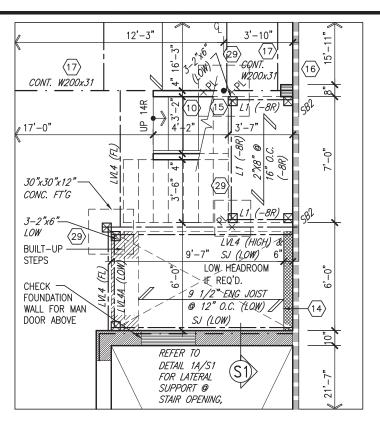


PARTIAL SUNKEN CONDITION
-1R CONDITION



PARTIAL SUNKEN CONDITION -2R OR MORE CONDITION



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawlings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD WEST GWILLIMBURY.



IV			
by Drawings are not to be scaled.	by	date	iption
JAN 08-20 RC drawings and specifications are instruments of service and the proper	RC	JAN 08-20	ED FOR CLIENT REVIEW.
JAN $14-20$ RC discrepancy to the Designer before proceeding with the work. All	RC	JAN 14-20	SED SEC FLOOR TO 11 7/8" JOIST
22	RC	FEB 12-20 RC	ED AS PER ENG'S COMMENTS
registration information		•	
name / signative			
Wellington Jno-Baptiste 11 John 1876 259			
qualification information		•	
and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.			
The undersigned has reviewed and takes responsibility for this design		٠	

9

SECTION

SD30-

WELLINGTON

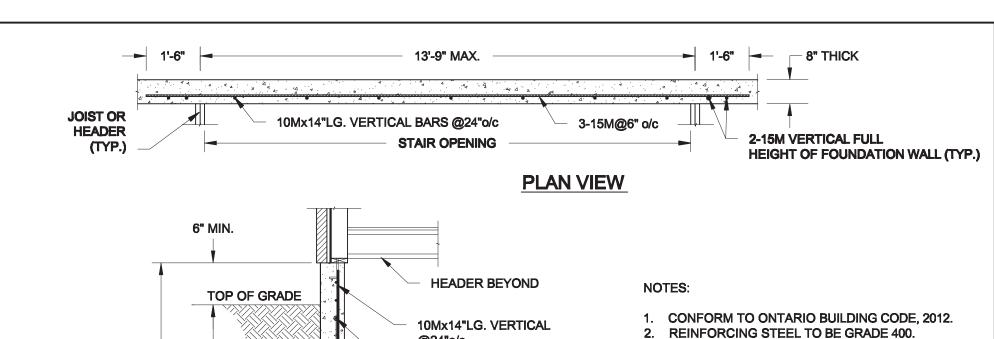
BAYVIEW

**EAST** 

VALLEY

BCIN 658

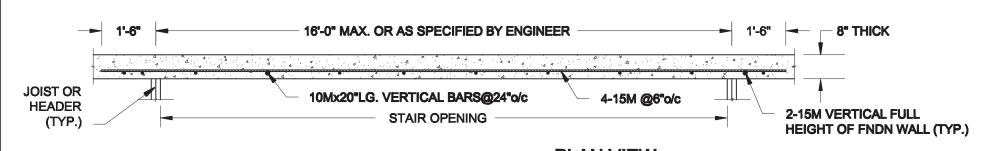
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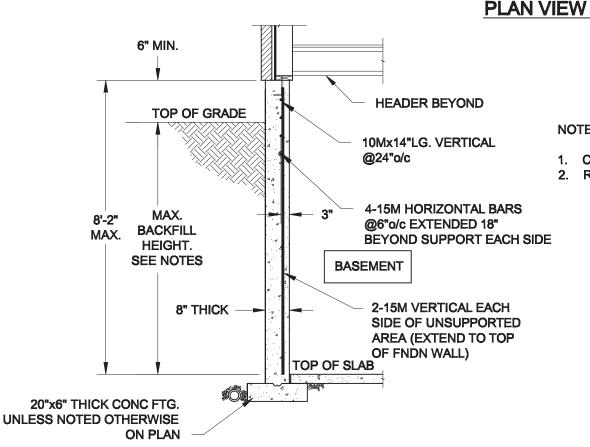


@24"o/c 3-15M HORIZONTAL BARS @6"o/c EXTENDED MAX. 8'-2" 18" BEYOND SUPPORT **BACKFILL** MAX. **EACH SIDE** HEIGHT. **SEE NOTES BASEMENT** 2-15M VERTICAL EACH 8" THICK SIDE OF UNSUPPORTED AREA (EXTEND TO TOP OF FNDN WALL) TOP OF SLAB 20"x6" THICK CONC FTG. **UNLESS NOTED OTHERWISE** ON PLAN

CONC STRENGTH	MAX. BACKFILL HEIGHT
15 MPa	2.15 m (7'-0")
20 MPa	2.3 m (7'-6")

**1A** LATERALLY UNSUPPORTED WALL SCALE: 3/8" = 1'-0" **S1** 





### NOTES:

- 1. CONFORM TO ONTARIO BUILDING CODE, 2012.
- 2. REINFORCING STEEL TO BE GRADE 400.

CONC STRENGTH	MAX. BACKFILL HEIGHT
15 MPa	2.15 m (7'-0")
20 MPa	2.3 m (7'-6")

LATERALLY UNSUPPORTED WALL **1B** SCALE: 3/8" = 1'-0"

Scale: AS NOTED Date: FEB-10-2020 Drawn: Checked SC SJB

## QUAILE ENGINEERING LTD.



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



Project: **BAYVIEW WELLINGTON - GREEN VALLEY EAST - SEMIS BRADFORD, ONTARIO** 

TYPICAL STRUCTURAL DETAILS

Project No.:

20-018

Drawing No.:

**S1** 

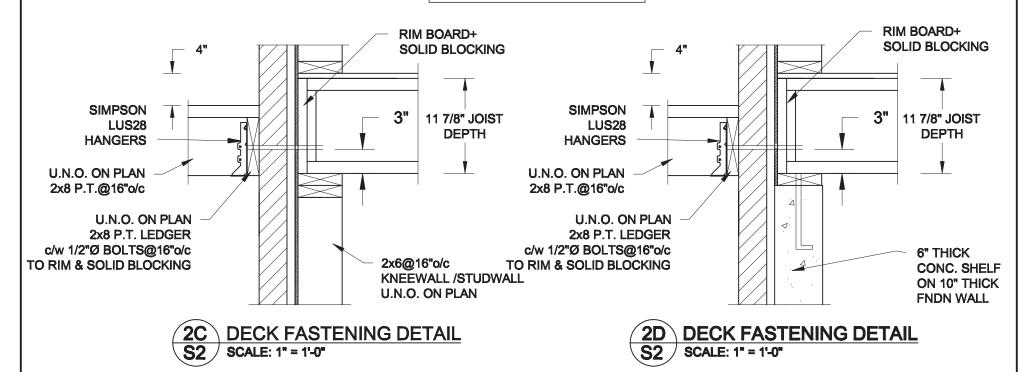
F:\SamC-08\2020\20-018 Bayview Wellington Green Valley East - Semis\20-018.dwg

#### FOR 9 1/2" JOIST DEPTH **SOLID RIM BOARD SOLID RIM BOARD** JOIST DEPTH JOIST DEPTH SIMPSON LUS28 SIMPSON LUS28 2x8 P.T. @16"o/c 2x8 P.T. @16"o/c U.N.O. ON PLAN U.N.O. ON PLAN 2x8 P.T. LEDGER 2x8 P.T. LEDGER C/W 1/2"Ø BOLTS C/W 1/2"Ø BOLTS 2-2x6 BLOCKING @ 16" O/C TO RIM @ 16" O/C TO RIM 6" THICK BETWEEN **CONC. SHELF** STUDS C/W 2-2x8 P.T. LEDGER ON 10" FNDN 2-3 1/2" c/w 1/2"Øx12" LONG HILTI Δ 2-2x8 P.T. LEDGER WALL END NAILS ADHESIVE ANCHORS@16"o/c c/w 1/2"Ø BOLTS@16"o/c PER PLY U.N.O. ON PLAN U.N.O. ON PLAN

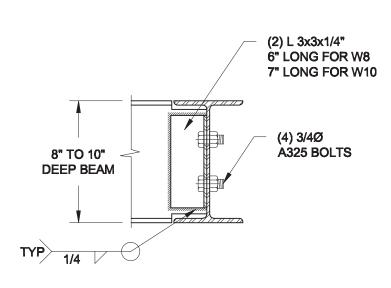
1A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

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

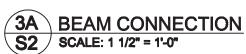
#### FOR 11 7/8" JOIST DEPTH

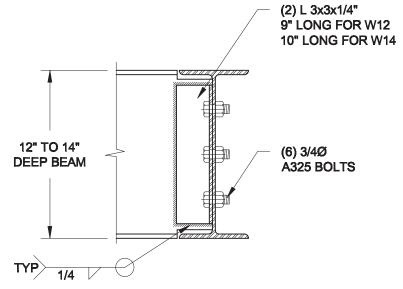


- NOTES: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
  - 2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
  - 3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.



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.



Scale:

AS NOTED

Date:
FEB-10-2020

Drawn: Checked:

SJB

SC

## **QUAILE ENGINEERING LTD.**



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



Project:

BAYVIEW WELLINGTON - GREEN VALLEY EAST - SEMIS
BRADFORD, CNTARIO

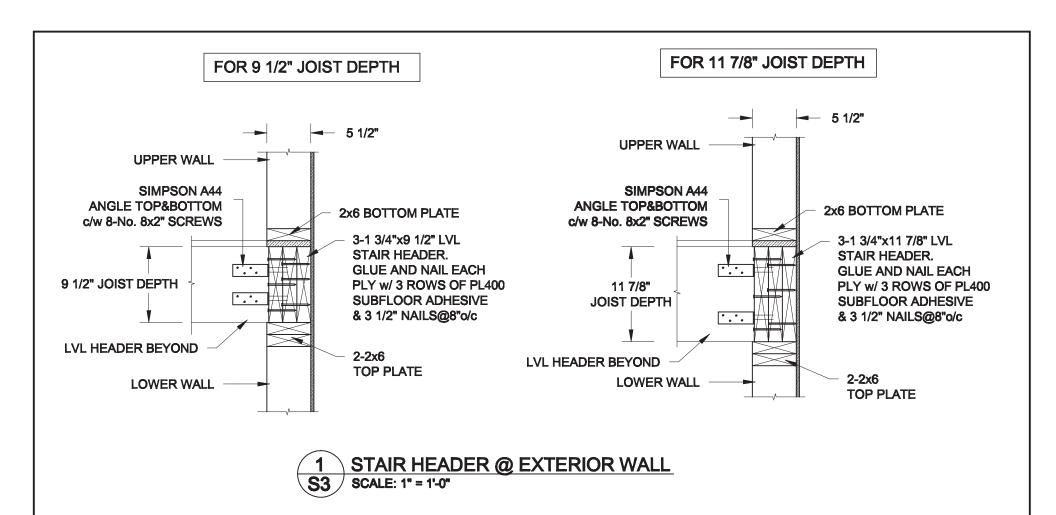
TYPICAL STRUCTURAL DETAILS

Project No.:

Drawing No.:

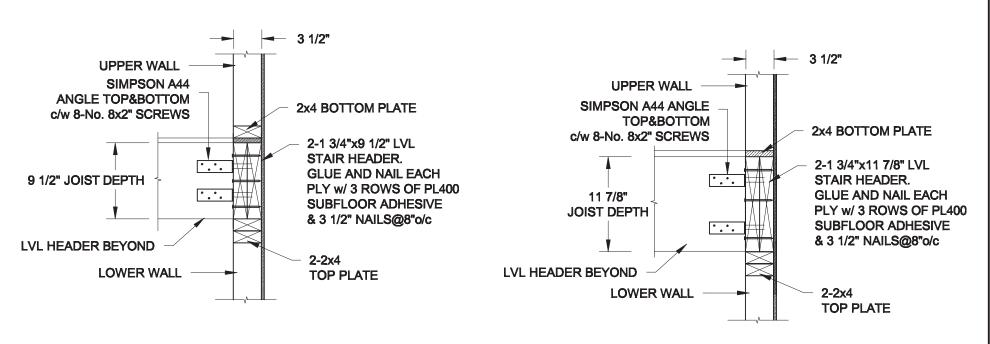
20-018

S2



FOR 9 1/2" JOIST DEPTH

FOR 11 7/8" JOIST DEPTH



STAIR HEADER @ PARTY WALL
S3 SCALE: 1" = 1'-0"

Scale:
AS NOTED

Date:
FEB-10-2020

Drawn: Checked:

SJB

SC

QUAILE ENGINEERING LTD.



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



Project:

BAYVIEW WELLINGTON - GREEN VALLEY EAST - SEMIS **ERADFORD, ONTARIO** 

**S3** 

TYPICAL STRUCTURAL DETAILS

Project No.: Drawing No.:

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'-0") O.C. AT BOTTOM CHORD, PREFIN. ALUM. EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT, PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") c/c ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.).

FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.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. RSL3 87 (R22) 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, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

ZB) FRAME WALL CONSTRUCTION (2"x4")— GARAGE WALLS SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, 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.

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., RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR, CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL AND AFFR. COMIN. AIR BARRIER, 13/1111 (1/2) INTENIOR DRIVALE FINISH. MID-HEIGHT BLOCKING REQ'D. IF NO SHEATHING APPLIED. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A) 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16")

O.C., RSI 3.87 (R22) 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, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE

3A. RESERVED



MAR 3, 2020

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") (SB-12-TABLE 3.1.1.2.A)
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., RSI 3.87(R22) INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR FINISH, REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL

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

THERMAL INSULATION REQUIREMENTS. STUCCO TO BE MIN. 200 (8")

FOUNDATION WALL/FOOTINGS: (9.15.3, 9.15.4, 9.13.2, 9.14.2.1.(2)) 250mm (10") POURED CONC. FDIN. WALL 30MPa (4350psi) 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 FDTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2820 (9"-3") ON 560x1.55 (22"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 150KPa OR GREATER, IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED.

STOREYS SUPPORTED W/ MASONRY VENEER W/ SIDING ONLY

1 18" WIDE x 6" DEEP 18" WIDE x 6" DEEP 18" WIDE x 6" DEEP 22" WIDE x 6" DEEP 22" WIDE x 6" DEEP 22" WIDE x 6" DEEP 28" WIDE x 9" DEEP

-MAXIMUM FLOOR LIVE LOAD OF 2.4kPg, (50psf.) PER FLOOR, AND MAX LENGTH OF SUPPORTED FLOOR JOISTS IS 4 9m (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 545x175 (22"x7") 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 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.

EXPOSED FLOOR TO EXTERIOR (SB-12-TABLE 3.1.1.2.A)
PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

ATTIC INSULATION (SB-12-TABLE 3.1.1.2.A) (SB-12-3.1.1.8) RSI 10.56 (R60) BLOWN IN ROOF INSULATION AND APPROVED NAPOUR 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.-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 = 865 (2'-10") to 965 (3'-2") RAIL @ STAIR MIN STAIR WIDTH = 860 (2'-10")

FOR CURVED STAIRS MIN. AVG. RUN HANDRAILS -OBC. 9.8.7.-

MAX. RISE

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.

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") C.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-12-3.1.1.7), 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. RSI3.52ci (R20ci) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER. RECOMMEND DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. AIR BARRIER TO BE SEALED TO FOUNDATION WALL WITH CAULKING. CONTINUOUS INSULATION

BEARING STUD PARTITION
38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON
DAMPPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7-10") O.C. 100mm (4") HIGH CONC. CURB ON 350x1 55 (14"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

(ci) IS NOT TO BE INTERRUPTED BY FRAMING.

STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)
89mm(3-1/2") DIA x 3.0mm(0.118) SINGLE WALL TUBE TYPE 2
ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kN (16,000lbs.) AT A MAX, EXTENSION OF 2318mm (7'-7 1/2") CONFORMING TO A MAX. EXTENSION OF 231611111 (7-7 /72) CONDOWNING 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 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
(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 Kpa. MIN. AND AS PER SOILS REPORT.

90mm(3-1/2") DIA x 4.78mm(.188) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. 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

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. WALLS (R22), CEILINGS (R31), REFER TO SB-12,
TABLE 3.1.1.2.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 250mi (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. & SB12-3.1.1.8)
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. 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.

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

<u>OR</u> SOLID WOOD BEARING FOR WOOD STUD WALLS
SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER, SOI ID 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"x4") BIJII T-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") IN. HORIZ. STEP = 600mm (24") AX. 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 MFD

(4640 psi) WITH 5-9% AIR ENTRAINMENT ON COMPACTED

LIB CADAG WILLED ENGLURED, BEFER TO OBG OR 10 TABLE SUB-GRADE, WHERE REQUIRED, REFER TO OBC SB-12, TABLE 3.1.1.2.A. FOR REQUIRED MINIMUM INSULATION UNDER SLAB.

DIRECT VENTING GAS FURNACE/ H.W.T VENT
DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A
NATURAL 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, ALL AIR INTAKES SHALL BE LOCATED SO THAT THEY ARE SEPARATED FROM KITCHEN EXHAUST BY 3.0M IN

COMPLIANCE WITH O.B.C. DIV.-B TABLE 6.2.3.12... 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 080 F. 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 GBC 7.33.2. J. TOCK 3033 MINS AND SEE REPORT (8-11) FO 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. (\* SEÉ OBC 9.23.9.4. \*)

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 REINE 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" \$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") \$PAN & 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 -OBC. 9.9.10.1. HAVE MIN. 0.35m2 UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3")

2) WINDOW GUARDS - OBC. 9.8.8.1,6.1).
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")

SHALL COMPLY WITH OBC DIV.-B 9.7.3. & SB12-3.1.1.9

3) EXTERIOR WINDOWS

GLASS—STRUCTURAL SUFFICIENCY OF GLASS
 DOOR & WINDOW MANUFACTURER/ SUPPLIER TO PROVIDE ADEQUATE INFORMATION TO DEMONSTRATE COMPLIANCE WITH OBC DIV.-8 9.6.1.3.

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

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

BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. DIV. B-  $9.5.2.3\,$  & DETAIL

ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12-3.1.1.9.

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

ALL OUTDOOR AIR INTAKES SHALL BE LOCATED SO THAT THEY ARE SEPARATED FROM SOURCES OF CONTAMINATION (EXHAUST VENTS) IN COMPLIANCE WITH O.B.C. DIV.-B 6.2.3.12. AND TABLE 6.2.3.12.

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

STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED

3) 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.

MANUFACTUREK.

LYL BEAMS SHALL BE 2.0E -2950Fb MIN., NAIL EACH PLY OF I
WITH 89mm [3 1/2"] LONG COMMON WIRE NAILS @ 300mm [
1/2") 0.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm [
1/4",9 1/2", 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FO
GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm [1/2
DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C.

PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE 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, WOUD FRAMING NOT IREATED WITH A WOUD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mil. POLYETHYLENE FILM, NO. 50 (45lbs.), ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 STRUCTURAL STEEL STALL CONFORM TO CARVISAN-4-49-GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40.21 GRADE 350W "STRUCTURAL QUALITY STEEL", OBC. B-9.23.4.3. ERINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

GRADE 40UK.

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

EXHAUST FAN TO EXTERIOR

GFI DUPLEX OUTLET (HEIGHT A.F.F)

(220 volt)

→ HOSE BIB (NON-FREEZE)

HEAVY DUTY OUTLET

LIGHT FIXTURE (WALL MOUNTED)

OUTLET (HEIGHT A.F.F)

LEGEND CLASS 'B' VENT

DUPLEX OUTLET (12" ABOVE SURFACE) WEATHERPROOF DUPLEX OUTLET POT LIGHT

LIGHT FIXTURE (PULL CHAIN)

**SWITCH**  $\Diamond$  FLOOR DRAIN **`** 

SINGLE JOIST DOUBLE JOIST TJ TRIPLE JOIST

PRESSURE TREATED LUMBER GIRDER TRUSS BY ROOF TRUSS MANUF

lacksquare

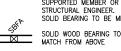
LAMINATED VENEER POINT LOAD FROM ABOVE

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

DOUBLE VOLUME
WALL. SEE NOTE 39

CONCRETE
BLOCK WALL

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.



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.

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

(39) 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 381 40 (2'-8") 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 PARTY WALL.
REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

FOUNDATION WALL (W.O.D./W.O.B.) - WHERE GRADE TO T/O BASEMENT SLAB EXCEEDS 1200mm (3'-11") A 250mm (10") WIDE FOUNDATION WALL IS REQUIRED.

EXTERIOR WALLS FOR WALK-OUT CONDITIONS STUDS @ 400mm (16") o.c. <u>OR</u> 38x89 (2"x4") STUDS @ 300mm DRAIN WATER HEAT RECOVERY UNIT (DWHR)

PER SB12-3.1.12., A DRAIN WATER HEAT RECOVERY (DWHR)
UNIT SHALL BE INSTALLED IN EACH DWELLING UNIT TO RECEIVE
DRAIN WATER FROM ALL SHOWERS OR FROM AT LEAST TWO
SHOWERS WHERE THERE ARE TWO OR MORE SHOWERS IN THE
DWELLING UNIT. DDES NOT APPLY IF THERE ARE NO SHOWERS
OR NO STOREY BENEATH ANY OF THE SHOWERS.

♦ UPDATED ONT. REG. 332/12-2012 OBC Amendment O. Reg. 88/19 JANUARY 01, 2020

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 2/38 x 235 (2/2" x 10") SPR.#2 3/38 x 235 (3/2" x 10") SPR.#2 4/38 x 235 (4/2" x 10") SPR.#2

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

89 x 89 x 6.4L (3-1/2" x 3-1/2" x 1/4"L) 89 x 89 x 7.9L (3-1/2" x 3-1/2" x 5/16"L) 102 x 89 x 7.9L (4" x 3-1/2" x 5/16"L) 127 x 89 x 7.9L (5" x 3-1/2" x 5/16"L) 152 x 89 x 10.0L (6" x 3-1/2" x 3/8"L) 152 x 102 x 11.0L (6" x 4" x 7/16"L) 178 x 102 x 13.0L (7"x 4" x 1/2"L)

LAMINATED VENEER LUMBER (LVL) BEAMS LVL1A 1-1 3/4"x7 1/4" (1-45x184) LVL1 2-1 3/4"x7 1/4" (2-45x184) 3-1 3/4"x7 1/4" (3-45x184) 4-1 3/4"x7 1/4" (4-45x184) LVL3 LVL5 4-1 3/4 x/ 1/4 (4-45x184) LVL4A 1-1 3/4"x9 1/2" (1-45x240) LVL5 3-1 3/4"x9 1/2" (2-45x240) LVL5 4-1 3/4"x9 1/2" (3-45x240) LVL5A 4-1 3/4"x9 1/2" (4-45x240) LVL6A 1-1 3/4"x11 7/8" (1-45x300) LVL6 2-1 3/4"x11 7/8" (2-45x300) LVL7 3-1 3/4"x11 7/8" (3-45x300) LVL8 4-1 3/4"x11 7/8" (4-45x300)

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

EXTERIOR 865 x 2030 x 45 DOOR (2'-10" x 6'-8" x 1-3/4") (1B) EXTERIOR 915 x 2030 x 45 DOOR (3'-0" x 6'-8" x 1-3/4") (1C) EXTERIOR 915 x 2438 x 45 DOOR (3'-0" x 8'-0" x 1-3/4") (27)

EXTERIOR 915 × 24-38 × 45
DOOR (3'-0" × 8'-0" × 1-3/4")
INSULATED MIN. RSI 0.7 (R4)
EXTERIOR 860 × 24-38 × 45
DOOR (2'-10" × 8'-0" × 1-3/4")
INSULATED MIN. RSI 0.7 (R4)

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

EXTERIOR 815 x 2030 x 45

DOOR (2'-8" x 6'-8" x 1-3/4") 20

MIN. RATED DOOR AND FRAME,
WITH APPROVED SELF CLOSING

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

EXTERIOR 815 x 2438 x 45

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

MIN. RATED DOOR AND FRAME, WITH APPROVED SELF CLOSING DEVICE.

INTERIOR 700 x 2030 x 35

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

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

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

(4A) INTERIOR 660 x 2030 x 35 DOOR (2'-2" x 6'-8" x 1-3/8") INTERIOR 660 x 2438 x 35 (2'-2" x 8'-0" x 1-3/8") (4C) INTERIO 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 WARM AIR RETURN AIR DUCT PLUMBING (TOILET) 

SMOKE ALARM (REFER TO OBC 9.10.19)

SINK SHOWER)

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.(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 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.

REFER TO UNIT DRAWINGS OR PAGE CN-2 FOR SB-12 COMPLIANCE PACKAGE AT TO BE USED FOR THIS MODEL. The minimum thermal performance of building envelope and equipment shall conform to the selected package unless otherwise noted.

**2020** 

16023

3 UPDATE TO 2020 FEB 24-20 RG 2 UPDATE TO 2018 JAN 11-18 RC 1 ISSUE FOR CLIENT REVIEW AUG 04-17 RC

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the and has the qualifications and messo Ontario Building Code to be a Designe qualification information Wellington Jno-Baptiste 2559 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.

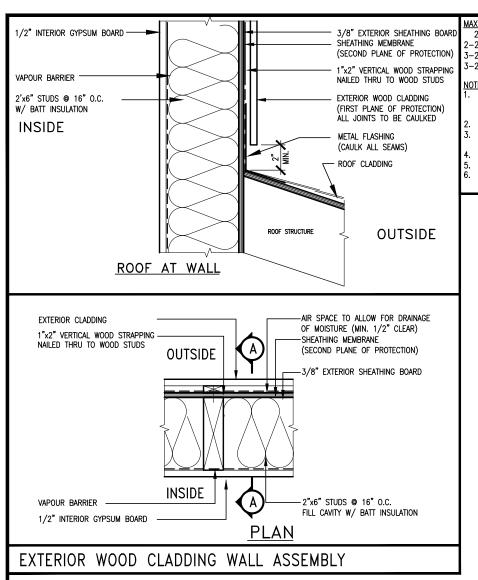


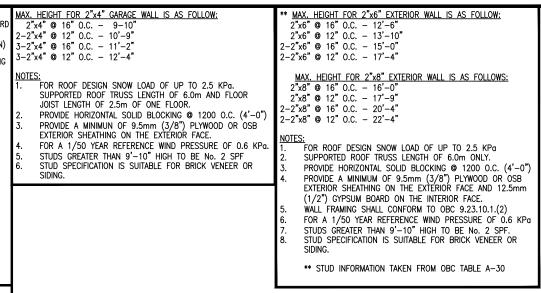
va3design.com

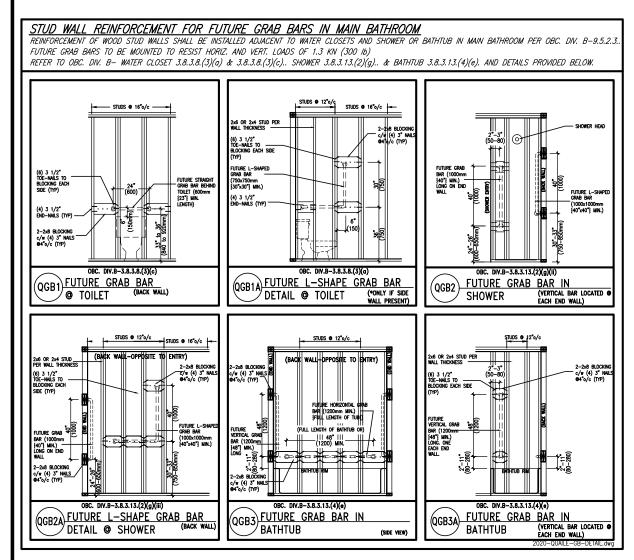
**BAYVIEW WELLINGTON** 

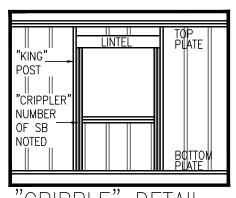
CONST NOTE

**GREEN VALLEY EAST BRADFORD** CONSTRUCTION NOTES MAY 2016 3/16" = 1'-0" 16023-CN-A1







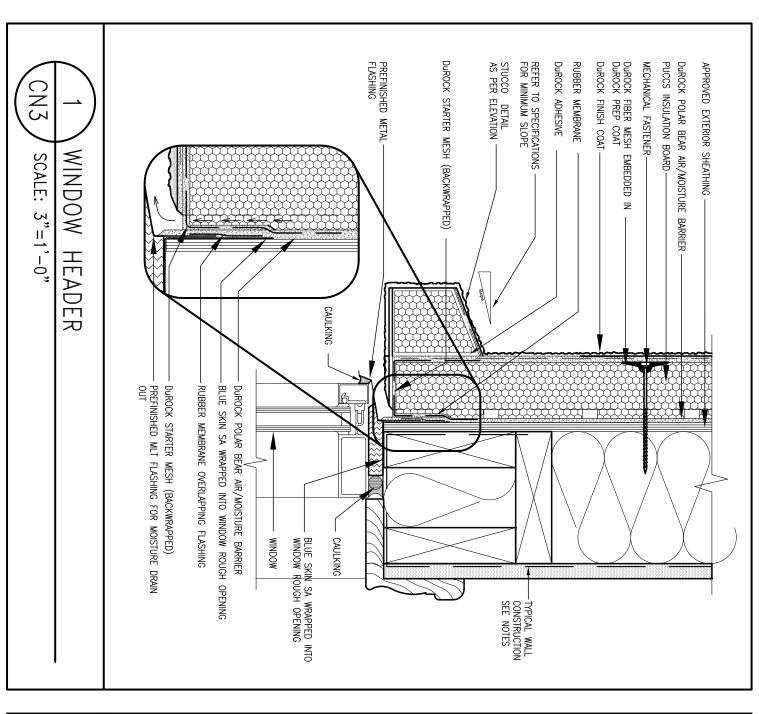


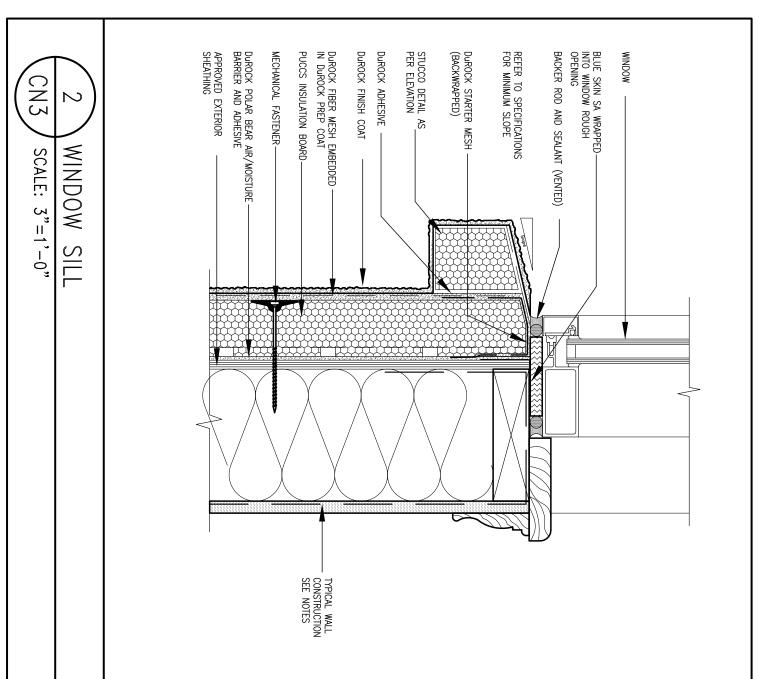
CRIPPLE" DETAIL



**CONST NOTE** 

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	3		FEB 24-		C Control of the cont				date MAY 2016	:			CONST	RUCTION NOTES
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	1	ISSUE FOR CLIENT REVIEW	AUG 04	-17 R	drawings and specifications of the Designer which must	are instruments of service ar	d the property	t 416.630.2255 f 416.630.4782		· ·	_	3/16" = 1'-0"		16023-CN-A1
	no.	description	date	b'	y Drawings are not to be scale	ed.	on the work.	va3design.com	RICHARD - I	H:\ARCHIVE\WORKIN	NG\2016\1	6023.BW\Units\CN NOTES\16023-0	CN-A1.dwg - Mon -	- Feb 24 2020 - 11:17 AM





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

BEHIND THE CLADDING WITH POSITIVE DRAINAGE

ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

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.

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

BAYVIEW WELLINGTON

Project name
GREEN VALLEY EAST

BR

CONST\_NOTE

16023

DUROCK FIBRE MESH EMBEDDED IN DUROCK PREP COAT DUROCK STARTER MESH (BACKWRAPPED) ROOF SHINGLES MECHANICAL FASTENER 2 1/2" THICK PUCCS INSULATION BOARD DUROCK "POLAR BEAR" AIR/MOISTURE BARRIER/ADHESIVE DUROCK FINISH COAT APPROVED EXTERIOR SHEATHING CN4 STUCCO TERMINATION SCALE: 3"=1'-0' 0 ROOF DUROCK UNI-TRACK FLASHING

DUROCK FIBRE MESH EMBEDDED IN DUROCK PREP COAT BACKER ROD AND SEALANT (VENTED) PUCCS INSULATION BOARD DUROCK FINISH COAT DUROCK STARTER MESH (BACKWRAPPED) MECHANICAL FASTENER 2 1/2" THICK PUCCS INSULATION BOARD DUROCK STARTER MESH (BACKWRAPPED) FIBRE MESH TAPE AT JOINT CN4 SCALE: 3"=1'-0" HORIZONTAL EXPANSION JO FIBRE MESH TAPE AT V
— JOINT
— DUROCK STARTER MESH
(BACKWRAPPED) \_\_DUROCK\_POLAR\_BEAR AIR/MOISTURE BARRIER/ADHESIVE APPROVED EXTERIOR SHEATHING **Z** DUROCK "POLAR BEAR"
AIR/MOISTURE
BARRIER/ADHESIVE

3 UPDATE TO 2020 FEB 24-20 2 UPDATE TO 2018 JAN 11-18 RC 1 ISSUE FOR CLIENT REVIEW AUG 04-17 RC description

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.

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qualification information Bosiste Wellington Jno-Baptiste / 25591 BCI VA3 Design Inc. 42658

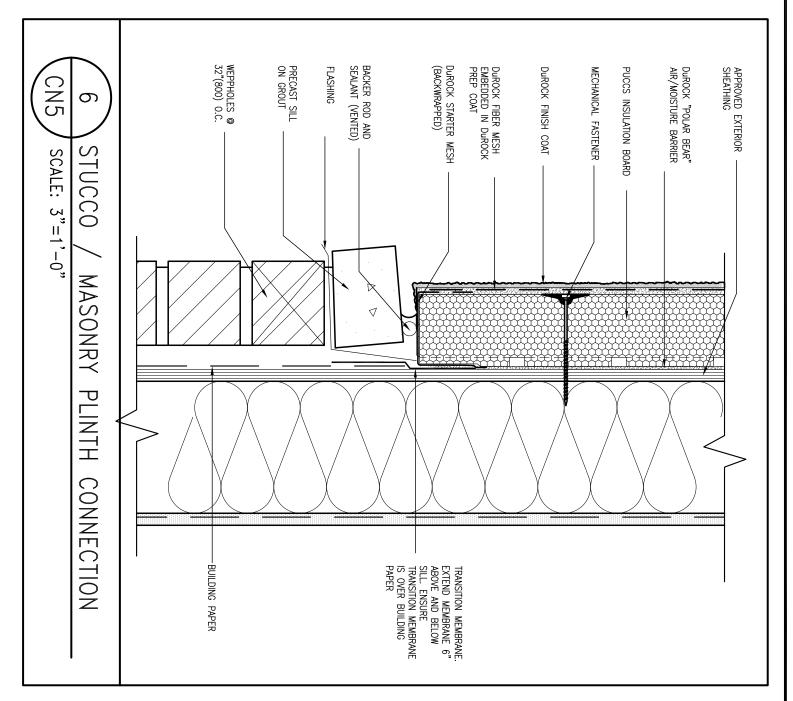
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	BAYVIEW	WELLINGTON		CON	NST_	NOTE
project name GREEN	VALLEY EAST	E	municipality BRADFORD			project 160
MAY 2016 drawn by RC	checked by	scale 3/16" = 1'-0"	CONST	RUCTION	NOTES file name 23-CN-A1	

16023

APPROVED SCIENCE AND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.



DETAILS ARE BASED ON DUROCK PUCCS SYSTEM

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer, qualification information

wellington Jno-Baptiste / 1/30/7/376 25591

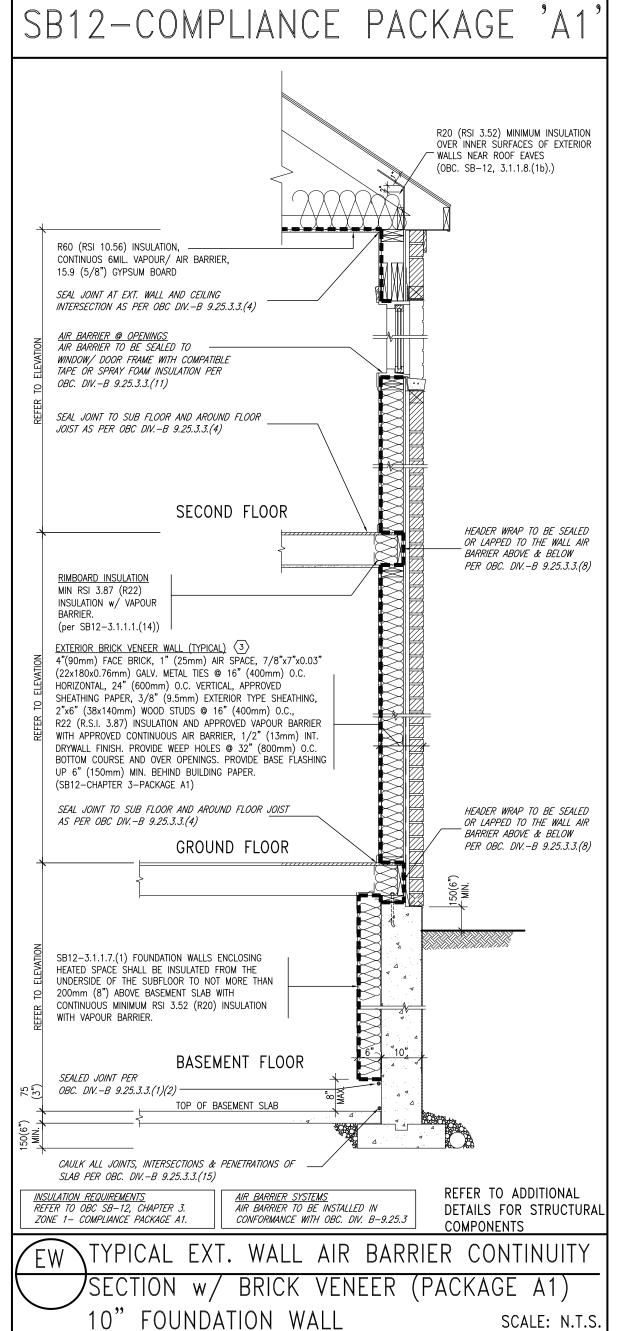
registration information
VA3 Design Inc.

4265i

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.



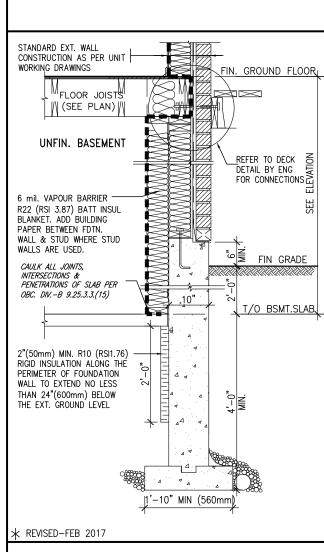
BAYVIEW WELLIN	GTON CONST_NOT	 E
project name GREEN VALLEY EAST		roject no. 6023
date MAY 2016  drawn by checked by scale RC - 3/16" = 1'-(	CONSTRUCTION NOTES file name 16023-CN-41	15



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 3.1.1.1.

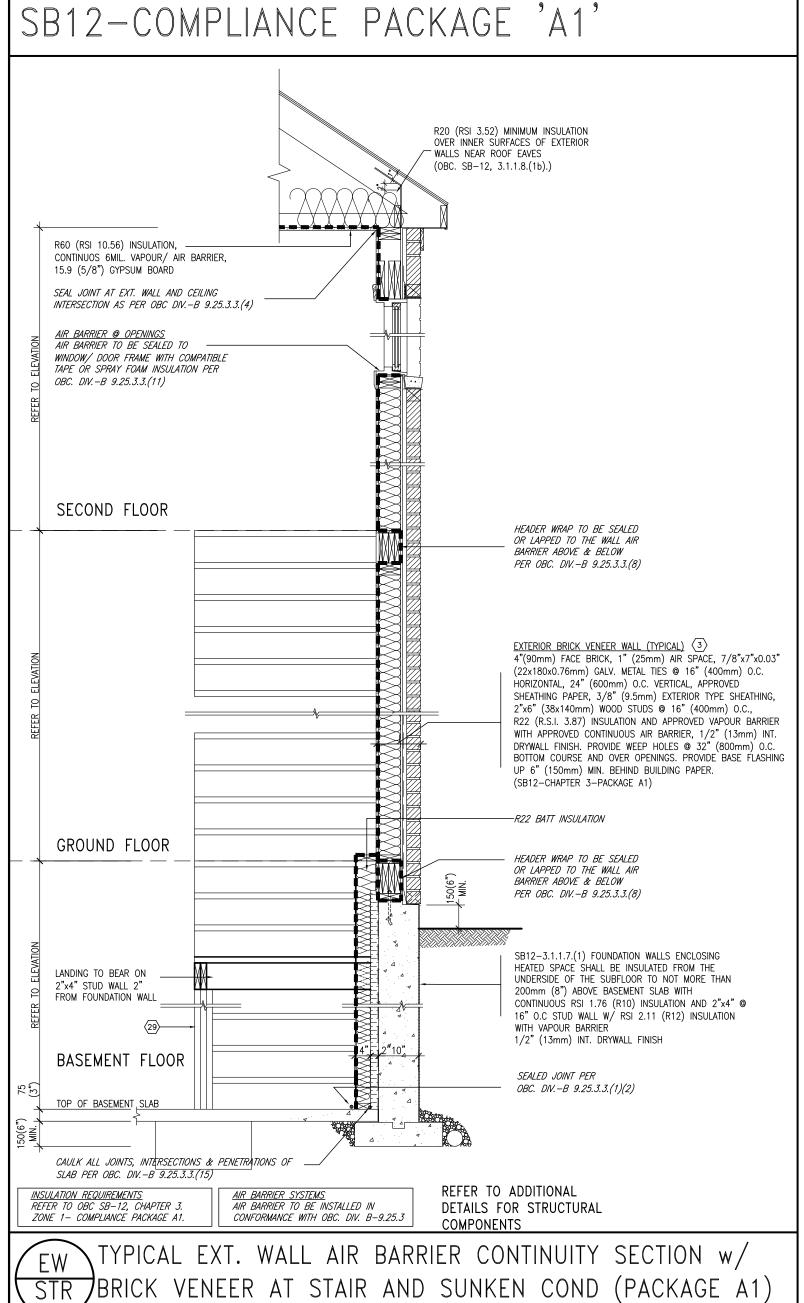
USE SB-12 COMF	PLIANCE	PACKAGE (A1):
COMPONENT	A1	Notes:
Ceiling with Attic Space Minimum RSI (R) value	10.56 (R60)	R20 at inner face of exterior walls
Ceiling without Attic Space Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Exposed FLoor Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Walls Above Grade Minimum RSI (R) value	3.87 (R22)	6" R22 BATT
Basement Walls Minimum RSI (R) value	3.52ci (R20ci)	OPTION TO USE R12+R10ci.
Edge of Below Grade Slab ≤600mm below grade Minimum RSI (R) value	1.76 (R10)	RIGID INSUL
Windows & Sliding glass Doors Maximum U—value	1.6	
Skylights Maximum U-value	2.8U	
Space Heating Equipment Minimum AFUE	96% Min.	NATURAL GAS
Hot Water Heater Minimum EF	0.8	NATURAL GAS
HRV Minimum Efficiency	75%	_
Drain Water Heat Recovery Unit (DWHR)	Dependent on n	Maximum 2 Required. number of showers installed. 3.1.1.12 for information
ci— Denotes Continuous Insu	ılation withou	t framing interruption.





SECTION AT W.O.D/W.O.B.







10" FOUNDATION WALL SCALE: N.T.S.

9			
8			
7			
6			
5			Ţ.
4			
3	UPDATE TO 2020	FEB 24-20	RC
2	UPDATE TO 2018	JAN 11-18	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
no.	description	date	by

Ontario Building Code to be a Designer qualification information Wellington Jno-Baptiste Chroniste 25591 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.

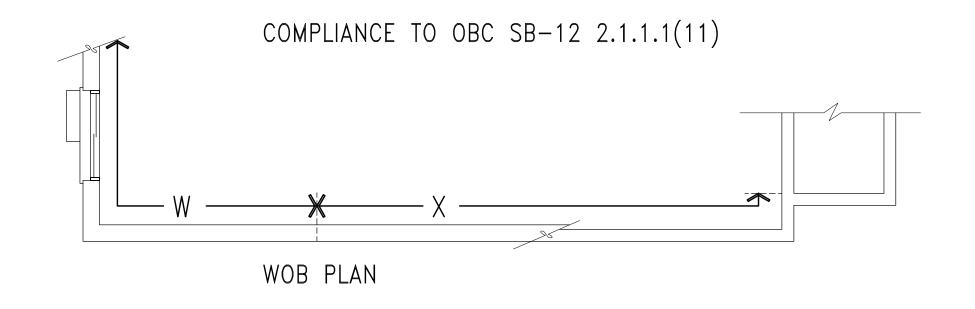
255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com

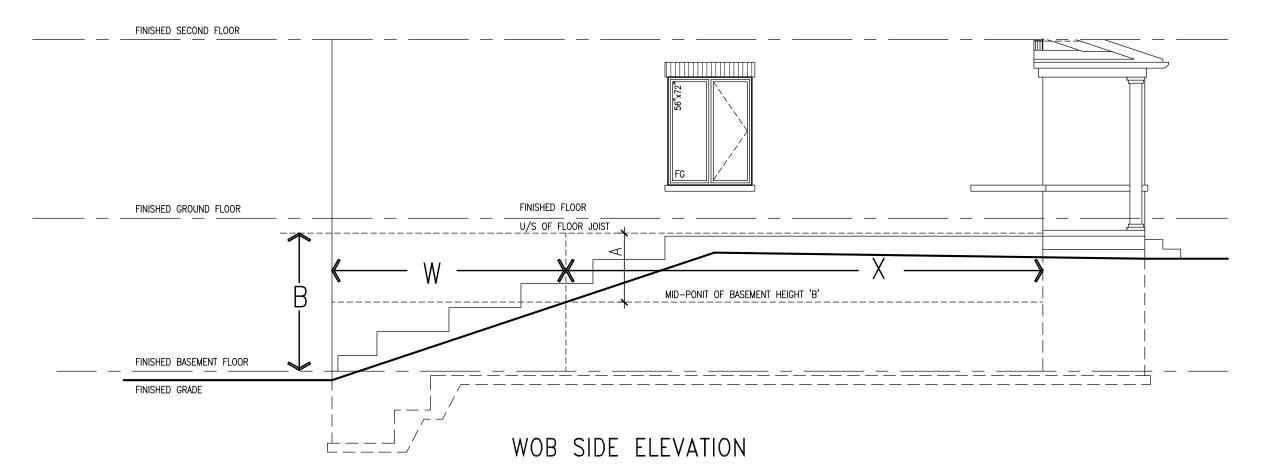
BAYVIEW	WELLINGTON
Project name	DD

**CONST NOTE** 

16023

BRADFORD GREEN VALLEY EASI MAY 2016 CONSTRUCTION NOTES file name 16023-CN-A1 3/16" = 1'-0"



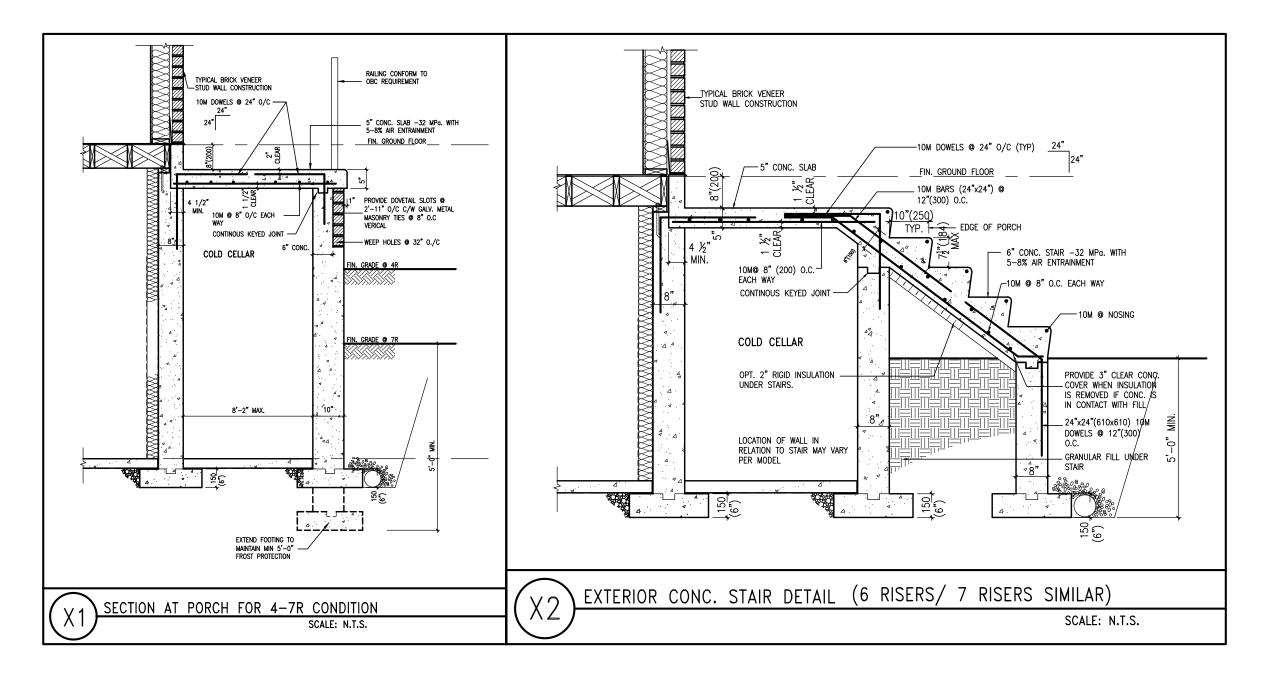


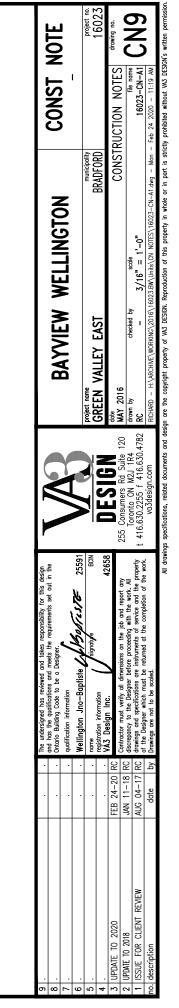
WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

WHEN EXPOSED WALL "A" IS LESS THAN 50%
OF BASEMENT WALL HEIGHT "B"
INSULATION VALUE FOR WALL IN SECTION "X"
IS NOT LESS THAN BASEMENT WALL AS
REQUIRED BY TABLE 2.1.1.2A

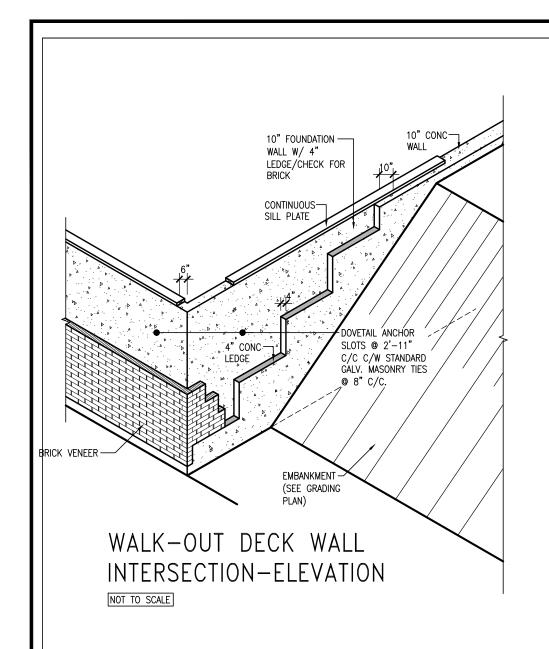


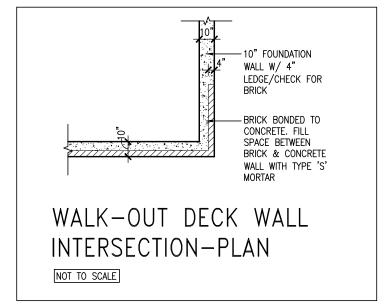
DAYNEW WELLINGTON CONST NOTE	_	ı	winicipality was a second of the second of t	KEEN VALLET EASI BKAUFUKU 16025	CONSTRUCTION NOTES drawing no.	alasa	3/16" = 1'-0" 16023-CN-A1	RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Mon - Feb 24 2020 - 11:19 AM	All drawings specifications, related documents and design are the coperity of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.
and has the qualifications and meets the requirements set out in the . Ontario Building Code to be a Designer.	qualification information	. Wellington Jno-Baptiste 1 1 25591	BCIN			Contractor must verify all dimensions on the job and report any 255 Consumers Rd Suite 120 Miscreanancy to the Designer heftire proceeding with the work All	AUG 04–17 RC drawings and specification are instrumed at the completion of the model of the completion of the comple	va3design.com	All drawings specifications, related documents and design are the coor
					)20 FEE	APC	LIENT REVIEW AUG		



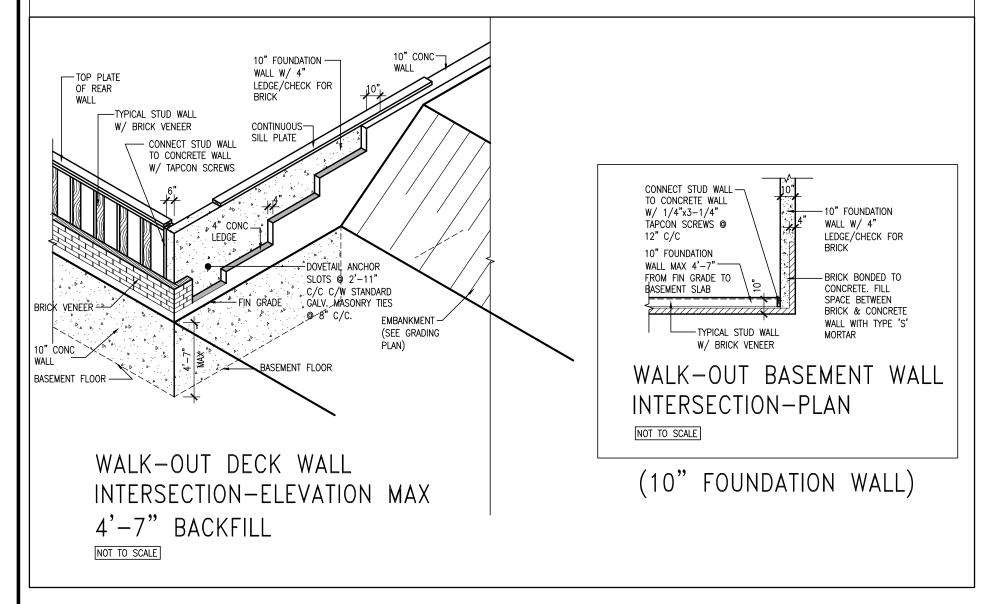


S. J. BOYD 90214198 MAR 3, 2020



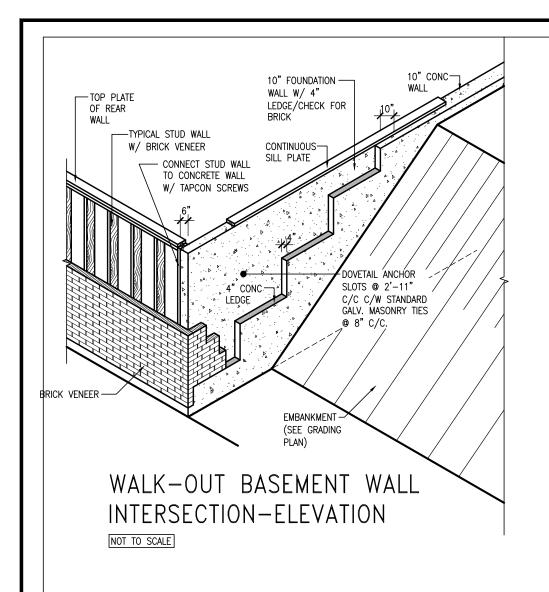


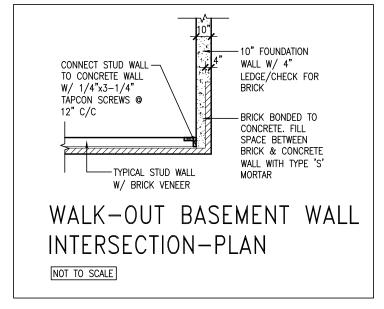
(10" FOUNDATION WALL)



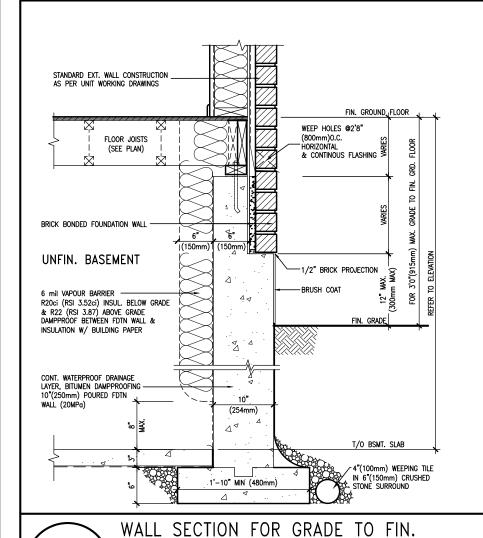


9 8 7				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.  qualification information  Wellington Jno-Baptiste	VAR	BAYVIEW WELLINGTON	CONST_NOTE
5				wellington Jno-Baptiste 25391  name signative BCN  YA3 Design Inc. 42658	DECION	project name GREEN VALLEY EAST BRADFORD	
2	UPDATE TO 2018	FEB 24-20 JAN 11-18 AUG 04-17	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.	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782	drawn by checked by scale	RUCTION NOTES  file name 16023-CN-A1  CN10
no	. description	date	by	Drawings are not to be scaled.	va3design.com	RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Mon	- Feb 24 2020 - 11:20 AM





(10" FOUNDATION WALL)

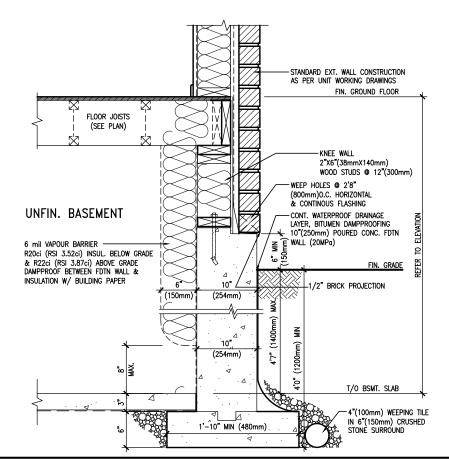


FLOOR MORE THAN 4'7" (1400mm)

HEIGHT DIFFERENCE

SCALE: N.T.S.

EW3.06x



EW3.07x

WALL SECTION FOR GRADE TO BASEMENT SLAB 4'7"(1400mm) MAX. HEIGHT DIFFERENCE

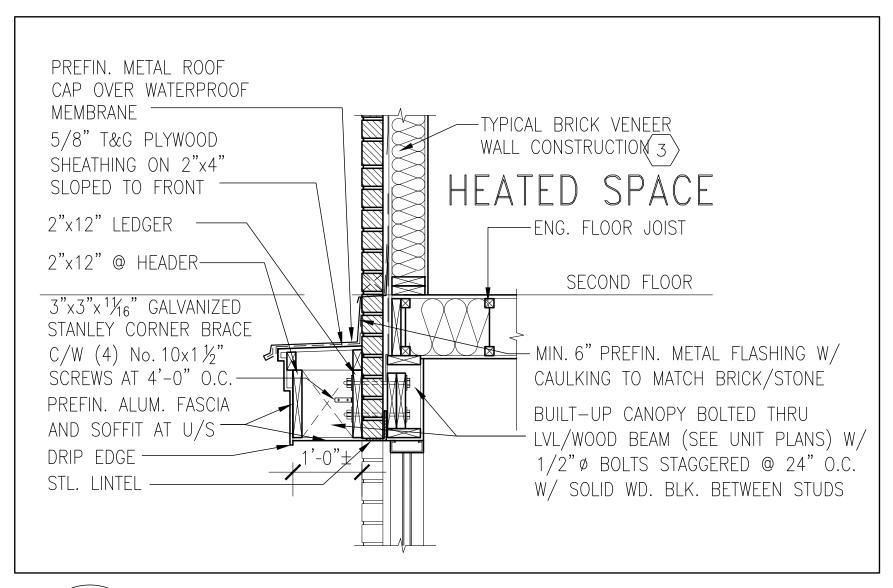
SCALE: N.T.S.



9					The undersigned has reviewed and takes responsibility for this design	T 7
8					and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	<b>\</b>
7					qualification information	1/4
6					Wellington Jno-Baptiste Whofics 25591	- V/
5					name , signature BCIN	<u> </u>
4					registration information VA3 Design Inc. 42658	DEGI
3	UPDATE TO 2020	FEB	24-20	RC		"" nroi
2	UPDATE TO 2018		11-18		discrepancy to the Designer before proceeding with the work All	255 Consumers R Toronto ON M
1	ISSUE FOR CLIENT REVIEW	AUG	04-17	RC	drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.	416.630.2255 f
no.	description	C	late	by	Drawings are not to be scaled.	va3design.



	BAYVIEW	CONST	NOTE	
project name GREEN V	ALLEY EAST	municipality BRADFORD		project no. 16023
date MAY 2016		CONST	RUCTION NOTES	drawing no.
drawn by	checked by	3/16" = 1'-0"	file name 16023-CN-A1	<b>CN11I</b>



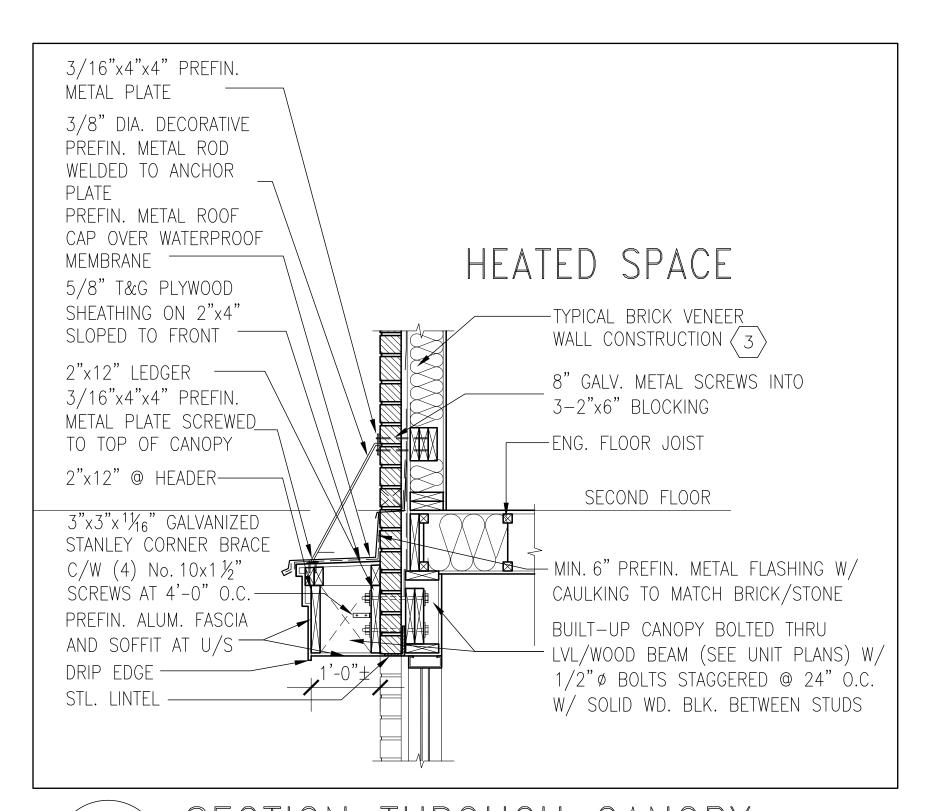
 $\frac{1}{\text{CN12}}$ 

# SECTION THROUGH CANOPY

SCALE 1/2" = 1'-0"



8 7 6				and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.  qualification information  Wellington Jno-Baptiste / JBoff 576  25591			WELLINGTON	CONST_NO	OTE
5				name signature BCIN registration information VA3 Design Inc. 42658	DEGLON	project name GREEN VALLEY EAST	municipality BRADFORD		project no. 16023
_		FEB 24-20 JAN 11-18		Contractor must varify all dimensions on the ich and report any	255 Consumers Rd Suite 120	date MAY 2016		RUCTION NOTES	drawing no.
1	ISSUE FOR CLIENT REVIEW  description	AUG 04-17 date	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		scale 3/16" = 1'-0" 6023.BW\Units\CN NOTES\16023-CN-A1.dwg - Mon	16023-CN-A1	N12

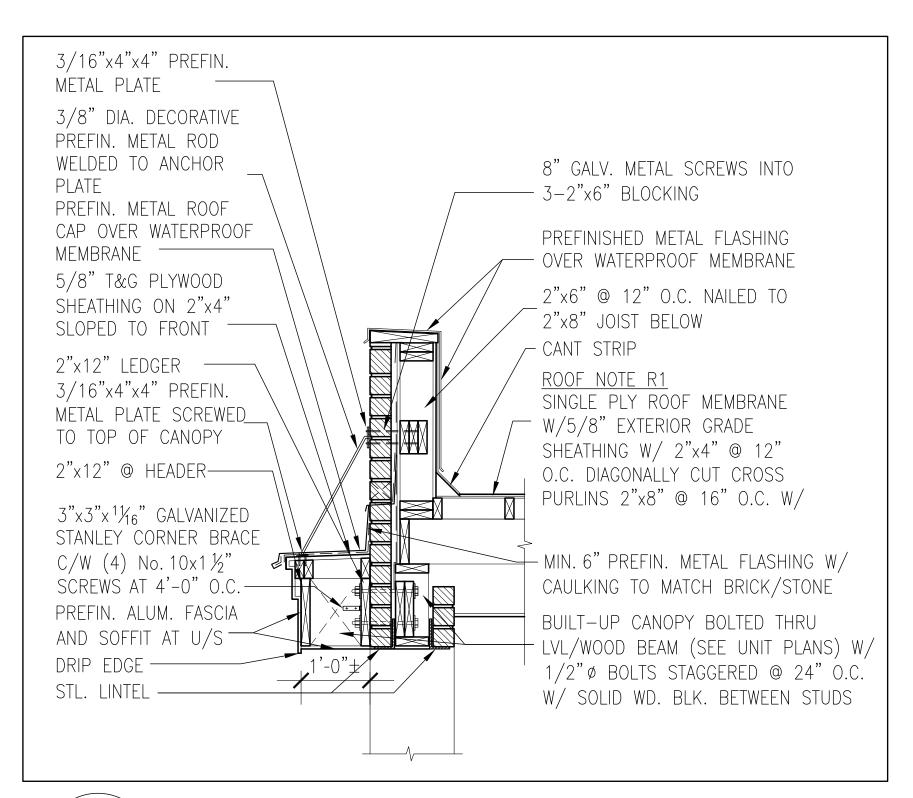


1 CN13/

# SECTION THROUGH CANOPY W/ DECORATIVE ROD SCALE 1/2" = 1'-0"



9 .		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.		RAYVIFW	WELLINGTON	CONST NOTE
7 .		qualification information	I <b>\</b> / <del>\</del>	DAIVIEW	WELLINGTON	
6 .		Wellington Jno-Baptiste 180516576 25591	<b>V/ a  </b>			
5 .		name / signature BCIN		project name GREEN VALLEY EAST	municipality BRADFORD	project no. 16023
4 .		registration information VA3 Design Inc. 42658	l DESIGN		DRAUFORD	
3 UPDATE TO 2020	FEB 24-20 RC	Contractor must verify all dimensions on the job and report any	255 Consumers Rd Suite 120	date MAY 2016	CONST	RUCTION NOTES drawing no.
2 UPDATE TO 2018	JAN 11-18 RC	discrepancy to the Designer before proceeding with the work. All	200 CONSUMERS IN SUITE 120	drawn by checked by	scale	file name CN147
1 ISSUE FOR CLIENT REVIEW	AUG 04-17 RC	drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.	t 416.630.2255 f 416.630.4782		3/16" = 1'-0"	16023-CN-A1 LN 3
no. description	date by	Drawings are not to be scaled.	va3design.com	RICHARD - H:\ARCHIVE\WORKING\2016\16	6023.BW\Units\CN NOTES\16023-CN-A1.dwg - Mon -	- Feb 24 2020 - 11:23 AM



1 CN14

# SECTION THROUGH CANOPY

W/DECORATIVE ROD SCALE 1/2" = 1'-0"



8 7				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  Wellinaton Jno-Baptiste / JBoffiste 25591		BAYVIEW	WELLINGTON	CONST_NOTE
5				name registration information VA3 Design Inc. Signature BCIN 42658	DEGLON	project name GREEN VALLEY EAST	municipality BRADFORD	
_	UPDATE TO 2018	FEB 24-20 JAN 11-18	RC	Contractor must verify all dimensions on the job and report any	255 Consumers Rd Suite 120 Toronto ON M2J 1R4	date MAY 2016 drawn by checked by	CONST	RUCTION NOTES
1 no	ISSUE FOR CLIENT REVIEW  description	AUG 04-17 date	RC	drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	t 416.630.2255 f 416.630.4782 va3design.com	RC –	3/16" = 1'-0" 6023.BW\Units\CN NOTES\16023-CN-A1.dwg - Mon	16023-CN-A1 <b>(N   4</b>