

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. 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 KEYED 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.

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.

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.

CONCRETE PILASTER

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

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

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.

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.

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 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).

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. (3.4 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSULATION 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 CLOSETS

4 SHELVES MIN. 350mm (14") DEEP.

MECHANICAL EXHAUST

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.

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).

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.

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.

STEPPED FOOTINGS (OBC 9.15.3.9.)

MIN. HORIZ. STEP = 600mm (24"). 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. UNDER SLAB INSULATION AS PER B.O.P. FORM where required. ALL JOINTS & PENETRATIONS OF INTERIOR SLABS TO BE SEALED TO MAINTAIN AIR BARRIER.

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.

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.

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.

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.

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 FDTN. 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.

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 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 (2.0KPa 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.

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.

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.

PARTYWALLS

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

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).

LOOSE STEEL UNLETS

L1 = 3-1/2" x 3-1/2" x 1/4" (90x90x6.0L)
L2 = 4" x 3-1/2" x 5/16" (100x90x8.0L)
L3 = 5" x 3-1/2" x 5/16" (125x90x8.0L)
L4 = 6" x 3-1/2" x 3/8" (150x90x10.0L)
L5 = 6" x 4" x 3/8" (150x100x10.0L)
L6 = 7" x 4" x 3/8" (180x100x10.0L)

LAMINATED VENEER LUMBER (LV) BEAMS

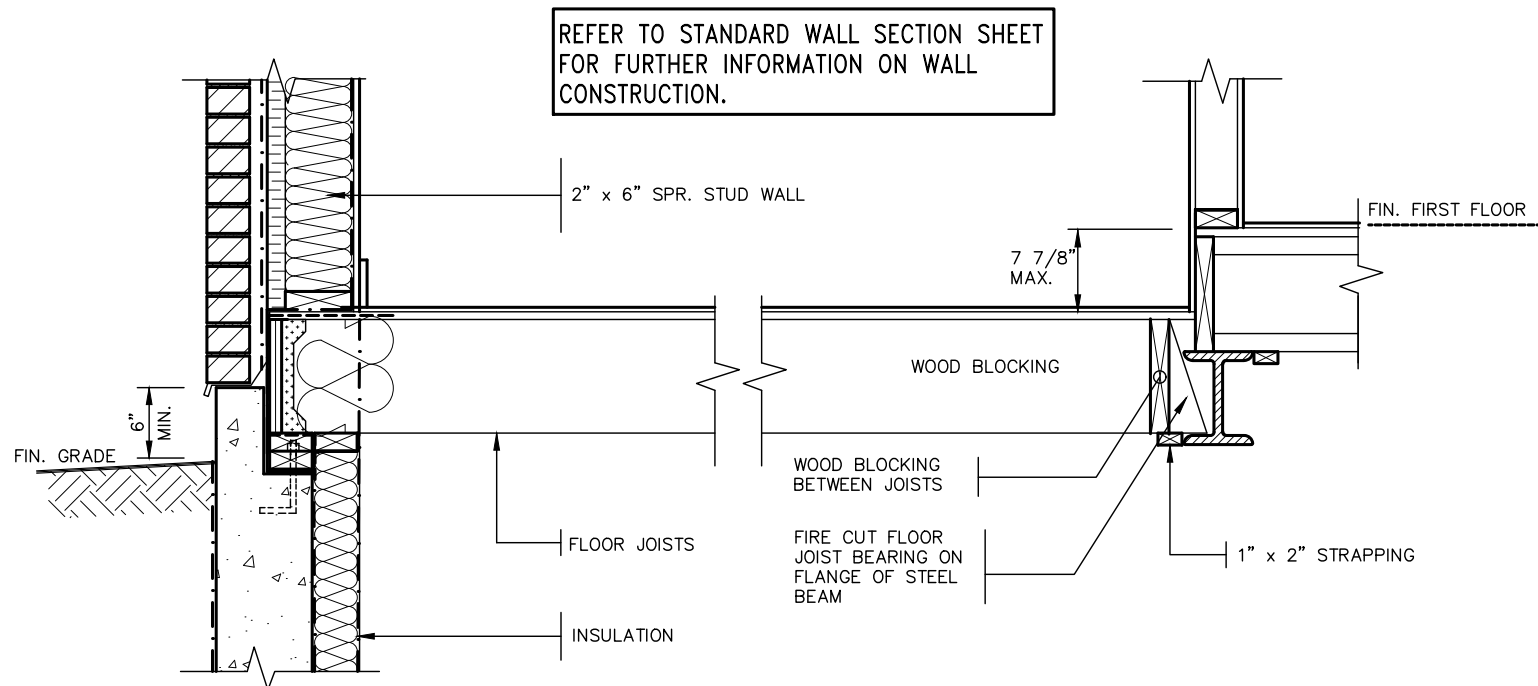
LV1A = 1-1 3/4"x7 1/4" (1-45x184)
LV1 = 2-1 3/4"x7 1/4" (2-45x184)
LV2 = 3-1 3/4"x7 1/4" (3-45x184)
LV3 = 4-1 3/4"x7 1/4" (4-45x184)
LV4A = 1-1 3/4"x9 1/4" (1-45x235)
LV4 = 2-1 3/4"x9 1/4" (2-45x235)
LV5 = 3-1 3/4"x9 1/4" (3-45x235)
LV5A = 4-1 3/4"x9 1/4" (4-45x235)
LV6A = 1-1 3/4"x11 7/8" (1-45x300)
LV6 = 2-1 3/4"x11 7/8" (2-45x300)
LV7 = 3-1 3/4"x11 7/8" (3-45x300)
LV7A = 4-1 3/4"x11 7/8" (4-45x300)
LV8 = 2-1 3/4"x14" (2-45x356)
LV9 = 3-1 3/4"x14" (3-45x356)

BRICK VENEER UNLETS

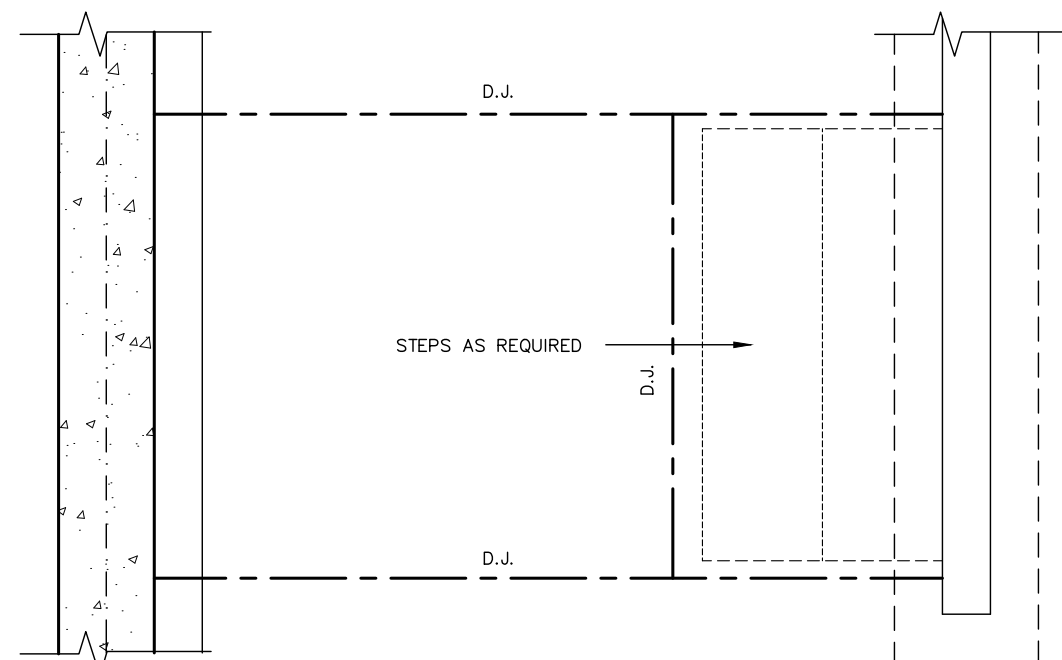
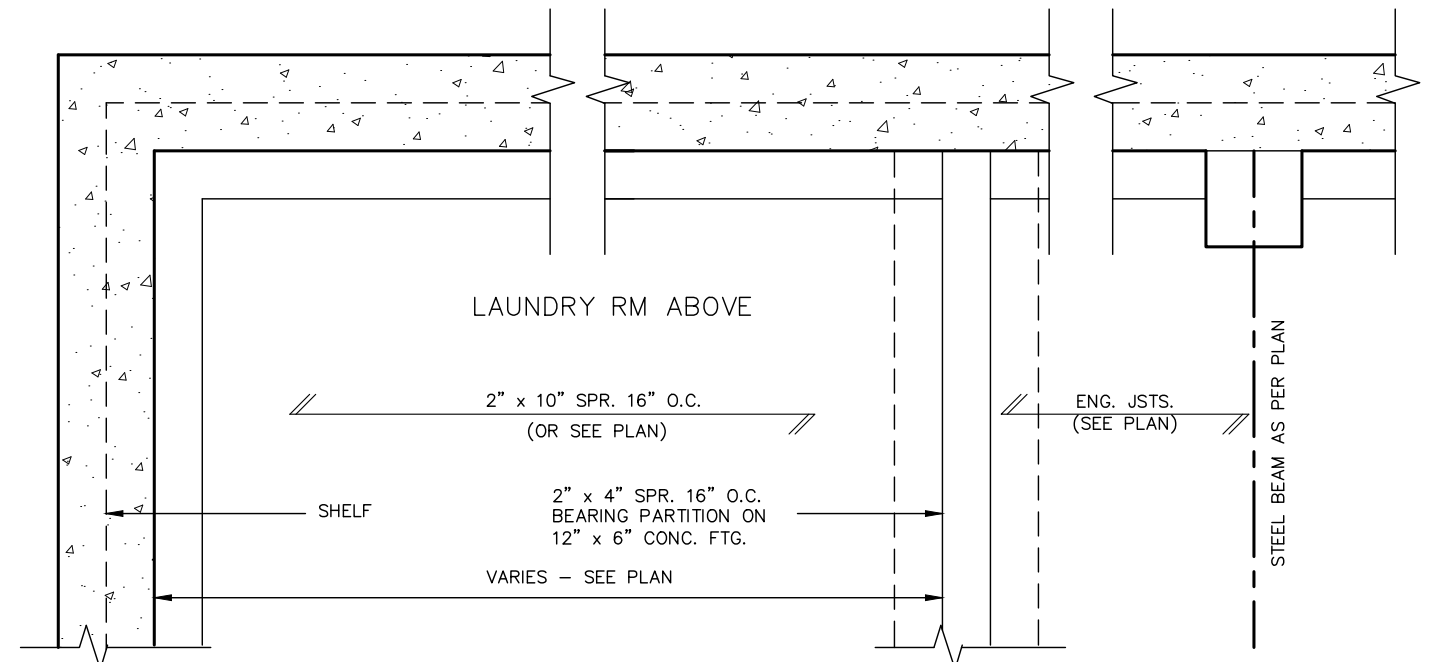
WL1 = 3-1/2" x 3-1/2" x 1/4" (89x89x6.4L)
WL2 = 4" x 3-1/2" x 5/16" (102x89x7.9L)
WL3 = 5" x 3-1/2" x 5/16" (127x89x7.9L)
WL4 = 6" x 3-1/2" x 7/16" (152x89x11.0L)
WL5 = 6" x 4" x 7/16" (152x102x11.0L)
WL6 = 5" x 3-1/2" x 5/16" (127x89x7.9L)
WL7 = 5" x 3-1/2" x 5/16" (127x89x7.9L)
WL8 = 5" x 3-1/2" x 5/16" (127x89x7.9L)
WL9 = 6" x 4" x 7/16" (152x102x11.0L)

PAD FOOTINGS

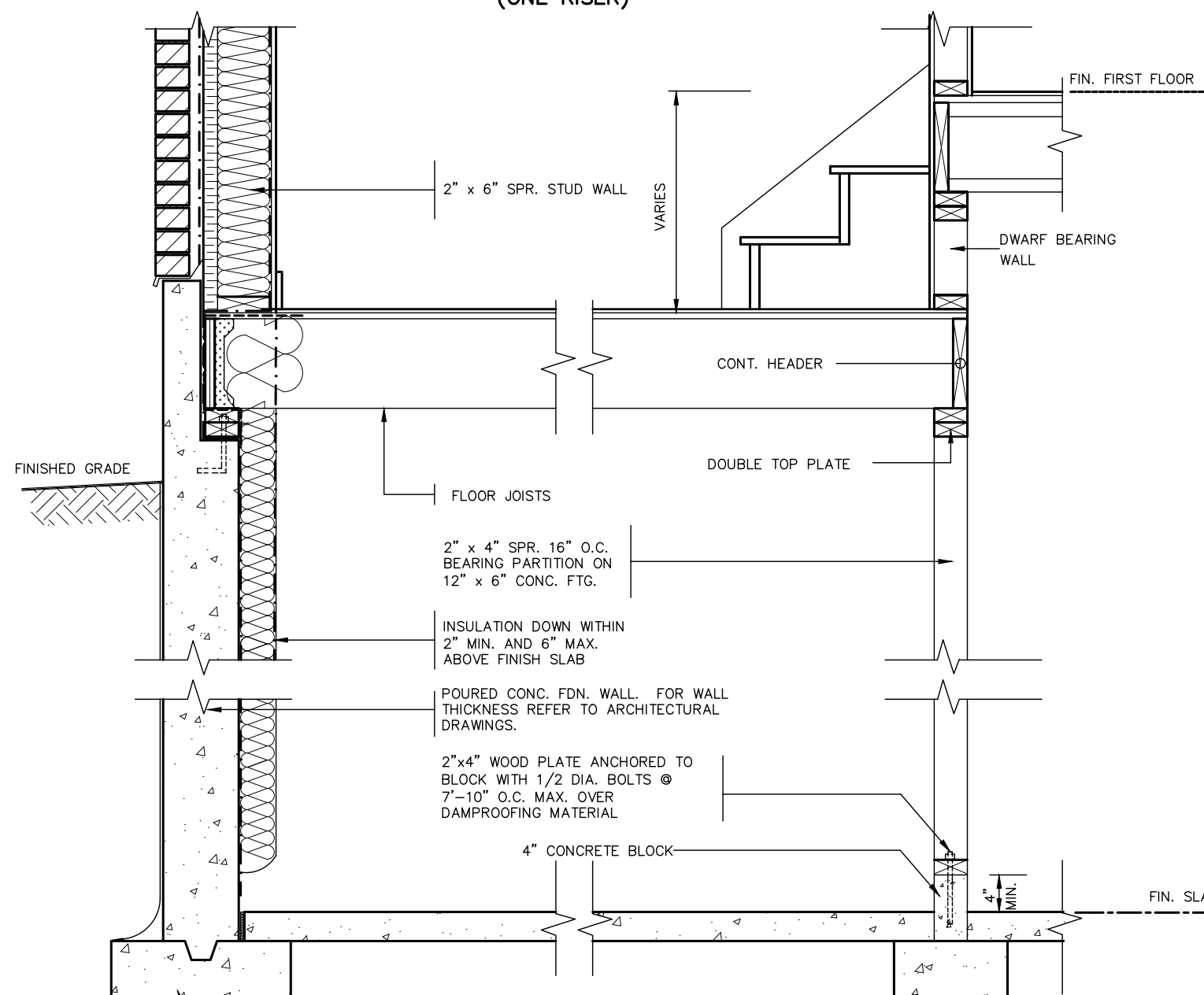
120 KPa. NATIVE SOIL
F1 = 42"x42"x18" CONCRETE PAD
F2 = 36"x36"x16" CONCRETE PAD
F3 = 30"x30"x12" CONCRETE PAD
F4 = 24"x24"x12" CONCRETE PAD
F5 = 16"x16"x8" CONCRETE PAD
90 KPa. ENGINEERED FILL



DETAIL OF SUNKEN LAUNDRY/ENTRY
(ONE RISER)



PARTIAL FOUNDATION PLAN



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



These plans have been reviewed for use with the corrections as noted. No other changes may be made without written approval of the Building Standards Branch. All work must comply with Zoning By-Law 2018-043, as amended, and the Ontario Building Code, as amended. These approved documents must be kept on site at all times. The building permit must be clearly posted on site at all times.

Discipline	Reviewer	BCIN	Date
Building Code	H. Author	43236	2021-02-25
Sewage System			
Zoning			



STRUDET INC.
FOR STRUCTURE ONLY

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

signature

BCIN

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. EAST GWILLIMBURY

date
OCT. 2017

drawn by
GW

checked by
-

scale
Not to Scale

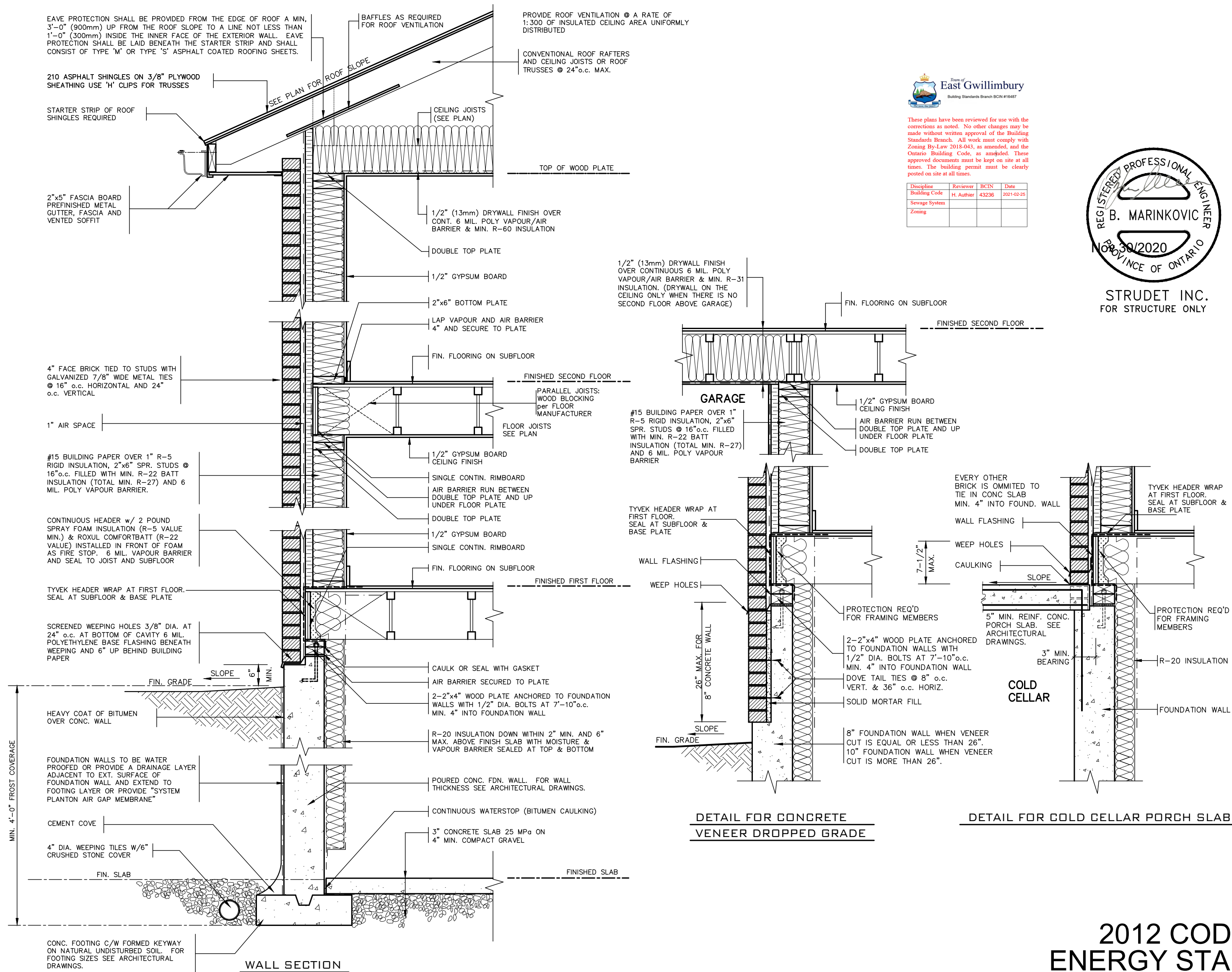
file name
17026-GP-STD_DETAILS_ES17

date
OCT. 2017

SUNKEN FLOOR DETAILS

drawing no.

2



East Gwillimbury
 Building Standards Branch BCIN #16487

These plans have been reviewed for use with the corrections as noted. No other changes may be made without written approval of the Building Standards Branch. All work must comply with Zoning By-Law 2018-043, as amended, and the Ontario Building Code, as amended. These approved documents must be kept on site at all times. The building permit must be clearly posted on site at all times.

Discipline	Reviewer	BCIN	Date
Building Code	H. Authier	43236	2021-02-25
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 registration information VA3 Design Inc. 42658	<p> 255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com </p>		project name TRINAR HALL HOMES INC.	municipality EAST GWILLIMBURY	project no. 17026
2 INSUL VALUES ADJUSTED PER ESTAR V17 1 ISSUED FOR PERMIT.		date JAN. 26/18			date OCT. 2017	drawing no. 3	

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.

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 permission.

EAVE PROTECTION SHALL BE PROVIDED FROM THE EDGE OF ROOF A MIN. 3'-0" (900mm) UP FROM THE ROOF SLOPE TO A LINE NOT LESS THAN 1'-0" (300mm) INSIDE THE INNER FACE OF THE EXTERIOR WALL. EAVE PROTECTION SHALL BE LAID BENEATH THE STARTER STRIP AND SHALL CONSIST OF TYPE 'M' OR TYPE 'S' ASPHALT COATED ROOFING SHEETS.

210 ASPHALT SHINGLES ON 3/8" PLYWOOD SHEATHING USE 'H' CLIPS FOR TRUSSES

STARTER STRIP OF ROOF SHINGLES REQUIRED

2"x5" FASCIA BOARD PREFINISHED METAL GUTTER, FASCIA AND VENTED SOFFIT

1 1/2"x6" RAISED STUCCO FRIEZE BOARD (TYP.)

MESH BACKWRAPPED

- FIN. COAT OF EXTERIOR ACRYLIC STUCCO
- FIBER MESH EMBEDDED IN PREP COAT
- INSULATION BOARD, (MIN. R5) W/ GEOMETRICALLY DEFINED DRAINAGE CAVITY HAVING A MIN. CAVITY DEPTH OF 1/4"
- AIR/MOISTURE BARRIER
- 7/16" EXTERIOR GRADE OSB SHEATHING
- 2" x 6" STUDS
- MIN. R-22 BATT INSULATION
- CONT. VAPOUR / AIR BARRIER
- 1/2" DRYWALL

(EIFS APPROVED SYSTEM, ALL MATERIALS AND SYSTEMS SHALL CONFORM TO CAN/ULC-S716.1)

CONCRETE SILL
CONTINUOUS HEADER w/ 2 POUND SPRAY FOAM INSULATION (R-5 VALUE MIN.) & ROXUL COMFORTBATT (R-22 VALUE) INSTALLED IN FRONT OF FOAM AS FIRE STOP. 6 MIL. VAPOUR BARRIER AND SEAL TO JOIST AND SUBFLOOR

4" FACE BRICK TIED TO STUDS WITH GALVANIZED 7/8" WIDE METAL TIES @ 16" o.c. HORIZONTAL AND 24" o.c. VERTICAL

SCREENED WEeping HOLES 3/8" DIA. AT 24" o.c. AT BOTTOM OF CAVITY 6 MIL. POLYETHYLENE BASE FLASHING BENEATH WEeping AND 6" UP BEHIND BUILDING PAPER

HEAVY COAT OF BITUMEN OVER CONC. WALL

FOUNDATION WALLS TO BE WATER PROOFED OR PROVIDE A DRAINAGE LAYER ADJACENT TO EXT. SURFACE OF FOUNDATION WALL AND EXTEND TO FOOTING LAYER OR PROVIDE "SYSTEM PLANTON AIR GAP MEMBRANE"

CEMENT COVE

4" DIA. WEeping TILES W/6" CRUSHED STONE COVER

CONC. FOOTING C/W FORMED KEYWAY ON NATURAL UNDISTURBED SOIL. FOR FOOTING SIZES SEE ARCHITECTURAL DRAWINGS.

BAFFLES AS REQUIRED FOR ROOF VENTILATION

PROVIDE ROOF VENTILATION @ A RATE OF 1:300 OF INSULATED CEILING AREA UNIFORMLY DISTRIBUTED

ROOF TRUSSES @ 24"o.c. MAX. RAISED HEEL TO MATCH PLATE

TOP OF WOOD PLATE

1/2" (13mm) DRYWALL FINISH OVER CONT. 6 MIL. POLY VAPOUR/AIR BARRIER & MIN. R-60 INSULATION

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

2"x6" BOTTOM PLATE

LAP VAPOUR AND AIR BARRIER 4" AND SECURE TO PLATE

FIN. FLOORING ON SUBFLOOR

FINISHED SECOND FLOOR

PARALLEL JOISTS: WOOD BLOCKING per FLOOR MANUFACTURER

FLOOR JOISTS SEE PLAN

1/2" GYPSUM BOARD CEILING FINISH

DOUBLE CONTIN. RIMBOARD

AIR BARRIER RUN BETWEEN DOUBLE TOP PLATE AND UP UNDER FLOOR PLATE

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

DOUBLE CONTIN. RIMBOARD

FIN. FLOORING ON SUBFLOOR

FINISHED FIRST FLOOR

CAULK OR SEAL WITH GASKET

AIR BARRIER SECURED TO PLATE

2"x4" WOOD PLATE ANCHORED TO FOUNDATION WALLS WITH 1/2" DIA. BOLTS AT 7'-10"o.c. MIN. 4" INTO FOUNDATION WALL

R-20 INSULATION DOWN WITHIN 2" MIN. AND 6" MAX. ABOVE FINISH SLAB WITH MOISTURE & VAPOR BARRIER SEALED AT TOP & BOTTOM

POURED CONC. FDN. WALL. FOR WALL THICKNESS SEE ARCHITECTURAL DRAWINGS.

CONTINUOUS WATERSTOP (BITUMEN CAULKING)

3" CONCRETE SLAB 25 MPa ON 4" MIN. COMPACT GRAVEL

FINISHED SLAB

WALL SECTION



STRUDET INC.
FOR STRUCTURE ONLY

WOOD SHEATHING

AIR/MOISTURE BARRIER

FIBRE MESH EMBEDDED IN PREP COAT

INSULATION BOARD (R-5) MIN W/ GEOMETRICALLY DEFINED DRAINAGE CAVITY HAVING A MIN. CAVITY DEPTH OF 1/4"

STARTER MESH (BACKWRAPPED)

CAULK WITH BEAD VENT

FLASHING

CONCRETE SILL

MASONRY CLADDING AS PER ELEVATION

A. TERMINATION AT MASONRY CLADDING WITH SEALANT 1

1 1/2" = 1'0"

EVERY OTHER BRICK IS OMITTED TO TIE IN CONC SLAB MIN. 4" INTO FOUND. WALL

WALL FLASHING

WEEP HOLES

CAULKING

SLOPE

5" MIN. REINF. CONC. PORCH SLAB. SEE ARCHITECTURAL DRAWINGS.

3" MIN. BEARING

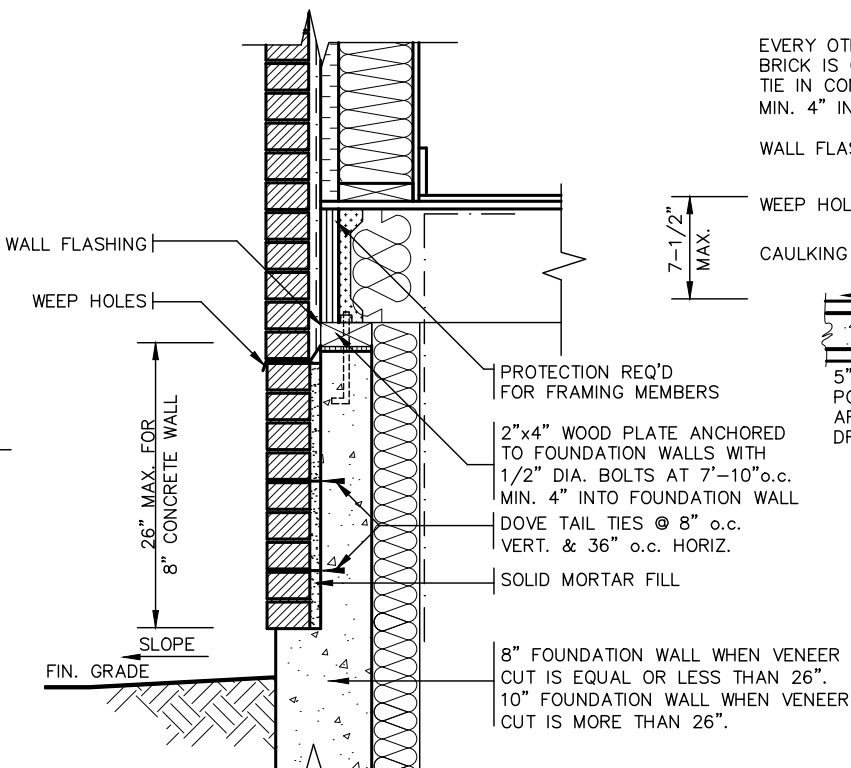
R-20 INSULATION FULL HEIGHT

PROTECTION REQ'D FOR FRAMING MEMBERS

FOUNDATION WALL

COLD CELLAR

7'-1/2" MAX.



DETAIL FOR CONCRETE VENEER DROPPED GRADE

3/4" = 1'0"

DETAIL FOR COLD CELLAR PORCH SLAB

3/4" = 1'0"



These plans have been reviewed for use with the corrections as noted. No other changes may be made without written approval of the Building Standards Branch. All work must comply with Zoning By-Law 2018-043, as amended, and the Ontario Building Code, as amended. These approved documents must be kept on site at all times. The building permit must be clearly posted on site at all times.

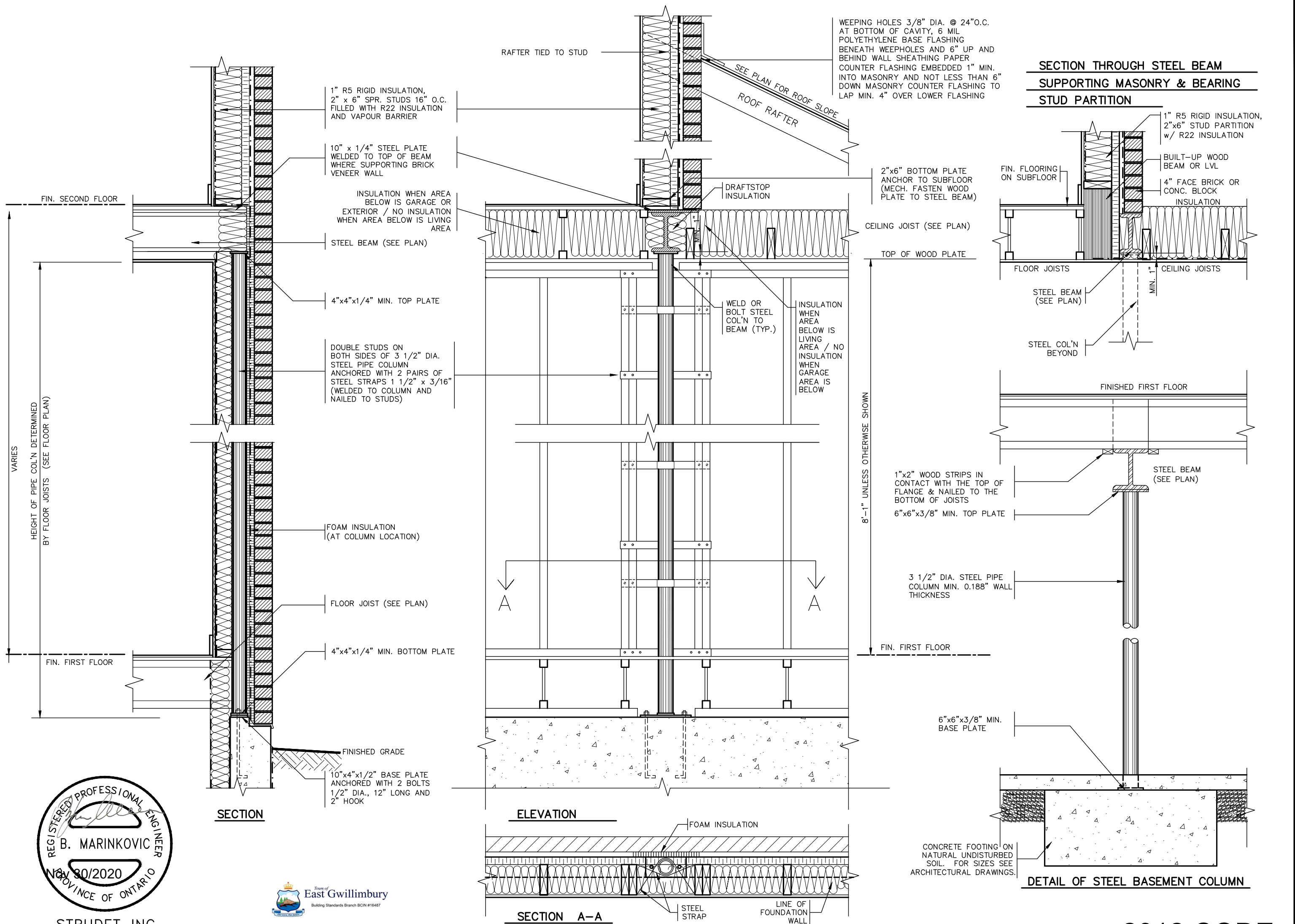
Discipline	Reviewer	BCIN	Date
Building Code	H. Author	43236	2021-02-25
Sewage System			
Zoning			



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

project name	TRINAR HALL HOMES INC.	municipality	EAST GWILLIMBURY	project no.	17026
date	OCT. 2017	checked by	scale	file name	
drawn by	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 - 4:51 PM					

3-2



STRUDET INC.
FOR STRUCTURE ONLY



These plans have been reviewed for use with the corrections as noted. No other changes may be made without written approval of the Building Standards Branch. All work must comply with Zoning By-Law 2018-043, as amended, and the Ontario Building Code, as amended. These approved documents must be kept on site at all times. The building permit must be clearly posted on site at all times.

Discipline	Reviewer	BCIN	Date
Building Code	H. Authier	43236	2021-02-25
Sewage System			
Zoning			

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
signature
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. EAST GWILLIMBURY municipality
project no.
17026
date
OCT. 2017
checked by
scale
As Shown
file name
17026-GP-STD_DETAILS_ES17
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

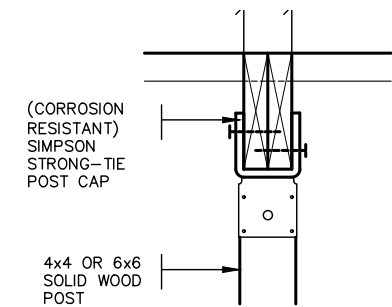
PRECAST CONCRETE SLAB

(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"



These plans have been reviewed for use with the corrections as noted. No other changes may be made without written approval of the Building Standards Branch. All work must comply with Zoning By-Law 2018-043, as amended, and the Ontario Building Code, as amended. These approved documents must be kept on site at all times. The building permit must be clearly posted on site at all times.

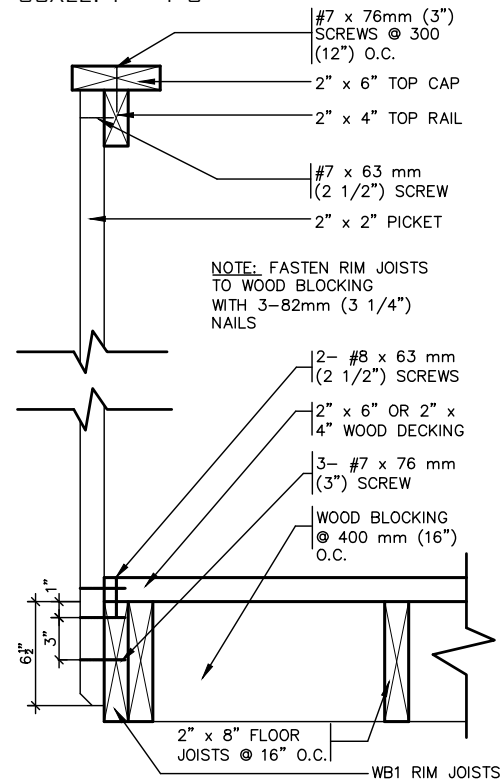
Discipline	Reviewer	BCIN	Date
Building Code	H. Authier	43236	2021-02-25
Sewage System			
Zoning			

DETAIL 1

CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK

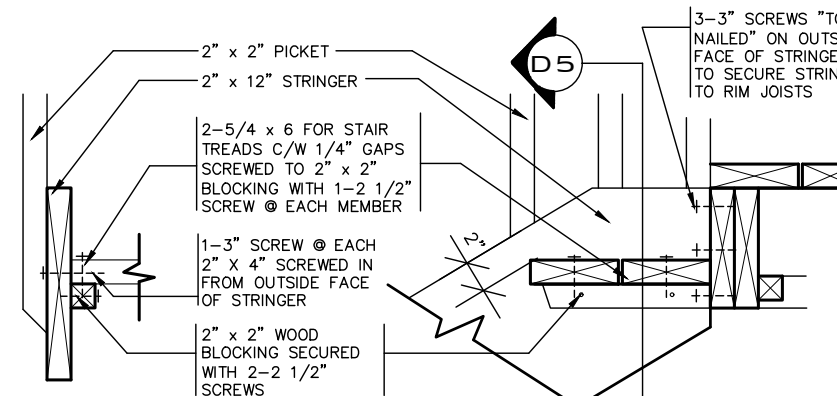
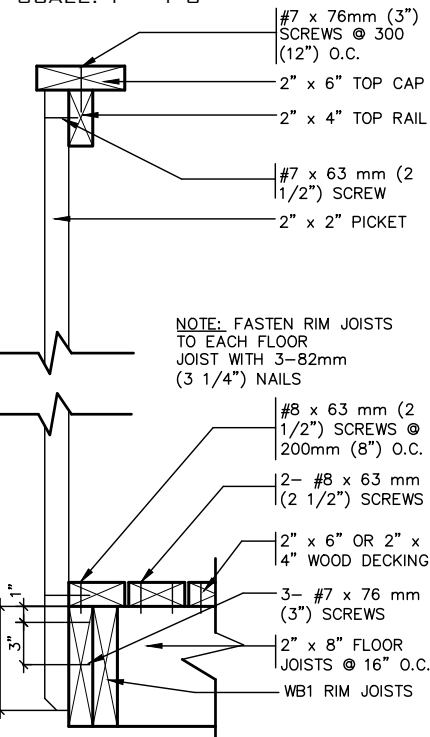
GUARD PARALLEL TO FLOOR JOISTS

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.



STRUDET INC.
FOR STRUCTURE ONLY

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	BCIN
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. EAST GWILLIMBURY

municipality
EAST GWILLIMBURY

project no.
17026

date
OCT. 2017

WOOD DECK DETAILS

drawn by
GW

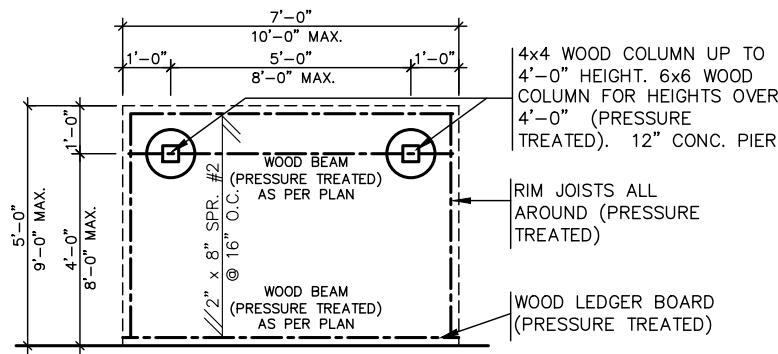
checked by
-

scale
As Shown

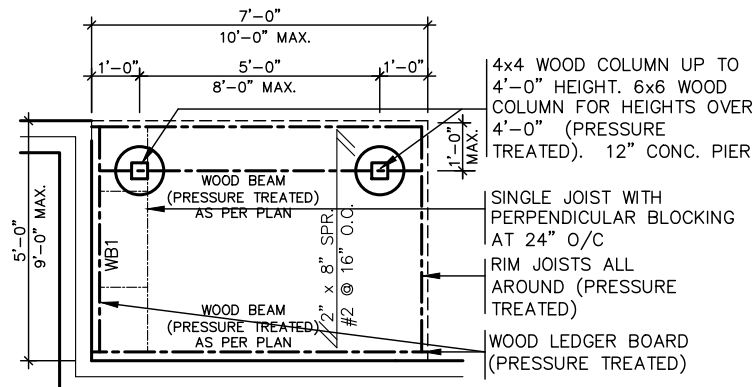
file name
17026-GP-STD_DETAILS_ES17

GREG - H:\ARCHIVE\WORKING\2017\17026.GRE\DETAILS\17026-GP-STD_DETAILS_ES17.dwg - Thu - Feb 14 2019 - 4:51 PM

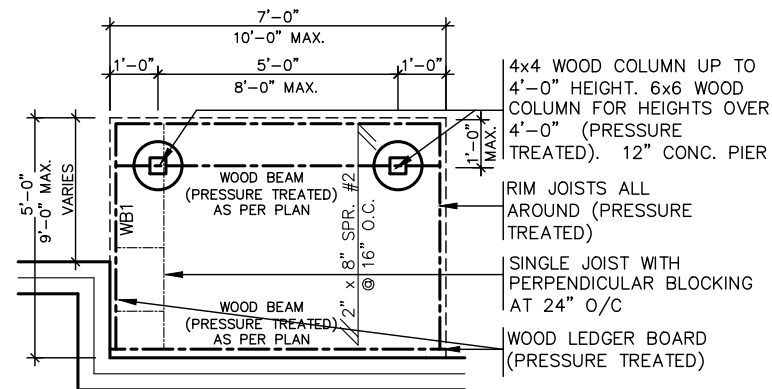
drawing no.
5



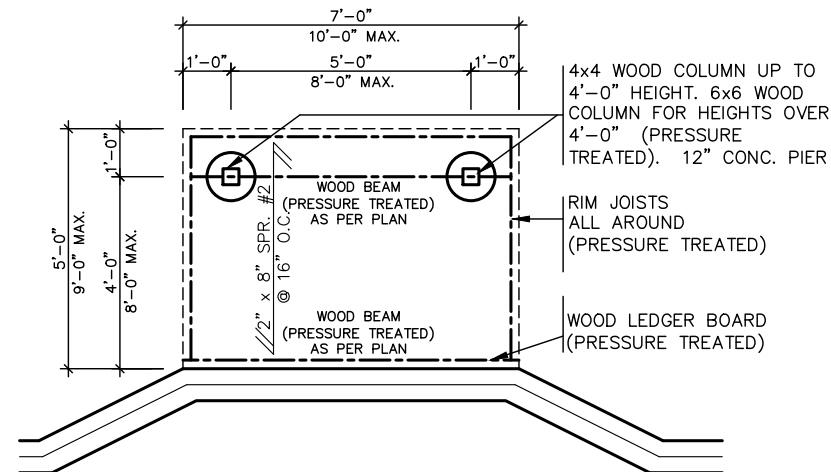
TYPICAL DECK LAYOUT
SCALE: 1/4" = 1'-0"



TYPICAL DECK LAYOUT
SCALE: 1/4" = 1'-0"



TYPICAL DECK LAYOUT
SCALE: 1/4" = 1'-0"



TYPICAL DECK LAYOUT
SCALE: 1/4" = 1'-0"



STRUDET INC.
FOR STRUCTURE ONLY



These plans have been reviewed for use with the corrections as noted. No other changes may be made without written approval of the Building Standards Branch. All work must comply with Zoning By-Law 2018-043, as amended, and the Ontario Building Code, as amended. These approved documents must be kept on site at all times. The building permit must be clearly posted on site at all times.

Discipline	Reviewer	BCIN	Date
Building Code	H. Authier	43236	2021-02-25
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 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	



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



project name	TRINAR HALL HOMES INC.	municipality	EAST GWILLIMBURY	project no.	17026
date	OCT. 2017	checked by	As Shown	scale	WOOD DECK DETAILS
drawn by	GW	file name	17026-GP-STD_DETAILS_ES17	drawing no.	5-2
GREG - H:\ARCHIVE\WORKING\2017\17026.GRE\DETAILS\17026-GP-STD_DETAILS_ES17.dwg - Thu - Feb 14 2019 - 4:52 PM					

2012 CODE
ENERGY STAR

2x2 PICKETS CHAMFERED AT BOTTOM WITH 2x6 TOP CAP AND 2x4 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

5/4x6 (PRESSURE TREATED) DECKING WITH 1/4" GAP

WB1 RIM JOISTS (PRESSURE TREATED)

(CORROSION RESISTANT) SIMPSON STRONG-TIE POST CAP

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

12" CONC. PIER

DECK SECTION WITH BRICK VENEER

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

TYPICAL BRICK VENEER WALL CONSTRUCTION

3-3/4" Ø BOLTS ACROSS DECK ANCHORED TO HOUSE RIM BOARD

6x6 SOLID WOOD POST

(CORROSION RESISTANT) SIMPSON STRONG-TIE POST CAP

DETAIL 2 - BEAM-TO-POST

SCALE: 1" = 1'-0"

BRICK VENEER

FINISH FLOOR

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

HURRICANE TIE

SOLID BRICK COLUMN

DETAIL 3 STEEL ANGLE

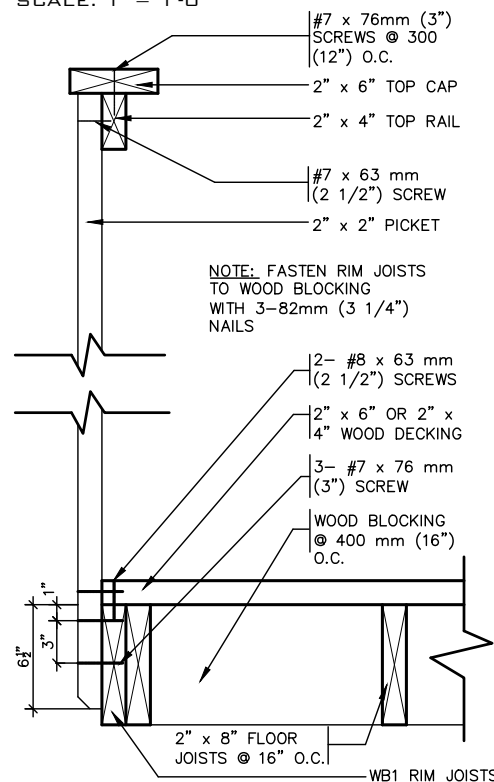
SCALE: 1" = 1'-0"

DETAIL 1

CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK

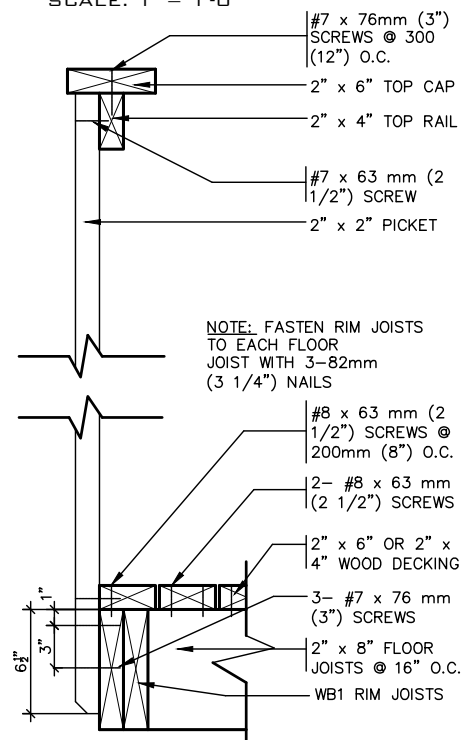
GUARD PARALLEL TO FLOOR JOISTS

SCALE: 1" = 1'-0"



GUARD PERPENDICULAR TO FLOOR JOISTS

SCALE: 1" = 1'-0"



These plans have been reviewed for use with the corrections as noted. No other changes may be made without written approval of the Building Standards Branch. All work must comply with Zoning By-Law 2018-043, as amended, and the Ontario Building Code, as amended. These approved documents must be kept on site at all times. The building permit must be clearly posted on site at all times.

Discipline	Reviewer	BCIN	Date
Building Code	H. Authier	43236	2021-02-25
Sewage System			
Zoning			

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.



STRUDET INC.
FOR STRUCTURE ONLY

2012 CODE ENERGY STAR

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.	NOV. 10/17	GW	
no.	description	date	by	

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

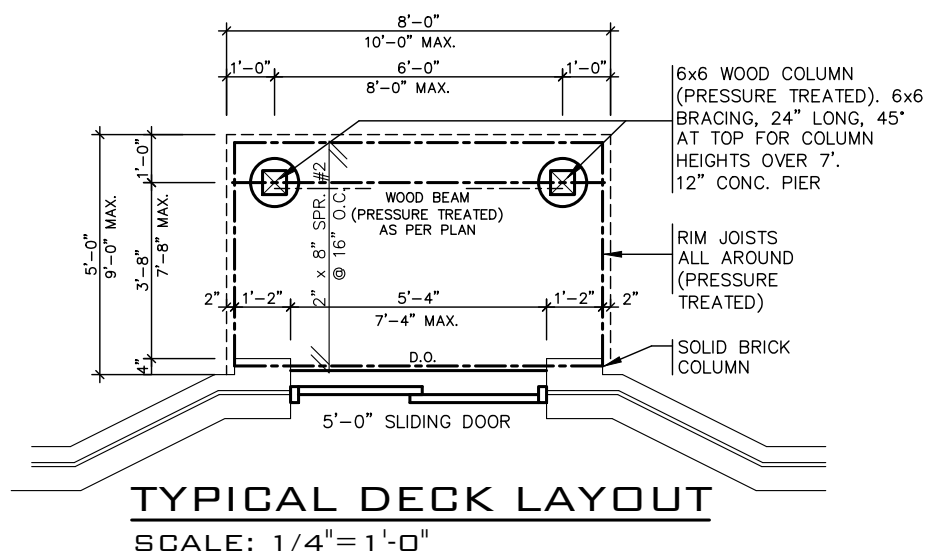
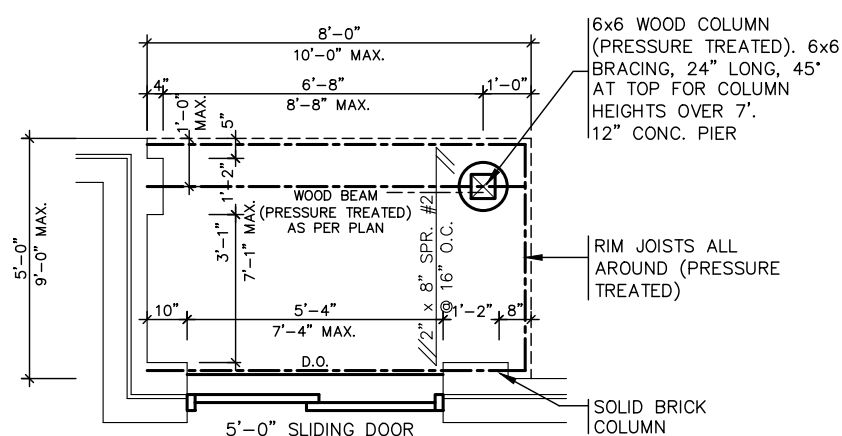
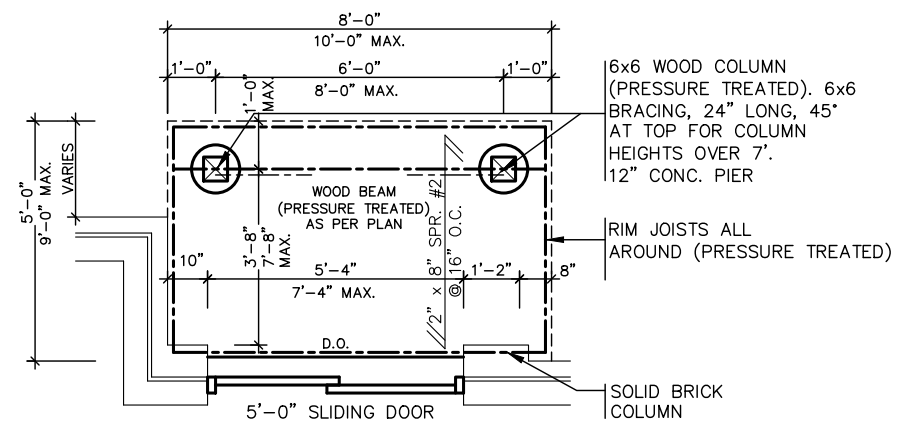
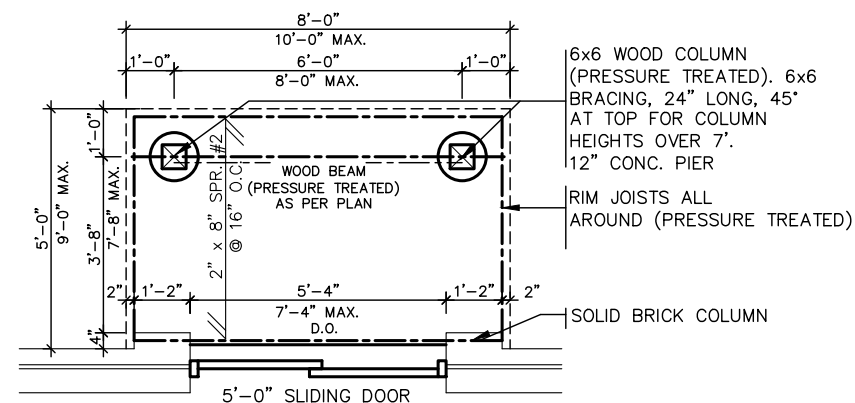
project no. 17026

date OCT. 2017 drawing no. 5-3

drawn by GW checked by As Shown scale 17026-GP-STD_DETAILS_ES17

file name 17026-GP-STD_DETAILS_ES17.dwg - Thu - Feb 14 2019 - 4:52 PM

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 permission.




STRUDET INC.
FOR STRUCTURE ONLY



These plans have been reviewed for use with the corrections as noted. No other changes may be made without written approval of the Building Standards Branch. All work must comply with Zoning By-Law 2018-043, as amended, and the Ontario Building Code, as amended. These approved documents must be kept on site at all times. The building permit must be clearly posted on site at all times.

Discipline	Reviewer	BCIN	Date
Building Code	H. Authier	43236	2021-02-25
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	24488
6	.	.	.		BCL
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.	NOV. 10/17	GW		
no.	description	date	by		

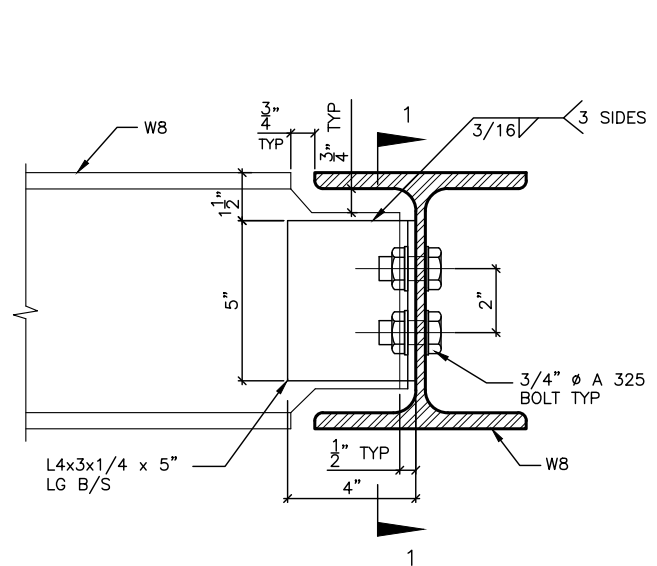


255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com



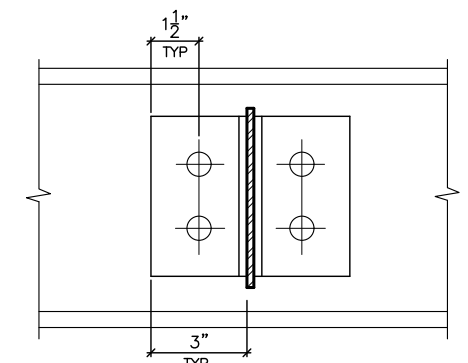
project name	municipality		project no.
TRINAR HALL HOMES INC.	EAST GWILLIMBURY		17026
date	WOOD DECK DETAILS-WALK-OUT CONDITION		drawing no.
OCT. 2017			5-4
drawn by	checked by	scale	file name
GW	-	As Shown	17026-GP-STD_DETAILS_ES17
GRE - H:\ARCHIVE\WORKING\1717026.GRE\DETAILS\17026-GP-STD_DETAILS_ES17.dwg - Thu - Feb 14 2019 - 4:52 PM			

2012 CODE ENERGY STAR

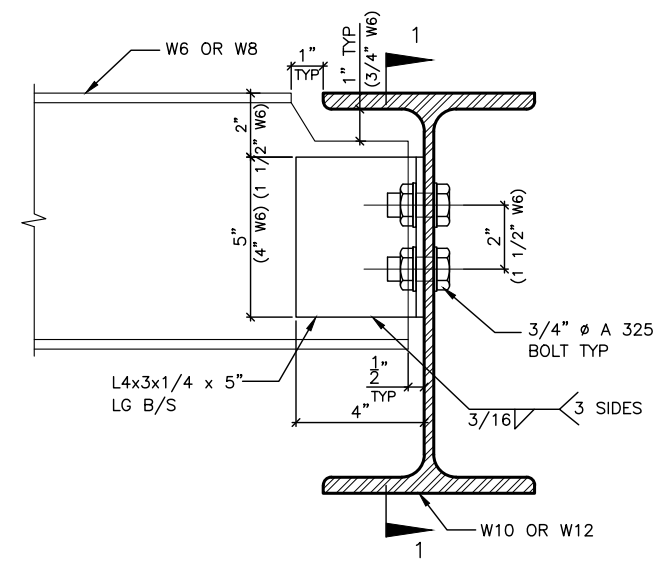


DETAIL 1.

W8
TO
W8
CONNECTION

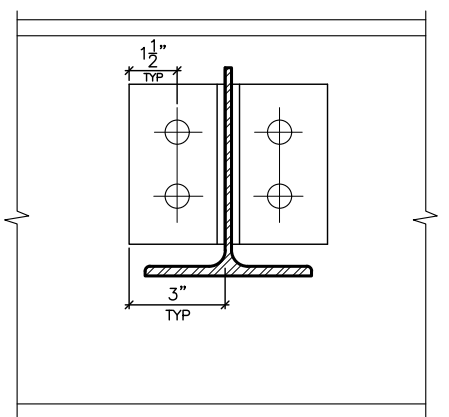


SECTION 1-1

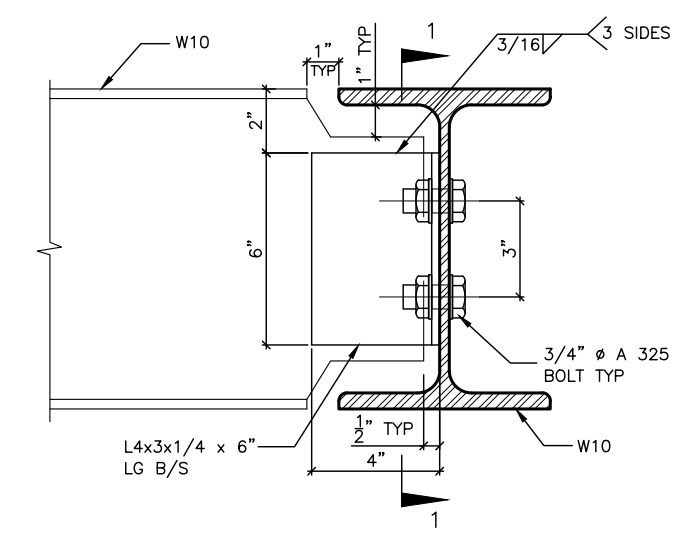


DETAIL 2.

W6(W8)
TO
W10(W12)
CONNECTION

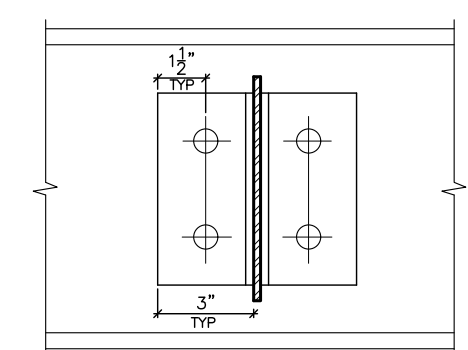


SECTION 1-1

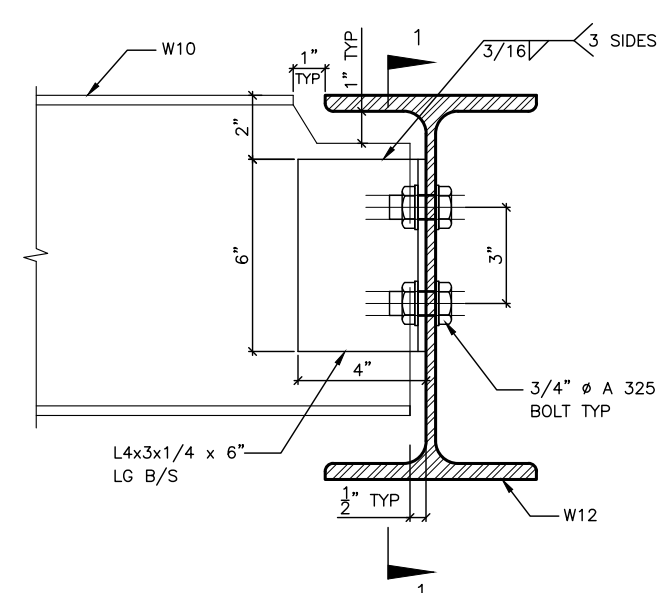


DETAIL 3.

W10
TO
W10
CONNECTION

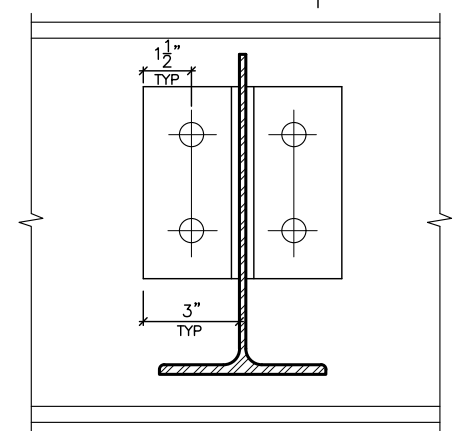


SECTION 1-1

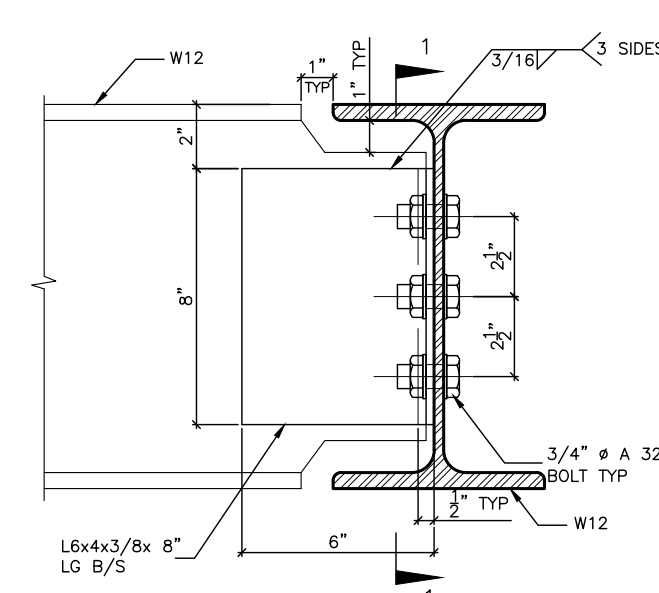


DETAIL 4.

W10
TO
W12
CONNECTION

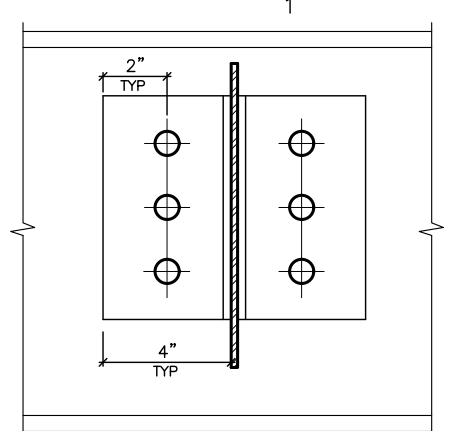


SECTION 1-1



DETAIL 5.

W12
TO
W12
CONNECTION



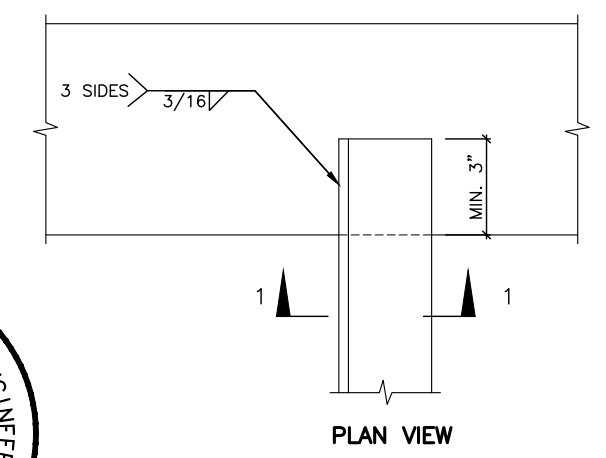
SECTION 1-1



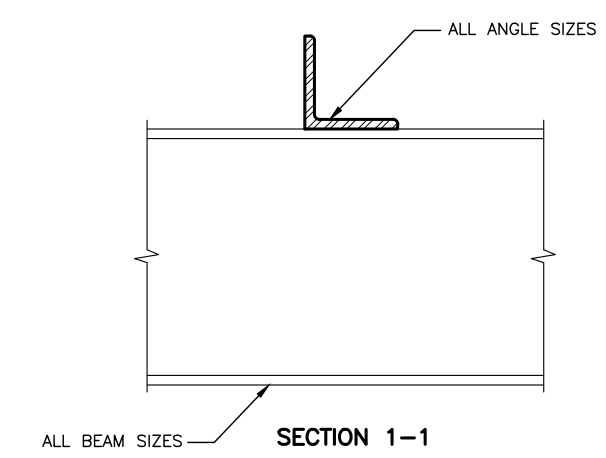
STRUDET INC.
FOR STRUCTURE ONLY

DETAIL 6.

ANGLE
TO
BEAM
CONNECTION



PLAN VIEW



SECTION 1-1

2012 CODE
ENERGY STAR



These plans have been reviewed for use with the corrections as noted. No other changes may be made without written approval of the Building Standards Branch. All work must comply with Zoning By-Law 2018-043, as amended, and the Ontario Building Code, as amended. These approved documents must be kept on site at all times. The building permit must be clearly posted on site at all times.

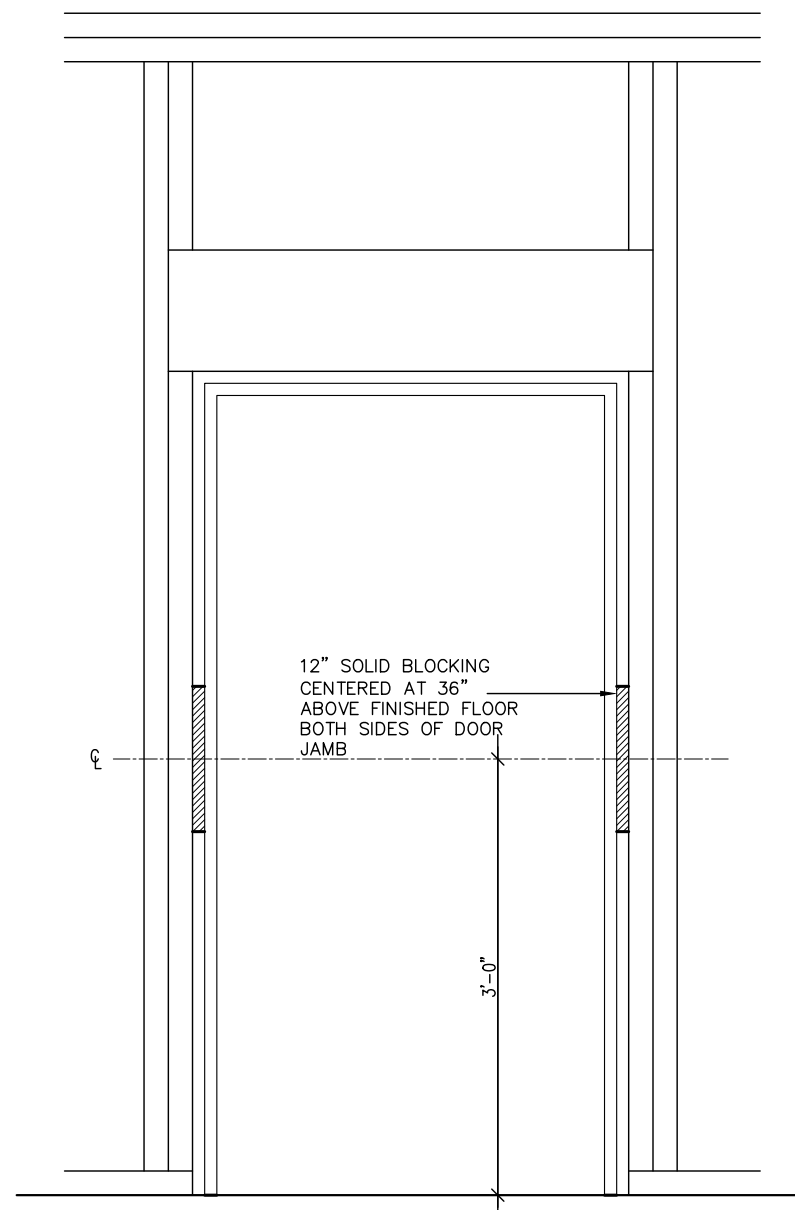
Discipline	Reviewer	BCIN	Date
Building Code	H. Authier	43236	2021-02-25
Sewage System			
Zoning			

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		

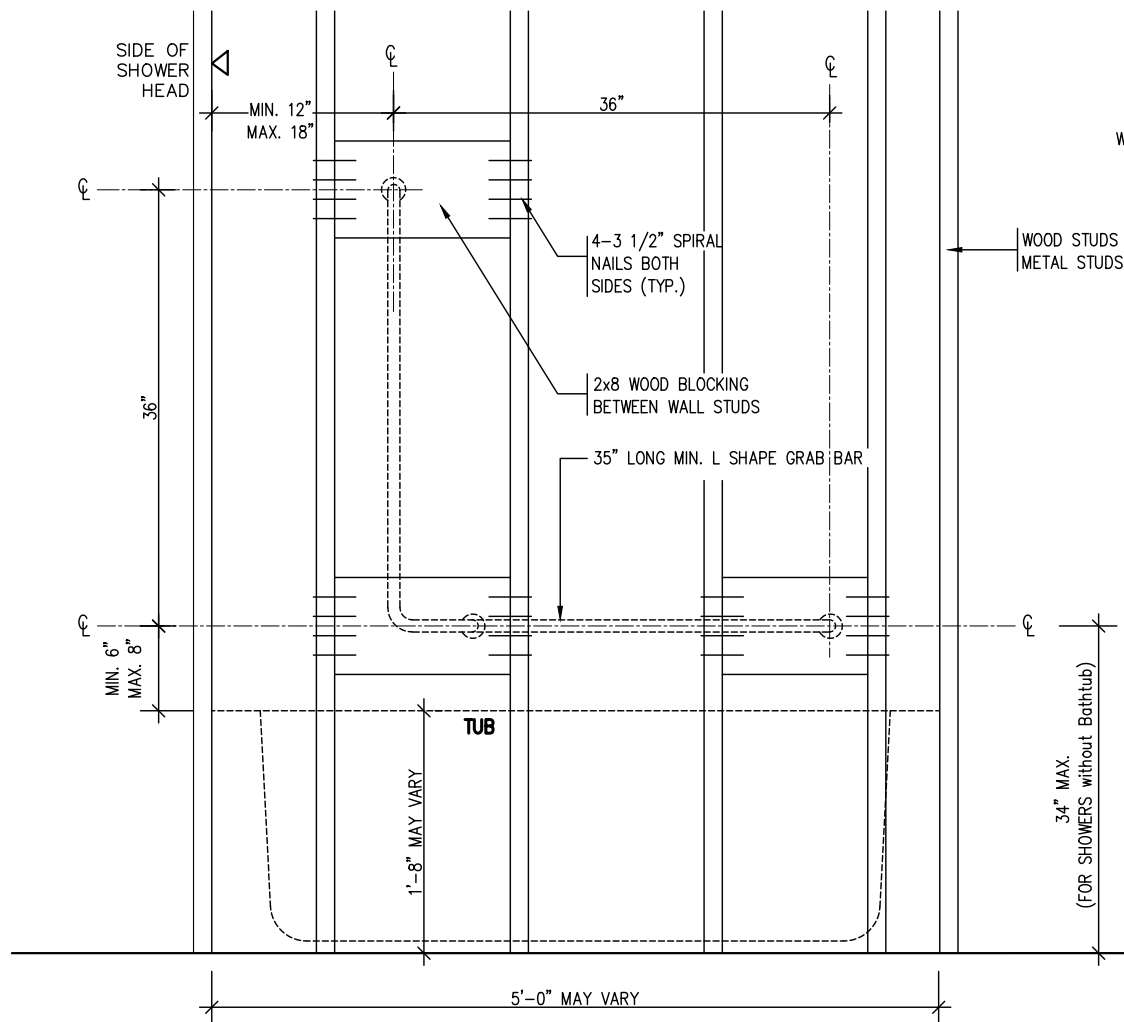
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Richard Vink 24488
name registration information
VA3 Design Inc. 42658
Contractor must verify all 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

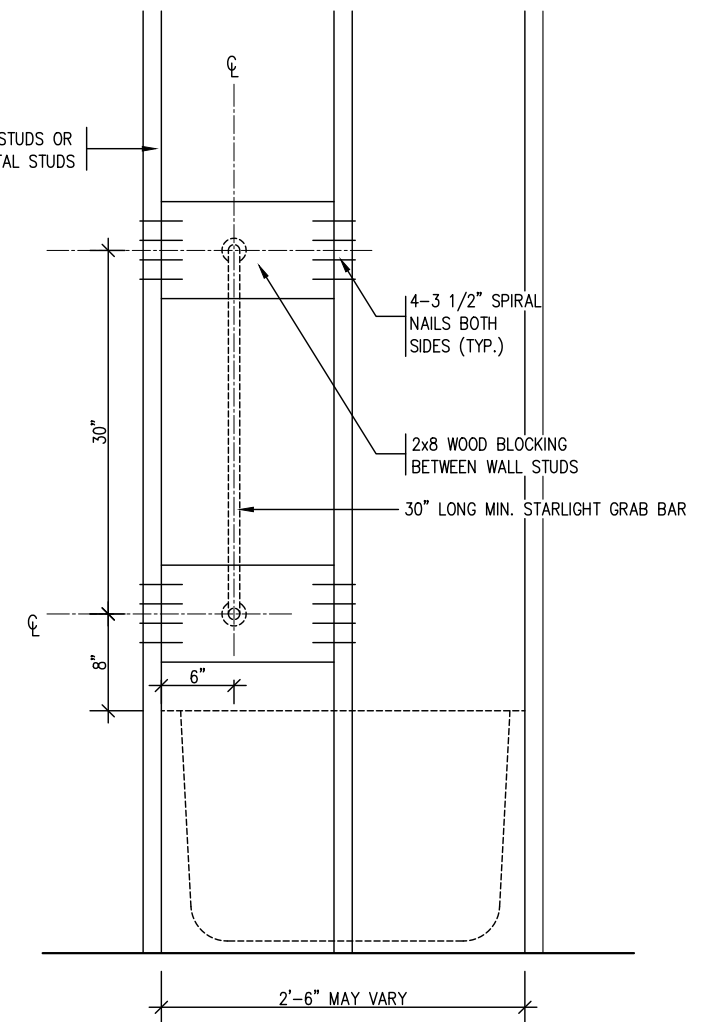
Greenpark		-	
project name TRINAR HALL HOMES INC.	municipality EAST GWILLIMBURY	project no. 17026	drawing no. 6
date OCT. 2017	checked by -	scale Not to Scale	file name 17026-GP-STD_DETAILS_ES17
GREG - H:\ARCHIVE\WORKING\2017\17026.GRE\DETAILS\17026-GP-STD_DETAILS_ES17.dwg - Thu - Feb 14 2019 - 4:52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



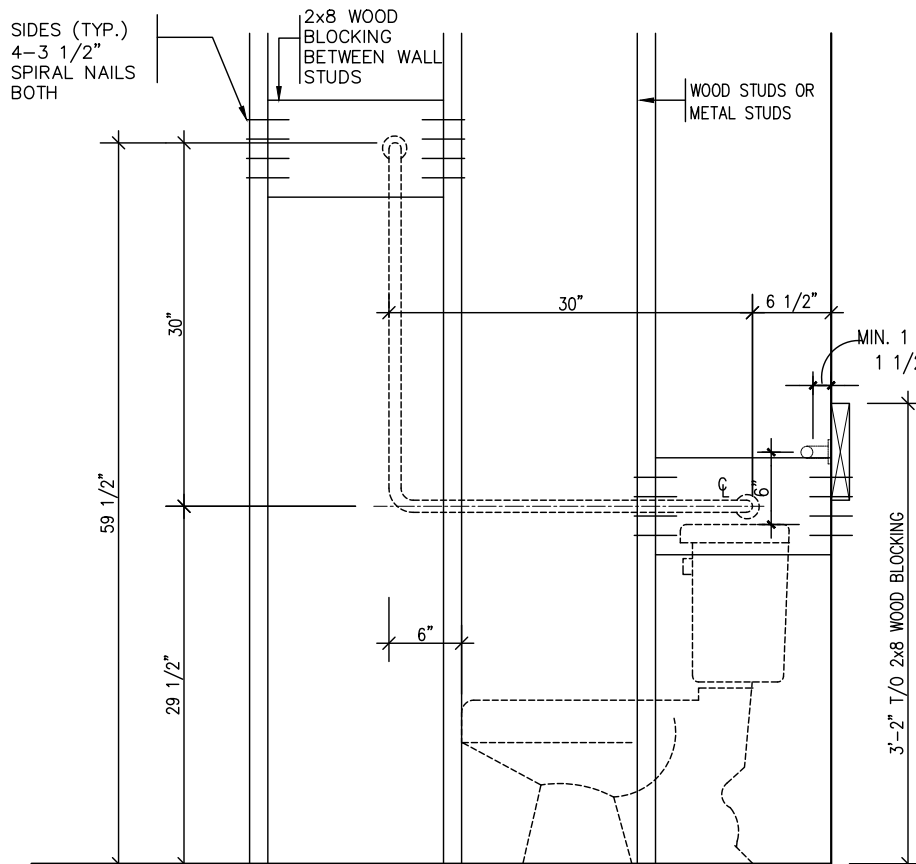
RESISTANCE TO FORCED ENTRY (OBC 9.6.8.)



BATH TUB/ SHOWER FRONT ELEVATION

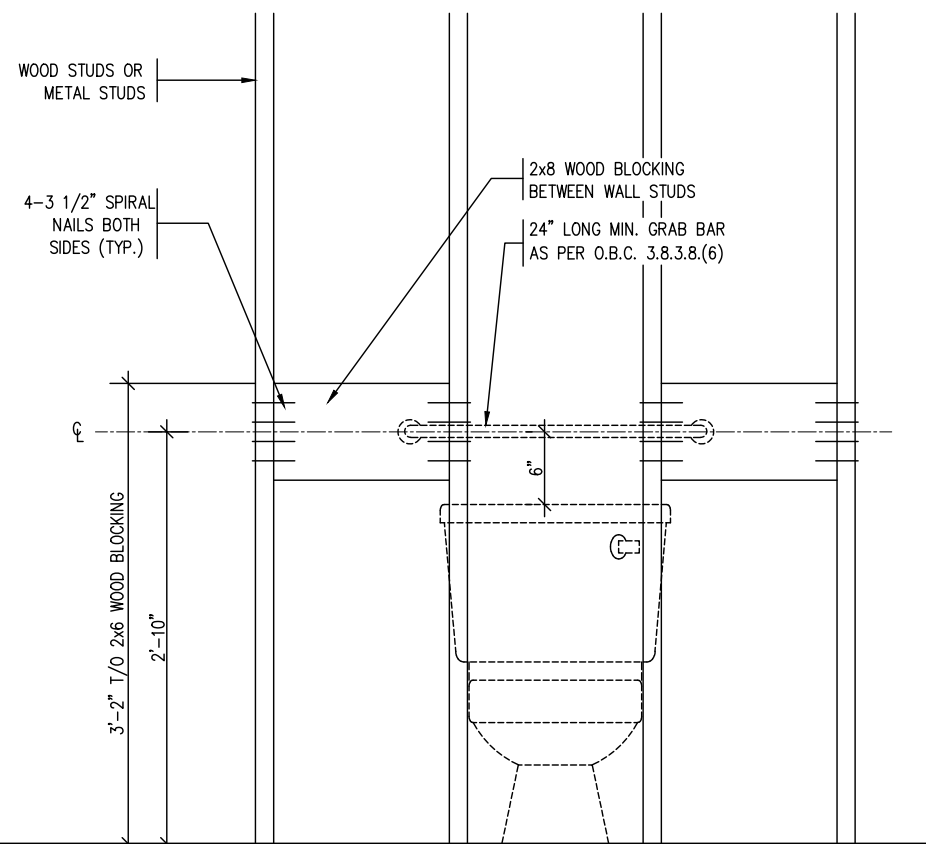


BATH TUB SHOWER HEAD SIDE ELEVATION



TOILET SIDE ELEVATION

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



STRUDET INC.
FOR STRUCTURE ONLY



These plans have been reviewed for use with the corrections as noted. No other changes may be made without written approval of the Building Standards Branch. All work must comply with Zoning By-Law 2018-043, as amended, and the Ontario Building Code, as amended. These approved documents must be kept on site at all times. The building permit must be clearly posted on site at all times.

Discipline	Reviewer	BCIN	Date
Building Code	H. Authier	43236	2021-02-25
Sewage System			
Zoning			

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 signature BCIN

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

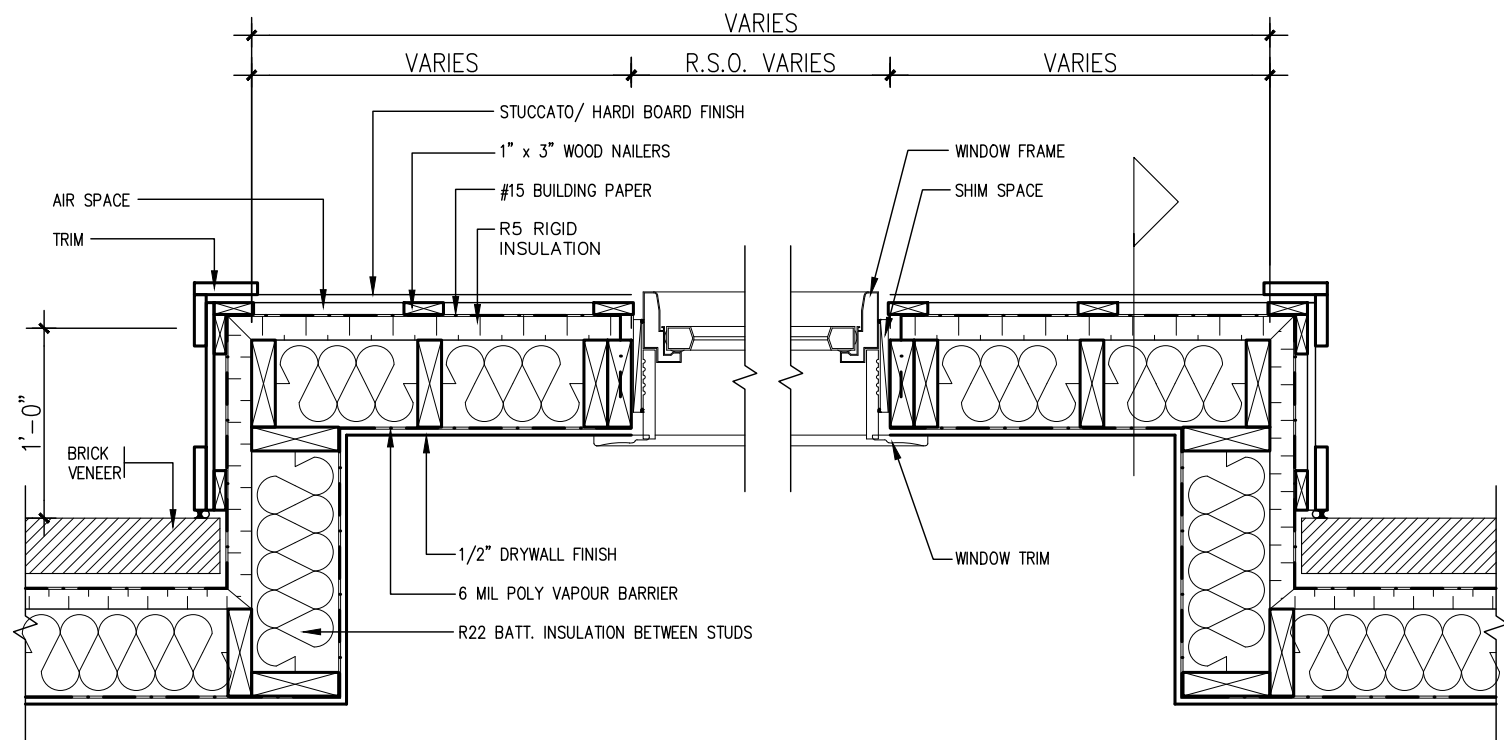
date OCT. 2017 checked by scale STUD WALL REINFORCEMENT

drawn by GW Not to Scale 17026-GP-STD_DETAILS_ES17

file name

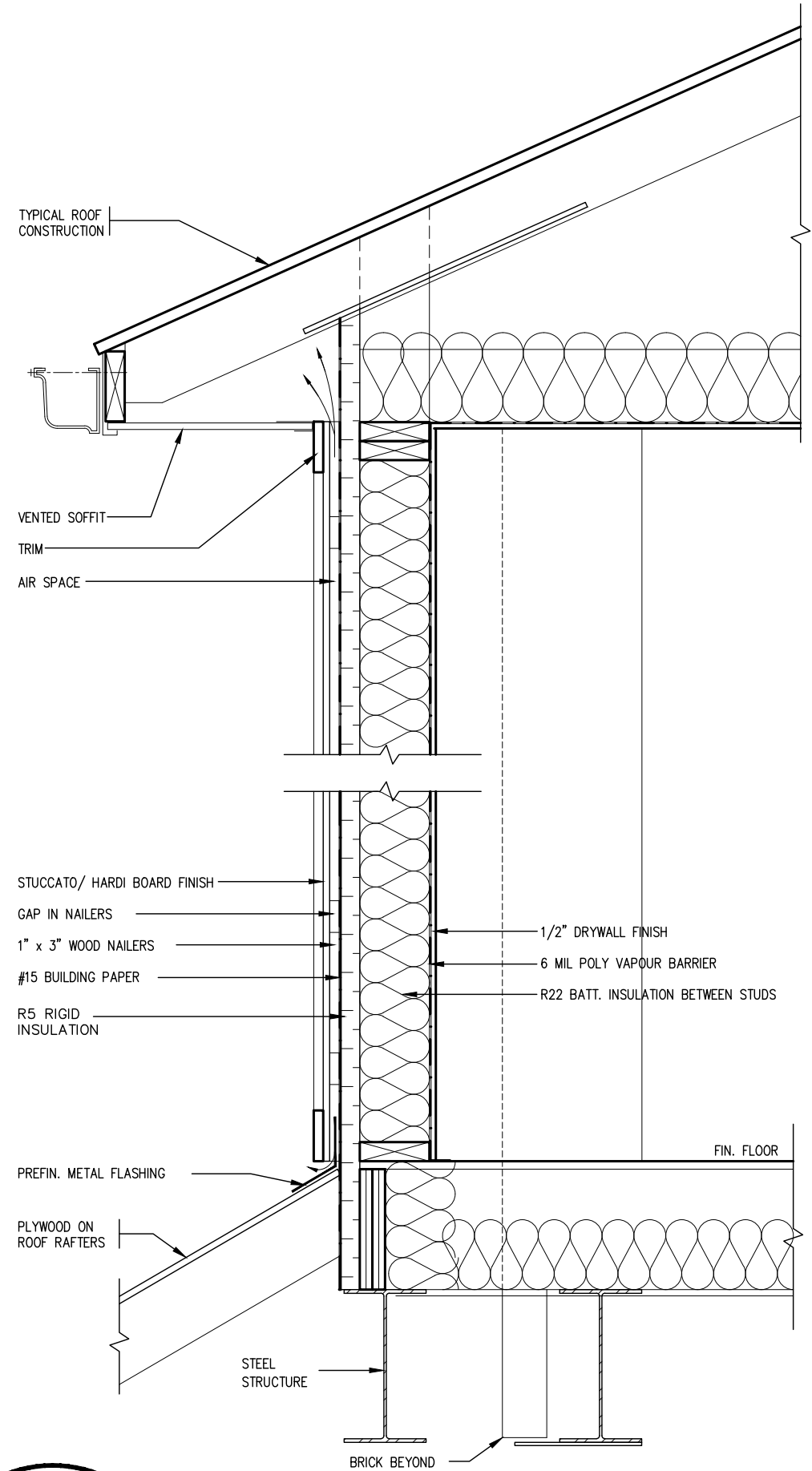
GREG - H:\ARCHIVE\WORKING\2017\17026.GRE\DETAILS\17026-GP-STD_DETAILS_ES17.dwg - Thu - Feb 14 2019 - 4:52 PM

drawing no. 7



PLAN VIEW

STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.27.)



CROSS SECTION



These plans have been reviewed for use with the corrections as noted. No other changes may be made without written approval of the Building Standards Branch. All work must comply with Zoning By-Law 2018-043, as amended, and the Ontario Building Code, as amended. These approved documents must be kept on site at all times. The building permit must be clearly posted on site at all times.

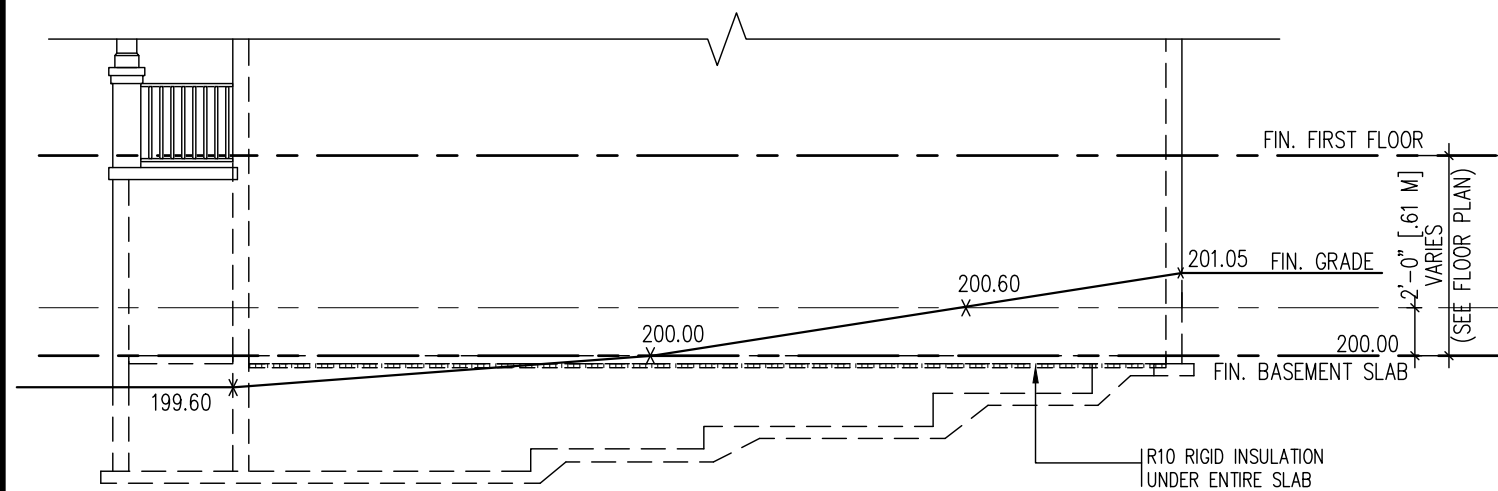
Discipline	Reviewer	BCIN	Date
Building Code	H. Authier	43236	2021-02-25
Sewage System			
Zoning			



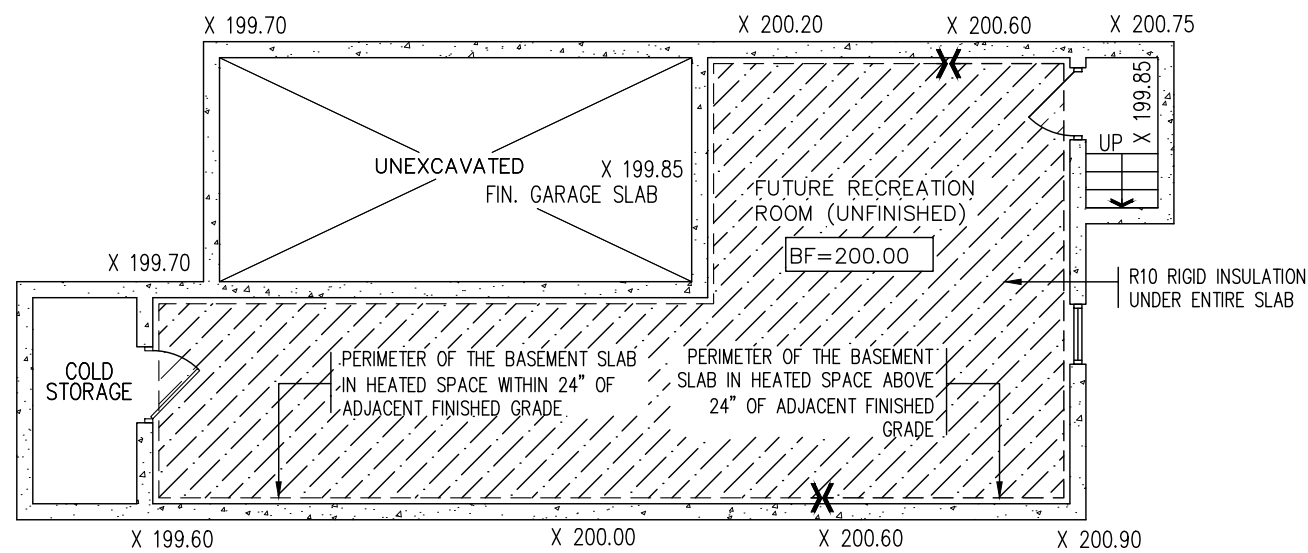
STRUDET INC.
FOR STRUCTURE ONLY

2012 CODE
ENERGY STAR

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



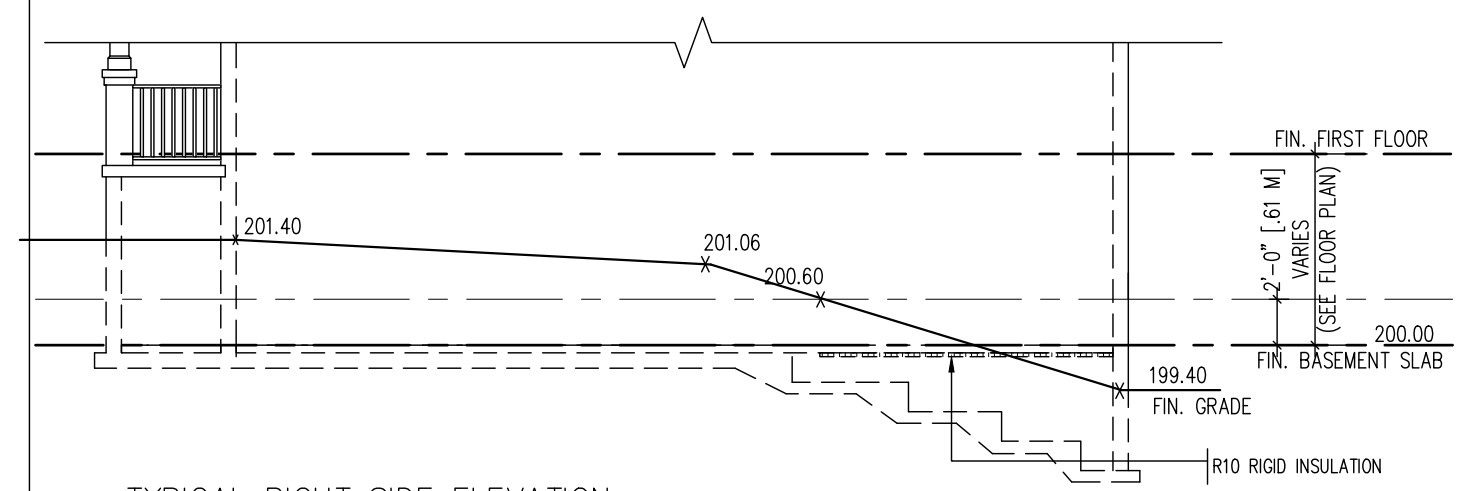
TYPICAL RIGHT SIDE ELEVATION



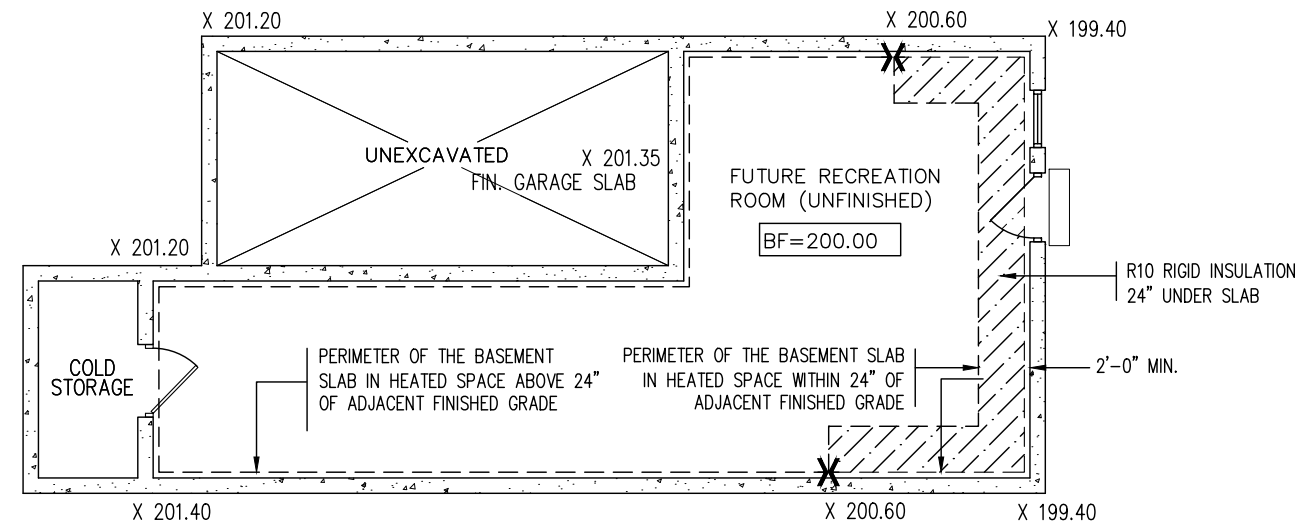
TYPICAL BASEMENT PLAN

SLAB ON GRADE CONDITION

NOTES:
1. LEVELS SHOWN ON THE PLANS ARE FOR ILLUSTRATION PURPOSE ONLY, SEE FINAL GRADING PLAN FOR ACTUAL LEVELS
2. ALL LEVELS ARE SHOWN IN METRIC



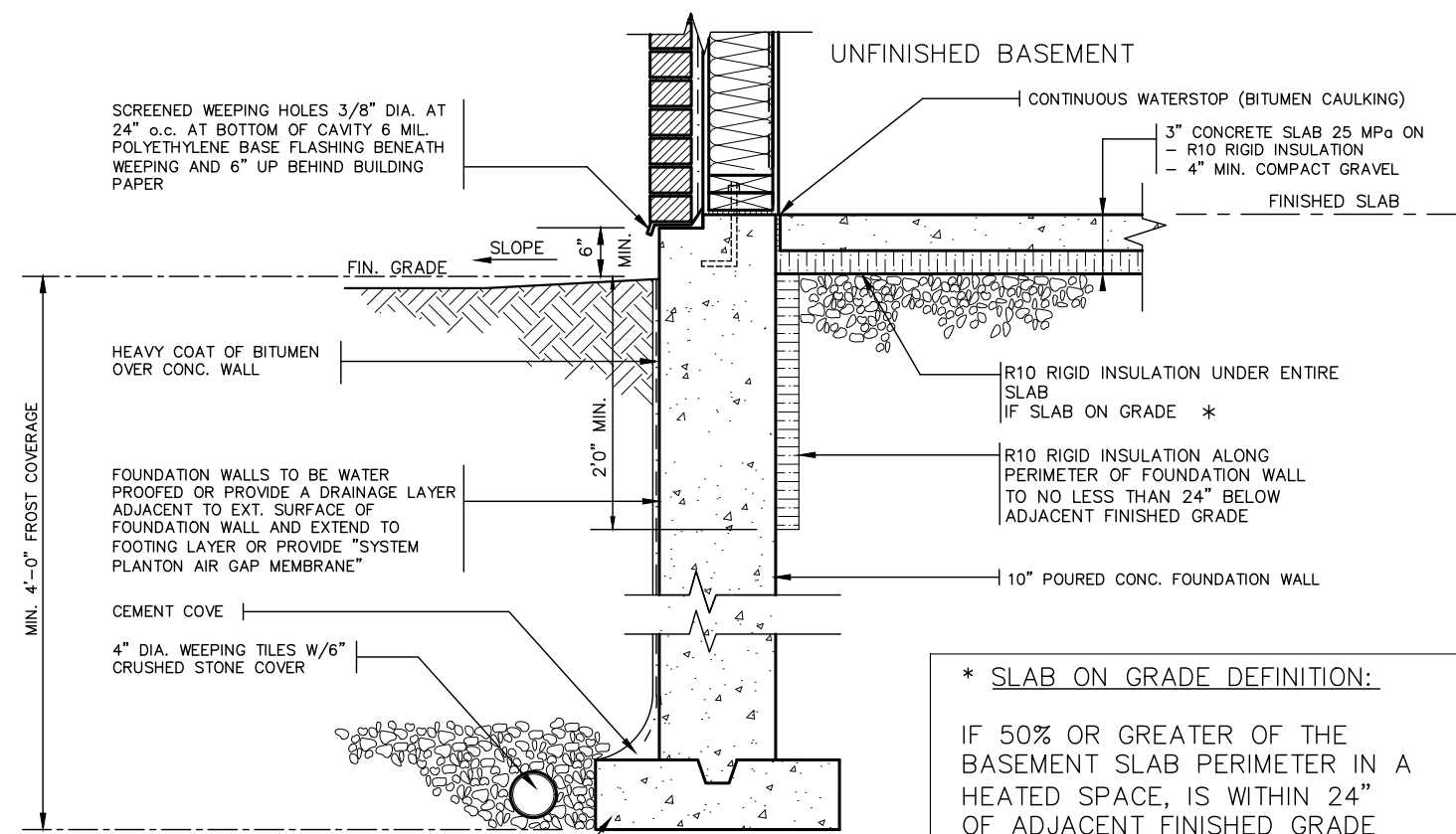
TYPICAL RIGHT SIDE ELEVATION



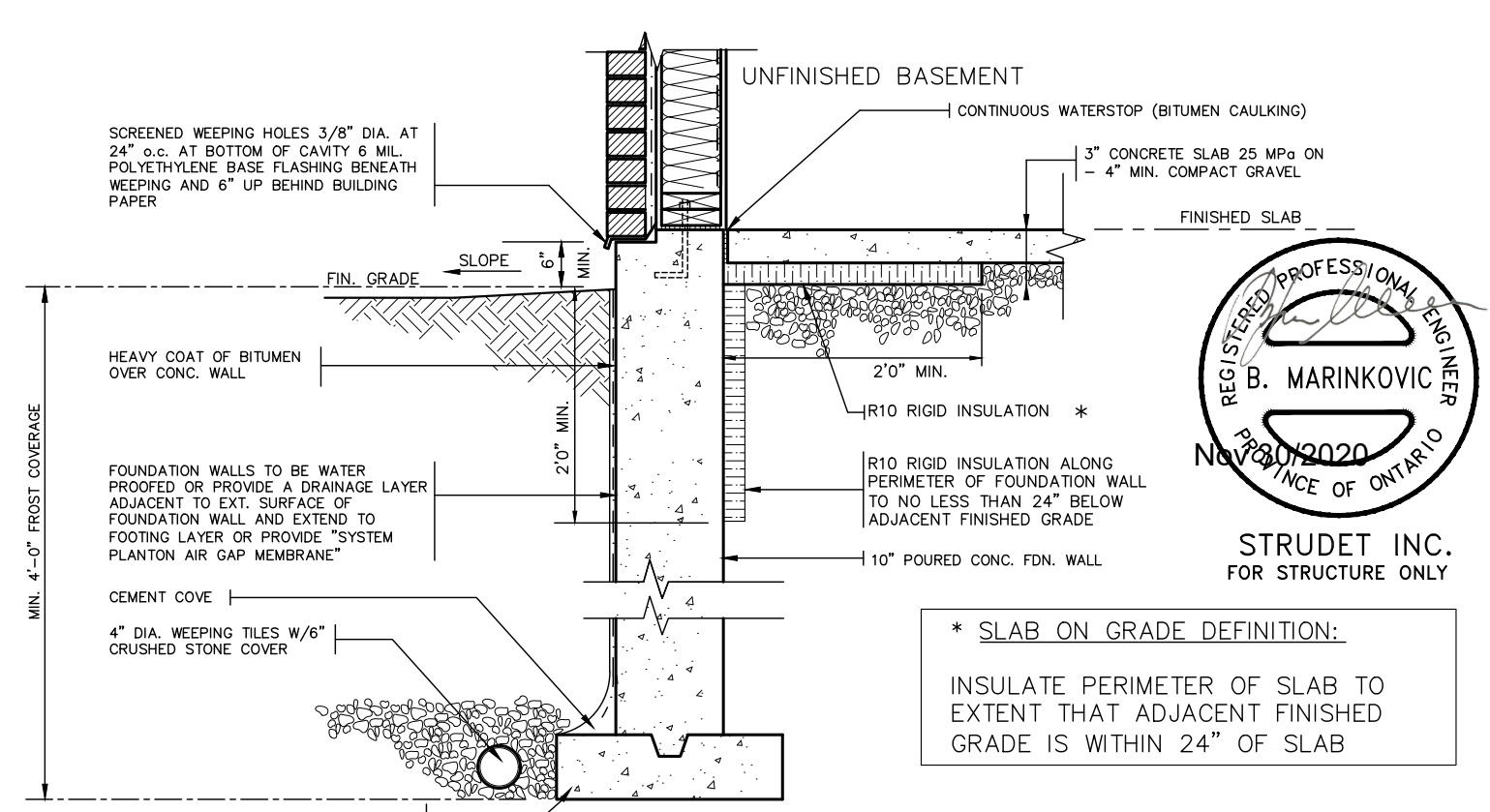
TYPICAL BASEMENT PLAN

WALK OUT BASEMENT CONDITION

NOTES:
1. LEVELS SHOWN ON THE PLANS ARE FOR ILLUSTRATION PURPOSE ONLY, SEE FINAL GRADING PLAN FOR ACTUAL LEVELS
2. ALL LEVELS ARE SHOWN IN METRIC



SLAB ON GRADE



WALK OUT BASEMENT

2012 CODE ENERGY STAR



CONC. FOOTING C/W FORMED KEYWAY ON NATURAL UNDISTURBED SOIL. FOR FOOTING SIZES SEE ARCHITECTURAL BLOCK PLAN DRAWINGS.

These plans have been reviewed for use with the corrections as noted. No other changes may be made without written approval of the Building Standards Branch. All work must comply with Zoning By-Law 2018-043, as amended, and the Ontario Building Code, as amended. These approved documents must be kept on site at all times. The building permit must be clearly posted on site at all times.

Discipline	Reviewer	BCIN	Date
Building Code	H. Authier	43236	2021-02-25
Sewage System			
Zoning			

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. EAST GWILLIMBURY

date
OCT. 2017

checked by
Not to Scale

SLAB ON GRADE INSULATION

17026-GP-STD_DETAILS_ES17

file name
GREG - H:\ARCHIVE\WORKING\2017\17026\GP\DETAILS\17026-GP-STD_DETAILS_ES17.dwg - Thu - Feb 14 2019 - 4:52 PM

project no.
17026

drawing no.
9

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 permission.