

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 (1025k/m²) ASPHALT SHEET, 10mm (3/8") PLYWOOD SHEATHING WITH "M" CLIPS APPROVED TO EXTEND 500mm (3'-0") FROM EDGE OF ROOF AND 150mm (6") BEYOND LOWER FACE OF EXTERIOR WALL. (EAVES PROTECTION NOT REQUIRED FOR ROOF SLOPES 8:12 OR GREATER) 304/304 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREPARED ALUM. EXTERIOR WALL, FASCO, RUI & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") C/A ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 405 (16"). ATIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EDGES & MIN. 25% AT RIDGE (OBC 9.19.1.2.).

2. FRAME WALL CONSTRUCTION (REFER TO B.O.P. FORM)

SOLOS, HARDIE BOARD, STUCCO BOARD OR EQUAL AS PER ELEVATION, 150mm (1/2") VERTICAL WOOD FLOORING, APPROVED SHEATHING PAPER, MIN. RSI 0.08 (R-5) WOOD INSULATION, 38x140 (2"x6") STUDS @ 400mm (16") O.C. FILLED WITH MIN. RSI 3.87 (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

SOLOS AS PER ELEV., 150mm (1/2") VERTICAL WOOD FLOORING, CONTIN. SHEATHING, 150mm (1/2") INT. TYPE SHEATHING, 38x60 (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 18 WHERE FLOOR EXISTS ABOVE GARAGE SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

2C. STUCCO WALL CONSTRUCTION (REFER TO B.O.P. FORM)

STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1(2) & 9.28 THAT DISPLAY 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 FIBRE POLYSTYRENE, APPROVED SHEATHING PAPER, MINIMUM RSI 0.08 (R-5) WOOD INSULATION, 38x140 (2"x6") STUDS @ 400mm (16") O.C. FILLED WITH MIN. RSI 3.87 (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. 250 (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 DISPLAY 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 FIBRE POLYSTYRENE, APPROVED SHEATHING PAPER, MINIMUM RSI 0.08 (R-5) WOOD INSULATION, 38x140 (2"x6") STUDS @ 400mm (16") O.C. FILLED WITH MIN. RSI 3.87 (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. 250mm (8") ABOVE FINISH GRADE.

3. MASONRY VENEER CONSTRUCTION (REFER TO B.O.P. FORM)

80mm (4") MASONRY, 25mm (1") AIR SPACE, 22x18x17mm (7/8"x1 1/2"x3/4") GY. METAL TIES @ 400mm (16") O.C. HORIZONTAL 60mm (2 1/2") O.C. VERTICAL. APPROVED SHEATHING PAPER, MIN. RSI 0.08 (R-5) WOOD INSULATION, 38x140 (2"x6") STUDS @ 400mm (16") O.C. FILLED WITH MIN. RSI 3.87 (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 DEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER.

3B. MASONRY VENEER CONSTRUCTION - GARAGE WALLS

80mm (4") MASONRY, 25mm (1") AIR SPACE, 22x18x17mm (7/8"x1 1/2"x3/4") GY. METAL TIES @ 400mm (16") O.C. HORIZONTAL 60mm (2 1/2") O.C. VERTICAL. APPROVED SHEATHING PAPER, MIN. RSI 0.08 (R-5) WOOD INSULATION, 38x140 (2"x6") STUDS @ 400mm (16") O.C. FILLED WITH MIN. RSI 3.87 (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 DEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER.

4. INTERIOR STUD PARTITIONS

FOR BEARING PARTITIONS 38x60 (2"x4") @ 400mm (16") O.C. FOR 2 STOREYS AND 38x140 (2"x6") @ 810mm (24") O.C. FOR 3 STOREYS. NON-BEARING PARTITIONS 38x60 (2"x4") @ 810mm (24") O.C. PROVIDE 38x60 (2"x4") BOTTOM PLATE AND 2/38x60 (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 (O.B.C. 9.15.1, 9.15.2, 9.15.3, 9.15.4, 9.15.5)

200mm (8") POLURED CONC. FND. WALL 150Pa (220psi) WITH MINIMUM SUB-DRAINAGE AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT WALL EXTENDS 500 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. IF FOUNDATION WALL IS WATERPROOFED. MINIMUM POUR HEIGHT 2300 (7'-10") ON 50x135 (2"x6") CONTINUOUS KEYED CONC. FIG. GRADE FND. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL.

* REFER TO UNIT PLANS FOR STRIP FOOTING SIZES *

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

6. 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(1)(a), 9.13.4.5(1), 9.23.1.1(1))

80mm (3 1/8") MIN. 250Pa (360psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL OR 150Pa (220psi) CONC. WITH OVERLAPPING BELOW SLAB. UNDER SLAB INSULATION PER B.O.P. FORM WHERE REQUIRED. ALL SLAB JOINTS & PENETRATIONS TO BE SEALED TO MAINTAIN AIR BARRIER.

8. WOOD SURFACES (SEE OBC 9.23.14 & 9.30.2.1)

-18mm (3/4") MIN. T & G SUBFLOOR UNDER GROUND FLOOR FINISH FLOOR.
16mm (5/8") TAG SUBFLOOR UNDER SECOND FLOOR FINISH FLOOR.
16mm (5/8") TAG SUBFLOOR UNDER GYPSUM BOARD TILE APPLICATION.
6mm (1/4") PANEL-TYPE UNDERLAYER UNDER RESILIENT & PARQUET FLOORINGS.

9. ATIC INSULATION (REFER TO B.O.P. FORM)

RSI 10.50 (R60) BLANKET OR FIBRE INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL. RSI 3.52 (R20) MIN. ABOVE FINISH GRADE OF EXTERIOR WALL.

10. ALL STAIRS/EXTERIOR STAIRS (O.B.C. 9.8-9.9)

UNIFORM RISE - 150mm (6") MAX. BETWEEN ADJACENT TREADS OR LANDINGS
-100mm (4") 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")
FOR CURVED STAIRS
MIN. RUN = 150 (6")
MIN. AVG. RUN = 200 (8")
HANDRAILS - OBC 9.8.7

11. FINISHED WALLING ON POCKETS SPACED MAXIMUM 100mm (4") BETWEEN POCKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR NEVEL POST AT CHANGES OF DIRECTION.

INTERIOR GUARDS - OBC 9.8.8 -

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

EXTERIOR GUARDS - OBC 9.8.8

800mm (30") HIGH CURVED WHERE DISTANCE FROM POCKET TO FIN. GRADE IS LESS THAN 1800mm (71"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71").

SILL PLATE ANCHORAGE

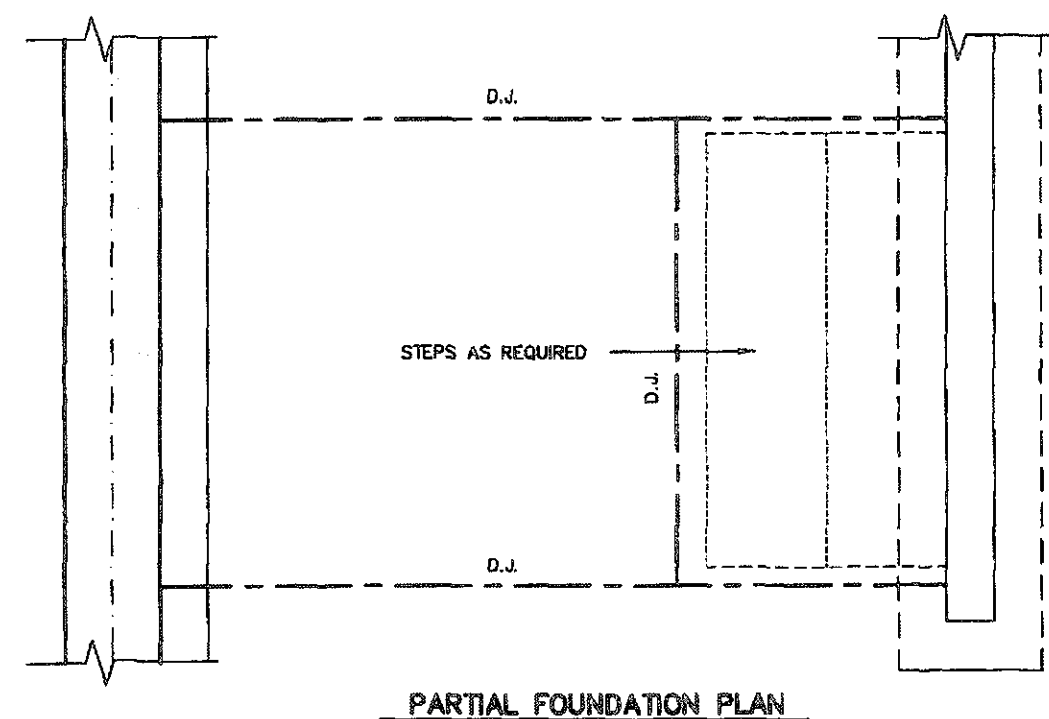
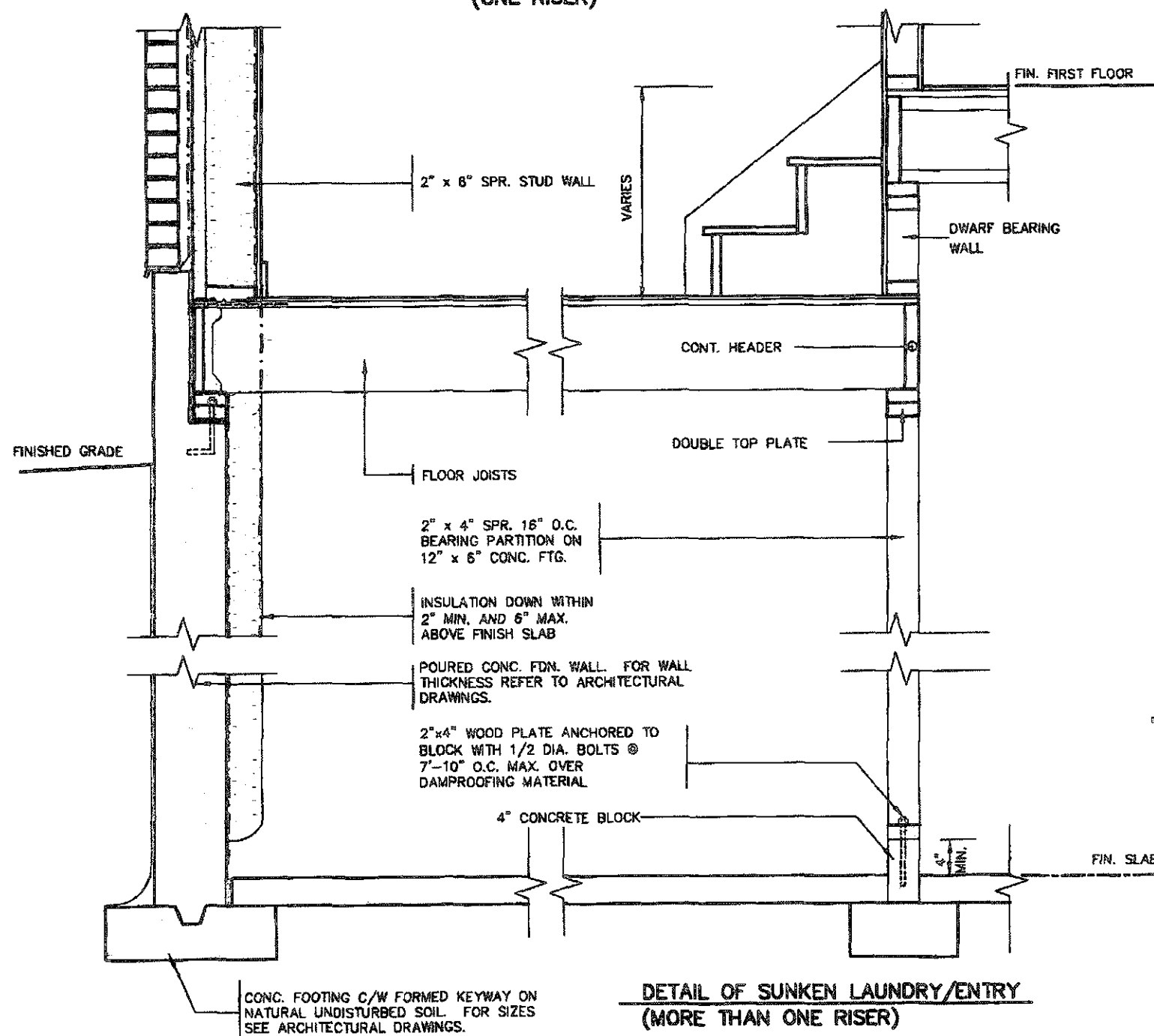
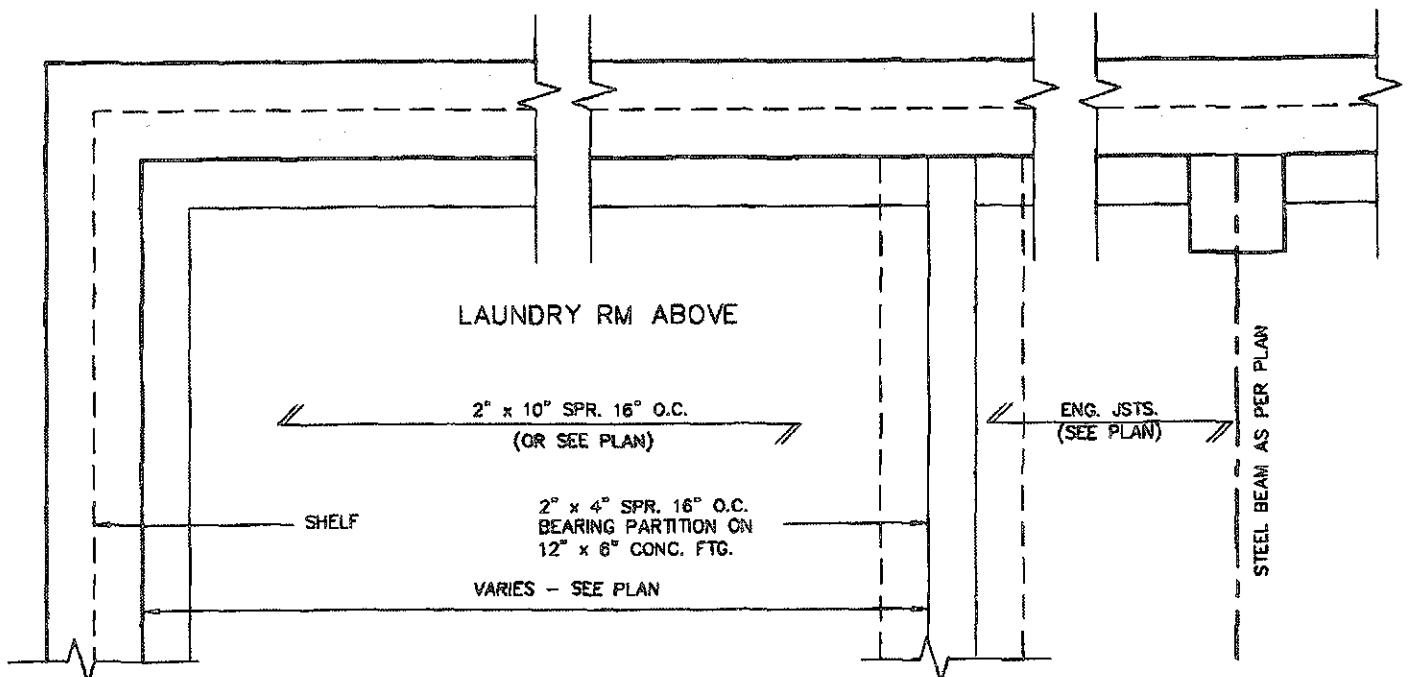
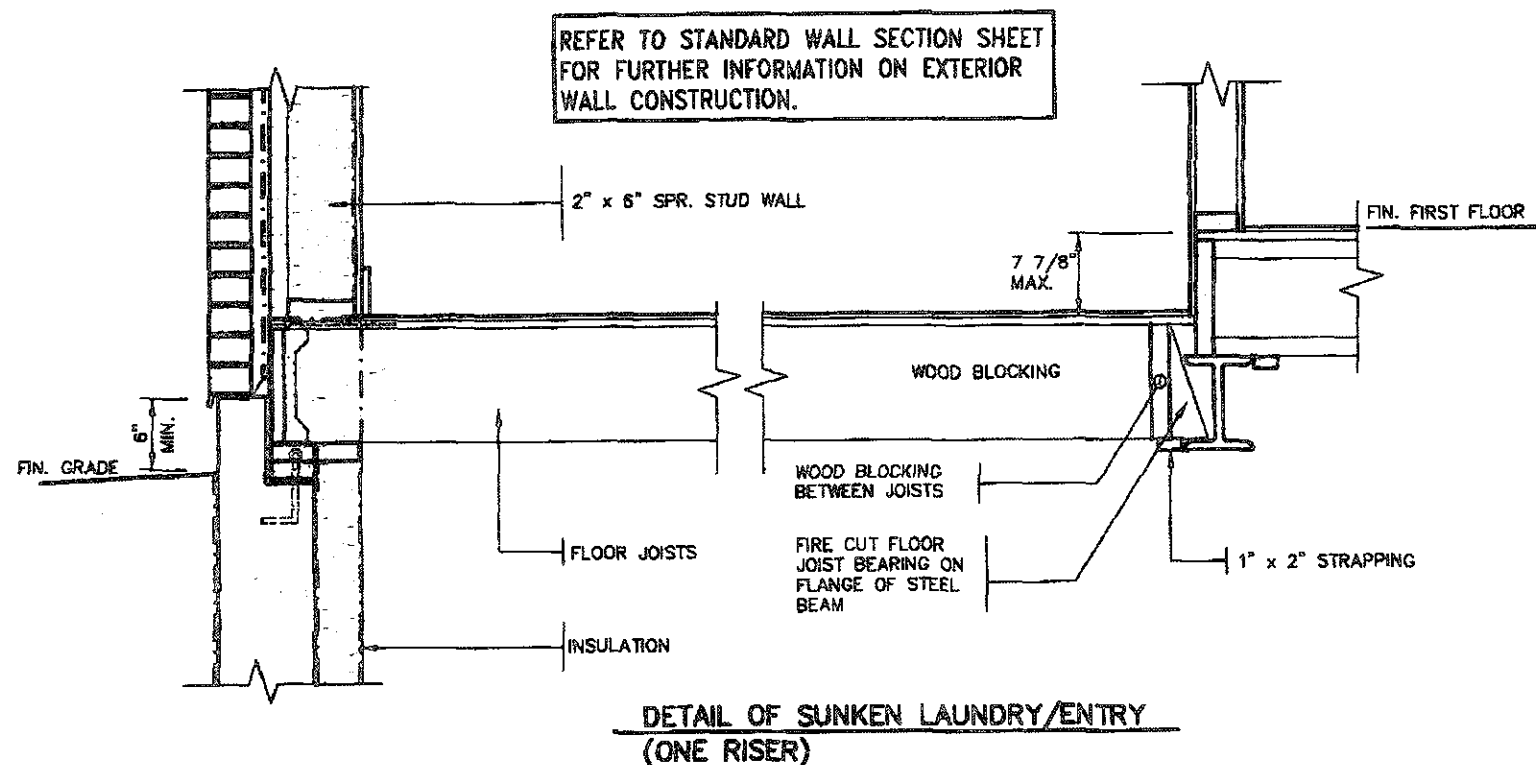
38x60 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. CALLING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FND. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

BASEMENT INSULATION (REFER TO B.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. DAMPROOF 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 CHAIRS.

BASEMENT BEARING STUD PARTITION

38x60 (2"x4") STUDS @ 400mm (16") O.C. 38x60/140 (2"x4"/6") 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 CONCRETE CURB ON 305x155 (12"x6") FOR 2x4 STUD WALL OR 400x155 (16"x6") FOR 2x6 STUD WALL. CONCRETE FOOTING AND HORIZONTAL BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.



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THE ONTARIO BUILDING CODE



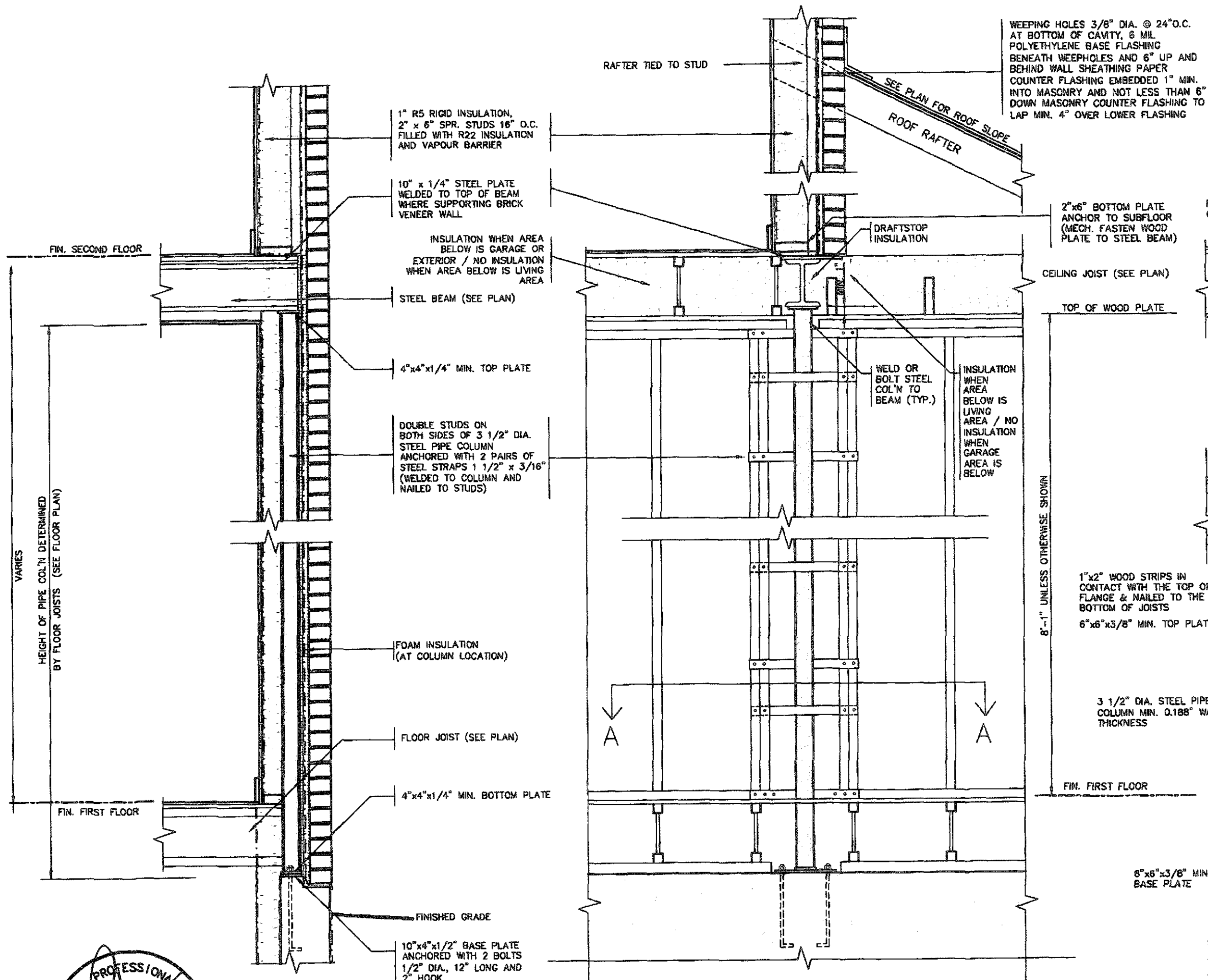
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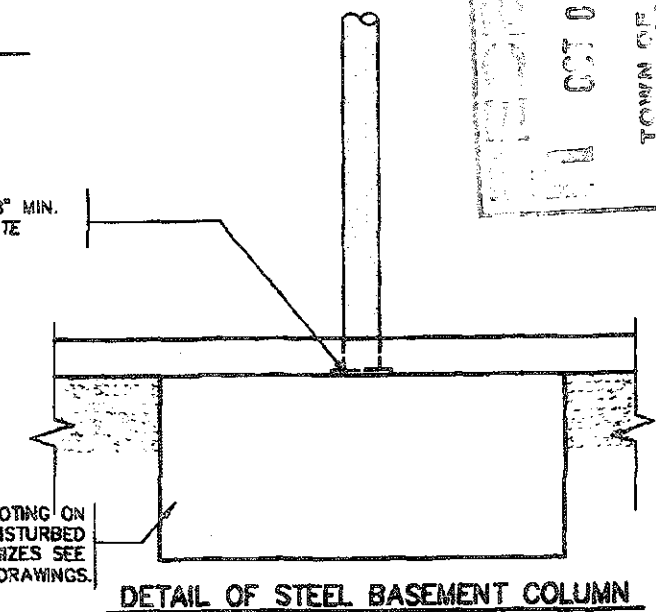
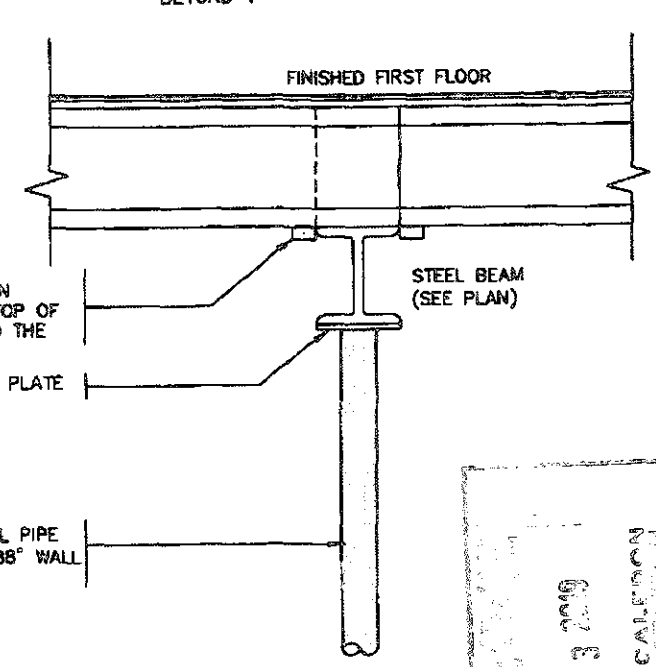
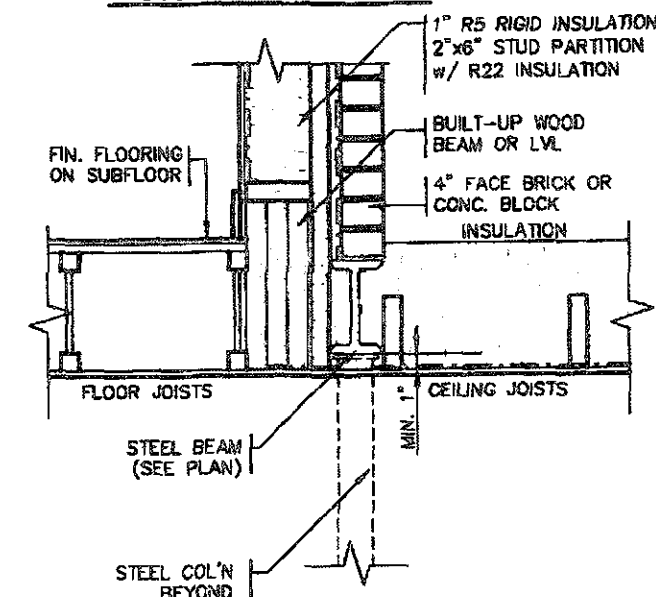
2012 CODE ENERGY STAR

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**SECTION THROUGH STEEL BEAM
SUPPORTING MASONRY & BEARING
STUD PARTITION**



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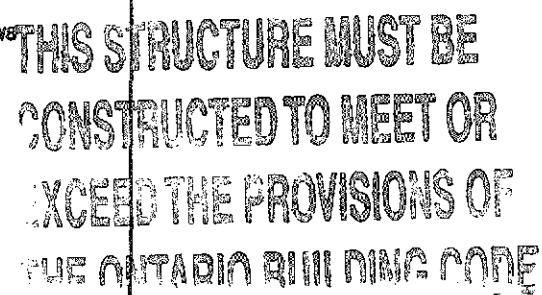
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**2012 CODE
ENERGY STAR**

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W8
TO
W8
INJECTION



W6(W8)
TO
W10(W12)
CONNECTION



W10
TO
W10
CONNECTION



W10
TO
W12
CONNECTION



W12
TO
W12
CONNECTION



STRUDET INC.
FOR STRUCTURE ONLY

DETAIL 6.

ANGLE
TO
BEAM
CONNECTION

FEB 14 2019

2019 2012 CODE
ENERGY STAR

9						The undersigned has reviewed and takes responsibility for this design and has the qualification and meets the requirements set out in the Ontario Building Code to be a Designer.
8						
7						qualification information
6						Richard Vink <i>R Vink</i> 2448R
5						name
4						signature
3						VAS Design Inc. 4265R
2						qualification information
1	INSUL. UPDATED, RE-ISSUED FOR PERMIT.	JAN 30/19	GW			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 property of the Designer which must be returned at the completion of the work.
no.	description	date	by			drawings shall be the property of the Designer and must be returned at the completion of the work.



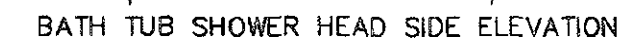
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com



project name	LAMBERTS LANE HOME CORP. PH.2		municipality	CALEDON
date	SEPT. 2018		STEEL BEAM	
drawn by	checked by	scale		
GW	-	Not to Scale	18023	

STEEL BEAM CONNECTIONS
18023-GP-STD DETAILS-ES1

10



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



STRUDET INC.
FOR STRUCTURE ONLY

FEB 14 2019

2012 CODE
ENERGY STAR

[illegible]

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TYPICAL ROOF CONSTRUCTION

VENTED SOFFIT

TRIM-

AIR SPACE

STUCCATO/ HARD BOARD FINISH -

GAP IN NAILERS

1" x 3" WOOD NAILERS

#15 BUILDING PAPER

R5 RIGID _____

INSULATION

PRETN. METAL FLASHING

PLYWOOD ON

STEEL

BRICK BEYOND

CROSS SECTION

FEB 14 2019

2012 CODE
ENERGY STAR

PLAN VIEW

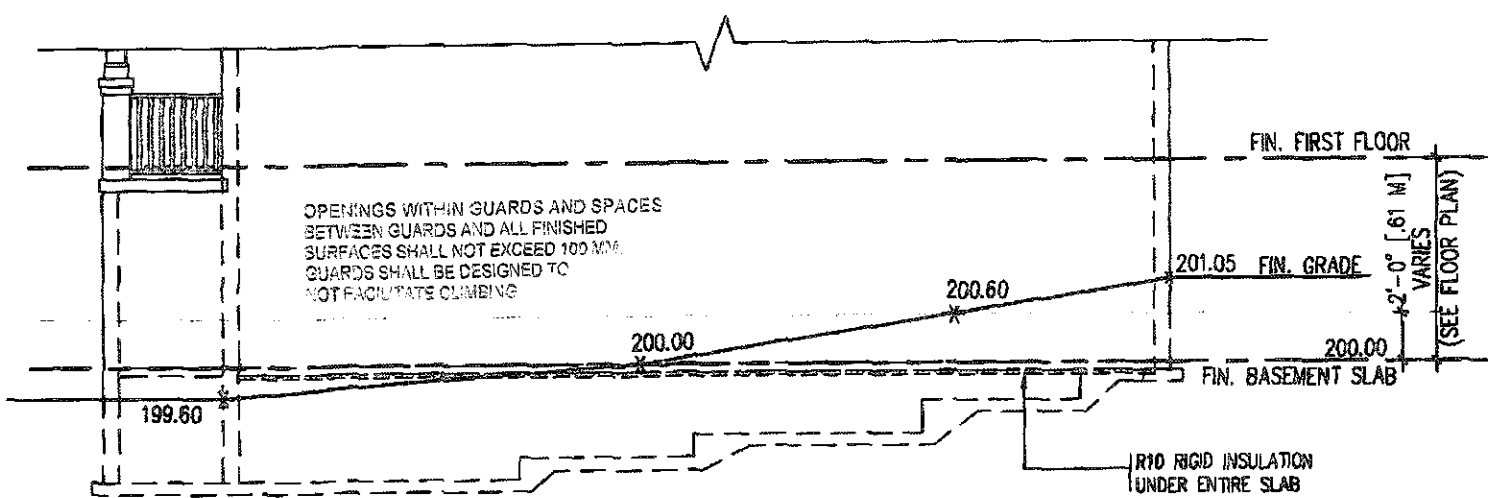
~~STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.27.)~~



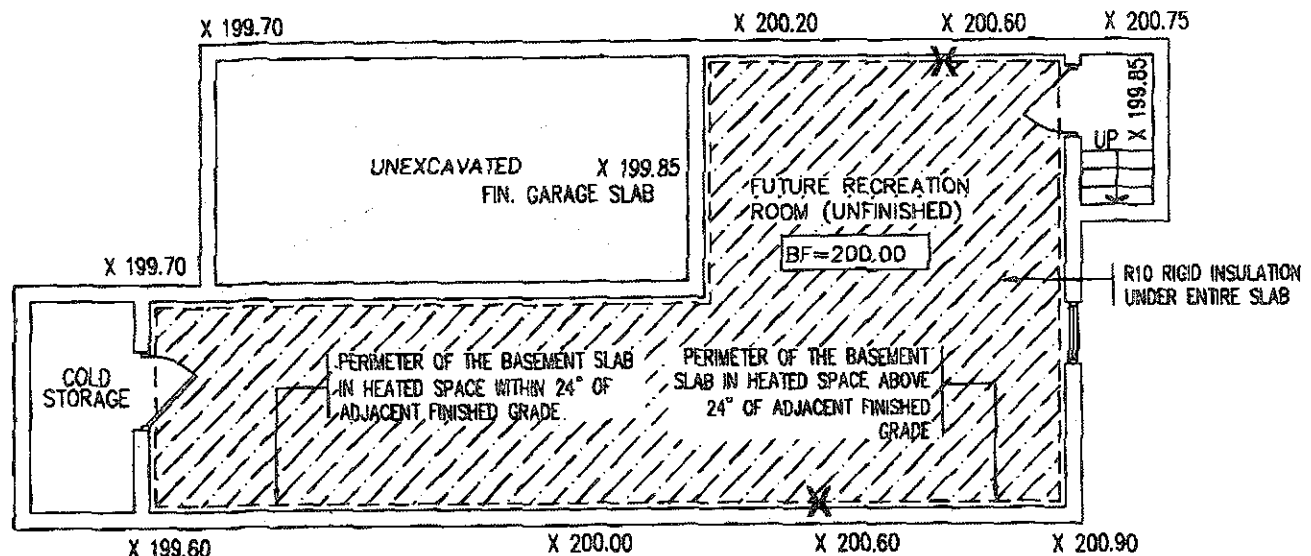
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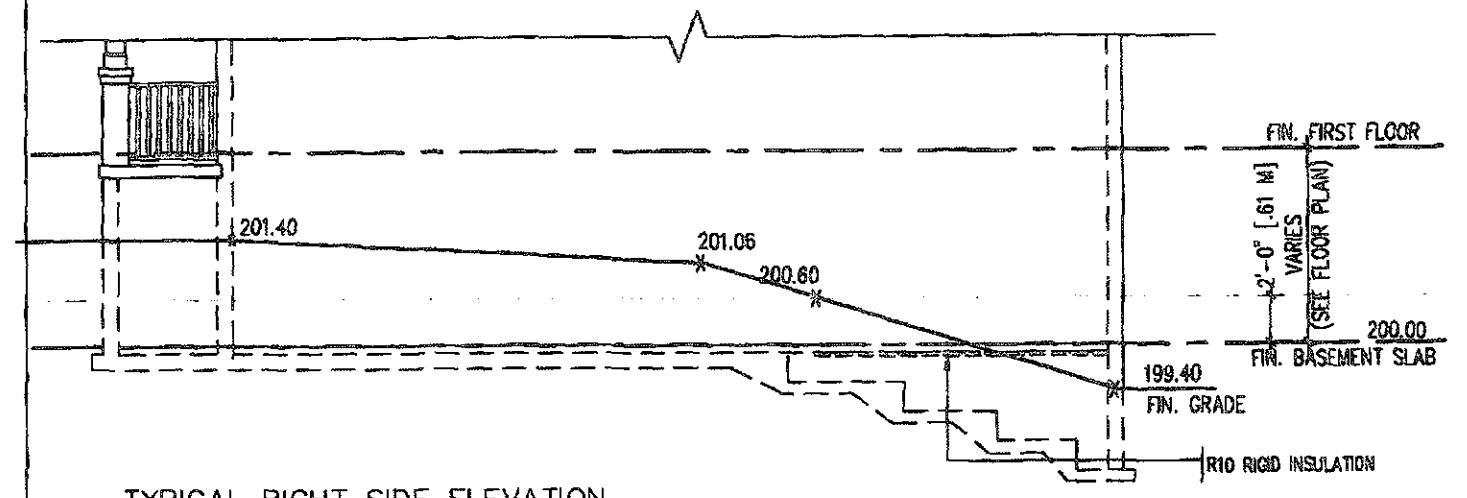
TYPICAL RIGHT SIDE ELEVATION



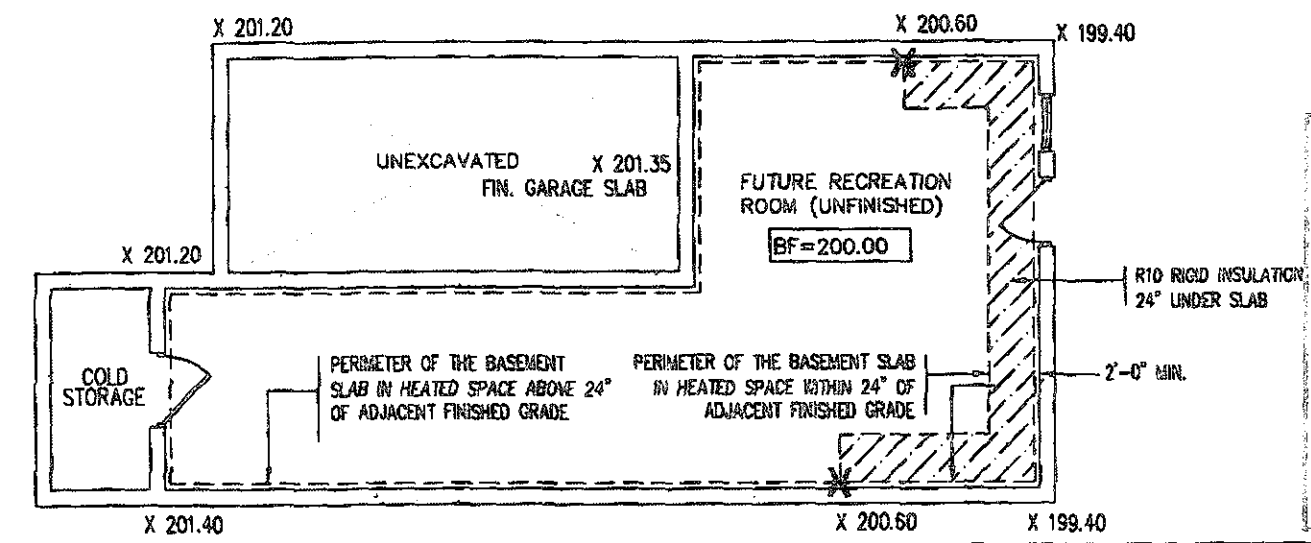
TYPICAL BASEMENT PLAN

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



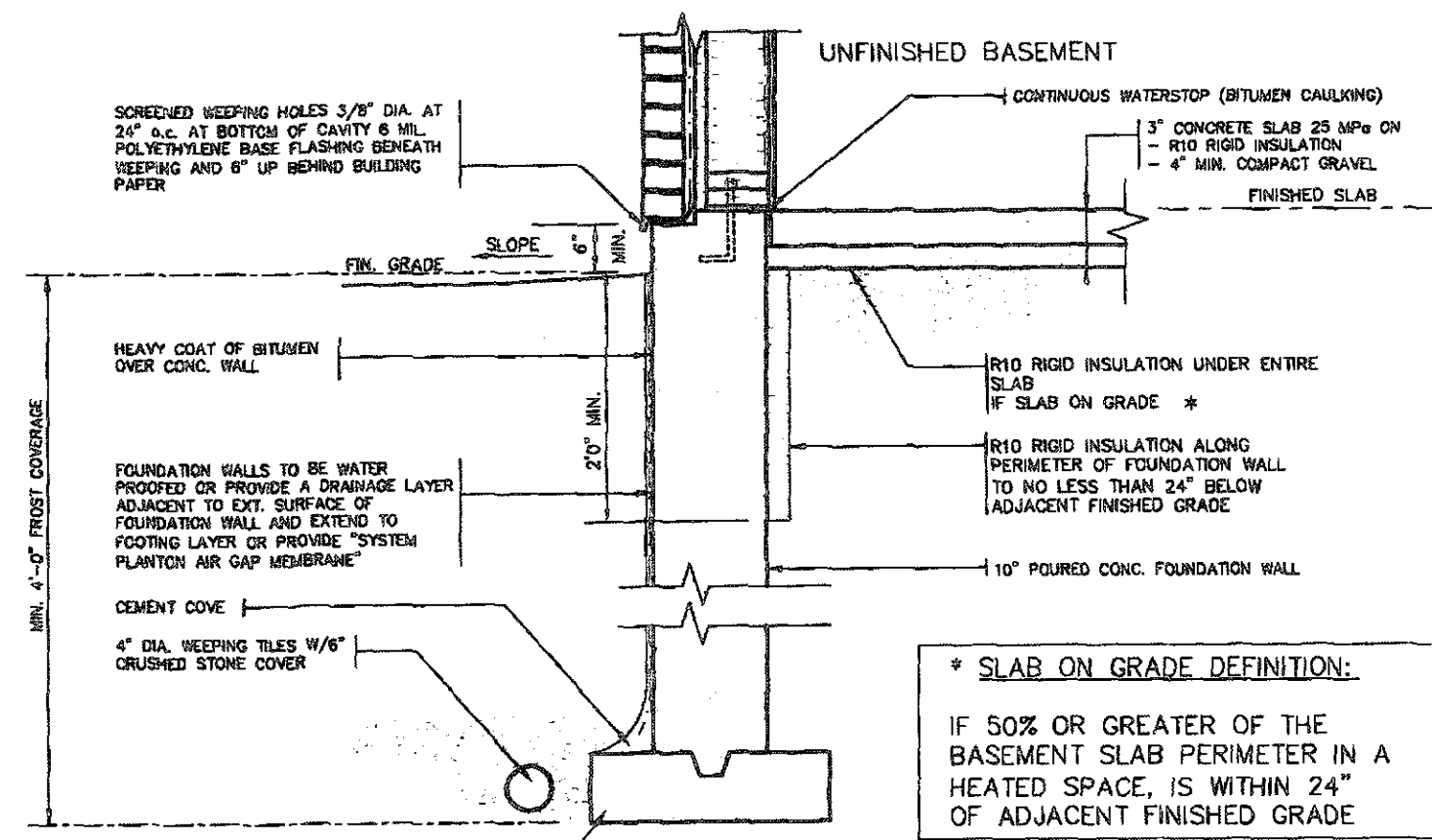
TYPICAL RIGHT SIDE ELEVATION



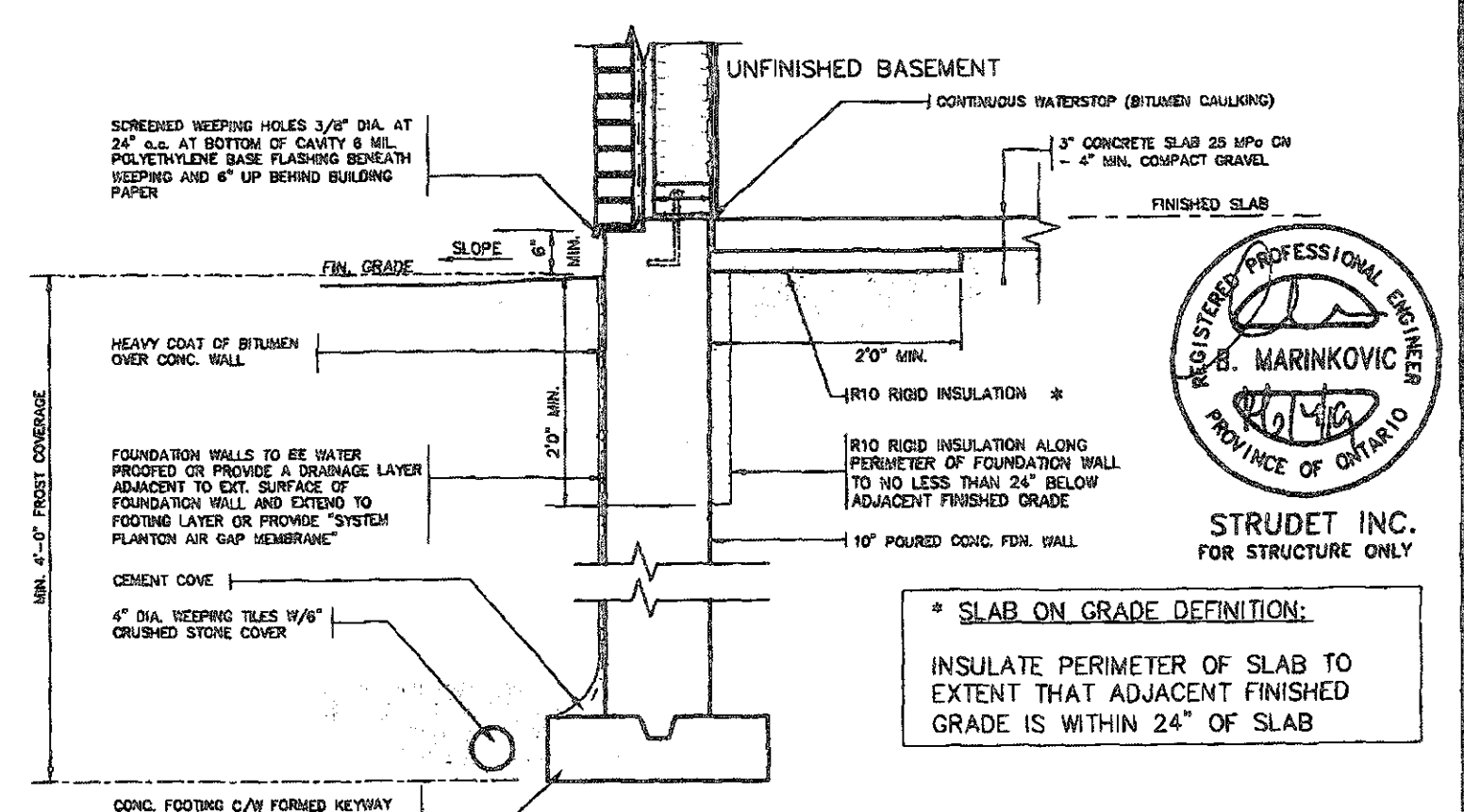
TYPICAL BASEMENT PLAN

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



WALK OUT BASEMENT



STRUDET INC.
FOR STRUCTURE ONLY

* SLAB ON GRADE DEFINITION:
INSULATE PERIMETER OF SLAB TO EXTENT THAT ADJACENT FINISHED GRADE IS WITHIN 24" OF SLAB

THIS STRUCTURE MUST BE
CONSTRUCTED TO MEET OR
EXCEED THE PROVISIONS OF
THE ONTARIO BUILDING CODE

1	DESCRIPTION	DATE	BY	REVISIONS
2	INSUL. UPDATED, RE-ISSUED FOR PERMIT.	JAN 30/19	GW	
3	ISSUED FOR PERMIT.	DEC 19/18	GW	

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 to be a Designer.

Signature: *R. Vink*
Name: Richard Vink
Registration Number: 42668
Firm: VAS Design Inc.

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
checked by: [blank]
drawn by: GW
not for scale

project no: 18023
drawing no: 9
title: SLAB ON GRADE INSULATION
code: 18023-GP-STB-DETAILS-PS17