

CONSTRUCTION NOTES (Unless otherwise noted) ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12-2012 OBC ROOF CONSTRUCTION NO.210 (10.25kg/m2) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS, APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED FAVES PROTECTION TO EXTEND 900mm [24] D.C., MAA, APPROVED EAVES PROTECTION TO EXTEND YOURM 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 (19"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.). FRAME WALL CONSTRUCTION (2"x6") [SB-12-TABLE 2.1.1.2.A).
SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING,
CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING,
38x140 (2"x6") STUDS @ 400mm (16") O.C., INSULATION AND APPR.
VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT.
DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH
GRADE. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION MINIMUM HIERMAL INSULLATION (2"x6") (R28)

SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING,
CONTIN. SHEATHING MEMBRANE, 28mm (1½") EXTERIOR STRUCTURAL
INSULATED SHEATHING RSI 10.7 (R4) BY "BY" DR 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. 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, (2C) RESERVED  $\langle 2D \rangle$ 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE

SIGNING AS FER ELEV., 1936 II, 22 YEKINGA, WOOD FORKING, 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.

STUCCO WALL CONSTRUCTION (2"x4") —GARAGE WALLS
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 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 (14") 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 @ 400mm
(1/4") 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") SXT. TYPE SHEATHING, 38x140 [72x6") 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 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 (1/5")
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, 13mn AFF. COMIN. AIR SARKIER WIII AFF. COMIN. AIR SARKIER. 131111 (1/27) INT. DRYWALL RINISH. PROVIDE WEEP HOLES © 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND SUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

BRICK YENEER CONSTRUCTION (2"x4")— GARAGE WALLS 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL IIES @ 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 WEFF 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.

SRICLE TO BE MIN. 150MM (6') ABOVE HINISH GRADE.

STUCCO WALL CONSTRUCTION (2'%E')

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'%C") STUDS @ 400mm (16") O.C., INSULATION, APPROVED
VAPOLIR BARRIER 13mm (1/2") GYSTUM WALL BOARD INTERIOR 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

FOUNDATION WALL/FOOTINGS; (9.15.3, 9.15.4, 9.13.2, 9.14.2.1.(2)) 200mm (8") POURED CONC. FDTN. WALL 15MPa (2200psi) WITH BITUMENOUS DAMPPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW ENTER NEW J. WITCHEN BASSIMIENT INSUL. EXITENDS YOU (2-11) DELOW IN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FOTN, WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7-10") ON 500x 155 (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 BARBING CARACTEY OF ENGINEERED FILL, WITH MICH. BEARING CAPACITY OF 150kPg OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE

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
LOAD OF 2.4kPd. (50pst.) PER FLOOR, AND MAX. LENGTH OF
SUPPORTED FLOOR JOISTS IS 4.9m (16-1"), THE STRIP FOOTING SIZE IS

2 STOREY WITH WALK-OUT BASEMENT 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), 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. NUDRES ISLAB INSULATION PER SB-12.
ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED.

PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BAR AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

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

ALL STAIRS/EXTERIOR STAIRS -OBC. 9.8.
INHECODIA PIRE -Smm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS
-10mm (1/2") MAX BETWEEN TALLEST &

SHORTEST RISE IN FLIGHT MAX. RISE = 200 (7-7/8") = 210 (8-1/4") MIN. RUN MIN. TREAD = 235 (9-1/4")

= 25 (1") = 1950 (6'-5") = 900 (2'-11") = 865 (2'-10") to 965 (3'-2") MAX. NOSING MIN. HEADROOM RAIL @ LANDING RAIL @ STAIR MIN STAIR WIDTH = 860 (2'-10") FOR CURVED STAIRS

MIN AVG RUN

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  $(2^{\circ})$  MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION .

= 150 (6")

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

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

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

BASEMENT INSULATION (SB-12-2.1.1.6), 9.25.2.3, 9.13.2.6)
FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. INSULATION TO HAVE APPROVED VAPOUR BARRIER. DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL, NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION, AIR BARRIER TO BE SEALED TO FOTN, WALL WITH CAULKING.

BEARING STUD PARTITION

38x89 (2'x4") STUDS @ 400mm (16") O.C. 38x89 (2'x4") STUD PARTE 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

STEEL BASEMENT COLUMN

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") CONPORMING TO

CAN/CGSB-7.2-94, AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE CAIV\_CGSB-7.2-74, AND WITH 150X150X9-3 (8 X8 X3/6) | SIL. PLATE TOP & BOTTOM, 870x870x410 (34"x34"x16") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING PRESSURE OF 150 Kpa. 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(1.188) FIXED STL COL. WITH 150x150x9.5
(6"x6"x3/8") STL. TOP & BOTTOM PLATE ON 1070x1070x460
(42"x42"x18"). CONC. FOOTING ON UNDISTURBED SOIL OR
ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpd. MIN. AND AS PER SOILS REPORT.

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.: 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD

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

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

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

GARAGE CEILINGS/INTERIOR WALLS
13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN
HOUSE AND GARAGE. TAPE AND SEAL ALL JOINTS AIRTIGHT PER (19.) O.B.C. 9.10.9.16. REFER TO SB-12, TABLE 2.1.1.2.A. FOR REQUIRED

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

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

DRYER EXHAUST (0BC-6.2.3.8.(7) & 6.2.4.11.)
CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)

INSULATED ATTIC ACCESS (OBC-9.19.2.1. & SB12-2.1.1.7)
ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm ( 1/2"x24") & A MIN, AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL, BACKING

FIREPLACE CHIMNEYS

OBC. 9.21.

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

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

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

(28.) 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. FOOTING.

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 MPG

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

UIL CRADE, DESCEN 10. PROCESS 12. TABLE 20. LD. A. COR DEPOLITION. 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 LITH IZATION CODE

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

SUBFLOOR. JOIST STRAPPING AND BRIDGING 16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR J JOISTS, FOR 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 OBC 9.30.2.\*) FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOUD BLOCKING @

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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 5-5% AIR
ENTRAINMENT. REINF. WITH 1 OM BARS © 200mm (7 7/8") O.C.
EACH WAY IN BOTTOM THIRD OF SLAB, MIN. 30mm (1 1/4")
COVER, 600x600 (23 5/8"x33 5/8") 10M DOMELS @ 600mm (23
5/8") O.C.. ANCHORED IN PERIMETER FDTN, WALLS, SLOPE SLA 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 FDIN. WALLS. PROVIDE (L7) LINTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING. THE FDIN. 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 MORTA

CONVENTIONAL ROOF FRAMING (2.0Kpg. SNOW LOAD) 38xl 40 (27.6°) RAFTERS @ 400mm (16°0.C.) FOR MAX 11-7" SPAN, 38xl 84 (27.8°) RIDGE BOARD, 38x89 (27.4°) COLLAR TIES AT MIDSPANS, CEILING JOISTS TO BE 38x89 (27.4°) @ 400mm (16°) O.C. FOR MAX. 2830mm (9°3") SPAN & 38xl 40 (27.6°) @ 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").

 WINDOW GUARDS — OBG. 9.8.8.1.(6).
 A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1-7) ASOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")

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

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

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 WALK 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) & 3.8.3.18.(1) (e) DETAIL. 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 NOTE
OTHERWISE.

OTHERWISE.

LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTEO OTHERWISE. ALL LAMINATED VENEER LUMBER (LV.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

MANUFACTUREM:
LVL BEAMS SHALL BE 2.0E -2950Fb MIN., NAIL EACH PLY OF LVL
WITH 89mm (3 1/2") LONG COMMON WIRE NAILS ® 300mm
(12") O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm fOR
1/4", 1/2", 1/3" DEPTHS AND STAGGERED IN 3 ROWS FOR
GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm (1/2")

GREATER DEPTHS AND FOR A PLY MEMBERS ADD 13mm (1/27)
DIA. GALVANUZED BOLTS BOLTED AT MID-DEPTH OF BEAM (9)
915mm (3-07) O.C.
PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL"
MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL
FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS
OTHERWISE NOTICE. 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 FRAMINIG NOT TREATED WITH A WOOD PRESERVATIVE.
TO CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE
CONCRETE BY AT LEAST 2 mil. POLYETHYLENE FILM, NO. 50
(43bs.) ROLL ROOPING OR OTHER DAMPPROOPONING MATERIAL,
EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6")
ABOVE THE GROUND.

STRUCTURAL SEEL 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 400M. 1)

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

EXHAUST FAN TO EXTERIOR

HEAVY DUTY OUTLET (220 volt)

College !

S. J. BOYD

LIGHT FIXTURE (CEILING MOUNTED)

LIGHT FIXTURE (WALL MOUNTED)

→ W HOSE BIB
(NON-FREEZE)

**LEGEND** (S) OUTLET (HEIGHT A.F.F) DUPLEX OUTLET (12" ABOVE SURFACE) GFI DUPLEX OUTLET (HEIGHT AF.F)

WEATHERPROOF DUPLEX OUTLET **⊕**% POT LIGHT

LIGHT FIXTURE (PULL CHAIN) Z% SWITCH

`**@** FLOOR DRAIN

SJ SINGLE JOIST DOUBLE JOIST DJ TJ TRIPLE JOIST LAMINATED VENEER LUMBER LVL

×6/~ POINT LOAD FROM ABOVE

PRESSURE TREATED LUMBER P.T.

FEB 6, 2017 G.T. GIRDER TRUSS BY ROOF TRUSS MANUF. FLAT ARCH

I. C.A. M.C. MEDICINE CABINET (RECESSED)

CONC. BLOCK WALL DOUBLE VOLUME WALL SEE NOTE (39.)

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

SOLID WOOD BEARING TO MATCH FROM ABOVE

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

drawn by

RC

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") 2-38X 140 (2-2X6) 5 YR, #2 CONIN. SIUDS @ 300mm (127)
O.C. (TIRPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK
WALLS) C/W 9.6 (3/8") THICK EXT. PLYWOOD SHEATHING.
PROVIDES OLID WOOD BLOCKING BETWEEN WOOD STUD
® 1220 mm (4-0") O.C. VERTICALLY. -FOR WALLS WITH
HORIZ. DISTANCES NOT EXCEEDING 2900 mm (9-6"), PROVIDE 38x140 (2'x6") STUDS @ 400 (116") O.C. WITH CONTINUOUS 2-38x140 (2'-2'x6") TIOP 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") 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. <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 x 184 (2/2" x 8") SPR.#2 3/38 x 184 (3/2" x 8") SPR.#2 4/38 x 184 (4/2" x 8") SPR.#2 5/38 x 184 (5/2" x 8") SPR.#2

**B7** 2/38 × 235 (2/2" × 10") SPR#2 3/38 × 235 (3/2" × 10") SPR#2 4/38 × 235 (4/2" × 10") SPR#2 L3

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

LOOSE STEEL LINTELS 90 x 90 x 6.0L (3-1/2" x 3-1/2" x 1/4"L) 90 x 90 x 8.0L (3-1/2" x 3-1/2" x 5/16"L) 100 x 90 x 8.0L (4" x 3-1/2" x 5/16"L) 125 x 90 x 8.0L (\$" x 3-1/2" x 5/16"L)
125 x 90 x 8.0L (\$" x 3-1/2" x 5/16"L)
152 x 89 x 10.0L (6" 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)
LVL4A 1-1 3/4"x9 1/2" (1-45x240)
LVL5 3-1 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)
LVL5 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

1. EXTERIOR 815 x 2030 x 45 DOOR (2'-8" x 6'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4) EXTERIOR 865 x 2030 x 45 DOOR (2'-10" x 6'-8" x 1-3/4")

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

INSULATED MIN. RSI 0.7 (R4)

EXTERIOR 880 x 2438 x 45 DOOR (2'-0" x 6'-0" x 1-3/4")

INSULATED MIN. RSI 0.7 (R4)

INTERIOR 815 x 2030 x 35 DOOR (2'-8" x 6'-8" x 1-3/8")

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

EXTERIOR 815 x 2438 x 45

DOOR (2'-8' x 8'-0' x 1-3/4') 20

MIN. RATED DOOR AND FRAME,
WITH APPROVED SELF CLOSING

DEVICE.

INTERIOR 760 x 2030 x 35

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

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) INTERIOR 680 x 2438 x 35 DOOR (2'-2" x 8'-0" x 1-3/8") (4C) 5. INTERIOR 460 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

- AR HEAT PIPE RETURN AIR DUCT PLUMBING (TOILET) ⇒¢ PLUMBING (BATH, SINK, SHOWER)

PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR I FVFI 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 CANJ.(CSA-6.19 OR UL203-SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE DETECTORS) SHALL BE PERMANENILY WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE DETECTORS AND BE ECOLUBED WITH AN ALANGE THAT IS ALL CARBON MONOXIDE DETECTORS AND BE ECOLUBED WITH AN ALANGE THAT IS ALL CARBON MONOXIDE DETECTORS AND BE ECOLUBED WITH AN ALANGE THAT IS ALL CARBON MONOXIDE DETECTORS AND BE ECOLUBED WITH AN ALANGE THAT IS ALL CARBON MONOXIDE DETECTORS AND BE ECOLUBED. 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 package unless otherwise noted.

VA3 REFERENCE NUMBER

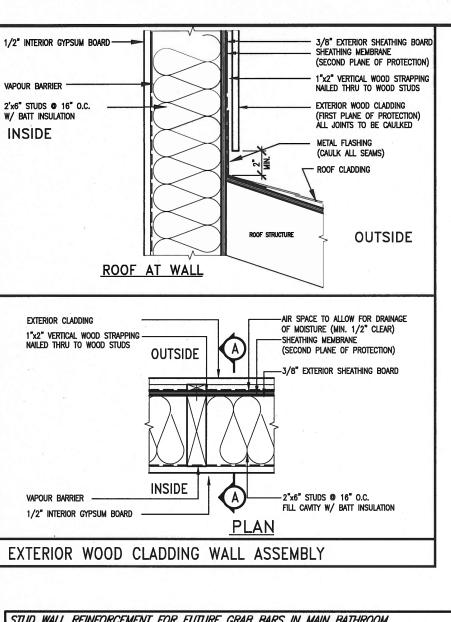
**CONST NOTE** 

13045

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. JNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (\* SEE OBC 9.23.9.4. \*) The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the ontario Bulkding Code to be a Designer. Wellington Jno-Baptiste JUSOFILSTE 25591 regi<del>stration</del> 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. 2 UPDATE TO CODE APR 16-15 RC 1 ISSUE FOR CLIENT REVIEW MAY 07-14 RC t 416.630.2255 f 416.630.4782 date

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

BRADFORD CONSTRUCTION NOTES 13045-CONST-OBC 2015





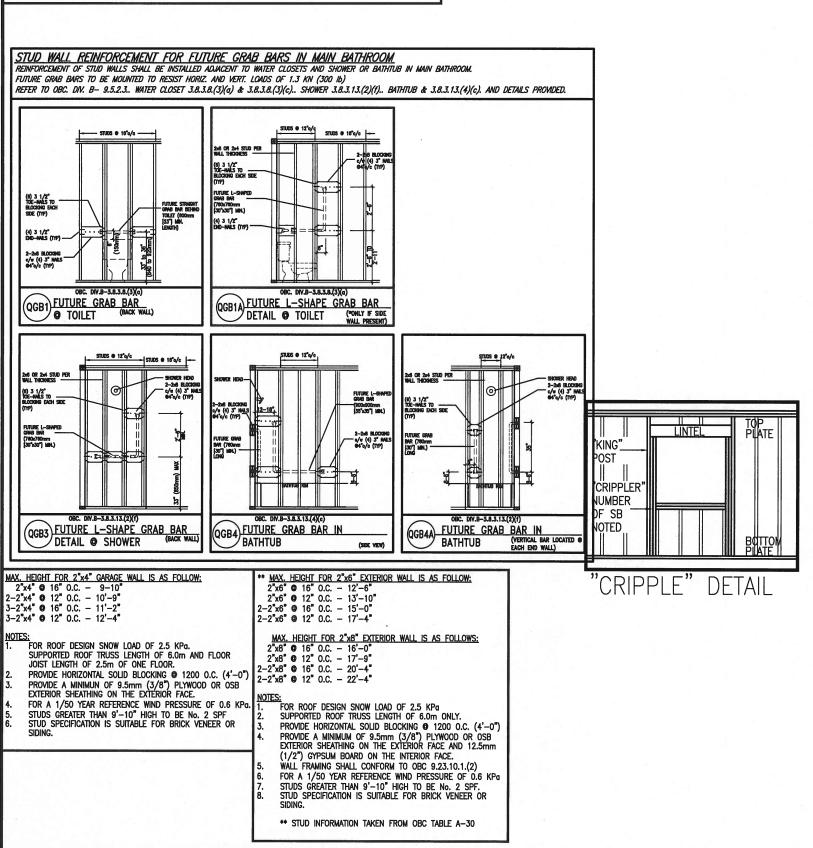
**CONST NOTE** 

13045

BRADFORD

CONSTRUCTION NOTES

13045-CONST-OBC 2015



Wellington Jno-Baptiste WBoffesTe

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vas Design Inc.

APR 16-15 RC

MAY 07-14 RC

2 UPDATE TO CODE

no. description

1 ISSUE FOR CLIENT REVIEW

25591

42658

3/16" = 1'-0"

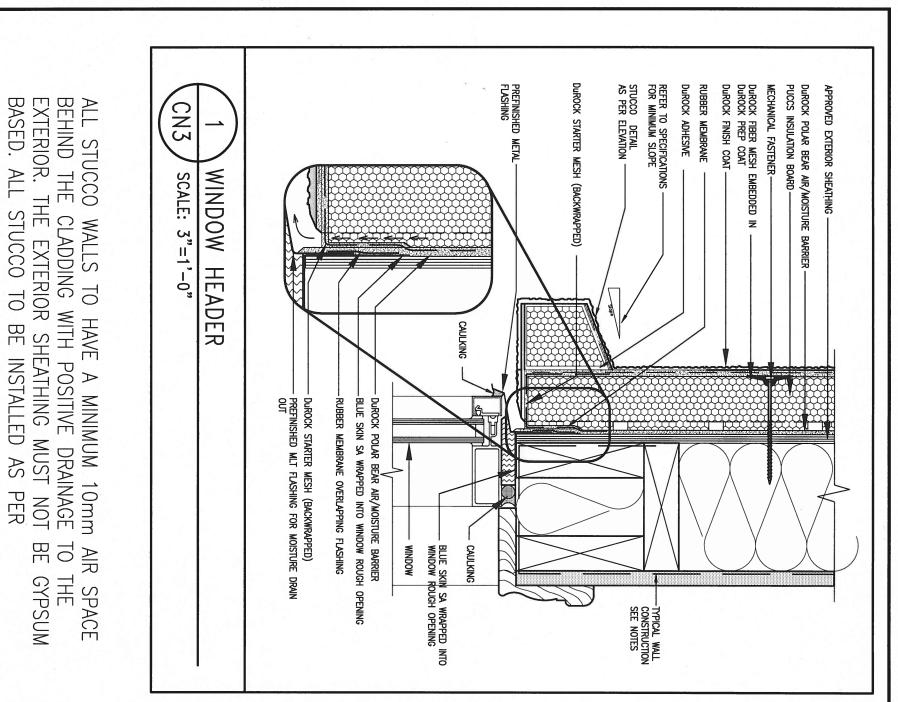
**BAYVIEW WELLINGTON** 

GREEN VALLEY ESTATES

date APR 2014

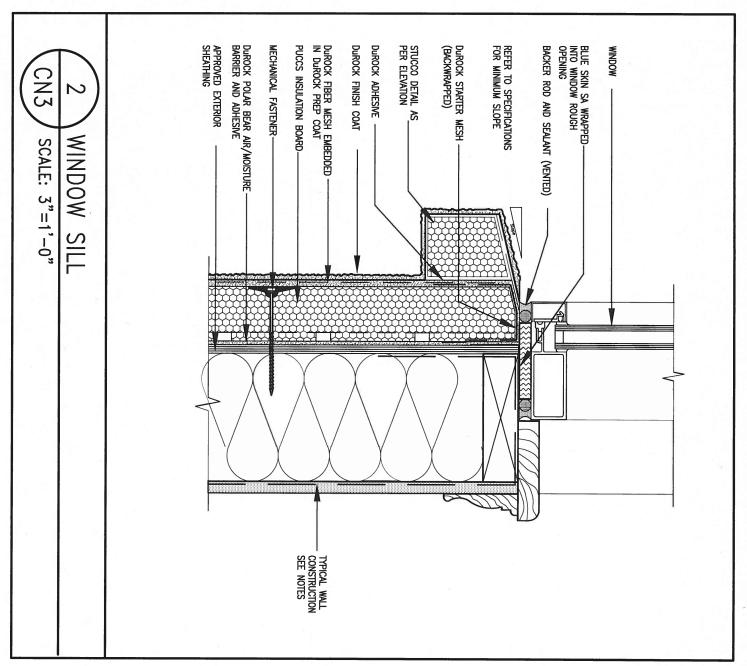
drawn by RC

255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782



DETAILS ARE BASED ON DUROCK PUCCS SYSTEM

MANUFACTURERS SPECIFICATIONS.

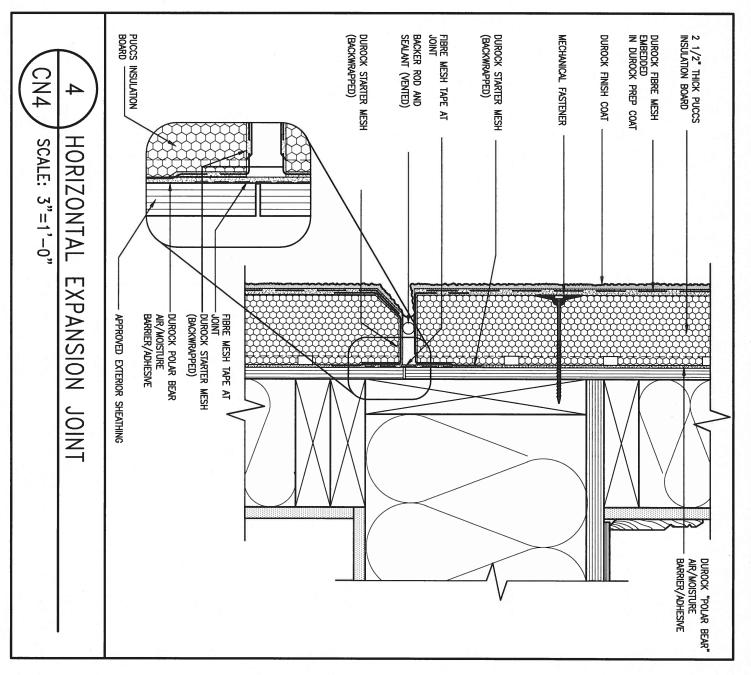


The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. **CONST NOTE BAYVIEW WELLINGTON** 25591 BCII registration information VA3 Design Inc. **GREEN VALLEY ESTATES** BRADFORD 13045 42658 date APR 2014 5 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. 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com CONSTRUCTION NOTES UPDATE TO CODE APR 16-15 RC 1 ISSUE FOR CLIENT REVIEW MAY 07-14 RC 3/16" = 1'-0" RC 13045-CONST-OBC 2015 RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Tue - Dec 20 2016 - 9:19 AM o. description date 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 permises

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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.

Qualification information **CONST NOTE BAYVIEW WELLINGTON** Wellington Jno-Baptiste 25591 **GREEN VALLEY ESTATES** BRADFORD 13045 VA3 Design Inc. 42658 APR 2014 drawn by RC 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. 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 2 UPDATE TO CODE APR 16-15 RC 1 ISSUE FOR CLIENT REVIEW MAY 07-14 RC 3/16" = 1'-0" 13045-CONST-OBC 2015 RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Tue - Dec 20 2016 - 9:19 AM no. description date by va3design.com 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 per

APPROAGE DETAIL

STECHMEN, PRIDURY

LECHMEN, PRI

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

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM

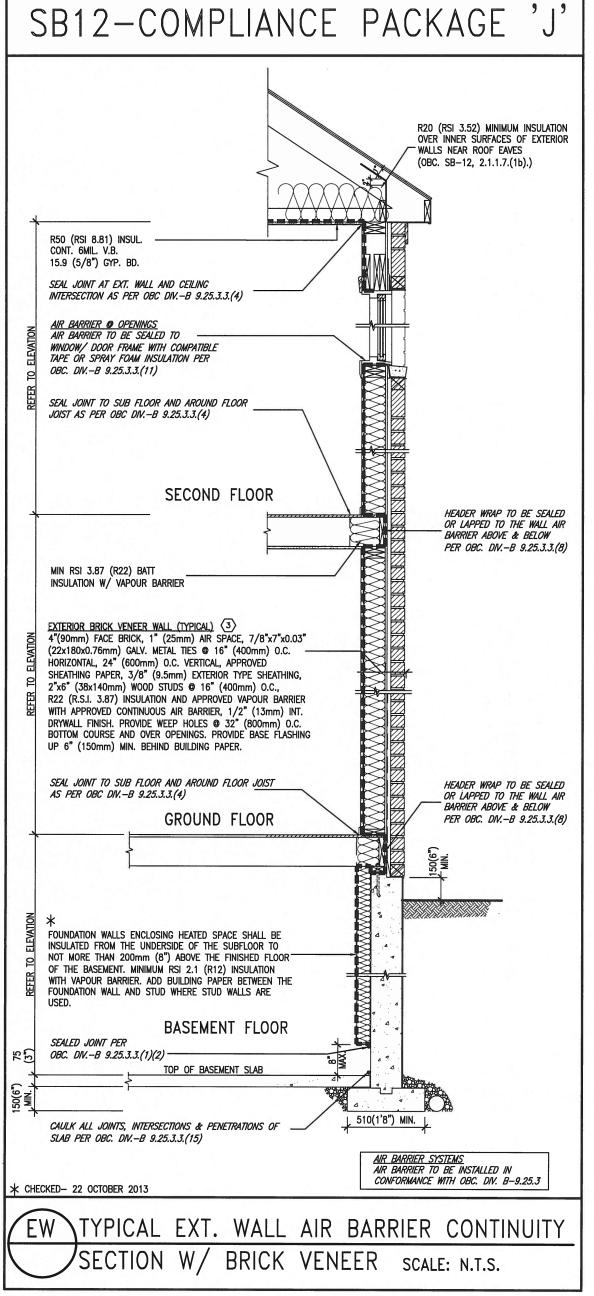
25591
BCIN
42658
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vo3design.com

BAYVIEW WELLINGTON

CONST NOTE

13045

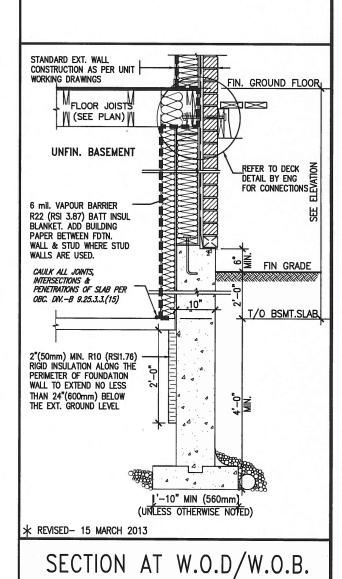
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THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

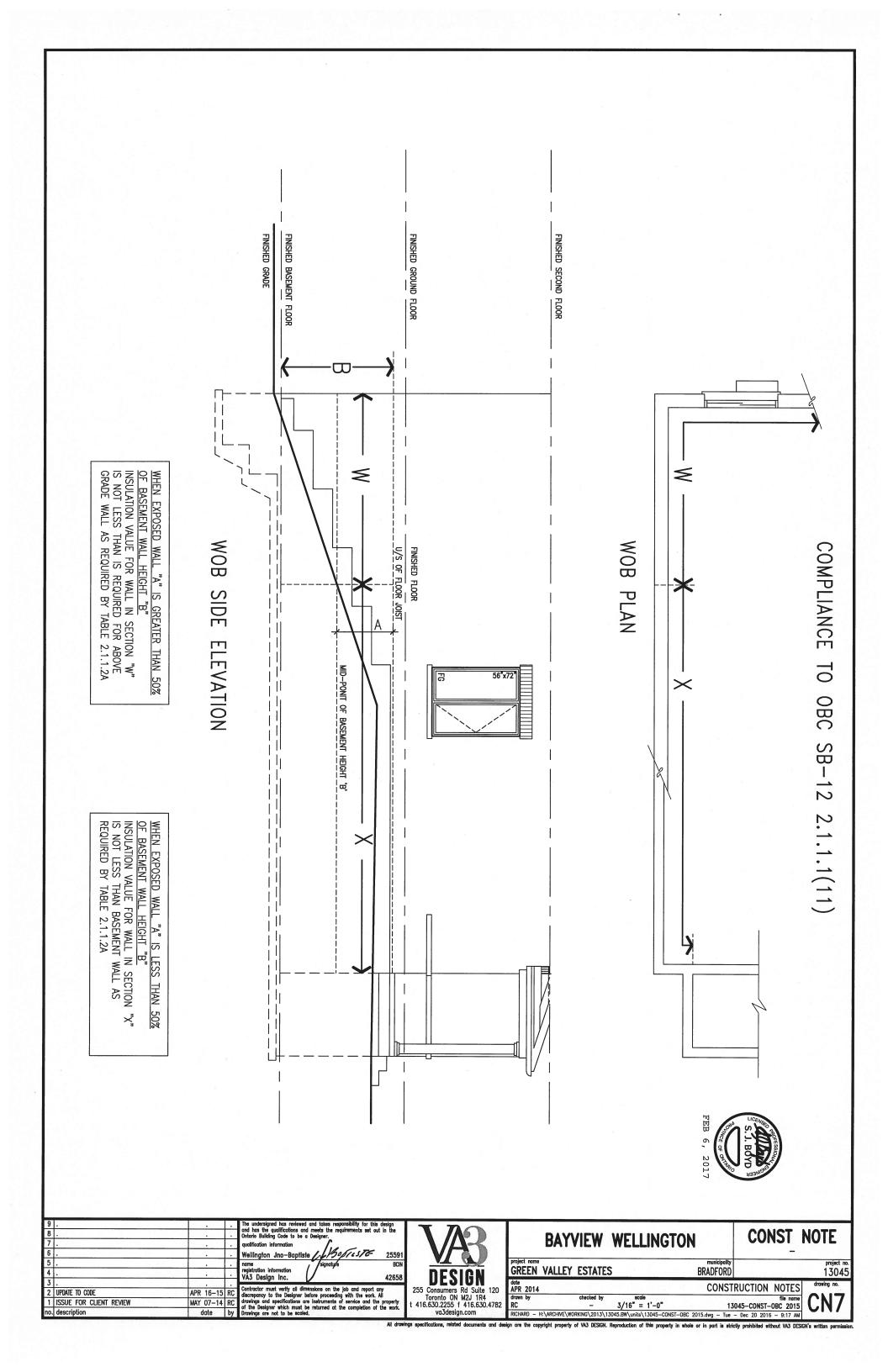
USE SB-12 COMPLIANCE PACKAGE (J):					
COMPONENT	J	Notes:			
Ceiling with Attic Space Minimum RSI (R) value	8.81 (R50)	BLOWN -LOOSE			
Ceiling without Attic Space Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY			
Exposed FLoor Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY			
Walls Above Grade Minimum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

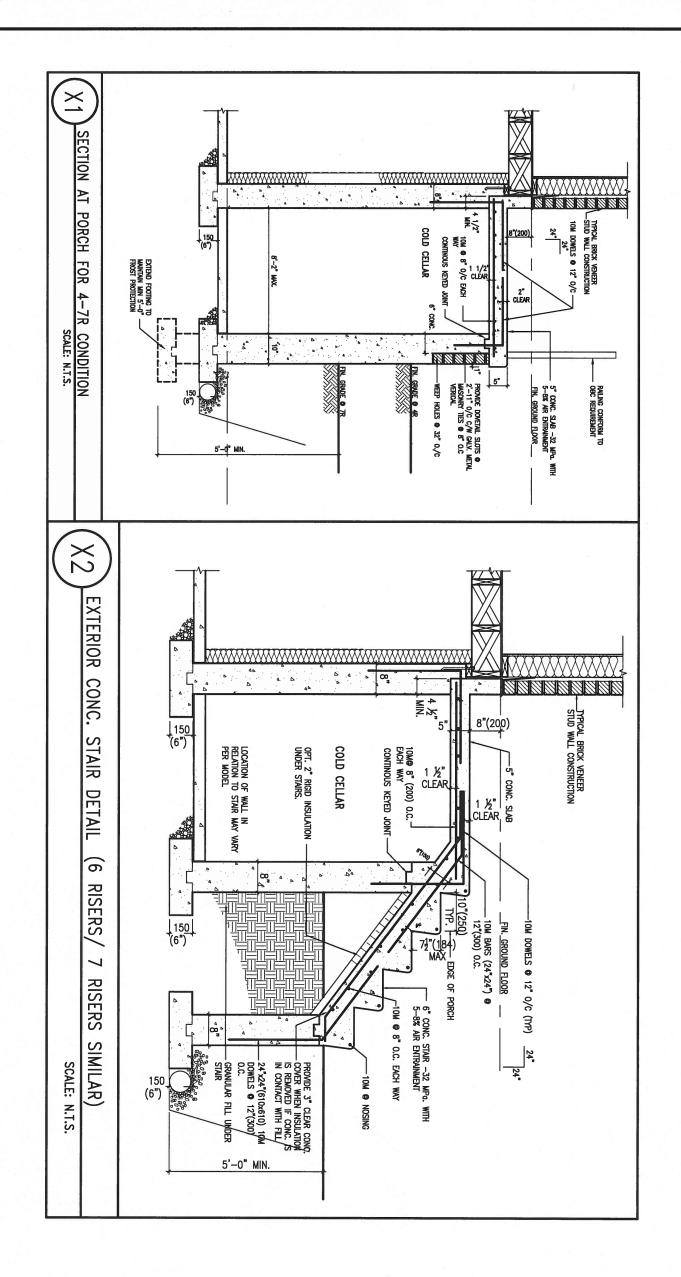




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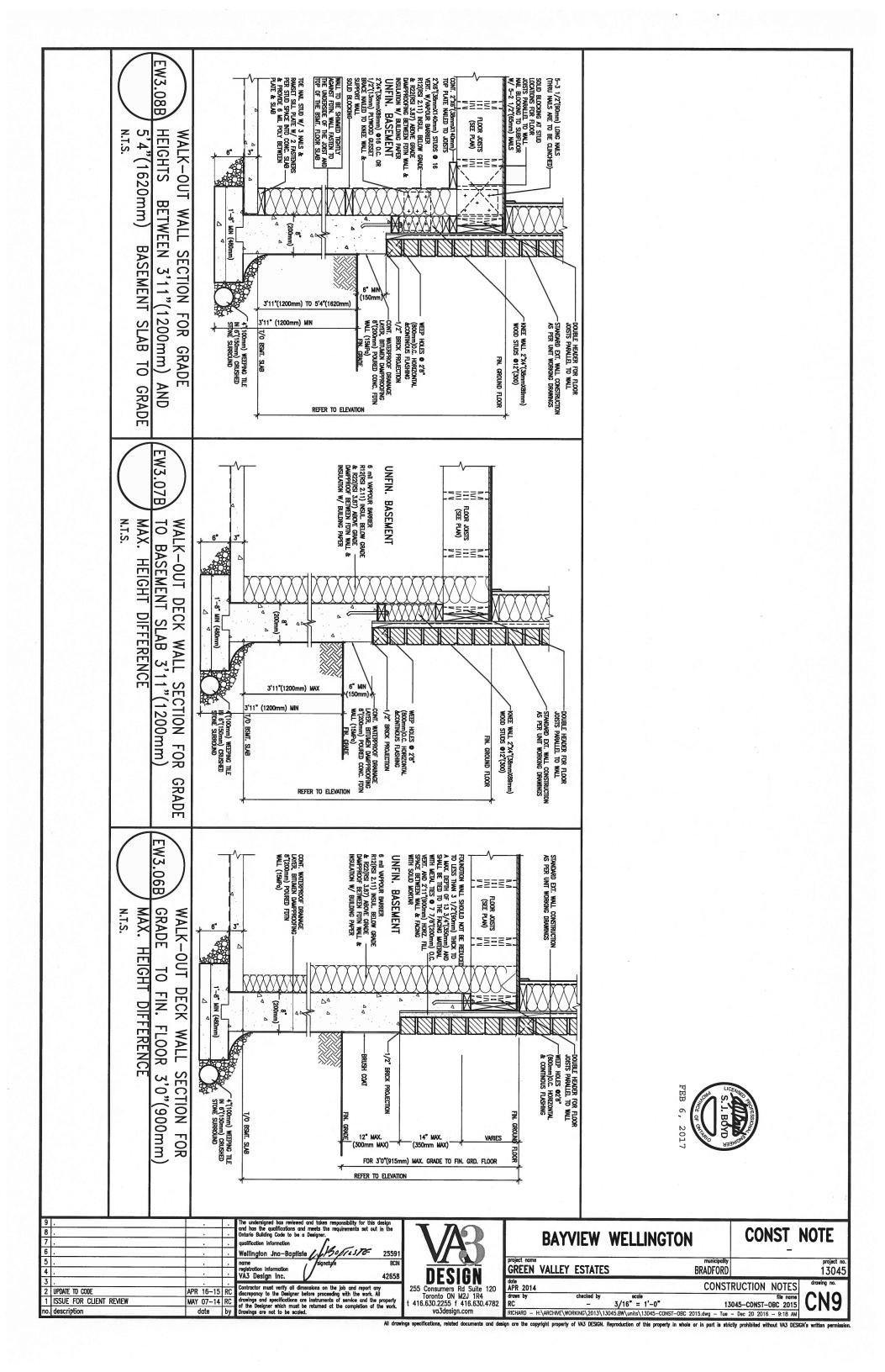
9 . 8 . 7 . 6 .			The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.  qualification information  Wellington Jno-Baptiste	VAR		BAY	VIEW	WELLINGTO	N	CONST	NOTE
5 . 4 .		•	name signaty/e BCIN registration information VA3 Design Inc. 42658	DESIGN	greet name		ESTATES		municipality BRADFORD		project i 1304
3 . 2 UPDATE TO CODE 1 ISSUE FOR CLIENT REVIEW	APR 16-15 MAY 07-14	RC 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	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782	APR 2014 drawn by		checked by	3/16" = 1'-0"		RUCTION NOTES	CNE
no. description			Drawings are not to be scaled.	va3design.com	RICHARD -			045.BW\units\13045-CONST-08	3C 2015.dwg - Tue -	The state of the s	

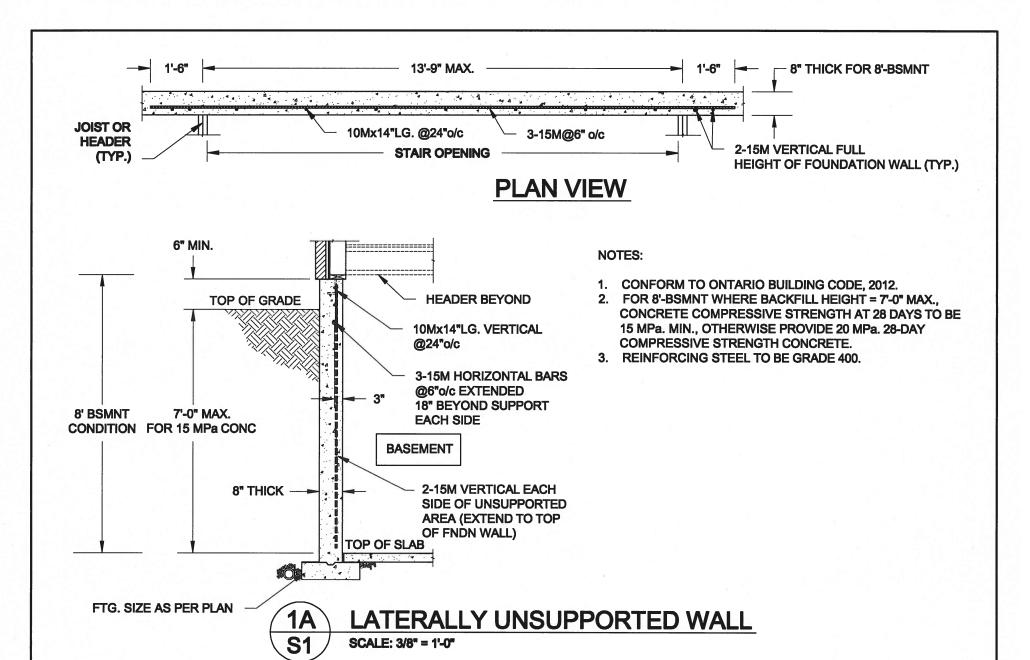


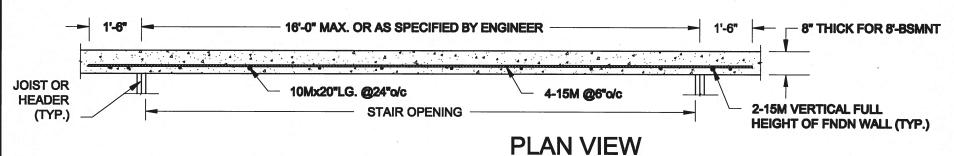


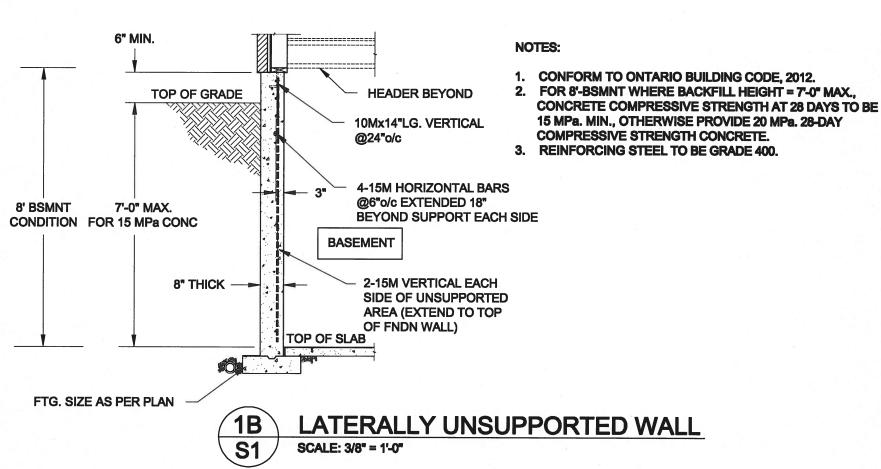


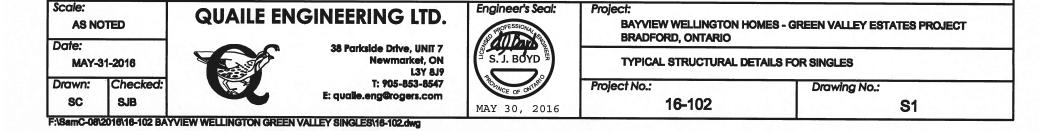
9 . 8 . 7 . 6 .		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.  qualification information  Welllington Jno-Baptiste / JBO/(1576)  25591	VA3	BAYVIEW WELLINGTON	CONST_NOTE
5 .		name registration information VA3 Design Inc. signature BCIN	DESIGN	GREEN VALLEY ESTATES BRADFOR	
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	255 Consumers Rd Suite 120 Toronto ON M2J 1R4	dote APR 2014 CONS	STRUCTION NOTES drawing no.
1 ISSUE FOR CLIENT REVIEW no. description	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. Drawings are not to be scaled,	t 416.630.2255 f 416.630.4782		13045-CONST-OBC 2015 19 - Dec 20 2016 - 9:17 AM

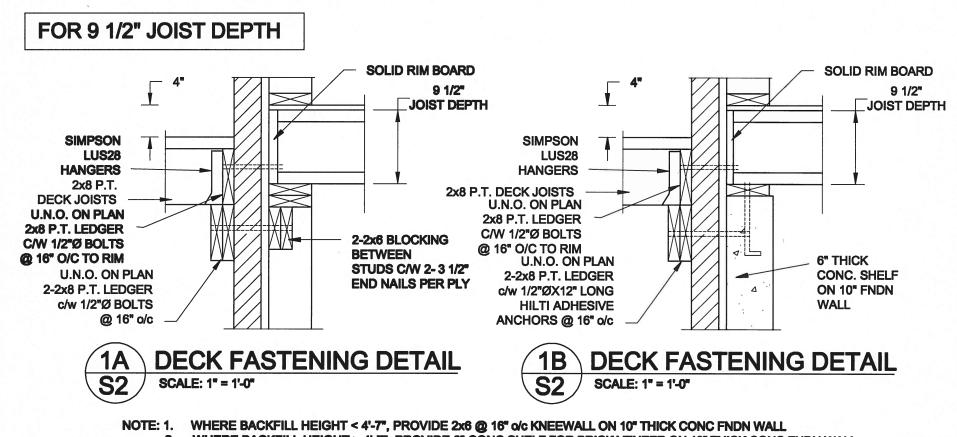








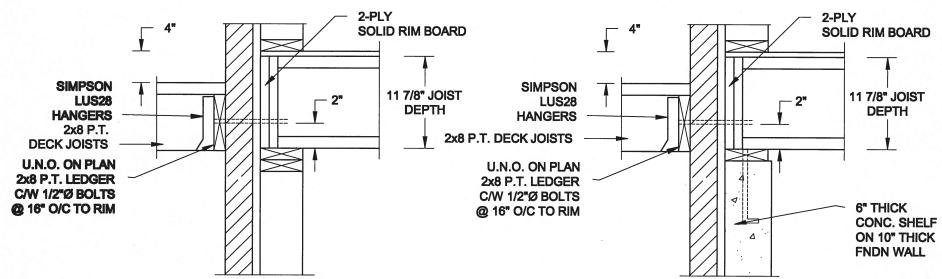




2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL

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

### FOR 11 7/8" JOIST DEPTH



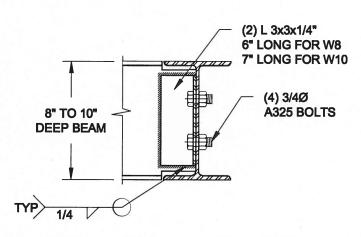
2A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

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

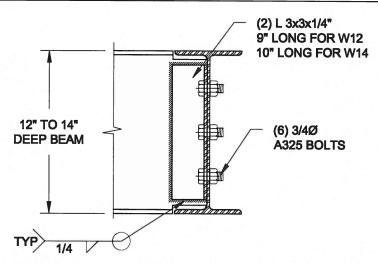
NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL

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.



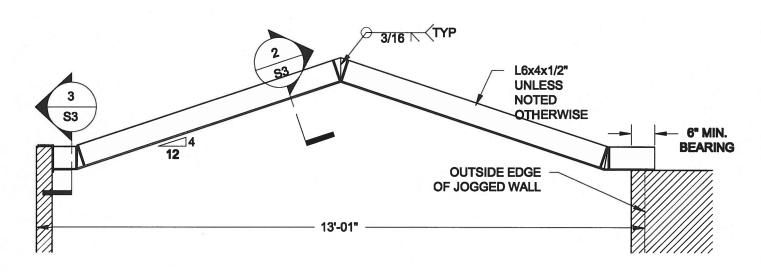
NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W360x72) BEAM MAX.



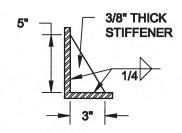
# STEEL BEAM CONNECTION DETAIL

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

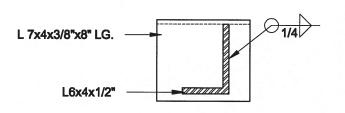
	AS NOTED QUAILE ENGINEERING LTD.		Engineer's Sect:	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO			
Date: MAY-81-2	1016		38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9	S. J. BOYD	TYPICAL STRUCTURAL DETAI	LS FOR SINGLES	
	checked: 8JB		T: 905-853-8547 E: qualle.eng@rogers.com	MAY 30, 2016	Project No.: 16-102	Drawing No.: \$2	



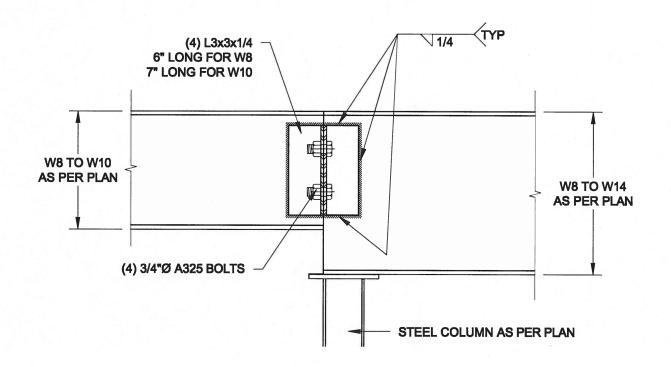
1 STEEL LINTEL AT GABLE
S3 SCALE: 1/2" = 1'-0"



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



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



STEEL BEAM CONNECTION

S3 SCALE: 1 1/2" = 1'-0"

Scale: AS NOTED

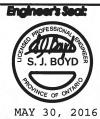
Date:
MAY-91-2016

Drawn: Checked:





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



Project: BA

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADPORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

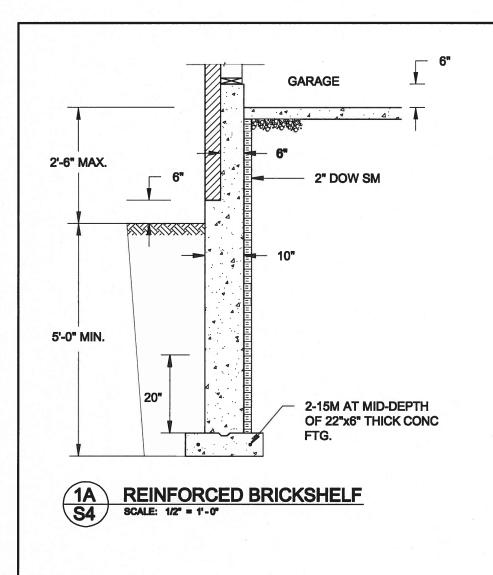
16-102

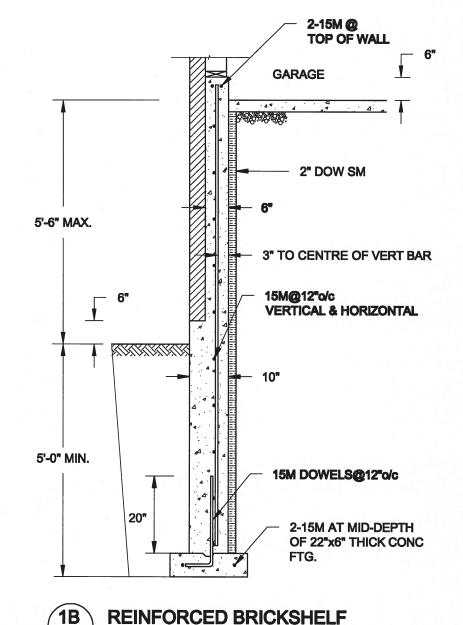
Project No.:

Drawing No.:

83

PARAMIC OF A PROPERTY WELLINGTON GREEN VALLEY SINGLES HE AREA

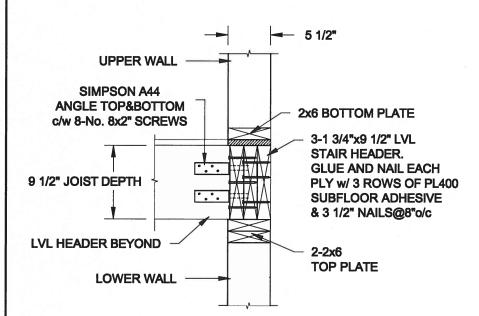




#### NOTE:

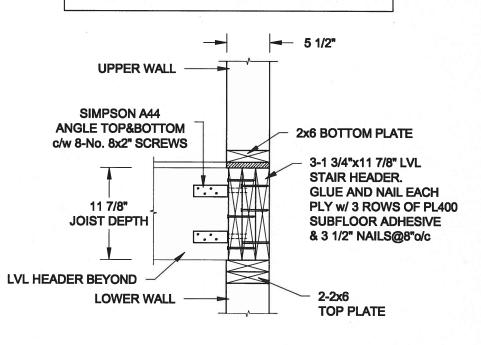
- . CONFORM TO ONTARIO BUILDING CODE, 2012.
- 2. CONCRETE TO HAVE 28-DAY COMPRESSIVE STRENGTH OF 20 MPa.
- 3. REINFORCING BARS TO BE GRADE 400 DEFORMED STEEL.
- 4. PROVIDE 3" COVER TO SOIL MINIMUM.

## 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"

Scole:
AS NOTED

Dale:
MAY-91-2016

MAY-91-2016

Drawn: Checked: SC S.B

QUAILE ENGINEERING LTD.

38 Parkside Drive, UNIT 7

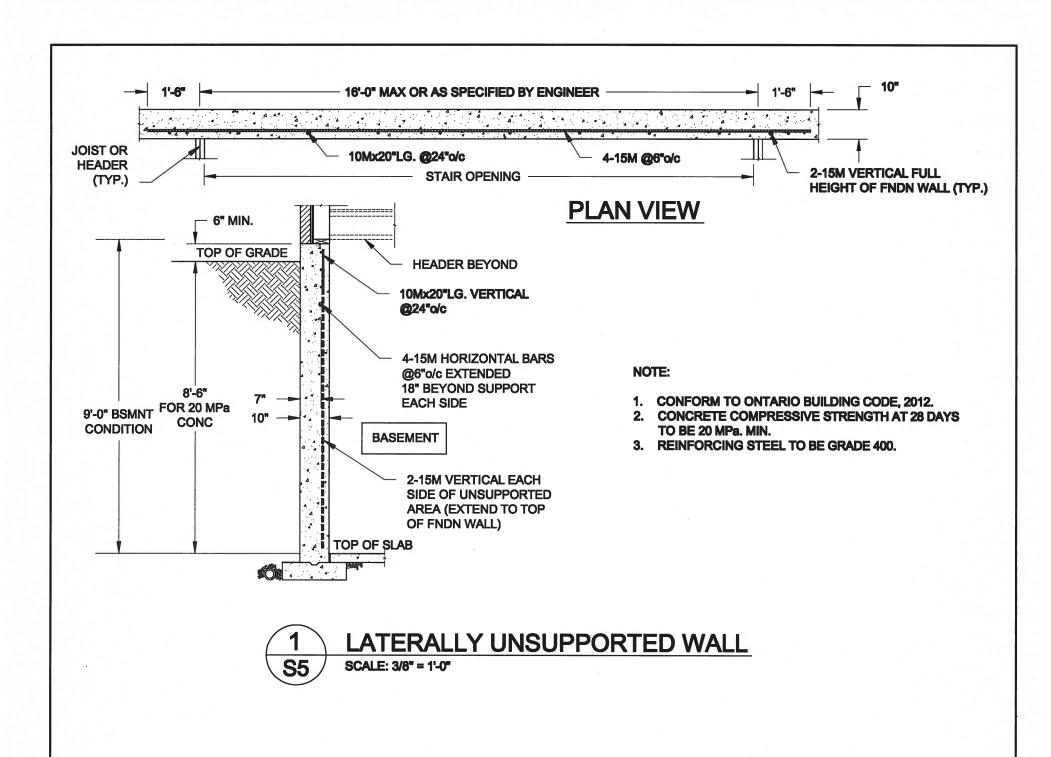
38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: qualle.eng@rogers.com S.J. BOYD MAY 30, 2016

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

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.: Drawing No.: 84

PASSING COMMONS FOR EAVAILY WELLINGTON GRAIN VALLEY ON GLECKE-1024110



Scale: **QUAILE ENGINEERING LTD.** AS NOTED Date: MAY-31-2016

Drawn:

80

Checked

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Engineer's Seat dillens S. J. BOYD MAY 30, 2016 Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO

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TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.: Drawing No.:

16-102

INC COSE FIGHE FOR EATHER WELLINGTON GREEN VALLEY SINGLED HE FRE AND