

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

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

JAN 15 2018

Williams Limited, Architect

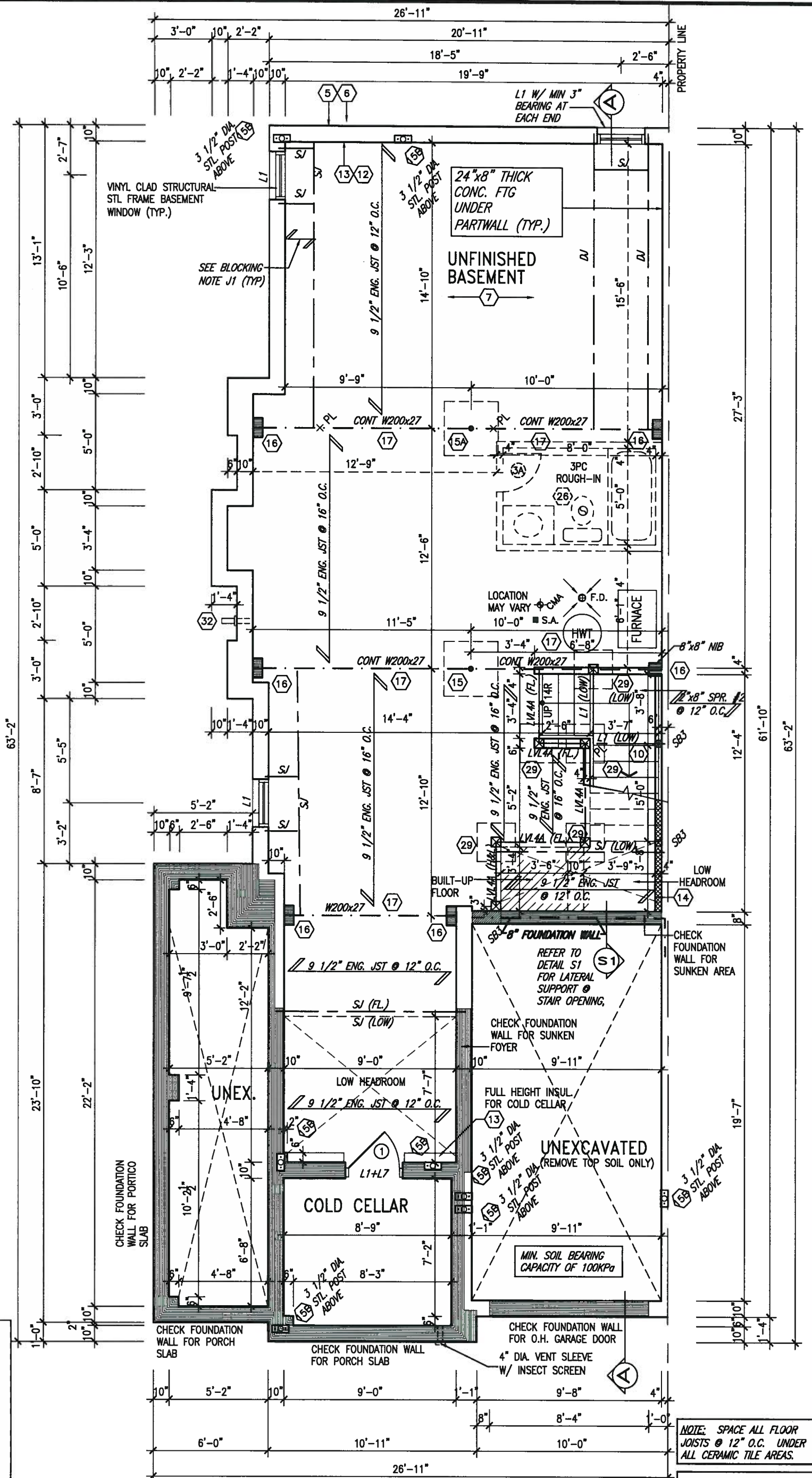


JAN 11, 2018

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

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

AREA CALCULATIONS	ELEV. C
GROUND FLOOR AREA	1058 SF
SECOND FLOOR AREA	1212 SF
	2270 SF
DEDUCT ALL OPEN AREAS	0 SF
TOTAL NET AREA	2270 SF (210.89 m2)
FINISHED BSMT AREA	- SF
W/OUT PORCH	1276 SF (118.54 m2)
COVERAGE	1496 SF (138.98 m2)



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.

BASEMENT PLAN 'C' CORNER UPGRADE

9			
8			
7			
6			
5			
4			
3	REVISED AS PER ENG'S COMMENTS	JAN 03-18	RC
2	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 14-17	RC
1	REVISED FDN. WALLS TO BE 10"	NOV. 22/16	SB
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	BCN
registration information	42658
VA3 Design Inc.	
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	



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

BAYVIEW WELLINGTON

project name GREEN VALLEY EAST municipality BRADFORD EAST, ON.

date SEPT. 2016

drawn by NC

checked by RC

scale 3/16" = 1'-0"

project no. 16023

project name COR. UPGRADE BASEMENT PLAN 'C'

file name 16023-SD25-4COR

Richard - H:\ARCHIVE\WORKING\2016\16023.BW\Units\25 Semi\16023-SD25-4COR.dwg - Wed - Jan 10 2018 - 2:42 PM

SD25-4
SONOMA 4 COR

drawing no. 1C

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

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

JAN 15 2018

G. Williams Limited, Architect



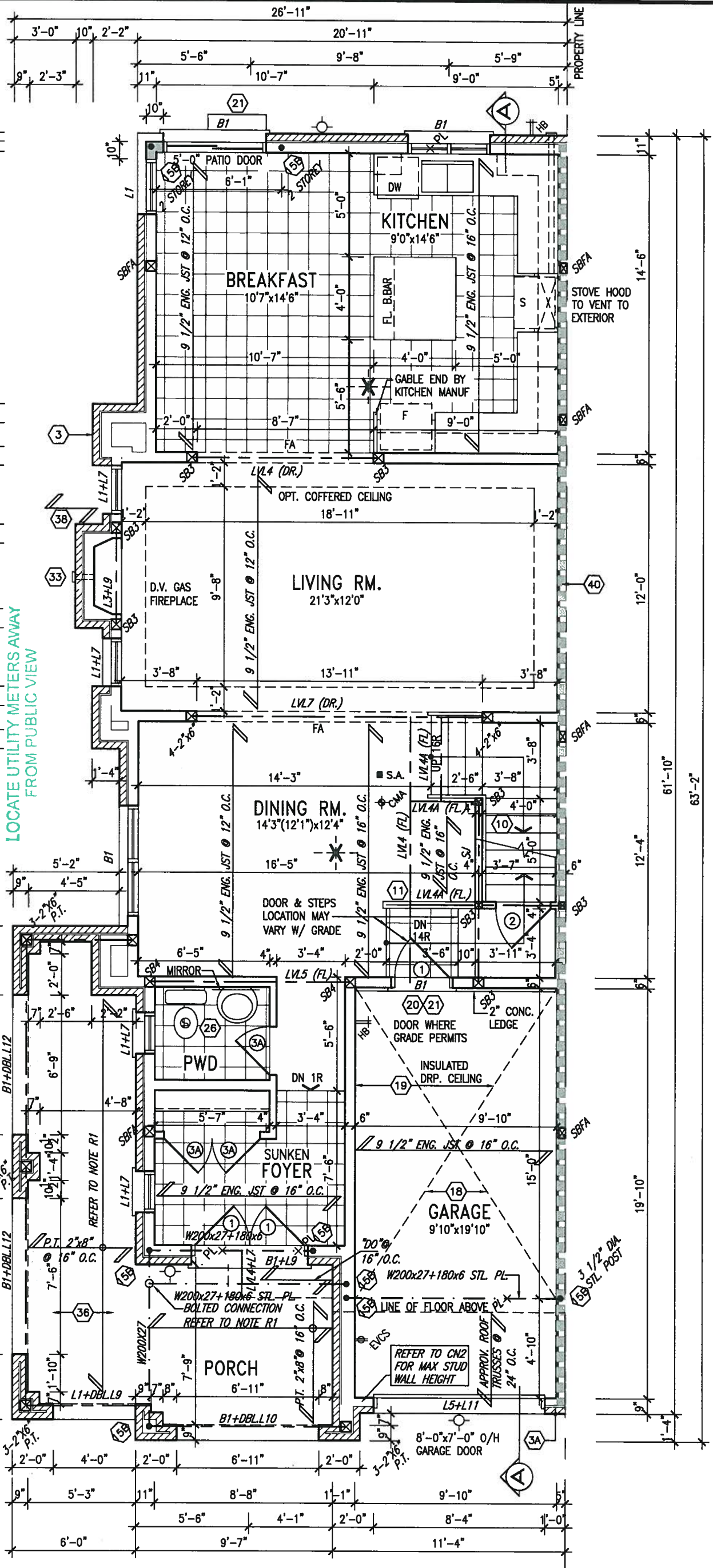
JAN 11, 2018

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

ELECTRIC VEHICLE CHARGING SYSTEM (EVCS)
ROUGH-IN FOR FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT (CHARGING SYSTEM) TO BE INSTALLED. ROUGH-IN SHALL INCLUDE:

- A minimum 200 amp Panelboard,
- Conduit that is not less than 1 1/16" (27mm) trade size,
- A square 4 11/16" (119mm) trade size electrical outlet box.
- Fumeproofed Electrical outlet box to be installed in the Garage or carport or adjacent to driveway.

REFER TO 2012 OBC, 9.34.4.



GROUND FLOOR PLAN 'C'
CORNER UPGRADE

9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8				qualification information
7				Wellington Jno-Baptiste 25591
6				name
5				registration information
4				VAS Design Inc. 42658
3	REVISED AS PER ENG'S COMMENTS	JAN 03-18	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.
2	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 14-17	RC	
1	REVISED FDN. WALLS TO BE 10"	NOV. 22/16	SB	
no.	description	date	by	

VAS3 DESIGN

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vas3design.com

BAYVIEW WELLINGTON

project name
GREEN VALLEY EAST

municipality
BRADFORD EAST, ON.

SD25-4
SONOMA 4 COR

project no.
16023

date
SEPT. 2016

drawn by
NC

checked by
RC

scale
3/16" = 1'-0"

file name
16023-SD25-4COR

drawing no.
2C

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

NATURAL REVIEW & APPROVAL
 JAN 15 2018
 J. Williams Limited, Architect

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

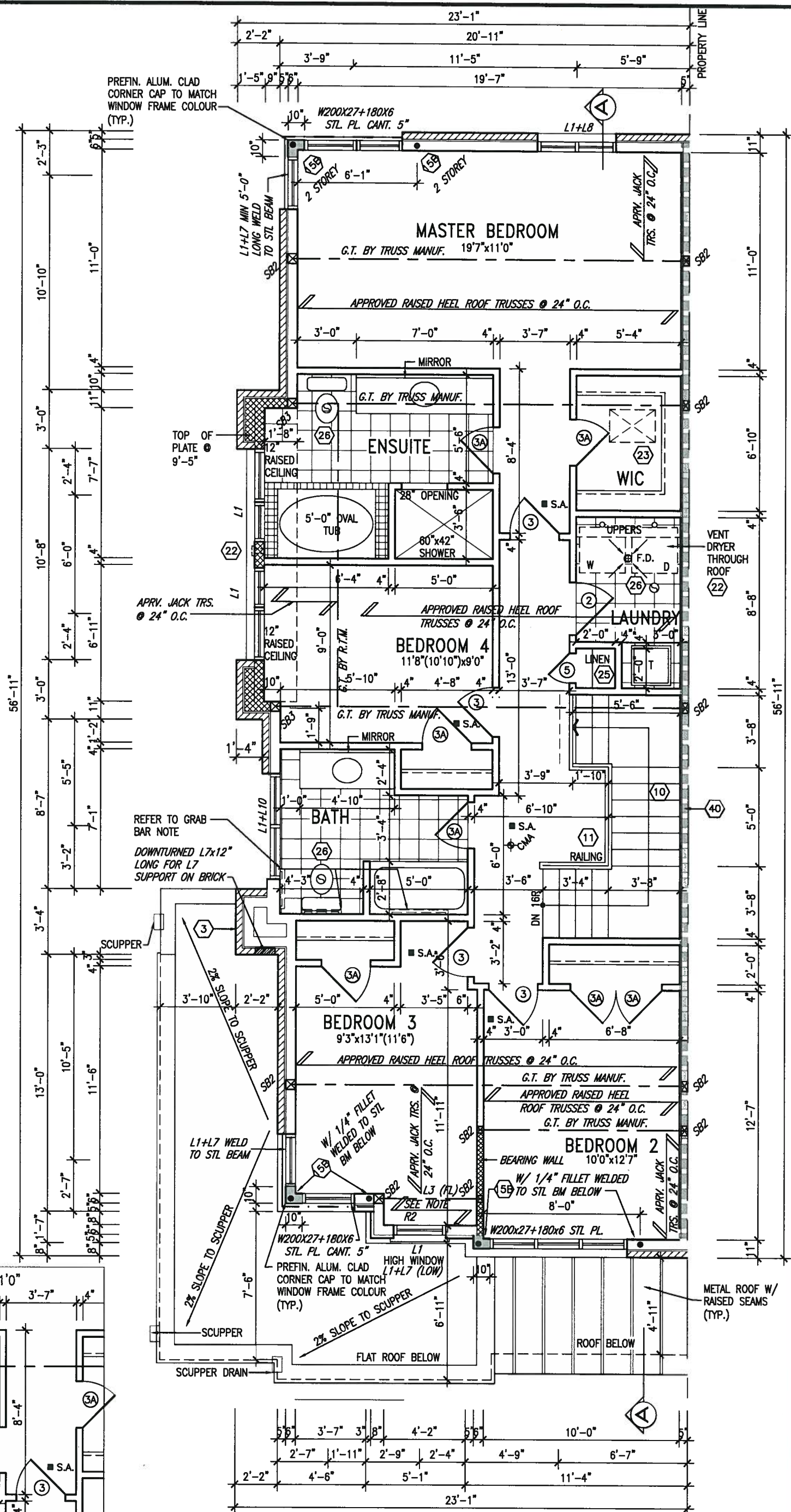
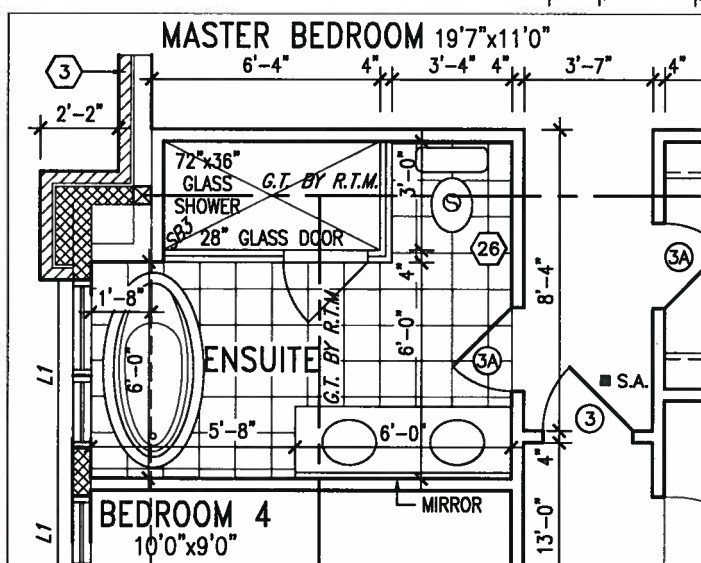
STUD WALL
REINFORCEMENT FOR
FUTURE GRAB BARS IN
MAIN BATHROOM.
REINFORCEMENT OF STUD WALLS
SHALL BE INSTALLED ADJACENT
TO WATER CLOSETS AND SHOWER
OR BATHTUB IN MAIN BATHROOM.
REFER TO OBC. 9.5.2.3,
3.8.3.8.(3)(a), 3.8.3.8.(3)(c),
3.8.3.13.(2)(f) & 3.8.3.13.(4)(c).
AND DETAILS PROVIDED.



JAN 11, 2018

FLAT ROOF OVER LIVING SPACE: R2
2 PLY WATERPROOFING MEMBRANE ON 5/8" EXT.
GRADE PLYMD. ON 2"x4" CROSS PURLINS (CUT
DIAGONALLY @ 12" O.C. ON 2"x10" JOISTS @ 12"
O.C. FLAT ROOF TO BE INSULATED W/ SPRAY
INSULATION (RSI 5.46 (R31)) MIN SLOPE 1:12

OPT. 2ND FLR. W/
ALT. ENSUITE LAYOUT



SECOND FLOOR PLAN 'C' CORNER UPGRADE

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	.	.	.	
7	.	.	.	qualification information
6	.	.	.	Wellington Jno-Baptiste 25591
5	.	.	.	name
4	.	.	.	registration information VAS Design Inc. 42858
3	REVISED AS PER ENG'S COMMENTS	JAN 03-18	RC	
2	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 14-17	RC	
1	REVISED FDN. WALLS TO BE 10"	NOV. 22/16	SB	
no.	description	date	bv	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.



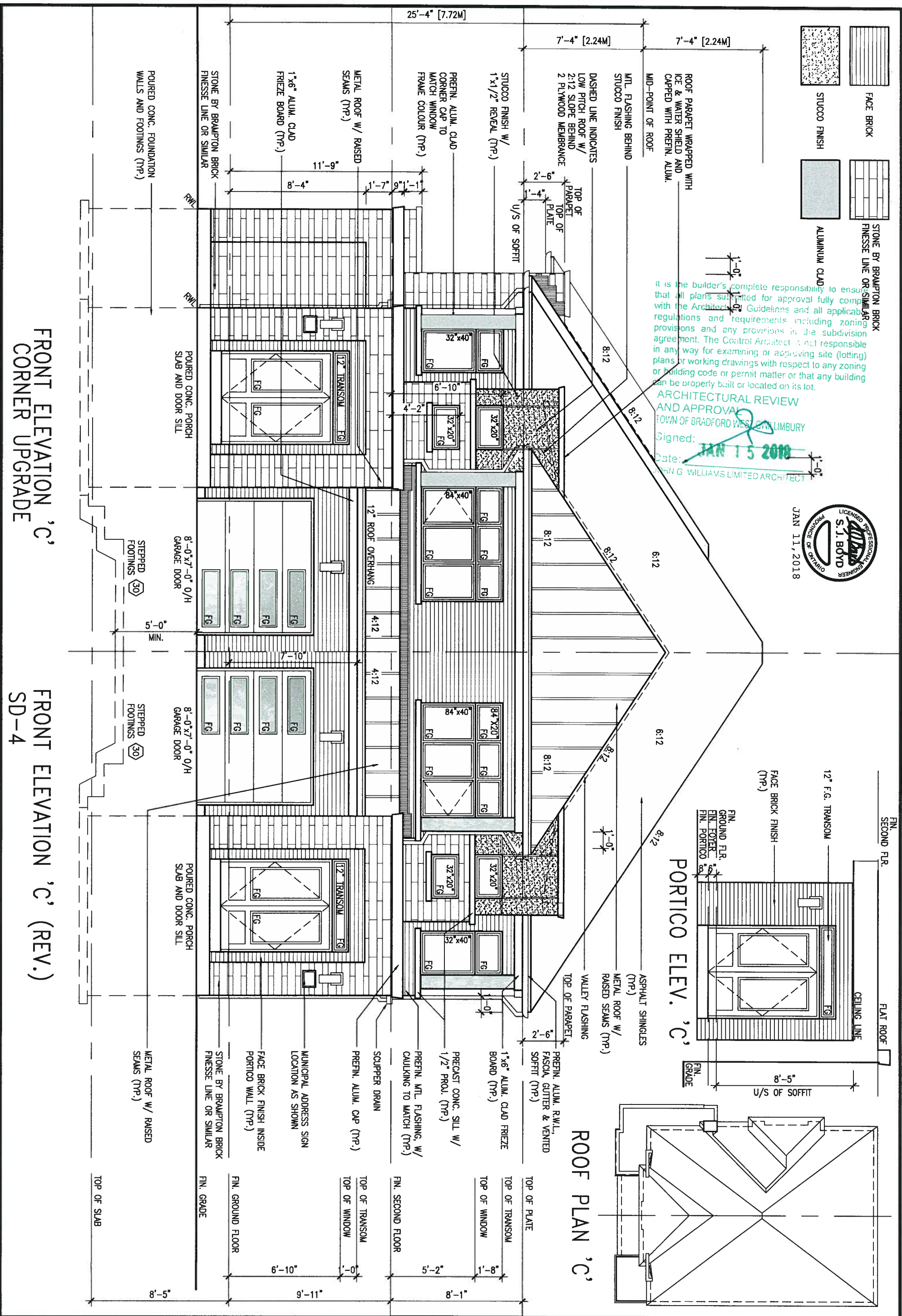
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

SD25-4
SONOMA 4 COR

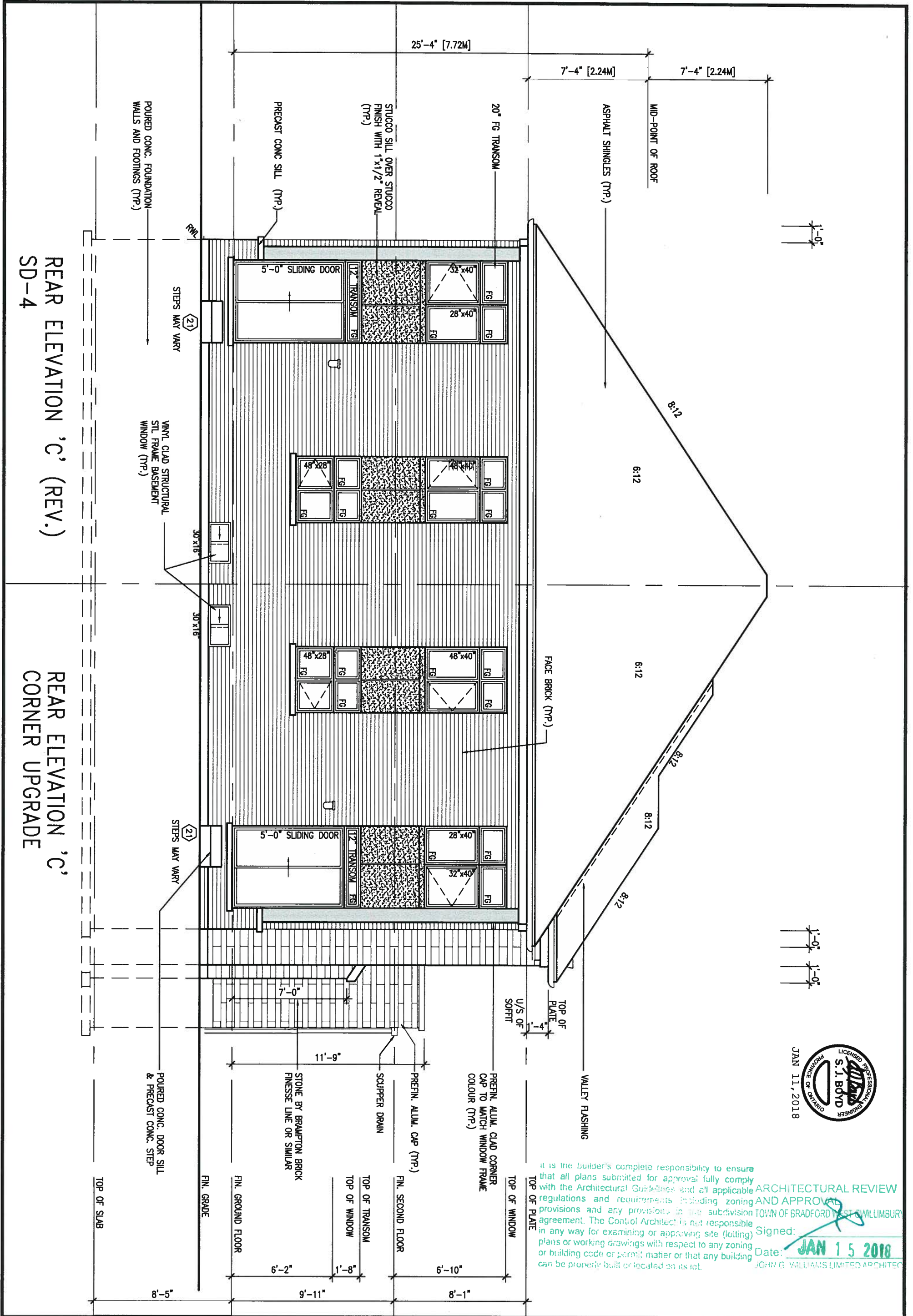
project name GREEN VALLEY EAST	municipality BRADFORD EAST, ON.	project no. 16023
date SEPT. 2016		
drawing no. 3C		
title COR. UPGRADE 2ND FLR. PLAN 'C'		
drawn by NC	checked by RC	scale 3/16" = 1'-0"
file name 16023-SD25-ACOR		
RICHARD - H:\ARCHIVE\WORKING\2016\16023 BR\16023_25' Sd25\16023-SD25-ACOR.dwg - Wed Aug 31, 2016 4:43 PM		

All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

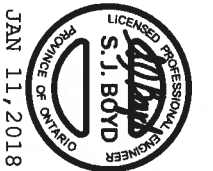
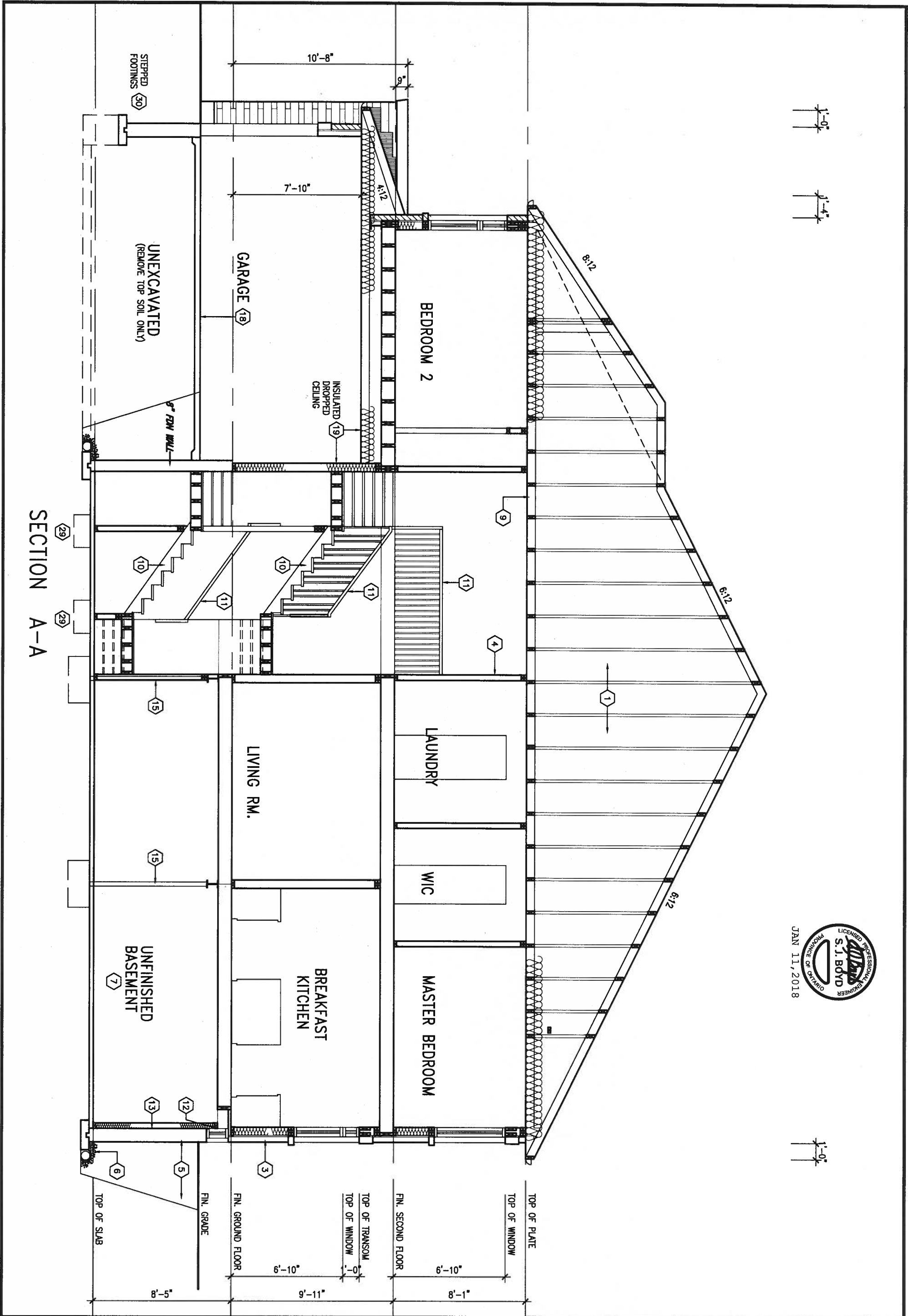


9		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8		qualification information	
7		Wellington Jno-Baptiste	
6		name	
5		registration information	
4		VA3 Design Inc.	
3		REVISED AS PER ENG'S COMMENTS	
2		REVISED AS PER FLOOR AND ROOF LAYOUTS	
1		REVISED FDN. WALLS TO BE 10"	
no.		description	
		date by	

255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	
BAYVIEW WELLINGTON	
project name	
GREEN VALLEY EAST	
municipality	
BRADFORD EAST, ON.	
project no.	
16023	
date	
SEPT. 2016	
checked by	
RC	
scale	
3/16" = 1'-0"	
drawing no.	
4C	
file name	
16023-SD25-4COR	
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\25- SD25-4COR.dwg - Wed - Jan 10 2018 - 2:42 PM	



9. .			The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.			VA3 DESIGN			BAYVIEW WELLINGTON			SD25-4		
8. .			Wellington Jno-Baptiste			25591			GREEN VALLEY EAST			SONOMA 4 COR		
7. .			name			BCN			BRADFORD EAST, ON.			project no.		
6. .			registration information			42658			date			16023		
5. .			VA3 Design Inc.			25591			SEPT. 2016			REAR ELEVATION 'C'		
4. .			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			drawn by			file name		
3. REVISED AS PER ENG'S COMMENTS			JAN 03-18			RC			checked by			16023-SD25-4COR		
2. REVISED AS PER FLOOR AND ROOF LAYOUTS			SEP 14-17			RC			scale			drawing no.		
1. REVISED FDN. WALLS TO BE 10"			NOV. 22/16			SB			3/16" = 1'-0"			7C		
no. description			date			by			RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\25' Sem\16023-SD25-4COR.dwg - Wed - Jan 10 2018 - 2:42 PM					



9		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		VA3 DESIGN		BAYVIEW WELLINGTON		SD25-4	
8		Wellington Jno-Baptiste		25591		GREEN VALLEY EAST		SONOMA 4 COR	
7		signature		BCM		BRADFORD EAST, ON.		project no.	
6		VA3 Design Inc.		42658		date		16023	
5		name		25591		SEPT. 2016		SECTION A-A	
4		registration information		42658		drawn by		file name	
3		JAN 03-18 RC		25591		checked by		16023-SD25-4COR	
2		SEP 14-17 RC		42658		scale		drawing no.	
1		NOV. 22/16 SB		42658		3/16" = 1'-0"		8C	
no.		description		date		by		Richard - H:\ARCHIVE\WORKING\2016\16023.BW\Units\25' Semi\16023-SD25-4COR.dwg - Wed - Jan 10 2018 - 2:42 PM	

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

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

JAN 15 2018

nn G. Williams Limited, Architect

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

2-2"x8" P.T. DROPPED LEDGER FASTENED TO 2"x6" BLOCKING BETWEEN STUDS W/ 1/2" DIA. BOLTS @ 16" O.C. REFER TO DETAIL 1/S2

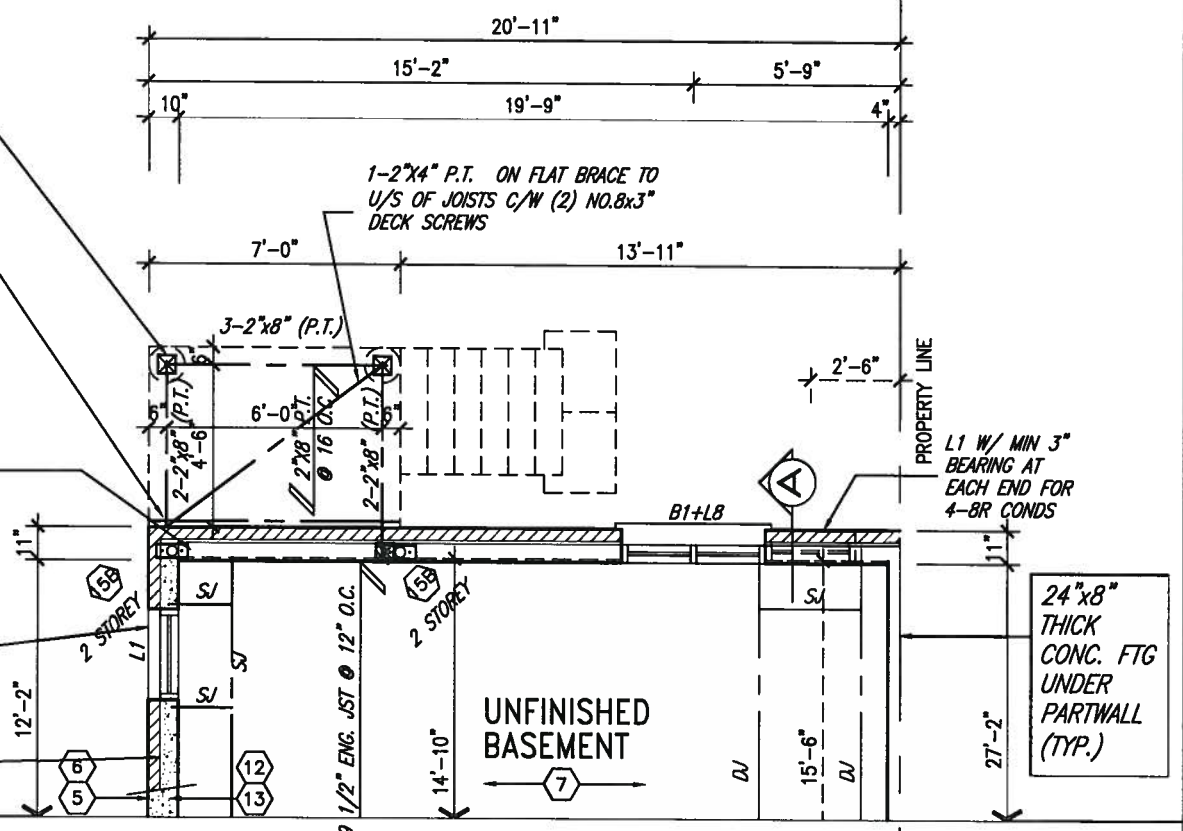
FOR 4-BR COND.

2-2"x8" P.T. DROPPED LEDGER FASTENED TO FDN WALL W/ 1/2" DIA. x12" LONG HILTI ADHESIVE ANCHORS @ 16" O.C. REFER TO DETAIL 1/S2

REAR WALL ONLY 2"x6" STUDS @ 16" O.C. ON 10" FDN. WALL FOR BACKFILL HEIGHT < 4'-7" OTHERWISE PROVIDE 6" CONC. SHELF ON 10" FDN. WALL ON 22"x6" THICK CONC. FOOTING UNLESS NOTED OTHERWISE

VINYL CLAD STRUCTURAL STL FRAME BASEMENT WINDOW (TYP.)

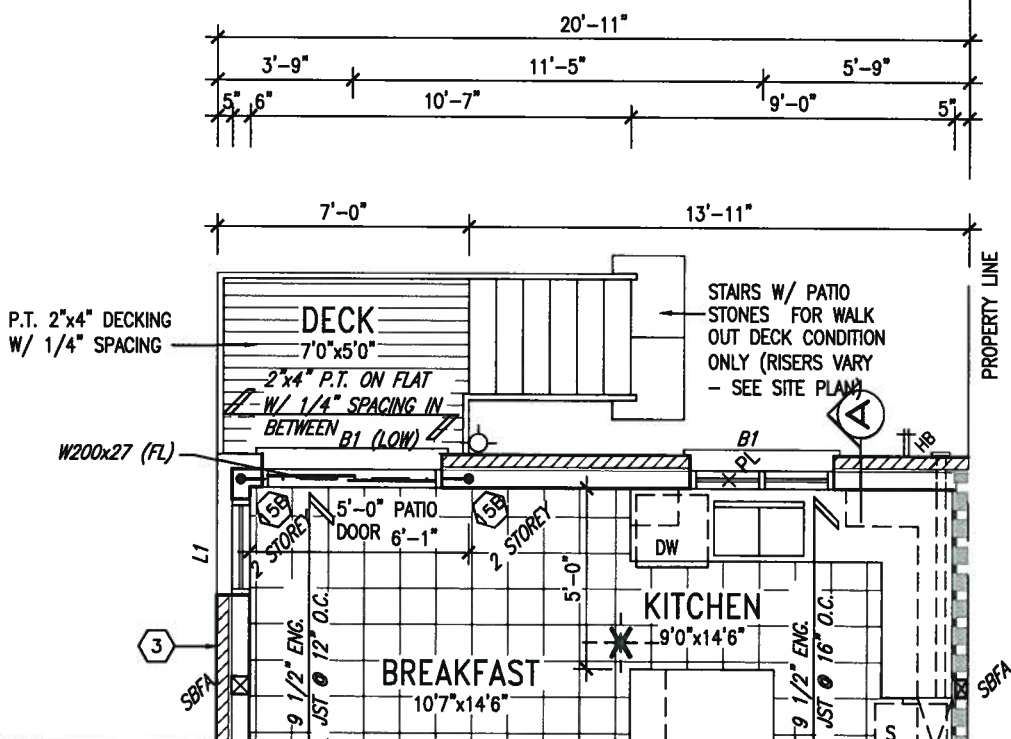
10" FULL HEIGHT CONC. ON SIDE WALL W/ BRICK CHECK AS REQUIRED ON 22"x6" THICK CONC. FTG.



PARTIAL BASEMENT PLAN 'C'
WOD 9R COND



JAN 11, 2018



PARTIAL GROUND FLOOR PLAN 'C'
WOD 9R COND

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

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

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))				UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
SD25-4 COR LOT 154 ELEV C WOD	ENERGY EFFICIENCY - OBC SB12			SD25-4 COR LOT 154 ELEV C WOD	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	445 S.F.	101.661 S.F.	22.85 %	FRONT	445 S.F.	101.661 S.F.	22.85 %
LEFT SIDE	1153 S.F.	194.667 S.F.	16.88 %	LEFT SIDE	1153 S.F.	194.667 S.F.	16.88 %
RIGHT SIDE	1153 S.F.	0 S.F.	0.00 %	RIGHT SIDE	1153 S.F.	0 S.F.	0.00 %
REAR 4-BR WOD COND	526 S.F.	105.167 S.F.	19.99 %	REAR 9R AND MORE WOD COND	526 S.F.	113.5 S.F.	21.58 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.		* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3277.00 S.F.	401.50 S.F.	12.25 %	TOTAL SQ. FT.	3277.00 S.F.	409.83 S.F.	12.51 %
TOTAL SQ. M.	304.44 S.M.	37.30 S.M.	12.25 %	TOTAL SQ. M.	304.44 S.M.	38.07 S.M.	12.51 %

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	BCM
5				registration information	42658
4				VA3 Design Inc.	
3	REVISED AS PER ENG'S COMMENTS	JAN 03-18	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.	
2	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 15-17	RC		
1	REVISED FOUNDATION WALL TO BE 10"	NOV 30/16	SB		
no.	description	date	by		

VA3
DESIGN

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

BAYVIEW WELLINGTON

project name
GREEN VALLEY EAST

municipality
BRADFORD EAST, ON.

SD25-4
SONOMA 4 COR

project no.
16023

date
SEPT. 2016

drawn by
NC

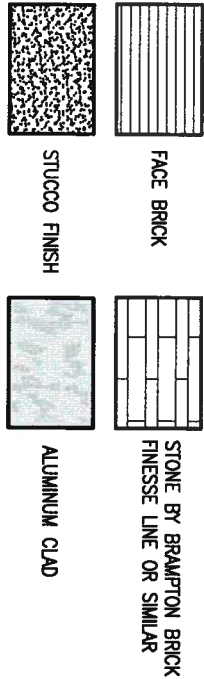
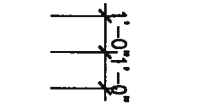
checked by
RC

scale
3/16" = 1'-0"

PARTIAL PLAN WOD COND

file name
16023-SD25-4COR

drawing no.
9C



ASPHALT SHINGLES (TYP.)

8:12

6:12

6:12

8:12

8:12

8:12

FACE BRICK (TYP.)

VALLEY FLASHING

ARCHITECTURAL REVIEW & APPROVAL
JAN 15 2018
John S. Williams Limited, Architect
TOP OF PLATE

It is the builder's complete responsibility to ensure that all plans submitted for approval are in accordance with the applicable Building Code and all applicable regulations 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.

TOP OF PLATE
U/S OF SOFFIT

TOP OF WINDOW

PREFN. ALUM. CLAD CORNER
CAP TO MATCH WINDOW FRAME
COLOUR (TYP.)

PREFN. ALUM. CLAD CORNER
CAP TO MATCH WINDOW FRAME
COLOUR (TYP.)
PREFN. ALUM. CAP (TYP.)

SCUPPER DRAIN

FIN. SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

STONE BY BRAMPTON BRICK
FINESSE LINE OR SIMILAR

FIN. GRADE

TOP OF WINDOW

6"x6" P.T. POST ON
12" DIA. CONC. SONO
TUBE

PRECAST CONC. SILL W/
1/2" PROL. (TYP.)

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

STUCCO SILL OVER STUCCO
FINISH WITH 1"x1/2" REVEAL
(TYP.)

SLIDING DOOR
12" TRANSOM

2"x6" SPF #2
CROSS BRACING

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

5'-0"
MIN.

REAR ELEVATION C (REV.)
9R OR MORE -W.O.D. COND.

BASEMENT WINDOW SIZES
4R-8R USE 30"x24" VINYL
CLAD STRUCTURAL STEEL
FRAME BASEMENT WINDOWS

REAR ELEVATION C
CORNER UPGRADE-LOT 154
9R OR MORE -W.O.D. COND.

9.					
8.					
7.					
6.					
5.					
4.					
3.	REVISED AS PER ENG'S COMMENTS	JAN 03-18	RC		
2.	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 15-17	RC		
1.	REVISED FOUNDATION WALL TO BE 10"	NOV 30/16	SB		
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.



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

BAYVIEW WELLINGTON

project name
GREEN VALLEY EAST
BRADFORD EAST, ON.

date
SEPT. 2016

drawn by
NC

checked by
RC

scale
3/16" = 1'-0"

REAR ELEVATION 'C' WOD COND

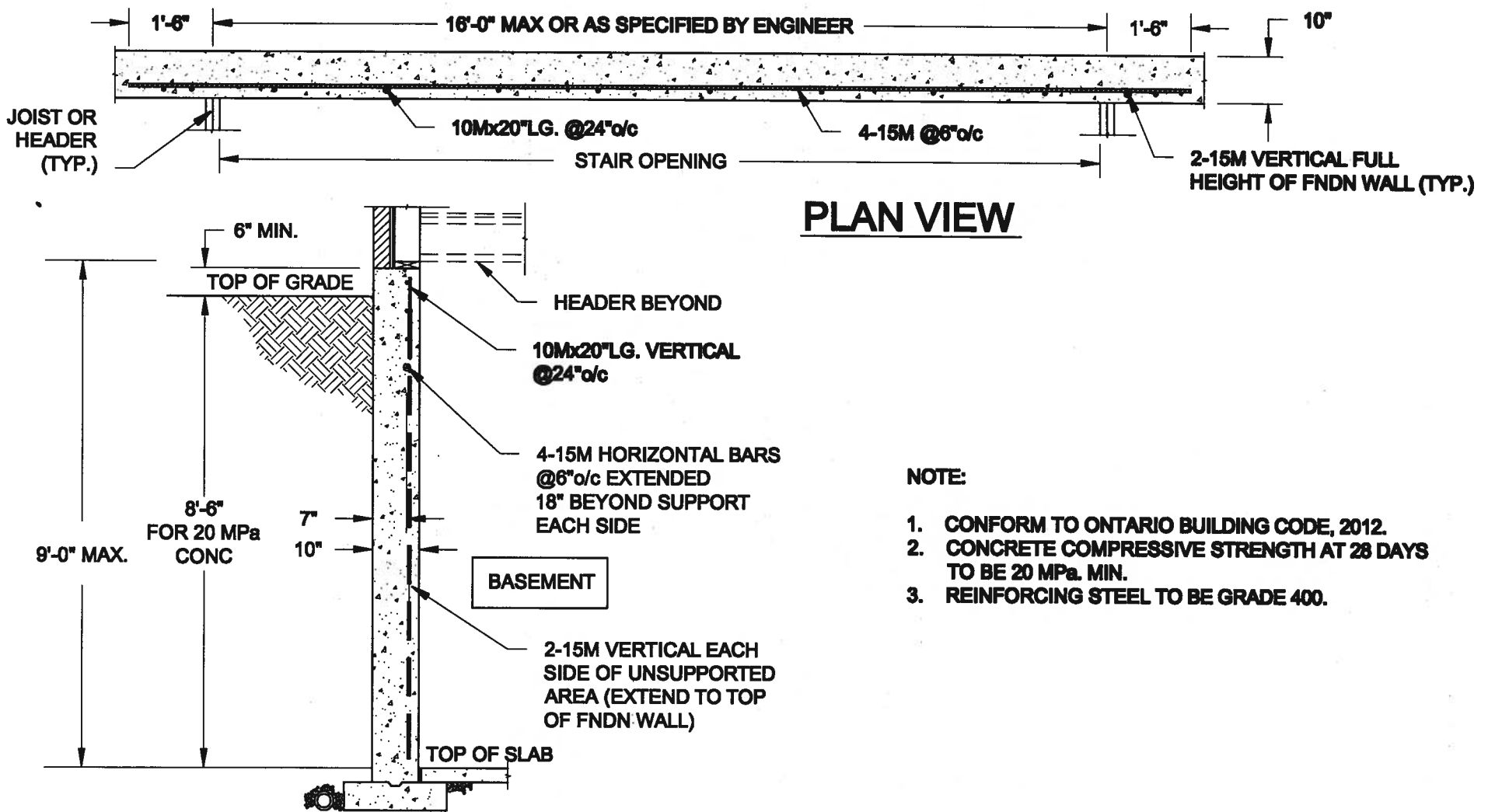
SD25-4
SONOMA 4 COR

project no.
16023

drawing no.
100

16023-SD25-4COR

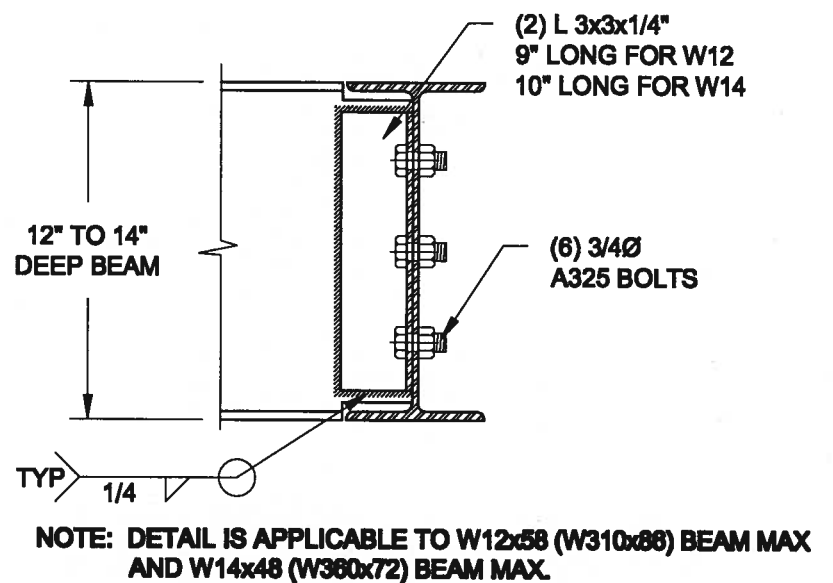
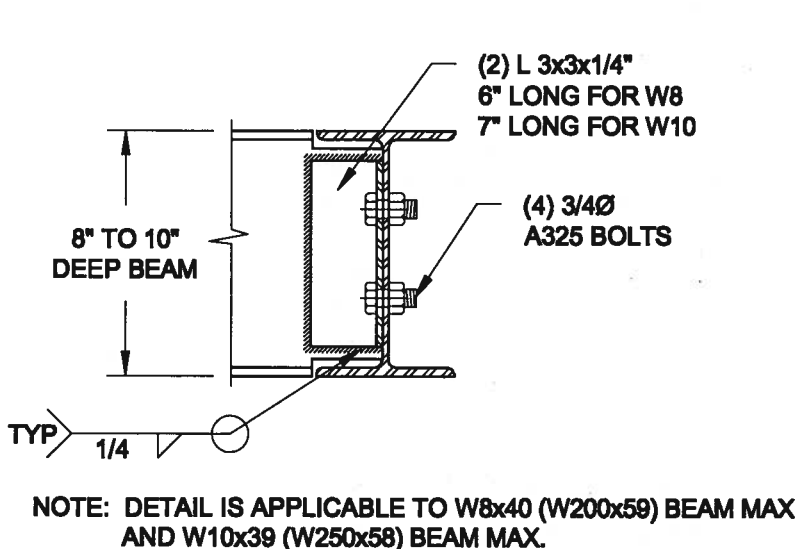
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\25' Semi\16023-SD25-4COR.dwg - Wed - Jan 10 2018 - 2:42 PM



1
S1

LATERALLY UNSUPPORTED WALL

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

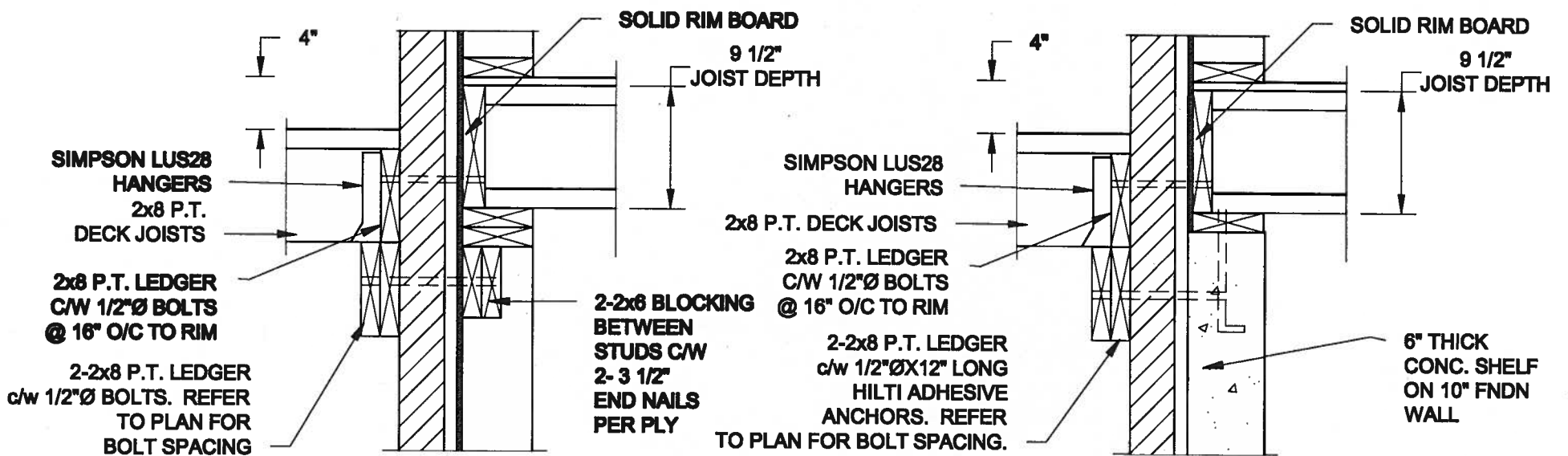


2
S2

STEEL BEAM CONNECTION DETAIL

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

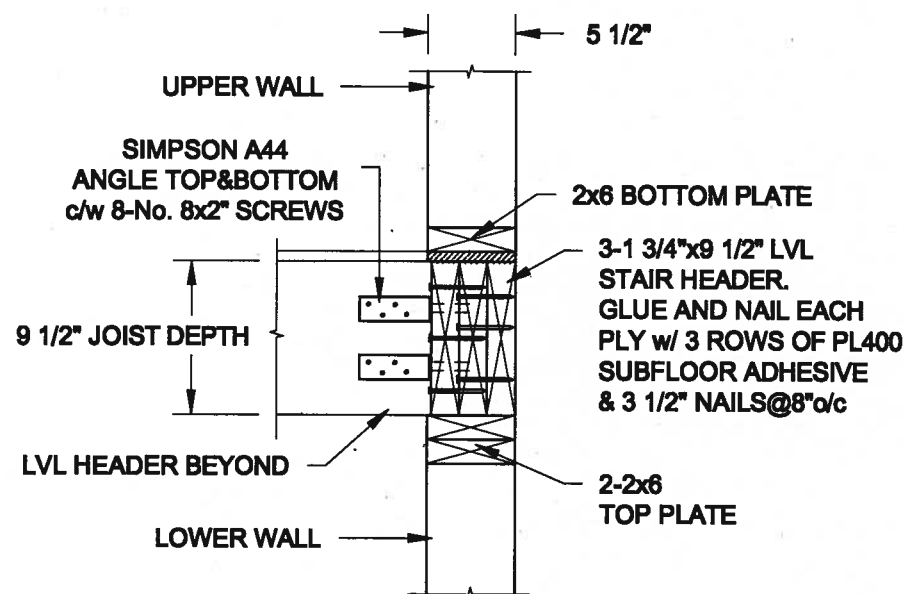
Scale: AS NOTED		QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal  S. J. BOYD PROVINCE OF ONTARIO JAN 11, 2018	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY BEAMS - SENS BRADFORD, ONTARIO	
Date: JAN-08-2018				TYPICAL STRUCTURAL DETAILS	
Drawn: SC	Checked: SJB			Project No.: 17-194	Drawing No.: S1



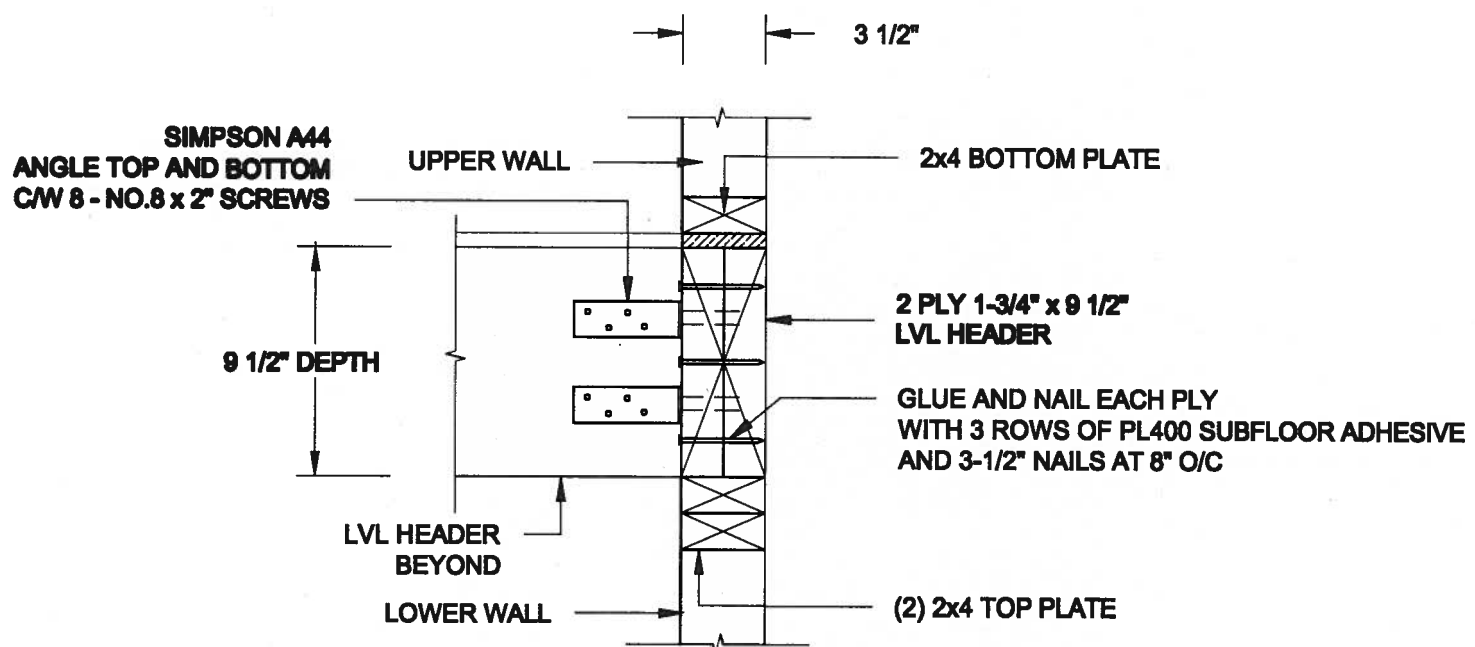
1A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

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.



2
S2 **STAIR HEADER @ EXTERIOR WALL**
SCALE: 1" = 1'-0"



3
S2 **STAIR HEADER @ PARTYWALL**
SCALE: 1 1/2" = 1'-0"

Scale:
AS NOTED

Date:
JAN-08-2018

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



JAN 11, 2018

Project:

**BAYVIEW WELLINGTON HOMES - GREEN VALLEY HOMES - SEMS
BRADFORD, ONTARIO**

TYPICAL STRUCTURAL DETAILS

Project No.:

17-194

Drawing No.:

S2

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 3.1.1.2A)

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., RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

2A. RESERVED

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. RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. MID-HIGH BLOCKING REQ'D. IF NO SHEATHING APPLIED. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

3. BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2A)

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., RSI 3.87 (R22) INSULATION & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3A. RESERVED

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") (SB-12-TABLE 3.1.1.2A)

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., RSI 3.87(R22) INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR FINISH. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. STUCCO TO BE MIN. 200 (8") ABOVE FINISH 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 NOTED.

5. FOUNDATION WALL /FOOTINGS: (9.15.3, 9.15.4, 9.13.2, 9.14.2.1,22)

250mm (10") POURED CONC. FDTN. WALL 30MPa (4350psi) WITH BITUMENOUS DAMPPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2820 (9'-3") ON 560x155 (22"x6") CONTINUOUS KEYS CONC. FIG. 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 18" WIDE x 6" DEEP 18" WIDE x 6" DEEP

2 22" WIDE x 6" DEEP 22" WIDE x 6" DEEP

3 28" WIDE x 9" DEEP 22" WIDE x 6" DEEP

-SEE OBC 9.15.3.

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

-REFER TO SOILS REPORT FOR SOIL CONDITIONS AND BEARING 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 3.1.1.2A)

PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

9. ATTIC INSULATION (SB-12-TABLE 3.1.1.2A) (SB-12-3.1.1.8)

RSI 10.56 (R60) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL. RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL

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"). SILL PLATE - OBC, 9.23.7. 200mm (8") 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. BASEMENT INSULATION (SB-12-3.1.1.7), 9.25.2.3, 9.13.2.8) FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. RSI3.52c1 (R20c1) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER. RECOMMEND DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. AIR BARRIER TO BE SEALED TO FOUNDATION WALL WITH CAULKING. CONTINUOUS INSULATION [ci] IS NOT TO BE INTERRUPTED BY FRAMING. 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. 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/CSSG 87-2-94. AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 87x87x0.410 (34"x34"x1/16") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MINIMUM AND AS PER SOILS REPORT. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3) 89mm (3-1/2") DIA x 4.78mm (1/8") FIXED STL. COL. WITH 150x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE ON 107x107x0.460 (42"x42"x1/8") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MIN. AND AS PER SOILS REPORT. STEEL COLUMN 90mm (3-1/2") DIA x 4.78mm (1/8") NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS 2-1/2"x12"x2" FIELD WELD COL. TO BASE PLATE. BEAM POCKET OR 300x150 (12"x6") POURED CONC. NIB WALLS. MIN. BEARING 90mm (3-1/2") 19x64 (1"x3") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM. 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. GARAGE CEILINGS/INTERIOR WALLS 13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.16. WALLS (R22), CEILINGS (R31). REFER TO SB-12, TABLE 3.1.1.2.A. FOR REQUIRED THERMAL INSULATION. DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9.10.13.15. EXTERIOR STEP PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 200mm (7-7/8") MIN. TREAD 250mm (9-1/2"). SEE OBC. 9.8.9.2., 9.8.9.3. & 9.8.10. DRYER EXHAUST (OBC-9.2.3.8.(7) & 9.24.1.1) CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE) INSULATED ATTIC ACCESS (OBC-9.19.2.1 & SB12-3.1.1.8) ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm (21 1/2"x24") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.F.T.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL. BACKING. 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. LINEN CLOSET, 4 SHELVES MIN. 350mm (14") DEEP. MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR AS REQUIRED BY OBC. 9.32.3.5. & 9.32.3.10. STEEL BEARING PLATE FOR MASONRY WALLS 280x280x16 (11"x11"x5/8") STL. PLATE FOR STL BEAMS AND 280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL. ANCHORED WITH 2-19mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT. OR SOLID WOOD BEARING FOR WOOD STUD WALLS SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH OBC 9.17.4.2(2). RESERVED BEARING WOOD POST (BASEMENT) (OBC 9.17.4.4) 3-38x140 (3-2"x6") BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT. 610x610x300 (24"x24"x12") CONC. FOOTING. STEPPED FOOTINGS OBC 9.15.3.9. MIN. HORIZ. STEP = 600mm (24") MAX. VERT. STEP = 600mm (24") 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. WHERE REQUIRED, REFER TO OBC SB-12, TABLE 3.1.1.2.A. FOR REQUIRED MINIMUM INSULATION UNDER SLAB. DIRECT VENTING GAS FURNACE/ H.W.T VENT DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR. MIN. 300mm (12") ABOVE FIN. GRADE. FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS, HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE. DIRECT VENTING GAS FIREPLACE VENT DIRECT VENT GAS FIREPLACE. VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE. SUBFLOOR JOIST STRAPPING AND BRIDGING 16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC 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)

36.

COLD CELLAR PORCH SLAB (OBC 9.39.)

37.

38.

CONVENTIONAL ROOF FRAMING (2.O.K.p.a. SNOW LOAD)

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 UNOBTSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3").

2) WINDOW GUARDS -OBC, 9.8.8.1.(6).

A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")

3) EXTERIOR WINDOWS

SHALL COMPLY WITH OBC DIV. 8 9.7.3. & SB12-3.1.1.9

GENERAL: 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. 8, 6.2.2. SEE MECHANICAL DRAWINGS.

2) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2. & 5.6.2.2.(3) & MUNICIPAL STANDARDS.

3) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.

4) STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3, 3.8.3.8.1.(1)(d) & 3.8.3.13.(1)(i). SEE DETAIL.

5) ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12.3.1.1.9.

6) ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV.-8 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.OE-2950Fb MIN.. NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm (7 1/4", 9 1/2", 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C.

6) PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS.

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

8) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE. IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 ml. POLYETHYLENE FILM, No. 50 (45lbs.) ROIL 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

DUPLX OUTLET (12" ABOVE SURFACE)

DUPLX OUTLET (HEIGHT A.F.F)

WEATHERPROOF DUPLX OUTLET

GFI DUPLX 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

P.T. PRESSURE TREATED LUMBER

DJ DOUBLE JOIST

G.T. GIRDER TRUSS BY ROOF TRUSS MANUF.

TJ TRIPLE JOIST

LVL LAMINATED VENEER LUMBER

POINT LOAD FROM ABOVE

FLAT ARCH

CURVED ARCH

M.C.

MEDICINE CABINET (RECESSED)

DOUBLE VOLUME WALL. SEE NOTE 39

CONCRETE BLOCK WALL

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

ELECTRIC VEHICLE CHARGING SYSTEM (EVCS)

ROUGH-IN FOR FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT (CHARGING SYSTEM) IS TO BE INSTALLED.

ROUGH-IN SHALL INCLUDE:

• A minimum 200 amp Panelboard,

• Conduit that is not less than 1 1/16" (27mm) trade size,

• A square 4 1/16" (119mm) trade size electrical outlet box.

• Fumeproofed Electrical outlet box to be installed in the Garage or carport or adjacent to driveway.

REFER TO 2012 OBC. 9.34.4.

SOIL GAS/ RADON CONTROL (OBC 9.1.1.7. & 9.13.4.)

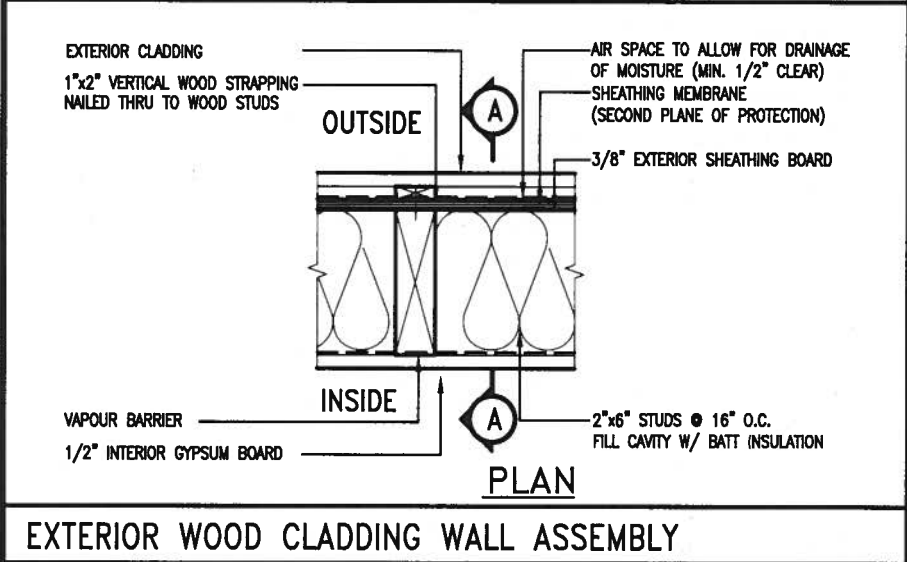
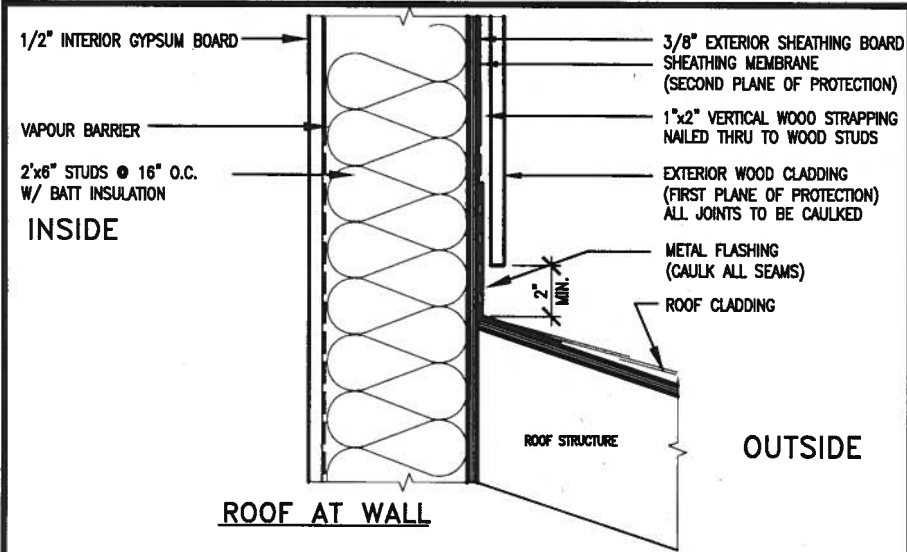
PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING IF REQUIRED.

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

REF TO COM The and unles

2

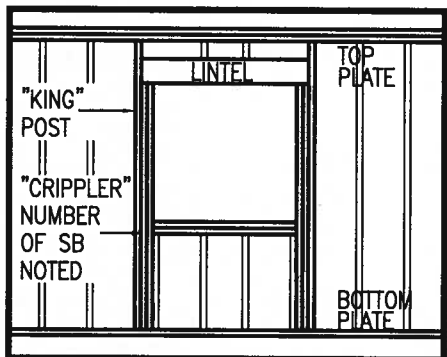
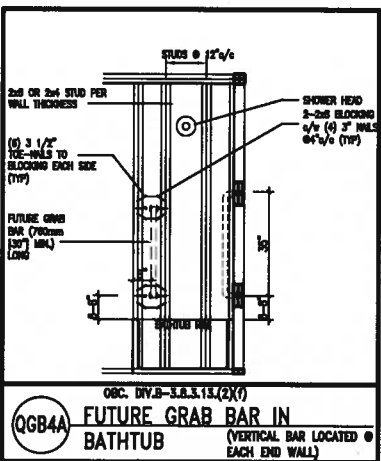
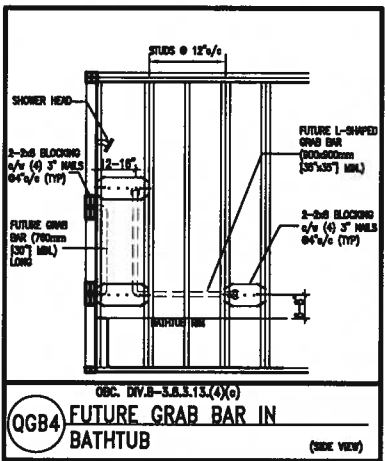
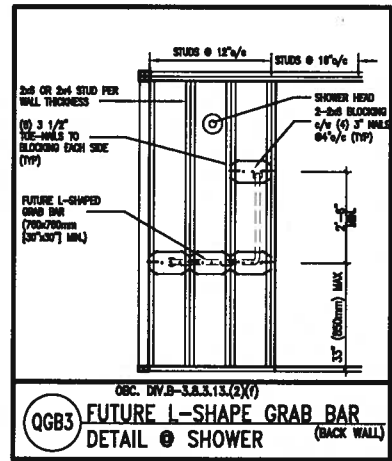
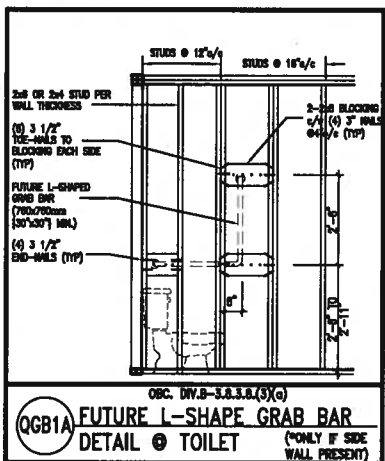
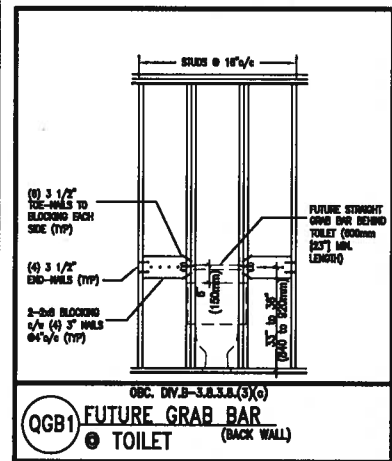
TWO STOREY VOLUME SPACES			
39.	-FOR A MAXIMUM 5490 mm (18'-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE 2-38x140 (2-2"x6") SPR.#2 CONTIN. STUDS @ 300mm (12") O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) C/W 9.6 (3/8") THICK EXT. PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 1220 mm (4'-0") O.C. VERTICALLY. -FOR WALLS WITH HORIZ. DISTANCES NOT EXCEEDING 2900 mm (9'-6"), PROVIDE 38x140 (2"x6") STUDS @ 400 (16") O.C. WITH CONTINUOUS 2-38x140 (2-2"x6") TOP PLATES + 1-38x140 (1-2"x6") BOTTOM PLATE & MINIMUM OF 3-38x184 (3-2"x8") CONT. HEADER AT GRND. CEILING LEVEL TOE-NAILED & GLUED AT TOP. BOTTOM PLATES AND HEADERS. TYPICAL 1 HOUR RATED PARTY WALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.		
40.	FOUNDATION WALL (W.O.D./W.O.B.) - WHERE GRADE TO T/O BASEMENT SLAB EXCEEDS 1200mm (3'-11") A 250mm (10") WIDE FOUNDATION WALL IS REQUIRED.		
41.	EXTERIOR WALLS FOR WALK-OUT CONDITIONS THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 400mm (16") o.c. OR 38x89 (2"x4") STUDS @ 300mm (12") o.c.		
42.	DRAIN WATER HEAT RECOVERY UNIT (DWHR) PER SB12-3.1.1.12, A DRAIN WATER HEAT RECOVERY (DWHR) UNIT SHALL BE INSTALLED IN EACH DWELLING UNIT TO RECEIVE DRAIN WATER FROM ALL SHOWERS OR FROM AT LEAST TWO SHOWERS WHERE THERE ARE TWO OR MORE SHOWERS IN THE DWELLING UNIT. DOES NOT APPLY IF THERE ARE NO SHOWERS OR NO STOREY BENEATH ANY OF THE SHOWERS.		
ONT. REG. 332/12-2012 OBC Amendment O. Reg. 139/17 JUNE 18, 2017			
WOOD LINTELS AND BUILT-UP WOOD BEAMS			
L1	2/38 x 184 (2/2" x 8") SPR.#2		
B1	3/38 x 184 (3/2" x 8") SPR.#2		
B2	4/38 x 184 (4/2" x 8") SPR.#2		
B7	5/38 x 184 (5/2" x 8") SPR.#2		
L3	2/38 x 235 (2/2" x 10") SPR.#2		
B3	3/38 x 235 (3/2" x 10") SPR.#2		
B4	4/38 x 235 (4/2" x 10") SPR.#2		
L5	2/38 x 286 (2/2" x 12") SPR.#2		
B5	3/38 x 286 (3/2" x 12") SPR.#2		
B6	4/38 x 286 (4/2" x 12") SPR.#2		
LOOSE STEEL LINTELS			
L7	89 x 89 x 6.4L (3-1/2" x 3-1/2" x 1/4")		
L8	89 x 89 x 7.9L (3-1/2" x 3-1/2" x 5/16")		
L9	102 x 89 x 7.9L (4" x 3-1/2" x 5/16")		
L10	127 x 89 x 7.9L (5" x 3-1/2" x 5/16")		
L11	152 x 89 x 10.0L (6" x 3-1/2" x 3/8")		
L12	152 x 102 x 11.0L (6" x 4" x 7/16")		
L13	178 x 102 x 13.0L (7" x 4" x 1/2")		
LAMINATED VENEER LUMBER (LVL) BEAMS			
LVL1A	1-1 3/4"x7 1/4" (1-45x184)		
LVL1	2-1 3/4"x7 1/4" (2-45x184)		
LVL2	3-1 3/4"x7 1/4" (3-45x184)		
LVL3	4-1 3/4"x7 1/4" (4-45x184)		
LVL4A	1-1 3/4"x8 1/2" (1-45x240)		
LVL4	2-1 3/4"x8 1/2" (2-45x240)		
LVL5	3-1 3/4"x8 1/2" (3-45x240)		
LVL5A	4-1 3/4"x8 1/2" (4-45x240)		
LVL6A	1-1 3/4"x11 7/8" (1-45x300)		
LVL6	2-1 3/4"x11 7/8" (2-45x300)		
LVL7	3-1 3/4"x11 7/8" (3-45x300)		
LVL8	4-1 3/4"x11 7/8" (4-45x300)		
DOOR SCHEDULE			
1.	EXTERIOR 815 x 2030 x 35 DOOR (2'-8" x 6'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4)		
1A	EXTERIOR 885 x 2030 x 45 DOOR (2'-10" x 6'-8" x 1-3/4")		
1B	EXTERIOR 815 x 2030 x 45 DOOR (3'-0" x 6'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4)		
1C	EXTERIOR 815 x 2438 x 45 DOOR (3'-0" x 8'-0" x 1-3/4") INSULATED MIN. RSI 0.7 (R4)		
1D	EXTERIOR 880 x 2438 x 45 DOOR (2'-10" x 8'-0" x 1-3/4") INSULATED MIN. RSI 0.7 (R4)		
2.	INTERIOR 815 x 2030 x 35 DOOR (2'-8" x 6'-8" x 1-3/8")		
2A	EXTERIOR 815 x 2030 x 45 DOOR (2'-8" x 6'-8" x 1-3/4") 20 MIN. RATED DOOR AND FRAME, WITH APPROVED SELF CLOSING DEVICE		
2B	EXTERIOR 815 x 2030 x 45 DOOR (2'-8" x 6'-8" x 1-3/4") (WEATHER STRIPPING INSTALLED)		
2C	INTERIOR 815 x 2438 x 45 DOOR (2'-8" x 8'-0" x 1-3/4")		
2D	EXTERIOR 815 x 2438 x 45 DOOR (2'-8" x 8'-0" x 1-3/4") 20 MIN. RATED DOOR AND FRAME, WITH APPROVED SELF CLOSING DEVICE		
3.	INTERIOR 780 x 2030 x 35 DOOR (2'-6" x 6'-8" x 1-3/8")		
3A	INTERIOR 710 x 2030 x 35 DOOR (2'-4" x 6'-8" x 1-3/8")		
3B	INTERIOR 780 x 2438 x 35 DOOR (2'-6" x 8'-0" x 1-3/8")		
3C	INTERIOR 710 x 2438 x 35 DOOR (2'-4" x 8'-0" x 1-3/8")		
4.	INTERIOR 810 x 2030 x 35 DOOR (2'-0" x 6'-8" x 1-3/8")		
4A	INTERIOR 880 x 2030 x 35 DOOR (2'-2" x 6'-8" x 1-3/8")		
4C	INTERIOR 880 x 2438 x 35 DOOR (2'-2" x 8'-0" x 1-3/8")		
5.	INTERIOR 480 x 2030 x 35 DOOR (1'-6" x 6'-8" x 1-3/8")		
6.	EXTERIOR 815 x 2030 x 45 DOOR (2'-8" x 6'-8" x 1-3/4") SOLID WOOD CORE		
MECHANICAL SYMBOLS			
	HEAT PIPE		WARM AIR
	PLUMBING (TOILET)		RETURN AIR DUCT
	PLUMBING (BATH, SINK, SHOWER)		
SMOKE ALARM (REFER TO OBC 9.10.19)			
- PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL AND ALSO 1 IN EACH BEDROOM NEAR HALL DOOR, ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF 1 SOUNDS. BATTERY BACK-UP REQUIRED. SMOKE ALARMS TO INCORPORATE VISUAL SIGNALLING COMPONENT (OBC 10.19.3.3).			
CARBON MONOXIDE ALARMS (OBC 9.33.4.)			
- WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A DWELLING UNIT, CARBON MONOXIDE ALARM CONFORMING TO CAN/CSA-6.19 OR 2034 SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE DETECTOR(S) SHALL BE PERMANENTLY WIRED SO AS AT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE DETECTORS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED. REFER TO MANUFACTURER FOR ADDITIONAL REQUIREMENTS.			
REFER TO UNIT DRAWINGS OR PAGE CN-2 FOR SB-12 APPLIANCE PACKAGE A1 TO BE USED FOR THIS MODEL.			
Minimum thermal performance of building envelope equipment shall conform to the selected package as otherwise noted.			
018		A1	
REFERENCE NUMBER			



EXTERIOR WOOD CLADDING WALL ASSEMBLY

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

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



"CRIPPLE" DETAIL

MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:

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

- NOTES:**
- FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa. SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR.
 - PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
 - PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE.
 - FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.
 - STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.
 - STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW:

- 2"x6" @ 16" O.C. - 12'-6"
- 2"x6" @ 12" O.C. - 13'-10"
- 2-2"x6" @ 16" O.C. - 15'-0"
- 2-2"x6" @ 12" O.C. - 17'-4"

MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:

- 2"x8" @ 16" O.C. - 16'-0"
- 2"x8" @ 12" O.C. - 17'-9"
- 2-2"x8" @ 16" O.C. - 20'-4"
- 2-2"x8" @ 12" O.C. - 22'-4"

- NOTES:**
- FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa.
 - SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
 - PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
 - PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.
 - WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)
 - FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.
 - STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.
 - STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

** STUD INFORMATION TAKEN FROM OBC TABLE A-30

9			
8			
7			
6			
5			
4			
3			
2	UPDATE TO 2018	JAN 11-18	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
no.	description	date	by

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

qualification information

Wellington Jno-Baptiste 25591

name registration information BCRN

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.

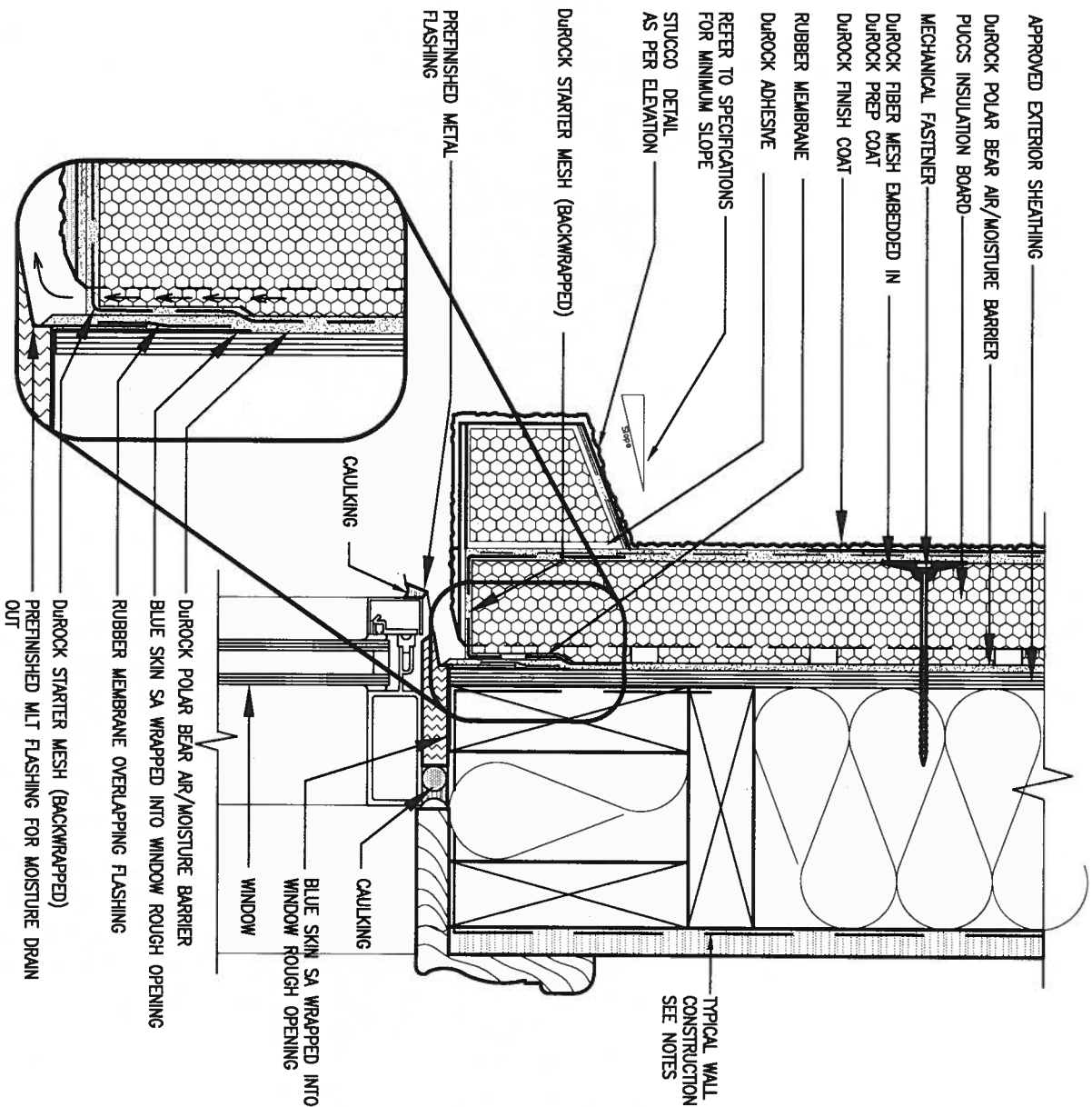


255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

CONST NOTE

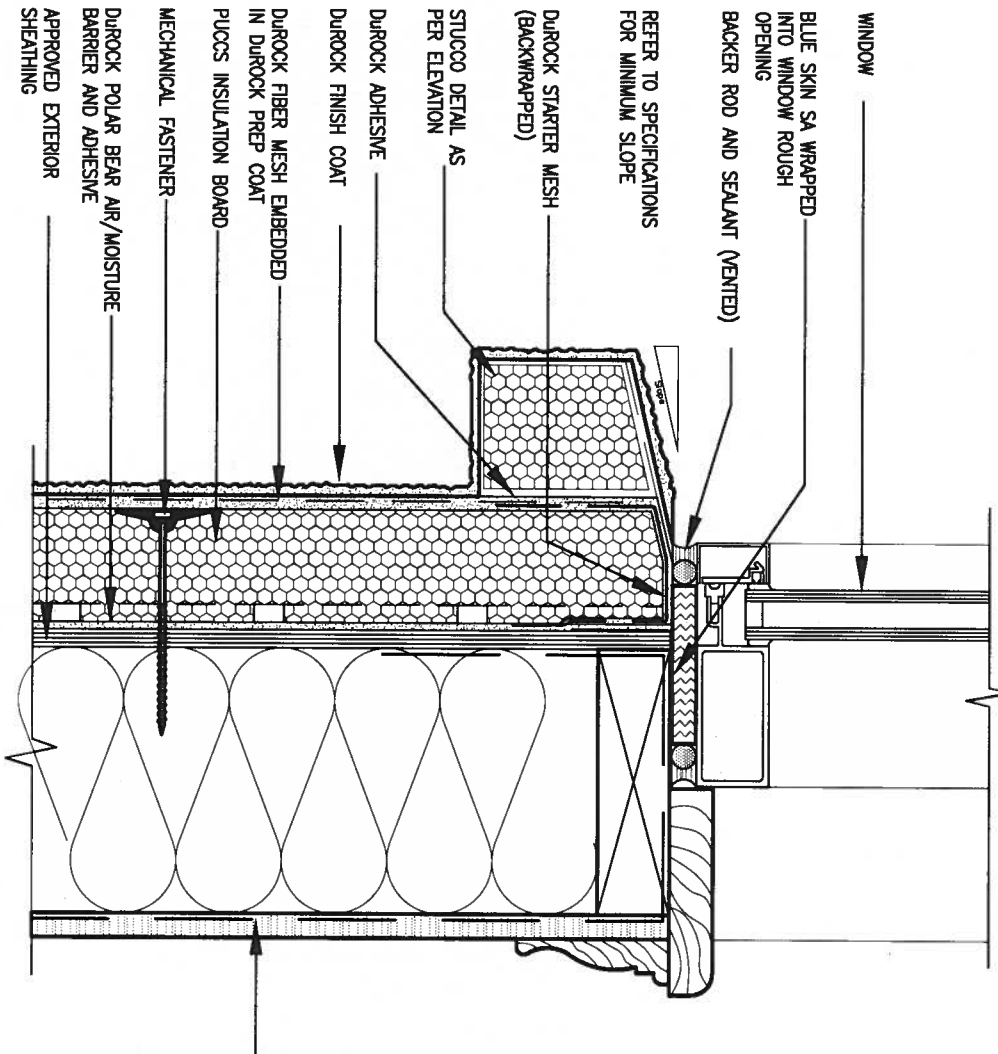
project name	GREEN VALLEY EAST	municipality	BRADFORD	project no.	16023
date	MAY 2016	checked by	scale	CONSTRUCTION NOTES	file name
drawn by	RC		3/16" = 1'-0"	16023-CN-A1	CN2
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:08 AM					



1 WINDOW HEADER

CN3 SCALE: 3"=1'-0"

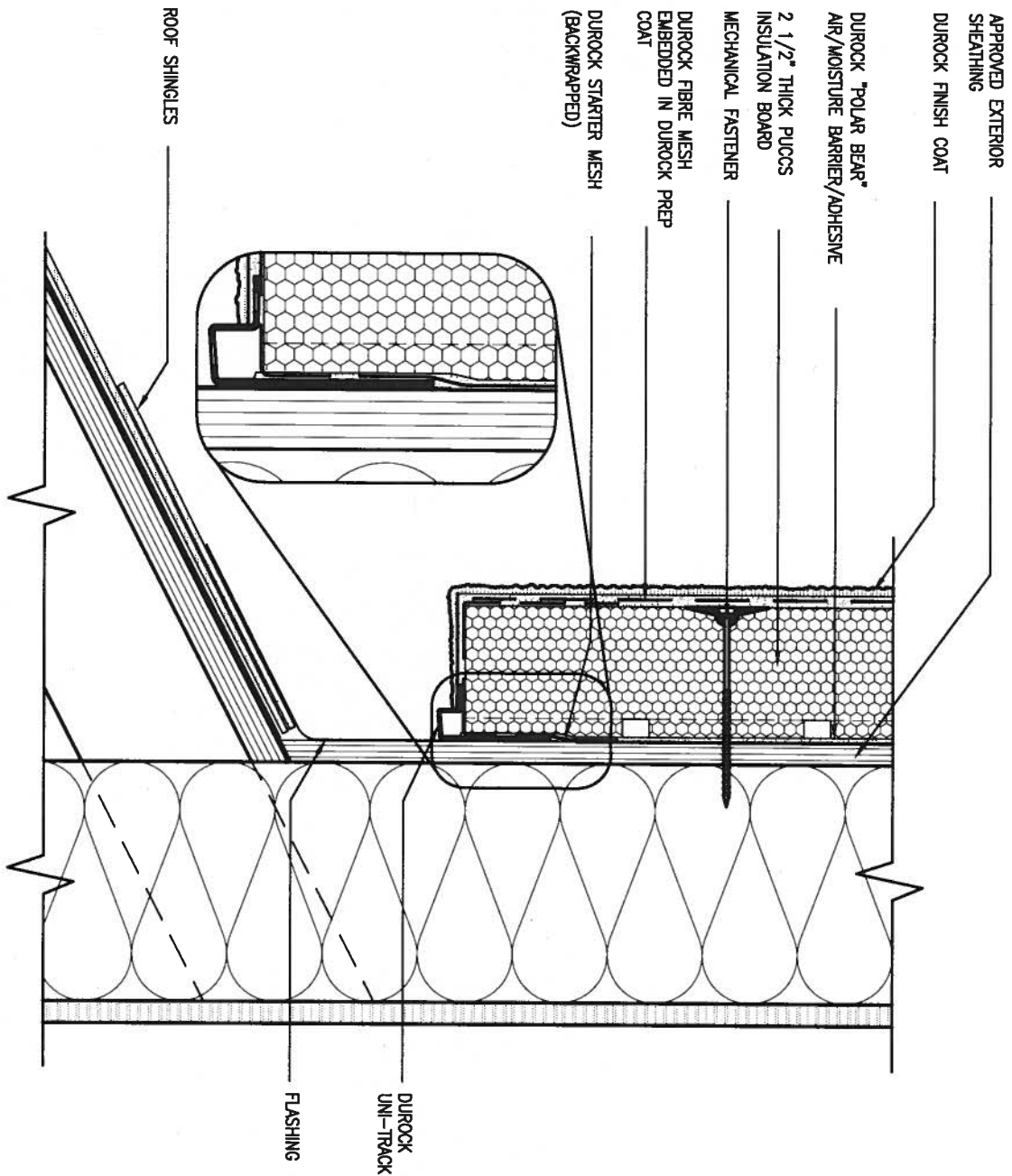
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



2 WINDOW SILL

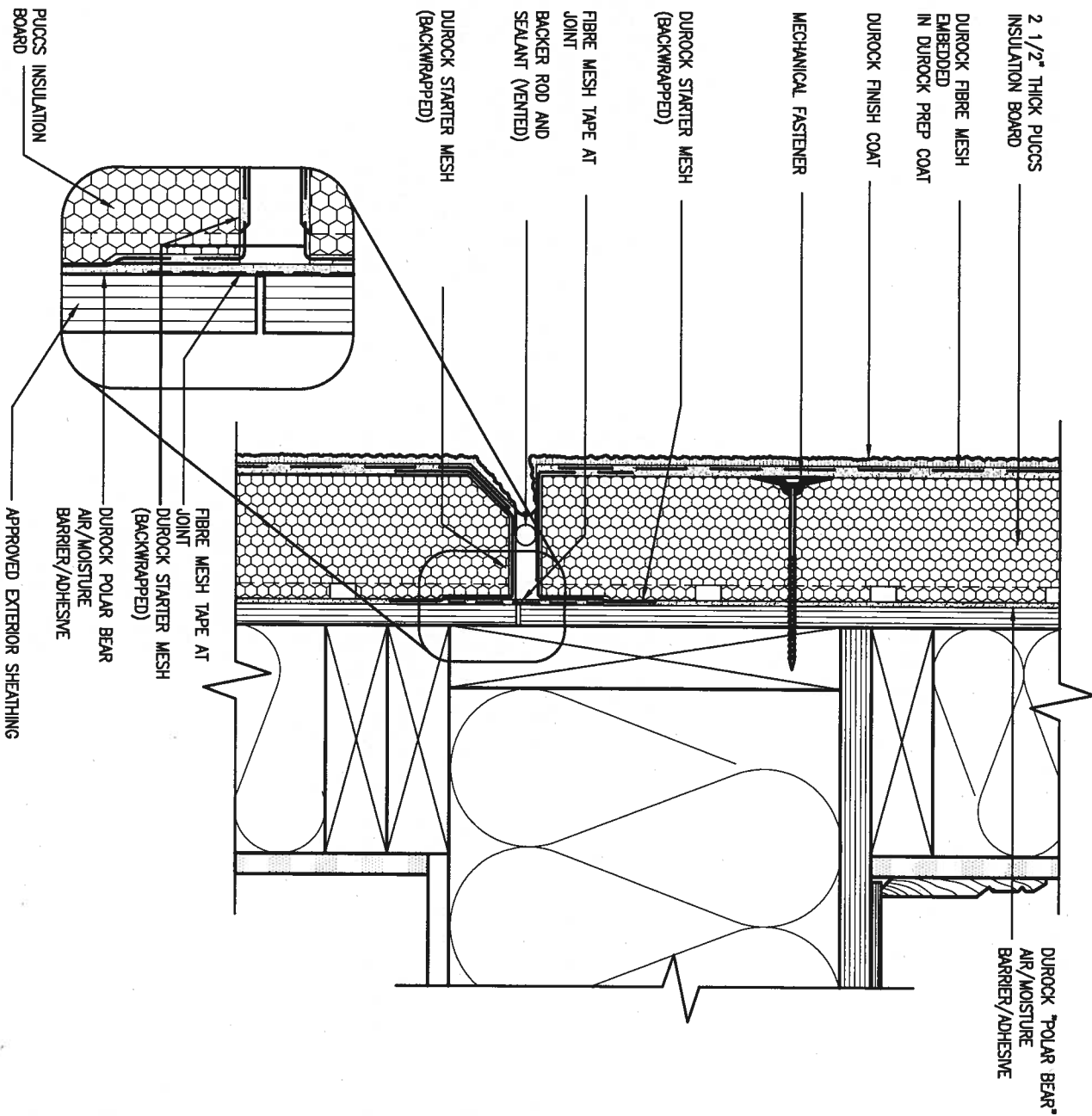
CN3 SCALE: 3"=1'-0"

				BAYVIEW WELLINGTON		CONST NOTE	
				project name GREEN VALLEY EAST	municipality BRADFORD	project no. 16023	
				date MAY 2016	checked by RC	scale 3/16" = 1'-0"	CONSTRUCTION NOTES
				drawn by RC		file name 16023-CN-A1	drawing no. CN3
				RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:09 AM			
				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.			
				JAN 11-18 RC			
				AUG 04-17 RC			
				date by			
				np			



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"

9.	.	.	.
8.	.	.	.
7.	.	.	.
6.	.	.	.
5.	.	.	.
4.	.	.	.
3.	.	.	.
2	UPDATE TO 2018	JAN 11-18	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
no.	description	date	by

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

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

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

VA3
DESIGN

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

BAYVIEW WELLINGTON

project name
GREEN VALLEY EAST

municipality
BRADFORD

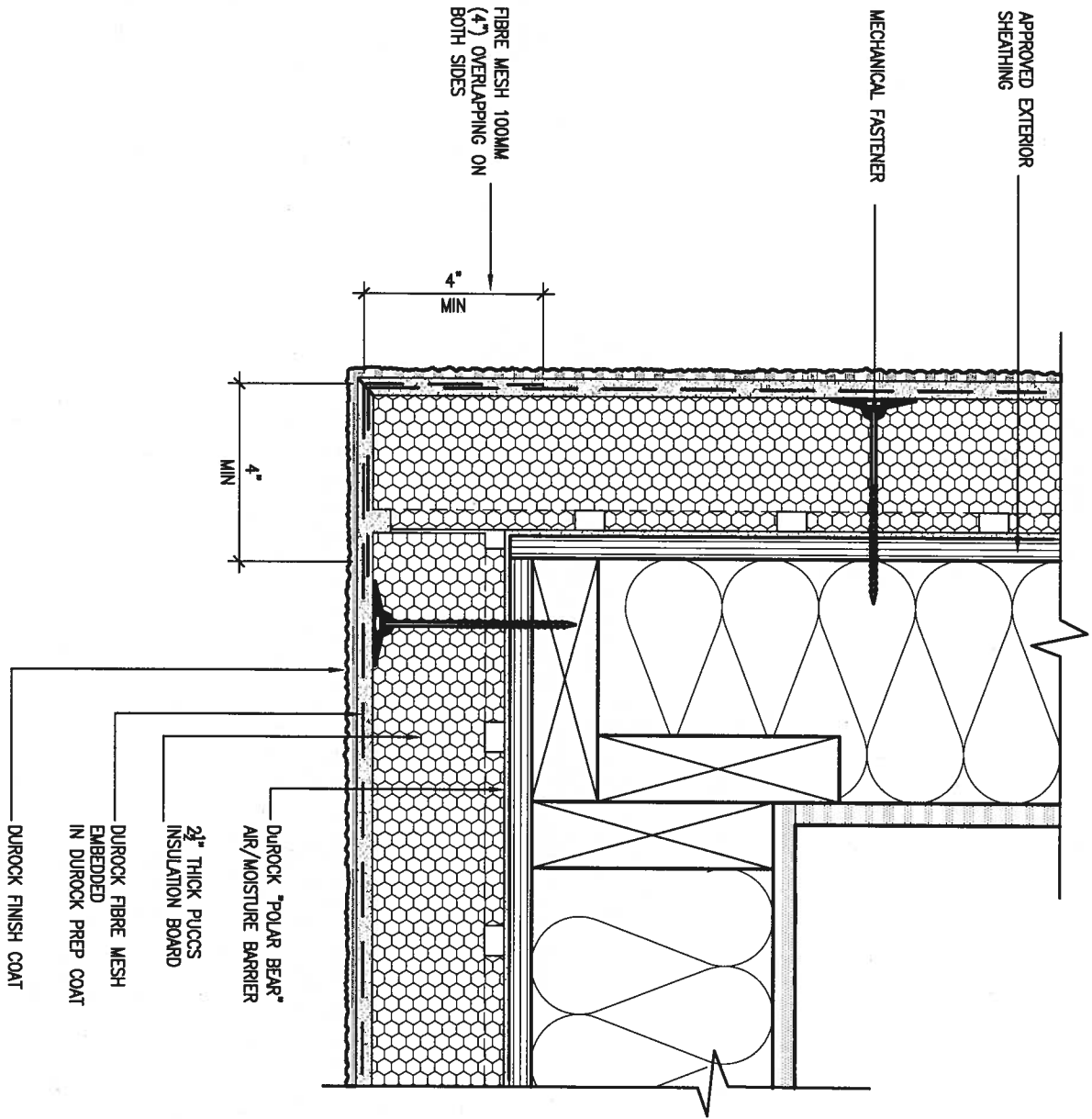
CONST NOTE

project no.
16023

CONSTRUCTION NOTES

date MAY 2016
drawn by RC
checked by -
scale 3/16" = 1'-0"
file name 16023-CN-A1

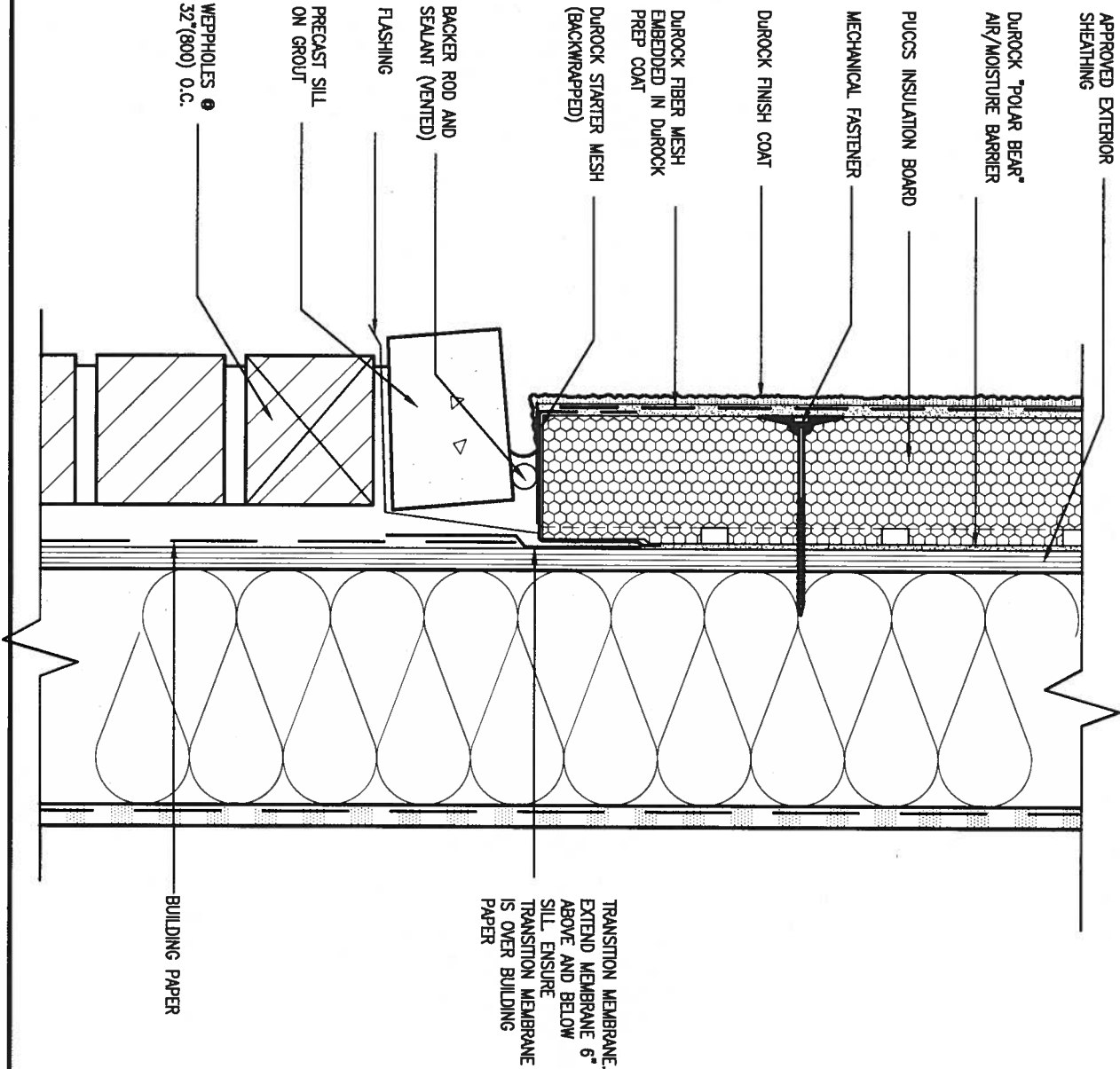
drawing no.
CN4



5 CORNER DETAIL

CN5 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

CN5 SCALE: 3"=1'-0"

9.	.	.	.
8.	.	.	.
7.	.	.	.
6.	.	.	.
5.	.	.	.
4.	.	.	.
3.	.	.	.
2.	UPDATE TO 2018	JAN 11-18	RC
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
no.	description	date	by

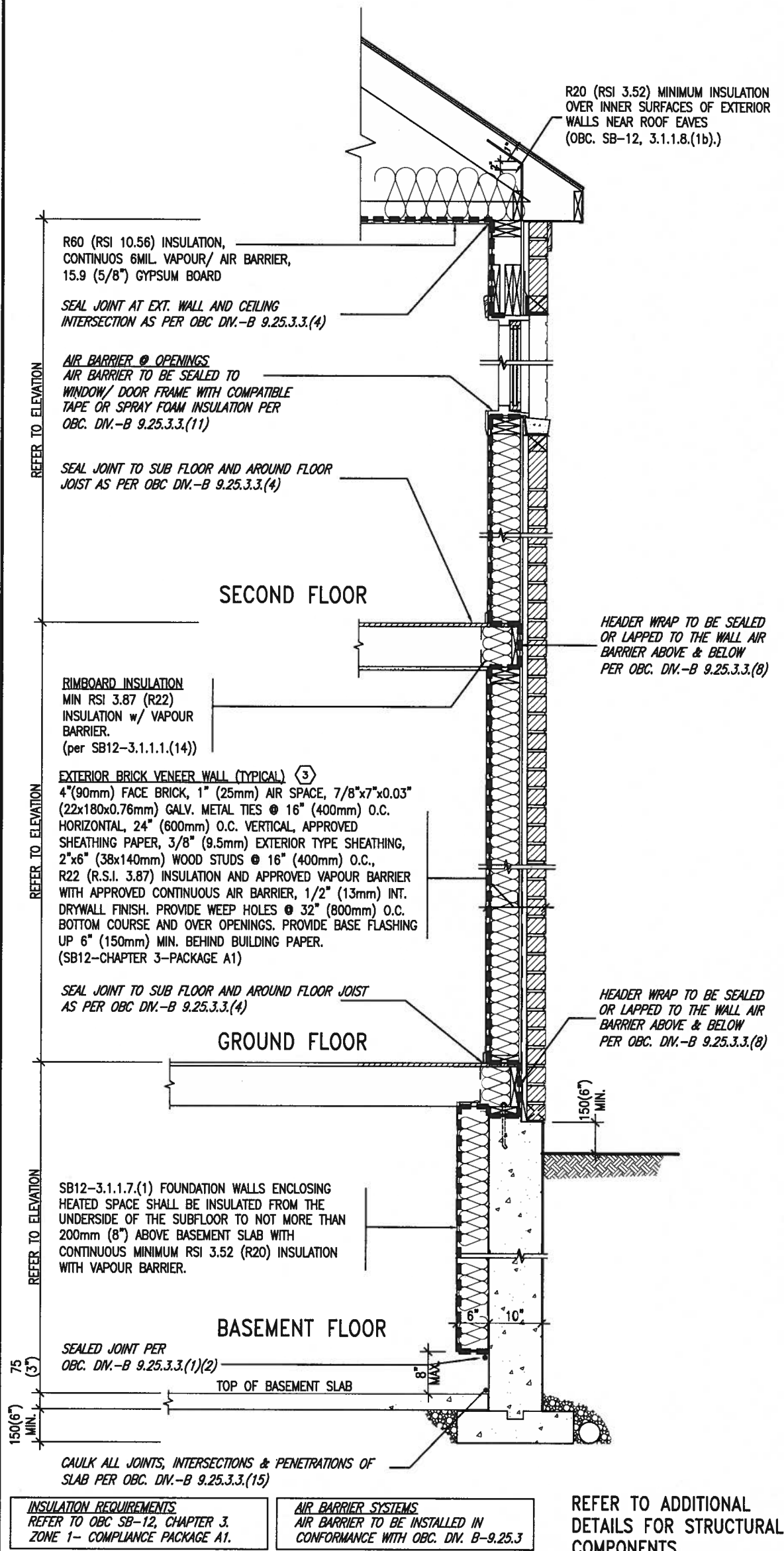
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
qualification information	
Wellington Jno-Baptiste	25591
name	
registration information	BCN
VA3 Design Inc.	42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	

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

BAYVIEW WELLINGTON	
project name	GREEN VALLEY EAST
date	MAY 2016
drawn by	RC
checked by	-
scale	3/16" = 1'-0"
municipality	BRADFORD

CONST NOTE	
project no.	16023
CONSTRUCTION NOTES	
file name	16023-CN-A1
drawing no.	CN5
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:10 AM	

SB12-COMPLIANCE PACKAGE 'A1'

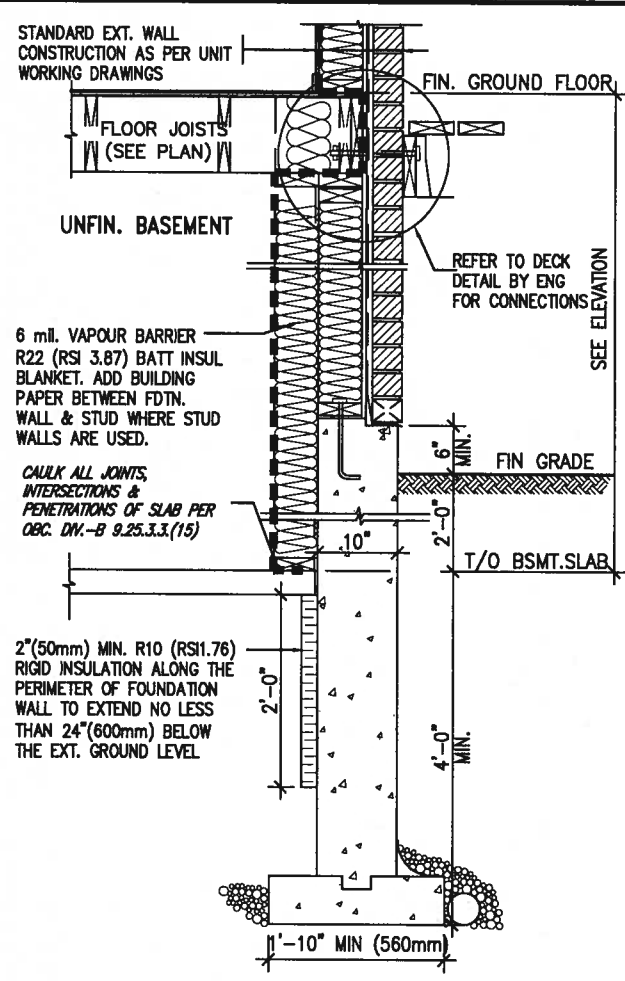


EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER (PACKAGE A1) 10" FOUNDATION WALL SCALE: N.T.S.

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 3.1.1.1.

USE SB-12 COMPLIANCE PACKAGE (A1):		
COMPONENT	A1	Notes:
Ceiling with Attic Space Minimum RSI (R) value	10.56 (R60)	R20 at inner face of exterior walls
Ceiling without Attic Space Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Exposed Floor Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Walls Above Grade Minimum RSI (R) value	3.87 (R22)	6" R22 BATT
Basement Walls Minimum RSI (R) value	3.52ci (R20ci)	OPTION TO USE R12+R10ci.
Edge of Below Grade Slab ≤600mm below grade Minimum RSI (R) value	1.76 (R10)	RIGID INSUL
Windows & Sliding glass Doors Maximum U-value	1.6	
Skylights Maximum U-value	2.8U	
Space Heating Equipment Minimum AFUE	96% Min.	NATURAL GAS
Hot Water Heater Minimum EF	0.8	NATURAL GAS
HRV Minimum Efficiency	75%	—
Drain Water Heat Recovery Unit (DWHR)	Minimum 1 OR Maximum 2 Required. Dependent on number of showers installed. Refer to SB12-3.1.1.12 for information	

ci- Denotes Continuous Insulation without framing interruption.

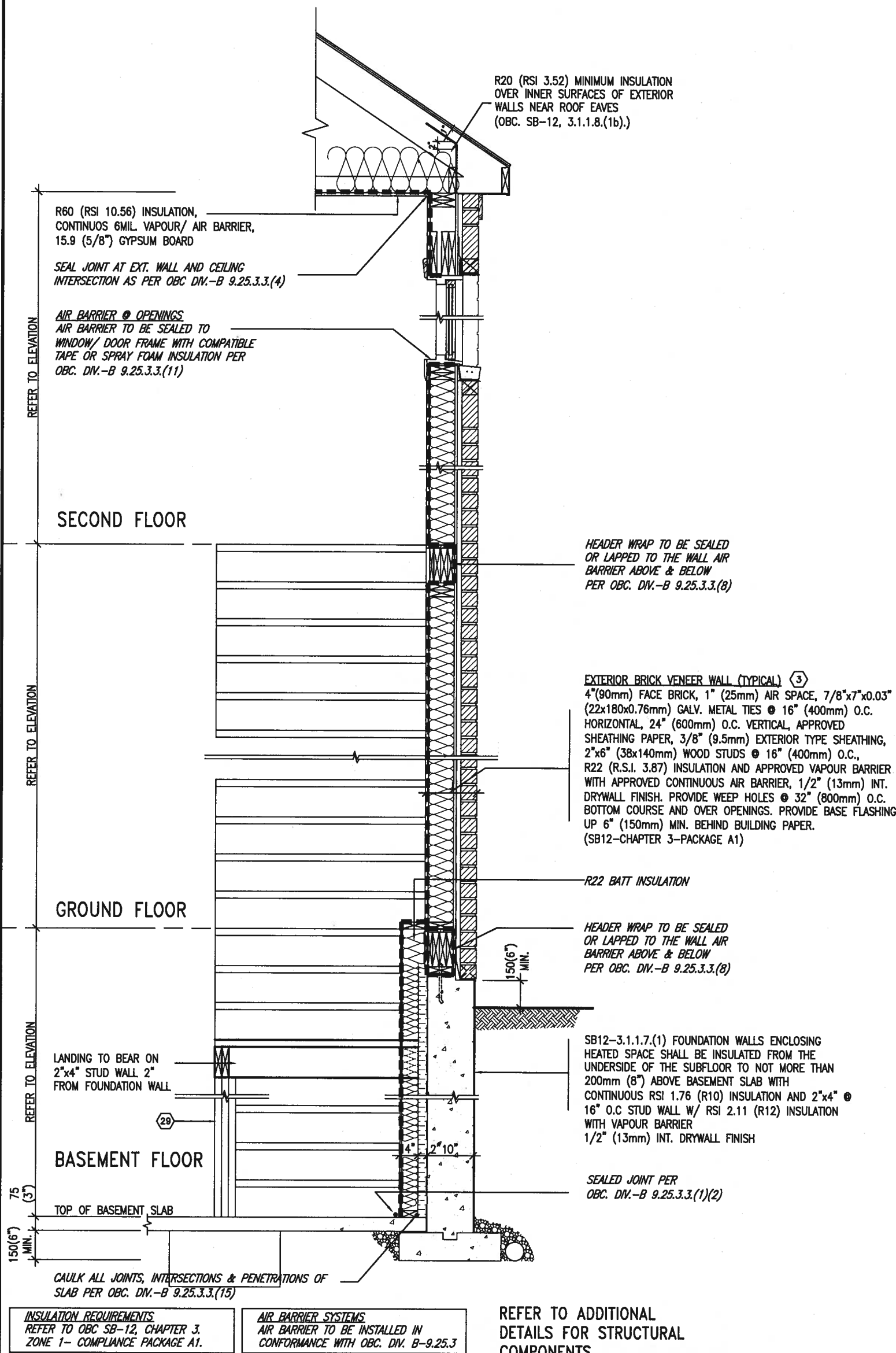


SECTION AT W.O.D/W.O.B. * REVISED-FEB 2017

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 GREEN VALLEY EAST	CONST NOTE
8.			qualification information			
7.			Wellington Jno-Baptiste 25591			
6.			name registration information VA3 Design Inc. 42658			
5.			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	project no.
4.					BRADFORD	16023
3.						
2.	UPDATE TO 2018	JAN 11-18	RC		date	CONSTRUCTION NOTES
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC		drawn by	file name
no.	description	date	by		16023-CN-A1	CN6

All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

SB12-COMPLIANCE PACKAGE 'A1'



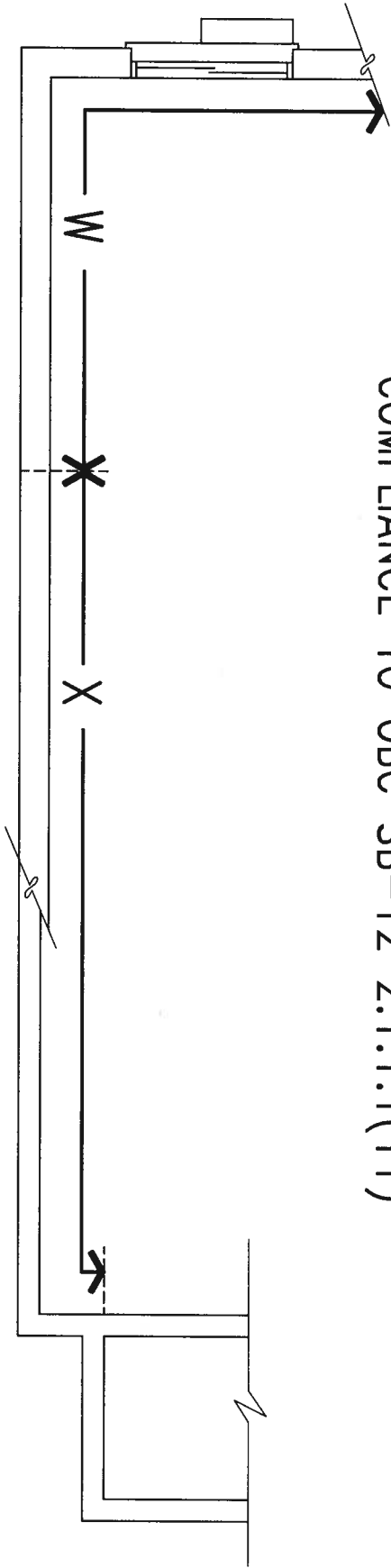
JAN 11, 2018

 TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/
BRICK VENEER AT STAIR AND SUNKEN COND (PACKAGE A1)
10" FOUNDATION WALL SCALE: N.T.S.

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.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.830.2255 f 416.830.4782 va3design.com	BAYVIEW WELLINGTON project name GREEN VALLEY EAST date MAY 2016 drawn by RC checked by - scale 3/16" = 1'-0" file name 16023-CN-A1 RICARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN_NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:10 AM	CONST NOTE project no. 16023 drawing no. CN7
8.			qualification information				
7.			Wellington Jno-Baptiste  25591				
6.			name BCIN				
5.			registration information				
4.			VA3 Design Inc. 42658				
3.				Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			
2	UPDATE TO 2018	JAN 11-18	RC				
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC				
no.	description	date	by				

All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

COMPLIANCE TO OBC SB-12 2.1.1.1(11)



JAN 11, 2018

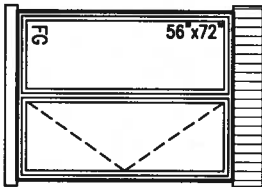
WOB PLAN

FINISHED SECOND FLOOR

FINISHED GROUND FLOOR

FINISHED FLOOR

U/S OF FLOOR JOIST



B

W

X

A

MID-POINT OF BASEMENT HEIGHT 'B'

X

FINISHED GRADE

FINISHED BASEMENT FLOOR

WOB SIDE ELEVATION

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

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

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	.	.	.
3	.	.	.
2	UPDATE TO 2018	JAN 11-18	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
no.	description	date	by

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
qualification information	Wellington Jno-Bapfiste 25591
name	signature
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.	



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

BAYVIEW WELLINGTON

CONST NOTE

project name
GREEN VALLEY EAST

municipality
BRADFORD

project no.
16023

date
MAY 2016

drawn by
RC

checked by
-

scale
3/16" = 1'-0"

CONSTRUCTION NOTES

file name
16023-CN-A1

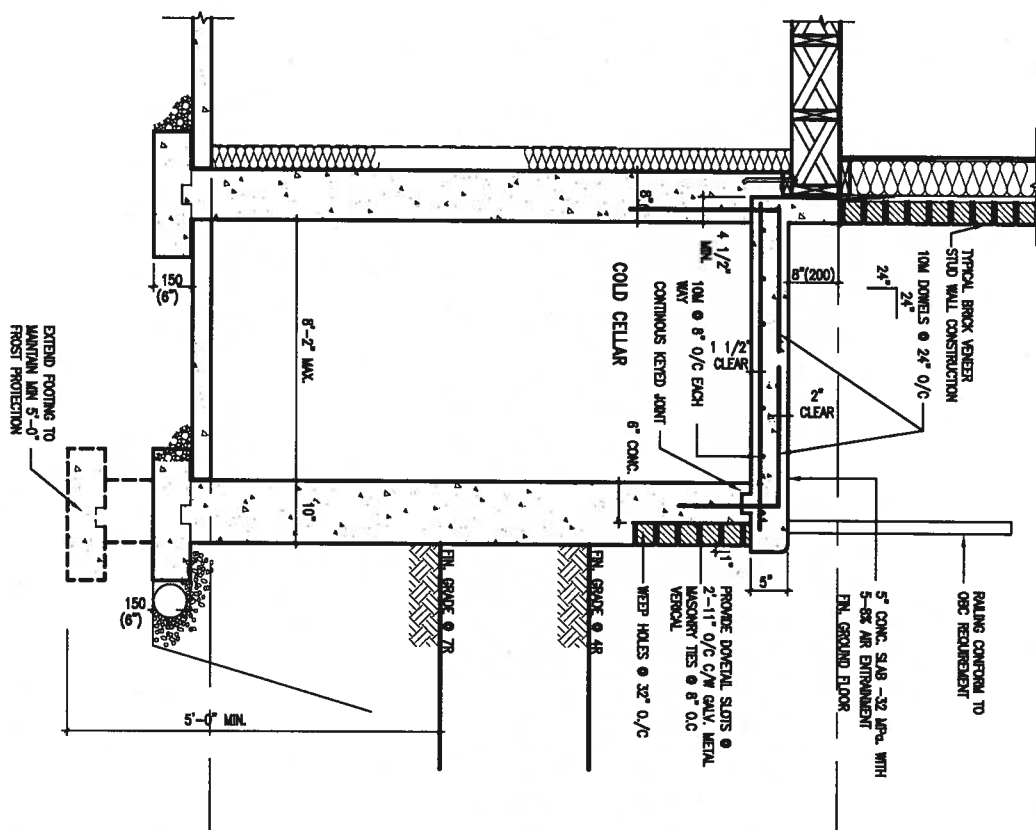
drawing no.
CN8

RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:09 AM

$\times 1$

SECTION AT PORCH FOR 4-7R CONDITION

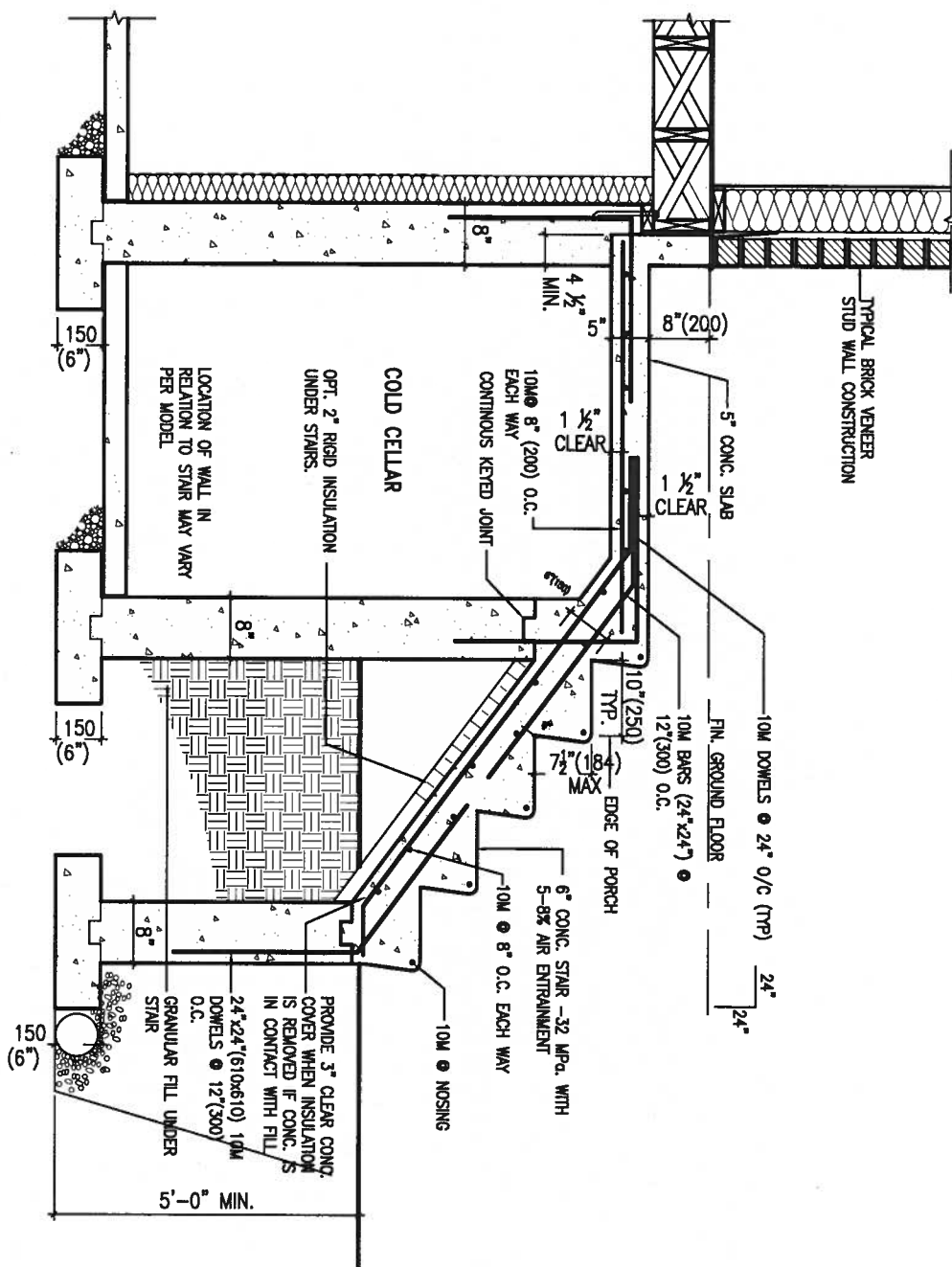
SCALE: N.T.S.



X2

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

SCALE: N.T.S.



JAN 11, 2018

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	.	.	.
3	.	.	.
2	UPDATE TO 2018	JAN 11-18	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
no.	description	date	by

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
qualification information	
Wellington Jno-Baptiste	255
name	signature
registration information	
VAS Design Inc.	426
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

BAYVIEW WELLINGTON

CONST NOTE

project name
GREEN VALLEY EAST

municipality
BRADFORD

project no.
16023

date
MAY 2016

drawn by
RC

checked by _____

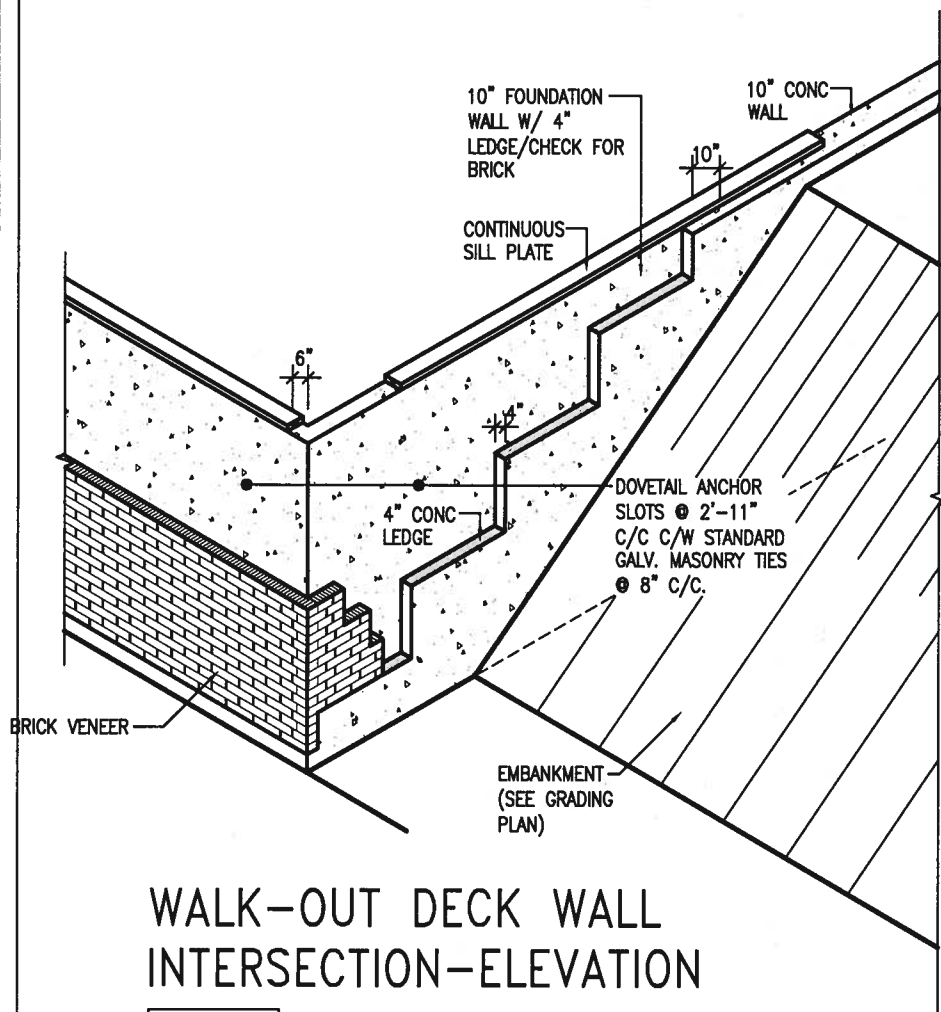
scale
6" = 1'-0"

CONSTRUCTION NOTES

file name
16023-CN-A1

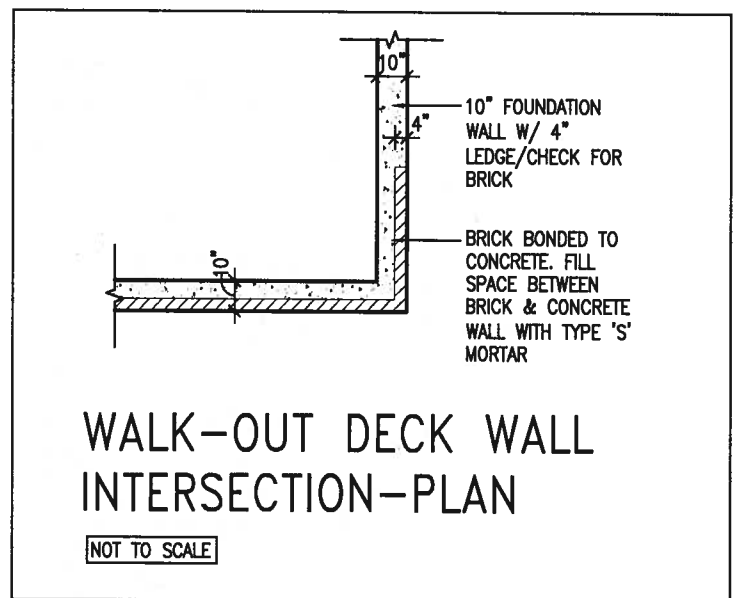
drawing no.

RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:08 AM



WALK-OUT DECK WALL
INTERSECTION-ELEVATION

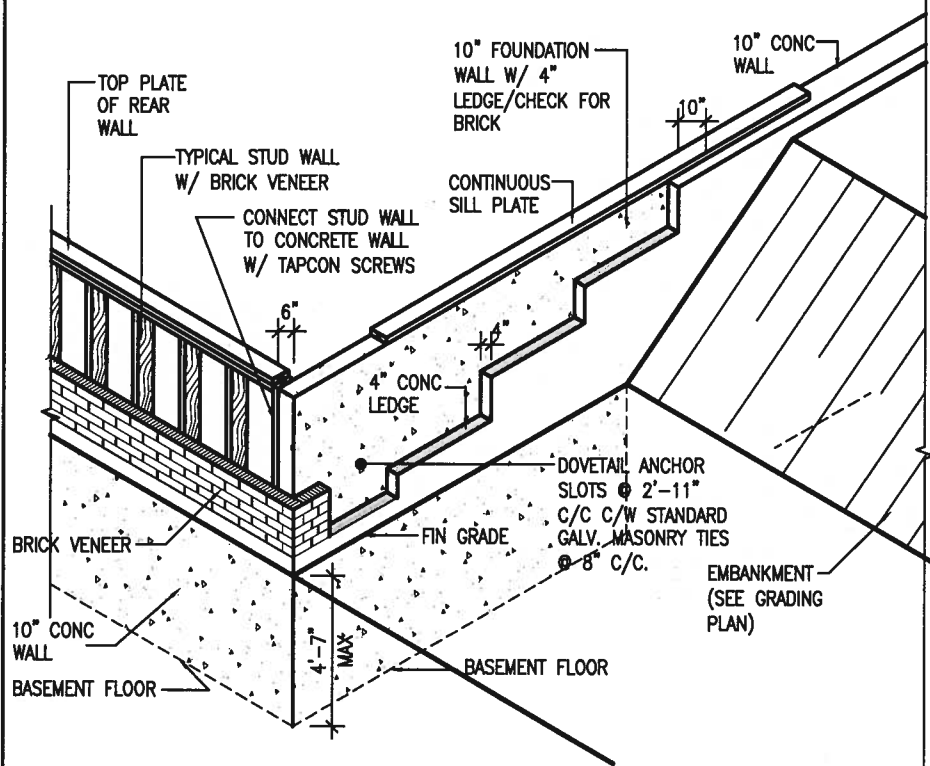
NOT TO SCALE



WALK-OUT DECK WALL
INTERSECTION-PLAN

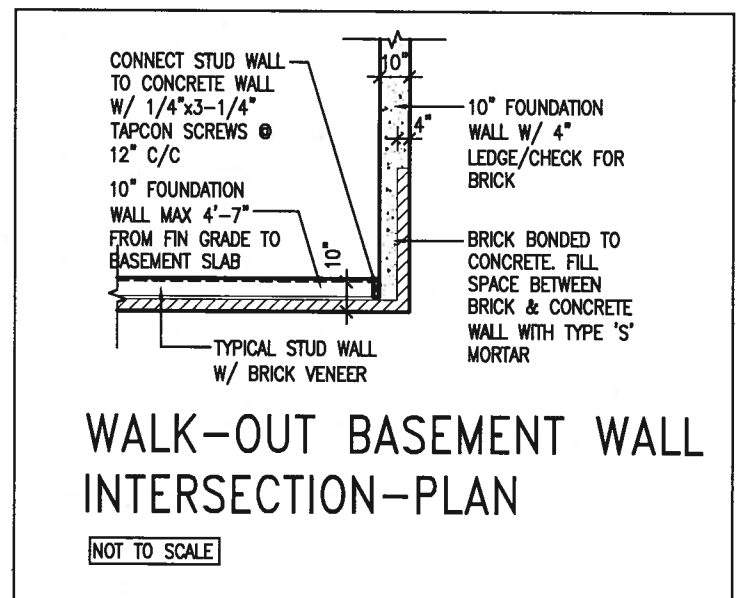
NOT TO SCALE

(10" FOUNDATION WALL)



WALK-OUT DECK WALL
INTERSECTION-ELEVATION MAX
4'-7" BACKFILL

NOT TO SCALE



WALK-OUT BASEMENT WALL
INTERSECTION-PLAN

NOT TO SCALE

(10" FOUNDATION WALL)



JAN 11, 2018

9.				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.				qualification information
7.				Wellington Jno-Baptiste 25591
6.				name
5.				registration information
4.				VA3 Design Inc. 42658
3.				
2.	UPDATE TO 2018	JAN 11-18	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
no.	description	date	by	

**VA3
DESIGN**

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

BAYVIEW WELLINGTON

CONST NOTE

project name GREEN VALLEY EAST	municipality BRADFORD	project no. 16023
date MAY 2016	checked by RC	scale 3/16" = 1'-0"
drawn by RC	file name 16023-CN-A1	drawing no. CN10

All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

PREFIN. METAL ROOF
CAP OVER WATERPROOF
MEMBRANE

5/8" T&G PLYWOOD
SHEATHING ON 2"x4"
SLOPED TO FRONT

2"x12" LEDGER

2"x12" @ HEADER

3"x3"x1 1/16" GALVANIZED
STANLEY CORNER BRACE
C/W (4) No. 10x1 1/2"
SCREWS AT 4'-0" O.C.

PREFIN. ALUM. FASCIA
AND SOFFIT AT U/S

DRIP EDGE

STL. LINTEL

TYPICAL BRICK VENEER
WALL CONSTRUCTION 3

HEATED SPACE

ENG. FLOOR JOIST

SECOND FLOOR

MIN. 6" PREFIN. METAL FLASHING W/
CAULKING TO MATCH BRICK/STONE

BUILT-UP CANOPY BOLTED THRU
LVL/WOOD BEAM (SEE UNIT PLANS) W/
1/2" Ø BOLTS STAGGERED @ 24" O.C.
W/ SOLID WD. BLK. BETWEEN STUDS

1

CN12

SECTION THROUGH CANOPY

SCALE 1/2" = 1'-0"



JAN 11, 2018

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.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON	CONST NOTE		
8	.	.	qualification information				project name	project no.
7	.	.	Wellington Jno-Baptiste				GREEN VALLEY EAST	16023
6	.	.	name				BRADFORD	
5	.	.	registration information				CONSTRUCTION NOTES	
4	.	.	VA3 Design Inc.	drawn by	file name			
3	.	.		RC	16023-CN-A1			
2	UPDATE TO 2018	JAN 11-18	RC	checked by	scale	drawing no.		
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	-	3/16" = 1'-0"	CN12		
no.	description	date	by	RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:11 AM				

3/16"x4"x4" PREFIN.
METAL PLATE

3/8" DIA. DECORATIVE
PREFIN. METAL ROD
WELDED TO ANCHOR
PLATE

PREFIN. METAL ROOF
CAP OVER WATERPROOF
MEMBRANE

5/8" T&G PLYWOOD
SHEATHING ON 2"x4"
SLOPED TO FRONT

2"x12" LEDGER
3/16"x4"x4" PREFIN.
METAL PLATE SCREWED
TO TOP OF CANOPY

2"x12" @ HEADER

3"x3"x1 1/8" GALVANIZED
STANLEY CORNER BRACE
C/W (4) No. 10x1 1/2"
SCREWS AT 4'-0" O.C.

PREFIN. ALUM. FASCIA
AND SOFFIT AT U/S

DRIP EDGE
STL. LINTEL

HEATED SPACE

TYPICAL BRICK VENEER
WALL CONSTRUCTION 3

8" GALV. METAL SCREWS INTO
3-2"x6" BLOCKING

ENG. FLOOR JOIST

SECOND FLOOR

MIN. 6" PREFIN. METAL FLASHING W/
CAULKING TO MATCH BRICK/STONE

BUILT-UP CANOPY BOLTED THRU
LVL/WOOD BEAM (SEE UNIT PLANS) W/
1/2" Ø BOLTS STAGGERED @ 24" O.C.
W/ SOLID WD. BLK. BETWEEN STUDS

1

CN13

SECTION THROUGH CANOPY

W/ DECORATIVE ROD

SCALE 1/2" = 1'-0"



JAN 11, 2018

9.				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8.				qualification information	
7.				Wellington Jno-Baptiste 25591	
6.				name	
5.				registration information	
4.				VA3 Design Inc. 42658	
3.					
2.	UPDATE TO 2018	JAN 11-18	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC		
no.	description	date	by		

VA3 DESIGN	BAYVIEW WELLINGTON	CONST NOTE
255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	project name GREEN VALLEY EAST	municipality BRADFORD
	date MAY 2016	project no. 16023
	drawn by RC	checked by -
	scale 3/16" = 1'-0"	CONSTRUCTION NOTES
		file name 16023-CN-A1
		drawing no. CN13
		RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:11 AM

3/16"x4"x4" PREFIN.
METAL PLATE

3/8" DIA. DECORATIVE
PREFIN. METAL ROD
WELDED TO ANCHOR
PLATE

PREFIN. METAL ROOF
CAP OVER WATERPROOF
MEMBRANE

5/8" T&G PLYWOOD
SHEATHING ON 2"x4"
SLOPED TO FRONT

2"x12" LEDGER

3/16"x4"x4" PREFIN.
METAL PLATE SCREWED
TO TOP OF CANOPY

2"x12" @ HEADER

3"x3"x1 1/8" GALVANIZED
STANLEY CORNER BRACE
C/W (4) No. 10x1 1/2"
SCREWS AT 4'-0" O.C.

PREFIN. ALUM. FASCIA
AND SOFFIT AT U/S

DRIP EDGE

STL. LINTEL

8" GALV. METAL SCREWS INTO
3-2"x6" BLOCKING

PREFINISHED METAL FLASHING
OVER WATERPROOF MEMBRANE

2"x6" @ 12" O.C. NAILED TO
2"x8" JOIST BELOW

CANT STRIP

ROOF NOTE R1

SINGLE PLY ROOF MEMBRANE

W/5/8" EXTERIOR GRADE

SHEATHING W/ 2"x4" @ 12"

O.C. DIAGONALLY CUT CROSS

PURLINS 2"x8" @ 16" O.C. W/

MIN. 6" PREFIN. METAL FLASHING W/
CAULKING TO MATCH BRICK/STONE

BUILT-UP CANOPY BOLTED THRU
LVL/WOOD BEAM (SEE UNIT PLANS) W/
1/2" Ø BOLTS STAGGERED @ 24" O.C.
W/ SOLID WD. BLK. BETWEEN STUDS

1

CN14

SECTION THROUGH CANOPY

W/ DECORATIVE ROD

SCALE 1/2" = 1'-0"



JAN 11, 2018

9.				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8.				qualification information	
7.				Wellington Jno-Baptiste	25591
6.				name	BCN
5.				registration information	42658
4.				VA3 Design Inc.	
3.					
2.	UPDATE TO 2018	JAN 11-18	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC		
no.	description	date	by		

VA3 DESIGN		BAYVIEW WELLINGTON		CONST NOTE	
255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com		project name GREEN VALLEY EAST		project no. 16023	
		municipality BRADFORD			
		date MAY 2016		CONSTRUCTION NOTES	
		drawn by RC		file name 16023-CN-A1	
		checked by -		drawing no. CN14	
		scale 3/16" = 1'-0"			
		RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:19 AM			