

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) 3889 (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.) ENSURE ALL OVERLAPPING ROOF SPACES ARE OPEN TO MAIN ROOF ATTIC SPACE FOR VENTING PURPOSES. FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.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., RSI 3.87 (R22) 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, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

RESERVED (2A.)

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 (2B) (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 (2D) 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") AROVE FINISH GRADE

WALLS ADJACENT TO ATTIC SPACE - NO CLADDING
9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm
(16") O.C., RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER (2E) 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. CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

MASONRY VENEER CONSTRUCTION (2"x6")(SB-12-TABLE 3.1.1. 90mm (4") MASONRY, 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., RSI 3.87 (R22) INSULATION & APPR, VAPOUR BARRIER WITH APPR, CONTIN, AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. PROVIDE WEEP HOLES @ 80mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. MASONRY TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

RESERVED

MASONRY VENEER CONSTRUCTION (2"x4")— GARAGE WALLS 90mm (4") MASONRY, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERICAL. 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. (зв.) PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS, PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. MASONRY TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

STUCCO WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A) 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., RSI 3.87(R22) INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR FINISH, REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

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

FOUNDATION WALL/FOOTINGS:

250mm (10") POURED CONC. FDTN. WALL 20MPa (2900psi) 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 2820 (9"-3") ON 560x155
(22"x") CONTINUOUS KEYED CONC. FTG. BRACE FDTN. WALL PRIOR
TO BACKELING. ALL FOOTINGS SHALL PESTON MATURAL TO BACKFILLING, ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN, BEARING CAPACITY OF 150kPg OR GREATER, IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED

STOREYS SUPPORTED W/ MASONRY VENEER W/ SIDING ONLY
1 18" WIDE x 6" DEEP 18" WIDE x 6" DEEP 22" WIDE x 6" DEEP 22" WIDE x 6" DEEP 28" WIDE x 9" DEEP 22" WIDE x 6" DEEP -SEE OBC 9.15.3

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

STRIP FOOTING SUPPORTING EXTERIOR WALLS (FOR W.O.B.)
-ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOOR LIVE LOAD OF 2.4kPa. (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 545x175 (22"x7")

FOUNDATION DRAINAGE OBC. 9.14.2. & 9.14.3.
100mm (4") DIA. FOUNDATION DRAINAGE TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES. (6.)

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 3.1.1.2.A)
PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

ATTIC INSULATION (SB-12-TABLE 3.1.1.2.A) (SB-12-3.1.1.8)
RSI 10.56 (R60) BLOWN IN ROOF INSULATION AND APPROVED
VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED
EQUAL. RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL

STAIRS/EXTERIOR STAIRS -OBC. 9.8.-

(PRIVATE STAIRS)
INIFORM RISE -5mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS
-10mm (3/8") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT

MAX. RISE MIN. RUN MAX. TREAD

. description

= 200 (7-7/8") = 255 (10") (NOSING TO NOSING) = RUN + 25 (1") MAX. NOSING = 25 (1") = 1950 (6'-5") MIN. HEADROOM RAIL @ LANDING = 900 (2'-11")

RAIL @ STAIR = 865 (2'-10") to 1070 (3'-6") MIN. STAIR WIDTH = 860 (2'-10") FOR CURVED STAIRS (TAPERED TREADS)
MIN RUN AT INNER RADIUS = 150 (6")

> 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.

HANDRAILS -OBC. 9.8.7.FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4")
BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE (35) 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

(ci) IS NOT TO BE INTERRUPTED BY FRAMING.

WALL IS UNFINISHED.

MIN. AND AS PER SOILS REPORT.

MIN. BEARING 90mm (3-1/2")

STEEL COLUMN

BEAM

GARAGE SLAB

SLOPE TO FRONT.

9.17.4.2(2). RESERVED

FOOTING.

STEPPED FOOTINGS OBC 9.15.3.9.
MIN. HORIZ. STEP = 600mm (24").
MAX. VERT. STEP = 600mm (24")

COL, TO BASE PLATE.

REQUIRED WHERE DISTANCE EXCEEDS 1800mm (717).

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") C.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-12-3.1.1.7), 9.25.2.3, 9.13.2.6) FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE

INSULATION TO HAVE APPROVED VAPOUR BARRIER, RECOMMEND

DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS, AIR BARRIER TO BE SEALED TO FOUNDATION WALL WITH CAULKING, CONTINUOUS INSULATION

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 HORZ. BLOCKING AT MID-HEIGHT IF WALL IS LIBERISHED.

STEFL 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

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 15

TOP & BOTTOM. 870x870x410 (34"x34"x16") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A

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 Kpa.

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

BEAM POCKET OR 300x150 (12"x6") POURED CONC. NIB WALLS.

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 [1/27] GYPSUM BOARD ON WALL AND CEILING BETWEEN
HOUSE AND GARAGE. TAPE AND SEAL ALL JOINTS AIRTIGHT PER
O.B.C. 9.10.9.16. WALLS (R22), CEILINGS (R31), REFER TO SB-12,
TABLE 3.1.1.2.A. FOR REQUIRED THERMAL INSULATION.

DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SEL

PRECASI CONCRETE STEP OR WOOD STEF WHERE NOT LATE 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.

INSULATED ATTIC ACCESS (OBC-9.19.2.1. & SB12-3.1.1.8)
ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm [2]

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.

MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR AS REQUIRED BY

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

SOLID 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

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, WHERE REQUIRED, REFER TO OBC SB-12, TABLE

ATTIC ACCESS HATCH WITH MIN, DIMENSION OF 343X610T1/2'x24") & A MIN, AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL, BACKING.

DRYER EXHAUST (0BC-6.2.3.8.(7) & 6.2.4.11.)
CAPPED DRYER EXHAUST VENTED TO EXTERIOR.

DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.

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

(USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)

CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9.10.13.15 EXTERIOR STEP
PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED

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

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. 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"). COLD CELLAR PORCH SLAB (OBC 9.39.)
FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.),
125mm (5") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR

ENTRAINMENT. REINF. WITH 10M BARS @ 200mm (7.7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, MIN. 30mm (1.1/4") COVER, 800x600 (23.5/8"23.5/8") 10M DOWELS @ 600mm (23.5/8") O.C., ANCHORED IN PERIMETER FDTN. WALLS, SLOPE SLAB MIN. 1.0% FROM HOUSE WALL, SLAB TO HAVE MIN. 75mm (3") 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

INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE (37. THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. RSI3.52ci (R20ci) BLANKET (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 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

**GENERAL NOTES** 

2)

WINDOWS: 1) MINIMUM BEDROOM WINDOW -OBC. 9.9.10.1. HAVE MIN. 0.35m2 UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3")

2) WINDOW GUARDS - OBC. 9.8.8.1,16.).
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. & SB12-3.1.1.9

GLASS—STRUCTURAL SUFFICIENCY OF GLASS
 DOOR & WINDOW MANUFACTURER/ SUPPLIER TO PROVIDE
 ADEQUATE INFORMATION TO DEMONSTRATE COMPLIANCE
 WITH OBC DIV.-8 9.6.1.3.

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

2) ALL DOWNSPOUTS TO DEAIN 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

ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. DIV. B- 9.5.2.3 & DETAIL

PROVIDED.

5) ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12-3.1.1.9. 6) ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH

O.B.C. DIV.-B 9.25.3.

ALL OUTDOOR AIR INTAKES SHALL BE LOCATED SO THAT THEY ARE SEPARATED FROM SOURCES OF CONTAMINATION (EXHAUST VENTS) IN COMPLIANCE WITH O.B.C. DIV.-B 6.2.3.12. AND TABLE 6.2.3.12.

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

> 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.

MANUFACIUKEK.

LVL BEAMS SHALL BE 2.0E-2950Fb MIN.. NAIL EACH PLY OF LVL
WITH 89mm (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 FOR 4 PLY MEMBERS ADD 13mm (1/2")
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 LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS

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

WOUD MEMBERS.
WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 m.], POLYETHYLENE FILM, No. 50 (45lbs.), ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 STEEL: STRUCTURAL SIEEL STALL COUNTOWN TO CANYUSAN-0-40-5
GRADE 350W. HOLLOW STRUCTURAL SECTIONS SHALL
CONFORM TO CSA-G40,21 GRADE 350W CLASS 'H
"STRUCTURAL QUALITY STEEL". OBC. B-9.23.4.3.
REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M
GRADE 400R.

GRADIE 400K.

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. STUCCO: 1)

LEGEND CLASS 'B' VENT

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. DUPLEX OUTLET (12" ABOVE SURFACE) WEATHERPROOF DUPLEX OUTLET POT LIGHT

LIGHT FIXTURE (PULL CHAIN) Д«

SINGLE JOIST

DOUBLE JOIST

SWITCH √ FLOOR DRAIN `⊗

SUB-GRADE. WHERE REQUIRED, REFER TO OBC SB-12, TABLE 3,1.1.2.A. FOR REQUIRED MINIMUM INSULATION UNDER SLAB. DIRECT VENTING GAS FURNACE/ H.W.T VENT DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") ROM A NATURAL 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. ALL AIR INTAKES SHALL BE LOCATED SO TJ THAT THEY ARE SEPARATED FROM KITCHEN EXHAUST BY 3.0M IN LVL COMPLIANCE WITH O.B.C. DIV.-B TABLE 6.2.3.12...

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



EXHAUST FAN TO EXTERIOR 0 DUPLEX OUTLET (HEIGHT A.F.F)

GFI DUPLEX OUTLET (HEIGHT A.F.F) HEAVY DUTY OUTLET (220 volt)

LIGHT FIXTURE (CEILING MOUNTED) LIGHT FIXTURE (WALL MOUNTED)

→ ♦ HOSE BIB (NON-FREEZE) PRESSURE TREATED LUMBER

**■** 51

GIRDER TRUSS TRIPLE JOIST BY ROOF TRUSS MANUF. LAMINATED VENEER POINT LOAD FROM ABOVE

F.A. CURVED ARCH

M.C. MEDICINE CABINET (RECESSED)

DOUBLE VOLUME
WALL SEE NOTE 39 CONCRETE
BLOCK WALL

SOLID WOOD BEARING (SPRUCE No. 2).
SOLID BEARING TO BE AS WIDE AS
SUPPORTED MEMBER OR AS DIRECTED BY
STRUCTURAL ENGINEER.
SOLID BEARING TO BE MINIMUM 2 PIECES. SOLID WOOD BEARING TO MATCH FROM ABOVE

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

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.

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 38/140 (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.

40 TYPICAL 1 HOUR RATED PARTY WALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

FOUNDATION WALL (W.O.D./W.O.B.)
WHERE CRADETO TYPE TO THE TOTAL STREET WHERE GRADE TO T/O BASEMENT SLAB EXCEEDS 1200mm (3'-11") A 250mm (10") WIDE FOUNDATION WALL IS REQUIRED.

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

DRAIN WATER HEAT RECOVERY UNIT (DWHR) PER SB12—3.1.1.12., A DRAIN WATER HEAT RECOVERY (DWHR)
UNIT SHALL BE INSTALLED IN EACH DWELLING UNIT TO RECEIVE
DRAIN WATER FROM ALL SHOWERS OR FROM AT LEAST TWO
SHOWERS WHERE THERE ARE TWO OR MORE SHOWERS IN THE
DWELLING UNIT. DDES NOT APPLY IF THERE ARE NO SHOWERS
OR NO STOREY BENEATH ANY OF THE SHOWERS.

ONT. REG. 332/12-2012 OBC ONT. REG. 332/12-2012 S. Amendment O. Reg. 88/19 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 × 286 (2/2" × 12") SPR.#2 3/38 × 286 (3/2" × 12") SPR.#2 4/38 × 286 (4/2" × 12") SPR.#2

LOOSE STEEL LINTELS

89 x 89 x 6.4L (3-11/2" x 3-1/2" x 1/4"L) 89 x 89 x 7.9L (3-1/2" x 3-1/2" x 5/16"L) 102 x 89 x 7.9L (4" x 3-1/2" x 5/16"L) 127 x 89 x 7.9L (5" x 3-1/2" x 5/16"L) 152 x 89 x 10.0L (6" x 3-1/2" x 3/8"L) 152 x 102 x 11.0L (6"x 4" x 7/16"L) 178 x 102 x 13.0L (7"x 4" x 1/2"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" (3-45x184) LVL2 3-1 3/4"x7 1/4" (3-45x184) LVL3 4-1 3/4"x7 1/4" (4-45x184) LVL4A 1-1 3/4"x9 1/2" (1-45x240) LVL5 3-1 3/4"x9 1/2" (2-45x240) LVL5 3-1 3/4"x9 1/2" (3-45x240) LVL5A 4-1 3/4"x9 1/2" (4-45x240) LVL6A 1-1 3/4"x11 7/8" (1-45x300) LVL6 2-1 3/4"x11 7/8" (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 2'-8" WIDE 1) DOOR INSULATED MIN. RSI 0.7 (R4) 2'-10" WIDE INSULATED MIN. RSI 0.7 (R4) (1A) DOOR EXTERIOR 3'-0" WIDE (1B) INSULATED MIN. RSI 0.7 (R4)

3'-2" WIDE INSULATED MIN. RSI 0.7 (R4) EXTERIOR (1C) DOOR (2A) EXTERIOR 2'-8" wide

20 MIN. RATED DOOR AND FRAME, WITH APPROVED SELF CLOSING DEVICE. INSULATED MIN. RSI 0.7 (R4

2'-8" WIDE 2. INTERIOR 2'-8" WIDE INTERIOR DOOR (2B) (COLD CELLAR) (WEATHERSTRIPPING INSTALLED)

(2C) INTERIOR 3'-0" WIDE DOOR 3.) INTERIOR DOOR 2'-6" WIDE

INTERIOR 2'-4" WIDE (3A) INTER DOOR 4. INTERIOR DOOR

INTERIOR 2'-2" WIDE (4A) INTERI INTERIOR 1'-6" WIDE (5.)

REFER TO ARCHITECTURAL DRAWINGS FOR DOOR HEIGHTS

MECHANICAL SYMBOLS HEAT PIPE WARM AIR PLUMBING (TOILET)

--0 RETURN AIR DUCT CTTTTTO PLUMBING (BATH, SINK, SHOWER) 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 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

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

REFER TO UNIT DRAWINGS OR PAGE CN-2 FOR SB-12 COMPLIANCE PACKAGE A1 TO BE USED FOR THIS MODEL.

The minimum thermal performance of building envelope and equipment shall conform to the selected package unless otherwise noted.

ADDDITIONAL REQUIREMENTS.

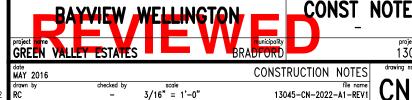
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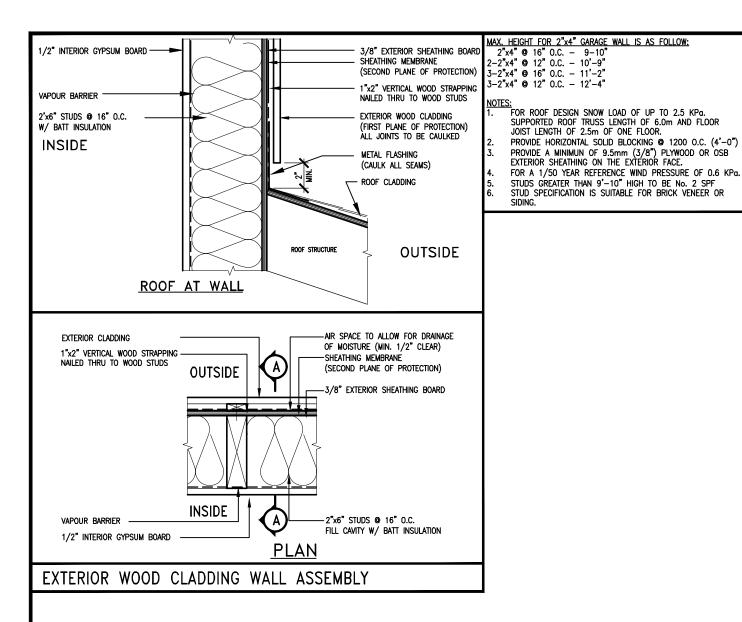
**♦** 

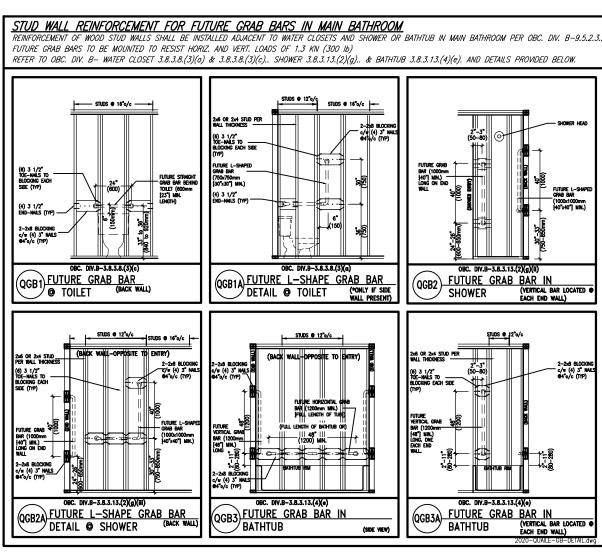
MIN. RUN AT INNER RA MIN. RUN AT 300 (12") = 255 (10") nd has the qualifications who meets Intario Building Code to be a Designe ualification information Wellington Jno-Baptiste WBOFT137E 2559 5 REVISED AS PER ENG'S COMMETNS 24-02-09 BC UPDATE TO 2022 JAN 11-22 VA3 Design Inc. 42658 3 UPDATE TO 2020 FEB 24-20 RC 255 2 UPDATE TO 2018 JAN 11-18 RC 1 ISSUE FOR CLIENT REVIEW AUG 04-17 RC 416.630.2255 f 416.630.4782

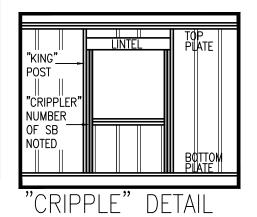


va3design.com









\*\* 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"

FOR ROOF DESIGN SNOW LOAD OF UP TO 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.

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.

WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)

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

NOTES:



9				The undersign
8	•			and has the of Ontario Building
7				qualification in
6				Wellington
5	REVISED AS PER ENG'S COMMETNS	24-02-09	RC	name
4	UPDATE TO 2022	JAN 11-22	RC	registration in VA3 Design
3	UPDATE TO 2020	FEB 24-20	RC	·
2	UPDATE TO 2018	JAN 11-18	RC	Contractor mu discrepancy to
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	drawings and of the Design
no.	description	date	by	Drawings are

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

RC VA3 Design Inc. 42658

RC Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All and the Designer which must be returned at the completion of the work.

by Drawings are not to be scaled.



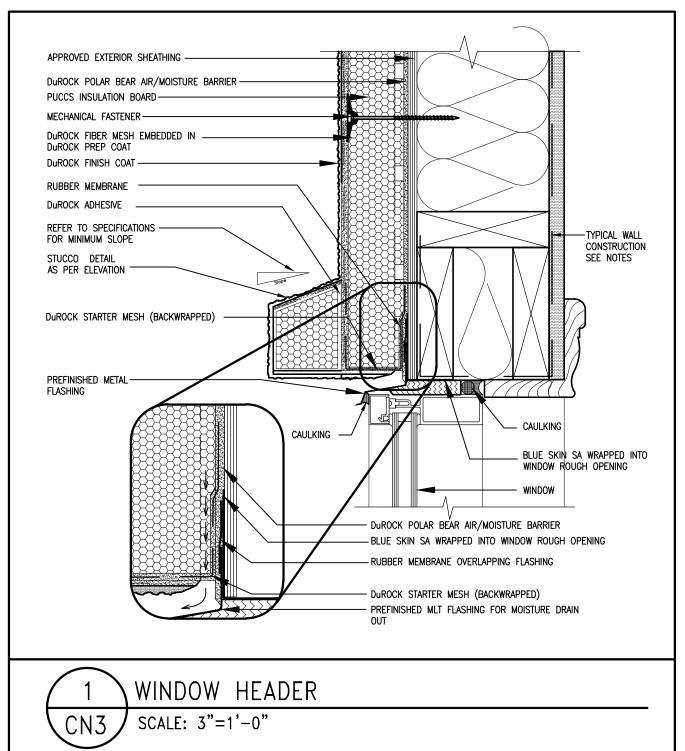
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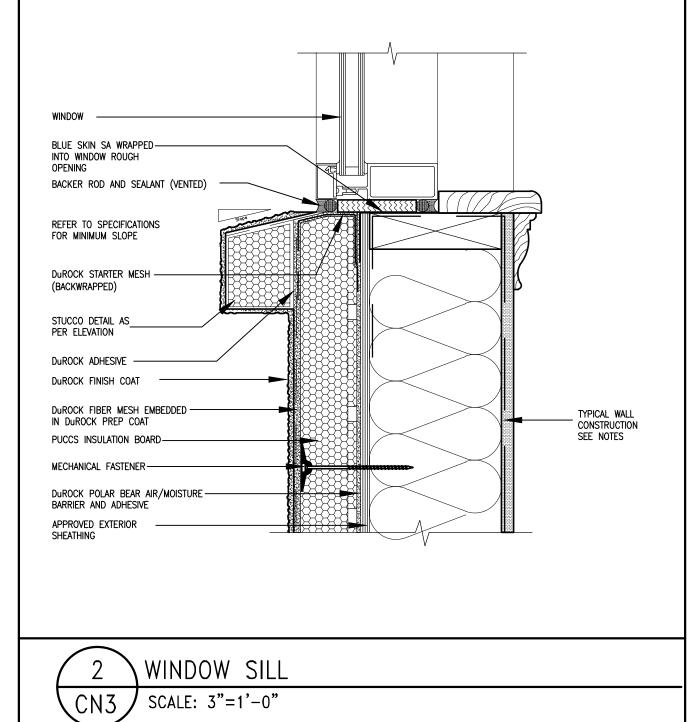


ey 2016 CONSTRUCTION NOTES win by checked by scale File name - 3/16" = 1'-0" 13045-CN-2022-A1-REV1 WARD - H:\ARCHVE\WORKINC\2013\13045-BW\units\construction NOTES\VER 2023\13045-CN-2022-A1-REV1.dwg - Fri - Feb 9 2024 - 12:05 PM

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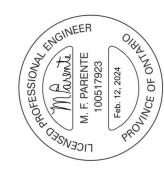
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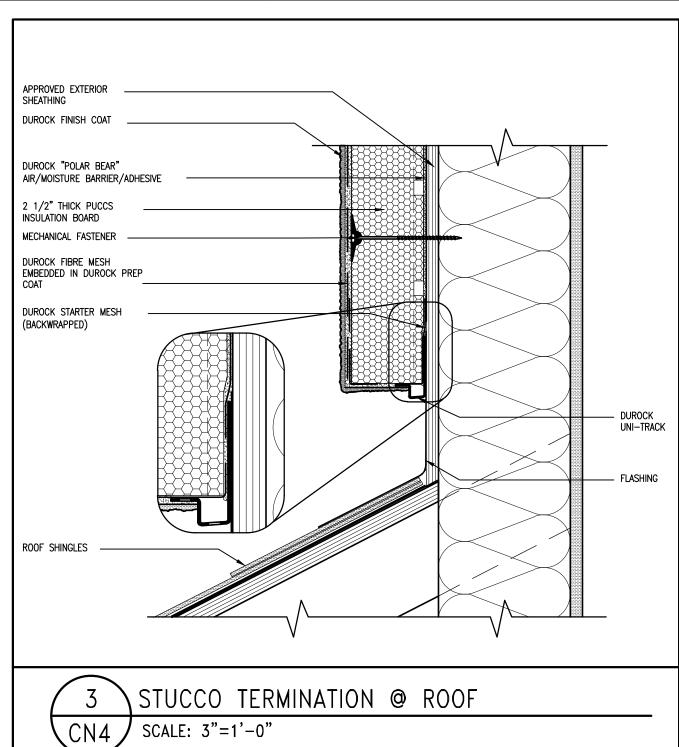


ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



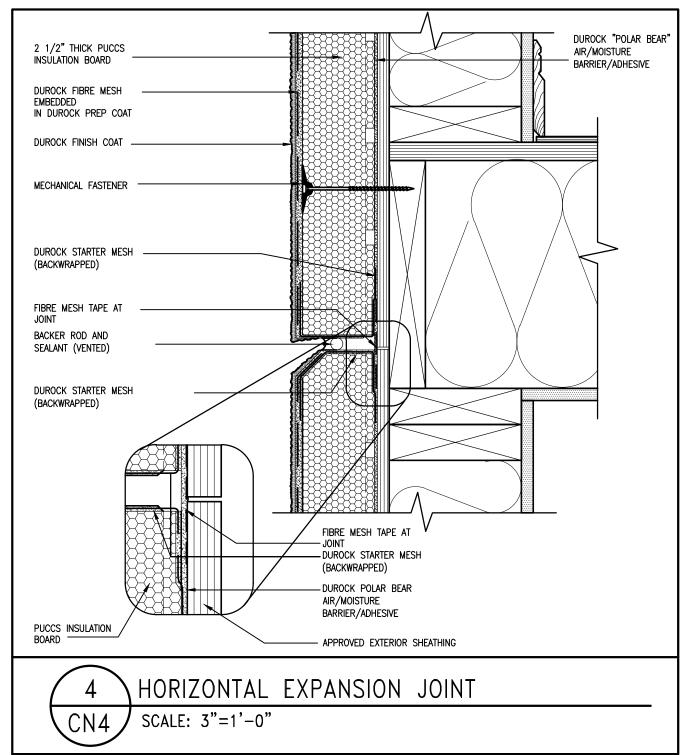




BASED. ALL STUCCO TO BE INSTALLED AS PER

MANUFACTURERS SPECIFICATIONS.

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 DETAILS ARE BASED ON DUROCK PUCCS SYSTEM

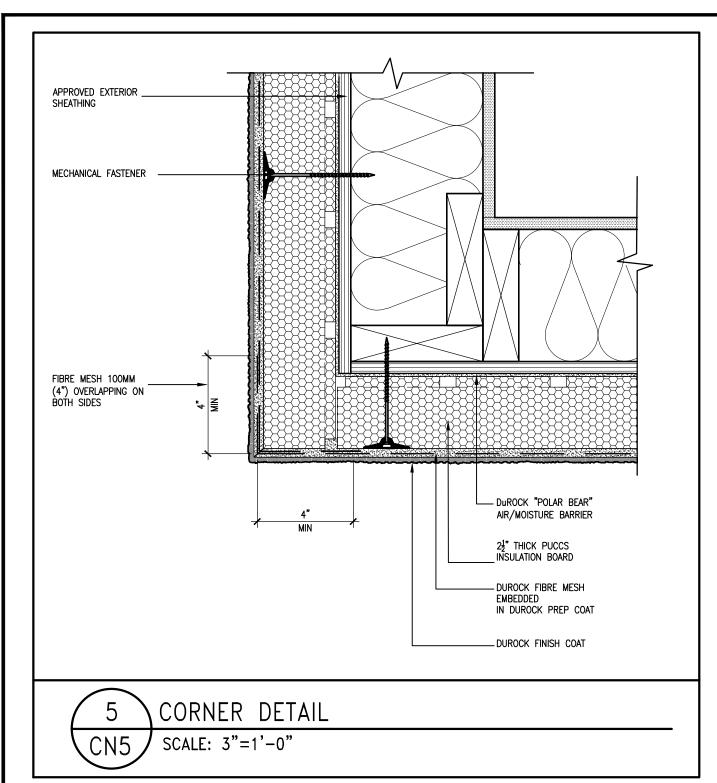




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4	UPDATE TO 2022	JAN 11-22 RC	S
3	UPDATE TO 2020	FEB 24-20	RC
2	UPDATE T0 2018	JAN 11-18 RC	RC
-	ISSUE FOR CLIENT REVIEW	AUG 04-17 RC	RC
no.	no. description	date	þ

NOTE

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(BACKWRAPPED) BACKER ROD AND SEALANT (VENTED) FLASHING PRECAST SILL ON GROUT WEPPHOLES @ 32"(800) O.C. MASONRY PLINTH CONNECTION 6 STUCCO SCALE: 3"=1'-0"

APPROVED EXTERIOR SHEATHING

DuROCK "POLAR BEAR" AIR/MOISTURE BARRIER

PUCCS INSULATION BOARD

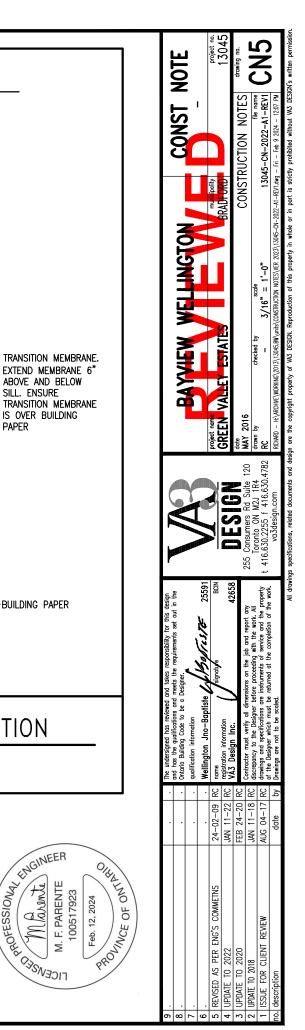
MECHANICAL FASTENER

Durock Finish Coat

Durock Fiber Mesh EMBEDDED IN DUROCK PREP COAT

Durock Starter Mesh

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

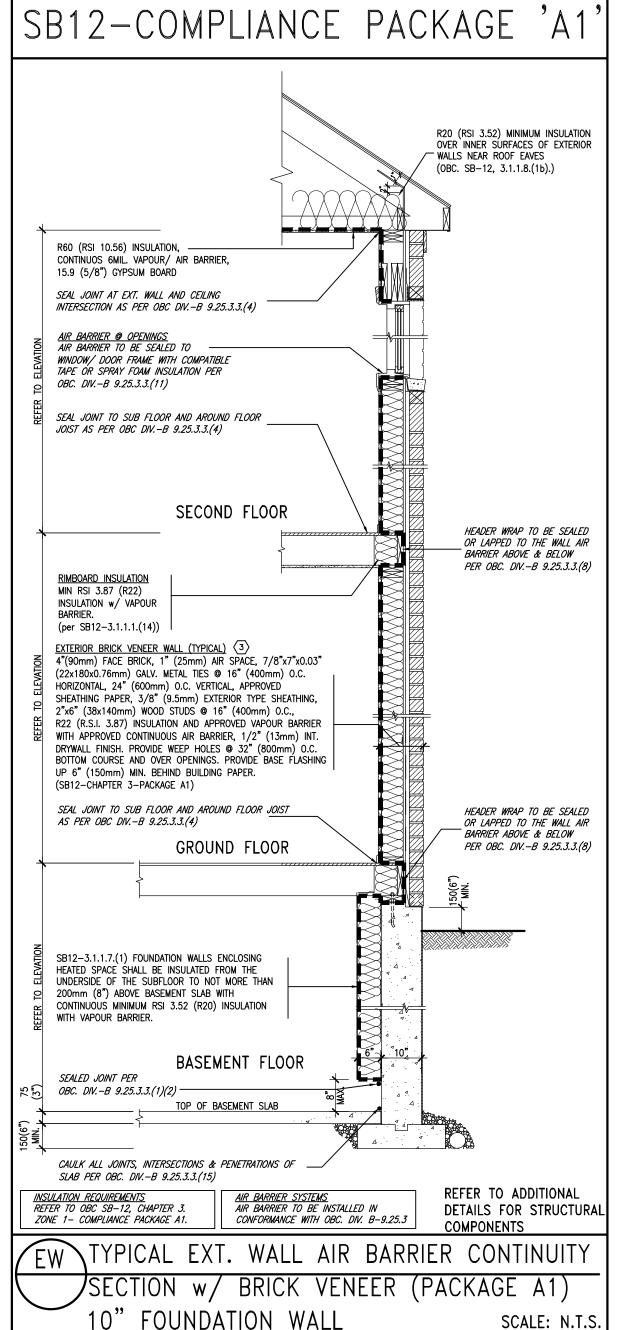


EXTEND MEMBRANE 6"
ABOVE AND BELOW

SILL. ENSURE

IS OVER BUILDING

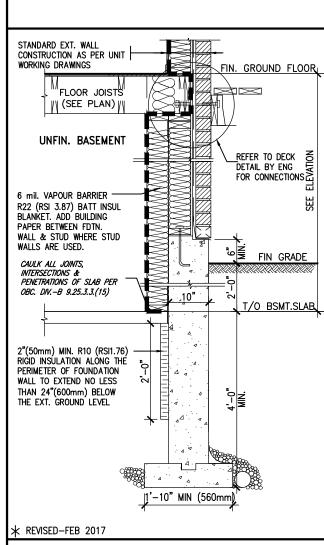
-BUILDING PAPER



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 3.1.1.1.

USE SB-12 COMPLIANCE PACKAGE (A1):					
COMPONENT	A1	Notes:			
Ceiling with Attic Space Minimum RSI (R) value	10.56 (R60)	R20 at inner face of exterior walls			
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	3.52ci (R20ci)	OPTION TO USE R12+R10ci.			
Edge of Below Grade Slab ≤600mm below grade Minimum RSI (R) value	1.76 (R10)	RIGID INSUL			
Windows & Sliding glass Doors Maximum U-value	1.6				
Skylights Maximum U-value	2.8U				
Space Heating Equipment Minimum AFUE	96% Min.	NATURAL GAS			
Hot Water Heater Minimum EF	0.8	NATURAL GAS			
HRV Minimum Efficiency	75%	_			
Drain Water Heat Recovery Unit (DWHR)  Minimum 1 OR Maximum 2 Required. Dependent on number of showers installed. Refer to SB12—3.1.1.12 for information					
ci- Denotes Continuous Insulation without framing interruption.					

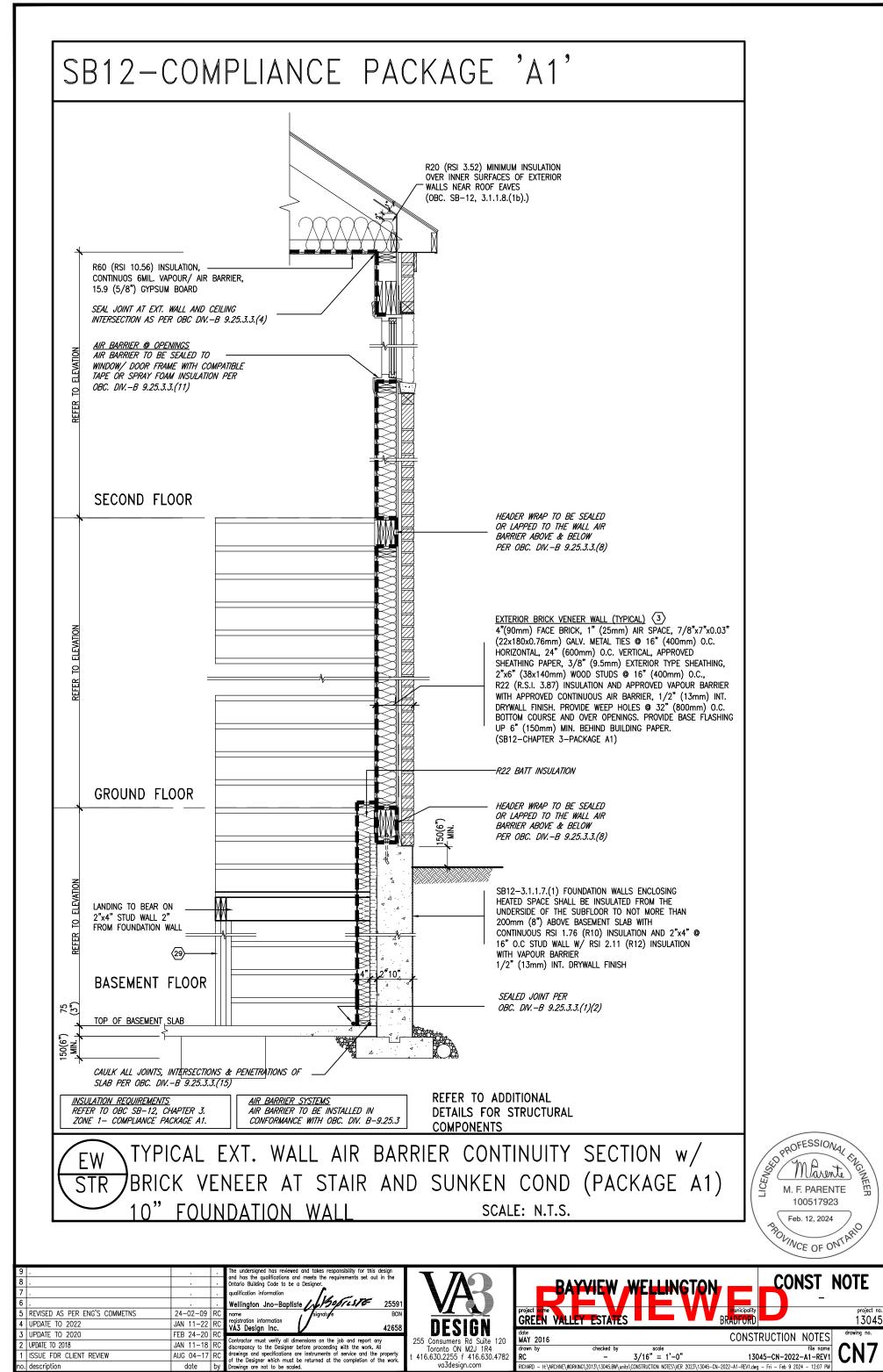


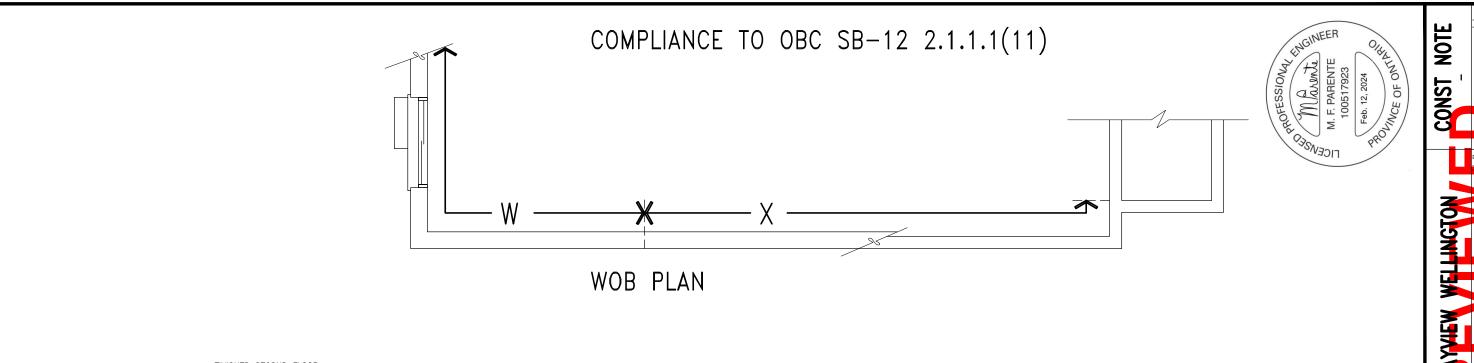


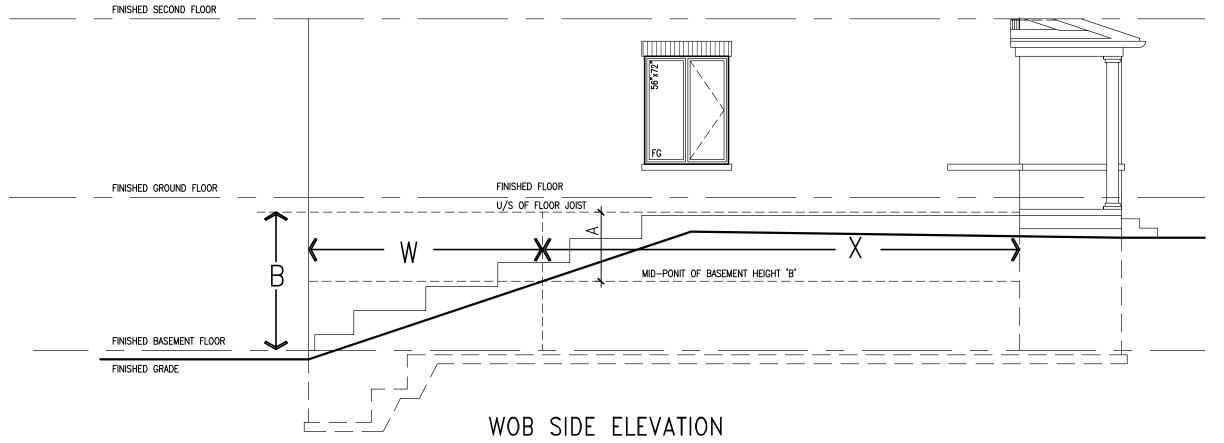
SECTION AT W.O.D/W.O.B.



SCALE: N.T.S.







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

DESIGN GRE

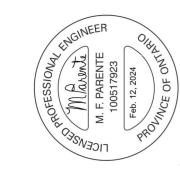
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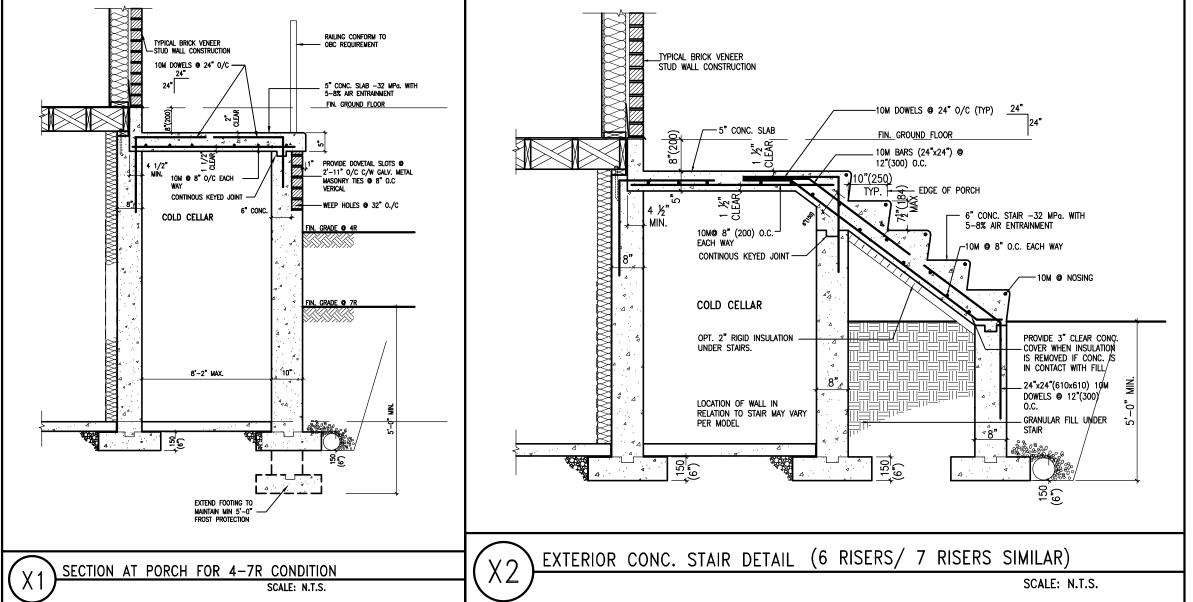
... qualification information

... wellington Jno-Baptiste 

| Signature | S

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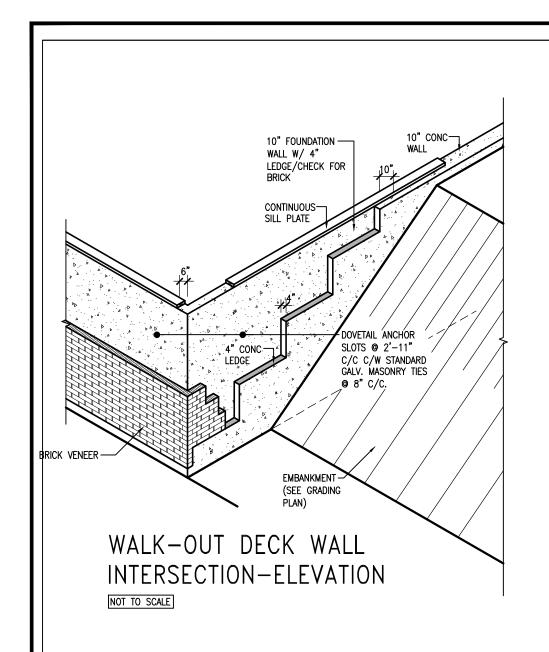


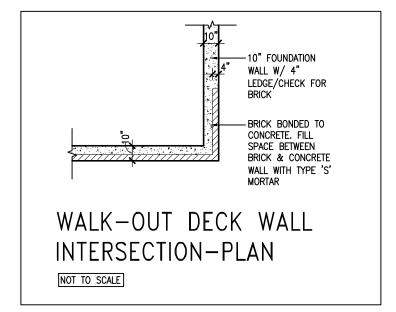


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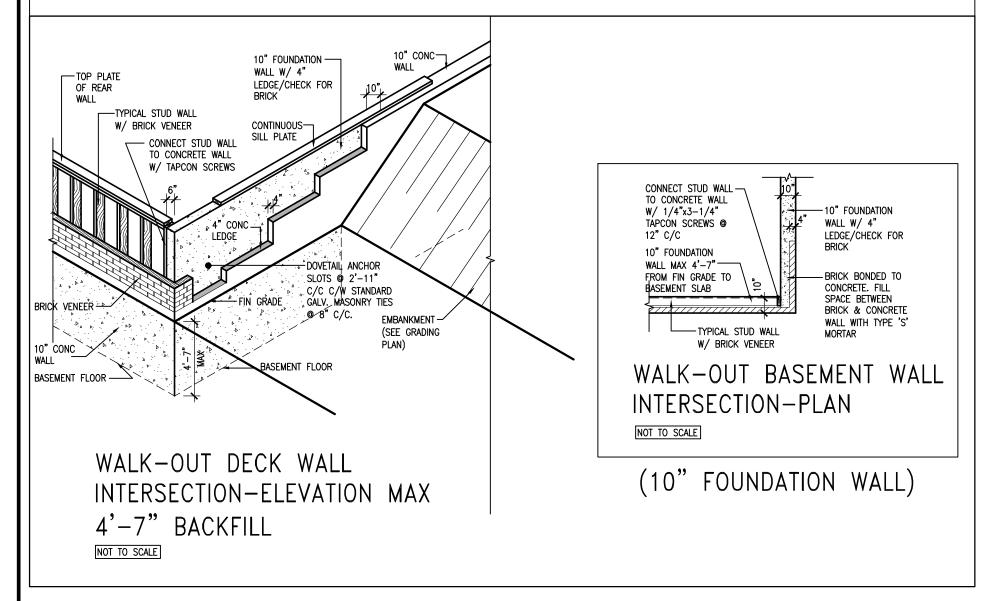
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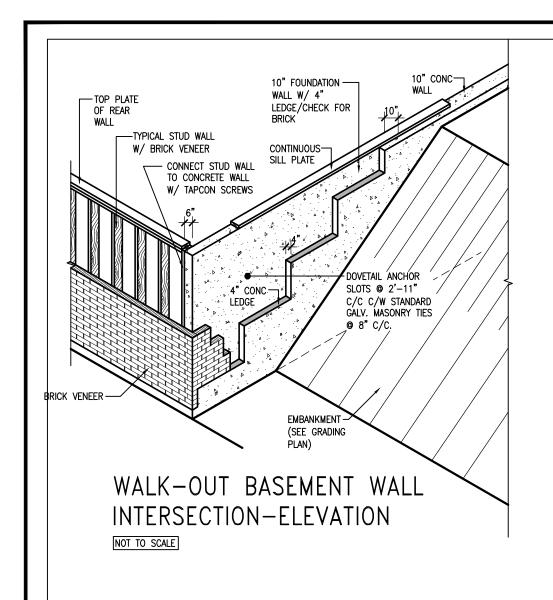


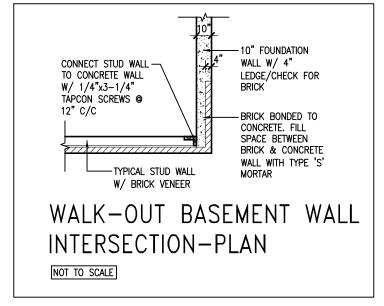
(10" FOUNDATION WALL)



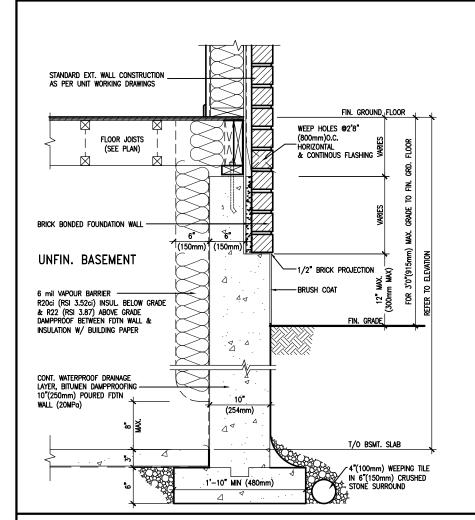


9	l .		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		PAYVIEW_WELLINGTON	CONST NOTE
6	' . 5 .		qualification information Wellington Jno-Baptiste JBaptiste 25591	VAS		-
_		24-02-09   RC	name signaty/e BCIN registration information	DESIGN	Project Nome  GREEN VALLEY ESTATES  BRADFORD	project no. 13045
_	OFDATE TO 2020	FEB 24-20 RC JAN 11-18 RC	VÅ3 Design Inc. 42658  Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All	255 Consumers Rd Suite 120		RUCTION NOTES drawing no.
		AUG 04-17 RC		Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	drawn by scole  RC 3/16" = 1'-0"  RDWRD - H:\ARCHWE\WORKINS\2013\13045.BW\units\CONSTRUCTION NOTES\VER 2023\13045-CN-2022-A1-REVI.dwq	file name 45-CN-2022-A1-REV1 Fri - Feb 9 2024 - 12:06 PM

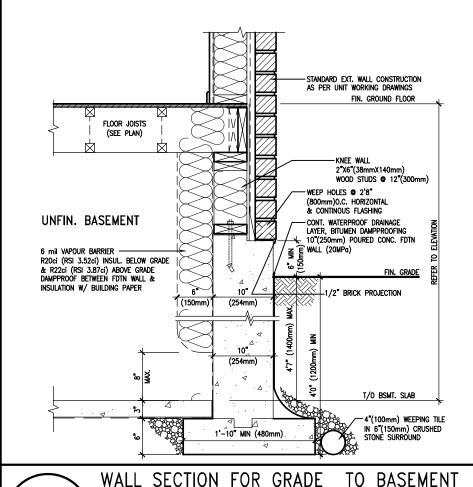




(10" FOUNDATION WALL)



WALL SECTION FOR GRADE TO FIN. FLOOR MORE THAN 4'7" (1400mm) EW3.06x HEIGHT DIFFERENCE SCALE: N.T.S.



WALL SECTION FOR GRADE SLAB 4'7"(1400mm) EW3.07x MAX. HEIGHT DIFFERENCE

SCALE: N.T.S.



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8				and ha Ontario
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5	REVISED AS PER ENG'S COMMETNS	24-02-09	RC	name
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1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	drawing of the
no.	description	date	by	Drawing

undersigned has reviewed and takes responsibility for this design has the qualifications and meets the requirements set out in the io Building Code to be a Designer. ington Jno-Baptiste 6 1805 12376 cation information 2559 BCI 42658 Design Inc. actor must verify all dimensions on the job and report any poncy to the Designer before proceeding with the work. All ngs and specifications are instruments of service and the property be Designer within must be returned at the completion of the work, ngs are not to be scaled.

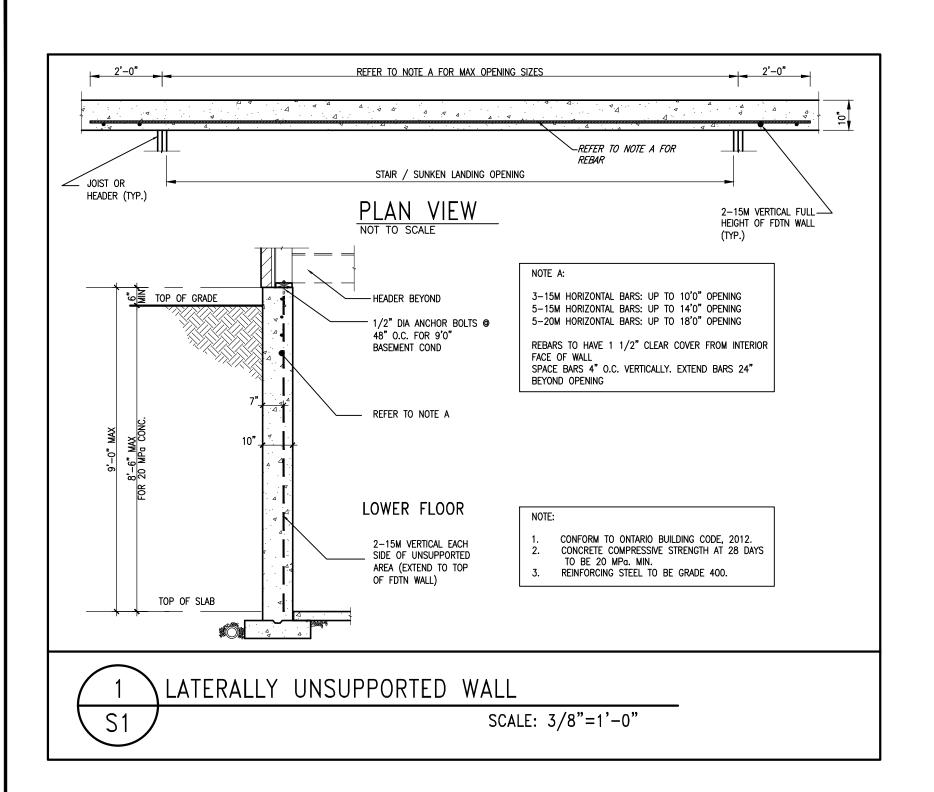


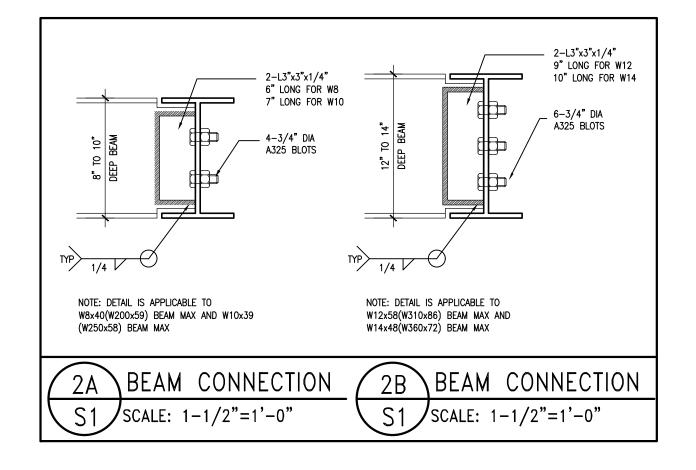


13045 CONSTRUCTION NOTES

**CONST NOTE** 

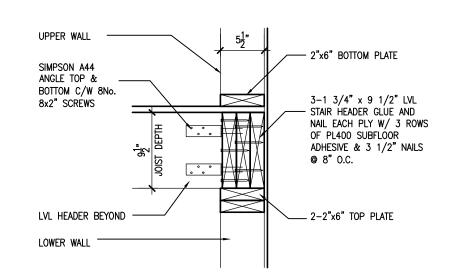
3/16" = 1'-0" 13045-CN-2022-A1-REV1

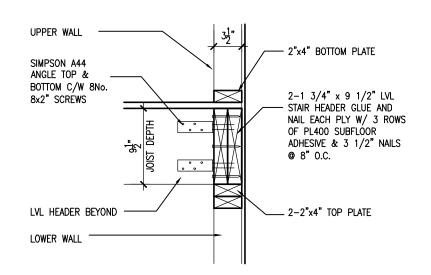






8 . 7 .		and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.  qualification information		BAYVIEW WELLINGTON CONST NO	OTE
6 . 5 REVISED AS PER ENG'S COMMETNS	24-02-09   R	Wellington Jno-Baptiste / Sofrest 2559	<u> </u>	project name	project no.
4 UPDATE TO 2022 3 UPDATE TO 2020	JAN 11-22 R	registration information VA3 Design Inc. 4265	T DESIGN		13045 drawing no.
2 UPDATE TO 2018 1 ISSUE FOR CLIENT REVIEW	JAN 11-18 R	drawings and specifications are instruments of service and the property	Toronto ON M2J 1R4	drawn by checked by scale file name	S1
no. description	date b	Drawings are not to be scaled.	va3design.com	RICHARD - H:\ARCHIVE\WORKING\2013\13045.BM\units\CONSTRUCTION NOTES\VER 2023\13045-CN-2022-A1-REVI.dmg - Fri - Feb 9 2024 - 12:07 PM	





1 A

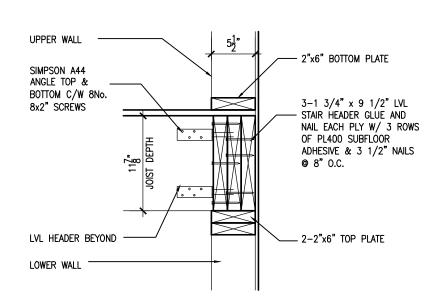
STAIR HEADER @ EXTERIOR WALL

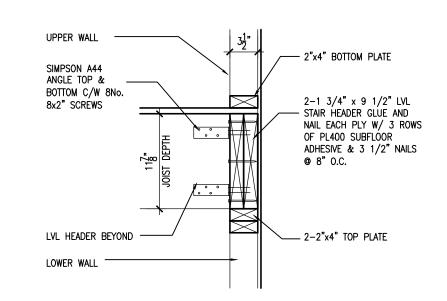
SCALE: 1"=1'0"

**1**A

STAIR HEADER @ PARTY WALL

SCALE: 1"=1'0"





STAIR HEADER @ EXTERIOR WALL

SCALE: 1"=1'0"

2A

STAIR HEADER @ PARTY WALL

SCALE: 1"=1'0"

MAX 2'-0" MAX 600 MM 15M AT CENTER OF FULL GROUTED CELL SPACED MAX 24" O.C. 9 GA. BLOCK-LOK JOINT REINFORCEMENT EVERY SECOND COURSE TO EXTEND 2'-0"

NOTES:

REINFORCING STEEL TO CONFORM TO CSA G30.18, GRADE 400

GROUT TO HAVE COMPRESSIVE STRENGTH OF 20MPa AT 20 DAYS WITH A 10" SLUMP

LAT VERTICAL BARS 30" AT ANY SPLICES

PLAN VIEW REINF. BLOCK WALL @ STAIR OPENING SCALE: 1"=1'0"



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7			
6			
5	REVISED AS PER ENG'S COMMETNS	24-02-09	RC
4	UPDATE TO 2022	JAN 11-22	RC
3	UPDATE TO 2020	FEB 24-20	RC
2	UPDATE TO 2018	JAN 11-18	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
no.	description	date	by

Wellington Jno-Baptiste LA VSOFTESTE 2559

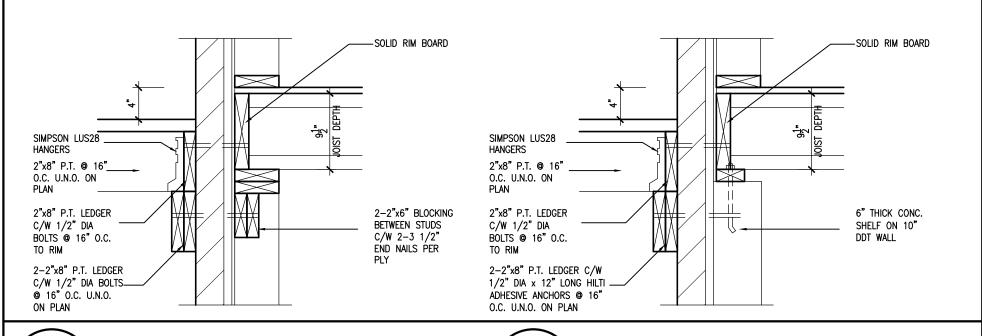
42658 Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.







MAY 2016 CONSTRUCTION NOTES 13045-CN-2022-A1-REV1 3/16" = 1'-0"



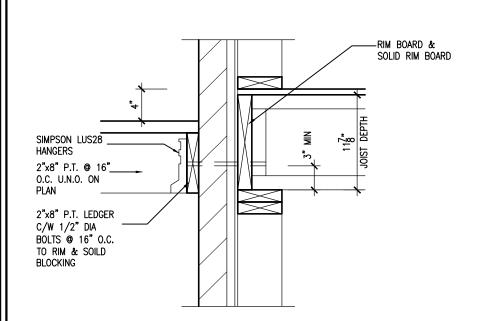
**1**A

DECK FASTENING DETAIL

SCALE: 1"=1'0"

1B DECK FASTENING DETAIL

SCALE: 1"=1'0" **S**3



-RIM BOARD & SOLID RIM BOARD SIMPSON LUS28  $1'-2\frac{1}{4}"$ HANGERS JOIST 2"x8" P.T. @ 16" O.C. U.N.O. ON PLAN 2"x8" P.T. LEDGER C/W 1/2" DIA ||BOLTS @ 16" O.C. П TO RIM AND SOLID 6" THICK CONC. BLOCKING SHELF ON 10" DDT WALL

NOTES:

- 1.
- WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2"x6" @ 16" O.C. KNEEWALL ON 10" THICK CONC. DDT WALL WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC. SHELF FOR BRICK VENEER ON 10" THICK CONC. DDT WALL

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

DECK FASTENING DETAIL

SCALE: 1"=1'0"

2B

DECK FASTENING DETAIL

SCALE: 1"=1'0"

PROFESSIONAL ENGINEERS OF THE PROPESSION AND THE PR

9			
8	•		
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6	•		
5	REVISED AS PER ENG'S COMMETNS	24-02-09	RC
4	UPDATE TO 2022	JAN 11-22	RC
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qualification information Wellington Jno-Baptiste

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.



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**S3** 

100517923 Feb. 12, 2024 TOVINCE OF ONTARIO

date MAY 2016 CONSTRUCTION NOTES 3/16" = 1'-0" 13045-CN-2022-A1-REV1