

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 @ 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 2.1.1.2.A) SIDING AS PER ELEV.. 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3.6") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH, SIDING TO BE MIN, 200mm (8") ABOVE FINISH GRADE, REFER TO OBC SB-12, TABLE 2,1,1,2,A, FOR REQUIRED MINIMUM THERMAL INSULATION

FRAME WALL CONSTRUCTION (2"x6") (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 (27x6") 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 (2B)

(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 $\langle 2D \rangle$ 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") ABOVÉ FINISH GRADE.

WALLS ADJACENT TO ATTIC SPACE — NO CLADDING 9.5mm (3/8") EXT, TYPE SHEATHING, 38x1 40 (2"x6") STUDS @ 4 (2E.) 7.5Imm (3/6) EX.: THE SHEATHING, OSDITED (2.86) 31005 & 400111101 (16") O.C., INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. MID-HEIGHT BLOCKING REQ'D. IF NO SHEATHING APPLIED. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL 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"xd") STUDS @ 400mm (16")
O.C., INSULATION & APPR. VAPOUR BARRIER WITH APPR. CONTIN.
AIR BARRIER. 13mm (1/2") INTERIOR DRYWALL FINISH. PROVIDE WEEF HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING 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 (1/8") EXT. STRUCT. INSULATED SHEATHING RSI 0.7 (R4) 87 "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 (3B) 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER. 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (1/6") O.C. (MAX. HEIGHT 3000mm 9"-10") WITH APPR. DIAGONAL WALL BRACING. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER.

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

STUCCO WALL CONSTRUCTION (2"x6")
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOYS A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED 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 38x 140 (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 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 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 ISMPG (2200ps)) WITH
BITUMENOUS DAMPPROOFING AND DRAINAGE LAYER. DRAINAGE
LAYER REG'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. FIG. BRACE FOTN. WALL PRIOR TO BACKFILING, 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

NOT MEET WHITE THE STATE OF THE 26" WIDE x 9" DEEP 20" WIDE x 6" DEEP

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

STRIP FOOTING SUPPORTING EXTERIOR WALLS (FOR W.O.B.)
-ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOOR LIVE -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

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, UNDER SLAB INSULATION PER SB-12.
ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED.

EXPOSED FLOOR TO EXTERIOR (SB-12-TABLE 2.1.1.2.A)
PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER
AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT. ATTIC INSULATION (SB-12-TABLE 2.1.1.2.A) (SB-12-2.1.1.7)

UPDATE TO CODE

no. description

1 ISSUE FOR CLIENT REVIEW

RSI 8.83 (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.—
INJECTION RISE -Smin (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") = 235 (9-1/4") = 25 (1") = 1950 (6'-5") MIN, TREAD MAX. NOSING MIN. HEADROOM RAIL @ LANDING

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

FOR CURVED STAIRS = 150 (6") MIN. AVG. RUN = 200 (8")

MIN. AVG. KUN - 200 (0),

HANDRAILS — OBC. 9.8.7:

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

BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE

TO BE FOLOTIMUM 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").

SIL 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 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 FDTN. WALL WITH CAULKING.

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

STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3) 89mm(3-1/2") DIA x 3.0mm(0.118) SINGLE WALL TUBE TYPE 2 ADJUSTABLE 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 150x 150x9,5 (6'x6'x3/8')8" STL, PLATE TOP & BOTTOM. 870x870x410 (34'x34'x16") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpg. MINIMUM AND AS PER SOILS REPORT.

STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)
89mm(3-1/2") DIA x 4.78mm(.188) FIXED STL. COL. WITH 150x150x9.5
(6"x6"x3/8") STL. TOP & BOTTOM PLATE ON 1070x1070x460
(42"x42"x8") 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-AD (USTABLE STL. COL. TO BE ON 150x150x9.5 (6'x6'x3)8") STEEL TOP PLATE, & BOTTOM PLATE.

BASE PLATE 120x250x12.5 (4 1/2'x10'x1/2") WITH 2-12mm DIA. x

300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD COL. TO BASE PLATE.

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

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 SB-12, TABLE 2.1.1.2.A. FOR REQUIRED THERMAL INSULATION.

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

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

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

INSULATED ATTIC ACCESS (0BC-9.19.2.1. & SB12-2.1.1.7)
ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm (2 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 OBC 93235 & 932310

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
SOULD BEARING FOR WOOD STUD WALLS
SOULD 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.) TO CONC. WITH 12,7 DIA, BOLT, 610x610x300 (24"x24"x12") CONC. FOOTING

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

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 LABOFICSTE

VÅ3 Design Inc.

APR 16-15 RC

MAY 07-14 RC

date

(31) SLAB. ON GRADE
MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4")
COARSE GRANULAR FILL. REINFORCED WITH 6x6-W2.9xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB, CONC. STRENGTH 32 MPg (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED 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 FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS PLACE, VENT TO BE A MINIMUM 300mm (12")

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

OBC 9.30.2.*1 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") 32MPo (4460ps) CONC. SLAB WITH 5-8% AID
125mm (5") 32MPo (4460ps) CONC. SLAB WITH 5-8% AID
125mm (5") 32MPo (4460ps) CONC. SLAB WITH 5-8% AID
125mm (7") 78") 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 DTIN WALLS SLOPE SLAB 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

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 -OBC. 9.9.10.1.-AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO 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 REGUIRED 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 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
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)[d] 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-8 9.25.3.

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

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 SUPPORTIR ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

5) LVL BEAMS SHALL BE 2.0E -2950Fb MIN., NAIL EACH PLY OF LVL WITH 87mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm (7 1/4",9 1/2", 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm (1/2")
DIA. GALVANIED BOLTS BOLTED AT MID-DEPTH OF BEAM @

DIA. GALVANIEU BULTS BOLIED AT MICHOEN THE STATE OF STATE

OTHERWISE HOLDE, APER TO BETTAL 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 mile, POLYSHIPHENE FLIAM, 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.

STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40.21 GRADE 350W "STRUCTURAL QUALITY STEEL". OBC. 8-7.23.4.3.

REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R. 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 EXHAUST FAN 0 9 CLASS 'B' VENT TO EXTERIOR DUPLEX OUTLET (HEIGHT A.F.F) DUPLEX OUTLET (12" ABOVE SURFACE) GFI DUPLEX OUTLET (HEIGHT AF.F) ₩EATHERPROOF
DUPLEX OUTLET Ф₆~ POT LIGHT HEAVY DUTY OUTLET (220 volt) **(**

LIGHT FIXTURE (PULL CHAIN) \mathbb{Z}^{4c} φ. SWITCH φ-LIGHT FIXTURE (WALL MOUNTED) HOSE BIB (NON-FREEZE) ® &FLOOR DRAIN

SINGLE JOIST SJ DOUBLE JOIST DJ TJ TRIPLE JOIST LVL LAMINATED VENEER LUMBER ×6~

d Dark S. J. BOYD POINT LOAD FROM ABOVE PRESSURE TREATED LUMBER P.T. GIRDER TRUSS
BY ROOF TRUSS MANUF. JULY 25, 2016

PLUMBING (TOILET) G.T.

CA. CURVED ARCH M.C. MEDICINE CABINET (RECESSED) CONC. BLOCK WALL

> DOUBLE VOLUME WALL SEE NOTE (39.)

SOLID WOOD BEARING (SPRUCE No. 2).
SOLID BEARING TO BE AS WIDE AS
SUPPORTED MEMBER OR AS DIRECTED BY
STRUCTURAL ENGINEER.
SOLID BEARING TO BE MINIMUM 2 PIECES.

SOLID WOOD BEARING TO MATCH FROM ABOVE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE

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.

39 -FOR A MAXIMINA 5400 CO. FOR A MAXIMUM 5490 mm (18-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE 2-38x140 (2-2"x6") SPR. 42 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 38x 140 (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"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 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, IRAMSET 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. <u>OR</u> 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 **B7** 2/38 x 235 (2/2" x 10") SPR.#2 3/38 x 235 (3/2" x 10") SPR.#2 4/38 x 235 (4/2" x 10") SPR.#2 1.3 **B4** 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 1.5

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) L7 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) L10 L11

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) LVL5A 4-1 3/4*x9 1/2" (4-45x240) LVL4A 1-1 3/4*x9 1/2" (1-45x240) LVL5 3-1 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 × 2030 × 45 DOOR (2'-8" × 6'-8" × 1-3/4") INSULATED MIN. RSI 0.7 (R4) EXTERIOR 865 × 2030 × 45 DOOR (2'-10" × 6'-8" × 1-3/4") (1.)

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 (2A)

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

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.)

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

6. EXTERIOR 815 x 2030 x 45 DOOR (2'-8" x 6'-8" x 1-3/4") SOLID WOOD CORE MECHANICAL SYMBOLS -1/80 ** HEAT PIPE

PLUMBING (BATH. 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.

WARM AIR

RETURN AIR DUCT

SIGNALLING COMPONENT (9.10.19.3.(3)). CARBON MONOXIDE ALARMS (OBC 9.33.4.) WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A DWELLING UNIT, A CARBON MONOXIDE ALARM CONFORMING TO CAN./CSA-6.19 OR UL2034 SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA, CARBON MONOXIDE DETECTOR(S) SHALL BE PERMANENTLY WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE DETECTORS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE

BATTERY BACK-UP REQUIRED, SMOKE ALARMS TO INCORPORATE VISUAL

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

INTERVENING DOORS ARE CLOSED, REFER TO MANUFACTURER FOR

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

BAYVIEW WELLINGTON

CONST NOTE

13045

GREEN VALLEY ESTATES APR 2014

BRADFORD CONSTRUCTION NOTES

13045-CONST-0BC 2015 RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Wed - Dec 23 2015 - 9:32 AM

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uiscrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the proof the Designer which must be returned at the completion of the Drawings are not to be scaled.

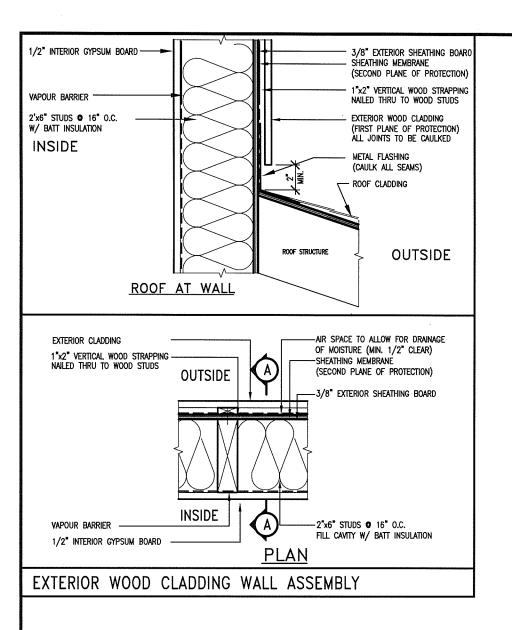
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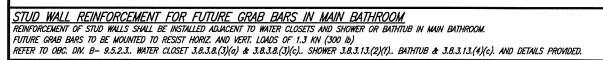
300A Wilson Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com

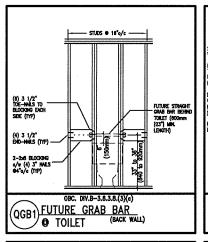
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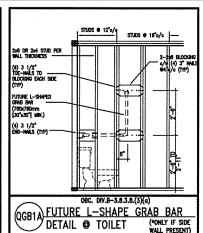
 $3/16^{*} = 1'-0^{*}$

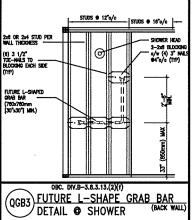


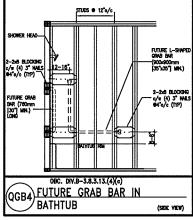


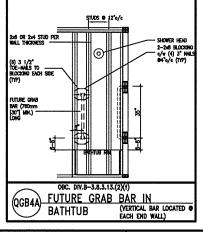


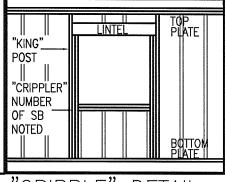












MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:
2"x4" ● 16" O.C. — 9-10"
2-2"x4" ● 12" O.C. — 10'-9"
3-2"x4" ● 16" O.C. — 11'-2"
3-2"x4" ● 12" O.C. — 12'-4"

no. description

NOTES:

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

1. TOURS LADDIZONTAL SOLID BLOCKING 1200 O.C. (4)

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

NOTES:

FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa
SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
PROVIDE HORIZONTAL SOLID BLOCKING © 1200 O.C. (4'-0")
PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB
EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.
WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)

FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR

** STUD INFORMATION TAKEN FROM OBC TABLE A-30

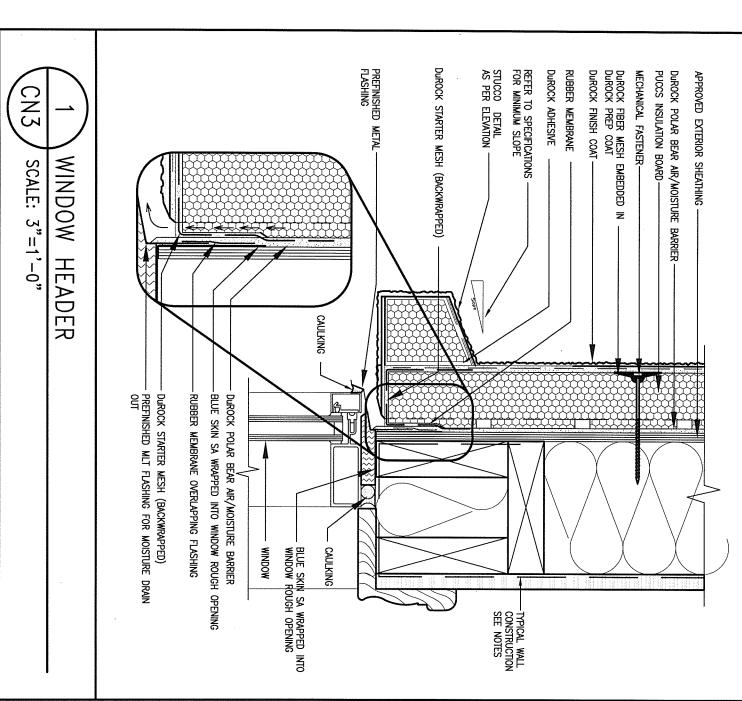
"CRIPPLE" DETAIL

9	•			T -	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 / 1806/13/6 25599
5	•				name , /signature BCth
4			•].	registration information VA3 Design Inc. 42658
3	•				
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	
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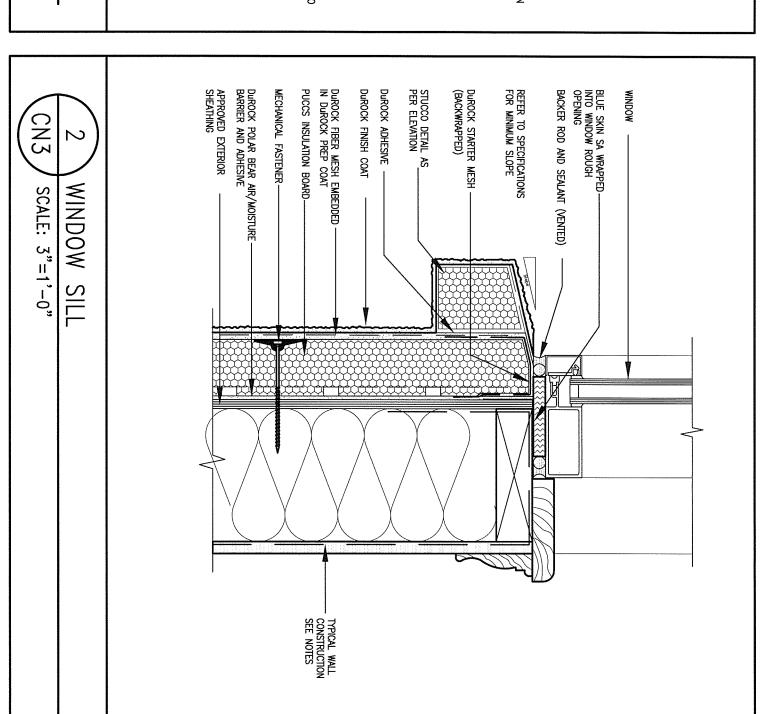
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name	municipality		project no
EN VALLEY ESTATES	BRADFORD		13045

GREE APR 2014 CONSTRUCTION NOTES 3/16" = 1'-0" RC 13045-CONST-0BC 2015 RICHARD - H:\ARCHIVE\WORKING\2013\13045.8W\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:56 AM

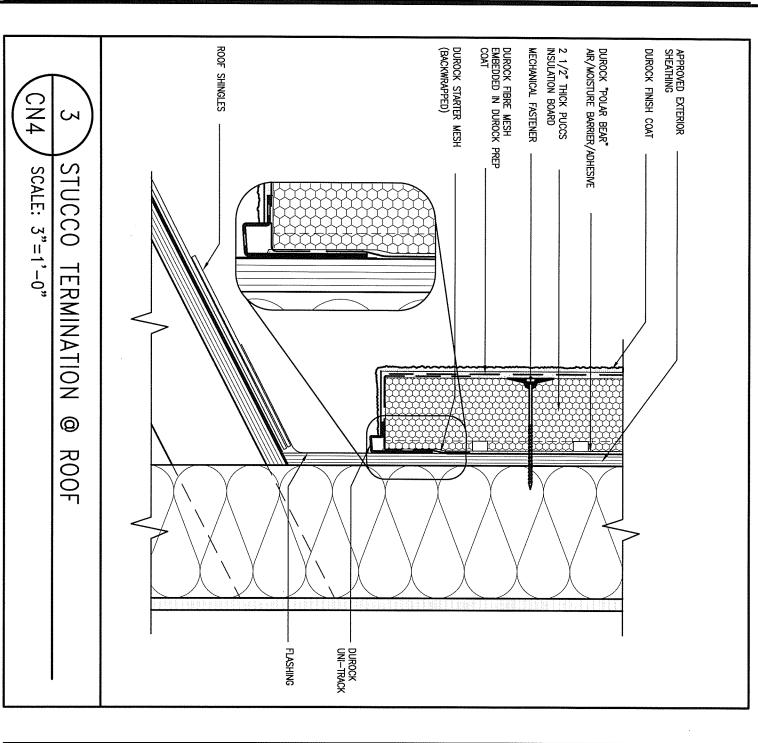


ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

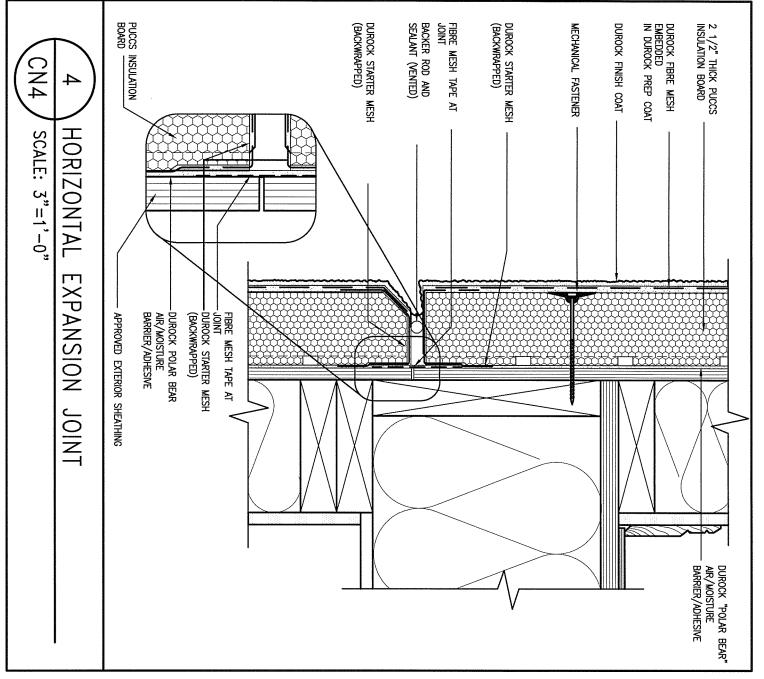
DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



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** Wellington Jno-Baptiste 25591 GREEN VALLEY ESTATES BCIN 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. 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 2 UPDATE TO CODE APR 16-15 RC drawn by RC 3/16" = 1'-0" 1 ISSUE FOR CLIENT REVIEW MAY 07-14 RC 13045-CONST-OBC 2015 va3design.com 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



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 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.

BCIN

42658

Wellington Jno-Baptiste

name registration information VA3 Design Inc.

APR 16-15 RC

MAY 07-14 RC

date

2 UPDATE TO CODE 1 ISSUE FOR CLIENT REVIEW

no. description

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3/16" = 1'-0"

GREEN VALLEY ESTATES

APR 2014 drawn by RC

Toronto ON M3H 1S8 416.630.2255 f 416.630.4782

BAYVIEW WELLINGTON

CONST NOTE

BRADFORD

CONSTRUCTION NOTES

13045-CONST-OBC 2015

project no. 13045

APPROVED EXTERIOR SHEATHING MECHANICAL FASTENER CN5 \mathcal{O} CORNER DETAIL SCALE: 3"=1'-0" 4" MIN ₹ -- DUROCK FIBRE MESH EMBEDDED IN DUROCK PREP COAT DUROCK FINISH COAT DUROCK "POLAR BEAR" AIR/MOISTURE BARRIER 2½" THICK PUCCS INSULATION BOARD

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.

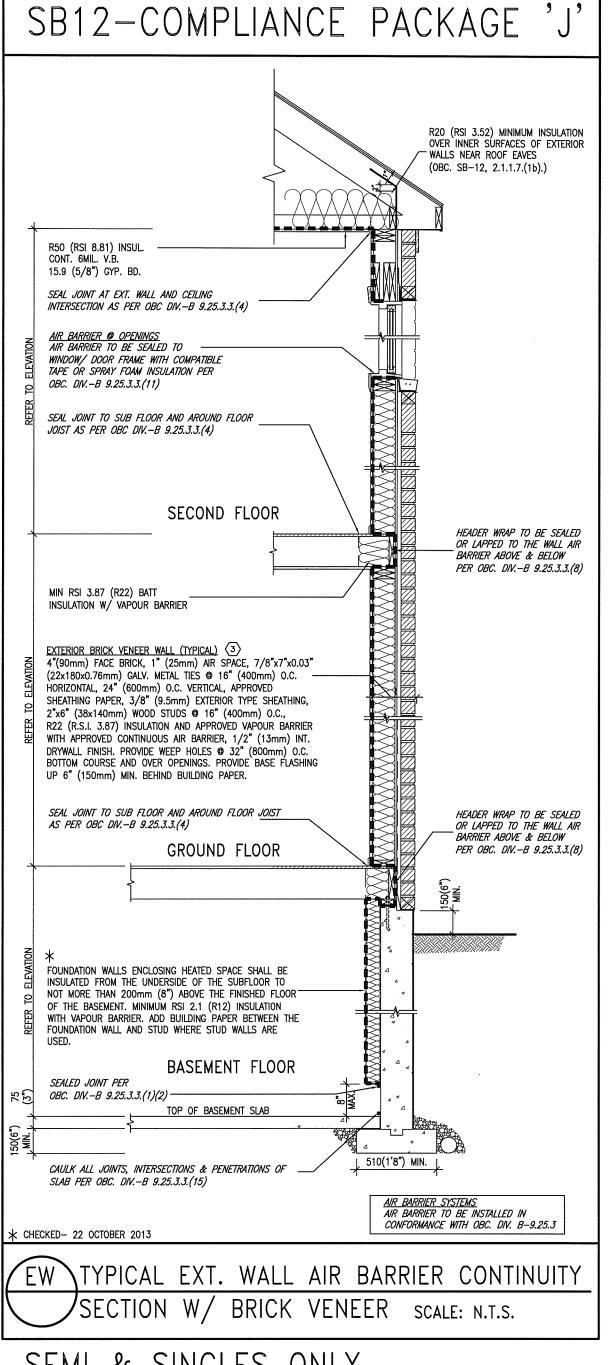
DETAILS ARE BASED ON DUROCK PUCCS SYSTEM WEPPHOLES **⊕** 32"(800) O.C. PRECAST SILL ON GROUT BACKER ROD AND SEALANT (VENTED) Durock Fiber Mesh Embedded in Durock Prep Coat FLASHING PUCCS INSULATION BOARD Durock starter mesh (Backwrapped) APPROVED EXTERIOR SHEATHING Durock "Polar Bear" AIR/MOISTURE BARRIER Durock finish coat MECHANICAL FASTENER CN5 တ STUCC0 SCALE: 3"=1'-0" MASONRY PLINT 工 CONNECTION TRANSITION MEMBRANE. EXTEND MEMBRANE 6"
ABOVE AND BELOW
SILL ENSURE
TRANSITION MEMBRANE
IS OVER BUILDING
PAPER BUILDING PAPER

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. **CONST NOTE BAYVIEW WELLINGTON** qualification information
Wellington Jno-Baptiste LNBOFILSTE 25591 name registration information VA3 Design Inc. BCIN **GREEN VALLEY ESTATES** BRADFORD 13045 42658 drawing no. CONSTRUCTION NOTES date APR 2014 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 416.630.2255 f 416.630.4782 2 UPDATE TO CODE APR 16-15 RC drawn by RC
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 2015

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 1 ISSUE FOR CLIENT REVIEW MAY 07-14 RC no. description date by va3design.com

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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%	_			



STANDARD EXT. WALL CONSTRUCTION AS PER UNIT WORKING DRAWINGS FIN. GROUND FLOOR MFLOOR JOIST W (SEE PLAN) W UNFIN. BASEMENT REFER TO DECK
DETAIL BY ENG
FOR CONNECTIONS 6 mil. VAPOUR BARRIER R22 (RSI 3.87) BATT INSUL BLANKET. ADD BUILDING PAPER BETWEEN FDTN.
WALL & STUD WHERE STUD WALLS ARE USED. FIN GRADE CAULK ALL JOINTS, INTERSECTIONS & PENETRATIONS OF SLAB PER OBC. DIV.-B 9.25.3.3.(15) T/O BSMT.SLAB 2*(50mm) MIN. R10 (RSI1.76) RIGID INSULATION ALONG THE PERIMETER OF FOUNDATION WALL TO EXTEND NO LESS THAN 24"(600mm) BELOW THE EXT. GROUND LEVEL '-10" MIN (560mm * REVISED- 15 MARCH 2013 SECTION AT W.O.D/W.O.B.

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9	•			The undersigned has reviewed and takes responsibility for this design	Γ
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 (1907/1576 25591	ı
5		•		ginine , / signiuste com i	
4	•			registration information VA3 Design Inc. 42658	
3			.		ı
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	ı
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.	t
no.	description	date	by	Drawings are not to be scaled.	

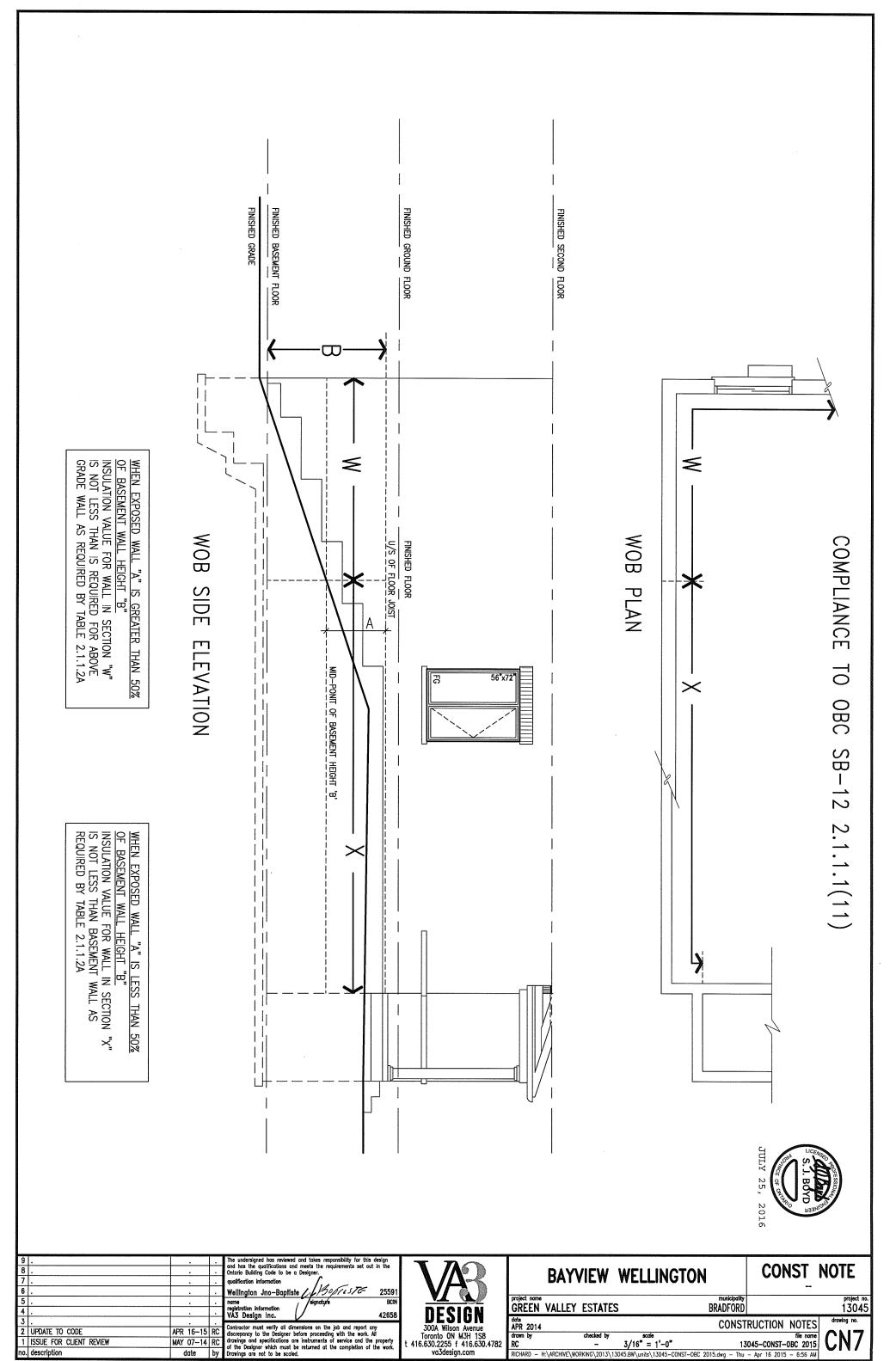
416.630.2255 f 416.630.4782

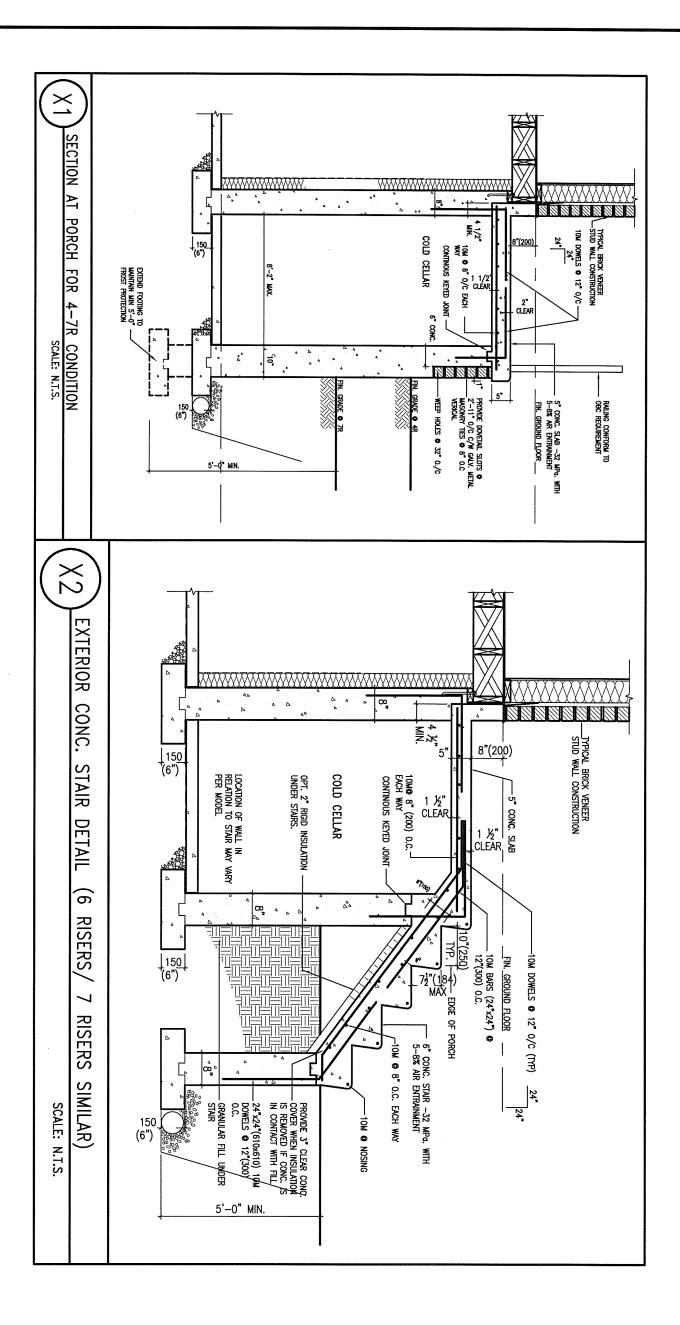
BAYVIEW WELLINGTON

CONST NOTE

Thu - Apr 16 2015 - 6:57 AM

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

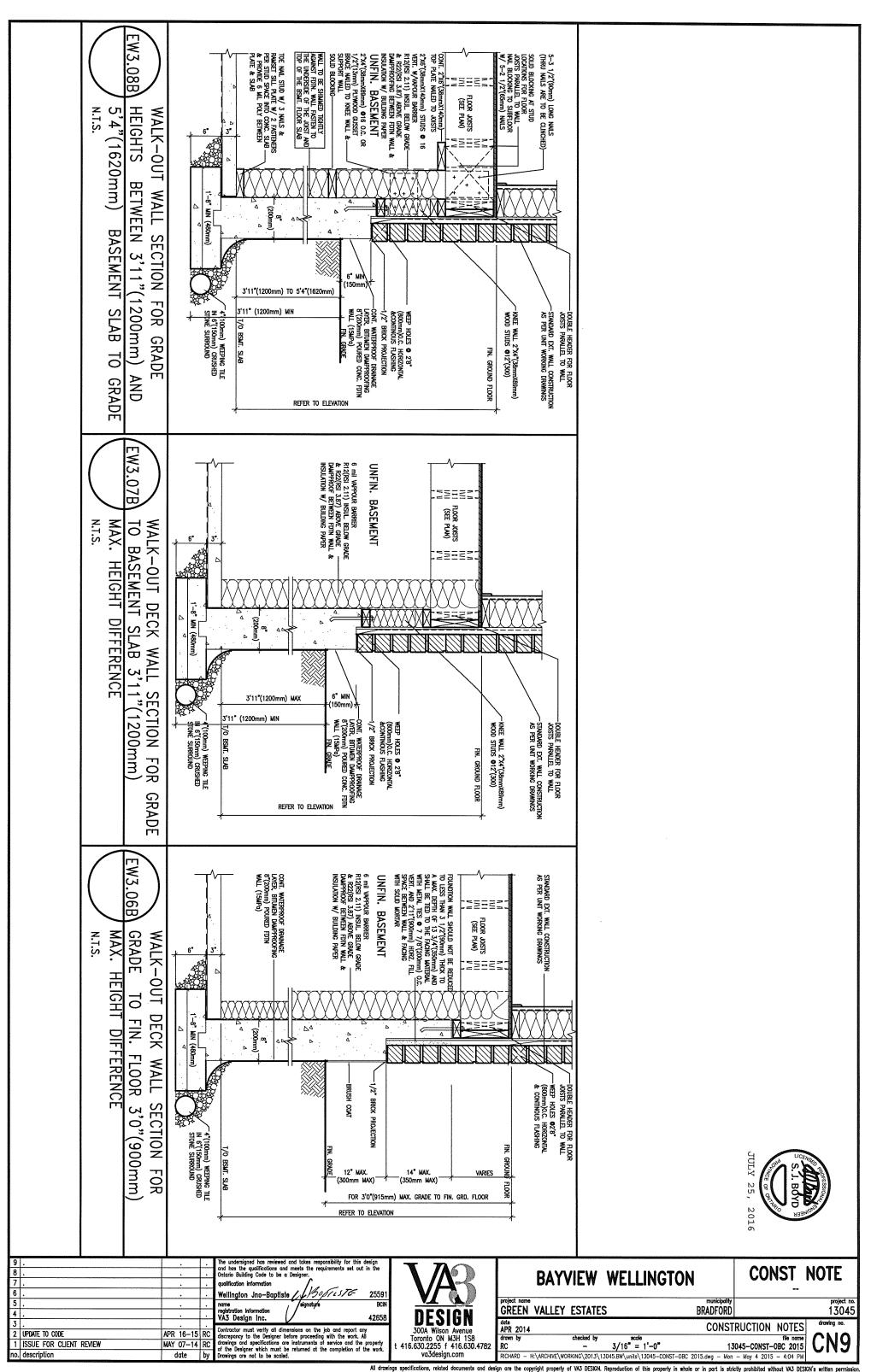


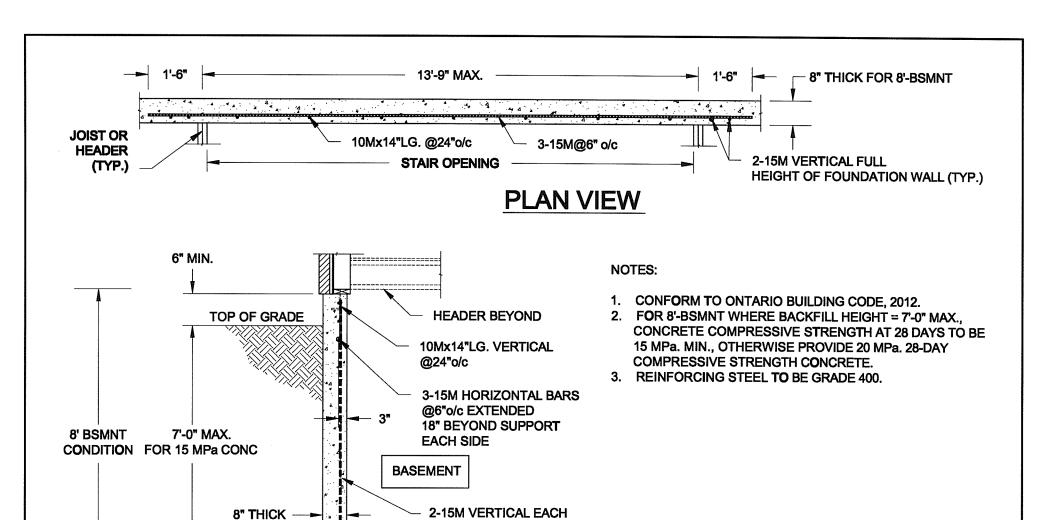




S. J. BOYD

JULY 25, 2016





JOIST OR HEADER (TYP.)

11'-6" MAX. OR AS SPECIFIED BY ENGINEER

11'-6" 8" THICK FOR 8'-BSMNT

4-15M @6"o/c

2-15M VERTICAL FULL
HEIGHT OF FNDN WALL (TYP.)

PLAN VIEW

SIDE OF UNSUPPORTED AREA (EXTEND TO TOP

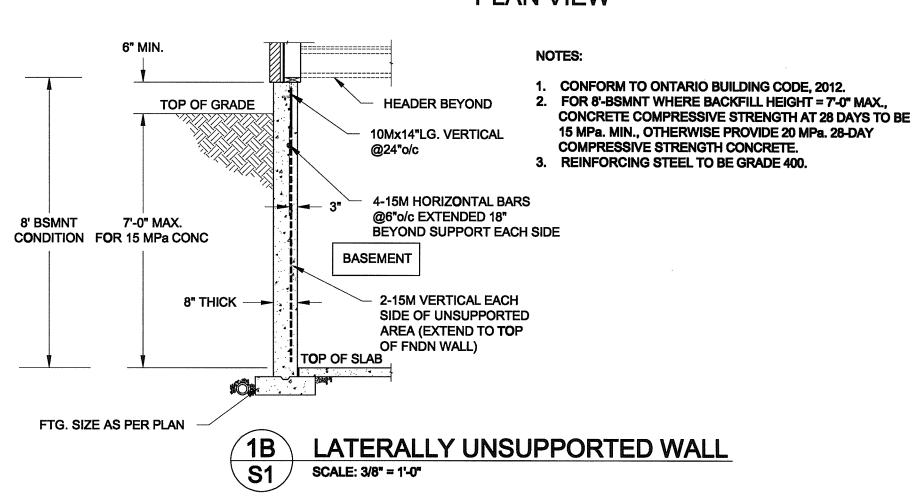
LATERALLY UNSUPPORTED WALL

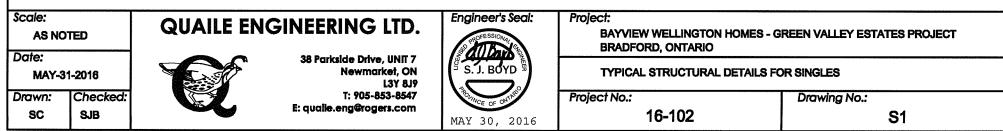
OF FNDN WALL)

TOP OF SLAB

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

FTG. SIZE AS PER PLAN

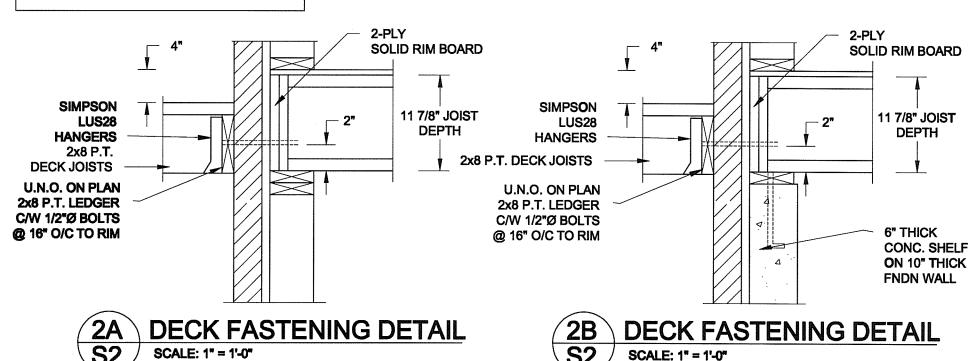




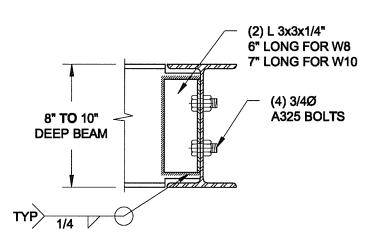
FOR 9 1/2" JOIST DEPTH **SOLID RIM BOARD SOLID RIM BOARD** 9 1/2" 9 1/2" JOIST DEPTH JOIST DEPTH **SIMPSON** SIMPSON LUS28 LUS28 **HANGERS HANGERS** 2x8 P.T. 2x8 P.T. DECK JOISTS **DECK JOISTS** U.N.O. ON PLAN U.N.O. ON PLAN 2x8 P.T. LEDGER 2x8 P.T. LEDGER C/W 1/2"Ø BOLTS 2-2x6 BLOCKING C/W 1/2"Ø BOLTS @ 16" O/C TO RIM BETWEEN @ 16" O/C TO RIM U.N.O. ON PLAN 6" THICK STUDS C/W 2-3 1/2" U.N.O. ON PLAN 2-2x8 P.T. LEDGER CONC. SHELF **END NAILS PER PLY** 2-2x8 P.T. LEDGER c/w 1/2"ØX12" LONG 4 ON 10" FNDN c/w 1/2"Ø BOLTS HILTI ADHESIVE WALL @ 16" o/c ANCHORS @ 16" o/c **DECK FASTENING DETAIL DECK FASTENING DETAIL** SCALE: 1" = 1'-0" 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.

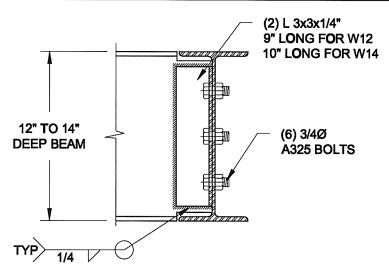
FOR 11 7/8" JOIST DEPTH



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



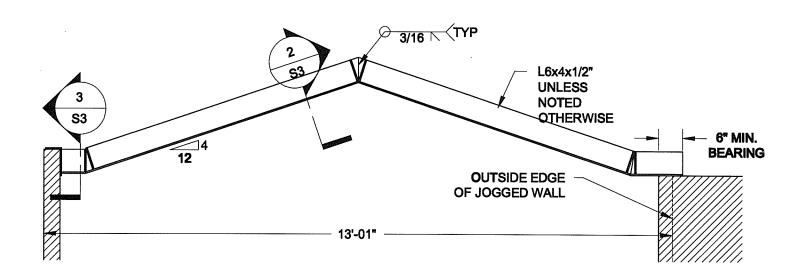
NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



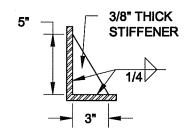
NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W360x72) BEAM MAX.



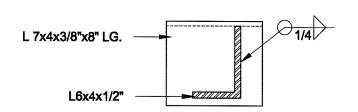
AS NOTED			Engineers Sect	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO	
Date: MAY-81-2016	Newmarket, ON	38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9	MAY 30, 2016	TYPICAL STRUCTURAL DETAILS FOR SINGLES	
Drawn: Checked: 8C 8JB		T: 905-853-8547 E: qualle.eng@rogers.com		Project No.: 16-102	Drawing No.: \$2



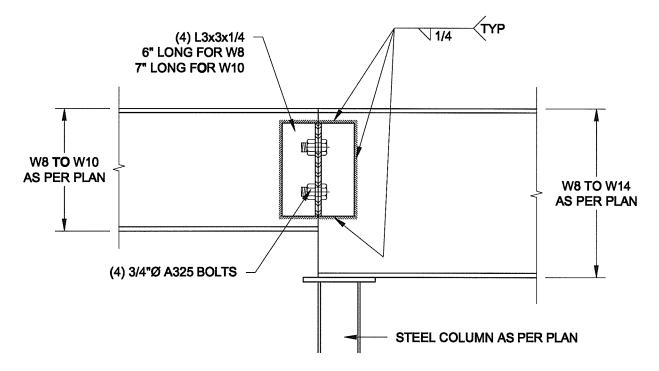
1 STEEL LINTEL AT GABLE
S3 SCALE: 1/2" = 1'-0"



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-31-2016

Drawn: Checked:

QUAILE ENGINEERING LTD.



38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: qualie.eng@rogers.com Engineer's Seat:



Project:

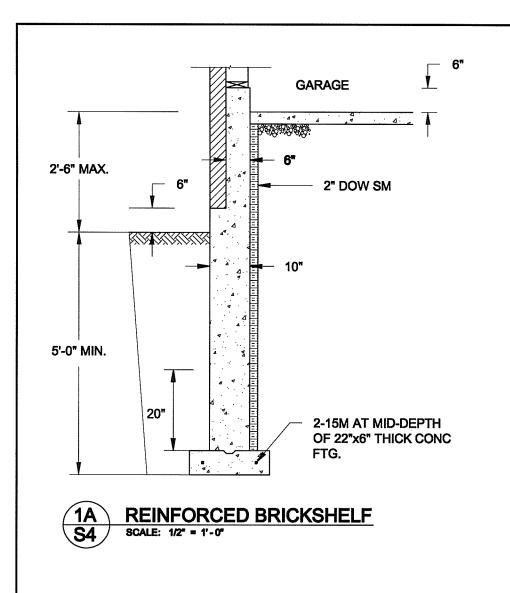
BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

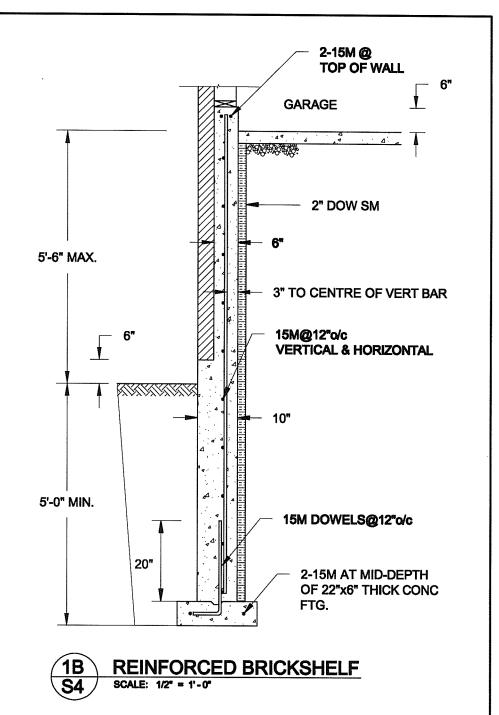
16-102

Drawing No.: \$3

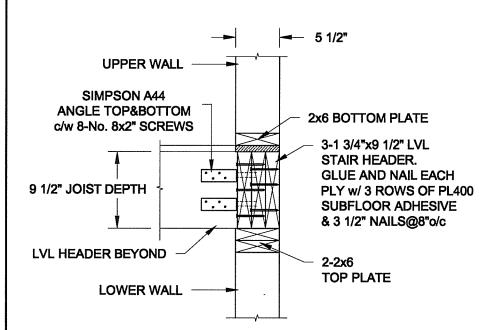




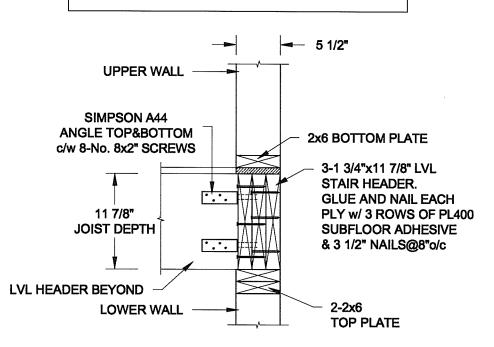
- 1. CONFORM TO ONTARIO BUILDING CODE, 2012.
- 2. CONCRETE TO HAVE 28-DAY COMPRESSIVE STRENGTH OF 20 MPa.
- 3. REINFORCING BARS TO BE GRADE 400 DEFORMED STEEL.
- 4. PROVIDE 3" COVER TO SOIL MINIMUM.



FOR 9 1/2" JOIST DEPTH



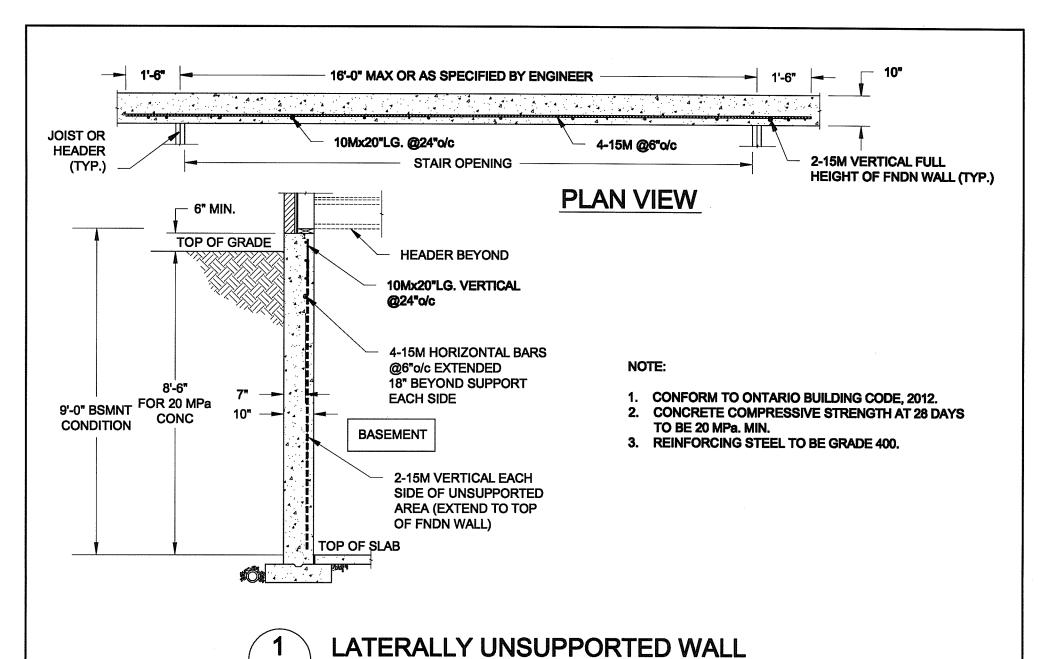
FOR 11 7/8" JOIST DEPTH



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

Engineer's Seat: Scale: Project: **QUAILE ENGINEERING LTD.** BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT **AS NOTED** BRADFORD, ONTARIO Date: 38 Parkside Drive, UNIT 7 S. J. BOYD Newmarket, ON TYPICAL STRUCTURAL DETAILS FOR SINGLES MAY-31-2016 L3Y 8J9 T: 905-853-8547 Drawn: Checked: Project No.: Drawing No.: E: qualle.eng@rogers.com ac 16-102 MAY 30, 2016 84

**SamC-082016/16-102 BAYVIEW WELLINGTON GREEN VALLEY SINGLES/16-102.dag



Scale:
AS NOTED
Date:

Drawn:

nte: MAY-31-2016

Checked:

8.8

QUAILE ENGINEERING LTD.

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

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

S. J. BOYD

MAY 30, 2016

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

16-102

Drawing No.: \$5

PHSemic-084016/16-102 BAYVIEW WELLINGTON GREEN VALLEY SINGLES/16-102.dug