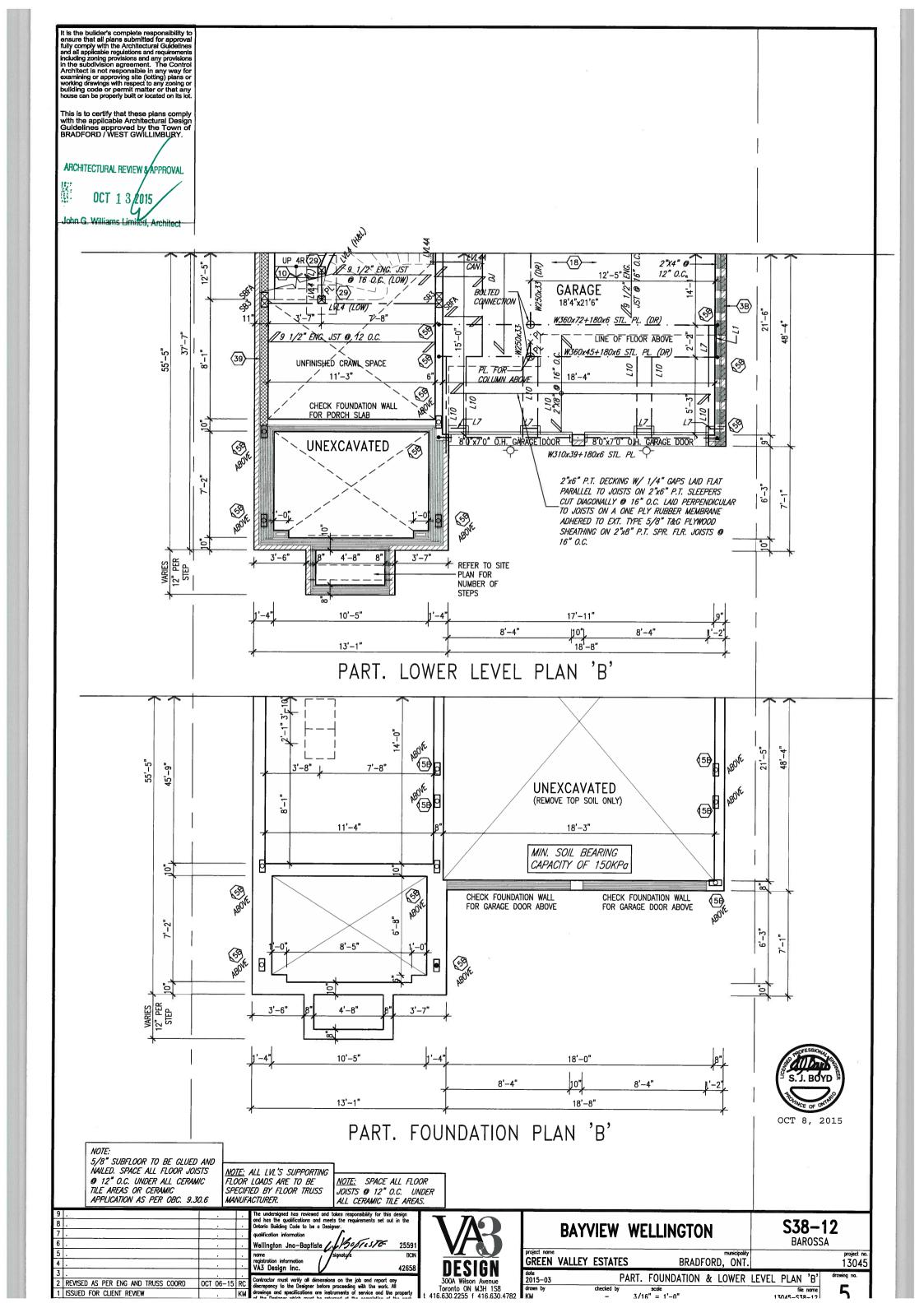
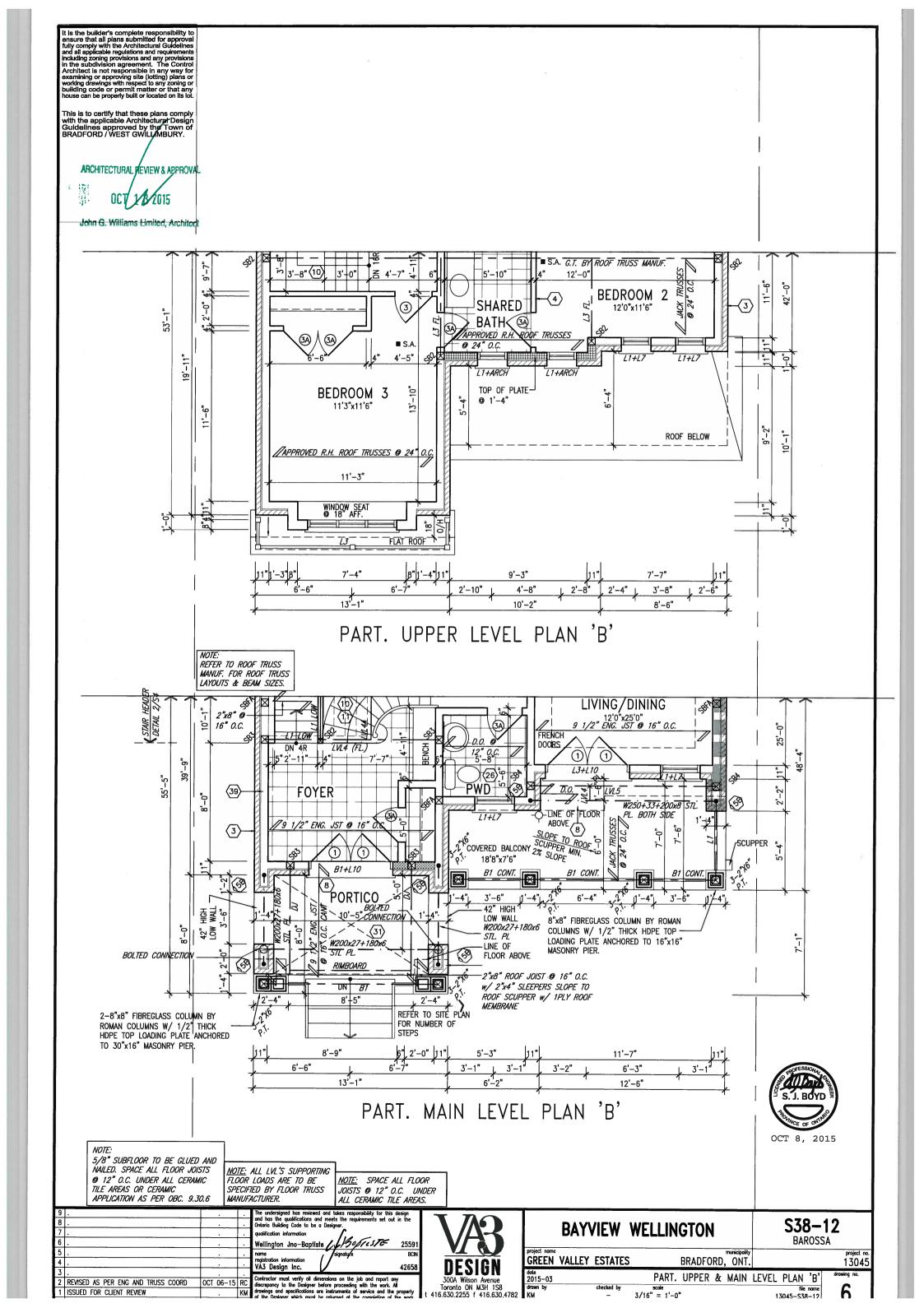


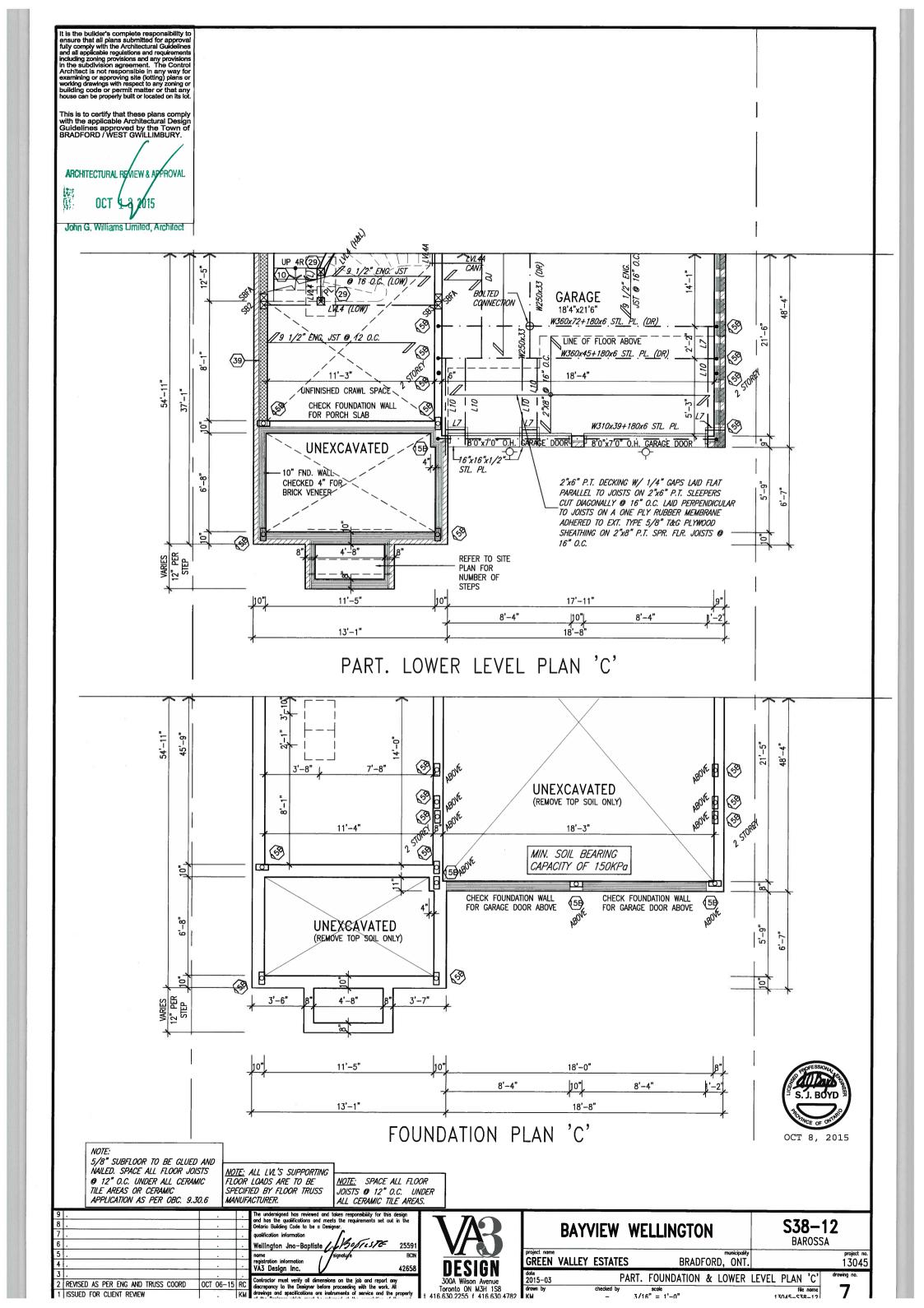
file nome 13045_038_12

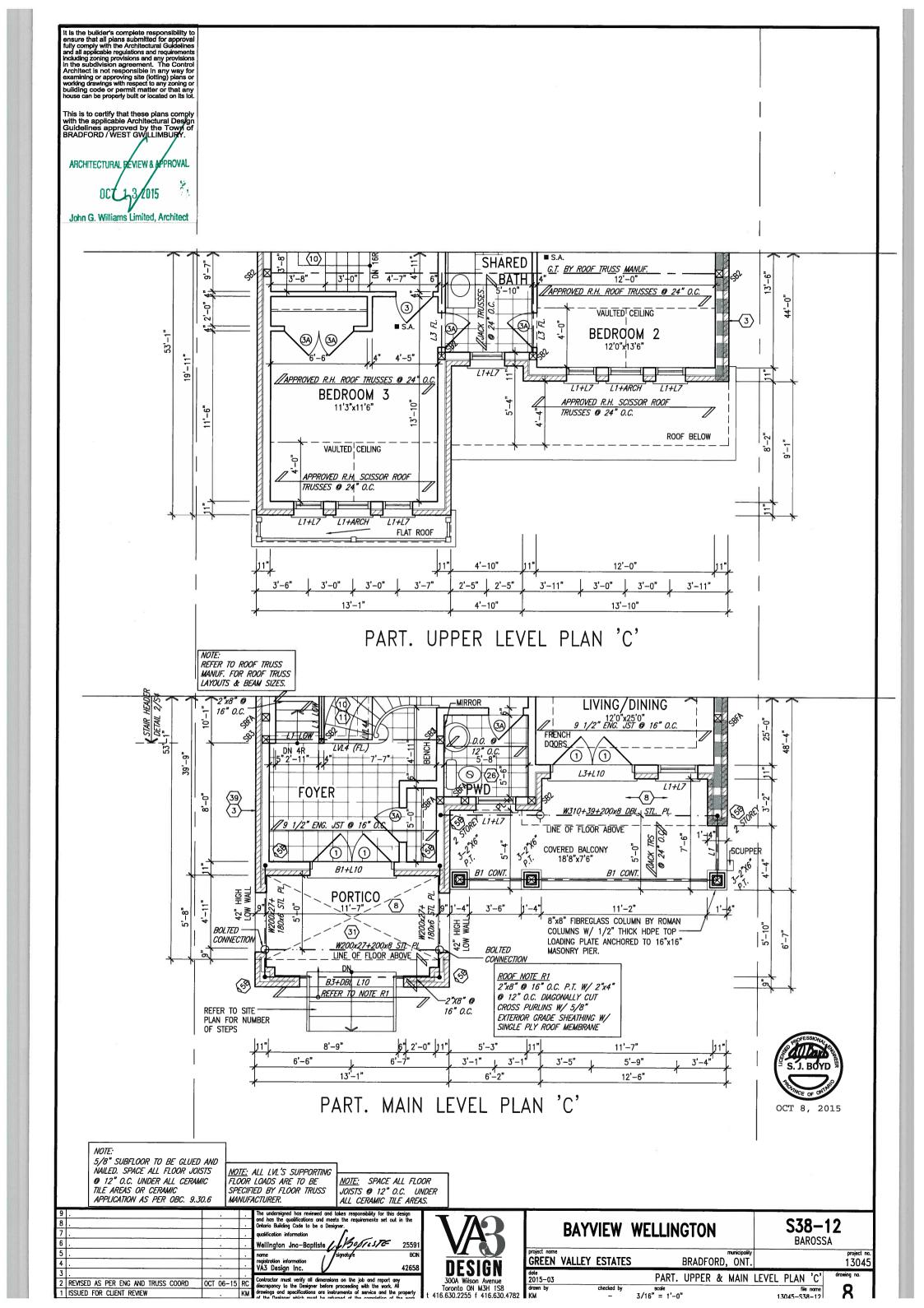
3/16" = 1'-0"

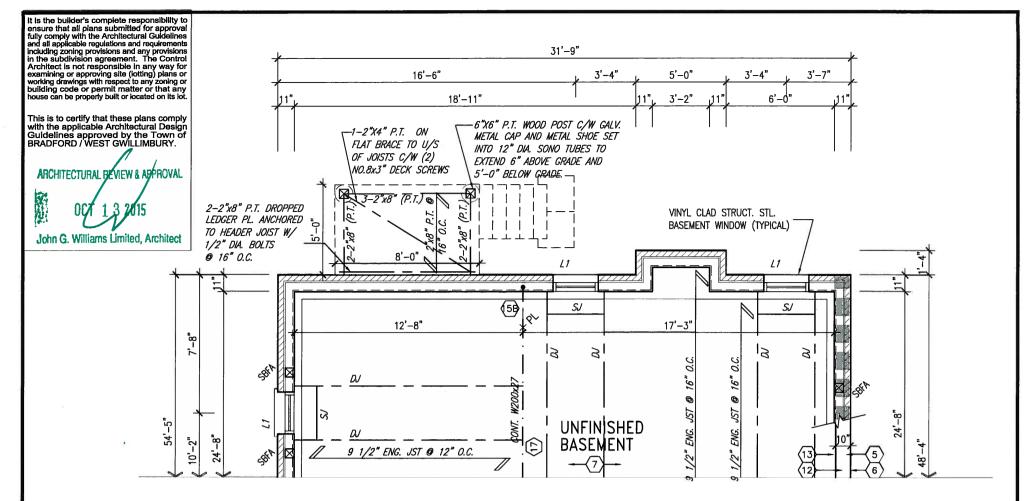
1



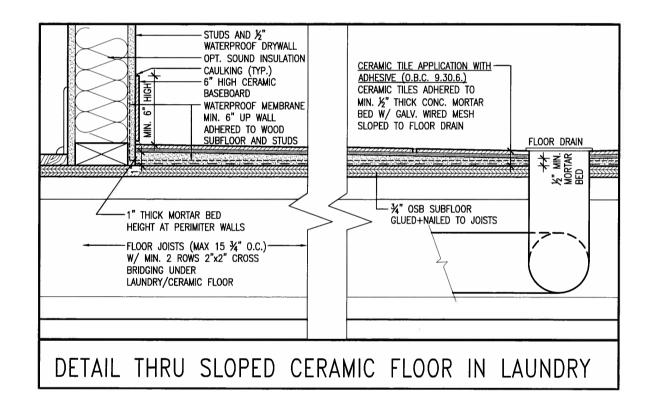






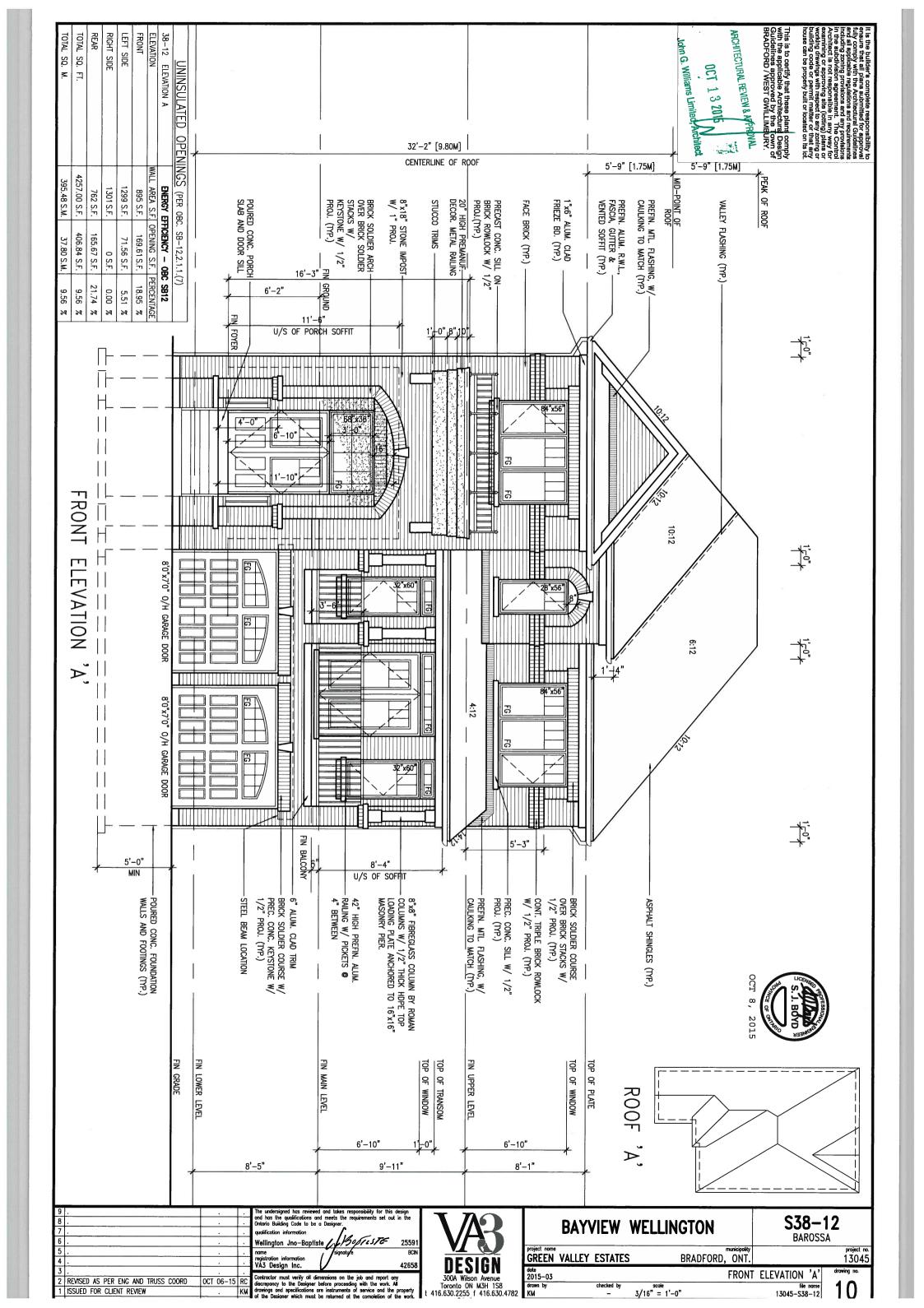


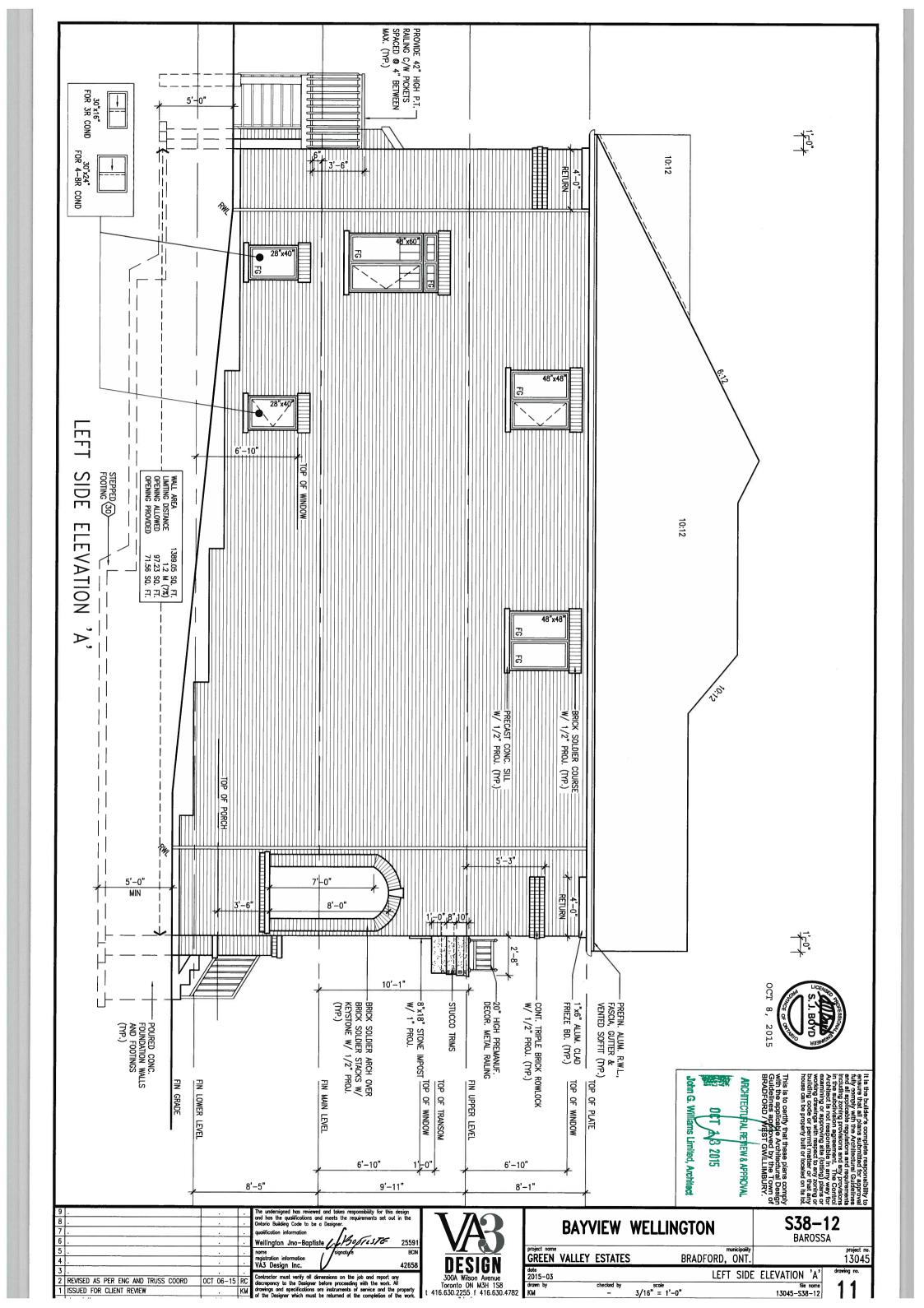
PARTIAL LOWER LEVEL FOR 3R-8R CONDTIONS

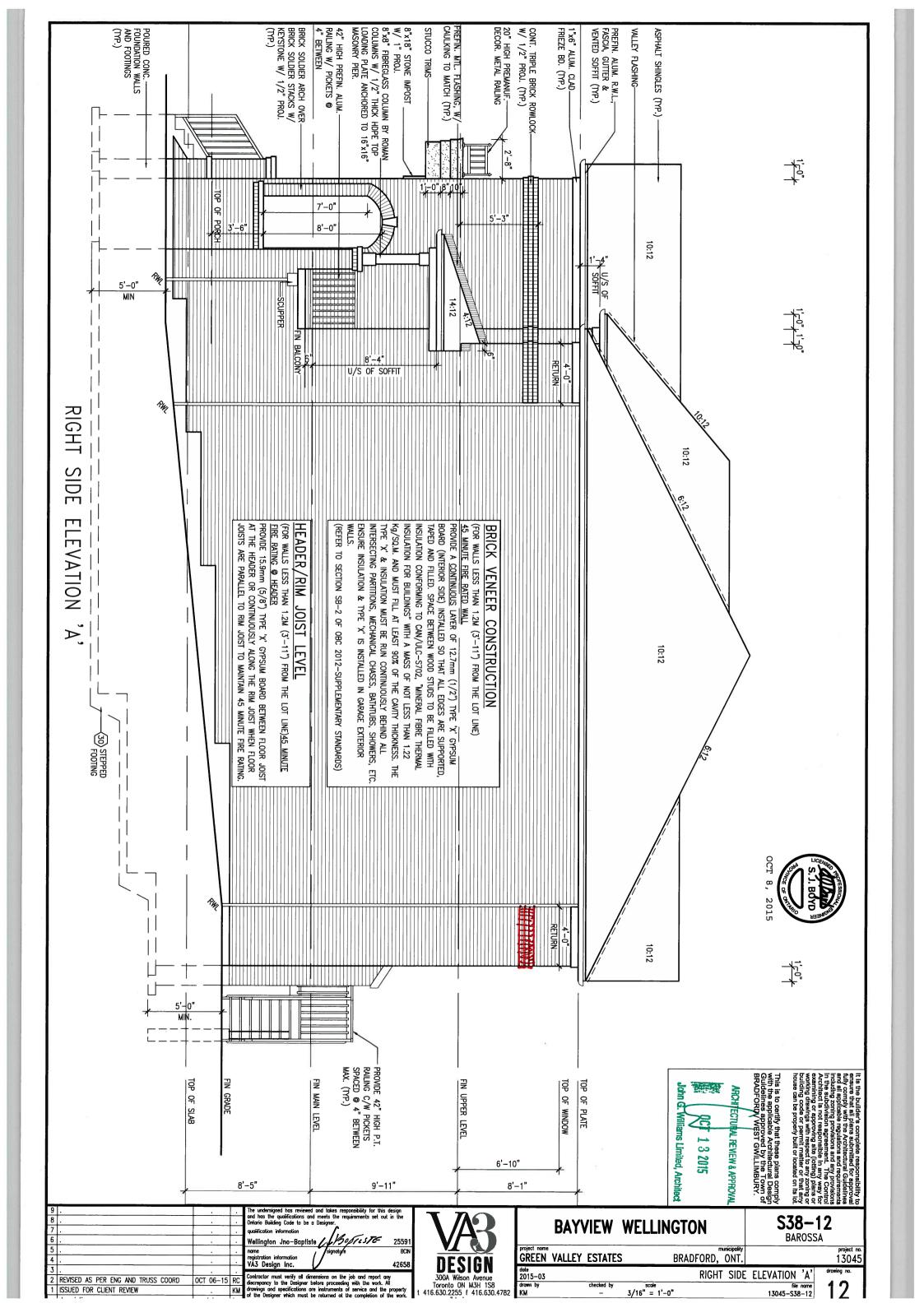


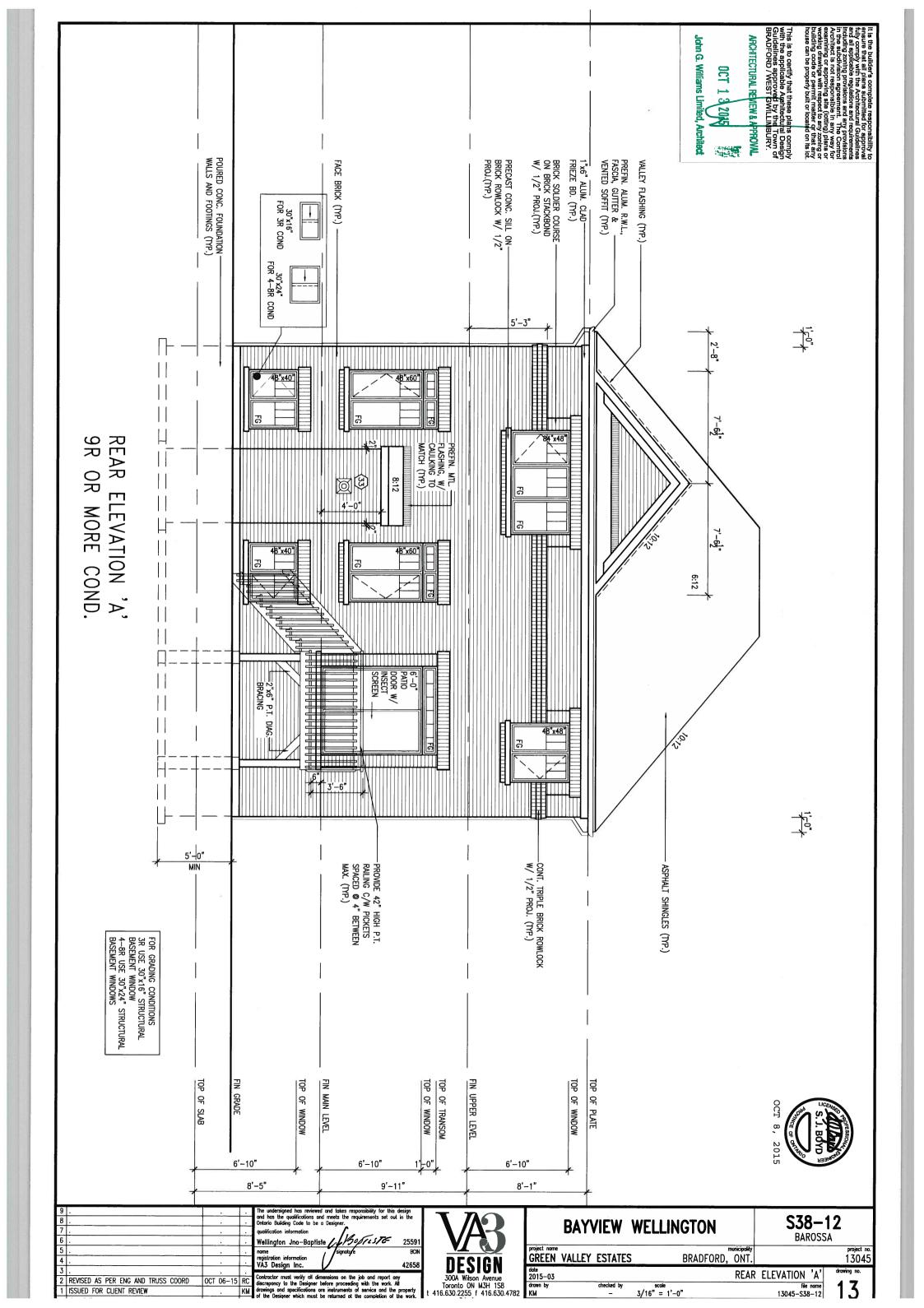


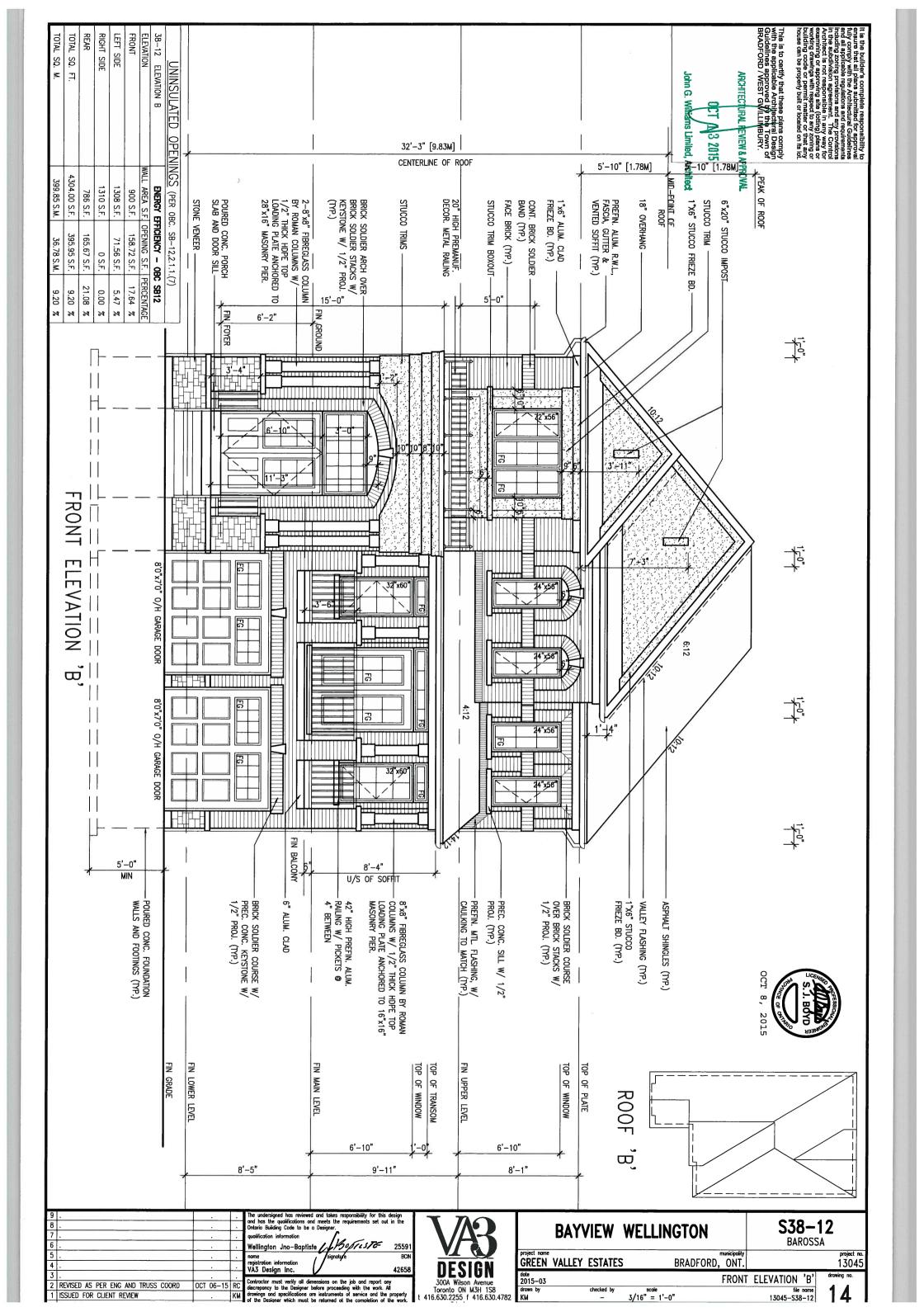
| 9 . 8 . 7 . 6 . | | The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Onkorio Building Code to be a Designer. qualification information Wellington Jno-Baptiste | VA3 | | ELLINGTON | S38- | - — |
|---|----------|--|---|-----------------------------------|----------------|--------------|----------------------|
| 5 . | | nome signature BCIN registration information VA3 Design Inc. 42658 | DESIGN | project name GREEN VALLEY ESTATES | BRADFORD, ONT. | | project no. 13045 |
| 3 . 2 REVISED AS PER ENG AND TRUSS COORD 1 ISSUED FOR CLIENT REVIEW | OCT 06-1 | Contractor must verify oil 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 | 300A Wilson Avenue Toronto ON M3H 1S8 t 416 630 2255 f 416 630 4782 | dote 2015-03 drown by checked by | PART. LOWER | R LEVEL PLAN | drawing na. |

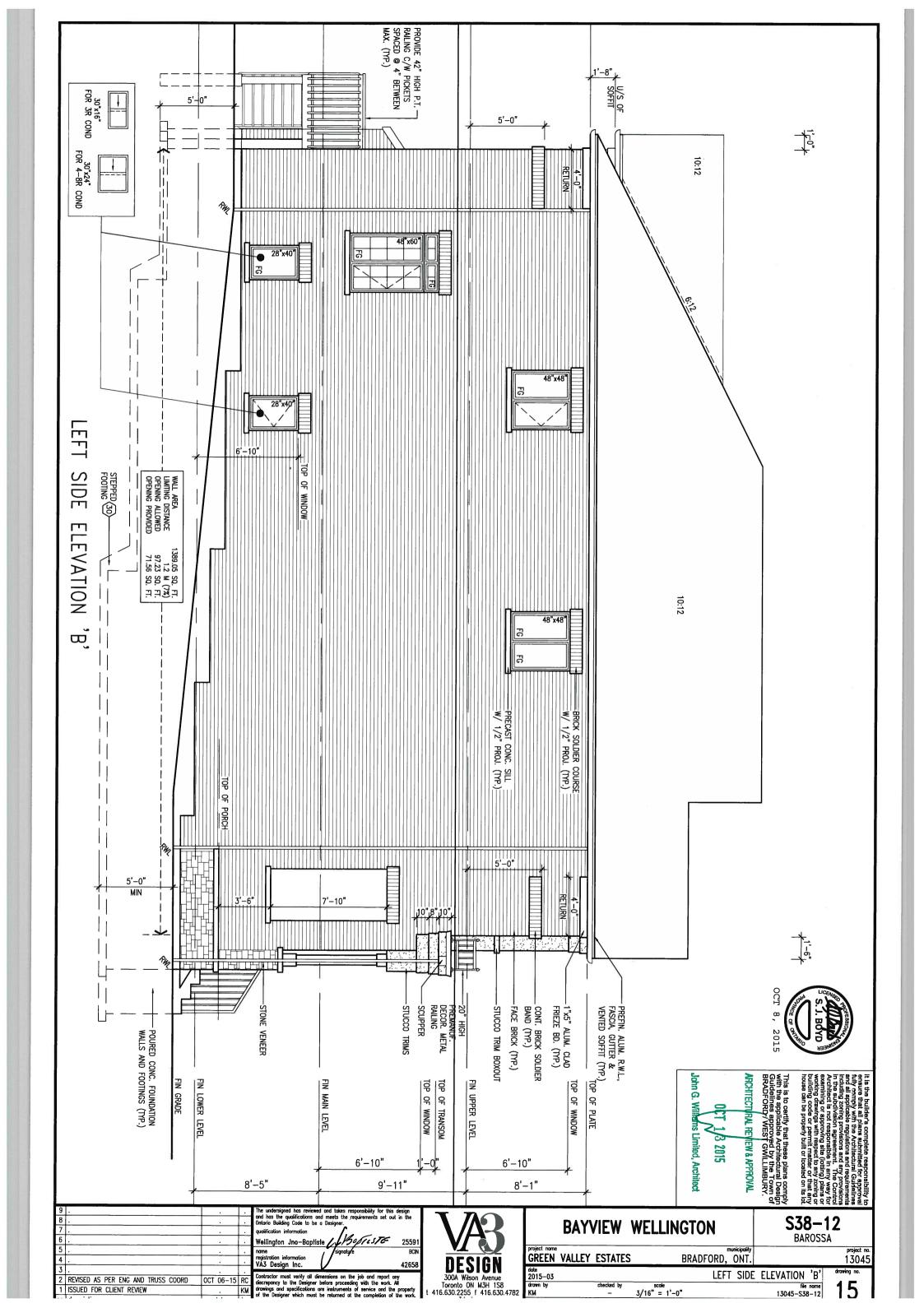


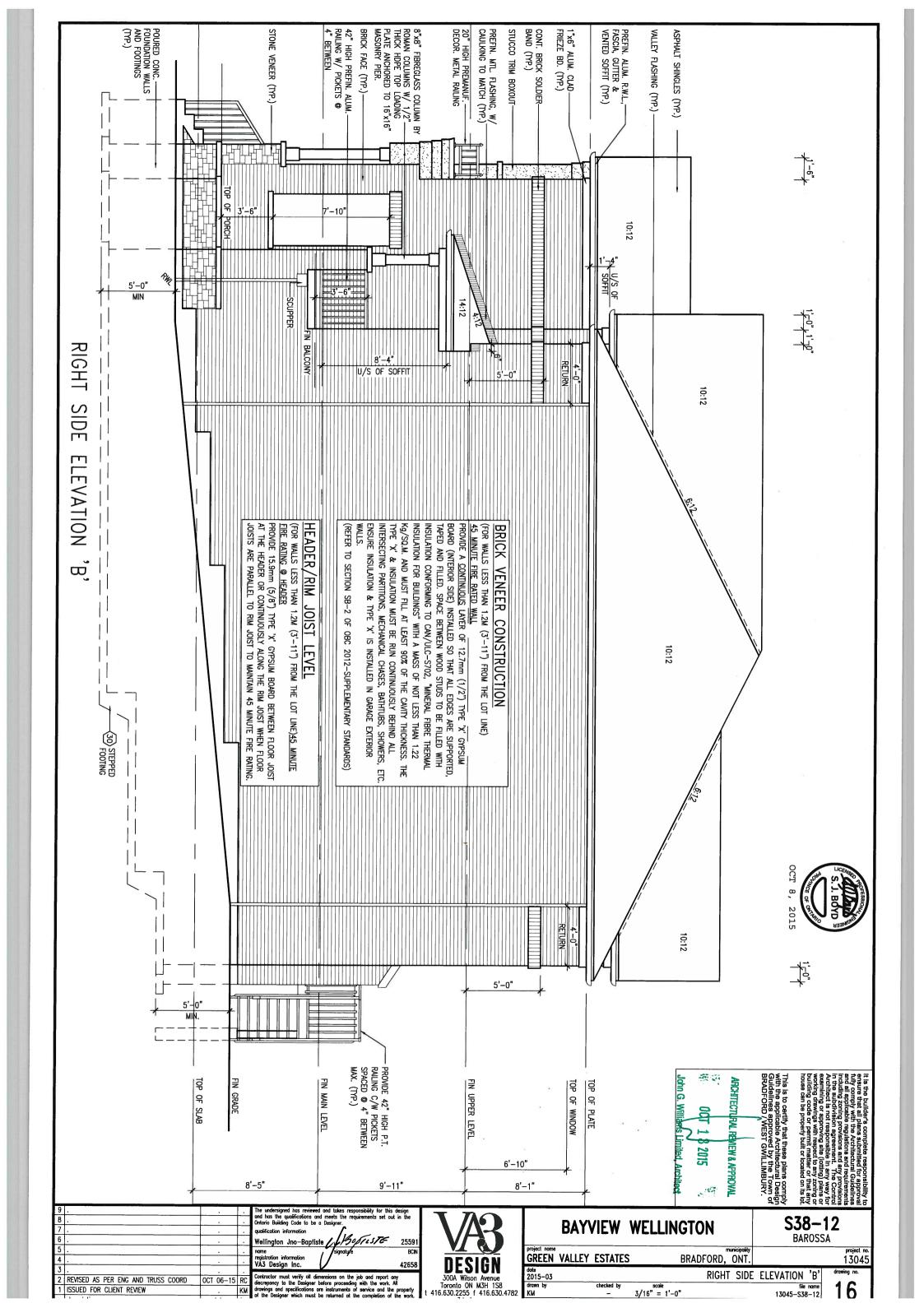


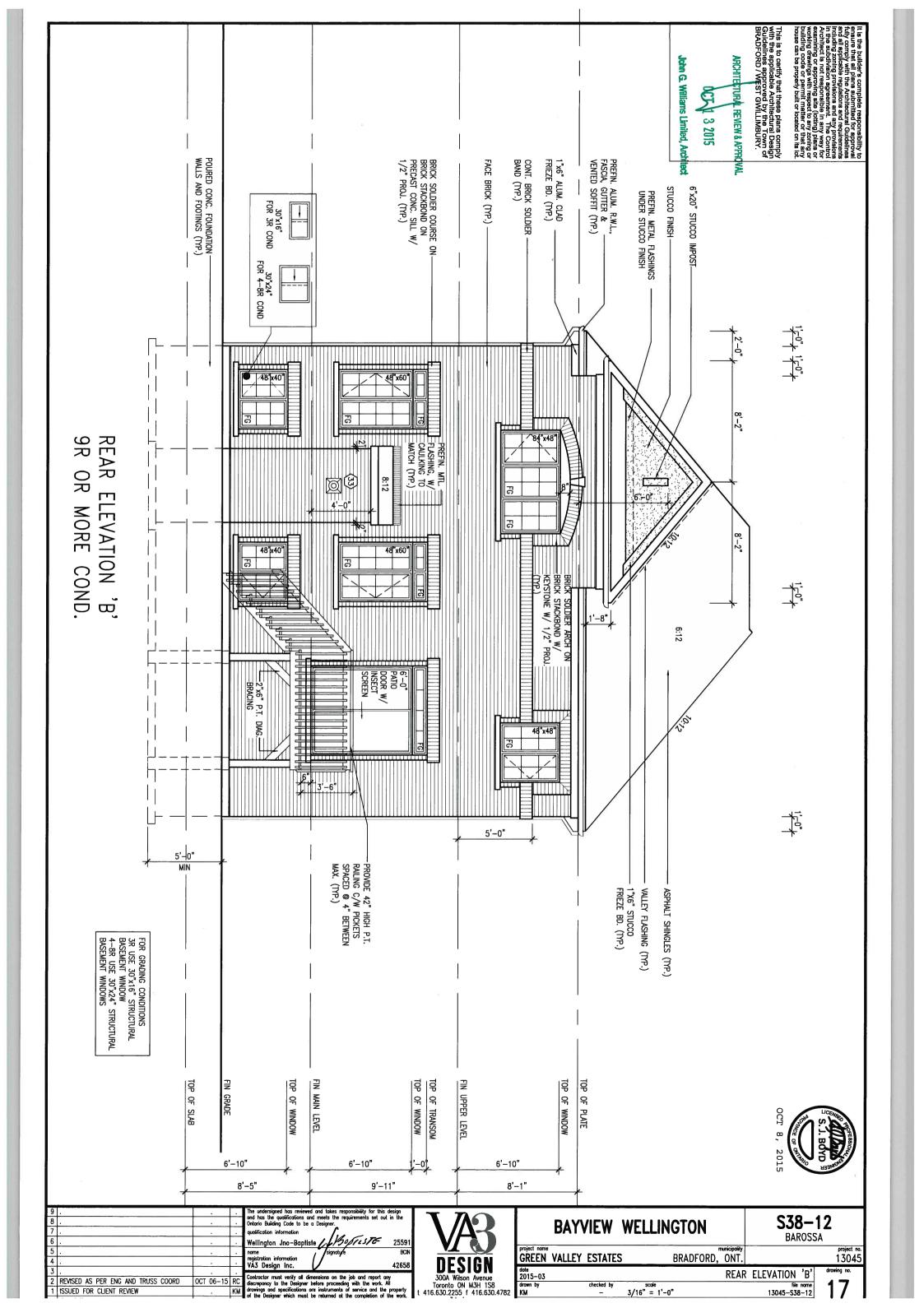


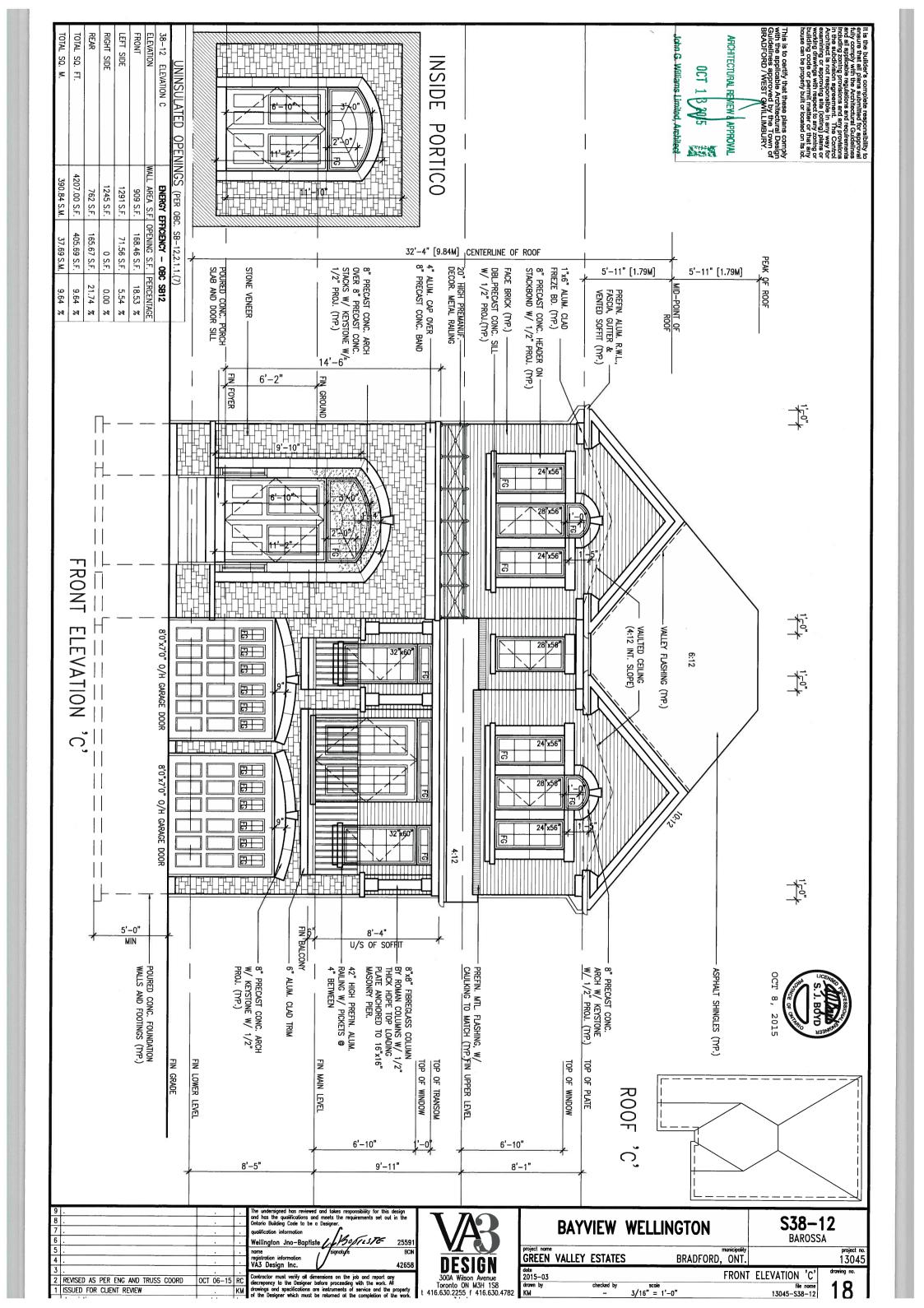


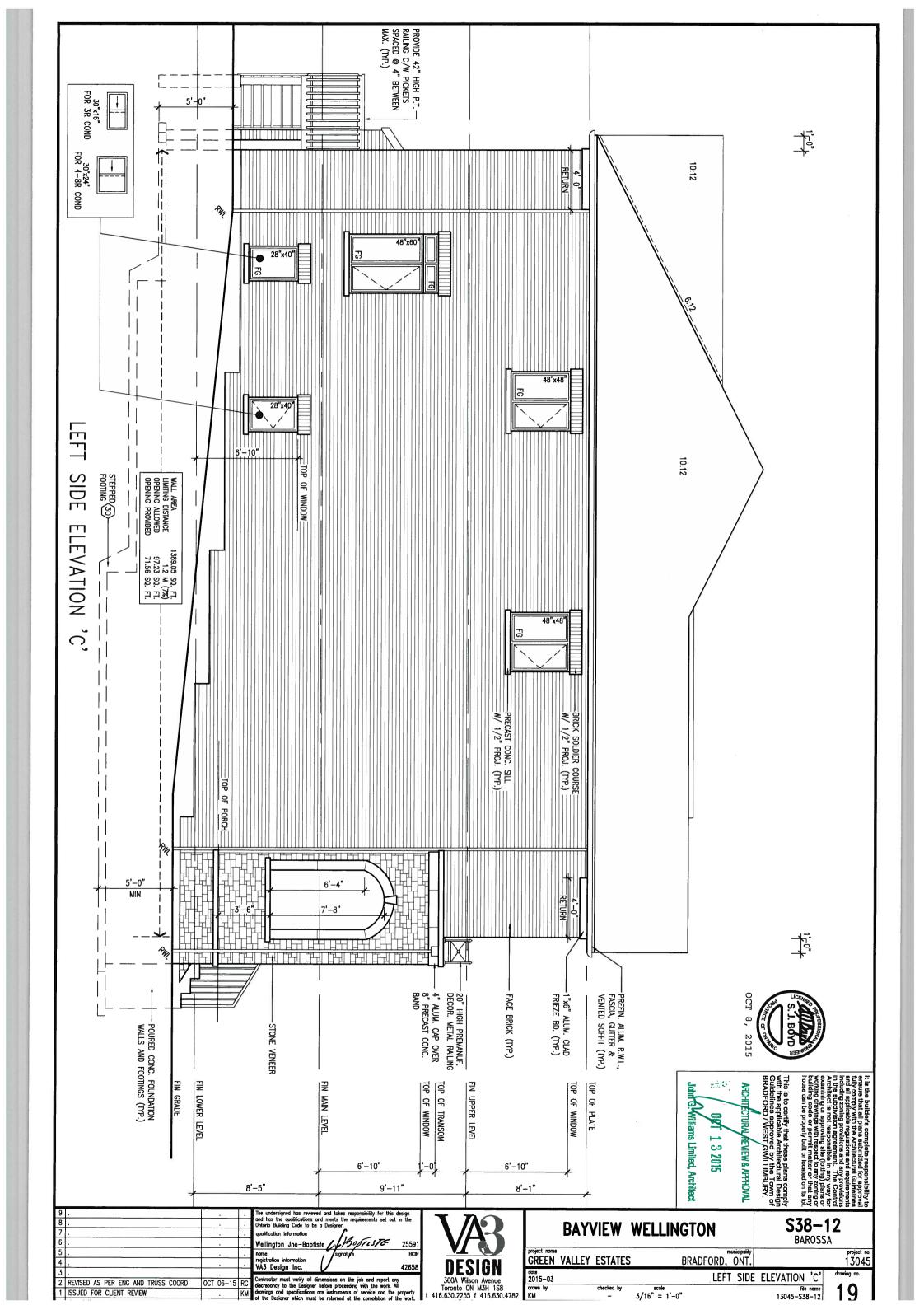


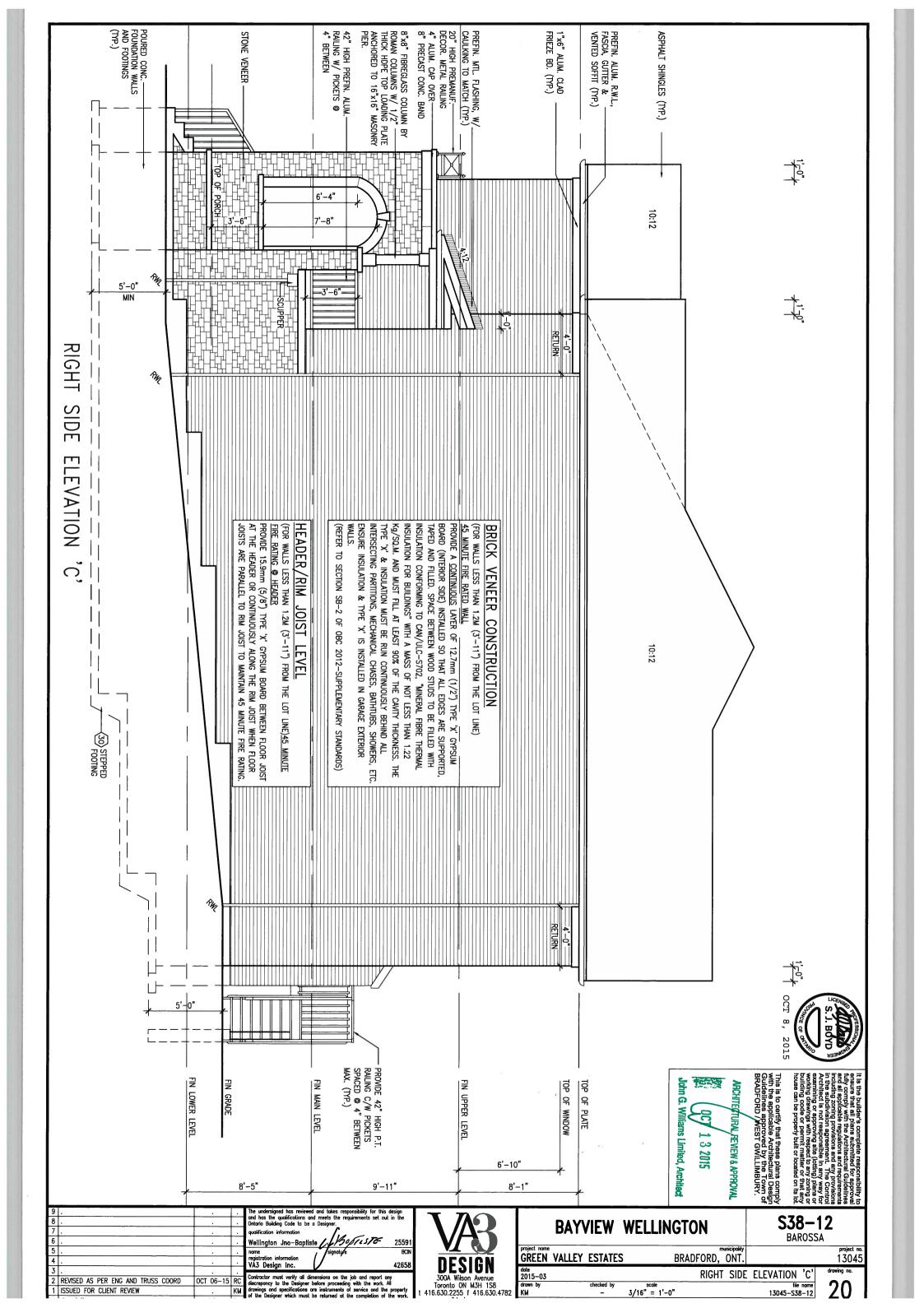


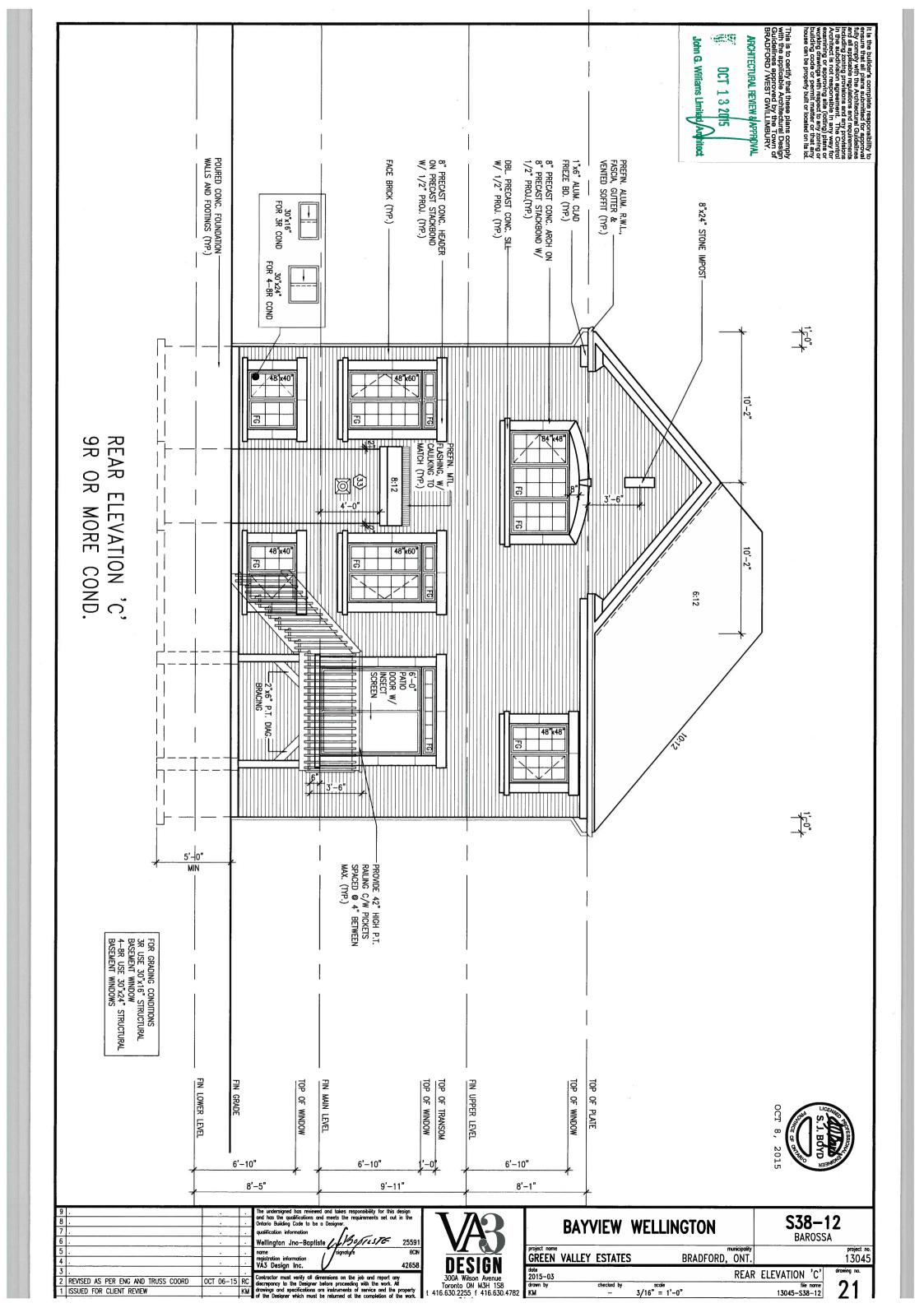


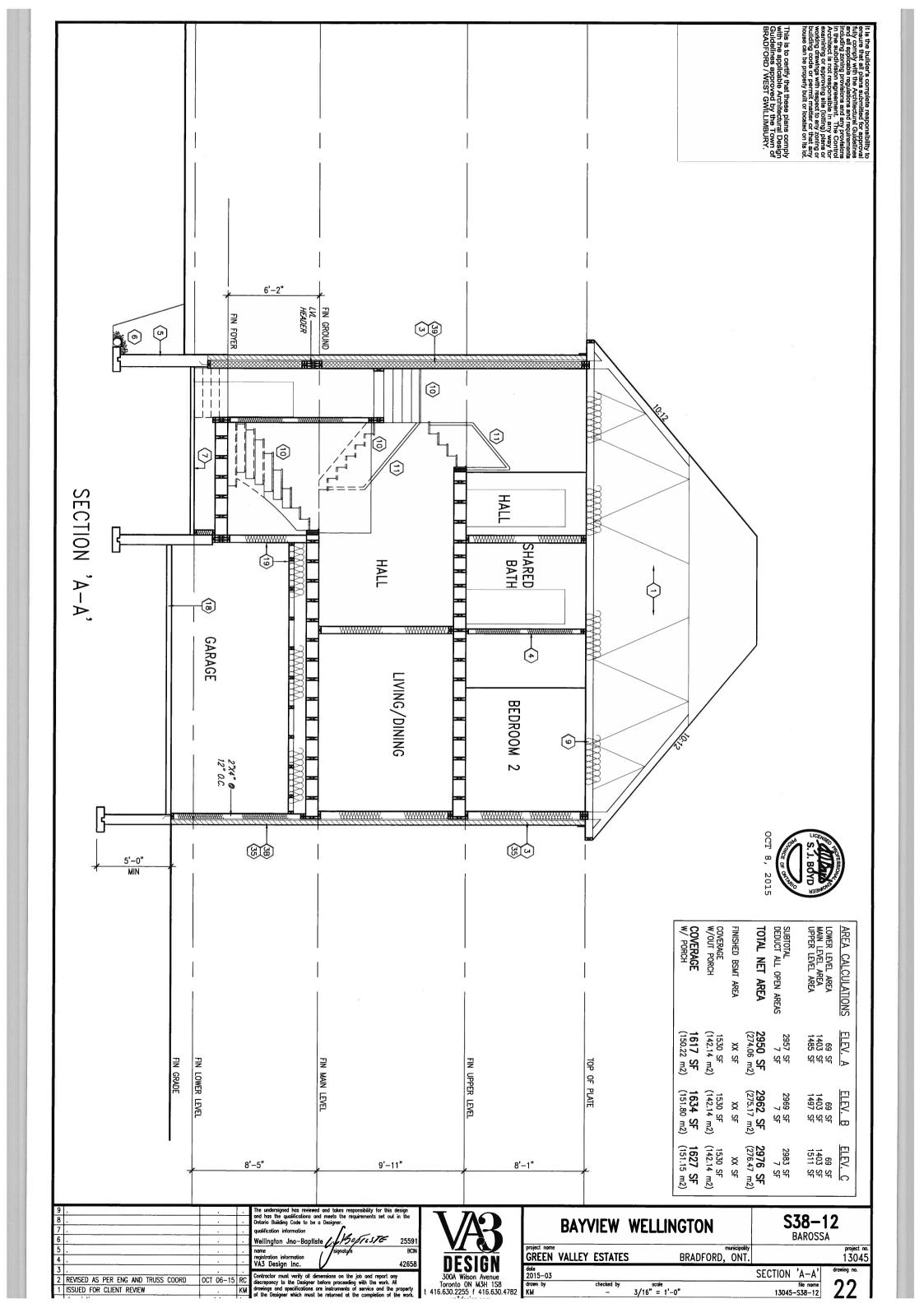












(10.) ALL STAIRS/EXTERIOR STAIRS -OBC. 9.8.-CONSTRUCTION NOTES (Unless otherwise noted) EXPOSED BUILDING FACE OBC. 9.10.15. & SB-2-2.3.5.(2) TWO STOREY VOLUME SPACES
-FOR A MAXIMUM 5490 mm (18-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE EXTERIOR WALLS TO HAVE A FIRE RESISTANCE 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 ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S TREADS OR LANDINGS
-10mm (1/2") MAX BETWEEN TALLEST &
SHORTEST RISE IN FLIGHT AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING 2-38x140 (2-2"x6") SPR.#2 CONTIN. STUDS @ 300mm (12") 2-30x140 (2-2 xo) 57K.#2 COMIN. 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 EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS = 200 (7-7/8") = 210 (8-1/4") = 235 (9-1/4") MAX. RISE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES. OFFENDING GARAGE WALLS INCLUDED. MINIMUM SPECIFICATIONS, ONT. REG. 332/12-2012 OBC MIN. RUN MIN. TREAD COLD CELLAR PORCH SLAB (OBC 9.40.)
FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.),
150mm (6") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR
ENTRAINMENT. REINF. WITH 10M BARS @ 200mm (7 7/8") O.C. @ 1220 mm (4'-0") O.C. VERTICALLY, -FOR WALLS WITH HORIZ. DISTANCES NOT EXCEEDING 2900 mm (9'-6"), PROVIDE 381 40 (2'-8") STUDS @ 400 (14") O.C. WITH CONTINUOUS 2-38x140 (2-2"x6")TOP PLATES + 1-38x140 ROOF CONSTRUCTION MAX. NOSING MIN. HEADROOM = 25 (1") = 1950 (6'-5") = 900 (2'-11") NO.210 [10.25kg/m2] ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "I" CLIPS. APPROVED WOOD TRUSES @ 600mm [24"] O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm [3'-0"] FROM EDGE OF ROOF AND MIN. 300mm [12"] BEYOND INNER RAIL @ LANDING RAIL @ STAIR = 865 (2'-10") to 965 (3'-2") 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, SLOPP SLAB MIN. 1.0% FROM HOUSE WALL SLAB TO HAVE MIN. 75mm (3") (1-2"x6") BOTTOM PLATE & MINIMUM OF 3-38x184 (3-2"x6") CONT. HEADER AT GRND. CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES AND HEADERS. MIN. STAIR WIDTH = 860 (2'-10") FACE OF EXTERIOR WALL, (EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER) 38:489 (2"X4") TRUSS BRACING @ 1830mm (6"O") O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT. PROVIDE ICE & FOR CURVED STAIRS = 150 (6") 40. TYPICAL 1 HOUR RATED PARTYWALL. MIN. AVG. RUN = 200 (8" BEARING ON FDTN, WALLS, PROVIDE (L7) LINTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING. HANDRAILS -OBC. 9.8.7.-REFER TO DETAILS FOR TYPE AND SPECIFICATIONS. WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") 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 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. THE FDTN, WALL SHALL NOT BE REDUCED TO LESS THAN 90mm FOUNDATION WALL (W.O.D./W.O.B.) (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. -FOR LATERAL SUPPORT WHERE GRADE TO T/O BASEMENT SLAB EXCEEDS 1200mm (3-11")
FOR 200mm (8") POURED CONC. FOUNDATION WALL
PROVIDE VERTICAL 38x140 (2"x6") WOOD STUDS @ 400 (16")
o.c. MATCH FLOOR JOIST SPACING WHEN PARALLEL WITH AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.) INTERIOR GUARDS -OBC. 9.8.8.-FRAME WALL CONSTRUCTION (2"x6") (S8-12_TABLE 2.1.1.2.A)
SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING,
CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXI. 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 REGUIRED
MINIMUM THERMAL INSULATION. INTERIOR GUARDS: 900mm (2-11) MIN. HIGH
EXTERIOR GUARDS: 900mm (2-10) MIN. HIGH
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"). 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, 38x99 (2'x4") COLAR TIES AT MIDSPANS. CELING JOISTS TO BE 38x89 (2'x4") @ 400mm (16") O.C. FOR MAX, 2830mm (9'-3") SPAN & 38x140 (2'x6") @ 400 FLOOR JOISTS. [RAMSET BOTTOM PLATE TO SLAB & FASTEN TOP OF WALL TO FLOOR JOIST AND ALSO TIED TO 388 (2"x4") @ 300 (12") o.c. KNEE WALL]. REFER TO DETAIL. 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. @ [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. 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 FRAME WALL CONSTRUCTION (2"x6") (R28)
SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING,
CONTIN. SHEATHING MEMBRANE, 28mm (1½") EXTERIOR STRUCTURAL
INSULATED SHEATHING RSI 0.7 (R4) BY "BP" OR EQUAL, 38x140 (2"x6") 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. LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY BASEMENT INSULATION (58–12–2.1.1.6), 9.25.2.3, 9.13.2.6)
FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE
INSULATED FROM THE UNDESTRIBE 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 ONT. REG. 332/12-2012 OBC STUDS @ 400mm (16") O.C., RSI 4.23 (R24) INSUL. AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. WINDOWS: 1) MINIMUM BEDROOM WINDOW —OBC. 9.9.10.1.
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOHAVE MIN. 0.35m2 UNDOSTRUCTED GLAZED OR OPEN
AREA WITH MIN. CLEAR WIDTH OF 580 mm (1*3"). Amendment 0. Reg. 368/13 NOV. 13, 2014 REVISED WOOD LINTELS AND BUILT-UP WOOD BEAMS SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. 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 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. 2) WINDOW GUARDS — OBC. 9.8,8.1.(8),
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") (2B) 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") O.C. (MAX. HEIGHT 3000mm (9"-10"), WITH APPR. DIAGONAL WALL BRACING. 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, AIR BARRIER TO BE SEALED TO FOTN, WALL 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 3) EXTERIOR WINDOWS SHALL COMPLY WITH OBC DIV.-B 9.7.3. & SB12-2.1.1.8 PERRING 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 MALL RE LIMEBRECHED. (2C) RESERVED **GENERAL:** 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITHOUS OBC-DIV. B, 6.2.2. SEE MECHANICAL DRAWINGS. 2/38 x 286 (2/2" x 12") SPR.#2 3/38 x 286 (3/2" x 12") SPR.#2 4/38 x 286 (4/2" x 12") SPR.#2 ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PEI OBC 9.26.18.2, & 5.6.2.2.(3) AND MUNICIPAL STANDARDS. ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY. LOOSE STEEL LINTELS WALL IS UNFINISHED. 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)
127 x 89 x 11.0L (5" x 3-1/2" x 7/16"L)
152 x 102 x 11.0L (6"x 4" x 7/16"L)
178 x 102 x 11.0L (7"x 4" x 7/16"L) STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED 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 AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 89mm(3-1/2") DIA x 3.0mm(0.118) SINGLE WALL TUBE TYPE 2
ADJUSTABLE STI., COL. W/ MIN. CAPACITY OF 71.2kn (16,000lbs.) AT
A MAX. EXTENSION OF 2318mm (7-7 1/2") CONFORMING TO
CAN/CGS8-7.2-94, AND WITH 150x150x9.5 (6"x6"x3/8") STI., PLATE
TOP & BOTTOM, 870x870x410 (34"x4"x16") CONC. FOOTING ON
UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A
PRESSURE OF 150 Kpd. MINIMUM AND AS PER SOILS REPORT. 38x89 (2"x4") STUDS @ 400 (16") O.C., STUCCO TO BE MIN, 200 (8") ABOVE FINISH GRADE. REINFORCEMENT OF SILD WALLS SHALL BE INSTALL BE.

ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN

MAIN BATHROOM, REFER TO OBC. 9.5.2.3. 3.8.3.8.[1][d] &

3.8.3.13.[1][d], SEE DETAIL,

ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE
AS STATED IN O.B.C. SB-12-2.1.1.9. 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. MID-HEIGHT BLOCKING REQ'D. IF NO SHEATHING APPLIED. REFER TO ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH LAMINATED VENEER LUMBER (LVL) BEAMS O.B.C. DIV.-B 9.25.3. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)
89mm(3-1/27) DIA x 4.78mm(.188) FIXED STL. COL. WITH 150x150x9.5
(5x6'x3/87) STL. TOP & BOTTOM PLATE ON 1070x1070x400
(42'x42'x18''). CONC. FOOTING ON UNDISTURBED SOIL OR LVL1A 1-1 3/4"x7 1/4" (1-45x184) LVL1 2-1 3/4"x7 1/4" (2-45x184) LUMBER: 1) ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL LVL1 2-1 3/4"x7 1/4" (2-45x184) LVL2 3-1 3/4"x7 1/4" (3-45x184) LVL3 4-1 3/4"x7 1/4" (4-45x184) LVL4A 1-1 3/4"x9 1/2" (1-45x240) LVL5 3-1 3/4"x9 1/2" (2-45x240) LVL5 4-1 3/4"x9 1/2" (4-45x240) LVL5A 4-1 3/4"x9 1/2" (4-45x240) LVL6A 1-1 3/4"x11 7/8" (1-45x300) LVL6 2-1 3/4"x11 7/8" (2-45x300) LVL7 3-1 3/4"x11 7/8" (3-45x300) LVL8 4-1 3/4"x11 7/8" (4-45x300) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A)
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0,76mm
(7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL OTHERWISE.

3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE. ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpg MIN. AND AS PER SOILS REPORT. 600mm (24") O.C. VERTICAL. 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. ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS 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 AIR BARRIER. 13mm (1/2") INTERIOR DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. LVL BEAMS SHALL BE 2.0E - 2950Fb MIN., NAIL EACH PLY OF LVL WITH 89mm (3 1/27) LONG COMMON WIRE NAILS @ 300mm (127) O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm (7 1/4", 9 1/2", 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR 300mm LONG x50mm HOOK ANCHORS (2-1/2'x12'x2") FIELD WELD 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. COL. TO BASE PLATE. 16.) BEAM POCKET OR 300x150 (12"x6") POURED CONC. NIB WALLS. REATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13m MIN. BEARING 90mm (3-1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE. DOOR SCHEDULE 19x64 (1"x3") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL 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 919mm (3-07) O.C.

PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL"
MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL
FOR ALL LYL BEAM TO BEAM CONNECTIONS UNLESS
OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS. 815 x 2030 x 45 (2'-8" x 6'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4) 865 x 2030 x 45 (2'-10" x 5'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4) EXTERIOR (1) GARAGE SLAB

100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR
ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL WITH
COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. **(18.**) 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 28mm (1½") 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. AR BARRIER. 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") **EXTERIOR** (1A) JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS. DOOR SLOPE TO FRONT. 915 x 2030 x 45 (3'-0" x 6'-8" x 1-3/4") NSULATED MIN. RSI 0.7 (R4) 915 x 2335 x 45 (3'-0" x 7'-8" x 1-3/4") NSULATED MIN. RSI 0.7 (R4) WOOD MEMBERS.
WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 FM. POX YETH/LENF EILM, NO. 50 (45lbs.) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6*) ABOVE THE GROUND. EXTERIOR (B) 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.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. EXTERIOR (10) O.B.C. 9.10.9.16. REFER TO SB-12, TABLE 2.1.1.2.A. FOR REQUIRED DOOR THERMAL INSULATION. ABO YE 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". DBC. B-9.23.4.3.

REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M

GRADE 400R. BRICK VENEER CONSTRUCTION (2"x4")— GARAGE WALLS 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0,76mm (718'xx'x0.3") GALV. METAL 11ES @ 400mm (10") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 9.5mm (3/8") DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF STEEL: 815 x 2335 x 45 (2'-8" x 7'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4) EXTERIOR (1D) CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9.10.13.15. DOOR 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. INTERIOR 815 x 2030 x 35 (2'-8" x 6'-8" x 1-3/8") 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 (2.) DOOR GRADE FUND.

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 815 x 2030 x 45 (2'-8" x 6'-8" x 1-3/4") 20 MIN. RATED DOOR AND EXTERIOR (2A) 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) OVER OPENINGS, PROVIDE BASE FLASHING UP MIN. 150mm (6") DOOR BEHIND BUILDING PAPER. FRAME, WITH APPROVED SELF CLOSING DEVICE. INSULATED MIN. RSI 0.7 (R4) BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE. INSULATED ATTIC ACCESS (08C-9.19.2.1, & S812-2.1.1.7) 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 STUCCO WALL CONSTRUCTION (2"x8")
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 **LEGEND** 815 x 2030 x 45 (2'-8" x 6'-8" x 1-3/4") (WEATHERSTRIPPING INSTALLED) (2B) EXTERIOR EXHAUST FAN TO EXTERIOR DOOR 0 • CLASS 'B' VENT WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL. BACKING DUPLEX OUTLET (HEIGHT A.F.F) PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOSTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x140 (2"x6") STUDS @ 400mm (16") O.C., INSULATION, APPROVED FIREPLACE CHIMNEYS OBC. 9.21.
TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE 760 x 2030 x 35 (2'-6" x 6'-8" x 1-3/8") INTERIOR DOOR 0 (3.) DUPLEX OUTLET (12" ABOVE SURFACE) 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. GFI DUPLEX OUTLET WEATHERPROOF DUPLEX OUTLET 710 x 2030 x 35 (2'-4" x 6'-8" x 1-3/8") INTERIOR DOOR ₩-₩ (3A) VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR FINISH. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. �°` HEAVY DUTY OUTLET (220 volt) POT LIGHT • INTERIOR DOOR 4.) 610 x 2030 x 35 (2'-0" x 6'-8" x 1-3/8") (25.) LINEN CLOSET, 4 SHELVES MIN. 350mm (14") DEEP. LIGHT FIXTURE (PULL CHAIN) LIGHT FIXTURE (CEILING MOUNTED) MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR AS REQUIRED BY STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE. Χ% INTERIOR DOOR 660 x 2030 x 35 (2'-2" x 6'-8" x 1-3/8") (4A) 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 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. LIGHT FIXTURE (WALL MOUNTED) SWITCH INTERIOR 460 x 2030 x 35 (1'-6" x 6'-8" x 1-3/8") (5.) DOOR PARTITIONS 38x89 (2"x4") @ 600mm (24") O.C. PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 2/38x89 (2"x4") TOP PLATE. 13mm (1/2") INT. DRYYALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2"x6") STUDS/PLATES ® <PFLOOR DRAIN → HOSE BIB (NON-FREEZE) MECHANICAL SYMBOLS SINGLE JOIST SJ DOUBLE JOIST DJ HEAT PIPE 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 **-**₹ SOLID WOOD BEARING FOR WOOD STUD WALLS
SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED TJ TRIPLE JOIST PLUMBING (TOILET) 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 LAMINATED VENEER LUMBER **=**•% PLUMBING (BATH, LVL S. J. BOYD LAYER REQ'D. WHEN BASEMENT INSUL, EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FOTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7-10") ON 500x155 (20"x6") CONTINUOUS KEYED CONC. FTG. BRACE FOTN. WALL PRIOR SINK.SHOWER) ×6~ POINT LOAD FROM ABOVE WARM AIR RESERVED RETURN AIR DUCT **6**₹ TO BACKFILLING, ALL FOOTINGS SHALL REST ON NATURAL BEARING WOOD POST (BASEMENT) (OBC 9.17.4.)
3-38x140 (3-2"x6") BUILT-UP-POST ON METAL BASE SHOE ANCHORED PRESSURE TREATED LUMBER UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN. OCT 8, 2015 SMOKE ALARM (REFER TO OBC 9.10.19)

PROVIDE I PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL AND ALSO I IN EACH BEDROOM NEAR HALL DOOR. ALARMS BEARING CAPACITY OF 150kPa OR GREATER. IF SOIL BEARING NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE 15-38X140 (3-2 x6) BUIL1-01-17-031 ON METAL BASE SHOE ANCHOREL TO CONC. WITH 12.7 DIA. BOLT, 610x610x300 (24"x24"x12") CONC. GIRDER TRUSS BY ROOF TRUSS MANUF. G.T. FOOTING. E.A. STEPPED FOOTINGS OBC 9.15.3.9. STOREYS SUPPORTED W/ MASONRY VENEER W/ SIDING ONLY TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF 1 SOUNDS.
BATTERY BACK-UP REQUIRED. SMOKE ALARMS TO INCORPORATE FLAT ARCH C.A. CURVED ARCH 16" WIDE x 6" DEEP 20" WIDE x 6" DEEP 26" WIDE x 9" DEEP 26" WIDE x 9" DEEP 20" WIDE x 6" DEEP 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 MPa M.C. MEDICINE CABINET (RECESSED) VISUAL SIGNALLING COMPONENT (9.10.19.3.(3)). -SEE OBC 9.15.3 CARBON MONOXIDE ALARMS (OBC 9.33.4.)
WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A DWELLING
UNIT, A CARBON MONOXIDE ALARM CONFORMING TO -MAXIMUM FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX, LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16-1 (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED CONC. BLOCK WALL REFER TO SOILS REPORT FOR SOIL CONDITIONS AND BEARING SUB-GRADE, REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED CAN./CSA-6.19 OR UL2034 SHALL BE INSTALLED ADJACENT TO MINIMUM THERMAL INSULATION UNDER SLAB. 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 STRIP FOOTING SUPPORTING EXTERIOR WALLS (FOR W.O.B.)
-ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOOR LIVE ZXXXXX DOUBLE VOLUME WALL DIRECT VENTING GAS FURNACE / H.W.T. YENT
DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS SEE NOTE (39.) LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1"). THE STRIP FOOTING SIZE IS REGULATOR. MIN. 300mm (12") ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 1830mm (6"0") FROM ALL EXHAUST TERMINALS. REFER TO GAS ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE 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. INTERVENING DOORS ARE CLOSED. REFER TO MANUFACTURER FOR AS FOLLOWS: 2 STOREY WITH WALK-OUT BASEMENT ADDDITIONAL REQUIREMENTS. 545x175 (22"x7") UTILIZATION CODE. FOUNDATION DRAINAGE OBC. 9.14.2. & 9.14.3.
100mm (4") DIA. FOUNDATION DRAINAGE TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES. 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. <u>DIRECT VENTING GAS FIREPLACE VENT</u> DIRECT VENT GAS FIREPLACE. VENT TO BE A MINIMUM 300mm (12") BASEMENT SLAB OBC. 9,3.1.6.(1)(b), 9.16.4.5.(1), 9.25.3.3.(15)
80mm (3")MIN. 25MPa (3600ps) CONC. SLAB ON 100mm (4")
COARSE GRANULAR FILL, OR 20MPa. (3000ps) CONC. WITH
DAMPPROOFING BELOW SLAB, UNDER SLAB INSULATION PER SB-12.
ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED. FROM ANY OPENING AND ABOVE FIN. GRADE, REFER TO GAS SOLID WOOD BEARING TO MATCH FROM ABOVE 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 REFER TO UNIT DRAWINGS OR PAGE CN-2 FOR SB-12 COMPLIANCE PACKAGE TO BE USED FOR THIS MODEL. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO VAJ DESIGN BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF VAJ DESIGN WHICH IF REQUESTED AND THE PROPERTY OF VAJ DESIGN WHICH IF REQUESTED AND THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED. The minimum thermal performance of building EXPOSED FLOOR TO EXTERIOR (SB-12-TABLE 2.1.1.2.A)
PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER
AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT. envelope and equipment shall conform to the OBC 9.30.2.*)
FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED
WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ selected package unless otherwise noted. ATTIC INSULATION (SB-12-TABLE 2.1.1.2A) (SB-12-2.1.1.7)
RSI 8.81 (R50) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-1 OR A-2 STRAPPING SHALL BE 19x64 (1'x2") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (* SEE OBC 9.23.9.4. *) 2014 BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL, RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the ontono Building Code to be a Designer. CONST NOTE **BAYVIEW WELLINGTON**

Wellington Jno-Baptiste JUBOFILSTE

VA3 Design Inc.

APR 16-15 RC

MAY 07-14 RC

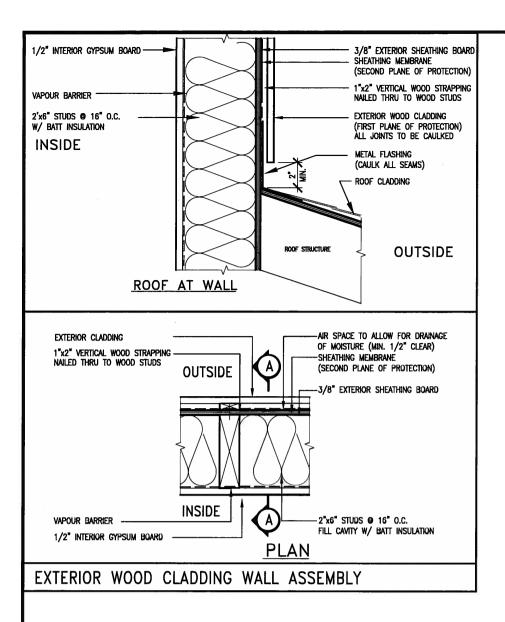
2 UPDATE TO CODE

1 ISSUE FOR CLIENT REVIEW

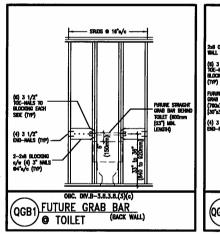
2559

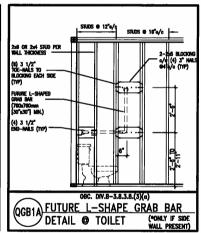
42658

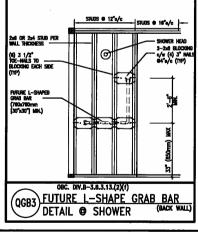
GREEN VALLEY ESTATES BRADFORD 13045 APR 2014 **CONSTRUCTION NOTES** Contractor must verify oil dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All Toronto ON M3H 1S8 drowings and specifications are instruments of service and the property the Designer before proceeding with the property of the Designer before proceeding with the work. All the Designer before proceeding with the work and the Designer before proceeding with the file name 13045-CONST-ORC 2015 3/16" = 1'-0"

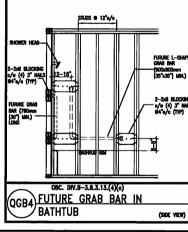


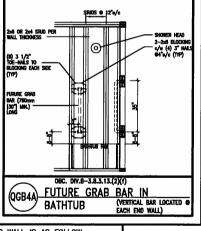


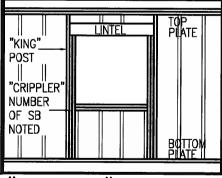












MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:
2"x4" ● 16" O.C. - 9-10"
2-2"x4" ● 12" O.C. - 10'-9"
3-2"x4" ● 16" O.C. - 11'-2"
3-2"x4" ● 12" O.C. - 12'-4"

NOTES:

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.

PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.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 SIDING.

** MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW: 2"x6" @ 16" 0.C. - 12'-6" 2"x6" @ 12" 0.C. - 13'-10" 2-2'x6" @ 16" 0.C. - 15'-0"

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'-0")
4. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm
(4/8") CYPSILM ROARD 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 kpg studs greater than 9'-10" high to be N_0 , 2 spf. Stud specification is suitable for brick veneer or

** STUD INFORMATION TAKEN FROM OBC TABLE A-30

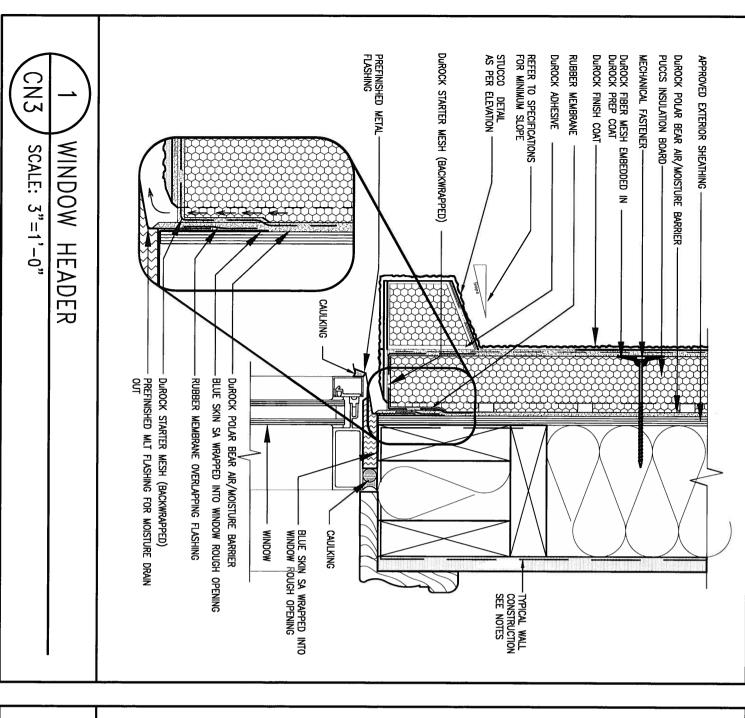
"CRIPPLE" DETAIL



| | C | | | | | |
|---|-------------------------|-----|-------|----|---|--------|
| 9 | • | | • | | The undersigned has reviewed and takes responsibility for this design | |
| 8 | | | | | and has the qualifications and meets the requirements set out in the Ontonio Building Code to be a Designer. | l |
| 7 | | | | | qualification information | l |
| 6 | | | | | Wellington Jno-Baptiste 18 30 12576 25591 | İ |
| 5 | | | | • | name , /signatu/e BCIN | projec |
| 4 | | | | | registration information VA3 Design Inc. 42658 DFSIGN | GRI |
| 3 | | | | | DLUIUN | date |
| 2 | UPDATE TO CODE | | 16-15 | | discrepancy to the Designer before proceeding with the work. All | APR |
| 1 | ISSUE FOR CLIENT REVIEW | MAY | 07-14 | RC | description to the Designer before proceeding with the work. All the work and the property of the Designer which must be returned at the computation of the property of the Designer which must be returned at the computation of the property. | |
| | | | | | | |



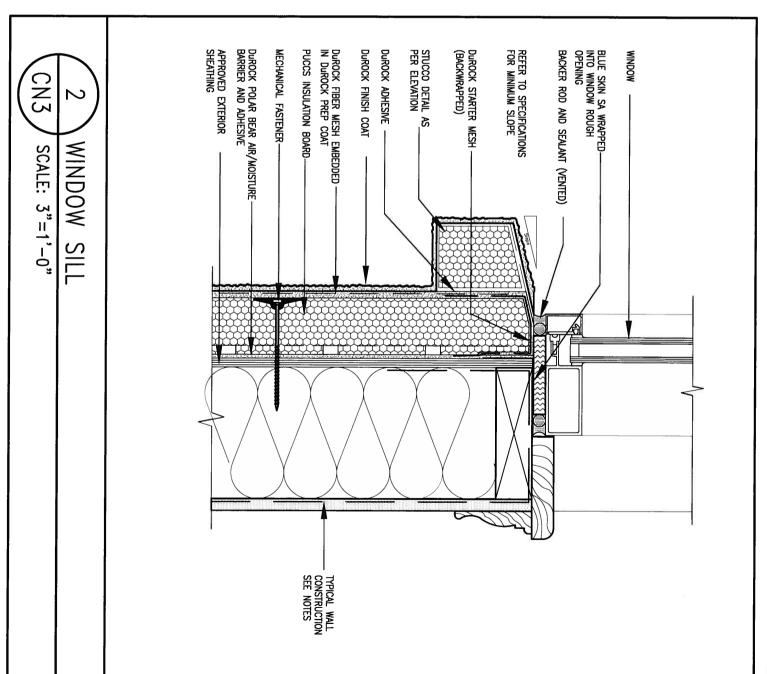
| | BAYVIEW | WELLINGTO | N | CONST | NOTE |
|----|--|------------------------|--------------------------|--|----------------------|
| | project name GREEN VALLEY ESTATES | | municipality BRADFORD | | project no. 13045 |
| 32 | dote APR 2014 drawn by checked by RC - | scole 3/16" = 1'-0" | | RUCTION NOTES File name 045-CONST-ORC 2015 | drawing no. |



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.

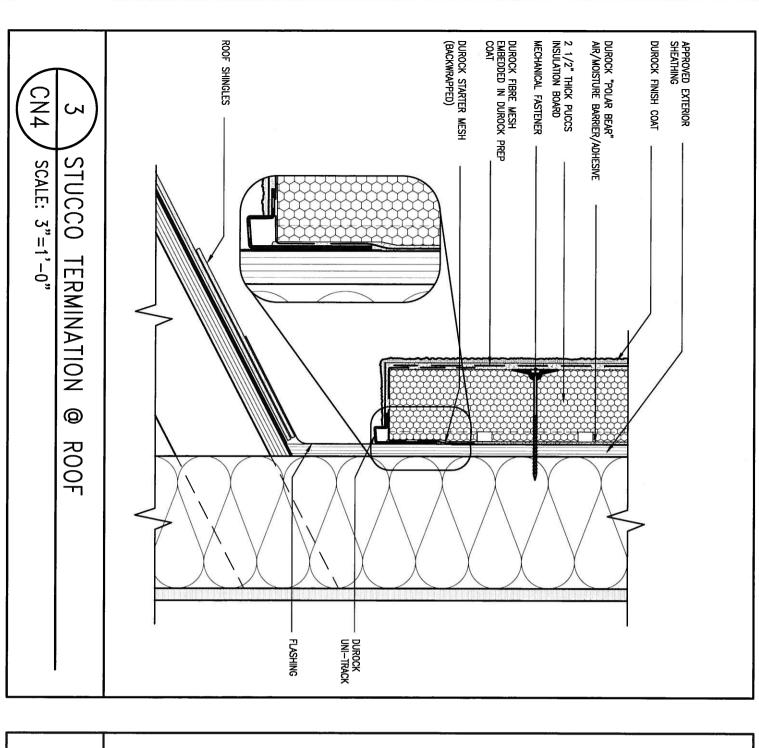
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE

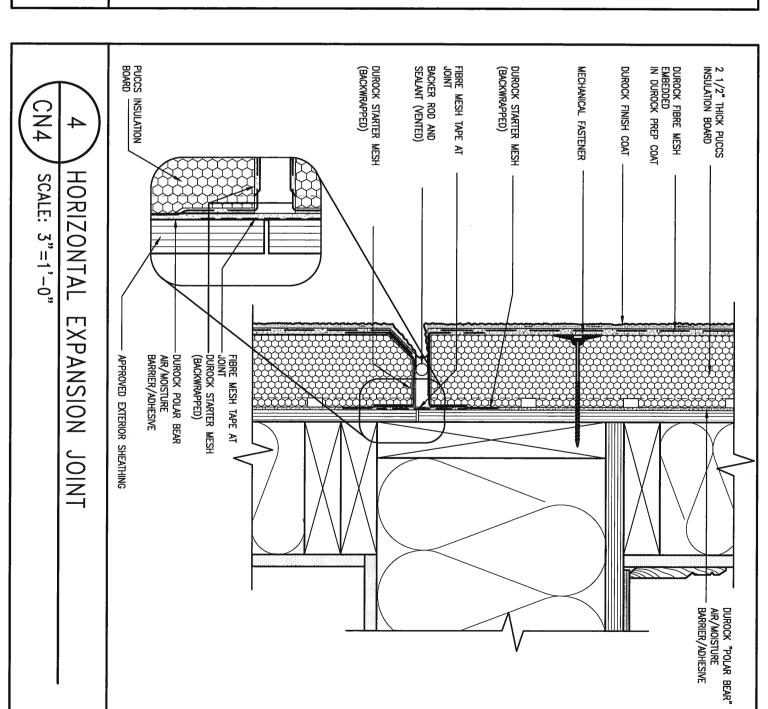
DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



BAYVIEW WELLINGTON 25591 BCIN GREEN VALLEY ESTATES BRADFORD VA3 Design Inc. 42658 300A Wilson Avenue
Toronto ON M3H 1S8
416.630.2255 f 416.630.4782 2 UPDATE TO CODE APR 16-15 RC 1 ISSUE FOR CLIENT REVIEW MAY 07-14 RC 3/16" = 1'-0"

CONST NOTE project no. 13045 CONSTRUCTION NOTES 13045-CONST-OBC 2015





25591 BCIN 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 p of the Designer which must be returned at the consoletion of the 2 UPDATE TO CODE 1 ISSUE FOR CLIENT REVIEW APR 16-15 RC MAY 07-14 RC

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

TO THE

ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM

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

BAYVIEW WELLINGTON BRADFORD

CONST NOTE

13045

GREEN VALLEY ESTATES CONSTRUCTION NOTES 13045-CONST-OBC 2015 CN4 3/16" = 1'-0"

APROVED DITERIOR

SECUNDO PRITICIPA

SECUNDO PRITICIPA

LICOMOCOL PASTRICE

LICOMOCOL

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.

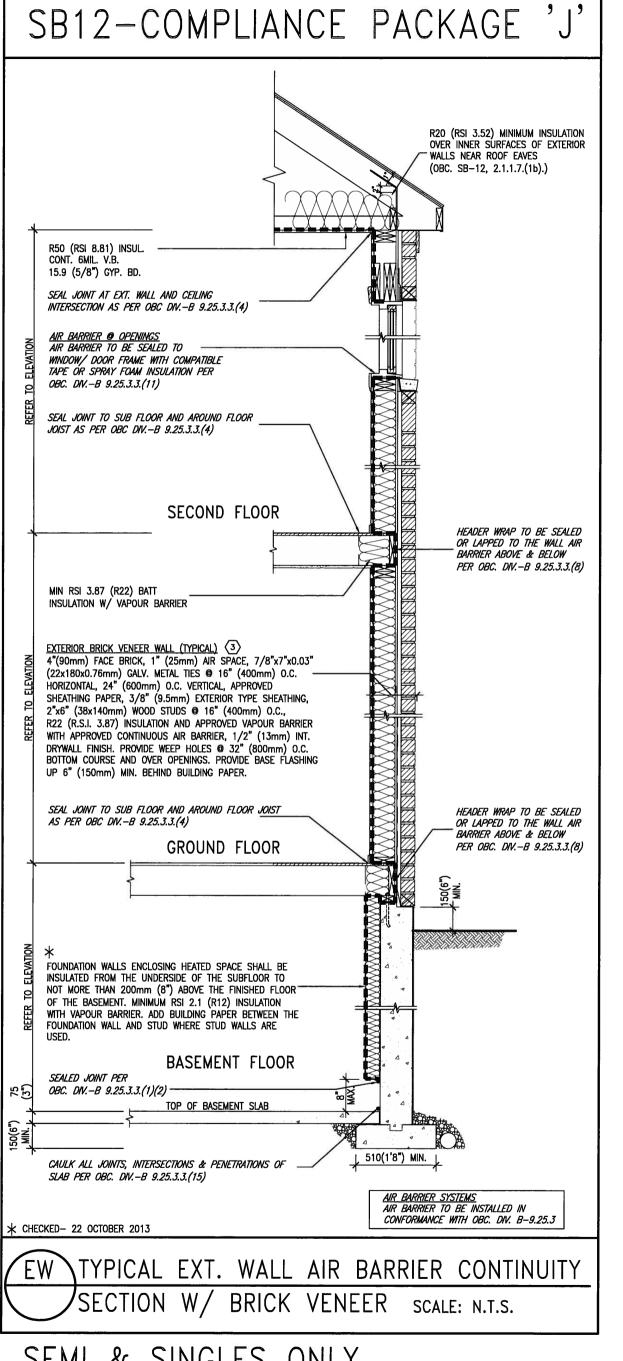
DETAILS ARE BASED ON DUROCK PUCCS SYSTEM

CN5

SCALE: 3"=1'-0"

WEPPHOLES @ 32"(800) O.C. PRECAST SILL ON GROUT BACKER ROD AND SEALANT (VENTED) FLASHING Durock fiber mesh Embedded in Durock Prep coat DUROCK STARTER MESH (BACKWRAPPED) PUCCS INSULATION BOARD Durock Finish Coat MECHANICAL FASTENER Durock "Polar Bear" AIR/MOISTURE BARRIER APPROVED EXTERIOR SHEATHING 0 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

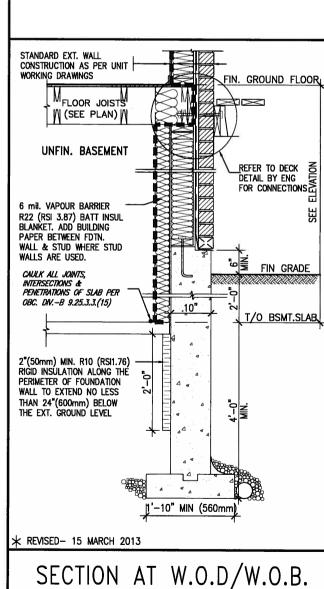
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. **CONST NOTE BAYVIEW WELLINGTON** qualification information
Wellington Jno-Baptiste 25591 project no. 13045 Project nome
GREEN VALLEY ESTATES BCIN BRADFORD VA3 Design Inc. 42658 Contractor must verify oil dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All Toronto ON M3H 1S8 drawings and specifications or instruments of service and the property of the Designer which must be returned at the completion of the work. CONSTRUCTION NOTES 2 UPDATE TO CODE APR 16-15 RC 13045-CONST-OBC 2015 CN5 3/16" = 1'-0" MAY 07-14 RC 1 ISSUE FOR CLIENT REVIEW



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

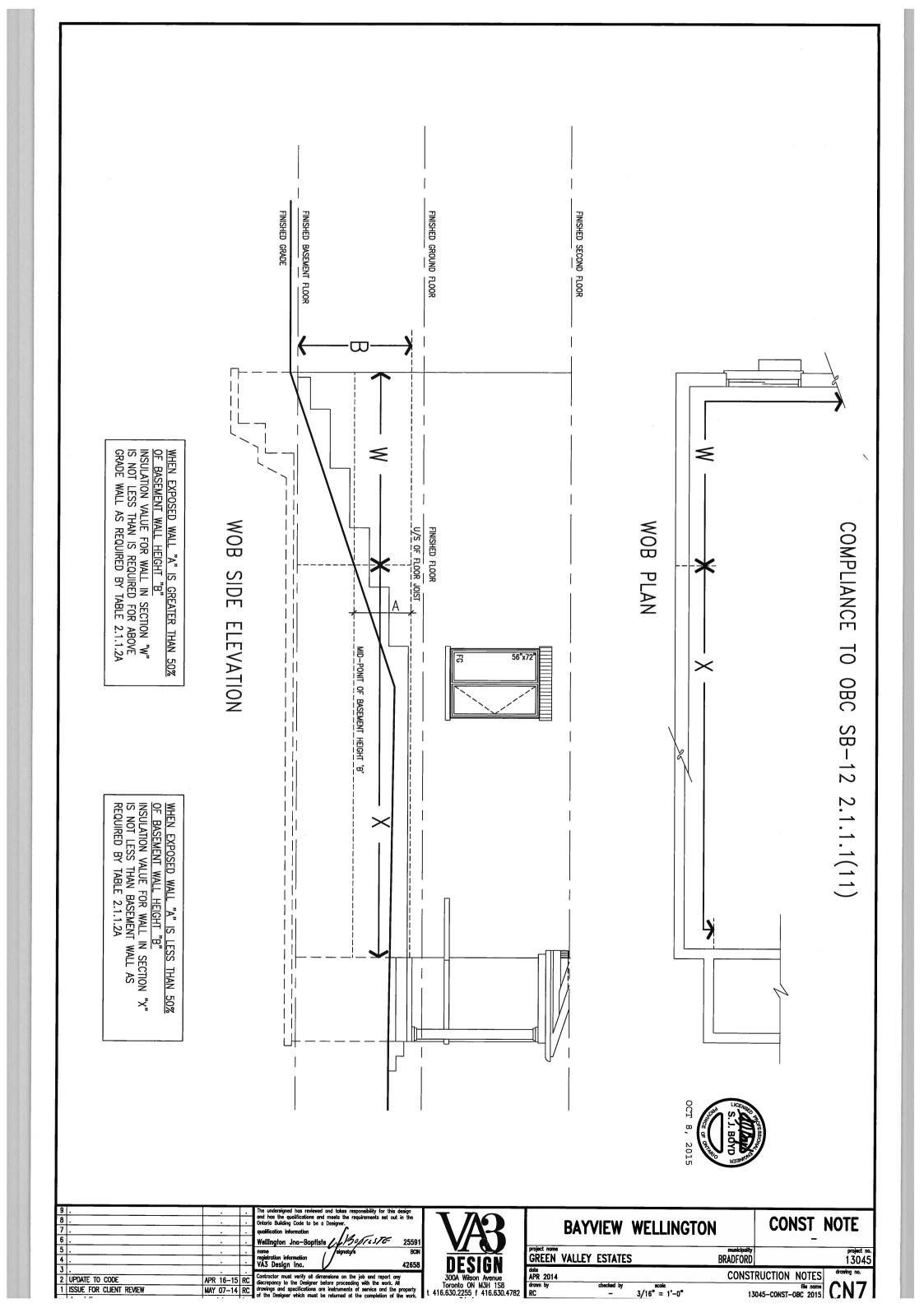
| USE SB-12 COMPLIANCE PACKAGE (J): | | | | | | | | |
|---|---------------|-------------------------------|--|--|--|--|--|--|
| COMPONENT J Notes: | | | | | | | | |
| Ceiling with Attic Space Minimum RSI (R) value | 8.81 (R50) | BLOWN -LOOSE | | | | | | |
| Ceiling without Attic Space Minimum RSI (R)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

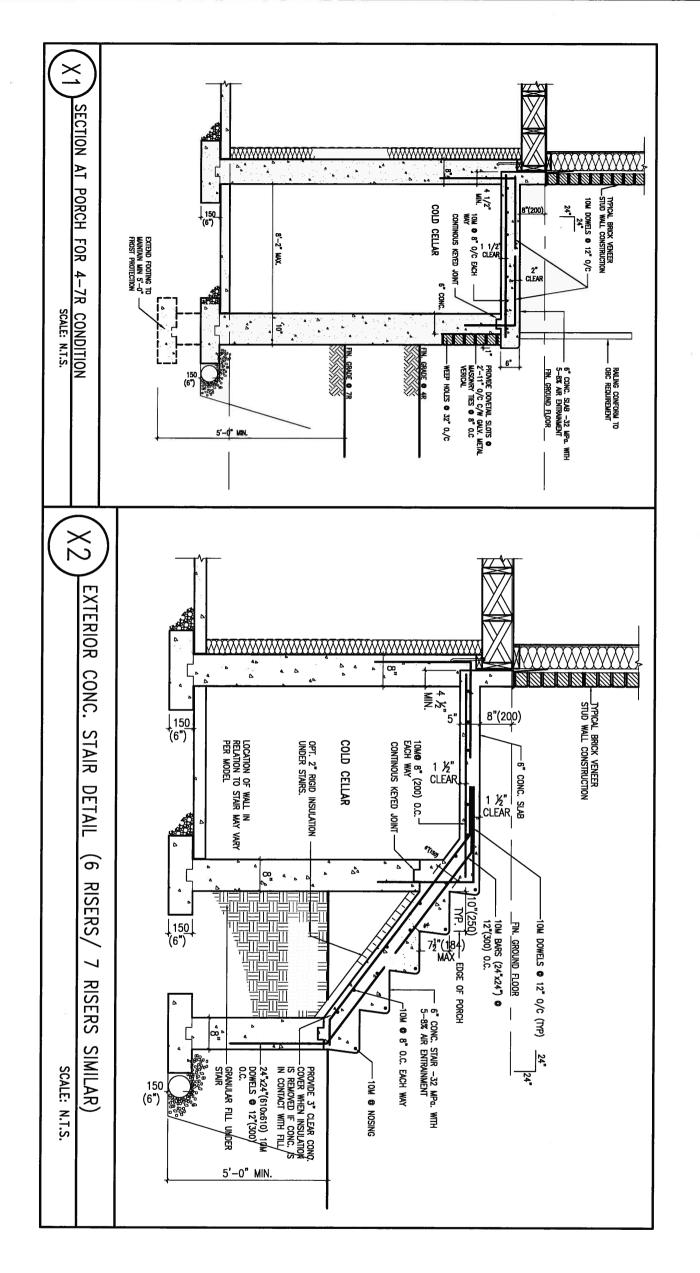




SEMI & SINGLES ONLY

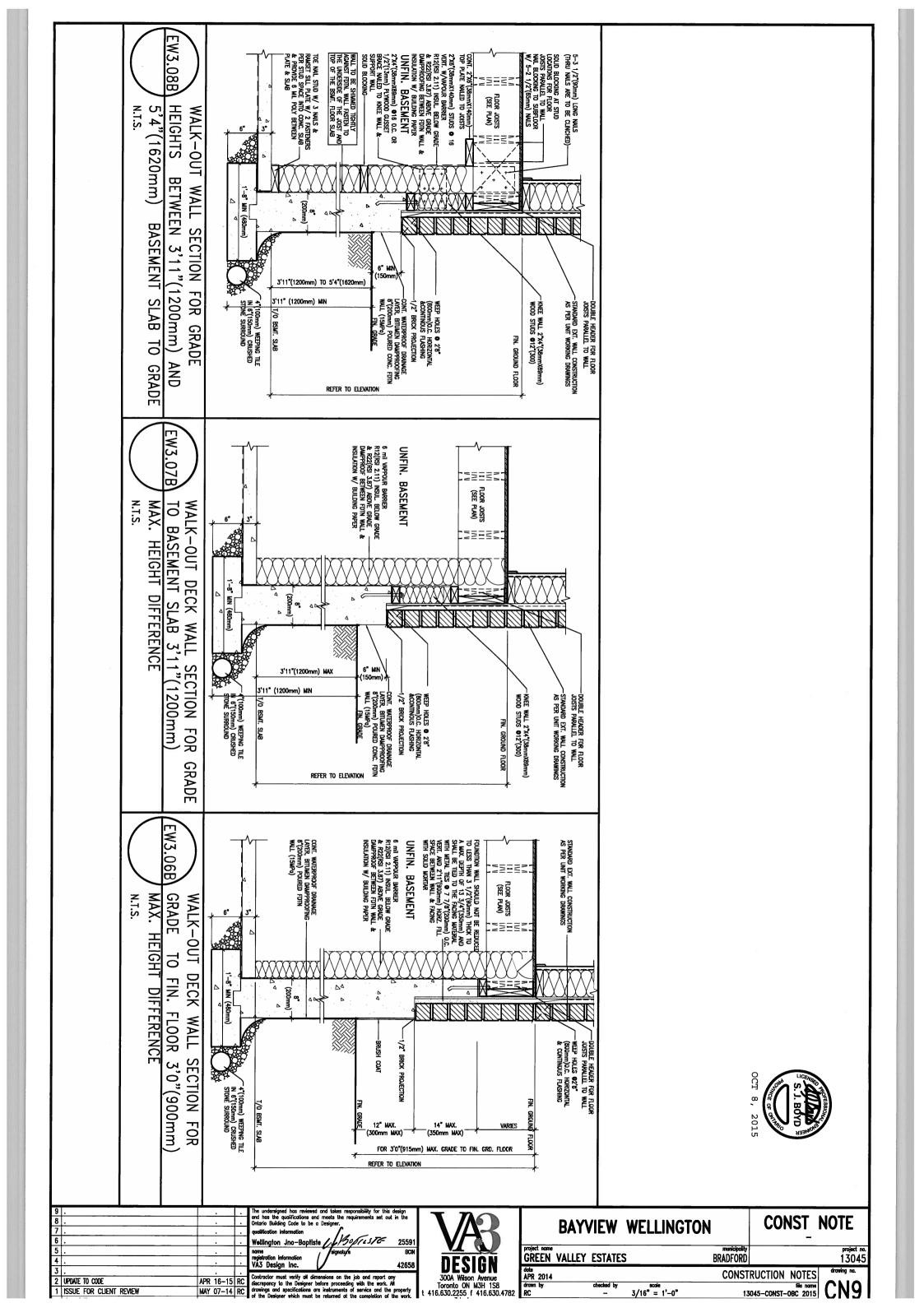
| SEIVII & |) II \ | TOLLS OTTE | | | |
|---------------------------|--------------|--|---|---|--------------------------------|
| 9 . | | The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the | TAO | | CONOT NOTE |
| 8 . | | Ontario Building Code to be a Designer. | | I BAYVIEW WELLINGTO | N CONST NOTE I |
| 7. | | qualification information | I \/Δ-≼ | DAIVIEW WELLINGIO | N 331131 11312 |
| 6 . | <u> </u> | Wellington Jno-Baptiste / 1806/12576 2559 | | | |
| 5 . | | name , signaty/e BCI | | project nome | municipality project no. |
| 4 . | | registration information VA3 Design Inc. 4265 | DESIGN | GREEN VALLEY ESTATES | BRADFORD 13045 |
| 3. | | | | dots APR 2014 | CONSTRUCTION NOTES drawing no. |
| 2 UPDATE TO CODE | APR 16-15 RC | Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and experiments of experience and the approach | 300A Wilson Avenue | | |
| 1 ISSUE FOR CLIENT REVIEW | MAY 07-14 RC | drawings and specifications are instruments of service and the property | Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 | drawn by checked by scale RC - 3/16" = 1'-0" | 13045-CONST-ORC 2015 CN6 |

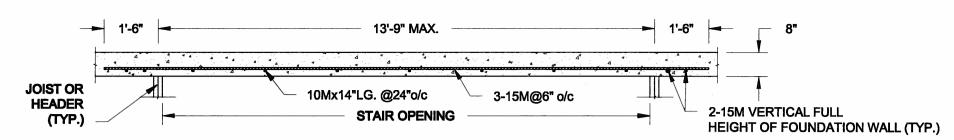




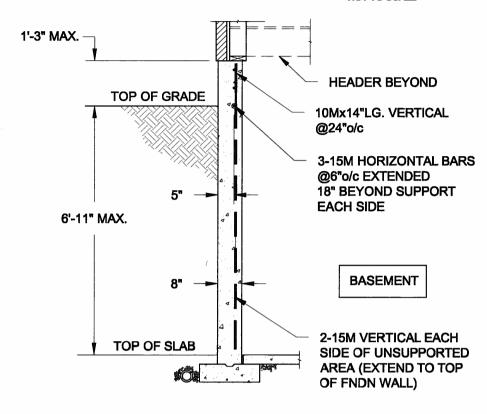


| 9 . 8 . 7 . 6 . | | · · | The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontorio Building Code to be a Designer. qualification Information Wellington Jno-Baptiste Wellington Jno-Baptiste | VA3 | | BAYV | /IEW | WELLINGTO | N | CONST | NOTE |
|---------------------------|-----------|--------|---|---|-----------------------|--------|------------|---------------|----------|---------------------------------|----------------------|
| 5 . | | ŀ | name / signature BCIN registration information / | DESIGN | project name GREEN | VALLEY | ESTATES | | BRADFORD | | project no. 13045 |
| 3 . 2 UPDATE TO CODE | APR 16-15 | RC | 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 | 300A Wilson Avenue | date APR 2014 | | - | - | CONST | RUCTION NOTES | drawing no. |
| 1 ISSUE FOR CLIENT REVIEW | MAY 07-14 | IDC | drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. | Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 | drawn by RC | | checked by | 3/16" = 1'-0" | 130 | file name 045-CONST-OBC 2015 | CN81 |





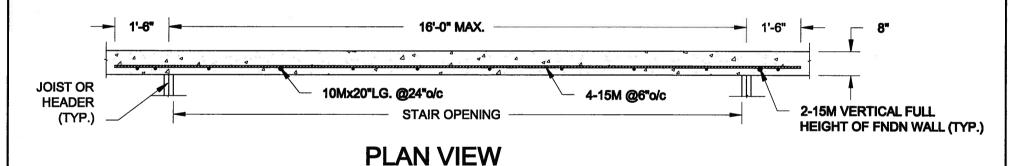
PLAN VIEW NOT TO SCALE



NOTE:

- 1. CONFORM TO ONTARIO BUILDING CODE, 2012.
- 2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN.
- 3. REINFORCING STEEL TO BE GRADE 400.

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



NOT TO SCALE 1'-3" MAX. **HEADER BEYOND** TOP OF GRADE 10Mx20"LG. VERTICAL @24"o/c 4-15M HORIZONTAL BARS @6"o/c EXTENDED 18" BEYOND SUPPORT 6'-11" MAX. **EACH SIDE** LOWER FLOOR 2-15M VERTICAL EACH SIDE OF UNSUPPORTED TOP OF SLAB **AREA (EXTEND TO TOP** OF FNDN WALL)

NOTE:

- 1. CONFORM TO ONTARIO BUILDING CODE, 2012.
- 2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN.
- 3. REINFORCING STEEL TO BE GRADE 400.

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

Scale: AS NOTED

Date:

SC

FEB-26-2015

Drawn: Checked:

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 PROJECT BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.: Drawing I

Drawing No.: 14-095

S1

FOR 9 1/2" JOIST DEPTH **SOLID RIM BOARD SOLID RIM BOARD** 9 1/2" 9 1/2" JOIST DEPTH JOIST DEPTH SIMPSON SIMPSON LUS28 LUS28 **HANGERS HANGERS** 2x8 P.T. 2x8 P.T. DECK JOISTS **DECK JOISTS** U.N.O. ON PLAN U.N.O. ON PLAN 2x8 P.T. LEDGER 2x8 P.T. LEDGER C/W 1/2"Ø BOLTS 2-2x6 BLOCKING C/W 1/2"Ø BOLTS @ 16" O/C TO RIM **BETWEEN** @ 16" O/C TO RIM 6" THICK U.N.O. ON PLAN STUDS C/W 2-3 1/2" U.N.O. ON PLAN CONC. SHELF 2-2x8 P.T. LEDGER **END NAILS PER PLY** 2-2x8 P.T. LEDGER ON 10" FNDN c/w 1/2"ØX12" LONG c/w 1/2"Ø BOLTS **HILTI ADHESIVE** WALL ANCHORS @ 16" o/c @ 16" o/c

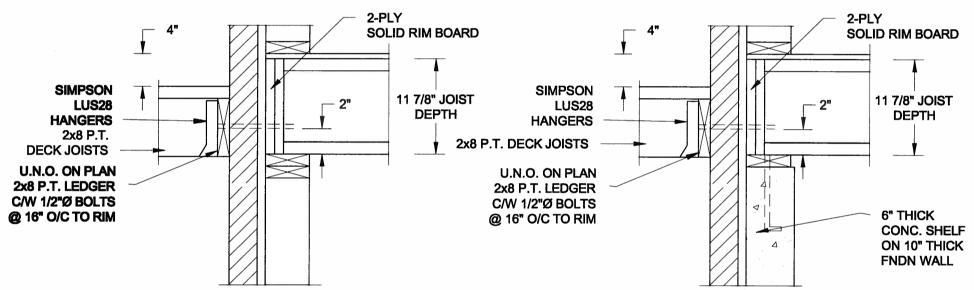
DECK FASTENING DETAIL SCALE: 1" = 1'-0"

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

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. 3.

FOR 11 7/8" JOIST DEPTH



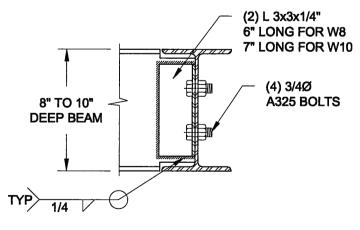
DECK FASTENING DETAIL SCALE: 1" = 1'-0"

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

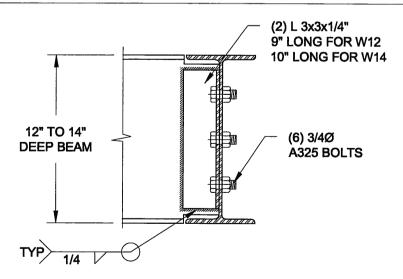
NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL

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: **AS NOTED**

QUAILE ENGINEERING LTD.

Date: FEB-26-2015 Drawn: Checked

38 Parkside Drive, UNIT 7 Newmarket, ON E: qualle.eng@rogers.com

Engineer's Seat: S. J. BOYD

APR 24, 2015

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

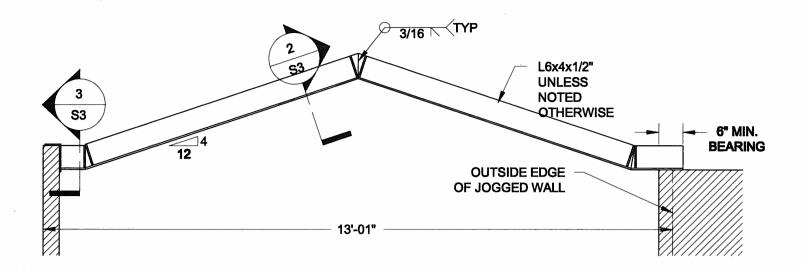
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.: Drawing No.: 14-095

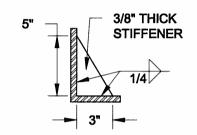
S2

SC 8JB

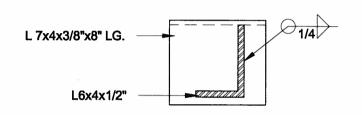
L3Y 8J9 T: 905-853-8547



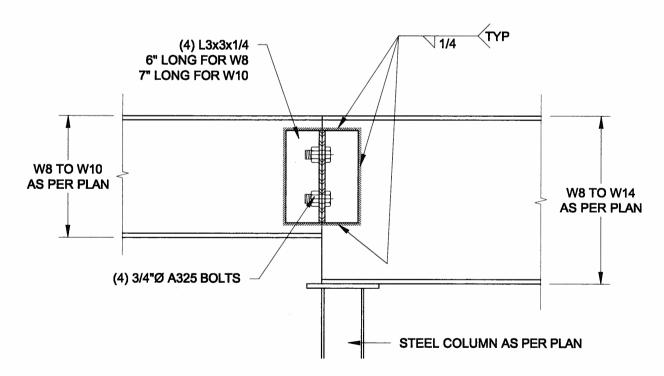
STEEL LINTEL AT GABLE SCALE: 1/2" = 1'-0"



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



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



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

Scale: **AS NOTED**

Date:

FEB-28-2015 Drawn: **Checked:** 8JB

QUAILE ENGINEERING LTD.

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

Engineer's Seat: S. J. BOYD

APR 24, 2015

Project:

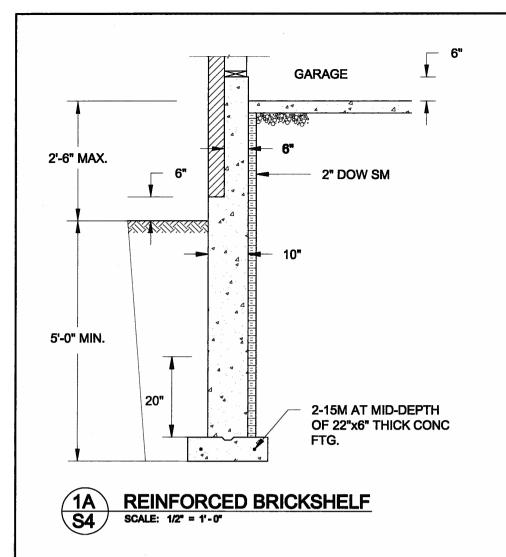
BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

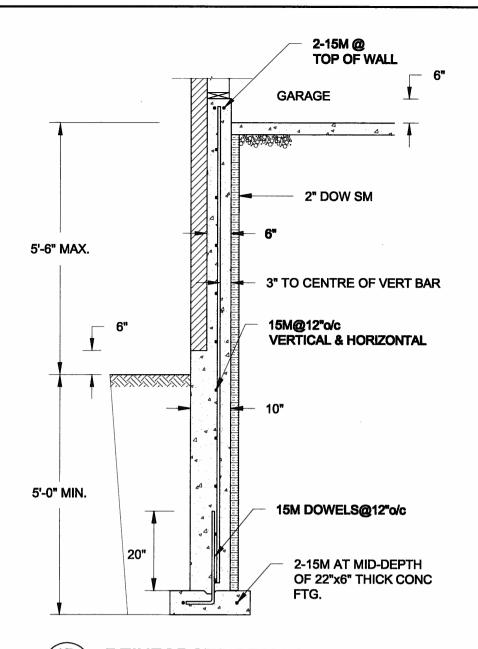
Drawing No.: 14-095

S3



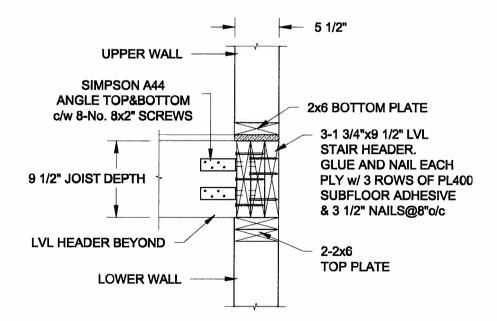


- 1. CONFORM TO ONTARIO BUILDING CODE, 2012.
- 2. CONCRETE TO HAVE 28-DAY COMPRESSIVE STRENGTH OF 20 MPa.
- 3. REINFORCING BARS TO BE GRADE 400 DEFORMED STEEL.
- 4. PROVIDE 3" COVER TO SOIL MINIMUM.



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

FOR 9 1/2" JOIST DEPTH



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

Scale:

AS NOTED

Date:

JUL-13-2015

Drawn: Checked:

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.:

14-095 Drawing No.: \$4