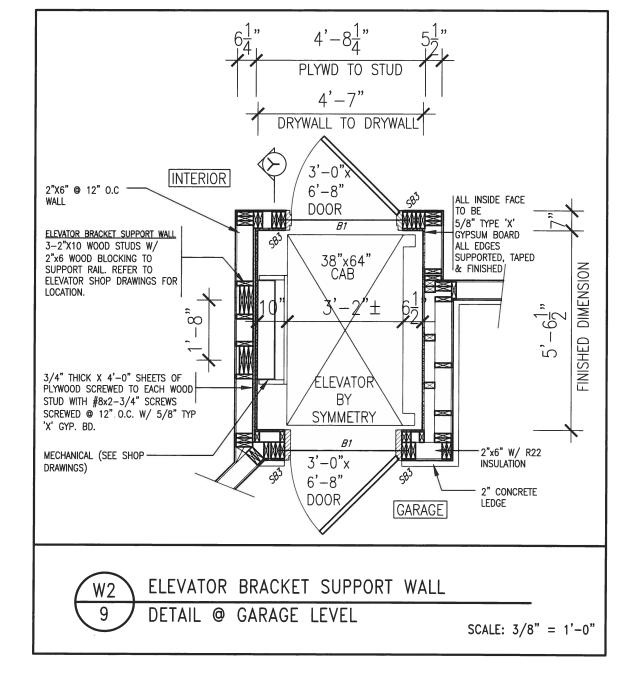


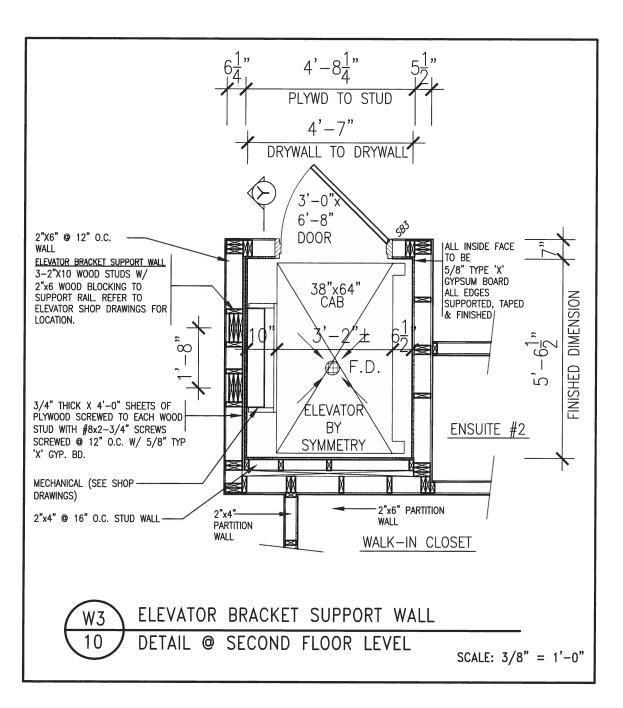
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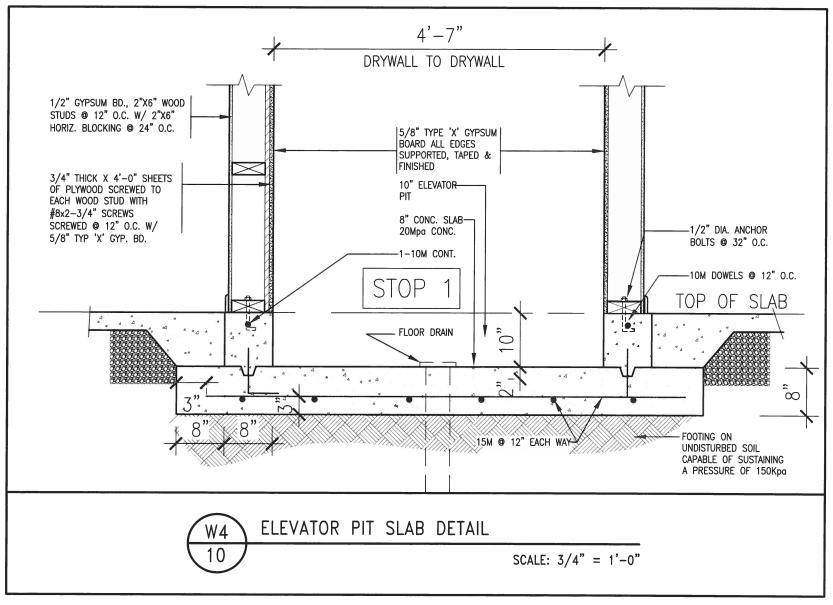
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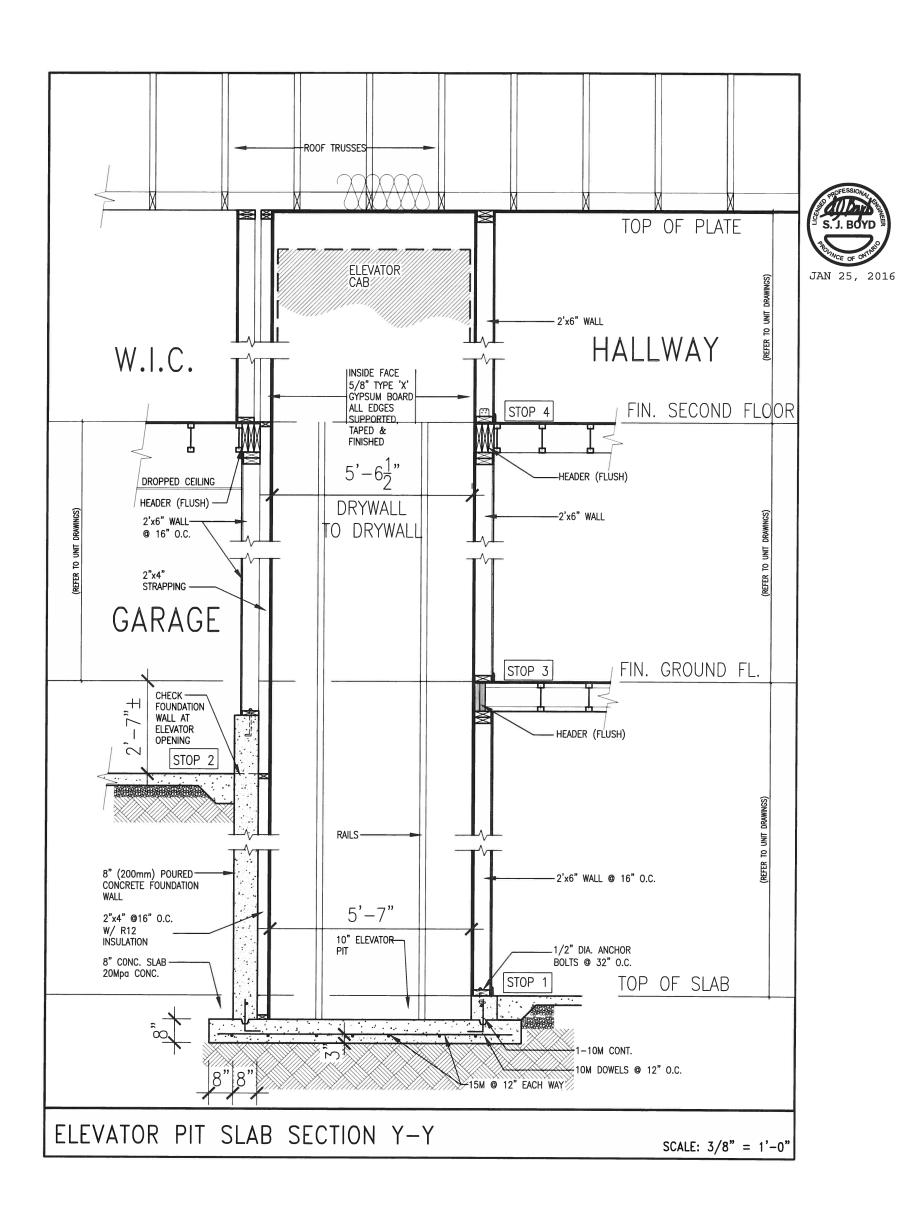
9 . 8 . 7 . 6 .		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.  qualification information  Wellington Jno-Baptiste	VA3	DATVIEW WELLINGTON	S38-3 LOT 284 BAROSSA 3
5 . 4 .		name signature BCM registration information VA3 Design Inc. 42658	DESIGN	GREEN VALLEY ESTATES BRADFORD, ON.	
3 REVISED AS PER ENG'S COMMENTS 2 ISSUED FOR CLIENT REVIEW. 1 CREATED FOR LOT 284	JAN 21-16 RC JUL. 17/15 DB JUL. 13/15 DB	0.4.4	300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630,4782	drawn by checked by scale	EVATOR DETAILS  file name 13045-S38-3-LOT 284
no. description	date by	Drawings are not to be scaled.	va3design.com	RICHARD - H-\ARCHIVE\WORKING\2013\13045.BW\units\38"\13045-S38-3-LOT 284.dwg - Thu	u - Jan 21 2016 - 1:55 PM







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	DATTIEW WELLINGTON	S38-3 LOT 284 BAROSSA 3
5 . 4 . 3 REVISED AS PER ENG'S COMMENTS	nome registration information VA3 Design Inc.	DEGLON	GREEN VALLEY ESTATES  BRADFORD, ON.	
2 ISSUED FOR CLIENT REVIEW.  1 CREATED FOR LOT 284	JAN 21-16 RC  JUL. 17/15 DB  JUL. 13/15 DB  JUL. 13/15 DB  JUL. 13/15 DB	300A Wilson Avenue Toronto ON M3H 1S8	2014-04 ELI drawn by checked by scole	EVATOR DETAILS  file name 13045-S38-3-LOT 284
no. description	date by Drawings are not to be scaled.	va3design.com	RICHARD - H:\ARCHIVE\WORKING\2013\13045.EW\units\38\\13045-S38-3-LOT 284.dwg - Thu sign are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is stri	- Jan 21 2016 - 1:58 PM



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	$\sqrt{3}$	DATTIEW WELLINGTON	S38-3 LOT 284 BAROSSA 3
5 . 4 . 3 REVISED AS PER ENG'S COMMENTS	JAN 21-16 RC	name signature BCM registration information VA3 Design Inc.	DEGLON	GREEN VALLEY ESTATES BRADFORD, ON.	project no. 13045
2 ISSUED FOR CLIENT REVIEW. 1 CREATED FOR LOT 284 no. description	JUL. 17/15 DB JUL. 13/15 DB	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications ore instruments of service and the property of the Designer which must be returned at the completion of the work.	300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782	2014-04   ELE	EVATOR DETAILS  file name   3045-S38-3-LOT 284
no. description	date by	Drawings are not to be scaled.		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38"\13045-S38-3-LOT 284.dwg - Thu	

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 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 REGYD FOR ROOF SLOPES 8:12 OR GREATER) 38x89 (2'x4") TRUSS BRACING @ 1830mm (6'7") 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.).

FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A)
SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING,
CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., INSULATION AND APPR VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION.

FRAME WALL CONSTRUCTION (2"x6") (R2B)
SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 28mm (1½") EXTERIOR STRUCTURAL INSULATED SHEATHING RSI 0.7 (R4) BY "BP" OR EQUAL, 38x1 40 (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. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

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

STUCCO WALL CONSTRUCTION (2"x4") —GARAGE WALLS
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & (2D) 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.

WALLS ADJACENT TO ATTIC SPACE - NO CLADDING 9.5mm (3/8") EXT. 17PE 5HEATHING, 38314 (2"X6") STUDS @ 400mm (16") O.C., INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. MID-HEIGHT BLOCKING REQ'D. IF NO SHEATHING APPLIED. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL

BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A) 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL (7/8"x"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL
600mm (24") O.C. VERICAL. APPROVED SHEATHING PAPER, 9.5mm
(3/8") EXT. TYPE SHEATHING, 38x1 40 (2"x6") STUDS @ 400mm (16")
O.C., INSULATION & APPR. VAPOUR BARRIER WITH APPR. CONTIN.
AIR BARRIER. 13mm (1/2") INTERIOR DE RYWALL EINISH, PROVIDE WEEP
HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS.
PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING
PAPER. REFER TO OBC SB-12. TABLE 2.1.1.2.A. FOR REQUIRED
MINIMUM THERMAL INSULATION.

BICK TO BE MIN. 150mm (6") ABOVE SINISH CRADE BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

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 (77) A 2013 J SALV. MILLIA ILL & WOOLTHIN [16] D. A. HONLOUNING COMMINING PAPER, 28mm [1/6"] EXT. STRUCT. INSULATED SHEATHING RSI 0.7 (R4) BY "BP" OR EQUAL, 38x140 (2"x6") STUDS @ 400mm [16"] O.C., RSI 4.23 (R24) INSUL. & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER. 13mm [1/2"] INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

BRICK VENEER CONSTRUCTION (2"x4")— GARAGE WALLS
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm
(7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL, APPR, SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm 9'-10") WITH APPR. DIAGONAL WALL BRACING. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER.

BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

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 CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIE PER MANUFACTURERS SPECIFICATIONS OVER 257mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x140 (2"x6") STUDS @ 400mm (16") O.C.. INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR FINISH. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION.
STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

INTERIOR STUD PARTITIONS
FOR BEARING PARTITIONS 38/89 (2'x4") @ 400mm (16") O.C. FOR 2
STOREYS AND 300mm (12") O.C. FOR 3 STOREYS, NON-BEARING
PARTITIONS 38/89 (2'x4") @ 600mm (24") O.C. PROVIDE 38/89 (2'x4")
BOTTOM PLATE AND 2/38/89 (2/2"x4") TOP PLATE, 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2"x6") STUDS/PLATES 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 15MPG (2200psi) WITH
BITUMENOUS DAMPPROOFING AND DRAINAGE LAYER. DRAINAGE
LAYER REQ"D. WHEN BASEMENI INSUL EXTENDS 900 (2"-11") BELOW
FIN. GRADE. DRAINAGE LAYER IS NOT REQ"D. WHEN FDTN. WALL IS WATERPROFED. MAXIMUM POUR HEIGHT 2390 [7-10"] ON 500x155 (20"x6") CONTINUOUS KEYED CONC. FTG. BRACE FOTH. WALL PRIOR TO BACKFILLING. ALL FOOTHINGS 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

14" WIDE x 6" DEEP 16" WIDE x 6" DEEP | 20" WIDE x 6" DEEP

-SEE OBC 9.15.3. MAXIMUM FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1"). -REFER TO SOILS REPORT FOR SOIL CONDITIONS AND BEARING

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

FOUNDATION DRAINAGE OBC. 9.14.2. & 9.14.3. 100mm (4") DIA. FOUNDATION DRAINAGE TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES.

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

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.

ATTIC INSULATION (SB-12-TABLE 2.1.1.2A) (SB-12-2.1.1.7)
RSI 8.81 (R50) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR
BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL. RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL

(10) ALL STAIRS/EXTERIOR STAIRS — OBC. 9.8.—
UNIFORM RISE — -5mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS 10mm (1/2") MAX BETWEEN TALLEST &

SHORTEST RISE IN FLIGHT = 200 (7-7/8") = 210 (8-1/4") = 235 (9-1/4") MAX. RISE MIN. RUN MIN. TREAD = 25 (1") = 1950 (6'-5") MAX. NOSING MIN. HEADROOM RAIL @ LANDING

= 900 (2'-11") = 865 (2'-10") to 965 (3'-2") RAIL @ STAIR MIN STAIR WIDTH = 860 (2'-10") FOR CURVED STAIRS
MIN. RUN
MIN. AVG. RUN = 150 (6") = 200 (8")

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

INTERIOR GUARDS -OBC. 9.8.8.-

INTERIOR GUARDS: 900mm (2-1)<sup>17</sup> 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").

<u>SILL PLATE - OBC. 9.23.7.</u> 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 FOTN. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

BASEMENT INSULATION (SB-12-2.1.1.6), 9.25.2.3, 9.13.2.6)
FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE
INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO 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 LEVEL, NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. REFER TO OBC SB-12, TABLE 2.1.1.2,A, FOR REQUIRED MINIMUM THERMAL INSULATION. AIR BARRIER TO BE SEALED TO FOTN. WALL

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 STIL. COL. W, MIN. CAPACITY OF 71.2km (16.000lbs.) AT
A MAX. EXTENSION OF 2318mm (7-7 1/2") CONFORMING TO
CAN/CGSB-7.2-94, AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM, 870x870x410 (34"x34"x16") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpg. 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(.188) FIXED STL. COL. WITH 150x150x9.5
(6'x6'x3/8") STL. TOP & BOTTOM PLATE ON 1070x1070x460
(42'x42'x18"). CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa AIN. AND AS PER SOILS REPORT.

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 COL. TO BASE PLATE.

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

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

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 ERONT

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

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 (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.

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 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

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.

STEPPED FOOTINGS OBC 9.15.3.9.
MIN. HORIZ. STEP = 600mm (24").
MAY VEPT STEP = 600mm (24"). = 600mm (24")

SLAB ON GRADE

MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4")

COARSE GRANULAR FILL. REINFORCED WITH 6x6-W2.9xW2.9 MESH
PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPG

(4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED

(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.

DIRECT VENTING GAS FURNACE / H.W.T VENT DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") REGULATOR, MIN. 300mm (12") ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS, HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

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

SUBFLOOR, JOIST STRAPPING AND BRIDGING
16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS, FOR
CERAMIC TILE APPLICATION (\* SEE OBC 9.30.6. \*) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (\* SEE

OBC 7-30.2. 7 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. \*)

EXPOSED BUILDING FACE 0BC. 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.)
FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.),
125mm (5") 32MPG (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 FOTN. WALLS. PROVIDE (L7) LINTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.

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

CONVENTIONAL ROOF FRAMING (2.0Kpg. SNOW LOAD) 38x140 (2"x6") RAFTERS @ 400mm (16"O.C.) FOR MAX 11"-7" SPAN, 38x184 (2"x6") 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. RAFIERS 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 —ORC. 9.9.10.1.—
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.53m2 UNDOSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (11-3").

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.-B 9.7.3. & SB12-2.1.1.8

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

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

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

STID WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF SILD WALLS SHALL BE INSTALLED
ADJACENT TO WAIRE CLOSETS AND SHOWER OR BATHTUB IN
MAIN BATHROOM. REFER TO OBC. 9.5.2.3. 3.8.3.8.(1)(d) &
3.8.3.13.(1)(f). SEE DETAIL.

ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12-2.1.1.9.

ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV.-B 9.25.3. ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED LUMBER: 1)

STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED 2)

LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.

ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

MANUFACTURER

LIVI BEAMS SHALL BE 2.DE -2950Fb MIN.. NAIL EACH PLY OF LVL.

WITH 89mm [3 1/27] LONG COMMON WIRE NAILS @ 300mm [127] O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm [7 1/47] 9 1/27, 11 7/8] DEPITS AND STAGGERED IN 3 ROWS FOR GREATER DEPITS AND FOR 4 PLY MEMBERS ADD ISMM [1/27]

JULIA GALVANDED BOLTS BOLTED AT MID-DEPTH OF BEAM @

DIA: GALVANIZED BOLLS BOLLED AT MID-DEPTH OF BE 
915mm (3"-0") O.C. 
PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL" 
MANUFACTURED BY SIMPSON STRONG-TIED OR EQUAL 
FOR ALL LYLL BEAM TO BEAM CONNECTIONS UNLESS 
OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS.

OTHERWISE NOTED, REFER TO ENG, FLOOR LAYOUTS, 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 mil. POLYETHYLER FLUM, NO. (45)bs.) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

STEEL: 1) 2)

ABOVE THE GROUND.

STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40-22 GRADE 350W "STRUCTURAL QUALITY STEEL". OBC. B-9.23.4.3.

REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

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. STUCCO: 1)

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EXHAUST FAN TO EXTERIOR

GFI DUPLEX OUTLET

HEAVY DUTY OUTLET (220 volt)

DUPLEX OUTLET (HEIGHT A.F.F)

LEGEND 9 CLASS 'B' VENT DUPLEX OUTLET (12" ABOVE SURFACE) WEATHERPROOF DUPLEX OUTLET

**⊕**% POT LIGHT

LIGHT FIXTURE (PULL CHAIN) Д% SWITCH

LIGHT FIXTURE (CEILING MOUNTED) LIGHT FIXTURE (WALL MOUNTED) HOSE BIB (NON-FREEZE) `**@** FLOOR DRAIN SJ SINGLE JOIST DJ DOUBLE JOIST TJ TRIPLE JOIST

Miss S. J. BOYD LVL LAMINATED VENEER LUMBER ×6,~ POINT LOAD FROM ABOV

P.T. PRESSURE TREATED LUMBER G.T.

JAN 25, 2016 GIRDER TRUSS BY ROOF TRUSS MANUF.

FLAT ARCH CURVED ARCH M.C. MEDICINE CABINET (RECESSED)

CONC. BLOCK WALL DOUBLE VOLUME WALL

SEE NOTE (39.) SOLID WOOD BEARING (SPRUCE No. 2). SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER OR AS DIRECTED BY

STRUCTURAL ENGINEER SOLID BEARING TO BE MINIMUM 2 PIECES. SOLID WOOD BEARING TO MATCH FROM ABOVE

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO 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 WOR ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED.

(39) FOR A MAXIMUM 5490 mm (18°-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6,0m, PROVIDE 2-38x140 (2-2"x6") SPR.#2 CONTIN. STUDS @ 300mm (12") O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK GLUED AT TOP, BOTTOM PLATES AND HEADERS.

TYPICAL 1 HOUR RATED PARTYWALL.
REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

FOUNDATION WALL (W.O.D./W.O.B.) -FOR LATERAL SUPPORT WHERE GRADE TO 1/O BASEMENT SLAB EXCEEDS 1200mm (3'-11") FOR 200mm (8") POURED CONC. FOUNDATION WALL PROVIDE VERTICAL 38x140 (2'x6") WOOD STUDS @ 400 (16") O.C. MATCH FLOOR JOIST SPACING WHEN PARALLEL WITH FLOOR JOISTS, [RAMSET BOTTOM PLATE TO SLAB & FASTEN TOP OF WALL TO FLOOR JOIST AND ALSO TIED TO 38x84 (2"x4") @ 300 (12") o.c. KNEE WALL]. REFER TO DETAIL.

EXTERIOR WALLS FOR WALK-OUT CONDITIONS THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 400mm (16") o.c. OR 38x89 (2"x4") STUDS @ 300mm

ONT. REG. 332/12-2012 OBC ♦ REVISED Amendment 0. Reg. 368/13 NOV. 13, 2014 WOOD LINTELS AND BUILT-UP WOOD BEAMS 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

**B7** 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 L3 L5

2/38 x 286 (2/2" x 12") SPR.#2 3/38 x 286 (3/2" x 12") SPR.#2 4/38 x 286 (4/2" x 12") SPR.#2 LOOSE STEEL LINTELS

90 x 90 x 6.0L (3-1/2" x 3-1/2" x 1/4"L) 90 x 90 x 8.0L (3-1/2" x 3-1/2" x 5/16"L) 100 x 90 x 8.0L (4" x 3-1/2" x 5/16"L) 125 x 90 x 8.0L (5" x 3-1/2" x 5/16"L) 125 x 90 x 10.0L (5" x 3-1/2" x 5/16"L) 150 x 100 x 10.0L (6"x 4" x 3/8"L) 180 x 100 x 10.0L (7"x 4" x 3/8"L)

LAMINATED VENEER LUMBER (LVL) BEAMS LVL1A 1-1 3/4"x7 1/4" (1-45x184) 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) LVL5A 4-1 3/4\*x9 1/2" (4-45x240) LVL6A 4-1 3/4\*x11 7/8" (4-45x300) LVL6 2-1 3/4\*x11 7/8" (2-45x300) LVL7 3-1 3/4\*x11 7/8" (3-45x300) LVL8 4-1 3/4\*x11 7/8" (4-45x300)

DOOR SCHEDULE 1. EXTERIOR 815 x 2030 x 45 DOOR (2'-8" x 6'-8" x 1-3/4")

1A EXTERIOR 865 x 2030 x 45 DOOR (2'-10" x 6'-8" x 1-3/4")

2A DOOR 815 x 2030 x 45 (2'-8" x 6'-8" x 1-3/4") 20 MIN. RATED DOOR AND FRAME, WITH APPROVED SELF CLOSING

WHIT APPROVED SELF CLOSING
DEVICE.
EXTERIOR 815 x 2303 x 45
DOOR (2'-8" x 6'-8" x 1-3/4")
(WEATHER STRIPPING INSTALLED)
BITERIOR 815 x 2438 x 45
DOOR (2'-8" x 8'-0" x 1-3/4") (2B) DOOR

(2C) 815 x 2438 x 45 (2'-8" x 8'-0" x 1-3/4") 20 MIN. RATED DOOR AND FRAME, WITH APPROVED SELF CLOSING (2D)

INTERIOR DOOR (3.)

710 x 2030 x 35 (2'-4" x 6'-8" x 1-3/8") (3A) INTERIOR 760 x 2438 x 35 DOOR (2'-6" x 8'-0" x 1-3/8") (3B) INTERIOR 710 x 2438 x 35 DOOR (2'-4" x 8'-0" x 1-3/8") (3C)

INTERIOR 610 x 2030 x 35 DOOR (2'-0" x 6'-8" x 1-3/8") (4.) INTERIOR 660 x 2030 x 35 DOOR (2'-2" x 6'-8" x 1-3/8") (4A)

INTERIOR 660 x 2438 x 35 DOOR (2'-2" x 8'-0" x 1-3/8") (4C) INTERIOR 460 x 2030 x 35 DOOR (1'-6" x 6'-8" x 1-3/8") (5.) 6. EXTERIOR 815 x 2030 x 45 DOOR (2'-8" x 6'-8" x 1-3/4")

MECHANICAL SYMBOLS -480. WE HEAT PIPE WARM AIR PLUMBING (TOILET) RETURN AIR DUCT PLUMBING (BATH,

SMOKE ALARM (REFER TO ORC 9.10.19) PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL AND ALSO 1 IN EACH BEDROOM NEAR HALL DOOR, ALARMS TO BE CONNECTED TO AN ELECTRICAL CREVIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF 1 SOUNDS.

BATTERY BACK-UP REQUIRED, SMOKE ALARMS TO INCORPORATE VISUAL SIGNALLING COMPONENT (9.10.19.3.(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./CSA-6.19 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 BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED. REFER TO MANUFACTURER FOR ADDDITIONAL REQUIREMENTS

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.

REFER TO ENERGY STAR BOP FOR The minimum thermal performance of building envelope and equipment shall conform to the selected package unless otherwise noted.

VA3 REFERENCE NUMBER

2 UPDATE TO CODE APR 16-15 RC 1 ISSUE FOR CLIENT REVIEW MAY 07-14 RC date

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. Bostiste Wellington Jno-Baptiste // 25591 BCI

VA3 Design Inc. 42658 Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

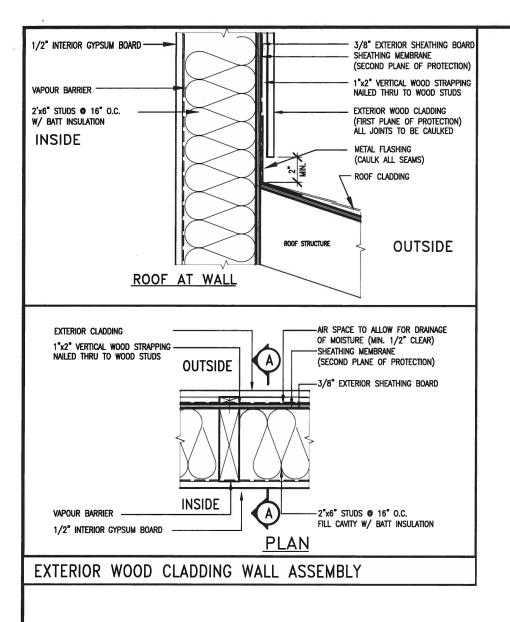


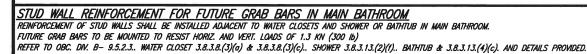
# **BAYVIEW WELLINGTON**

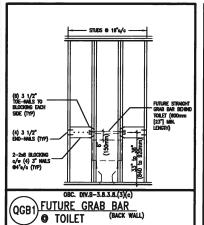
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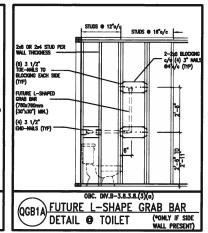
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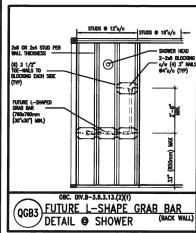
**GREEN VALLEY ESTATES** BRADFORD APR 2014 CONSTRUCTION NOTES drawn by RC 3/16" = 1'-0"13045-CONST-OBC 2015

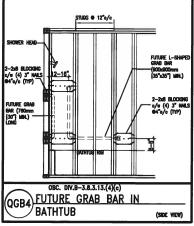


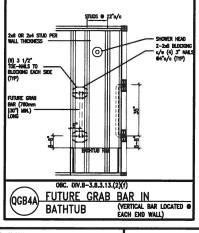


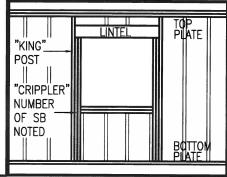












MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW: 2"x4" @ 16" O.C. - 9-10" 2-2"x4" @ 12" O.C. - 10'-9"

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

NOTES:

FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa.

SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR

JOIST LENGTH OF 2.5m OF ONE FLOOR.

PROVIDE HORIZONTAL SOLID BLOCKING © 1200 O.C. (4'-0")

PROVIDE A 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 KPa.
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" @ 16" 0.C. - 12'-6" 2"x6" @ 12" 0.C. - 13'-10" 2-2"x6" @ 16" 0.C. - 15'-0"

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

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

2"x8" © 16" 0.C. - 16'-0" 2"x8" © 10" 0.C. - 16'-0" 2"x8" © 12" 0.C. - 17'-9" 2-2"x8" © 16" 0.C. - 20'-4" 2-2"x8" © 12" 0.C. - 22'-4"

NOTES:

FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.

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

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

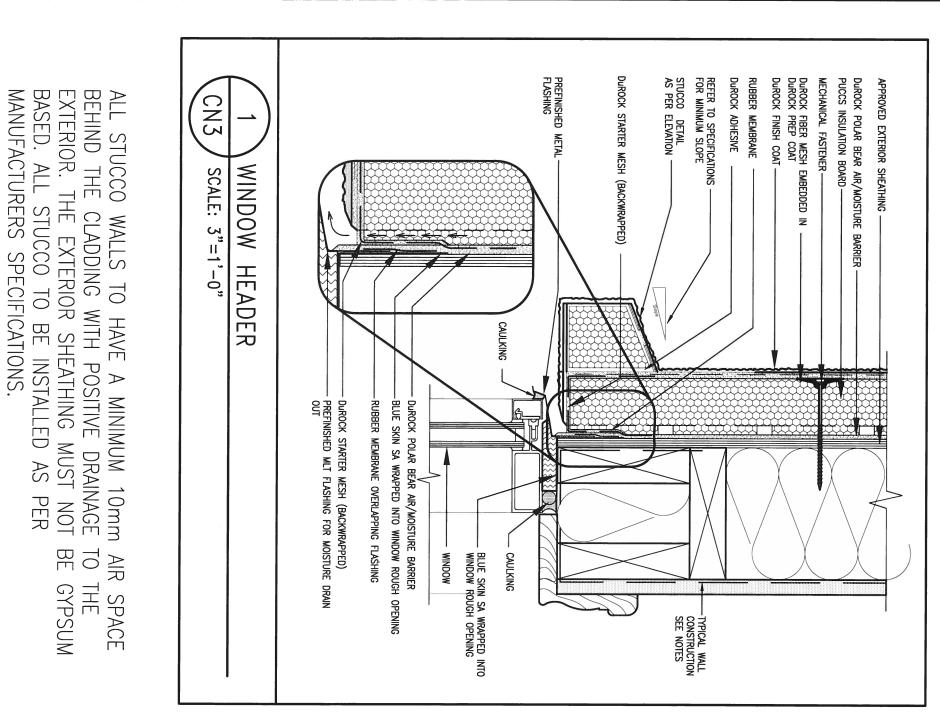
"CRIPPLE" DETAIL

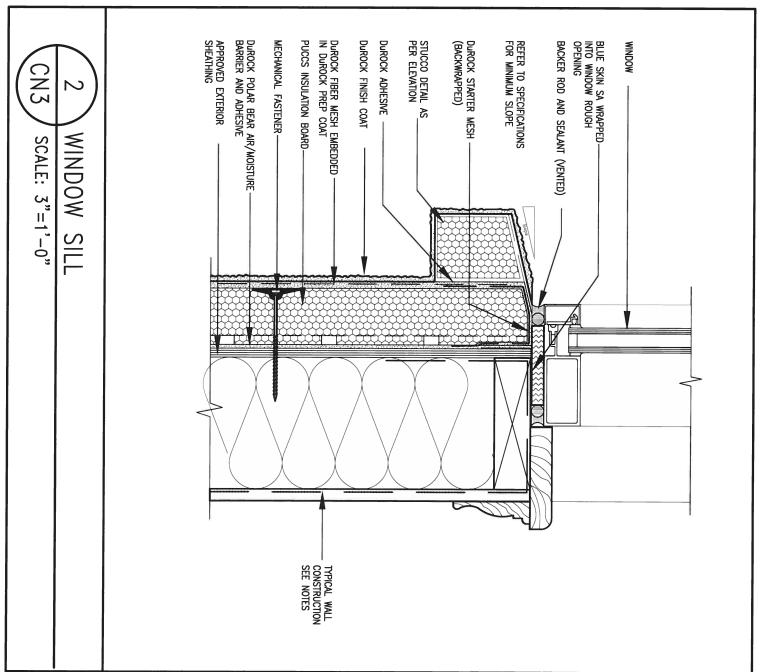


9					The undersigned has reviewed and takes responsibility for this design
8					and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
7					qualification information
6					Wellington Jno-Baptiste 1800 12576 2559
5					name , signature BCIII
4	•				registration information VA3 Design Inc. 42658
3	•				
2	UPDATE TO CODE		16-15		
1	ISSUE FOR CLIENT REVIEW	MAY	07-14	RC	drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.
no.	description	d	late	by	Drawings are not to be scaled.



		BAY	VIEW	WELLINGTO	N	CON	NST_	NOTE
	REEN	VALLEY	ESTATES		municipality BRADFORD			project no. 13045
	rte PR 2014				CONSTR	RUCTION	NOTES	drawing no.
32 R	awn by C		checked by —	3/16" = 1'-0"	130	45-CONST-	file name OBC 2015	





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 Ontario Building Code to be a Designer.

wellington Ino-Baptiste / 130/1c376 25591
nome registration information
VA3 Design Inc. 42658

registration information
VA3 Design Inc.

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Drawings are not to be scaled.



drawn by

RC

BAYVIEW WELLINGTON

CONST\_ NOTE

project name municipality
GREEN VALLEY ESTATES

data
APR 2014

municipality
BRADFORD

CONSTRUCTION

3/16" = 1'-0"

ADFORD 13045

CONSTRUCTION NOTES
file name
13045-CONST-0BC 2015

CN3

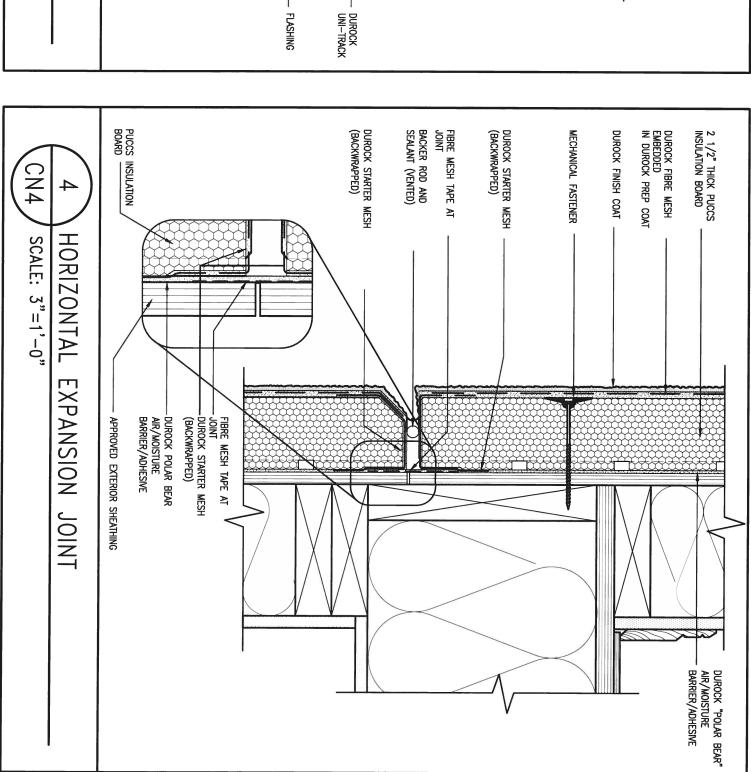
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SECTIONS
DURBOX PRUME BEAR?
AR/ANDISTINE BARREY
A

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

BE GYPSUM

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM

ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE



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. **CONST NOTE BAYVIEW WELLINGTON** 25591 Wellington Jno-Baptiste // BCIA **GREEN VALLEY ESTATES** registration information VA3 Design Inc. BRADFORD 13045 42658 APR 2014 drawn by 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. CONSTRUCTION NOTES 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 2 UPDATE TO CODE APR 16-15 RC 3/16" = 1'-0" 1 ISSUE FOR CLIENT REVIEW MAY 07-14 RC 13045-CONST-OBC 2015 no. description date by va3design.com ORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg Thu - Apr 16 2015 - 6:57 AM

APPROVED DATEBOOK

NECTIONAL PROTEBOOK

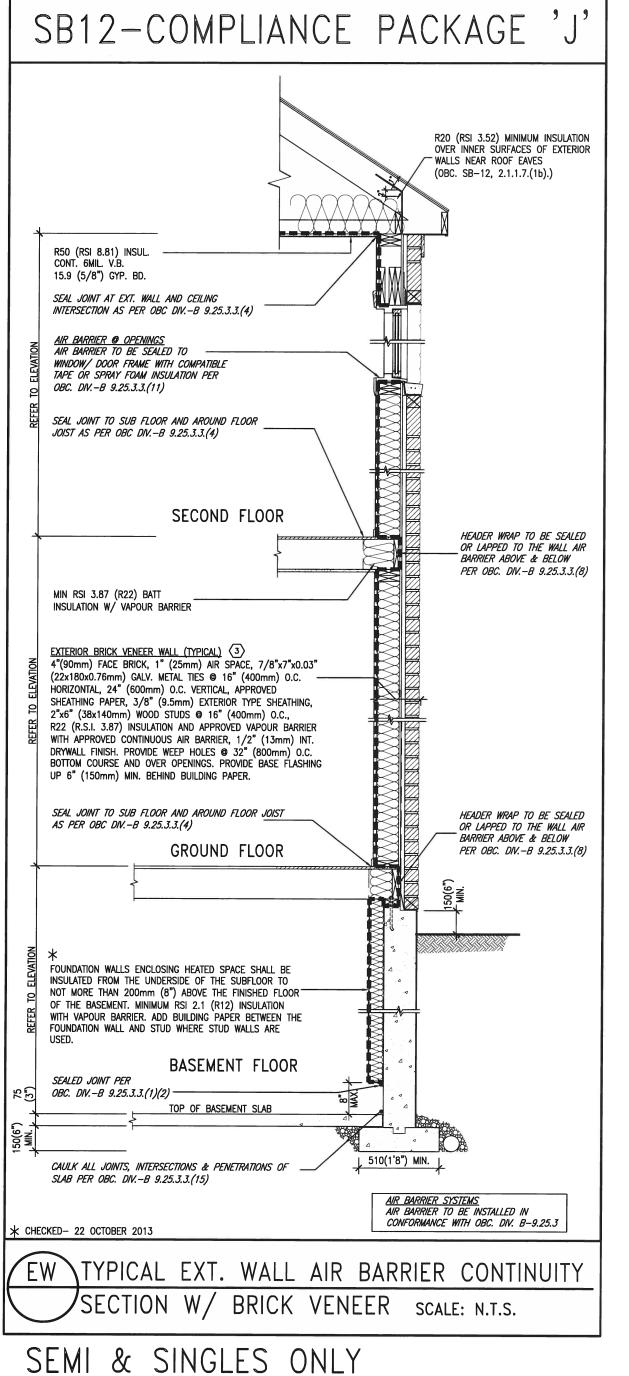
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EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM

WEPPHOLES @ 32"(800) O.C. PRECAST SILL ON GROUT BACKER ROD AND SEALANT (VENTED) Durock Fiber Mesh EMBEDDED IN Durock PREP COAT FLASHING Durock Starter Mesh (Backwrapped) Durock Finish Coat Durock "Polar Bear" AIR/MOISTURE BARRIER APPROVED EXTERIOR SHEATHING MECHANICAL FASTENER PUCCS INSULATION BOARD STUCC0 SCALE: 3"=1'-0" MASONRY PLINTH CONNECTION TRANSITION MEMBRANE. EXTEND MEMBRANE 6"
ABOVE AND BELOW
SILL. ENSURE
TRANSITION MEMBRANE
IS OVER BUILDING
PAPER BUILDING PAPER

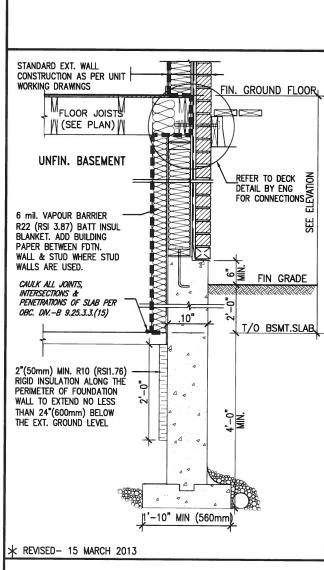
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontorio Building Code to be a Designer. **CONST NOTE BAYVIEW WELLINGTON** Wellington Jno-Baptiste 25591 project no. 13045 BCIN **GREEN VALLEY ESTATES** BRADFORD VA3 Design Inc. 42658 APR 2014 drawn by RC Controctor 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 pro of the Designer which must be returned at the completion of the Drawings are not to be scaled. CONSTRUCTION NOTES 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 2 UPDATE TO CODE APR 16-15 RC file name 13045-CONST-OBC 2015 3/16" = 1'-0" 1 ISSUE FOR CLIENT REVIEW MAY 07-14 RC no. description RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM



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

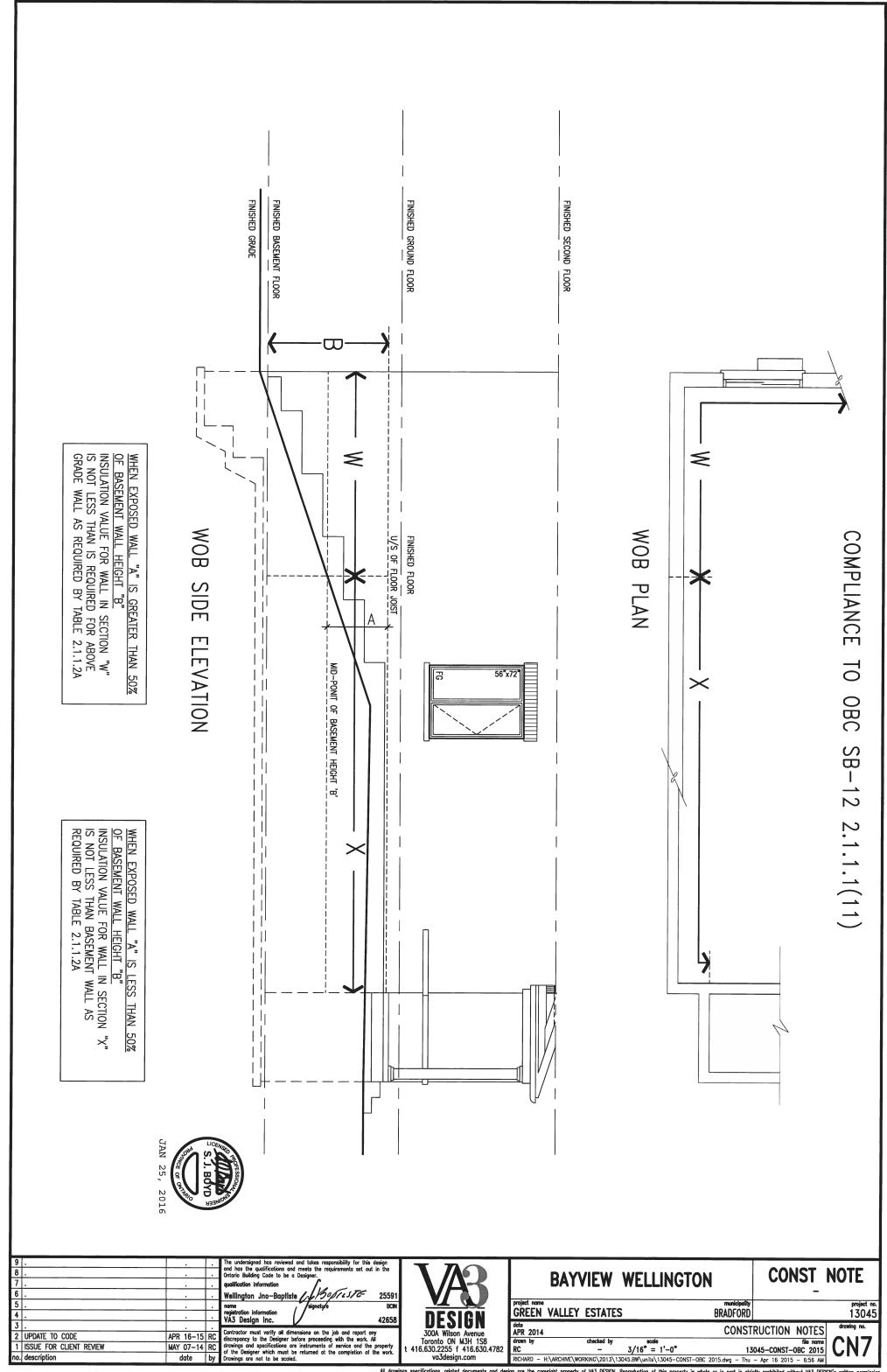
USE SB-12 COMPLIANCE PACKAGE (J):							
COMPONENT	J	Notes:					
Ceiling with Attic Space Minimum RSI (R) value	8.81 (R50)	BLOWN -LOOSE					
Ceiling without Attic Space Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY					
Exposed FLoor Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY					
Walls Above Grade 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%	-					

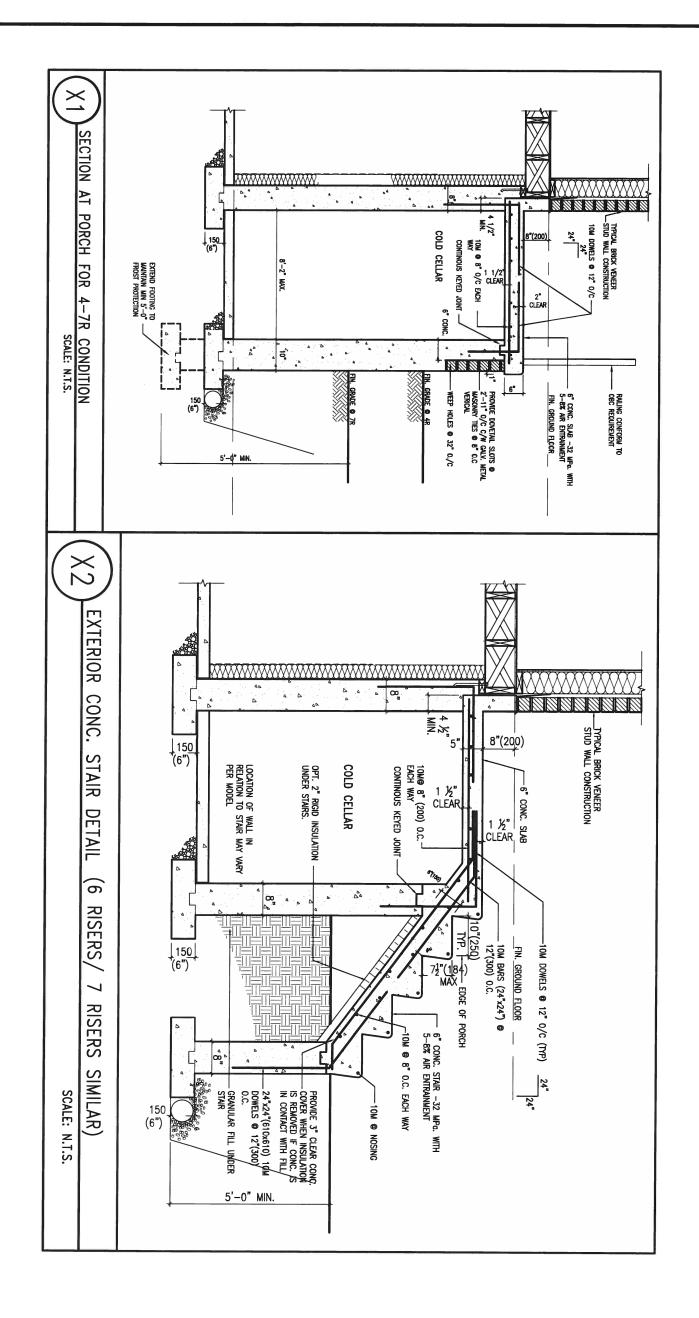




SECTION AT W.O.D/W.O.B.

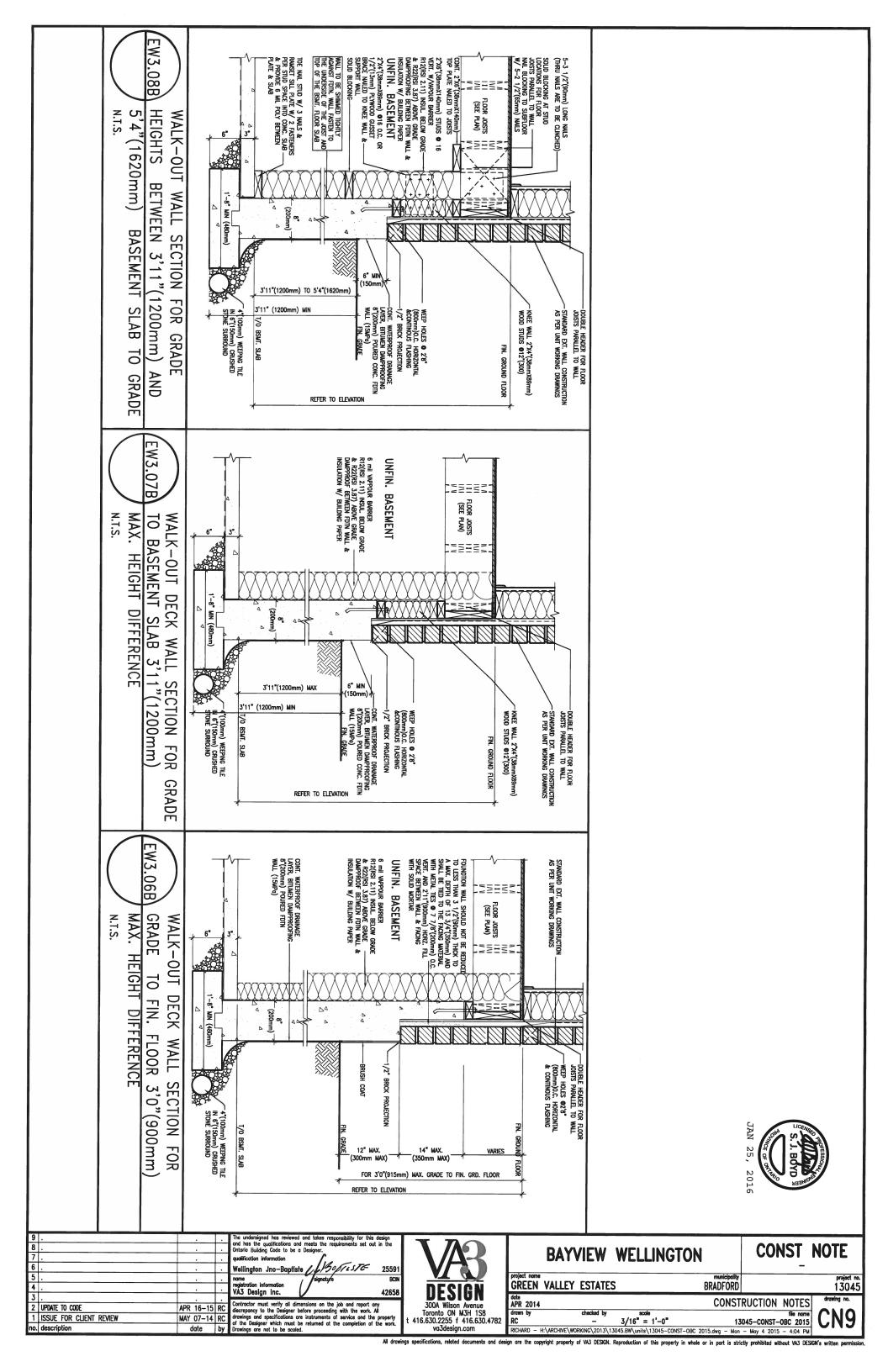
9   . 8   . 7   . 6   .		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.  qualification Information  Wellington Jno-Baptiste	VAR		WELLINGTON	CONST_NOTE
5 .		name signature BCN registration information VA3 Design Inc.	DESIGN	GREEN VALLEY ESTATES	municipality BRADFORD	
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.	300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com		3/16" = 1'-0" 13	RUCTION NOTES file name 6045-CONST-OBC 2015  CN6
no.] description	dute by	Drowings are not to be scaled.			045.BW\units\13045-CONST-OBC 2015.dwg - Thu	

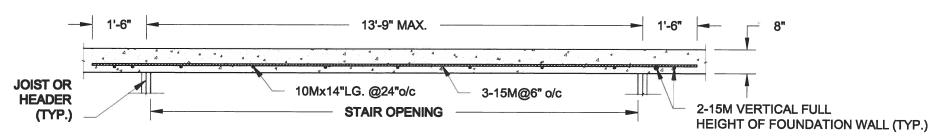




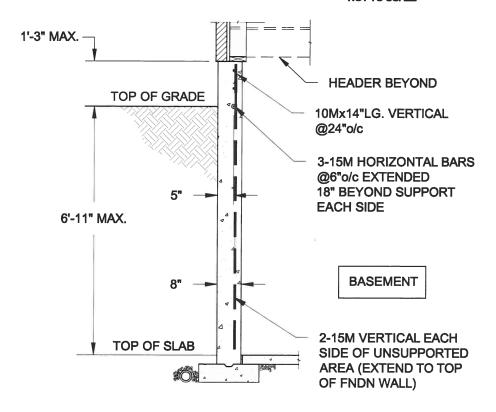


8 . 7 . 6 .		In the undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.  qualification Information  Wellington Jno-Baptiste Language 2559:	$\mathbb{R}^{3}$	BAYVIEW WELLINGTON	CONST_NOTE
5 . 4		nome registration information VA3 Design Inc. signature BCM	DESIGN	project name  GREEN VALLEY ESTATES  BRADFORD	
2 UPDATE TO CODE 1 ISSUE FOR CLIENT REVIEW no. description	MAY 0/-14 R	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 scoled.	300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782	drawn by checked by scale	RUCTION NOTES file name 3045-CONST-OBC 2015 Nov. 13 2015 8:51 AV





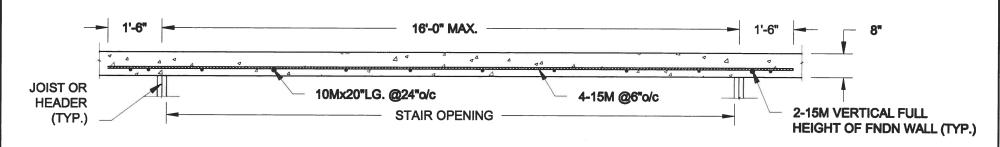
### **PLAN VIEW** NOT TO SCALE



#### 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 1'-3" MAX. **HEADER BEYOND TOP OF GRADE** 10Mx20"LG. VERTICAL @24"o/c 4-15M HORIZONTAL BARS @6"o/c EXTENDED 18" BEYOND SUPPORT 6'-11" MAX. **EACH SIDE** LOWER FLOOR 2-15M VERTICAL EACH **SIDE OF UNSUPPORTED TOP OF SLAB AREA (EXTEND TO TOP** OF FNDN WALL)

#### 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"

**L3Y 8J9** 

Scale: QUAILE ENGINEERING LTD. **AS NOTED** Date: 38 Parkside Drive, UNIT 7 Newmarket, ON FEB-26-2015 T: 905-853-8547

Drawn:

Checked:

S. J. BOYD APR 24, 2015

Engineer's Seal:

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

**S1** 

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.: **Drawing No.:** 

14-095

E: qualle.eng@rogers.com SC SJB F:\SamC-08\2014\14-095 BAYVIEW WELLINGTON GREEN VALLEY SINGLES\14-095.dwg

#### FOR 9 1/2" JOIST DEPTH **SOLID RIM BOARD SOLID RIM BOARD** 9 1/2" 9 1/2" JOIST DEPTH JOIST DEPTH **SIMPSON** SIMPSON LUS28 LUS28 **HANGERS HANGERS** 2x8 P.T. 2x8 P.T. DECK JOISTS **DECK JOISTS** U.N.O. ON PLAN U.N.O. ON PLAN 2x8 P.T. LEDGER 2x8 P.T. LEDGER C/W 1/2"Ø BOLTS 2-2x6 BLOCKING C/W 1/2"Ø BOLTS @ 16" O/C TO RIM BETWEEN @ 16" O/C TO RIM U.N.O. ON PLAN 6" THICK STUDS C/W 2-3 1/2" U.N.O. ON PLAN 2-2x8 P.T. LEDGER CONC. SHELF **END NAILS PER PLY** 2-2x8 P.T. LEDGER c/w 1/2"ØX12" LONG ON 10" FNDN c/w 1/2"Ø BOLTS **HILTI ADHESIVE** WALL @ 16" o/c ANCHORS @ 16" o/c

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

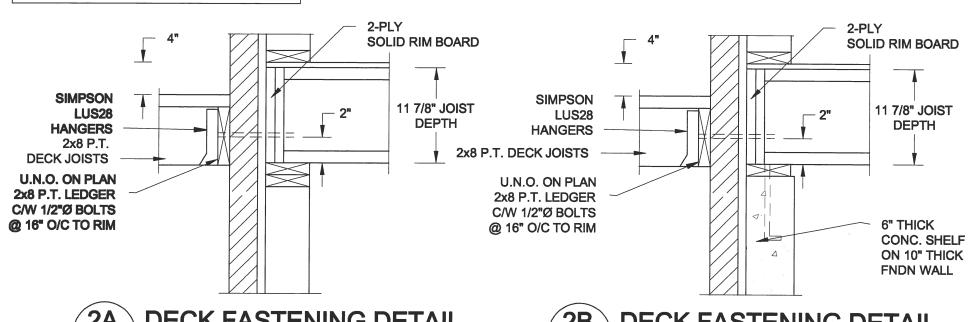
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL

3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

**DECK FASTENING DETAIL** 

## FOR 11 7/8" JOIST DEPTH

SCALE: 1" = 1'-0"



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

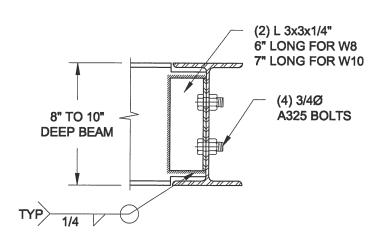
2B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

**DECK FASTENING DETAIL** 

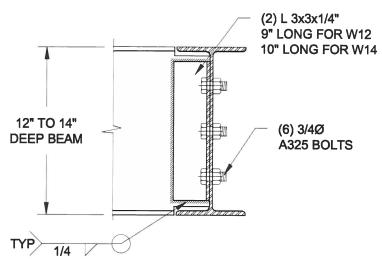
SCALE: 1" = 1'-0"

- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
  - 2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL

3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.



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



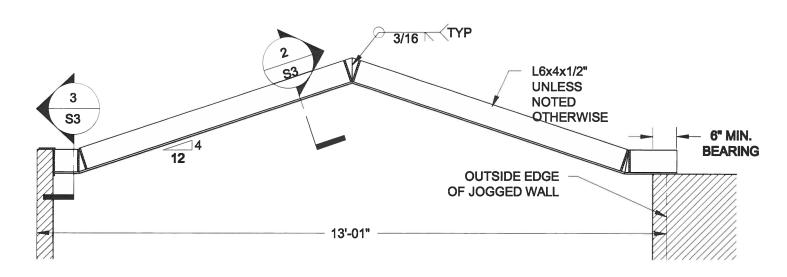
NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W360x72) BEAM MAX.



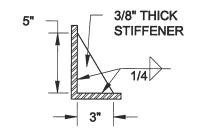
# STEEL BEAM CONNECTION DETAIL

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

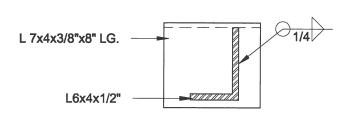
Scale: Engineer's Seat Project: QUAILE ENGINEERING LTD. BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT **AS NOTED** BRADFORD, ONTARIO All bars Date: 38 Parkside Drive, UNIT 7 S.J. BOYD Newmarket, ON TYPICAL STRUCTURAL DETAILS FOR SINGLES L3Y 8J9 T: 905-853-8547 DIGWIT: Checked: Drawing No.: Project No.: E: qualle.eng@rogers.com 14-095 **S2** APR 24, 2015 mC-092014414-005 BAYVIEW WELLINGTON GREEN VALLEY SINGLESK4-005.6mg



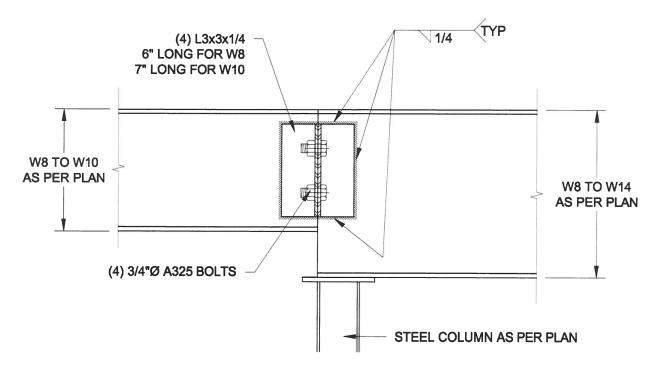
STEEL LINTEL AT GABLE SCALE: 1/2" = 1'-0"



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



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

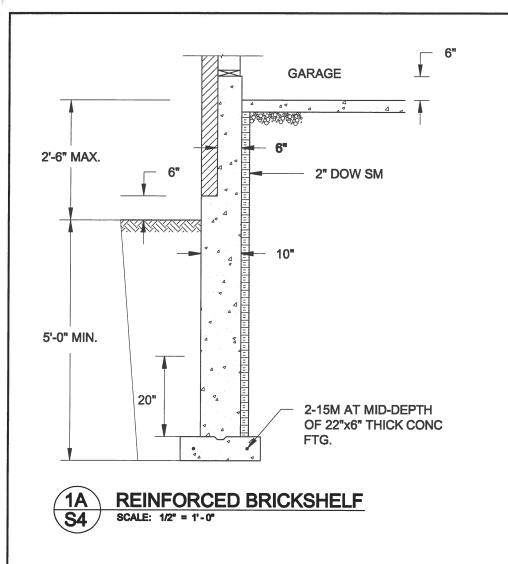


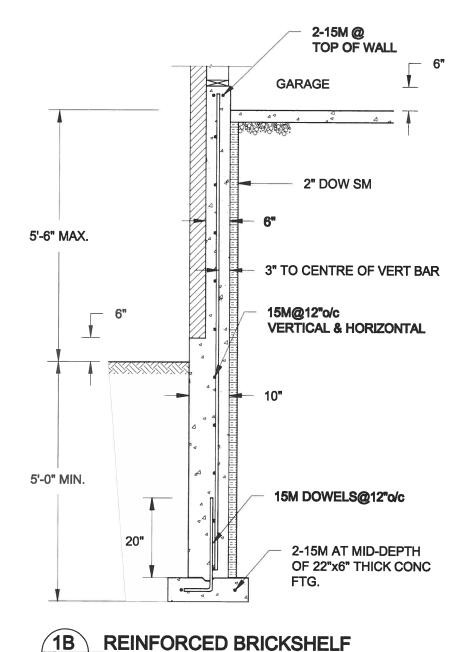
STEEL BEAM CONNECTION SCALE: 1 1/2" = 1'-0"

Scale: Engineer's Seat: Project: **QUAILE ENGINEERING LTD.** BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT **AS NOTED BRADFORD, ONTARIO** Dale: 38 Parkside Drive, UNIT 7 S. J. BOYD Newmarket, ON TYPICAL STRUCTURAL DETAILS FOR SINGLES FEB-28-2015 L3Y 8J9 Project No.: Drawn: Checked: T: 905-853-8547 Drawing No.: E: qualle.eng@rogers.com **8C** APR 24, 2015 14-095

F-MannC-082014414-008 BAYVIEW WELLINGTON GREEN VALLEY SINGLES(14-008.dag

**S3** 



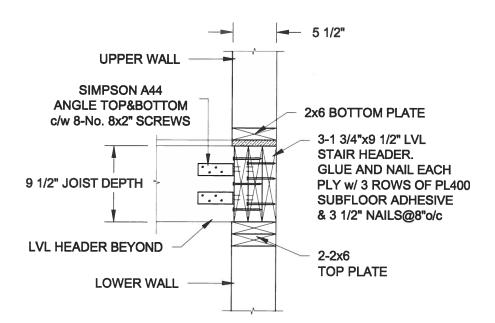


SCALE: 1/2" = 1'-0"

NOTE:

- 1. CONFORM TO ONTARIO BUILDING CODE, 2012.
- 2. CONCRETE TO HAVE 28-DAY COMPRESSIVE STRENGTH OF 20 MPa.
- 3. REINFORCING BARS TO BE GRADE 400 DEFORMED STEEL.
- 4. PROVIDE 3" COVER TO SOIL MINIMUM.

# FOR 9 1/2" JOIST DEPTH



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

AS NOTED	QUAILE ENG	QUAILE ENGINEERING LTD.		QUAILE ENGINEERING LTD.		Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO		
Date: JUL-13-2015			kside Drive, UNIT 7 Newmarket, ON L3Y 8J9					
Drawn: Checked: 8C SJB		T: 905-853-8547 E: qualle.eng@rogers.com	SEPT 28, 2015	Project No.: Drawing No.: 84				