

NOTE: W1
* PROVIDE 2-15M HORIZONTAL BARS AT 4" BELOW WINDOW OPENING, EXTEND BARS 24" BEYOND OPENING EACH WAY.
* PROVIDE 2-15M VERTICAL BARS AT EACH SIDE OF OPENING FROM TOP OF FOOTING TO 2" BELOW TOP OF FOUNDATION WALL (TYP.)

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.

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

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

BASEMENT PLAN 'C'

AREA CHART PAGE 8

ARCHITECTURAL REVIEW AND APPROVAL
TOWN OF BRADFORD WEST GUILMBURY
Signed: *[Signature]*
Date: JUN 21 2017
JOHN G. WILLIAMS LIMITED ARCHITECT
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 of the subdivision agreement. The Council Approval is not responsible in any way for the zoning or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any building can be properly built or located on its lot.



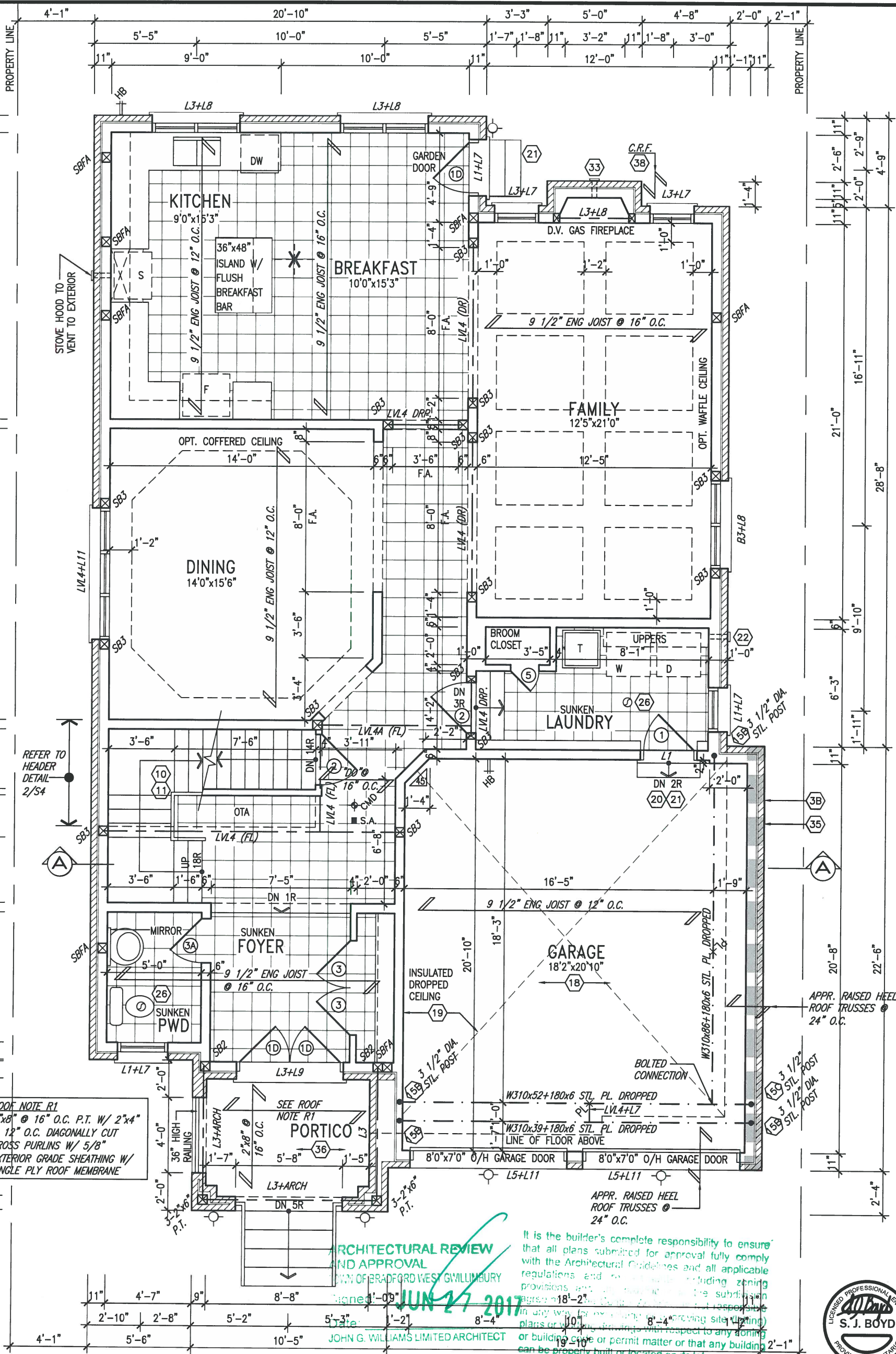
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4.	REVISED AS PER ENG'S COMMENTS	JUN 22-17	RC
3.	REV. FOR LOT 128	MAY 16/17	CL
2.	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC
1.	ISSUED FOR CLIENT REVIEW	14-08-30	LM
no.	description	date	by

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.



BAYVIEW WELLINGTON		S42-3 RIDEAU 3	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON.
date	2014-04	checked by	scale
drawn by	LM		3/16" = 1'-0"
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\Phase 4A\13045-S42-3-LOT 128.dwg - Thu - Jun 22 2017 - 8:44 AM		BASEMENT PLAN ELEV. 'C'	

project no.	13045
file name	13045-S42-3-LOT 128
drawing no.	1



GROUND FLOOR PLAN 'C'

INDICATES FIRE RATED WALL ASSEMBLY

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

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

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

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6.			
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qualification information

Wellington Jno-Baptiste 25591

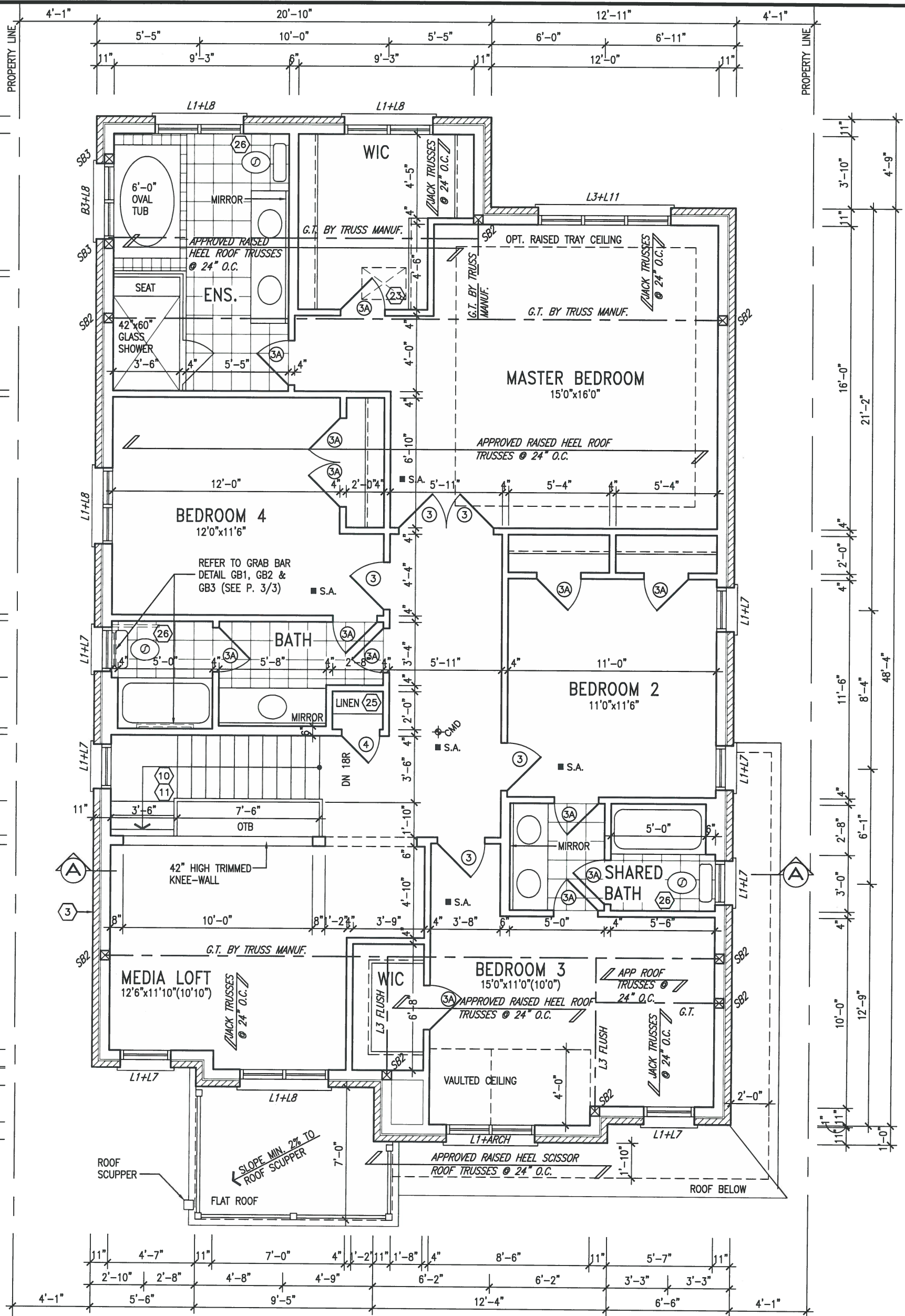
name registration information VA3 Design Inc. 42658

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BAYVIEW WELLINGTON		S42-3 RIDEAU 3	
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON.	project no. 13045	
date 2014-04	checked by LM	drawing no. 2	
scale 3/16" = 1'-0"		file name 13045-S42-3-LOT 128	
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STD. 4 BED. SECOND FLOOR PLAN 'C'

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

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

ARCHITECTURAL REVIEW AND APPROVAL
TOWN OF BRADFORD WEST GUILDFORD
Signed: **JUN 27 2017**
Date: **JUN 27 2017**
JOHN G. WILLIAMS LIMITED ARCHITECT

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 conditions in the subdivision agreement. The undersigned is not responsible for any errors or omissions in the building site (lotting) or working drawings with respect to any zoning building code or permit matter or that any building can be properly built or located on its lot.



JUNE 25, 2017

LOT 128

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 registration information BCIN
5.	.	.	VA3 Design Inc. 42658
4.	REVISED AS PER ENG'S COMMENTS	JUN 22-17 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.
3.	REV. FOR LOT 128	MAY 16/17 CL	
2.	REVISED AS PER ENG'S COMMENTS	APR 30-15 RC	
1.	ISSUED FOR CLIENT REVIEW	14-08-30 LM	
no.	description	date	by

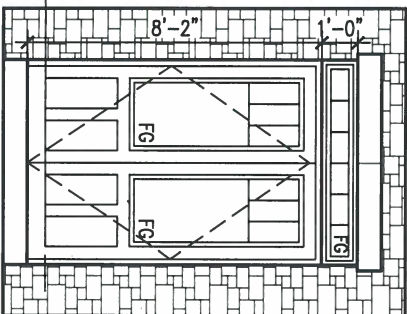
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va3design.com

BAYVIEW WELLINGTON
project name
GREEN VALLEY ESTATES
municipality
BRADFORD, ON.
date
2014-04
drawn by
LM
checked by
-
scale
3/16" = 1'-0"

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



PORTICO INTERIOR



FRONT ELEVATION 'C'

UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7))			
S4-2-3 ELEVATION C	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	776 S.F.	96 S.F.	12.37 %
LEFT SIDE	1149 S.F.	98 S.F.	8.53 %
RIGHT SIDE	1140 S.F.	103 S.F.	9.04 %
REAR	706 S.F.	159 S.F.	22.52 %
TOTAL SQ. FT.	3771.00 S.F.	456.00 S.F.	12.09 %
TOTAL SQ. M.	350.33 S.M.	42.36 S.M.	12.09 %

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JUNE 25, 2017

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".

LOT 128

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					signature	BCIN
5					name	
4	REVISED AS PER ENG'S COMMENTS	JUN 22-17	RC		registration information	
3	REV. FOR LOT 128	MAY 16/17	CL		VA3 Design Inc.	42658
2	REVISED AS PER ENG'S COMMENTS	APR 30-15	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	14-08-30	LM			
no.	description	date	by			

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BAYVIEW WELLINGTON

project name	municipality
GREEN VALLEY ESTATES	BRADFORD, ON.

date	2014-04		FRONT
drawn by	checked by	scale	
LM	-	$3/16" = 1'-0"$	
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S42-3
RIDEAU 3

project no.
13045

FRONT ELEVATION 'C

4

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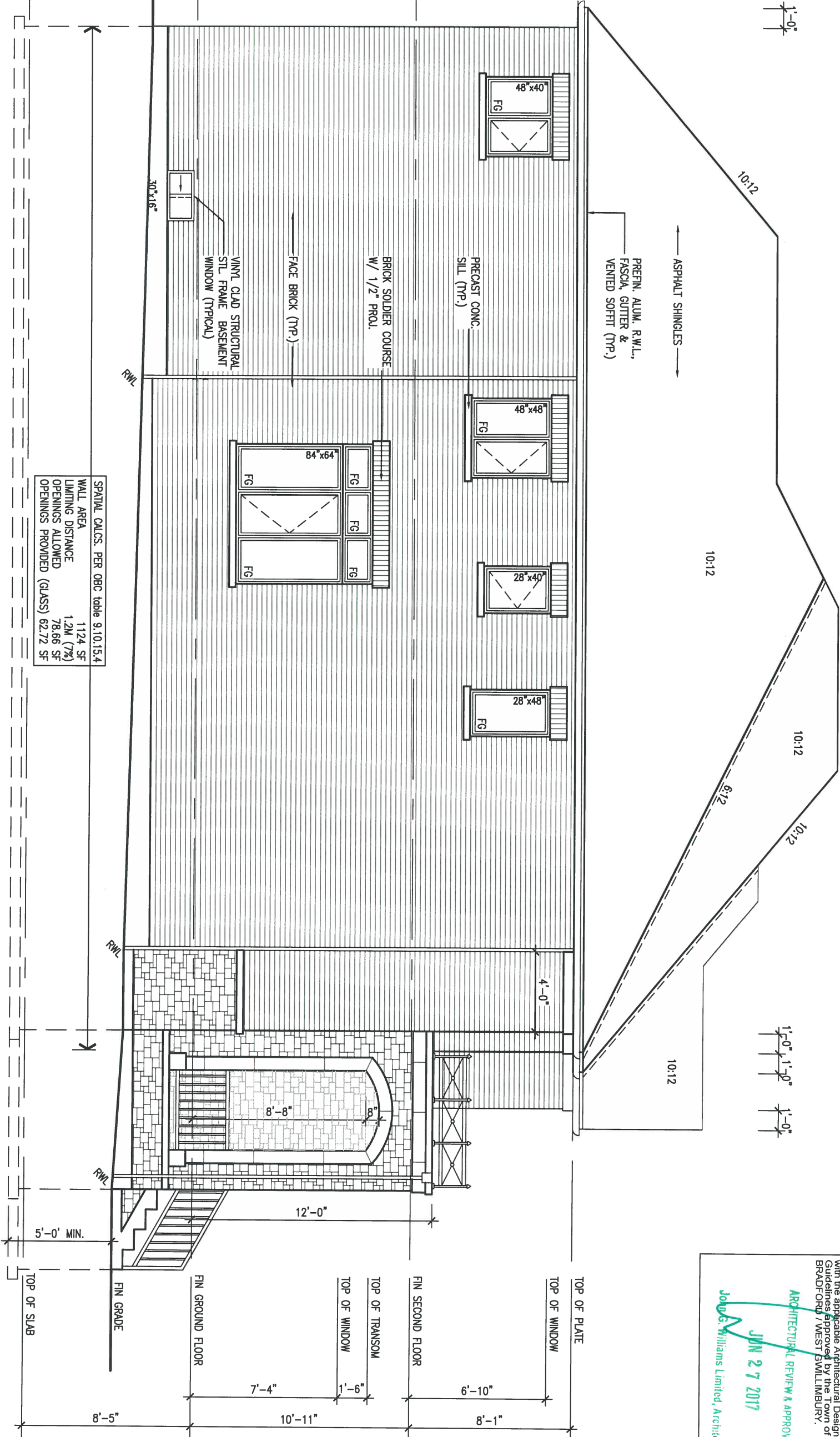
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ARCHITECTURAL REVIEW & APPROVAL

JUN 27 2017

John G. Williams Limited, Architect



LEFT SIDE ELEVATION 'C'

R.W.L. AS REQUIRED & AS PER MUNICIPALITY

REFER TO FRONT ELEVATION FOR TYPICAL NOTES

LOT 128

9.	.	.	.
8.	.	.	.
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qualification information

Wellington Jno-Baptiste 25591

name registration information BCIN

VA3 Design Inc. 42658

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BAYVIEW WELLINGTON		S42-3	
project name		municipality	
GREEN VALLEY ESTATES		BRADFORD, ON.	
date		project no.	
2014-04		13045	
drawn by		LEFT SIDE ELEVATION 'C'	
LM		file name	
checked by		13045-S42-3-LOT 128	
-		drawing no.	
scale		5	
3/16" = 1'-0"		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\Phase 4A\13045-S42-3-LOT 128.dwg - Thu - Jun 22 2017 - 8:44 AM	



JUNE 25, 2017

1'-0" 1'-0"

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ARCHITECTURAL REVIEW & APPROVAL
JUN 27 2017
John G. Williams Limited, Architect

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S42-3
RIDEAU 3

project no.
13045

drawing no.

6

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD, ON.

RIGHT SIDE ELEVATION 'C'

date
2014-04

drawn by
LM

checked by
-

scale
3/16" = 1'-0"

file name
13045-S42-3-LOT 128

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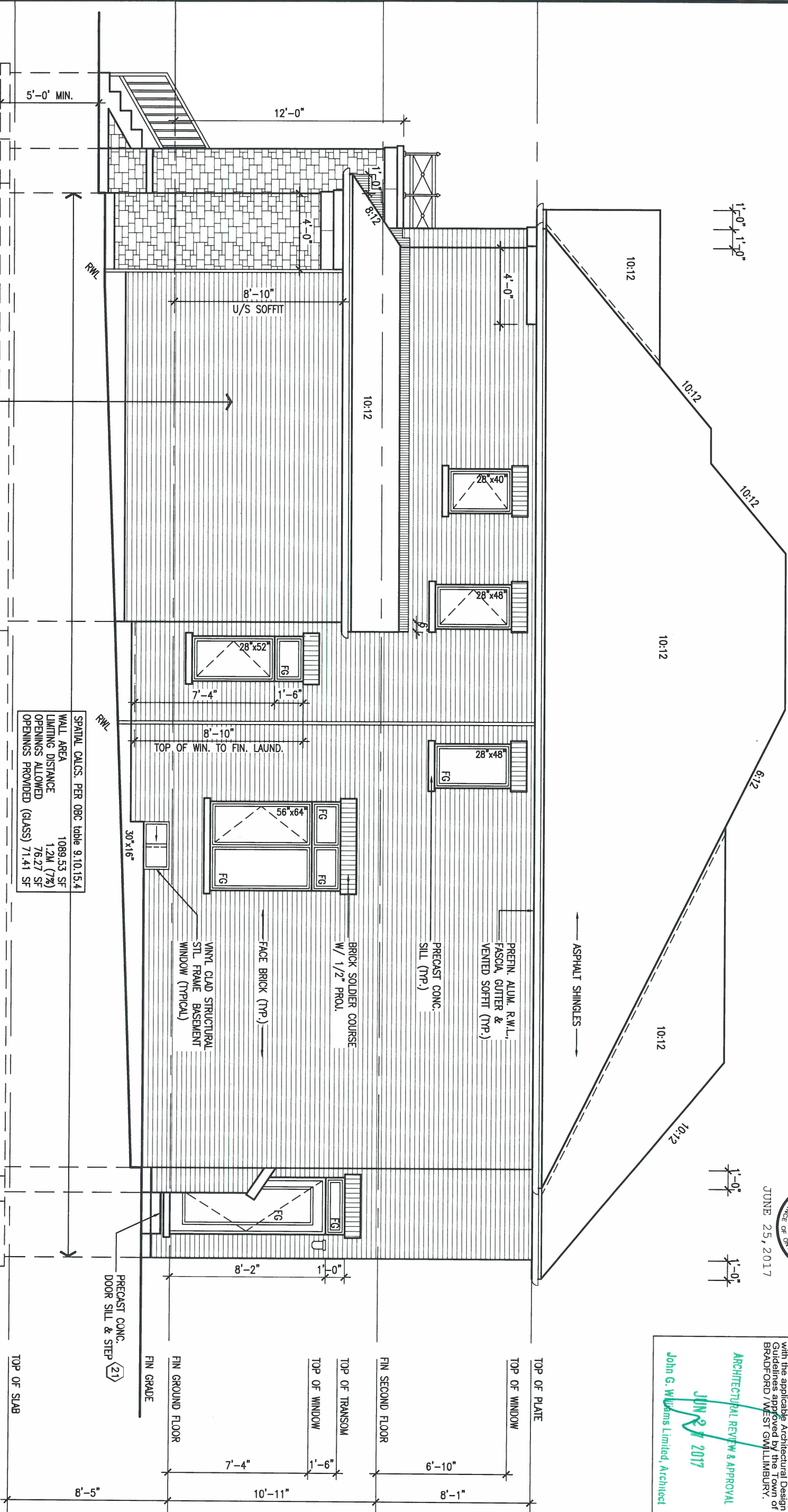
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BRICK VENEER CONSTRUCTION

(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 FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PREFORMED MINERAL FIBRE INSULATION 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 2.3 OF SUPPLEMENTARY STANDARDS)

RIGHT SIDE ELEVATION 'C'

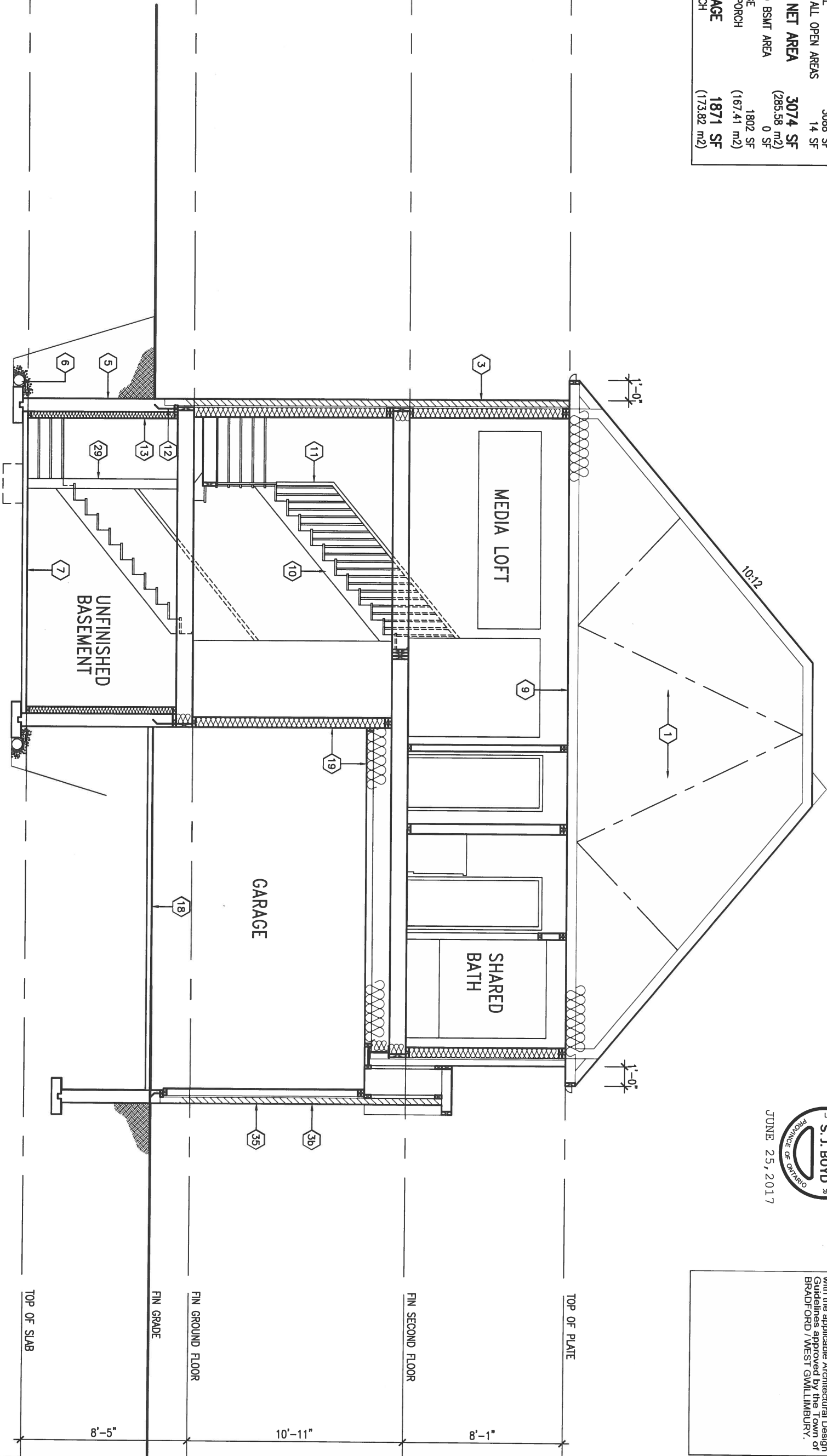
R.W.L. AS REQUIRED &
AS PER MUNICIPALITY

REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

LOT 128

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7.	.	.	.
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5.	.	.	.
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AREA CALCULATIONS		ELEV. C
GROUND FLOOR AREA	1378 SF	
SECOND FLOOR AREA	1710 SF	
SUBTOTAL	3088 SF	
DEDUCT ALL OPEN AREAS	14 SF	
TOTAL NET AREA	3074 SF	
FINISHED BSMT AREA	(285.58 m ²)	
COVERARGE	0 SF	
W/OUT PORCH	(167.41 m ²)	
COVERARGE	1871 SF	
W/ PORCH	(173.82 m ²)	



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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.

JUNE 25, 2017

SECTION A-A

LOT 128

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.	.	.	.	signature
5.	.	.	.	BCIN
4.	REVISED AS PER ENG'S COMMENTS	JUN 22-17	RC	name registration information
3.	REV. FOR LOT 128	MAY 16/17	CL	VA3 Design Inc. 42658
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no.	description	date	by	

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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		S42-3 RIDEAU 3
project name	GREEN VALLEY ESTATES	project no. 13045
date	2014-04	municipality BRADFORD, ON.
drawn by	LM	SECTION A-A
checked by	-	file name 13045-S42-3-LOT 128
scale	3/16" = 1'-0"	drawing no. 8
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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. EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") c/c ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.).

2. FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A) SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., 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") (R28) SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 28mm (1 1/8") 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 MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXPANDED OR EXTRUDED RIGID POLYSTYRENE ON APPROVED AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x89 (2"x4") STUDS @ 400 (16") O.C.. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

2E. WALLS ADJACENT TO ATTIC SPACE - NO CLADDING 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., 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") (SB-12-TABLE 2.1.1.2.A) 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., 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"x6") (R28) 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 28mm (1 1/8") 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, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm 9'-10") WITH APPR. DIAGONAL WALL BRACING. PROVIDE WEEP HOLES @ 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") STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOYS A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x140 (2"x6") STUDS @ 400mm (16") O.C., 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. FDTN. 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 FDTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYED CONC. FTG. BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN. BEARING CAPACITY OF 150kPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. STOREYS SUPPORTED [W/ MASONRY VENEER] [W/ 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	26" 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.

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")

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

8. EXPOSED FLOOR TO EXTERIOR (SB-12-TABLE 2.1.1.2.A) PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

9. ATTIC INSULATION (SB-12-TABLE 2.1.1.2.A) (SB-12-2.1.1.7) RSI 8.81 (500) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL, RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL

10. ALL STAIRS/EXTERIOR STAIRS -OBC 9.8.- UNIFORM RISE -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 = 860 (2'-10")
FOR CURVED STAIRS
MIN. RUN = 150 (6")
MIN. AVG. RUN = 200 (8")

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

INTERIOR GUARDS -OBC 9.8.8.- INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH
EXTERIOR GUARDS - OBC 9.8.8. 900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (71"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71").

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

13. 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 COVER THAN 50mm (2") OF THE BASEMENT SLAB. INSULATION TO HAVE APPROVED VAPOUR BARRIER, DAMPPROOF 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 FDTN. WALL WITH CAULKING.

14. BEARING STUD PARTITION 38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONC. CURB ON 350x155 (14"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

15. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3) 89mm(3-1/2") DIA x 3.0mm(0.118) SINGLE WALL TUBE TYPE 2 ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kN (16,000lbs.) AT A MAX. EXTENSION OF 2318mm (7'-7 1/2") CONFORMING TO CAN/CGSB-7.2.94, AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM, 870x870x410 (34"x34"x16") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MIN. 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 1070x1070x460 (42"x42"x18") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MIN. AND AS PER SOILS REPORT.

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") 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"x2"x2") FELD WELD COL. TO BE BASE PLATE.

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

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

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

19. GARAGE CEILINGS/INTERIOR WALLS 13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.16. REFER TO SB-12, TABLE 2.1.1.2.A. FOR REQUIRED THERMAL INSULATION.

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

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

22. DRYER EXHAUST (OBC-9.2.3.8.(7) & 6.2.4.1.1) CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)

23. 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.

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 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.

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

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

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

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

28. RESERVED

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

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

31. SLAB ON GRADE MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL. REINFORCED WITH 6x6-W2.9xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE. REFER TO OBC SB-12, TABLE 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. MIN. 300mm (12") ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HWY INTAKE TO BE A MIN. OF 1830mm (6'-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. SUBFLOOR JOIST STRAPPING AND BRIDGING 16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (* SEE OBC 9.30.6. *) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (* SEE OBC 9.30.2. *)

FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-1 OR A-2 STRAPPING SHALL BE 19x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (* SEE OBC 9.23.9.4. *)

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. REINF. WITH 10M BARS @ 230mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB. MIN. 30mm (1 1/4") COVER, 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDTN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDTN. WALLS. PROVIDE (L7) LINTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.

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

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

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.(8) 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.-B 9.7.3. & SB12-2.1.1.8

GENERAL: 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. B. 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)(d) & 3.8.3.13.(1)(f). SEE DETAIL.

5) ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB12-2.1.1.9.

6) ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV.-B 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 2.0E-2950Fb MIN., NAIL EACH P.Y OF VL 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 INTERACTING 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 mil. POLYETHYLENE FILM, No. 50 (45lbs) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

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. 9.9.23.4.3.

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.

LEGEND

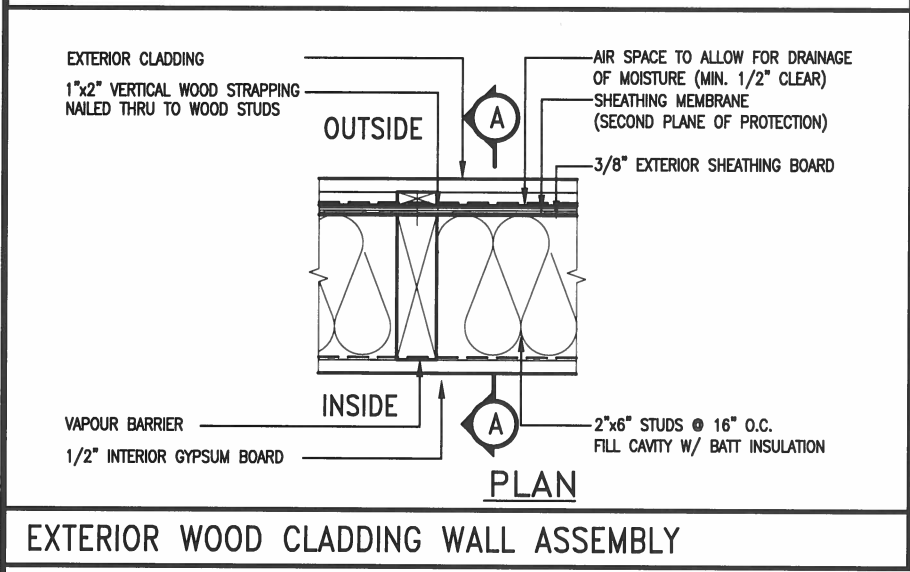
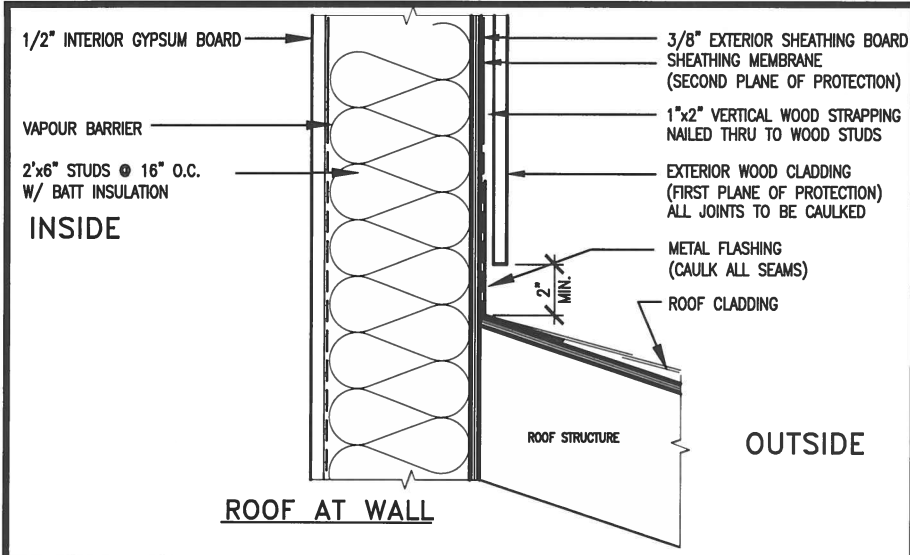
	CLASS 'B' VENT		EXHAUST FAN TO EXTERIOR
	DUPLEX OUTLET (12" ABOVE SURFACE)		DUPLEX OUTLET (HEIGHT A.F.F)
	WEATHERPROOF DUPLEX OUTLET		GFI DUPLEX OUTLET (HEIGHT A.F.F)
	POT LIGHT		HEAVY DUTY OUTLET (220 volt)
	LIGHT FIXTURE (PULL CHAIN)		LIGHT FIXTURE (CEILING MOUNTED)
	SWITCH		LIGHT FIXTURE (WALL MOUNTED)
	FLOOR DRAIN		HOSE BIB (NON-FREEZE)

SJ	SINGLE JOIST
DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
LVL	LAMINATED VENEER LUMBER
	POINT LOAD FROM ABOVE
P.T.	PRESSURE TREATED LUMBER
G.T.	GIRDER TRUSS BY ROOF TRUSS MANUF.

	FLAT ARCH
	CURVED ARCH
	MEDICINE CABINET (RECESSED)
	CONC. BLOCK WALL
	DOUBLE VOLUME WALL
	SEE NOTE 39.
	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.
	SOLID WOOD BEARING TO MATCH FROM ABOVE

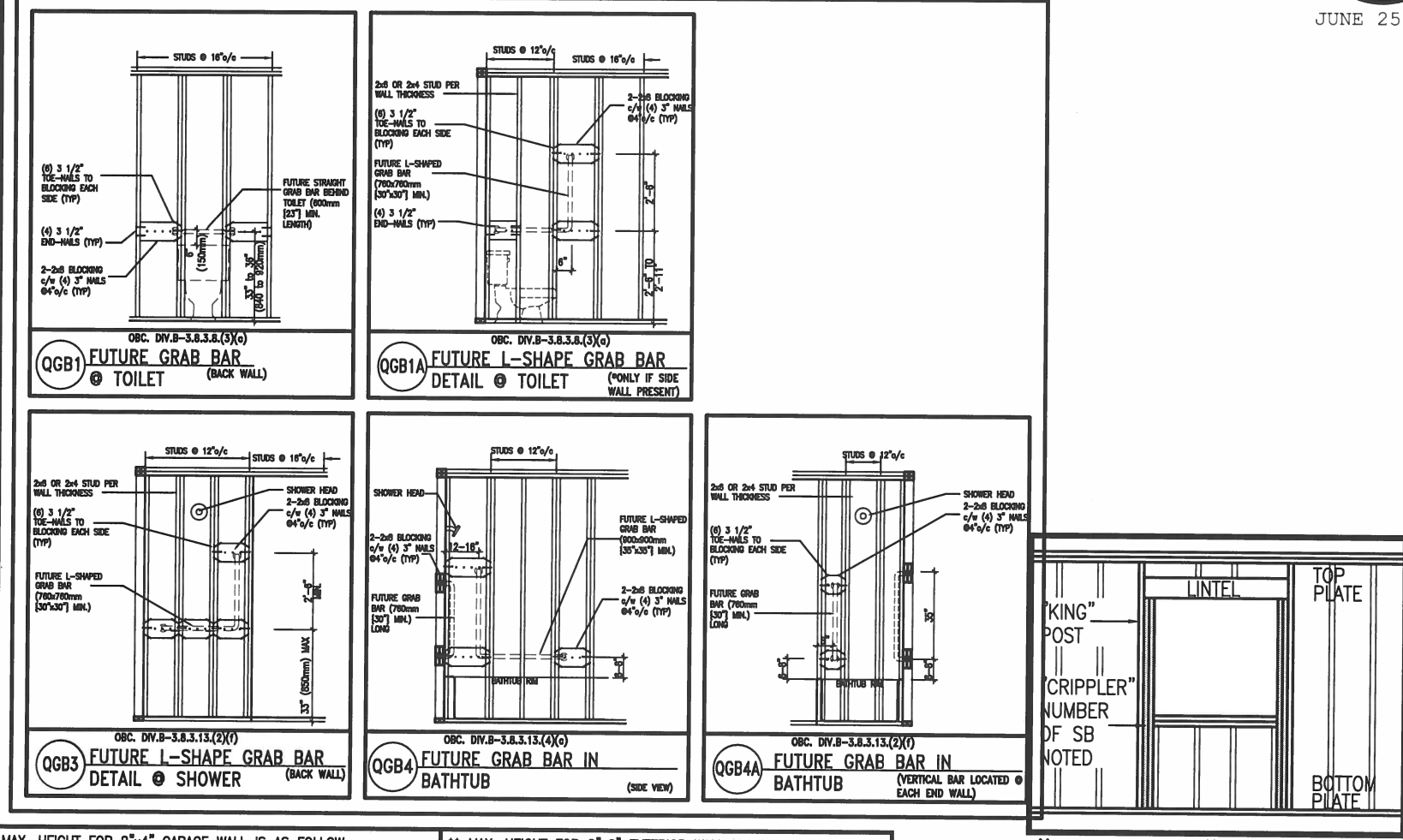
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO V&3 DESIGN BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF V&3 DESIGN WHICH IF REQUESTED MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED.

39. TWO STOREY VOLUME SPACES



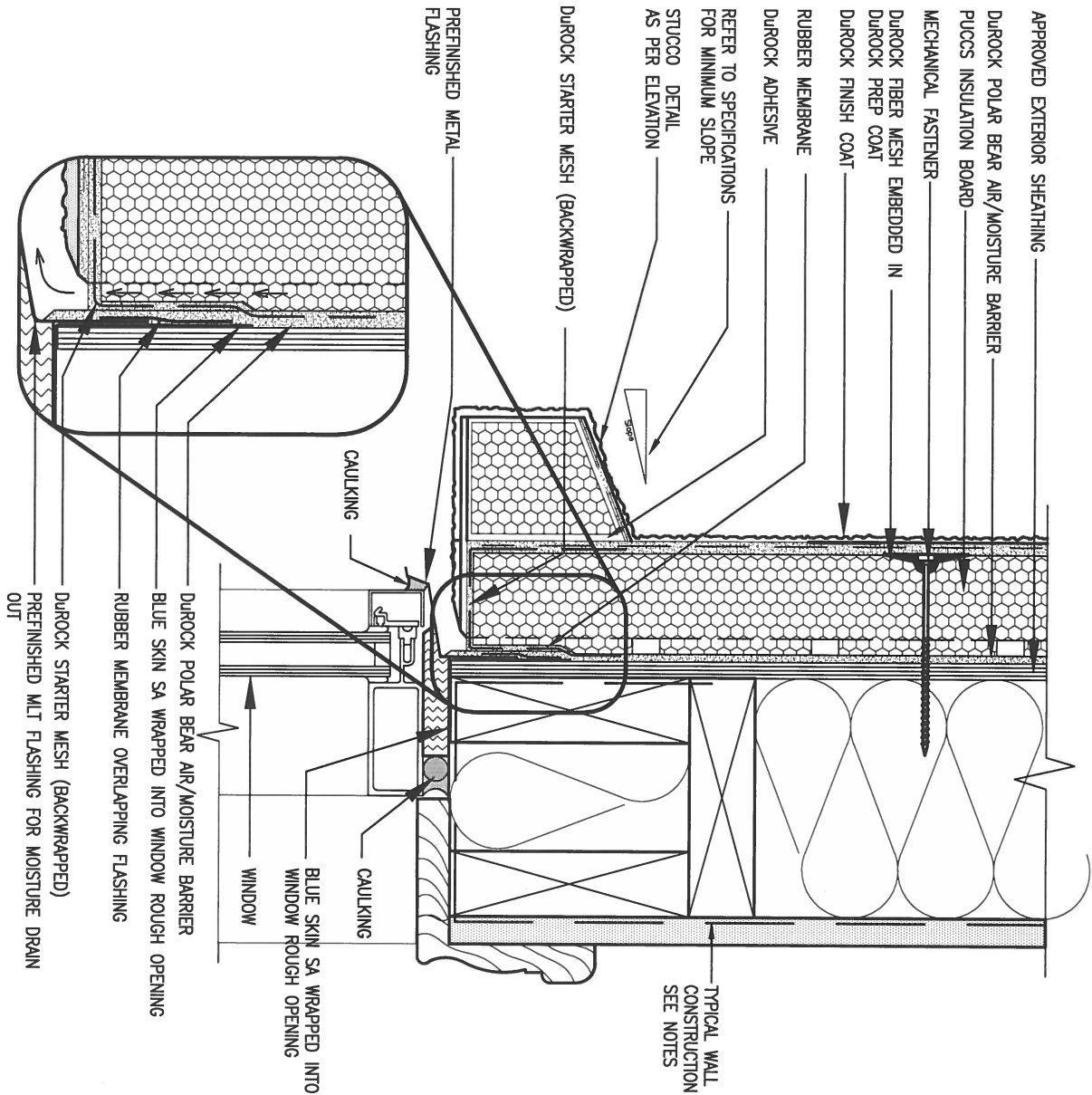
STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM.
FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb)
REFER TO OBC, DIV. B- 9.5.2.3. WATER CLOSET 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c).. SHOWER 3.8.3.13.(2)(f).. BATHTUB & 3.8.3.13.(4)(c). AND DETAILS PROVIDED.

JUNE 25, 2017



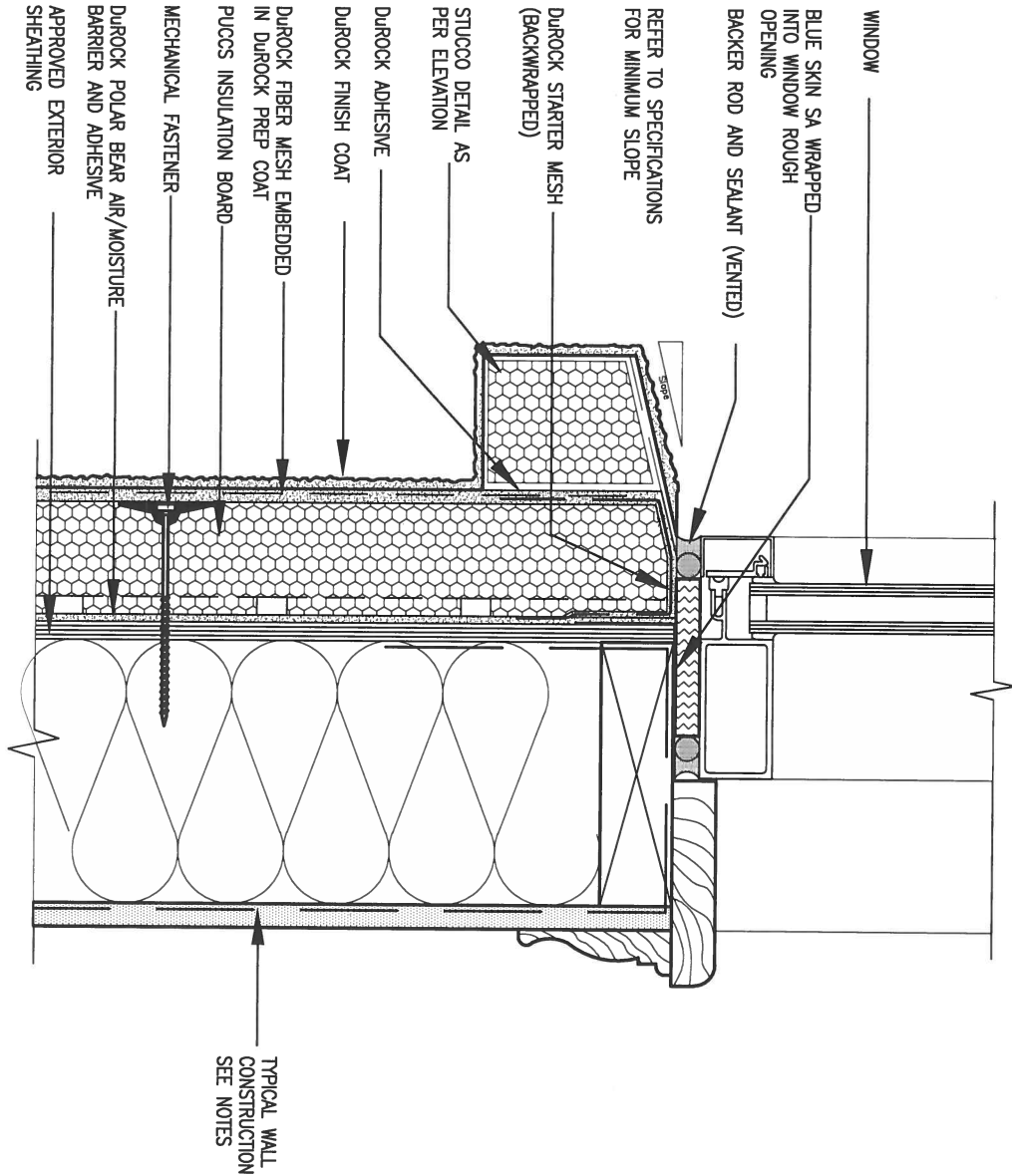
MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:		** MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW:	
2"x4" @ 16" O.C. -	9'-10"	2"x6" @ 16" O.C. -	12'-6"
2"x4" @ 12" O.C. -	10'-9"	2"x6" @ 12" O.C. -	13'-10"
3"x4" @ 16" O.C. -	11'-2"	2"x6" @ 16" O.C. -	15'-0"
3"x4" @ 12" O.C. -	12'-4"	2"x6" @ 12" O.C. -	17'-4"
NOTES:		MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:	
1.	FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa.	2"x8" @ 16" O.C. -	16'-0"
2.	SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR.	2"x8" @ 12" O.C. -	17'-9"
3.	PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")	2"x8" @ 16" O.C. -	20'-4"
4.	PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE.	2"x8" @ 12" O.C. -	22'-4"
5.	FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.	NOTES:	
6.	STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF	1.	FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa
7.	STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.	2.	SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
8.		3.	PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
9.		4.	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.
10.		5.	WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)
11.		6.	FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa
12.		7.	STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.
13.		8.	STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.
14.		** STUD INFORMATION TAKEN FROM OBC TABLE A-30	

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.		BAYVIEW WELLINGTON	CONST NOTE				
8.				qualification information							
7.				Wellington Jno-Baptiste							
6.				signature							
5.				registration information	25591						
4.				VA3 Design Inc.	42658						
3.											
2.	UPDATE TO CODE	APR 16-15	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.	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	project name GREEN VALLEY ESTATES	project no. 13045				
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC			date APR 2014	checked by RC	scale 3/16" = 1'-0"	CONSTRUCTION NOTES	file name 13045-CONST-OBC 2015	drawing no. CN2
no.	description	date	by			RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Tue - Dec 20 2016 - 9:17 AM					



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

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qualification information

Wellington Jno-Baptiste 25591
signature BCN

name registration information
VA3 Design Inc. 42658

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VA3
DESIGN

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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

CONST NOTE

project no.
13045

date
APR 2014

drawn by
RC

checked by
-

scale
3/16" = 1'-0"

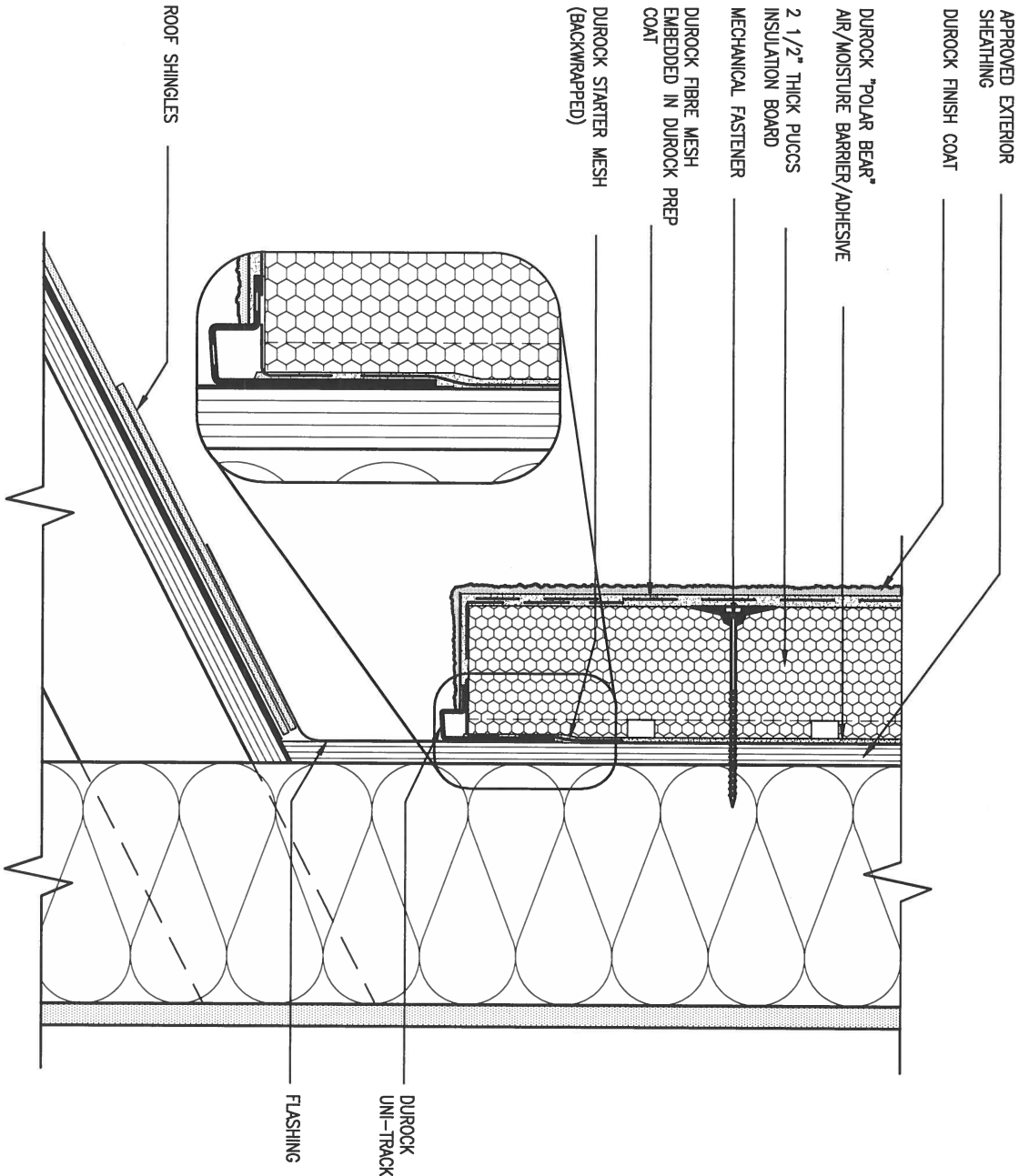
CONSTRUCTION NOTES

file name
13045-CONST-OBC 2015

drawing no.

CN3

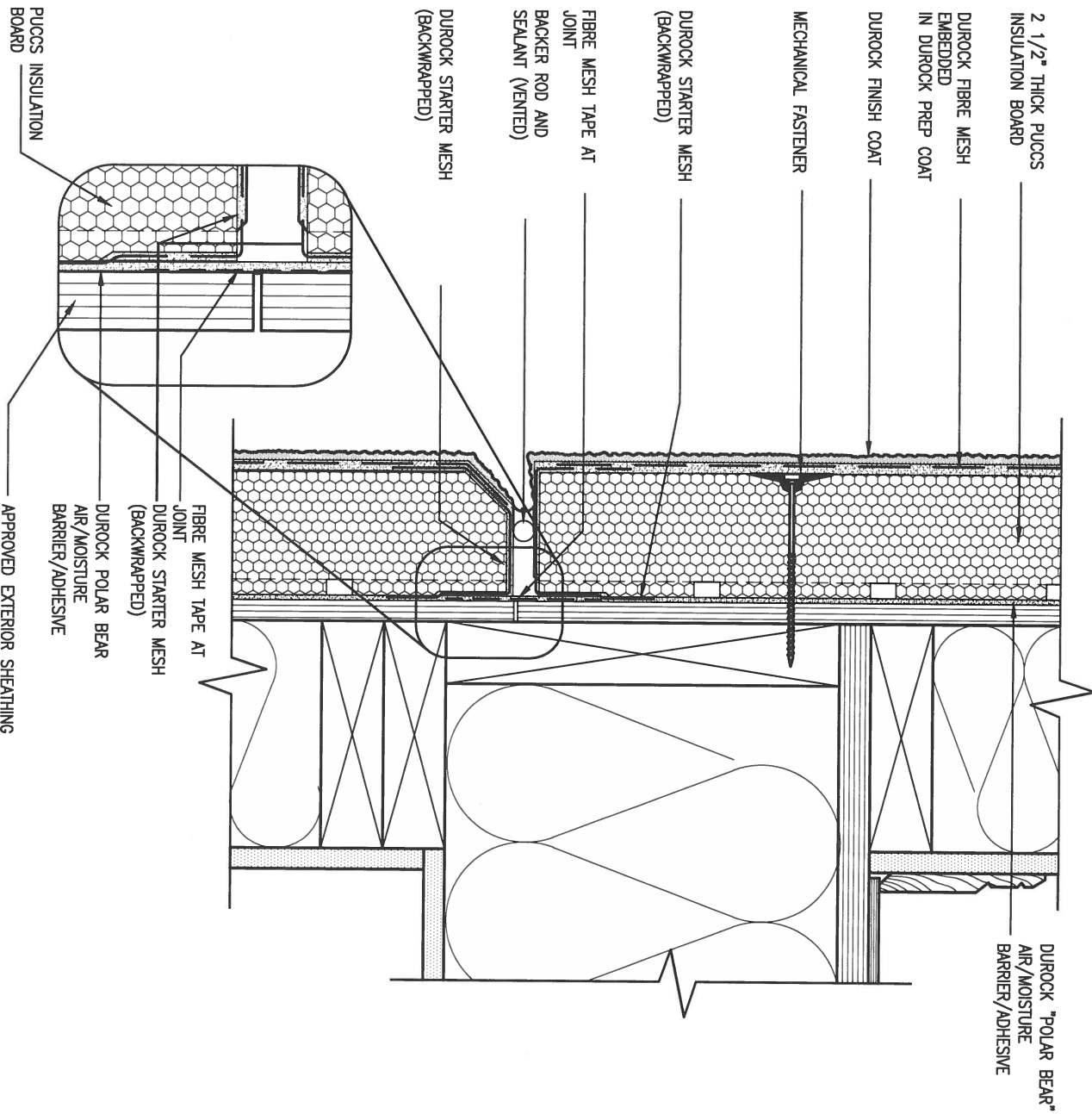
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3 STUCCO TERMINATION @ ROOF

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
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qualification information			
Wellington Jno-Baptiste		25591	BCIN
name registration information		VA3 Design Inc.	42658
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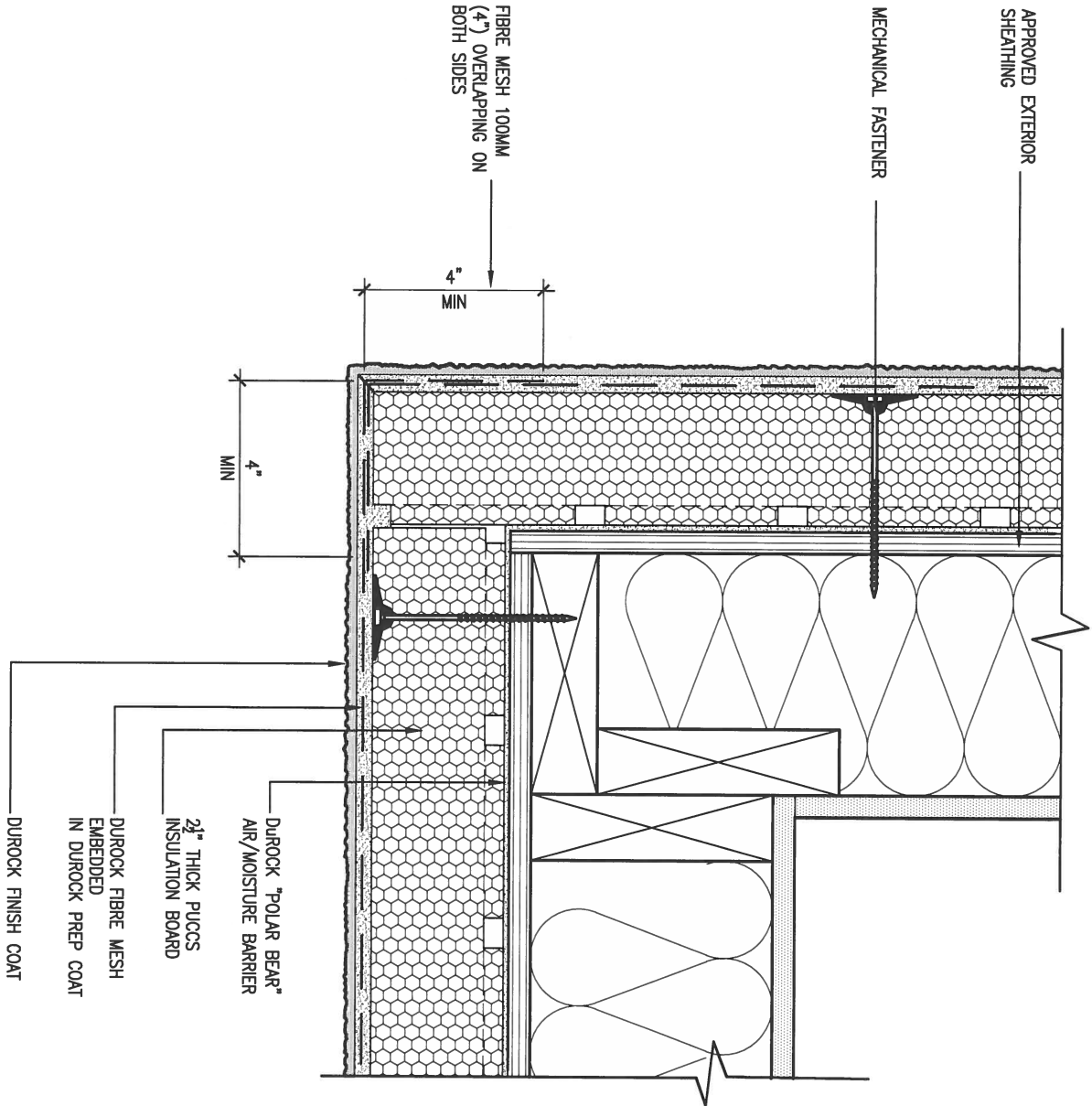
255 Consumers Rd Suite 120
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va3design.com

BAYVIEW WELLINGTON

CONST NOTE

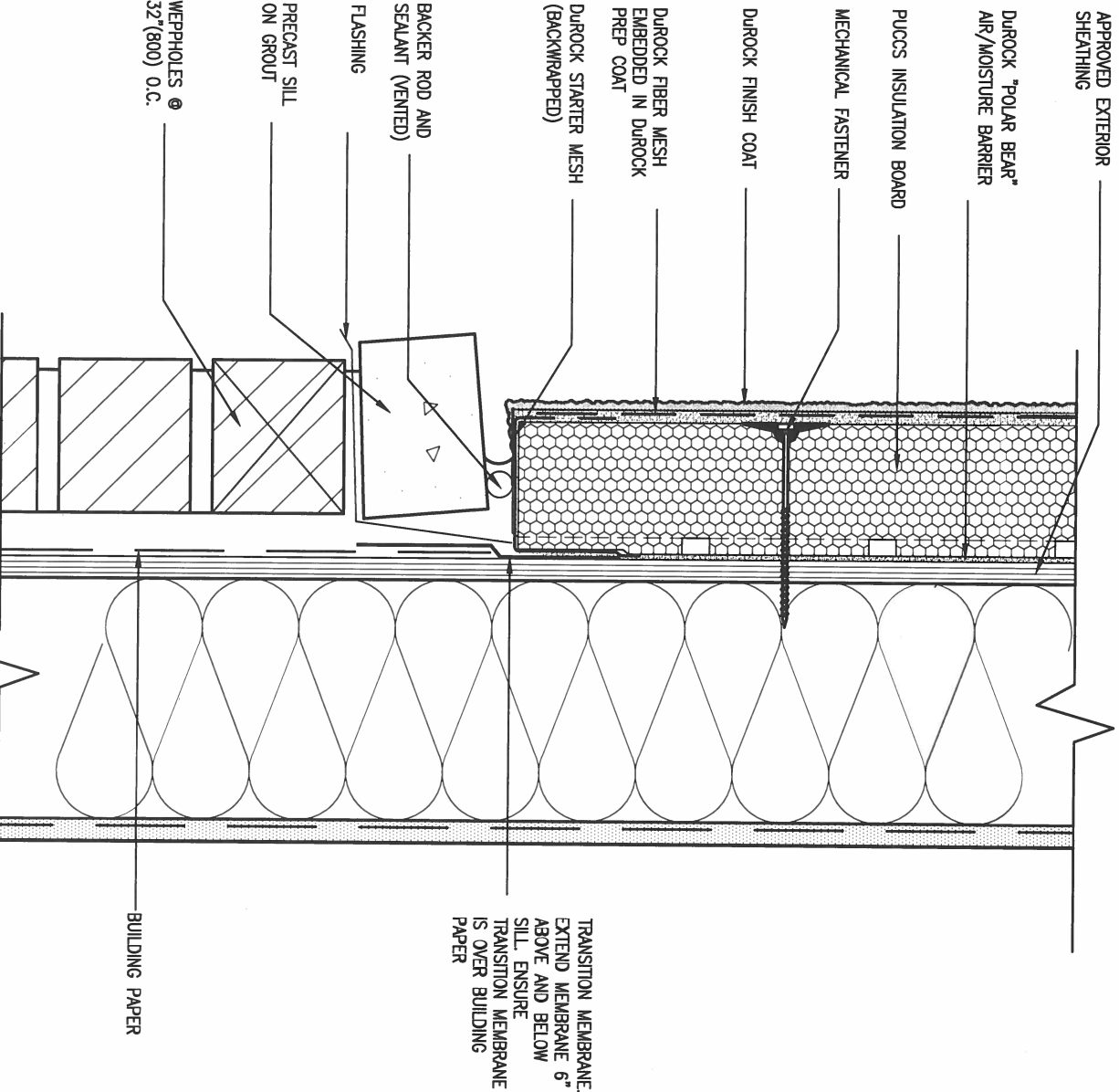
project name GREEN VALLEY ESTATES		municipality BRADFORD		project no. 13045	
date APR 2014		CONSTRUCTION NOTES			drawing no.
drawn by RC		checked by -		scale 3/16" = 1'-0"	file name 13045-CONST-OBC 2015
CN4					
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CN4



5 CORNER DETAIL
CNS 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 STUCCO / MASONRY PLINTH CONNECTION
CNS SCALE: 3"=1'-0"

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2.	UPDATE TO CODE	APR 16-15	RC
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registration information	42658
VA3 Design Inc.	
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VA3 DESIGN
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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		CONST NOTE	
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-0BC 2015.dwg - Tue - Dec 20 2016 - 9:19 AM		CONSTRUCTION NOTES	
		file name	13045-CONST-0BC 2015
		drawing no.	CN5

SB12-COMPLIANCE PACKAGE 'J'

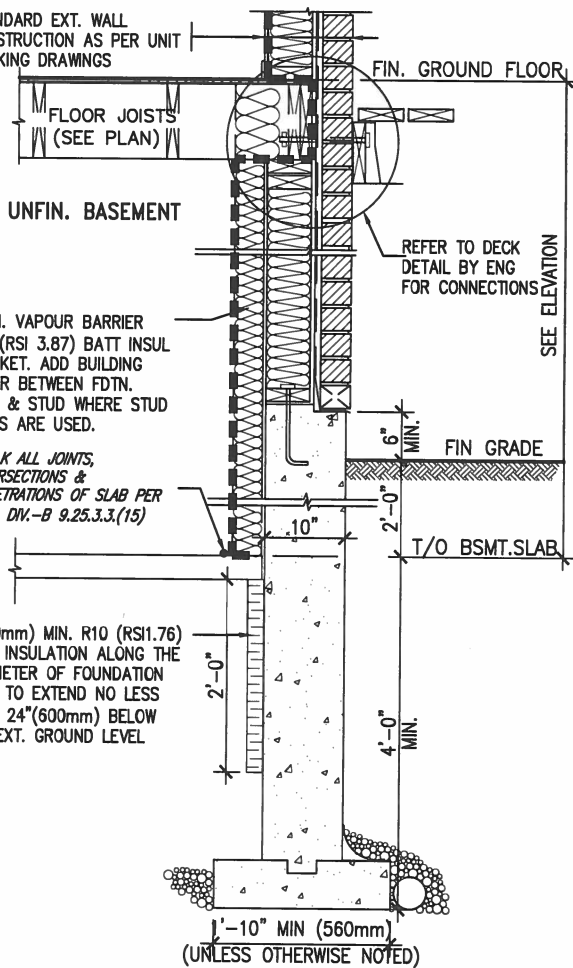
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

USE SB-12 COMPLIANCE PACKAGE (J):

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



JUNE 25, 2017



* REVISED- 15 MARCH 2013

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

R50 (RSI 8.81) INSUL.
CONT. 6MIL. V.B.
15.9 (5/8") GYP. BD.

SEAL JOINT AT EXT. WALL AND CEILING
INTERSECTION AS PER OBC DIV.-B 9.25.3.3.(4)

AIR BARRIER @ OPENINGS
AIR BARRIER TO BE SEALED TO
WINDOW/ DOOR FRAME WITH COMPATIBLE
TAPE OR SPRAY FOAM INSULATION PER
OBC. DIV.-B 9.25.3.3.(11)

SEAL JOINT TO SUB FLOOR AND AROUND FLOOR
JOIST AS PER OBC DIV.-B 9.25.3.3.(4)

SECOND FLOOR

MIN RSI 3.87 (R22) BATT
INSULATION W/ VAPOUR BARRIER

EXTERIOR BRICK VENEER WALL (TYPICAL) ③
4"(90mm) FACE BRICK, 1" (25mm) AIR SPACE, 7/8"x7"x0.03"
(22x180x0.76mm) GALV. METAL TIES @ 16" (400mm) O.C.
HORIZONTAL, 24" (600mm) O.C. VERTICAL, APPROVED
SHEATHING PAPER, 3/8" (9.5mm) EXTERIOR TYPE SHEATHING,
2"x6" (38x140mm) WOOD STUDS @ 16" (400mm) O.C.,
R22 (R.S.I. 3.87) INSULATION AND APPROVED VAPOUR BARRIER
WITH APPROVED CONTINUOUS AIR BARRIER, 1/2" (13mm) INT.
DRYWALL FINISH. PROVIDE WEEP HOLES @ 32" (800mm) O.C.
BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING
UP 6" (150mm) MIN. BEHIND BUILDING PAPER.

SEAL JOINT TO SUB FLOOR AND AROUND FLOOR JOIST
AS PER OBC DIV.-B 9.25.3.3.(4)

GROUND FLOOR

* FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE
INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO
NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR
OF THE BASEMENT. MINIMUM RSI 2.1 (R12) INSULATION
WITH VAPOUR BARRIER. ADD BUILDING PAPER BETWEEN THE
FOUNDATION WALL AND STUD WHERE STUD WALLS ARE
USED.

BASEMENT FLOOR

SEALED JOINT PER
OBC. DIV.-B 9.25.3.3.(1)(2)

TOP OF BASEMENT SLAB

CAULK ALL JOINTS, INTERSECTIONS & PENETRATIONS OF
SLAB PER OBC. DIV.-B 9.25.3.3.(15)

AIR BARRIER SYSTEMS
AIR BARRIER TO BE INSTALLED IN
CONFORMANCE WITH OBC. DIV. B-9.25.3

* CHECKED- 22 OCTOBER 2013

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

SEMI & SINGLES ONLY

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2.	UPDATE TO CODE	APR 16-15	RC
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
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registration information
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va3design.com

BAYVIEW WELLINGTON

CONST NOTE

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

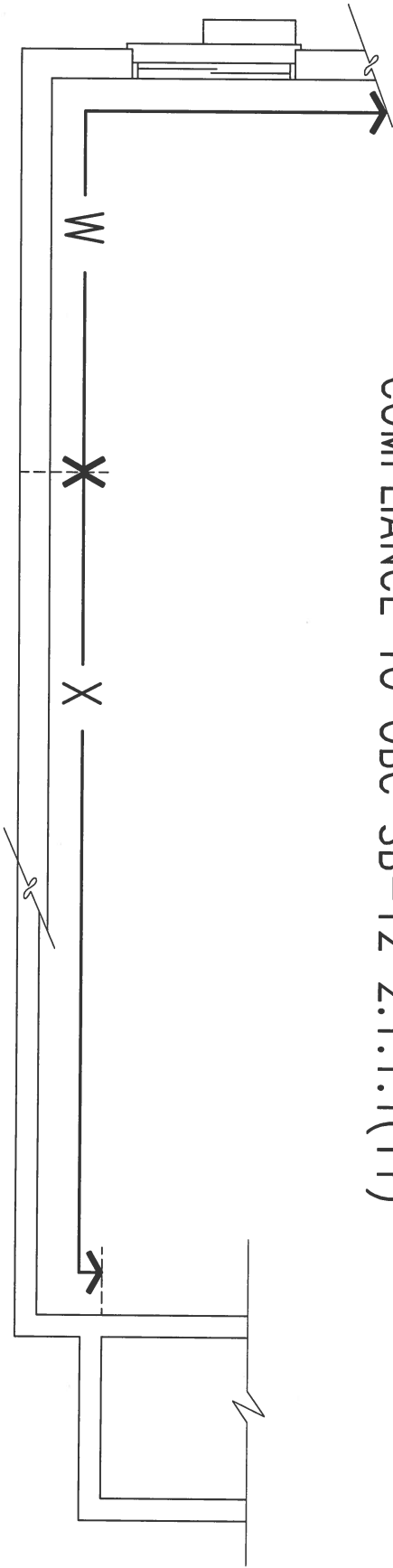
13045-CONST-OBC 2015

drawing no.

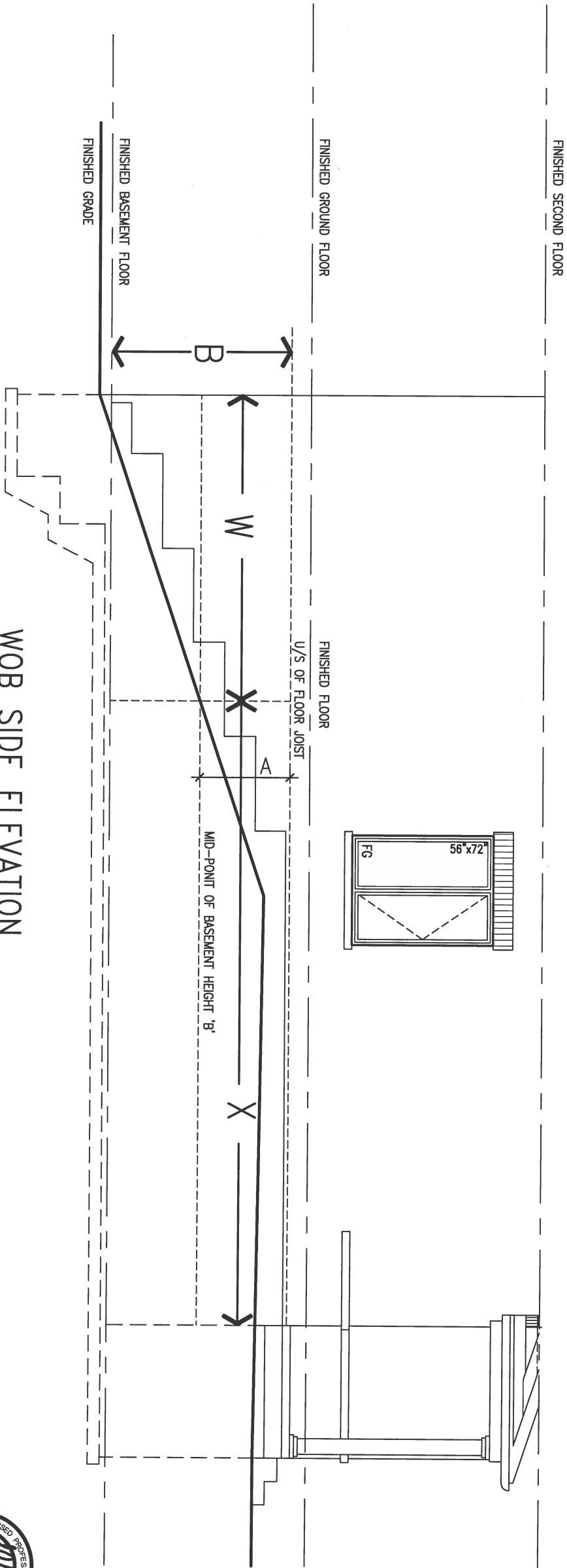
CN6

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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

JUNE 25, 2017



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va3design.com

BAYVIEW WELLINGTON

CONST NOTE

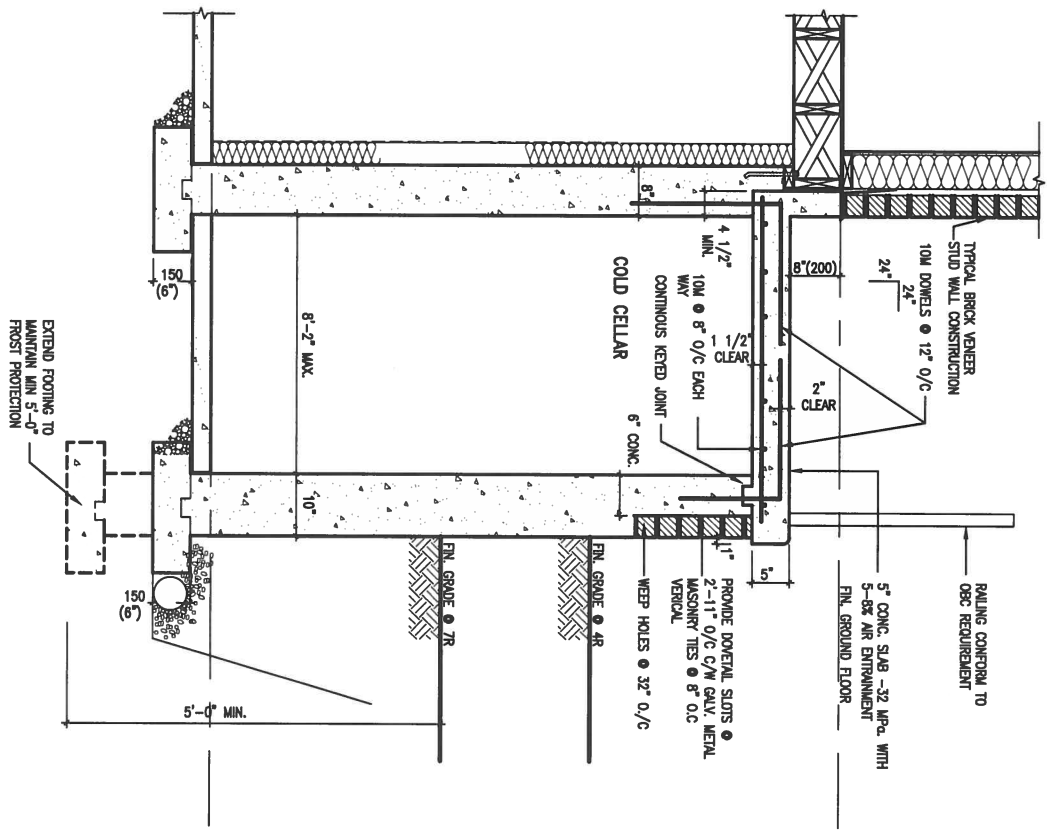
project name	GREEN VALLEY ESTATES	municipality	BRADFORD	project no.	13045
date	APR 2014	CONSTRUCTION NOTES			drawing no.
drawn by	RC	checked by	-	scale	3/16" = 1'-0"
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CN7

X1

SECTION AT PORCH FOR 4-7R CONDITION

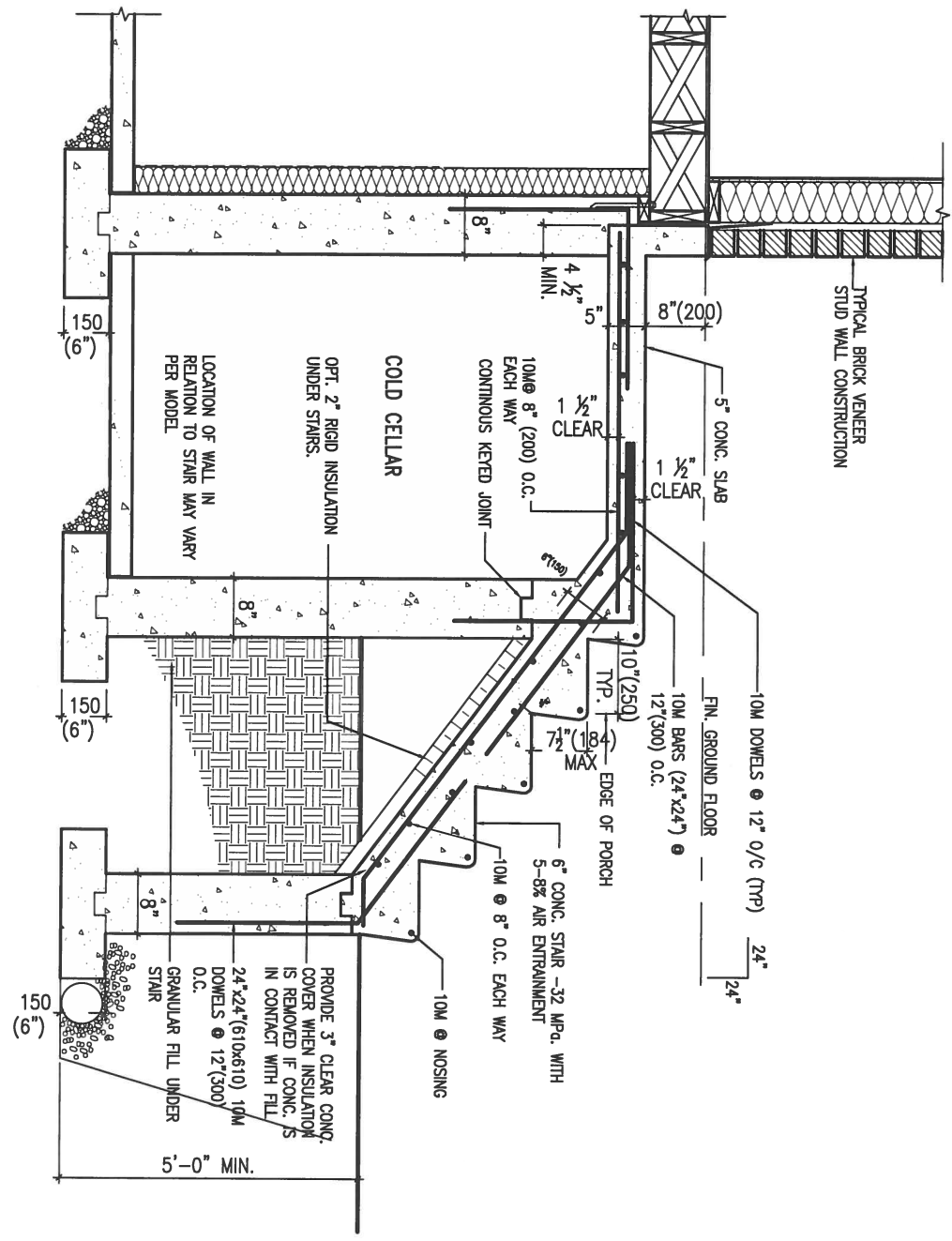
SCALE: N.T.S.



X2

EXTERIOR CONC. STAIR DETAIL (6 RISERS/ 7 RISERS SIMILAR)

SCALE: N.T.S.



JUNE 25, 2017

S.J. BOYD
PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO

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BAYVIEW WELLINGTON

project name
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date
APR 2014

drawn by
RC

checked by
-

scale
3/16" = 1'-0"

municipality
BRADFORD

CONST NOTE

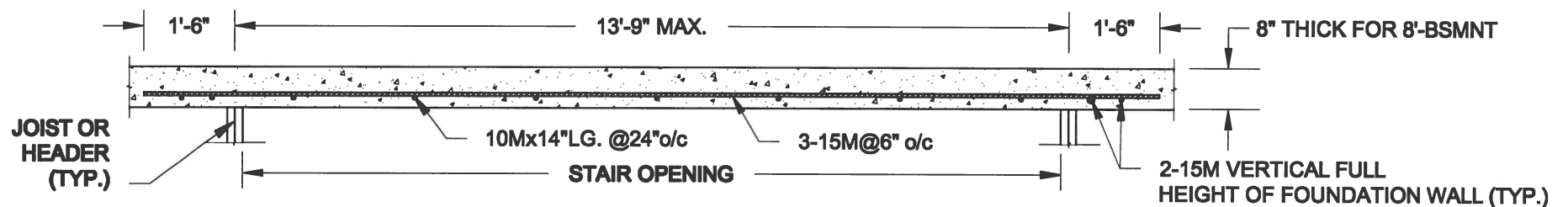
project no.
13045

drawing no.
CN8

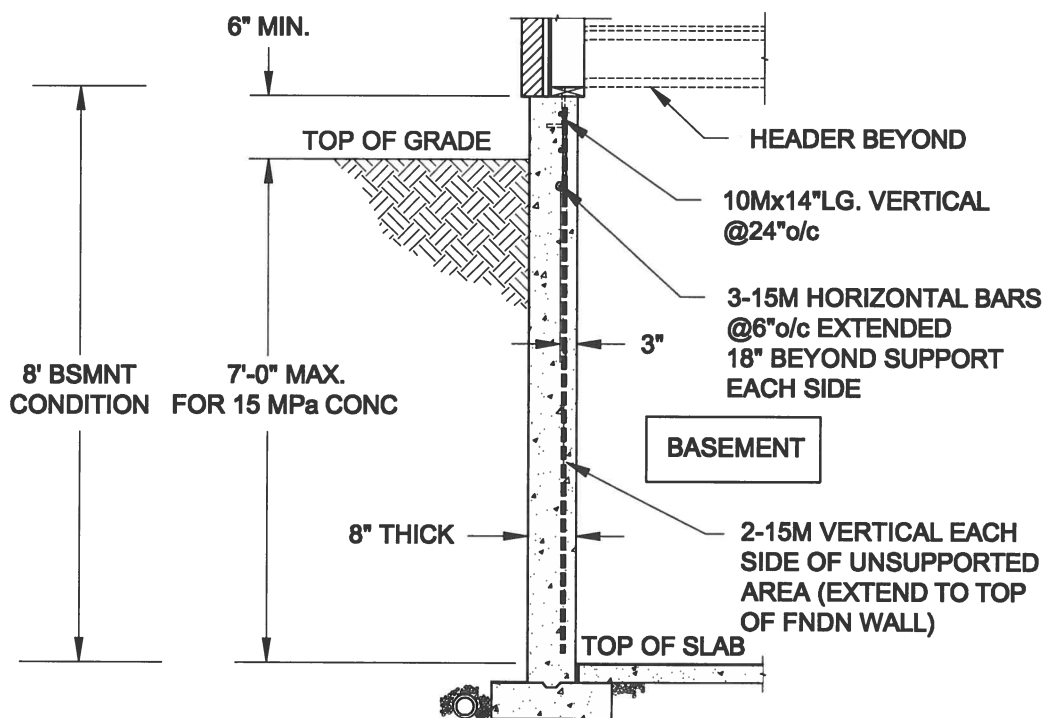
CONSTRUCTION NOTES

13045-CONST-0BC 2015

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PLAN VIEW



NOTES:

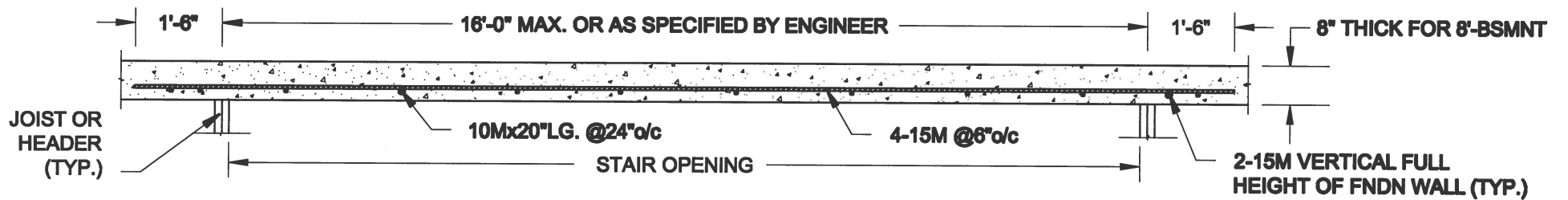
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. FOR 8'-BSMNT WHERE BACKFILL HEIGHT = 7'-0" MAX., CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN., OTHERWISE PROVIDE 20 MPa. 28-DAY COMPRESSIVE STRENGTH CONCRETE.
3. REINFORCING STEEL TO BE GRADE 400.

FTG. SIZE AS PER PLAN

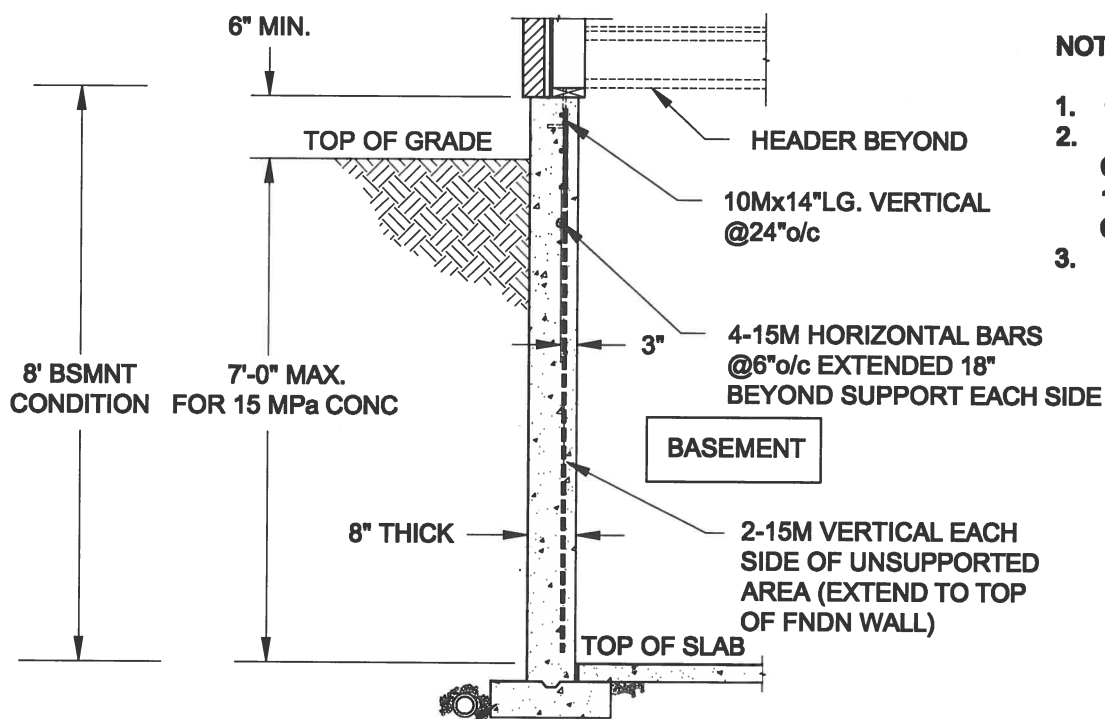
1A
S1

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.



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

Engineer's Seal:



MAY 30, 2016

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

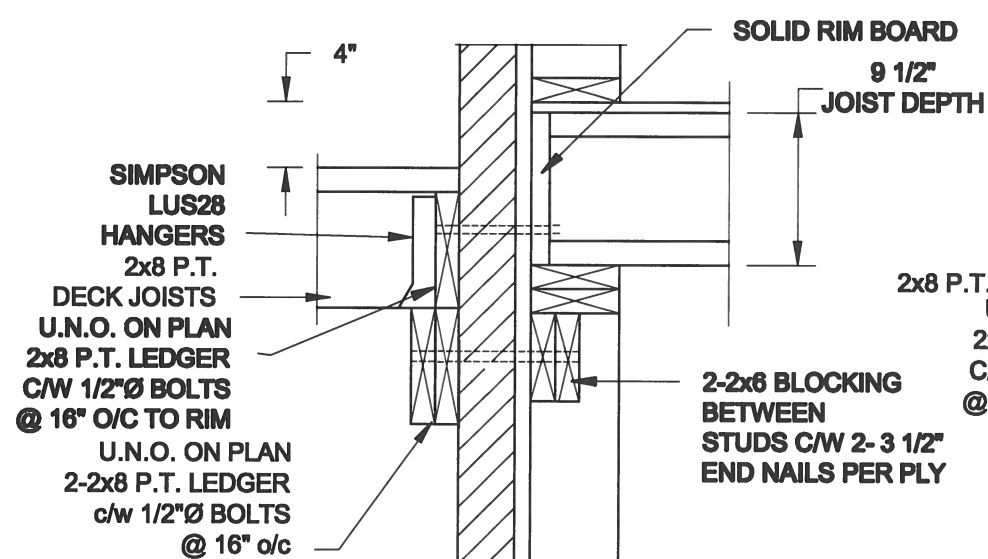
Project No.:

16-102

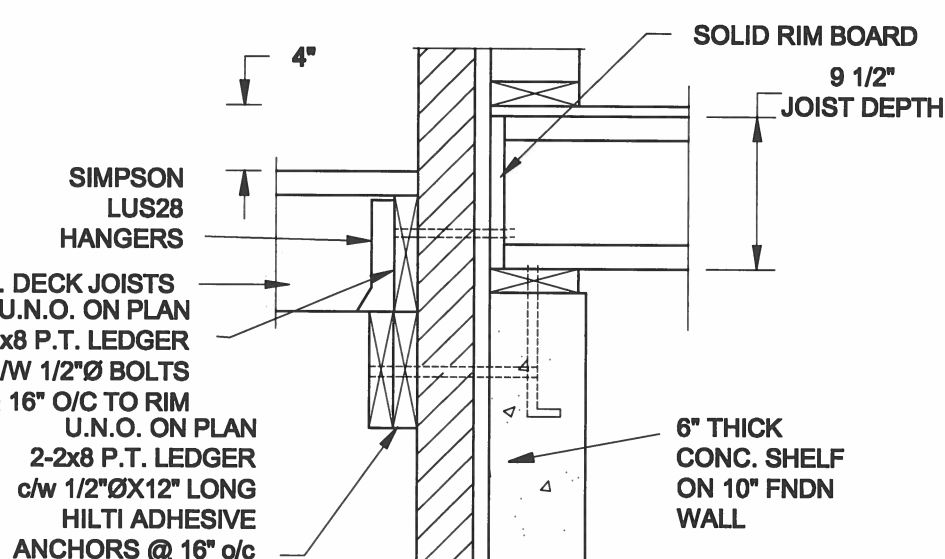
Drawing No.:

S1

FOR 9 1/2" JOIST DEPTH



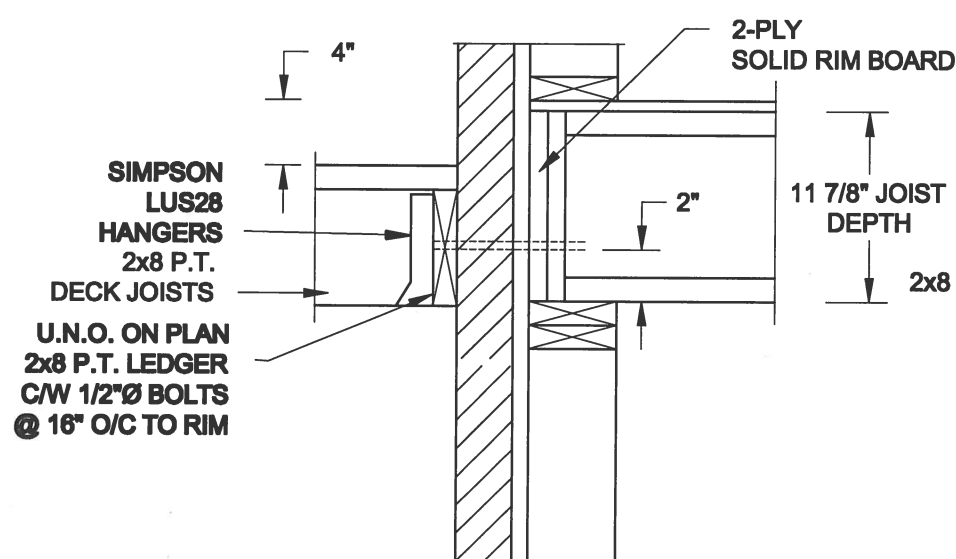
1A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"



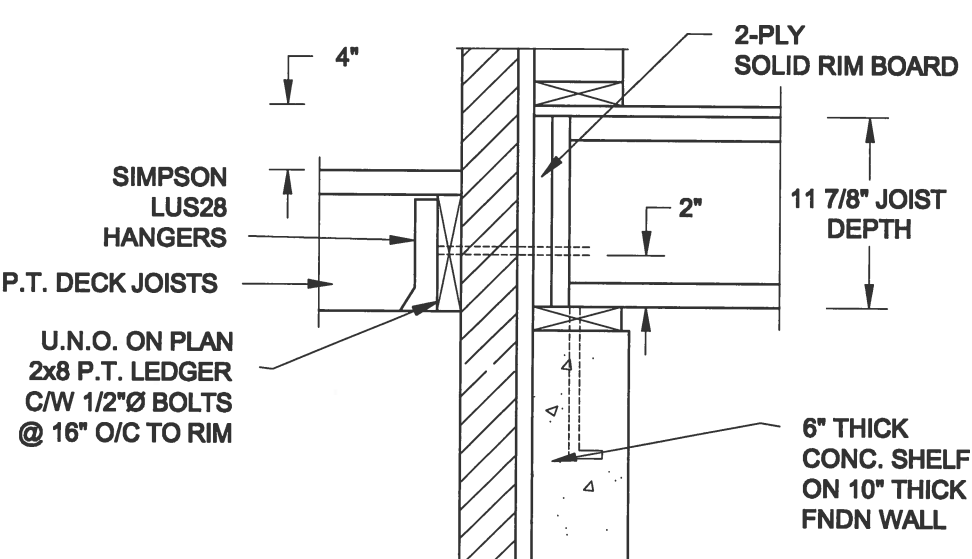
1B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

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

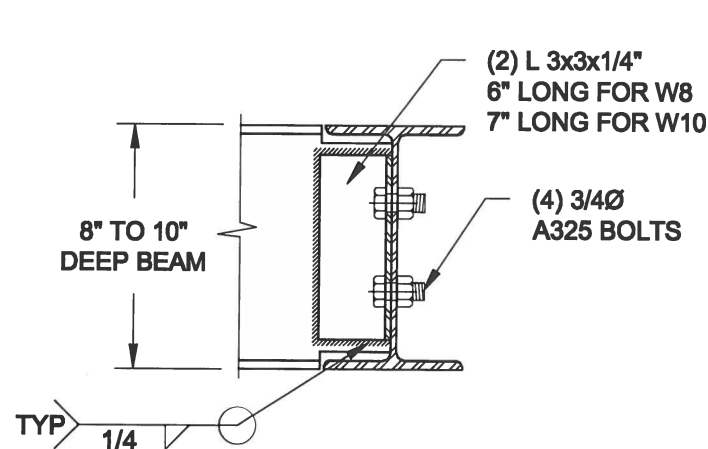


2A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

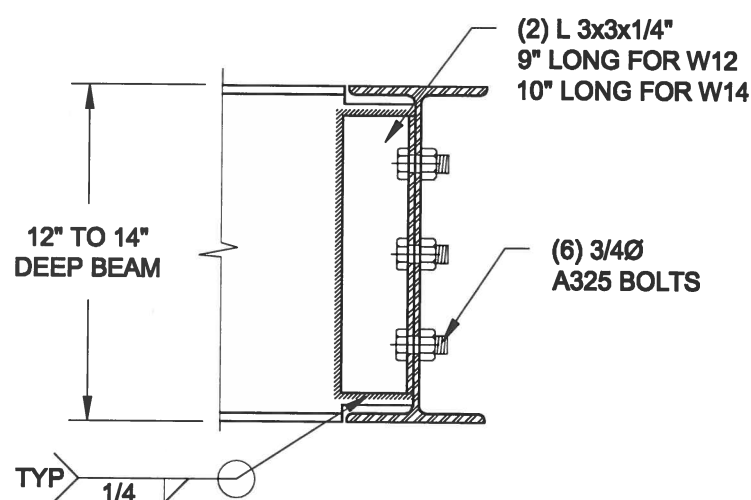


2B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 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 (W310x86) BEAM MAX AND W14x48 (W360x72) BEAM MAX.

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

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

QUAILE ENGINEERING LTD.



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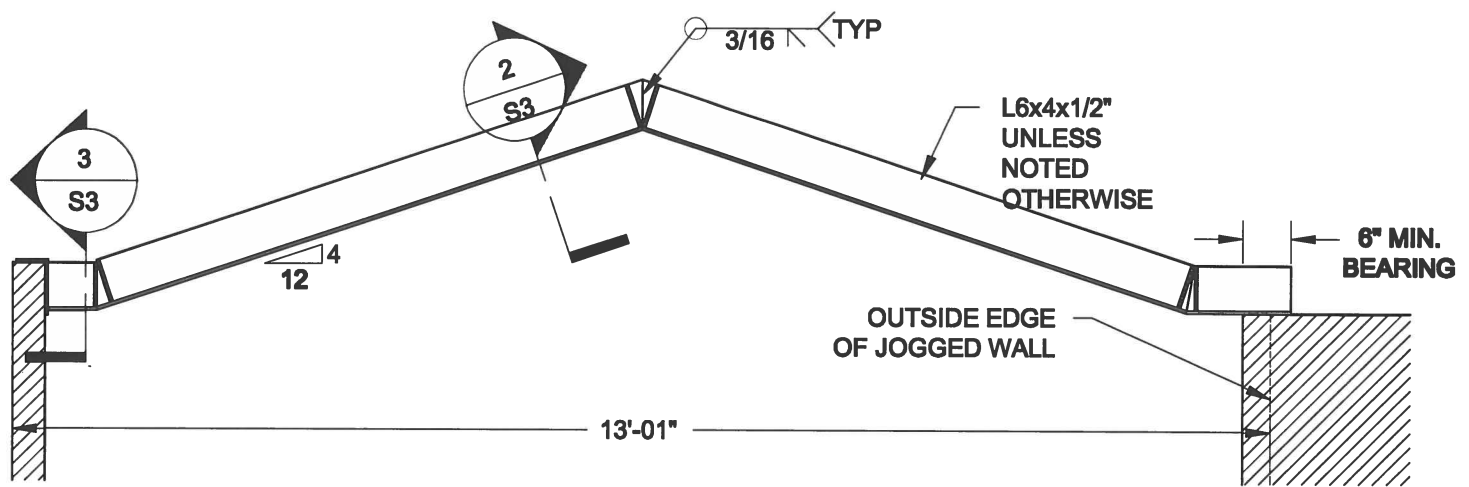
MAY 30, 2016

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

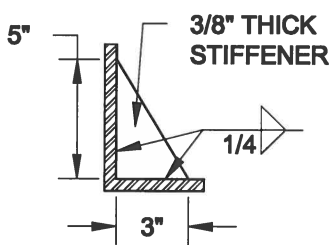
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:
16-102

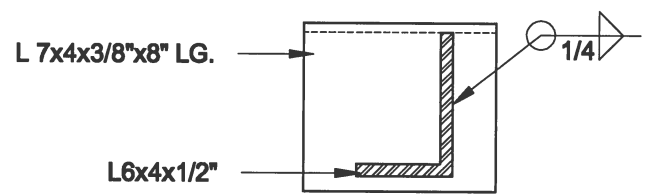
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S2



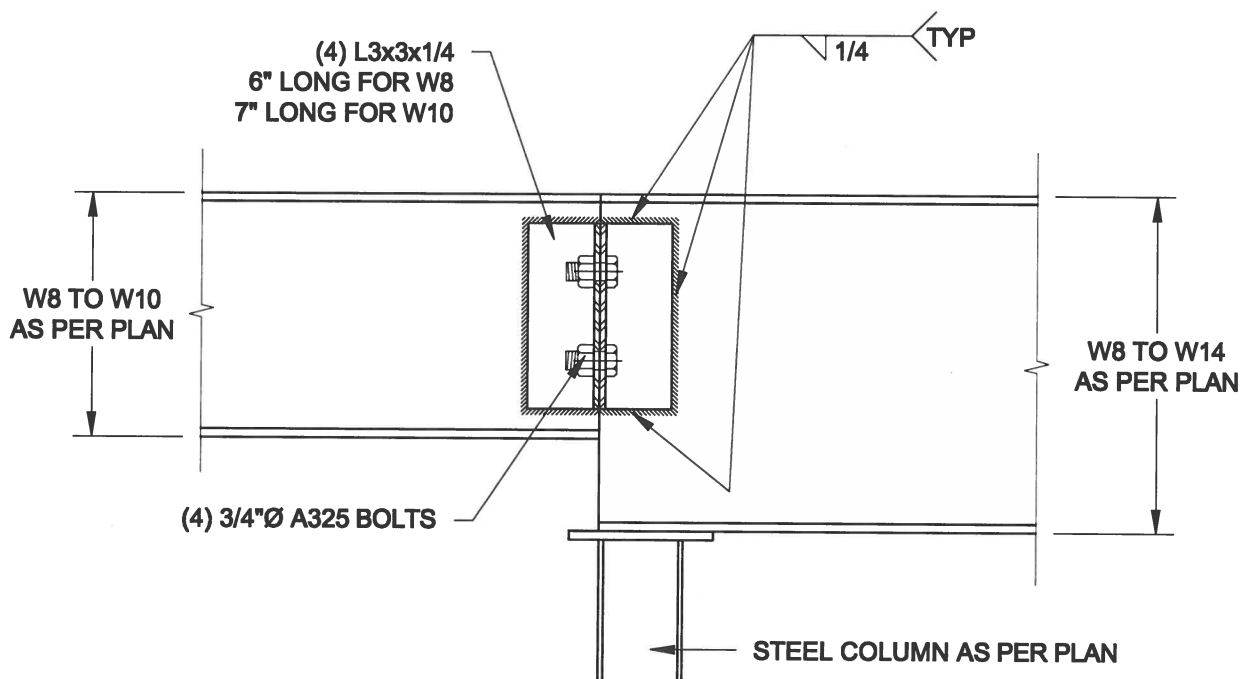
1
S3 **STEEL LINTEL AT GABLE**
SCALE: 1/2" = 1'-0"



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:
MAY-31-2016

Drawn:
SC

Checked:
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MAY 30, 2016

Project:

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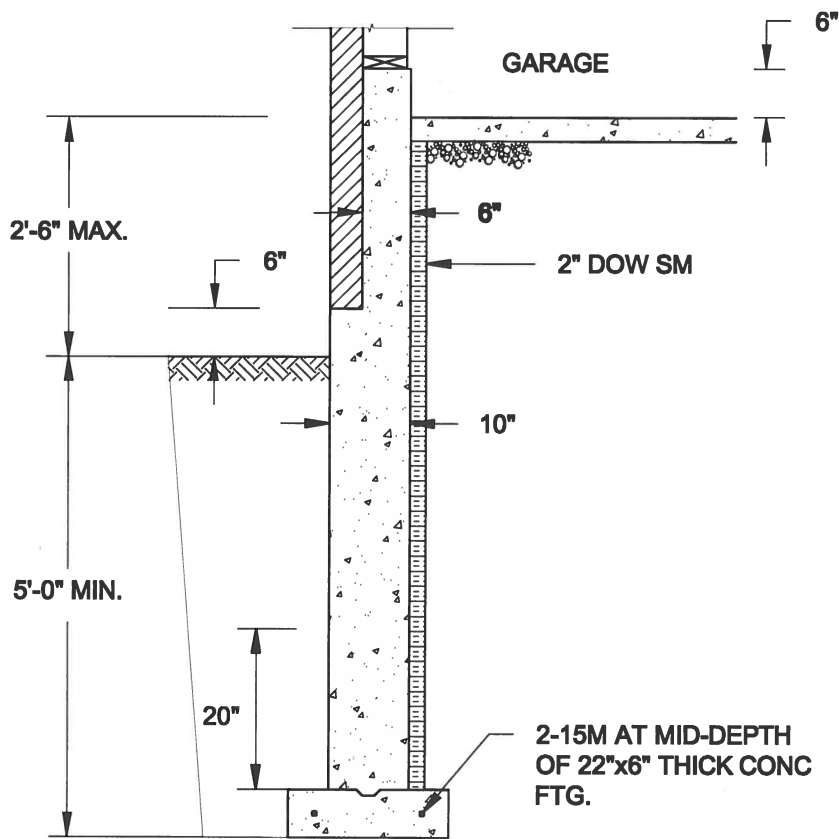
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

16-102

Drawing No.:

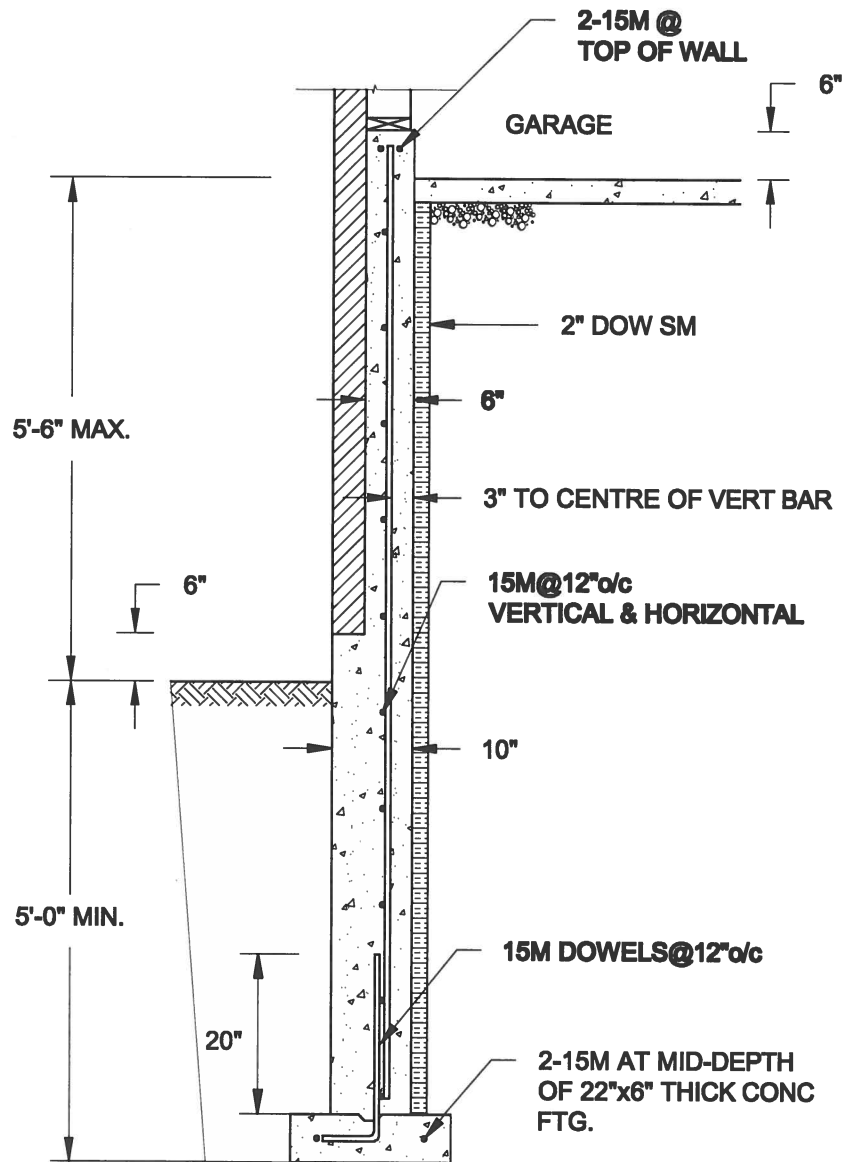
S3



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

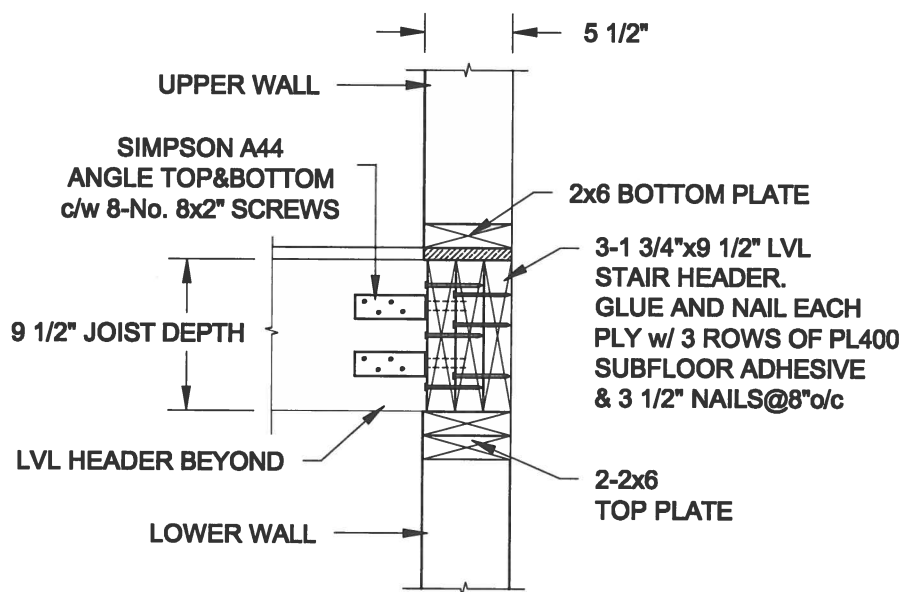
NOTE:

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.

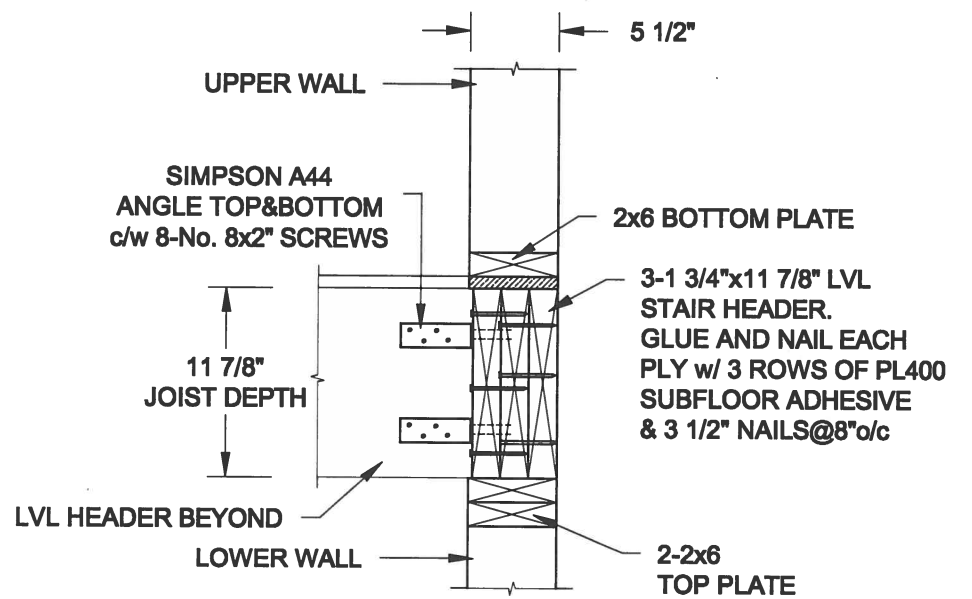


1B
S4 **REINFORCED BRICKSHELF**
SCALE: 1/2" = 1'-0"

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:
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Checked:
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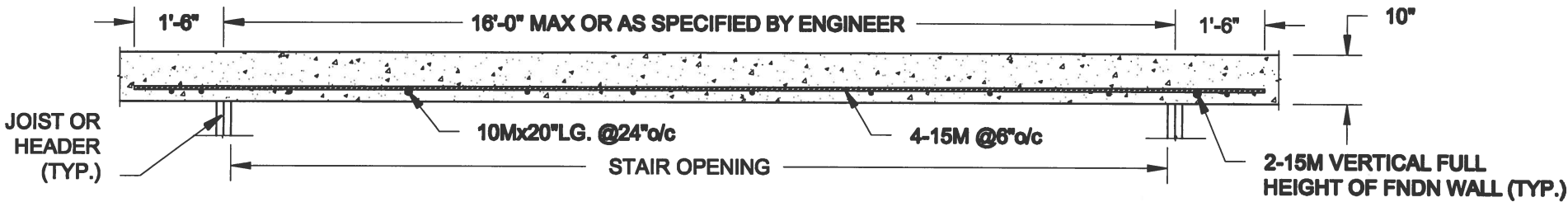
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

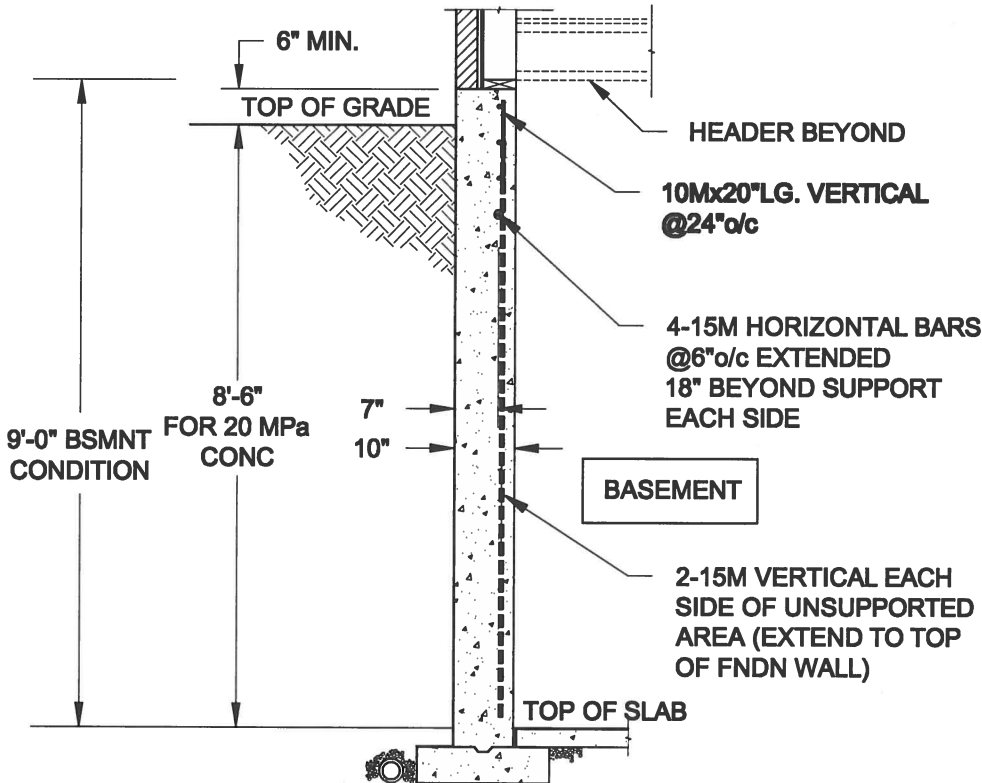
16-102

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"

Scale: AS NOTED		<div></div> <div>QUAILE ENGINEERING LTD.</div> <div>38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com</div>	Engineer's Seal <div></div> <div>MAY 30, 2016</div>		Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO	
Date: MAY-31-2016			TYPICAL STRUCTURAL DETAILS FOR SINGLES			
Drawn: SC	Checked: SJB		Project No.: 16-102		Drawing No.: S5	