

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 REQU'D FOR ROOF SLOPES 8:12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1830mm (6-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. FAVESTROUGH, FASCIA, RWI, & VENTED SOFFIT, PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") c/c ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.).

FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A) SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") 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.

FRAME WALL CONSTRUCTION (2"x6") (R28)
SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 28mm (1½") EXTERIOR STRUCTURAL INSULATED SHEATHING RSI 0.7 (R4) BY "BP" OR EQUAL, 38x140 (2"x6") STUDS @ 400mm (16") O.C., 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,
CONTINI. 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.

RESERVED

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

WALLS ADJACENT TO ATTIC SPACE - NO CLADDING

9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 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 12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL

BRICK YENEER 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 (7/3 x 20.5) 3642. METAL LAPPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., INSULATION & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH, PROVIDE WEEP HOLES © 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

BRICK VENEER CONSTRUCTION (2*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, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 4.23 (R24) INSUL. & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER. 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS, PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

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

STUCCO WALL CONSTRUCTION (2"x6")
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) &
9.28 THAT EMPLOYS A MINIMUM 10mm AIR SPACE BEHIND THE
CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 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. FDTN. WALL 15MPa (2200psi) WITH BITUMENOUS DAMPPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW EATER ACQUITY BASISMANT INSUE, EARNES FOU (211) BELOW FIN. GRADE, DRAINAGE LAYER IS NOT REQ'D. WHEN FOTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7-10") ON 500x155 (20"x6") CONTINUOUS KEYED CONC. FTG. BRACE FOTN. WALL PRIOR TO BACKFILLING, ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN.

STOREYS SUPPORTED W/ MASONRY VENEER W/ SIDING ONLY 6" WIDE x 6" DEEP 16" WIDE x 6" DEEP 20" WIDE x 6" DEEP 20" WIDE x 6" DEEP 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 2.4kPg. (50psf.) PER FLOOR, AND MAX, LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1"). THE STRIP FOOTING SIZE IS AS FOLLOWS: 2 STOREY WITH WALK-OUT BASEMENT

FOUNDATION DRAINAGE OBC. 9.14.2. & 9.14.3.
100mm (4") DIA. FOUNDATION DRAINAGE TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES.

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

EXPOSED FLOOR TO EXTERIOR (58–12–TABLE 2.1.1.2.A)
PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BAR
AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

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

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

= 200 (7-7/8") = 210 (8-1/4") = 235 (9-1/4") MAX. NOSING = 25 (1") = 1950 (6'-5") MIN. HEADROOM RAIL @ LANDING = 900 (2'-11") = 865 (2'-10") to 965 (3'-2") RAIL @ STAIR

MAX. RISE

MIN. AVG. RUN

MIN. STAIR WIDTH = 860 (2'-10") FOR CURVED STAIRS = 150 (6")

HANDRAILS —OBC. 9.B.7.—
FINISHED 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 .

= 200 (8")

INTERIOR GUARDS -OBC. 9.8.8.-

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

EXTERIOR GUARDS — OBC. 9.8.8.
900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN.
GRADE IS LESS THAN 1800mm (71"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71").

SILL PLATE — OBC. 9.23.7. 38x89 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR 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 FDTN. WALL WITH CAULKING.

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

STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)
89mm(3-1/2") DIA x 3.0mm(0.118) SINGLE WALL TUBE TYPE
ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2EN [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 & 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(.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 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"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 [4 1/2"x10"x1/2"] WITH 2-12mm DIA. x

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

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

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

GARAGE SLAB

100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR
ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL WITH
COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. (18.) 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 (2 1/2"x24") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL. BACKING.

FIREPLACE CHIMNEYS OBC. 9.21.
TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2°-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10°-0") FROM THE CHIMNEY.

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

MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR AS REQUIRED BY

OBC. 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 SUPPO ORTED

MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH OBC 9.17.4.2(2). RESERVED BEARING WOOD POST (BASEMENT) (OBC 9.17.4.) 3-38x140 (3-2'x6") BUILT-UP-POST ON METAL BASE SHOE ANCHORED

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

STEPPED FOOTINGS OBC 9.15.3.9.
MIN. HORIZ. STEP = 600mm (24").
MAX. VERT. STEP = 600mm (24") SLAP 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 REGULATOR, MIN. 300mm (12") ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE A MIN.

OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE. DIRECT VENTING GAS FIREPLACE VENT
DIRECT VENT GAS FIREPLACE, VENT TO BE A MINIMUM 300mm (12")
FROM ANY OPENING AND ABOVE FIN. GRADE, REFER TO GAS

UTILIZATION CODE 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") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (* SEE OBC 9.23.9.4. *)

EXPOSED BUILDING FACE OBC. 8.10.15. & 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 5-8% AIR ENTRAINMENT, REINF, WITH 10M BARS @ 200mm (7 7/8") O.C. ENIKAINNENI. REINY. WITH 10M BAKS @ 20011111 (77/6) O.C. EACH WAY IN BOTTOM FIIRD OF SLAB, MIN. 30mm (1 1/4") COVER, 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDTN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL, SLAB TO HAVE MIN. 75mm (3") BEARING ON FOTN. WALLS, PROVIDE (L7) LINTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.

THE FDTN, WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 600mm (24") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR CONVENTIONAL ROOF FRAMING (2.0Kpg. SNOW LOAD)

38x140 (2"x6") RAFTERS @ 400mm (16"O.C.) FOR MAX 11'-7" \$PAN, 38x184 (2"x6") RIDGE BOARD, 38x89 (2"x4") COLLAR TIES AT MIDSPANS, CELING 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

WINDOWS: 1) MINIMUM BEDROOM WINDOW —ORC. 9.8.10.1.—

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 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.

2) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2. & 5.6.2.2.(3) AND MUNICIPAL STANDARDS.

3) 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 REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED 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

STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED

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

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 1/4-9 1/2-117/87) DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @

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.

JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP

WOOD MEMBERS.
WOOD PRANNING NOT TREATED WITH A WOOD PRESERVATIVE. IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mil. POLYETHYLENE FILM, NO. 50 (43bb.) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40.21 GRADE 350W "STRUCTURAL QUALITY STEEL". OBC. B-9.23.4.3. REINFORCIOS 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.

9

•

EXHAUST FAN

TO EXTERIOR

GFI DUPLEX OUTLET (HEIGHT A.F.F)

HEAVY DUTY OUTLET (220 volt)

dillas

S. J. BOYD

LIGHT FIXTURE (CEILING MOUNTED)

LIGHT FIXTURE (WALL MOUNTED)

DUPLEX OUTLET (HEIGHT A.F.F)

LEGEND 9 CLASS 'B' VENT DUPLEX OUTLET (12" ABOVE SURFACE) WEATHERPROOF DUPLEX OUTLET POT LIGHT Д%

LIGHT FIXTURE (PULL CHAIN) SWITCH Ø ♦ FLOOR DRAIN

SJ

DJ

HOSE BIB (NON-FREEZE) SINGLE JOIST DOUBLE JOIST TRIPLE JOIST

TJ LAMINATED VENEER LUMBER LVL ×6/~ POINT LOAD FROM ABOVE

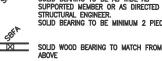
PRESSURE TREATED P.T. G.T. GIRDER TRUSS BY ROOF TRUSS MANUF.

JUNE 16,2017 EA. FLAT ARCH

I CURVED ARCH M.C. MEDICINE CABINET (RECESSED)

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

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



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.

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 I HOUR RATED PARTYWALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

(41) FOUNDATION WALL (W.O.D./W.O.B.) -FOR LATERAL SUPPORT WHERE GRADE TO T/O BASEMENT SLAB EXCEEDS 1200mm (3'-11")
FOR 200mm (8") POURED CONC. FOUNDATION WALL PROVIDE VERTICAL 38x140 (2"x6") WOOD STUDS @ 400 (16") o.c. MATCH FLOOR JOIST SPACING WHEN PARALLEL WITH FLOOR JOISTS, (RAMSET BOTTOM PLATE TO SLAB & FASTEN TOP OF WALL TO FLOOR JOIST AND ALSO TIED TO 38x84 (2"x4") @ 300 (12") o.c. KNEE WALL]. REFER TO DETAIL.

EXTERIOR WALLS FOR WALK-OUT CONDITIONS THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 400mm (16") o.c. OR 38x89 (2"x4") STUDS @ 300mm

ONT. REG. 332/12-2012 OBC ♦ REVISED Amendment 0. Reg. 368/13 NOV. 13, 2014 WOOD LINTELS AND BUILT-UP WOOD BEAMS 2/38 × 184 (2/2" × 8") SPR.#2 3/38 × 184 (3/2" × 8") SPR.#2 4/38 × 184 (4/2" × 8") SPR.#2 5/38 × 184 (5/2" × 8") SPR.#2 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 B4 2/38 × 286 (2/2" × 12") SPR.#2 3/38 × 286 (3/2" × 12") SPR.#2 4/38 × 286 (4/2" × 12") SPR.#2 L5

LOOSE STEEL LINTELS 90 x 90 x 8.0L (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) L12

LAMINATED VENEER LUMBER (LVL) BEAMS

LAMINATED VENEER LUMBER (LV
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)
LVL4 2-1 3/4"x9 1/2" (2-45x240)
LVL5 3-1 3/4"x9 1/2" (3-45x240)
LVL5A 4-1 3/4"x9 1/2" (4-45x240)
LVL6A 1-1 3/4"x1 7/8" (1-45x300)
LVL6 2-1 3/4"x11 7/8" (2-45x300)
LVL6 4-1 3/4"x11 7/8" (3-45x300)
LVL7 3-1 3/4"x11 7/8" (3-45x300)
LVL8 4-1 3/4"x11 7/8" (4-45x300)

1. EXTERIOR 815 x 2030 x 45 DOOR (2'-8" x 6'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4) EXTERIOR 885 x 2030 x 45 DOOR (2'-10" x 6'-8" x 1-3/4")

DOOR SCHEDULE

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

2B DOOR (2'-8" x 6'-8" x 1-3/4") (WEATHER STRIPPING INSTALLED) 815 x 2438 x 45 (2'-8" x 8'-0" x 1-3/4") 2C INTERIOR DOOR

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 (2D)

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

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

INTERIOR

4A INTERIOR DOOR 4C INTERIOR DOOR 660 x 2438 x 35 (2'-2" x 8'-0" x 1-3/8") 5.) INTERIOR DOOR 460 x 2030 x 35 (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 ÉL 8 1/2 HEAT PIPE WARM AIR PLUMBING (TOILET) RETURN AIR DUCT PLUMBING (BATH,

SMOKE ALARM (REFER TO ORC 9.10.19) PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL AND ALSO 1 IN EACH BEDROOM NEAR HALL DOOR, ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF 1 SOUNDS.

BATTERY BACK-UP REQUIRED, SMOKE ALARMS TO INCORPORATE VISUAL SIGNALLING COMPONENT (9.10.19.3.(3)). CARBON MONOXIDE ALARMS (OBC 9.33.4.)

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

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. VA3 Design Inc. UPDATE TO CODE APR 16-15 RC 1 ISSUE FOR CLIENT REVIEW MAY 07-14 RC no. description

Wellington Jno-Baptiste LABOFILSTE 25591 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.



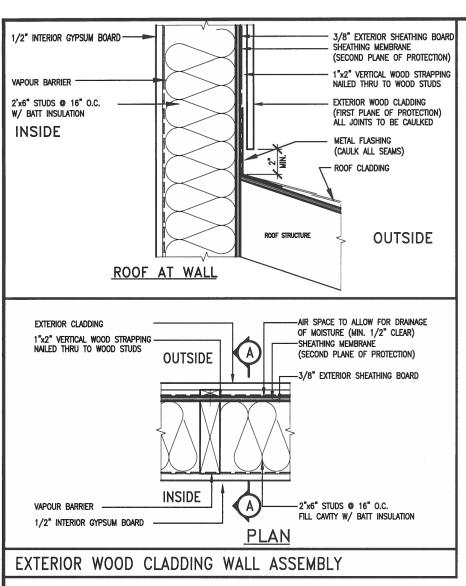
BAYVIEW WELLINGTON

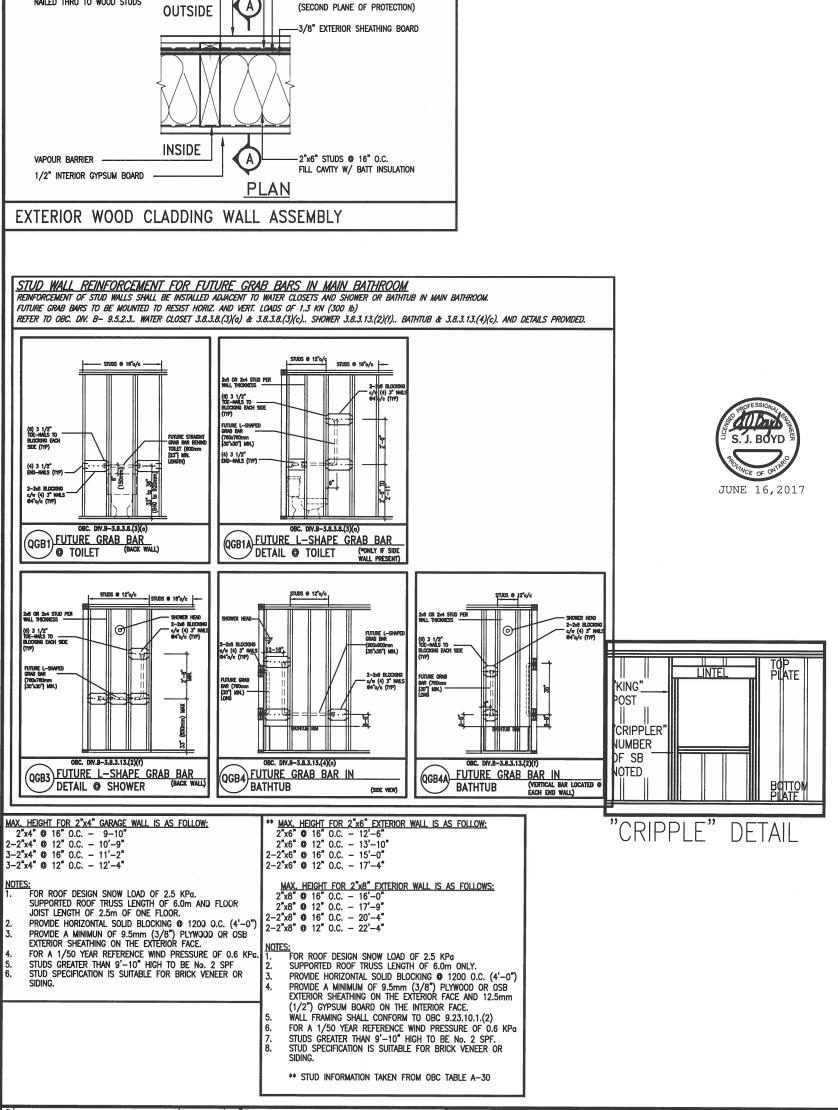
CONST NOTE

13045

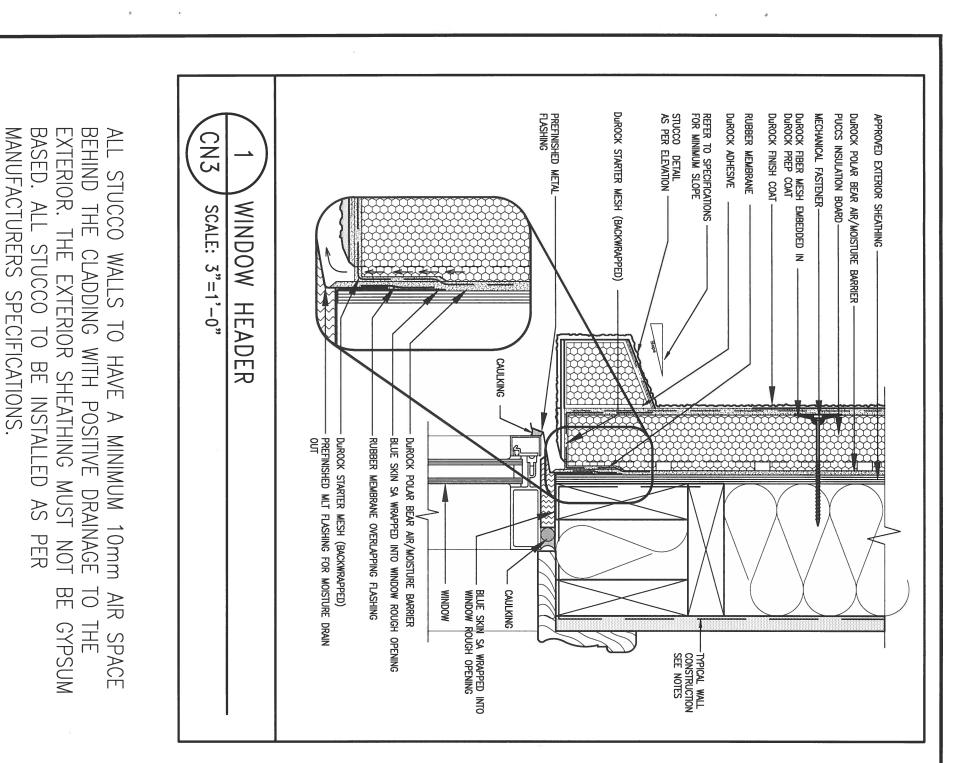
GREEN VALLEY ESTATES BRADFORD APR 2014 **CONSTRUCTION NOTES** 3/16" = 1'-0" 13045-CONST-OBC 2015

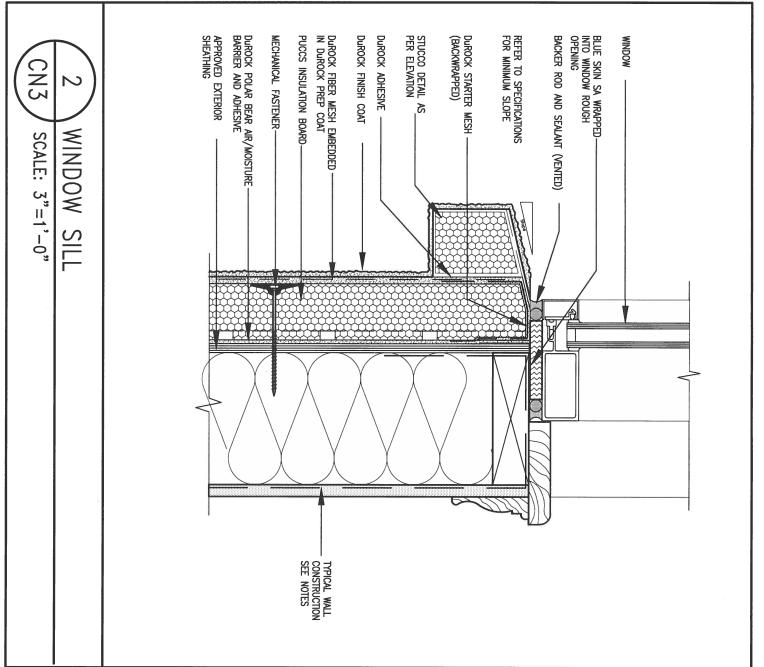
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The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. **CONST NOTE BAYVIEW WELLINGTON** qualification information Wellington Jno-Baptiste 180512576 25591 name BCI registration information VA3 Design Inc. **GREEN VALLEY ESTATES** BRADFORD 13045 DESIGN 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 UPDATE TO CODE APR 16-15 RC 3/16" = 1'-0" 1 ISSUE FOR CLIENT REVIEW MAY 07-14 RC t 416.630.2255 f 416.630.4782 RC 13045-CONST-OBC 2015 no. description va3design.com RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Tue - Dec 20 2016 - 9:17 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 permission.





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

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM

Wellington Jno-Baptiste 25591 registration informatio VA3 Design Inc. Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawing and specifications are instruments of service and the proof the Designer which must be returned at the completion of the Drawings are not to be scaled.

BCI 42658

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

BAYVIEW WELLINGTON

CONST NOTE

13045

GREEN VALLEY ESTATES APR 2014

BRADFORD CONSTRUCTION NOTES

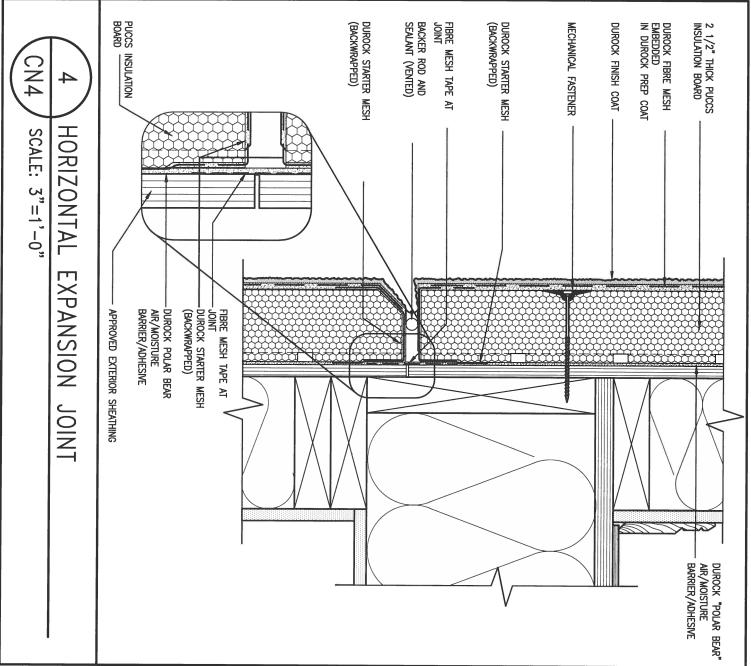
3/16" = 1'-0"13045-CONST-OBC 2015 va3design.com RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Tue - Dec 20 2016 - 9:19 AM

DUROCK FIBRE MESH EMBEDDED IN DUROCK PREP COAT DUROCK FINISH COAT APPROVED EXTERIOR SHEATHING ROOF SHINGLES 2 1/2" THICK PUCCS INSULATION BOARD DUROCK "POLAR BEAR"

AIR/MOISTURE BARRIER/ADHESIVE DUROCK STARTER MESH (BACKWRAPPED) MECHANICAL FASTENER STUCCO TERMINATION SCALE: 3"=1'-0" 0 ROOF DUROCK UNI-TRACK FLASHING

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

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM

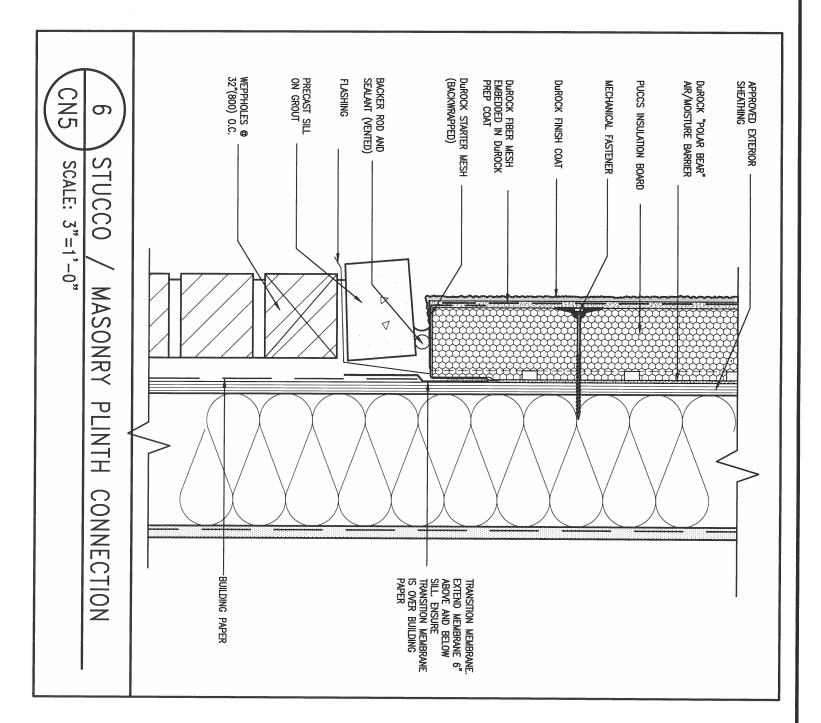


The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. **CONST NOTE** 8 **BAYVIEW WELLINGTON** 7 Wellington Jno-Baptiste 25591 project no. 13045 BCIN GREEN VALLEY ESTATES BRADFORD VA3 Design Inc. 42658 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. CONSTRUCTION NOTES 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 APR 2014 2 UPDATE TO CODE APR 16-15 RC drawn by RC 1 ISSUE FOR CLIENT REVIEW MAY 07-14 RC t 416.630.2255 f 416.630.4782 3/16" = 1'-0"13045-CONST-OBC 2015 no. description RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Tue - Dec 20 2016 - 9:19 AM va3design.com

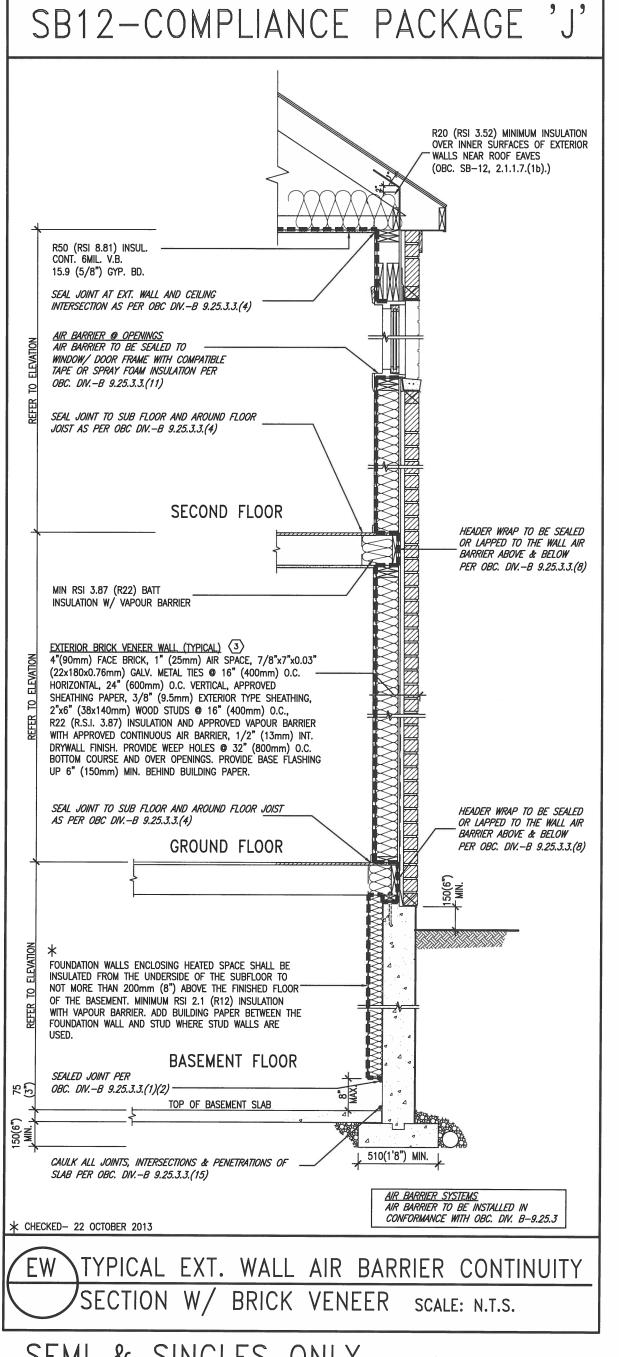
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ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE
BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE
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DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



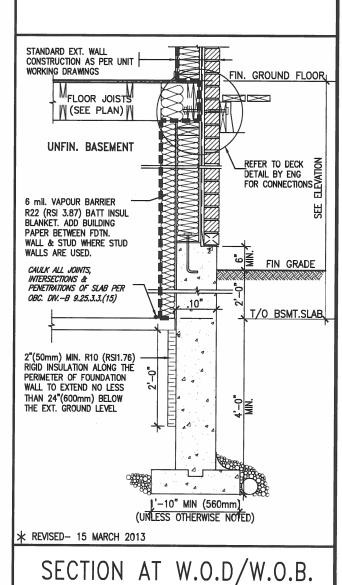
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THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

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%	_					





SEMI & SINGLES ONLY

L			1	0220 01121
9				The undersigned has reviewed and takes responsibility for this design
8				and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
7				qualification information
6				Wellington Jno-Baptiste John Sofies 7 25591
5				name , signature BCIN
4				registration information VA3 Design Inc. 42658
3				
2	0.0	APR 16-15		
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC	drawings and specifications are instruments of service and the property

o. description

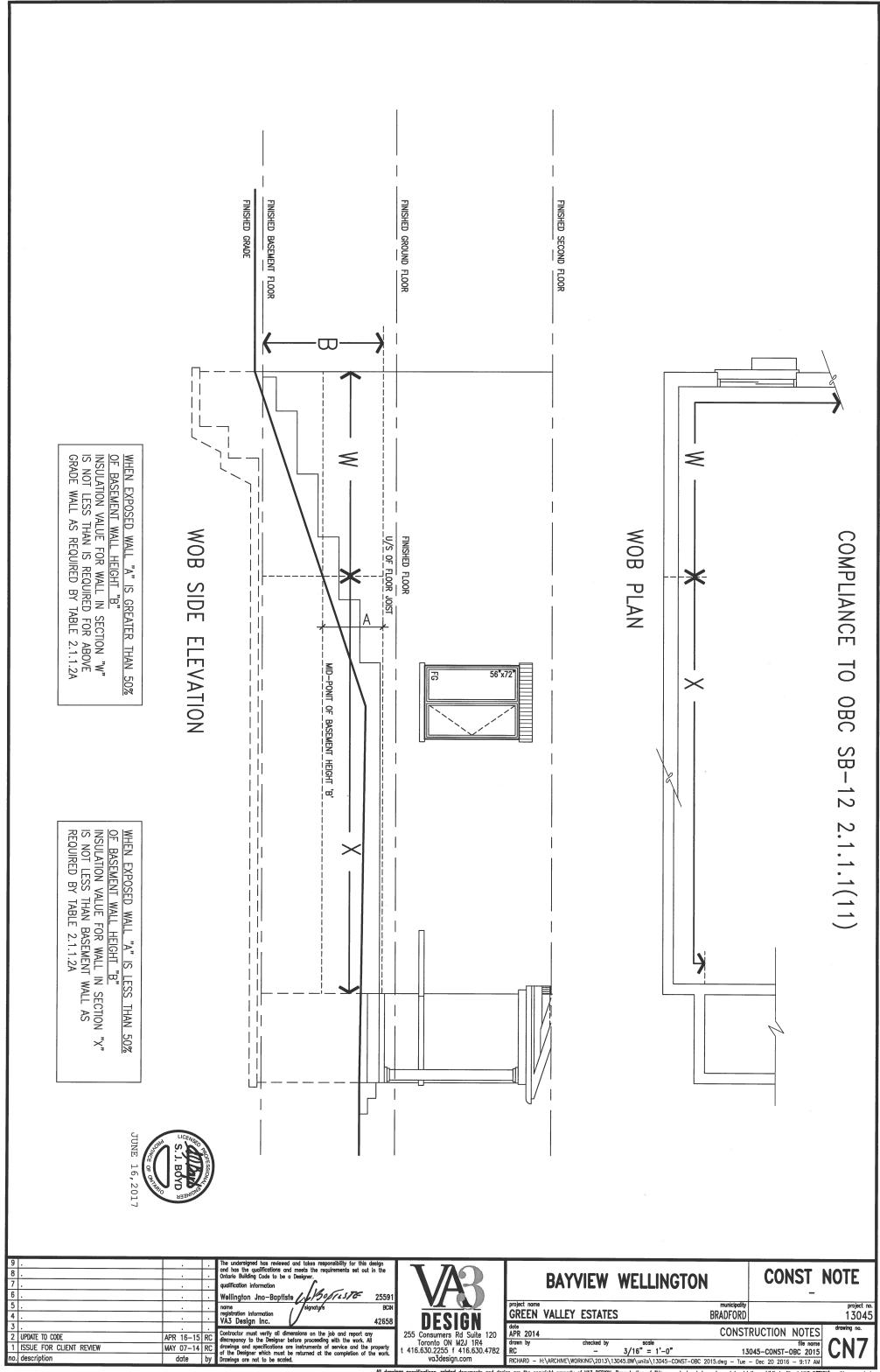
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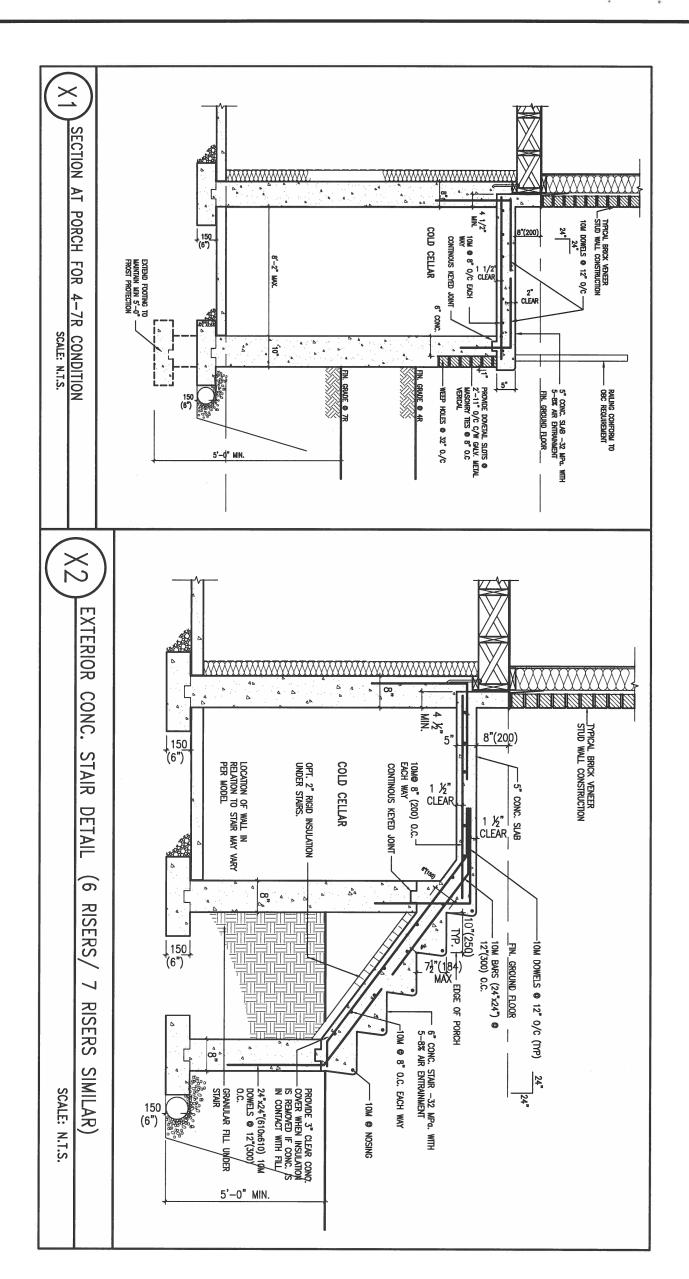


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BAYVIEW WEL	LINGTON	CONST	NOTE
project name GREEN VALLEY ESTATES	BRADFORD		project no 13045

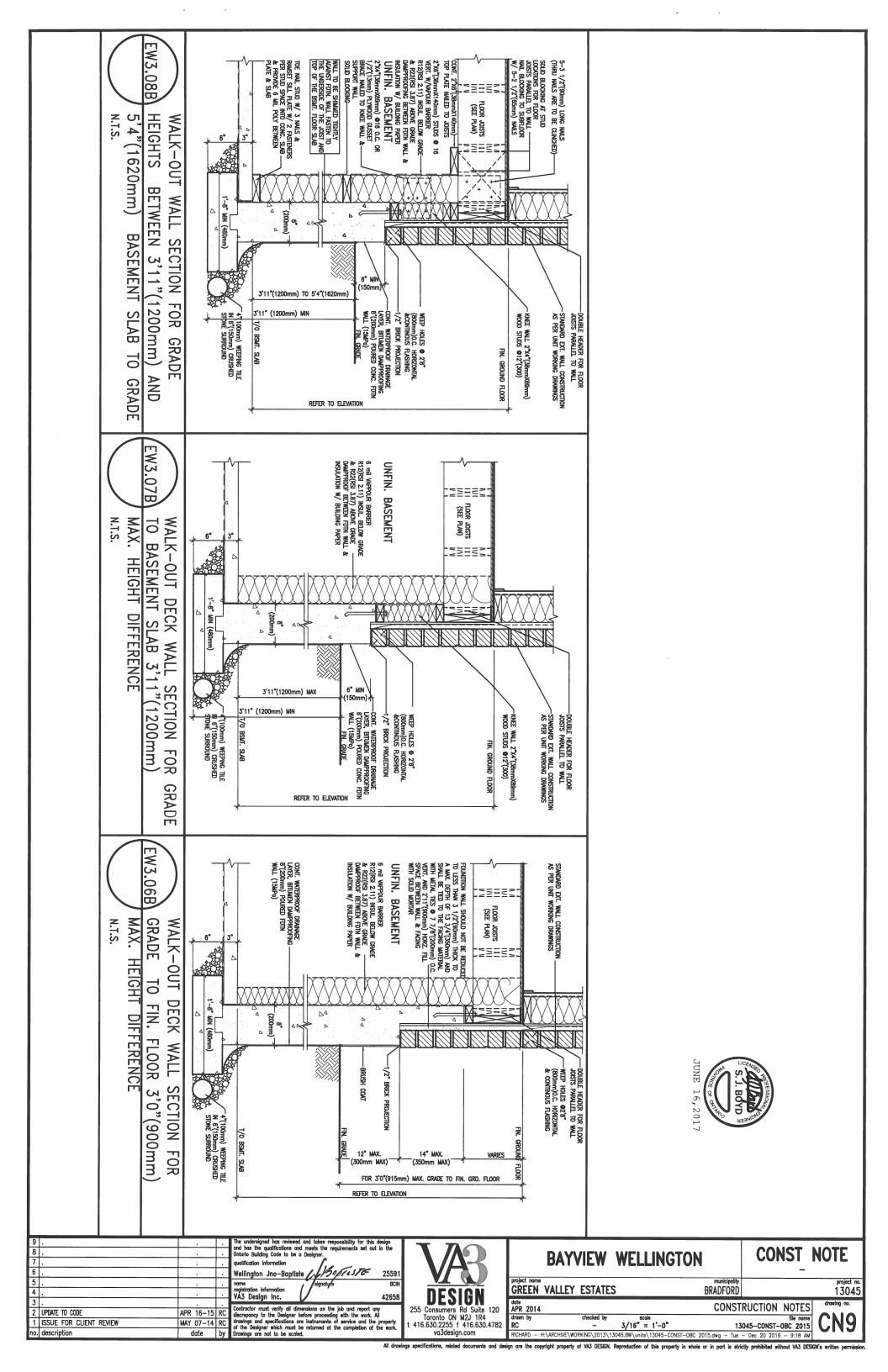
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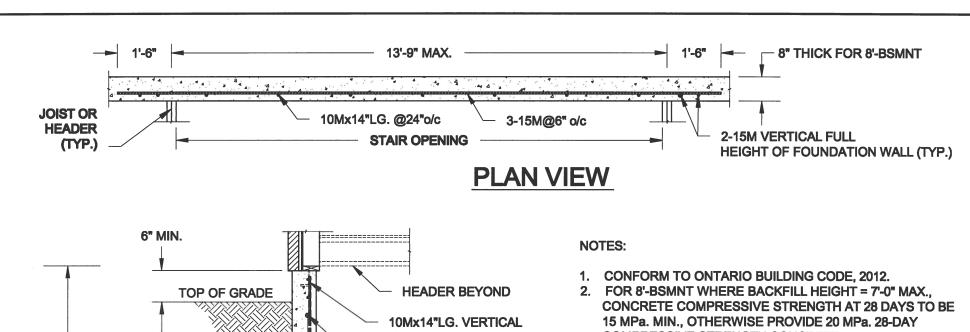


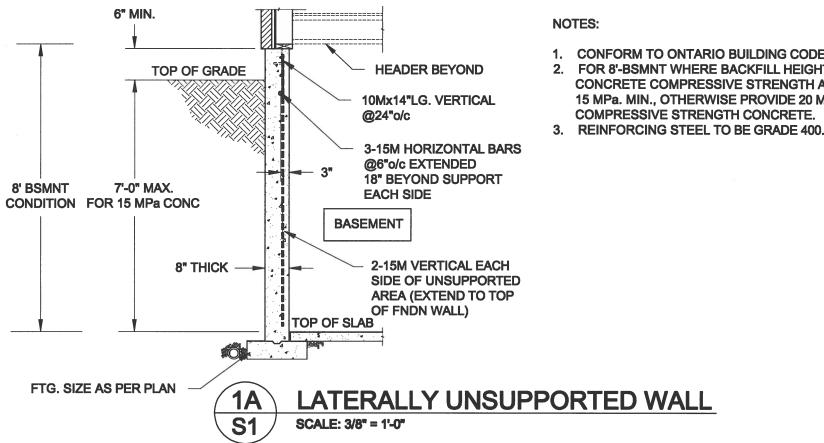


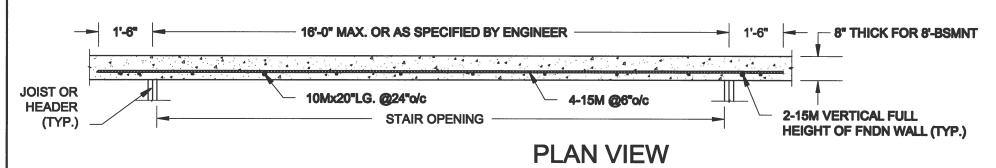


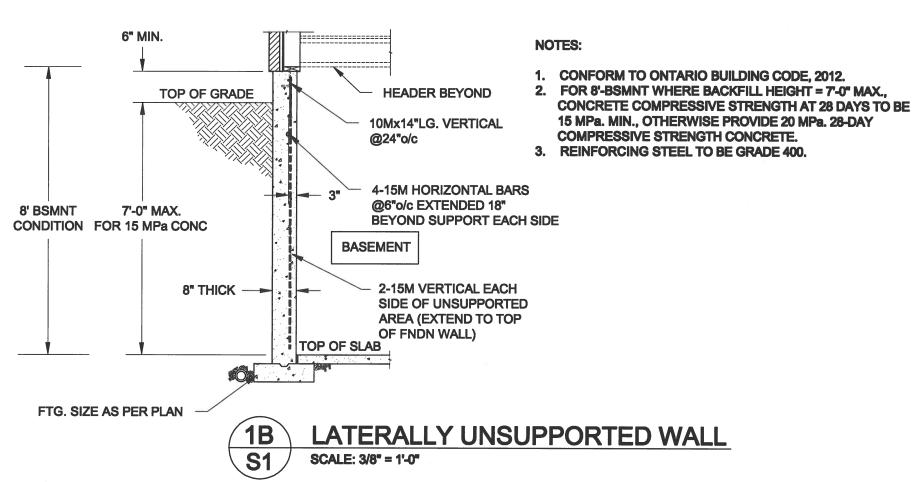
9 . 8 . 7 . 6 .			The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Deelgner. qualification information Wellington Jno-Baptiste		BAYVIEW	WELLINGTON	CONST	NOTE
5 . 4 .		ŀ	name signature BCII registration information VA3 Design Inc. 42658		LLEY ESTATES		unicipality DFORD	project no. 13045
2 UPDATE TO CODE 1 ISSUE FOR CLIENT REVIEW	APR 16-15 MAY 07-14 date	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	 checked by	scole 3/16" = 1'-0" 045.BW\units\13045-CONST-OBC 2015.dw	ONSTRUCTION NOTES file name 13045-CONST-OBC 2015	CN8

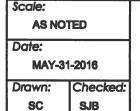












QUAILE ENGINEERING LTD.

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



Project:

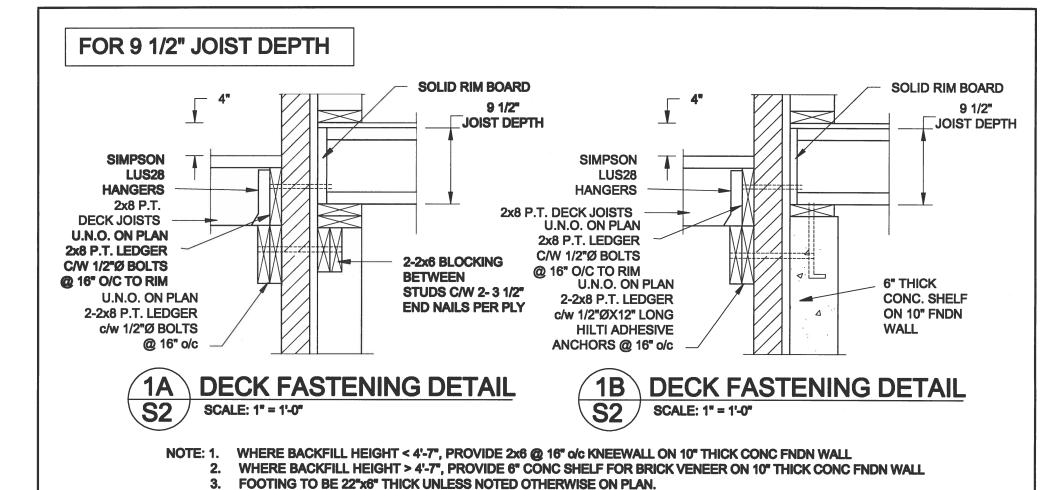
Project No.:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO

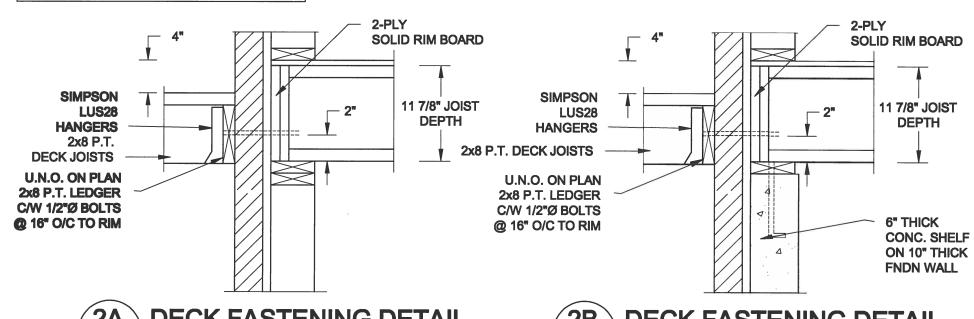
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Drawing No.: 16-102 **S1**

F:\SamC-08\2016\16-102 BAYVIEW WELLINGTON GREEN VALLEY SINGLES\16-102.dwg







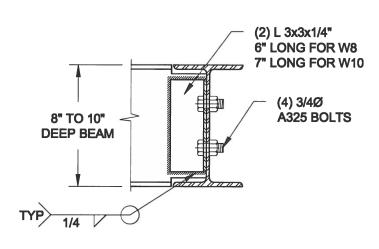
2A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

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

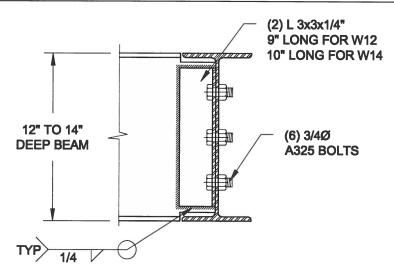
NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL

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:
AS NOTED

Dale:
MAY-81-2018

Drawn: | Checked:

8.0

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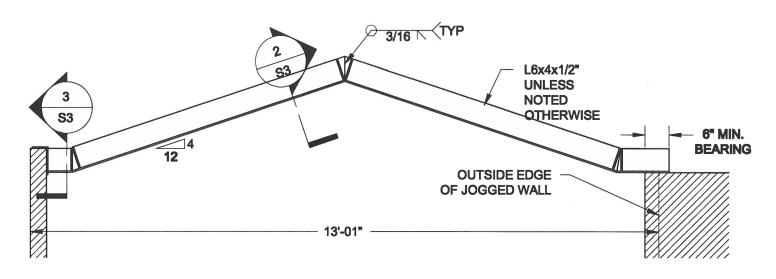


Project:
BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

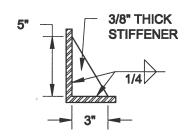
TYPICAL STRUCTURAL DETAILS FOR SINGLES

2016 Project No.: Drawing No.: 82

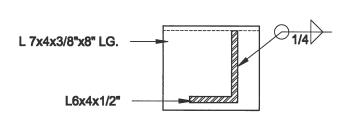
Macing-Color Holde-Free Bayyview Wielling fon Green Walley Single-Free and



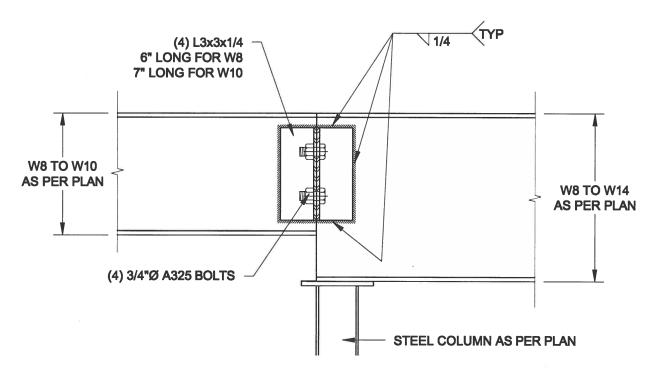




2 TYP. STIFFENER
SCALE: 1 1/2" = 1'-0"



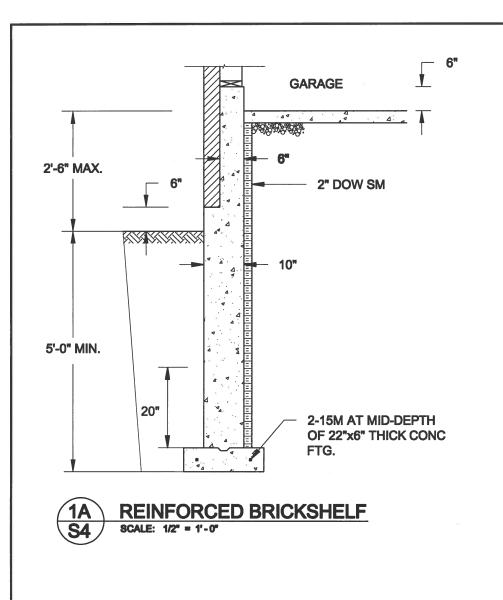
3 INVERTED ANGLE
S3 SCALE: 1 1/2" = 1'-0"

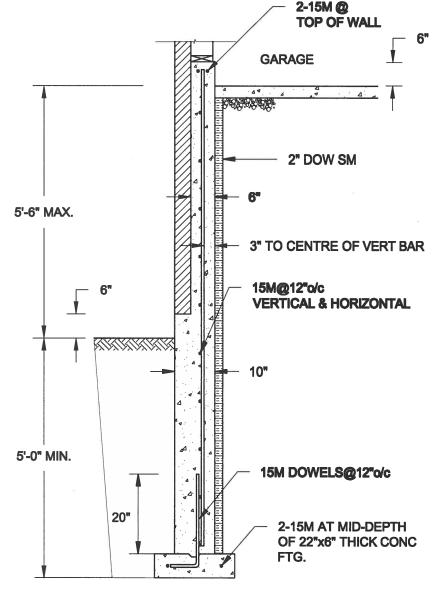




Scale: Engineer's Seat: Project: **QUAILE ENGINEERING LTD. AS NOTED BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT** BRADFORD, ONTARIO Dale: 38 Parkside Drive, UNIT 7 S. J. BOYD Newmarket, ON TYPICAL STRUCTURAL DETAILS FOR SINGLES MAY-31-2016 L3Y 8J9 Drawn: Checked T: 905-853-8547 Project No.: Drawing No.: E: qualle.eng@rogers.com **8C** 8.13 16-102 83 MAY 30, 2016

F-Hamo-openione-for Bayview Wellington Green Valley Singleshe-reading



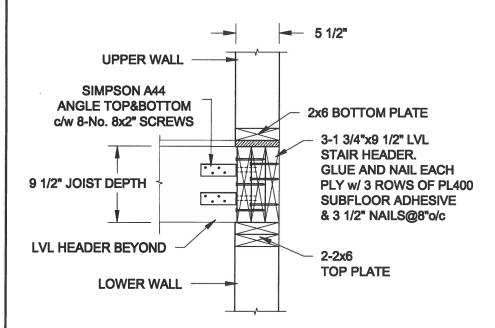


1B REINFORCED BRICKSHELF
S4 SCALE: 1/2" = 1'-0"

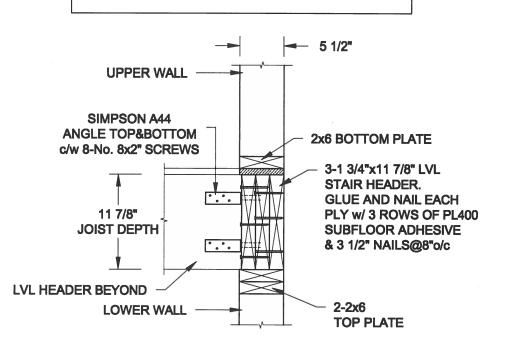
NOTE:

- 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



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

Scale:
AS NOTED

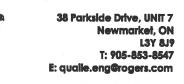
Date:
MAY-81-2016

Drawn: Checked:

8,13

8C

QUAILE ENGINEERING LTD.





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

TYPICAL STELLICITIES. DETAILS FOR SINGLES.

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.: Drawing No.: 84

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