

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 (*See OBC 9.19.)

NO. 210 (10.25kg/m²) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH 1" CLIPS, APPROVED WOOD TRUSSES @600mm (24") o.c. MAX. APPROVED EAVE PROTECTION TO EXTEND 400mm (16") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL, 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") o.c. AT BOTTOM CHORD, PREFIN. ALUM. EAVESTROUGH, FASCIA, RAIL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF / WALL SURFACES SUSCEPTIBLE TO DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") o.c. ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES.

2 FRAME WALL CONSTRUCTION (2"x6")

SIDING, HARDIE BOARD, STUCCO BOARD OR EQUAL AS PER ELEVATION, 19x64 (1"x3") VERTICAL WOOD FURRING, APPROVED SHEATHING PAPER, 1/16" O.S.B. EXTERIOR SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") o.c. W/APPROVED DIAGONAL WALL BRACING, RSI 3.81 (R22) INSULATION AND APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER, 15mm (1/2") INT. DRYWALL FINISH.

3 BRICK VENEER CONSTRUCTION (2"x6")

40mm (4") FACE BRICK 25mm (1") AIR SPACE, 22x180x0.76mm (1/8"x1"x0.03") GALV. METAL TIES @ 400mm (16") o.c. HORIZONTAL 600mm (24") o.c. VERTICAL APPROVED SHEATHING PAPER, 1/16" O.S.B. EXTERIOR SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") o.c. W/APPROVED DIAGONAL WALL BRACING, RSI 3.81 (R22) INSUL. APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER, 15mm (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.

3A STUCCO WALL CONSTRUCTION (2"x6")

STUCCO CLADDING SYSTEM CONFORMING TO OBC 9.21.1.2.2 & 9.28 THAT EMPLOY A MINIMUM 6mm (1/4") DRAINAGE CAVITY BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED AS PER MANUFACTURERS SPECIFICATION ON 25mm (1") MINIMUM EXTRUDED OR EXPANDED RIGID INSULATION, APPROVED SHEATHING PAPER, 1/16" O.S.B. EXTERIOR SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") o.c. W/APPROVED DIAGONAL WALL BRACING, RSI 3.81 (R22) INSUL. APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER, 15mm (1/2") INT. DRYWALL FINISH. STUCCO TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

4 INTERIOR STUD PARTITIONS

(*See OBC 9.23.10.6.9.23.11.1)
BEARING PARTITION 38x89 (2"x4") @ 400mm (16") o.c. FOR 2 STOREYS AND 300mm (12") o.c. FOR 3 STOREYS. NON-BEARING PARTITIONS 38x89 (2"x4") @ 600mm (24") o.c. PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 2/38x89 (2-2"x4") TOP PLATE, 15mm (1/2") INTERIOR DRYWALL BOTH SIDES OF STUD, PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.

5 FOUNDATION WALL/FOOTINGS:

(*See OBC 9.15.3 & 9.15.4.)
MIN. 200mm (8") POURED CONC. FDN. WALL 15MPa (2200psi) WITH BITUMENOUS DAMPROOFING AND DRAINAGE LAYER, MIN. 480x55 (19"x6") CONTIN. KEYED CONC. FTB. BRACE FOUNDATION WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL WITH MINIMUM BEARING CAPACITY OF 120kPa (17.4 psi) OR GREATER.



FOR STRUCTURE ONLY

6 WEeping TILE (*See OBC 9.14.3.)

100mm (4") DIA. WEEPING TILE 150mm (6") CRUSHED STONE OVER AND AROUND WEEPING TILES.

7 BASEMENT SLAB (*See OBC 9.16.)

80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 15MPa (2200psi) CONC. WITH DAMPROOFING BELOW SLAB.

8 WOOD SUBFLOORS (*See OBC 9.23.14. & 9.30.2.)

19mm (3/4") 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 UNDERLAY UNDER RESILIENT & PARQUET FLOORING.

9 ROOF INSULATION (*See SB12 - 2.1.1.2.A & 2.1.1.7)

RSI 10.51 (R60) ROOF INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL.

10 ALL STAIRS/EXTERIOR STAIRS (*See OBC 9.8.)

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 465 (5'-2")
MIN. STAIR WIDTH	= 860 (2'-10")

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

11 RAILING (*See OBC 9.8.8.)

FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS.

INTERIOR GUARDS: = 900mm (2'-11") MIN.
EXTERIOR GUARDS: = 1070mm (3'-6") MIN.

12 SILL PLATE (*See OBC 9.23.6 & 9.23.7.)

38x89 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") o.c. CALKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FDN. WALL. USE MORTAR TO LEVEL SILL PLATE WHEN REQUIRED.

13 BASEMENT INSULATION (*See OBC 12.3.)

FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 152mm (6") ABOVE THE FINISHED FLOOR OF THE BASEMENT AND NOT LESS THAN 50mm (2") TO THE SLAB. FOUNDATION WALL INSULATION SHALL BE MINIMUM RSI 3.52 (R20) BLANKET INSULATION APPROVED VAPOUR BARRIER, DAMPROOFING WELDS, PAPER BETWEEN THE FDN. AND INSUL.

14 BASEMENT BEARING STUD PARTITION (*See OBC 9.23.10.)

38x89 (2"x4") STUDS @ 400mm (16") o.c. 38x89 (2"x4") SILL PLATE ON DAMPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") o.c. (4") HIGH CONC. CURB ON 305x55 (12"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

15 STEEL BASEMENT COLUMN (*See OBC 9.17.3.)

90mm (3-1/2") DIA. x 4.78mm (188) STL. COL. WITH 150x150x4.5mm (6"x6"x3/8") STL. TOP & BOTTOM PLATE.

15A STEEL COLUMN (*See OBC 9.17.3.)

90mm (3-1/2") DIA. x 4.78mm (188) STL. COLUMN WITH 100x100x6.4mm (4"x4"x1/4") STEEL TOP & BOTTOM PLATE. FIELD WELD BOTTOM PLATE TO 250x100x12.5mm (10"x4"x1/2") BASE PLATE CAN 2-13mm (1/2") DIA. x 300mm (12") LONG x 50mm (2") HOOK ANCHORS.

16 NIB WALLS (*See OBC 9.23.8.)

BEAM POCKET OR 300x200 (8"x8") POURED CONCRETE NIB WALLS. MINIMUM BEARING 90mm (3-1/2")

17 STEEL BEAM STRAPPING (*See OBC 9.23.4.3.(3)(c))

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

18 GARAGE SLAB (*See OBC 9.16.)

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

19 INTERIOR GARAGE WALLS & CEILING (*See OBC 9.10.9.16.)

13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE, RSI 3.81 (R22) IN WALLS, RSI 5.46 (R31) IN CEILING. TAPE AND SEAL ALL JOINTS GAS TIGHT.

20 GARAGE DOOR GASPROOFING (*See OBC 9.10.13.15.)

DOOR AND FRAME GASPROOFING. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHER STRIPPING.

21 EXTERIOR STEP (*See OBC 9.8.9.2, 9.8.9.3 & 9.8.10.)

PRECAST CONCRETE STEP OR HD. STEP WHERE NOT EXPOSED TO WEATHER MAX. RISE 200mm (7-1/8"). MINIMUM TREAD 250mm (9-1/2")

22 DRYER VENT (*See OBC 6.2.3.8.(7))

CAPPED DRYER EXHAUST VENTED TO EXTERIOR. USE 1000mm (4") DIA. SMOOTH WALL VENT PIPE.

23 ATTIC ACCESS (*See OBC 9.19.2.)

ATTIC ACCESS HATCH 545x100 (22"x28") WITH WEATHERSTRIPPING, RSI 5.46 (R31) 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 CLOSET

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

26 MECHANICAL EXHAUST (*See OBC 9.32.3.5, 9.32.3.10.)

MECHANICAL EXHAUST FAN VENTED TO EXTERIOR.

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 W/ 2-19mm (3/4") x200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.

28 CLASS 'B' VENT

ULC. 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 WOOD BASEMENT POST (*OBC 9.17.4.)

3-38x140 (3-2"x6") BUILT-UP POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 (1/2") DIA. BOLT ON 406x406x203 (16"x16"x8") CONC. FOOTING.

30 STEP FOOTINGS (*OBC 9.15.3.9.)

MIN. HORIZ. STEP = 610mm (24"). MAX. VERT. STEP = 610mm (24")

31 SLAB ON GRADE (*See OBC 9.16.)

100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. REINFORCED W/ 6x6x12.4x12.4 MESH PLACED NEAR MID-DEPTH OF SLAB.

32 DIRECT VENT FURNACE

DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR, MIN 300mm (12") ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST & INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

33 DIRECT VENT GAS FIREPLACE

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 & BRIDGING (*See OBC 23.9.4.)

ALL FLOOR JOISTS TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") o.c. MAX. 19x64 (1"x3") @ 2100mm (6'-11") o.c. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.

35 EXPOSED BUILDING FACE (*See OBC 9.10.15.)

EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45min. WHERE LIMITING DISTANCE IS LESS THAN 1.2M (3'-11") WHERE THE LIMITING DISTANCE IS LESS THAN 600mm (2'-0") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL.

36 COLD CELLAR PORCH SLAB (*See OBC 9.40.)

FOR MAX. 2500mm (8'-2") PORCH DEPTH, 125mm (5") 32MPa (4640 psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 200mm (8") o.c. EACH WAY IN BOTTOM THIRD OF SLAB, ANCHORED IN PERIMETER FDN. WALLS W/ 610x610 (24"x24") 10M @ 600mm (24") o.c. DOVELS. SLOPE SLAB MIN. 1.0% FROM DOOR. SLAB TO HAVE A MIN. 75mm (3") BEARING ON FDN. WALLS. PROVIDE (4L) LINTELS OVER CELLAR DOOR.

37 FDN. WALL REDUCTION IN THICKNESS (*See OBC 9.15.4.7.)

FDN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 600mm (26") FOR 8" FDN. WALL. 10" FDN. WALL WHEN REDUCTION IN THICKNESS IS GREATER THAN 26". FDN. WALL SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") o.c. VERTICALLY AND 900mm (36") o.c. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.

38 CONVENTIONAL ROOF FRAMING (*See OBC 9.23.4.2.(11))

FOR MAX. 2240mm (7'-4") SPAN, 38x89 (2"x4") RAFTERS @ 400mm (16") o.c. FOR MAX. 3830mm (12'-7") SPAN, 38x140 (2"x6") RAFTERS @ 400mm (16") o.c. RIDGE BOARD TO BE 51mm (2") DEEPER, 38x89 (2"x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2"x4") @ 400mm (16") o.c. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 400 (16") o.c. FOR MAX. 4450mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 600mm (24") o.c. WITH A 38x89 (2"x4") CENTER POST TO THE TRUSS BELOW, LATERALLY BRACED @ 1800mm (6'-0") o.c. VERTICALLY.

39 TWO STOREY VOLUME SPACES

FOR A MAXIMUM 5440mm (18'-0") HEIGHT, PROVIDE 2-38x140 (2-2"x6") CONTINUOUS STUDS @ 300mm (12") o.c. FOR BRICK AND 400mm (16") o.c. FOR SIDING. PROVIDE SOLID WOOD BLOCKING BETWEEN STUDS @ 1220mm (4'-0") o.c. VERT. 1/8" EXT. PLYWOOD.

40 EXPOSED FLOOR TO EXTERIOR (*SB12 - 2.1.1.2.A)

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 CONDITION

THE EXTERIOR BASEMENT STUD WALL TO BE 38x140mm (2"x6") STUDS @ 400mm (16") o.c. MATCH FLOOR JOIST SPACING WHEN PARALLEL WITH FLOOR JOISTS.

43 SMOKE ALARM (*OBC 9.10.19)

WITHIN DWELLING UNITS, SUFFICIENT SMOKE ALARMS SHALL BE INSTALLED SO THAT:
a. THERE IS AT LEAST ONE SMOKE ALARM INSTALLED ON EACH STOREY, INCLUDING BASEMENTS AND
b. ON ANY STOREY OF A DWELLING UNIT CONTAINING SLEEPING ROOMS, A SMOKE ALARM IS INSTALLED,
1. IN EACH SLEEPING ROOM, AND
2. IN A LOCATION BETWEEN THE SLEEPING ROOMS AND THE REMAINDER OF THE STOREY, AND IF THE SLEEPING ROOMS ARE SERVED BY A HALLWAY, THE SMOKE ALARM SHALL BE LOCATED IN THE HALLWAY.

A SMOKE ALARM SHALL HAVE A VISUAL SIGNALING COMPONENT CONFORMING TO THE REQUIREMENTS IN 18.5.3. (LIGHT, COLOR AND PULSE CHARACTERISTICS) OF NFPA 72, "NATIONAL FIRE ALARM AND SIGNALING CODE".

A SMOKE ALARM SHALL BE INSTALLED IN CONFORMANCE WITH CANULC-5553, "INSTALLATION OF SMOKE ALARMS".

SMOKE ALARMS SHALL BE INSTALLED ON OR NEAR THE CEILING.

44 CARBON MONOXIDE ALARM (*OBC 9.33.4.)

WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A SUITE OF RESIDENTIAL OCCUPANCY, A CARBON MONOXIDE ALARM SHALL BE INSTALLED TO EACH SLEEPING AREA IN THE SUITE.

THE CARBON MONOXIDE ALARM SHALL:
a. BE PERMANENTLY CONNECTED TO AN ELECTRICAL CIRCUIT AND SHALL HAVE NO DISCONNECT SWITCH BETWEEN THE OVERCURRENT DEVICE AND THE CARBON MONOXIDE ALARM.
b. BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED, WHERE LOCATED ADJACENT TO A SLEEPING AREA, AND
c. CONFORM TO
1. CAN/CSA-619, "RESIDENTIAL CARBON MONOXIDE ALARMING DEVICES", OR
2. UL2034, "SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS"

45 SOIL GAS CONTROL (*OBC 9.13.4.)

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



Lot 19 2012 CODE COMPLIANCE PACKAGE "A1"

5.		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.	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4098 F (905) 860-0748	REGION DESIGN INC.	SHEET TITLE GENERAL NOTES	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	PROJECT NAME MINNISLAE HOMES CORP.
4.		QUALIFICATION INFORMATION Required : less design is exempt under Division C, Subsection 3.2.5 of the building code			SCALE N.T.S.	PAGE No. 1	
3.		Required : less design is exempt under Division C, Subsection 3.2.5 of the building code			DATE JULY 2018		
2.							
1.	ISSUED FOR PERMIT	JUL 30, 2018	VIKAS GAJJAR NAME SIGNATURE 28770 BCIN				
REVISIONS							

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 (3.8 SQFT) UNOBSTRUCTED GLAZED OPENABLE AREA WITH MIN. CLEAR WIDTH OF 300mm (1'-3") GLASS AREA NOT MORE THAN 17% OF GROSS PERIPHERAL WALL AREA. MAXIMUM U-VALUE 0.28.

- (2) **WINDOW GUARDS** (OBC 9.8.8.1(6))
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 400mm (1'-6") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11").

GENERAL:

- (1) **MECHANICAL VENTILATION**
MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.3 AIR CHANGES PER HOUR, AVERAGED OVER 24 HOURS. SEE MECHANICAL DRAWINGS.
- (2) **REINFORCEMENT FOR GRAB BARS** (OBC 9.5.2.3.)
REINFORCEMENT OF STUD WALLS FOR FUTURE GRAB BARS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. SEE DETAIL ON PAGE II.

LUMBER:

- 1) ALL LUMBER SHALL BE SPRUCE-PINE-FIR No.1 & 2 GRADE, UNLESS NOTED OTHERWISE.
- 2) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE-PINE-FIR No.1 & 2 GRADE, PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.
- 3) ALL BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.
- 4) LVL BEAMS SHALL BE 2.0E (Fb=2800psi MIN). NAIL EACH PLY OF LVL WITH 89mm (3-1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 2 ROWS FOR 184, 240, & 300mm (7-1/4", 9-1/2", 11-1/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 1/2" (13mm) DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C.
- 5) PROVIDE TOP MOUNT BEAM HANGERS FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS NOTED OTHERWISE.
- 6) PROVIDE METAL JOIST 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 CONC. BY AT LEAST 2mil. 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:

STRUCTURAL STEEL AND HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350M. REINFORCING STEEL SHALL CONFORM TO CSA-G30-10M GRADE 400R.

ELECTRIC VEHICLE CHARGING SYSTEM (EVCS):

ROUGH-IN FOR FUTURE VEHICLE SUPPLY EQUIPMENT (CHARGING SYSTEM) TO BE INSTALLED. ROUGH-IN SHALL INCLUDE:

- A MINIMUM 200amp PANEL BOARD,
- CONDUIT THAT IS NOT LESS THAN 1/16" (27mm) TRADE SIZE,
- A SQUARE 4 1/16" (119mm) TRADE SIZE ELECTRICAL OUTLET BOX,
- FUME-PROOFED ELECTRICAL OUTLET BOX TO BE INSTALLED IN THE GARAGE OR CARPORT OR ADJACENT TO DRIVEWAY.

REFER TO 2012 O.B.C. 9.34.4

STABILITY OF NARROW (20'-25') & TALL (±30') HOUSES

BUILDER TO PROVIDE SUFFICIENT TEMPORARY BRACING TO RESIST WIND LOADING WHEN UNDER CONSTRUCTION. FURTHER RECOMMENDATIONS:

- 1) REDUCE THE FOUNDATION WALL SILL PLATE ANCHOR BOLT SPACING FROM 2400mm o.c. (7'-10") TO 1220mm o.c. (4'-0") FOR STANDARD CONDITIONS.
- 2) USE 45mm (3/8") THICK PLYWOOD OR WAFFERBOARD FOR THE EXTERIOR WALL SHEATHING.
- 3) TO STIFFEN THE STRUCTURE IN TRANSVERSE DIRECTION USE 45mm (3/8") THICK PLYWOOD NAILED TO THE INTERIOR PARTITIONS ON EACH FLOOR FOR A MINIMUM 2 INTERIOR PARTITION WALLS ON BOTH SIDES AND PERPENDICULAR TO THE LONG WALLS.

BRICK VENEER LINTELS

WL1 = 3-1/2"x3-1/2"x1/4" (90x90x6.0L) + 2-2"x8" SFR. No.2
WL2 = 4"x3-1/2"x5/16" (100x90x8.0L) + 2-2"x8" SFR. No.2
WL3 = 5"x3-1/2"x5/16" (125x90x8.0L) + 2-2"x10" SFR. No.2
WL4 = 6"x3-1/2"x3/8" (150x90x10.0L) + 2-2"x12" SFR. No.2
WL5 = 6"x4"x3/8" (150x100x10.0L) + 2-2"x12" SFR. No.2
WL6 = 5"x3-1/2"x5/16" (125x90x8.0L) + 2-2"x12" SFR. No.2
WL7 = 5"x3-1/2"x5/16" (125x90x8.0L) + 3-2"x10" SFR. No.2
WL8 = 5"x3-1/2"x5/16" (125x90x8.0L) + 3-2"x12" SFR. No.2
WL9 = 6"x4"x3/8" (150x100x10.0L) + 3-2"x12" SFR. No.2

WOOD LINTELS AND BEAMS

WB1 = 2-2"x8" SFR. No.2 (2-38x184 SFR. No.2)
WB2 = 3-2"x8" SFR. No.2 (3-38x184 SFR. No.2)
WB3 = 2-2"x10" SFR. No.2 (2-38x235 SFR. No.2)
WB4 = 3-2"x10" SFR. No.2 (3-38x235 SFR. No.2)
WB5 = 2-2"x12" SFR. No.2 (2-38x286 SFR. No.2)
WB6 = 3-2"x12" SFR. No.2 (3-38x286 SFR. No.2)
WB7 = 5-2"x12" SFR. No.2 (5-38x286 SFR. No.2)
WB8 = 4-2"x10" SFR. No.2 (4-38x235 SFR. No.2)
WB9 = 4-2"x12" SFR. No.2 (4-38x286 SFR. No.2)

LOOSE STEEL LINTELS

L1 = 3-1/2"x3-1/2"x1/4" (90x90x6.0L)
L2 = 4"x3-1/2"x5/16" (100x90x8.0L)
L3 = 5"x3-1/2"x5/16" (125x90x8.0L)
L4 = 6"x3-1/2"x3/8" (150x90x10.0L)
L5 = 6"x4"x3/8" (150x100x10.0L)
L6 = 7"x4"x3/8" (175x100x10.0L)

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A = 1-1 3/4" x 7 1/4" (1-45x184)
LVL1 = 2-1 3/4" x 7 1/4" (2-45x184)
LVL2 = 3-1 3/4" x 7 1/4" (3-45x184)
LVL3 = 4-1 3/4" x 7 1/4" (4-45x184)
LVL4A = 1-1 3/4" x 9 1/2" (1-45x240)
LVL4 = 2-1 3/4" x 9 1/2" (2-45x240)
LVL5 = 3-1 3/4" x 9 1/2" (3-45x240)
LVL5A = 4-1 3/4" x 9 1/2" (4-45x240)
LVL6A = 1-1 3/4" x 11 7/8" (1-45x300)
LVL6 = 2-1 3/4" x 11 7/8" (2-45x300)
LVL7 = 3-1 3/4" x 11 7/8" (3-45x300)
LVL7A = 4-1 3/4" x 11 7/8" (4-45x300)
LVL8 = 2-1 3/4" x 14" (2-45x356)
LVL9 = 3-1 3/4" x 14" (3-45x356)
LVL10 = 2-1 3/4" x 18" (2-45x456)

DOOR SCHEDULE

1 = 2'-10" x 6'-8" (865x2033) - INSULATED ENTRANCE DOOR
1a = 2'-8" x 6'-8" (815x2033) - INSULATED FRONT DOORS
2 = 2'-8" x 6'-8" (815x2033) - WOOD & GLASS DOOR
3 = 2'-8" x 6'-8" x 1-3/4" (815x2033x45) - EXTERIOR SLAB DOOR
4 = 2'-8" x 6'-8" x 1-3/8" (815x2033x35) - INTERIOR SLAB DOOR
5 = 2'-6" x 6'-8" x 1-3/8" (160x2033x35) - INTERIOR SLAB DOOR
6 = 2'-2" x 6'-8" x 1-3/8" (560x2033x35) - INTERIOR SLAB DOOR
7 = 1'-6" x 6'-8" x 1-3/8" (460x2033x35) - INTERIOR SLAB DOOR

LEGEND

DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
GT	GIRDER TRUSS
	POINT LOAD
	SOLID WOOD BEARING. SOLID BEARING TO BE WIDE AT LEAST AS SUPPORTED MEMBER. MIN. 3 PIECES.
	LOAD-BEARING WALL
	TWO-STOREY WALL. SEE NOTE 39
	FLAT ARCH
F.D.	FLOOR DRAIN
SA	SMOKE ALARM. SEE NOTE 43
SA	SMOKE ALARM & CARBON MONOXIDE ALARM. SEE NOTE 44



2012 CODE
COMPLIANCE PACKAGE "A1"

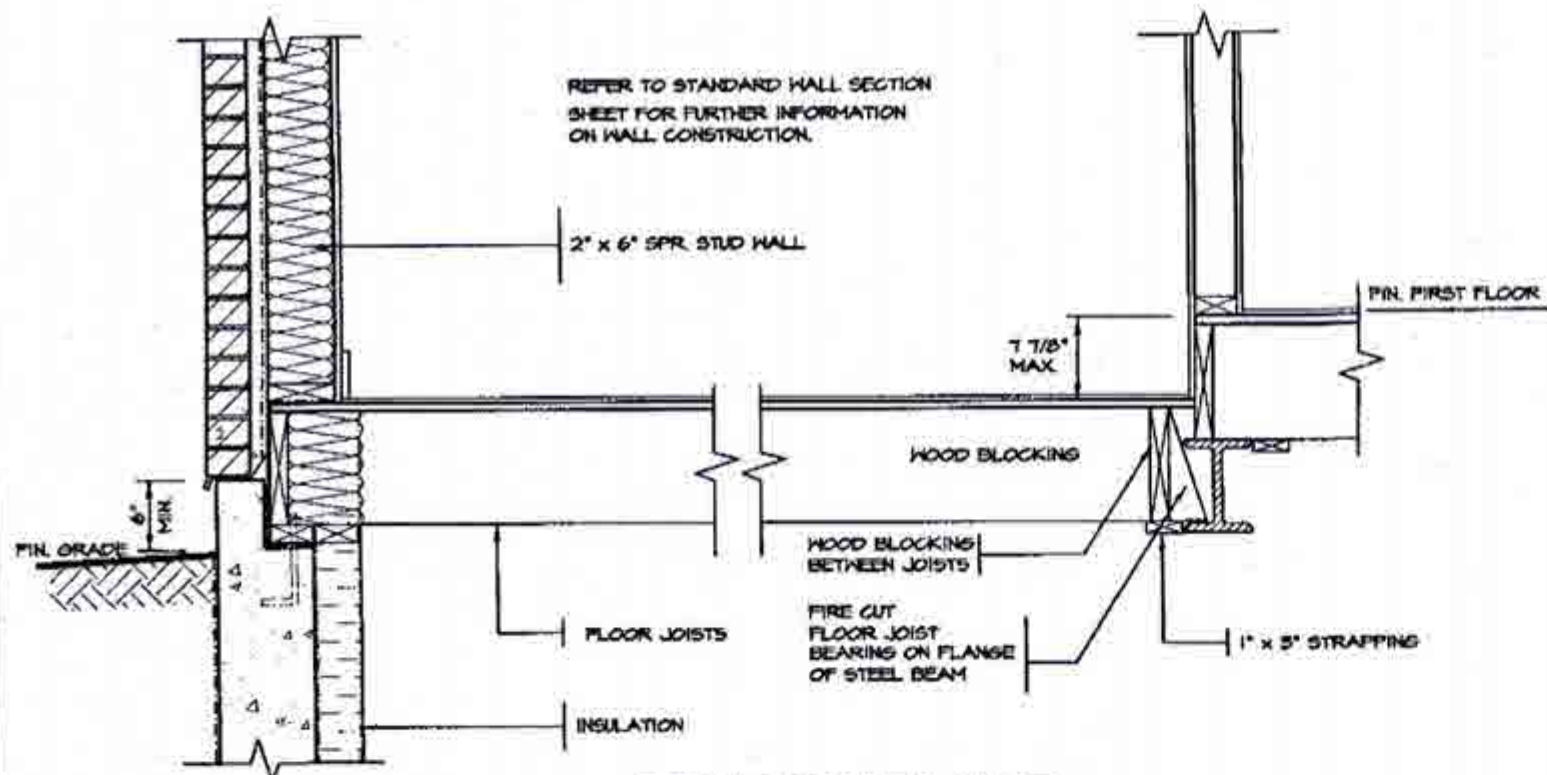
5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code. VIKAS GAJJAR NAME SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4X 4S6 P (416) 736-4096 F (905) 660-0746	SHEET TITLE GENERAL NOTES	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	
4.				SCALE	PAGE No.	
3.				N.T.S.	2	
2.				DATE	JULY 2018	
1.	ISSUED FOR PERMIT			JAN 31, 2015	PROJECT NAME	
REVISIONS						

WOOD FRAME PARTY WALL
TRUSSES PERPENDICULAR TO PARTY WALL

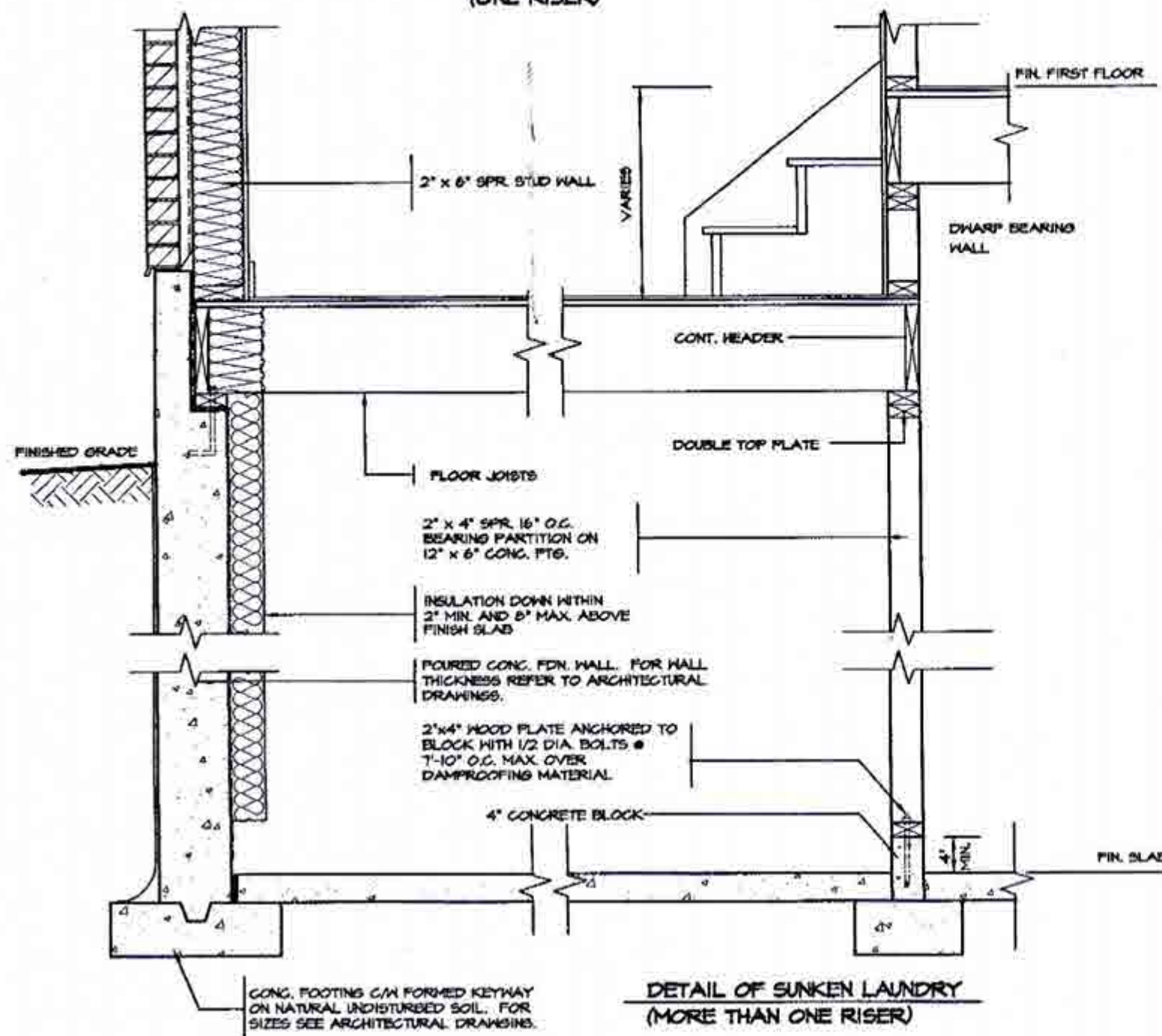
INFORMED BY
RESEARCH IN DEVELOPMENT

 **Greenpark.**

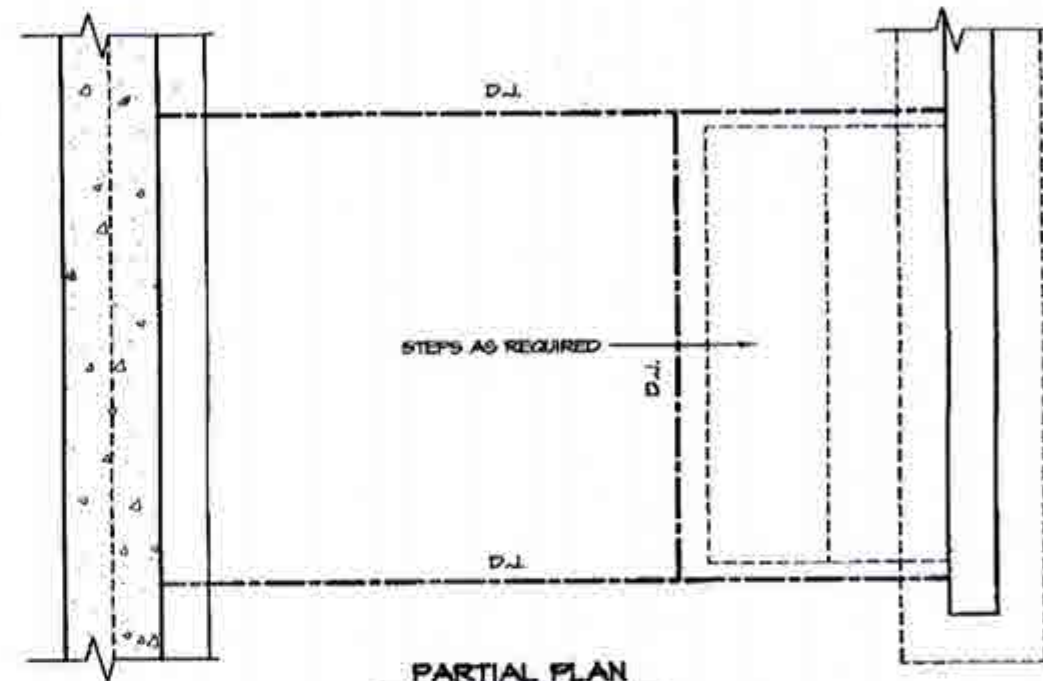
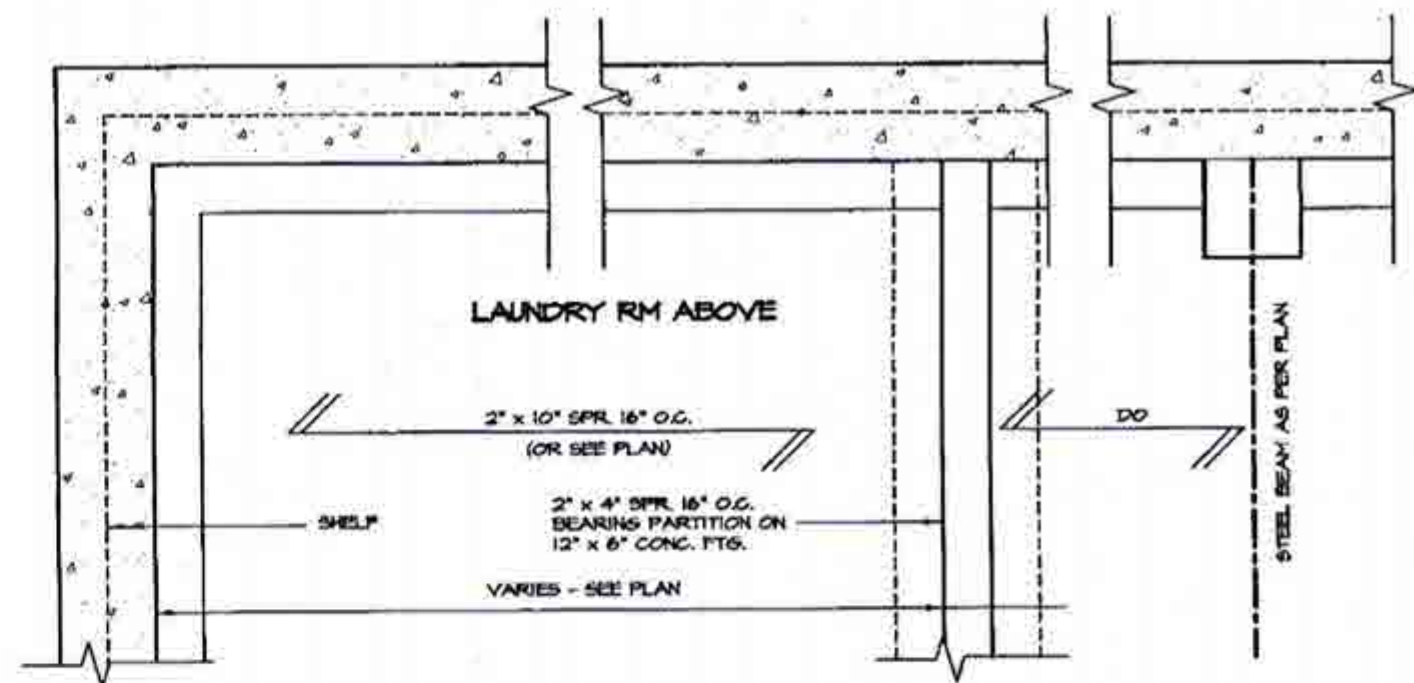
PROJECT NAME
MINNISALE HOMES CORP.



**DETAIL OF SUNKEN LAUNDRY
(ONE RISER)**



**DETAIL OF SUNKEN LAUNDRY
(MORE THAN ONE RISER)**



PARTIAL PLAN

CITY OF MINNISALE
BUILDING DIVISION
REVIEWED
JAN 07 2018
BY
MARY FRENETTE



FOR STRUCTURE ONLY

**2012 CODE
COMPLIANCE PACKAGE "A1"**

5.	
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1.	ISSUED FOR PERMIT JUL 30, 2018
REVISIONS	

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
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

VIKAS GAJJAR
NAME
SIGNATURE

28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
COMCORD, ONTARIO
L4K 4S6
P (416) 738-4096
F (905) 880-0746

**REGION
DESIGN
INC.**

SHEET TITLE
**LAUNDRY DETAILS
SUNKEN**

SCALE
3/4"=1'-0"

DATE
JULY 2018

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

PAGE NO.
5

Greenpark.

PROJECT NAME
MINNISALE HOMES CORP.

EAVE PROTECTION SHALL BE PROVIDED FROM THE EDGE OF ROOF A MIN. 9'-0" (300mm) 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 'H' OR TYPE 'B' ASPHALT COATED ROOFING SHEETS.

2X6 ASPHALT SHINGLES ON 5/8" PLYWOOD SHEATHING USE 'H' CLIPS FOR TRUSSES

STARTER STRIP OF ROOF SHINGLES REQUIRED

SEE PLAN FOR ROOF SLOPE

BATTLES AS REQUIRED FOR ROOF VENTILATION

PROVIDE ROOF VENTILATION @ A RATE OF 1:500 OF INSULATED CEILING AREA UNIFORMLY DISTRIBUTED

ROOF TRUSSES @ 24" O.C. MAX. RAISED HEEL TO MATCH PLATE

TOP OF HOOD PLATE

2"x6" FASCIA BOARD PREFINISHED METAL GUTTER, FASCIA AND VENTED SOFFIT

1/2" (13mm) DRYHALL FINISH OVER CONT. 6 MIL. POLY VAPOUR/AIR BARRIER & MIN. R-20 INSULATION

MIN. R-22 INSULATION (6") ABOVE INNER FACE OF EXTERIOR WALL

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

2"x6" BOTTOM PLATE

LAP VAPOUR AND AIR BARRIER 4" AND SECURE TO PLATE

FIN. FLOORING ON 5/8" T&G PLYWOOD

FINISHED SECOND FLOOR

PARALLEL JOISTS, TJI HOOD BLOCKING @ 36" O.C.

FLOOR JOISTS SEE PLAN

4" FACE BRICK TIED TO STUDS WITH GALVANIZED 1/8" WIDE METAL TIES @ 16" O.C. HORIZONTAL AND 24" O.C. VERTICAL

1" AIR SPACE

#5 BUILDING PAPER OVER 1/8" O.S.B. EXTERIOR SHEATHING, 2"x6" SPR. STUDS @ 16" O.C. FILLED WITH R-22 INSULATION AND 6 MIL. POLY VAPOUR BARRIER

1/2" GYPSUM BOARD CEILING FINISH

CONTINUOUS TIEBAND

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

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

SINGLE CONT. TIEBAND

FIN. FLOORING ON 3/4" T&G PLYWOOD

FINISHED FIRST FLOOR

CONTINUOUS HEADER JOIST W/ R-22 INSULATION W/ 6 MIL. VAPOUR BARRIER AND SEAL TO JOIST AND SUBFLOOR

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

FIN. GRADE

SLOPE 6" MIN.

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 PLANTION AIR GAP MEMBRANE

CEMENT COVE

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

FIN. SLAB

FINISHED SLAB

CONC. FOOTING CAN FORMED KEYWAY ON NATURAL UNDISTURBED SOIL. FOR FOOTING SIZES SEE ARCHITECTURAL DRAWINGS.

2 STOREY WALL SECTION

1/2" (13mm) DRYHALL FINISH OVER CONT. 6 MIL. POLY VAPOUR/AIR BARRIER & MIN. R-31 INSULATION (DRYWALL ON THE CEILING ONLY WHEN THERE IS NO SECOND FLOOR ABOVE GARAGE)

FIN. FLOORING ON 5/8" T&G PLYWOOD

FINISHED SECOND FLOOR

GARAGE

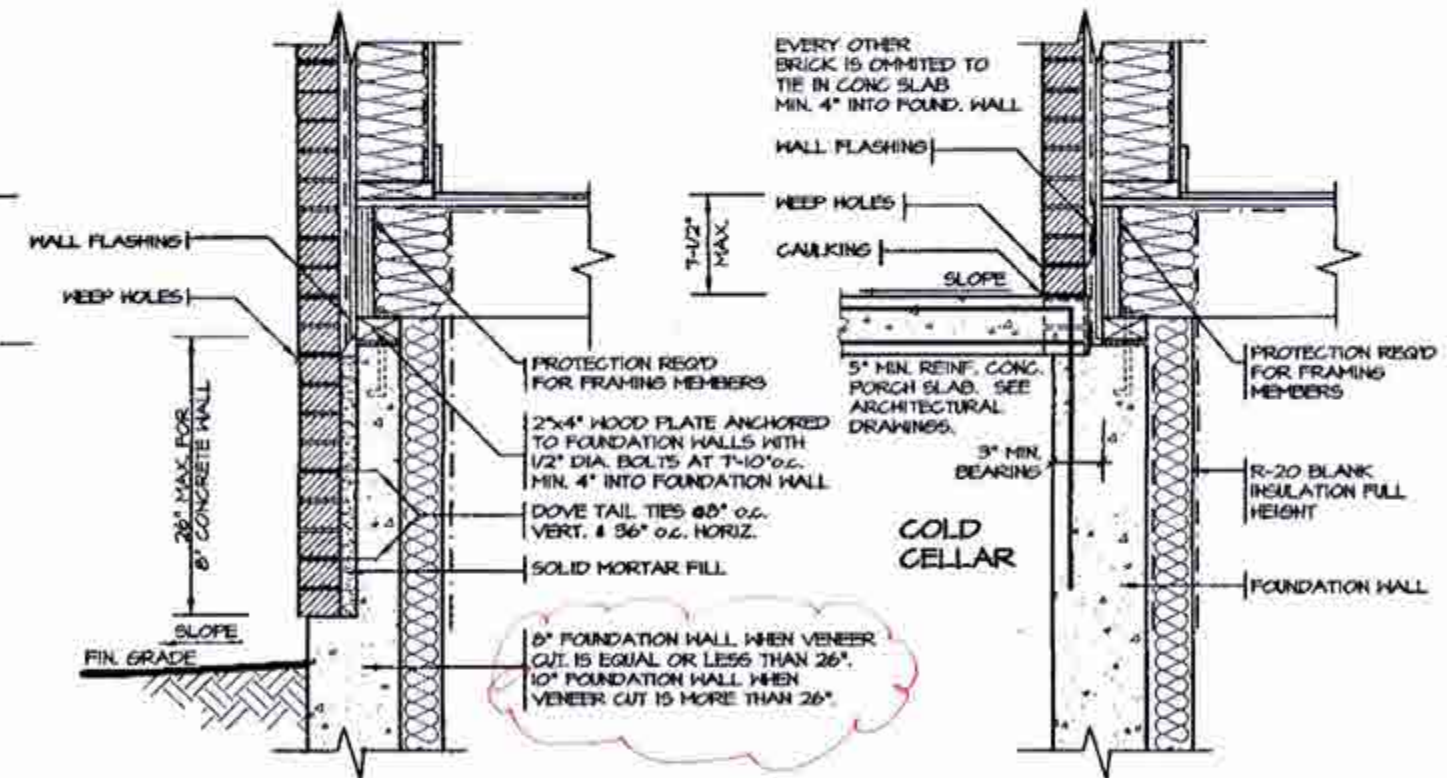
#5 BUILDING PAPER, 2"x6" SPR. STUDS @ 16" O.C. FILLED WITH R-22 INSULATION AND 6 MIL. POLY VAPOUR BARRIER

1/2" GYPSUM BOARD CEILING FINISH

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

DOUBLE TOP PLATE

DETAIL FOR INTERIOR GARAGE WALLS & CEILINGS



DETAIL FOR CONCRETE VENEER DROPPED GRADE

DETAIL FOR COLD CELLAR PORCH SLAB

CITY OF BRAMPTON
BUILDING DIVISION
REVIEWED BY: S. DESAI
JAN 23 2019
ATTACHED NOTES ARE PART
OF REVIEWED DRAWINGS
ALL WORK MUST COMPLY WITH CBC



CITY OF BRAMPTON
BUILDING DIVISION
REVIEWED
JAN 17 2019
BY
MADY FRENETTE

2012 CODE
COMPLIANCE PACKAGE "A1"

REVISIONS	
5.	
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1. ISSUED FOR PERMIT	JUL 30, 2018

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
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

VIKAS GAJJAR
NAME
SIGNATURE
28770
BCIN

REGION DESIGN INC.
4700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S8
P (416) 736-4095
F (905) 660-0746

REGION
DESIGN
INC.

SHEET TITLE
2"x6" BRICK VENEER
2 STOREY SECTION
SCALE
3/4"=1'-0"
DATE
JULY 2018

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

PAGE No.
6

PROJECT NAME
MINNISALE HOMES CORP.

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 'B' ASPHALT COATED ROOFING SHEETS.

210 ASPHALT SHINGLES ON 5/8" PLYWOOD SHEATHING USE 'M' CLIPS FOR TRUSSES

STARTER STRIP OF ROOF SHINGLES REQUIRED

2"x6" FASCIA BOARD PREFINISHED METAL GUTTER, FASCIA AND VENTED SOFFIT

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

MESH BACKRAPPED

- 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
- 1/4" EXTERIOR GRADE OSB SHEATHING
- 2" X 6" STUDS
- MIN. R-22 BATT INSULATION
- CONT. VAPOUR / AIR BARRIER
- 1/2" DRYWALL

(EIPS APPROVED SYSTEM, ALL MATERIALS AND SYSTEMS SHALL CONFORM TO CANALC-5716.1)

CONCRETE SILL

CONTINUOUS HEADER JOIST W/ R-22 INSULATION W/ 6 MIL. VAPOUR BARRIER AND SEAL TO JOIST AND SUBFLOOR

4" FACE BRICK TIED TO STUDS WITH GALVANIZED 1/8" 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 CONG. 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

CONG. FOOTING CAN FORMED KEYWAY ON NATURAL UNDISTURBED SOIL. FOR FOOTING SIZES SEE ARCHITECTURAL DRAWINGS.

2 STOREY WALL SECTION

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" (15mm) DRYWALL FINISH OVER CONT. 6 MIL. POLY VAPOUR/AIR BARRIER & MIN. R-50 INSULATION

MIN. R22 INSULATION ABOVE INNER FACE OF EXTERIOR WALL

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

2"x6" BOTTOM PLATE

LAP VAPOUR AND AIR BARRIER 4" AND SECURE TO PLATE

FIN. FLOORING ON 5/8" T&G PLYWOOD

FINISHED SECOND FLOOR

PARALLEL JOISTS, T&G WOOD BLOCKING @ 36" O.C.

FLOOR JOISTS SEE PLAN

1/2" GYPSUM BOARD CEILING FINISH

SINGLE CONT. TIMBERSTRAND

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

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

SINGLE CONTIN. TIMBERSTRAND

FIN. FLOORING ON 3/4" T&G PLYWOOD

FINISHED FIRST FLOOR

CAULK OR SEAL WITH GASKET

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 BLANKET INSULATION DOWN WITHIN 2" MIN. AND 8" MAX. ABOVE FINISH SLAB WITH MOISTURE & VAPOUR BARRIER SEALED AT TOP & BOTTOM

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

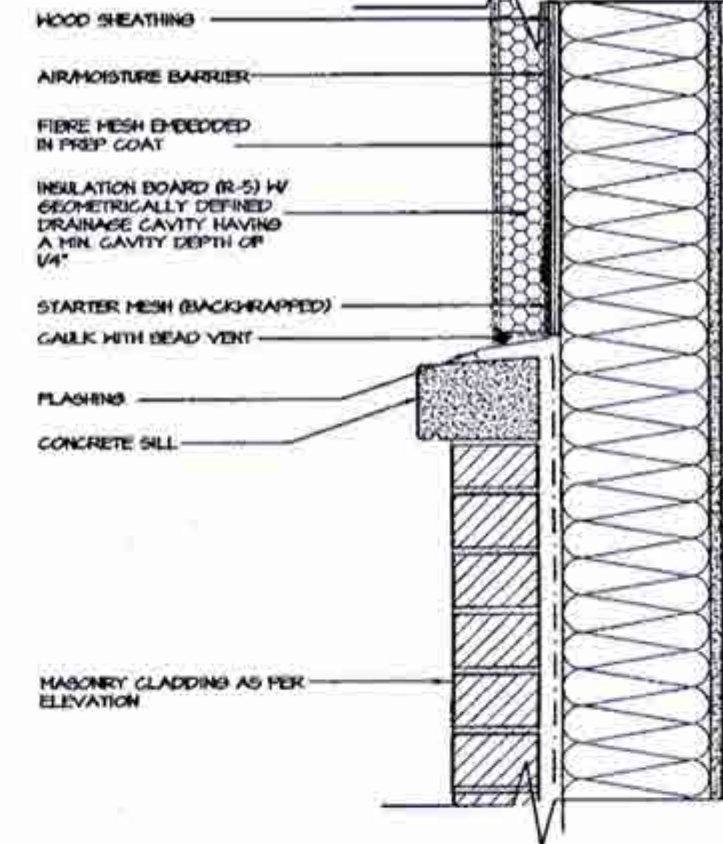
CONTINUOUS WATERSTOP (BITUMEN CAULKING)

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

FINISHED SLAB

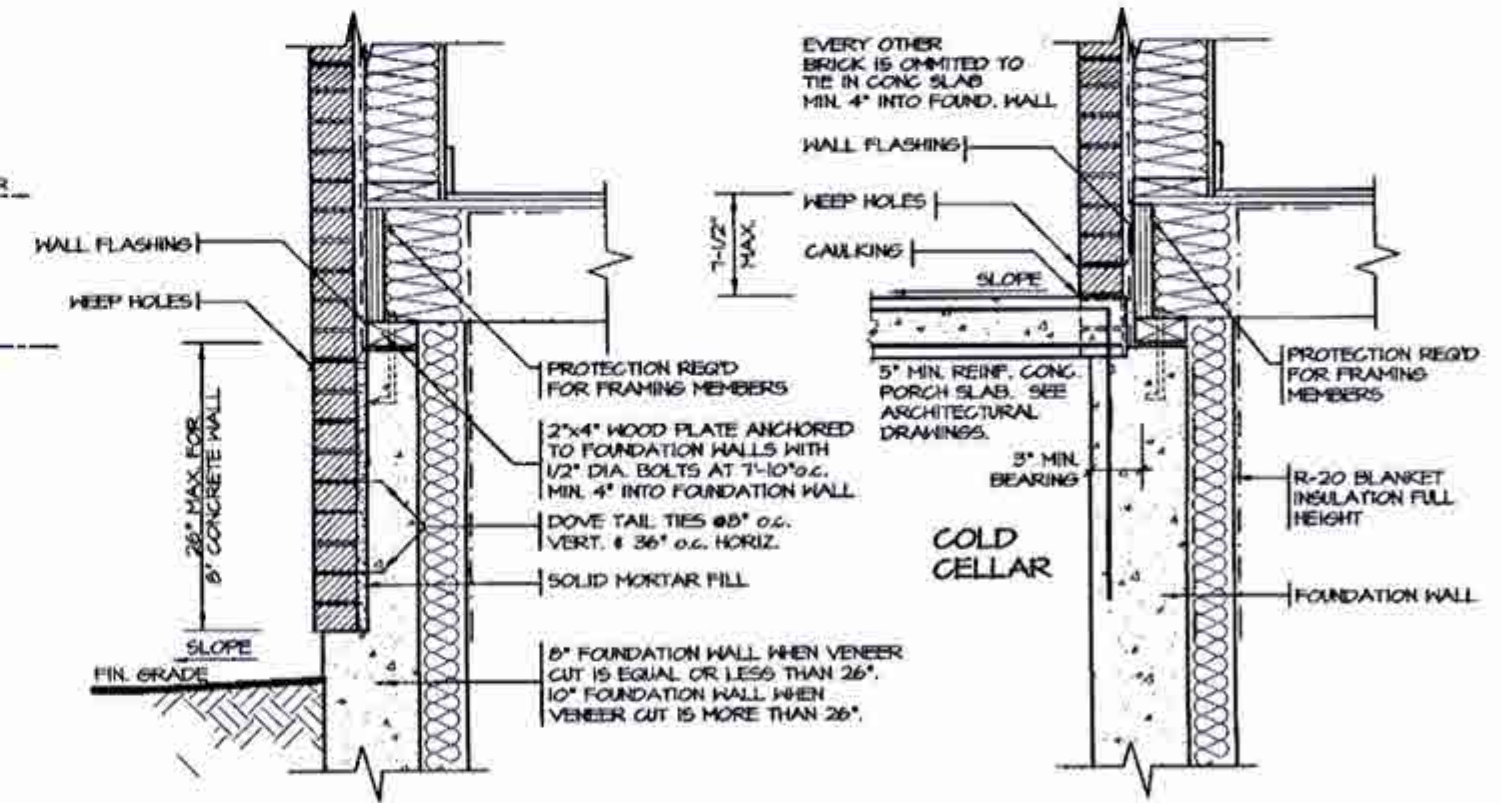


CITY OF BRAMPTON
BUILDING DIVISION
REVIEWED BY: S. DESAI
JAN 23 2019
ATTACHED NOTES ARE PART
OF REVIEWED DRAWINGS
ALL WORK MUST COMPLY WITH OBC



A. TERMINATION AT MASONRY CLADDING WITH SEALANT

1 1/2" = 1'0"



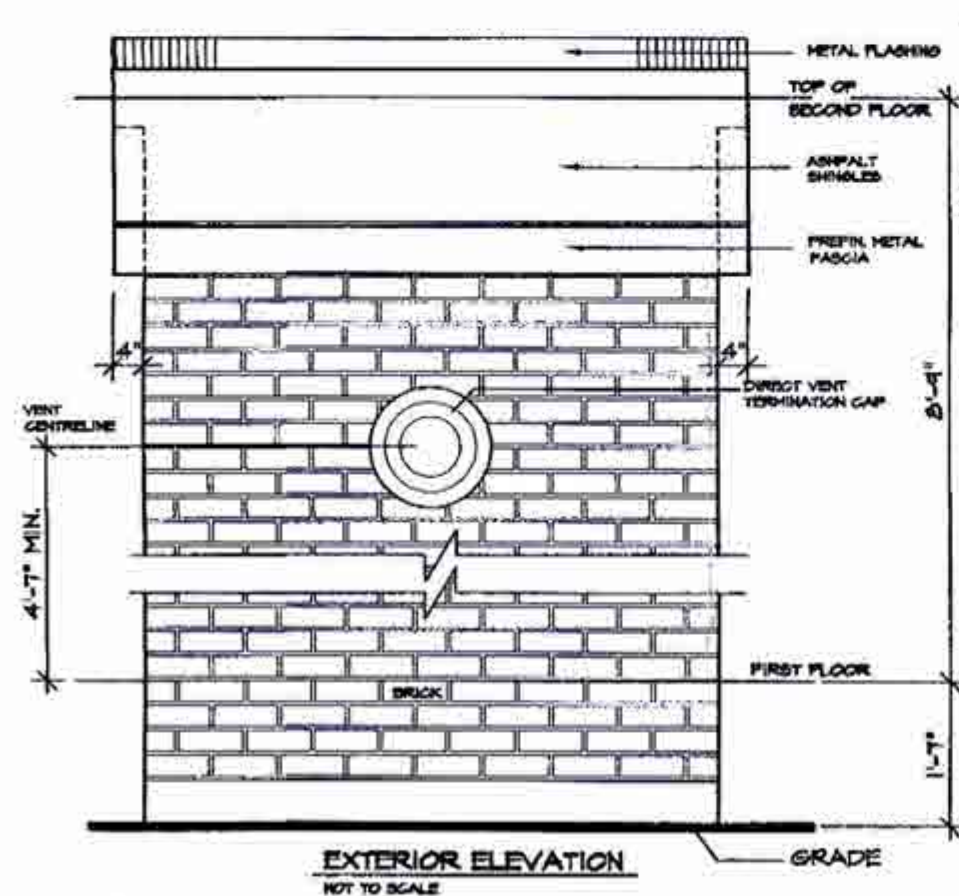
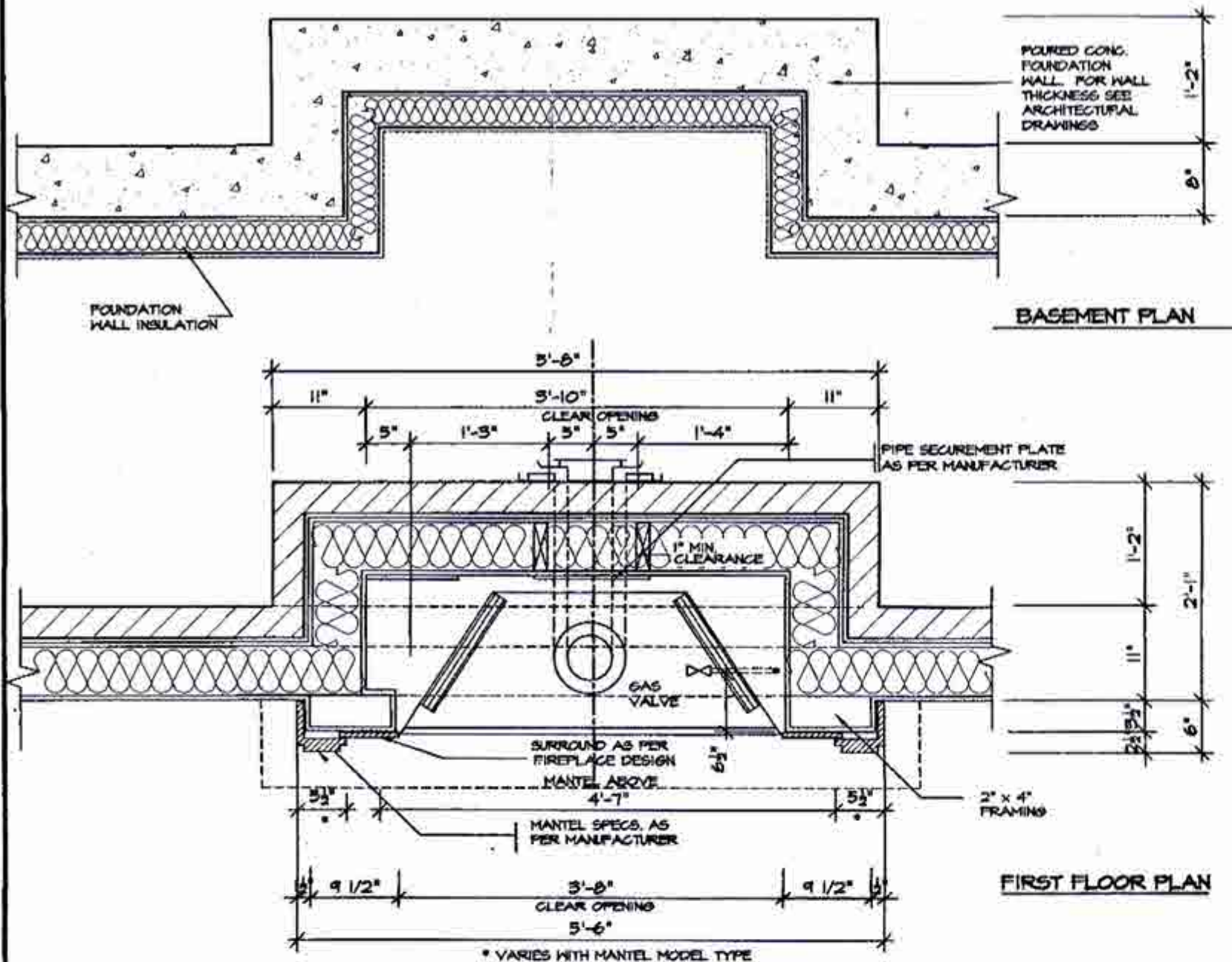
DETAIL FOR CONCRETE VENEER DROPPED GRADE

DETAIL FOR COLD CELLAR PORCH SLAB

CITY OF BRAMPTON
BUILDING DIVISION
REVIEWED
JAN 23 2019
BY
MARY FINE

2012 CODE
COMPLIANCE PACKAGE "A1"

5.		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 Required unless design is exempt under Division C, Subsection 3.2.5 of the building code	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (+1) 736-4096 F (905) 860-0746	SHEET TITLE		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.		
4.				2"X6" STUCCO WALL				PAGE No.
3.				2 STOREY SECTION				
2.				SCALE AS NOTED				
1.	ISSUED FOR PERMIT			DATE JULY 2018				
REVISIONS		VIKAS GAJJAR	28770			6-2	PROJECT NAME	
		NAME	SIGNATURE	BCIN			MINNISALE HOMES CORP.	

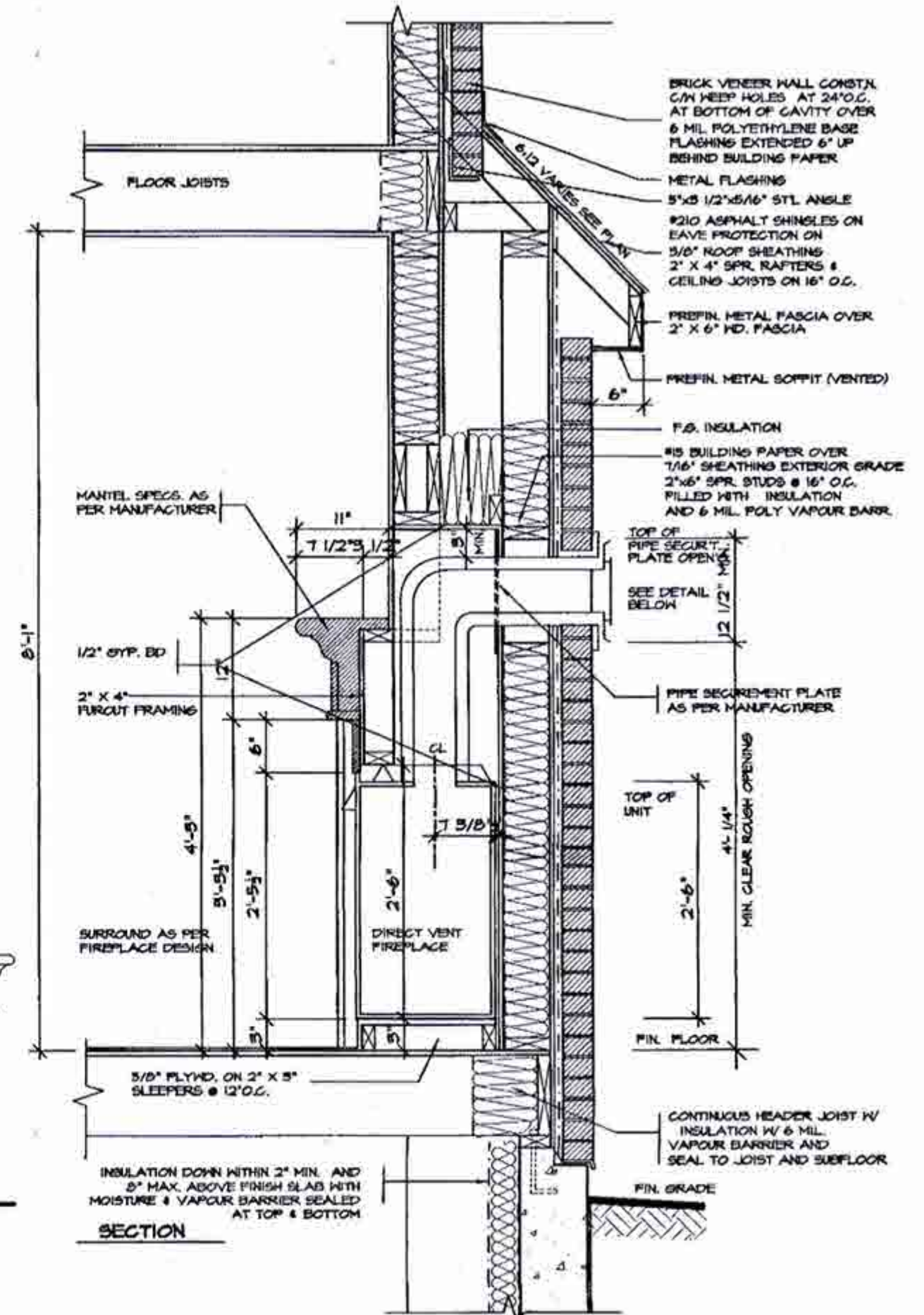


FRONT/SIDE ELEVATION

NOT TO SCALE

GENERAL INSTALLATION NOTES

- 1.0 UNIT INSTALLATION TO STRICTLY CONFORM TO MANUFACTURERS INSTALLATION MANUAL AND ALL APPLICABLE CODES OF LOCAL AUTHORITIES HAVING JURISDICTION INCLUDING CAN/CSA-B149.1 & 2.
- 2.0 INSTALL WITH THE FOLLOWING MINIMUM CLEARANCES TO COMBUSTIBLES:
 - FROM TOP OF UNIT 0"
 - FROM BACK OF UNIT 1/2"
 - FROM SIDES OF UNIT 1/2"
 - FROM TOP OF HORIZ. VENT 3"
 - FROM SIDES TO VENT 1"
- 3.0 THE DIRECT VENT UNIT ILLUSTRATED IS THE BC150 MODEL AS MANUFACTURED BY HEATILATOR.
- 4.0 THE MANTEL ILLUSTRATED IS THE S-2 6B AS SUPPLIED BY GREATER TORONTO FIREPLACE.



2012 CODE COMPLIANCE PACKAGE "A1"

REVISIONS	
5.	
4.	
3.	
2.	
1. ISSUED FOR PERMIT	JULY 30, 2018

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QUALIFICATION INFORMATION

Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

VIKAS GAJJAR
NAME

28770
BCIN

REGION DESIGN INC.

8700 DUFFERIN ST.

CONCORD, ONTARIO

L4K 4S6

P (416) 736-4096

F (905) 880-0746

REGION DESIGN INC.

VENT FIREPLACE DIRECT

SCALE 3/4"=1'-0"

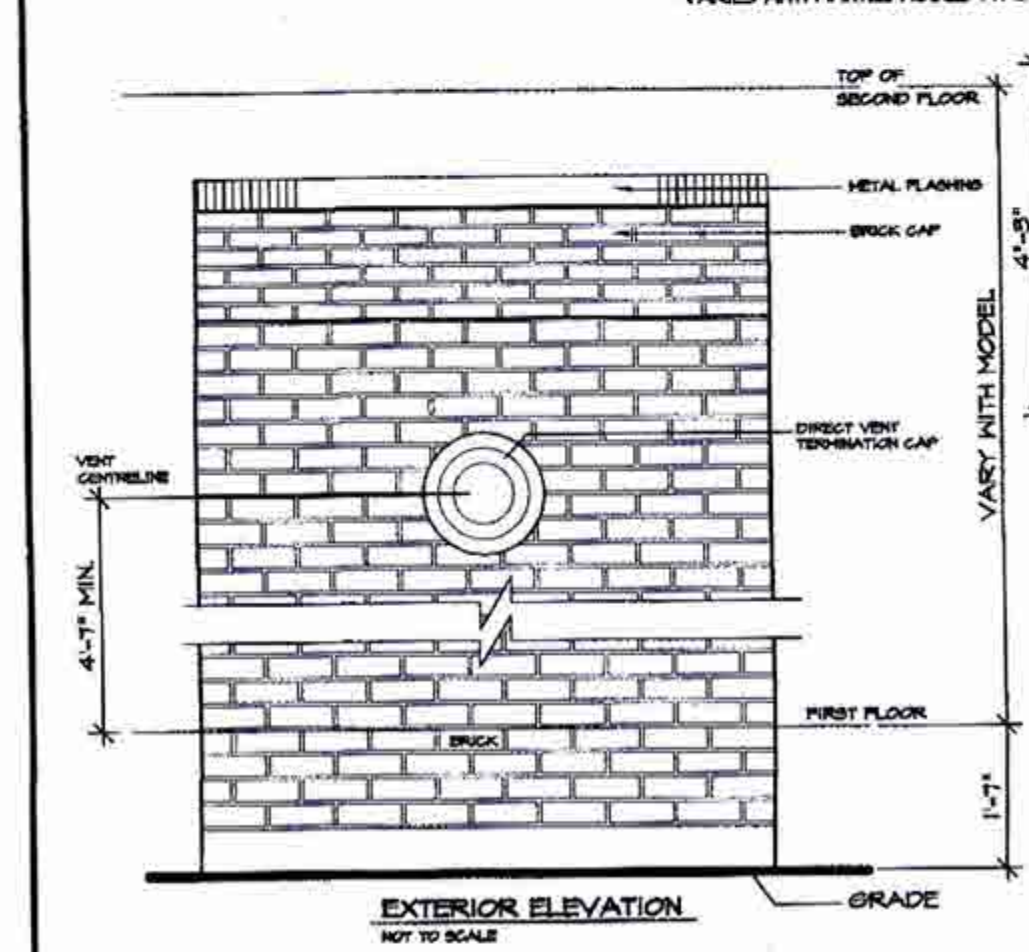
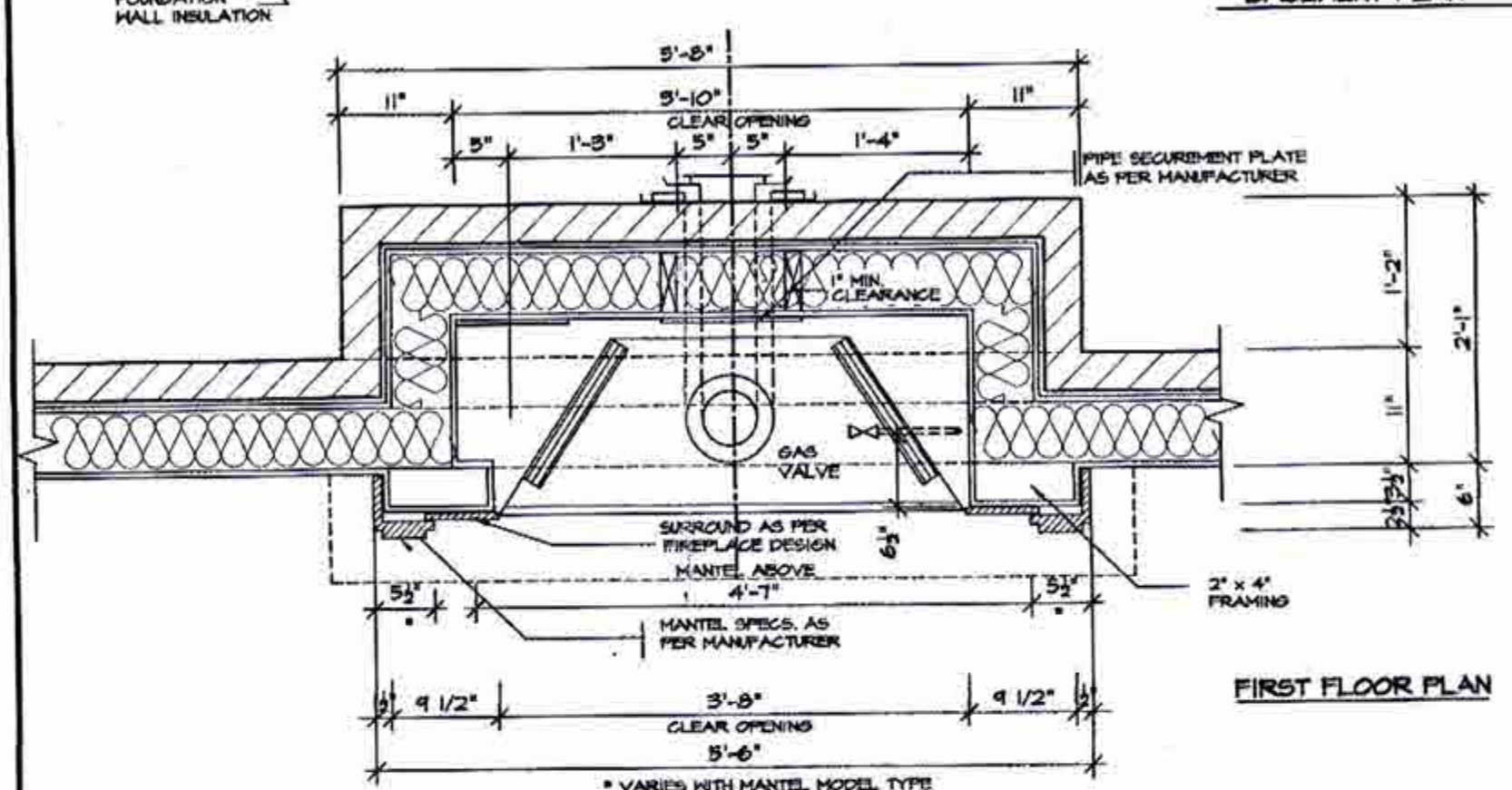
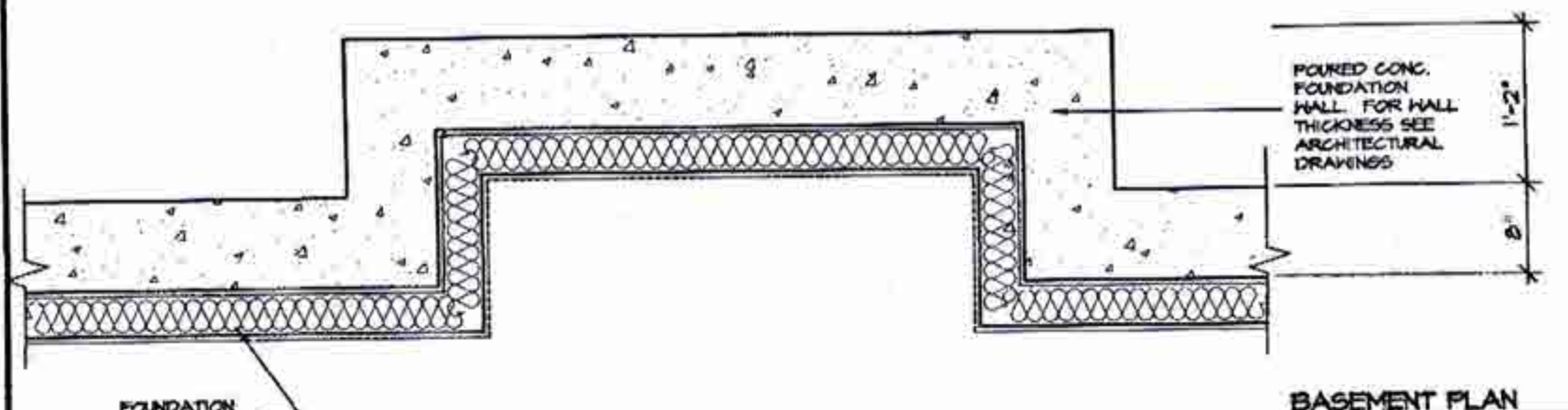
DATE JULY 2018

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

PAGE NO. 7

Greenpark.

PROJECT NAME MINNISALE HOMES CORP.



GENERAL INSTALLATION NOTES

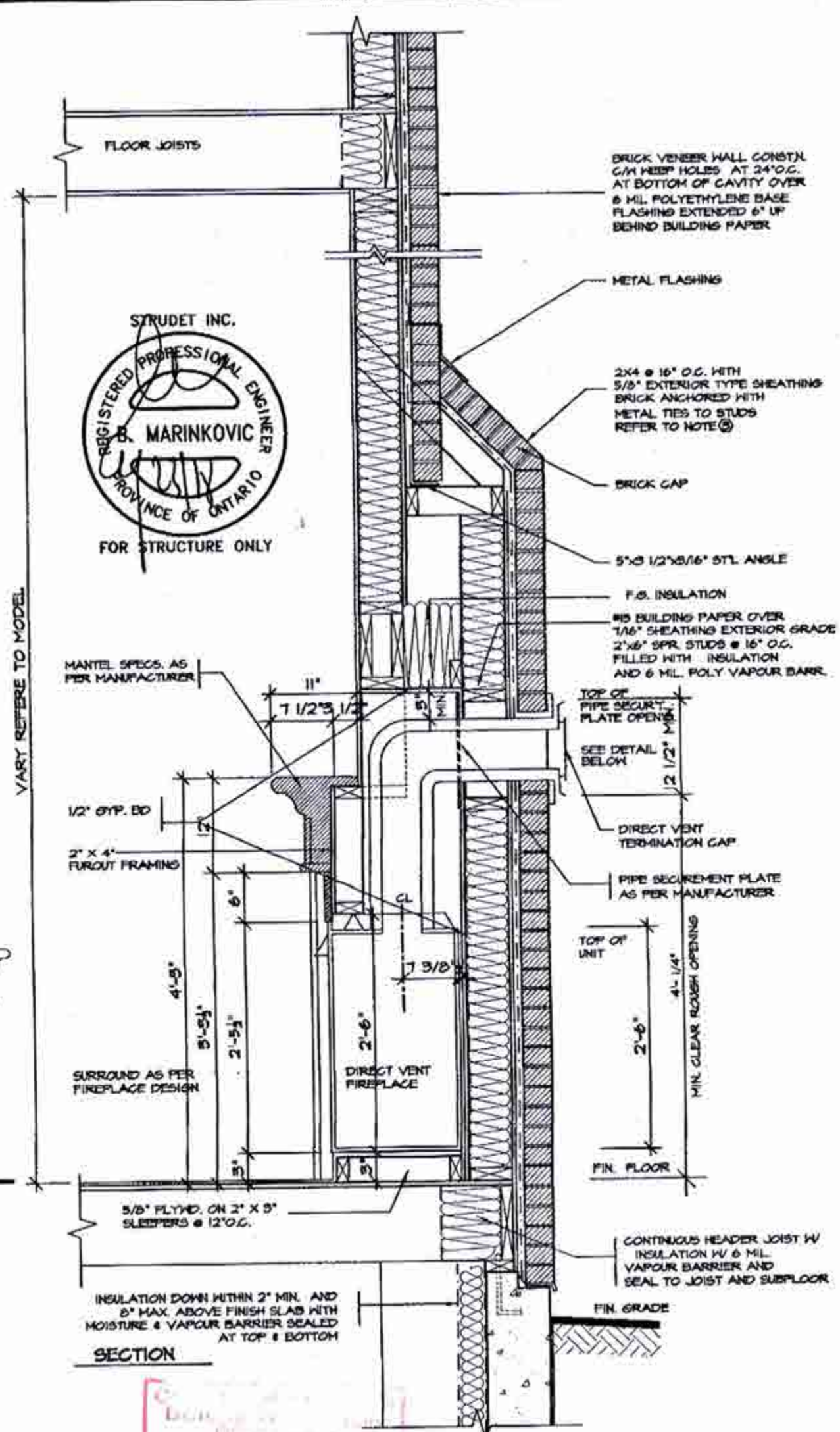
1.0 UNIT INSTALLATION TO STRICTLY CONFORM TO MANUFACTURERS INSTALLATION MANUAL AND ALL APPLICABLE CODES OF LOCAL AUTHORITIES HAVING JURISDICTION INCLUDING CAN/CSA-B44.1 & 2.

2.0 INSTALL WITH THE FOLLOWING MINIMUM CLEARANCES TO COMBUSTIBLES:

- FROM TOP OF UNIT 0"
- FROM BACK OF UNIT 1/2"
- FROM SIDES OF UNIT 1/2"
- FROM TOP OF HORIZ. VENT 5"
- FROM SIDES TO VENT 1"

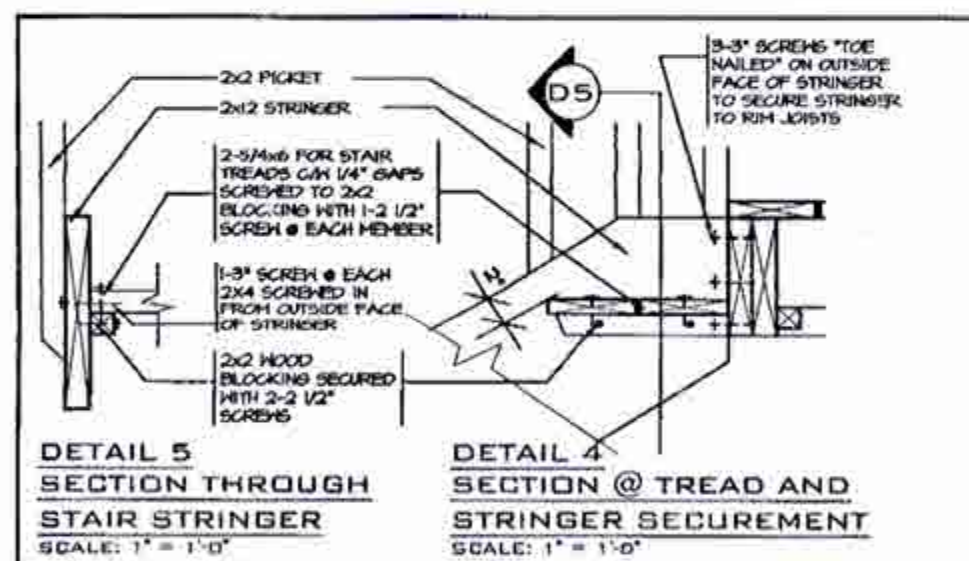
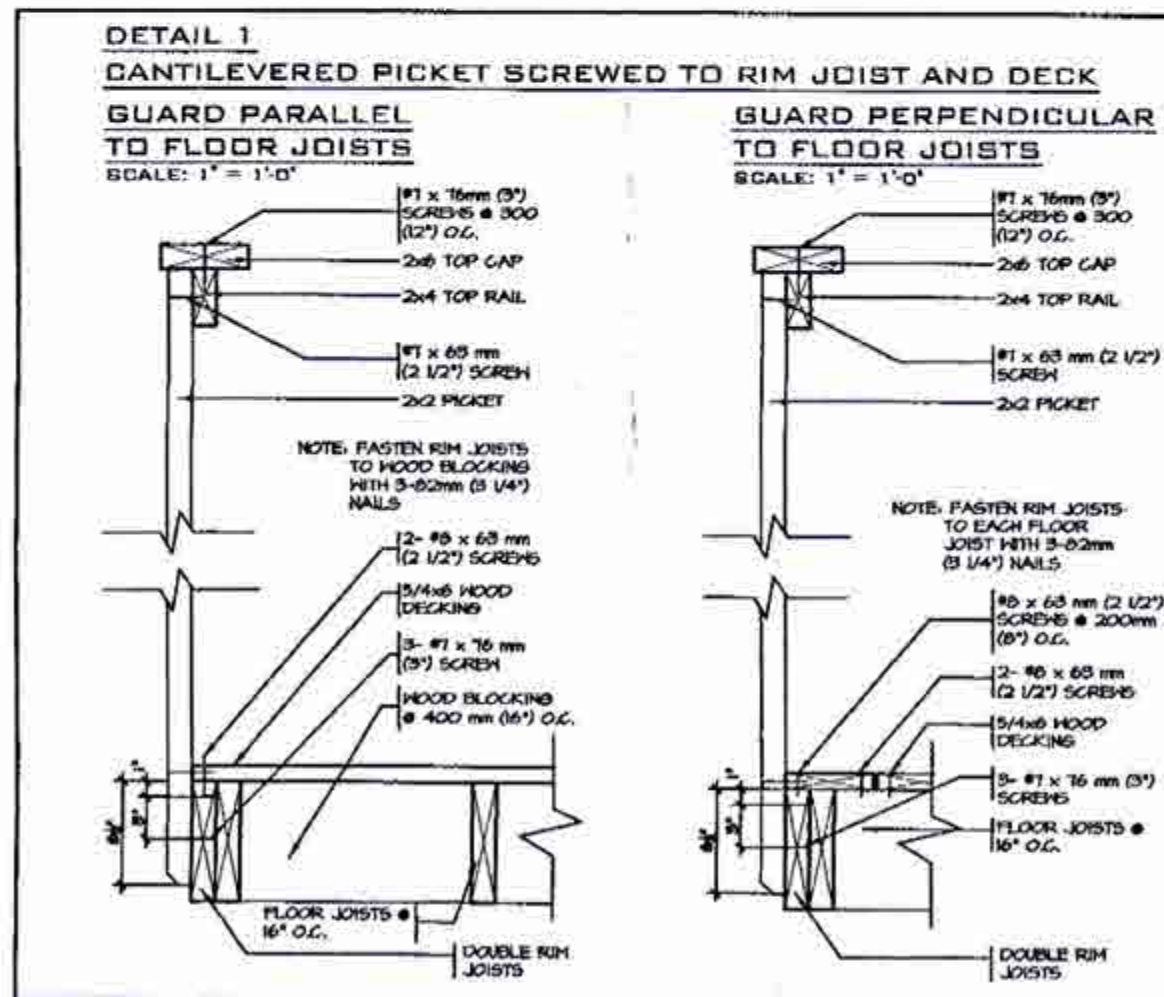
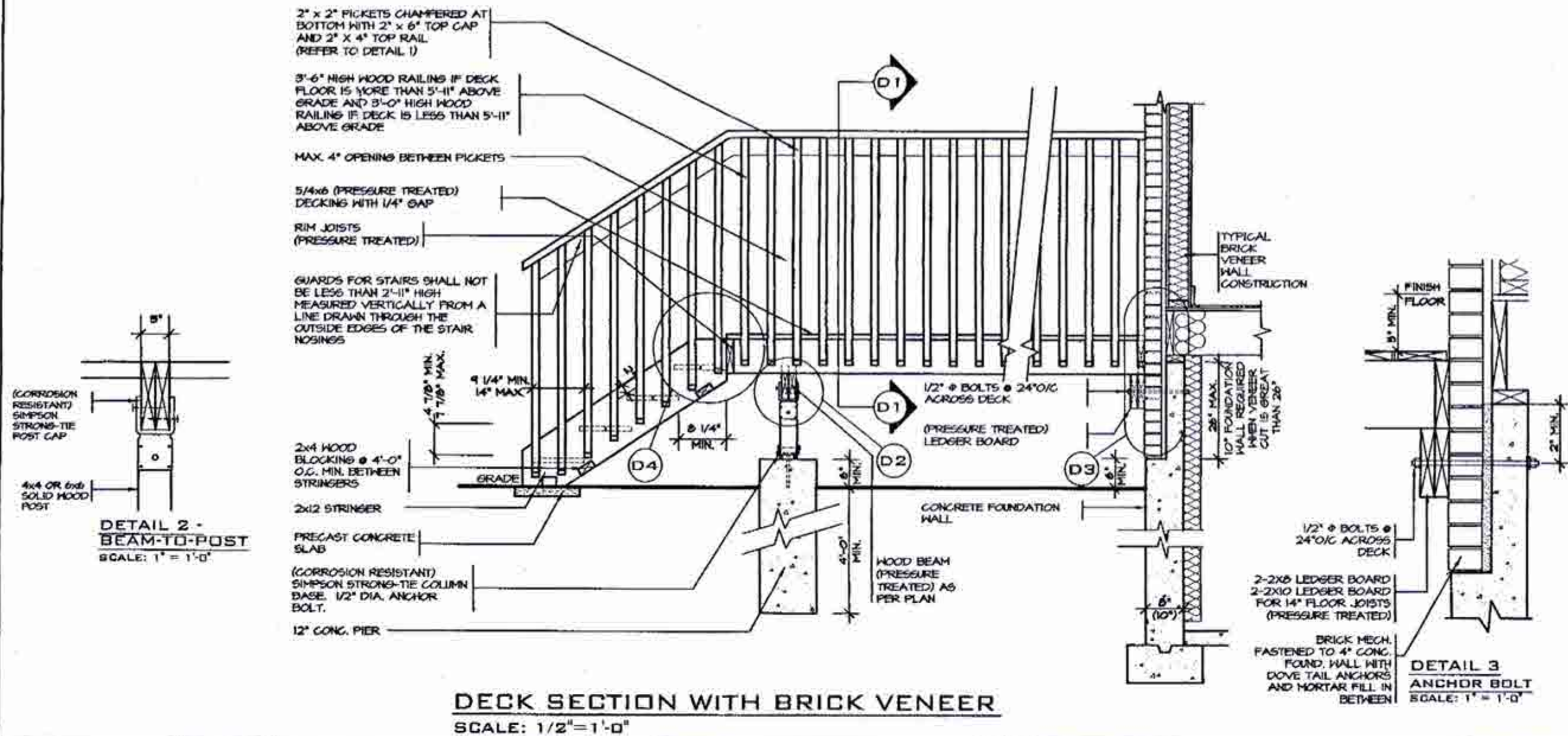
3.0 THE DIRECT VENT UNIT ILLUSTRATED IS THE GC50 MODEL AS MANUFACTURED BY HEATILATOR.

4.0 THE MANTLE ILLUSTRATED IS THE S-2 GB AS SUPPLIED BY GREATER TORONTO FIREPLACE.



2012 CODE COMPLIANCE PACKAGE "A1"

5. _____ 4. _____ 3. _____ 2. _____ 1. ISSUED FOR PERMIT JUL 30, 2018 REVISIONS	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 Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR NAME SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S5 P (416) 736-4096 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE VENT FIREPLACE DIRECT SCALE 3/4"=1'-0" DATE JULY 2018	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. PAGE No 7-2	Greenpark™ PROJECT NAME MINNISALE HOMES CORP.
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GENERAL NOTES

- BRICK TO BE COMPRESSIVE STRENGTH OF 15MPa (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.
- WOOD FOR CANTILEVERED PICKETS PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES.
- THE DECK HAS BEEN DESIGNED TO SAFELY SUPPORT A SUPERIMPOSED LOAD OF 140Pa (40psf).
- CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 20MPa AT 28 DAYS AND 5-8% AIR ENTRAINMENT.
- FOOTING TO BE PLACED ON UNDISTURBED SOIL WITH MIN. BEARING PRESSURE OF 150kPa (3130psf).

CITY OF STRATHMORE
BUILDING DEPARTMENT
REVIEWED
MAY 17 2018
BY
MARY FRENETTE



FOR STRUCTURE ONLY

2012 CODE

COMPLIANCE PACKAGE "A1"

5.	
4.	
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1. ISSUED FOR PERMIT	JULY 30, 2018
REVISIONS	

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QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

VIKAS GAJJAR
NAME
SIGNATURE
28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4096
F (905) 960-0748

**REGION
DESIGN
INC.**

SHEET TITLE
**WOOD
DECK DETAIL**

SCALE
AS SHOWN

DATE
JULY 2018

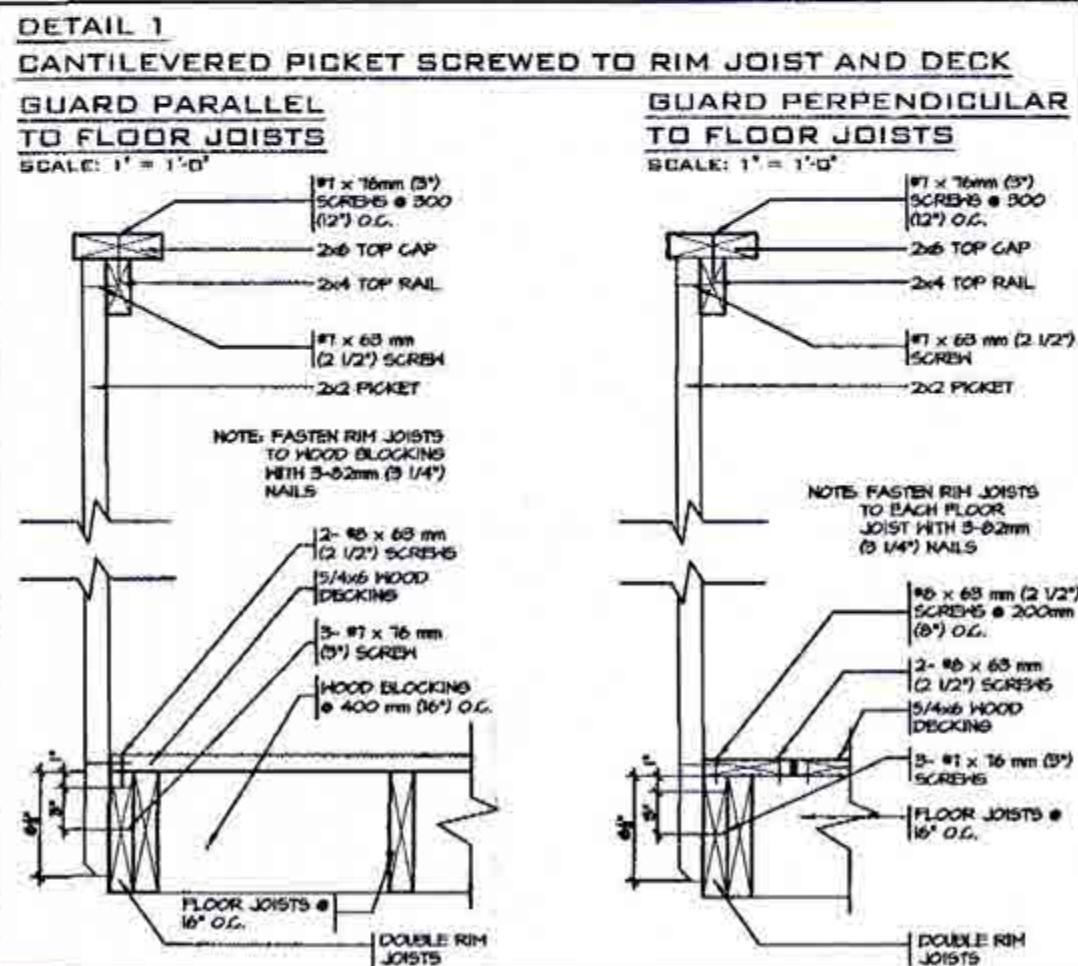
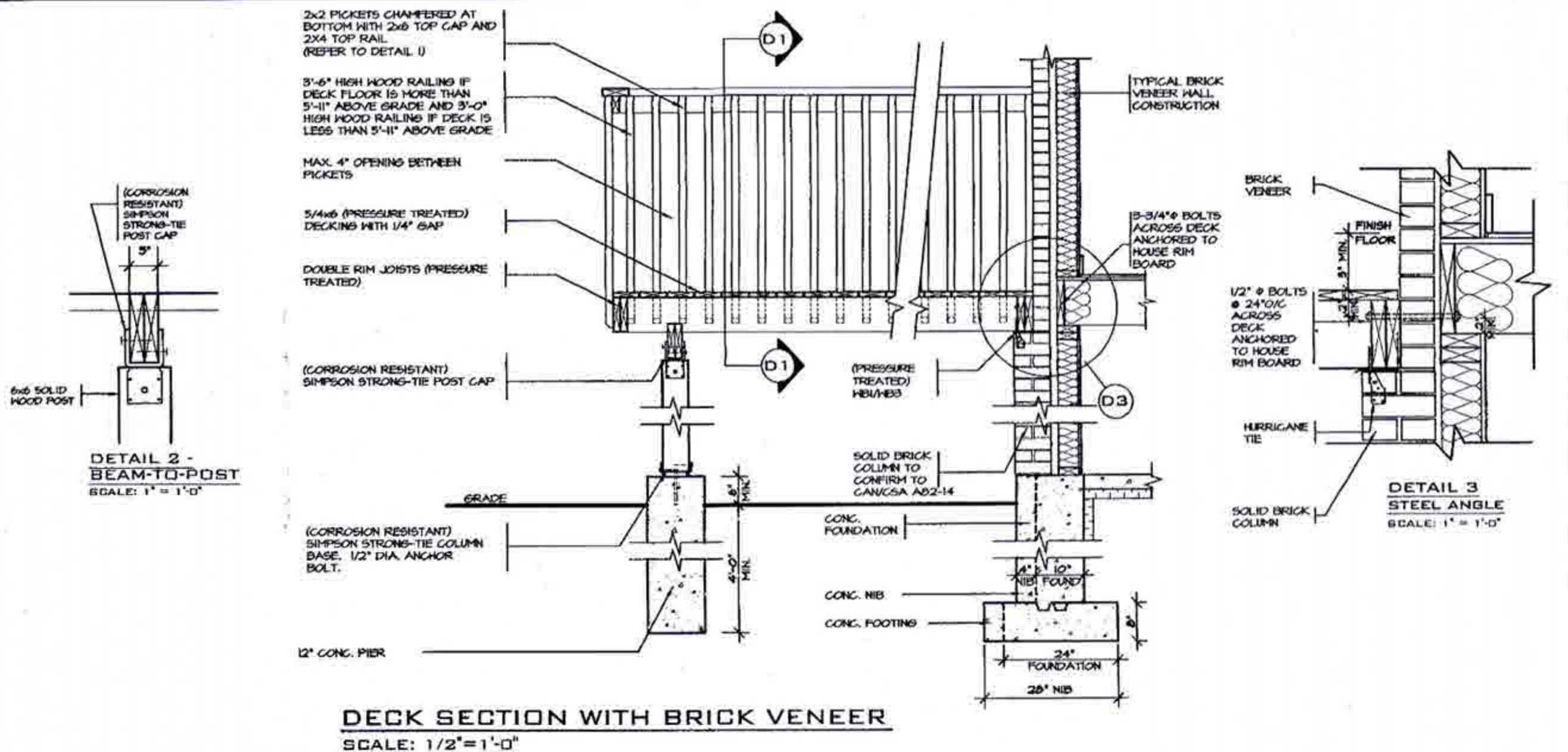
CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

PAGE No.

8

Greenpark.

PROJECT NAME
MINNISALE HOMES CORP.



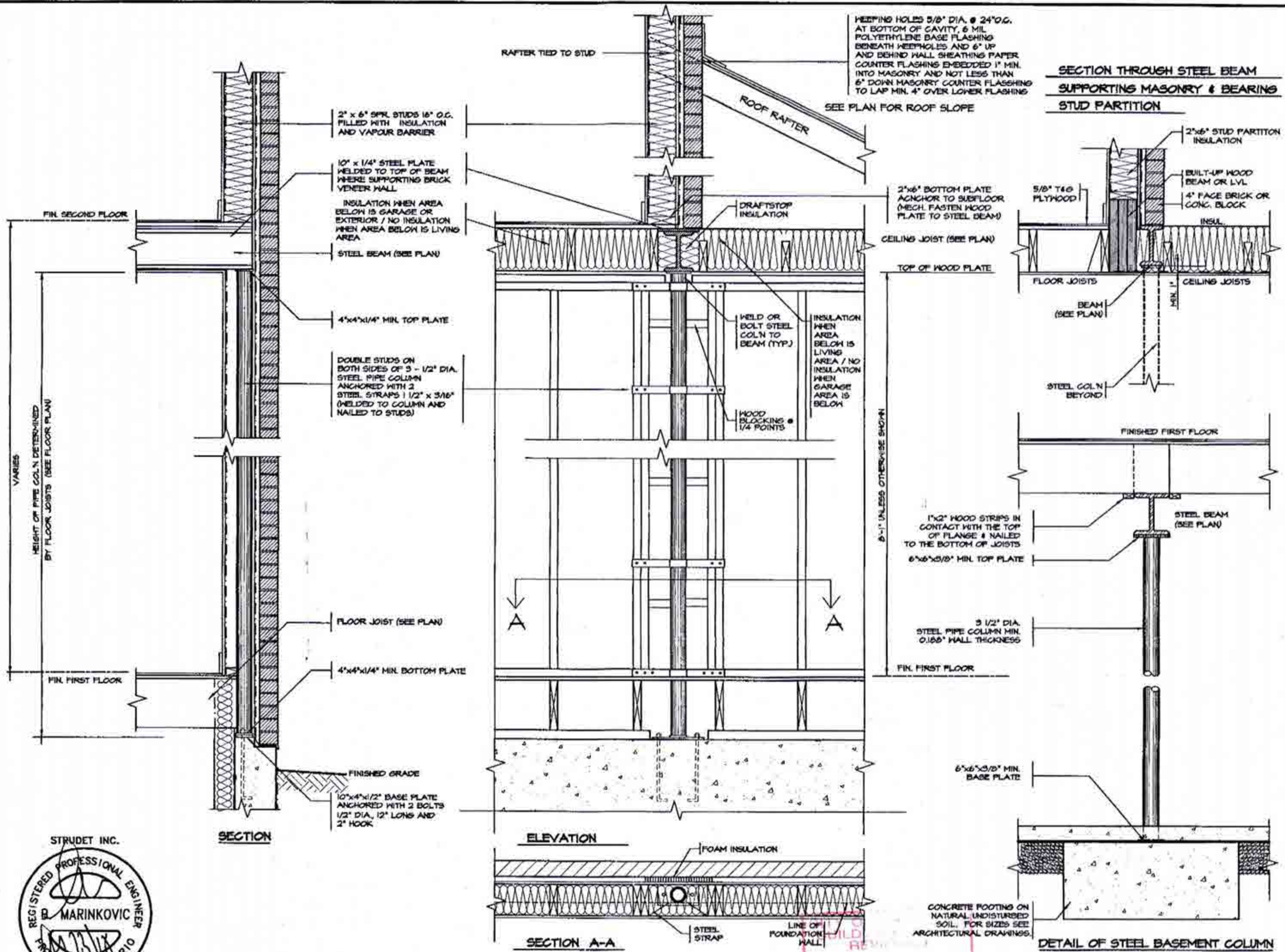
GENERAL NOTES

- BRICK TO BE COMPRESSIVE STRENGTH OF 15MPa (2200 psi) 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.
- WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES.
- THE DECK HAS BEEN DESIGNED TO SAFELY SUPPORT A SUPERIMPOSED LOAD OF 1.9kPa (40psf).
- CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 20MPa AT 28 DAYS AND 5-8% AIR ENTRAINMENT.
- FOOTING TO BE PLACED ON UNDISTURBED SOIL WITH MIN. BEARING PRESSURE OF 150kPa (3150psf).



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COMPLIANCE PACKAGE "A1"

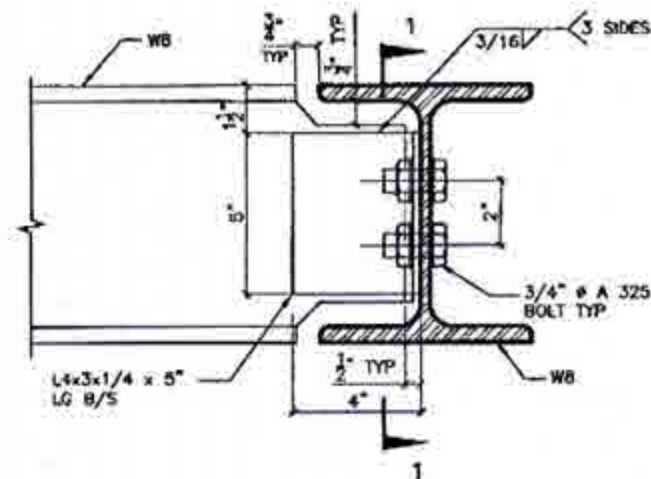
5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of this building code VIKAS GAJJAR NAME SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	Greenpark. PROJECT NAME MINNISALE HOMES CORP.
4.					WALK-OUT DECK DETAILS	PAGE No.	
3.					SCALE	8-2	
2.					AS SHOWN		
1. ISSUED FOR PERMIT	JULY 30, 2018				DATE	JULY 2018	
REVISIONS							



2012 CODE COMPLIANCE PACKAGE "A1"

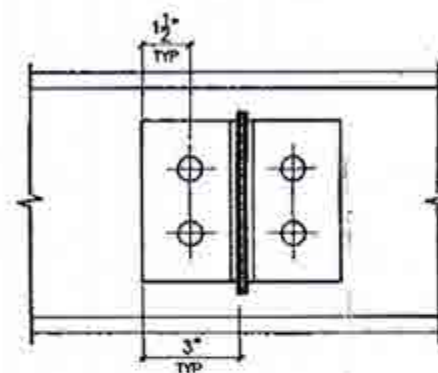
5. _____ 4. _____ 3. _____ 2. _____ 1. ISSUED FOR PERMIT JUL 30, 2018 REVISIONS	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR NAME SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE COLUMN DETAILS STEEL SCALE 3/4"=1'-0" DATE JULY 2018	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. PAGE No. 9	Greenpark. PROJECT NAME MINNISALE HOMES CORP.
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11:04:32 AM N:\STANDARD DETAILS\PERMIT SET\00701A1 PACKAGE MINNISALE SHS 9 - STEEL PERMIT DETAIL COLUMNS DC 41.PAK

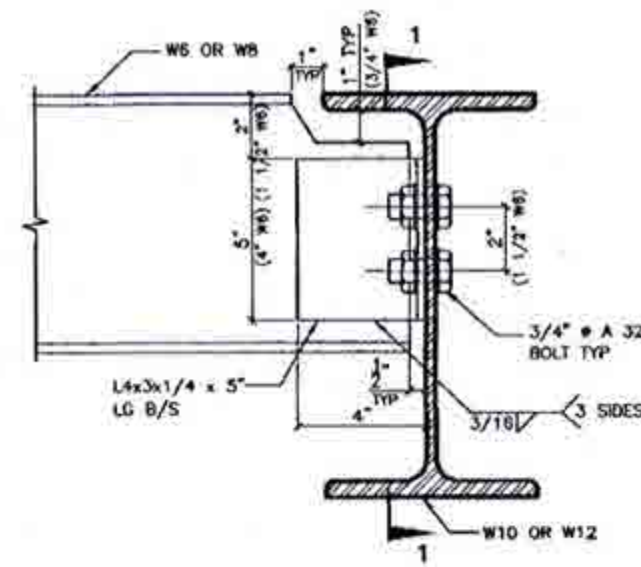


DETAIL 1.

W8
TO
W8
CONNECTION

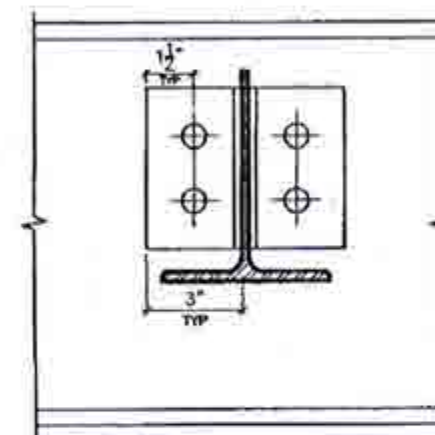


SECTION 1-1

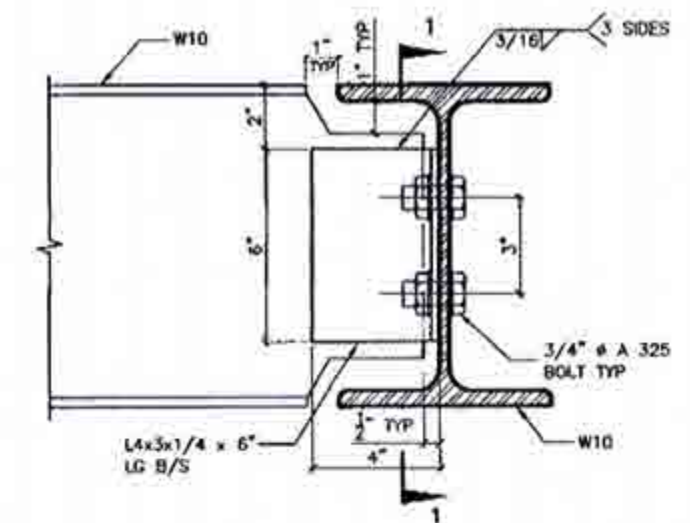


DETAIL 2.

W6(W8)
TO
W10(W12)
CONNECTION

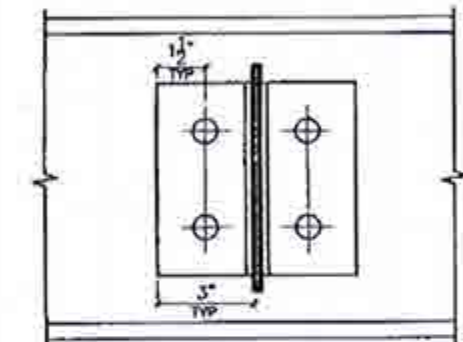


SECTION 1-1

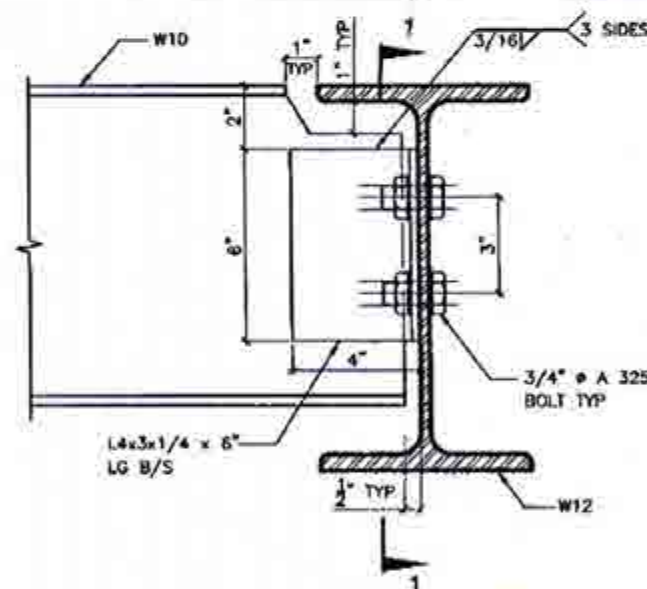


DETAIL 3.

W10
TO
W10
CONNECTION

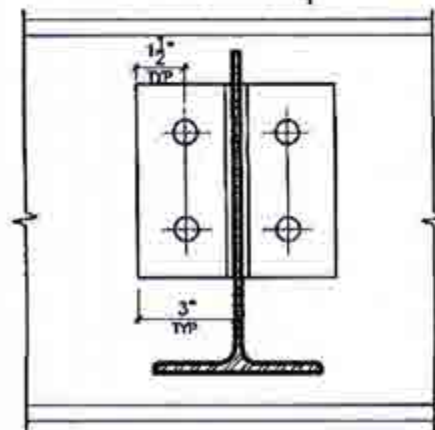


SECTION 1-1

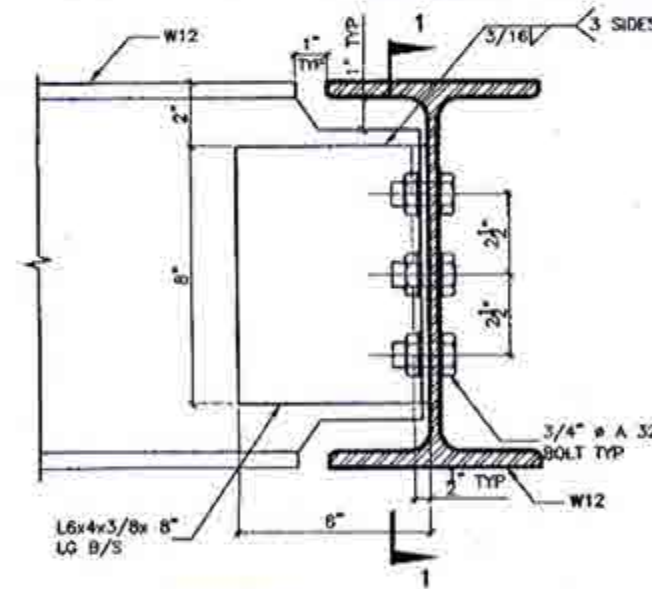


DETAIL 4.

W10
TO
W12
CONNECTION

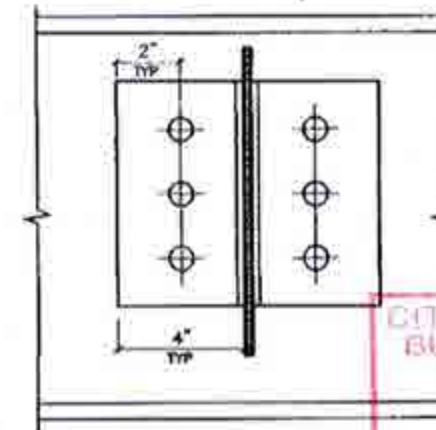


SECTION 1-1



DETAIL 5.

W12
TO
W12
CONNECTION

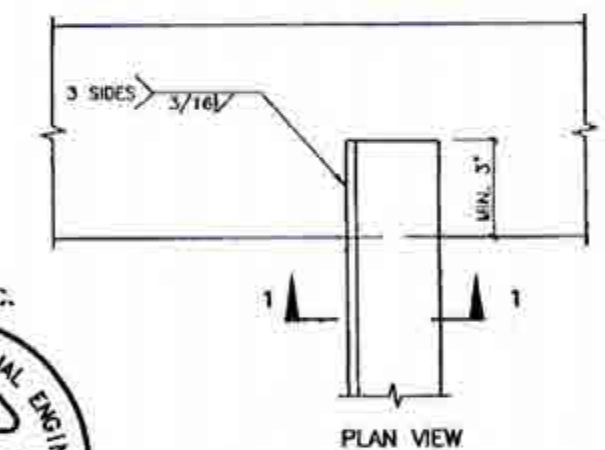


SECTION 1-1

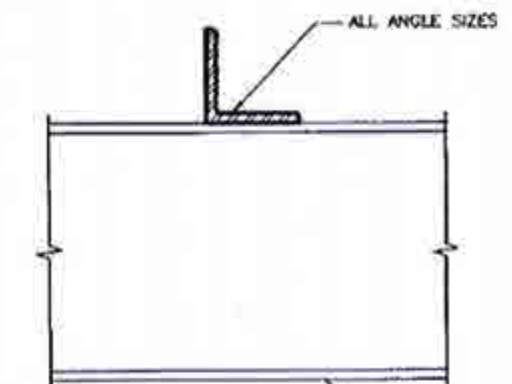


DETAIL 6.

ANGLE
TO
BEAM
CONNECTION



PLAN VIEW



SECTION 1-1

2012 CODE
COMPLIANCE PACKAGE "A1"

5.	
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NAME

28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4090
F (905) 660-0746

**REGION
DESIGN
INC.**

SHEET TITLE
**BEAM DETAILS
STEEL**

SCALE
N.T.S.

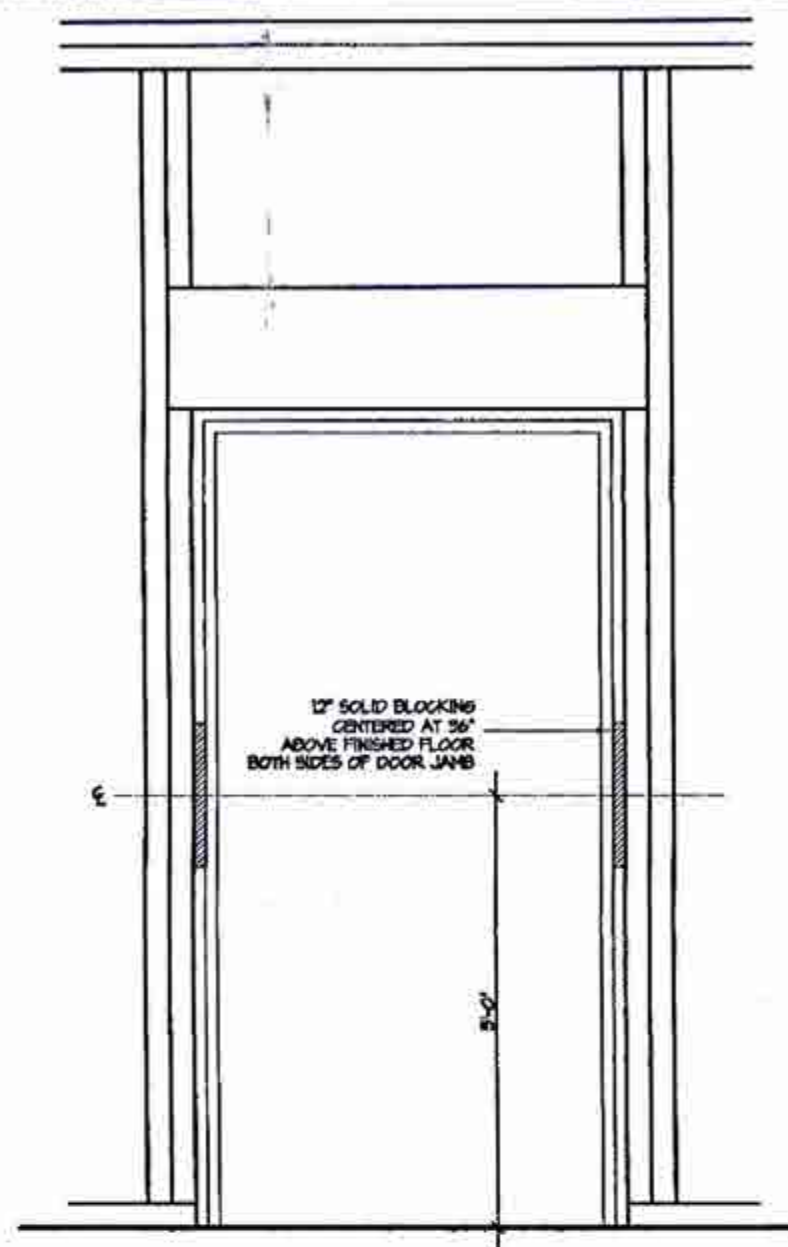
DATE
JULY 2018

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

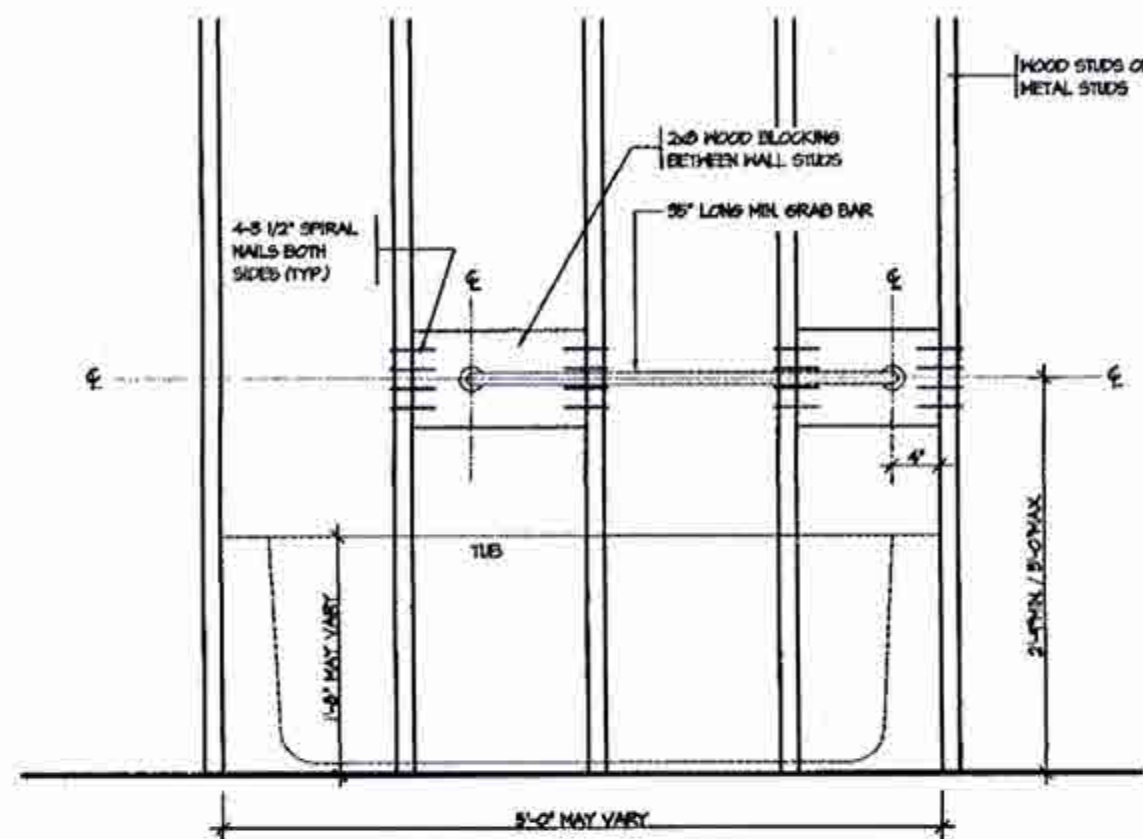
PAGE No.
10

Greenpark.

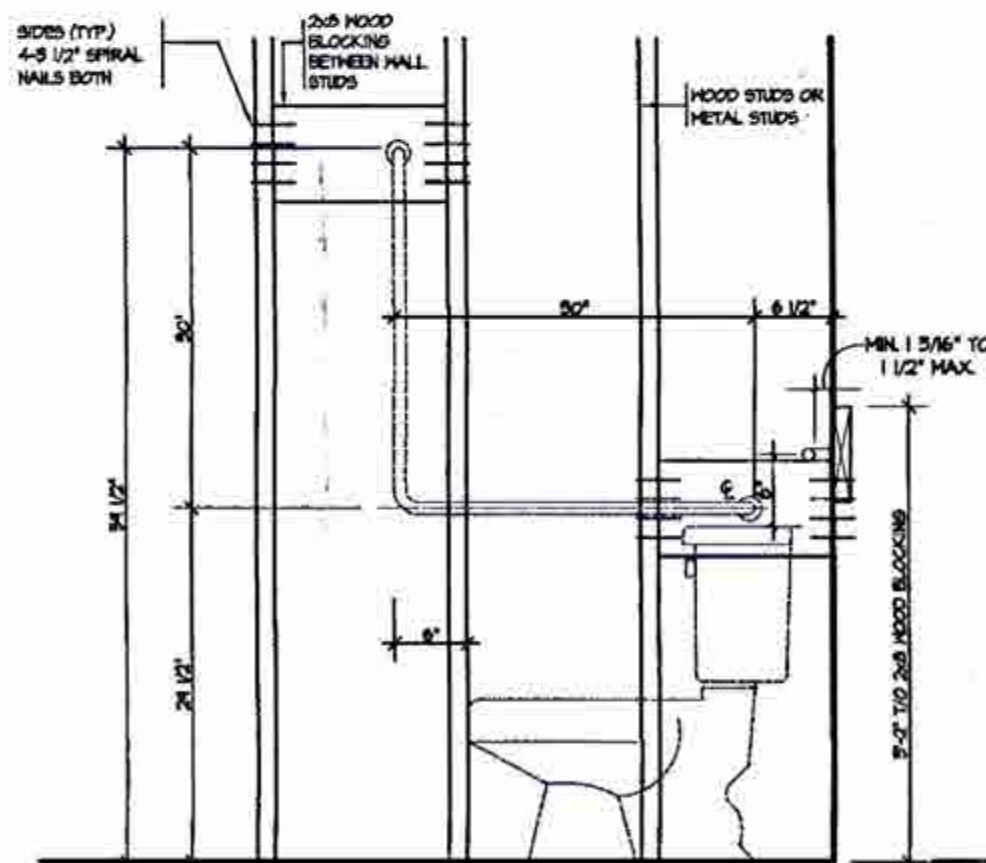
PROJECT NAME
MINNISALE HOMES CORP.



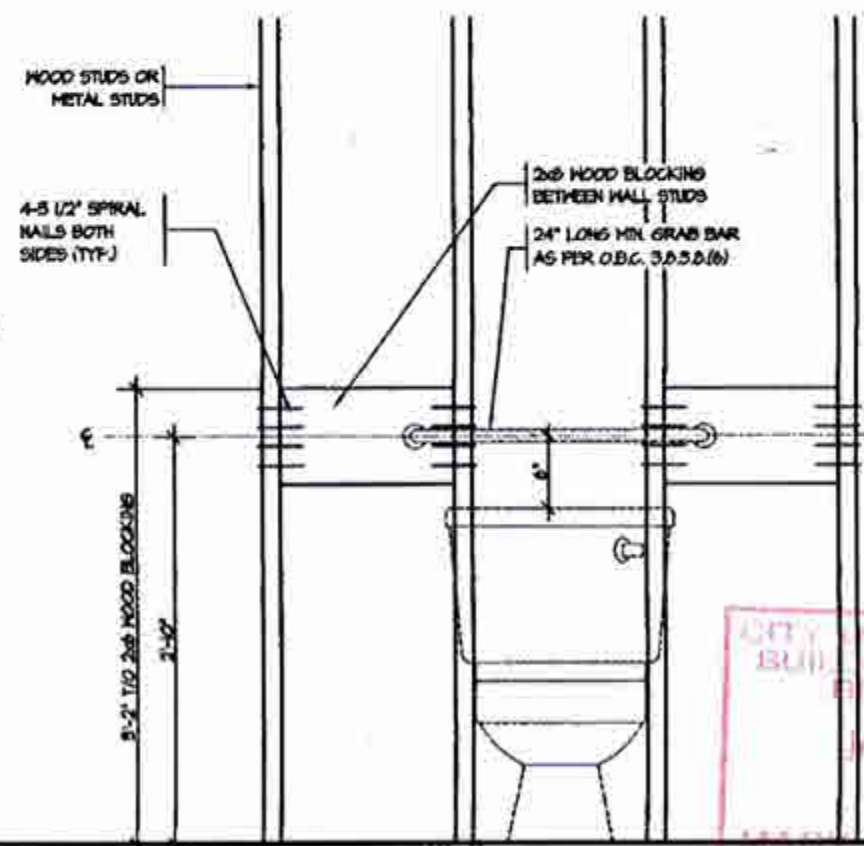
RESISTANCE TO FORCED ENTRY (OBC 9.6.8.)



BATH TUB FRONT ELEVATION

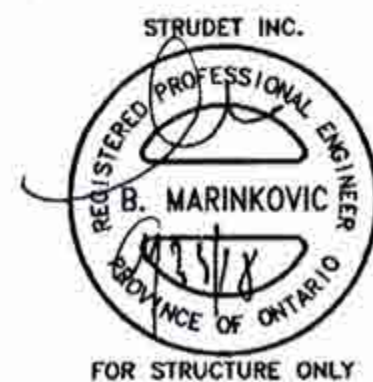


TOILET SIDE ELEVATION



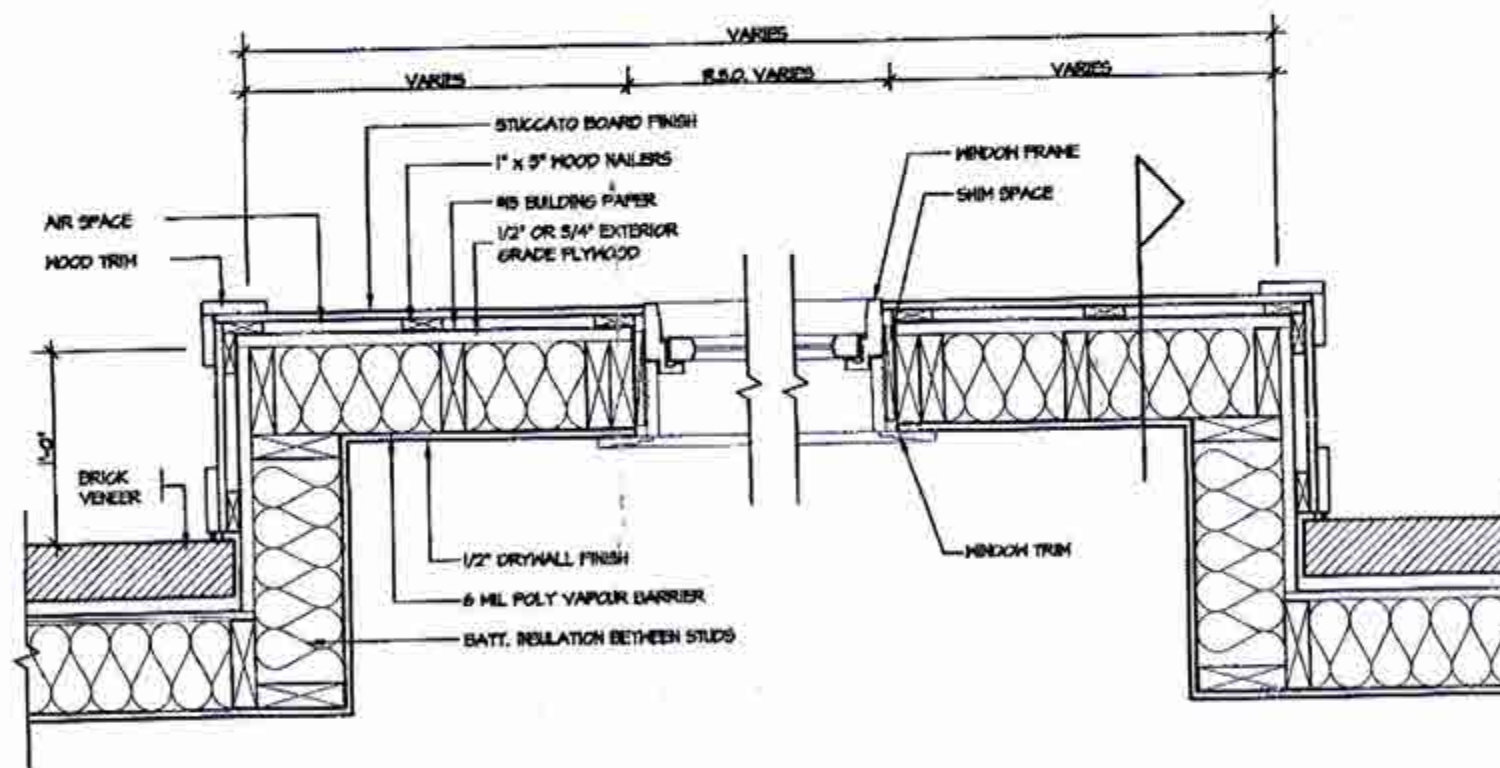
TOILET FRONT ELEVATION

STRUCTURAL REINFORCEMENT FOR GRAB BAR (OBC 9.5.2.3.)



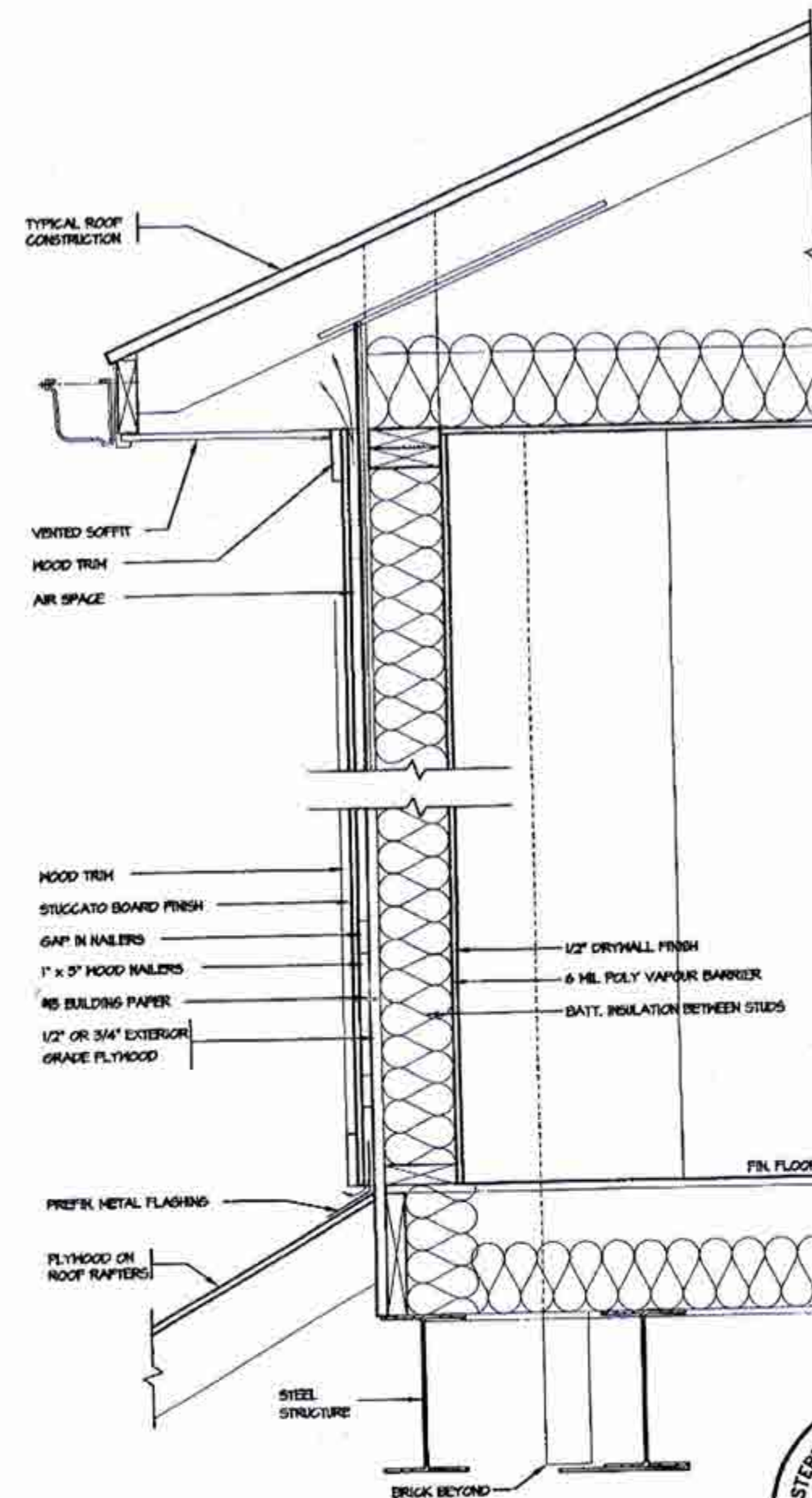
2012 CODE
COMPLIANCE PACKAGE "A1"

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PLAN VIEW

STUCCATO BOARD FINISH CLADDING (OBC 9.21)



CROSS SECTION



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2012 CODE
COMPLIANCE PACKAGE "A1"

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VIKAS GAJJAR	28770
NAME	SIGNATURE
	BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S8
P (416) 736-4096
F (800) 660-0746



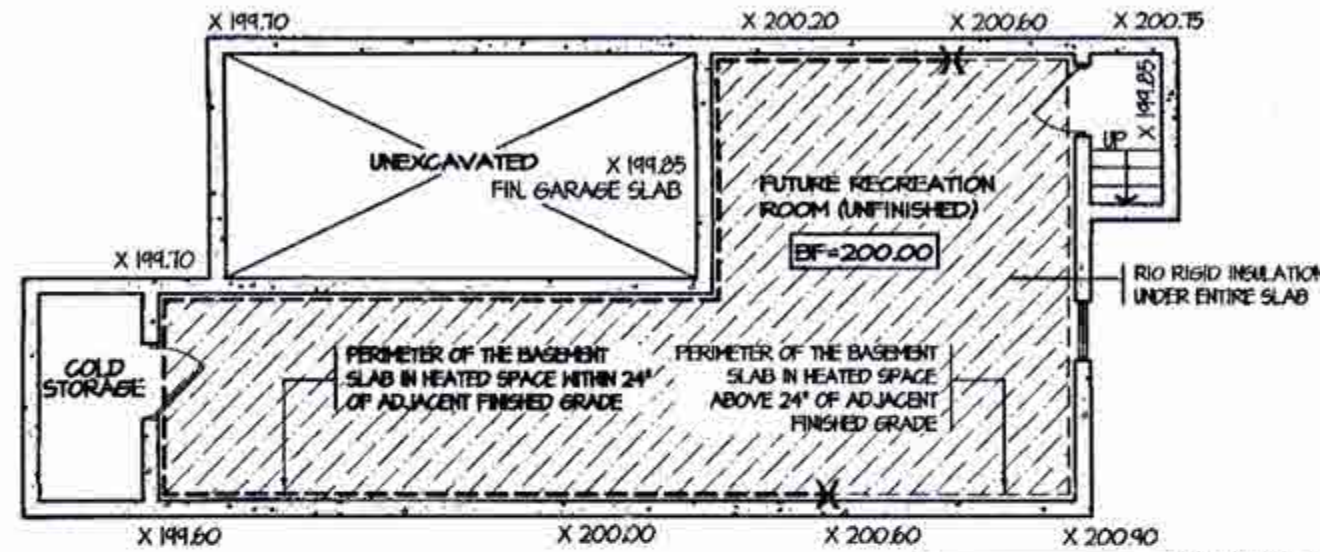
SHEET TITLE
STUCCATO BOARD FINISH CLADDING
SCALE
1/2"=1'-0"
DATE
JULY 2018

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PAGE No.
12

Greenpark
PROJECT NAME
MINNISALE HOMES CORP.



TYPICAL RIGHT SIDE ELEVATION



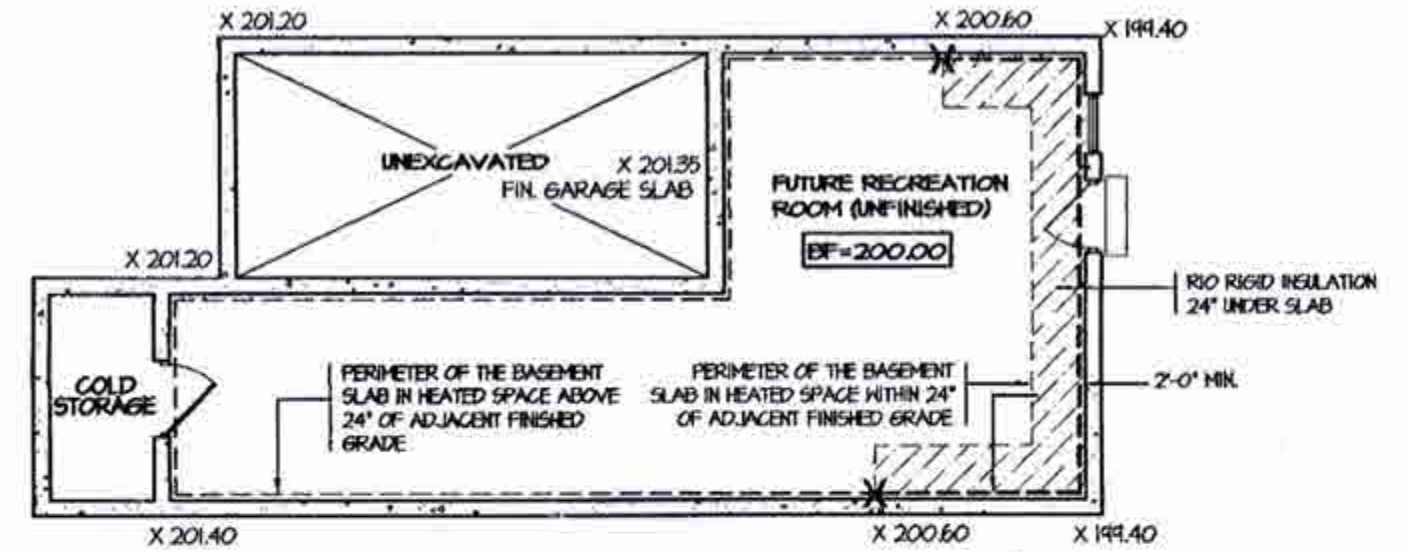
TYPICAL BASEMENT PLAN

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



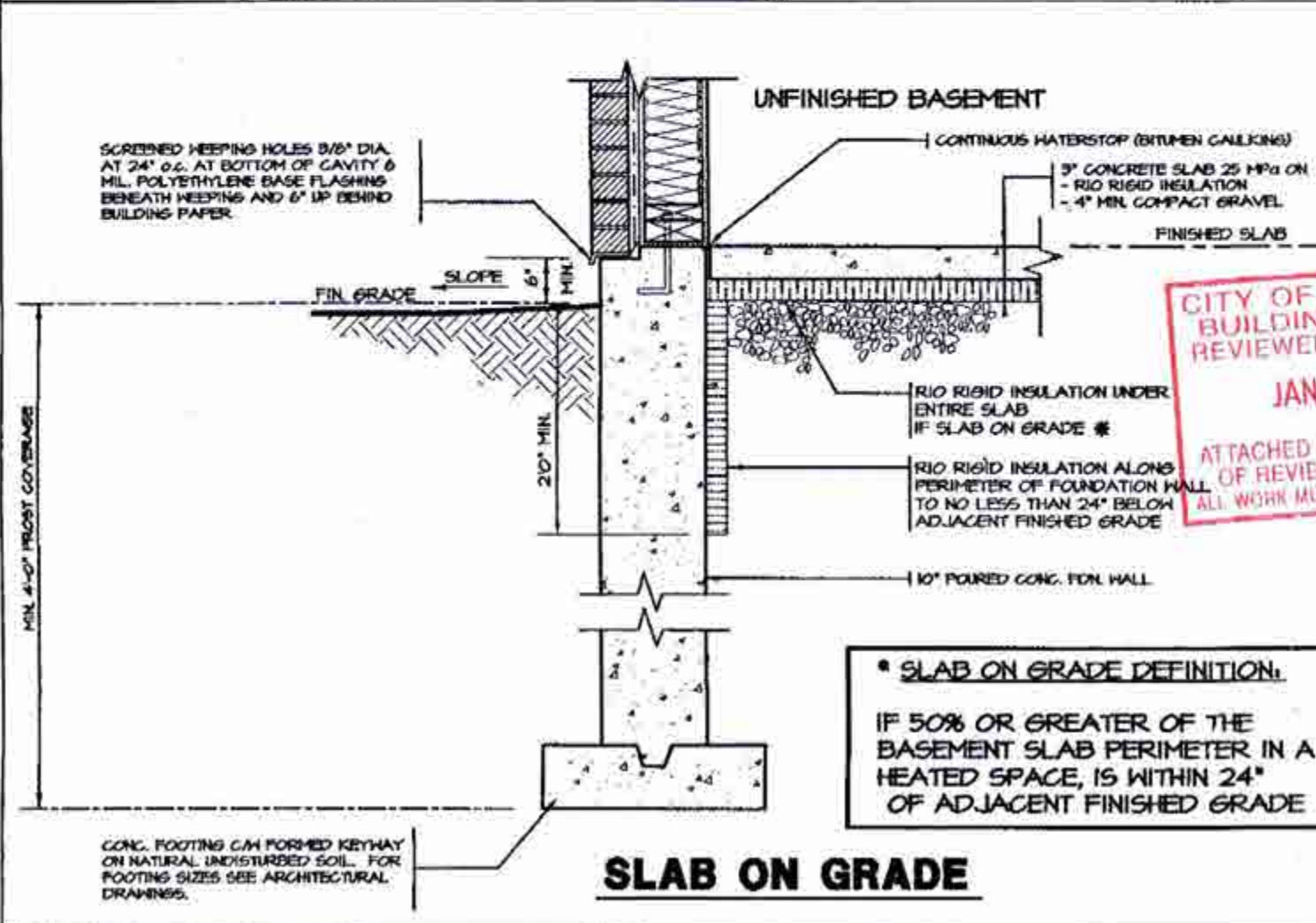
TYPICAL RIGHT SIDE ELEVATION



TYPICAL BASEMENT PLAN

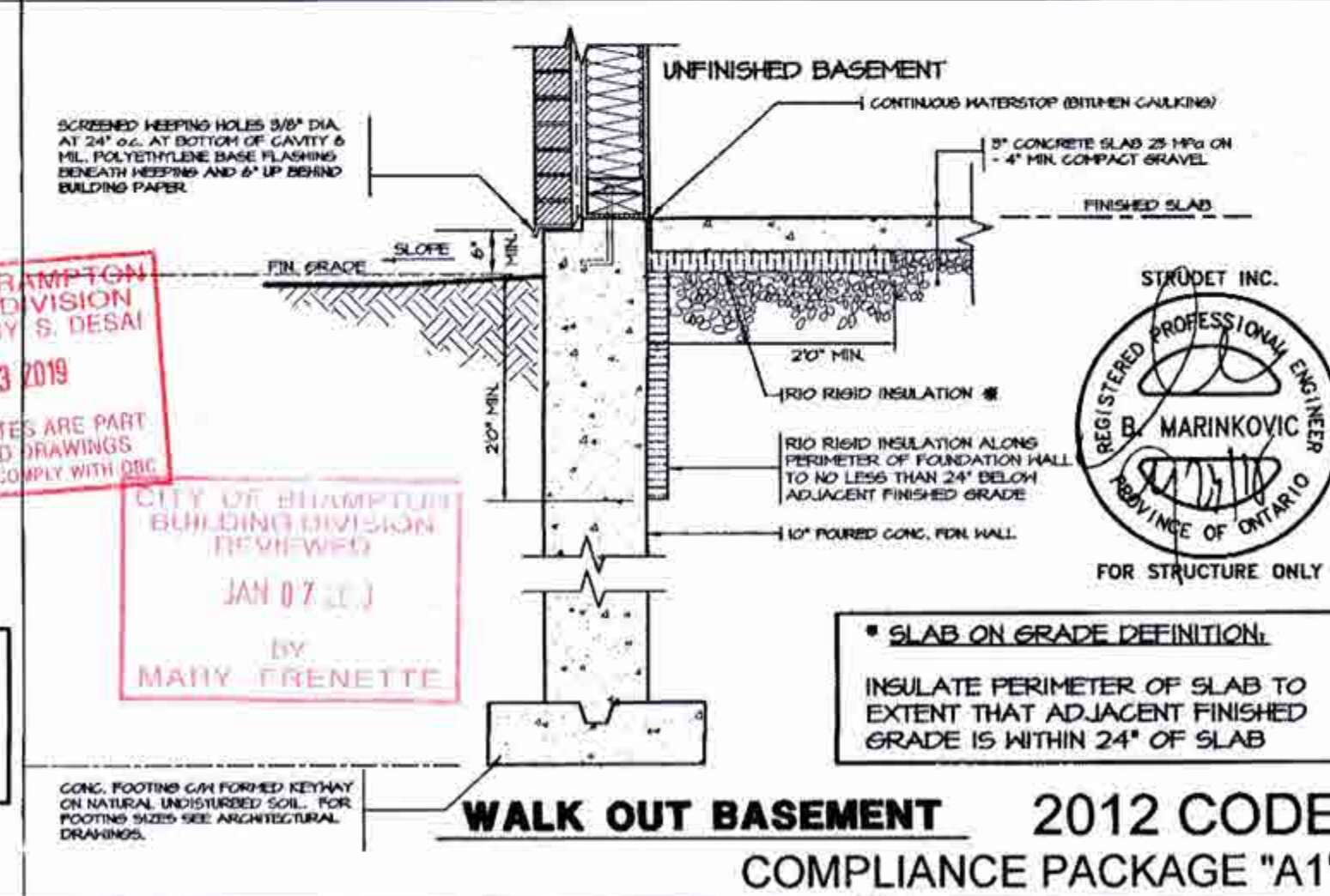
WALK OUT BASEMENT CONDITION

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

* SLAB ON GRADE DEFINITION:
IF 50% OR GREATER OF THE BASEMENT SLAB PERIMETER IN A HEATED SPACE, IS WITHIN 24" OF ADJACENT FINISHED GRADE



WALK OUT BASEMENT

2012 CODE

COMPLIANCE PACKAGE "A1"

NO.	REVISIONS	DATE
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QUALIFICATION INFORMATION	8700 DUFFERIN ST.
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code	CONCORD, ONTARIO
NAME	LAK 458
SIGNATURE	P (416) 736-4096
	F (905) 860-0746

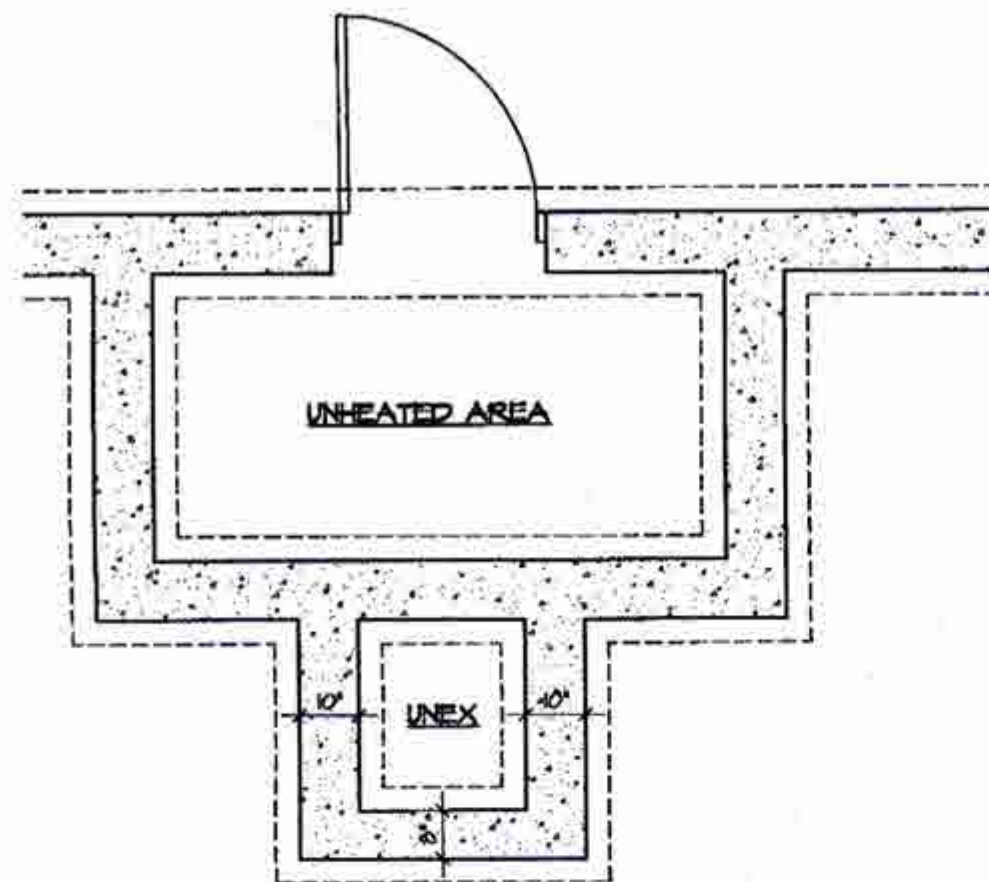
28770	BCIN
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REGION DESIGN INC.

SHEET TITLE	SLAB ON GRADE WALKOUT BASEMENT
SCALE	N.T.S.
DATE	JULY 2018

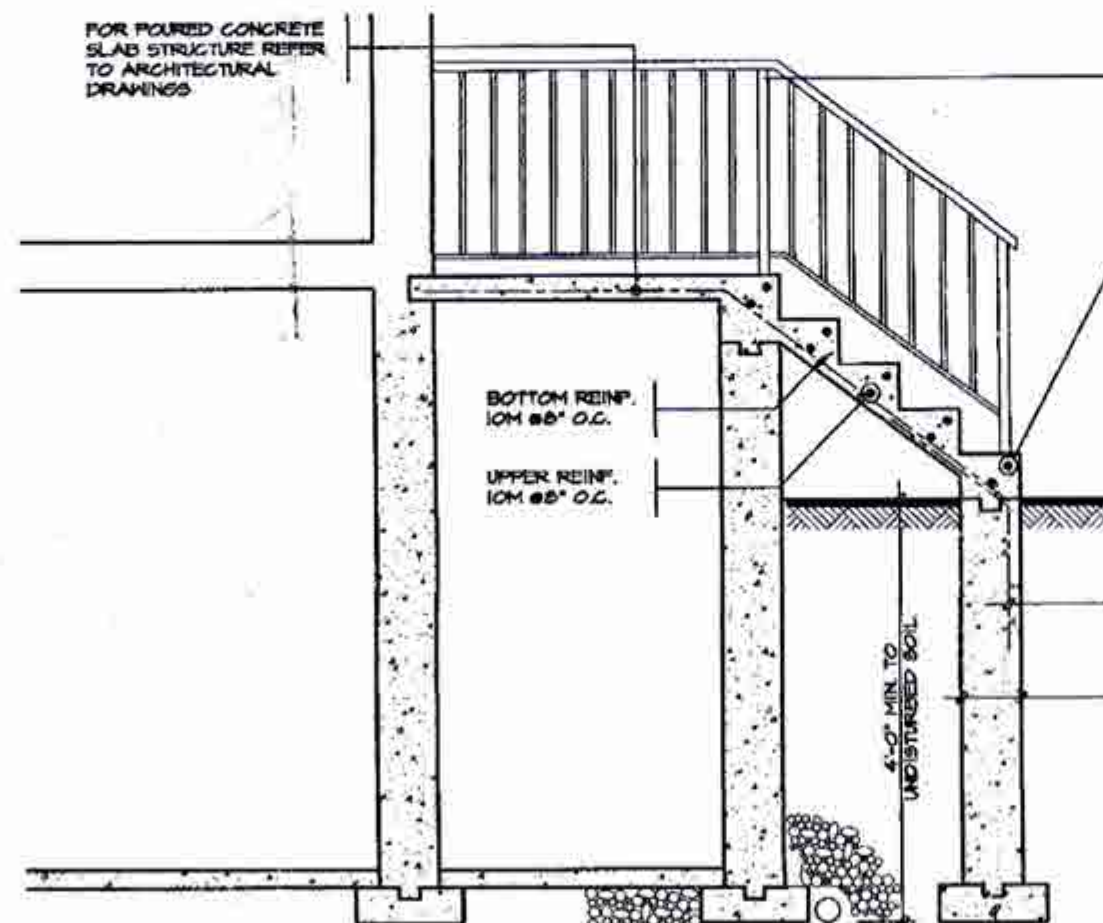
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PAGE No.	13

 Greenpark.
PROJECT NAME
MINNISALE HOMES CORP.



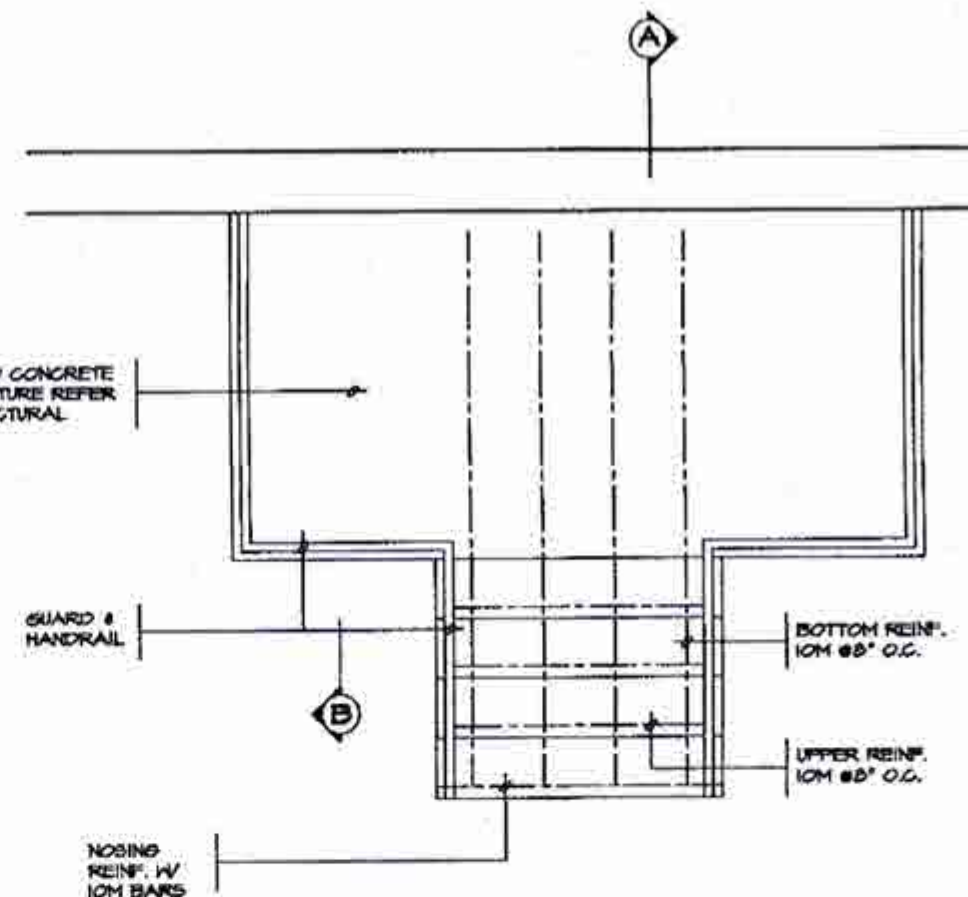
FOUNDATION PLAN

FOR POURED CONCRETE
SLAB STRUCTURE REFER
TO ARCHITECTURAL
DRAWINGS



SECTION 'A'

NOTE: FOR MORE THAN 8 RISERS



GROUND FLOOR PLAN

CLEAR SPACING
BETWEEN PICKETS TO
BE 4" MAX. NO
MEMBER BETWEEN 4" &
2'-11" ABOVE SLAB

NOSING
REINF. W/
10M BARS

MASONRY EXTERIOR
FACING, FILL SPACE
BETWEEN WALL &
FACING W/ MORTAR
& PROVIDE METAL
TIES SEE NOTE '2'

10M #8 @ 0.6
DOUELS TO
MATCH BOTTOM
REINF.

POURED FDN. WALL

6" X16"
POURED
CONG.
FOOTING

SECTION 'B'



GENERAL NOTES

- EXTERIOR STAIRS**
1 7/8" RISE MAXIMUM
8 1/4" RUN MINIMUM
1 1/4" TREAD MINIMUM
- MASONRY TIES**
WHEN BRICK FACING IS USED ABOVE
GROUND LEVEL, PROVIDE 5/16" DIA.
CORROSION RESISTANT METAL TIES @ 36"
HORIZONTAL & 8" VERTICAL
- GUARDS**
ARE REQUIRED AROUND CONCRETE SLAB
IF MORE THAN 2'-0" ABOVE GRADE & ON
BOTH SIDES OF STAIRS CONTAINING MORE
THAN 6 RISERS. MINIMUM 31" HIGH FOR
STAIRS MINIMUM 35" HIGH FOR PORCHES
UP TO 5'-11" ABOVE GRADE. MINIMUM 42"
HIGH FOR GREATER HTS.
- HANDRAIL**
ARE REQUIRED WHERE STEPS HAVE MORE
THAN 3 RISERS. HANDRAIL HEIGHT 31" -
36"
- FOUNDATION WALLS**
THICKNESS OF FOUNDATION WALLS IS
DEPENDANT UPON VENEER CUT 8" FOR UP
TO 26" VENEER CUT HEIGHT 10" FOR
VENEER CUT OVER 26" HIGH
- CONCRETE**
MINIMUM CONCRETE STRENGTH SHALL BE
4650 PSI (32MPa) W/ 5% AIR
ENTRAINMENT MINIMUM CONCRETE SLAB
THICKNESS 5"
- CONCRETE COVER**
PROVIDE MINIMUM 3/4" CLEAR CONCRETE
COVER TO REINFORCING BARS



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