

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

1. ROOF CONSTRUCTION NO.210 (10.25kg/m2) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL, (EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER) 38x89 (2'x4") TRUSS BRACING (1830mm (6'7") C.C. AT BOTTOM CHORD, PREINI, ALIJM, 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 CELLING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.)

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

FRAME WALL CONSTRUCTION (2"x6") (R28)
SIDING AS PER ELEV.. 19x38 (1"x2") VERTICAL WOOD FURRING,
CONTIN. SHEATHING MEMBRANE. 28mm (1½") EXTERIOR STRUCTURAL.
INSULATED SHEATHING RSI 0.7 (R4) BY "BP" OR EQUAL. 38x1 40 (2"x6") STUDS @ 400mm (16") O.C., RSI 4.23 (R24) INSUL. AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

(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.

(2C.) RESERVED

STUCCO WALL CONSTRUCTION (2"x4") -GARAGE WALLS
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27,1.1.[2] &
9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE
CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED
PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN.
EXPANDED OR EXTRUDED RIGID POLYSTYRENE ON APPROVED AIR/MOBTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x89 (2"x4") STUDS @ 400 (16") O.C.. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

WALLS ADJACENT TO ATTIC SPACE - NO CLADDING 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mr (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 -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 (17) A 20.0 | GALY, METAL ILES & 400HIN [18] 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. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH, PROVIDE WEEF HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

BRICK VENEER CONSTRUCTION (2"x6") (R28)
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm
(7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER. 28mm ($1\lambda''$) EXT. STRUCT. INSULATED SHEATHING RSI 0.7 (R4) BY "BP" OR EQUAL, 38x1 40 (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"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX HEIGHT 3000mm 9'-10") WITH APPR. DIAGONAL WALL BRACING. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS, PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3C) STUCCO WALL CONSTRUCTION (2"x6")
STUCCO CLADDING SYSTEM CONFORMING TO 0.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. 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"x4") @ 400mm (24") O.C. FOR 00">(16") O.C. FOR 3 STOREYS, NON-BEARING PARTITIONS 38x89 (2"x4") @ 600mm (24") O.C. PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 2/38x89 (2/2"x4") TOP PLATE, 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2"x6") STUDS/PLATES WHEEP NOTED

FOUNDATION WALL/FOOTINGS: (9.15.3, 9.15.4, 9.13.2, 9.14.2.1.(2)) 200mm (8") POURED CONC. FDTN. WALL 15MPa (2200psi) WITH BITUMENOUS DAMPPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2:-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FOTH, WALL IS WATERPROFED. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500X155 (20"X6") CONTINUOUS KEYED CONC. FTG. BRACE FOTH. WALL PRIOR TO BACKFILLING, ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN, BEARING CAPACITY OF 150kPa OR GREATER, IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED.

STOREYS SUPPORTED W/ MASONRY VENEER W/ SIDING ONLY 16" WIDE x 6" DEEP 16" WIDE x 6" DEEP 20" WIDE x 6" DEEP 20" WIDE x 6" DEEP 26" WIDE x 9" DEEP

-MAXIMUM FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (1.6'-1 REFER TO SOILS REPORT FOR SOIL CONDITIONS AND BEARING

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

2 STOREY WITH WALK-OUT BASEMENT 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 2.1.1.2A) (SB-12-2.1.1.7)
RSI 8.81 (R50) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR
BARRIER, 16mm (5/8") INT. DRYWALL HINISH OR APPROVED EQUAL. RSI
3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL

(10) ALL STAIRS/EXTERIOR STAIRS —OBC, 9.8.—
UNIFORM RISE -5mm (1/4") MAX BETWEEN ADJACENT UNIFORM RISE -5mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS -10mm (1/2") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT

= 200 (7-7/8") = 210 (8-1/4") = 235 (9-1/4") MAX. NOSING = 25 (1") = 1950 (6'-5") MIN. HEADROOM RAIL @ LANDING = 900 (2'-11") RAIL @ STAIR = 865 (2'-10") to 965 (3'-2") MIN. STAIR WIDTH = 860 (2'-10")

FOR CURVED STAIRS = 150 (6") MIN AVG PIN = 200 (8")

MAX. RISE

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

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

EXTERIOR GUARDS — OBC. 9.8.8.
900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN.
GRADE IS LESS THAN 1800mm (71"). 1070mm (42") HIGH GUARD IS

REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71"). SILL PLATE — OBC. 9.23.7. 38x89 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG. EMBEDDED MIN. 100mm (4") INTO CONC. @

2400mm (7-10") O.C., CAULKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FDTN. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

BASEMENT INSULATION (SB-12-2.1.1.6), 9.25.2.3, 9.13.2.6) FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN

50mm (2") OF THE BASEMENT SLAB. INSULATION TO HAVE APPROVED VAPOUR BARRIER. DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. AIR BARRIER TO BE SEALED TO FDTN. WALL

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

89mm(3-1/2") DIA x 3.0mm(0.118) SINGLE WALL TUBE TYPE 2
ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kN (16.000lbs.) AT
A MAX. EXTENSION OF 2318mm (7"-7 1/2") CONFORMING TO
CAN/CGSB-7.2-94, AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM, 870x870x410 (34"x34"x16") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING, PRESSURE OF 150 Kpa. MINIMUM AND AS PER SOILS REPORT.

PRESSURE OF 150 Apo. MIRMANDON ASEE O.B.C. 9.15.3.3)

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

10 1001 DIA v 4 78mm/ 1881 FIXED STL. COL. WITH 150x150x9.5 89mm(3-1/2") DIA x 4.78mm(.188) FIXED STL. COL. WITH 1 (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 Kpa.

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

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.

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

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

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

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

INSULATED ATTIC ACCESS (OBC-9.19.2.1. & SB12-2.1.1.7)
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 FIREPLACE CHIMNEYS OBC. 9.21.
"OP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.

LINEN CLOSET, 4 SHELVES MIN. 350mm (14") DEEP.

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

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

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

9.17.4.2(2).

BEARING WOOD POST (BASEMENT) (OBC 9.17.4.) 3-38X140 (3-2 x6") BUILT-UP-POST ON METAL BASE SHOE ANCHOREL 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. HEV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS

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

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

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

EXPOSED BUILDING FACE OBC. 9.10.15. & SB-2-2.3.5.(2) EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 min. WHERE LIMITING DISTANCE (LD) IS LESS THAN 1.2M (3'-11"). WHERE THE LD IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES OFFENDING GARAGE WALLS INCLUDED.

COLD CELLAR PORCH SLAB (OBC 9.39.)
FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.),
125mm (5") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT, REINE, WITH 10M BARS @ 200mm (7.7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, MIN. 30mm (1 1/4") COVER, 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FOTN, WALLS, SLOPE SLAB MIN. 1.0%, ANCHORED MIN. 25 TO HAVE MIN. 75mm (3") BEARING ON FDTN. WALLS. PROVIDE (L7) LINTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.

THE FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 600mm (24") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY, AND 900mm (36") O.C. HORIZONTALLY, FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR. 38) 38x140 (2"VAI DATEDE & 100-110 3 OLID WITH MORIAR

38x140 (2"x6") RAFTERS @ 400mm (16"O.C.) FOR MAX 11"-7" SPAN, 38x184 (2"x8") RIDGE BOARD. 38x89 (2"x4") COLLAR TIES AT MIDSPANS. CELING 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. VERTICALL`

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 (11-3").

2) WINDOW GUARDS -OBC. 9.8.8.1.(6). A GUARD IS REQUIRED WHERE THE 10P 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

3) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY. STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED REINFORCEMENT OF SIDD WALLS SHALL BE INSTALLED
ADJACENT TO 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.
5) 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.

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

STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED

 LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE. ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGEB COLUMN TO BEAMS, GIRDER SSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS

LVL BEAMS SHALL BE 2.0E-2950Fb MIN., NAIL EACH PLY OF LVL WITH 89mm (3 1/27) LONG COMMON WIRE NAILS ® 300mm (12") O.C. ST, AGGERED IN 2 ROWS FOR 184, 240 & 300mm (7 1/4",9 1/2", 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @

915mm (3'-0") O.C. PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL"
MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL
FOR ALL LIV. BEAM TO BEAM CONNECTIONS UNLESS
OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS.

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

WOOD MEMBERS.

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

1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40.21 GRADE 350W "STRUCTURAL QUALITY STEEL". OBC. B-7.23.4.3.
2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

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 EXHAUST FAN (S) • CLASS 'B' VENT TO EXTERIOR DUPLEX OUTLET (HEIGHT A.F.F) DUPLEX OUTLET (12" ABOVE SURFACE) GFI DUPLEX OUTLET (HEIGHT A.F.F) WEATHERPROOF DUPLEX OUTLET HEAVY DUTY OUTLET (220 volt)

POT LIGHT LIGHT FIXTURE (PULL CHAIN) SWITCH

`@ ⟨ FLOOR DRAIN SJ

Д«

LIGHT FIXTURE (WALL MOUNTED) HOSE BIB (NON-FREEZE) SINGLE JOIST DOUBLE JOIST TRIPLE JOIST S J BOYD LAMINATED VENEER

LIGHT FIXTURE (CEILING MOUNTED)

do bark

DJ TJ LVL ×</ POINT LOAD FROM ABOV

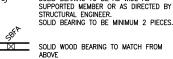
PRESSURE TREATED MAR 30, 2017

GIRDER TRUSS BY ROOF TRUSS MANUF. E.A. FLAT ARCH

I CURVED ARCH MEDICINE CABINET (RECESSED)

 \blacksquare CONC. BLOCK WALL

> DOUBLE VOLUME WALL SEE NOTE (39.) SOLID WOOD BEARING (SPRUCE No. 2). SOLID BEARING TO BE AS WIDE AS



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

GREEN VALLEY ESTATES

APR 2014

(39) - TWO STOREY VOLUME SPACES -FOR A MAXIMUM 5490 mm (18°-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE 2-38x140 (2-2'x6") SPR.#2 CONTIN. STUDS @ 300mm (12") O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) C.W. 9. 6 (3/8") THICK EXT. PLYWOOD SHEATHING, PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 1220 mm (4'-0") O.C. VERTICALLY, -FOR WALLS WITH HORIZ, DISTANCES NOT EXCEEDING 2900 mm (9'-6"), PROVIDE 38X140 (2'8'') STUDS @ 400 (16") O.C. WITH CONTINUOUS 2-38X140 (2-2"x6")TOP PLATES + 1-38X140 (1-2"x6") BOTTOM PLATE & MINIMUM OF 3-38x184 (3-2"x8") CONT. HEADER AT GRND. CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES AND HEADERS.

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

FOUNDATION WALL (W.O.D./W.O.B.) -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 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 × 184 (2/2" × 8") SPR.#2 3/38 × 184 (3/2" × 8") SPR.#2 4/38 × 184 (4/2" × 8") SPR.#2 5/38 × 184 (5/2" × 8") SPR.#2 2/38 x 235 (2/2" x 10") SPR.#2 3/38 x 235 (3/2" x 10") SPR.#2 4/38 x 235 (4/2" x 10") SPR.#2 2/38 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 × 90 × 6.0L (3-1/2" × 3-1/2" × 1/4"L) 90 × 90 × 8.0L (3-1/2" × 3-1/2" × 5/16"L) 100 × 90 × 8.0L (4" × 3-1/2" × 5/16"L) 125 × 90 × 8.0L (5" × 3-1/2" × 5/16"L) 152 × 89 × 10.0L (6" × 3-1/2" × 3/8"L) 150 × 100 × 10.0L (6" × 4" × 3/8"L) 180 × 100 × 10.0L (7" × 4" × 3/8"L) L9

LAMINATED VENEER LUMBER (LVL) BEAMS LVL1A 1-1 3/4"x7 1/4" (1-45x184) LVL1 2-1 3/4"x7 1/4" (2-45x184) 3-1 3/4"x7 1/4" (3-45x184) 4-1 3/4"x7 1/4" (4-45x184) LVL3 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" (3-45x240)
LVL5 4-1 3/4"x9 1/2" (3-45x240)
LVL5A 1-1 3/4"x9 1/2" (4-45x240)
LVL6A 1-1 3/4"x1 7/8" (2-45x300)
LVL6 2-1 3/4"x11 7/8" (3-45x300)
LVL7 3-1 3/4"x11 7/8" (3-45x300)
LVL8 4-1 3/4"x11 7/8" (4-45x300)

DOOR SCHEDULE EXTERIOR 815 x 2030 x 45 DOOR (2'-8" x 6'-8" x 1-3/4") (1.)

2. INTERIOR 815 x 2030 x 35 DOOR (2'-8" x 6'-8" x 1-3/8") 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

WHIT APPROVED SET CLOSING
DEVICE.

EXTERIOR 815 x 2030 x 45
DOOR (2'-8" x 6'-8" x 1-3/4")

(WEATHER STRIPPING INSTALLED)
INTERIOR 815 x 2433 x 45
DOOR (2'-8" x 8'-0" x 1-3/4") (2B)

(2C) DOOR (2D) DOOR

EXTERIOR 815 x 2438 x 45

DOOR (2'-8" x 8'-0" x 1-3/4") 20

MIN. RATED DOOR AND FRAME,
WITH APPROVED SELF CLOSING
DEVICE.

INTERIOR 760 x 2030 x 35

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

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

INTERIOR 610 x 2030 x 35 DOOR (2'-0" x 6'-8" x 1-3/8") (4.) (4A) INTERIOR 660 x 2030 x 35 DOOR (2'-2" x 6'-8" x 1-3/8") 4C INTERIOR 660 x 2438 x 35 DOOR (2'-2" x 8'-0" x 1-3/8")

5. INTERIOR 460 x 2030 x 35 DOOR (1'-6" x 6'-8" x 1-3/8")

EXTERIOR 815 x 2030 x 45 DOOR (2'-8" x 6'-8" x 1-3/4") SOLID WOOD CORE MECHANICAL SYMBOLS -480 HEAT PIPE WARM AIR RETURN AIR DUCT PLUMBING (TOILET) ==₃♦ PLUMBING (BATH,

SMOKE ALARM (REFER TO OBC 9.10.19) PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL AND ALSO 1 IN EACH BEDROOM NEAR HALL DOOR, ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF 1 SOUNDS.

BATTERY BACK-UP REQUIRED, SMOKE ALARMS TO INCORPORATE VISUAL

SIGNALLING COMPONENT (9.10.19.3.(3)).

CARBON MONOXIDE ALARMS (OBC 9.33.4.)
WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A DWELLING UNIT, A
CARBON MONOXIDE ALARM CONFORMING TO CAN,/CSA-6.19 OR UL203
SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE DETECTOR(S) SHALL BE PERMANENTLY WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE DETECTORS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED. REFER TO MANUFACTURER FOR ADDDITIONAL REQUIREMENTS.

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

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

VA3 REFERENCE NUMBER

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

ned has reviewed and takes responsibility for this design qualifications and meets the requirements set out in the Ontario Building Code to be a Designer qualification information Wellington Jno-Baptiste WBOFILSTE 2559 VA3 Design Inc. 42658 Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.



BAYVIEW WELLINGTON

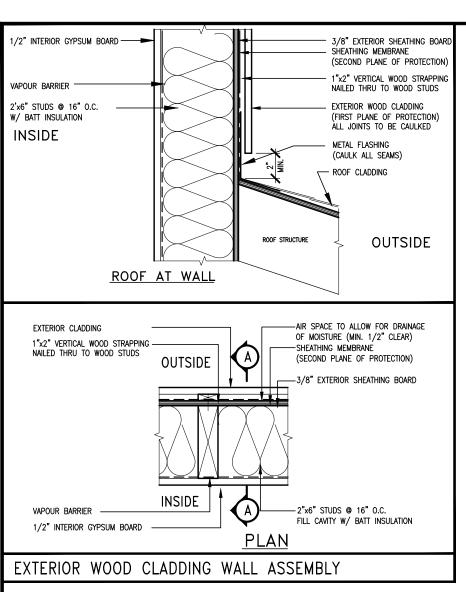
BRADFORD

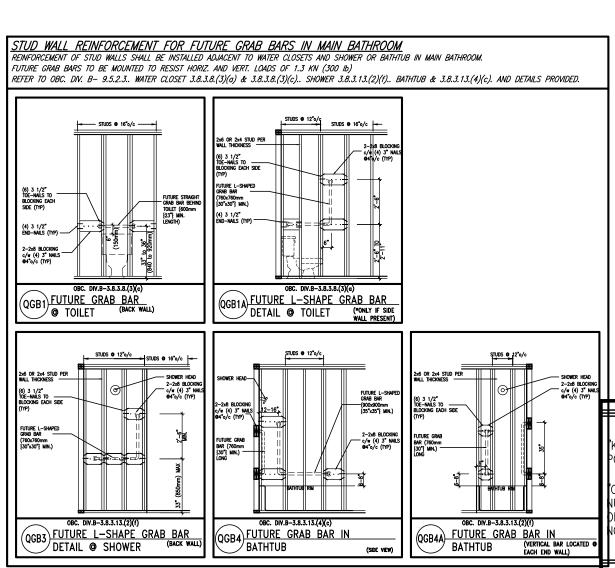
CONST NOTE

13045

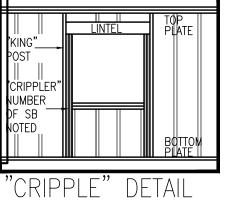
CONSTRUCTION NOTES 13045-CONST-OBC 2015

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:

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

2. 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

** 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" 0.C. - 17'-4"

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

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

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

NOTES:

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. 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

2559

BCII 42658

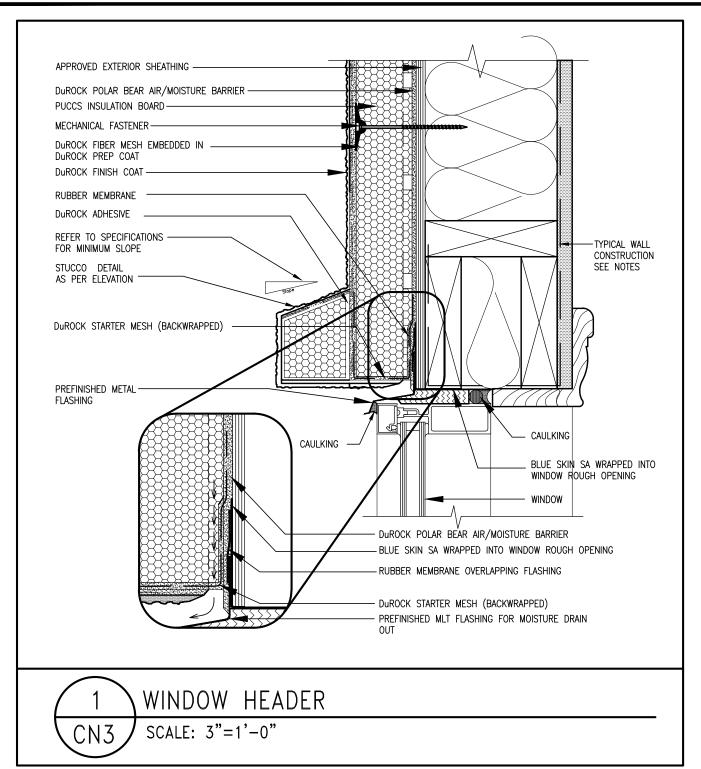
qualification information Wellington Jno-Baptiste registration information VA3 Design Inc. Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. 2 UPDATE TO CODE APR 16-15 RC 1 ISSUE FOR CLIENT REVIEW MAY 07-14 RC no. description Drawings are not to be scaled.

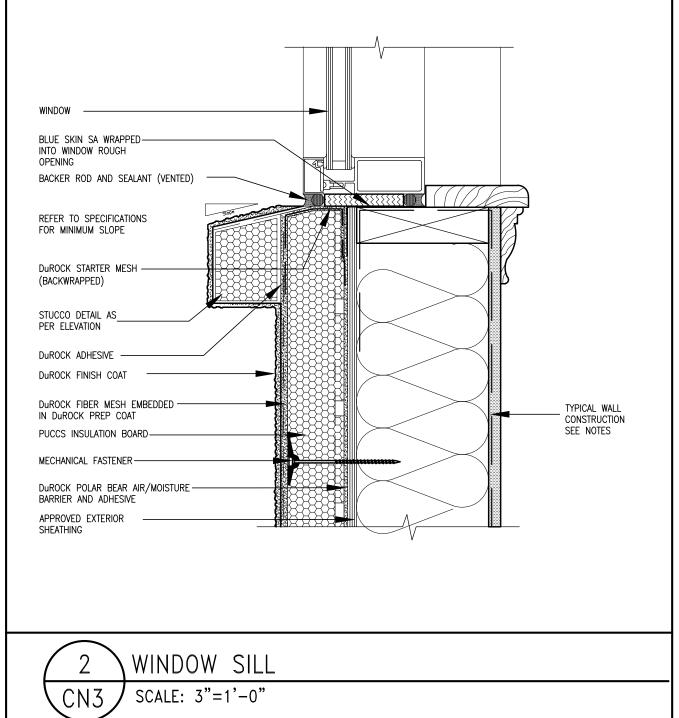


va3design.com

BA	YVIEW	WELLINGTON		CONST	NOTE
project name GREEN VALL	EY ESTATES		municipality BRADFORD		project no. 13045
date APR 2014			CONST	RUCTION NOTES	drawing no.
drawn by RC	checked by	3/16" = 1'-0"		file name	UNZ

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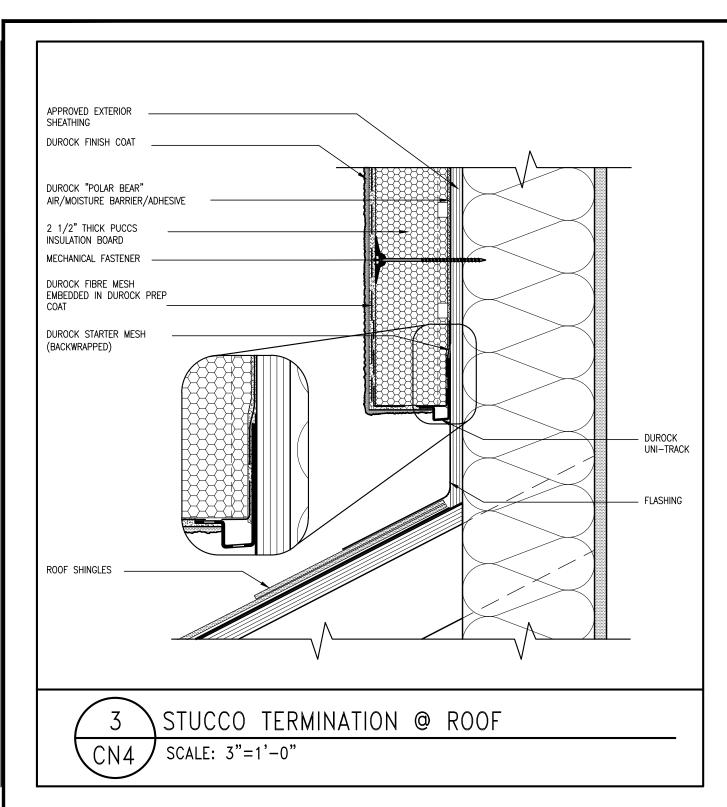




ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

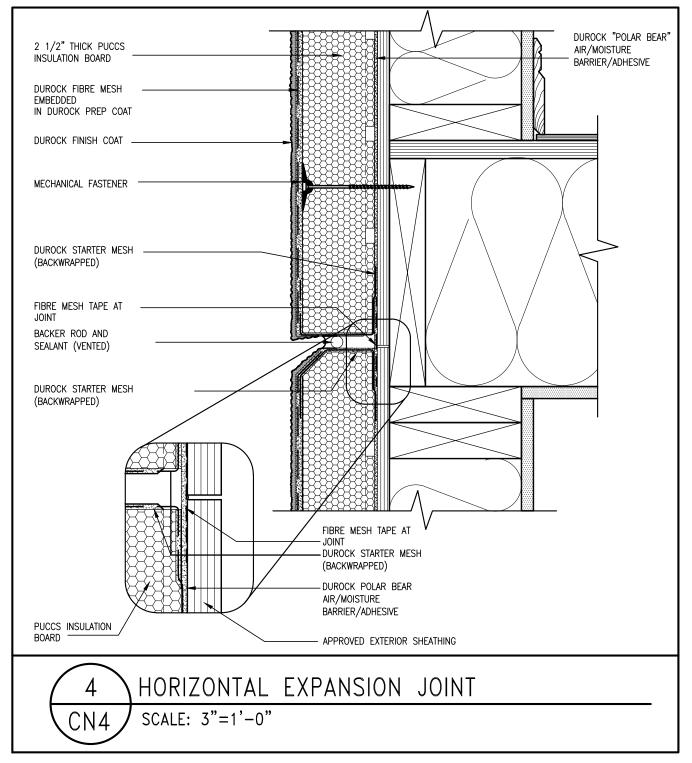
DETAILS ARE BASED ON DUROCK PUCCS SYSTEM

NOTE CONST WELLINGTON BAYVIEW VALLEY project name GREEN



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



NOTE

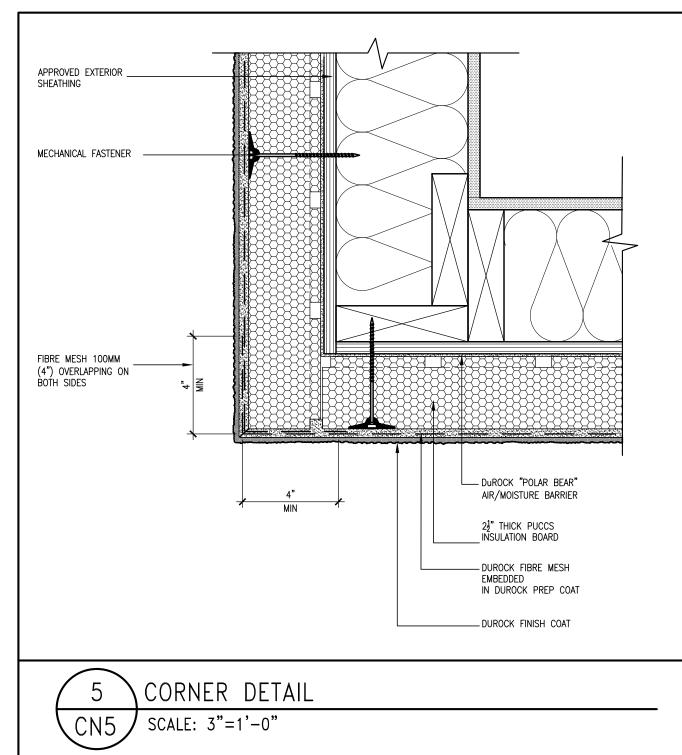
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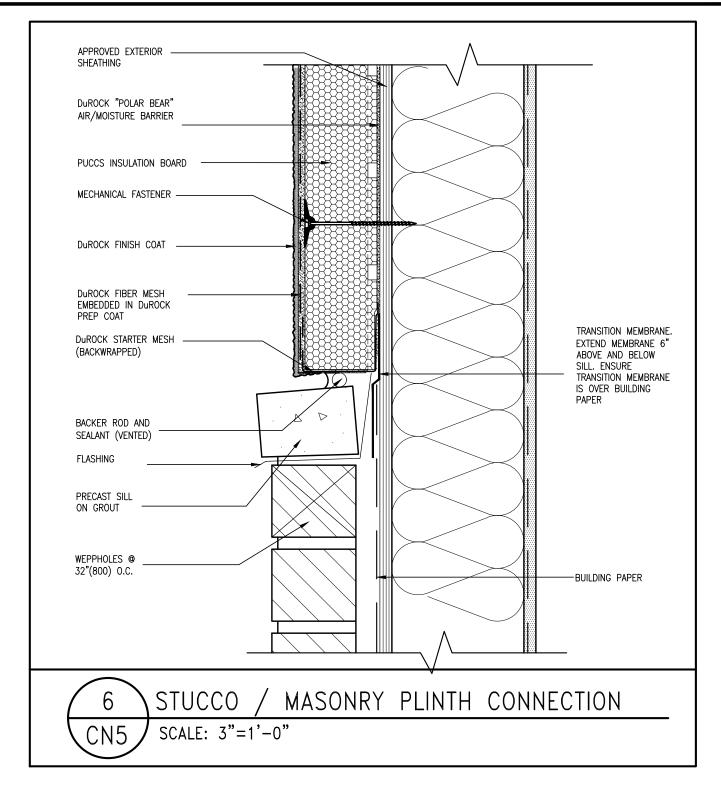
project name GREEN



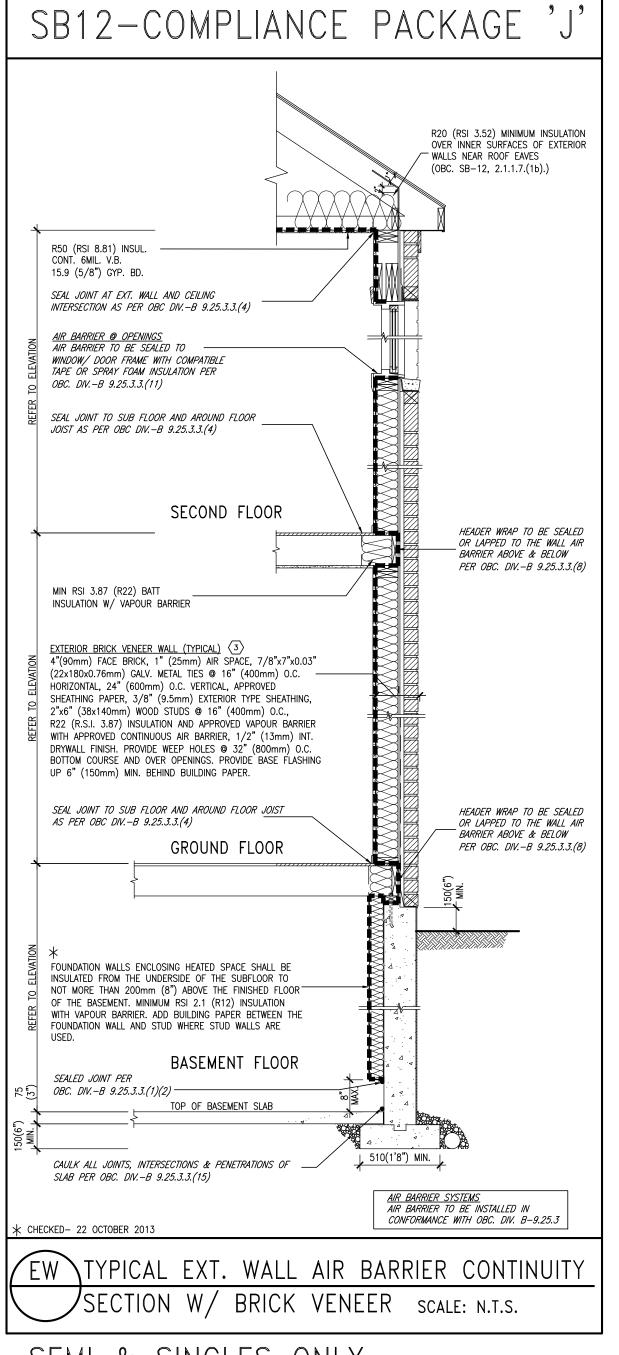
CN5 SCALE: 3"=1'-0"

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

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



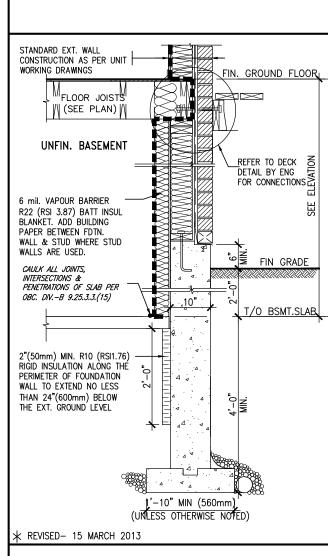
CONST NOTE BAYVIEW WELLINGTON VALLEY project name GREEN



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 COM	PLIANCE	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%	_





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

13045-CONST-OBC 2015

SEMI & SINGLES ONLY

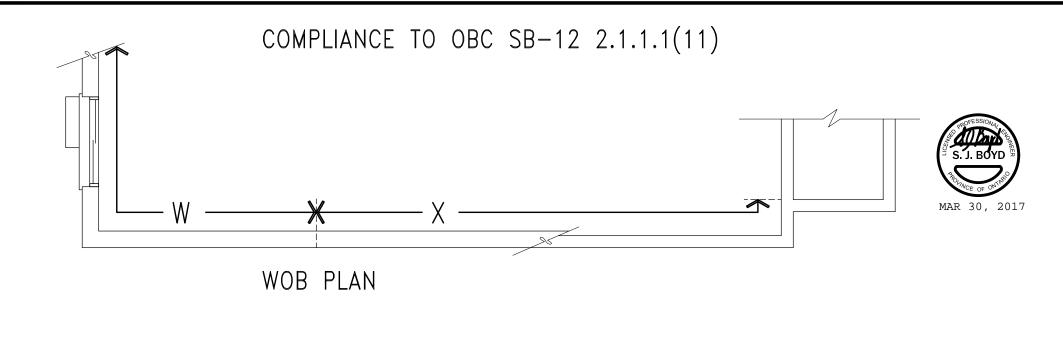
9					The undersigned has reviewed and takes responsibility for this design
8					and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
7					qualification information
6					Wellington Jno-Baptiste Whofics 76 25591
5					nume , signature boin
4					registration information VA3 Design Inc. 42658
3	.		.		
2	UPDATE TO CODE	APR 1	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

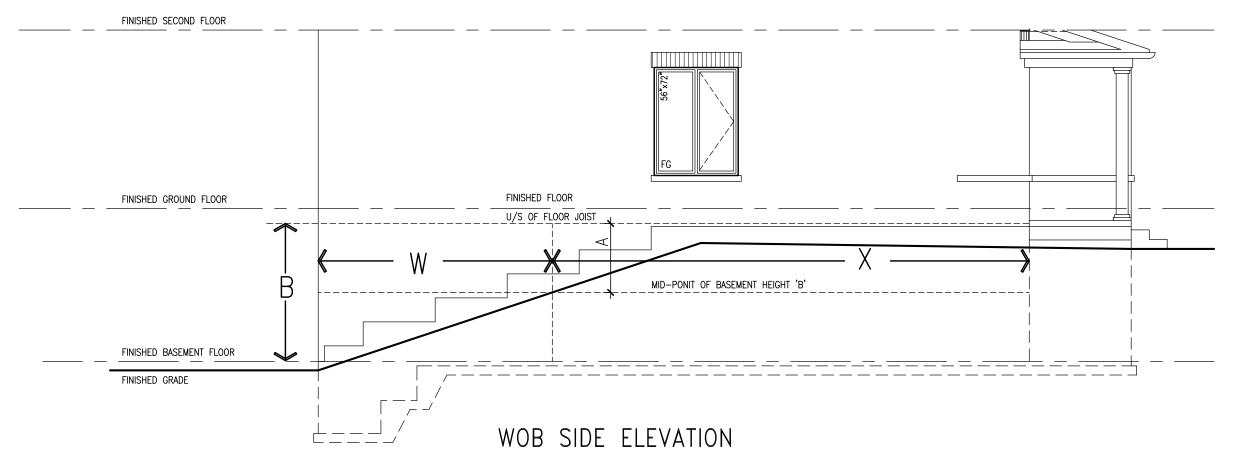
description

by Drawings are not to be scaled.



	BAYVIEW WELLINGTO	ON	CONST	NOTE
	project name GREEN VALLEY ESTATES	municipality BRADFORD		project no. 13045
)	date APR 2014	CONSTI	RUCTION NOTES	drawing no.





WHEN EXPOSED WALL "A" IS GREATER THAN 50%

OF BASEMENT WALL HEIGHT "B"

INSULATION VALUE FOR WALL IN SECTION "W"

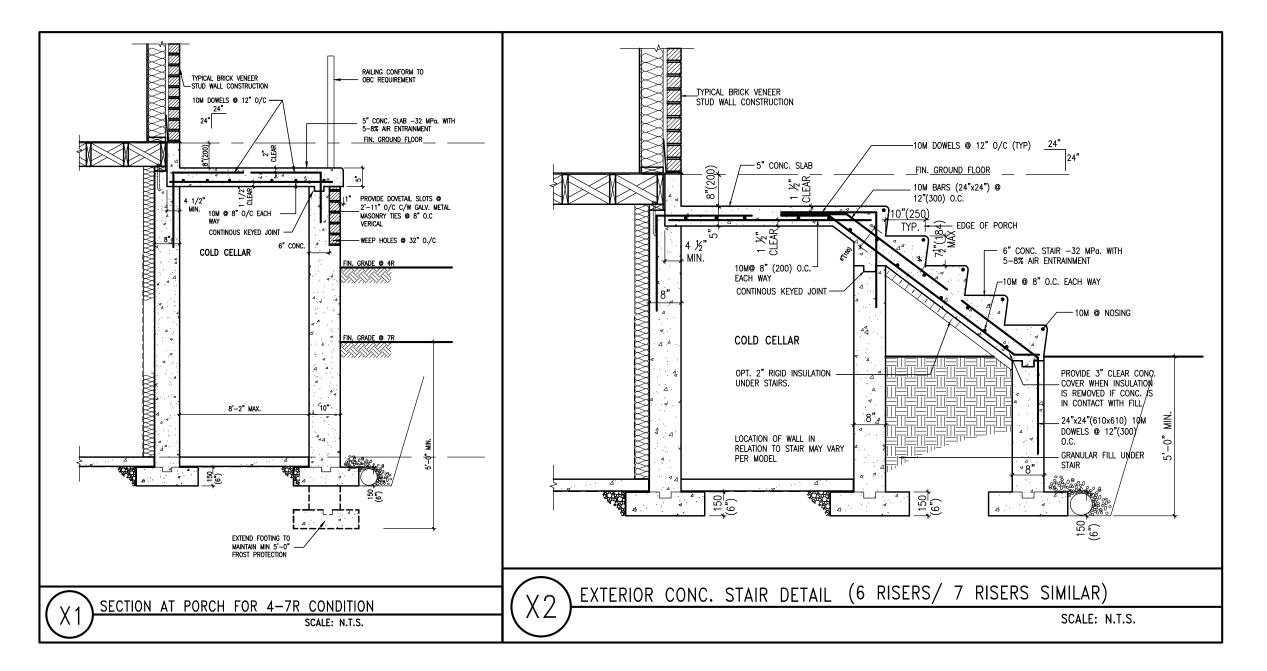
IS NOT LESS THAN IS REQUIRED FOR ABOVE

GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

WHEN EXPOSED WALL "A" IS LESS THAN 50%
OF BASEMENT WALL HEIGHT "B"
INSULATION VALUE FOR WALL IN SECTION "X"
IS NOT LESS THAN BASEMENT WALL AS
REQUIRED BY TABLE 2.1.1.2A

The undersigned has revoluted that the qualification on the publication of the control of the co	The undersigned has reviewed and takes responsibility for this design ond has the qualifications and meets the requirements set out in the Outario Building Code to be a Designer. qualification information.	BAYVIEW WELLINGTON		CONST_NOTE
registration information	signative	GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045
Contractor must verify of discretory to the Desire	all dimensions on the job and report any	20 APR 2014	CONSTRUCT	CONSTRUCTION NOTES drawing no.
07-14 RC drawings and specification of the Designer which n	perty t work.	330.4782	13045-C	13045-CONST-0BC 2015
date by Drawings are not to be scaled.	ed.	VQ3QESIGN.COM RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Tue - Dec 20 2016 - 9:17 AM	NST-0BC 2015.dwg - Tue - Dec 2	20 2016 - 9:17 AM





CN8 NOTE CONST BAYVIEW WELLINGTON VALLEY GREEN date
APR 2014
drawn by
RC

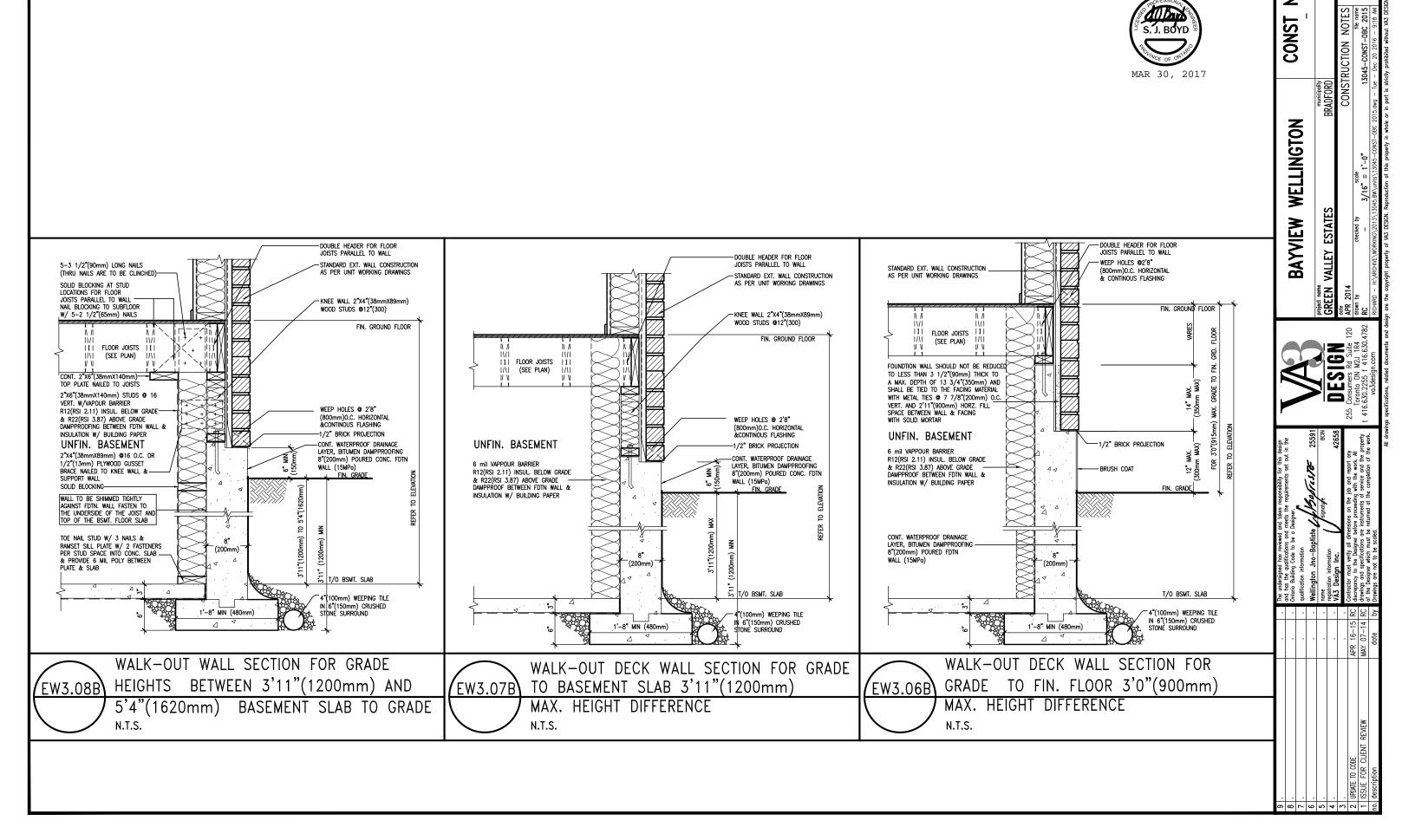


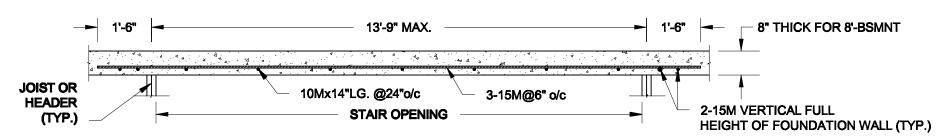
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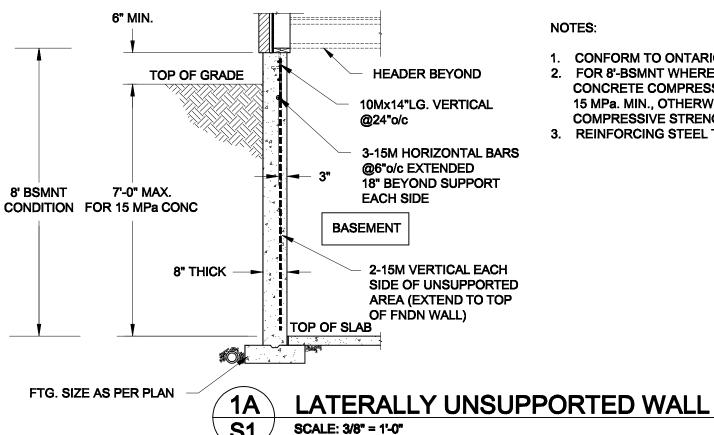
NOTE

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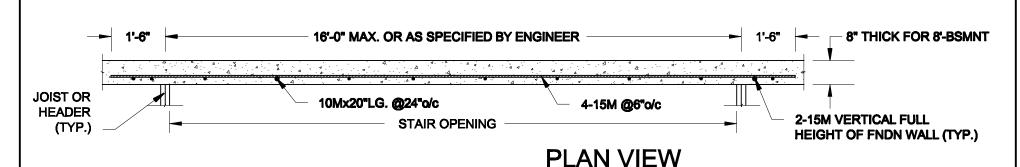


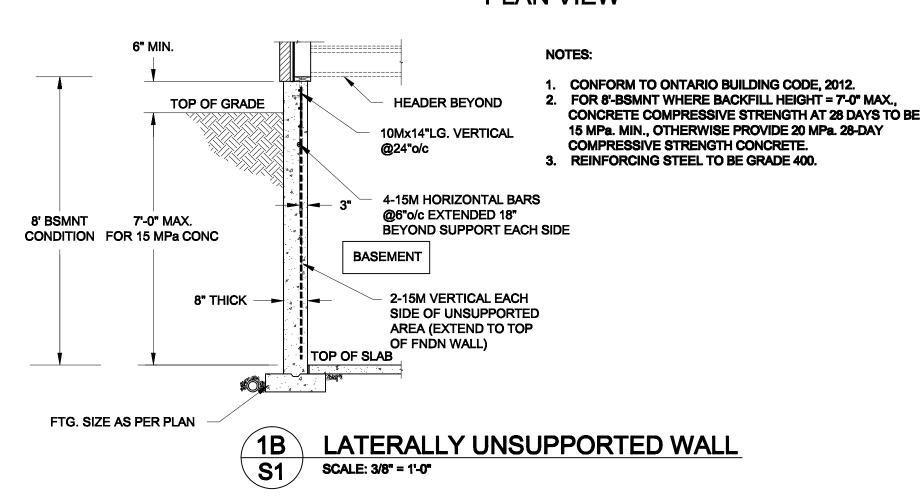


PLAN VIEW



- 1. CONFORM TO ONTARIO BUILDING CODE, 2012.
- 2. FOR 8'-BSMNT WHERE BACKFILL HEIGHT = 7'-0" MAX., CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN., OTHERWISE PROVIDE 20 MPa. 28-DAY COMPRESSIVE STRENGTH CONCRETE.
- 3. REINFORCING STEEL TO BE GRADE 400.





Scale: **AS NOTED** Date: MAY-31-2016 Drawn: Checked:

SJB

SC

QUAILE ENGINEERING LTD.



Engineer's Seal: all bank S. J. BOYD Newmarket, ON L3Y 8J9 T: 905-853-8547 MAY 30, 2016

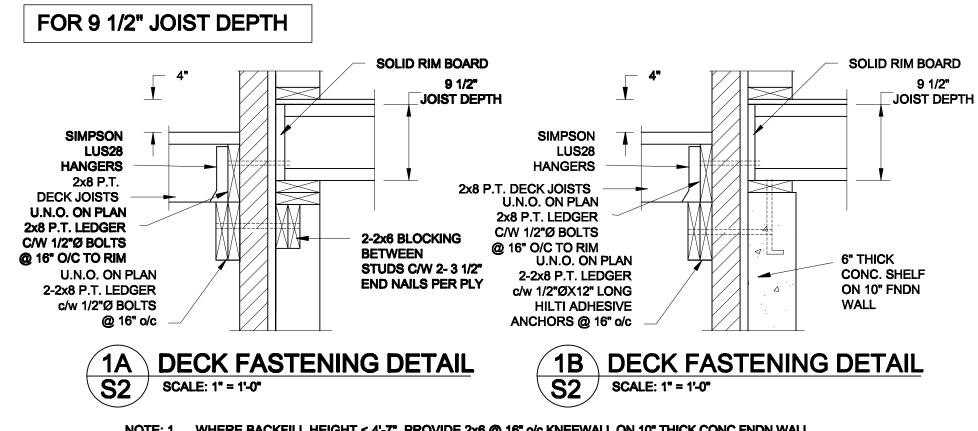
Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.: Drawing No.:

> 16-102 **S1**

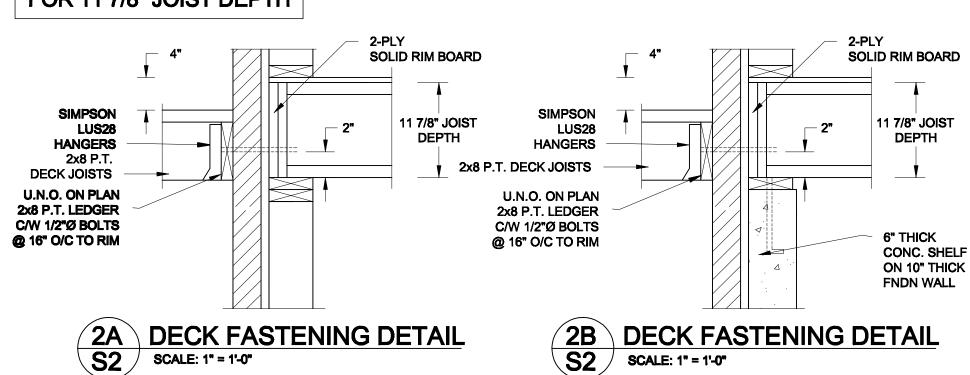


WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL

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.

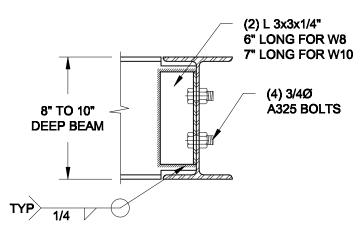




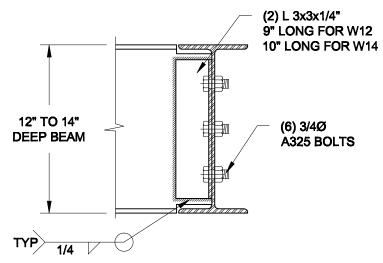
WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL

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

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



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



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

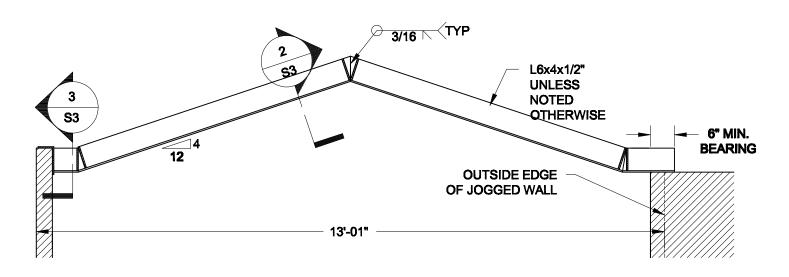


STEEL BEAM CONNECTION DETAIL

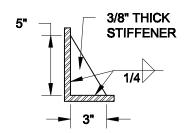
SCALE: 1-1/2" = 1'-0"

Scale: Engineer's Seat: Project: QUAILE ENGINEERING LTD. BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT **AS NOTED** BRADFORD, ONTARIO d bark Date: 38 Parkside Drive, UNIT 7 S J BOYD Newmarket, ON TYPICAL STRUCTURAL DETAILS FOR SINGLES MAY-31-2016 L3Y 8J9 Drawn: Checked T: 905-853-8547 Project No.: Drawing No.: E: qualle.eng@rogers.com 16-102 SJB **S2** MAY 30, 2016

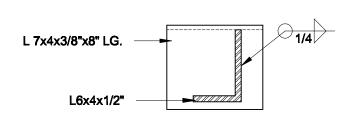
NC-002010/10-102 BÄYY/IEW WELLINGTON GREEN VALLEY SINGLES/10-102-0140



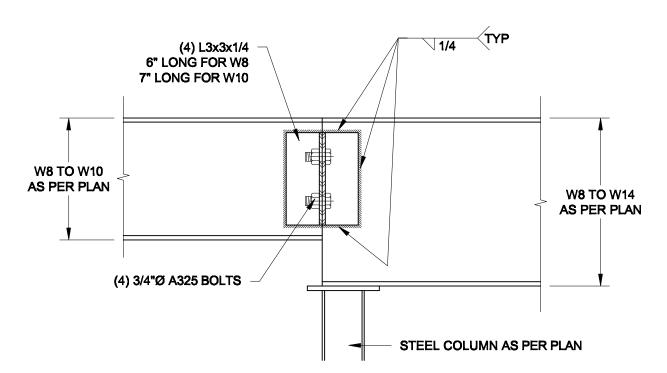
1 STEEL LINTEL AT GABLE
S3 SCALE: 1/2" = 1'-0"



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:
A8 NOTED

Date:
MAY-81-2016

Checked:

SJB

Drawn:

SC

QUAILE ENGINEERING LTD.



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



Project No.:

16-102

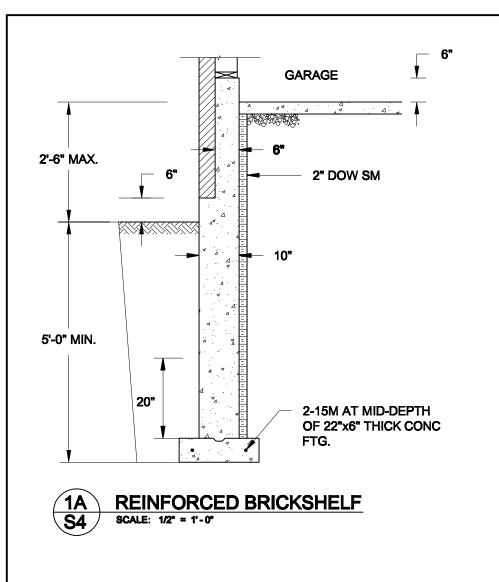
Project:
BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Drawing No.:

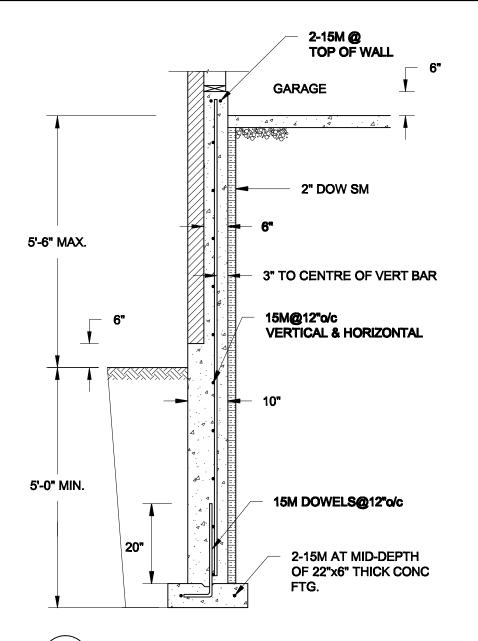
S3

P:NamC-0002010/16-102 BAYVIEW WELLINGTON GREEN VALLEY SINGLES/16-102-day



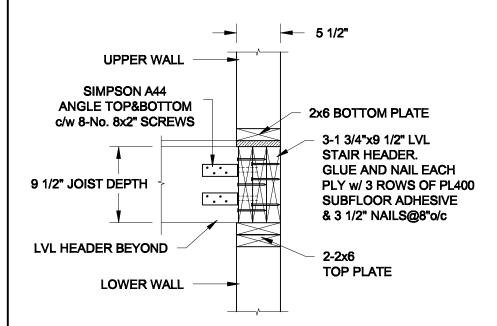
NOTE:

- 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.

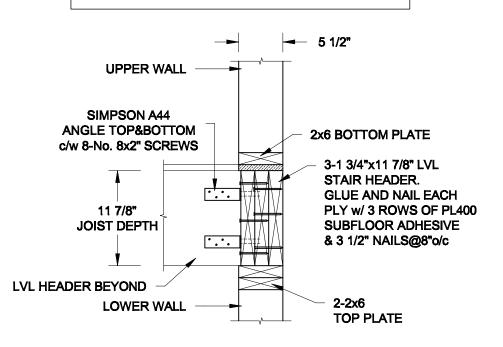


1B REINFORCED BRICKSHELF
S4 SCALE: 1/2" = 1'-0"

FOR 9 1/2" JOIST DEPTH



FOR 11 7/8" JOIST DEPTH



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

Scale: AS NOTED Date: MAY-81-2016 Drawn: | Checked:

SJB

SC

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

S4

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.: Drawing No.:

mic-oradio-16-162 Bayview Wellington Green Valley Singles/16-162.ang

