

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

6"x6" P.T. WOOD POST C/W GALV. METAL CAP AND METAL SHOE SET INTO 12" DIA. SONO TUBES TO EXTEND 6" ABOVE GRADE AND 5'-0" BELOW GRADE.

NOTE 2:
2"x4" PT. DECKING W/ 1/4" GAPS LAID FLAT PARALLEL TO JOISTS ON 2"x4" PT. SLEEPERS CUT DIAGONALLY @ 12" O.C. LAID FLAT PERP. TO JOISTS ON A ONE PLY RUBBER MEMBRANE ADHERED TO EXT. TYPE 5/8" T&G PLYWOOD SHEATHING ON 2"x8" PT. SPR. FLR. JOISTS @ 16" O.C. W/ 1/2" HARDIE BRD. PANEL OR STUCCO OR PREFIN. ALUM. SOFFIT ON U/S.

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



OCT 20 2015
the builder has sole responsibility to ensure all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions in the site plan. 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.

LOWER LEVEL PLAN 'A'

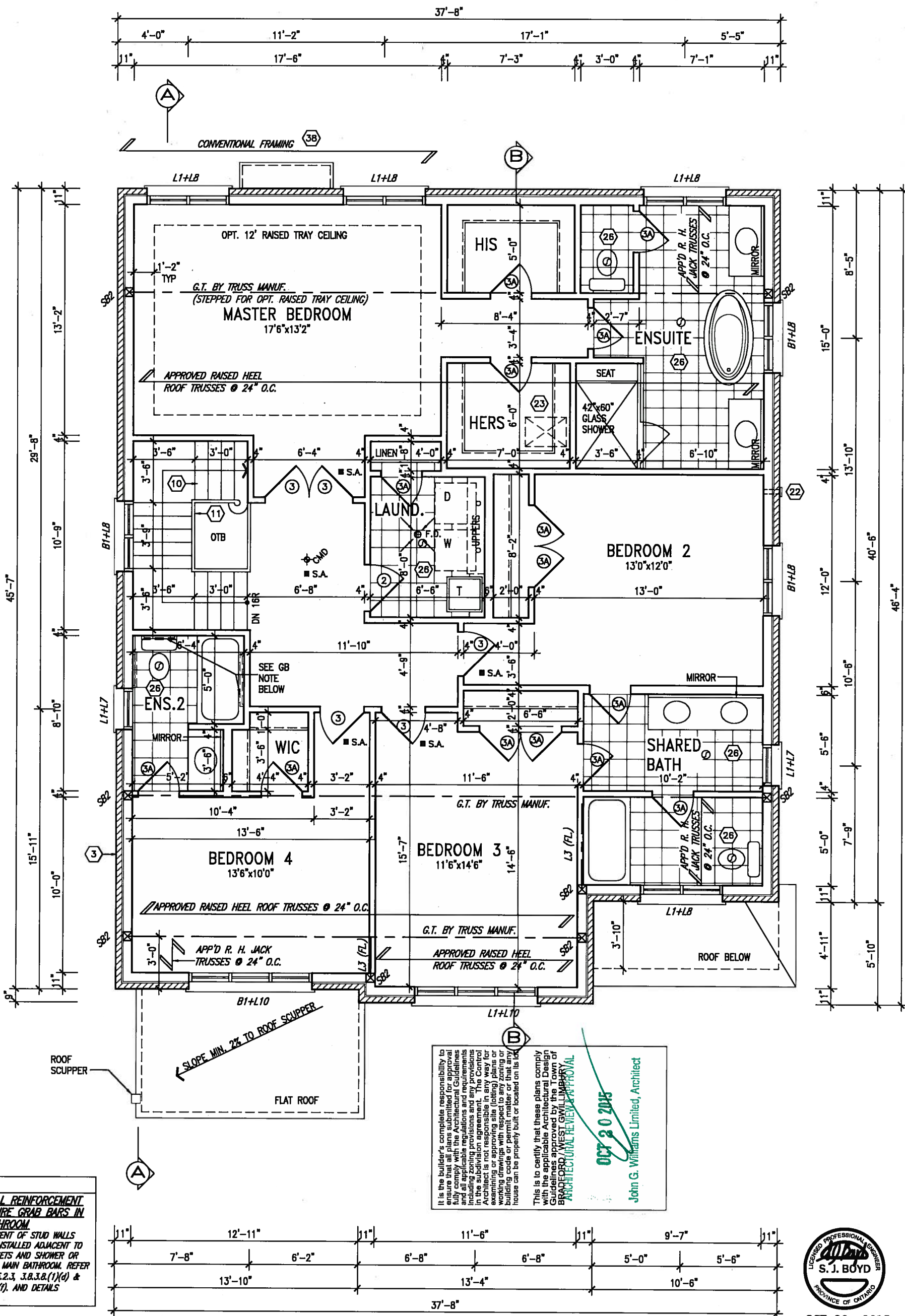
ARCHITECTURAL REVIEW AND APPROVAL
TOWN OF BRADFORD WEST GUILMBURY
Signed:
Date: OCT 20 2015
JOHN G. WILLIAMS LIMITED ARCHITECT

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.				VA3 Design Inc. 42658
3.				
2.	REVISED AS PER ENG COMMENTS	OCT 19-15	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	APR 13-15	AF	
no.	description	date	by	

VA3 DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		S42-9	
project name		LOT 77	
GREEN VALLEY ESTATES		BRADFORD, ON.	
date		project no.	
2015-03		13045	
drawn by		drawing no.	
AF		2	
checked by		scale	
-		3/16" = 1'-0"	
file name		13045-S42-9 (LO177)	
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GB 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. REFER
TO OBC. 9.5.2.3, 3.8.3.8.(1)(d) &
3.8.3.13.(1)(f). AND DETAILS
PROVIDED

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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 GWILLIMERY ARCHITECTURAL REVIEW & APPROVAL

OCT 20 2015
John G. Williams Limited, Architect



OCT 20, 2015

UPPER LEVEL PLAN 'A'

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	BCN
5.				registration information	
4.				VAS Design Inc.	42658
3.				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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1.	ISSUED FOR CLIENT REVIEW	APR 13-15	AF		
no.	description	date	by		

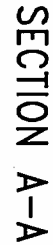
VAS3 DESIGN
300A Wilson Avenue
Toronto ON M5H 1S8
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vas3design.com

BAYVIEW WELLINGTON
project name
GREEN VALLEY ESTATES
BRADFORD, ON.
municipality
date
2015-03
drawn by
AF
checked by
scale
3/16" = 1'-0"
file name
13045-S42-9 (LOT77)
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S42-9
LOT 77
project no.
13045
drawing no.
4



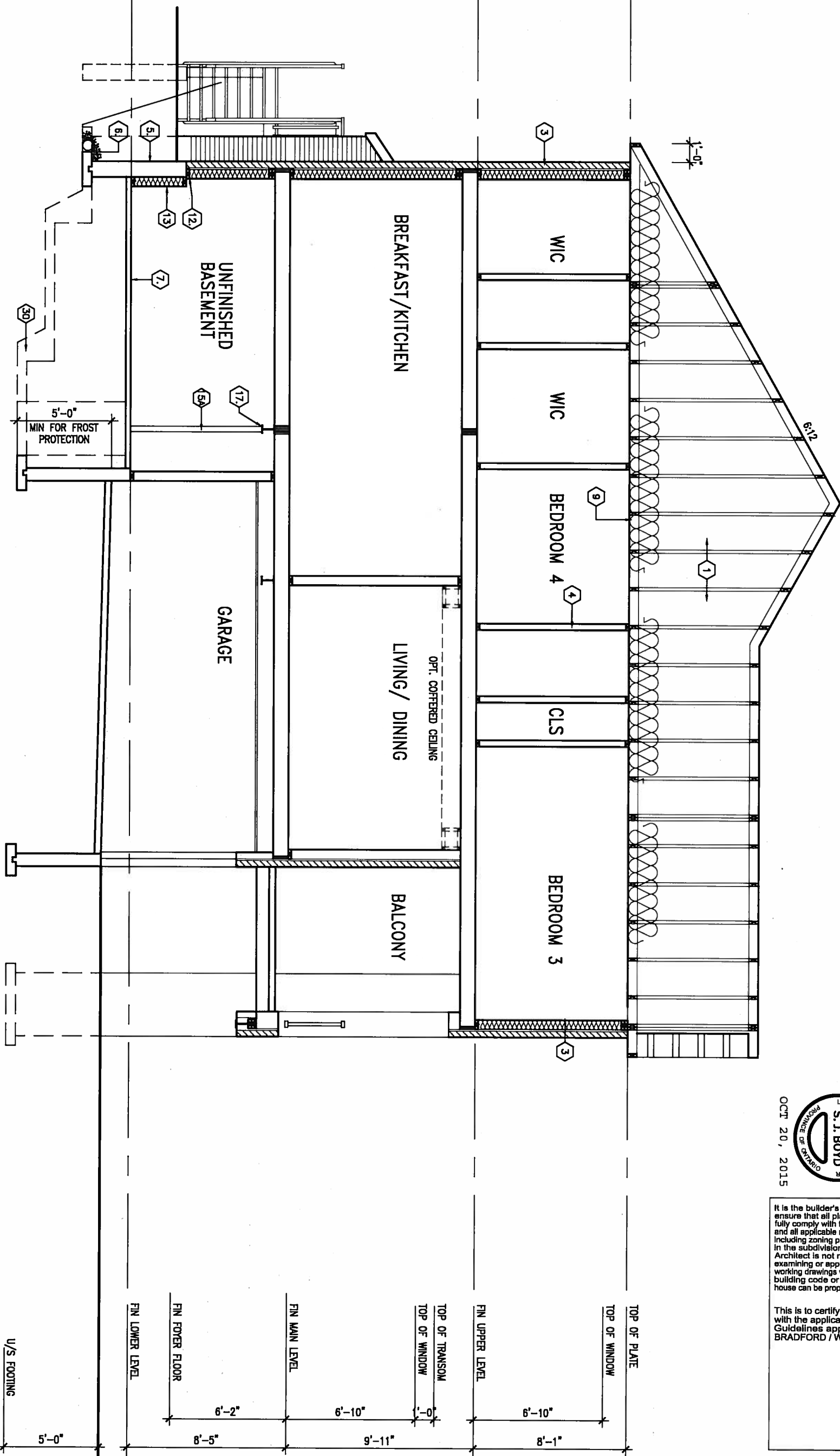
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9 .	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON project name GREEN VALLEY ESTATES municipality BRADFORD, ON.	S42-9 LOT 77	project no. 13045
8 .	.	.	qualification information				
7 .	.	.	Wellington Jno-Baptiste <i>J. Baptiste</i> 25591				
6 .	.	.	name				
5 .	.	.	registration information				
4 .	.	.	VA3 Design Inc. 42658				
3 .	.	.	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 COMMENTS	OCT 19-15	RC					
1 ISSUED FOR CLIENT REVIEW	APR 13-15	AF					
no. description	date	by					



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9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste <i>J. Baptiste</i> 25591 signature name BCIN registration information VA3 Design Inc. 42658	VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 vo3design.com	BAYVIEW WELLINGTON		S42-9
8	.	.	.					LOT 77
7	.	.	.			project name	municipality	project no.
6	.	.	.			GREEN VALLEY ESTATES	BRADFORD, ON.	13045
5	.	.	.					
4	.	.	.					
3	.	.	.					
2	REVISED AS PER ENG COMMENTS	OCT 19-15	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All dimensions are guarantees of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	date	by	SECTION A-A	drawing no.
1	ISSUED FOR CLIENT REVIEW	APR 13-15	AF		2015-03		13045-S42-9 (LOT77)	10
no.	description	date	by		drawn by	checked by	scale	file name
					AF	-	3/16" = 1'-0"	
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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. O.N.T. 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, 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 SPACING 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"x8") (SB-12-TABLE 2.1.1.2A)**
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., 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, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION.
- 2A. **FRAME WALL CONSTRUCTION (2"x8") (R2B)**
SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 28mm (1 1/4") EXTERIOR STRUCTURAL INSULATED SHEATHING RSI 0.7 (R4) BY "B" OR EQUAL, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 4.23 (R24) INSUL. AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.
- 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 MANUFACTURER'S 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., 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, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION.
3. **BRICK VENEER CONSTRUCTION (2"x8") (SB-12-TABLE 2.1.1.2A)**
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x7.6mm (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., 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, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.
- 3A. **BRICK VENEER CONSTRUCTION (2"x8") (R2B)**
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x7.6mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 28mm (1 1/4") EXT. STRUCT. INSULATED SHEATHING RSI 0.7 (R4) BY "B" OR EQUAL, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 4.23 (R24) INSUL. & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.
- 3B. **BRICK VENEER CONSTRUCTION (2"x4") - GARAGE WALLS**
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x7.6mm (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. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.
- 3C. **STUCCO WALL CONSTRUCTION (2"x8")**
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 MANUFACTURER'S 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., INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR FINISH. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. 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))**
200mm (8") POURED CONC. FDN. WALL 15MPa (2200psi) WITH BITUMENOUS DAMPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYS CONC. FIG. BRACE FDN. 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.
6. **FOUNDATION WALL/FOOTINGS (9.15.3, 9.15.4, 9.13.2, 9.14.2.1.(2))**
STOREYS SUPPORTED (W/ MASONRY VENEER) SIDING ONLY
- | | | |
|---|--------------------|--------------------|
| 1 | 16" WIDE x 6" DEEP | 16" WIDE x 6" DEEP |
| 2 | 20" WIDE x 6" DEEP | 20" WIDE x 6" DEEP |
| 3 | 24" WIDE x 9" DEEP | 20" 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 CAPACITY.
7. **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") |
|---------------------------------|------------------|
8. **FOUNDATION WALL CONSTRUCTION OBC 9.14.2 & 9.14.3**
100mm (4") DIA. FOUNDATION DRAINAGE TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES.
9. **BASEMENT SLAB OBC 9.13.1.6 (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 DAMPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12. ALL SLAB JOINTS & PENETRATIONS ARE TO BE CAULKED.
10. **EXPOSED FLOOR TO EXTERIOR (SB-12-TABLE 2.1.1.2A)**
PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.
11. **ATTIC INSULATION (SB-12-TABLE 2.1.1.2A) (SB-12-2.1.1.7)**
RSI 8.81 (R50) 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 9.8.1 -**
UNIFORM RISE
-5mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS
-10mm (1/2") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT
= 200 (7'-7/8")
= 210 (8'-1/4")
= 235 (9'-1/4")
= 25 (1")
= 1350 (6'-5")
= 900 (2'-11")
= 865 (2'-10") to 965 (3'-2")
= 860 (2'-10")
MIN. STAIR WIDTH
MIN. RUN
MIN. AVG. RUN
= 150 (6")
= 200 (8")
11. **HANDRAILS - OBC 9.8.7 -**
FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION.
12. **INTERIOR GUARDS - OBC 9.8.8 -**
INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH
EXTERIOR GUARDS - OBC 9.8.8
900mm (3') HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (7'-1"). 1070mm (4'-2") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (7'-1").
13. **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 FDN. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.
14. **BASEMENT INSULATION (SB-12-2.1.1.6, 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. INSULATION TO HAVE APPROVED VAPOUR BARRIER. DAMPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. AIR BARRIER TO BE SEALED TO FDN. WALL WITH CAULKING.
15. **BEARING STUD PARTITION**
38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPROOFING 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.
16. **STEEL BEARING COLUMN (SEE OBC 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/CSSB-7.2-94, AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 870x870x10 (34"x34"x1/4") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MINIMUM AND AS PER SOILS REPORT.
17. **STEEL BASEMENT COLUMN (SEE OBC 9.15.3.3)**
89mm (3-1/2") DIA x 4.78mm (1/8") FIXED STL. COL. WITH 150x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE ON 1070x1070x40 (42"x42"x1 1/2") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MIN. AND AS PER SOILS REPORT.
18. **STEEL COLUMN**
90mm (3-1/2") DIA x 4.78mm (1/8") 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"x1/2"x2") FIELD WELD COL. TO BASE PLATE.
19. **BEAM POCKET OR 300x150 (12"x6") POURED CONC. NIB WALLS.**
MIN. BEARING 90mm (3-1/2")
20. **19x64 (1"x3") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.**
21. **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.
22. **GARAGE CEILING/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. REFER TO SB-12, TABLE 2.1.1.2.A. FOR REQUIRED THERMAL INSULATION.
23. **DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9.10.13.15.**
24. **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.
25. **DRYER EXHAUST (OBC-9.23.8 (7) & 9.24.1.1)**
CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)
26. **INSULATED ATTIC ACCESS (OBC-9.19.2.1 & SB12-2.1.1.7)**
ATTIC ACCESS HATCH 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.
27. **FIREPLACE CHIMNEYS - OBC 9.2.1**
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.
28. **LINEN CLOSET, 4 SHELVES MIN. 350mm (14") DEEP.**
29. **MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR AS REQUIRED BY OBC 9.32.3.5, & 9.32.3.10.**
30. **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.
31. **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).
32. **BEARING WOOD POST (BASEMENT) (OBC 9.17.4.4)**
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.
33. **STEPPED FOOTINGS OBC 9.15.3.9**
MIN. HORIZ. STEP = 600mm (24").
MAX. VERT. STEP = 600mm (24")
34. **SLAB ON GRADE**
MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL. REINFORCED WITH 6x6-W2xW2.9 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 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION UNDER SLAB.
35. **DIRECT VENTING GAS FURNACE/ H.W.T. VENT**
DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A 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.
36. **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.
37. **SURFLOOR JOIST STRAPPING AND BRIDGING**
16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION ("SEE OBC 9.30.6.4") 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORINGS. ("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.")

38. **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.
39. **COLD CELLAR PORCH SLAB (OBC 9.40.1)**
FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 150mm (6") 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 FDN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDN. WALLS. PROVIDE (17) LINTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.
40. **THE FDN. 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 (3'-0") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.**
41. **CONVENTIONAL ROOF FRAMING (2.0kPa. SNOW LOAD)**
38x140 (2"x6") RAFTERS @ 400mm (16") O.C. FOR MAX 11'-7" SPAN, 38x184 (2"x6") 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 9.8.10.1 -**
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 9.8.1.1.6**
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-9 9.7.3. & SB12-2.1.1.8
- GENERAL:** 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC DIV. 9, 6.2.2. SEE MECHANICAL DRAWINGS.
- 2) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.1B.2. & 6.2.2.3(3) & MUNICIPAL STANDARDS.
- 3) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.4.3. 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 9.5.2.3, 3.8.3.8.1(d) & 3.8.3.13.(1)(f). SEE DETAIL.
- 5) ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12-2.1.1.9.
- 6) ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV-9 9.25.3.
- 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 20E-2950Fb MIN. NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LUGS (2x4x10) WITH 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 mm. POLYETHYLENE FILM, NO. 50 (45lb.) ROLL ROOFING OR OTHER DAMPROOFING 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 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W "STRUCTURAL QUALITY STEEL". OBC 8-2.3.4.3
- 2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 40R.
- 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 | EXHAUST FAN TO EXTERIOR |
| DUPLEX OUTLET (12" ABOVE SURFACE) | DUPLEX OUTLET (HEIGHT A.F.F.) |
| WEATHERPROOF DUPLEX OUTLET | GFI DUPLEX OUTLET (HEIGHT A.F.F.) |
| POT LIGHT | HEAVY DUTY OUTLET (220 volt) |
| LIGHT FIXTURE (PULL CHAIN) | LIGHT FIXTURE (CEILING MOUNTED) |
| SWITCH | LIGHT FIXTURE (WALL MOUNTED) |
| FLOOR DRAIN | HOSE BIB (NON-FREEZE) |
- SJ SINGLE JOIST
DJ DOUBLE JOIST
TJ TRIPLE JOIST
LVL LAMINATED VENEER LUMBER
X-2 POINT LOAD FROM ABOVE
P.T. PRESSURE TREATED LUMBER
G.T. GIRDER TRUSS BY ROOF TRUSS MANUF.
F.A. FLAT ARCH
C.A. CURVED ARCH
M.C. MEDICINE CABINET (RECESSED)
CONC. BLOCK WALL
XXXXXX DOUBLE VOLUME WALL SEE NOTE (38)
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.
SPT SOLID WOOD BEARING TO MATCH FROM ABOVE
- OCT 20, 2015
- 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 9.11.7.7 & 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 TO BE USED FOR THIS MODEL.**
The minimum thermal performance of building envelope and equipment shall conform to the selected package unless otherwise noted.

ONT. REG. 332/12-2012 OBC
Amendment O. Reg. 308/13
Nov. 13, 2014

REVISED

WOOD LINTELS AND BUILT-UP WOOD BEAMS

L1	2/38 x 184 (2"x2" x 8")	SPR.#2
B1	3/38 x 184 (3"x2" x 8")	SPR.#2
B2	4/38 x 184 (4"x2" x 8")	SPR.#2
B7	5/38 x 184 (5"x2" x 8")	SPR.#2
L3	2/38 x 235 (2"x2" x 10")	SPR.#2
B3	3/38 x 235 (3"x2" x 10")	SPR.#2
B4	4/38 x 235 (4"x2" x 10")	SPR.#2
L5	2/38 x 286 (2"x2" x 12")	SPR.#2
B5	3/38 x 286 (3"x2" x 12")	SPR.#2
B6	4/38 x 286 (4"x2" x 12")	SPR.#2

LOOSE STEEL LINTELS

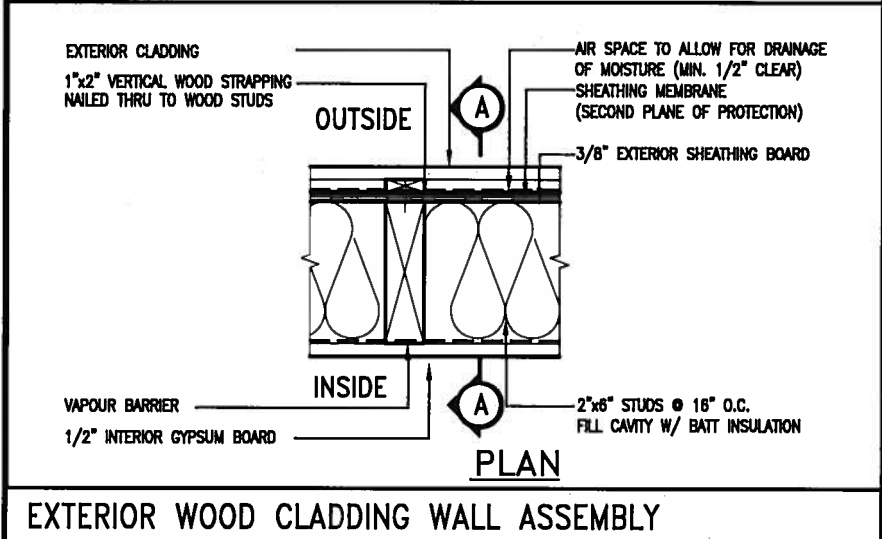
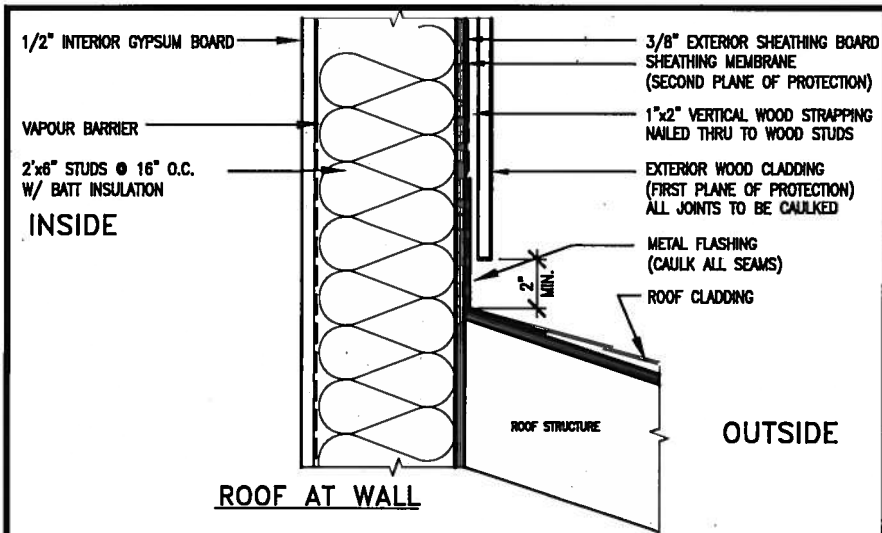
L7	89 x 89 x 8.4L (3-1/2" x 3-1/2" x 1/4")
L8	89 x 89 x 7.9L (3-1/2" x 3-1/2" x 5/16")
L9	102 x 89 x 7.9L (4" x 3-1/2" x 5/16")
L10	127 x 89 x 7.9L (5" x 3-1/2" x 5/16")
L11	127 x 89 x 11.0L (5" x 3-1/2" x 7/16")
L12	152 x 102 x 11.0L (6" x 4" x 7/16")
L13	178 x 102 x 11.0L (7" x 4" x 7/16")

LAMINATED VENEER LUMBER (LVL) BEAMS

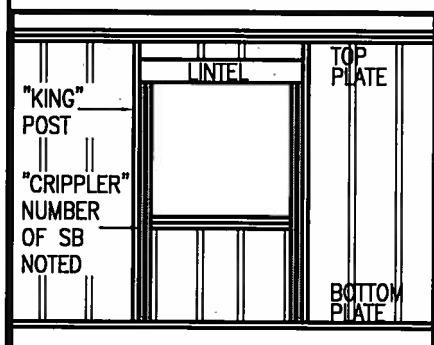
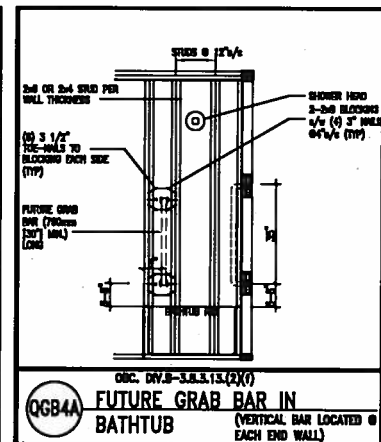
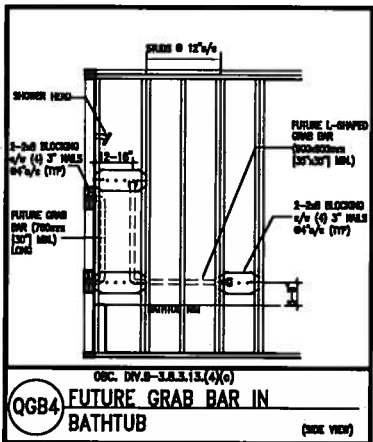
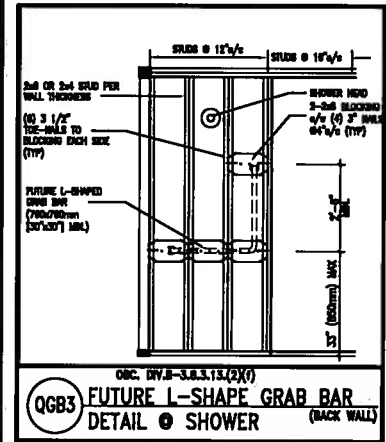
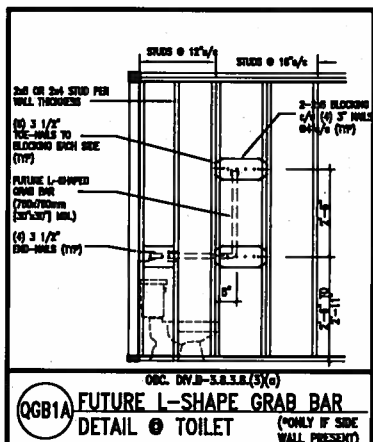
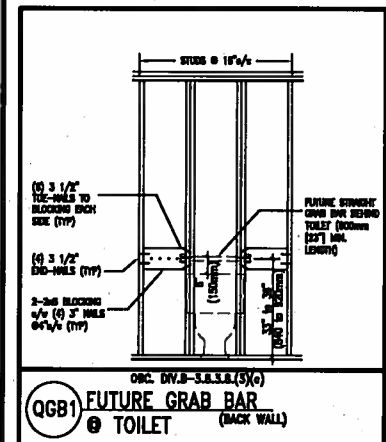
LVL1A	1-1 3/4"x7 1/4" (1-45x184)
LVL1	2-1 3/4"x7 1/4" (2-45x184)
LVL2	3-1 3/4"x7 1/4" (3-45x184)
LVL3	4-1 3/4"x7 1/4" (4-45x184)
LVL4A	1-1 3/4"x8 1/2" (1-45x240)
LVL4	2-1 3/4"x8 1/2" (2-45x240)
LVL5	3-1 3/4"x8 1/2" (3-45x240)
LVL5A	4-1 3/4"x8 1/2" (4-45x240)
LVL6A	1-1 3/4"x11 7/8" (1-45x300)
LVL6	2-1 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	885 x 2030 x 45 (2'-10" x 6'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4)
1B	EXTERIOR DOOR	815 x 2030 x 45 (3'-0" x 6'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4)
1C	EXTERIOR DOOR	815 x 2335 x 45 (3'-0" x 7'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4)
1D	EXTERIOR DOOR	815 x 2335 x 45 (2'-8" x 7'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4)
2	INTERIOR DOOR	815 x 2030



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.
 FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 LB)
 REFER TO OBC, DIV. B- 9.5.2.3., WATER CLOSET 3.8.3.8.(3)(c) & 3.8.3.8.(3)(c), SHOWER 3.8.3.13.(2)(i), BATHTUB & 3.8.3.13.(4)(c), AND DETAILS PROVIDED.



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

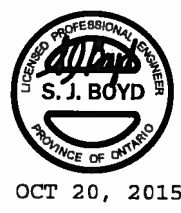
MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW:
 2"x6" @ 16" O.C. - 12'-6"
 2"x6" @ 12" O.C. - 13'-10"
 2-2"x6" @ 16" O.C. - 15'-0"
 2-2"x6" @ 12" O.C. - 17'-4"

MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:
 2"x8" @ 16" O.C. - 18'-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 2.5 KPa, SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
 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 AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.
 4. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)
 5. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa
 6. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.
 7. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

**** STUD INFORMATION TAKEN FROM OBC TABLE A-30**

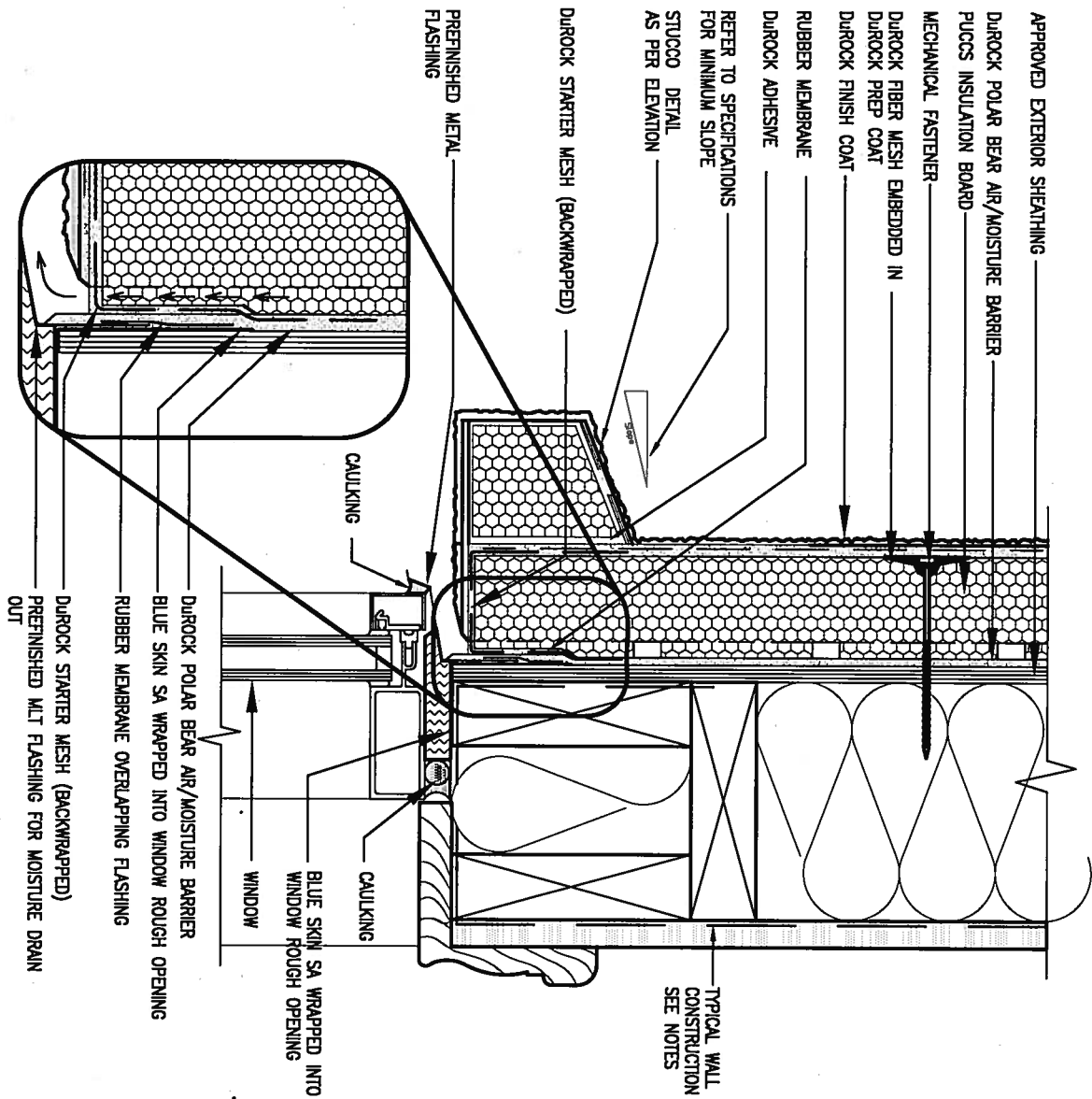
"CRIPPLE" DETAIL



9.				The undersigned has reviewed and taken responsibility for the 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.				VAS Design Inc. 42658
3.				
2.	UPDATE TO CODE	APR 16-15	RC	
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC	
no.	description	date	by	

VAS DESIGN
 300A Wilson Avenue
 Toronto ON M3H 1S8
 t 416.630.2255 f 416.630.4782
 vasdesign.com

BAYVIEW WELLINGTON		CONST NOTE	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	
date APR 2014	checked by RC	scale 3/16" = 1'-0"	CONSTRUCTION NOTES
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 5:58 AM			drawing no. CN2



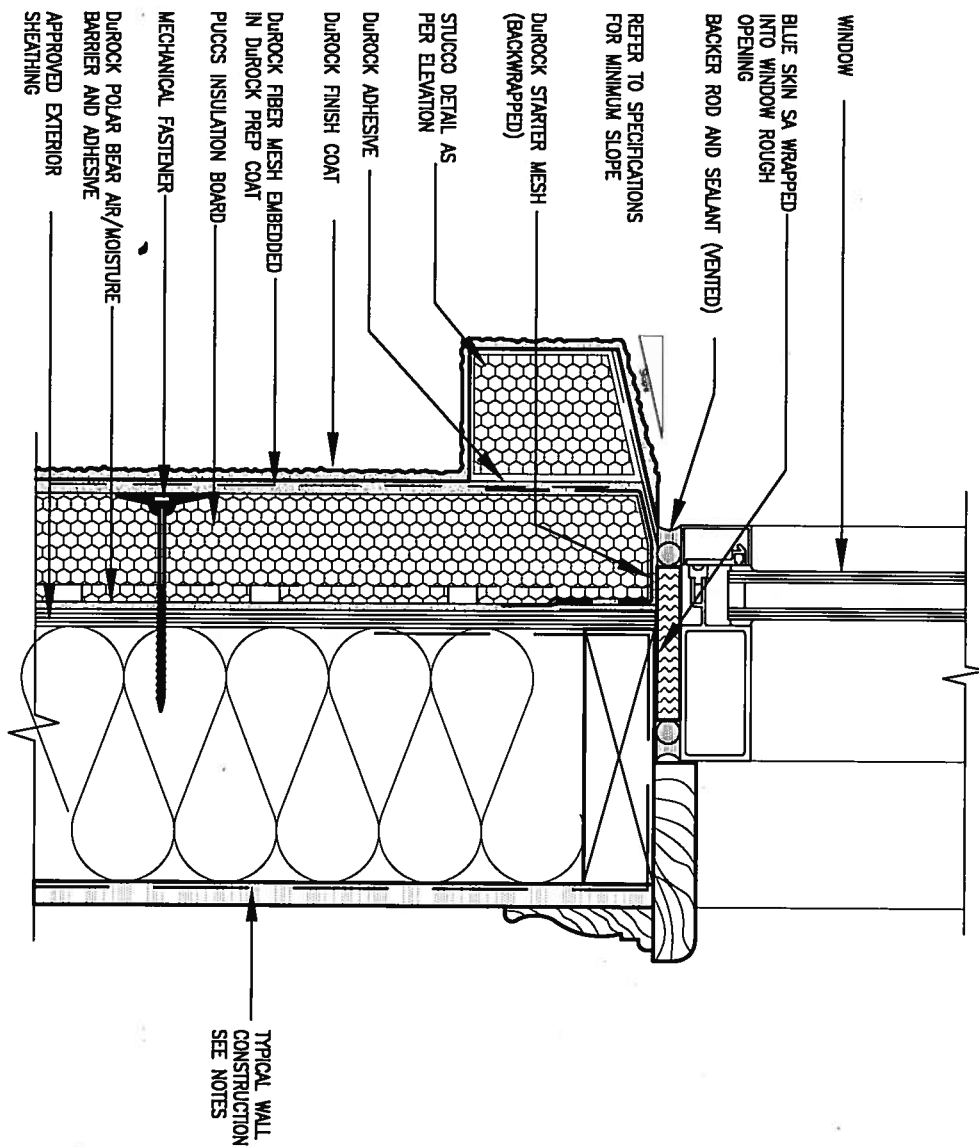
1 WINDOW HEADER

CN3

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



2 WINDOW SILL

CN3

SCALE: 3"=1'-0"

9.	.	.
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2.	UPDATE TO CODE	APR 16-15 RC
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14 RC
no.	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	BCN
name		
registration information		
VAS 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.		

VAS3 DESIGN
300A Wilson Avenue
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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD

CONST NOTE

project no.
13045

date
APR 2014

drawn by
RC

checked by

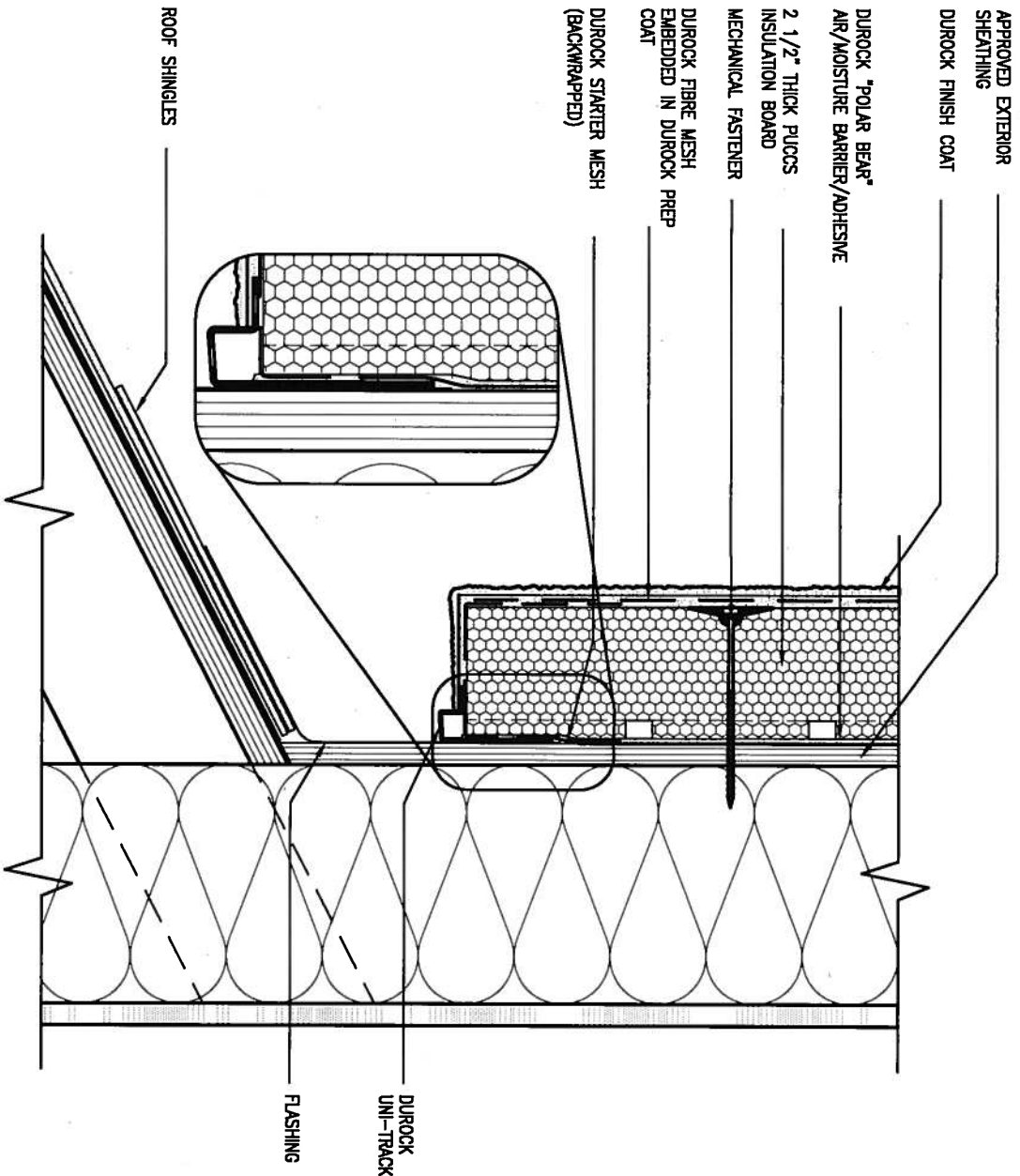
scale
3/16" = 1'-0"

CONSTRUCTION NOTES

13045-CONST-0BC 2015

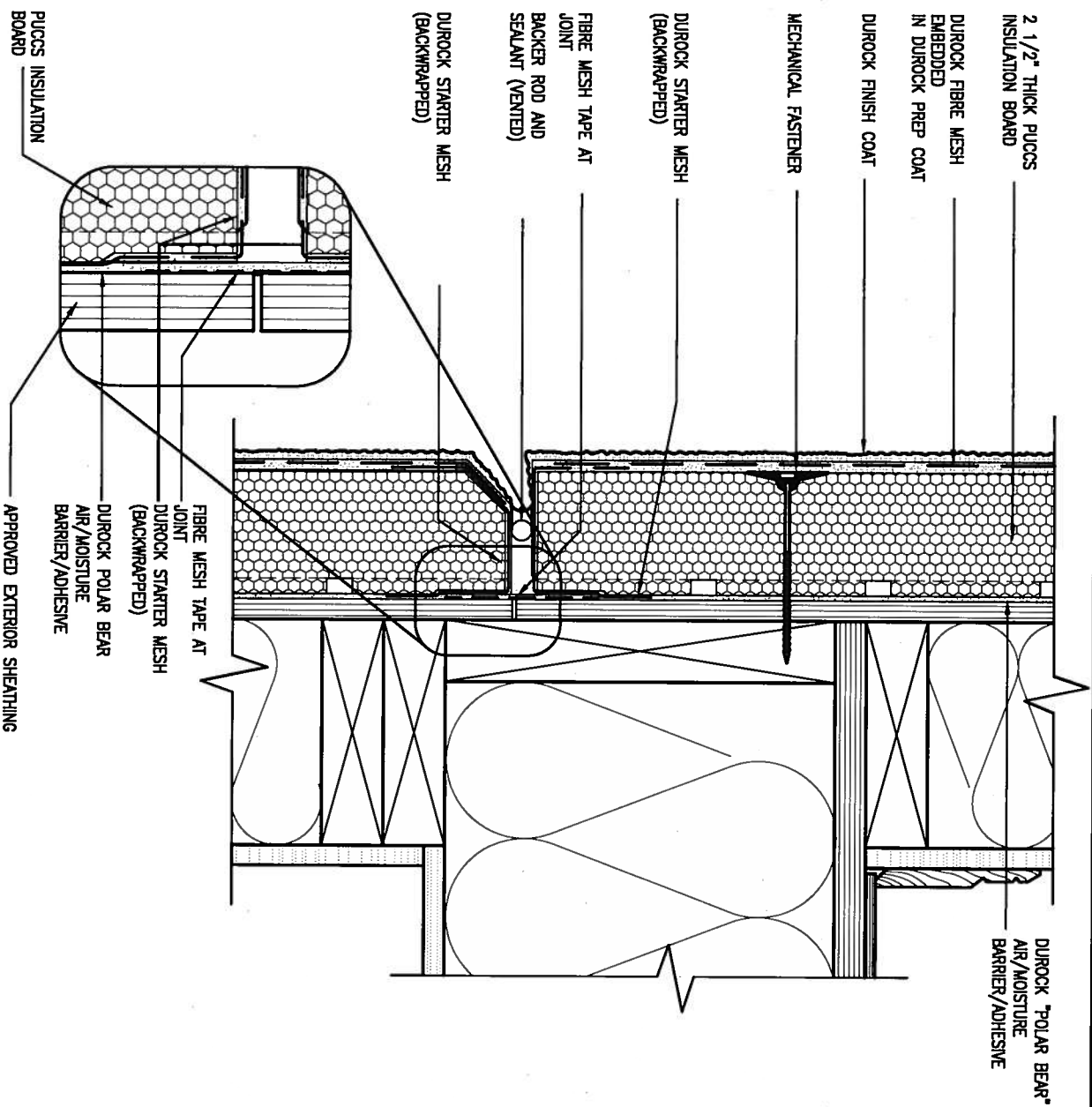
drawing no.

CN3



3 STUCCO TERMINATION @ ROOF
CN4 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



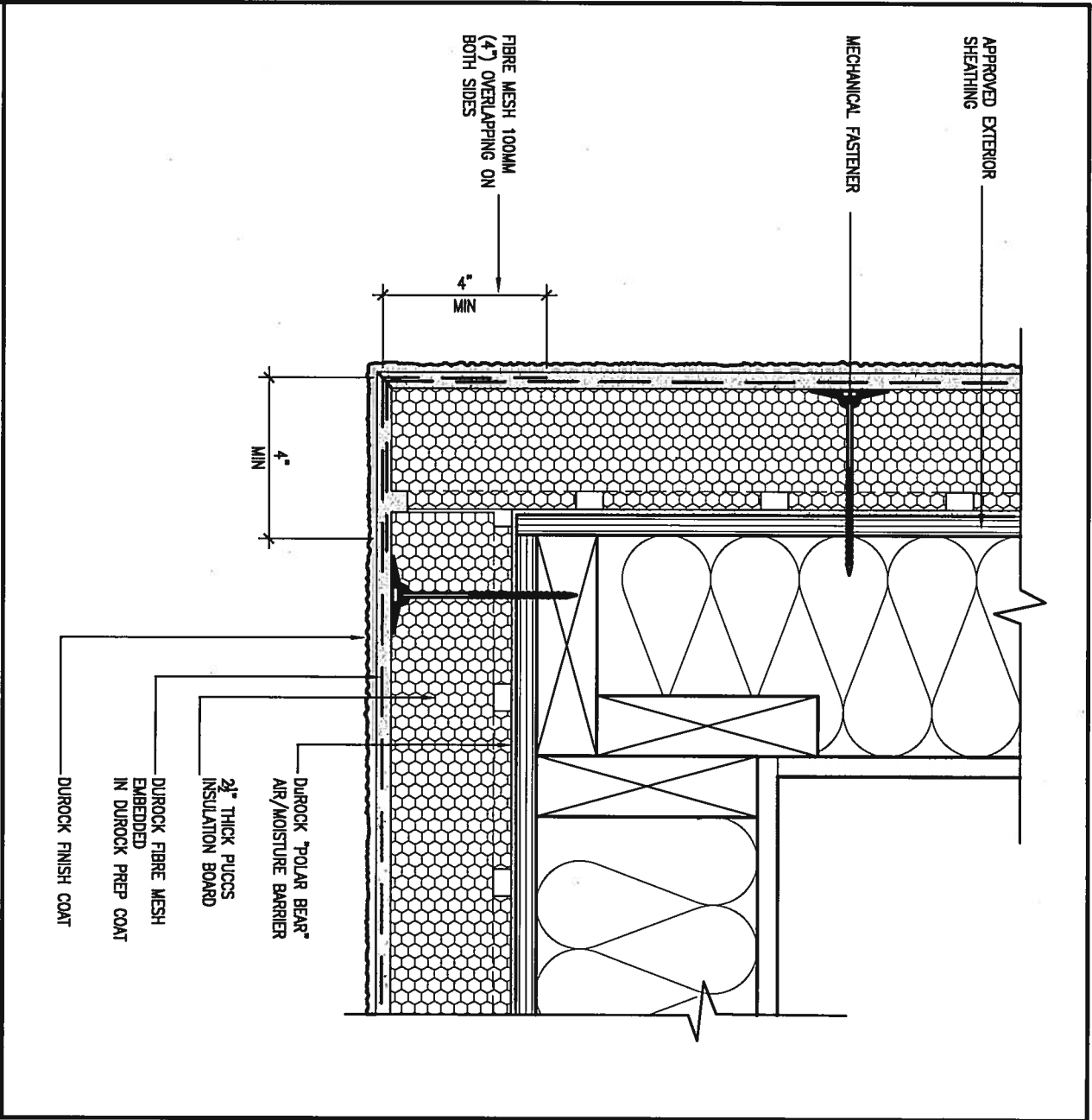
4 HORIZONTAL EXPANSION JOINT
CN4 SCALE: 3"=1'-0"

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2.	UPDATE TO CODE	APR 16-15	RC
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
no.	description	date	by

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qualification information			
Wellington Jno-Baptiste		25591	
name	signature		BCIN
registration information			
VAS 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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va3design.com

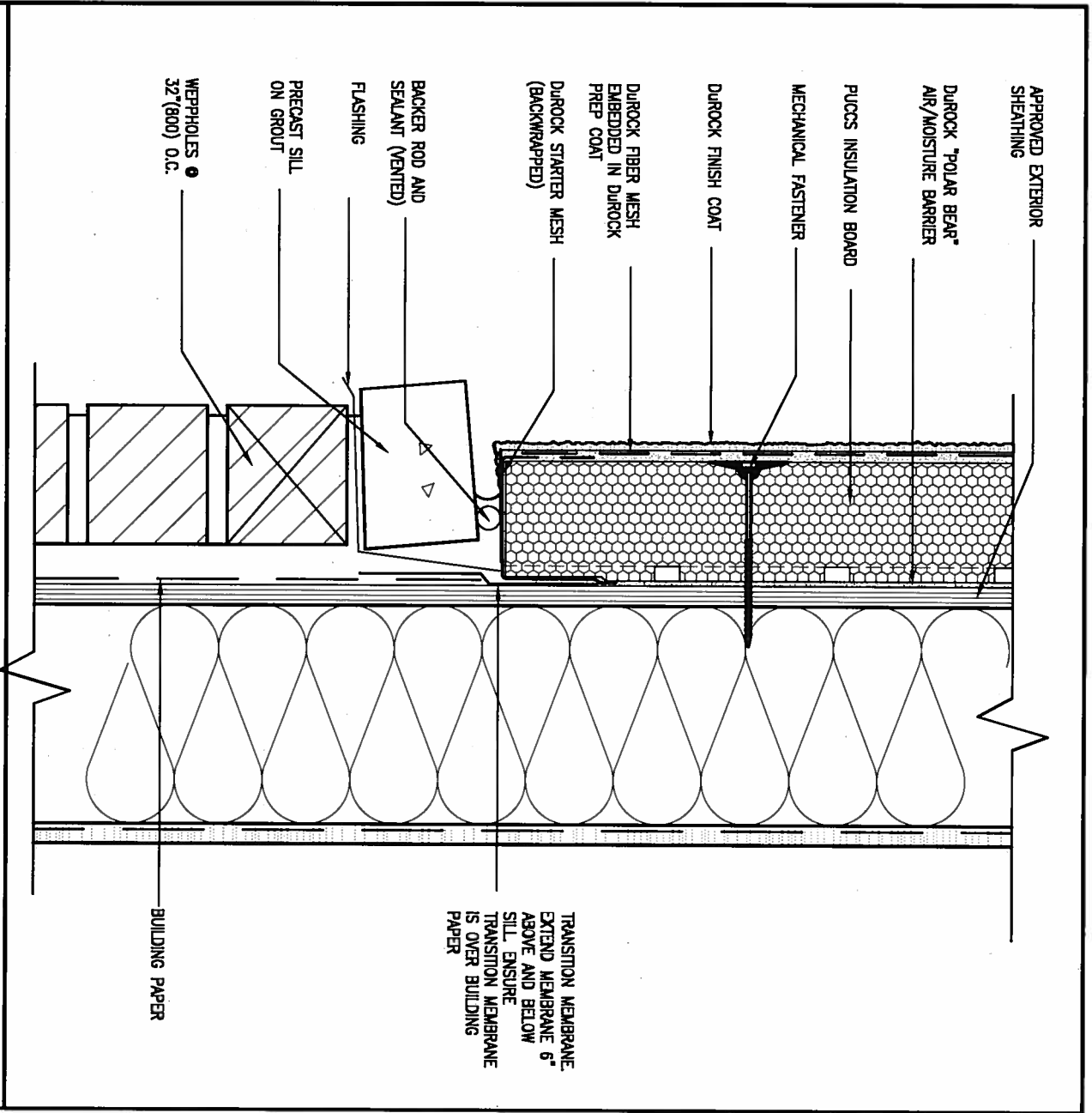
BAYVIEW WELLINGTON		CONST NOTE	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	
date APR 2014	checked by RC	scale 3/16" = 1'-0"	file name 13045-CONST-0BC 2015
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM		drawing no. CN4	



5
CNS

CORNER DETAIL
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
CNS

STUCCO / MASONRY PLINTH CONNECTION
SCALE: 3"=1'-0"

9.			
8.			
7.			
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4.			
3.			
2.	UPDATE TO CODE	APR 16-15	RC
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
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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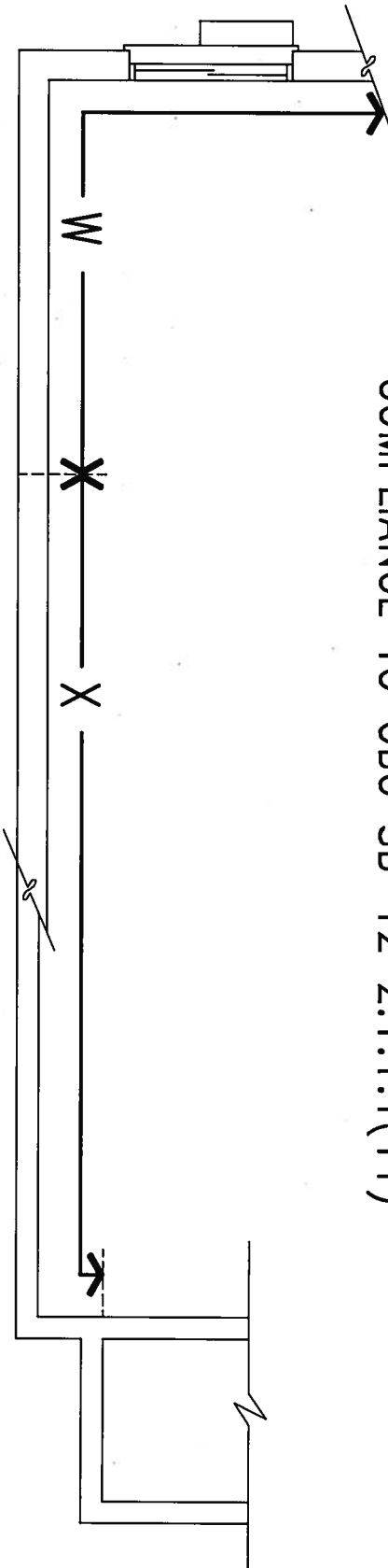
VA3 DESIGN
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Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON	
project name GREEN VALLEY ESTATES	municipality BRADFORD
date APR 2014	scale 3/16" = 1'-0"
drawn by RC	checked by -
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-08C 2015.dwg - Thu - Apr 16 2015 - 6:57 AM	

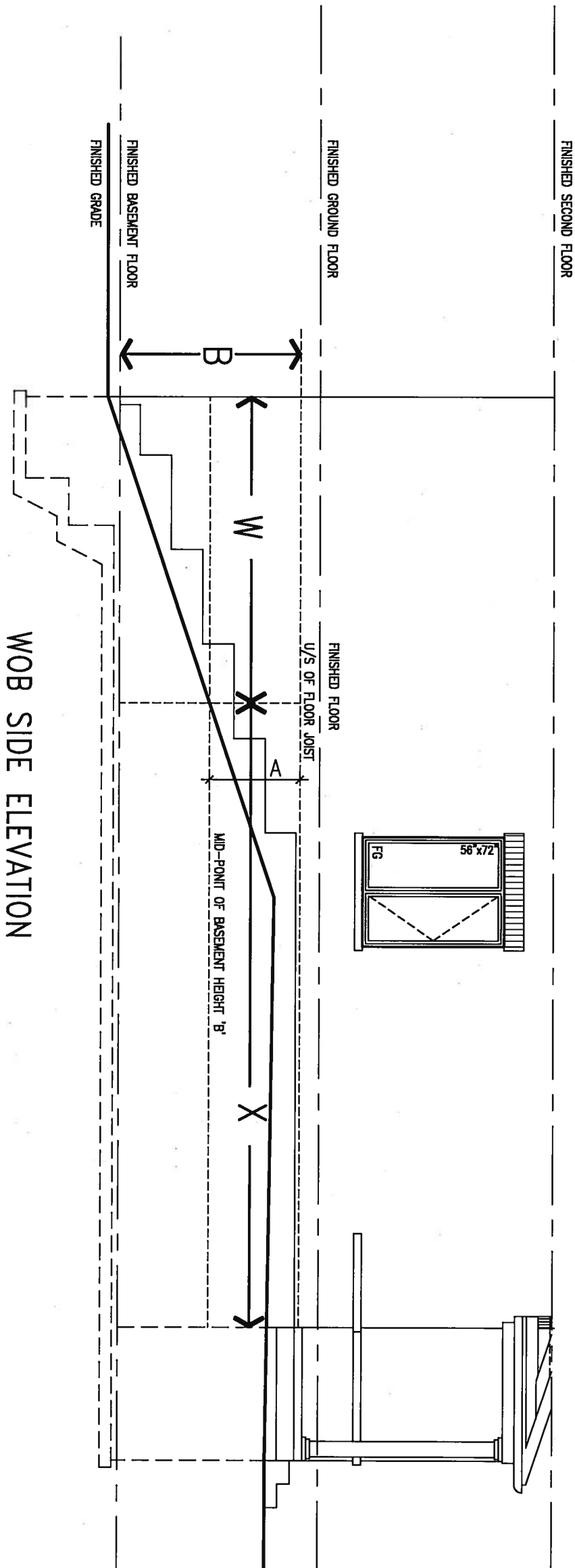
CONST NOTE	
project no. 13045	drawing no. CN5
CONSTRUCTION NOTES	
13045-CONST-08C 2015	

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COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN



WOB SIDE ELEVATION

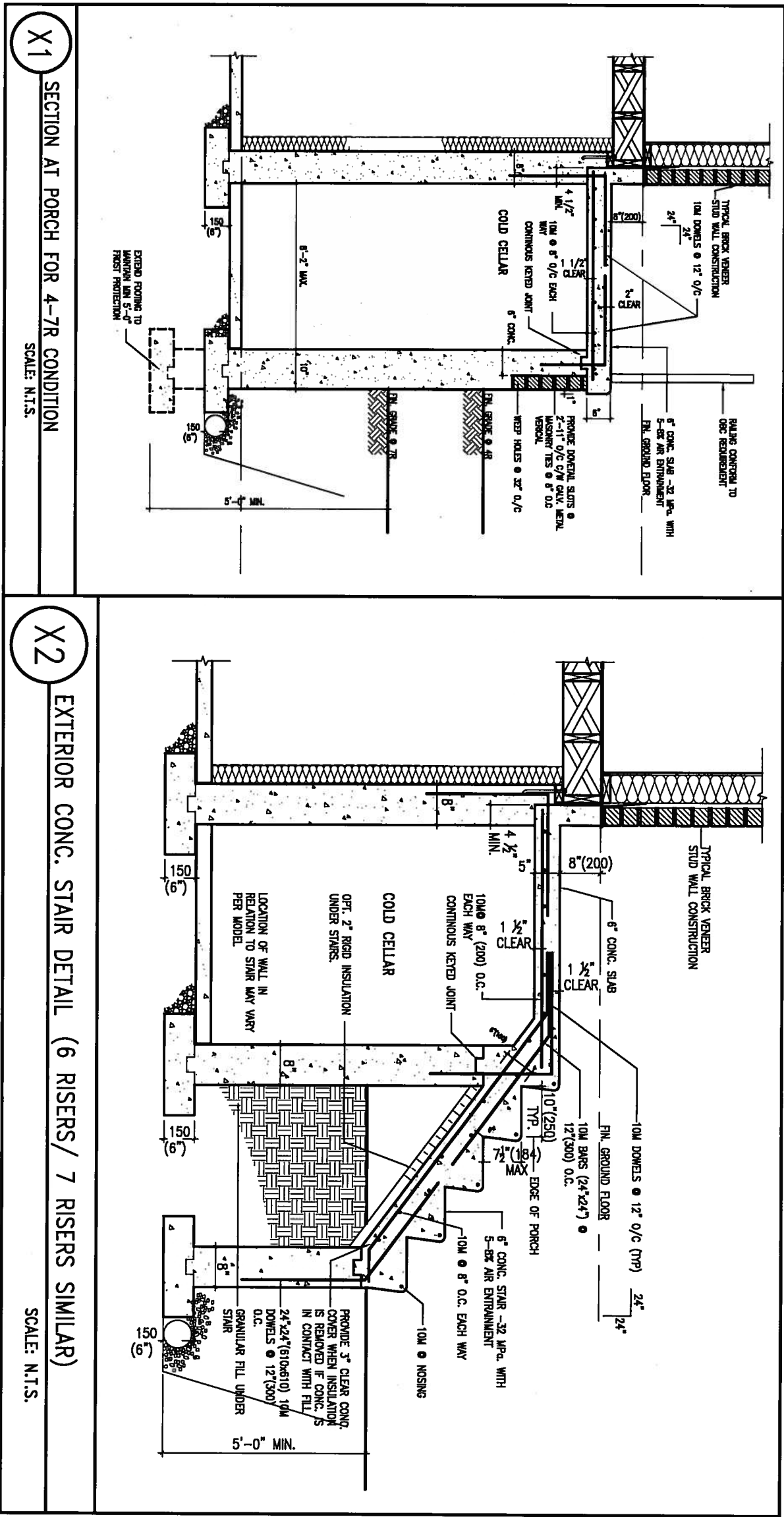
WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

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

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.	 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		CONST NOTE			
8.	.	.	qualification information		project name	GREEN VALLEY ESTATES	municipality	BRADFORD	project no.	13045
7.	.	.	Wellington Jno-Baptiste		date	APR 2014	CONSTRUCTION NOTES			drawing no.
6.	.	.	name		drawn by	RC	checked by	scale	3/16" = 1'-0"	file name
5.	.	.	registration information		RC	13045-CONST-08C 2015	13045-CONST-08C 2015	13045-CONST-08C 2015	13045-CONST-08C 2015	CN7
4.	.	.	VA3 Design Inc.	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.	RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-08C 2015.dwg - Thu - Apr 16 2015 - 6:56 AM					
3.	.	.								
2.	UPDATE TO CODE	APR 16-15	RC							
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC							
no.	description	date	by							



OCT 20, 2015



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.		25591	BCN	42658	
8	.	.	qualification information					
7	.	.	Wellington Jno-Baptiste					
6	.	.	name					
5	.	.	registration information					
4	.	.	VA3 Design Inc.					
3	.	.						
2	UPDATE TO CODE	APR 18-15	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	MAY 07-14	RC					
no.	description	date	by					

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	project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045
	date APR 2014	CONSTRUCTION NOTES	
drawn by RC	checked by -	scale 3/16" = 1'-0"	file name 13045-CONST-08C 2015
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-08C 2015.dwg - Tue - May 12 2015 - 8:51 AM			

CN8	drawing no.

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BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	checked by	RC
scale	3/16" = 1'-0"	file name	13045-CONST-08C 2015
drawing no.	CN8		
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-08C 2015.dwg - Tue - May 12 2015 - 8:51 AM			



CONST NOTE

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD

project no.
13045

date
APR 2014

drawn by
RC

checked by

scale
3/16" = 1'-0"

CONSTRUCTION NOTES

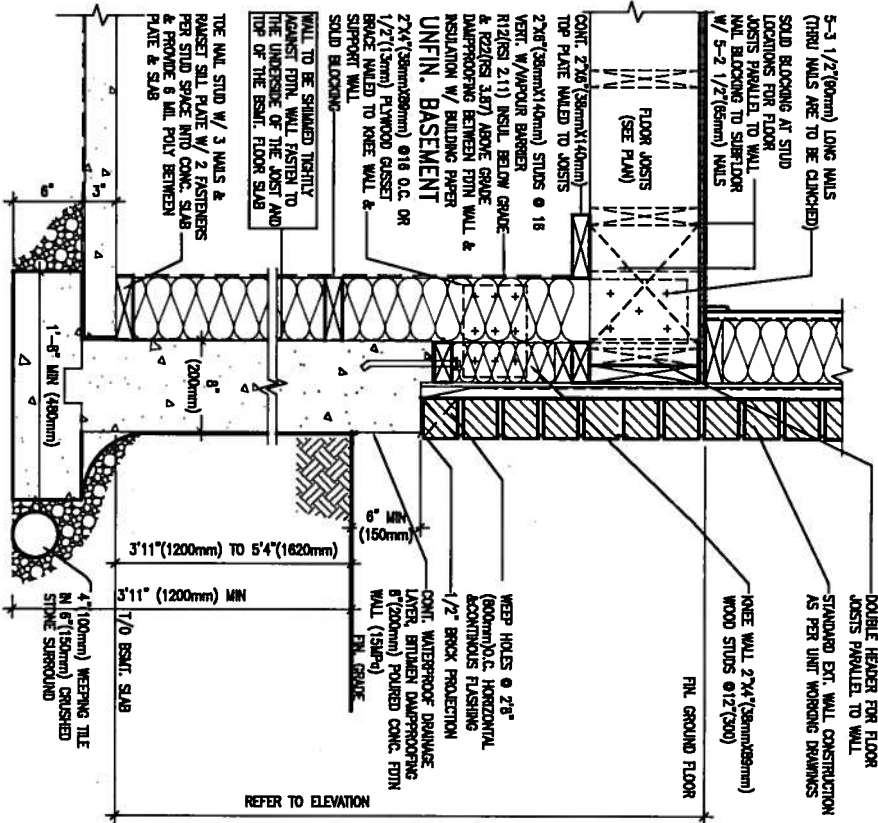
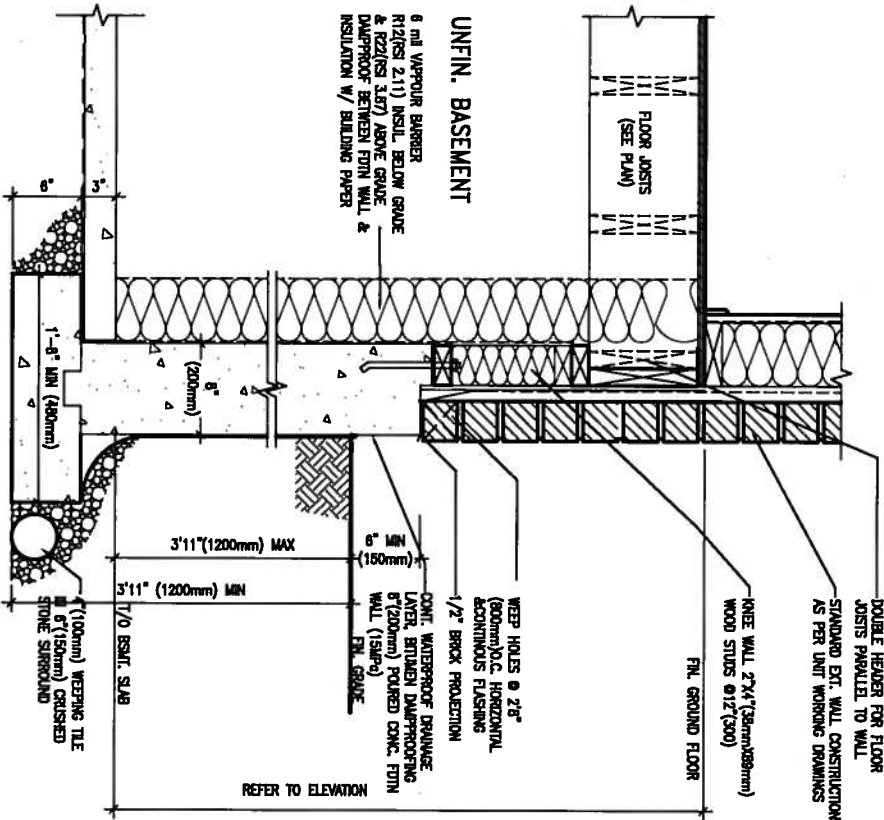
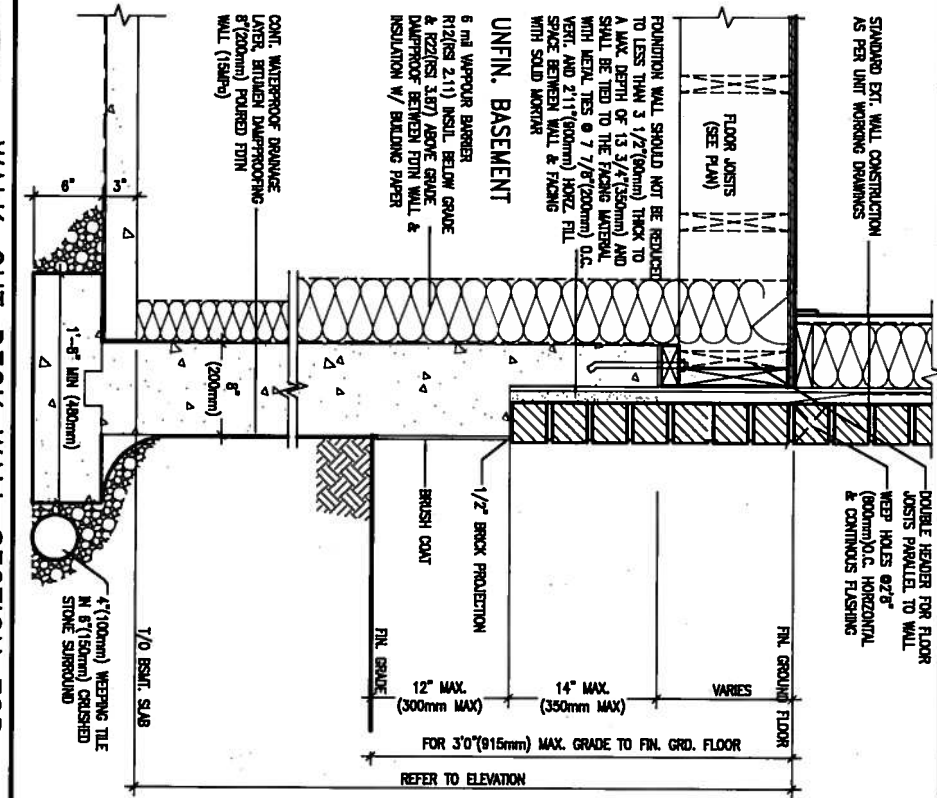
file name
13045-CONST-08C 2015

drawing no.

CN9



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
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.

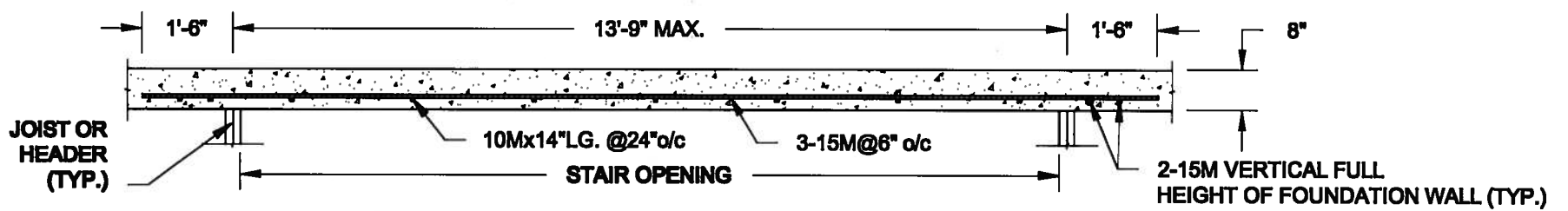


WALK-OUT DECK WALL SECTION FOR
EW3.06B GRADE TO FIN. FLOOR 3'0"(900mm)
MAX. HEIGHT DIFFERENCE
N.T.S.

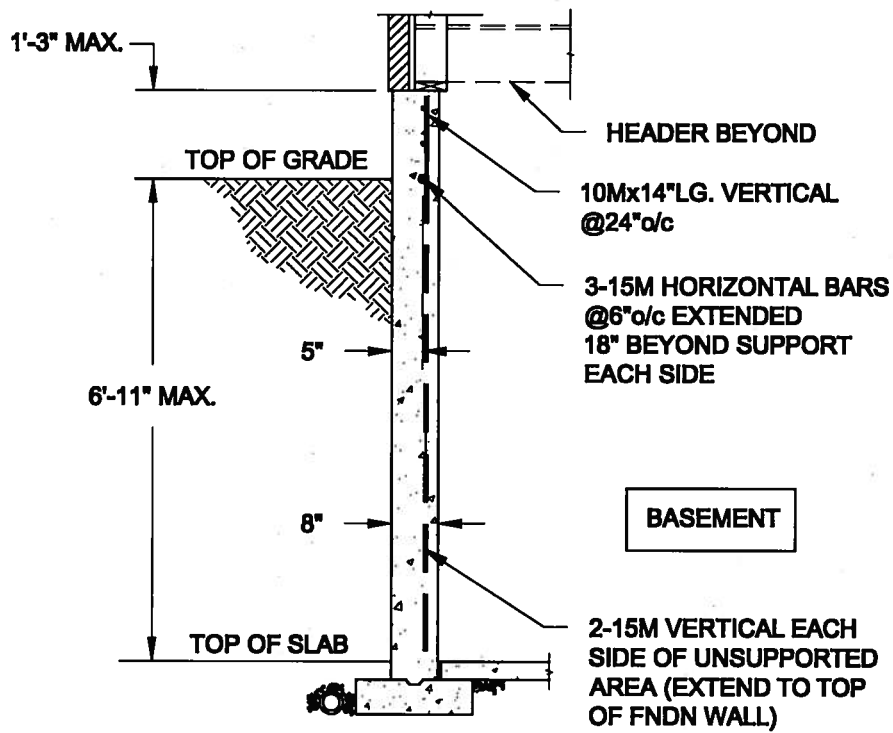
WALK-OUT DECK WALL SECTION FOR GRADE
EW3.07B TO BASEMENT SLAB 3'11"(1200mm)
MAX. HEIGHT DIFFERENCE
N.T.S.

WALK-OUT WALL SECTION FOR GRADE
EW3.08B HEIGHTS BETWEEN 3'11"(1200mm) AND
5'4"(1620mm) BASEMENT SLAB TO GRADE
N.T.S.

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2.	UPDATE TO CODE	APR 16-15	RC	.	.
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC	.	.
no.	description	date	by	.	.



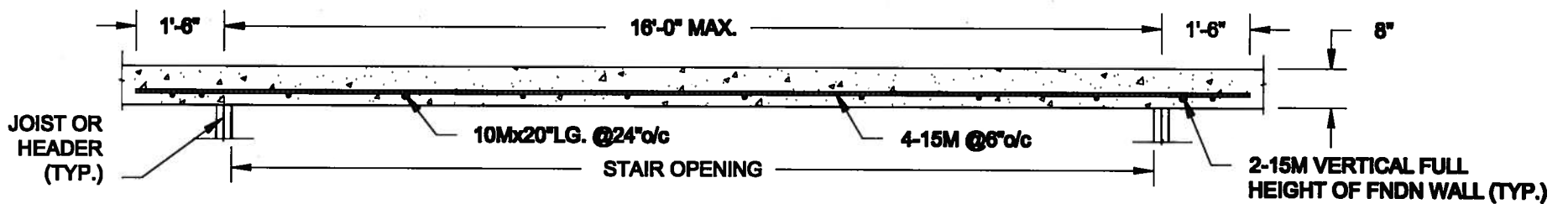
PLAN VIEW
NOT TO SCALE



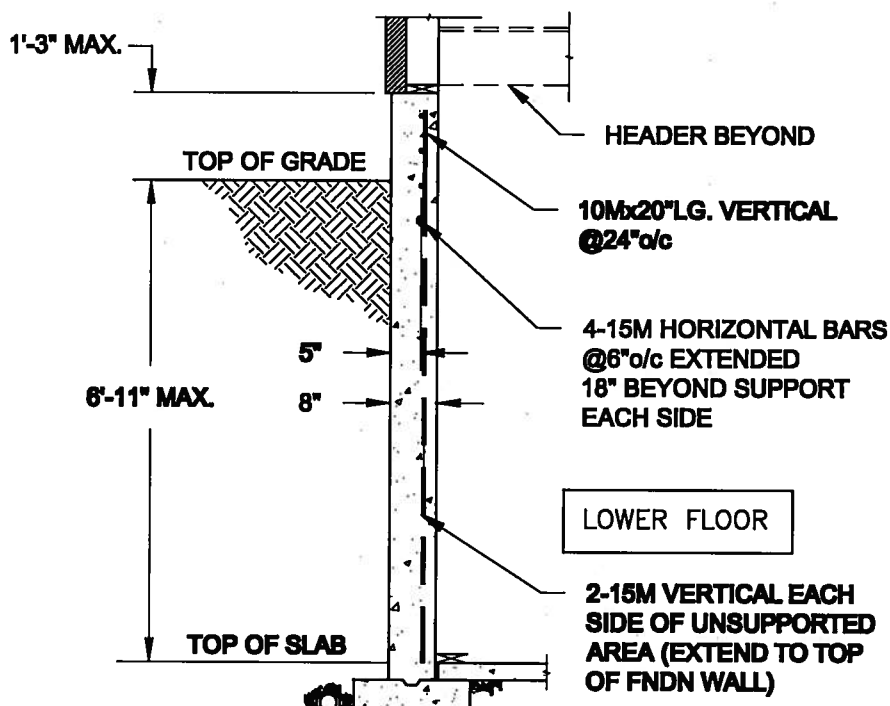
NOTE:

1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN.
3. REINFORCING STEEL TO BE GRADE 400.

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



PLAN VIEW
NOT TO SCALE



NOTE:

1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN.
3. REINFORCING STEEL TO BE GRADE 400.

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

Scale: AS NOTED	
Date: FEB-26-2015	
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:



APR 24, 2015

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

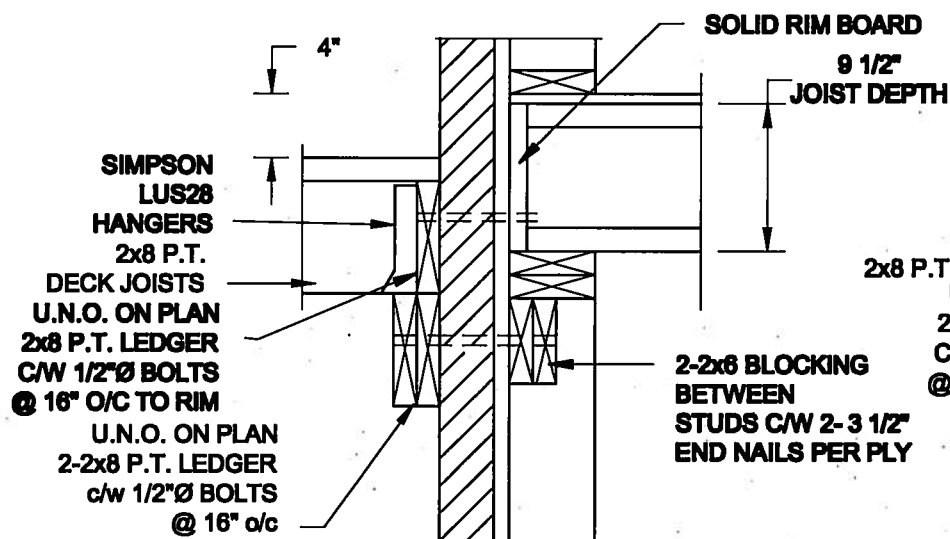
Project No.:

14-095

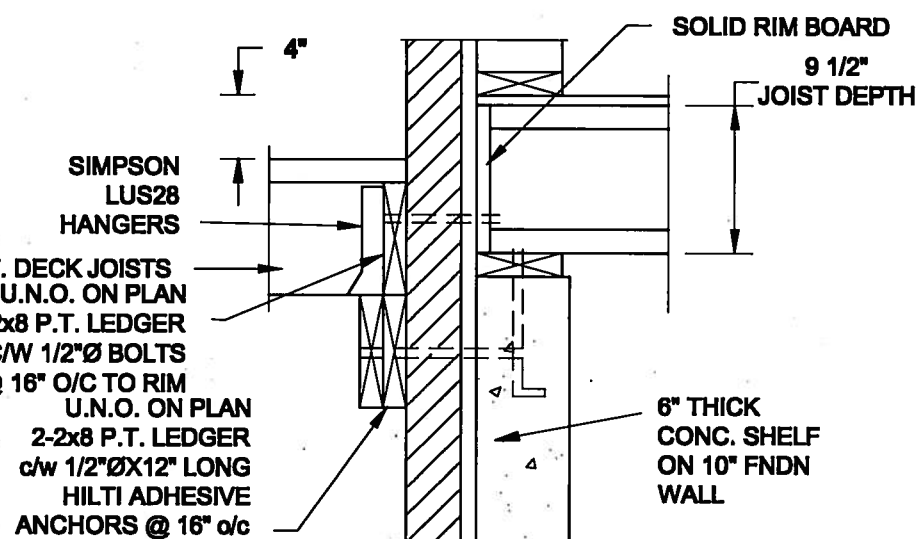
Drawing No.:

S1

FOR 9 1/2" JOIST DEPTH



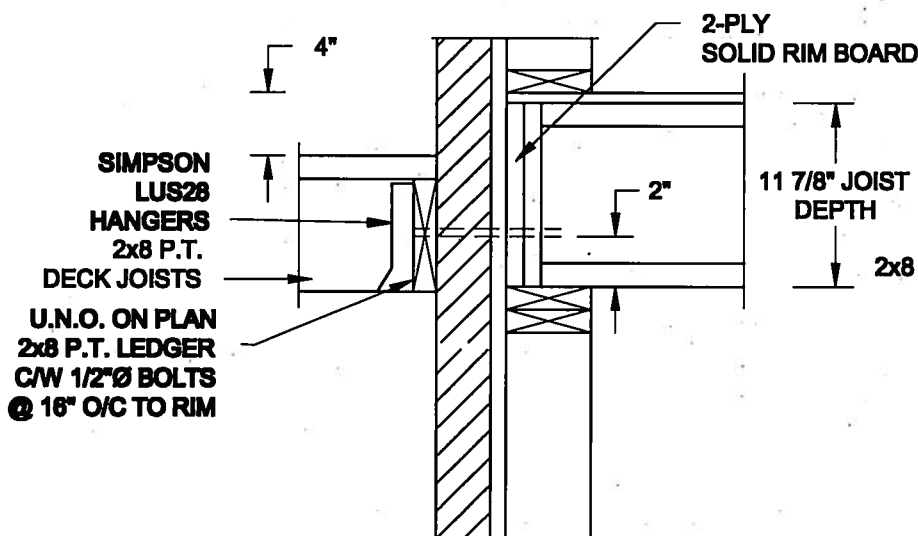
1A DECK FASTENING DETAIL
SCALE: 1" = 1'-0"



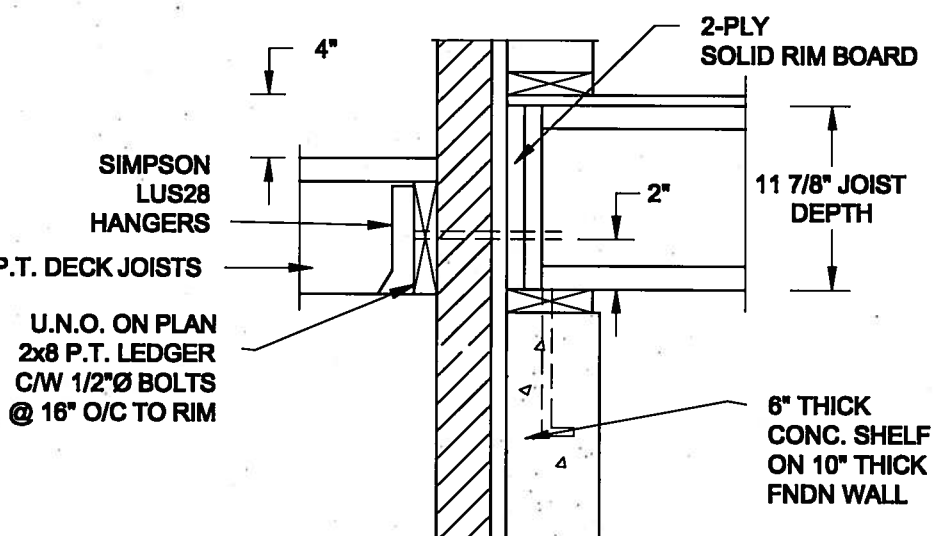
1B DECK FASTENING DETAIL
SCALE: 1" = 1'-0"

- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x8 @ 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 11 7/8" JOIST DEPTH

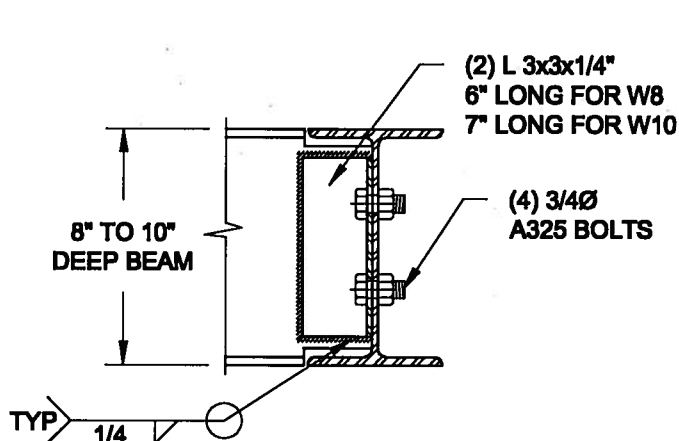


2A DECK FASTENING DETAIL
SCALE: 1" = 1'-0"

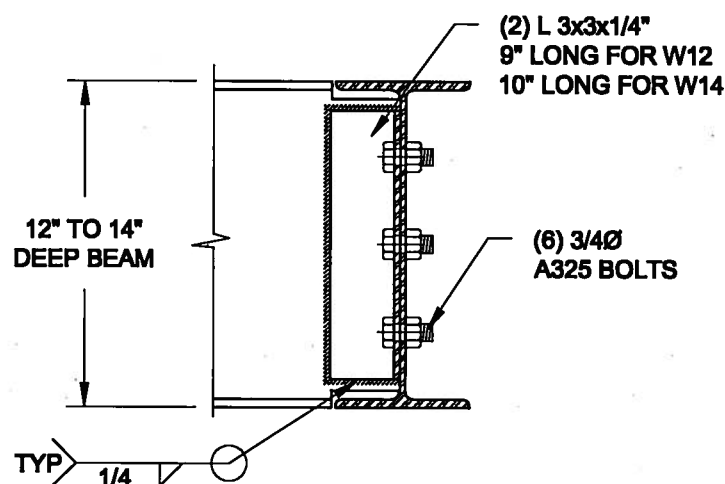


2B DECK FASTENING DETAIL
SCALE: 1" = 1'-0"

- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x8 @ 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.



NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W360x72) BEAM MAX.

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

Scale:
AS NOTED

Date:
FEB-28-2015

Drawn:
SC

Checked:
SJB

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APR 24, 2015

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

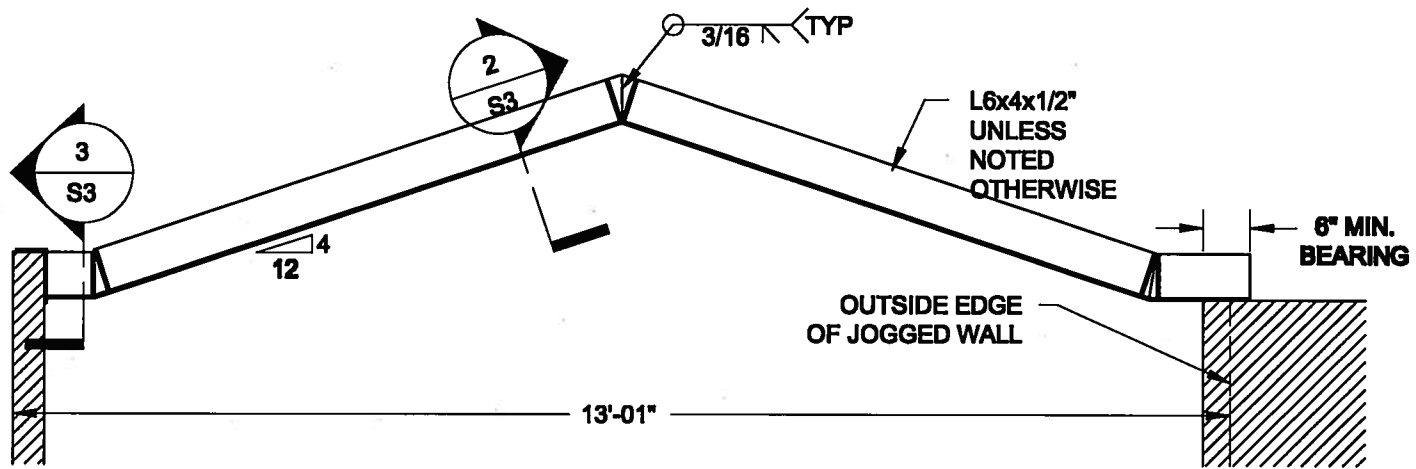
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

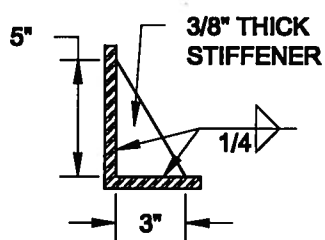
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Drawing No.:

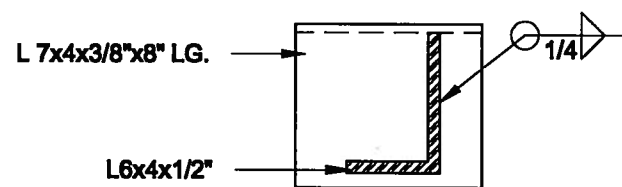
S2



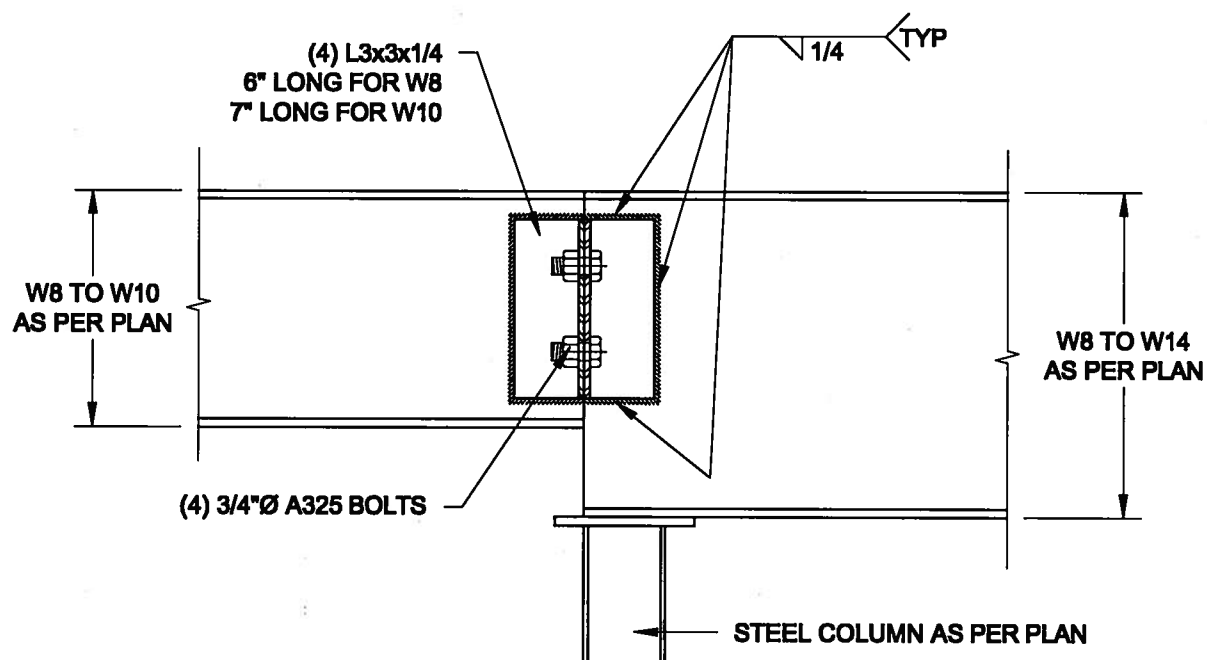
1
S3 **STEEL LINTEL AT GABLE**
SCALE: 1/2" = 1'-0"



2
S3 **TYP. STIFFENER**
SCALE: 1 1/2" = 1'-0"



3
S3 **INVERTED ANGLE**
SCALE: 1 1/2" = 1'-0"



4
S3 **STEEL BEAM CONNECTION**
SCALE: 1 1/2" = 1'-0"

Scale:
AS NOTED

Date:
FEB-20-2015

Drawn:
SC

Checked:
SJB

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Engineer's Seal



APR 24, 2015

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

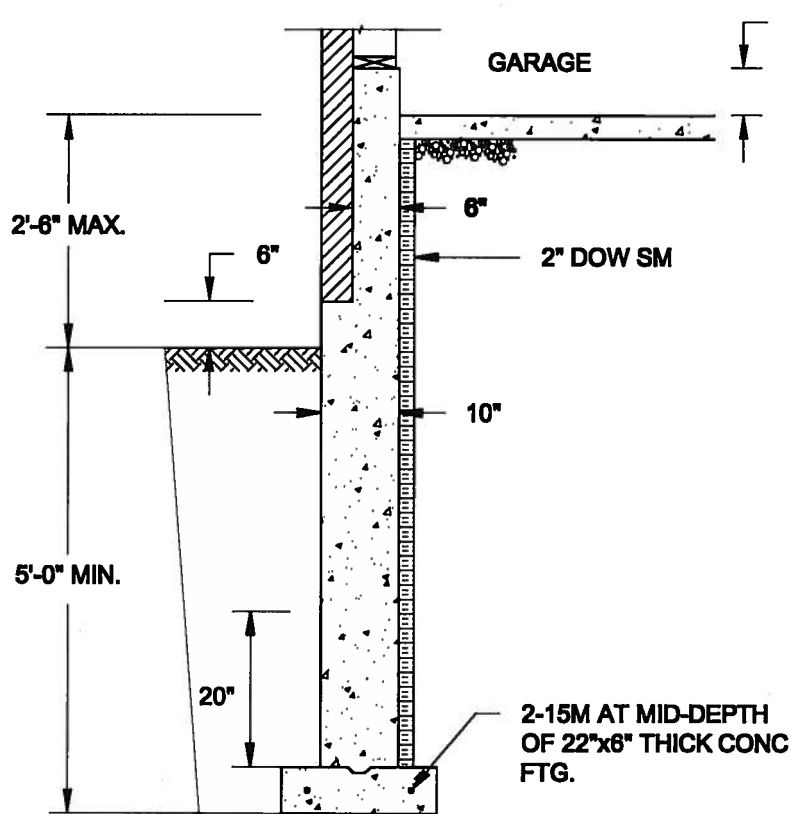
Project No.:

14-095

Drawing No.:

S3

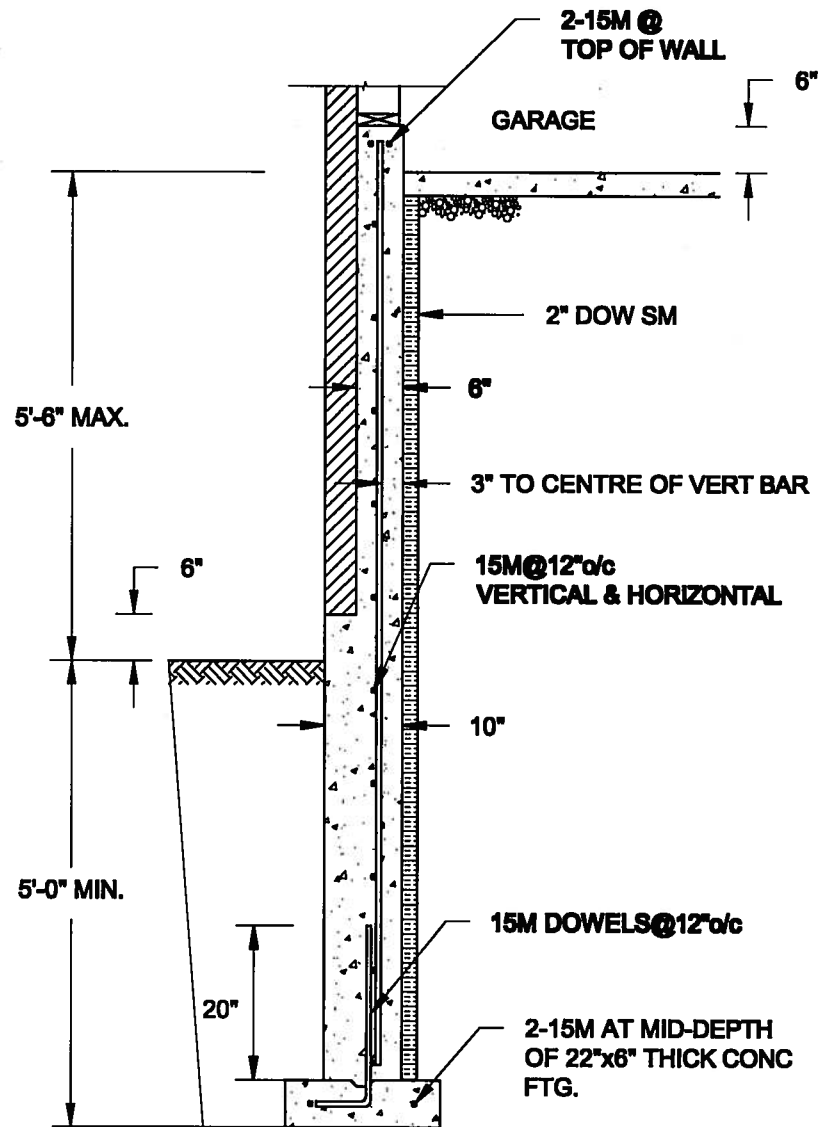
H:\000-0000\1414-095 BAYVIEW WELLINGTON GREEN VALLEY ESTATES\14-095.dwg



1A
S4 **REINFORCED BRICKSHELF**
SCALE: 1/2" = 1'-0"

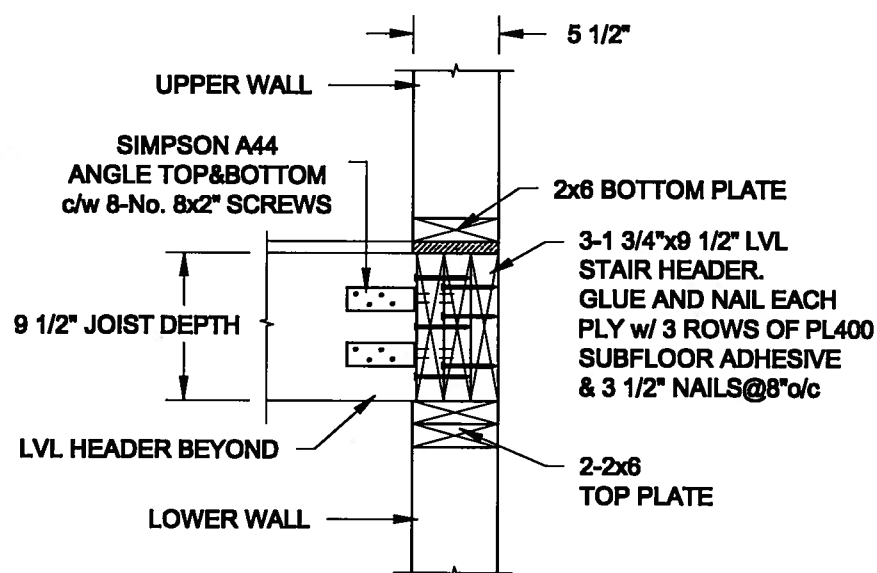
NOTE:

1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE TO HAVE 28-DAY COMPRESSIVE STRENGTH OF 20 MPa.
3. REINFORCING BARS TO BE GRADE 400 DEFORMED STEEL.
4. PROVIDE 3" COVER TO SOIL MINIMUM.



1B
S4 **REINFORCED BRICKSHELF**
SCALE: 1/2" = 1'-0"

FOR 9 1/2" JOIST DEPTH



2
S4 **STAIR HEADER @ EXTERIOR WALL**
SCALE: 1" = 1'-0"

Scale:
AS NOTED

Date:
JUL-19-2015

Drawn:
SC

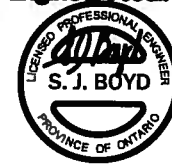
Checked:
SJS

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Engineer's Seal



SEPT 28, 2015

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

14-005

Drawing No.:

S4