

TOP OF GRADE **HEADER BEYOND** 10Mx20"LG. VERTICAL @24"o/c 4-15M HORIZONTAL BARS @6"o/c EXTENDED 18" BEYOND SUPPORT 8'-6" **EACH SIDE** FOR 20 MPa 10" 9'-0" MAX. CONC **BASEMENT** 2-15M VERTICAL EACH SIDE OF UNSUPPORTED AREA (EXTEND TO TOP OF FNDN WALL) TOP OF SLAB

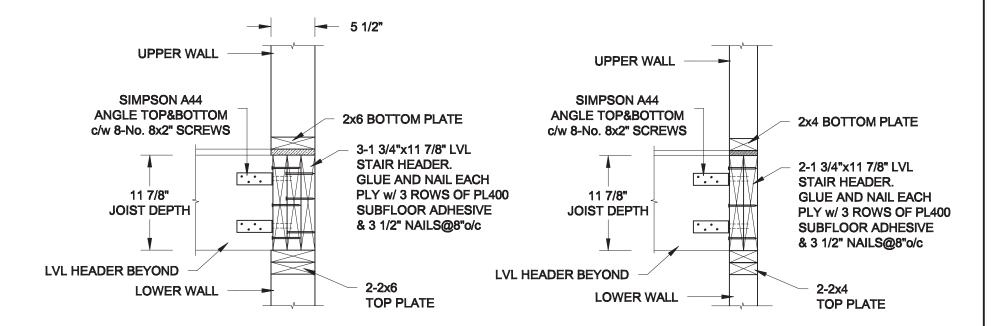
NOTE:

- 1. CONFORM TO ONTARIO BUILDING CODE, 2012.
- 2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 20 MPa. MIN.
- 3. REINFORCING STEEL TO BE GRADE 400.



### LATERALLY UNSUPPORTED WALL

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





2B HEADER @ PARTY WALL
S1 SCALE: 1" = 1'-0"

Scale:
AS NOTED

Date:
MAY-31-2018

Drawn: Checked:
SC SJB

**QUAILE ENGINEERING LTD.** 



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



Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY EAST TOWNS BRADFORD, ONTARIO

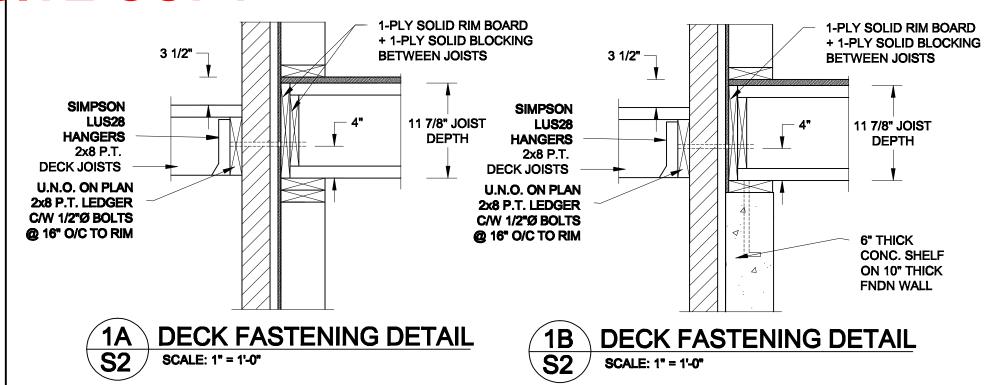
TYPICAL STRUCTURAL DETAILS

Project No.:

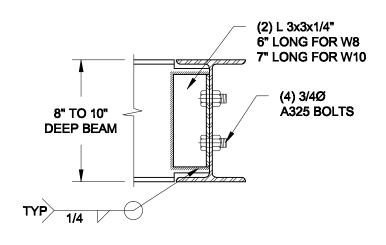
18-085 S1

Drawing No.:

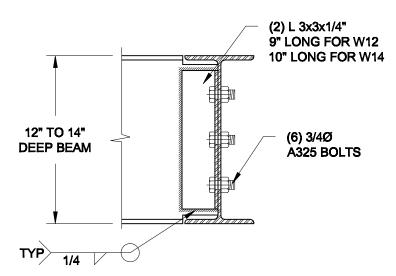
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- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
  - WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
  - FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE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



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

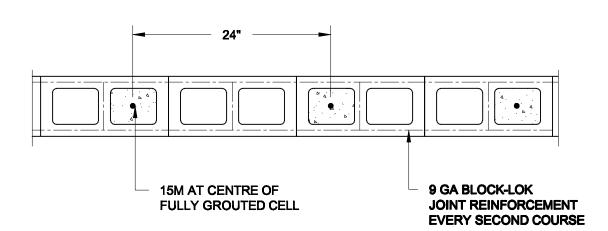


NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W360x72) BEAM MAX.



### STEEL BEAM CONNECTION DETAIL

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





### PLAN OF FIREWALL AT 2 STOREY CONDITION

SCALE: 1" = 1'-0"

### NOTES:

- 1. REINFORCING STEEL TO CONFORM TO CSA G30.18. GRADE 400.
- 2. GROUT TO HAVE A COMPRESSIVE STRENGTH OF 20 MPa AT 28 DAYS WITH 10" SLUMP. MAXIMUM AGGREGATE SIZE = 3/8".
- 3. LAP VERTICAL BARS 30" AT ANY SPLICES.

### Scale: Engineer's Seat: Project: QUAILE ENGINEERING LTD. BAYVIEW WELLINGTON HOMES - GREEN VALLEY EAST TOWNS **AS NOTED** all bass BRADFORD, ONTARIO Date: 38 Parkside Drive, UNIT 7 S. J. BOYD Newmarket, ON TYPICAL STRUCTURAL DETAILS MAY-31-2018 L3Y 8J9 Drawing No.: Drawn: **Checked**: T: 905-853-8547 Project No.: E: qualle.eng@rogers.com JUNE 22, 2018 SC SJB 18-085 **S2**

mC-082018/18-085 BAYVIEW WELLINGTON GREEN VALLEY EAST - TOWNS/18-085.dmg

ONS RUCTION NO ES (U ess h 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 (6'7") C.C. AT BOTTOM CHORD, PREINI, ALIM, 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 8. 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., RSI 3.87 (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 S8-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

2A. RESERVED

ZB) FRAME WALL CONSTRUCTION (2"x4")— GARAGE WALLS SIDING AS PER FIFV 19938 (1"97") VERTICAL VICENTICAL VICENTI SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm (9'-10"), WITH APPR. DIAGONAL WALL BRACING. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

(2C.) RESERVED

STUCCO WALL CONSTRUCTION (2"x4") —GARAGE WALLS
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.[2] &
9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE
CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED
PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") 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 @ 4 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 FINISH, MID-HEIGHT BLOCKING REQ'D. IF NO SHEATHING A PPLIED. 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") C.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x1 40 (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 @ 80mm (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



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3B) BRICK VENEER CONSTRUCTION (2"x4")— GARAGE WALLS 90mm (4") FACE RRICK 25mm (1") AIR SPACE COLORS 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.

(3C) 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. 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 THERMAL INSULATION REQUIREMENTS, STUCCO TO BE MIN, 200 (8") ABOVE FINISH GRADE.

INTERIOR STUD PARTITIONS
FOR BEARING PARTITIONS 38x89 (2"x4") @ 400mm (16") O.C. FOR 2
STOREYS AND 300mm (12") O.C. FOR 3 STOREYS, NON-BEARING PARTITIONS 38x89 (2"x4") @ 600mm (24") O.C. PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 2/38x89 (2/2"x4") TOP PLATE. 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2"x6") STUDS/PLATES

FOUNDATION WALL/FOOTINGS: (9.15.3, 9.15.4, 9.13.2, 9.14.2.1.(2))
250mm (10") POURED CONC. FDTN. 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 560x155 (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" DEEF 22" WIDE v 6" DEEP 22" WIDE x 6" DEEP 28" WIDE x 9" DEEP 22" WIDE x 6" DEEP

-MAXIMUM FLOOR LIVE LOAD OF 2.4kPg. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-) 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. (SOpsf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1"). THE STRIP FOOTING SIZE IS

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

BASEMENT SLAB OBC. 9.3.1.6.(1)(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 3.1.1.2A)
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 NATIONAL RANGER LIGHT MOOF INSULATION AND AFFROVED EQUAL, RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL

10.) ALL STAIRS/EXTERIOR STAIRS -OBC. 9.8.IINIFORM RISE -5mm (1/4") MAX BETWEEN ADJACENT -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. RISE MAX. NOSING = 25 (1") = 1950 (6'-5") = 900 (2'-11") = 865 (2'-10") to 965 (3'-2")

MIN. HEADROOM RAIL @ LANDING RAIL @ STAIR MIN. STAIR WIDTH = 860 (2'-10") FOR CURVED STAIRS

= 150 (6") MIN AVG PIN = 200 (8"

HANDRAILS -OBC. 9.8.7.—
FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4")
BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE
BEHIND IT TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS
EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION.

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

EXTERIOR GUARDS - 7001111 (2-11) MIN. RIGHT EXTERIOR GUARDS - 0BC. 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").

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

BASEMENT INSULATION (SB-12-3.1.1.7), 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 (ci) IS NOT TO BE INTERRUPTED BY FRAMING.

**BEARING STUD PARTITION**38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON 30007 (2.24 ) 31012 @ 40011111 (15.) O.C. 30007 (2.24 ) 31012 @ 4001111 (15.) O.C. 30007 (2.24 ) 31012 @ 4001111 (17.27) 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

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
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.

PRESSURE OF 130 Apo. MIRANTON. 18.2. 9.15.3.3)

STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)

10.1001 DIA v. 4.78mm/ 1881 FIXED STL. COL. WITH 150x150x9.5 (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.

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.

, 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 BEAM.

(18.) 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 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. & SB12-3.1.1.8)
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 TIREPLACE CHIMNEYS OBC. 9.21.

OP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT STALL BE STIMIN 13-07, 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

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

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

9.17.4.2(2).

UTILIZATION CODE.

OBC. 9.32.3.5. & 9.32.3.10.

BEARING WOOD POST (BASEMENT) (OBC 9.17.4.)

3-38x140 (3-2 x6") BUILI-UP-POSTON METAL BASE SHOE ANCHOREL TO CONC. WITH 12.7 DIA. BOLT, 610x610x300 (24"x24"x12") CONC. FOOTING.

STEPPED FOOTINGS OBC 9.15.3.9. (30.) MAX. VERT. STEP = 600mm (24")

SLAB ON GRADE

MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4")

COARSE GRANULAR FILL. REINFORCED WITH 6x6-W2.9xW2.9 MESH
PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPG

(4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED 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 REGULATOR, MIN. 300mm (12") ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HEV 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

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

FIGURE ON THE RESIDENT & PARQUET PLOCKING. (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") UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (\* SEE OBC 9.23.9.4. \*)

EXPOSED BUILDING FACE OBC. 9.10.15. & SB-2-2.3.5.(2) EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF 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. 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 FOTN, WALLS, SLOPE SLAB MIN. 1.0%, ANCHORED MIN. 25 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 111-7" SPAN, 38x184 (2"x8") RIDGE BOARD, 38x89 (2"x4") COLLAR TIES AT MIDSPANS, CEILING JOISTS TO BE 38x89 (2"x4") @ 400mm (16") O.C. FOR MAX. 2830mm (9"-3") SPAN & 38x140 (2"x6") @ 400 (16") O.C. FOR MAX. 4450mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 600mm (24"

O.C. WITH A 38x89 (2"x4") CENTRE POST TO THE TRUSS BELOW LATERALLY BRACED @ 1800mm (6-0") O.C. VERTICALLY.

GENERAL NOTES

WINDOWS: 1) MINIMUM BEDROOM WINDOW -OBC. 9.9.10.1.-AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS HAVE MIN. 0.35 m2 UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1 $^{1}$ -3").

AREA WITH MUN. CLEAR WIDTH OF SOITHIT (1-3).

2) WINDOW GUARDS — OBC. 9.8.8.1,6.6).

A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1-17) 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. & SB12-3.1.1.9 MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH GENERAL: 1)

OBC-DIV. B, 6.2.2. SEE MECHANICAL DRAWINGS ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PE OBC 9.26.18.2. & 5.6.2.2.(3) AND MUNICIPAL STANDARDS.

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 BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED

REINFORCEMENT OF SIDD WALLS SHALL BE INSTALLED ADJACENT TO WAITE CLOSES 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-12-3.1.1.9.

ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH 6)

O.B.C. DIV.-B 9.25.3. ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE. LUMBER: 1)

2) 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

I RUSSURE IKEAIEU UK 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.

MANUFACTURER.

LVL BEAMS SHALL BE 2.0E -2950FD MIN., NAIL EACH PLY OF LVL
WITH 89mm (3 172") LONG COMMON WIRE NAILS @ 300mm
(12") O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm (7
14", 9) 1/2", 11 7/8") LDFITS AND STAGGERED IN 3 ROWS FOR
GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm (1/2")
DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @
915mm (3")"O.C.
PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL"
MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL
FOR ALL LIVL BEAM TO BEAM CONNECTIONS UNLESS
OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS.

OTHERWISE NOTED, REPER TO ENG. FLOOR LATOUTS.

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

WOOD MEMBERS.
WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE,
IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE
CONCRETE BY AT LEAST 2 mill, POLYETHYLENE FILM, No. 50
(45lbs.) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL,
EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6")
ABOVE THE GROUND.

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. STEEL:

2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M

GRADE 400R.

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

LEGEND (S) CLASS 'B' VENT DUPLEX OUTLET (12" ABOVE SURFACE) ₩EATHERPROOF DUPLEX OUTLET  $\bigoplus_{\delta_{r}}$ 

EXHAUST FAN TO EXTERIOR DUPLEX OUTLET (HEIGHT A.F.F) GFI DUPLEX OUTLET (HEIGHT A.F.F) HEAVY DUTY OUTLET (220 volt) POT LIGHT

LIGHT FIXTURE (PULL CHAIN) LIGHT FIXTURE (CEILING MOUNTED) φ. Z4c SWITCH

® <> FLOOR DRAIN SINGLE JOIST

DJ

LIGHT FIXTURE (WALL MOUNTED) ₩ % HOSE BIB (NON-FREEZE) PRESSURE TREATED LUMBER

GIRDER TRUSS

TJ TRIPLE JOIST LAMINATED VENEER LVL LUMBER

DOUBLE JOIST

POINT LOAD FROM ABOVE C.A. CURVED ARCH FLAT ARCH

MEDICINE CABINET (RFCESSED) DOUBLE VOLUME CONCRETE WALL. SEE NOTE 39 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. SOLID WOOD BEARING TO

MATCH FROM ABOVE ELECTRIC VEHICLE CHARGING SYSTEM (EVCS) (CHARGING SYSTEM) TO BE INSTALLED.

ROUGH-IN SHALL INCLUDE:

A minimum 200 amp Panelboard, Conduit that is not less than 1 1/16" (27mm) trade size A square 4 11/16" (119mm) trade size electrical outlet Fumeproofed Electrical outlet box to be installed in

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. ITPACTOR MUST VERIFY ALL DIMENSIONS O

the Garage or carport or adjacent to driveway REFER TO 2012 OBC. 9.34.4.

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.

**GREEN VALLEY EAST** 

MAY 2016

(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 38X140 (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.

41. 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

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

DRAIN WATER HEAT RECOVERY UNIT (DWHR) DRAIN WATER HEAT RECOVERT UNIT (DWHR)
PER SB12-3.1.1.12., 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. DOES NOT APPLY IF THERE ARE NO SHOWERS
OR NO STOREY BENEATH ANY OF THE SHOWERS.

ONT. REG. 332/12-2012 OBC REVISED

Amendment O. Reg. 139/17 JUNE 19, 2017 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 LVL3 4-1 3/4"x/ 1/4" (4-4x184) 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) 1-1 3/4"x11 7/8" (1-45x300) 2-1 3/4"x11 7/8" (2-45x300) 3-1 3/4"x11 7/8" (3-45x300) 4-1 3/4"x11 7/8" (4-45x300) LVL6

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")

(1D) DOOR

INSULATED MIN. RSI 0.7 (NSI INTERIOR 815 x 2030 x 35 DOOR (2'-8" x 6'-8" x 1-3/8") (2.) 2A 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

WITH APPROVED SELF CLOSING DEVICE.
EXTERIOR 815 x 2030 x 45
DOOR (2"-8" x 6"-8" x 1-3/4")
(WEATHER STRIPPING INSTALLED)
INTERIOR 815 x 2438 x 45
DOOR (2"-8" x 8"-0" x 1-3/4") (2B)

(2C) (2D) 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
DEVICE.

INTERIOR 760 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.)

INTERIOR 660 x 2030 x 35 DOOR (2'-2" x 6'-8" x 1-3/8") (4A) INTERIOR 660 x 2438 x 35 DOOR (2'-2" x 8'-0" x 1-3/8") (4C) INTERIO BY ROOF TRUSS MANUF

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

MECHANICAL SYMBOLS HEAT PIPE WARM AIR RETURN AIR DUCT PLUMBING (TOILET) CTTTE SINK.SHOWER)

SMOKE ALARM (REFER TO OBC 9.10.19)

PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL AND ALSO 1 IN EACH BEDROOM NEAR HALL DOOR. ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED T ACTIVATE ALL ALARMS IF 1 SOUNDS, BATTERY BACK-UP REQUIRED SMOKE ALARMS TO INCORPORATE VISUAL SIGNALLING COMPONENT

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.

2018

A1

**CONST NOTE** 

16023-CN-A1

2 UPDATE TO 2018 JAN 11-18 RC 1 ISSUE FOR CLIENT REVIEW AUG 04-17 RC

ed has reviewed and takes responsibility for this design qualifications and meets the requirements set out in the Ontario Building Code to be a Designer qualification information Wellington Jno-Baptiste WBOFILSTE 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.



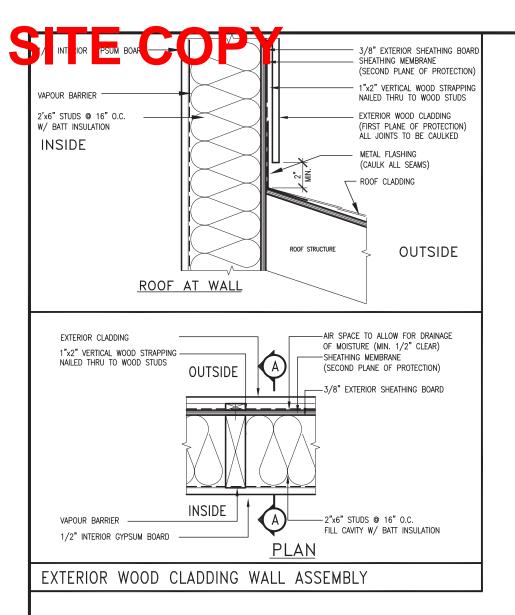
**BAYVIEW WELLINGTON** 

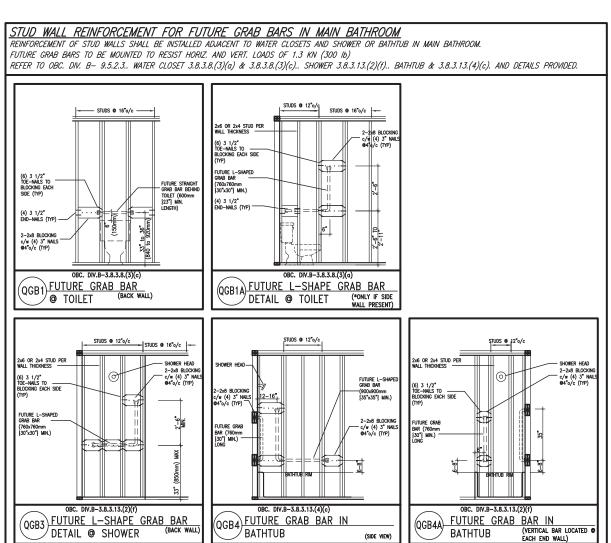
**BRADFORD** CONSTRUCTION NOTES

16023

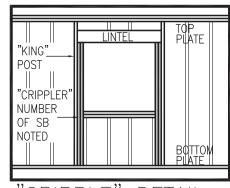
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3/16" = 1'-0"









CRIPPLE" DETAIL

| MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW: |
|---|
| 2"x4" @ 16" O.C 9-10"                           |
| 2−2"x4"   |
| 3−2"x4" @ 16" O.C. − 11'−2"                     |
| 3-2"x4" @ 12" O.C 12'-4"                        |

- NOTES:

  1. FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa.
  SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR
  JOIST LENGTH OF 2.5m OF ONE FLOOR.

  2. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 0.C. (4'-0") PROVIDE A MINIMUN OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE.
- FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR

\*\* MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW: 2"x6" @ 16" 0.C. - 12'-6"

2"x6" @ 16" O.C. - 12'-6" 2"x6" @ 12" O.C. - 13'-10" 2-2"x6" @ 16" O.C. - 15'-0"

2-2"x6" @ 12" O.C. - 17'-4"

MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:

2"x8" @ 16" 0.C. - 16'-0"
2"x8" @ 12" 0.C. - 17'-9"
2-2"x8" @ 16" 0.C. - 20'-4"
2-2"x8" @ 12" 0.C. - 22'-4"

NOTES:

FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.

PROVIDE HORIZONTAL SOLID BLOCKING © 1200 O.C. (4'-0")
PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB
EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm
(1/2") GYPSUM BOARD ON THE INTERIOR FACE.

WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)

FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR

\*\* STUD INFORMATION TAKEN FROM OBC TABLE A-30

2 UPDATE TO 2018 JAN 11-18 RC 1 ISSUE FOR CLIENT REVIEW AUG 04-17 RC

Ontario Building Code to be a Designer qualification information Wellington Jno-Baptiste UNBOFILSTE 25591 BC VA3 Design Inc. 42658 Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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|   |                              | BAYVIEW     | WELLINGTON    |                          | CONST         | NOTE                |
|---|------------------------------|-------------|---------------|--------------------------|---------------|---------------------|
|   | project name<br>GREEN        | VALLEY EAST |               | municipality<br>BRADFORD |               | project no<br>16023 |
| ) | date<br>MAY 2016<br>drawn by | checked by  |               | CONST                    | RUCTION NOTES | CNO                 |
| 2 | RC.                          | _           | 3/16" = 1'-0" |                          | 16023-CN-A1   |                     |

EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BASED. ALL STUCCO TO BE INSTALLED AS PER

BE GYPSUM

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

STUCCO DETAIL AS PER ELEVATION PREFINISHED METAL FLASHING DUROCK STARTER MESH (BACKWRAPPED) DuROCK ADHESIVE DuROCK FINISH COAT PUCCS INSULATION BOARD DUROCK POLAR BEAR AIR/MOISTURE BARRIER REFER TO SPECIFICATIONS FOR MINIMUM SLOPE RUBBER MEMBRANE DUROCK FIBER MESH EMBEDDED IN DUROCK PREP COAT MECHANICAL FASTENER APPROVED EXTERIOR SHEATHING CN3 WINDOW HEADER SCALE: 3"=1'-0" CAULKING PREFINISHED MLT FLASHING FOR MOISTURE DRAIN OUT DUROCK STARTER MESH (BACKWRAPPED) BLUE SKIN SA WRAPPED INTO WINDOW ROUGH OPENING RUBBER MEMBRANE OVERLAPPING FLASHING DUROCK POLAR BEAR AIR/MOISTURE BARRIER CAULKING WINDOW

BLUE SKIN SA WRAPPED INTO WINDOW ROUGH OPENING TYPICAL WALL CONSTRUCTION SEE NOTES

DuROCK FIBER MESH EMBEDDED IN DUROCK PREP COAT WINDOW APPROVED EXTERIOR SHEATHING DUROCK POLAR BEAR AIR/MOISTURE BARRIER AND ADHESIVE MECHANICAL FASTENER-STUCCO DETAIL AS PER ELEVATION BLUE SKIN SA WRAPPED INTO WINDOW ROUGH DuROCK FINISH COAT DuROCK STARTER MESH (BACKWRAPPED) REFER TO SPECIFICATIONS FOR MINIMUM SLOPE BACKER ROD AND SEALANT (VENTED) PUCCS INSULATION BOARD DuROCK ADHESIVE CN3 SCALE: 3"=1'-0" WINDOW SILL TYPICAL WALL CONSTRUCTION SEE NOTES

2 UPDATE TO 2018 JAN 11-18 RC 1 ISSUE FOR CLIENT REVIEW AUG 04-17 RC o. description

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 Whofiste 25591 BC 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.

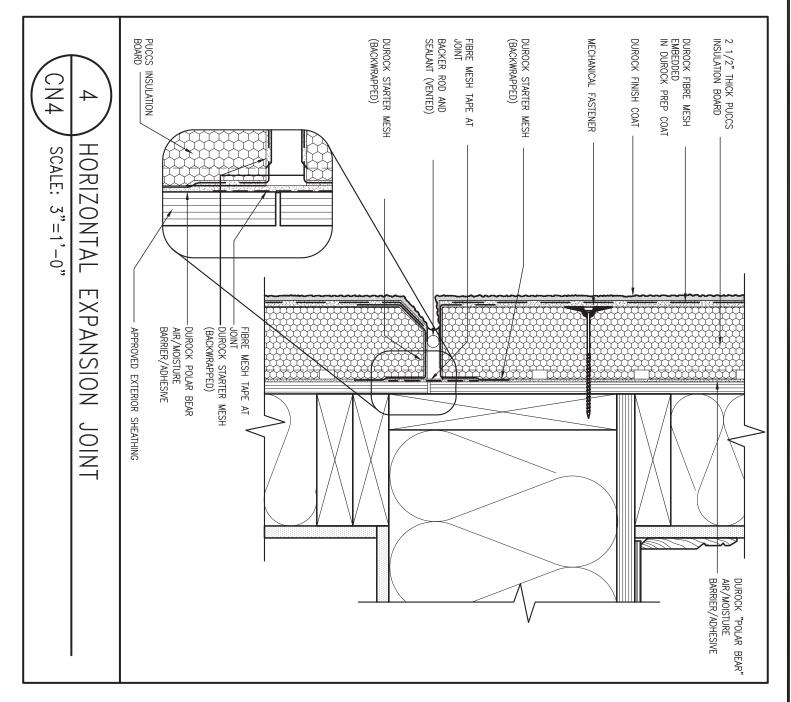


| BAY                       | <b>YIEW</b> | WELLINGTON               | CONST_I                             | NOTE                 |
|---------------------------|-------------|--------------------------|-------------------------------------|----------------------|
| project name GREEN VALLE  | Y EAST      | municipality<br>BRADFORD |                                     | project no.<br>16023 |
| date MAY 2016 drawn by RC | checked by  | 3/16" = 1'-0"            | RUCTION NOTES file name 16023-CN-A1 | drawing no.          |

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM

DUROCK FIBRE MESH EMBEDDED IN DUROCK PREP COAT DUROCK STARTER MESH (BACKWRAPPED) ROOF SHINGLES MECHANICAL FASTENER 2 1/2" THICK PUCCS INSULATION BOARD EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. CN4 BEHIND THE CLADDING WITH POSITIVE DRAINAGE ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE STUCCO TERMINATION SCALE: 3"=1'-0' 0 ROOF

DUROCK FINISH COAT APPROVED EXTERIOR SHEATHING DUROCK "POLAR BEAR" AIR/MOISTURE BARRIER/ADHESIVE DUROCK UNI-TRACK FLASHING



2 UPDATE TO 2018 JAN 11-18 RC 1 ISSUE FOR CLIENT REVIEW AUG 04-17 RC description

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 Bosiste Wellington Jno-Baptiste / 25591 BCI

VA3 Design Inc. Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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|              | BAYVIEW     | WELLINGTON | _ |
|--------------|-------------|------------|---|
| project name | VALLEY FACT | Dr         | r |

**CONST NOTE** 

16023

BRADFORD GREEN VALLEY EAST MAY 2016 CONSTRUCTION NOTES drawn by file name 16023-CN-A1 Jan 11 2018 - 10:10 AM 3/16" = 1'-0"

BEHIND THE CLADDING WITH POSITIVE DRAINAGE

ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE

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

CN5

SCALE: 3"=1'-0"

 $\mathcal{O}$ CORNER DETAIL 4" MIN **≨** 4,

DuROCK "POLAR BEAR" AIR/MOISTURE BARRIER

2½" THICK PUCCS INSULATION BOARD

— DUROCK FIBRE MESH EMBEDDED IN DUROCK PREP COAT

DUROCK FINISH COAT

WEPPHOLES @ 32"(800) O.C. DuROCK FIBER MESH EMBEDDED IN DuROCK PREP COAT BACKER ROD AND SEALANT (VENTED) PRECAST SILL ON GROUT FLASHING DuROCK STARTER MESH (BACKWRAPPED) DUROCK "POLAR BEAR" AIR/MOISTURE BARRIER DuROCK FINISH COAT MECHANICAL FASTENER PUCCS INSULATION BOARD APPROVED EXTERIOR SHEATHING CN5 SCALE: 3"=1'-0" STUCCO MASONRY PLINTH CONNECTION TRANSITION MEMBRANE.
EXTEND MEMBRANE 6"
ABOVE AND BELOW
SILL. ENSURE
TRANSITION MEMBRANE
IS OVER BUILDING
PAPER BUILDING PAPER

2 UPDATE TO 2018 JAN 11-18 RC 1 ISSUE FOR CLIENT REVIEW AUG 04-17 RC description

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 Albofics TE 25591 BCI

VA3 Design Inc. 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 |
|---------|------------|
| name    | mu         |

**CONST NOTE** 

16023

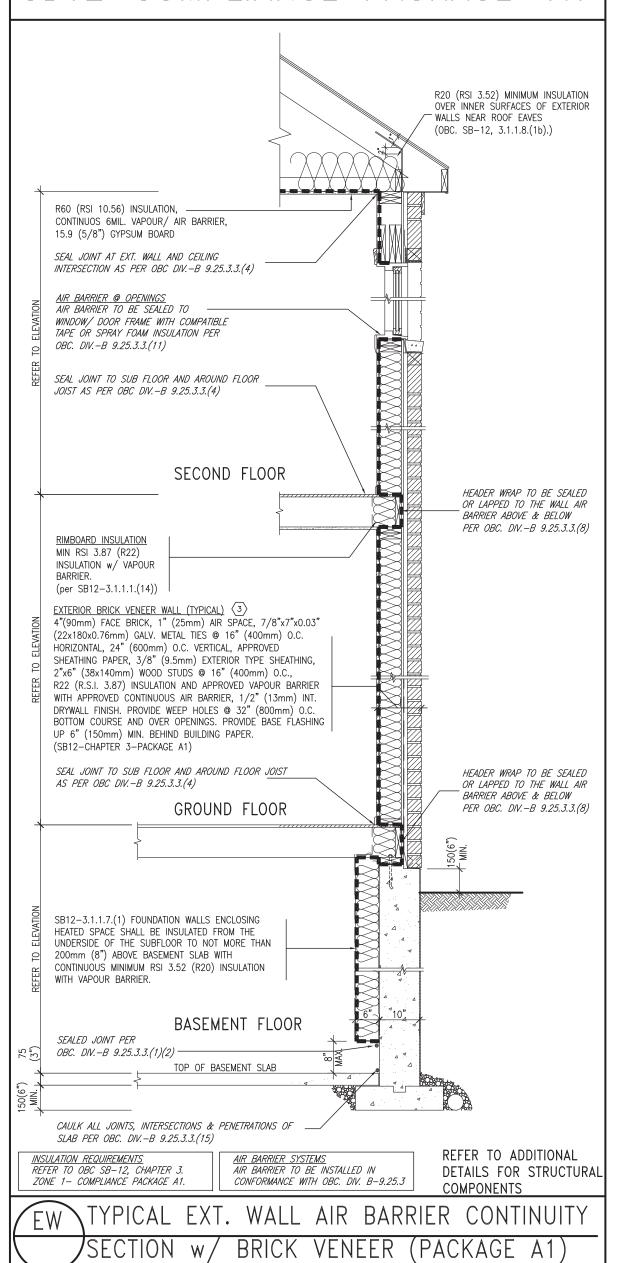
drawing no.

APPROVED EXTERIOR SHEATHING

MECHANICAL FASTENER

**GREEN VALLEY EAST** BRADFORD MAY 2016 drawn by RC CONSTRUCTION NOTES file name 16023-CN-A1 Jan 11 2018 - 10:10 AM 3/16" = 1'-0"

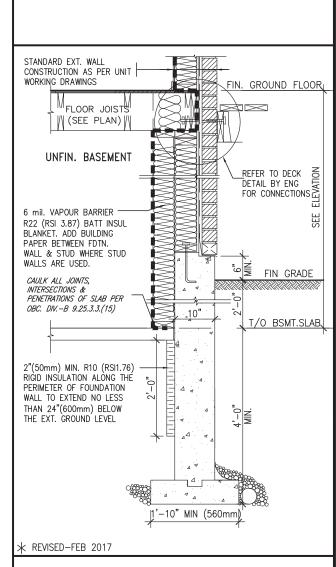
# SB12-COMPLIANCE PACKAGE 'A1'



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 COMPLIANCE PACKAGE (A1):   |                   |                                     |  |  |  |  |  |
|--|-------------------|-------------------------------------|--|--|--|--|--|
| COMPONENT  | A1                | Notes:                              |  |  |  |  |  |
| Ceiling with Attic Space<br>Minimum RSI (R) value  | 10.56<br>(R60)    | R20 at inner face of exterior walls |  |  |  |  |  |
| Ceiling without Attic Space<br>Minimum RSI (R) value   | 5.46<br>(R31)     | BATT or SPRAY                       |  |  |  |  |  |
| Exposed FLoor<br>Minimum RSI (R) value   | 5.46<br>(R31)     | BATT or SPRAY                       |  |  |  |  |  |
| Walls Above Grade<br>Minimum RSI (R) value   | 3.87<br>(R22)     | 6" R22 BATT                         |  |  |  |  |  |
| Basement Walls<br>Minimum RSI (R) value  | 3.52ci<br>(R20ci) | OPTION TO USE<br>R12+R10ci.         |  |  |  |  |  |
| Edge of Below Grade Slab<br>≤600mm below grade<br>Minimum RSI (R) value  | 1.76<br>(R10)     | RIGID INSUL                         |  |  |  |  |  |
| Windows & Sliding glass<br>Doors<br>Maximum U—value  | 1.6               |                                     |  |  |  |  |  |
| Skylights<br>Maximum U—value   | 2.8U              |                                     |  |  |  |  |  |
| Space Heating Equipment<br>Minimum AFUE  | 96% Min.          | NATURAL GAS                         |  |  |  |  |  |
| Hot Water Heater<br>Minimum EF   | 0.8               | NATURAL GAS                         |  |  |  |  |  |
| HRV<br>Minimum Efficiency  | 75%               | _                                   |  |  |  |  |  |
| Drain Water Heat Recovery Unit (DWHR)  Minimum 1 OR Maximum 2 Required. Dependent on number of showers installed. Refer to SB12-3.1.1.12 for information |                   |                                     |  |  |  |  |  |
| ci— Denotes Continuous Insu  | lation withou     | t framing interruption.             |  |  |  |  |  |

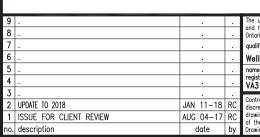




SECTION AT W.O.D/W.O.B.

**CONST NOTE** 

16023



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qualification information

Wellington Jno-Baptiste

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signatyve

SCIN

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.

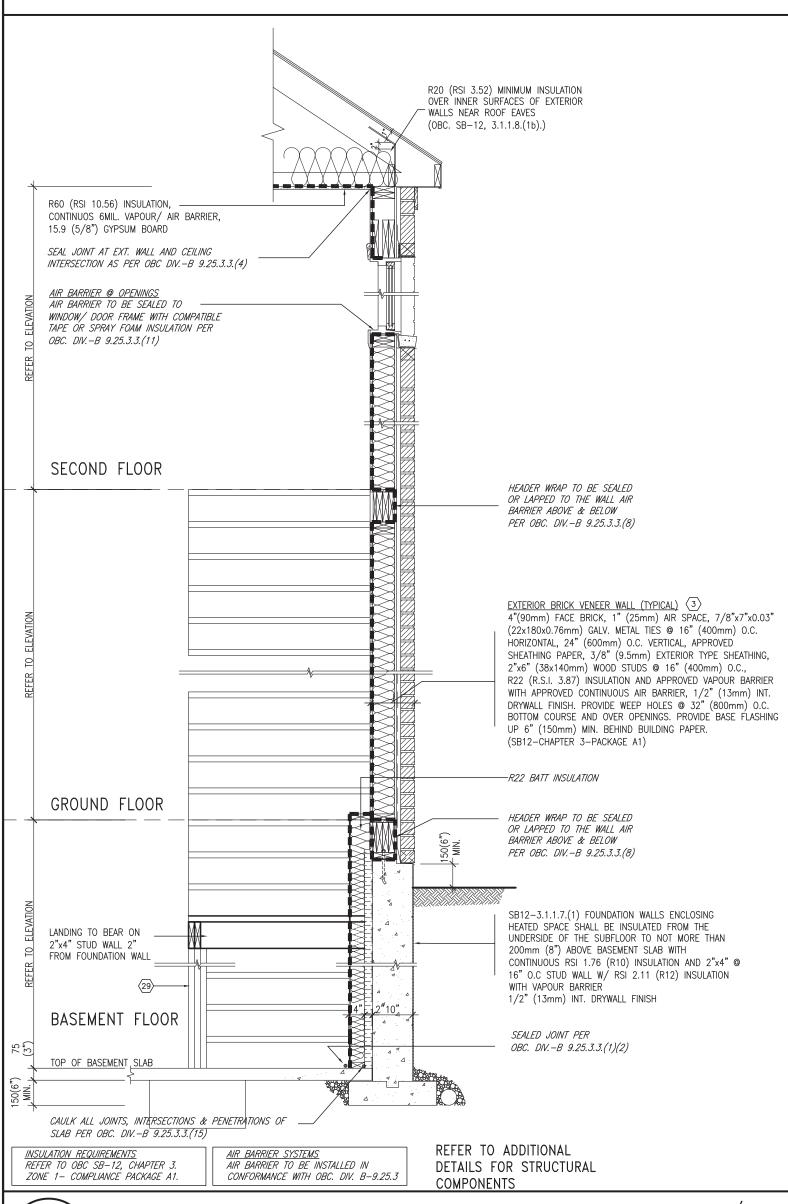
10" FOUNDATION WAL



SCALE: N.T.S.

|   | BAYVIEW                           | WELLINGTON               |    |
|---|-----------------------------------|--------------------------|----|
|   | project name<br>GREEN VALLEY EAST | municipality<br>BRADFORD |    |
| , | date<br>MAY 2016                  | CONST                    | RU |

# SB12-COMPLIANCE PACKAGE 'A1'





TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/
BRICK VENEER AT STAIR AND SUNKEN COND (PACKAGE A1)
10" FOUNDATION WALL
SCALE: N.T.S.

| 9  |                         |           |    | The undersigned has                            |
|----|-------------------------|-----------|----|--|
| 8  |                         |           |    | and has the qualific<br>Ontario Building Code  |
| 7  |                         |           |    | qualification informat                         |
| 6  |                         |           |    | Wellington Jno-                                |
| 5  |                         |           |    | name   |
| 4  |                         |           |    | registration informati VA3 Design Inc          |
| 3  |                         |           |    |  |
| 2  | UPDATE TO 2018          | JAN 11-18 | RC | Contractor must veri<br>discrepancy to the [   |
| 1  | ISSUE FOR CLIENT REVIEW | AUG 04-17 | RC | drawings and specific<br>of the Designer which |
| nο | description             | date      | hv | Drawings are not to                            |

EW

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 Signature

Wellington Jno-Baptiste Signature

Signature

BCIN

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.



|             | BAYVIEW     | WELLINGTON |
|-------------|-------------|------------|
| project nam | VALLEY EAST | В          |

CONST\_NOTE

16023

 
 GREEN VALLEY EAST
 BRADFORD

 dote MAY 2016
 CONSTRUCTION NOTES

 Grown by RC
 - 3/16" = 1'-0"
 16023-CN-A1

# E COP

FINISHED GRADE FINISHED BASEMENT FLOOR FINISHED GROUND FLOOR FINISHED SECOND FLOOR  $\leq$ WOB SIDE ELEVATION \_U/S\_OF\_FLOOR\_JOIST FINISHED FLOOR MID-PONIT OF BASEMENT HEIGHT 'B'

 $\leq$ COMPLIANCE TO OBC SB-12 2.1.1.1(11) WOB PLAN  $\times$ 

INSULATION VALUE FOR WALL IN SECTION IS NOT LESS THAN BASEMENT WALL AS REQUIRED BY TABLE 2.1.1.2A WHEN EXPOSED WALL "A" IS LESS THAN 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

OF BASEMENT WALL HEIGHT "B"

WHEN EXPOSED WALL "A" IS GREATER THAN 50%

2 UPDATE TO 2018 JAN 11-18 RC 1 ISSUE FOR CLIENT REVIEW AUG 04-17 RC description

The undersigned has reviewed and take and has the qualifications and meets t Ontario Building Code to be a Designer

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

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

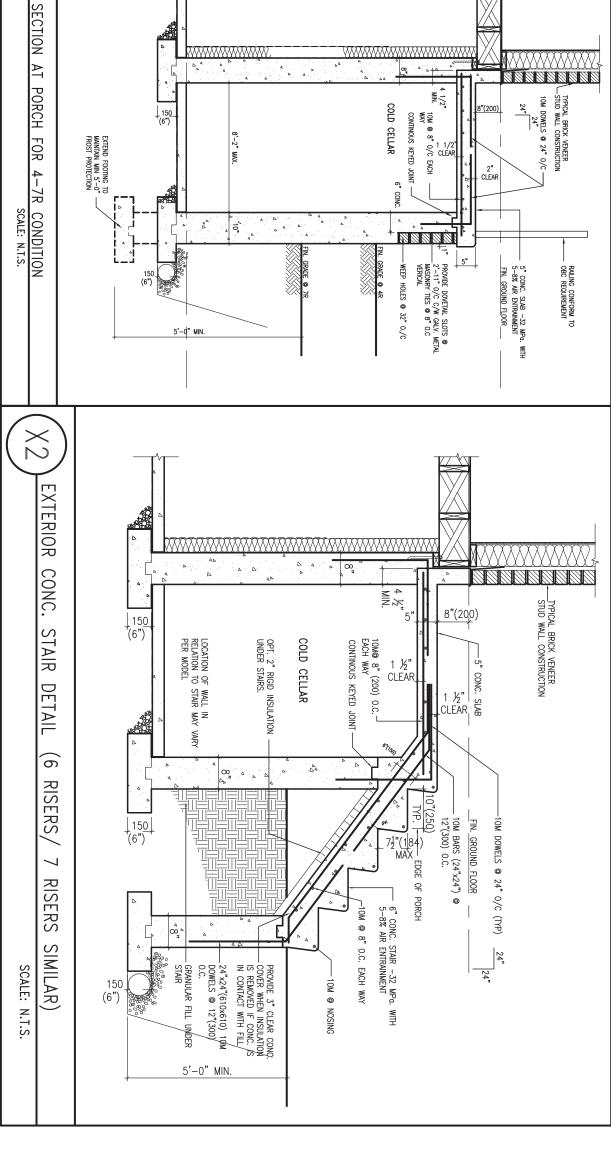


| BAYVIEW                        | WELLINGTON               | CONST_NOTE     |
|--------------------------------|--------------------------|----------------|
| project name GREEN VALLEY EAST | municipality<br>BRADFORD | project<br>160 |

MAY 2016 CONSTRUCTION NOTES drawn by file name 16023-CN-A1 - Jan 11 2018 - 10:09 AM 3/16" = 1'-0"

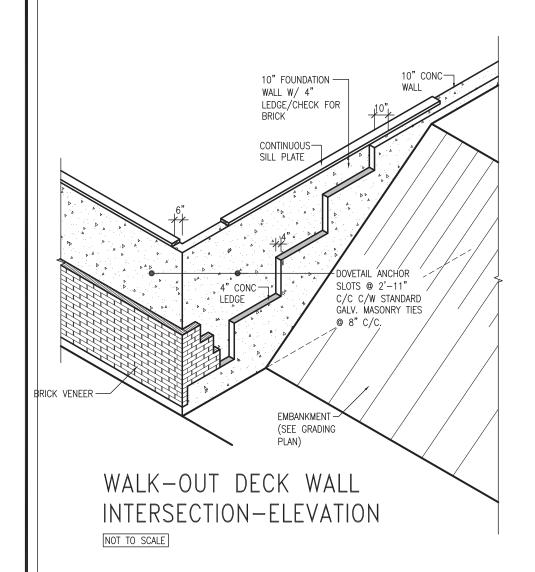
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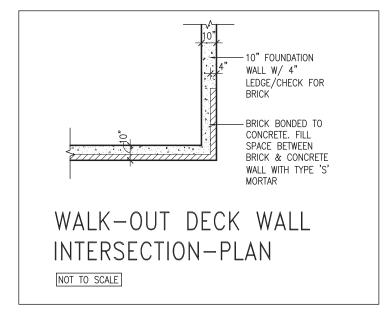
# SITE COPY | SECTION AT PORCH FOR | STORE | ST



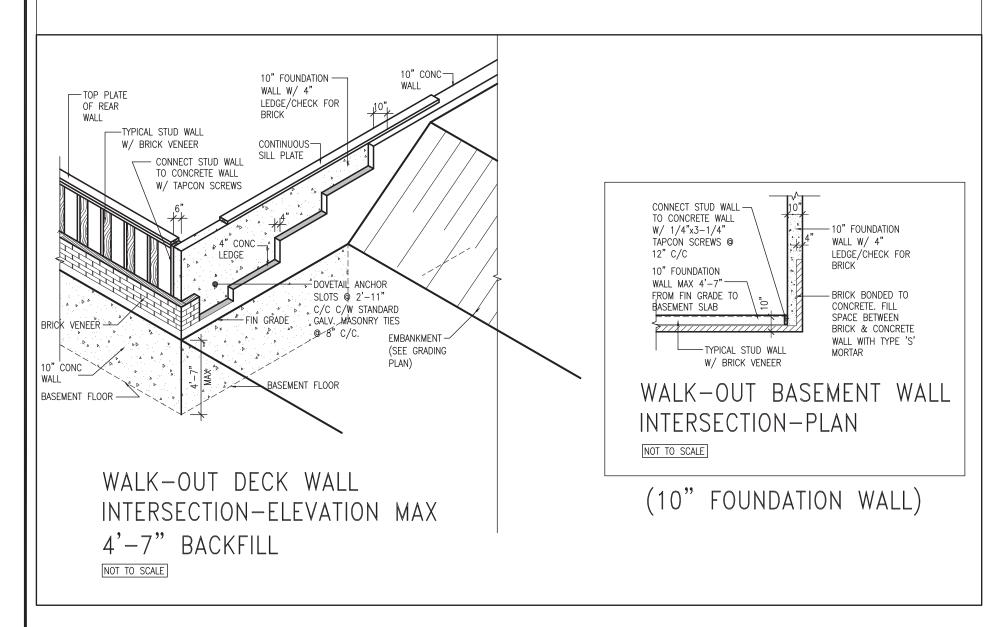


| 9 .<br>8 .<br>7 .<br>6 .                                       |                                |    | The undersigned has reviewed and tokes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.  qualification information  Wellington Jno-Baptiste  ### Page 12591  | VAR   |                       | BAYVIEW     | WELLINGTON   | CONST   | NOTE                 |
|--|--------------------------------|----|---|---|-----------------------|-------------|--|---|----------------------|
| 5 .<br>4 .   |                                |    | name signature BCIN registration information VA3 Design Inc. 42658  |   | project name<br>GREEN | VALLEY EAST | municipality<br>BRADFORE   |   | project no.<br>16023 |
| 3 . 2 UPDATE TO 2018 1 ISSUE FOR CLIENT REVIEW no. description | JAN 11-18<br>AUG 04-17<br>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<br>Toronto ON M2J 1R4<br>t 416.630.2255 f 416.630.4782 |                       | checked by  | \$\frac{\text{Scale}}{\text{3/16"} = 1'-0"}\$\$ \$(6023.BW\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\ | TRUCTION NOTES  file name 16023-CN-A1  - Jan 11 2018 - 10:09 AM | CN9                  |



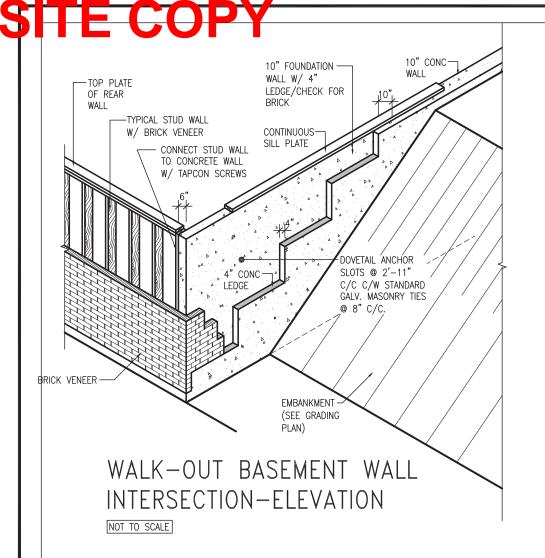


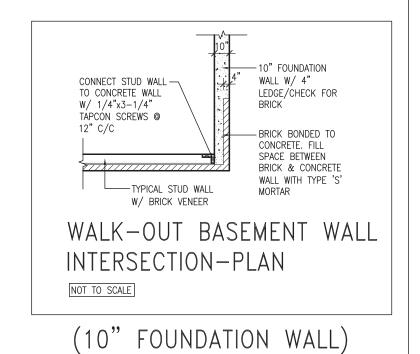
(10" FOUNDATION WALL)

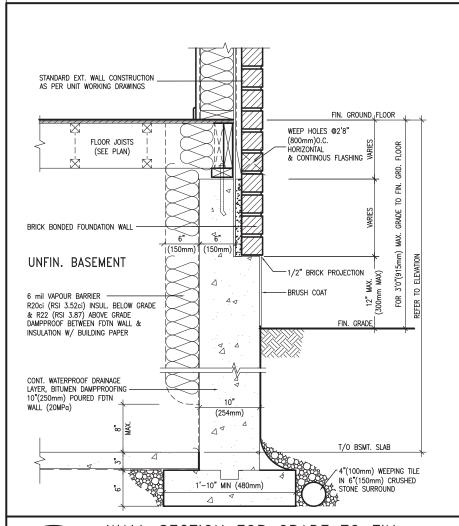




| 9 .<br>8 .<br>7 .<br>6 .                                       |                                |          | The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.  qualification information  Wellington Jno-Baptiste  | VAR   |                                | WELLINGTON  | CONST_NOTE                       |
|--|--------------------------------|----------|---|---|--------------------------------|---|----------------------------------|
| 5 . 4 .  |                                |          | name signature BCIN registration information VA3 Design Inc. 42658  | DESIGN  | project name GREEN VALLEY EAST | municipality<br>BRADFORD  | project no.<br>16023             |
| 3 . 2 UPDATE TO 2018 1 ISSUE FOR CLIENT REVIEW no. description | JAN 11-18<br>AUG 04-17<br>date | RC<br>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<br>Toronto 0N M2J 1R4<br>t 416.630.2255 f 416.630.4782 |                                | CONST  scale  3/16" = 1'-0"  6023.BW\Units\CN_NOTES\16023-CN-A1.dwq - Thu | RUCTION NOTES  16023-CN-A1  CN10 |







-STANDARD EXT. WALL CONSTRUCTION AS PER UNIT WORKING DRAWINGS FIN. GROUND FLOOR (SEE PLAN) 2"X6"(38mmX140mm) WOOD STUDS @ 12"(300mm) WEEP HOLES @ 2'8" (800mm)O.C. HORIZONTAL & CONTINOUS FLASHING UNFIN. BASEMENT CONT. WATERPROOF DRAINAGE LAYER, BITUMEN DAMPPROOFING 10"(2500MP) POURED CONC. FDTN WALL (20MPa) 6" 150r & R22ci (RSI 3.87ci) ABOVE GRADE DAMPPROOF BETWEEN FDTN WALL & INSULATION W/ BUILDING PAPER FIN. GRADE 10" 1/2" BRICK PROJECTION (254mm) (254mm) .wAX T/O BSMT. SLAB 4"(100mm) WEEPING TILE 1'-10" MIN (480mm) IN 6"(150mm) CRUSHED STONE SURROUND

EW3.06x

WALL SECTION FOR GRADE TO FIN. FLOOR MORE THAN 4'7" (1400mm) HEIGHT DIFFERENCE SCALE: N.T.S.

EW3.07x

WALL SECTION FOR GRADE SLAB 4'7"(1400mm) MAX. HEIGHT DIFFERENCE SCALE: N.T.S.



| 9   |                         |           |    | The undersigned has reviewed and takes re  |
|-----|-------------------------|-----------|----|--|
| 8   |                         |           |    | and has the qualifications and meets the<br>Ontario Building Code to be a Designer.      |
| 7   |                         |           |    | qualification information  |
| 6   |                         |           |    | Wellington Jno-Baptiste  |
| 5   |                         |           |    | name / signaty   |
| 4   |                         |           |    | registration information VA3 Design Inc.   |
| 3   |                         |           | .  |  |
| 2   | UPDATE TO 2018          | JAN 11-18 | RC | Contractor must verify all dimensions on t<br>discrepancy to the Designer before proceed |
| 1   | ISSUE FOR CLIENT REVIEW | AUG 04-17 | RC | drawings and specifications are instruments<br>of the Designer which must be returned a  |
| no. | description             | date      | by | Drawings are not to be scaled.   |

the job and report any teding with the work. All nts of service and the property at the completion of the work.

| $\sqrt{8}$  |  |  |  |
|---|--|--|--|
| <b>DESIGN</b> 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 |  |  |  |
| va3design.com   |  |  |  |

| BAYVIEW                        | WELLINGTON            |    |
|--------------------------------|-----------------------|----|
| project name GREEN VALLEY EAST | municipality BRADFORD |    |
| date<br>MAY 2016               | CONST                 | RU |

3/16" = 1'-0"

16023 CONSTRUCTION NOTES file name 16023-CN-A1

**CONST NOTE** 

TO BASEMENT