

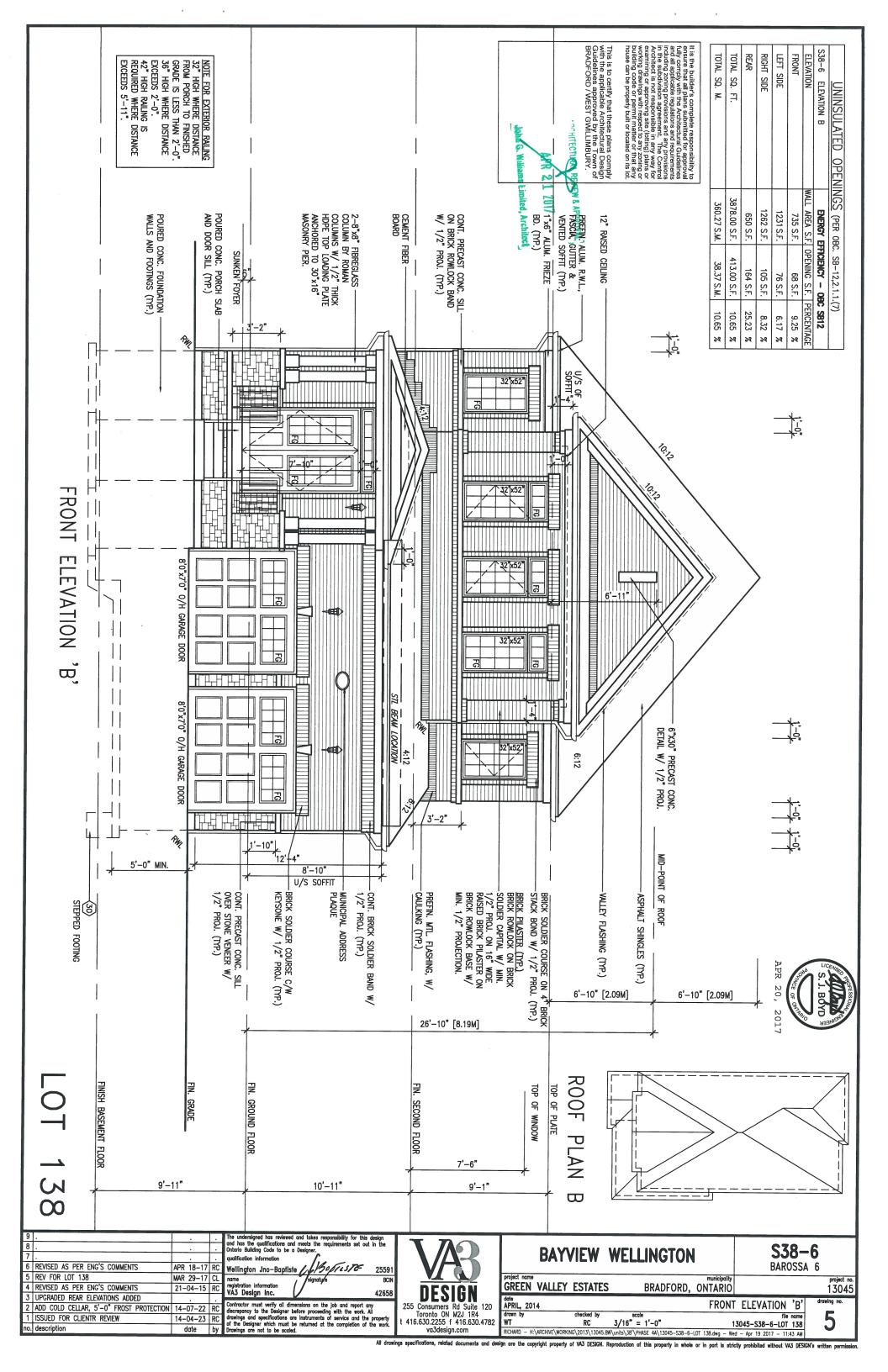


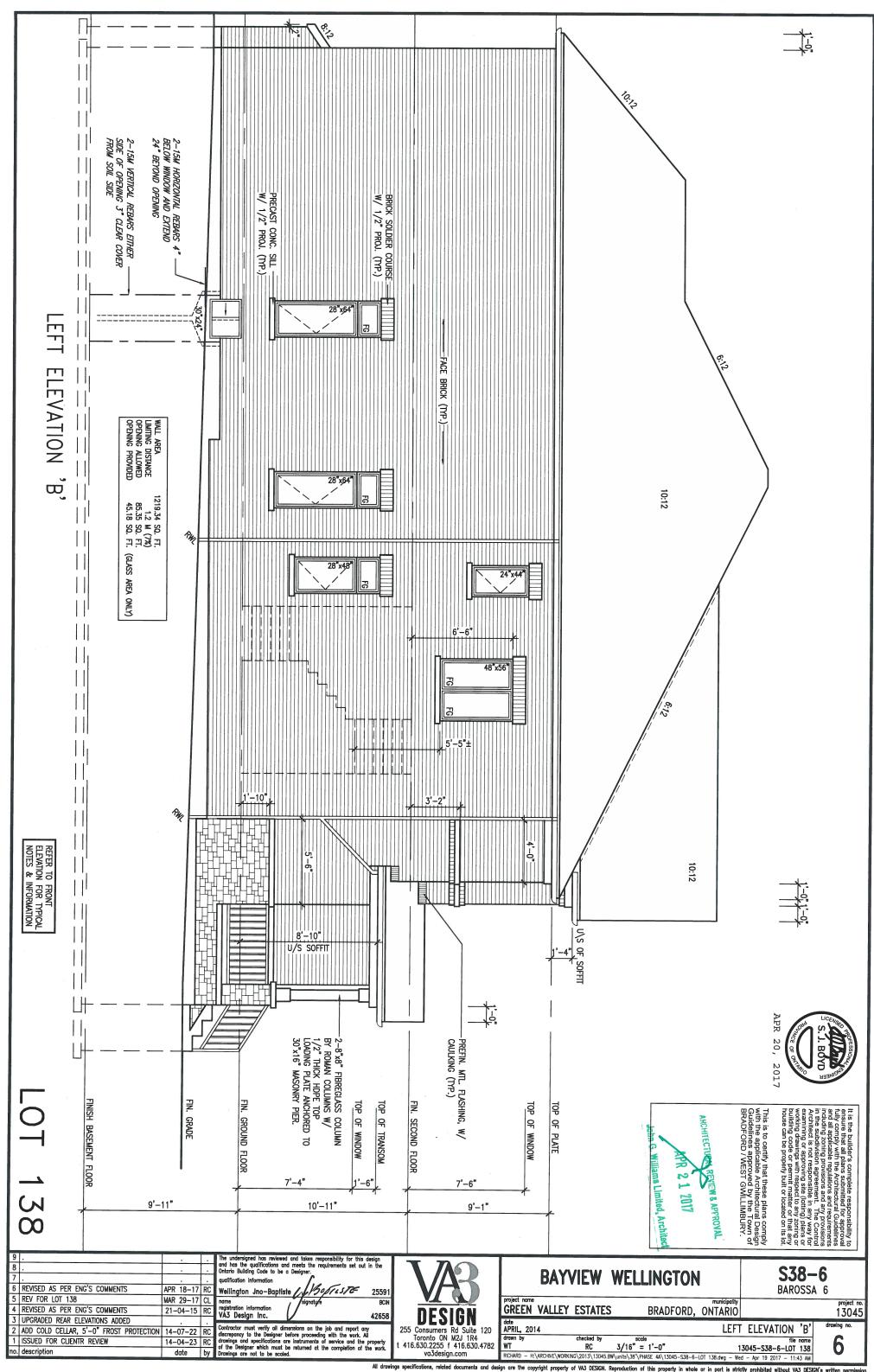
AREA CALCULATIONS	EL. 'B'
GROUND FLOOR AREA SECOND FLOOR AREA	1309 SF 1602 SF
SUBTOTAL DEDUCT ALL OPEN AREAS	2911 SF 11 SF
TOTAL NET AREA	<b>2900 SF</b> (269.42 m2)
FINISHED BSMT AREA	0 SF
COVERAGE W/OUT PORCH	1749 SF (162.49 m2)
COVERAGE W/ PORCH	<b>1846 SF</b> (171.50 m2)

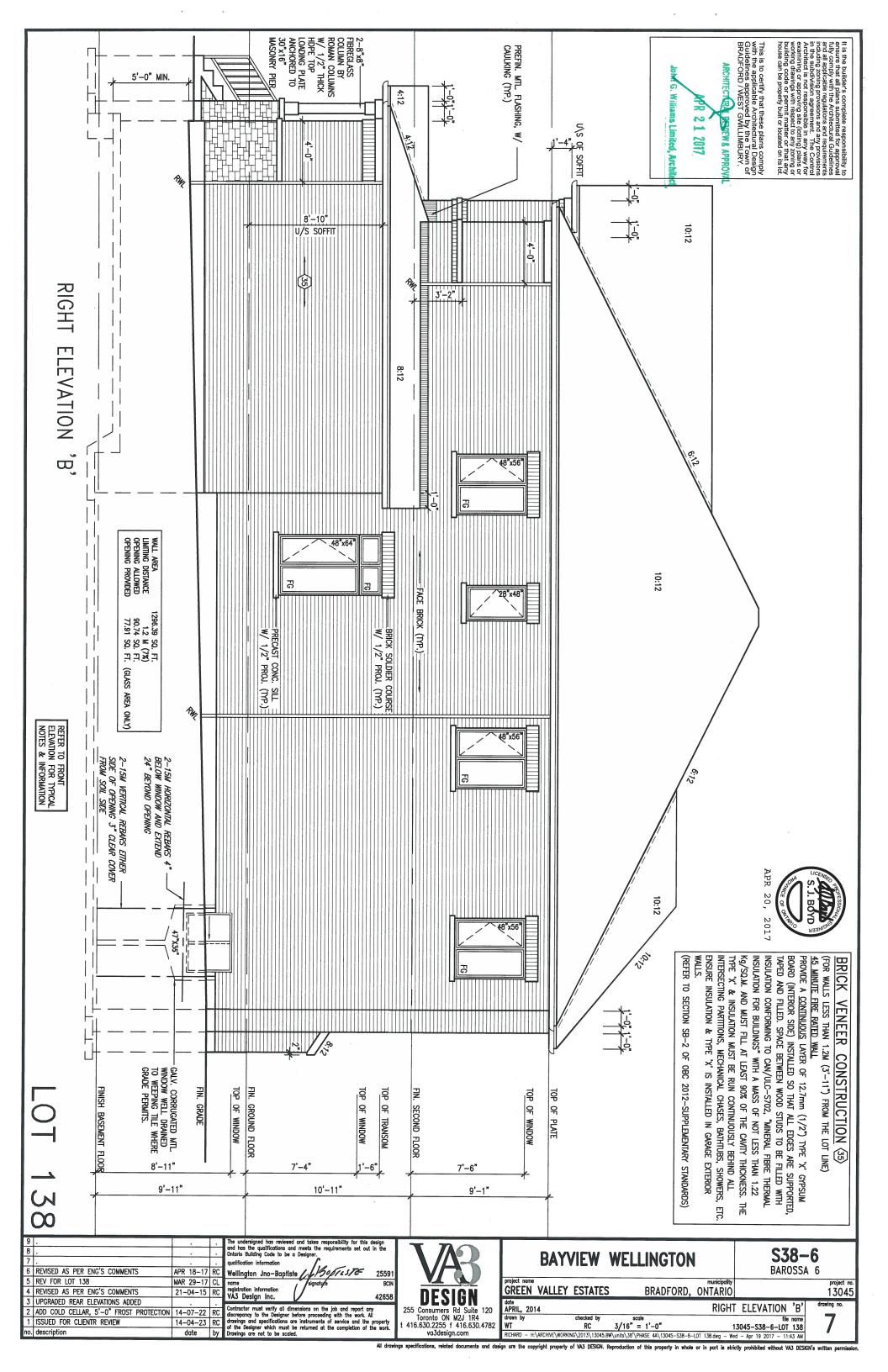
_		APR 18–1	7 RC	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.  qualification information  Wellington Jno-Baptiste	VAR	BAYVIEW WELLINGTON	
4	REV FOR LOT 138 REVISED AS PER ENG'S COMMENTS	MAR 29-1 21-04-15	7   CL	name , signature BCIII	DEGLON	GREEN VALLEY ESTATES BRADFORD, ONTARIO	
	UPGRADED REAR ELEVATIONS ADDED ADD COLD CELLAR, 5'-0" FROST PROTECTION	. 14-07-22	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 APRIL, 2014	
_	ISSUED FOR CLIENTR REVIEW description	14-04-23 date	RU	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   scole   WT   RC   3/16" = 1'-0"   13045   RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\PHASE 4A\13045-S38-6-LOT 138.dwg - Wed - Application   Applicati	5-S38-6

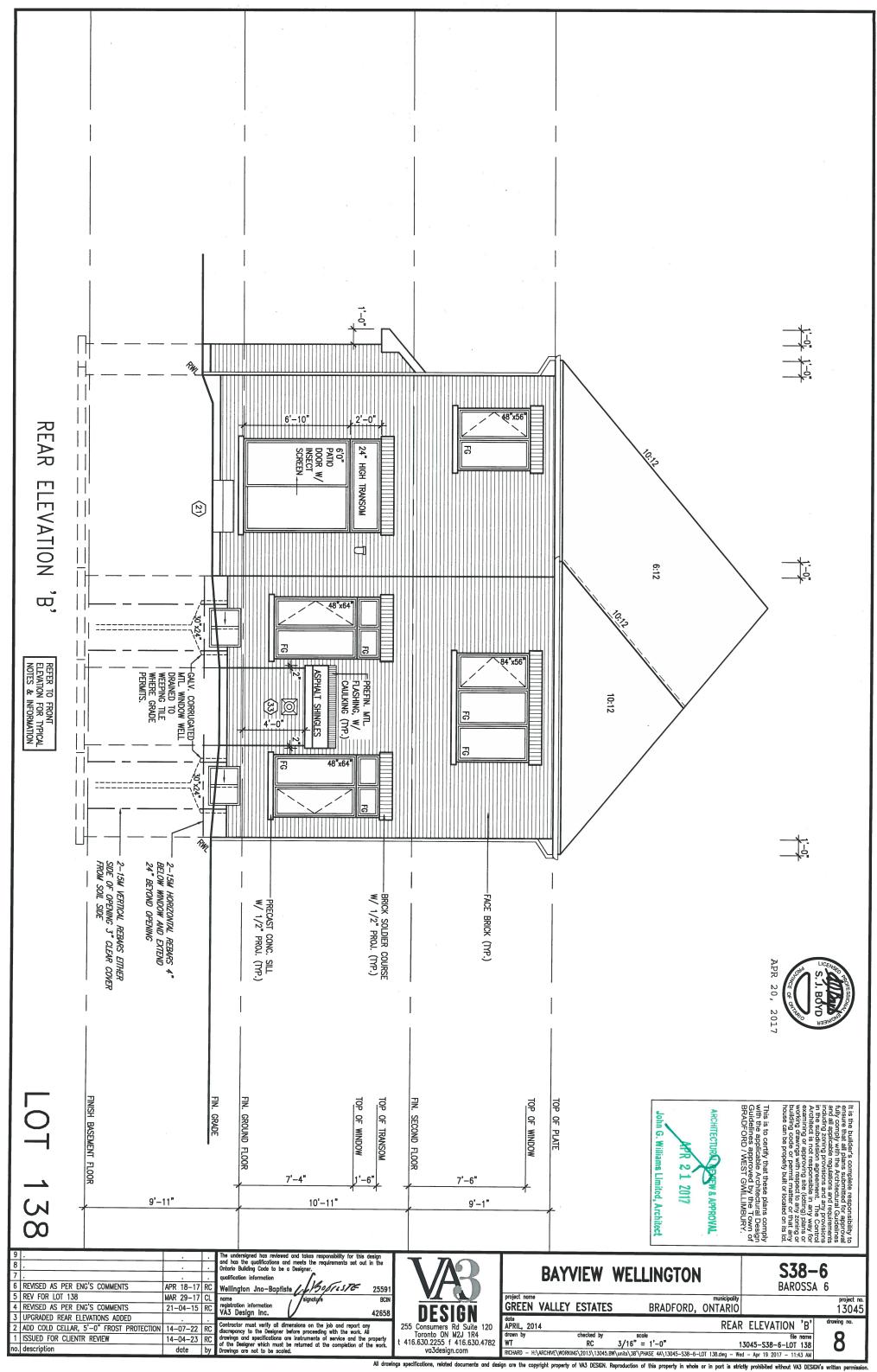
S38-6 BAROSSA 6

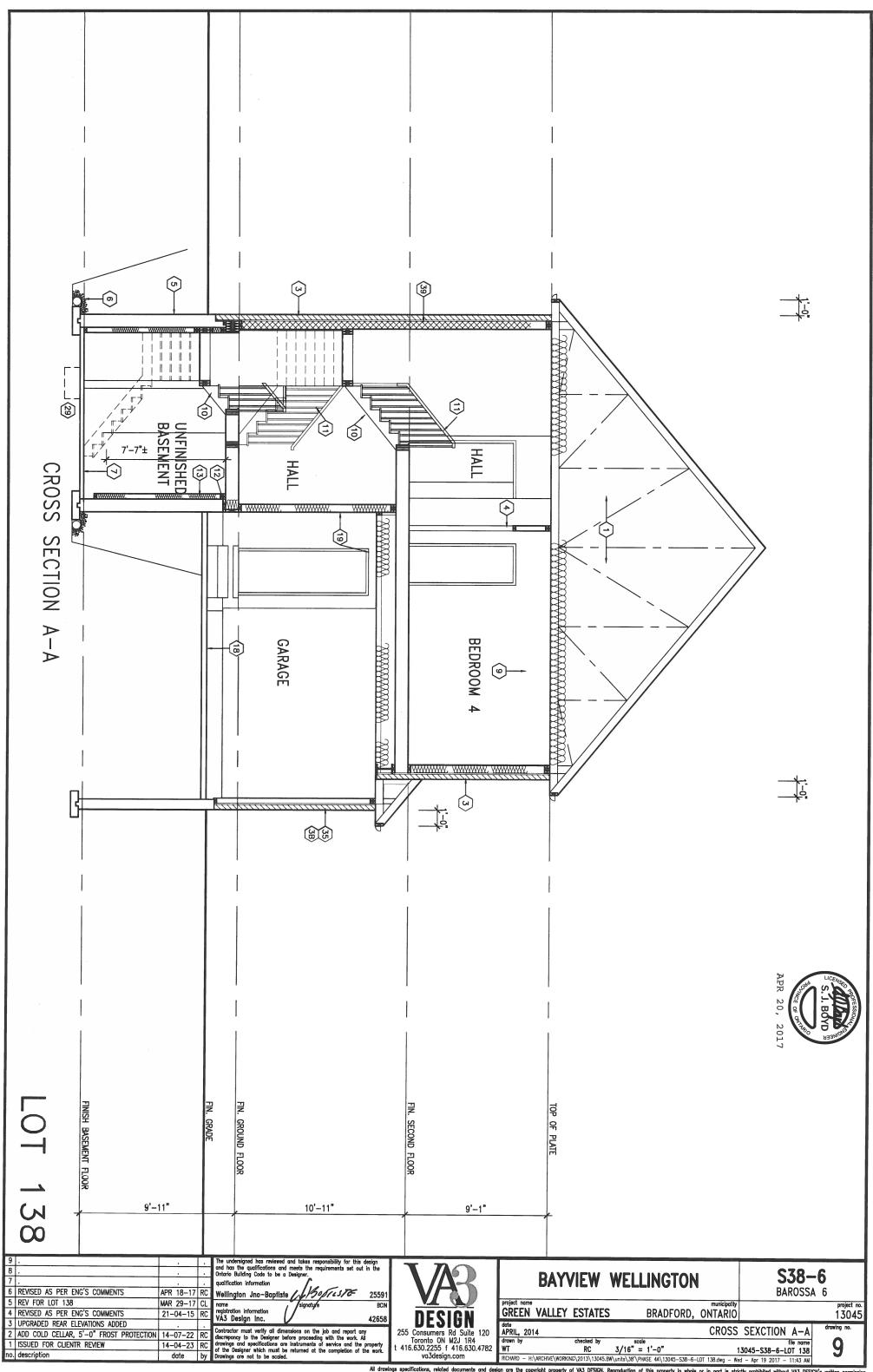
project no. 13045











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 @ 1830mm (6-50") O.C. AT BOTTOM CHORD, PREFIN. ALUM.
EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT. PROVIDE ICE &
WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING, ROOF SHEATHING TO BE FASTENED 150 (6") c/c ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.).

FRAME WALL CONSTRUCTION (2"x6") [SB-12-TABLE 2.1.1.2A)
SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING,
CONTIN, SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING,
38x140 (2"x6") STUDS @ 400mm (1/6") O.C., INSULATION AND APPR
APPLIER ARRIFER AND APPR CONTINUATE ABBRIEDED 13-2-2-2 (17"). 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) FRAME WALL CONSTRUCTION (27/85") (R28)
SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING,
CONTIN. SHEATHING MEMBRANE, 28mm (1/8") EXTERIOR STRUCTURAL
INSULATED SHEATHING RSI 0.7 (R4) BY "BP" OR EQUAL, 38x140 (2"x6")
STUDS @ 400mm (16") O.C., RSI 4.23 (R24) INSUL. AND APPR. VAPOUR

13. BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

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

(2C) RESERVED

STUCCO WALL CONSTRUCTION (2"x4") -GARAGE WALLS
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MI EXPANDED OR EXTRUDED RIGID POLYSTYRENE ON APPROV 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 @ 4 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°) 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

BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A) 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL, APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16")
O.C., INSULATION & APPR. VAPOUR BARRIER WITH APPR. CONTIN.
AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. PROVIDE WEEP
HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER, REFER TO OBG 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 ITES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 28mm (1½") EXT. STRUCT. INSULATED SHEATHING RSI 0.7 (R4) BY "BP" OR EQUAL. 38x 140 (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 HINSH. 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 11ES @ 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.

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. FDIN. WALL ISMPO (2200ps)) WITH
BITUMENOUS DAMPPROOFING AND DRAINAGE LAYER. DRAINAGE
LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 [2-11") BELOW
FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDIN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYED CONC. FTG. BRACE FOTN. WALL PRIOR TO BACKFILING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN. BEARING CAPACITY OF 150kPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE

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

STRIP FOOTING SUPPORTING EXTERIOR WALLS (FOR W.O.B.) -ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOOR LIVE LOAD OF 2.4kPa. (50psf.) 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 0BC. 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.

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

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

ALL STAIRS/EXTERIOR STAIRS -OBC. 9.8.UNIFORM RISE -5mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS 0mm (1/2") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT

= 200 (7-7/8")

MIN. RUN = 210 (8-1/4" MIN. TREAD = 235 (9-1/4") MAX. NOSING MIN. HEADROOM = 25 (1") = 1950 (6'-5") RAIL @ LANDING RAIL @ STAIR = 865 (2'-10") to 965 (3'-2") = 860 (2'-10") FOR CURVED STAIRS

MAX. RISE

MIN. AVG. RUN

MIN. AVG. NOIN

HANDRAILS —OBC. 9.8.7.—

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

BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE

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

= 200 (8")

INTERIOR GUARDS -OBC. 9.8.8.-INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH

EXTERIOR GUARDS — OBC. 9.8.8.
900mm (38") 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 FDTN. WALL USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

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

BEARING STUD PARTITION
38x89 (2'x4") STUDS @ 400mm (16") O.C. 38x89 (2'x4") STULDS @ 400mm (16") O.C. 38x89 (2'x4") STULDS @ 400mm (16") O.A. 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(3-1/27) 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 1/27) CONFORMING TO
CAN/CGS8-7.2-94, AND WITH 150x150x9.5 (6'x6'x3/8") STL. PLATE TOP & BOTTOM, 870x870x410 (34"x34"x16") CONC. FOOTING ON LINDISTURBED 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(.1,88) 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-ADJUSTABLE STL, COL, TO TOTAL STATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD COL. TO BASE PLATE.

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

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

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 (OBC-9.19.2.1, & SB12-2.1.1.7)
ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm (21
1/2'x24") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL. BACKING

FIREPLACE CHIMNEYS OBC. 9.21.

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

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

MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR AS REQUIRED BY 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-LIP 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

STEPPED FOOTINGS OBC 9.15.3.9.

MAX. VERT. STEP = 600mm (24")

SLAB ON GRADE
MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4")
COARSE GRANULAR FILL. REINFORCED WITH 6x6-W2.9xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION UNDER SLAB.

DIRECT VENTING GAS FURNACE/ H.W.T VENT
DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS
REGUILATOR. 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

SUBFLOOR. JOIST STRAPPING AND BRIDGING
16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (\* SEE OBC 9.30.6. \*) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (\* SEE OBC 9.30.2.\*) FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-1 OR A-2 STRAPPING SHALL BE 19x64 (1"x3") @ 2100mm (6'-11")

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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 WIHT 5-88 ALE
SITRAINMENT. REINF. WITH 10M BARS @ 200mm (7 7/8") O.C.
EACH WAY IN BOTTOM THIRD OF SLAB, MIN. 30mm (1 1/4") COVER, 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDTN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDTN. WALLS. PROVIDE (L7) LINTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.
THE FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm

(3-1/2") THICK TO A MAX. DEPTH OF 600mm (24") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY, FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR. 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) MINDOW GLARDS —OBC. 9.8.8.1,16),
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")

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

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

ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS 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.

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)(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

OTHERWISE.
STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED
OTHERWISE.
LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE NO.2 GRADE
PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.

ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

LVL BEAMS SHALL BE 2.0E -2950Fb MIN. NAIL EACH PLY OF LVL WITH 897mm [3 1/2"] LONG COMMON WIRE NAILS @ 300mm [12"] O.C. STAGGERED IN 2 ROWS FOR IB 42 40 & 300mm [7 1/4"; 9 1/2", 11 7/8"] DEPIHS AND 5TAGGERED IN 3 ROWS FOR GREATER DEPIHS AND FOR 4 PLY MEMBERS ADD 13mm [12"] DIA. CALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @

DIA. ACAVANICED BOTTS BOTTED AT MILD-DEPTH OF BE 
915mm (3-0") O.C.
PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL"
MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL 
FOR ALL LYL BEAM TO BEAM CONNECTIONS UNLESS 
OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS.

OTHERWISE NOTED, REPER TO ENG, FLOOR LAYOUTS,
JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS
AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP
WOOD MEMBERS,
WOOD FRAMHIS NOT TREATED WITH A WOOD PRESERVATIVE,
IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE
CONCRETE BY AT LEAST 2 mill, POLYETHYLENE FILM, NO. 50
(45lbs.) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL,
EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6")
ABOVE THE GROUND.

STUCCO: 1)

ABOVE THE GROUND.

STRUCTURAL STEEL SHALL CONFORM TO CANICSA-C40-21
GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL
CONFORM TO CSA-C40-21 GRADE 350W "STRUCTURAL
QUALITY STEEL". OBC. B-9.23.4.3.
REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M
GRADE 400R.
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE
BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE
EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM
BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS
SPECIFICATIONS.

HEAVY DUTY OUTLET (220 volt)

LIGHT FIXTURE (WALL MOUNTED)

**LEGEND** EXHAUST FAN (S) CLASS 'B' VENT TO EXTERIOR DUPLEX OUTLET (HEIGHT A.F.F) DUPLEX OUTLET (12" ABOVE SURFACE) GFI DUPLEX OUTLET (HEIGHT A.F.F) WEATHERPROOF

DUPLEX OUTLET ф.

Z% LIGHT FIXTURE (PULL CHAIN) SWITCH

9

® < FLOOR DRAIN

HOSE BIB (NON-FREEZE) SJ SINGLE JOIST DOUBLE JOIST allink DJ TJ TRIPLE JOIST S. J. BOYD LAMINATED VENEER LUMBER LVL

×6~ POINT LOAD FROM ABOVE

P.T. PRESSURE TREATED APR 20, 2017 LUMBER GIRDER TRUSS BY ROOF TRUSS MANUF.

EA. I. \_\_\_ CURVED ARCH M.C. MEDICINE CABINET (RECESSED)

CONC. BLOCK WALL (XXXXX 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

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

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"), PROVIDE 38x140 (2"x6") STUDS @ 400 (16") O.C. WITH CONTINUOUS 2-38x140 (2-2"x6")TOP PLATES + 1-38x140 (1-2"x6") BOTTOM PLATE & MINIMUM OF 3-38x184 (3-2"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 YERTICAL 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 (12")o.c.

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 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 2/38 × 286 (2/2" × 12") SPR.#2 3/38 × 286 (3/2" × 12") SPR.#2 4/38 × 286 (4/2" × 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 (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) L9 L10 L12 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) 3-1 3/4 x7 1/4 (3-45x184) 4-1 3/4"x7 1/4" (4-45x184) 1-1 3/4"x9 1/2" (1-45x240) 2-1 3/4"x9 1/2" (2-45x240) 3-1 3/4"x9 1/2" (3-45x240) LVL3 LVL5A 4-1 3/4\*x9 1/2\* (3-45x240)
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")

IA EXTERIOR 885 x 2030 x 45 DOOR (2'-10" x 6'-8" x 1-3/4")

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

EXTERIOR 915 x 2030 x 45

DOOR (3"-0" x 6"-6" 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)

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

INSULATED MIN. RSI 0.7 (R4)

ODOR (2"-6" x 6"-6" x 1-3/8")

EXTERIOR 815 x 2030 x 35

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

2A DUOR (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
DEVICE.

EXTERIOR 815 x 2030 x 45
DOOR (2'-8" x 6'-8" x 1-3/4")
(WEATHER STRIPPING INSTALLED)
NITERIOR 815 x 2438 x 45
DOOR (2'-8" x 8'-0" x 1-3/4")
EXTERIOR 815 x 2438 x 45
EXTERIOR 815 x 2438 x 45
EXTERIOR 815 x 2438 x 45

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

INTERIOR 760 x 2030 x 35

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

3B INTERIOR 760 x 2438 x 35 DOOR (2'-6" x 8'-0" x 1-3/8") INTERIOR 710 x 2438 x 35 DOOR (2'-4" x 8'-0" x 1-3/8") (3C) INTERIOR 610 x 2030 x 35 DOOR (2'-0" x 6'-8" x 1-3/8") (4.)

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

- 480

W. PLUMBING (TOILET) RETURN AIR DUCT PLUMBING (BATH, SINK, SHOWER) SMOKE ALARM (REFER TO ORC 9.10.19) PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL

WARM AIR

AND ALSO 1 IN EACH BEDROOM NEAR HALL DOOR, ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF 1 SOUNDS. BATTERY BACK-UP REQUIRED, SMOKE ALARMS TO INCORPORATE VISUAL SIGNALLING COMPONENT (9.10.19.3.(3)). CARBON MONOXIDE ALARMS (OBC 9.33.4.)

WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A DWELLING UNIT, A CARBON MONOXIDE ALARM CONFORMING TO CAN./CSA-6.19 OR 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 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

CONST NOTE **BAYVIEW WELLINGTON** 

**GREEN VALLEY ESTATES** APR 2014

BRADFORD CONSTRUCTION NOTES

13045-CONST-OBC 2015

13045

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3/16" = 1'-0"

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O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.

(\* SEE OBC 9.23.9.4. \*)

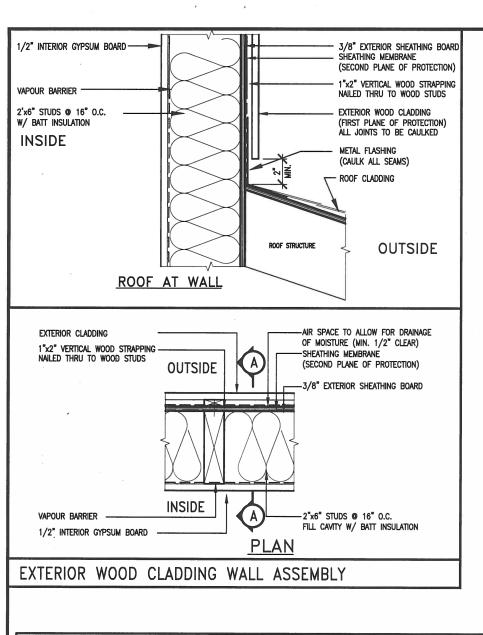
Wellington Jno-Baptiste UNBOFILSTE

qualification information

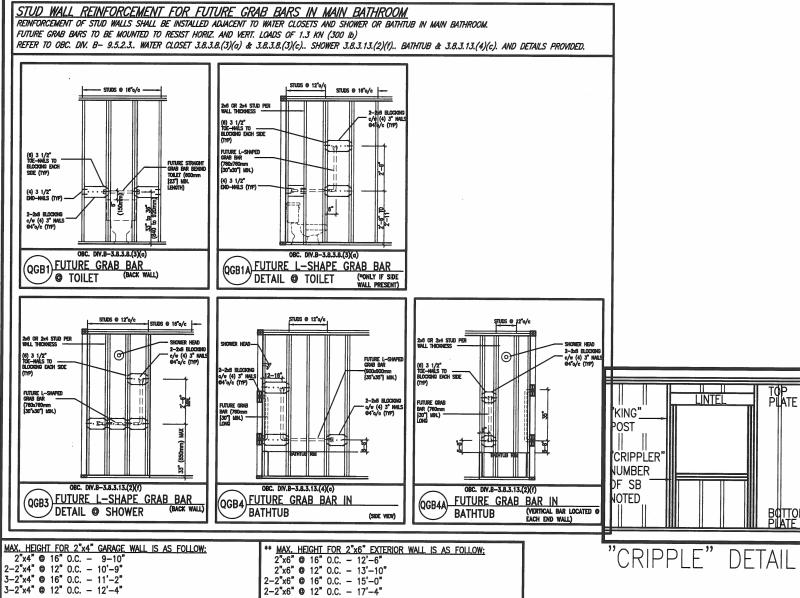
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BC







3-2"x4" @ 12" 0.C. - 12'-4"

NOTES:

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

MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS: 2"x8" ⊕ 16" O.C. — 16'—O" 2"x8" ⊕ 12" O.C. — 17'—9" —2"x8" ⊕ 16" O.C. — 20'—4"

2-2"x8" @ 12" 0.C. - 22'-4"

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) 6. 7. 8.

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

DETAIL

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7				qı
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5	•			n
4				ľ
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2	UPDATE TO CODE	APR 16-15	RC	Co
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no.	description	date	by	Dr

he 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. ualification information Wellington Jno-Baptiste WBoffeste 25591 BCIN egistration information A3 Design Inc. 42658 Contractor must verify all dimensions on the job and report any flecrepancy to the Designer before proceeding with the work. All travings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. bravings are not to be scaled.

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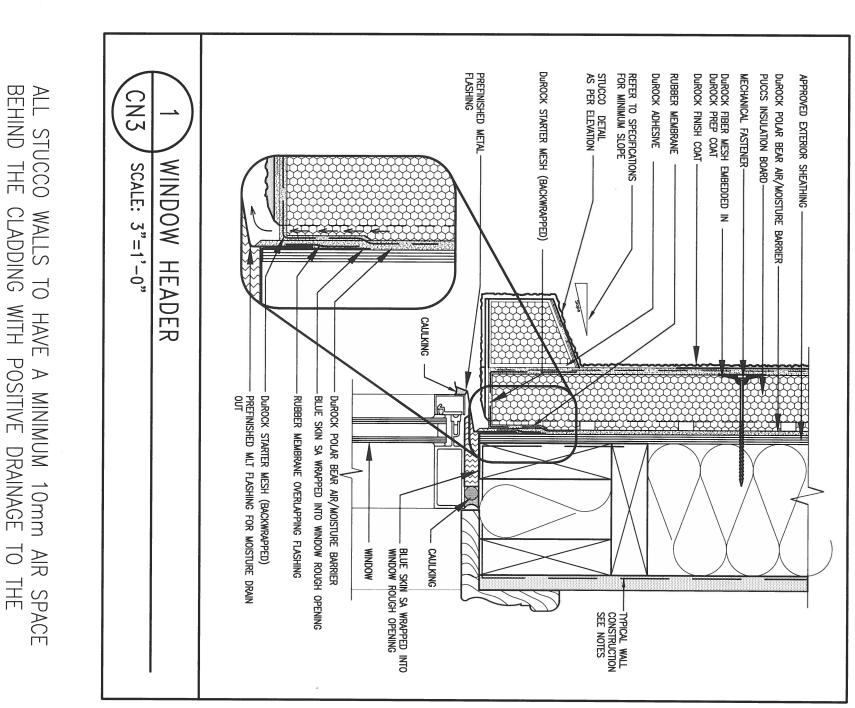
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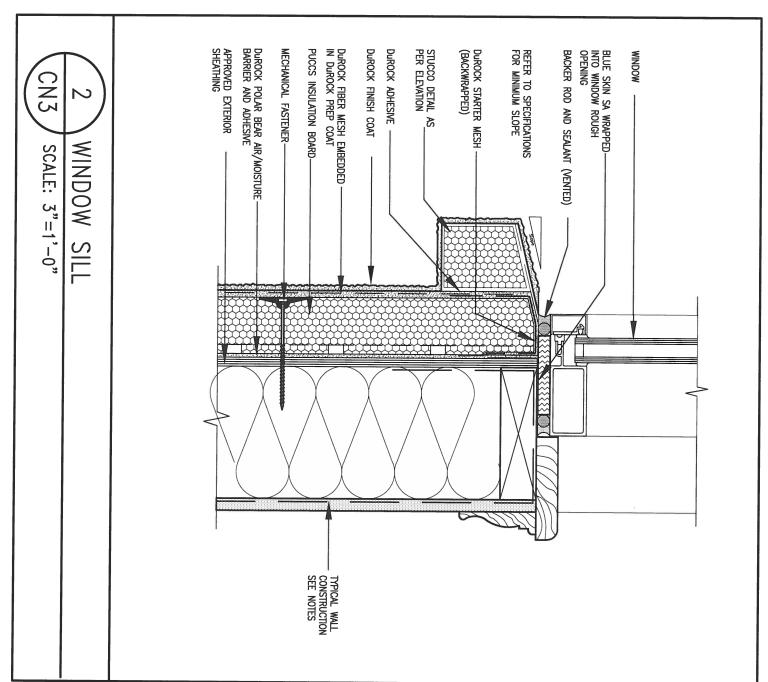
**GREEN VALLEY ESTATES** BRADFORD date APR 2014

3/16" = 1'-0"

CONSTRUCTION NOTES 13045-CONST-0BC 2015

13045





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

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. auglification information Wellington Jno-Baptiste WBoffeste

BCI va3 Design Inc. 42658 Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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**BAYVIEW WELLINGTON** 

**CONST NOTE** 

project no. 13045

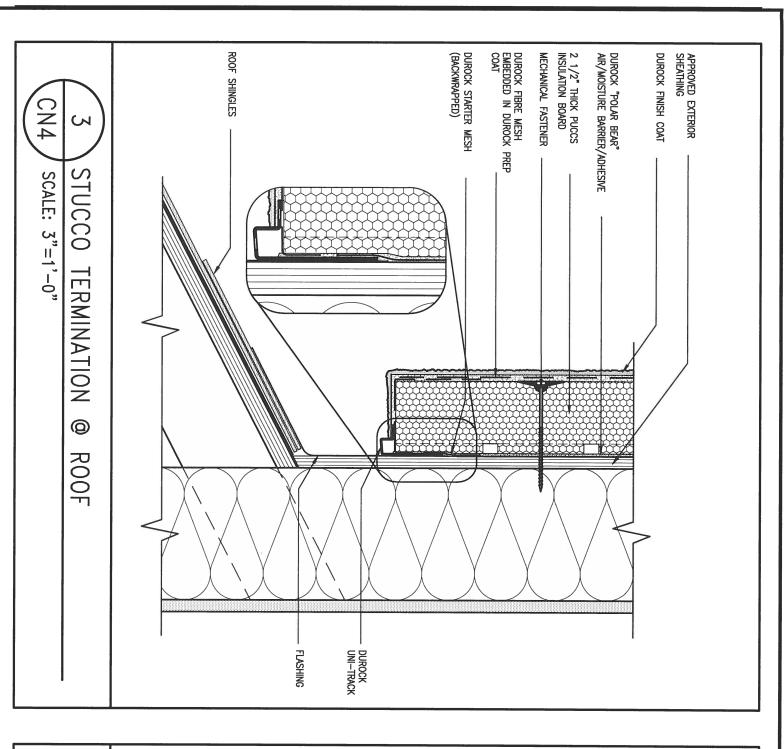
project name
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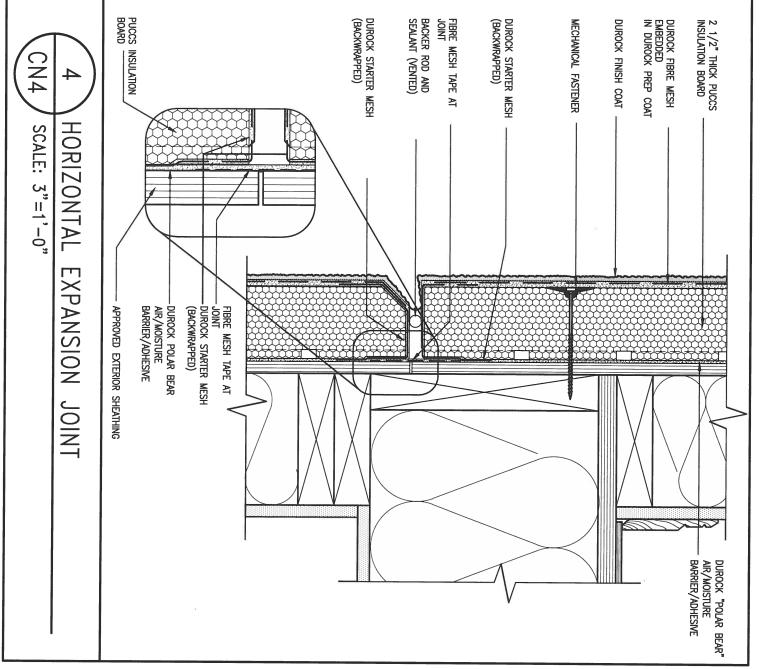
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BRADFORD CONSTRUCTION NOTES

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3/16" = 1'-0"





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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

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**BAYVIEW WELLINGTON** 

**CONST NOTE** 

**GREEN VALLEY ESTATES** 

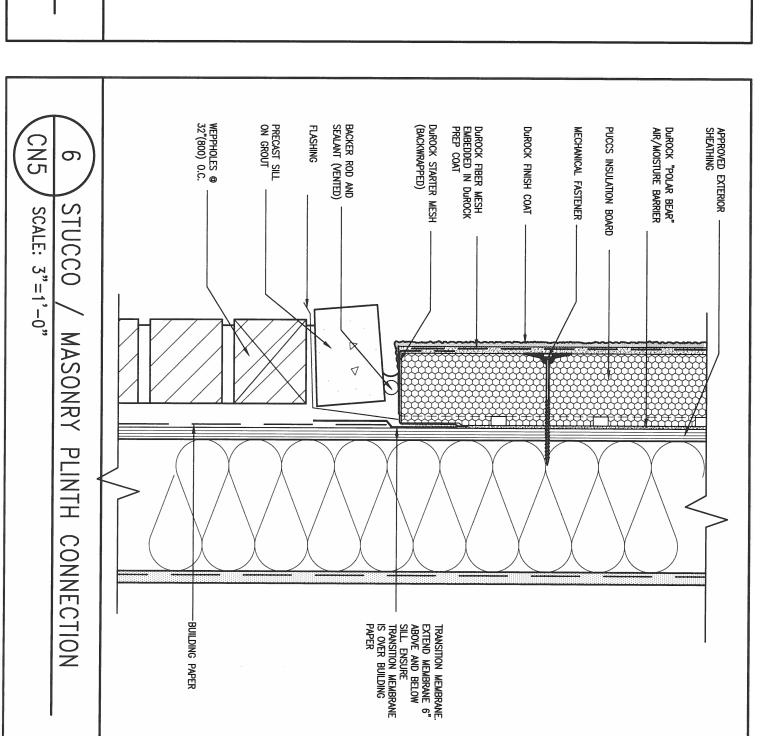
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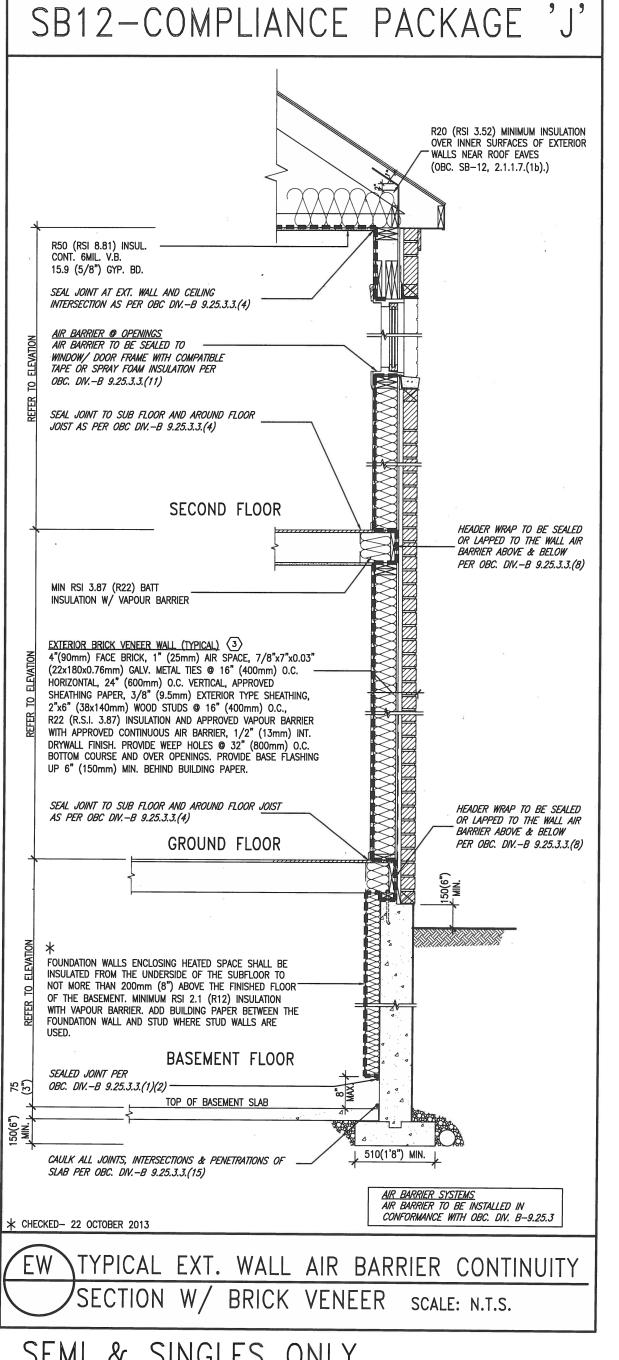
APR 2014 CONSTRUCTION NOTES 3/16" = 1'-0" 13045-CONST-OBC 2015 RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Tue - Dec 20 2016 - 9:19 AM

ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHNIND THE CLADDING WITH POSITIVE DAS PER 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



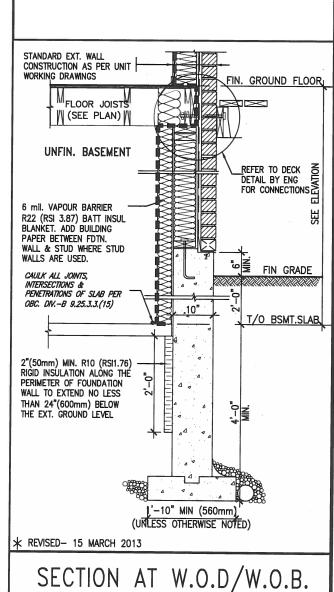
**CONST NOTE BAYVIEW WELLINGTON** Wellington Jno-Baptiste 25591 BCIN municipality BRADFORD GREEN VALLEY ESTATES va3 Design Inc. 13045 42658 date APR 2014 Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications 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. CONSTRUCTION NOTES 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 vo3design.com 2 UPDATE TO CODE APR 16-15 RC drawn by 3/16" = 1'-0" 1 ISSUE FOR CLIENT REVIEW MAY 07-14 RC 13045-CONST-OBC 2015 o. description date by RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Tue - Dec 20 2016 - 9:19 AM All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written



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





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8				and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
7				gualification information
6				Wellington Jno-Baptiste John 50 12576 25591
5				name , signature BCIN
4				registration information
3	•			VA3 Design Inc. 42658
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	drawings and specifications are instruments of service and the property

no. description

oronto ON M2J 1R4

va3design.com

f 416.630.4782

**GREEN VALLEY ESTATES** 

**BAYVIEW WELLINGTON** 

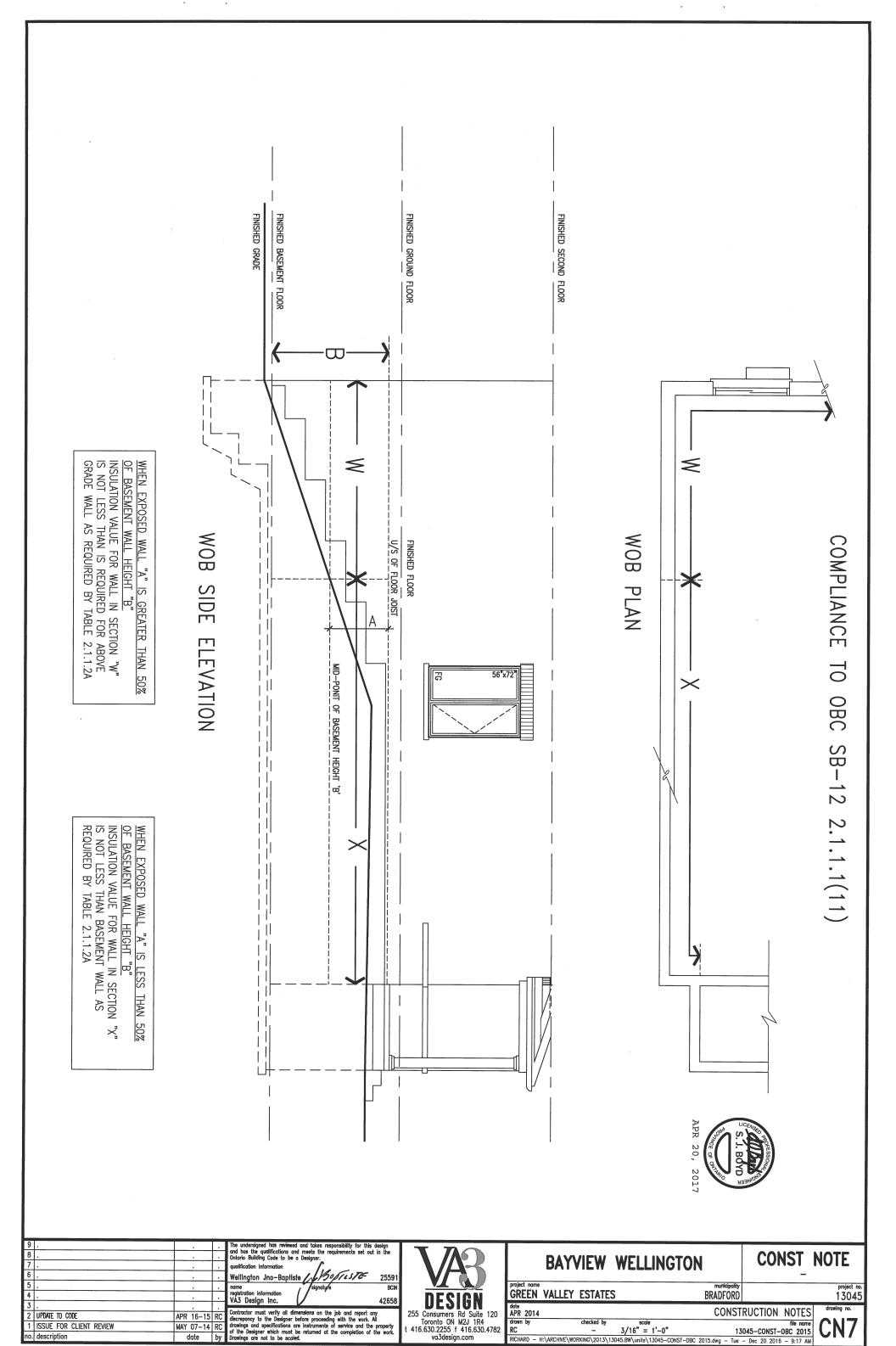
**CONST NOTE** 

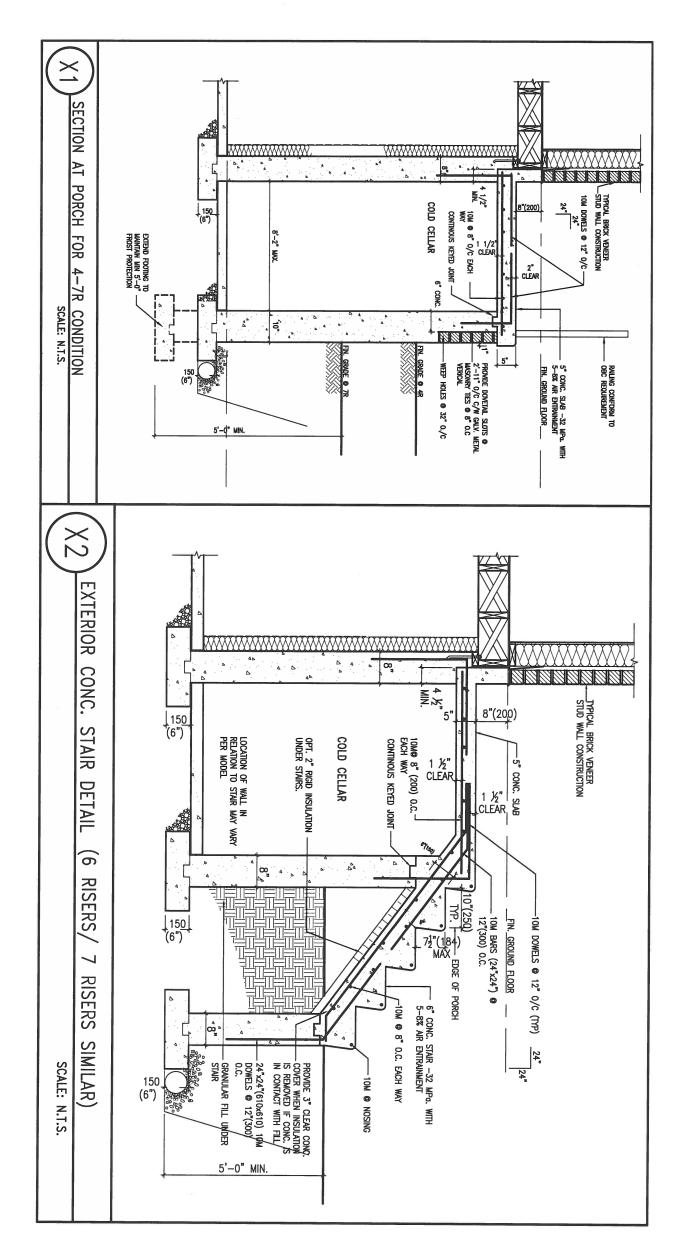
13045

BRADFORD date APR 2014 CONSTRUCTION NOTES

3/16" = 1'-0"

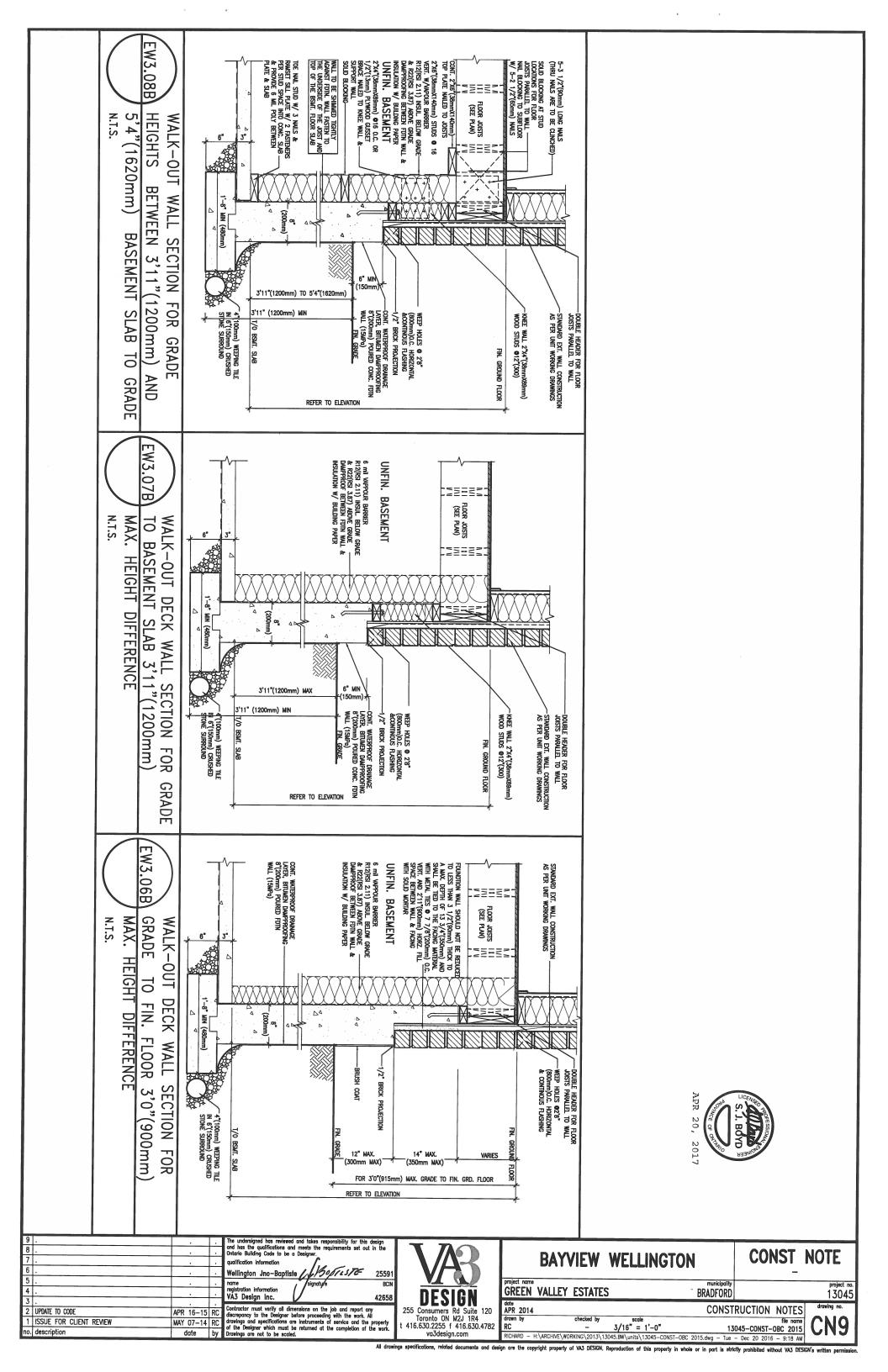
13045-CONST-0BC 2015

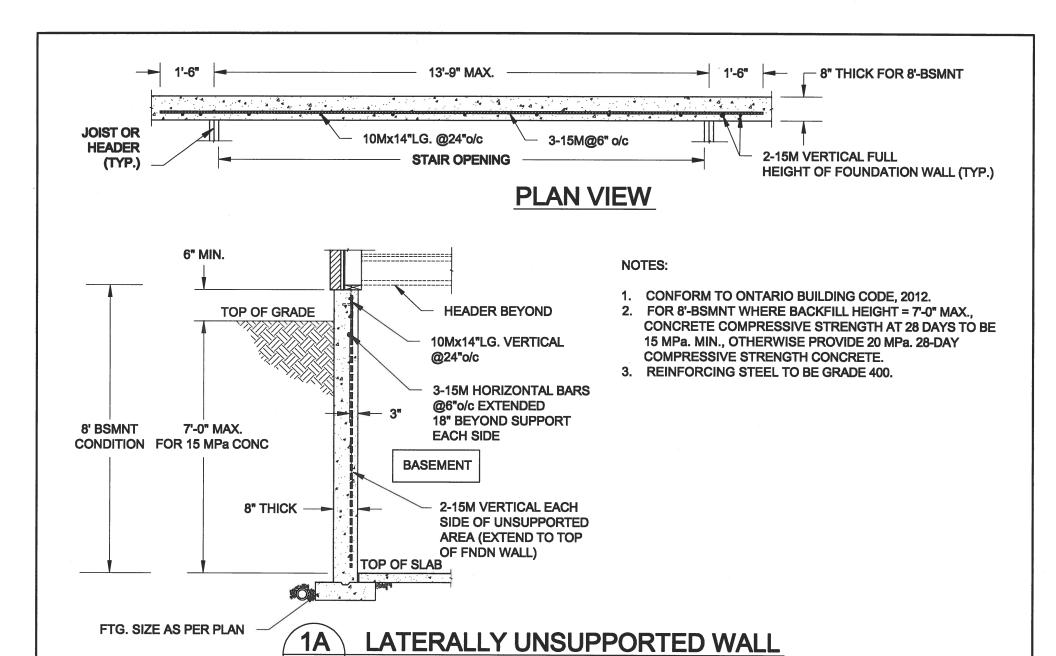


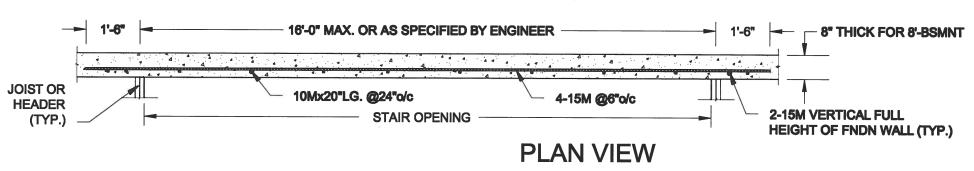




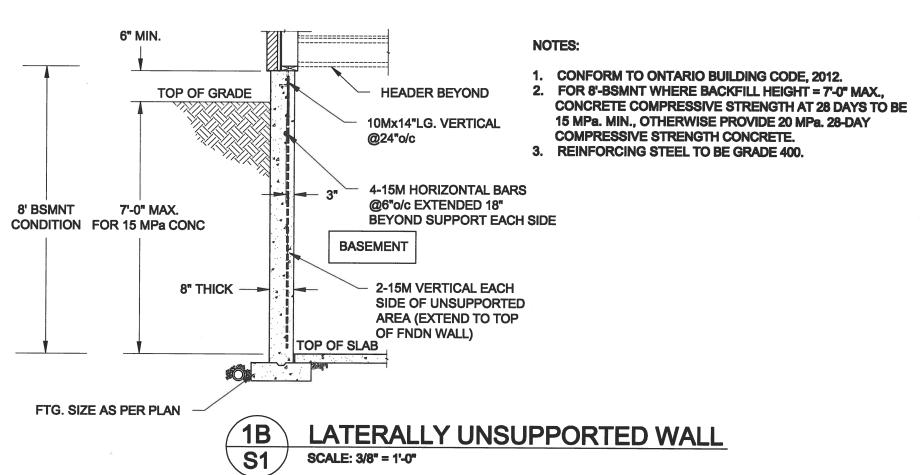
8		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.  qualification information  Wellington Jno-Baptiste			WELLINGTON	CONST_N	OTE
5	:  -  -	name signature BCI registration information VA3 Design Inc. 4265	DEGLON	project name GREEN VALLEY ESTATE date			project no. 13045 drawing no.
2         UPDATE TO CODE         APR 16-           1         ISSUE FOR CLIENT REVIEW         MAY 07-           no. description         date	4 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		scale	file name 6045-CONST-OBC 2015	CN8



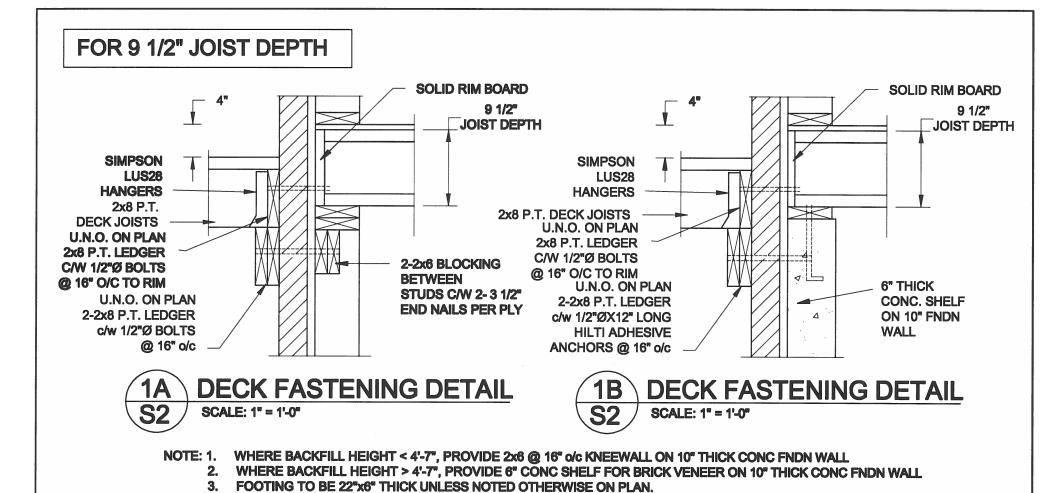




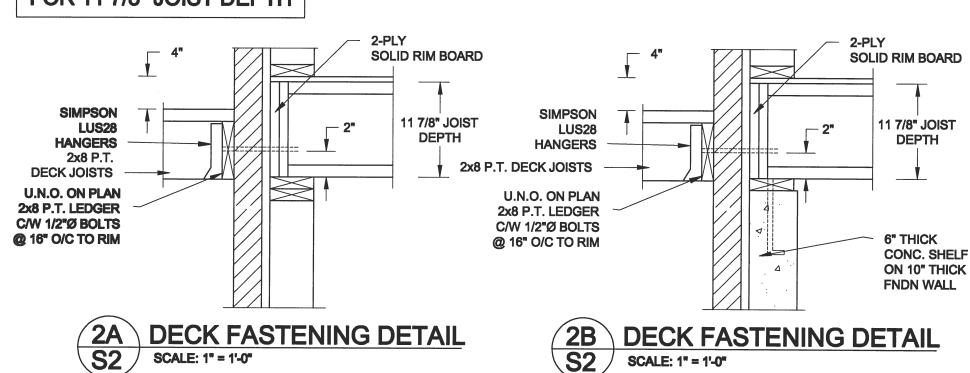
SCALE: 3/8" = 1'-0"



#### Scale: Project: Engineer's Seal: 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 MAY-31-2016 TYPICAL STRUCTURAL DETAILS FOR SINGLES L3Y AJ9 T: 905-853-8547 Drawn: Checked: Drawing No.: Project No.: E: quaile.eng@rogers.com SC SJB 16-102 **S1** MAY 30, 2016 F:\SamC-08\2016\16-102 BAYVIEW WELLINGTON GREEN VALLEY SINGLES\16-102.dwg



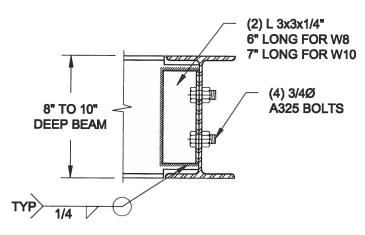




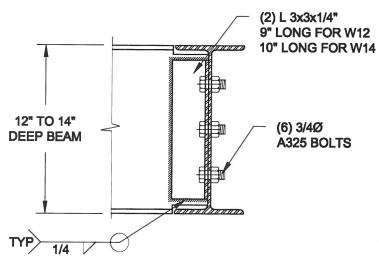
WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL

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

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



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



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

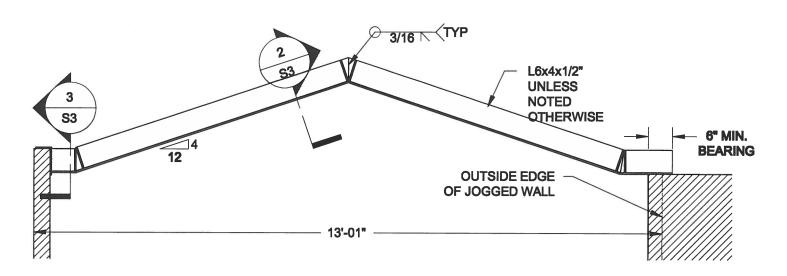


# STEEL BEAM CONNECTION DETAIL

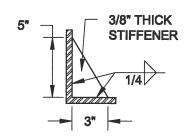
SCALE: 1-1/2" = 1'-0"

Scale: Engineer's Seat: Project: QUAILE ENGINEERING LTD. **AS NOTED** BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT **BRADFORD, ONTARIO** all back Dale: 38 Parkside Drive, UNIT 7 S. J. BOYD MAY-31-2016 Newmarket, ON **L3Y 8J9** Drawns Check T: 905-853-8547 Project No.: E: qualle.eng@rogers.com 8.13

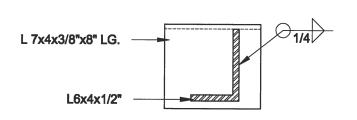
TYPICAL STRUCTURAL DETAILS FOR SINGLES Drawing No.: 16-102 82 MAY 30, 2016 STACKO-KER BAYVIEW WELLINGTON GLEEN VALLEY SINGLESKS-MEAD



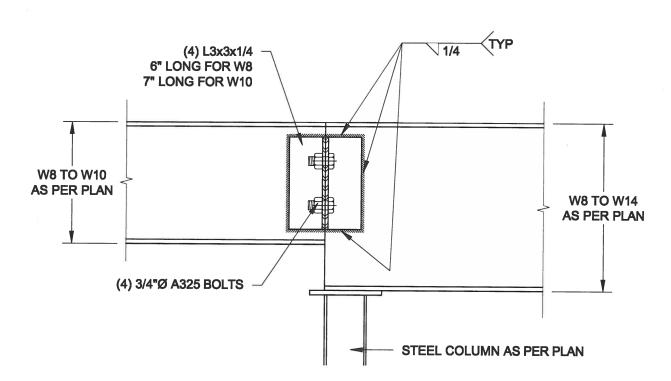




2 TYP. STIFFENER
SCALE: 1 1/2" = 1'-0"



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



4 STEEL BEAM CONNECTION
S3 SCALE: 1 1/2" = 1'-0"

Scale: AS NOTED

Date: MAY-81-2016

Drawn: Checked: 8C 8JB **QUAILE ENGINEERING LTD.** 



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

MAY 30, 2016

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO

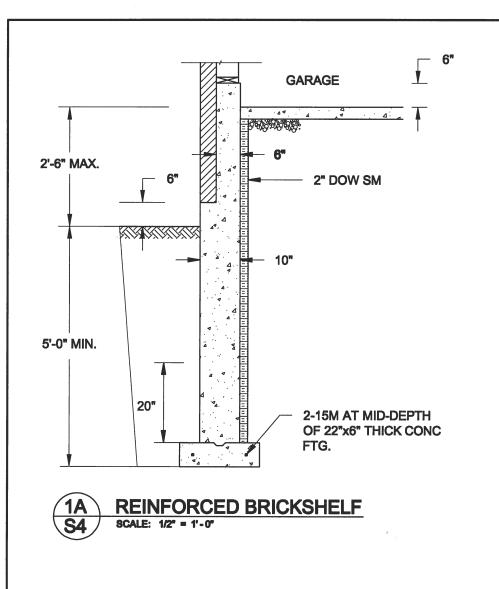
TYPICAL STRUCTURAL DETAILS FOR SINGLES

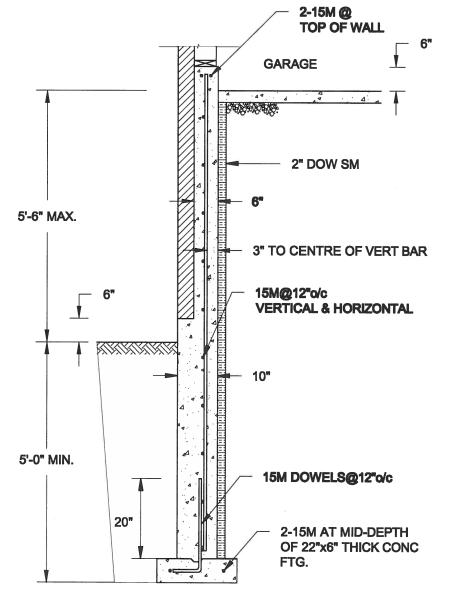
Project No.:

16-102

Drawing No.:

PHOSING-COOLDIGHT-FOR BAYVIEW WELLINGTON GREEN VALLEY SINGLES (6-102-419)



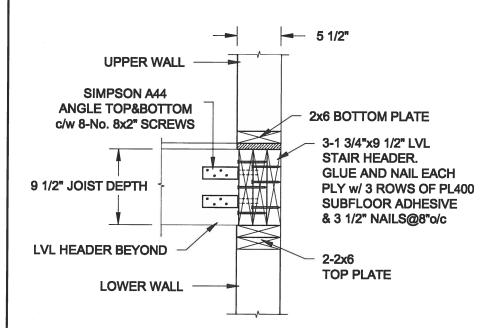


REINFORCED BRICKSHELF SCALE: 1/2" = 1'-0"

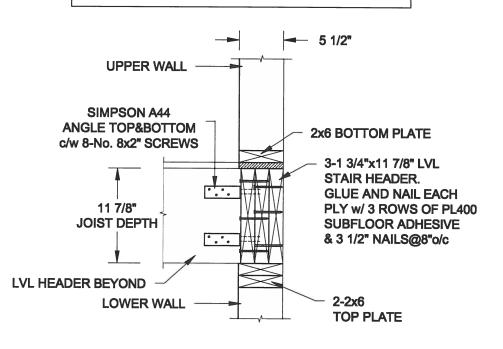
#### NOTE:

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





### FOR 11 7/8" JOIST DEPTH



STAIR HEADER @ EXTERIOR WALL

Scale: AS NOTED Dale: MAY-31-2016 Drawn: Checked

8.13

**8C** 

### **QUAILE ENGINEERING LTD.**



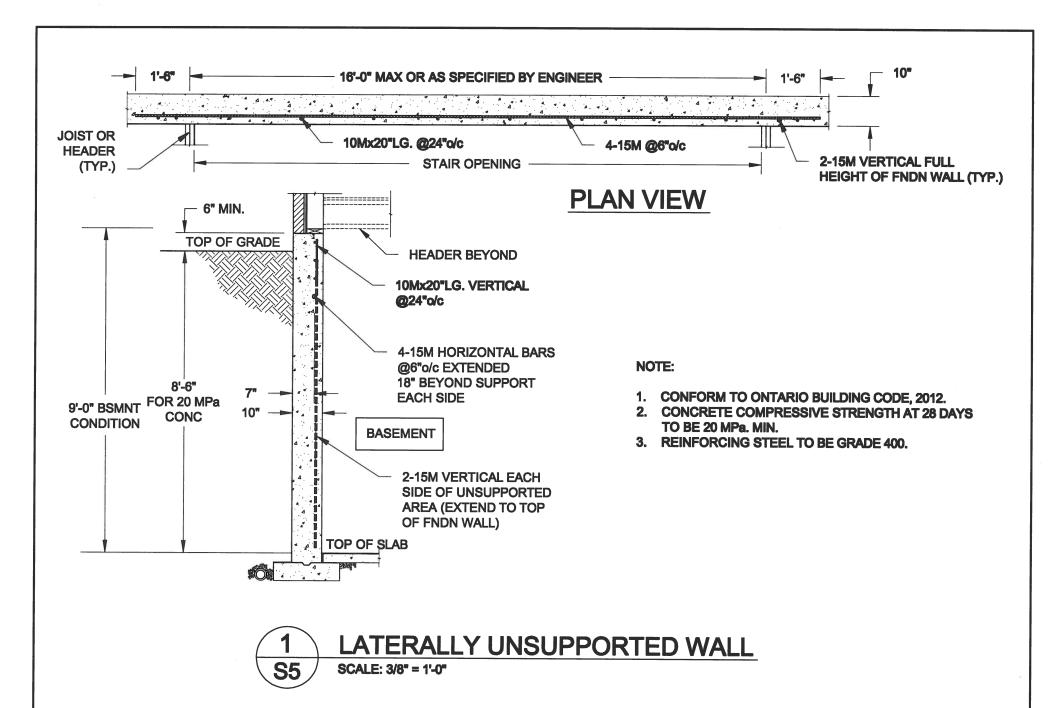
Engineer's Seat:

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

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Drawing No.: 16-102 84

PHOLING-00/2010/10-102 BAYYIEW WELLINGTON GREEN VALLEY SINGLES(10-102-00)



Scale:

AS NOTED

QUAILE E

MAY-81-2016

Drawn: Checked: 8C 8JB

**QUAILE ENGINEERING LTD.** 



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

MAY 30, 2016

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.: Dro

Drawing No.: 16-102

**35** 

PHOSING-COMMISSION BAYVIEW WELLINGTON GREEN VALLEY SNOLESHIS-HOLDING