

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. OHT. REG. 332/12-2012 OBC.

1. ROOF CONSTRUCTION

NO.210 (10.25kg/m²) ASPHALT SHIKES, 10mm (3/8") PLYWOOD SHEARING WITH 7" CLIPS. APPROVED WOOD TRUSSES @ 610mm (24") O.C. MAX. APPROVED GAVES PROTECTION TO EXTEND 500mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. (GAVES PROTECTION NOT NEEDED FOR ROOF SLOPES 6:12 OR GREATER) 30x69 (2"x4") TRUSS BRACING @ 1800mm (6'-0") O.C. AT BOTTOM CHORD, PITCH, ALUM. EXTERIOR WALL, FASCIA, RAIL & VENTED SOFFIT. PROVIDE ICE & WATER GELCO TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATING TO BE FASTENED 1500 (6") +/- ALONG RIDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 403 (16"). AIR VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT GAVES & MIN. 25% AT RIDGE (OBC 9.10.1.2).

2. FRAME WALL CONSTRUCTION (2"x6") (REFER TO R.O.P. FORM) STUDS, WATTLE BOARD, SILICADO BOARD OR EQUAL AS PER ELEVATION, 18x64 (1"x3") VERTICAL LOGO PLANKS, APPROVED SHEATHING PAPER, MIN. RSI 0.08 (R-5) RIGID INSULATION, 38x140 (2"x6") STUDS @ 400mm (16") O.C. FILLED WITH MIN. RSI 3.67 (R-22) BATT INSULATION, TOTAL MIN. RSI 4.75 (R-27). APPROVED DIAGONAL WALL BRACING, VAPOUR BARRIER AND CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH.

2B. FRAME WALL CONSTRUCTION - GARAGE WALLS STUDS AS PER ELEV. 19x38 (1"x2") VERTICAL LOGO PLANKS, CONTIN. SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x69 (2"x4") STUDS @ 400mm (16") O.C. (FOR MAX. HEIGHT 3000mm (9'-10")) OR 38x140 (2"x6") STUDS @ 400mm (16") O.C. (FOR MAX. HEIGHT OF 3.6M (11'-10")) WITH APPROVED DIAGONAL WALL BRACING. 13mm (1/2") INTERIOR DRYWALL FINISH. REFER TO NOTE 19 WHERE FLOOR EXISTS ABOVE GARAGE. STUDS TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

2C. STUCCO WALL CONSTRUCTION (2"x6") (REFER TO R.O.P. FORM) STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1(2) & 9.28 THAT EMPLOY A MINIMUM 6mm (1/4") AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURER'S SPECIFICATIONS ON 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE, APPROVED SHEATHING PAPER, 18x64 (1"x3") VERTICAL LOGO PLANKS, 38x140 (2"x6") STUDS @ 400mm (16") O.C. FILLED WITH MIN. RSI 3.67 (R-22) BATT INSUL. TOTAL MIN. RSI 4.75 (R-27). APPROVED DIAGONAL WALL BRACING, VAPOUR BARRIER AND CONT. AIR BARRIER, 13mm (1/2") GYPSUM BOARD INTERIOR FINISH. STUCCO TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

2D. STUCCO WALL CONSTRUCTION - GARAGE WALLS STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1(2) & 9.28 THAT EMPLOY A MINIMUM 6mm (1/4") AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPROVED AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x69 (2"x4") STUDS @ 400mm (16") O.C. (FOR MAX. HEIGHT 3000mm (9'-10")) OR 38x140 (2"x6") STUDS @ 400mm (16") O.C. (FOR MAX. HEIGHT OF 3.6M (11'-10")) WITH APPROVED DIAGONAL WALL BRACING. 13mm (1/2") INTERIOR DRYWALL FINISH. REFER TO NOTE 19 WHERE FLOOR EXISTS ABOVE GARAGE. STUCCO TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

3. MASONRY VENEER CONSTRUCTION (2"x6") (REFER TO R.O.P. FORM) 80mm (4") MASONRY, 25mm (1") AIR SPACE, 22x180x70mm (7/8"x7"x3") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL. 610mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, MIN. RSI 0.08 (R-5) RIGID INSULATION, 38x140 (2"x6") STUDS @ 400mm (16") O.C. FILLED WITH MIN. RSI 3.67 (R-22) BATT INSULATION, TOTAL MIN. RSI 4.75 (R-27). APPROVED DIAGONAL WALL BRACING, VAPOUR BARRIER AND CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEAP HOLES @ 900mm (36") 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.

3B. MASONRY VENEER CONSTRUCTION - GARAGE WALLS 80mm (4") MASONRY, 25mm (1") AIR SPACE, 22x180x70mm (7/8"x7"x3") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL. 610mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x69 (2"x4") STUDS @ 400mm (16") O.C. (FOR MAX. HEIGHT 3000mm (9'-10")) OR 38x140 (2"x6") STUDS @ 400mm (16") O.C. (FOR MAX. HEIGHT OF 3.6M (11'-10")) WITH APPROVED DIAGONAL WALL BRACING. 13mm (1/2") INTERIOR DRYWALL FINISH. REFER TO NOTE 19 WHERE FLOOR EXISTS ABOVE GARAGE. PROVIDE WEAP HOLES @ 900mm (36") 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.

4. INTERIOR STUD PARTITIONS FOR BEARING PARTITIONS 38x69 (2"x4") @ 400mm (16") O.C. FOR 2 STOREYS AND 305mm (12") O.C. FOR 3 STOREYS. NON-BEARING PARTITIONS 38x69 (2"x4") @ 610mm (24") O.C. PROVIDE 38x69 (2"x4") BOTTOM PLATE AND 2x38x69 (2"x4") TOP PLATE. 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS. PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.

5. FOUNDATION WALL/FOOTINGS (9.15.3, 9.15.4, 9.13.2, 9.14.2(2)) 305mm (6") POURED CONC. FTH. WALL 150x150 (220x220) WITH CONCRETE DRAPINGS AND DRAINAGE LAYER. DRAINAGE LAYER NEEDED WHEN EXISTING FTH. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT NEEDED IF FOUNDATION WALL IS WATERPROOFED. MAXIMUM FOUR HEIGHT 2300 (7'-10") ON 500x150 (20"x6") CONTINUOUS REIN. CONC. FTH. GRADE FTH. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL. - REFER TO UNIT PLANS FOR STRIP FOOTING SIZES -

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

7. FOUNDATION DRAINAGE O.B.C. 9.14.2 & 9.14.3 100mm (4") DIA. FOUNDATION DRAINAGE TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES.

7. BASEMENT SLAB O.B.C. 9.13.1.6(1)(a), 9.16.4.5(1), 9.23.3.3(1)(5) 60mm (2 1/2") 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL OR 150mm (6") (2200psi) CONC. WITH DAPPROPRIATE BELLOW SLAB UNDER SLAB INSULATION PER R.O.P. FORM WHERE REQUIRED. ALL SLAB JOINTS & PENETRATIONS TO BE SEALED TO MAINTAIN AIR BARRIER.

8. WOOD SUBFLOORS (SEE O.B.C. 9.23.1.6 & 9.30.2.1) -18mm (3/4") M.E.T. & G SUBFLOOR UNDER GROUND FLOOR FINISH FLOOR. 18mm (3/4") 1266 SUBFLOOR UNDER SECOND FLOOR FINISH FLOOR. 18mm (3/4") 1266 SUBFLOOR UNDER SECOND FLOOR FINISH FLOOR. 6mm (1/4") PANEL-TYPE UNDERLAYMENT UNDER RESILIENT & PARQUET FLOORING.

9. ATTIC INSULATION (REFER TO R.O.P. FORM) RSI 10.56 (R60) BLOSSOM BATT INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL RSI 3.52 (R20) M.E.T. ABOVE INNER SURFACE OF EXTERIOR WALL.

10. ALL STAIRS/EXTERIOR STAIRS - O.B.C. 9.8 - UNIFORM RISE -3mm (1/8") MAX BETWEEN ADJACENT TREADS OR LANDINGS -10mm (1/2") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT

MAX. RISE = 200 (7'-7/8") MIN. RUN = 210 (8'-10") MIN. TREAD = 235 (9'-1/4") MAX. NOSING = 25 (1") MIN. HEADROOM = 1950 (6'-5") RAIL @ LANDING = 900 (2'-11") RAIL @ STAIR = 865 (2'-10") to 965 (3'-2") MIN. STAIR WIDTH = 860 (2'-10")

11. HANDRAILS - O.B.C. 9.8.2.1 FURNISH HANDRAILS ON EACH SIDE OF STEEPLY SLOPED STAIRS (4") BETWEEN FLOORS. CLEARANCE BETWEEN HANDRAILS AND SURFACE BEHIND IT TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR KNEEL POST AT CHANGES OF DIRECTION.

INTERIOR GUARDS - O.B.C. 9.8.8.2 - INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH EXTERIOR GUARDS - O.B.C. 9.8.8.6 900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (71"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71").

12. SILL PLATE ANCHORAGE 38x69 (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. CALLIERS OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FOUND. WALL. USE MIN-SHANK BOLT TO LEVEL SILL PLATE WHEN REQUIRED.

13. BASEMENT INSULATION (REFER TO R.O.P. FORM) FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. FOUNDATION WALL INSULATION SHALL BE MINIMUM RSI 3.52 (R20). INSULATION TO HAVE APPROVED VAPOUR BARRIER. DAPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. AIR BARRIER TO BE SEALED TO FOUNDATION WALL WITH CAULKING.

14. BASEMENT BEARING STUD PARTITION 38x69/140 (2"x4"/6") STUDS @ 400mm (16") O.C. 38x69/140 (2"x4"/6") SILL PLATE ON DAPPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONCRETE @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONCRETE CURB ON 38x155 (2"x6") FOR 2x4 STUD WALL OR 40x155 (16"x6") FOR 2x6 STUD WALL. CONCRETE FOOTING AND HORIZONTAL BLOSSOM AT 100-HIGH IF WALL IS UNFINISHED.

15. STEEL BASEMENT COLUMN (SEE O.B.C. 9.17.3) 80mm (3-1/2") DIA. @ 4.78mm (0.188") STEEL COLUMN WITH 150x150x6.5 (6"x6"x3/8") STEEL TOP & BOTTOM PLATE.

15A. STEEL COLUMN (SEE O.B.C. 9.17.3) 90mm (3-1/2") DIA. @ 4.78mm (0.188") STEEL COLUMN WITH 100x100x8.0 (4"x4"x1/2") TOP & BOTTOM PLATES. FIELD GIRD BOTTOM PLATE TO 100x250x12.5 (4"x10"x1/2") BASE PLATE C/W 2-12mm DIA. @ 300mm LONG 500mm HOOK ANCHORS (2-1/2"x12") T.E. COLUMN TO STUD WALL WITH 2-32x3.175 (1 1/4") 1/8" STEEL STRAP WELDED TO COLUMN AND FASTENED TO STUD WITH 2-305 x 35x38 (1/4"x1 1/2") SCREWS MAX. BY 2500N STRONG TIE.

16. CONCRETE PLASTER BEAM POCKET OR 200x200 (8"x8") POURED CONC. FOR WALLS. MIN. BEARING 90mm (3-1/2")

17. 19x38 (1"x2") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM (O.B.C. 9.23.4.3(2))

18. GARAGE SLAB 100mm (4") 25MPa (3600psi) CONC. SLAB WITH 5-BE AIR ENTRAPMENT ON OPTIMUM 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATURAL FILL. SLOPE TO FRONT (EXTERIOR) AT 1% MIN.

18. INTERIOR GARAGE WALLS & CEILING (REFER TO R.O.P. FORM) 13mm (1/2") GYPSUM BOARD ON 100mm (4") CEILING BETWEEN HOUSE AND GARAGE. WALL INSULATION = RSI 3.67 (R22) BATT @ RSI 0.68 (R5) CONTINUOUS RIGID INSUL. CEILING INSUL. = RSI 5.46 (R31). TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.16.

20. DOOR AND FRAME GASPROOFED DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING PER O.B.C. 9.10.13.15.

EXTERIOR STEP PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 200mm (7-7/8") MIN. TREAD 250mm (9-1/2"). SEE O.B.C. 9.8.9.2, 9.8.9.3 & 9.8.10.

22. DRIVER VENT (O.B.C. 9.2.3.8(2), 9.2.4.1.1 & 9.2.4.1.1) CAPPED DRIVER EXHAUST VENTED TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE).

23. INSULATED ATTIC ACCESS (O.B.C. 9.10.2.1) ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 345x700mm (21-1/2"x27-1/2") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSULATION BACKING.

24. FIREPLACE CHIMNEYS - O.B.C. 9.2.1 - TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITH A MIN. DISTANCE OF 305mm (10'-0") FROM THE CHIMNEY.

25. LOVEL CLOSETS 4 SHELVES MIN. 350mm (14") DEEP.

26. MECHANICAL EXHAUST MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR AS REQUIRED BY O.B.C. 9.32.3.5 & 9.32.3.10.

27. STEEL BEARING PLATE FOR MASONRY WALLS 28x200x16 (11"x11"x5/8") STL. PLATE FOR STL BEAMS AND 28x200x12 (11"x11"x3/4") STL. PLATE FOR WOOD BEAMS. BEARING ON CONC. BLOCK PARTIALLY. ANCHORED WITH 2-10mm (3/4") @ 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHANK 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 610mm (2'-0") ABOVE THE POINT IN CONTACT WITH THE ROOF SLOPES UP TO 9/12, REFER TO THE ONTARIO GAS UTILIZATION CODE.

29. BASEMENT WOOD POST (O.B.C. 9.17.4.1) 5-38x140 (2"x6") BUILT-UP POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT, 400x400x203 (16"x16"x8") CONC. FTG. OR AS OTHERWISE SPECIFIED ON DRAWING.

30. STEPPED FOOTINGS (O.B.C. 9.15.3.9) MIN. HORIZ. STEP = 600mm (24"). MAX. VERT. STEP = 600mm (24").

31. SLAB ON GRADE MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL. REINFORCED WITH 6x6-102.9x92.9 MESH BARS NEAR TOP-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-BE AIR ENTRAPMENT ON COMPACTED SUB-GRADE. UNDER SLAB INSULATION AS PER R.O.P. FORM WHERE REQUIRED. ALL JOINTS & PENETRATIONS OF INTERIOR SLABS TO BE SEALED TO MAINTAIN AIR BARRIER.

32. DIRECT VENTING GAS FURNACE VENT DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR. MIN. 300mm (12") ABOVE FIN. GRADE. FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. NEW INTAKE 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 OPENINGS AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.

34. JOIST STRAPPING AND BRIDGING (SEE O.B.C. 9.23.9.4) ALL CONVENTIONAL FRAMED FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOSSOM @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-1 OR A-2 STRAPPING SHALL BE 18x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (SEE O.B.C. 9.23.9.4.4).

35. EXPOSED BUILDING FACE - O.B.C. 9.10.10.1 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 (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES.

36. COLD CELLAR PORCH SLAB (O.B.C. 9.10.9.1) FOR MAX. 2500 mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (4 7/8") 32MPa (4640psi) CONC. SLAB WITH 5-BE AIR ENTRAPMENT. REIN. WITH 10x10 BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM DIM. OF SLAB. 600x600 (23 5/8"x23 5/8") 10x10 BARS @ 600mm (23 5/8") O.C. ANCHORED IN PERIMETER FTH. WALLS. SLOPE SLAB MIN. 1.0% FROM DOOR. SLAB TO HAVE MIN 75mm (3") BEARING ON FTH. WALLS. PROVIDE (W1) LATHES OVER CELLAR DOOR AND WITH 100mm (4") END BEARING.

37. FOUNDATION LEDGE FOR BRICK/MASONRY THE FTH. WALL SHALL NOT BE REDUCED TO LESS THAN 50mm (3-1/2") THICK TO A MAX. DEPTH OF 600mm (24") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 300mm (6") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SLAB WITH MORTAR.

38. CONVENTIONAL ROOF FRAMING (2x6s MAX. SNOOW LOAD) 38x140 (2"x6") RAFTERS @ 400mm (16") O.C. FOR MAX 11'-7" SPAN. 38x184 (2"x6") ROOF BOARD. 38x69 (2"x4") COLLAR TIES AT JOISTS. CEILING JOISTS TO BE 38x69 (2"x4") @ 400mm (16") O.C. FOR MAX. 2800mm (9'-3") SPAN & 38x140 (2"x6") @ 406 (16") O.C. FOR MAX. 4400mm (14'-7") SPAN.

39. TWO STOREY VOLUME SPACES - FOR A MAXIMUM 5400 mm (18'-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE 2-38x140 (2"x6") SPR/2 CONTIN. STUDS @ 305mm (12") O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) C/W 9.6 (3'-8") THICK EXT. PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOSSOM BETWEEN WOOD STUDS @ 1220 mm (4'-0") O.C. VERTICALLY. FOR WALLS WITH HORIZ. DISTANCES NOT EXCEEDING 2800 mm (9'-5"), PROVIDE 38x140 (2"x6") STUDS @ 406 (16") O.C. WITH CONTINUOUS 2-38x140 (2"x6") TOP PLATES & 1-38x140 (2"x6") BOTTOM PLATE & MINIMUM OF 3-38x184 (3"x6") CONT. HEADER AT GROUND CEILING LEVEL. TOE-NAILLED & GLUED AT TOP, BOTTOM PLATES AND HEADERS.

40. EXPOSED FLOOR TO EXTERIOR (REFER TO R.O.P. FORM) PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

41. PARTIALLY TYPICAL 1 HOUR RATED PARTIALLY REFER TO NOTES FOR TYPE AND SPECIFICATIONS.

42. EXTERIOR WALLS FOR WALK-OUT CONDITIONS THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 400mm (16") O.C. OR 38x69 (2"x4") STUDS @ 305mm (12") O.C. WALL INSULATION TO BE SAME AS STANDARD ABOVE GRADE WOOD STUD WALLS (R20+R5).

43. DIRECT VENTING GAS FURNACE VENT DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR. MIN. 300mm (12") ABOVE FIN. GRADE. FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. NEW INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

44. JOIST STRAPPING AND BRIDGING (SEE O.B.C. 9.23.9.4) ALL CONVENTIONAL FRAMED FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOSSOM @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-1 OR A-2 STRAPPING SHALL BE 18x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (SEE O.B.C. 9.23.9.4.4).

45. EXPOSED BUILDING FACE - O.B.C. 9.10.10.1 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 (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES.

46. COLD CELLAR PORCH SLAB (O.B.C. 9.10.9.1) FOR MAX. 2500 mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (4 7/8") 32MPa (4640psi) CONC. SLAB WITH 5-BE AIR ENTRAPMENT. REIN. WITH 10x10 BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM DIM. OF SLAB. 600x600 (23 5/8"x23 5/8") 10x10 BARS @ 600mm (23 5/8") O.C. ANCHORED IN PERIMETER FTH. WALLS. SLOPE SLAB MIN. 1.0% FROM DOOR. SLAB TO HAVE MIN 75mm (3") BEARING ON FTH. WALLS. PROVIDE (W1) LATHES OVER CELLAR DOOR AND WITH 100mm (4") END BEARING.

47. FOUNDATION LEDGE FOR BRICK/MASONRY THE FTH. WALL SHALL NOT BE REDUCED TO LESS THAN 50mm (3-1/2") THICK TO A MAX. DEPTH OF 600mm (24") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 300mm (6") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SLAB WITH MORTAR.

48. CONVENTIONAL ROOF FRAMING (2x6s MAX. SNOOW LOAD) 38x140 (2"x6") RAFTERS @ 400mm (16") O.C. FOR MAX 11'-7" SPAN. 38x184 (2"x6") ROOF BOARD. 38x69 (2"x4") COLLAR TIES AT JOISTS. CEILING JOISTS TO BE 38x69 (2"x4") @ 400mm (16") O.C. FOR MAX. 2800mm (9'-3") SPAN & 38x140 (2"x6") @ 406 (16") O.C. FOR MAX. 4400mm (14'-7") SPAN.

49. TWO STOREY VOLUME SPACES - FOR A MAXIMUM 5400 mm (18'-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE 2-38x140 (2"x6") SPR/2 CONTIN. STUDS @ 305mm (12") O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) C/W 9.6 (3'-8") THICK EXT. PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOSSOM BETWEEN WOOD STUDS @ 1220 mm (4'-0") O.C. VERTICALLY. FOR WALLS WITH HORIZ. DISTANCES NOT EXCEEDING 2800 mm (9'-5"), PROVIDE 38x140 (2"x6") STUDS @ 406 (16") O.C. WITH CONTINUOUS 2-38x140 (2"x6") TOP PLATES & 1-38x140 (2"x6") BOTTOM PLATE & MINIMUM OF 3-38x184 (3"x6") CONT. HEADER AT GROUND CEILING LEVEL. TOE-NAILLED & GLUED AT TOP, BOTTOM PLATES AND HEADERS.

50. EXPOSED FLOOR TO EXTERIOR (REFER TO R.O.P. FORM) PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

51. PARTIALLY TYPICAL 1 HOUR RATED PARTIALLY REFER TO NOTES FOR TYPE AND SPECIFICATIONS.

52. EXTERIOR WALLS FOR WALK-OUT CONDITIONS THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 400mm (16") O.C. OR 38x69 (2"x4") STUDS @ 305mm (12") O.C. WALL INSULATION TO BE SAME AS STANDARD ABOVE GRADE WOOD STUD WALLS (R20+R5).

53. DIRECT VENTING GAS FURNACE VENT DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR. MIN. 300mm (12") ABOVE FIN. GRADE. FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. NEW INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

54. JOIST STRAPPING AND BRIDGING (SEE O.B.C. 9.23.9.4) ALL CONVENTIONAL FRAMED FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOSSOM @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-1 OR A-2 STRAPPING SHALL BE 18x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (SEE O.B.C. 9.23.9.4.4).

55. EXPOSED BUILDING FACE - O.B.C. 9.10.10.1 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 (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES.

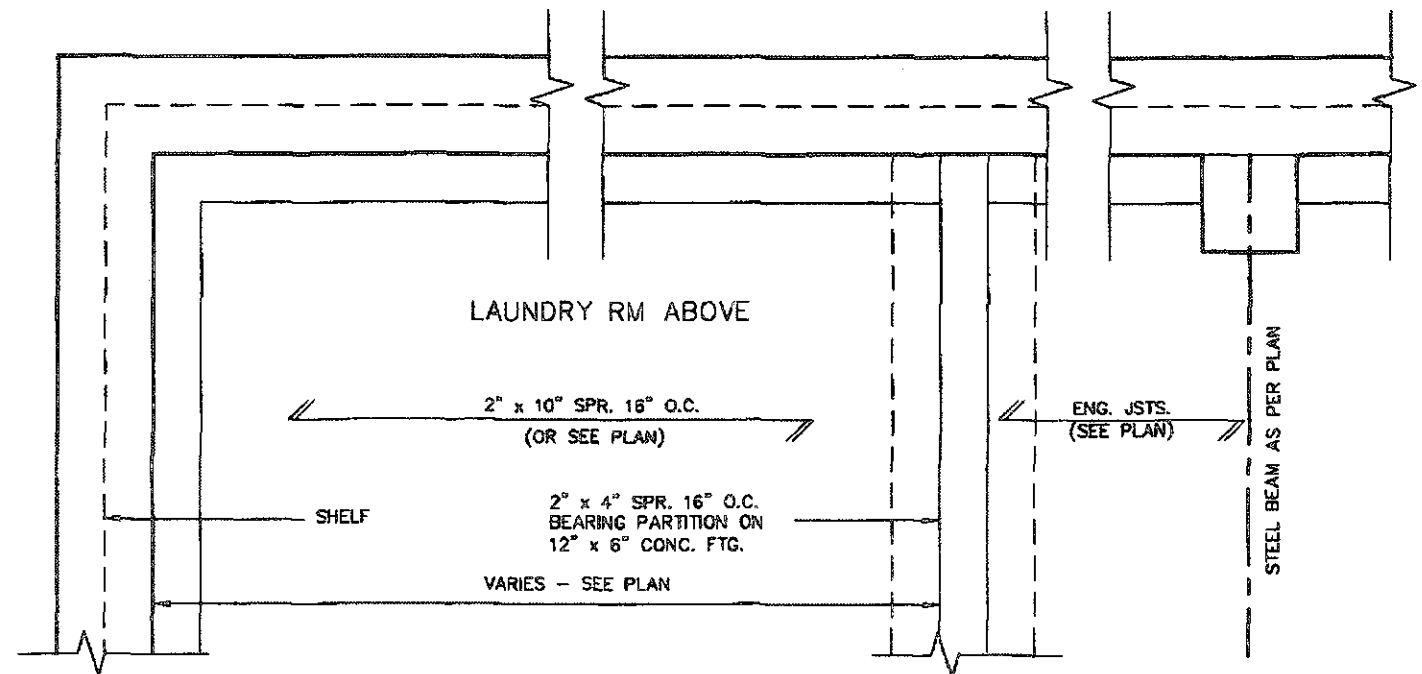
56. COLD CELLAR PORCH SLAB (O.B.C. 9.10.9.1) FOR MAX. 2500 mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (4 7/8") 32MPa (4640psi) CONC. SLAB WITH 5-BE AIR ENTRAPMENT. REIN. WITH 10x10 BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM DIM. OF SLAB. 600x600 (23 5/8"x23 5/8") 10x10 BARS @ 600mm (23 5/8") O.C. ANCHORED IN PERIMETER FTH. WALLS. SLOPE SLAB MIN. 1.0% FROM DOOR. SLAB TO HAVE MIN 75mm (3") BEARING ON FTH. WALLS. PROVIDE (W1) LATHES OVER CELLAR DOOR AND WITH 100mm (4") END BEARING.

57. FOUNDATION LEDGE FOR BRICK/MASONRY THE FTH. WALL SHALL NOT BE REDUCED TO LESS THAN 50mm (3-1/2") THICK TO A MAX. DEPTH OF 600mm (24") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 300mm (6") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SLAB WITH MORTAR.

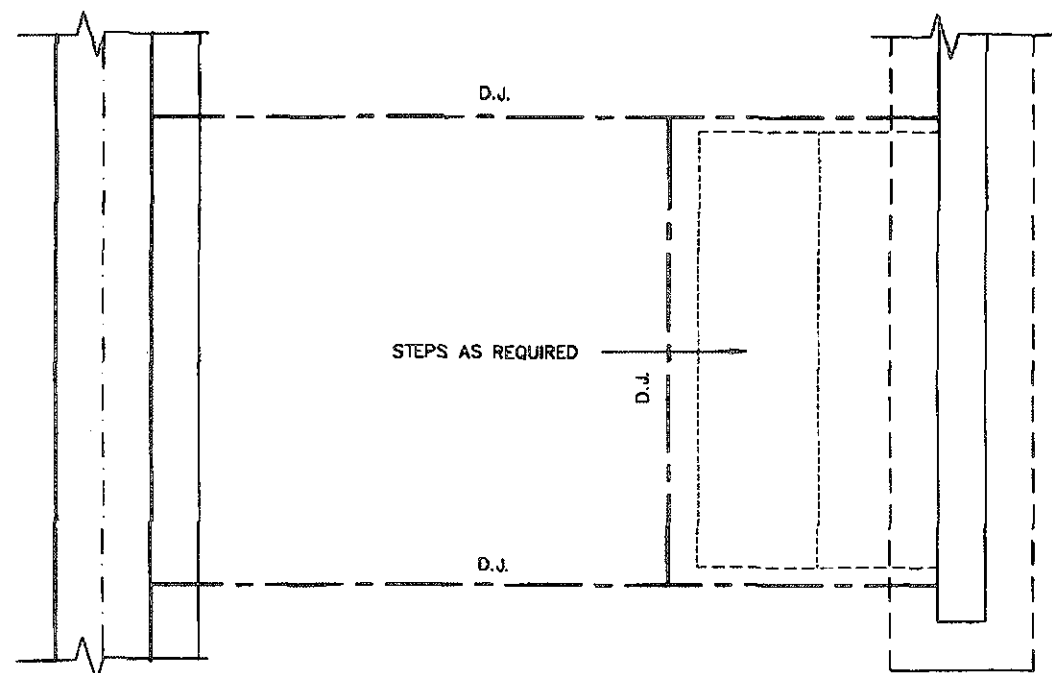
58. CONVENTIONAL ROOF FRAMING (2x6s MAX. SNOOW LOAD) 38x140 (2"x6") RAFTERS @ 400mm (16") O.C. FOR MAX 11'-7" SPAN. 38x184 (2"x6") ROOF BOARD. 38x69 (2"x4") COLLAR TIES AT JOISTS. CEILING JOISTS TO BE 38x69 (2"x4") @ 400mm (16") O.C. FOR MAX. 2800mm (9'-3") SPAN & 38x140 (2"x6") @ 406 (16") O.C. FOR MAX. 4400mm (14'-7") SPAN.

59. TWO STOREY VOLUME SPACES - FOR A MAXIMUM 5400 mm (18'-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE 2-38x140 (2"x6") SPR/2 CONTIN. STUDS @ 305mm (12") O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) C/W 9.6 (3'-8") THICK EXT. PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOSSOM BETWEEN WOOD STUDS @ 1220 mm (4'-0") O.C. VERTICALLY. FOR WALLS WITH HORIZ. DISTANCES NOT EXCEEDING 2800 mm (9'-5"), PROVIDE 38x140 (2"x6") STUDS @ 406 (16") O.C. WITH CONTINUOUS 2-38x140 (2"x6") TOP PLATES & 1-38x140 (2"x6") BOTTOM PLATE & MINIMUM OF 3-38x184 (3"x6") CONT. HEADER AT GROUND CEILING LEVEL. TOE-NAILLED & GLUED AT TOP, BOTTOM PLATES AND HEADERS.

60. EXPOSED FLOOR TO EXTERIOR (REFER TO R.O.P. FORM) PROVIDE RSI 5.46 (



PARTIAL FOUNDATION PLAN



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TOWN OF CALEDON
BUILDING SECTION
FILE NO.

2012 CODE ENERGY STAR

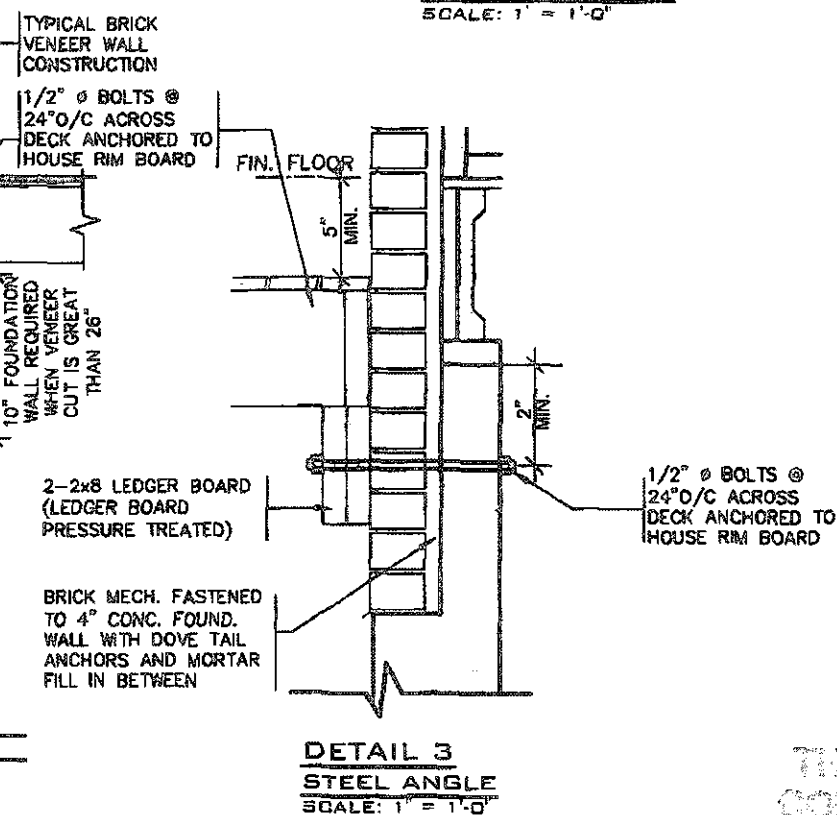
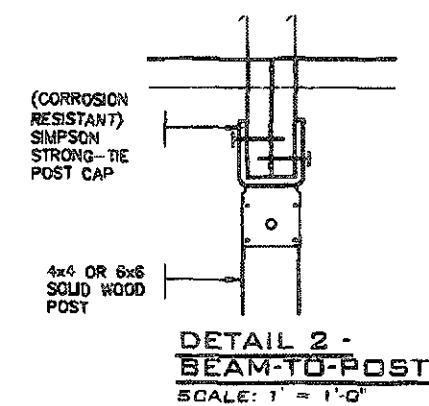
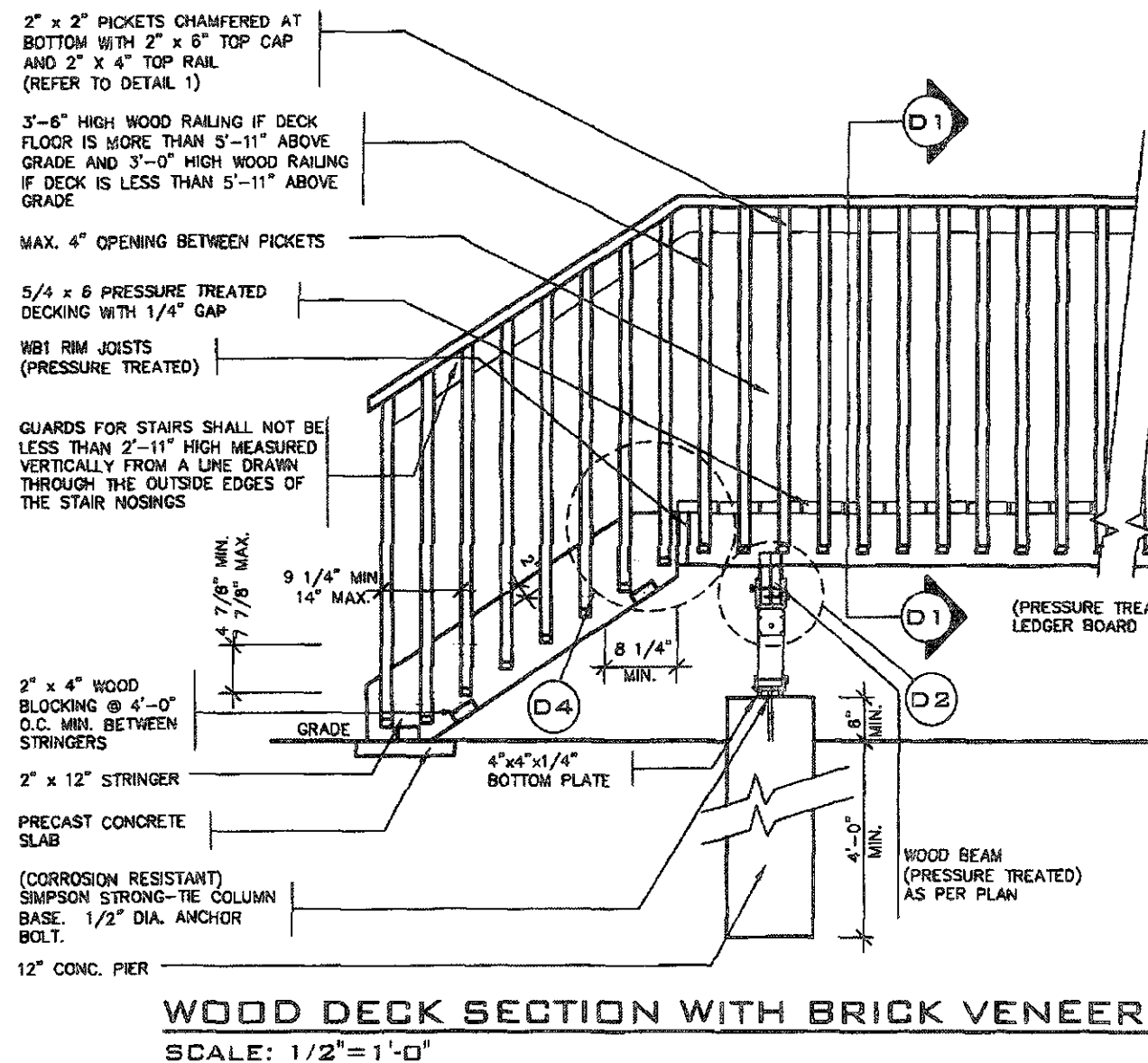
[illegible]

1. 凡在本行開辦之各項業務，均應遵守本行所訂之各項規章，並應隨時注意本行所訂之各項規章，如有違反者，本行將依法究辦。

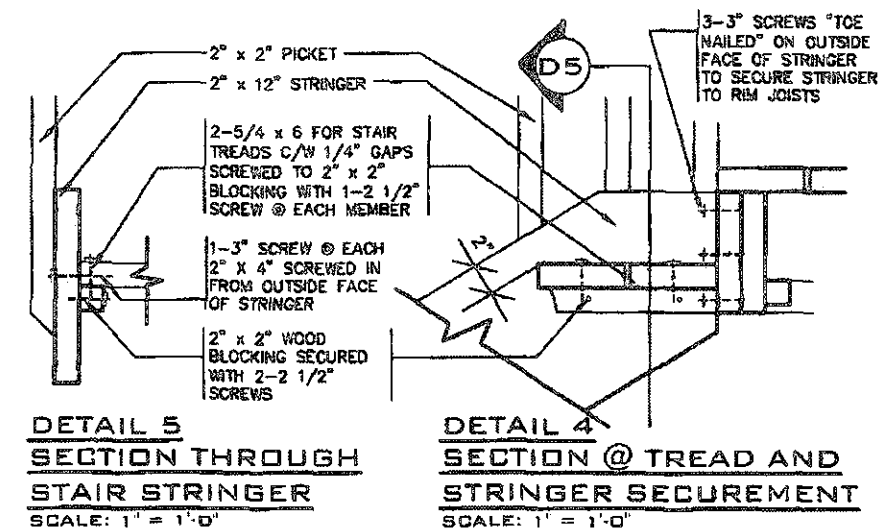
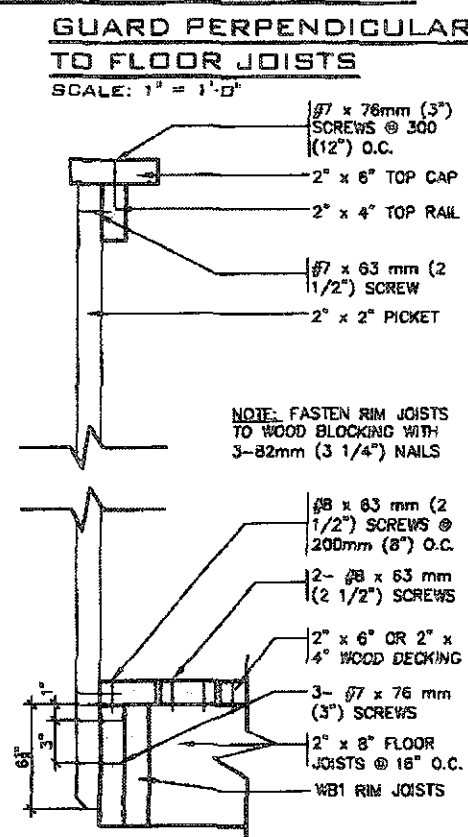
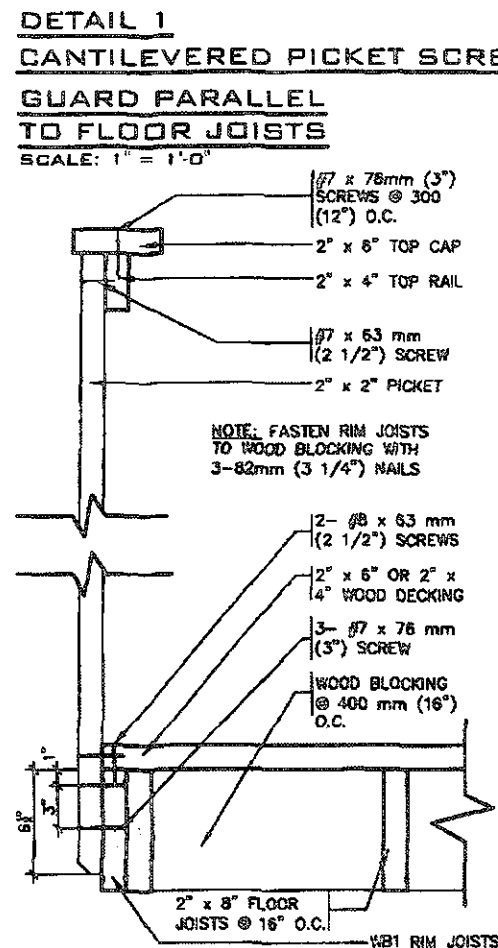


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60. Domestic manufacturing, related technology and design are the essential elements of the defense industrial base. The defense industrial base is the source of the defense equipment and services that are required for the defense of the United States. The defense industrial base is the source of the defense equipment and services that are required for the defense of the United States.



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GENERAL NOTES

- 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.

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9					The undersigned has reviewed and taken responsibility for this design and for the qualifications and funds the requirements set out in the Ontario Building Code to a Designer.
8					qualification information
7					
6					Richard Vink 2446
5					signature
4					qualification information
3					VAS Design Inc. 4268
2	INSUL UPDATED. RE-ISSUED FOR PERMIT.	JAN 30/19	GW		
1	ISSUED FOR PERMIT.	DEC 19/18	GW		
no.	description	date	by		

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va3design.com



Greenpark.

LAMBERTS LANE HOME CORP. PH 2

CALEDON

Subject on
8023

SEPT. 2018

WOOD DECK DETAILS

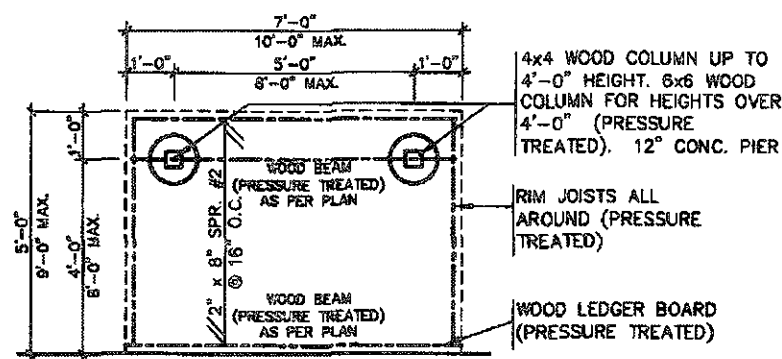
9 Feb

32

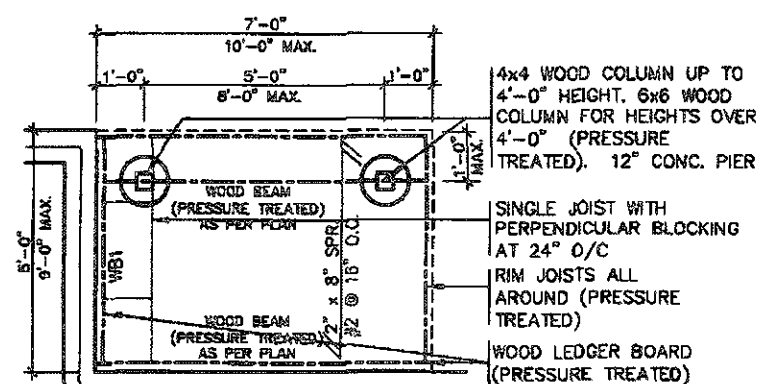
checked by _____ costs _____
- As Shown

18023-GP-570_DETAILS_ES17

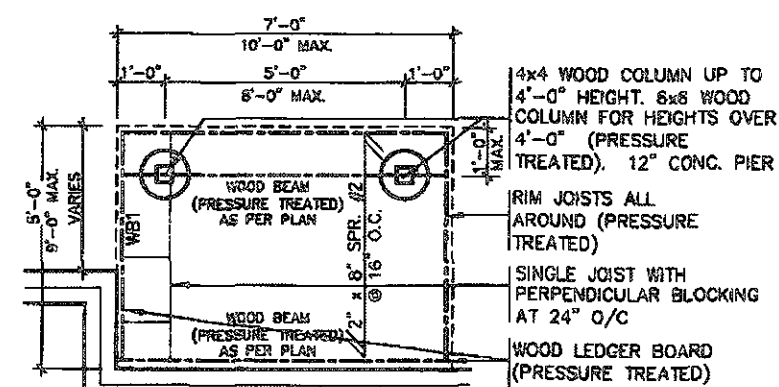
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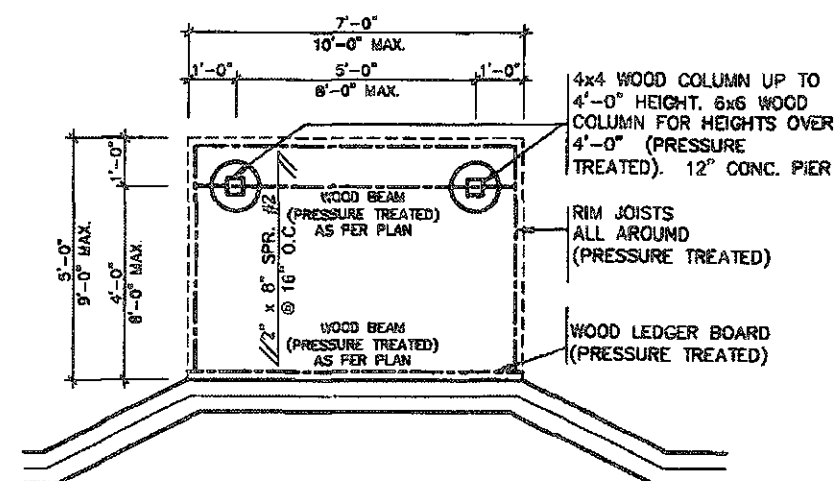
TYPICAL DECK LAYOUT
SCALE: 1/4"=1'-0"



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



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



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

OPENINGS WITHIN GUARDS AND SPACES
BETWEEN GUARDS AND ALL FINISHED
SURFACES SHALL NOT EXCEED 100 MM.
GUARDS SHALL BE DESIGNED TO
NOT FACILITATE CLIMBING



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9				The undersigned has reviewed and retains responsibility for this design and has the qualifications and made the requirements set out in the Ontario Building Code as a Designer.	
8				qualification information	
7				Richard Wink	24488
6				name	0001
5				registration information	
4				VAS Design Inc.	42658
3					
2	INSUL. UPDATED, RE-ISSUED FOR PERMIT.	JAN 30/19	GW	Contractor must verify all dimensions on the plan and report any discrepancy to the Designer before proceeding with the work. Drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. No reproduction or reuse is permitted.	
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no.	description	date	rev		

**VAS
DESIGN**

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Toronto, ON M2L 1P1
t 416.630.2256 f 416.630.4782
vo@vasdesign.com

Greenpark.

project name LAMBERTS LANE HOME CORP. PH.2	municipality CALEDON	project no. 1802
issue date SEPT. 2018	WOOD DECK DETAILS	
drawn by GW	checked by As Shown	file ref no. 18023-GP-STD_DETAILS_ES17

5-2

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

DETAIL 2 - BEAM-TO-POST

SCALE: 1" = 1'-0"

BRICK
VENEER

FINISH
FLOOR

1/2" Ø BOLTS
@ 24" O/C
ACROSS DECK
ANCHORED TO
HOUSE RIM
BOARD

HURRICANE
TIE

SOLID BRICK
COLUMN

DETAIL 3 STEEL ANGLE

SCALE: 1" = 1'-0"

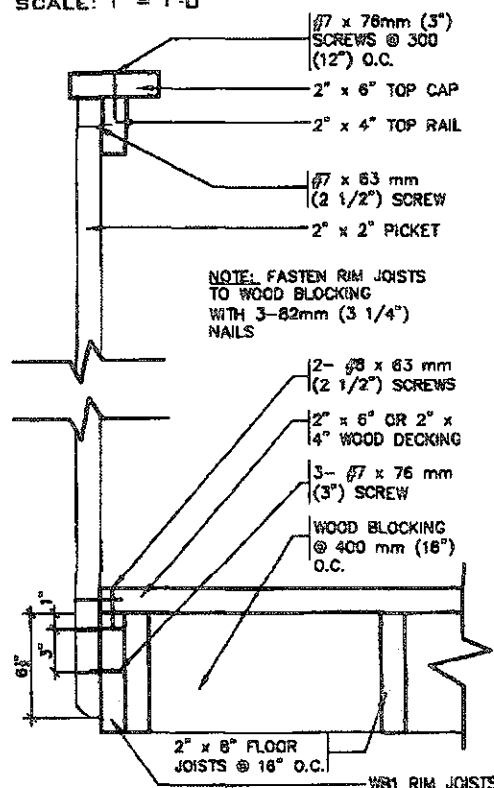
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DETAIL 1

CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK

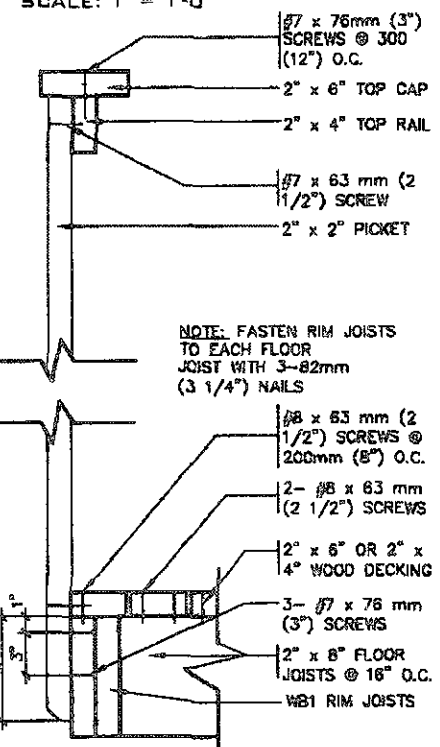
GUARD PARALLEL
TO FLOOR JOISTS

SCALE: 1" = 1'-0"



GUARD PERPENDICULAR
TO FLOOR JOISTS

SCALE: 1" = 1'-0"



GENERAL NOTES

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.



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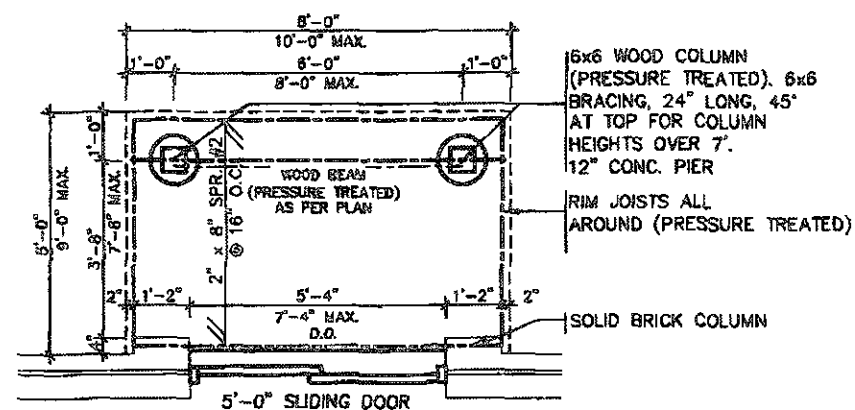
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2	INSUL. UPDATED, RE-ISSUED FOR PERMIT	DEC 19/18	GV
3	NO DESCRIPTION		
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9			

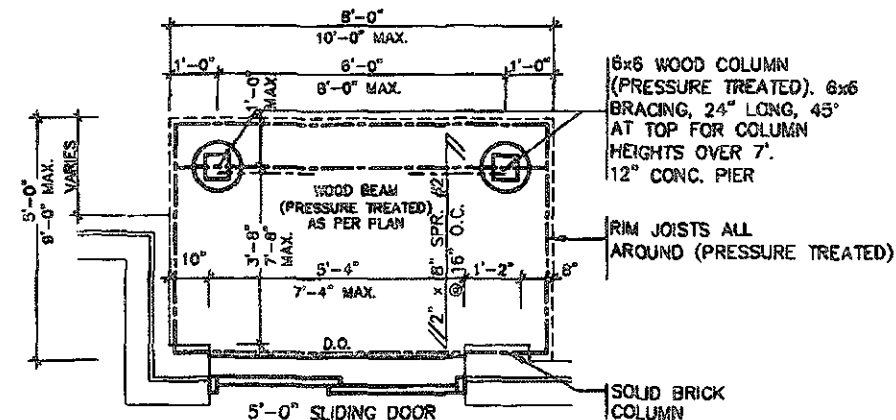
VAS
DESIGN
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vasdesign.com

Greenpark.		project no. 18023	
LAMBERTS LANE HOME CORP. PH.2		CALEDON	
date SEPT. 2018	drawn by As Shown	checked by As Shown	scale 5-3
WOOD DECK -WALK-OUT CONDITION		18023-GP-STD_DETAILS_ES17	

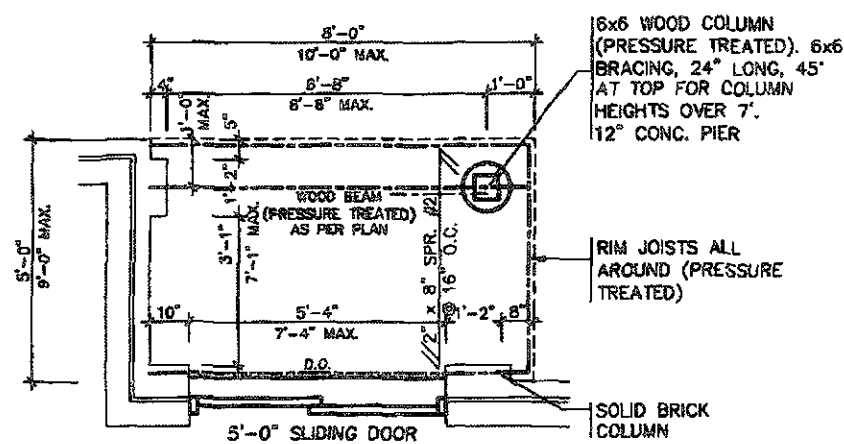
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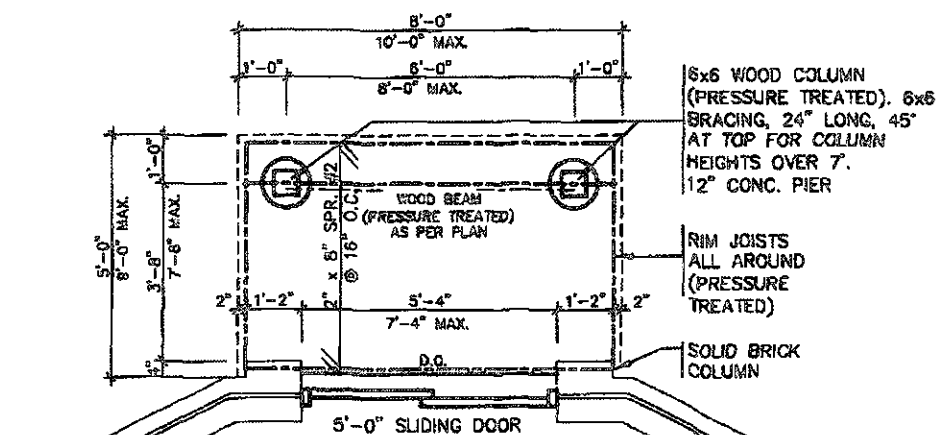
TYPICAL DECK LAYOUT
SCALE: 1/4" = 1'-0"



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



TYPICAL DECK LAYOUT



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



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~~TOWN OF CALEDON~~
~~BUILDING SECTION~~
FILE NO



— ALL ANGLE SIZES



SECTION 1-1



ANGLE
TO
BEAM
CONNECTION

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8						
7						qualification information
6						Richard Vink 24481
5						name
4						signature R Vink 607
3						qualification information
2						VAS Design Inc. 42656
1	INSUL. UPDATED, RE-ISSUED FOR PERMIT.	JAN 30/19	GW			
	ISSUED FOR PERMIT.	DEC 19/18	GW			
no.	description	date	by			

**VA3
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Toronto ON M2J 1R4
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va3design.com

 **Greenpark**TM

project name
LAMBERTS LANE HOME CORP. FN.2

city
SEPT. 2018

drawn by
DW

checked by
-

scale
Not to Scale

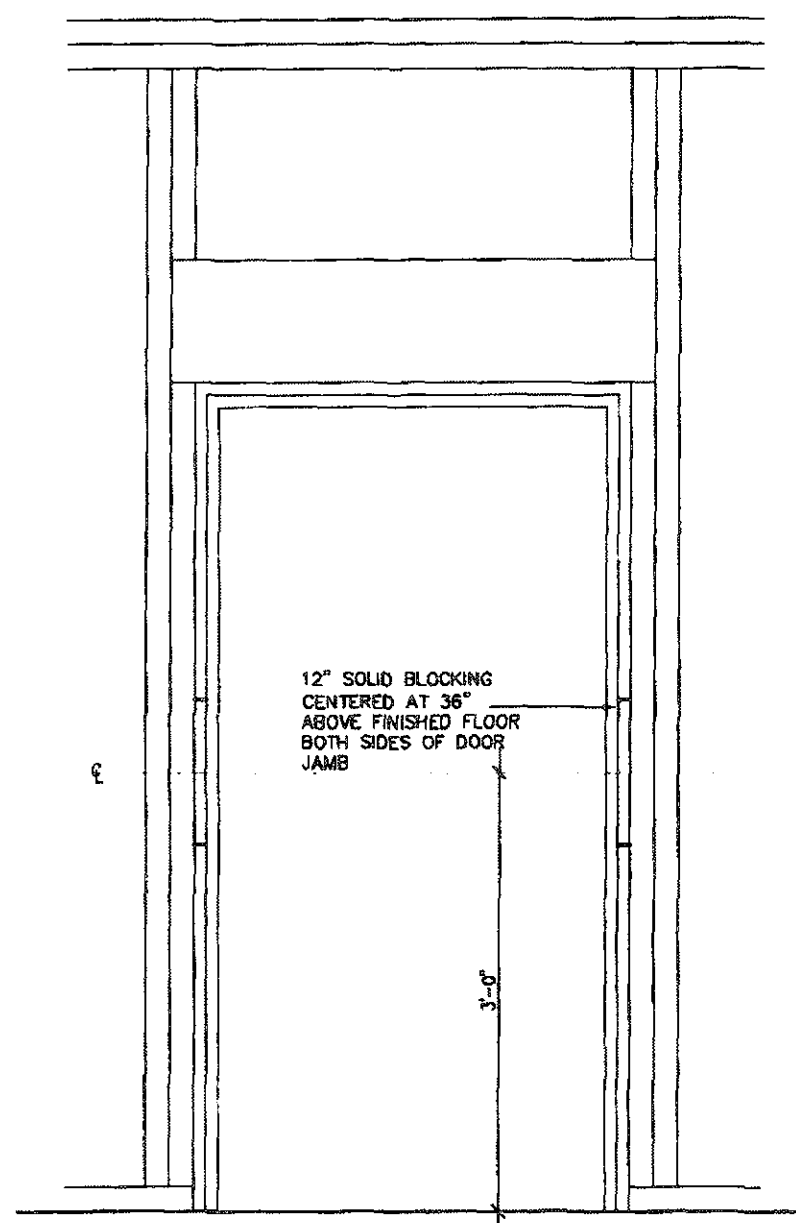
by
CALL

STEEL

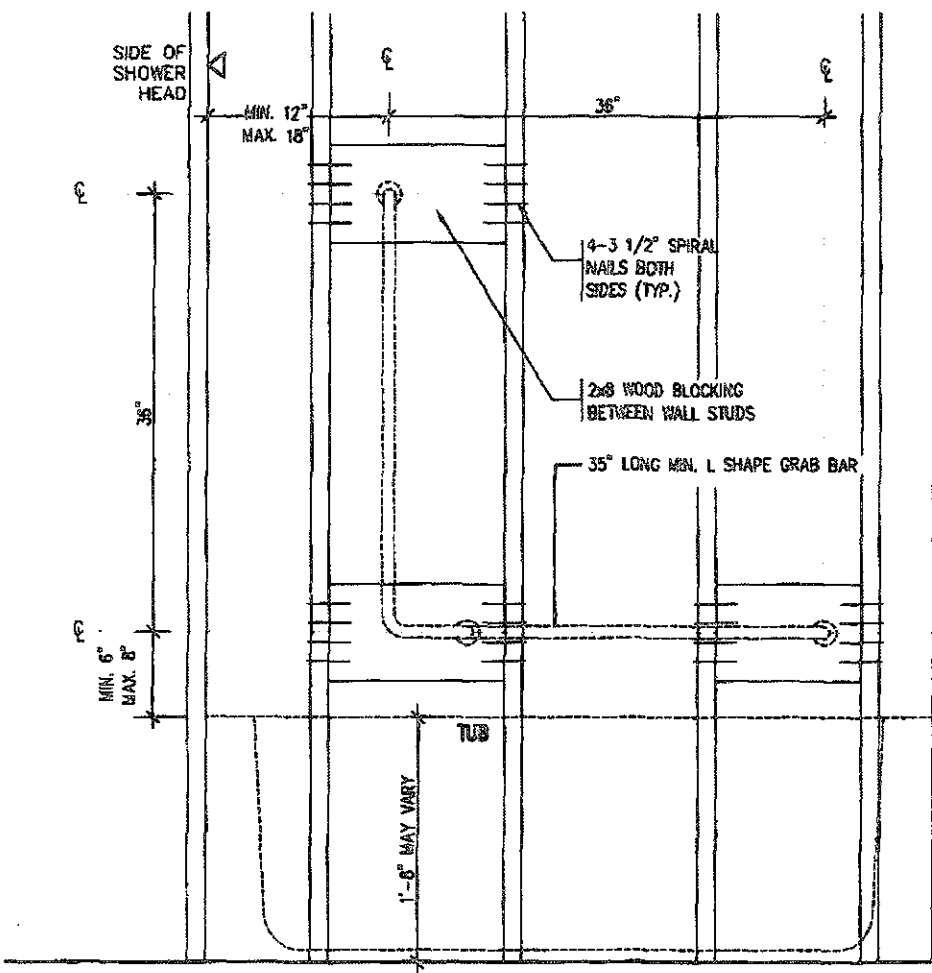
STEEL BEAM CONNECTIONS

10

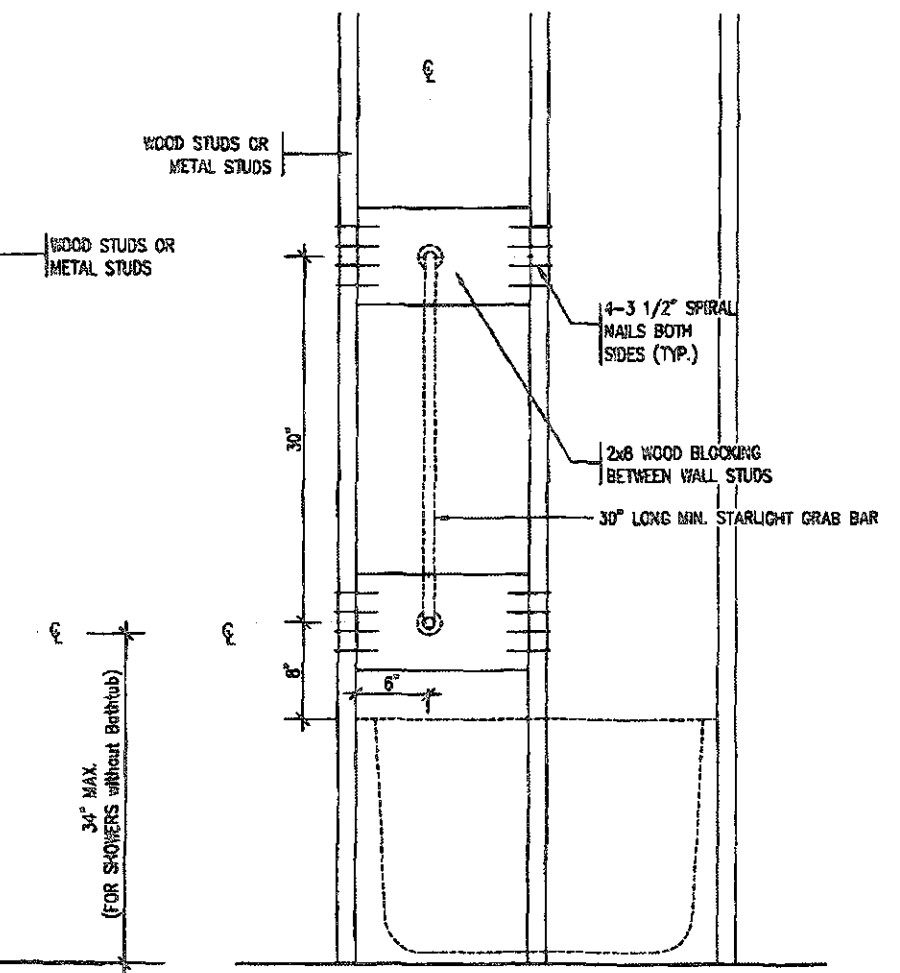
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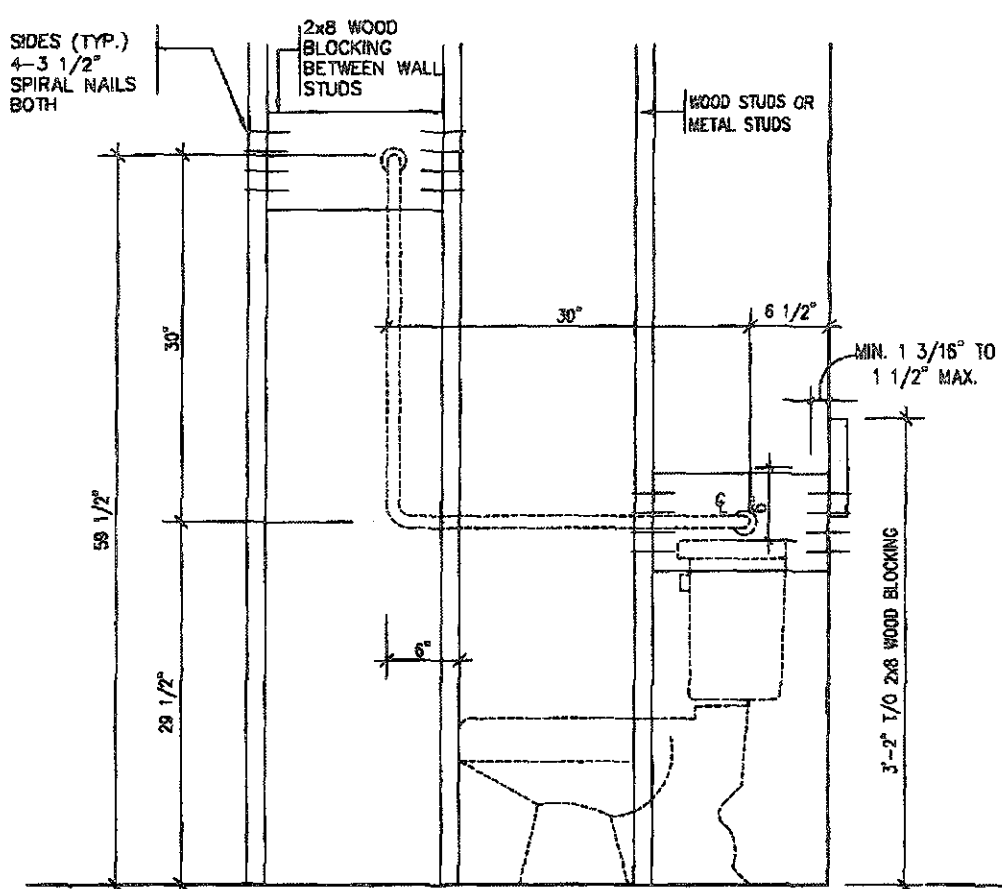
RESISTANCE TO FORCED ENTRY (OBC 9.6.8.)



BATH TUB/ SHOWER FRONT ELEVATION

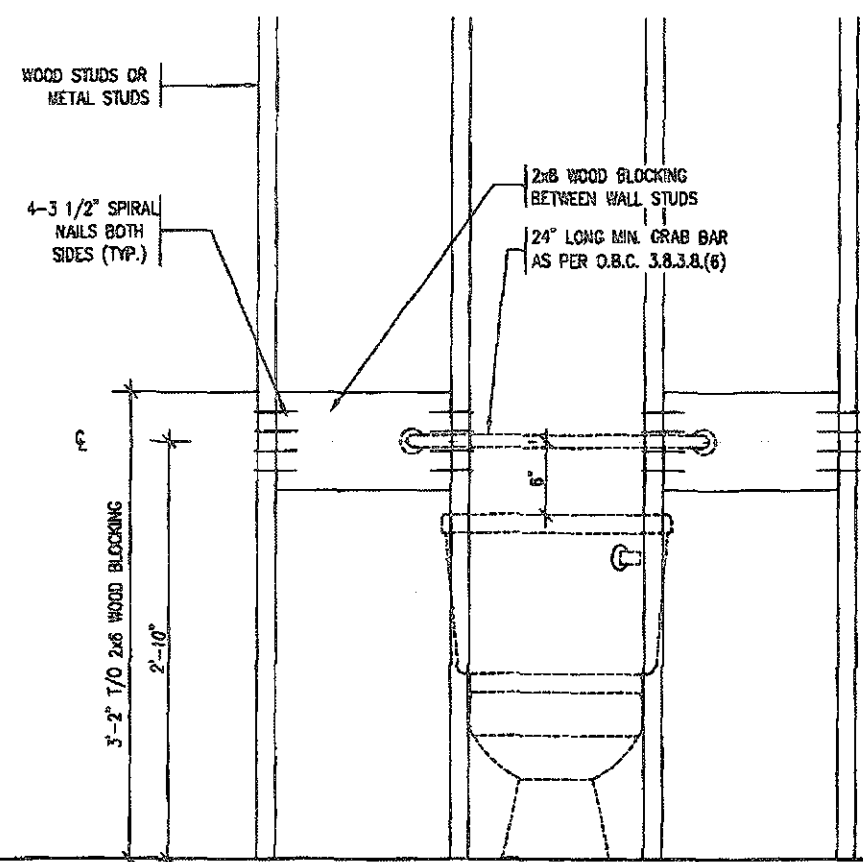


BATH TUB SHOWER HEAD SIDE ELEVATION



TOILET SIDE ELEVATION

STRUCTURAL REINFORCEMENT FOR GRAB BAR (OBC 9.5.2.3.)
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8									
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5									
4									
3									
2	REVIS. UPDATED, RE-ISSUED FOR PERMIT.	JAN 30/18	GW						
1	ISSUED FOR PERMIT.	DEC 19/18	GW						
no.	description	date	by						

VA3 DESIGN 255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 416.630.2255 / 416.630.4782 va3design.com		Greenpark. project name LAMBERTS LANE HOME CORP. PH.2 location CALEDON date SEPT. 2018 drawn by GW checked by Not to Scale scale 1/8" = 1'-0"		project no. 18023 drawing no. 7	
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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



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



2012 CODE ENERGY STAR

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.	
8		qualification information	
7		Richard Vink	244
6		<i>R Vink</i>	
5		signature	
4		regulation information	
3		VAS Design Inc.	426
2		designation information	
1	INSUL. UPDATED, RE-ISSUED FOR PERMIT.	JAN 30 / 19	GHI
	ISSUED FOR PERMIT.	DEC 19 / 18	GHI
no.	description	date	by

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va3design.ca

Greenpark.

project name	1989	city/county
LAMBERTS LANE HOME CORP. PH.2		CALEDON
date	SLAB ON GRADE INSULATION	
SEPT. 2018		
drawn by	checked by	scale
GW	-	Not to Scale
		18723-CP-STD DETAILS ES17

18023
9