

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 SPEC)FICATIONS. 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 FACE OF EXTERIOR WALL. (EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER) 3889 (2'x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD, PREFIN, ALUM. EAVESTROUGH, FASCIA, RWL & VENIED SOFFII. PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING, ROOF SHEATHING TO BE FASTENED 150 (6") c/c ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.).

FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A)
SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING.
CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING.
38x140 (2"x6") STUDS @ 400mm (16") O.C., INSULATION AND APPR.
VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT.
DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH. GRADE, REFER TO OBC SB-12, TABLE 2.1,1,2,A, FOR REQUIRED MINIMUM THERMAL INSULATION.

FRAME WALL CONSTRUCTION (2"x6") (R28)

SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING,
CONTIN. SHEATHING MEMBRANE, 28mm (1%") EXTERIOR STRUCTURAL
INSULATED SHEATHING RSI 0.7 (R4) BY "BP" OR EQUAL, 38x140 (2"x6") STUDS @ 400mm [16"] O.C., RSI 4.23 (R24) INSUL, AND APPR, VAPOUR [3.5]
BARRIER AND APPR, CONTIN, AIR BARRIER, 13mm [1/2"] INT. DRYWALL FINISH.
SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

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

(2D) STUCCO WALL CONSTRUCTION (2"x4") —GARAGE WALLS
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & SIDECO CLADDING STSTEM CONFORMING TO G.B.C., 9.27.11.1(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 [11] 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 (3/6") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm
(1/6") O.C., INSULATION AND APPR. VAPOUR BARRIER AND APPR.
CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH,
MID-HEIGHT BLOCKING REG'D. IF NO SHEATHING APPLIED. REFER TO
OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION.

PRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A)
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm
(7/8"x"x0.03") GALV, METAL TIES: @ 400mm (16") O.C. HORIZONTAL,
600mm (2"4") O.C. VERICAL, APPROVED SHEATHING PAPER, 9.5mm
(3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16")
O.C., INSULATION & APPR. VAPOUR BARRIER WITH APPR, CONTIN,
ALB BABIER 1 20mm (1/") INTERIOR DEVIANAL INSINER PROVINCE MEES O.C., INSULATION & APPR, VAPOUR BARRIER WITH APPR, CONIN.
ARE BARRIER, 13mm (1/2") INTERIOR DEYWALL FINISH, PROVIDE WEEP
HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS.
PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING
PAPER, REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED
MINIMUM THERMAL INSULATION.
BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

BRICK_VENEER_CONSTRUCTION_(2"x6")__(R28)_
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm
(7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL (176 x 2003) GALL, METAL IIIS & BUSHINI (18 OLC. PAREONIAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 28mm (1/k") EXT. STRUCT. INSULATED SHEATHING RSI 0.7 [R4] BY "BP" OR EQUAL. 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 4.23 [R24] INSUL. & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER. 13mm (1/27) INT. DRYWALL RINISH, PROVIDE WEEP HOLES @ 800mm (32")
O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE
FLASHING UP MIN. 150mm (4") BEHIND BUILDING PAPER. BRICK TO BE
MIN. 150mm (4") ABOVE FINISH GRADE.

BRICK VENEER CONSTRUCTION (2"x4")— GARAGE WALLS
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm
(7/8"x"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.

RRICK TO BE MIN. 150mm (6") ABOVE FINISH GPADE

BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

STUCCO WALL CONSTRUCTION (2"x5")

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") MINI. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 13mm (11/2") EXT. TYPE SHEATHING ON 38X140 (2"x6") STUDS @ 400mm (16") O.C., INSULATION, APPROVED VAPOUR BARRIER, 13mm (11/2") GYPSUM WALLBOARD INTERIOR FINISH. REFER TO OBC SP1-2, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION, STUCCO TO BE MIN. 200 (6") ABOVE FINISH GRADE.

INTERIOR STUD PARTITIONS

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

WHERE NOTED. FOUNDATION WALL/FOOTINGS: (9.15.3, 9.15.4, 9.13.2, 9.14.2.1.(2)) 200mm (8"| POURED CONC. FDTN. WALL 15MPa (2200psi) WITH BITUMENOUS DAMPPROOFING AND DRAINAGE LAYER, DRAINAGE LAYER REG'D. WHEN BASEMENT INSUL, EXTENDS 900 (2-1-1") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REG'D. WHEN FOTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7-10") ON 500x155 (20"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

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

STRIP FOOTING SUPPORTING EXTERIOR WALLS (FOR W.O.B.)
-ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOOR LIVE
LOAD OF 2.447a, (50)s.1, 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 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) SOMM (3")MIN. 25MPa (3600ps)) CONC. SLAB ON 100mm (4")
COARSE GRANULAR FILL. OR 20MPa. (3000ps)) CONC. WITH
DAMPPROOFING BELOW SLAB. UNDES SLAB INSULATION PER SB-12.
ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED.

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

ATTIC INSULATION (SB-12-TABLE 2.1.1.2.A) (SB-12-2.1.1.7)
RSI B.B.1 (RSO) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR
BARRIER, 16mm [5/8"] INT. DRYWALL HINISH OR APPROVED EQUAL, RSI
3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL

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

IREADS OR LANDINGS
-10mm (1/2") MAX BETWEEN TALLEST &
SHORTEST RISE IN FLIGHT
= 200 (7-7/8")
= 210 (8-1/4")
= 235 (9-1/4") MIN. RUN MIN. TREAD MAX, NOSING MIN, HEADROOM = 25 (1") = 1950 (6'-5") RAIL @ LANDING = 900 (2'-11") = 865 (2'-10") to 965 (3'-2")

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

RAIL @ STAIR

MIN. AVG. RUN

HANDRAILS —OBC. 9.87.—
FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4")

BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE

THE FOTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm

AND SHALL BE

THE FOTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm

(2") AND SHALL BE

TO THE FOTN WALL SHALL NOT BE REDUCED TO LESS THAN 90mm

(2") AND SHALL BE 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") O.C., CAULKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FOTN, WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

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

BEARING STUD PARTITION
38x89 (2'x4") STUDS @ 400mm (16") O.C. 38x89 (2'x4") 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 350x155 (14"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

STEEL BASEMENT COLUMN

(SEE O.B.C. 9.15.3.3)

89mm(3-1/2") DIA x 3.0mm(0.118) SINGLE WALL TUBE TYPE 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 A PRESSURE OF 150 Kpg. MINIMUM AND AS PER SOILS REPORT.

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

89mm(3-1/2") DIA x 4.78mm(1.188) FIXED STL. COL. WITH 150x150x9.5

(6%6"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 Kpd.

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"%"3/8") 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")

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

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

GARAGE CEILINGS/INTERIOR WALLS
13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN
HOUSE AND GARAGE. TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.16. REFER TO SB-12, TABLE 2.1.1.2.A. FOR REQUIRED

DOOR AND FRAME GASPROOFED, DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9.10.13.15.

EXTERIOR STEP
PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED
TO WEATHER. MAX. RISE 200mm (7-7/8") MIN. TREAD 250mm
(9-1/2"). SEE OBC. 9.8.9.2., 9.8.9.3. & 9.8.10.

DRYER EXHAUST (OBC-6.2.3.8.(7) & 6.2.4.11.)
CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)

INSULATED ATTIC ACCESS (OBC-9.19.2.1. & SB12-2.1.1.7)
ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm (: 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 DBC. 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. LINEN CLOSET, 4 SHELVES MIN. 350mm (14") DEEP.

MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR AS REQUIRED BY OBC. 9.32.3.5. & 9.32.3.10.

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

SOLID BEARING FOR WOOD STUD WALLS
SOLID 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

BEARING WOOD POST (BASEMENT) (OBC 9.17.4.)
3-38×140 (3-2°×4") RIIII T-IIP-POST ON METAL BASE SHOE ANCHORED

STEPPED FOOTINGS OBC 9.15.3.9.

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

SLAB ON GRADE
MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4")
COARSE GRANULAR FILL. REINFORCED WITH 6x6-W2.9xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB, CONC. STRENGTH 32 MPg. FLACED NEAK MILPEPTH OF STAB. COMP. STRENGTH SZ WIT G (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE, REFER TO OBC SB-12, TABLE 2,1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION UNDER SLAB.

DIRECT VENTING GAS FURNACE / H.W.T VENTDIRECT VENT FURNACE TERMINAL MIN, 900mm (36") DIRECT YEN FORMACE TEXTURAL MINE, 2001 INTO A GAS REGULATOR, MIN. 300mm [127] 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 UTILIZATION CODE.

SUBFLOOR. JOIST STRAPPING AND BRIDGING 16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (* SEE OBC 9.30.6. *] 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (* SEE

OBC 9.30.2.*)
FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-1 OR A-2 STRAPPING SHALL BE 19x64 (1"x3") @ 2100mm (6-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (* SEE OBC 9.23.9.4. *)

EXPOSED BUILDING FACE OBC. 9.10.15. & SB-2-2.3.5.(2) EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 min. WHERE ILMINING 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 FDTN, WALLS, SLOPE SLAB MIN, 1.0% FROM HOUSE WALL, SLAB TO HAVE MIN, 75mm (3)

(8") O.C. VERTICALLY AND POODMIN (36") O.C. HORIZONTALLY.
FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.

CONVENTIONAL ROOF FRAMING (2.0Kpg. SNOW LOAD)
38x140 (2"x6") RAFTERS @ 400mm (16"O.C.) FOR MAX 11"-7"
SPAN, 38x184 (2"x8") RIDGE BOARD. 38x89 (2"x4") COLLAR TIES AT MIDSPANS, CEILING JOISTS TO BE 38x89 (2'x4") @ 400mm (16") O.C. FOR MAX. 2830mm (9-3") SPAN & 38x140 (2'x6") @ 400 (16") O.C. FOR MAX. 4450mm (14"-7") SPAN. RAFERS FOR BUILT-UP ROOF TO BE 38x9 (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 —OBG. 9.9.10.1.—
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m2 UNDOSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1-3").

AREA WITH MINIS LECKE WILLIAM OF 380 MINI (1-3).

A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1-7)" ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5-11") 3) EXTERIOR WINDOWS
SHALL COMPLY WITH OBC DIV.-8 9.7.3. & SB12-2.1.1.8

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

 ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PE-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 REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT IO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM, REFER TO OBC. 9.5.2.3, 3.8.3.8.(1)[d] & 3.8.3.13.(1)[f]. SEE DETAIL. ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12-2.11.9.

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

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

MANUFACTURER.

2) 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

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

MANDFACTURER.

LVB BEAMS SHALL BE 2.0E-2950Fb MIN., NAIL EACH PLY OF LVL.

WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (1/2") O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm (7 1/4") 1/2", 1 1/3", 1 1/5") DEPIN SAND STAGGERED IN 3 ROWS FOR GREATER DEPINS AND FOR 4 PLY MEMBERS ADD 1 3mm [1/2")

NA CANALASTER DOLING STEER AT MID SCREPTION BEAMS.

GREAIER DEPINS AND FOR 4 PLY MEMBERS ADD I 3mm (1/2 DIA. GALVANIED BOLTS BOLTED AT MID-DEPIN OF BEAM @ 9 ISmm (3-0") O.C. PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LYL BEAM TO BEAM CONNECTIONS UNIESS 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

WOOD PRAMING NOT IREALED WITH A WOOD PRESERVATIVE.

IN CONTACT WITH CONCRETE SHALL BE SEPARATED FROM THE

CONCRETE BY AT LEAST 2 mil. POLYPHYLENE FILM. NO. 50

(45lbs.) ROLL ROOFING OR OTHER DIAMPPROOFING MATERIAL,

EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm [6")

ABOVE THE GROUND.

1) 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. 89-284.3.

REINFORCING STEEL SHALL CONFORM TO CSA-G30 GRADE 400R. STUCCO: 1) 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.

LEGEND CLASS 'B' VENT S DUPLEX OUTLET (12" ABOVE SURFACE) DUPLEX OUTLET (HEIGHT A.F.F) GFI DUPLEX OUTLET (HEIGHT AF.F)

₩EATHERPROOF DUPLEX OUTLET HEAVY DUTY OUTLET (220 voit) **④** LIGHT FIXTURE (CEILING MOUNTED) LIGHT FIXTURE (PULL CHAIN) ф. SWITCH ф-LIGHT FIXTURE (WALL MOUNTED) HOSE BIB (NON-FREEZE) PFLOOR DRAIN

SINGLE JOIST alles DOUBLE JOIST TRIPLE JOIST S. J. BOYD LVL LAMINATED VENEER LUMBER POINT LOAD FROM ABOVE PRESSURE TREATED LUMBER MAY 30, 2016

EA. FLAT ARCH I___ CURVED ARCH

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

SOLID WOOD BEARING (SPRUCE No. 2).
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

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO VA3 DESIGN BEFORE PROCEEDING WITH THE WORK ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF VA3 DESIGN WHICH IF REQUESTED MUST BE RETURNED AT THE COMPLETION OF THE WOR ALL DRAWNINGS 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 A TEVERY THIRD DOUBLE STUD FOR BRICK WALLS) C/W 9.6 (3/8") THICK EXT. PLYWOOD SHEATHING, PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS **POVIDE SCILD WOOD BLOCKING BETHERN WOOD SIDE OF 1220 mm (4-0") O.C. VERTICALLY .-FOR WALLS WITH HORIZ. DISTANCES NOT EXCEEDING 2900 mm (9-6"). PROVIDE 38x14 d9 (2"x6") STUDS @ 400 (1-6") O.C. WITH CONTINUOUS 2-38x14 d) (2-2"x6") TOP LATES +1-38x14d (1-2"x6") BOTTOM PLATE & MINIMUM OF 3-38x184 (3-2"x8") CONT. HEADER AT GRND. CEILING LEVEL TOE-NAILED & GUIED AT LOP ROTTOM PLATES & DIFFERENCE OF THE STUDY OF THE STREET OF THE STUDY OF THE STREET O GLUED AT TOP, BOTTOM PLATES AND HEADERS.

TYPICAL 1 HOUR RATED PARTYWALL, REFER TO DETAILS FOR TYPE AND SPECIFICATIONS

FOUNDATION WALL (W.O.D./W.O.B.)
-FOR LATERAL SUPPORT WHERE GRADE TO 1/O BASEMENT SLAB EXCEEDS 1200mm (3'-11")
FOR 200mm (3") POURED CONC. FOUNDATION WALL PROVIDE VERTICAL 38x140 (2'x6") WOOD STUDS @ 400 (16") o.c. MATCH FLOOR JOIST SPACING WHEN PARALLEL WITH FLOOR JOISTS. JRAMSET BOTTOM PLATE TO SLAB & FASTEN TOP OF WALL TO FLOOR JOIST AND ALSO TIED TO 38:84 (2"X4") @ 300 (12") o.c. KNEE WALLI, REFER TO DETAIL.

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

ONT. REG. 332/12-2012 OBC
Amendment 0. Reg. 368/13
NOV. 13, 2014 WOOD LINTELS AND BUILT-UP WOOD BEAMS 2/38 x 184 (2/2" x 8") SPR.#2 3/38 x 184 (3/2" x 8") SPR.#2 4/38 x 184 (4/2" x 8") SPR.#2 5/38 x 184 (5/2" x 8") SPR.#2 2/38 × 235 (2/2" × 10") SPR.#2 3/38 × 235 (3/2" × 10") SPR.#2 4/38 × 235 (4/2" × 10") SPR.#2 2/38 × 286 (2/2" × 12") SPR.#2 3/38 × 286 (3/2" × 12") SPR.#2 4/38 × 286 (4/2" × 12") SPR.#2 15

LOOSE STEEL LINTELS 90 x 90 x 6.0L (3-1/2" x 3-1/2" x 1/4"L) 90 x 90 x 8.0L (3-1/2" x 3-1/2" x 5/16"L) 100 x 90 x 8.0L (4" x 3-1/2" x 5/16"L) 125 x 90 x 8.0L (5" x 3-1/2" x 5/16") 125 x 90 x 10.0L (5" x 3-1/2" x 3/8"L) 150 x 100 x 10.0L (6"x 4" x 3/8"L) 180 x 100 x 10.0L (7"x 4" x 3/8"L) L10

LAMINATED VENEER LUMBER (LVL) BEAMS LW.1A 1-1 3/4"x7 1/4" (1-45x184)
LW.1 2-1 3/4"x7 1/4" (2-45x184)
LW.2 3-1 3/4"x7 1/4" (3-45x184)
LW.3 4-1 3/4"x9 1/2" (4-45x184)
LW.4 1-1 3/4"x9 1/2" (1-45x240)
LW.5 3-1 3/4"x9 1/2" (3-45x240)
LW.5 3-1 3/4"x9 1/2" (3-45x240)
LW.5 4-1 3/4"x9 1/2" (4-45x240)
LW.5 4-1 3/4"x9 1/2" (4-45x240)
LW.5 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) (1A) EXTERIOR 865 x 2030 x 45 DOOR (2'-10" x 6'-8" x 1-3/4")

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

EXTERIOR 915 x 2030 x 45

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

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

INSULATED MIN. RSI 0.7 (R4)

EXTERIOR 915 x 2438 x 45

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

ID DOOR (2'-10" x 8'-0" x 1-3/4")

INSULATED MIN. RSI 0.7 (R4)

INTERIOR 815 x 2030 x 35

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

EXTERIOR 815 x 2030 x 35

EXTERIOR 815 x 2030 x 35

EXTERIOR 815 x 2030 x 35

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.

(2B) DOOR (2'-6" × 6'-6" × 1-3/4")
(WEATHER STRIPPING INSTALLED)
INTERIOR 815 × 233 × 45
(2C) DOOR (2'-6" × 8'-0" × 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 3. INTERIOR 760 x 2030 x 35 DOOR (2'-6" x 6'-8" x 1-3/8")

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

INTERIOR 610 x 2030 x 35 DOOR (2'-0" x 6'-8" x 1-3/8") (4.) (4A) INTERIOR 860 x 2030 x 35 DOOR (2'-2" x 6'-8" x 1-3/8")

4C INTERIOR 660 x 2438 x 35 DOOR (2'-2" x 8'-0" x 1-3/8") 5. INTERIOR 460 x 2030 x 35 DOOR (1'-6" x 6'-8" x 1-3/8") 6. EXTERIOR 815 x 2030 x 45 DOOR (2'-8" x 6'-8" x 1-3/4") SOLID WOOD CORE

MECHANICAL SYMBOLS HEAT PIPE PLUMBING (TOILET) WARM AIR RETURN AIR OUCT CTTT ♥ PLUMBING (BATH,

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 TO ACTIVATE ALL ALARMS IF 1 SOUNDS. BATTERY BACK-UP REQUIRED. SMOKE ALARMS TO INCORPORATE VISUAL SIGNALLING COMPONENT (9.10.19.3.(3)).

SINK,SHOWER)

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 UL203: SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE DETECTOR(S) SHALL BE PERMANENTLY WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE DETECTORS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED. REFER TO MANUFACTURER FOR ADDDITIONAL REQUIREMENTS.

SOIL GAS/ RADON CONTROL (OBC 9.1.1.7. & 9.13.4.) PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING IF REQUIRED

> REFER TO ENERGY STAR BOP FOR The minimum thermal performance of building envelope and equipment shall conform to the selected package unless otherwise noted.

VA3 REFERENCE NUMBER

2 UPDATE TO CODE APR 16-15 RC 1 ISSUE FOR CLIENT REVIEW MAY 07-14 RC

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. Wellington Jno-Baptiste ANSOFICSTE 25591 signature BCIN ation information 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.

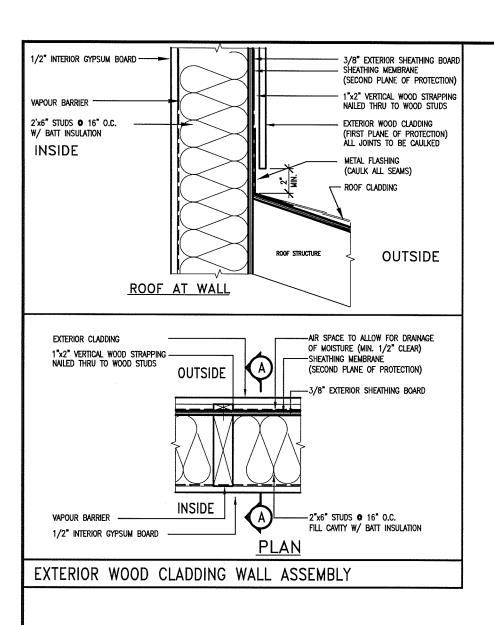
300A Wilson Avenue Toronto ON M3H 1S8 416.630.2255 f 416.630.4782

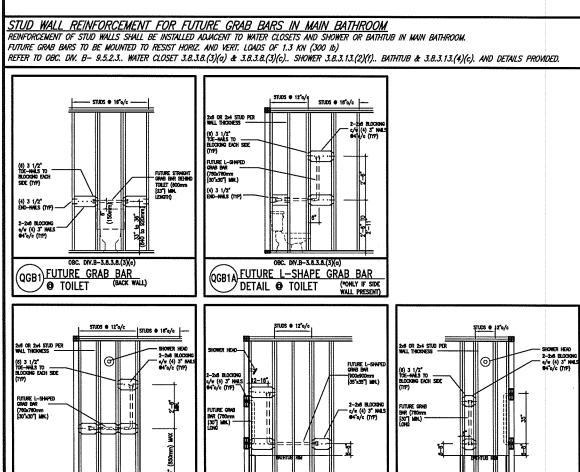
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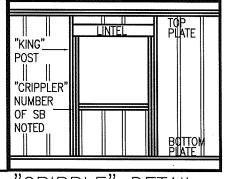
13045

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









"CRIPPLE" DETAIL

MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:
2"x4" 9 16" 0.C 9-10"
2-2"x4" 9 12" 0.C 10'-9"
3-2"x4" 0 16" 0.C 11'-2"
3-2"x4" 9 12" 0.C 12'-4"
NOTES:
NOTES: I. FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa.
SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR
JOIST LENGTH OF 2.5m OF ONE FLOOR.
2. PROVICE HORIZONTAL SOLIO BLOCKING 🛭 1200 O.C. (4'-(
7 DOOLEDE 4 MINUS DE DE 17 (0#) DIVENDOD DO 1000

QGB3 FUTURE L-SHAPE GRAB BAR

CHOWED (BACK WALL)

DETAIL 9 SHOWER

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" 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"

(SIDE YIEW)

(QGB4A)-

QGB4) FUTURE GRAB BAR IN

プBATHTUB

MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS: 2"x8" © 16" O.C. — 16'-0" 2"x8" © 12" O.C. — 17'-9" 2-2"x8" © 16" O.C. — 20'-4"

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

NOTES:

1. FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa
2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
3. PROVIDE HORIZONTAL SOLID BLOCKING © 1200 O.C. (4'-D")
4. 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 SIDING.

** STUD INFORMATION TAKEN FROM OBC TABLE A-30

2 UPDATE TO CODE APR 16-15 RC 1 ISSUE FOR CLIENT REVIEW MAY 07-14 RC description date by

Wellington Ino-Baptiste WBOFILSTE 25591 VA3 Design Inc. 42658 Controctor 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.



OBC. DIV.B-3.8.3.13.(2)(f)

FUTURE GRAB BAR IN
BATHTUB (VERTICAL BAR LOCATED ©
EACH END WALL)

	BAYVIEW	WELLINGTON
name		•

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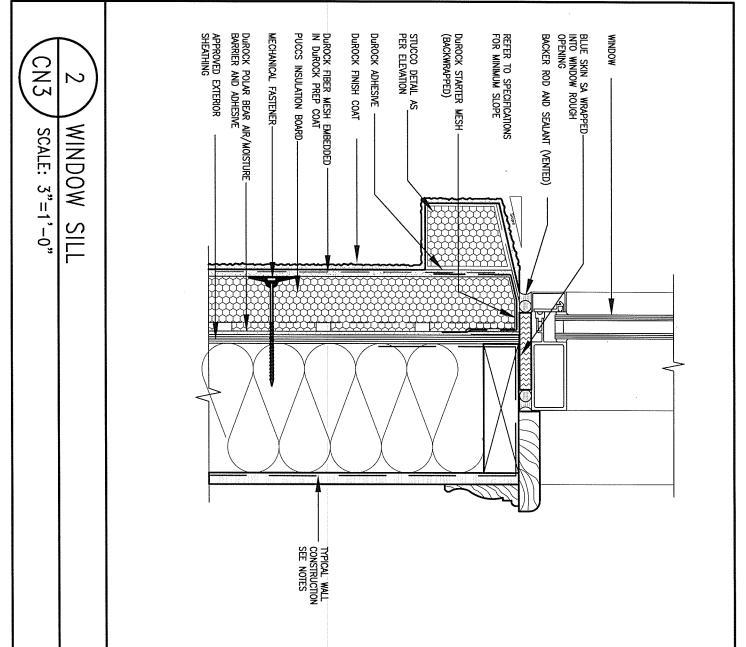
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project no. 13045 **GREEN VALLEY ESTATES** BRADFORD APR 2014 CONSTRUCTION NOTES

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

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

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



CONST NOTE BAYVIEW WELLINGTON Weilington Jno-Baptiste 25591 project no. 13045 BCI **GREEN VALLEY ESTATES** BRADFÓRÓ VA3 Design inc. 42658 date APR 2014 drawn by CONSTRUCTION NOTES Contractor must varify 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. 2 UPDATE TO CODE APR 16-15 RC Toronto ON M3H 1S8 416.630.2255 f 416.630.4782 file name 13045-CONST-OBC 2015 1 ISSUE FOR CLIENT REVIEW RC 3/16" = 1'-0" MAY 07-14 RC o. description date by va3design.com RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg

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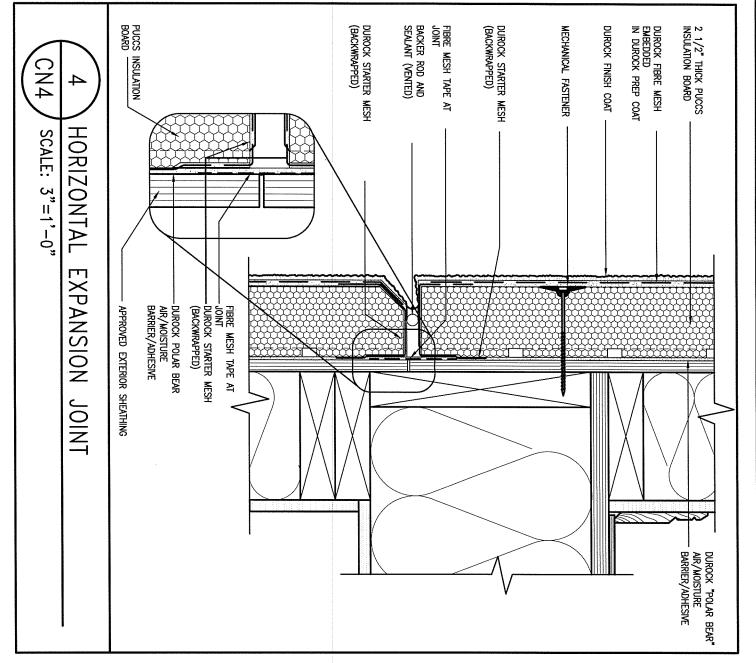
ROOT SHINGLES

3 STUCCO TERMINATION @ ROOF

CN4 SCALE: 3"=1"-0"

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

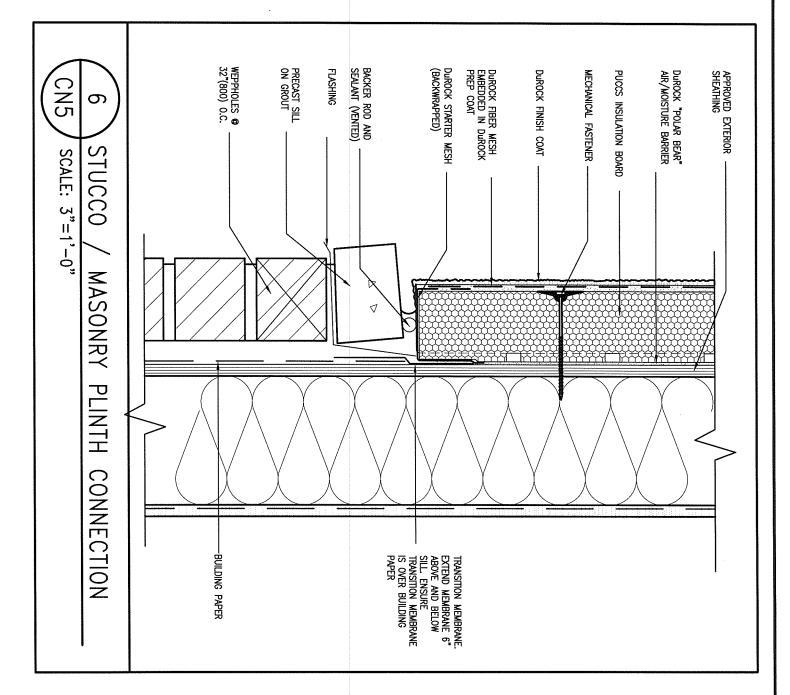
DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



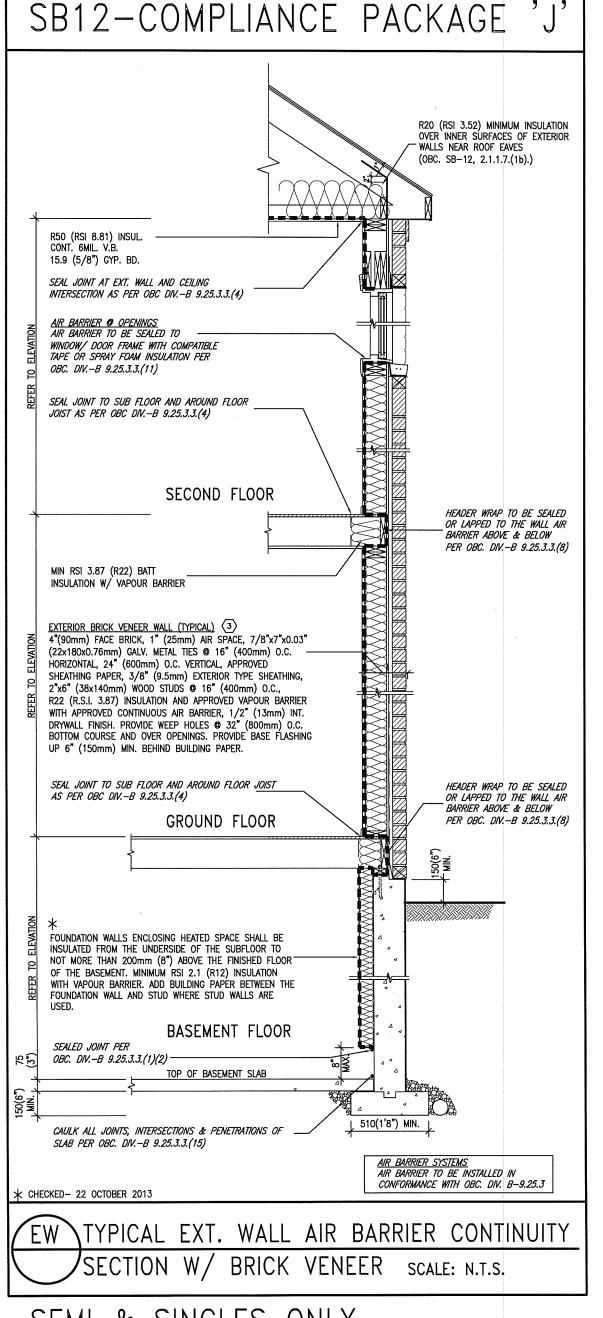
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. **CONST NOTE BAYVIEW WELLINGTON** Bopreste 25591 project no. 13045 registration information VA3 Design Inc. BCI GREEN VALLEY ESTATES BRADFORD 42658 date APR 2014 3 . 2 UPDATE TO CODE Contractor must varify 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. 300A Wilson Avenue Toronto ON M3H 1S8 416.630.2255 f 416.630.4782 CONSTRUCTION NOTES APR 16-15 RC 3/16^M = 1'-0^M file nome 13045-CONST-OBC 2015 Thu - Apr 16 2015 - 6:57 AM 1 ISSUE FOR CLIENT REVIEW MAY 07-14 RC no. description date by va3design.com WORKING\2013\13045.BW\units\13045-CONS

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DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



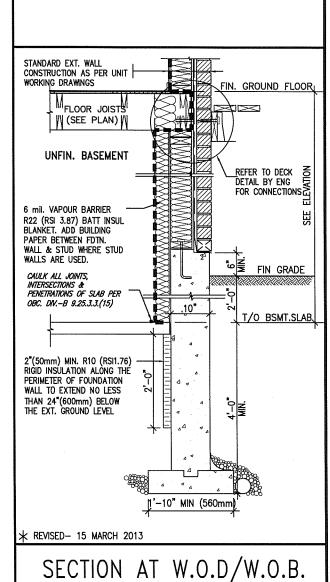
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THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12. SECTION 2.1.1.1

USE SB-12 COMPLIANCE PACKAGE (J):		
COMPONENT	J	Notes:
Ceiling with Attic Space Minimum RSI (R) value	8.81 (R50)	BLOWN -LOOSE
Ceiling without Attic Space Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Exposed FLoor Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Walls Above Grade Minimum RSI (R) value	3.87 (R22)	6" R22 BATT
Basement Walls Minimum RSI (R) value	2.11 (R12)	4" R12 BLANKET
Edge of Below Grade Slab ≤600mm below grade Minimum RSI (R) value	1.76 (R10)	RIGID INSUL
Windows & Sliding glass Doors Maximum U—value	1.8	DOUBLE PANE LOW EMISSIVITY
Skylights Maximum U-value	2.8	DOUBLE PANE LOW EMISSIVITY
Space Heating Equipment Minimum AFUE	94%	NATURAL GAS
Hot Water Heater Minimum EF	0.67	NATURAL GAS
HRV Minimum Efficiency	60%	





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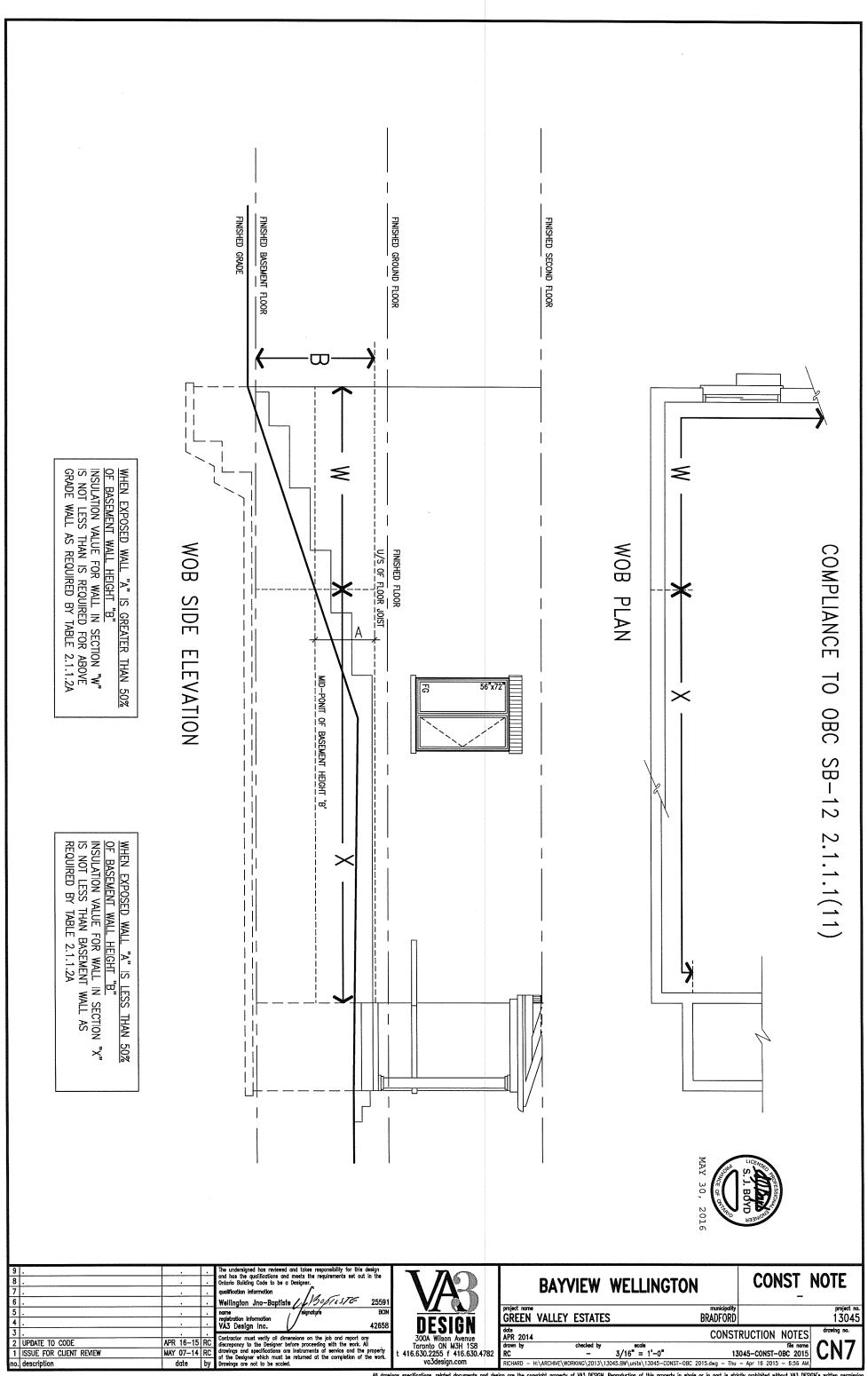
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8	•			Ontario Building Code to be a Designer.
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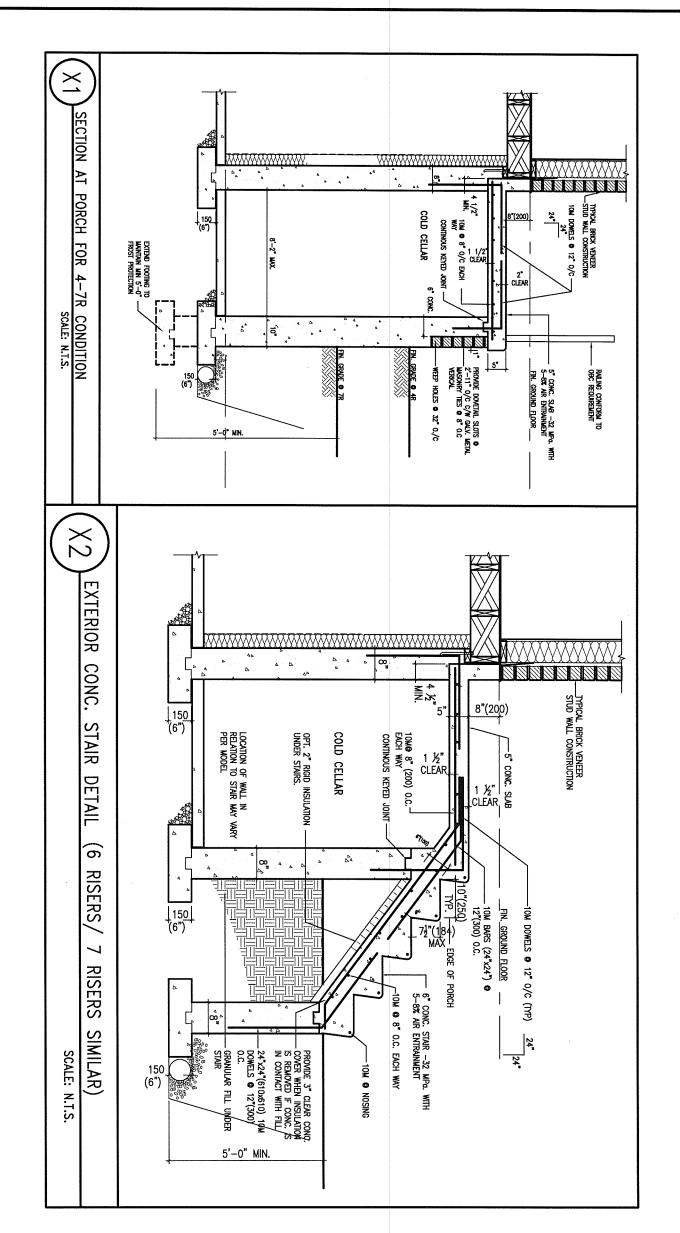


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GREEN VALLEY ESTATES BRADFORD dote APR 2014 CONSTRUCTION NOTES 3/16" = 1'-0" 13045-CONST-08C 2015 13045







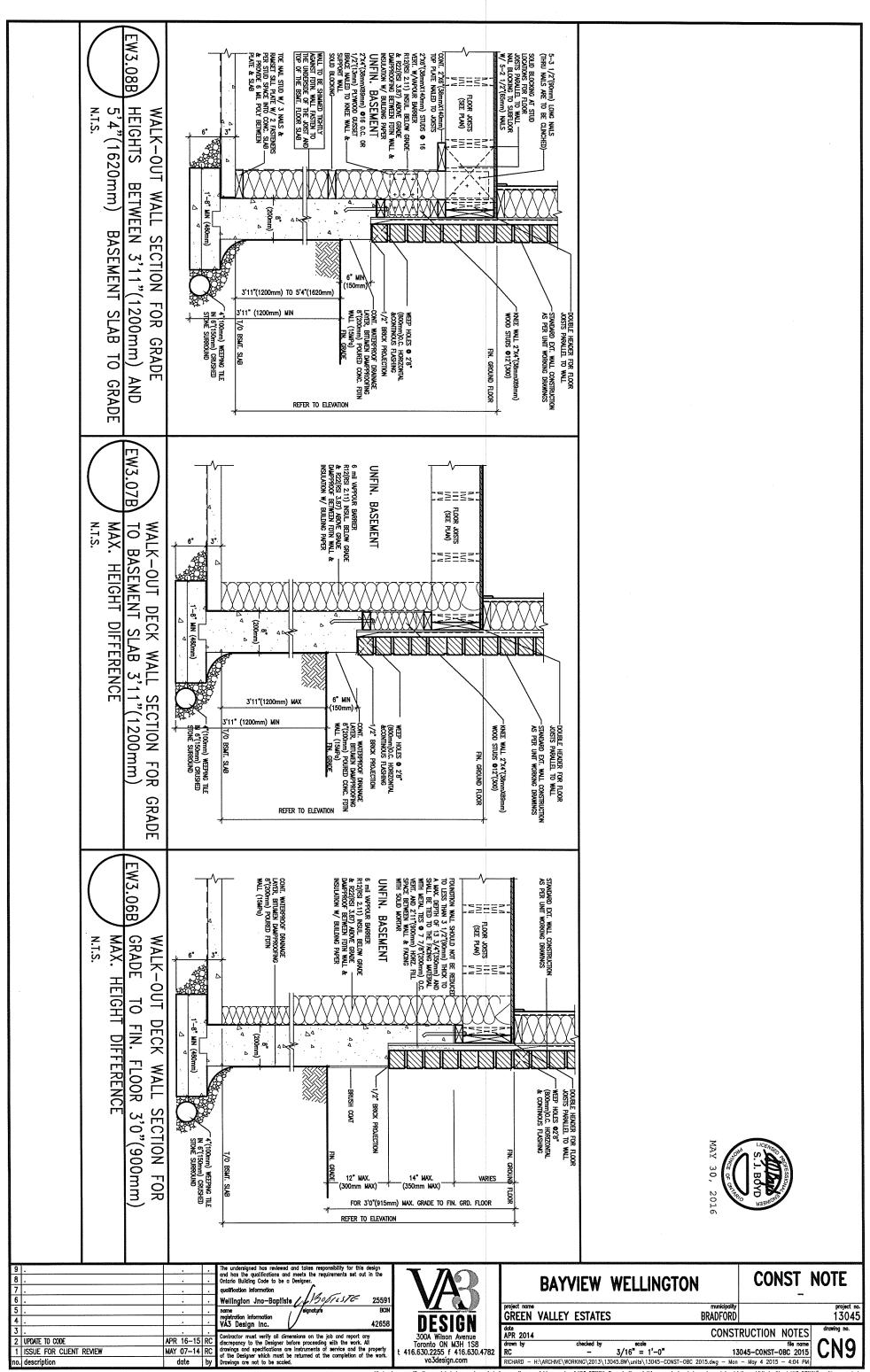
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4			<u> </u>	registration information VA3 Design Inc. 42658
3				
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1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC	drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.
no.	description	date	by	Drawings are not to be scaled.

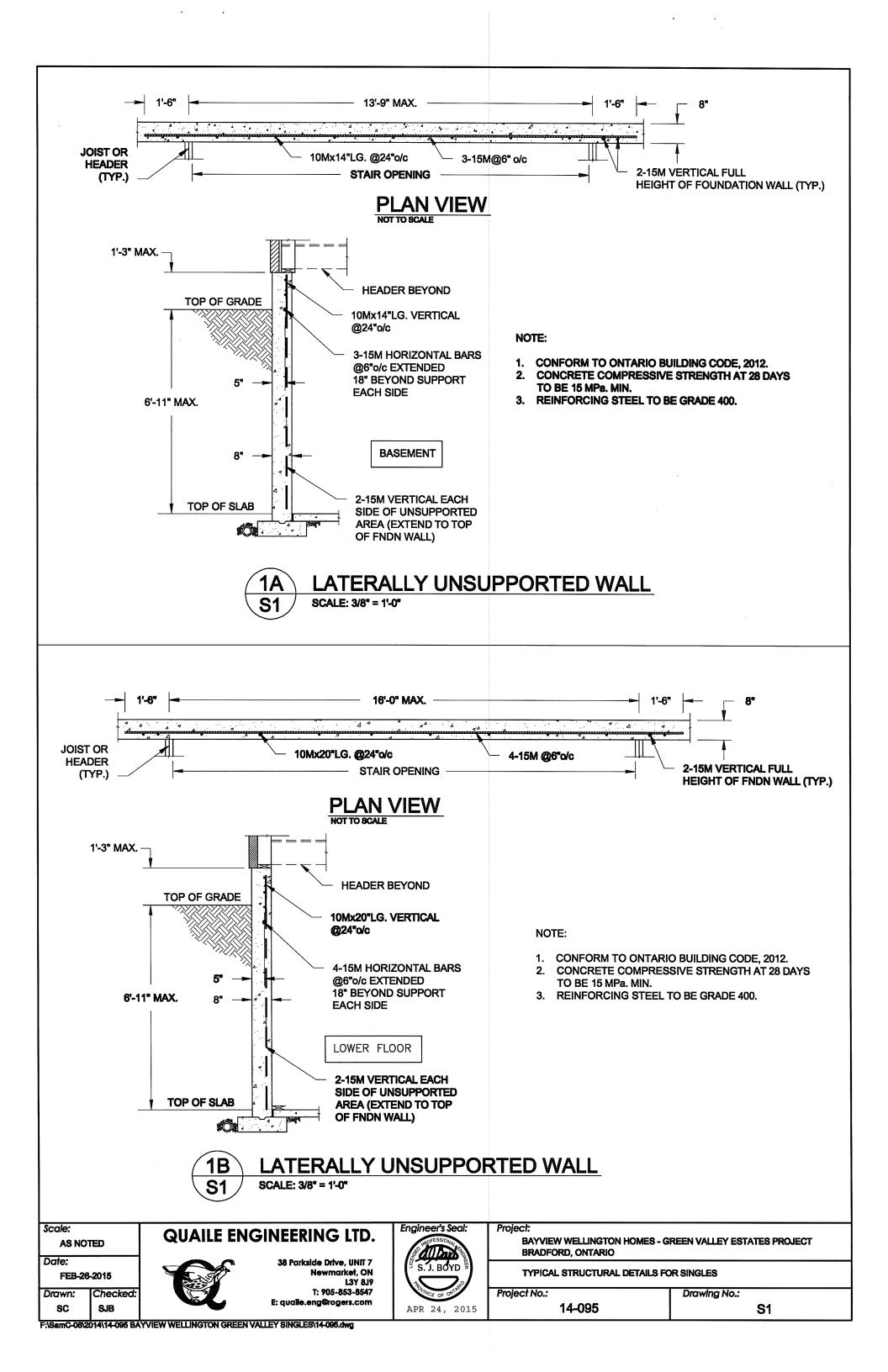


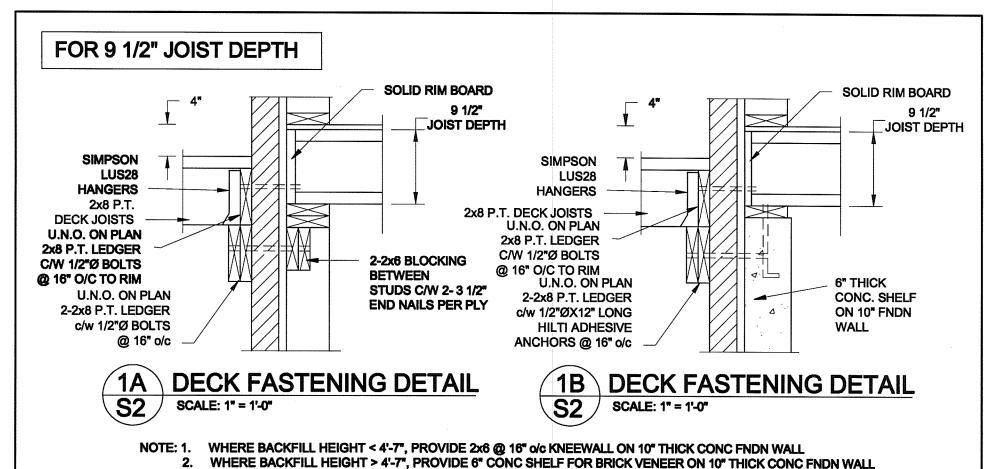
	BAYVIEW	WELLINGTON
ect	name	

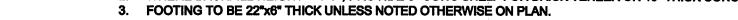
CONST NOTE

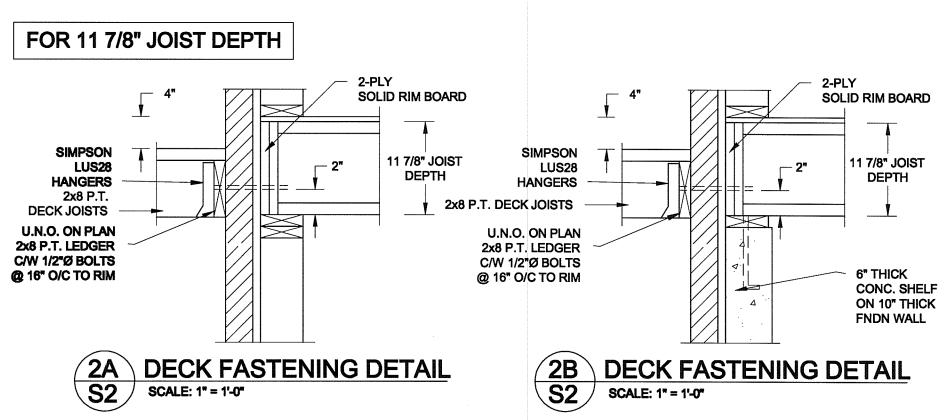
project no. 13045







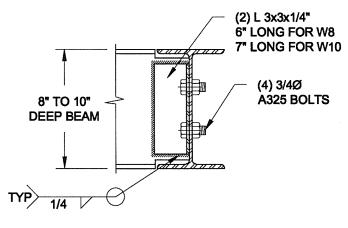




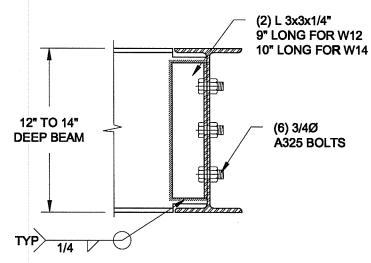
NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL

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

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

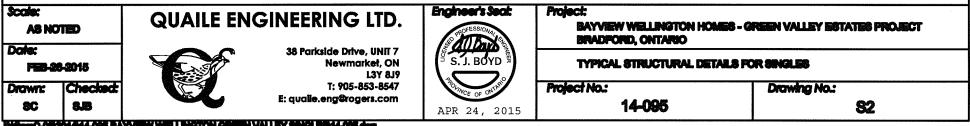


NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.

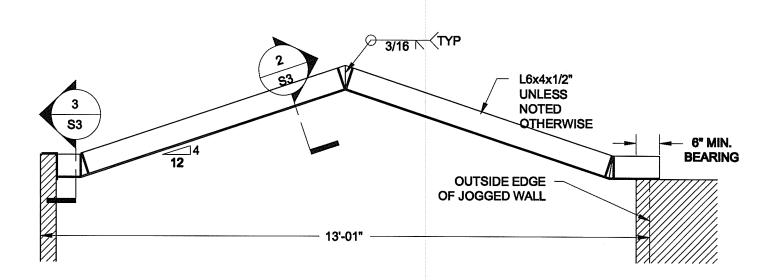


NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W360x72) BEAM MAX.

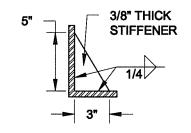




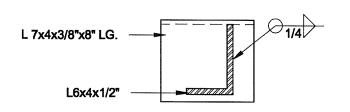
HOSSING-COUNTAIN-COST BAYVIEW WELLINGTON GREEN VALLEY SINGLES (4-005 dag



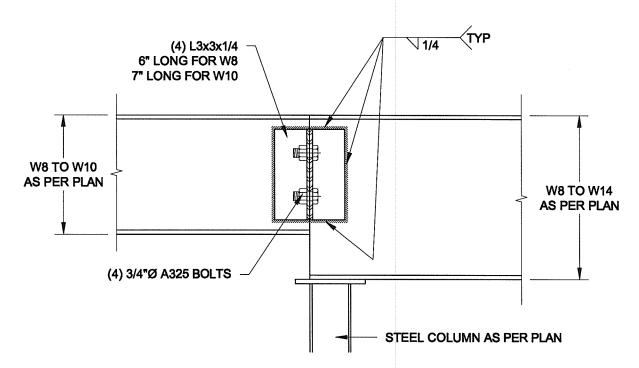
1 STEEL LINTEL AT GABLE S3 SCALE: 1/2" = 1'-0"



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



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



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

Scale: AS NOTED Date:

FEB-28-2015

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



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



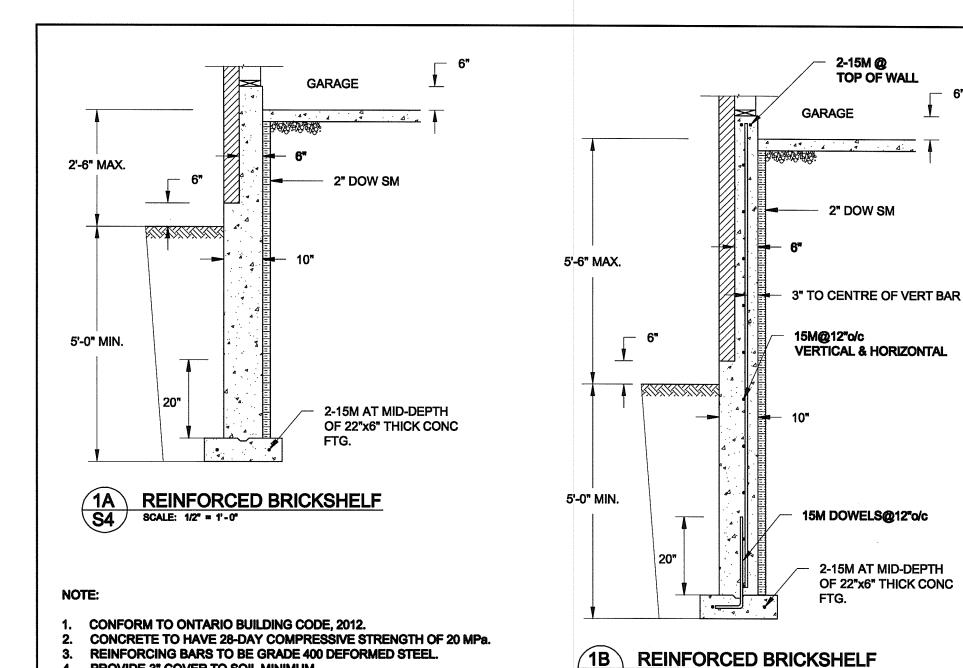
Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.: Drawing No.: \$3

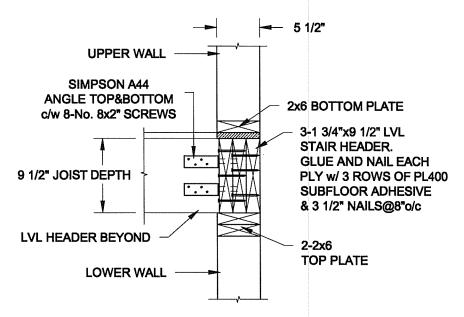
PYSSEND-0833014714-085 BAYVIEW WELLINGTON GREEN VALLEY SINGLES/14-000.dag



6"



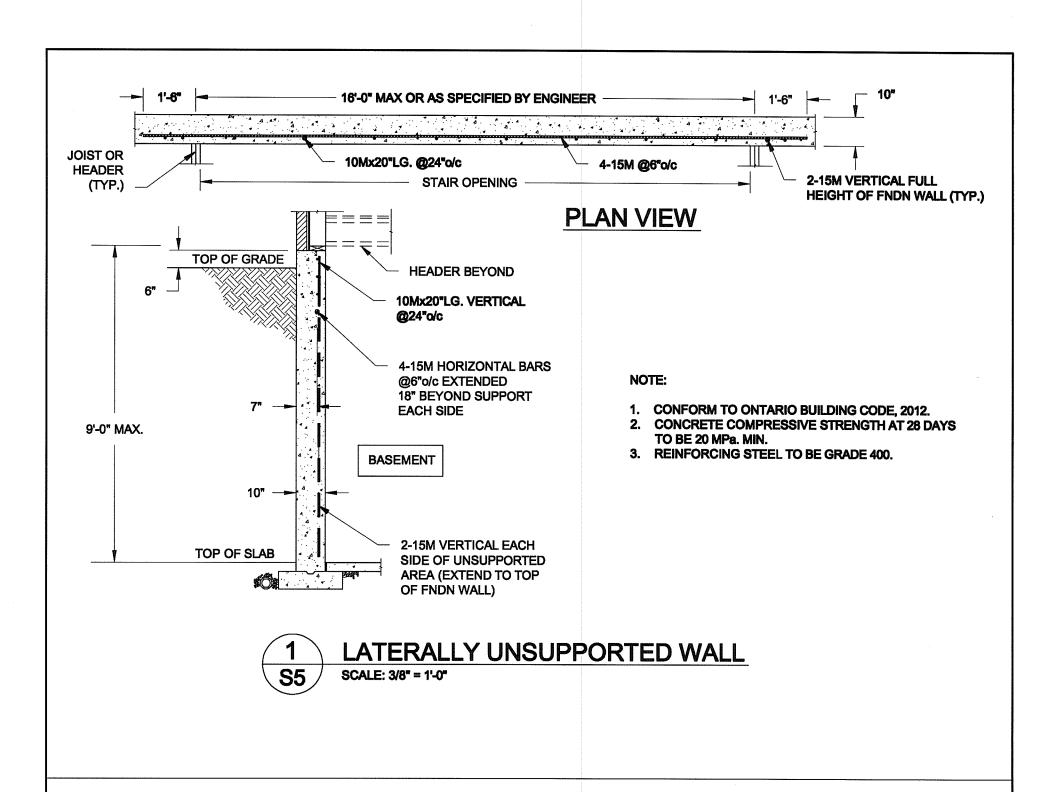
SCALE: 1/2" = 1'-0"



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

Scale: QUAILE ENGINEERING LTD. Engineer's Seat BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT AS NOTED all bass BRADFORD, ONTARIO Date: 38 Parkside Drive, UNIT 7 S. J. BOYD Newmarket, ON TYPICAL STRUCTURAL DETAILS FOR SINGLES JUL-13-2015 L3Y 8J9 T: 905-853-8547 Drawn: Project No.: Drawing No.: Checked: E: qualle.eng@rogers.com SEPT 28, 2015 14-095 **8C 84**

PROVIDE 3" COVER TO SOIL MINIMUM.



Scale: AS NOTED

JAN-26-2015

Drawn: | Checked:

8.73

8C



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BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO

85

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.: Drawing No.: 14-095

P-48-mic-095574414-066 BAYVIBW WILLINGTON GREEN VALLEY SINGLES/14-086.dag