

CONSTRUCTION NOTES (Unless otherwise noted) ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12-2012 OBC ROOF CONSTRUCTION NO.210 (10.25kg/m2) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS, APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3"-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL, (EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD, PREFIN, ALUM.
EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT, PROVIDE ICE &
WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE
DAMMING, ROOF SHEATHING TO BE FASTENED 150 (6") c/c ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.). FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A)
SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING,
CONTIN, SHEATHING MEMBRANE, 9.5mm (3/6") 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
CRADE SEEPS TO 69C 81.12 TABLE 23.1.1.2.4.E.O. BECUIDED. 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 (1/8") EXTERIOR STRUCTURAL
INSULATED SHEATHING RS10.7 (R4) BY "BP" OR EQUAL, 38x140 (2"x6")
STUDS @ 400mm (16") O.C., RS1 4.23 (R24) INSUL, AND APPR. VAPOUR
BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT.

DPWMAIL EINISU DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

(2B) FRAME WALL CONSTRUCTION (2"x4")— GARAGE WALLS SIDING AS PER ELEY., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/6") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (1/6") O.C. (MAX. HEIGHT 3000mm (9"-10"), WITH APPR. DIAGONAL WALL BRACING. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

STUCCO WALL CONSTRUCTION (2"x4") —GARAGE WALLS
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.[2] &
9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE
CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXPANDED OR EXTRUDED RIGID POLYSTYRENE ON APPROVED AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x89 (2"x4") STUDS @ 400 (16") O.C.. STUCCO TO BE MIN. 200 (8") ABOVÉ FINISH GRADE.

WALLS ADJACENT TO ATTIC SPACE — NO CLADDING 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") INTERIOR DRYWALL FINISH.
MID-HEIGHT BLOCKING REQ'D. IF NO SHEATHING APPLIED. REFER TO
OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL

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
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. O.C., INSULATION & AFFR. VAPOUR BARKIER WITH AFFR. CONTIN.
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
MAINLAILM THEPPAMA INSULITATION MINIMUM THERMAL INSULATION. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE

BRICK VENEER CONSTRUCTION (2"x8") (R28)
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm
(7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL (7/8Y/Y0.U3') GALV. MEIAL IIES @ 4UUMMI [10] O.C. HUMBLONIAL 600mm (24") O.C. VERTICAL, APPR, SHEATHING PAPER, 28mm (1/8") 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 (1/2") INT. DRYWALL FINISH, PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

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 (2") 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 WEER HOLES @ 9000mm (3") O.C. (MCALCAUREE AND PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER.

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

STUCCO WALL CONSTRUCTION (2"x6")
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOYS A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x140 (2"x6") STUDS @ 400mm (16") O.C., INSULATION, APPROVED 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. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

INTERIOR STUD PARTITIONS

FOR BEARING 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"x") @ 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

WHEPE NOTED

FOUNDATION WALL/FOOTINGS: (9.15.3, 9.15.4, 9.13.2, 9.14.2.1.(2))
200mm (8") POURED CONC. FDTN. WALL 15MPO (2200psi) WITH
BITUMENOUS DAMPPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 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

-SEE OBC 9.15.3 -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

CAPACITY.

STRIP FOOTING SUPPORTING EXTERIOR WALLS (FOR W.O.B.)

-ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1"). THE STRIP FOOTING SIZE IS

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) 80mm (3")MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 20MPa. (3000psi) CONC. WITH DAMPPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12. ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED.

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

ATTIC INSULATION (SB-12-TABLE 2.1.1.2.A) (SB-12-2.1.1.7) RSI 8.81 (RSO) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL. RSI 3.52 (R2O) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL

UPDATE TO CODE

no. description

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

MIN. RUN MIN. TREAD

= 25 (1") = 1950 (6'-5") = 900 (2'-11") = 865 (2'-10") to 965 (3'-2") MIN. HEADROOM RAIL @ LANDING RAIL @ STAIR MIN. STAIR WIDTH

FOR CURVED STAIRS MIN. RUN MIN. AVG. RUN = 200 (8")

MAX, NOSING

HANDRAILS —OBC. 9.8.7.—
FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4")
BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE
STITLE IT TO BE 50 /2"I MIN HANDRAILS TO BE CONTINUOUS

37) EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION

<u>INTERIOR GUARDS -OBC, 9.8.8.</u>
INTERIOR GUARDS: 900mm (2-11") MIN. HIGH
<u>EXTERIOR GUARDS - OBC, 9.8.8.</u>
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 FDTN, WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED

FOUNDATION (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 OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. AIR BARRIER TO BE SEALED TO FOTN. 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) SINGELE 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(.188) FIXED STL. COL. WITH 150x150x9.5
(6"x6"x3/8") STL. TOP & BOTTOM PLATE ON 1070x1070x460 (42°x42°x18"). CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpd. MIN. AND AS PER SOILS REPORT.

STEEL COLUMN STEEL COLUMN
90mm(3-1/2") DIA x 4.78mm(,188) NON-ADJUSTABLE STL. COL. TO
BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE,
BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x
300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD
COL. TO BASE PLATE.

(16.) 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 BEAM.

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

GARAGE CFILINGS/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 THERMAL INSULATION.

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

EXTERIOR STEP
PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 200mm (7-7/8") MIN. TREAD 250m (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 (21 1/2"x24") & A MIN, AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL. BACKING

FIREPLACE CHIMNEYS

OBC. 9.21.

TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ.

DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY. (25.) 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 (1"x11"x1"x5/3") 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 WOOD BEARING FOR WOOD STUD WALLS
SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED
MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD

STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH OBC 9.17.4.2(2). RESERVED

BEARING WOOD POST (BASEMENT) (OBC 9.17.4.)
3-38x140 (3-2"x6") BUILT-UP-POST ON METAL BASE SHOE A TO CONC. WITH 12.7 DIA. BOLT. 610x610x300 (24"x24"x12") CONC.

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 MPa (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 VENT
DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS
REGULATOR. MIN. 300mm (12") ABOVE FIN. GRADE, FROM ALL
OPENINGS, EXHAUST AND INTAKE VENTS, HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS, REFER TO GAS UTILIZATION CODE.

DIRECT VENTING GAS FIREPLACE VENT DIRECT VENT GAS FIREPLACE. VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS

SUBFLOOR. JOIST STRAPPING AND BRIDGING
16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (\* SEE OBC 9.30.6. \*) 6mm (1/4") PANEI TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (\* SEE FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOUD 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.

BOSISTE

(\* SEE OBC 9.23.9.4.\*)

EXPOSED BUILDING FACE 0BC. 9.10.15. & SB-2-2.3.5.(2) EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 min. WHERE LIMITING DISTANCE (LD) IS LESS THAN 1.2M (3-11"). WHERE THE LD IS LESS THAN 400mm (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 WIH 5-88 WIH 5-87 NO.
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") 0.C., ANCHORED IN PERIMETER FDTN, WALLS, SLOPE SLAB MIN, 1.0% FROM HOUSE WALL, SLAB TO HAVE MIN, 75mm (3") BEARING ON FDTN, WALLS, PROVIDE (L7) LINTEL OVER CEL

DOOR WITH 100mm (4") END BEARING.
THE FDTN, WALL SHALL NOT BE REDUCED TO LESS THAN 90mm
(3-1/2") THICK TO A MAX, DEPTH OF 600mm (24") AND SHALL BE
TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTA CONVENTIONAL ROOF FRAMING (2.0Kpg. SNOW LOAD)

38x140 (2"x6") RAFTERS @ 400mm (16"O.C.) FOR MAX 11"-7" SPAN, 38x184 (2"x6") RIDGE BOARD. 38x89 (2"x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2"x4") @ 400mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 400 (16") O.C. FOR MAX. 4450mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 600mm (24") O.C. WITH A 38x89 (2"x4") CENTRE POST TO THE TRUSS BELOW, LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY

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

2) WINDOW GUARDS — OBC. 9.8.8.1(6).
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.-B 9.7.3. & SB12-2.1.1.8

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 PER OBC 9.26.18.2. & 5.6.22.(3) AND MUNICIPAL STANDARDS. ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.

STILD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED
ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN
MAIN BATHROOM, REFER TO OBC. 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-12-2.1.1.9.

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 NO

STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTEL OTHERWISE.

LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE

ALL LAMINATED VENEER LUMBER (LV.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTI ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

MANUFACTURER.

5) LVL BEAMS SHALL BE 2.0E -2950Fb MIN.. NAIL EACH PLY OF LVL WITH 89'mm [3 1/2"] LONG COMMON WIRE NAILS @ 300mm [12"] 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 GREATER DEPTHS AND TOR 4 PLY MEMBERS ADD 13mm [1/2"] DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm [3-0"] O.C.

6) PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISK NOTED REFER TO FINE GLOOP LAYOUTS

OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS.

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

WOOD MEMBERS.

WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 milt, POLYETHYLENE FILM, NO. 50 (45bs.), ROLL ROOPING OR OTHER DAMPROOPING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm [6") ASPUTE THE CEOTIMN ABOVE THE GROUND.

STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40.21 GRADE 350W "STRUCTURAL QUALITY STEEL". OBC. B-9.23.4.3. STEEL: REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M

GRADE 400R. ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED, ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

**LEGEND** CLASS 'B' VENT WEATHERPROOF DUPLEX OUTLET POT LIGHT

EXHAUST FAN TO EXTERIOR 9 DUPLEX OUTLET (HEIGHT A.F.F) GFI DUPLEX OUTLET (HEIGHT A.F.F) • HEAVY DUTY OUTLET (220 volt)

Д% LIGHT FIXTURE (PULL CHAIN) **SWITCH** (♦ FLOOR DRAIN

LIGHT FIXTURE (CEILING MOUNTED) LIGHT FIXTURE (WALL MOUNTED) HOSE BIB (NON-FREEZE)

Mink

S. J. BOYD

DOUBLE JOIST TJ TRIPLE JOIST LVL

LAMINATED VENEER LUMBER POINT LOAD FROM ABOVE

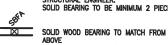
PRESSURE TREATED LUMBER

GIRDER TRUSS
BY ROOF TRUSS MANUF. NOV 24, 2016 EA.

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

CONC. BLOCK WALL 777 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.



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 WORK. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED.

(39) TWO STOREY YOLUME SPACES
FOR A MAXIMUM 5490 mm (18"-0") HEIGHT AND MAXIMUM
SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE
2-38x140 (2-2"x6") SPR.#2 CONTIN. STUDS @ 300mm (12") O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) C/W 9.6 (3/8") THICK EXT. PLYWOOD SHEATHING, PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS © 1220 mm (4-0") O.C. VERTICALLY. FOR WALLS WITH HORIZ. DISTANCES NOT EXCEEDING 2900 mm (9-6"), PROVIDE 38x140 (2'x6") STUDS @ 400 (16") O.C. WITH CONTINUOUS 2-38x140 (2'2'x6") TOP PLATES + 1-38x140 (1-2'x'6") TOP PLATES + 1-38x140 (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. 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 (8") POURED CONC. FOUNDATION WALL PROVIDE VERTICAL 38x140 (2'x6") WOOD STUDS @ 400 (16")
o.c. MATCH FLOOR JOIST SPACING WHEN PARALLEL WITH FLOOR JOISTS. (RAMSET BOTTOM PLATE TO SLAB & FASTEN TOP OF WALL TO FLOOR JOIST AND ALSO TIED TO 38x84 (2"x4") @ 300 (12") o.c. KNEE WALL]. REFER TO DETAIL.

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

ONT. REG. 332/12-2012 OBC REVISED 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 x 235 (2/2" x 10") SPR.#2 3/38 x 235 (3/2" x 10") SPR.#2 4/38 x 235 (4/2" x 10") SPR.#2 2/38 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

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 10.0L (5" x 3-1/2" x 5/16"L) 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)

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A 1-1 3/4"x7 1/4" (1-45x184) LVL1 2-1 3/4"x7 1/4" (2-45x184) LVL2 3-1 3/4"x7 1/4" (2-45x184) LVL3 4-1 3/4"x7 1/4" (4-45x184) LVL4 1-1 3/4"x9 1/2" (1-45x240) LVL4 2-1 3/4"x9 1/2" (3-45x240) LVL5 3-1 3/4"x9 1/2" (3-45x240) LVL5 4-1 3/4"x9 1/2" (4-45x240) LVL5 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) 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)

TA EXTERIOR 865 x 2030 x 45 DOOR (2'-10" x 6'-8" x 1-3/4")

(2-10 × 6'-8' × 1-3/4')

EXTERIOR 915 × 2030 × 45

DOOR (3'-0' × 6'-8' × 1-3/4')

IC EXTERIOR 915 × 2438 × 45

DOOR (3'-0' × 8'-0' × 1-3/4')

EXTERIOR 860 × 2438 × 45

DOOR (2'-10' × 8'-0' × 1-3/4')

EXTERIOR 860 × 2438 × 45

DOOR (2'-10' × 8'-0' × 1-3/4')

EXTERIOR 815 × 2030 × 35

DOOR (2'-8' × 6'-8' × 1-3/8')

EXTERIOR 815 × 2030 × 45

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

### APPROVED SELF CLUSHED DEVICE 2000 X 45 EVICE AVEC 2000 X 45 EVIC 2000 X 45 EVICE AVEC 200 2B EXTERIOR DOOR

EXTERIOR 815 x 2438 x 45
DOOR (2'-8" x 8'-0" x 1-3/4") 20
MIN. RATED DOOR AND FRAME,
WITH APPROVED SELF CLOSING

INTERIOR 760 x 2030 x 35 DOOR (2'-6" x 6'-8" x 1-3/8") INTERIOR 710 x 2030 x 35 DOOR (2'-4" x 6'-8" x 1-3/8")

(3B) 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.)

INTERIOR 680 x 2030 x 35 DOOR (2'-2" x 6'-8" x 1-3/8") (4A) 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 DUCT PLUMBING (BATH, SINK, SHOWER)

SMOKE ALARM (REFER TO ORC 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)).

CARBON MONOXIDE ALARMS (OBC 9.33.4.)
WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A DWELLING UNIT, A
CARBON MONOXIDE ALARM CONFORMING TO CAN,/CSA-6.19 OR UL2034
SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE DETECTOR(S) SHALL BE PERMANENTLY WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE DETECTORS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED. REFER TO MANUFACTURER FOR ADDDITIONAL REQUIREMENTS.

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

CONST NOTE

**GREEN VALLEY ESTATES** 

**BRADFORD** CONSTRUCTION NOTES  $3/16^{\circ} = 1'-0^{\circ}$ 

13045-CONST-OBC 2015

13045

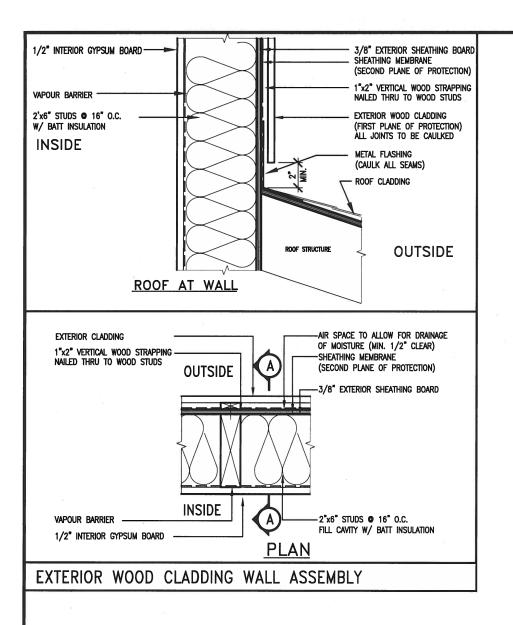
VÅ3 Design Inc. Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the prof the Designer which must be returned at the completion of the APR 16-15 RC 1 ISSUE FOR CLIENT REVIEW MAY 07-14 RC Drawings are not to be scaled by

Wellington Jno-Baptiste /

25591 42658 300A Wilson Avenue Toronto ON M3H 1S8 416.630.2255 f 416.630.4782

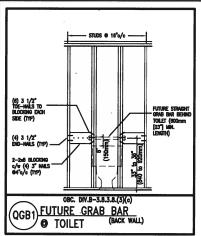
va3design.com

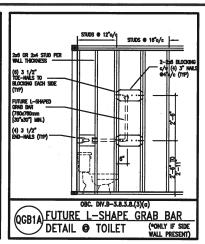
**BAYVIEW WELLINGTON** 

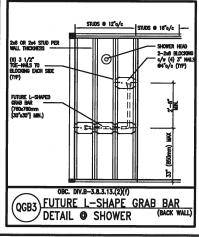


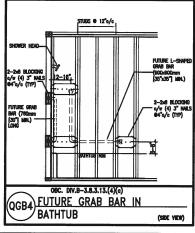


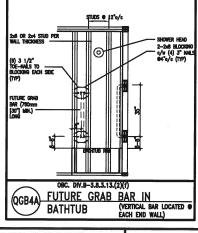


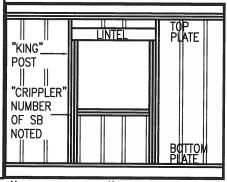












MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:
2"x4" ● 16" O.C. — 9-10"
2-2'x4" ● 12" O.C. — 10'-9"
3-2"x4" ● 16" O.C. — 11'-2"
3-2"x4" ● 12" O.C. — 12'-4"

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"

2-2"x6" • 12" O.C. - 17'-4"

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" O.C. - 22'-4"

FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa
SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
PROVIDE HORIZONTAL SOLID BLOCKING 1200 O.C. (4'-0")
PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB
EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.

(1/2) GT-30M BOARD ON THE INTERIOR FACE.

WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)
FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa
STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.
STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR

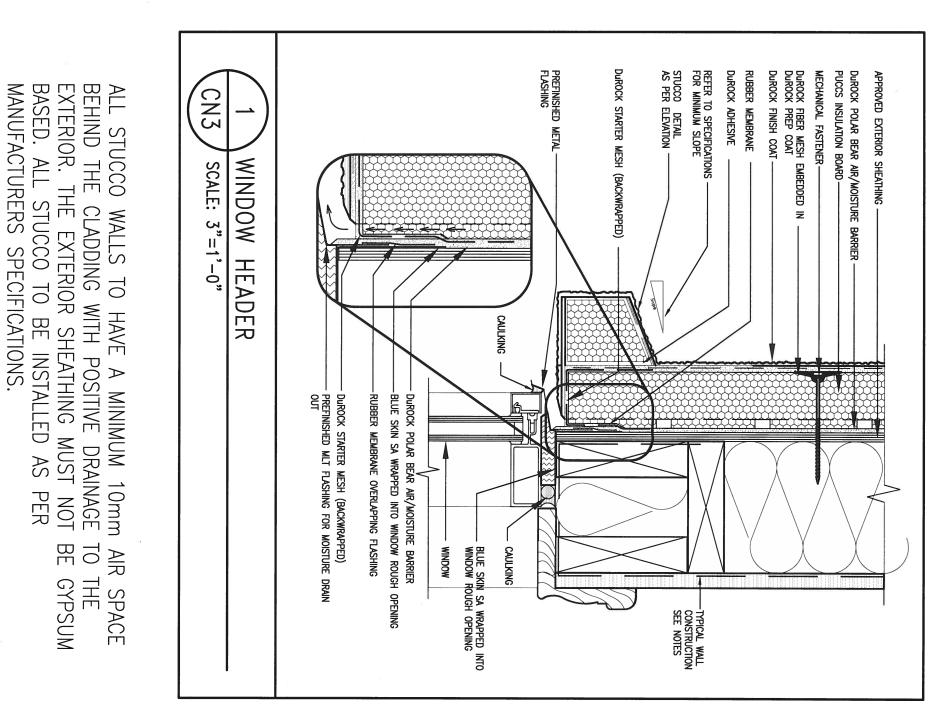
\*\* STUD INFORMATION TAKEN FROM OBC TABLE A-30

CRIPPLE" DETAIL

ᆫ					
9					The undersigned has reviewed and takes responsibility for this design
8					and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
7					qualification information
6					Wellington Jno-Baptiste (180511576 25591
5					name , /signature BCIN
4					registration information VA3 Design Inc. 42658
3					
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
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	d	late	by	Drawings are not to be scaled.

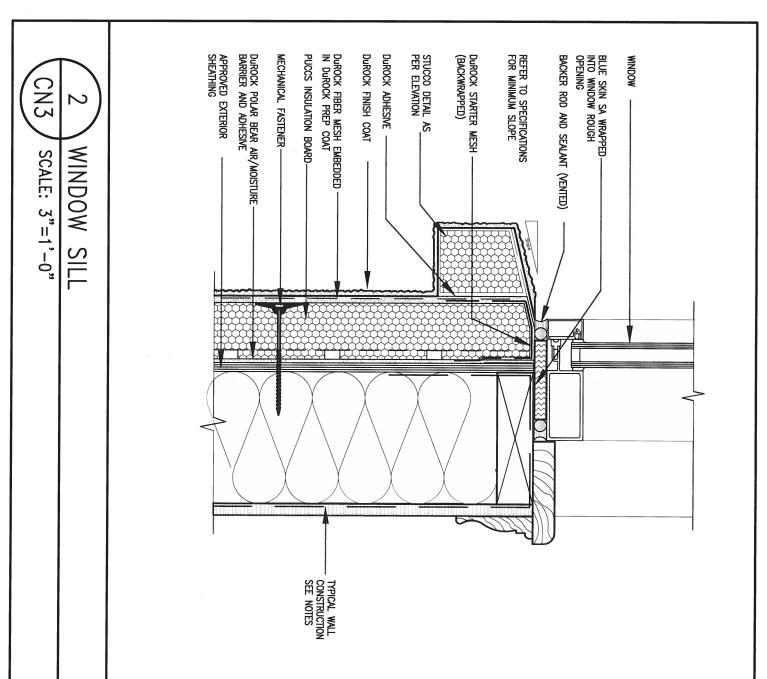


BA	YVIEW	WELLINGTO	N	CONST	NOTE
project name GREEN VALL	EY ESTATES		municipality BRADFORD		project no 13045
APR 2014			CONST	RUCTION NOTES	
drawn by RC	checked by	3/16" = 1'-0"		file nam 6045-CONST-OBC 201	
RICHARD - H:\ARCHN	VF\ WORKING\ 2013\ 13I	745 RW\ unite\ 13045_CONST_ORC	2015 dwg - Thu	- An- 16 2015 C-EC A	



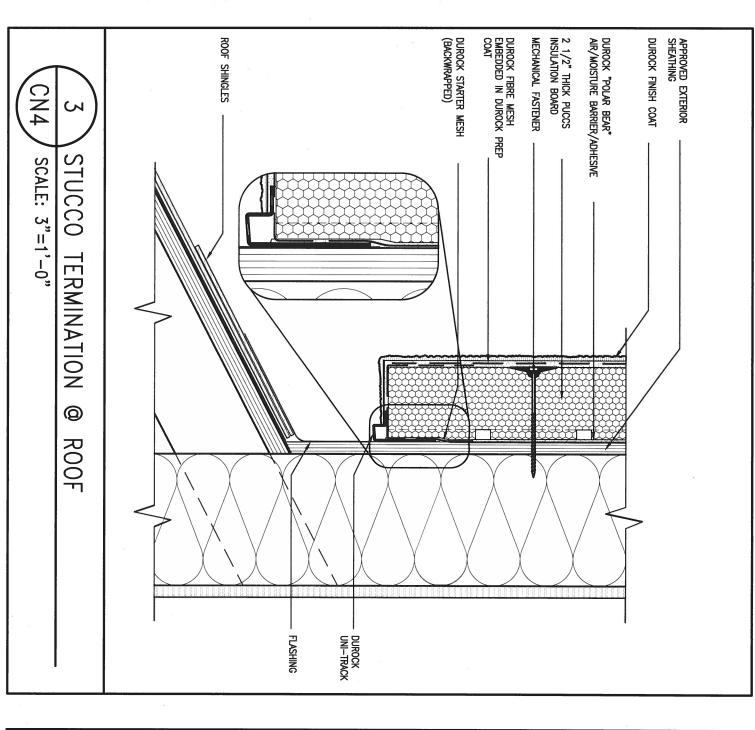
DETAILS ARE BASED ON DUROCK PUCCS SYSTEM

BE GYPSUM



he undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the intario Building Code to be a Designer. **CONST NOTE BAYVIEW WELLINGTON** Wellington Jno-Baptiste 25591 BCIN BRADFORD GREEN VALLEY ESTATES registration information VA3 Design Inc. 13045 42658 AZ 052

R 16-15 RC 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. dote APR 2014 CONSTRUCTION NOTES 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630,4782 2 UPDATE TO CODE APR 16-15 RC 1 ISSUE FOR CLIENT REVIEW MAY 07-14 RC 13045-CONST-OBC 2015 3/16" = 1'-0" no. description va3design.com  $RICHARD - H:\ \ ARCHIVE \setminus WORKING \setminus 2013 \setminus 13045 - BW \setminus units \setminus 13045 - CONST - OBC \ \ 2015. \\ dwg - Thu - Apr \ 16 \ 2015 - 6:57 \ \ AMCHIVE \setminus ARCHIVE \setminus$ 

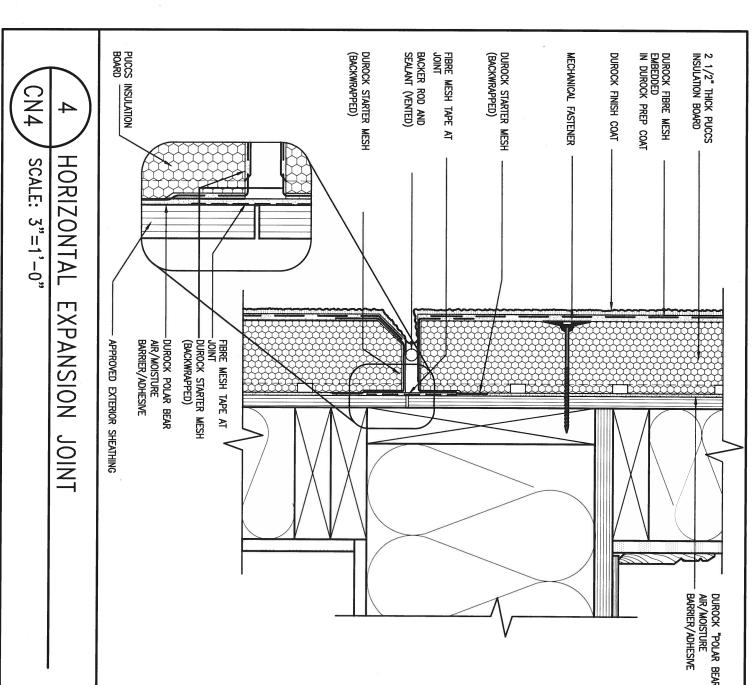


BEHIND THE CLADDING WITH POSITIVE DRAINAGE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

BE GYPSUM

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM

ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE



The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the intario Building Code to be a Designer. **CONST NOTE BAYVIEW WELLINGTON** BosisTE Wellington Jno-Baptiste 25591 BCIN project no. 13045 **GREEN VALLEY ESTATES** BRADFORD 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 and the Company of the Designer before proceeding with the work and the property of the Designer which must be returned at the completion of the work.

Drawings are not to be sealed. APR 2014 drawn by RC CONSTRUCTION NOTES 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 UPDATE TO CODE APR 16-15 RC 3/16" = 1'-0" MAY 07-14 RC 1 ISSUE FOR CLIENT REVIEW 13045-CONST-OBC 2015 no. description date RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM va3design.com

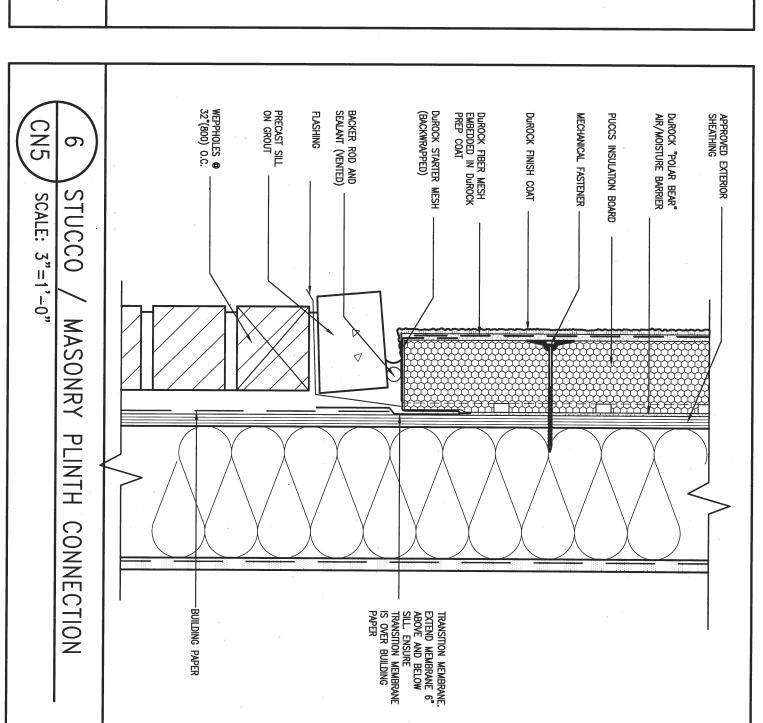
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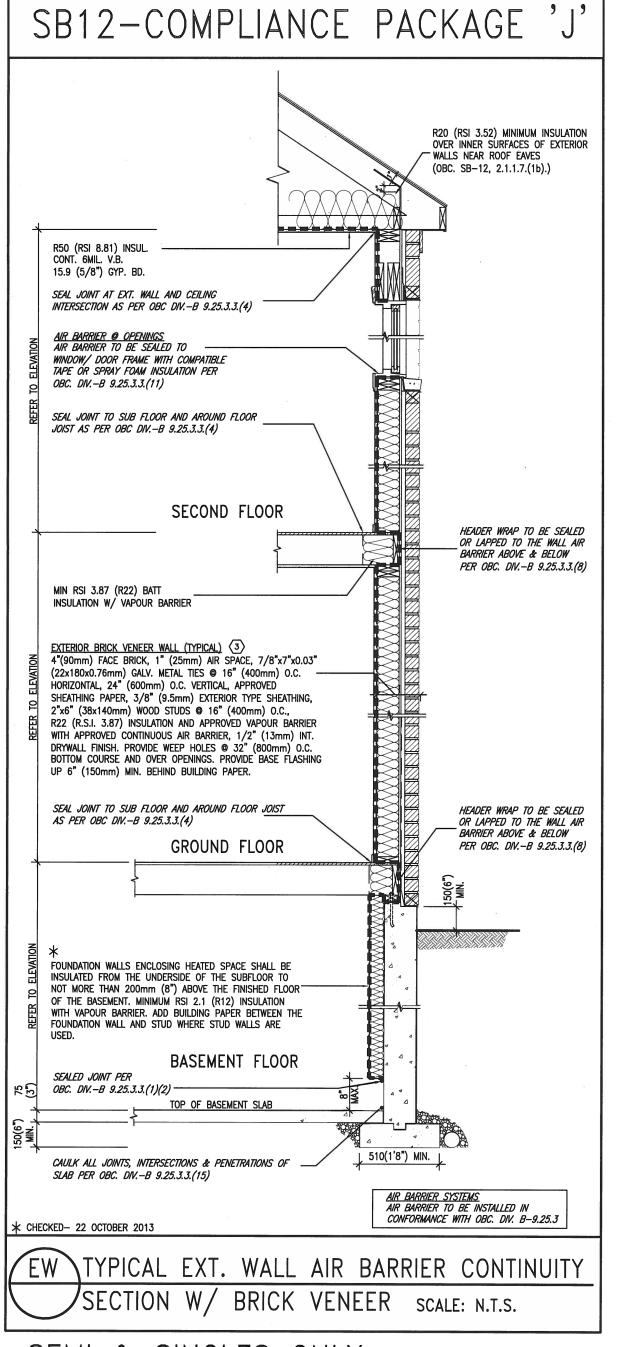
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ACT OFFICE AND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



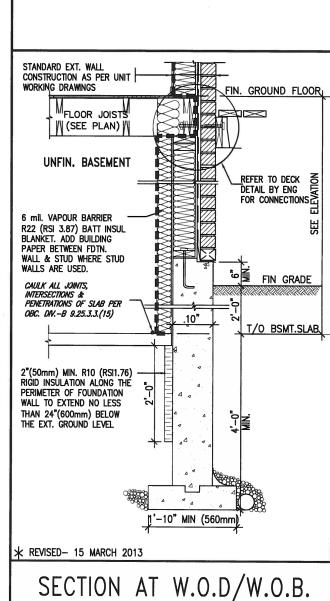
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THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

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%	_		



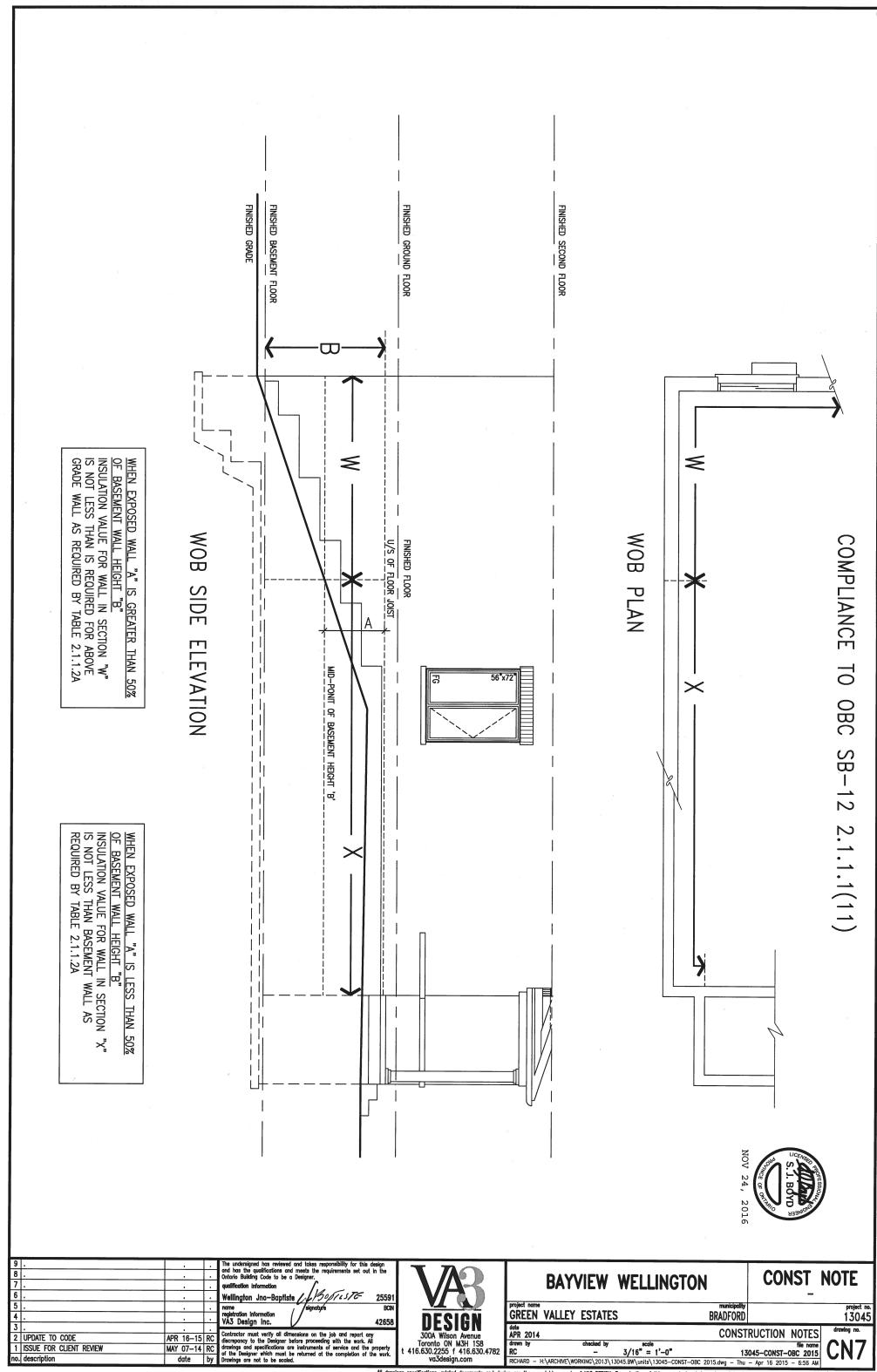


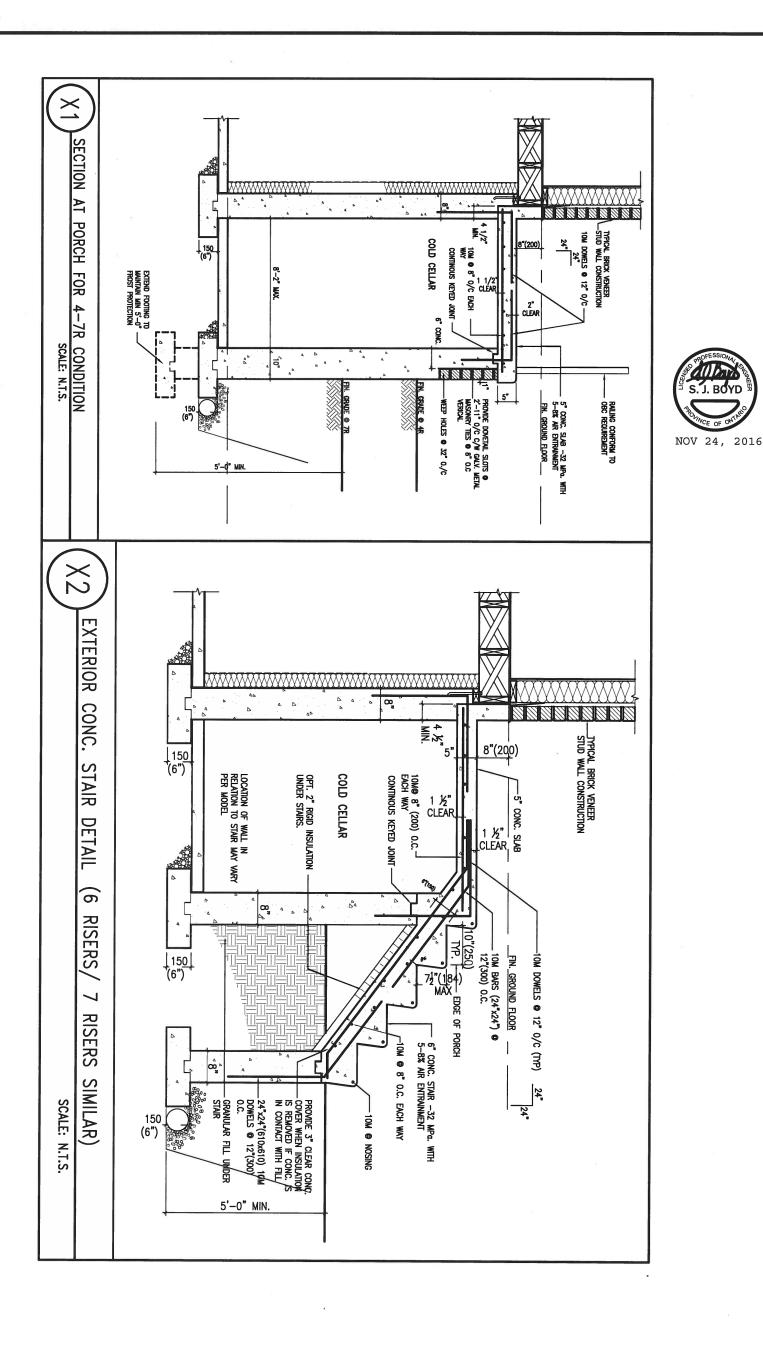
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8	•		•	and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		
7	•			qualification information		
6	•			Wellington Jno-Baptiste WhoficsTE 25591		
5	•			morne , /signature BCIN III		
4	•	•		registration information VA3 Design Inc. 42658		
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1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC		t	
no.	description	date by		Drawings are not to be scaled.		

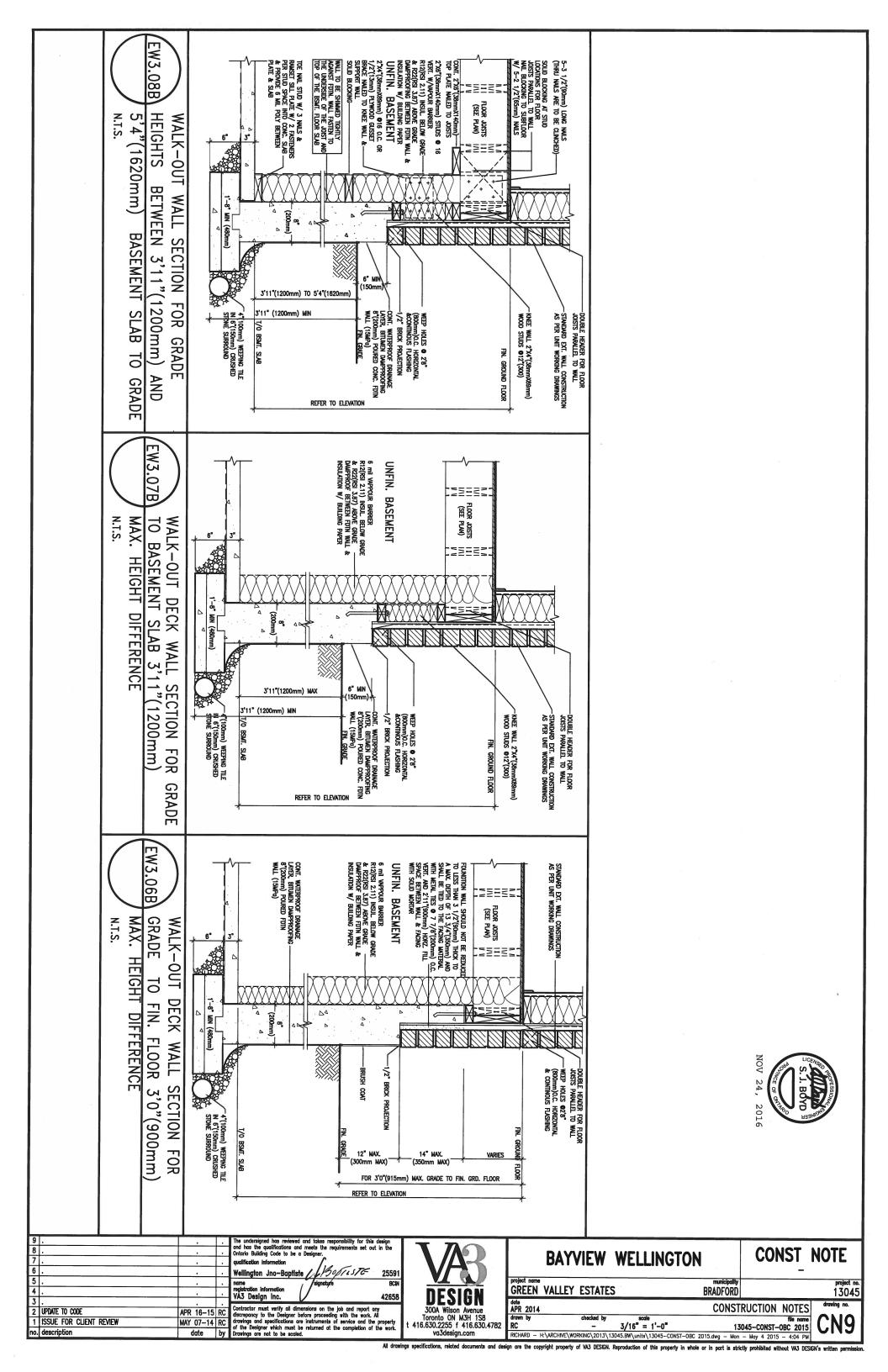


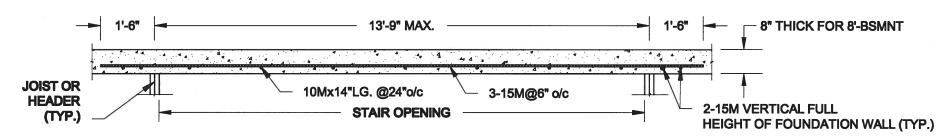
		_,	
BAYVIEW WE	LLINGTON	CONST	NOTE
project name GREEN VALLEY ESTATES	municipality BRADFORD		project no. 13045



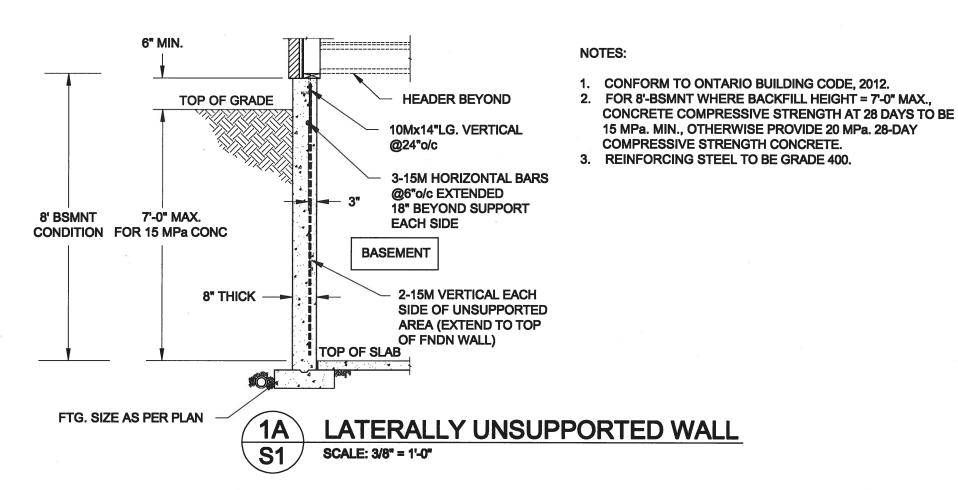


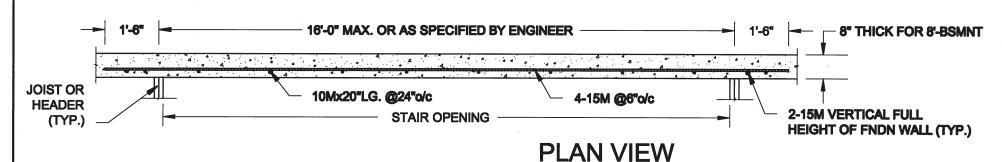


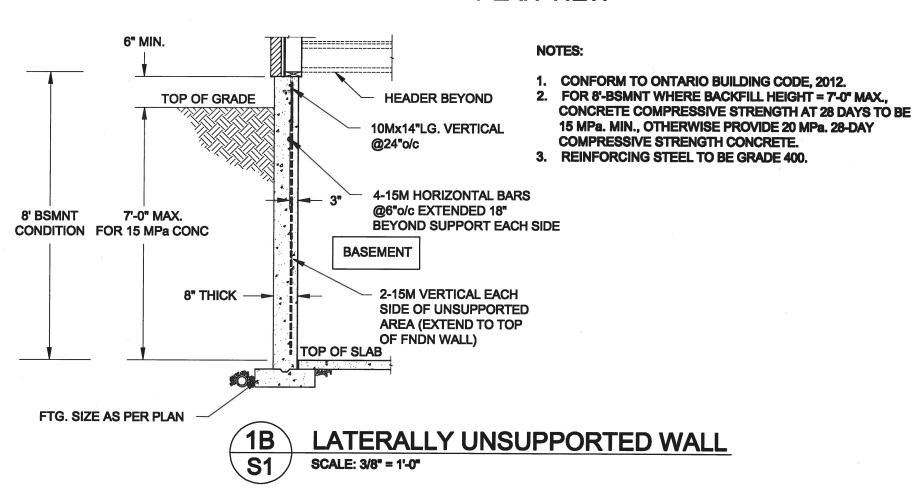




### **PLAN VIEW**







Scale:
AS NOTED

Date:
MAY-31-2016

Drawn: Checked:
SC SJB

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Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.: Drawing

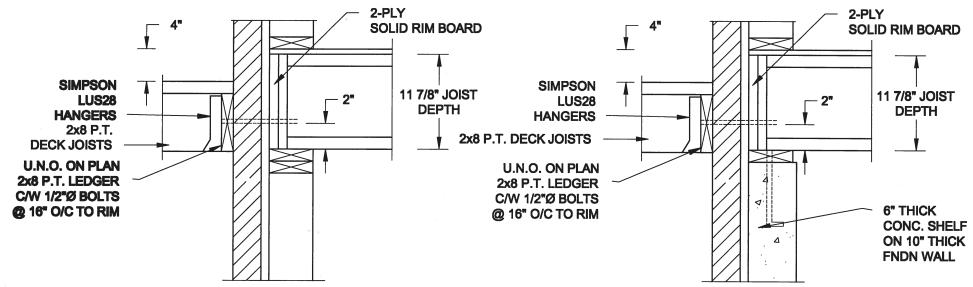
: Drawing No.: \$1

F:\SamC-06\2016\16-102 BAYVIEW WELLINGTON GREEN VALLEY SINGLES\16-102.dwg

#### 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 Δ c/w 1/2"Ø BOLTS WALL **HILTI ADHESIVE** @ 16" o/c ANCHORS @ 16" o/c **DECK FASTENING DETAIL DECK FASTENING DETAIL** SCALE: 1" = 1'-0" SCALE: 1" = 1'-0"

- 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.

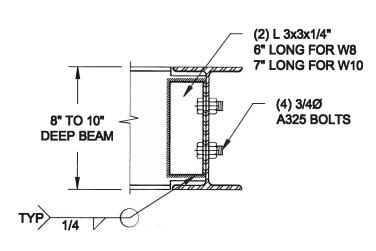
#### FOR 11 7/8" JOIST DEPTH



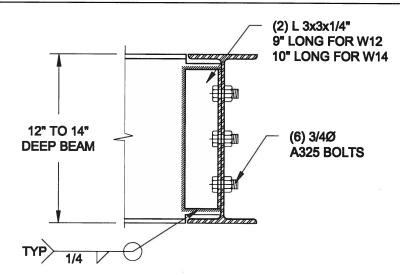
2A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

2B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

- 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.



## STEEL BEAM CONNECTION DETAIL

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

Scale:
A8 NOTED

Date:
MAY-81-2016

Drown: | Checked:

8,8

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

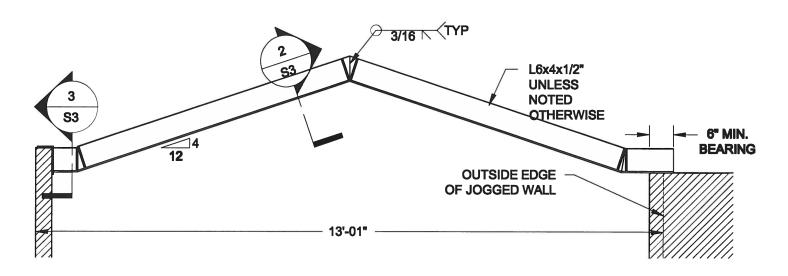


Project:	
BAY	NEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRAI	FORD, ONTARIO

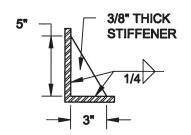
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.: Drawing No.: 16-102 S2

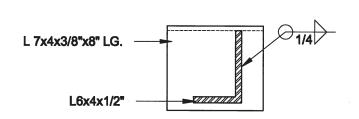
HONO-NOE BAYYNEW WELLINGTON GIVE EN VALLEY GINGLEDHO-NOEALIO



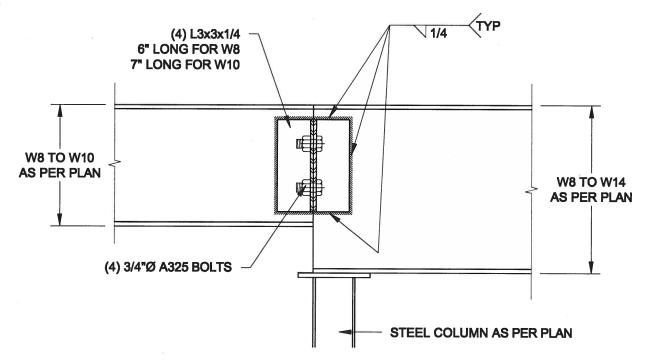
1 STEEL LINTEL AT GABLE
S3 SCALE: 1/2" = 1'-0"



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:

MAY-51-2016

Drawn: Checked: 8JB

QUAILE ENGINEERING LTD.



S. J. BOYD

MAY 30, 2016

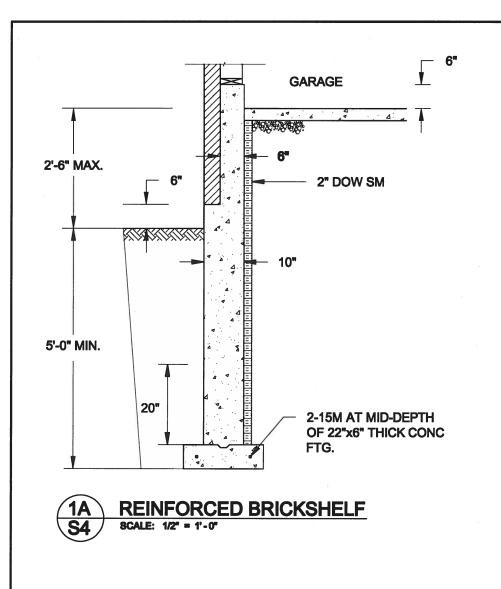
Project: BAYN BRAL

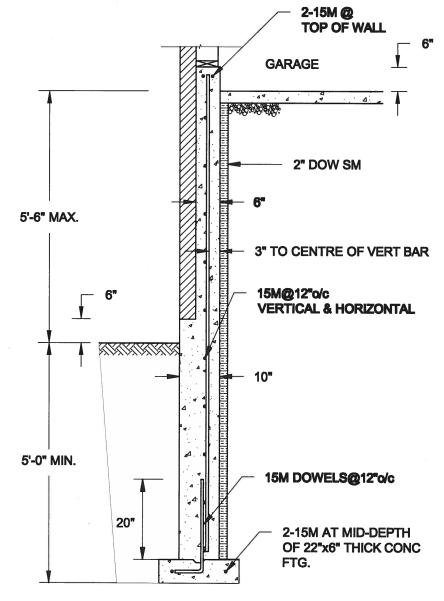
BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.: 16-102

Drawing No.: 83



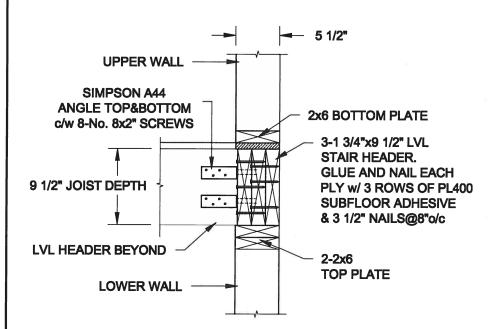


1B REINFORCED BRICKSHELF
S4 SCALE: 1/2" = 1'-0"

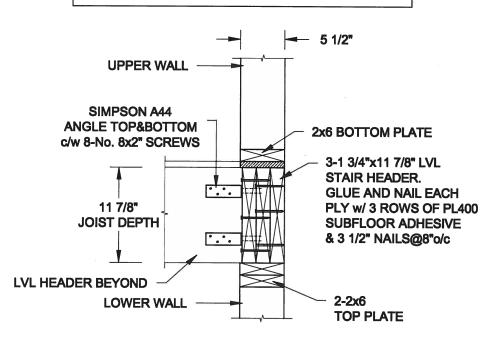
#### NOTE:

- 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.

#### FOR 9 1/2" JOIST DEPTH



## FOR 11 7/8" JOIST DEPTH



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

Scale:
A8 NOTED

Date:
MAY-\$1-2016

Drawn: | Checked:

8,8

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

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.: Drawing No.: 84

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