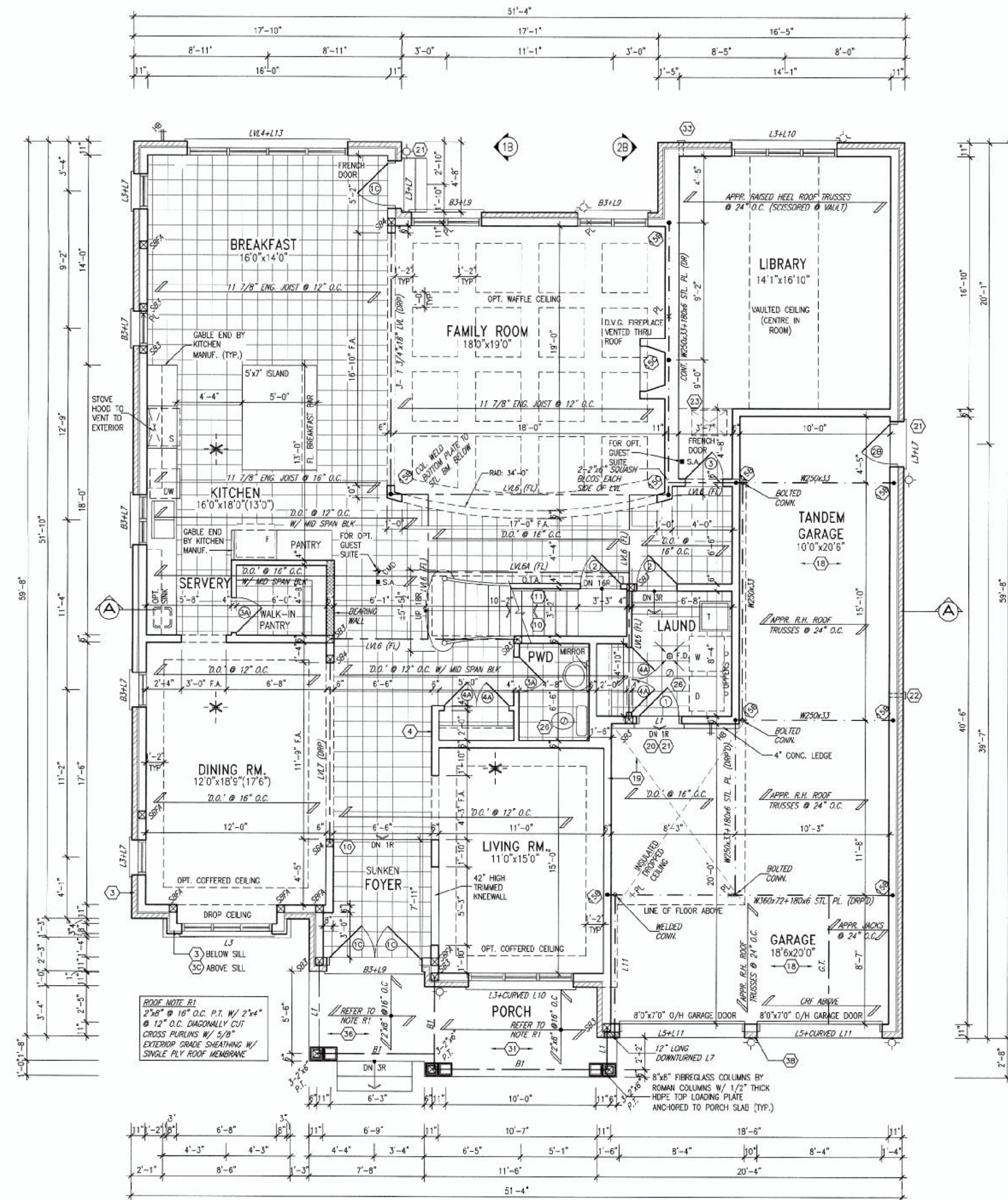


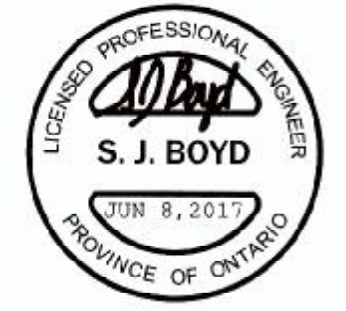
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Contract Architect is not responsible 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.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD, WEST GUILDFORD.

REVIEW & APPROVAL
JUN 12 2017
William Limited, Architect



55
HSS 3 1/2" x 3 1/2" x 1/4" W/ 6"x6"x3/8" TOP PLATE WELDED TO STEEL BEAM 6"x6"x3/8" BOTTOM PLATE WELDED TO STEEL BEAM BELOW



LOT 121

GROUND FLOOR PLAN 'A'

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

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

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

3	DESIGNED BY	WILLIAM LIMITED	20091
4	REVISED AS PER ENG'S COMMENTS	JUN 08-17	RC
5	REVISED AS PER ENG'S COMMENTS	MAY 24-17	CL
6	REVISED AS PER ENG'S COMMENTS	APR 21-17	SB
7	REVISED AS PER ENG'S COMMENTS	NOV 28-16	RC
8	ISSUED FOR CLIENT REVIEW	SEP 21-16	BN
9	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
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 openings and specifications are instruments of service and the property of the Designer which must be retained at the completion of the work. Drawings are not to be copied.

3004 Wilson Avenue
Toronto, ON M3H 1S6
1 416.630.2255 / 416.630.4782
va3design.com



BAYVIEW WELLINGTON		S60-2
GREEN VALLEY ESTATES		ROTHCHILD 2
Project name	BRADFORD, ON.	Project no. 13045
Date: SEPT. 2016	Scale: 1/8" = 1'-0"	Drawing no. 2
GROUND FLOOR PLAN 'A'		

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John G. Williams Limited, Architect



NOTE:
ROOF TRUSS INFORMATION REFER TO ROOF
TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING
INFORMATION UNLESS OTHERWISE NOTED.

5					The undersigned not observed and failed responsibility for the design and the qualifications and meets the requirements set forth in the Owner-Bidding Code to be a Designer.
6					Qualification Information
7					Wellington Inc-Baptiste <i>Baptiste</i> 2
8	REVISED AS PER ENO'S COMMENTS	JUL 08-17	RC		
9	REV. FOR LOT 121	MAY 24-17	LC		revision information
10	REVISED GROUND FLOOR "TO 9' HEIGHT"	APR 21-17	SL		MS Design Inc. 4
11	REVISED AS PER ENO'S COMMENTS	NOV 26-16	RC		
12	ISSUED FOR CURRENT REVIEW	SEP 21-16	RC		
13	description				

**V3
DESIGN**
300A Wilson Avenue
Toronto ON M3H 1K1
t 416.630.2255 f 416.630.2256
v3design.com

782 **ED.BIM** $3/16" = 1'-0"$

crowling no.
7

•

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architecture Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

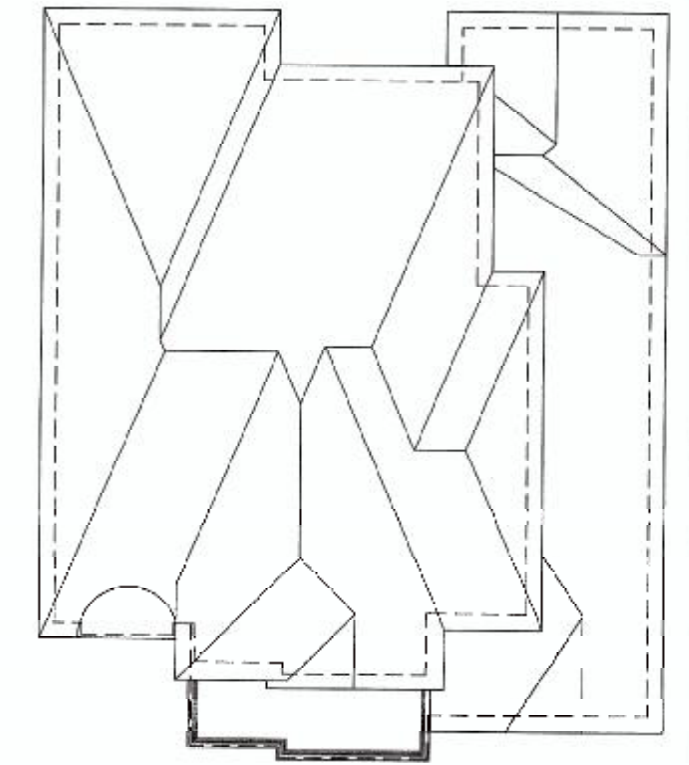
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of Bradford West Gwillimbury.

ARCHITECTURAL REVIEW & APPROVAL

JUN 12 2017

John G. Williams Limited, Architect

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1.(7))				
ENERGY EFFICIENCY - OBC S812				
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	1102 S.F.	213.07 S.F.	19.33 %	
LEFT SIDE	1281 S.F.	122.53 S.F.	9.57 %	
RIGHT SIDE	1299 S.F.	44.83 S.F.	3.46 %	
REAR	1055 S.F.	264.77 S.F.	25.10 %	
ELEV 'B	88.67 S.F.	25.33 S.F.	28.57 %	
ELEV 2B	88.67 S.F.	0.00 S.F.	0.00 %	
TOTAL SQ. FT.	4911.34 S.F.	670.53 S.F.	13.65 %	
TOTAL SQ. M.	456.27 S.M.	62.29 S.M.	13.65 %	



ROOF PLAN 'A'
N.T.S.



FRONT ELEVATION 'A'



LOT 121

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-BEGLISTE		25581
qualification information		name		RCN
5 REVISED AS PER ENG'S COMMENTS		JUN 06-17		RC
4 REV. FOR LOT 121		MAY 24-17		CL
3 REVISED GROUND FLOOR TO 9' HEIGHT		APR 21-17		SB
2 REVISED AS PER ENG'S COMMENTS		NOV 28-16		RC
1 ISSUED FOR CLIENT REVIEW		SEP 21-16		BM
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-BEGLISTE		25581
qualification information		name		RCN
5 REVISED AS PER ENG'S COMMENTS		JUN 06-17		RC
4 REV. FOR LOT 121		MAY 24-17		CL
3 REVISED GROUND FLOOR TO 9' HEIGHT		APR 21-17		SB
2 REVISED AS PER ENG'S COMMENTS		NOV 28-16		RC
1 ISSUED FOR CLIENT REVIEW		SEP 21-16		BM
no. description		date		by



BAYVIEW WELLINGTON

GREEN VALLEY ESTATES BRADFORD, ON.

S60-2
ROTHCHILD 2

project no.
13045

date
SEPT. 2016

FRONT ELEVATION 'A'

drawing no.
4

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REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Council 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.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD (WEST OXFORD) and the Province of ONTARIO.

ARCHITECTURAL REVIEW & APPROVAL
JUN 12 2017
John G. Williams Limited, Architect



LEFT SIDE ELEVATION 'A'

WALL AREA 1177.54 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
OPENING ALLOWED 82.43 SQ. FT.
OPENING PROVIDED 75.54 SQ. FT.
(GLASS AREA)



LOT 121

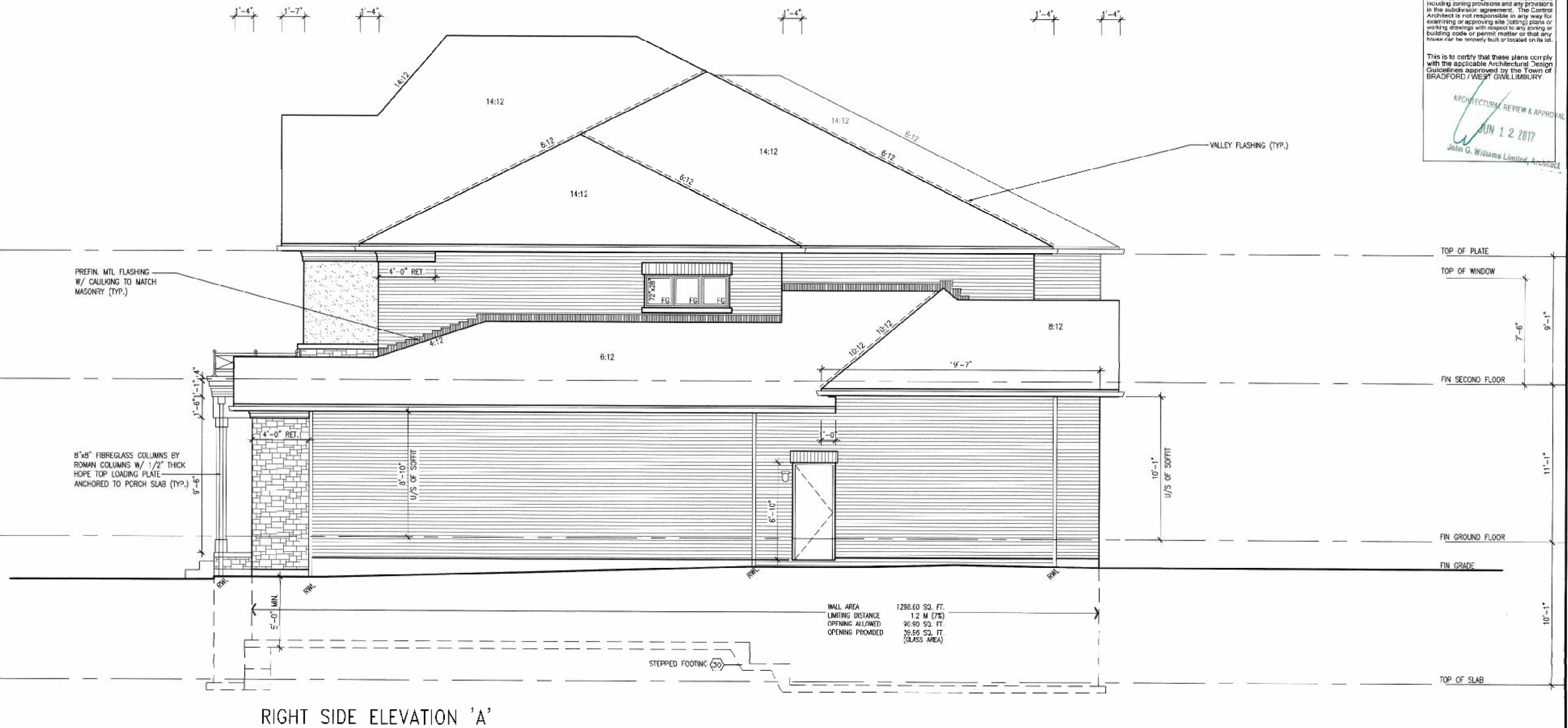
3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100	1177.54 SQ. FT. 1.2 M (7%) 82.43 SQ. FT. 75.54 SQ. FT. (GLASS AREA)	VA3 DESIGN	BAYVIEW WELLINGTON S60-2 ROTHCHILD 2 13045 LEFT SIDE ELEVATION 'A' 5
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REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Contractor 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 the lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GUILDFORD.

ARCHITECTURAL REVIEW & APPROVAL
JUN 12 2017
John G. Williams Limited, Architect



RIGHT SIDE ELEVATION 'A'



LOT 121

1. ISSUED FOR CLIENT REVIEW 2. REVISED AS PER ENG'S COMMENTS 3. REVISED GROUND FLOOR TO 9' HEIGHT 4. REV. FOR LOT 121 5. REVISED AS PER ENG'S COMMENTS 6. ISSUED FOR CLIENT REVIEW	DATE SEP 21-15 NOV 28-16 MAY 24-17 JUN 08-17 APR 21-17 NOV 28-16 SEP 21-15	BY BN BN BN BN BN BN BN	DESCRIPTION ISSUED FOR CLIENT REVIEW REVISED AS PER ENG'S COMMENTS REVISED GROUND FLOOR TO 9' HEIGHT REV. FOR LOT 121 REVISED AS PER ENG'S COMMENTS ISSUED FOR CLIENT REVIEW	DATE SEP 21-15 NOV 28-16 MAY 24-17 JUN 08-17 APR 21-17 NOV 28-16 SEP 21-15
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BAYVIEW WELLINGTON GREEN VALLEY ESTATES BRADFORD, ON. project no. 13045 drawing no. 7	S60-2 ROTHCHILD 2 RIGHT SIDE ELEVATION 'A'
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REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

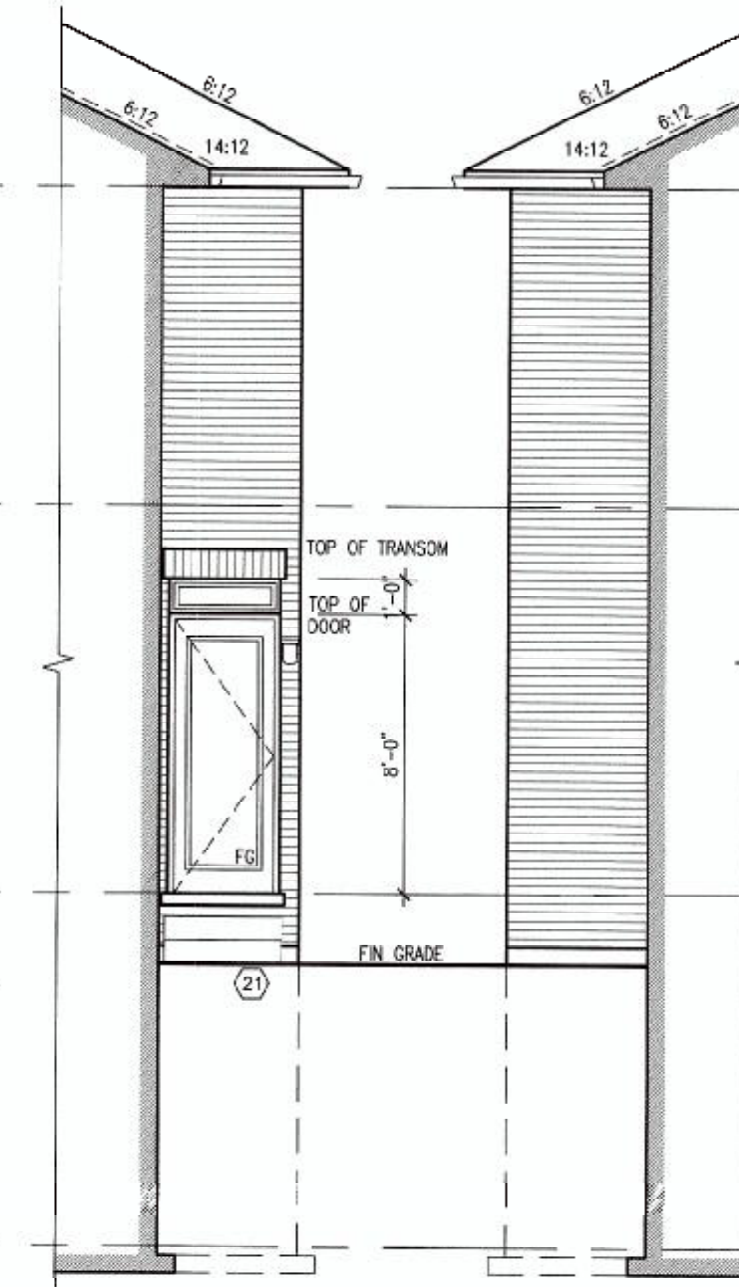
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. This Control Architect is not responsible 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.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GUILMBURY.

ARCHITECTURAL REVIEW & APPROVAL
JUN 12 2017
John G. Williams Limited, Architect



REAR ELEVATION 'A'



ELEV. 1B

ELEV. 2B



LOT 121

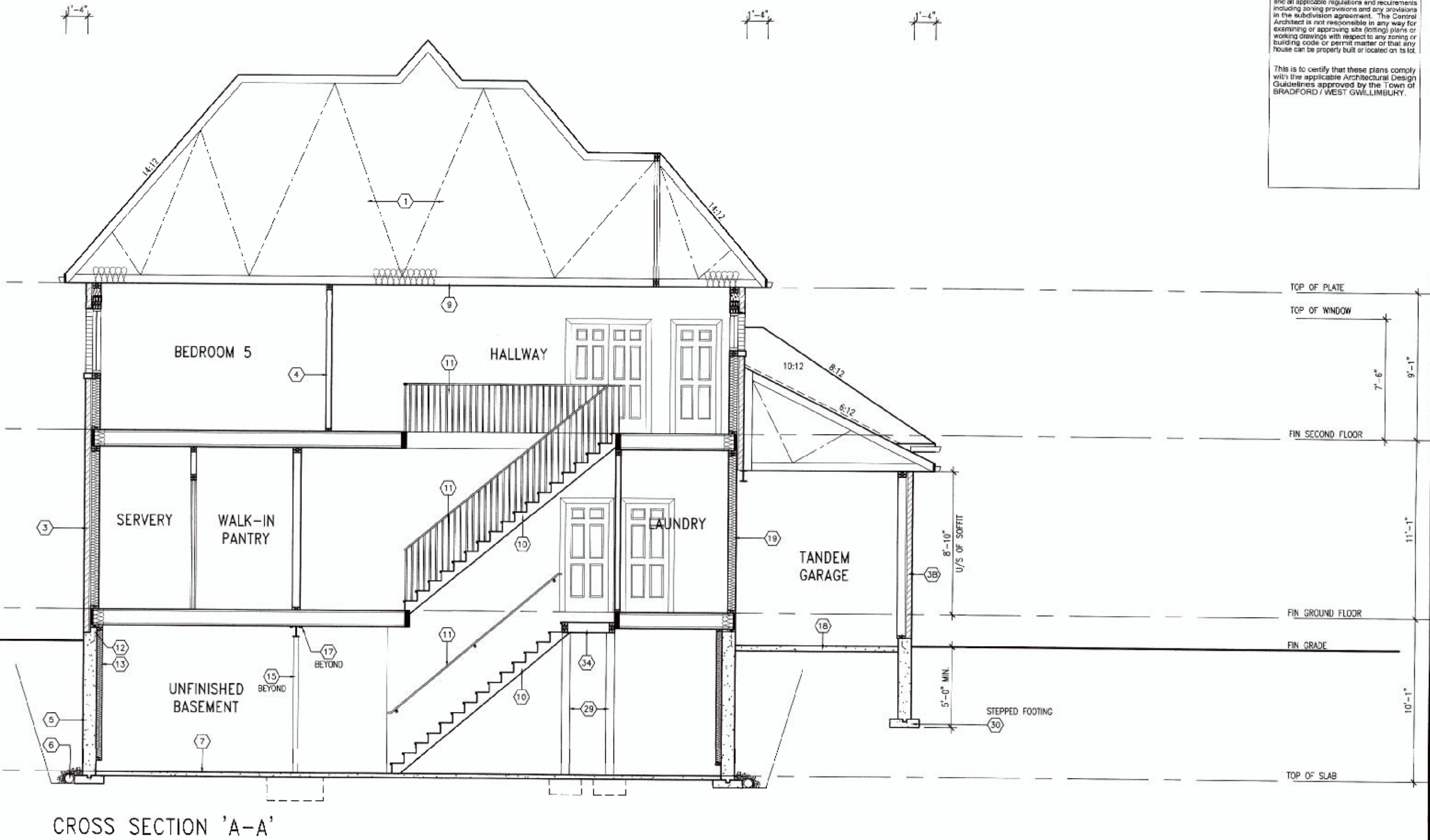
9	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		Wellingdon Jno-Baglate		25591
8	name		BON		
7	registration information		42658		
6	qualification information				
5	REVISED AS PER ENG'S COMMENTS	JUN 08-17	RC		
4	REV. FOR LOT 121	MAY 24-17	CL		
3	REVISED GROUND FLOOR TO 9' HEIGHT	APR 21-17	SD		
2	REVISED AS PER ENG'S COMMENTS	NOV 28-16	RC		
1	ISSUED FOR CLIENT REVIEW	SEP 21-16	BM		
no.	description	date	by		

VAS DESIGN		BAYVIEW WELLINGTON		S60-2	
3004 Wilson Avenue Toronto ON M3H 1S9 t 416.630.2255 / 416.630.4782 vasdesign.com		project name GREEN VALLEY ESTATES		municipality BRADFORD, ON.	
date SEPT. 2016		checked by RLB/BJM		scale 3/16" = 1'-0"	
drawing no. 13045-560-2-121		sheet no. 13045-560-2-121		drawing no. 6	
REAR ELEVATION 'A'					

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

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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 GUILDFORD.



CROSS SECTION 'A-A'



LOT 121

5 4 3 2 1 REVISED AS PER ENG'S COMMENTS REV. FOR LOT 121 REVISED GROUND FLOOR TO 9' HEIGHT REVISED AS PER ENG'S COMMENTS ISSUED FOR CLIENT REVIEW NO DESCRIPTION	JUN 06-17 MAY 24-17 APR 21-17 NOV 28-16 SEP 21-16 date by	RC CL SB RC EM date by	the undersigned has reviewed and takes responsibility for the design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington-Joe-Engle name registration number VAS Design Inc. 43658 25591 800 300A Wilson Avenue Toronto, ON M3H 1S8 T 416.630.2255 F 416.630.4782 vasdesign.com	VAS DESIGN 300A Wilson Avenue Toronto, ON M3H 1S8 T 416.630.2255 F 416.630.4782 vasdesign.com BAYVIEW WELLINGTON GREEN VALLEY ESTATES BRADFORD, ON. S60-2 ROTHCHILD 2 project no. 13045 date SEPT. 2016 checked by ED.BIM scale 3/16" = 1'-0" drawing no. 8 CROSS SECTION 'A-A' 13045-S60-2-LOT 121 Rev. 8, 2017 - 354 PM
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CONSTRUCTION NOTES (Unless otherwise noted)

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

1. ROOF CONSTRUCTION

NO.210 (10.2kg/m²) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH 1" 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. (SAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER) 38x89 (2'x4") TRUSS BRACING @ 1500mm (5'-0") O.C. AT BOTTOM CHORD. PRETN. ALUM. EXISTROUGH, FASCO, RAL & PENTED SUPPL. 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 1300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2).

2. FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 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"x6") (P2B)

SIDING AS PER ELEV. 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 20mm (1/2") EXTERIOR STRUCTURAL INSULATED SHEATHING RSI 0.7 (R4) BY "BP" 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 MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXPANDED OR EXTRUDED RIGID POLYSTYRENE ON APPROVED AIR/MOISTURE BARRIER @ 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"x6")

90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x76mm (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 AND APPR. VAPOUR BARRIER AND 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"x6") (P2B)

90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL APPR. SHEATHING PAPER, 28mm (1 1/8") EXT. STRUCT. INSULATED SHEATHING RSI 0.7 (R4) BY "BP" 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, 22x180x76mm (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"x6") (SB-12-TABLE 2.1.1.2A)

STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x140 (2"x6") STUDS @ 400mm (16") O.C. INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") EPS/PM 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 (2/2"x4") TOP PLATE, 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NEEDED.

5. FOUNDATION WALL/FOOTINGS (0.15.3, 8.15.4, 8.13.2, 8.14.2.1.(2))

200mm (8") POURED CONC. FDN. WALL 15MPa (2200psi) WITH BITUMINOUS 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 500x150 (20"x6") CONTINUOUS KEYED CONC. FTD. BRACE FDN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN. BEARING CAPACITY OF 150kPa (0.35 GSE/FT). IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED.

STORIES SUPPORTED BY MASONRY VENEER W/ SIDING ONLY

2	15" WIDE x 8" DEEP	15" WIDE x 8" DEEP
3	20" WIDE x 8" DEEP	20" WIDE x 8" DEEP
3	26" WIDE x 9" DEEP	20" WIDE x 8" DEEP

---SEE OBC 9.15.3.

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

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

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

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

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

2 STOREY WITH WALK-OUT EASEMENT 545x175 (22"x7')

6. FOUNDATION DRAINAGE OBC 9.14.2 & 9.14.3

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

7. BASEMENT SLAB OBC 9.15.1(1)(a), 9.15.4.5(1), 9.25.3.3(15)

80mm (3 1/8") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 200MPa (3000psi) CONC. WITH DAMPROOFING BELOW SLAB, UNDER SLAB INSULATION PER SB-12. ALL SLAB JOINTS & PENETRATIONS TO BE CALKED.

8. 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 SOFT.

9. 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, 15mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL. RSI 3.52 (R20) MIN. ABOVE INTERIOR SURFACE OF EXTERIOR WALL.

10. ALL STAIRS/EXTERIOR STAIRS - OBC 9.8 -

UNIFORM RISE - 150mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS (1/2") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT

MAX. RISE	= 200 (7'-7 7/8")
MIN. RUN	= 216 (7'-1 1/4")
MIN. TREAD	= 235 (9'-1/4")
MAX. NOSING	= 25 (1")
MIN. HEADROOM	= 1950 (6'-5")
RAIL @ LANDING	= 1200 (2'-11")
RAIL @ STAIR	= 865 (2'-10") TO 965 (3'-2")
MIN. STAIR WIDTH	= 860 (2'-10")
MIN. RUN	= 150 (6")
MIN. AVG. RUN	= 200 (8")

11. HANDRAILS - OBC 9.8.7 -

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

INTERIOR GUARDS - OBC 9.8.8 -

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

EXTERIOR GUARDS - OBC 9.8.8

900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (71") 1000mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71").

SILL PLATE - OBC 9.23.7

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

13. BASEMENT INSULATION (SB-12-2.1.1.6), 9.25.2.3, 9.13.2(6)

FOUNDATION WALLS EXCLUDING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SLEEFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED GRADE & 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 CELL 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 CALKING.

14. BEARING STUD PARTITIONS

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. CALKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FDN. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

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

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

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

89mm (3-1/2") DIA. x 4.78mm (188) FIXED STL. COL. WITH 150x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE ON 1070x1070x40 (42"x42"x1 5/8") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MIN. AND AS PER SOILS REPORT.

15B. STEEL COLUMN

90mm (3-1/2") DIA. x 4.78mm (188) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STL. TOP PLATE, & BOTTOM PLATE, BASE PLATE 200x200x12.5 (8" x 1/2"x10 1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12 1/2") FIELD WELD COL. TO BASE PLATE.

16. CONCRETE NIE/POCKET

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

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

18. GARAGE SLAB

100mm (4") (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 150 (6") COARSE GRAINULUM FILL WITH COMPACTED SUB-EASE OR COMPACTED NAT'L FILL SLOPE TO FRONT.

19. GARAGE CEILINGS/INTERIOR WALLS

13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN TRUSSES 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.

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

21. EXTERIOR STEP

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

22. DRYER EXHAUST (OBC-9.2.3.8(7) & 9.2.4.1.1)

CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)

23. INSULATED ATTIC ACCESS (OBC-9.8.1.1 & SB12-2.1.1.7)

ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 345x610mm (17 1/2"x24") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL. BACKING.

24. FIREPLACE CHIMNEYS (OBC 9.2.1)

TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 810mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.

25. LINEN CLOSET

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

26. MECHANICAL EXHAUST

MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR AS REQUIRED BY OBC 9.32.1.5 & 9.32.3.10.

27. STEEL BEARING PLATE FOR MASONRY WALLS

280x280x16 (11"x11"x5/8") STL. PLATE FOR STL BEAMS AND 280x280x12 (11"x11"x2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL, ANCHORED WITH 2-15mm (3/4") x 200mm (8") LONG CALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.

28. RESERVED

29. BEARING WOOD POST (BASEMENT) (OBC 9.17.4)

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

30. STEPPED FOOTINGS OBC 9.15.3.9

MIN. HORIZ. STEP = 500mm (24") MAX. VERT. STEP = 600mm (24")

31. SLAB ON GRADE

MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL, REINFORCED WITH 6x6-W2.9W2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB GRADE. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION UNDER SLAB.

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

DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR, MAX. 300mm (12") ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS, HWY INTAKE TO BE A MIN. OF 1830mm (5'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

33. DIRECT VENTING GAS FIREPLACE VENT

DIRECT VENT GAS FIREPLACE, VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.

34. SURFLOOR JOIST STRAPPING AND BRIDGING

6mm (5/8") T & C SURFLOOR ON WOOD FLOOR JOISTS, FOR CEILING TILE APPLICATION. (SEE OBC 9.30.2.1) 6mm (5/8") PANEL TYPE EMPLOYED UNDER RESILIENT & PARQUET FLOORING. (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 & 9.23.9.5)

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 9.38)

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, PROVIDE 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 900mm (32 3/8") O.C., ANCHORED IN PERIMETER FDN. WALLS. SCOPE SLAB MIN. 10% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDN. WALLS. PROVIDE (L7) UNTIL OVER CELLAR DOOR WITH 100mm (4") ENDO BEARING.

37. BRICK CHECK

THE FDN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 600mm (2'-0") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.

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

38x140 (2"x6") RAFTERS @ 400mm (16") O.C. FOR MAX 11'-7" SPAN, 38x184 (2"x6") ROOF BOARD, 38x89 (2"x4") COLLAR TIES AT 300mm (12") O.C. CEILING JOISTS TO BE 38x89 (2"x4") @ 400mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 400 (16") O.C. FOR MAX. 4450mm (14'-7") SPAN.

RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 600mm (24") O.C. WITH A 38x89 (2"x4") CENTRE POST TO THE TRUSS BELOW, LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

39. TWO STOREY VOLUME SPACES

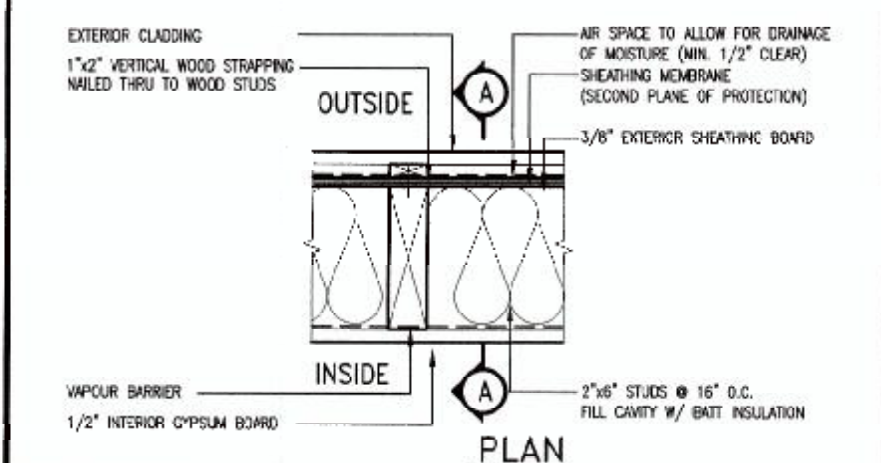
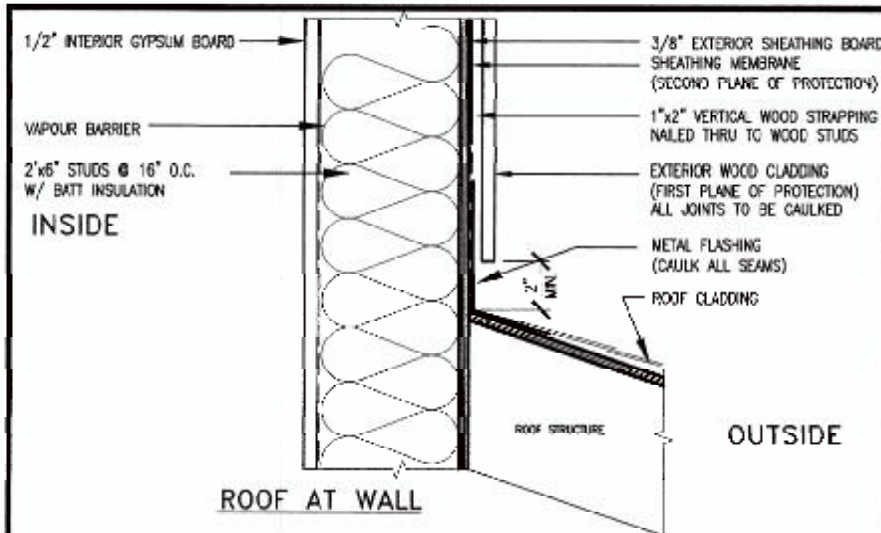
FOR A MAXIMUM 5490 mm (18'-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE 2-38x140 (2-2"x6") SPR.#2 CONTN. STUDS @ 300mm (12") O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) C/W 9.6 (3/8") THICK EXT. PLYWOOD SHEATHING, PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 1220 mm (4'-0") O.C. VERTICALLY. FOR WALLS WITH 100mm DISTANCES NOT EXCEEDING 2900 mm (9'-6"), PROVIDE 38x140 (2"x6") STUDS @ 400 (16") O.C. WITH CONTINUOUS 2-38x140 (2-2"x6") TOP PLATES & 1-38x140 (1-2"x6") BOTTOM PLATE & MINIMUM OF 3-38x184 (3-2"x6") CONT. HEADER AT GRND. CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES AND HEADERS.

40. TYPICAL 1 HOUR RATED PARTYWALL

REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

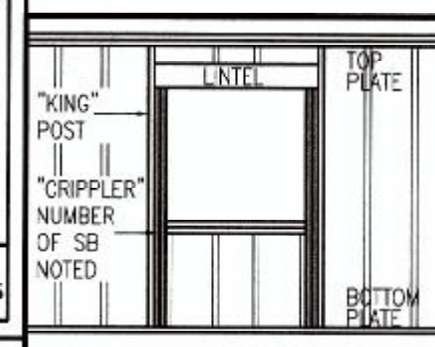
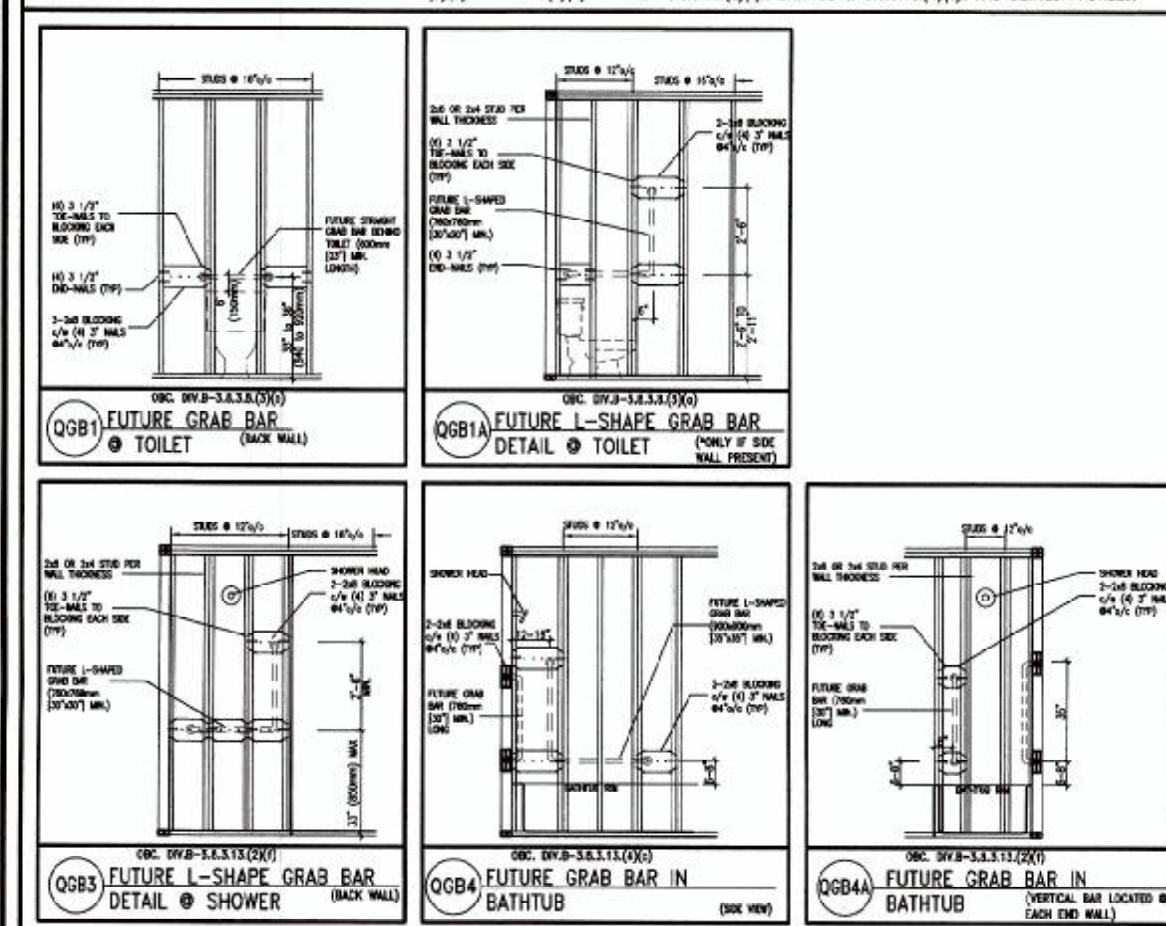
41. FOUNDATION WALL (W.O.D./W.O.B.)

FOR LATERAL SUPPORT WHERE GRADE TO T/O BASEMENT SLAB EXCEEDS 1200mm (3'-11")



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. 9-5.5.2.3. WATER CLOSET 3.8.3.1.3(5/6) & 3.8.3.1.3(5/6). SHOWER 3.8.3.1.3(2/3). BATHTUB & 3.8.3.1.3(4/5). AND DETAILS PROVIDED.



"CRIPPLE" DETAIL

**** MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOWS:**
 2"x6" @ 16" O.C. - 12'-6"
 2"x6" @ 12" O.C. - 13'-10"
 2"x6" @ 16" O.C. - 15'-0"
 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"x8" @ 16" O.C. - 20'-4"
 2"x8" @ 12" O.C. - 22'-4"

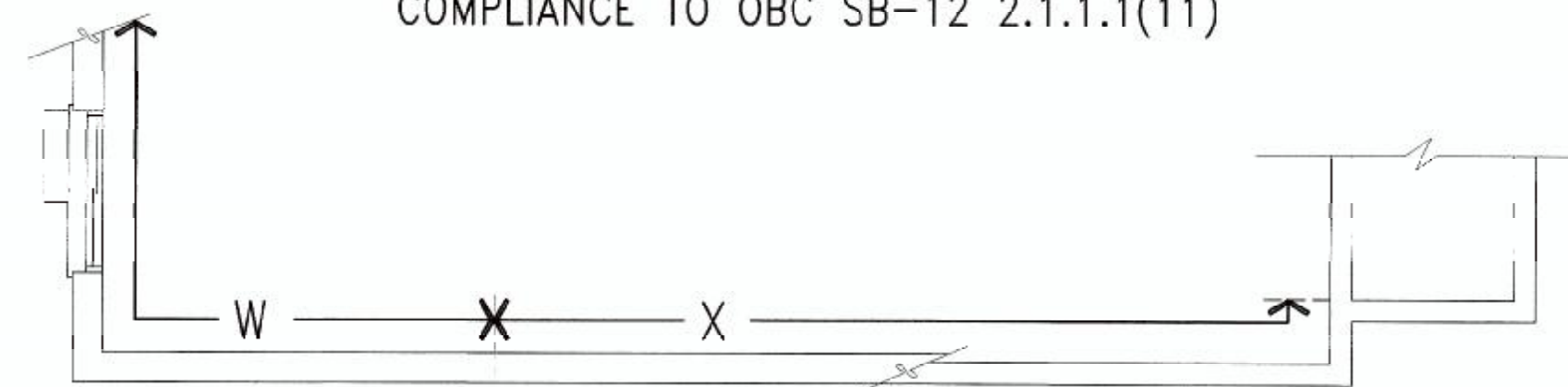
- NOTES:**
- FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa.
 - SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
 - PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
 - PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.
 - 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**

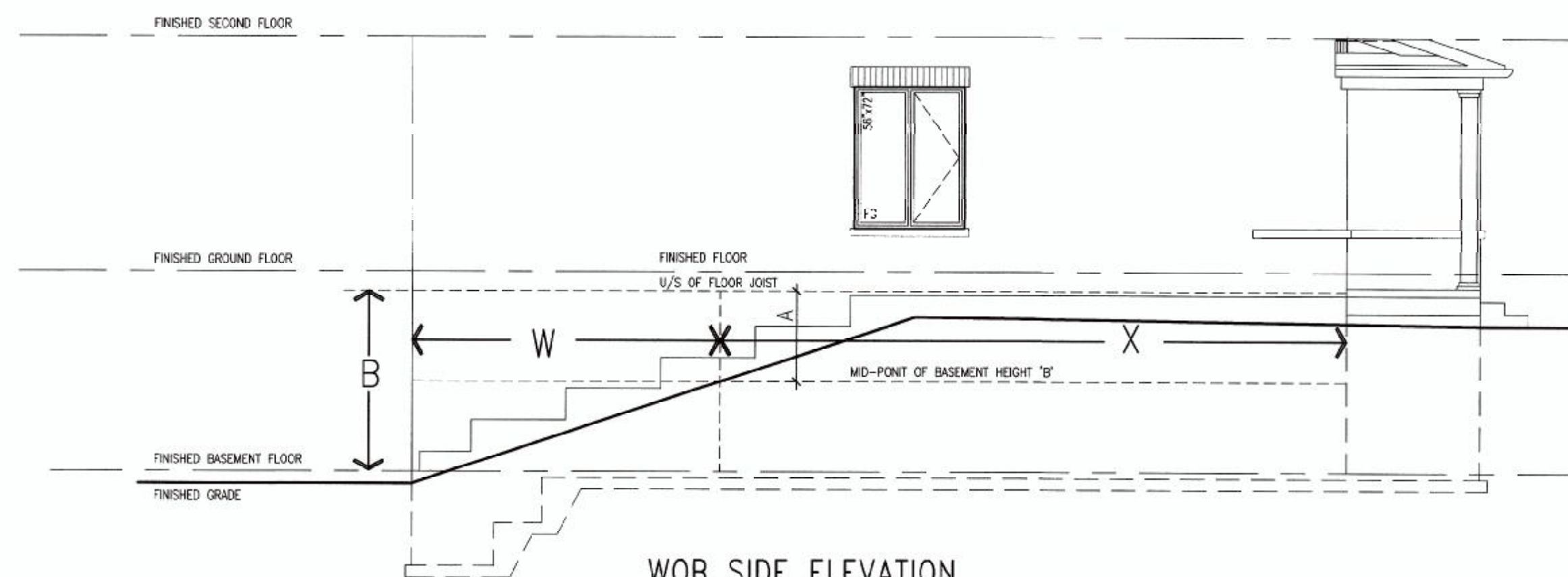
MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOWS:
 2"x4" @ 16" O.C. - 9'-10"
 2"x4" @ 12" O.C. - 10'-9"
 3"x4" @ 16" O.C. - 11'-2"
 3"x4" @ 12" O.C. - 12'-4"

- 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.

COMPLIANCE TO OBC SB-12 2.1.1.1(11)



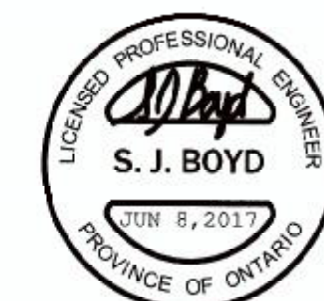
WOB PLAN



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



1	ISSUED FOR CLIENT REVIEW	21-25-16	RC	by	
2	REVISED AS PER ENG'S COMMENTS	NOV 28-16	RC	by	
3	REVISED GROUND FLOOR TO 9' HEIGHT	APR 21-17	SB	by	
4	REV FOR LOT 121	MAY 24-17	CL	by	
5	REVISED AS PER ENG'S COMMENTS	JUN 08-17	RC	by	
6	THE UNDERSIGNED HAS REVIEWED AND TAKEN RESPONSIBILITY FOR THIS DESIGN AND FOR THE QUALIFICATION AND MEETS THE REQUIREMENTS SET OUT IN THE Ontario Building Code to be a Designer.				
7	qualification information				
8	Wellington Jiro-Baptista	25591	BCN		
9	registration information				
10	VAS Design Inc.	42658			



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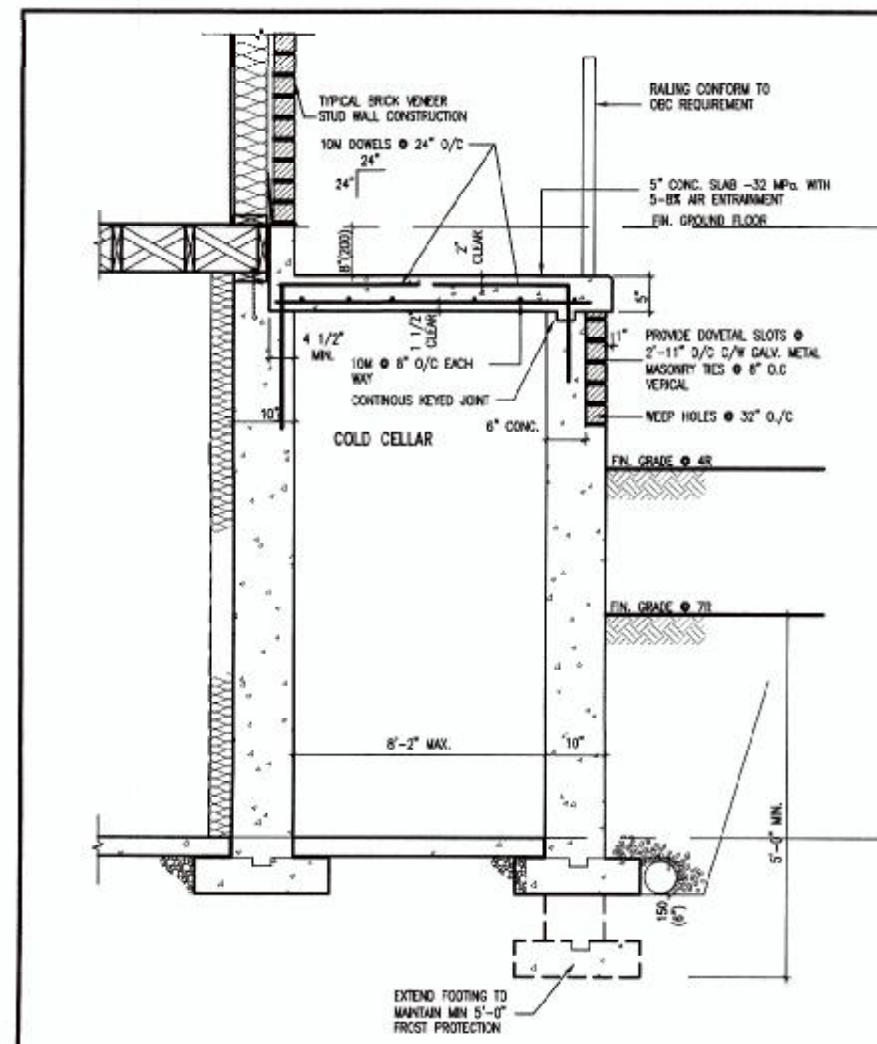
S60-2
 ROTHCHILD 2

project no. 13045

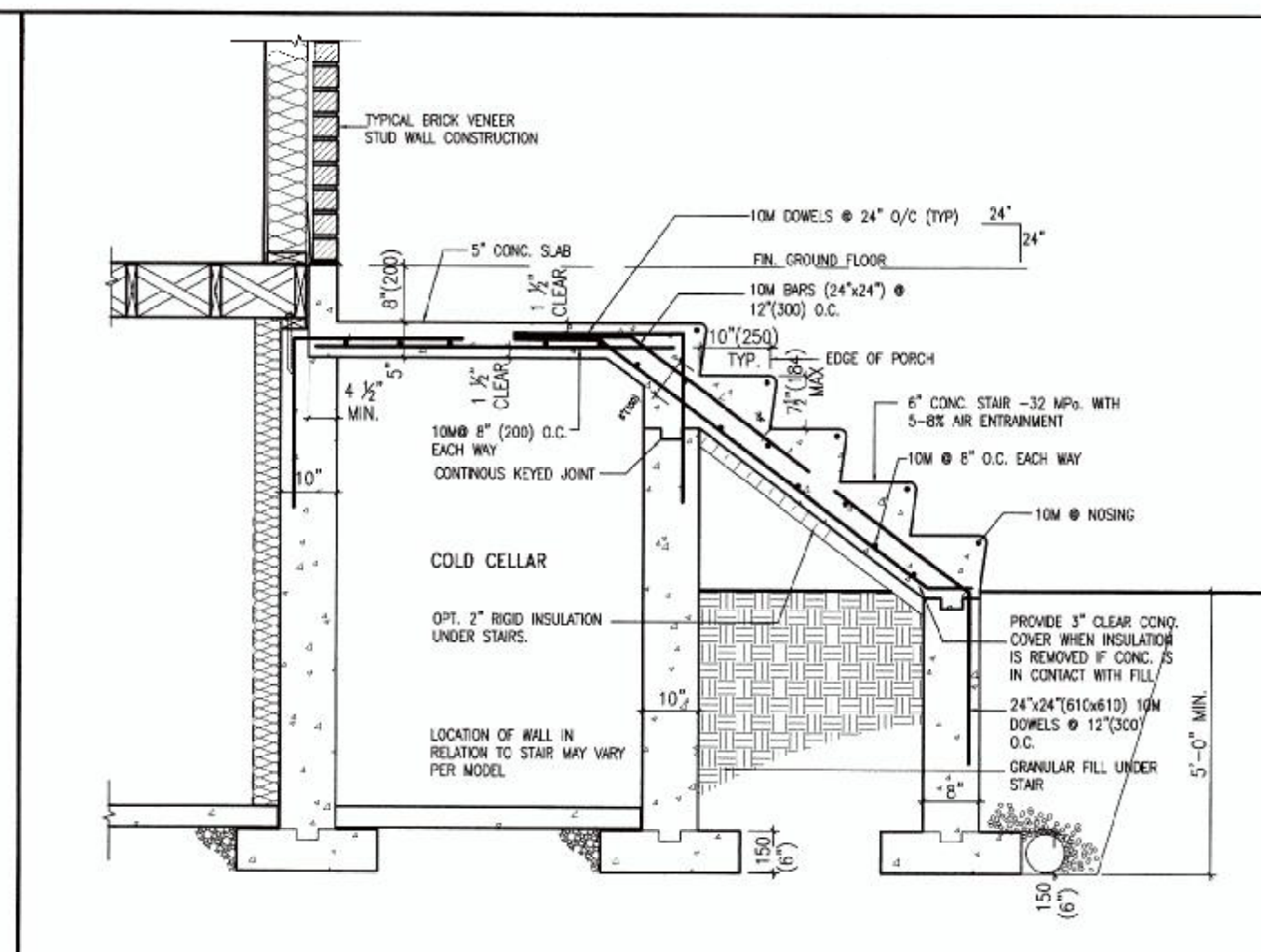
date AUG 2016

drawing no. CN2

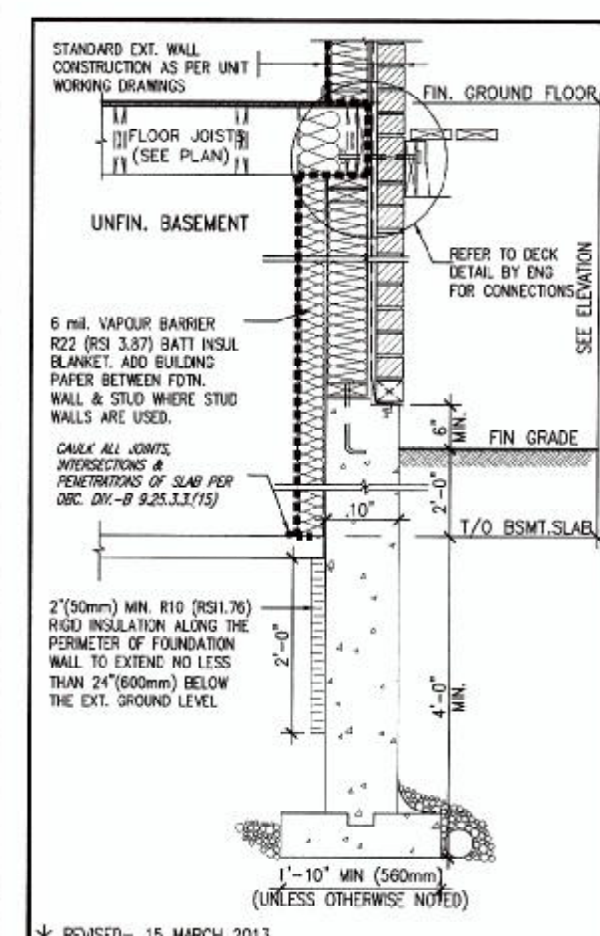
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X1 SECTION AT PORCH FOR 4-7R CONDITION
SCALE: N.T.S.

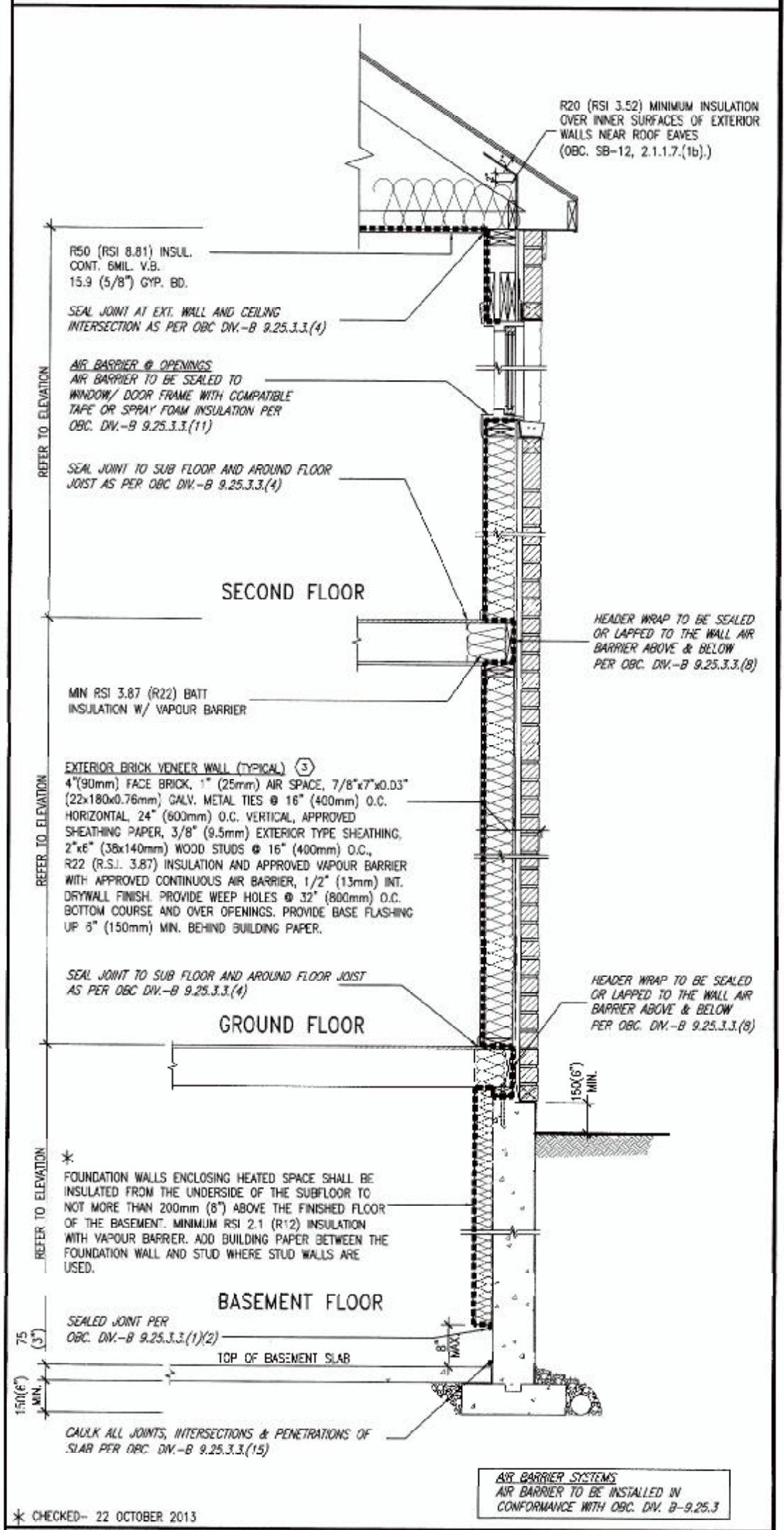


X2 EXTERIOR CONC. STAIR DETAIL (6 RISERS/ 7 RISERS SIMILAR)
SCALE: N.T.S.



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

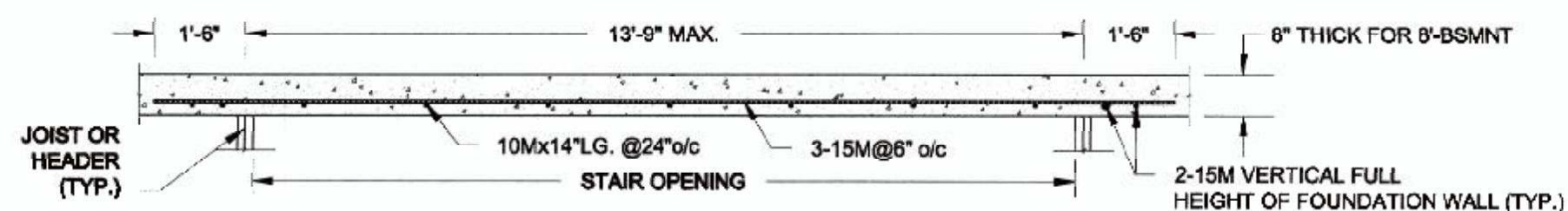
SB12-COMPLIANCE PACKAGE 'J'



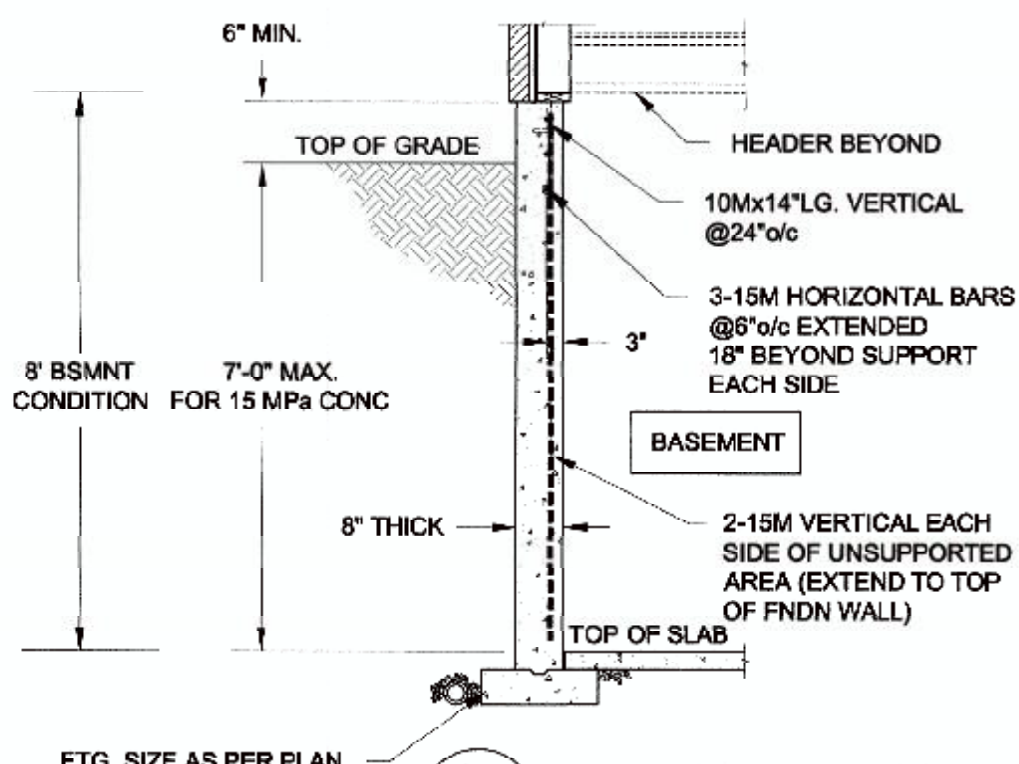
EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY
SECTION W/ BRICK VENEER SCALE: N.T.S.



1. ISSUED FOR CLIENT REVIEW 2. REVISED AS PER ENG'S COMMENTS 3. REVISED GROUND FLOOR TO 9' HEIGHT 4. REV. FOR LOT 121 5. REVISED AS PER ENG'S COMMENTS 6. REV. FOR LOT 121	DATE BY DATE BY DATE BY DATE BY	1. ISSUED FOR CLIENT REVIEW 2. REVISED AS PER ENG'S COMMENTS 3. REVISED GROUND FLOOR TO 9' HEIGHT 4. REV. FOR LOT 121 5. REVISED AS PER ENG'S COMMENTS 6. REV. FOR LOT 121	DATE BY DATE BY DATE BY DATE BY	1. ISSUED FOR CLIENT REVIEW 2. REVISED AS PER ENG'S COMMENTS 3. REVISED GROUND FLOOR TO 9' HEIGHT 4. REV. FOR LOT 121 5. REVISED AS PER ENG'S COMMENTS 6. REV. FOR LOT 121
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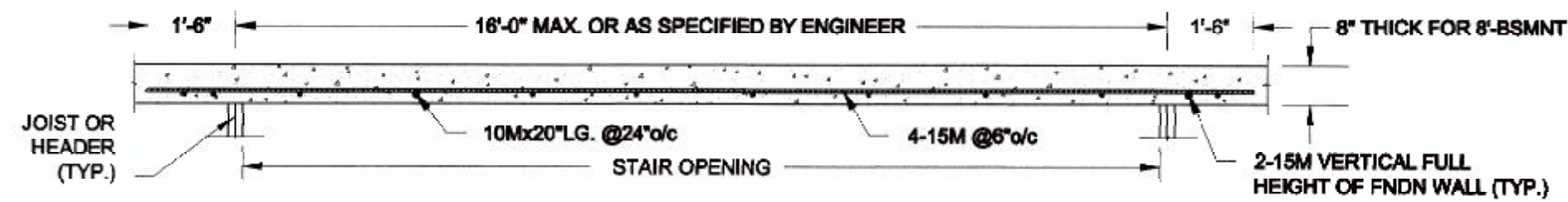
PLAN VIEW



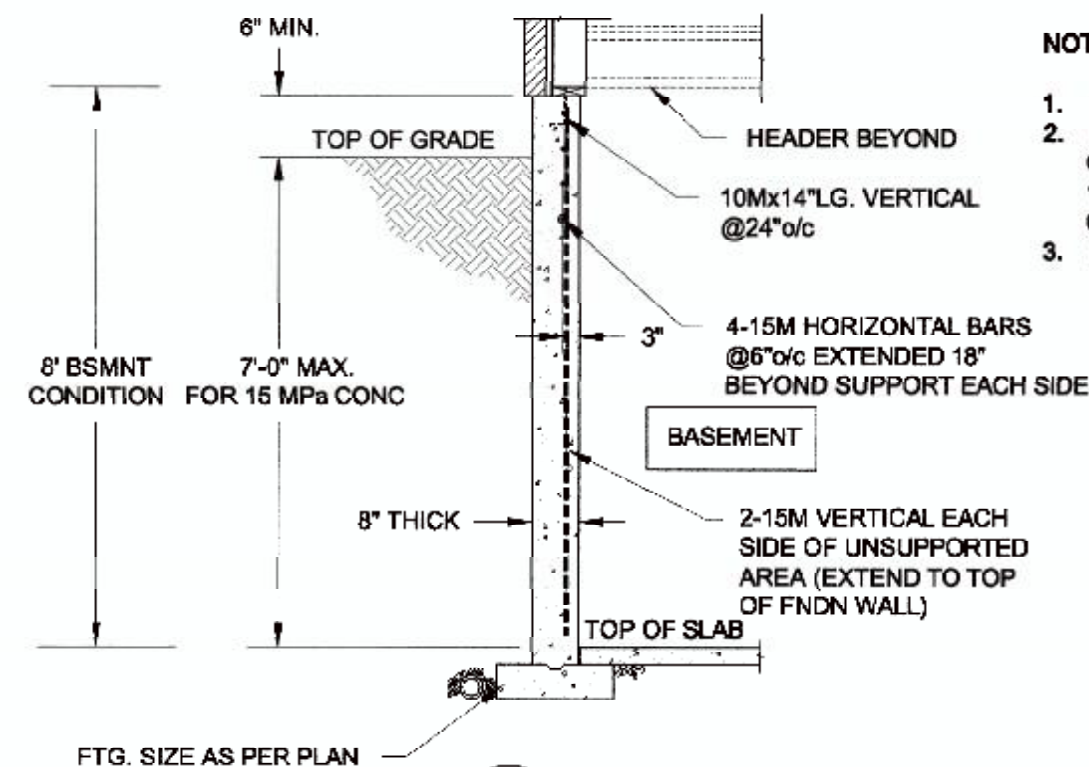
NOTES:

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.

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



PLAN VIEW

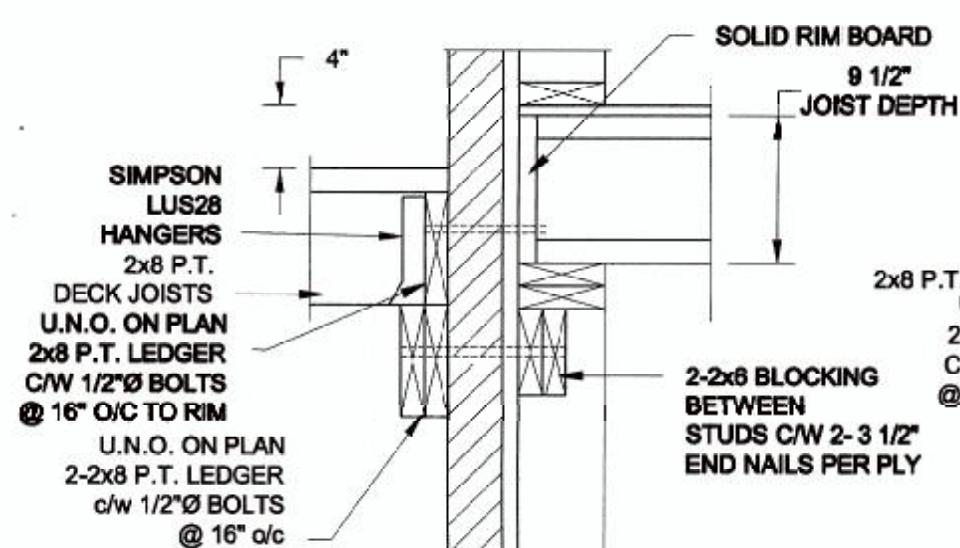


NOTES:

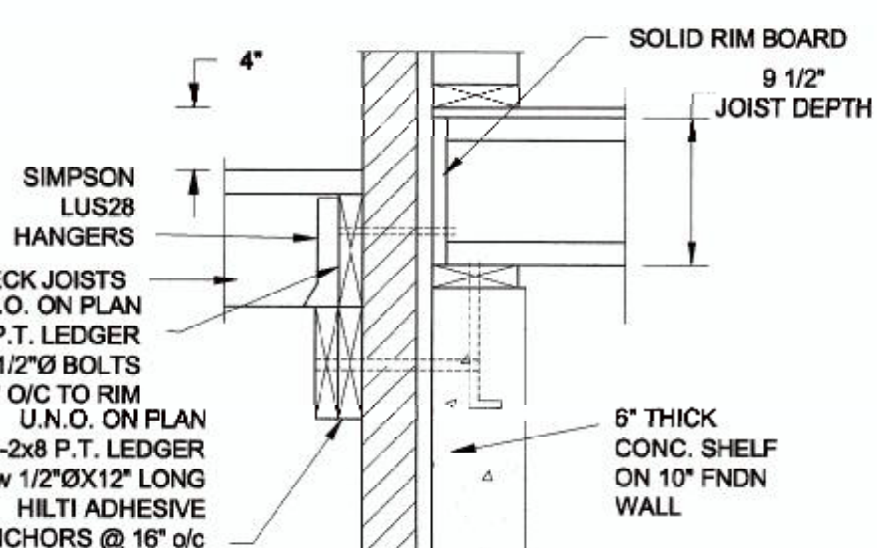
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. FOR 8'-BSMNT WHERE BACKFILL HEIGHT = 7'-0" MAX., CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN., OTHERWISE PROVIDE 20 MPa. 28-DAY COMPRESSIVE STRENGTH CONCRETE.
3. REINFORCING STEEL TO BE GRADE 400.

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

FOR 9 1/2" JOIST DEPTH



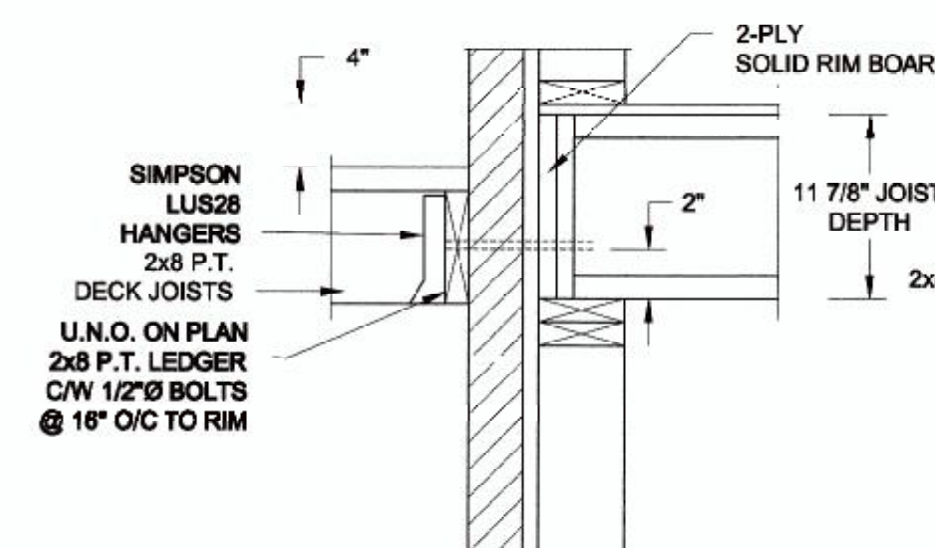
1A S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"



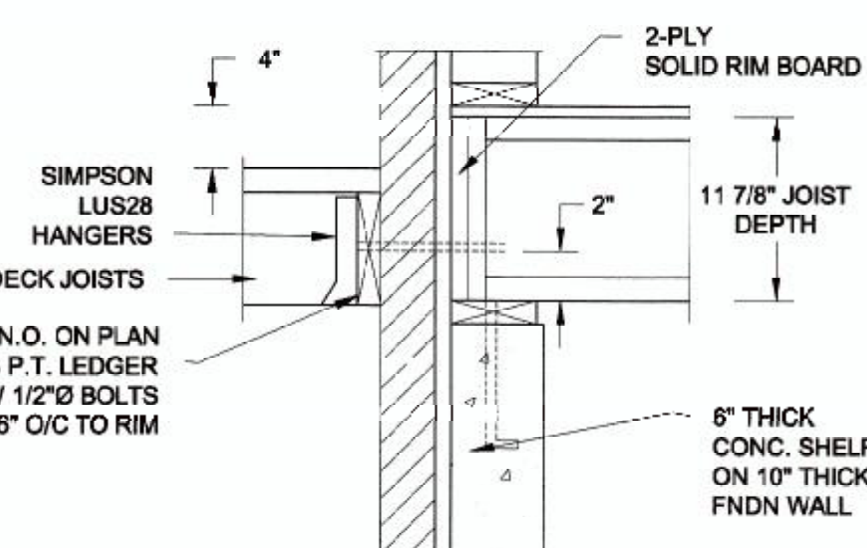
1B S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

- 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

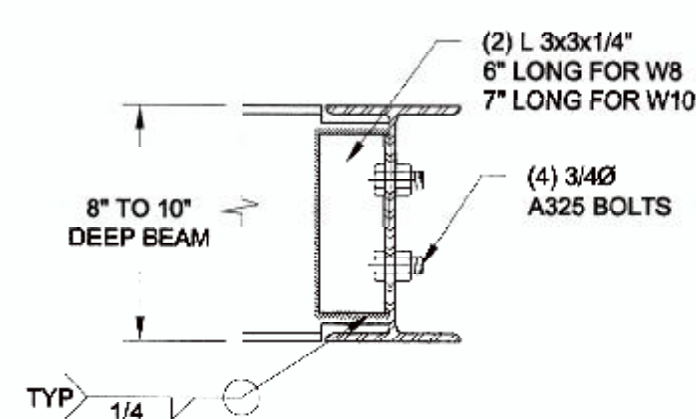


2A S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"



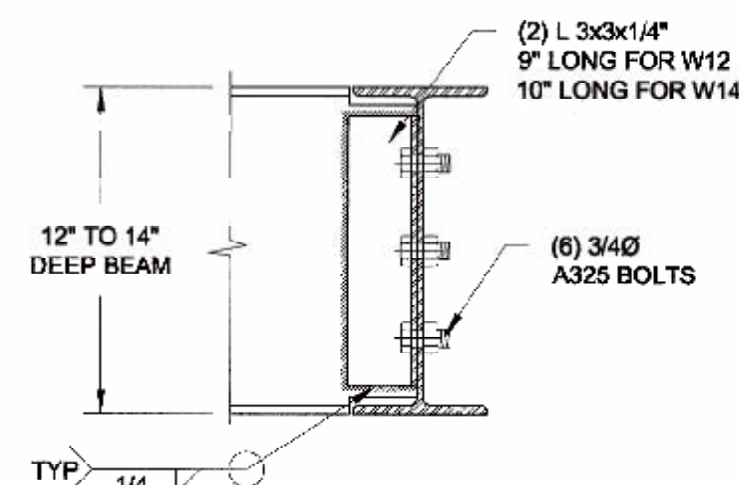
2B S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

- 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.

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



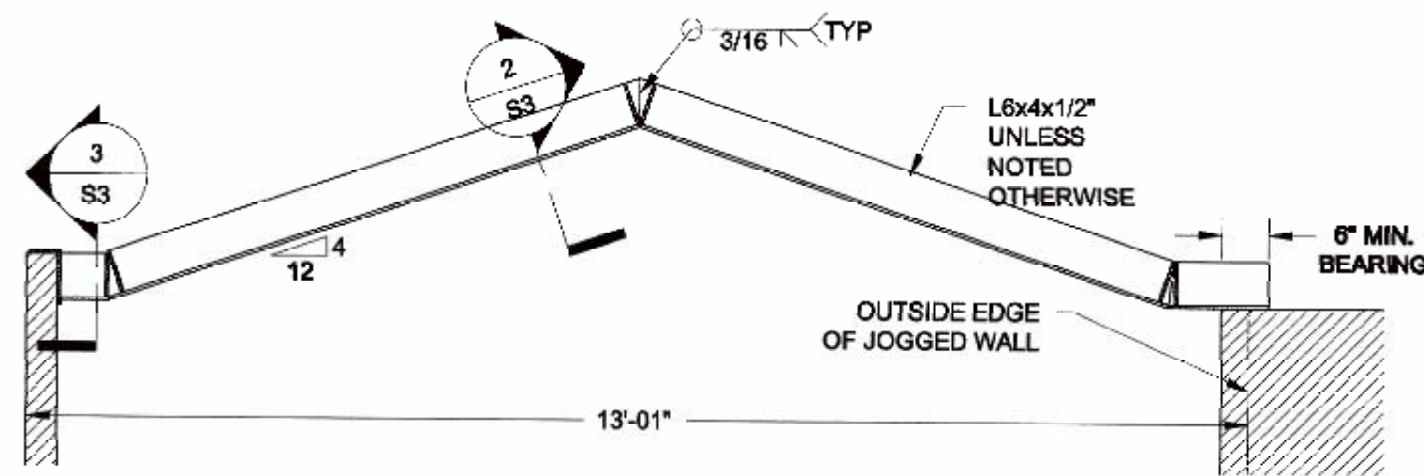
NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W360x72) BEAM MAX.

No.	DESCRIPTION	DATE
REVISIONS		

QUAILE ENGINEERING LTD.
38 Parkside Drive, UNIT 7
Newmarket, ON
L3Y 5J9
T: 905-803-4547
E: quaile_eng@rogers.com

BAYVIEW WELLINGTON HOMES
GREEN VALLEY ESTATES
BRADFORD, ONTARIO

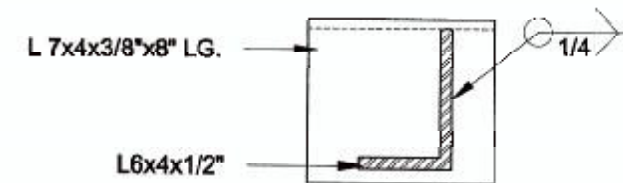
SC	16-102	AS NOTED
US	US	NOV-02-2016
STRUCTURAL DETAILS AND NOTES		Q1



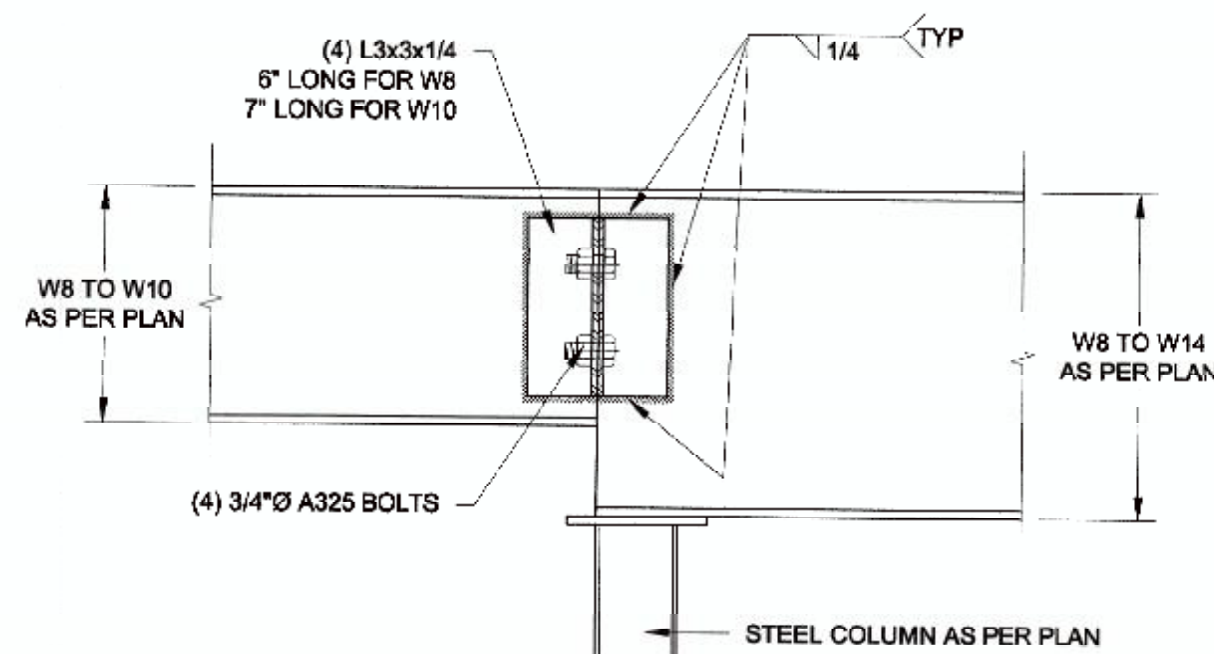
1 STEEL LINTEL AT GABLE
SCALE: 1/2" = 1'-0"



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

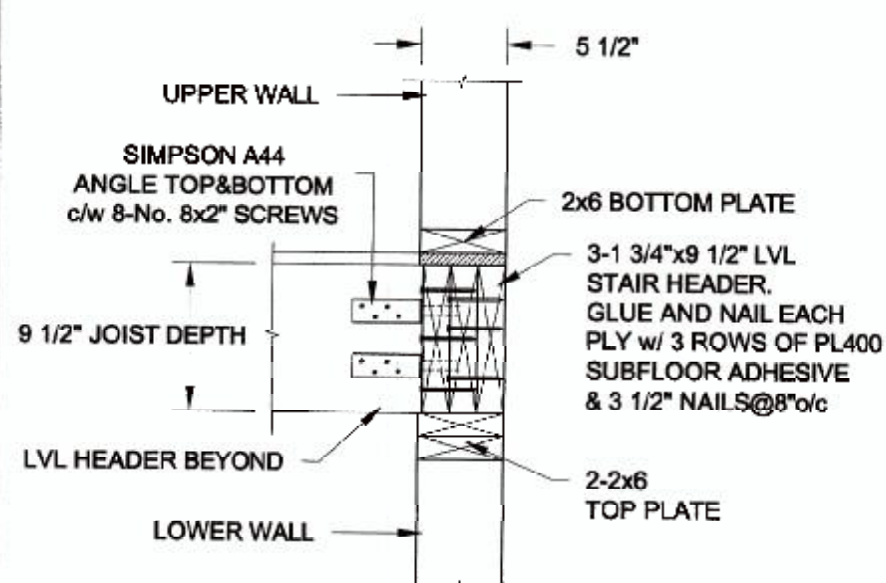


3 INVERTED ANGLE
SCALE: 1 1/2" = 1'-0"



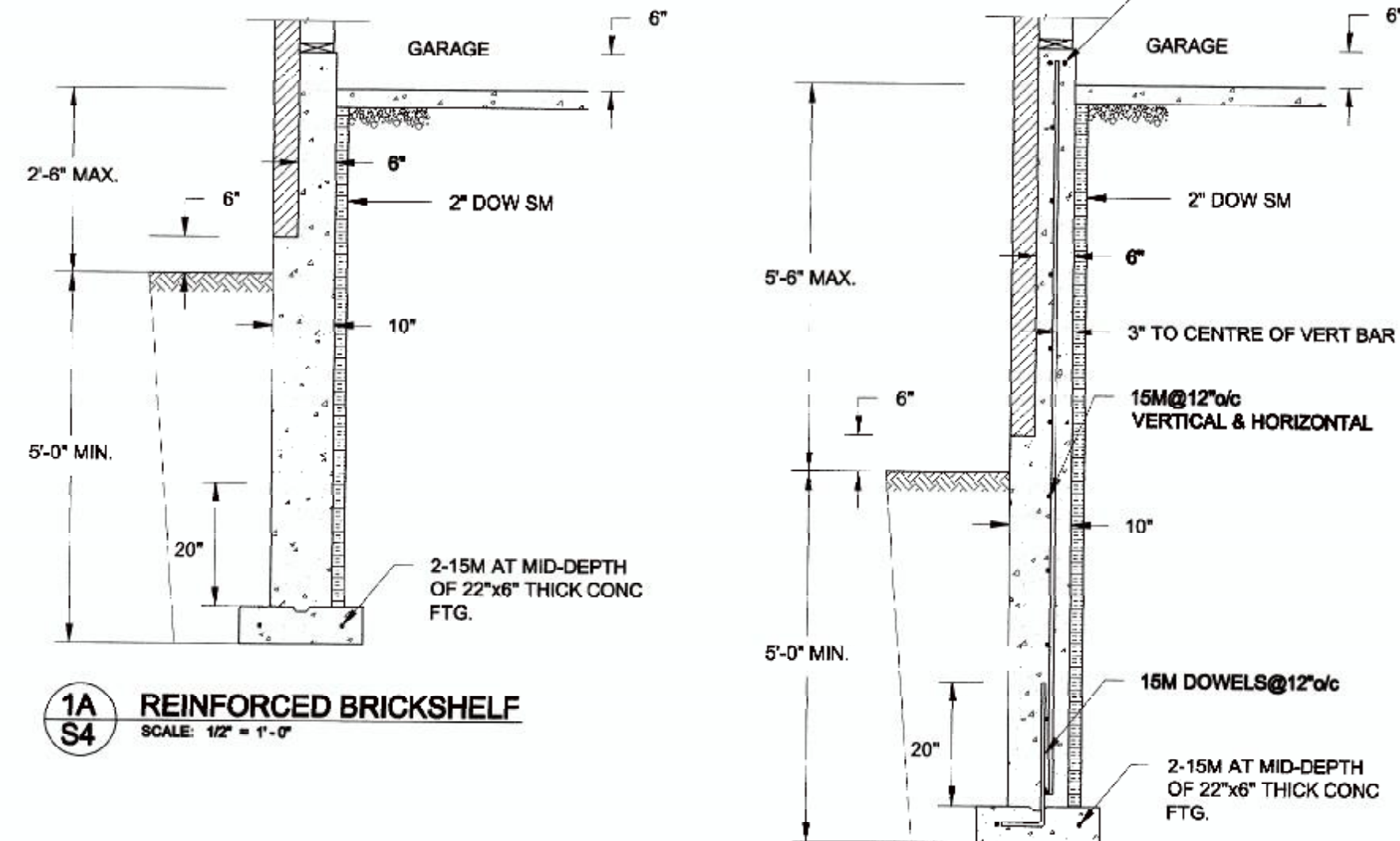
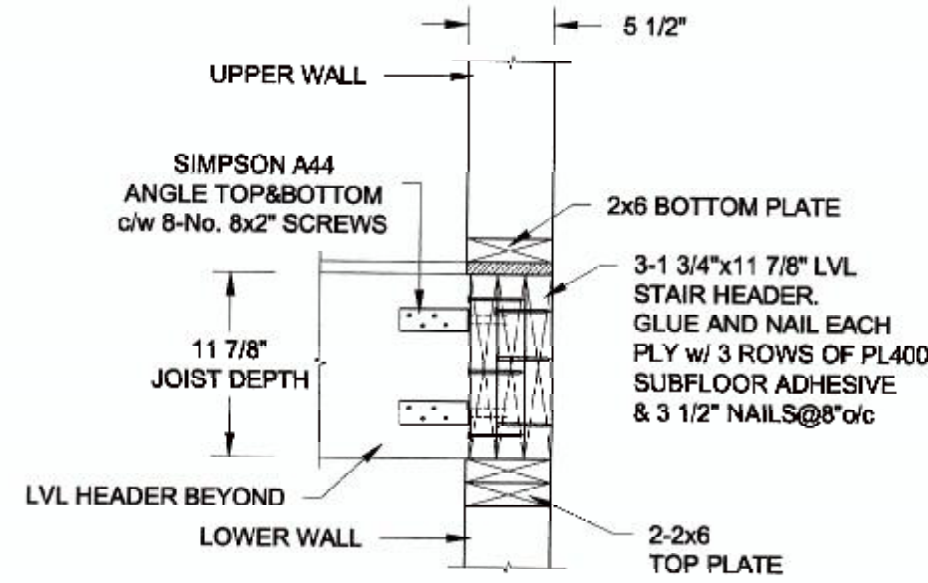
4 STEEL BEAM CONNECTION
SCALE: 1 1/2" = 1'-0"

FOR 9 1/2" JOIST DEPTH



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

FOR 11 7/8" JOIST DEPTH

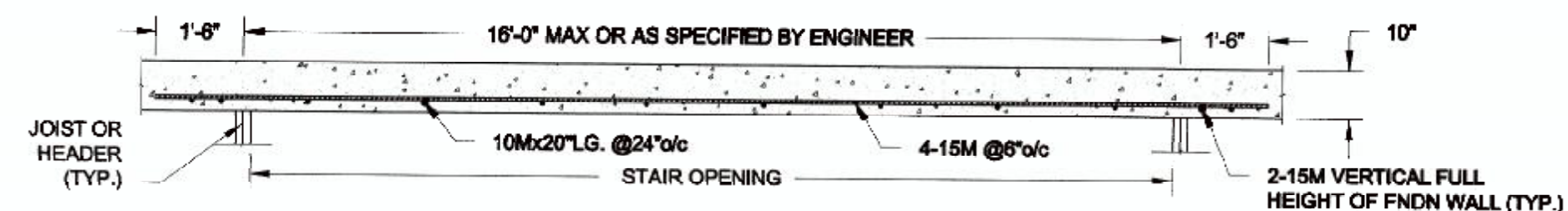


1A REINFORCED BRICKSHELF
SCALE: 1/2" = 1'-0"

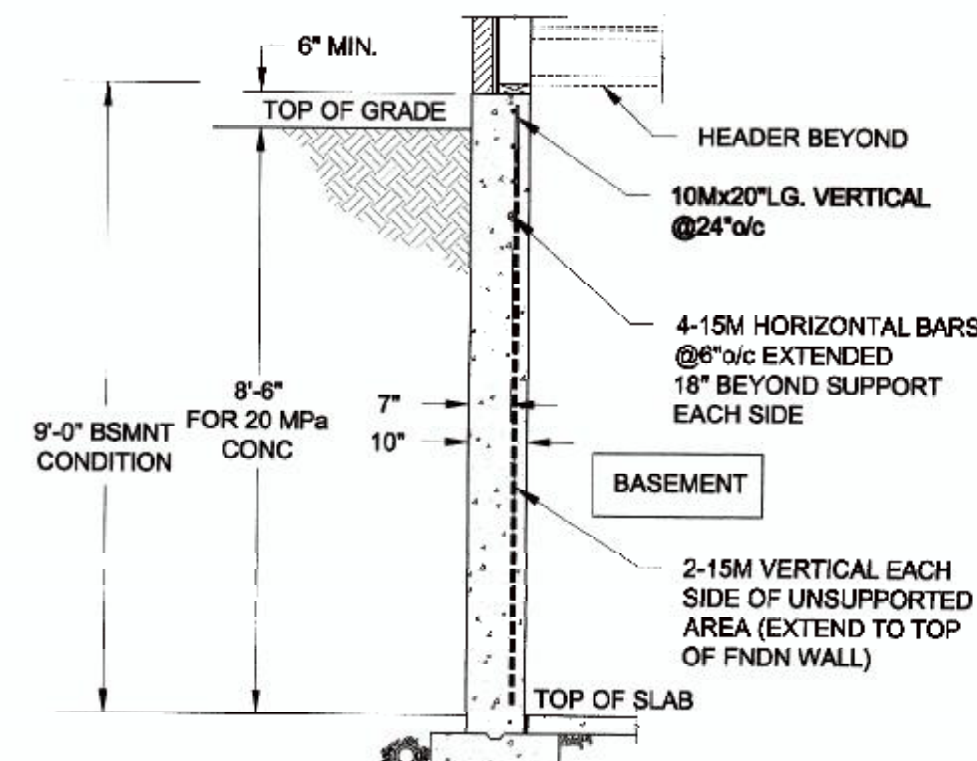
1B REINFORCED BRICKSHELF
SCALE: 1/2" = 1'-0"

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.



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

No.	DESCRIPTION	DATE
REVISIONS		
QUAILE ENGINEERING LTD. 38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-883-8847 E: quaileng@rogers.com		
BAYVIEW WELLINGTON HOMES GREEN VALLEY ESTATES BRADFORD, ONTARIO		
16-102 NOVEMBER	Q2	