

## 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.

### ROOF CONSTRUCTION

- ① NO. 210 (10.25m²/m²) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH 1/4" CLIPS, APPROVED WOOD TRUSSES & 6mm (1/4") O.C. MAX APPROVED SHEATHING PROTECTOR TO EXCEED 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") O.C. FOR 3 STOREYS. NON-BEARING PARTITIONS 38mm (1 1/2") O.C. STUDS (24") O.C. PROVIDE 38mm (1 1/2") BOTTOM PLATE AND 2-38mm (2 1/2") TOP PLATE, 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS. PROVIDE 38x140 (2 1/2") STUDS/PLATES WHERE NOTED.

- ⑥ CONCRETE STUD PARTITIONS  
FOR BLARING PARTITIONS 38x99 (2 1/2") @ 400mm (16") O.C. FOR 2 STOREYS AND 305mm (12") O.C. FOR 3 STOREYS.  
NON-BEARING PARTITIONS 38mm (1 1/2") O.C. STUDS (24") O.C. PROVIDE 38mm (1 1/2") BOTTOM PLATE AND 2-38mm (2 1/2") TOP PLATE, 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS. PROVIDE 38x140 (2 1/2") STUDS/PLATES WHERE NOTED.

- ⑤ FOUNDATION WALL/FOOTINGS: OBL. 3.3.1.2.1(20)  
200mm (8") POLYURETHANE FOAM WALL THERM (270kg/m³) WITH CONTINUOUS DAMPPROOFING AND ORANGE WATERPROOFING LAYER. REINFORCED BASEMENT FLOOR DECKS 500 (2'-1 1/2") BELOW THE GRADE. ORANGE LAYER IS NOT REINFORCED. FOUNDATION WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2300 (7'-10") ON SOIL/150 (5'-0") CONTINUOUS KEY CONC. FTS. BRACE FDN. WALL PROOF TO BACKLASHING ALL FOOTINGS. SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL.

- STERE. FOOTINGS - ELEM. TROWELWORKS  
FOR STRET FOOTING DETAILS REFER TO BLOCK FOUNDATION PLAN ASSIGNED 120 KPA (18 kPa) SOIL BEARING CAPACITY FOR TROWELWORKS. TO BE VERIFIED ON SITE.

- MAXIMUM FLOOR LIVE LOAD OF 2.4kPa (50psf) PER FLOOR.  
-REFER TO SOILS REPORT FOR SOIL CONDITIONS AND BEARING CAPACITY.

- ⑥ FOUNDATION DRAINS: OBC 9.14.2.1-A. 9.14.3.2  
100mm (4") DIA. FOUNDATION DRAINS (150mm (6") CRUSHED STONE OVER AND AROUND DRAINS).

- ⑦ BASEMENT SLAB: OBC 9.1.1.8 (XBL) 9.10.2.1(1) 9.25.3.3(15)  
Bottom (37mm) 25mm (300kg/m³) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL OR 30mm (300kg/m³) CONC. WITH DAMPPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12, 3.1.1.7(3)(b) WHERE REQUIRED.

- ⑧ EXTERIOR WALL CONSTRUCTION (2 1/2") - GARAGE WALLS  
SEE AS PER TROW. 1938 (1 1/2") VERTICAL WOOD FURNING, CONT. SHEATHING MEMBRANE, THIN (7/16") EXT. TYPE SHEATHING, 38mm (1 1/2") STUDS @ 400mm (16") O.C. R3.3.87 (R22) INSULATION AND APPR. VAPOR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL. PROVIDE SOFTIE PROTEC. OR WATER RESIST. TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAWNING. ROOF SHEATHING TO BE FASTENED 150 (6") C/C ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 400 (16") ALONG VENTILATION 1300 (400) INSULATED CEILING AREA WITH MIN. 250 SF LAVES & MIN. 250 AT PEAK (OBC 9.19.1.2).

- ⑨ EXTERIOR WALL CONSTRUCTION (2 1/2") (CONT.)  
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- ⑩ EXTERIOR WALL CONSTRUCTION (2 1/2") - GARAGE WALLS  
SEEDED CLADDING SYSTEM CONFORMING TO OBC 9.27.1.1(2) & 9.28 THAT DISPLAY A MINIMUM 10MM AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXT. AND APPLIED FOR MANUFACTURERS SPECIFICATIONS ON APPR. MOISTURE BARRIER ON 38x140 (2 1/2") STUDS @ 400 (16") O.C. R3.3.87 (R22) BUTT INSUL. APPR. 4" MIL POLYPROPYLENE VAPOR BARRIER, 13mm (1/2") INSIDE BOARD INSIDE FINISH. MAX. HEIGHT 3000mm (9'-10"). WITH APPR. DIAGONAL WALL BRACING. REFER TO NOTE 19. WHERE FLOOR EXISTS. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

- ⑪ EXTERIOR WALL CONSTRUCTION (2 1/2") - NO CLADDING  
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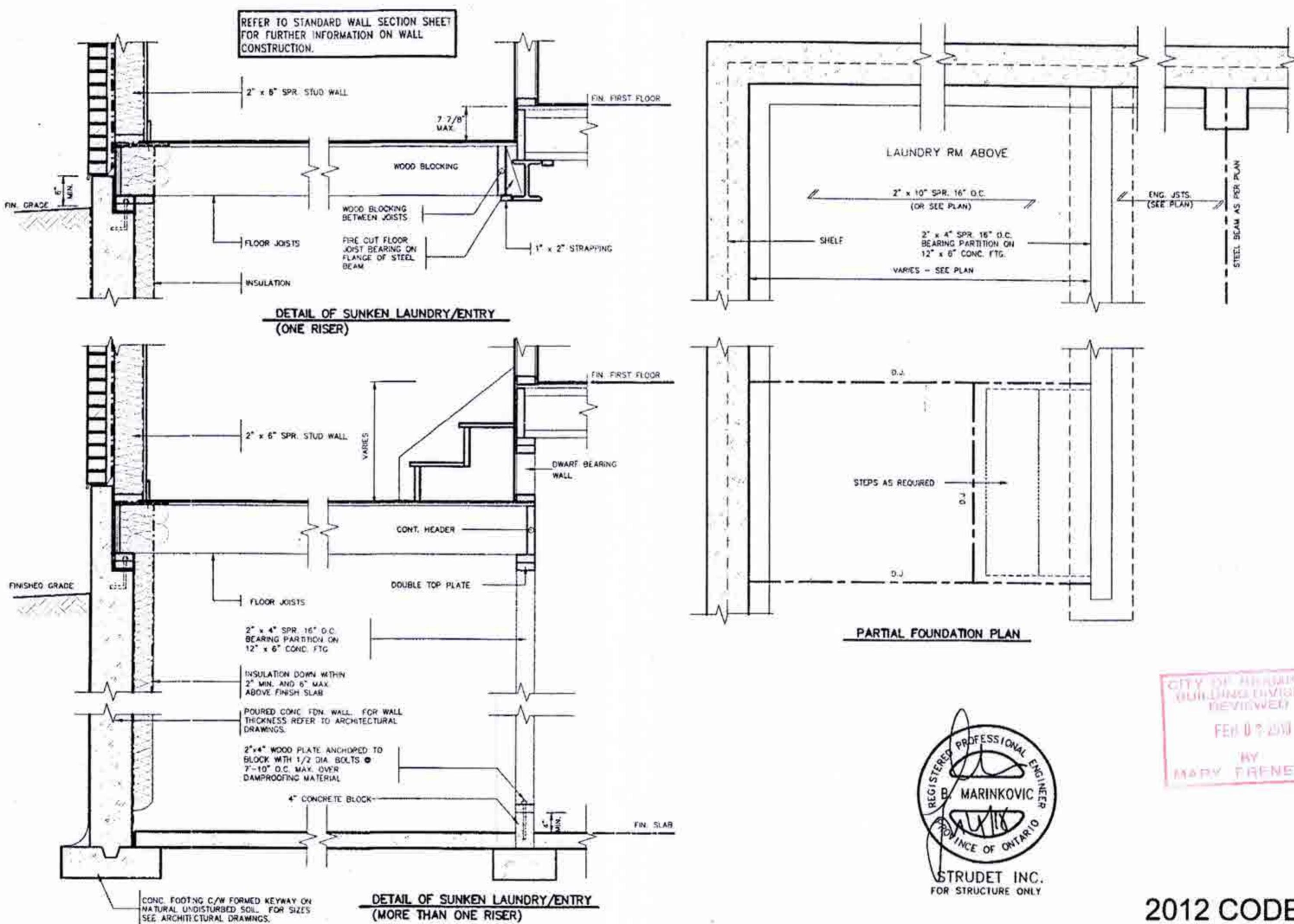
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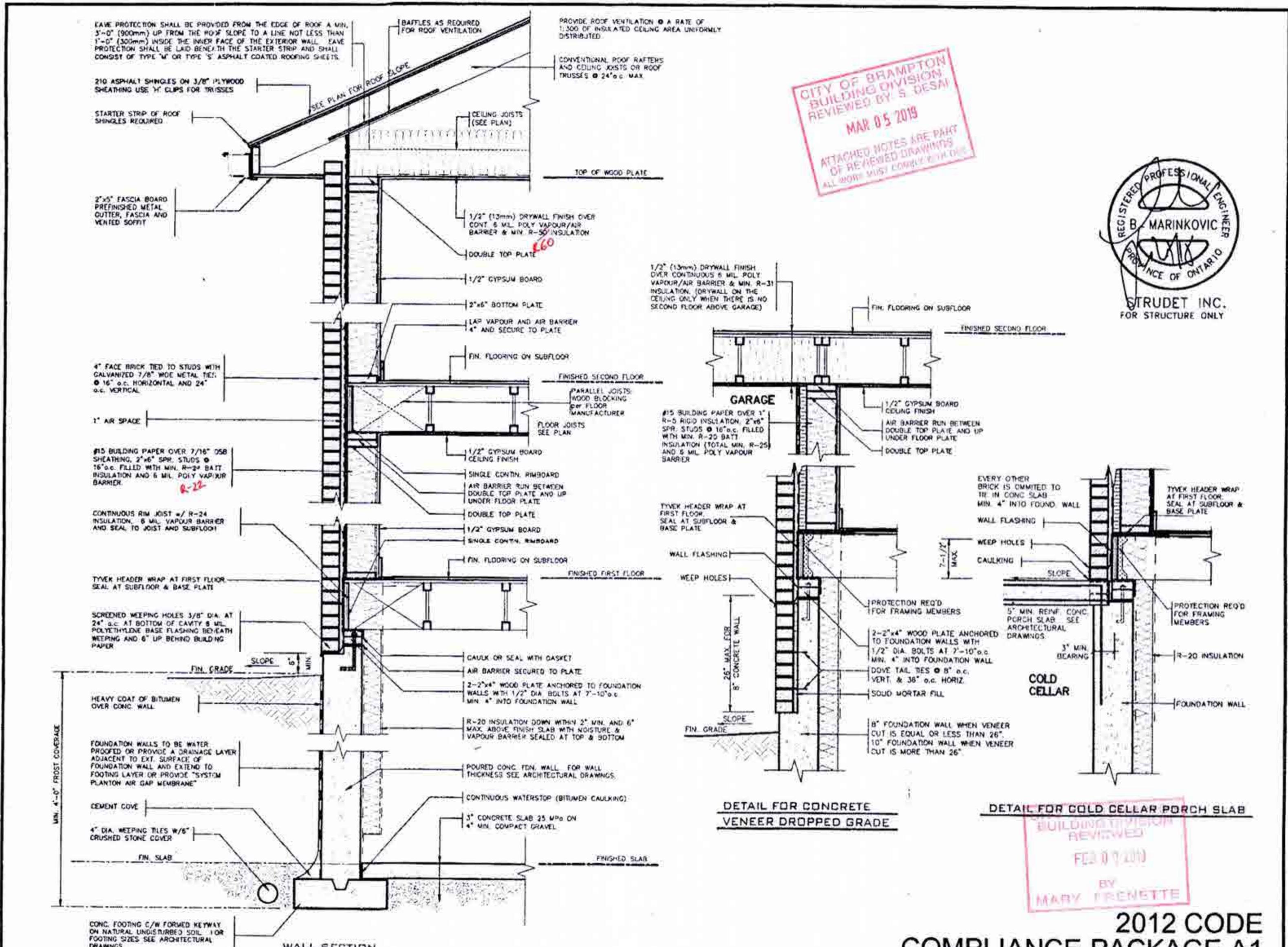
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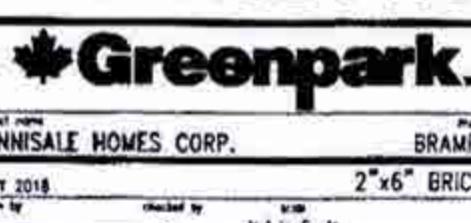
## 2012 CODE COMPLIANCE PACKAGE A1

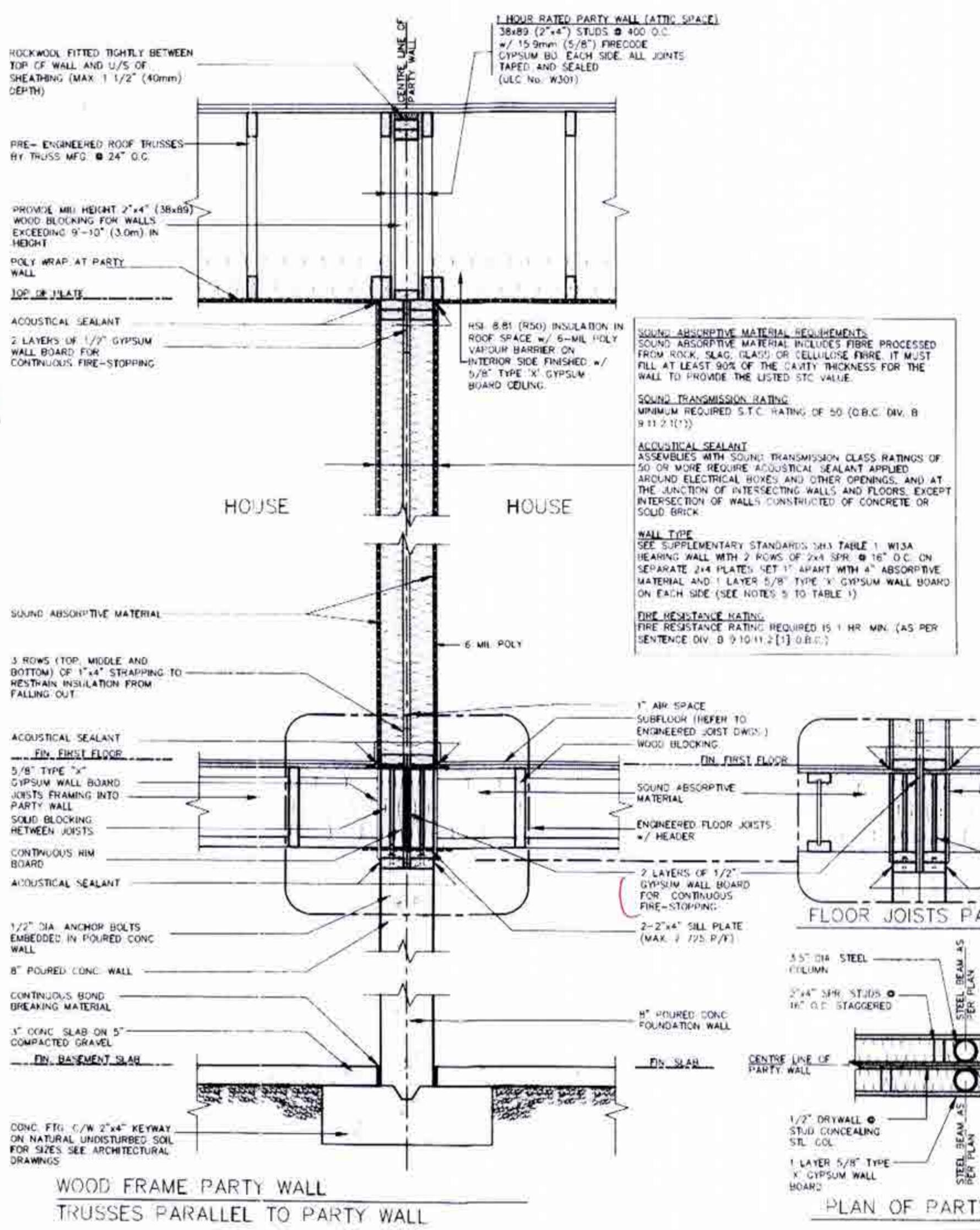
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## 2012 CODE COMPLIANCE PACKAGE A1

9	The undersigned has reviewed and takes responsibility for the design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	Qualifications Information:
7	Richard Vink
6	24488
5	Name: <i>R. Vink</i>
4	Registration Number: 42558
3	Designation: B.C.E.T.
2	Comments:
1	Conforms with every dimension on the job and meets any necessary to the Owner before proceeding with the work. All designs and specifications are statements of service and the property or the Designer which may be retained at the completion of the work. Drawings are not to be copied.
0	Date: July 23/18 By: <i>R. Vink</i>



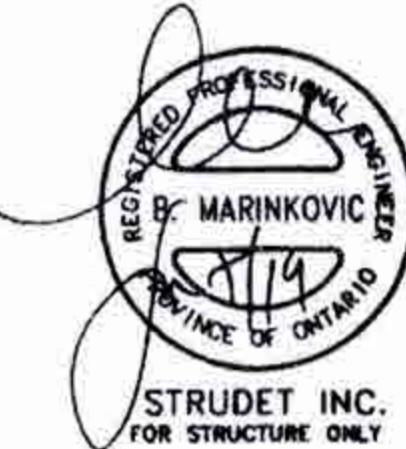


PLAN OF PARTY WALL IN GARAGE

PLAN OF PARTY WALL IN GARAGE

## 2012 CODE COMPLIANCE PACKAGE A1

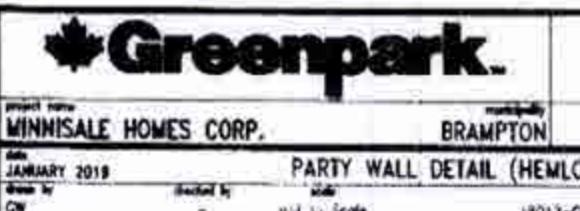
VA3 DESIGN	Greenpark.
Minisale Homes Corp., Brampton	Party Wall Detail (Hemlock Models)
18012	18012
4	4

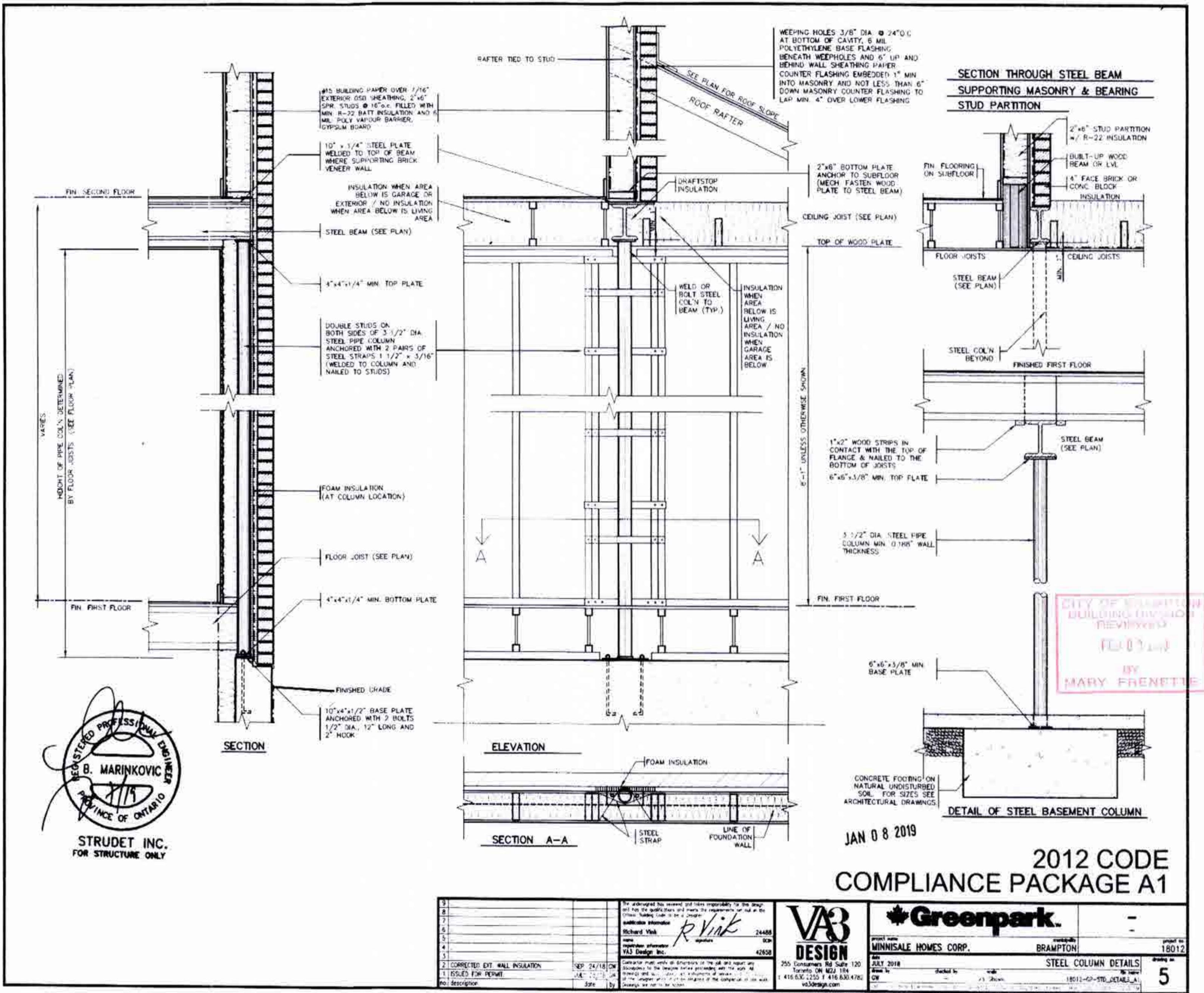


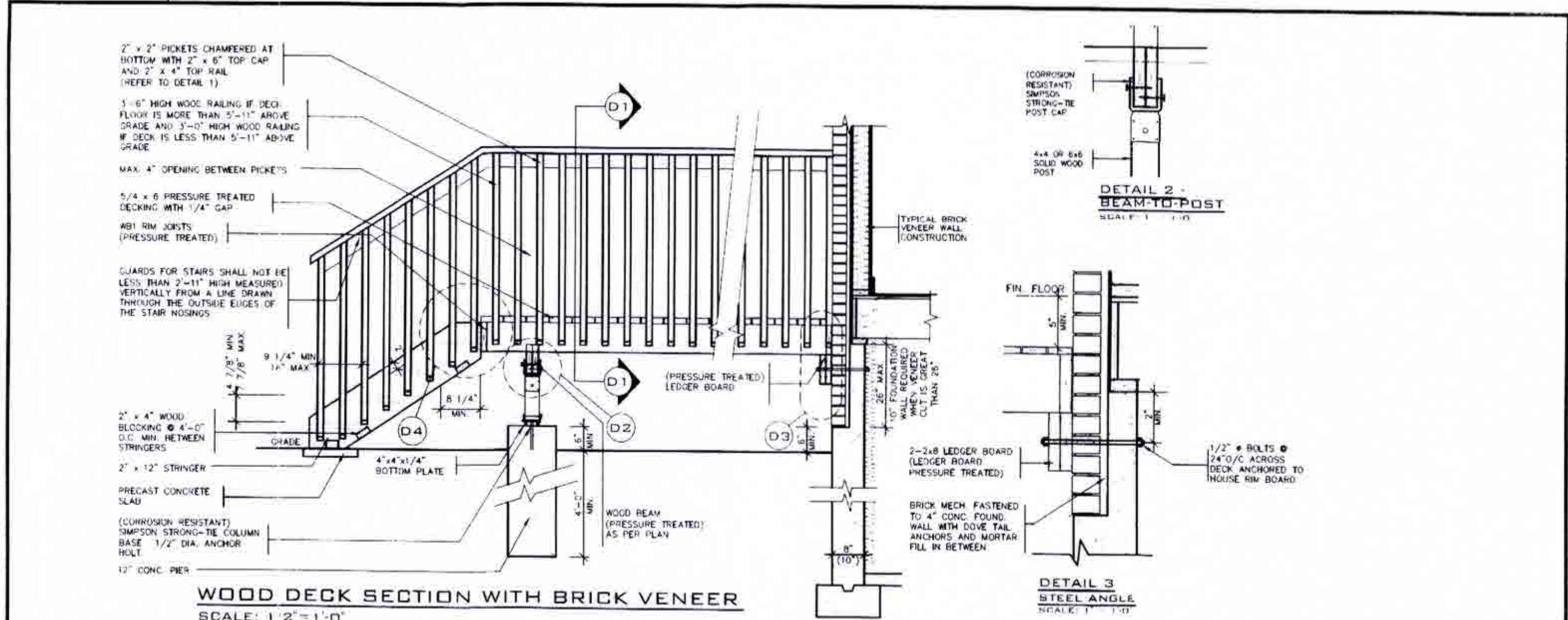
PARTY WALL DETAIL TO BE READ IN CONJUNCTION WITH DETAILS 1 & 4 ON THE HEMLOCK UNIT DRAWINGS.



JAN 08 2019



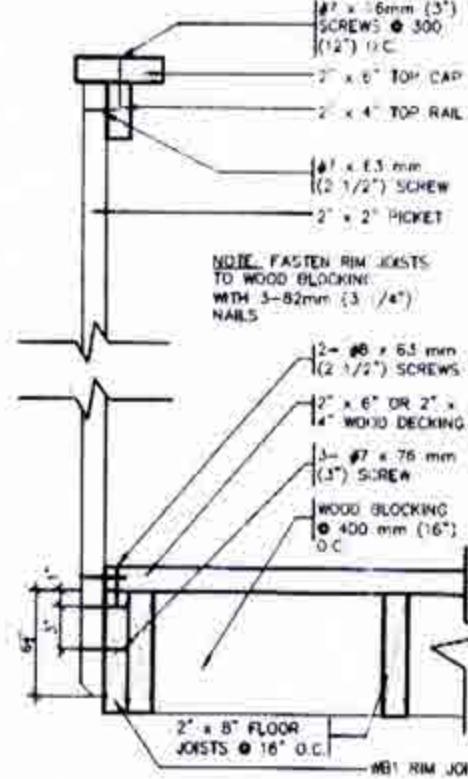




**DETAIL 1**  
**CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK**

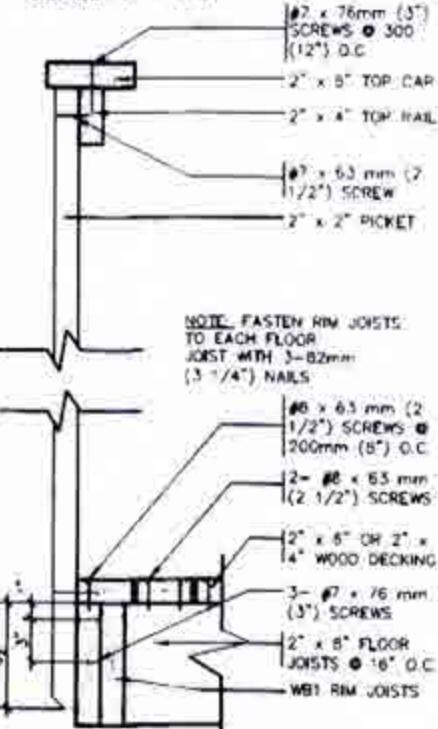
**GUARD PARALLEL  
TO FLOOR JOISTS**

SCALE: 1' - 0"



**GUARD PERPENDICULAR  
TO FLOOR JOISTS**

SCALE: 1' - 0"



**DETAIL 5  
SECTION THROUGH  
STAIR STRINGER**  
SCALE: 1' - 0"

**DETAIL 4  
SECTION @ TREAD AND  
STRINGER SECUREMENT**  
SCALE: 1' - 0"

**GENERAL NOTES**

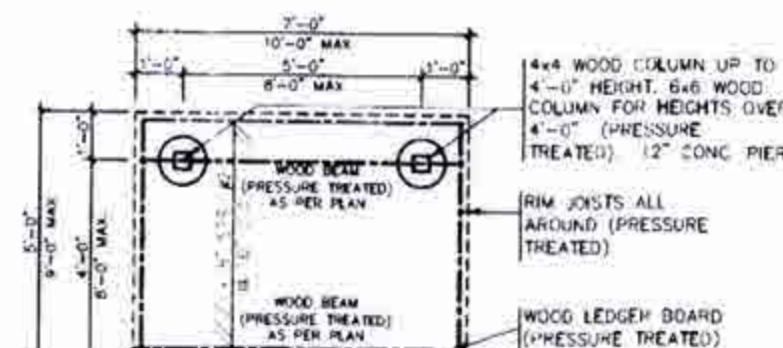
1. BRICK TO BE COMPRESSIVE STRENGTH OF 15 mPa (2200 p.s.i.) MIN. UNITS TO BE LAID WITH FULL HEAD AND BED JOINTS.
2. MORTAR TO BE TYPE S WITH JOINT THICKNESS OF 10mm (3/8") MIN. AND 20mm (3/4") MAX.
3. ALL NAILS AND SCREWS TO BE GALVANIZED.
4. WB1 = 2- 2 x 8 (PRESSURE TREATED)
- WB3 = 2- 2 x 10 (PRESSURE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



JAN 08 2019

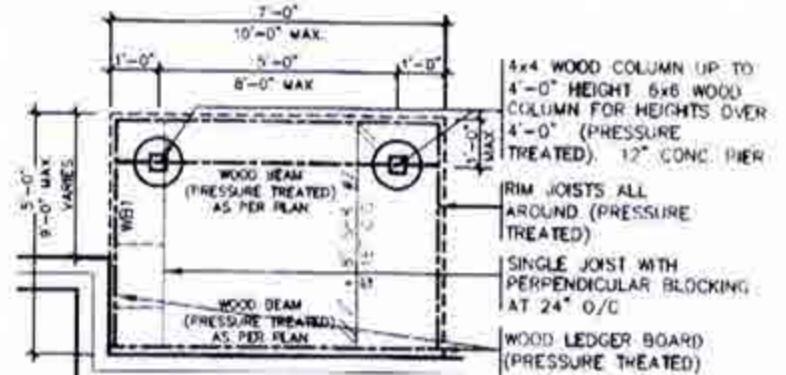
**2012 CODE  
COMPLIANCE PACKAGE A1**

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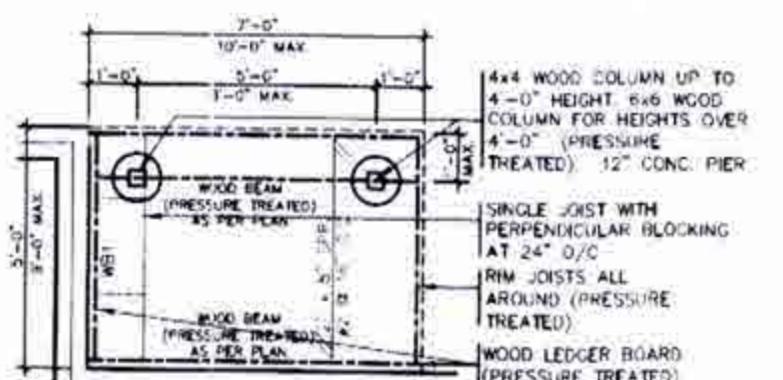
**TYPICAL DECK LAYOUT**

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



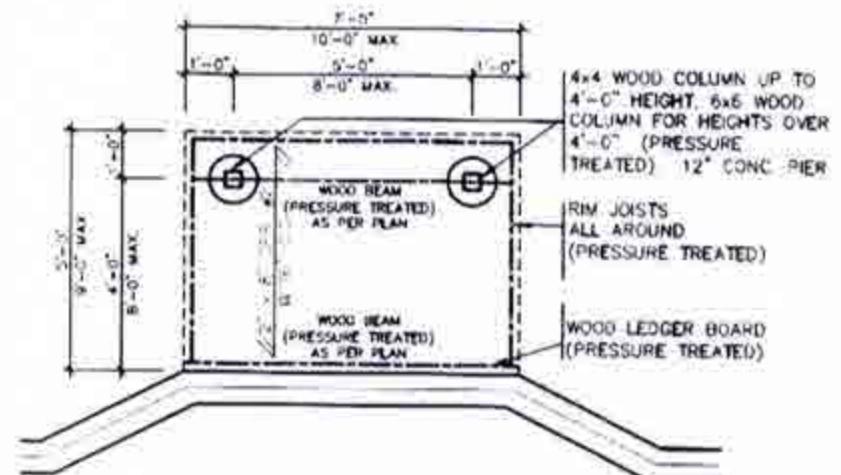
**TYPICAL DECK LAYOUT**

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



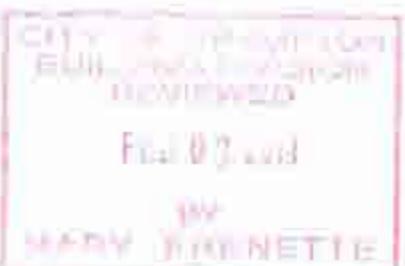
**TYPICAL DECK LAYOUT**

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



**TYPICAL DECK LAYOUT**

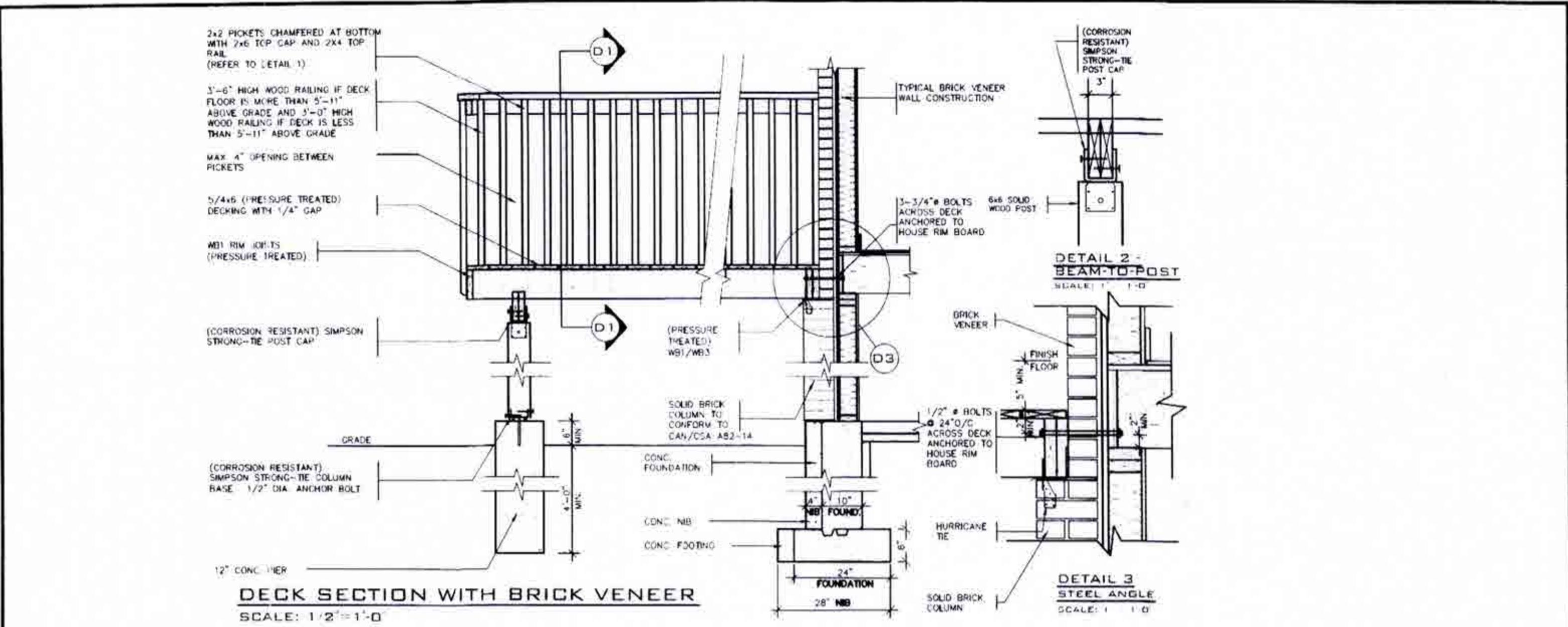
SCALE: 1/4" = 1'-0"



JAN 08 2019

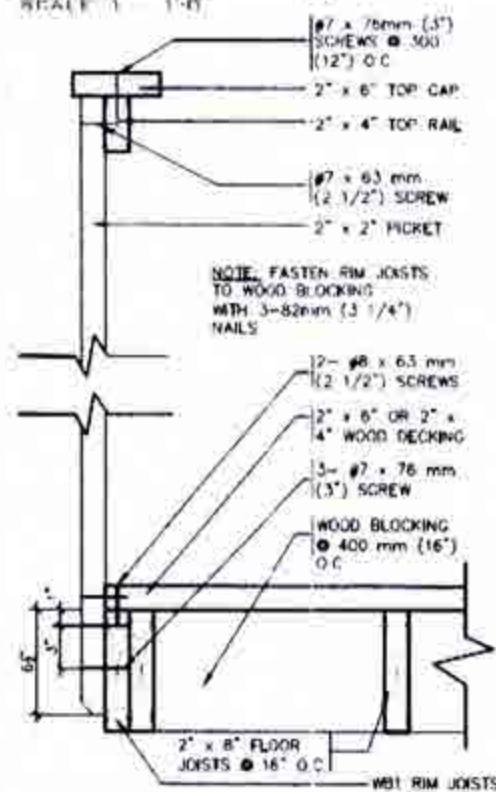
## 2012 CODE COMPLIANCE PACKAGE A1

9	The undersigned has reviewed and takes responsibility for this design and has the qualifications and credits to meet the requirements set out in the Ontario Building Code to be in compliance.
8	Signature Information
7	Richard Vink
6	Date
5	24468
4	Designation
3	Registration Information
2	VAD Design Inc.
1	42658
Comments: Major loads on structures in the job and report are accepted. All other loads and conditions are to be determined by the designer and must be detailed in the component of the work.	
ISSUED FOR PERMIT No. description	
Date by whom it is to be signed:	
VAD DESIGN	
255 Consumers Rd Suite 120	
Toronto, ON M2J 1R4	
t: 416.630.2255 f: 416.630.4752	
vaddesign.com	
Project Name: MINNISALE HOMES CORP.	
Address: JULY 2018	
Reviewed by: CW	
Checked by: CW	
Approved by: CW	
Date: 18012-GP-STU_DETAILS_A1	
Page No. 6-2	

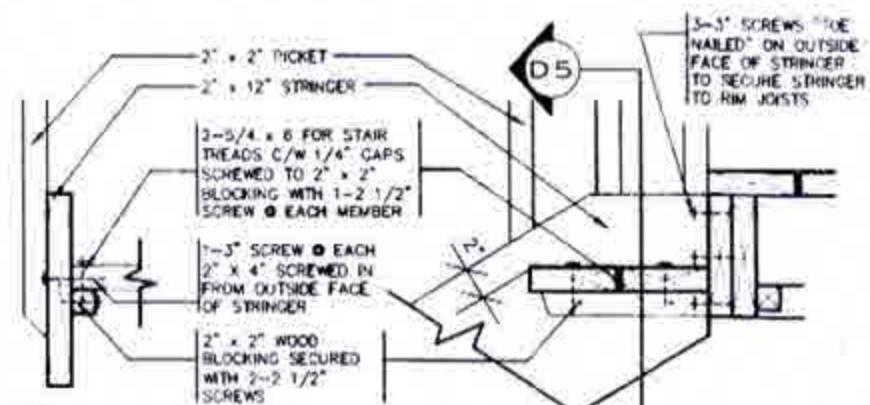
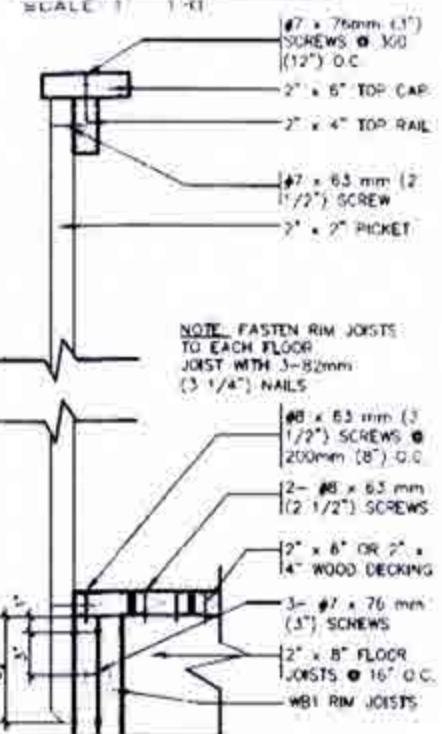


**DETAIL 1**  
**CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK**

**GUARD PARALLEL  
TO FLOOR JOISTS**



**GUARD PERPENDICULAR  
TO FLOOR JOISTS**



**DETAIL 4**  
**SECTION @ TREAD AND  
STRINGER SECUREMENT**  
SCALE: 1 - 1:0

**GENERAL NOTES**

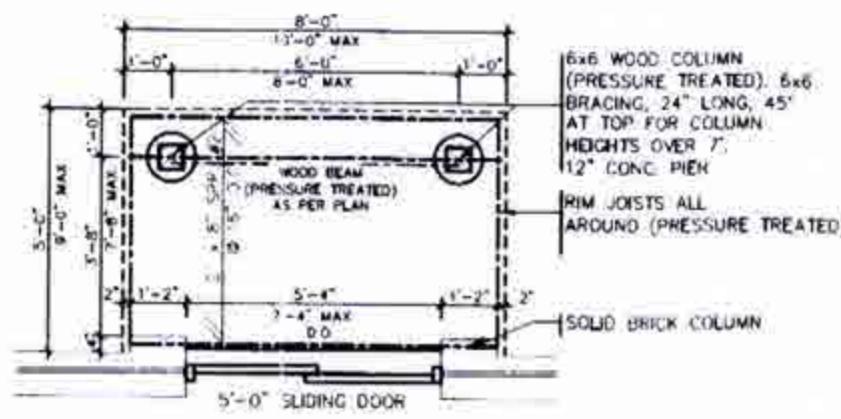
1. BRICK TO BE COMPRESSIVE STRENGTH OF 15 mPa (2200 p.s.i.) MIN. UNITS TO BE LAID WITH FULL HEAD AND BED JOINTS.
2. MORTAR TO BE TYPE S WITH JOINT THICKNESS OF 10mm (3/8") MIN. AND 20mm (3/4") MAX.
3. ALL NAILS AND SCREWS TO BE GALVANIZED.
4. WB1 = 2- 2 x 8 (PRESSURE TREATED)
5. WB3 = 2- 2 x 10 (PRESSURE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

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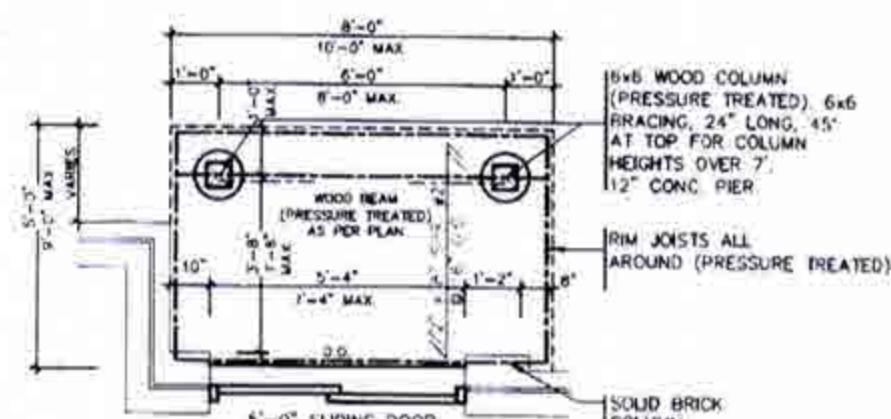
**2012 CODE  
COMPLIANCE PACKAGE A1**

ISSUED FOR HERMET	L. 100W	by	Richard Vink	signature	24488	For authorized has reviewed and takes responsibility for the design and has the qualifications and meets the requirements set out in the Ontario Building Code to do it. Design:
REVISION INFORMATION	V&S DESIGN Inc.					Contractor must verify all dimensions on the job and report any changes to the designer. The designer is responsible for the work done and the designer will be liable for any damage to the property of the homeowner which is caused by the execution of the work. Drawings are not to be copied.
ISSUED FOR HERMET	L. 100W	by	R. Vink	signature	42658	REVISION INFORMATION
REVISION INFORMATION	V&S DESIGN Inc.					Project No. 255 Consumers Rd Suite 120
REVISION INFORMATION						Toronto, ON M2J 1R4
REVISION INFORMATION						1-416-707-2795 / 1-416-630-4782
REVISION INFORMATION						www.vandesign.com
REVISION INFORMATION						DATE JULY 2018
REVISION INFORMATION						DRAWN BY DW
REVISION INFORMATION						CHECKED BY DW
REVISION INFORMATION						APPROVED BY DW
REVISION INFORMATION						18012-GP-STD_DETAILS_A1
REVISION INFORMATION						6-3



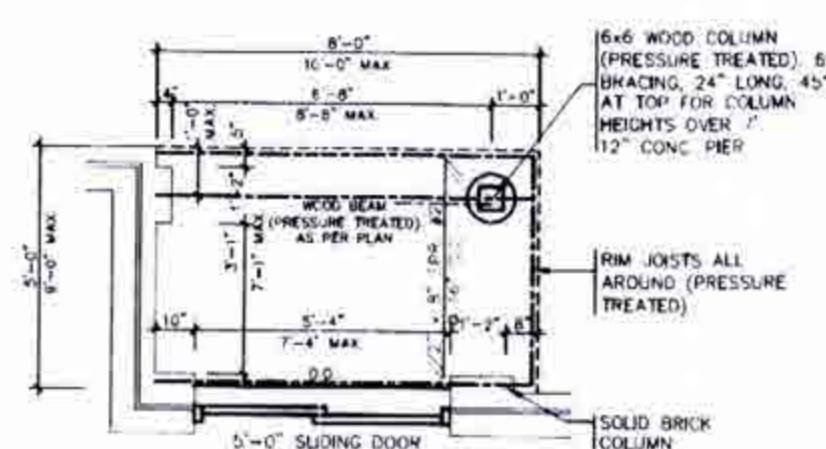
**TYPICAL DECK LAYOUT**

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



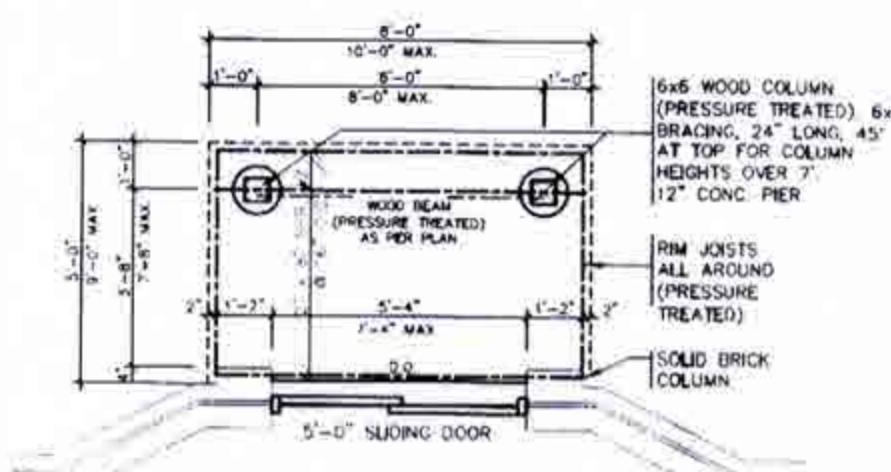
**TYPICAL DECK LAYOUT**

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



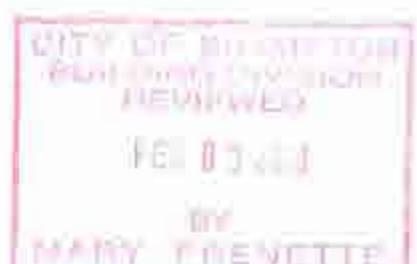
**TYPICAL DECK LAYOUT**

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



**TYPICAL DECK LAYOUT**

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



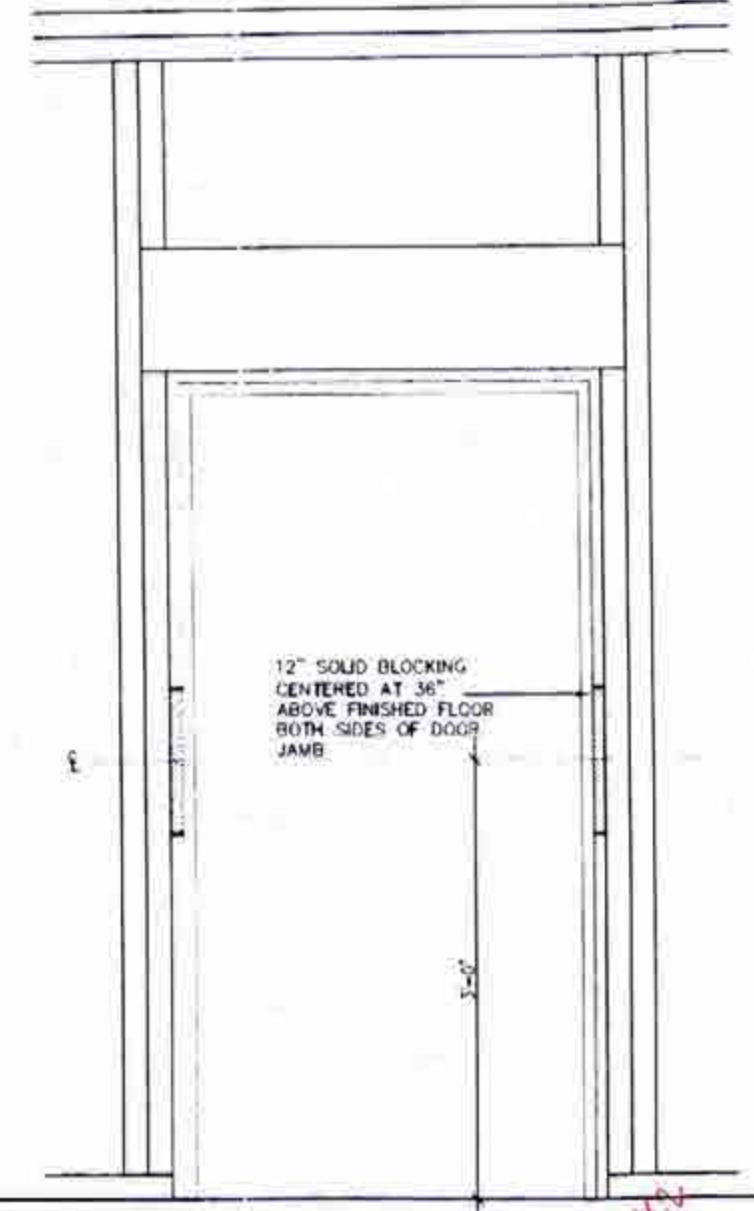
JAN 08 2019

## 2012 CODE COMPLIANCE PACKAGE A1

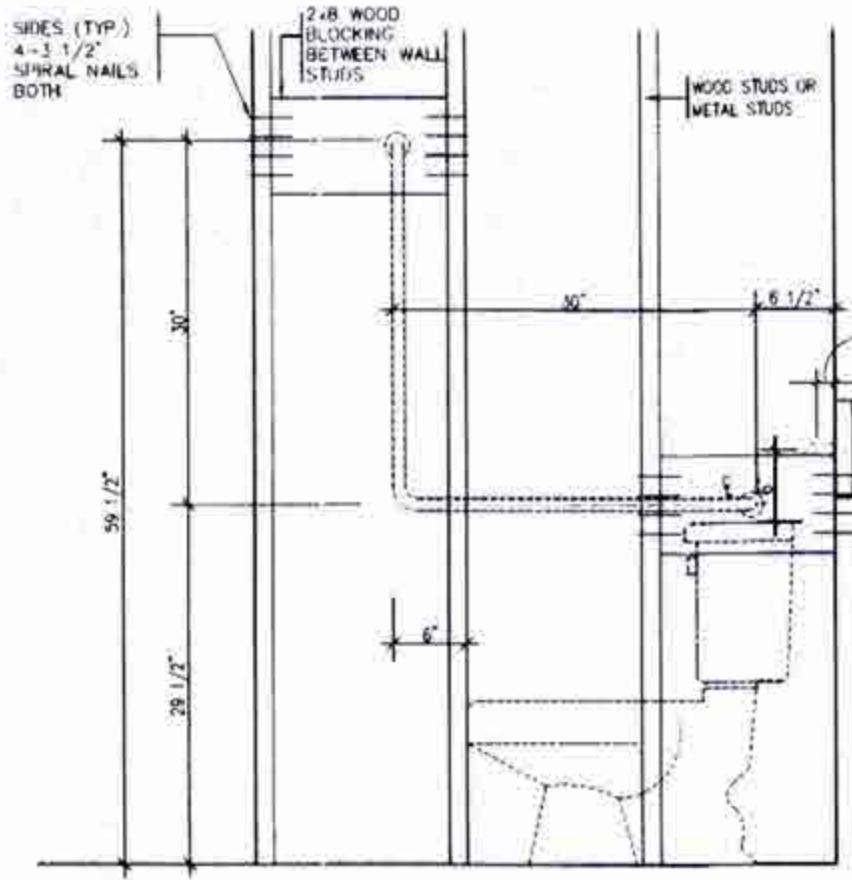
9.	The undersigned has reviewed and takes responsibility for the design and for the qualifications and ability to perform the requirements set out in the Ontario Building Code to be a Designer.		
8.	Qualification Information		
7.	Richard Vink Signature		
6.	24468 ICR		
5.	Registration Information		
4.	VAB Design Inc.		
3.	42658		
2.	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 the property of VAB DESIGN INC. and the Designer shall retain full ownership of the complete set of the job drawings, which are not to be copied.		
1. ISSUED FOR PERMIT	July 11/19	by	
no. description	Date	by	

VAB DESIGN	Greenpark.	-
project name MINNISALE HOMES CORP.	location BRAMPTON	product no. 18012
date JULY 11/19	checklist by CW	drawing no. 6-4
WOOD DECK DETAILS-WALK-OUT CONDITION 18012-GP-STD_DETAILS_11		



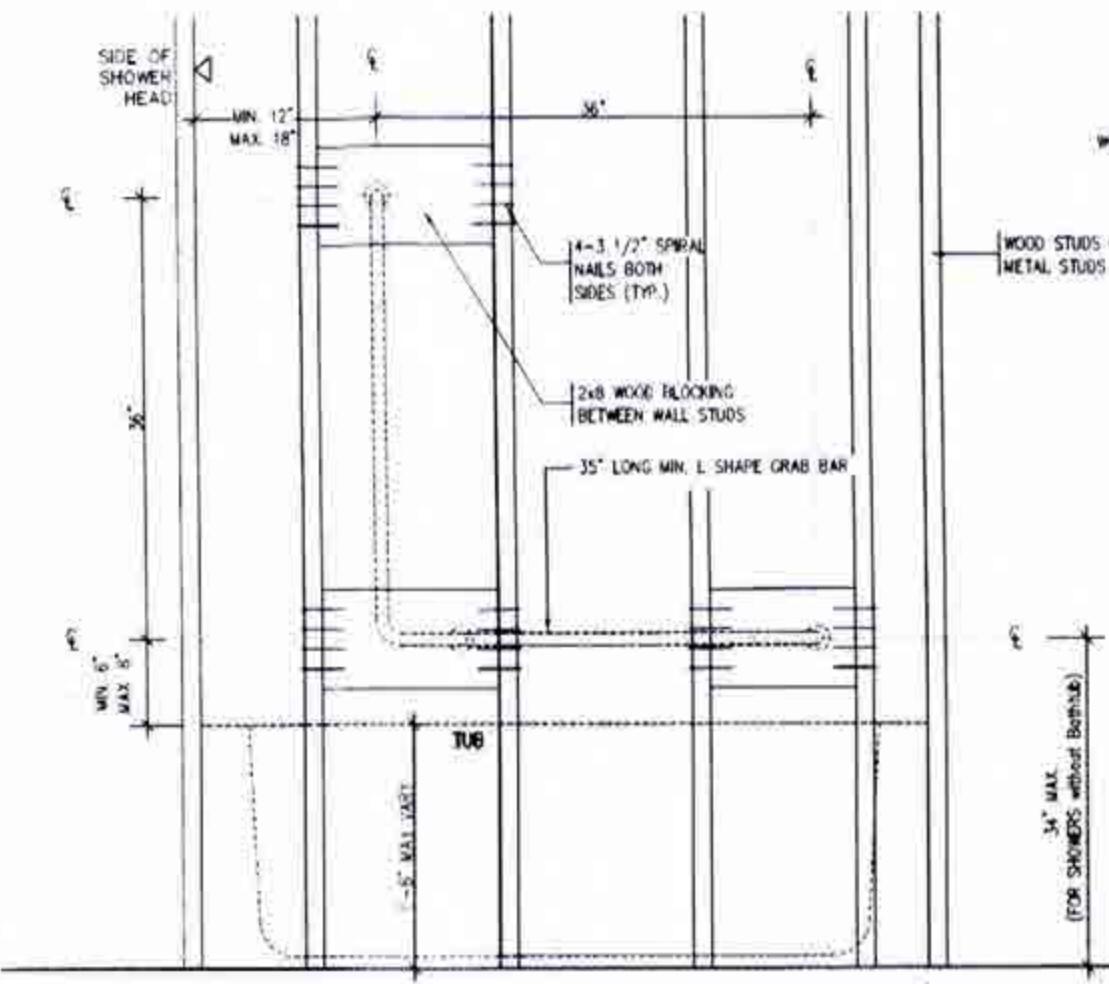


RESISTANCE TO FORCED ENTRY (OBC 9.6.8.)

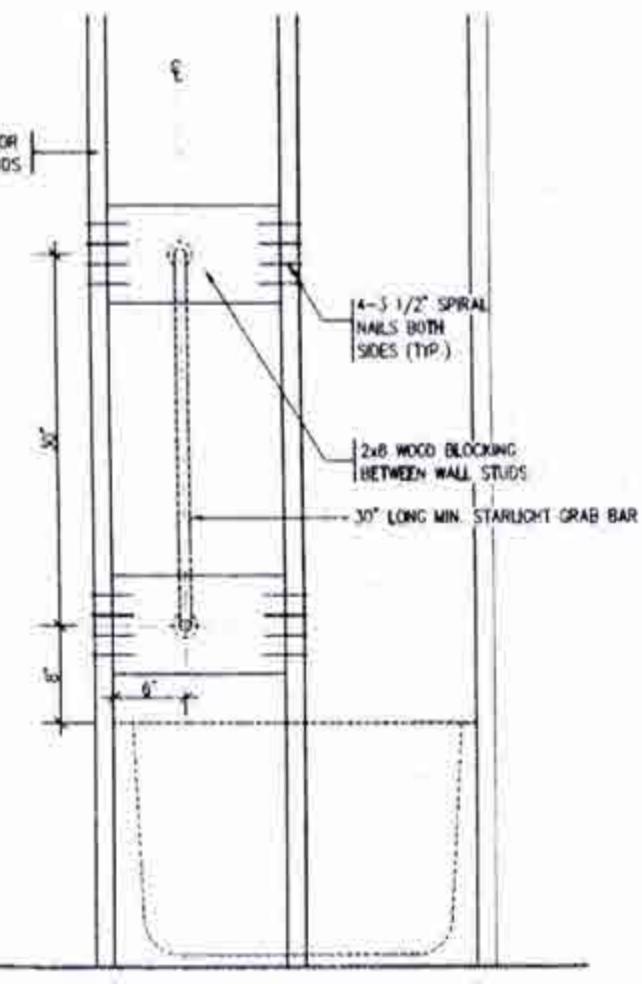
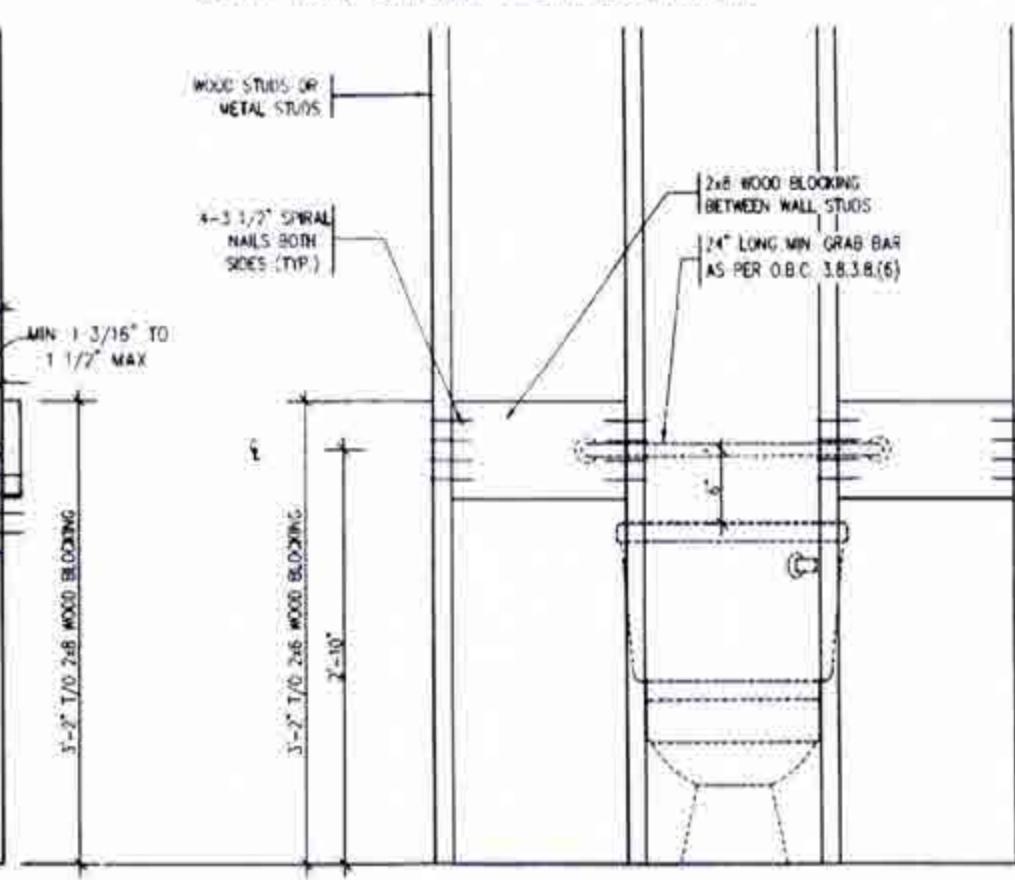


TOILET SIDE ELEVATION

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



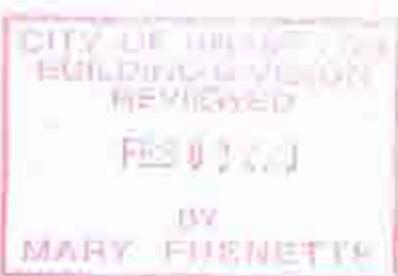
BATH TUB/ SHOWER FRONT ELEVATION



BATH TUB SHOWER HEAD SIDE ELEVATION



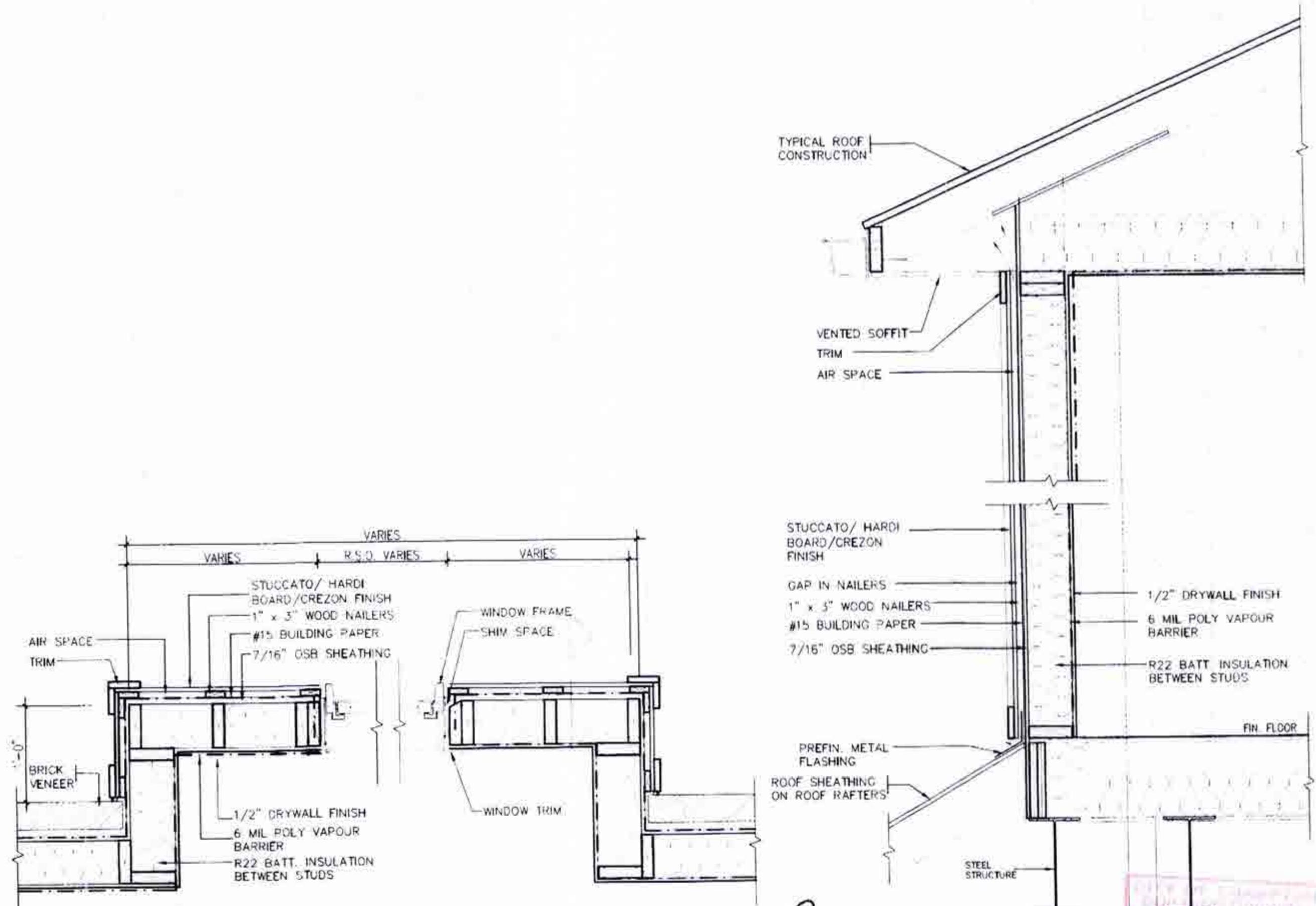
STRUDET INC.  
FOR STRUCTURE ONLY



JAN 08 2019

## 2012 CODE COMPLIANCE PACKAGE A1

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STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.27.)



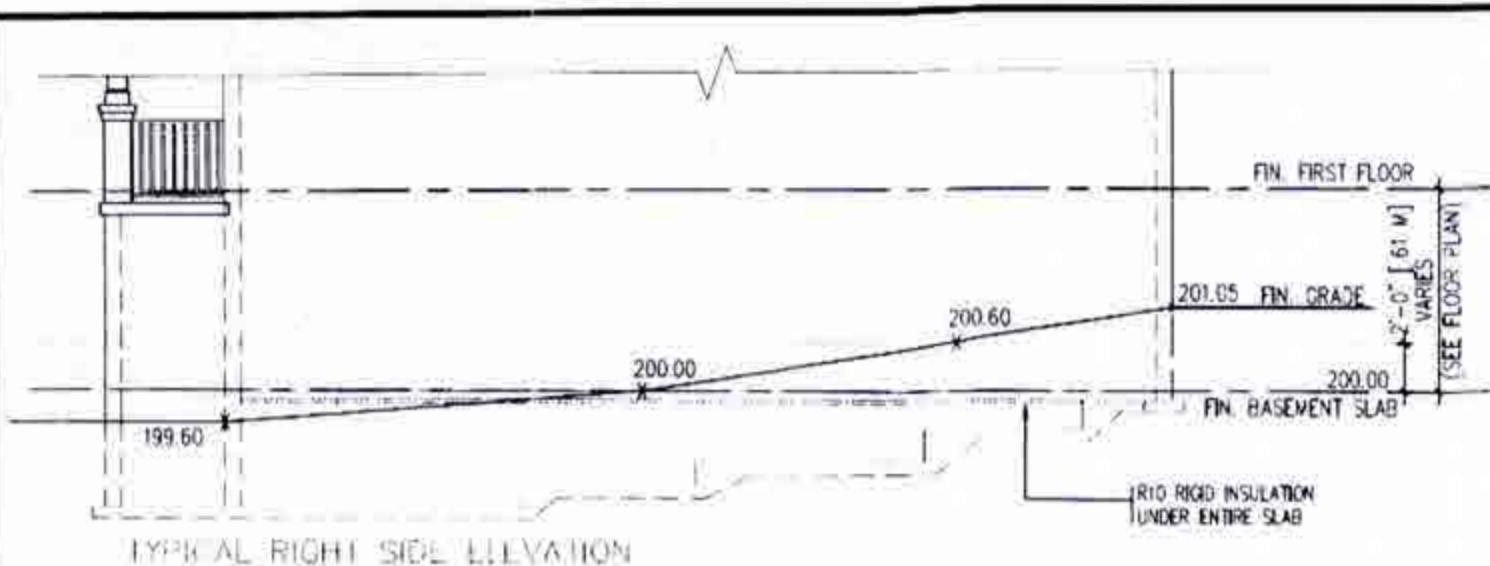
JAN 08 2019

2012 CODE  
COMPLIANCE PACKAGE A1

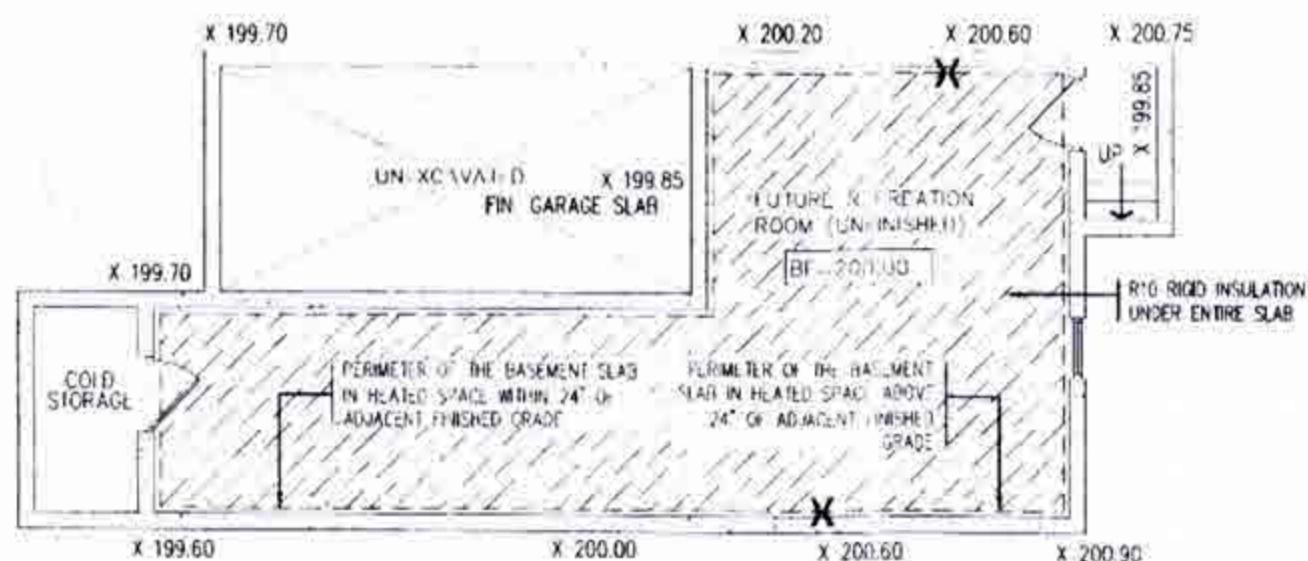
9		The undersigned and his/her spouse do not have any other qualifications
8		Richard
7		name
6		residence
5		VAS De
4		Contractor or supervisor
3		of the Project
2		Government
1	ISSUED FOR PERMIT	JULY 2 1980
no. description		Date by



STUCCATO/ HARDI BOARD FINISH



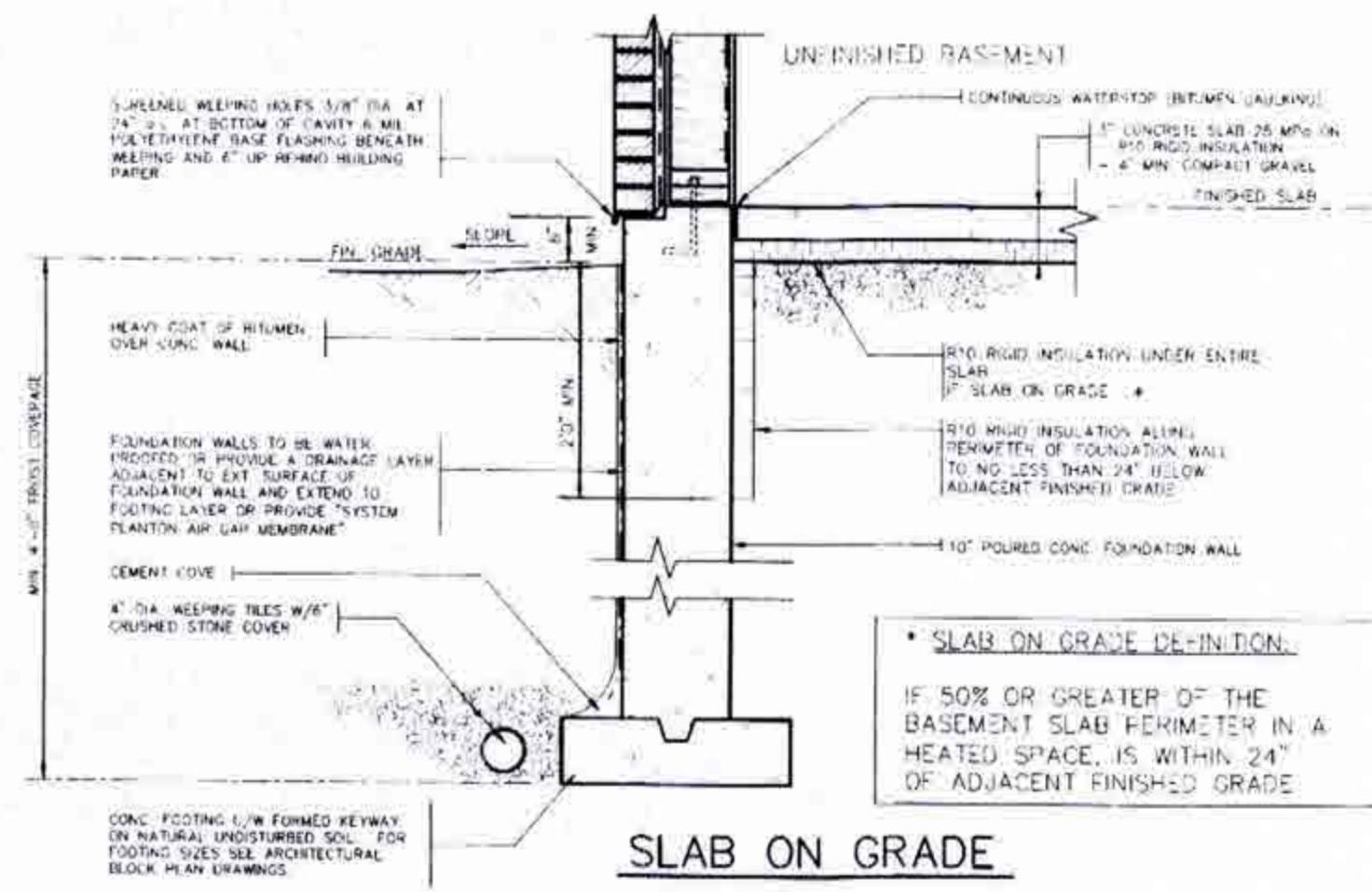
TYPICAL RIGHT SIDE ELEVATION



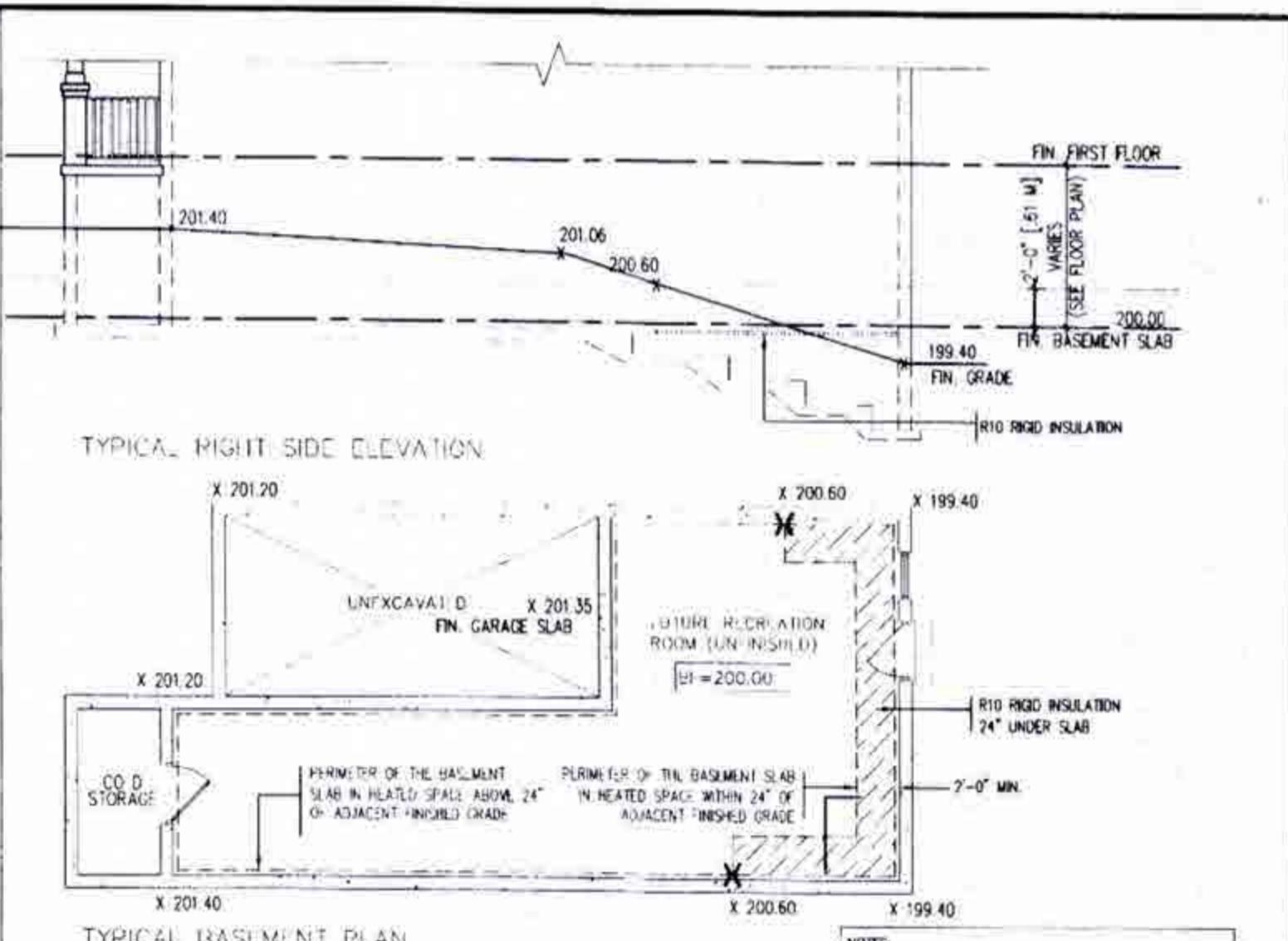
TYPICAL BASEMENT PLAN

### SLAB ON GRADE CONDITION

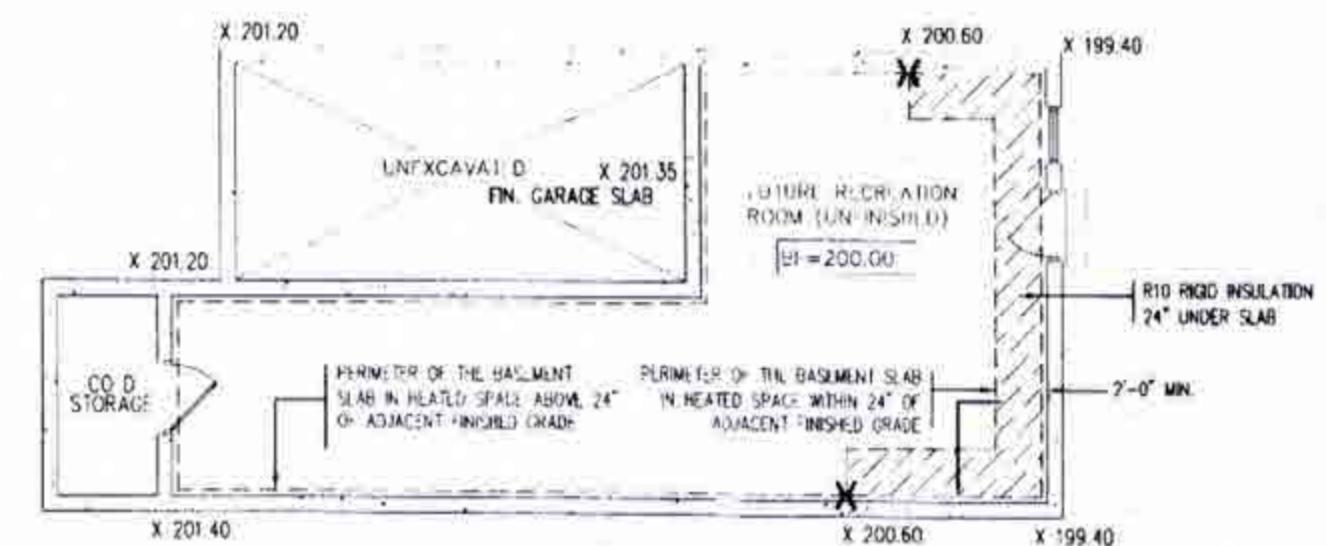
NOTES:  
1. LEVELS SHOWN ON THE PLANS ARE FOR ILLUSTRATION PURPOSE ONLY. SEE FINAL GRADING PLAN FOR ACTUAL LEVELS  
2. ALL LEVELS ARE SHOWN IN METRIC



SLAB ON GRADE



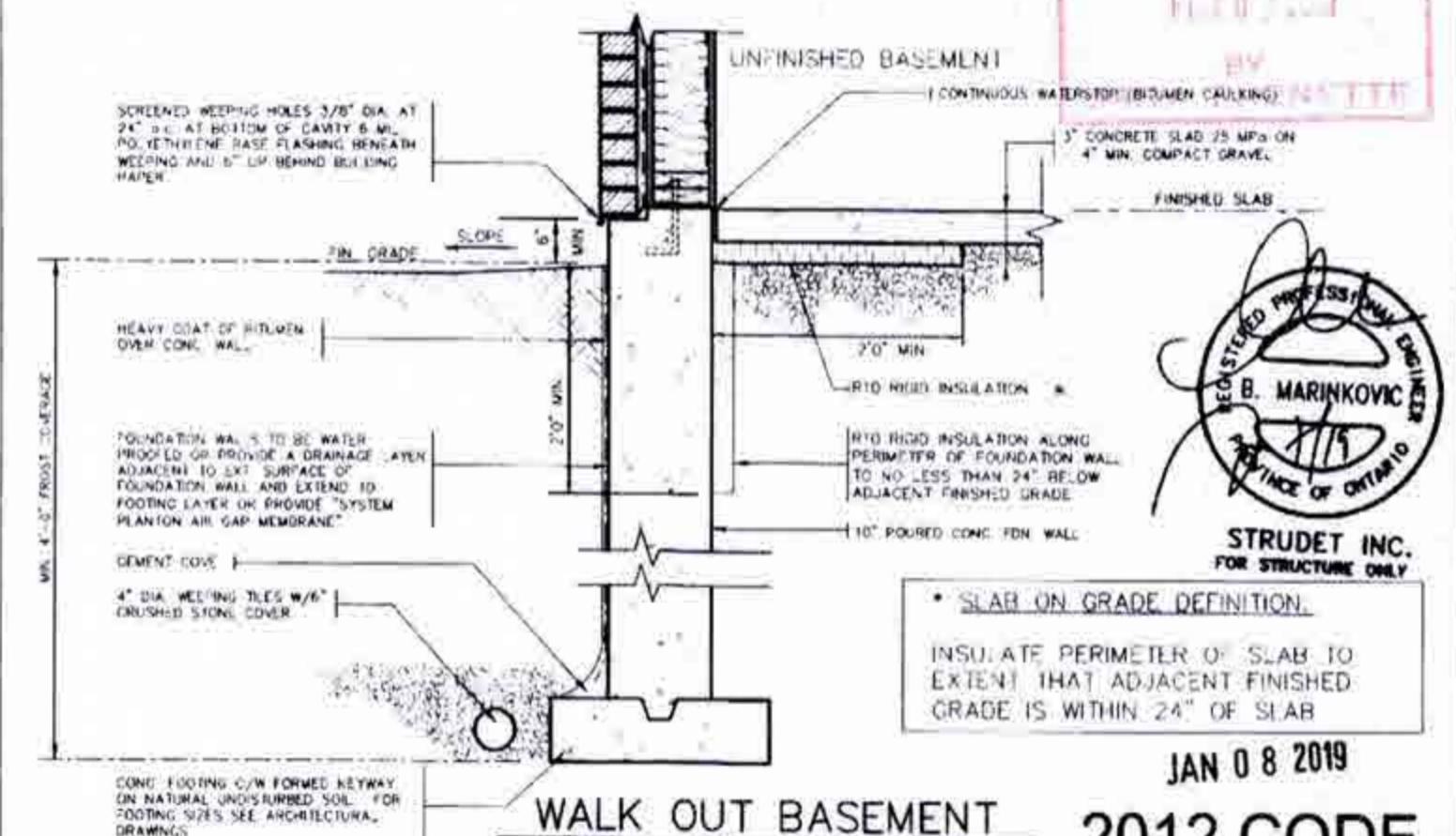
TYPICAL RIGHT SIDE ELEVATION



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



WALK OUT BASEMENT      2012 CODE  
COMPLIANCE PACKAGE A1

1	2	3	4	5	6	7	8	9
ISSUED FOR PERMIT	ISSUED BY	RECEIVED BY	RECEIVED DATE	DESIGNER SIGNATURE	DESIGNER NAME	DESIGNER FIRM	DESIGNER ADDRESS	DESIGNER PHONE
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