

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 @ 610mm (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.).

2. FRAME WALL CONSTRUCTION (2"x6") (REFER TO B.O.P. FORM) SIDING, HARDIE BOARD, STUCCO BOARD OR EQUAL AS PER ELEVATION, 19x64 (1"x3") VERTICAL WOOD FURRING, APPROVED SHEATHING PAPER, MIN. RSI. 0.88 (R-5) RIGID INSULATION, 38x140 (2"x6") STUDS @ 400mm (16") O.C. FILLED WITH MIN. RSI. 3.87 (R-22) BATT INSULATION, TOTAL MIN. RSI. 4.75 (R-27). APPROVED DIAGONAL WALL BRACING, VAPOUR BARRIER AND CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH.

2B. FRAME WALL CONSTRUCTION - 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 @ 406mm (16") O.C. ((FOR MAX. HEIGHT 3000mm (9'-10") OR 38x140 (2"x6") STUDS @ 406mm (16") O.C. (FOR MAX. HEIGHT OF 3.6M (11'-10") WITH APPROVED DIAGONAL WALL BRACING. 13mm (1/2") INTERIOR DRYWALL FINISH. REFER TO NOTE 19 WHERE FLOOR EXISTS ABOVE GARAGE. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

2C. STUCCO WALL CONSTRUCTION (2"x6") (REFER TO B.O.P. FORM) STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 6mm (1/4") AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS ON 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE, APPROVED SHEATHING PAPER, MINIMUM RSI. 0.88 (R-5) RIGID INSULATION, 38x140 (2"x6") STUDS @ 400mm (16") O.C. FILLED WITH MIN. RSI. 3.87 (R22) BATT INSUL. TOTAL MIN. RSI. 4.75 (R-27). APPROVED DIAGONAL WALL BRACING, VAPOUR BARRIER AND CONTIN. AIR BARRIER, 13mm (1/2") GYPSUM BOARD INTERIOR FINISH. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

2D. STUCCO WALL CONSTRUCTION - GARAGE WALLS STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 6mm (1/4") 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 @ 406mm (16") O.C. ((FOR MAX. HEIGHT 3000mm (9'-10") OR 38x140 (2"x6") STUDS @ 406mm (16") O.C. (FOR MAX. HEIGHT OF 3.6M (11'-10") WITH APPROVED DIAGONAL WALL BRACING. 13mm (1/2") INTERIOR DRYWALL FINISH. REFER TO NOTE 19 WHERE FLOOR EXISTS ABOVE GARAGE. STUCCO TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

3. BRICK VENEER CONSTRUCTION (2"x6") (REFER TO B.O.P. FORM) 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 406mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, MIN. RSI. 0.88 (R-5) RIGID INSULATION, 38x140 (2"x6") STUDS @ 400mm (16") O.C. FILLED WITH MIN. RSI. 3.87 (R-22) BATT INSULATION, TOTAL MIN. RSI. 4.75 (R-27). APPROVED DIAGONAL WALL BRACING, VAPOUR BARRIER AND CONT. 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.

3B. BRICK VENEER CONSTRUCTION - GARAGE WALLS 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 406mm (16") O.C. HORIZONTAL 610mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") EXTERIOR TYPE SHEATHING, 38x89 (2"x4") STUDS @ 406mm (16") O.C. ((FOR MAX. HEIGHT 3000mm (9'-10") OR 38x140 (2"x6") STUDS @ 406mm (16") O.C. (FOR MAX. HEIGHT OF 3.6M (11'-10") WITH APPROVED DIAGONAL WALL BRACING. 13mm (1/2") INTERIOR DRYWALL FINISH. REFER TO NOTE 19 WHERE FLOOR EXISTS ABOVE GARAGE. 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.

4. INTERIOR STUD PARTITIONS FOR BEARING PARTITIONS 38x89 (2"x4") @ 406mm (16") O.C. FOR 2 STOREYS AND 305mm (12") O.C. FOR 3 STOREYS, NON-BEARING PARTITIONS 38x89 (2"x4") @ 610mm (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.

5. 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 DAMPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. IF FOUNDATION WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYS CONC. FTG. BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL.

* REFER TO UNIT PLANS FOR STRIP FOOTING SIZES *

-MAXIMUM FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR. -REFER TO SOILS REPORT FOR SOIL CONDITIONS AND BEARING CAPACITY.

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

7. 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 15MPa. (2200psi) CONC. WITH DAMPROOFING BELOW SLAB. UNDER SLAB INSULATION PER B.O.P. FORM where required. ALL SLAB JOINTS & PENETRATIONS TO BE SEALED TO MAINTAIN AIR BARRIER.

8. WOOD SUBFLOORS (SEE OBC. 9.23.14. & 9.30.2.1) -19mm (3/4") MIN. T & G SUBFLOOR UNDER GROUND FLOOR FINISH FLOOR.

16mm (5/8") T&G SUBFLOOR UNDER SECOND FLOOR FINISH FLOOR. 16mm (5/8") PANEL-TYPE UNDERLAY FOR CERAMIC TILE APPLICATION. 6mm (1/4") PANEL-TYPE UNDERLAYMENT UNDER RESILIENT & PARQUET FLOORING.

9. ATTIC INSULATION (REFER TO B.O.P. FORM) 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.

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

MAX. RISE = 200 (7-7/8") MIN. RUN = 210 (8-1/4") MIN. TREAD = 235 (9-1/4") MAX. NOSING = 25 (1") MIN. HEADROOM = 1950 (6'-5") RAIL @ LANDING = 900 (2'-11") RAIL @ STAIR = 865 (2'-10") TO 965 (3'-2") MIN. STAIR WIDTH = 860 (2'-10") FOR CURVED STAIRS MIN. RUN = 150 (6") MIN. AVG. RUN = 200 (8")

11. 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").

12. SILL PLATE ANCHORAGE 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.

13. BASEMENT INSULATION (REFER TO B.O.P. FORM) 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. FOUNDATION WALL INSULATION SHALL BE MINIMUM RSI. 3.52 (R20). INSULATION TO HAVE APPROVED VAPOUR BARRIER. DAMPROOF 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.

14. BASEMENT BEARING STUD PARTITION 38x89/140 (2"x4"/6") STUDS @ 406mm (16") O.C. 38x89/140 (2"x4"/6") SILL PLATE ON DAMPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONCRETE @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONCRETE CURB ON 305x155 (12"x6") FOR 2x4 STUDWALL OR 400x155 (16"x6") FOR 2x6 STUD WALL, CONCRETE FOOTING. ADD HORIZONTAL BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

15. STEEL BASEMENT COLUMN (SEE O.B.C. 9.17.3) 89mm (3-1/2") DIA x 4.78mm(0.188") STEEL COLUMN WITH 150x150x9.5 (6"x6"x3/8") STEEL TOP & BOTTOM PLATE.

15A. STEEL COLUMN (SEE O.B.C. 9.17.3) 90mm(3-1/2") DIA x 4.78mm(0.188") STEEL COLUMN WITH 100x100x6.0 (4"x4"x1/4") TOP & BOTTOM PLATES. FIELD WELD BOTTOM PLATE TO 100x250x12.5 (4"x10"x1/2") BASE PLATE C/W 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2"). THE COLUMN TO STUD WALL WITH 2-32x3.175 (1 1/4"x 1/8") STEEL STRAP WELDED TO COLUMN AND FASTENED TO STUD WITH 2-SDS 6.35x38 (1/4"x1 1/2") SCREWS MANUF. BY SIMPSON STRONG TIE.

16. CONCRETE PILASTER BEAM POCKET OR 200x200 (8"x8") POURED CONC. NIB WALLS. MIN. BEARING 90mm (3-1/2")

17. 19x38 (1"x2") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM. (OBC. 9.23.4.3.(3c))

18. GARAGE SLAB 100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPTIONAL 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT (EXTERIOR) AT 1% MIN.

19. INTERIOR GARAGE WALLS & CEILINGS (REFER TO B.O.P. FORM) 13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. WALL INSULATION = RSI. 3.87 (R22) BATTs+ RSI. 0.88 (R5) CONTINUOUS RIGID INSUL. CEILING INSUL.= RSI. 5.46 (R31). TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.16.

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

21. 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.

22. DRYER VENT(OBC-6.2.3.8(7), 6.2.4.1.1 & 6.2.4.1.1) CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE).

23. INSULATED ATTIC ACCESS (OBC-9.19.2.1) ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x700mm (21'-1/2"x27'-1/2") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSULATION BACKING.

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

25. LINEN CLOSETS 4 SHELVES MIN. 350mm (14") DEEP.

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

27. 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.

27A. 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).

28. CLASS "B" VENT U.L.C. RATED CLASS "B" VENT 610mm (2'-0") ABOVE THE POINT IN CONTACT WITH THE ROOF FOR SLOPES UP TO 9/12, REFER TO THE ONTARIO GAS UTILIZATION CODE.

29. BASEMENT WOOD POST (OBC 9.17.4.) 3-38x140 (3-2"x6") BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT, 406x406x203 (16"x16"x8") CONC. FTG. OR AS OTHERWISE SPECIFIED ON DRAWING.

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

31. 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. UNDER SLAB INSULATION AS PER B.O.P. FORM where required. ALL JOINTS & PENETRATIONS OF INTERIOR SLABS TO BE SEALED TO MAINTAIN AIR BARRIER.

32. DIRECT VENTING GAS FURNACE 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.

33. 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.

34. JOIST STRAPPING AND BRIDGING (SEE OBC. 9.23.9.4) ALL CONVENTIONAL FRAMED 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. *) REFER TO FLOOR LAYOUTS FOR ENGINEERED FLOOR JOISTS.

35. EXPOSED BUILDING FACE - OBC. 9.10.15. 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.

36. COLD CELLAR PORCH SLAB (OBC 9.39.) FOR MAX. 2500 mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (4 7/8") 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, 600x600 (23 5/8"x 23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FTN. WALLS. SLOPE SLAB MIN. 1.0% FROM DOOR. SLAB TO HAVE MIN 75mm (3") BEARING ON FDTN. WALLS. PROVIDE (WL1) UNLETS OVER CELLAR DOOR AND WITH 100mm (4") END BEARING.

37. FOUNDATION LEDGE FOR BRICK/MASONRY THE FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 660mm (26") AND SHALL BE TIED TO THE FACING WALL 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. CONVENTIONAL ROOF FRAMING (2.0Kpa. SNOW LOAD) 38x140 (2"x6") RAFTERS @ 406mm (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") @ 406mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 406 (16") O.C. FOR MAX. 4450mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 610mm (24") O.C. WITH A 38x89 (2"x4") CENTRE POST TO THE TRUSS BELOW, LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

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 @ 305mm (12") O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) C/W 9.6 (3/8") THICK EXT. PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 1220 mm (4'-0") O.C. VERTICALLY. -FOR WALLS WITH HORIZ. DISTANCES NOT EXCEEDING 2900 mm (9'-6"), PROVIDE 38x140 (2"x6") STUDS @ 406 (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. EXPOSED FLOOR TO EXTERIOR (REFER TO B.O.P. FORM) PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

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

42. EXTERIOR WALLS FOR WALK-OUT CONDITIONS THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 406mm (16") O.C. OR 38x89 (2"x4") STUDS @ 305mm (12") O.C. WALL INSULATION TO BE SAME AS STANDARD ABOVE GRADE WOOD STUD WALLS (R20+R5).

WINDOWS- CANADA ZONE C

1) MINIMUM BEDROOM WINDOW -OBC. 9.9.10.1- AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m2 UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3"). GLASS AREA NOT MORE THAN 17% OF GROSS PERIPHERAL WALL AREA. MAXIMUM U-VALUE 1.67 & MIN ER-VALUE 29

2) WINDOW GUARDS -OBC. 9.8.8.1(6) A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (6'-11")

3) WINDOW WELLS -OBC. 9.14.6.3. ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.

DOORS:

1) EXTERIOR DOORS-- THERMAL RESISTANCE ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN B.O.P. FORM

2) EXTERIOR SLIDING GLASS DOORS-- THERMAL RESISTANCE ALL EXTERIOR SLIDING GLASS DOORS TO COMPLY WITH THERMAL PERFORMANCE AS STATED IN B.O.P. FORM.

GENERAL:

1) MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.3 AIR CHANGES PER HOUR AVERAGED OVER 24 HOURS. SEE MECHANICAL DRAWINGS.

2) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2. AND MUNICIPAL STANDARDS.

3) STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM REINFORCEMENT OF STUD WALL 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(i)(i).

4) AIR BARRIERS ALL AIR BARRIER SYSTEMS TO COMPLY WITH O.B.C.-DIV. B, 9.25.3.

LUMBER:

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

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

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

4) LVL BEAMS NOT SPECIFIED ON ENGINEERED FLOOR OR ROOF LAYOUTS SHALL BE VERSALAM 2.0C. OR EQUAL. NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 2 ROWS FOR 184x240 & 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. GALV. BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C.

5) PROVIDE FACE MOUNT BEAM HANGERS TYPE "SQL" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED. REFER TO ENGINEERED FLOOR LAYOUTS.

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

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

STEEL:

1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40.21 GRADE 350W. "STRUCTURAL QUALITY". PER OBC. B-9.23.4.3.

2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

STUCCO:

1) ALL STUCCO WALLS TO HAVE A MINIMUM 6mm (1/4") AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

LEGEND

CLASS "B" VENT

DUPLEX OUTLET (12" ABOVE SURFACE)

WEATHERPROOF DUPLEX OUTLET

POT LIGHT

LIGHT FIXTURE (PULL CHAIN)

SWITCH

FLOOR DRAIN

COMBINED SMOKE ALARM AND CARBON MONOXIDE DETECTOR/ALARM

SMOKE ALARM

DOUBLE JOIST

SINGLE JOIST

POINT LOAD FROM ABOVE

P.T. - PRESSURE TREATED LUMBER

G.T. - GIRDER TRUSS BY ROOF TRUSS MANUF.

FLAT ARCH

CURVED ARCH

M.C.

MEDICINE CABINET

CONC. BLOCK WALL

SPECIAL WALL CONSTRUCTION SEE NOTE ON PLANS

SOLID WOOD BEARING (SPRUCE No. 2)

SOLID WOOD BEARING TO MATCH FROM ABOVE

SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED LINTEL/BREAM

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 ALARM (OBC 9.33.4.)

WHERE A FUEL-BURNING APPLANCE IS INSTALLED IN A DWELLING UNIT, A CARBON MONOXIDE DETECTOR CONFORMING TO CAN/CGA-619.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.

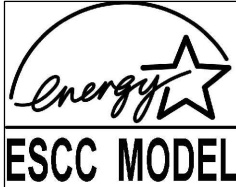
SOIL GAS CONTROL (OBC 9.13.4.1 & 9.13.4.2)

PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING IF REQUIRED.

2012 OBC. - ON. REG. 332/12
THESE DRAWINGS HAVE BEEN
DESIGNED TO COMPLY WITH THE 2012
OBC AND ALL AMENDMENTS AS OF
MAY 2019.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB
AND REPORT ANY DISCREPANCY TO THE VA3 DESIGN 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.
ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY
AFTER BUILDING PERMIT HAS BEEN ISSUED.

REVISION: ONT. REG. 332/12-2012 OBC
Amendment O. Reg. 88/19
MAY 03, 2019

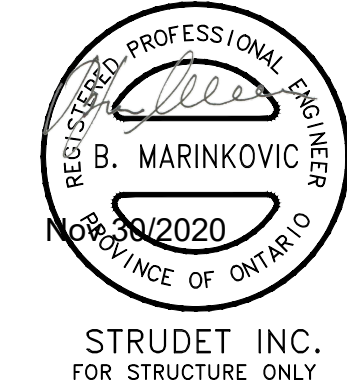


ENERGY STAR VERSION 17
REFER TO BOP FORM



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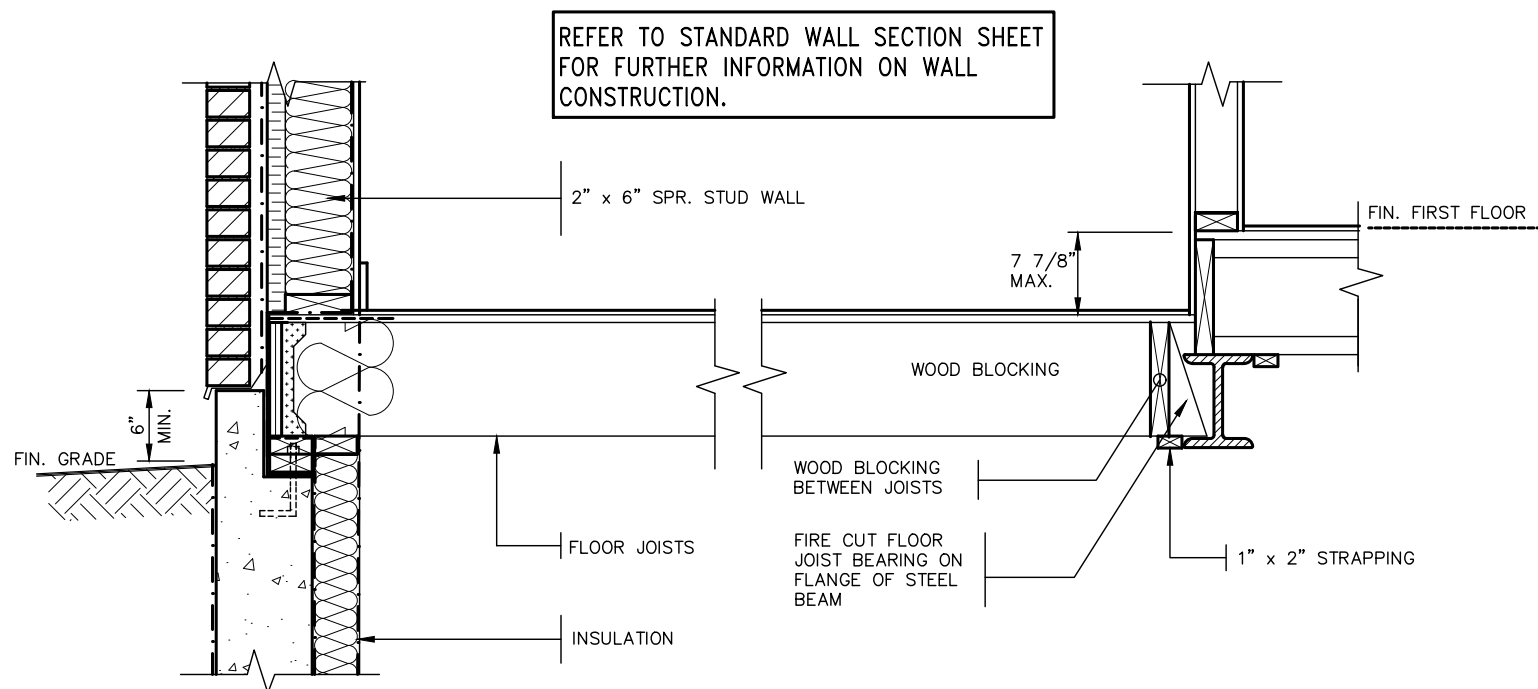
Discipline	Reviewer	BCIN	Date
Building Code	H. Authier	43236	2021-02-04
Seepage System			
Zoning			



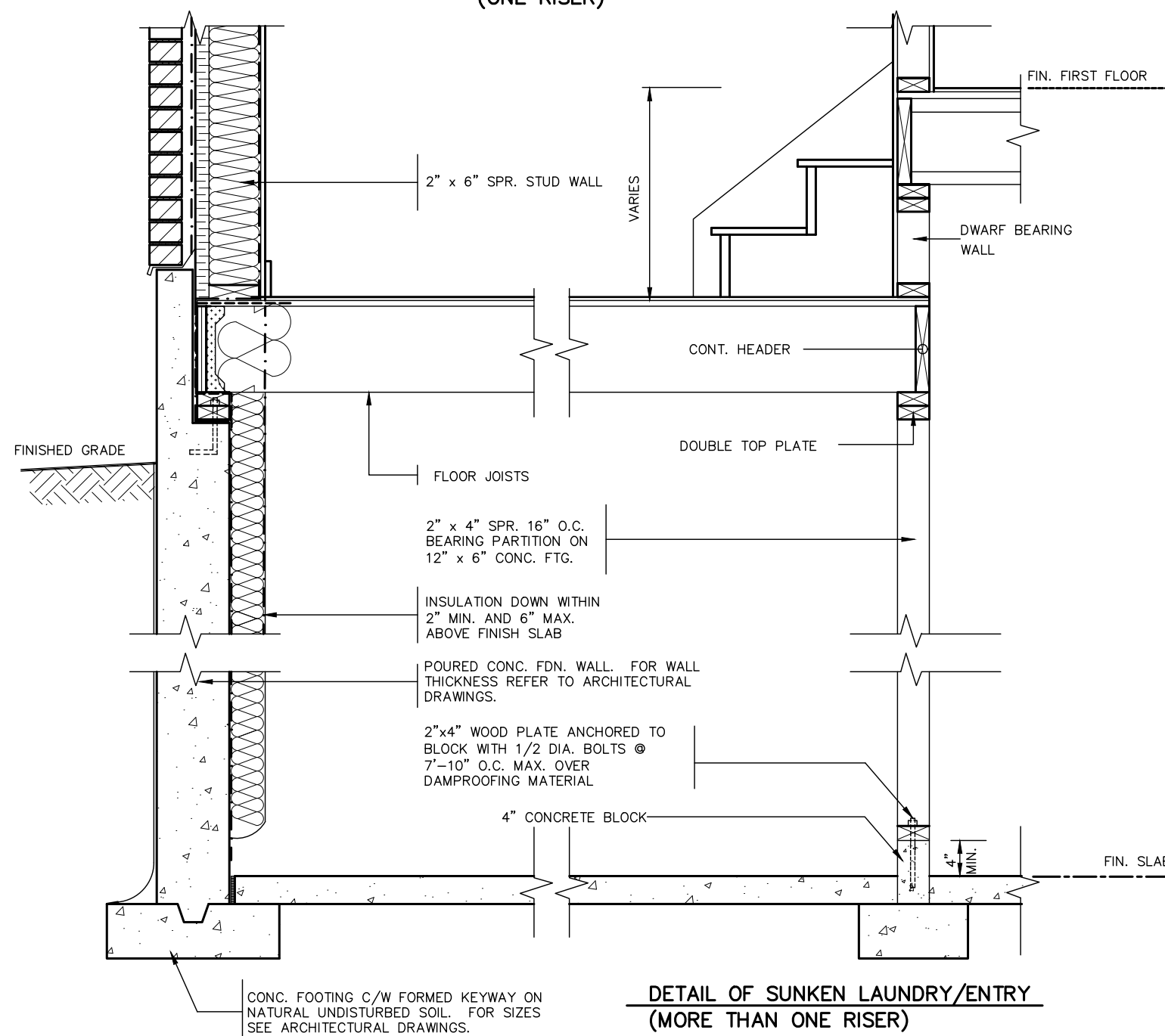
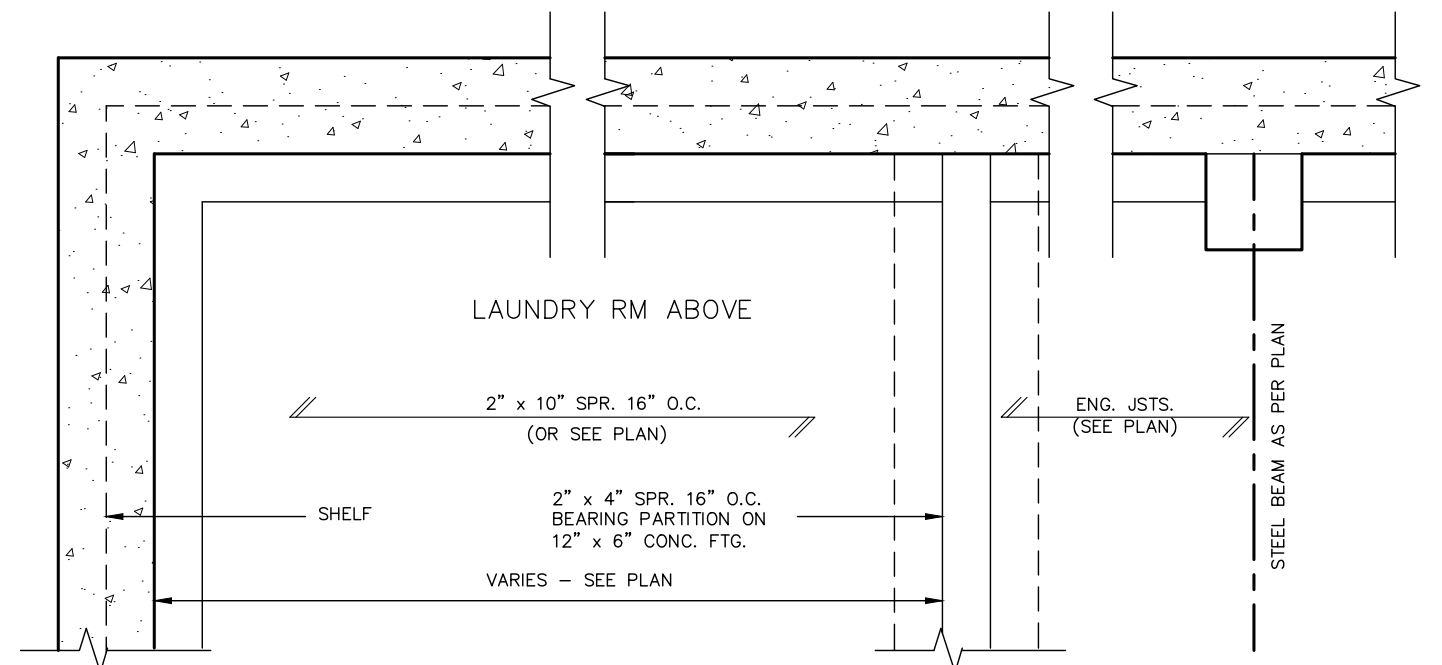
9.	-	-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.	-	-	qualification information
7.	-	-	Richard Vink
6.	-	-	signature
5.	-	-	name
4.	EVCS REMOVED.	MAY 03/19	GW
3.	INSULATION VALUES PER ESTAR V17.	JAN 31/19	GW
2.	UPDATED- ISSUED FOR PERMIT.	JAN. 26/18	GW
1.	ISSUED FOR PERMIT USE.	FEB. 09/17	GW
no.	description	date	by

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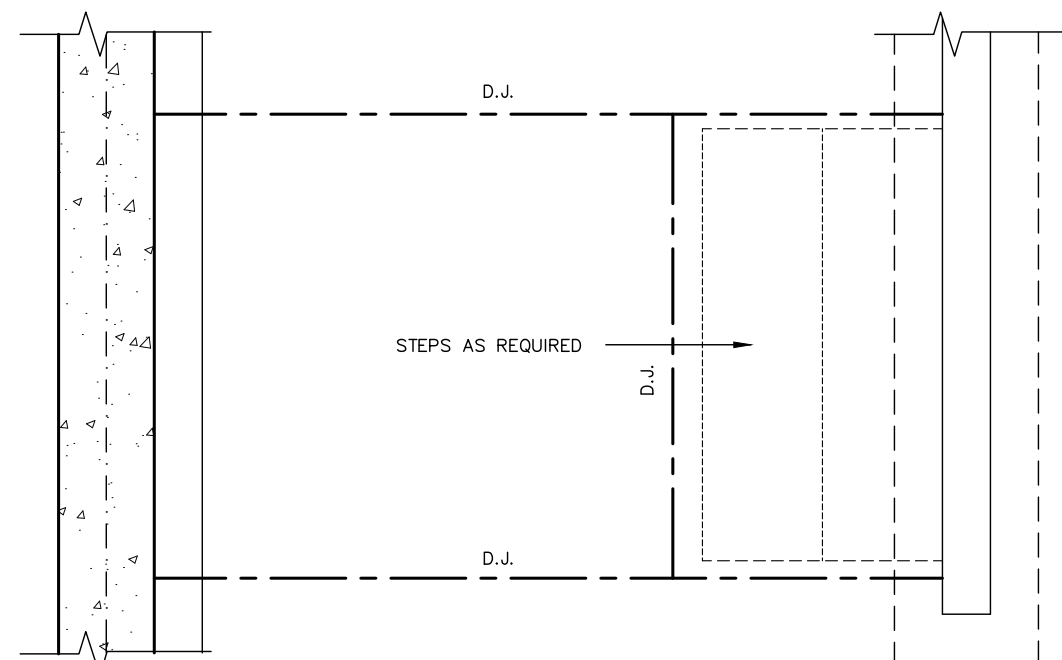
Greenpark.		SINGLES	
project name	TRINAR HALL HOMES INC.	municipality	EAST GWILLIMBURY
STANDARD CONSTRUCTION NOTES		drawing no.	
date	drawn by	checked by	scale
JAN. 2018	GW	GW	3/16" = 1'-0"
GP-14X18-NOTES-JAN19-VA3-ES17-17026		file name	
REG - F:\LIBRARY\LIBRARY.VIL\2018 OBC CONSTRUCTION NOTES\GREENPARK\GP-14x18-NOTES-JAN19-VA3-ES17-17026.dwg - Fri - May 3 2019 - 12:10 PM			



DETAIL OF SUNKEN LAUNDRY/ENTRY
(ONE RISER)



DETAIL OF SUNKEN LAUNDRY/ENTRY
(MORE THAN ONE RISER)



PARTIAL FOUNDATION PLAN



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Discipline	Reviewer	BCIN	Date
Building Code	H. Authier	43236	2021-02-04
Sewage System			
Zoning			



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2012 CODE
ENERGY STAR

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2	INSUL VALUES ADJUSTED PER ESTAR V17	JAN 31/19	GW
1	ISSUED FOR PERMIT.	JAN. 26/18	GW
no.	description	date	by

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qualification information

Richard Vink 24488

signature

name registration information

VA3 Design Inc. 42658

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va3design.com

Greenpark

project name
TRINAR HALL HOMES INC. EAST GWILLIMBURY

date
OCT. 2017

drawn by
GW

checked by
-

scale
Not to Scale

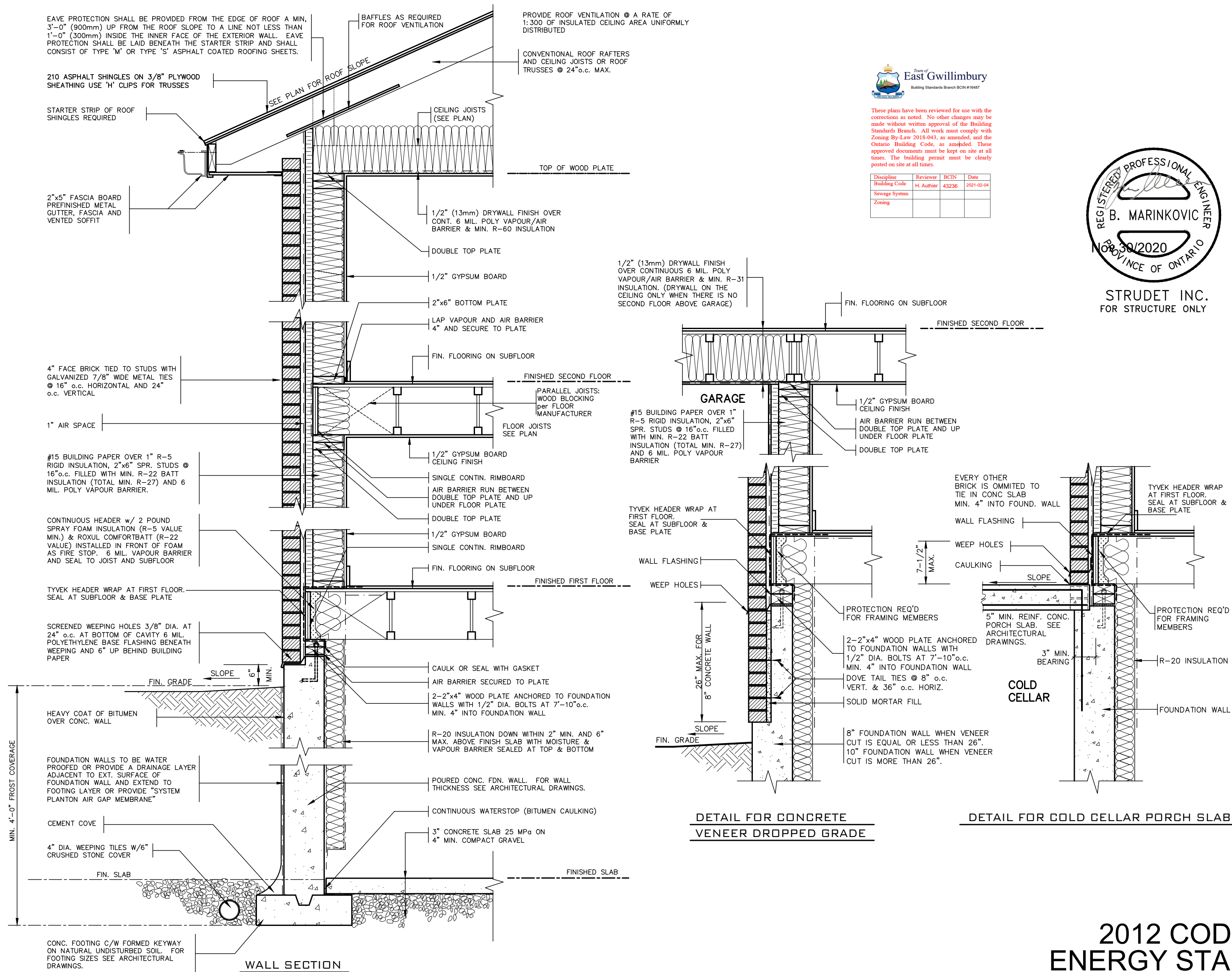
SUNKEN FLOOR DETAILS

file name
17026-GP-STD_DETAILS_ES17

date
FEB 14 2019 - 4:51 PM

project no.
17026

drawing no.
2



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Discipline	Reviewer	BCIN	Date
Building Code	H. Authier	43236	2021-02-04
Sewage System			
Zoning			



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2012 CODE
ENERGY STAR

<p>9</p> <p>8</p> <p>7</p> <p>6</p> <p>5</p> <p>4</p> <p>3</p> <p>2 INSUL VALUES ADJUSTED PER ESTAR V17 JAN 31/19 GW</p> <p>1 ISSUED FOR PERMIT. JAN. 26/18 GW</p> <p>no. description date by</p>		<p>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.</p> <p>qualification information</p> <p>Richard Vink 24488</p> <p>signature</p> <p>name registration information BCIN</p> <p>VA3 Design Inc. 42658</p> <p>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.</p>		<p>VA3 DESIGN</p> <p>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 vo3design.com</p>		<p>Greenpark</p> <p>project name TRINAR HALL HOMES INC. municipality EAST GWILLIMBURY project no. 17026</p> <p>date OCT. 2017 2"x6" BRICK VENEER SECTIONS drawing no. 3</p> <p>drawn by GW checked by Not to Scale scale 17026-GP-STD_DETAILS_ES17 file name</p> <p>REG - H:\ARCHIVE\WORKING\2017\17026\GRE\DETAILS\17026-GP-STD_DETAILS_ES17.dwg - Thu - Feb 14 2019 - 4:51 PM</p>	
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PROVIDE ROOF VENTILATION @ A RATE OF
1:300 OF INSULATED CEILING AREA UNIFORMLY
DISTRIBUTED

WALL SECTION

[illegible]

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A. TERMINATION AT MASONRY CLADDING WITH SEALANT 1

$$1\ 1/2'' = 1\ 0''$$

COLD
CELLAR

DETAIL FOR COLD
CELLAR PORCH SLAB

$$3/4'' = 1'0''$$

ite	by	drawings
-----	----	----------

DETAIL FOR CONCRETE
VENEER DROPPED GRADE

$$3/4'' = 1' 0''$$

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project name	municipality	project no.
TRINAR HALL HOMES INC.	EAST GWILLIMBURY	17026

date	6" x 6" BRICK VENTILATED / CHIMNEY SECTIONS	drawing no.
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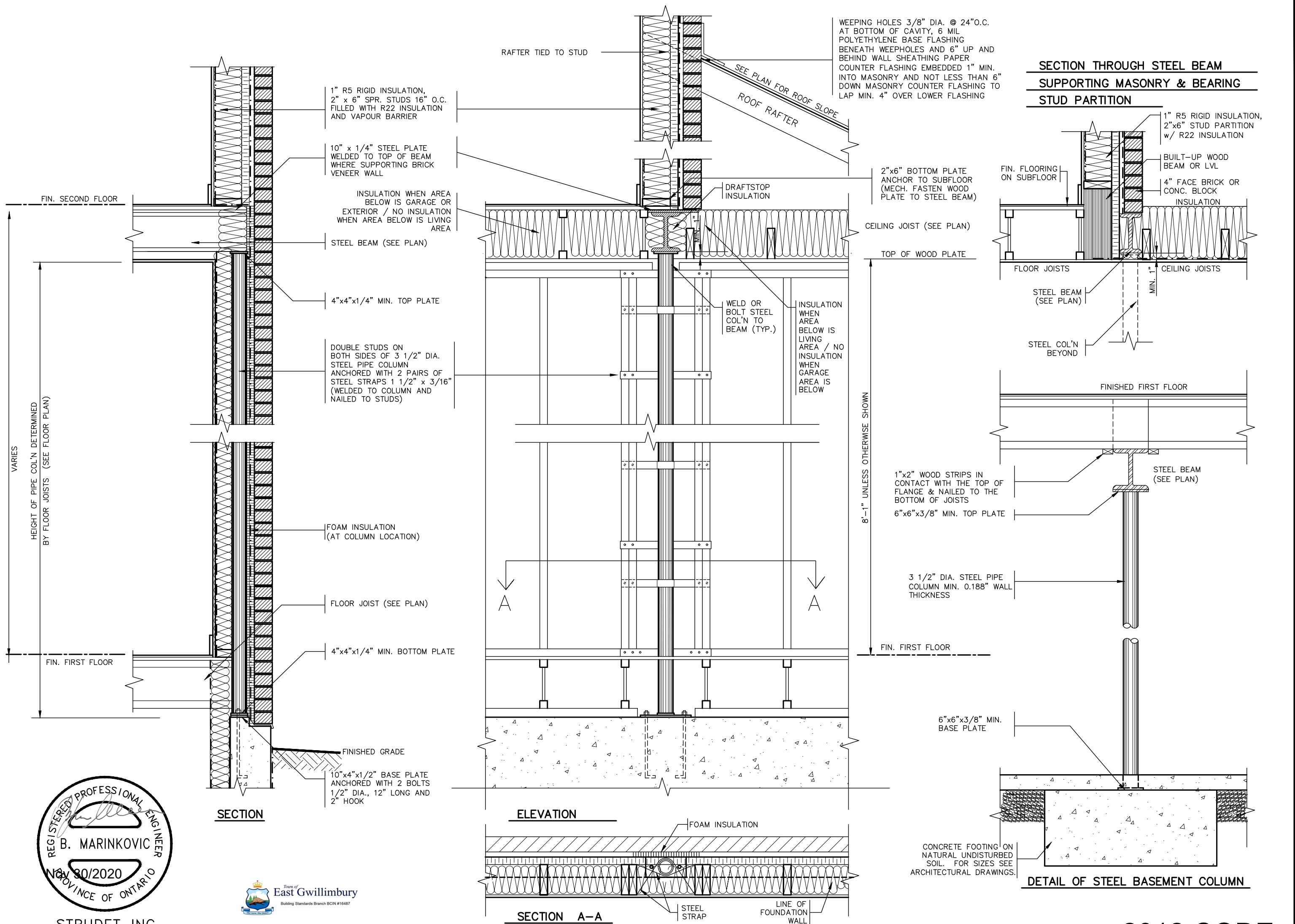
OCT. 2017 2"x6" BRICK VENEER/STUCCO SECTIONS

drawn by _____ checked by _____ scale _____ file name 3_2

2	GW	-	Not to Scale	17026-GP-STD_DETAILS_ES17	5-2
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Discipline	Reviewer	BCIN	Date
Building Code	H. Author	43236	2021-02-04
Sewage System			
Zoning			

9					
8					
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2	INSUL. VALUES ADJUSTED PER ESTAR V17	JAN. 31/19	GW		
1	ISSUED FOR PERMIT.	JAN. 26/18	GW		
no.	description	date	by		

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qualification information
Richard Vink 24488
signature
name registration information
VA3 Design Inc. 42658

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Greenpark

project name
TRINAR HALL HOMES INC. EAST GWILLIMBURY

date
OCT. 2017

drawn by
GW

checked by
As Shown

scale
17026-GP-STD_DETAILS_ES17

file name
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STEEL COLUMN DETAILS

project no.
17026

drawing no.
4

2012 CODE
ENERGY STAR

2" x 2" PICKETS CHAMFERED AT BOTTOM WITH 2" x 6" TOP CAP AND 2" x 4" TOP RAIL (REFER TO DETAIL 1)

3'-6" HIGH WOOD RAILING IF DECK FLOOR IS MORE THAN 5'-11" ABOVE GRADE AND 3'-0" HIGH WOOD RAILING IF DECK IS LESS THAN 5'-11" ABOVE GRADE

MAX. 4" OPENING BETWEEN PICKETS

5/4 x 6 PRESSURE TREATED DECKING WITH 1/4" GAP

WB1 RIM JOISTS (PRESSURE TREATED)

GUARDS FOR STAIRS SHALL NOT BE LESS THAN 2'-11" HIGH MEASURED VERTICALLY FROM A LINE DRAWN THROUGH THE OUTSIDE EDGES OF THE STAIR NOSINGS

4 7/8" MIN. 7 7/8" MAX. 9 1/4" MIN. 14" MAX. 8 1/4" MIN.

2" x 4" WOOD BLOCKING @ 4'-0" O.C. MIN. BETWEEN STRINGERS

2" x 12" STRINGER

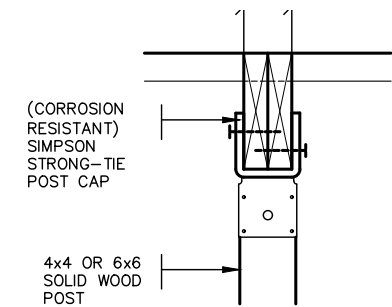
PRECAST CONCRETE SLAB

(CORROSION RESISTANT) SIMPSON STRONG-TIE COLUMN BASE. 1/2" DIA. ANCHOR BOLT.

12" CONC. PIER

WOOD DECK SECTION WITH BRICK VENEER

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



DETAIL 2 - BEAM-TO-POST
SCALE: 1" = 1'-0"

TYPICAL BRICK VENEER WALL CONSTRUCTION

1/2" Ø BOLTS @ 24" O/C ACROSS DECK ANCHORED TO HOUSE RIM BOARD

10" FOUNDATION WALL REQUIRED WHEN VENEER CUT IS GREATER THAN 26"

2-2x8 LEDGER BOARD (LEDGER BOARD PRESSURE TREATED)

BRICK MECH. FASTENED TO 4" CONC. FOUND. WALL WITH DOVE TAIL ANCHORS AND MORTAR FILL IN BETWEEN

DETAIL 3
STEEL ANGLE
SCALE: 1" = 1'-0"



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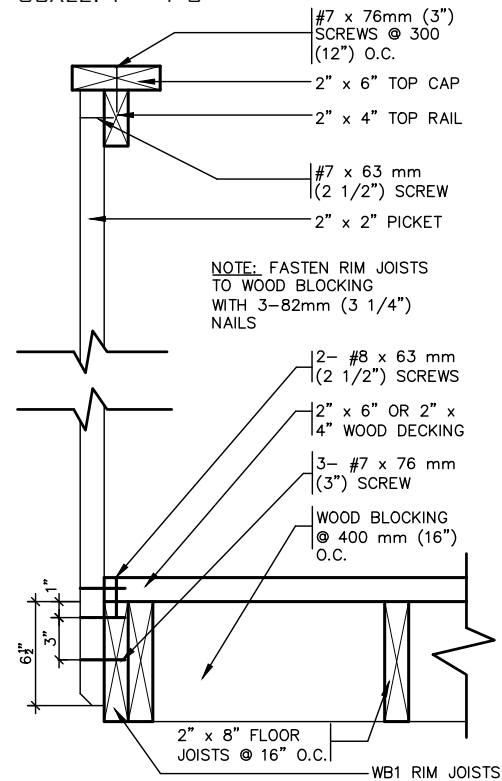
Discipline	Reviewer	BCIN	Date
Building Code	H. Authier	43236	2021-02-04
Sewage System			
Zoning			

DETAIL 1

CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK

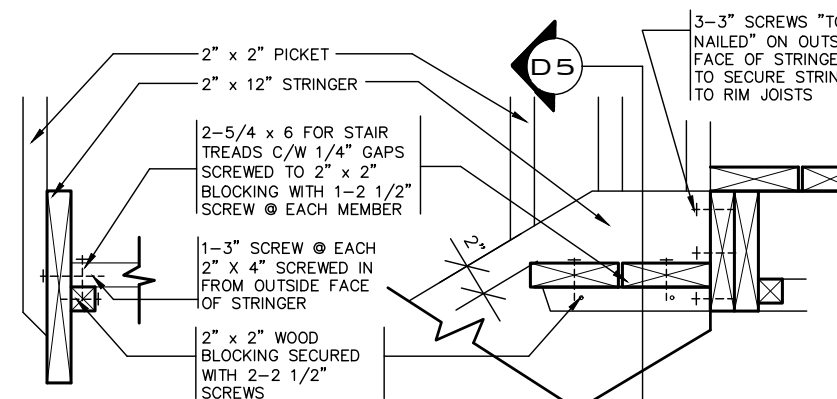
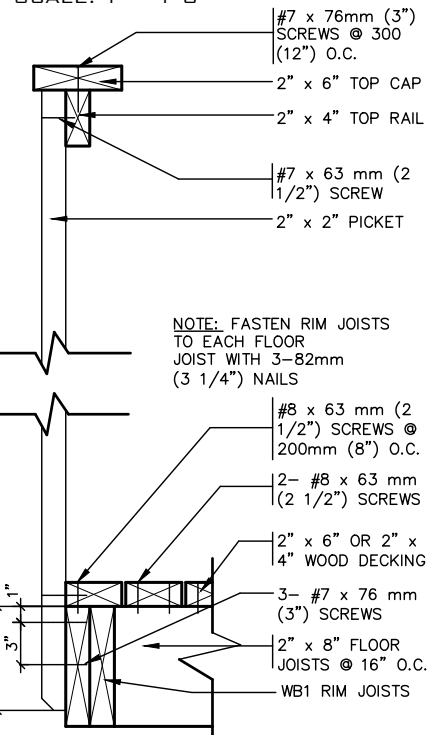
GUARD PARALLEL TO FLOOR JOISTS

SCALE: 1" = 1'-0"



GUARD PERPENDICULAR TO FLOOR JOISTS

SCALE: 1" = 1'-0"



DETAIL 5
SECTION THROUGH
STAIR STRINGER
SCALE: 1" = 1'-0"

DETAIL 4
SECTION @ TREAD AND
STRINGER SECUREMENT
SCALE: 1" = 1'-0"

GENERAL NOTES

- BRICK TO BE COMPRESSIVE STRENGTH OF 15 mPA (2200 p.s.i.) MIN. UNITS TO BE LAID WITH FULL HEAD AND BED JOINTS.
- MORTAR TO BE TYPE S WITH JOINT THICKNESS OF 10mm (3/8") MIN. AND 20mm (3/4") MAX.
- ALL NAILS AND SCREWS TO BE GALVANIZED.
- WB1 = 2- 2 x 8 (PRESSURE TREATED)
WB3 = 2- 2 x 10 (PRESSURE TREATED)
- WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES.



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9	.	.	.	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.
8	.	.	.	qualification information
7	.	.	.	Richard Vink 24488
6	.	.	.	signature
5	.	.	.	name
4	.	.	.	registration information
3	.	.	.	VA3 Design Inc. 42658
2	INSUL VALUES ADJUSTED PER ESTAR V17	JAN 31/19	GW	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.
1	ISSUED FOR PERMIT.	JAN. 26/18	GW	
no.	description	date	by	

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Greenpark

project name
TRINAR HALL HOMES INC. EAST GWILLIMBURY

date
OCT. 2017

drawn by
GW

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WOOD DECK DETAILS

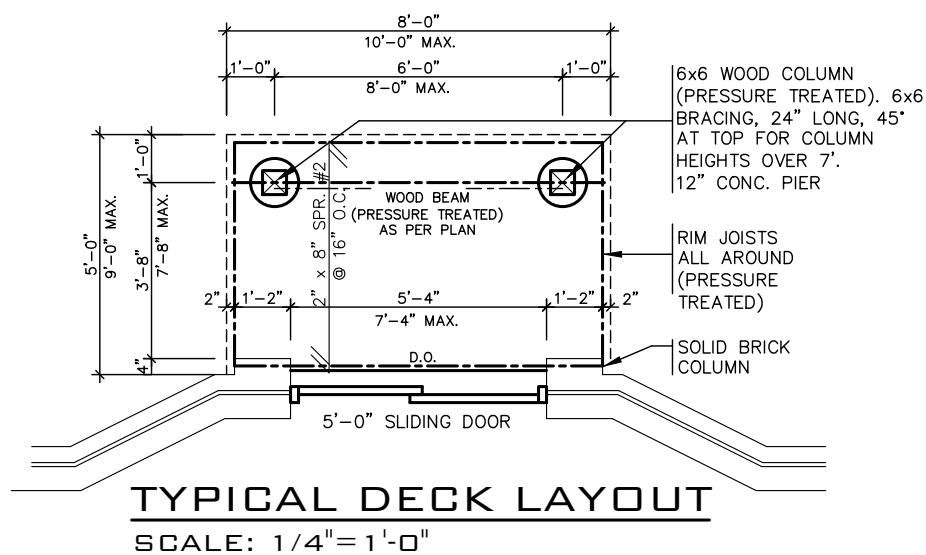
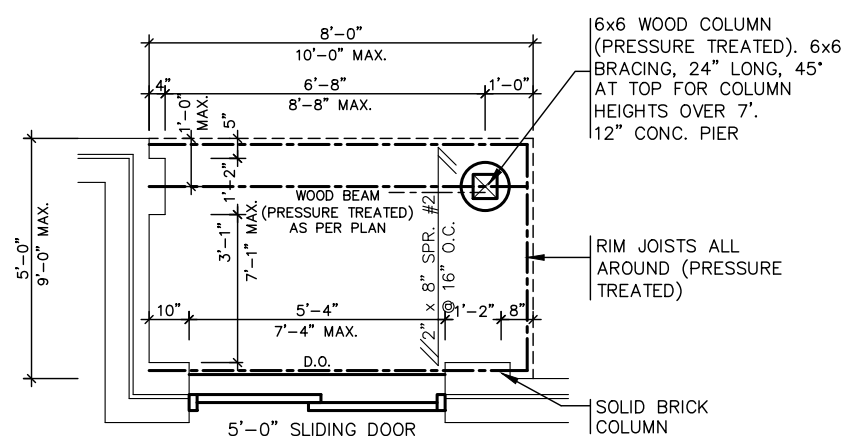
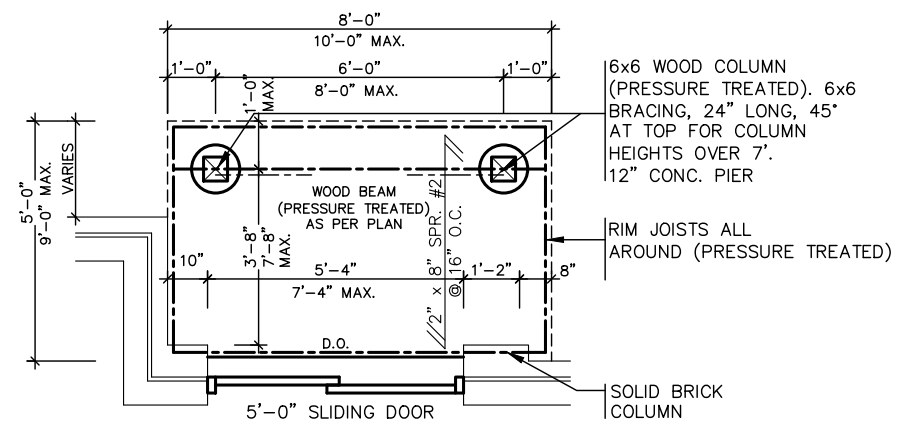
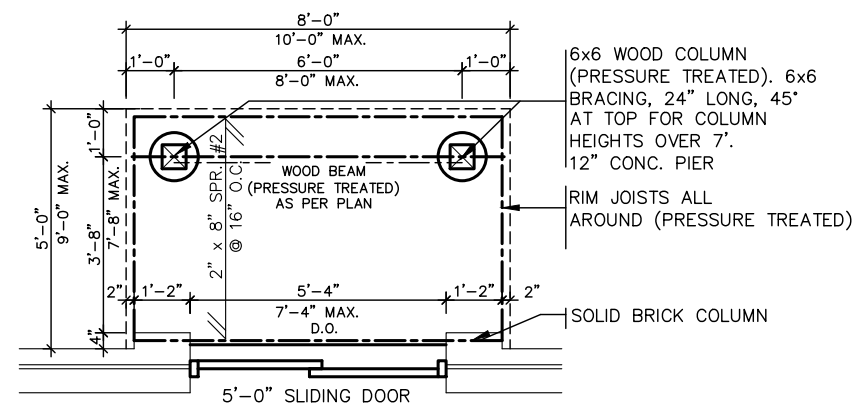
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project no.
17026

drawing no.
5




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Discipline	Reviewer	BCIN	Date
Building Code	H. Authier	43236	2021-02-04
Sewage System			
Zoning			

9.						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.	
8.						qualification information	
7.						Richard Vink	2448
6.							BCH
5.						name	
4.						registration information	
3.						VA3 Design Inc.	4265
2. INSUL. VALUES ADJUSTED PER ESTAR V17						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.	
1 ISSUED FOR PERMIT.							
no.	description		date	by	GW		



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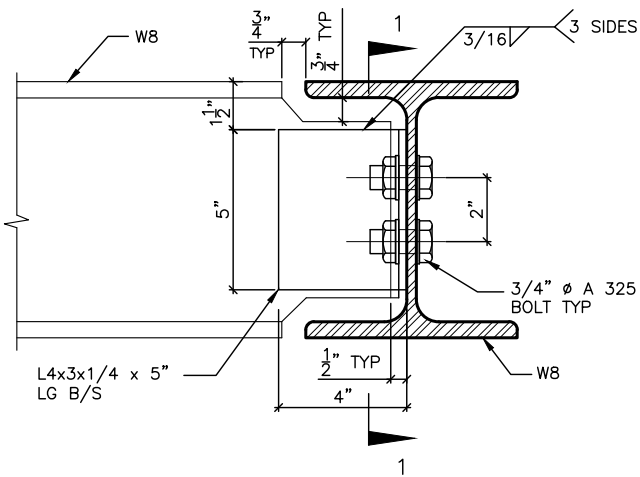
project name	municipality		project no.
TRINAR HALL HOMES INC.	EAST GWILLIMBURY		17026
date	WOOD DECK DETAILS-WALK-OUT CONDITION		drawing no.
OCT. 2017			
drawn by	checked by	scale	file name
GW	-	As Shown	17026-GP-STD_DETAILS_ES17
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2012 CODE ENERGY STAR



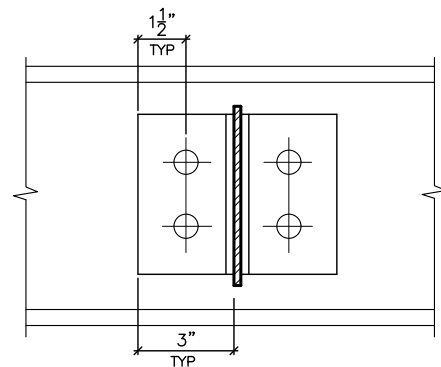
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Zoning			

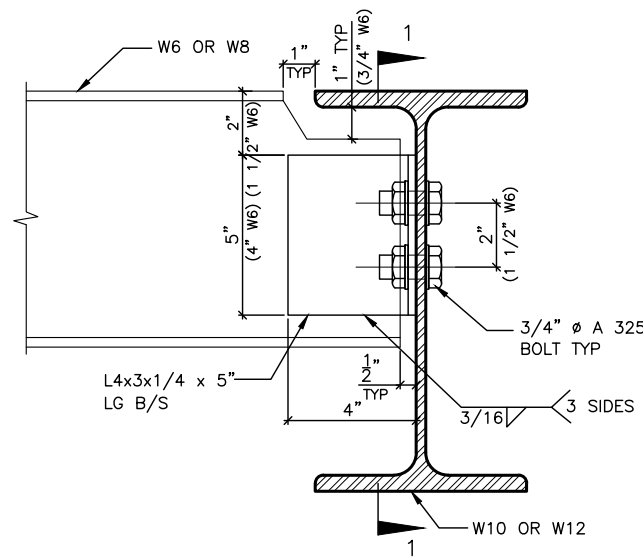


DETAIL 1.

W8
TO
W8
CONNECTION

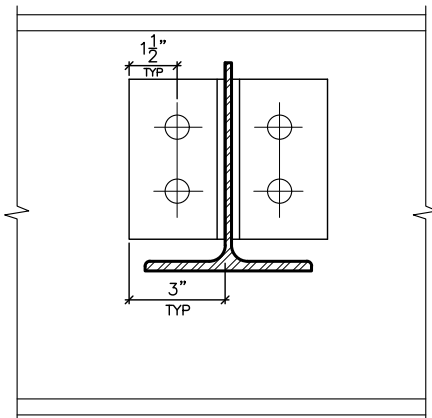


SECTION 1-1

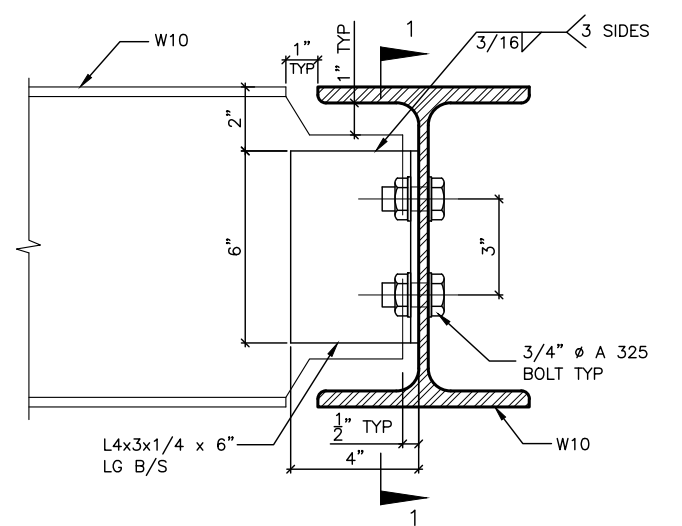


DETAIL 2.

W6(W8)
TO
W10(W12)
CONNECTION

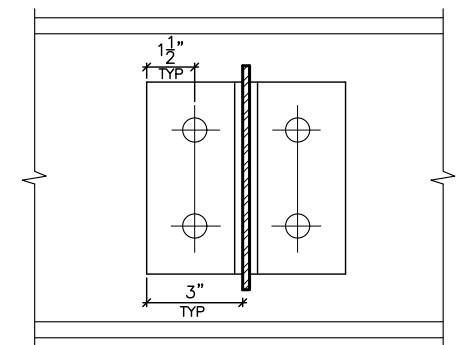


SECTION 1-1

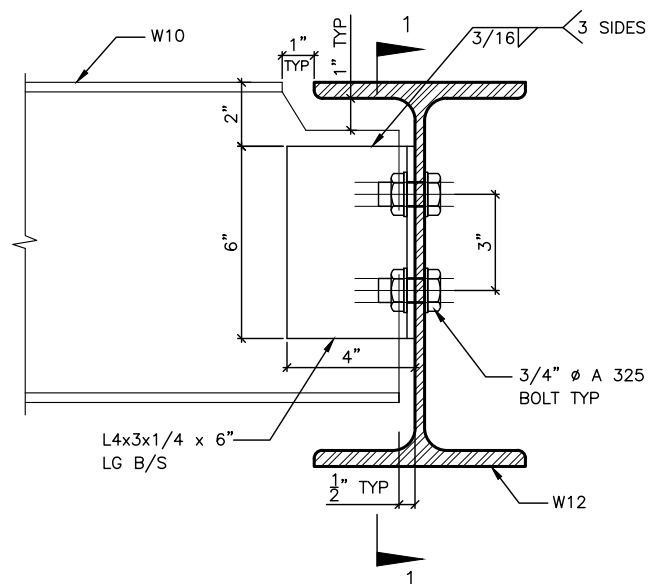


DETAIL 3.

W10
TO
W10
CONNECTION

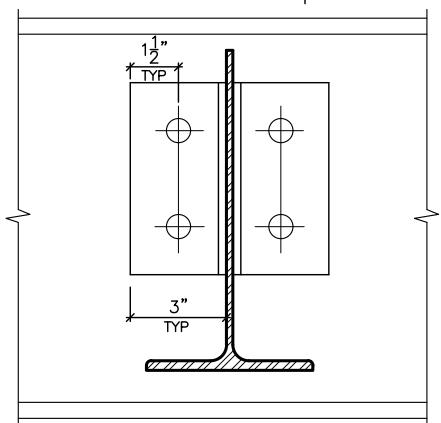


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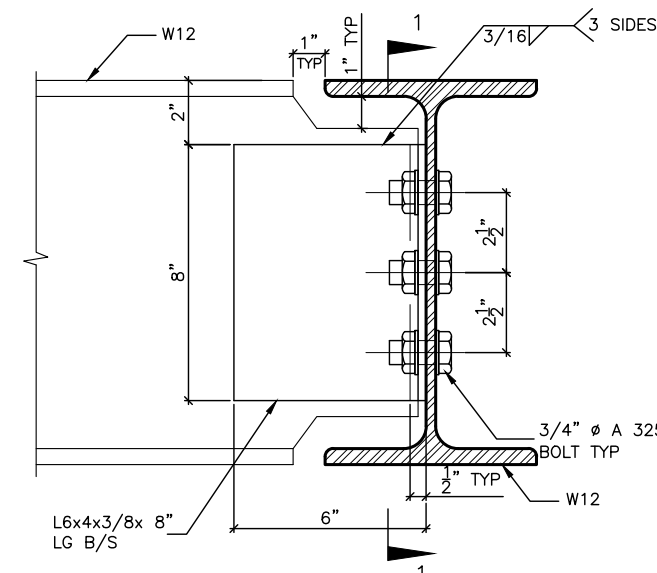


DETAIL 4.

W10
TO
W12
CONNECTION

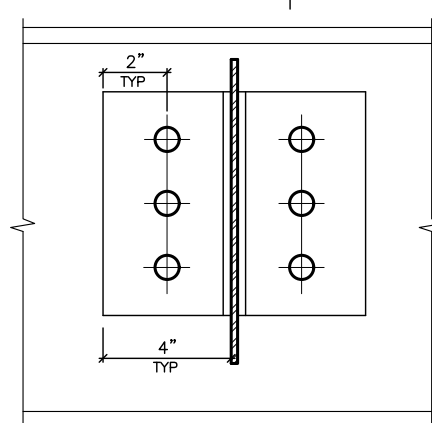


SECTION 1-1



DETAIL 5.

W12
TO
W12
CONNECTION



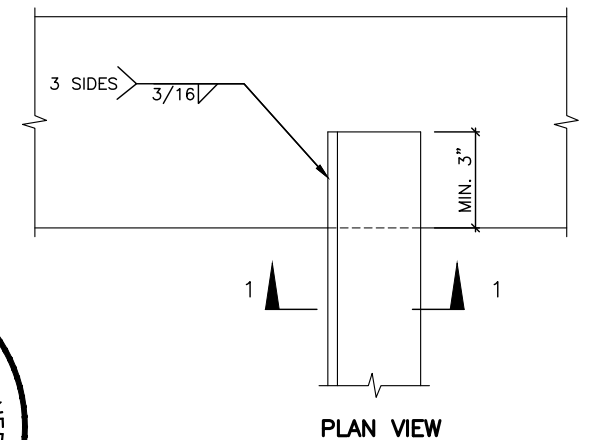
SECTION 1-1



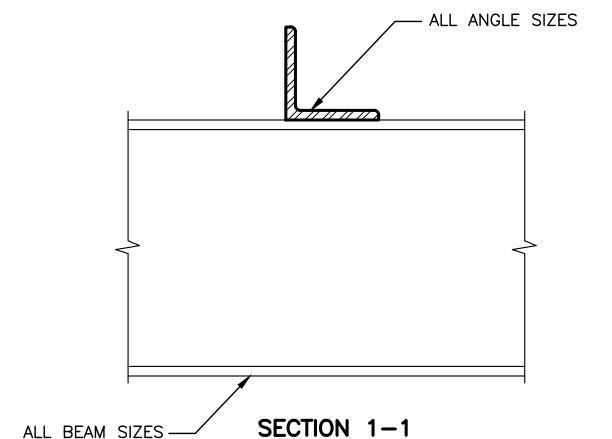
STRUDET INC.
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DETAIL 6.

ANGLE
TO
BEAM
CONNECTION



PLAN VIEW



SECTION 1-1

2012 CODE
ENERGY STAR

9.			
8.			
7.			
6.			
5.			
4.			
3.			
2.	INSUL. VALUES ADJUSTED PER ESTAR V17	JAN 31/19	GW
1.	ISSUED FOR PERMIT.	JAN. 26/18	GW
no.	description	date	by

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.

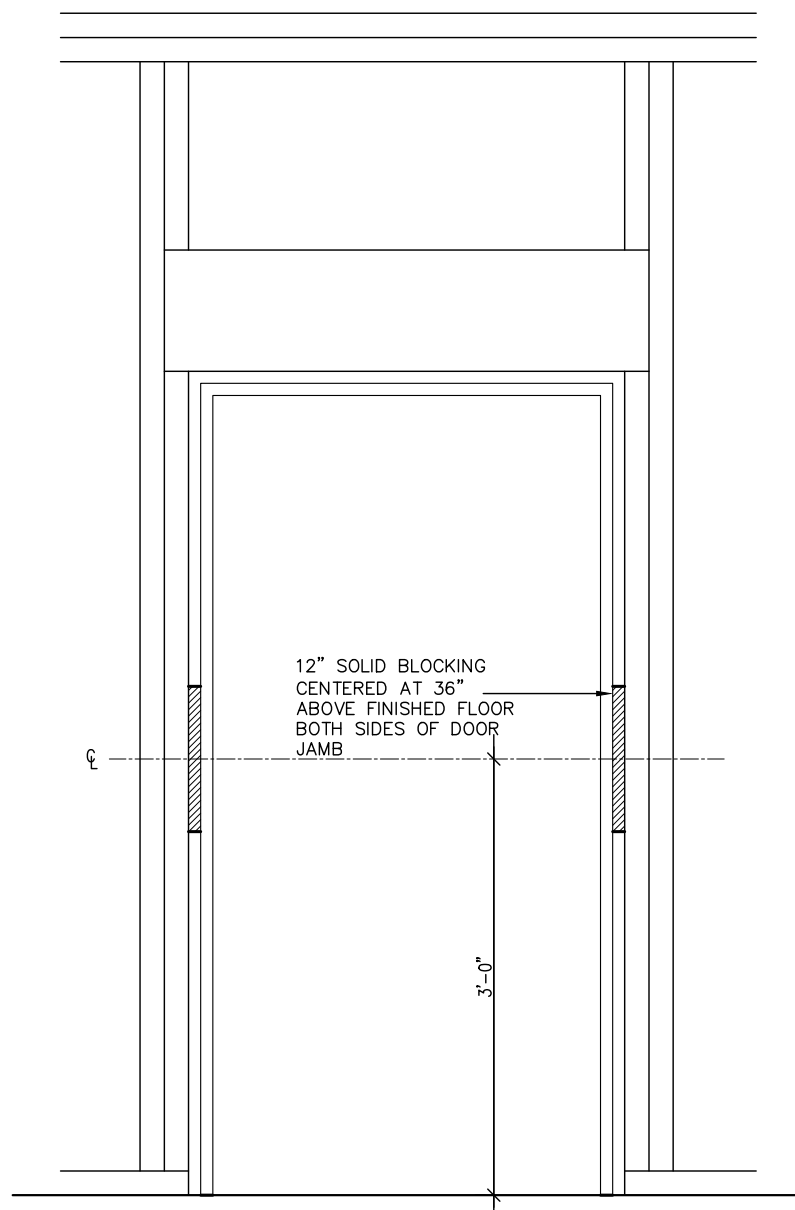
qualification information
Richard Vink 24488
name
registration information
VA3 Design Inc. 42658

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.

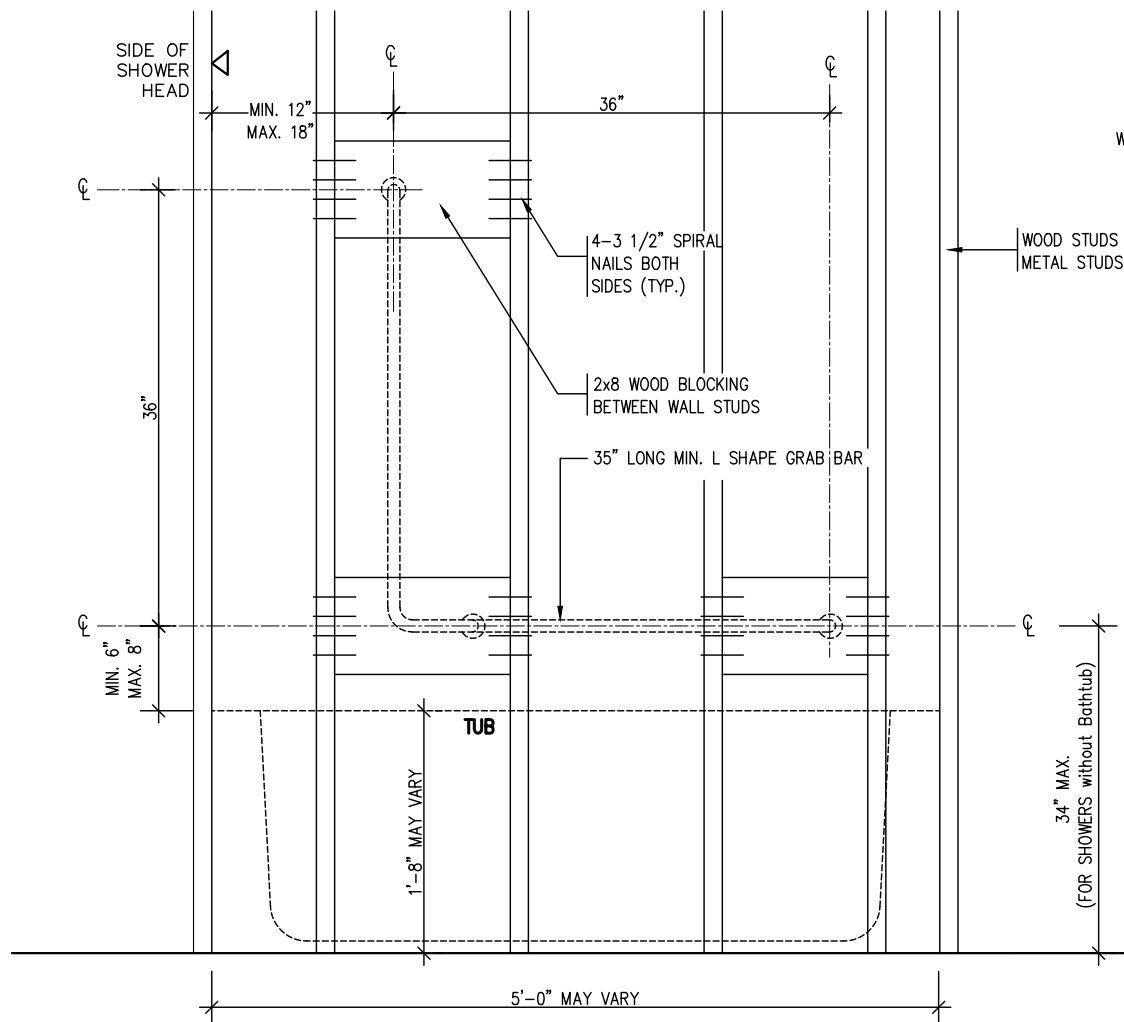
VA3
DESIGN

255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

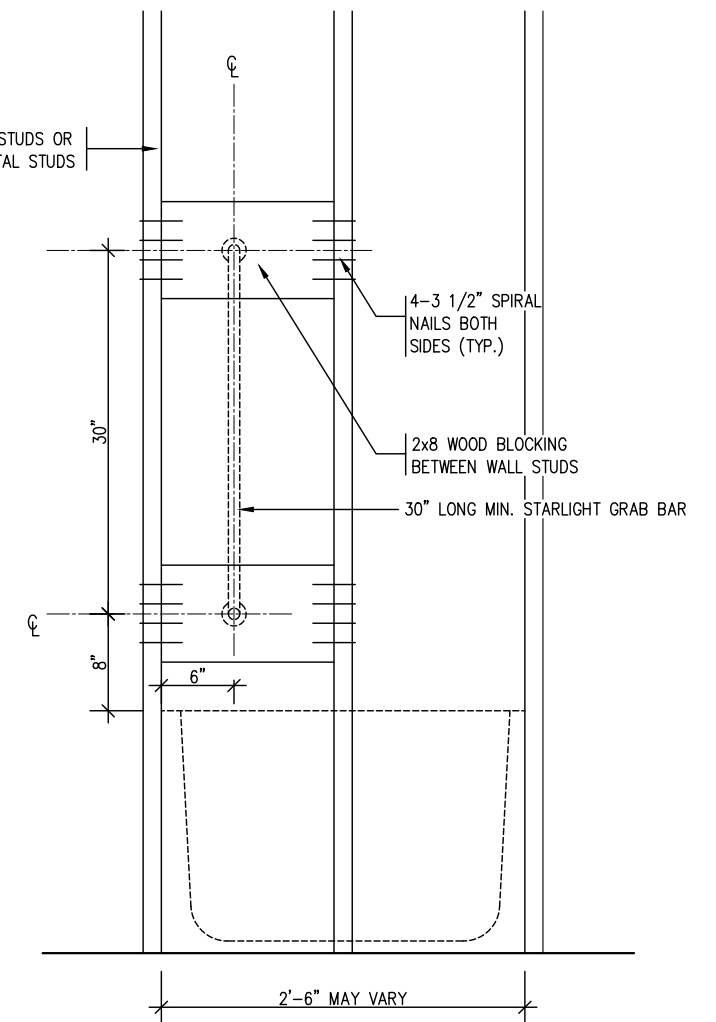
Greenpark		-	
project name TRINAR HALL HOMES INC.	municipality EAST GWILLIMBURY	project no. 17026	drawing no. 6
date OCT. 2017	checked by -	scale Not to Scale	file name 17026-GP-STD_DETAILS_ES17
GREG - H:\ARCHIVE\WORKING\2017\17026.GP\DETAILS\17026-GP-STD_DETAILS_ES17.dwg - Thu - Feb 14 2019 - 4:52 PM			



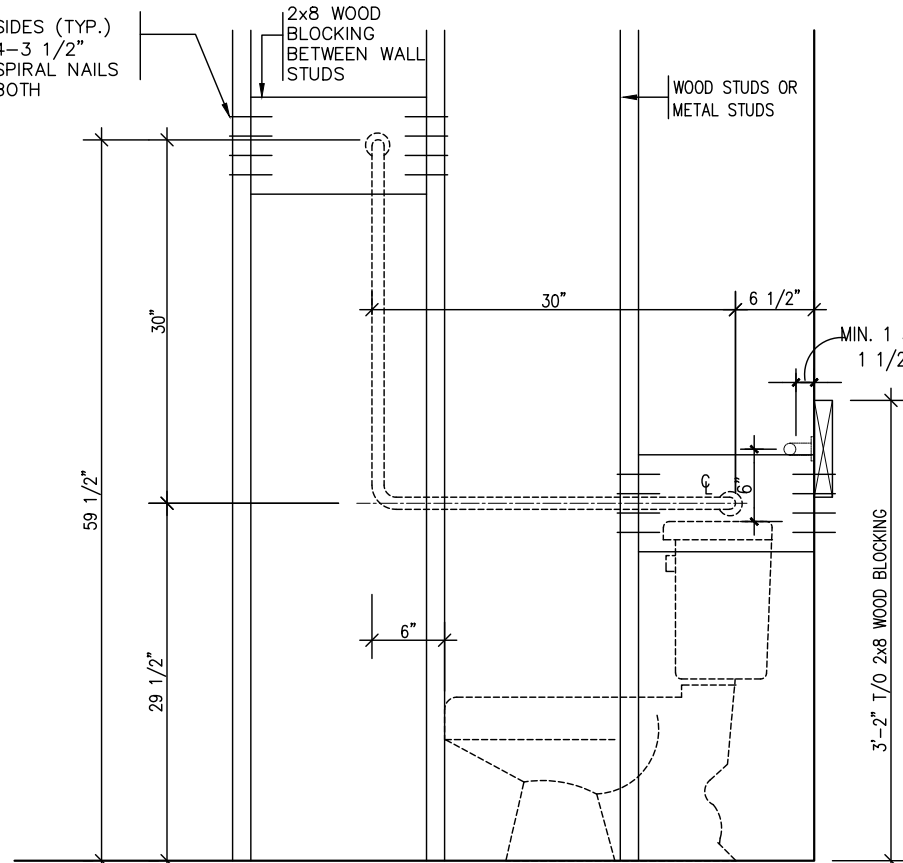
RESISTANCE TO FORCED ENTRY (OBC 9.6.8.)



BATH TUB/ SHOWER FRONT ELEVATION

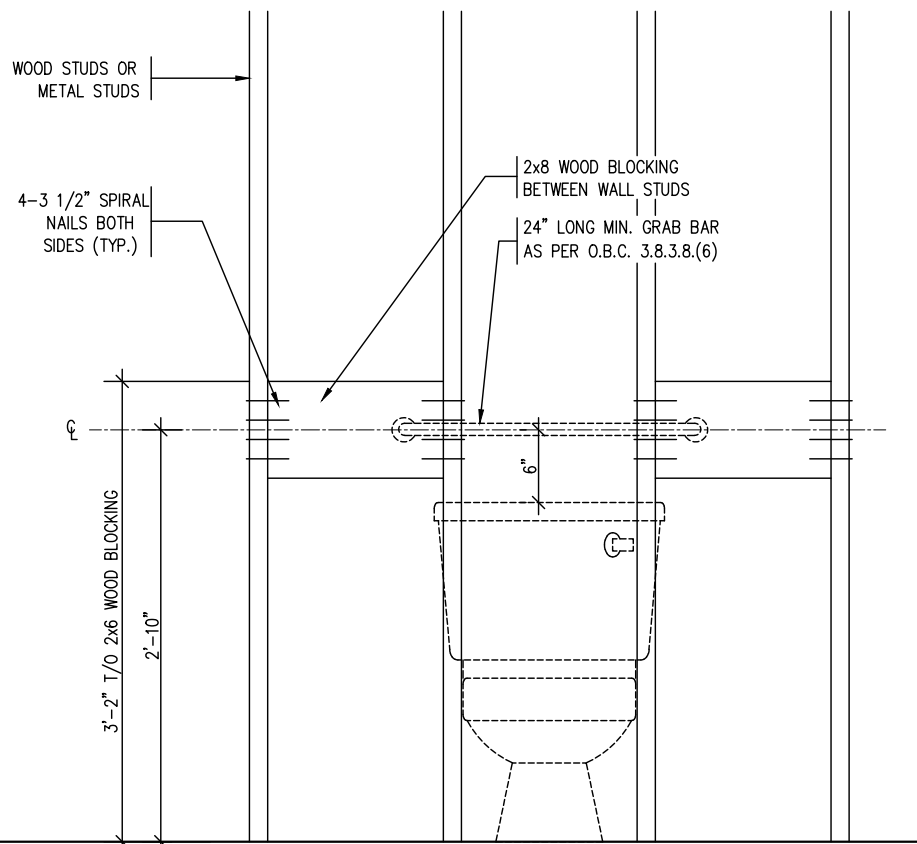


BATH TUB SHOWER HEAD SIDE ELEVATION



TOILET SIDE ELEVATION

STRUCTURAL REINFORCEMENT FOR GRAB BAR (OBC 9.5.2.3.)
FOR MAIN BATH ONLY



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Discipline	Reviewer	BCIN	Date
Building Code	H. Authier	43236	2021-02-04
Sewage System			
Zoning			

2012 CODE
ENERGY STAR

9	.	.	.
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3	.	.	.
2	INSUL VALUES ADJUSTED PER ESTAR V17	JAN 31/19	GW
1	ISSUED FOR PERMIT.	JAN. 26/18	GW
no.	description	date	by

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qualification information

Richard Vink 24488

name signature BCIN

registration information

VA3 Design Inc. 42658

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VA3
DESIGN

255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

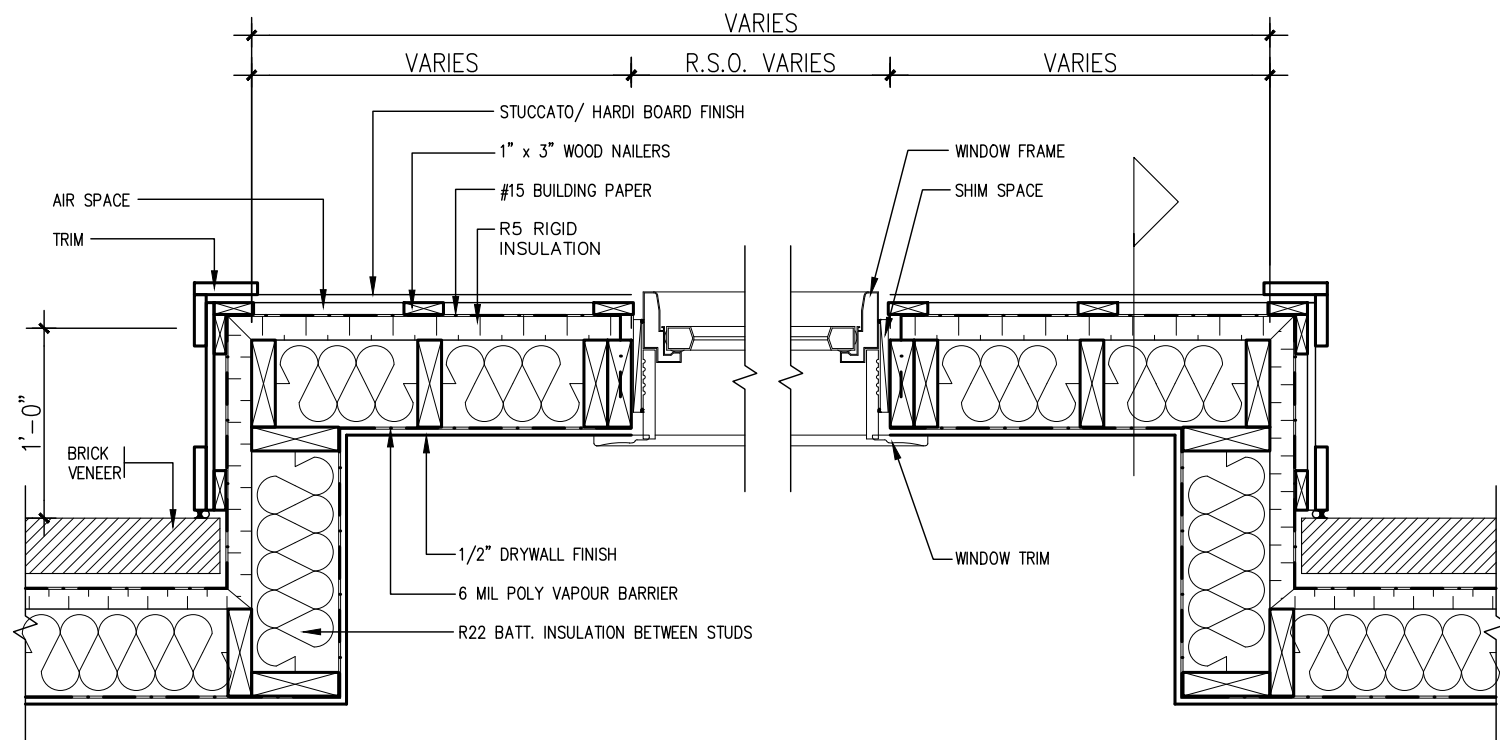
Greenpark

project name TRINAR HALL HOMES INC. municipality EAST GWILLIMBURY

project no. 17026

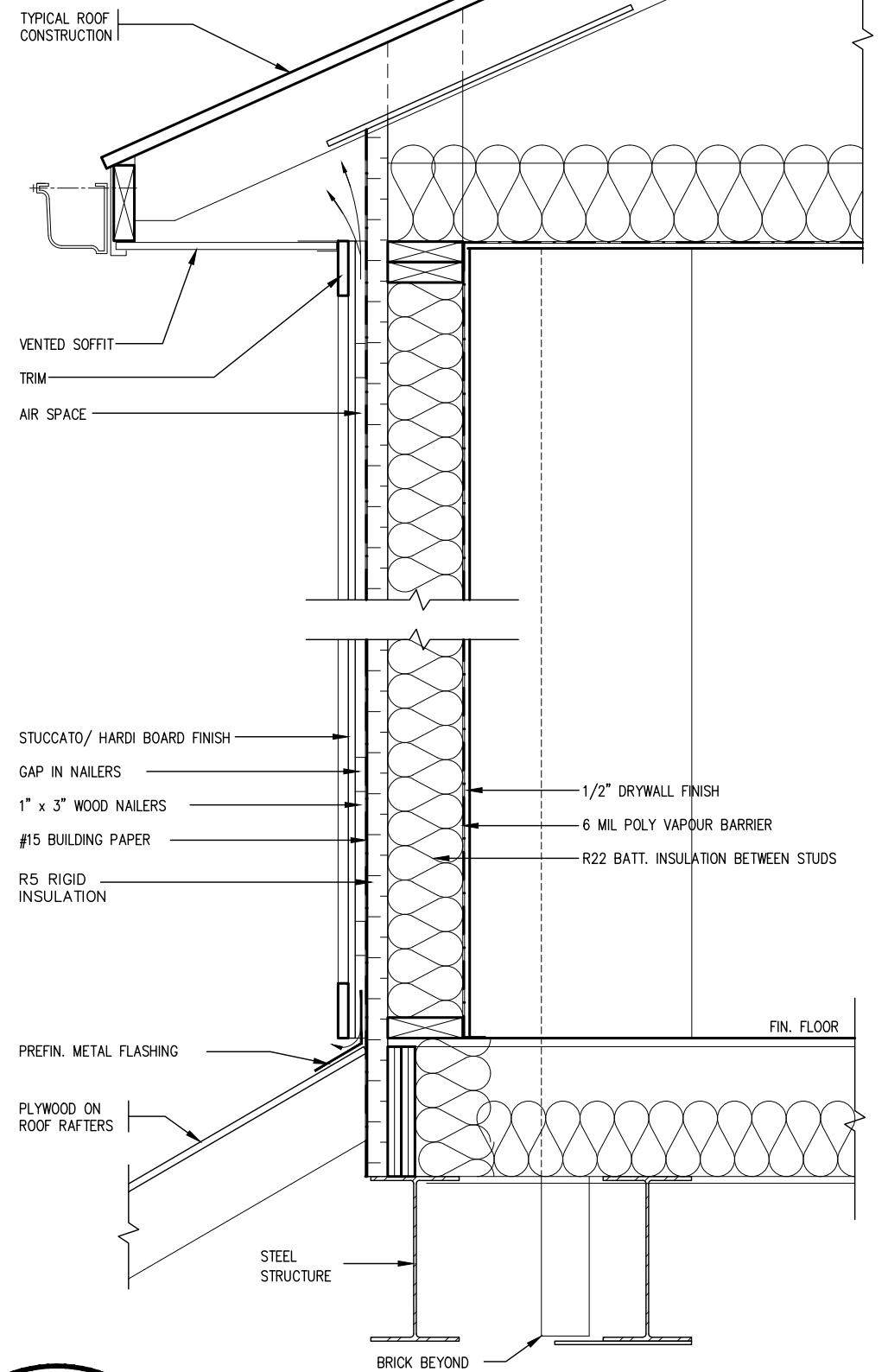
date OCT. 2017
drawn by GW checked by - scale Not to Scale
STUD WALL REINFORCEMENT
file name 17026-GP-STD_DETAILS_ES17
GREG - H:\ARCHIVE\WORKING\2017\17026.GRE\DETAILS\17026-GP-STD_DETAILS_ES17.dwg - Thu - Feb 14 2019 - 4:52 PM

drawing no. 7



PLAN VIEW

STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.27.)



CROSS SECTION



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Discipline	Reviewer	BCIN	Date
Building Code	H. Authier	43236	2021-02-04
Sewage System			
Zoning			



STRUDET INC.
FOR STRUCTURE ONLY

2012 CODE
ENERGY STAR

9 . 8 . 7 . 6 . 5 . 4 . 3 .		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 Richard Vink 24488 name signature registration information VA3 Design Inc. 42658		VA3 DESIGN 255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com		Greenpark project name TRINAR HALL HOMES INC. municipality EAST GWILLIMBURY project no. 17026	
2 INSUL VALUES ADJUSTED PER ESTAR V17 1 ISSUED FOR PERMIT.		JAN 31/19 GW JAN. 26/18 GW		date by no. description		date checked by scale file name OCT. 2017 GW Not to Scale 17026-GP-STD_DETAILS_ES17 GREG - H:\ARCHIVE\WORKING\2017\17026.GRE\DETAILS\17026-GP-STD_DETAILS_ES17.dwg - Thu - Feb 14 2019 - 4:52 PM	
						drawing no. 8	

