

REVIEWED

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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 GWILLIMBURY.

**JOHN G. WILLIAMS LTD., ARCHITECT**  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

APPROVED BY: \_\_\_\_\_  
DATE: FEB 15, 2024

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

24"x8" THICK CONC. FOOTING UNDER PARTYWALL

SOIL TO HAVE MIN ALLOWABLE BEARING CAPACITY OF 150KPa (TYP)

TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

**REVIEWED**

INSPECTOR: \_\_\_\_\_  
PERMIT NO.: Cert. Model DATE: Apr. 23, 2024

ALL CONSTRUCTION SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE STATUTORY REGULATIONS. THE REVIEWED DOCUMENTS MUST BE KEPT ON SITE AT ALL TIMES.

INSPECTION REQUEST EMAIL: BUILDINGINSPECTIONS@TOWNOFBWG.COM  
INSPECTION REQUEST FAX: (905) 778-2035  
INSPECTION REQUEST TELEPHONE: (905) 778-2055 EXT. 1500



**BASEMENT INSULATION AT STAIR/SUNKEN AREAS**

-2" (R10) CONTINUOUS INSULATION (RIGID or SPRAY FOAM).

-2"x4" @ 16"o.c. w/ R12 BATT INSULATION & 1/2" DRYWALL FINISH

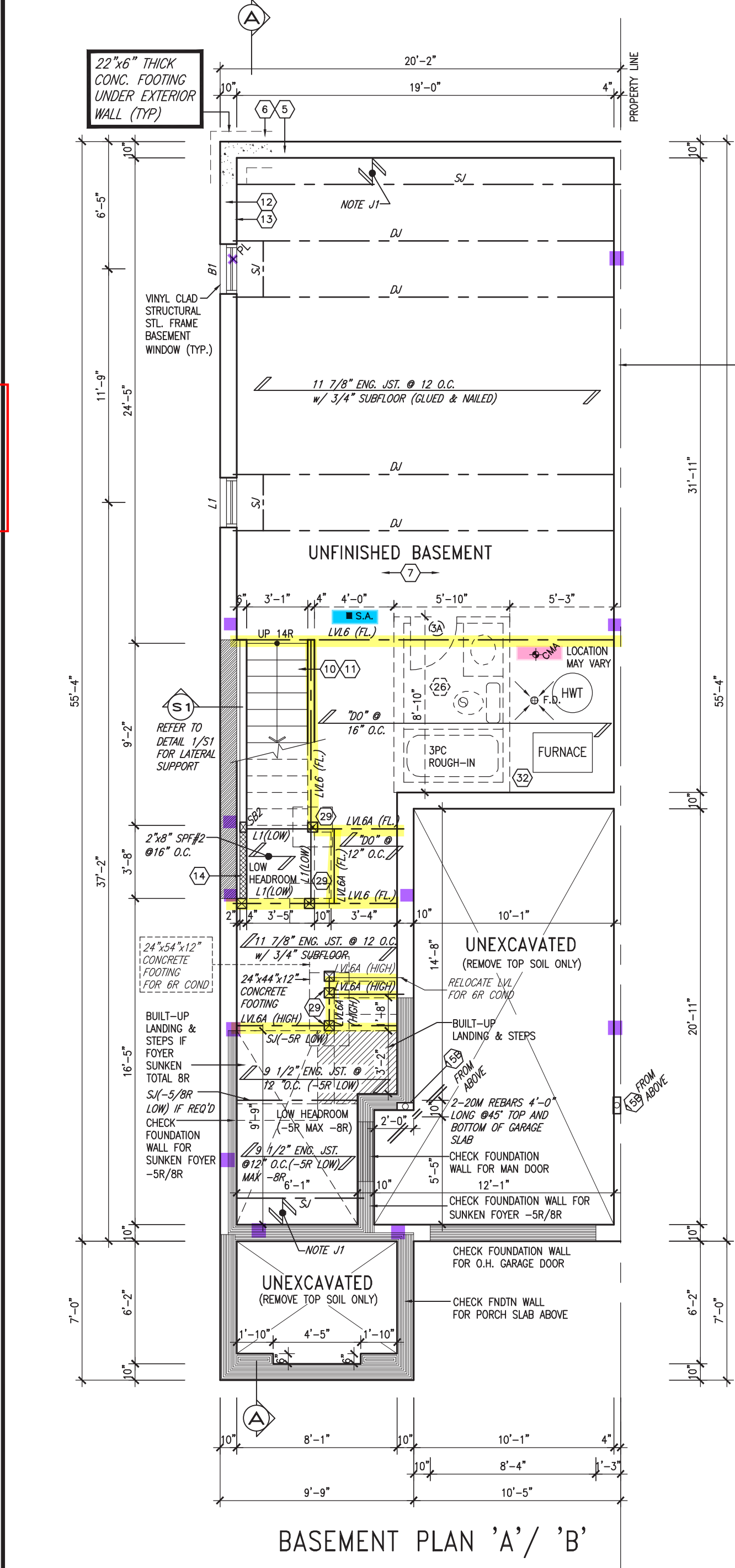
-EXTEND EXTERIOR WALL FOOTING TO SUPPORT 2"x4" WALL WHERE LOAD BEARING.

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

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

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

**THWU-15E**  
OBC VER 2023



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.	REVISED AS PER ENG'S COMMENTS	24-02-07	RC
2.	REVISED AS PER FLOOR / ROOF LAYOUTS	24-01-23	RC
1.	IMPORTED FROM 16023 REV TO OBC 2023	23-11-03	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**

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

date: **OCTOBER, 2017** checked by: **CL** scale: **3/16" = 1'-0"**

project no.: **13045** drawing no.: **1**

**THWU-15E**  
NAPA 15

**BASEMENT PLAN 'A'**  
13045-THWU-15E-VER 2023

RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\6.0M TOWNS\VER 2023 (CURRENT)\13045-THWU-15E-VER 2023.dwg - Fri - Feb 9 2024 - 12:37 PM

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INDICATES FIRE RATED WALL ASSEMBLY

= 1 Hr. F.R.R



OUTDOOR AIR INTAKE SEPARATION

ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER OBC, DIV. B- TABLE 6.2.3.12.

- KITCHEN EXHAUST: 3.0m
- DRIVEWAY, PARKING SPACE, ROAD: 1.5m
- SOLID FUEL APPLIANCE EXHAUST: 3.0m

KIT-EX-NOTE-2020.dwg

ROOF NOTE R1 (FOR ELEV. 'B')

2"x8" @ 16" O.C. P.T. W/ 2"x4" @ 12" O.C. DIAGONALLY CUT CROSS PURLINS W/ 5/8" EXTERIOR GRADE SHEATHING W/ SINGLE PLY ROOF MEMBRANE

NOTE:

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

NOTE:

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

AREA CALCULATIONS

	ELEV. A/B
GROUND FLOOR AREA	876 SF
SECOND FLOOR AREA	1061 SF
<b>SUBTOTAL</b>	<b>1937 SF</b>
DEDUCT ALL OPENINGS	15 SF
<b>TOTAL NET AREA</b>	<b>1922 SF</b>
	178.56 m2
FINISHED BSMT AREA	0 SF
COVERAGE W/OUT PORCH	1116 SF
	103.68 m2
<b>COVERAGE W/ PORCH</b>	<b>1184 SF</b>
	110.00 m2

GROUND FLOOR PLAN 'A' / 'B'

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BAYVIEW WELLINGTON

THWU-15E  
NAPA 15

project name	GREEN VALLEY ESTATES	municipality	BRADFORD	project no.	13045
date	OCTOBER, 2017	checked by	scale	3/16" = 1'-0"	file name
CL					13045-THWU-15E-VER 2023
Richard - H:\ARCHIVE\WORKING\2013\13045.BW\units\6.0M TOWNS\VER 2023 (CURRENT)\13045-THWU-15E-VER 2023.dwg - Fri - Feb 9 2024 - 12:37 PM					drawing no.
					2

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GRAB BAR 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 PER OBC, DIV. B-9.5.2.3. REFER TO FOLLOWING SECTIONS FOR THE FIXTURES LISTED. WATER CLOSET: 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c). SHOWER 3.8.3.13.(2)(g). BATHTUB 3.8.3.13.(4)(e). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED. GB-NOTE-2020.dwg

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

**NOTE: ROOF STRUCTURE MAY VARY**  
REFER TO ROOF TRUSS MANUFACTURERS' BUILDING BLOCK TRUSS LAYOUT FOR ACTUAL ROOF STRUCTURE

THWU-15E  
OBC VER 2023

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BAYVIEW WELLINGTON		THWU-15E NAPA 15	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	OCTOBER, 2017	project no.	13045
drawn by	CL	file name	13045-THWU-15E-VER 2023
checked by	.	scale	3/16" = 1'-0"
SECOND FLOOR PLAN 'A'			
drawing no. 3			
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\6.0M TOWNS\VER 2023 (CURRENT)\13045-THWU-15E-VER 2023.dwg - Fri - Feb 9 2024 - 12:37 PM			

REVIEWED

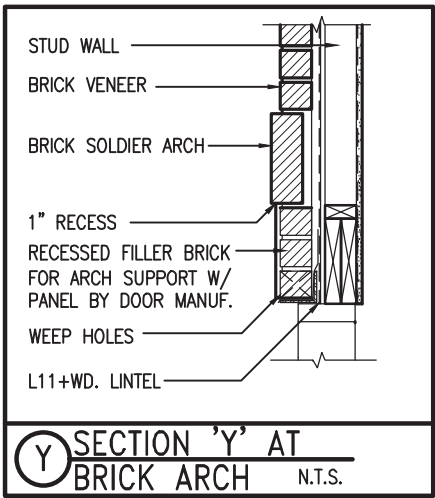
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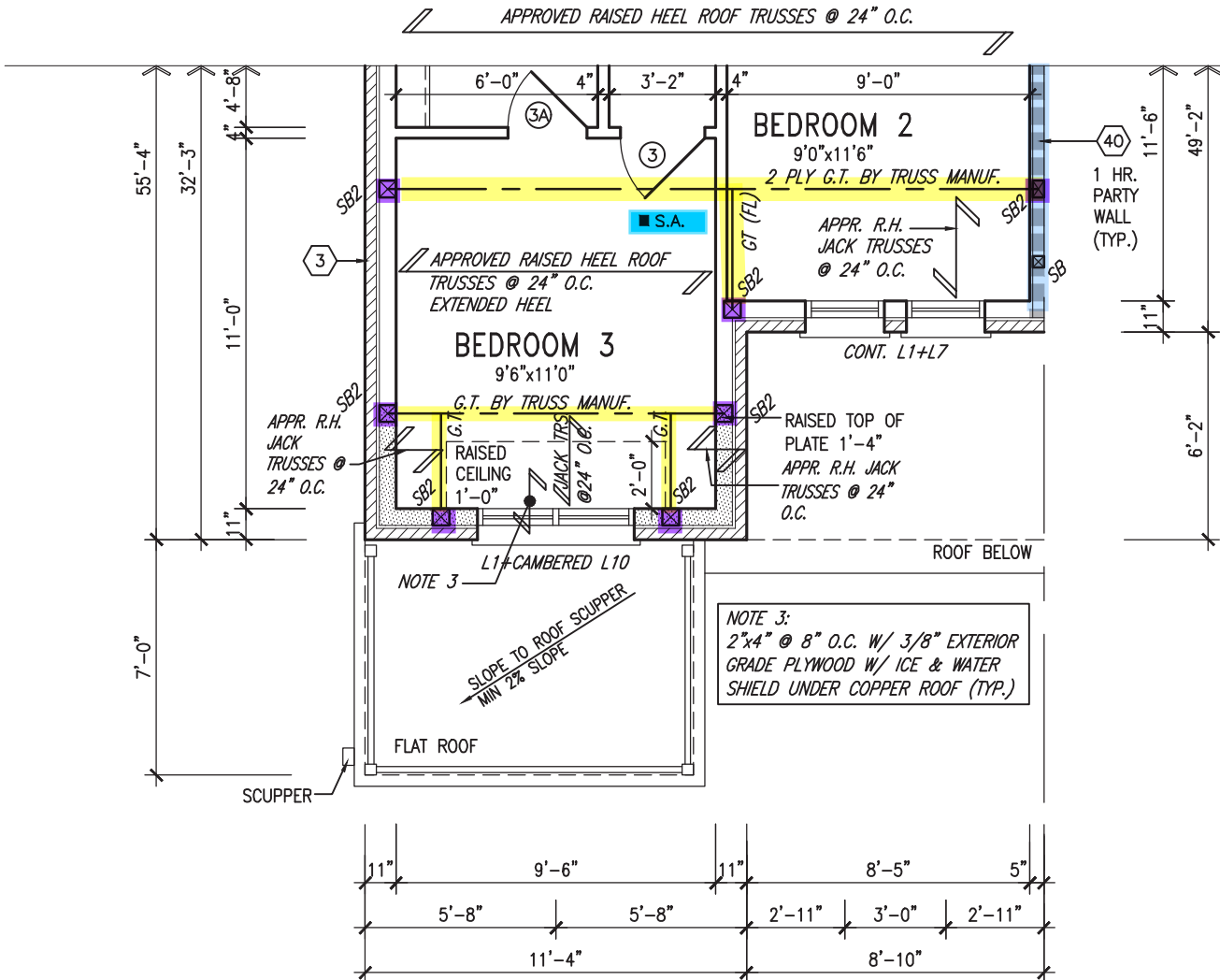
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NOTE:  
REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

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

PARTIAL SECOND FLOOR PLAN 'B'

THWU-15E  
OBC VER 2023

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6	.	.	.	name registration information BCIN
5	.	.	.	VA3 Design Inc. 42658
4	.	.	.	
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2	REVISED AS PER FLOOR / ROOF LAYOUTS	24-01-23	RC	
1	IMPORTED FROM 16023 REV TO OBC 2023	23-11-03	RC	
no.	description	date	by	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.



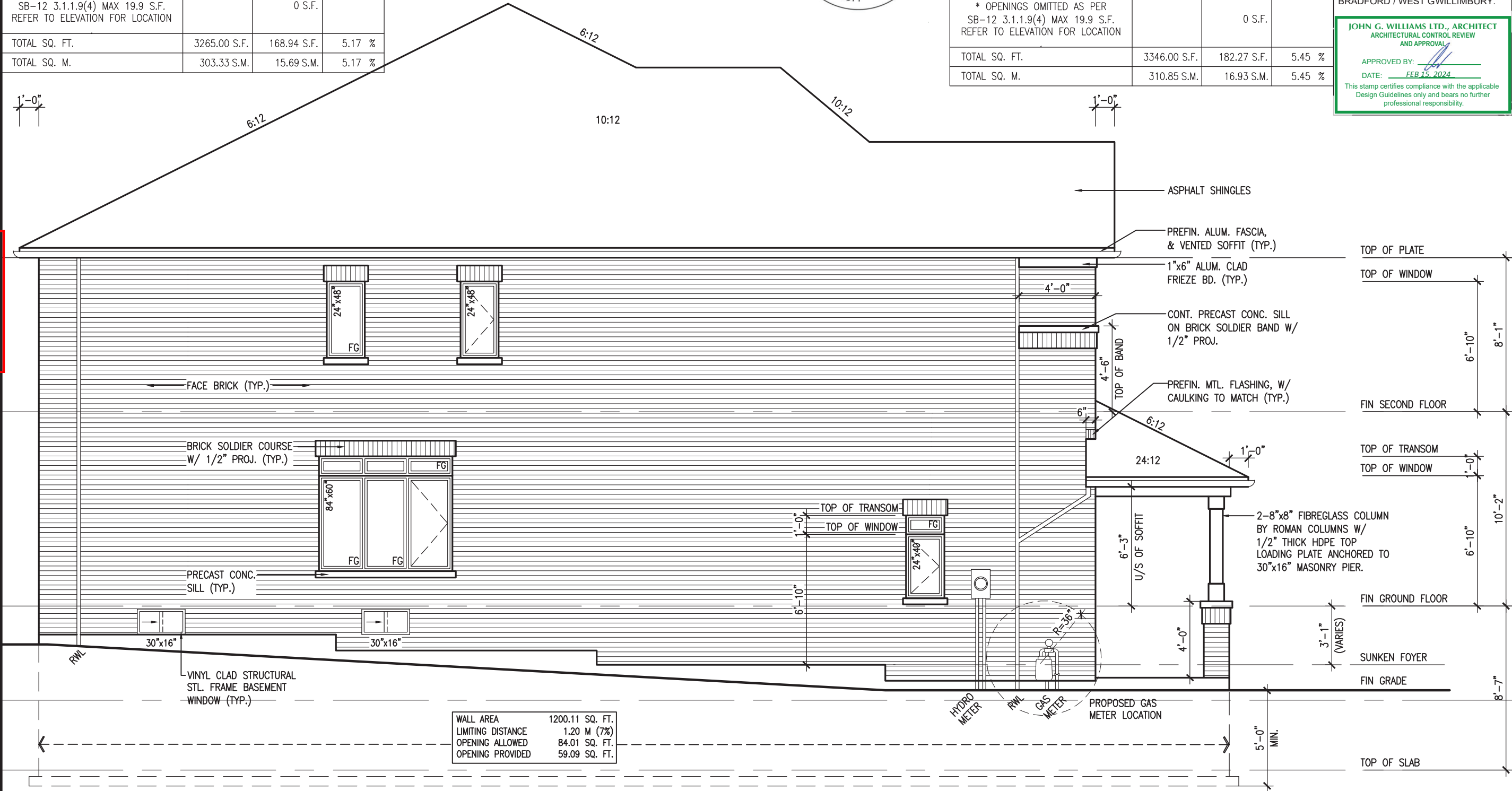
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project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	OCTOBER, 2017	project no.	13045
drawn by	CL	drawing no.	4
checked by		file name	13045-THWU-15E-VER 2023
scale	3/16" = 1'-0"		
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\6.0M TOWNS\VER 2023 (CURRENT)\13045-THWU-15E-VER 2023.dwg - Fri - Feb 9 2024 - 12:37 PM			



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UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
THWU-15E ELEVATION A	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	467 S.F.	75.936 S.F.	16.26 %
LEFT SIDE	1195 S.F.	0 S.F.	0.00 %
RIGHT SIDE	1195 S.F.	0 S.F.	0.00 %
REAR	408 S.F.	93.00 S.F.	22.79 %
* 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.	3265.00 S.F.	168.94 S.F.	5.17 %
TOTAL SQ. M.	303.33 S.M.	15.69 S.M.	5.17 %



LEFT SIDE ELEVATION 'A'

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
THWU-15E ELEVATION A WOD	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	467 S.F.	75.936 S.F.	16.26 %
LEFT SIDE	1195 S.F.	0 S.F.	0.00 %
RIGHT SIDE	1195 S.F.	0 S.F.	0.00 %
REAR	489 S.F.	106.333 S.F.	21.74 %
* 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.	3346.00 S.F.	182.27 S.F.	5.45 %
TOTAL SQ. M.	310.85 S.M.	16.93 S.M.	5.45 %

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**REVIEWED**

Architectural elevation drawing of a building facade. The drawing includes a large gabled roof with a 6:12 pitch, a smaller gabled roof with a 10:12 pitch, and a section with a 10:12 pitch. The main facade is brick with a soldier course and a precast concrete sill. There are two small 24" x 48" windows, a large 84" x 60" window, and a 30" x 16" vinyl clad structural steel frame basement window. A scupper is located on the right side. The drawing also shows a hydro meter, a gas meter, and a proposed gas meter location. A table at the bottom right provides area calculations for the wall and openings.

SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3265.00 S.F.	168.94 S.F.	5.17 %
TOTAL SQ. M.	303.33 S.M.	15.69 S.M.	5.17 %

1'-0"

6:12

10:12

10:12

10:12

10:12

4'-0"

1'-0"

ASPHALT SHINGLES

PREFIN. ALUM. FASCIA, & VENTED SOFFIT (TYP.)

1"x6" ALUM. CLAD FRIEZE BD. (TYP.)

FACE BRICK (TYP.)

BRICK SOLDIER COURSE W/ 1/2" PROJ. (TYP.)

84"x60" FG

24"x48" FG

24"x48" FG

PRECAST CONC. SILL (TYP.)

30"x16"

30"x16"

VINYL CLAD STRUCTURAL STL. FRAME BASEMENT WINDOW (TYP.)

RWL

TOP OF TRANSOM

TOP OF WINDOW

24"x40" FG

6'-10"

1'-0"

4'-0"

3"

4'-0"

SCUPPER

CONT. PRECAST CONC. SILL OVER STONE VENEER (TYP.)

HYDRO METER

RWL

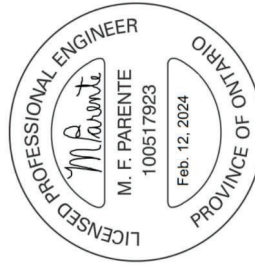
GAS METER

PROPOSED GAS METER LOCATION

5'-0"

WALL AREA	
WALL AREA	1200.21 SQ. FT.
LIMITING DISTANCE	1.20 M (7%)
OPENING ALLOWED	84.01 SQ. FT.
OPENING PROVIDED	59.09 SQ. FT.

REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES & INFORMATION



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.

**JOHN G. WILLIAMS LTD., ARCHITECT**  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

APPROVED BY: \_\_\_\_\_  
DATE: FEB 15, 2024

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

**JOHN G. WILLIAMS LTD., ARCHITECT**  
**ARCHITECTURAL CONTROL REVIEW**  
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THWU-15E  
OBC VER 2023

**BAYVIEW WELLINGTON**

**VA3**  
**DESIGN**  
255 Consumers Rd Suite  
Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.  
va3design.com

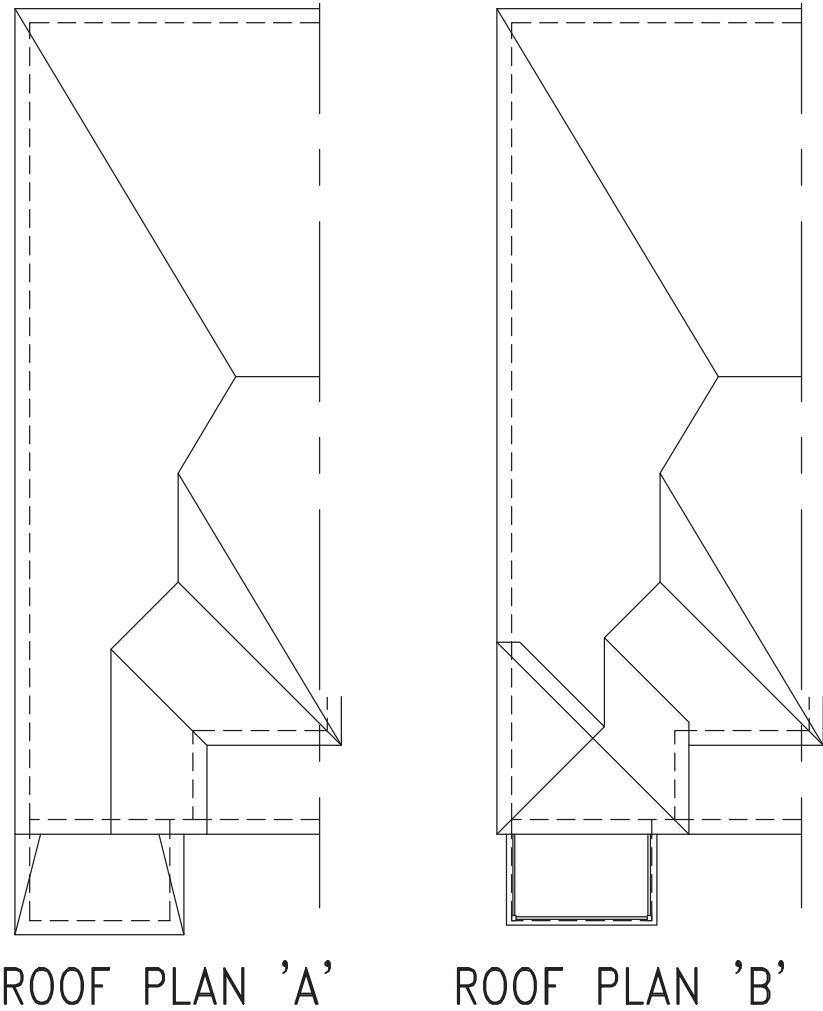
<p>The undersigned has reviewed and takes responsibility for this design and the information provided. The undersigned has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</p> <p>Wellington Jno-Baptiste          registration information          name          registration information          VAV3 Design Inc.</p>	<p>signature</p> <p>25591</p> <p>BCIN</p> <p>42658</p>
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Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. The property of the Designer which must be returned at the completion of the work. Drawings are not to be sold.

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6	.			.
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4	.			.
3	REVISED AS PER ENG'S COMMENTS	24-02-07	RC	
2	REVISED AS PER FLOOR / ROOF LAYOUTS	24-01-23	RC	
1	IMPORTED FROM 16023 REV TO OBC 2023	23-11-03	RC	
no.	description	date	by	

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REVIEWED



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JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

APPROVED BY:   
DATE: FEB 15, 2024

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ASPHALT SHINGLES

6:12

10:12

10:12

FOR ELEV. 'B' ONLY

PREFIN. ALUM. R.W.L.,  
FASCIA, GUTTER &  
VENTED SOFFIT (TYP.)

PRECAST CONC.  
SILL (TYP.)

BRICK SOLDIER  
COURSE W/ 1/2"  
PROJ. (TYP.)

FACE BRICK (TYP.)

TOP OF PLATE

TOP OF WINDOW

FIN SECOND FLOOR

TOP OF TRANSOM

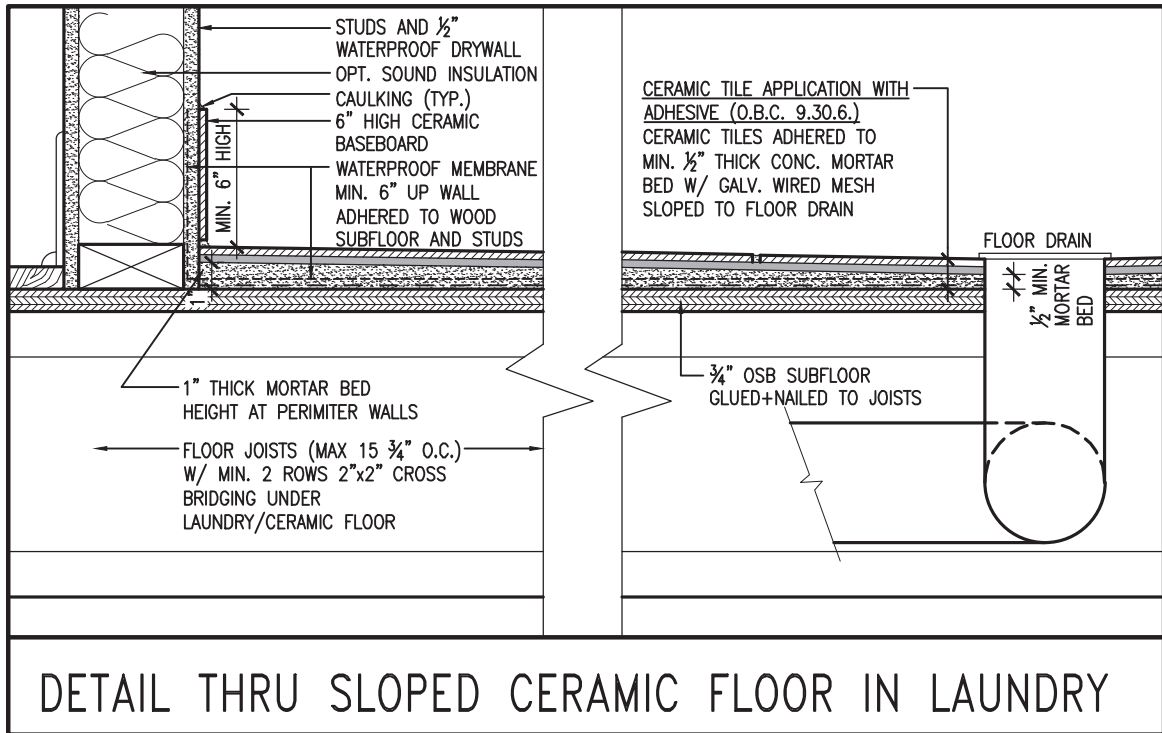
TOP OF WINDOW

FIN GROUND FLOOR

FIN GRADE

PRECAST CONC. DOOR  
SILL & STEP (21)

TOP OF SLAB



REAR ELEVATION 'A' & 'B'

THWU-15E  
OBC VER 2023

BAYVIEW WELLINGTON

THWU-15E  
NAPA 15

GREEN VALLEY ESTATES

BRADFORD

13045

drawing no.

8

file name

13045-THWU-15E-VER 2023

drawn by

CL

checked by

3/16" = 1'-0"

scale

date

OCTOBER, 2017

date

13045-THWU-15E-VER 2023

drawn by

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drawn by

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checked by

3/16" = 1'-0"

scale

date

OCTOBER, 2017

date

13045-THWU-15E-VER 2023

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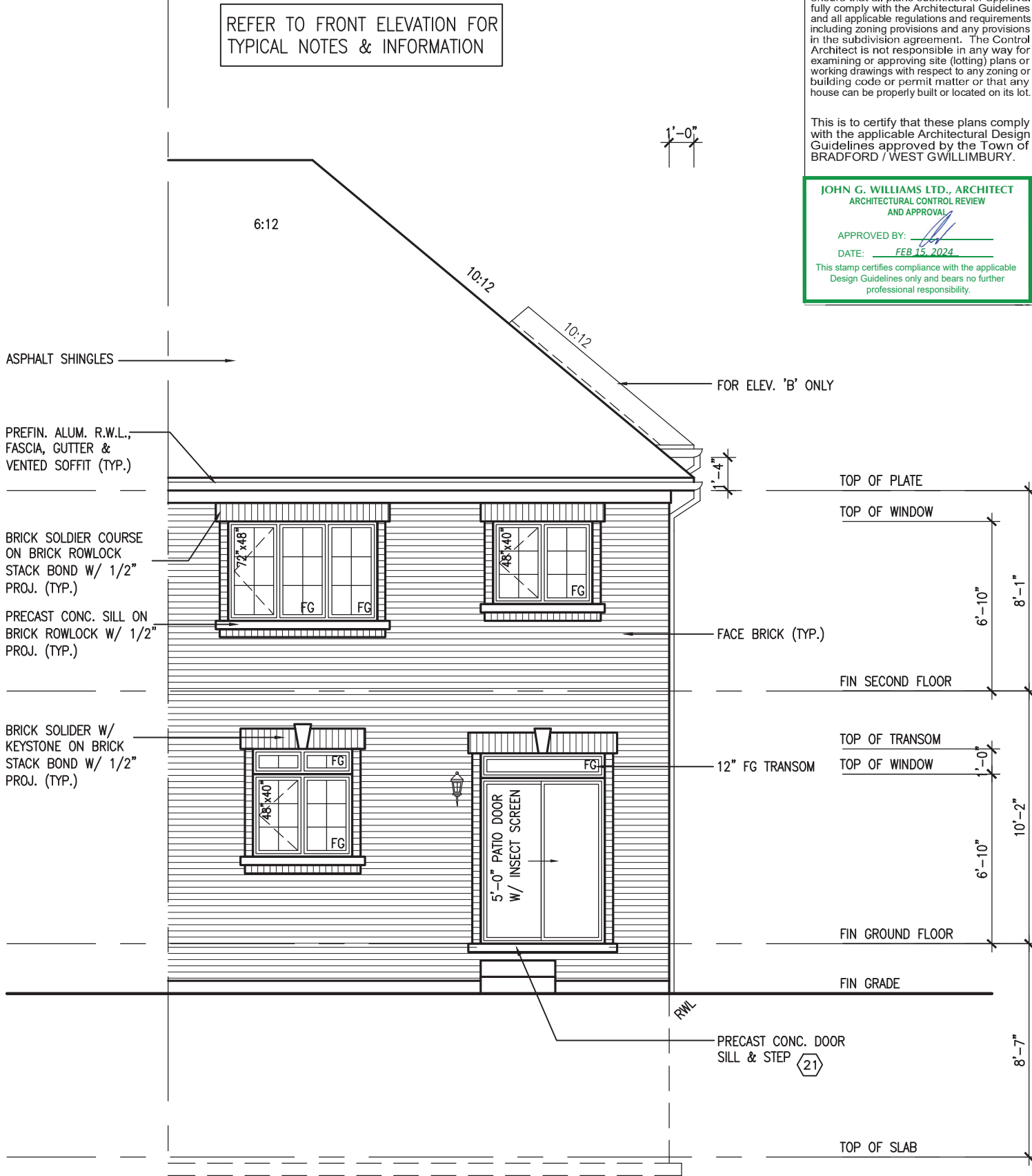
13045-THWU-15E-VER 2023

drawn by

CL

checked by

REVIEWED



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.

**JOHN G. WILLIAMS LTD., ARCHITECT**  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

APPROVED BY:

DATE: FEB 15, 2024

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		Wellington Jno-Baptiste		25591
1	description	date	by	
2	REVISED AS PER ENG'S COMMENTS	24-02-07	RC	
3	REVISED AS PER FLOOR / ROOF LAYOUTS	24-01-23	RC	
1	IMPORTED FROM 16023 REV TO OBC 2023	23-11-03	RC	

VAS DESIGN		255 Consumers Rd, Suite 120 Toronto, ON M2N 1P4 t 416.630.2255 f 416.630.4782 vas3design.com		
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		Wellington Jno-Baptiste		25591
1	description	date	by	
2	REVISED AS PER ENG'S COMMENTS	24-02-07	RC	
3	REVISED AS PER FLOOR / ROOF LAYOUTS	24-01-23	RC	
1	IMPORTED FROM 16023 REV TO OBC 2023	23-11-03	RC	

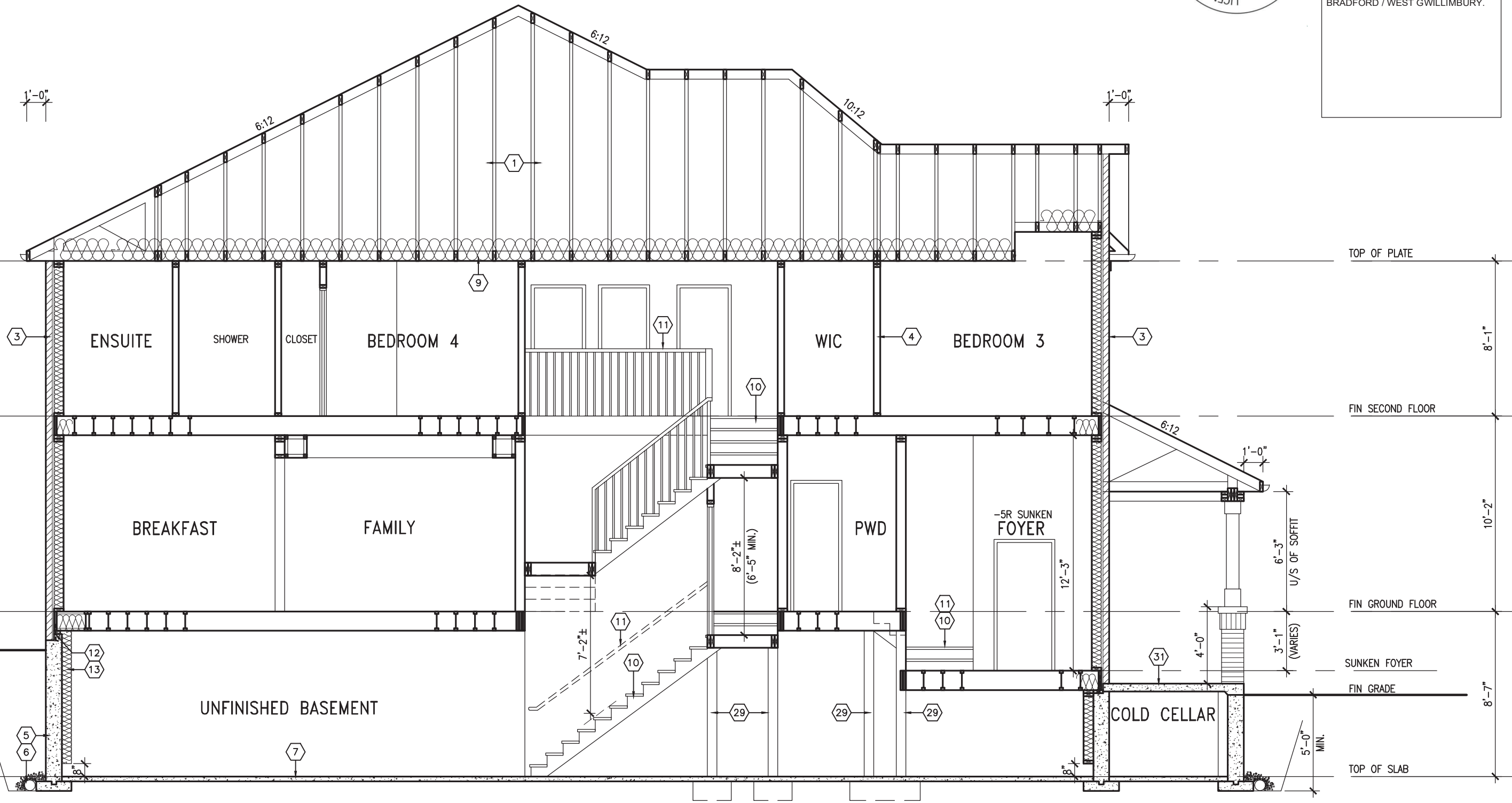
BAYVIEW WELLINGTON		THWU-15E NAPA 15	
project name	municipality	project no.	drawing no.
GREEN VALLEY ESTATES	BRADFORD	13045	9
date	checked by	scale	file name
OCTOBER, 2017	CL	3/16" = 1'-0"	13045-THWU-15E-VER 2023
RICHARD - H. VARCHIE WORKING 2013 (13045-THWU-15E-VER 2023) (CURRENT) (13045-THWU-15E-VER 2023) (REV - FEB 9 2024 - 12:37 PM)			

UPGRADE REAR ELEVATION 'A'

THWU-15E

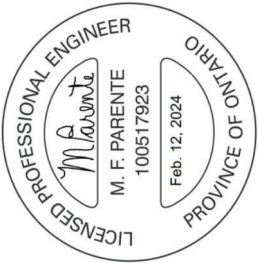
OBC VER 2023

REVIEWED



SECTION A-A

THWU-15E  
OBC VER 2023

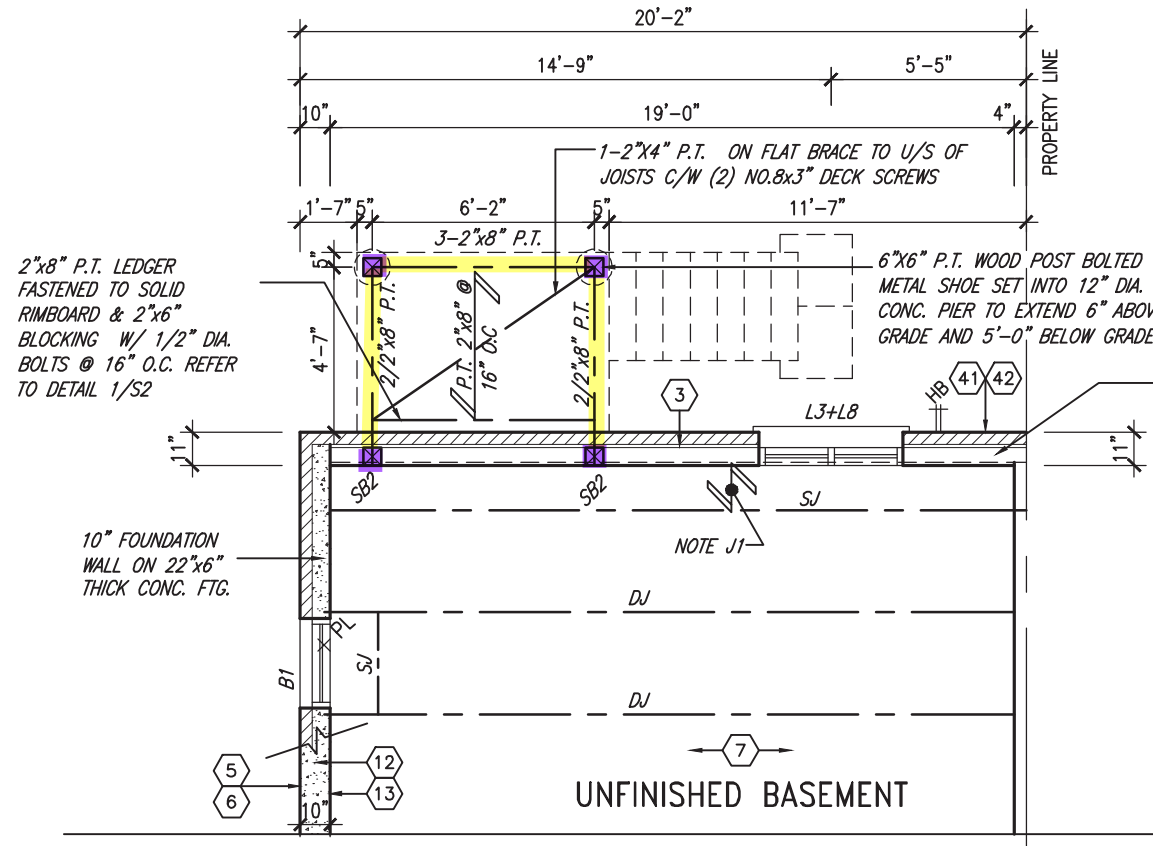


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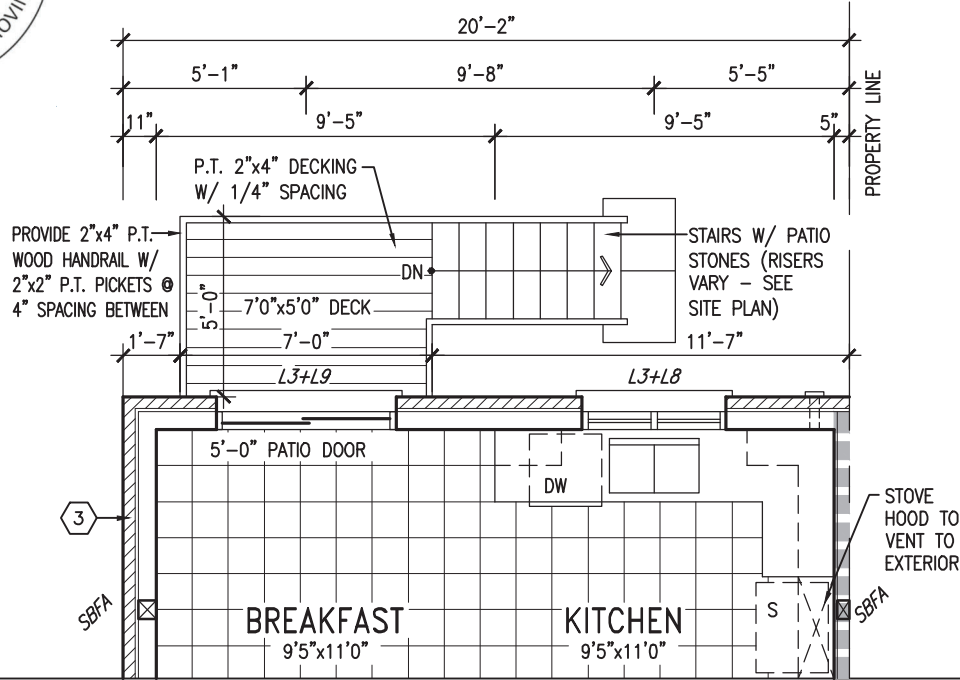
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

BAYVIEW WELLINGTON		THWU-15E	
GREEN VALLEY ESTATES		NAPA 15	
project name		project no.	
OCTOBER, 2017		13045	
date		drawing no.	
CL		10	
checked by		CROSS SECTION A-A	
scale		file name	
3/16" = 1'-0"		13045-THWU-15E-VER 2023	
drawn by		date	
RICHARD - H. VARCHIE WORKING (2013) (3046.BW) via 6.0M TOWN/VER 2023 (CURRENT) (13045-THWU-15E-VER 2023) (OBC) - Fri - Feb 9 2024 - 12:37 PM		23-11-03	
no.		description	
3		REVISED AS PER ENG'S COMMENTS	
2		REVISED AS PER FLOOR / ROOF LAYOUTS	
1		IMPORTED FROM 16023 REV TO OBC 2023	

REVIEWED



PARTIAL BASEMENT PLAN  
W.O.D. CONDITION (9R OR GREATER)



PARTIAL GROUND FLOOR PLAN  
W.O.D. CONDITION (9R OR GREATER)

10" FOUNDATION WALL ON 22"x6" THICK CONC. FTG. UNDER ALL 2"x6" KNEEWALL AS REQ'D BY GRADING - SEE DETAILS. MAX BACKFILL HEIGHT: 4'-7" FOR 10" FNDN. WALL W/ KNEEWALL ON TOP

ASPHALT SHINGLES

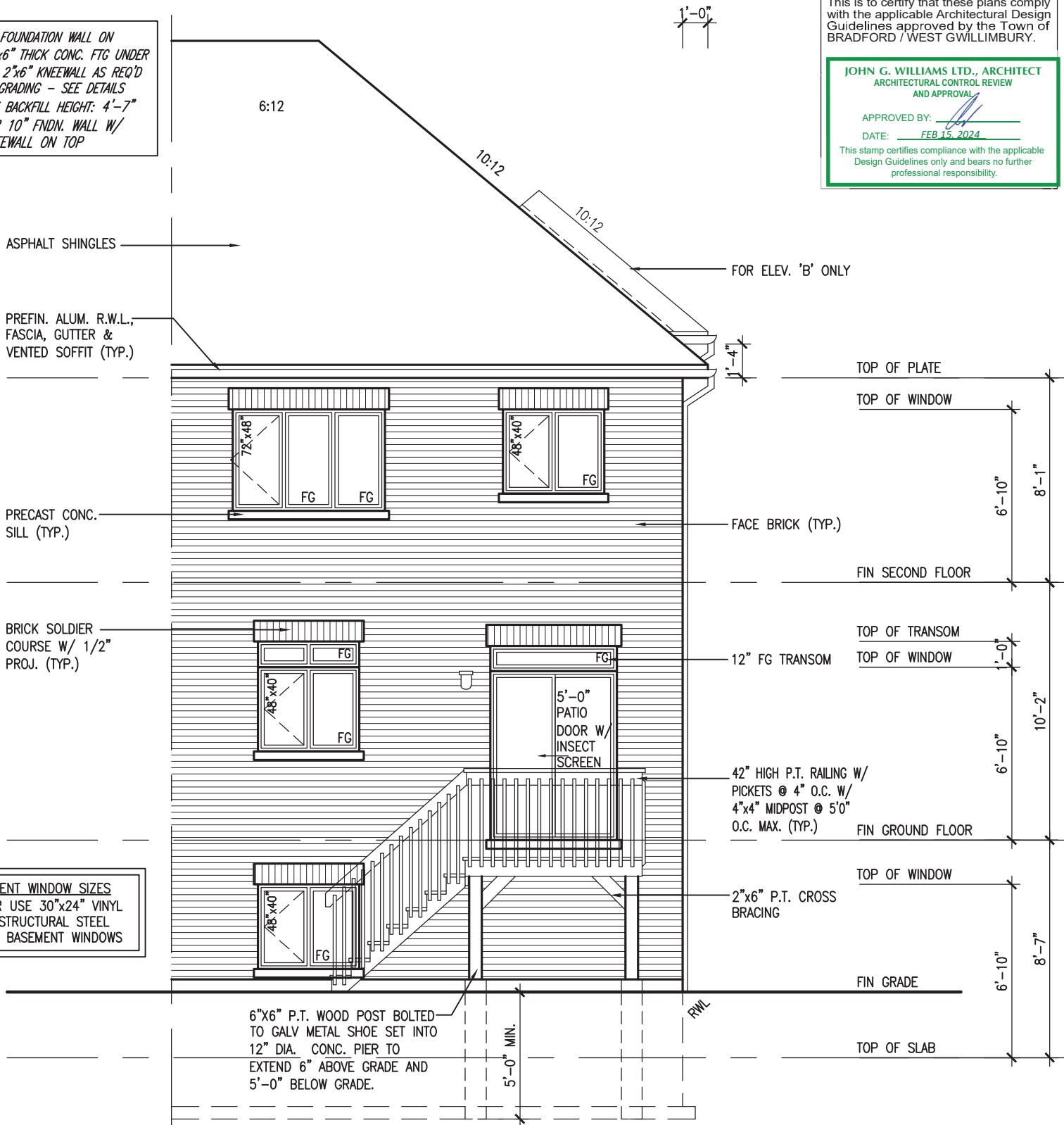
PREFIN. ALUM. R.W.L., FASCIA, GUTTER & VENTED SOFFIT (TYP.)

PRECAST CONC. SILL (TYP.)

BRICK SOLDIER COURSE W/ 1/2" PROJ. (TYP.)

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

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION



REAR ELEVATION 'A' & 'B'  
W.O.D. CONDITION (9R OR GREATER)

THWU-15E  
OBC VER 2023

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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 Gwillimbury.

JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW AND APPROVAL  
APPROVED BY: [Signature]  
DATE: FEB 15, 2024  
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		25591	
Wellington Jho-Baptiste		signature	
name		BCIN	
V3 Design Inc.		42658	
registration information		signature	
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name		BCIN	

REVIEWED

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.). ENSURE ALL OVERLAPPING ROOF SPACES ARE OPEN TO MAIN ROOF ATTIC SPACE FOR VENTING PURPOSES.

2. **FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.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., (MAX. HEIGHT 3000mm (9'-10"), WITH APPR. DIAGONAL WALL BRACING. 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-HEIGHT BLOCKING REQ'D. IF NO SHEATHING APPLIED. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

3. **MASONRY VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)**  
90mm (4") MASONRY, 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. MASONRY TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3A. RESERVED

3B. **MASONRY VENEER CONSTRUCTION (2"x4")- GARAGE WALLS**  
90mm (4") MASONRY, 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.

3C. **STUCCO WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)**  
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., 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:**  
250mm (10") POURED CONC. FDTN. WALL 20MPa (2900psi) 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 2820 (9'-3") ON 560x155 (22"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	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 DAMPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12. ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED.

8. **EXPOSED FLOOR TO EXTERIOR (SB-12-TABLE 3.1.1.2.A)**  
PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

9. **ATTIC INSULATION (SB-12-TABLE 3.1.1.2.A) (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.- (PRIVATE STAIRS)**  
UNIFORM RISE 5mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS  
-10mm (3/8") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT

MAX. RISE	= 200 (7'-7/8")
MIN. RUN	= 255 (10') (NOSING TO NOSING)
MAX. TREAD	= RUN + 25 (1")
MAX. NOSING	= 25 (1")
MIN. HEADROOM	= 1930 (6'-5")
RAIL @ LANDING	= 900 (2'-11")
RAIL @ STAIR	= 865 (2'-10") TO 1070 (3'-6")
MIN. STAIR WIDTH	= 860 (2'-10")
FOR CURVED STAIRS (TAPERED TREADS)	
MIN. RUN AT INNER RADIUS	= 150 (6")
MIN. RUN AT 300 (12")	= 255 (10')

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.	.	.	.	
6.	.	.	.	
5	REVISED AS PER ENG'S COMMETNS	24-02-09	RC	Wellington Jno-Baptiste 25591
4	UPDATE TO 2022	JAN 11-22	RC	name registration information BCIN
3	UPDATE TO 2020	FEB 24-20	RC	VA3 Design Inc. 42658
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	

**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. 9.8.6.-**  
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.**  
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.

**BASEMENT INSULATION (SB-12-3.1.1.7), 9.25.2.3, 9.13.2.6)**  
FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. RSI3.52ci (R20ci) 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/CGSB-72.94, 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. 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 (1.88) 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.

**STEEL COLUMN**  
90mm (3-1/2") DIA x 4.78mm (1.88) 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") FELD 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-6.2.3.8.(7) & 6.2.4.11.)**  
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.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL. BACKING.

**FIREPLACE CHIMNEYS OBC. 9.21.**  
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.

**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.)**  
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-W2x9x2W 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.

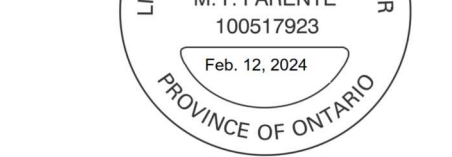
**DIRECT VENTING GAS FURNACE/ H.W.T VENT**  
DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A NATURAL GAS REGULATOR, MIN. 300mm (12") ABOVE FIN. GRADE. FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE. ALL AIR INTAKES SHALL BE LOCATED SO THAT THEY ARE SEPARATED FROM KITCHEN EXHAUST BY 3.0M IN COMPLIANCE WITH O.B.C. DIV.-8 TABLE 6.2.3.12..

**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 9.30.2.1). 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. \*)

**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.**



**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.

**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 @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, MIN. 30mm (1 1/4") COVER, 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER 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 SILL WITH MORTAR.

**CONVENTIONAL ROOF FRAMING (2.0Kpg. 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.(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  
4) **GLASS-STRUCTURAL SUFFICIENCY OF GLASS**  
DOOR & WINDOW MANUFACTURER/ SUPPLIER TO PROVIDE ADEQUATE INFORMATION TO DEMONSTRATE COMPLIANCE WITH OBC DIV.-8 9.6.1.3.

**GENERAL:** 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. 8, 6.2.2. SEE MECHANICAL DRAWINGS.  
2) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2. & 5.6.2.2.(3) AND MUNICIPAL STANDARDS.  
3) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.  
4) **STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM**  
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. DIV. 8-9.5.2.3 & DETAIL PROVIDED.  
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.  
7) ALL OUTDOOR AIR INTAKES SHALL BE LOCATED SO THAT THEY ARE SEPARATED FROM SOURCES OF CONTAMINATION (EXHAUST VENTS) IN COMPLIANCE WITH O.B.C. DIV.-8 6.2.3.12. AND TABLE 6.2.3.12.

**LUMBER:** 1) ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE.  
2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.  
3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE NO.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.  
4) ALL LAMINATED VENEER LUMBER (L.V.L) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

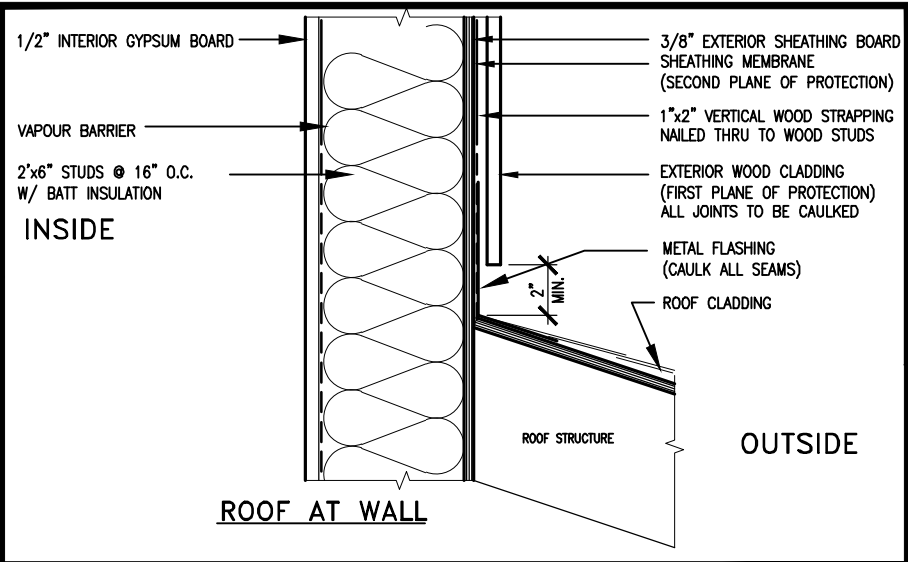
5) LVL BEAMS SHALL BE 2.0E-2950fb MIN., NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED. IN 2 ROWS FOR 184, 240 & 300mm (7 1/4-9 1/2- 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C.  
6) PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS.  
7) JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.  
8) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 ml. 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 350W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40-21 GRADE 350W CLASS "H" "STRUCTURAL QUALITY STEEL". OBC. B-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		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 WOOD BEARING TO MATCH FROM ABOVE		

REVIEWED



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"

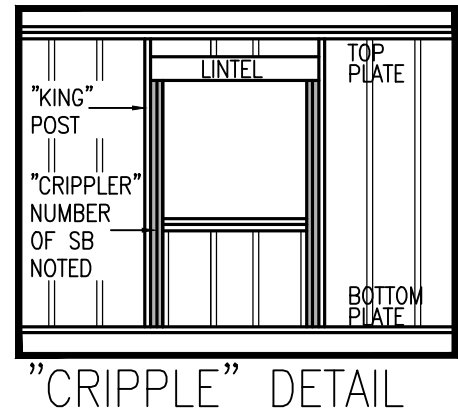
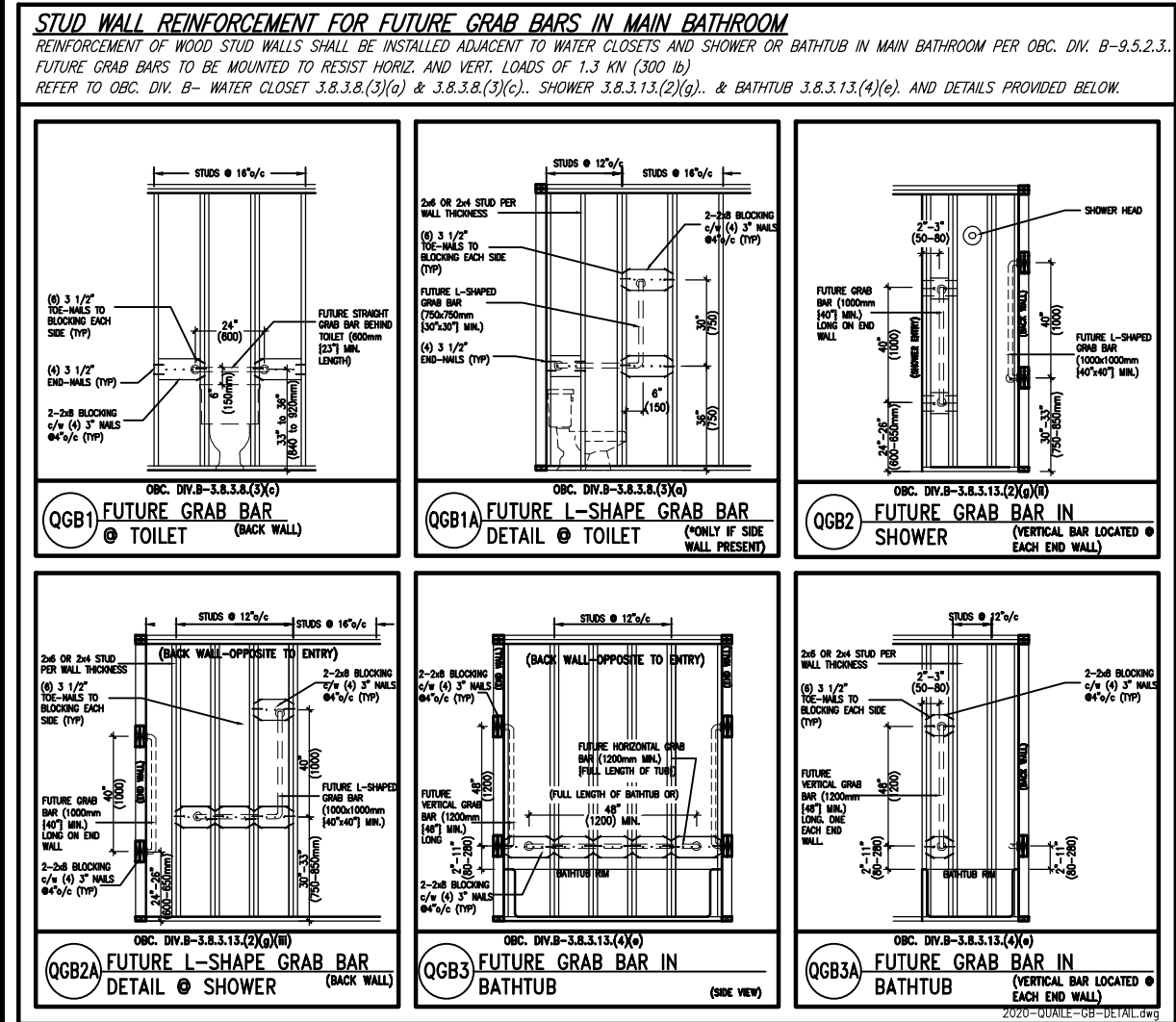
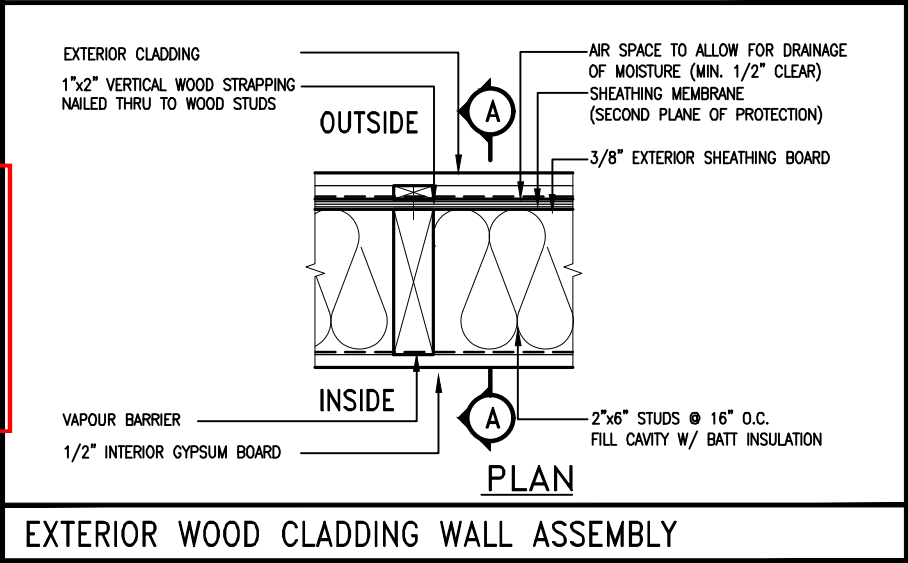
2-2"x8" @ 16" O.C. - 20'-4"

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	.	.	.	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	REVISED AS PER ENG'S COMMENTNS	24-02-09	RC	VA3 Design Inc. 42658
4	UPDATE TO 2022	JAN 11-22	RC	
3	UPDATE TO 2020	FEB 24-20	RC	
2	UPDATE TO 2018	JAN 11-18	RC	
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
no.	description	date	by	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.

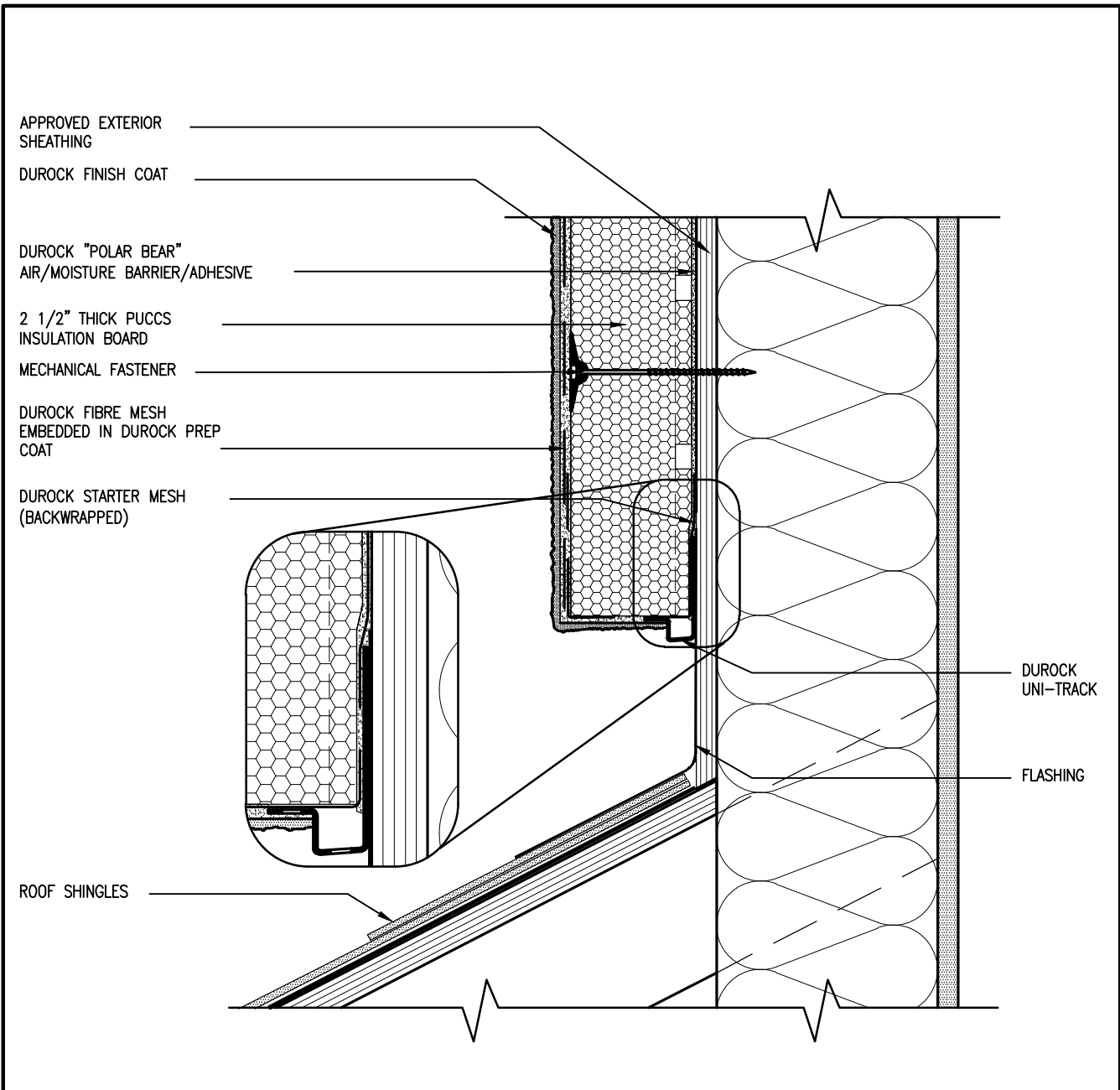
**VA3 DESIGN**

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

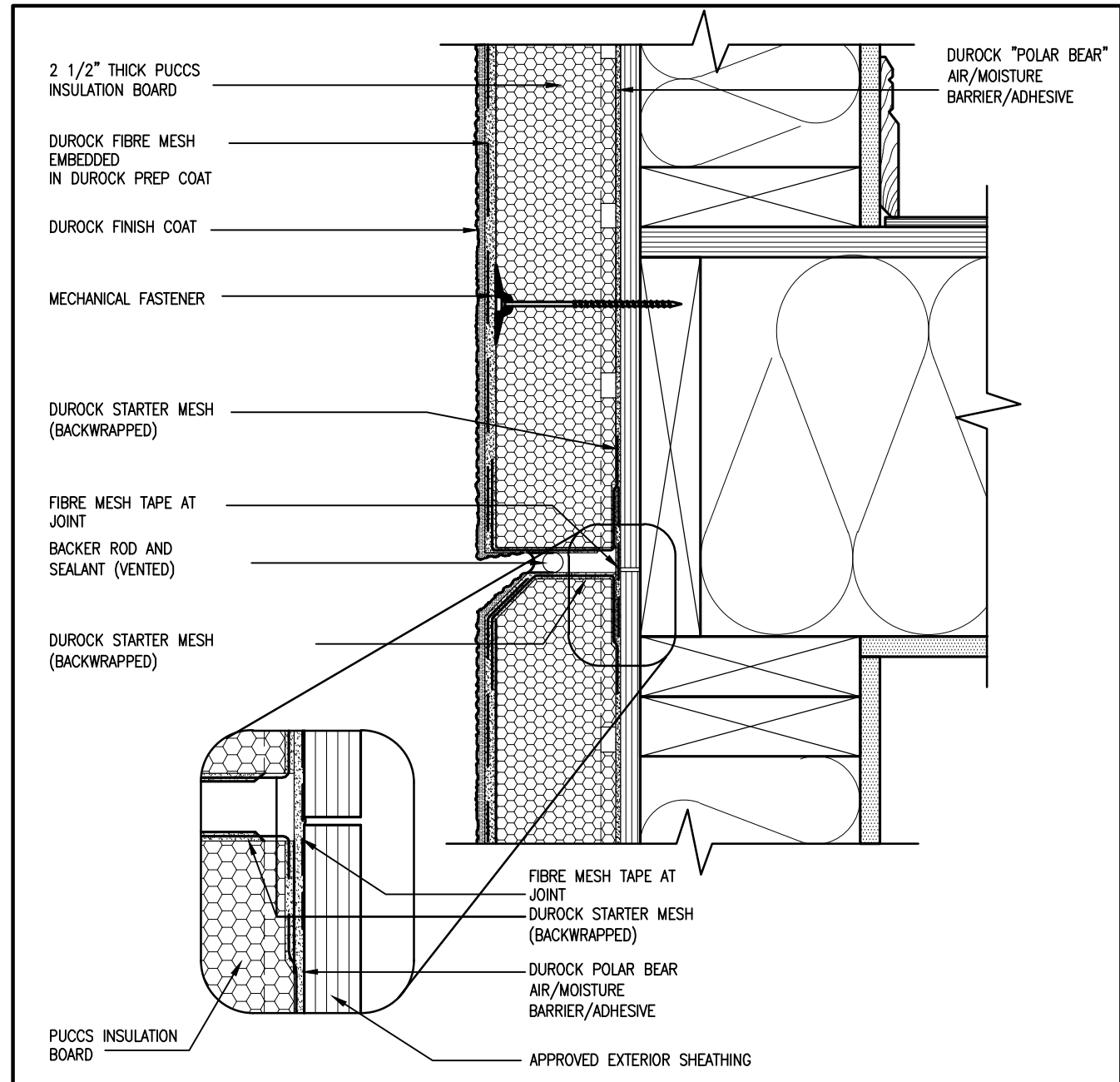
BAYVIEW WELLINGTON			CONST NOTE	
project name GREEN VALLEY ESTATES			project no. 13045	
municipality BRADFORD			drawing no.	
date MAY 2016			CONSTRUCTION NOTES	
drawn by RC		checked by 3/16" = 1'-0"	file name 13045-CN-2022-A1-REV1	
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\CONSTRUCTION NOTES\VER 2023\13045-CN-2022-A1-REV1.dwg - Fri - Feb 9 2024 - 12:05 PM				



REVIEWED

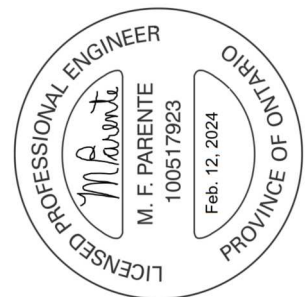


3 STUCCO TERMINATION @ ROOF  
CN4 SCALE: 3"=1'-0"



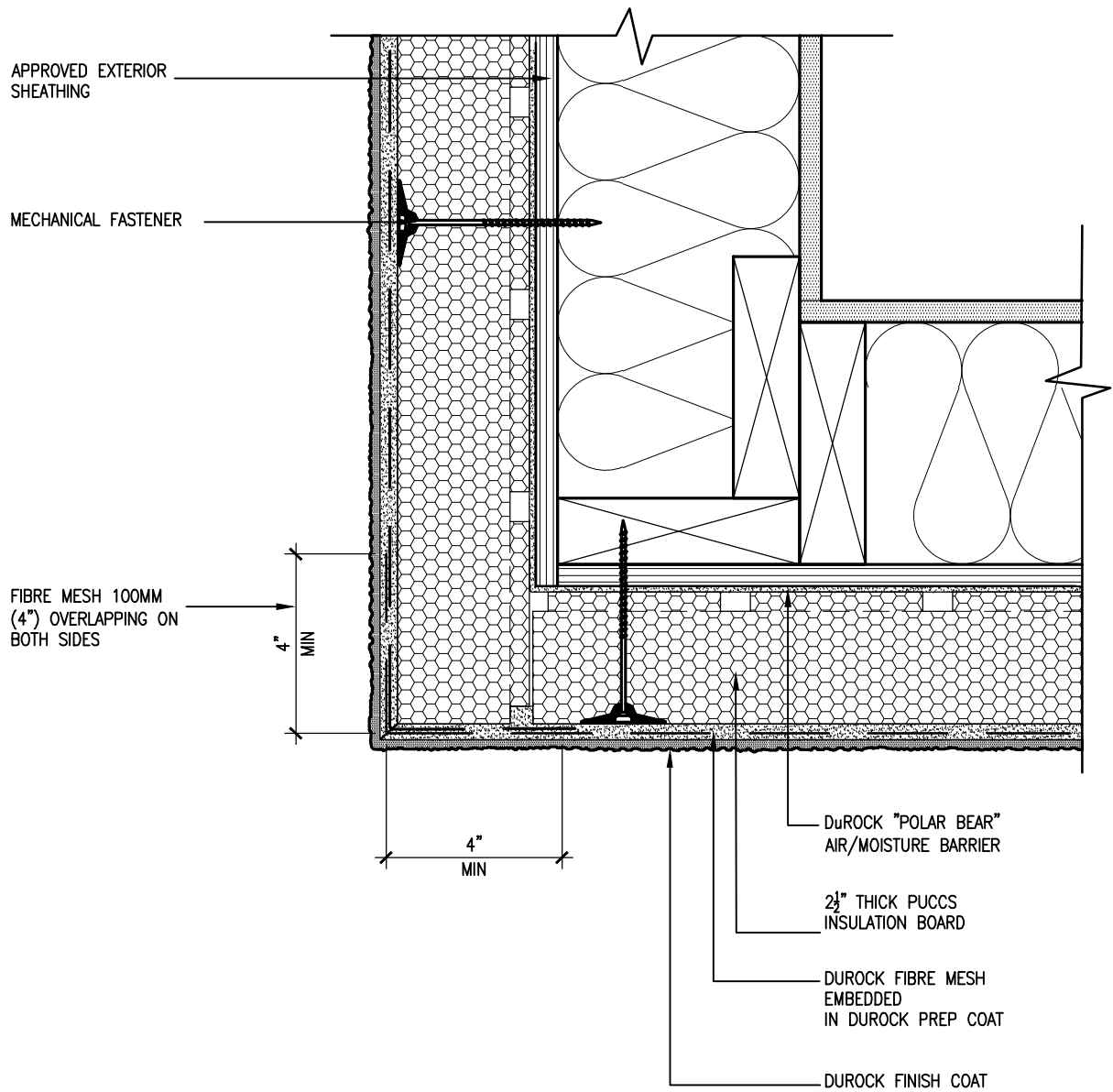
4 HORIZONTAL EXPANSION JOINT  
CN4 SCALE: 3"=1'-0"

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



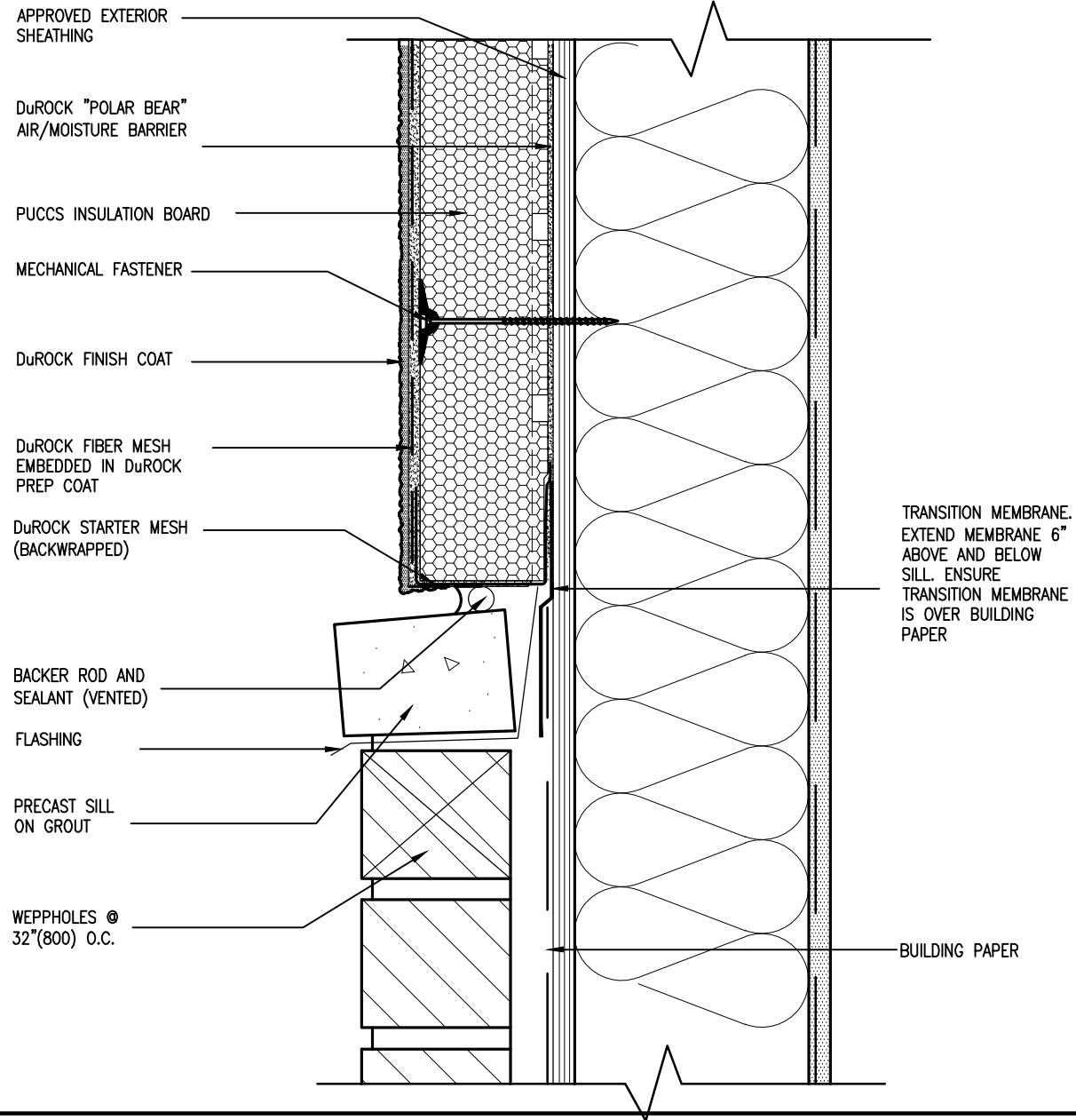
CONST NOTE		BAYVIEW WELLINGTON		GREEN VALLEY ESTATES		BRADFORD		CONSTRUCTION NOTES		CN4	
9	REVISED AS PER ENG'S COMMENTS	24-02-09	RC	name	Wellington Jno-Baptiste	25591	BCIN	project no.	13045	project name	GREEN VALLEY ESTATES
8	UPDATE TO 2022	JAN 11-22	RC	registration information	VA3 Design Inc.	42658		municipality	BRADFORD	drawing no.	CN4
7	UPDATE TO 2020	FEB 24-20	RC	qualification information				date	MAY 2016	file name	13045-CN-2022-A1-REV1
6	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.				checked by	RC	scale	3/16" = 1'-0"
5	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC					drawn by	RC	date	13045-CN-2022-A1-REV1
4								drawn by	RC	date	13045-CN-2022-A1-REV1
3								drawn by	RC	date	13045-CN-2022-A1-REV1
2								drawn by	RC	date	13045-CN-2022-A1-REV1
1								drawn by	RC	date	13045-CN-2022-A1-REV1

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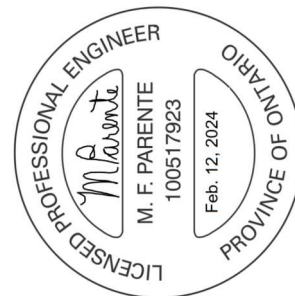


5 CORNER DETAIL  
CN5 SCALE: 3"=1'-0"

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"



no.	description	date	by
9	REVISED AS PER ENG'S COMMENTS	24-02-09	RC
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7	UPDATE TO 2020	FEB 24-20	RC
6	UPDATE TO 2018	JAN 11-18	RC
5	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC

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  
name: Wellington Jno-Baptiste  
signature: [Signature]  
BCIN: 25591  
registration information  
VA3 Design Inc.  
42658

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BAYVIEW WELLINGTON

CONST NOTE

GREEN VALLEY ESTATES

BRADFORD

project no. 13045  
drawing no. CN5

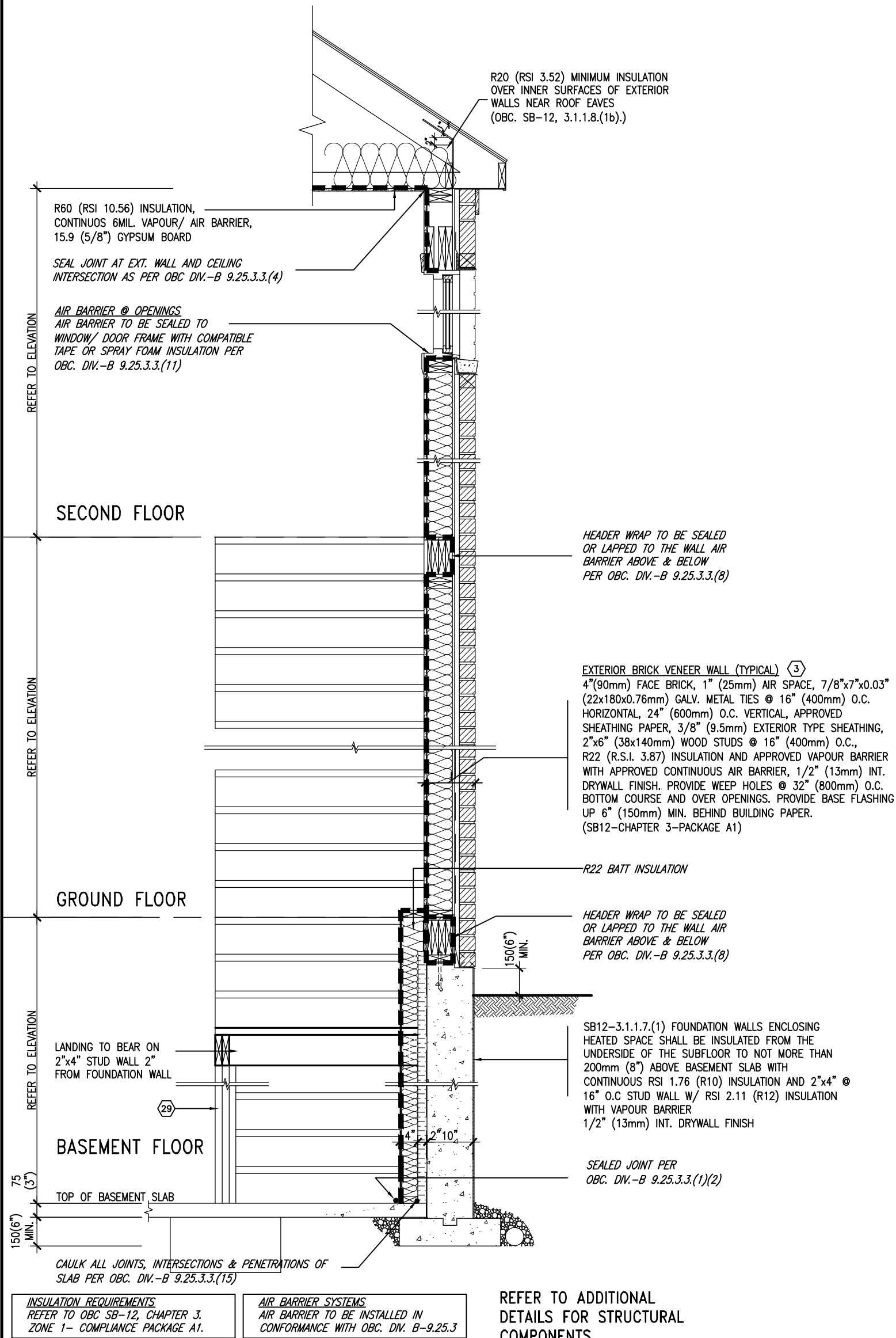
CONSTRUCTION NOTES  
date MAY 2016  
checked by RC  
scale 3/16" = 1'-0"  
file name 13045-CN-2022-A1-REV1  
drawn by RICHARD - H. VACHHE (MORNING 2013) 13045.BW (units) CONSTRUCTION NOTES (VER 2023) 13045-CN-2022-A1-REV1.dwg - Fri - Feb 9 2024 - 12:07 PM

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# SB12-COMPLIANCE PACKAGE 'A1'

REVIEWED



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	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	REVISED AS PER ENG'S COMMITMENTS	24-02-09	RC
4	UPDATE TO 2022	JAN 11-22	RC
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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
no.	description	date	by

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

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project name  
**GREEN VALLEY ESTATES**  
municipality  
BRADFORD

date  
MAY 2016

drawn by  
RC

checked by  
-

scale  
3/16" = 1'-0"

**CONST NOTE**

project no.  
13045

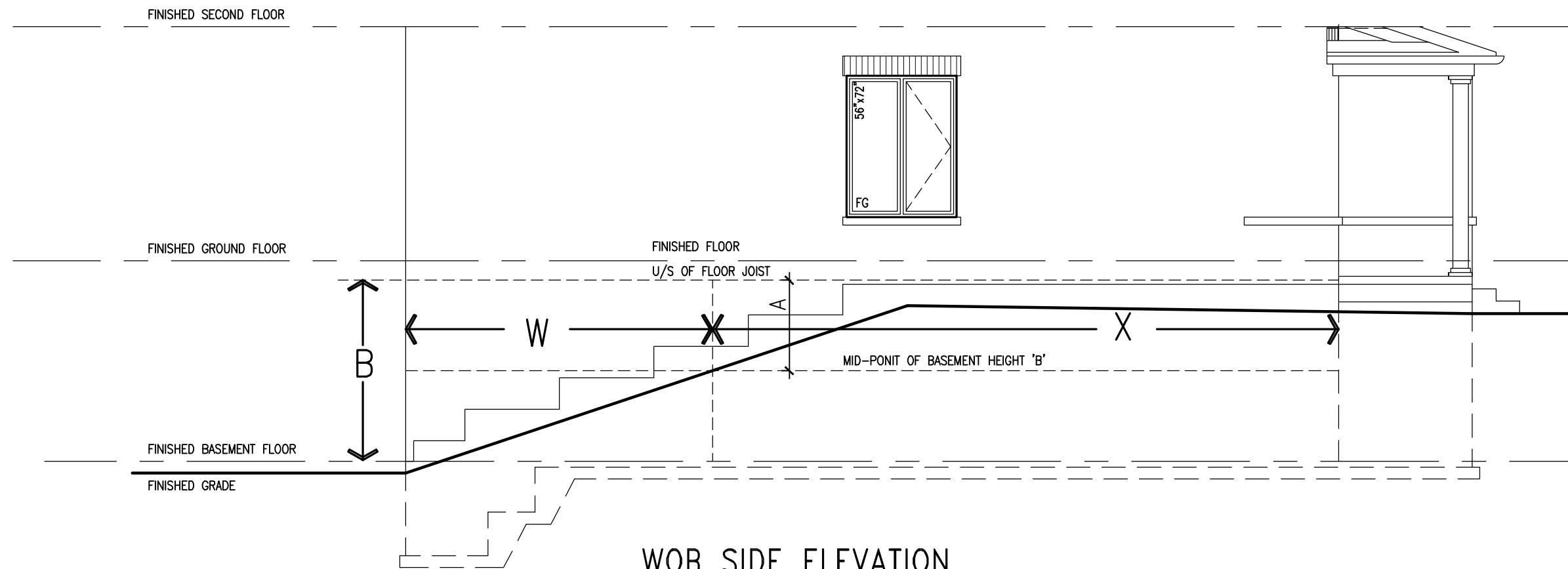
CONSTRUCTION NOTES

file name  
13045-CN-2022-A1-REV1

drawing no.  
**CN7**

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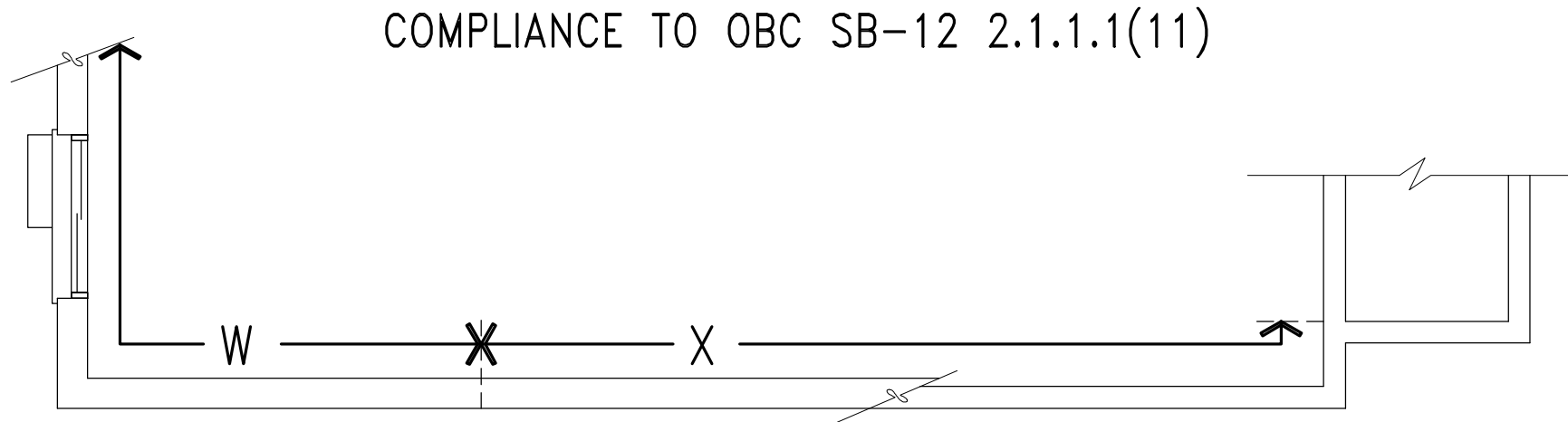
**REVIEWED**



## WOB SIDE ELEVATION

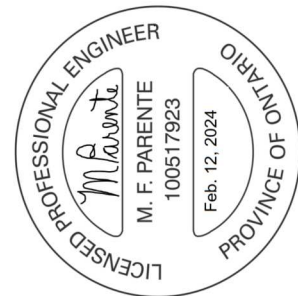
WHEN EXPOSED WALL "A" IS GREATER THAN 50%  
OF BASEMENT WALL HEIGHT "B"  
INSULATION VALUE FOR WALL IN SECTION "W"  
IS NOT LESS THAN IS REQUIRED FOR ABOVE  
GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

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



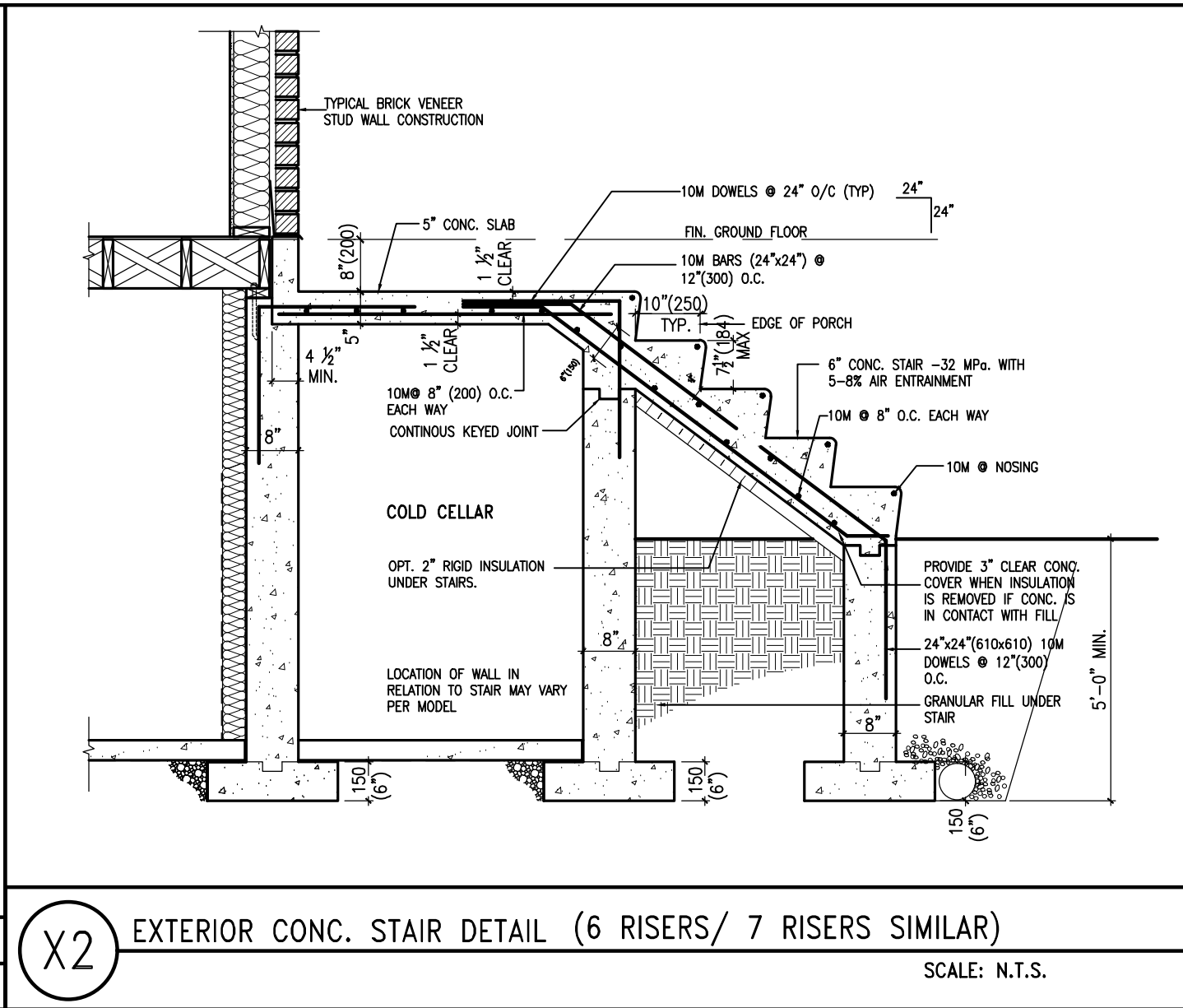
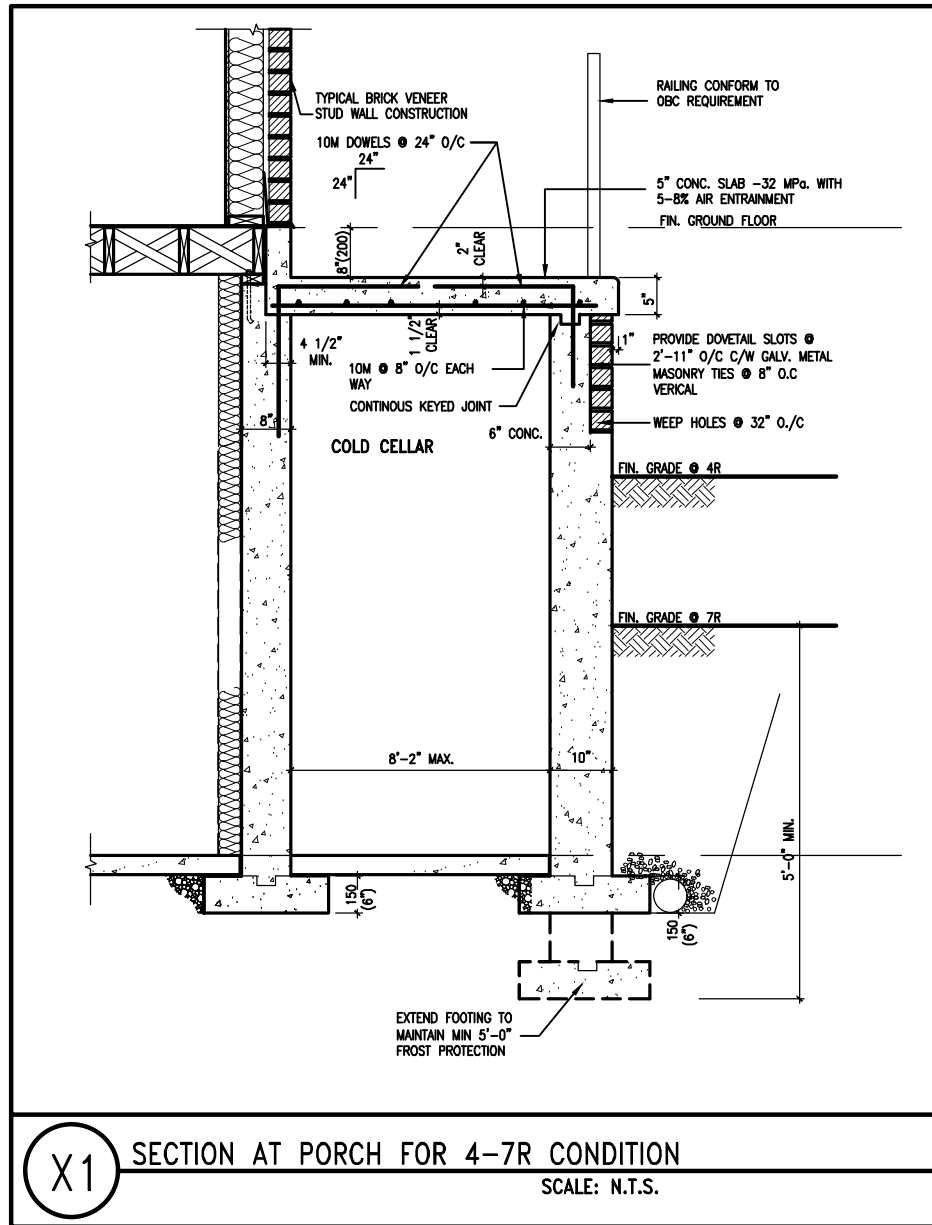
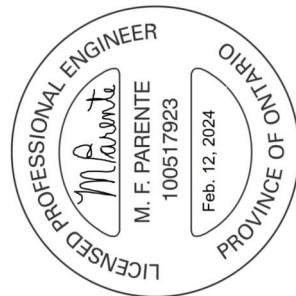
# WOB PLAN

COMPLIANCE TO OBC SB-12 2.1.1.1(11)


[illegible]

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8	.	.	.	.	.	qualification information	
7	.	.	.	.	.		
6	.	.	.	.	.	Wellington Jno-Baptiste	25591
5	REVISED AS PER ENG'S COMMENTS	24-02-09	RC	some registration information	BCN	signature	42658
4	UPDATE TO 2022	JAN 11-22	RC	VA3 Design Inc.			
3	UPDATE TO 2020	FEB 24-20	RC				
2	UPDATE TO 2018	JAN 11-18	RC				
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC				
no.	description	date	by	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			



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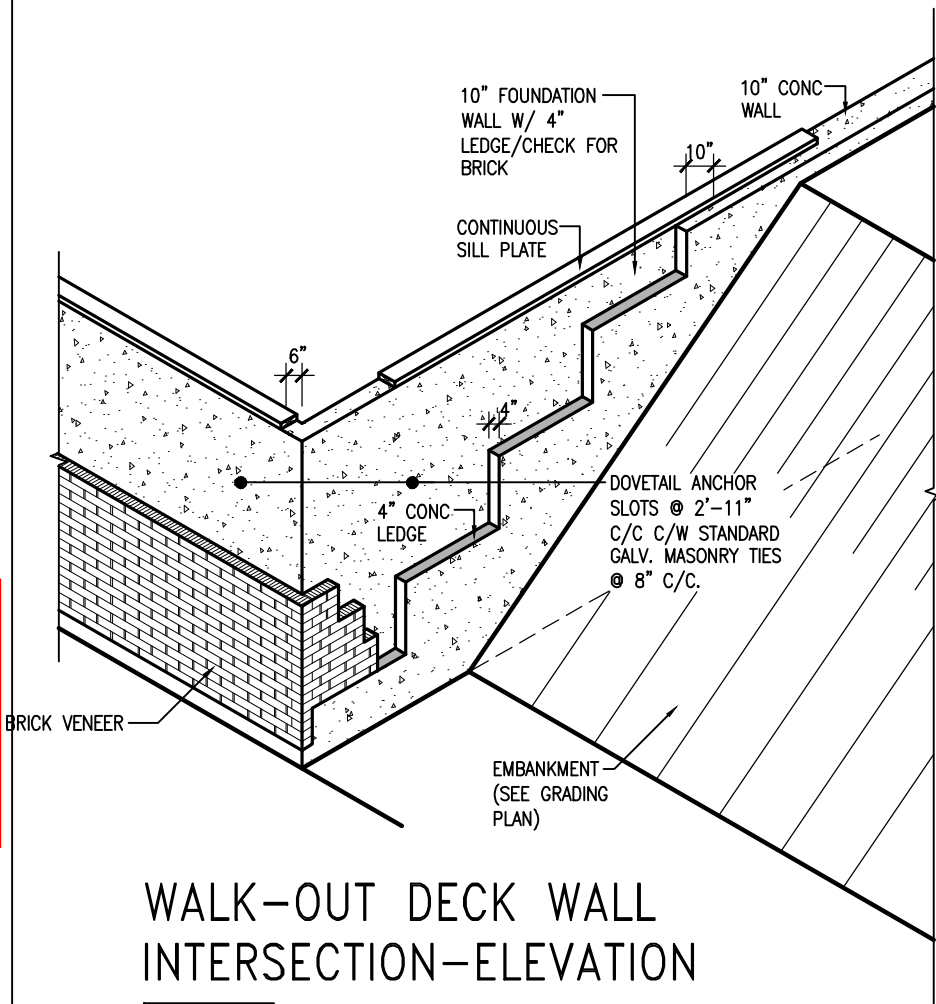
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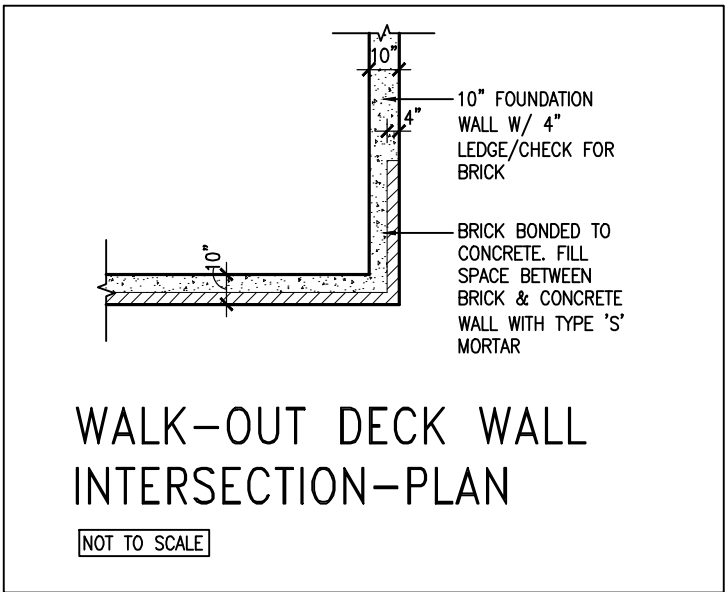
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date <b>MAY 2016</b>	CONSTRUCTION NOTES		
drawn by <b>RC</b>	checked by <b>-</b>	scale <b>3/16" = 1'-0"</b>	file name <b>13045-CN-2022-A1-REV1</b>
RD#40 - H. VACHINE WORKING 2013   13045 SW units CONSTRUCTION NOTES (VER. 2023)   13045-CN-2022-A1-REV1.dwg - Fri - Feb 9 2024 - 12:06 PM			

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WALK-OUT DECK WALL INTERSECTION-ELEVATION

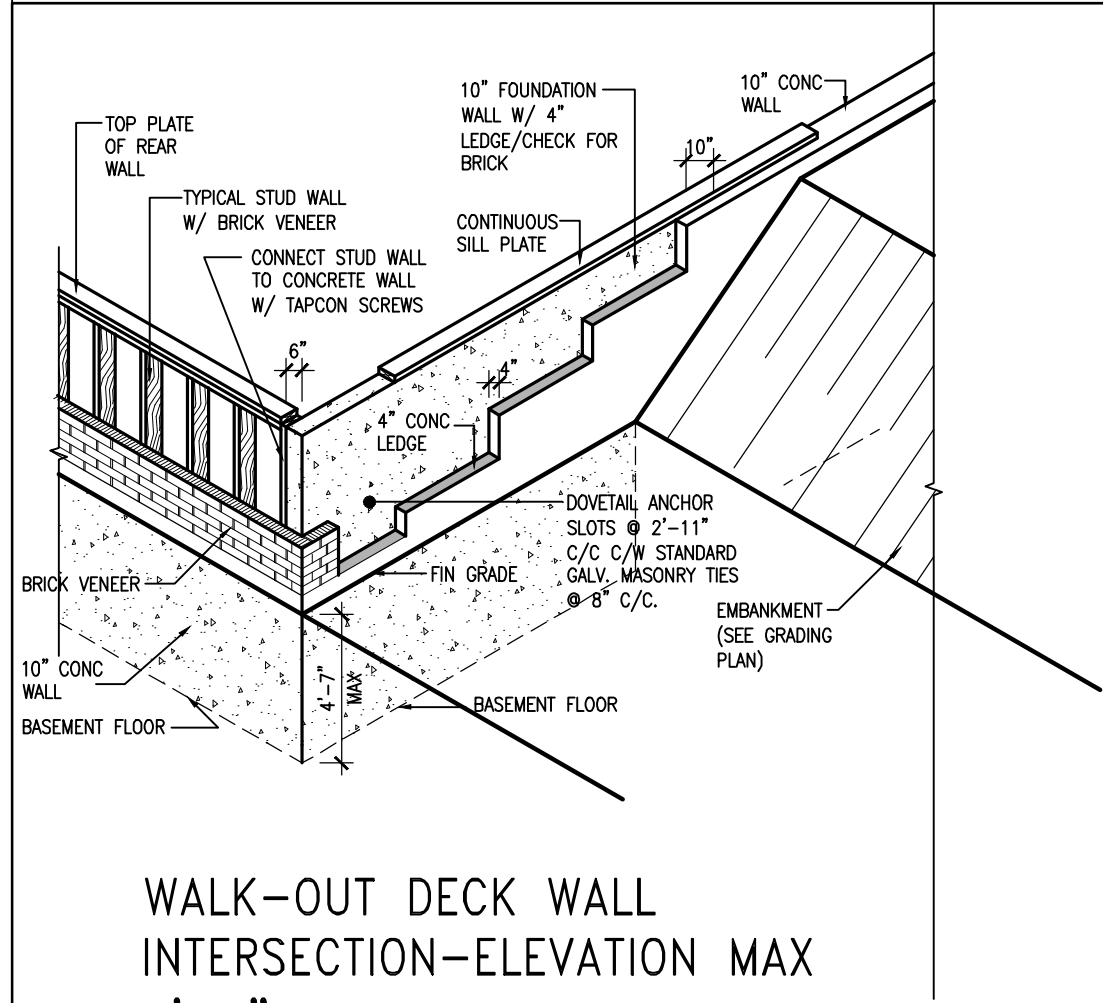
NOT TO SCALE



WALK-OUT DECK WALL INTERSECTION-PLAN

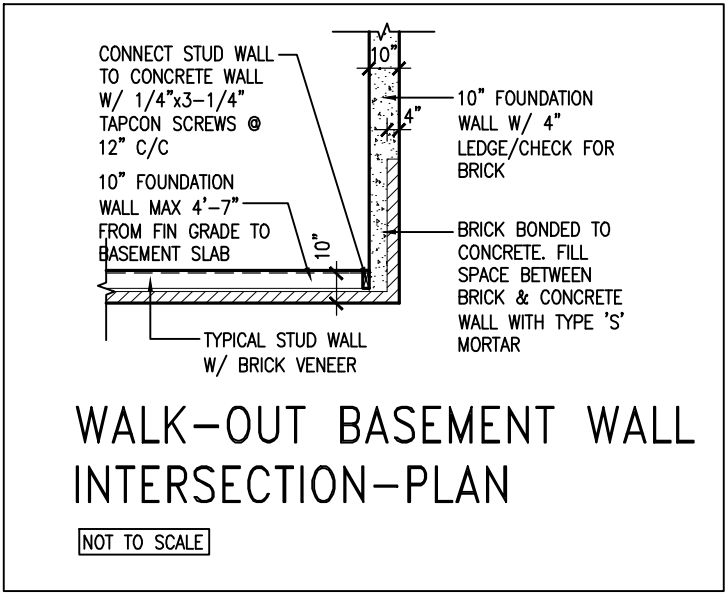
NOT TO SCALE

(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)



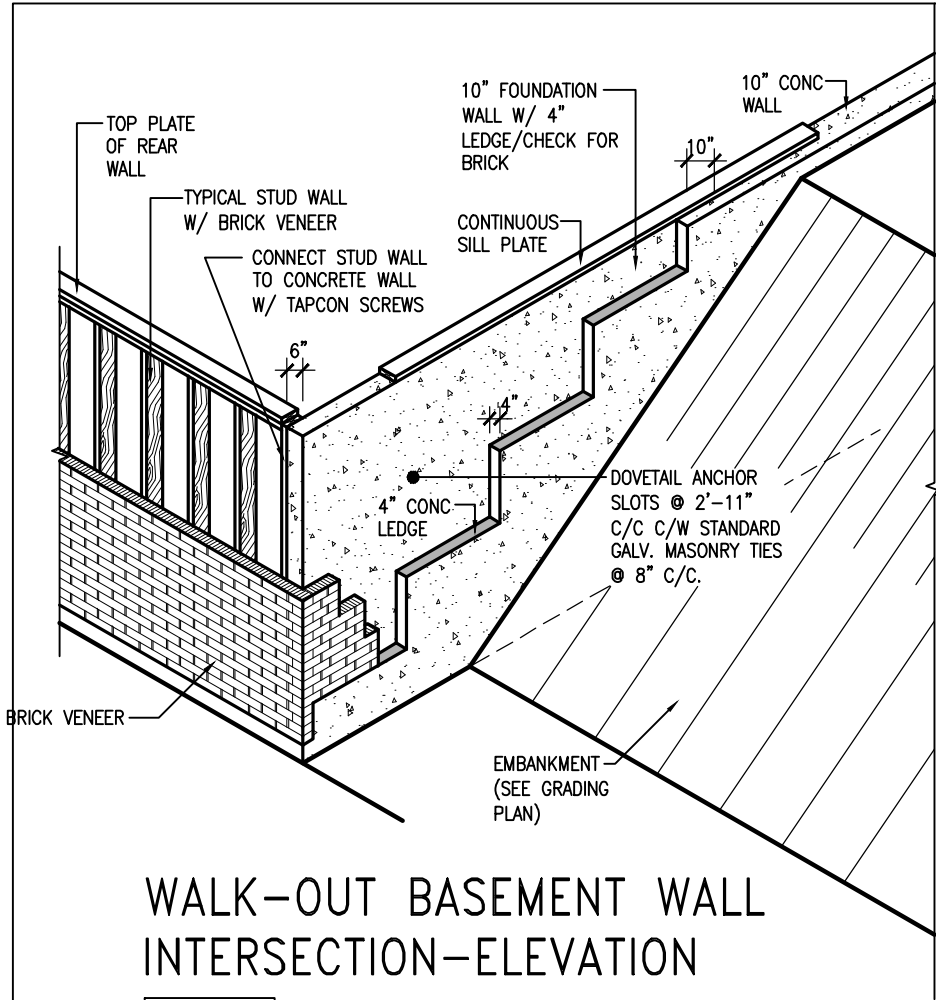
9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
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7.	.	.	Wellington Jno-Baptiste 25591
6.	.	.	name registration information BCIN
5.	REVISED AS PER ENG'S COMMENTNS	24-02-09	RC
4.	UPDATE TO 2022	JAN 11-22	RC
3.	UPDATE TO 2020	FEB 24-20	RC
2.	UPDATE TO 2018	JAN 11-18	RC
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
no.	description	date	by

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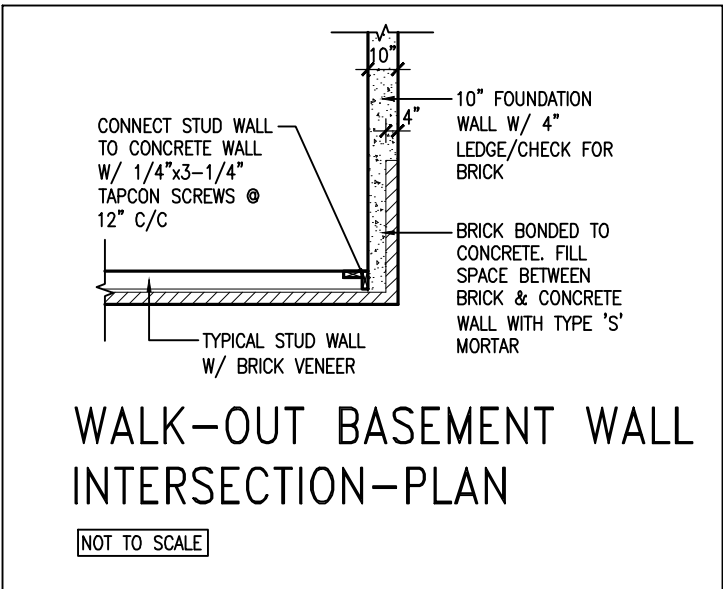
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date	MAY 2016	project no.	13045
drawn by	RC	checked by	3/16" = 1'-0"
scale	3/16" = 1'-0"	file name	13045-CN-2022-A1-REV1
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\CONSTRUCTION NOTES\VER 2023\13045-CN-2022-A1-REV1.dwg - Fri - Feb 9 2024 - 12:06 PM		drawing no. <b>CN10</b>	

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WALK-OUT BASEMENT WALL INTERSECTION-ELEVATION

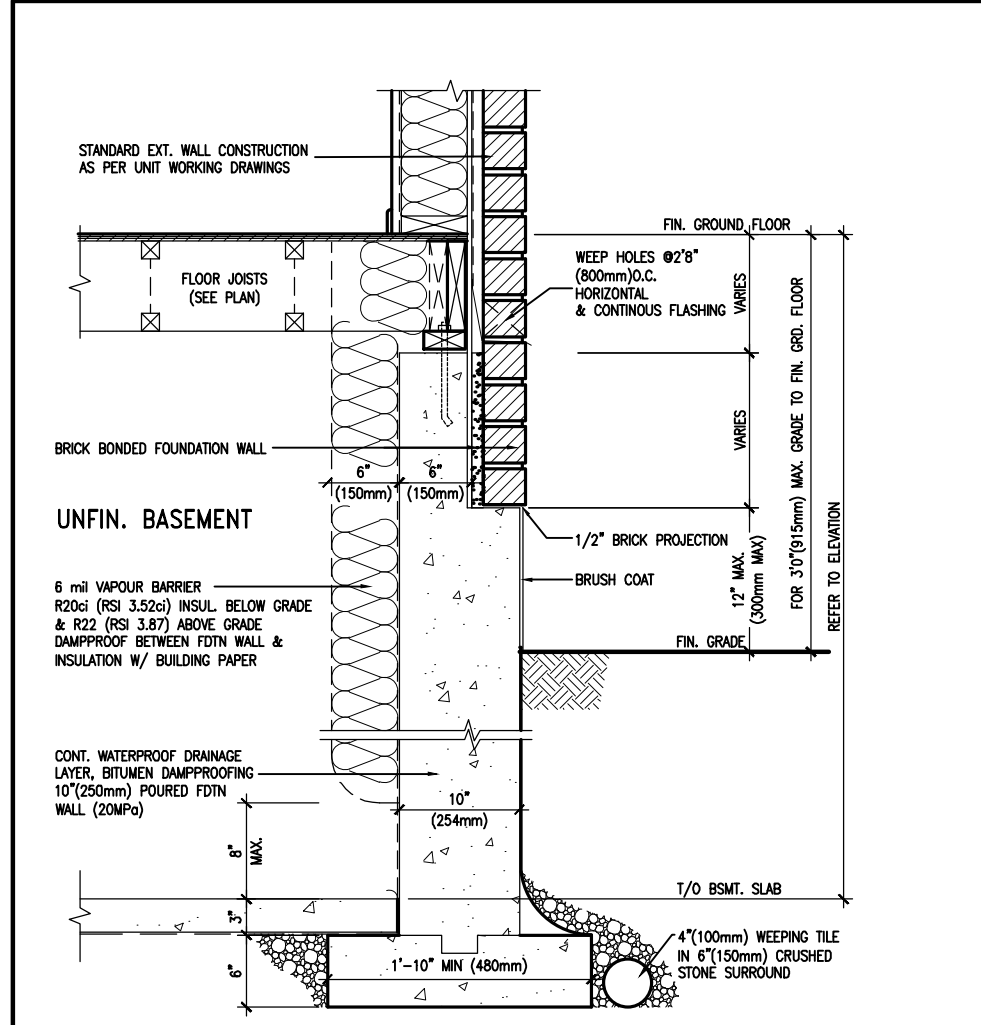
NOT TO SCALE



WALK-OUT BASEMENT WALL INTERSECTION-PLAN

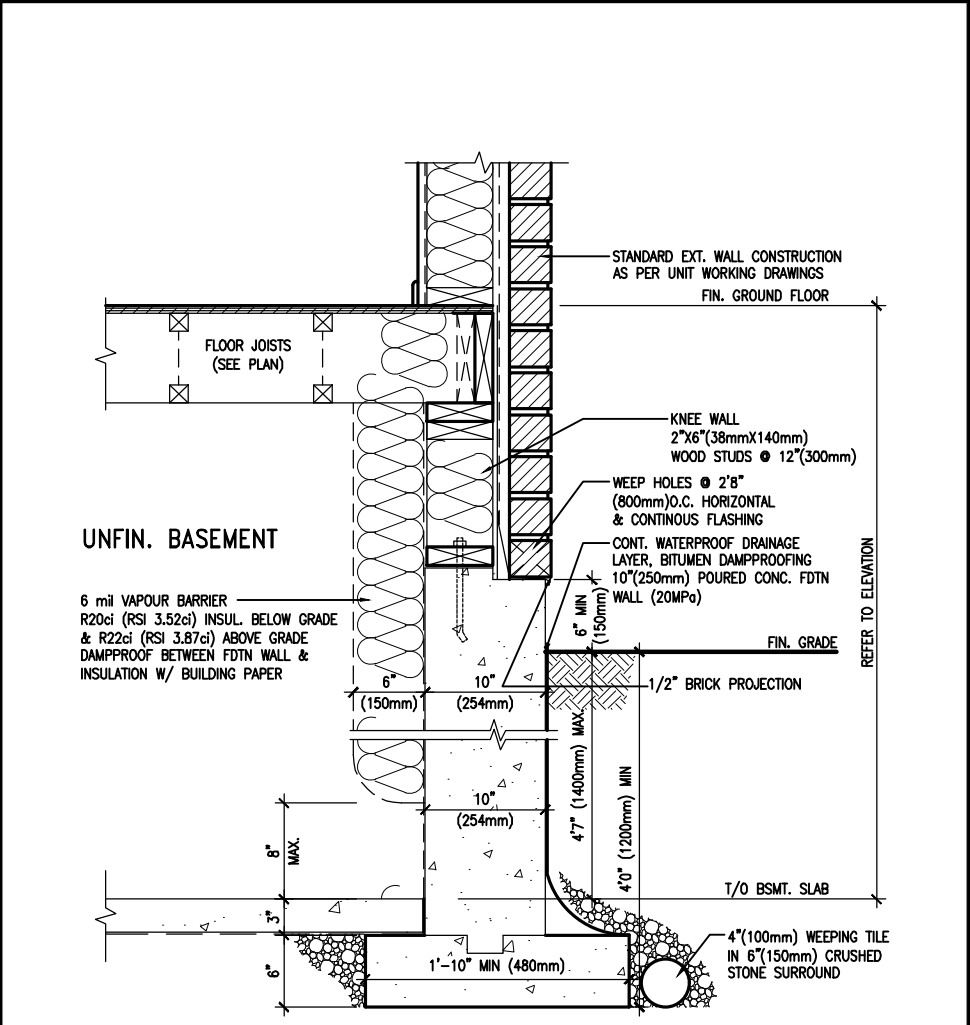
NOT TO SCALE

(10" FOUNDATION WALL)



WALL SECTION FOR GRADE TO FIN. FLOOR MORE THAN 4'7" (1400mm) HEIGHT DIFFERENCE

SCALE: N.T.S.



WALL SECTION FOR GRADE TO BASEMENT SLAB 4'7" (1400mm) MAX. HEIGHT DIFFERENCE

SCALE: N.T.S.



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7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name registration information BCIN
5	REVISED AS PER ENG'S COMMENTNS	24-02-09	RC	VA3 Design Inc. 42658
4	UPDATE TO 2022	JAN 11-22	RC	
3	UPDATE TO 2020	FEB 24-20	RC	
2	UPDATE TO 2018	JAN 11-18	RC	
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no.	description	date	by	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.



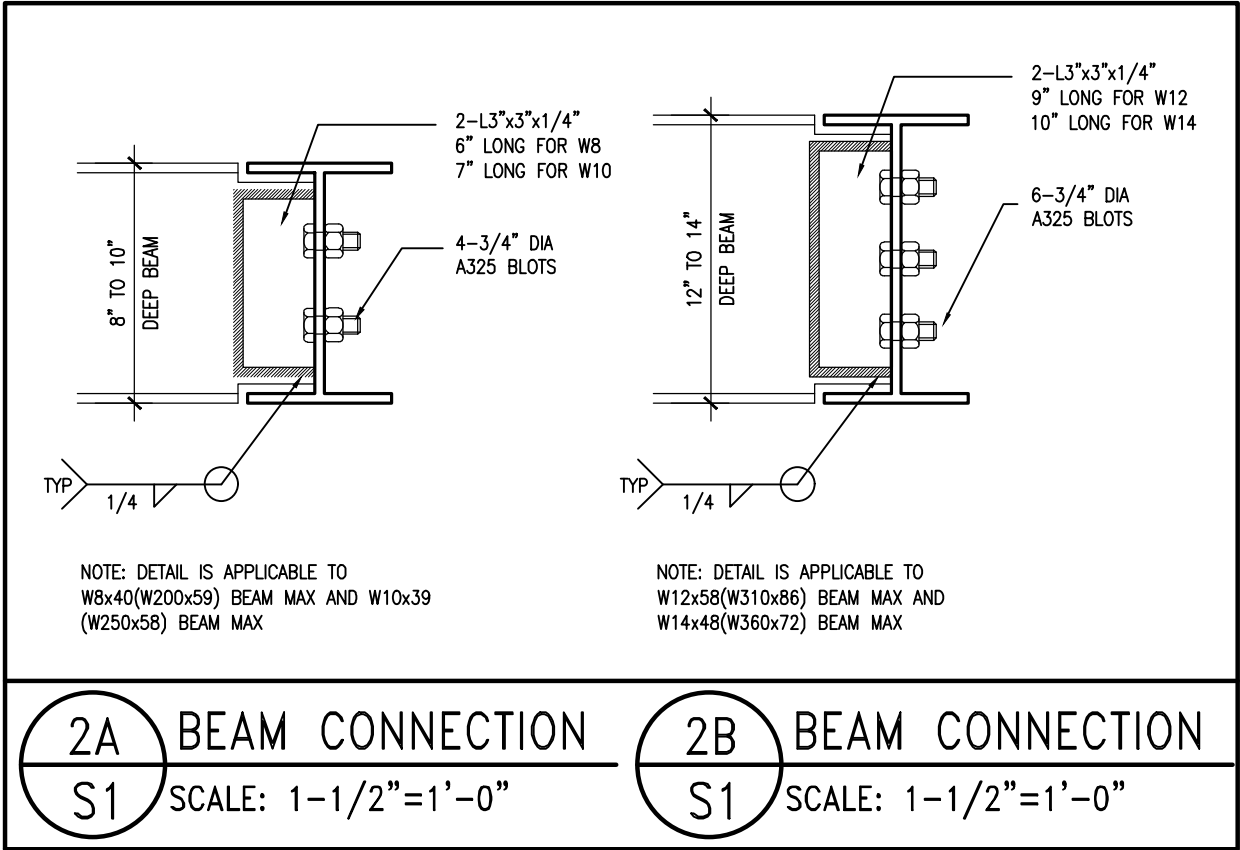
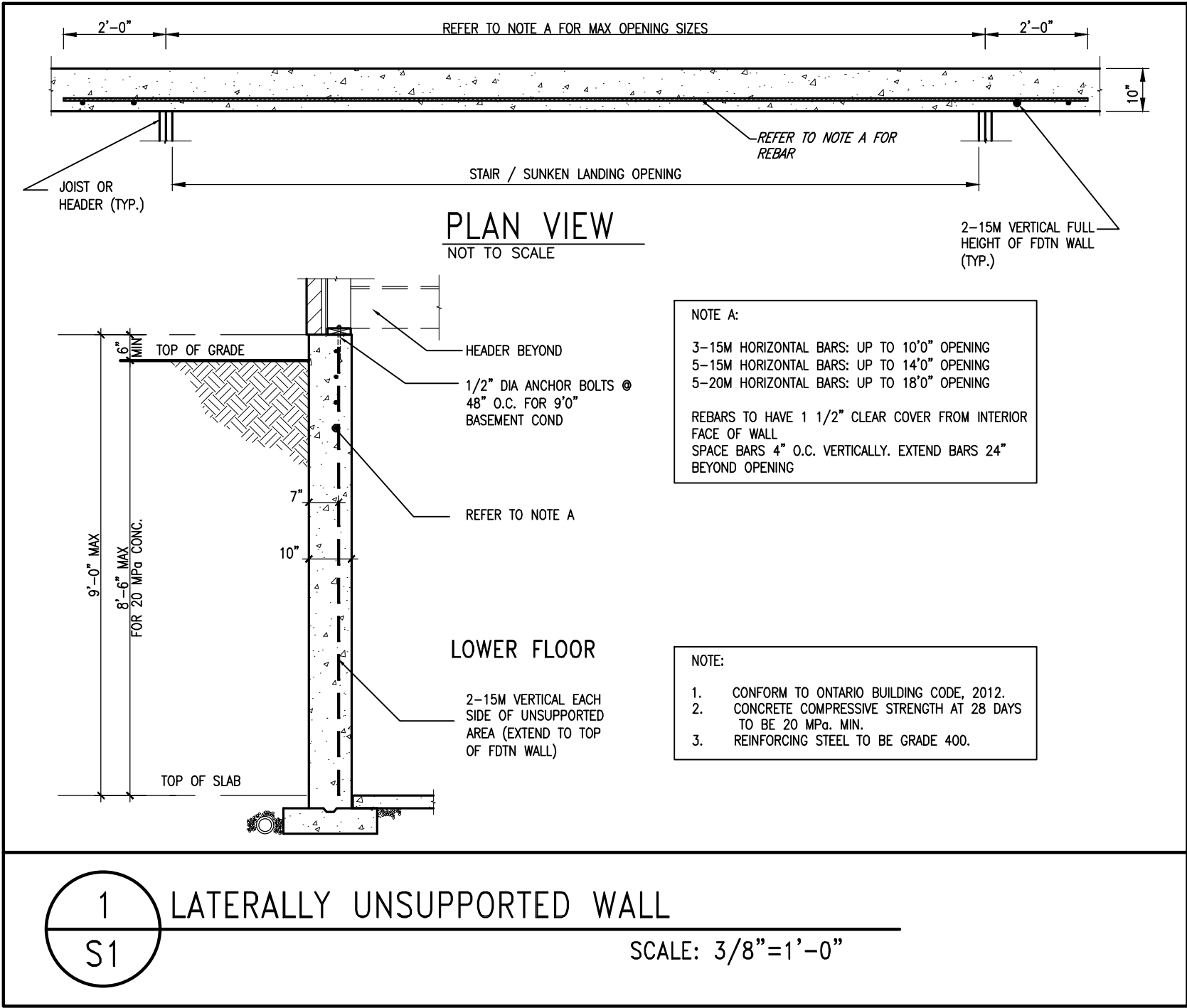
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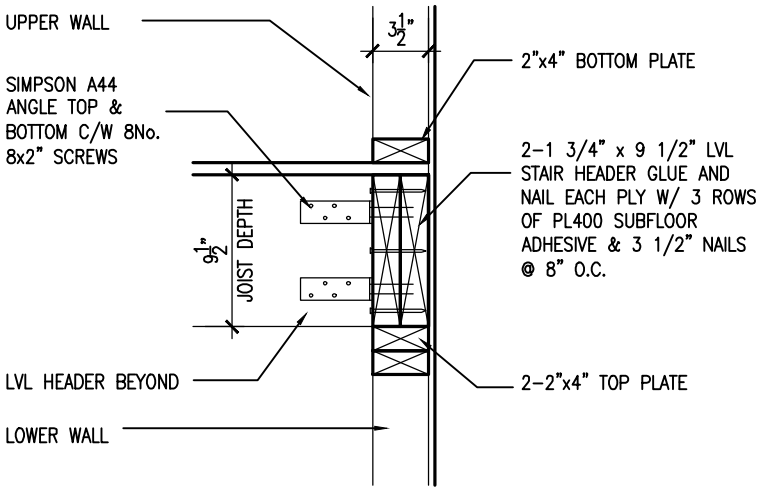
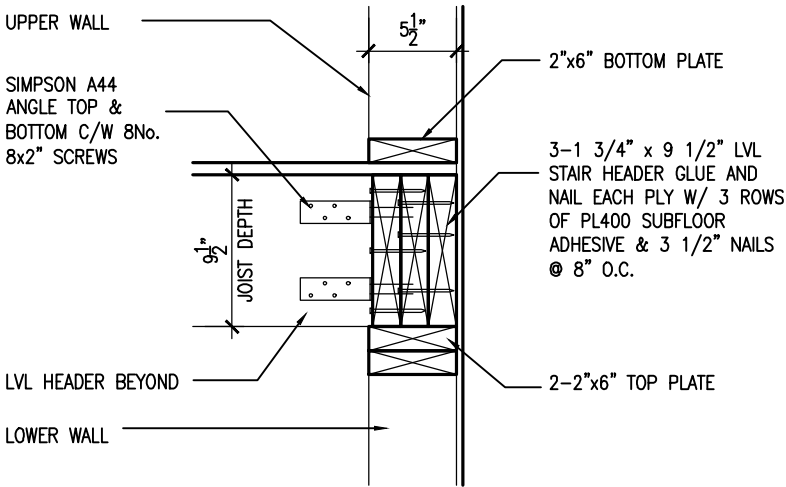
project name	GREEN VALLEY ESTATES	municipality	BRADFORD	project no.	13045
date	MAY 2016	checked by	scale	file name	13045-CN-2022-A1-REV1
drawn by	RC		3/16" = 1'-0"		
CONSTRUCTION NOTES					drawing no. CN11
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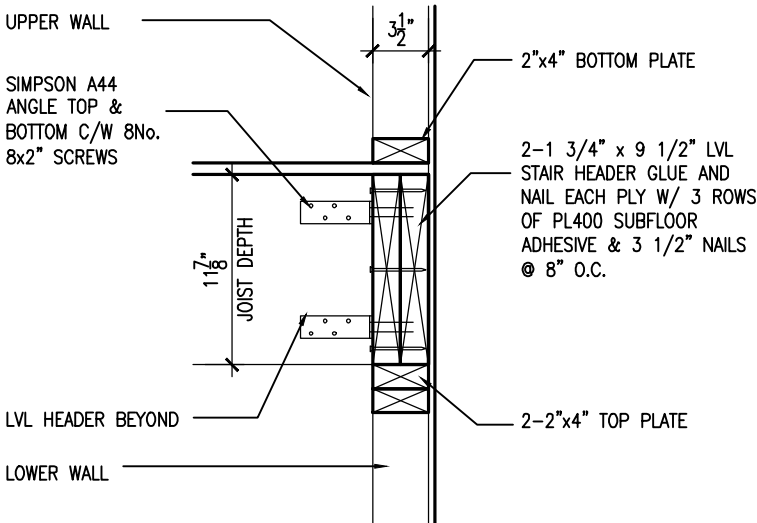
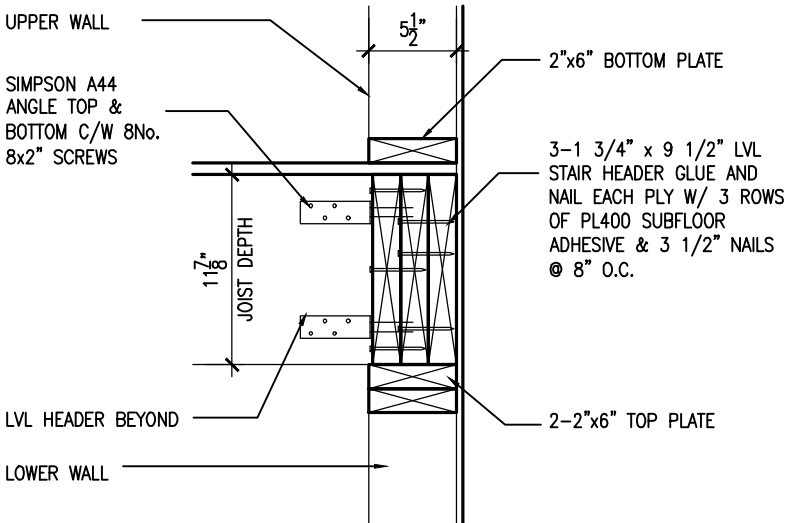
9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	<b>BAYVIEW WELLINGTON</b>	project name <b>GREEN VALLEY ESTATES</b>	municipality <b>BRADFORD</b>	project no. <b>13045</b>	<b>CONST NOTE</b>
8	.	.	.	qualification information						
7	.	.	.	Wellington Jno-Baptiste 25591 BCIN						
6	.	.	.	registration information VA3 Design Inc. 42658						
5	REVISED AS PER ENG'S COMMITNS	24-02-09	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.	13045-CN-2022-A1-REV1	<b>CONSTRUCTION NOTES</b>	file name 13045-CN-2022-A1-REV1	drawing no. <b>S1</b>		
4	UPDATE TO 2022	JAN 11-22	RC							
3	UPDATE TO 2020	FEB 24-20	RC							
2	UPDATE TO 2018	JAN 11-18	RC							
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC							
no.	description	date	by							

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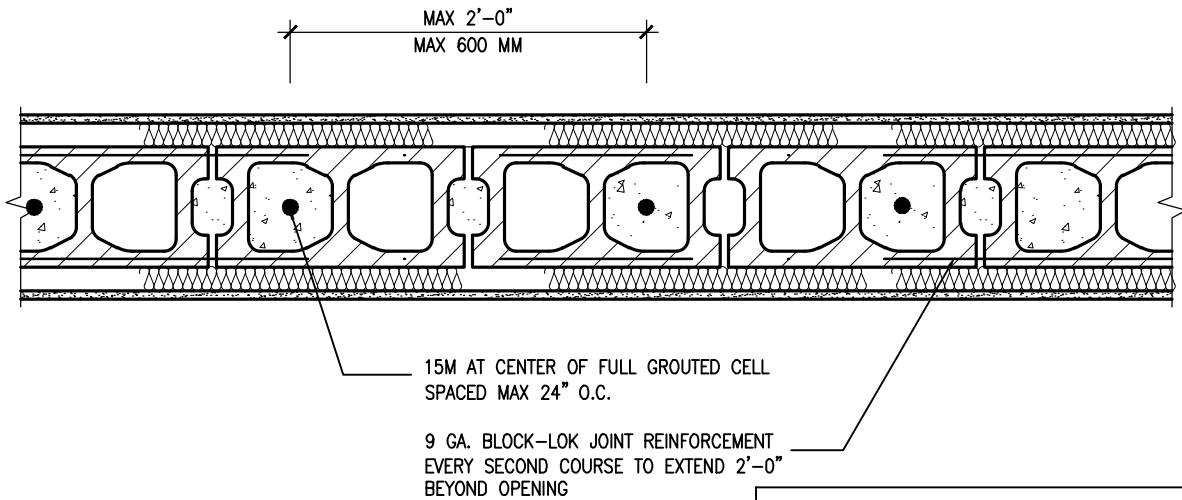
1A STAIR HEADER @ EXTERIOR WALL  
S2 SCALE: 1"=1'0"

1A STAIR HEADER @ PARTY WALL  
S2 SCALE: 1"=1'0"



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

2A STAIR HEADER @ PARTY WALL  
S2 SCALE: 1"=1'0"



- NOTES:
1. REINFORCING STEEL TO CONFORM TO CSA G30.18, GRADE 400
  2. GROUT TO HAVE COMPRESSIVE STRENGTH OF 20MPa AT 20 DAYS WITH A 10" SLUMP
  3. LAT VERTICAL BARS 30" AT ANY SPLICES

2 PLAN VIEW REINF. BLOCK WALL @ STAIR OPENING  
S2 SCALE: 1"=1'0"



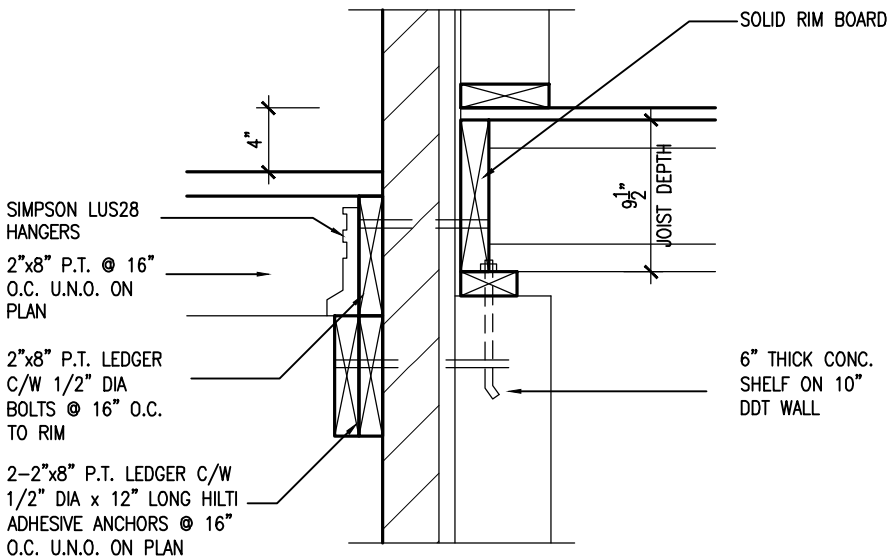
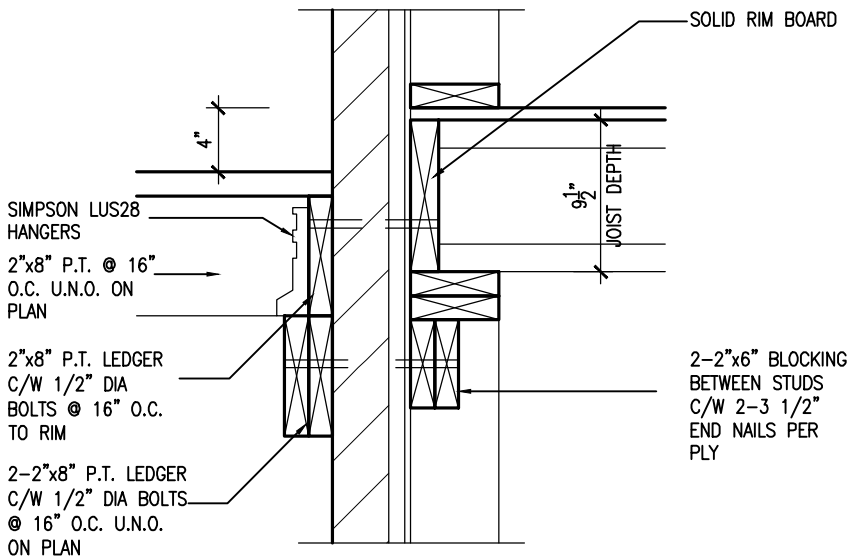
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no.	description	date	by

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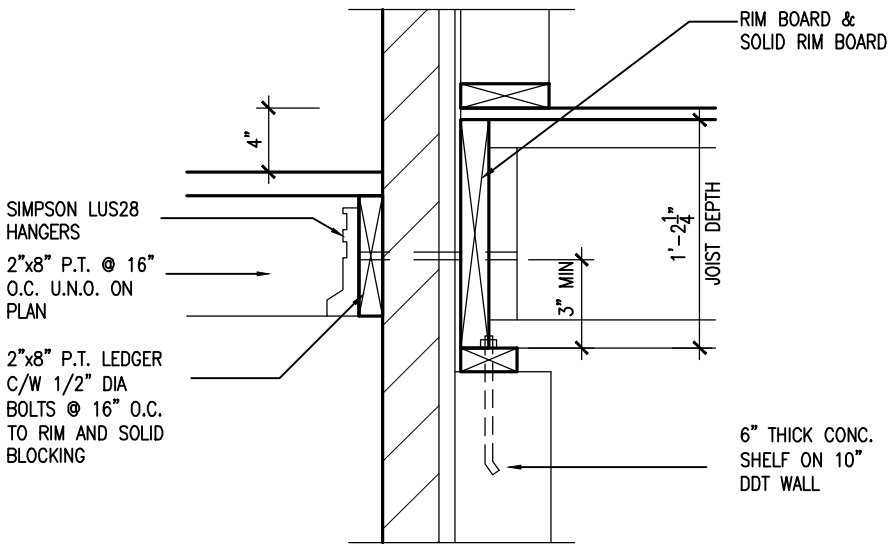
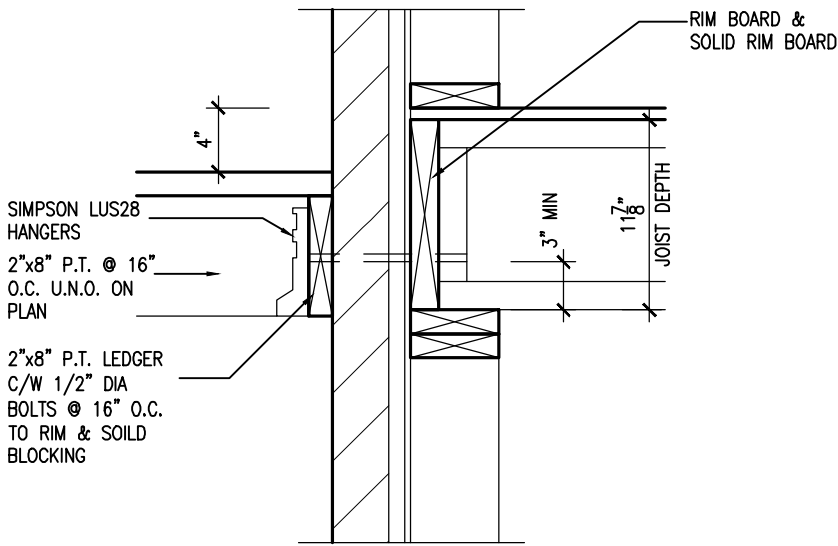
<b>BAYVIEW WELLINGTON</b>		<b>CONST NOTE</b>	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	MAY 2016	project no.	13045
drawn by	RC	checked by	-
scale	3/16" = 1'-0"	file name	13045-CN-2022-A1-REV1
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1A DECK FASTENING DETAIL  
S3 SCALE: 1"=1'0"

1B DECK FASTENING DETAIL  
S3 SCALE: 1"=1'0"



- NOTES:
- WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2"x6" @ 16" O.C. KNEEWALL ON 10" THICK CONC. DDT WALL
  - WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC. SHELF FOR BRICK VENEER ON 10" THICK CONC. DDT WALL
  - FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN

2 DECK FASTENING DETAIL  
S3 SCALE: 1"=1'0"

2B DECK FASTENING DETAIL  
S3 SCALE: 1"=1'0"



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.
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6.	.	.	name signature BCIN
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1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
no.	description	date	by

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project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	MAY 2016	project no.	13045
drawn by	RC	checked by	-
scale	3/16" = 1'-0"	file name	13045-CN-2022-A1-REV1
CONSTRUCTION NOTES		drawing no.	S3
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