

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

1. ROOF CONSTRUCTION NO.210 (10.25kg/m2) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL, (EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ ROOF SLOPES 8:12 OR GREATER) 38:489 (2"X4") TRUSS BRACING @ 1830mm (6"-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RWL & VENITED 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 2.1.1.2A) SIDING AS PER ELEV... 19x38 (1"x2") VERTICAL WOOD FURRING. CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. 1YPE SHEATHING, 38x140 (2"x6") STIDS @ 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") (R28)

SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING,

CONTIN. SHEATHING MEMBRANE, 28mm (1½") EXTERIOR STRUCTURAL
INSULATED SHEATHING RS (10.7 (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.

DRYWALI 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.

RESERVED (2C)

2D) STUCCO WALL CONSTRUCTION (2"x4") -GARAGE WALLS
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.[2] &
9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE
CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXPANDED OR EXTRUDED RIGID POLYSTYRENE ON APPROVED AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING 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. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 4 (2E.) (16") O.C., INSULATION AND APPR, VAPOUR BARRIER AND APPR. (10 ) O.C., INSOLATION AND AFFR. VAPOR BARRIER AND AFFR. CONTIIN, 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 INSULATION.

BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A)
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"X7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16").
O.C., INSULATION & APPR: VAPOUR BARRIER WITH APPR. CONTIN.
AIR BARRIER. I3mm (1/2") INTERIOR DRYWALL BINSH, 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.
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 600mm (24") O.C. VERTICAL, APPR. SHEATHING PAPER, 28mm (1½") 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 AIN, 150mm (6") ABOVE FINISH GRADE.

(3B) BRICK VENEER CONSTRUCTION (2"x4")— GARAGE WALLS 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL, APPR, SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE 5 HEATHING, 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 0.8.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 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x140 (2"x6") STUDS @ 400mm (16") O.C., 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") ARQUE FINISH GRADE STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

INTERIOR STUD PARTITIONS
FOR BEARING PARTITIONS 38x89 (2"x4") @ 400mm (16") O.C. FOR 2
STOREYS AND 300mm (12") O.C. FOR 3 STOREYS, NON-BEARING
PARTITIONS 38x89 (2"x4") @ 600mm (24") O.C. PROVIDE 38x89 (2"x4")
BOTTOM PLATE AND 2/38x89 (2"/2"x4") TOP PLATE. 13mm (11/2") INT.
DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2"x6") STUDS/PLATES
WHEEPE NOTED. WHERE NOTED.

FOUNDATION WALL/FOOTINGS: (9.15.3, 9.15.4, 9.13.2, 9.14.2.1.(2))
200mm (8") POURED CONC. FDTN. WALL 15MPG (2200ps)) 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 FOTN, WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x155 (20°%6") CONTINUOUS KEYED CONC. FTG. BRACE FOTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN. BEARING CAPACITY OF 150kPg OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE

-SEE OBC 9.15.3.

-SEE OBC 7.13.3.
-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. FLOC LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1"). THE STRIP FOOTING SIZE IS AS FOLLOWS: 2 STOREY WITH WALK-OUT BASEMENT

545x175 (22"x7") 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") COMRS 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. ⟨8.⟩

ATTIC INSULATION (SB-12-TABLE 2.1.1.2.A) (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.INJECTIMAL STAIRS -5mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS -10mm (1/2") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT

MAX. RISE = 200 (7-7/8") MIN. RUN = 210 (8-1/4") MIN. TREAD = 235 (9-1/4") MAX. NOSING MIN. HEADROOM RAIL @ LANDING = 900 [2'-11"] RAIL @ STAIR

MIN. AVG. RUN

= 865 (2'-10") to 965 (3'-2") = 860 (2'-10") FOR CURVED STAIRS = 150 (6")

MINI. AVG. RUIN

HANDRAILS —OBC. 9.8.7.—

FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4")

BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE

BEHIND IT TO BE 50 (2") MINI. HANDRAILS TO BE CONTINUOUS

EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION.

= 200 (8")

INTERIOR GUARDS -OBC. 9.8.8.-

INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71").

SILL PLATE — OBC. 9.23.7.
38x89 (2'x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS
200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7-10") O.C., CAULKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF 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 (27) 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. WALI

BEARING STUD PARTITION
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.

STEFL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)
89mm(3-1/2") DIA x 3.0mm(0.118) SINGLE WALL TUBE TYPE 2
ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kN (16,000lbs.) AT A MAX. EXTENSION OF 2318mm [7'-7 1/2"] CONFORMING TO CAN/CGSB-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)

99mm(3-1/2") DIA x 4.78mm(.188) FIXED STL. COL. WITH 150x150x9.5
(6"x6"x3)8") STL. TOP & BOTTOM PLATE ON 1070x1600
(42"x42"x18"). CONC. FOOTING ON UNDISTURBED SOIL OR
ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpd. MIN. AND AS PER SOILS REPORT.

STEEL COLUMN 90mm(3-1/2") DIA x 4.78mm(.188) NON-ADJUSTABLE STL, COL, TO BE ON 150x1.50x9.5 (6"x6"x3)8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD COL. TO BASE PLATE.

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

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

(18.) 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 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 (7-7/6") MIN. TREAD 250mm (9-1/2"), SEE OBC, 9.8.9.2., 9.8.9.3, & 9.8.10.

DRYER EXHAUST (OBC-6.2.3.8.(7) & 6.2.4.11.)
CAPPED DRYER EXHAUST VENTED TO EXTERIOR.
(USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)

INSULATED ATTIC ACCESS (OBC-9.19.2.1. & SB12-2.1.1.7)
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.

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

MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR AS REQUIRED BY (26) MECHANICAL EADPOOL ... 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 STL 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 28. RESERVED

BEARING WOOD POST (BASEMENT) (OBC 9.17.4.)
3-36x140 (3-2°x6") BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT, 610x610x300 (24"x24"x12") CONC.

30. STEPPED FOOTINGS OBC 9.15.3.9.
MIN. HORIZ. STEP = 600mm (24").
MAX. VERT. STEP = 600mm (24")

\$\frac{\text{SLAB\_ON\_GRADE}}{\text{MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4")}}\$\$
COARSE GRANULAR FILL. REINFORCED WITH 6x6-W2.9xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB, CONC, STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE, 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") FROM A GAS
REGULATOR. MIN. 300mm (12") ABOVE FIN. GRADE, FROM ALL
OPENINGS, EXHAUST AND INTAKE VENTS, HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS

<u>DIRECT VENTING GAS FIREPLACE VENT</u>
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 THE APPLICATION (\* SEE OBC 9.30.6. \*) 6mm (1/4") PANEL
TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING, (\* SEE OBC 9.30.2.\*} FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-1 OR A-2 STRAPPING SHALL BE 19x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (\* SEE OBC 9.23.9.4. \*)

EXPOSED BUILDING FACE OBC. 9.10.15. & SB-2-2.3.5.(2) EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 min, WHERE LIMITING DISTANCE (LD) IS LESS THAN 1.2M (3'-11"), WHERE THE LD IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES. OFFENDING GARAGE WALLS INCLUDED.

COLD CELLAR PORCH SLAB (OBC 9.39.)
FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.),
125mm (5") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT, REINF, WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, MIN. 30mm (1 1/4") COVER, 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDTN, WALLS, SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3")
BEARING ON FDTN. WALLS. PROVIDE (L7) LINTEL OVER CELLAR
DOOR WITH 100mm (4") END BEARING.

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

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
POUNDED WHERE DISTANCE FROM PORCH TO FIN.
SPAN, 38x184 (2"x6") RAFTERS @ 400mm [16"O.C.) FOR MAX 11"-7"
SPAN, 38x184 (2"x6") RIDGE BOARD. 38x89 (2"x4") COLLAR TIES 38x140 [2"x6"] RAFTERS @ 400mm [16"O.C.] FOR MAX 11"-7" SPAN, 38x184 [2"x8"] RIDGE BOARD. 38x89 (2"x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 [2"x4"] @ 400mm [16"] O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 400 (16") O.C. FOR MAX. 4450mm (14"-7") SPAN.
RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 600mm (24")
O.C. WITH A 38x89 (2"x4") CENTRE POST TO THE TRUSS BELOW,

LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY, GENERAL NOTES

WINDOWS:1) MINIMUM BEDROOM WINDOW -OBC. 9.9.10.1.-AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS HAVE MIN. 0.35m2 UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3").

2) WINDOW GUARDS — OBC. 9.8.8.1.(8).
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS
LOCATED LESS THAN 480mm (11-7) 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

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

ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2. & 5.6.22.(3) AND MUNICIPAL STANDARDS. ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.

STIDD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM.
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3. 3.8.3.8.(1)(d) & 3.8.3.13.1)(f), SEE DETAIL.
ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12-2.11.1.9.

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

STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE

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.

IVL BEAMS SHALL BE 2.0E -2950Fb MIN. NAIL EACH PLY OF LV WITH B8/mm [3 1/27] LONG COMMON WITH B8/mm [3 1/27] LONG COMMON WITH RANLS @ 300mm [7 1/4:9 1/27. IT 7/87] DEPIHS AND STAGGERED IN 3 ROWS FOR REALER DEPIHS AND FOR A PLY MEMBERS ADD 13mm [1/27] DIA. GALVANIZED BOUTS BOLTED AT MID-DEPTH OF BEAM @ 915mm [3:07] O.C.
PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL L'UL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED. REFER TO RIG. FLOOR LAYOUTS. LVL BEAMS SHALL BE 2.0E -2950Fb MIN., NAIL EACH PLY OF LVI

OTHERWISE NOTED, REPER TO BENEAU FLOOR LAYOUS.
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. POLYETHYLENE FILM, No. 50
(45/bb.) ROLL ROOPING OR OTHER DAMPPROOFING MATERIAL,
EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6")
ABOVE THE GROUND.

1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40-21 GRADE 350W "STRUCTURAL GUALITY STEEL". DOE. 89-23.43.

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

2) 1) ALS TRUCCO WALLS TO HAVE A LOWER AND 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 SECRICIA 2016. STUCCO: 1)

EXHAUST FAN TO EXTERIOR

A Day's

S. J. BOYD

LEGEND 0 9 CLASS 'B' VENT **⊕**= DUPLEX OUTLET (12" ABOVE SURFACE) **%**=⊕

OUTLET (HEIGHT A.F.F) GFI DUPLEX OUTLET (HEIGHT A.F.F) WEATHERPROOF DUPLEX OUTLET HEAVY DUTY OUTLET (220 volt) POT LIGHT

LIGHT FIXTURE (CEILING MOUNTED) LIGHT FIXTURE (PULL CHAIN) Д% φ.

HOSE BIB (NON-FREEZE) OFLOOR DRAIN SJ SINGLE JOIST DJ DOUBLE JOIST TJ TRIPLE JOIST

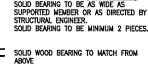
LVL LAMINATED VENEER LUMBER ×6~ POINT LOAD FROM ABOV

PRESSURE TREATED LUMBER P.T. TRUSS MANUF. JUNE 2, 2016 GIRDER TRUSS BY ROOF TRUS G.T.

FA. FLAT 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



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.

TWO STOREY VOLUME SPACES
-FOR A MAXIMUM 5490 mm (18'-0') HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE 2-38x140 (2-2"x6") SPR.#2 CONTIN. STUDS @ 300mm (12")
O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) C/W 9.6 (3/8") THICK EXT. PLYWOOD SHEATHING PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 1220 mm (4'-0") O.C. VERTICALLY. -FOR WALLS WITH HORIZ. DISTANCES NOT EXCEEDING 2900 mm (9'-6"), PROVIDE 38x140 (2'x6") STUDS @ 400 (16") O.C. WITH CONTINUOUS 2-38x140 (2-2'x6") TOP PLATES + 1-38x140 (1-2'x6") BOTTOM PLATE & MINIMUM OF 3-38x148 (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.

41) FOUNDATION WALL (W.O.D./W.O.B.)
-FOR LATERAL SUPPORT WHERE GRADE TO T/O BASEMENT SLAB EXCEEDS 1200mm (3'-11") FOR 200mm (8") POURED CONC. FOUNDATION WALL 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 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 × 286 (2/2" × 12") SPR.#2 3/38 × 286 (3/2" × 12") SPR.#2 4/38 × 286 (4/2" × 12") SPR.#2 В6 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 3/8"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) L9

LAMINATED VENEER LUMBER (LVL) BEAMS LAMINALED VENEER LUMBER (LYL

LVL1 2-1 3/4"x7 1/4" (1-45x184)

LVL2 3-1 3/4"x7 1/4" (2-45x184)

LVL3 4-1 3/4"x7 1/4" (3-45x184)

LVL4 1-1 3/4"x9 1/2" (1-45x240)

LVL4 2-1 3/4"x9 1/2" (3-45x240)

LVL5 3-1 3/4"x9 1/2" (3-45x240)

LVL5 4-1 3/4"x9 1/2" (4-45x240)

LVL5 4-1 3/4"x9 1/2" (4-45x240)

LVL6A 1-1 3/4"x11 7/8" (1-45x300)

LVL6A 1-1 3/4"x11 7/8" (2-45x300)

LVL6A 4-1 3/4"x11 7/8" (3-45x300)

LVLBA 4-1 3/4"x11 7/8" (3-45x300)

LVLBA 4-1 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")

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

(2-10 x 0-6 x 1-3/4\*)

EXTERIOR 915 x 2030 x 45

DOOR (3'-0" x 6'-8" x 1-3/4")

INSULATED MIN. RSI 0.7 (R4)

EXTERIOR 915 x 2438 x 45

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

INSULATED MIN. RSI 0.7 (R4)

EXTERIOR 860 x 2438 x 45

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

INTERIOR 815 x 2030 x 35

DOOR (2'-8" x 6'-9" x 1-3/8")

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

EXTERIOR 815 x 2030 x 45

DOOR (2'-8" x 6'-8" x 1-3/4")

(WEATHER STRIPPING INSTALLED)

INTERIOR 815 x 2438 x 45

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

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

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")

INTERIOR 610 x 2030 x 35 DOOR (2'-0" x 6'-8" x 1-3/8") (4.) (4A) INTERIOR 650 x 2030 x 35 DOOR (2'-2" x 6'-8" x 1-3/8") 4C INTERIOR 680 x 2438 x 35 DOOR (2'-2" x 8'-0" x 1-3/8")

5.) INTERIOR 480 x 2030 x 35 DOOR (1'-6" x 6'-8" x 1-3/8") 6. EXTERIOR 815 x 2030 x 45 DOOR (2'-8" x 6'-8" x 1-3/4") SOLID WOOD CORE

MECHANICAL SYMBOLS -4go 7/F HEAT PIPE WARM AIR PLUMBING (TOILET) RETURN AIR DUCT  $\subset$ 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 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 UPOATE TO CODE APR 16-15 RC 1 SSUE FOR CLIENT REVIEW MAY 07-14 RC no. description date by

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

Wellington Ino-Baptiste 11805(1576 25591 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.

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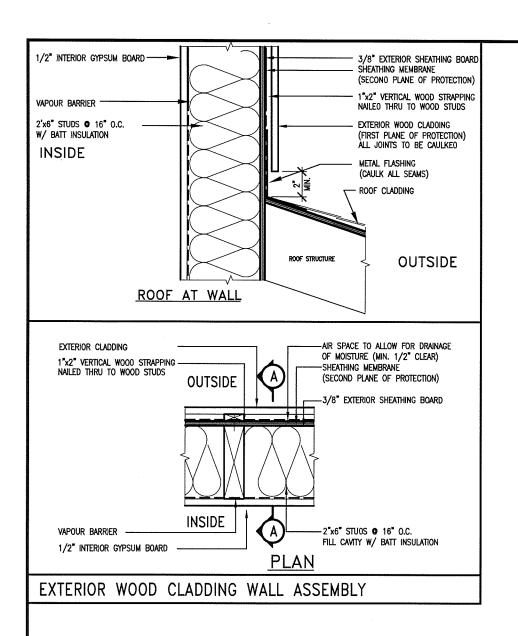
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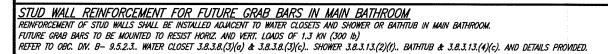
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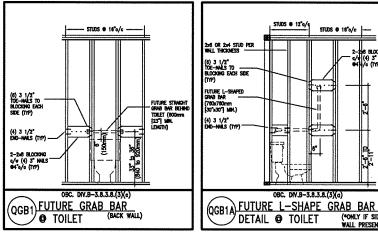
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**GREEN VALLEY ESTATES** BRADFORD CONSTRUCTION NOTES  $3/16^{\circ} = 1'-0^{\circ}$ 13045-CONST-OBC 2015

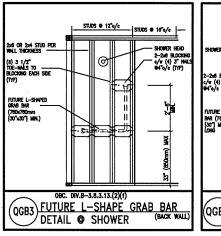
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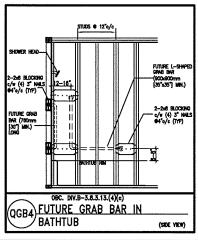


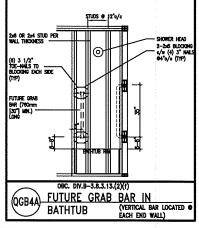


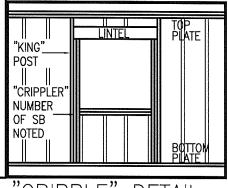












HEIGHT FOR 2"X4" GARAGE WALL IS AS FOLLOW:

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

NOTES:

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.

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

HEIGHT FOR 2"x6"

2"x6" © 16" 0.C. - 12'-6" 2"x6" © 16" 0.C. - 13'-10" 2-2"x6" © 16" 0.C. - 15'-0" 2-2"x6" © 16" 0.C. - 15'-0" 2-2"x6" © 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'-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

				L					
9	•			The undersigned has reviewed and takes responsibility for this design					
8	•	•	٠	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 Chilofics 76 25591					
5			•	name , /signature BCIN					
4		•		registration information VA3 Design Inc. 42658					
3	•			Y					
2	UPDATE TO CODE	APR 16-15	RC						
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.					

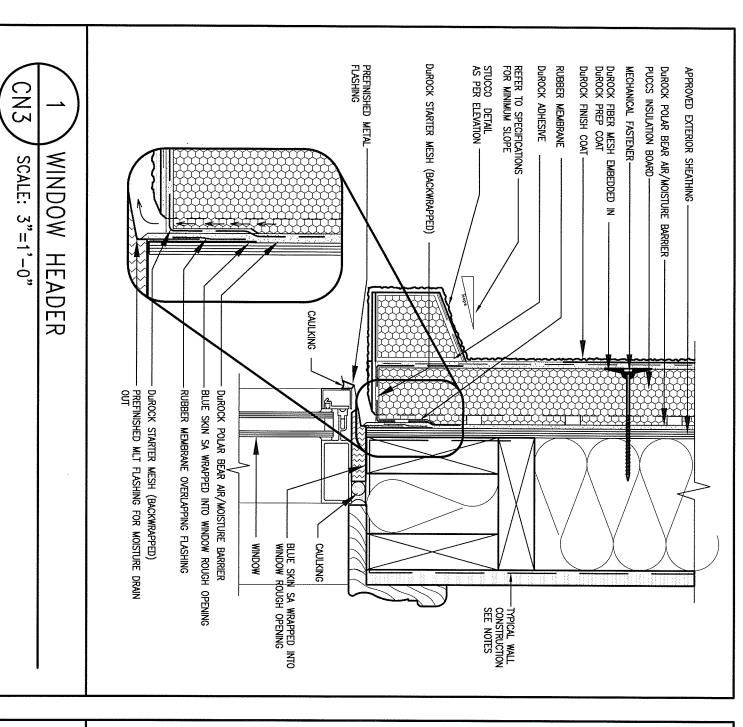
DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	

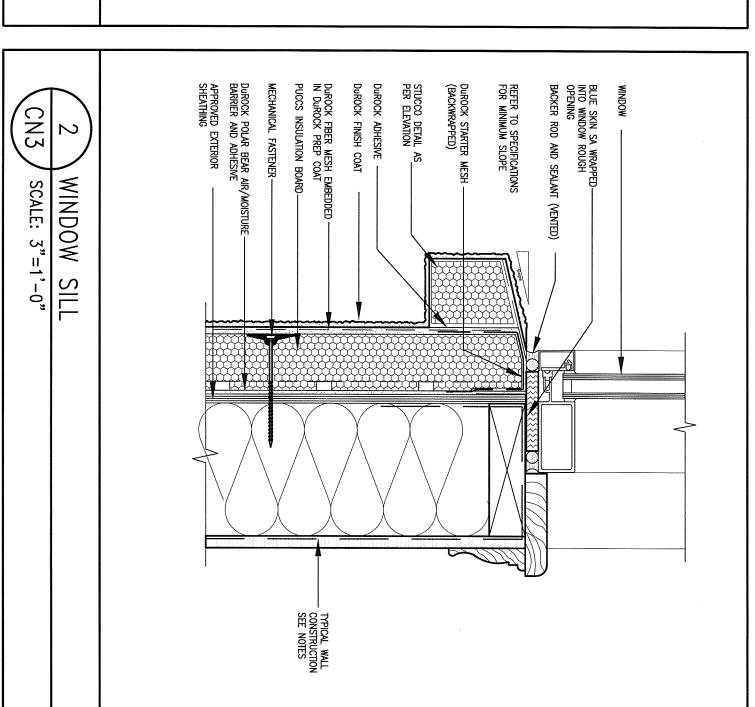
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**CONST NOTE** 

**GREEN VALLEY ESTATES** BRADFORD date APR 2014 CONSTRUCTION NOTES 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 - 6:56 AM

13045





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

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

BE GYPSUM

ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE

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 Ontario Building Code to be a Designer.

Wellington Jno-Baptiste 25591 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.

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drawn by RC

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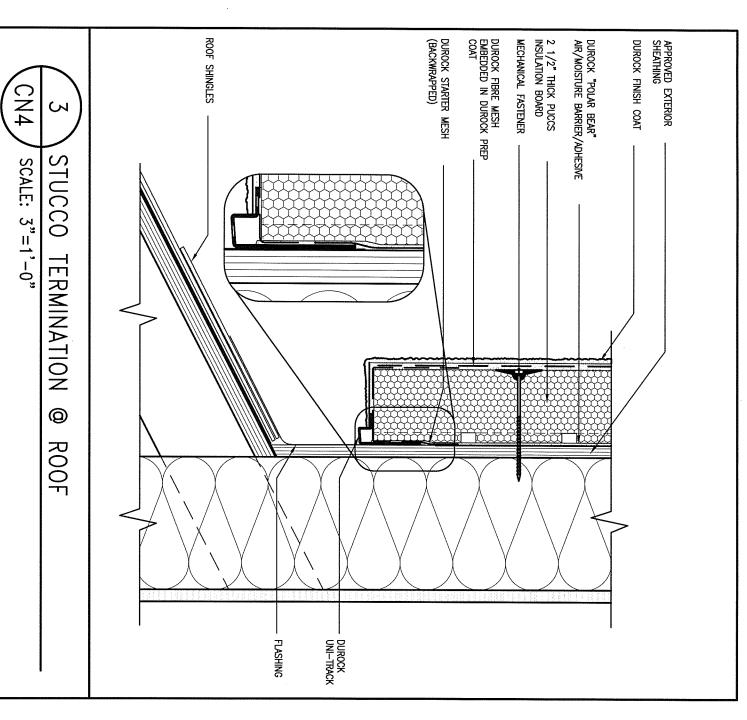
**CONST NOTE** 

13045

**GREEN VALLEY ESTATES** BRADFORD date APR 2014 3/16" = 1'-0"

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

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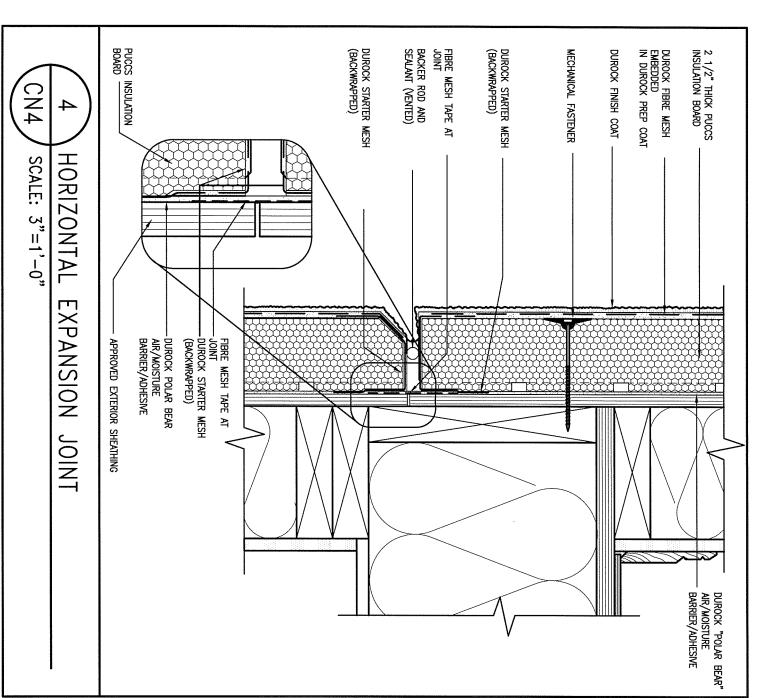


MANUFACTURERS SPECIFICATIONS.

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM

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

ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE

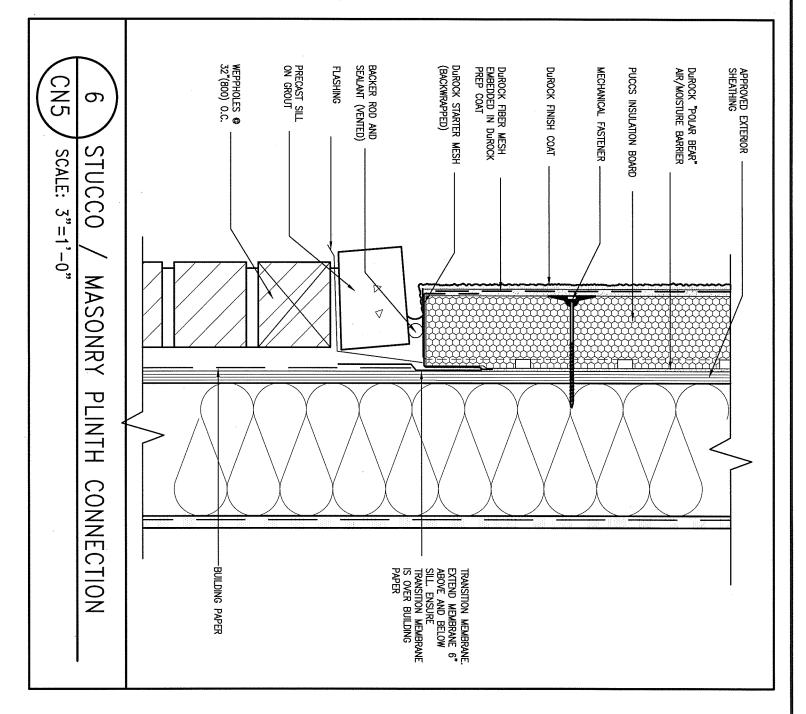


The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. **CONST NOTE BAYVIEW WELLINGTON** Weilington Jno-Baptiste 25591 registration information VA3 Design Inc. GREEN VALLEY ESTATES BRADFORD 13045 42658 APR 2014 drawn by Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled. CONSTRUCTION NOTES UPDATE TO CODE APR 16-15 RC Toronto ON M3H 1S8 416.630.2255 f 416.630.4782 ISSUE FOR CLIENT REVIEW 13045-CONST-OBC 2015 MAY 07-14 RC 3/16" = 1'-0" no. description date by va3design.com ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST 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 permiss

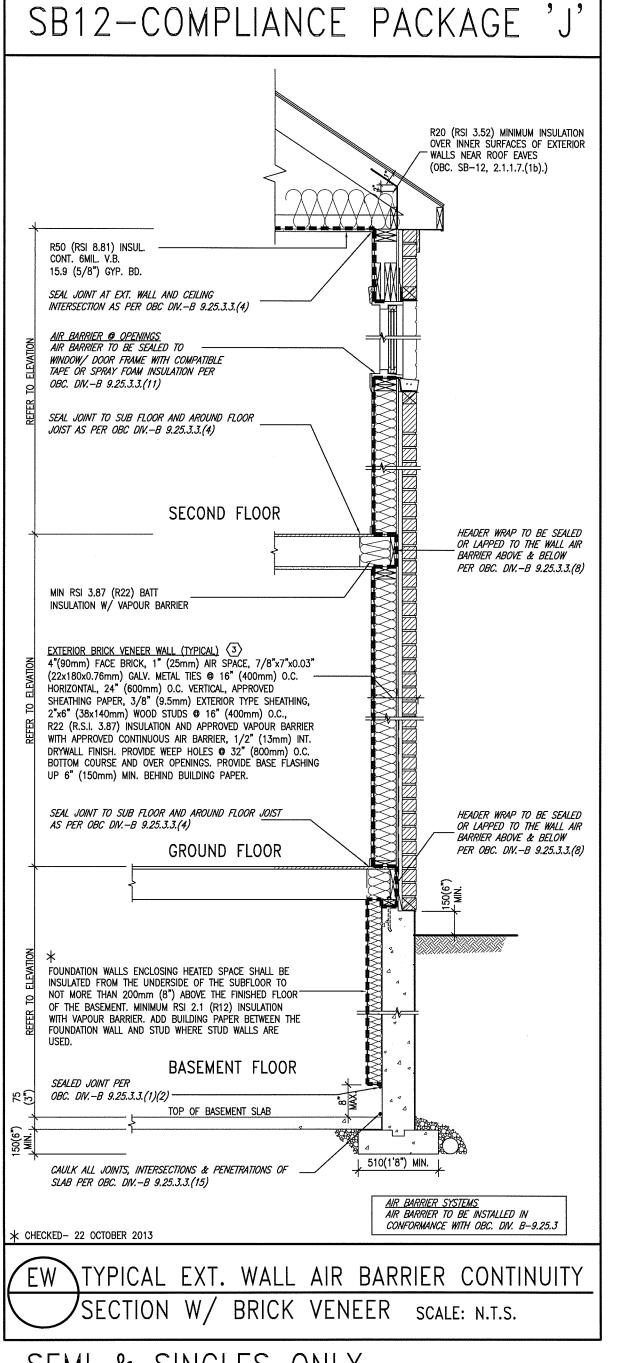
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ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

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 Ontario Building Code to be a Designer. **CONST NOTE BAYVIEW WELLINGTON** qualification information Bostiste 25591 Wellington Jno-Baptiste project name
GREEN VALLEY ESTATES BRADFORD 13045 registration information VA3 Design Inc. 42658 date APR 2014 CONSTRUCTION NOTES Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled. 2 UPDATE TO CODE APR 16-15 RC Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 drawn by RC 3/16" = 1'-0" 13045-CONST-0BC 2015 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 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

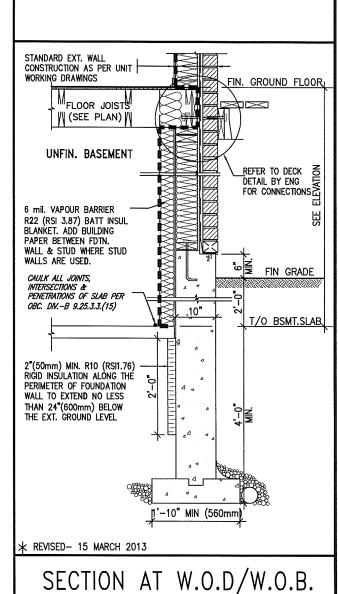


THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

<u>USE SB-12 COMPLIANCE PACKAGE (J):</u>								
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%	_						



JUNE 2, 2016



## SEMI & SINGLES ONLY

9			,	The undersigned has reviewed and takes responsibility for this design	74
8				and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	- 1
7				qualification information	'
6				Wellington Jno-Baptiste JNSOFICSTE 25591	
5				nome , /signatur'e BCIN	
4		,	·	registration information VA3 Design Inc. 42658	
3					
2	UPDATE TO CODE	APR 16-15		discrepancy to the Designer before proceeding with the work. All	To
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC.	drawings and specifications are instruments of service and the property	1 416

no. description



# BAYVIEW WELLINGTON

CONST NOTE

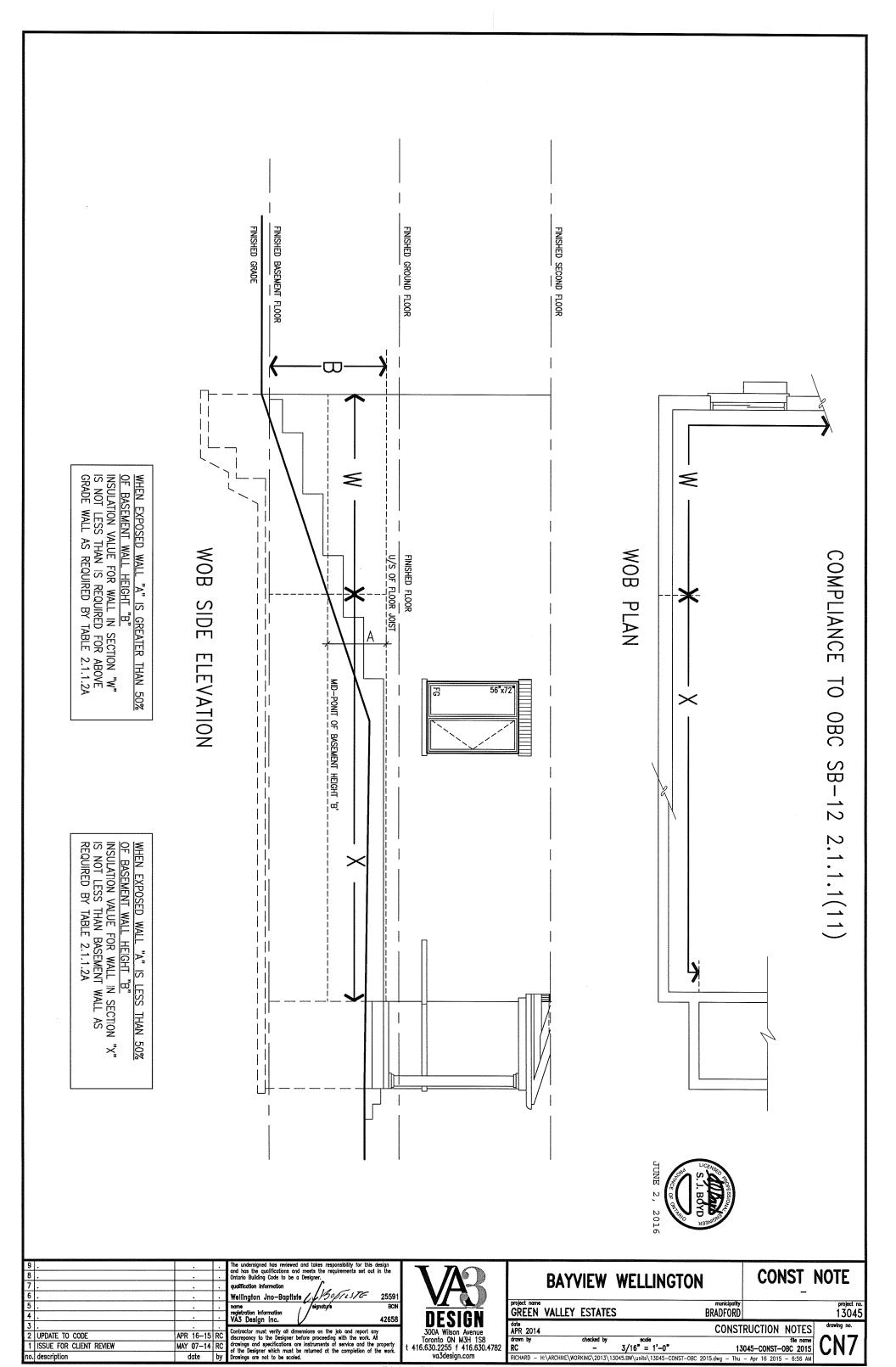
13045

 
 GREEN VALLEY ESTATES
 BRADFORD

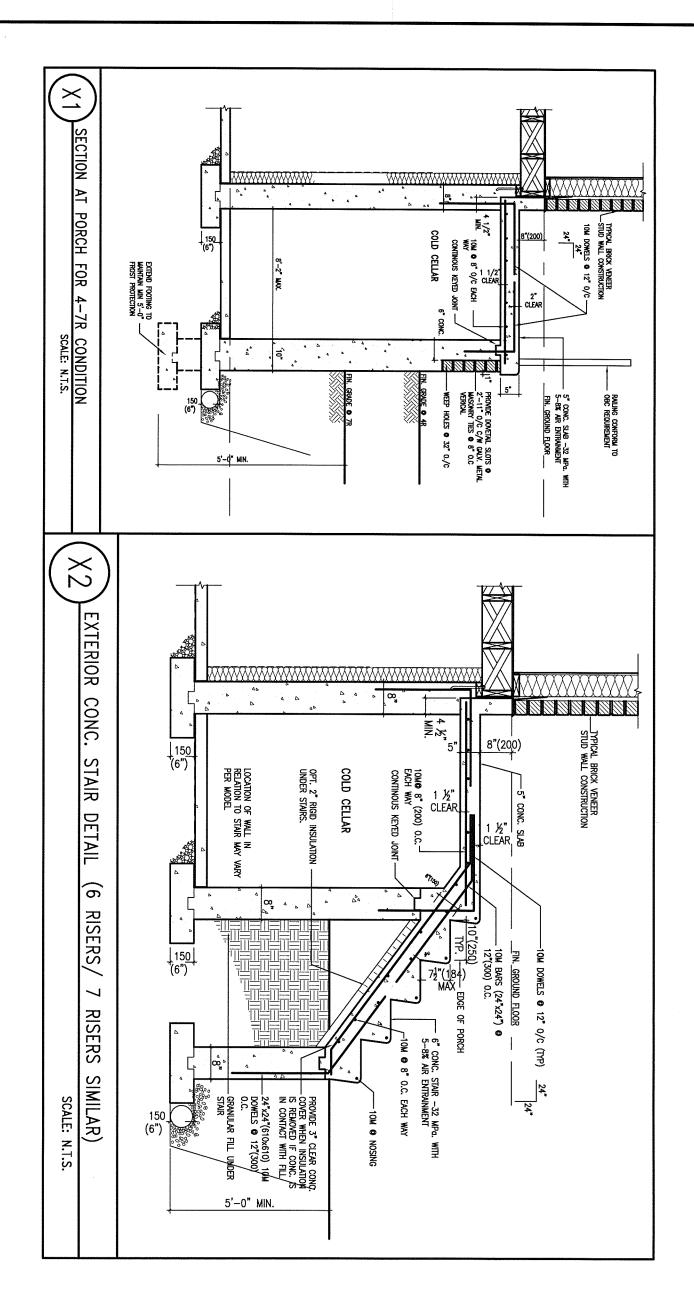
 dots APR 2014
 CONSTRUCTION NOTES

 drawn by RC
 - 3/16" = 1'-0"
 13045-CONST-OBC 2015

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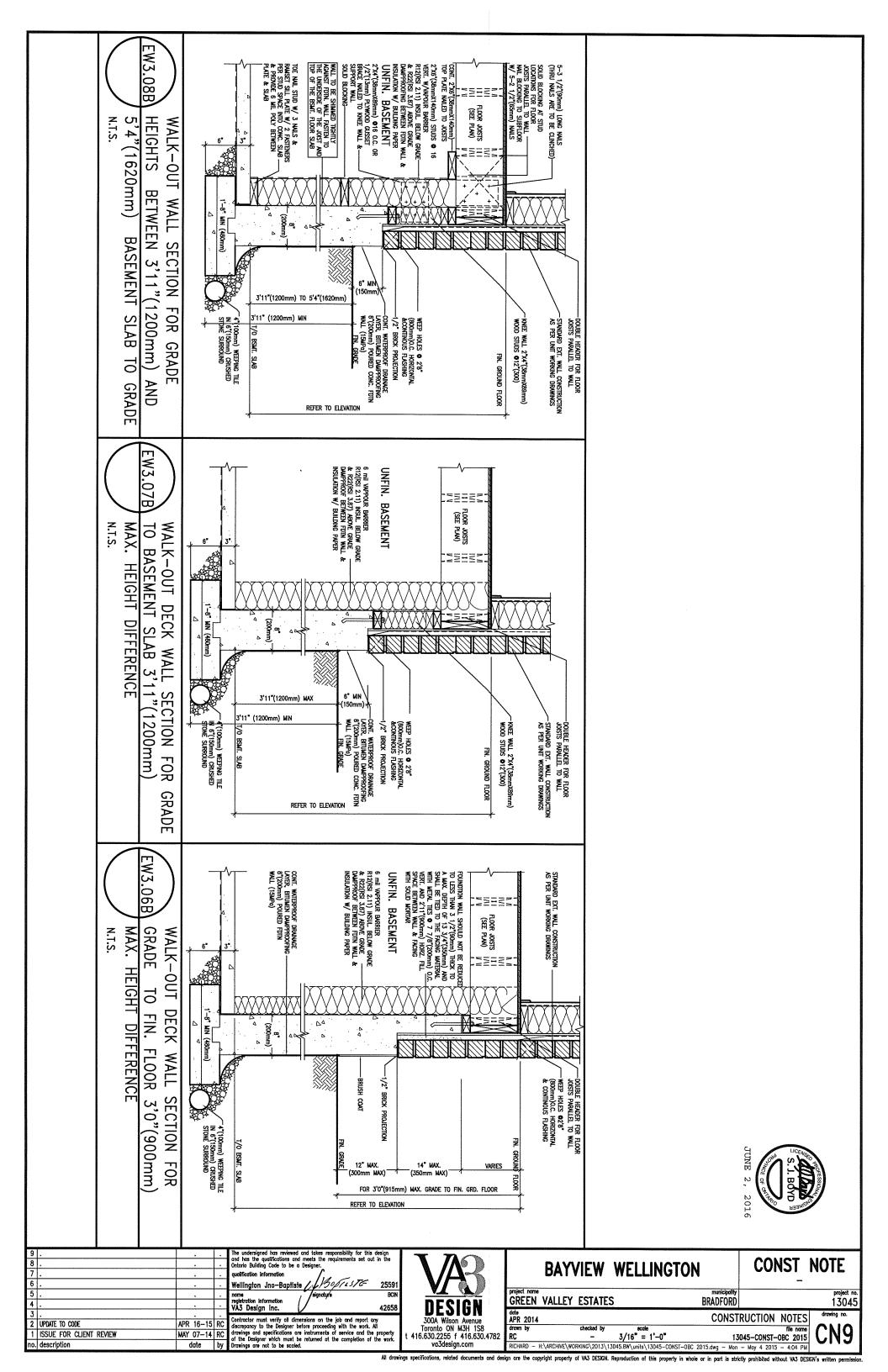


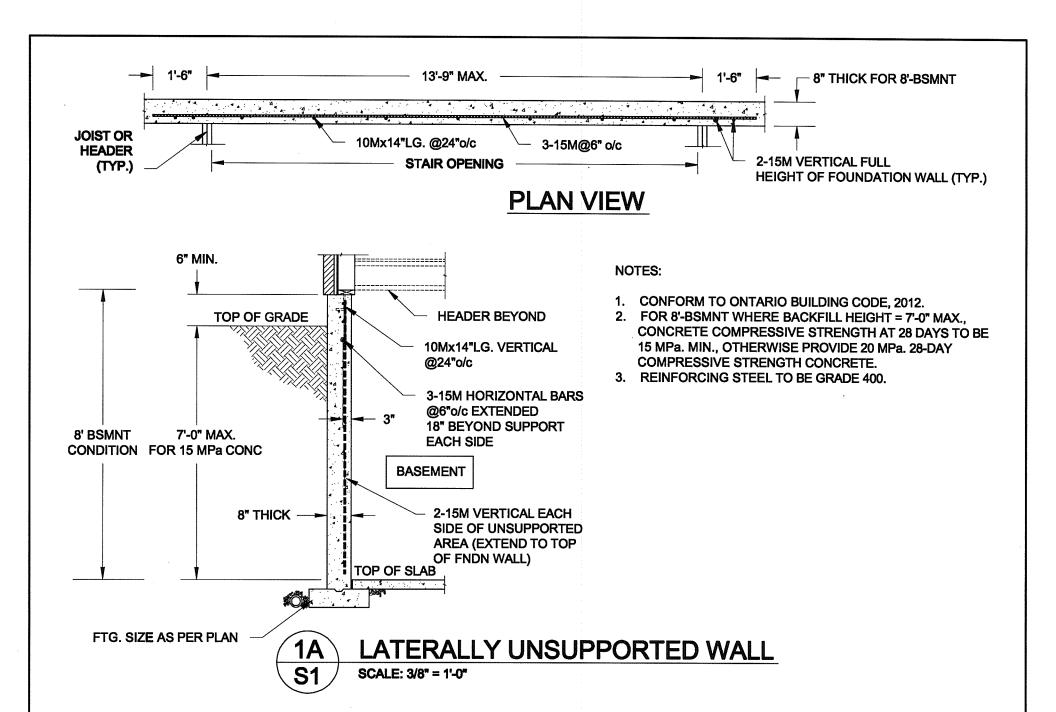
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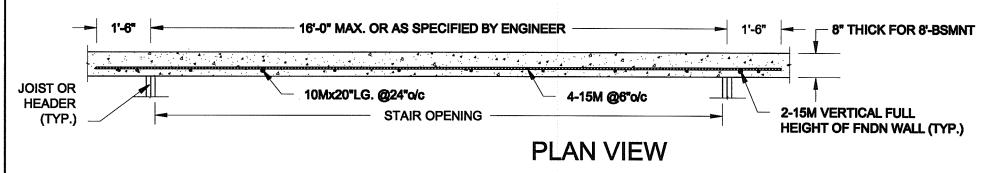


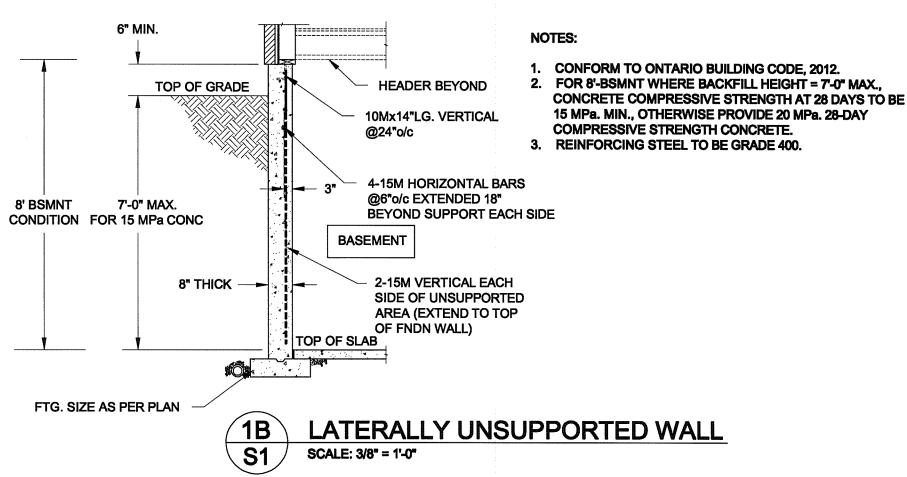


9 8 7 6		:	.   .   .	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information  Wellington Jno-Baptiste Association 25591		2	WELLINGTON	CONST_ NOTE
5 4				name signature BCIN registration information VA3 Design Inc. 42658	DECION	GREEN VALLEY ESTATES	BRADFORD BRADFORD	project no. 13045
	UPDATE TO CODE	APR 16-15	KC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All	300A Wilson Avenue Toronto ON M3H 1S8	date APR 2014 drawn by checked by	acale	RUCTION NOTES  file name  A 1 0
_	ISSUE FOR CLIENT REVIEW description	MAY 07-14 date	+	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.	t 416.630.2255 f 416.630.4782 va3design.com		3/16" = 1'-0" 13 3045.BW\units\13045-CONST-OBC 2015.dwg - Fri	045-CONST-OBC 2015 - Apr 22 2016 - 1:14 PM

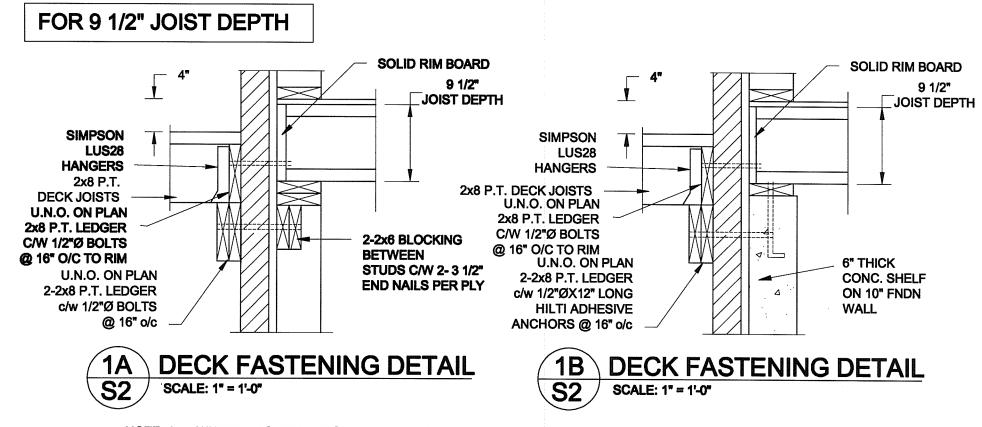








Scale: Engineer's Seal: Project: QUAILE ENGINEERING LTD. BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT AS NOTED **BRADFORD, ONTARIO** All Dark Date: 38 Parkside Drive, UNIT 7 S. J. BOYD Newmarket, ON TYPICAL STRUCTURAL DETAILS FOR SINGLES MAY-31-2016 L3Y 8J9 Drawn: T: 905-853-8547 Project No.: Checked: Drawing No.: E: qualle.eng@rogers.com SC SJB 16-102 **S1** MAY 30, 2016

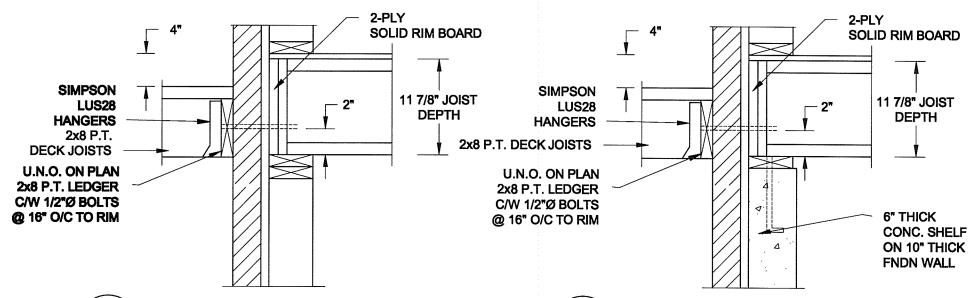


NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL

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,





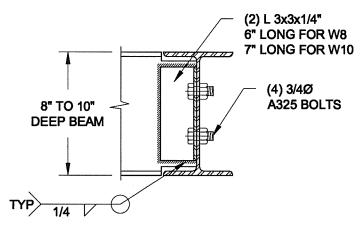
2A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

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

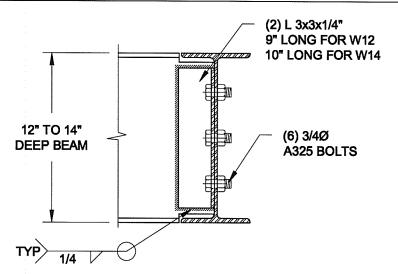
NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL

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.

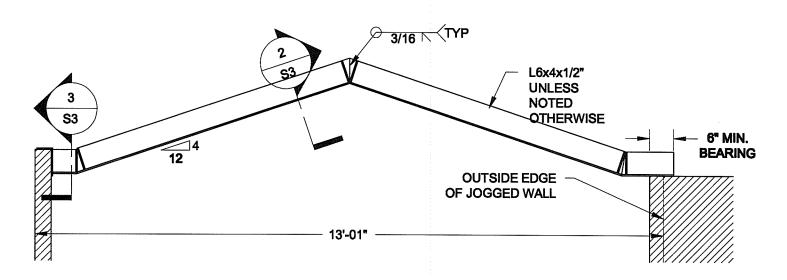


### STEEL BEAM CONNECTION DETAIL

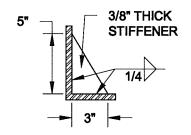
SCALE: 1-1/2" = 1'-0"

Scale: Engineer's Seat Project: QUAILE ENGINEERING LTD. BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT **AS NOTED** BRADFORD, ONTARIO All Ents Date: 38 Parkside Drive, UNIT 7 S. J. BOYD Newmarket, ON TYPICAL STRUCTURAL DETAILS FOR SINGLES MAY-31-2016 L3Y 8J9 T: 905-853-8547 Project No.: Drawn: Checked Drawing No.: E: qualle.eng@rogers.com 16-102 82 MAY 30, 2016

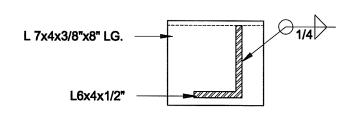
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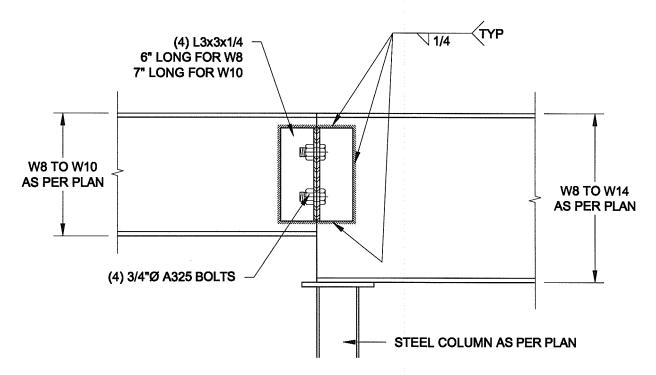
STEEL LINTEL AT GABLE SCALE: 1/2" = 1'-0"



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



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



STEEL BEAM CONNECTION

Scale:

AS NOTED

Date: MAY-31-2016

Drawn: Checked **QUAILE ENGINEERING LTD.** 

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

Engineer's Seat:

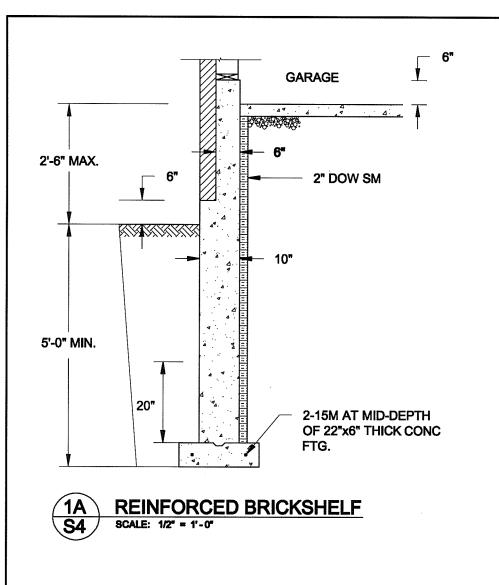


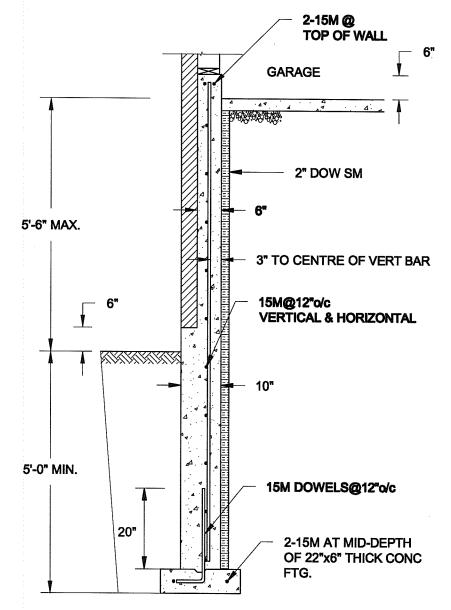
Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.: Drawing No.: 16-102 83





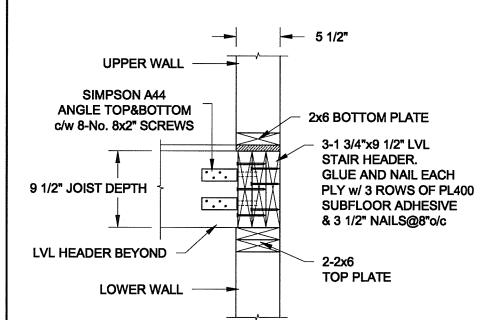
# **1B**

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

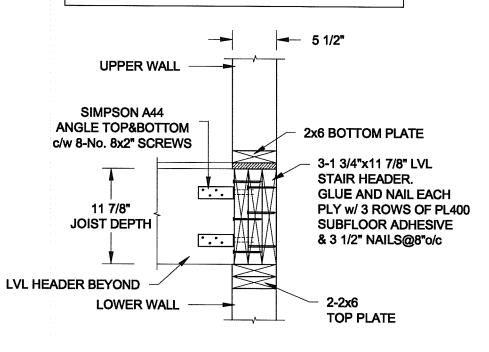
#### NOTE:

- 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



### FOR 11 7/8" JOIST DEPTH





Scale:
A8 NOTED

Dale:
MAY-31-2016

Drawn: Checked:
SC S.IB

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 ESTATES PROJECT BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.: Drawing

: Drawing No.: \$4

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