

(10.) ALL STAIRS/EXTERIOR STAIRS - OBC. 9.8.-UNIFORM RISE -5mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS CONSTRUCTION NOTES (Unless otherwise noted) 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 TWO STOREY VOLUME SPACES
FOR A MAXIMUM 5490 mm (18°-0") HEIGHT AND MAXIMUM
SUPPORTED ROOF TRUSS LENGTH OF 6.0m. PROVIDE
2-38x140 (2-2"x6") SPR.#2 CONTIN. STUDS @ 300mm (12") 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 10mm (1/2") MAX BETWEEN TALLEST & 1.2M (3-11"). WHERE THE LD IS LESS THAN 400mm (1-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES. SHORTEST RISE IN FLIGHT = 200 (7-7/8") = 210 (8-1/4") = 235 (9-1/4") MAX. RISE MIN. RUN MIN. TREAD O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) (JW 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 3BX140 (2"2"x6") STUDS © 400 (1/5") O.C. WITH CONTINUOUS 2-3BX140 (2-2"x6") TOP PLATES + 1-3BX140 (1-2"x6") BOTTOM PLATE & MINIMUM OF 3-3BX184 (3-2"x8") CONT. HEADER AT GRND. CEILING LEVEL TOE-NAILED & CLUBD AT YOP BOTTOM PLATE & MINIMUM OF 3-3BX184 (3-2"x8") MINIMUM SPECIFICATIONS. ONT. REG. 332/12-2012 OBC OFFENDING GARAGE WALLS INCLUDED. 1. ROOF CONSTRUCTION COLD CELLAR PORCH SLAB (OBC 9.40.)
FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.),
150mm (6") 32MPa (4640ps) CONC. SLAB WITH 5-88, 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 FOTN. WALLS. SLOPE SLAB MAX. NOSING = 25 (1") 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 = 1950 (6'-5") MIN. HEADROOM RAIL @ LANDING RAIL @ STAIR = 865 (2'-10") to 965 (3'-2") (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER MIN. STAIR WIDTH = 860 (2'-10") FACE OF EXTERIOR WALL, (EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER) 38:489 [2'x4'] TRUSS BRACING @ 1830mm (5-0') O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT. PROVIDE ICE & OR CURVED STAIRS
AIN, RUN
AIN, AVG, RUN = 150 (6") = 200 (8") GLUED AT TOP, BOTTOM PLATES AND HEADERS. 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. TYPICAL 1 HOUR RATED PARTYWALL.
REFER TO DETAILS FOR TYPE AND SPECIFICATIONS. HANDRAILS ~08C. 9.8.7.~ 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 FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4")
BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE
BEHIND IT OB E50 (2") MIN. HANDRAILS TO BE CONTINUOUS
EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION. THE FOTN. 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 (2") O.C. VERTICALLY, AND 900mm (36") O.C. HORIZONTALLY, FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR. FOUNDATION WALL (W.O.D./W.O.B.)

FOR LATERAL SUPPORT WHERE GRADE TO T/O BASEMENT SLAB EXCEEDS 1200mm (3-11")

FOR 200mm (8") POURED CONC. FOUNDATION WALL AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.). INTERIOR GUARDS -OBC. 9.8.8.-FRAME WALL CONSTRUCTION (2"x6") (SB-12\_TABLE 2.1.1.2A)
SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING,
CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING,
38x140 (2"x6") STUDS @ 400mm (16") O.C., INSULATION AND APPR.
VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT.
DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH
GRADE. REFER TO OBC SB-12, TABLE 2.1.1.2.A, FOR REQUIRED
MAINIMILIA TERPAAA INSULATION INTERIOR GUARDS: 900mm (2-11") MIN. HIGH
EXTERIOR GUARDS — 08C. 9.8.8.
900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN.
GRADE IS LESS THAN 1800mm (71"), 1070mm (42") HIGH GUARD IS PROVIDE VERTICAL 38x1 40 [2'x6'] WOOD STUDS @ 400 (16') a.c. MATCH FLOOR JOIST SPACING WHEN PARALLEL WITH FLOOR JOISTS, IRAMSET BOTTOM PLATE TO SLAB & FASTEN TOP OF WALL TO FLOOR JOIST AND ALSO TIED TO 38x84 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") REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71"). (2"x4") @ 300 (12") a.c. KNEE WALL]. REFER TO DETAIL. O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 400 <u>SILL PLATE -- OBC. 9.23.7.</u> 38x89 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS (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. EXTERIOR WALLS FOR WALK-OUT CONDITIONS 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 FOTN, WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED. 42. MINIMUM THERMAL INSULATION. THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") FRAME WALL CONSTRUCTION (2"x6") (R28)
SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING. LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY. STUDS @ 400mm (16") a.c. OR 38x89 (2"x4") STUDS @ 300mm CONTIN. SHEATHING MEMBRANE, 28mm [1½"] EXTERIOR STRUCTURAL INSULATED SHEATHING RSI 0.7 [R4] BY "BP" OR EQUAL, 38x140 [2"x6"] STUDS @ 400mm [16"] O.C., RSI 4.23 [R24] INSUL. AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm [1/2"] INT. GENERAL NOTES BASEMENT INSULATION (58–12–2.1.1.6), 9.25.2.3, 9.13,2.6)
FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE
INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE ONT. REG. 332/12-2012 OBC Amendment O. Reg. 368/13 NOV. 13, 2014 WINDOWS: 1) MINIMUM BEDROOM WINDOW —OBC. 9.9.10.1.—
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO
HAVE MIN, D.S. 25M2 UNDOSTRUCTED GLAZED OR OPENABLE
AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3"). REVISED THAN 200mm [8"] ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm [2"] OF THE BASEMENT SLAB, INSULATION TO HAVE APPROVED VAPOUR BARRIER, DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE DRYWALL FINISH. WOOD LINTELS AND BUILT-UP WOOD BEAMS SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. (2B) FRAME WALL CONSTRUCTION (2"x4")— GARAGE WALLS SIDING AS PER ELEV., 19x39 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 2/38 x 184 (2/2" x 8") SPR.#2 3/38 x 184 (3/2" x 8") SPR.#2 4/38 x 184 (4/2" x 8") SPR.#2 5/38 x 184 (5/2" x 8") SPR.#2 WINDOW GUARDS —OBC. 9.8.8.1.(6),
 A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 4800M (11-7) ASOVERIN, FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. 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. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM GREATER THAN 1800mm [5'-11"] THERMAL INSULATION, AIR BARRIER TO BE SEALED TO FOTN, WALL 2/38 x 235 (2/2" x 10") SPR.#2 3/38 x 235 (3/2" x 10") SPR.#2 4/38 x 235 (4/2" x 10") SPR.#2 3) EXTERIOR WINDOWS
SHALL COMPLY WITH OBC DIV.-B 9.7.3, & SB12-2.1.1.8 L3 ### BEARING STUD PARTITION

38x89 (27x4") STUDS @ 400mm (16") O.C. 38x89 (27x4") STUDS @ 400mm (16") DIA. ANCHOR BOLTS

200mm (6") LONG, EMBEDDED MIN, 100mm (4") INTO CONC. @

2400mm (7"-10") O.C. 100mm (4") HIGH CONC, CURB ON 350x155 **B3** (2C) RESERVED MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. B, 6.2.2. SEE MECHANICAL DRAWINGS. GENERAL: 1) 2/38 × 286 (2/2" × 12") SPR.#2 3/38 × 286 (3/2" × 12") SPR.#2 4/38 × 286 (4/2" × 12") SPR.#2 2D STUCCO WALL CONSTRUCTION (2"x4") —GARAGE WALLS STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2. & 5.6.2.2.[3] AND MUNICIPAL STANDARDS. 85 9.28 THAT EMPLOY A MINIMUM TOMM 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 B6 (14"x6") CONC. FOOTING, ADD HORIZ, BLOCKING AT MID-HEIGHT IF ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY. LOOSE STEEL LINTELS WALL IS UNFINISHED. 89 x 89 x 6.4L (3-1/2" x 3-1/2" x 1/4"L)
89 x 89 x 7.9L (3-1/2" x 3-1/2" x 5/16"L)
102 x 89 x 7.9L (4" x 3-1/2" x 5/16"L)
127 x 89 x 7.9L (5" x 3-1/2" x 5/16"L)
127 x 89 x 11.0L (5" x 3-1/2" x 7/16"L)
152 x 102 x 11.0L (6"x 4" x 7/16"L)
178 x 102 x 11.0L (7"x 4" x 7/16"L) STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)
B9mm(3-1/27) DIA x 3.0mm(0.118) SINGLE WALL TUBE TYPE 2
ADJUSTABLE STL. COL. W, MIN. CAPACITY OF 71.2kN (16,000bs.) AT
A MAX. EXTENSION OF 2318mm (7-7 1/27) CONFORMING TO
CAN/CGSB-7.2-94, AND WITH 150x150x9.5 (6'x6'x3/8') STL. PLATE AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x89 (2"x4") STUDS @ 400 (16") O.C., STUCCO TO BE MIN. 200 (6") ABOVE FINISH GRADE. ADJACENT TO WATER CLOSETS AND SHOW MAIN BATHROOM, REFER TO OBC, 9.5.2.3, 3.8.3.8.(1)(d) 8. 3.8.3.13.(1)(f), SEE DETAIL. WALLS ADJACENT TO ATTIC SPACE — NO CLADDING

9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm
(16") O.C., INSULATION AND APPR. VAPOUR BARRIER AND APPR.
CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH.
MID-HEIGHT BLOCKING REQ'D. IF NO SHEATHING APPLIED. REFER TO TOP & BOTTOM, 870/870/410 (34%34%) ONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING / PRESSURE OF 150 Kpg. MINIMUM AND AS PER SOILS REPORT. ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. 58-12-2.1.1.9. ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH LAMINATED VENEER LUMBER (LVL) BEAMS LAMINATED VENEER LUMBER (LV
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"x9 1/2" (1-45x240)
LVL4 2-1 3/4"x9 1/2" (2-45x240)
LVL5 3-1 3/4"x9 1/2" (3-45x240)
LVL5 4-1 3/4"x9 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)
LVLB 4-1 3/4"x11 7/8" (4-45x300) STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)
89mm(3-1/2") DIA x 4.78mm(1.188) FIXED STL COL. WITH 150x150x9.5
(6"x6"x3/8") STL TOP & BOTTOM PLATE ON 1070x1070x460
(42"x42"x18"). CONC. FOOTING ON UNDISTURBED SOIL OR
ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpd. O.B.C. DIV.-B 9.25.3. LUMBER: 1) ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED 2) BRICK YENEER CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A)
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm
(7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL
600mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE, MIN. AND AS PER SOILS REPORT. ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTIN ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER. STEEL COLUMN STEEL COLUMN
90mm(3-1/2") DIA x 4.78mm(.188) NON-ADJUSTABLE STL, COL. TO
BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE.
BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x
300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD 3(3/F) EXT. YPE SHEATHING, 38x140 (2X6\*) STUDS @ 400mm (16\*)
O.C., INSULATION & APPR. VAPOUR BARRIER WITH APPR. CONTIN.
AIR BARRIER. 13mm (1/2\*) INTERIOR DRYWALL FINISH. PROVIDE WEEP
HOLES @ 800mm (32\*) O.C. BOTTOM COURSE AND OVER OPENINGS. IVI BEAMS SHALL BE Z.DE -2950PD MIN., NAIL EACH PLY OF LVI.
WITH B97mm [3 1/27] LONG COMMON WIRE NAILS © 300mm [12] O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm [7 1/47-9 1/27, 11 7/87] DEPIHS AND STAGGERED IN 3 ROWS FOR GREATER DEPIHS AND FOR 4 PLY MEMBERS ADD 13mm [1/27]
DIA. GALVANIZED BOLTS BOLTED AT MID-DEPIH OF BEAM @ PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER, REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE. COL, TO BASE PLATE. 16) BEAM POCKET OR 300x150 (12"x6") POURED CONC. NIB WALLS. MIN. BEARING 90mm (3-1/2") BRICK VENEER CONSTRUCTION (2"x6") (R28)

90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0,76mm

[7/8"x7"x0,03") GALV, METAL TIES @ 400mm (16") O.C. HORIZONTAL

600mm (24") O.C. VERTICAL, APPR. SHEATHING PAPER, 28mm (1%")

5XT. STRUCT. INSULATED SHEATHING RSI O.7 (R4) BY "B" OR EQUAL,

38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 4.23 (R24) INSUL, &

APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm

(1/2") INT. DRYWALL FINISH, PROVIDE WEEP HOLES @ 800mm (32")

O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE

FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE DOOR SCHEDULE 915mm (3'-0") O.C.

6) PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL 19x64 (1"x3") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL 815 x 2030 x 45 (2'-8" x 6'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4) 1 EXTERIOR MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LYL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS. GARAGE SLAB 100mm (4") 32MPa (4640ps) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 100 [4"] COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. OTHERWISE NOTED, REPEX ID ENG, FLOUR LATOUIS.

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

WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2" BM. POLYETHYLENE FILM, No. 50 (451ba.) ROLL ROOFING OR OTHER DAMPPROORING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 1.50mm [6"] ABOVE THE GROUND. (1A) EXTERIOR 885 x 2030 x 45 (2'-10" x 6'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4) DOOR SLOPE TO FRONT. 915 x 2030 x 45 (3'-0" x 6'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4) 915 x 2335 x 45 (3'-0" x 7'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4) EXTERIOR GARAGE CEILINGS/INTERIOR WALLS
13mm (1/27) GYPSUM BOARD ON WALL AND CEILING BETWEEN
HOUSE AND GARAGE. TAPE AND SEAL ALL JOINTS AIRTIGHT PER
O.B.C. 9.10.9.16, REFER TO SB-12, TABLE 2.1.1.2.A. FOR REQUIRED (1B) EXTERIOR DOOR (10) MIN. 150mm (6") ABOVE FINISH GRADE. THERMAL INSULATION. ABOVE THE GROUND. BRICK YENEER CONSTRUCTION (2"x4")— GARAGE WALLS 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0,76mm (7)"/K"x"X"x0.3" GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 9.5mm (3/6") DOOR AND FRAME GASPROOFED, DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9.10.13.15. 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. 8-9.23.4.3. STEEL: EXTERIOR 815 x 2335 x 45 (2'-8" x 7'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4) 10) DOOR EXTERIOR STEP
PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED SOUTH (24) C., YENILLA, AFR. SHENING PAYE, "SHIRING SAYE, SHIRING (2.) INTERIOR 815 x 2030 x 35 (2'-8" x 6'-8" x 1-3/8") REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M 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. DOOR STUCCO: 1) ALL STUCCO WALLS TO HAVE A MINIMUM TOWN 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. B15 x 2030 x 45 (2'-8" x 6'-8" x 1-3/4") 20 MM. RATED DOOR AND FRAME, WITH APPROVE SELF CLOSING DEVICE. INSULATED MIN. RSI 0.7 (R4) EXTERIOR **2**A) DRYER EXHAUST (OBC-6.2.3.8.(7) & 6.2.4.11.)
CAPPED DRYER EXHAUST VENTED TO EXTERIOR. DOOR (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE) BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE. INSULATED ATTIC ACCESS (0BC-9.19.2.1. & SB12-2.1.1.7)
ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm [21
1/2"x24"] & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH
WEATHERSTRIPPING, RSI 3.52 [R20] RIGID INSUL BACKING. STUCCO WALL CONSTRUCTION (2"x6")
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) &
9.28 THAT EMPLOYS A MINIMUM 10mm AIR SPACE BEHIND THE
CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED
PER MANUFACTURERS SPECIFICATIONS OVER 25mm [1"] MIN. **LEGEND** B15 x 2030 x 45 (2'-8" x 6'-8" x 1-3/4") (WEATHERSTRIPPING INSTALLED) EXTERIOR (28) EXHAUST FAN DOOR 9 CLASS 'B' VENT TO EXTERIOR 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 DUPLEX OUTLET (HEIGHT A.F.F) INTERIOR DOOR 0 DUPLEX OUTLET (12" ABOVE SURFACE) (3.) EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR, CONTIN. GFI DUPLEX OUTLET (HEIGHT A.F.F) AIR/MOISTURE BARRIER ON 13mm (1/21) EXT. TYPE SHEATHING ON 38x140 (2'x6') STUDS @ 400mm (16") C.C., INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/27) GYPSUM WALLBOARD INTERIOR FINISH, REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED INTERIOR DOOR WEATHERPROOF DUPLEX OUTLET 710 x 2030 x 35 (2'-4" x 6'-8" x 1-3/8") (3A) AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY. **⊕**% POT LIGHT • HEAVY DUTY OUTLET (220 voit) INTERIOR DOOR 610 x 2030 x 35 (2'-0" x 6'-8" x 1-3/8") (4.) LINEN CLOSET, 4 SHELVES MIN. 350mm (14") DEEP. MINIMUM THERMAL INSULATION. LIGHT FIXTURE (CEILING MOUNTED) TUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE. MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR AS REQUIRED BY Z4º LIGHT FIXTURE (PULL CHAIN) ф. INTERIOR (4A) 660 x 2030 x 35 (2'-2" x 6'-8" x 1-3/8") OBC. 9.32.3.5, & 9,32,3.10, INTERIOR STUD PARTITIONS
FOR BEARING PARTITIONS 38x89 (2"x4") @ 400mm (16") O.C. FOR 2 DOOR 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 SWITCH LIGHT FIXTURE (WALL MOUNTED) STOREYS AND 300mm [127] O.C., FOR 3 STOREYS, NON-BEARING
PARTITIONS 38x89 [27x4"] & 600mm [24"] O.C., PROVIDE 38x89 [27x4"]
BOTTOM PLATE AND 2/38x89 [27x4"] TOP PLATE, 13mm [1/27] INT.
DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 [27x6"] STUDS/PLATES (5.) INTERIOR 460 x 2030 x 35 (1'-6" x 6'-8" x 1-3/8") H & HOSE BIB (NON-FREEZE) & FLOOR DRAIN DOOR ON CONC. BLOCK PARTYWALL, ANCHORED WITH 2-19mm (3/4") x MECHANICAL SYMBOLS 200mm (8") LONG GALV, ANCHORS WITHIN SOLID BLOCK COURSE, LEVEL WITH NON-SHRINK GROUT. SINGLE JOIST SJ WHERE NOTED. WHERE NOTED.

FOUNDATION WALL/FOOTINGS; (9.15.3. 9.15.4. 9.13.2. 9.14.2.1.(2))

200mm (8\*) POURED CONC. FDTN. WALL 15MPa (2200ps) WITH

BITUMENOUS DAMPPROOFING AND DRAINAGE LAYER, DRAINAGE
LAYER REGYD, WHEN BASEMENT INSUL EXTENDS 900 (2-11\*) BELOW

FIN. GRADE, DRAINAGE LAYER IS NOT REGYD. WHEN FDTN. WALL IS

WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7-10\*) ON 500x155
(20\*x\*) CONTINUOUS KEYED 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 150kPd OR GREATER. IF SOIL BEARING DOES

NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE

REQUIRED. DOUBLE JOIST DJ dillars HEAT PIPE 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 TRIPLE JOIST **॔** TJ PLUMBING (TOILET) S. J. BOYD <del>\_\_\_</del>\$% LVL LAMINATED VENEER LUMBER PLUMBING (BATH, SINK, SHOWER) STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH OBC 9.17.4.2(2). POINT LOAD FROM ABOVE WARM AIR (28.) RESERVED \$ T RETURN AIR DUCT BEARING WOOD POST (BASEMENT) (OBC 9.17.4.)
3-38x140 [3-2"x4"] BUILT-UP-POST ON METAL BASE SHOE ANCHORED PRESSURE TREATED LUMBER P.T. OCT 7, 2015 SMOKE ALARM (REFER TO OBC 9.10.19) TO CONC. WITH 12.7 DIA. BOLT, 610x610x300 (24"x24"x12") CONC. GIRDER TRUSS BY ROOF TRUSS MANUF. G.T. 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 FOOTING. STEPPED FOOTINGS OBC 9.15.3.9, MIN. HORIZ. STEP = 600mm (24"). MAX. VERT. STEP = 600mm (24") EA. FLAT ARCH REGUIRED.

STOREYS SUPPORTED | W/ MASONRY VENEER | W/ SIDING ONLY

1 16" WIDE x 6" DEEP 16" WIDE x 6" DEEP 20" WIDE x 6" DEEP 20" WIDE x 6" DEEP 26" WIDE x 9" DEEP 20" WIDE x 6" DEEP 20" WIDE x 6" DEEP 20" WIDE x 6" DEEP I INTERCONNECTED TO ACTIVATE ALL ALAPMS IF 1 SOUNDS CURVED ARCH BATTERY BACK-UP REQUIRED, SMOKE ALARMS TO INCORPORATE SIAB ON GRADE
MIN. 100mm (4") CONCRETE SIAB 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 VISUAL SIGNALLING COMPONENT (9.10.19.3.(3)). M.C. -SEE OBC 9.15.3 CARBON MONOXIDE ALARMS (OBC 9.33.4.)
WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A DWELLING
UNIT, A CARBON MONOXIDE ALARM CONFORMING TO
CAN, JCSA-4.19 OR UL2034 SHALL BE INSTALLED ADJACENT TO
EACH SLEEPING AREA. CARBON MONOXIDE DETECTOR(S) SHALL BE
PERMANENTLY WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL
CARBON MONOXIDE DETECTORS AND AF FOLI MEDICINE CABINET (RECESSED) -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 (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION UNDER SLAB. CONC. BLOCK WALL 777 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 XXXXX DOUBLE VOLUME WALL 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. SEE NOTE (39.) CARBON MONOXIDE DETECTORS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED. REFER TO MANUFACTURER FOR ADDDITIONAL REQUIREMENTS. SOLIO WOOD BEARING (SPRUCE No. 2).
SOLIO BEARING TO BE AS WIDE AS
SUPPORTED MEMBER OR AS DIRECTED BY
STRUCTURAL ENGINEER.
SOLIO BEARING TO BE MINIMUM 2 PIECES. AS FOLLOWS: 2 STOREY WITH WALK-OUT BASEMENT OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS, REFER TO GAS 545x175 (22"x7") UTILIZATION CODE. FOUNDATION DRAINAGE OBC. 9.14.2. & 9.14.3.
100mm (4") DIA. FOUNDATION DRAINAGETILE 150mm (4") CRUSHED STONE OVER AND AROUND DRAINAGE TILES. SOIL GAS/ RADON CONTROL (OBC 9.1.1.7. & 9.13.4.) DIRECT VENTING GAS FIREPLACE VENT
DIRECT VENT GAS FIREPLACE. VENT TO BE A MINIMUM 300mm (12") PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING IF REQUIRED. SOLID WOOD BEARING TO MATCH FROM ABOVE BASEMENT SLAB 0BC 9.3.1.6.(1)(b). 9.16.4.5.(1). 9.25.3.3.(15)
80mm (37)MiN. 25MPa (3400ps)) CONC. SLAB ON 100mm (47)
COARSE GRANULAR FILL, OR 20MPa. (3000ps)) CONC. WITH
DAMPPROOPING BELOW SLAB. UNDER SLAB INSULATION PER SB-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 REFER TO UNIT DRAWINGS OR PAGE CN-2 FOR SB-12 COMPLIANCE PACKAGE TO BE USED FOR CERAMIC TILE APPLICATION (\* SEE OBC 9.30.6. \*) 6mm (1/4") PANEL CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO VA3 DESIGN THIS MODEL. ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED. TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (\* SEE EXPOSED FLOOR TO EXTERIOR (SB-12-TABLE 2.1.1.2.A)
PROVIDE RSI 5.46 [R31] INSULATION, APPROVED VAPOUR BARRIER
AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT. The minimum thermal performance of building OBC 9.30.2.\*)
FLOOR JOISTS WITH SPANS OVER 2100mm (6-11") TO BE BRIDGED 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. envelope and equipment shall conform to the selected package unless otherwise noted. WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ ATTIC INSULATION (SB-12-TABLE 2.1.1.2A) (SB-12-2.1.1.7)
RSI 8.81 (RSO) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR
BARRIER, 16mm (5/6") INT. DRYWALL FINISH OR APPROVED EQUAL. RSI
3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL 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. 2014 VAS REFERENCE NUMBER (\* SEE OBC 9.23.9.4. \*) The undersigned has reviewed and lakes responsibility for this design and has the qualifications and meets the requirements set out in the Ontorio Building Cade to be a Designer. **CONST NOTE BAYVIEW WELLINGTON** Wellington Ino-Baptiste WBOFILSTE 2559 BCI GREEN VALLEY ESTATES **BRADFORD** 13045 registration information VA3 Design inc. 42658

Contractor must varily all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specificolions are instruments of service and the property of the Designer which must be returned at the completion of the work.

APR 16-15 RC

MAY 07-14 RC

by

Drawings are not to be scaled.

2 UPDATE TO CODE

no. description

1 ISSUE FOR CLIENT REVIEW

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3/16" = 1'-0"

CONSTRUCTION NOTES

13045-CONST-OBC 2015

APR 2014

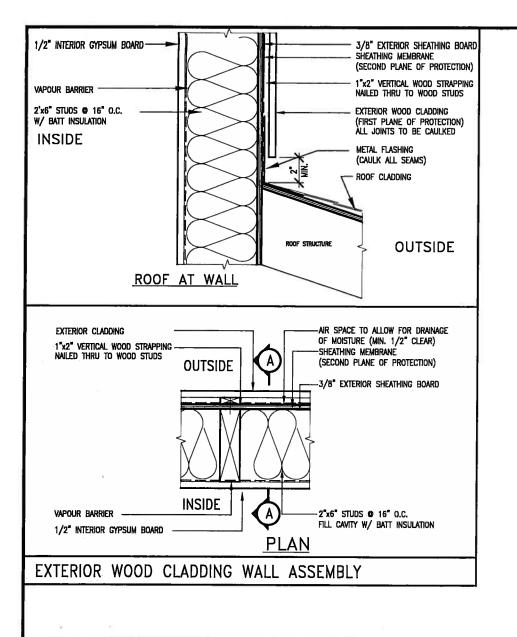
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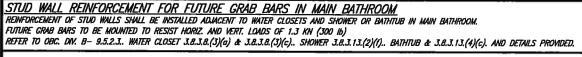
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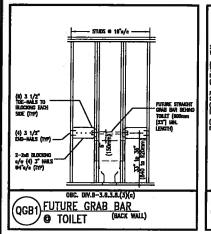
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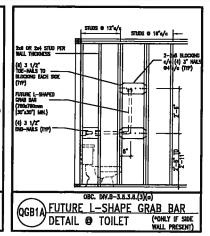
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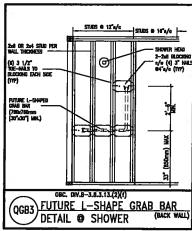


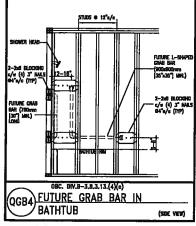


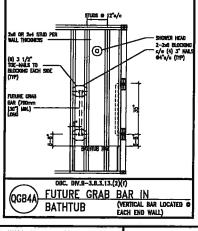


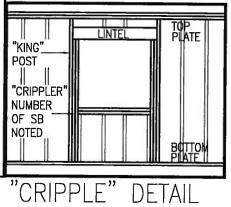












DETAI

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

2"x4" **9** 16" 0.C. - 9-10" -2"x4" **9** 12" 0.C. - 10'-9" 3-2"x4" **9** 16" 0.C. - 11'-2" 3-2"x4" **9** 12" 0.C. - 12'-4"

no. description

NOTES:

1. FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa.
SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR
JOIST LENGTH OF 2.5m OF ONE FLOOR.

1. TOPOTOMITAL SOLID BLOCKING © 1200 O.C. (4'-PROVIDE HORIZONTAL SOLID BLOCKING © 1200 O.C. (4'-0")
PROVIDE A MINIMUN 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 KPg. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR

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

2"x6" **0** 16" 0.C. - 12'-6" 2"x6" **0** 12" 0.C. - 13'-10"

2-2"x6" 9 16" 0.C. - 15'-0" 2-2"x6" 9 12" 0.C. - 17'-4"

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.

NOTES:

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

(1/2") GYPSUM BOARD ON THE INTERIOR FACE, WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)
FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.
STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR

\*\* STUD INFORMATION TAKEN FROM OBC TABLE A-30

**BAYVIEW WELLINGTON GREEN VALLEY ESTATES** 

**CONST NOTE** 

13045

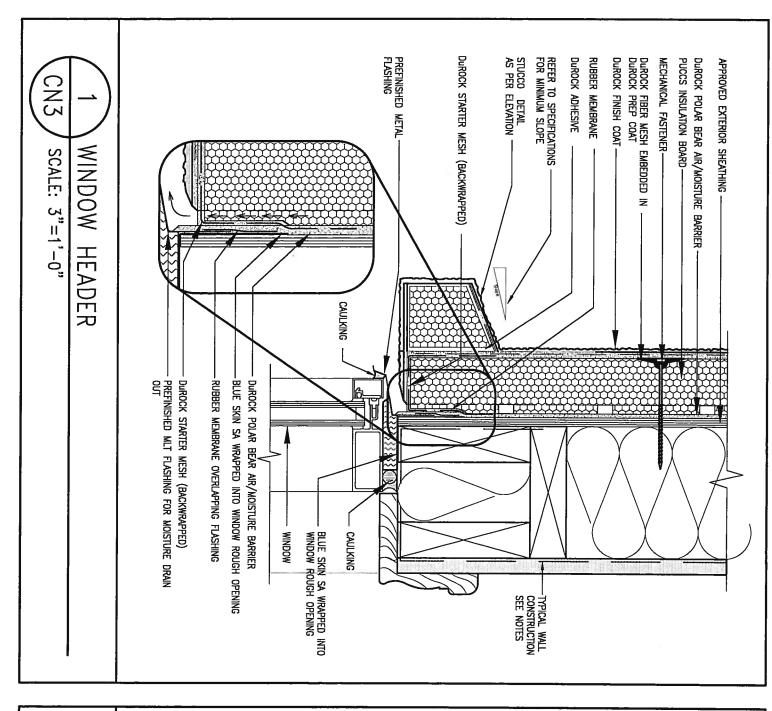
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date

25591 42658 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com

data APR 2014 CONSTRUCTION NOTES drawn by RC 3/16" = 1'-0" 13045-CONST-08C 2015 RICHARD — H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:56 AM

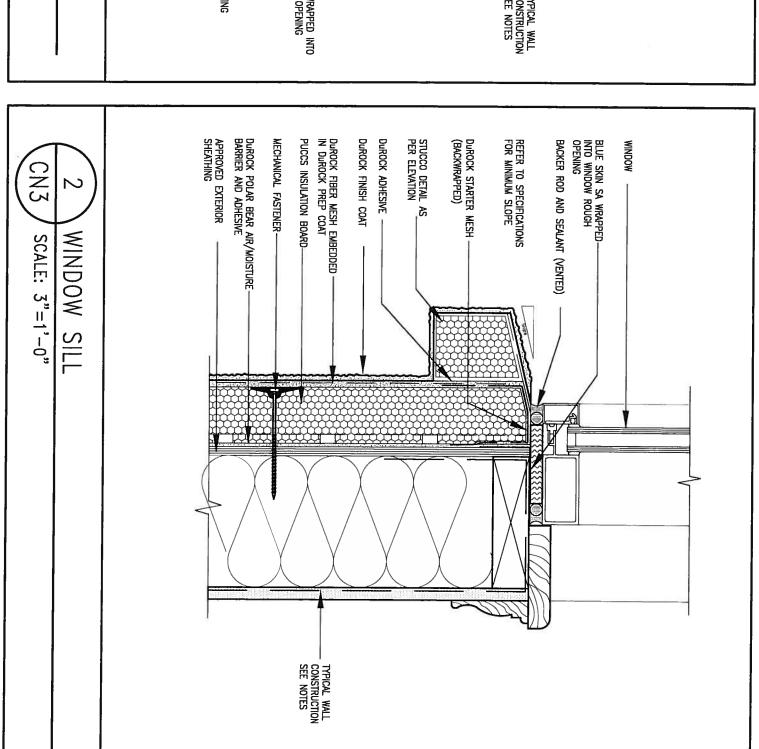


EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM

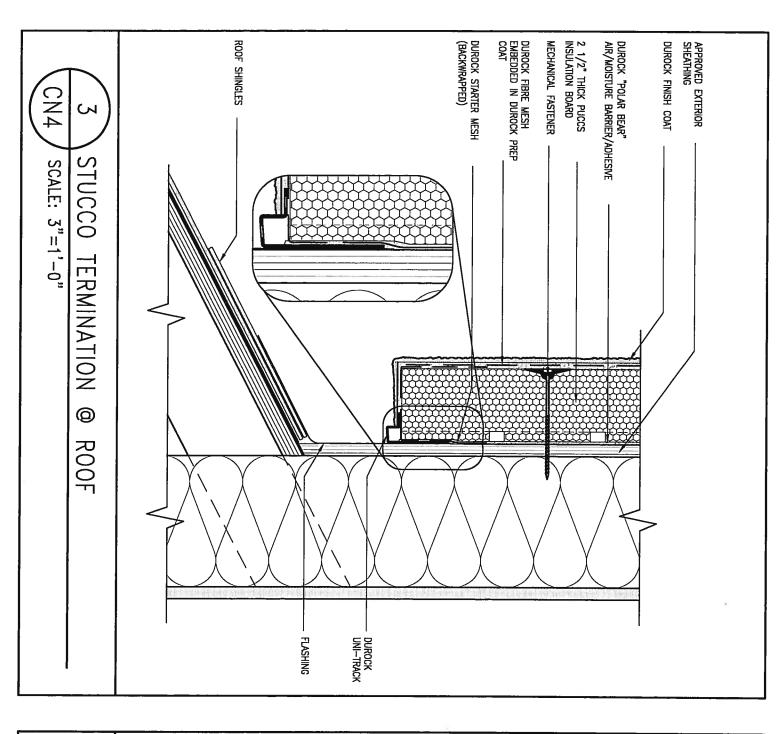
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE

BE GYPSUM



**CONST NOTE BAYVIEW WELLINGTON** 25591 BCIN BRADFORD **GREEN VALLEY ESTATES** registration information VA3 Design inc. 13045 42658 dote APR 2014 drawn by RC CONSTRUCTION NOTES 300A Wilson Avenue Toronto ON M3H 1SB 416.630,2255 f 416.630,4782 2 UPDATE TO CODE APR 16-15 RC 1 ISSUE FOR CLIENT REVIEW MAY 07-14 RC RC - 3/16" = 1'-0"

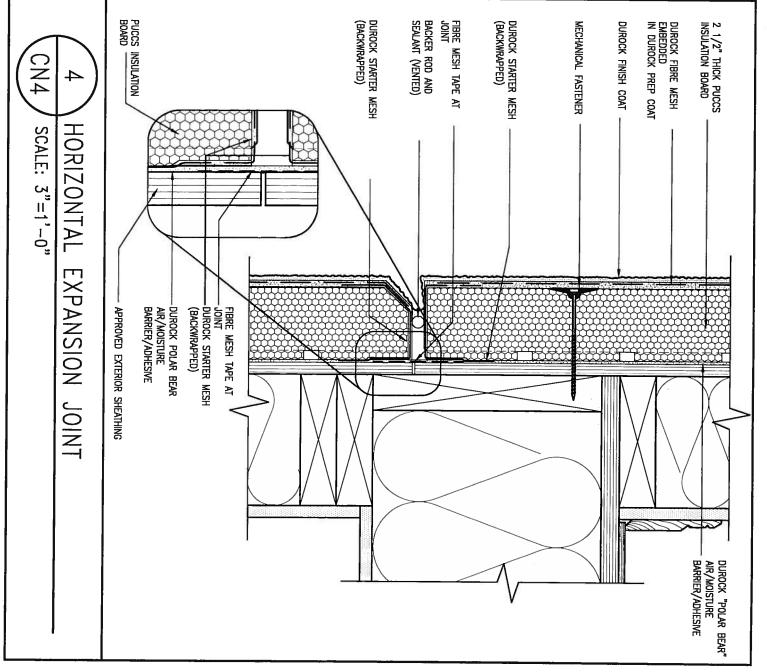
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BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM

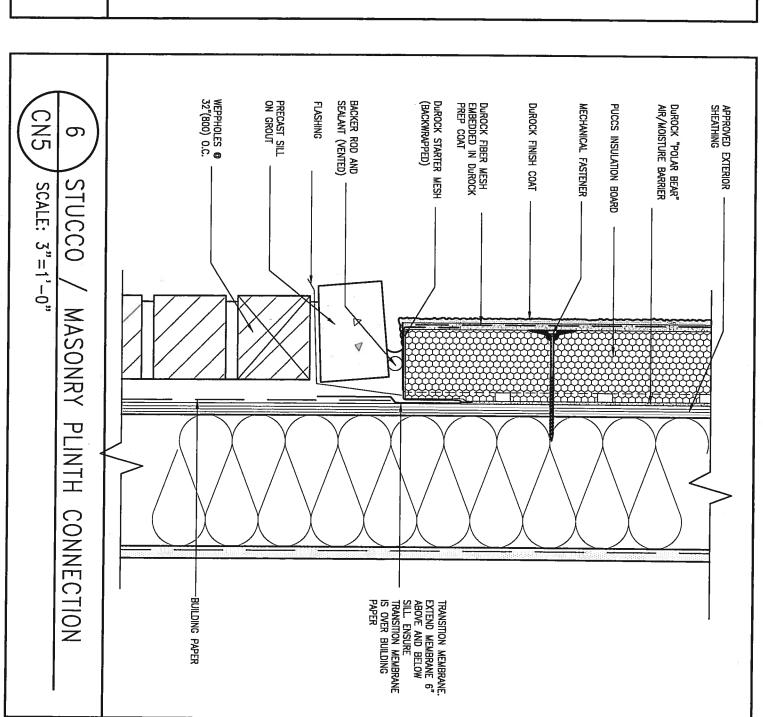


The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Onlario Building Code to be a Designer. **CONST NOTE BAYVIEW WELLINGTON** 25591 BCI project no. 13045 BRADFORD GREEN VALLEY ESTATES registration information VA3 Dasign Inc. 42658 date APR 2014 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com 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. CONSTRUCTION NOTES 2 UPDATE TO CODE APR 16-15 RC drawn by RC 1 ISSUE FOR CLIENT REVIEW MAY 07-14 RC 3/16" = 1'-0" 13045-CONST-OBC 2015 no. description date RICHARD - H:\ARCHWE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM 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 pe

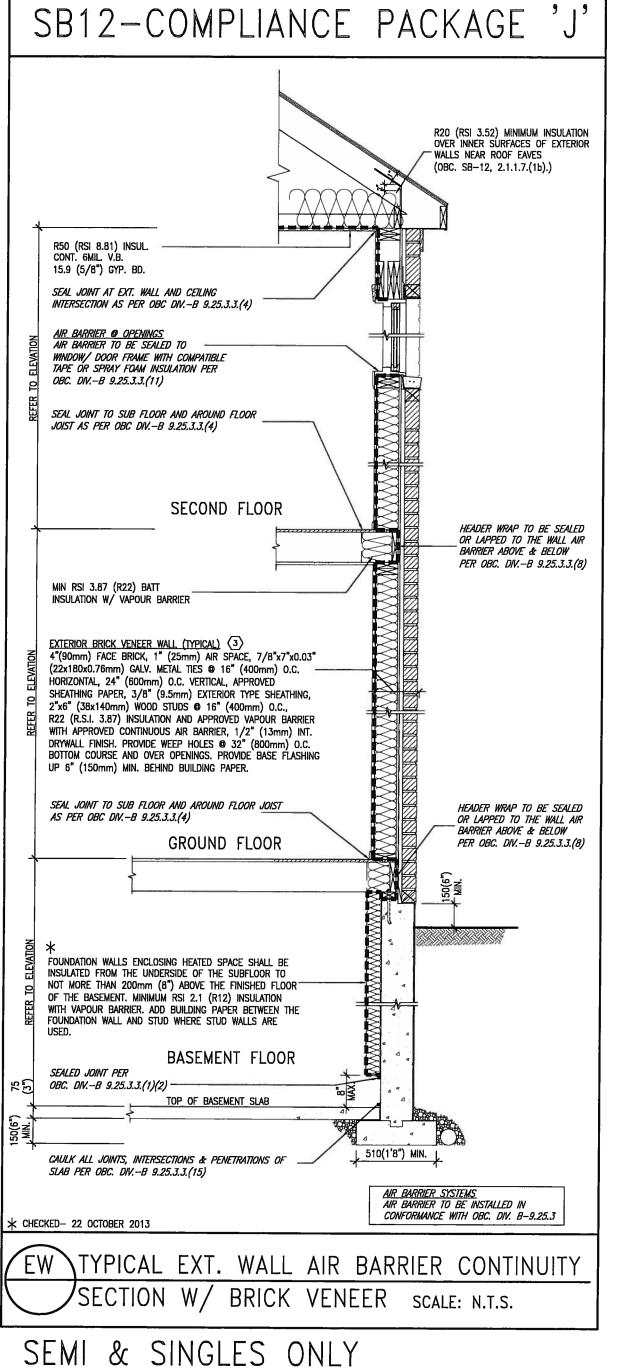
MECHANICAL FASTENER APPROVED EXTERIOR SHEATHING BEHIND THE CLADDING WITH POSITIVE DRAINAGE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE  $\mathcal{O}$ CORNER DETAIL SCALE: 3"=1'-0" MIN **⋚**|4, - DUROCK FIBRE MESH EMBEDDED IN DUROCK PREP COAT 2) THICK PUCCS INSULATION BOARD DUROCK FINISH COAT DUROCK "POLAR BEAR" AIR/MOISTURE BARRIER

BE GYPSUM



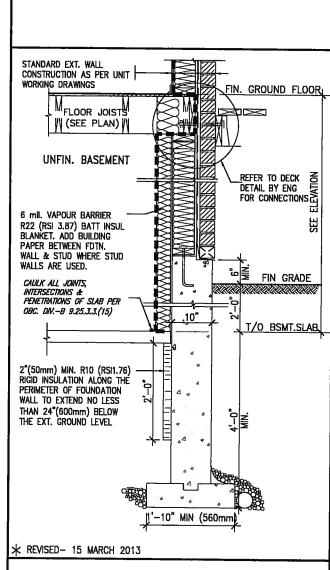
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontaria Building Code to be a Designer. **CONST NOTE BAYVIEW WELLINGTON** 25591 BCI **GREEN VALLEY ESTATES** BRADFORD 13045 VA3 Design Inc. 42658 dote APR 2014 300A Wilson Avenue Toronto ON M3H 158 t 416.630.2255 f 416.630.4782 vd3design.com 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 scoked. CONSTRUCTION NOTES 2 UPDATE TO CODE APR 16-15 RC drawn by RC acole 3/16" = 1'-0" 1 ISSUE FOR CLIENT REVIEW MAY 07-14 RC 13045-CONST-OBC 2015 no. description date RICHARD - H:\ARCHWE\WORKING\2013\13045\_BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in port is strictly prohibited without VA3 DESIGN's written pe



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

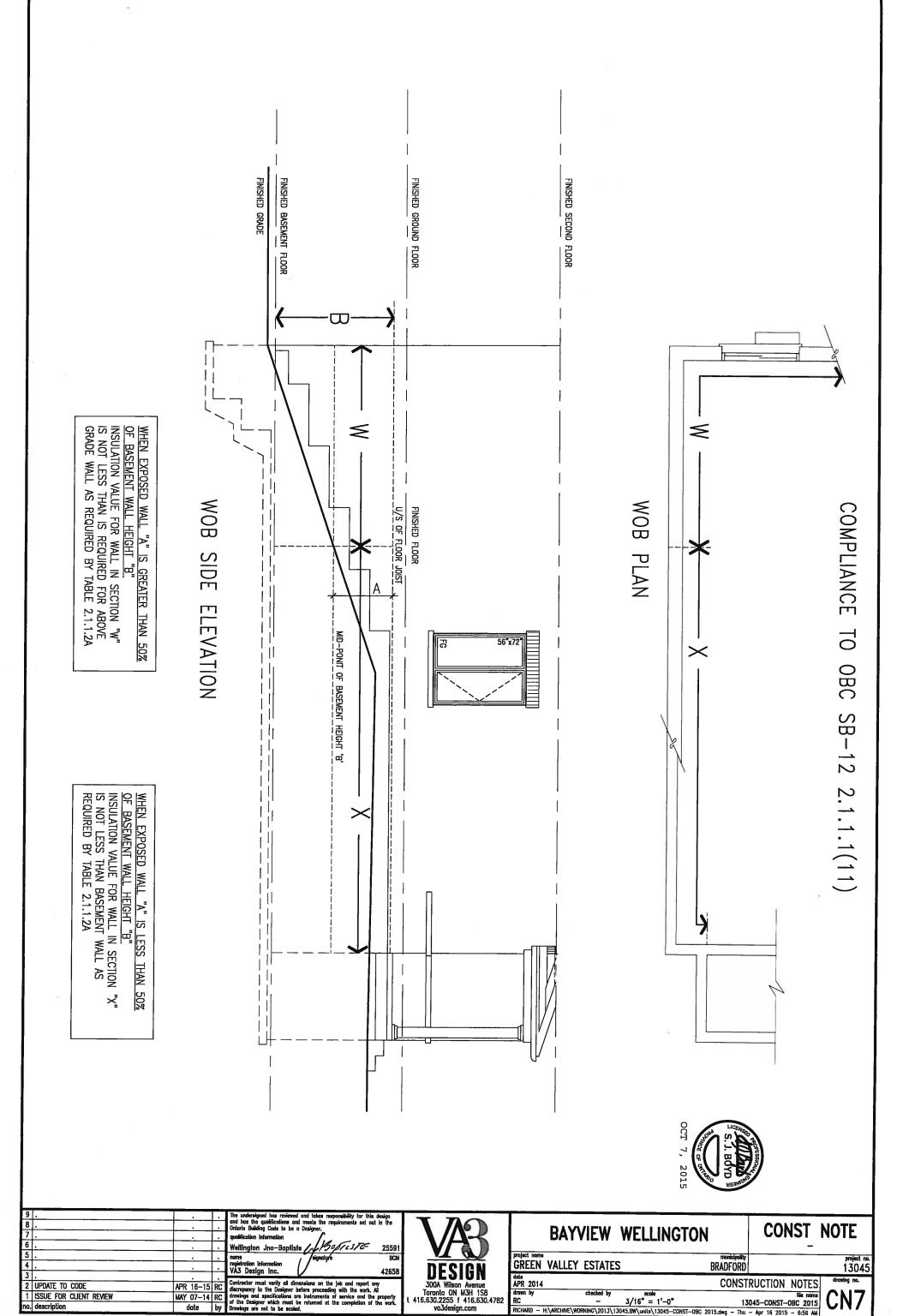
USE SB-12 COMPLIANCE PACKAGE (J):				
COMPONENT	J	Notes:		
Ceiling with Attic Space Minimum RSI (R) value	8.81 (R50)	BLOWN -LOOSE		
Ceiling without Attic Space Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY		
Exposed FLoor Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY		
Walls Above Grade Minimum RSI (R) value	3.87 (R22)	6" R22 BATT		
Basement Walls Minimum RSI (R) value	2.11 (R12)	4" R12 BLANKET		
Edge of Below Grade Slab ≤600mm below grade Minimum RSI (R) value	1.76 (R10)	RIGID INSUL		
Windows & Sliding glass Doors Maximum U—value	1.8	DOUBLE PANE LOW EMISSIVITY		
Skylights Maximum U—value	2.8	DOUBLE PANE LOW EMISSIVITY		
Space Heating Equipment Minimum AFUE	94%	NATURAL GAS		
Hot Water Heater Minimum EF	0.67	NATURAL GAS		
HRV Minimum Efficiency	60%			

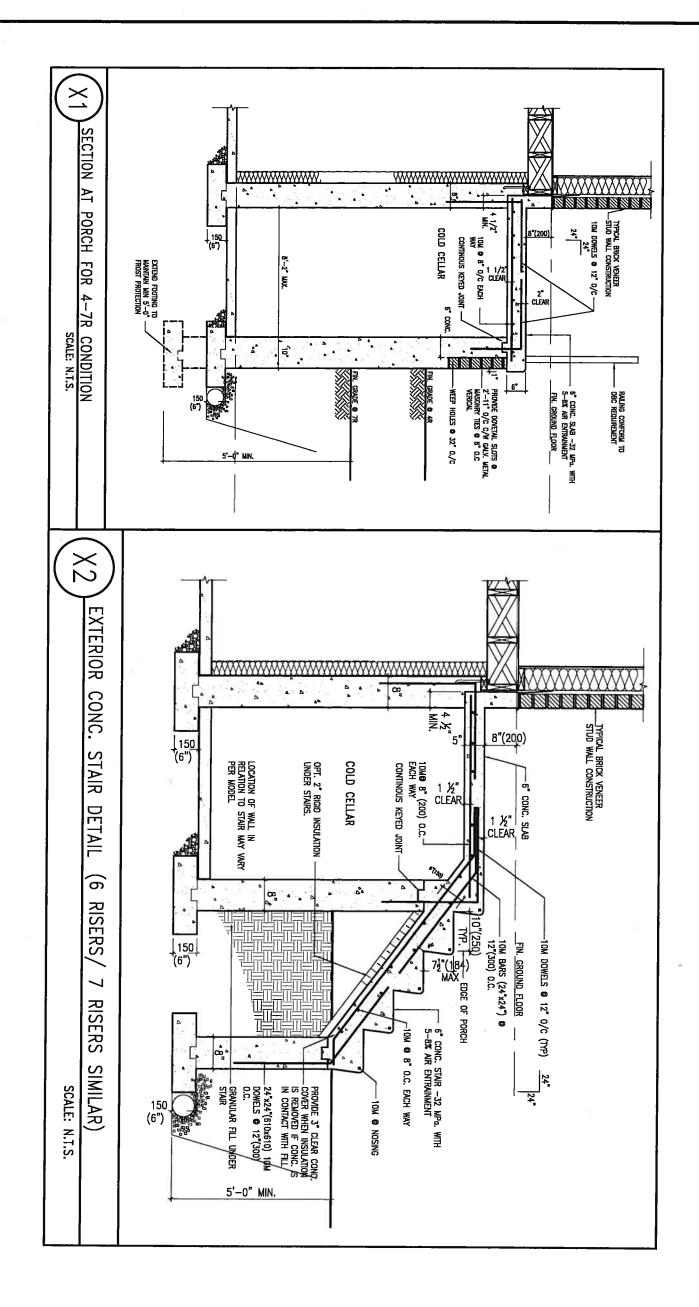




SECTION AT W.O.D/W.O.B.

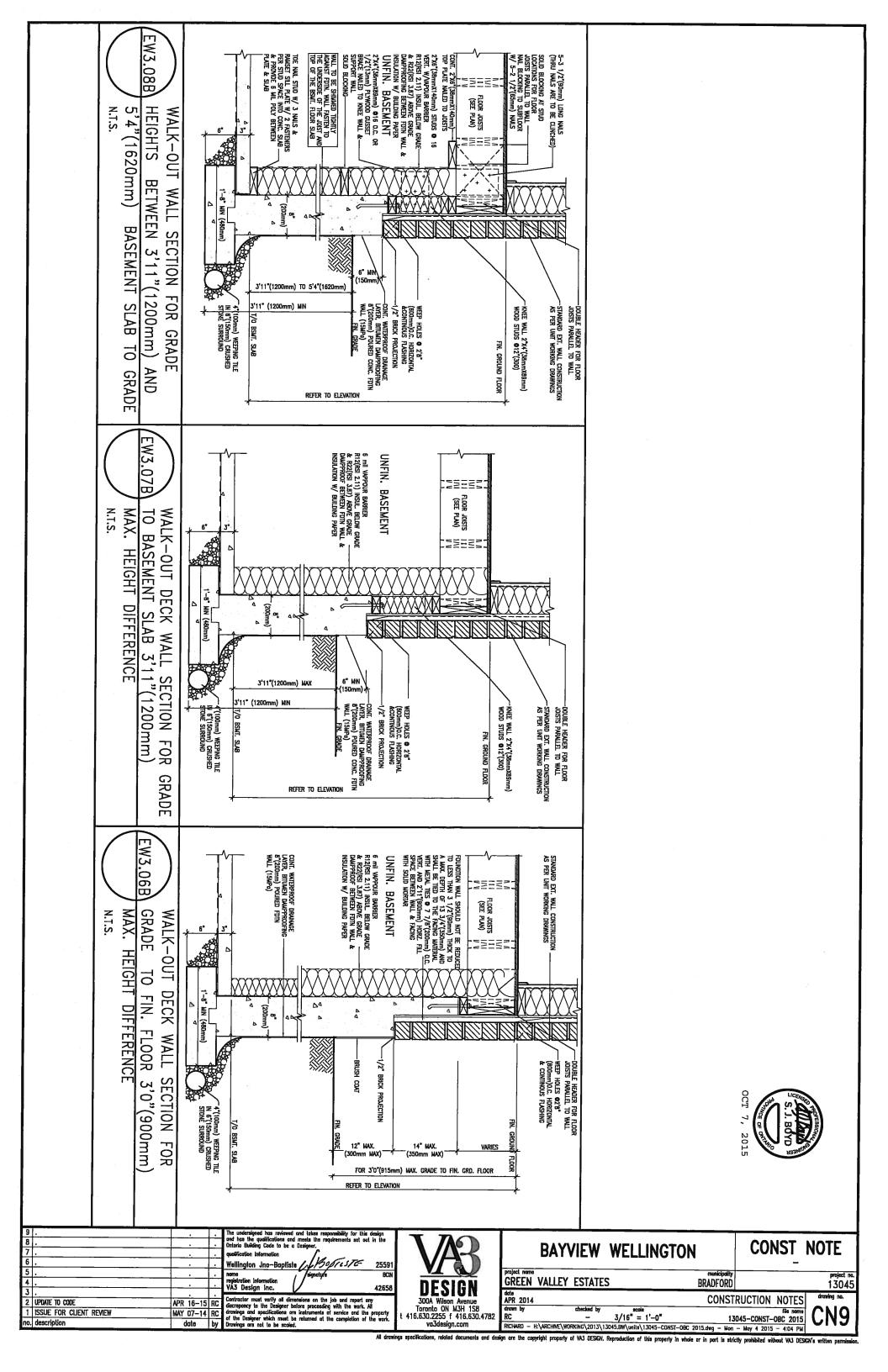
9 . 8 . 7 . 6 .		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Bulking Code to be a Designer.  qualification Information  Welltington Jno-Baptiste / L/Boscott 2555	VAR	BAYVIEW WELLINGTON	CONST_NOTE
5 .	<u>: : : : : : : : : : : : : : : : : : : </u>	nome signature BCN registration information VA3 Design Inc. 42658	DEGLON	GREEN VALLEY ESTATES BRA	municipality project no. ADFORD 13045
2 UPDATE TO CODE 1 ISSUE FOR CLIENT REVIEW no. description	MAY 07-14 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.	300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782	drawn by checked by scole	CONSTRUCTION NOTES  13045-CONST-OBC 2015  Ing - Thu - Apr 16 2015 - 6:57 AM  CN6

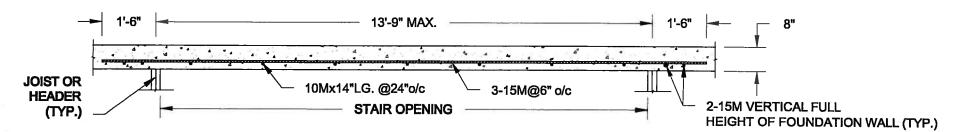




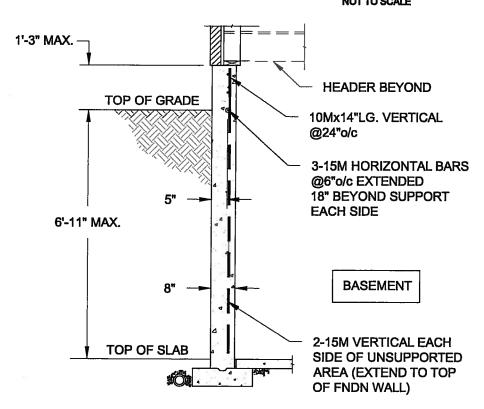


9   . 8   . 7   . 6   .		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer, qualification information  Wellington Jno-Baptiste	VAR	BAYVIEW WELLINGTON	CONST_NOTE
5   . 4   . 3   .		nome registration information VA3 Design Inc. /signature BCR 42658	DEGLON	GREEN VALLEY ESTATES BRADFORD	
2 UPDATE TO CODE 1 ISSUE FOR CLIENT REVIEW no. description	APR 16-15 R MAY 07-14 R date b	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.	300A Wilson Avenue Toronto ON M3H 1SB t 416.630.2255 f 416.630.4782 vo3design.com	APR 2014    drawn by	RUCTION NOTES  File name 3045-CONST-OBC 2015  CN8





#### **PLAN VIEW** NOT TO SCALE



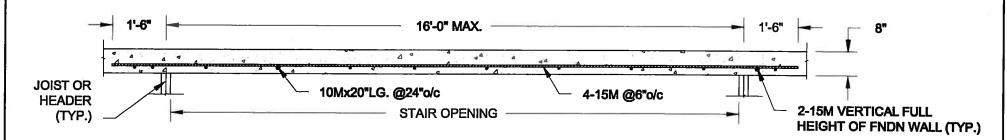
#### NOTE:

- 1. CONFORM TO ONTARIO BUILDING CODE, 2012.
- **CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS** TO BE 15 MPa. MIN.
- 3. REINFORCING STEEL TO BE GRADE 400.

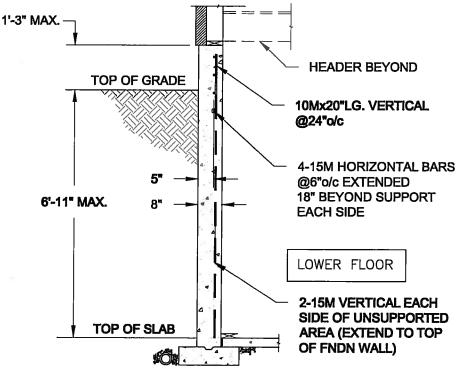


## LATERALLY UNSUPPORTED WALL

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



## **PLAN VIEW** NOT TO SCALE



#### NOTE:

- 1. CONFORM TO ONTARIO BUILDING CODE, 2012.
- 2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN.
- 3. REINFORCING STEEL TO BE GRADE 400.

# LATERALLY UNSUPPORTED WALL

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

Scale: QUAILE ENGINEERING LTD. **AS NOTED** Dale: MAY-27-3014 Drawn: Checked SC

38 Parkside Drive, UNIT 7 Newmarket, ON

**L3Y 8J9** T: 905-853-8547 E: qualle.eng@rogers.com



Project:

BAYVIEW WILLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO

**TYPICAL STRUCTURAL DETAILS** 

14-096

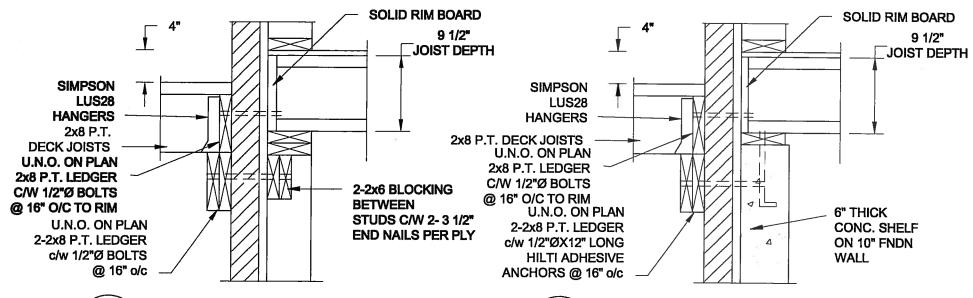
Project No.:

Drawing No.:

**S1** 

P\SamC-08\2014\14-096 BAYVEW WELLINGTON GREEN VALLEY\14-096.dwg

### FOR 9 1/2" JOIST DEPTH

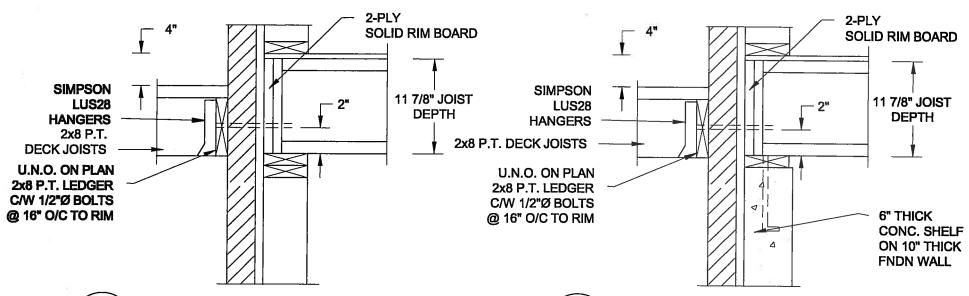


**DECK FASTENING DETAIL** SCALE: 1" = 1'-0"

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

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

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

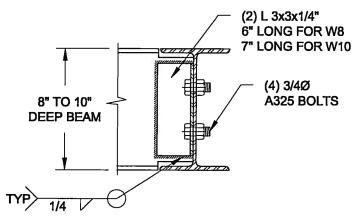


**DECK FASTENING DETAIL** SCALE: 1" = 1'-0"

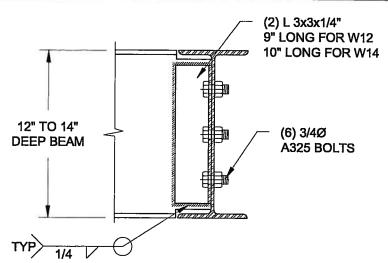
**DECK FASTENING DETAIL** SCALE: 1" = 1'-0"

NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL

- WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
- FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.



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



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



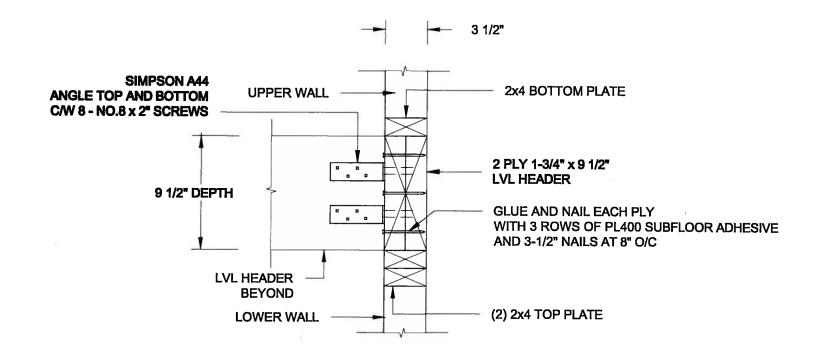
# STEEL BEAM CONNECTION DETAIL

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

Scale: Engineer's Seat Project: QUAILE ENGINEERING LTD. BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT **AS NOTED BRADFORD, ONTARIO** Date: 38 Parkside Drive, UNIT 7 S. J. BOYD Newmarket, ON TYPICAL STRUCTURAL DETAILS MAY-27-2014 **L3Y 8J9** Checked T: 905-853-8547 Drawn: Project No.: Drawing No.: E: qualle.eng@rogers.com SC SJB 14-096 APR 20, 2015 **S2** 

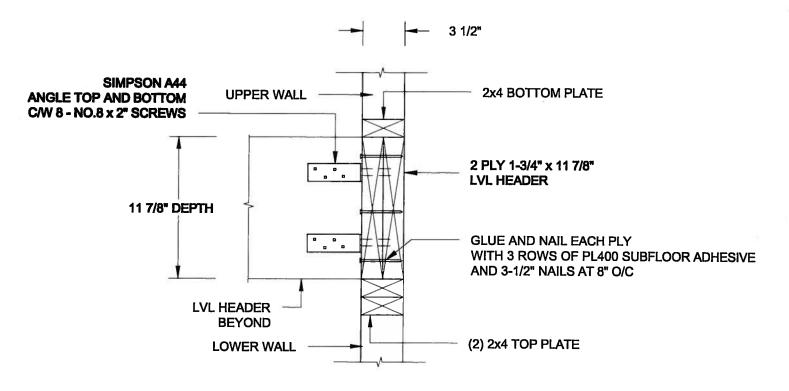
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## FOR 9 1/2" JOIST DEPTH



STAIR HEADER @ PARTYWALL
S3 SCALE: 1 1/2" = 1'-0"

## FOR 11 7/8" JOIST DEPTH



1B STAIR HEADER @ PARTYWALL
SCALE: 1 1/2" = 1'-0"

Scole: AS NO	OTED	QUAILE EN	GINEERING LTD.	Engineer's Seat:		EW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECTION	——— СТ
Date: MAY-:	27-2014		38 Parkside Drive, UNIT 7 Newmarket, ON	S. J. BOYD		ORD, ONTARIO  AL STRUCTURAL DETAILS	<del></del>
Drawn:	Checked		L3Y 8J9 T: 905-853-8547	TON NOE OF ONLINE	Project No.:	Drawing No.:	
SC SJB	SJB	E: qualité.enger	E: qualle.eng@rogers.com	APR 20, 2015	14-09	<b>76</b> S3	