

BARRIER FREE DESIGN: -9.5.2. O.B.C.

STUD WALL REINFORCEMENT (9.5.2.3. O.B.C.) IF STUD WALL STUDS OR SHEET WALL STUDS ENCLOSE THE MAIN BATH IN A DRY LUG UNIT, REINFORCEMENT SHALL BE INSTALLED TO PERMIT THE FUTURE INSTALLATION OF A GRAB BAR.

WINDOWS, DOORS & SKYLIGHTS: -9.7. O.B.C.

FOR PERFORMANCE OF WINDOWS, DOORS AND SKYLIGHTS SEE 9.7.3. O.B.C.
INSTALLATION OF WINDOWS, DOORS AND SKYLIGHTS SHALL CONFORM TO CAN/CSA-A440.4 AS PER 9.7.8.1. WINDOWS AND EXTERIOR DOORS, EXCEPT GARAGE DOORS, SHALL BE PROVIDED WITH STORM WINDOWS, DOORS OR OTHER MEANS OF MINIMIZING HEAT LOSS OR INFILTRATION. CAULKING SHALL BE PROVIDED BETWEEN WINDOW AND DOOR FRAMES AND EXTERIOR SIDING OR MASONRY. A DOOR BETWEEN A GARAGE AND DWELLING SHALL BE AN EXTERIOR TYPE, TIGHT FITTING AND WEATHER STRIPPED TO PROVIDE AN EFFECTIVE BARRIER AGAINST GAS AND EXHAUST FUMES AND SHALL BE FITTED WITH A SELF CLOSING DEVICE AND SHALL COMPLY WITH RESISTANCE TO FORCED ENTRY. DOOR TO GARAGE SHALL NOT OPEN INTO A BEDROOM. DOORS TO DWELLING SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF KEYS. ATTIC ACCESS HATCH TO BE 20x20" (500mm x 700mm) INSULATED AND WEATHER STRIPPED EVERY FLOOR LEVEL CONTAINING BEDROOMS MUST BE PROVIDED WITH AT LEAST 1 OUTSIDE WINDOW THAT CAN BE OPENED FROM THE INSIDE WITHOUT THE USE OF TOOLS. THESE WINDOWS MUST HAVE AN UNOBSTRUCTED OPEN PORTION HAVING A MIN. AREA OF 0.35 SQ.M. (3.8 SQ.FT.) WITH NO DRAIN, LESS THAN 380mm (15") AND MAINTAIN THE REQUIRED OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT (SEE 9.8.10.1 O.B.C.). FOR SLIDING WINDOWS, THE MINIMUM DRAIN MUST APPLY TO THE OPERABLE PORTION OF THE WINDOW. SILLS MUST BE NO MORE THAN 1m (33') ABOVE THE FLOOR. FOR EXCESS WINDOWS, MANUFACTURED WINDOWS, DOOR AND SKYLIGHTS SHALL CONFORM TO CANADIAN CSA 1018.5.2 (4440), "NAFS" STANDARDS (SEE 9.7.4.1. O.B.C.). RESISTANCE TO FORCED ENTRY FOR DOORS, FRAMES AND HARDWARE THAT CONFORM TO A SECURITY LEVEL OF AT LEAST GRADE 10 AS DESCRIBED IN THE ANNEX TO ASTM F476. "SECURITY OF SWINGING DOOR ASSEMBLIES" ARE NOT REQUIRED TO CONFORM TO 9.7.5.2. (3), (4), (5). (SEE 9.7.5.2. O.B.C.). FOR RESISTANCE TO FORCED ENTRY FOR DOORS & WINDOWS REFER TO 9.8.C. 9.7.5.2. & 9.7.5.3. MAIN ENTRANCE DOORS TO DWELLING UNITS SHALL BE PROVIDED WITH A DOOR VIEWER OR TRANSPARENT GLAZING IN THE DOOR OR A SIDE LIGHT. (SEE 9.8.C. 9.7.2) FOR RESISTANCE TO FORCED ENTRY FOR DOORS & WINDOWS REFER TO 9.8.C. 9.7.5.2. & 9.7.5.3.

STAIRS, RAMPS, HANDRAILS, & GUARDS: -9.8. O.B.C.

RECTANGULAR TREADS AS PER 9.8.1.1. O.B.C. INTERIOR AND EXTERIOR: MAXIMUM RISE 7 7/8" (200mm), MINIMUM RISE 6" (150mm) MAXIMUM RUN 12" (305mm) MINIMUM RUN 8 1/2" (210mm) MAXIMUM TREAD 12" (305mm) MINIMUM TREAD 9 1/4" (235mm), MAXIMUM 25mm NOSING. * STAIR WIDTH: INTERIOR MINIMUM 2'10" (660mm) BETWEEN WALL FACES OR GUARDS, EXTERIOR 3'0" (900mm). * CLEAR HEIGHT OVER STAIRS: INTERIOR 6'5" (1950mm) MINIMUM EXTERIOR 6'4" (1930mm). * LANDINGS: AS PER 9.8.6. O.B.C.
EXCEPT AS PROVIDED IN SENTENCE 9.8.6.2 (3) STAIRS, RAMPS, LANDINGS, HANDRAILS AND GUARDS IN A GARAGE THAT SERVES A SINGLE DWELLING UNIT SHALL CONFORM TO THE SAME REQUIREMENTS AS FOR A DWELLING (SEE 9.8.1.2). * FOR UNIFORMITY AND TOLERANCES FOR RISERS AND TREADS SEE 9.8.4.4. * HANDRAILS ON STAIRS AND RAMPS: AS PER 9.8.7.4. MINIMUM 34" (863mm), MAXIMUM 36" (914mm) ABOVE NOSING. * HANDRAILS MINIMUM 2" (50mm) CLEARANCE FROM WALL. * GUARDS: AS PER 9.8.8. O.B.C. INTERIOR GUARDS, MINIMUM 36" (914mm) HIGH AROUND LANDINGS AND FLOOR AREAS OF MORE THAN TWO RISERS. * EXTERIOR GUARDS: MINIMUM 36" (914mm) HIGH FOR GRADES GREATER THAN 2'0" AND MINIMUM 42" (1070mm) HIGH FOR GRADES GREATER THAN 5'11" (1800mm). THE HEIGHT OF GUARDS FOR EXTERIOR STAIRS AND LANDINGS TO BE A MAXIMUM OF 100mm (4") APART. (SEE 9.8.8.5. O.B.C.). * CURVED STAIRS (JANGLED TREADS) HAVE MINIMUM RUN 8" AND MINIMUM AVERAGE RUN OF 7 7/8" (200mm). * GUARDS AS REQUIRED BY 9.8.8.1. O.B.C. SHALL BE DESIGNED SO THAT NO MEMBER ATTACHMENT OR OPENING LOCATED BETWEEN 5 1/2" (140mm) AND 3'0" (900mm) ABOVE THE FLOOR OR WALKING SURFACE PROTECTED BY THE GUARD WILL FACILITATE CLIMBING. (SEE 9.8.8.8. O.B.C.). * PROVIDE A GUARD OR 2x4" NON-LOAD BEARING WALL FINISHED WITH 1/2" DRYWALL ONE SIDE AROUND BASEMENT STAIRS AS PER 9.8.8.1. (3). RAMPS: MAXIMUM SLOPE FOR PEDESTRIAN RAMP TO BE 1 IN 10.

FIRE PROTECTION: -9.10. O.B.C.

AN EXPOSED BUILDING FACE, LESS THAN 4'0" (1.2M) FROM THE LOT LINE SHALL HAVE A MINIMUM FIRE RESISTANCE RATING OF 30 HOURS. * EXTERIOR WALLS, LESS THAN 2'0" (0.6M) FROM THE LOT LINE SHALL BE CLAD WITH NON-COMBUSTIBLE MATERIAL. * WALLS LESS THAN 4'0" (1.2M) FROM THE LOT LINE SHALL HAVE NO UNPROTECTED JUNCTIONS. * PARTY WALLS SHALL HAVE ONE HOUR MINIMUM FIRE RATING. * PROVIDE FIRE BLOCKS AS PER 9.10.14. O.B.C. * FLAME SPREAD RATINGS OF INTERIOR FINISHES 150 MAXIMUM. (SEE 9.10.17 O.B.C.). * SMOKE ALARMS CONFORMING TO CANULC-5531 SHALL BE INSTALLED IN LOCATIONS AS PER 9.10.19.3. O.B.C. ON EACH STOREY, IN EACH BEDROOM & IN EACH HALLWAY AND INSTALLED AS PER CANULC-5531. * SMOKE ALARMS SHALL HAVE A VISUAL SIGNALING COMPONENT AS PER 9.10.19.3. (3) FOR SOUND PATTERNS OF SMOKE ALARMS SEE 9.10.19.2. * DARKLED END WALLS LESS THAN 4'0" (1.2M) TO LOT LINE SHALL HAVE MINIMUM ONE LAYER OF 5/8" LABELLED DRYWALL ON INSIDE FACE UP TO UNDER SIDE OF DECK. * WHERE FUEL BURNING APPLIANCES ARE INSTALLED IN A SUITE OF RESIDENTIAL OCCUPANCY A CARBON MONOXIDE ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA IN THE SUITE (9.23.4.2. O.B.C.). SMOKE ALARMS SHALL BE PROVIDED WITH A BATTERY AS AN ALTERNATE POWER SOURCE IN CASE REGULAR POWER SUPPLY IS INTERRUPTED (SEE 9.10.19.4).

EXCAVATION: -9.12. O.B.C.

EXCAVATION: TOP SOIL AND VEGETABLE MATTER IN ALL UNEXCAVATED AREAS UNDER BUILDINGS SHALL BE REMOVED.

DRAINAGE: -9.14. O.B.C.

SURFACE DRAINAGE: THE BUILDING SHALL BE LOCATED ON THE BUILDING SITE GRADED SO THAT WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES. SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM THE BUILDING, WATER SUPPLY WELL OR LEACHING BED.

SUMP PITS, IF REQUIRED WHERE GRAVITY DRAINAGE IS NOT PRACTICAL, SHALL BE COVERED TO RESIST REMOVAL BY CHILDREN & SEALED IN ACCORDANCE TO SENTENCE 9.25.3.3 (16) (SEE 9.14.5.2).

FOOTINGS AND FOUNDATIONS: -9.15. O.B.C.

CONCRETE FOOTINGS SHALL REST ON UNDISTURBED SOIL WITH ALLOWABLE BEARING OF 150 KPA (21.75 PSF) OR GREATER. WHEN BEARING CAPACITY OF SOIL IS LESS THAN 150 KPA, STRUCTURAL ENGINEER SHOULD BE NOTIFIED IMMEDIATELY PRIOR TO COMMENCEMENT OF WORK. * MINIMUM DEPTH OF FOUNDATIONS TO BE 4'0" (1.2M) BELOW FINISHED GRADE. * AS PER 9.3.1.1. O.B.C. CONCRETE FOR UNREINFORCED FOOTINGS AND FOUNDATION WALLS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AFTER 28 DAYS OF 15 MPA (2200 PSI). * 32 MPA FOR GARAGE FLOORS AND ALL EXTERIOR PLATWORK. * 20 MPA FOR INTERIOR FLOORS OTHER THAN GARAGES. * CONCRETE USED FOR GARAGE FLOORS AND EXTERIOR STEPS SHALL HAVE AIR ENTRAINMENT OF 5 - 8% * WHERE STEPPED FOOTINGS ARE USED THE VERTICAL RISE BETWEEN HORIZONTAL PORTIONS SHALL NOT EXCEED 23 5/8" (600mm) AND THE HORIZONTAL DISTANCE BETWEEN RISERS SHALL BE NOT LESS THAN 600mm (23 5/8" (600mm) O.B.C.). * FOUNDATION WALLS SHALL EXTEND MINIMUM 150mm (6") ABOVE GRADE. * UNIT MASONRY WALLS TO BE DAMPROOFED AND PARDED BELOW GRADE WITH MINIMUM 1/4" (6mm) MORTAR PARADING AND SHALL BE COVERED OVER FOOTINGS. * CONCRETE WALLS TO BE DAMPROOFED SHALL HAVE ALL HOLES AND RECESSES FILLING FROM REMOVAL OF FORM TIES SEALED WITH GEMENT MORTAR OR DAMPROOFING MATERIAL. * MINIMUM FOOTING SIZES (9.15.3.3 O.B.C.). * EXTERIOR FOUNDATION WALL SHALL BE DRAINED BY DRAINAGE TILE OR PIPE LAID AROUND THE EXTERIOR PART OF THE FOUNDATION WALL. THE DRAIN PIPE OR TILE SHALL BE COVERED WITH NO LESS THAN 150mm (6") OF CRUSHED STONE OR OTHER COARSE, CLEAN GRANULAR MATERIAL (9.14.4.3 O.B.C.). * REDUCED FOUNDATION WALLS TO ALLOW BRICK FACINGS AND MAINTAIN LATERAL SUPPORT: THE BRICKS TO MIN. 3/4" (20mm) CONCRETE WITH TIES HAVING A MIN CROSS SECTIONAL AREA OF NOT LESS THAN 17 1/8 sq mm AND NOT LESS THAN 50mm PORTION BENT AT RIGHT ANGLES AT EACH END (SEE 9.20.9.4 O.B.C.) AND SPACED @ NOT MORE THAN 200mm O.C. VERTICAL AND 900mm O.C. HORIZONTAL. FILL SPACE BEHIND BRICK WITH MORTAR.

FLOORS ON GROUND: -9.16. O.B.C.

CONCRETE SLABS ON GROUND SHALL BE MINIMUM 3" (75mm) THICK EXCLUSIVE OF CONCRETE TOPPING AND, EXCEPT FOR SLABS IN GARAGES OR NOT LESS THAN 4" (100mm) GRANULAR MATERIAL. (SEE 9.16.2. O.B.C.). CONCRETE SLABS ON GRADE SHALL BE REINFORCED WITH A #4 (16mm) BARS LOCATED NEAR MID-DEPTH OF SLAB. * CONCRETE SLABS UNDER FINISHED AREAS SHALL BE DAMPROOFED WITH 6 MIL (0.15mm) POLYETHYLENE FINE. * THE TOP OF EVERY SLAB ON GRADE SHALL BE MIN 6" (150mm) ABOVE GRADE. * ANY OTHER FIN. * BENEFIT THE TOP PORTION OF COARSE CLEAN GRANULAR MATERIAL SHALL BE COMPACTED.

CRAWL SPACES: -9.18. O.B.C.

WHERE AN UNHEATED CRAWL SPACE IS VENTILATED BY NATURAL MEANS, VENTILATION SHALL BE PROVIDED TO THE OUTSIDE AIR BY NOT LESS THAN 1.06 SQ FT (0.1 SQ M) OF UNOBSTRUCTED VENT AREA FOR EVERY 550 SQ FT (50 SQ M) OF FLOOR AREA. ACCESS TO CRAWL SPACES TO BE A MINIMUM OF 20x20" (500mm x 700mm) FITTED WITH DOORS OR HATCHES, INSULATED AND WEATHERSTRIPPED. * WHERE A CRAWL SPACE IS HEATED, A GROUND COVER CONSISTING OF NOT LESS THAN 0.15mm POLYETHYLENE SHEET CONFORMING TO CANULC-55-51, 3/4" VAPOUR BARRIER, POLYETHYLENE SHEET FOR USE IN BUILDING CONSTRUCTION, SHALL BE INSTALLED AS PART OF AN AIR BARRIER SYSTEM IN ACCORDANCE WITH SUBSECTION 9.25.3 (SEE 9.18.6.2).

ROOF SPACES: -9.19. O.B.C.

EXCEPT WHERE IT CAN BE SHOWN TO BE UNNECESSARY, WHERE INSULATION IS INSTALLED BETWEEN A CEILING AND THE UNDERSIDE OF ROOF SHEATHING, A SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE SHEATHING, AND VENTS SHALL BE INSTALLED TO PERMIT THE MOVEMENT OF AIR FROM THE SPACE TO THE EXTERIOR. * ROOF SPACES, MINIMUM 1 SQ. FT. OF UNOBSTRUCTED VENTILATING AREA FOR EACH 300 SQ. FT. OF INSULATED CEILING AREA FOR ROOFS WITH A SLOPE EXCEEDING 2 IN 12. * MINIMUM 1 SQ. FT. OF UNOBSTRUCTED VENTILATING AREA FOR EACH 150 SQ. FT. OF INSULATED CEILING AREA FOR ROOFS WITH A SLOPE OF 2 IN 12 OR LESS. OR ANY ROOF WHEN AN INTERIOR FINISH IS APPLIED TO ROOF RAFTERS. * REQUIRED VENTS ARE PERMITTED TO BE ROOF TYPE, EAVE TYPE, GABLE END TYPE OR ANY COMBINATION OF THEM, AND SHALL BE DISTRIBUTED UNIFORMLY ON OPPOSITE SIDES OF THE BUILDING WITH NOT LESS THAN 25% OF THE REQUIRED OPENINGS AT THE TOP OF THE SPACE AND NOT LESS THAN 25% LOCATED AT THE BOTTOM OF THE SPACE. (SEE 9.19.2.12 O.B.C.).

WOOD FRAME CONSTRUCTION: -9.23. O.B.C.

ALL FLOOR JOISTS AND BEAMS TO BE #2 GRADE SPRUCE OR EQUAL UNLESS STATED OTHERWISE. * SILL PLATES NOT LESS THAN 36mm x 89mm PROVIDING BEARING FOR THE FLOOR SYSTEM SHALL BE ANCHORED TO THE FOUNDATION WITH MINIMUM 1/2" (12.7mm) DIAMETER ANCHOR BOLTS SPACED NOT MORE THAN 7'-10" O.C. (2.4m). * ANCHOR BOLTS SHALL BE FASTENED TO THE SILL PLATE WITH NUTS & WASHERS AND SHALL BE EMBEDDED NOT LESS THAN 4" (100mm) IN THE FOUNDATION AND SO DESIGNED THAT THEY MAY BE TIGHTENED WITHOUT DRAWING THEM FROM THE FOUNDATION. * JOISTS SHALL HAVE A MINIMUM 1 1/2" (38mm) END BEARING. * BEAMS SHALL HAVE MINIMUM 3 1/2" (89mm) END BEARING. * JOISTS FRAMED INTO THE SIDES OF WOOD BEAMS SHALL BE SUPPORTED ON METAL JOIST HANGERS. * HEADER JOISTS SHALL BE DOUBLED WHEN THEY EXCEED 3'-11" (1.2m) IN LENGTH. * HEADER JOISTS EXCEEDING 10'-6" (3.2m) IN LENGTH SHALL BE DETERMINED BY CALCULATION. * TRIMMER JOISTS SHALL BE DOUBLED WHEN LENGTH OF HEADER JOIST EXCEEDS 2'-8" (800mm). * WHEN HEADER JOIST EXCEEDS 6'-7" (2.00m) SIZE OF TRIMMER JOISTS SHALL BE DETERMINED BY CALCULATION. * LOADBEARING INTERIOR WALLS PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED BY BEAMS OR WALLS OF SUFFICIENT STRENGTH TO TRANSFER SAFELY THE DESIGN LOADS TO VERTICAL SUPPORTS. * LOADBEARING INTERIOR WALLS AT RIGHT ANGLES TO FLOOR JOISTS SHALL BE LOCATED NOT MORE THAN 2'-11" (660mm) FROM JOIST SUPPORT WHEN THE WALL DOES NOT SUPPORT A FLOOR, AND NOT MORE THAN 2'-0" (600mm) FROM THE JOIST SUPPORT WHEN THE WALL SUPPORTS ONE OR MORE FLOORS, UNLESS THE JOIST SIZE IS DESIGNED TO SUPPORT SUCH LOADS. * NON-LOADBEARING INTERIOR WALLS AT RIGHT ANGLES TO THE FLOOR JOISTS ARE NOT RESTRICTED AS TO LOCATION. * NON-LOADBEARING WALLS PARALLEL TO THE FLOOR JOISTS SHALL BE SUPPORTED BY JOISTS BENEATH THE WALL OR ON BLOCKING BETWEEN THE JOISTS. * BLOCKING FOR THE SUPPORT OF NON-LOADBEARING WALLS SHALL BE NOT LESS THAN 2'-4" (600mm) LUMBER, SPACED NOT MORE THAN 4'-0" (1.2m) APART. * DOUBLE TOP PLATE FOR ALL LOADBEARING PARTITIONS. * DOUBLE STUDS AT CORNERS AND EACH SIDE OF OPENINGS. * FASTENINGS OF SHEATHING & SUB FLOORING SHALL CONFORM TO 9.23.3.5 WHERE ROOF SHEATHING SUPPORTS ARE SPACED AT MORE THAN 400mm O.C. THE MAXIMUM SPACING OF FASTENERS FOR ROOF SHEATHING SHALL BE 150mm ALONG EDGES AND INTERMEDIATE SUPPORTS (SEE 9.23.3.5). AS PER 9.23.8.4 O.B.C. CROSS BRIDGING FOR FLOOR JOISTS TO BE LOCATED NOT MORE THAN 8'-11" (2.7m) FROM EACH SUPPORT OR OTHER FORMS OF BRIDGING. * STRAPPING SHALL BE AT LEAST 1'-3" (300mm) x 64mm NAIL TO THE UNDERSIDE OF FLOOR JOISTS.

HEAT TRANSFER, AIR LEAKAGE, AND CONDENSATION CONTROL: -9.25. O.B.C.

ALL WALLS, CEILINGS & FLOORS SEPARATING HEATED SPACE FROM UNHEATED SPACE, THE EXTERIOR AIR OR THE EXTERIOR SOIL SHALL BE PROVIDED WITH THERMAL INSULATION IN CONFORMANCE WITH SECTION 12.2 TO PREVENT MOISTURE CONDENSATION ON THEIR ROOM SIDE DURING THE WINTER AND TO ENSURE COMFORTABLE CONDITIONS FOR THE OCCUPANTS.

COND-HEAT TRANSFER, AIR LEAKAGE, AND CONDENSATION CONTROL: -9.25. O.B.C.

INSULATION: MINIMUM R-4 (RSI 0.7) FOR EXPOSED DOORS. INSULATE MINIMUM AS PER BUILDER SPECIFIED COMPLIANCE PACKAGE DOWN TO 8" (200mm) ABOVE THE BASEMENT SLAB. INSULATE AS PER BUILDER SPECIFIED COMPLIANCE PACKAGE IN ALL EXTERIOR WALLS. INSULATE AS PER BUILDER SPECIFIED COMPLIANCE PACKAGE IN EXPOSED FLOORS AND ROOFS. MINIMUM INSULATION AS PER BUILDER SPECIFIED COMPLIANCE PACKAGE IN EXPOSED CEILINGS WITH ATTIC SPACE. * SOUND TRANSMISSION CLASS RATING TO BE A MINIMUM 50 BETWEEN DWELLING UNITS. * VAPOUR BARRIERS SHALL BE INSTALLED TO PROTECT THE ENTIRE SURFACES OF THERMALLY INSULATED WALL, CEILING AND FLOOR ASSEMBLIES. VAPOUR BARRIER PROTECTION SHALL BE INSTALLED ON THE WARM SIDE OF INSULATION. PENETRATIONS OF THE AIR BARRIER PROTECTION, SUCH AS THOSE CREATED BY THE INSTALLATION OF DOORS, WINDOWS, ELECTRICAL WIRING, ELECTRICAL BOXES, PIPING OR DUCTWORK, SHALL BE SEALED TO MAINTAIN THE INTEGRITY OF THE AIR BARRIER PROTECTION OVER THE ENTIRE SURFACE. PROVIDE AIR BARRIER.

ROOFING: -9.26. O.B.C.

ASPHALT SHINGLES (CSA-A723.14) (23.3) ON 3/8" (9.5mm) OR 7/16" (11mm) PLYWOOD SHEATHING. * USE NAILS FOR TRUSSES. * FASTEN SHEATHING @ MAXIMUM SPACING OF 150mm ALONG EDGES & INTERMEDIATE SUPPORTS. EAVE PROTECTION SHALL BE PROVIDED FROM THE EDGE OF ROOF A MIN. 2'-11" (660mm) UP THE ROOF SLOPE TO A LINE NOT LESS THAN 12" (300mm) INSIDE THE INSIDE FACE OF THE EXTERIOR WALL. EAVE PROTECTION SHALL BE LAID BENEATH THE STARTER SHIP AND SHALL CONSIST OF TYPE M OR TYPE 'S' ROLL ROOFING CONFORMING TO CANULC-A723.2. ASPHALT COATED ROOFING SHEETS (9.26.2.1.1) FLASHING: EXCEPT WHERE THE OMISSION WILL NOT ADVERSELY AFFECT ADJACENT SUPPORTED OR SUPPORTING ELEMENTS, FLASHING SHALL BE INSTALLED AT JUNCTIONS BETWEEN ROOFS AND WALLS THAT RISE ABOVE THE ROOF AND GUARDS THAT ARE CONNECTED TO THE ROOF BY OTHER THAN HOOKS OR POSIS. * WHERE SLOPING SURFACES OF SHINGLED ROOFS INTERSECT TO FORM A VALLEY, THE VALLEY SHALL BE FLASHED (SEE 9.26.4.3 O.B.C.). THE INTERSECTION OF SHINGLED ROOFS AND MASONRY WALLS OR CHIMNEYS SHALL BE PROTECTED WITH FLASHING (SEE 9.26.4.3 O.B.C.). THE INTERSECTION OF SHINGLE ROOFS AND WALLS CLAD WITH OTHER THAN MASONRY SHALL CONFORM TO SECTIONS 9.26.4.3. & 9.26.4.7 O.B.C. * CHIMNEY SADDLES SHALL CONFORM TO 9.26.4.3 O.B.C. EAVE PROTECTION SHALL BE PROVIDED ON SHINGLE, SHAKE OR TILE ROOFS, EXTENDING FROM THE EDGE OF THE ROOF A MINIMUM OF 300mm (24") UP THE ROOF SLOPE TO A LINE NOT LESS THAN 300mm (1'0") INSIDE THE INNER FACE OF THE EXTERIOR WALL (9.26.5 O.B.C.).

REQUIRED WATER SUPPLY: -9.31.3.1. O.B.C.

EVERY DWELLING UNIT SHALL BE SUPPLIED WITH A WATER DISTRIBUTION SYSTEM WHERE A DRINKING WATER SYSTEM IS AVAILABLE (SEE 9.31.3.1).

REQUIRED FIXTURES: -9.31.4.1. O.B.C.

A DWELLING UNIT WITH A WATER DISTRIBUTION SYSTEM SHALL CONTAIN A KITCHEN SINK, A LAVATORY, A BATH TUB OR SHOWER STALL AND A WATER CLOSET OR A DRAINLESS COMPOSTING TOILET (SEE 9.31.4.1).

VENTILATION: -9.32. O.B.C.

EVERY DWELLING UNIT THAT IS SUPPLIED WITH ELECTRICAL POWER SHALL BE PROVIDED WITH A MECHANICAL VENTILATION SYSTEM IN ACCORDANCE WITH SUBSECTION 9.32.3 O.B.C. WHERE A ROOM OR SPACE IS NOT PROVIDED WITH NATURAL VENTILATION AS PER 9.32.2.1 O.B.C. MECHANICAL VENTILATION SHALL BE PROVIDED TO EXHAUST INSIDE AIR FROM OR TO INTRODUCE OUTSIDE AIR TO THAT ROOM OR SPACE AT THE RATE OF ONE-HALF AIR CHANGE PER HOUR IF THE ROOM OR SPACE IS MECHANICALLY COOLED IN SUMMER, AND ONE AIR CHANGE PER HOUR IF IT IS NOT. * OPENINGS SHALL BE PROTECTED FROM THE WEATHER AND INSECTS AND SCREENING SHALL BE OF RUST PROOF MATERIAL.

ENERGY EFFICIENCY DESIGN: -12.2.1.2. O.B.C.

ENERGY EFFICIENCY AFTER DECEMBER 31ST, 2016
THE ENERGY EFFICIENCY OF A BUILDING OF RESIDENTIAL OCCUPANCY SHALL BE DESIGNED TO EXCEED BY NOT LESS THAN 15% THE ENERGY EFFICIENCY LEVELS SET BY SENTENCE 12.2.1.1 (2) OR CONFORM TO CHAPTERS 1 & 3 OF MMH SUPPLEMENTARY STANDARD S8-12, "ENERGY EFFICIENCY FOR HOUSING".

WINDOWS & SLIDING GLASS DOORS: -12.3.1.2. O.B.C.

THE ENERGY RATING AND THE OVERALL COEFFICIENT OF HEAT TRANSFER REQUIRED FOR WINDOWS AND SLIDING GLASS DOORS SHALL BE DETERMINED IN CONFORMANCE WITH CAN/CSA-A440.2, "FENESTRATION ENERGY PERFORMANCE", OR NFRC 100, "PROCEDURE FOR DETERMINING FENESTRATION PRODUCT U-FACTOR" AND NFRC 200, "PROCEDURE FOR DETERMINING FENESTRATION PRODUCT SOLAR HEAT GAIN COEFFICIENT AND VISIBLE TRANSMITTANCE AT NORMAL INCIDENCE". (SEE 12.3.1.2 O.B.C.).

TEMPERATURE CONTROL IN DWELLING UNITS: -12.3.1.3. O.B.C.

INDOOR TEMPERATURE IN A DWELLING UNIT NOT HEATED BY A SOLID FUEL-BURNING APPLIANCE OR GROUND SOURCE HEAT PUMP SHALL BE CONTROLLED BY AT LEAST ONE PROGRAMMABLE THERMOSTATIC CONTROL DEVICE (SEE 12.3.1.3).

HOT WATER PIPING INSULATION: -12.3.1.4. O.B.C.

HOT WATER PIPES VERTICALLY CONNECTED TO A HOT WATER STORAGE TANK SERVING A NON-CIRCULATING SYSTEM SHALL HAVE HEAT TRAPS ON BOTH INLET & OUTLET PIPING. PROVIDE MIN RSI 0.62 FOR THE FIRST 2.5m OF HOT WATER OUTLET PIPING & PROVIDE MIN RSI 0.62 THERMAL RESISTANCE FOR INLET PIPING BETWEEN HEAT TRAP AND TANK (SEE 12.3.1.4).

PLUMBING SYSTEMS: -12.4.1.1. O.B.C.

ALL BUILDING SHALL CONFORM TO BE WATER EFFICIENCY REQUIREMENTS OF 7.6.4 DWB (SEE 12.4.1.1).

DRAIN WATER HEAT RECOVERY: -3.1.1.1.12. O.B.C.

A DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED IN EACH DWELLING UNIT TO RECOVER DRAIN WATER FROM ALL SHOWERS OR FROM AT LEAST TWO SHOWERS WHERE THERE ARE TWO OR MORE SHOWERS IN THE DWELLING UNIT.

GENERAL NOTES:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE, O.B.C. 332/12
GAS PROOFING OF GARAGES: CONSTRUCTION BETWEEN ATTACHED OR BUILT IN GARAGES AND DWELLING UNITS SHALL PROVIDE AN EFFECTIVE BARRIER TO GAS AND EXHAUST FUMES. CEILINGS AND STUD PARTITIONS SHALL HAVE ONE LAYER 1/2" DRYWALL FILLED AND TAPED. FINISHED FLOORING IN BATHROOMS, KITCHENS, PUBLIC ENTRANCE HALLS, LAUNDRIES & GENERAL STORAGE AREAS SHALL CONSIST OF RESILIENT FLOORING, FLY-SYNTHETIC-FIBER FLOOR COVERINGS, CONCRETE, TERRAZZO, CERAMIC TILE, MASTIC OR OTHER TYPES OF FLOORING PROVIDING SIMILAR DEGREES OF WATER RESISTANCE.
FOR REQUIREMENTS INVOLVING THE INSTALLATION OF BACKWATER VALVES SEE 7.4.6.4 "PROTECTION FROM BACK FLOW".
FOR INSULATION OF FOUNDATION WALLS AND SLABS WITHIN 800mm OF ADJACENT GROUND LEVEL REFER TO 9.23.3.1.1.6
WHERE A SUPPLY DUCT OR RETURN IS NOT PROTECTED BY AN INSULATED EXTERIOR WALL OR WHERE THE DUCT IS EXPOSED TO AN UNHEATED SPACE IT SHALL BE INSULATED TO PROVIDE A THERMAL RESISTANCE OF NOT LESS THAN RSI 2.1, (SEE 6.2.4.3 O.B.C.).
WHERE A SUPPLY DUCT OR RETURN DUCT IS LOCATED IN AN UNCONDITIONED SPACE OR OUTDOORS, AND ALL JOINTS OF THE DUCTWORK SHALL BE SEALED TO A CLASS A SEAL LEVEL IN ACCORDANCE WITH THE SMACNA "SMACNA DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE". (SEE 6.2.4.3 O.B.C.).
IN ACCORDANCE WITH THE SMACNA "SMACNA DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE". (SEE 6.2.4.3 O.B.C.).
BUILDER TO PROVIDE ELECTRIC VEHICLE CHARGING SYSTEM IN GARAGE AS PER 9.34.4.3 (4) & (5).

AUG 22 2018



FOR STRUCTURE ONLY

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DRAWN BY

DRAWING NAME: GENERAL NOTES

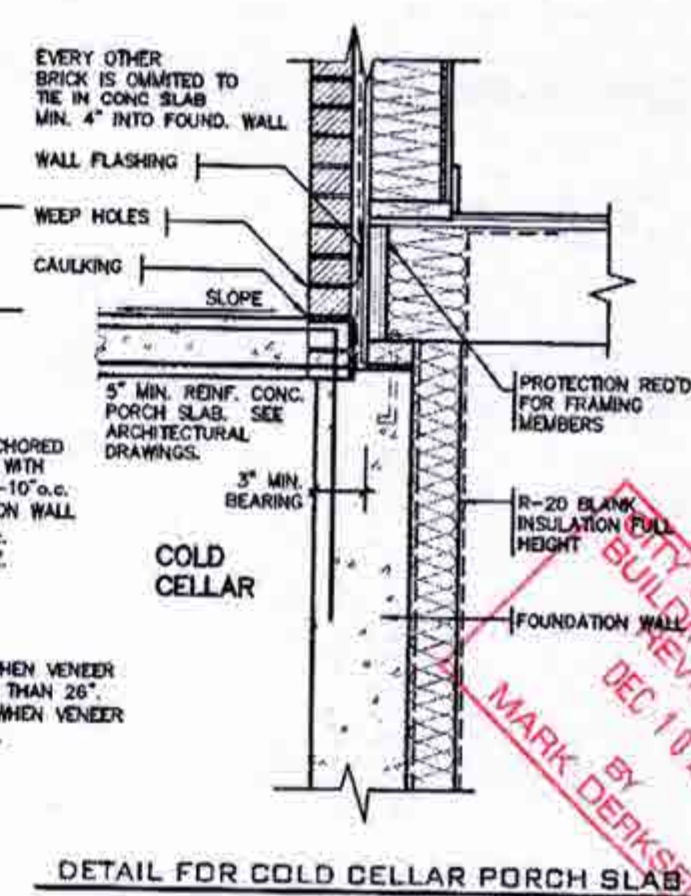
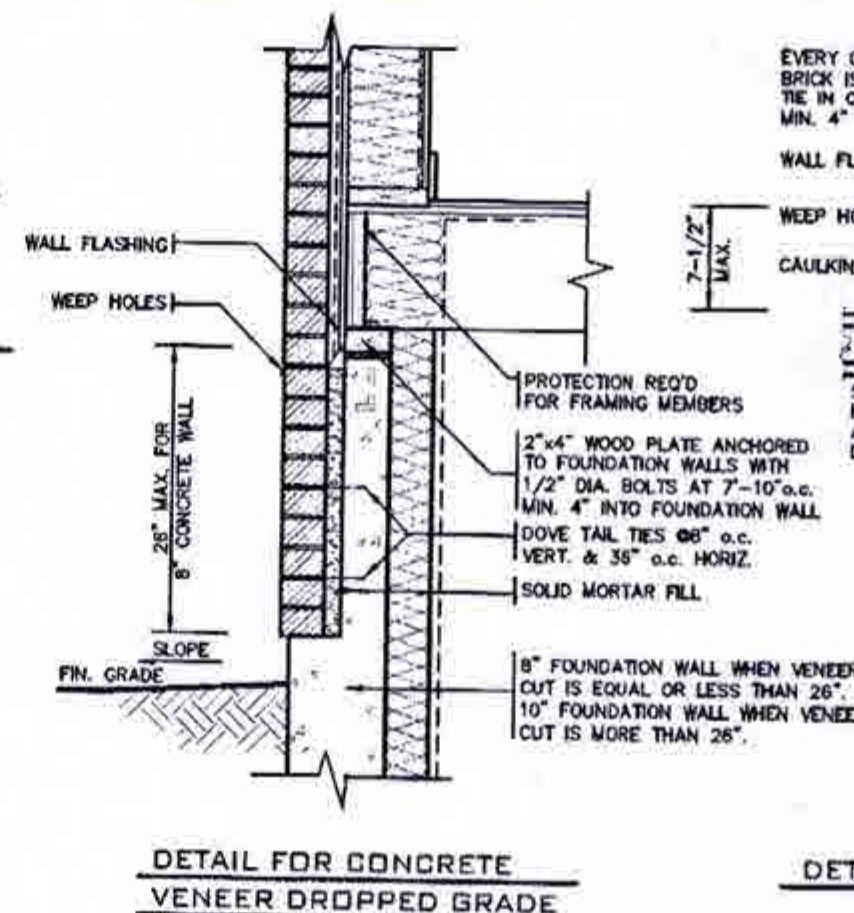
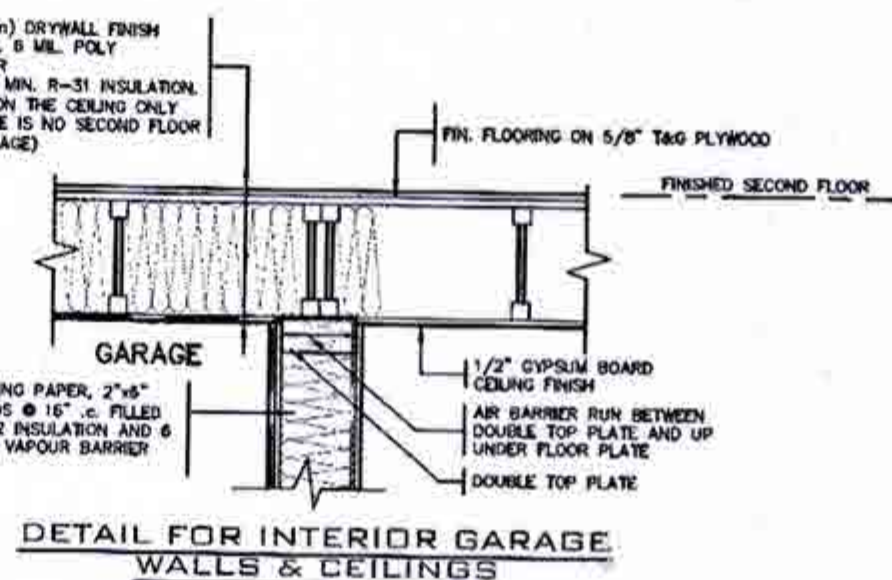
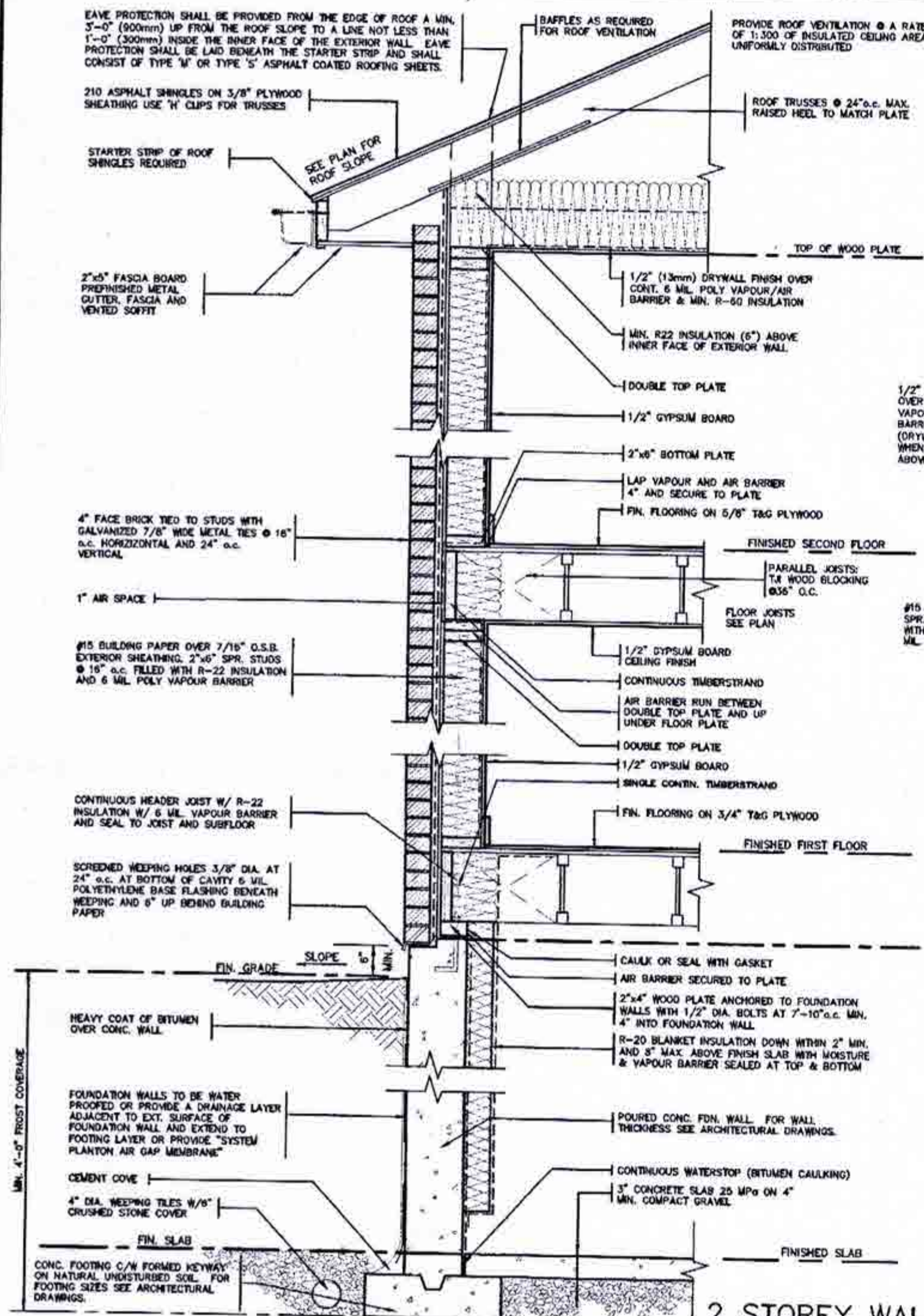
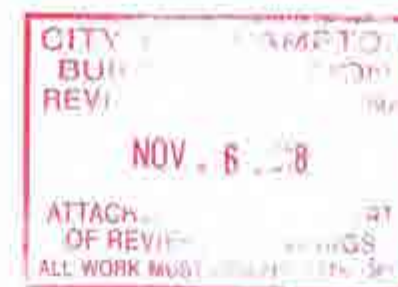
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QUALIFICATION INFORMATION	Required unless design is exempt under Division C, Subsection 3.2.5.3 of the Building Code.
Walter Botter	21037
NAME	SIGNATURE
REGISTRATION INFORMATION	Required unless design is exempt under Division C, Subsection 3.2.5.3 of the Building Code.
jardin design group inc.	27763
FIRM NAME	BCIN

jardin
DESIGN GROUP INC.
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

GENERAL NOTES

MINNISALE HOME CORP.
CITY OF BRAMPTON

MODEL NAME	T
SCALE	N.T.S.
PROJ. No.	18-24
DWG. No.	1



AUG 22 2018

2012 CODE

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1	AUG 17, 2018	PREPARED TO PACKAGE 'A1' ISSUED TO CLIENT
No.	DATE	WORK DESCRIPTION

CITY OF BRAMPTON
BUILDING DIVISION
REVIEWED BY: S. HANNA
NOV 26 2018
ATTACHED NOTES ARE PART
OF REVIEWED DRAWINGS
ALL WORK MUST COMPLY WITH O.B.O.

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.

Walter Botter 21031
NAME SIGNATURE BCN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 1.2.4 of the building code
Jardin design group inc. 27763
FIRM NAME BCN

jardin
DESIGN GROUP INC.
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

2 STOREY WALL SECTION
2"x6" BRICK VENEER
MINNISALE HOME CORP.
CITY OF BRAMPTON

MODEL NAME
T

SCALE
AS NOTED

PROJ. NO.
18-24

DWG. NO.
2



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 'M' CLIPS FOR TRUSSES

STARTER STRIP OF ROOF SHINGLES REQUIRED

SEE PLAN FOR ROOF SLOPE

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-20 INSULATION **R60**

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: TJI 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

- FIN. COAT OF EXTERIOR ACRYLIC STUCCO
- FIBRE 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

(EIP'S APPROVED SYSTEM, ALL MATERIALS AND SYSTEMS SHALL CONFORM TO CAN/ULC-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 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

SLOPE 1/8" MIN.

FIN. GRADE

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

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

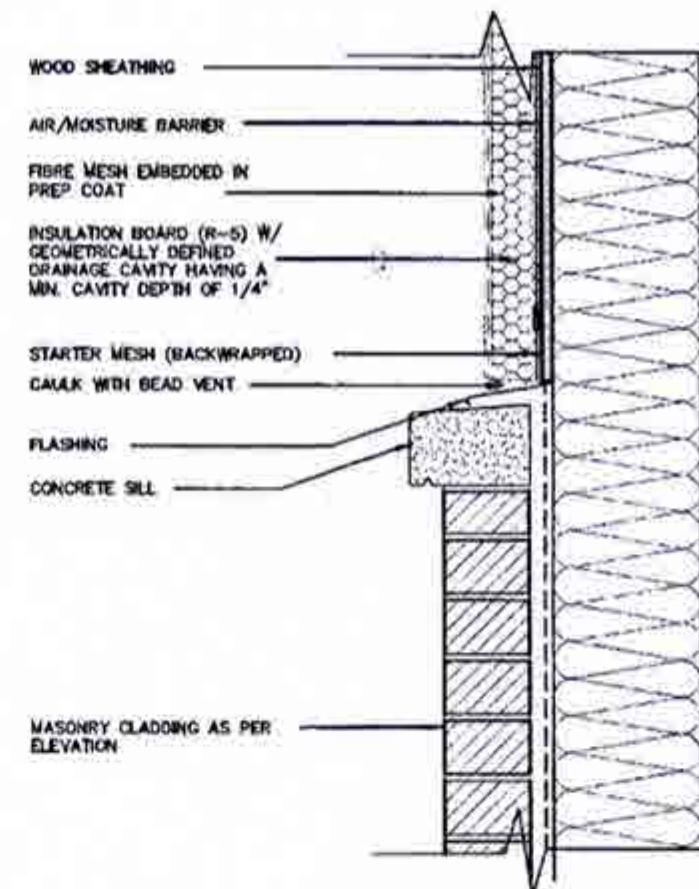
POURED CONC. FDN. WALL FOR WALL THICKNESS SEE ARCHITECTURAL DRAWINGS.

CONTINUOUS WATERSTOP (BITUMEN CAULKING)

3" CONCRETE SLAB 20 MPa ON 4" MIN. COMPACT GRAVEL

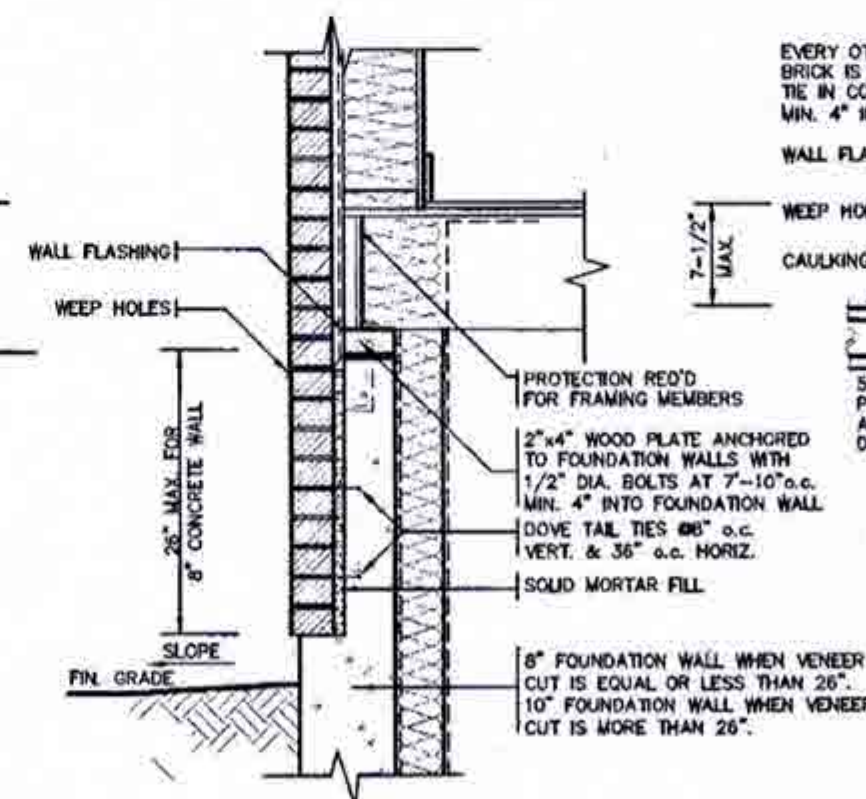
FINISHED SLAB

2 STOREY WALL SECTION

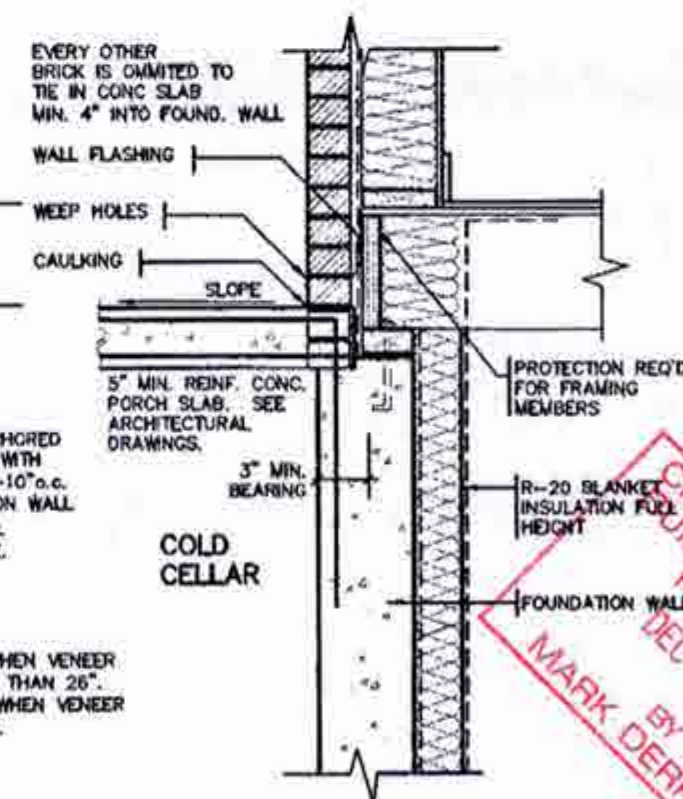


A. TERMINATION AT MASONRY CLADDING WITH SEALANT

1 1/2" = 1'0"



DETAIL FOR CONCRETE VENEER DROPPED GRADE



DETAIL FOR COLD CELLAR PORCH SLAB

CITY OF BRAMPTON
BUILDING DIVISION
REVIEWED
DEC 10 2018
MARK DERKSEN

AUG 22 2018

2012 CODE

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.

JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. NEARLY TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

ALL CONSTRUCTION SHALL BE VERIFIED PRIOR TO POURING FOOTINGS.

JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUBS CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS PROVIDED BY AND IS THE PROPERTY OF JARDIN DESIGN GROUP INC. THIS DRAWING IS NOT TO BE REPRODUCED.

No.	DATE	WORK DESCRIPTION
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2		
1	AUG 17, 2018	PREPARED TO PACKAGE 'A1' ISSUED TO CLIENT

CITY OF BRAMPTON
BUILDING DIVISION
REVIEWED BY: S. HANNA
NOV 26 2018
ATTACHED NOTES ARE PART OF REVIEWED DRAWINGS
ALL WORK MUST COMPLY WITH OBC

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 1.2.3 of the Building Code.

Walter Botter *Walter Botter* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 1.2.4 of the Building Code.

Jardin design group inc. 27763
FIRM NAME BCIN

jardin
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VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

2 STOREY WALL SECTION
2"x6" STUCCO WALL
MINNISALE HOME CORP.
CITY OF BRAMPTON

MODEL NAME
T
SCALE
AS NOTED
PROJ. No.
18-24
DWG. No.
3

2012

PACKAGE 'A1'

38x89 (2"x4") STUDS @ 400 O.C.
WITH 15.9mm (5/8") TYPE 'X'
GYPSUM BOARD ONE LAYER ON
EACH SIDE. (SG-8, SECTION 8.1,
W1d WALL ASSEMBLY)

5/8" TYPE 'X' GYPSUM
WALL BOARD

FIRE RESISTANCE RATING PROVIDED
FOR FRAMED ASSEMBLY IS 1.5 HR.
AS PER SUPPLEMENTARY
STANDARD SG-2 2.3.4. METHOD OF
CALCULATION. FIRE RESISTANCE
RATING REQ'D IS 1 HR. (AS PER
SENTENCE 9.10.11.2.(1) O.B.C.)

T.12.3.2.1. INSULATION IN ROOF
SPACE W/ 6-MIL POLY VAPOUR
BARRIER ON INTERIOR SIDE
FINISHED WITH 5/8" GYPSUM WALL
BOARD OR APPROVED EQUAL.

STRUDET INC.



ALL GYPSUM BOARD TO BE TIGHT
FIT AGAINST ROOF SHEATHING AND
ROOF TRUSSES. MIDDLE GYPSUM
BOARD BETWEEN TWO TRUSSES TO
BE TIGHTLY SCREWED TO BOTH
TRUSSES.

PER-ENGINEERED ROOF TRUSSES
BY TRUSS MFG. @ 24" O.C.

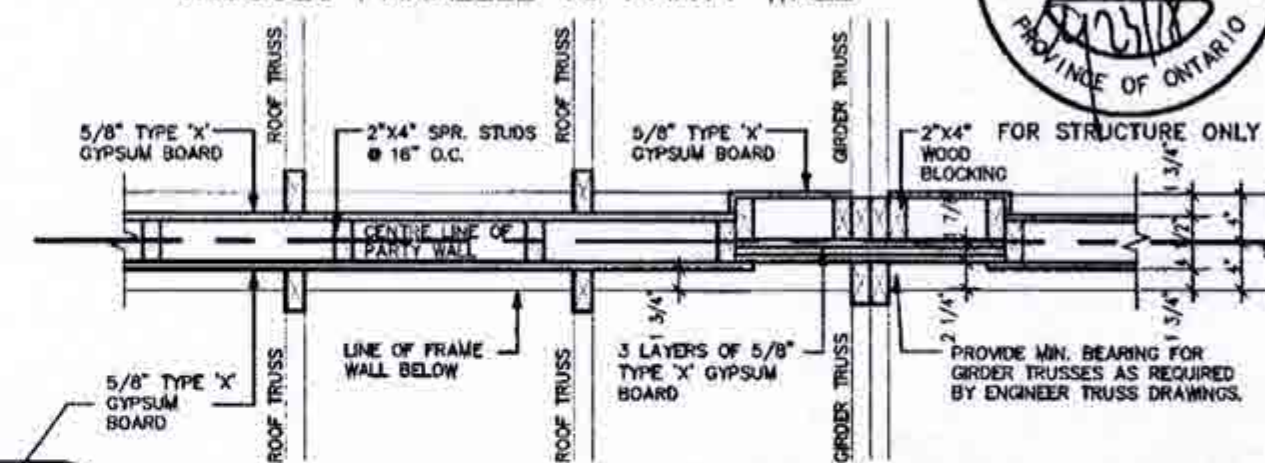
5/8" TYPE 'X' GYPSUM WALL
BOARD

TOP OF PLATE

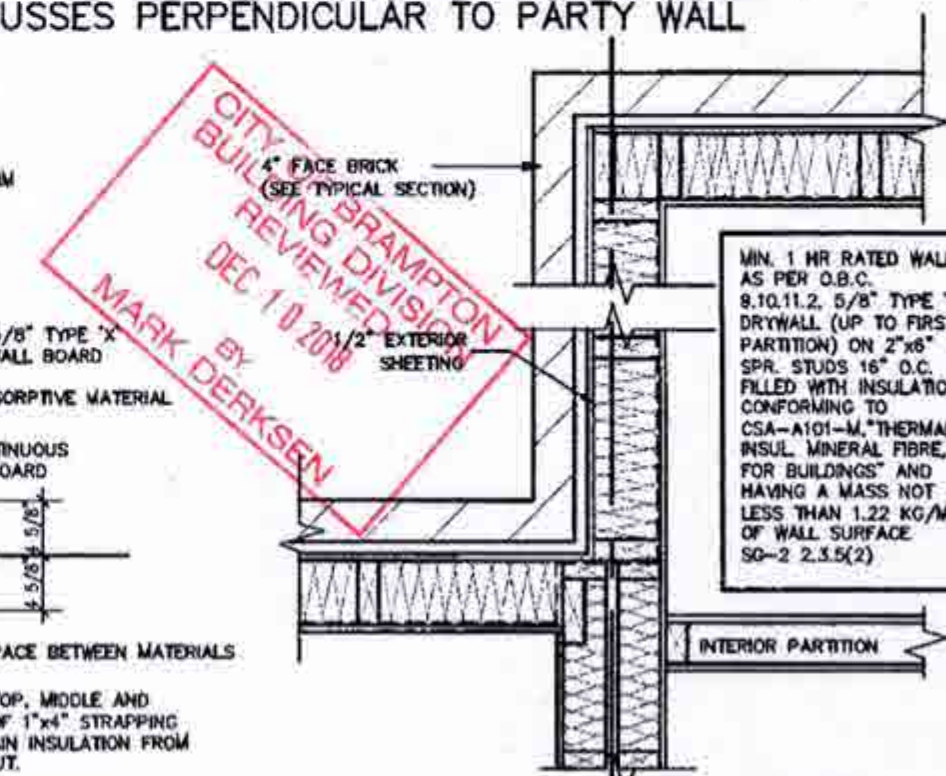
2 LAYERS OF 1/2" GYPSUM WALL
BOARD FOR FIRE-STOPPING
CONTINUOUS

3 ROWS (TOP, MIDDLE AND BOTTOM)
OF 1"x4" STRAPPING TO RESTRAIN
INSULATION FROM FALLING OUT.

SECTION @ FIRE SEPARATION IN ROOF SPACE TRUSSES PARALLEL TO PARTY WALL



PLAN OF FIRE SEPARATION IN ROOF SPACE TRUSSES PERPENDICULAR TO PARTY WALL



TIGHTLY SEAL ANY GAPS WITH
MINERAL WOOL OR
NON-COMBUSTIBLE MATERIAL
AS PER O.B.C. 9.10.11.2(3)

PROVIDE BEARING FOR
GIRDER TRUSSES AS PER
TRUSS DRAWING
SPECIFICATION

PRE-ENGINEERED ROOF
TRUSSES AS PER TRUSS
MANUFACTURERS
DRAWINGS

TOP OF PLATE

2 LAYERS OF 1/2" GYPSUM
WALL BOARD FOR
FIRE-STOPPING CONTINUOUS

3 ROWS (TOP, MIDDLE AND
BOTTOM) OF 1"x4" STRAPPING TO
RESTRAIN INSULATION FROM
FALLING OUT.

5/8" TYPE 'X' GYPSUM
WALL BOARD

FIN. SECOND FLOOR

ABSORPTIVE MATERIAL

2 LAYERS OF 1/2" GYPSUM
WALL BOARD FOR
FIRE-STOPPING CONTINUOUS

3 ROWS (TOP, MIDDLE AND
BOTTOM) OF 1"x4" STRAPPING TO
RESTRAIN INSULATION FROM
FALLING OUT.

5/8" TYPE 'X' GYPSUM
WALL BOARD

FIN. FIRST FLOOR

JOISTS FRAMING INTO PARTY
WALL

SOLID BLOCKING
BETWEEN JOISTS

CONTINUOUS RIM
BOARD

1/2" DIA. ANCHOR BOLTS
EMBEDDED IN POURED CONC.
WALL

8" POURED CONC. WALL

CONTINUOUS BOND
BREAKING MATERIAL

3" CONC. SLAB ON 5"
COMPACTED GRAVEL

FIN. BASEMENT SLAB

CONC. FTG. C/W 2"x4" KEYWAY
ON NATURAL UNDISTURBED SOIL
FOR SIZES SEE ARCHITECTURAL
DRAWINGS

38x89 (2"x4") STUDS @ 400 O.C.
WITH 15.9mm (5/8") TYPE 'X'
GYPSUM BOARD ONE LAYER ON
EACH SIDE. SUPPLEMENTARY
STANDARDS SB3, TABLE 1, W1d
WALL ASSEMBLY.

SOUND ABSORPTIVE MATERIAL
REQUIREMENTS
SOUND ABSORPTIVE MATERIAL
INCLUDES FIBRE PROCESSED
FROM ROCK, SLAG, GLASS OR
CELLULOSE FIBRE. IT MUST FILL
AT LEAST 90% OF THE CAVITY
THICKNESS FOR THE WALL TO
PROVIDE THE LISTED STC
VALUE.

SOUND TRANSMISSION RATING
MINIMUM REQUIRED S.T.C.
RATING OF 50 (O.B.C. DIV. 8
9.11.2.1(1))

WALL TYPE
SEE SUPPLEMENTARY
STANDARDS SB3 TABLE 1, W1.5A
BEARING WALL WITH 2 ROWS OF
2x4 SPR. @ 16" O.C. ON
SEPARATE 2x4 PLATES SET 1"
APART WITH 4" ABSORPTIVE
MATERIAL AND 1 LAYER 5/8"
TYPE 'X' GYPSUM WALL BOARD
ON EACH SIDE (SEE NOTES 5
TO TABLE 1)

FIRE RESISTANCE RATING
REQUIRED IS 1 HR. MIN. (AS PER
SENTENCE DIV. 8 9.10.11.2.(1)
O.B.C.)

2 LAYERS OF 1/2" GYPSUM
WALL BOARD FOR
FIRE-STOPPING CONTINUOUS

1" AIR SPACE

3/4" SUBFLOOR

FIN. FIRST FLOOR

ENGINEERED FLOOR JOISTS
W/HEADER

DOUBLE CONTINUOUS RIM
BOARD

2 LAYERS OF 1/2" GYPSUM
WALL BOARD FOR
FIRE-STOPPING CONTINUOUS

2"x4" SILL PLATE
(MAX. 2 725 P/F)

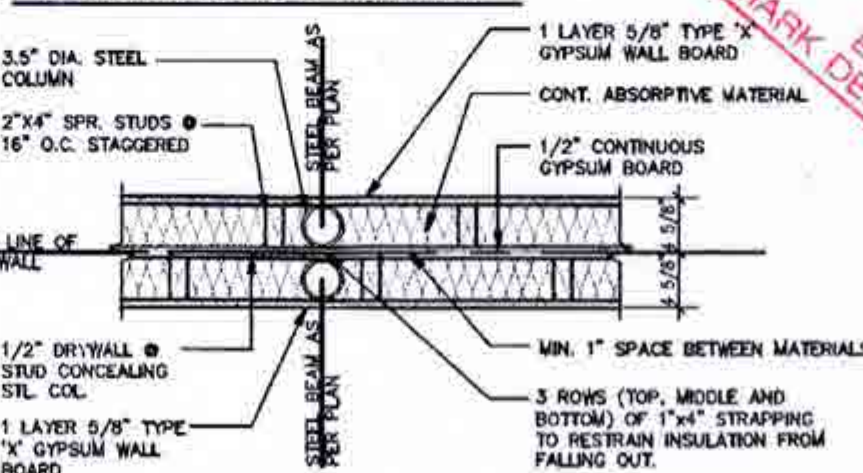
8" POURED CONC.
FOUNDATION WALL

FIN. SLAB

1/2" DRYWALL @
STUD CONCEALING
STL. COL.

1 LAYER 5/8" TYPE
'X' GYPSUM WALL
BOARD

FLOOR JOISTS PARALLEL



PLAN OF PARTY WALL IN GARAGE

AUG 22 2018

PARTY WALL PLAN SECTION

2012 CODE

WOOD FRAME PARTY WALL TRUSSES PERPENDICULAR TO PARTY WALL

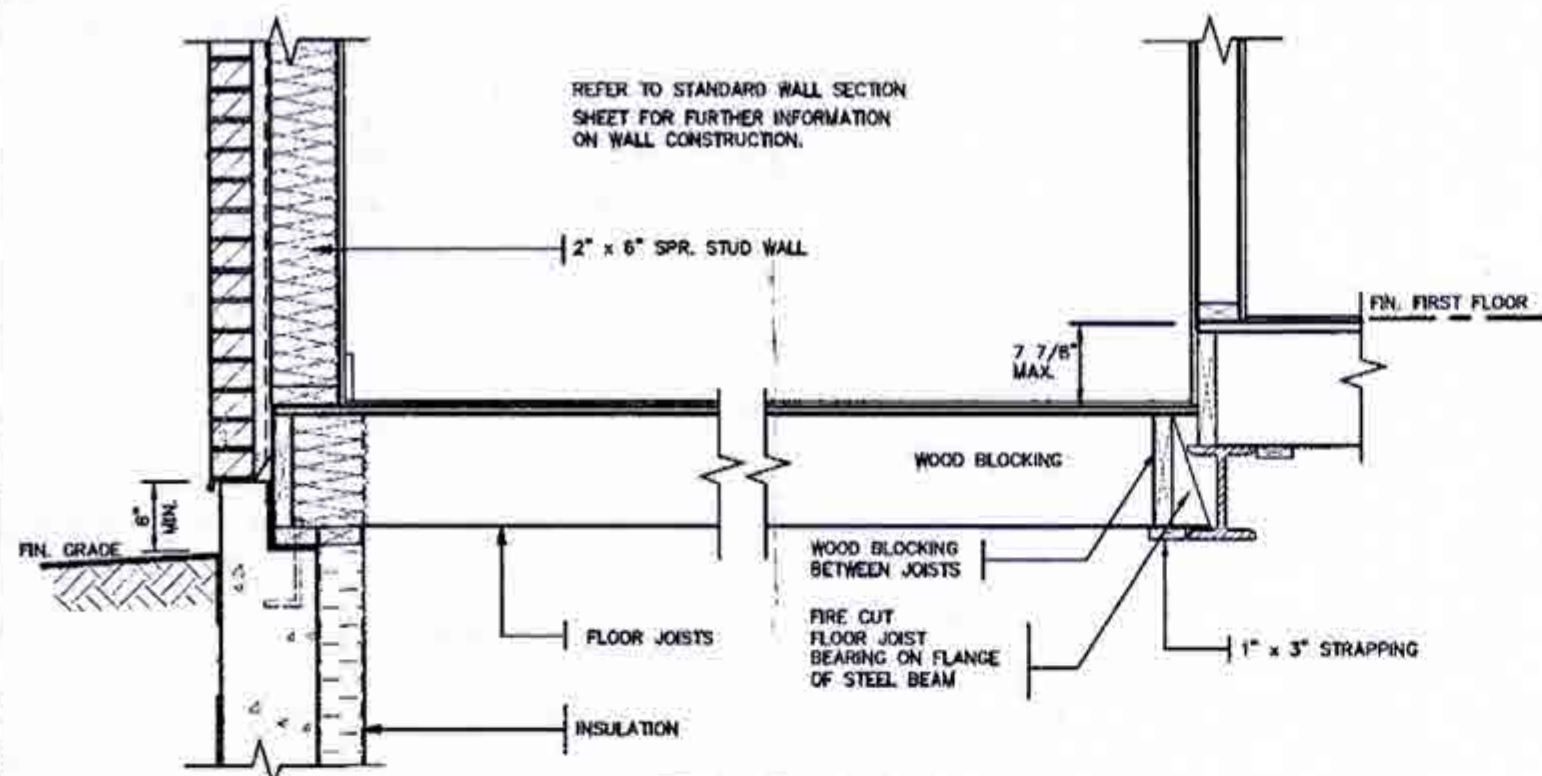
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND
CONSTRUCTIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION.
ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP
INC. PRIOR TO COMMENCEMENT OF WORK.
JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY
OF EXISTING STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, OR
OTHER DRAWINGS OR FOR CONSTRUCTION (S) PRIOR TO THE
ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE
ENGINEERING OR ARCHITECTURAL DRAWINGS FOR MORE INFORMATION.
AS CONSTRUCTION PROCEEDS WITH WORK, THE CONTRACTOR SHALL
VERIFY THAT ALL DIMENSIONS AND CONSTRUCTIONS ARE IN ACCORDANCE
WITH THE PERMIT AND THE CONTRACT DOCUMENTS.
JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT
GENERAL REVIEW OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE
FOR THE FAILURE OF THE CONSTRUCTION OR FOR CONSTRUCTION
CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT
DOCUMENTS.
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CONSENT OF JARDIN DESIGN GROUP INC.

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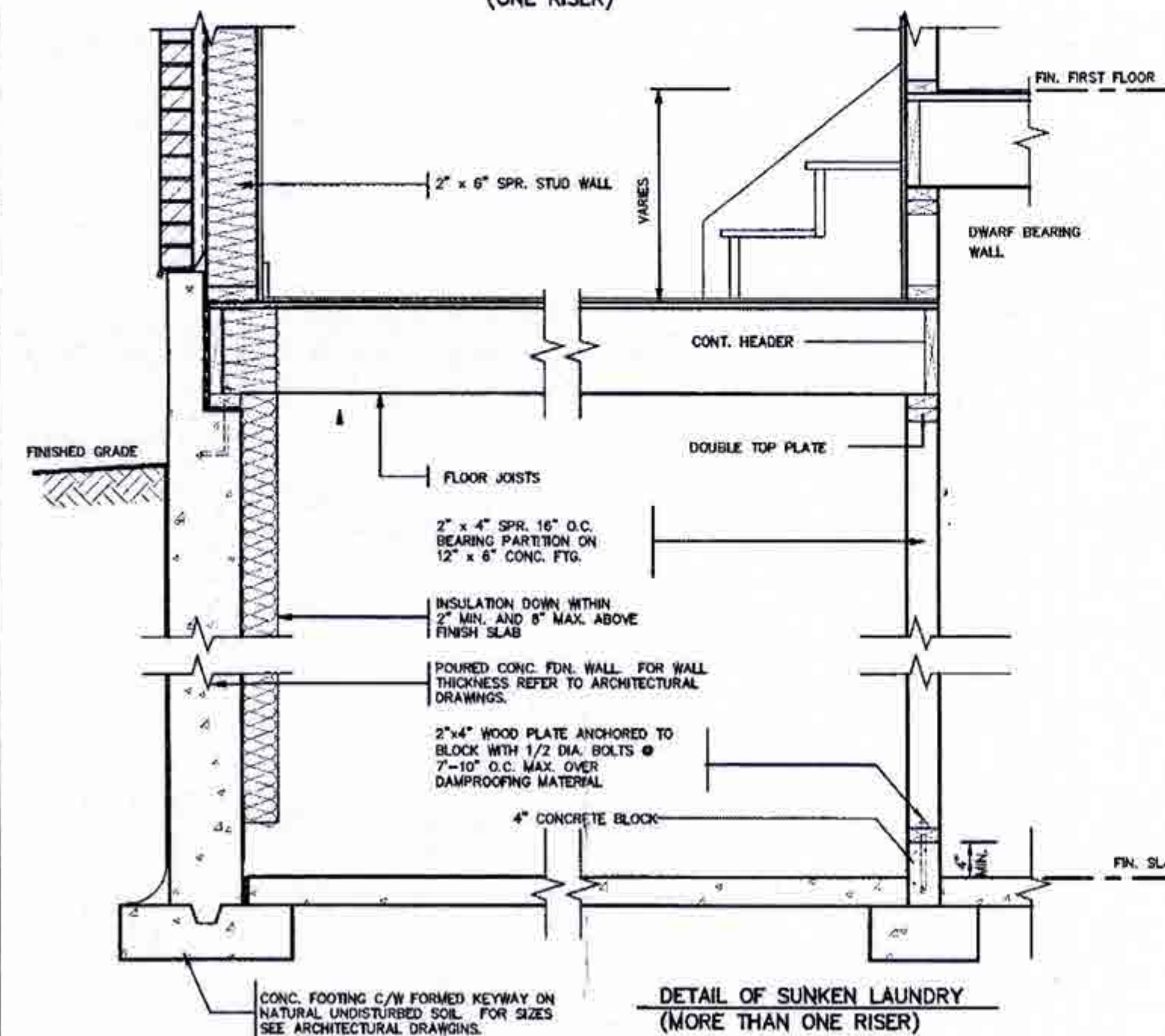
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1.2.3 of the Building Code.
Walter Botter 21031
NAME SIGNATURE BCIN
REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection
1.2.4 of the Building Code.
jardin design group inc. 27763
FIRM NAME BCIN

jardin
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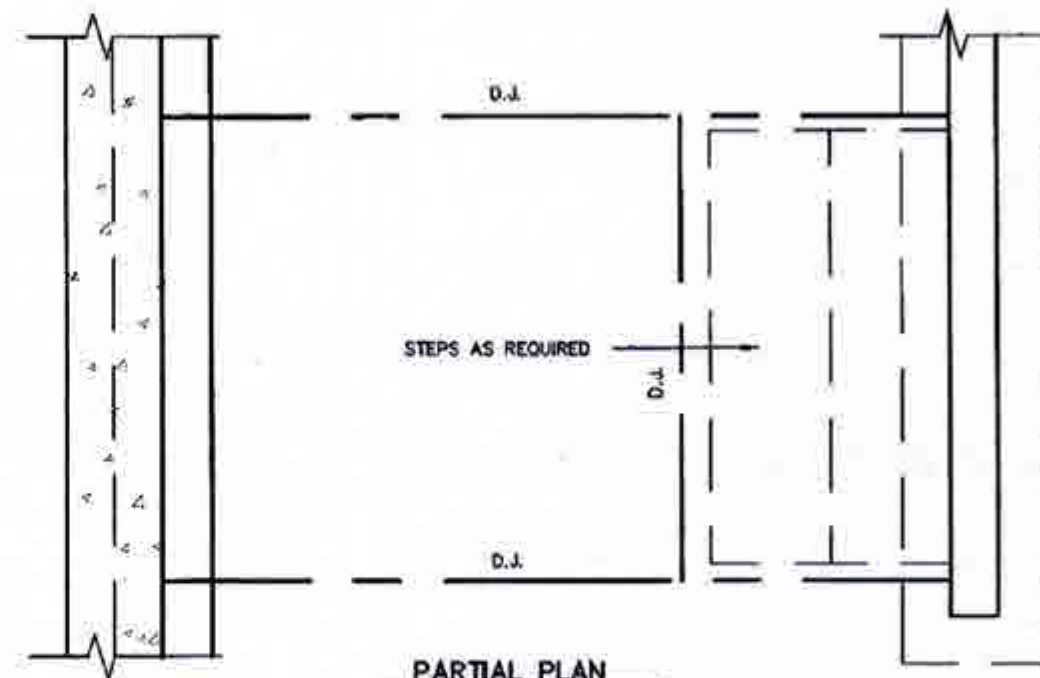
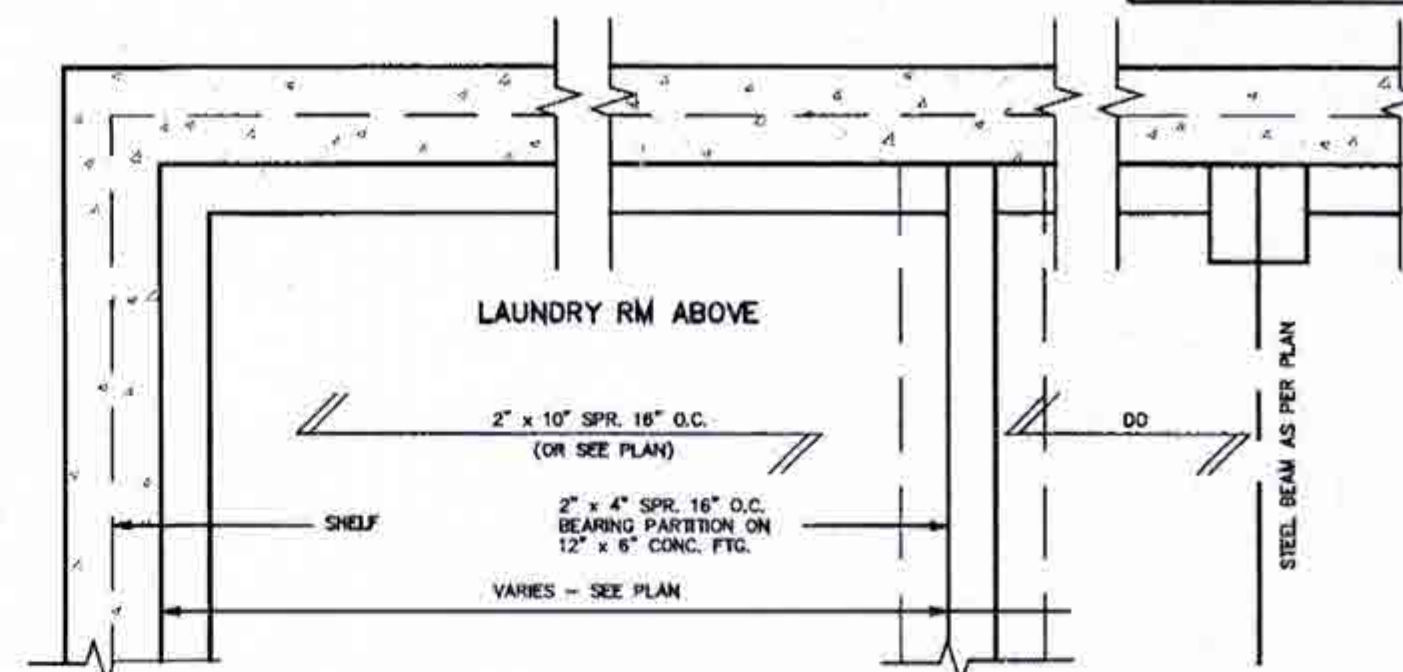
WOOD PARTY WALL
MINNISALE HOME CORP.
CITY OF BRAMPTON
MODEL NAME
T
SCALE: 3/4" = 1'-0"
PROJECT NO. 18-24
DRAWING NO. 4



DETAIL OF SUNKEN LAUNDRY
(ONE RISER)



DETAIL OF SUNKEN LAUNDRY
(MORE THAN ONE RISER)



PARTIAL PLAN

CITY OF BRAMPTON
BUILDING DIVISION
REVIEWED
DEC 10 2018
BY
MARK DERIKSEN



FOR STRUCTURE ONLY

AUG 22 2018

2012 CODE

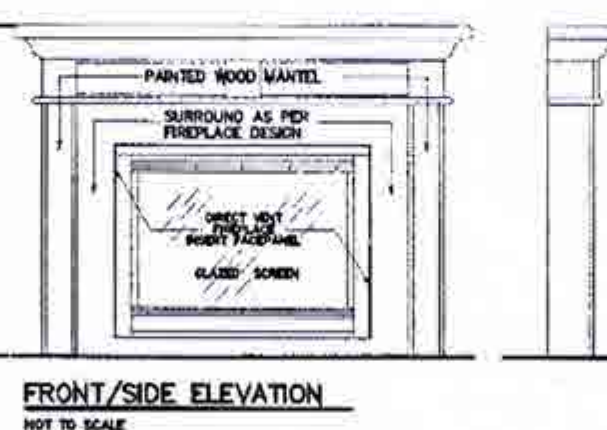
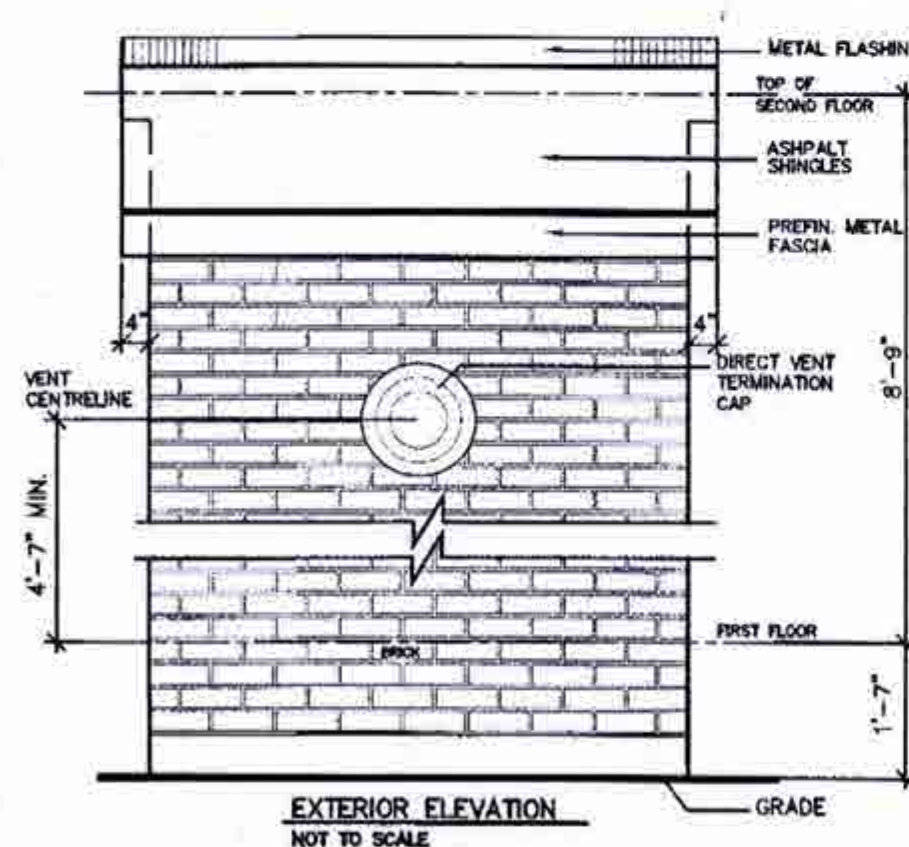
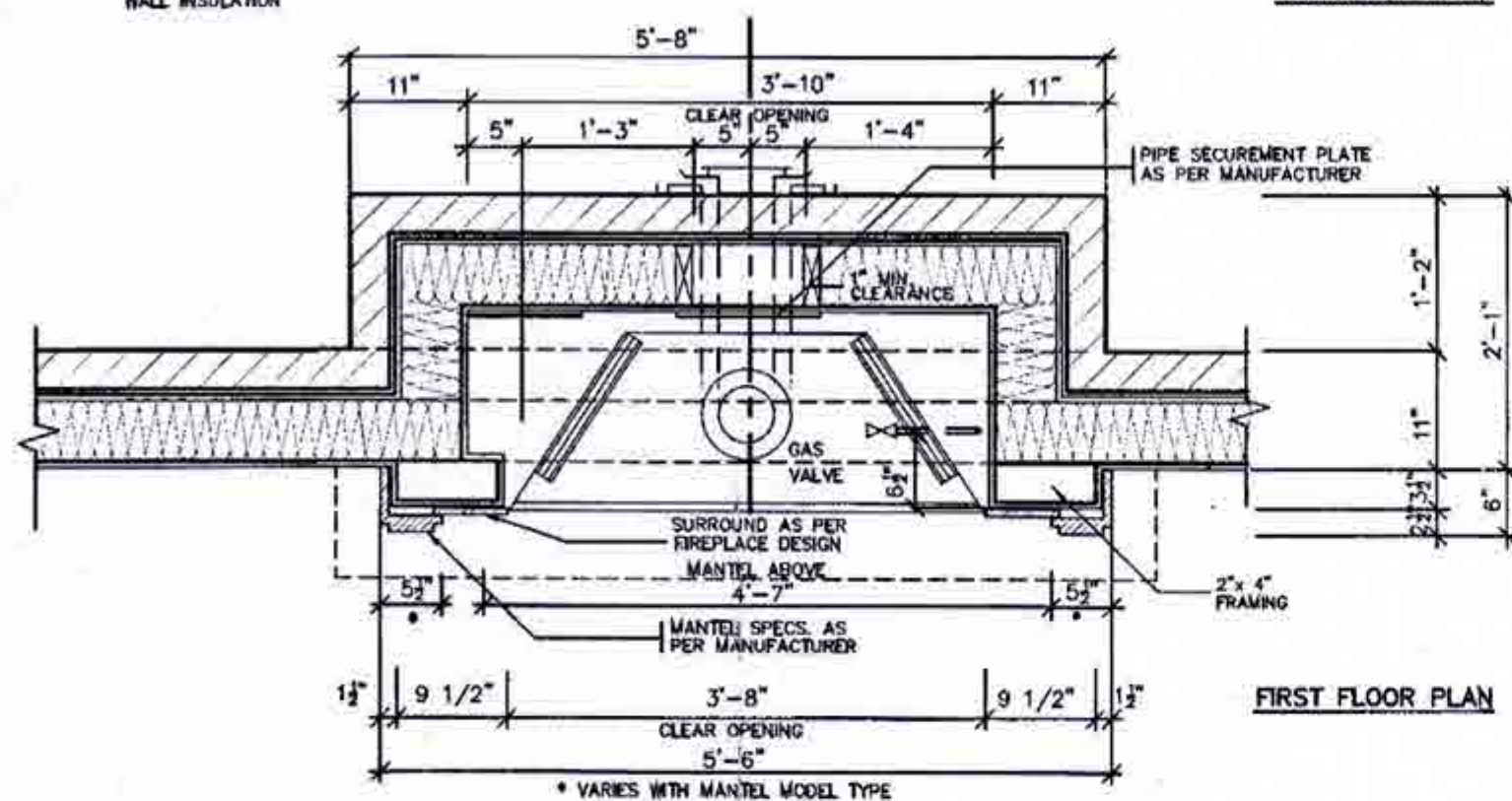
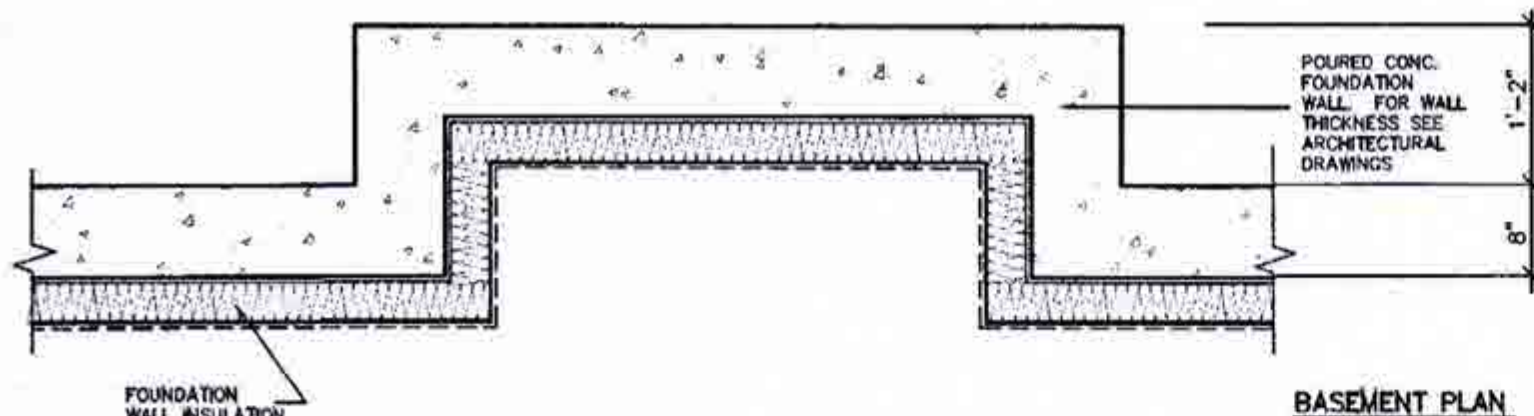
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NO CONSTRUCTED ELEMENTS MUST BE VERIFIED PRIOR TO POURING FOUNDATIONS.
JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT A GENERAL SURVEY OF THE WORK. ACCURACY AND RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB-CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THE FOLLOWING IS A SUMMARY OF SERVICE PROVIDED BY JARDIN DESIGN GROUP INC. TO THE CLIENT. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE.

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QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 2.2.5 of the Building Code.
Walter Botter 21031
NAME SIGNATURE BCIN
REGISTRATION INFORMATION
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jardin design group inc. 27763
FIRM NAME BCIN

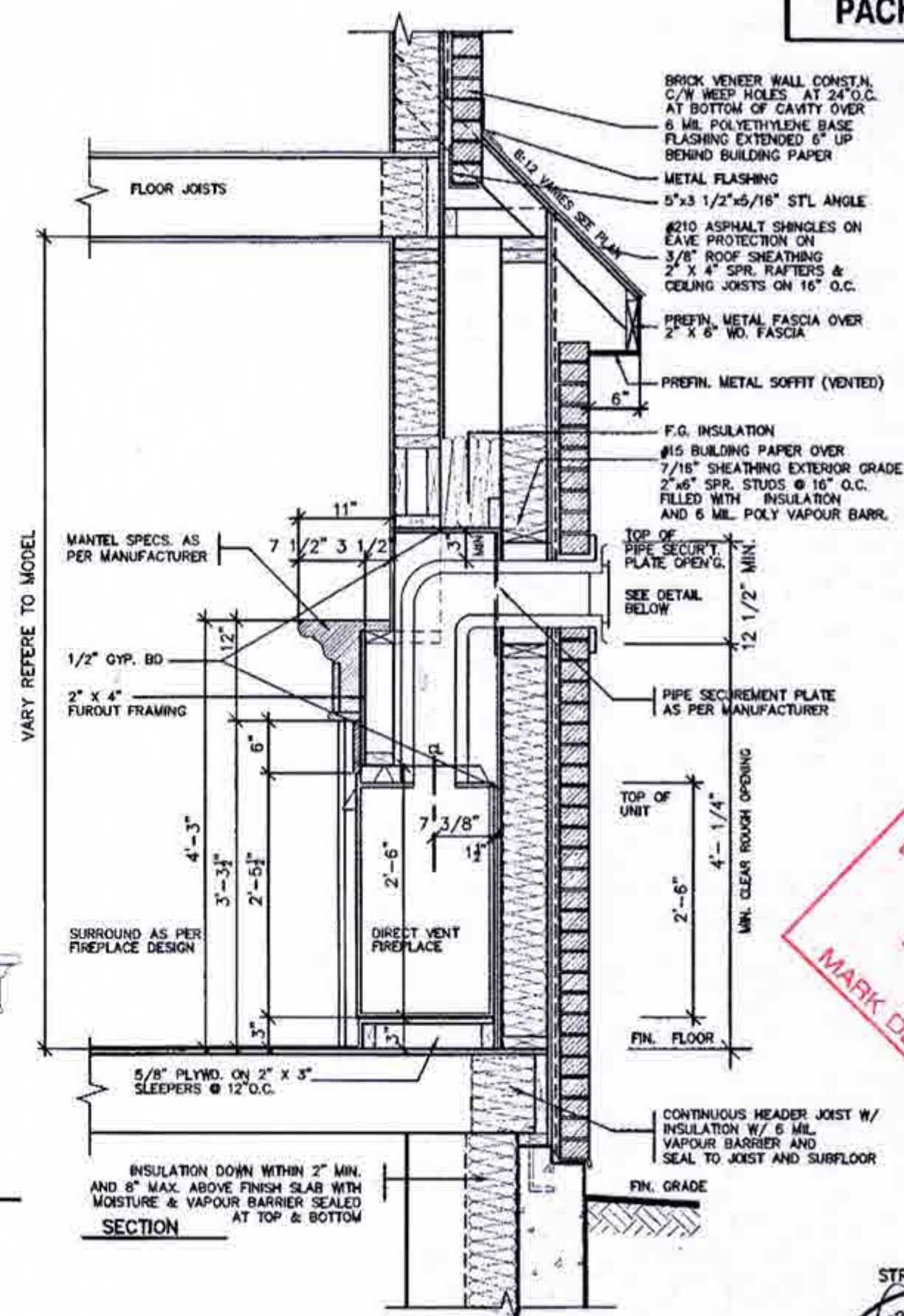
jardin
DESIGN GROUP INC.
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

SUNKEN LAUNDRY
MINNISALE HOME CORP.
CITY OF BRAMPTON
MODEL NAME
T
SCALE: 3/4"=1'-0"
PROJ. No. 18-24
DWG. No. 5



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 GC150 MODEL AS MANUFACTURED BY HEATILATOR.
- 4.0 THE MANTEL ILLUSTRATED IS THE S-2 GB AS SUPPLIED BY GREATER TORONTO FIREPLACE.



CITY OF BRAMPTON
BUILDING DIVISION
REVIEWED
DEC 10 2018
MARK BY
DERKSEN

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

AUG 22 2018

2012 CODE

DIRECT VENT FIREPLACE

MINNISALE HOME CORP.
CITY OF BRAMPTON

MODEL NAME
T
SCALE
3/4" = 1'-0"
PROJ. NO.
18-24
DWG. NO.
6

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 12.5 of the Building Code

Walter Botter *WBe* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 12.4 of the Building Code

jardin design group inc. 27763
FIRM NAME BCIN

jardin
DESIGN GROUP INC
64 JARDIN DR., SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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1	AUG. 17, 2018	PREPARED TO PACKAGE 211 ISSUED TO CLIENT
No.	DATE	WORK DESCRIPTION:

THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS PROVIDED BY AND IS THE PROPERTY OF JARDIN DESIGN GROUP INC. THIS DRAWING IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF JARDIN DESIGN GROUP INC.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.

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AS CONSTRUCTED ELEMENTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

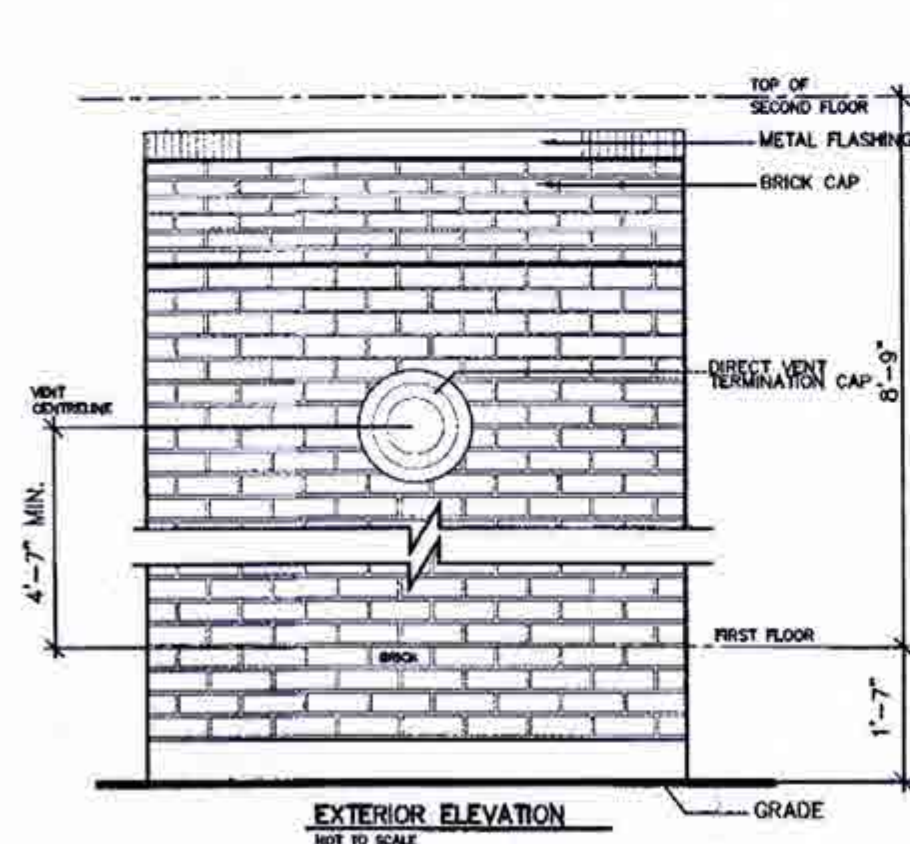
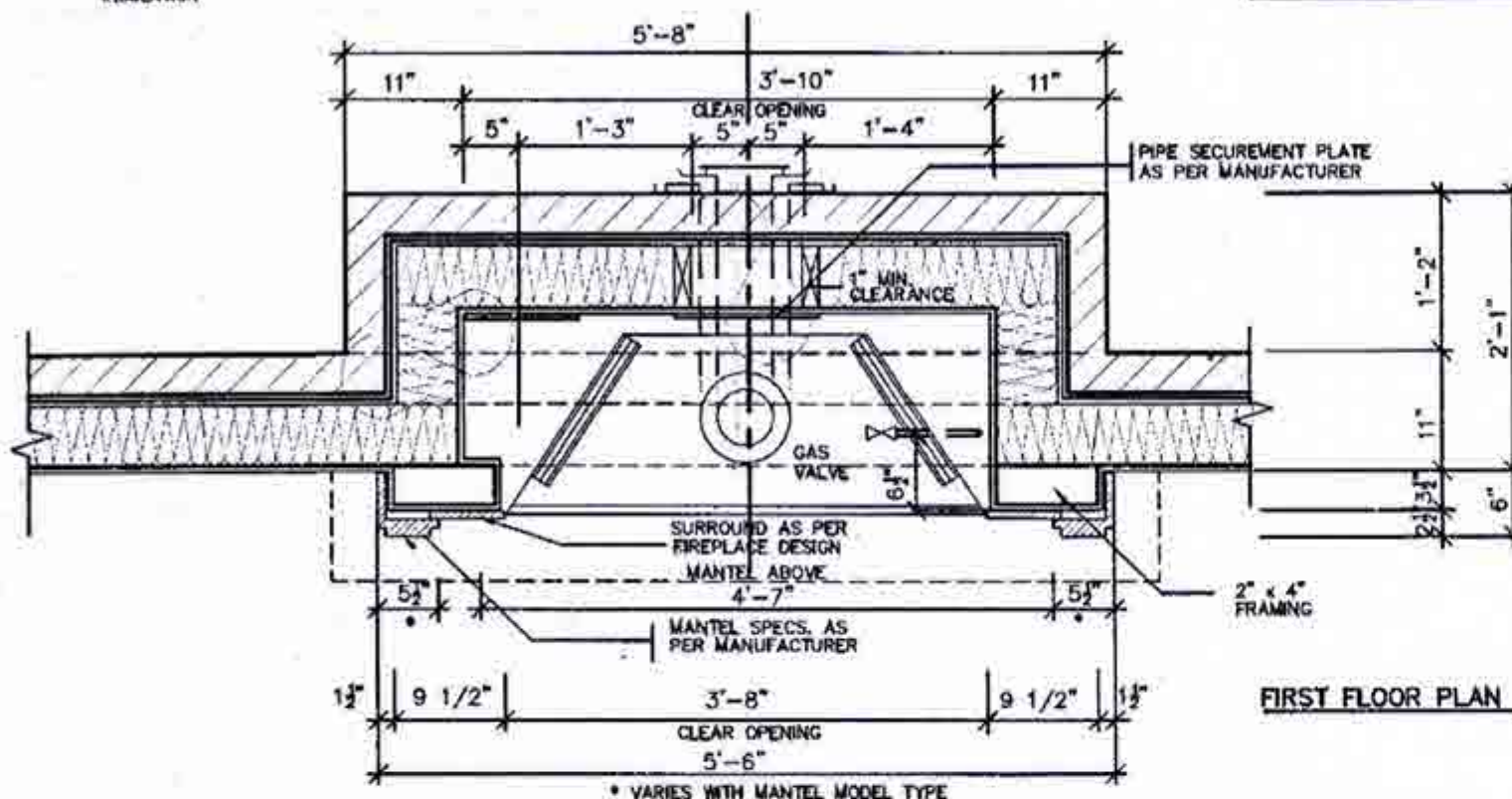
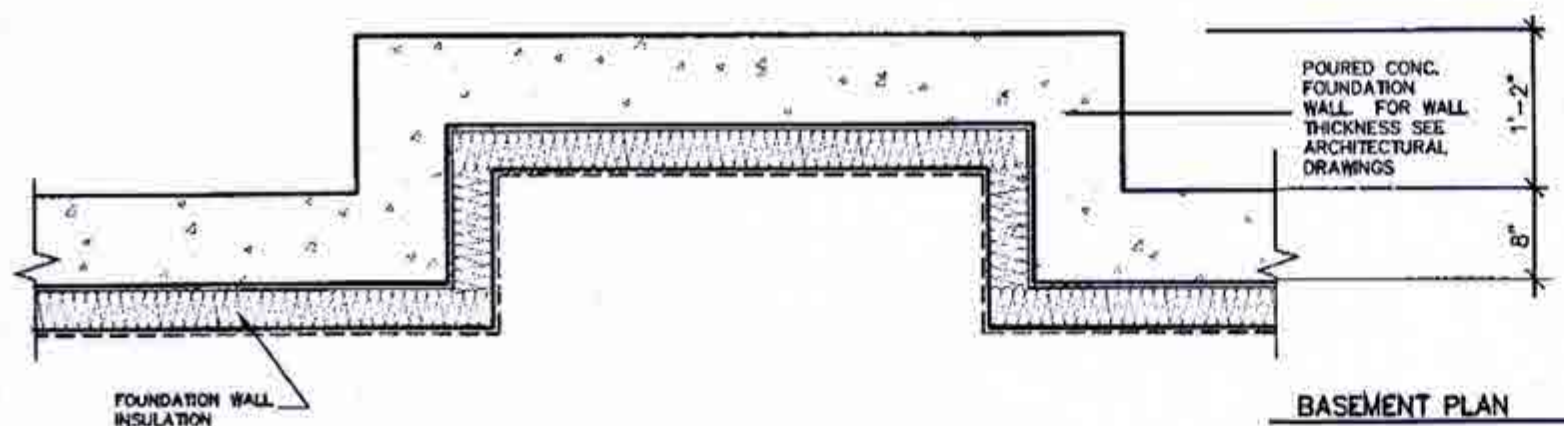
JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB-CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

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DRAWN BY: []

DATE: []

WORK DESCRIPTION: []

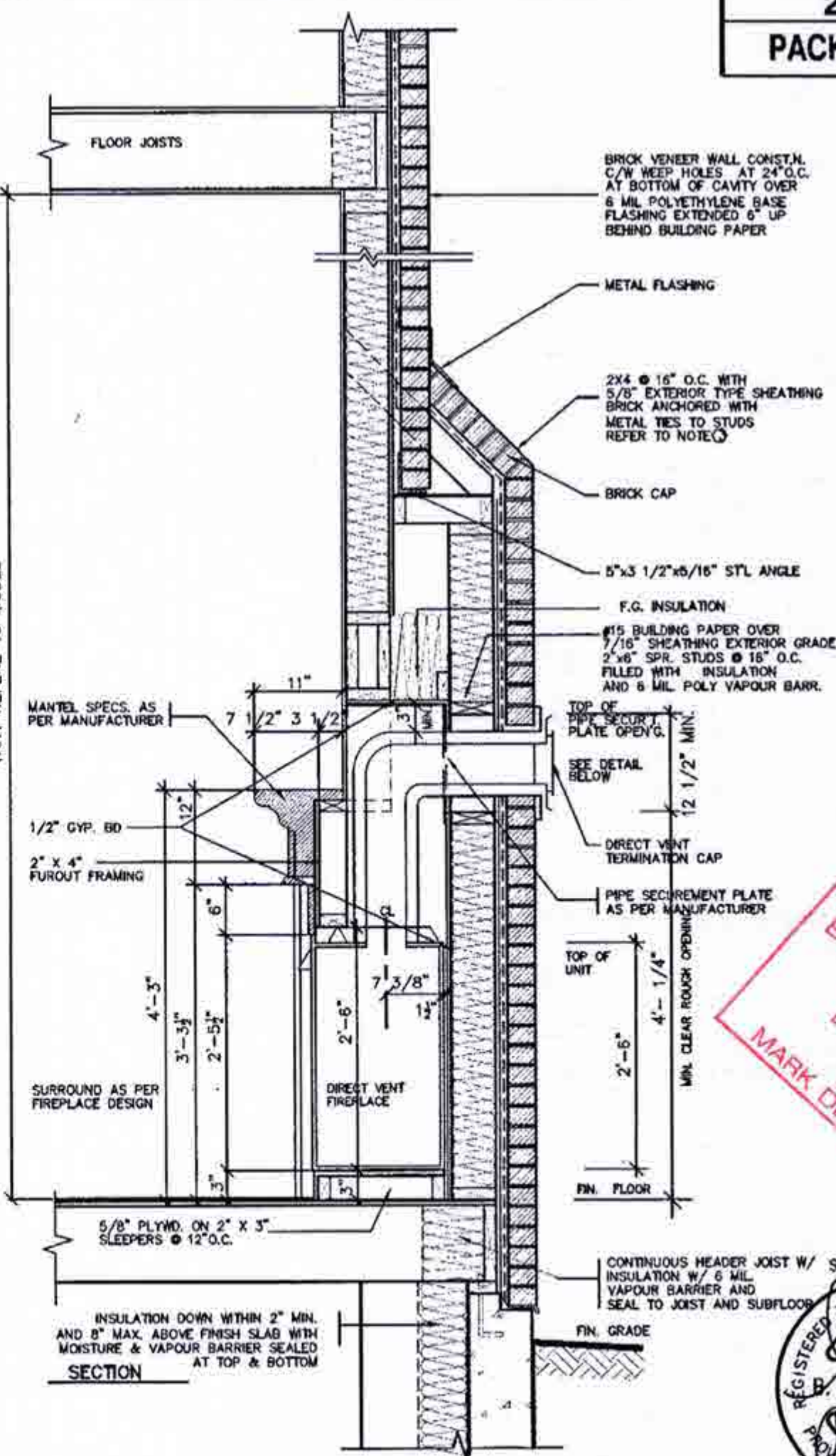


FRONT/SIDE ELEVATION

GENERAL INSTALLATION NOTES

- 1.0 UNIT INSTALLATION TO STRICTLY CONFORM TO MANUFACTURER'S INSTALLATION MANUAL AND ALL APPLICABLE CODES OF LOCAL AUTHORITIES HAVING JURISDICTION INCLUDING CAN/CGA-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 GC150 MODEL AS MANUFACTURED BY HEATILATOR.
- 4.0 THE MANTEL ILLUSTRATED IS THE S-2 GB AS SUPPLIED BY GREATER TORONTO FIREPLACE.

VARY REFERENCE TO MODEL



FOR STRUCTURE ONLY

AUG 22 2018

2012 CODE

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AS CONSTRUCTED DIMENSIONS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

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1	AUG 17, 2018	PREPARED TO PACKAGE 'A1' ISSUED TO CLIENT
NO.	DATE	WORK DESCRIPTION

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 1.2.5 of the Building Code

Walter Botter *WBE* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 1.2.4 of the Building Code

Jardin design group inc. 27763
FIRM NAME BCIN

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

DIRECT VENT FIREPLACE WITH BRICK CAP

MINNISALE HOME CORP.
CITY OF BRAMPTON

MODEL NAME
T

SCALE
3/4" = 1'-0"

PROJ. NO.
18-24

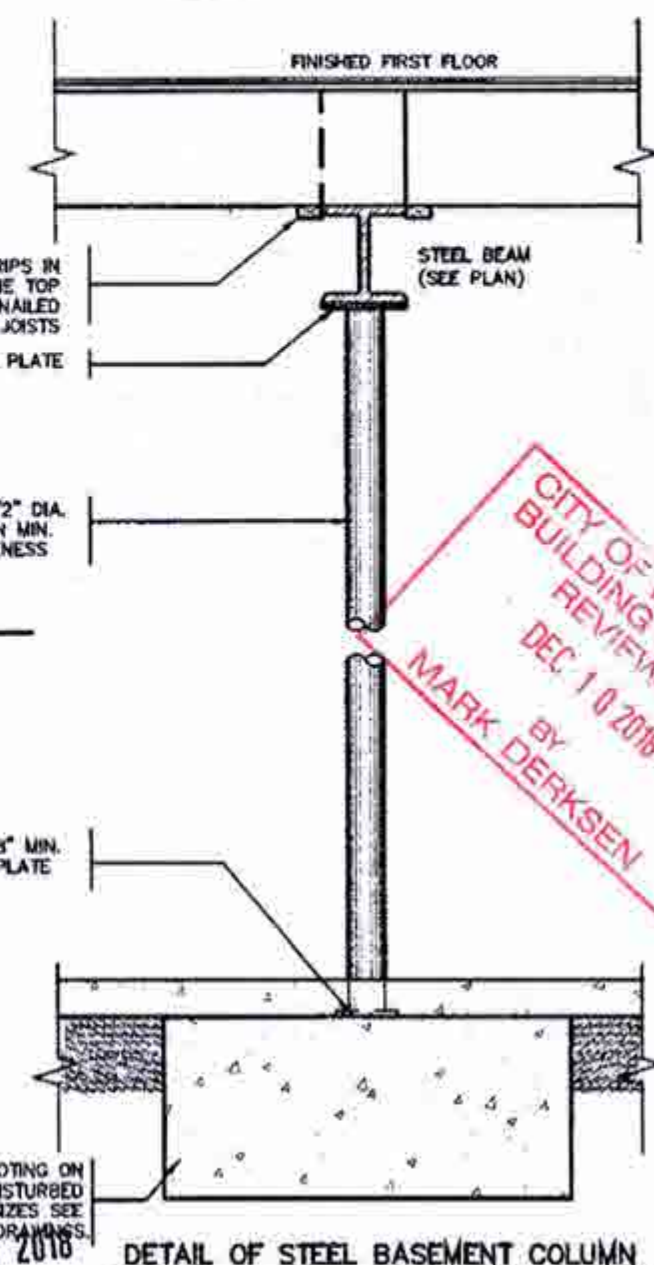
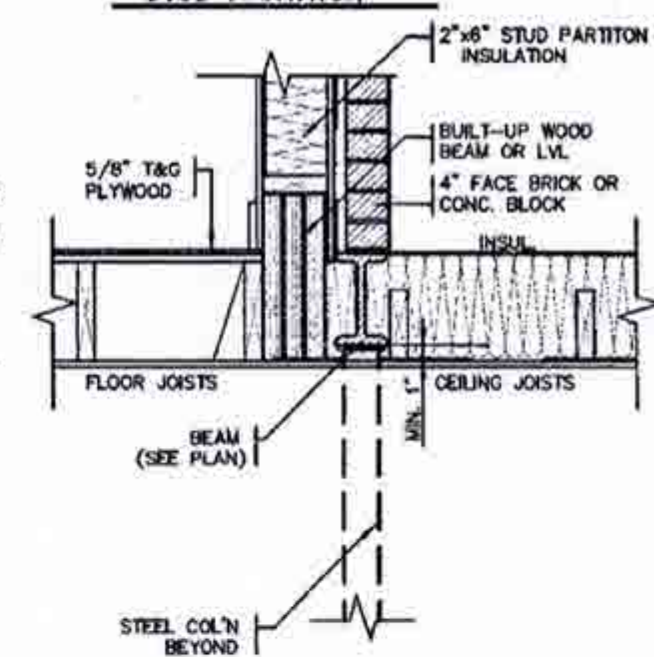
DWG. NO.
6-1

BILD

DRAWN BY:

DRAWING NAME: GENERAL NOTES

SECTION THROUGH STEEL BEAM
SUPPORTING MASONRY & BEARING
STUD PARTITION



CITY OF BRAMPTON
BUILDING DIVISION
REVIEWED
DEC 1 0 2018
BY
MARK DERKSEN

WEeping HOLES 3/8" DIA. @ 24" O.C.
AT BOTTOM OF CAVITY, 6 MIL.
POLYETHYLENE BASE FLASHING
BENEATH WEepingHOLES AND 6" UP
AND BEHIND WALL SHEATHING PAPER
COUNTER FLASHING EMBEDDED 1" MIN.
INTO MASONRY AND NOT LESS THAN
6" DOWN MASONRY COUNTER FLASHING
TO LAP MIN. 4" OVER LOWER FLASHING

SEE PLAN FOR ROOF SLOPE

RAFTER TIED TO STUD

ROOF RAFTER

DRAFTSTOP INSULATION

2" x 6" BOTTOM PLATE
ANCHOR TO SUBFLOOR
(MECH. FASTEN WOOD
PLATE TO STEEL BEAM)

CEILING JOIST (SEE PLAN)

TOP OF WOOD PLATE

WELD OR
BOLT STEEL
COL'N TO
BEAM (TYP.)

INSULATION WHEN AREA
BELOW IS LIVING
AREA / NO INSULATION
WHEN GARAGE
AREA IS BELOW

WOOD
BLOCKING
1/4 POINTS

8'-1" UNLESS OTHERWISE SHOWN

ELEVATION

SECTION A-A

FOAM INSULATION

STEEL STRAP

LINE OF FOUNDATION WALL

2" x 6" SPR STUDS 16" O.C.
FILLED WITH INSULATION
AND VAPOUR BARRIER

10" x 1/4" STEEL PLATE
WELDED TO TOP OF BEAM
WHERE SUPPORTING BRICK
VENEER WALL

INSULATION WHEN AREA
BELOW IS GARAGE OR
EXTERIOR / NO INSULATION
WHEN AREA BELOW IS LIVING
AREA

STEEL BEAM (SEE PLAN)

4" x 4" x 1/4" MIN. TOP PLATE

DOUBLE STUDS ON
BOTH SIDES OF 3 - 1/2" DIA.
STEEL PIPE COLUMN
ANCHORED WITH 2
STEEL STRAPS 1 1/2" x 3/16"
(WELDED TO COLUMN AND
NAILED TO STUDS)

FLOOR JOIST (SEE PLAN)

4" x 4" x 1/4" MIN. BOTTOM PLATE

FINISHED GRADE

10" x 4" x 1/2" BASE PLATE
ANCHORED WITH 2 BOLTS
1/2" DIA., 12" LONG AND
2" HOOK

SECTION

FIN. SECOND FLOOR

FIN. FIRST FLOOR

VARIES
HEIGHT OF PIPE COL'N DETERMINED
BY FLOOR JOISTS (SEE FLOOR PLAN)



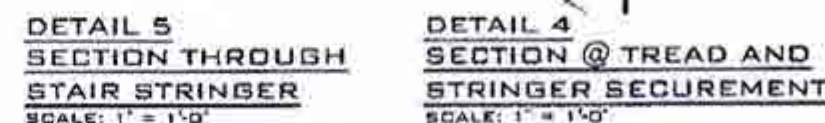
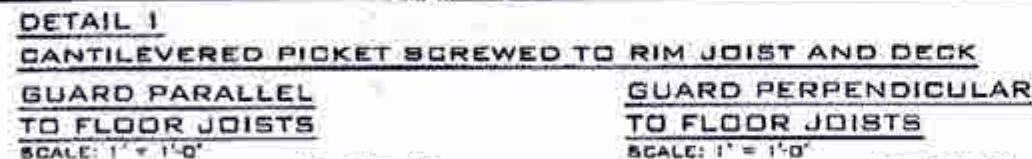
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND
CONSTRUCTIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION.
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INC. PRIOR TO COMMENCEMENT OF WORK.
JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY
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ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE
ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.
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FOOTINGS.
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1	AUG 17, 2018	PREPARED TO PACKAGE 'A1' ISSUED TO CLIENT
No.	DATE	WORK DESCRIPTION

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
Issued unless design is exempt under Division C, Subsection
12.5 of the Building Code.
Walter Botter 21031
NAME SIGNATURE BCIN
Jardin design group inc. 27763
FIRM NAME BCIN

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

ST. COLUMN DETAILS
MINNISALE HOME CORP.
CITY OF BRAMPTON
MODEL NAME
T
SCALE 3/4" = 1'-0"
PRJ. No. 18-24
DWG. No. 7



1. BACK TO BE COMPRESSIVE STRENGTH OF 15MPa (2200 p.s.i.) MIN. UNITS TO BE LAID WITH FULL HEAD AND BED JOINTS.
2. MORTAR TO BE TYPE S WITH JOINT THICKNESS OF 10mm (3/8") MIN. AND 20mm (3/4") MAX.
3. ALL NAILS AND SCREWS TO BE GALVANIZED.
4. WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES.
5. THE DECK HAS BEEN DESIGNED TO SAFELY SUPPORT A SUPERIMPOSED LOAD OF 1.9kPa [40psf].
6. CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 20MPa at 28 DAYS AND 5-8% AIR ENTRAINED.
7. FOOTING TO BE PLACED ON UNDISTURBED SOIL WITH MIN. BEARING PRESSURE OF 150kPa [3130psf].

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

2012 CODE

WOOD DECK DETAIL

MINNISALE HOME CORP.
CITY OF BRAMPTON



MODEL NAME	T
SCALE	AS SHOWN
PROJ. No.	18-24
DWG.	8

[illegible]

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1	AUG. 17, 2018	PREPARED TO PACKAGE 'A1' ISSUED TO CLIENT

DRAWING NAME: GENERAL NOTES

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.

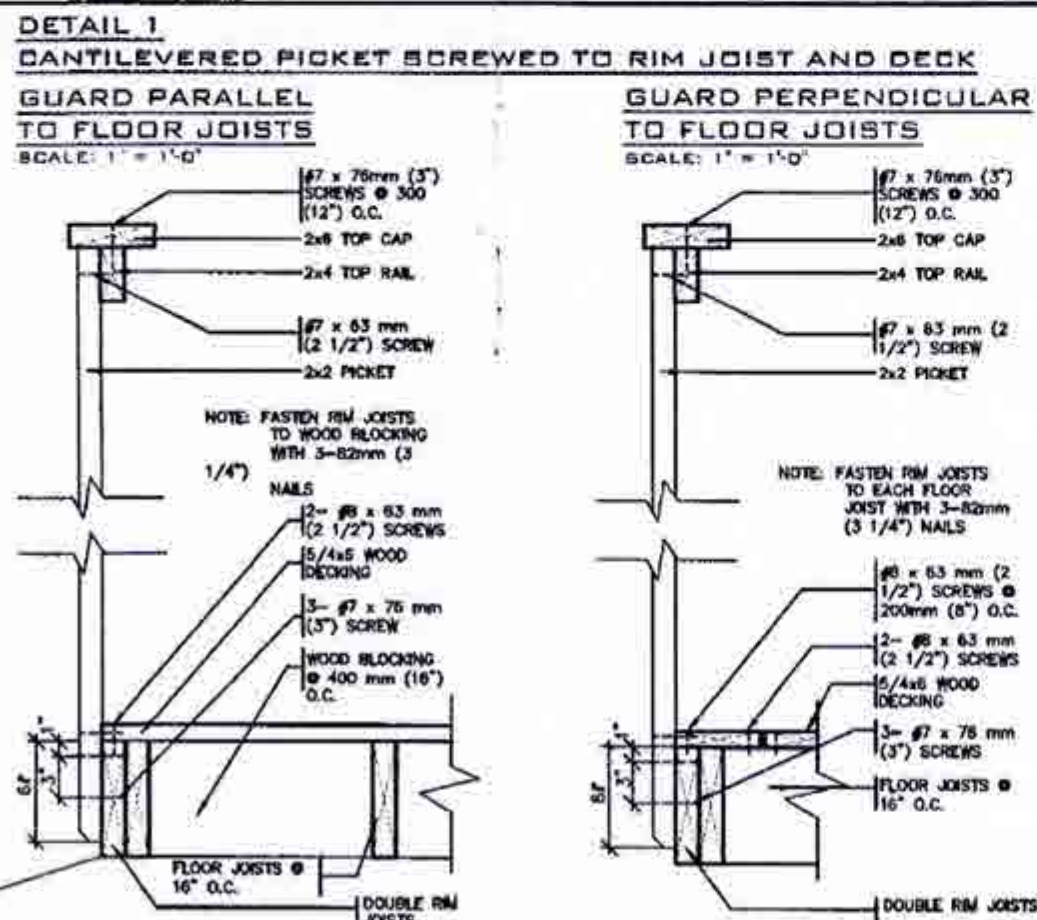
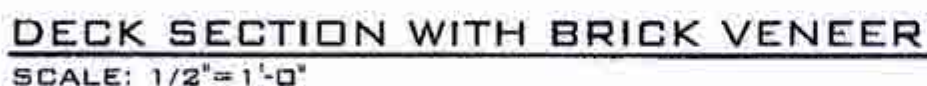
QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 2.2.3 of the building code.

Walter Botter 2103
NAME SIGNATURE BC

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 2.2.4 of the building code.

Jardin design group inc. 2776
FIRST NAME SIGNATURE BC

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca



1. BRICK TO BE COMPRESSIVE STRENGTH OF 15MPa (2200 p.s.i.) MIN. UNITS TO BE LAID WITH FULL HEAD AND BED JOINTS.
2. MORTAR TO BE TYPE S WITH JOINT THICKNESS OF 10mm (3/8") MIN. AND 20mm (3/4") MAX.
3. ALL NAILS AND SCREWS TO BE GALVANIZED.
4. WOOD FOR CANTILEVERED PICKETS PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES.
5. THE DECK HAS BEEN DESIGNED TO SAFELY SUPPORT A SUPERIMPOSED LOAD OF 1.8kPa [40psf].
6. CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 20MPa AT 28 DAYS AND 5-8% AIR ENTRAINMENT.
7. FOOTING TO BE PLACED ON UNDISTURBED SOIL WITH MIN. BEARING PRESSURE OF 150kPa [3130psf].

DEC 10 2018
BY
MARK DERKSEN



AUG 22 2018

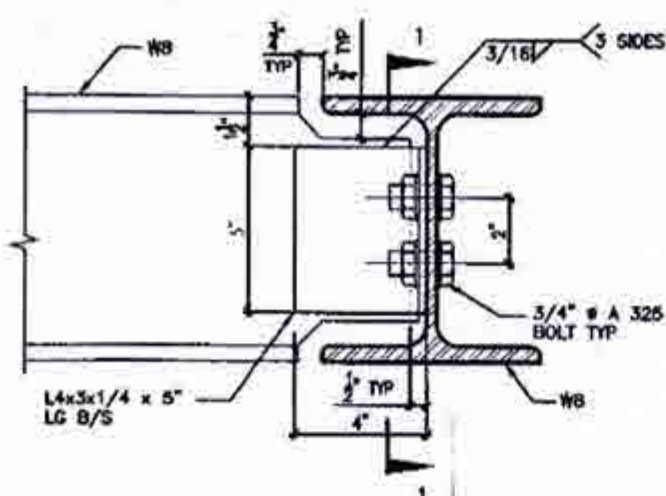
FOR STRUCTURE ONLY

2012 CODE

THE CONSTRUCTION SHALL CHECK AND VERIFY ALL DIMENSIONS AND LOCATIONS OF PILES BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JOHNSON DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.	7		
JOHNSON DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY DATA OR FOR DISCREPANCIES IN INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION DISTANCES PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE SURVEYING DRAWINGS BEFORE PROCEEDING WITH WORK.	8		
ALL CONSTRUCTED ELEMENTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.	5		
JOHNSON DESIGN GROUP INC. HAS NOT BEEN PERMITTED TO CARRY OUT DESIGN. REVIEW OF THE WORK AND ISSUES ARE THE RESPONSIBILITY OF THE FAILURE OF THE CONSTRUCTION OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.	4		
THE DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF JOHNSON DESIGN GROUP INC. THIS DRAWING IS NOT TO BE REPRODUCED.	3		
	2		
	1	APR. 17, 2018	PREPARED TO PACKAGE "A1" ISSUED TO CLIENT
No.	DATE:	WORK DESCRIPTION	

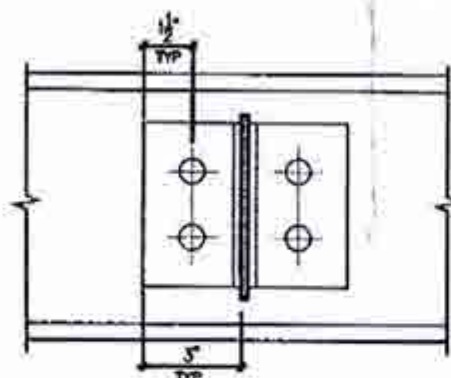
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.4 of the building code		
Walter Botter	<i>Walter Botter</i>	2103
NAME	SIGNATURE	BCIN
REGISTRATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.4 of the building code		
Jardin design group inc.		27763
FIRM NAME		BCIN

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

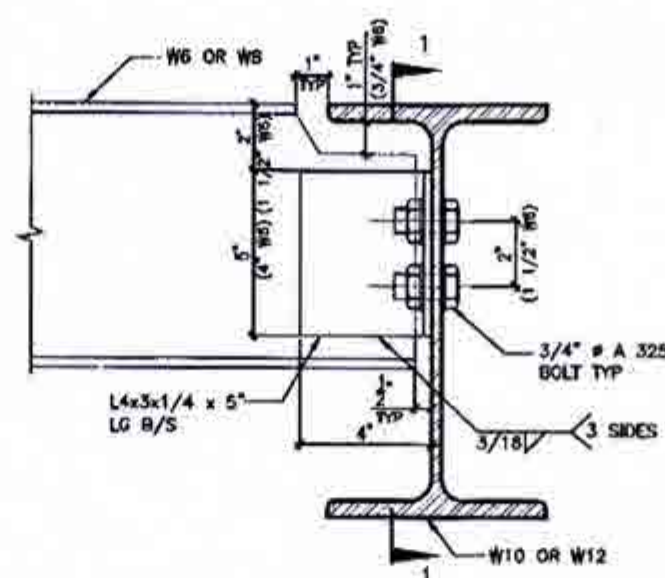


DETAIL 1.

W8
TO
W8
CONNECTION

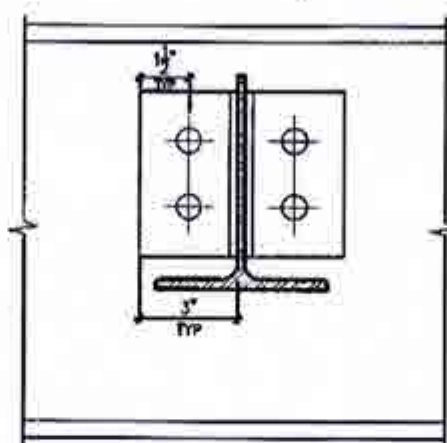


SECTION 1-1

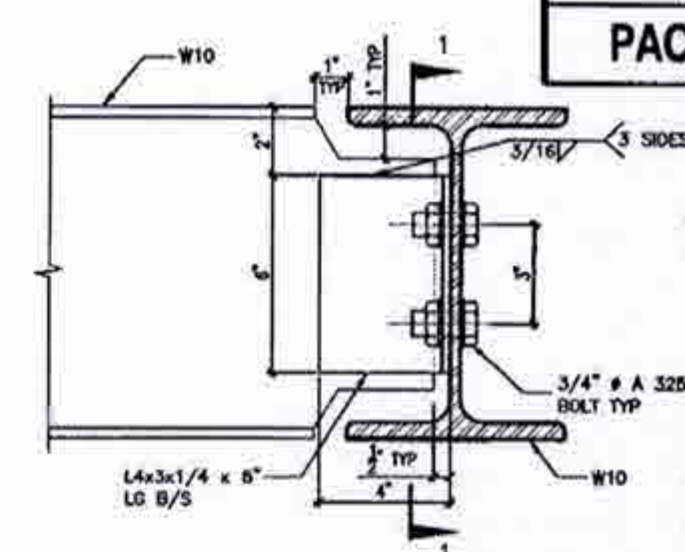


DETAIL 2.

W6(W8)
TO
W10(W12)
CONNECTION

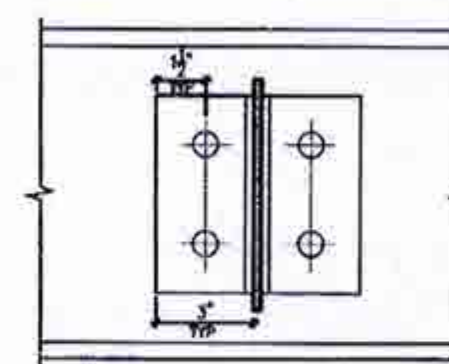


SECTION 1-1

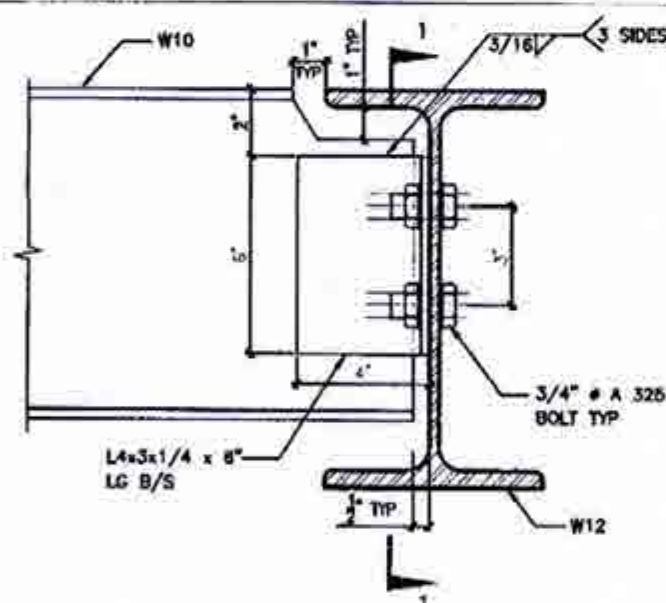


DETAIL 3.

W10
TO
W10
CONNECTION

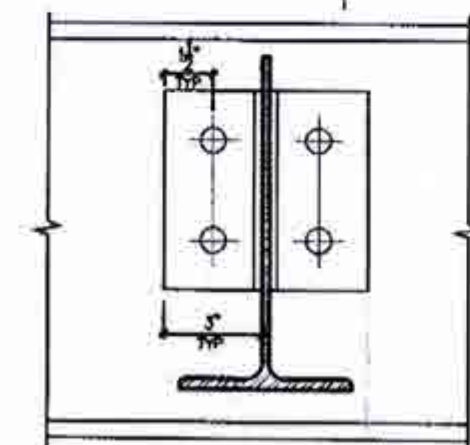


SECTION 1-1

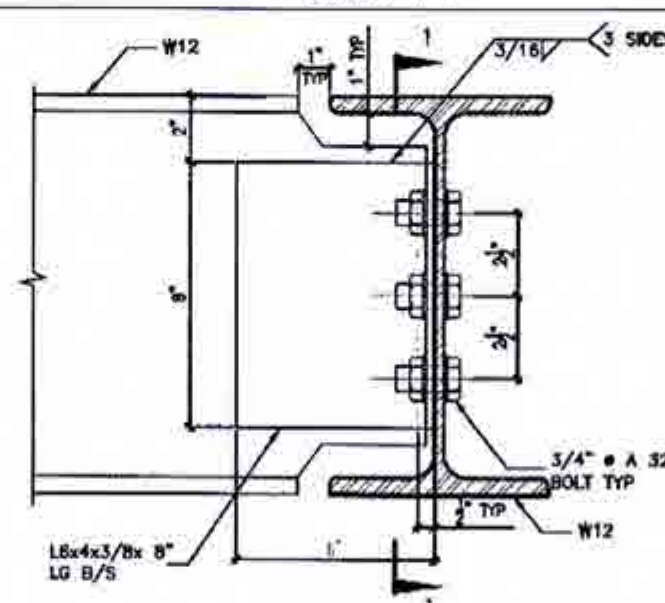


DETAIL 4.

W10
TO
W12
CONNECTION

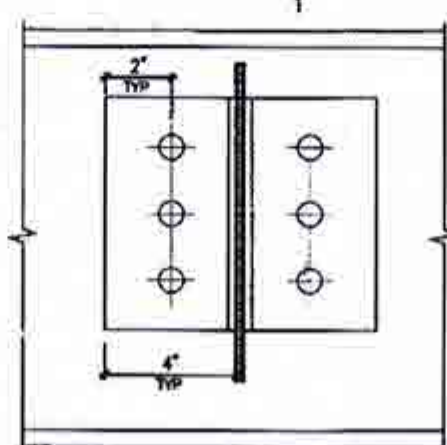


SECTION 1-1

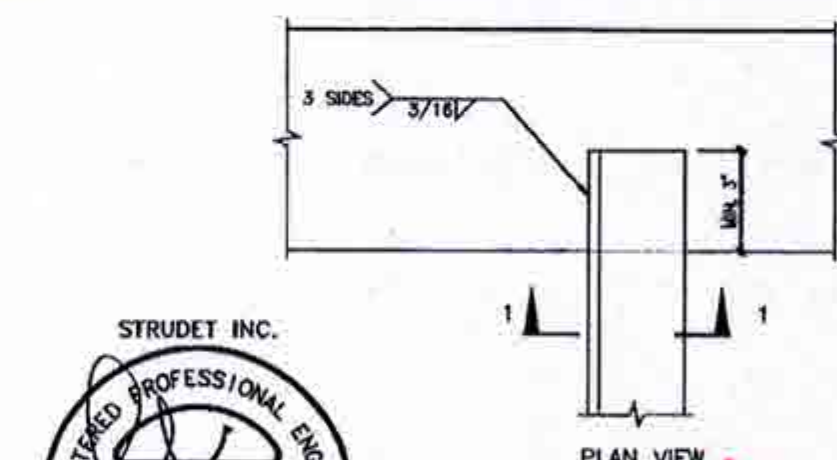


DETAIL 5.

W12
TO
W12
CONNECTION



SECTION 1-1



DETAIL 6.

ANGLE
TO
BEAM
CONNECTION

AUG 22 2018
2012 CODE

STEEL BEAM DETAILS

MINNISALE HOME CORP.
CITY OF BRAMPTON

MODEL NAME	T
SCALE	N.T.S.
PROJ. No.	18-24
DWG. No.	9



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AS CONSTRUCTED DETAILS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

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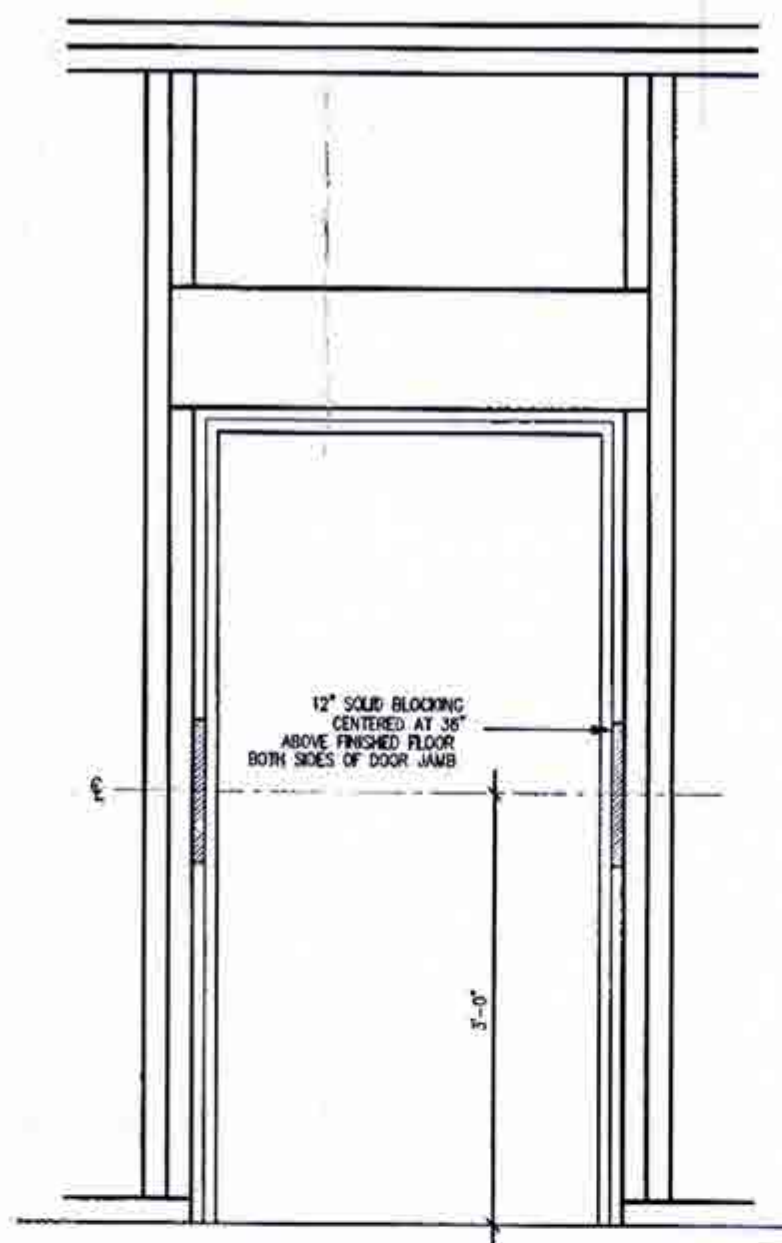
QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 1.2.4 of the building code.

Walter Botter *WBe* 21037
NAME SIGNATURE BCIN

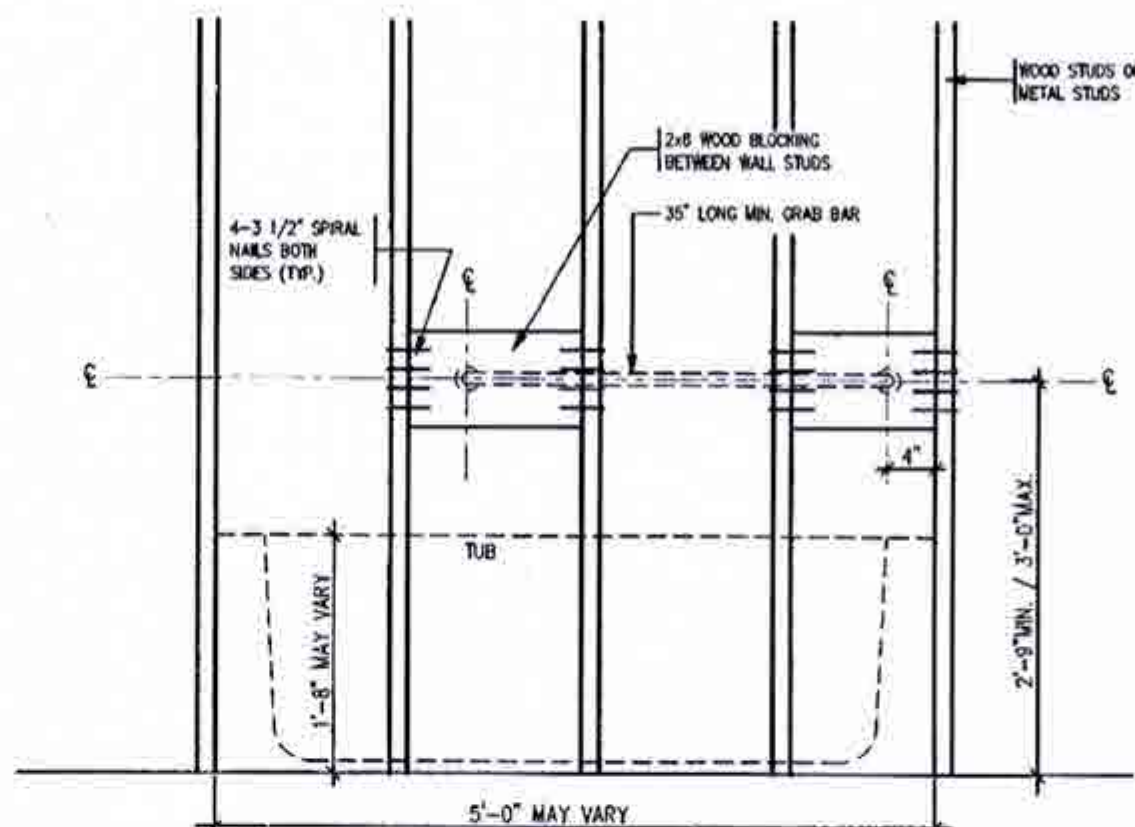
REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 1.2.4 of the building code.

Jardin design group Inc. 27763
FIRM NAME BCIN

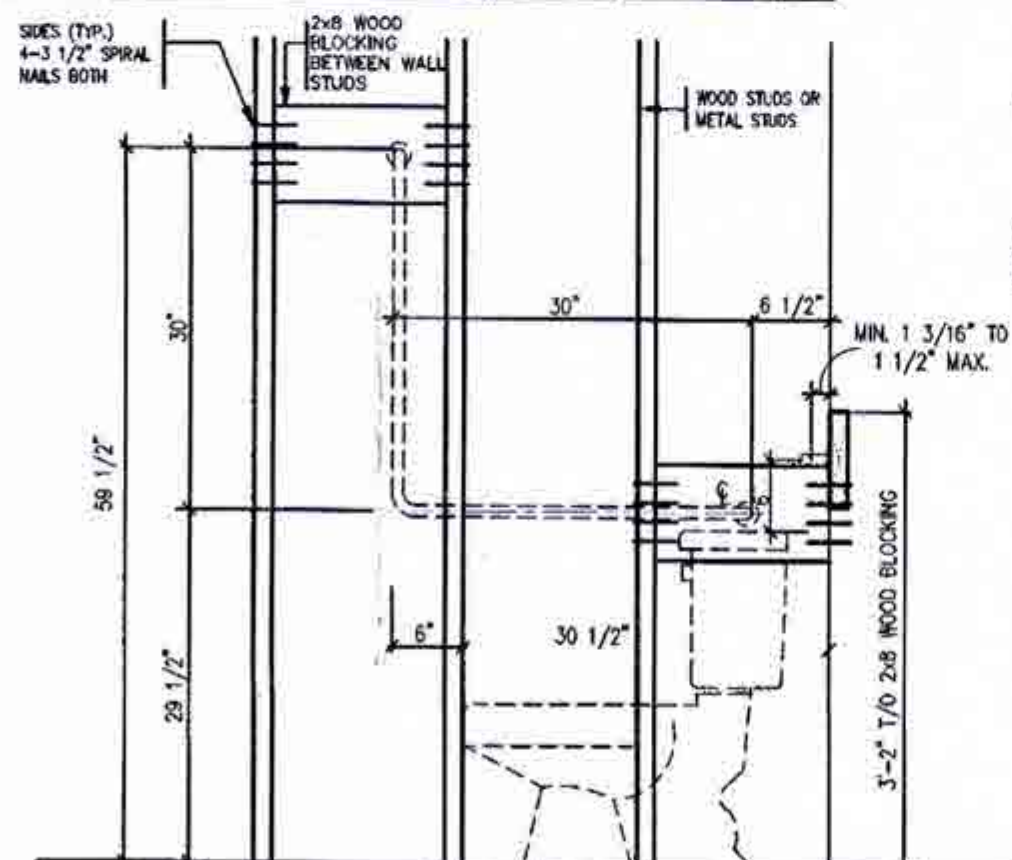
jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
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TEL: 905 660-3377 FAX: 905 660-3713
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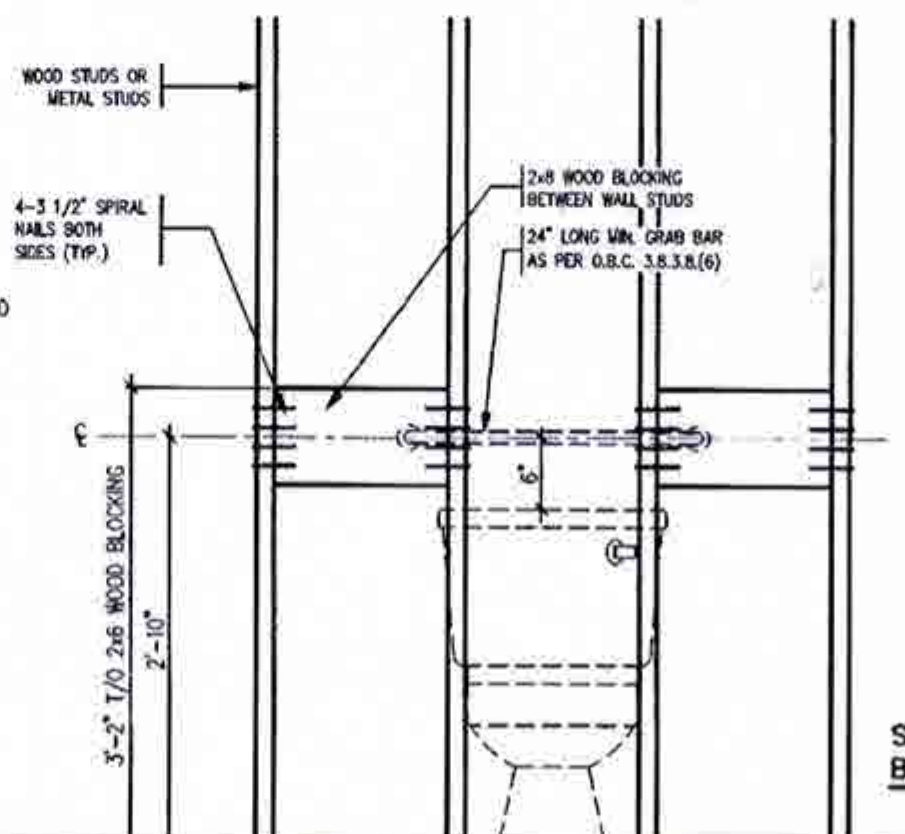
RESISTANCE TO FORCED ENTRY (OBC 9.6.8.)



BATH TUB FRONT ELEVATION



TOILET SIDE ELEVATION



TOILET FRONT ELEVATION

STRUCTURAL REINFORCEMENT FOR GRAB
BAR (OBC 9.5.2.3.)

CITY OF BRAMPTON
BUILDING DIVISION
REVIEWED
DEC 10 2018
BY
MARK DERKSEN



AUG 22 2018

2012 CODE

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NO CONSTRUCTION SHALL BE STARTED PRIOR TO OBTAINING A BUILDING PERMIT.

JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT A GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONSTRUCTION OR FOR THE CONTRACTOR TO CARRY OUT THE WORK ACCORDING TO THE CONTRACT DOCUMENTS.

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NO.	DATE	WORK DESCRIPTION
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1	AUG 17, 2018	PREPARED TO PACKAGE 'A1' ISSUED TO CLIENT

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 1.2.5 of the Building Code.

Walter Botter *Walter Botter* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 1.2.5 of the Building Code.

Jardin design group inc. 27763
FIRM NAME BCIN

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
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TEL: 905 660-3377 FAX: 905 660-3713
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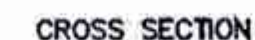
BLOCKING
FORCED ENTRY & GRAB BAR
MINNISALE HOME CORP.
CITY OF BRAMPTON

MODEL NAME
T

SCALE
3/4" = 1'-0"

PROJ. No.
18-24

DWG. No.
10



STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
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2012 CODE

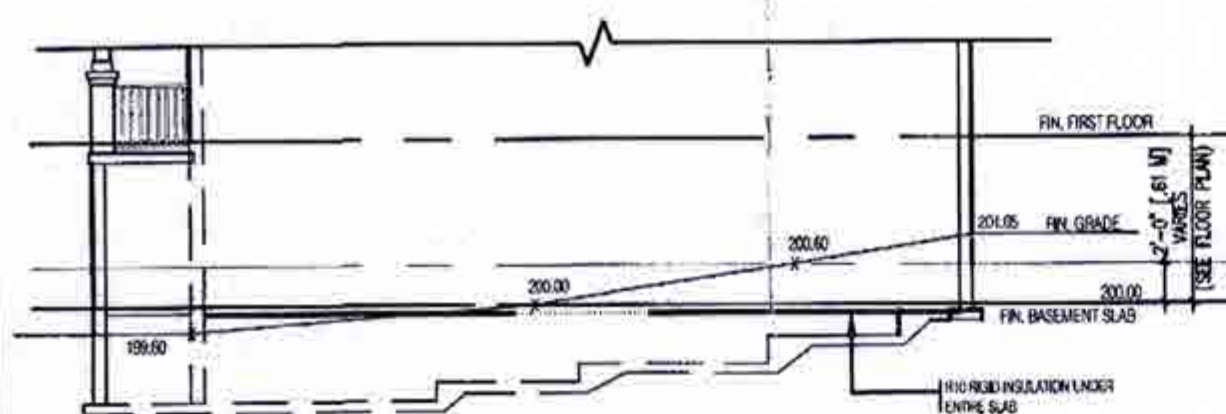
MODEL NAME T	
SCALE 1"=1'-0"	
PROJECT NO. 18-24	DWG. NO. 11

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1	AUG. 17, 2018	PREPARED TO PACKAGE "1" ISSUED TO CLIENT

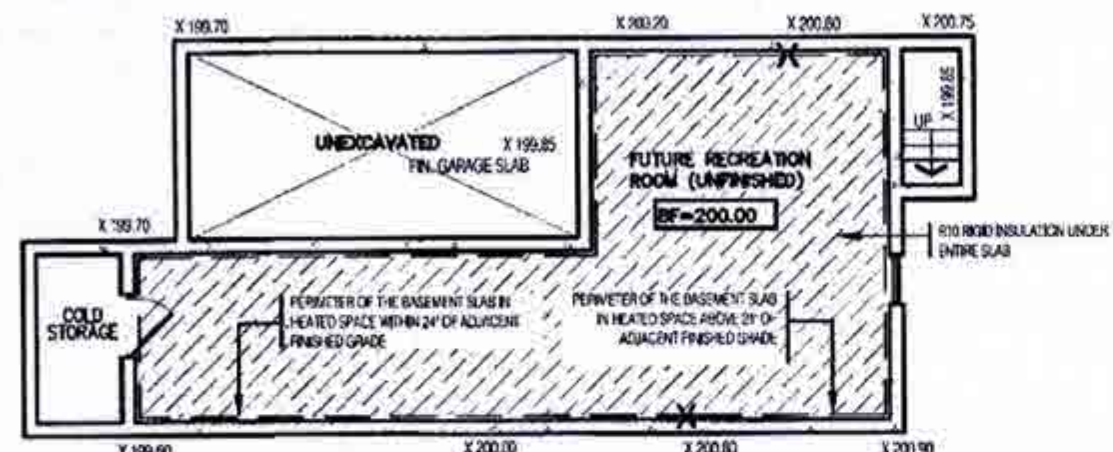
Jardin design group Inc., 2776

jardin
DESIGN GROUP INC.
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3711
EMAIL: info@jardindesign.ca

TEL: 905 660-3377 FAX: 905 660-3711
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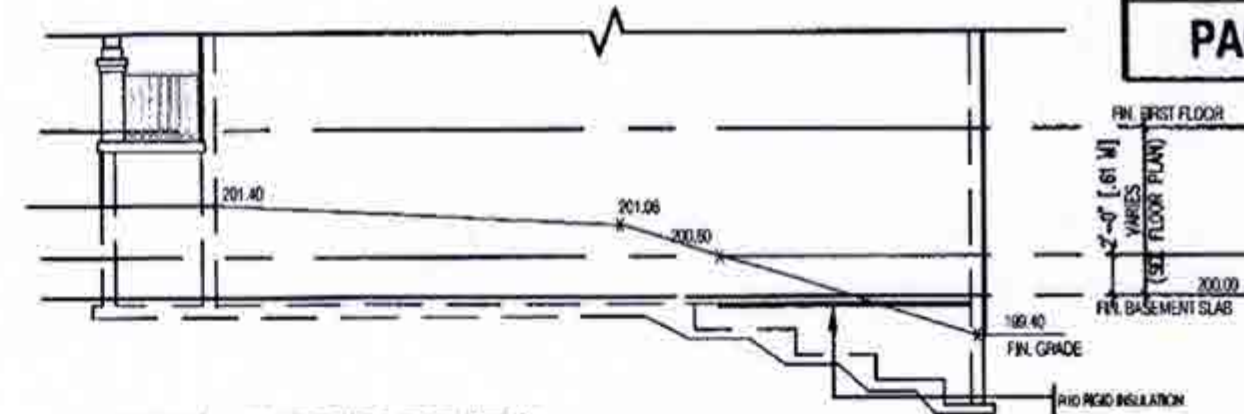
TYPICAL RIGHT SIDE ELEVATION



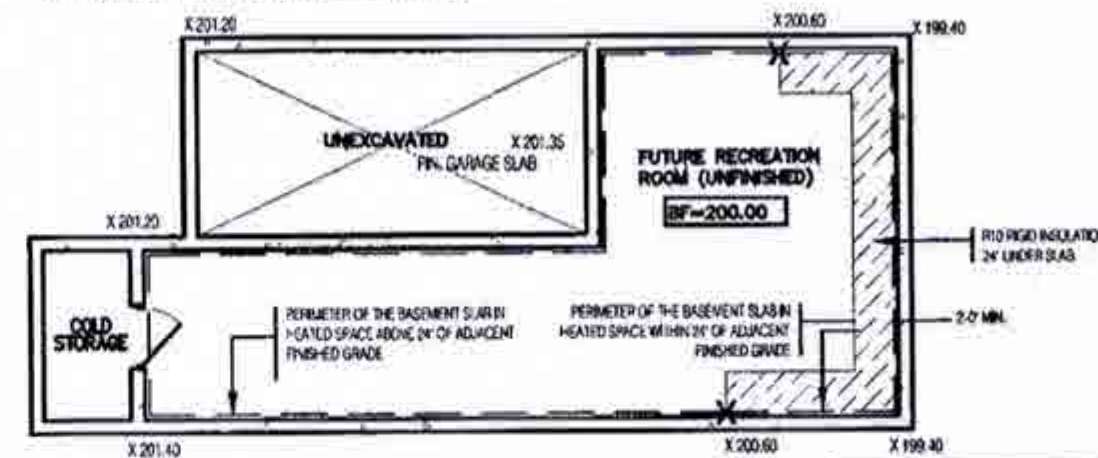
TYPICAL BASEMENT PLAN

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

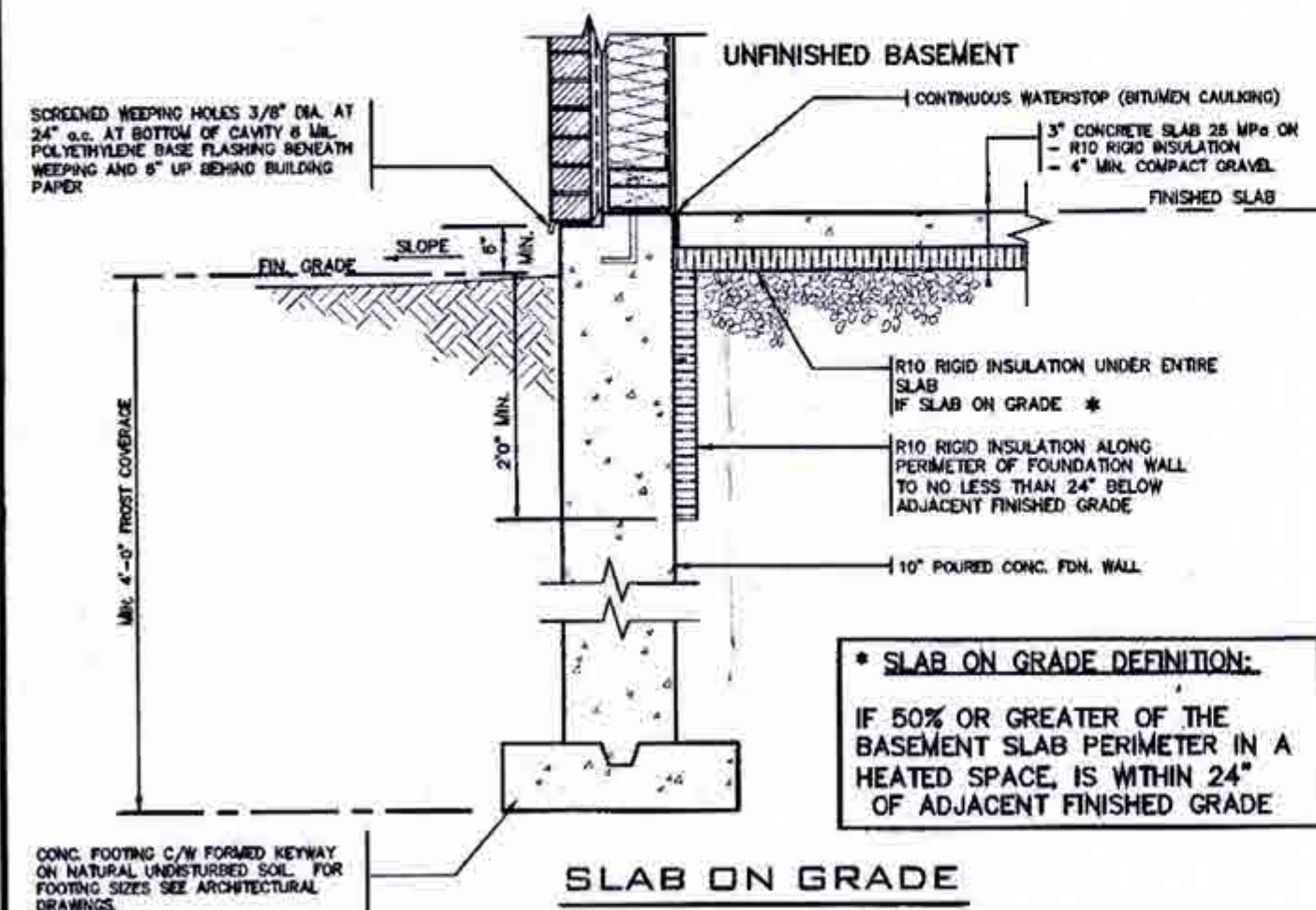


TYPICAL BASEMENT PLAN

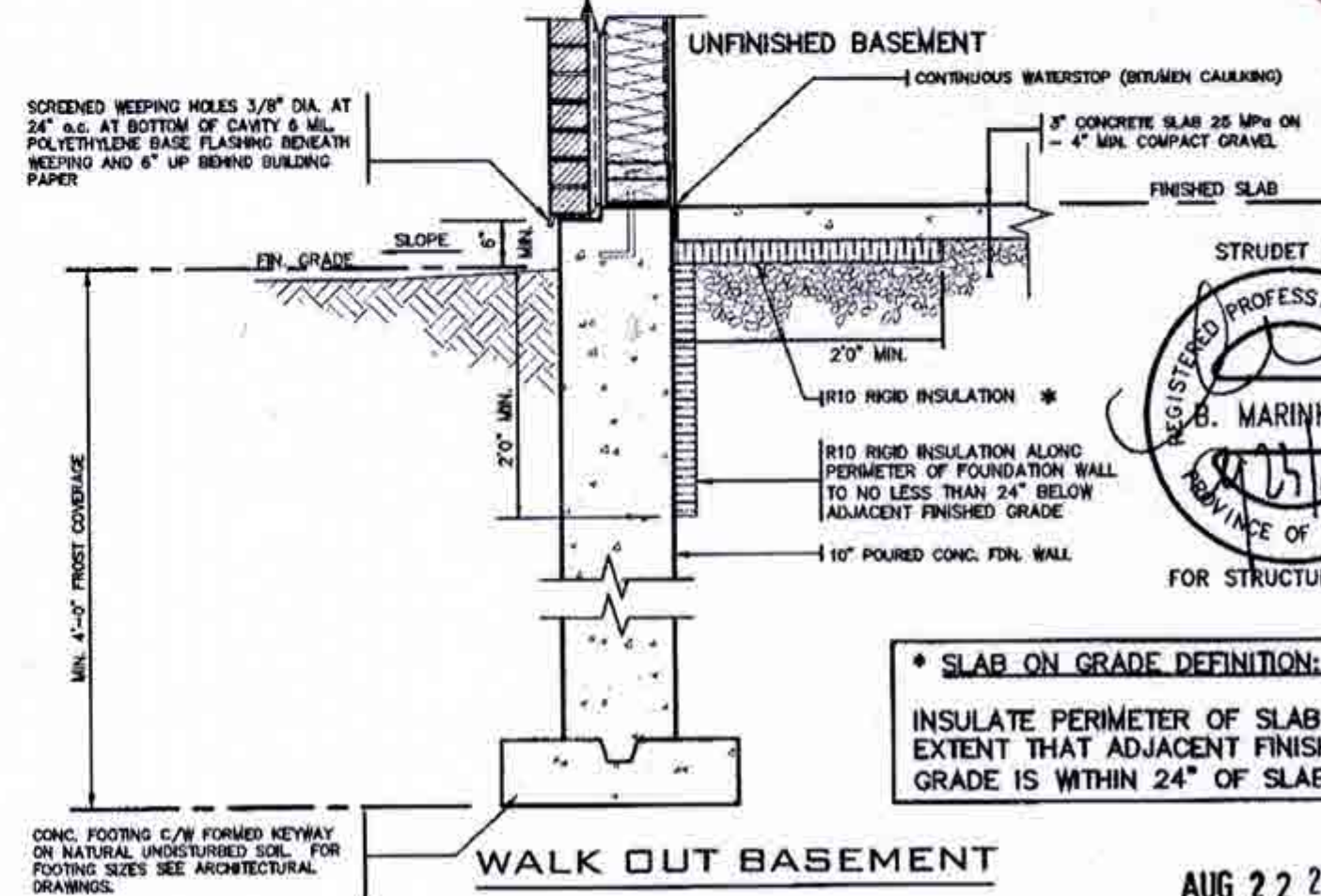
WALK OUT BASEMENT CONDITION

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.

CITY OF BRAMPTON
BUILDING DIVISION
REVIEWED
DEC 10 2018
MARK BY
DERKSEN



SLAB ON GRADE



WALK OUT BASEMENT



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AUG 22 2018

2012 CODE

SLAB ON GRADE
WALKOUT BASEMENT
MINNISALE HOME CORP.
CITY OF BRAMPTON



MODEL NAME
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SCALE
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PROJ. No.
18-24
DWG. No.
12

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONSTRUCTION OF WORK BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.
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AS CONSTRUCTED, DRAWINGS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.
JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB-CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
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No. DATE: WORK DESCRIPTION:

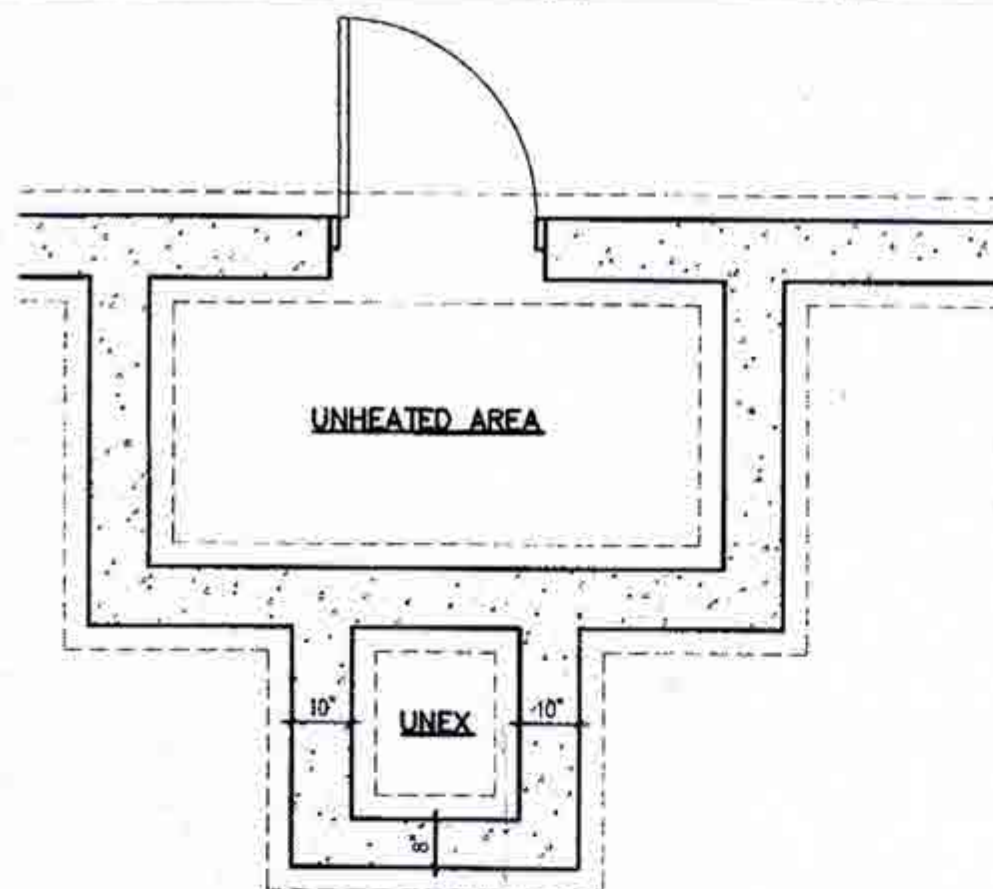
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1	AUG. 17, 2018	PREPARED TO PACKAGE 'A1' ISSUED TO CLIENT

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 1.2.4 of the Building Code.
Walter Botter 21031
NAME SIGNATURE BCIN
REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 1.2.4 of the Building Code.
jardin design group inc. 27763
FIRM NAME BCIN

jardin
DESIGN GROUP INC
64 JARDIN DR., SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
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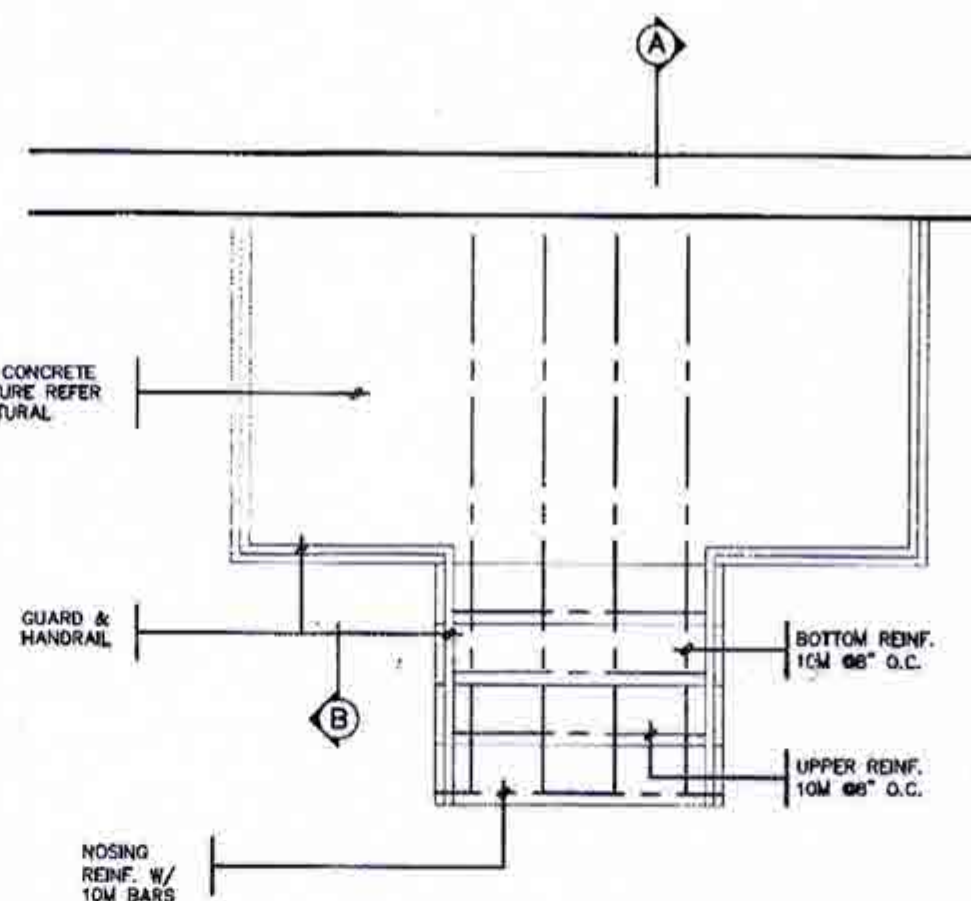
GENERAL NOTES

- EXTERIOR STAIRS**
7 7/8" RISE MAXIMUM
8 1/4" RUN MINIMUM
9 1/4" TREAD MINIMUM
- MASONRY TIES**
WHEN BRICK FACING IS USED ABOVE GROUND LEVEL, PROVIDE 3/16" 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" - 38".
- 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/ 5X-BX AIR ENTRAINMENT MINIMUM CONCRETE SLAB THICKNESS 5"
- CONCRETE COVER**
PROVIDE MINIMUM 3/4" CLEAR CONCRETE COVER TO REINFORCING BARS



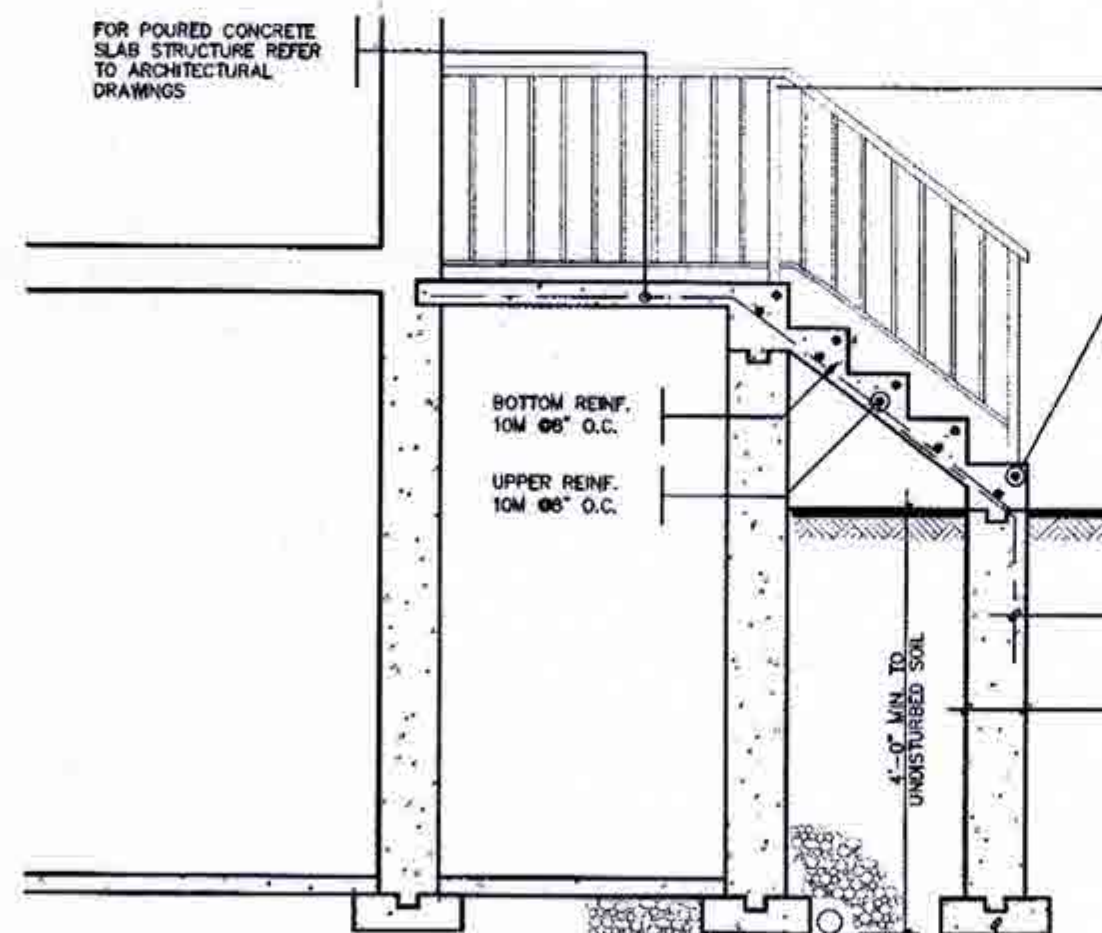
FOUNDATION PLAN

FOR POURED CONCRETE SLAB STRUCTURE REFER TO ARCHITECTURAL DRAWINGS



GROUND FLOOR PLAN

FOR POURED CONCRETE SLAB STRUCTURE REFER TO ARCHITECTURAL DRAWINGS



SECTION 'A'

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

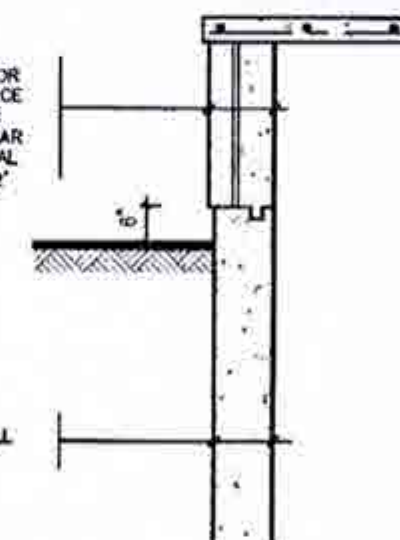
NOSING REINF. W/ 10M BARS

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

10M Ø8" O.C. DOWELS TO MATCH BOTTOM REINF.

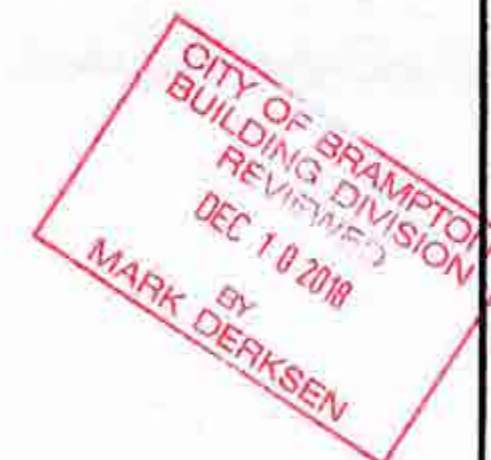
POURED FDN. WALL

6" X16" POURED CONC. FOOTING



SECTION 'B'

NOTE: FOR MORE THAN 8 RISERS



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1	AUG. 17, 2018	PREPARED TO PACKAGE 'A1' ISSUED TO CLIENT
NO.	DATE	WORK DESCRIPTION

DRAWN BY:

DRAWING NAME: GENERAL NOTES

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QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the Building Code.
Walter Botter 21031
NAME SIGNATURE BCIN
REGISTRATION INFORMATION
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POURED CONCRETE STAIRS
MINNISALE HOME CORP.
CITY OF BRAMPTON
MODEL NAME
T
SCALE
3/8" = 1'-0"
PROJ. NO.
18-24
DATE
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