

LOT 48

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**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

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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.

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

APPROVED BY: 

DATE: JUL 15, 2021

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



DOWNTURNED L7x12"  
LONG SUPPORT ON  
BRICK

NOTE:  
REFER TO FLOOR TRUSS MANUF. FOR  
FLOOR TRUSS LAYOUTS & LVL SIZES.

**NOTE R1**  
2"x4" PT. 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

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

**NOTE R1:**  
TWO PLY RUBBER MEMBRANE  
ADHERED TO EXT. TYPE 5/8" T&G  
PLYWOOD SHEATHING ON 2"x4"  
PURLINS LAID PERP. TO JOISTS  
SLOPED TO DRAIN, ON 2"x10" SPF.  
JOISTS @ 16" O.C. W/ PREFIN.  
ALUM. SOFFIT ON U/S

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

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

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

NOTE: REFER TO **CN2** SHEET  
FOR GARAGE WALL STUD  
MAXIMUM HEIGHTS ALLOWED

**LOCATE UTILITY METERS  
AWAY FROM PUBLIC VIEW**

AREA CALCULATIONS	
	ELEV. A
GROUND FLOOR AREA	1730.3 SF
SECOND FLOOR AREA	2031.81 SF
SUBTOTAL	3762.1 SF
DEDUCT ALL OPENINGS	13.9 SF
<b>TOTAL NET AREA</b>	<b>3748 SF</b>
	348.2 m <sup>2</sup>
FINISHED BSMT AREA	0 SF
<b>TOTAL NET AREA</b>	<b>3748 SF</b>
<b>W/ FIN BSMT</b>	<b>348.2 m<sup>2</sup></b>
COVERAGE W/O PORCH	2187.0 SF
	203.2 m <sup>2</sup>
COVERAGE W/PORCH	2257.6 SF
	209.7 m <sup>2</sup>

LOT 48

### GROUND FLOOR PLAN 'A'

[illegible]

VA3  
DESIGN

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t 416.630.2255 f 416.630.4782  
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**BAYVIEW WEILLINGTON**

**S42-19C**  
RIDEAU-19

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

date JAN 2021 drawing no. 2

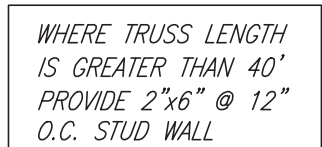
GROUND FLOOR PLAN ELEVATION 'A'

drawn by NC checked by RC scale 3/16" = 1'-0" file name 13045-S42-19C (L0148)

RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-19C (L0148).dwg - Mon - Jul 12 2021 - 8:35 AM

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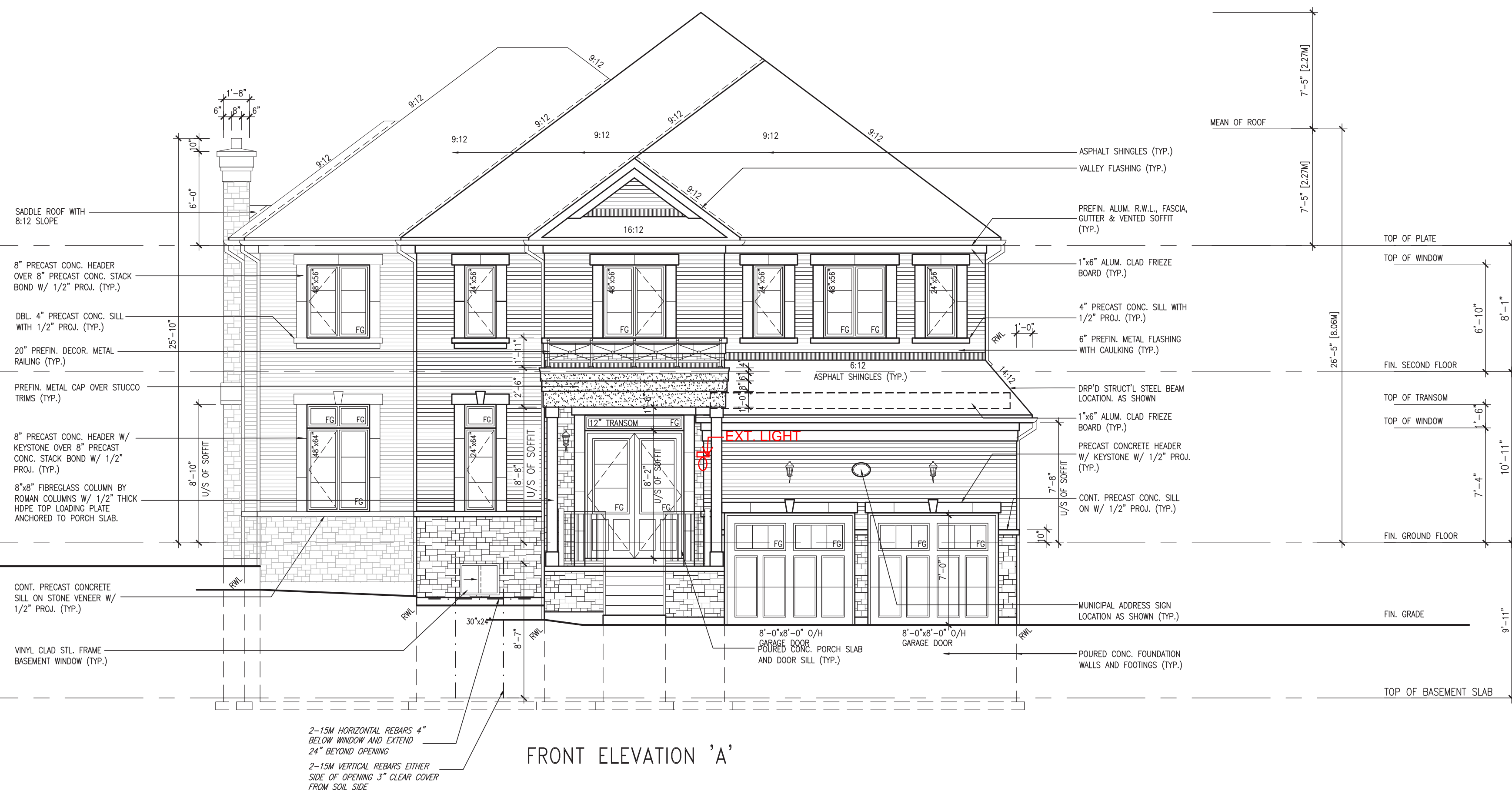
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**JOHN G. WILLIAMS LTD., ARCHITECT**  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

APPROVED BY:   
DATE: JUL 15, 2021

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LOT 48

9	-	-	The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8	-	-	qualification information	
7	-	-	Wellington Jno-Baptiste 25591	
6	-	-	signature	
5	-	-	name registration information BCN	
4	-	-	VA3 Design Inc. 42658	
3	REVISED AS PER ENG'S COMMENTS	JUN 12-21	RC	
2	REVISED AS PER FLOOR/ ROOF LAYOUTS	JUN 25-21	RC	
1	ISSUED FOR CLINET REVIEW	FEB 03-21	BAV	
0	description	date	by	

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


qualification information

Wellington Jno-Baptiste 25591

signature

name registration information BCN

VA3 Design Inc. 42658



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va3design.com

## BAYVIEW WEILLINGTON

project name

GREEN VALLEY ESTATES

municipality

BRADFORD, ON.

date

JAN 2021

drawn by

NC

checked by

NC

scale

3/16" = 1'-0"

13045-S42-19C (10748)

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## S42-19C

RIDEAU-19

FRONT ELEVATION 'A'

drawing no.

4

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UNINSULATED OPENINGS (PER OBC, SB-12.3.1.1(7))				
S42-19C ELEVATION A		ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL	AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT		1140 S.F.	188.56 S.F.	16.54 %
LEFT SIDE		1182 S.F.	165.00 S.F.	13.96 %
RIGHT SIDE		1289 S.F.	37.33 S.F.	2.90 %
REAR		1003 S.F.	267.72 S.F.	26.69 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			19.9 S.F.	
TOTAL SQ. FT.		4614.00 S.F.	638.71 S.F.	13.84 %
TOTAL SQ. M.		428.65 S.M.	59.34 S.M.	13.84 %

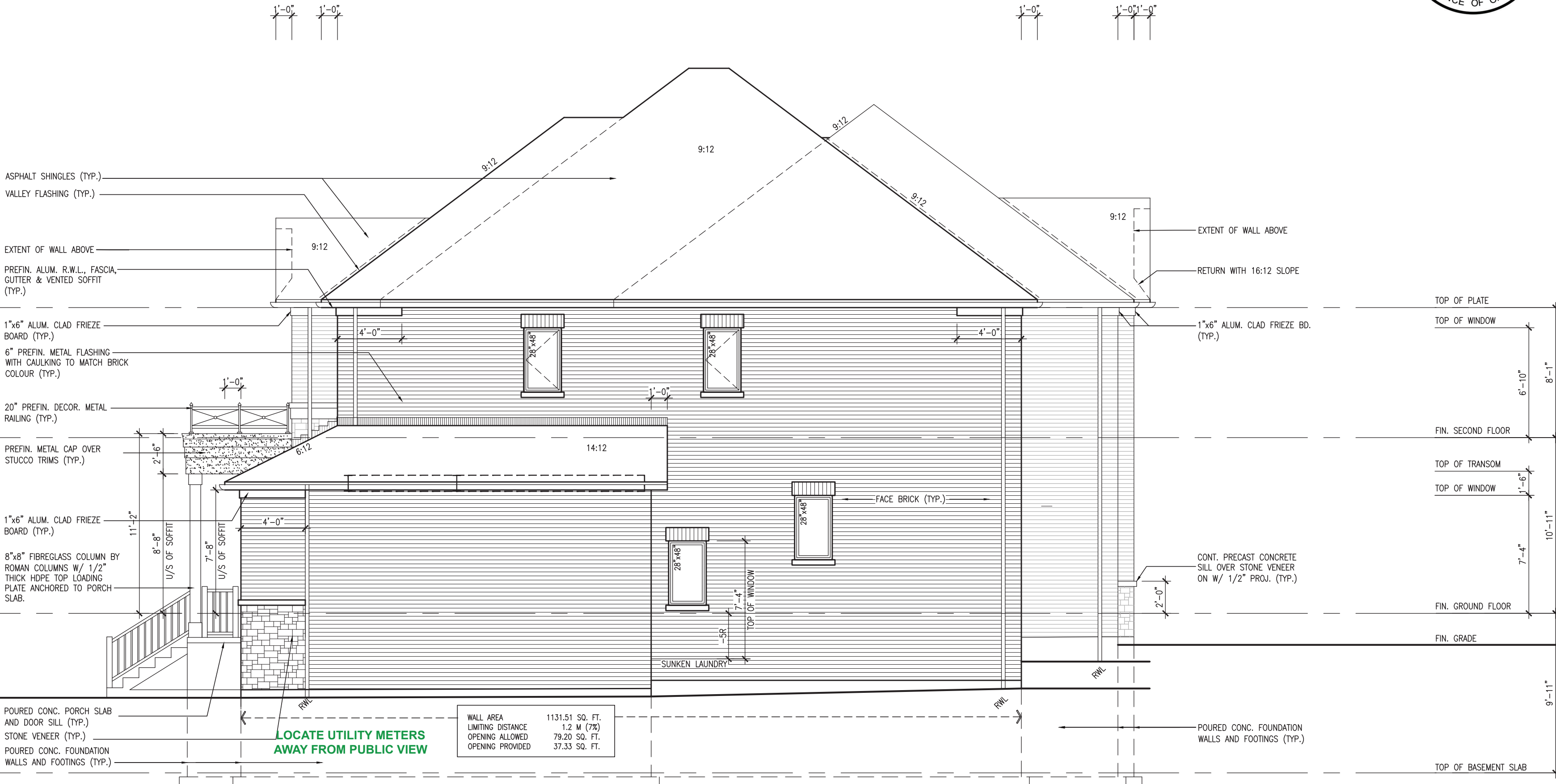
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APPROVED BY:   
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RIGHT SIDE ELEVATION 'A'

# LOT 48

9	1	-	-	-	-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		<b>BAYVIEW WEILLINGTON</b> S42-19C RIDEAU-19	project no. 13045
8	2	-	-	-	-	qualification information			
7	3	-	-	-	-	Wellington Jno-Baptiste 2551-1			
6	4	-	-	-	-	name BORN			
5	5	-	-	-	-	registration information 42658			
4	6	-	-	-	-	VAB Design Inc.		<b>BAYVIEW WEILLINGTON</b> S42-19C RIDEAU-19	project no. 13045
3	7	-	-	-	-	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are preliminary and the property of the Designer which must be returned at the completion of the work. Drawings to be used for construction only.			
2	8	-	-	-	-	255 CONSUMERS RD. SUITE 120 TORONTO ON M2J 1R4 TEL 416.630.2255 / F 416.630.4782 WWW.VABDESIGN.COM			
1	9	-	-	-	-	scale 1/8"=1'-0"			
0	10	-	-	-	-	file name 13045-S42-19C (10748)			

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**JOHN G. WILLIAMS LTD., ARCHITECT**

APPROVED BY:


DATE: JUL 15, 2021

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REAR ELEVATION 'A'

# LOT 48

9	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.				<b>BAYVIEW WEILLINGTON</b>		<b>S42-19C</b> RIDEAU-19	
8	qualification information		25591 BCN		project name <b>GREEN VALLEY ESTATES</b>		municipality <b>BRADFORD, ON.</b>	
7	name <b>Wellington Jno-Baptiste</b>		42658 BCN		drawing no. <b>13045</b>			
6	registration information <b>VA3 Design Inc.</b>				date <b>JAN 21</b>		<b>REAR ELEVATION 'A'</b>	
5	JUL 12-21 RC Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings not to be scaled.		255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 Tel: 416.630.2725 Fax: 416.630.4782 va3design.com		checked by <b>RC</b>		scale <b>3/16" = 1'-0"</b>	
4	FEB 03-21 VA3 date by				sheet no. <b>13045-542-19C (10148)</b>		file name <b>13045-542-19C (10148).dwg</b>	
3	REVISED AS PER ENG'S COMMENTS				RICHARD HARCHIVE\WORKING\2013\13045-542-19C (10148).dwg		MON - JUL 12 2021 - 8:35 AM	
2	REVISED AS PER FLOOR/ ROOF LAYOUTS							
1	ISSUED FOR CLINET REVIEW							
0	no. description							

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CONSTRUCTION NOTES (Unless otherwise noted)

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

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

**2. FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)**  
SIDING AS PER ELEV. 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH, SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR REQUIRED MINIMUM THERMAL INSULATION REQUIREMENTS.

2A. RESERVED

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

2C. RESERVED

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

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

**3. MASONRY VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)**  
90mm (4") MASONRY, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH, PROVIDE WEEP HOLES @ 900mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. MASONRY TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3A. RESERVED

**3B. MASONRY VENEER CONSTRUCTION (2"x4")- GARAGE WALLS**  
90mm (4") MASONRY, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm 9'-10") WITH APPR. DIAGONAL WALL BRACING. PROVIDE WEEP HOLES @ 900mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. MASONRY TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

**3C. STUCCO WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)**  
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR FINISH. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

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

**5. FOUNDATION WALL/FOOTINGS: (9.15.3, 9.15.4, 9.13.2, 9.14.2.1.(2))**  
250mm (10") POURED CONC. FDTN. WALL 20MPa (2900psi) WITH BITUMENOUS DAMPPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FIN. GRADE IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYED CONC. FTG. BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL WITH MIN. **BEARING CAPACITY OF 150kPa OR GREATER** IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY. ENGINEERED FOOTINGS ARE REQUIRED.

**STOREYS SUPPORTED I/W/ MASONRY VENEER I/W/ SIDING ONLY**  
1 16" WIDE x 6" DEEP 18" WIDE x 6" DEEP  
2 22" WIDE x 6" DEEP 22" WIDE x 6" DEEP  
3 28" WIDE x 9" DEEP 22" WIDE x 6" DEEP  
-SEE OBC 9.15.3.  
-MAXIMUM FLOOR LIVE LOAD OF 2.4kPa, (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1").  
-REFER TO SOILS REPORT FOR REQUIRED THERMAL INSULATION CAPACITY.

**STRIP FOOTING SUPPORTING EXTERIOR WALLS (FOR W.O.B.)**  
-ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOOR LIVE LOAD OF 2.4kPa, (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1"). THE STRIP FOOTING SIZE IS AS FOLLOWS:  
2 STOREY WITH WALK-OUT BASEMENT 560x155 (22"x6")

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

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

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

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

**10. ALL STAIRS/EXTERIOR STAIRS -OBC. 9.8.-**  
UNIFORM RISE -50mm (1 7/4") MAX BETWEEN ADJACENT TREADS OR LANDING (1/2") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT

MAX. RISE = 210 (7'-7/8")  
MIN. RUN = 900 (2'-11")  
MIN. TREAD = 235 (9'-1/4")  
MAX. NOSING = 25 (1")  
MIN. HEADROOM = 1950 (6'-5")  
RAIL @ LANDING = 900 (2'-11")  
RAIL @ STAIR = 865 (2'-10") to 965 (3'-2")  
MIN. STAIR WIDTH = 860 (2'-10")  
FOR CURVED STAIRS  
MIN. RUN = 150 (6")  
MIN. AVG. RUN = 200 (8")

**11. HANDRAILS -OBC. 9.8.7.-**  
FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION .

**INTERIOR GUARDS -OBC. 9.8.8.-**  
INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH  
**EXTERIOR GUARDS - OBC. 9.8.8.**  
900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (71"). 1070mm (41") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71").

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

**12. BASEMENT INSULATION (SB-12-3.1.1.7), 9.25.2.3, 9.13.2.6)**  
FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE FLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. RSI3.52(c) (R20c) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER. RECOMMEND DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL-DEPTH 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, ADJ. HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

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

**5A. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)**  
89mm(3-1/2") DIA x 4.78mm(188) F136 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.

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

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

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

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

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

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

**20. 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.

**21. 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)

**22. INSULATED ATTIC ACCESS (OBC-9.19.2.1. & SB12-3.1.1.8)**  
ATTIC ACCESS WITH MIN. DIMENSION OF 545x1010mm (21 1/2"x42") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL. BACKING.

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

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

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

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

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

28. RESERVED

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

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

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

**32. DIRECT VENTING GAS FURNACE/ H.W.T. UNIT**  
DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A NATURAL GAS REGULATOR, MIN. 300mm (12") ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE. ALL AIR INTAKES SHALL BE LOCATED SO THAT THEY ARE SEPARATED FROM KITCHEN EXHAUST BY 3.0M IN COMPLIANCE WITH O.B.C. DIV-B-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 FINISHING. (\* SEE OBC 9.30.2.4 \*)  
FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-1 OR A-2 STRAPPING SHALL BE 19x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (\* SEE OBC 9.23.9.4. \*)

**35. EXPOSED 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 BOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDTN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDTN. WALLS. PROVIDE (L7) LINTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.

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

**38. CONVENTIONAL ROOF FRAMING (2.0Kpa. SNOW LOAD)**  
38x140 (2"x6") RAFTERS @ 400mm (16") 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.

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

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

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

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

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

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

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

LAMINATED VENEER LUMBER (LVL) BEAMS	
LVL1A----	1-1 3/4"x7 1/4" (1-45x184)
LVL1 ----	2-1 3/4"x7 1/4" (2-45x184)
LVL2 ----	3-1 3/4"x7 1/4" (3-45x184)
LVL3 ----	4-1 3/4"x7 1/4" (4-45x184)
LVL4A----	1-1 3/4"x9 1/2" (1-45x240)
LVL4 ----	2-1 3/4"x9 1/2" (2-45x240)
LVL5 ----	3-1 3/4"x9 1/2" (3-45x240)
LVL5A----	4-1 3/4"x9 1/2" (4-45x240)
LVL6A----	1-1 3/4"x11 7/8" (1-45x300)
LVL6 ----	2-1 3/4"x11 7/8" (2-45x300)
LVL7 ----	3-1 3/4"x11 7/8" (3-45x300)
LVL8 ----	4-1 3/4"x11 7/8" (4-45x300)

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

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

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

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

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



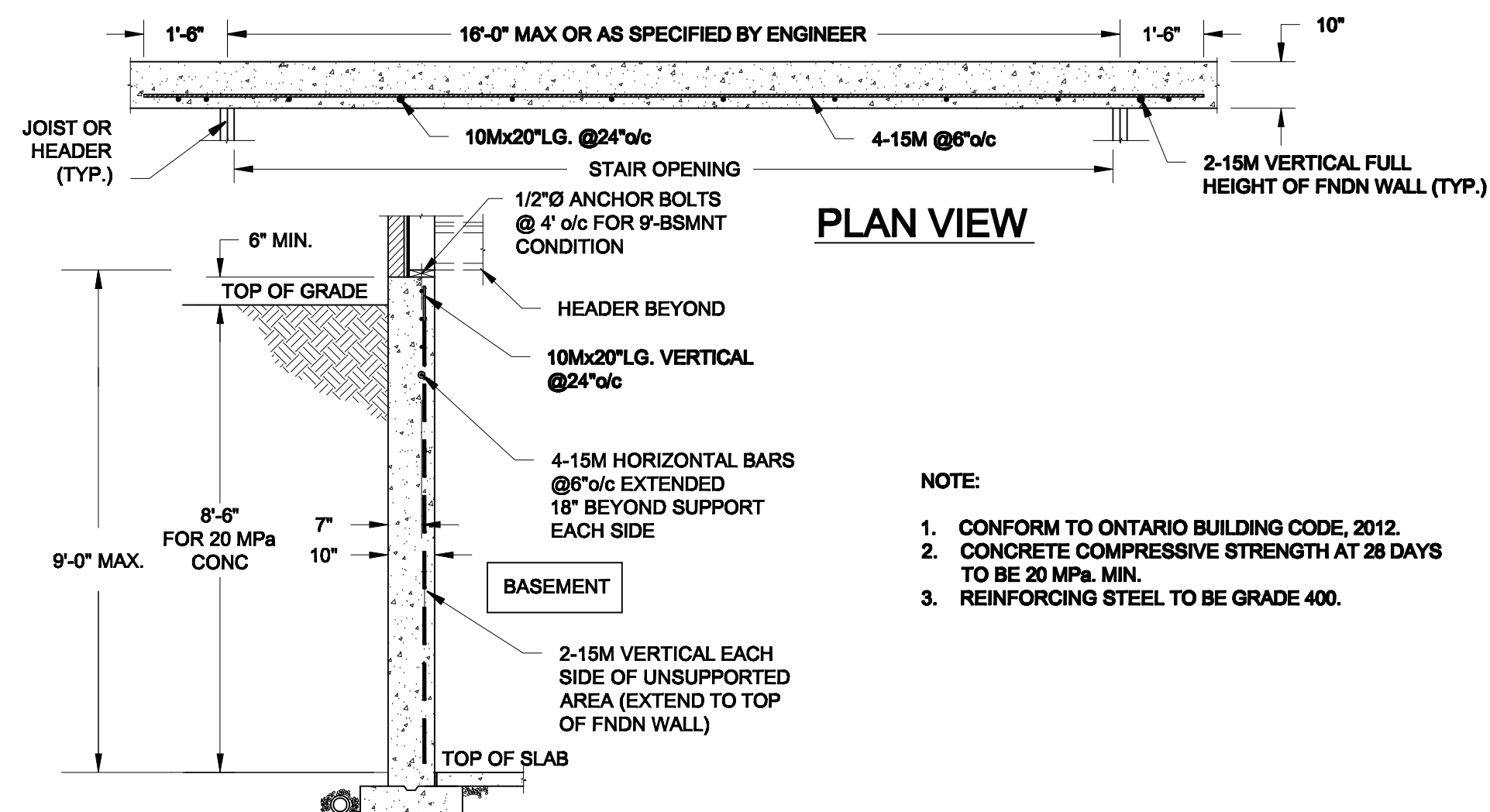




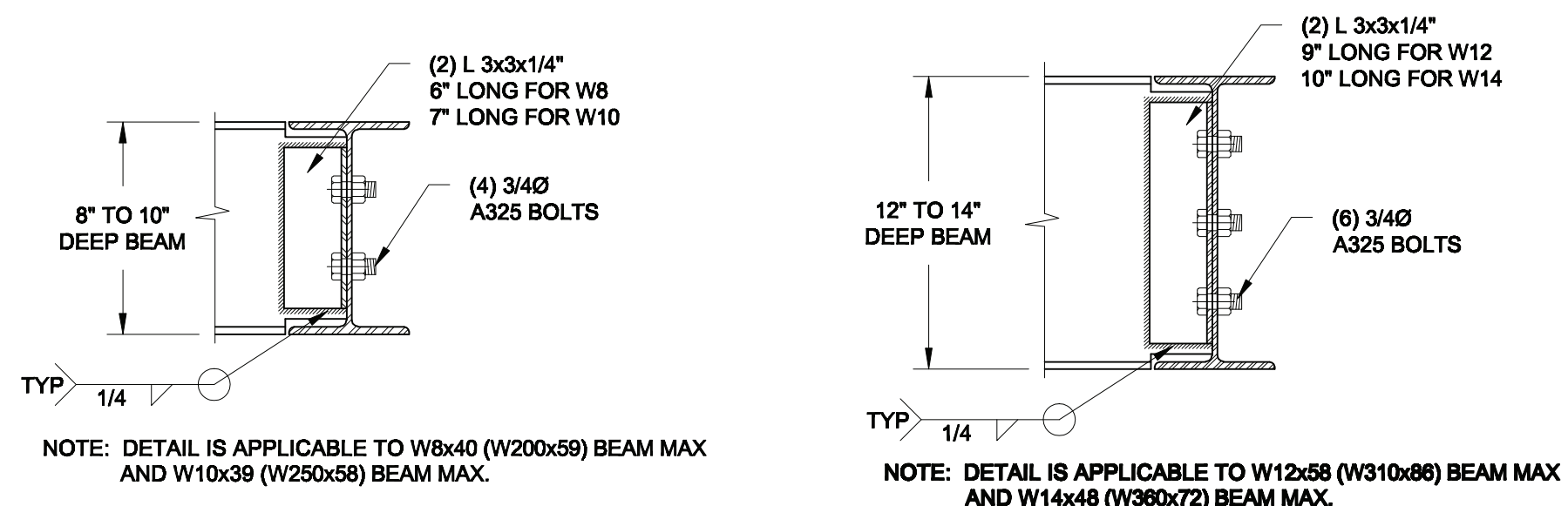






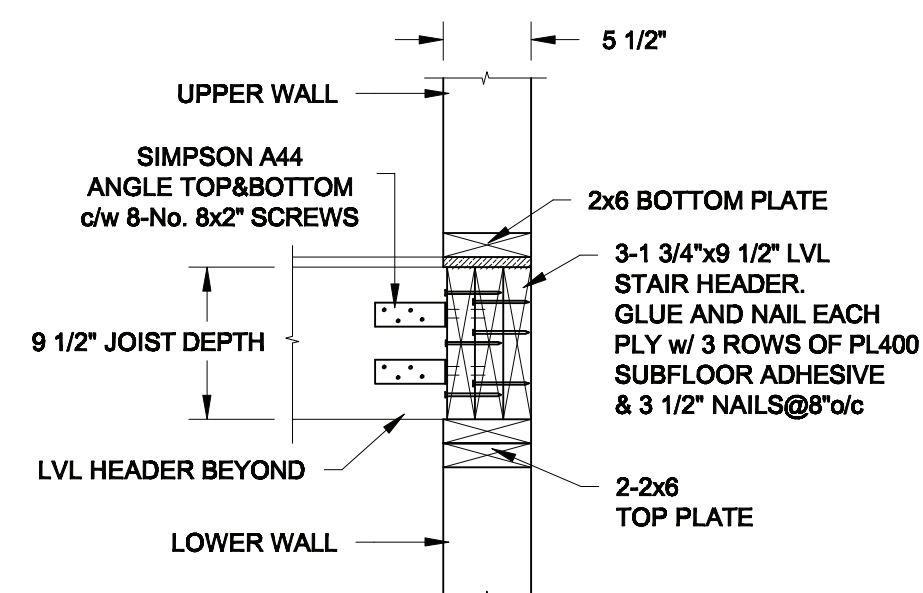


**1**  
**S1** **LATERALLY UNSUPPORTED WALL**  
SCALE: 3/8" = 1'-0"

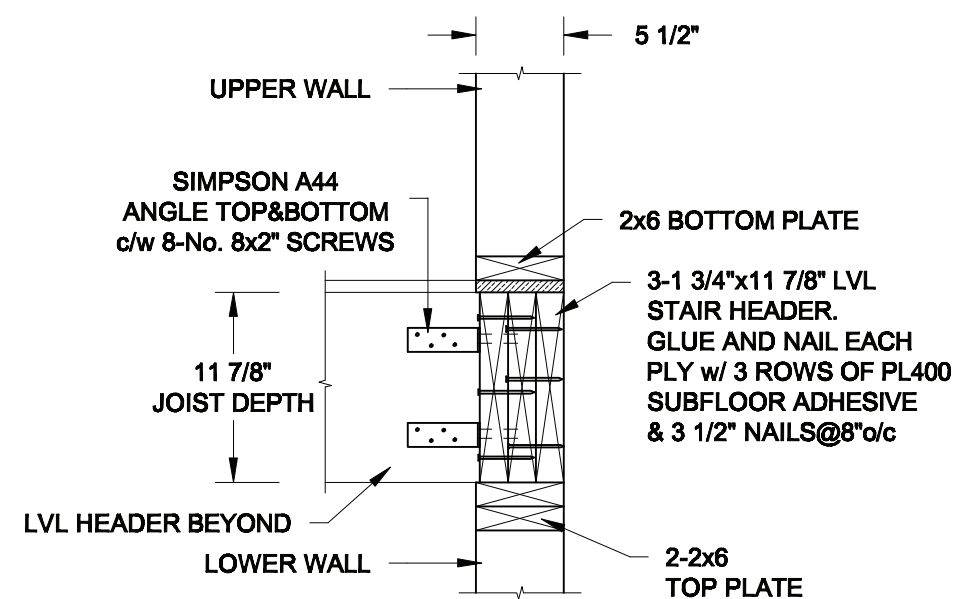


## 2 S1 STEEL BEAM CONNECTION DETAIL

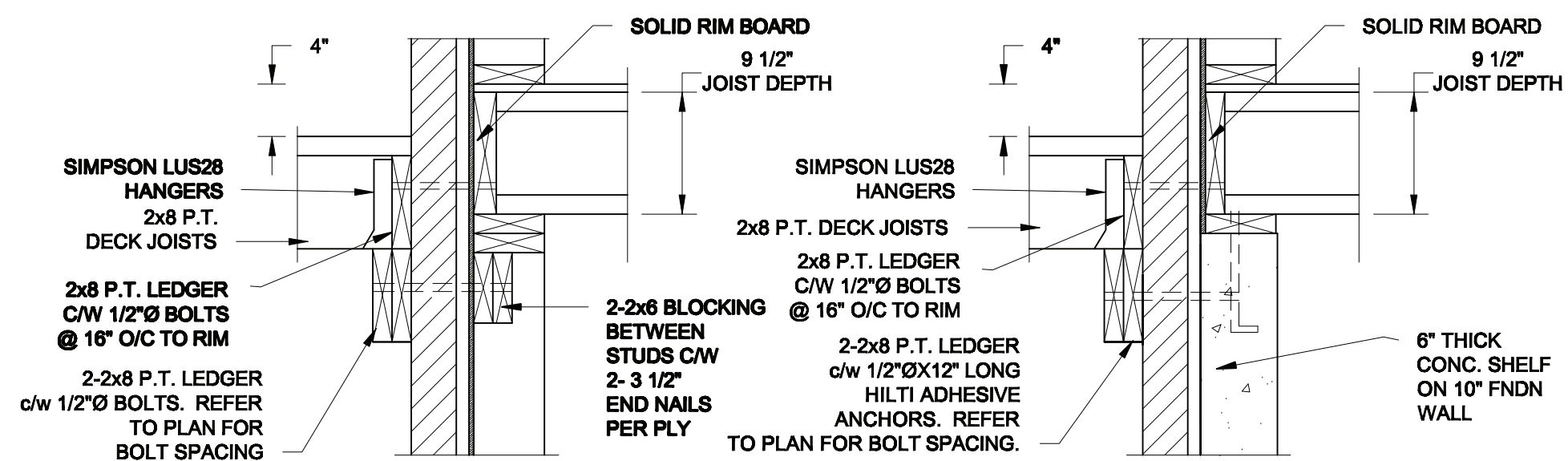
SCALE: 1-1/2" = 1'-0"



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



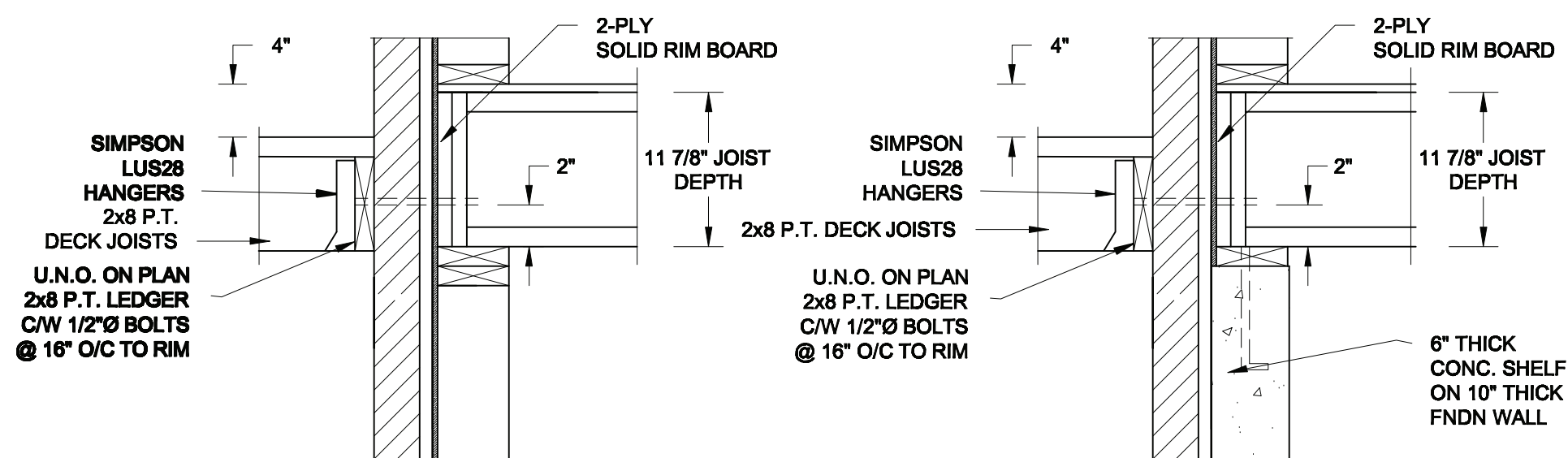
**2B** STAIR HEADER  
**S2** SCALE: 1" = 1'-0"



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

## 1B DECK FASTENING DETAIL

S2 SCALE: 1" = 1'-0"



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

## 1D DECK FASTENING DETAIL

S2 SCALE: 1" = 1'-0"

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

No.	DESCRIPTION	DATE

REVISIONS					



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PROJECT TITLE	
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BAYVIEW WELLINGTON - GREEN VALLEY PROJECT

## DETACHED HOMES

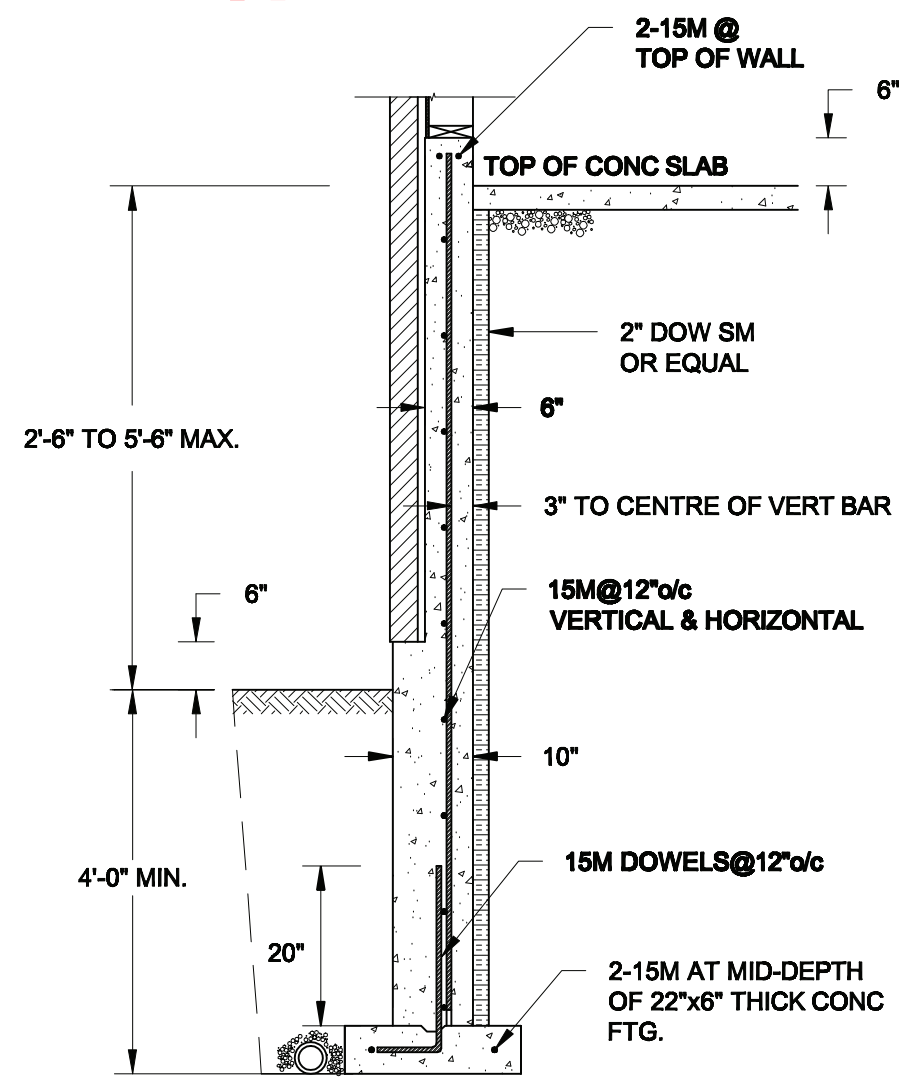
**BRADFORD, ONTARIO**

DRAWN BY <b>SC</b>		PROJECT No.  <b>21-038</b>	SCALE <b>AS NOTED</b>
CHECKED <b>SJB</b>	APPROVED <b>SJB</b>		DATE <b>JULY-08-2021</b>
SHEET TITLE			DRAWING No.

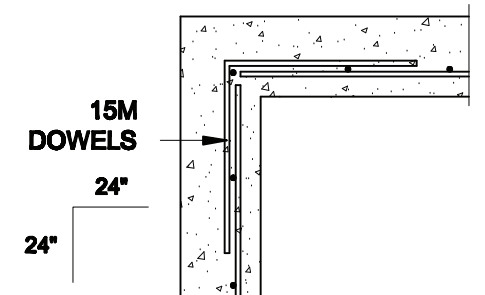
## STRUCTURAL DETAILS AND NOTES

## Q1



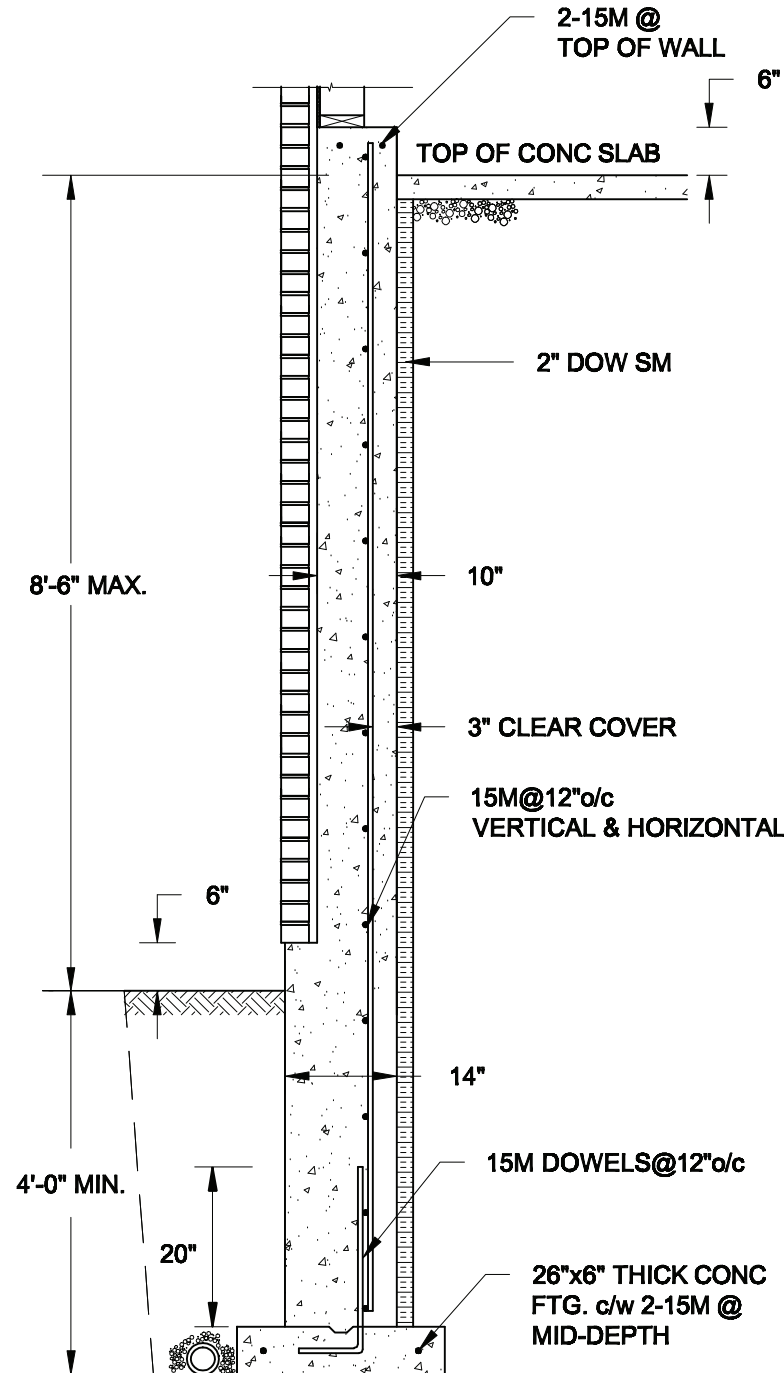


**1A**  
**S3** REINFORCED BRICKSHELF  
SCALE: 1/2" = 1' - 0"

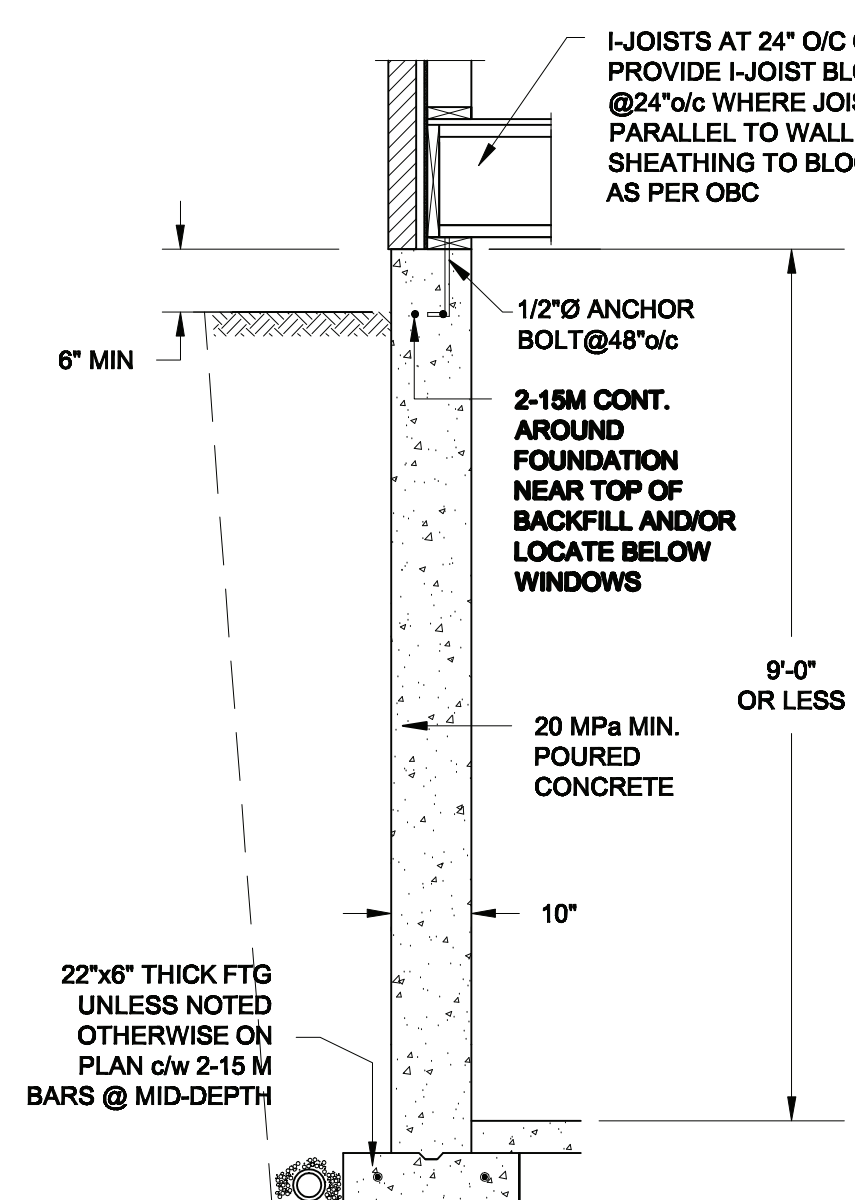


**1C**  
**S3** PLAN VIEW AT CORNER  
SCALE: 1/2" = 1' - 0"

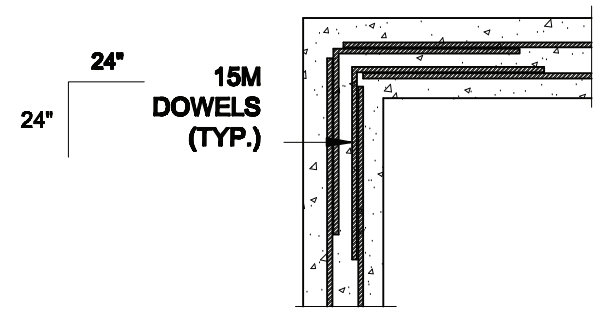
- NOTES:
1. CONFORM TO THE ONTARIO BUILDING CODE, 2012.
  2. CONCRETE TO HAVE A 28-DAY COMPRESSIVE STRENGTH OF 20 MPa.
  3. REINFORCING STEEL TO BE GRADE 400.
  4. LAP REINFORCING STEEL 24" AT SPLICES. PROVIDE 24"x24" L-SHAPE BARS AT ALL CORNERS - SEE DETAIL 1C/S3.
  5. PROVIDE 3" COVER TO SOIL MINIMUM.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



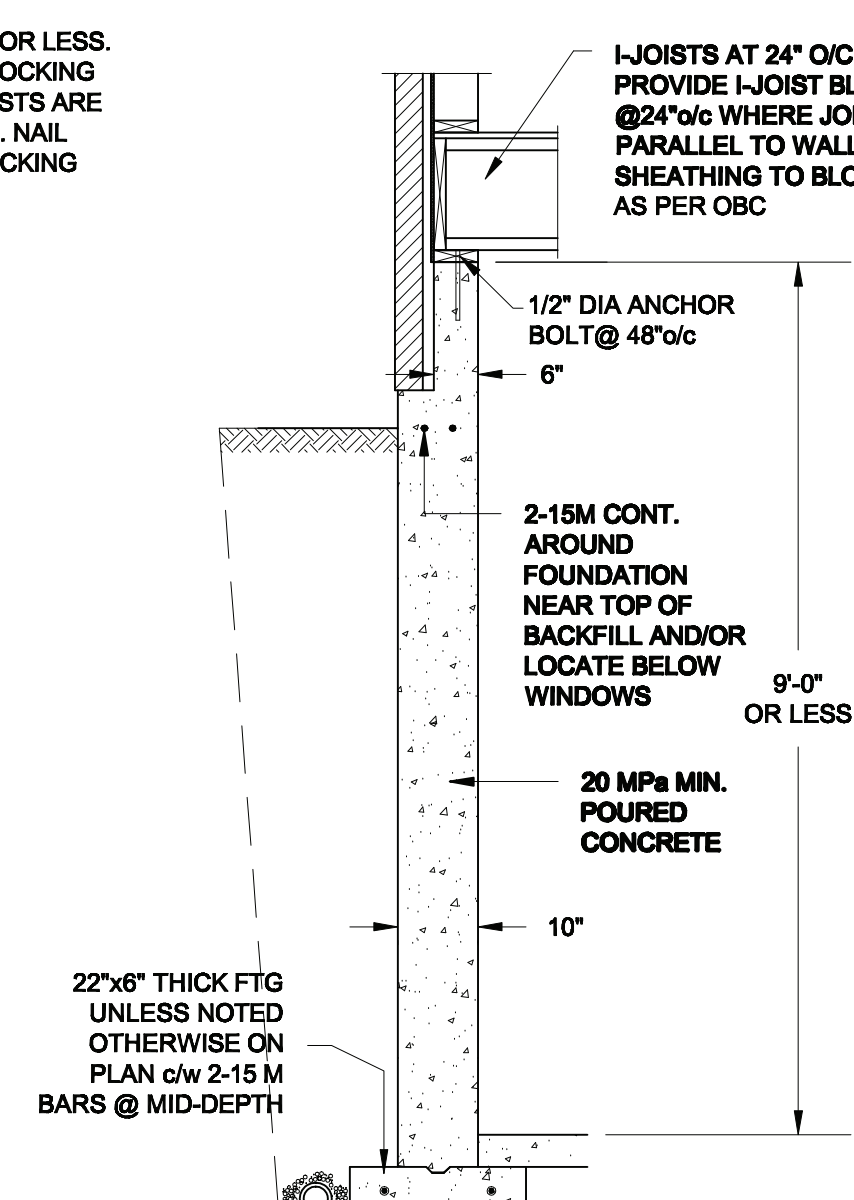
**1B**  
**S3** REINFORCED BRICKSHELF  
SCALE: 1/2" = 1' - 0"



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



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



**1B**  
**S4** DROPPED VENEER  
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).

No.	DESCRIPTION	DATE
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REVISIONS



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PROJECT TITLE  
**BAYVIEW WELLINGTON - GREEN VALLEY PROJECT**  
**DETACHED HOMES**  
**BRADFORD, ONTARIO**

DRAWN BY <b>SC</b>	PROJECT No. <b>21-038</b>	SCALE <b>AS NOTED</b>
CHECKED <b>SB</b>	APPROVED <b>SJB</b>	DATE <b>JULY 08 2021</b>

SHEET TITLE  
**STRUCTURAL DETAILS AND NOTES**

DRAWING No.  
**Q2**