REVIEWED It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot. 49'-4" 14'-10" 11'-6" 21'-0" REFER TO 1/S4 FOR 9'-0" BASEMENT 6'-5" CONDITION 10'-8" 12'-10" 20'-2" This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY. 5 6 NOTE J1-NOTE W1
PROVIDE 2-15M FULL HEIGHT
VERTICAL REBARS EACH SIDE
OF OPENING + 2-15M JOHN G. WILLIAMS LTD., ARCHITECT NOTE: W1 HORIZ. REBARS BELOW AND DATE: JUL 15, 2021 EXTEND 24" BEYOND OPENING 12/13 PROVIDE 3" CLEAR COVER NOTE J1 VINYL CLAD STEEL FRAME BASEMENT FROM SOIL SIDE WINDOW (TYPICAL) 9 1/2" ENG JOIST 11'-6" 13'-4" 20'-10" S. J. BOYD UNFINISHED NOTE J1 / NOTE: W1 BASEMENT 7 11'-7" CONT. W200x27 17 15A $\langle 32 \rangle$ (5A) $\langle 17 \rangle$ $\langle 17 \rangle$ 30"x30"x12" | 'DO' @ | 12" O.C. | O CONT. W200x27 CONT. W200x27 -LOW HEADROOM IF REQ'D. NOTE J1 -NOTE: W 25'-3" REFER TO DETAIL SUPPORT - 1/S1 FOR LATERAL (LOW) SO DEEP CONC SO DEEP LY L24"x38"x12" CHECK FDTN WALL -UNDER SUNKEN NOTE J1 15'-0" LAUNDRY © LOW HEADROOM -5R W200x52 -2"X8" @ 12" (B) 15'-3" 0.C. (–5R) -2-15M REBAR 351201 4'-0" LONG (S1) <u>NOTE</u> <u>J1</u>: PROVIDE SOLID BLOCKING AT 24" O/C AT JOIST SPACE ADJACENT TO FDTN. WALL REFER TO DETAIL 13'-3" 1/S1 FOR LATERAL WHERE FLOOR JOISTS RUN PARALLEL TO FDTN. WALL (TYP.) Y-NOTE J1 REFER TO DETAIL 1/S1 FOR LATERAL BASEMENT INSULATION AT STAIR/SUNKEN AREAS 3 1/2°0° 3 5/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1/2°0° 2 1 -2" (R10) CONTINUOUS INSULATION (RIGID or SPRAY FOAM). -2"x4" @ 16"o.c. w/ R12 BATT
INSULATION & 1/2" DRYWALL FINISH
-EXTEND EXTERIOR WALL FOOTING TO
SUPPORT 2"x4" WALL WHERE LOAD **LÝNEXCAVATED** √(REMOVE TOP SOIL ONLY) BEARING. SJ (-2R) LVL4+L7 3 51/2°01. LOW HEADROOM -2R NOTE: W1 -CHECK FDTN WALL UNDER SUNKEN MIN. SOIL BEARING CAPACITY **FOYER** OF 150KPa FULL HEIGHT INSUL. 13-8'-4" 8'-4" COLD CELLAR CHECK FOUNDATION WALL CHECK FOUNDATION WALL FOR O.H. GARAGE DOOR FOR O.H. GARAGE DOOR 4" DIA. VENT SLEEVE W/ INSECT SCREEN -4" DIA. VENT SLEEVE W/ INSECT SCREEN CHECK FOUNDATION WALL FOR PORCH SLAB NOTE: SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS. <u>NOTE:</u> FLOOR FRAMING INFO REFER TO SHOP DRAWINGS 9'-2" 9'-10" 17'-10" FOR ALL TRUSS-JOIST INFORMATION AND DETAILS. 4'-1" 4'-1" UNLESS OTHERWISE NOTED. 10'-0" 11'-6" 8'-2" 18'-8" NOTE: ALL LVL'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY FLOOR TRUSS BASEMENT PLAN 'A' MANUFACTURER. S42-19C NOTE J1: PROVIDE SOLID BLOCKING
© 24" O.C. WHERE FLOOR JOISTS ARE **BAYVIEW WEILLINGTON** Wellington Jno-Baptiste Whopreste alification information RIDEAU-19 PARALLEL TO FOUNDATION WALL (TYP.) **GREEN VALLEY ESTATES** BRADFORD, ON. DESIGN REVISED AS PER ENG'S COMMENTS BASEMENT PLAN ELEVATION 'A' 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 : 416.630.2255 f 416.630.4782 va3design.com REVISED AS PER FLOOR/ ROOF LAYOUTS JUN 25-2 RC 3/16" = 1'-0" ISSUED FOR CLINET REVIEW 13045-S42-19C (LOT48) f the Designer which must be returned at the completion of the wor All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permis

REVIEWED It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot. 49'-4" 14'-10" 21'-0" 11'-6" <u>OUTDOOR AIR INTAKE SEPARATION</u> 10'-0" 5'-11" 6'-5" ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A
MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION l 10'-7" PER OBC. DIV. B— TABLE 6.2.3.12.
• KITCHEN EXHAUST. 3.0m This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY. DRIVEWAY, PARKING SPACE, ROAD. 1.5m SOLID FUEL APPLIANCE EXHAUST 3.0m POURED CONC. DOOR SILL & PRECAST CONC. STEP (TYP.) (21) B3+L11 JOHN G. WILLIAMS LTD., ARCHITECT ARCHITECTURAL CONTROL REVIEW OPT. WAFFLE CEILING GARDEN DOORS STOVE HOOD 9 1/2" FL, TRUSSES @ 16" Q TO VENT TO EXTERIOR 10'0"x16'0" BREAKFAST 48"x60 FAMILY DOWNTURNED L7x12" -LONG SUPPORT ON BRICK PP SISLAND W/ 13'0"x17'0" BFAST BAR S. J. BOYD STUDY 11'0"x10'0" OPT. COFFERED CEILING DINING 17'0"x12'0" (22) LAUNDRY L3+L8 20\\21 INSULATED DOOR WHERE DROPPED GRADE PERMITS NOTE: REFER TO FLOOR TRUSS MANUF. FOR FLOOR TRUSS LAYOUTS & LVL SIZES. CEILING 11'-9" CONVENTIONAL FRAME (38) - / (18) GARAGE 18'2"x23'8"(20'0") BOLTED CONNECTION REFER TO DETAIL 2/S1 L3+L7 -SUNKEN-W310x67+|180x6 STL.PL (DR.) \(17 \) LINE OF FLOOR ABOVE -BOLTED NOTE R1 2"X4" PT. SLEEPERS CUT DIAGONALLY @ 16" O.C. LAID FLAT PERP. TO JOISTS ON A ONE PLY APPROV. ROOF LOCATE UTILITY METERS B3+CANT. L10 DETAIL 2/S1 TRS'S @ 24" AWAY FROM PUBLIC VIEW O.C. RUBBER MEMBRANE ADHERED TO EXT. TYPE 5/8" T&G PLYWOOD AREA CALCULATIONS GARAGE DOÓR L5+CONT. L11 SHEATHING L5+CONT. L11 ELEV. A GROUND FLOOR AREA 1730.3 SF 8"x8" FIBREGLASS COLUMN BY -9'-6" 2031.81 SF SECOND FLOOR AREA ROMAN COLUMNS W/ 1/2" THK. HDPE TOP LOADING PLATE ANCHORED TO PORCH SLAB. DOWNTURNED L7x12" B1 (DRP) NOTE: REFER TO CN2 SHEET LONG SUPPORT ON SUBTOTAL 3762.1 SF FOR GARAGE WALL STUD BRICK MAXIMUM HEIGHTS ALLOWED DEDUCT ALL OPENINGS 13.9 SF TOTAL NET AREA 3748 SF 348.2 m2 FINISHED BSMT AREA 0 SF <u>NOTE R1:</u> TWO PLY RUBBER MEMBRANE TOTAL NET AREA 3748 SF ADHERED TO EXT. TYPE 5/8" T&G PLYWOOD SHEATHING ON 2"x4" W/ FIN BSMT 348.2 m2 PURLINS LAID PERP. TO JOISTS SLOPED TO DRAIN, ON 2"x10" SPF. COVERAGE W/O PORCH 2187.0 SF JOISTS @ 16" O.C. W/ PREFIN. 203.2 m2 9'-1" 7'-3" 9'-3" 18'-2" ALUM. SOFFIT ON U/S COVERAGE W/PORCH **2257.6** SF 4'-1" 4'-1" 4'-5" 8'-4" 8'-4" NOTE: FLOOR FRAMING INFO REFER TO SHOP DRAWINGS 209.7 m2 10'-0" 10'-2" 8'-2" 20'-0" FOR ALL TRUSS-JOIST INFORMATION AND DETAILS. 49'-4" UNLESS OTHERWISE NOTED. <u>NOTE:</u> SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER S42-19C **BAYVIEW WEILLINGTON** ALL CERAMIC TILE AREAS. Wellington Jno-Baptiste Wellington Jno-Baptiste alification information GROUND FLOOR PLAN 'A' RIDEAU-19 NOTE: ALL LVL'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY FLOOR TRUSS 1304 **GREEN VALLEY ESTATES** BRADFORD, ON. DESIGN MANUFACTURER. REVISED AS PER ENG'S COMMENTS

REVISED AS PER FLOOR/ ROOF LAYOUTS JUN 25-2

f the Designer which must be returned at the completion of the wor

ISSUED FOR CLINET REVIEW

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 f 416.630.4782
V03design.com

date

JAN 2021
GROUND FLOOR PLAN ELEVATION 'A'

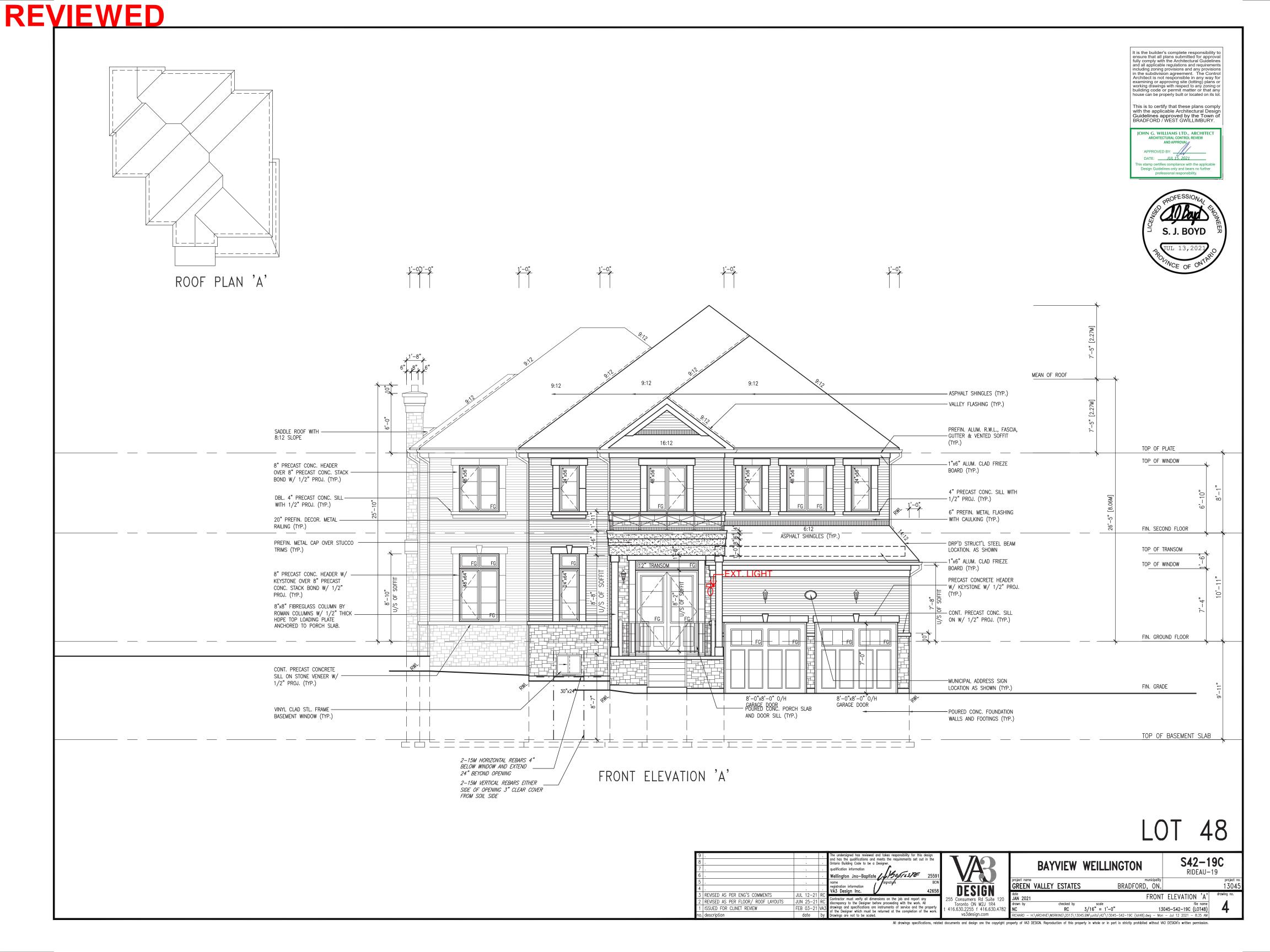
GROUND FLOOR PLAN ELEVATION 'A'

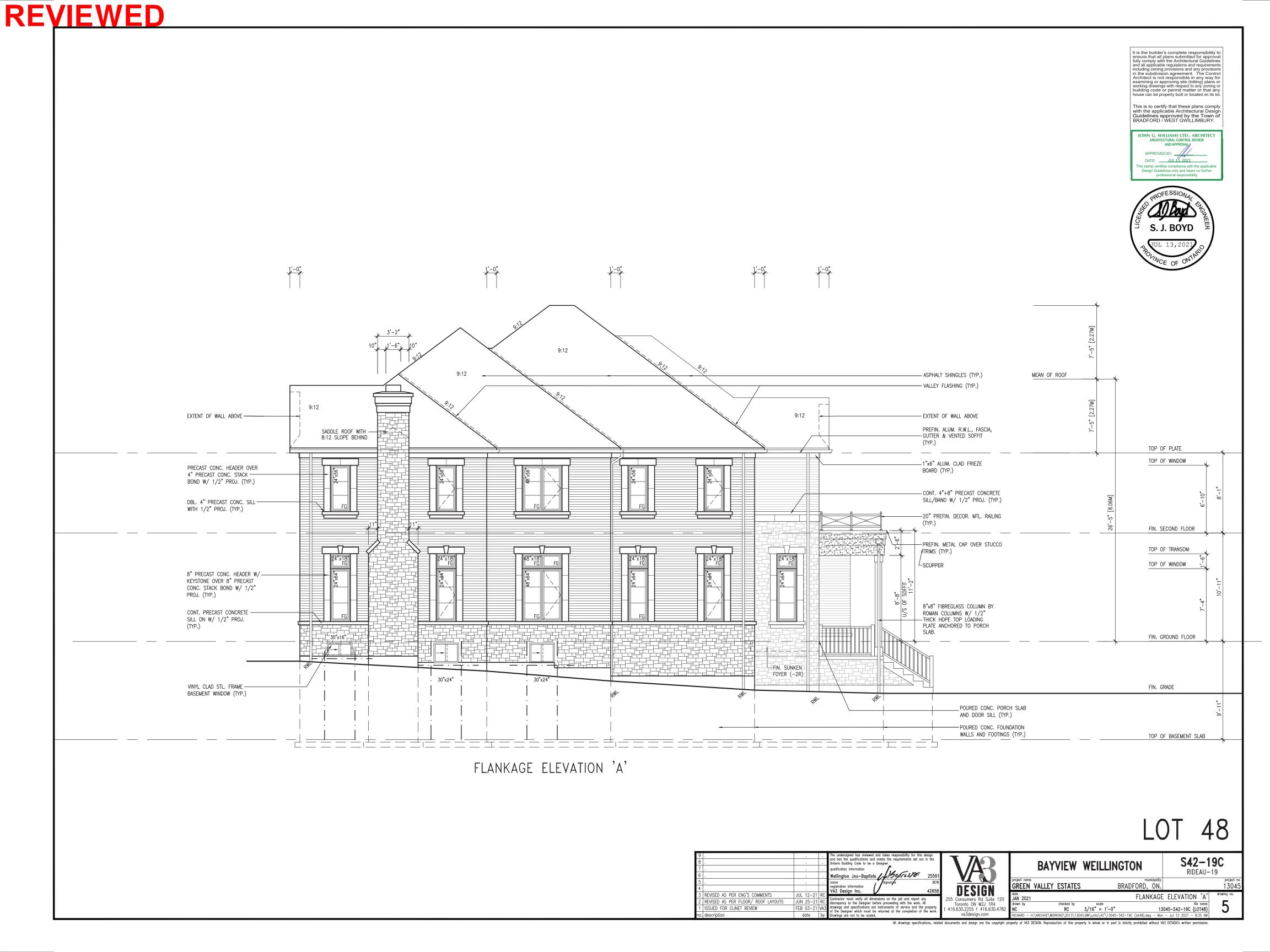
File name

RC 3/16" = 1'-0"
RICHARD - H:\ARCHIVE\WORKING\2013\13045-BW\units\42'\13045-S42-19C (lot48).dwg - Mon - Jul 12 2021 - 8:35 AM

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TRUSSES @ 24" O.C. PROVIDE 2"x6" @ 12" O.C. STUD WALL GIRDER TRUSS BY RTM ENS.2 (10) BEDROOM 26 12'0"x12'2" WIC L1+L8 @ 24" O.C. 11'-0" ENS.3 BEDROOM 4 GIRDER TRUSS BY ROOF TRUSS MANUF 14'-10" ■ S.A. 14'-6" APPROVED RAISED HEEL ROOF TRUSSES @ 24" O.C. BEDROOM 3 14'6"x10'0" 16'-4" ENS.4 26 APPROVED RAISED WHERE TRUSS LENGTH IS GREATER THAN 40' L1+L8 L1+L7 HEEL ROOF TRUSSES PROVIDE 2"x6" @ 12" O.C. STUD WALL 20" HIGH PREFIN. DECO. ROOF BELOW METAL RAILING PREFIN. METAL CAP OVER -STUCCO TRIMS (TYP.) PREFIN. METAL CAP OVER SCUPPER FLAT ROOF BELOW STUCCO TRIMS (TYP.) 15'-9" 5'-9" 5'-6" 2'-10" 10'-0" 8'-2" 11'-6" 16'-8" <u>GRAB BAR NOTE:</u> 47'-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 SECOND FLOOR PLAN 'A' BATHTUB IN MAIN BATHROOM PER OBC. DIV. B-9.5.2. 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-202 S42-19C BAYVIEW WEILLINGTON NOTE: REFER TO ROOF TRUSS MANUF. FOR Wellington Jno-Baptiste WBOFTLSTE alification information RIDEAU-19 ROOF TRUSS LAYOUTS & BEAM SIZES. GREEN VALLEY ESTATES BRADFORD, ON. DESIGN REVISED AS PER ENG'S COMMENTS SECOND FLOOR PLAN ELEVATION 'A' REVISED AS PER FLOOR/ ROOF LAYOUTS JUN 25-2 Toronto ON M2J 1R4 416.630.2255 f 416.630.4782 va3design.com 3/16" = 1'-0" ISSUED FOR CLINET REVIEW 13045-S42-19C (LOT48) f the Designer which must be returned at the completion of the wor rawings are not to be scaled.





	<u>UNINSULATED OPENI</u>	<u>NGS</u> (per ob	C. SB-12,3.1.1	(7))			
S42-19C ELEVATION A ENERGY EFFICIENCY - OBC SB							
	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAG			
	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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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

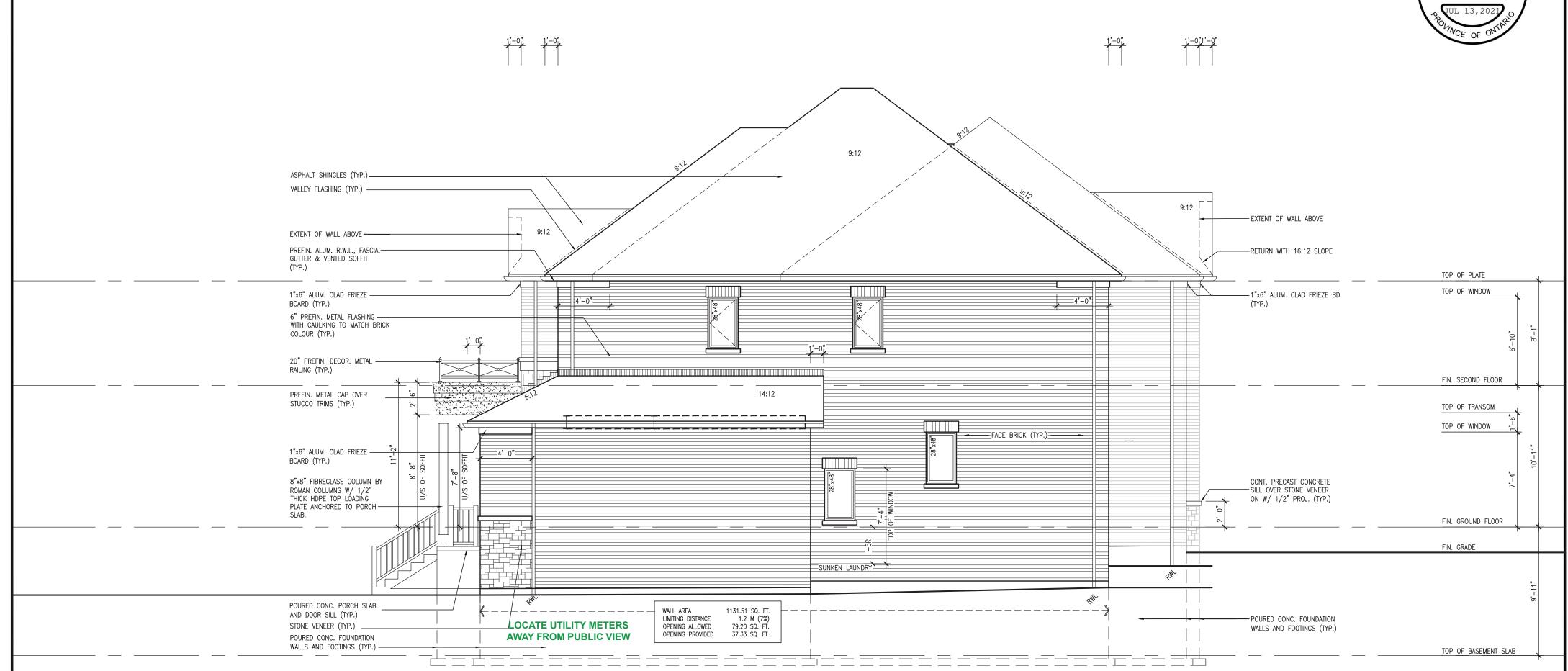
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:

DATE: JUL 15. 2021

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

S. J. BOYD



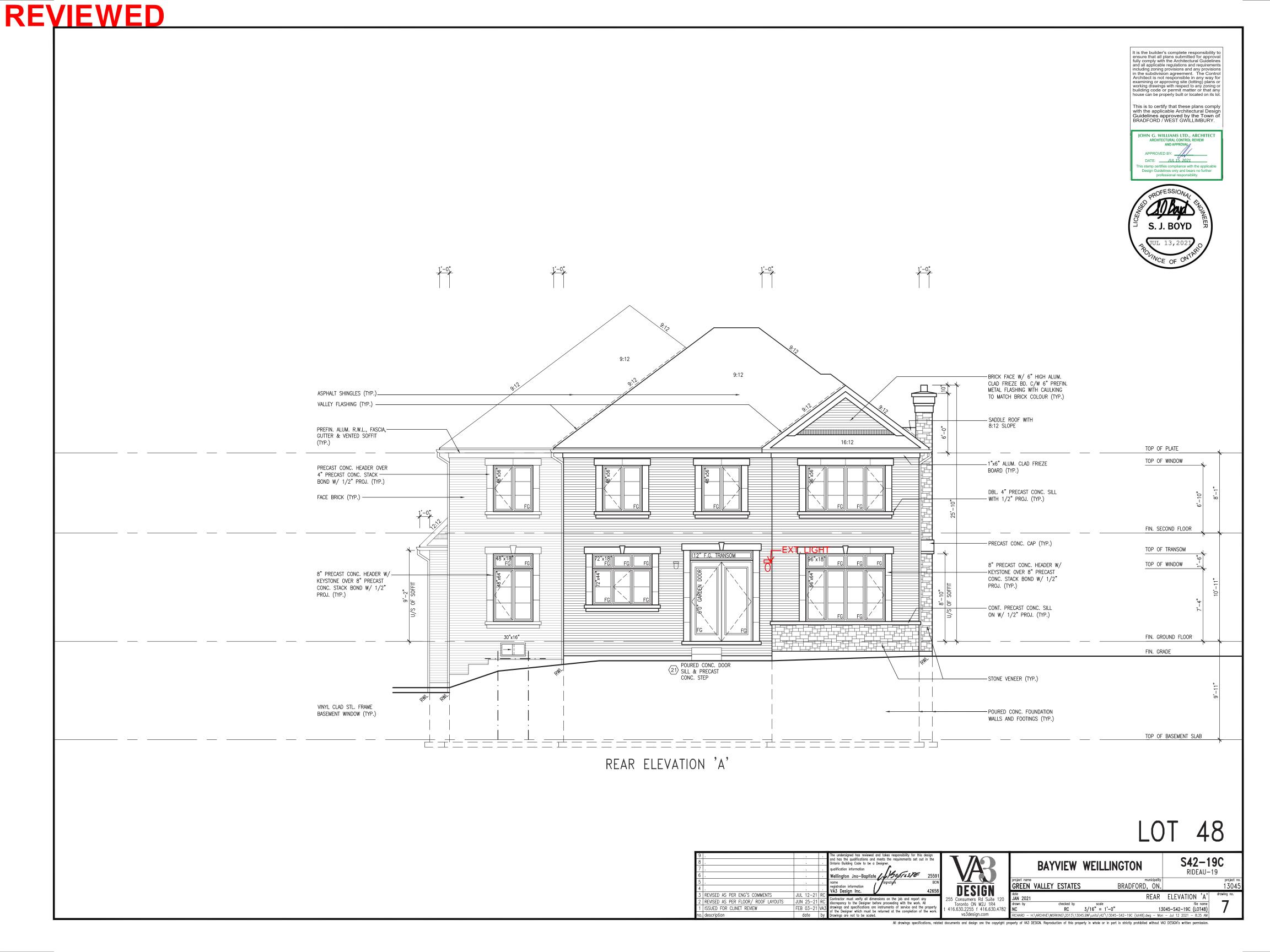
RIGHT SIDE ELEVATION 'A'

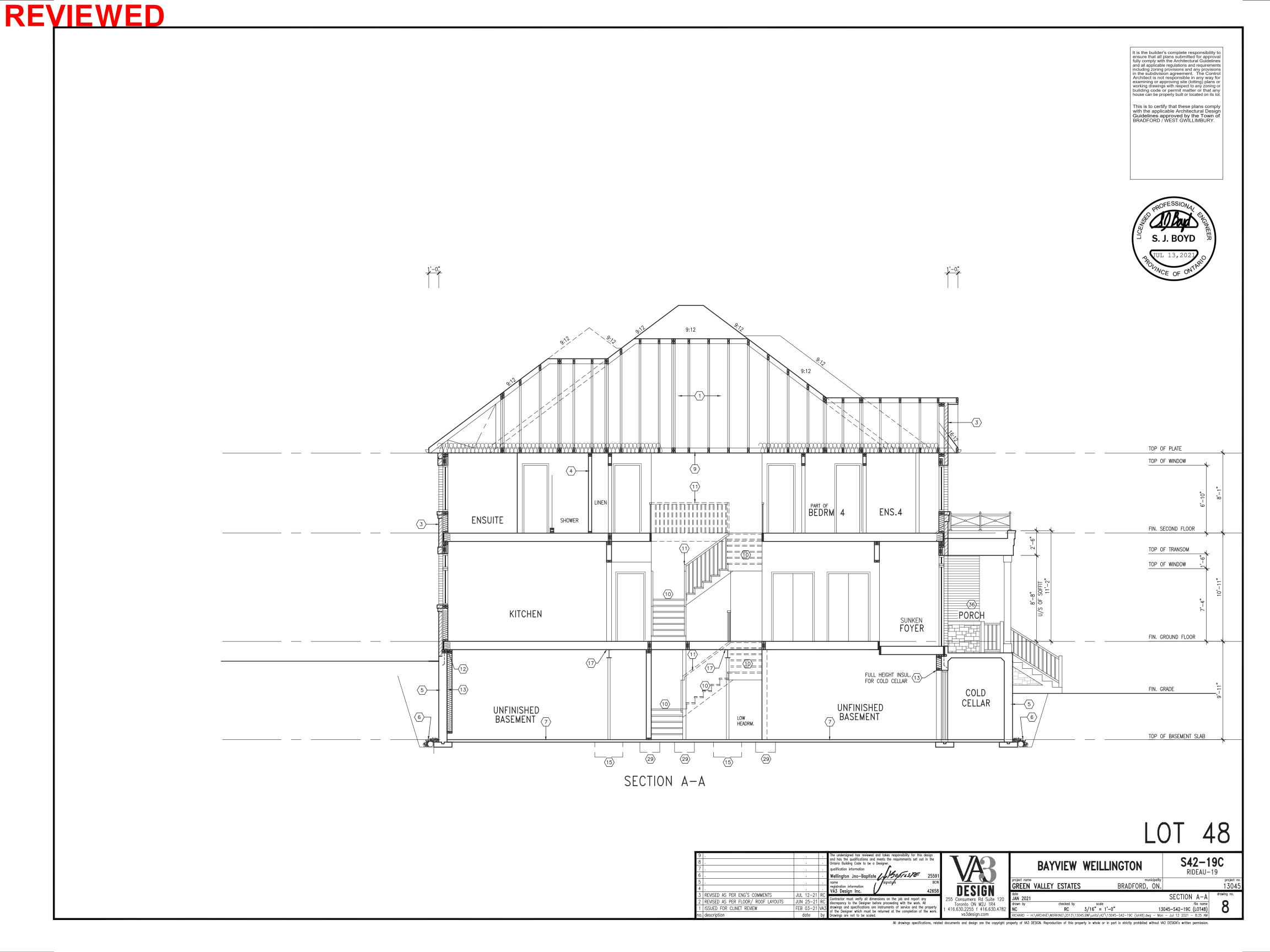
LOT 48

					_
9				The undersigned has reviewed and takes responsibility for this design	_
8				and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
7				qualification information	•
6				Wellington Jno-Baptiste (1950) 12376 25591	
5				name , signature BCIN	
4				registration information VA3 Design Inc. 42658	
3	REVISED AS PER ENG'S COMMENTS	JUL 12-21	RC		
2	REVISED AS PER FLOOR/ ROOF LAYOUTS	JUN 25-21	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All	255
1	ISSUED FOR CLINET REVIEW	FEB 03-21	VA3	drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.	t 41
no.	description	date	by	Drawings are not to be scaled.	

\mathbb{R}
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3desian.com

		BAY	VIEW	WEILLIN				2 – 1 EAU-	9C
	project name GREEN	VALLEY	ESTATES		BRADFORD,	ON.			proj. 13
0	date JAN 2021				RIGHT	SIDE	ELEVATION	l 'A'	drawing n
82	drawn by NC		checked by RC	3/16" = 1'-0"		130	f 45-S42-19C (I	le name .0T48)	6





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 HESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12-2012 OBC

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

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

 $\langle 2A. \rangle$ RESERVED

FRAME WALL CONSTRUCTION (2"x4")— GARAGE WALLS SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX_HEIGHT_3000mm (9'-10") WITH APPR DIAGONAL WALL BRACING SIDING TO BE MIN 200mm (8")

(2C.) RESERVED

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

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

MASONRY VENEER CONSTRUCTION (2"x6")(SB-12-TABLE 3.1.1.2.A) 7/8"x7"x0.03") GALV. METAL TIEŚ @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION & APPR, VAPOUR BARRIER WITH APPR CONTIN. AIR BARRIER. 13mm (1/2") INTERIOR DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. MASONRY TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

(3A.) RESERVED

MASONRY VENEER CONSTRUCTION (2"x4")— GARAGE WALLS (14.) BEARING STUD PARTITION (16") O.C. 38x89 (2"x4") SILL (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

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

4. INTERIOR STUD PARTITIONS
FOR BEARING PARTITIONS 38x89 (2"x4") @ 400mm (16") 0.C. FOR 2 STOREYS AND 300mm (12") O.C. FOR 3 STOREYS, NON-BEARING PARTITIONS 38x89 (2"x4") @ 600mm (24") O.C. PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 2/38x89 (2/2"x4") TOP PLATE. 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.

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

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

1 18" WIDE x 6" DEEP 18" WIDE x 6" DEEP 22" WIDE x 6" DEEP | 22" WIDE x 6" DEEP

28" WIDE x 9" DEEP | 22" WIDE x 6" DEEP -SEE OBC 9.15.3 -MAXIMUM FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1") -REFER TO SOILS REPORT FOR SOIL CONDITIONS AND BEARING

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

2 STOREY WITH WALK-OUT BASEMENT 560×155 (22"x6")

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

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

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

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

ALL STAIRS/EXTERIOR STAIRS -OBC. 9.8.-UNIFORM RISE -5mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS 10mm (1/2") MAX BETWEEN TALLEST & SHORTEST

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

FOR CURVED STAIRS MIN. RUN = 150 (6") MIN. AVG. RUN = 200 (8")

HANDRAILS -OBC. 9.8.7.-FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4")
BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION

INTERIOR GUARDS -OBC. 9.8.8.-INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH

EXTERIOR GUARDS - OBC. 9.8.8. 900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (71"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71").

SILL PLATE - OBC. 9.23.7.

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

BASEMENT INSULATION (SB-12-3.1.1.7), 9.25.2.3, 9.13.2.6)
FOUNDATION WALLS ENCLOSING HEATED 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 HE BASEMENT SLAB. RSI3.52ci (R20ci) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER, RECOMMEND DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP 1 GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. AIR BARRIER TO BE SEALED TO FOUNDATION WALL WITH CAULKING. CONTINUOUS INSULATION (ci) IS NOT TO BE INTERRUPTED BY FRAMING.

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

ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kN (16,000lbs.) AT A MAX. EXTENSION OF 2318mm (7'-7 1/2") CONFORMING TO CAN/CGSB-7.2-94, AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 870x870x410 (34"x34"x16") CONC. FOOTING ON SOU OR ENGINEERED FULL CAPABLE OF SUSTAINING PRESSURE OF 150 Kpa. MINIMUM AND AS PER SOILS REPORT.

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

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

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

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

GARAGE SLAB 18. GARAGE SLAD 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.

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.

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.

DRYER EXHAUST (OBC-6.2.3.8.(7) & 6.2.4.11.)
CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)

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

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

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

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

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

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

28. RESERVED

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

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

SLAB ON GRADE MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULÁR FILL. REINFORCED WITH 6x6-W2.9xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB, CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE, REFER TO OBC SB-12, TABLE 3,1,1,2,A, FOR REQUIRED MINIMUM THERMAL INSULATION UNDER SLAB.

DIRECT VENTING GAS FURNACE/ H.W.T VENT DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A NATURAL GAS REGULATOR, MIN. 300mm (12") ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE. ALL AIR INTAKES SHALL BE LOCATED SO THAT THEY ARE SEPARATED FROM KITCHEN EXHAUST BY 3.0M IN COMPLIANCE WITH O.B.C. DIV.-B TABLE 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.**

SUBFLOOR, JOIST STRAPPING AND BRIDGING
16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC THE 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. *) 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. COLD CELLAR PORCH SLAB (OBC. 9.39.) FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (5") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 200mm (7 7/8") O.C EACH WAY IN BOTTOM THIRD OF SLAB. MIN. 30mm (1 1/4") COVER, 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDTN. WALLS. SLOPE SLAB MIN 1.0% FROM HOUSE WALL SLAB TO HAVE MIN 75mm (3") BEARING ON FDTN. WALLS. PROVIDE (L7) LINTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.

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

CONVENTIONAL ROOF FRAMING (2.0Kpg. SNOW LOAD) $\langle 38. \rangle$ 38x140 (2"x6") RAFTERS @ 400mm (16"0.C.) FOR MAX 11'-SPAN, 38x184 (2"x8") RIDGE BOARD. 38x89 (2"x4") COLLAR TIES AT MIDSPANS, CEILING JOISTS TO BE 38x89 (2"x4") @ 400mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 400 (16") O.C. FOR MAX. 4450mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 600mm (24") O.C. WITH A 38v89 (2"v4") CENTRE POST TO THE TRUSS BELOW, LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

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

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

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

(3'-11") A 250mm (10") WIDE FOUNDATION WALL IS REQUIRED. 42) EXTERIOR WALLS FOR WALK-OUT CONDITIONS THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6")

STUDS @ 400mm (16") o.c. <u>OR</u> 38x89 (2"x4") STUDS @ 300mm (12")o.c.

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

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

WOOD LINTELS AND BUILT-UP WOOD BEAMS

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

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

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

 $(2'-10" \times 6'-8" \times 1-3/4")$ INSULATED MIN. RSI 0.7 (R4) EXTERIOR 915 x 2030 x 45 DOOR $(3'-0" \times 6'-8" \times 1-3/4")$ INSULATED MIN. RSI 0.7 (R4) FXTFRIOR 915 x 2440 x 45

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

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

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

> 760 x 2030 x 35 INTERIOR $(2'-6" \times 6'-8" \times 1-3/8")$ DOOR INTERIOR 710 x 2030 x 35 DOOR $(2'-4" \times 6'-8" \times 1-3/8")$

INTERIOR 610 x 2030 x 35 DOOR $(2'-0" \times 6'-8" \times 1-3/8")$ 660 x 2030 x 35 INTERIOR (4A)DOOR

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

<u>LEGEND</u>

CLASS 'B' VENT LIGHT FIXTURE - (CEILING MOUNTED) (5) EXHAUST VENT LIGHT FIXTURE DUPLEX OUTLET (PULL CHAIN) (12" HIGH) LIGHT FIXTURE **\rightarrow** DUPLEX OUTLET (WALL MOUNTED) (HEIGHT AS NOTED A.F.F) WEATHERPROOF DUPLEX OUTLET `**®** ⟨ FLOOR DRAIN HEAVY DUTY OUTLET (220 volt) ₩ NOSE BIB POT LIGHT

SOLID WOOD BEARING (SPRUCE No. 2). SUPPORTED MEMBER OR AS DIRECTED BY STRUCTURAL ENGINEER. SOLID BEARING TO BE MINIMUM 2 PIECES.

SOLID WOOD BEARING TO MATCH FROM ABOVE

SMOKE ALARM (REFER TO OBC 9.10.19)

CARBON MONOXIDE ALARM (OBC 9.33.4.)

(9.10.19.3.(3)).

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

BATTERY BACK-UP REQUIRED SMOKE ALARMS TO

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

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

INSTALLED ADJACENT TO EACH SLEEPING AREA. CARBON

MONOXIDE DETECTOR(S) SHALL BE PERMANENTLY WIRED

ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE

SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON

MONOXIDE DETECTORS AND BE EQUIPPED WITH AN

MANUFACTURER FOR ADDDITIONAL REQUIREMENTS.

SOIL GAS CONTROL (OBC 9.13.4.1 & 9.13.4.2)

INTERVENING DOORS ARE CLOSED. REFER TO

NCORPORATE VISUAL SIGNALLING COMPONENT

LUMBER G.T. GIRDER TRUSS BY ROOF TRUSS MANUF. F.A. FLAT ARCH I CURVED ARCH MEDICINE CABINET CONC. BLOCK WALL DOUBLE VOLUME WALL SEE NOTE (39.)

DOUBLE JOIST

TRIPLE JOIST

LUMBER

LAMINATED VENEER

PRESSURE TREATED

POINT LOAD FROM ABOVE

DJ

TJ

LVL

8/

P.T.

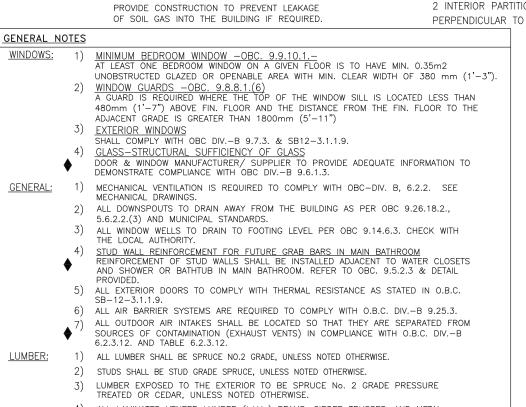
MECHANICAL SYMBOLS HEAT PIPE TP PLUMBING (TOILET) =====**≥**♥ PLUMBING (BATH, SINK,SHOWER) WARM AIR RETURN AIR DUCT

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

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

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

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



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. CALVANIZED BOLTS BOLTED AT MID-DEPTH OF REAM @ 915mm (3'-0") PROVIDE TOP MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SIMPSON STRONG TIE OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS NOTED

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

WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 mil. POLYETHYLENE FILM, No.50 (45lbs.) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND. 1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40.21 GRADE 350W "STRUCTURAL

QUALITY STEEL". OBC. B-9.23.4.3. REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R. ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED, ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS STUCCO:

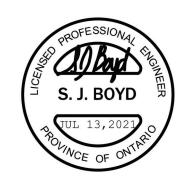
PDATED: FEBRUARY 20, 2020 REVISION:

ONT. REG. 332/12-2012 OBC

Amendment 0. Reg. 88/19

January 01, 2020 REFER TO UNIT DRAWINGS OR PAGE CN-2 FOR SB-12 COMPLIANCE PACKAGE A1 TO BE USED FOR HIS MODEL. The minimum thermal performance of building nvelope and equipment shall conform to the elected package unless otherwise noted.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO VA3 DESIGN BEFORE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO VA3 DESIGN BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF VA3 DESIGN WHICH IF REQUESTED MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED.



	9				The undersigned has reviewed and takes responsibility for this design	
-	8				and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	ı
- 1	7				qualification information	1
- 1	6				Wellington Jno-Baptiste JSOF12576 25591	1
- 1	5				■ name , signative BCIN	ı
- 1	4				registration information VA3 Design Inc. 42658	
- 1	3	REVISED AS PER ENG'S COMMENTS	JUL 12-21	RC		_
- 1	2	REVISED AS PER ROOF / FLOOR LAYOUTS	DEC 17-20	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All	2
- 1	1	ISSUED FOR CLINET REVIEW	NOV 06-20	RC		t
	no.	description	date	by	Drawings are not to be scaled.	

DESIGN 416.630.2255 f 416.630.4782

GREEN VALLEY ESTATES T. 2020

S42-19C **BAYVIEW WELLINGTON** BRADFORD, ON.

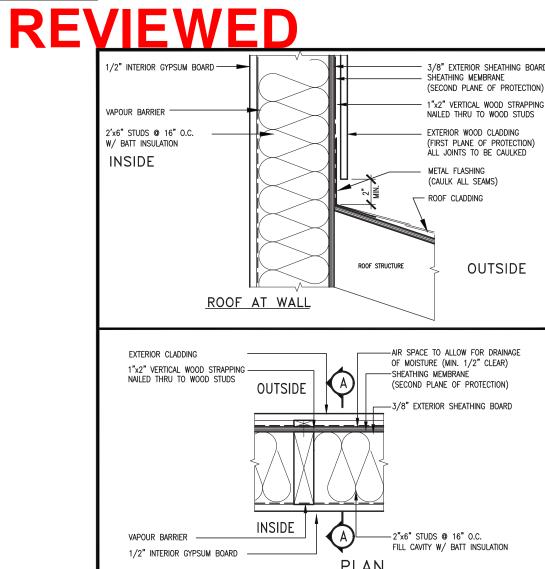
3/16" = 1'-0"

CONSTRUCTION NOTES 13045-S42-19C (LOT48)

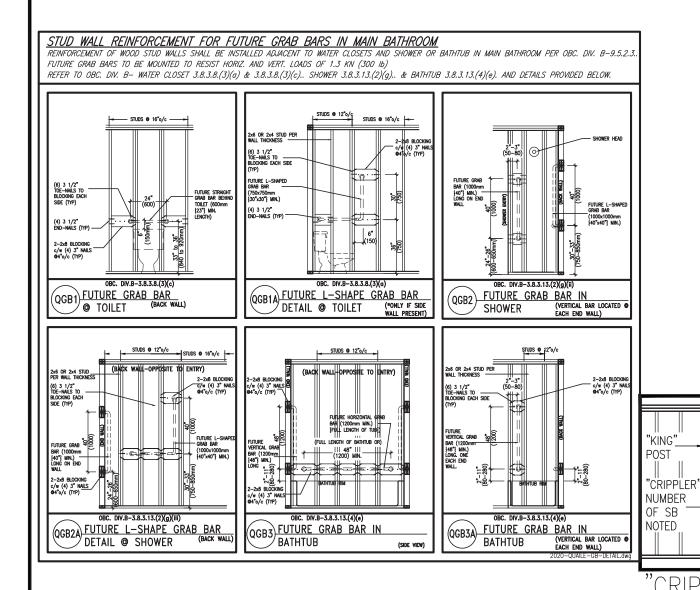
RIDEAU-19

1304

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EXTERIOR WOOD CLADDING WALL ASSEMBLY



COMPLIANCE TO OBC SB-12 2.1.1.1(11)WOB PLAN FINISHED SECOND FLOOR FINISHED FLOOR FINISHED GROUND FLOOR U/S OF FLOOR JOIST MID-PONIT OF BASEMENT HEIGHT 'B' FINISHED BASEMENT FLOOR FINISHED GRADE WOB SIDE ELEVATION WHEN EXPOSED WALL "A" IS GREATER THAN 50% WHEN EXPOSED WALL "A" IS LESS THAN 50% OF BASEMENT WALL HEIGHT "B" OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "W" INSULATION VALUE FOR WALL IN SECTION "X" IS NOT LESS THAN IS REQUIRED FOR ABOVE IS NOT LESS THAN BASEMENT WALL AS GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A REQUIRED BY TABLE 2.1.1.2A

** MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW: MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW: 2"x6" @ 16" O.C. - 12'-6" 2"x4" @ 16" O.C. - 9-10" 2"x6" @ 12" O.C. - 13'-10"

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"x8" @ 16" O.C. - 20'-4"

2-2"x6" @ 16" O.C. - 15'-0"

2-2"x6" @ 12" O.C. - 17'-4"

2-2"x8" @ 12" O.C. - 22'-4"

FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa

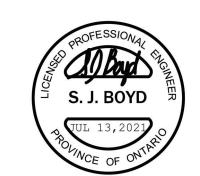
SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0") PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB

- EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2) FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa
- STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.
 - ** STUD INFORMATION TAKEN FROM OBC TABLE A-30

2-2"x4" @ 12" 0.C. - 10'-9" 3-2"x4" @ 16" O.C. - 11'-2" 3-2"x4" @ 12" O.C. - 12'-4"

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.

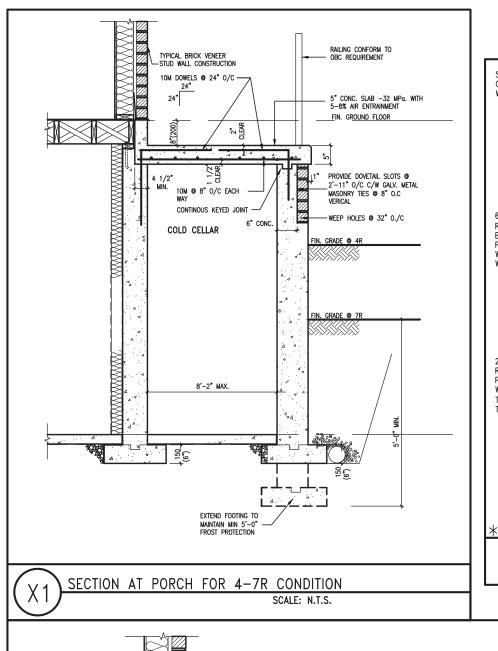
- PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0") PROVIDE A MINIMUN OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.
- STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR

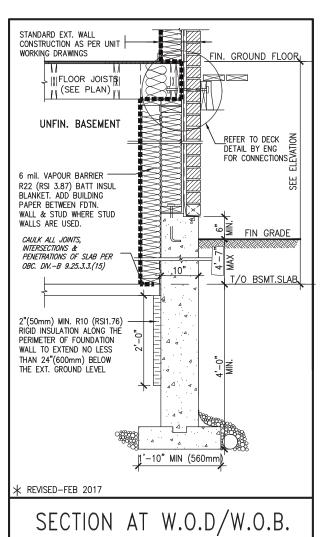


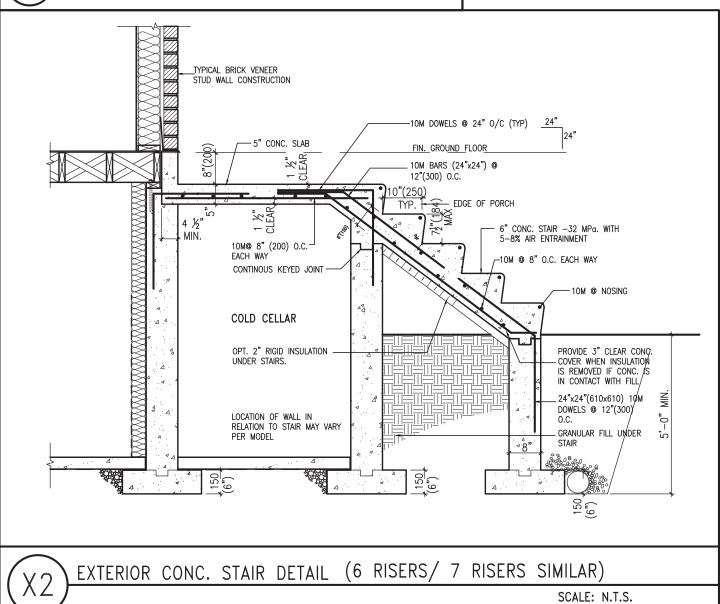
9				The undersigned has reviewed and takes responsibility for this design	
8				and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
7				qualification information	
6				Wellington Jno-Baptiste 180512376 25591	
5				name , /signature BUIN	1
4				registration information VA3 Design Inc. 42658	
3	REVISED AS PER ENG'S COMMENTS	JUL 12-21	RC		4
2	REVISED AS PER ROOF / FLOOR LAYOUTS	DEC 17-20	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All	255
1		NOV 06-20		drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.	t 41
no.	description	date	by	Drawings are not to be scaled.	

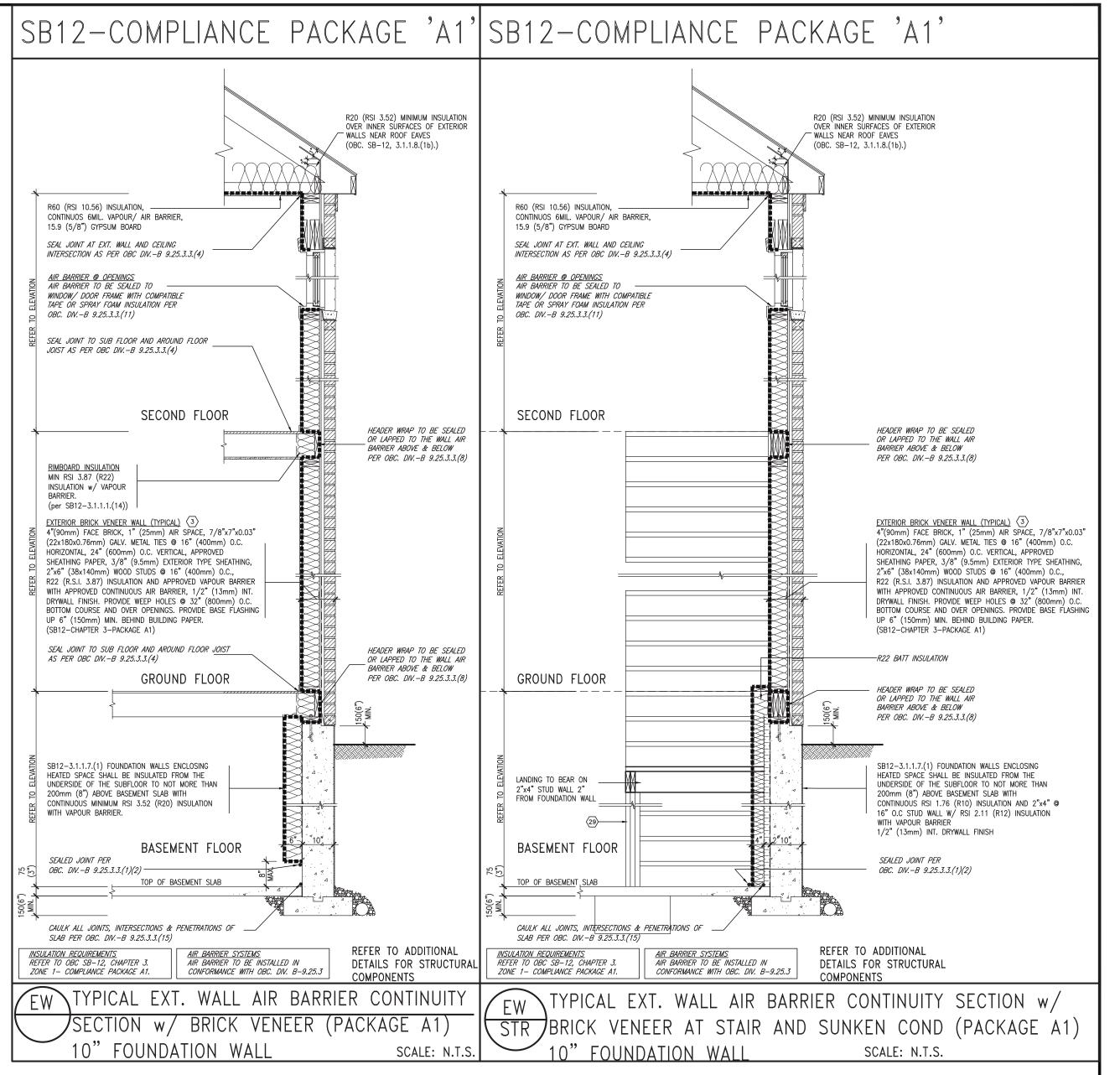
VAR		BAY	VIEW	WELLIN	GTON		S42-1 RIDEAU-	
DESIGN	project name GREEN	VALLEY	ESTATES		BRADFORD,	onicipality ON.		pr 13
5 Consumers Rd Suite 120	date OCT. 2020	ı					DETAIL	drawing
Toronto ON M2J 1R4 16.630.2255 f 416.630.4782 va.3design.com	RC		checked by RC	3/16" = 1'-0"			file name 045-S42-19C (LOT48)	CN

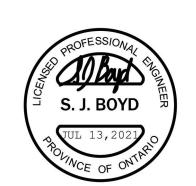
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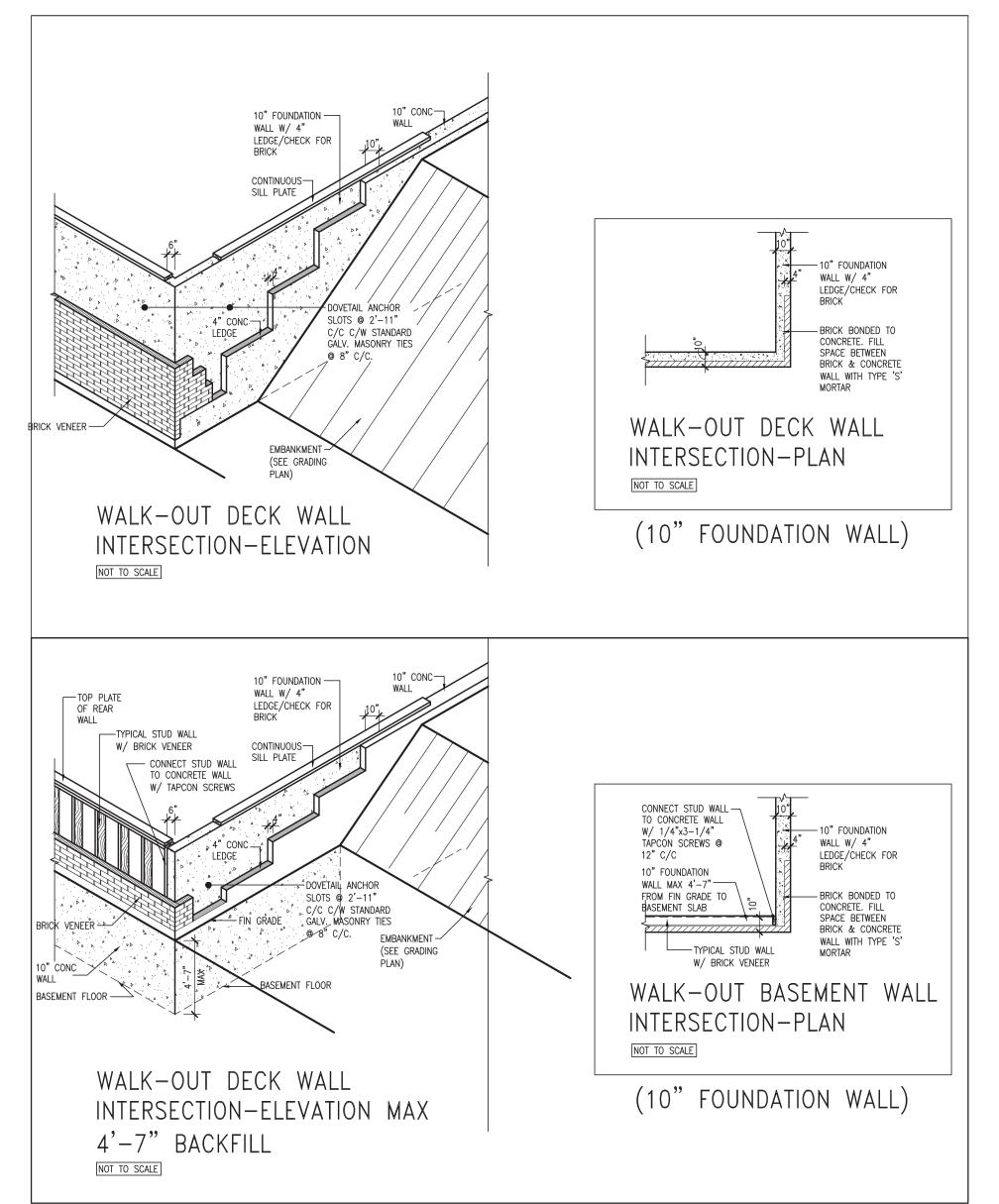


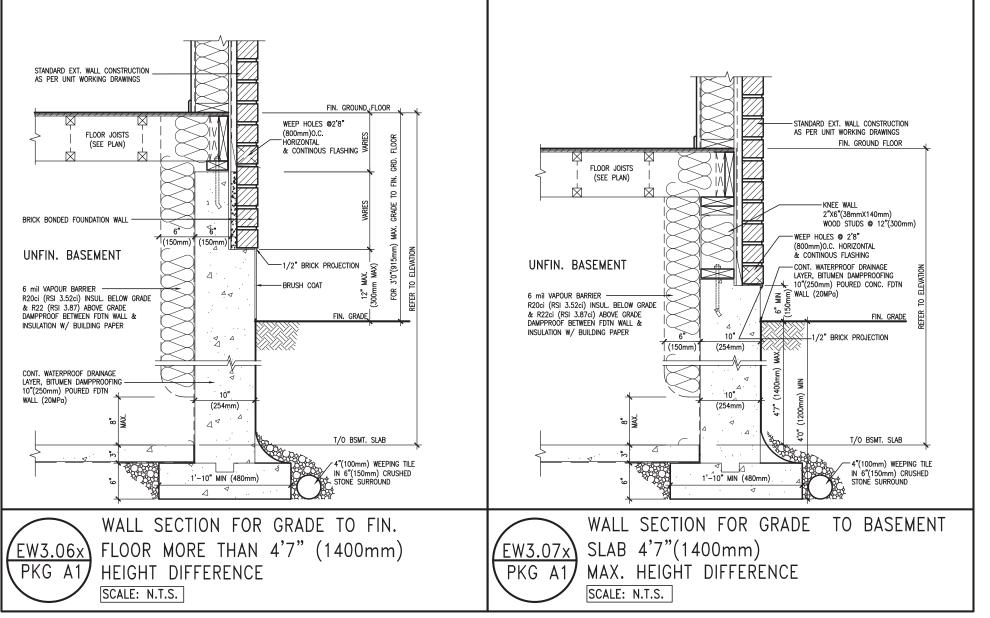


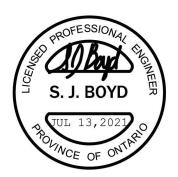


9				The undersigned has reviewed and takes responsibility for this design	Γ-
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7				qualification information	
6				Wellington Jno-Baptiste 11/505/1376 25591	
5				name signature boin	
4				registration information VA3 Design Inc. 42658	
3	REVISED AS PER ENG'S COMMENTS	JUL 12-21			
2	REVISED AS PER ROOF / FLOOR LAYOUTS	DEC 17-20	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All	255
1	ISSUED FOR CLINET REVIEW	NOV 06-20	RC	drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.	t 41
no.	description	date	by	Drawings are not to be scaled.	

VAR		BAY	VIEW	WELLIN	GTON		S42-1 RIDEAU-	
DECICN	project name GREEN	VALLEY	ESTATES		BRADFORD,	nicipality ON.		project no. 13045
DESIGN 55 Consumers Rd Suite 120 Toronto ON M2J 1R4	date OCT. 2020 drawn by		checked by	scale			DETAIL file name	drawing no.
16.630.2255 f 416.630.4782 va3design.com	RC RICHARD — H	I:\ARCHIVE\WOF	RC RKING\2013\1304	3/16" = 1'-0" 5.BW\units\42'\13045	-S42-19C (lot48).dw		045-S42-19C (LOT48) - Jul 12 2021 - 8:35 AM	CNO

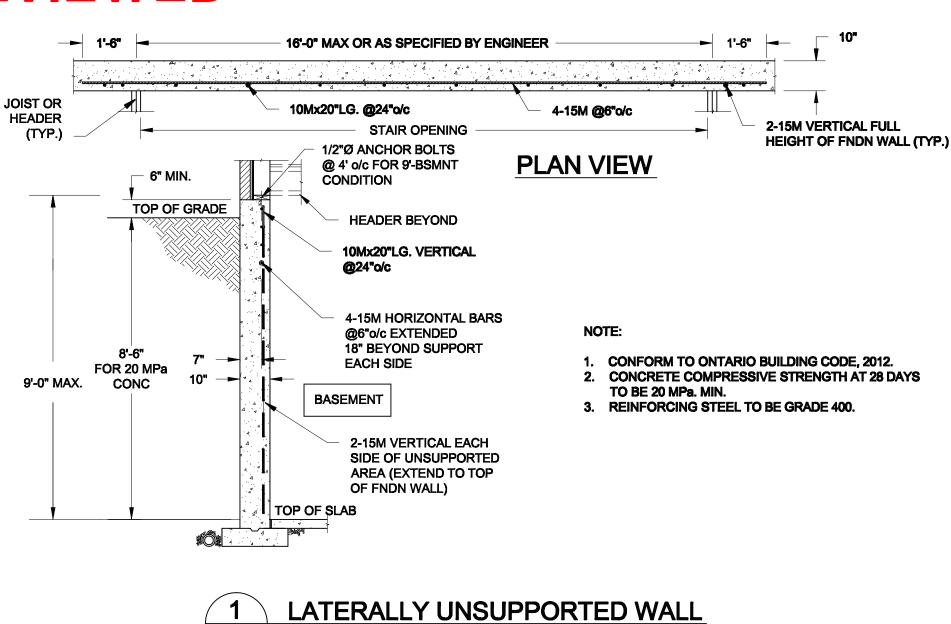


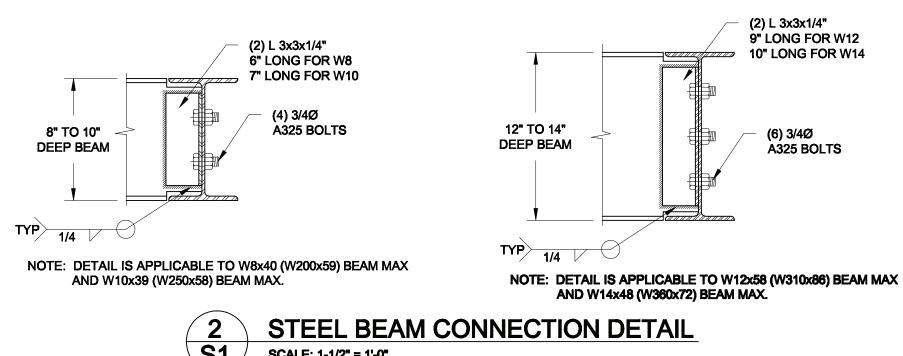




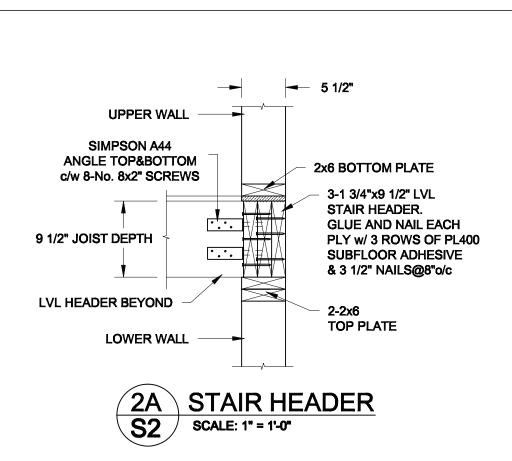
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	9 .				The undersigned has reviewed and takes responsibility for this design	Π-
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	7 .				qualification information	
	6 .				Wellington Jno-Baptiste / 1/50/12376 25591	
	5 .				signature boliv	1
	4 .				registration information VA3 Design Inc. 42658	ı
	3 REVISED AS	S PER ENG'S COMMENTS	JUL 12-21			٥٠
	2 REVISED AS	S PER ROOF / FLOOR LAYOUTS	DEC 17-20	RC		25
	1 ISSUED FO	R CLINET REVIEW	NOV 06-20	RC	drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.	t 4
1	no. description		date	by	Drawings are not to be scaled.	

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VAR		BAY	VIEW	WELLIN	GTON		S42-1	
DECICN	project name GREEN	VALLEY	ESTATES		BRADFORD,	nicipality ON.		proje 130
255 Consumers Rd Suite 120	date OCT. 2020						DETAIL	drawing n
Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782	drawn by RC		checked by RC	3/16" = 1'-0"		13	file name 3045-S42-19C (LOT48)	

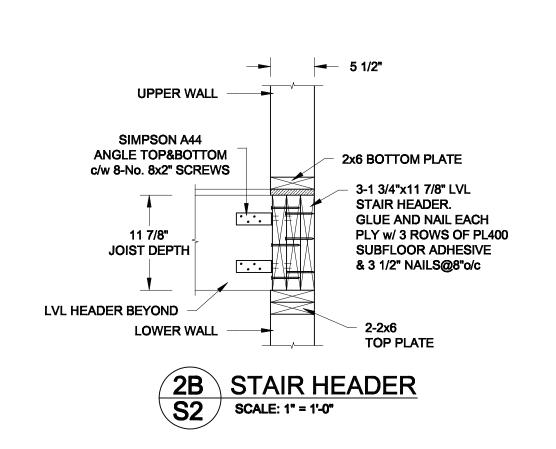


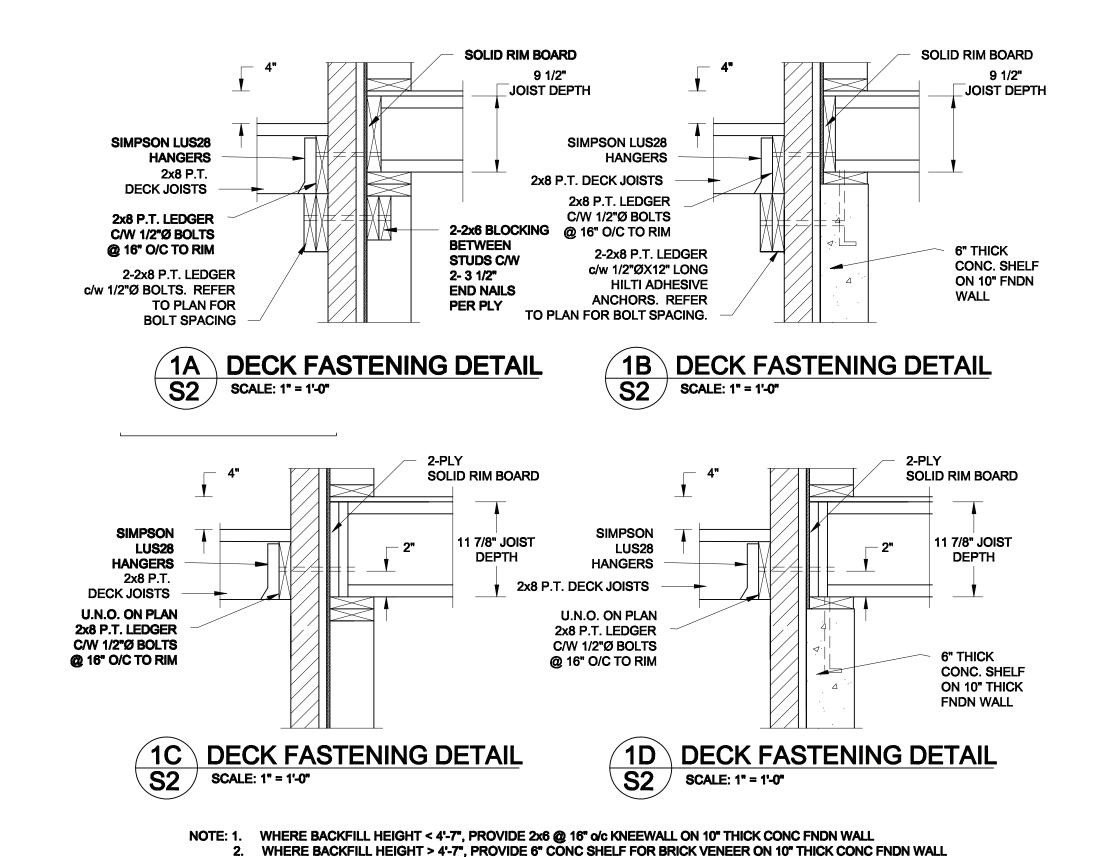


<u>S1</u> SCALE: 1-1/2" = 1'-0"



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





3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.



JL 13,20



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

BAYVIEW WELLINGTON - GREEN VALLEY PROJECT

BRADFORD, ONTARIO

21-038 CHECKED APPROVE

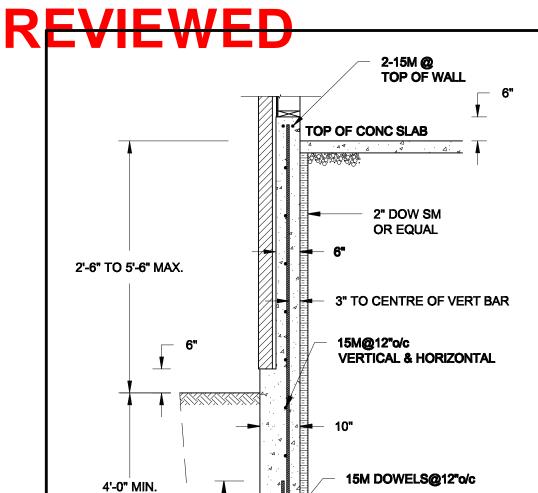
SJB SJB

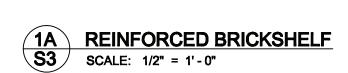
DETACHED HOMES

AS NOTED JALY-00-BORS

AND NOTES

STRUCTURAL DETAILS



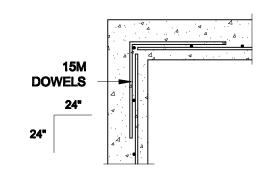


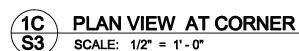
2-15M AT MID-DEPTH

FTG.

OF 22"x6" THICK CONC

20"

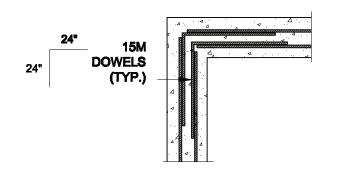




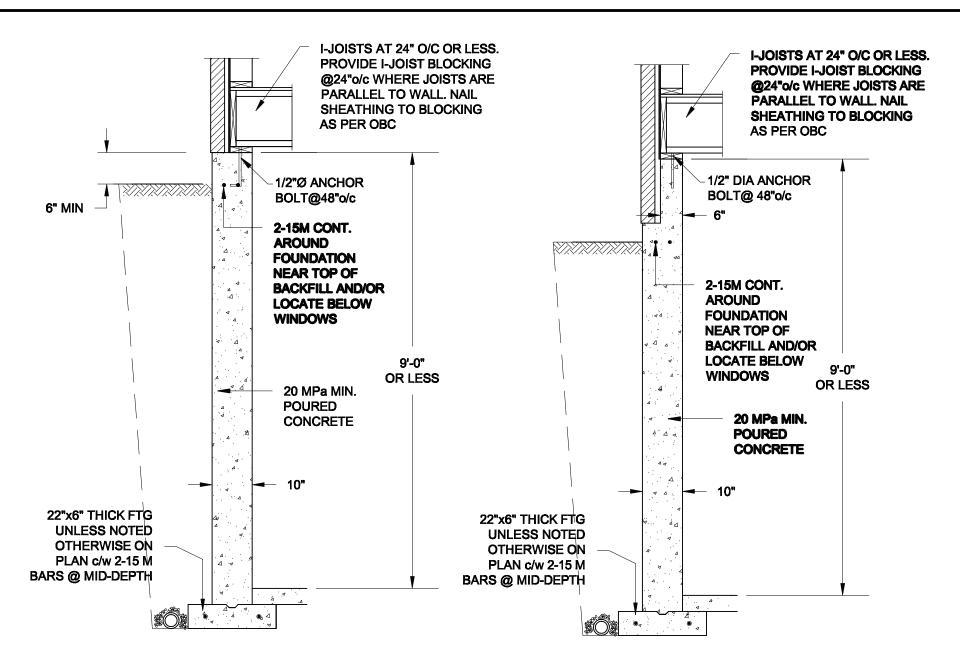
- 1. CONFORM TO THE ONTARIO BUILDING CODE, 2012.
- 2. CONCRETE TO HAVE A 28-DAY COMPRESSIVE STRENGTH OF 20 MPa.
- 3. REINFORCING STEEL TO BE GRADE 400.
- 4. LAP REINFORCING STEEL 24" AT SPLICES. PROVIDE 24"x24" L-SHAPE BARS AT ALL CORNERS - SEE

2-15M @ TOP OF WALL **TOP OF CONC SLAB** 2" DOW SM 8'-6" MAX. 3" CLEAR COVER 15M@12"o/c **VERTICAL & HORIZONTAL** 15M DOWELS@12"o/c 4'-0" MIN. 20" 26"x6" THICK CONC FTG. c/w 2-15M @ MID-DEPTH REINFORCED BRICKSHELF

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



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



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

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

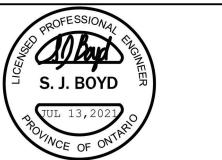
DROPPED VENEER

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/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
	REVISIONS	



QUAILE ENGINEERING LTD.



T: 905-853-8547 E: qualle.eng@rogers.com

AS NOTED

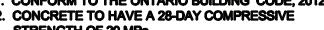
BAYVIEW WELLINGTON - GREEN VALLEY PROJECT DETACHED HOMES

BRADFORD, ONTARIO

21-038 CHECKED APPROVE

STRUCTURAL DETAILS AND NOTES

JALY-00-BORS



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.