

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 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 @ ROUPS SLOYES SET 20 K GREATING 30X89 (2.44) I RUSS BKACHING & 1830mm (6-20") O.C. AT BOTTOM CHORD, PREFIN, ALUM. EAVESTROUGH, FASCIA, RWL & VENTED SOFFTI, PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") C/c ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"), ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.)

FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A)
SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING,
CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING,
38x1 40 (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 (\(\mathcal{U}_0^*\)) EXTERIOR STRUCTURAL INSULATED SHEATHING RSI 0.7 (R4) BY "BP" OF EQUAL, 38x 140 (2'x6") STUDS @ 400mm (16") O., RSI 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 (3/6") EXT. YIPE 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 IOMM 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
AIRCANOSTRUE RABBIES ON 13mm (1") ENT TYPES ELEGATIMIC ON 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 @ 400mm 9.5mm (3/8") EXI. 17th STEATHING, 30X140 [2 X0] 310/3 @ -400/m [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 OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL

BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A)
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm
(7/8"x7"x0.03") GALV. METAL ITES @ 400mm (16") O.C. HORIZONTAL
600mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2%6") 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"x6") (R28)
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm
(7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 28mm (1/6") EXT. STRUCT. INSULATED SHEATHING RSI 0.7 (R4) BY "BP" OR EQUAL, EAL STRUCT: INSURED STREAMING ASID. (Rev.) BI BY OR ESDOAL, SSR 140 (27-26") STUDS © 400mm (16") O.C., RSI 4.23 (R24) INSUL. & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER. I 3mm (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. 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. ARI/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x140 (2"x6") STUDS @ 400mm (16") O.C., INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR FINISH, REFER TO OBC SB-12, TABLE 2.1.1.2.A, FOR REQUIRED MINIMUM THERMAL INSULATION. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

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. FOTN. WALL 15MPO (2200ps)) WITH
BITUMENOUS DAMPPROOFING AND DRAINAGE LAYER. DRAINAGE BIUMENOUS DAMPPROOPING AND DRAINAGE LATER. NAINAGE
LATER 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

NOT MEET WITHOUT STORY VENEER W/ SIDING ONLY
STORY'S SUPPORTED W/ MASONRY VENEER W/ SIDING ONLY
1 16" WIDE x 6" DEEP 16" WIDE x 6" DEEP 20" WIDE x 6" 26" WIDE x 9" DEEP 20" WIDE x 6" DEEP

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

CAPACITY.

STRIP FOOTING SUPPORTING EXTERIOR WALLS (FOR W.O.B.)

TO THE PROPERTY OF THE PROPER -ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOC LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1"). THE STRIP FOOTING SIZE IS

AS FOLLOWS: 2 STOREY WITH WALK-OUT BASEMENT 545x175 (22"x7") FOUNDATION DRAINAGE OBC. 9.14.2. & 9.14.3.
100mm (4") DIA. FOUNDATION DRAINAGE TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES.

BASEMENT SLAB OBC. 9.3.1.6.(1)(b). 9.16.4.5.(1). 9.25.3.3.(15)
80mm (3")MIN. 25MPa (3600ps) CONC. SLAB ON 100mm (4")
COARSE GRANULAR FILL. OR 20MPa. (3000ps) CONC. WITH
DAMPPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12.
ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED.

EXPOSED FLOOR TO EXTERIOR (SB-12-TABLE 2.1.1.2.A)
PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR 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 (RSO) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR
BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL. RSI
3.52 (R2O) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL

-10mm (1/2") MAX BETWEEN TALLEST &

SHORTEST RISE IN FLIGHT

= 200 (7-7/8") = 210 (8-1/4") = 235 (9-1/4") = 25 (1") = 1950 (6'-5") MAX. RISE MIN. RUN MIN. TREAD MAX. NOSING MIN. HEADROOM RAIL @ LANDING RAIL @ STAIR

= 900 (2'-11") = 865 (2'-10") to 965 (3'-2") MIN. STAIR WIDTH FOR CURVED STAIRS = 860 (2'-10") MIN. RUN MIN. AVG. RUN = 200 (8")

HANDRAILS -OBC. 9.8.7.-FINISHER RAILING ON PICKETS SPACED MAXIMUM 100mm (4")
BETWEEN PICKETS, CLEARANCE BETWEEN HANDRAIL AND SURFACE
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. 9.8.9.
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-12-2.11.6). 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") 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. CURS ON 350x155 (14"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT II 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 AD JUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kN (16.000lbs.) AT A MAX. EXTENSION OF 2318mm (7-7 1/2") CONFORMING TO CAN/CGSB-7.2-94, AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP 8. BOTTOM, 870x870x410 (34"x34"x16") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A 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(.188) FIXED STL. COL. WITH 150x150x9.5 89mm(3-1/2") DIA x 4.78mm(.188) FIXED STL. COL. WITH 15 (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 Kpg MIN. AND AS PER SOILS REPORT.

STEEL COLUMN 90mm(3-1/2") DIA x 4.78mm(.188) NON-ADJUSTABLE STL, COL, TO BE ON 150x150x9.5 (6'x%x)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")

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. SLOPE TO FRONT.

GARAGE CEILINGS/INTERIOR WALLS 13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE, TAPE AND SEAL ALL IOINTS AIRTIGHT PE 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 OSING 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-6.2.3.6.(7) & 6.2.4.11.)
CAPPED DRYER EXHAUST VENTED TO EXTERIOR.
(USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)

INSUIATED ATTIC ACCESS (OBC-9.19.2.1. & SB12-2.1.1.7).
ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm (21
1/22/24") & AMIN. AREA OF 0.32 SQ.M. (3.44 SQ.F.T.) WITH
WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL. BACKING.

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

LINEN CLOSET, 4 SHELVES MIN. 350mm (14") DEEP. MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR AS REQUIRED BY OBC. 9.32.3.5. & 9.32.3.10.

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

LEVEL WITH NON-SHRINK GROUT. OR
SOLID WOOD BEARING FOR WOOD STUD WALLS
SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP
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")

SIAB 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-DEPIH 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 MINI, 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 YENT
DIRECT VENT GAS FIREPLACE. VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.

SUBFLOOR. JOIST STRAPPING AND BRIDGING
16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR
CERAMIC TILE APPLICATION (*) SEE DBC 9.30.6. *) 6mm (1/4") PAI
TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (*) SEE OBC 9.30.2.*) FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED

WITH 38x36 [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 19x44 [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 NO LESS THAN 45 min. WHERE LIMITING DISTANCE (LD) IS LESS THAN 1.2M (3'-11"). WHERE THE LD IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES. OFFENDING GARAGE WALLS INCLUDED.

COLD CELLAR PORCH SLAB (OBC 9.39.)
FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.),
125mm (5") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR
ENTRAINMENT. REINF. WITH 10M BASS @ 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 FDIN. WALLS. PROVIDE (LT) 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. VERICALLY 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") RAFFERS @ 400mm (16"O.C.) FOR MAX 11"-7"
5PAN, 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 38x9 (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 (6).
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7') ABOVE FIN. FLOOR AND THI DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")

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

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 PEI 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 ADJACK RINFORCEMENT FOR TOTAL SAME AND AND WARM REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED REINFORCEMENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM, REFER TO OBC. 9.5.2.3, 3.8.3.8.(1)[d] & 3.8.3.13.(1)[f]. SEE DETAIL. ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12-2.1.1.9.

ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV.-B 9.25.3.

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

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 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.

MANUFACTURER.

LVL BEAMS SHALL BE 2.0E -2950Fb MIN.. NAIL EACH PLY OF LVL
WITH 89mm [3 1/27] LONG COMMON WIRE NAILS @ 300mm
(127) O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm [7
1/47,9 1/27, 11 7/87] DEPTHS AND STAGGERED IN 3 ROWS FOR
GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm (1/27)
DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @

915mm (3'-0") O.C. PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL

PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL"

MANUFACTURED BY SIMPSON STRONG-TIE OR FOUAL
FOR ALL LVL BEAM 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.
WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE.
HO CONTACT WITH CONCERTE. SHALL BE SEPARATED FROM THE
CONCRETE BY AT LEAST 2 mil. POLYETHYLENE FILM, NO. 50
(45)LS.) ROLL BOOFING OR OTHER DAMPPROOFING MATERAL,
EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 1 SOmm (6')
ABOVE THE GROUND.

ABOVE INC. UNCURN.
STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21
GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL
CONFORM TO CSA-G40.21 GRADE 350W "STRUCTURAL
GUALITY STEEL". OBC. B-9 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.

LEGEND 0 CLASS 'B' VENT TO EXTERIOR DUPLEX OUTLET (HEIGHT A.F.F) DUPLEX OUTLET (12" ABOVE SURFACE) GFI DUPLEX OUTLET (HEIGHT AF.F) WEATHERPROOF DUPLEX OUTLET HEAVY DUTY OUTLET (220 volt) POT LIGHT • LIGHT FIXTURE (PULL CHAIN) LIGHT FIXTURE (CEILING MOUNTED)

LIGHT FIXTURE (WALL MOUNTED)

HOSE BIB (NON-FREEZE)

Mestis

S. J. BOYD

Z% SWITCH 0 FLOOR DRAIN

9

0

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1

DOUBLE JOIST TJ TRIPLE JOIST LVL

LAMINATED VENEER LUMBER ×6~ POINT LOAD FROM ABOVE

P.T. PRESSURE TREATED LUMBER FEB 6, 2017

GIRDER TRUSS BY ROOF TRUSS MANUF. G.T. FLAT ARCH C.A. CURVED ARCH

M.C. MEDICINE CABINET (RECESSED)

CONC. BLOCK WALL XXXXXX 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 LISED FOR CONSTRUCTION ONLY ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED.

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")
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"), HORIZ. DISTANCES NO! EXCEEDING 27900 RM (Y-6-), PROVIDE 38x140 (27x5") STUDS @ 400 (1-6") 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 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 384:140 (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. OR 38x89 (2"x4") STUDS @ 300mm

ONT. REG. 332/12-2012 OBC

♦ REVISED Amendment 0. Reg. 368/13 NOV. 13, 2014 WOOD LINTELS AND BUILT-UP WOOD BEAMS 2/38 x 184 (2/2" x 8") SPR.#2 3/38 x 184 (3/2" x 8") SPR.#2 4/38 x 184 (4/2" x 8") SPR.#2 5/38 x 184 (5/2" x 8") SPR.#2 2/38 × 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 × 286 (2/2" × 12") SPR.#2 3/38 × 286 (3/2" × 12") SPR.#2 4/38 × 286 (4/2" × 12") SPR.#2 **B**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) 125 x 90 x 8.0L (5" 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 LMINATED VENEER LUMBER (L'
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 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 EXTERIOR 815 x 2030 x 45
DOOR (2'-B" x 6'-B" x 1-3/4")
INSULATED MIN. RSI 0.7 (R4)
EXTERIOR 885 x 2030 x 45
DOOR (2'-10" x 6'-B" x 1-3/4") (1.) (1A) EXTERIOR 865 DOOR (2'-

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

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

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

3C INTERIOR 710 x 2438 x 35 DOOR (2'-4" x 8'-0" x 1-3/8") 4. INTERIOR 610 x 2030 x 35 DOOR (2'-0" x 6'-8" x 1-3/8") (4A) INTERIOR 680 x 2030 x 35 DOOR (2'-2" x 6'-8" x 1-3/8")

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

MECHANICAL SYMBOLS HEAT PIPE RETURN AIR DUCT PLUMBING (TOILET) **→**₹ PLUMBING (BATH, SINK, SHOWER)

ALARM (REFER TO OBC 9.10.19) PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL AND ALSO 1 IN EACH BEDROOM NEAR HALL DOOR, ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO A CITYATE ALL ALARMS IT I SOUNDS.

BATTERY BACK-UP REQUIRED. SMOKE ALARMS TO INCORPORATE VISUAL SIGNALLING COMPONENT (9.10.19.3.(31).

CARBON MONOXIDE ALARMS (OBC 9.33.4.)
WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A DWELLING UNIT, A
CARBON MONOXIDE ALARM CONFORMING TO CANI, CSA-6.19 OR UL203SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA, CARBON
MONOXIDE DETECTOR(S) SHALL BE PERMANENTLY WIRED SO THAT ITS
ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE DETECTORS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED, REFER TO MANUFACTURER FOR ADDDITIONAL REQUIREMENTS.

SOIL GAS/ RADON CONTROL (OBC 9.1.1.7. & 9.13.4.)
PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING IF REQUIRED.

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

VA3 REFERENCE NUMBER

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. 1BOFILSTE Wellington Jno-Baptiste / VÅ3 Design Inc. ontractor must verify all dimensions on screpancy to the Designer before proce awings and specifications are instrumen the Designer which must be returned y all dimensions on the job and report any esigner before proceeding with the work. All actions are instruments of service and the property in must be returned at the completion of the work. 2 UPDATE TO CODE APR 16-15 RC 1 ISSUE FOR CLIENT REVIEW MAY 07-14 RC no. description

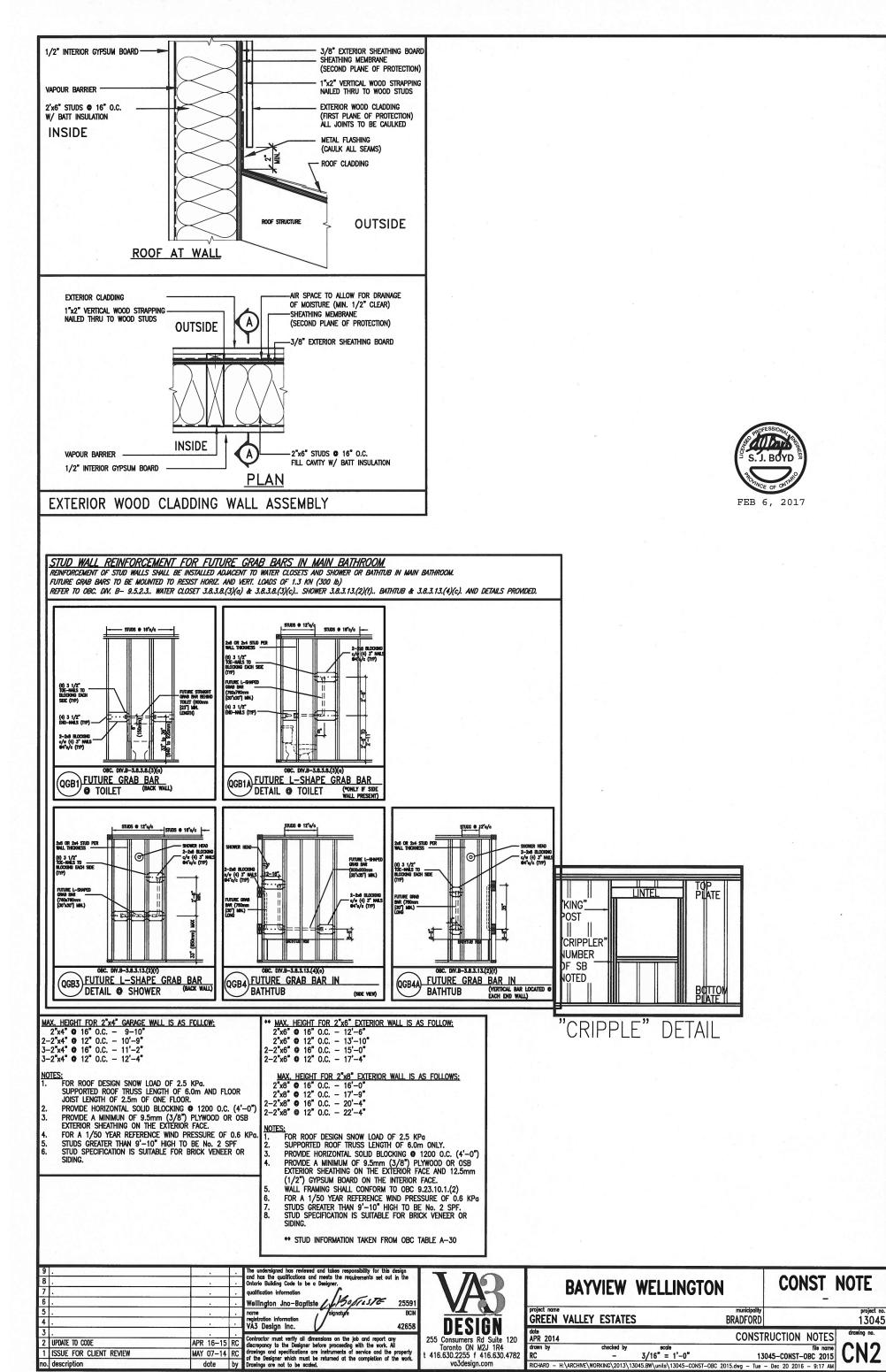


BAYVIEW WELLINGTON

CONST NOTE

13045

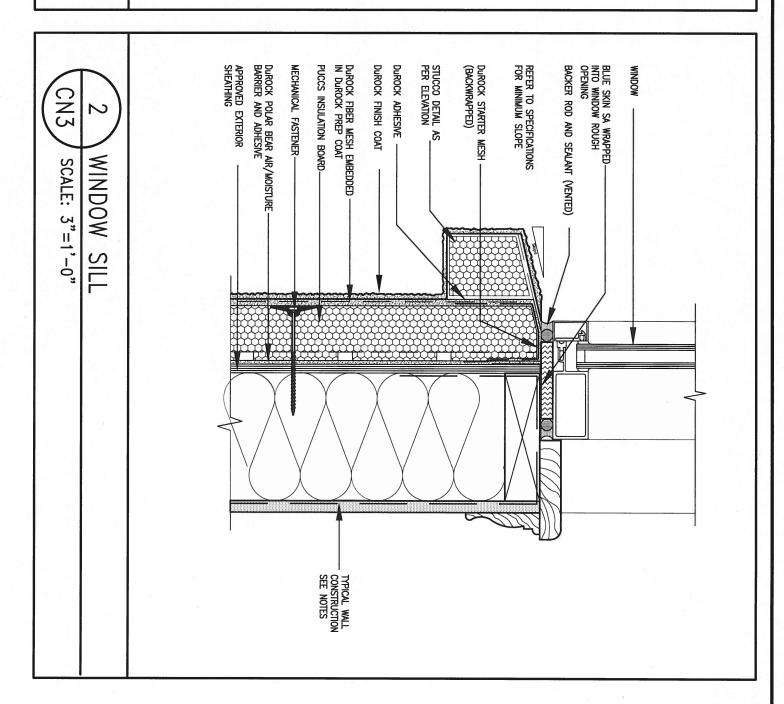
GREEN VALLEY ESTATES BRADFORD APR 2014 **CONSTRUCTION NOTES** 3/16" = 1'-0" 13045-CONST-OBC 2015



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PREFINISHED METAL FLASHING DUROCK STARTER MESH (BACKWRAPPED) STUCCO DETAIL
AS PER ELEVATION REFER TO SPECIFICATIONS FOR MINIMUM SLOPE PUCCS INSULATION BOARD Durock finish coat DUROCK POLAR BEAR AIR/MOISTURE BARRIER Durock adhesive RUBBER MEMBRANE MECHANICAL FASTENER -APPROVED EXTERIOR SHEATHING DUROCK FIBER MESH EMBEDDED IN BEHIND THE CLADDING WITH POSITIVE DRAINAGE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

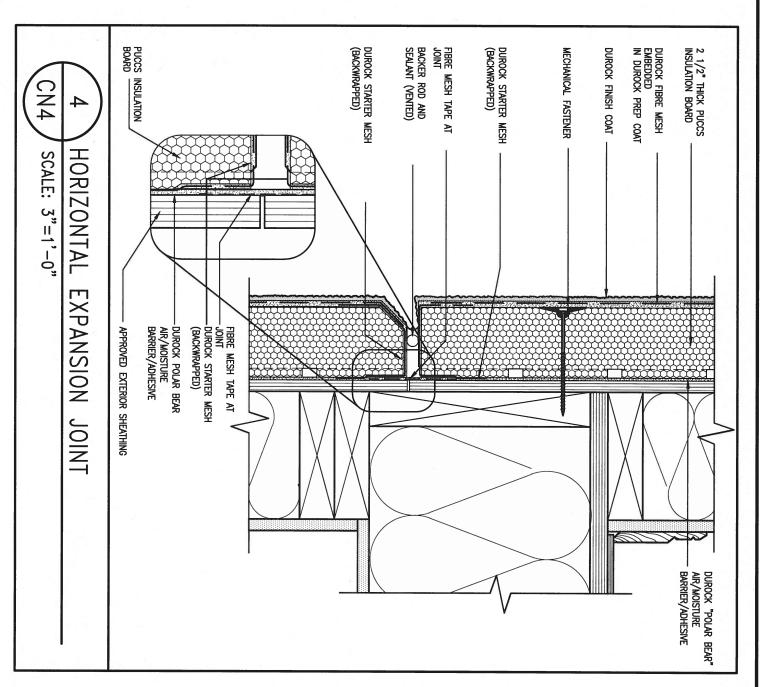
DETAILS ARE BASED ON DUROCK PUCCS SYSTEM ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE CN3 WINDOW HEADER SCALE: 3"=1'-0" CAULKING DUROCK STARTER MESH (BACKWRAPPED)
PREFINISHED MLT FLASHING FOR MOISTURE DRAIN
OUT -BLUE SKIN SA WRAPPED INTO WINDOW ROUGH OPENING DUROCK POLAR BEAR AIR/MOISTURE BARRIER RUBBER MEMBRANE OVERLAPPING FLASHING WINDOW BLUE SKIN SA WRAPPED INTO WINDOW ROUGH OPENING CAULKING



The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Intario Building Code to be a Designer. **CONST NOTE BAYVIEW WELLINGTON** Wellington Jno-Baptiste BCIN municipality BRADFORD **GREEN VALLEY ESTATES** stration information 13045 VÁ3 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, APR 2014 CONSTRUCTION NOTES 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com 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 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

DUROCK FIBRE MESH EMBEDDED IN DUROCK PREP COAT ROOF SHINGLES APPROVED EXTERIOR SHEATHING DUROCK STARTER MESH (BACKWRAPPED) 2 1/2" THICK PUCCS INSULATION BOARD DUROCK "POLAR BEAR"
AIR/MOISTURE BARRIER/ADHESIVE DUROCK FINISH COAT MECHANICAL FASTENER 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 BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR SHEATHING MUST NOT BE GYPSUM STUCCO TERMINATION SCALE: 3"=1'-0" 0 ROOF BE GYPSUM DUROCK UNI-TRACK FLASHING



DESIGN
255 Consumers Rd Suite 120
Toronto ON MZJ 1R4
t 416.630.2255 f 418.630.4782

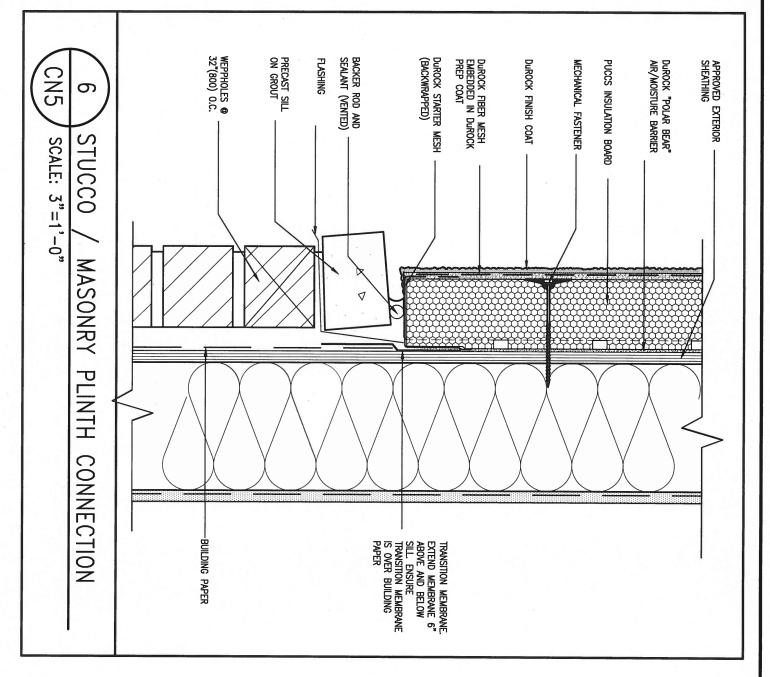
BAYVIEW WELLINGTON

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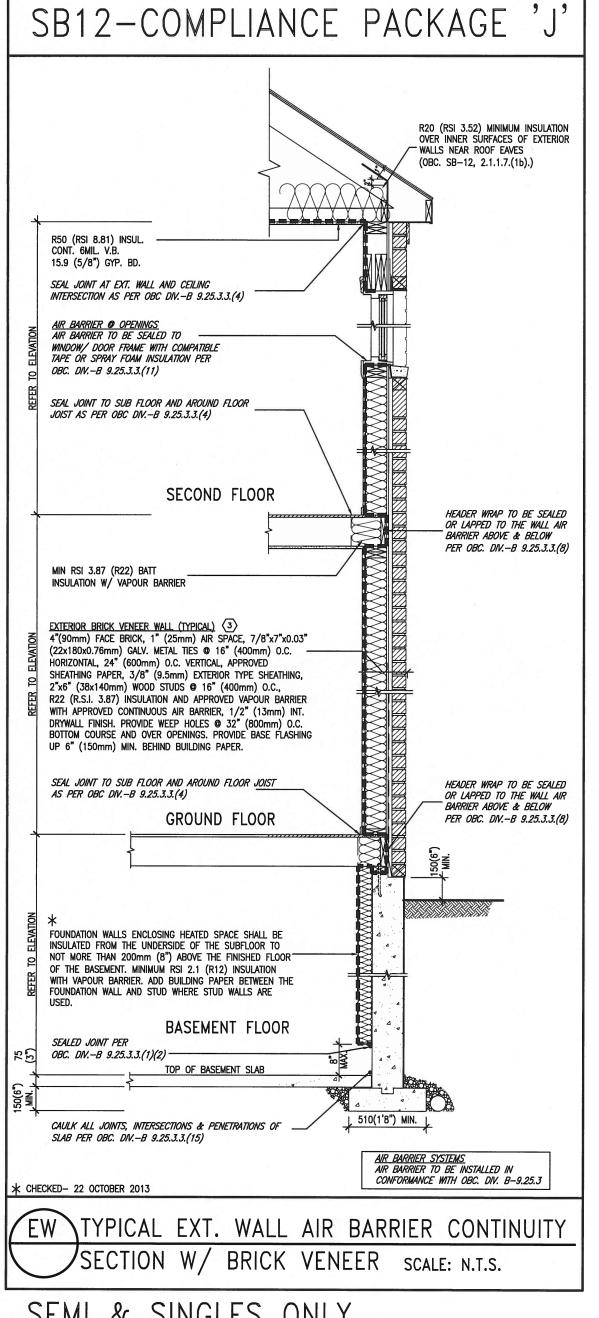
13045

ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE BRAINAGE 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



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	BAYVIEW WELLINGTON				CONST_NOTE		
5 . 4 .		·	name signature BCIN	DECION	project name GREEN		ESTATES		municipality BRADFORD		project r 1304
3 . 2 UPDATE TO CODE	APR 16-15	RC	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	DESIGN 255 Consumers Rd Suite 120	dote APR 2014 CONS			RUCTION NOTES			
1 ISSUE FOR CLIENT REVIEW o. 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.	Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com		H:\ARCHIVE\WO	checked by — PRKING\2013\13(3/16" = 1'-0" D45.BW\units\13045-CONST-OB		file name 045-CONST-OBC 2015	5 LNO	



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 JOISTS (SEE PLAN) UNFIN. BASEMENT REFER TO DECK OF DETAIL BY ENG FOR CONNECTIONS 6 mil. VAPOUR BARRIER 벓 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) <u>.10"</u> T/O BSMT.SLAB 2"(50mm) MIN. R10 (RSI1.76) RIGID INSULATION ALONG THE PERIMETER OF FOUNDATION THAN 24"(600mm) BELOW THE EXT. GROUND LEVEL '-10" MIN (560mm) (UNLESS OTHERWISE NOTED) * REVISED- 15 MARCH 2013 SECTION AT W.O.D/W.O.B.

SEMI & SINGLES ONLY

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9	•				The undersigned has reviewed and takes responsibility for this design
8	•			$\overline{}$	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 John Sofres 25591
5					name , /signature BCIN
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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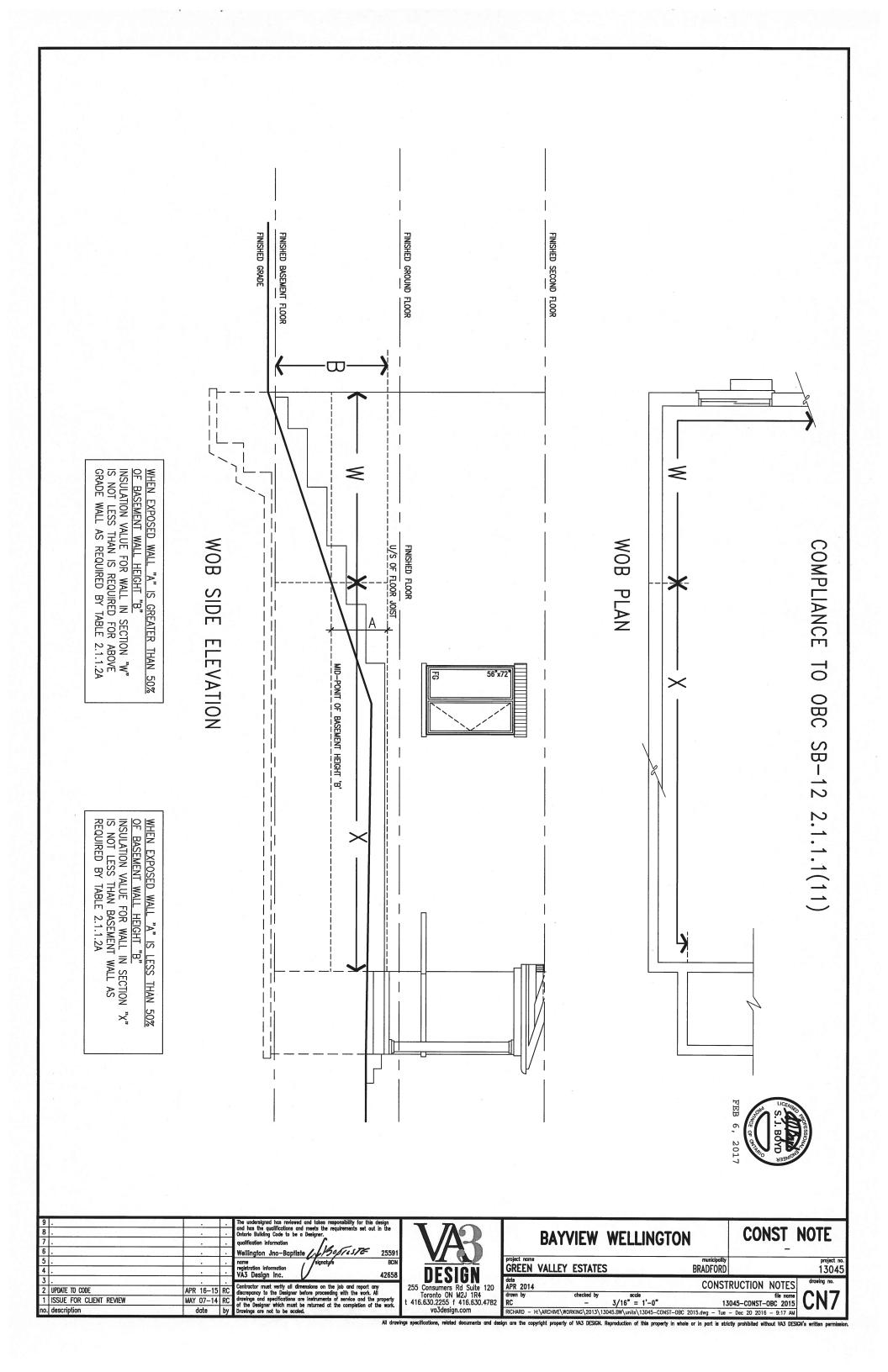
GREEN VALLEY ESTATES date APR 2014

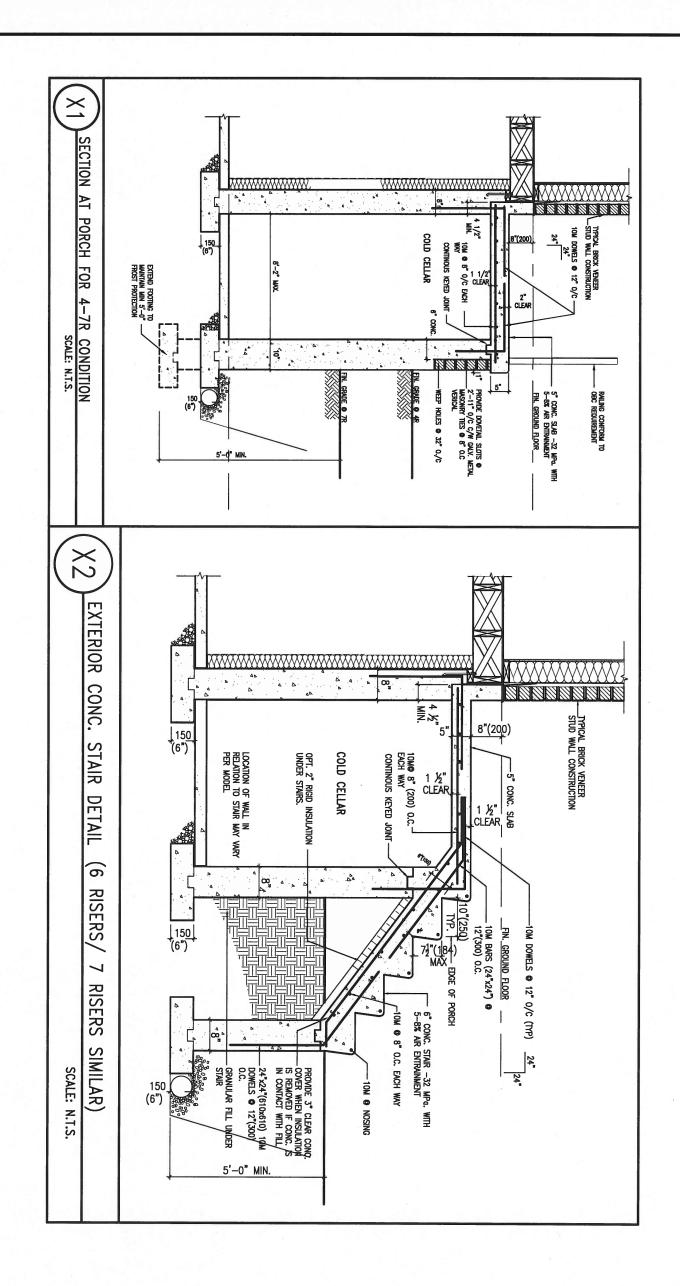
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CONSTRUCTION NOTES 3/16" = 1'-0" 13045-CONST-OBC 2015 RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Tue - Dec 20 2016 - 9:19 AM

BRADFORD

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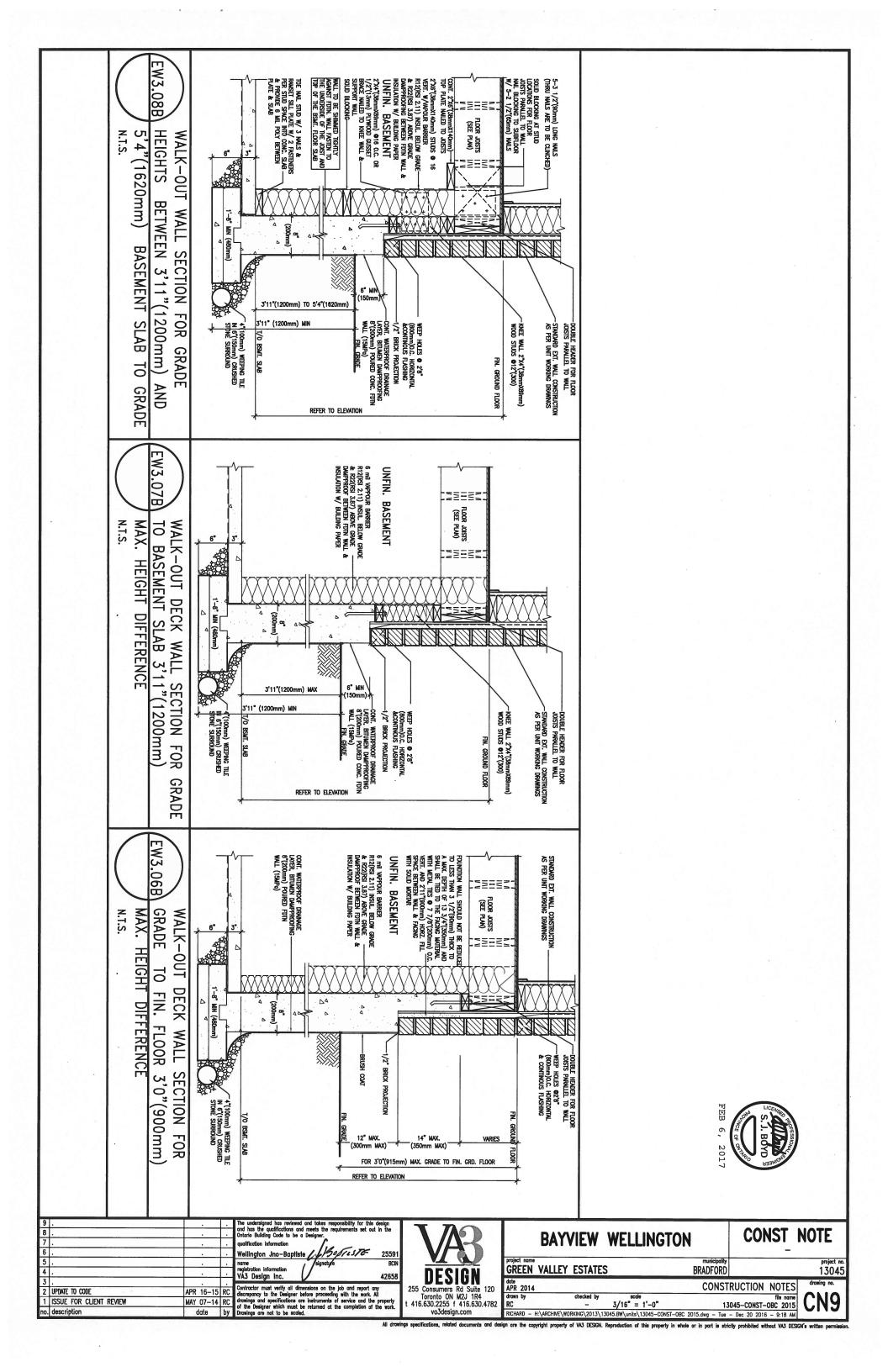


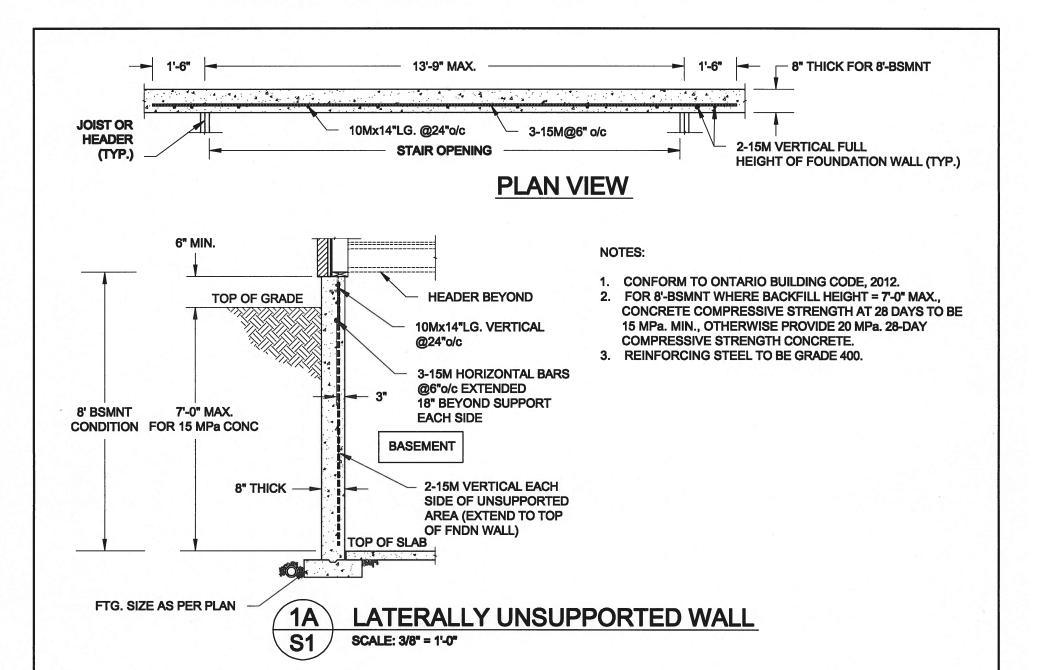


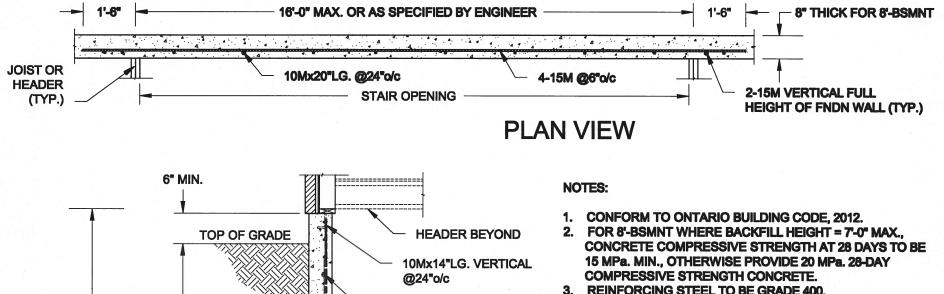


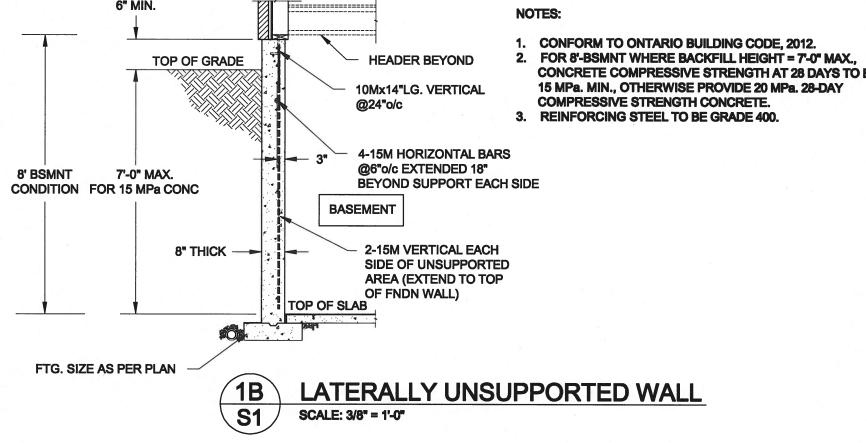
9 . 8 . 7 . 6 .		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste Wellington Jno-Baptiste	VAR	BAYVIEW WELLING	CONST_NOTE		
5 .		name signatuye BCIN registration information VA3 Design Inc. 42658	DESIGN	GREEN VALLEY ESTATES	municipality BRADFORD		project no. 13045
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	date APR 2014	CONSTR	UCTION NOTES	drawing no.
1 ISSUE FOR CLIENT REVIEW no. description		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.	Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	drawn by checked by scale RC - 3/16" = 1'-0" RICHARD - H:\ARCHIVE\WORKING\2D13\13045-BW\units\13045-CON:		45-CONST-OBC 2015 Dec 20 2016 - 9:17 AM	CN8

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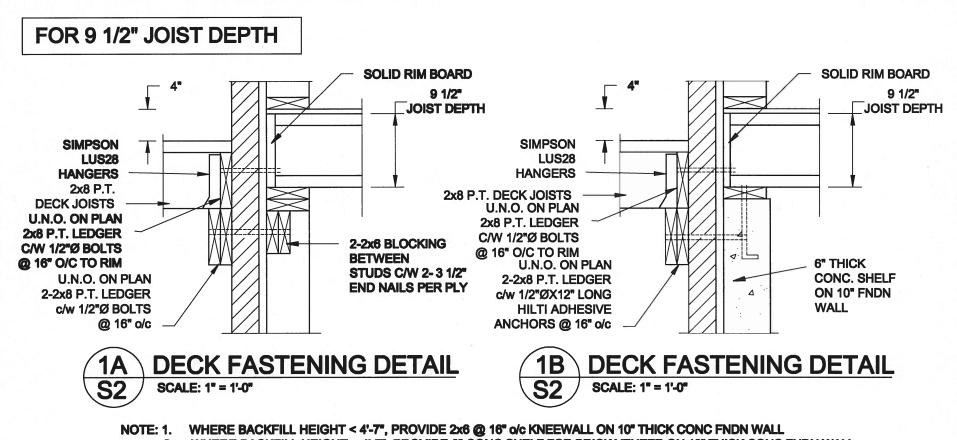








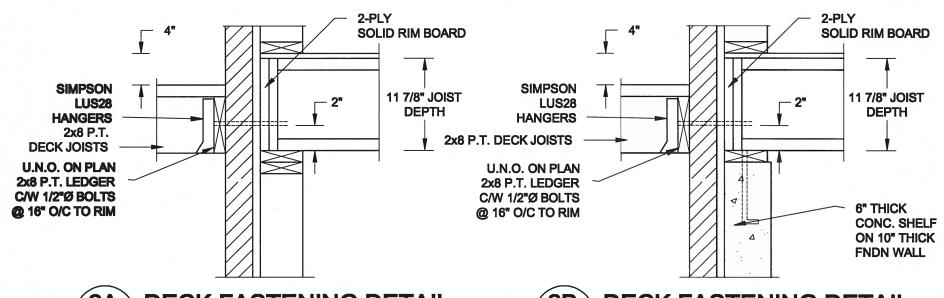
Scale: Engineer's Seal: Project: QUAILE ENGINEERING LTD. **AS NOTED BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO** Date: 38 Parkside Drive, UNIT 7 S. J. BOYD Newmarket, ON TYPICAL STRUCTURAL DETAILS FOR SINGLES MAY-31-2016 **L3Y 8J9** Checked: T: 905-853-8547 Drawn: Project No.: Drawing No.: E: qualle.eng@rogers.com SC SJB 16-102 **S1** MAY 30, 2016 F:\SamC-06\2016\16-102 BAYVIEW WELLINGTON GREEN VALLEY SINGLES\16-102.dwg



2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 220 & 10 GC NALE ON 10 THICK CONC FNDN WALL

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





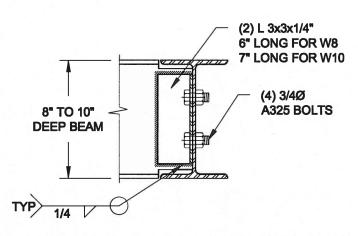
2A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

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

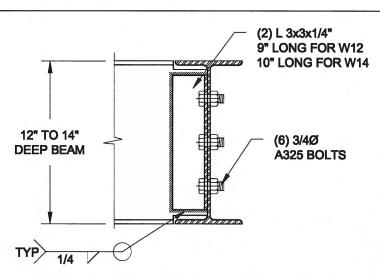
NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL

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

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



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



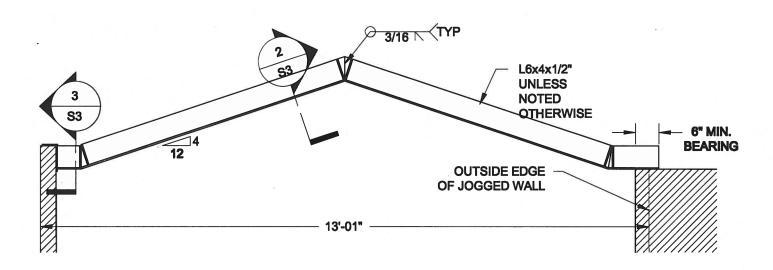
NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W360x72) BEAM MAX.



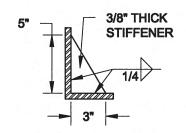
STEEL BEAM CONNECTION DETAIL

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

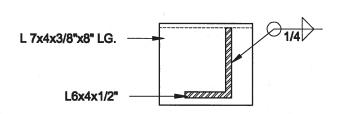
Scale: Engineer's Seat QUAILE ENGINEERING LTD. BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT AS NOTED BRADFORD, ONTARIO dillers Dale: 38 Parkside Drive, UNIT 7 S. J. BOYD Newmarket, ON TYPICAL STRUCTURAL DETAILS FOR SINGLES MAY-81-2016 T: 905-853-8547 Project No.: Drawn Drawing No.: E: qualle.eng@rogers.com 16-102 82 MAY 30, 2016 INC (1889) 18:16-162 BAYVIEW WELLINGTON GREEN VALLEY SINGLES (6-162-6)



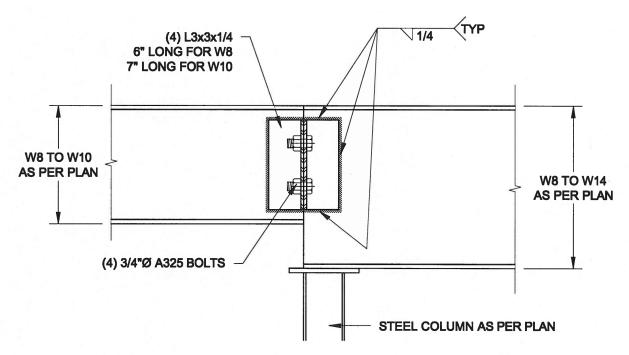
1 STEEL LINTEL AT GABLE S3 SCALE: 1/2" = 1'-0"



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



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



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

Scale: AS NOTED

Dale:

MAY-81-2018 Drown: Checked ac 8.8 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 BRADPORD, ONTARIO

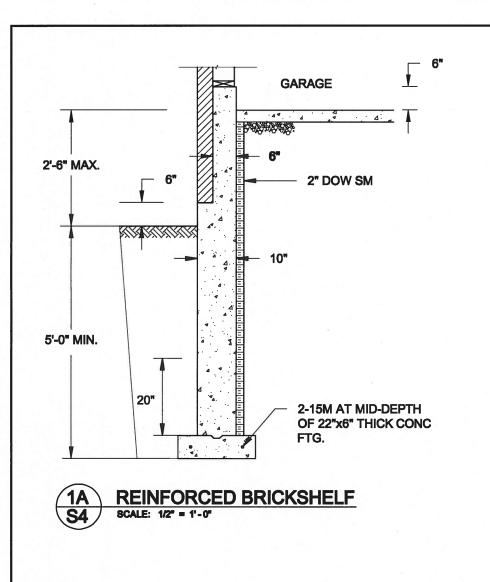
TYPICAL STRUCTURAL DETAILS FOR SINGLES

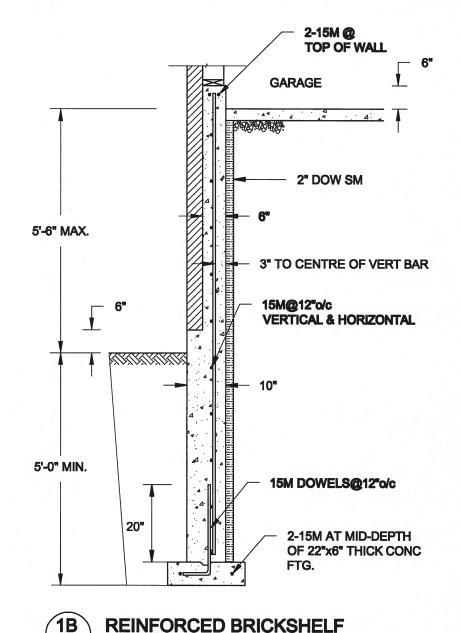
16-102

Project No.:

Drawing No.:

83

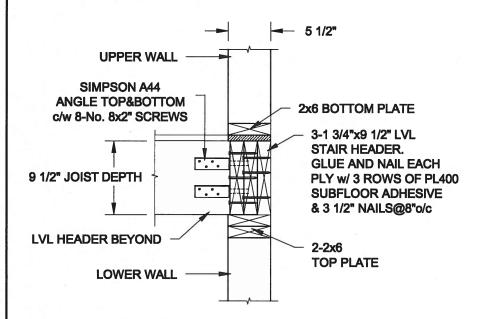




NOTE:

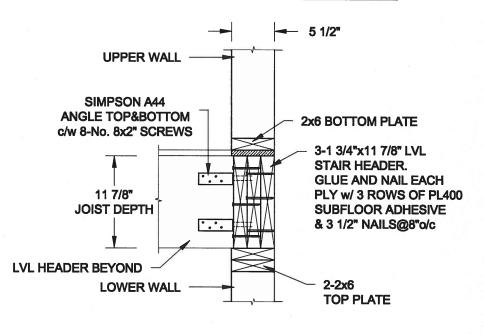
- 1. CONFORM TO ONTARIO BUILDING CODE, 2012.
- 2. CONCRETE TO HAVE 28-DAY COMPRESSIVE STRENGTH OF 20 MPa.
- 3. REINFORCING BARS TO BE GRADE 400 DEFORMED STEEL.
- 4. PROVIDE 3" COVER TO SOIL MINIMUM.

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:
AS NOTED
Date:

MAY-81-2018
Drawn: Checked:

QUAILE ENGINEERING LTD.



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Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADPORD, ONTARIO

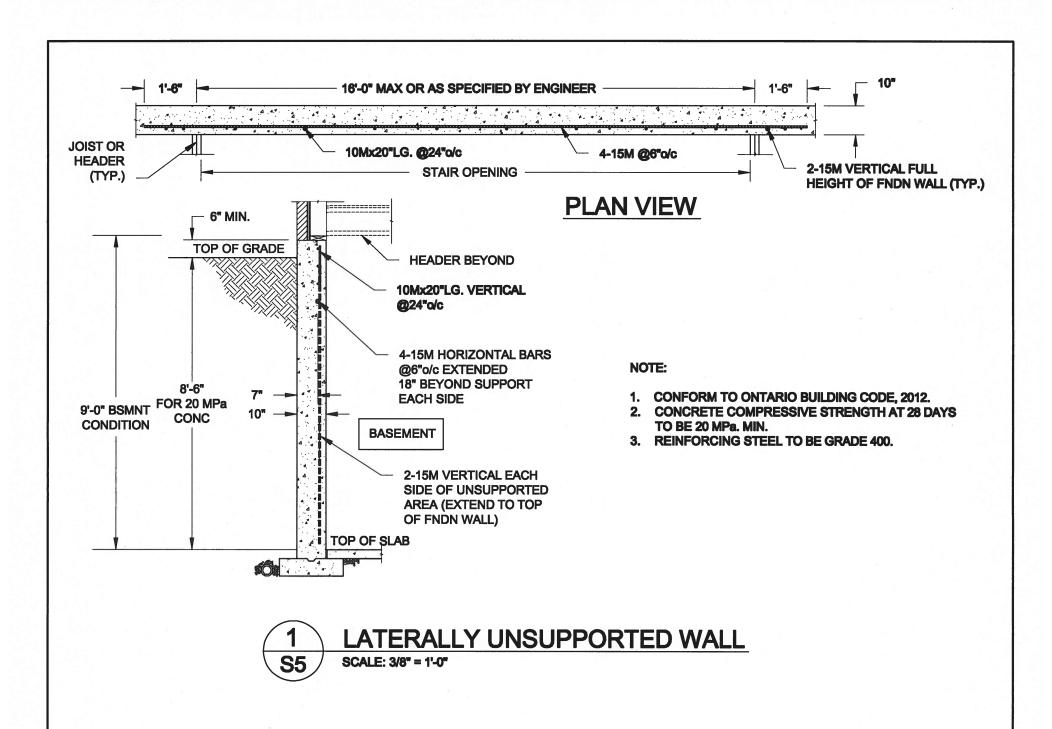
84

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.: Drawing No.:

16-102

Promit-obasticate-for extyriew wellington green valley on a libra-for any



Scale:
AS NOTED

QUAILE ENGINEERING LTD.

Date:
MAY-81-2016

QUAILE ENGINEERING LTD.

38 Parkside Drive, UNIT 7
Newmarket, ON

Drawn:

80

8,8

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



Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.: Drawing No.: 95

DESTIGATE ANY VIEW WELLINGTON GREEN VALLEY SINGLES AS ASSESSED.