REVIEWED

CONSTRUCTION NOTES (Unless otherwise noted) ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONLARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION, THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS, OMT. REG. 332/12-2012 OBC

ROOF CONSTRUCTION

MOM SPECIFICATIONS, UNIT, IREA, 532/12-2017, OBB.

MOM SPECIFICATION, UNIT, IREA, 532/12-2017, OBB.

MOM CONSTRUCTION

SHEATHING, WITH 1°T CLIPS, APPROVED EAVE PROTECTION TO RESISTS # 620mm (27-9) FROM EDGE OF RODGE AND MIN, 300mm (172) FEYOND BINKE FACE OF EXTENSIVE MALL, [EAVE SPROCETION NOT RESIST 900 DION FACE OF EXTENSIVE MALL, [EAVE SPROCETION NOT RESIST 900 DION FACE OF EXTENSIVE MALL, [EAVE SPROCETION NOT RESIST 900 DION FACE SALES AND FACE SALES FACE OF EXPENSIVE MALL [EAVE SPROCET SET SALES OF THE SALES FACE SALES AND FACE SALES FACE SALES FACE AND FACE SALES FACE FACE SALES FACE SALES FACE SALES FACE SALES F

FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)
SIDING AS PER FLEY 19-28 (19-27) VERTICAL WOOD FLIRRING CONTING SHEAIHING MEMBRANE, 9.5mm [3/8] Dat. TYPE SHEAIHING 38x140 [72:6] SIUDS @ 400mm [16] O.C. RS13.37 [92:2] INSILIATION AND APPR. CONTIN. LAB BARRIER, 13mm [1/2*] INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm [8*] ABOVE FINISH GRADE. REFER TO DBC SB-12. CHAPTER 3 FOR ADDITIONAL THERMAL INSILIA INTO PROPERTY OF THE STORY ADDITIONAL THERMAL INSILIA INTO PROPERTY.

FRAME WALL CONSTRUCTION (2"x4") - GARAGE WALLS RESERVED

STUCCO WALL CONSTRUCTION (2"x4") -GARAGE WALLS

STUCCO CLAPDING SYSTEM CONFORMING TO 0.B.C. 9.27.1.1.[2] 8 STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1/2) & 928 IHAT EMPLOY A MINIMUM IONIM ARE PACE SERIINO THE CLADDIG WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLED PER MANUFACTURES SPECIEC ATIONS OVER 35mm ("J"I MN. EXPANDED OR EXTRUDED RIGID POLYSTYRENE ON APPROVED BIRKMOSTURE BARRIER ON 15mm (1/2") EXT. 17PE SHEATHING ON 386W/12/4T STUDS & 400 1147) CC. 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 @ 40 2011 (38) LEX. I YES SHEATHING, 38X140 (2"X") STUDS ® 400nm 67 O.C., RS 13.87 (R22) INSULATION AND APPR. VAPOUR BARRIER ND APPR. COMIN. AIR BARRER, 13mm (1/2") INTERIOR DRYWALL ISLH, MID-HEIGHT BLOCKING REQ'D. IF NO SHEATHING APPUED. FER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL SULATION REQUIREMENTS.

MASOMEY VEHEER CONSTRUCTION (2°%6*)(SB-12-JBRE 3.1.1.24(6))

BEAN POCKET OR 300/150 (12°%6*) POURED CONC. NIB WALLS.

WING (3) AMASOMEY. ZEBME (11) JAK SPACE, 22/18/30.) Zebm

MN. BEARING 90mm (3-1/2*) 90mm (4) MASONEY, 25mm (1) AIR SPACE, 22X1890.75mm (7) (7/877x03) Good Morn (14) O.C. NORDOWIAL ASSOCIATION (17/877x03) GOOD (17/877x03) GOOD (17/877x03) GOOD (17/877x03) GOOD (17/877x04) GOOD

RESERVED

MASONRY VENEER CONSTRUCTION (2"x4") - GARAGE WALLS 90mm (4) MASONRY .25mm (11) AIR SPÄCE, 22/1800.72mm (7/87/2003) GAVON METAL IEEE 84 MORTH (15) CC. HERICOLA .METAL IEEE 84 MORTH (6) CC. HERICOLA .APPR. SHEATHING FAPER, 95mm (1987) CC. YERICOLA .APPR. SHEATHING FAPER, 95mm (1987) CC. HERICOLA .APPR. SHEATHING FAPER, 95mm (1987) CC. HERICOLA .APPR. APPR. SHEATHING APPR. MORTH (15) WITH APPR 1000 CHAIN WAIL BERN CONTROL OF THE SHEATHING APPROVED METER HASHING UP MINI. SOTTOM COURSE AND OVER OPENINGS PROVIDE BASE HASHING UP MINI. SOTTOM (5) BEHIND BUILDING FAPER. MASONNY TO BE MINI. SOMM (6) ABOVE FINISH GRADE.

STUCCO WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)

STUCCO C: ADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.[2] & SILICEO CLADDING SYSTEM CONFORMING TO 0.8 C. 927.1.1 (2) is 292 BHAI EMPLOYS A MINIMUM INORMA RESPACE BERNOT DIE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLE FOR MANUFACTURES SPECIFICATION OF VERY 25M (1) FMM. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. ARMONOSTURE BARBER ON 13 mm. (1) 72 ELT TYPE SHEFTHING ON 381 kB (72x 1) SULDS 48 400mm (161) CC. 183 3.67 RE27 INSULATION, APPROVED VAPOR ARMER, 13 mm. (1) 72 (175 MW. MILLIDO AND MITERIOR RIGHT RESP. 60 CG. 184 (2) CHAPTER 3 FOR ADDITIONAL MITERIOR RIGHT RESP. STOCK OF THE ARMONISM STOCK

ABOVE PINISH CRADE.

JUTERIOR STUD PARTITIONS
FOR BEARING PARTITIONS 38x89 [27x4] @ 400mm [16] O.C. FOR 2
STORETS AND 30mm [12] O.C. FOR 3 STORETS, NON-BEARING
PARTITIONS 38x89 [27x4] @ 400mm [24] O.C. FROVUE 58x89 [27x4]
BOTTOM PLATE AND 2/38x89 [27x47] TOP PLATE. 13mm [1/27] NI.

DRYWALL BOHL SIDES OF STUDS, PROVIDE 38x140 [27x6] STUDS/PLATE.

WHERE NOTED.

POUNDATION. WALL/FOOTINGS:
250mm (107) FOURED CONC. FDIN. WALL 20MPO (2900ps) WITH
BITUMENOUS DAMPPROOFING: AND DRAINAGE LAYER. DRAINAGE
LAYER REQT). WHEN BASEMENT INSUL EXTENDS 900 (2*-11") BELOW
N. GRADE DERNAGE LAYER SON TREON. WHEN SON (2*-11") BELOW
WATERPROOFED. MAXIMUM FOUR HEIGHT 2800 (9*-3") ON SON 135
ZEYS! COMMINIOUS KETED CONC. FG. BRACE FDIN. WALL BROOR
UNDSUMBED SOIL OR COMPACTED DEGREETER FILL. WITH MIN.
BRAINS CAPACTY OF ISSAPE, OR GERETER FILL WITH MIN.
SCHOOL STATEMENT OF THE MATERIAL STATEMENT OF SON TO MEET MINIMUM. CAPACITY, BINGINEERED FOOTINGS ARE
REQUIRED.

STRIP FOOTING SUPPORTING EXTERIOR WALLS (FOR W.O.B.) LOAD OF 2.4kPa. (S0psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1"). THE STRIP FOOTING SIZE IS

2 STOREY WITH WALK-OUT DESCRIENT

FOUNDATION DRAINAGE OBC. 9.14.2, & 9.14.3,

**Common (4*) DIA FOLINI)ATION DRAINAGE TILE I 50mm (6*) CRUSHED

BASEMENT SLAB OBC. 9.3.1.6.(1)(b), 9.16.4.5.(1), 9.25.3.3.(15) L, OR 20MPa. (3000psi) CONC. WITH W SLAB. UNDER SLAB INSULATION PER SB-12.

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

9.) OUR BARRIER, 1 Amm (5/8") INT. DRYWALL FINISH OR APPROVED IAL. RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL

(10) ALL STAIRS/EXTERIOR STAIRS — OBC. 9.8.—
(FRIVALE STAIRS) Some (1/47) MAX SERWEEN ADJACENT TREADS OR UNIFORM RISE
LANDINGS.
LANDINGS.
RESEN FLUGHT

SE IN FLIGHT = 200 (7-7/8") = 205 (10") (NOSING TO NOSING) = RUN + 25 (1") = 1950 (6'-5") = 900 (2'-11") = 845 (2'-10") to 1070 (3'-6") MIN. RUN MAX. TREAD MAX. NOSING MIN. HEADROOM RAIL @ LANDING RAIL @ STAIR

FOR CURVED STAIRS (TAPERED TREADS)
MIN. RUN AT INNER RADIUS - 1 EQ 1/21

(11)

(12.)

USE NON-SIENC GROUT TO 1945 S.H. PLATE WHEN REQUIRED ASSESSMENT MISURATION (\$3-12-3.17.), 2/32.23, 313.26) FOUNDATION (\$3-12-3.17.), 2/32.23, 313.26) FOUNDATION WALLS ENCLOSING HEARD SPACE SHALL SE NUSILATED FROM the WIDERSIDE OF THE SURGEOUS TO NOT MODE (THAN 200mm (8) ABOVE THE FIRSHED FLOOR & NO CLOSES THAN 500mm (8) ABOVE THE FIRSHED FLOOR & NO CLOSES THAN 500mm (8) ABOVE THE FIRSHED FLOOR SERVED (THE SUBJECTION TO HAVE APPROVED VAPOUR BARBER, RECOMMEND DAMPPROOF WHITE BURDING PARE REVENS HE FOUNDATION WALL AND ROULLATION UP TO GRADE LEVEL NICE FLU HEEGHT WALL WITH CALLAGES CORREST TO SE SEALD TO FOUNDATION ALL WITH CALLAGES CONTINUOUS HOULARION (6) IS NOT OR BETTON THE REPRINE STUD PARTITION (1) THE PARTITION (1) THE

[E]) IS NOT TO BE INTERPRETED BY FRANKING.

BEARING. STUD. PARTITION

38x89 [27x4] SILUS & 400mm [1e] O.C., 38x89 [27x4] SILL PLATE ON

DAMPPROCRIMOR MATERIAL, 13mm [1/27] DIA. ANCHOR BOLTS

200mm [8] 1.0NG. EMBEDDED MN. 100mm [47] NITO CONC. ©

2400mm [7-10] O.C., 100mm [47] HIGH CONC. CURB ON 3501.55;

[147x5] CONC. FOOTING. ADD HORIZ, BLOCKING AT MID-HEIGHT [F

15) STEEL BASEMENT COLUMN (SEE 0.B.C. 9.15.3.3) 89mm(3-1/2") DIA x 3.0mm(0.118) SINGLE WALL TUBE TYPE 2 BYMMIGH-1/2"; IDIA x 3.0mm/(0.118); SINGLE WALL 1UBE: 1PTE X.0DM/(m).
ADJUSTABLE ST.0DM/(m).
ADJUSTABLE ST.0DM/(m)

(15A) STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3) 89mm(3-1/2") DIA x 4.78mm(.188) FIXED STL. COL. WITH 150x150x9.5 89mm[3-1/2"] DIA x 4.78mm[, 188] FIKED STL, COL, WITH 150x150x9.5 (Fx9x'2x)8"] STL TOP & BOTTOM PLATE ON 1070x10x10x0x40 (42°x42'x18"). CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpd. MIN, AND AS PER SOILS REPORT.

(5B) STEEL COLUMN

STEEL COLUMN

STEEL COLUMN

STEEL COLUMN

SOMMIP-1-172 DIA x-478mm, 1881 NON-ADJUSTABLE STL. COL. TO

BEO NI SOL 180/6 -5 (6-xx-3/6) STEEL TOP PLATE. 8. BOTTOM PLATE.

BASE PLATE 120:250x12.5 (4 1/2*x10*x1/2*) WITH 2-12mm DIA. x.

30mm I LONG x50mm HOOK ANCHORS (2-1/2*x12*x2*) FREID WELD

COL. TO BASE PLATE.

(18.) GARAGE SLAB 100mm (4") 2011 GARAGE SLAB 100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% A ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR F COMPACTED SUB-BASE OR COMPACTED NATIVE FILL.

SLOPE TO FROM I.

GARAGE CEILINGS/INTERIOR WALLS
12mm (1/9") GYPSIIM BOARD ON WALL AND CEILING BETWEEN (20.)

(22.) DRYER EXHAUST (OBC-6.2.3.8.(7) & 6.2.4.11.)
CAPPED DRYER EXHAUST VENTED TO EXTERIOR.

INSULATED ATTIC ACCESS (OBC-9.19.2.1. & SB12-3.1.1.8)
ATTIC ACCESS HATCH WITH MIN. DIMENSION OF \$45x610mm (2) ATTIC ACCESS HATCH WITH MIN. DIMENSION OF SHOULD STAND /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 OBS. 9.21.

10P 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. 24.

26) MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR AS REQUIRED BY ORC 9.32.3.5 x 9.32.3.10

OBC. 9.32.3.5. 8.9.32.3.10.
STEEL BEARING, PLATE. FOR MASONRY. WALLS
280.280x16 [117x117x6/87] STL. PLATE FOR STI. BEANS AND
280.280x12 [117x117x1/27] STL. PLATE FOR WOOD BEAMS BEARING
ON CONC. BLOCK PARTIYMALL ANCHORED WITH 2-19mm [3/47] x.
200mm [87] LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE
LEVEL WITH NON-SIRBING KGOULD.

LEVEL WITH NON-SHRINK GROUT.

OR

SOLID WOOD BEARING FOR WOOD STUD WALLS

COURS DEADING TO BE AT LEAST AS WIDE AS THE SUPPORTED SULID 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].

BEARING WOOD POST (BASEMENT) (OBC 9.17.4.)
3-38x140 (3-2'x4') BUILT-UP-POST ON METAL BASE SHOE ANCHORED
TO CONC. WITH 12.7 DIA. BOLT, 610x610x300 (24'x24'x12') CONC.

30. MIN. HORIZ. STEP = 600mm (24")

3.1.1.2.A. FOR REQUIRED MINIMUM INSULATION UNDER SLAB.

DIRECT VENTING GAS FURNACE/ H.M.Y VENT

DIRECT VENTING GAS FURNACE/ H.M.Y VENT

DIRECT VENT FURNACE I ERMINAL MIN. 900mm [36] FOM A

NATURAL GAS REGULATOR, MIN. 300mm [17] ABOVE FIN. GRADE,

FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HEY INTAKE FOR BE A MIN. OF IB30mm [61-0] FOW MAL EXHAUST TERMINALS, REFER

SUBFLOOR, JOIST STRAPPING AND BRIDGING 18mm (½F) 1 K.3 SUB-100K ÖN WOOD FLOOK JOSTS, FOR CERAMIC TILE PROJECTION (15F EN 90.5 Jp. 18mm (1/F) ENDERLAY UNDER RESILIENT & PARQUET ROORING, (15E EN 90.5 Jp. 18mm) (6-117) TO ENDERLAY UNDER RESILIENT & PARQUET ROORING, (15E EN 90.5 Jp. 18mm) (6-117) TO EN 90.5 Jp. 18mm) (9-117) TO EN 90.5 Jp. 18mm)

HANDRAILS - OBC. 9.8.7.FINISHED BAILING ON PICKERS 9A CED MAXIMIM 100mm (4)
BERWEN PICKERS (CLEARANCE BETWEEN HANDRAIL AND SUBFACE (35)
BERNBO IT OB ES 0127 IMM. HANDRAILS TO BE CONTINUOUS
ECRETFOR NEWED POST A CHANGES OF DIRECTION.
INTERIOR GUARDS - OBC. 9.8.8.INTERIOR GUARDS - OBC. 9.8.8.INTERIOR GUARDS - OBC. 9.8.8.-EXTERIOR WALLS TO HAVE A HIKE NUMBER EXTERIOR WALLS TO HAVE A HIKE NUMBER ELIMINING DISTANCE |
LESS THAN 45 min. WHERE HE LID IS LESS THAN 400m
EXPOSING FACE SHALL BE CLAD IN NON-COMINATERIAL. SEE ELEVATIONS FOR ADDITIONAL N
***CEPIAL**.

BRIEDER GLARGES. 200mm (2 -1 T) MAI. HIGH
ZETTERING. GLARGE SLESS HAN I BROWN (7 T). 1070mm (4 2 T) HIGH GLARD IS
SAMP (2 M S) SLEAR ALL WIRL SHOWN (7 T). 1070mm (4 2 T) HIGH GLARD IS
SAMP (2 M S) SLEAR ALL WIRL SHOWN (7 T). 1070mm (4 2 T) HIGH GLARD IS
SAMP (2 M S) SLEAR ALL WIRL SHOWN (7 T). 1070mm (4 2 T) HIGH GLARD IS
SAMP (2 M S) SLEAR ALL WIRL SHOWN (7 T) HIGH GLARD IS
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SAMP (3 M S) SC

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

GENERAL NOTES

WINDOWS:) MINIMUM BEDROOM WINDOW —OBC. 9,9,10,1, a
ATLEAST DIE BEDROOM WINDOW ON A GOVERNOOR SID
AVE MAN CLISTIC DIE BEDROOM WINDOW ON A GOVERNOOR SID
AVEN MAN CLISTIC DIE BEDROOM ON THE BEDROOM ON TH

GREATER THAN 1800mm [5-11]

SYSTERION WINDOWS

SHALL COMPLY WITH ORC DIV.-8 9.7.3. & \$812-31.1.9

9 (ALSS-STRUCTURAL SUFFICIENCY OF GLASS

DOOR & WINDOW MANUFACTURERY SUPPLIER TO PROVIDE

ADEQUATE THEORYMATION TO DEMONSTRATE COMPLIANCE

WITH ORC DIV.-8 9.4.1.3.

OBC-DIV. 8, 6.2.2. SEE MEELMANIL AS UNANIMOUS.

2) ALL DOWNSPOUIS TO DRAIN AWAY FROM THE BUILDING AS OBC 9.26.18.2.8.5.6.2.2.[3] AND MUNICIPAL STANDARDS.

3) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.1.46.3. CHECK WITH THE LOCAL AUTHORITY.

9.14.63. CHECK WITH THE LOCAL AUTHORITY.
STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN
BATHROOM.
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED
ADJACENIT TO WATER CLOSETS AND SHOWER OR BATHTUB IN
MAIN BATHROOM. REFER TO OBC. DIV. B- 9.5.2.3 & DETAIL

PROVIDED.

5) 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 QUID-BY 2,25.3.
 ALL QUID-OR AR INTAKES SHALL BE LOCATED SO THAT THEY ARE SEPARATED FROM SOURCES OF CONTAMINATION [EXHAUST VENTS] IN COMPLIANCE WITH O.B.C. DIV.-8 6.2.3.12. AND TABLE 6.2.3.12.

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

OTHERWISE.

3 TRUGS SHALL BE STUD GRADE SPRUCE, UNIESS NOTIFIED OTHERWISE.

3 TRUGS SHALL BE STUD GRADE SPRUCE, UNIESS NOTIFIED OTHERWISE.

1 LIMMER SPROSED TO THE EXTERIOR TO BE SPRUCE No.2 GR. PRESSURE TREATED OR CEDAR. UNIESS NOTIFIED OTHERWISE.

ALL LAMINISTED VEHEER LUMBES, ULY, LI BEANS, GRODE TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRANKING TO BE DISSINGED. A CERTIFIED BY TRUSH.

ROO'F RANNED TO BE DESCRIBED & CERTRED BY TRUSS

SHAME STATUSE

1) IN 1 BEAMS SHALL BE 20E -7595F MIN. NAE. EACH PY OF IVE.
WITH SHYME IS 171 CHONG COMMON HOW BEALLSE 30 SOMEMIN
(17) OC. STAGGERED MY ZOWNY FOR IB. 20E A SOMEMIN
(17) OC. STAGGERED MY ZOWNY FOR IB. 20E A SOMEMIN
(17) DIC. STAGGERED MY ZOWNY FOR IB. 20E A SOMEMIN
(17) DIC. STAGGERED MY ZOWNY FOR IB. 20E A SOMEMIN
(17) DIC. STAGGERED MY ZOWNY FOR IB. 20E A SOMEMIN
(17) DIC. STAGGERED MY DIC. STAGGERED FOR SOMEMIN
(17) DIC. STAGGERED MY DIC. STAGGERED FOR SOMEMIN
FOR ALL IVE. BASE MY DEBAMC CONSISTENCY BY SOMEMIN FOR ALL IVE. BASE FORWER BASE A HORSE FOR ALL JOSS
WICKLOS AND STAGGERED FOR ALL JOSS
WICKLOS AND S

AND BULLEY WOOD MEASES INTERECTION FULLY BUILTY
WOOD MEASES.

9 WOOD REAMES.

10 WOOD FRAMES OF TREATED WITH A WOOD PRESENTINE.

12 WOOD FRAMES OF TREATED WITH A WOOD PRESENTINE.

13 STORT THE PARTY OF THE PARTY O

HEAVY DUTY OUTLET (220 volt)

■ a*

UIGHT FIXTURE (WALL MOUNTED)

LEGEND LEGEND

CLASS 'B' VENT

DUPLEX OUTLET
(12" ABOVE SURFACE)

CHARLIST FAN
TO EXTERIOR

W DUPLEX OUTLET
(HEIGHT A.F.F.)

\$₹ POT LIGHT - LIGHT FIXTURE (CEILING MOUNTED) Źφ LIGHT FIXTURE (PULL CHAIN)

SINGLE JOIST

→ ♦ HOSE BIB (NON-FREEZE) DOUBLE JOIST TRIPLE JOIST

P.T. PRESSURE TREATED LUMBER LVL LAMINATED VENEER LUMBER ◇ POINT LOAD FROM ABOVE

G.T. GIRDER TRUSS BY ROOF TRUSS MANUF.

X E.A. FLAT ARCH LINE CURVED ARCH

M.C. MEDICINE CABINET (RECESSED) DOUBLE VOLUME WALL. SEE NOTE 39 CONCRETE BLOCK WALL

SOUD WOOD BEARING (SPRUCE No. 2).

SOUD BEARING TO BE AS WIDE AS SUPPORTED MEMBER OR AS DIRECTED BY SUPPORTED MEMBER OR AS DIRECTED BY STRUCTURAL ENGINEER. SOLID BEARING TO BE MINIMUM 2 PIECES. SOLID WOOD BEARING TO MATCH FROM ABOVE

OIL GAS/ RADON CONTROL (OBC 9.1.1.7, & 9.13.4.)
PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS

MAY 2016

120

39) - TWO STOREY VOLUME SPACES FOR A MAXIMUM 5490 mm (18'-0") HEIGHT AND MAXIMUM

199 JUNEAL TOLORS THE SERVICE AND MANUAL STREET THE SERVICE AND MANUAL SUPPORTED ROOF TRUST EIGHT OF 60 M. PROVIDE 2-38-14 0/2-2×9/3 9F-8/2 CONTIN. STUDS 6 9300mm | 1/2 CO.C. | IRPINE LET AT EVERY HIRSD COURSE STUD FOR 880°CC WALLS CM 9 4.5 (3/87 HINCE ST. FLYWOOD SHEATHING. PROVIDE SOLD WOOD BLOCKINGS SERVICEN WOOD STUDS HOUSE STUD FOR SERVICEN WOOD FOR SERVICEN WOOD

HE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2'x: TUDS @ 400mm (16") o.c. <u>OR</u> 38x89 (2'x4") STUDS @ 30

DRAIN WATER HEAT RECOVERY UNIT (DWHR) ANDREW MALEK DIEAL REQUYENT UNIT (DWHR)
PER SEL2-SILIZA, A DRAIN WHRE HEAT RECOVERY (DWHR)
UNIT SHALL BE INSTALED IN EACH DWELING UNIT TO RECOVE
BRAIN HATER FROM ALL SHAWERS OF 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.

♦ UPDATED ONT. REG. 332/12-2012 OBC Amendment 0. Reg. 88/19

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 4/38 x 235 (3/2" x 10") SPR.#2 4/38 x 235 (4/2" x 10") SPR.#2 2/36 x 286 (2/2" x 12") SPR.#2 2/38 x 286 (3/2" x 12") SPR.#2 4/38 x 286 (3/2" x 12") SPR.#2

4/38 x 286 (4/2" x 12") SPR.#2 LOOSE STEEL LINTELS 99 x 89 x 64. (3-1/2" x 3-1/2" x 1/4"). 89 x 89 x 74. (3-1/2" x 3-1/2" x 5/16"). 89 x 79. (3-1/2" x 3-1/2" x 5/16"). 102 x 89 x 79. (4" x 3-1/2" x 5/16"). 127 x 89 x 79. (5" x 3-1/2" x 5/16"). 152 x 89 x 10.0. (6" x 3-1/2" x 5/16"). 152 x 102 x 11.0. (6" x 4" x 7/16"). 178 x 102 x 1.50. (7" x 4" x 1/2").

LAMINATED VENEER LUMBER (LVL) BEAMS

LAMINATED VENEER LUMBER (IV
LVI.A 1-1 3/4*7 1/4* (1-45x148)
LVI.A 1-1 3/4*7 1/4* (2-45x148)
LVI.B 2-1 3/4*7 1/4* (2-45x148)
LVI.B 2-1 3/4*7 1/4* (2-45x148)
LVI.B 2-1 3/4*7 1/4* (1-45x148)
LVI.B 2-1 3/4*7 1/4* (1-45x148)
LVI.B 2-1 3/4*8 1/2* (1-45x148)
LVI.B 2-1 3/4*8 1/2* (1-45x148)
LVI.B 2-1 3/4*8 1/2* (1-45x148)
LVI.B 2-1 3/4*1 1/2* (1-45x148)

DOOR SCHEDULE

1 EXTERIOR DOOR 2'-8" WIDE INSULATED MIN. RSI 0.7 (R4) (1A) EXTERIOR 2'-10" WIDE INSULATED MIN. RSI 0.7 (R4)

1B EXTERIOR DOOR 3'-0" WIDE INSULATED MIN. RSI 0.7 (R4)

1C EXTERIOR DOOR 3'-2" WIDE INSULATED MIN. RSI 0.7 (R4)

2'-8" wide 20 MIN. RATED DOOR AND FRAME, WITH APPROVED SELF CLOSING DEVICE, INSULATED MIN. RSI 0.7 (R/ 2A EXTERIOR DOOR

2. INTERIOR DOOR 2'-8" WIDE

2B INTERIOR DOOR 2'-8" WIDE (COLD CELLAR) (WEATHERSTRIPPING INSTALLED) 2C INTERIOR DOOR 3'-0" WIDE

(3.) INTERIOR DOOR 2'-6" WIDE (3A) INTERIOR

2'-0" WIDE 4. INTERIOR DOOR (4A) INTERIOR DOOR

(5) INTERIOR 1'-6" WIDE DOOR

REFER TO ARCHITECTURAL DRAWINGS FOR DOOR HEIGHTS

MECHANICAL SYMBOLS HEAT PPE WARM AR PLUMBING (TOILET) CERTAIN AIR DUCT

SMOKE ALARM (REFER TO OBC 9.10.19)

SMOKE, ALARM. (REFER. TO. DBC. 9.10.19)
PROVIDE I PER FLOOR. REAR THE STARS CONNECTING THE FLOOR
LEVEL AND ALSO I IN EACH BEDROOM NEAR HALL DOOR, ALARM
TO BE CONNECTED TO AN ELECTICAL CIPICUI AND
INTERCONNECTED TO AN ELECTICAL CIPICUI AND
INTERCONNECTED TO ACTIVATE ALL ALARMS IF I SOUNDS.
BATTERY BACK-UP REQUIRED. SMOKE ALARMS TO INCORPORATE
VSUAL SIGNALING COMPONENT (PJ. 10.19.3.19).

SOIL GAS/ RADON CONTROL (OBC 9.1.1.7. & 9.13.4.)

REFER TO UNIT DRAWINGS OR PAGE CN-2 FOR SB-12 COMPLIANCE PACKAGE A1 TO BE USED FOR THIS MODEL. THIS MODEL.

The minimum thermal performance of building envelope and equipment shall conform to the selected package unless otherwise noted.

2022

A1 CONST NOTE

UPDATE TO 2020 FEB 24-20 ISSUE FOR CLIENT REVIEW AUG 04-17

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

Wellington Jno-Baptiste

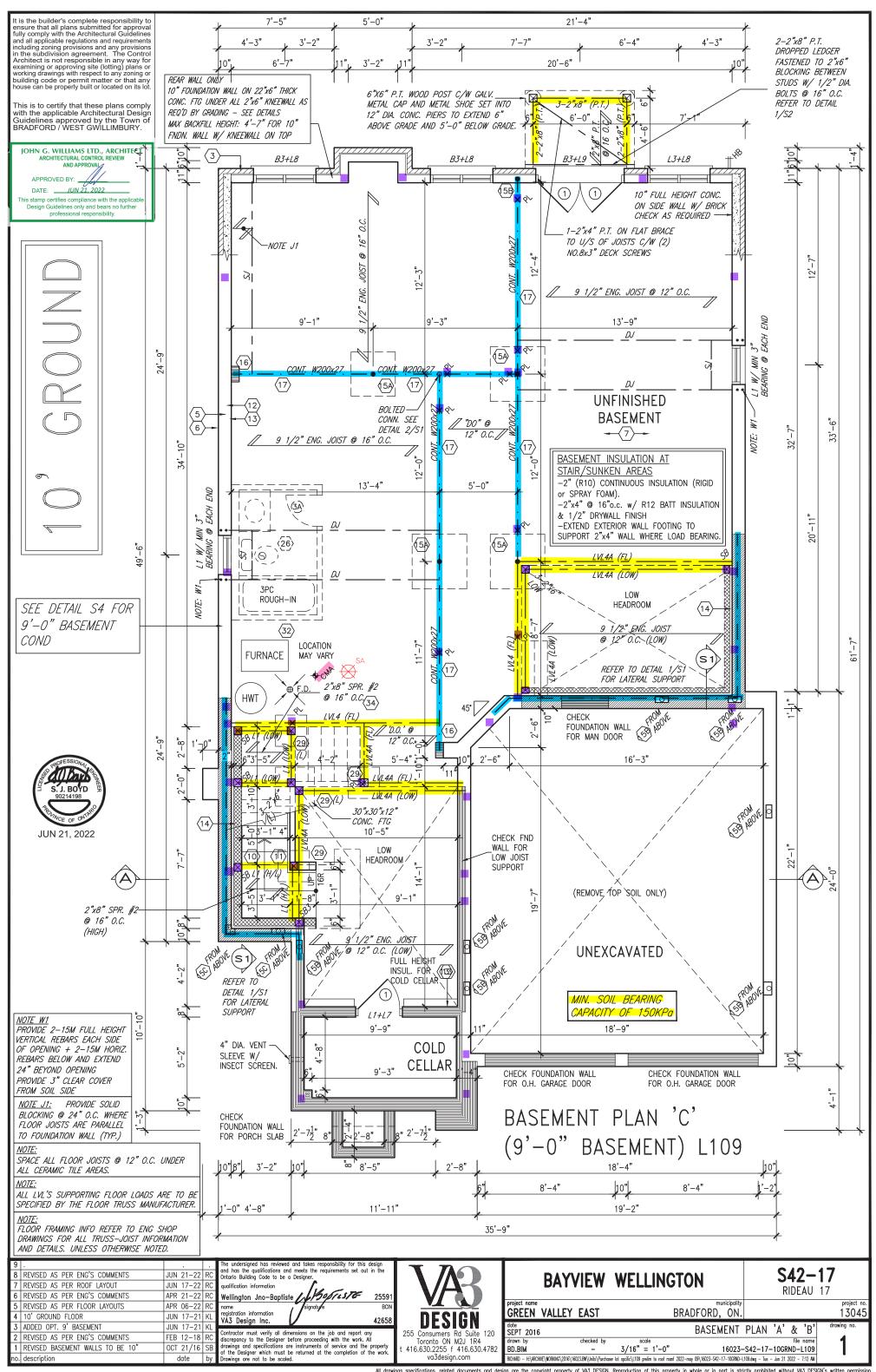
Wellington Jno-Baptiste

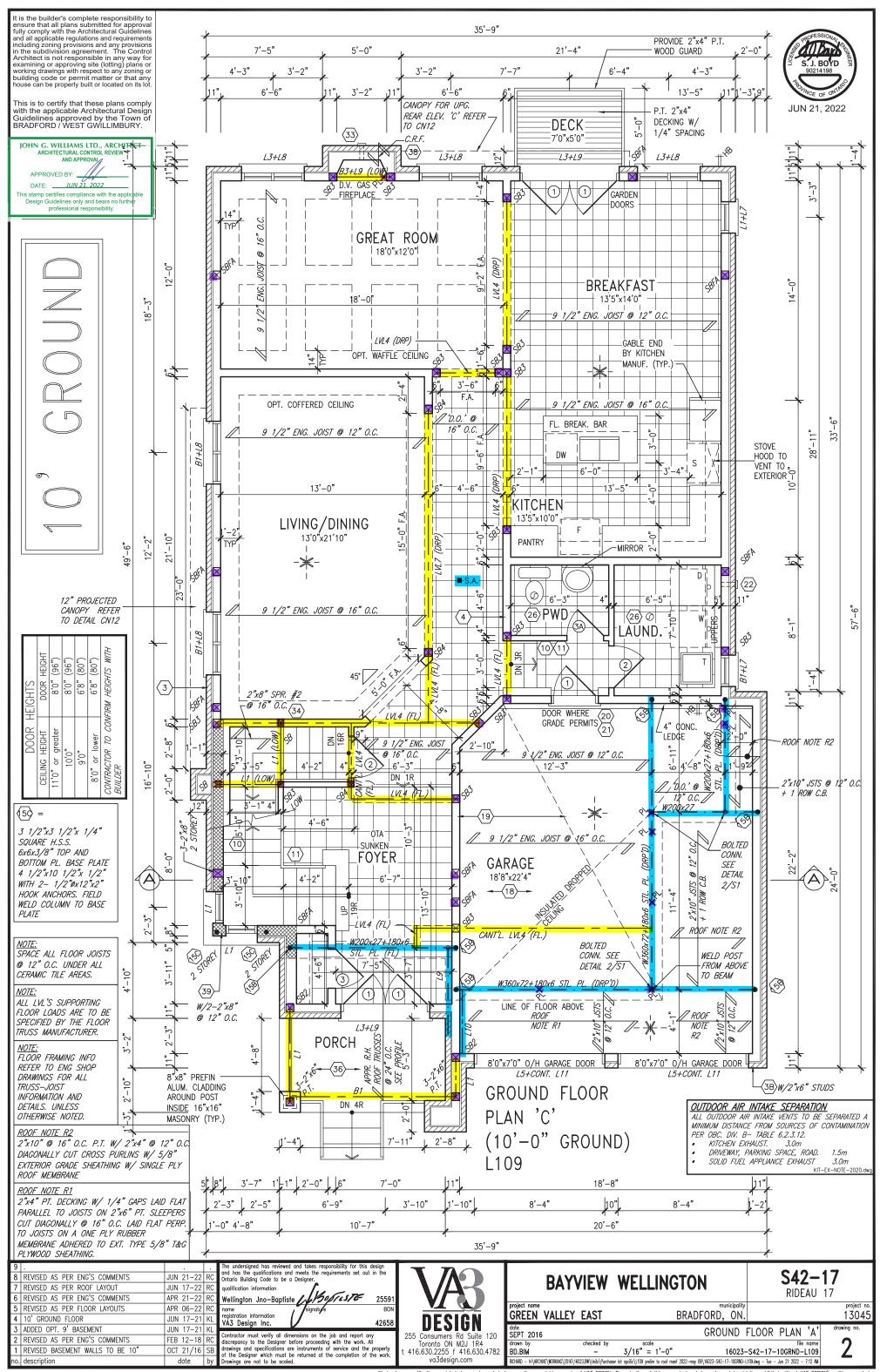
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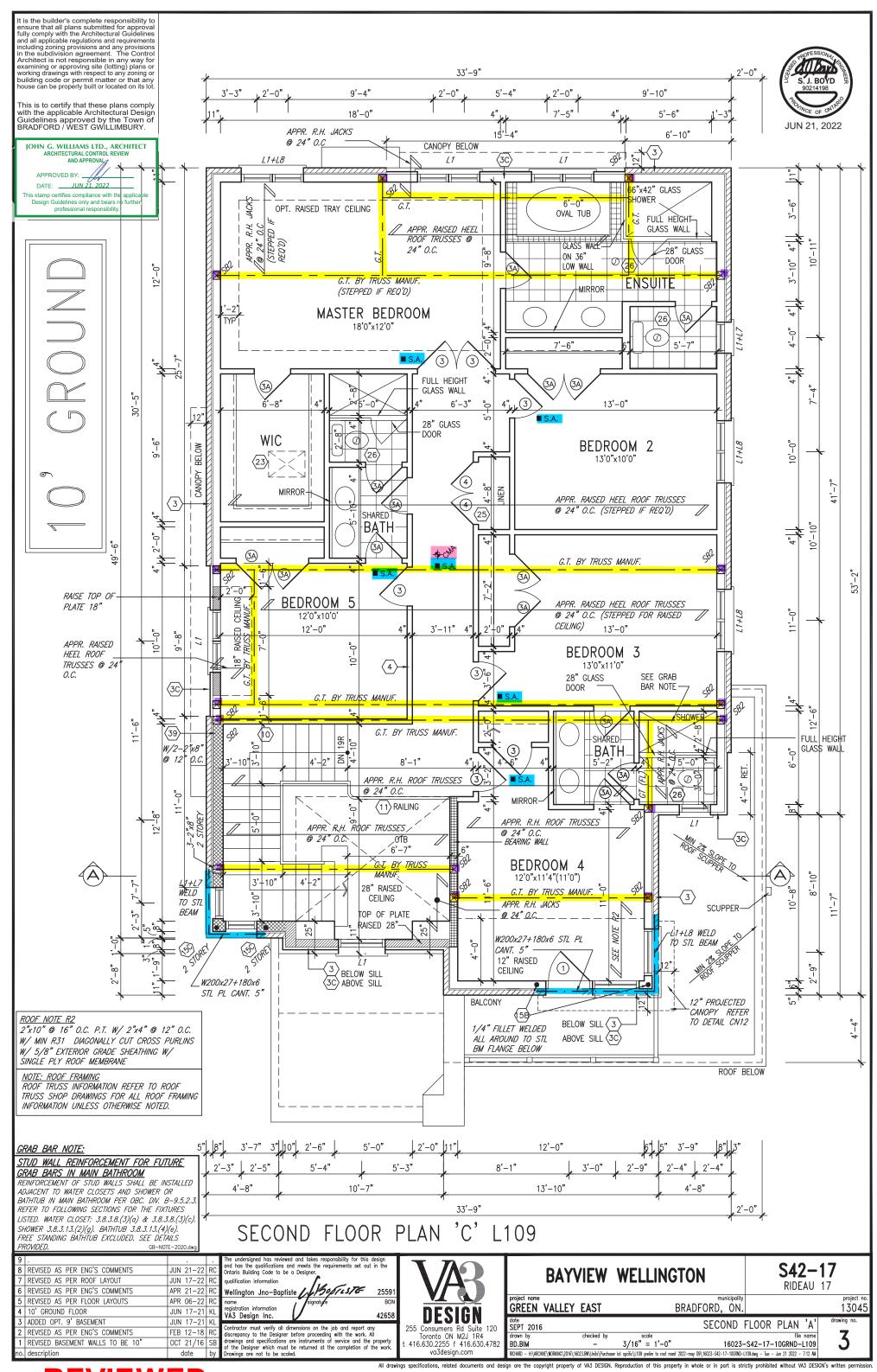


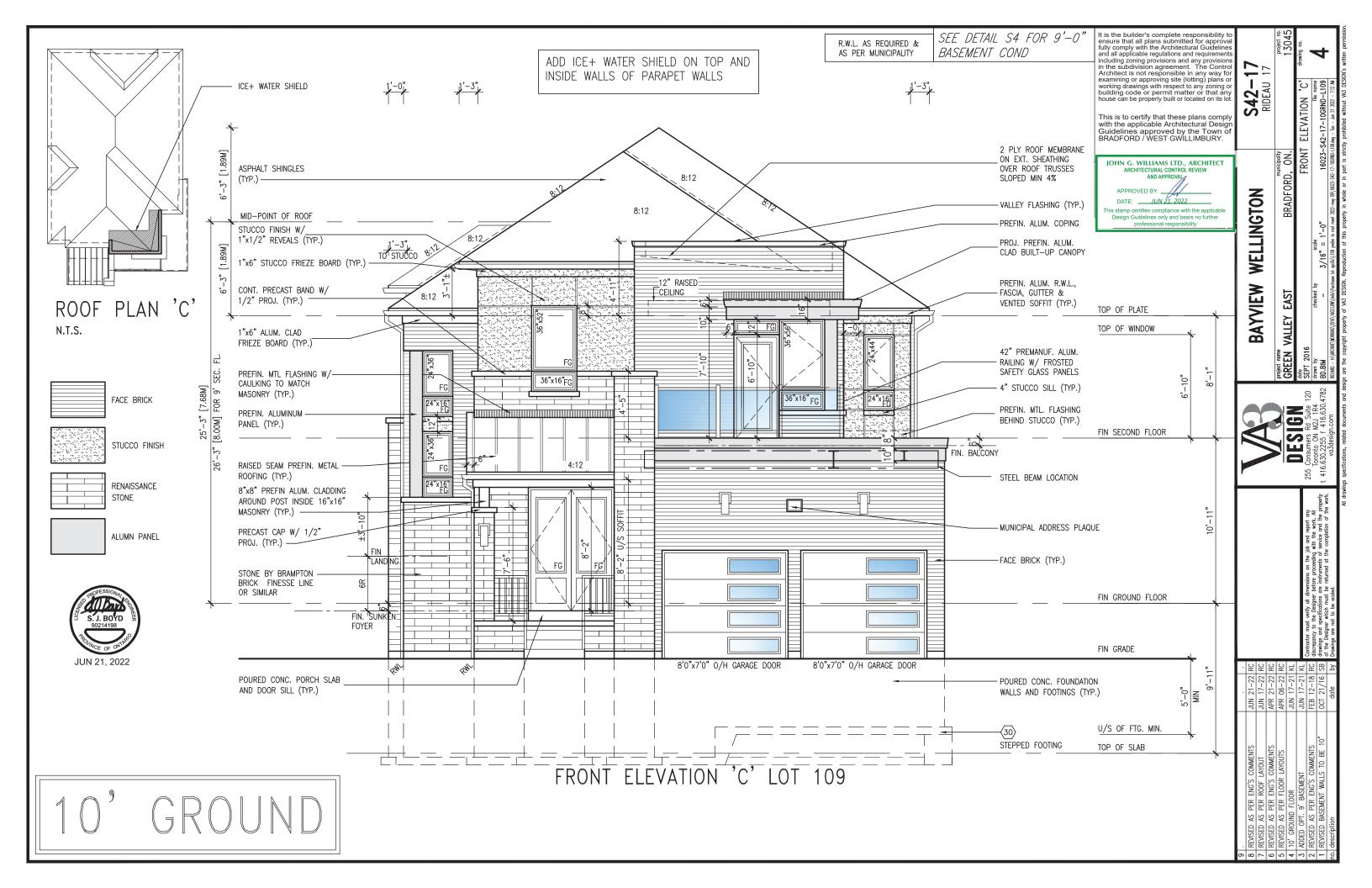
BAYVIEW WELLINGTON GREEN VALLEY FAST

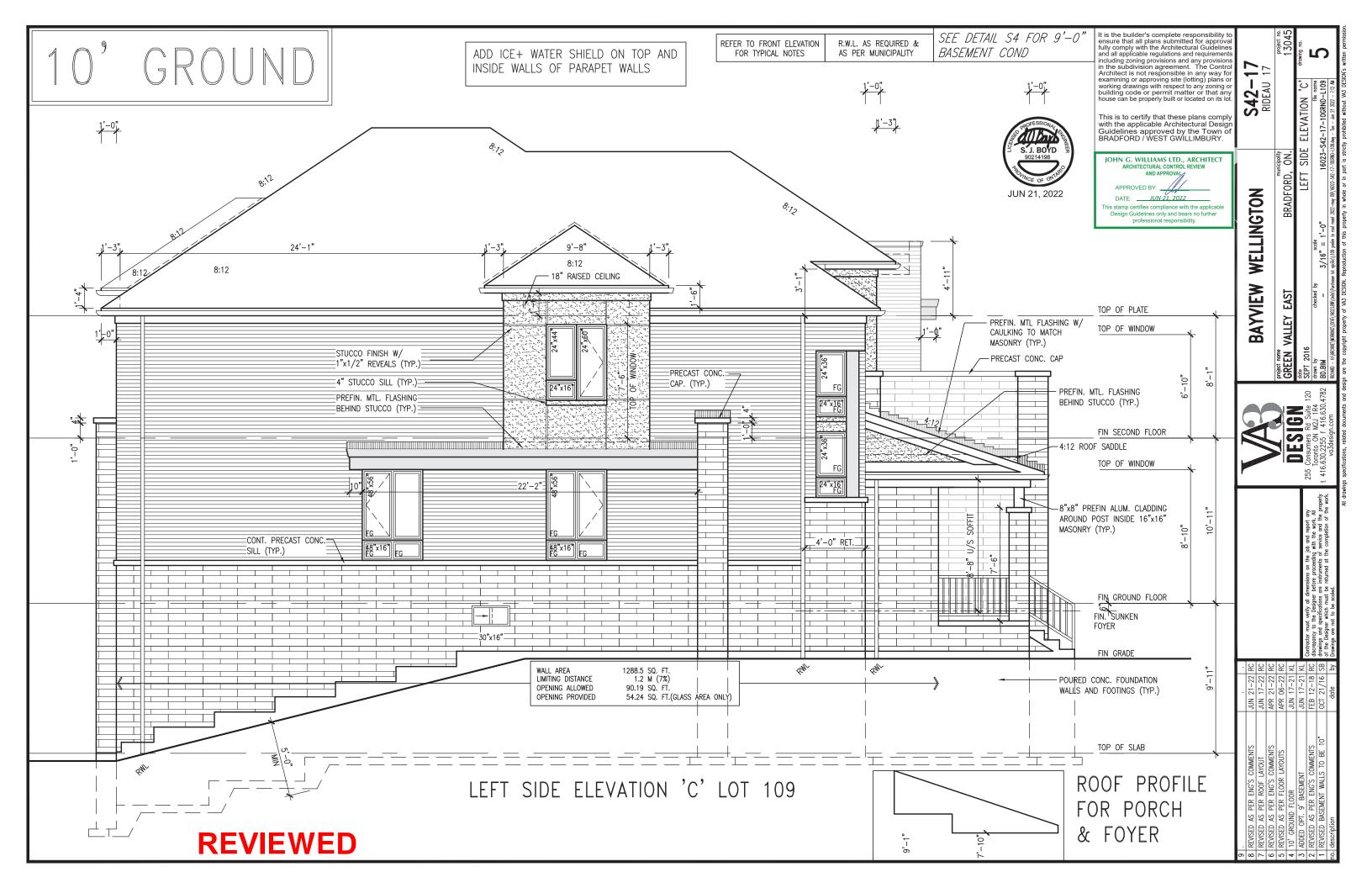
BRADFORD 1602 CONSTRUCTION NOTES 3/16" = 1'-0" 16023-CN-2022-A1

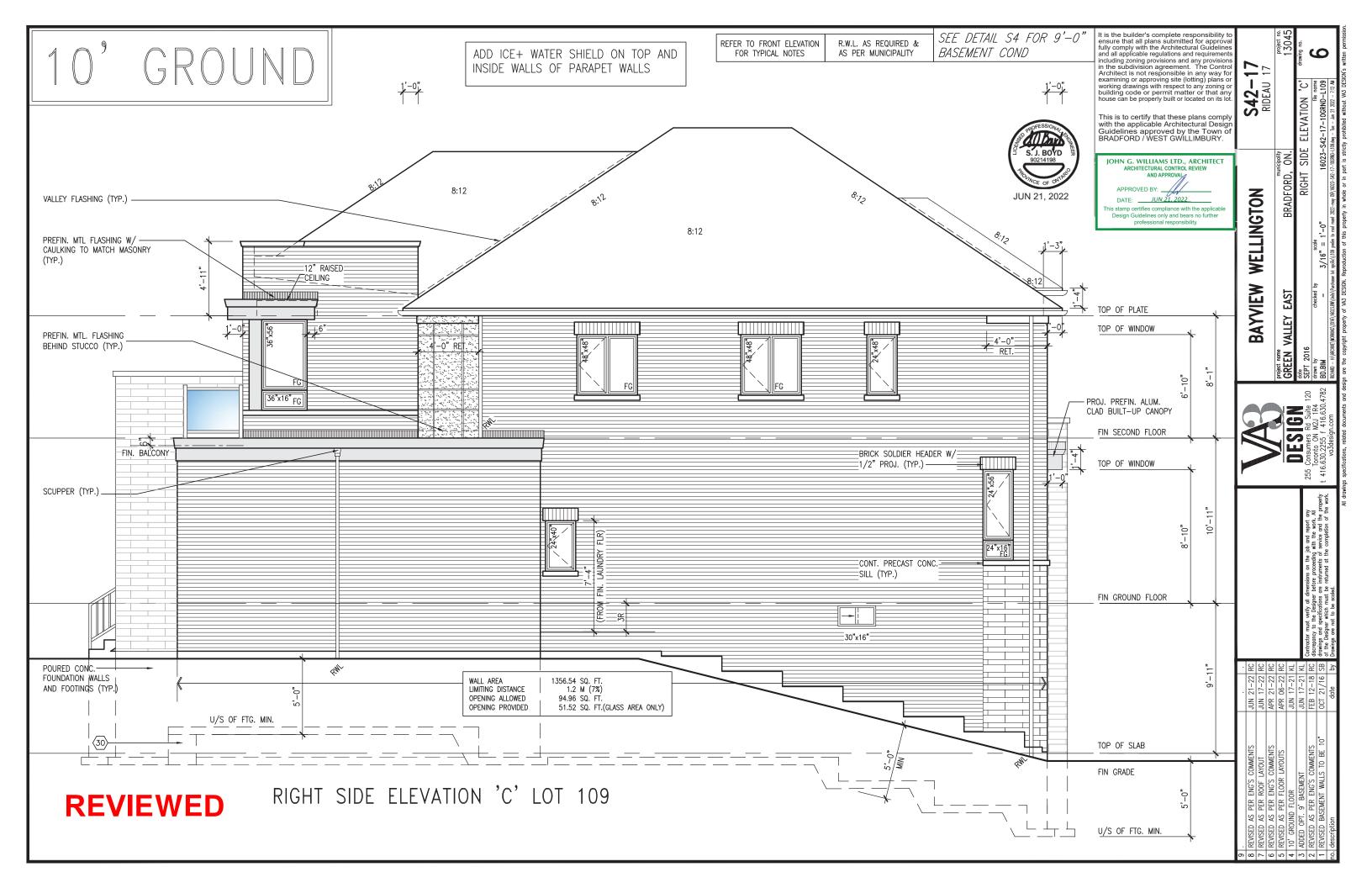




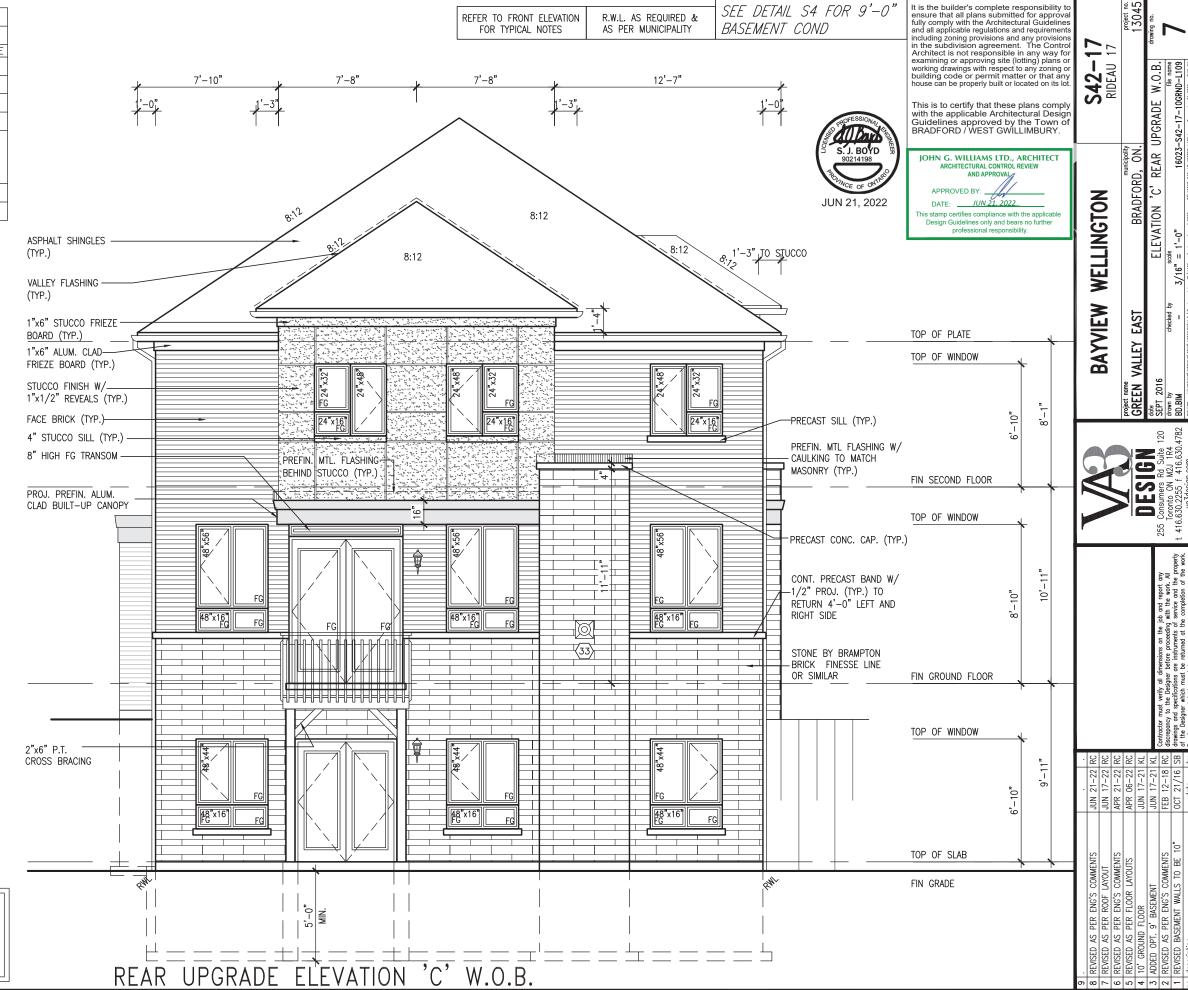






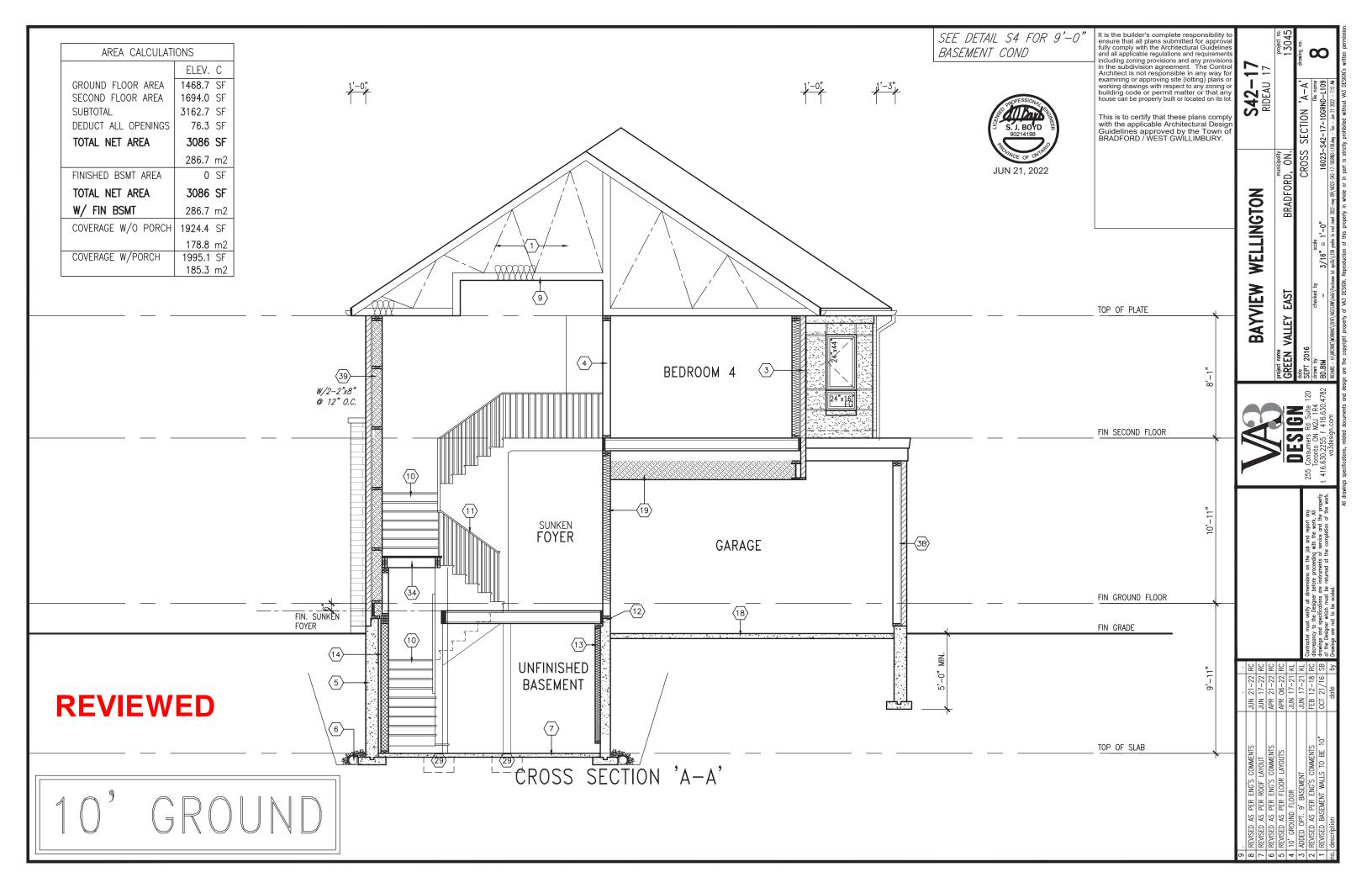


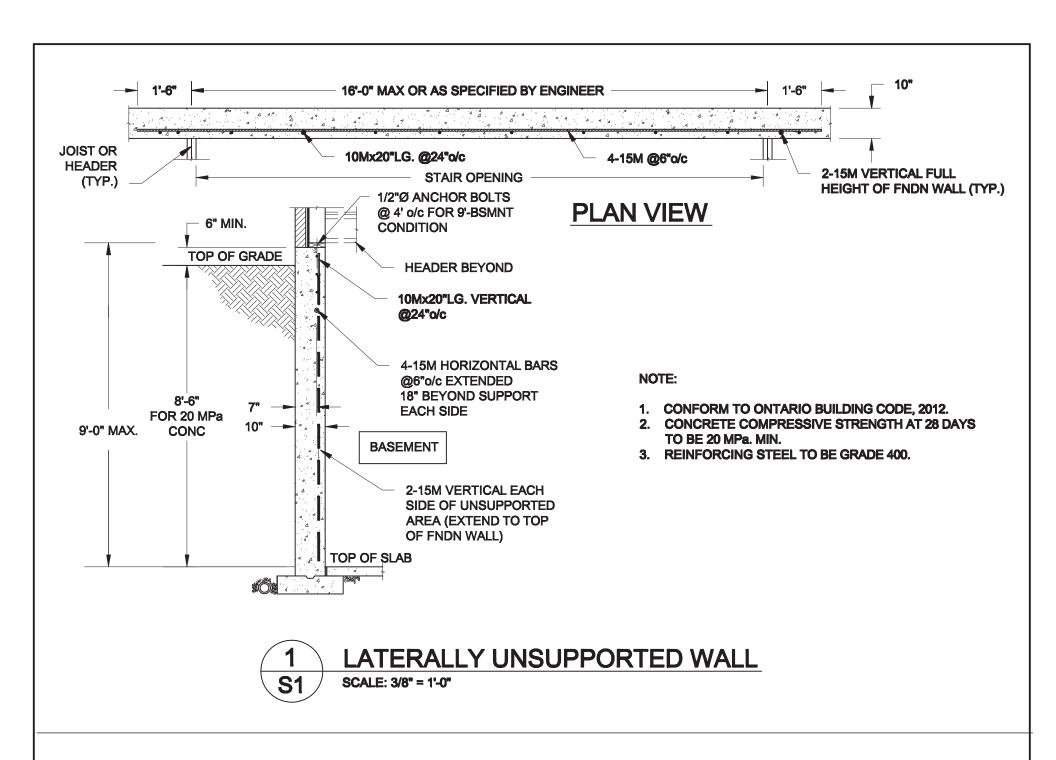
UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))							
12-17'C' WOB W/9' BSE & REAR UPG ENERGY EFFICIENCY - OBC SB12							
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE				
FRONT	804 S.F.	156.61 S.F.	19.48 %				
LEFT SIDE	1312 S.F.	88.67 S.F.	6.76 %				
RIGHT SIDE	1316 S.F.	94.00 S.F.	7.14 %				
REAR	993 S.F.	274.67 S.F.	27.66 %				
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.					
TOTAL SQ. FT.	4425.00 S.F.	613.95 S.F.	13.87 %				
TOTAL SQ. M.	411.09 S.M.	57.04 S.M.	13.87 %				
	•		•				

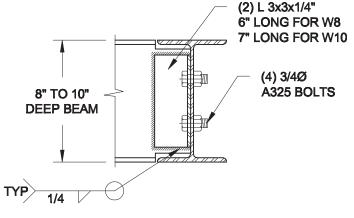


REAR

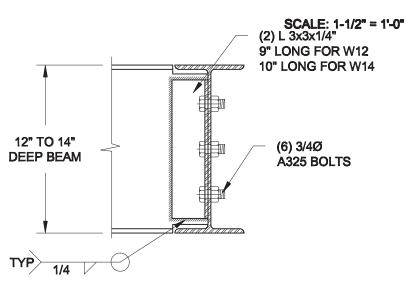
REVIEWED



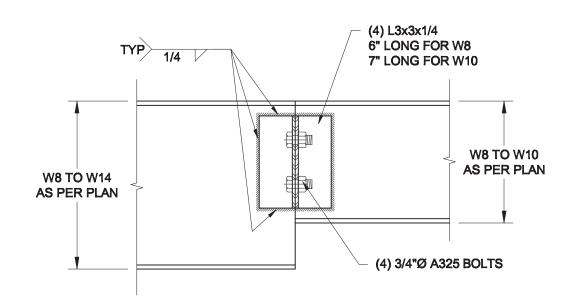




NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



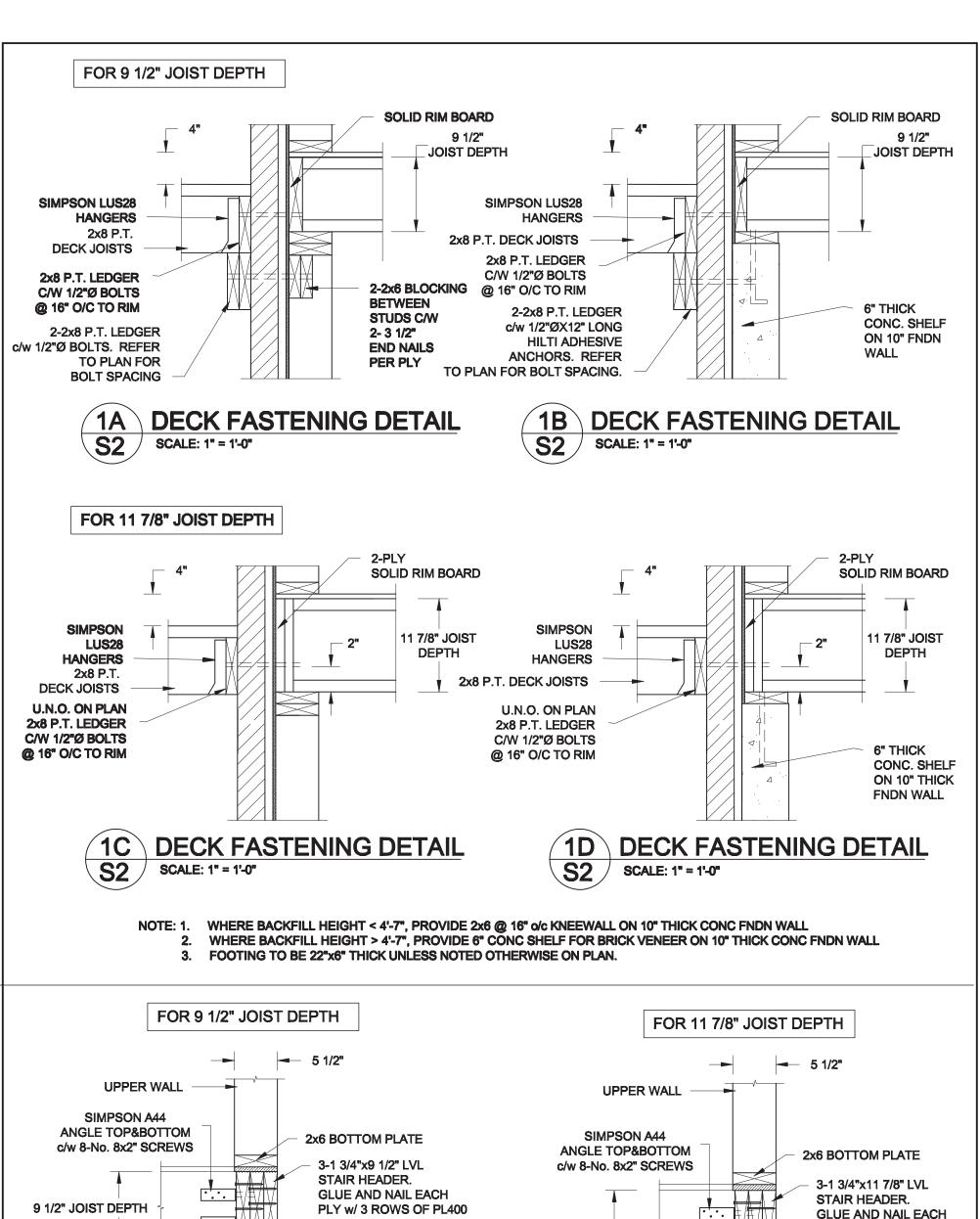
NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W360x72) BEAM MAX.

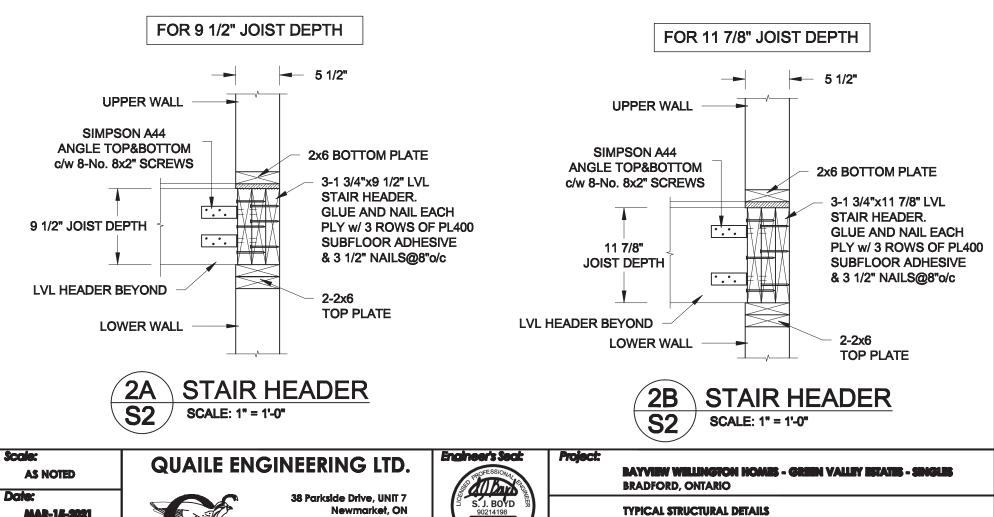


NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



Scale: AS NO	TED	QUAILE EN	GINEERING LTD.	Engineer's Sect:	Project: BAYVIEW WELLINGTON BRADFORD, ONTARIO	HOMES - GREEN VALLEY ESTATES - SINGLES		
Date: PB-17-	-3022		38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9	S. J. BOYD 90214198	TYPICAL STRUCTURAL I	DETAILS		
Drawn:	Checked:		T: 905-853-8547	ONNOE OF ONTE	Project No.:	Drawing No.:		
SC	SJB		E: qualle.eng@rogers.com	FEB 17, 2022	21-038	\$1		
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MAR 30, 2021

Project No.:

21-038

Drawing No.:

S2

L3Y 8J9

T: 905-853-8547

E: qualle.eng@rogers.com

REVIEWED

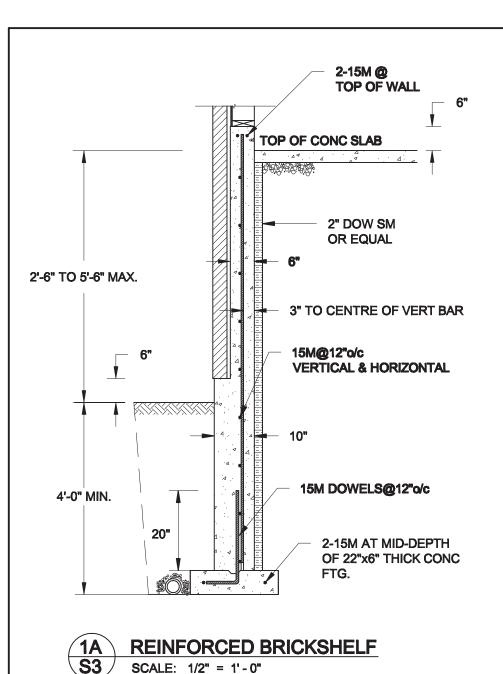
MAR-18-2021

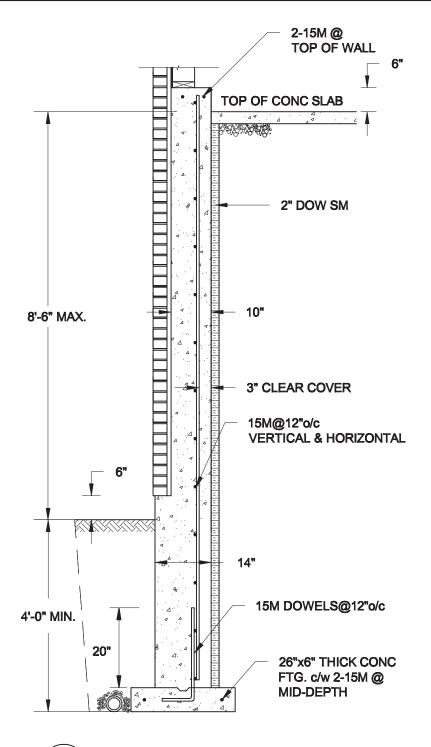
SJB

Drawn:

SC

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REINFORCED BRICKSHELF

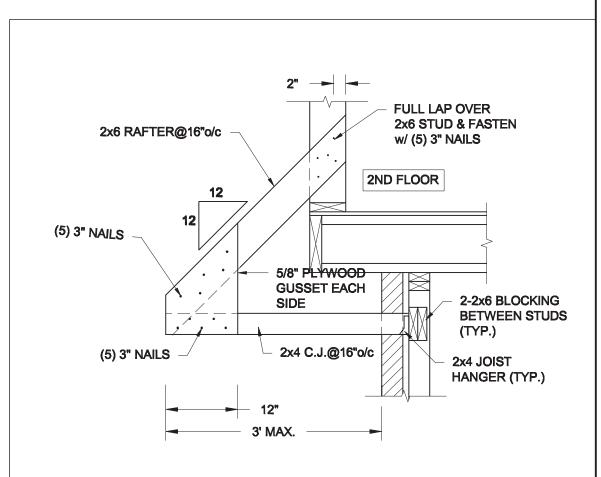
1B

15M DOWELS 24"

S3 SCALE: 1/2" = 1'-0"

NOTES:

- 1. CONFORM TO THE ONTARIO BUILDING CODE, 2012.
- 2. CONCRETE TO HAVE A 28-DAY COMPRESSIVE STRENGTH OF 20 MPa.
- 3. REINFORCING STEEL TO BE GRADE 400.
- 4. LAP REINFORCING STEEL 24" AT SPLICES. PROVIDE 24"x24" L-SHAPE BARS AT ALL CORNERS SEE DETAIL 1C/S3.
- 5. PROVIDE 3" COVER TO SOIL MINIMUM.
- 6. BACKFILL ASSUMED TO BE FREE-DRAINING MATERIAL AS PER PART 9 OF THE OBC.



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

2 CANOPY ROOF OVER GARAGE
S3 SCALE: 344°=11-0"

Scale:
AS NOTED

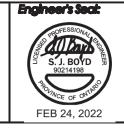
Date:
PIB-34-3822

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:

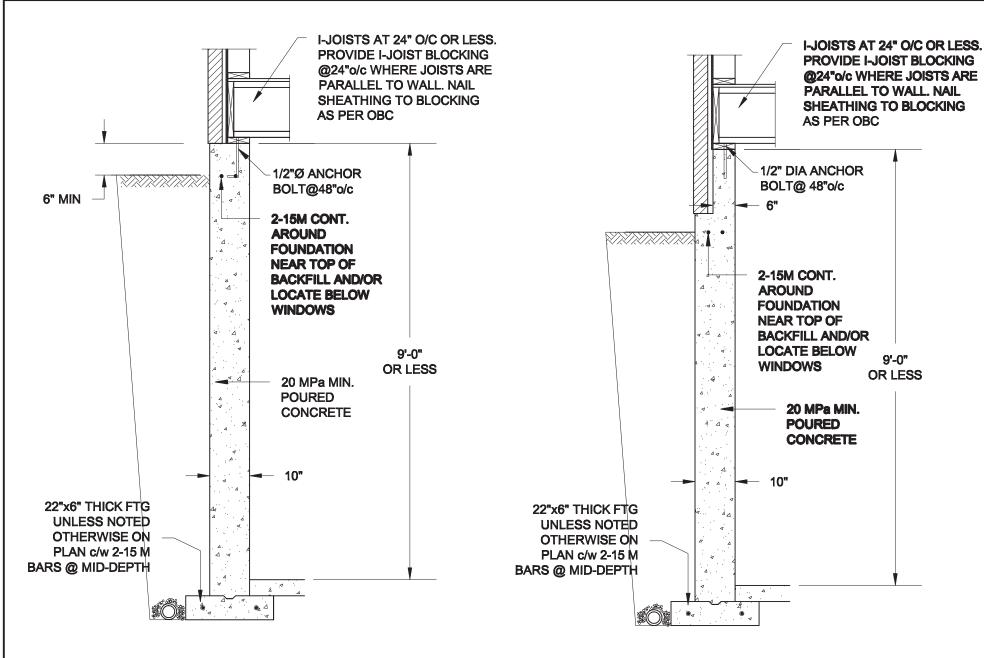
BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES - SINGLES
BRADFORD, ONTARIO

S3

TYPICAL STRUCTURAL DETAILS

Project No.: Drawing No.: 21-036

P:\SamC-08\3021\21-098 BAYVEW WELLINGTON GREEN VALLEY SINGLES\21-088.dwg

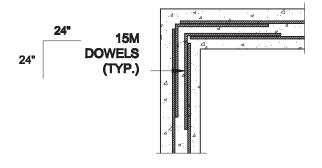


1A FOUNDATION WALL SCALE: 1/2" = 1'-0" **S4**

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

9'-0"

OR LESS



TYP. PLAN VIEW AT CORNER SCALE: 1/2" = 1'-0"

> NOTE: AT ALL WINDOW OPENINGS. **PROVIDE 2-15M VERTICALLY** AT EACH SIDE + 2-15M **HORIZONTALLY 2" BELOW & EXTEND 24" BEYOND OPENING**

NOTES:

- 1. CONFORM TO THE ONTARIO BUILDING CODE, 2012.
- 2. CONCRETE TO HAVE A 28 DAY COMPRESSIVE STRENGTH OF 20 MPa.
- 3. REINFORCING STEEL TO BE GRADE 400.
- 4. LAP REINFORCING STEEL 24" AT SPLICES. PROVIDE 24"x24" L-SHAPE BARS AT ALL CORNERS - SEE DETAIL 1C/S4.
- 5. BACKFILL ASSUMED TO BE FREE-DRAINING MATERIAL AS PER PART 9 OF THE OBC.
- 6. FOUNDATION IS FOR A PART 9 RESIDENTIAL BUILDING.
- 7. DETAIL IS APPLICABLE TO SITE CLASSES A TO D ONLY AS GIVEN IN TABLE 4.1.8.4.A OF THE OBC (TO BE CONFIRMED BY GEOTECHNICAL ENGINEER).

Scale: A\$ NOTED	QUAILE ENGINEERING	PROFESSIONAL COLOR	Project: BAYVIEW WELLINGTON HOME BRADFORD, ONTARIO	BS - GREEN VALLEY ESTATES - SINGLES
Date: MAR-18-2021	38 Parkside Drive Newma	s, UNIT 7 rket, ON L3Y 8J9	TYPICAL STRUCTURAL DETAILS	3
Drawn: Check SC SJB	T: 905-l E: qualle.eng@rog	353-8547 ers.com MAR 30, 2021	Project No.: 21-038	Drawing No.: \$4

P:\SamC-08\2021\21-038 BAYVEW WELLINGTON GREEN VALLEY SINGLES\21-038.dwg

REVIEWED