

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 (3/6") PLYWOOD
SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3"-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL, (EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD, PREFIN, ALUM EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") C/C ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.).

FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2A)
SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING,
CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING,
SBX140 (2"x6") STUDS @ 400mm (16") O.C., INSULATION AND APPR.
VAPOUR BARRIER AND APPR. CONTIN, AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, TABLE 2.1.1.2.A, FOR REQUIRED MINIMUM THERMAL INSULATION.

FRAME WALL CONSTRUCTION (2"x6") (R28)
SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING,
CONTIN. SHEATHING MEMBRANE, 28mm (1½") EXTERIOR STRUCTURAL
INSULATED SHEATHING RSI 0.7 (R4) BY "BP" OR EQUAL, 38x140 (2"x6") STUDS @ 400mm [16"] O.C., RS1 4.23 (R24) INSUL. AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

FRAME WALL CONSTRUCTION (2"x4")— GARAGE WALLS SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2'x4") STUDS @ 400mm (16") O.C. (MAX, HEIGHT 3000mm (9'-10"), WITH APPR. DIAGONAL WALL BRACING. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

(2C) RESERVED

STUCCO WALL CONSTRUCTION (2"x4") -GARAGE WALLS
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXPANDED OR EXTRUDED RIGID POLYSTYRENE ON APPROVED AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x89 (2"x4") STUDS @ 400 (16") O.C.. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

WALLS ADJACENT TO ATTIC SPACE — NO CLADDING 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mr (16") O.C., INSULATION AND APPR. VAPOUR BARRIER AND APPR. (10) D.C., INSULTION AND AFER. YAPPEN CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH, MID-HEIGHT BLOCKING REQ'D. IF NO SHEATHING APPLIED, REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL 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 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. 13mm (1/2") INTERIOR DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER, REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION.

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

BRICK VENEER CONSTRUCTION (2"x8") [R28].
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8x7x0.03") 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 MIN. 150mm (6") ABOVE FINISH GRADE.

BRICK VENEER CONSTRUCTION (2"x4")— GARAGE WALLS 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8'x7'x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL, APPR, SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm 9"-10") WITH APPR. DIAGONAL WALL BRACING. PROVIDE WEEP HOLES @ 800mm (32") O.C. 80TOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER.
BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

STUCCO WALL CONSTRUCTION (2"x6")
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.[2] & 9.28 THAT EMPLOYS A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYBENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 15mm (1/2") EXT. TYPE SHEATHING ON 38x140 (2"x6") STUDS @ 400mm (16") O.C., INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR FINISH. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. STUCCO TO BE MIN, 200 (8") ABOVE FINISH GRADE.

INTERIOR STUD PARTITIONS
FOR BEARING PARTITIONS
FOR BEARING PARTITIONS 38x89 (2"x4") @ 400mm (16") O.C. FOR 2
STOREYS AND 300mm (12") O.C. FOR 3 STOREYS, NON-BEARING
PARTITIONS 38x89 (2"x4") @ 600mm (24") O.C. PROVIDE 38x89 (2"x4")
BOTTOM PLATE AND 2/38x89 (2/2"x4") TOP PLATE. 13mm (1/2") INT.
DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2"x6") STUDS/PLATES
WHEEPE NOTED

FOUNDATION WALL/FOOTINGS; (9.15.3, 9.15.4, 9.13.2, 9.14.2.1.(2)) 200mm (8") POURED CONC. FDIN. WALL 15MPa (2200psi) 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 FDTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7-10") ON 500x155 (20"x6") CONTINUOUS KEYED CONC. FTG. BRACE FDTN, WALL PRIOR TO BACKFILLING, ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN. BEARING CAPACITY OF 150kPg OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE

-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. 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 THES

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. 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 BAR AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

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

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

= 200 (7-7/8") MIN. RUN MIN. TREAD = 210 (8-1/4") = 235 (9-1/4") MAX. NOSING MIN. HEADROOM RAIL @ LANDING RAIL @ STAIR

= 900 (2'-11") = 865 (2'-10") to 965 (3'-2") = 860 (2'-10")

FOR CURVED STAIRS MIN. AVG. RUN = 200 (8")

MIN. AVG. KUIN

HANDRAILS —OBC. 9.8.7.—
FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4")

BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE

TO BE 50 (2") ANIN HANDRAILS TO BE CONTINUOUS

37) BEHIND IT TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION.

INTERIOR GUARDS -OBC. 9.8.8.-INTERIOR GUARDS: 900mm (2'-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 BOLIS
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 SUBFLOOR TO NOT MORE
THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB, INSULATION TO HAVE APPROVED VAPOUR BARRIER, DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. AIR BARRIER TO BE SEALED TO FOTN. WALL

BEARING STUD PARTITION
38x89 (2'x4") STUDS @ 400mm (16") O.C. 38x89 (2'x4") SILL PLATE ON DAMPPROOFING MATERIAL. 13mm (1/2") DIA. ANCHOR BOLTS
200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7"-10") O.C. 100mm (4") HIGH CONC. CURB ON 350x155 (14"x6") CONC. FOOTING. ADD HORIZ, BLOCKING AT MID-HEIGHT IF

STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)
89mm(3-1/2") DIA x 3.0mm(0.118) SINGLE WALL TUBE TYPE 2
ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2km (16,000lbs.) AT A MAX. EXTENSION OF 2318mm (7"-7 1/2") CONFORMING TO CAN/CGSB-7.2-94, AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP 8, BOTTOM, 870x870x410 (34"x4"x16") COND., 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 MIN. AND AS PER SOILS REPORT.

STEEL COLUMN (15B) 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.

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.) IYX04 BEAM.

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.

GARAGE SLAB

GARAGE CEILINGS/INTERIOR WALLS
13mm (1/27) GYPSUM BOARD ON WALL AND CEILING BETWEEN
HOUSE AND GARAGE. TAPE AND SEAL ALL JOINTS AIRTIGHT PER
O.B.C. 9.10.9.16. REFER TO SB-12, TABLE 2.1.1.2.A. FOR REQUIRED THERMAL INSULATION.

DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9.10.13.15.

EXTERIOR STEP
PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED
TO WEATHER, MAX. RISE 200mm (7-7/8") MIN. TREAD 250mm
(9-1/2"). SEE OBC. 9.8.9.2., 9.8.9.3. & 9.8.10.

DRYER EXHAUST (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 (0BC-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.

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.

(26) 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.

LEVEL WITH NON-SHKINK 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). RESERVED BEARING WOOD POST (BASEMENT) (OBC 9.17.4.)
3-38x140 (3-2'x6") BUILT-UP-POST ON METAL BASE SHOE ANCHORED

TO CONC. WITH 12.7 DIA. BOLT, 610x610x300 (24"x24"x12") CONC.

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

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") T & G SUBFLOOR ON WOOD FLOOR JOISTS, FOR CERAMIC TILE APPLICATION (* SEE OBC 9.30.6. *) 6mm (1/4") PANE TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (* SEE

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

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

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

CONVENTIONAL ROOF FRAMING (2.0Kpg. SNOW LOAD) 38x140 (2"x6") RAFTERS @ 400mm (16"O.C.) FOR MAX 11'-7' SPAN. 38x184 (2'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 —ORC. 9.9.10.1.—
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m2 UNDOSTRUCTED GLAZED OR OFENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3").

2) WINDOW GLARDS —OBC. 9.B.8.1.(8).
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm [5'-11"]

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

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 PE

OBC 9.26.18.2. & 5.6.2.2.(3) AND MUNICIPAL STANDARDS ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN ABATIROOM
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-12-2.1.1.9.

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

STUDS SHALL BE STUD GRADE SPRUCE, UNLESS I

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

ALL AMINATED VENEER LUMBER (L.V.L.) BEAMS, GROER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIHED BY TRUSS MANUFACTURER. LVL BEAMS SHALL BE 2.0E -2950Fb MIN., NAIL EACH PLY OF LVL

LVL BEAMS STALL BE ZUE-ZYSION MIN., NAIL EALH PLY OF L WITH BYMM [3 1/2"] LONG COMMON WIFE NAILS @ 300mm [7 [12"] O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm [7 1/4", 9 1/2", 11 7/8"] DEPHIS AND STAGGERED IN 3 ROWS FOR GREATER DEPHIS AND FOR 4 PLY MEMBERS ADD 13mm [1/2" DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm [3/2"] O.C.

DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3-0") O.C.
915mm (3-0") O.C.
PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL"
MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL
FOR ALL LAV LEBAM TO BEAM CONNECTIONS UNLESS
OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS,
JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS
AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP
WOOD MEMBERS.
WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE.
IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE
CONCRETE BY AT LEAST 2 MIP. POLYFEHYLENE FLIM. NO. 50
(45lbs.) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL.
EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6")
ABOVE THE GROUND. ABOVE THE GROUND.

ABOVE 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. B-9.23.4.3.
REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M
GRADE 400R.

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

LEGEND CLASS 'B' VENT

0 DUPLEX OUTLET (HEIGHT A.F.F) DUPLEX OUTLET (12" ABOVE SURFACE) ⊕-% WEATHERPROOF DUPLEX OUTLET POT LIGHT

GFI DUPLEX OUTLET (HEIGHT AF.F) HEAVY DUTY OUTLET (220 volt) LIGHT FIXTURE (CEILING MOUNTED) ф

EXHAUST FAN TO EXTERIOR

SWITCH √ FLOOR DRAIN SJ SINGLE JOIST

۲ę۰

HOSE BIB (NON-FREEZE) DJ DOUBLE JOIST dillas TJ TRIPLE JOIST S. J. BOYD LVL LAMINATED VENEER LUMBER POINT LOAD FROM ABO

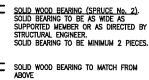
×&~ JUNE 14, 2016 GIRDER TRUSS G.T. BY ROOF TRUSS MANUF.

EA. FLAT ARCH I L CURVED ARCH

M.C. MEDICINE CABINET (RECESSED) CONC. BLOCK WALL

DOUBLE VOLUME WALL

SEE NOTE (39.)



CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO VA3 DESIGN BEFORE PROCEEDING WITH THE WORK, ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF VA3 DESIGN WHICH IF REQUESTED MUST BE RETURNED AT THE COMPLETION OF THE WORK ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED.

TWO STOREY VOLUME SPACES

-FOR A MAXIMUM 5490 mm (18-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE 2-39x1 40 (2-2"x6") SPR.#2 CONTIN. STUDS @ 300mm (12") O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS CAN 10 CM 1 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 3-38x184 (3-2°x6° CONT. HEADER AT GRAD, 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 SLAB EXCEEDS 1200mm (3'-11") FOR 200mm (8") POURED CONC. FOUNDATION WALL PROVIDE VERTICAL 38x1 40 (2'x6") WOOD STUDS @ 400 (16") o.c. MATCH FLOOR JOIST SPACING WHEN PRAKLLEL 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 × 184 (2/2" × 8") SPR.#2 3/38 × 184 (3/2" × 8") SPR.#2 4/38 × 184 (4/2" × 8") SPR.#2 5/38 × 184 (5/2" × 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 B6 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)

LAMINATED VENEER LUMBER (LVL) BEAMS LVL1A 1-1 3/4"x7 1/4" (1-45x184) LVL1 2-1 3/4"x7 1/4" (2-45x184) LVL2 3-1 3/4"x7 1/4" (3-45x184) LVL3 4-1 3/4"x7 1/4" (4-45x184) LVL54 4-1 3/4 x/ 1/4 (4-45x184) LVL4A 1-1 3/4 x9 1/2" (1-45x240) LVL5 3-1 3/4 x9 1/2" (2-45x240) LVL5 4-1 3/4 x9 1/2" (3-45x240) LVL5A 4-1 3/4 x9 1/2" (4-45x240) LVL6A 1-1 3/4*x11 7/8" (1-45x300)
LVL6 2-1 3/4*x11 7/8" (2-45x300)
LVL7 3-1 3/4*x11 7/8" (3-45x300)
LVL8 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")
INSULATED MIN. RSI 0.7 (R4)
EXTERIOR 865 x 2030 x 45
DOOR (2'-10" x 6'-8" x 1-3/4")

ZA DOOR 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

DEVICE.

INTERIOR 760 x 2030 x 35

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

INTERIOR 710 x 2438 x 35 DOOR (2'-4" x 8'-0" x 1-3/8") (3c)INTERIOR 610 x 2030 x 35 DOOR (2'-0" x 6'-8" x 1-3/8") (4.) INTERIOR 660 x 2030 x 35 DOOR (2'-2" x 6'-8" x 1-3/8") (4A)

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

MECHANICAL SYMBOLS 44 -----HEAT PIPE WARM AIR PLUMBING (TOILET) RETURN AIR DUCT =>≥^{Q™} PLUMBING (RATH SINK.SHOWER) SMOKE ALARM (REFER TO ORC 9.10.19)

PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL AND ALSO 1 IN EACH BEDROOM NEAR HALL DOOR. ALARMS TO BE CONNECTED TO AN ELECTRICAL 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 UL203 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 EQUIPPED WITH AN ALAKM THAT IS ADDIBLE WITHIN BEDICOMS WHI 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

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

VA3 REFERENCE NUMBER

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

he undersigned has reviewed and takes responsibility for this design nd has the qualifications and meets the requirements set out in the ntario Building Code to be a Designer. outification information Wellington Ino-Baptiste UNBOSICSTE 25591

registration information VA3 Design Inc. stration information 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 socied.



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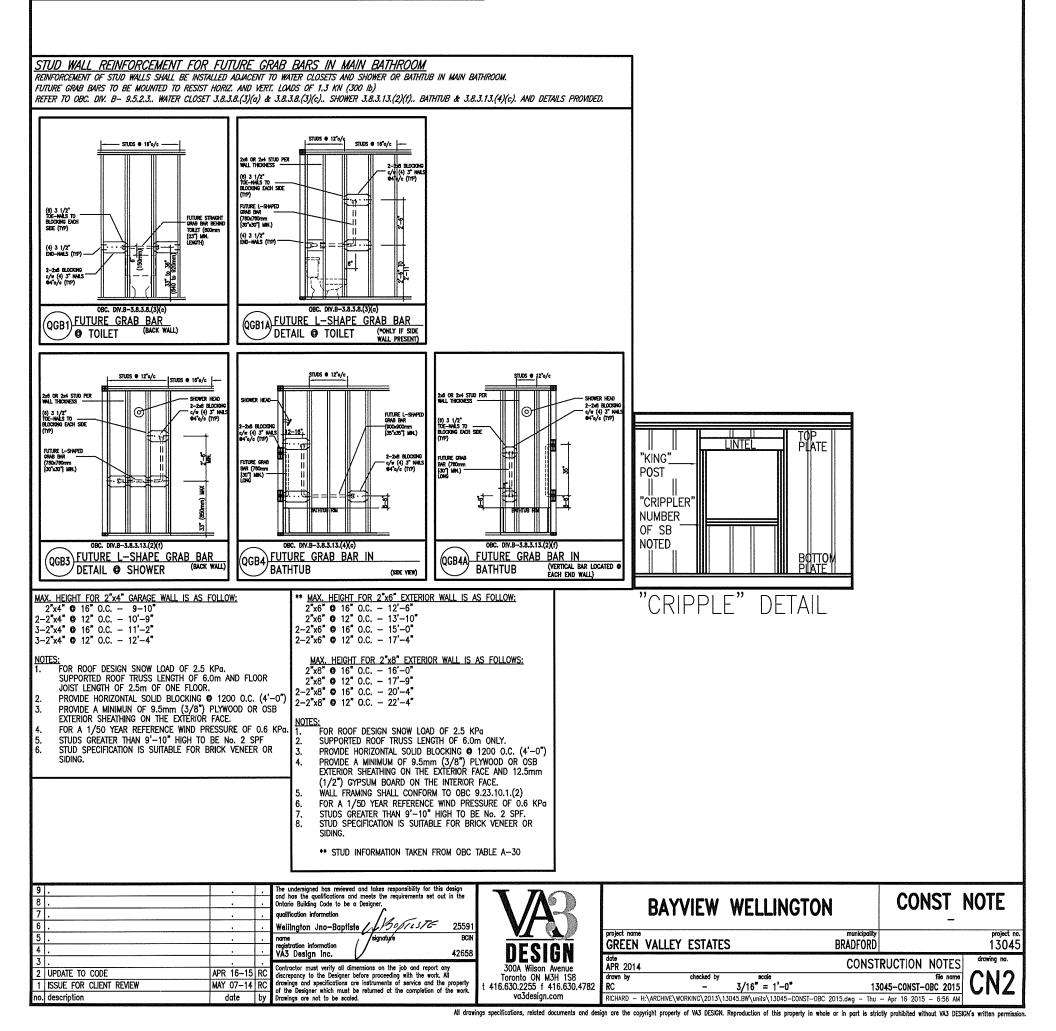
BAYVIEW WELLINGTON

CONST NOTE

13045

GREEN VALLEY ESTATES BRADFORD APR 2014 CONSTRUCTION NOTES $3/16^{\circ} = 1'-0^{\circ}$ 13045-CONST-OBC 2015

13045.BW\units\13045~CONST-0BC Wed - Dec 23 2015 ~ 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 permissis



S. J. BOYD

JUNE 14, 2016

3/8" EXTERIOR SHEATHING BOARD SHEATHING MEMBRANE (SECOND PLANE OF PROTECTION) 1"x2" VERTICAL WOOD STRAPPING

NAILED THRU TO WOOD STUDS

OUTSIDE

EXTERIOR WOOD CLADDING (FIRST PLANE OF PROTECTION) ALL JOINTS TO BE CAULKED

METAL FLASHING (CAULK ALL SEAMS) ROOF CLADDING

-AIR SPACE TO ALLOW FOR DRAINAGE OF MOISTURE (MIN. 1/2" CLEAR)

(SECOND PLANE OF PROTECTION)

3/8" EXTERIOR SHEATHING BOARD

SHEATHING MEMBRANE

2"x6" STUDS • 16" O.C.

FILL CAVITY W/ BATT INSULATION

ROOF STRUCTURE

A

A)

PLAN

ROOF AT WALL

OUTSIDE

INSIDE

EXTERIOR WOOD CLADDING WALL ASSEMBLY

1/2" INTERIOR GYPSUM BOARD

VAPOUR BARRIER

2'x6" STUDS • 16" O.C.

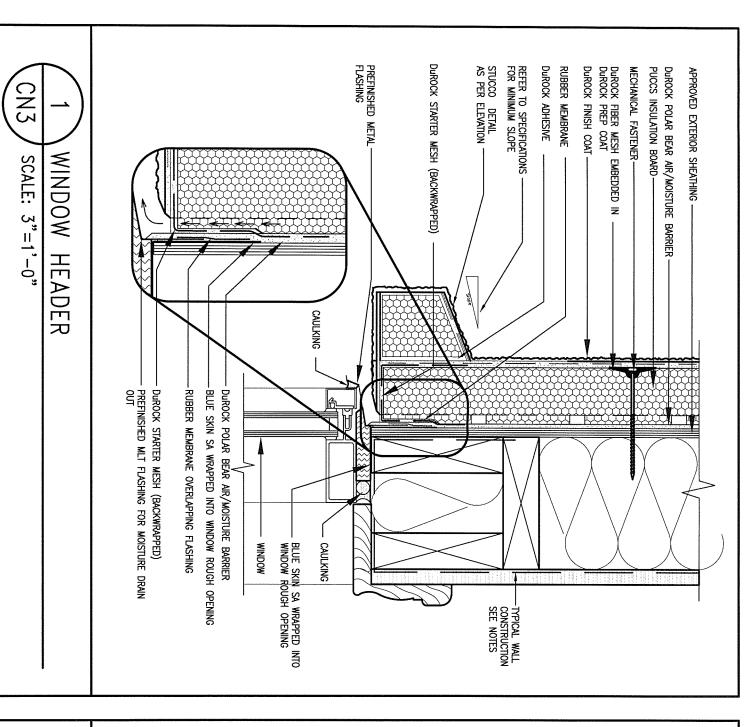
EXTERIOR CLADDING

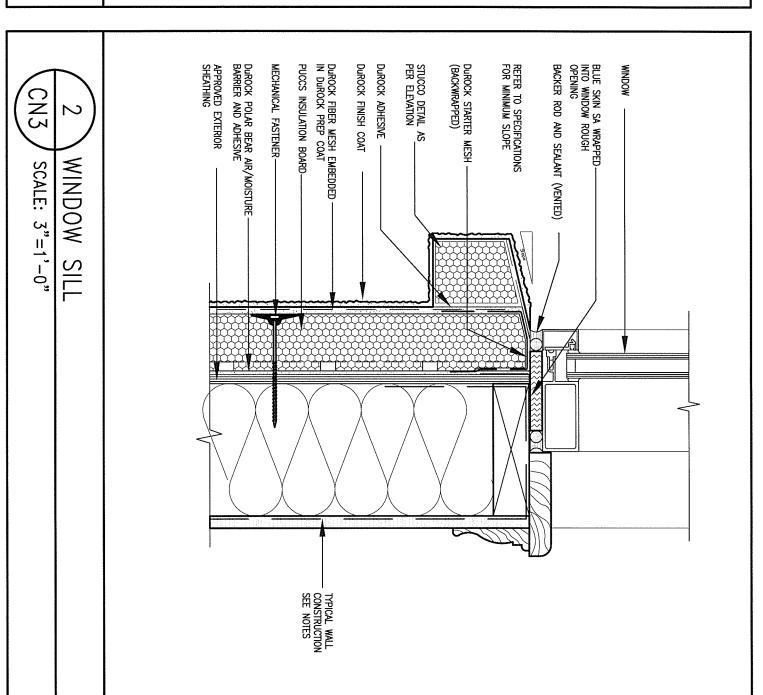
VAPOUR BARRIER

1/2" INTERIOR GYPSUM BOARD

1"x2" VERTICAL WOOD STRAPPING NAILED THRU TO WOOD STUDS

W/ BATT INSULATION INSIDE





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

MANUFACTURERS SPECIFICATIONS.

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM

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

BE GYPSUM

BEHIND THE CLADDING WITH POSITIVE DRAINAGE

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 Ontano Building Code to be a Designer.

2559 name registration information 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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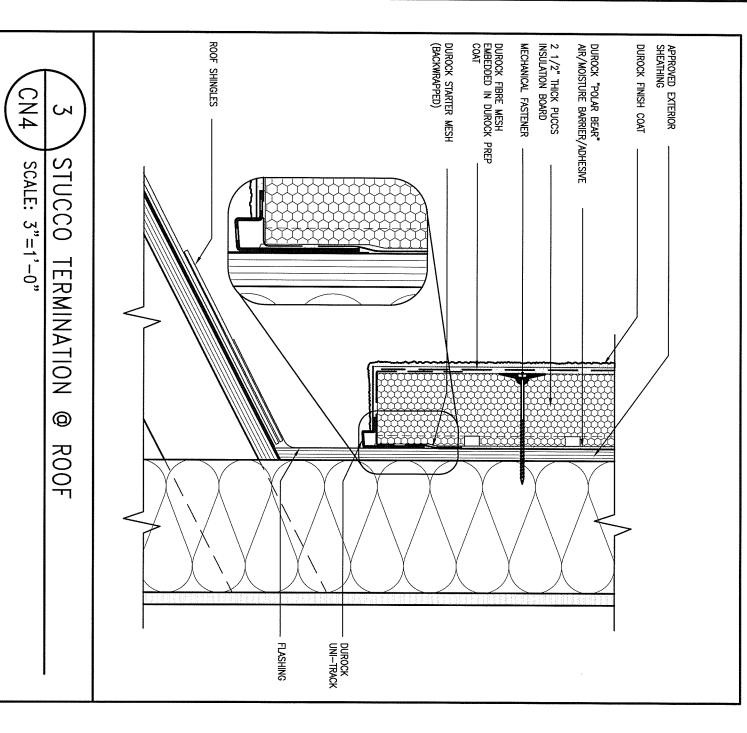
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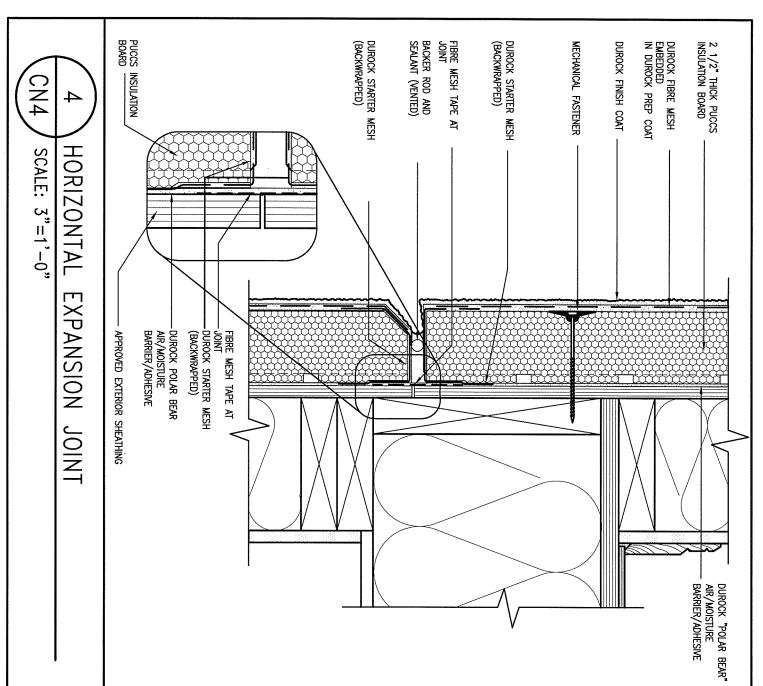
CONST NOTE

13045

GREEN VALLEY ESTATES BRADFORD date APR 2014 CONSTRUCTION NOTES $3/16^{m} = 1'-0^{m}$

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

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. qualification information

25591 Wellington Jno-Baptiste BCII

registration information VA3 Design Inc. 42658 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.

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CONST NOTE

GREEN VALLEY ESTATES APR 2014 drawn by RC

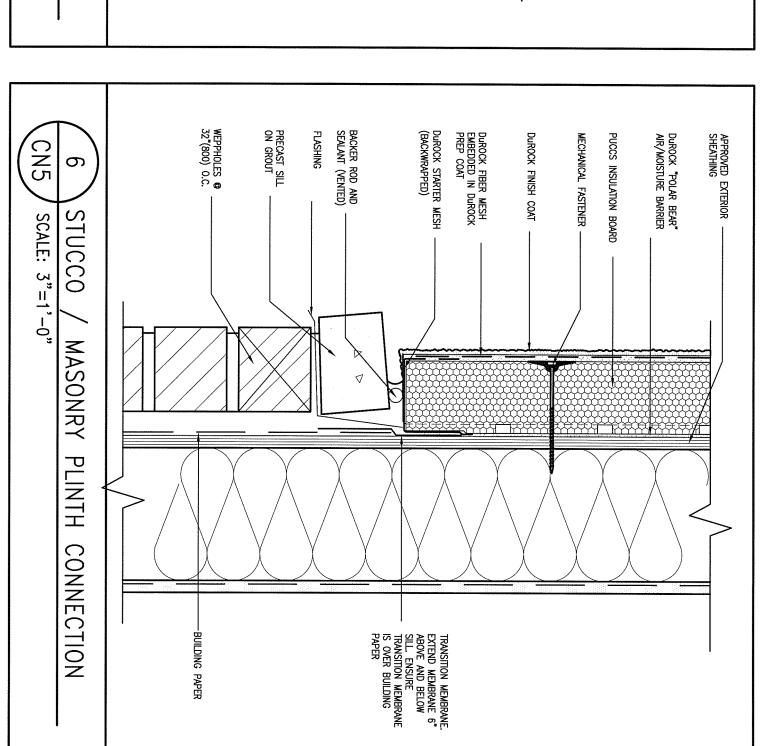
BRADFORD

project no. 13045

CONSTRUCTION NOTES 3/16" = 1'-0" file name 13045-CONST-OBC 2015

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APPROVED EXTERIOR SHEATHING MECHANICAL FASTENER ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR SHEATHING MUST NOT BE GYPSUM SCALE: 3"=1'-0" CORNER DETAIL 4" MIN ₹ — DUROCK FIBRE MESH EMBEDDED IN DUROCK PREP COAT DUROCK "POLAR BEAR" AIR/MOISTURE BARRIER DUROCK FINISH COAT 2½" THICK PUCCS INSULATION BOARD



Weilington Jno-Baptiste / 25591 name registration information VA3 Design Inc. BCIN 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. 2 UPDATE TO CODE APR 16-15 RO 1 ISSUE FOR CLIENT REVIEW MAY 07-14 RC va3design.com no. description date by

BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM

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CONST NOTE

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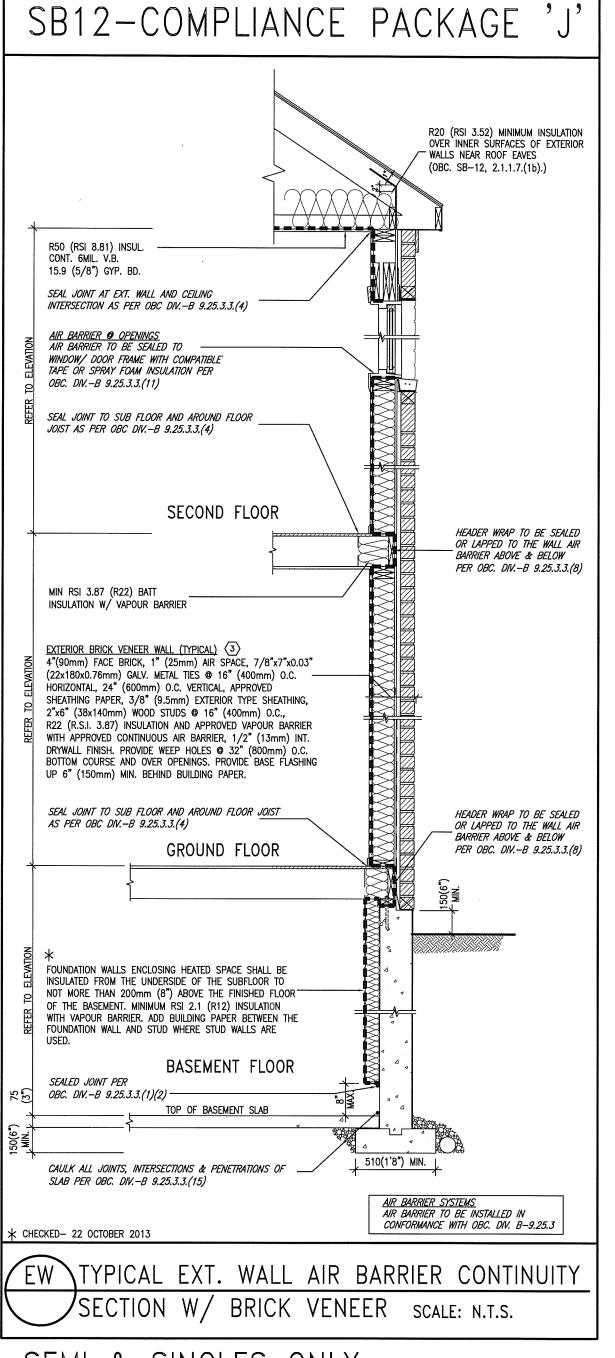
municipality BRADFORD **GREEN VALLEY ESTATES** date APR 2014 CONSTRUCTION NOTES

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 3/16" = 1'-0"
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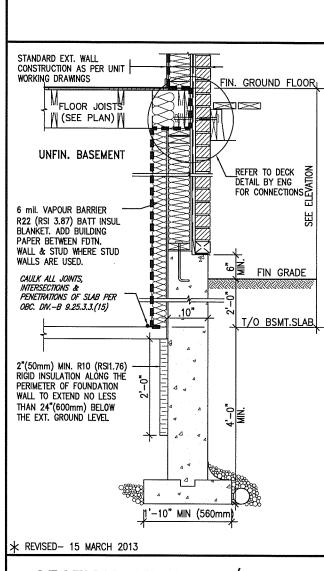
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THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12. SECTION 2.1.1.1

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





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

SEMI & SINGLES ONLY

L					
9	•			The undersigned has reviewed and takes responsibility for this design	Г
8				and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	ı
7				qualification information	ı
6			,	Wellington Jno-Baptiste (1805/1576 25591	ı
5				name , /signature BCIN	ı
4	•			registration information VA3 Design Inc. 42658	ı
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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	i
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no.	description	date	by	Drawings are not to be scaled.	ı

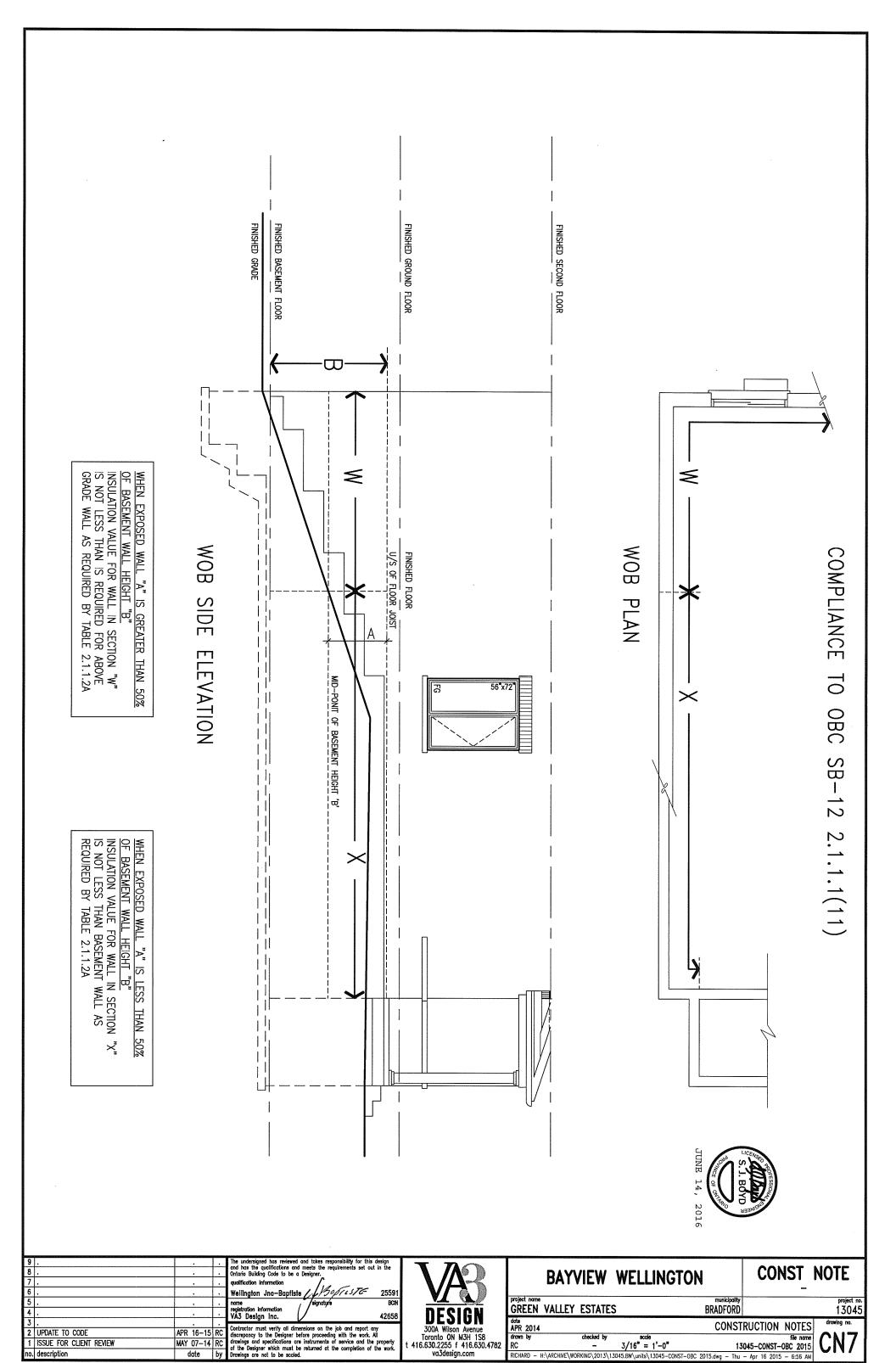
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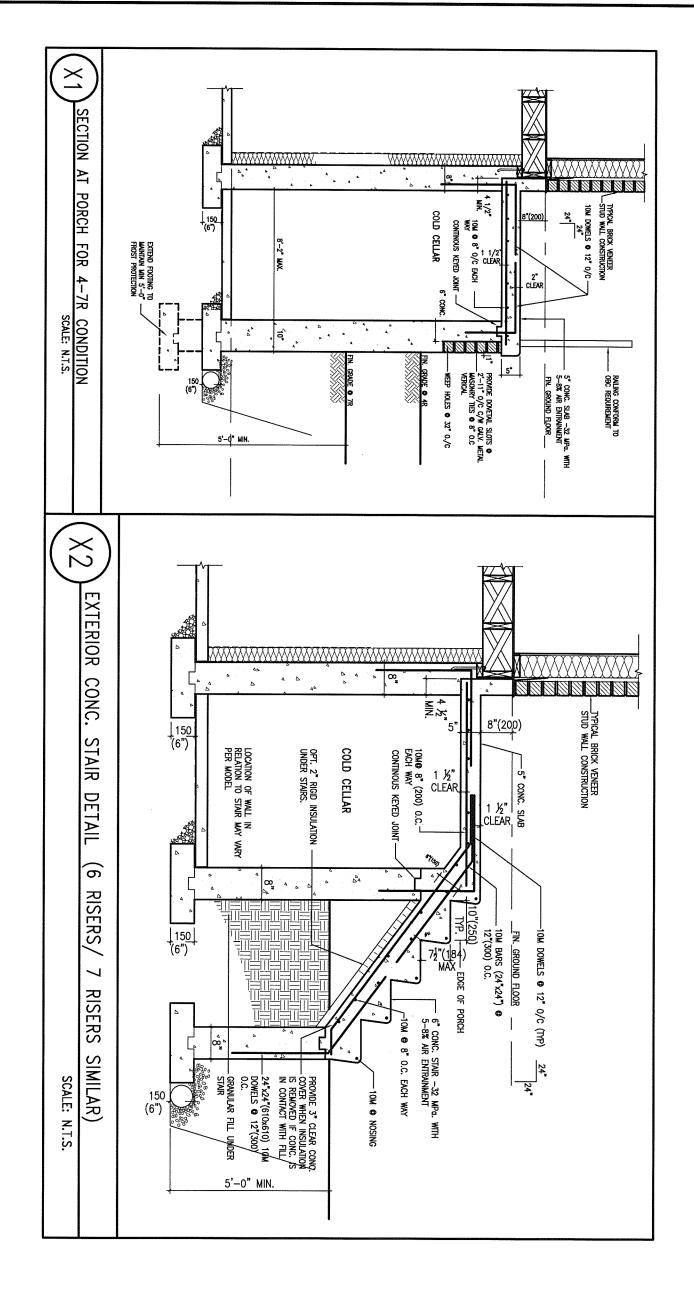
CONST NOTE

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

13045

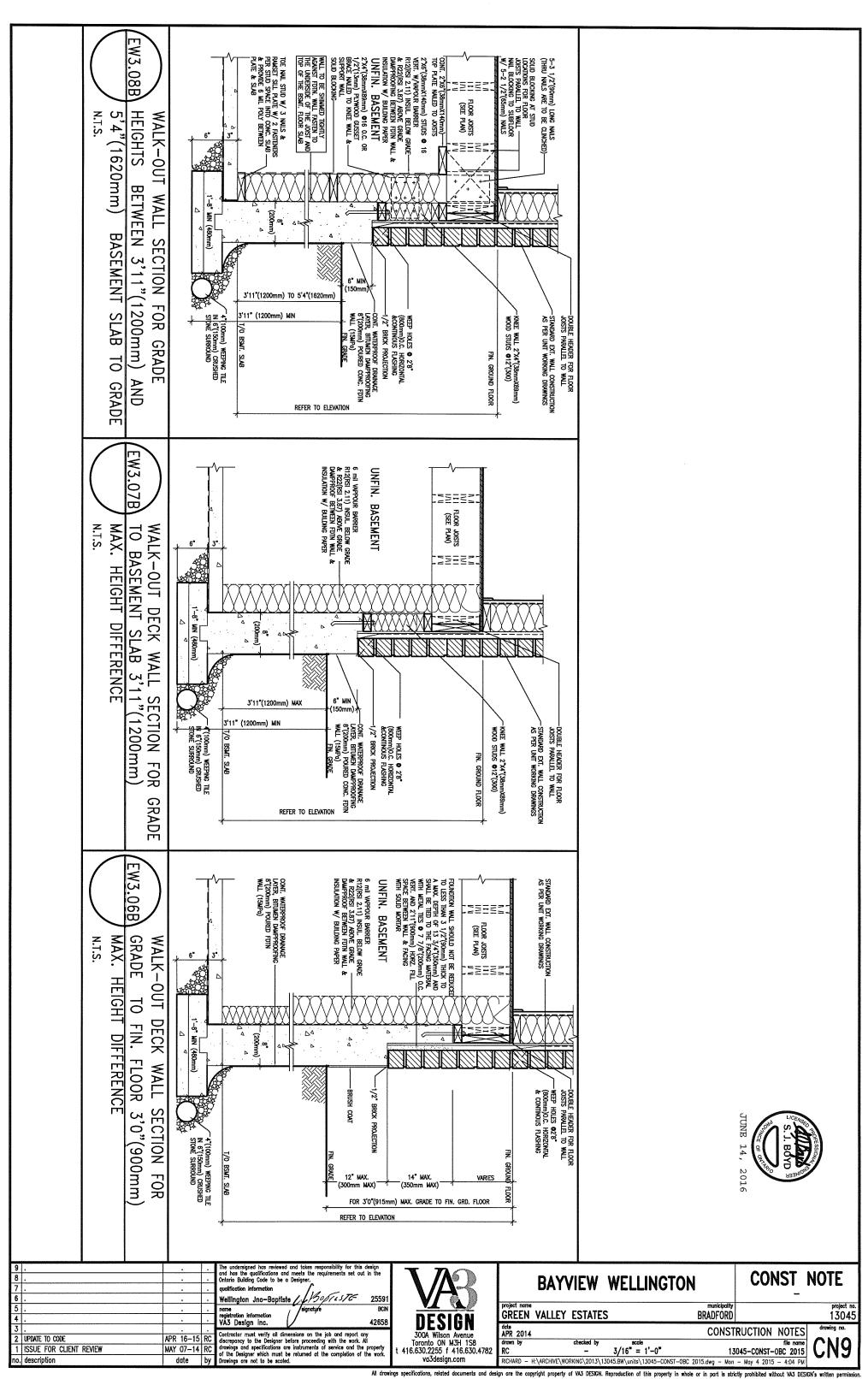


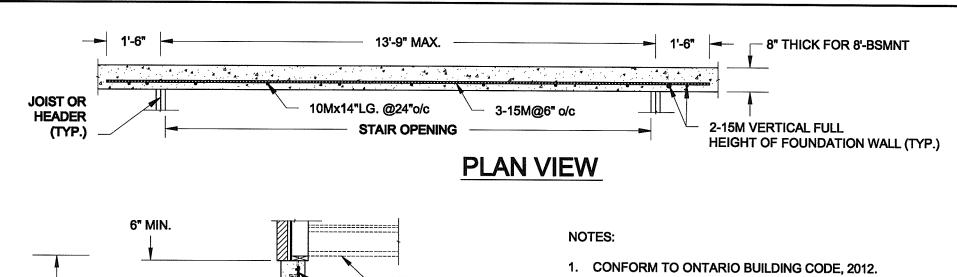
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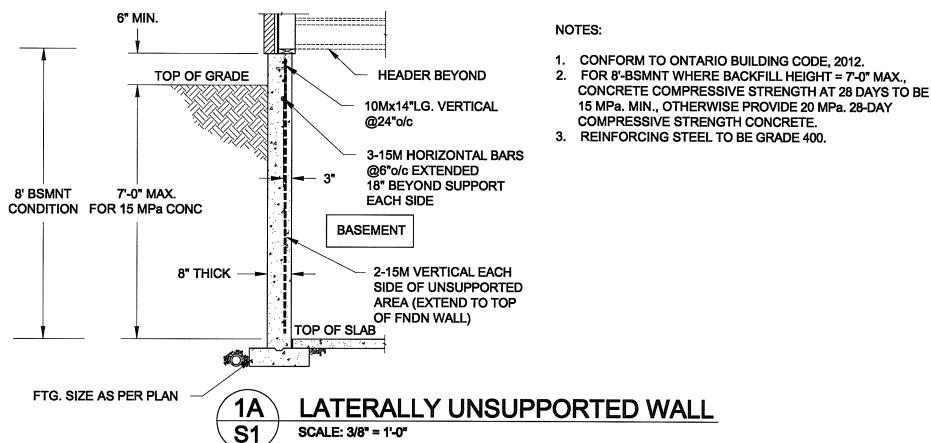


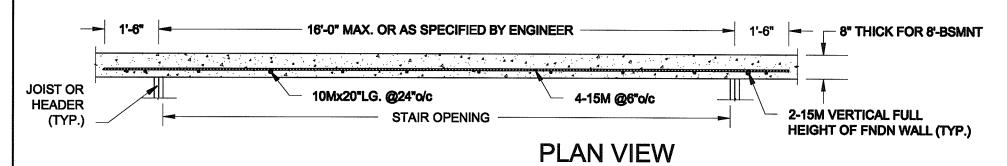


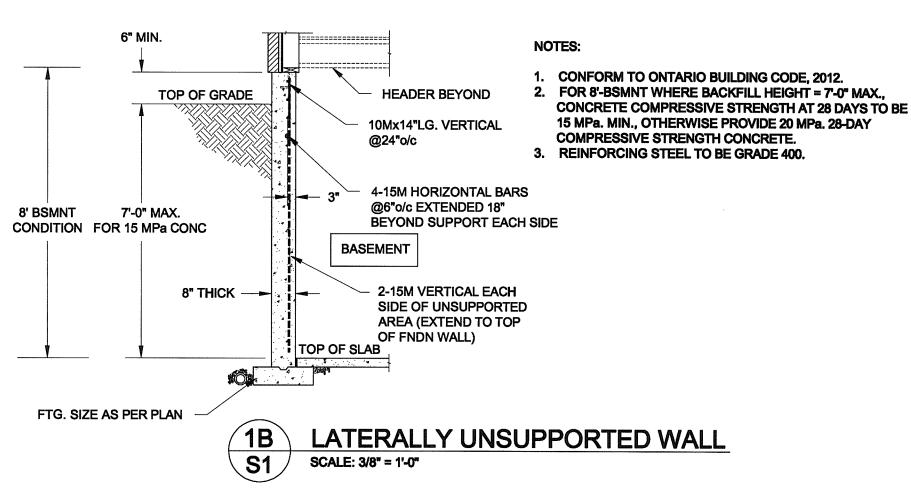
9 . 8 . 7 . 6 .			The undersigned has reviewed and takes responsibility for this design one has the qualifications and meets the requirements set out in the Onlario Building Code to be a Designer. qualification information Wellington Jno-Baptiste Wellington Jno-Baptiste 2559:			BAYVIE	EW	WELLINGTON		CONST	NOTE
5 . 4	•		name signature BCIII registration information VA3 Design inc. 42658	BEALAN	project name GREEN	VALLEY ES	TATES		municipality BRADFORD		project no. 13045
2 UPDATE TO CODE 1 ISSUE FOR CLIENT REVIEW no. description	MAY 07-14	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782		chec	cked by - G\2013\13	3/16" = 1'-0" 1045.BW\units\13045-C0NST-OBC	13	RUCTION NOTES file name 045-CONST-0BC 2015 Apr 22 2016 - 1:14 PM	CN8



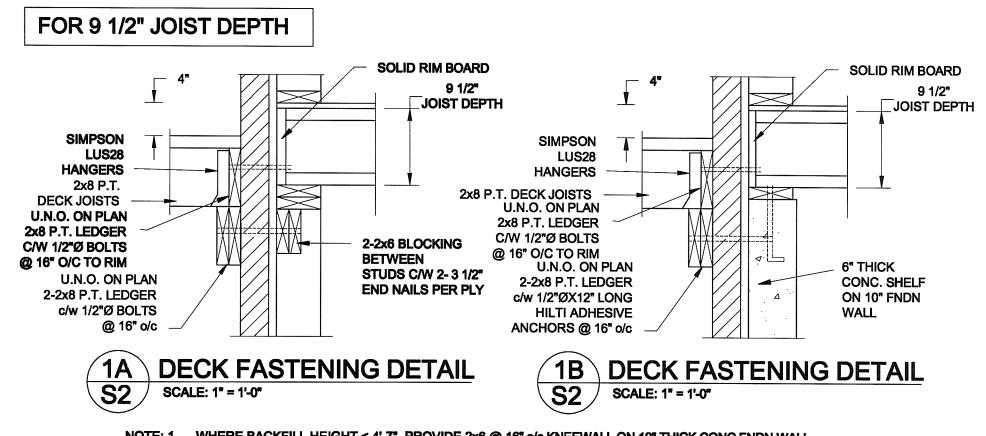








Scale: Engineer's Seai: Project: QUAILE ENGINEERING LTD. **BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT AS NOTED BRADFORD, ONTARIO** allows Date: 38 Parkside Drive, UNIT 7 S. J. BOYD Newmarket, ON TYPICAL STRUCTURAL DETAILS FOR SINGLES MAY-31-2016 L3Y 8J9 T: 905-853-8547 Drawn: Checked: Project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

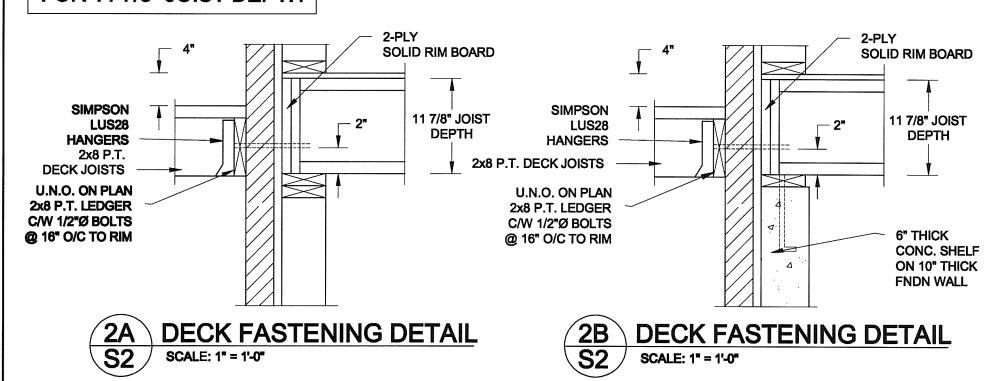


NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL

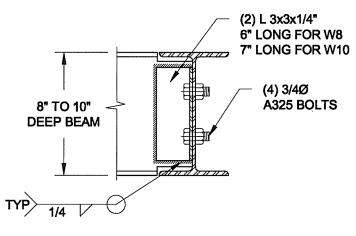
WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL

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

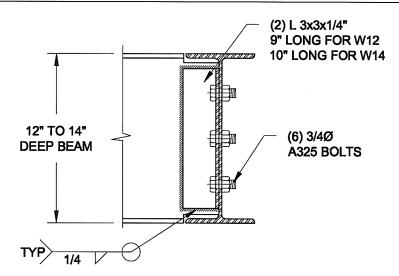
FOR 11 7/8" JOIST DEPTH



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



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



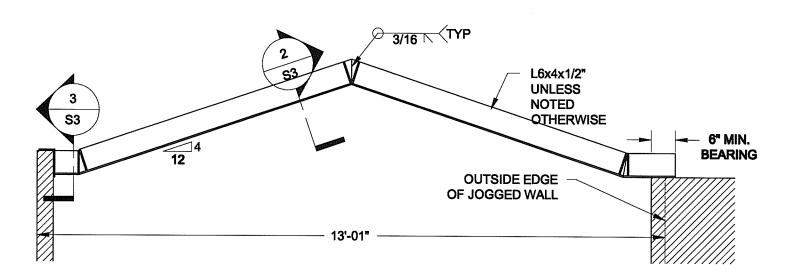
NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W360x72) BEAM MAX.



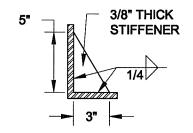
STEEL BEAM CONNECTION DETAIL

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

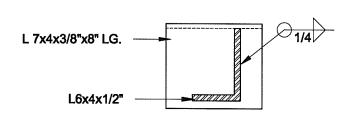
Scale: Engineer's Seat: Project: QUAILE ENGINEERING LTD. BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT **AS NOTED** BRADFORD, ONTARIO Allbark Date: 38 Parkside Drive, UNIT 7 S. J. BOYD TYPICAL STRUCTURAL DETAILS FOR SINGLES Newmarket, ON MAY-31-2016 L3Y 8J9 T: 905-853-8547 Project No.: Drawn: Checked Drawing No.: E: qualle.eng@rogers.com 8.13 16-102 **82** MAY 30, 2016



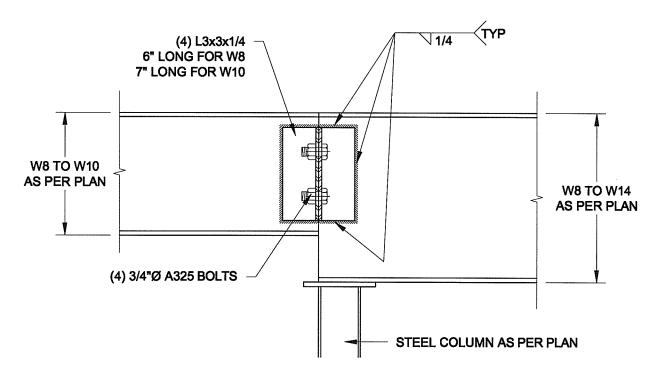
1 STEEL LINTEL AT GABLE
S3 SCALE: 1/2" = 1'-0"



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



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



4 STEEL BEAM CONNECTION
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:

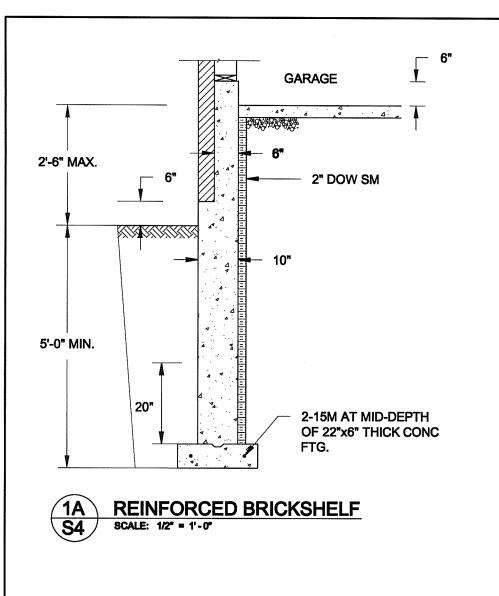
BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO

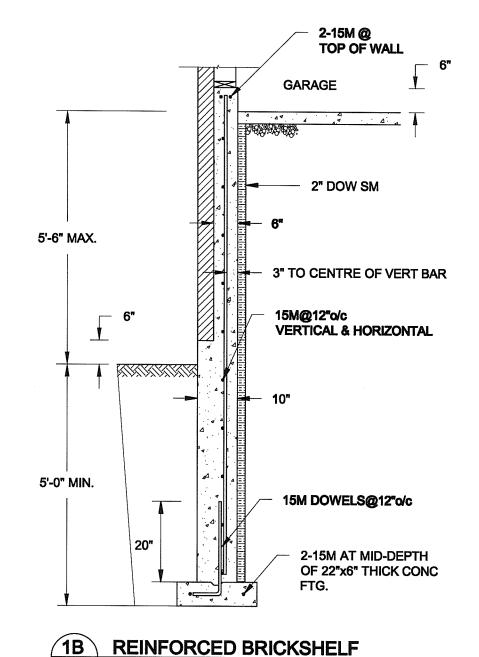
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.: Drawing N

2: Drawing No.: \$3

PHDamic-obadition-102 BAYVIEW WELLINGTON GREEN VALLEY SINGLES(18-102.dag

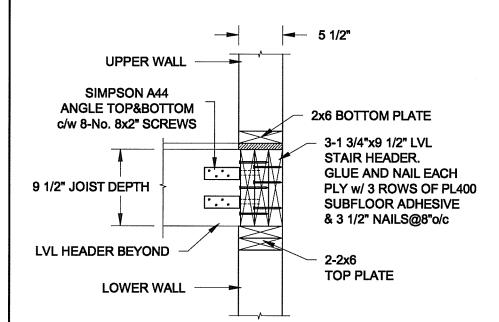




NOTE:

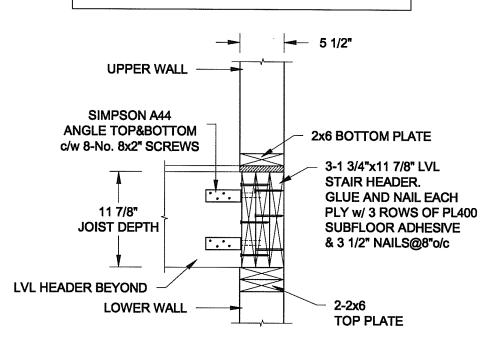
- 1. CONFORM TO ONTARIO BUILDING CODE, 2012.
- 2. CONCRETE TO HAVE 28-DAY COMPRESSIVE STRENGTH OF 20 MPa.
- 3. REINFORCING BARS TO BE GRADE 400 DEFORMED STEEL.
- 4. PROVIDE 3" COVER TO SOIL MINIMUM.

FOR 9 1/2" JOIST DEPTH



FOR 11 7/8" JOIST DEPTH

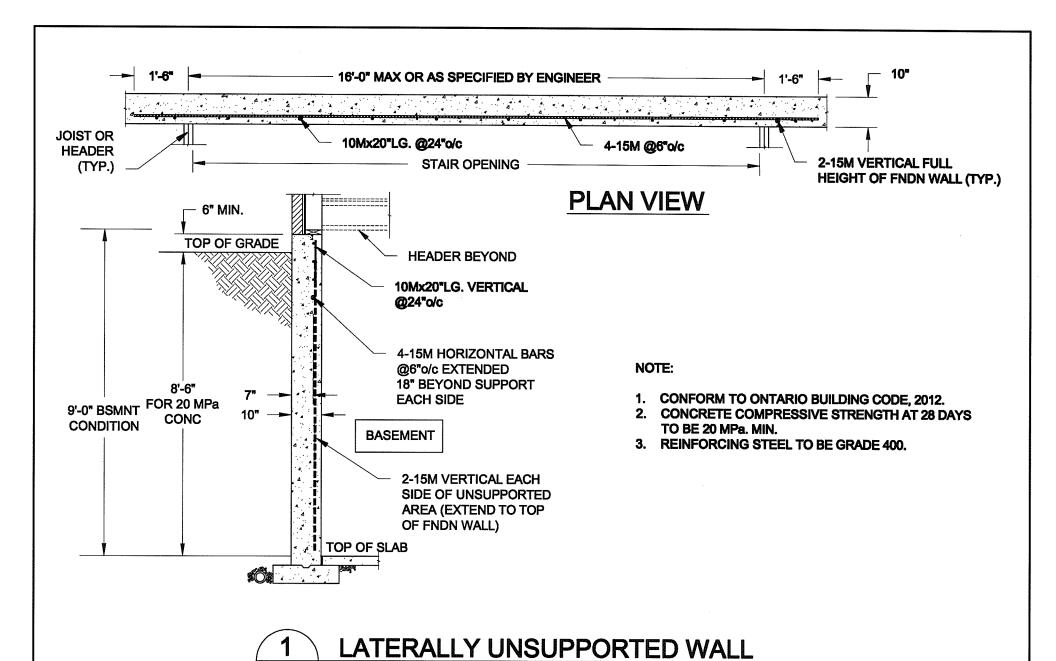
SCALE: 1/2" = 1'-0"

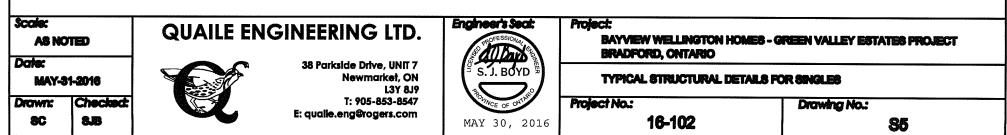


2 STAIR HEADER @ EXTERIOR WALL S4 SCALE: 1" = 1'-0"

Scale: Engineer's Seat: Project: QUAILE ENGINEERING LTD. BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT AS NOTED BRADFORD, ONTARIO Dale: 38 Parkside Drive, UNIT 7 S. J. BOYD Newmarket, ON TYPICAL STRUCTURAL DETAILS FOR SINGLES MAY-31-2016 T: 905-853-8547 Checked Project No.: Drawn: Drawing No.: E: qualie.eng@rogers.com 16-102 MAY 30, 2016 **84**

Semic-092016/16-102 BAYVIEW WELLINGTON GREEN VALLEY SINGLES/16-102-day





S5

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