

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 PIER FACE OF THE EXTERIOR WALL. EAVE PROTECTION SHALL BE LAD 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 'Y' CLIPS FOR TRUSSES

STARTER STRIP OF ROOF SHINGLES REQUIRED

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

SEE PLAN FOR ROOF SLOPE

BAFFLES AS REQUIRED FOR ROOF VENTILATION

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

CONVENTIONAL ROOF RAFTERS AND CEILING JOISTS OR ROOF TRUSSES @ 24" o.c. MAX.

CEILING JOISTS (SEE PLAN)

TOP OF WOOD PLATE

1/2" (13mm) DRYWALL FINISH OVER CONT. 6 MIL. POLY VAPOUR/AIR BARRIER & MIN. R-50 INSULATION

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

2"x6" BOTTOM PLATE

LAP VAPOUR AND AIR BARRIER 4" AND SECURE TO PLATE

FIN. FLOORING ON SUBFLOOR

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" OSB SHEATHING, 2"x6" SPR. STUDS @ 16" o.c. FILLED WITH MIN. R-24 BATT INSULATION AND 6 MIL. POLY VAPOUR BARRIER

CONTINUOUS RIM JOIST w/ R-24 INSULATION, 6 MIL. VAPOUR BARRIER AND SEAL TO JOIST AND SUBFLOOR

TYVEK HEADER WRAP AT FIRST FLOOR, SEAL AT SUBFLOOR & BASE PLATE

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

HEAVY COAT OF BITUMEN OVER CONC. WALL

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

CEMENT COVE

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

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

WALL SECTION

CAULK OR SEAL WITH GASKET

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

R-20 INSULATION DOWN WITHIN 2" MIN. AND 6" MAX. ABOVE FINISH SLAB WITH MOISTURE & 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" (13mm) DRYWALL FINISH OVER CONTINUOUS 6 MIL. POLY VAPOUR/AIR BARRIER & MIN. R-31 INSULATION. (DRYWALL ON THE CEILING ONLY WHEN THERE IS NO SECOND FLOOR ABOVE GARAGE)

FIN. FLOORING ON SUBFLOOR

FINISHED SECOND FLOOR

PARALLEL JOISTS: WOOD BLOCKING per FLOOR MANUFACTURER

FLOOR JOISTS SEE PLAN

1/2" GYPSUM BOARD CEILING FINISH

SINGLE CONTIN. RIMBOARD

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

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

SINGLE CONTIN. RIMBOARD

FIN. FLOORING ON SUBFLOOR

FINISHED FIRST FLOOR

TYVEK HEADER WRAP AT FIRST FLOOR, SEAL AT SUBFLOOR & BASE PLATE

WALL FLASHING

WEEP HOLES

PROTECTION REQ'D FOR FRAMING MEMBERS

2-2"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

SLOPE

26" MAX. FOR 6" CONCRETE WALL

DETAIL FOR CONCRETE VENEER DROPPED GRADE

TYVEK HEADER WRAP AT FIRST FLOOR, SEAL AT SUBFLOOR & BASE PLATE

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26" MAX. FOR 6" CONCRETE WALL

DETAIL FOR COLD CELLAR PORCH SLAB

TYVEK HEADER WRAP AT FIRST FLOOR, SEAL AT SUBFLOOR & BASE PLATE

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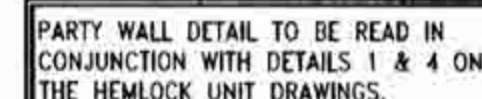
10" FOUNDATION WALL WHEN VENEER CUT IS MORE THAN 26"

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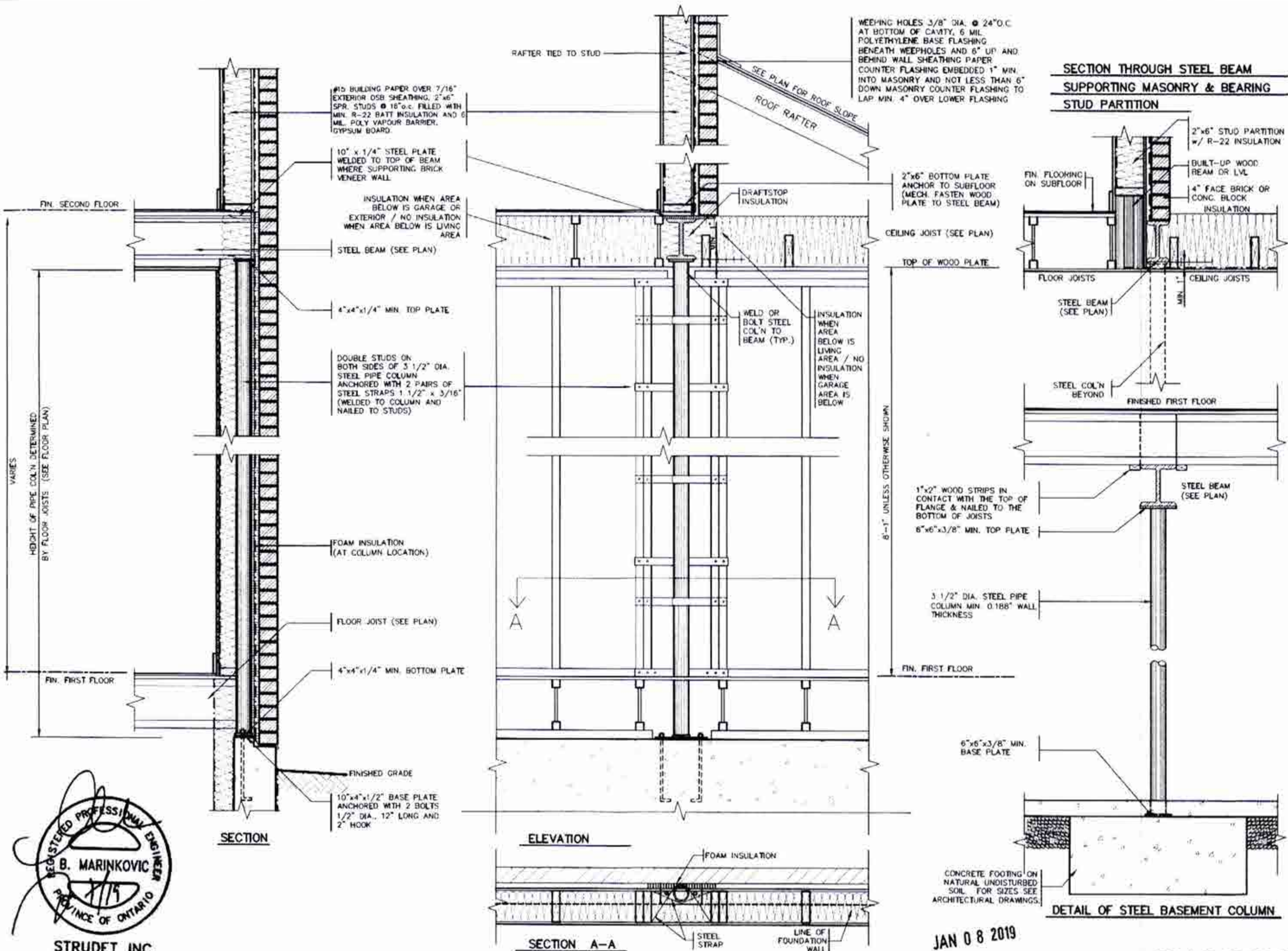


RECEIVED
JAN 16 2019
Building Division

JAN 08 2019

2012 CODE
COMPLIANCE PACKAGE A1

9	The undersigned has reviewed and taken responsibility for this design and took the qualifications and made the requirements set out in the Ontario Building Code to be in compliance.							
8	qualification information		project name MINNISALE HOMES CORP.		municipality BRAMPTON		project 1801	
7	Richard Vink 24448		255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 416.630.2755 • 416.630.4782 vabdesign.com		JANUARY 2018		PARTY WALL DETAIL (HEMLOCK MODELS)	
6	signature		drawn by checked by scale 1/8" = 1'-0"		10012-CP-STO_DETAILS_A1		the issue 4	
5	registration information		42658		10012-CP-STO_DETAILS_A1		4	
4	VAB Design Inc.		42658		10012-CP-STO_DETAILS_A1		4	
3	Contractor must notify all dimensions to the job and report any discrepancies to the Designer before proceeding with the work. All drawings and specifications are instruments of service, and the property of the Designer, which shall be returned to the Designer at the end of the project. The Designer is not responsible for any errors or omissions.		42658		10012-CP-STO_DETAILS_A1		4	
2	ISSUED FOR PERMIT		JAN 07/2018		10012-CP-STO_DETAILS_A1		4	
1	no. description		date by		10012-CP-STO_DETAILS_A1		4	



JAN 08 2019

2012 CODE
COMPLIANCE PACKAGE A1

1. CORRECTED EXT. WALL INSULATION 2. ISSUED FOR PERMIT 3. DESCRIPTION	SEP. 24/18 ON JUL. 13/18 ON DATE	by for	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 416.630.2255 1.416.830.4782 vo3design.com	Greenpark. project name: MINNISALE HOMES CORP. location: BRAMPTON project no: 18012 date: JULY 2018 drawn by: CW checked by: AS scale: AS SHOWN title: STEEL COLUMN DETAILS sheet no: 18012-GP-STD_DETAILS-A1 total sheets: 5
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2" x 2" PICKETS CHAMFERED AT BOTTOM WITH 2" x 6" TOP CAP AND 2" x 4" TOP RAIL (REFER TO DETAIL 1)

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

MAX. 4" OPENING BETWEEN PICKETS

5/4 x 6 PRESSURE TREATED DECKING WITH 1/4" GAP
WB1 RIM JOISTS (PRESSURE TREATED)

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

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

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

2" x 12" STRINGER

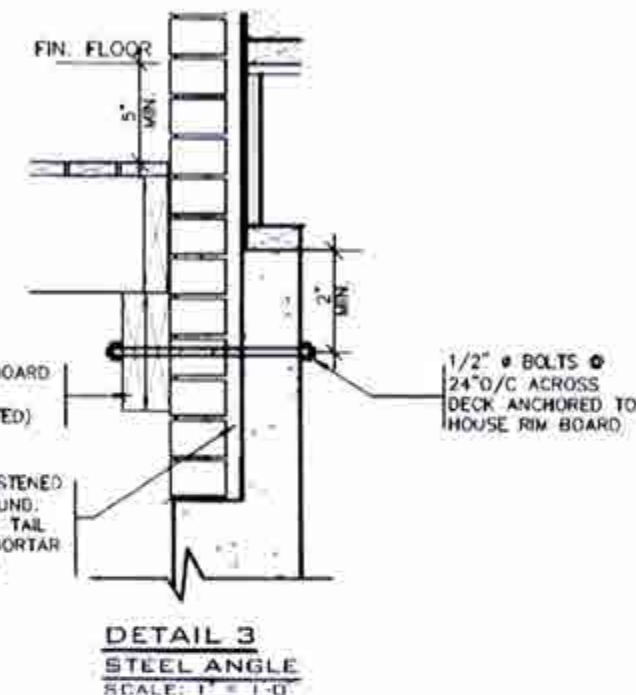
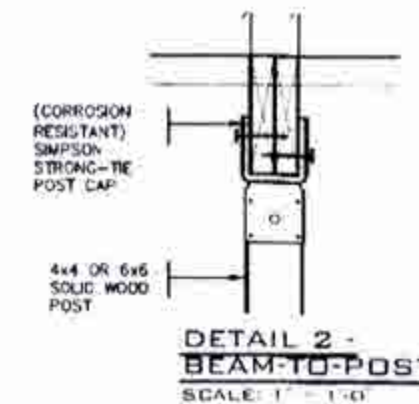
PRECAST CONCRETE SLAB

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

12" CONC. PIER

WOOD DECK SECTION WITH BRICK VENEER

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

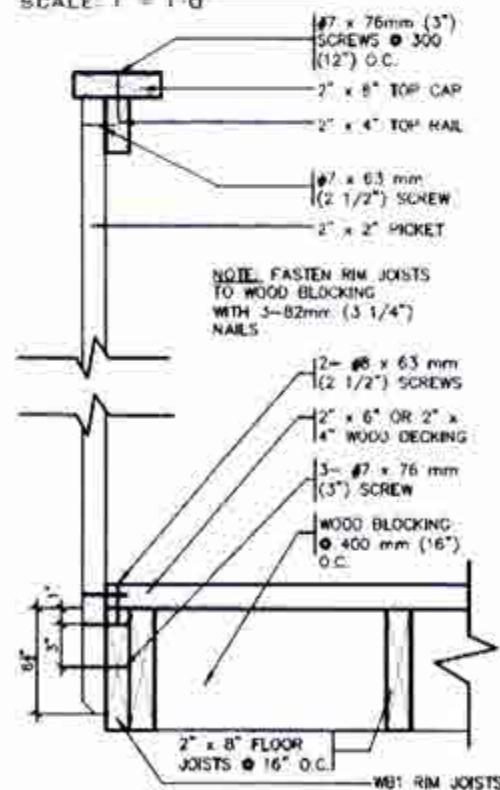


DETAIL 1

CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK

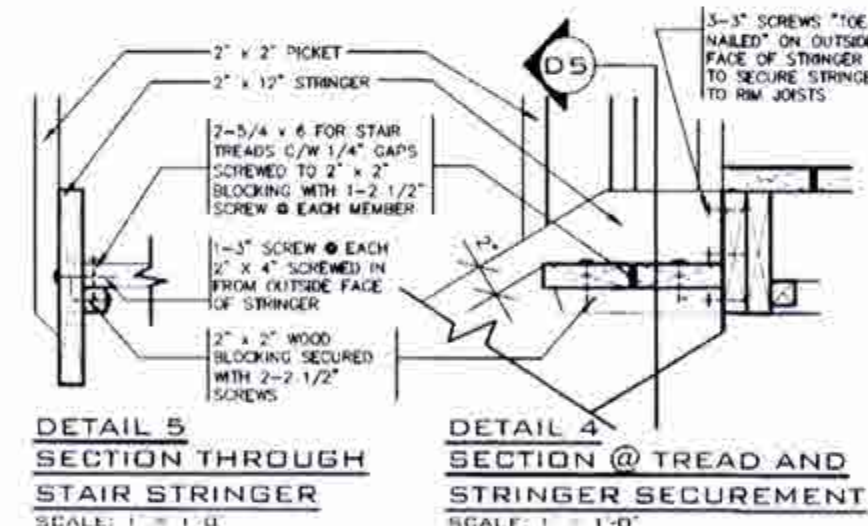
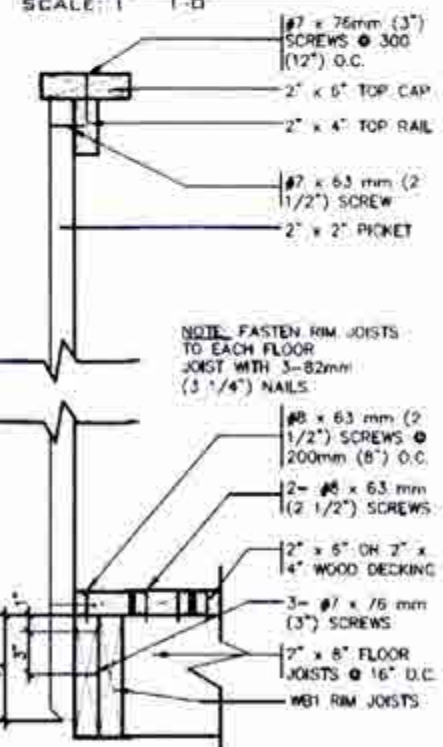
GUARD PARALLEL TO FLOOR JOISTS

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



GUARD PERPENDICULAR TO FLOOR JOISTS

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



DETAIL 5
SECTION THROUGH STAIR STRINGER
SCALE: 1/2" = 1'-0"

DETAIL 4
SECTION @ TREAD AND STRINGER SECUREMENT
SCALE: 1/2" = 1'-0"

GENERAL NOTES

1. BRICK TO BE COMPRESSIVE STRENGTH OF 15 MPa (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. WB1 = 2-2 x 8 (PRESSURE TREATED)
WB3 = 2-2 x 10 (PRESSURE TREATED)
5. WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES.

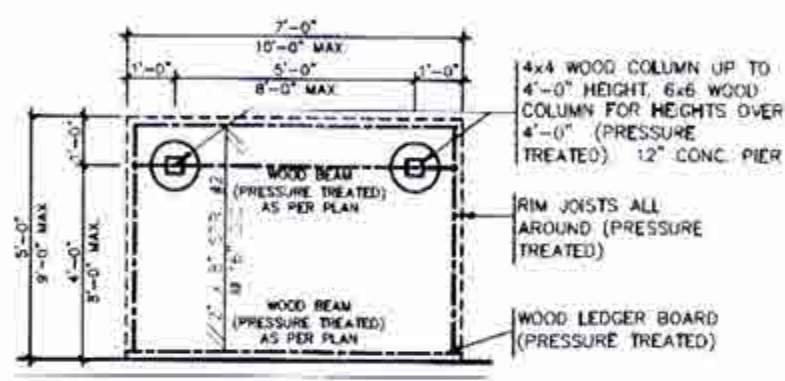


2012 CODE COMPLIANCE PACKAGE A1

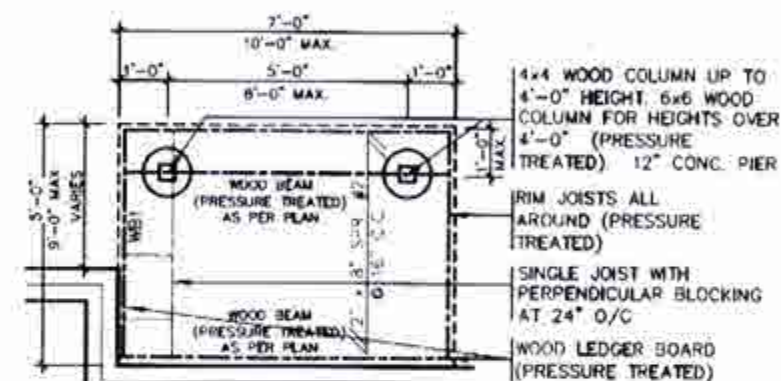
JAN 08 2019

1	ISSUED FOR PERMIT	JULY 23/18	ON	by	Richard Vink	24488	ICM	42658	VA3 DESIGN	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 1 416.630.2255 / 416.630.4782 va3design.com	Greenpark	project name MINNISALE HOMES CORP.	BRAMPTON	project no. 18012	drawing no. 6
2												date JULY 2018	checked by As Shown	scale 18012-CP-STD-DETAILS_A1	drawing no. 6

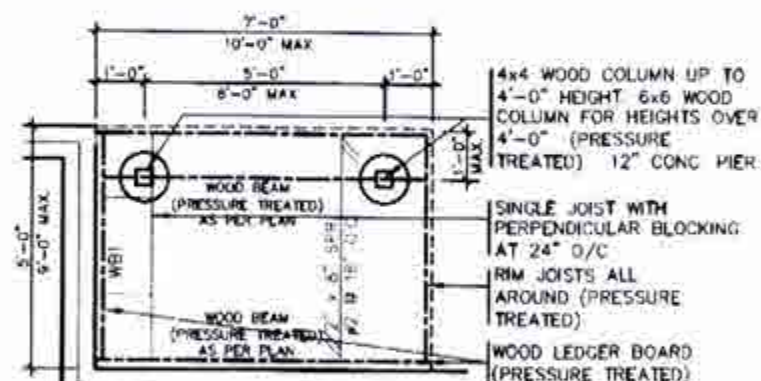
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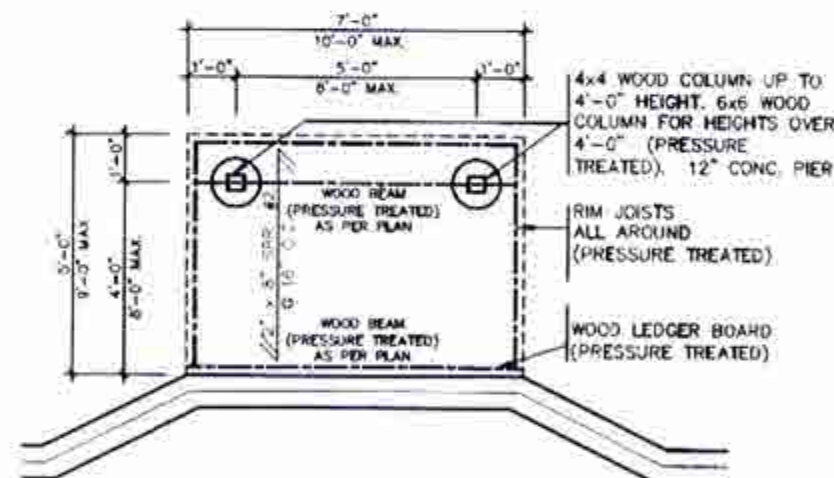
TYPICAL DECK LAYOUT
SCALE: 1/4" = 1'-0"



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



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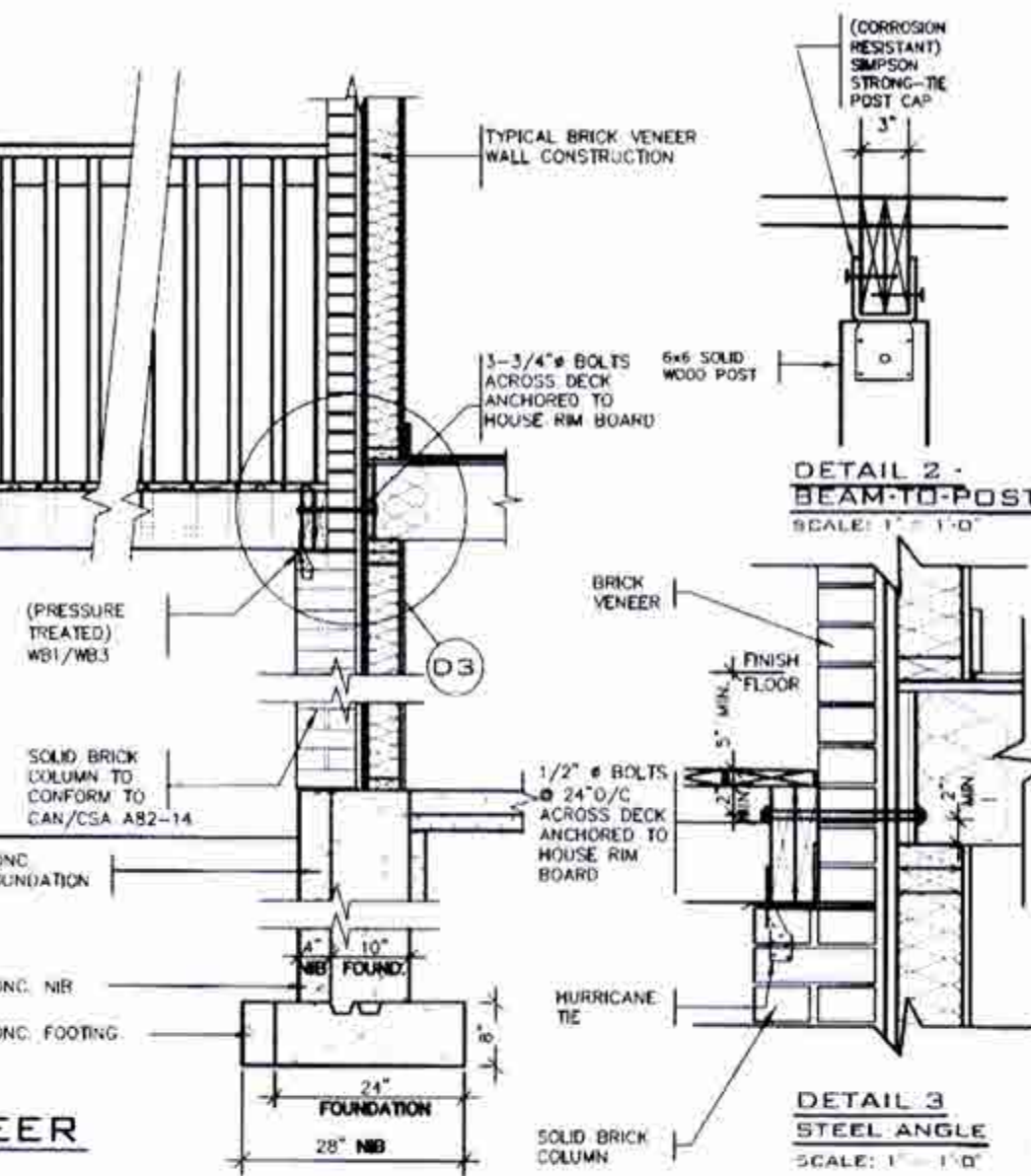
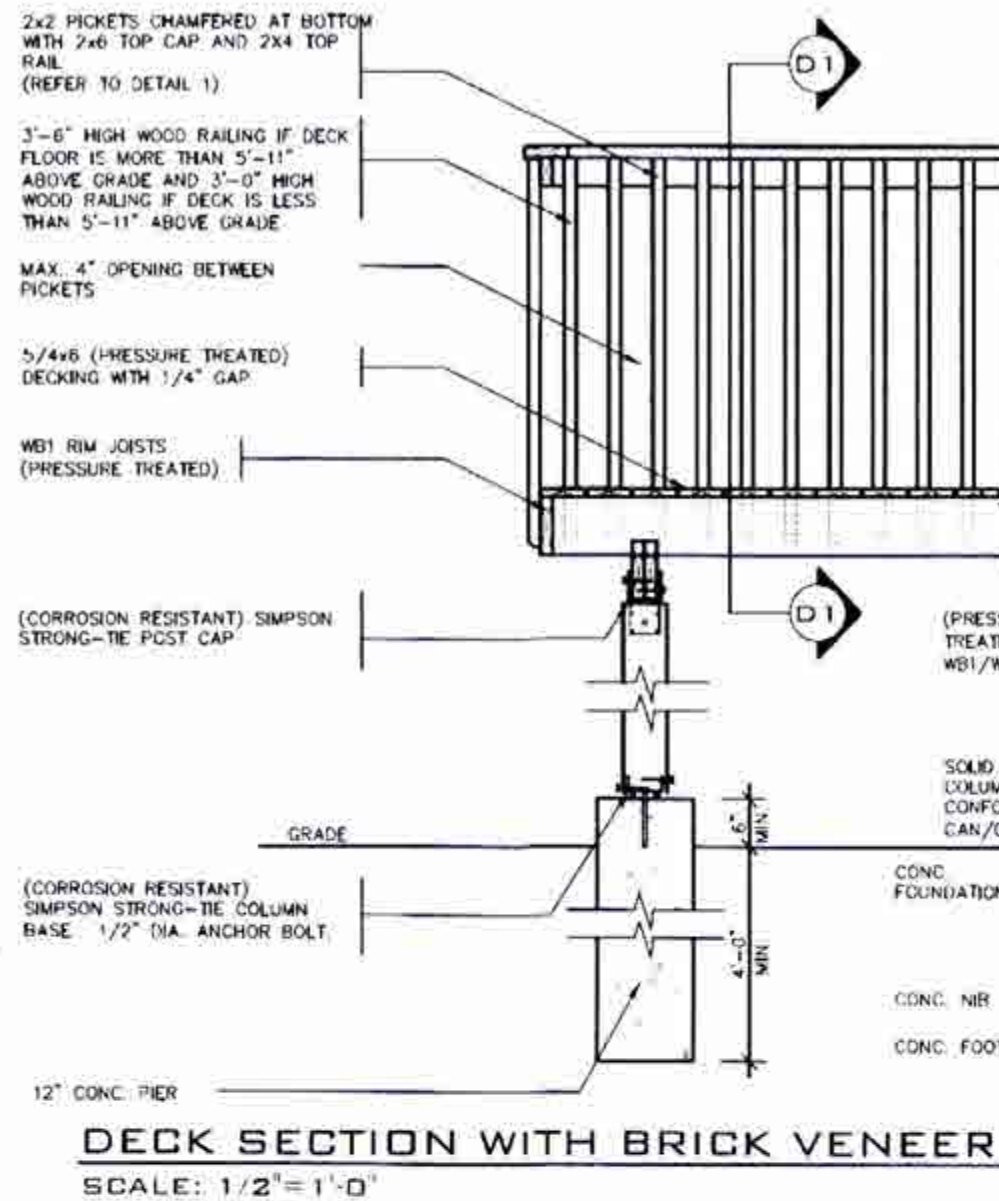
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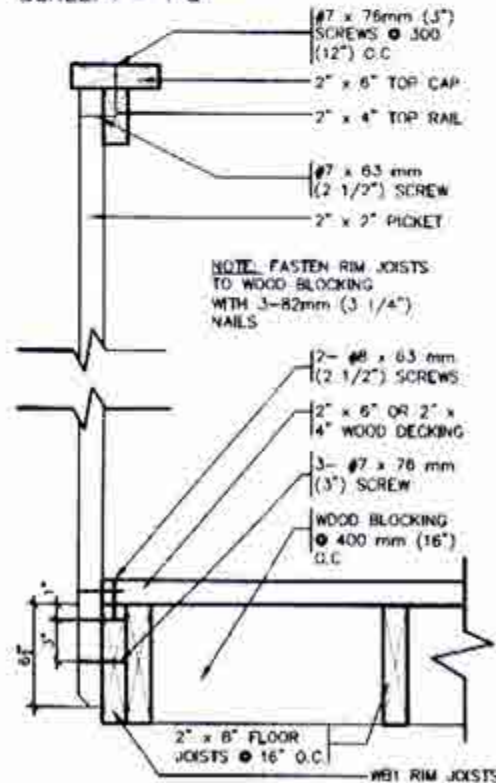
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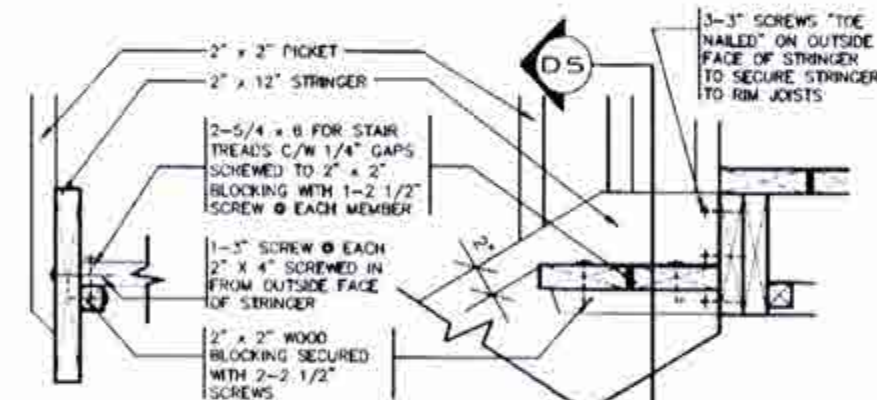
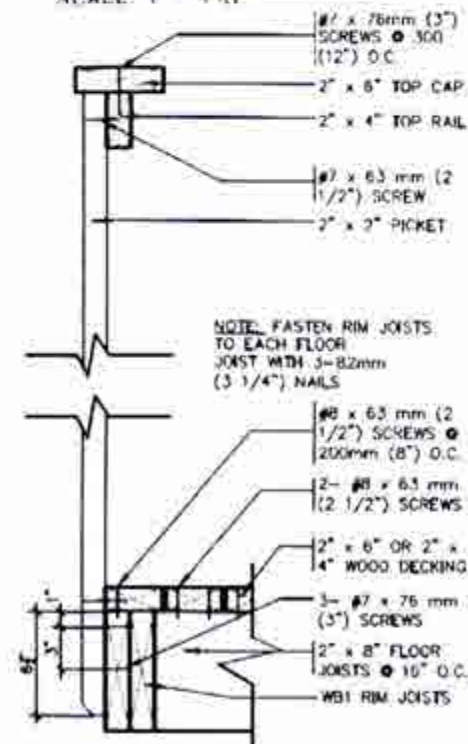
1 ISSUED FOR PERMIT no. description		2 3 4 5 6 7 8 9		The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code for the design of this structure. Signature: <i>R. Vink</i> Name: Richard Vink Registration Number: 24488 Firm: VAS Design Inc. Address: 255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 Tel: 416.630.2255 / 416.630.4782 Fax: 416.630.4782 Email: vasdesign.com	Greenpark. project name: MINNISALE HOMES CORP. location: BRAMPTON project no.: 18012 date: JULY 2018 drawn by: [signature] checked by: [signature] title: [signature] 18012-CP-STD_DETAILS_A1 6-2
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DETAIL 1
CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK
GUARD PARALLEL TO FLOOR JOISTS
SCALE: 1" = 1'-0"



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



GENERAL NOTES

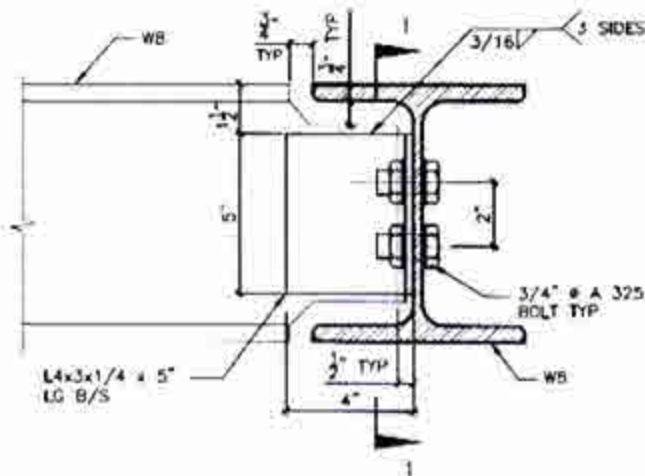
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5. WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES.



JAN 08 2019

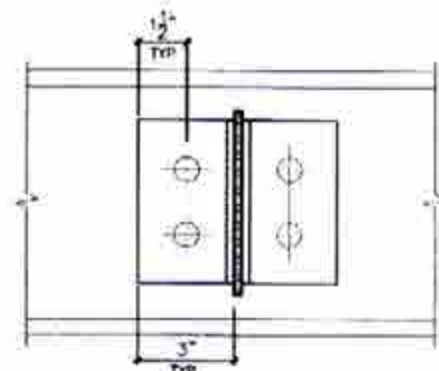
2012 CODE COMPLIANCE PACKAGE A1

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1. ISSUED FOR PERMIT 2. DATE: 1/1/18 3. BY: [Signature]										4. PROJECT INFORMATION 5. PROJECT NAME: MINNISALE HOMES CORP. 6. PROJECT ADDRESS: BRAMPTON 7. PROJECT NO: 18012										8. DRAWING INFORMATION 9. DRAWING NO: 18012-GP-STD-DETAILS-A1 10. SCALE: 1/2" = 1'-0"										11. CHECKED BY: [Signature] 12. DATE: 1/1/18										13. APPROVED BY: [Signature] 14. DATE: 1/1/18																																																									

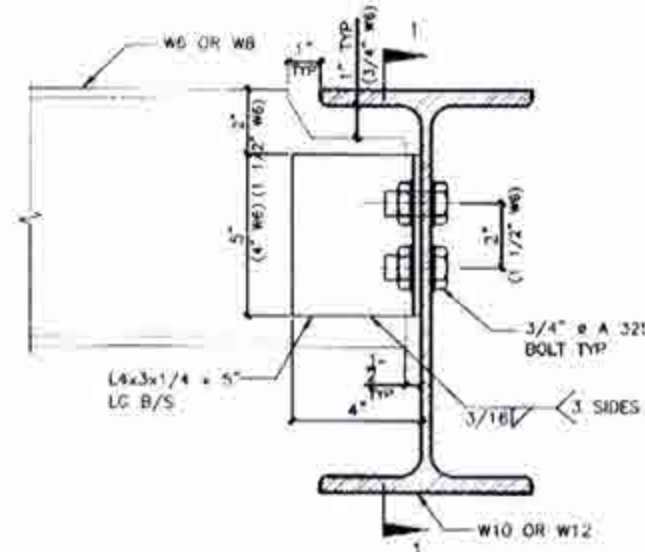


DETAIL 1.

W8
TO
W8
CONNECTION

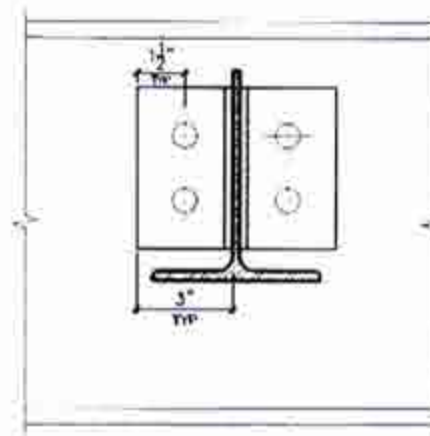


SECTION 1-1



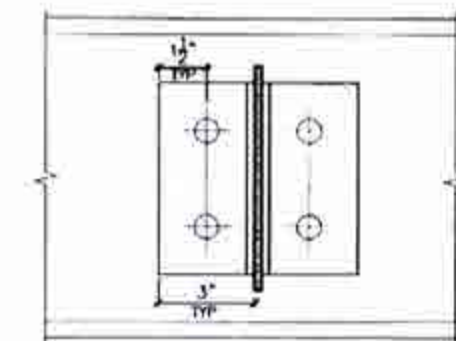
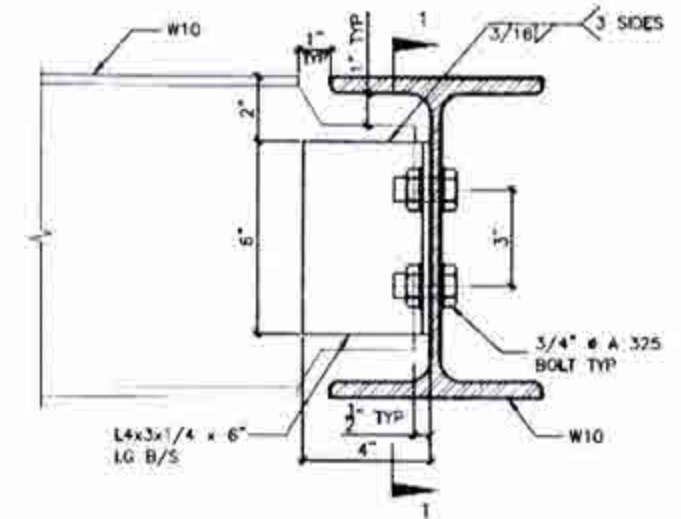
DETAIL 2.

W6(W8)
TO
W10(W12)
CONNECTION

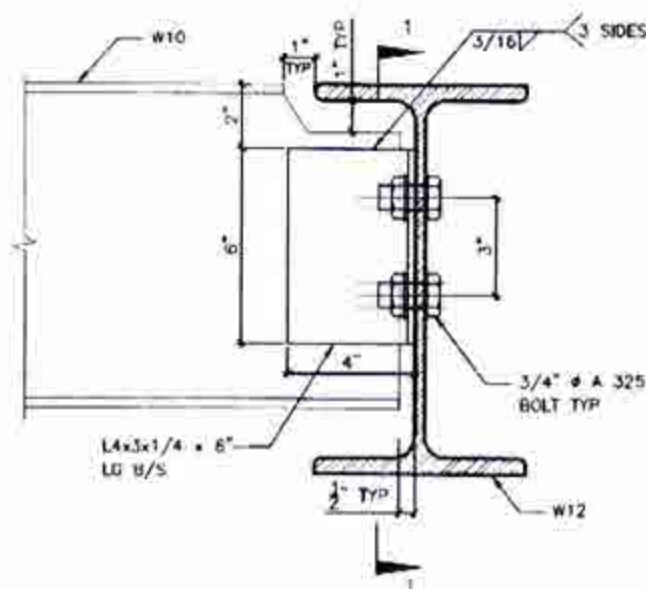


DETAIL 3.

W10
TO
W10
CONNECTION

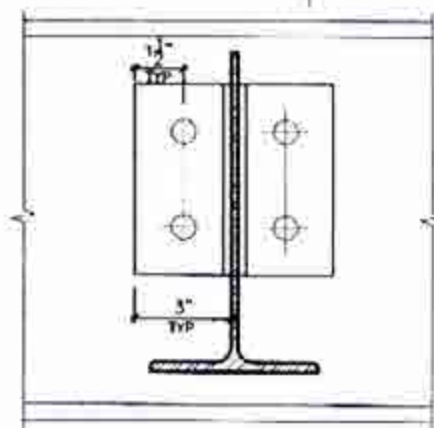


SECTION 1-1

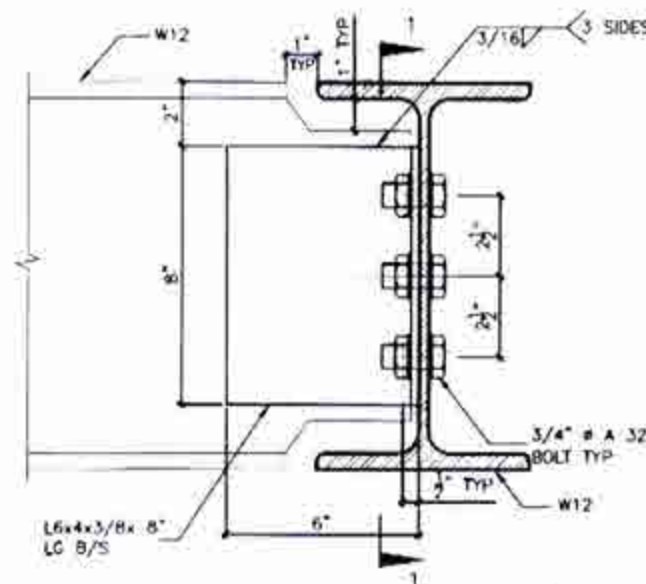


DETAIL 4.

W10
TO
W12
CONNECTION

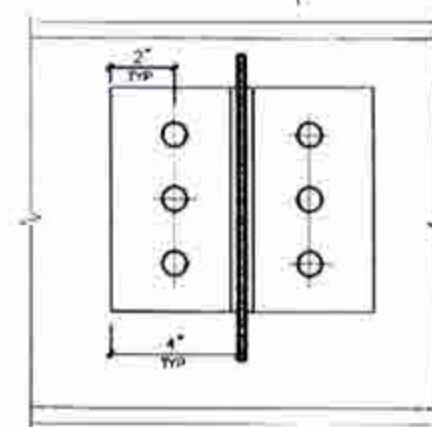


SECTION 1-1



DETAIL 5.

W12
TO
W12
CONNECTION

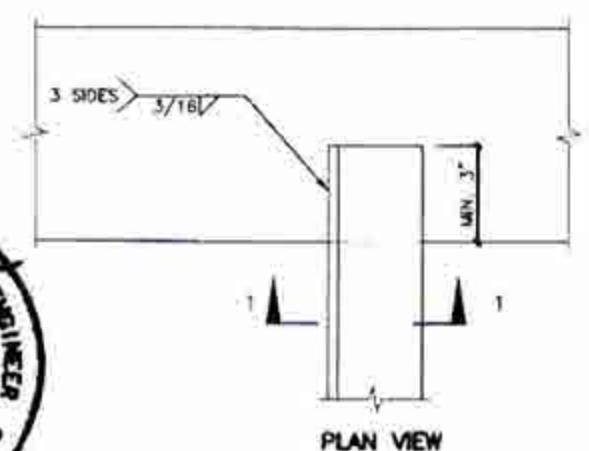


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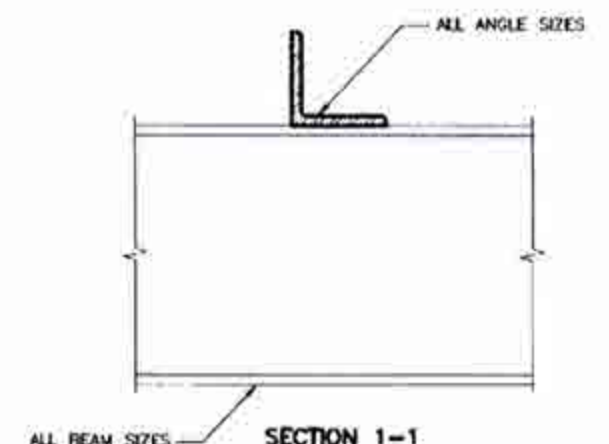


DETAIL 6.

ANGLE
TO
BEAM
CONNECTION



PLAN VIEW



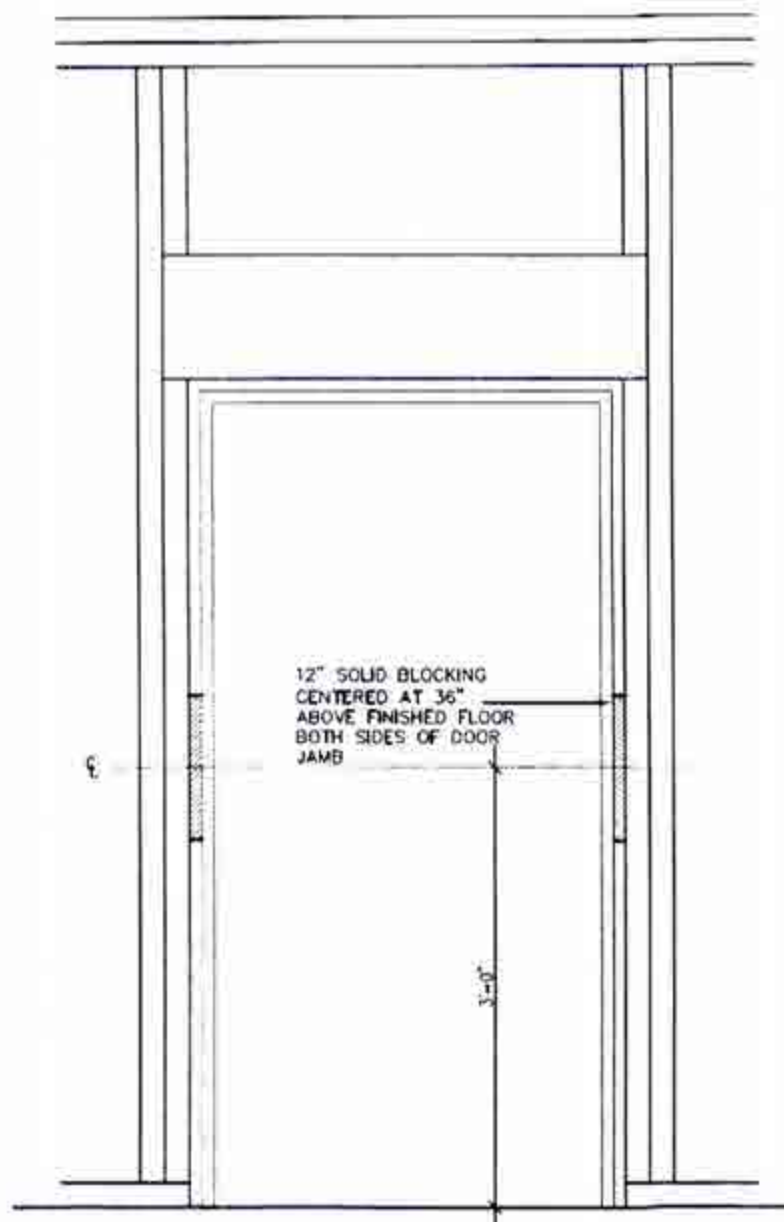
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JAN 08 2019
2012 CODE
COMPLIANCE PACKAGE A1

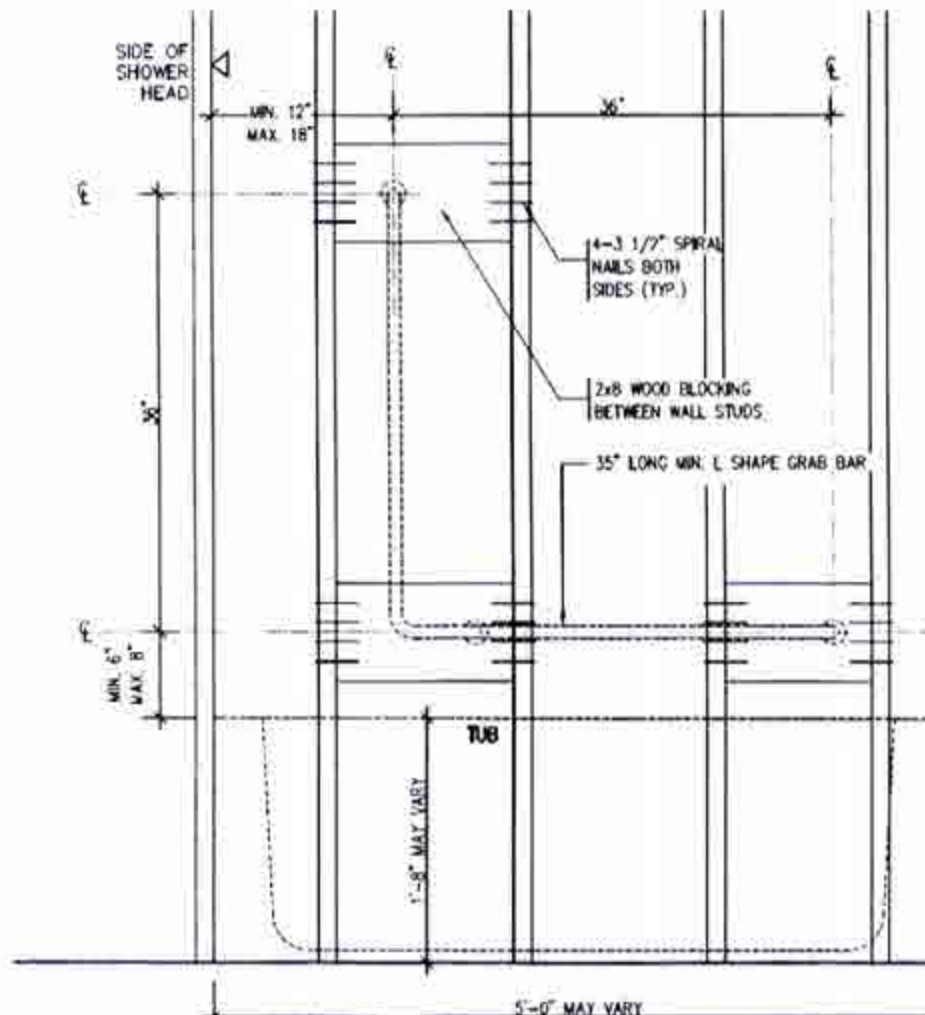
9	1	ISSUED FOR PERMIT	JAN 23/10	OK
8	2	DESCRIPTION	DATE	BY
7	3			
6	4			
5	5			
4	6			
3	7			
2	8			
1	9			



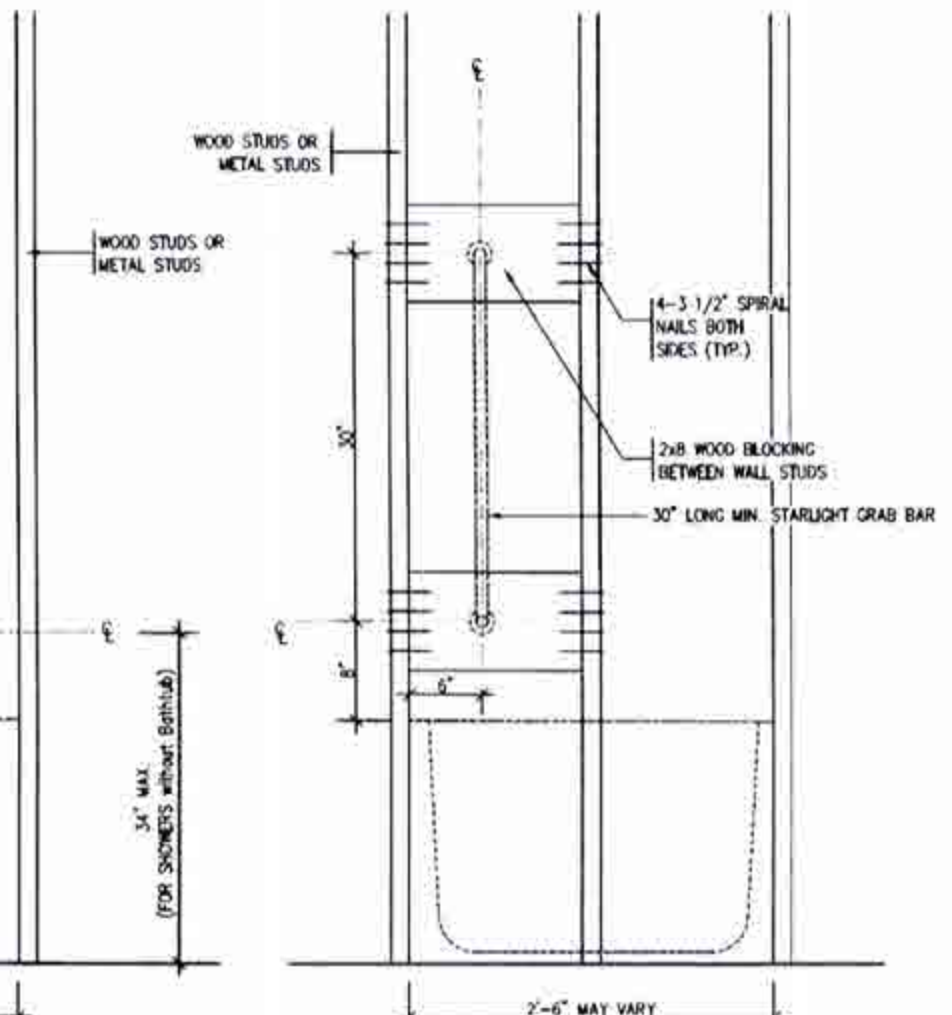
Project name	MINNISALE HOMES CORP.	Location	BRAMPTON	Project no.	18012
Date	JULY 2018	Drawn by	OK	Checked by	Not by Scale
Scale	1/8" = 1'-0"	Notes	STEEL BEAM CONNECTIONS		
Sheet no.	7	Sheet title	10012-GP-STD_DETAILS_A1		



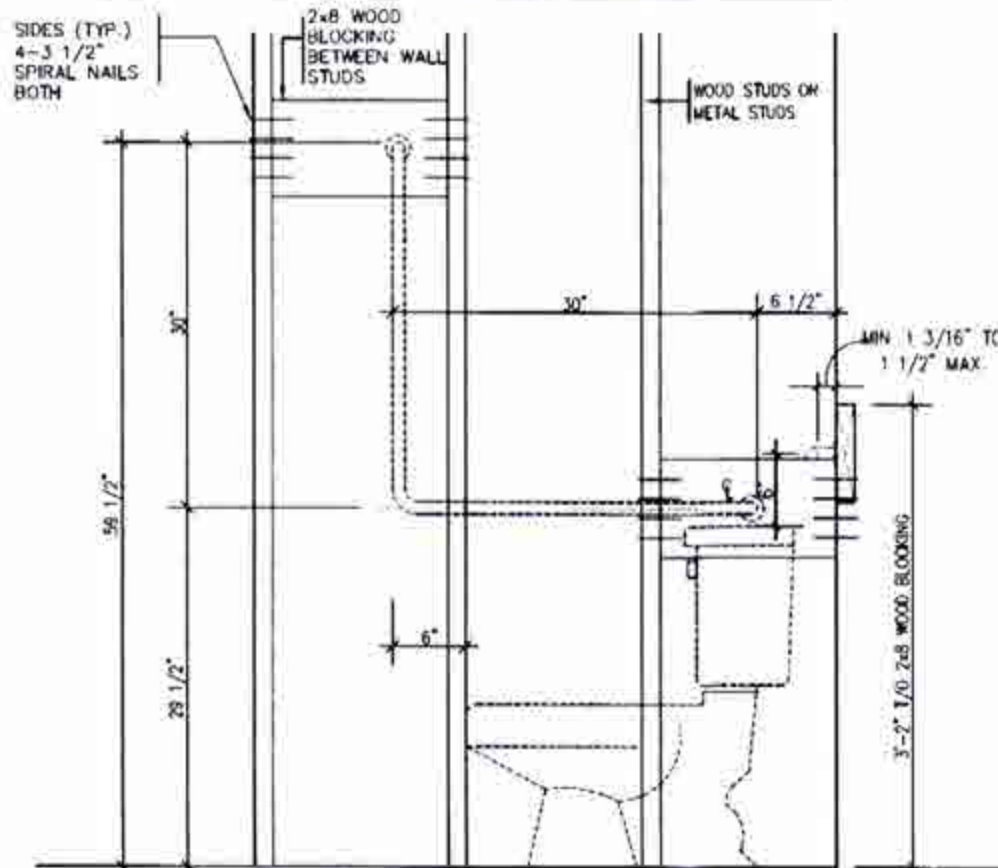
RESISTANCE TO FORCED ENTRY (OBC 9.6.8.)



BATH TUB/ SHOWER FRONT ELEVATION

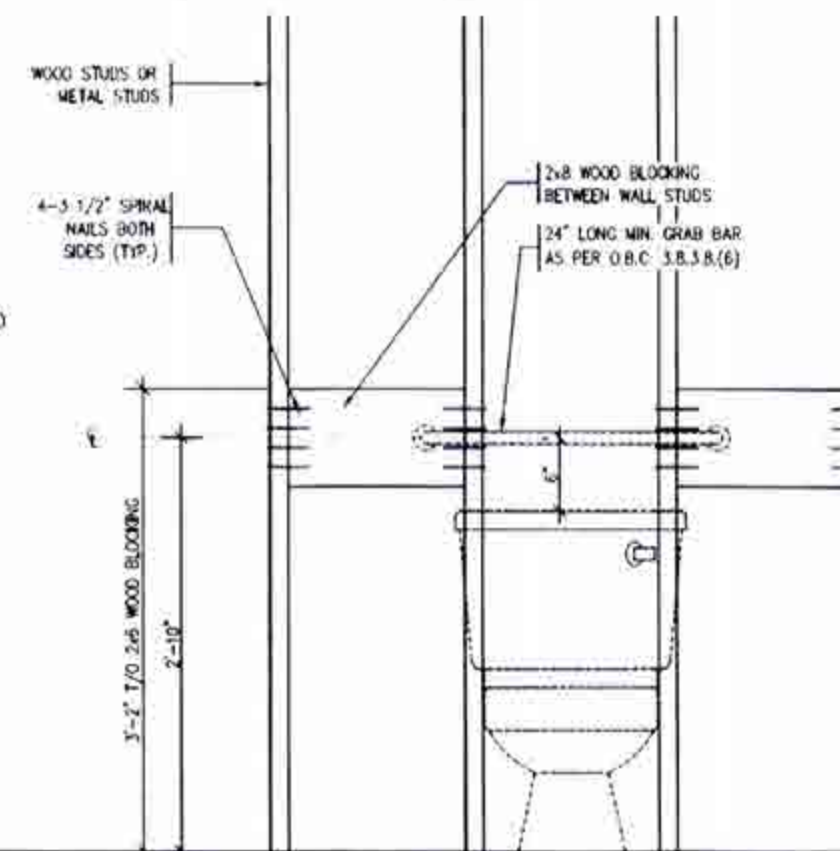


BATH TUB SHOWER HEAD SIDE ELEVATION



TOILET SIDE ELEVATION

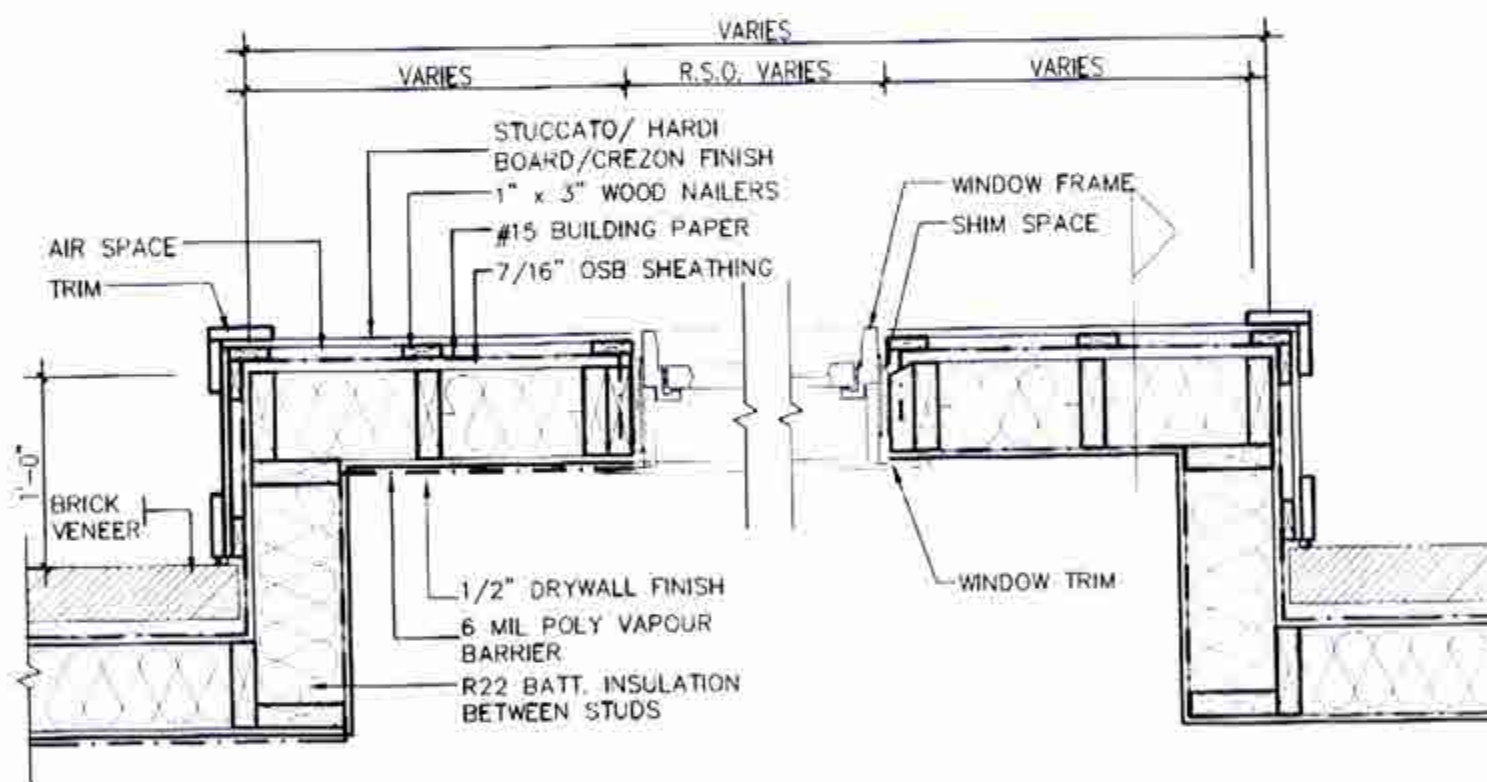
STRUCTURAL REINFORCEMENT FOR GRAB BAR (OBC 9.5.2.3.)
FOR MAIN BATH ONLY



JAN 08 2019

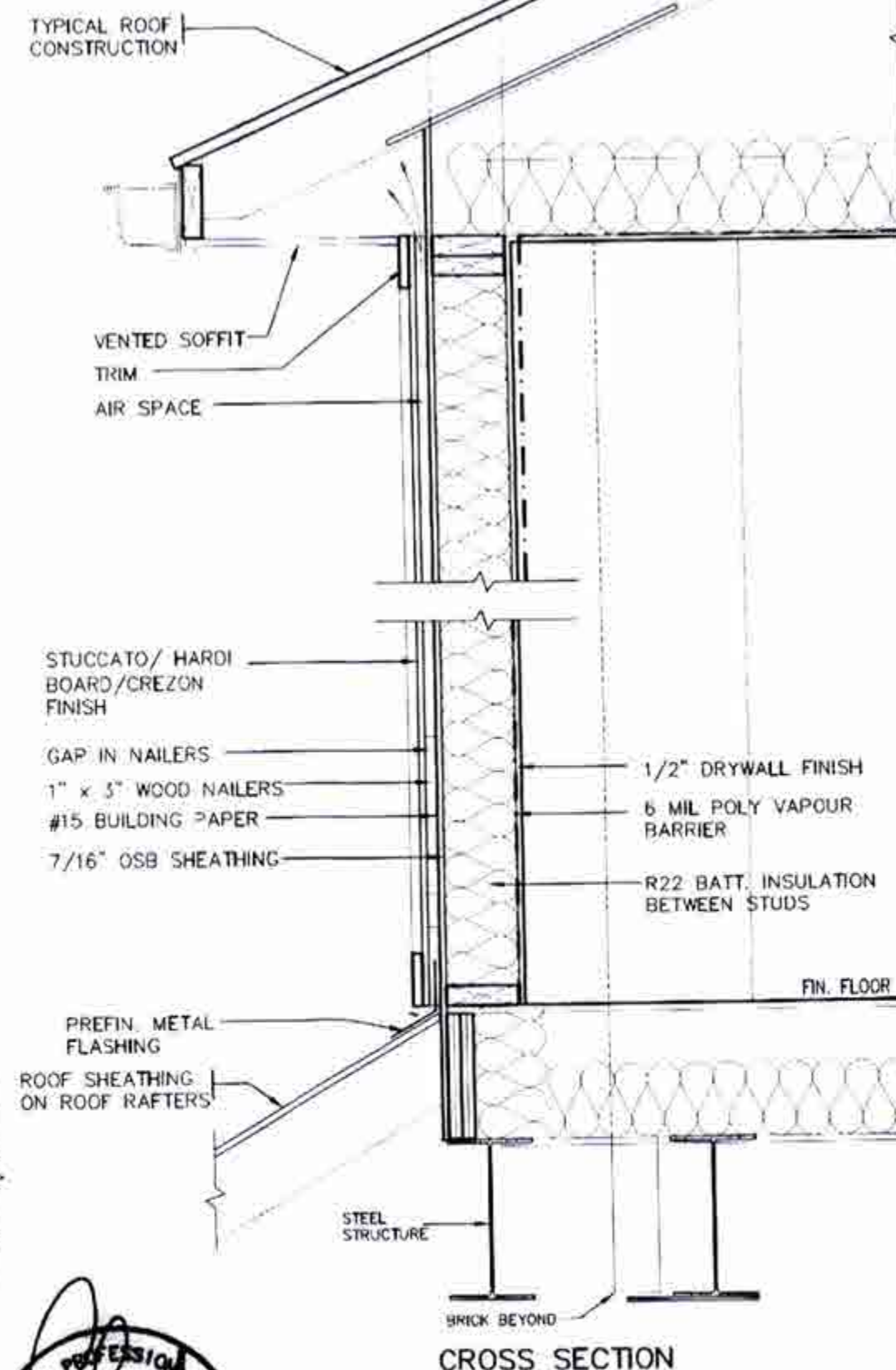
2012 CODE COMPLIANCE PACKAGE A1

1 ISSUED FOR PERMIT. JUL 23/18 GW		255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 1 416 630 7255 / 1 416 630 4782 va3design.com		Greenpark.		project name MINNISALE HOMES CORP.		project no. 18012	
description		signature Richard Vink 24488		date JULY 2018		checked by Not to Scale		drawing no. 8	



PLAN VIEW

STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.27.)



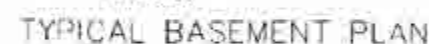
CROSS SECTION



JAN 08 2019

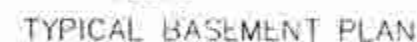
2012 CODE
COMPLIANCE PACKAGE A1

1 ISSUED FOR PERMIT 2 3 4 5 6 7 8 9	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. Richard Vink 24455 Signature Registration Information 42658 VAD Design Inc. Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are subject to change and the Designer of the Designer which must be retained at the completion of the work. Drawings are not to be scaled. DATE: JULY 2, 2018 BY: [Signature]	VAD DESIGN 255 Consumers Rd Suite 120 Toronto, ON M2J 1P4 T: 416.630.2255 F: 416.630.4782 va3design.com	Greenpark. Project Name: MINNISALE HOMES CORP. Location: BRAMPTON Product No: 18012 Sheet No: 9 STUCCATO/ HARDI BOARD FINISH 18012-GP-STD_DETAILS_A1
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NOTES:

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.



NOTES

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



IAN 08 2019

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

qualification information

Richard Wink 244

name signature

regulatory information

VAS Design Inc. 428

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the proper use of the Designer's seal must be obtained in the completion of the work.

Drawings are not to be altered

**VA3
DESIGN**

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

Greenpark

PROJECT NAME	MINNISALE HOMES CORP.	CITY	BRAMPTON
DATE	JULY 2018	SLAB ON GRADE/ WALKOUT BASEMENT	
DRAWN BY	checked by	scale	file name
DN		1/8" = 1'-0"	16012-GP-STD_DETAIL_A1

10