

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

STUD WALL REINFORCEMENT (9.5.2.1. O.B.C.) IF ROOM WALL STUDS OR SHEET WALL STUDS ENCLOSE THE MAIN BATH IN A DWELLING 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-A44.4 AS PER 9.7.4.1. 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 FLAMES 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 30"x20" (600mm x 700mm) INSULATED AND WEATHER STRIPPED. EVERY FLOOR LEVEL CONTAINING DECKINGS 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 DIMEN. 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 DIMEN. MUST APPLY TO THE OPENABLE PORTION OF THE WINDOW. SL (S) MUST BE NO MORE THAN 1m (3'3") ABOVE THE FLOOR. FOR EGRESS WINDOWS, MANUFACTURED WINDOWS, DOOR AND SKYLIGHTS SHALL CONFORM TO CANADA/ULCSA 104.1.5.244.0. 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 SLIDING DOOR ASSEMBLIES ARE NOT REQUIRED TO CONFORM TO 9.7.5.2. (b), (f), (g), (h), (i), (j), (k), (l), (m), (n), (o), (p), (q), (r), (s), (t), (u), (v), (w), (x), (y), (z), (aa), (ab), (ac), (ad), (ae), (af), (ag), (ah), (ai), (aj), (ak), (al), (am), (an), (ao), (ap), (aq), (ar), (as), (at), (au), (av), (aw), (ax), (ay), (az), (ba), (bb), (bc), (bd), (be), (bf), (bg), (bh), (bi), (bj), (bk), (bl), (bm), (bn), (bo), (bp), (bq), (br), (bs), (bt), (bu), (bv), (bw), (bx), (by), (bz), (ca), (cb), (cc), (cd), (ce), (cf), (cg), (ch), (ci), (cj), (ck), (cl), (cm), (cn), (co), (cp), (cq), (cr), (cs), (ct), (cu), (cv), (cw), (cx), (cy), (cz), (da), (db), (dc), (dd), (de), (df), (dg), (dh), (di), (dj), (dk), (dl), (dm), (dn), (do), (dp), (dq), (dr), (ds), (dt), (du), (dv), (dw), (dx), (dy), (dz), (ea), (eb), (ec), (ed), (ee), (ef), (eg), (eh), (ei), (ej), (ek), (el), (em), (en), (eo), (ep), (eq), (er), (es), (et), (eu), (ev), (ew), (ex), (ey), (ez), (fa), (fb), (fc), (fd), (fe), (ff), (fg), (fh), (fi), (fj), (fk), (fl), (fm), (fn), (fo), (fp), (fq), (fr), (fs), (ft), (fu), (fv), (fw), (fx), (fy), (fz), (ga), (gb), (gc), (gd), (ge), (gf), (gg), (gh), (gi), (gj), (gk), (gl), (gm), (gn), (go), (gp), (gq), (gr), (gs), (gt), (gu), (gv), (gw), (gx), (gy), (gz), (ha), (hb), (hc), (hd), (he), (hf), (hg), (hh), (hi), (hj), (hk), (hl), (hm), (hn), (ho), (hp), (hq), (hr), (hs), (ht), (hu), (hv), (hw), (hx), (hy), (hz), (ia), (ib), (ic), (id), (ie), (if), (ig), (ih), (ii), (ij), (ik), (il), (im), (in), (io), (ip), (iq), (ir), (is), (it), (iu), (iv), (iw), (ix), (iy), (iz), (ja), (jb), (jc), (jd), (je), (jf), (jg), (jh), (ji), (jj), (jk), (jl), (jm), (jn), (jo), (jp), (jq), (jr), (js), (jt), (ju), (jv), (jw), (jx), (jy), (jz), (ka), (kb), (kc), (kd), (ke), (kf), (kg), (kh), (ki), (kj), (kk), (kl), (km), (kn), (ko), (kp), (kq), (kr), (ks), (kt), (ku), (kv), (kw), (kx), (ky), (kz), (la), (lb), (lc), (ld), (le), (lf), (lg), (lh), (li), (lj), (lk), (ll), (lm), (ln), (lo), (lp), (lq), (lr), (ls), (lt), (lu), (lv), (lw), (lx), (ly), (lz), (ma), (mb), (mc), (md), (me), (mf), (mg), (mh), (mi), (mj), (mk), (ml), (mm), (mn), (mo), (mp), (mq), (mr), (ms), (mt), (mu), (mv), (mw), (mx), (my), (mz), (na), (nb), (nc), (nd), (ne), (nf), (ng), (nh), (ni), (nj), (nk), (nl), (nm), (nn), (no), (np), (nq), (nr), (ns), (nt), (nu), (nv), (nw), (nx), (ny), (nz), (oa), (ob), (oc), (od), (oe), (of), (og), (oh), (oi), (oj), (ok), (ol), (om), (on), (oo), (op), (oq), (or), (os), (ot), (ou), (ov), (ow), (ox), (oy), (oz), (pa), (pb), (pc), (pd), (pe), (pf), (pg), (ph), (pi), (pj), (pk), (pl), (pm), (pn), (po), (pp), (pq), (pr), (ps), (pt), (pu), (pv), (pw), (px), (py), (pz), (qa), (qb), (qc), (qd), (qe), (qf), (qg), (qh), (qi), (qj), (qk), (ql), (qm), (qn), (qo), (qp), (qq), (qr), (qs), (qt), (qu), (qv), (qw), (qx), (qy), (qz), (ra), (rb), (rc), (rd), (re), (rf), (rg), (rh), (ri), (rj), (rk), (rl), (rm), (rn), (ro), (rp), (rq), (rr), (rs), (rt), (ru), (rv), (rw), (rx), (ry), (rz), (sa), (sb), (sc), (sd), (se), (sf), (sg), (sh), (si), (sj), (sk), (sl), (sm), (sn), (so), (sp), (sq), (sr), (ss), (st), (su), (sv), (sw), (sx), (sy), (sz), (ta), (tb), (tc), (td), (te), (tf), (tg), (th), (ti), (tj), (tk), (tl), (tm), (tn), (to), (tp), (tq), (tr), (ts), (tt), (tu), (tv), (tw), (tx), (ty), (tz), (ua), (ub), (uc), (ud), (ue), (uf), (ug), (uh), (ui), (uj), (uk), (ul), (um), (un), (uo), (up), (uq), (ur), (us), (ut), (uu), (uv), (uw), (ux), (uy), (uz), (va), (vb), (vc), (vd), (ve), (vf), (vg), (vh), (vi), (vj), (vk), (vl), (vm), (vn), (vo), (vp), (vq), (vr), (vs), (vt), (vu), (vv), (vw), (vx), (vy), (vz), (wa), (wb), (wc), (wd), (we), (wf), (wg), (wh), (wi), (wj), (wk), (wl), (wm), (wn), (wo), (wp), (wq), (wr), (ws), (wt), (wu), (wv), (ww), (wx), (wy), (wz), (xa), (xb), (xc), (xd), (xe), (xf), (xg), (xh), (xi), (xj), (xk), (xl), (xm), (xn), (xo), (xp), (xq), (xr), (xs), (xt), (xu), (xv), (xw), (xx), (xy), (xz), (ya), (yb), (yc), (yd), (ye), (yf), (yg), (yh), (yi), (yj), (yk), (yl), (ym), (yn), (yo), (yp), (yq), (yr), (ys), (yt), (yu), (yv), (yw), (yx), (yy), (yz), (za), (zb), (zc), (zd), (ze), (zf), (zg), (zh), (zi), (zj), (zk), (zl), (zm), (zn), (zo), (zp), (zq), (zr), (zs), (zt), (zu), (zv), (zw), (zx), (zy), (zz).

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

RECTANGULAR TREADS AS PER 9.8.4.1. O.B.C. INTERIOR AND EXTERIOR MAXIMUM RISE 7 7/8" (200mm), MINIMUM RISE 5" (125mm) MAXIMUM RUN 14" (355mm) MINIMUM RUN 8 1/2" (215mm) MAXIMUM TREAD 14" (355mm) MINIMUM TREAD 9 1/4" (235mm), MAXIMUM 25mm NOSING. * STAIR WIDTH: INTERIOR MINIMUM 2'0" (600mm) BETWEEN WALL FACES OR GUARDS, EXTERIOR 3'0" (900mm). * CLEAR HEIGHT OVER STAIRS: INTERIOR 6'6" (1980mm) MINIMUM, EXTERIOR 6'0" (1830mm). * LANDINGS: AS PER 9.8.6. O.B.C. EXCEPT AS PROVIDED IN SENTENCE 9.8.6.2 (d) 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" (865mm), MAXIMUM 38" (965mm) ABOVE NOSING. * HANDRAILS MINIMUM 2" (50mm) CLEARANCE FROM WALL. * GUARDS: AS PER 9.8.8. O.B.C. INTERIOR GUARDS, MINIMUM 36" (915mm) HIGH AROUND LANDINGS AND FLOOR AREAS OF MORE THAN TWO RISERS. * EXTERIOR GUARDS, MINIMUM 36" (915mm) HIGH FOR GRADES GREATER THAN 2:0" AND MINIMUM 42" (1070mm) HIGH FOR GRADES GREATER THAN 3:1" (1800mm). THE HEIGHT OF GUARDS FOR EXTERIOR STAIRS AND LANDINGS MORE THAN 15.00m ABOVE ADJACENT GROUND LEVEL SHALL NOT BE LESS THAN 1500mm (SEE 9.8.8.3.(b)). PICKETS IN GUARDS FOR STAIR AND AROUND LANDINGS TO BE A MAXIMUM OF 100mm (4") APART, (SEE 9.8.8.5. O.B.C.). * CURVED STAIRS (ANGLED TREADS) TO HAVE MINIMUM RUN 6" AND MINIMUM AVERAGE RUN OF 7 7/8" (200mm). * GUARDS AS REQUIRED BY 9.8.1.1. 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 9.8.8.6. O.B.C.) * PROVIDE A GUARD OR 2"x4" NON-LOAD BEARING WALL FINISHED WITH 1/2" DRYWALL ONE SIDE ABOVE BASEMENT STAIR AS PER 9.8.8.1.(b). 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 3H 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 WINDOWS. * PARTY WALLS SHALL HAVE ONE HOUR MINIMUM FIRE RATING. * PROVIDE FIRE BLOCKS AS PER 9.10.18. O.B.C. * FLAME SPREAD RATING OF INTERIOR FINISHES 150 MAXIMUM (SEE 9.10.17. O.B.C.). * SMOKE ALARMS CONFORMING TO CANULC-9531 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-9531 * 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. * GABLED END WALLS LESS THAN 4'0" (1.2M) TO LOT LINE SHALL HAVE MINIMUM ONE LAYER OF 5/8" GABLED 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 (9.15.4.2. 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, SITE TITL ENGINEER SHOULD BE NOTIFIED IMMEDIATELY PRIOR TO COMMENCEMENT OF WORK. * MINIMUM DEPTH: IF FOUNDATIONS TO BE 4'0" (1.2M) BELOW FINISHED GRADE. * AS PER 9.15.1.8. O.B.C. CONCRETE FOR UNREINFORCED FOOTINGS AND FOUNDATION WALLS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AFTER 28 DAYS OF 15 MPA (2200 PSI). * 30 MPA FOR GARAGE FLOORS AND ALL EXTERIOR PLATINGS. * 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 20% (400mm) AND THE HORIZONTAL DISTANCE BETWEEN RISERS SHALL BE NOT LESS THAN 600mm (23 5/8") (9.15.3.3. O.B.C.). * FOUNDATION WALLS SHALL EXTEND MINIMUM 150mm (5 7/8") ABOVE GRADE. * UNIT MASONRY WALLS TO BE DAMPROOFED AND PARCELED BELOW GRADE WITH MINIMUM 1/4" (6mm) MORTAR PARING AND SHALL BE COVERED OVER FOOTINGS. * CONCRETE WALLS TO BE DAMPROOFED SHALL HAVE ALL JOISTS AND RECESSSES RESULTING FROM REMOVAL OF FORM TIES, SEALED WITH CEMENT MORTAR OR DAMPROOFING MATERIAL. * MINIMUM FOOTING SIZES (9.15.3.3 O.B.C.) * EXTERIOR FOUNDATION WALL SHALL BE DRAINAGED BY DRAINAGE TILE OR PIPE Laid AROUND THE EXTERIOR PART OF THE FOUNDATION WALL. THE DRAINAGE TILE OR PIPE SHALL BE COVERED WITH NO LESS THAN 150mm (5 7/8") 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 1/16 sq in (1.6 sq cm) AND NOT LESS THAN A 30mm PORTION BENT AT RIGHT ANGLES AT EACH END (SEE 9.20.2.4. 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 ON NOT LESS THAN 4" (100mm) GRANULAR MATERIAL (SEE 9.16.2. O.B.C.). CONCRETE SLABS ON GRADE SHALL BE REINFORCED WITH A 3/16" (4.8mm) MESH LOCATED NEAR MID-DEPTH OF SLAB. * CONCRETE SLABS UNDER FINISHED AREAS SHALL BE DAMPROOFED WITH 6 MIL (0.15mm) POLYETHYLENE. * THE TOP OF EVERY SLAB ON GRADE SHALL BE MIN. 1" (25mm) ABOVE GRADE. * ANY OTHER FILL BENEATH 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 1.08 SQ FT (0.1 SQ M) OF UNOBSTRUCTED VENT AREA FOR EVERY 680.2 SQ FT (63 SQ M) OF FLOOR AREA. ACCESS TO CRAWL SPACES TO BE A MINIMUM OF 20"x28" (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 CAN/CG SB-51, 34-M VAPOR 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 12 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 9.12.1.2. 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 38mm 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'-0" (3.0m) IN LENGTH SHALL BE DETERMINED BY CALCULATION. * TRIMMER JOISTS SHALL BE DOUBLED WHEN LENGTH OF HEADER JOIST EXCEEDS 2'-6" (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" (600mm) 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"x4" (50mm x 89mm) 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 1.9.23.5.5 WHERE P/OF 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 9.23.9.4. O.B.C. CROSS BRIDGING FOR FLOOR JOISTS TO BE LOCATED NOT MORE THAN 8'-11" (2.7m) FROM EACH SUPPORT OR OTHER POINTS OF BRIDGING. * STRAPPING SHALL BE AT LEAST 1"x3" (25mm x 64mm) NAILED 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.

CONT'D-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 6" (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 A122.1/A123.1) ON 3/8" (9.5mm) OR 7/8" (21.1mm) PLYWOOD SHEATHING. * USE HCLPS 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" (600mm) UP THE ROOF SLOPE TO A LINE NOT LESS THAN 12" (300mm) INSIDE THE INNER FACE OF THE EXTERIOR WALL. EAVE PROTECTION SHALL BE Laid BENEATH THE STARTER STRIP AND SHALL CONSIST OF TYPE 1" OR TYPE 2" ROOF ROOFING CONFORMING TO CAN/CSA A122.2 ASPHALT COATED ROOFING SHEETS 18x24 (1.9m) 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 PICKETS OR POSTS. * 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 9.26.4.4. O.B.C.). THE INTERSECTION OF SHINGLE ROOFS AND WALLS CLAD WITH OTHER THAN MASONRY SHALL BE PROTECTED WITH FLASHING (SEE 9.26.4.5. O.B.C.) THE INTERSECTION OF BUILT-UP ROOFS AND MASONRY AND OTHER THAN MASONRY SHALL CONFORM TO SECTIONS 9.26.4.6. & 9.26.4.7. O.B.C. * CHIMNEY SADDLES SHALL CONFORM TO 9.26.4.8. O.B.C. EAVE PROTECTION SHALL BE PROVIDED ON SHINGLE, SHAVE OR TILE ROOFS, EXTENDING FROM THE EDGE OF THE ROOF A MINIMUM OF 300mm (2'-0") 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 BATHTUB OR SHOWER STALL AND A WATER CLOSET OR A URINAL/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, 2018
THE ENERGY EFFICIENCY OF A BUILDING OF RESIDENTIAL OCCUPANCY SHALL BE DESIGNED TO EXCEED BY NOT LESS THAN 15% THE ENERGY EFFICIENCY LEVELS RECD BY SENTENCE 12.2.1.1.(1) OR CONFORM TO CHAPTERS 1 & 3 OF MNAH SUPPLEMENTARY STANDARD SB-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-A44.2. 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 HEATING 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 0.82 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 1.6.4. 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. REG. 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, LAUNDRY & GENERAL STORAGE AREAS SHALL CONSIST OF RESILIENT FLOORING, FELT-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 300mm OF ADJACENT GROUND LEVEL REFER TO SB-12.3.1.1.6 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 "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE". (SEE 6.2.4.3. O.B.C.) WHERE A SUPPLY DUCT IS LOCATED IN A CONDITIONED SPACE, THE DUCTWORK SHALL BE SEALED TO A CLASS C SEAL LEVEL IN ACCORDANCE WITH THE SMACNA "HVAC 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)

All work shall conform to the Ontario Building Code O. Reg. 332/12 as amended

AUG 22 2018



18-413522.000.DDP 2012 CODE

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

1	Walter Botter	21031
2	NAME	SIGNATURE
3	REGISTRATION INFORMATION	BCIN
4	Required unless design is exempt under Division C, Subsection 1.2.1 of the Building Code	
5	jardin design group inc.	27763
6	FIRM NAME	BCIN

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 1.2.1 of the Building Code

Walter Botter 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 1.2.1 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

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

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

STARTER STRIP OF ROOF SHINGLES REQUIRED

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

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

1" AIR SPACE

#15 BUILDING PAPER OVER 7/16" O.S.B. EXTERIOR SHEATHING. 2"x6" SPR. STUDS @ 16" O.C. FILLED WITH R-22 INSULATION AND 6 MIL POLY VAPOUR BARRIER

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

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

HEAVY COAT OF BITUMEN OVER CONC. WALL

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

CEMENT COVE
4" DIA. WEEDING TILES W/ 5/8" CRUSHED STONE COVER

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

BAFFLES AS REQUIRED FOR ROOF VENTILATION

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

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

1/2" (15mm) DRYWALL FINISH OVER CONT. 6 MIL POLY VAPOUR/AIR BARRIER & MIN. R-30 INSULATION

MIN. R22 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

PARALLEL JOISTS: 2x4 WOOD BLOCKING @ 36" O.C.

FLOOR JOISTS SEE PLAN

1/2" GYPSUM BOARD CEILING FINISH

CONTINUOUS 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 SECOND FLOOR

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

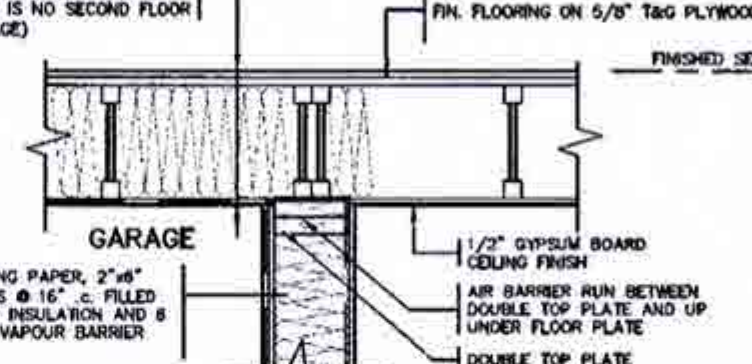
CONTINUOUS WATERSTOP (BITUMEN CAULKING)

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

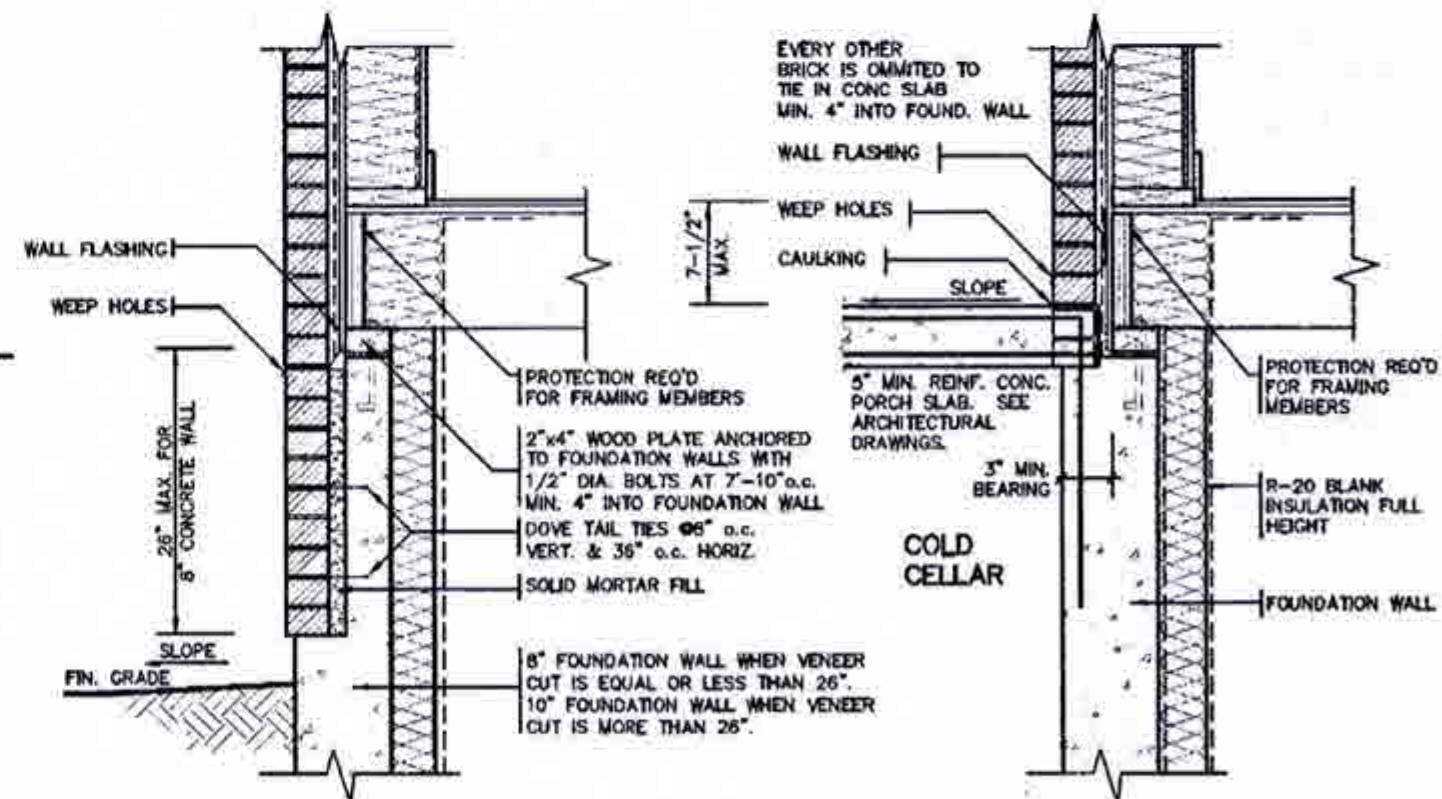
FINISHED SLAB

1/2" (15mm) DRYWALL 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)

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



DETAIL FOR INTERIOR GARAGE WALLS & CEILINGS



DETAIL FOR CONCRETE VENEER DROPPED GRADE

DETAIL FOR COLD CELLAR PORCH SLAB

2 STOREY WALL SECTION

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. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS FOR ALL PROJECTS WITH WORK.

NO CONSTRUCTION PERMITS MUST BE OBTAINED PRIOR TO FOUNDED FOOTINGS.

JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK. AS SUCH, NO RESPONSIBILITY FOR THE FAILURE OF THE CONSTRUCTION OR SUB CONTRACTOR TO COMPLY WITH THE WORK IN ACCORDANCE WITH THE CONTRACT. CONDITIONS.

THIS DRAWING IS A SUPPLEMENTARY SERVICE PROVIDED BY JARDIN DESIGN GROUP INC. THIS DRAWING IS NOT TO BE SCALED.

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1	AUG. 17, 2018	PREPARED TO PACKAGE 'A1' ESUPD TO D.B.H.T.
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 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
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EMAIL: info@jardindesign.ca

2 STOREY WALL SECTION
2"x6" BRICK VENEER

MINNISALE HOME CORP.
CITY OF BRAMPTON

MODEL NAME
I

SCALE
AS NOTED

PROJ. NO.
18-24

OWG. 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

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

BAFFLES AS REQUIRED FOR ROOF VENTILATION

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

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

MIN. R22 INSULATION ABOVE INNER FACE OF EXTERIOR WALL

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

2"x8" 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

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

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

FIN. GRADE

MIN. 4'-0" FROST COVERAGE

HEAVY COAT OF BITUMEN OVER CONC. WALL

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

CEMENT COVE

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

FIN. SLAB

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

CONTINUOUS WATERSTOP (BITUMEN CAULKING)

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

FINISHED 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

CITY OF BRAMPTON
BUILDING DIVISION
REVIEWED BY: S. HANNA
JAN 24 2019
ATTACHED NOTES ARE PART OF REVIEWED DRAWINGS
ALL WORK MUST COMPLY WITH CBC

WOOD SHEATHING

AIR/MOISTURE BARRIER

FIBRE MESH EMBEDDED IN PREP COAT

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

STARTER MESH (BACKWRAPPED)

CAULK WITH BEAD VENT

FLASHING

CONCRETE SILL

MASONRY CLADDING AS PER ELEVATION

A. TERMINATION AT MASONRY CLADDING WITH SEALANT

1 1/2" = 1'0"

WALL FLASHING

WEEP HOLES

PROTECTION REQ'D FOR FRAMING MEMBERS

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

DOVE TAIL TIES @ 8" o.c. VERT. & 36" o.c. HORIZ.

SOLID MORTAR FILL

8" FOUNDATION WALL WHEN VENEER CUT IS EQUAL OR LESS THAN 26". 10" FOUNDATION WALL WHEN VENEER CUT IS MORE THAN 26".

FIN. GRADE

26" MAX. FOR 8" CONCRETE WALL

DETAIL FOR CONCRETE VENEER DROPPED GRADE

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

WALL FLASHING

WEEP HOLES

CAULKING

SLOPE

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

3" MIN. BEARING

COLD CELLAR

PROTECTION REQ'D FOR FRAMING MEMBERS

R-20 BLANKET INSULATION FULL HEIGHT

FOUNDATION WALL

DETAIL FOR COLD CELLAR PORCH SLAB

2 STOREY WALL SECTION

AUG 22 2018

2012 CODE

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THIS DRAWING IS AN INSTRUMENT OF SERVICE, IT IS PROVIDED BY JARDIN DESIGN GROUP INC. TO THE CLIENT FOR THE PROJECT 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.

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

Walter Botter *Walter Botter* 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
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EMAIL: info@jardindesign.ca

2 STOREY WALL SECTION
2"x6" STUCCO WALL

MINNISALE HOME CORP.
CITY OF BRAMPTON

MODEL NAME: T

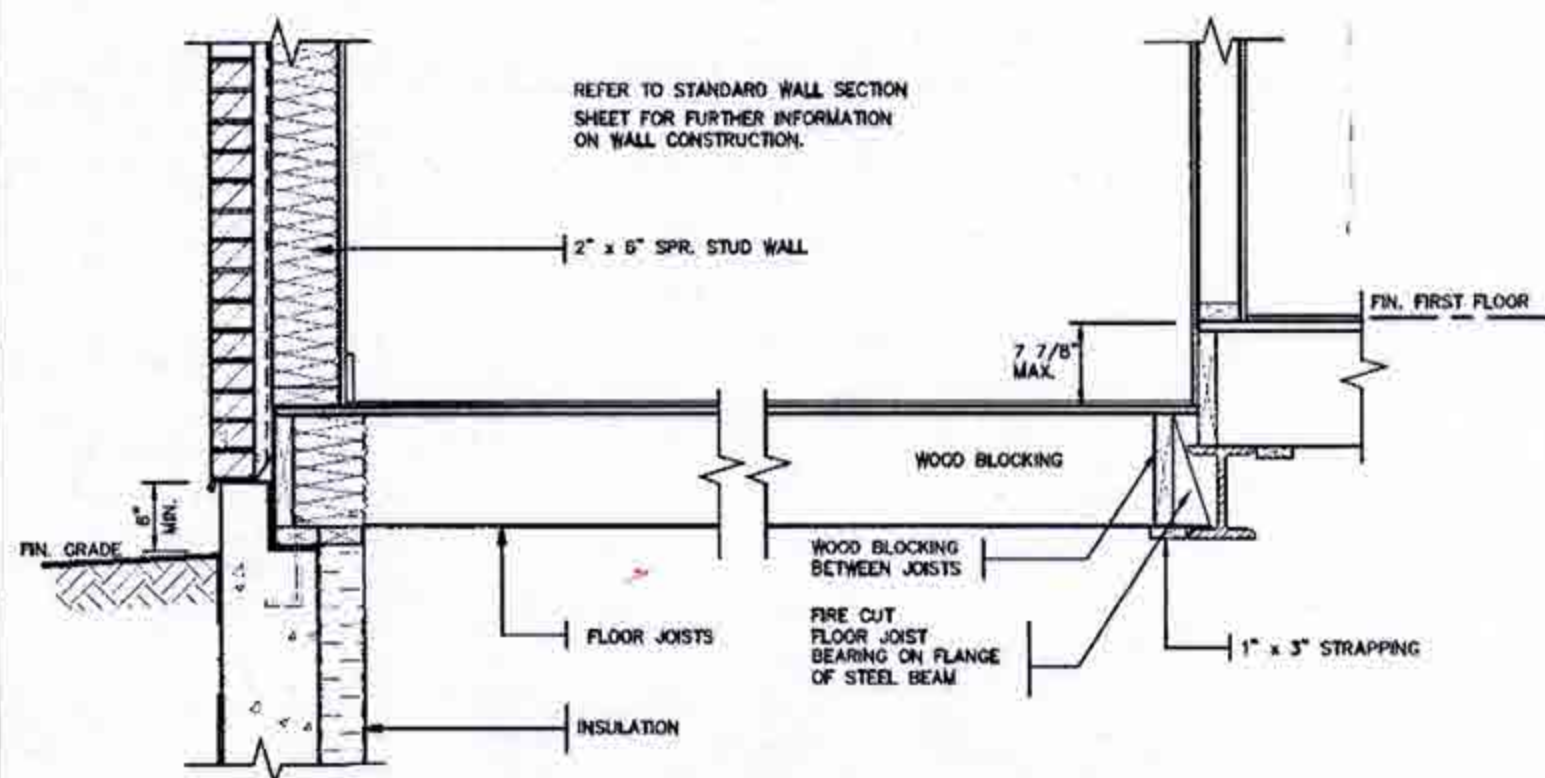
SCALE: AS NOTED

PROJ. NO: 18-24

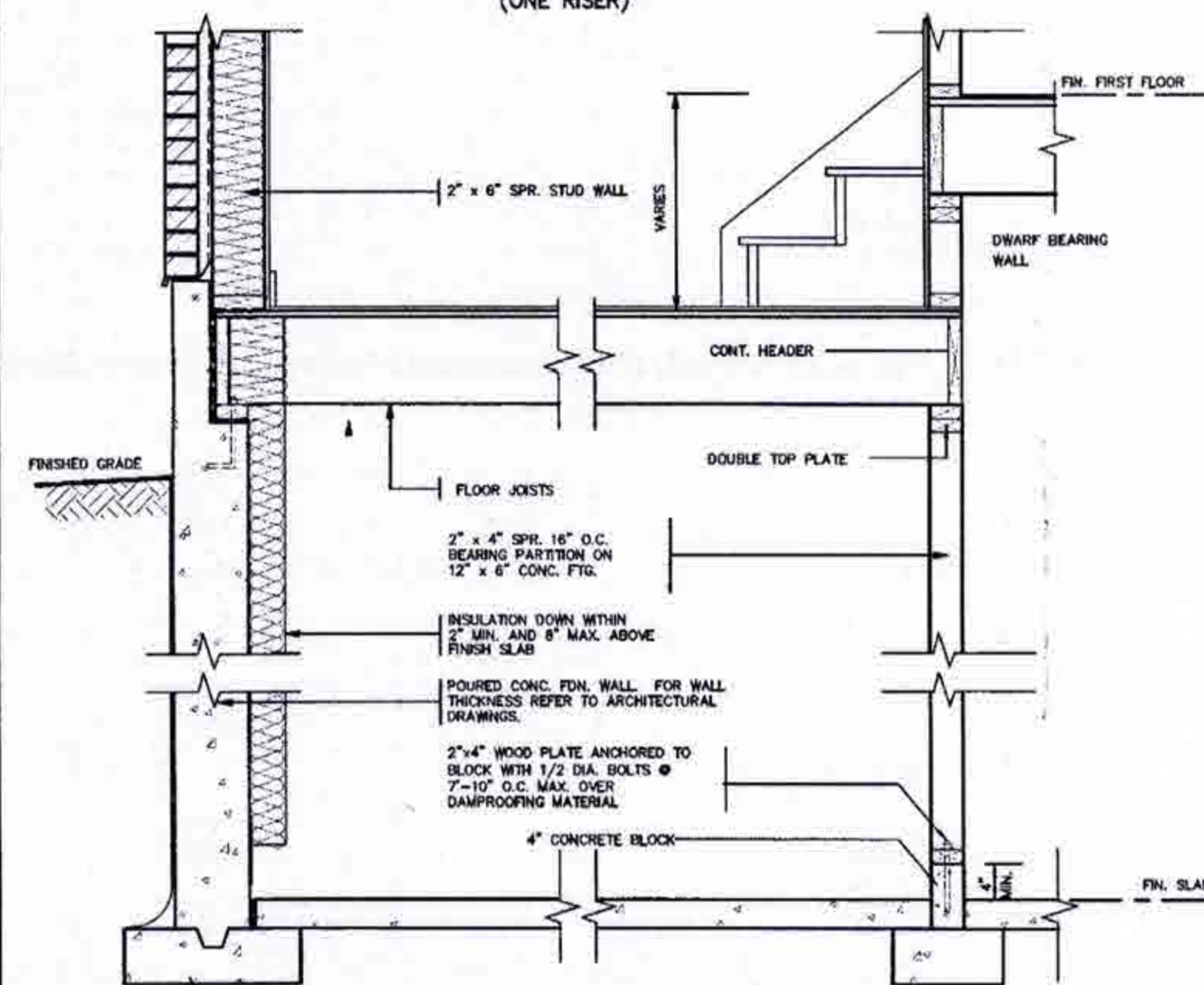
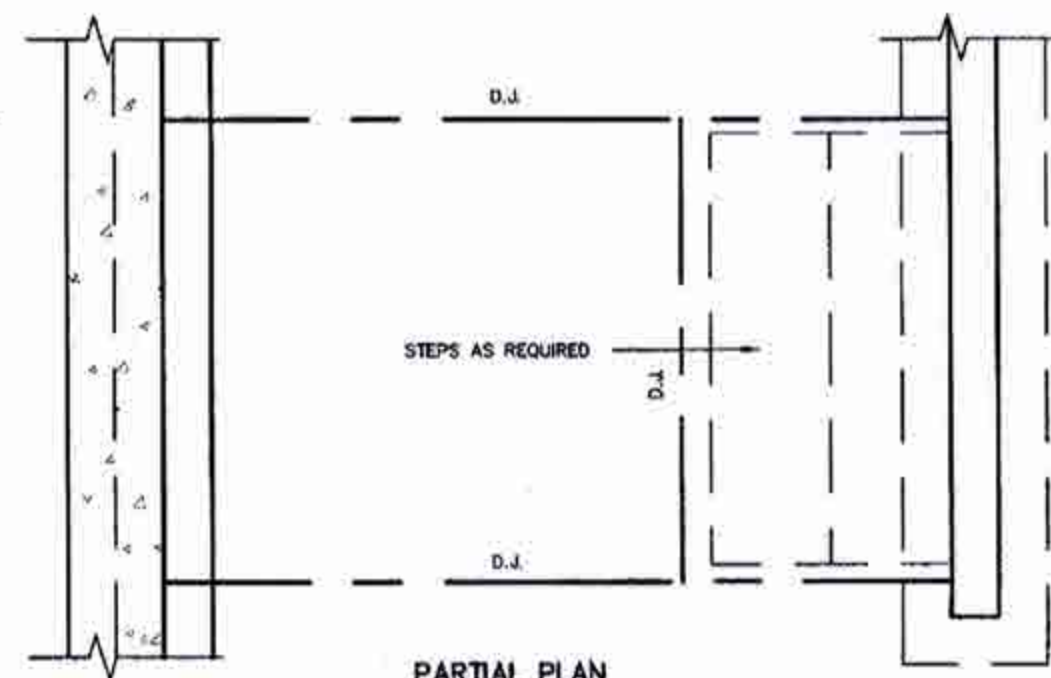
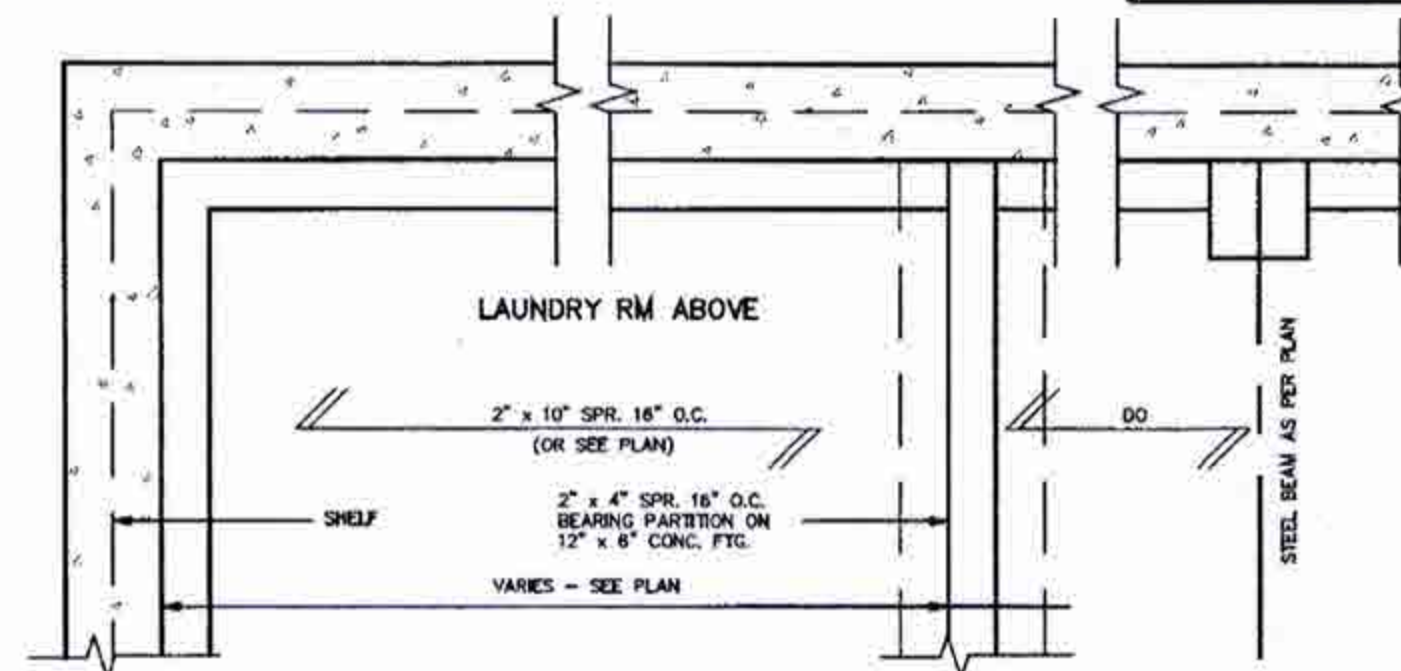
DWG. NO: 3

BILD

2012
PACKAGE 'A1'



DETAIL OF SUNKEN LAUNDRY
(ONE RISER)



DETAIL OF SUNKEN LAUNDRY
(MORE THAN ONE RISER)

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

2012 BUILDING CODE
EXHIBIT 10.1
JAN 1 2012
BY
MARV TOCHETTE



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 THIS DRAWING OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

AS CONSTRUCTION PROCEEDS, ALL DIMENSIONS MUST BE VERIFIED PRIOR TO POURING CONCRETE.

JARDIN DESIGN GROUP INC. HAS BEEN SPECIFICALLY ENGAGED TO PROVIDE DESIGN SERVICES FOR THE PROJECT AND IS NOT RESPONSIBLE FOR THE FAILURE OF THE CONSTRUCTION OR FOR THE CONSTRUCTION TO COMPLY WITH THE CODE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THIS DRAWING IS AN INSTRUMENT OF SERVICE, 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 CONSENT OF JARDIN DESIGN GROUP INC.

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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 3.2.3 of the Building Code.

Walter Botter 21031
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

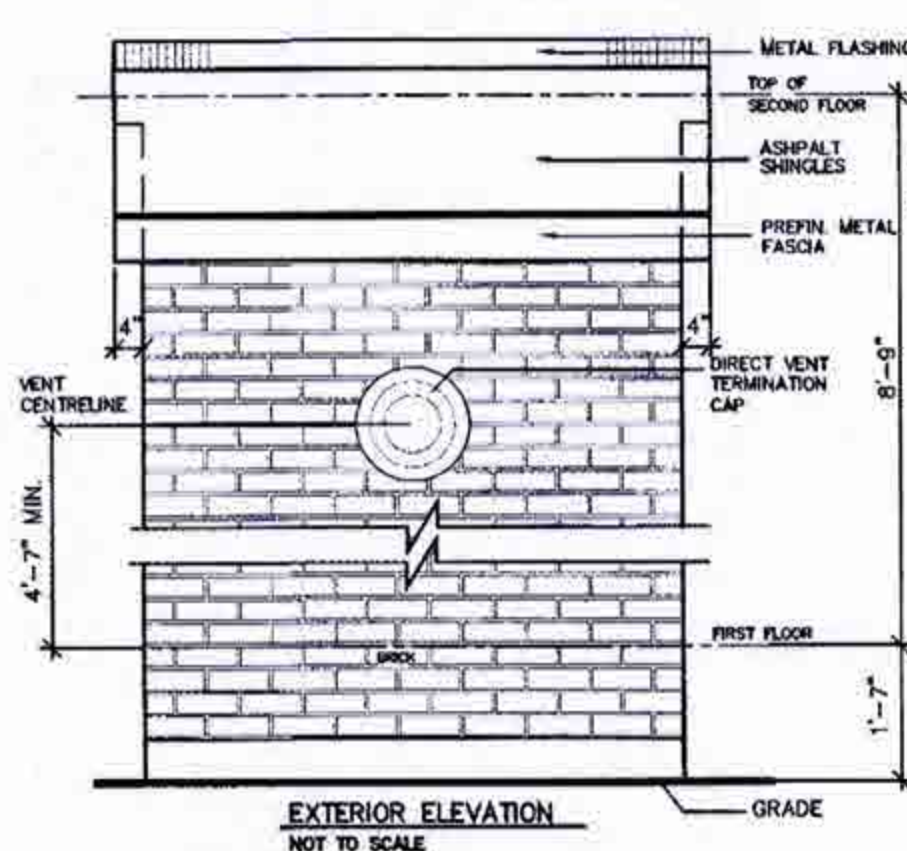
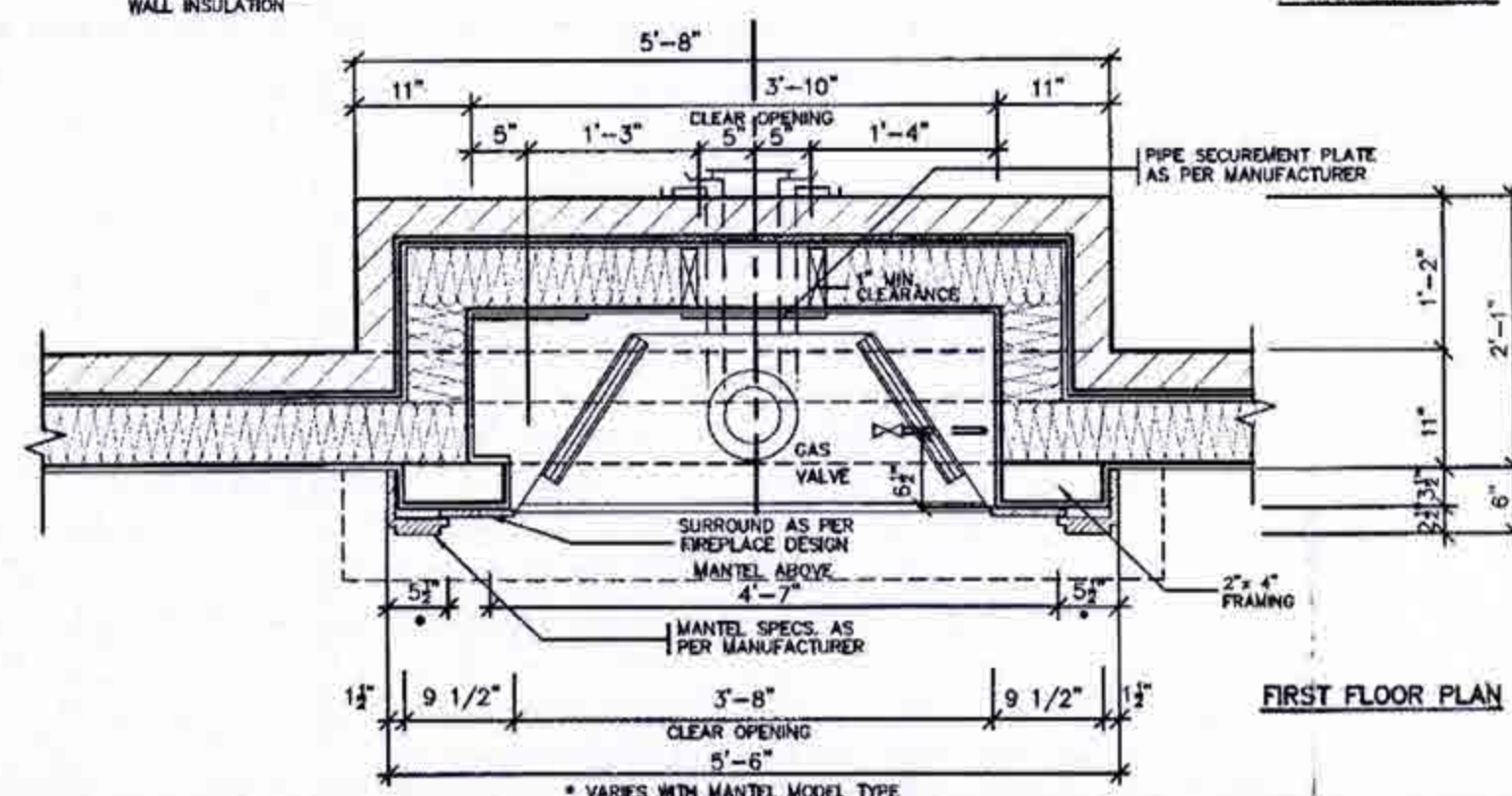
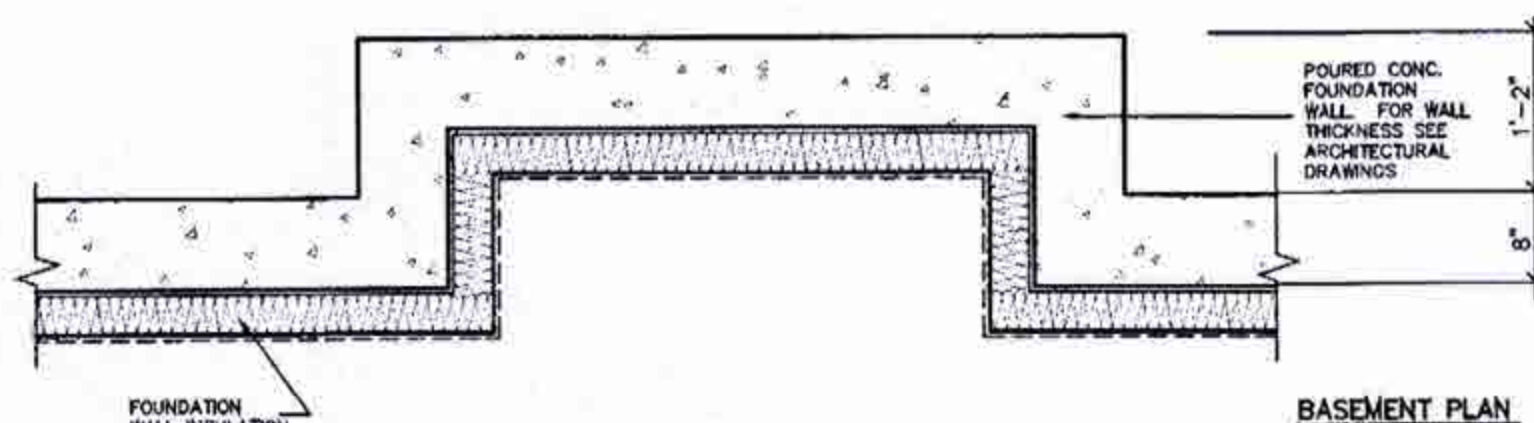
SUNKEN LAUNDRY
MINNISALE HOME CORP.
CITY OF BRAMPTON

MODEL NAME
T

SCALE:
3/4" = 1'-0"

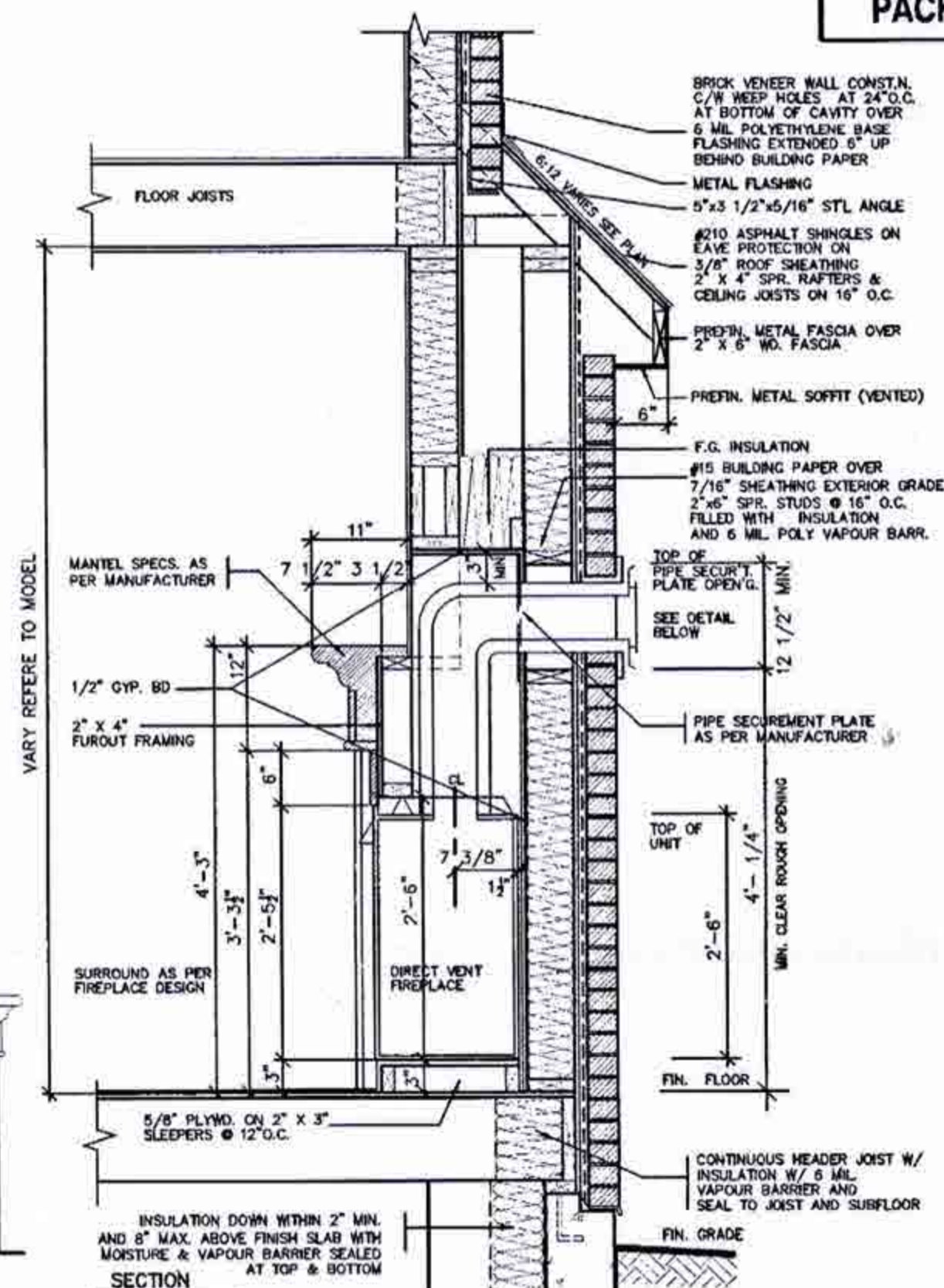
PROJ. No. 18-24
JWG. No. 5

BILD



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.



AUG 22 2018



FOR STRUCTURE ONLY

2012 CODE

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ARCHITECT/ENGINEER 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 THIS DRAWING OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. NO PART OF THE APPROPRIATE FLASHING AND DRAINAGE DETAIL SHALL BE CONSIDERED AS CONSTRUCTION DETAILS 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.

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.

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

DIRECT VENT FIREPLACE
MINNISALE HOME CORP.
CITY OF BRAMPTON

MODEL NAME
T

SCALE
3/4" = 1'-0"

PROJ. NO.
18-24

DWG. NO.
6



NOT TO SCALE

GENERAL INSTALLATION NOTES

- 1.0 UNIT INSTALLATION TO STRICTLY CONFORM TO MANUFACTURERS' INSTALLATION MANUAL AND ALL APPLICABLE LOCAL, STATE AND FEDERAL 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
- 3.0 THE DIRECT VENT UNIT ILLUSTRATED IS THE GC150 MODEL AS MANUFACTURED BY HEATILATOR.
- 4.0 THE MANTEL ILLUSTRATED IS THE 5-2 GB AS SUPPLIED BY GREATER TORONTO FIREPLACE.



SECTION

ST W/ STRUDET INC.
FLOOR

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

2012 CODE

[illegible]

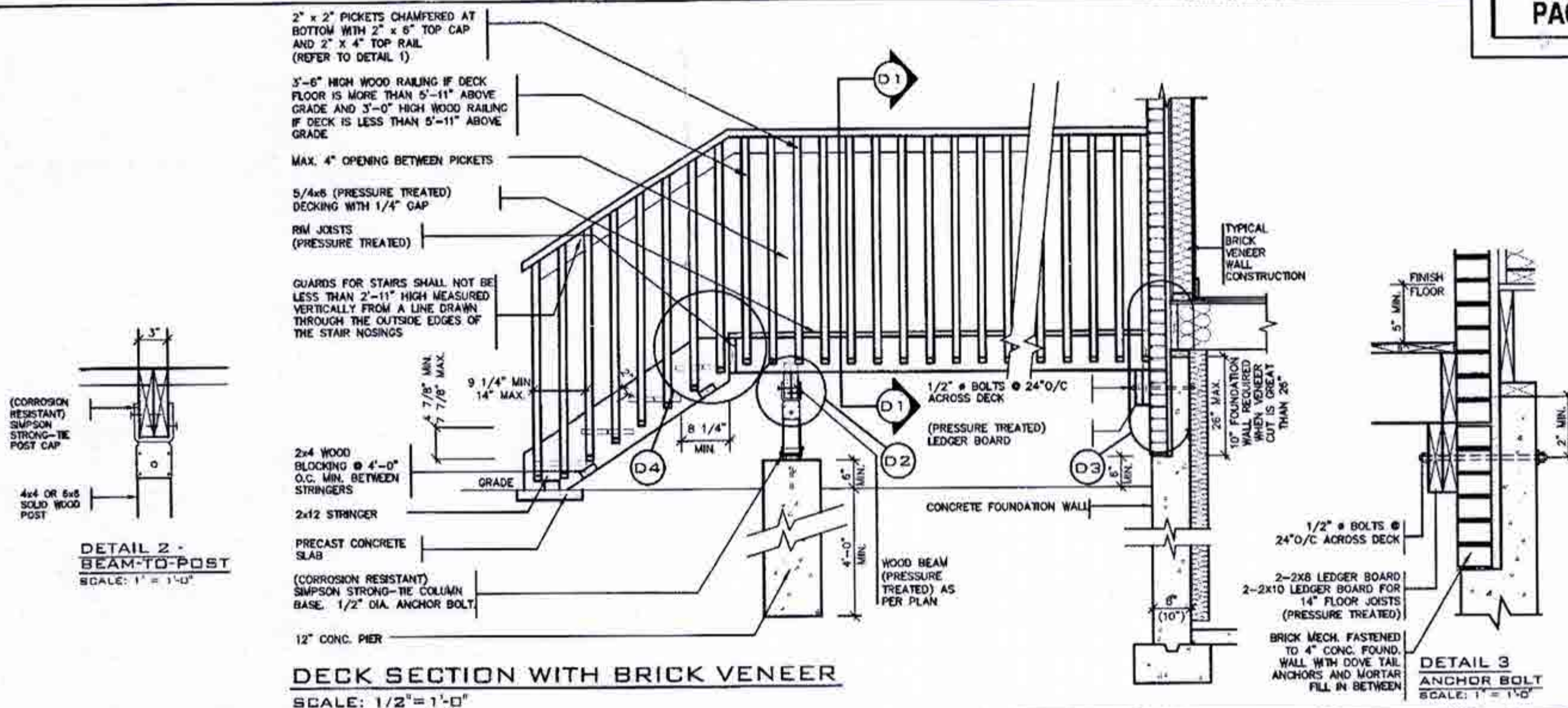
Jardin design group inc.	2776
FIRST NAME	BC

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-371
EMAIL: info@jardindesign.ca

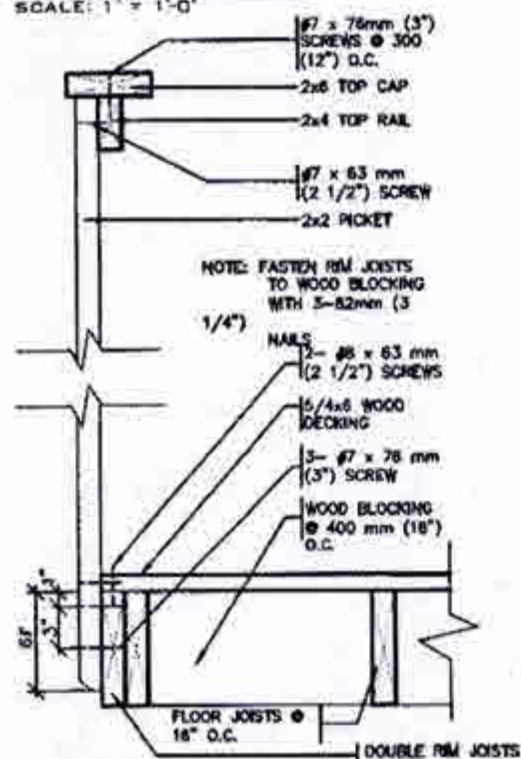
MINNISALE HOME CORP.
CITY OF BRAMPTON



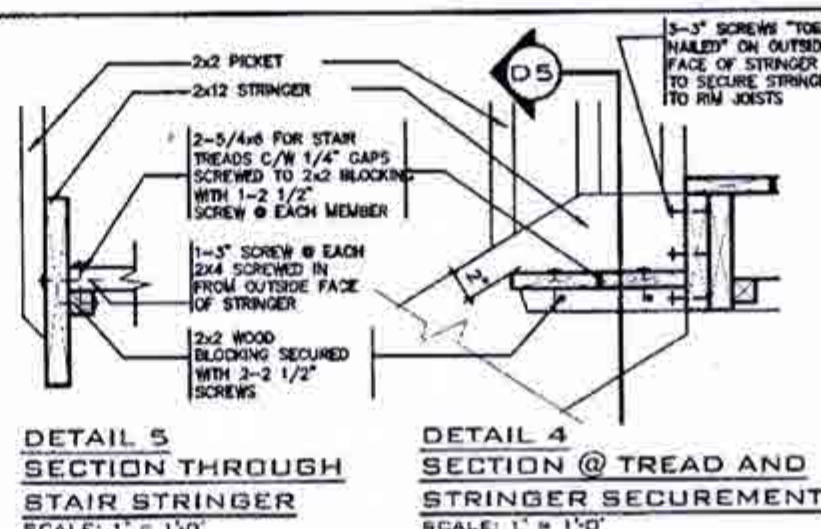
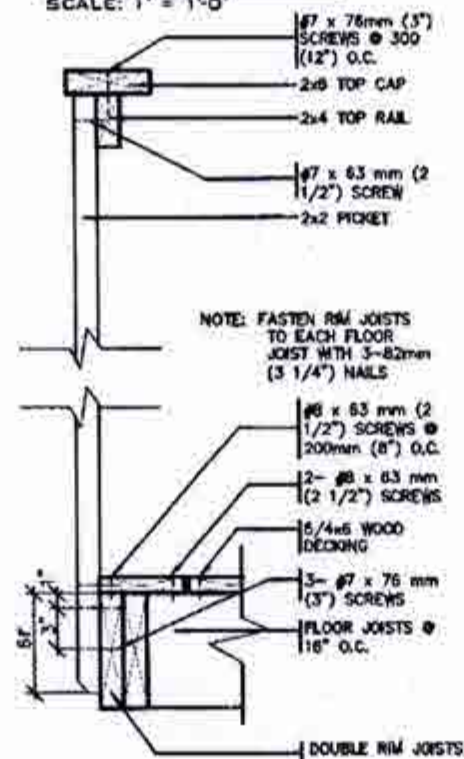
MODEL NAME T	
SCALE 3/4" = 1'-0"	
PROJ. No. 18-24	DWG. 6-



DETAIL 1
CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK
GUARD PARALLEL TO FLOOR JOISTS
SCALE: 1" = 1'-0"



DETAIL 2
GUARD PERPENDICULAR TO FLOOR JOISTS
SCALE: 1" = 1'-0"



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 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 [3130psf].

AUG 22 2018



2012 CODE

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONCRETE STRENGTH 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 DATA OR DIMENSIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AND VERIFY ALL DIMENSIONS AND CONCRETE STRENGTH BEFORE PROCEEDING WITH CONSTRUCTION.

ALL CONSTRUCTION DETAILS MUST BE VERIFIED PRIOR TO POURING CONCRETE.

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.

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

No.	DATE	WORK DESCRIPTION
7		
6		
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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 1.2.3 of the Building Code

Walter Botter *Walter Botter* 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

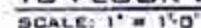
jardin
DESIGN GROUP INC.
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

WOOD DECK DETAIL
MINNISALE HOME CORP.
CITY OF BRAMPTON

MODEL NAME
T

SCALE: AS SHOWN

PROJ. NO. 18-24
DWG. NO. 8



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 1.9kPa [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].



2012 CODE

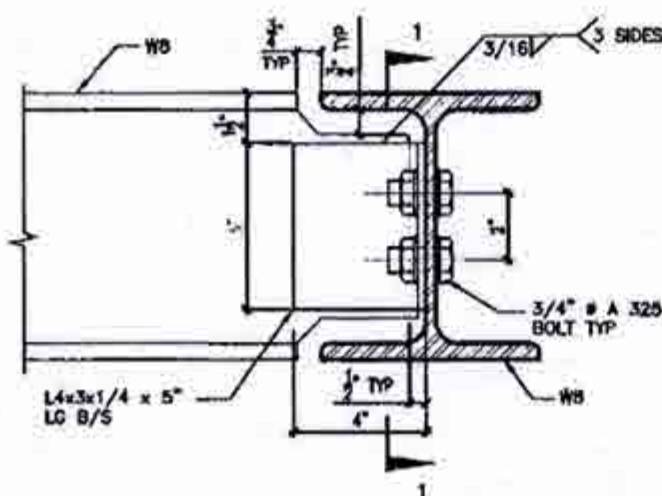
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1	AUG. 17, 2018	PREPARED TO PACKAGE WITH ISSUED TO CLIENT
No.	DATE	WORK DESCRIPTION

jardin design group inc.	2776
JOHN K. KALKE	2776

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

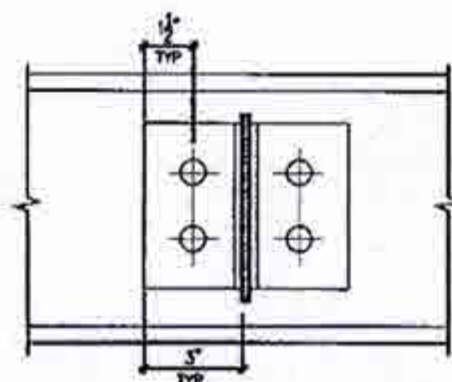


BILD

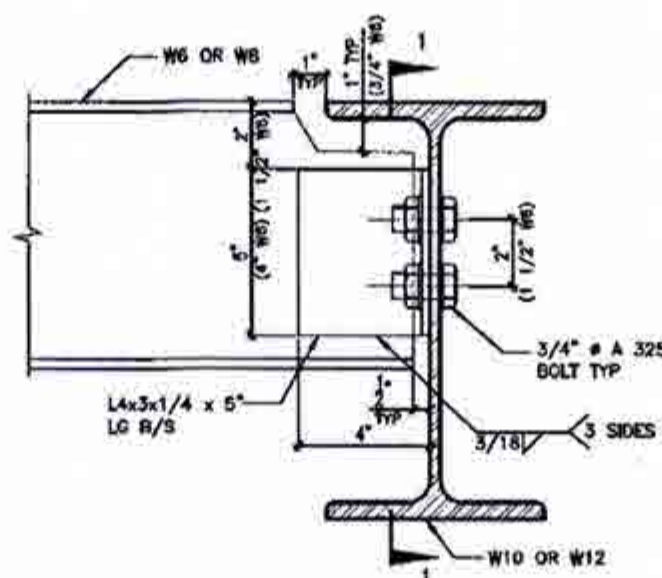


DETAIL 1.

W8
TO
W8
CONNECTION

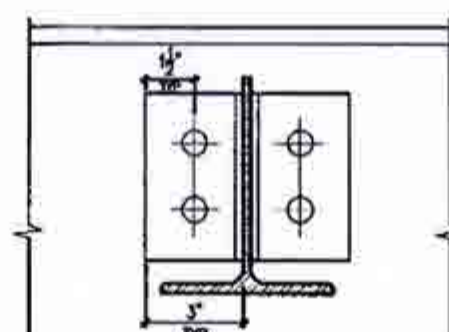


SECTION 1-1

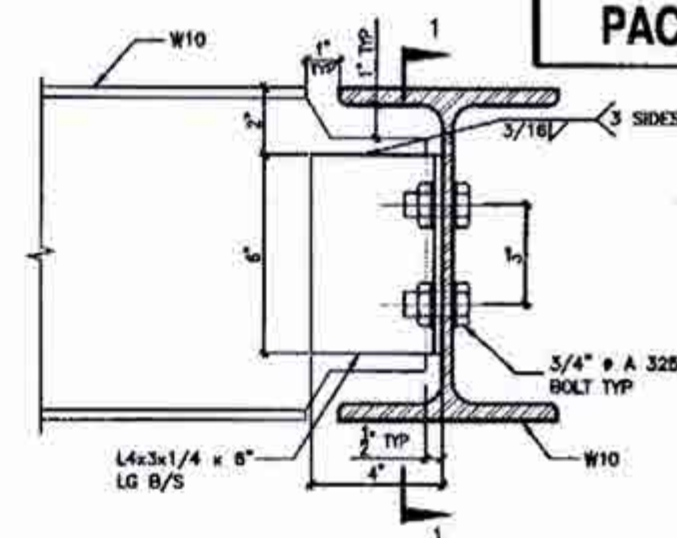


DETAIL 2.

W6(W8)
TO
W10(W12)
CONNECTION

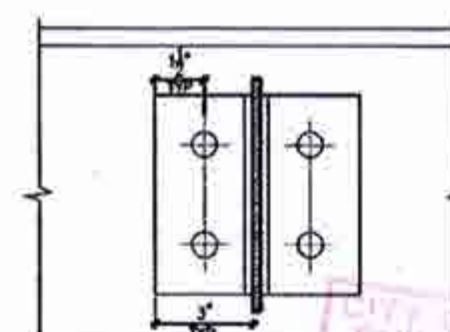


SECTION 1-1

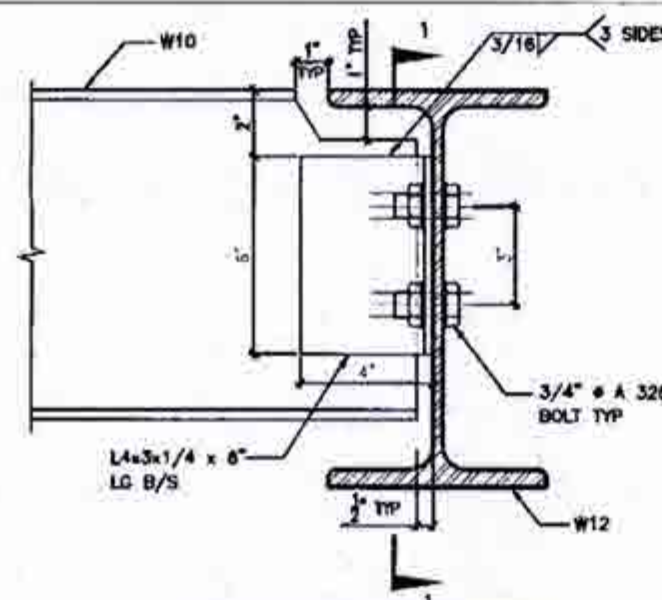


DETAIL 3.

W10
TO
W10
CONNECTION

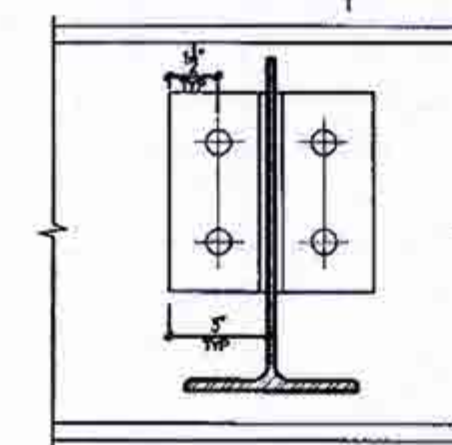


SECTION 1-1

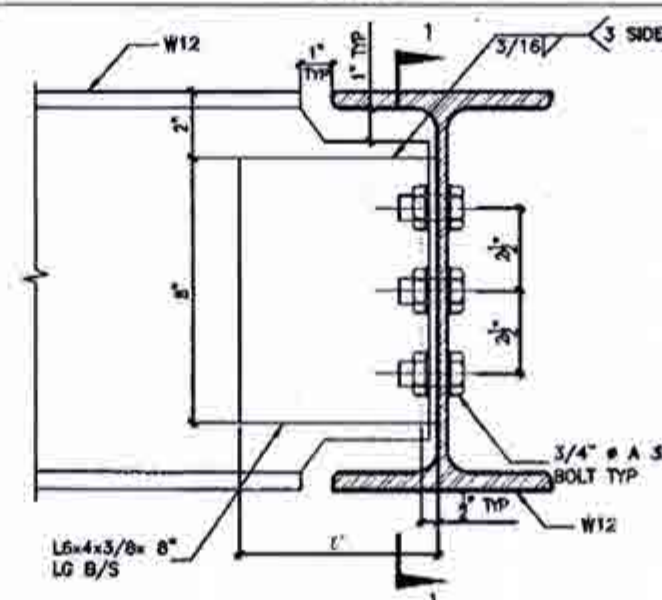


DETAIL 4.

W10
TO
W12
CONNECTION

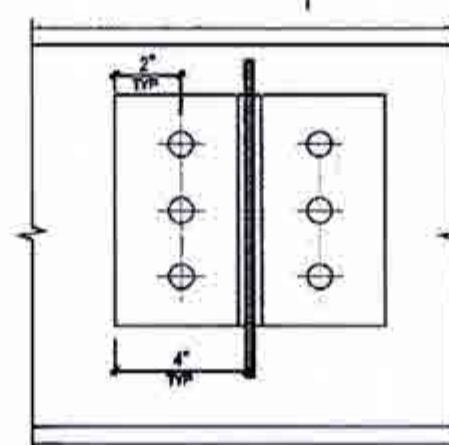


SECTION 1-1

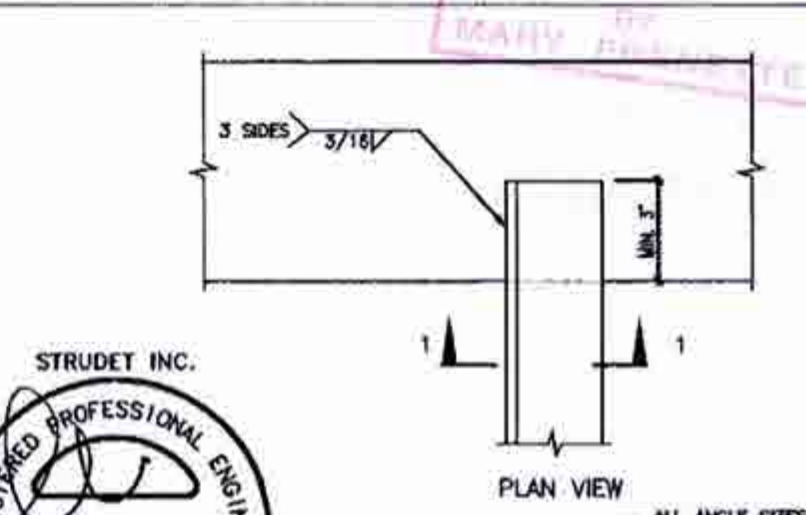


DETAIL 5.

W12
TO
W12
CONNECTION

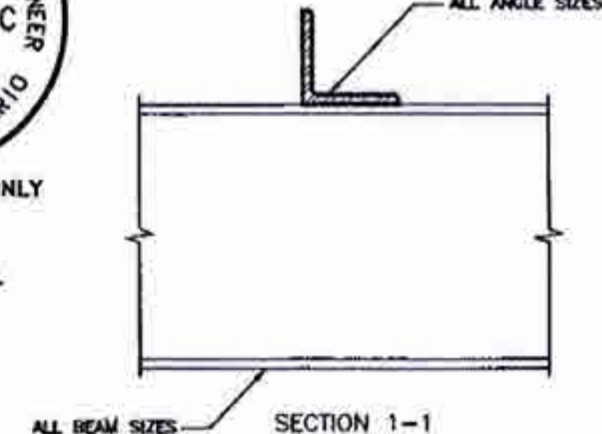


SECTION 1-1



DETAIL 6.

ANGLE
TO
BEAM
CONNECTION



AUG 22 2018
2012 CODE

THIS 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 THIS DRAWING OR FOR CONSTRUCTION DEFECTS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

ALL CONSTRUCTED DETAILS 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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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 1.2.3 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

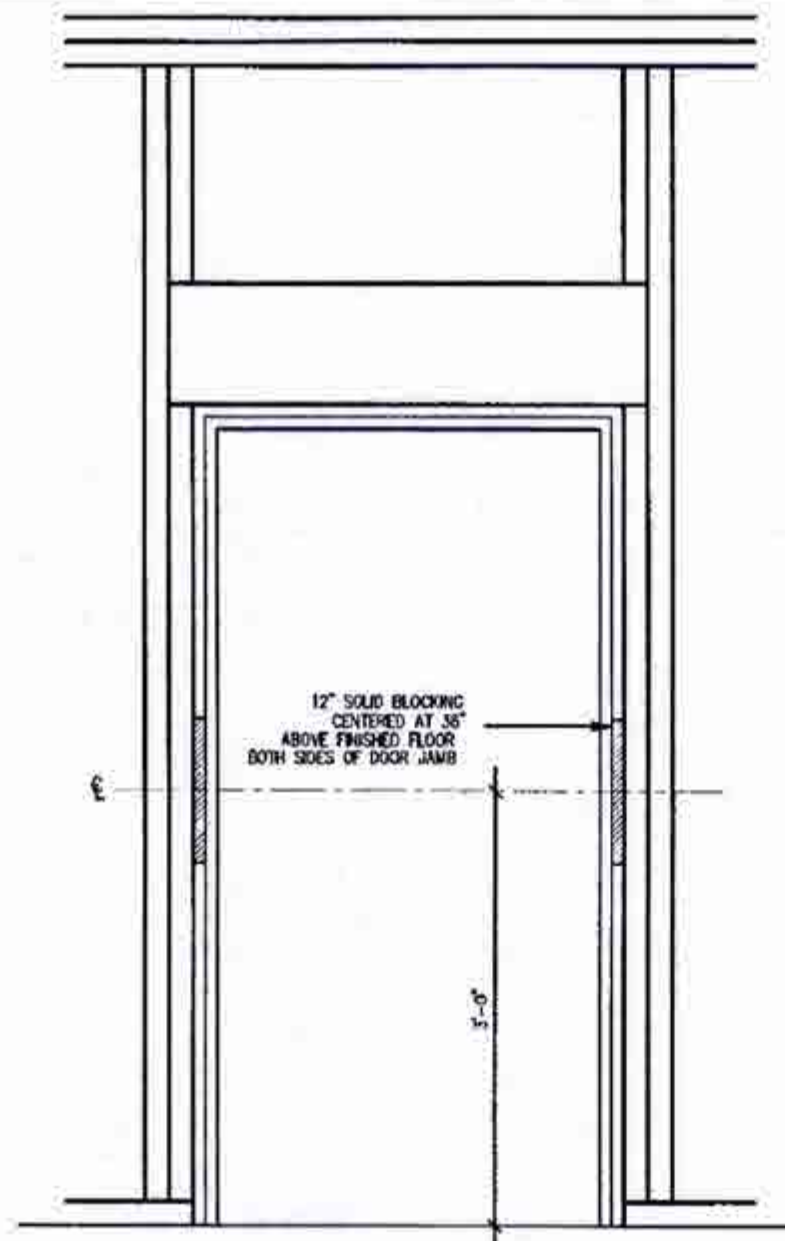
jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

STEEL BEAM DETAILS
MINNISALE HOME CORP.
CITY OF BRAMPTON

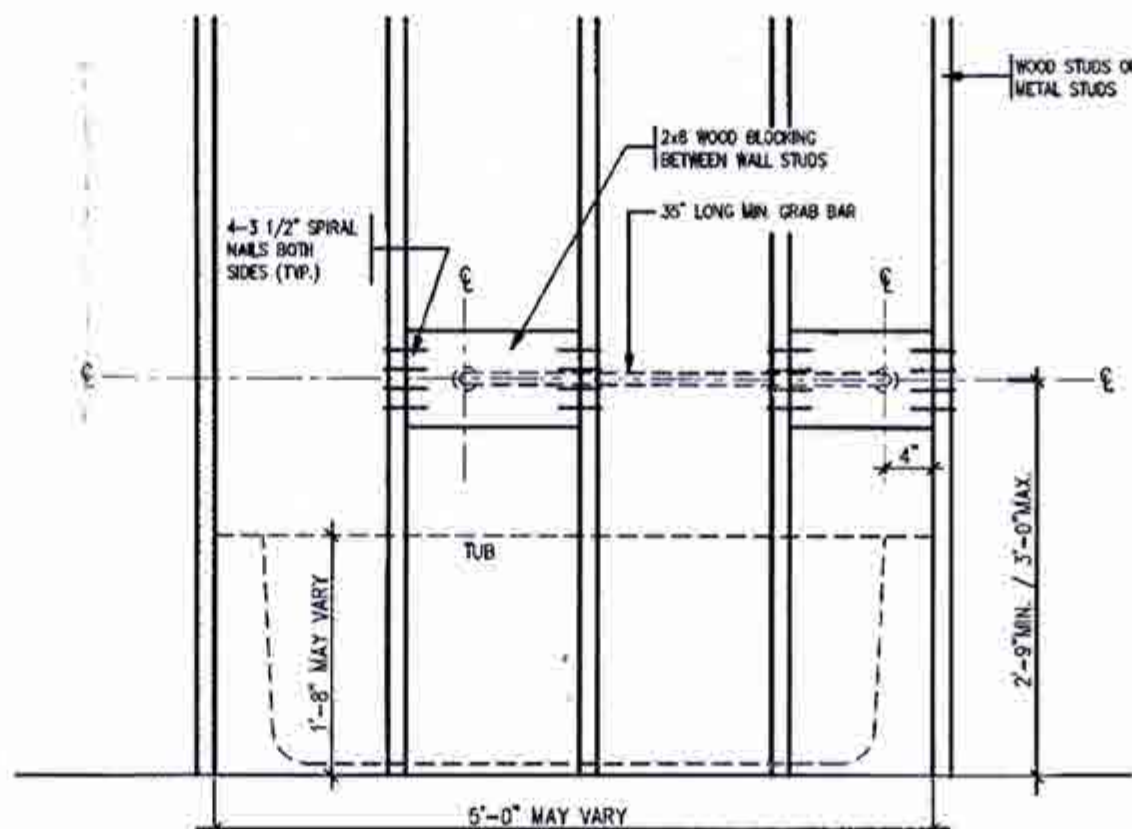
MODEL NAME
T

SCALE: N.T.S.

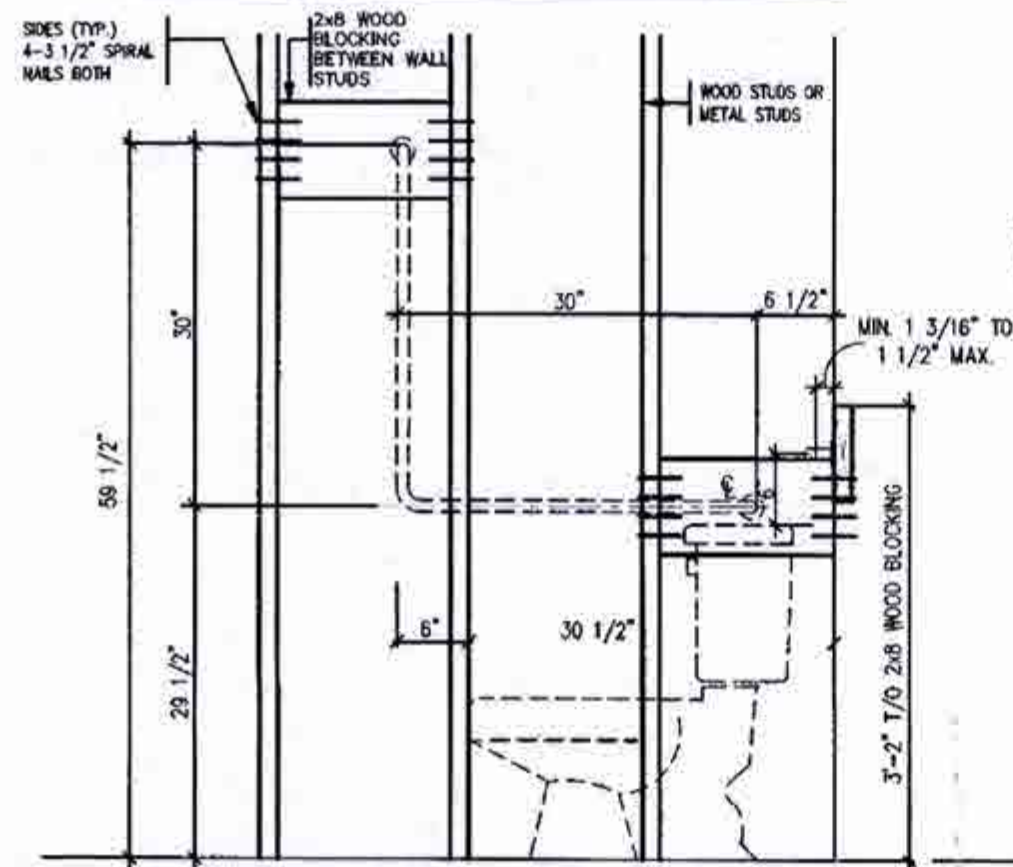
PROJ. No. 18-24
DWG. No. 9



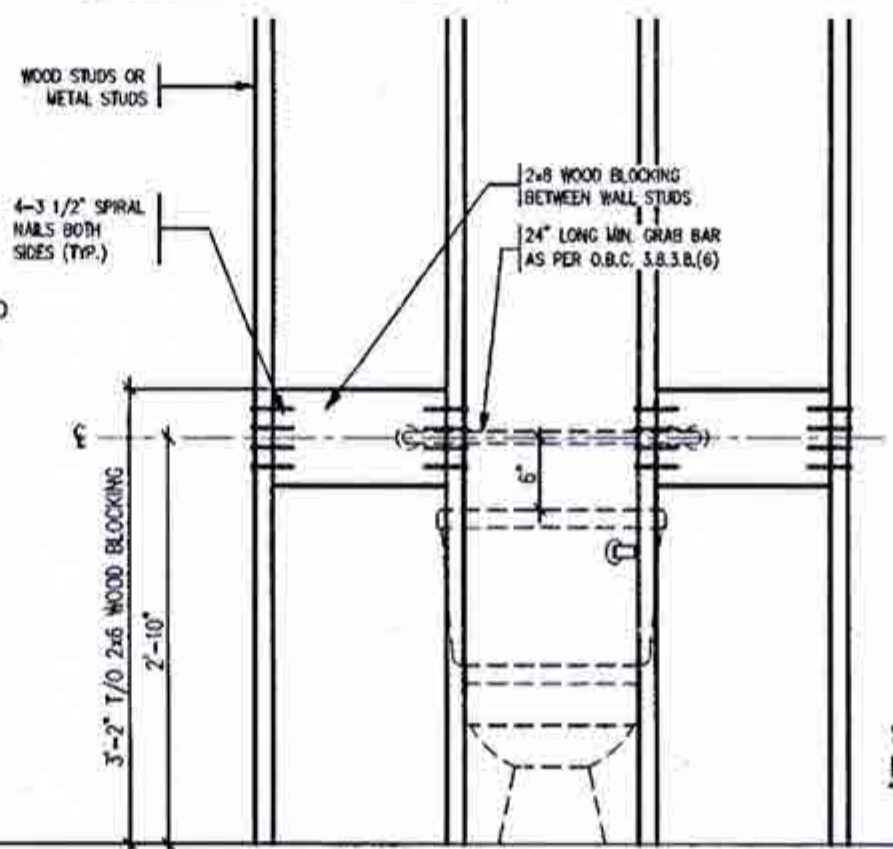
RESISTANCE TO FORCED ENTRY (OBC 9.6.8.)



BATH TUB FRONT ELEVATION



TOILET SIDE ELEVATION



TOILET FRONT ELEVATION

CITY OF BRAMPTON
BUILDING DEPARTMENT
RECEIVED
JAN 11 2018
BY
MARY FRENCH



STRUCTURAL REINFORCEMENT FOR GRAB
BAR (OBC 9.5.2.3.)

AUG 22 2018

2012 CODE

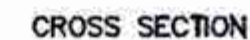
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.
JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THIS DRAWING OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. NO USE TO THE APPROPRIATE ENGINEERING DRAWINGS OR FOR PROCEEDING WITH WORK.
ALL CONSTRUCTION ELEMENTS MUST BE VERIFIED PRIOR TO POURING OF CONCRETE.
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 CONSTRUCTION OR THE CONSTRUCTION TO COMPLY WITH THE BUILDING CODE.
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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 Ontario C, Subsection 1.2.3 of the Building Code.
Walter Botter 21031
NAME SIGNATURE BCIN
REGISTRATION INFORMATION
Required unless design is exempt under Ontario 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

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
FOR STRUCTURE ONLY

2012 CODE

DRAWN BY	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 1.2.4 of the building code

Walter Botter *WBe* 2103
NAME SIGNATURE BCI

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

Jardin design group inc. 2776
FIRM NAME BCI

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3717
EMAIL: info@jardindesign.ca



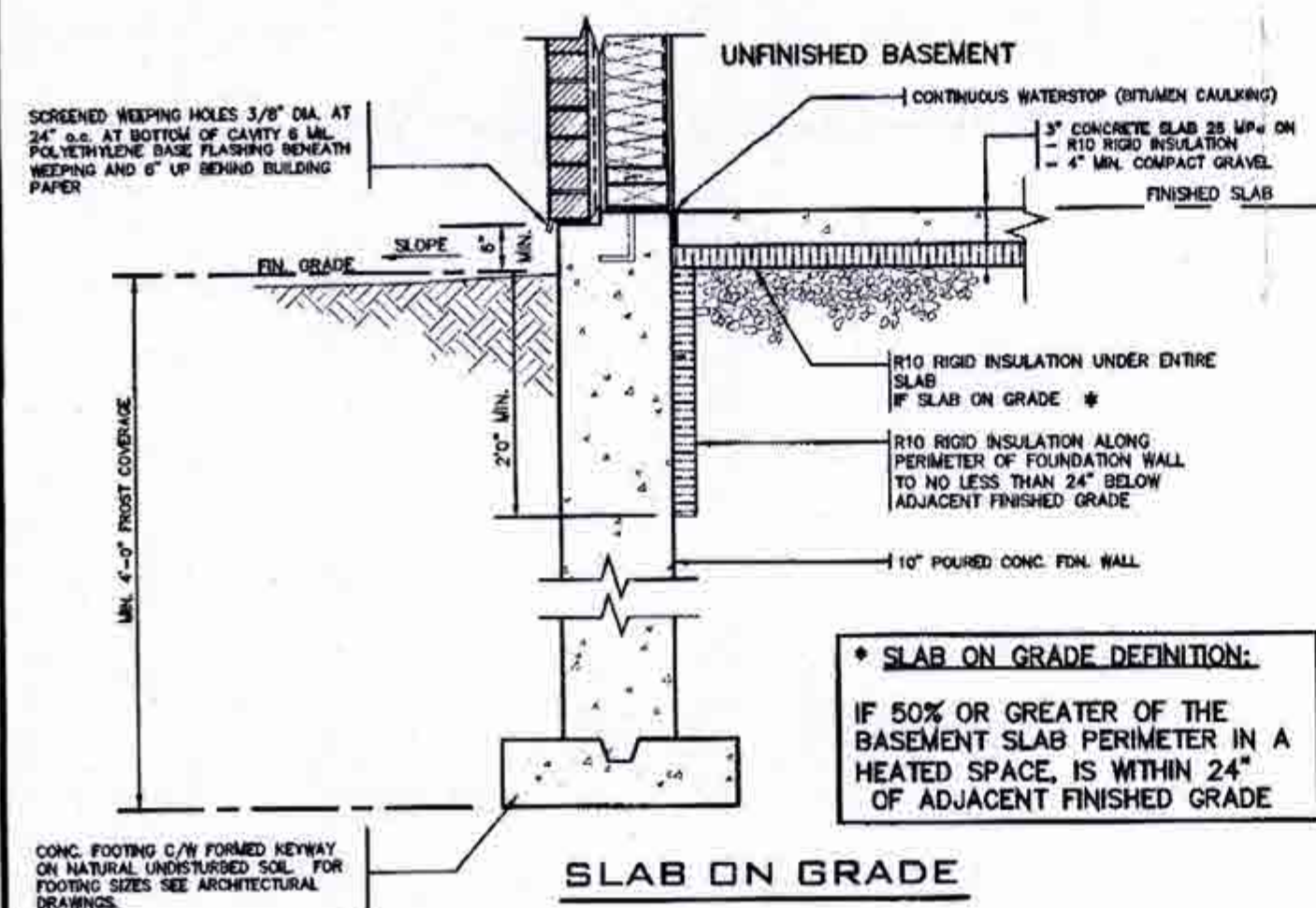
MODEL NAME	T
SCALE	1" = 1'-0"
PROJ. No.	
DWG.	

The basement floor plan includes the following areas and details:

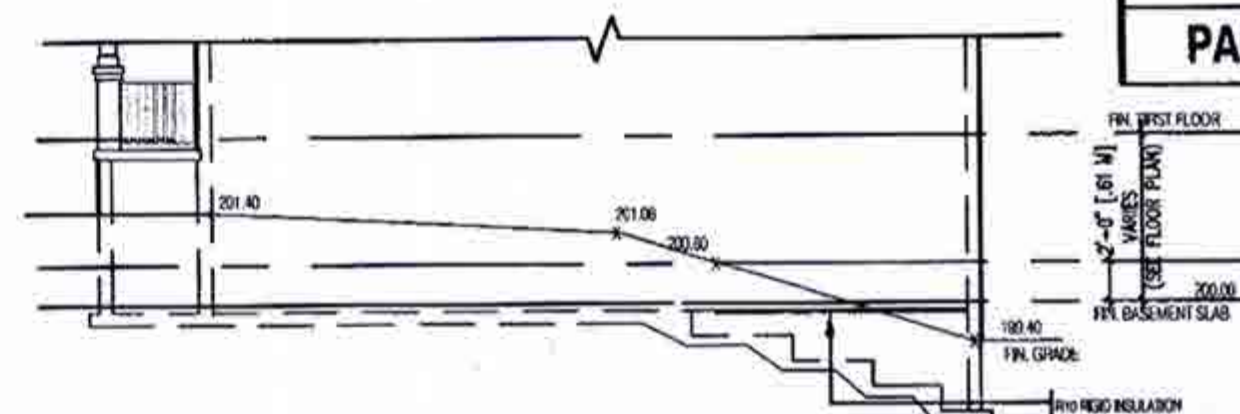
- UNDIGAVATED FIN. GARAGE SLAB**: Located at the top left, with a diagonal cross-hatch pattern.
- FUTURE RECREATION ROOM (UNFINISHED)**: Located at the top right, with a diagonal cross-hatch pattern.
- BF=200.00**: A label within the Future Recreation Room area.
- COLD STORAGE**: Located on the left side, with a diagonal cross-hatch pattern.
- PERIMETER OF THE BASEMENT SLAB IN HEATED SPACE WITHIN 2' OF ADJACENT FINISHED GRADE**: Two labels pointing to the perimeter of the heated areas.
- R10 HOOD INSULATION UNDER ENTIRE SLAB**: A label pointing to the right wall of the Future Recreation Room.
- UP**: A staircase symbol with an arrow pointing upwards, located on the right wall.
- Dimensions and Elevation**: Various dimensions and elevations are marked around the perimeter, including X 199.70, X 199.85, X 200.00, X 200.60, X 200.75, X 200.80, and X 200.90.

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 SHALL BE VERIFIED.



SLAB ON GRADE

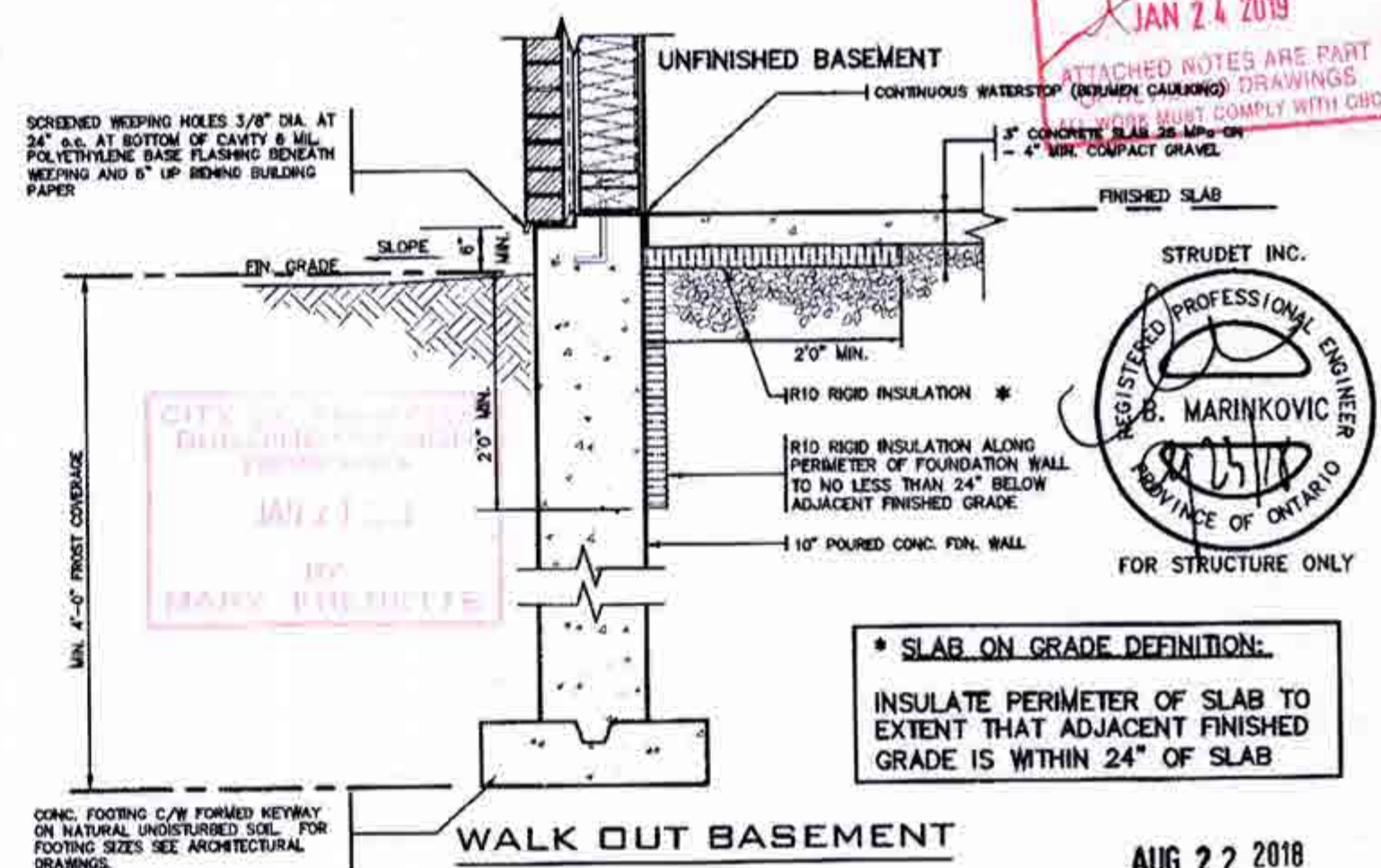


The basement floor plan includes the following details:

- UNDIGGATED FIN. GARAGE SLAB:** A rectangular area on the left side of the plan, labeled with 'UNDIGGATED' and 'FIN. GARAGE SLAB'. It is bounded by X 201.20 on the top and left, and X 201.35 on the right.
- FUTURE RECREATION ROOM (UNFINISHED):** A larger rectangular area on the right side of the plan, labeled 'FUTURE RECREATION ROOM (UNFINISHED)' with a box containing 'BF=200.00'. It is bounded by X 200.60 on the top, X 199.40 on the right, and X 200.80 on the bottom.
- COLD STORAGE:** A small rectangular area on the far left, labeled 'COLD STORAGE'.
- PERIMETER OF THE BASEMENT SLAB IN HEATED SPACE ABOVE 2" OF ADJACENT FINISHED GRADE:** Two arrows point to the perimeter lines of the garage slab and the recreation room, indicating the heating requirement.
- PIG PIGD INSULATION 2" UNDER SLAB:** A label on the right side pointing to the insulation area.
- 2-2 MIN:** A label on the right side pointing to the wall thickness.
- Dimensions:** The plan is marked with coordinates: X 201.20, X 200.60, X 199.40, X 201.35, X 200.80, X 201.40, and Y 201.40.

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.



WALK OUT BASEMENT

AUG 22 2018

2012 CODE

SLAB ON GRADE
WALKOUT BASEMENT
MINNISALE HOME CORP
CITY OF BRAMPTON



MODEL NAME	T
SCALE	N.T.S.
PROJ. No.	1001

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF SITE, BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES OR ISSUES MUST BE REPORTED TO JACOBS DESIGN GROUP, INC. PRIOR TO COMMENCEMENT OF WORK.

JACOBS DESIGN GROUP, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURE, OR ENGINEERING INFORMATION, SHOWS OR OTHER CONDITIONS ON THE WORK AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SUFFICIENT VISUAL REVIEW OF THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

AS CONTRACTED, ALL MATTERS MUST BE VERIFIED FROM TOPOGRAPHY FOOTINGS.

JACOBS DESIGN GROUP, INC. HAS NOT BEEN INFORMED TO CARRY OUT THE GENERAL PROVISION OF THE WORK AREA ASSUMES AND RESPONSIBILITY FOR THE DESIGN OF THE WORK AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE WORK AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE WORK AREA.

THE CHAIRMAN IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY THE PROJECT OF JACOBS DESIGN GROUP, INC. THE CHAIRMAN IS NOT RESPONSIBLE FOR THE DESIGN OF THE WORK AREA.

7		
6		
5		
4		
3		
2		
1	AUG. 17, 2018	PREPARED TO PACKAGE "A1" ISSUED TO CLIENT
Also	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 3.2.5 of the Building Code

Walter Botter *WBe* 2103
NAME SIGNATURE BC

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the Building Code

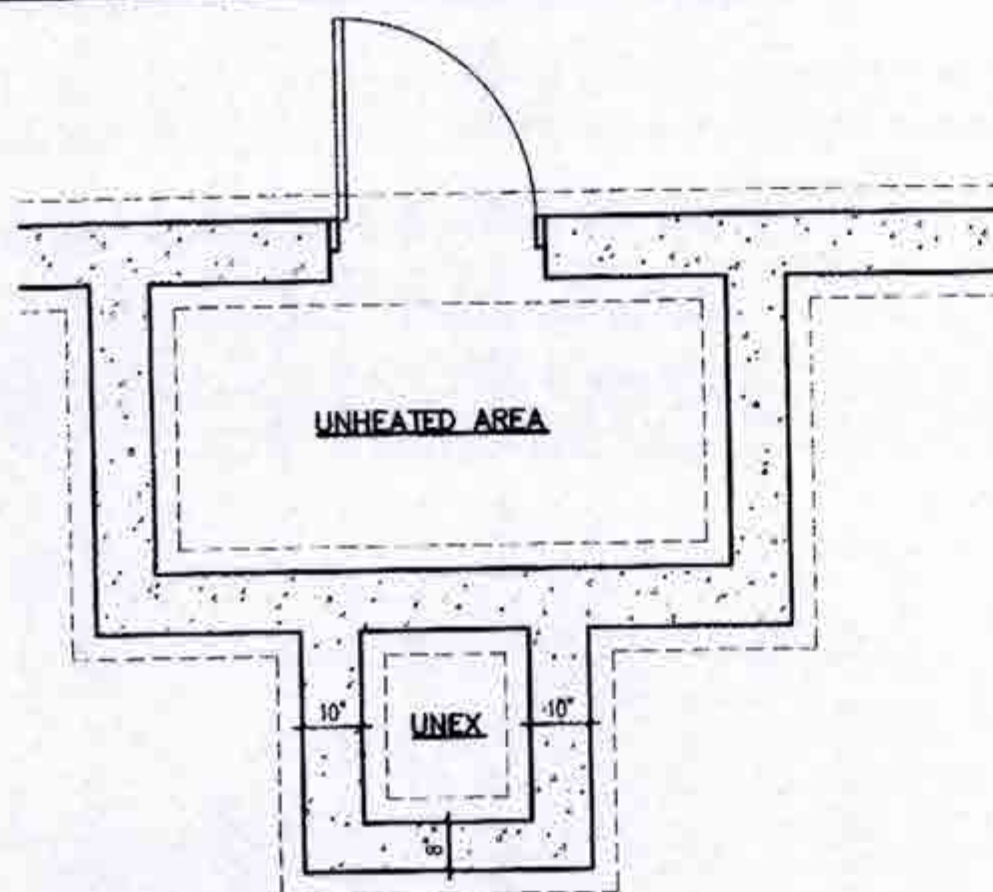
jardin design group inc. 2776
FIRM NAME BC

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

DRAWN BY:	DRAWING NAME: GENERAL NOTES
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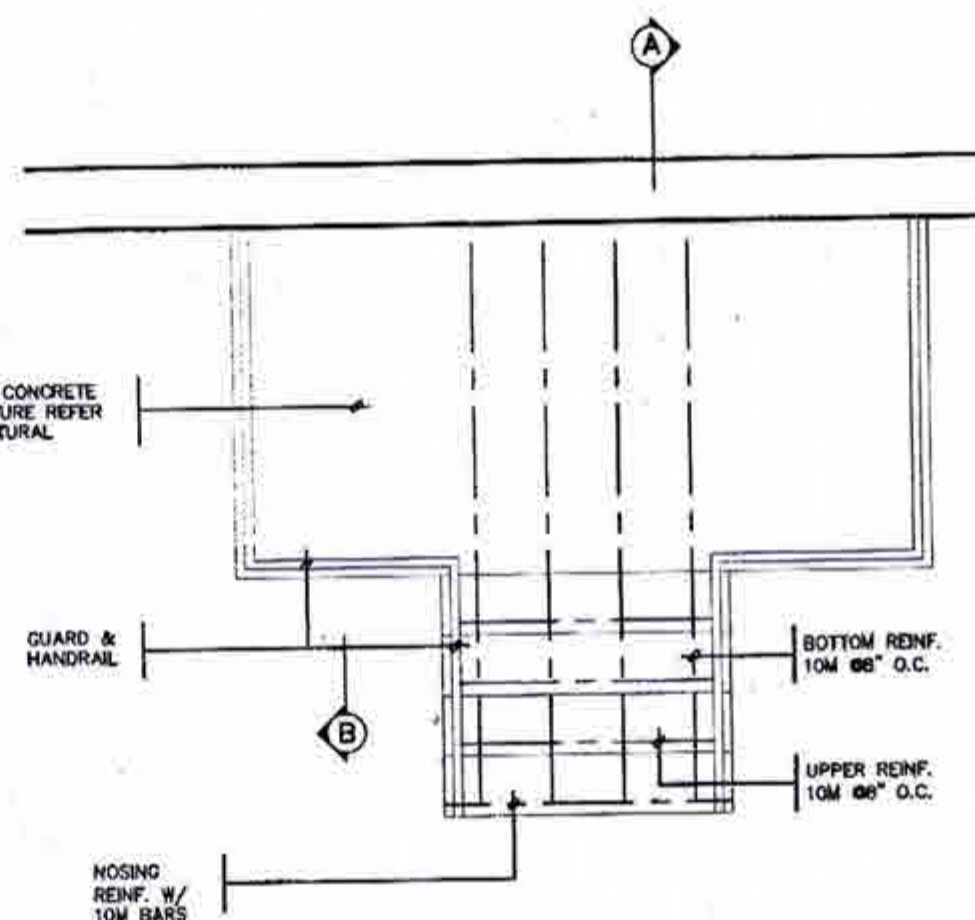
GENERAL NOTES

- 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/ 5%-8% AIR ENTRAINMENT MINIMUM CONCRETE SLAB THICKNESS 5"
- CONCRETE COVER**
PROVIDE MINIMUM 3/4" CLEAR CONCRETE COVER TO REINFORCING BARS



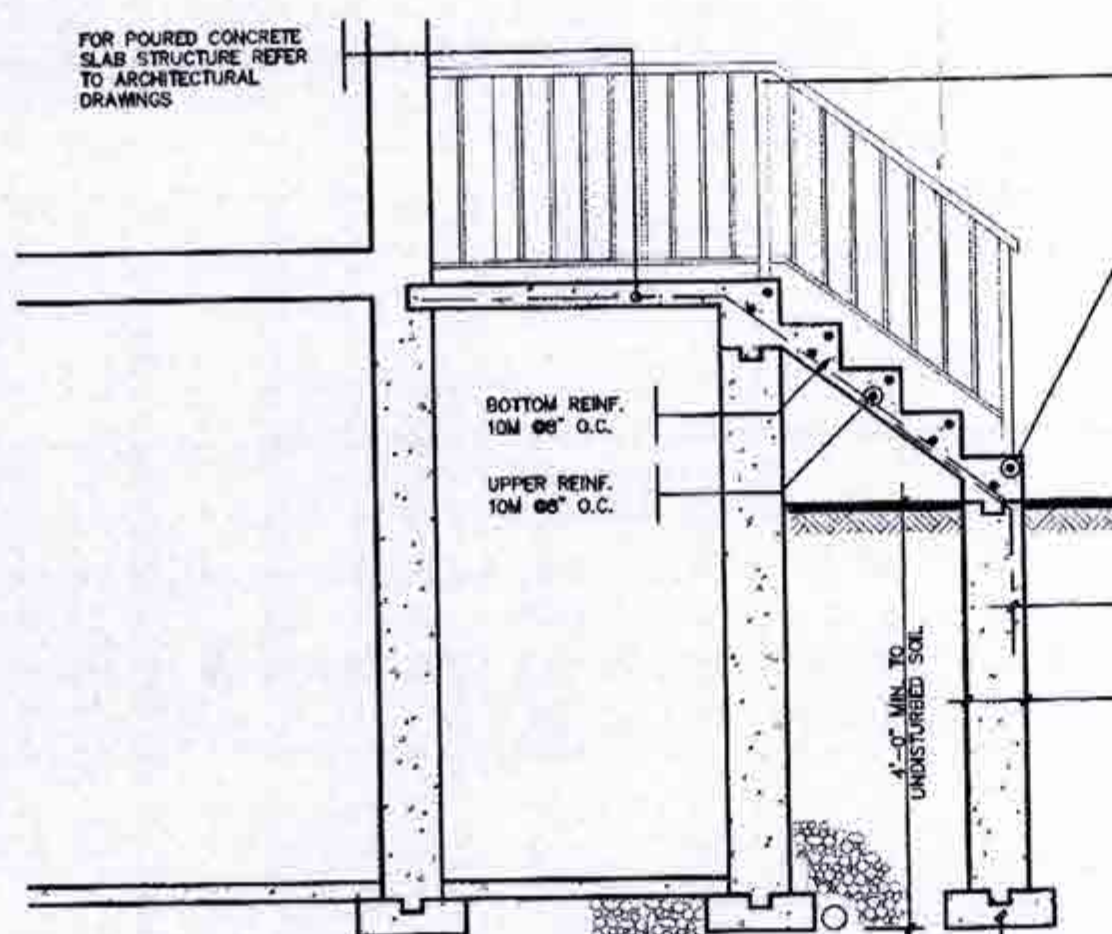
FOUNDATION PLAN

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 @ 8" O.C. DOWNELS TO MATCH BOTTOM REINF.

POURED FDN. WALL

6" X16" POURED CONC. FOOTING

SECTION 'B'

NOTE: FOR MORE THAN 8 RISERS



FOR STRUCTURE ONLY

AUG 22 2018

2012 CODE

POURED CONCRETE STAIRS

MINNISALE HOME CORP.
CITY OF BRAMPTON

MODEL NAME	T
SCALE	3/8" = 1'-0"
PROJ. NO.	18-24
DWG. NO.	13



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 2.2.5 of the building code

Walter Botter *Walter Botter* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 2.2.4 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

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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