

CONSTRUCTION NOTES (Unless otherwise noted) ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12-2012 OBC (1.) ROOF CONSTRUCTION

NO.210 (10.25kg/m²) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS, APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN, 300mm (12") BEYOND INNER (3-4) FROM EUE OF ROOF AND MIN. SOUTHIN (12) BETOND INNE FACE OF EXTERIOR WALL. (EAVES PROTECTION NOT REG'D FOR ROOF SLOPES 8:12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1830mm (6"-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RWI. & 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 \$8-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION,

FRAME WALL CONSTRUCTION (2"x5") (R28)
SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING,
CONTIN. SHEATHING MEMBRANE, 28mm (½") 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. DRYWALL FINISH.
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.

2D STUCCO WALL CONSTRUCTION (2"x4") —GARAGE WALLS STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.10 CLAD DING \$751EM CONFORMING TO U.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm [1"] MIN. EXPANDED OR EXTRUDED RIGID POLYSTYRENE ON APPROVED AIR/MOISTURE BARRIER ON 13mm (1/2") EXT, TYPE SHEATHING ON ABOVE FINISH GRADE.

WALLS ADJACENT TO ATTIC SPACE - NO CLADDING 9 5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 4 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 DEYWALL FINISH. MID-HEIGHT BLOCKING REQ'D. IF NO SHEATHING APPLIED. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION.

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 ITES @ 400mm (16") O.C. HORIZONTAL
600mm (2"4") O.C. VERIICAL. APPROVED SHEATHING PAPER, 9.5mm
(3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16")
O.C. INSULATION & APPR. VAPOUR BARRIER WITH APPR, CONTIN.
ALB BARBIER 1 20mm (1/") INTERIOR DEVIANAL BINISH DEVOLUTE WEER AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH, PROVIDE WEEP HOLES ® 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. REFER TO OBC SA-12. TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

PRICK 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 (1/6")
EXT. STRUCT. INSULATED SHEATHING RS 10.7 [R4] BY "BP" OR EQUIAL.
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. DEWMALL EINERLY PROVIDE WEER DICES @ 800mm (13") (1/27) INT. DRYWALL FINISH, PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS, PROVIDE BASE FLASHING UP MIN. 150mm (4") 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 (7/3 x x0.03) 54.V. MEIAL IES & 400mm (16) J.C.L. PAREA, PAREA, PS. Mm (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.

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

STUCCO WALL CONSTRUCTION (2"x5")

STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOYS A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 13mm (11/2") EXT. TYPE SHEATHING ON 38X140 (2"x6") STUDS @ 400mm (16") O.C., INSULATION, APPROVED VAPOUR BARRIER. 13mm (11/2") 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 (6") ABOVE FINISH GRADE.

INTERIOR. STUD. PARTITIONS

INTERIOR STUD PARTITIONS
FOR BEARING PARTITIONS
FOR BEARING PARTITIONS 38x89 (2"x4") @ 400mm (16"] O.C. FOR 2
STOREYS AND 300mm (12") O.C. FOR 3 STOREYS, NON-BEARING
PARTITIONS 38x89 (2"x4") @ 400mm (24") O.C. PROVIDE 38x89 (2"x4")
BOTTOM PLATE AND 2/38x89 (2"x4") TOP PLATE. 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED

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 2001111 (B) 7-00KED CONC. 1011X-WALL 100KED (2003) WITH BITUMENOUS DAMPPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2"-11") BELOW FIN, GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDIN, WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7"-10") ON 500X155 (20"x6") CONTINUOUS KEYED CONC. FTG. BRACE EDTN. WALL PRIOR TO BACKFILLING, ALL FOOTINGS SHALL REST ON NATURAL TUNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN. BEARING CAPACITY OF 150PPO OR GREATER, IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE

REQUIRED. -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 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. 25MPa (3600psi) CONC. SLAB ON 100mm (4")
COARSE GRANULAR FILL. OR 20MPa. (3000psi) CONC. WITH
DAMPPROOFING BELOW SLAB. UNDES 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 BAR
AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

ATTIC INSULATION (SB-12-TABLE 2.1.1.2.4) (SB-12-2.1.1.7)
RSI 8.81 (R50) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR
BARRIER, 16mm (5/8") INT. DRYWALL HINISH OR APPROVED EQUAL. RSI
3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL

2 UPDATE TO CODE

no. description

1 ISSUE FOR CLIENT REVIEW

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 MAX. NOSING MIN. HEADROOM = 25 (1") = 1950 (6'-5")

= 900 (2'-11") = 865 (2'-10") to 965 (3'-2") RAIL @ LANDING RAIL @ STAIR MIN. STAIR WIDTH = 860 (2'-10")

FOR CURVED STAIRS = 150 (6") MIN. AVG. RUN

INTERIOR GUARDS -OBC, 9.8.8.INTERIOR GUARDS: 900mm (2-11") MIN. HIGH
EXTERIOR GUARDS - OBC, 9.8.8.
900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN.

GRADE IS LESS THAN 1800mm (71"), 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71").

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

BASEMENT INSULATION (SB-12-2.1.1.6). 9.25.2.3. 9.13.2.6)
FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE
INSULATED FROM THE UNDERSIDE OF THE SUBSTLOOR 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 FDTN, WALL

FARING ### STUD PARTITION

38x89 (2"x4") \$TUDS @ 400mm (16") O.C. 38x89 (2"x4") \$TUL 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

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 MIN. 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.

8EAM POCKET OR 300x150 (12"x6") POURED CONC. NIB WALLS. MIN, BEARING 90mm (3-1/2")

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

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

GARAGE CEILINGS/INTERIOR WALLS
13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN
HOUSE AND GARAGE. TAPE AND SEAL ALL JOINTS AIRTIGHT PER

O.B.C. 9.10.9.16. REFER TO \$8-12, TABLE 2.1.1.2.A. FOR REQUIRED 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 (0BC-6.2.3.8.(7) & 6.2.4.11.)
CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)

INSULATED ATTIC ACCESS (OBC-9.19.2.1. & SB12-2.1.1.7)
ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm (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.

10P OF FIREPLACE CHIMNEY SHALL BE 915mm (3-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.

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

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

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

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

9.17.4.2(2). (28.)

BEARING WOOD POST (BASEMENT) (OBC 9.17.4.) TO CONC. WITH 12.7 DIA. BOLT, 610x610x300 (24"x24"x12") CONC.

STEPPED FOOTINGS OBC 9.15.3.9.

MAX. VERT. STEP = 600mm (24")

SLAB ON GRADE
MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4")
COARSE GRANULAR FILL. REINFORCED WITH 6x6-W2.9xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB, CONC. STRENGTH 32 MPg. (4640 psi) WIH 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

SUBFLOOR. JOIST STRAPPING AND BRIDGING
16mm (5/8") I & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (* SEE OBC 9.30.6. *) 6mm (1/4") PANEL CERAMIC ILLE APPLICATION (*) SEE OSC 9.30.6. *) BRITTIN (174) PARC TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (*) SEE OBC 9.30.2.*) FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED

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

(* SEE OBC 9.23.9.4. *)

EXPOSED BUILDING FACE OBC. 9.10.15. & SB-2-2.3.5.(2) EXTERIOR WALLS TO HAVE JOBS. S. 10.15. & SE-2-2.35.(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

OFFENDING GARAGE WALLS INCLUDED.

COLD CELLAR PORCH SLAB (ORC 9.39.)

FOR MAX. 2500mm (8-2") PORCH DEPTH (SHORTEST DIM.).

125mm [5") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR
ENTRAINMENT. REINF. WITH 10M BARS @ 200mm (7 7/8") O.C.
EACH WAY IN BOTTOM HIRD 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

MIN. 1.0" EFOLM HOLISE WALL SLAB TO MANKE HIM. TERM. (28) MIN. 1.0% FROM HOUSE WALL, SLAB TO HAVE MIN. 75mm (3")

MIN. AVG. RUN = 200 (6),

HANDRAILS —OBC. 9.8.7.—
FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4")
BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE
BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE
(31/2") THICK TO A MAX. DEPTH OF 600mm (24") AND SHALL BE
TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm
(36") O.C. HORIZONTALLY. (8") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALL' FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORT,

CONVENTIONAL ROOF FRAMING (2.0Kpg. SNOW LOAD)
38x140 (2'x6") RAFFERS @ 400mm (16"O.C.), FOR MAX 11"-7"
SPAN, 38x149 (2'x8") RIDGE BOARD, 38x89 (2"x4") COLLAR TIES
AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2"x4") @ 400mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 400

(16") O.C. FOR MAX, 4450mm (14"-7") SPAN.
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 —OBC. 9.9.10.1.—

AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. D.SSM2 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 4800mm (1-77) ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")

3) EXTERIOR WINDOWS
SHALL COMPLY WITH OBC DIV.-8 9.7.3. & SB12-2.1.1.8

ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER 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.

9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.
STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN
BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED
ADJACCENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN
MAIN BATHROOM, REFER TO OBC, 9.5.2.3, 3.8.3.8.(1){d} &
3.8.3.13,(1)[f], SEE DETAIL.
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.

LUMBER: 1) ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED

2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED

LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE. 3)

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

MANUFACTURER.

LYL BEAMS SHALL BE 2.0E -2950Fb MIN., NAIL EACH PLY OF LVL
WITH 89mm [3 1/27] LONG COMMON WIRE NAILS @ 300mm
(1/27) O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm fO
1/47-9 1/27. 11.76] DEPITHS AND STAGGERED IN 3 ROWS FOR
GREATER DEPITHS AND FOR 4 PLY MEMBERS ADD 13mm (1/27)
DIA. GALVANIZED BOLTS BOLTED AT MID-DEPITH OF BEAM @
915mm [3-07] O.C.
PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL"
MANUFACTURED BY SIMPSON STRONG—TIE OR EQUAL
FOR ALL LYL BEAM TO BEAM CONNECTIONS UNLESS
OTHERWISE NOTED. REFER TO ENG. RLOOR LAYOUTS.

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

WOOD MEMBERS. WOOD MEMBERS.

WOOD PRANICS HOT IREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 MB, POLYETHYLENE FILM, No. 50 (45lbs.), ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6*) ASOVE THE GROUND.

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. 89-223-4.3. STEEL:

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

STUCCO: 1) ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR, THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED, ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

LEGEND S CLASS 'B' VENT OUPLEX OUTLET (HEIGHT A.F.F) DUPLEX OUTLET (12" ABOVE SURFACE) GFI DUPLEX OUTLET (HEIGHT AF.F) WEATHERPROOF DUPLEX OUTLET **₽**-**%**

HEAVY DUTY OUTLET (220 volt) POT LIGHT < ф. LIGHT FIXTURE (CEILING MOUNTED) LIGHT FIXTURE (PULL CHAIN) LIGHT FIXTURE (WALL MOUNTED) SWITCH ─# % HOSE BIB (NON-FREEZE)

SINGLE JOIST DOUBLE JOIST TRIPLE JOIST LVL LAMINATED VENEER LUMBER POINT LOAD FROM ABOVE

dollars S. J. BOYD PRESSURE TREATED LUMBER

GIRDER TRUSS BY ROOF TRUSS MANUF. MAY 30, 2016 F.A. CURVED ARCH

I. 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 AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AN THE PROPERTY OF VAS 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.

TWO STOREY YOLUME 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") O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) CW 9.6 (3/8") THICK EXT. PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS © 1220 mm (4-0") O.C. VERTICALLY. FOR WALLS WITH HORIZ. DISTANCES NOT EXCEEDING 2900 mm (9-6"), PROVIDE 38x140 (2'x6") STUDS @ 400 (16") O.C. WITH CONTINUOUS 2-38x140 (2'x2'x6")TOP PLATES + 1-38x140 (1-2'x6") BOTTOM PLATE & MINIMUM OF 3-38x184 (3-2'x8") CONT. HEADER AT GRND. CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES AND HEADERS.

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

FOUNDATION WALL (W.O.D./W.O.B.) FOR LATERAL SUPPORT WHERE GRADE TO T/O BASEMENT -FOR LATEKAL SUPPORT WHERE GRADE TO T/O BASEMENT SLAB EXCEEDS 1200mm (3*-11") FOR 200mm (8") POURED CONC. FOUNDATION WALL PROVIDE VERTICAL 38x 140 (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
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 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 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 L5

LOOSE STEEL LINTELS 90 × 90 × 6.0L (3-1/2" × 3-1/2" × 1/4"L) 90 × 90 × 8.0L (3-1/2" × 3-1/2" × 5/16"L) 100 × 90 × 8.0L (4" × 3-1/2" × 5/16"L) 125 × 90 × 8.0L (5" × 3-1/2" × 5/16"L) 125 × 90 × 10.0L (5" × 3-1/2" × 3/8"L) 150 × 100 × 10.0L (6"x 4" × 3/8"L) 180 × 100 × 10.0L (7"x 4" × 3/8"L) L9

LAMINATED VENEER LUMBER (LVL) BEAMS LAMINATED VENEER LUMBER (LVI
LV.1A 1-1 3/4"x7 1/4" (1-45x184)
LV.1 2-1 3/4"x7 1/4" (2-45x184)
LV.2 3-1 3/4"x7 1/4" (3-45x184)
LV.3 4-1 3/4"x7 1/4" (4-45x184)
LV.4A 1-1 3/4"x7 1/4" (4-45x184)
LV.4A 1-1 3/4"x9 1/2" (1-45x240)
LV.5 3-1 3/4"x9 1/2" (3-45x240)
LV.5 4-1 3/4"x9 1/2" (4-45x240)
LV.5A 4-1 3/4"x11 7/8" (1-45x300)
LV.5A 1-1 3/4"x11 7/8" (3-45x300)
LV.5A 1-1 3/4"x11 7/8" (3-45x300)
LV.5A 1-1 3/4"x11 7/8" (3-45x300)
LV.5A 1-1 3/4"x11 7/8" (4-45x300)
LV.5A 1-1 3/4"x11 7/8" (4-45x300)
LV.5A 1-1 3/4"x11 7/8" (4-45x300)

DOOR SCHEDULE

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

INSULATED MIN. RSI 0.7 (R4)

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

(2'-10" x 6'-8" x 1-3/4") (2-10 x 0-5 x 1-3/4")

EXTERIOR 915 x 2030 x 45

DOOR (3'-0' x 8'-8" x 1-3/4")

EXTERIOR 915 x 2438 x 45

DOOR (3'-0" x 8'-0" x 1-3/4")

EXTERIOR 915 x 2438 x 45

DOOR (2'-10" x 8'-0" x 1-3/4")

EXTERIOR 850 x 2438 x 45

DOOR (2'-10" x 8'-0" x 1-3/4")

NSULATED MIN. RSI 0.7 (R4)

EXTERIOR 850 x 2438 x 45

DOOR (2'-0" x 8'-0" x 1-3/4")

EXTERIOR 815 x 2030 x 35

EXTERIOR 815 x 2030 x 35

EXTERIOR 815 x 2030 x 35

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

EXTERIOR 815 x 2438 x 45
DOOR (2'-8" x 8'-0" x 1-3/4") 20
MIN. RATED DOOR AND FRAME,
WITH APPROVED SELF CLOSING (2D) 3. INTERIOR 760 x 2030 x 35 DOOR (2'-6" x 6'-8" x 1-3/8")

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

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

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

MECHANICAL SYMBOLS HEAT PIPE PLUMBING (TOILET) WARM AIR RETURN AIR DUCT ⊐•

◇ PLUMBING (BATH,

SINK, SHOWER) SMOKE ALARM (REFER TO OBC 9.10.19) PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL AND ALSO 1 IN EACH BEDROOM NEAR HALL DOOR, ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF 1 SOUNDS. BATTERY BACK-UP REQUIRED. SMOKE ALARMS TO INCORPORATE VISUAL SIGNALLING COMPONENT (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 UI.203
SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE DETECTOR(S) SHALL BE PERMANENTLY WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARRON MONOXIDE DETECTORS AND BE FOURPED 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.

201

VA3 REFERENCE NUMBER

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the antonio Building Code to be a Designer. Wellington Jno-Baptiste JUSOFICSTE 2559 BCI ration information VÁ3 Design Inc. 42658

APR 16-15 RC

MAY 07-14 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 property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

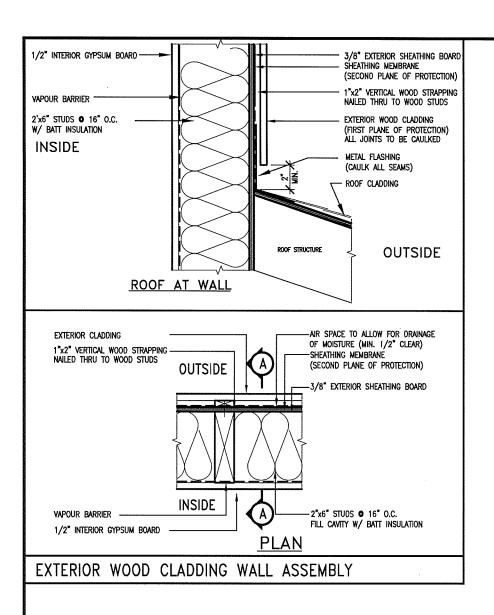


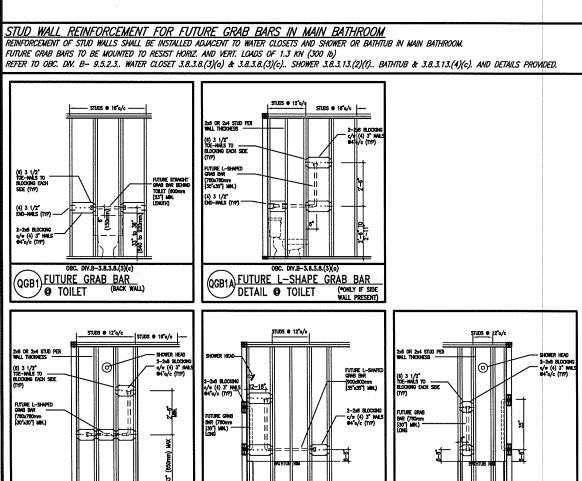
BAYVIEW WELLINGTON

CONST NOTE

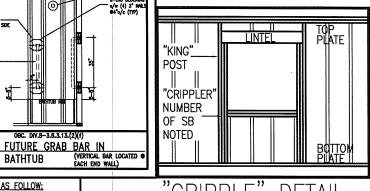
13045

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









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

QGB3 FUTURE L-SHAPE GRAB BAR
DETAIL OF SHOWER (BACK WALL)

DETAIL & SHOWER

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.

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

3. PROVIDE A MINIMUN OF 9.5mm (3/8") PLYWOOD OR OSB
EXTERIOR SHEATHING ON THE EXTERIOR FACE.

4. EOR & 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.

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:

(SIDE VIEW)

(QGB4A)-

QGB4 FUTURE GRAB BAR IN BATHTUB

2"x6" **9** 12" 0.C. - 13'-10" 2-2"x6" **9** 16" 0.C. - 15'-0"

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

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'-O")
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 KPd 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 (1/30511576 25591
5	•			nome , /signature BUN
4	•			registration information VA3 Design Inc. 42658
3	ı. •		١.	
2	UPDATE TO CODE	APR 16-15	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All
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	date	by	Drawings are not to be scaled.



RC

	BAYVIEW	WELLINGTON
ma		

CONST NOTE

13045-CONST-0BC 2015

project no. 13045 **GREEN VALLEY ESTATES** BRADFORD APR 2014 CONSTRUCTION NOTES

 $3/16^{*} = 1'-0^{*}$

DUROCK STARTER MESH (BACKWRAPPED) REFER TO SPECIFICATIONS FOR MINIMUM SLOPE Durock adhesive Durock Finish Coat -RUBBER MEMBRANE DUROCK FIBER MESH EMBEDDED IN DUROCK PREP COAT MECHANICAL FASTENER-PUCCS INSULATION BOARD-DUROCK POLAR BEAR AIR/MOISTURE BARRIER APPROVED EXTERIOR SHEATHING WINDOW HEADER SCALE: 3"=1'-0" · Durock Starter Mesh (Backwrapped) Prefinished Mlt Flashing for Moisture Drain Out -DUROCK POLAR BEAR AIR/MOISTURE BARRIER -BLUE SKIN SA WRAPPED INTO WINDOW ROUGH OPENING RUBBER MEMBRANE OVERLAPPING FLASHING WINDOW BLUE SKIN SA WRAPPED INTO WINDOW ROUGH OPENING CAULKING

WINDOW

BLE SON 3, MANAPED

RESEN TO STEEDING SON AND SOLARY (RATED)

RESENT TO STEEDING SON AND SOLARY (RATED)

BOCKS AND AND SOLARY (RATED)

STECCO DETAIL AS

FER ELEMATION

DANCOX CAMESIA ESSI

DANCOX FRIEND COM

POUSS INCLUTION BOHOD

POUSS INCLUTION BOHOD

DANCOX FRAME OF BOHOD

DANCOX FRAME OF BOHOD

SECURION ON AND SOLARY

SECURION

SECU

9 . 8 . 7 .

2 UPDATE TO CODE

no. description

1 ISSUE FOR CLIENT REVIEW

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

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the

and hos the qualifications and meets the requirements set out in the Ontorio Building Code to be a Designer.

qualification Information

Wellington Jno-Baptiste Signature Signature

signature Signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signature

signat

APR 16-15 RC

MAY 07-14 RC

date by

DESIGN
300A Wilson Avenue
Toronto 0N M3H 158
t 416.630.2255 f 416.630.4782
va3design.com

RC

BAYVIEW WELLINGTON

CONST NOTE

project no. 13045

project name
GREEN VALLEY ESTATES

dete
APR 2014

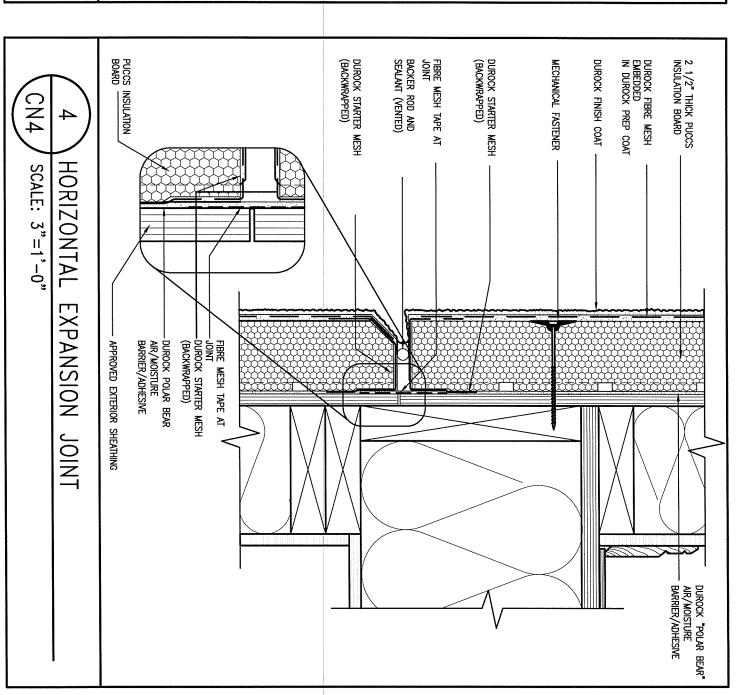
BRADFORD

CONSTRUCTION NOTES
file name
13045-CONST-OBC 2015

RICHARD - H:\ARCHIVE\WORKING\2013\13045-6W\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM

3/16" = 1'-0"

DUROCK FINISH COAT DUROCK FIBRE MESH EMBEDDED IN DUROCK PREP COAT 2 1/2" THICK PUCCS INSULATION BOARD DUROCK "POLAR BEAR"
AIR/MOISTURE BARRIER/ADHESIVE APPROVED EXTERIOR SHEATHING DUROCK STARTER MESH (BACKWRAPPED) MECHANICAL FASTENER CN4 STUCCO SCALE: 3"=1'-0" **TERMINATION** 0 R00F FLASHING



2 UPDATE TO CODE APR 16-15 RC 1 ISSUE FOR CLIENT REVIEW MAY 07-14 RC no. description date by

BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPS 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

25591 BCIN registration information VA3 Design inc. 42658 Contractor must varify 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 416.630.2255 f 416.630.4782 va3design.com

BAYVIEW WELLINGTON

CONST NOTE

GREEN VALLEY ESTATES

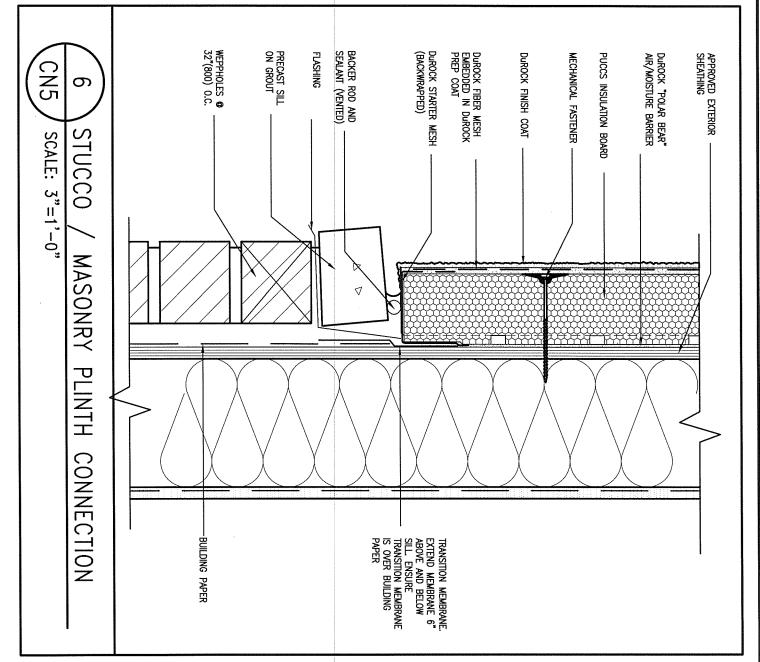
date APR 2014

municipality BRADFORD CONSTRUCTION NOTES project no. 13045

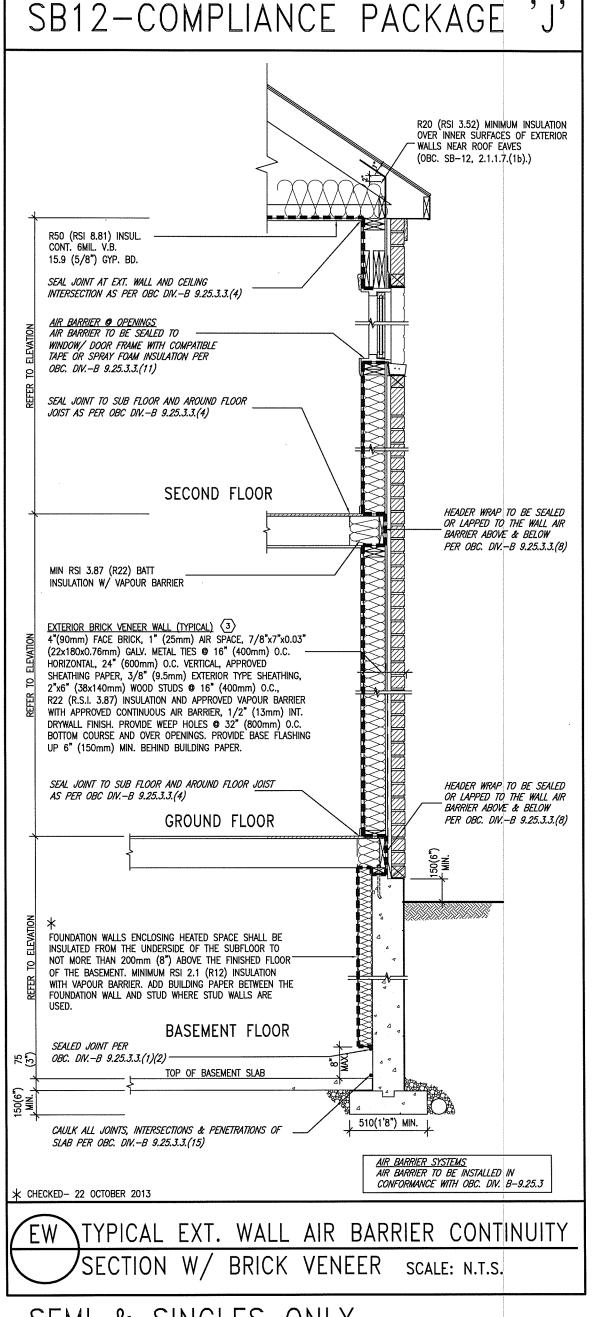
3/16" = 1'-0" 13045-CONST-OBC 2015 RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission

MECHANICAL FASTENER BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPS BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE Ω CORNER DETAIL SCALE: 3"=1'-0" 4" MIN — DUROCK FIBRE MESH EMBEDDED IN DUROCK PREP COAT 2½" THICK PUCCS INSULATION BOARD .Durock "Polar Bear" AIR/MOISTURE BARRIER DUROCK FINISH COAT

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



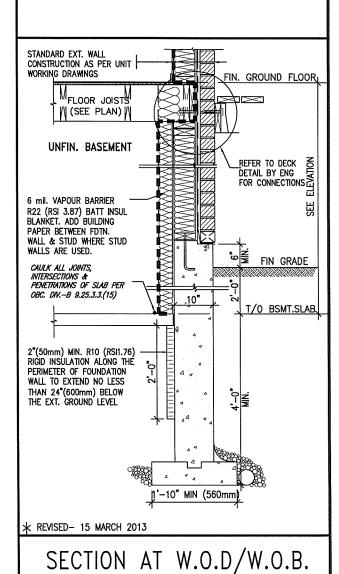
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. **CONST NOTE BAYVIEW WELLINGTON** Wellington Jno-Baptiste / 25591 6 5 project no. 13045 project name
GREEN VALLEY ESTATES BCI BRADFORD registration information VA3 Design Inc. 42658 APR 2014 drawn by CONSTRUCTION NOTES Controctor must varify 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 416.630.2255 f 416.630.4782 2 UPDATE TO CODE 13045-CONST-OBC 2015 3/16" = 1'-0" RC 1 ISSUE FOR CLIENT REVIEW MAY 07-14 RC va3design.com RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM no. description date by



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%	_					





SEMI & SINGLES ONLY

					_
9	•			The undersigned has reviewed and takes responsibility for this design and has the auglifications and meets the requirements set out in the	ľ
8			•	Ontario Building Code to be a Designer.	l
7	•			qualification information	l
6	•			Wellington Jno-Baptiste / 130 FirsTE 25591	l
5	•	,		name , /signature BCIN	l
4	•			registration information VA3 Design Inc. 42658	l
3	•				l
2	UPDATE TO CODE	APR 16-15	RC		l
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.	l
nn	description	date	hv	Drawings are not to be scaled	ı



BAYVIEW WELLINGTON

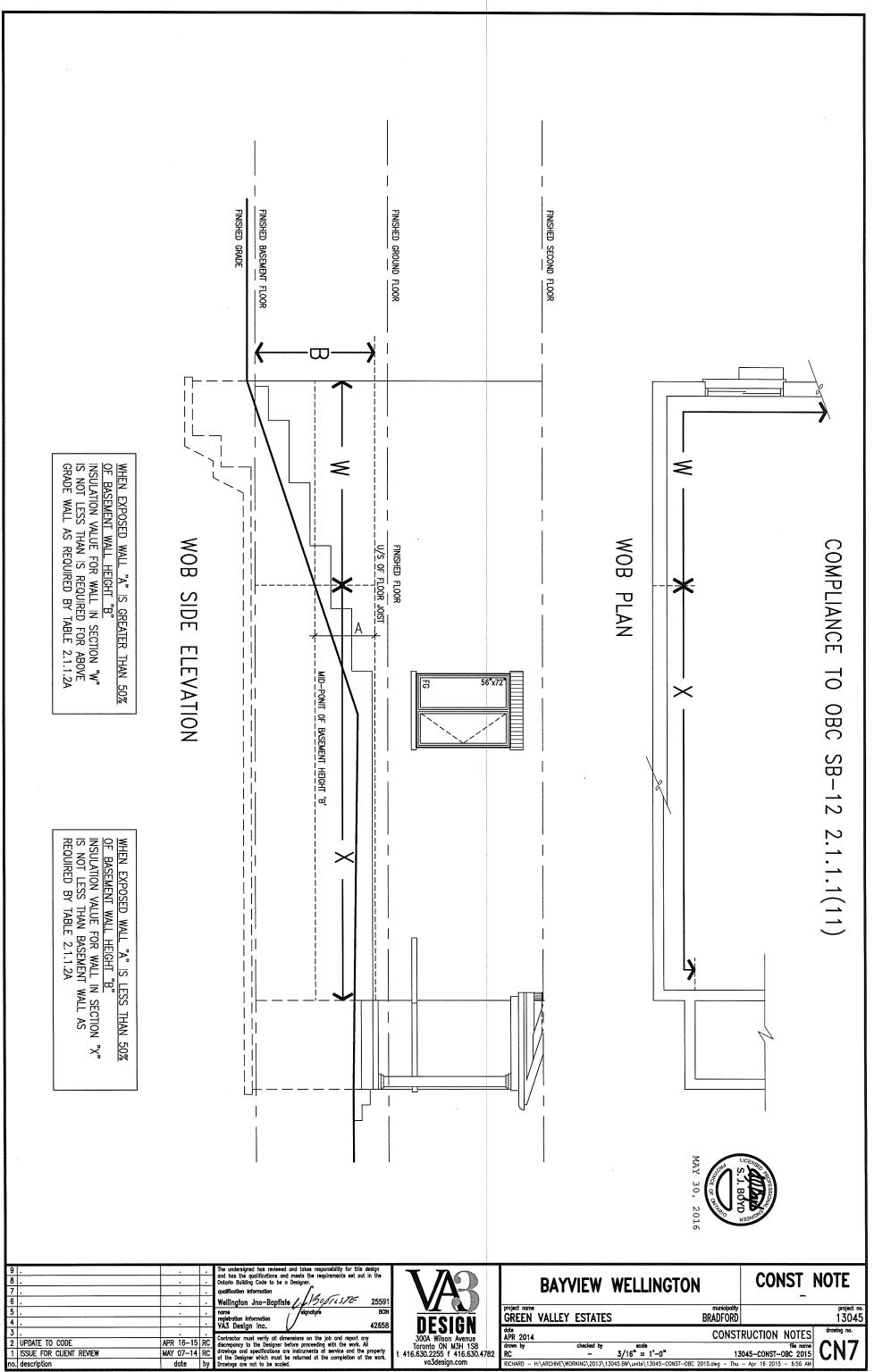
CONST NOTE

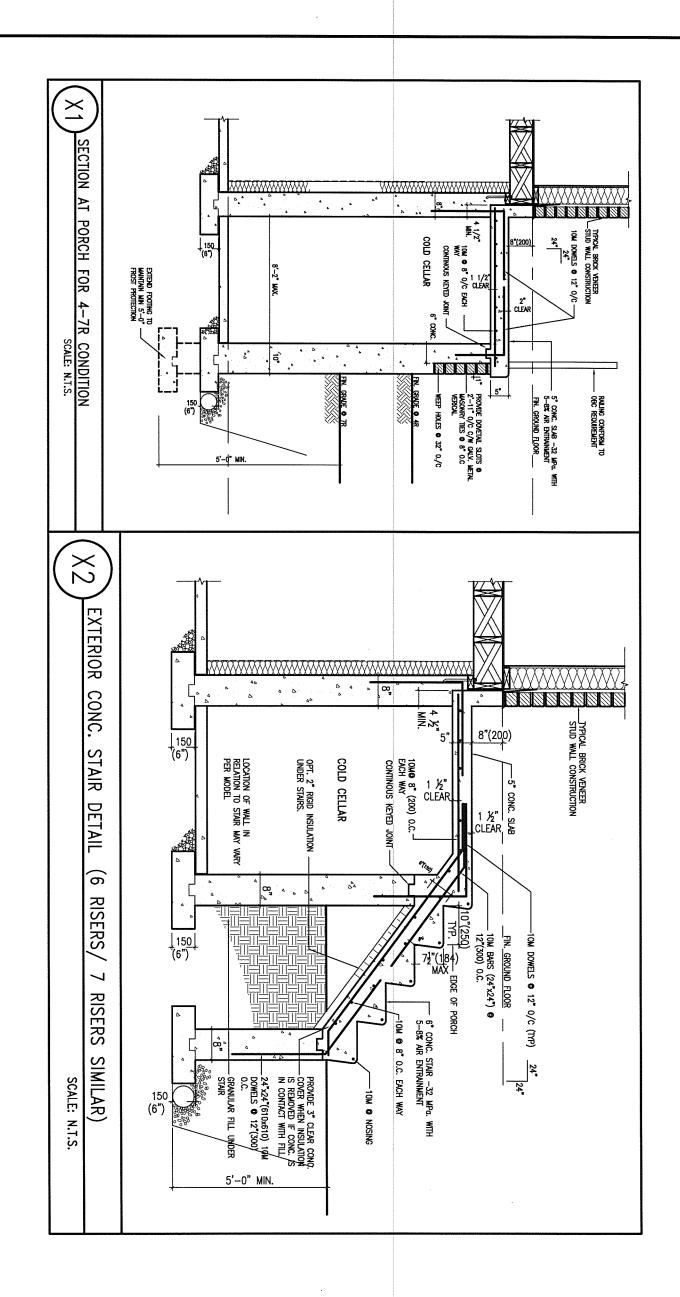
GREEN VALLEY ESTATES BRADFORD CONSTRUCTION NOTES

3/16" = 1'-0"

STRUCTION NOTES
file nome
13045-CONST-OBC 2015
DU - Apr. 16 2015 - 6:57 AM

13045

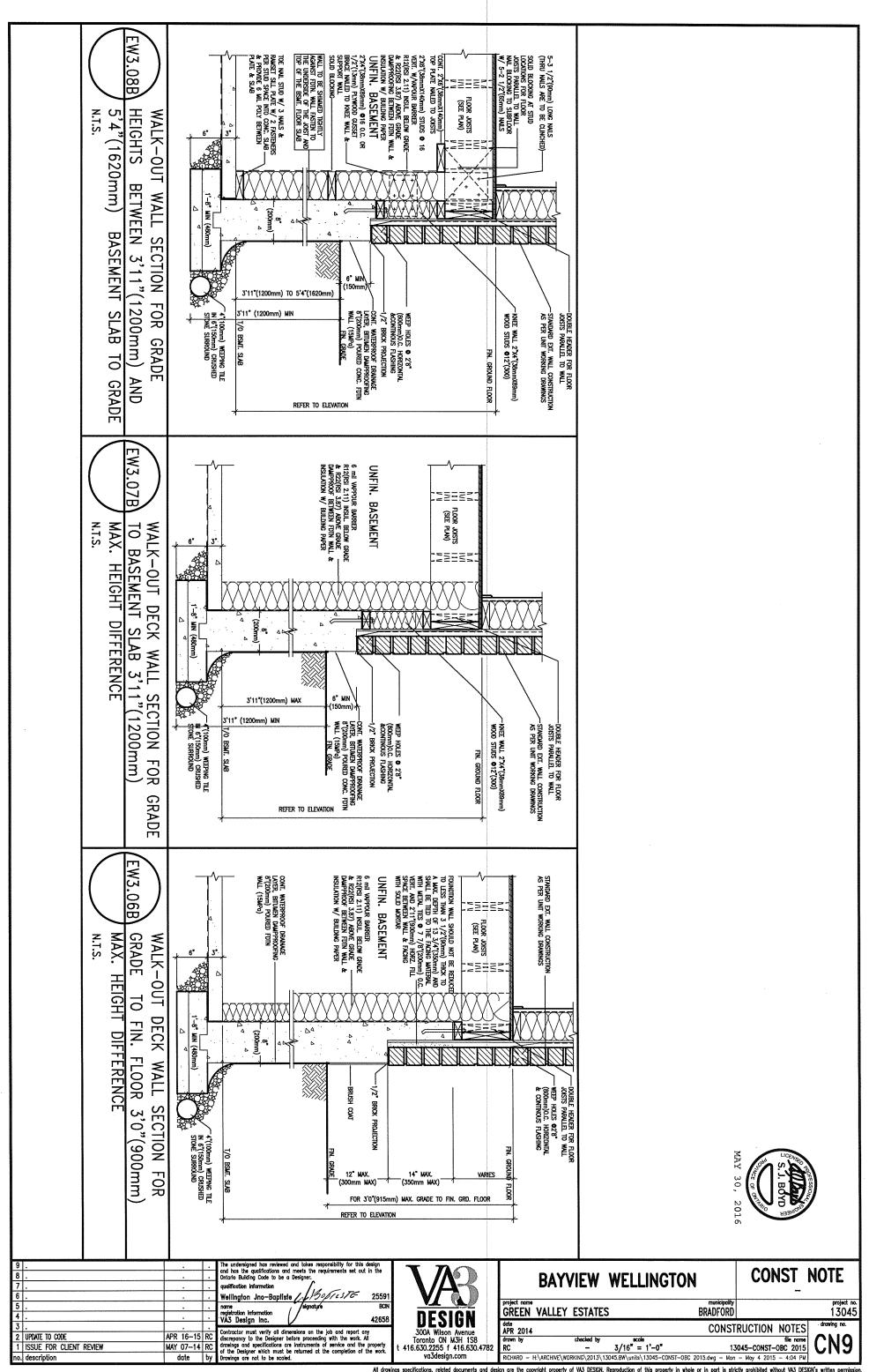


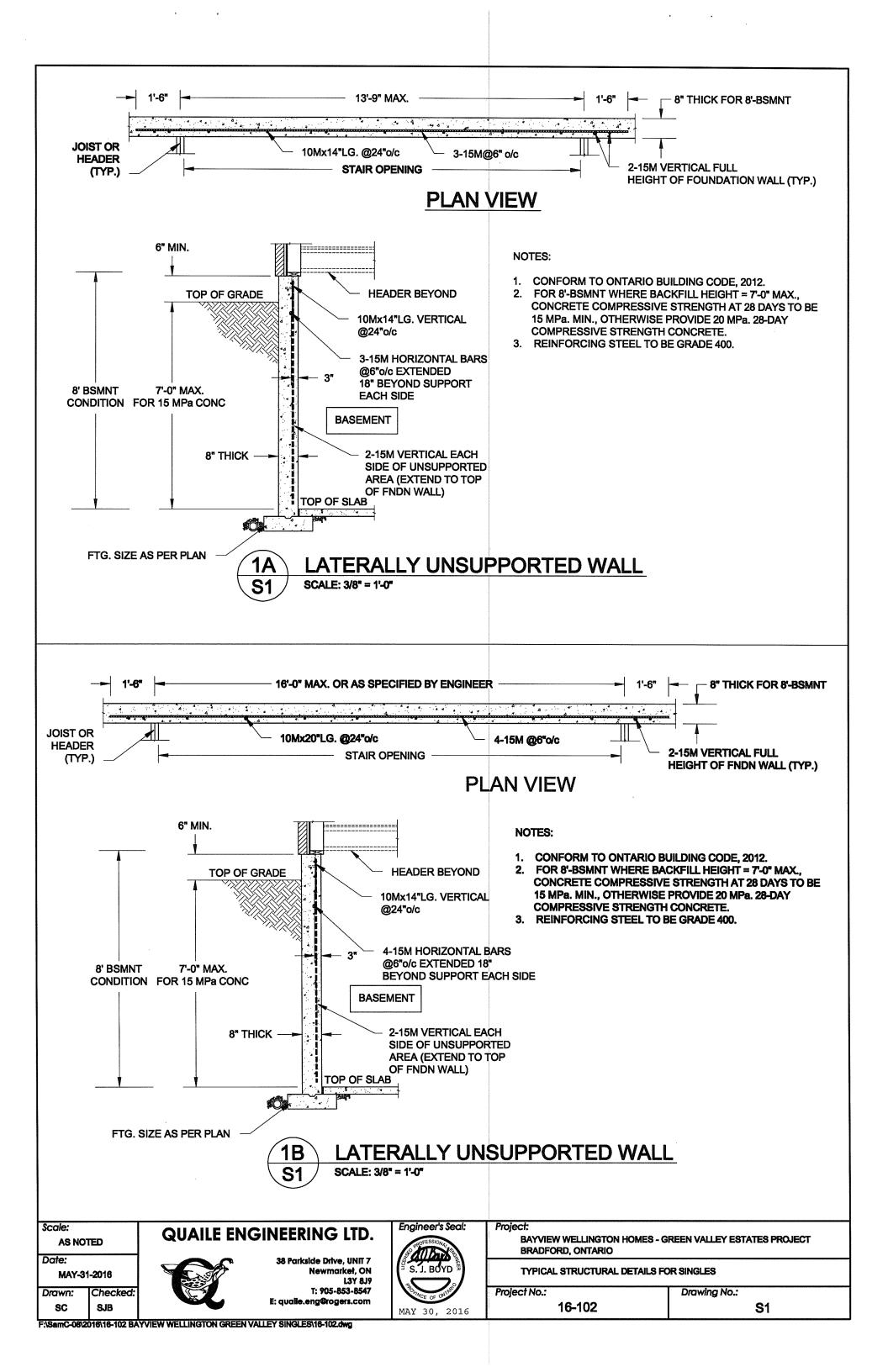


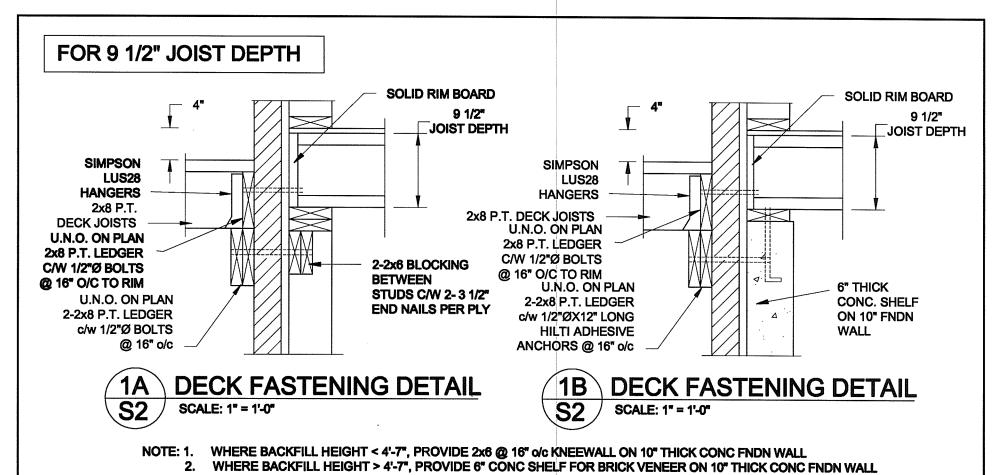
9 . 8 . 7 . 6 .		and has the qualifications Ontario Building Code to	wed and takes responsibility for this design and meets the requirements set out in the se a Designer.		BAYVIEW	WELLINGTON	CONST	-
5 . 4 .	·	. name registration information VA3 Design Inc.	signature BC 4265	DECION	 VALLEY ESTATE	S E	BRADFORD	13045
3 . 2 UPDATE TO CODE 1 ISSUE FOR CLIENT REVIEW no. description	MAY 07-14	discrepancy to the Design	dimensions on the job and report any er before proceeding with the work. All is are instruments of service and the property at be returned at the completion of the work roted.	300A Wilson Avenue Toronto ON M3H 1S8	 checked by H:\ARCHIVE\WORKING\2013\	3/16" = 1'-0" 13045.BW\units\13045-CONST-ORC 20	CONSTRUCTION NOTE File in	CN8

S. J. BOYD

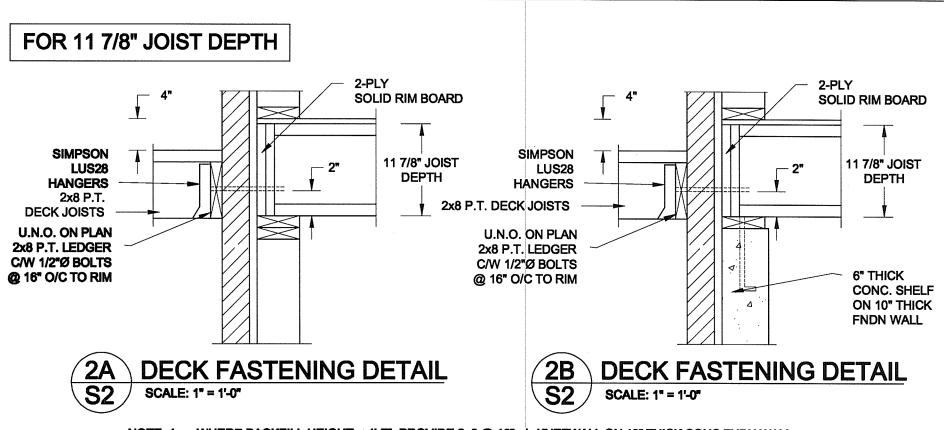
MAY 30, 2016



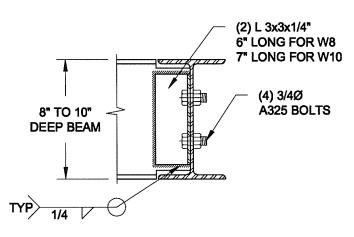




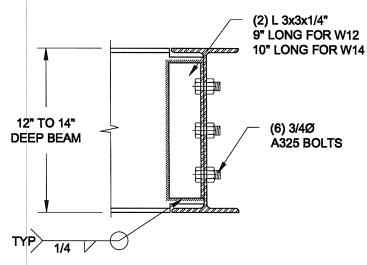




- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
 2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
 - 3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.



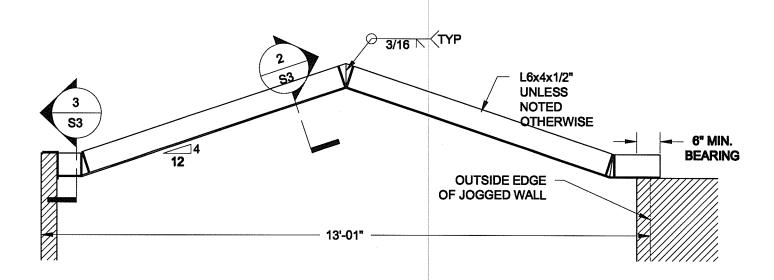
NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



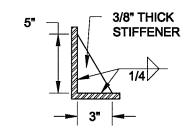
NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W360x72) BEAM MAX.



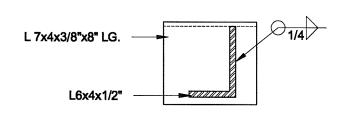
Scale: A8 NOTED Date: MAY-31-2016 Drawn: Checked: 8C 8JB		QUAILE EN	GINEERING LTD.	Engineer's Sect.	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO TYPICAL STRUCTURAL DETAILS FOR SINGLES			
		*	38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9					
		T: 905-853-8547 E: qualle.eng@rogers.com		MAY 30, 2016	Project No.: 16-102	Drawing No.: \$2		
Proming-desirence-rise EAVVIEW WELLINGTON GREEN VALLEY SINGLESHIG-RELding								



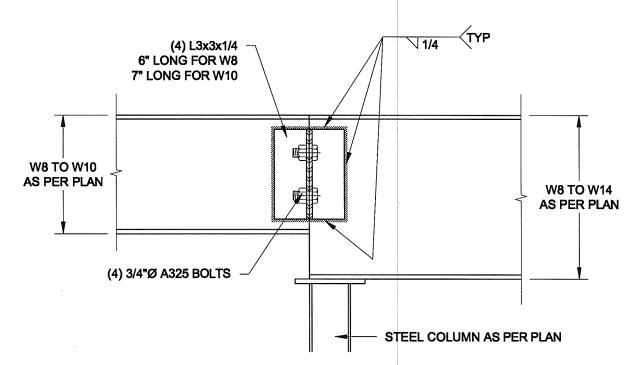
1 STEEL LINTEL AT GABLE
S3 SCALE: 1/2" = 1'-0"



2 TYP. STIFFENER
S3 SCALE: 1 1/2" = 1'-0"



3 INVERTED ANGLE
S3 SCALE: 1 1/2" = 1'-0"



4 STEEL BEAM CONNECTION S3 SCALE: 1 1/2" = 1'-0"

Scale:
AS NOTED
Date:

MAY-81-2016

Drawn: Checked:
8C 8JB

QUAILE ENGINEERING LTD.



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

MAY 30, 2016

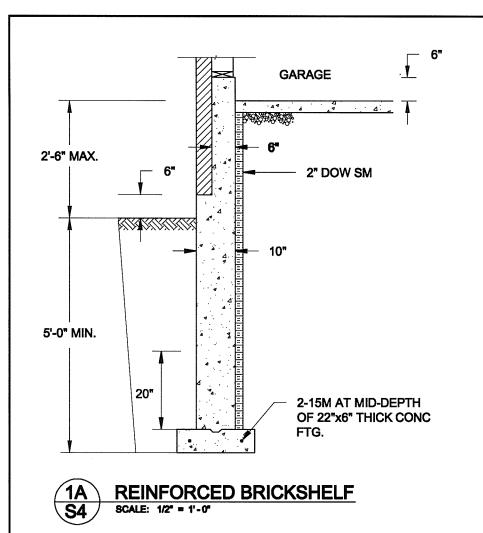
Project:

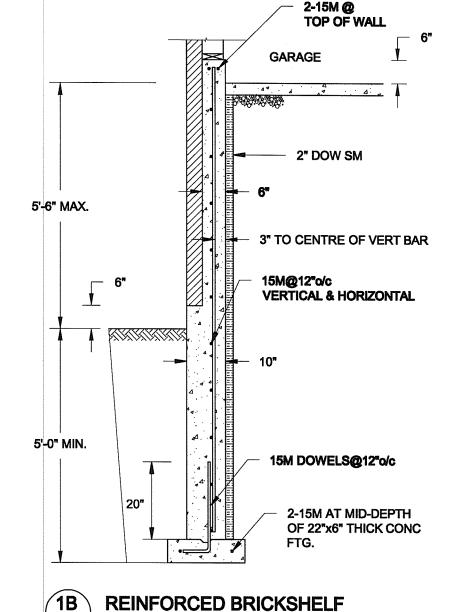
BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.: Drawing No.: \$3

PASSANC-OSCIDIO 16-KR BAYVIEW WELLINGTON GREEN VALLEY SINGLES (6-KR.dag)

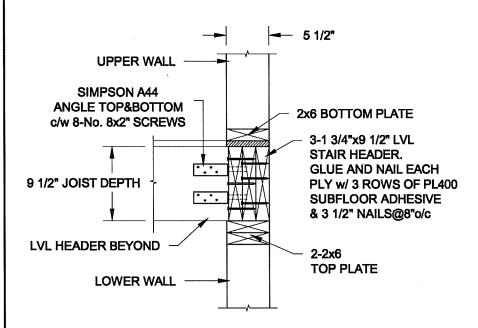




NOTE:

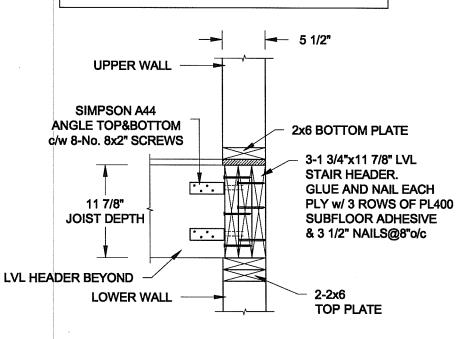
- 1. CONFORM TO ONTARIO BUILDING CODE, 2012.
- 2. CONCRETE TO HAVE 28-DAY COMPRESSIVE STRENGTH OF 20 MPa.
- 3. REINFORCING BARS TO BE GRADE 400 DEFORMED STEEL.
- 4. PROVIDE 3" COVER TO SOIL MINIMUM.





FOR 11 7/8" JOIST DEPTH

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



2 STAIR HEADER @ EXTERIOR WALL
S4 SCALE: 1" = 1'-0"

Scale: AS NOTED Date:

MAY-81-2016

Checked

Drawn:

QUAILE ENGINEERING LTD.

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



Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY BSTATES PROJECT BRADPORD, ONTARIO

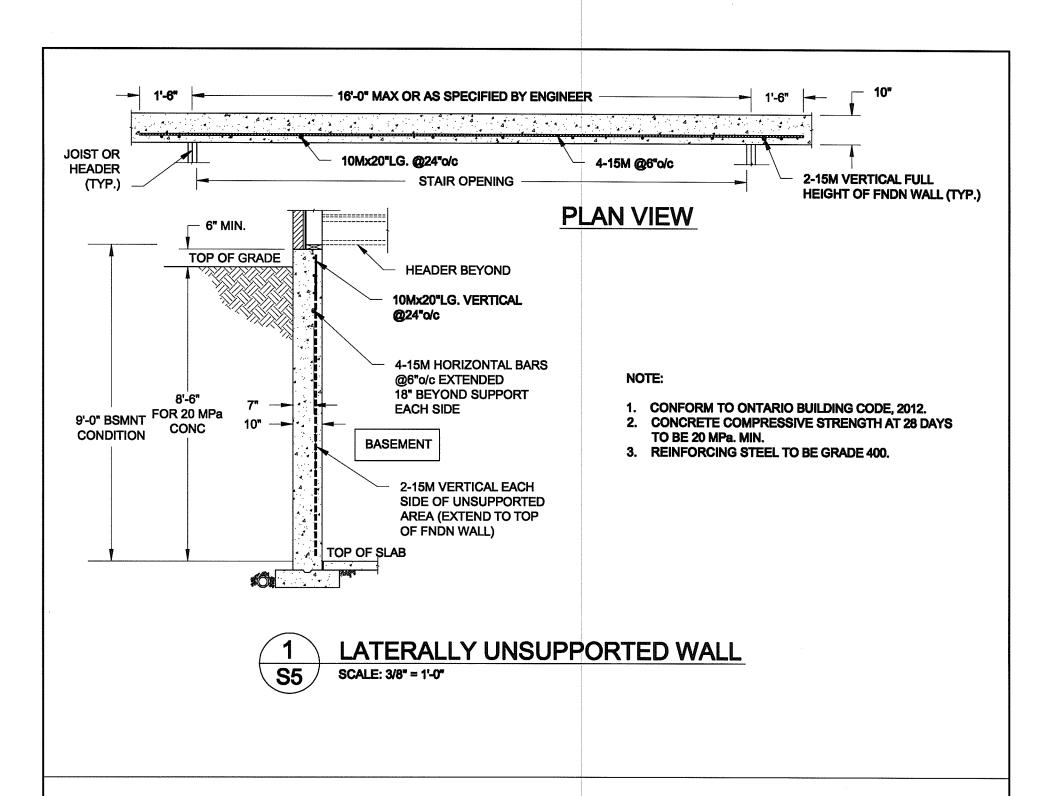
84

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.: Drawing No.:

16-102

"Homo-osciotototo-to: Bayview Wellington Green Valley Singles to 2.ding



Scale:

AS NOTED

Date: MAY-31-2016

8.13

Checked: Drawn: **ac**

QUAILE ENGINEERING LTD.

38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: qualle.eng@rogers.com Engineer's Seat: S. J. BOYD MAY 30, 2016 Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO

\$5

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.: 16-102

PHOSING-05/2016/16-KIZ BAYYIEW WELLINGTON GREEN VALLEY SINGLES/16-102-dag