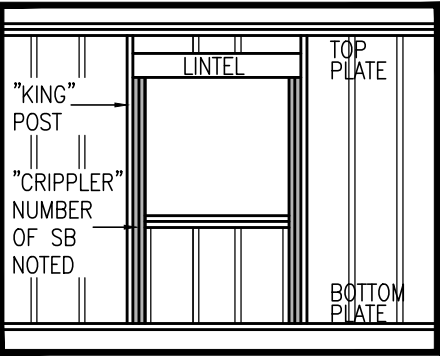
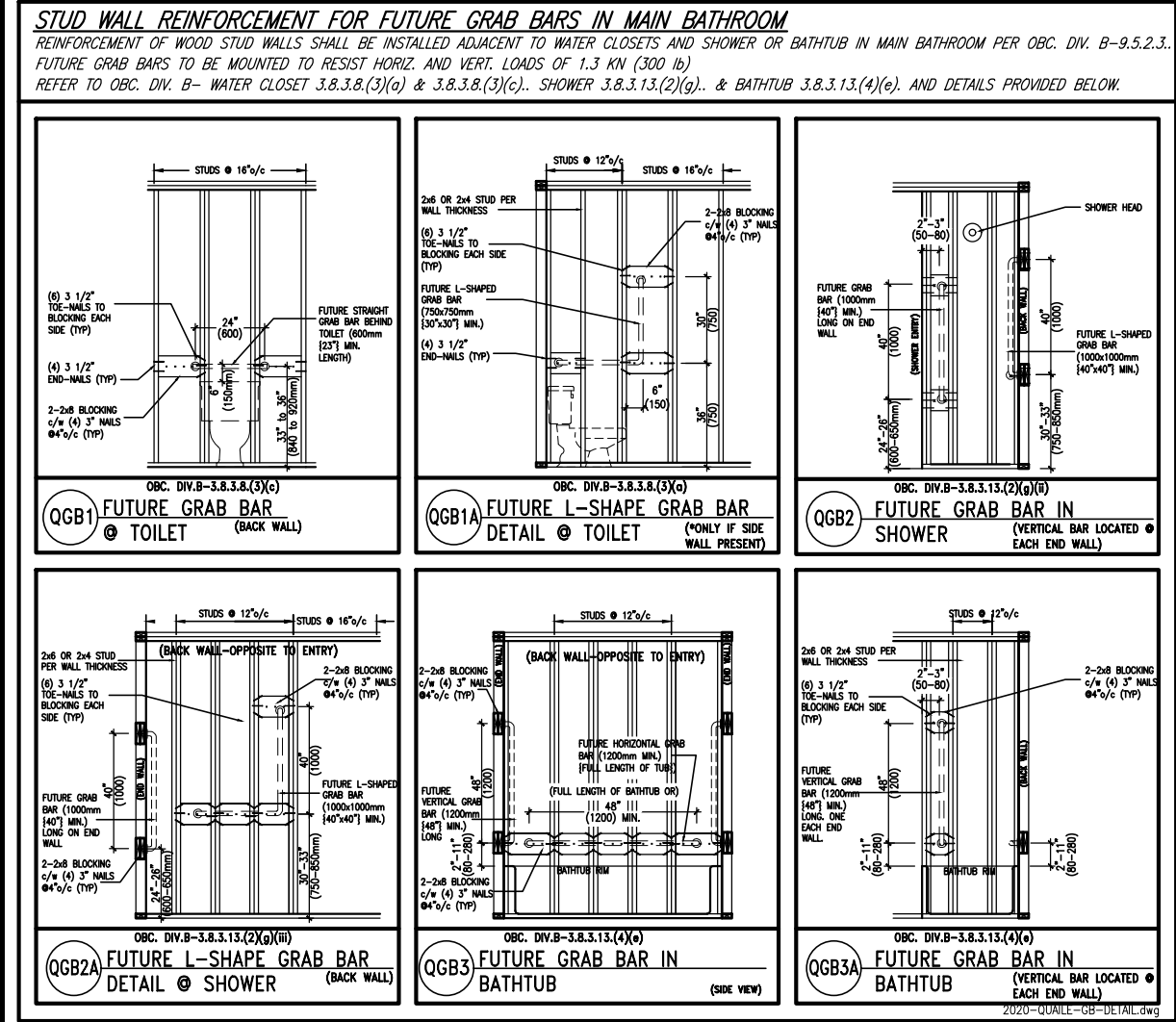
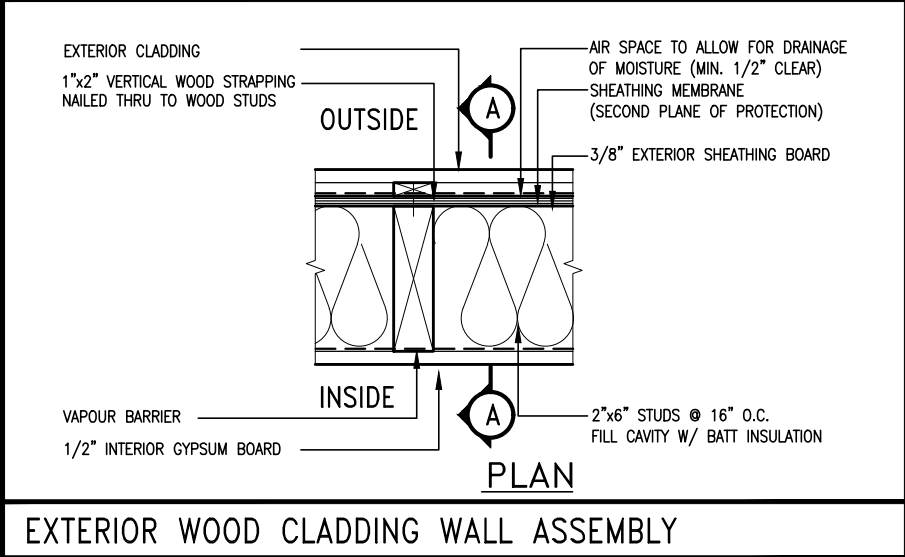
NOTES:
1. FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa. SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR.
2. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
3. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE.
4. FOR A 1/50 YEAR 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 SIDING.

** MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW:
2"x6" @ 16" O.C. - 12'-6"
2"x6" @ 12" O.C. - 13'-10"
2-2"x6" @ 16" O.C. - 15'-0"
2-2"x6" @ 12" O.C. - 17'-4"

MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:
2"x8" @ 16" O.C. - 16'-0"
2"x8" @ 12" O.C. - 17'-9"
2-2"x8" @ 16" O.C. - 20'-4"
2-2"x8" @ 12" O.C. - 22'-4"

NOTES:
1. 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 9.2.3.10.1.(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 SIDING.

** STUD INFORMATION TAKEN FROM OBC TABLE A-30



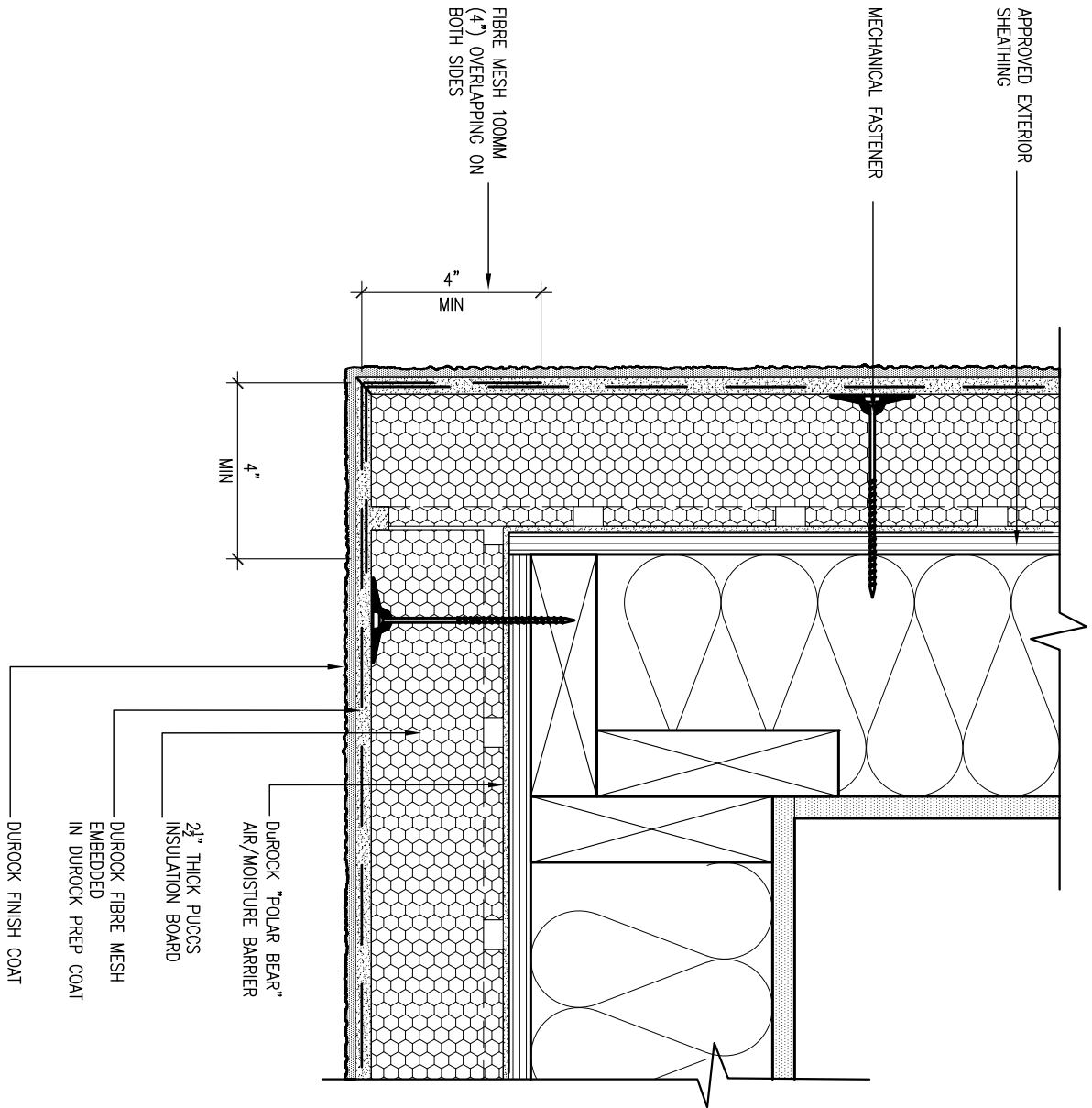
"CRIPPLE" DETAIL



9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name
5	.	.	.	registration information
4	UPDATE TO 2022	JAN 11-22	RC	VA3 Design Inc. 42658
3	UPDATE TO 2020	FEB 24-20	RC	
2	UPDATE TO 2018	JAN 11-18	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
no.	description	date	by	

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BAYVIEW WELLINGTON			CONST NOTE	
project name GREEN VALLEY EAST			project no. 16023	
municipality BRADFORD				
date MAY 2016			drawing no.	
CONSTRUCTION NOTES				
drawn by RC		checked by —		scale 3/16" = 1'-0"
file name 16023-CN-2022-A1				
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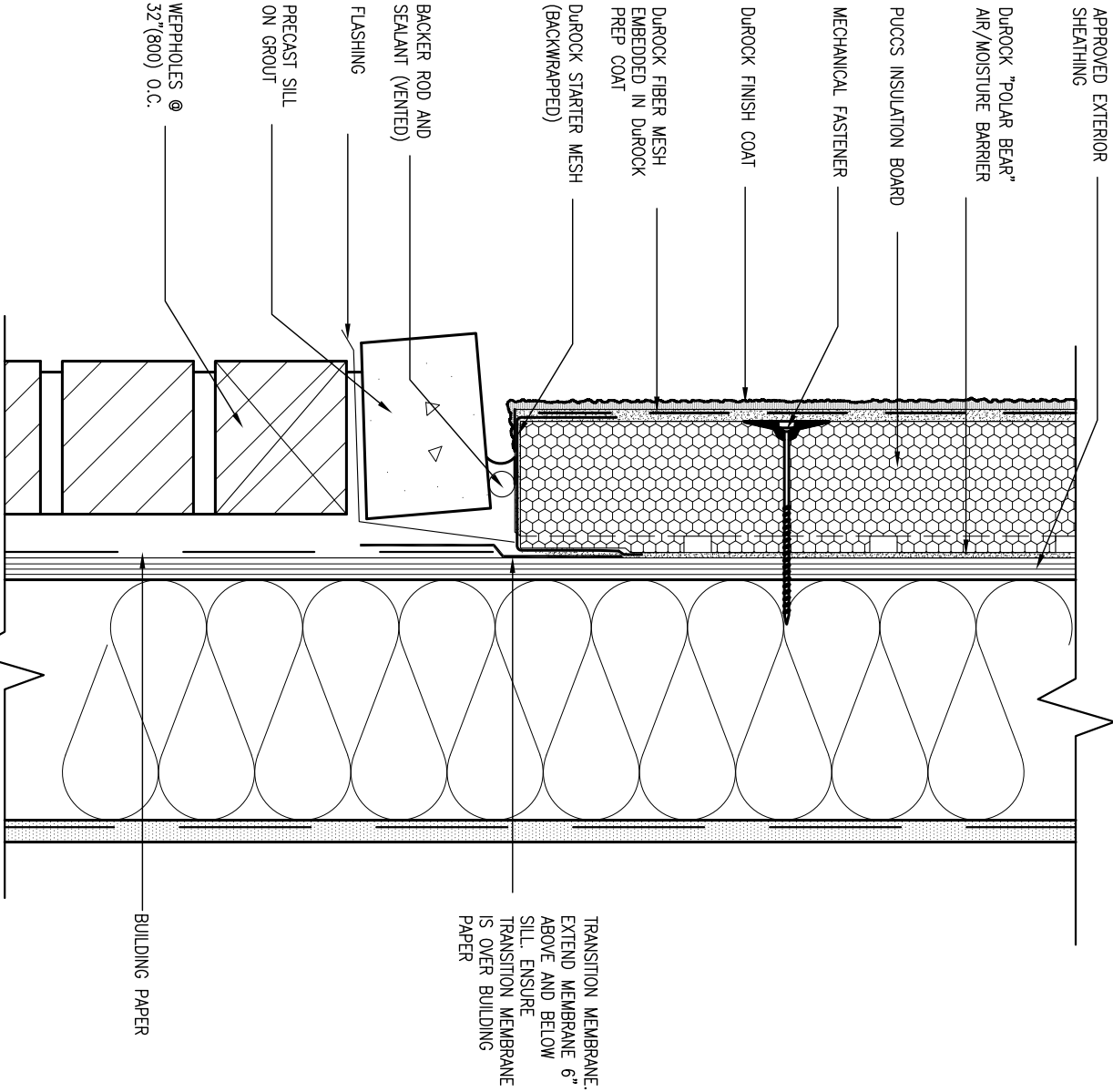


5 CORNER DETAIL

CN5 SCALE: 3"=1'-0"

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

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



6 STUCCO / MASONRY PLINTH CONNECTION

CN5 SCALE: 3"=1'-0"

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7 .			Wellington Jno-Baptiste 25591		
6 .			signature		
5 .			BCIN		
4 UPDATE TO 2022			42658		
3 UPDATE TO 2020			name registration information		
2 UPDATE TO 2018			VA3 Design Inc.		
1 ISSUE FOR CLIENT REVIEW			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.		
no.	description	date	by		

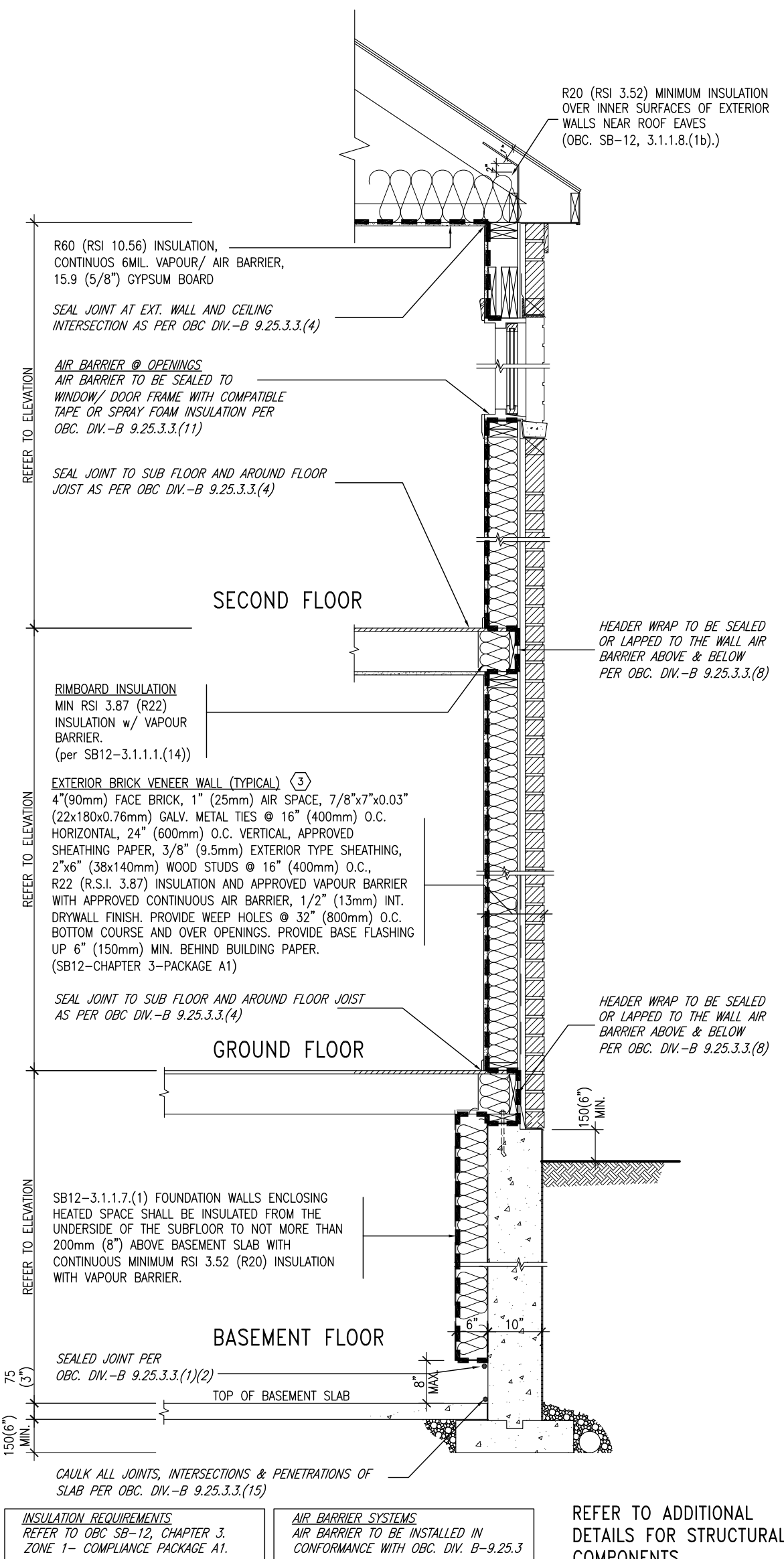
BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY EAST	municipality	BRADFORD
date	MAY 2016	project no.	16023
drawn by	RC	checked by	-
scale	3/16" = 1'-0"	CONSTRUCTION NOTES	16023-CN-2022-A1
file name	16023-CN-2022-A1	drawing no.	CN5
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SB12-COMPLIANCE PACKAGE 'A1'



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

THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 3.1.1.1.

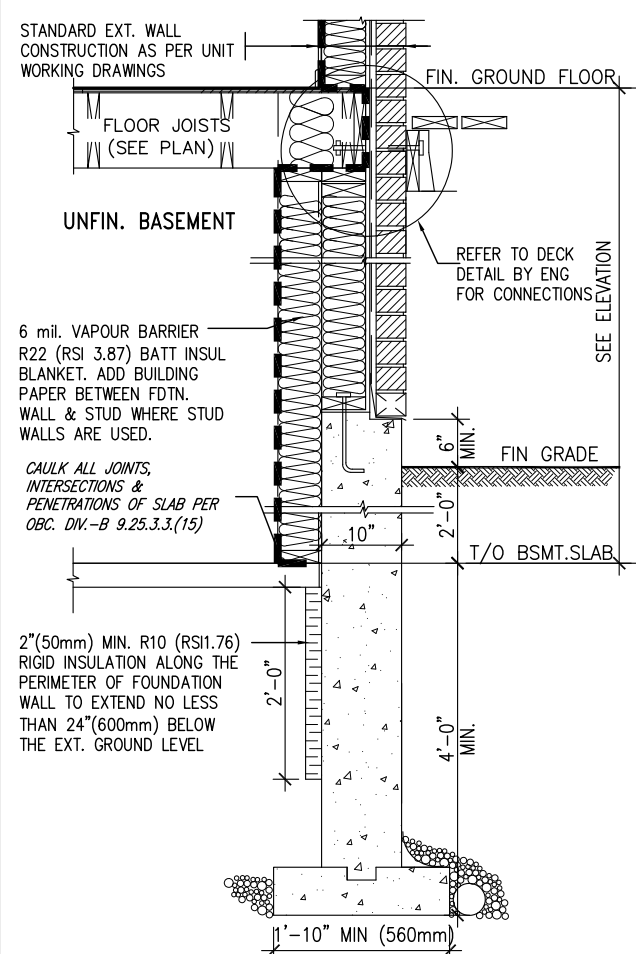
USE SB-12 COMPLIANCE PACKAGE (A1):

COMPONENT	A1	Notes:
Ceiling with Attic Space Minimum RSI (R) value	10.56 (R60)	R20 at inner face of exterior walls
Ceiling without Attic Space Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Exposed Floor Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Walls Above Grade Minimum RSI (R) value	3.87 (R22)	6" R22 BATT
Basement Walls Minimum RSI (R) value	3.52ci (R20ci)	OPTION TO USE R12+R10ci.
Edge of Below Grade Slab ≤600mm below grade Minimum RSI (R) value	1.76 (R10)	RIGID INSUL
Windows & Sliding glass Doors Maximum U-value	1.6	
Skylights Maximum U-value	2.8U	
Space Heating Equipment Minimum AFUE	96% Min.	NATURAL GAS
Hot Water Heater Minimum EF	0.8	NATURAL GAS
HRV Minimum Efficiency	75%	—
Drain Water Heat Recovery Unit (DWHR)	Minimum 1 OR Maximum 2 Required. Dependent on number of showers installed. Refer to SB12-3.1.1.12 for information	

ci- Denotes Continuous Insulation without framing interruption.



JAN 26, 2022



* REVISED—FEB 2017

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

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste 25591 name signature BCIN registration information YA3 Design Inc. 42658
8	.	.	.	
7	.	.	.	
6	.	.	.	
5	.	.	.	
4	UPDATE TO 2022	JAN 11–22	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.
3	UPDATE TO 2020	FEB 24–20	RC	
2	UPDATE TO 2018	JAN 11–18	RC	
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no.	description	date	by	



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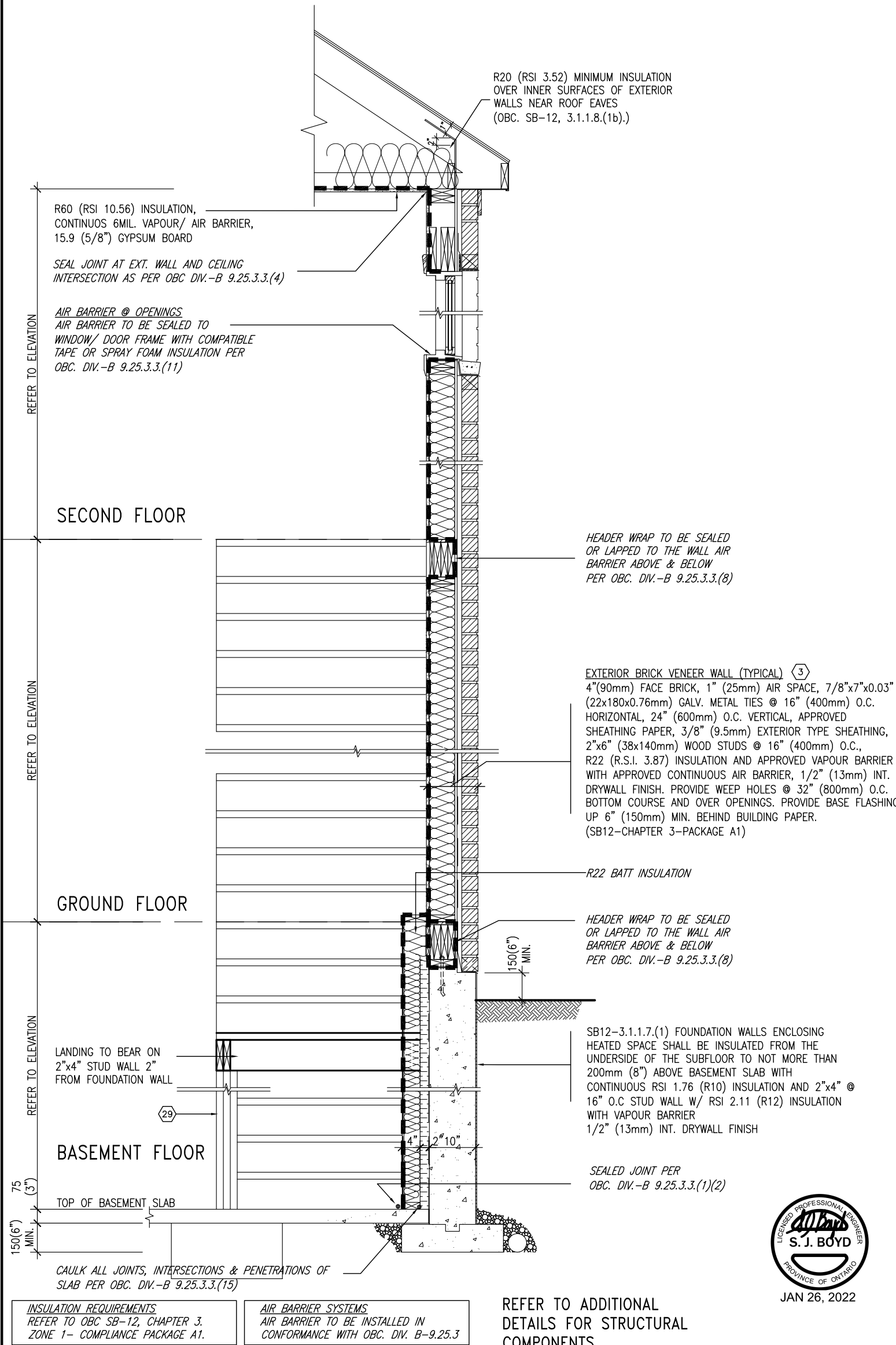
BAYVIEW WELLINGTON

CONST NOTE

project name GREEN VALLEY EAST		municipality BRADFORD		project no. 16023	
date MAY 2016		CONSTRUCTION NOTES			drawing no. CN6
drawn by RC	checked by -	scale 3/16" = 1'-0"	file name 16023-CN-2022-A1		
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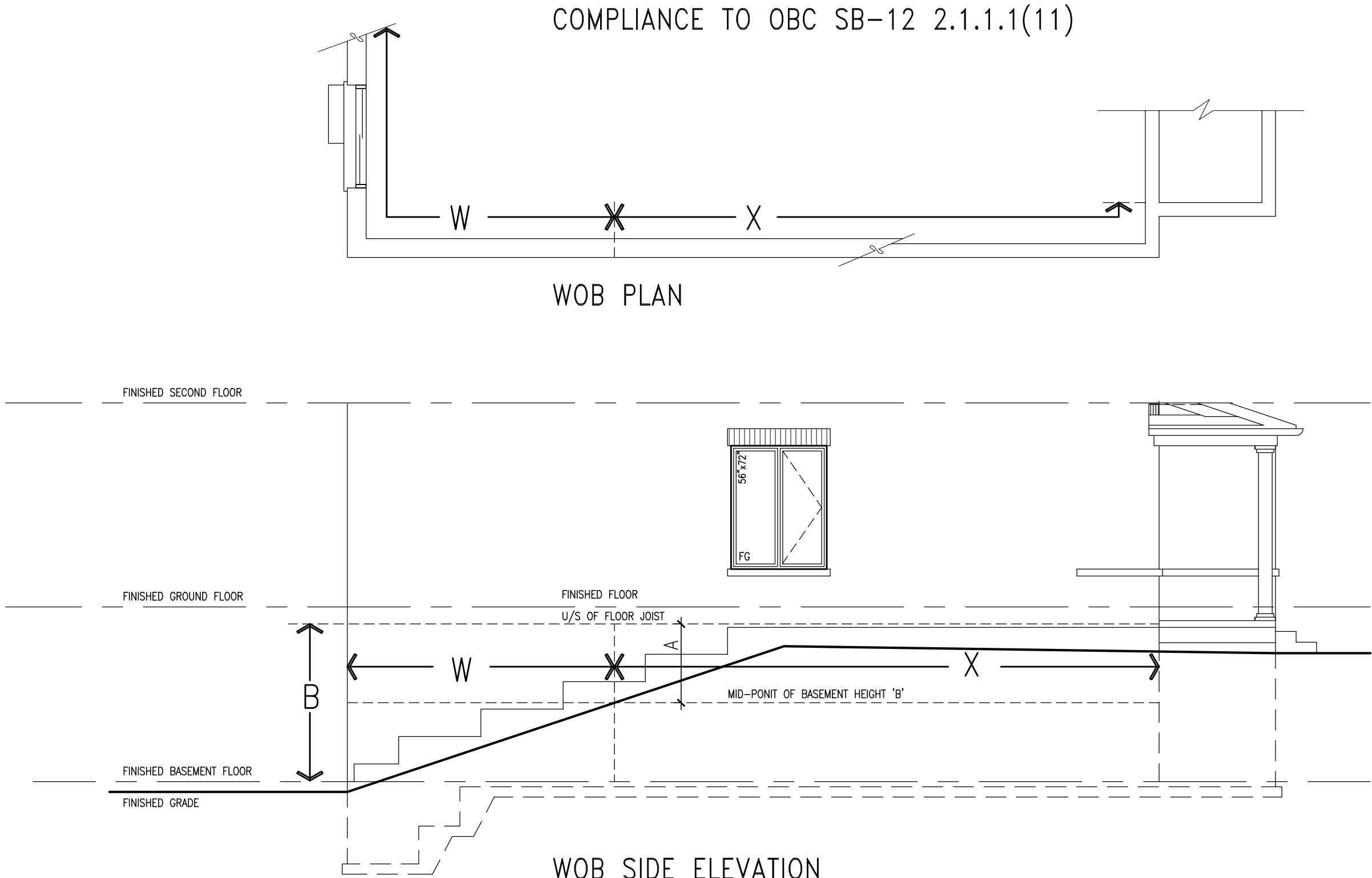
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SB12-COMPLIANCE PACKAGE 'A1'



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

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.	VA3 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 EAST	municipality BRADFORD	project no. 16023	CONST NOTE
8	.	.	.	qualification information						
7	.	.	.	Wellington Jno-Baptiste 25591 signature BCIN						
6	.	.	.	registration information VA3 Design Inc. 42658						
5	.	.	.	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	date MAY 2016	checked by RC	scale 3/16" = 1'-0"	file name 16023-CN-2022-A1	CONSTRUCTION NOTES
4	UPDATE TO 2022	JAN 11-22	RC							
3	UPDATE TO 2020	FEB 24-20	RC							
2	UPDATE TO 2018	JAN 11-18	RC							
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC							CN7
no.	description	date	by							



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

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



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qualification information

Wellington Jno-Baptiste 25591 BCIN

name

registration information

VAS Design Inc. 42658

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no.	description	date	by
9	.	.	.
8	.	.	.
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4	UPDATE TO 2022	JAN 11-22	RC
3	UPDATE TO 2020	FEB 24-20	RC
2	UPDATE TO 2018	JAN 11-18	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC

project name	municipality	project no.	drawing no.
GREEN VALLEY EAST	BRADFORD	16023	CN8
CONSTRUCTION NOTES			
drawn by	checked by	scale	file name
RC	-	3/16" = 1'-0"	16023-CN-2022-A1
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BAYVIEW WELLINGTON

project name	project no.
GREEN VALLEY EAST	16023
municipality	
BRADFORD	
date	drawing no.
MAY 2016	
CONSTRUCTION NOTES	

drawn by	checked by	scale	file name
RC	-	3/16" = 1'-0"	16023-CN-2022-A1
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qualification information

Wellington Jno-Baptiste
signature
BCIN 25591

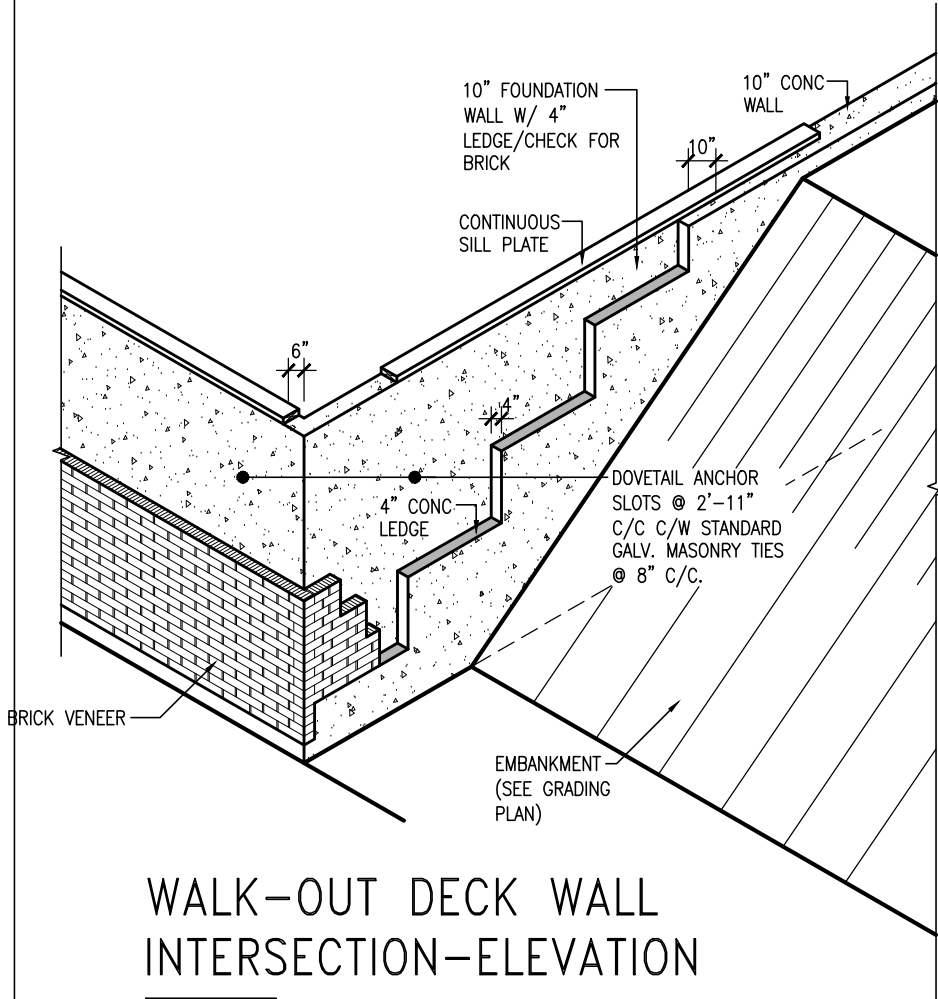
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42658

Can't see your stuff, all dissemination on the top and second man

contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All dimensions and specifications are indicated on drawings and the contract documents.

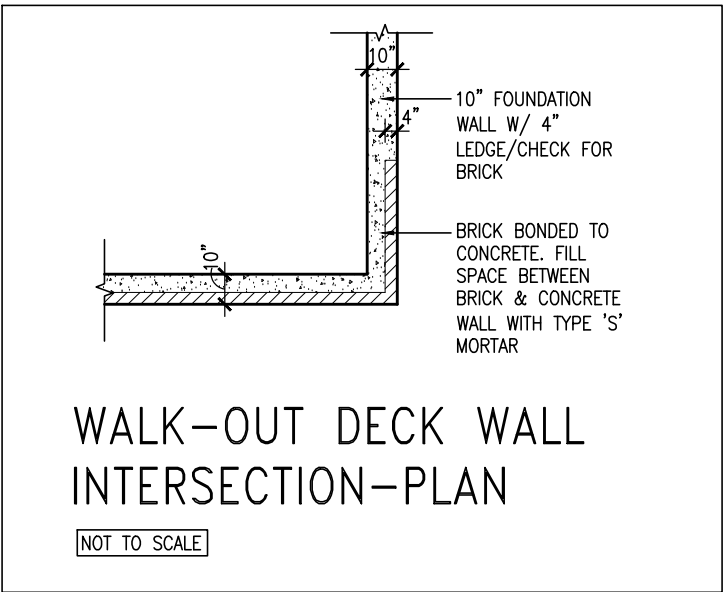
Drawings are not to be scaled.

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WALK-OUT DECK WALL INTERSECTION-ELEVATION

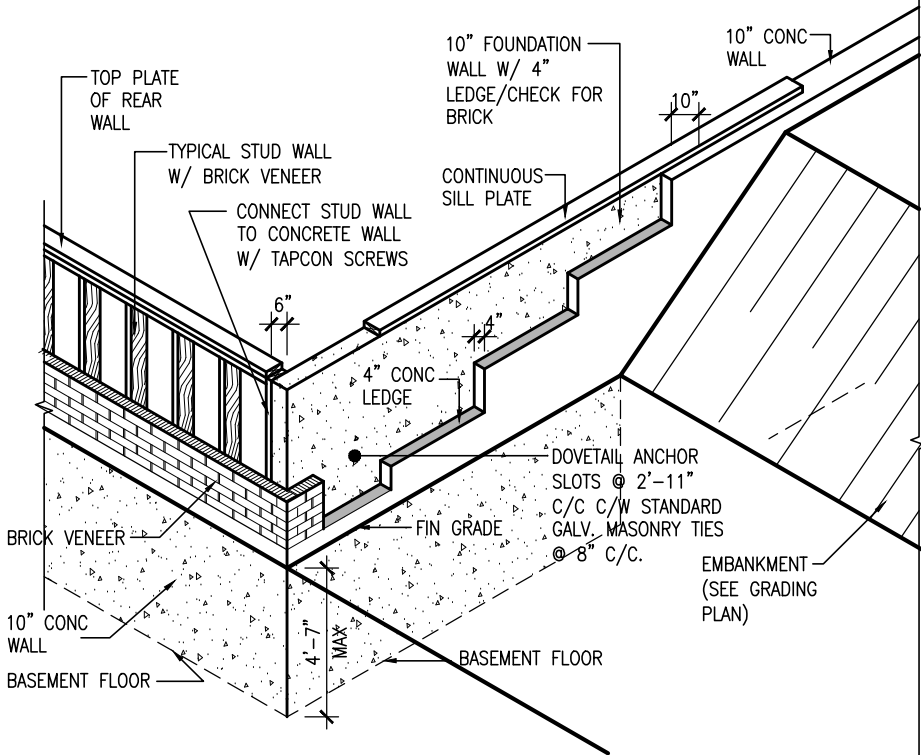
NOT TO SCALE



WALK-OUT DECK WALL INTERSECTION-PLAN

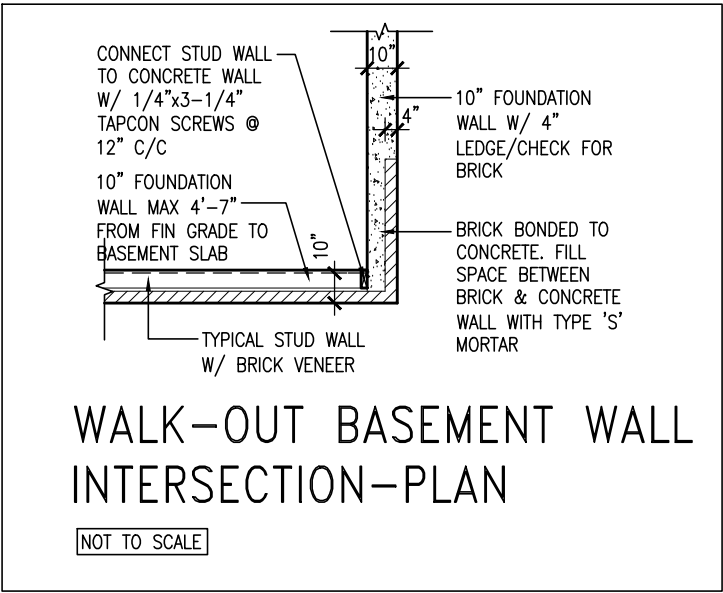
NOT TO SCALE

(10" FOUNDATION WALL)



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

NOT TO SCALE



WALK-OUT BASEMENT WALL INTERSECTION-PLAN

NOT TO SCALE

(10" FOUNDATION WALL)



9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	UPDATE TO 2022	JAN 11-22	RC
3	UPDATE TO 2020	FEB 24-20	RC
2	UPDATE TO 2018	JAN 11-18	RC
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Wellington Jno-Baptiste 25591
signature BCIN

VA3 Design Inc. 42658
registration information

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BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY EAST	municipality	BRADFORD
date	MAY 2016	project no.	16023
drawn by	RC	checked by	scale
			3/16" = 1'-0"
CONSTRUCTION NOTES		file name	CN10
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PREFIN. METAL ROOF
CAP OVER WATERPROOF
MEMBRANE

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

2"x12" LEDGER

2"x12" @ HEADER

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

PREFIN. ALUM. FASCIA
AND SOFFIT AT U/S

DRIP EDGE

STL. LINTEL

TYPICAL BRICK VENEER
WALL CONSTRUCTION

HEATED SPACE

ENG. FLOOR JOIST

SECOND FLOOR

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

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

1

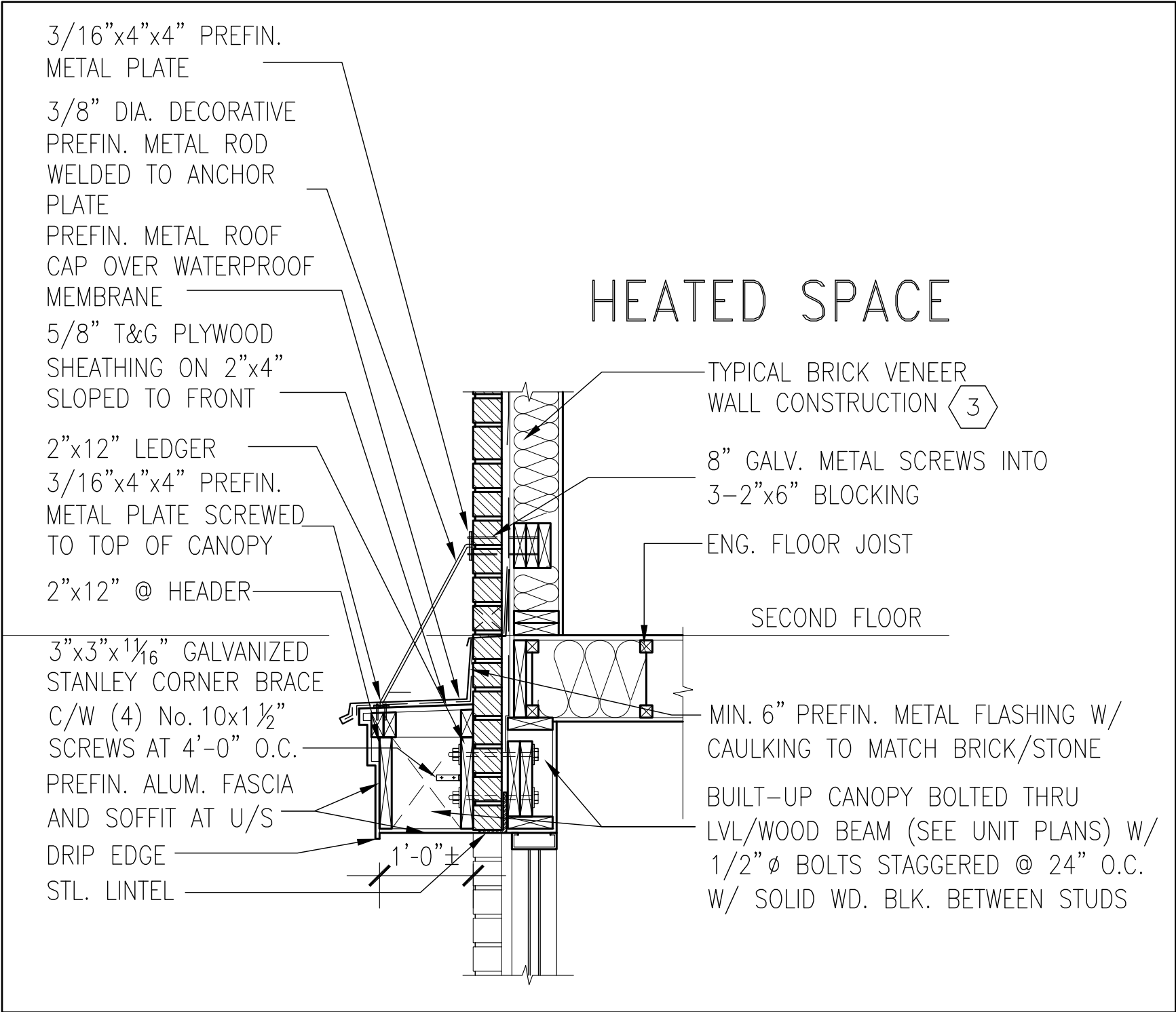
CN12

SECTION THROUGH CANOPY

SCALE 1/2" = 1'-0"



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8	.	.	.	qualification information		project name		project no.	
7	.	.	.	Wellington Jno-Baptiste		GREEN VALLEY EAST		16023	
6	.	.	.	signature		municipality		BRADFORD	
5	.	.	.	25591		date		MAY 2016	
4	UPDATE TO 2022	JAN 11-22	RC	registration information	drawn by		checked by		
3	UPDATE TO 2020	FEB 24-20	RC	VA3 Design Inc.	RC		scale		
2	UPDATE TO 2018	JAN 11-18	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	3/16" = 1'-0"		file name		
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC		RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-2022-A1.dwg - Wed - Jan 26 2022 - 12:09 PM		16023-CN-2022-A1		
no.	description	date	by					CN12	



1
CN13

SECTION THROUGH CANOPY
W/ DECORATIVE ROD
SCALE 1/2" = 1'-0"



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. qualification information Wellington Jno-Baptiste 25591 name registration information VA3 Design Inc. 42658	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON	CONST NOTE			
8	-	-	-							
7	-	-	-							
6	-	-	-							
5	-	-	-							
4	UPDATE TO 2022	JAN 11-22	RC			project name GREEN VALLEY EAST	municipality BRADFORD	project no. 16023		
3	UPDATE TO 2020	FEB 24-20	RC			date MAY 2016	CONSTRUCTION NOTES			
2	UPDATE TO 2018	JAN 11-18	RC			drawn by RC	checked by -	scale 3/16" = 1'-0"	file name 16023-CN-2022-A1	drawing no. CN13
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC			RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-2022-A1.dwg - Wed - Jan 26 2022 - 12:09 PM				
no.	description	date	by							

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

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

PREFIN. METAL ROOF
CAP OVER WATERPROOF
MEMBRANE

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

2"x12" LEDGER

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

2"x12" @ HEADER

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

PREFIN. ALUM. FASCIA
AND SOFFIT AT U/S

DRIP EDGE

STL. LINTEL

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

PREFINISHED METAL FLASHING
OVER WATERPROOF MEMBRANE

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

CANT STRIP

ROOF NOTE R1

SINGLE PLY ROOF MEMBRANE
W/5/8" EXTERIOR GRADE

SHEATHING W/ 2"x4" @ 12"
O.C. DIAGONALLY CUT CROSS
PURLINS 2"x8" @ 16" O.C. W/

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

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

1

CN14

SECTION THROUGH CANOPY

W/ DECORATIVE ROD

SCALE 1/2" = 1'-0"



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8	.	.	.	qualification information		project name GREEN VALLEY EAST	municipality BRADFORD	project no. 16023			
7	.	.	.	Wellington Jno-Baptiste 25591							
6	.	.	.	name signature BCIN							
5	.	.	.	registration information VA3 Design Inc. 42658	date MAY 2016	CONSTRUCTION NOTES			drawing no.		
4	UPDATE TO 2022	JAN 11-22	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.	t 416.630.2255 f 416.630.4782 va3design.com	drawn by	checked by	scale 3/16" = 1'-0"	file name 16023-CN-2022-A1	CN14	
3	UPDATE TO 2020	FEB 24-20	RC			RC	-				
2	UPDATE TO 2018	JAN 11-18	RC								
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC								
no.	description	date	by			RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-2022-A1.dwg - Wed - Jan 26 2022 - 12:09 PM					