

CONSTRUCTION NOTES (Unless otherwise noted)

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12-2012 OBC.

1. ROOF CONSTRUCTION

NO.210 (10.25kg/m²) ASPHALT SHINGLES, 10mm (3/8") FURROD SHEATHING WITH 1" CLIPS. APPROVED WOOD TRUSSES @ 410mm (16") O.C. MAX. APPROVED DRAIN PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (1'-0") BEYOND INNER FACE OF EXTERIOR WALL. (LINES PROTECTION NOT REQUIRED FOR ROOF SLOPES 8:12 OR GREATER) 30mm (1 1/4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PROTECT ALUM. EXTERIOR WALL. FASCI, RVL & VENTED SOFFIT. PROVIDE CEILING WATER SHIELD TO ALL ROOF/WALL SURFACES. SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") C/C ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATTIC VENTILATION: 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.12).

2. FRAME WALL CONSTRUCTION (2nd FLOOR) (SR-12-TABLE 3.1.1.2A)

SEALING AS PER ELEV. 19-38 (1/2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 11mm (7/16") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 406mm (16") O.C. RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") MT. DRYWALL. SEALING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO OBC 9.12, CHAPTER 3 FOR REQUIRED MINIMUM THERMAL INSULATION REQUIREMENTS.

2B. FRAME WALL CONSTRUCTION (2nd FLOOR) - GARAGE WALLS

SEALING AS PER ELEV. 19-38 (1/2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 11mm (7/16") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 406mm (16") O.C. MAX. HEIGHT 3000mm (9'-10"). WITH APPR. DIAGONAL WALL BRACING. REFER TO NOTE 19 WHERE FLOOR EXISTS ABOVE. SEALING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

2C. STUCCO WALL CONSTRUCTION (2nd FLOOR) (SR-12-TABLE 3.1.1.2A)

STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURER'S SPECIFICATIONS ON 25mm (1") MIN. EXTENDED OR EXPANDED RIGID POLYSTYRENE ON APPR. AIR/MOISTURE BARRIER ON 38x140 (2"x6") STUDS @ 406 (16") O.C. RSI 3.87 (R22) BATT INSUL., APPR. & M.L. POLYETHYLENE VAPOUR BARRIER, 13mm (1/2") DRYWALL BOARD INTERIOR FINISH. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE. REFER TO OBC 9.12, CHAPTER 3 FOR REQUIRED MINIMUM THERMAL INSULATION REQUIREMENTS.

2D. STUCCO WALL CONSTRUCTION (2nd FLOOR) - GARAGE WALLS

STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURER'S SPECIFICATIONS ON 25mm (1") MIN. EXTENDED OR EXPANDED RIGID POLYSTYRENE ON APPR. AIR/MOISTURE BARRIER ON 38x140 (2"x6") STUDS @ 406 (16") O.C. MAX. HEIGHT 3000mm (9'-10"). WITH APPR. DIAGONAL WALL BRACING. REFER TO NOTE 19 WHERE FLOOR EXISTS ABOVE. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

2E. WALLS ADJACENT TO ATTIC - NO CLADDING

11mm (7/16") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 406mm (16") O.C. RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL. FINISH. MID-HEIGHT BLOTTING REDUCE. IF NO SHEATHING APPLIED. REFER TO OBC 9.12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

3. BRICK VENEER CONSTRUCTION (2nd FLOOR) (SR-12-TABLE 3.1.1.2A)

80mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x75mm (7/8"x7"x3") GUY. METAL TIES @ 406mm (16") O.C. HORIZONTAL 610mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 11mm (7/16") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 406mm (16") O.C. RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") MT. DRYWALL. FINISH. PROVIDE WEAP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE. REFER TO OBC 9.12, CHAPTER 3 FOR REQUIRED MINIMUM THERMAL INSULATION REQUIREMENTS.

3B. BRICK VENEER CONSTRUCTION (2nd FLOOR) - GARAGE WALLS

80mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x75mm (7/8"x7"x3") GUY. METAL TIES @ 406mm (16") O.C. HORIZONTAL 610mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 11mm (7/16") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 406mm (16") O.C. MAX. HEIGHT 3000mm (9'-10"). WITH APPR. DIAGONAL WALL BRACING. REFER TO NOTE 19 WHERE FLOOR EXISTS ABOVE. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3C. STUCCO WALL CONSTRUCTION (2nd FLOOR) (SR-12-TABLE 3.1.1.2A)

STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURER'S SPECIFICATIONS ON 25mm (1") MIN. EXTENDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 38x140 (2"x6") STUDS @ 406mm (16") O.C. RSI 3.87 (R22) BATT INSUL., APPR. & M.L. POLYETHYLENE VAPOUR BARRIER, 13mm (1/2") DRYWALL BOARD INTERIOR FINISH. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE. REFER TO OBC 9.12, CHAPTER 3 FOR REQUIRED MINIMUM THERMAL INSULATION REQUIREMENTS.

4. INTERIOR STUD PARTITIONS

FOR BEARING PARTITIONS 38x89 (2"x4") @ 406mm (16") O.C. FOR 2 STOREYS AND 38x89 (2"x4") O.C. FOR 3 STOREYS. NON-BEARING PARTITIONS 38x89 (2"x4") @ 610mm (24") O.C. PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 2x38x89 (2"x4") TOP PLATE, 13mm (1/2") MT. DRYWALL BOTH SIDES OF STUDS. PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.

5. FOUNDATION WALL FINISHINGS (SR-12-3.1.1.2, 3.1.1.2.1, 3.1.1.2.2)

200mm (8") POURED CONC. FOTL WALL 1540 (2200psi) WITH BRUNDFUNG DAMPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQUIRED WHEN BASEMENT IS EXPOSED TO WATER. IF FOUNDATION WALL IS WATERPROOFED, MAXIMUM POUR HEIGHT 2000 (7'-10") ON 300x150 (20"x6") CONTINUOUS KEY? CONC. FOTL GRADE FOTL WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL.

5B. STEP FOOTINGS - FOR TOWNHOUSES

FOR STEP FOOTING SIZES REFER TO BLOCK FOUNDATION PLAN ASSUMED 120 kPa (16 p.s.i.) SOIL BEARING CAPACITY FOR TOWNHOUSES. TO BE VERIFIED ON SITE.

-MAINTAIN FLOOR LINE LEAD OF 2.40m (8'0") PER FLOOR -REFER TO SOILS REPORT FOR SOIL CONDITIONS AND BEARING CAPACITY.

6. FOUNDATION DRAINAGE (OBC 9.14.2, 9.14.3)

100mm (4") DIA. FOUNDATION DRAINAGE LIE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES.

7. BASEMENT SLAB (OBC 9.2.1.1(1)(a), 9.16.4.3(1), 9.23.3.1(1)(a))

30mm (1 1/4") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 200PA (3000psi) CONC. WITH DAMPROOFING BELOW SLAB UNDER SLAB INSULATION FOR SR-12, 3.1.1.2(5)(b) where required. ALL SLAB JOINTS & PENETRATIONS TO BE SEALED TO MAINTAIN AIR BARRIER.

8. WOOD SUBFLOORS (OBC 9.2.1.1, 9.2.1.2, 9.2.1.3)

-19mm (3/4") MIN. 1 & 2 SUBFLOOR UNDER GROUND FLOOR FINISH FLOOR. 16mm (5/8") T&G SUBFLOOR UNDER SECOND FLOOR FINISH FLOOR. 16mm (5/8") PANEL-TYPE UNDERLAY FOR CERAMIC TILE APPLICATION. 8mm (1/4") PANEL-TYPE UNDERLAYMENT UNDER RESIDENTIAL PARQUET FLOORING.

8B. ATTIC INSULATION (SR-12-TABLE 3.1.1.2A) (SR-12-3.1.1.2)

RSI 10.56 (R60) BLOOM IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") MT. DRYWALL FINISH OR APPROVED EQUAL. RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL.

9. ALL STAIRS/EXTERIOR STAIRS - OBC 9.8.1

UNIFORM RISE

-5mm (1/4") MAX. BETWEEN ADJACENT TREADS OR LANDINGS

-10mm (1/2") MAX. BETWEEN TALLEST & SHORTEST RISE IN FLIGHT

MAX. RISE = 200 (7'-8")

MIN. TREAD = 210 (8'-1")

MIN. HEADROOM = 225 (9'-1")

MAX. NOSING = 1850 (6'-5")

MIN. HEADROOM = 800 (2'-11")

RAIL @ LANDING = 865 (2'-10") TO 985 (3'-2")

MIN. STAIR WIDTH = 880 (2'-10")

FOR CURVED STAIRS

MIN. RISE = 150 (6")

MIN. AVG. RUN = 200 (8")

10. HANDRAILS - OBC 9.8.2

FINISHED RAILING ON FINISHED SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SPACED RAILING TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR MOVEL POST AT CHANGES OF DIRECTION.

INTERIOR GUARDS - OBC 9.8.1

INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH

EXTERIOR GUARDS - OBC 9.8.1

900mm (2'-11") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (7'). 1010mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (7').

SILL PLATE ANCHORAGE

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

13. BASEMENT INSULATION (SR-12-3.1.1.7, 9.23.2.3, 9.12.2.5)

FINISHED RAILING ON FINISHED SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SPACED RAILING TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR MOVEL POST AT CHANGES OF DIRECTION.

14. BASEMENT BEARING STUD PARTITION

38x89 (2"x4") STUDS @ 406mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONC. CURB ON 305x155 (12"x6") CONC. FOOTING AND MORE BLOCKING AT MID-HEIGHT IF WALL IS UNB-1.1(1).

15. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)

80mm (3-1/2") DIA. @ 478mm (18-7/8") STL. COL. WITH A MIN. CAPACITY OF 108 kN (24,000 LBS) WITH 150x150x5 (6"x6"x5/8") STL. TOP & BOTTOM PLATE.

16. STEEL COLUMN

90mm (3-1/2") DIA. @ 478mm (18-7/8") STL. COL. WITH 200x100x6 (8"x4"x1/2") TOP & BOTTOM PLATES. FIELD BOLT BOTTOM PLATE TO 100x250x11.5 (4"x10"x1/2") BASE PLATE C/W 2-12mm DIA. @ 300mm LONG 450mm HOOK ANCHORS (2-1/2"x12"x2") THE COLUMN TO STEEL WALL WITH 2-30x1.75 (1-1/4"x1/8") STEEL STRAP WELDED TO COLUMN AND FASTENED TO STEEL WITH 2-52x5.5 (2"x5/8") (1/4"x1 1/2") SPOKES MANUF. BY SIMPSON STRONG IR.

16. CONCRETE PILASTER

BEAM POCKET OR 200x200 (8"x8") POURED CONC. NO WALLS. MIN. BEARING 90mm (3-1/2")

17. 19x38 (2"x4") 30MPa (4400psi) CONC. SLAB WITH 5-8X AIR ENTRAINMENT ON EXTERIOR 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL.

19x38 (2"x4") 30MPa (4400psi) CONC. SLAB WITH 5-8X AIR ENTRAINMENT ON EXTERIOR 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL.

18. GARAGE SLAB

100mm (4") 30MPa (4400psi) CONC. SLAB WITH 5-8X AIR ENTRAINMENT ON EXTERIOR 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL.

19. INTERIOR GARAGE WALLS & CEILING (SR-12-TABLE 3.1.1.2A)

13mm (1/2") CYPRUS BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. RSI 3.87 (R22) IN WALLS. RSI 5.46 (R31) IN CEILING. TAPE AND SEAL ALL JOINTS. APPLIC. FOR O.B.C. 9.10.9.16. REFER TO SR-12, TABLE 3.1.1.2.A FOR REQUIRED THERMAL INSULATION.

20. DOOR AND FRAME CASING/POST. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING FOR OBC 9.10.13.15.

21. EXTERIOR STEP

PRECAST CONCRETE STEP ON WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 200mm (7'-7/8") MIN. TREAD 250mm (9'-27/32"). SEE OBC 9.8.2, 9.8.3 & 9.8.10.

22. DRIVER VENT (OBC 9.2.1.1(7), 9.2.1.1(1))

CAPPED DRIVER VENT VENTED TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE).

23. INSULATED ATTIC ACCESS (OBC 9.12.2.1 & SR-12-3.1.1.2)

ATTIC ACCESS WITH MIN. DIMENSION OF 545x200mm (21-1/2"x7-7/8") IN A MIN. AREA OF 0.32 SQM (3.44 SQFT) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSULATION RACING SEE OBC 9.12, 3.1.1.2.

24. FIREPLACE CHIMNEY - OBC 9.21.1

TOP OF FIREPLACE CHIMNEY SHALL BE 910mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 810mm (2'-7") ABOVE THE ROOF SURFACE WITHIN A HORSE. DISTANCE OF 3000mm (10'-0") FROM THE CHIMNEY.

25. LINEN CLOSET

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

26. MECHANICAL EXHAUST

MECHANICAL EXHAUST FAN VENTED TO EXTERIOR AS REQUIRED BY OBC 9.23.3.3 & 9.23.3.10.

27. STEEL BEARING PLATE FOR MASONRY WALLS

280x250x18 (11"x11"x5/8") STL. PLATE FOR STEEL BEAMS AND 280x250x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS. BEARING ON CONC. BLOCK PARTITION. ANCHORED WITH 2-19mm (3/4") @ 200mm (8") LONG GUY ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.

27A. SOLID WOOD BEARING FOR WOOD STUD WALLS

SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH OBC 9.17.4.2(2).

28. CLASS "B" VENT

U.L.C. RATED CLASS "B" VENT 810mm (2'-0") ABOVE THE POINT IN CONTACT WITH THE ROOF FOR SLOPES UP TO 8:12. REFER TO THE ONTARIO GAS UTILIZATION CODE.

29. BASEMENT WOOD POST (OBC 9.12.4.3)

3-38x140 (3-2"x6") BUILT-UP POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12 DIA. BOLT, 406x406x100 (16"x16"x4") CONC. PIG. OR AS OTHERWISE SPECIFIED ON DRAWING.

30. STEPPED FOOTINGS (OBC 9.15.3.3)

MIN. HORIZ. STEP = 800mm (24")

MAX. VERT. STEP = 800mm (24")

31. SLAB ON GRADE

MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL. REINFORCED WITH 6-6x25mm (1/2"x1") WELDED WIRE MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8X AIR ENTRAINMENT ON COMPACTED SUB-GRADE. UNDER SLAB INSULATION AS PER OBC 9.12, 3.1.1.2(5)(b) AND SR-12, TABLE 3.1.1.2.A where required. ALL JOINTS & PENETRATIONS OF INTERIOR SLAB TO BE SEALED TO MAINTAIN AIR BARRIER.

LOOSE SILL LIMITS

L1 = 3-1/2" x 5-1/2" x 1/4" (30x90x0.03)
L2 = 4" x 5-1/2" x 5/16" (100x90x0.03)
L3 = 5" x 5-1/2" x 3/16" (125x90x0.03)
L4 = 6" x 5-1/2" x 3/8" (150x90x0.03)
L5 = 6" x 4" x 3/8" (150x100x0.03)
L6 = 7" x 4" x 3/8" (180x100x0.03)

LAUNDRY WOOD LUMBER (LVL) BEAMS

LVL1A = 1-1/2" x 3/4" x 1/4" (1-45x184)
LVL1B = 2-1/2" x 3/4" x 1/4" (2-45x184)
LVL2 = 3-1/2" x 3/4" x 1/4" (3-45x184)
LVL3 = 4-1/2" x 3/4" x 1/4" (4-45x184)
LVL4A = 1-1/2" x 3/4" x 1/4" (1-45x230)
LVL4B = 2-1/2" x 3/4" x 1/4" (2-45x230)
LVL5 = 3-1/2" x 3/4" x 1/4" (3-45x230)
LVL5A = 4-1/2" x 3/4" x 1/4" (4-45x230)
LVL6A = 1-1/2" x 3/4" x 1/4" (1-45x300)
LVL6B = 2-1/2" x 3/4" x 1/4" (2-45x300)
LVL7 = 3-1/2" x 3/4" x 1/4" (3-45x300)
LVL7A = 4-1/2" x 3/4" x 1/4" (4-45x300)
LVL8 = 2-1/2" x 3/4" x 1/4" (2-45x356)
LVL9 = 3-1/2" x 3/4" x 1/4" (3-45x356)

BRICK VENEER LIMITS

W1 = 3-1/2" x 5-1/2" x 1/4" (62x90x0.03)
W2 = 4" x 5-1/2" x 5/16" (102x90x0.03)
W3 = 5" x 5-1/2" x 3/16" (127x90x0.03)
W4 = 6" x 5-1/2" x 3/8" (152x90x0.03)
W5 = 6" x 4" x 3/8" (152x100x0.03)
W6 = 7" x 4" x 3/8" (182x100x0.03)
W7 = 3-1/2" x 5-1/2" x 1/4" (62x90x0.03)
W8 = 4" x 5-1/2" x 5/16" (102x90x0.03)
W9 = 5" x 5-1/2" x 3/16" (127x90x0.03)
W10 = 6" x 5-1/2" x 3/8" (152x90x0.03)
W11 = 6" x 4" x 3/8" (152x100x0.03)
W12 = 7" x 4" x 3/8" (182x100x0.03)

WOOD LIMITS AND BEAMS

W1 = 3-1/2" x 5-1/2" x 1/4" (62x90x0.03)
W2 = 4" x 5-1/2" x 5/16" (102x90x0.03)
W3 = 5" x 5-1/2" x 3/16" (127x90x0.03)
W4 = 6" x 5-1/2" x 3/8" (152x90x0.03)
W5 = 6" x 4" x 3/8" (152x100x0.03)
W6 = 7" x 4" x 3/8" (182x100x0.03)
W7 = 3-1/2" x 5-1/2" x 1/4" (62x90x0.03)
W8 = 4" x 5-1/2" x 5/16" (102x90x0.03)
W9 = 5" x 5-1/2" x 3/16" (127x90x0.03)
W10 = 6" x 5-1/2" x 3/8" (152x90x0.03)
W11 = 6" x 4" x 3/8" (152x100x0.03)
W12 = 7" x 4" x 3/8" (182x100x0.03)

32. DIRECT VENTING GAS FIREPLACE VENT

DIRECT VENT FURNACE TERMINAL MIN. 500mm (20") FROM A GAS REGULATOR MIN. 300mm (12") ABOVE FIN. GRADE. FROM ALL CHIMNEYS, EXHAUST AND INTAKE VENTS. VERY CLOSE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

33. DIRECT VENTING GAS FIREPLACE VENT

DIRECT VENT GAS FIREPLACE VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.

34. JOIST STRAPPING AND BRIDGING (SEE OBC 9.23.9.4)

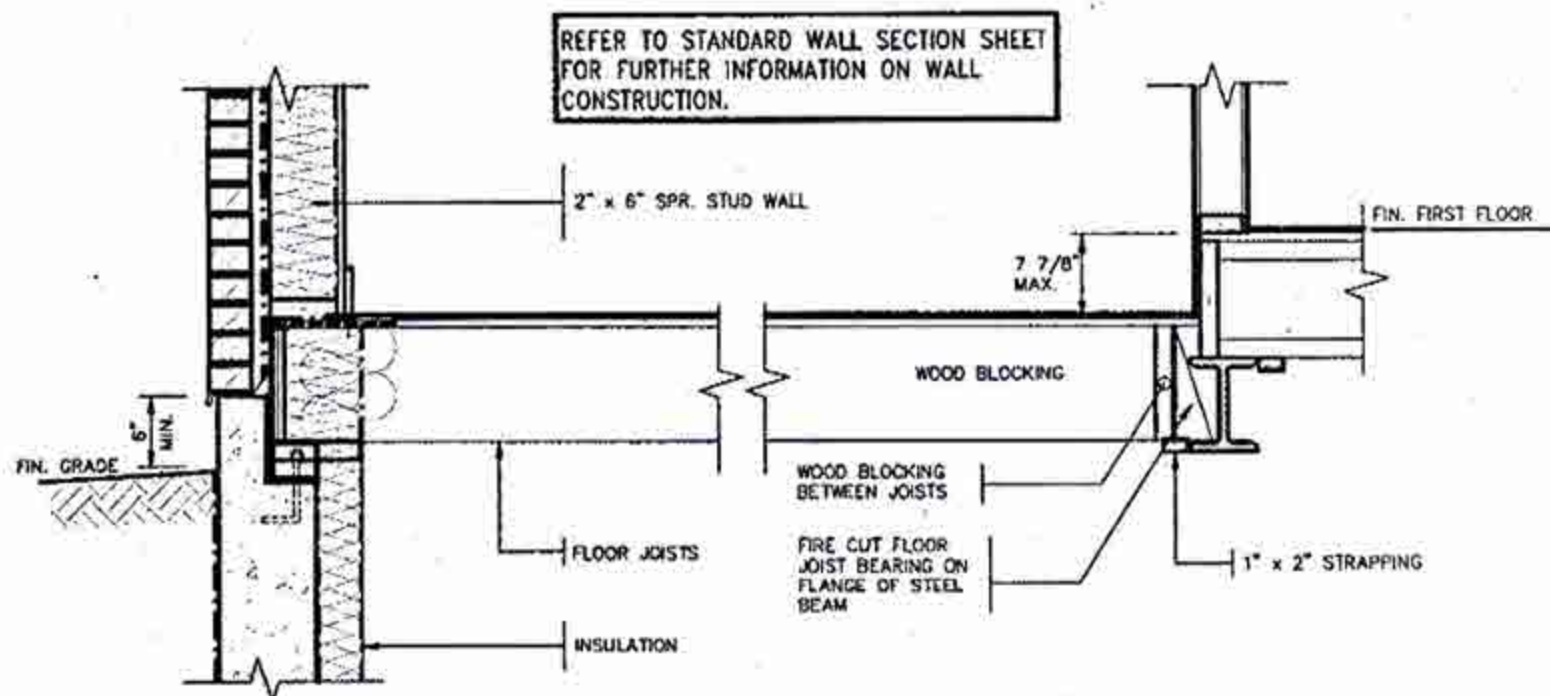
16mm (5/8") T & C SUBFLOOR ON WOOD FLOOR JOISTS FOR CERAMIC TILE APPLICATION (SEE OBC 9.30.8.4) 16mm (5/8") T & C SUBFLOOR UNDER RESIDENTIAL PARQUET FLOORING (SEE OBC 9.30.2.1) FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 28x38 (2"x6") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY TABLE A-1 OR A-2 STRAPPING SHALL BE 1064 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (SEE OBC 9.23.9.4.4)

35. EXPOSED BUILDING FACE - OBC 9.10.13

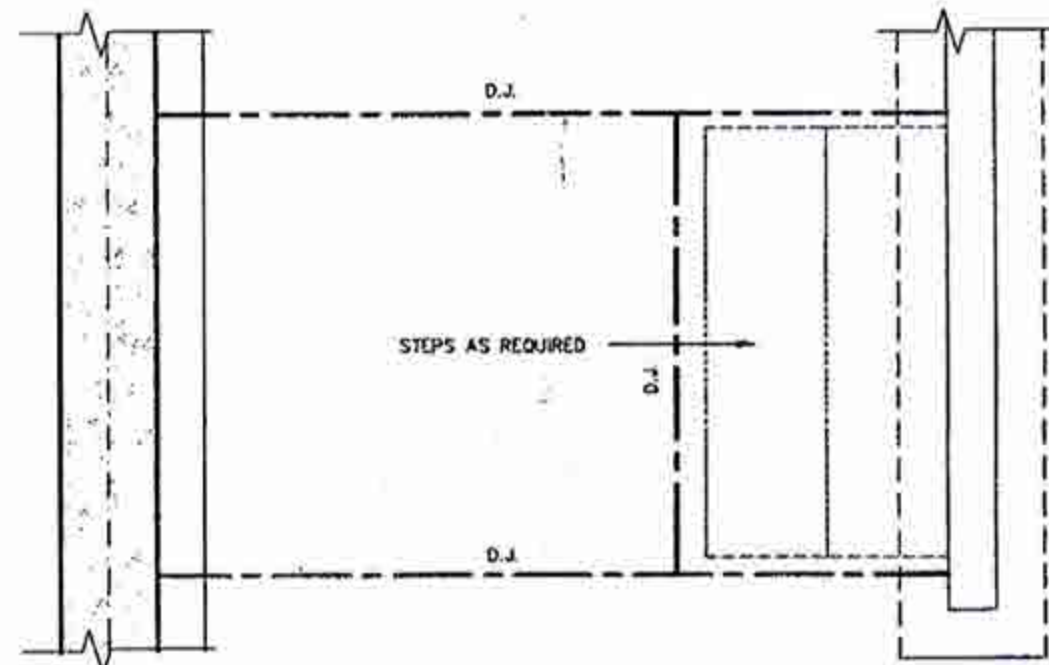
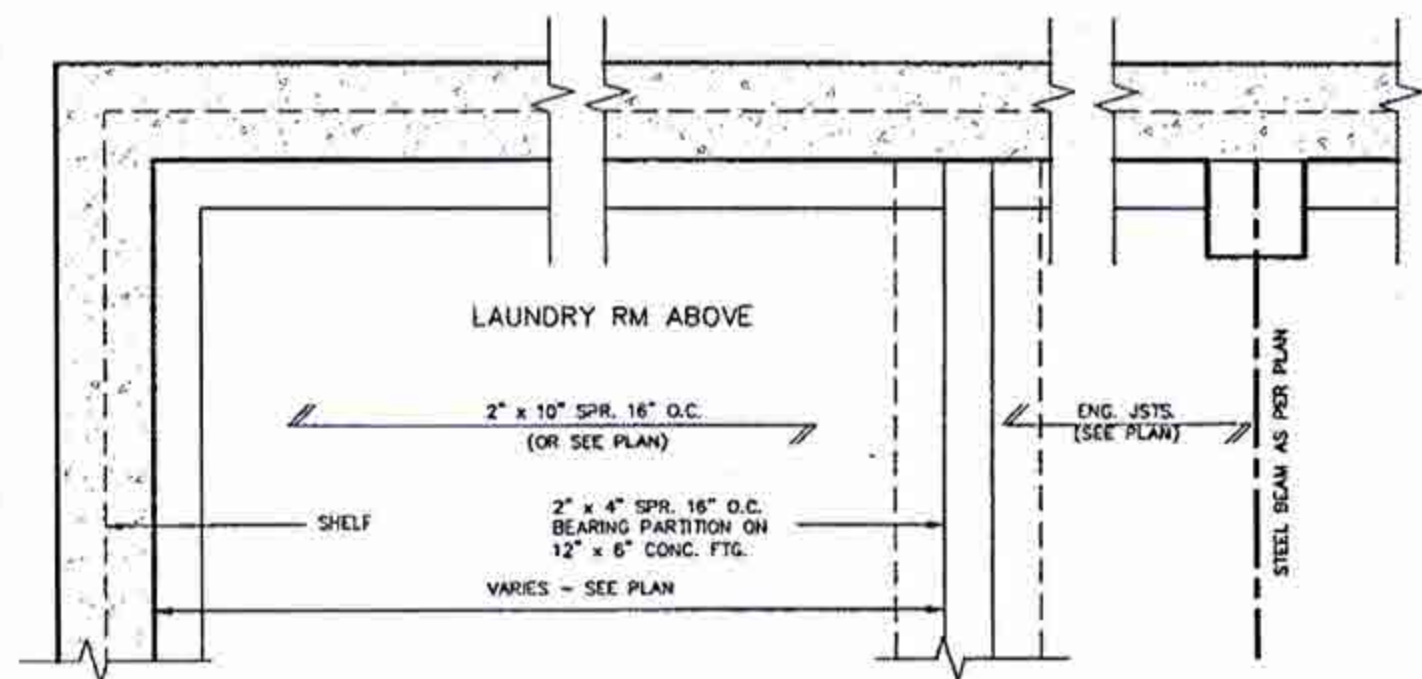
EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MIN. WHERE LIMITING DISTANCE (LD) IS LESS THAN 1.2M (3'-11") WHERE THE LD IS LESS THAN 600mm (2'-0") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES.

36. COLD CELLAR PORCH SLAB (OBC 9.23.1)

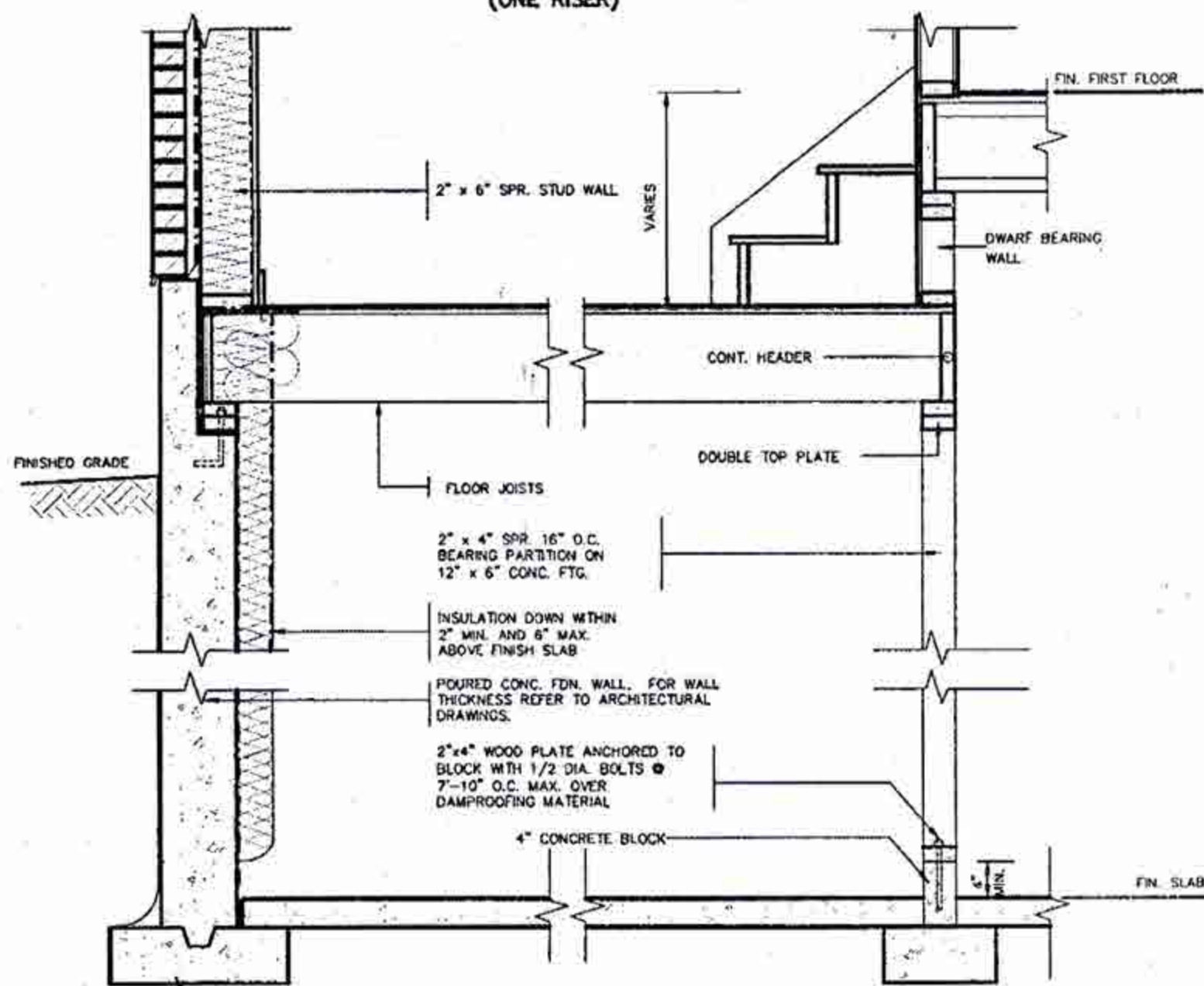
FOR MAX. 2000 mm (8'-2") PORCH DE



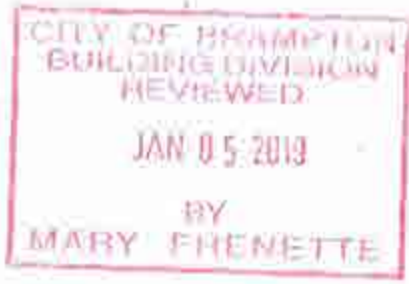
DETAIL OF SUNKEN LAUNDRY/ENTRY
(ONE RISER)



PARTIAL FOUNDATION PLAN



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



2012 CODE
COMPLIANCE PACKAGE A1

1	ISSUED FOR PERMIT	JULY 23/18	GW
2	DESCRIPTION	DATE	BY

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

qualifications information: Richard Vink 24488 RCM

responsibility information: VAS Design Inc. 42658

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are statements of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be used.

VA3 DESIGN

250 Consumers Rd Suite 120
Toronto, ON M2J 1R4
416.530.2255 / 416.530.4782
vasdesign.com

Greenpark.

project name: MINNISALE HOMES CORP. municipality: BRAMPTON project no: 18012

date: JULY 2018 checked by: GW not to scale

SUNKEN FLOOR DETAILS
18012-GP-STD_DETAILS_A1

EAVE PROTECTION SHALL BE PROVIDED FROM THE EDGE OF ROOF A MIN. 5'-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

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

BAFFLES AS REQUIRED FOR ROOF VENTILATION

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

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

SEE PLAN FOR ROOF SLOPE

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

1/2" 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

R22 #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

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/8" CRUSHED STONE COVER

FIN. SLAB

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

WALL SECTION

CAULK OR SEAL WITH GASKET

AIR BARRIER SECURED TO PLATE

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. FON. WALL FOR WALL THICKNESS SEE ARCHITECTURAL DRAWINGS.

CONTINUOUS WATERSTOP (BITUMEN CAULKING)

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

FINISHED SLAB

CITY OF BRAMPTON
BUILDING DIVISION
REVIEWED BY S. HANNA
JAN 18 2019
ATTACHED NOTES ARE PART
OF REVIEWED DRAWINGS
ALL WORK MUST COMPLY WITH CBC

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
GARAGE
1/2" GYPSUM BOARD CEILING FINISH
AIR BARRIER RUN BETWEEN DOUBLE TOP PLATE AND UP UNDER FLOOR PLATE
DOUBLE TOP PLATE

#15 BUILDING PAPER OVER 1" R-5 RIGID INSULATION, 2"x6" SPR. STUDS @ 16" o.c. FILLED WITH MIN. R-20 BATT INSULATION (TOTAL MIN. R-25) AND 6 MIL. POLY VAPOUR BARRIER

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

WALL FLASHING

WEEP HOLES

26" MAX. FOR 8" CONCRETE WALL

SLOPE

FIN. GRADE

DETAIL FOR CONCRETE VENEER DROPPED GRADE

CITY OF BRAMPTON
BUILDING DIVISION
REVIEWED
JAN 05 2019
BY
MARTY FRENETTE

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

WALL FLASHING

WEEP HOLES

CAULKING

SLOPE

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

3" MIN. BEARING

R-20 INSULATION

FOUNDATION WALL

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".

DETAIL FOR COLD CELLAR PORCH SLAB



STRUDET INC.
FOR STRUCTURE ONLY

2012 CODE
COMPLIANCE PACKAGE A1

1	ISSUED FOR PERMIT	JULY 23/18	by	Richard Vink	24488	name	Richard Vink	signature	24488	date	JULY 23/18	checked by	scale	18012-GP-STD_DETALS_A1	drawing no.	3
2	DESCRIPTION					name	Richard Vink	signature	24488	date	JULY 23/18	checked by	scale	18012-GP-STD_DETALS_A1	drawing no.	3
3	DESCRIPTION					name	Richard Vink	signature	24488	date	JULY 23/18	checked by	scale	18012-GP-STD_DETALS_A1	drawing no.	3
4	DESCRIPTION					name	Richard Vink	signature	24488	date	JULY 23/18	checked by	scale	18012-GP-STD_DETALS_A1	drawing no.	3
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7	DESCRIPTION					name	Richard Vink	signature	24488	date	JULY 23/18	checked by	scale	18012-GP-STD_DETALS_A1	drawing no.	3
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9	DESCRIPTION					name	Richard Vink	signature	24488	date	JULY 23/18	checked by	scale	18012-GP-STD_DETALS_A1	drawing no.	3

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Toronto, ON M2J 1R4
416.630.2255 / 416.630.4782
vasdesign.com

Greenpark.

project name MINNISALE HOMES CORP.

location BRAMPTON

project no. 18012

date JULY 2018

2"x6" BRICK VENEER SECTIONS

drawn by DW

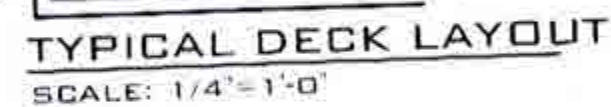
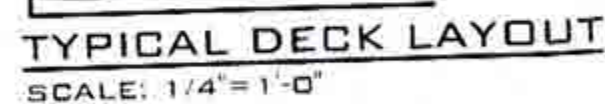
checked by

scale Not to Scale

18012-GP-STD_DETALS_A1

3

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[illegible]

2x2 PICKETS CHAMFERED AT BOTTOM
WITH 2x6 TOP CAP AND 2x4 TOP
RAIL
(REFER TO DETAIL 1)

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

MAX. 4" OPENING BETWEEN
PICKETS

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

WB1 RIM JOISTS
(PRESSURE TREATED)

(CORROSION RESISTANT) SIMPSON
STRONG-TIE POST CAP

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

12" CONC. PIER

DECK SECTION WITH BRICK VENEER

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

TYPICAL BRICK VENEER
WALL CONSTRUCTION

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

6x6 SOLID
WOOD POST

(CORROSION
RESISTANT)
SIMPSON
STRONG-TIE
POST CAP

DETAIL 2 - BEAM-TO-POST

SCALE: 1" = 1'-0"

BRICK VENEER

FINISH
FLOOR

1/2" #6 BOLTS
24" O.C.
ACROSS DECK
ANCHORED TO
HOUSE RIM BOARD

HURRICANE
TIE

SOLID BRICK
COLUMN

DETAIL 3 STEEL ANGLE

SCALE: 1" = 1'-0"

DETAIL 1

CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK

GUARD PARALLEL TO FLOOR JOISTS

SCALE: 1" = 1'-0"

#7 x 76mm (3")
SCREWS @ 300
(12") O.C.
2" x 6" TOP CAP
2" x 4" TOP RAIL
#7 x 63 mm
(2 1/2") SCREW
2" x 2" PICKET

NOTE: FASTEN RIM JOISTS
TO WOOD BLOCKING
WITH 3-82mm (3 1/4")
NAILS

2- #8 x 63 mm
(2 1/2") SCREWS
2" x 6" OR 2" x
4" WOOD DECKING
3- #7 x 76 mm
(3") SCREW
WOOD BLOCKING
@ 400 mm (16")
O.C.
2" x 8" FLOOR
JOISTS @ 16" O.C.
WB1 RIM JOISTS

GUARD PERPENDICULAR TO FLOOR JOISTS

SCALE: 1" = 1'-0"

#7 x 76mm (3")
SCREWS @ 300
(12") O.C.
2" x 6" TOP CAP
2" x 4" TOP RAIL
#7 x 63 mm (2
1/2") SCREW
2" x 2" PICKET

NOTE: FASTEN RIM JOISTS
TO EACH FLOOR
JOIST WITH 3-82mm
(3 1/4") NAILS

#8 x 63 mm (2
1/2") SCREWS @
200mm (8") O.C.
2- #8 x 63 mm
(2 1/2") SCREWS
2" x 6" OR 2" x
4" WOOD DECKING
3- #7 x 76 mm
(3") SCREWS
2" x 8" FLOOR
JOISTS @ 16" O.C.
WB1 RIM JOISTS

2" x 2" PICKET
2" x 12" STRINGER
2-5/4 x 6 FOR STAIR
TREADS C/M 1/4" GAPS
SCREWED TO 2" x 2"
BLOCKING WITH 1-2 1/2"
SCREW @ EACH MEMBER
1-3" SCREW @ EACH
2" x 4" SCREWED IN
FROM OUTSIDE FACE
OF STRINGER
2" x 2" WOOD
BLOCKING SECURED
WITH 2-2 1/2"
SCREWS
3-3" SCREWS "TOE
NAILED" ON OUTSIDE
FACE OF STRINGER
TO SECURE STRINGER
TO RIM JOISTS

DETAIL 5 SECTION THROUGH STAIR STRINGER

SCALE: 1" = 1'-0"

DETAIL 4 SECTION @ TREAD AND STRINGER SECUREMENT

SCALE: 1" = 1'-0"

GENERAL NOTES

- BRICK TO BE COMPRESSIVE STRENGTH OF 15
MPA (2200 p.s.i.) MIN. UNITS TO BE LAID WITH
FULL HEAD AND BED JOINTS.
- MORTAR TO BE TYPE S WITH JOINT THICKNESS
OF 10mm (3/8") MIN. AND 20mm (3/4") MAX.
- ALL NAILS AND SCREWS TO BE GALVANIZED.
- WB1 = 2-2 x 8 (PRESSURE TREATED)
WB3 = 2-2 x 10 (PRESSURE TREATED)
- WOOD FOR CANTILEVERED PICKETS SHALL BE
DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR
HEM-FIR SPECIES.



JAN 08 2019

2012 CODE
COMPLIANCE PACKAGE A1

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0	description	date	by		

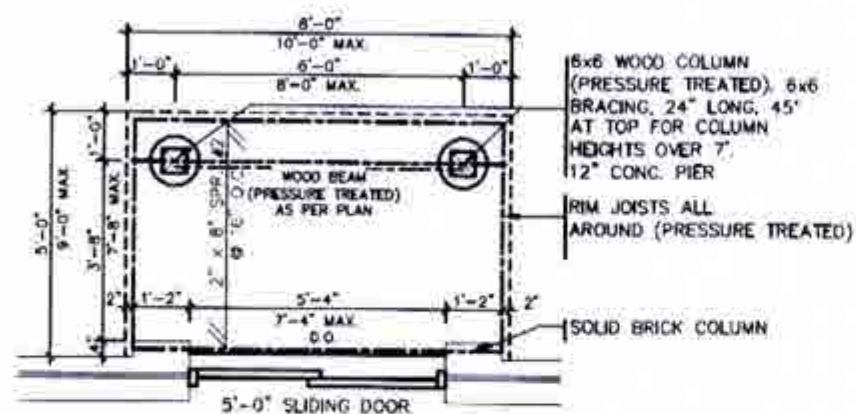
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

publication information
Richard Vink 24488
name
signature
representation information
VAS Design Inc. 42858

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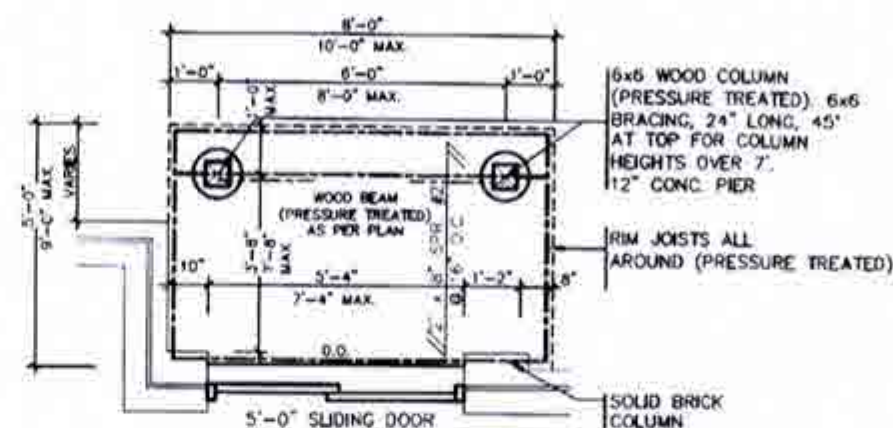
VAS DESIGN
255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
416-630-4782
vasdesign.com

Greenpark.
project name
MINNISALE HOMES CORP.
multiplicity
BRAMPTON
project no.
18012
date
JULY 2018
checked by
side
drawing no.
WOOD DECK -WALK-OUT CONDITION
18012-GP-STD_DETAILS_A1
6-3



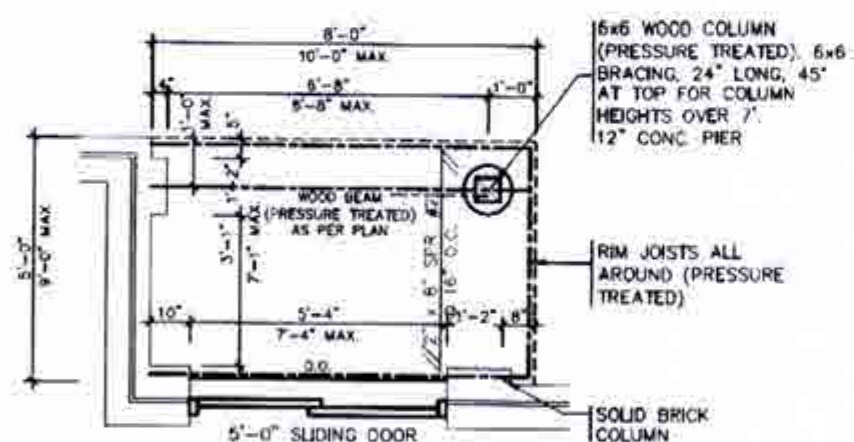
TYPICAL DECK LAYOUT

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

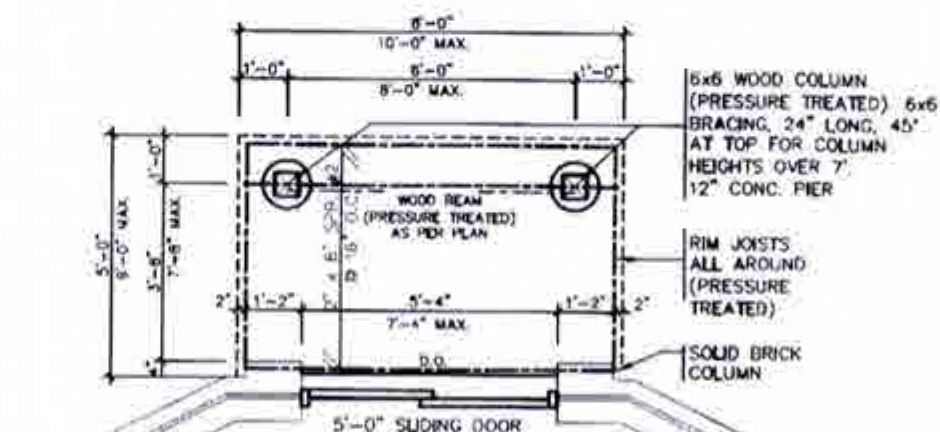


TYPICAL DECK LAYOUT

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



TYPICAL DECK LAYOUT



TYPICAL DECK LAYOUT

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

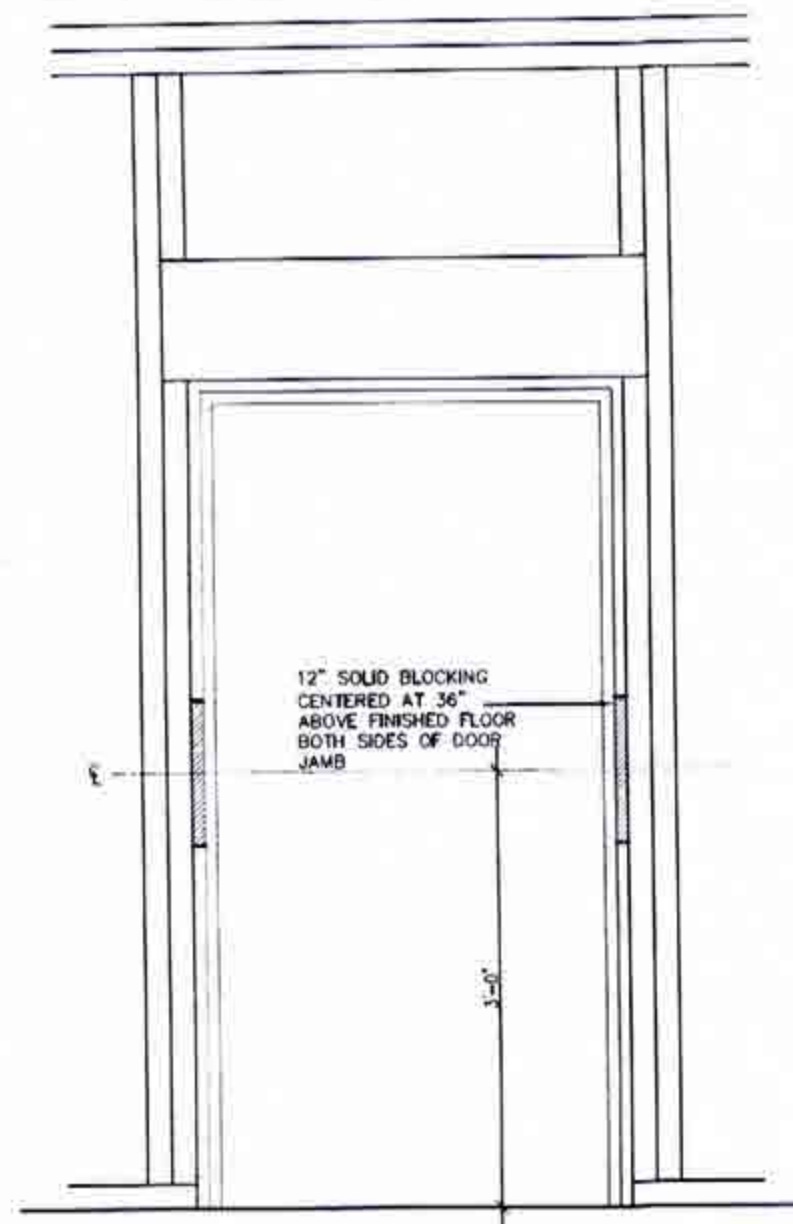


JAN 08 2019

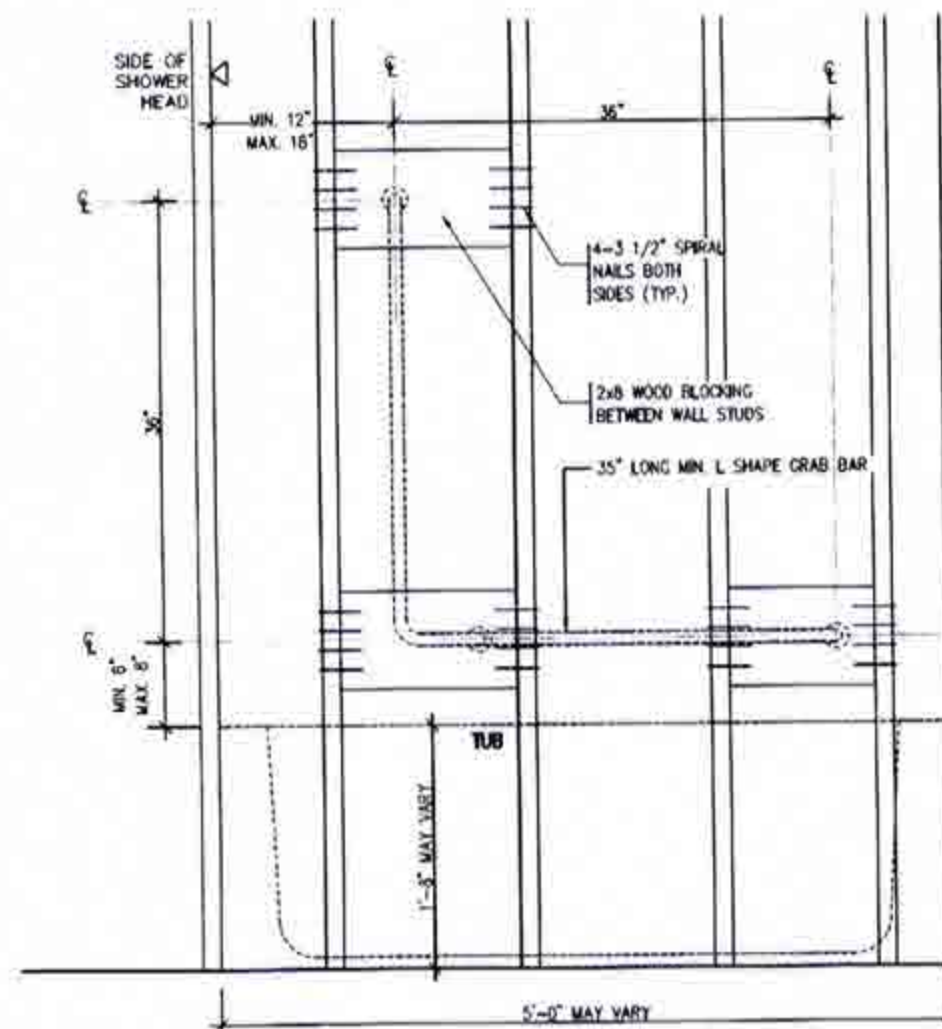
CITY OF BOSTON
 BUREAU OF RECORDS
 RECEIVED
 JAN 18 1911
 FOR
 MARY FISKE

2012 CODE
COMPLIANCE PACKAGE A1

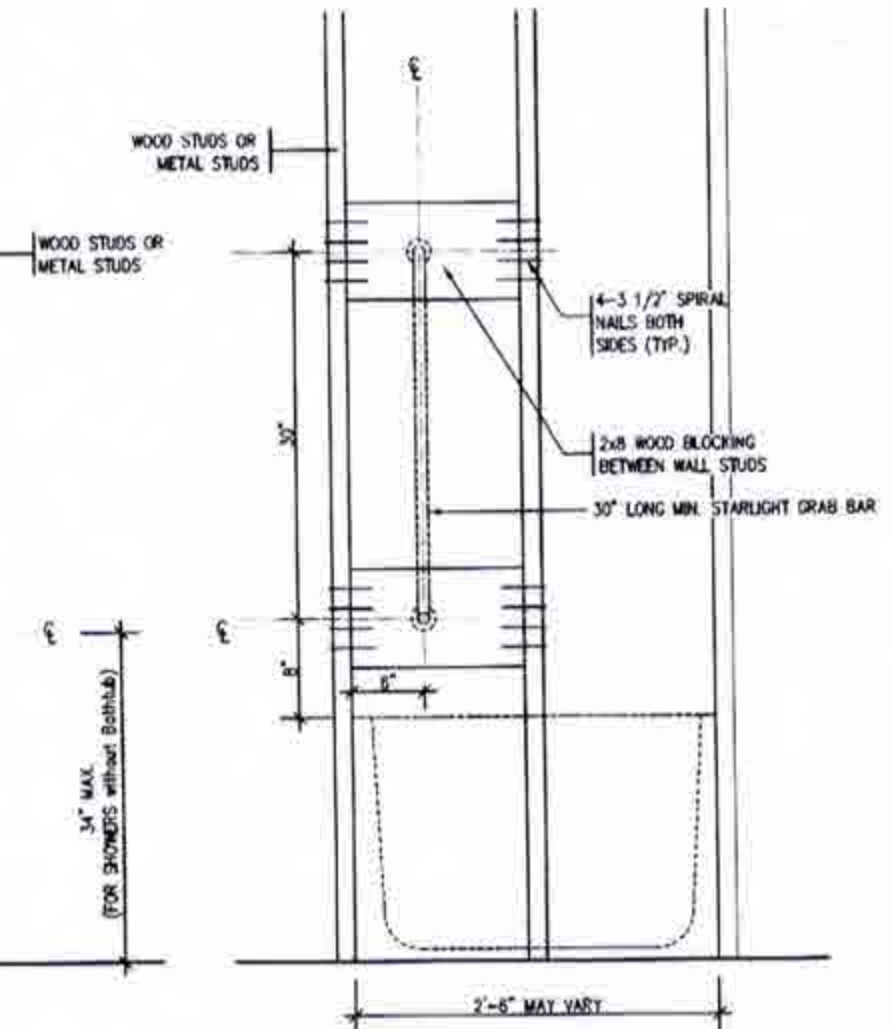
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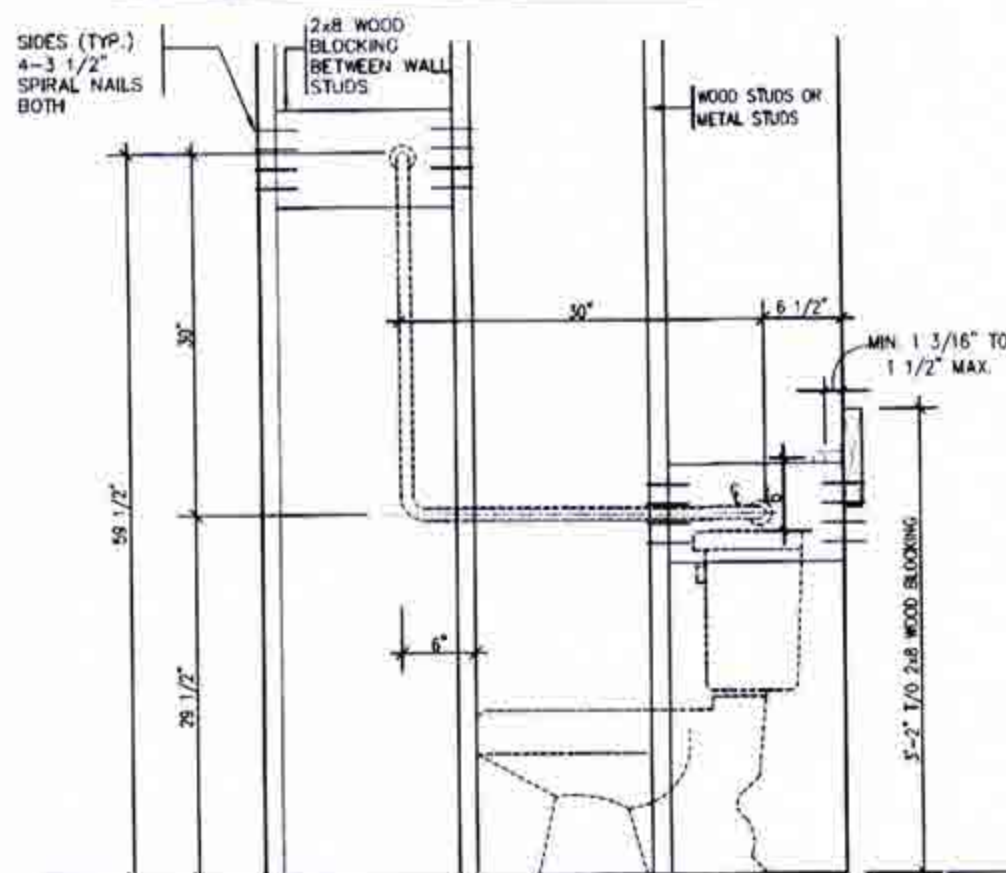
RESISTANCE TO FORCED ENTRY (OBC 9.6.8.)



BATH TUB/ SHOWER FRONT ELEVATION

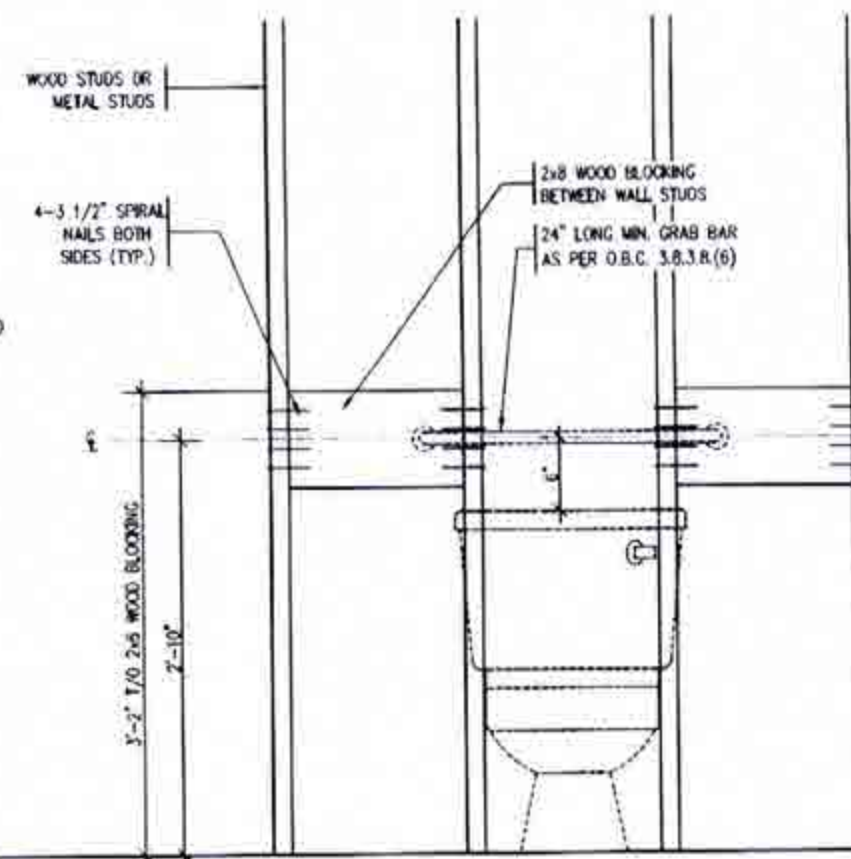


BATH TUB SHOWER HEAD SIDE ELEVATION



TOILET SIDE ELEVATION

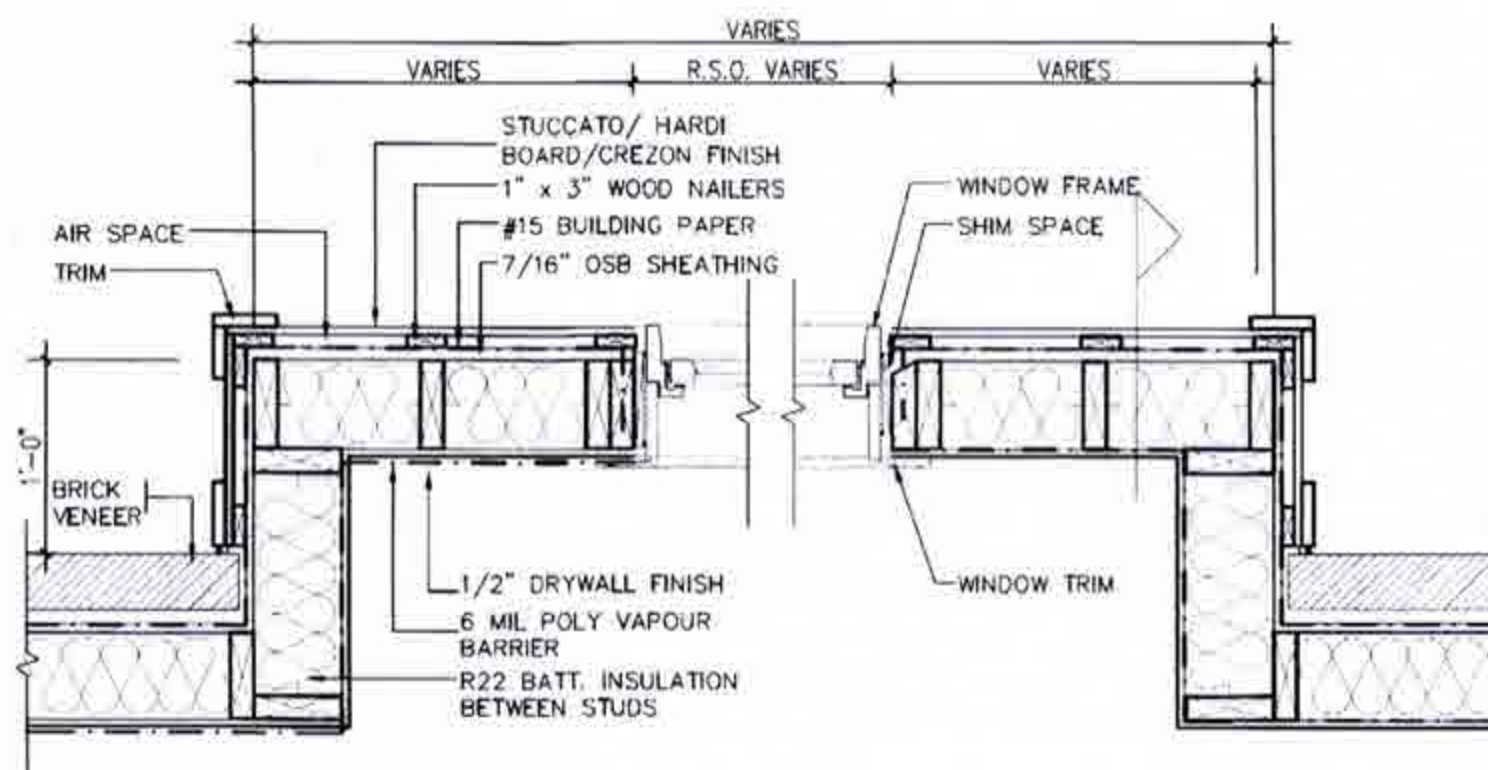
STRUCTURAL REINFORCEMENT FOR GRAB BAR (OBC 9.5.2.3.)
FOR MAIN BATH ONLY



JAN 08 2019

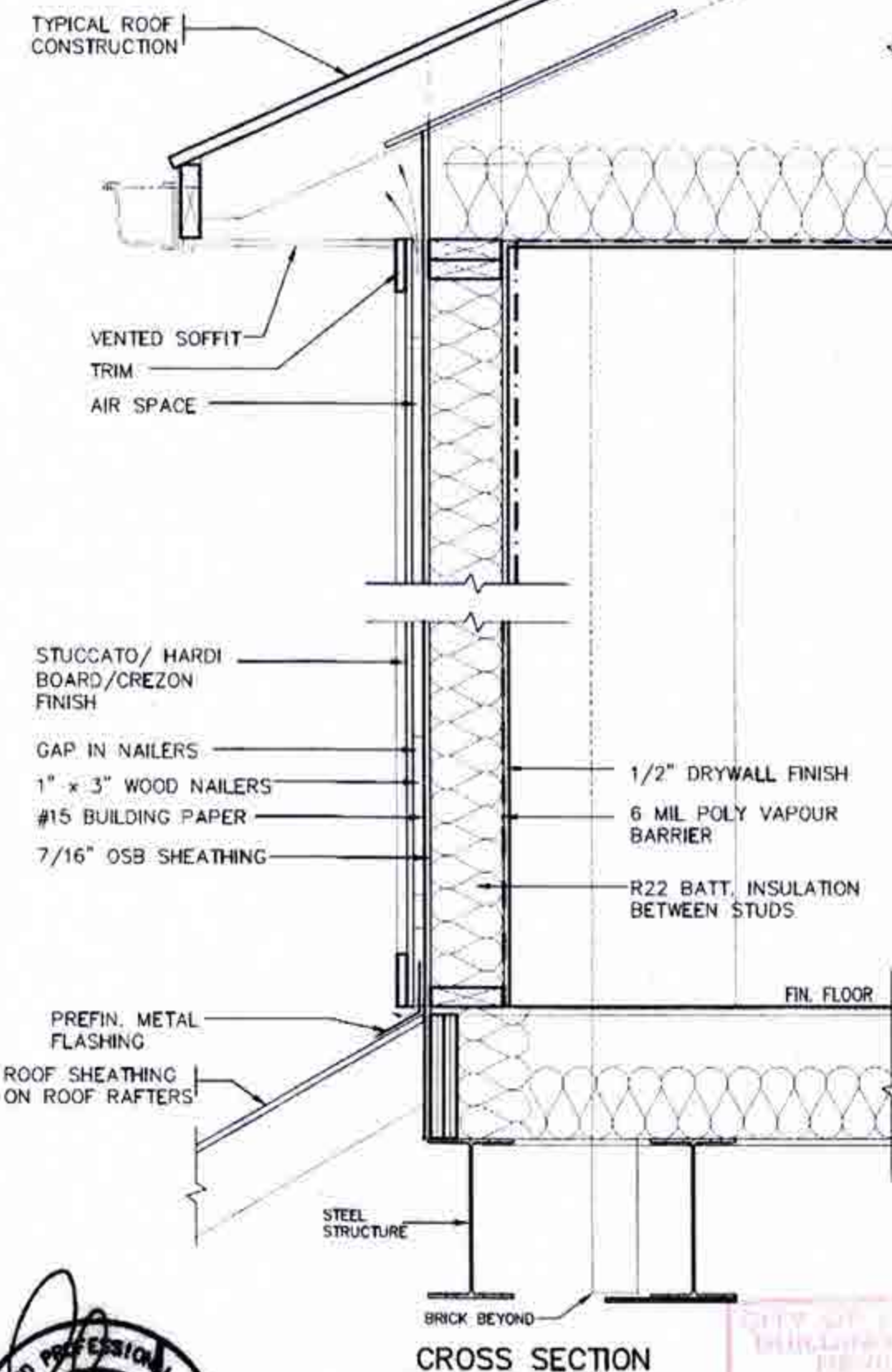
2012 CODE COMPLIANCE PACKAGE A1

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PLAN VIEW

STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.27.)



CROSS SECTION



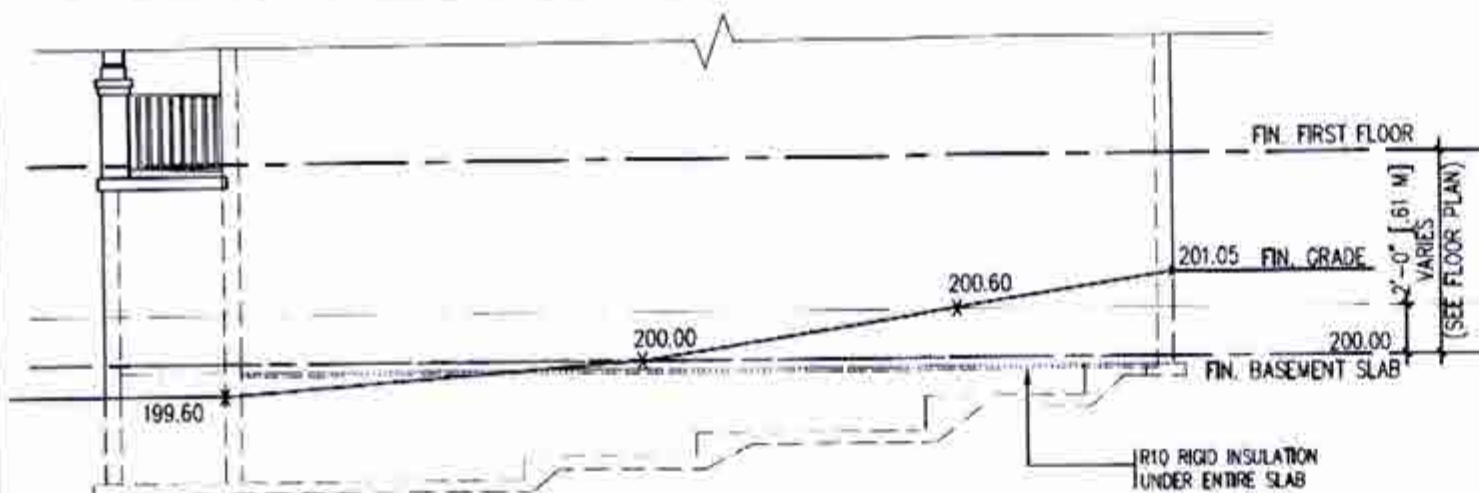
JAN 08 2019

CITY OF BRAMPTON
BUILDING DEPARTMENT
JAN 16 2019
BY
MARY BRUNETTI

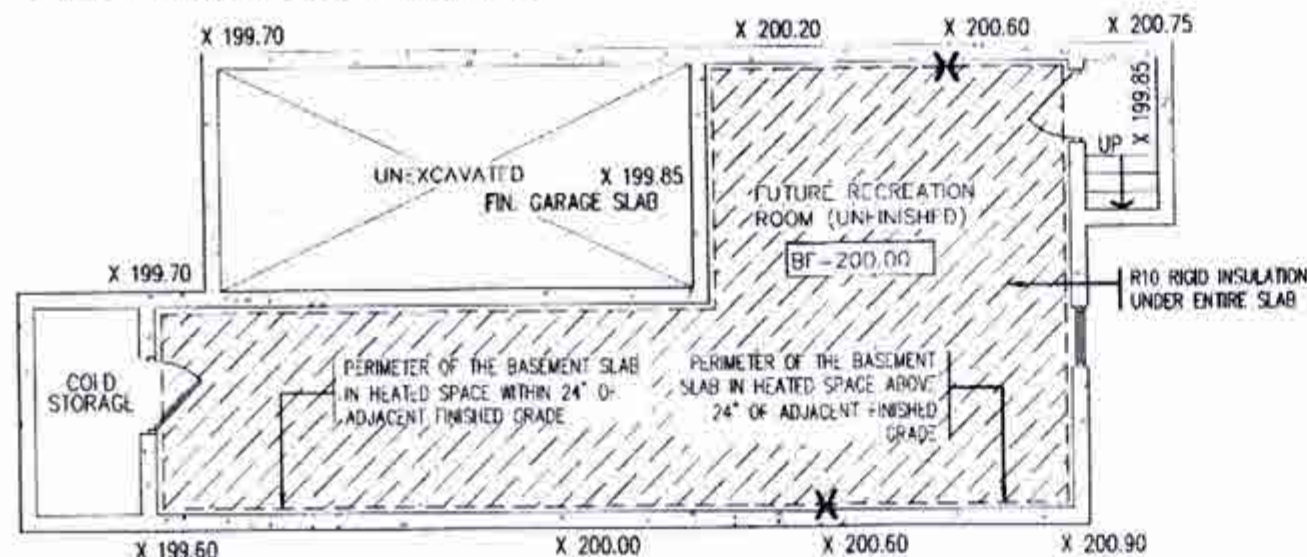
2012 CODE
COMPLIANCE PACKAGE A1

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. Signature: <i>R. Vink</i> Richard Vink 24488 VA3 Design Inc. 42658	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 T: 416.630.2255 F: 416.630.4782 va3design.com	Greenpark. Project Name: MINNISALE HOMES CORP. Location: BRAMPTON Project No: 18012 Date: JULY 2018 Drawn by: [blank] Checked by: [blank] Not to Scale 18012-GP-STD-DETAILS_A1 Sheet No: 9
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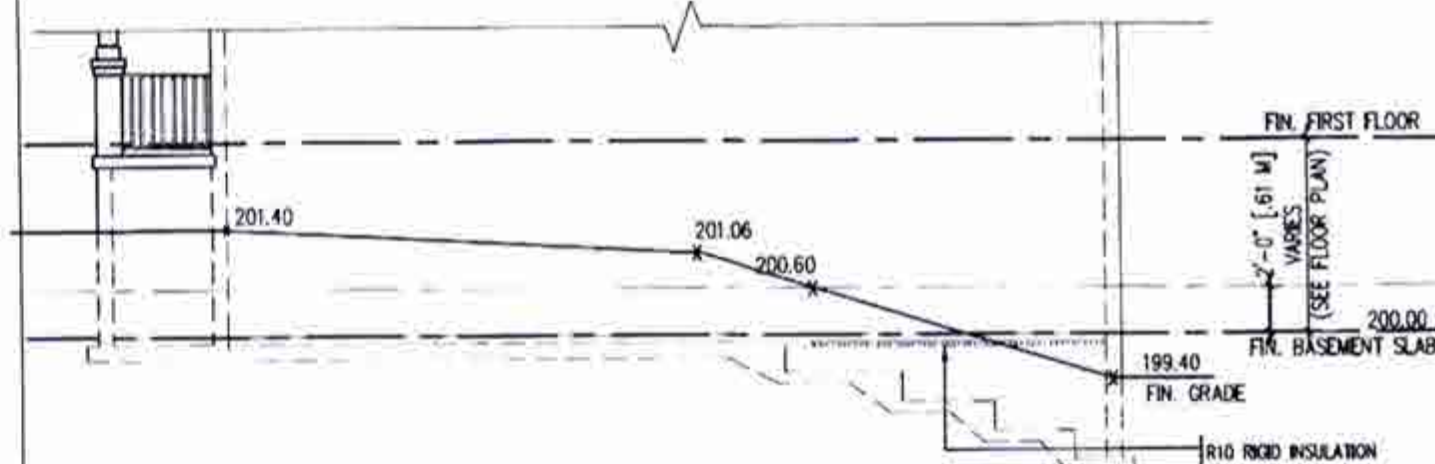
TYPICAL RIGHT SIDE ELEVATION



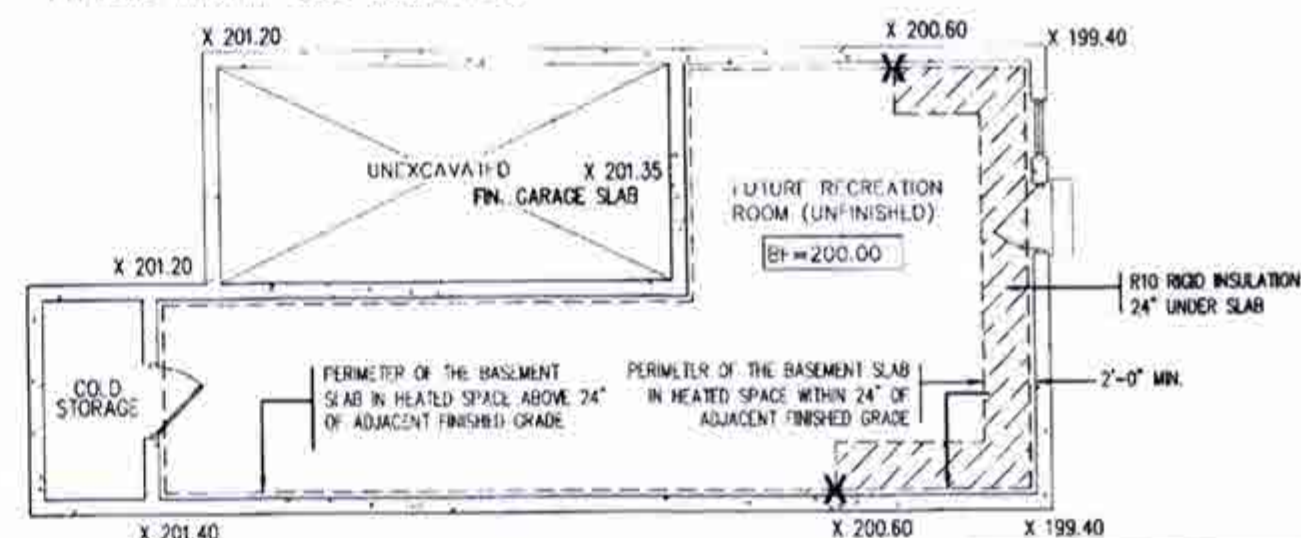
TYPICAL BASEMENT PLAN

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.



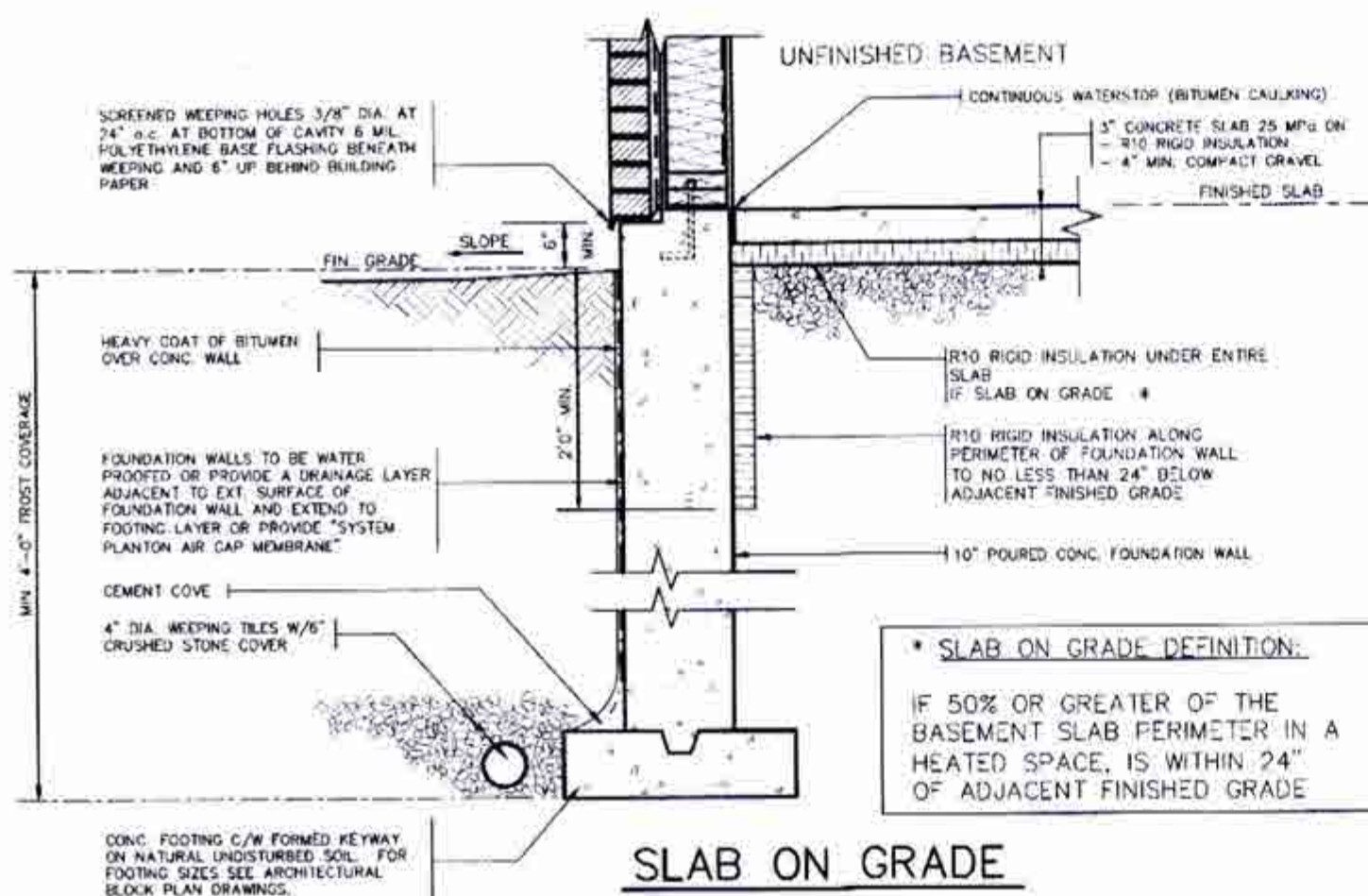
TYPICAL RIGHT SIDE ELEVATION



TYPICAL BASEMENT PLAN

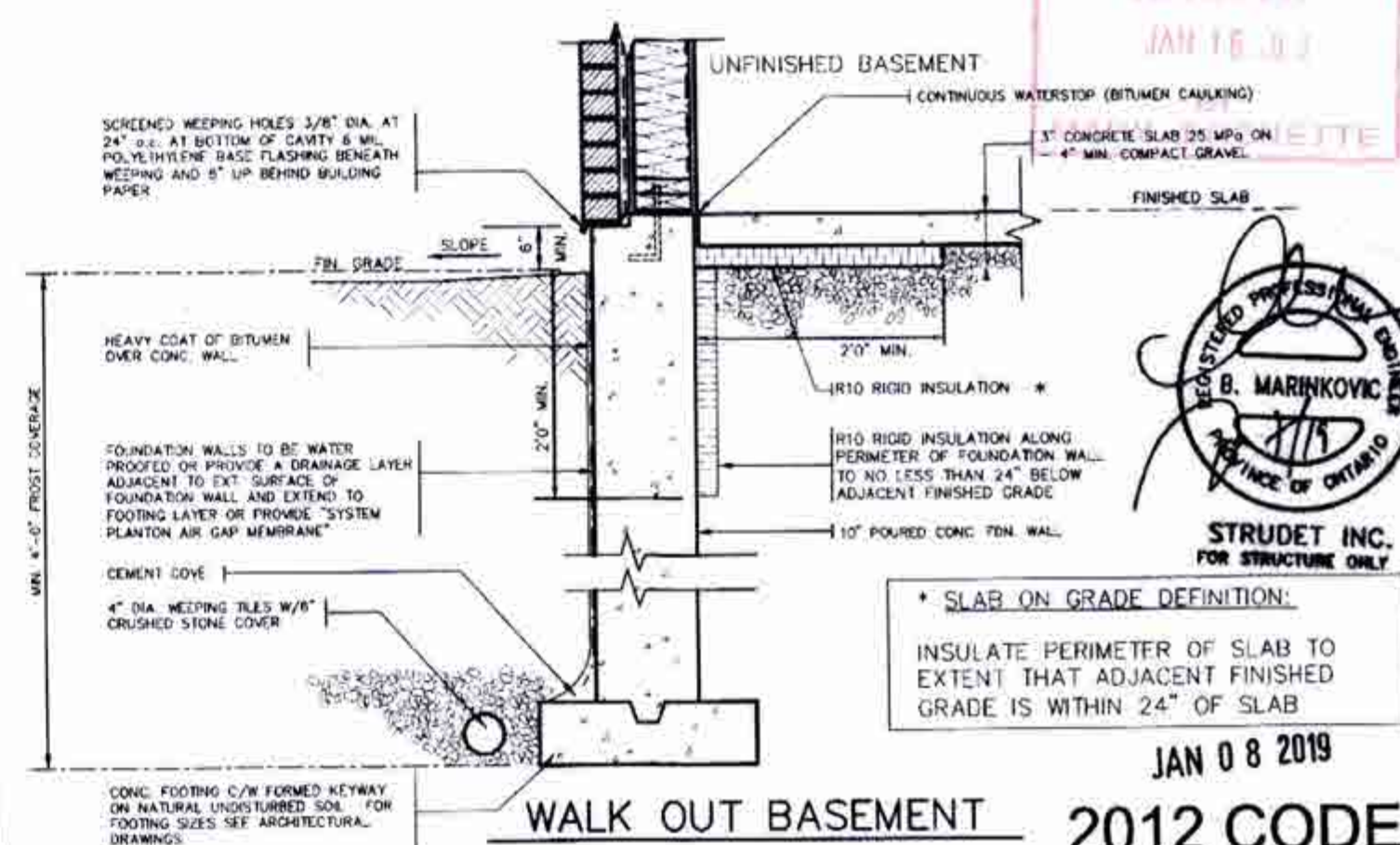
WALK OUT BASEMENT CONDITION

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.



SLAB ON GRADE

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



WALK OUT BASEMENT 2012 CODE COMPLIANCE PACKAGE A1

JAN 08 2019

1	ISSUED FOR PERMIT	JULY 31, 2018	by	Richard Vink	24488
2					
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signature: Richard Vink
name: Richard Vink
registration number: 24488
company: VAS Design Inc.
42658

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1 416 630 2255 / 416 630 4782
vasdesign.com

Greenpark.
project name: MINNISALE HOMES CORP.
location: BRAMPTON
date: JULY 2018
checked by: [signature]
drawn by: [signature]

drawing no: 18012
sheet no: 10
title: SLAB ON GRADE/ WALKOUT BASEMENT
18012-GP-STD_DETAIL_A1