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ARCHITECTURAL REVIEW & APPROVAL  
 MAY 29 2017  
 John G. Williams Limited, Architect

MIN. SOIL BEARING CAPACITY OF 150KPa

AREA CHART PAGE 8

- NOTE: SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.
- NOTE: SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.
- NOTE: ALL LVL'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY FLOOR TRUSS MANUFACTURER.
- NOTE J1: PROVIDE SOLID BLOCKING @ 24" O.C. WHERE FLOOR JOISTS ARE PARALLEL TO FOUNDATION WALL (TYP.)

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

BASEMENT PLAN 'C'

LOT 137

9			
8			
7			
6			
5	REVISED AS PER ENG'S COMMENTS	MAY 19-17	RC
4	REV. FOR LOT 137	MAY 02/17	CL
3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC
2	ADDED UPGRADED REAR ELEVATIONS.	SEP. 30/14	GW
1	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB
no.	description	date	by

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

qualification information  
 Wellington Jno-Baptiste 25591  
 name  
 registration information  
 VA3 Design Inc. 42658

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

**VA3 DESIGN**  
 255 Consumers Rd Suite 120  
 Toronto ON M2J 1R4  
 t 416.630.2255 f 416.630.4782  
 va3design.com

**BAYVIEW WELLINGTON**

project name: GREEN VALLEY ESTATES municipality: BRADFORD

date: SEPTEMBER 2014

drawn by: DARRYL BURTON checked by: scale: 3/16" = 1'-0"

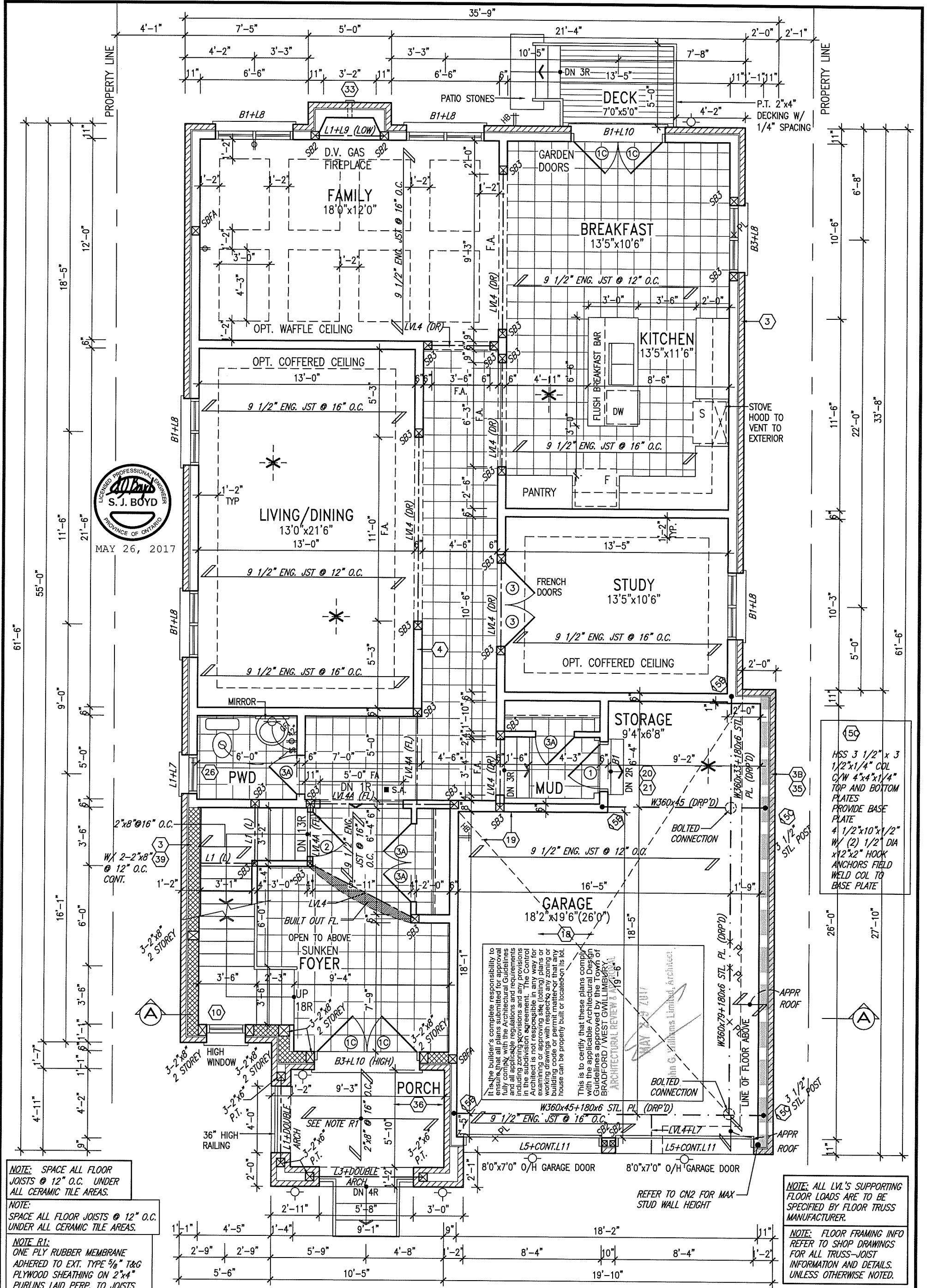
**S42-6 RIDEAU 6**

project no. 13045

BASEMENT PLAN 'C'

file name: 13045-S42-6-LOT 137.dwg - Thu - May 25 2017 - 4:35 PM

drawing no. 1



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

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

NOTE R1:  
ONE PLY RUBBER MEMBRANE ADHERED TO EXT. TYPE 5/8" T&G PLYWOOD SHEATHING ON 2"x4" PURLINS LAID PERP. TO JOISTS SLOPED TO DRAIN, ON 2"x8" SPR. FLR. JOISTS @ 16" O.C. W/ PREFIN. ALUM. SOFFIT ON U/S

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

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

GROUND FLOOR PLAN 'C' LOT 137

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qualification information  
Wellington Jno-Baptista *[Signature]* 25591 BCIN

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**BAYVIEW WELLINGTON**

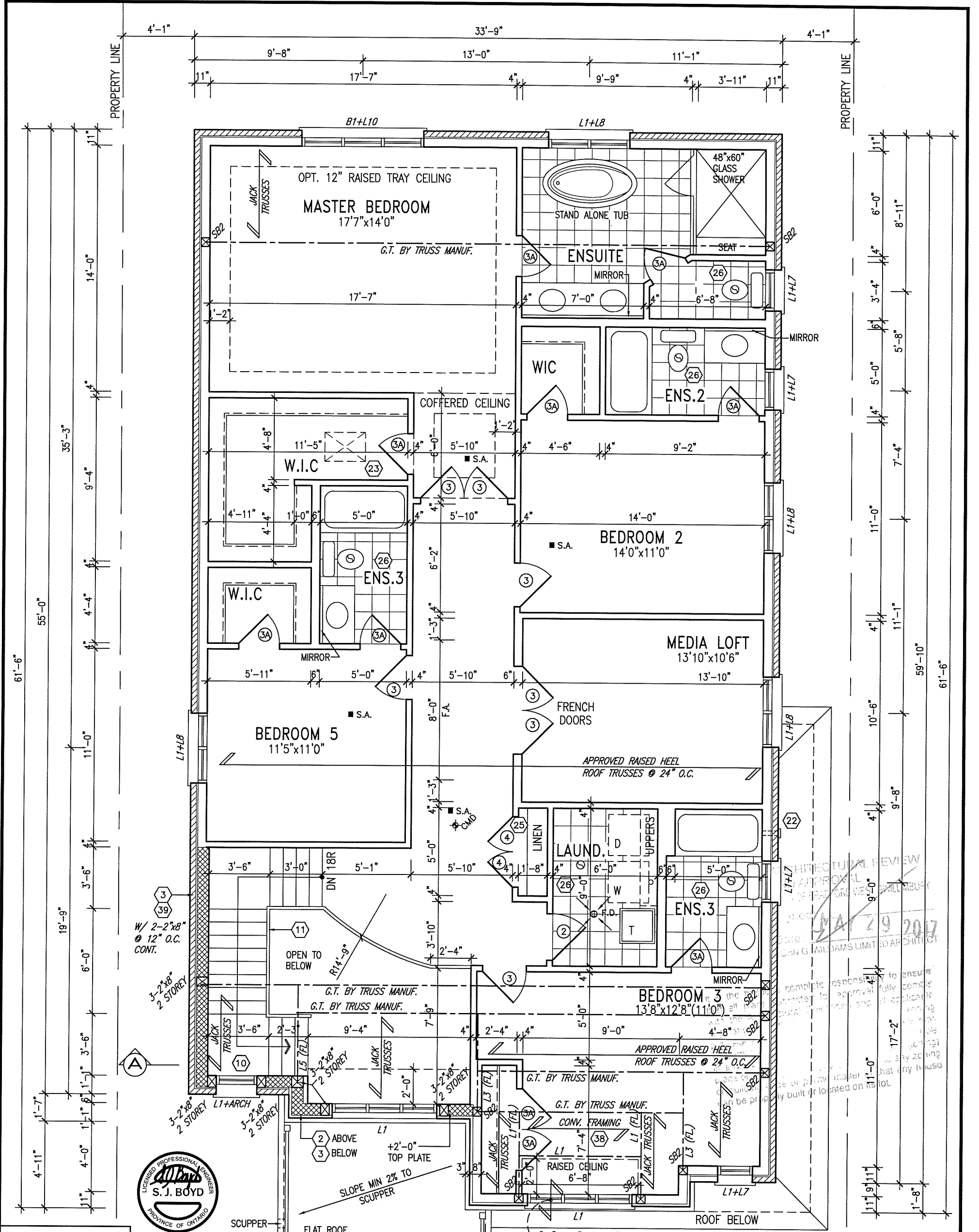
project name: GREEN VALLEY ESTATES  
municipality: BRADFORD

date: SEPTEMBER 2014  
drawn by: DARRYL BURTON  
checked by: [ ]  
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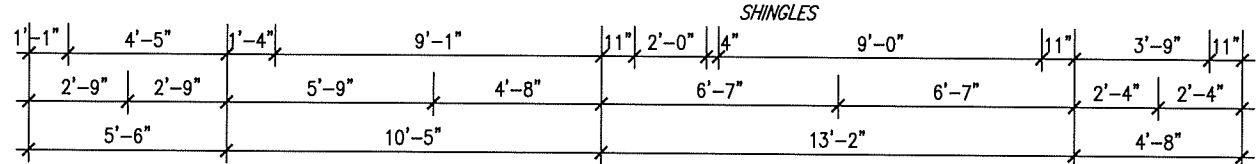
**S42-6 RIDEAU 6**

project no. 13045  
drawing no. 2

GROUND FLOOR PLAN 'C'  
file name: 13045-S42-6-LOT 137  
date: Thu - May 25 2017 - 4:35 PM



**NOTE: ROOF FRAMING INFORMATION**  
 ALL LAMINATED VENEER LUMBER (LVL) BEAMS, BUILT-UP BEAMS, GIRDER TRUSSES AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED AND CERTIFIED BY ROOF TRUSS MANUFACTURER. REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED ON ARCHITECTURAL DRAWINGS.



**SECOND FLOOR PLAN 'C' 4 BEDROOM + MEDIA LOFT LOT 137**

**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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 name registration information BCIN  
 VA3 Design Inc. 42658  
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 project name GREEN VALLEY ESTATES municipality BRADFORD  
 date SEPTEMBER 2014  
 drawn by DARRYL BURTON checked by scale 3/16" = 1'-0"  
 SECOND FLOOR PLAN 'C'

**S42-6**  
 RIDEAU 6  
 project no. 13045  
 drawing no. 3

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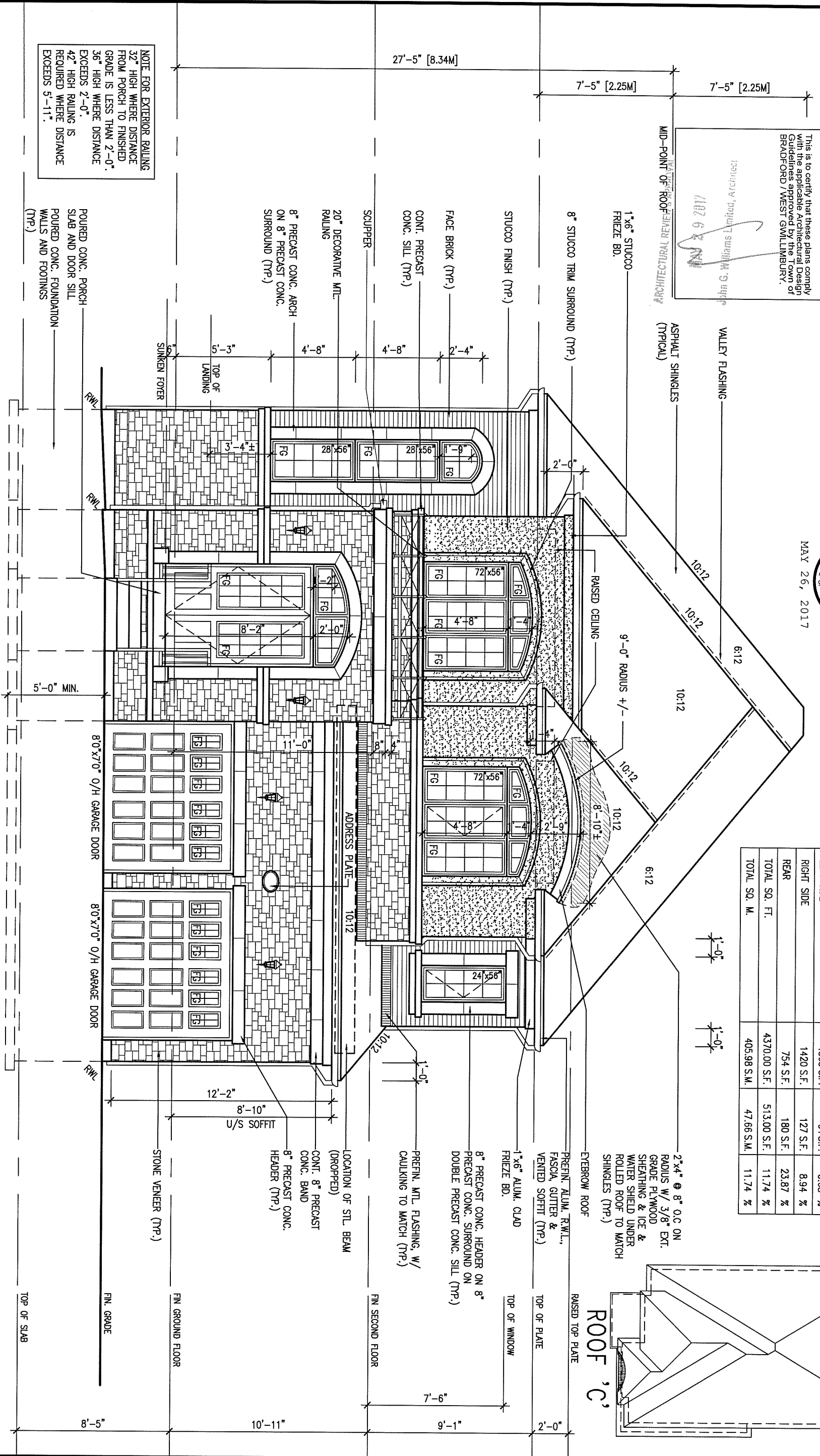
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John G. Williams Limited, Architect  
 MAY 26 2017



MAY 26, 2017

UNINSULATED OPENINGS (PER ORC. SB-12.2.1.1 (7))		
ELEVATION	WALL AREA S.F.	ENERGY EFFICIENCY - ORC SB12
42-6 ELEVATION C		
FRONT	833 S.F.	115 S.F. 13.81 %
LEFT SIDE	1363 S.F.	91 S.F. 6.68 %
RIGHT SIDE	1420 S.F.	127 S.F. 8.94 %
REAR	754 S.F.	180 S.F. 23.87 %
TOTAL SQ. FT.	4370.00 S.F.	513.00 S.F. 11.74 %
TOTAL SQ. M.	405.98 S.M.	47.66 S.M. 11.74 %



NOTE FOR EXTERIOR RAILING  
 32" HIGH WHERE DISTANCE FROM PORCH TO FINISHED GRADE IS LESS THAN 2'-0".  
 36" HIGH WHERE DISTANCE EXCEEDS 2'-0".  
 42" HIGH RAILING IS REQUIRED WHERE DISTANCE EXCEEDS 5'-11".

FRONT ELEVATION 'C'

LOT 137

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8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name registration information
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**BAYVIEW WELLINGTON**

project name: GREEN VALLEY ESTATES  
 municipality: BRADFORD

date: SEPTEMBER 2014  
 drawn by: DARRYL BURTON  
 checked by: 3/16" = 1'-0"

**S42-6 RIDEAU 6**

project no.: 13045  
 drawing no.: 4

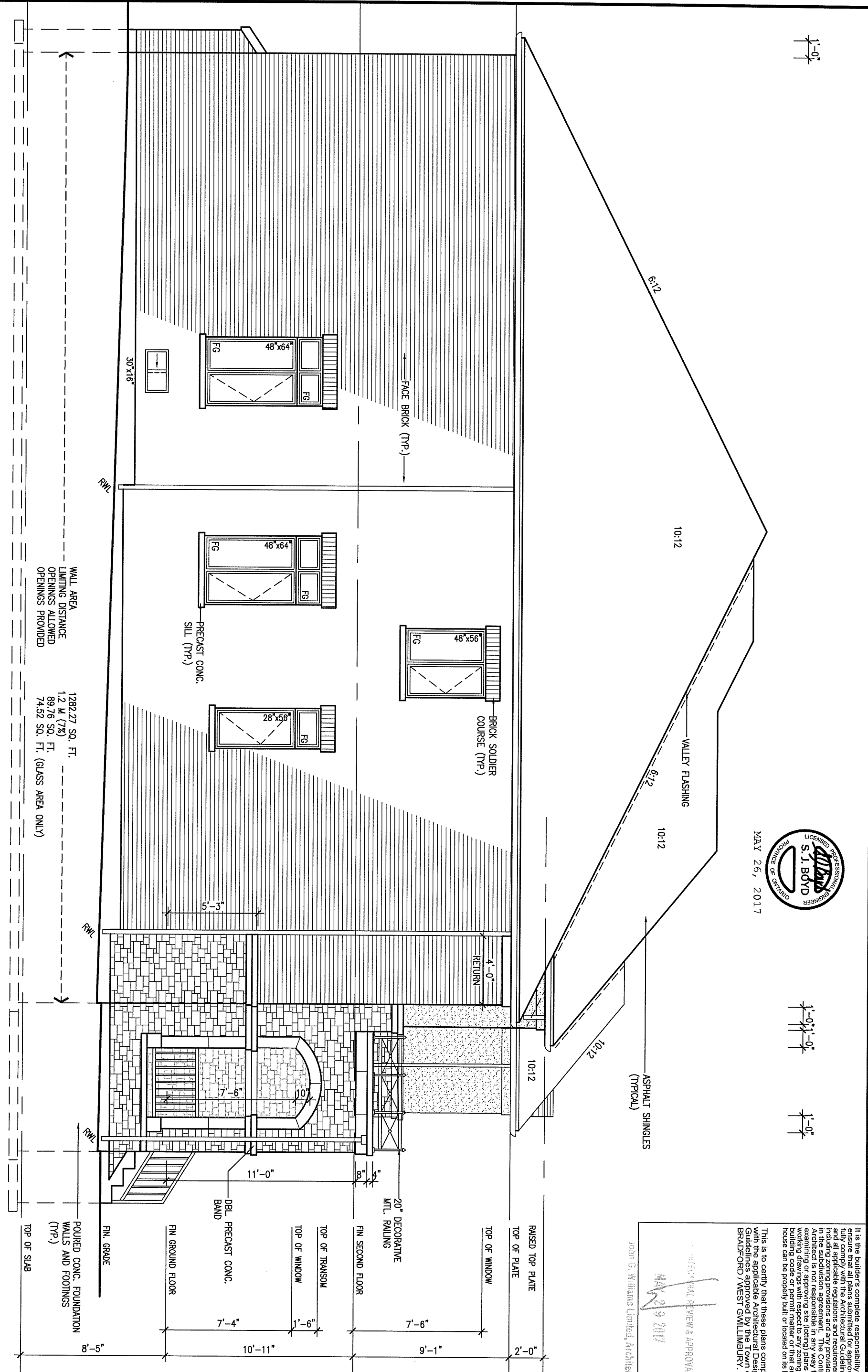
FRONT ELEVATION 'C'



NOTE:  
REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES & INFORMATION

LEFT SIDE ELEVATION 'C'

LOT 137



WALL AREA  
LIMITING DISTANCE  
OPENINGS ALLOWED  
OPENINGS PROVIDED

1282.27 SQ. FT.  
1.2 M (7%)  
89.76 SQ. FT.  
74.52 SQ. FT. (GLASS AREA ONLY)



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John G. Williams Limited, Architect  
MAY 29 2017  
ARCHITECTURAL REVIEW & APPROVAL

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qualification information  
Wellington Jno-Baptiste *J. Baptiste* 25591 BCIN  
name registration information  
VA3 Design Inc. 42658

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project name GREEN VALLEY ESTATES municipality BRADFORD  
date SEPTEMBER 2014  
drawn by DARRYL BURTON checked by 3/16" = 1'-0" scale

**S42-6 RIDEAU 6**

project no. 13045  
drawing no. 5

LEFT SIDE ELEVATION 'C'  
file name 13045-S42-6-LOT 137  
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1'-0" = 1'-0"

1'-0" = 1'-0"

MAY 26, 2017

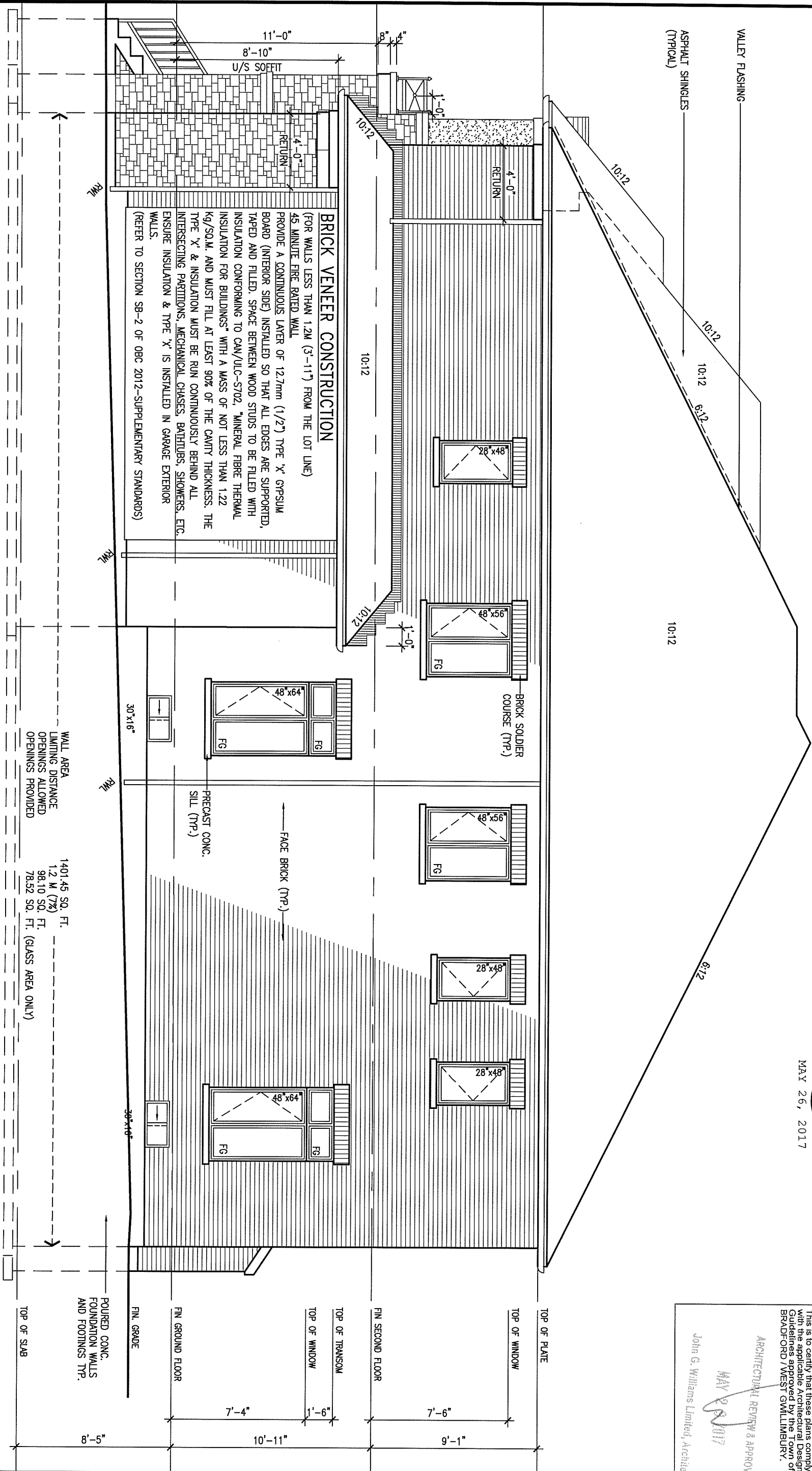


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ARCHITECTURAL REVIEW & APPROVAL  
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VALLEY FLASHING  
ASPHALT SHINGLES (TYPICAL)



**BRICK VENEER CONSTRUCTION**  
(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)  
45 MINUTE FIRE RATED WALL  
PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH INSULATION CONFORMING TO CAN/ULC-S702, "MINERAL FIBRE THERMAL INSULATION FOR BUILDINGS" WITH A MASS OF NOT LESS THAN 1.22 KG/SQ.M. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.  
(REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)

WALL AREA  
LIMITING DISTANCE  
OPENINGS ALLOWED  
OPENINGS PROVIDED

1401.45 SQ. FT.  
1.2 M (7%)  
98.10 SQ. FT.  
78.52 SQ. FT. (GLASS AREA ONLY)

TOP OF PLATE  
TOP OF WINDOW  
TOP OF TRANSOM  
TOP OF WINDOW  
FIN SECOND FLOOR  
FIN GROUND FLOOR  
FIN. GRADE  
POURED CONC. FOUNDATION WALLS AND FOOTINGS TYP.  
TOP OF SLAB

7'-4"  
1'-6"  
7'-6"  
9'-1"  
10'-11"  
8'-5"

RIGHT SIDE ELEVATION 'C'

NOTE:  
REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES & INFORMATION

LOT 137

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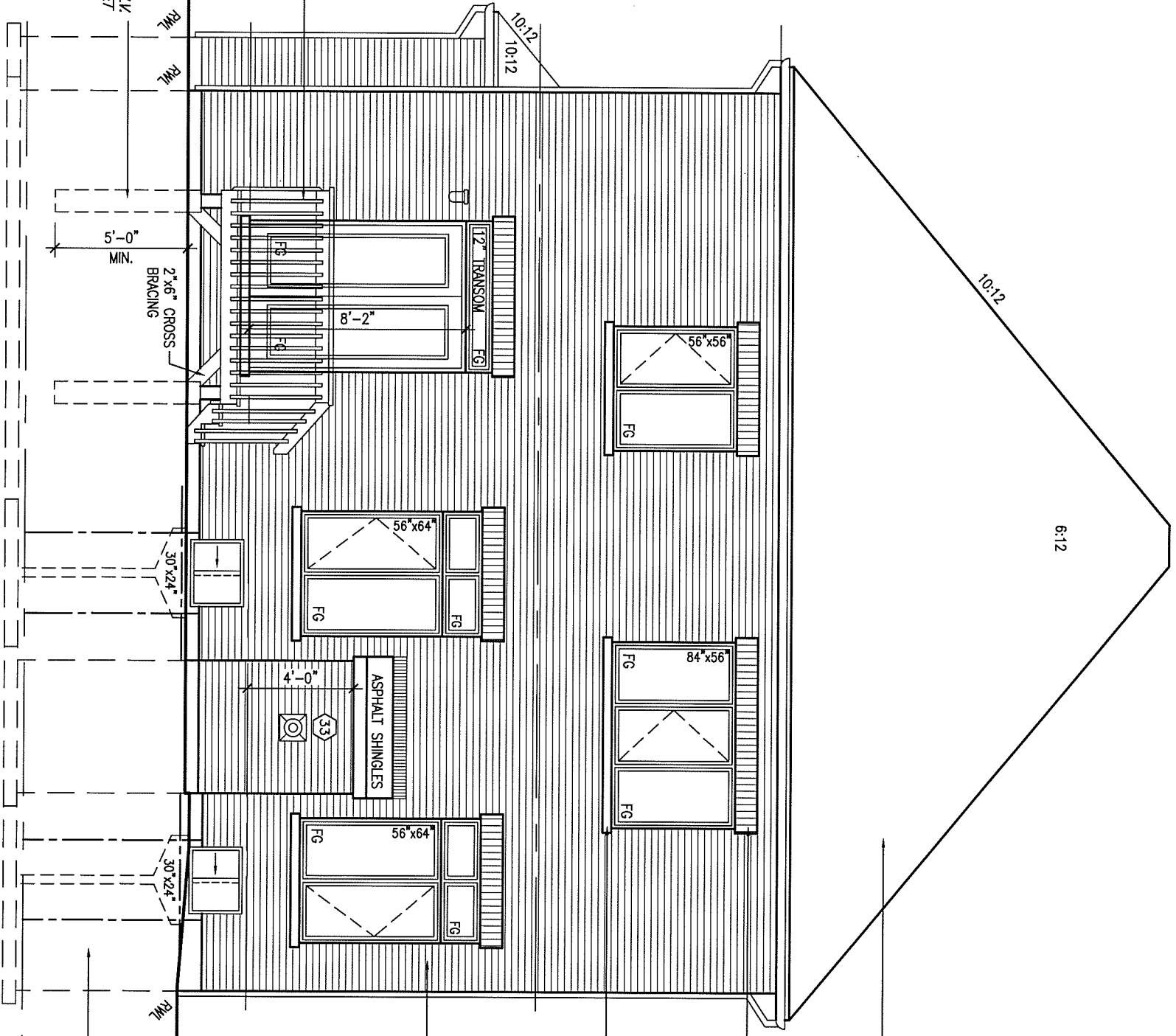
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**S42-6 RIDEAU 6**  
project no.: 13045  
drawing no.: 6  
RIGHT SIDE ELEVATION 'C'  
file name: 13045-S42-6-LOT 137

NOTE:  
REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES & INFORMATION

6"x6" P.I. 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.

36" HIGH WOOD RAILING  
(42" HIGH GUARD WHEN  
DECK IS MORE THAN  
5'-11" ABOVE GRADE)



REAR ELEVATION 'C'

LOT 137

POURED CONC.  
FOUNDATION WALLS  
AND FOOTINGS TYP.

FACE BRICK (TYP.)

PRECAST CONC.  
SILL (TYP.)

BRICK SOLDIER  
COURSE (TYP.)

ASPHALT SHINGLES  
(TYPICAL)

MAY 26, 2017



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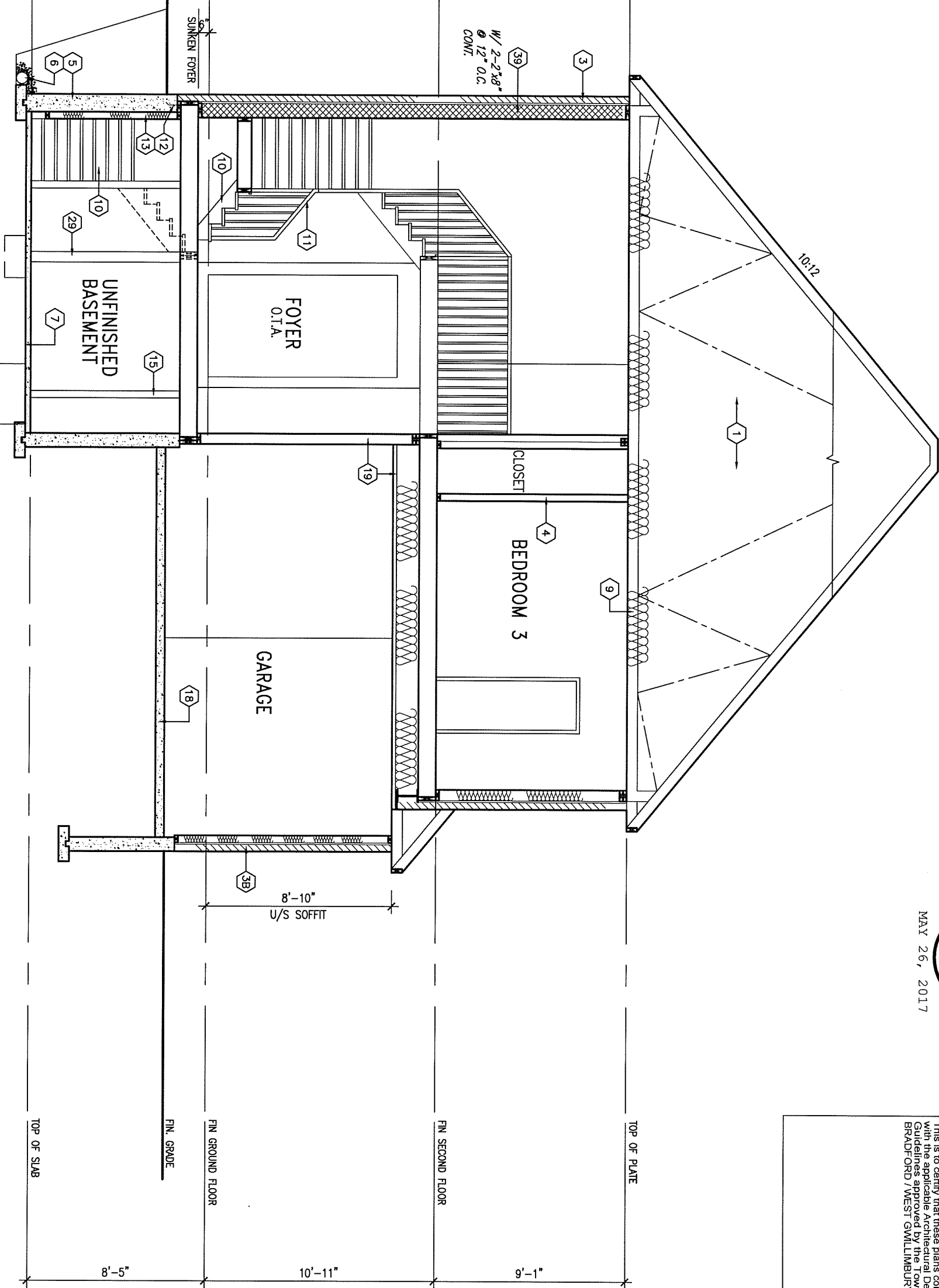
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project name GREEN VALLEY ESTATES municipality BRADFORD  
date SEPTEMBER 2014 checked by DARRYL BURTON scale 3/16" = 1'-0"  
REAR ELEVATION 'A', 'B' & 'C' file name 13045-S42-6-LOT 137

**S42-6 RIDEAU 6** project no. 13045  
drawing no. 7

AREA CALCULATIONS		ELEV. C
GROUND FLOOR AREA	1589 SF	
SECOND FLOOR AREA	1981 SF	
SUBTOTAL	3570 SF	
DEDUCT ALL OPEN AREAS	102 SF	
FINISHED BSMT AREA	00 SF	
<b>TOTAL NET AREA</b>	<b>3468 SF</b>	
COVERAGE	(322.18 m <sup>2</sup> )	
W/OUT PORCH	2051 SF	
COVERAGE	(190.54 m <sup>2</sup> )	
W/ PORCH	<b>2126 SF</b>	
	(197.51 m <sup>2</sup> )	



SECTION A-A

LOT 137

MAY 26, 2017  
 LICENSED PROFESSIONAL ENGINEER  
 S. J. BOYD  
 PROVINCE OF ONTARIO

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**S42-6 RIDEAU 6**

project no.: 13045

drawing no.: 8

SECTION A-A  
 file name: 13045-S42-6-LOT 137  
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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. ONT. REG. 332/12-2012 OBC

- 1. ROOF CONSTRUCTION NO.210 (10.25kg/m2) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. (EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER) 38x89 (2'x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVES/TROUGH, 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.).

- 10. 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 FLIGHT MAX. RISE = 200 (7-7/8") MIN. RUN = 210 (8-1/4") MIN. TREAD = 235 (9-1/4") MAX. NOSING = 25 (1") MIN. HEADROOM = 1950 (6'-5") RAIL @ LANDING = 900 (2'-11") RAIL @ STAIR = 865 (2'-10") TO 965 (3'-2") MIN. STAIR WIDTH 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 (3') HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (7'-11"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (7'-11"). 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. 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.

- 35. EXPOSED BUILDING FACE OBC 9.10.15 & SB-2-2.3.5(2) EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 min. WHERE LIMITING DISTANCE (LD) IS LESS THAN 1.2M (3'-11"). WHERE THE LD IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES. OFFENDING GARAGE WALLS INCLUDED. 36. COLD CELLAR PORCH SLAB (OBC 9.39.1) FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (5") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REIN. 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 (L7) INTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING. 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 (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR. 37. CONVENTIONAL ROOF FRAMING (2.0kPa, SNOW LOAD) 38x140 (2'x6") RAFTERS @ 400mm (16") O.C. FOR MAX 11" SPAN. 38x184 (2'x8") RIDGE BOARD. 38x89 (2'x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2'x4") @ 400mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2'x6") @ 400 (16") O.C. FOR MAX. 4450mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2'x4") @ 600mm (24") O.C. WITH A 38x89 (2'x4") CENTRE POST TO THE TRUSS BELOW. LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

- 39. TWO STOREY VOLUME SPACES FOR A MAXIMUM 5490 mm (18'-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m. PROVIDE 2-38x140 (2'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'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.

GENERAL NOTES

- WINDOWS: 1) MINIMUM BEDROOM WINDOW -OBC 9.9.10.1.- AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m2 UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3"). 2) WINDOW GUARDS -OBC 9.8.8.1.(6). A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11") 3) EXTERIOR WINDOWS SHALL COMPLY WITH OBC DIV. 9.9.7.3. & SB12-2.1.1.8 GENERAL: 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. 8. 6.2.2. SEE MECHANICAL DRAWINGS. 2) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2. & 5.6.2.2.(3) AND MUNICIPAL STANDARDS. 3) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY. 4) STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3. 3.8.3.8.1.(1) & 3.8.3.13.(1)(f). SEE DETAIL. 5) ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12.1.1.9. 6) ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV. 8-9.2.5.3. 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 2.0E-2950Fb MIN., NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm (7 1/4", 9 1/2", 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C. 6) PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS. 7) JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS. 8) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE IN CONTACT WITH CONCRETE SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mm POLYETHYLENE FILM, NO. 50 (45lb.) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 15mm (5/8") ABOVE THE GROUND. STEEL: 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. 9-23.4.3. 2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R. STUCCO: 1) ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

ONT. REG. 332/12-2012 OBC Amendment O. Reg. 368/13 NOV. 13, 2014

Table with 2 columns: WOOD LINTELS AND BUILT-UP WOOD BEAMS. Rows L1-L8 with dimensions and specifications.

Table with 2 columns: LOOSE STEEL LINTELS. Rows L7-L13 with dimensions and specifications.

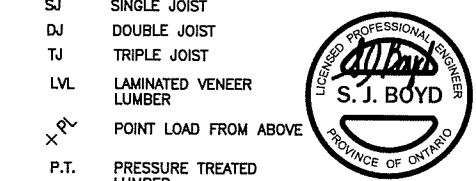
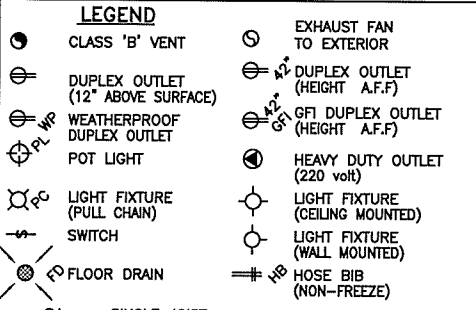
Table with 2 columns: LAMINATED VENEER LUMBER (LVL) BEAMS. Rows LVL1A-LVL8 with dimensions and specifications.

DOOR SCHEDULE

Table with 2 columns: DOOR SCHEDULE. Rows 1-6 with door type, size, and specifications.

MECHANICAL SYMBOLS

Table with 2 columns: MECHANICAL SYMBOLS. Rows HEAT PIPE, WARM AIR, PLUMBING (TOILET), RETURN AIR DUCT, PLUMBING (BATH, SINK, SHOWER).



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.

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 SIGNALING 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. & 9.13.4)

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

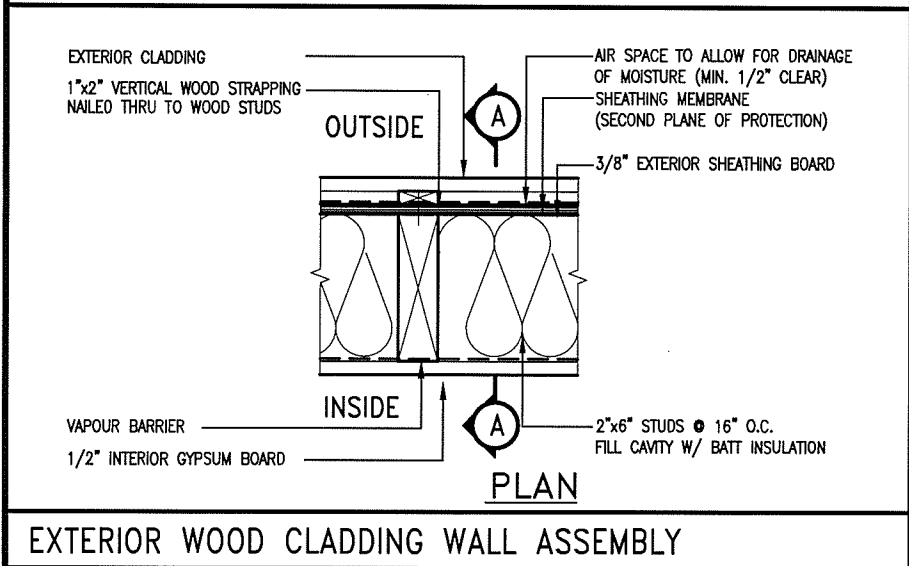
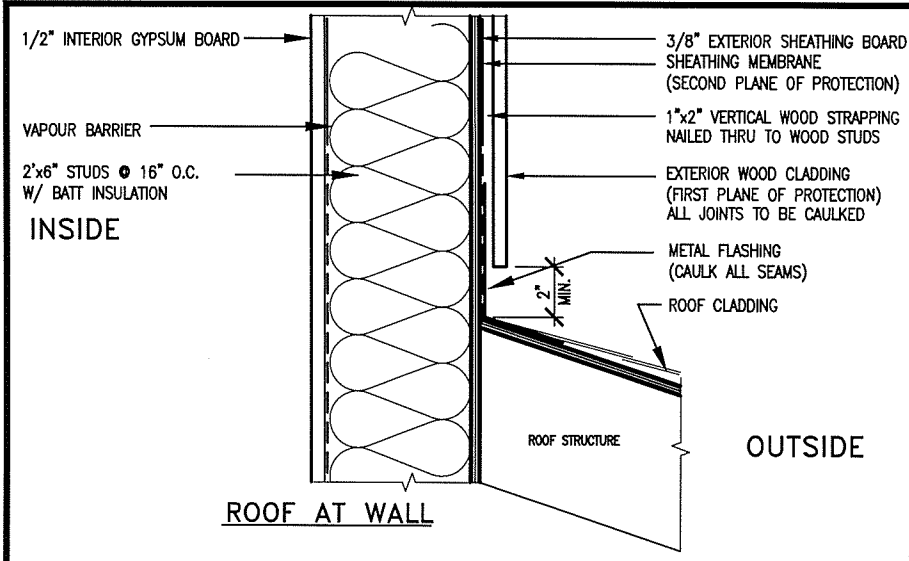
REFER TO ENERGY STAR BOP FOR The minimum thermal performance of building envelope and equipment shall conform to the selected package unless otherwise noted.

2014 VA3 REFERENCE NUMBER

Table with 2 columns: UPDATE TO CODE, ISSUE FOR CLIENT REVIEW. Rows 2, 1 with dates and initials.

Table with 2 columns: WELLINGTON JNO-BAPTISTE, VA3 DESIGN INC. Includes signature, name, registration information, and contact details.

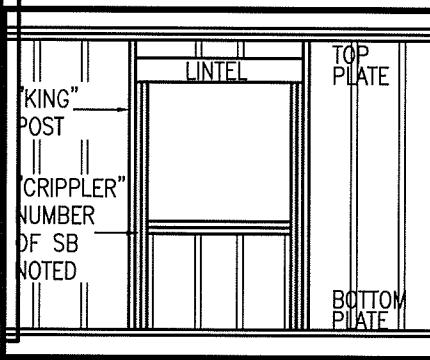
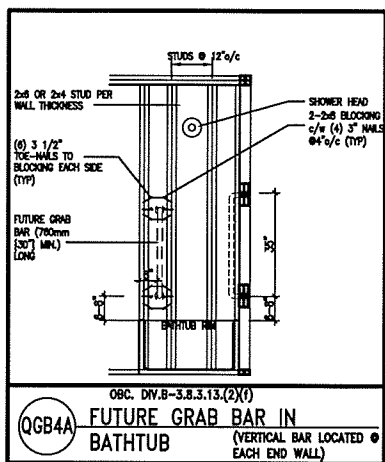
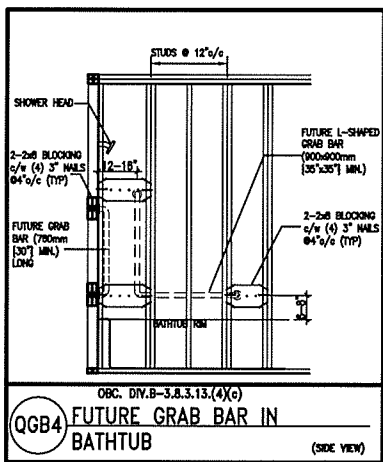
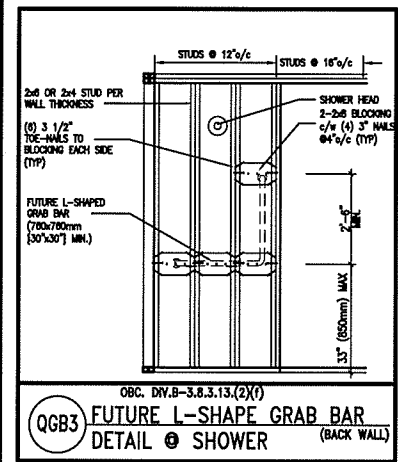
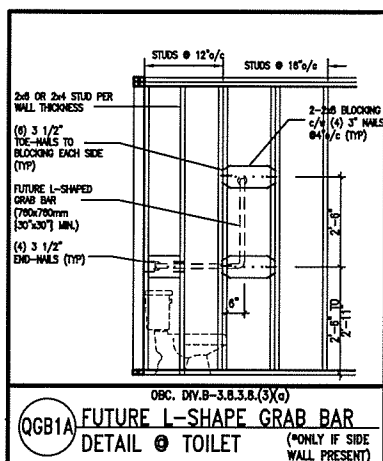
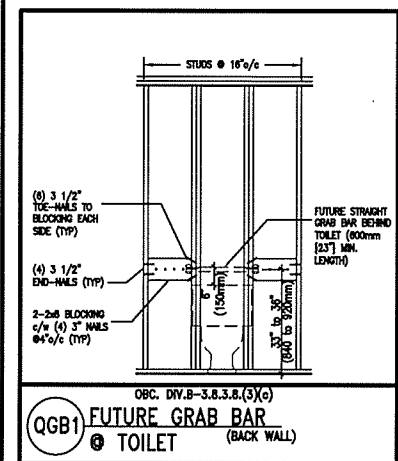
VA3 DESIGN logo and contact information. BAYVIEW WELLINGTON CONST NOTE. Project name: GREEN VALLEY ESTATES. Municipality: BRADFORD. Project no.: 13045. Drawing no.: CN1. Scale: 3/16" = 1'-0".



EXTERIOR WOOD CLADDING WALL ASSEMBLY

**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)(a) & 3.8.3.8.(3)(c), SHOWER 3.8.3.13.(2)(1), BATHTUB & 3.8.3.13.(4)(c), AND DETAILS PROVIDED.



MAY 26, 2017

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:
- 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.
  - 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.
  - 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.

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

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

- NOTES:
- FOR ROOF DESIGN SNOW LOAD OF 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

9				
8				
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3				
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 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 *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.

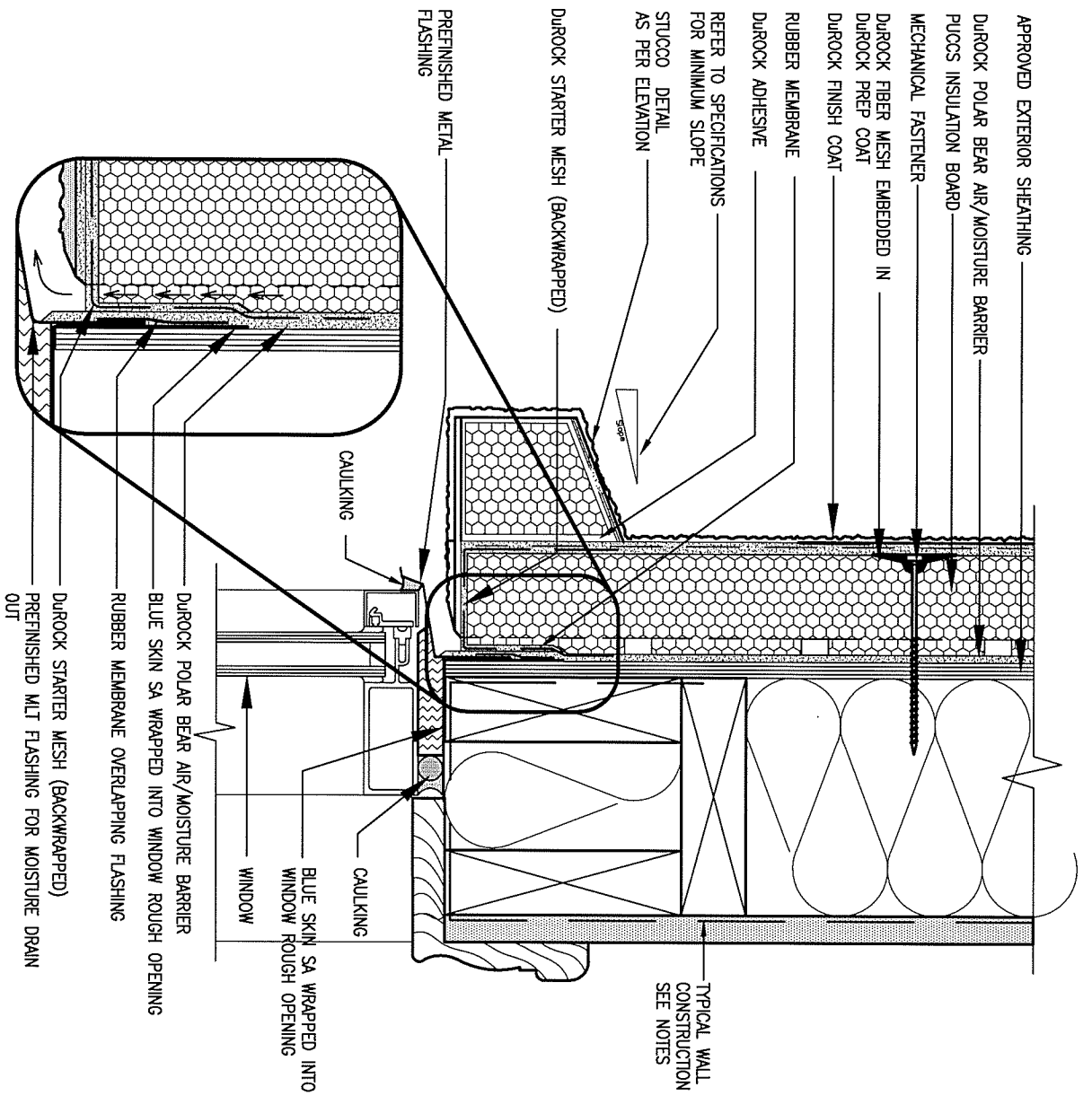


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 va3design.com

BAYVIEW WELLINGTON

CONST NOTE

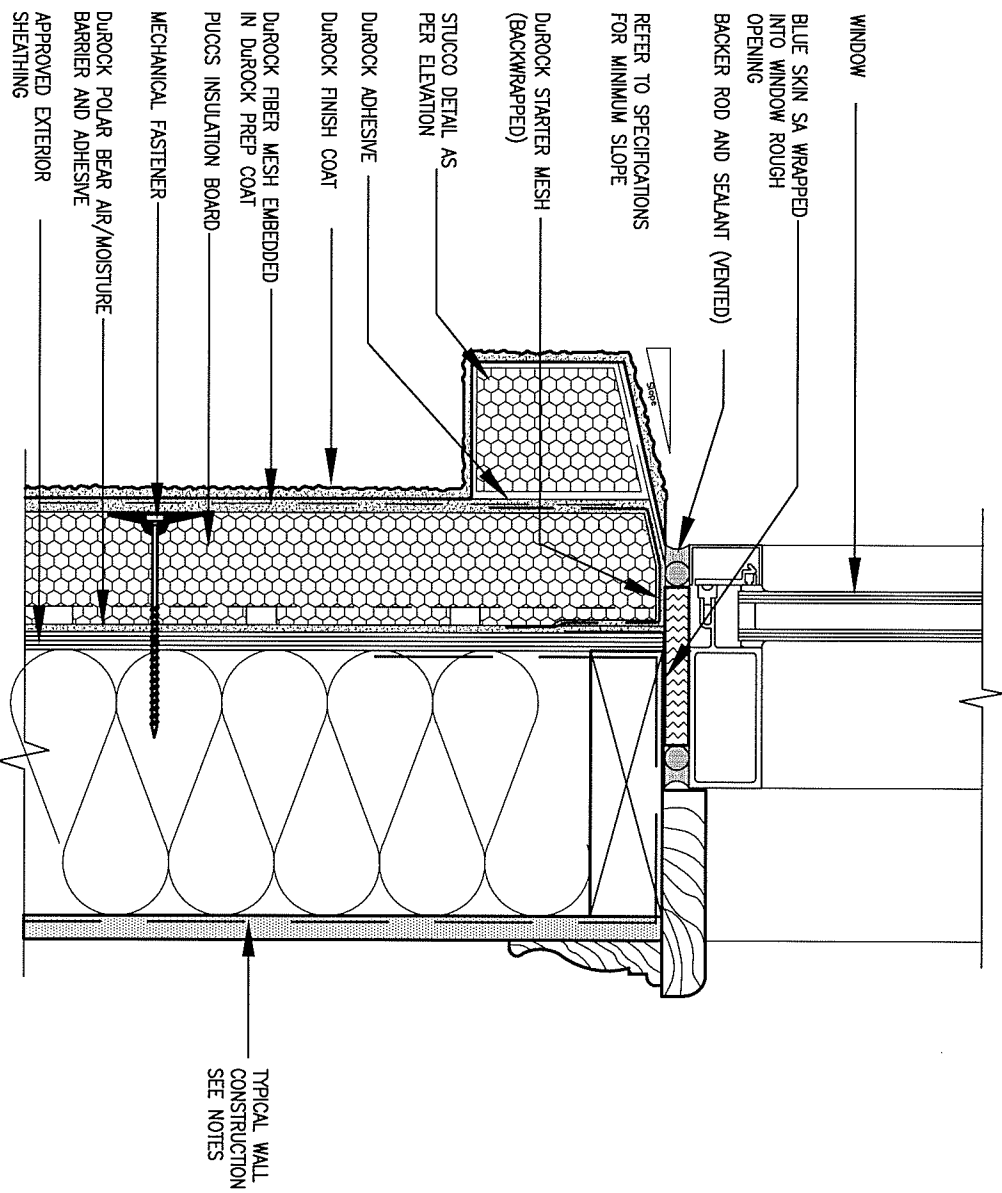
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045
date APR 2014	checked by RC	scale 3/16" = 1'-0"
CONSTRUCTION NOTES	file name 13045-CONST-OBC 2015	drawing no. CN2



**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"**

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

qualification information  
**Wellington Jno-Baptiste** 25591  
 name registration information BCIN  
*Jno-Baptiste* signature  
**VA3 Design Inc.** 42658

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**BAYVIEW WELLINGTON**

project name **GREEN VALLEY ESTATES** municipality **BRADFORD** project no. **13045**

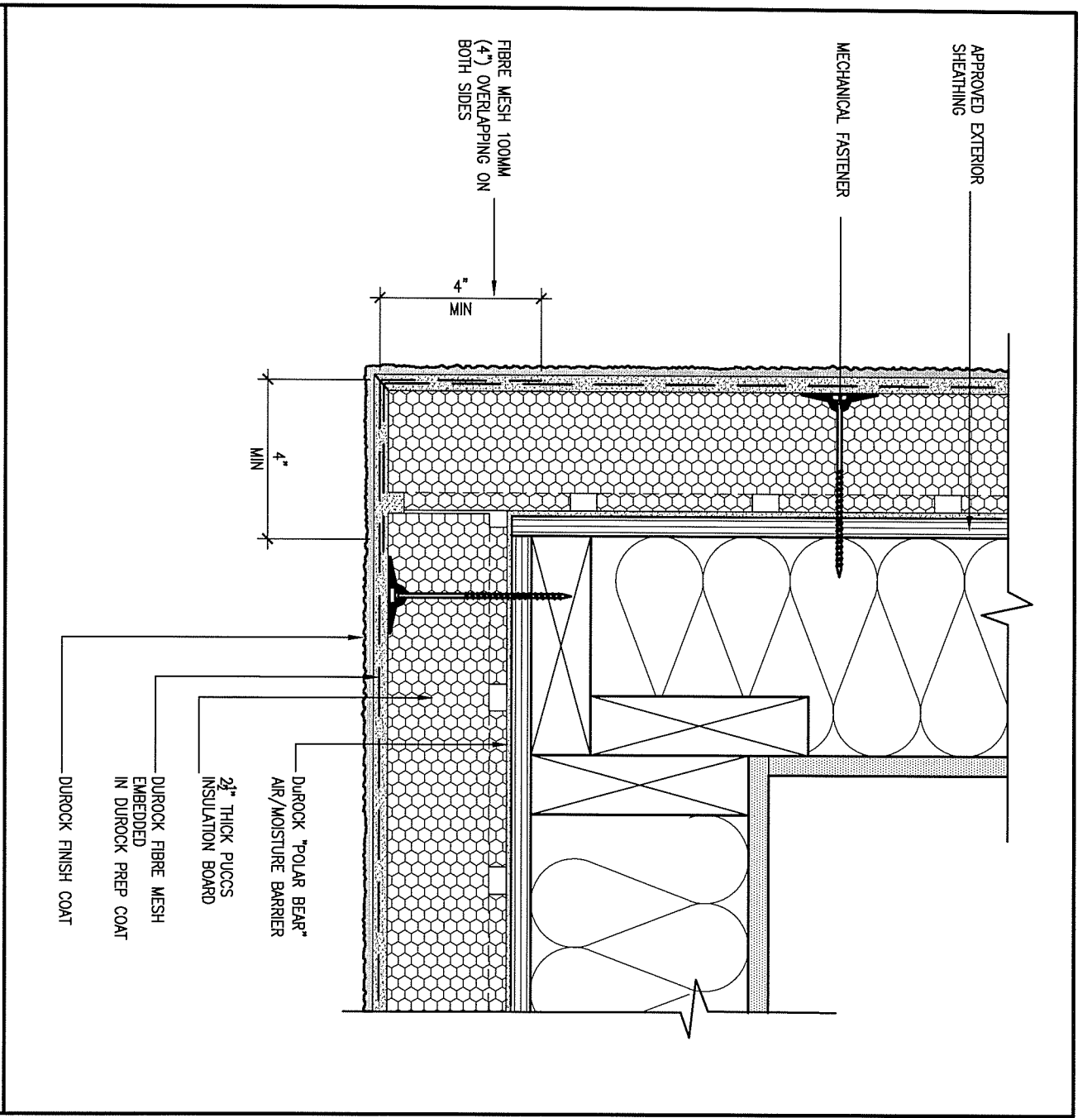
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**CONSTRUCTION NOTES** file name **13045-CONST-OBC 2015**

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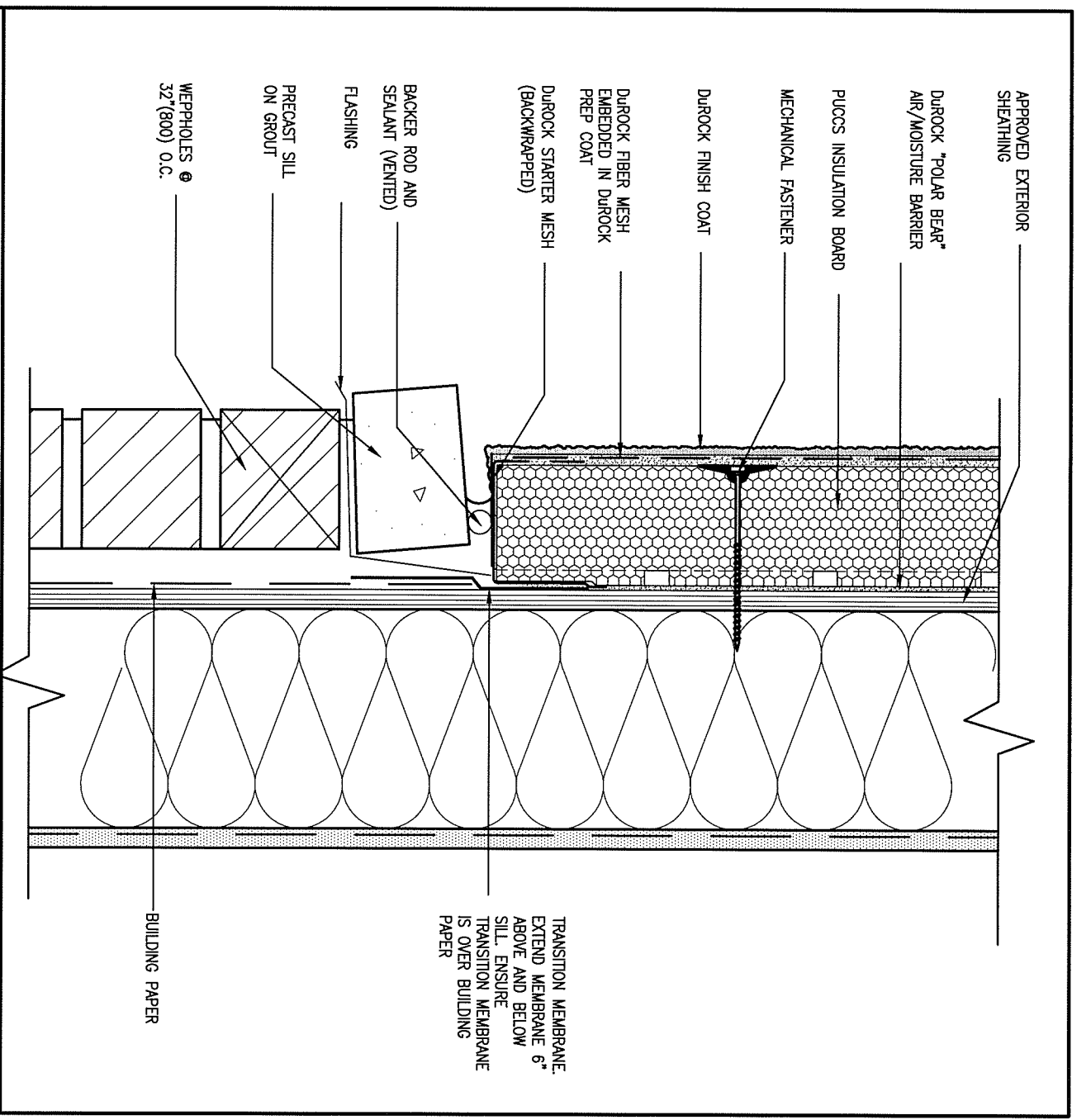






**5 CORNER DETAIL**  
 SCALE: 3" = 1'-0"  
 CNS

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



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

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

qualification information  
 Wellington Jno-Baptiste 25591  
 name registration information BCIN  
 VA3 Design Inc. 42658

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**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"

**CONST NOTE**

CONSTRUCTION NOTES  
 file name: 13045-CONST-OBC 2015

drawing no.: **CN5**

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# SB12-COMPLIANCE PACKAGE 'J'

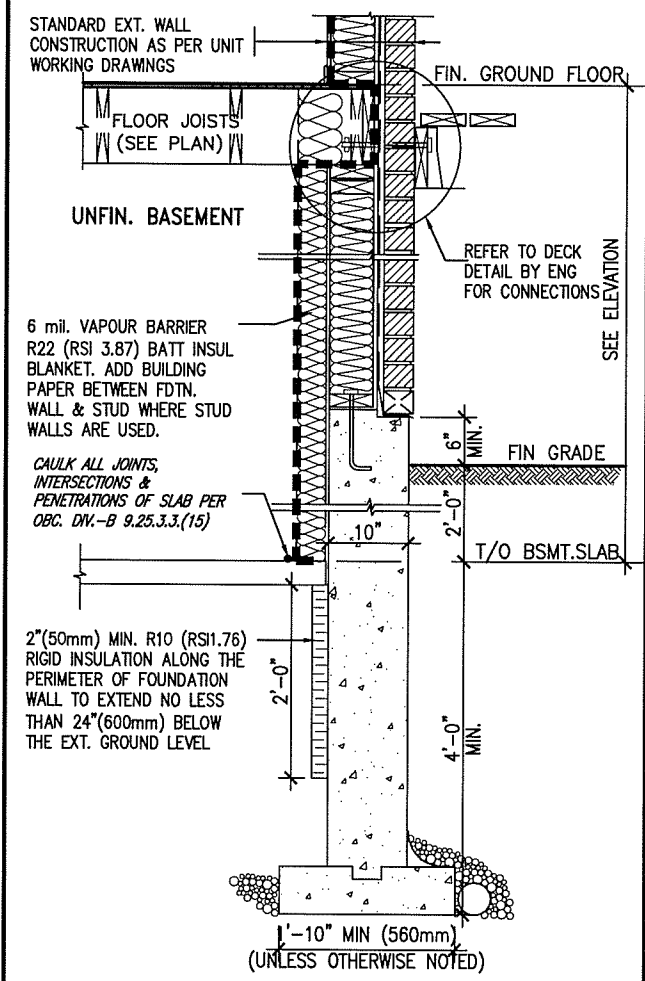
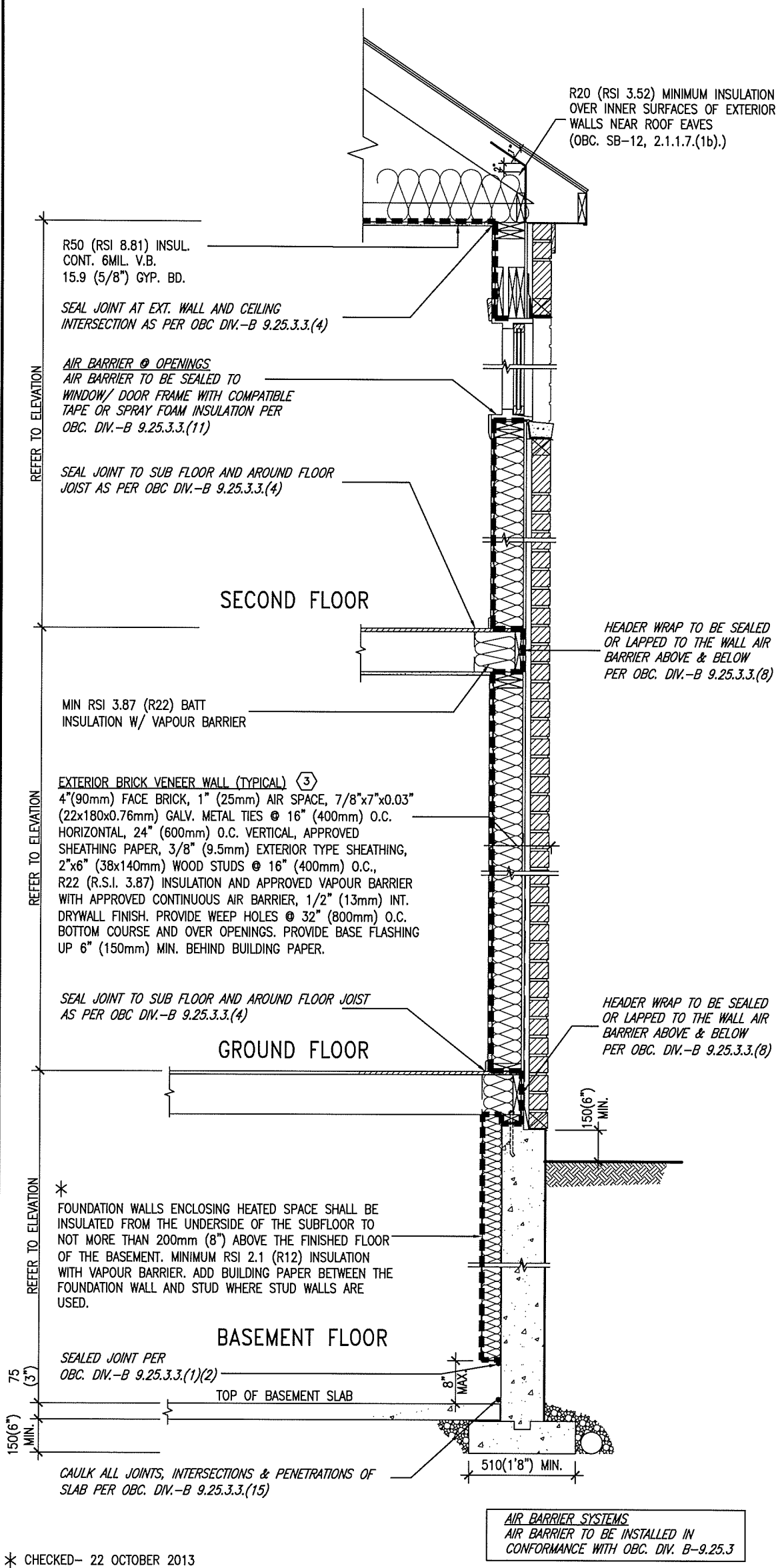
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

## USE SB-12 COMPLIANCE PACKAGE (J):

COMPONENT	J	Notes:
Ceiling with Attic Space	8.81 (R50)	BLOWN -LOOSE
Minimum RSI (R) value		
Ceiling without Attic Space	5.46 (R31)	BATT or SPRAY
Minimum RSI (R) value		
Exposed Floor	5.46 (R31)	BATT or SPRAY
Minimum RSI (R) value		
Walls Above Grade	3.87 (R22)	6" R22 BATT
Minimum RSI (R) value		
Basement Walls	2.11 (R12)	4" R12 BLANKET
Minimum RSI (R) value		
Edge of Below Grade Slab ≤600mm below grade	1.76 (R10)	RIGID INSUL
Minimum RSI (R) value		
Windows & Sliding glass Doors	1.8	DOUBLE PANE LOW EMISSIVITY
Maximum U-value		
Skylights	2.8	DOUBLE PANE LOW EMISSIVITY
Maximum U-value		
Space Heating Equipment	94%	NATURAL GAS
Minimum AFUE		
Hot Water Heater	0.67	NATURAL GAS
Minimum EF		
HRV	60%	-
Minimum Efficiency		



MAY 26, 2017



EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION W/ BRICK VENEER SCALE: N.T.S.

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

SEMI & SINGLES ONLY

9									
8									
7									
6									
5									
4									
3									
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 takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

Wellington Jno-Baptiste *J. Baptiste* 25591  
 name BCIN  
 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.

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 Toronto ON M2J 1R4  
 t 416.630.2255 f 416.630.4782  
 va3design.com

**BAYVIEW WELLINGTON**

project name: GREEN VALLEY ESTATES  
 municipality: BRADFORD  
 date: APR 2014  
 drawn by: [blank] checked by: [blank] scale: 3/16" = 1'-0"  
 RC

**CONST NOTE**

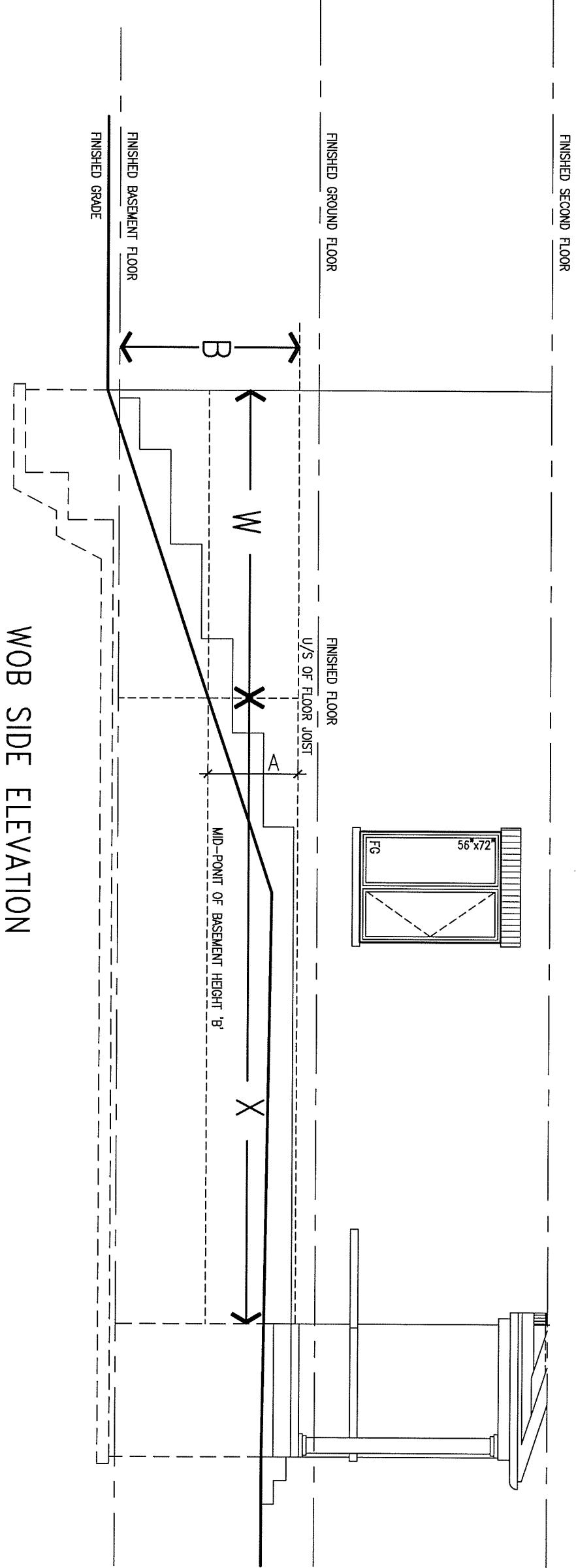
project no. 13045  
 drawing no. CN6

CONSTRUCTION NOTES  
 13045-CONST-OBC 2015

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COMPLIANCE TO OBC SB-12 2.1.1.1(11)

MOB PLAN



MOB 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

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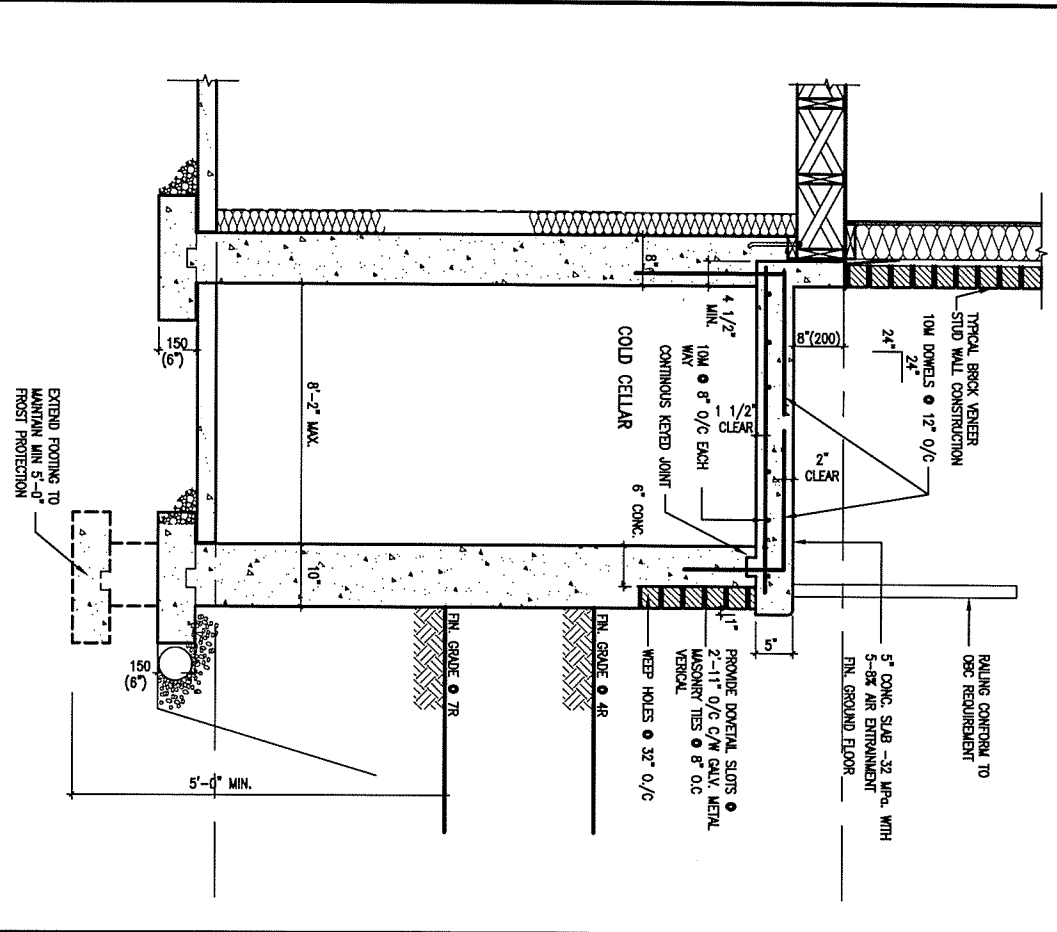
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**VA3 DESIGN**

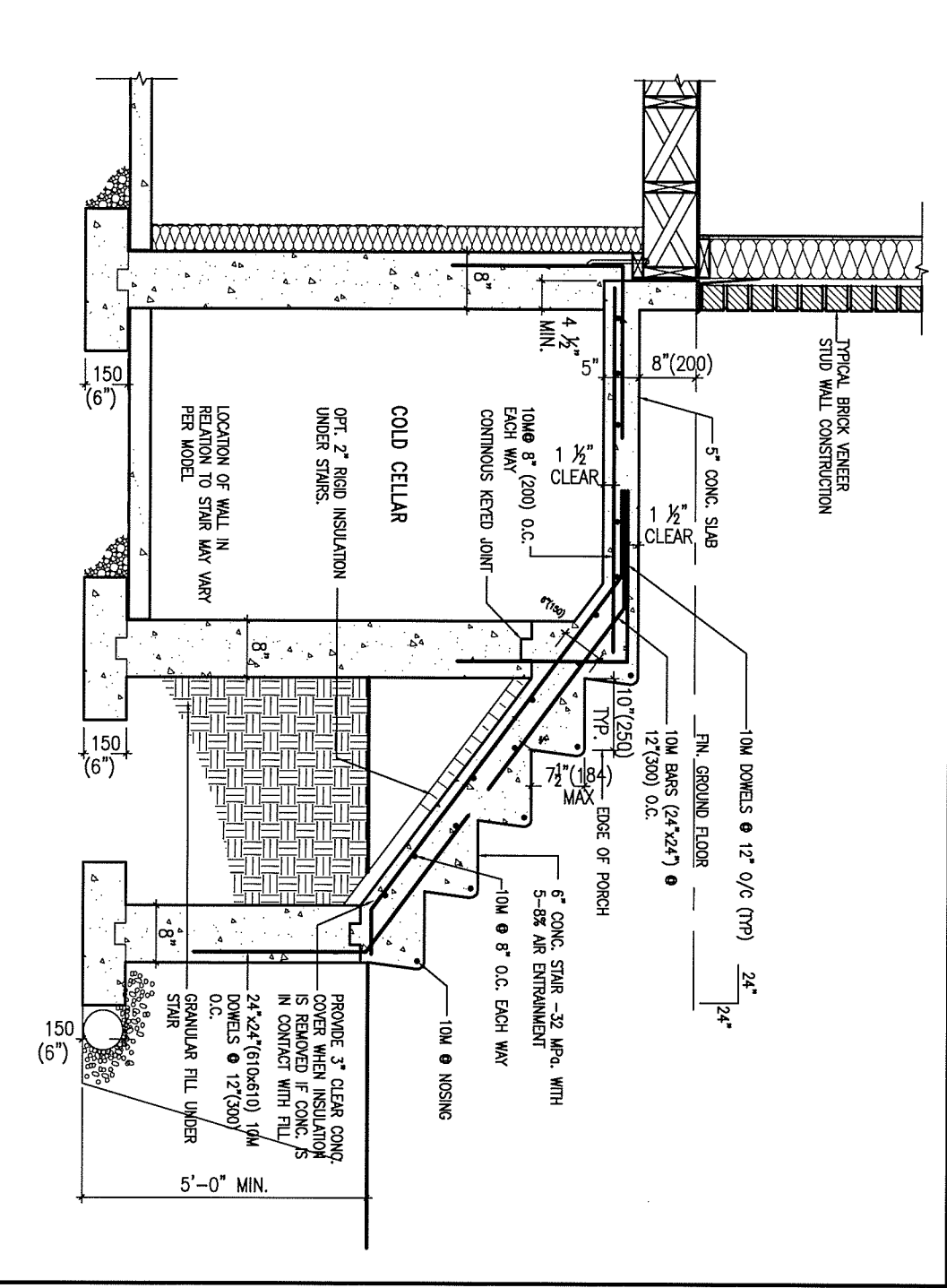
255 Consumers Rd Suite 120  
 Toronto ON M2J 1R4  
 t 416.630.2255 f 416.630.4782  
 va3design.com

<b>BAYVIEW WELLINGTON</b>		<b>CONST NOTE</b>	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	drawing no. CN7
date APR 2014	checked by RC	scale 3/16" = 1'-0"	file name 13045-CONST-OBC 2015
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Tue - Dec 20 2016 - 9:17 AM			

**X1** SECTION AT PORCH FOR 4-7R CONDITION  
SCALE: N.T.S.



**X2** EXTERIOR CONC. STAIR DETAIL (6 RISERS / 7 RISERS SIMILAR)  
SCALE: N.T.S.



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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 va3design.com

**BAYVIEW WELLINGTON**

project name  
**GREEN VALLEY ESTATES**  
 municipality  
**BRADFORD**

date  
**APR 2014**  
 drawn by  
**RC**  
 checked by  
 scale  
**3/16" = 1'-0"**

**CONST NOTE**

project no.  
**13045**

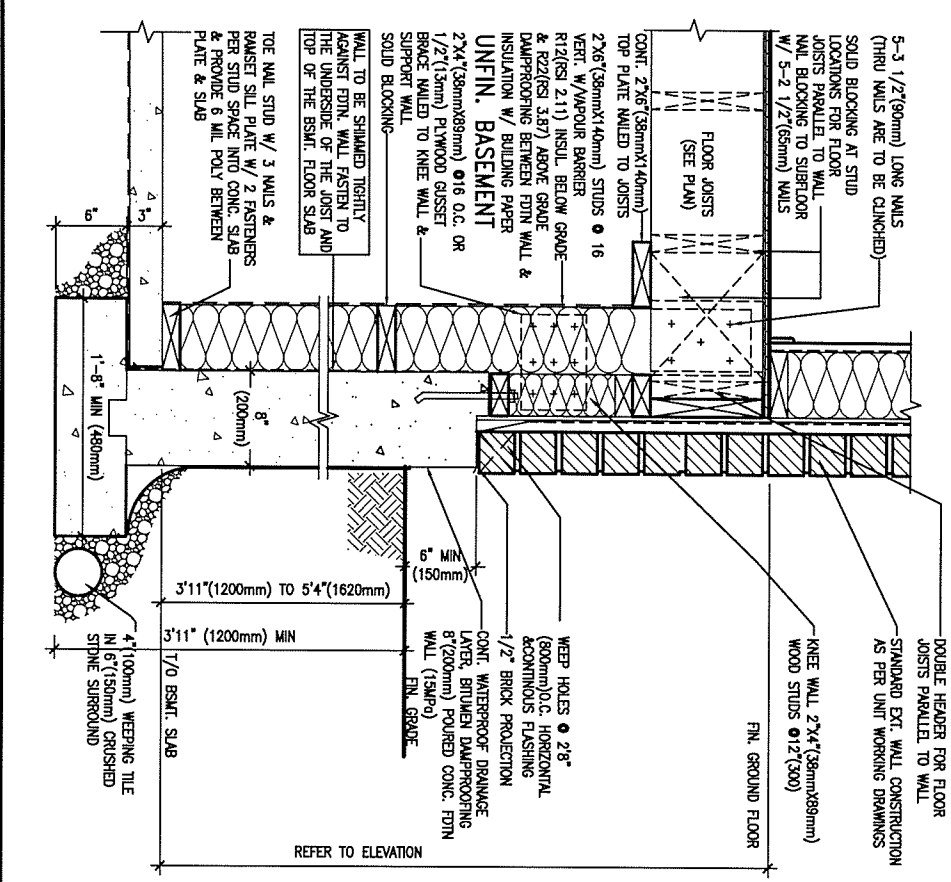
drawing no.  
**CN8**

**CONSTRUCTION NOTES**  
 file name  
**13045-CONST-OBC 2015**

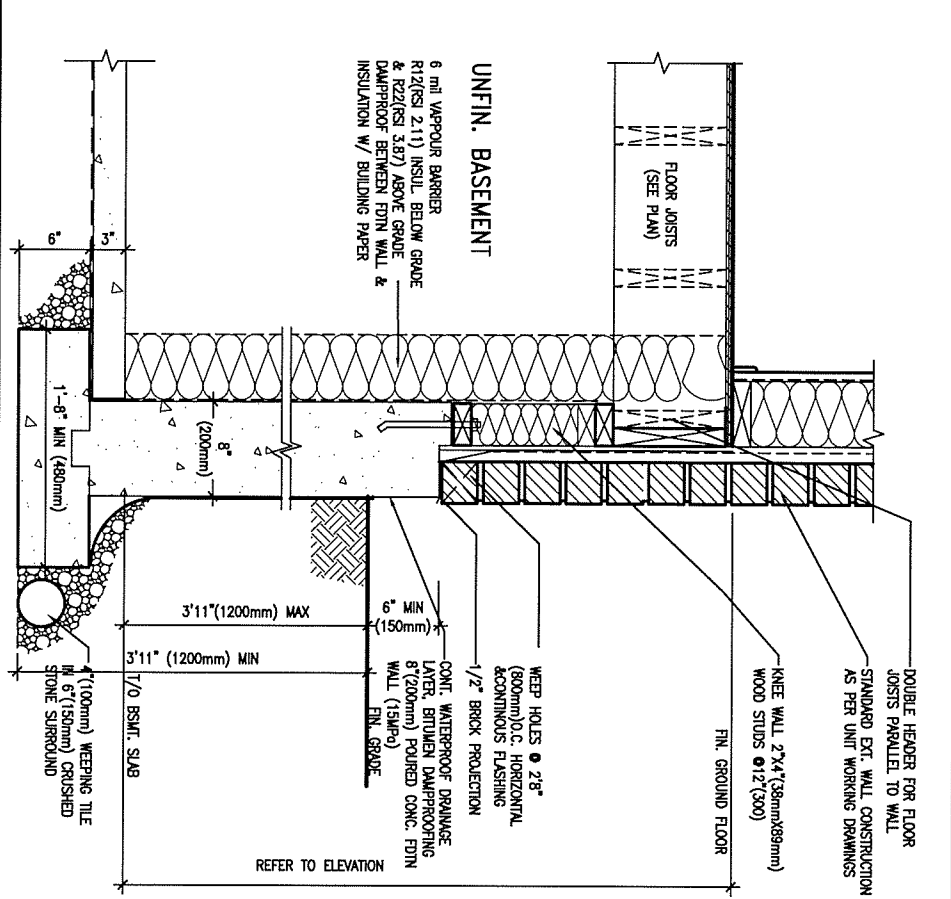
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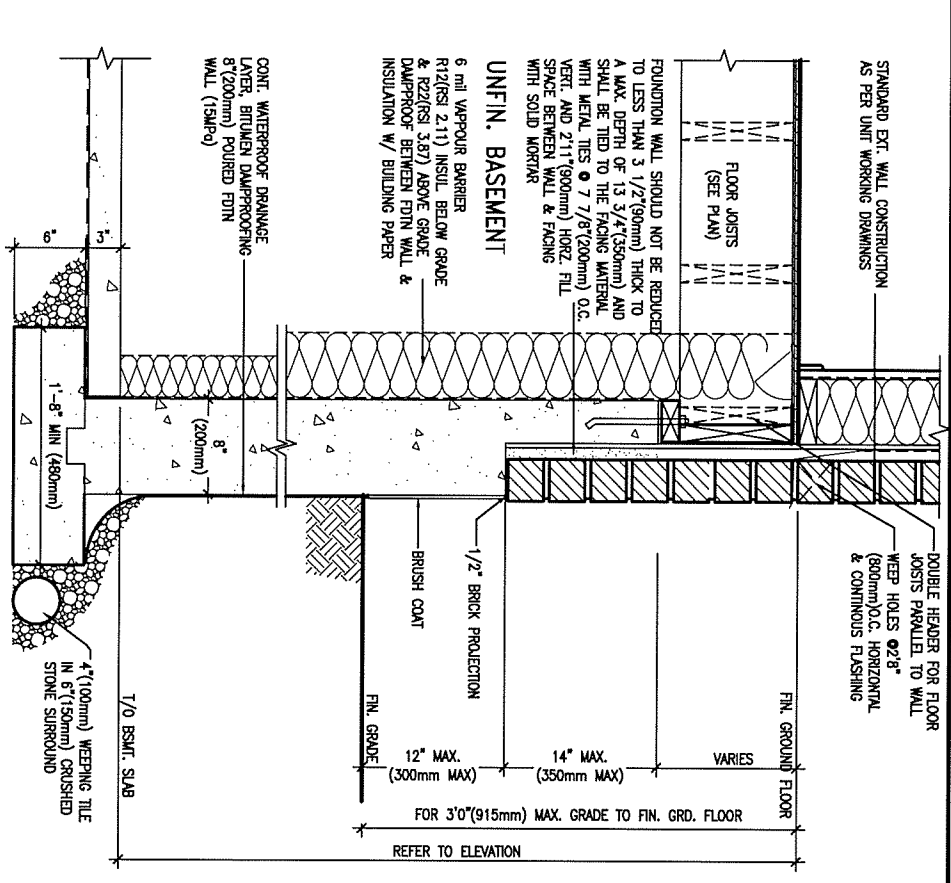
MAY 26, 2017



WALK-OUT WALL SECTION FOR GRADE  
 EW3.08B HEIGHTS BETWEEN 3'11" (1200mm) AND 5'4" (1620mm) BASEMENT SLAB TO GRADE  
 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 DECK WALL SECTION FOR GRADE  
 EW3.06B GRADE TO FIN. FLOOR 3'0" (900mm) MAX. HEIGHT DIFFERENCE  
 N.T.S.

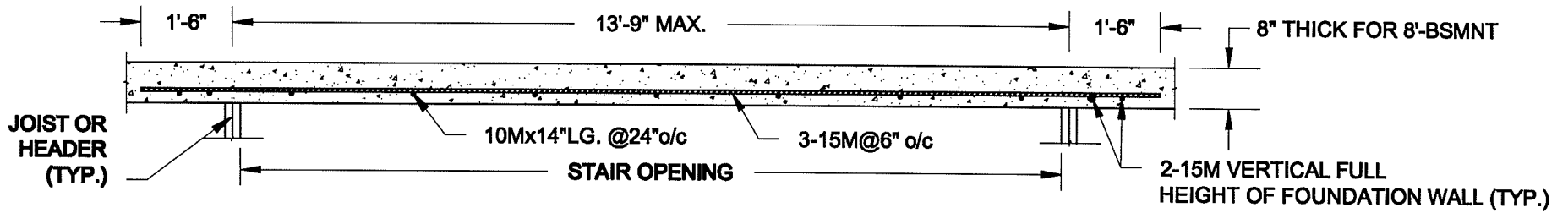
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 signature  
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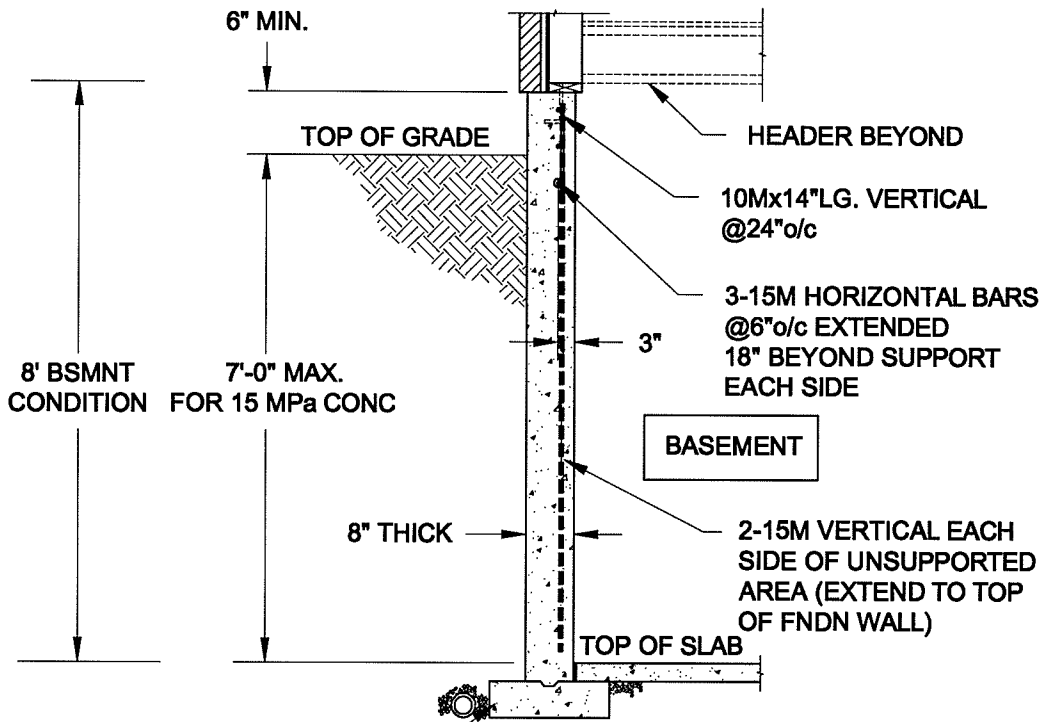
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 va3design.com

**BAYVIEW WELLINGTON**  
 project name GREEN VALLEY ESTATES  
 municipality BRADFORD  
 date APR 2014  
 drawn by RC  
 checked by  
 scale 3/16" = 1'-0"  
 CONSTRUCTION NOTES  
 file name 13045-CONST-OBC 2015  
 drawing no. CN9

**CONST NOTE**  
 project no. 13045  
 drawing no. CN9



**PLAN VIEW**



**NOTES:**

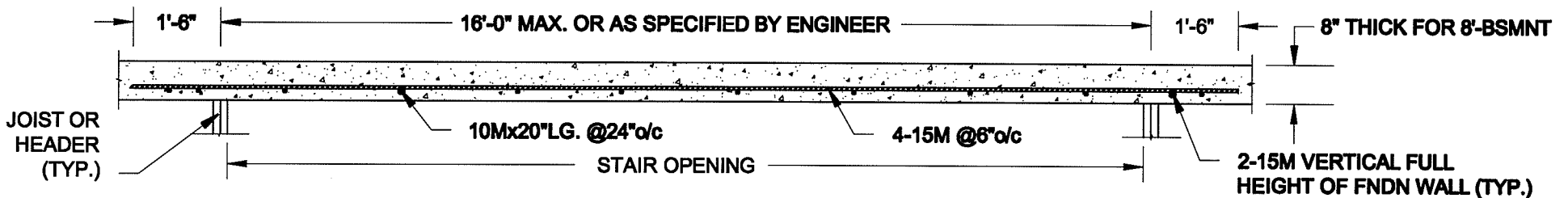
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. FOR 8'-BSMNT WHERE BACKFILL HEIGHT = 7'-0" MAX., CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN., OTHERWISE PROVIDE 20 MPa. 28-DAY COMPRESSIVE STRENGTH CONCRETE.
3. REINFORCING STEEL TO BE GRADE 400.

FTG. SIZE AS PER PLAN

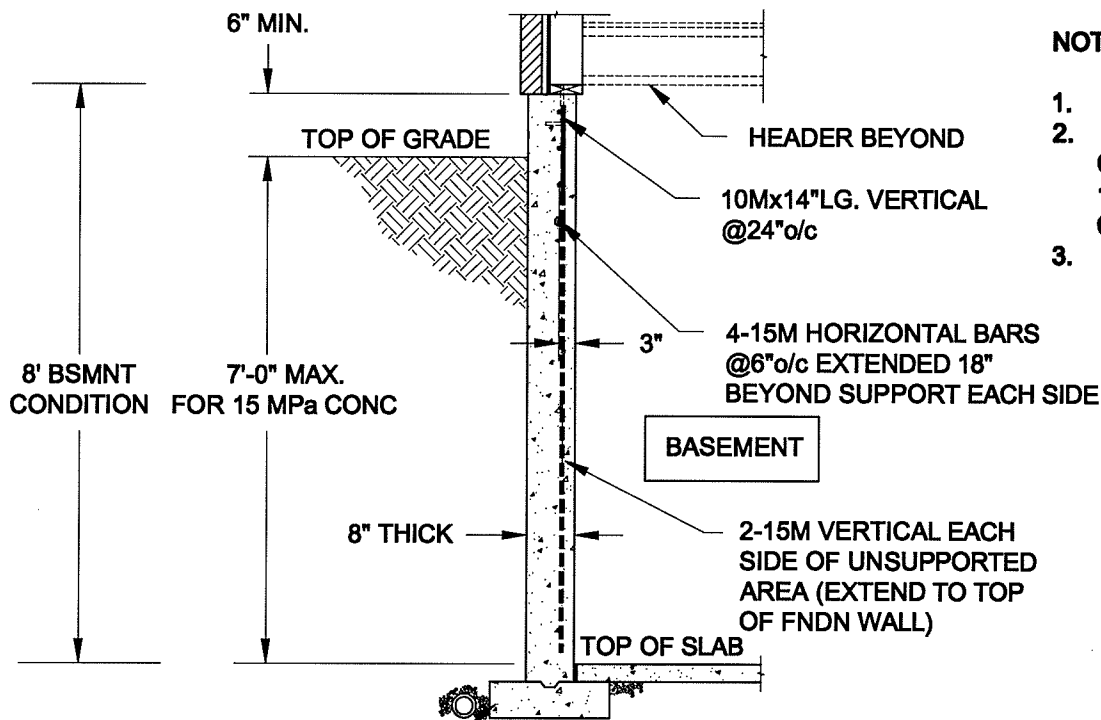
**1A**  
**S1**

**LATERALLY UNSUPPORTED WALL**

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



**PLAN VIEW**



**NOTES:**

1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. FOR 8'-BSMNT WHERE BACKFILL HEIGHT = 7'-0" MAX., CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN., OTHERWISE PROVIDE 20 MPa. 28-DAY COMPRESSIVE STRENGTH CONCRETE.
3. REINFORCING STEEL TO BE GRADE 400.

FTG. SIZE AS PER PLAN

**1B**  
**S1**

**LATERALLY UNSUPPORTED WALL**

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

Scale: AS NOTED	
Date: MAY-31-2016	
Drawn: SC	Checked: SJB

**QUAILE ENGINEERING LTD.**



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**Engineer's Seal:**



MAY 30, 2016

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

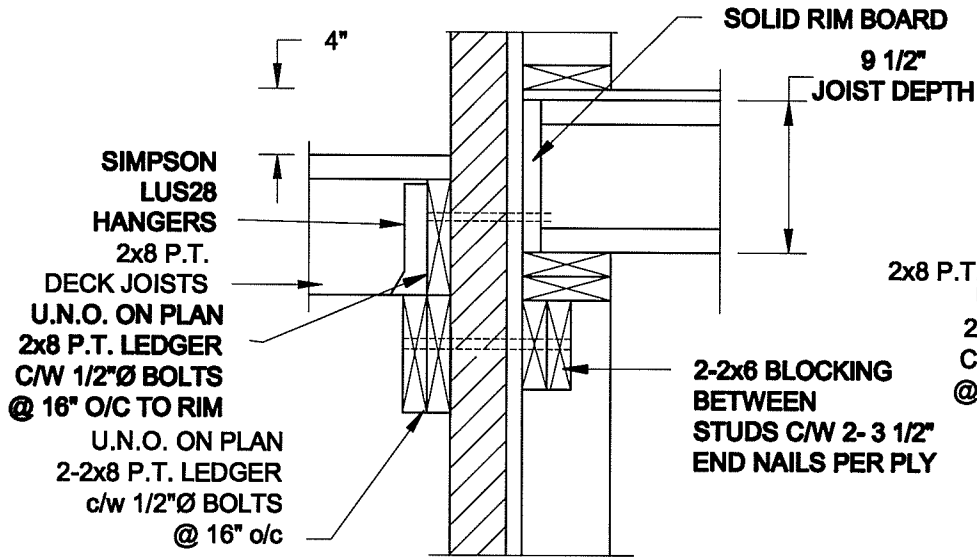
TYPICAL STRUCTURAL DETAILS FOR SINGLES

**Project No.:**  
16-102

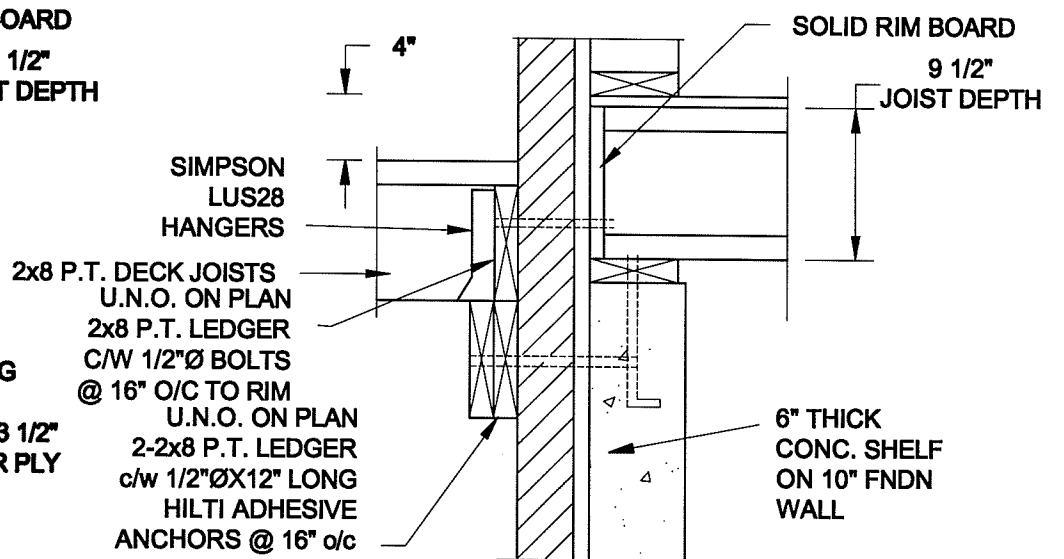
**Drawing No.:**  
S1



**FOR 9 1/2" JOIST DEPTH**



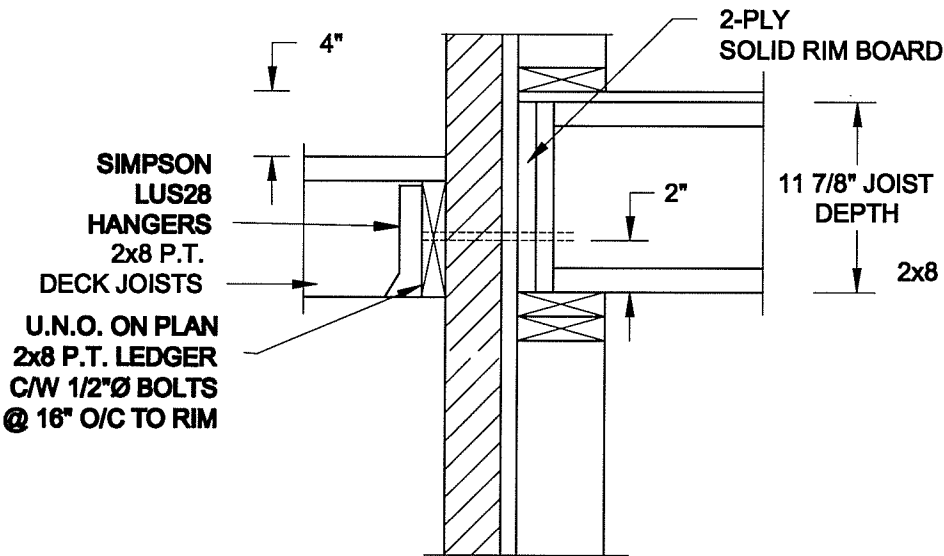
**1A DECK FASTENING DETAIL**  
S2 SCALE: 1" = 1'-0"



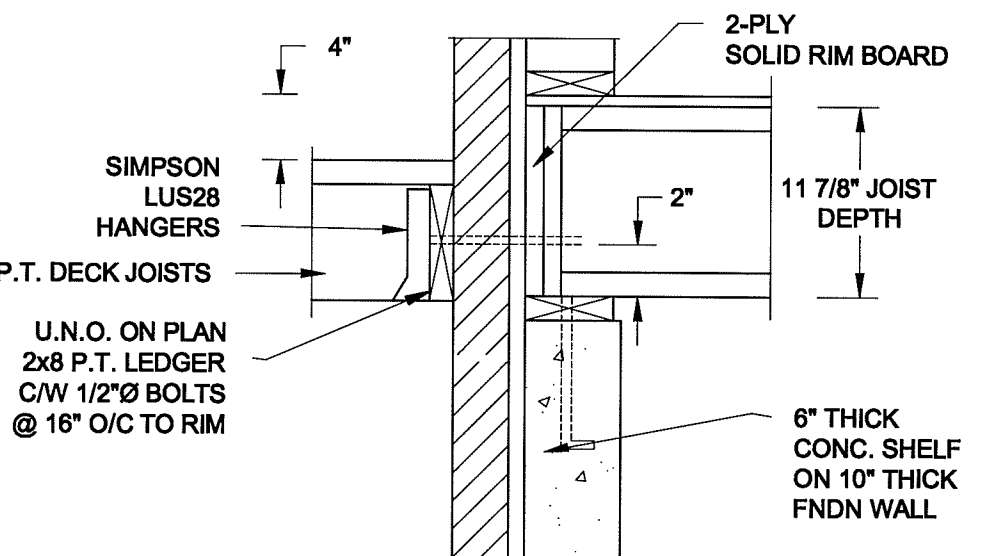
**1B DECK FASTENING DETAIL**  
S2 SCALE: 1" = 1'-0"

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

**FOR 11 7/8" JOIST DEPTH**

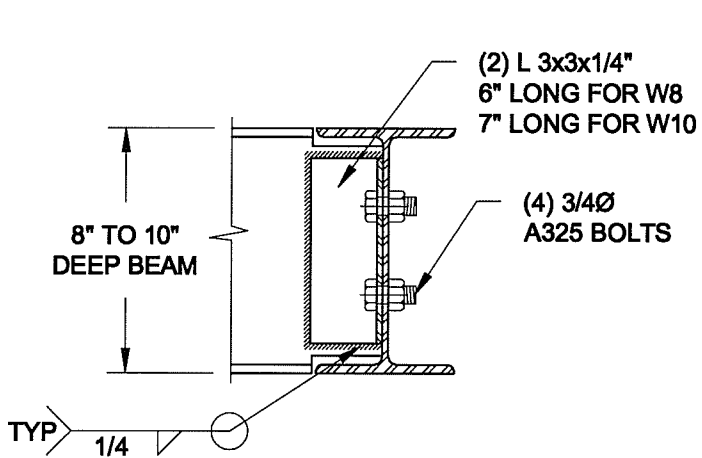


**2A DECK FASTENING DETAIL**  
S2 SCALE: 1" = 1'-0"

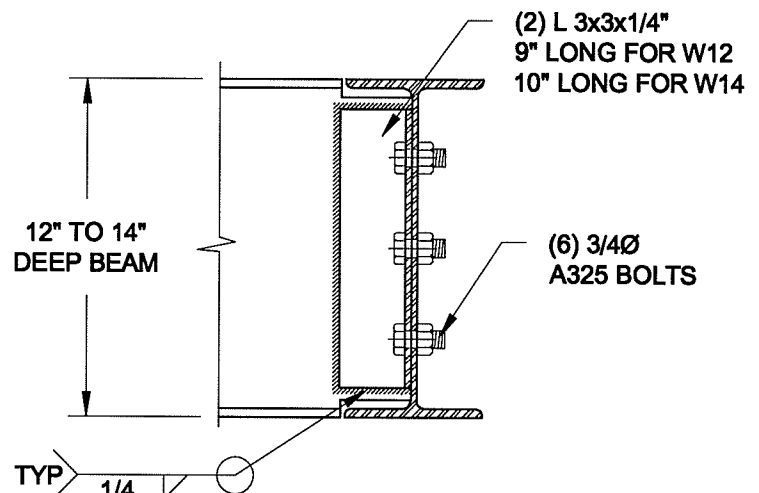


**2B DECK FASTENING DETAIL**  
S2 SCALE: 1" = 1'-0"

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



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



NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x88) BEAM MAX AND W14x48 (W380x72) BEAM MAX.

**3 STEEL BEAM CONNECTION DETAIL**  
S2 SCALE: 1-1/2" = 1'-0"

Scale: AS NOTED	
Date: MAY-31-2016	
Drawn: SC	Checked: SJB

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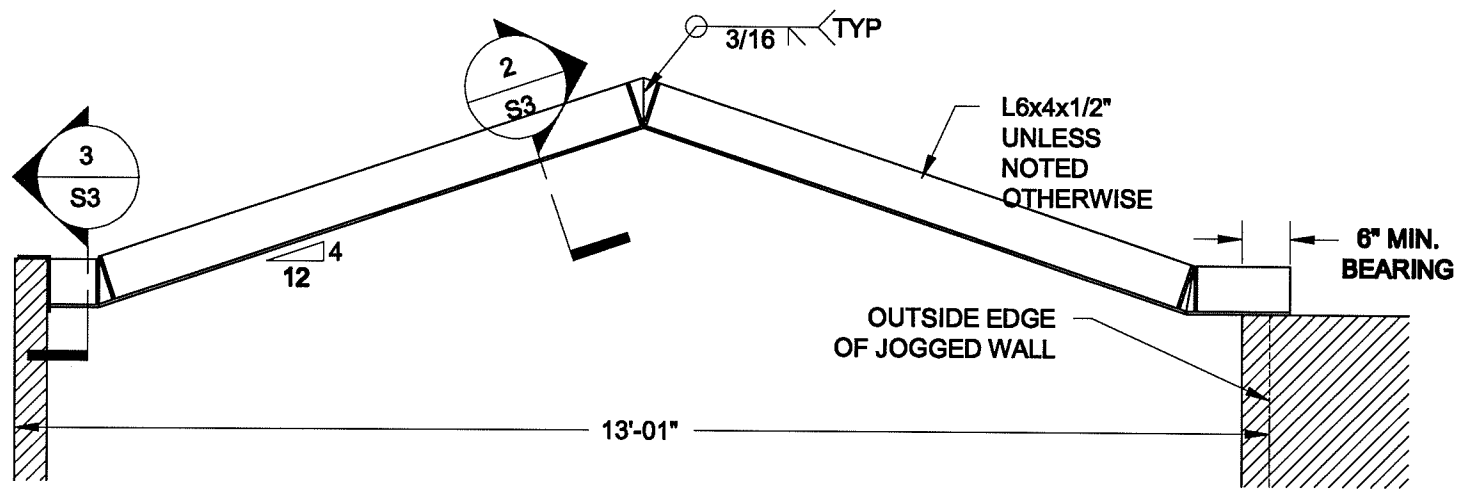
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

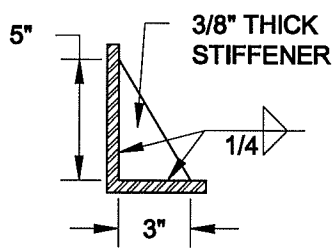
16-102

Drawing No.:

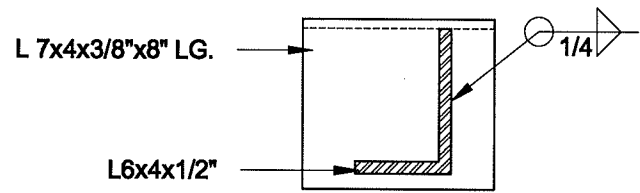
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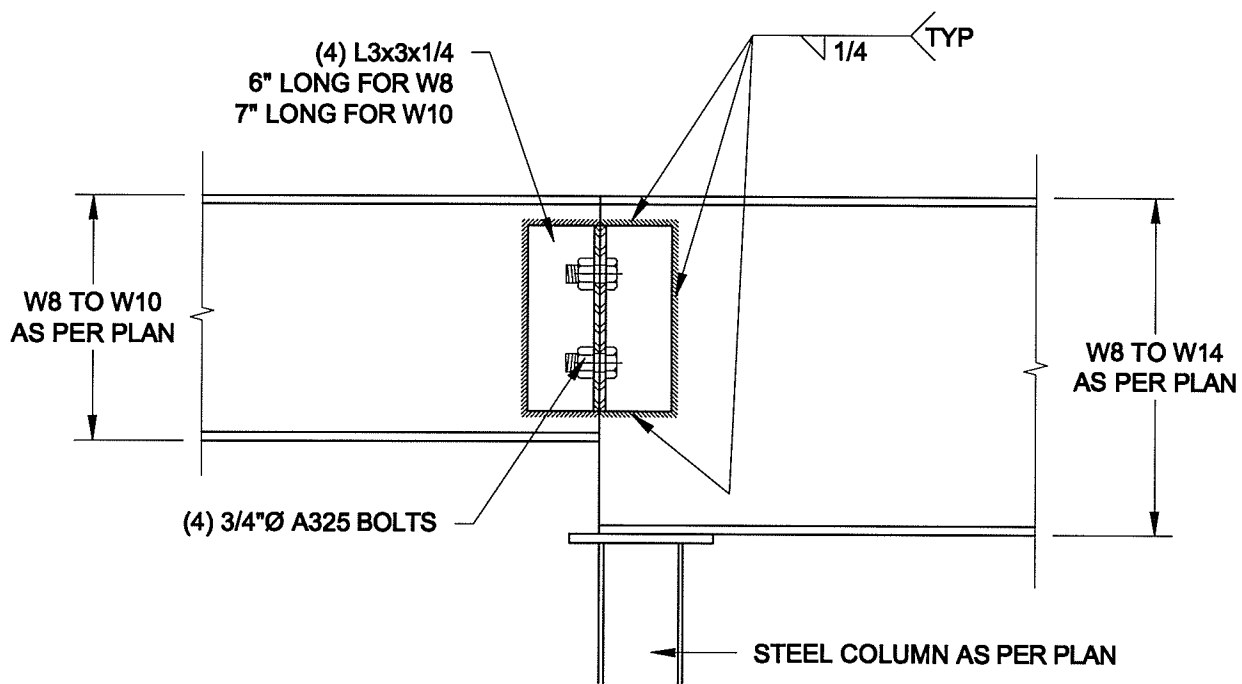
**1**  
**S3** **STEEL LINTEL AT GABLE**  
SCALE: 1/2" = 1'-0"



**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: MAY-31-2016	
Drawn: SC	Checked: SJB

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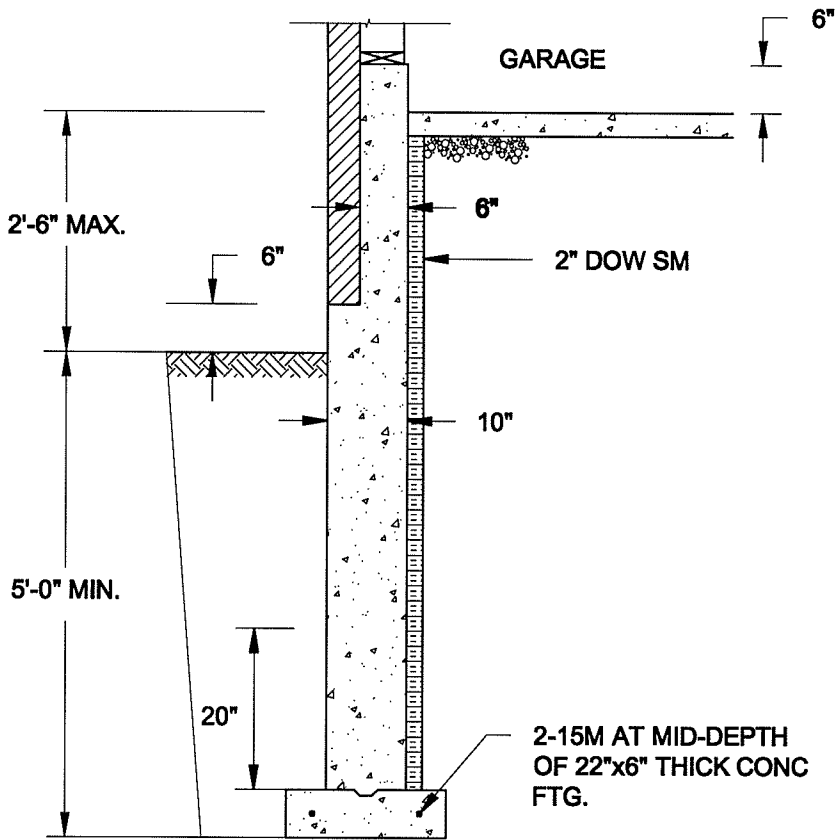
TYPICAL STRUCTURAL DETAILS FOR SINGLES

**Project No.:**

16-102

**Drawing No.:**

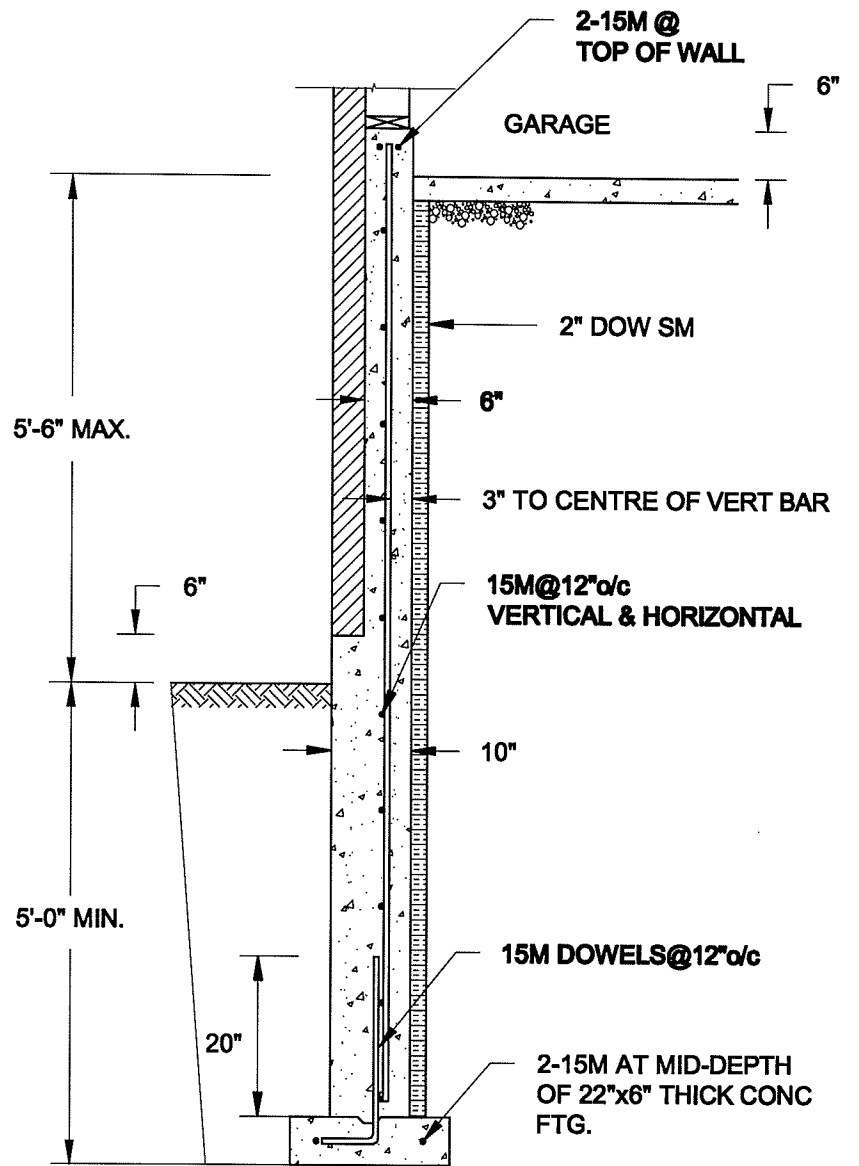
S3



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

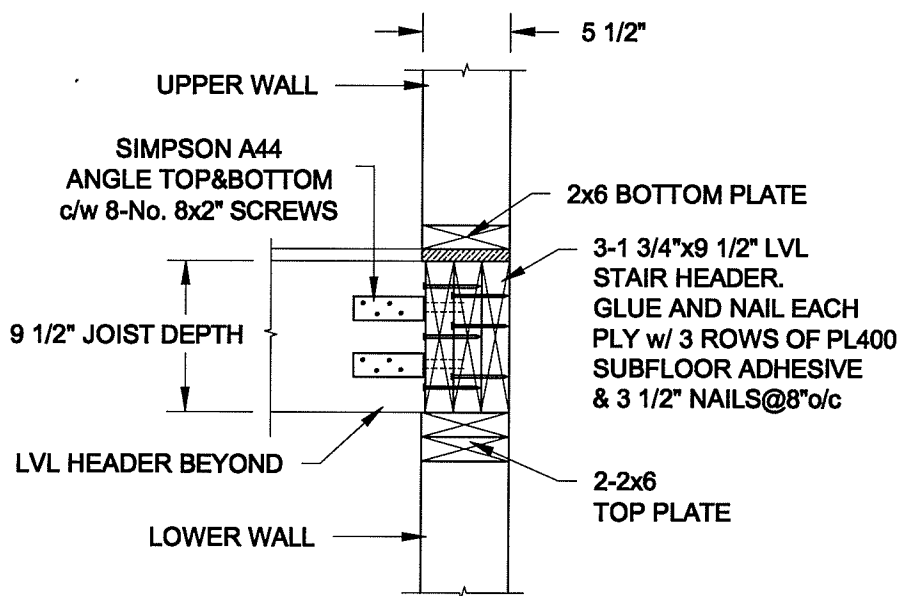
**NOTE:**

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.

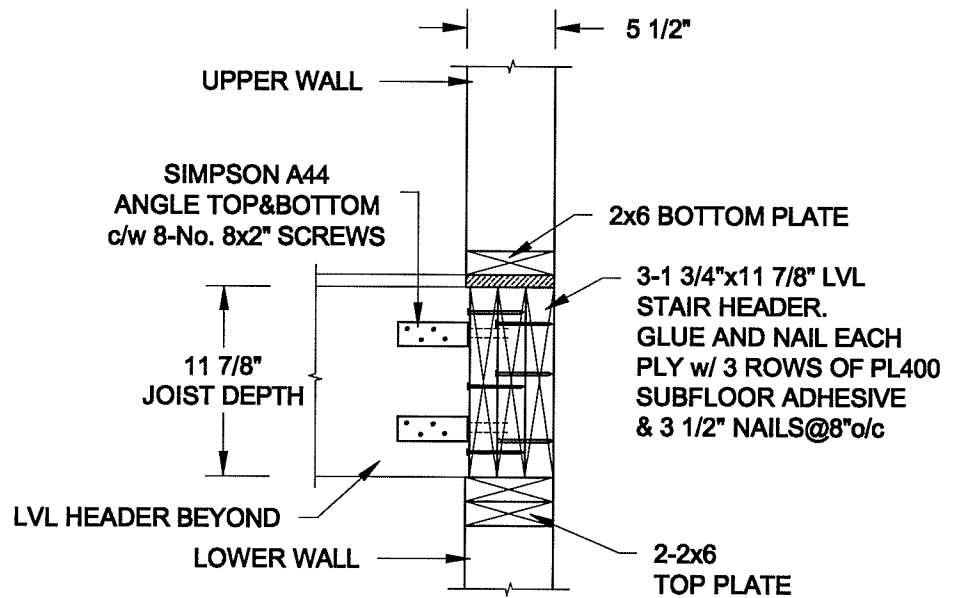


**1B**  
**S4** **REINFORCED BRICKSHELF**  
SCALE: 1/2" = 1'-0"

**FOR 9 1/2" JOIST DEPTH**



**FOR 11 7/8" JOIST DEPTH**



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

Scale: AS NOTED	
Date: MAY-31-2016	
Drawn: SC	Checked: SJB

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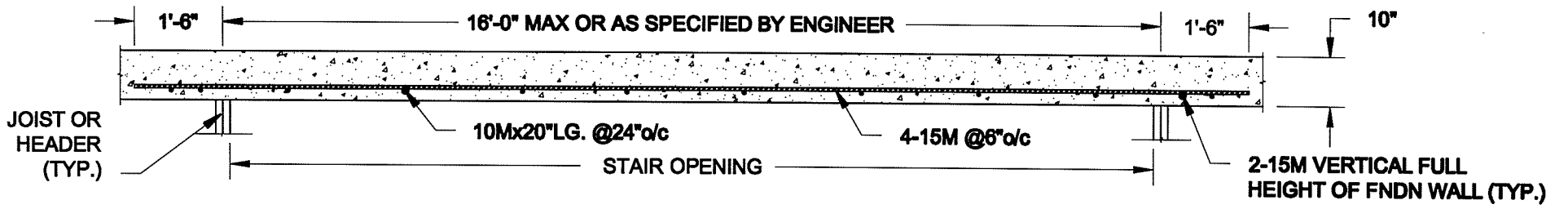
**TYPICAL STRUCTURAL DETAILS FOR SINGLES**

**Project No.:**

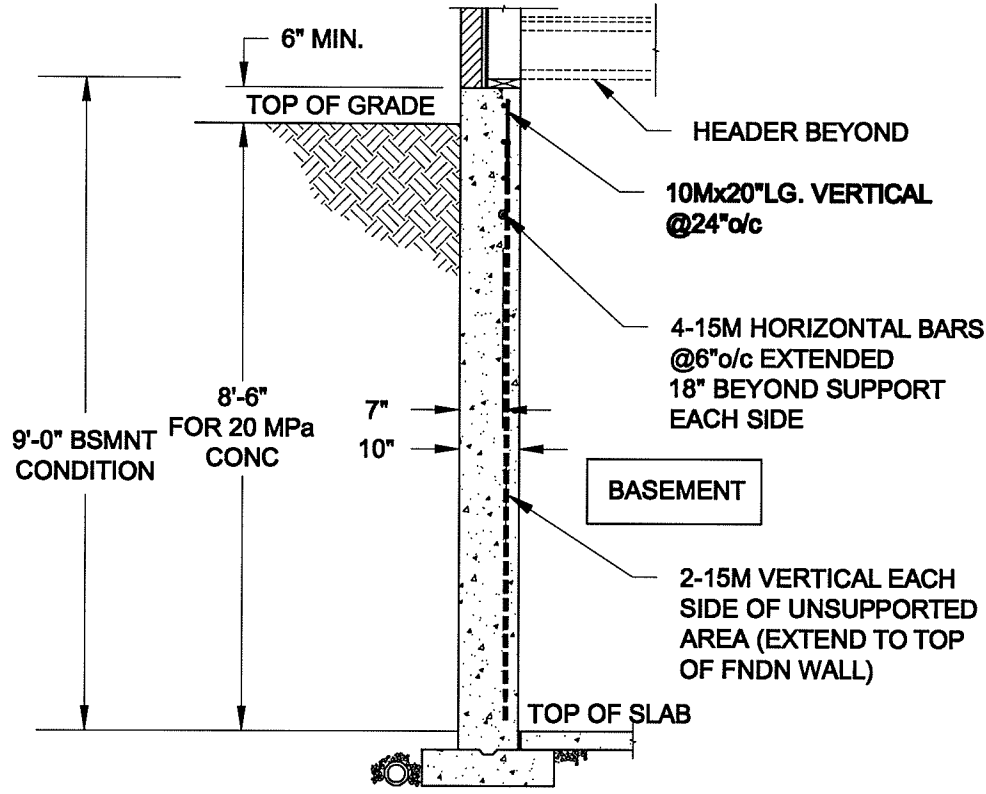
**16-102**

**Drawing No.:**

**S4**



**PLAN VIEW**



**NOTE:**

1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 20 MPa. MIN.
3. REINFORCING STEEL TO BE GRADE 400.

**1**  
**S5**

**LATERALLY UNSUPPORTED WALL**

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

<b>Scale:</b> AS NOTED	
<b>Date:</b> MAY-31-2016	
<b>Drawn:</b> SC	<b>Checked:</b> SJB

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TYPICAL STRUCTURAL DETAILS FOR SINGLES

**Project No.:**

16-102

**Drawing No.:**

S5