

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 "I" 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 2.1.1.2A) SIDING AS PER ELEV... 19x38 (1"x2") VERTICAL WOOD FURRING. CONTIN. SHEATHING MEMBRANE, 9.5mm (3)8"1 SUT. 17PE 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.

2A) 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 "BY" 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.

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. (2B)

(2C) RESERVED

2D 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") ABOVE FINISH GRADE.

WALLS ADJACENT TO ATTIC SPACE — NO CLADDING

9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS ⊚ 400mm
(1/6") O.C., INSULATION AND APPR. VAPOUR BARRIER AND APPR.
CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH.

MID-HEIGHT BLOCKING 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 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. AIR BARRIER. 13mm (1/2") INTERIOR DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. REFER TO OBC SB-12. TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION.

BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE BRICK 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 ( $1\frac{1}{8}$ ") EXT. STRUCT. INSULATED SHEATHING RSI 0.7 (R4) BY "BP" OR EQUAL, SAX140 (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.

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 PER MANUFAL INERS SPECIFICATIONS OVER 25MM (17 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 OBG SB-12. TABLE 2.1.1.2.A. FOR REQUIRED MINIMALINA TEPPAAL INSULATION. MINIMUM THERMAL INSULATION.
STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

INTERIOR STUD PARTITIONS
FOR BEARING PARTITIONS 38x89 (2"x4") @ 400mm (14") O.C. FOR 2
STOREYS AND 300mm (12") O.C. FOR 3 STOREYS, NON-BEARING
PARTITIONS 38x89 (2"x4") @ 600mm (24") O.C. PROVIDE 38x89 (2"x4")
BOTTOM PLATE AND 2/38x89 (2/2"x4") TOP PLATE. 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2"x6") STUDS/PLATES

FOUNDATION WALL/FOOTINGS; (9.15.3, 9.15.4, 9.13.2, 9.14.2.1,(2))
200mm (8") POURED CONC. FDIN. WALL 15MPO (2200ps)) 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 EDTN. 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

NOT MEEL MINIMUM CONTROL RESULTS OF THE REQUIRED.

STOREYS SUPPORTED | W/ MASONRY VENEER | W/ SIDING ONLY

1 16" WIDE x 6" DEEP 16" WIDE x 6" DEEP
2 20" WIDE x 6" DEEP 20" WIDE x 6" DEEP
3 26" WIDE x 9" DEEP 20" WIDE x 6" DEEP

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

STRIP FOOTING SUPPORTING EXTERIOR WALLS (FOR W.O.B.) -ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOC LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1"). THE STRIP FOOTING SIZE IS AS FOLLOWS: 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 ORC. 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 (R50) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR
BARRIER. 16mm (5/8") INT. DEYWALL FINISH OR APPROVED EQUAL. RSI
3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL

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

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

MIN. AVG. RUN = 200 (8") 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.

= 150 (6")

INTERIOR GUARDS -OBC. 9.8.8.-INTERIOR GUARDS: 900mm (2-1)"] 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").

SIL PLATE — OBC. 9.23.7. 38x89 (2'x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C., CAULKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FOTN. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED

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

BEARING STUD PARTITION
38x89 (2'X4") STUDS @ 400mm (16") O.C. 38x89 (2'X4") STUDS @ 400mm (16") O.C. 38x89 (2'X4") STUDS @ 400mm (17") DIA. ANCHOR BOLTS
200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @
2400mm (7'-10") O.C. 100mm (4") HIGH CONC. CURB ON 350x155 (14"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3) 89mm(3-1/2") DIA x 3.0mm(0.118) SINGLE WALL TUBE TYPE 2 ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kN (16,000lbs.) AT A MAX. EXTENSION OF 2318mm (7-7 1/2") CONFORMING TO CAN/CGSB-7.2-94, AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM, 870x870x410 (34°x34°x16°) CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING / 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
(6x6'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 Kpc MIN. AND AS PER SOILS REPORT.

STEEL COLUMN 90mm(3-1/2) DIA x 4.78mm(,188) NON-ADJUSTABLE STL, COL, TO BE ON 150x150x9.5 (6"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")

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

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 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 (:
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.

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).

RESERVED

BEARING WOOD POST (BASEMENT) (OBC 9.17.4.)
3-38x140 (3-2"x6") BUILT-UP-POST ON METAL BASE SHOE ANCHORED 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 UTILIZATION CODE.

SUBFLOOR. JOIST STRAPPING AND BRIDGING
16mm [5/8"] T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR
CERAMIC TILE APPLICATION (\* SEE 050 F. 30.6. \*) 6mm (1/4") PANEL
TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (\* SEE OBC 9.30.2.\*) COOM TO STAND THE SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES

A-1 OR A-2 STRAPPING SHALL BE 19x64 (1"x3") @ 2100mm (6'-11")

O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.

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, (3-1-1)", WHERE THE LD IS LESS THAN 600mm (1'-1)") 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 (4460ps) CONC. SLAB WITH 5-8% AIR
ENTRAINMENT. REINF. WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, MIN. 30mm (1 1/4") COVER, 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FOTN, WALLS, SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB 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.

CONVENTIONAL ROOF FRAMING (2.0Kpg. SNOW LOAD) 38x140 (2'x6") RAFTERS @ 400mm (16"O.C.) FOR MAX 11'-7 SPAN 38x184 (2"x8") RIDGE BOARD 38x89 (2"x4") COLLAR TIES 37AN, 38X194 (2.26) KING BOARD. 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.

**GENERAL NOTES** 

WINDOWS: 1) MINIMUM BEDROOM WINDOW —ORC. 8.9.10.1.—
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m2 UNDOSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3").

2) WINDOW GUARDS — GDC. 9.8.8.1.16).
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. & 5.6.2.2.(3) AND MUNICIPAL STANDARDS. ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED. AD IACENT TO WATER CLOSETS AND SHOWER OR BATHTUR 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.

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

2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED

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

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

MANUFACIURER.
LVL BEAMS SHALL BE 2.0E -2950Fb MIN., NAIL EACH PLY OF LVL
WITH B97mm (3 1/27) LONG COMMON WIRE NAILS @ 300mm
(127) O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm (7
14/47, 1/27, 11/87) DEPTHS AND STAGGERED IN 3 ROWS FOR
GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm (1/27) DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @

DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BE 
915mm (3-70) 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.

OTHERWISE NOTED, REFER TO ENG, FLOOR LAYOUTS, JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD DEAMBERS, WOOD FEASTH OF THE STATED WITH A WOOD PRESERVATIVE. IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mil. POLYETHYLENE FILM, NO. 50 (45/bs.) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

1)

LIGHT FIXTURE (CEILING MOUNTED)

di Bark

S. J. BOYD

LIGHT FIXTURE (WALL MOUNTED)

ABOVE THE GROUND.

STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-C40-21
GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL
CONFORM TO CSA-G40.21 GRADE 350W "STRUCTURAL
QUALITY STEEL". OBC. B-9.23.4.3.
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
EXTEROR. THE EXTEROR SHEATHING MUST NOT BE GYPSUM
BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS
SPECIFICATIONS. STUCCO: 1)

**LEGEND** EXHAUST FAN (S) 9 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 Ф<sup>8</sup> HEAVY DUTY OUTLET (220 volt)

LIGHT FIXTURE (PULL CHAIN) Z4º SWITCH

® & FLOOR DRAIN SJ SINGLE JOIST

HOSE BIB (NON-FREEZE) DOUBLE JOIST DJ TRIPLE JOIST TJ LVL LAMINATED VENEER LUMBER

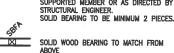
×6/~ POINT LOAD FROM ABOVE

PRESSURE TREATED P.T. JUNE 16,2017 LUMBER GIRDER TRUSS BY ROOF TRUSS MANUF. G.T.

EA. FLAT ARCH C.A. CURVED ARCH M.C. MEDICINE CABINET (RECESSED)

CONC. BLOCK WALL XXXXX 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



CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO VA3 DESIGN BEFORE PROCEEDING WITH THE WORK, ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF VA3 DESIGN WHICH IF REQUESTED MUST BE RETURNED AT THE COMPLETION OF THE WOR ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED.

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") 2-20.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"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 DOF WALL TO FLOOR JOIST AND ALSO TIED TO 38x84 (2"x4") @ 300 (12") o.c. KNEE WALLI, REFER TO DETAIL.

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

ONT, REG. 332/12-2012 OBC ♦ 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 × 235 (2/2" × 10") SPR.#2 3/38 × 235 (3/2" × 10") SPR.#2 4/38 × 235 (4/2" × 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 **B**5

LOOSE STEEL LINTELS 90 x 90 x 6.0L (3-1/2" x 3-1/2" x 1/4"L) 90 x 90 x 8.0L (3-1/2" x 3-1/2" x 5/16"L) 100 x 90 x 8.0L (4" x 3-1/2" x 5/16"L)

125 x 90 x 8.0L (5" x 3-1/2" x 5/16"L) 152 x 89 x 10.0L (6" x 3-1/2" x 5/16"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) L12 LAMINATED VENEER LUMBER (LVL) BEAMS

LAMINATED VENEER LUMBER (LV
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" (3-45x184)
LVL3 4-1 3/4"x7 1/4" (4-45x184)
LVL4A 1-1 3/4"x9 1/2" (1-45x240)
LVL4 2-1 3/4"x9 1/2" (2-45x240)
LVL5 3-1 3/4"x9 1/2" (3-45x240)
LVL5 3-1 3/4"x9 1/2" (4-45x240)
LVL6A 1-1 3/4"x11 7/8" (1-45x300)
LVL6A 1-1 3/4"x11 7/8" (1-45x300)
LVL6 2-1 3/4"x11 7/8" (2-45x300)
LVL7 3-1 3/4"x11 7/8" (3-45x300)
LVL8 4-1 3/4"x11 7/8" (4-45x300)

**DOOR SCHEDULE** 1. EXTERIOR 815 x 2030 x 45 DOOR (2'-8" x 6'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4) EXTERIOR 865 x 2030 x 45 DOOR (2'-10" x 6'-8" x 1-3/4")

2A DUON (2'-8' x 6'-8' x 1-3/8')

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
DEVICE.

2B DOOR (2'-8' x 6'-8' x 1-3/4')
(WEATHER STRIPPING INSTALLED)
INTERIOR 815 x 2438 x 45
DOOR (2'-8' x 8'-0' x 1-3/4')

EXTERIOR 815 x 2438 x 45

2D 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. 760 x 2030 x 35 (2'-6" x 6'-8" x 1-3/8")

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

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

PLUMBING (BATH,

SIGNALLING COMPONENT (9.10.19.3.(3)).

6. EXTERIOR 815 x 2030 x 45 DOOR (2'-8" x 6'-8" x 1-3/4") SOLID WOOD CORE MECHANICAL SYMBOLS -1/80 Mb. HEAT PIPE WARM AIR PLUMBING (TOILET) RETURN AIR DUCT

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

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.

0

VA3 REFERENCE NUMBER

CONST NOTE

13045

**GREEN VALLEY ESTATES** 

APR 2014

**BRADFORD** 

**CONSTRUCTION NOTES** 

RC  $3/16^{\circ} = 1'-0^{\circ}$ 13045-CONST-OBC 2015 H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Wed - Jon 11 2017 - 12:08 PM

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**BAYVIEW WELLINGTON** 

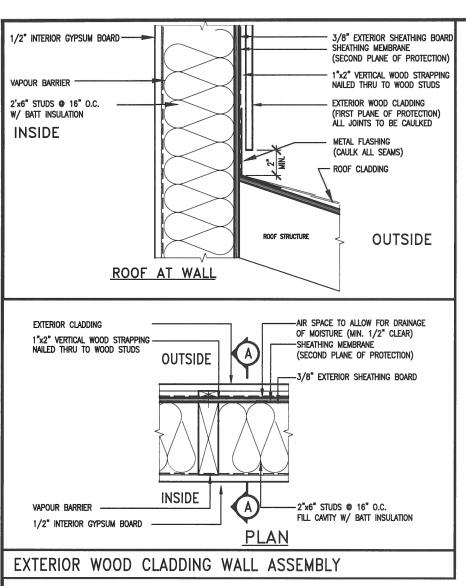
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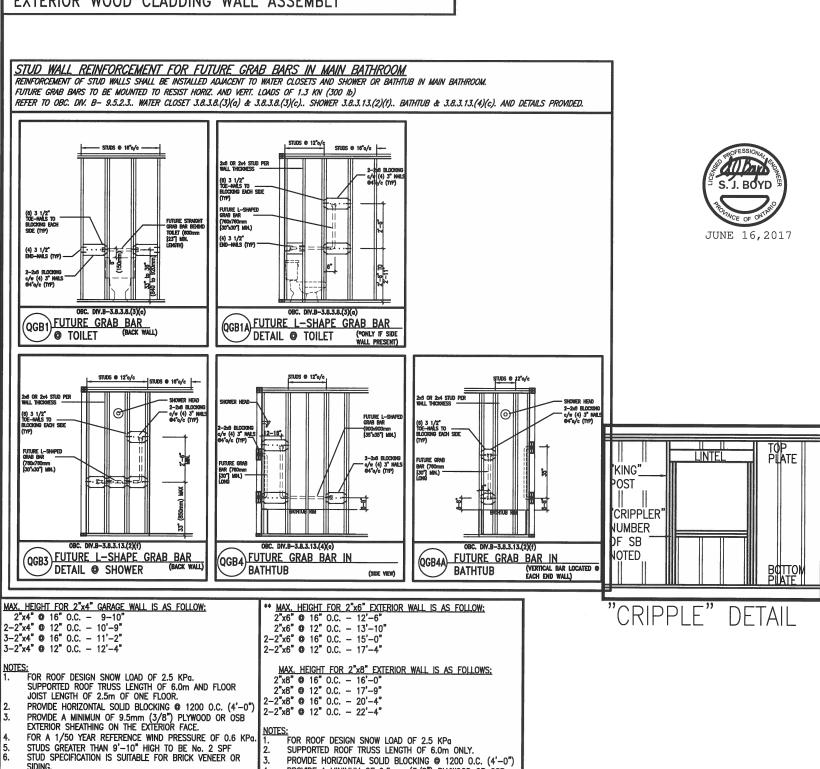
signed has reviewed and takes responsibility for this design he qualifications and meets the requirements set out in the ng Code to be a Designer Wellington Jno-Baptiste WBOFILSTE 25591 BCIP VA3 Design Inc. 42658

(\* SEE OBC 9.23.9.4. \*)

va3design.com

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





**BAYVIEW WELLINGTON** Wellington Jno-Baptiste //Bofics72-25591 registration information VA3 Design Inc. BCIN **GREEN VALLEY ESTATES BRADFORD** 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. APR 2014 CONSTRUCTION NOTES 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 2 UPDATE TO CODE APR 16-15 RC drawn by 1 ISSUE FOR CLIENT REVIEW MAY 07-14 RC 3/16" = 1'-0" RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Tue - Dec 20 2016 - 9:17 AM no. description date by va3design.com

NOTES:

1. FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa
2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.

SOLID BLOCKING © 1200 0.6

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

FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPG STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR

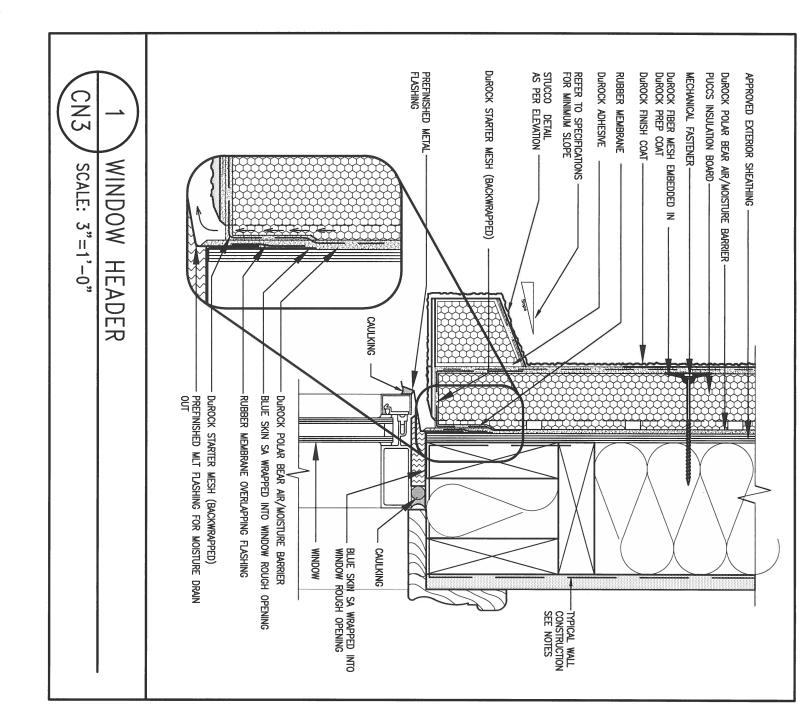
(1/2") GYPSUM BOARD ON THE INTERIOR FACE.
WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)

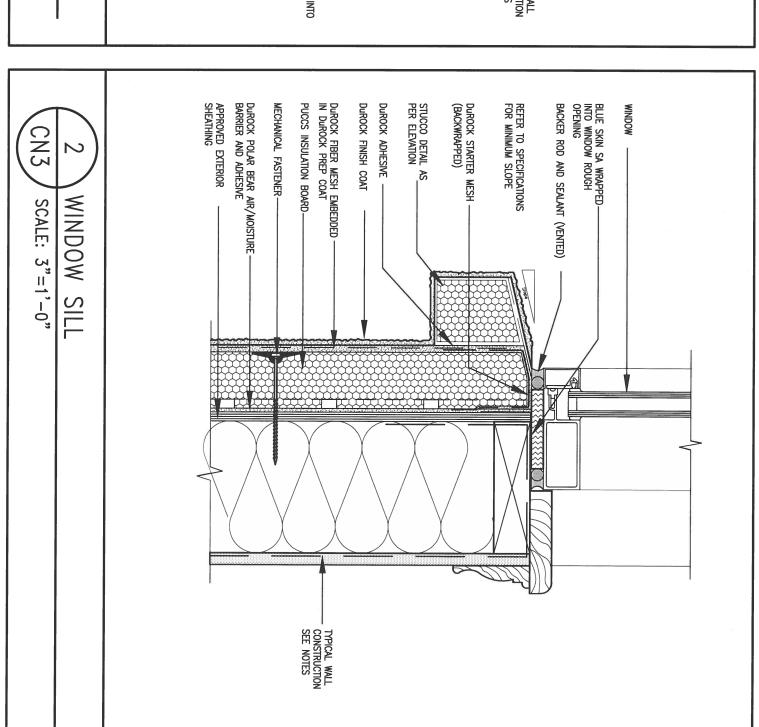
\*\* STUD INFORMATION TAKEN FROM OBC TABLE A-30

**CONST NOTE** 

13045-CONST-OBC 2015

13045





UPDATE TO CODE APR 16-15 RC 1 ISSUE FOR CLIENT REVIEW MAY 07-14 RC no. description date

MANUFACTURERS SPECIFICATIONS.

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM

EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER

BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE

ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE

undersigned has reviewed and takes responsibility for this design has the qualifications and meets the requirements set out in the Wellington Jno-Baptiste 25591

VA3 Design Inc. 5 RC 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 by Drawings are not to be scaled.

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**BAYVIEW WELLINGTON** 

**CONST NOTE** 

13045

**GREEN VALLEY ESTATES** date APR 2014

drawn by

BRADFORD CONSTRUCTION NOTES

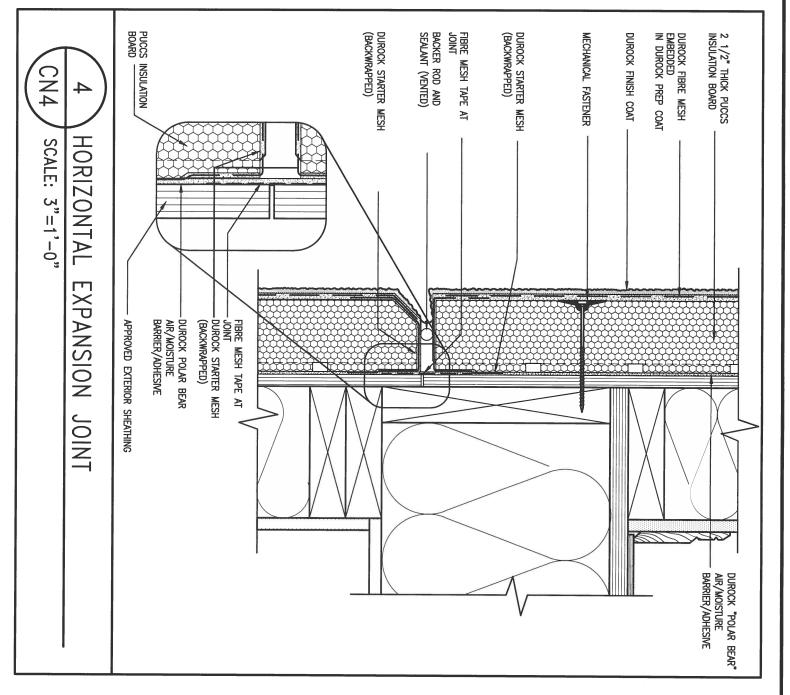
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3/16" = 1'-0"

ROOF SHINGLES DUROCK STARTER MESH (BACKWRAPPED) DUROCK FIBRE MESH EMBEDDED IN DUROCK PREP COAT DUROCK FINISH COAT MECHANICAL FASTENER 2 1/2" THICK PUCCS INSULATION BOARD DUROCK "POLAR BEAR"
AIR/MOISTURE BARRIER/ADHESIVE APPROVED EXTERIOR SHEATHING CN4 STUCCO TERMINATION @ SCALE: 3"=1'-0' **ROOF** DUROCK UNI-TRACK FLASHING

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** 25591 BCIN project no. 13045 BRADFORD **GREEN VALLEY ESTATES** 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, date APR 2014 CONSTRUCTION NOTES 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 UPDATE TO CODE APR 16-15 RC drawn by RC 1 ISSUE FOR CLIENT REVIEW MAY 07-14 RC 3/16" = 1'-0" 13045-CONST-OBC 2015 no. description date by va3design.com RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Tue - Dec 20 2016 - 9:19 AM

APPROVED DETERMINE STREETS TO HAVE A MINIMUM 10mm AIR SPACE

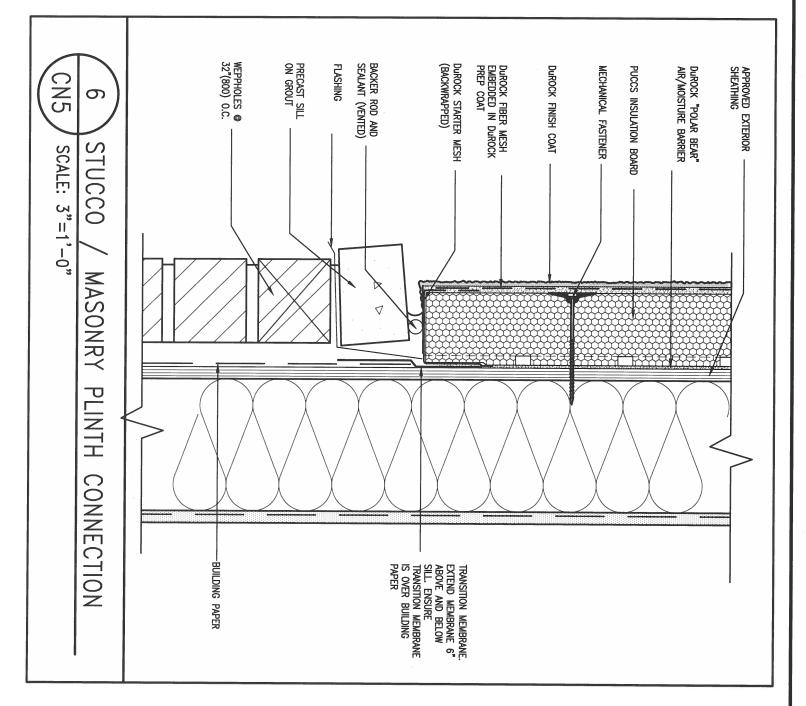
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE

EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

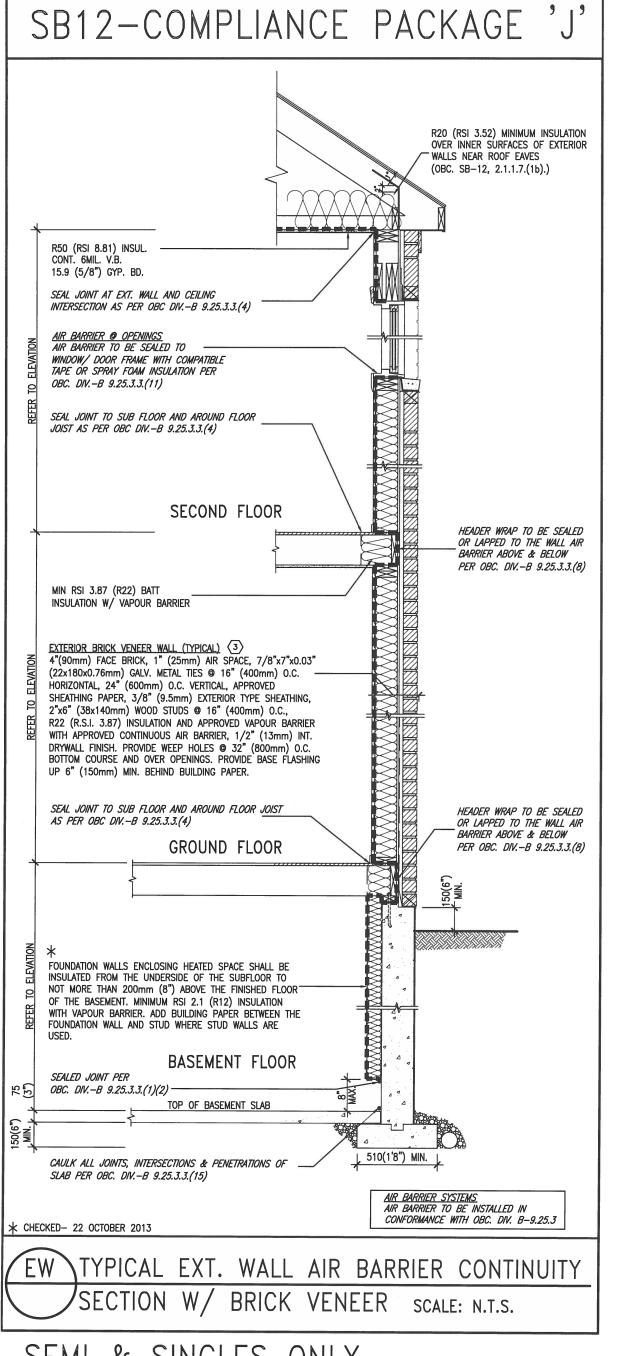
BE GYPSUM

BEHIND THE CLADDING WITH POSITIVE DRAINAGE

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



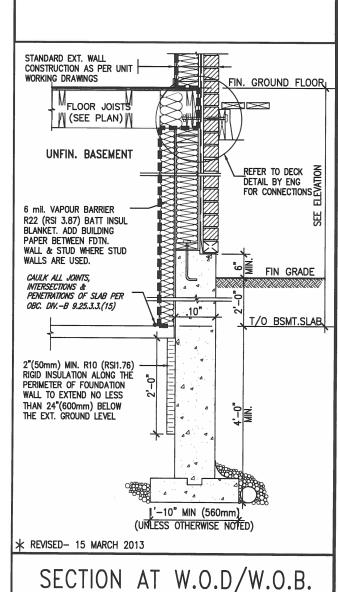
**CONST NOTE BAYVIEW WELLINGTON** Wellington Jno-Baptiste Wellington Jno-Baptiste 25591 BCI BRADFORD **GREEN VALLEY ESTATES** va3 Design Inc. 13045 42658 date APR 2014 Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings 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. CONSTRUCTION NOTES 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 2 UPDATE TO CODE APR 16-15 RC drawn by 3/16" = 1'-0" 1 ISSUE FOR CLIENT REVIEW MAY 07-14 RC 13045-CONST-OBC 2015 no. description RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Tue - Dec 20 2016 - 9:19 AM date by va3design.com All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written



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

8			ŀ	and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
7	•			qualification information	
6	•			Wellington Ino-Baptiste (180512576 25591	ě
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 2
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC	drawings and specifications are instruments of service and the property	1
no.	description	date	by	of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	Ľ

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# **BAYVIEW WELLINGTON**

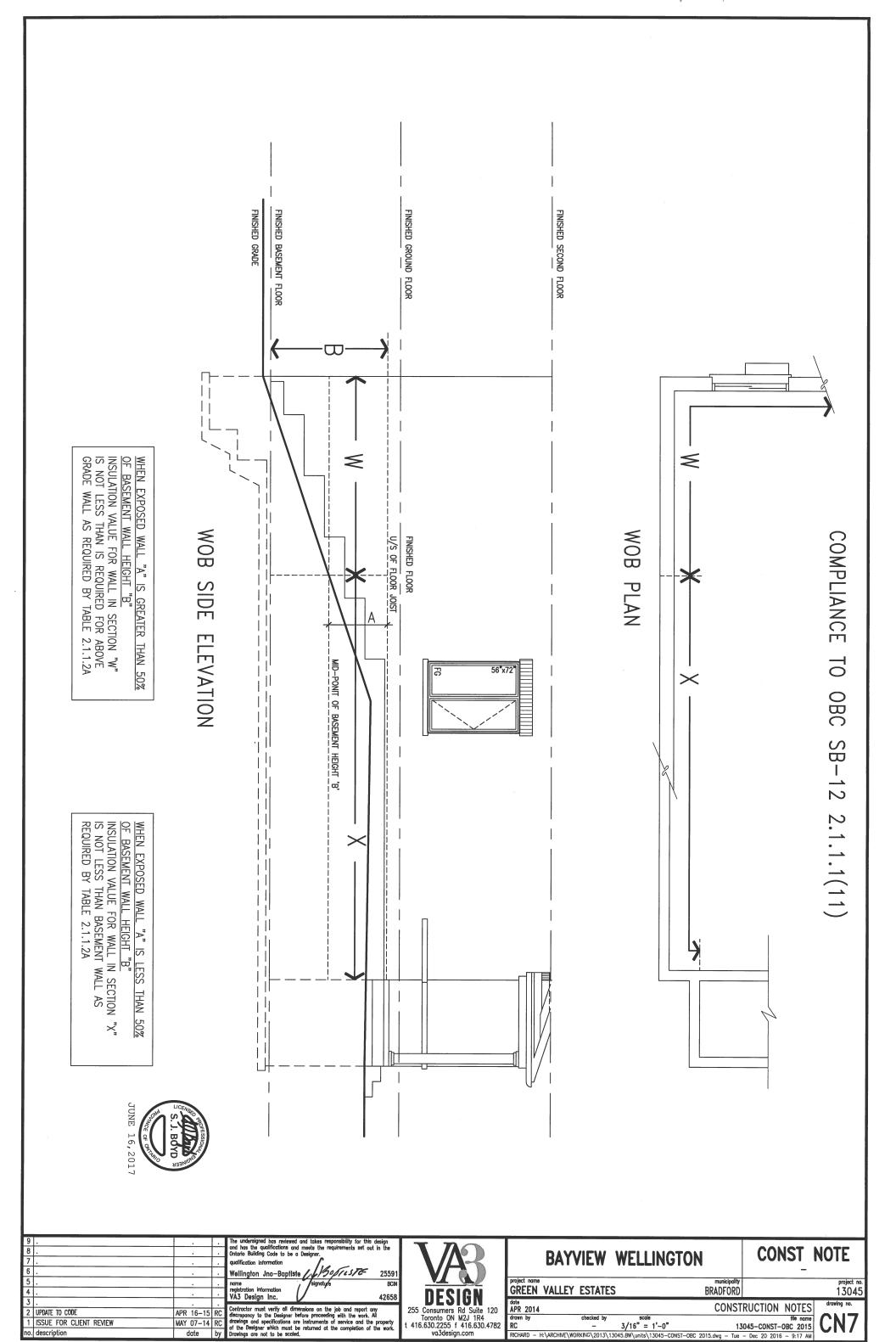
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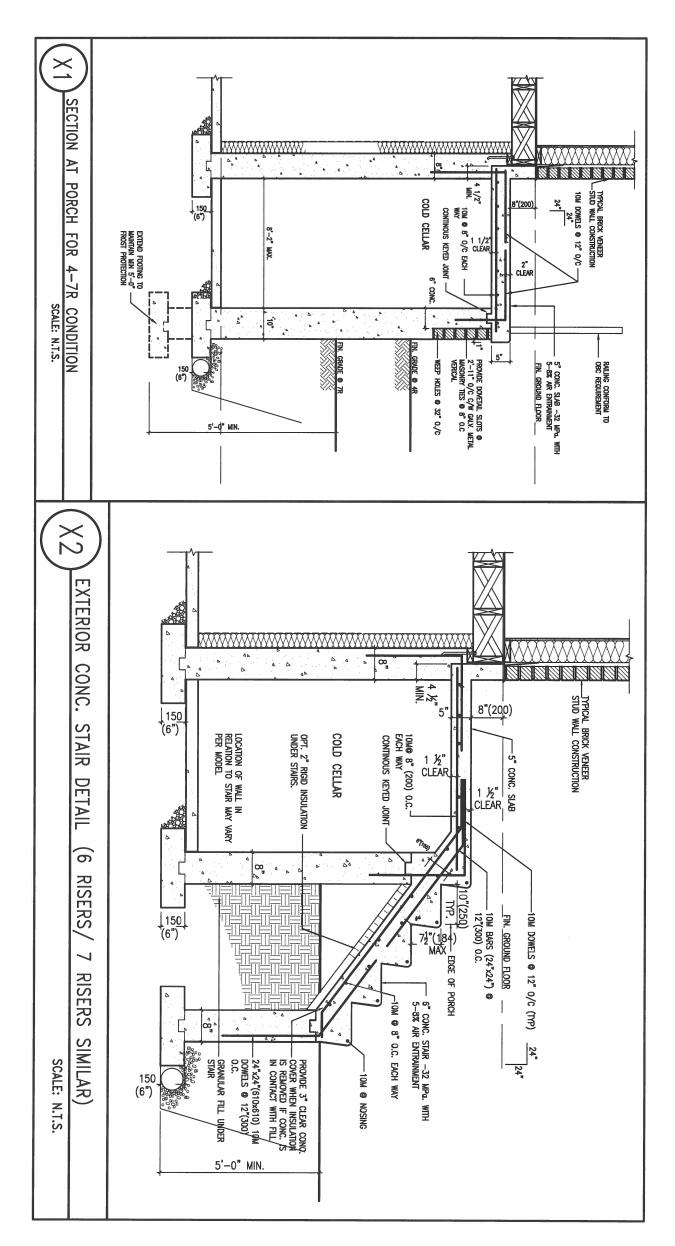
**CONST NOTE** 

GREEN VALLEY ESTATES APR 2014

**BRADFORD** CONSTRUCTION NOTES 13045-CONST-OBC 2015

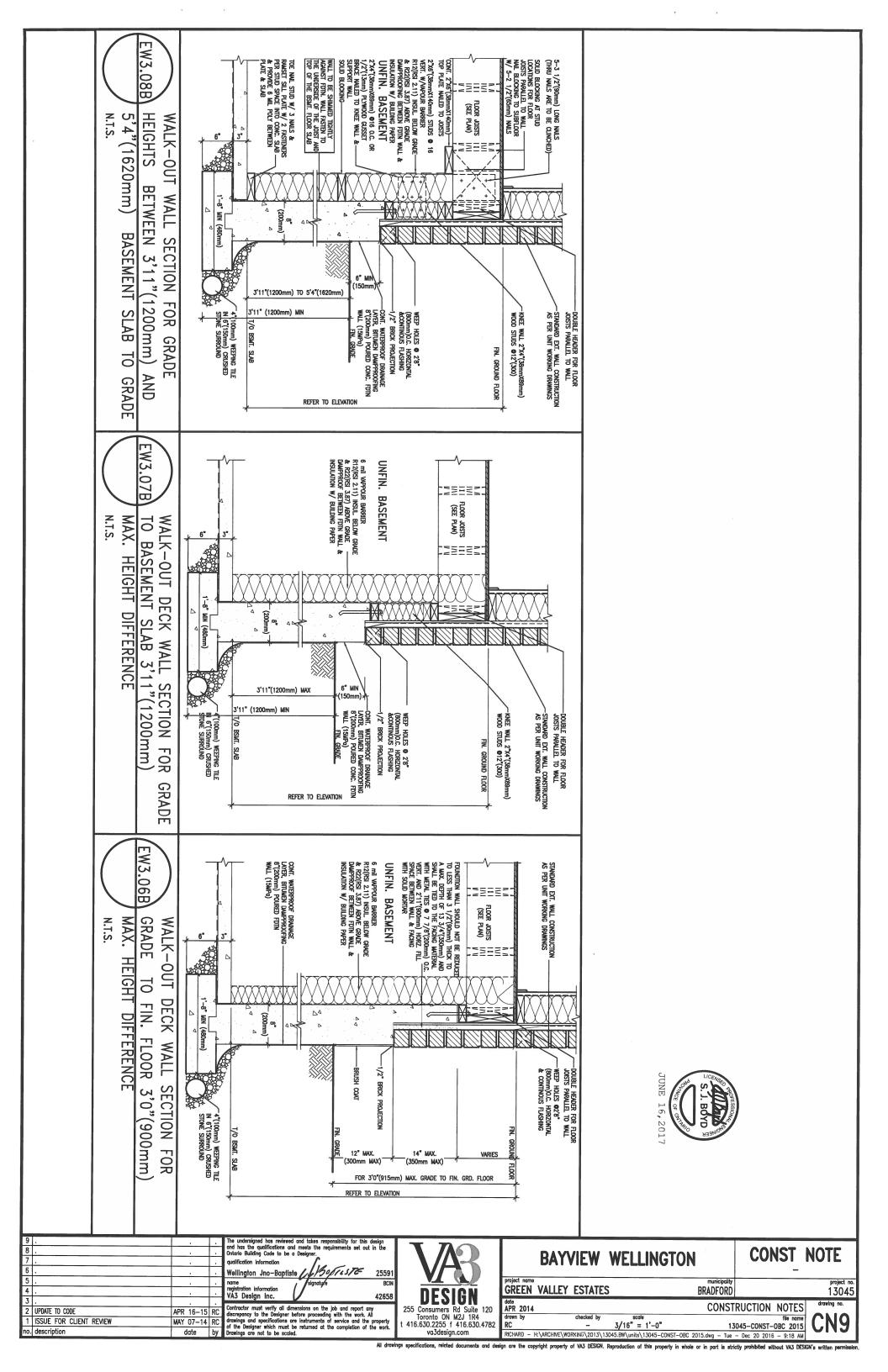
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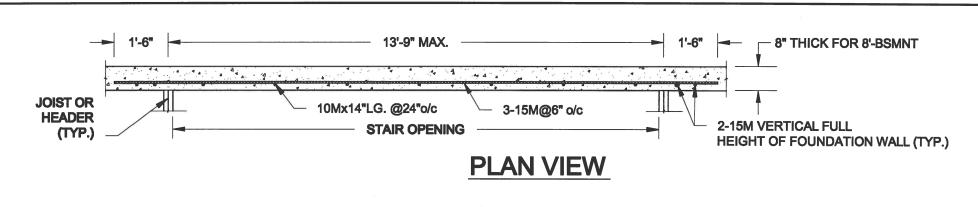


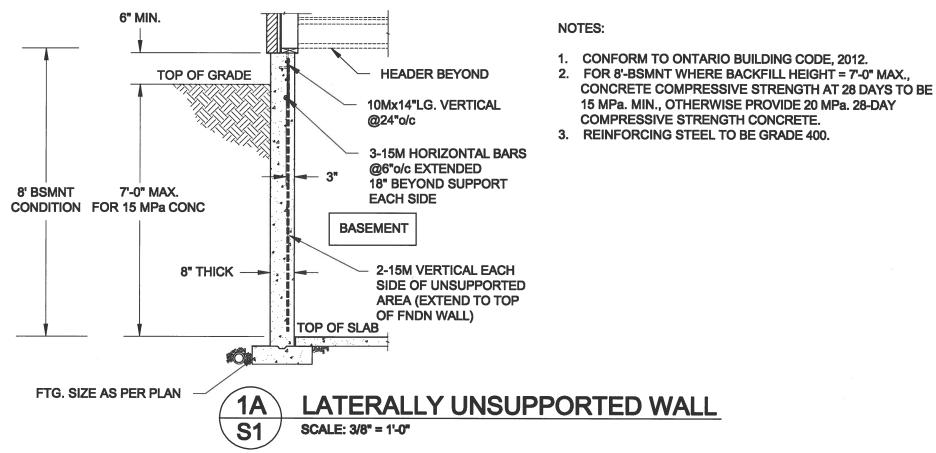


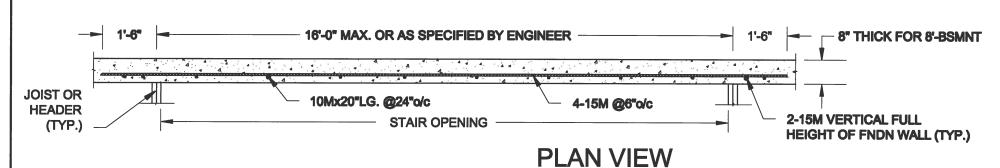


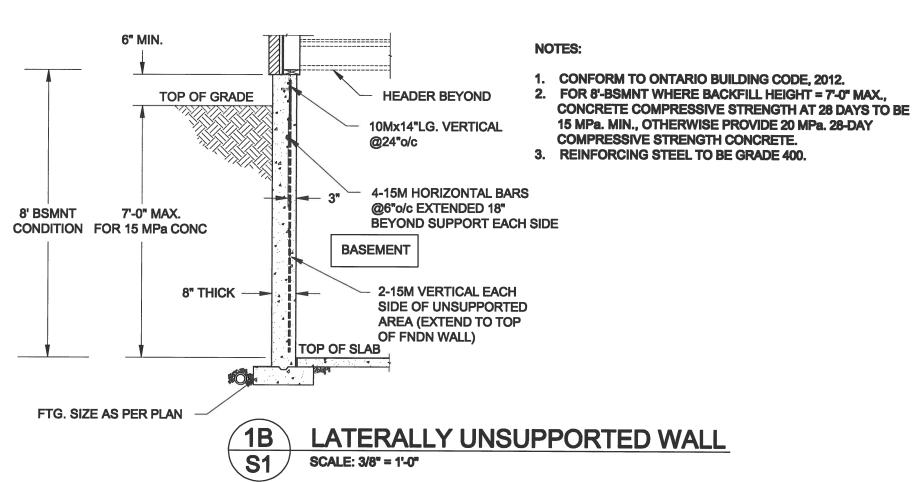
9 . 8 . 7 . 6 .		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.  qualification information  Wellington Jno-Baptiste	VA3	BAYVIEW WELLINGTON	CONST_NOTE
5 . 4 . 3		name registration information VA3 Design Inc. signature BCIN 42658	DESIGN	GREEN VALLEY ESTATES BRADFOR	13045
2 UPDATE TO CODE 1 ISSUE FOR CLIENT REVIEW no. description	MAY 07-14 RC	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.	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782	APR 2014 CONS   drawn by   checked by   scale	TRUCTION NOTES file name 13045-CONST-OBC 2015
no. description	date by	Drawings are not to be scaled.	-	RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Tu	

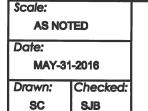












## QUAILE ENGINEERING LTD.



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



Project:

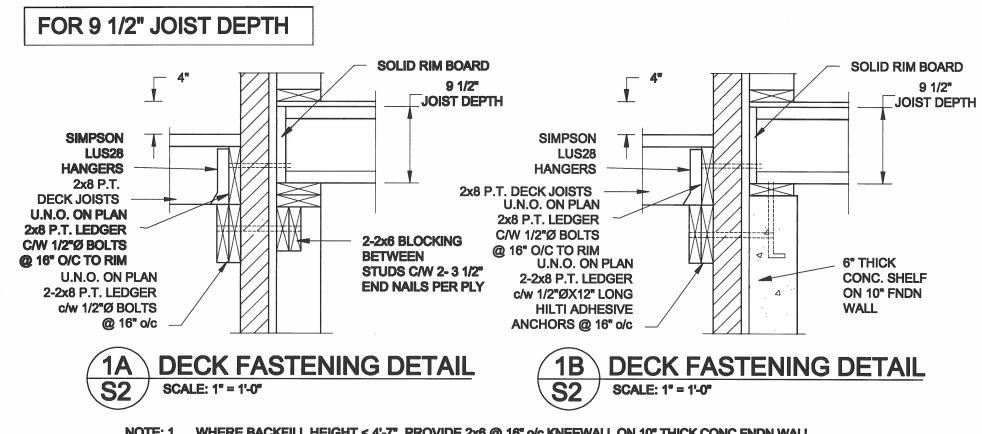
BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.: Draw

Drawing No.: \$1

F:\SamC-08\2016\16-102 BAYVIEW WELLINGTON GREEN VALLEY SINGLES\16-102.dwg

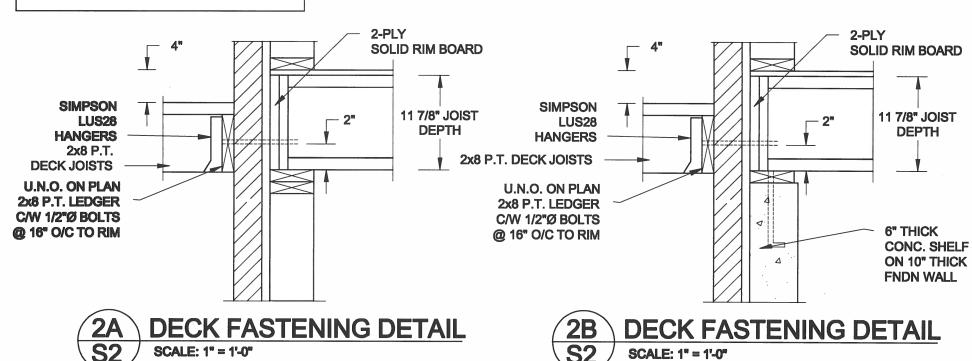


WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL

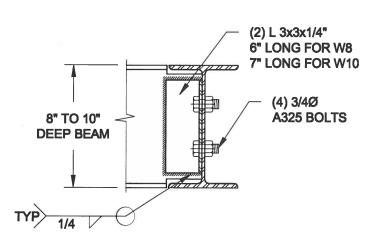
WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL

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

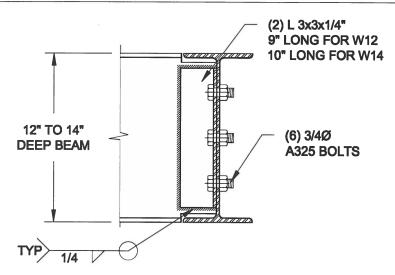
#### FOR 11 7/8" JOIST DEPTH



- 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: AS NOTED Dale: MAY-31-2016 Checked Drawn:

SJB

QUAILE ENGINEERING LTD.



38 Parkside Drive, UNIT 7 Newmarket, ON **L3Y 8J9** T: 905-853-8547 E: qualle.eng@rogers.com Engineer's Seat: dillark S. J. BOYD MAY 30, 2016 Project:

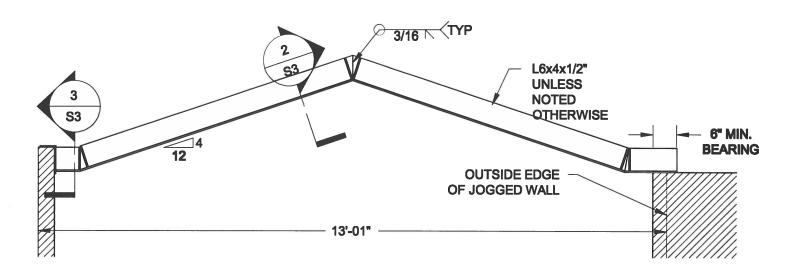
BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

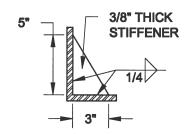
Project No.: Drawing No.:

16-102 82

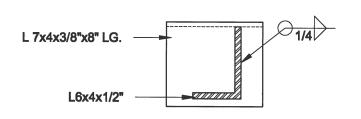
DIGIO-102 BAYVEW WELLINGTON GREEN VALLEY SINGLES (N-102.6m)



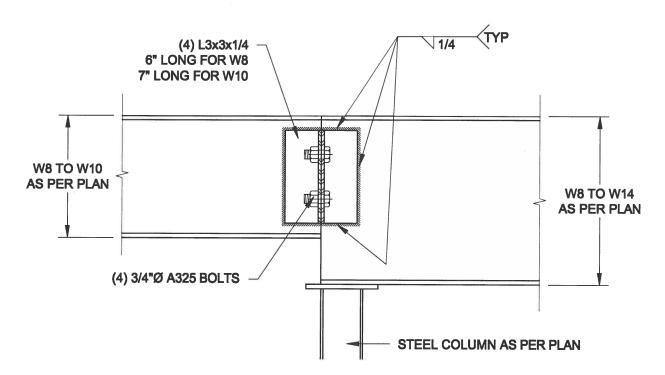
STEEL LINTEL AT GABLE SCALE: 1/2" = 1'-0"



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



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



STEEL BEAM CONNECTION **S3** SCALE: 1 1/2" = 1'-0"

Scale: **AS NOTED** 

Date:

MAY-31-2016 Drawn: Checked: **8C** 

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Engineer's Seat:

S. J. BOYD MAY 30, 2016 Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO

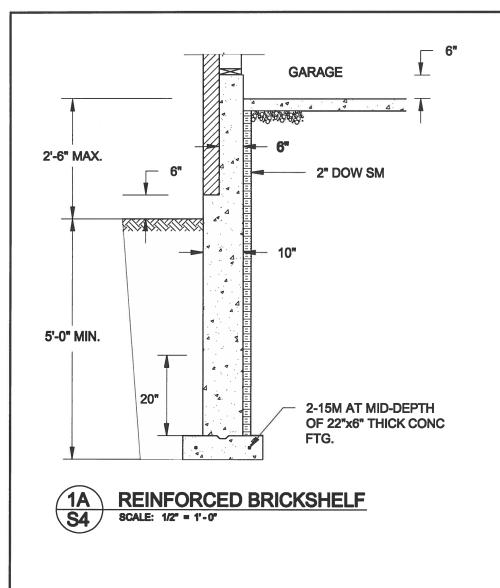
TYPICAL STRUCTURAL DETAILS FOR SINGLES

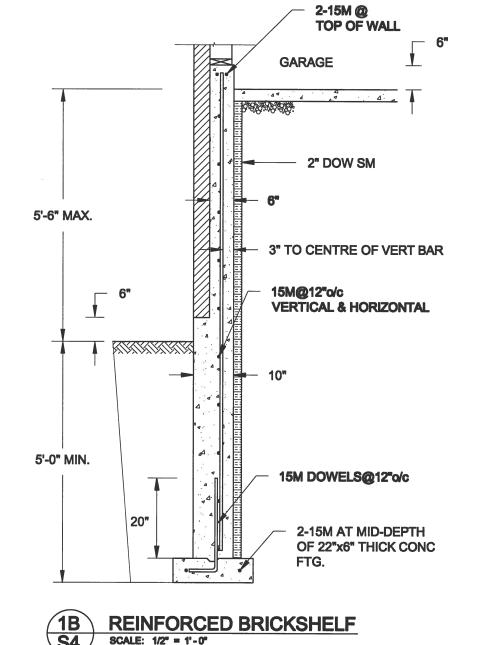
Project No.:

16-102

**Drawing No.: S3** 

PAGAMO COMPIGNO 102 RAYVIEW WELLINGTON GREEN VALLEY GINGLES NO FOR AMO

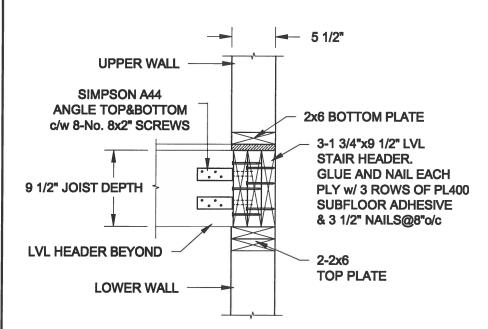




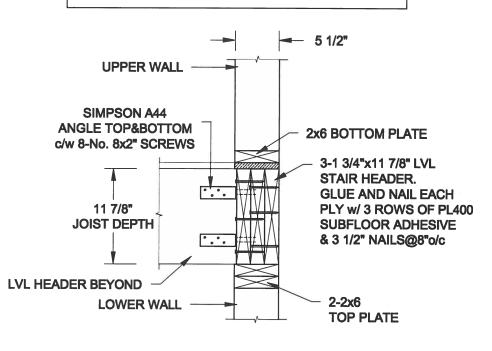
#### NOTE:

- 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 11 7/8" JOIST DEPTH



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

Scale:
A8 NOTED
Date:

) (afe: MAY-31-2016

Drawn: Checked: 8JB

## **QUAILE ENGINEERING LTD.**



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

MAY 30, 2016

**Project**:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

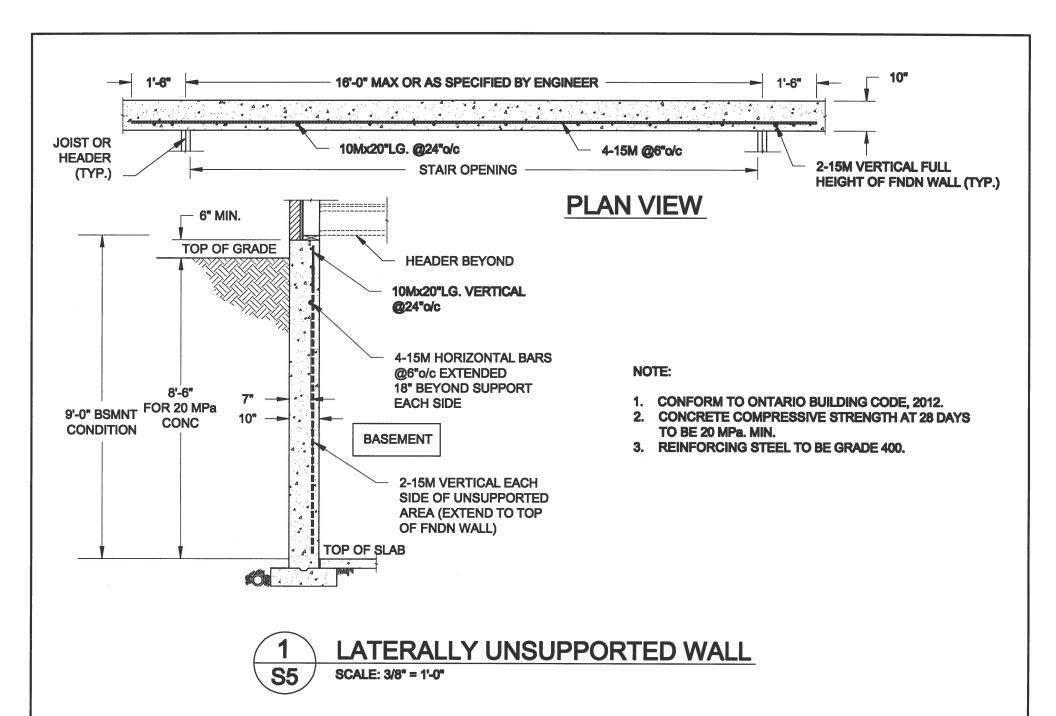
16-102

Project No.:

Drawing No.:

84

PARAMO GOZONOKO 1022 BAYVIEW WELLINGTON GIVEN VALLEY GINGLE KIO-1022 A.B.



Scale: Project: Engineer's Seat **QUAILE ENGINEERING LTD. AS NOTED** BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT Mins BRADFORD, ONTARIO Dale: 38 Parkside Drive, UNIT 7 S. J. BOYD Newmarket, ON MAY-31-2016 TYPICAL STRUCTURAL DETAILS FOR SINGLES L3Y 8J9 Drawn: Checked T: 905-853-8547 Project No.: Drawing No.: E: qualle.eng@rogers.com 16-102 MAY 30, 2016 **85**