

BARRIER FREE DESIGN: -9.5.2. O.B.C.

STUD WALL REINFORCEMENT (9.5.2.1 O.B.C.) IF WOOD WALL STUDS OR SHEET WALL STUDS ENCLOSE THE MAIN BATH IN A DWELLING UNIT, REINFORCEMENT SHALL BE INSTALLED TO PERMIT THE FUTURE INSTALLATION OF A GRAB BAR.

WINDOWS, DOORS & SKYLIGHTS: -9.7. O.B.C.

FOR PERFORMANCE OF WINDOWS, DOORS AND SKYLIGHTS SEE 9.7.2 OF O.B.C.
INSTALLATION OF WINDOWS, DOORS AND SKYLIGHTS SHALL CONFORM TO CAN/CSA-A440.4 AS PER 9.7.2.1. WINDOWS AND EXTERIOR DOORS, EXCEPT GARAGE DOORS, SHALL BE PROVIDED WITH STORM WINDOWS, DOORS OR OTHER MEANS OF MINIMIZING HEAT LOSS OR INFILTRATION. CALCULATIONS SHALL BE PROVIDED BETWEEN WINDOW AND DOOR FRAMES AND EXTERIOR SIDING OR MASONRY. A DOOR BETWEEN A GARAGE AND DWELLING SHALL BE AN EXTERIOR TYPE, TIGHT FITTING AND WEATHER STRIPPED TO PROVIDE AN EFFICIENT BARRIER AGAINST GAS AND EXHAUST FUMES AND SHALL BE FITTED WITH A SELF CLOSING DEVICE AND SHALL COMPLY WITH RESISTANCE TO FORCED ENTRY. DOOR TO GARAGE SHALL NOT OPEN INTO A BEDROOM. DOORS TO DWELLING SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF KEYS. ATTIC ACCESS HATCH TO BE 20x28" (500mm x 700mm) INSULATED AND WEATHER STRIPPED. EVERY FLOOR LEVEL CONTAINING BEDROOMS MUST BE PROVIDED WITH AT LEAST 1 OUTSIDE WINDOW THAT CAN BE OPENED FROM THE INSIDE WITHOUT THE USE OF TOOLS. THESE WINDOWS MUST HAVE AN UNOBSTRUCTED OPEN PORTION HAVING A MIN. AREA OF 0.35 SQ.M. (3.8 SQ.FT.) WITH NO DIMENSION LESS THAN 300mm (12") AND MAINTAIN THE REQUIRED OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT (SEE 9.8.10.1 O.B.C.). FOR SLIDING WINDOWS, THE MINIMUM DIMEN. MUST APPLY TO THE OPENABLE PORTION OF THE WINDOW. SKYLIGHTS MUST BE NO MORE THAN 1m (33") ABOVE THE FLOOR FOR EGRESS WINDOWS. MANUFACTURED WINDOWS, DOOR AND SKYLIGHTS SHALL CONFORM TO AMERICAN NATIONAL STANDARDS (SEE 9.7.4.1. O.B.C.). RESISTANCE TO FORCED ENTRY FOR DOORS, FRAMES AND HARDWARE THAT CONFORM TO A SECURITY LEVEL OF AT LEAST GRADE 10 AS DESCRIBED IN THE ANNEX TO ASTM F476. SECURITY OF SWINGING DOOR ASSEMBLIES ARE NOT REQUIRED TO CONFORM TO 9.7.5.2, (3), (4) & (5). (SEE 9.7.5.2 O.B.C.) FOR RESISTANCE TO FORCED ENTRY FOR DOORS & WINDOWS REFER TO O.B.C. 9.7.5.2 & 9.7.5.3. MAIN ENTRANCE DOORS TO DWELLING UNITS SHALL BE PROVIDED WITH A DOOR VIEWER OR TRANSPARENT GLAZING IN THE DOOR OR A SIDELIGHT. (SEE O.B.C. 9.7.2.1) FOR RESISTANCE TO FORCED ENTRY FOR DOORS & WINDOWS REFER TO O.B.C. 9.7.5.2 & 9.7.5.3.

STAIRS, RAMPS, HANDRAILS, & GUARDS: -9.8. O.B.C.

RECTANGULAR TREADS AS PER 9.8.1.1 O.B.C. INTERIOR AND EXTERIOR: MAXIMUM RISE 7 7/8" (200mm), MINIMUM RISE 6" (152mm) MAXIMUM RUN 14" (355mm) MINIMUM RUN 8 1/2" (216mm) MAXIMUM TREAD 14" (355mm) MINIMUM TREAD 9 1/4" (235mm). MAXIMUM 25mm NOSING. * STAIR WIDTH: INTERIOR MINIMUM 2'10" (660mm) BETWEEN WALL FACES OR GUARDS, EXTERIOR 3'0" (900mm). * CLEAR HEIGHT OVER STAIRS: INTERIOR 6'5" (1950mm) MINIMUM, EXTERIOR 6'0" (1830mm). * LANDINGS: AS PER 9.8.6 O.B.C.
EXCEPT AS PROVIDED IN SENTENCE 9.8.2 (3) STAIRS, RAMPS, LANDINGS, HANDRAILS AND GUARDS IN A GARAGE THAT SERVES A SINGLE DWELLING UNIT SHALL CONFORM TO THE SAME REQUIREMENTS AS FOR A DWELLING (SEE 9.8.1.2) * FOR UNIFORMITY AND TOLERANCES FOR RISERS AND TREADS SEE 9.8.4.4. * HANDRAILS ON STAIRS AND RAMPS AS PER 9.8.7.4. MINIMUM 34" (863mm) MAXIMUM 38" (965mm) ABOVE NOSING. * HANDRAILS MINIMUM 2" (50mm) CLEARANCE FROM WALL. * GUARDS: AS PER 9.8.8 O.B.C. INTERIOR GUARDS: MINIMUM 36" (914mm) HIGH AROUND LANDINGS AND FLOOR AREAS OF MORE THAN TWO RISERS. * EXTERIOR GUARDS: MINIMUM 30" (762mm) HIGH FOR GRADES GREATER THAN 2:01 AND MINIMUM 42" (1067mm) HIGH FOR GRADES GREATER THAN 5:11" (180mm). THE HEIGHT OF GUARDS FOR EXTERIOR STAIRS AND LANDINGS MORE THAN 10.0m ABOVE ADJACENT GROUND LEVEL SHALL NOT BE LESS THAN 1500mm (SEE 9.8.8.3.2). PICKETS IN GUARDS FOR STAIRS AND AROUND LANDINGS TO BE A MAXIMUM OF 100mm (4") APART. (SEE 9.8.8.5 O.B.C.). * CURVED STAIRS (ANGLED TREADS) TO HAVE MINIMUM RUN 8" AND MINIMUM AVERAGE RUN OF 7 7/8" (200mm). * GUARDS AS REQUIRED BY 9.8.1.1 O.B.C. SHALL BE DESIGNED SO THAT NO MEMBER ATTACHMENT OR OPENING LOCATED BETWEEN 5 1/2" (140mm) AND 34" (863mm) ABOVE THE FLOOR OR WALKING SURFACE PROTECTED BY THE GUARD WILL FACILITATE CLIMBING. (SEE 9.8.8.6 O.B.C.) * PROVIDE A GUARD OR 2x4" NON-LOAD BEARING WALL, FINISHED WITH 1/2" DRYWALL (ONE SIDE) AROUND BASE OF STAIRS AS PER 9.8.1.1 (2). RAMPS: MAXIMUM SLOPE FOR PEDESTRIAN RAMP TO BE 1 IN 10.

FIRE PROTECTION: -9.10. O.B.C.

AN EXPOSED BUILDING FACE, LESS THAN 4'0" (1.2m) FROM THE LOT LINE SHALL HAVE A MINIMUM FIRE RESISTANCE RATING OF 30 HOURS. * EXTERIOR WALLS LESS THAN 2'0" (600mm) FROM THE LOT LINE SHALL BE CLAD WITH NON-COMBUSTIBLE MATERIAL. * WALLS LESS THAN 4'0" (1.2m) FROM THE LOT LINE SHALL HAVE NO UNPROTECTED WINDOWS. * PARTY WALLS SHALL HAVE ONE HOUR MINIMUM FIRE RATING. * PROVIDE FIRE BLOCKS AS PER 9.10.16 O.B.C. * FLAME SPREAD RATING OF INTERIOR FINISHES 150 MAXIMUM (SEE 9.10.11 O.B.C.). * SMOKE ALARMS CONFORMING TO CANULC - 5531 SHALL BE INSTALLED IN LOCATIONS AS PER 9.10.19.3 O.B.C. ON EACH STOREY, IN EACH BEDROOM & IN EACH HALLWAY AND INSTALLED AS PER CANULC-553. * SMOKE ALARMS SHALL HAVE A VISUAL SIGNALING COMPONENT AS PER 9.10.19.3 (3) FOR SOUND PATTERNS OF SMOKE ALARMS SEE 9.10.19.2. * GABLED END WALLS LESS THAN 4'0" (1.2m) TO LOT LINE SHALL HAVE MINIMUM ONE LAYER OF 5/8" LABELED DRYWALL ON INSIDE FACE UP TO UNDER SIDE OF DECK. * WHERE FUEL BURNING APPLIANCES ARE INSTALLED IN A SUITE OF RESIDENTIAL OCCUPANCY A CARBON MONOXIDE ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA IN THE SUITE (9.25.4.2 O.B.C.) SMOKE ALARMS SHALL BE PROVIDED WITH A BATTERY AS AN ALTERNATE POWER SOURCE IN CASE REGULAR POWER SUPPLY IS INTERRUPTED (SEE 9.10.19.4).

EXCAVATION: -9.12. O.B.C.

EXCAVATION: TOP SOIL AND VEGETABLE MATTER IN ALL UNEXCAVATED AREAS UNDER BUILDINGS SHALL BE REMOVED.

DRAINAGE: -9.14. O.B.C.

SURFACE DRAINAGE: THE BUILDING SHALL BE LOCATED ON THE BUILDING SITE GRADED SO THAT WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES. SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM THE BUILDING, WATER SUPPLY WELL OR LEACHING BED.

SUMP PITS, IF REQUIRED WHERE GRAVITY DRAINAGE IS NOT PRACTICAL, SHALL BE COVERED TO RESIST REMOVAL BY CHILDREN & SEALED IN ACCORDANCE TO SENTENCE 9.25.3.3 (16) (SEE 9.14.3.2)

FOOTINGS AND FOUNDATIONS: -9.15. O.B.C.

CONCRETE FOOTINGS SHALL REST ON UNDISTURBED SOIL WITH ALLOWABLE BEARING OF 150 KPA (21.25 PSI) OR GREATER. WHEN BEARING CAPACITY OF SOIL IS LESS THAN 150 KPA, STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY PRIOR TO COMMENCEMENT OF WORK. * MINIMUM DEPTH OF FOUNDATIONS TO BE 4'0" (1.2m) BELOW FINISHED GRADE. * AS PER 9.3.1.1 & O.B.C. CONCRETE FOR UNREINFORCED FOOTINGS AND FOUNDATION WALLS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AFTER 28 DAYS OF 15 MPa (2200 PSI). * 32 KPA FOR GARAGE FLOORS AND ALL EXTERIOR PLATINGS. * 20 KPA FOR INTERIOR FLOORS OTHER THAN GARAGES. * CONCRETE USED FOR GARAGE FLOORS AND EXTERIOR STEPS SHALL HAVE AN ENTRAINMENT OF 5 - 8% * WHERE STEPPED FOOTINGS ARE USED THE VERTICAL RISE BE TWICE HORIZONTAL PORTIONS SHALL NOT EXCEED 21 1/2" (546mm) AND THE HORIZONTAL DISTANCE BETWEEN RISERS SHALL BE NOT LESS THAN 600mm (23.6") (9.15.3.9 O.B.C.). * FOUNDATION WALLS SHALL EXTEND MINIMUM 150mm (5.9") ABOVE GRADE. * UNIT MASONRY WALLS TO BE DAMPROOFED AND PARCELED BELOW GRADE WITH MINIMUM 1/4" (6mm) MONIAR PARING AND SHALL BE CONED OVER FOOTINGS. * CONCRETE WALLS TO BE DAMPROOFED SHALL HAVE ALL HOLES AND RECESSES RESISTING FROM REMOVAL OF FORM TIES SEALED WITH CEMENT MORTAR OR DAMPROOFING MATERIAL. * MINIMUM FOOTING SIZES (B.15.3.3 O.B.C.). * EXTERIOR FOUNDATION WALLS SHALL BE DRAINED BY DRAINAGE TILE OR PIPE Laid AROUND THE EXTERIOR PART OF THE FOUNDATION WALL. THE DRAIN PIPE OR TILE SHALL BE COVERED WITH NO LESS THAN 150mm (5.9") OF CRUSHED STONE OR OTHER COARSE, CLEAN GRANULAR MATERIAL (B.14.4.3 O.B.C.). * REDUCED FOUNDATION WALLS TO ALLOW THICK FACINGS AND MAINTAIN LATERAL SUPPORT. THE BRICKS TO MIN. 3.5" (89mm) CONCRETE WITH TIES HAVING A MIN CROSS SECTIONAL AREA OF NOT LESS THAN 118 sq.mm AND NOT LESS THAN 1/4" (6mm) PORTION BENT AT RIGHT ANGLES AT EACH END (SEE 9.20.3.4 O.B.C.) AND SPACED @ NOT MORE THAN 200mm O.C. VERTICAL AND 900mm O.C. HORIZONTAL. FILL SPACE BEHIND BRICK WITH MORTAR.

FLOORS ON GROUND: -9.16. O.B.C.

CONCRETE SLABS ON GROUND SHALL BE MINIMUM 3" (75mm) THICK EXCLUSIVE OF CONCRETE TOPPING AND, EXCEPT FOR SLABS IN GARAGES OR NOT LESS THAN 4" (100mm) GRANULAR MATERIAL (SEE 9.16.2 O.B.C.). CONCRETE SLABS ON GRADE SHALL BE REINFORCED WITH A #4 @ 6" MESH LOCATED NEAR BOTTOM DEPTH OF SLAB. * CONCRETE SLABS UNDER FINISHED AREAS SHALL BE DAMPROOFED WITH 6 MIL. (0.15mm) POLYETHYLENE. * THE TOP OF EVERY SLAB ON GRADE SHALL BE MIN 6" (150mm) ABOVE GRADE. * ANY OTHER FILL BENEATH THE TOP PORTION OF COARSE CLEAN GRANULAR MATERIAL SHALL BE COMPACTED.

CRAWL SPACES: -9.18. O.B.C.

WHERE AN UNHEATED CRAWL SPACE IS VENTILATED BY NATURAL MEANS, VENTILATION SHALL BE PROVIDED TO THE OUTSIDE AIR BY NOT LESS THAN 1.00 SQ.FT. (0.1 SQ.M) OF UNOBSTRUCTED VENT AREA FOR EVERY 500 SQ.FT. (50 SQ.M) OF FLOOR AREA. ACCESS TO CRAWL SPACES TO BE A MINIMUM OF 20x28" (500mm x 700mm) FITTED WITH DOORS OR HATCHES, INSULATED AND WEATHERSTRIPPED. * WHERE A CRAWL SPACE IS HEATED, A GROUND COVER CONSISTING OF NOT LESS THAN 0.15mm POLYETHYLENE SHEET CONFORMING TO CANULC-5531, 3/4" VAPOR BARRIER, POLYETHYLENE FINE SHEET FOR USE IN BUILDING CONSTRUCTION, SHALL BE INSTALLED AS PART OF AN AIR BARRIER SYSTEM IN ACCORDANCE WITH SUBSECTION 9.25.3 (SEE 9.18.6.2)

ROOF SPACES: -9.19. O.B.C.

EXCEPT WHERE IT CAN BE SHOWN TO BE UNNECESSARY, WHERE INSULATION IS INSTALLED BETWEEN A CEILING AND THE UNDERSIDE OF ROOF SHEATHING, A SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE SHEATHING, AND VENTS SHALL BE INSTALLED TO PERMIT THE MOVEMENT OF AIR FROM THE SPACE TO THE EXTERIOR. * ROOF SPACES: MINIMUM 1" SQ.FT. OF UNOBSTRUCTED VENTILATING AREA FOR EACH 300 SQ.FT. OF INSULATED CEILING AREA FOR ROOFS WITH A SLOPE EXCEEDING 2 IN 12. * MINIMUM 1 SQ.FT. OF UNOBSTRUCTED VENTILATING AREA FOR EACH 150 SQ.FT. OF INSULATED CEILING AREA FOR ROOFS WITH A SLOPE OF 2 IN 12 OR LESS. OR ANY ROOF WHEN AN INTERIOR FINISH IS APPLIED TO ROOF RAFTERS. * REQUIRED VENTS ARE PERMITTED TO BE ROOF TYPE, EAVE TYPE, GABLE END TYPE OR ANY COMBINATION OF THEM, AND SHALL BE DISTRIBUTED UNIFORMLY ON OPPOSITE SIDES OF THE BUILDING WITH NOT LESS THAN 25% OF THE REQUIRED OPENINGS AT THE TOP OF THE SPACE AND NOT LESS THAN 25% LOCATED AT THE BOTTOM OF THE SPACE. (SEE 9.12.1.2 O.B.C.)

WOOD FRAME CONSTRUCTION: -9.23. O.B.C.

ALL FLOOR JOISTS AND BEAMS TO BE #2 GRADE SPRUCE OR EQUAL UNLESS STATED OTHERWISE. * SILL PLATES NOT LESS THAN 2x6" x 8mm PROVIDING BEARING FOR THE FLOOR SYSTEM SHALL BE ANCHORED TO THE FOUNDATION WITH MINIMUM 1/2" (12.7mm) DIAMETER ANCHOR BOLTS SPACED NOT MORE THAN 7'-10" O.C. (2.4m). * ANCHOR BOLTS SHALL BE FASTENED TO THE SILL PLATE WITH NUTS & WASHERS AND SHALL BE EMBEDDED NOT LESS THAN 4" (100mm) IN THE FOUNDATION AND SO DESIGNED THAT THEY MAY BE TIGHTENED WITHOUT WITHDRAWING THEM FROM THE FOUNDATION. * JOISTS SHALL HAVE A MINIMUM 1/2" (38mm) END BEARING. * BEAMS SHALL HAVE MINIMUM 3/2" (89mm) END BEARING. * JOISTS FRAMED INTO THE SIDES OF WOOD BEAMS SHALL BE SUPPORTED ON METAL JOIST HANGERS. * HEADER JOISTS SHALL BE DOUBLED WHEN THEY EXCEED 3'-11" (1.2m) IN LENGTH. * HEADER JOISTS EXCEEDING 10'-6" (3.2m) IN LENGTH SHALL BE DETERMINED BY CALCULATION. * TRIMMER JOISTS SHALL BE DOUBLED WHEN LENGTH OF HEADER JOIST EXCEEDS 2'-6" (800mm). * WHEN HEADER JOIST EXCEEDS 6'-7" (2.00m) SIZE OF TRIMMER JOISTS SHALL BE DETERMINED BY CALCULATION. * LOADBEARING INTERIOR WALLS PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED BY BEAMS OR WALLS OF SUFFICIENT STRENGTH TO TRANSFER SAFELY THE DESIGN LOADS TO VERTICAL SUPPORTS. * LOADBEARING INTERIOR WALLS AT RIGHT ANGLES TO FLOOR JOISTS SHALL BE LOCATED NOT MORE THAN 2'-11" (600mm) FROM JOIST SUPPORT WHEN THE WALL DOES NOT SUPPORT A FLOOR, AND NOT MORE THAN 2'-0" (600mm) FROM THE JOIST SUPPORT WHEN THE WALL SUPPORTS ONE OR MORE FLOORS, UNLESS THE JOIST SIZE IS DESIGNED TO SUPPORT SUCH LOADS. * NON-LOADBEARING INTERIOR WALLS AT RIGHT ANGLES TO THE FLOOR JOISTS ARE NOT RESTRICTED AS TO LOCATION. * NON-LOADBEARING WALLS PARALLEL TO THE FLOOR JOISTS SHALL BE SUPPORTED BY JOISTS BENEATH THE WALL OR ON BLOCKING BETWEEN THE JOISTS. * BLOCKING FOR THE SUPPORT OF NON-LOADBEARING WALLS SHALL BE NOT LESS THAN 2x4" (89mm x 89mm) LAMBER, SPACED NOT MORE THAN 4'-0" (1.2m) APART. * DOUBLE TOP PLATE FOR ALL LOADBEARING PARTITIONS. * DOUBLE STUDS AT CORNERS AND EACH SIDE OF OPENINGS. * FASTENINGS OF SHEATHING & SUB FLOORING SHALL CONFORM TO 9.23.3.5 WHERE ROOF SHEATHING SUPPORTS ARE SPACED AT MORE THAN 400mm O.C. THE MAXIMUM SPACING OF FASTENERS FOR ROOF SHEATHING SHALL BE 150mm ALONG EDGES AND INTERMEDIATE SUPPORTS (SEE 9.23.3.5). AS PER 9.23.3.4 O.B.C. CROSS BRIDGING FOR FLOOR JOISTS TO BE LOCATED NOT MORE THAN 8'-11" (2.7m) FROM EACH SUPPORT OR OTHER ROWS OF BRIDGING. * STRAPPING SHALL BE AT LEAST 1x3" (38mm x 89mm) NAILED TO THE UNDERSIDE OF FLOOR JOISTS. *

HEAT TRANSFER, AIR LEAKAGE, AND CONDENSATION CONTROL: -9.25. O.B.C.

ALL WALLS, CEILINGS & FLOORS SEPARATING HEATED SPACE FROM UNHEATED SPACE, THE EXTERIOR AIR OR THE EXTERIOR SOIL SHALL BE PROVIDED WITH THERMAL INSULATION IN CONFORMANCE WITH SECTION 12.2 TO PREVENT MOISTURE CONDENSATION ON THEIR ROOM SIDE DURING THE WINTER AND TO ENSURE COMFORTABLE CONDITIONS FOR THE OCCUPANTS.

COND-HEAT TRANSFER, AIR LEAKAGE, AND CONDENSATION CONTROL: -9.25. O.B.C.

INSULATION: MINIMUM R-4 (RSI 0.7) FOR EXPOSED DOORS. INSULATE MINIMUM AS PER BUILDER SPECIFIED COMPLIANCE PACKAGE DOWN TO 8" (200mm) ABOVE THE BASEMENT SLAB. INSULATE AS PER BUILDER SPECIFIED COMPLIANCE PACKAGE IN ALL EXTERIOR WALLS. INSULATE AS PER BUILDER SPECIFIED COMPLIANCE PACKAGE IN EXPOSED FLOORS AND ROOFS. MINIMUM INSULATION AS PER BUILDER SPECIFIED COMPLIANCE PACKAGE IN EXPOSED CEILING WITH ATTIC SPACE. * SOUND TRANSMISSION CLASS RATING TO BE A MINIMUM 50 BETWEEN DWELLING UNITS. * VAPOR BARRIERS SHALL BE INSTALLED TO PROTECT THE ENTIRE SURFACES OF THERMALLY INSULATED WALL, CEILING AND FLOOR ASSEMBLIES. VAPOR BARRIER PROTECTION SHALL BE INSTALLED ON THE WARM SIDE OF INSULATION. PENETRATIONS OF THE AIR BARRIER PROTECTION, SUCH AS THOSE CREATED BY THE INSTALLATION OF DOORS, WINDOWS, ELECTRICAL WIRING, ELECTRICAL BOXES, PIPING OR DUCTWORK, SHALL BE SEALED TO MAINTAIN THE INTEGRITY OF THE AIR BARRIER PROTECTION OVER THE ENTIRE SURFACE. PROVIDE AIR BARRIER.

ROOFING: -9.26. O.B.C.

ASPHALT SHINGLES (CSA-A121.14/23.3) ON 3/8" (9.5mm) OR 1/2" (12.7mm) PLYWOOD SHEATHING. * USE HIGHS FOR TRUSSES. * FASTEN SHEATHING @ MAXIMUM SPACING OF 150mm ALONG EDGES & INTERMEDIATE SUPPORTS. EAVE PROTECTION SHALL BE PROVIDED FROM THE EDGE OF ROOF A MIN. 2'-11" (600mm) UP THE ROOF SLOPE TO A LINE NOT LESS THAN 17" (430mm) INSIDE THE INNER FACE OF THE EXTERIOR WALL. EAVE PROTECTION SHALL BE Laid BENEATH THE STARTER SHIP AND SHALL CONSIST OF TYPE M OR TYPE S ROLL ROOFING CONFORMING TO CANULC-A122.2. ASPHALT COATED ROOFING SHEETS (S262.1.1) FLASHING: EXCEPT WHERE THE OMISSION WILL NOT ADVERSELY AFFECT ADJACENT SUPPORTING ELEMENTS, FLASHING SHALL BE INSTALLED AT JUNCTIONS BETWEEN ROOFS AND WALLS THAT RISE ABOVE THE ROOF AND GUARDS THAT ARE CONNECTED TO THE ROOF BY OTHER THAN PICKETS OR POSTS. * WHERE SLOPING SURFACES OF SHINGLED ROOFS INTERSECT TO FORM A VALLEY, THE VALLEY SHALL BE FLASHED SEE 9.26.4.3 O.B.C. * THE INTERSECTION OF SHINGLED ROOFS AND MASONRY WALLS OR CHIMNEYS SHALL BE PROTECTED WITH FLASHING (SEE 9.26.4.4 O.B.C.). * THE INTERSECTION OF SHINGLE ROOFS AND WALLS CLAD WITH OTHER THAN MASONRY SHALL BE PROTECTED WITH FLASHING (SEE 9.26.4.5 O.B.C.). * THE INTERSECTION OF BUILT-UP ROOFS AND MASONRY WALLS OTHER THAN MASONRY SHALL CONFORM TO SECTIONS 9.26.4.6 & 9.26.4.7 O.B.C. * CHIMNEY SMOCKS SHALL CONFORM TO 9.26.4.8 O.B.C. EAVE PROTECTION SHALL BE PROVIDED ON SHINGLE, SHAKE OR TILE ROOFS, EXTENDING FROM THE EDGE OF THE ROOF A MINIMUM OF 100mm (4") UP THE ROOF SLOPE TO A LINE NOT LESS THAN 300mm (1'0") INSIDE THE INNER FACE OF THE EXTERIOR WALL (9.26.5 O.B.C.)

REQUIRED WATER SUPPLY: -9.31.3.1. O.B.C.

EVERY DWELLING UNIT SHALL BE SUPPLIED WITH A WATER DISTRIBUTION SYSTEM WHERE A DRINKING WATER SYSTEM IS AVAILABLE (SEE 9.31.3.1).

REQUIRED FIXTURES: -9.31.4.1. O.B.C.

A DWELLING UNIT WITH A WATER DISTRIBUTION SYSTEM SHALL CONTAIN A KITCHEN SINK, A LAVATORY, A BATH-TUB OR SHOWER STALL AND A WATER CLOSET OR A DRAINLESS COMPOSTING TOILET (SEE 9.31.4.1).

VENTILATION: -9.32. O.B.C.

EVERY DWELLING UNIT THAT IS SUPPLIED WITH ELECTRICAL POWER SHALL BE PROVIDED WITH A MECHANICAL VENTILATION SYSTEM IN ACCORDANCE WITH SUBSECTION 9.32.3 O.B.C. WHERE A ROOM OR SPACE IS NOT PROVIDED WITH NATURAL VENTILATION AS PER 9.32.2.1 O.B.C. MECHANICAL VENTILATION SHALL BE PROVIDED TO EXHAUST INSIDE AIR FROM OR TO INTRODUCE OUTSIDE AIR TO THAT ROOM OR SPACE AT THE RATE OF ONE-HALF AIR CHANGE PER HOUR IF THE ROOM OR SPACE IS MECHANICALLY COOLED IN SUMMER, AND ONE AIR CHANGE PER HOUR IF IT IS NOT. * OPENINGS SHALL BE PROTECTED FROM THE WEATHER AND INSECTS AND SCREENING SHALL BE OF RUST PROOF MATERIAL.

ENERGY EFFICIENCY DESIGN: -12.2.1.2. O.B.C.

ENERGY EFFICIENCY AFTER DECEMBER 31ST, 2016
THE ENERGY EFFICIENCY OF A BUILDING OF RESIDENTIAL OCCUPANCY SHALL BE DESIGNED TO EXCEED BY NOT LESS THAN 15% THE ENERGY EFFICIENCY LEVELS REQUIRED BY SENTENCE 12.2.1.1 (2) OR CONFORM TO CHAPTERS 1 & 3 OF MMH SUPPLEMENTARY STANDARD SB-12, "ENERGY EFFICIENCY FOR HOUSING"

WINDOWS & SLIDING GLASS DOORS: -12.3.1.2. O.B.C.

THE ENERGY RATING AND THE OVERALL COEFFICIENT OF HEAT TRANSFER REQUIRED FOR WINDOWS AND SLIDING GLASS DOORS SHALL BE DETERMINED IN CONFORMANCE WITH CANULC-A440.2, "FENESTRATION ENERGY PERFORMANCE" OR NFRC 100, "PROCEDURE OF DETERMINING FENESTRATION PRODUCT U-FACTOR" AND NFRC 200, "PROCEDURE FOR DETERMINING FENESTRATION PRODUCT SOLAR HEAT GAIN COEFFICIENT AND VISUAL TRANSMITTANCE AT NORMAL INCIDENCE". (SEE 12.3.1.2 O.B.C.)

TEMPERATURE CONTROL IN DWELLING UNITS: -12.3.1.3. O.B.C.

INDOOR TEMPERATURE IN A DWELLING UNIT NOT HEATED BY A SOLID FUEL-BURNING APPLIANCE OR CROUND SOURCE HEAT PUMP SHALL BE CONTROLLED BY AT LEAST ONE PROGRAMMABLE THERMOSTATIC CONTROL DEVICE (SEE 12.3.1.3)

HOT WATER PIPING INSULATION: -12.3.1.4. O.B.C.

HOT WATER PIPES VERTICALLY CONNECTED TO A HOT WATER STORAGE TANK SERVING A NON-CIRCULATING SYSTEM SHALL HAVE HEAT TRAPS ON BOTH INLET & OUTLET PIPING. PROVIDE MIN RSI 0.62 FOR THE FIRST 2.5m OF HOT WATER OUTLET PIPING & PROVIDE MIN RSI 0.62 THERMAL RESISTANCE FOR INLET PIPING BETWEEN HEAT TRAP AND TANK. (SEE 12.3.1.4)

PLUMBING SYSTEMS: -12.4.1.1. O.B.C.

ALL BUILDING SHALL CONFORM TO WATER EFFICIENCY REQUIREMENTS OF 7.6 & 4. DW/8 (SEE 12.4.1.1).

DRAIN WATER HEAT RECOVERY: - 3.1.1.1.12. O.B.C.

A DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED IN EACH DWELLING UNIT TO RECOVER DRAIN WATER FROM ALL SHOWERS OR FROM AT LEAST TWO SHOWERS WHERE THERE ARE TWO OR MORE SHOWERS IN THE DWELLING UNIT.

GENERAL NOTES:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE - O.B.C. 332/12
GAS PROOFING OF GARAGES: CONSTRUCTION BETWEEN ATTACHED OR BUILT-IN GARAGES AND DWELLING UNITS SHALL PROVIDE AN EFFECTIVE BARRIER TO GAS AND EXHAUST FUMES. CEILINGS AND STUD PARTITIONS SHALL HAVE ONE LAYER 1/2" DRYWALL FILL AND TAPED. FINISHED FLOORING IN BATHROOMS, KITCHENS, PUBLIC ENTRANCE HALLS, LAUNDRY & GENERAL STORAGE AREAS SHALL CONSIST OF RESILIENT FLOORING, FULT-SYNTHETIC-FIBER FLOOR COVERINGS, CONCRETE, TERRAZZO, CERAMIC TILE, MASTIC OR OTHER TYPES OF FLOORING PROVIDING SIMILAR DEGREES OF WATER RESISTANCE.
FOR REQUIREMENTS INVOLVING THE INSTALLATION OF BACKWATER VALVES SEE 7.4.6 & "PROTECTION FROM BACK FLOW".
FOR INSULATION OF FOUNDATION WALLS AND SLABS WITHIN 400mm OF ADJACENT GROUND LEVEL REFER TO SB-12.3.1.1.6 WHERE A SUPPLY DUCT OR RETURN IS NOT PROTECTED BY AN INSULATED EXTERIOR WALL OR WHERE THE DUCT IS EXPOSED TO AN UNHEATED SPACE IT SHALL BE INSULATED TO PROVIDE A THERMAL RESISTANCE OF NOT LESS THAN RSI 2.1. (SEE 6.2.4.3 O.B.C.)
WHERE A SUPPLY DUCT OR RETURN DUCT IS LOCATED IN AN UNCONDITIONED SPACE OR OUTDOORS, AND ALL JOINTS OF THE DUCTWORK SHALL BE SEALED TO A CLASS 3 SEAL LEVEL IN ACCORDANCE WITH THE SMACNA HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE. (SEE 6.2.4.3 O.B.C.)
WHERE A SUPPLY DUCT IS LOCATED IN A CONDITIONED SPACE, THE DUCTWORK SHALL BE SEALED TO A CLASS 3 SEAL LEVEL IN ACCORDANCE WITH THE SMACNA HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE. (SEE 6.2.4.3 O.B.C.)
BUILDER TO PROVIDE ELECTRIC VEHICLE CHARGING SYSTEM IN GARAGE AS PER 9.34.4.3 (4) & (5)

AUG 22 2018



CITY OF BRAMPTON
BUILDING DIVISION
REVIEWED
JAN 07 2018
BY
MARK DERKSEN

2012 CODE

GENERAL NOTES

MINNISALE HOME CORP.
CITY OF BRAMPTON

MODEL NAME	T
SCALE	N.T.S.
PROJ. No.	18-24
DWG. No.	1

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.
JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.
AS CONSTRUCTION PROCEEDS, MUST BE USED PRIOR TO POURING FOOTINGS.
JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONSTRUCTION OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS PROVIDED BY AND IS THE PROPERTY OF JARDIN DESIGN GROUP INC. THIS DRAWING IS NOT TO BE REPRODUCED.

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1	AUG. 17, 2018	PREPARED TO PACKAGE 'A1' ISSUED TO CLIENT
No.	DATE	WORK DESCRIPTION

DRAWN BY:

DRAWING NAME: GENERAL NOTES

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.
QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 1.2.3 of the Building Code.
Walter Botter 21031
NAME SIGNATURE BCIN
REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 1.2.4 of the Building Code.
jardin design group inc. 27763
FIRM NAME BCIN

jardin
DESIGN GROUP INC.
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

EAVE PROTECTION SHALL BE PROVIDED FROM THE EDGE OF ROOF A MIN. 3'-0" (900mm) UP FROM THE ROOF SLOPE TO A LINE NOT LESS THAN 1'-0" (300mm) INSIDE THE 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 5/8" PLYWOOD SHEATHING USE 'W' CLIPS FOR TRUSSES

STARTER STRIP OF ROOF SHINGLES REQUIRED

2"x6" FASCIA BOARD PREFINISHED METAL CUTTER, FASCIA AND VENTED SOFFIT

4" FACE BRICK TIED TO STUDS WITH GALVANIZED 7/8" WIDE METAL TIES @ 16" o.c. HORIZONTAL AND 24" o.c. VERTICAL

1" AIR SPACE

#15 BUILDING PAPER OVER 7/16" O.S.B. EXTERIOR SHEATHING, 2"x6" SPR. STUDS @ 16" o.c. FILLED WITH R-22 INSULATION AND 6 MIL POLY VAPOUR BARRIER

CONTINUOUS HEADER JOIST W/ R-22 INSULATION W/ 6 MIL VAPOUR BARRIER AND SEAL TO JOIST AND SUBFLOOR

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

HEAVY COAT OF BITUMEN OVER CONC. WALL

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

CEMENT COVE

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

FIN. SLAB

MIN. 4'-0" FROST COVERAGE

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

DAFFLES AS REQUIRED FOR ROOF VENTILATION

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

ROOF TRUSSES @ 24" o.c. MAX. RAISED HEEL TO MATCH PLATE

1/2" (13mm) DRYWALL FINISH OVER CONT. 6 MIL POLY VAPOUR/AIR BARRIER & MIN. R-60 INSULATION

MIN. R22 INSULATION (6") ABOVE INNER FACE OF EXTERIOR WALL

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

2"x6" BOTTOM PLATE

LAP VAPOUR AND AIR BARRIER 4" AND SECURE TO PLATE

FIN. FLOORING ON 5/8" T&G PLYWOOD

FINISHED SECOND FLOOR

PARALLEL JOISTS: T&G WOOD BLOCKING @ 36" o.c.

FLOOR JOISTS SEE PLAN

1/2" GYPSUM BOARD CEILING FINISH

CONTINUOUS TIMBERSTRAND

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

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

SINGLE CONTIN. TIMBERSTRAND

FIN. FLOORING ON 3/4" T&G PLYWOOD

FINISHED FIRST FLOOR

CAULK OR SEAL WITH GASKET AIR BARRIER SECURED TO PLATE

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 BLANKET INSULATION DOWN WITHIN 2" MIN. AND 8" MAX. ABOVE FINISH SLAB WITH MOISTURE & VAPOUR BARRIER SEALED AT TOP & BOTTOM

POURED CONC. FDN. WALL FOR WALL THICKNESS SEE ARCHITECTURAL DRAWINGS.

CONTINUOUS WATERSTOP (BITUMEN CAULKING)

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

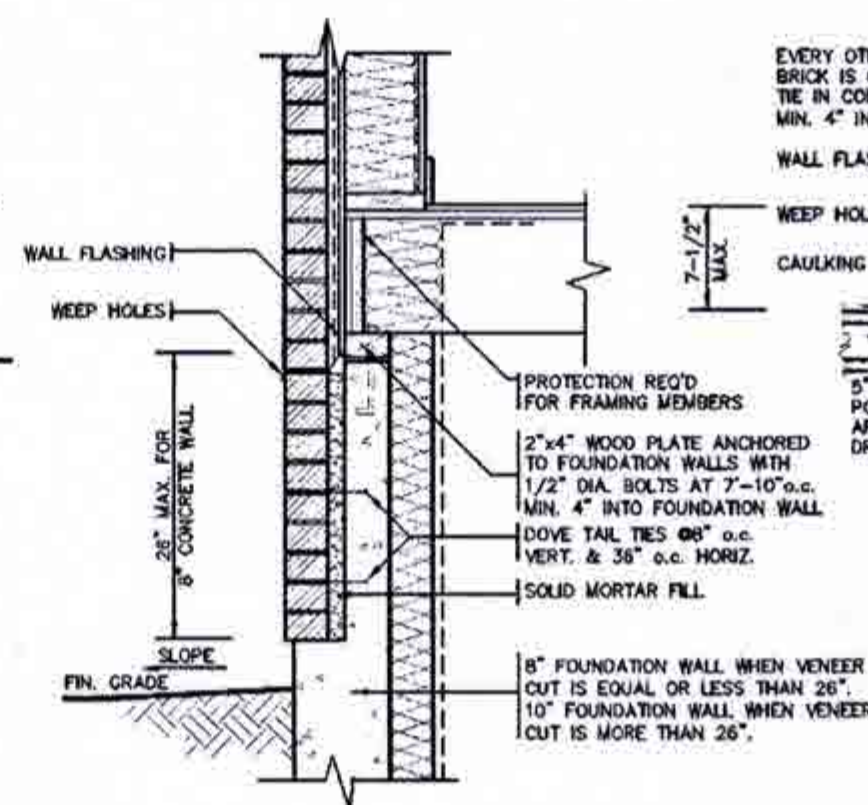
2 STOREY WALL SECTION

CITY OF BRAMPTON
BUILDING DIVISION
REVIEWED
NOV 27 2018
HVAC BY
MONICA CRIBAN

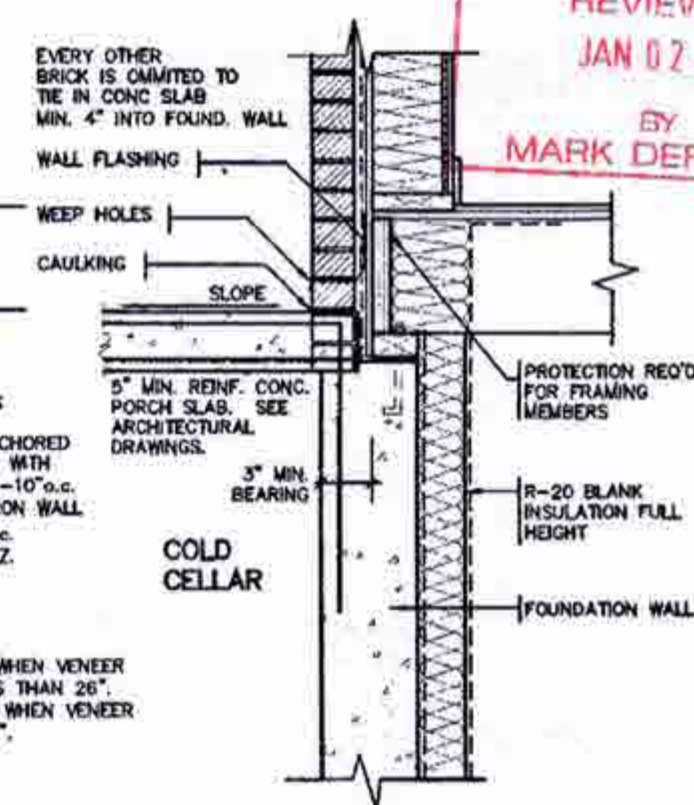
1/2" (13mm) DRYWALL FINISH OVER CONT. 6 MIL POLY VAPOUR/AIR BARRIER & MIN. R-31 INSULATION (DRYWALL ON THE CEILING ONLY WHEN THERE IS NO SECOND FLOOR ABOVE GARAGE)

#15 BUILDING PAPER, 2"x6" SPR. STUDS @ 16" o.c. FILLED WITH R-22 INSULATION AND 6 MIL POLY VAPOUR BARRIER

DETAIL FOR INTERIOR GARAGE WALLS & CEILINGS



DETAIL FOR CONCRETE VENEER DROPPED GRADE



DETAIL FOR COLD CELLAR PORCH SLAB

AUG 22 2018



CITY OF BRAMPTON
BUILDING DIVISION
REVIEWED
JAN 02 2018
BY
MARK DERKSEN

2012 CODE

2 STOREY WALL SECTION
2"x6" BRICK VENEER
MINNISALE HOME CORP.
CITY OF BRAMPTON



MODEL NAME
T
SCALE
AS NOTED
PROJ. No.
18-24
DWG. No.
2

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.

JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR MECHANICAL INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION VARIATIONS FROM THE INTENT OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS FOR ALL PROCEEDING WITH WORK.

AS CONSTRUCTED ELEMENTS MUST BE VERIFIED PRIOR TO FLOORING.

JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK. ANY ASSUMES ARE NOT RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB-CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

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No.	DATE	WORK DESCRIPTION
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1	AUG. 17, 2018	PREPARED TO PACKAGE 'A1' ISSUED TO CLIENT

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.

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 1.2.3 of the Building Code

Walter Botter 21031
NAME SIGNATURE BCN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 1.2.4 of the Building Code

Jardin design group inc. 27763
FIRM NAME BCN

jardin
DESIGN GROUP INC.
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca



FOR STRUCTURE ONLY

EAVE PROTECTION SHALL BE PROVIDED FROM THE EDGE OF ROOF A MIN. 3'-0" (900mm) UP FROM THE ROOF SLOPE TO A LINE NOT LESS THAN 1'-0" (300mm) INSIDE THE INNER FACE OF THE EXTERIOR WALL. EAVE PROTECTION SHALL BE LAID BENEATH THE STARTER STRIP AND SHALL CONSIST OF TYPE 'N' OR TYPE 'S' ASPHALT COATED ROOFING SHEETS.

BAFFLES AS REQUIRED FOR ROOF VENTILATION

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

210 ASPHALT SHINGLES ON 3/8" PLYWOOD SHEATHING USE 'H' CLIPS FOR TRUSSES

STARTER STRIP OF ROOF SHINGLES REQUIRED

SEE PLAN FOR ROOF SLOPE

2"x5" FASCIA BOARD FINISHED WITH METAL GUTTER, FASCIA AND VENTED SOFFIT

1 1/2"x6" RAISED STUCCO FRIEZE BOARD (TYP.)

MESH BACKWRAPPED

- FIN. COAT OF EXTERIOR ACRYLIC STUCCO
- FIBRE MESH EMBEDDED IN PREP COAT
- INSULATION BOARD (MIN. R-5) W/ GEOMETRICALLY DEFINED DRAINAGE CAVITY HAVING A MIN. CAVITY DEPTH OF 1/4"
- AIR/MOISTURE BARRIER
- 2"x6" EXTERIOR GRADE OSB SHEATHING
- 2" X 6" STUDS
- MIN. R-22 BATT INSULATION
- CONT. VAPOUR / AIR BARRIER
- 1/2" DRYWALL

(EIFS APPROVED SYSTEM, ALL MATERIALS AND SYSTEMS SHALL CONFORM TO CAN/ULC-S716.1)

CONCRETE SILL

CONTINUOUS HEADER JOIST W/ R-22 INSULATION W/ 6 MIL VAPOUR BARRIER AND SEAL TO JOIST AND SUBFLOOR

4" FACE BRICK TIED TO STUDS WITH GALVANIZED 7/8" WIDE METAL TIES @ 16" O.C. HORIZONTAL AND 24" O.C. VERTICAL

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

FIN. GRADE

HEAVY COAT OF BITUMEN OVER CONC. WALL

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

CEMENT COVE

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

FIN. SLAB

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

MIN. R-22 INSULATION ABOVE INNER FACE OF EXTERIOR WALL

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

2"x6" BOTTOM PLATE

LAP VAPOUR AND AIR BARRIER 4" AND SECURE TO PLATE

FIN. FLOORING ON 5/8" T&G PLYWOOD

FINISHED SECOND FLOOR

PARALLEL JOISTS T&G WOOD BLOCKING @ 36" O.C.

FLOOR JOISTS SEE PLAN

1/2" GYPSUM BOARD CEILING FINISH

SINGLE CONT. TIMBERSTRAND

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

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

SINGLE CONTIN. TIMBERSTRAND

FIN. FLOORING ON 3/4" T&G PLYWOOD

FINISHED FIRST FLOOR

CAULK OR SEAL WITH GASKET

AIR BARRIER SECURED TO PLATE

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 BLANKET INSULATION DOWN WITHIN 2" MIN. AND 8" MAX. ABOVE FINISH SLAB WITH MOISTURE & VAPOUR BARRIER SEALED AT TOP & BOTTOM

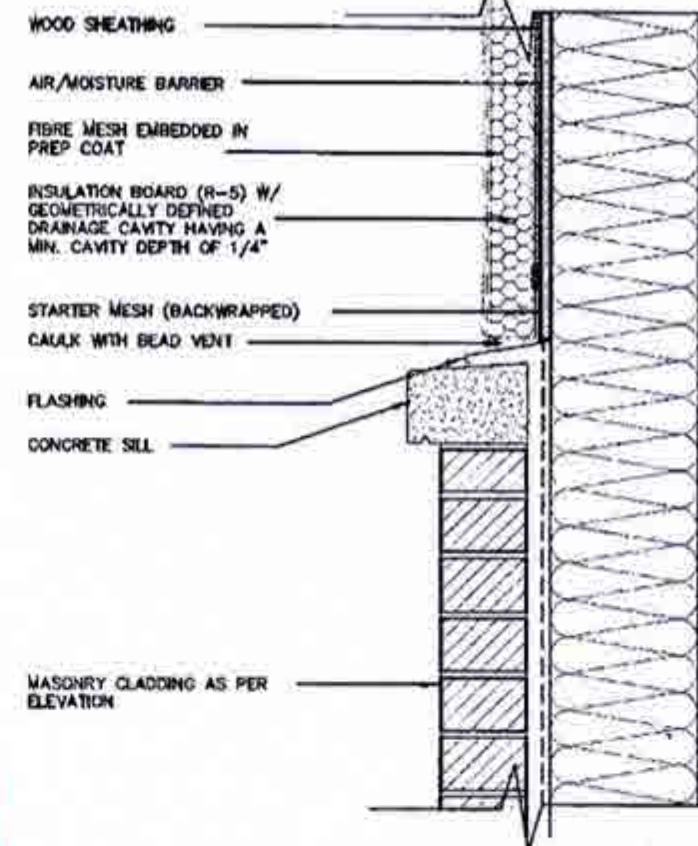
POURED CONC. FDN. WALL FOR WALL THICKNESS SEE ARCHITECTURAL DRAWINGS.

CONTINUOUS WATERSTOP (BITUMEN CAULKING)

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

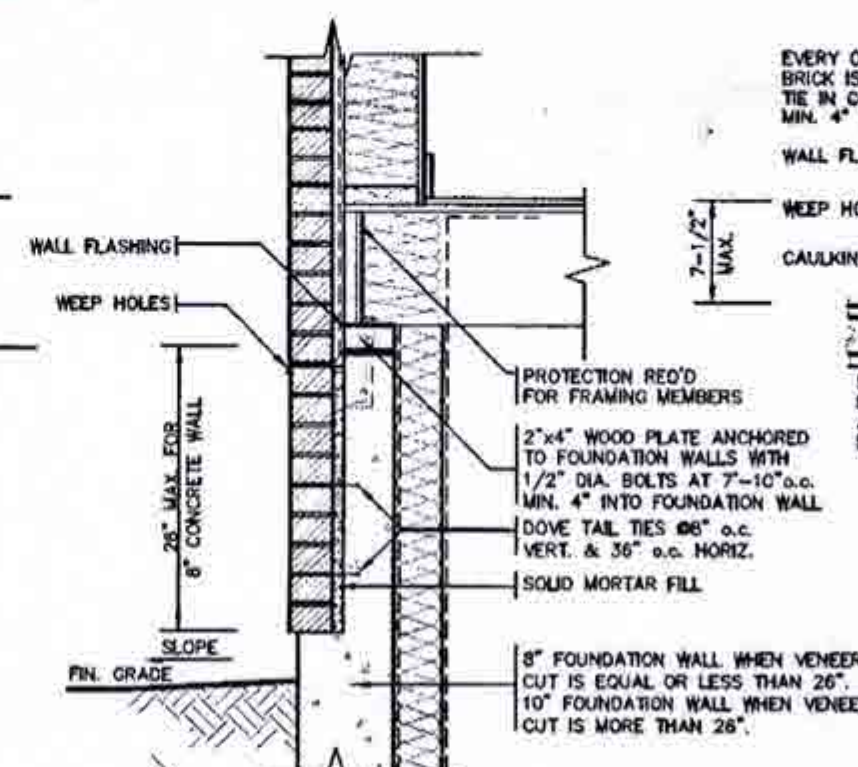
FINISHED SLAB

2 STOREY WALL SECTION

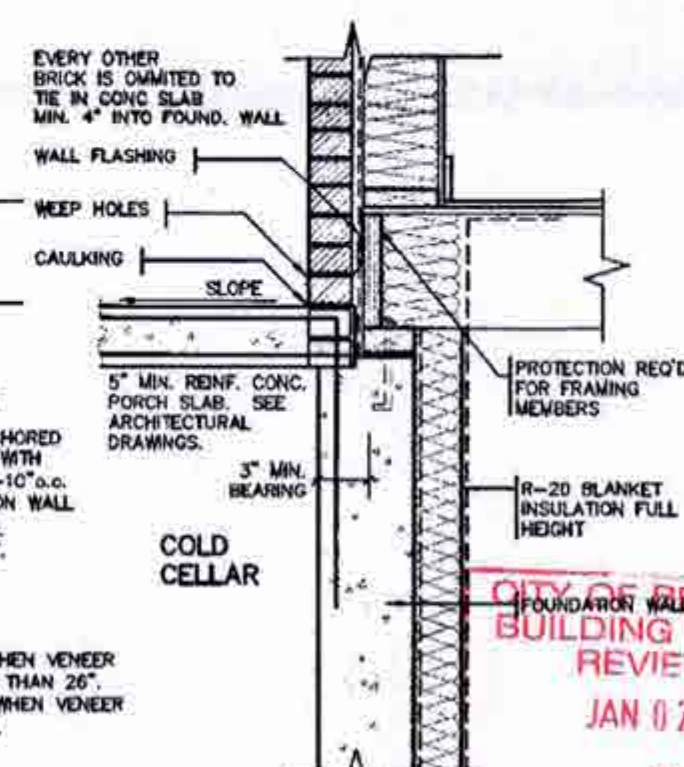


A. TERMINATION AT MASONRY CLADDING WITH SEALANT

1 1/2" = 1'0"



DETAIL FOR CONCRETE VENEER DROPPED GRADE



DETAIL FOR COLD CELLAR PORCH SLAB

CITY OF BRAMPTON
BUILDING DIVISION
REVIEWED
JAN 02 2018
BY
MARK DERKSEN

AUG 22 2018

2012 CODE

2 STOREY WALL SECTION 2"x6" STUCCO WALL

MINNISALE HOME CORP.
CITY OF BRAMPTON

MODEL NAME	T
SCALE	AS NOTED
PROJ. No.	18-24
DWG. No.	3



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.

Walter Botter 21037
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Ontario C. Subsection 1.1.4 of the building code.

jardin design group inc. 27763
FIRM NAME BCIN

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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NO CONSTRUCTION SHOULD BE VIEWED PRIOR TO POUNDING FOOTINGS.

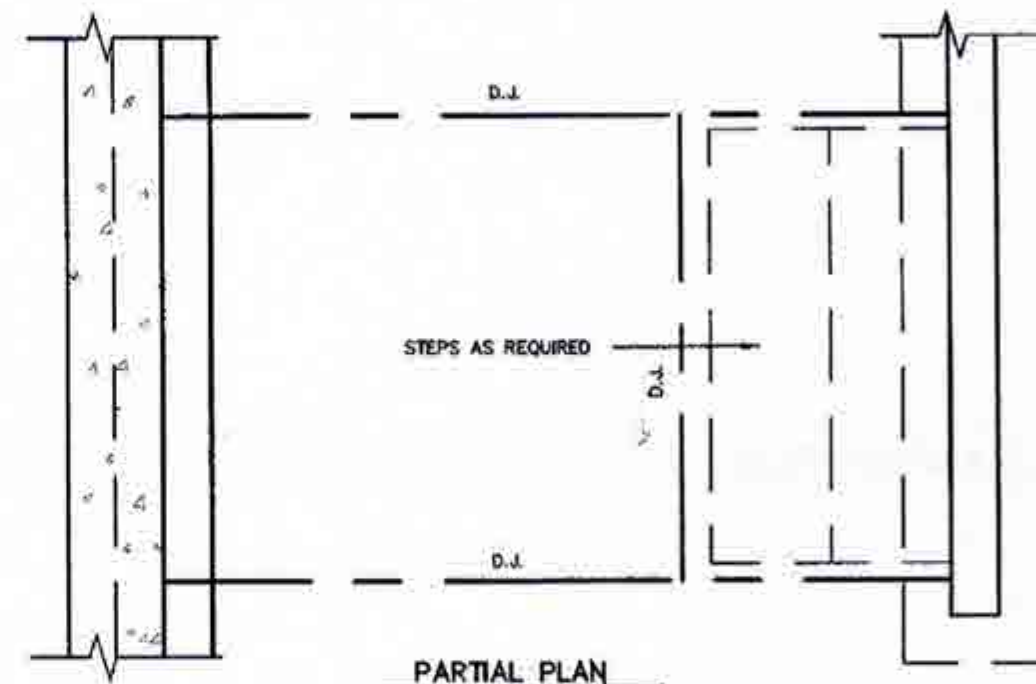
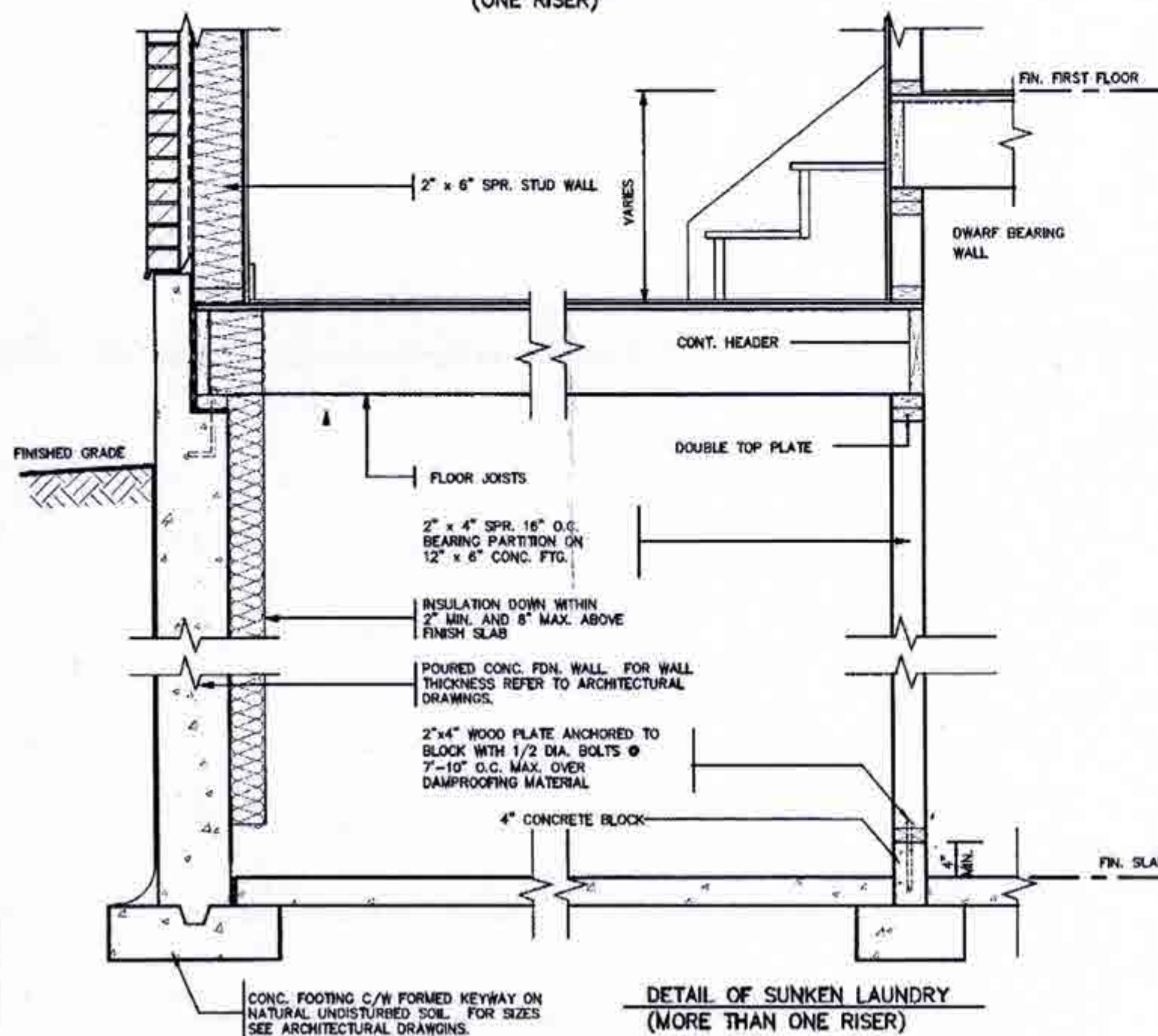
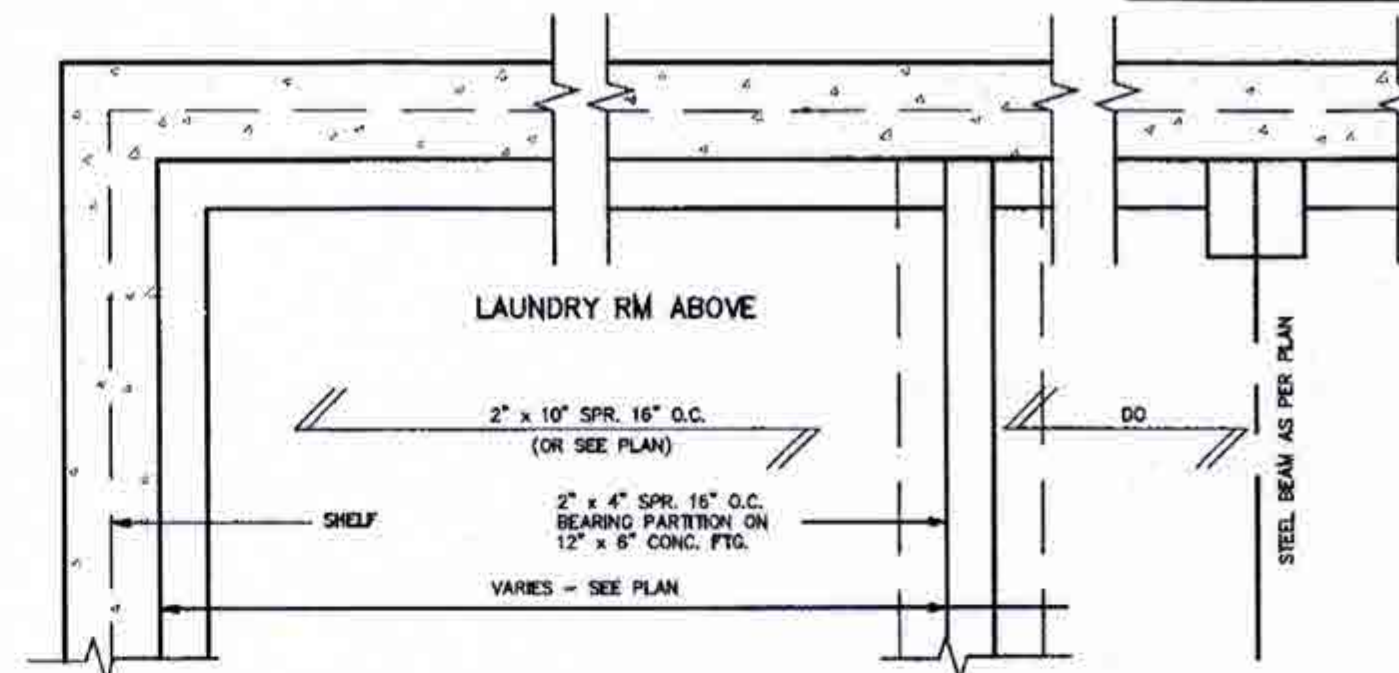
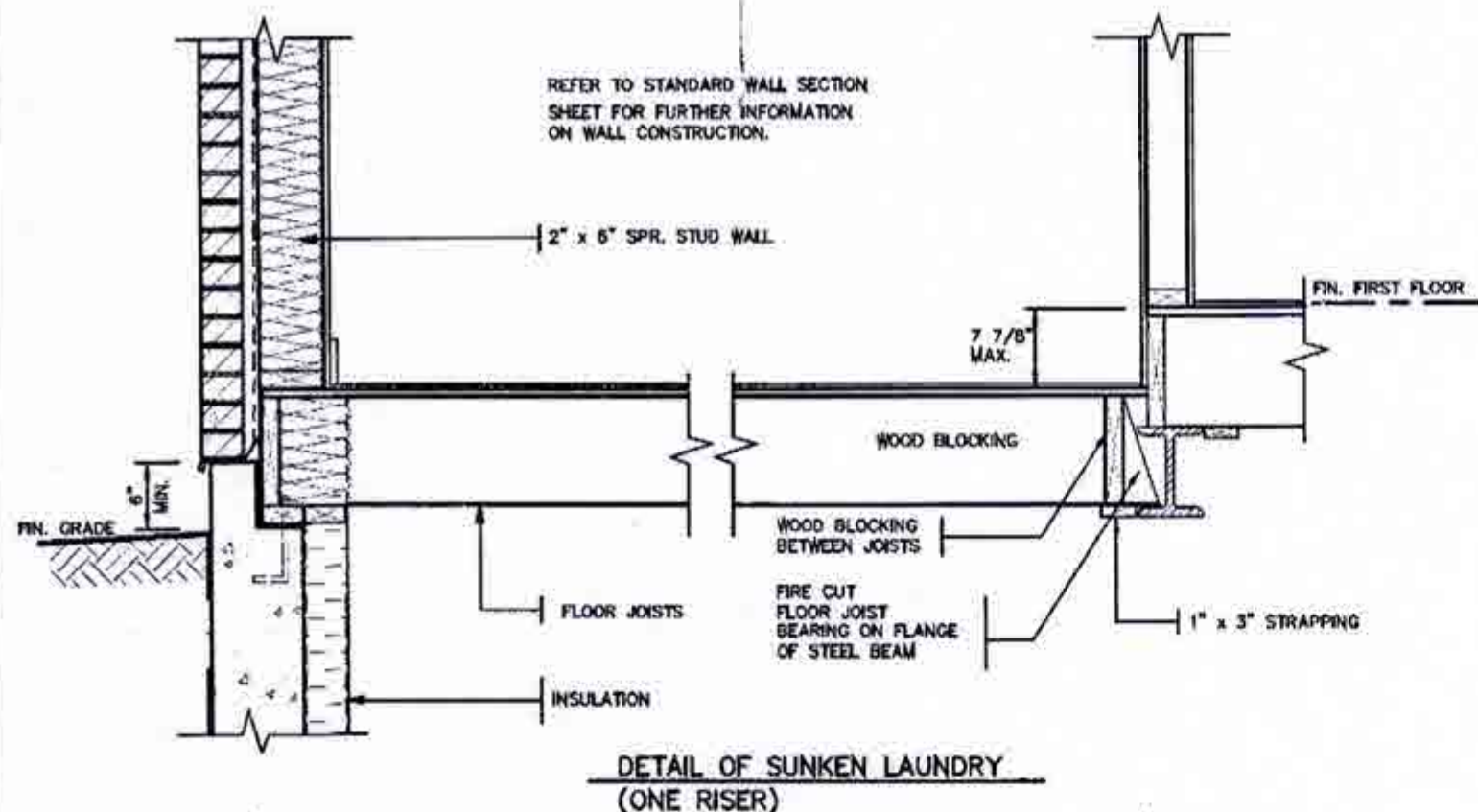
JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL MAINTENANCE OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONSTRUCTION OR FOR CONSTRUCTION TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS PROVIDED BY JARDIN DESIGN GROUP INC. TO THE CLIENT AND IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF JARDIN DESIGN GROUP INC.

No.	DATE	WORK DESCRIPTION
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1	AUG 17 2018	PREPARED TO PACKAGE 'A1' ISSUED TO CLIENT

DRAWN BY: DRAWING NAME: GENERAL NOTES

DRAWN BY	ORIGINATOR'S NAME	GENERAL NOTES
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CITY OF BRAMPTON
BUILDING DIVISION
REVIEWED
JAN 02 2018
BY
MARK DERKSEN



AUG 22 2018

FOR STRUCTURE ONLY

2012 CODE

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.

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ALL CONSTRUCTION METHODS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

JARDIN DESIGN GROUP INC. HEREBY DISCLAIMS ANY LIABILITY TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB-CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

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1	AUG. 17, 2018	PREPARED TO PACKAGE 'A1' ISSUED TO CLIENT
No.	DATE	WORK DESCRIPTION

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.

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 1.2.4 of the building code.

Walter Boffer *Walter Boffer* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 1.2.4 of the building code.

Jardin design group inc. 27763
FIRM NAME BCIN

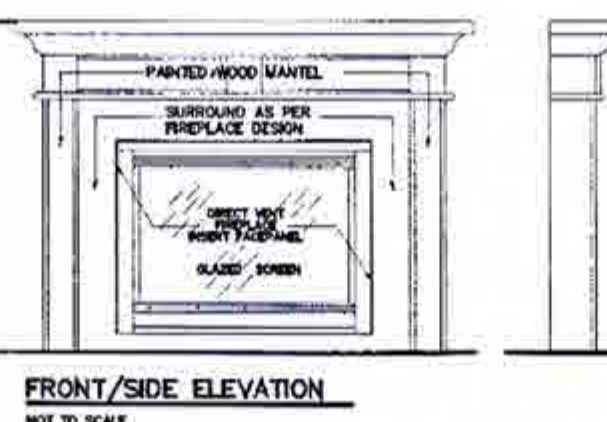
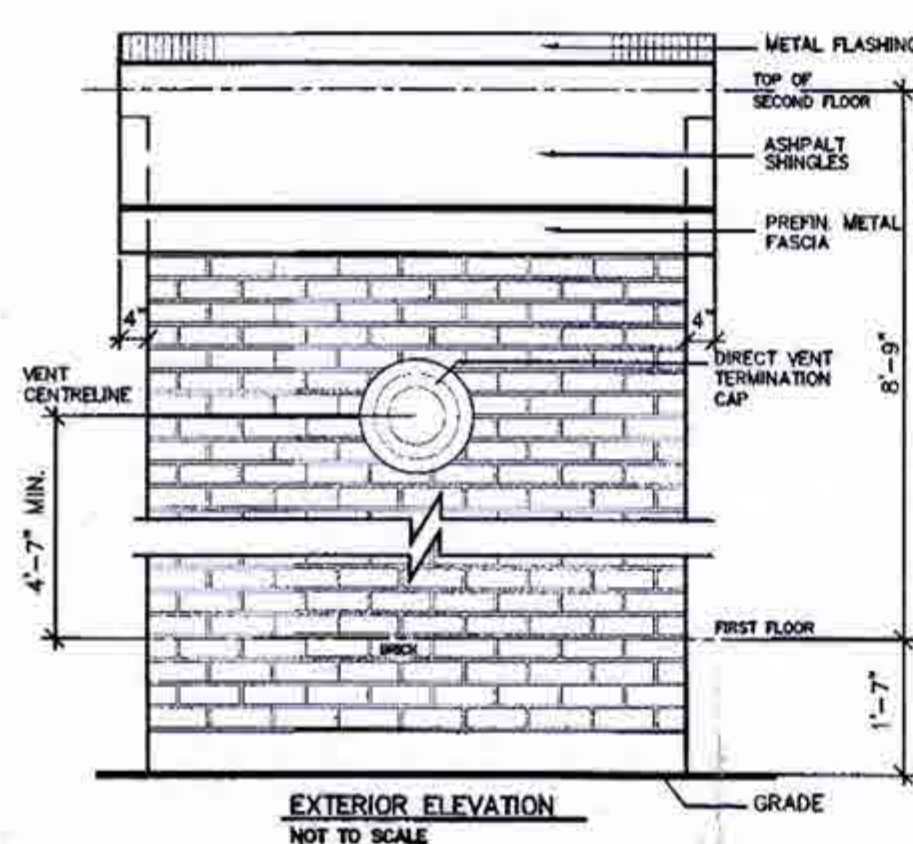
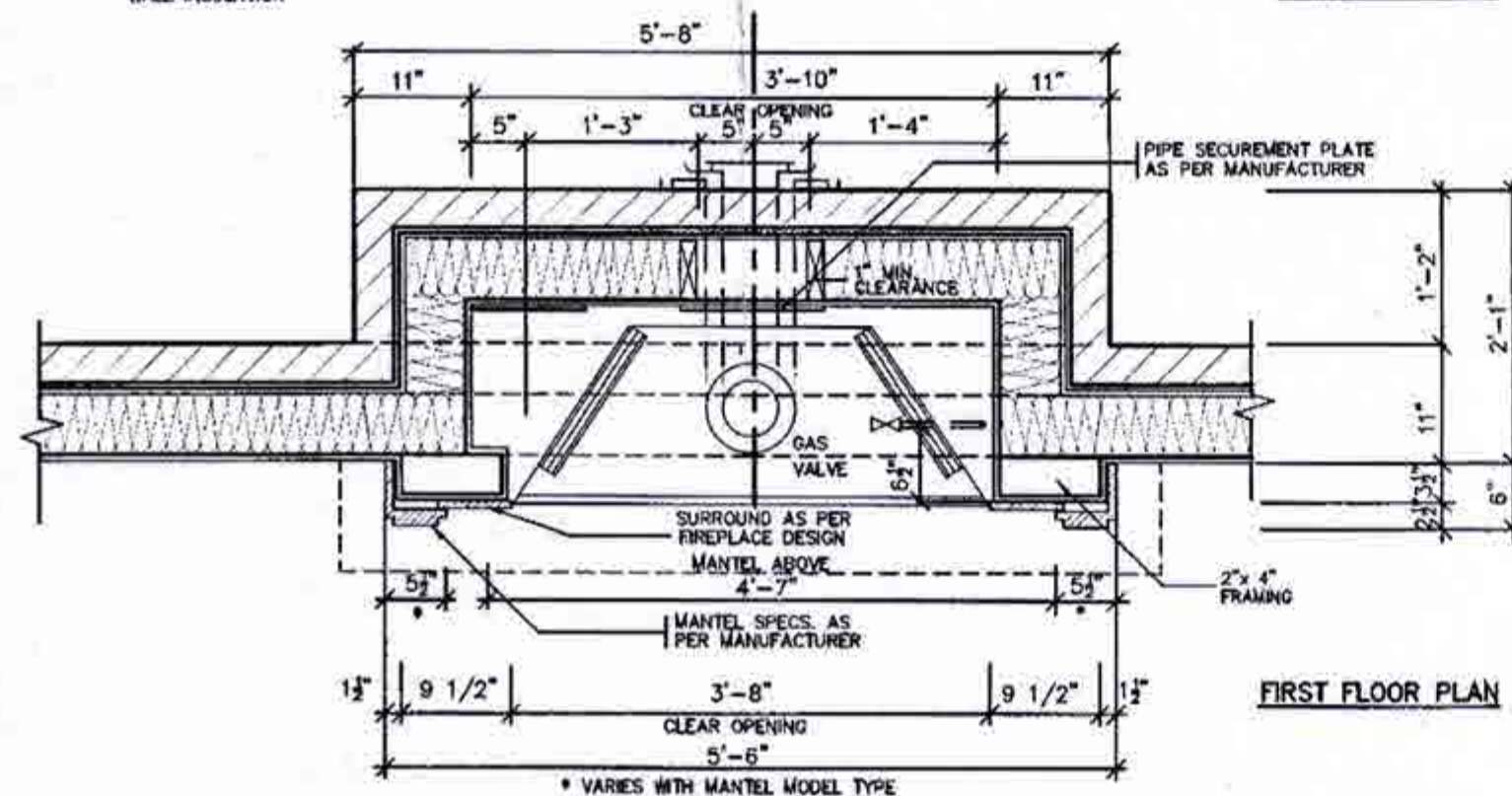
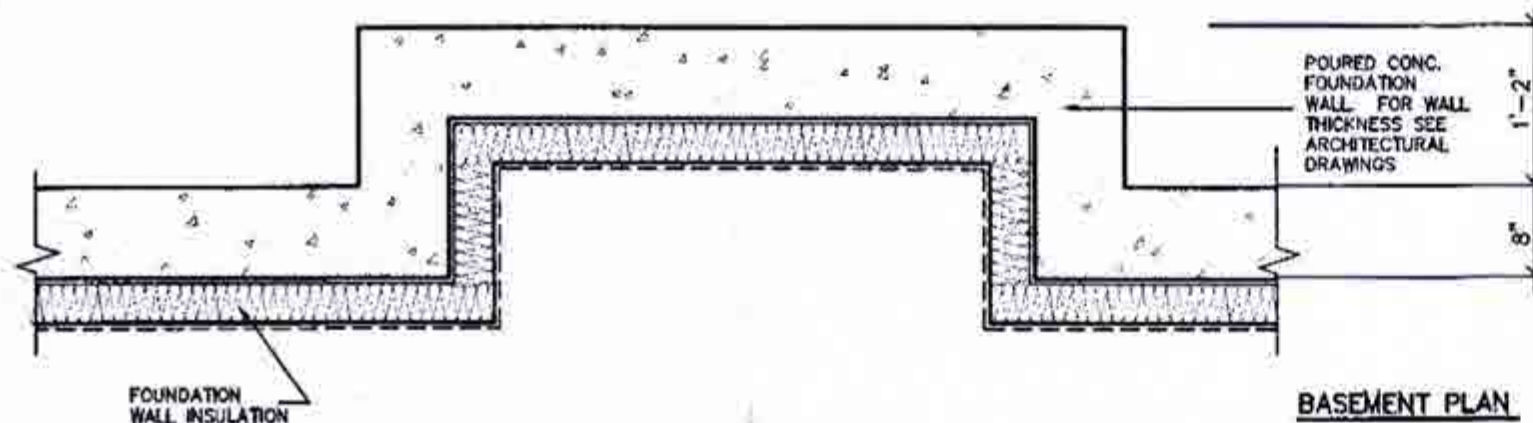
jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

SUNKEN LAUNDRY
MINNISALE HOME CORP.
CITY OF BRAMPTON

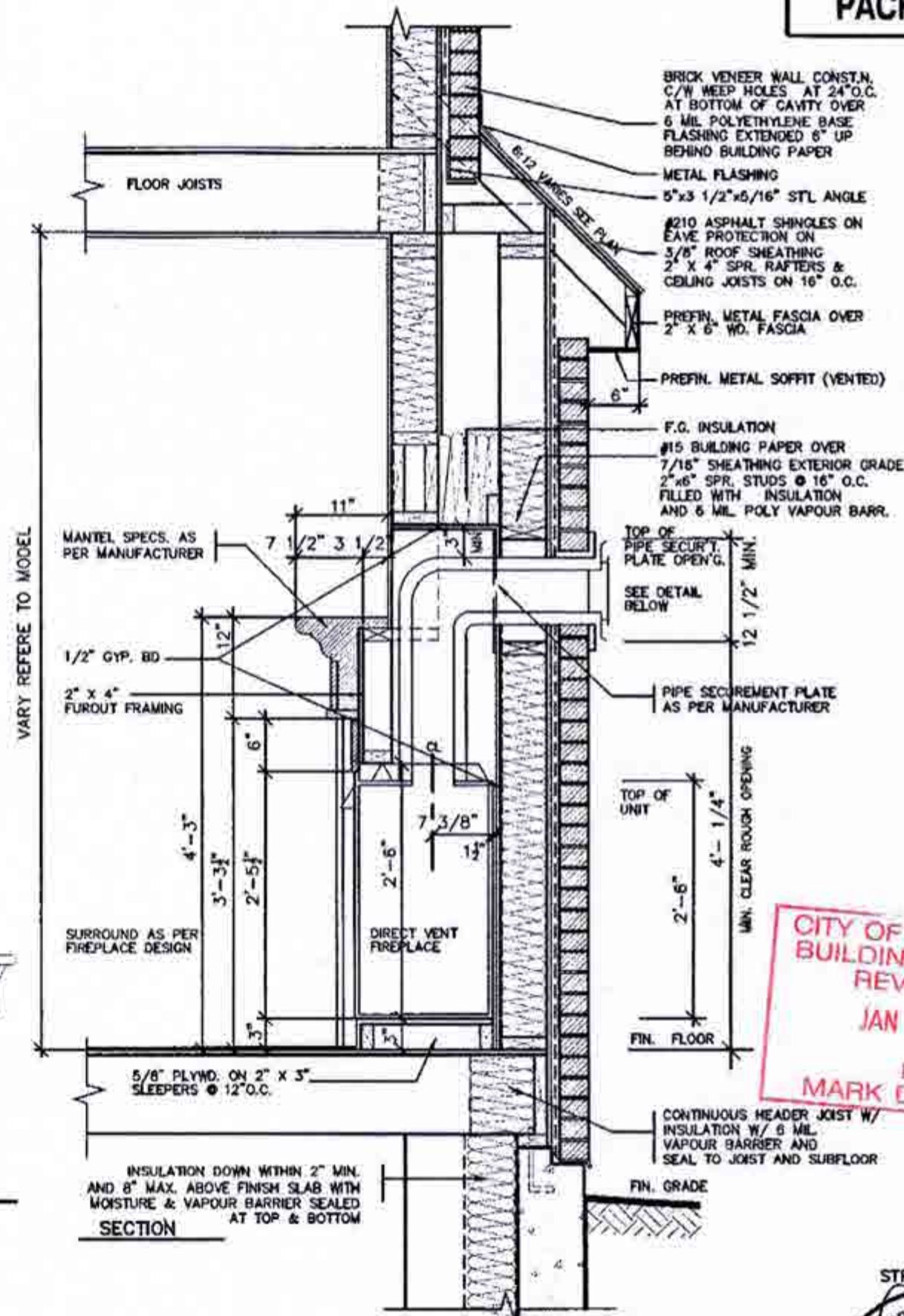
MODEL NAME
T

SCALE:
3/4" = 1'-0"

PROJ. No. 18-24
DWG. No. 5



- GENERAL INSTALLATION NOTES**
- 1.0 UNIT INSTALLATION TO STRICTLY CONFORM TO MANUFACTURERS INSTALLATION MANUAL AND ALL APPLICABLE CODES OF LOCAL AUTHORITIES HAVING JURISDICTION INCLUDING CAN/CSA-B149.1 & 2.
 - 2.0 INSTALL WITH THE FOLLOWING MINIMUM CLEARANCES TO COMBUSTIBLES:
 - FROM TOP OF UNIT 0"
 - FROM BACK OF UNIT 1/2"
 - FROM SIDES OF UNIT 1/2"
 - FROM TOP OF HORIZ. VENT 3"
 - FROM SIDES TO VENT 1"
 - 3.0 THE DIRECT VENT UNIT ILLUSTRATED IS THE GC150 MODEL AS MANUFACTURED BY HEATILATOR.
 - 4.0 THE MANTEL ILLUSTRATED IS THE S-2 GB AS SUPPLIED BY GREATER TORONTO FIREPLACE.



CITY OF BRAMPTON
BUILDING DIVISION
REVIEWED
JAN 02 2018
BY
MARK DERKSEN

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

AUG 22 2018

2012 CODE

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1	AUG 17, 2018	PREPARED TO PACKAGE 211
	DATE	WORK DESCRIPTION:

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.

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code.

Walter Botter *WBe* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code.

Jardin design group inc. 27763
FIRM NAME BCIN

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

DIRECT VENT FIREPLACE

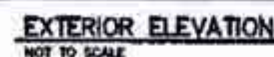
MINNISALE HOME CORP.
CITY OF BRAMPTON

MODEL NAME
T

SCALE
3/4" = 1'-0"

PROJ. NO.
18-24

DWG. NO.
6



NOT TO SCALE

GENERAL INSTALLATION NOTES

- 1.0 UNIT INSTALLATION TO STRICTLY CONFORM TO MANUFACTURER'S INSTALLATION MANUAL AND ALL APPLICABLE CODES OF LOCAL AUTHORITIES HAVING JURISDICTION. (ULC/AN/CSA-6148.1 & 2)
- 2.0 INSTALL WITH THE FOLLOWING MINIMUM CLEARANCES TO COMBUSTIBLES:
 - FROM TOP OF UNIT 0"
 - FROM BACK OF UNIT 1/2"
 - FROM SIDES OF UNIT 1/2"
 - FROM TOP OF HORIZ. VENT 3"
 - FROM SIDES TO VENT 1"
- 3.0 THE DIRECT VENT UNIT ILLUSTRATED IS THE C/O2O MODEL AS MANUFACTURED BY HEATLATOR.
- 4.0 THE MANTEL ILLUSTRATED IS THE S-2 GB AS SUPPLIED BY GREATER TORONTO FIREPLACE



FOR STRUCTURE ONLY

2012 CODE

BY
MARK DERKSEN



FOR STRUCTURE ONLY

DIRECT VENT FIREPLACE
WITH BRICK CAP

MINNISALE HOME CORP.
CITY OF BRAMPTON

 BILD	MODEL NAME	
	T	
	SCALE: 3/4" = 1'-0"	
	PROJ. No.	DWG.
	18-24	6-

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND TOLERANCES DURING CONSTRUCTION. BEFORE PROCEEDING WITH CONSTRUCTION, THE CONTRACTOR SHALL BE APPROVED BY JARDEN DESIGN GROUP, INC. PRIOR TO COMMENCEMENT OF WORK.

JARDEN DESIGN GROUP, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY STATION, LAND OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

AS CONSTRUCTED HEREIN, THIS IS VERIFIED FROM NO FUTURE RECORDING.

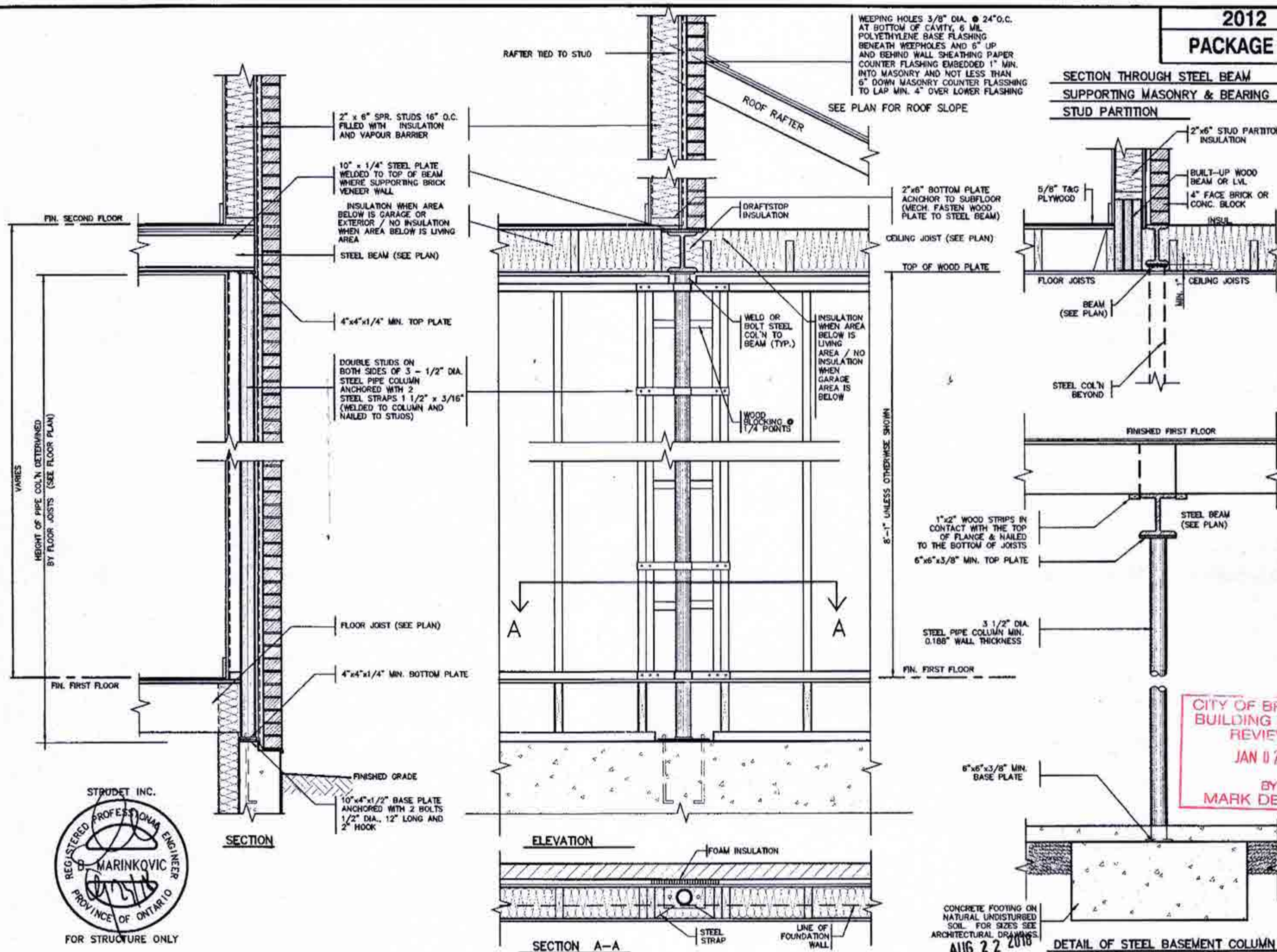
JARDEN DESIGN GROUP, INC. WAS NOT BEEN RETAINED TO CARRY OUT SURVEY, RECORD OF THE WORK, AND ASSURED NO PERSONS OR OTHERS SHALL TAKE THE LIABILITY OF THE CONTRACTING GROUP. CONTRACTOR IS TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS PROVIDED BY AND FOR THE PROPERTY OF JARDEN DESIGN GROUP, INC. THIS DRAWING IS NOT TO BE REPRODUCED.

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1	AUG 17, 2018	PREPARED TO PACKAGE MY ISSUED TO CLIENT
NO.	DATE	WORK DESCRIPTION

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 QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 1.2.4 of the building code		
Walter Botter	<i>[Signature]</i>	2103
NAME	SIGNATURE	BCH#
REGISTRATION INFORMATION: Required unless design is exempt under Division C, Subsection 1.2.4 of the building code		
jardin design group inc.		2776
FIRM NAME		BCH#

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3717
EMAIL: info@jardindesign.ca



CITY OF BRAMPTON
BUILDING DIVISION
REVIEWED
JAN 07 2018
BY
MARK DERKSEN

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1	AUG 17, 2018	PREPARED TO PACKAGE 'A1' ISSUED TO CLIENT
No.	DATE	WORK DESCRIPTION

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.

QUALIFICATION INFORMATION
Required unless design is covered under Division C, Subsection 1.2.3 of the building code.

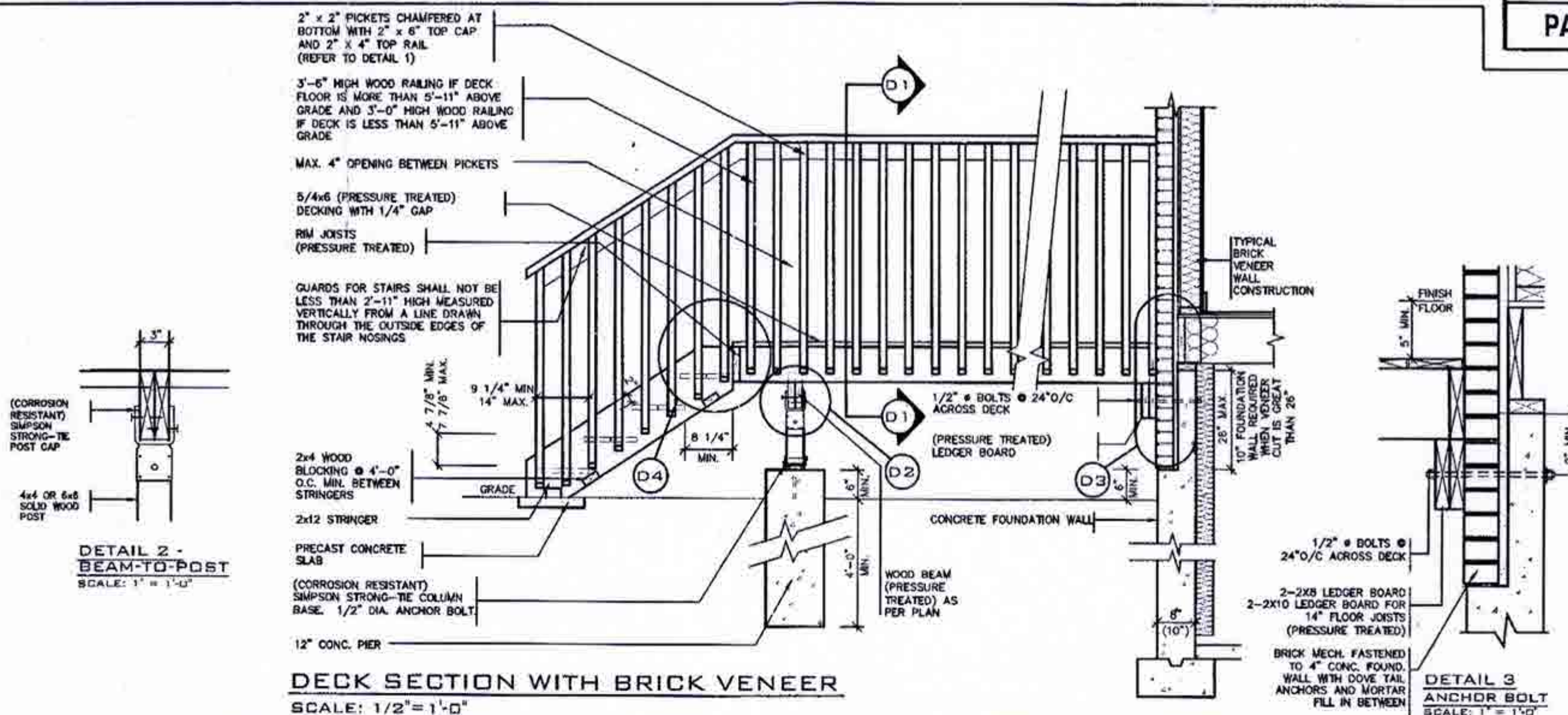
Walter Botter *WBe* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is except under Division C, Subsection 1.2.4 of the building code.

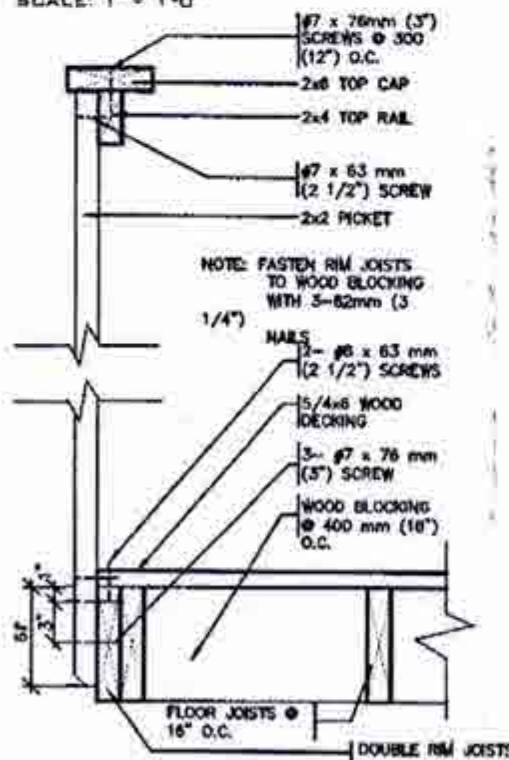
jardin design group inc. 27763
FIRM NAME BCIN

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

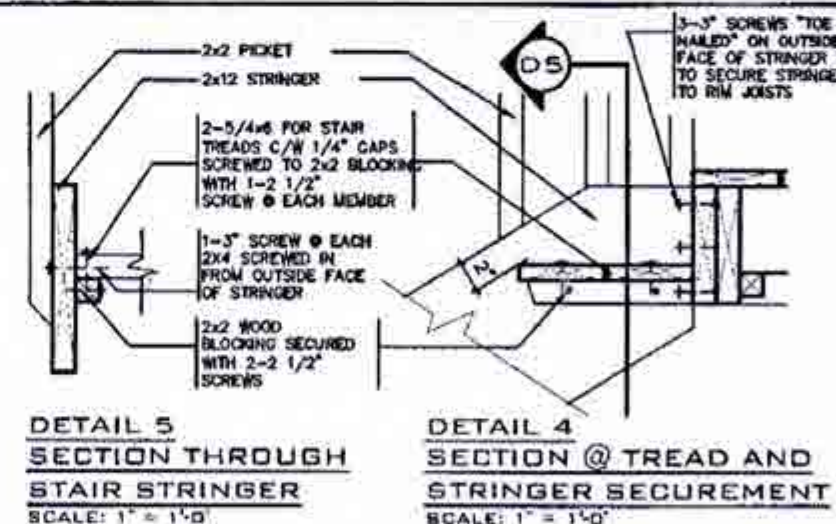
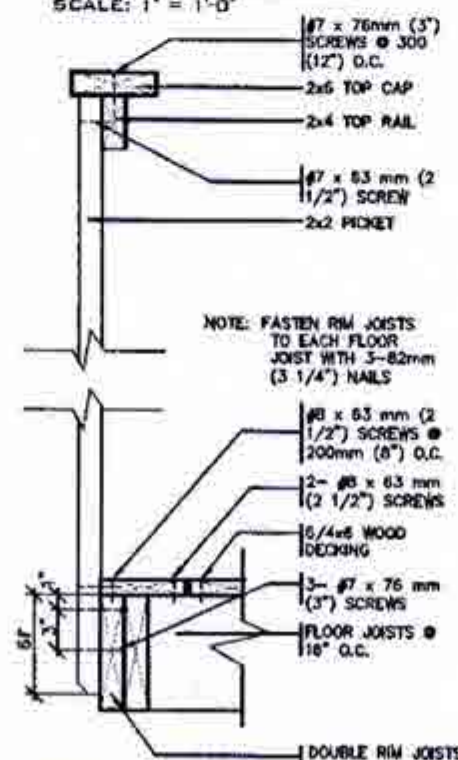
ST. COLUMN DETAILS	
MINNISALE HOME CORP. CITY OF BRAMPTON	
MODEL NAME	T
SCALE	3/4" = 1'-0"
PRCT. No.	18-24
DWG. No.	7



DETAIL 1
CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK
GUARD PARALLEL TO FLOOR JOISTS
SCALE: 1" = 1'-0"



DETAIL 2
GUARD PERPENDICULAR TO FLOOR JOISTS
SCALE: 1" = 1'-0"



GENERAL NOTES

- BRICK TO BE COMPRESSIVE STRENGTH OF 15MPa (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.
- WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES.
- THE DECK HAS BEEN DESIGNED TO SAFELY SUPPORT A SUPERIMPOSED LOAD OF 1.9kPa [40psf].
- CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 20MPa AT 28 DAYS AND 5-8% AIR ENTRAINMENT.
- FOOTING TO BE PLACED ON UNDISTURBED SOIL WITH MIN. BEARING PRESSURE OF 150kPa [31.50psf].

CITY OF BRAMPTON
BUILDING DIVISION
REVIEWED
JAN 07 2018
BY
MARK DERKSEN
AUG 22 2018



2012 CODE

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1	AUG. 17, 2018	PREPARED TO PACKAGE 'A1' ISSUED TO CLIENT
	DATE	WORK DESCRIPTION

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Walter Botter 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

jardin design group inc. 27763
FIRM NAME BCIN

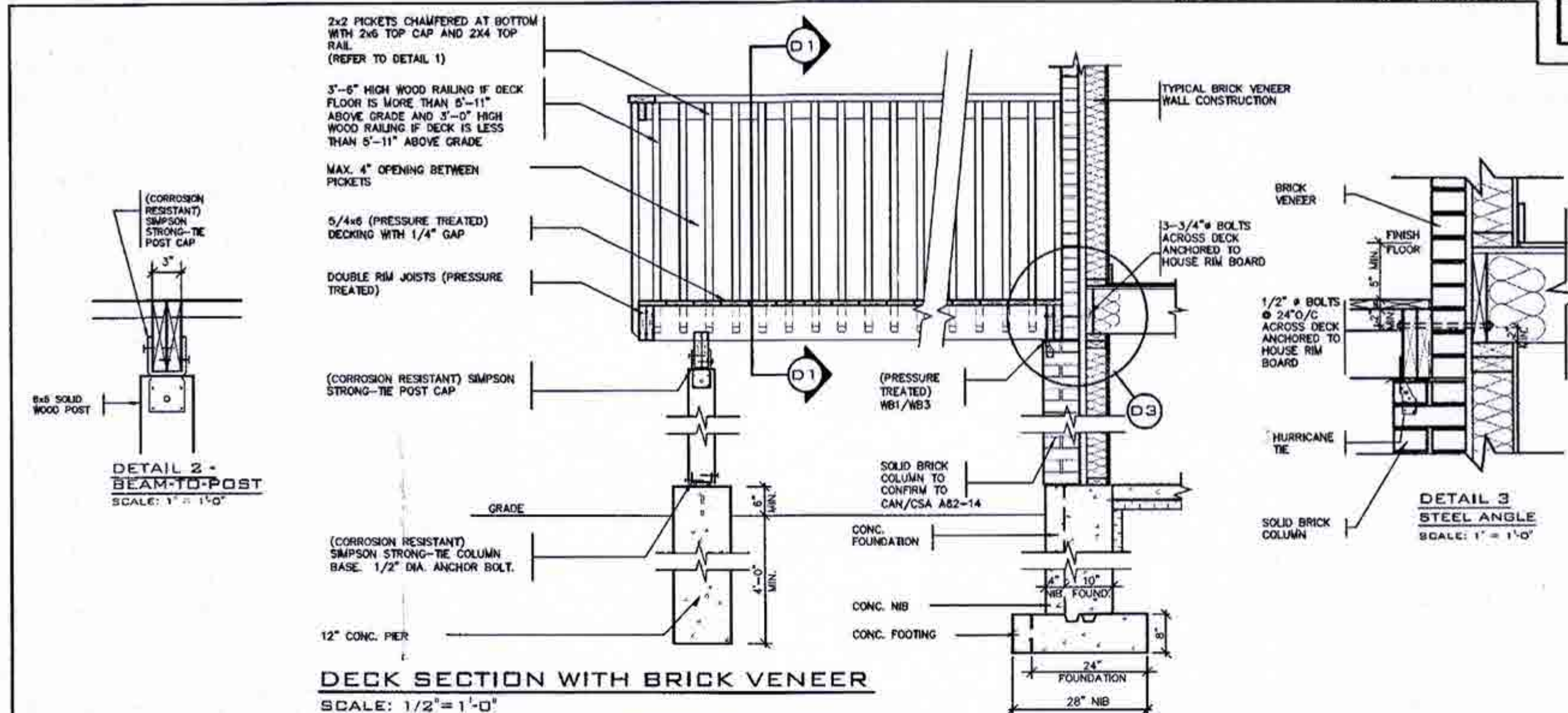
jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

WOOD DECK DETAIL
MINNISALE HOME CORP.
CITY OF BRAMPTON

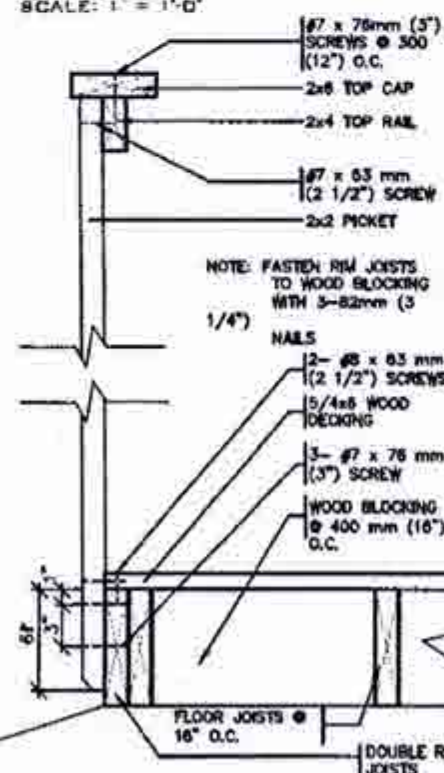
MODEL NAME
T

SCALE
AS SHOWN

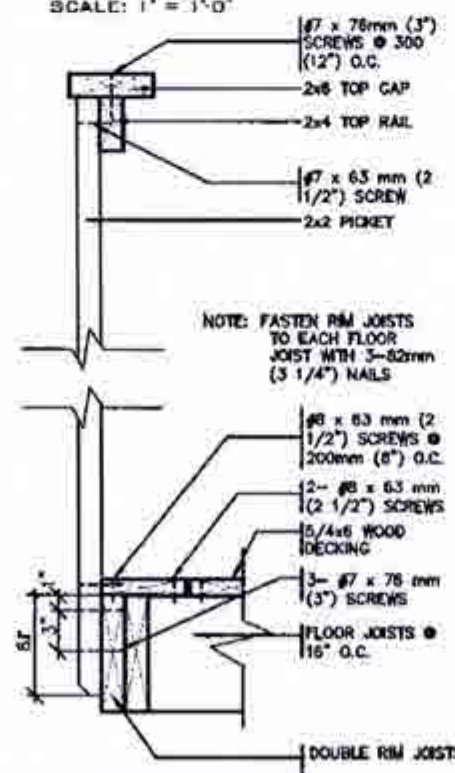
PROJ. No. 18-24
DWG. No. 8



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

- BRICK TO BE COMPRESSIVE STRENGTH OF 15MPa (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.
- WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES.
- THE DECK HAS BEEN DESIGNED TO SAFELY SUPPORT A SUPERIMPOSED LOAD OF 1.9kPa [40psf].
- CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 20MPa AT 28 DAYS AND 5-8000X AIR ENTRAINMENT.
- FOOTING TO BE PLACED ON UNDISTURBED SOIL WITH MIN. BEARING PRESSURE OF 150kPa [3130psf].

CITY OF BRAMPTON
BUILDING DIVISION
REVIEWED
JAN 02 2018
BY
MARK DERKSEN



AUG 22 2018

2012 CODE

WALK-OUT DECK DETAIL

MINNISALE HOME CORP.
CITY OF BRAMPTON



MODEL NAME
T
SCALE
AS SHOWN
PROJ. No.
18-24
DWG. No.
8-1

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 1.2.4 of the Building Code.
Walter Botter 21031
NAME SIGNATURE BCIN
jardin design group inc. 27763
FIRM NAME BCIN

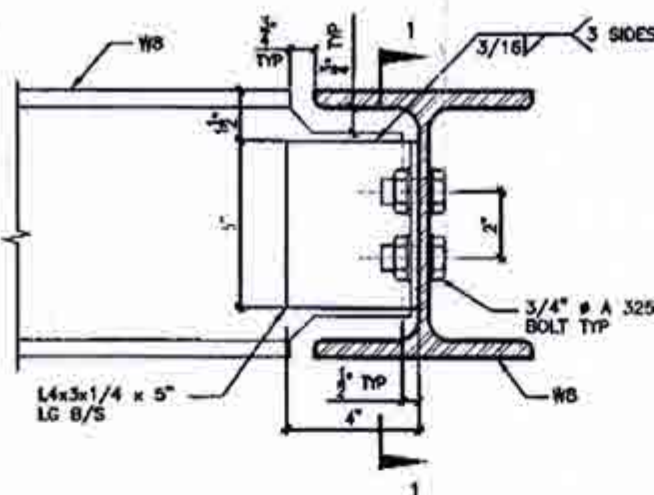
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONSTRUCTION BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.
JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF EXISTING, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION VARIATIONS FROM THE EXISTING AS-BUILT RECORD. REFER TO THE APPROPRIATE PLANNING DEPARTMENT BEFORE PROCEEDING WITH WORK.
ALL CONSTRUCTION DETAILS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.
JARDIN DESIGN GROUP INC. HAS NOT BEEN PLANNED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONSTRUCTION OR SUBCONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS PREPARED BY AND IS THE PROPERTY OF JARDIN DESIGN GROUP INC. THIS DRAWING IS NOT TO BE REPRODUCED.

NO.	DATE	WORK DESCRIPTION
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1	AUG. 17, 2018	PREPARED TO PACKAGE 'A1' ISSUED TO CLIENT

DRAWN BY: [] CHECKED BY: []

DETAIL 1.

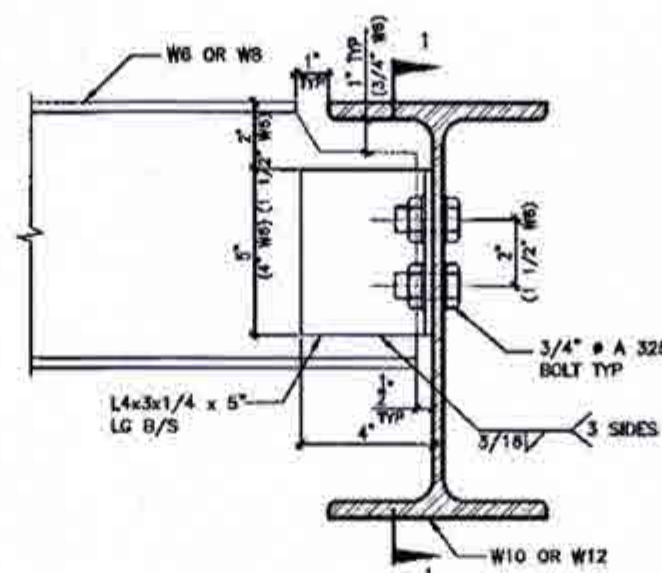
W8
TO
W8
CONNECTION



SECTION 1-1

DETAIL 2.

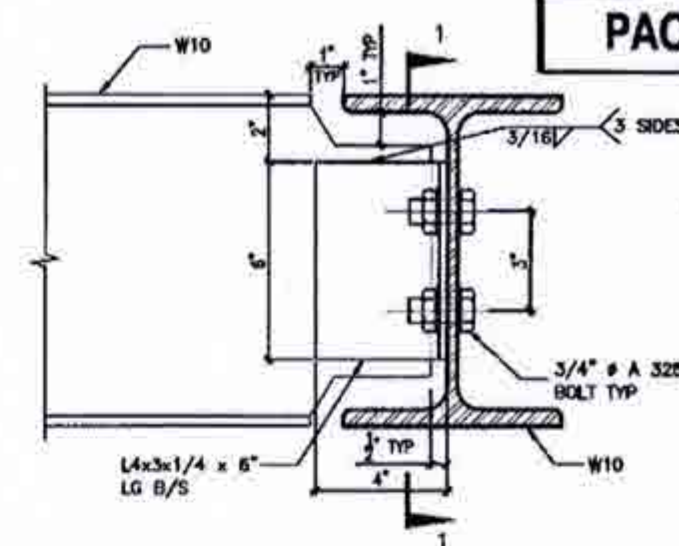
W6(W8)
TO
W10(W12)
CONNECTION



SECTION 1-1

DETAIL 3.

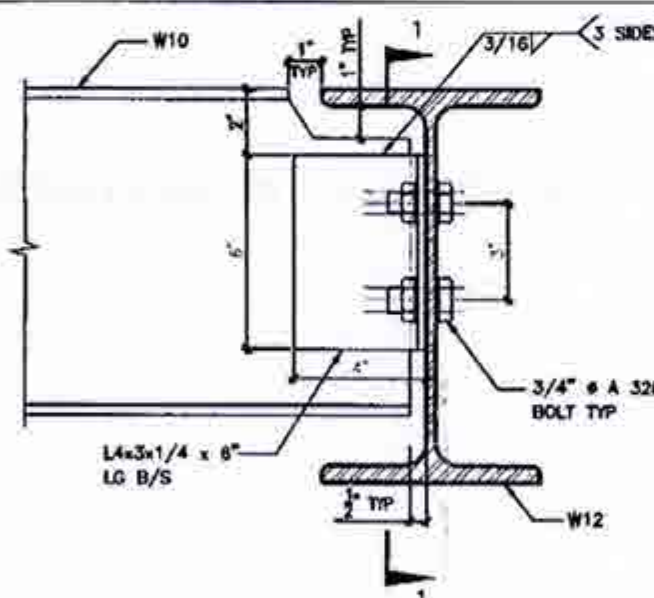
W10
TO
W10
CONNECTION



SECTION 1-1

DETAIL 4.

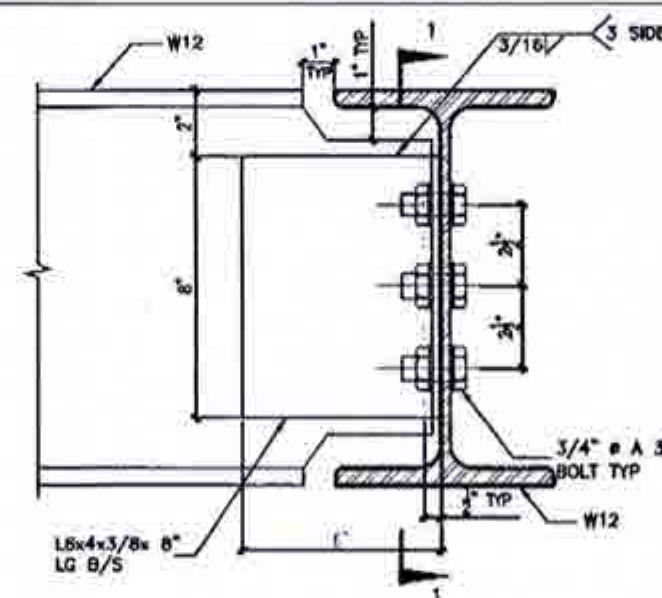
W10
TO
W12
CONNECTION



SECTION 1-1

DETAIL 5.

W12
TO
W12
CONNECTION

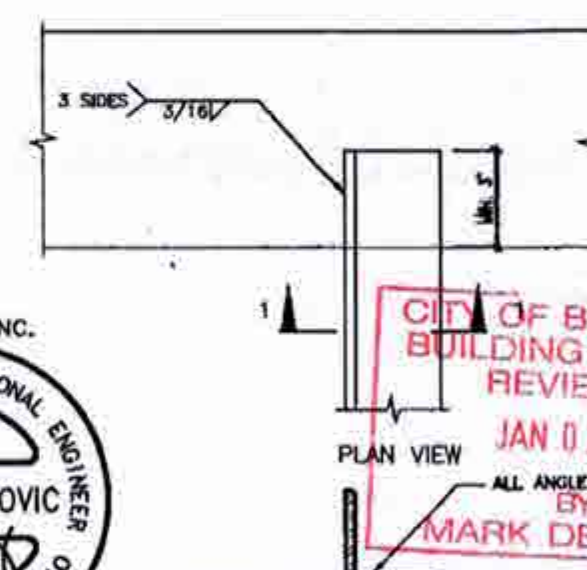


SECTION 1-1



DETAIL 6.

ANGLE
TO
BEAM
CONNECTION



ALL BEAM SIZES SECTION 1-1



AUG 22 2018
2012 CODE

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.

JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFERENCE TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

ALL CONSTRUCTED ELEMENTS MUST BE VERIFIED PRIOR TO POURING CONCRETE.

JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONSTRUCTION OR SUB-CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

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QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 12.5 of the Building Code.

Walter Boffa 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 12.4 of the Building Code.

Jardin design group inc. 27763
FIRM NAME BCIN

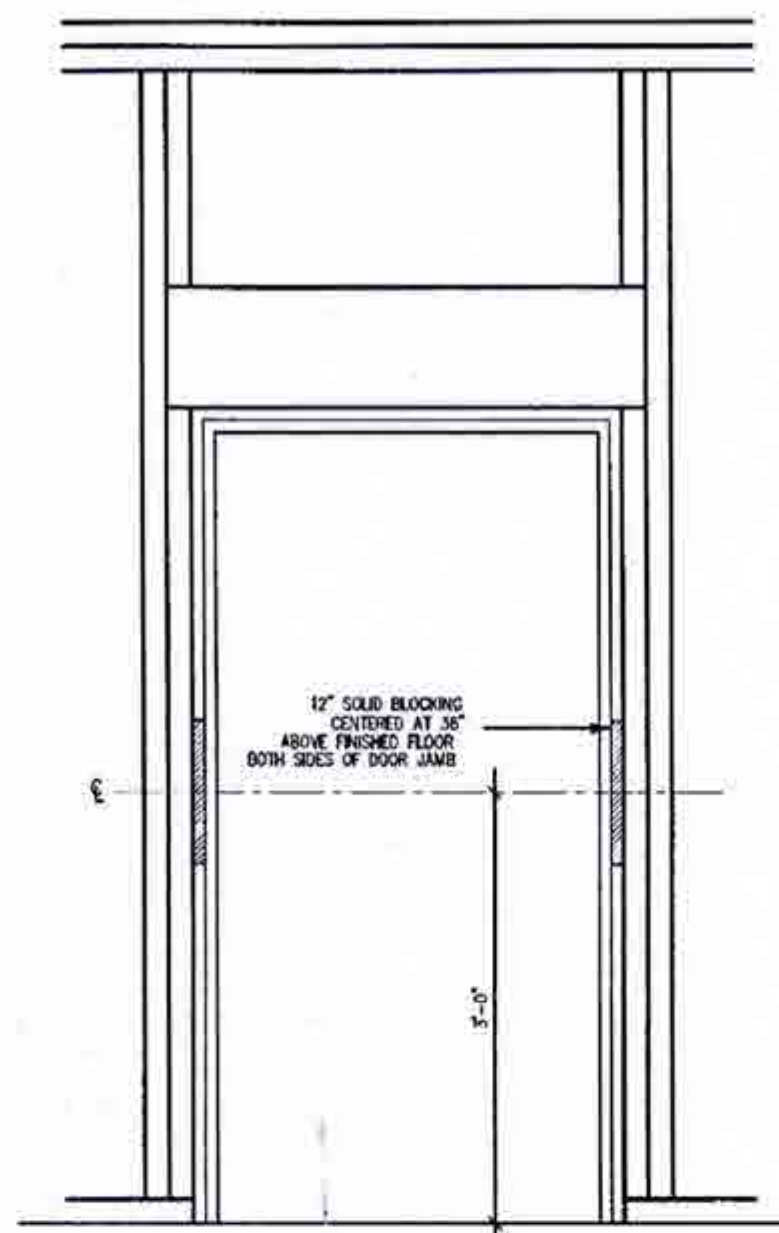
jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

STEEL BEAM DETAILS
MINNISALE HOME CORP.
CITY OF BRAMPTON

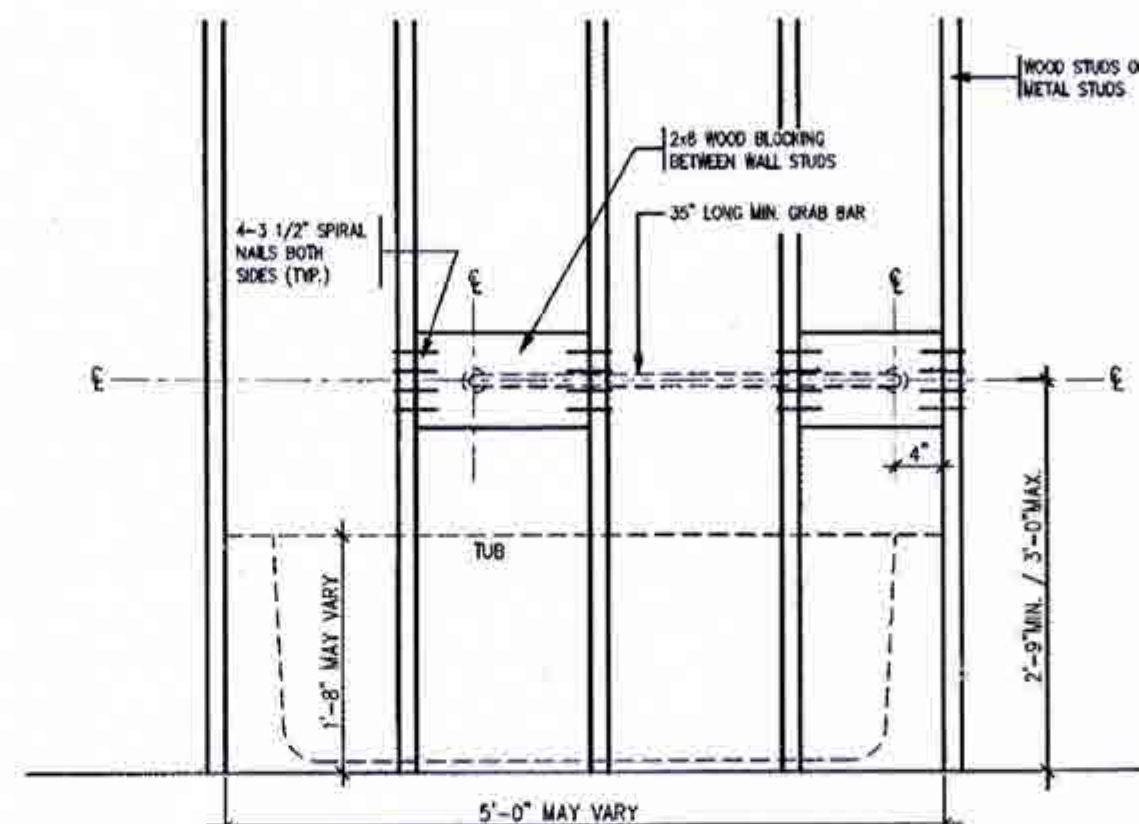
MODEL NAME
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SCALE: N.T.S.

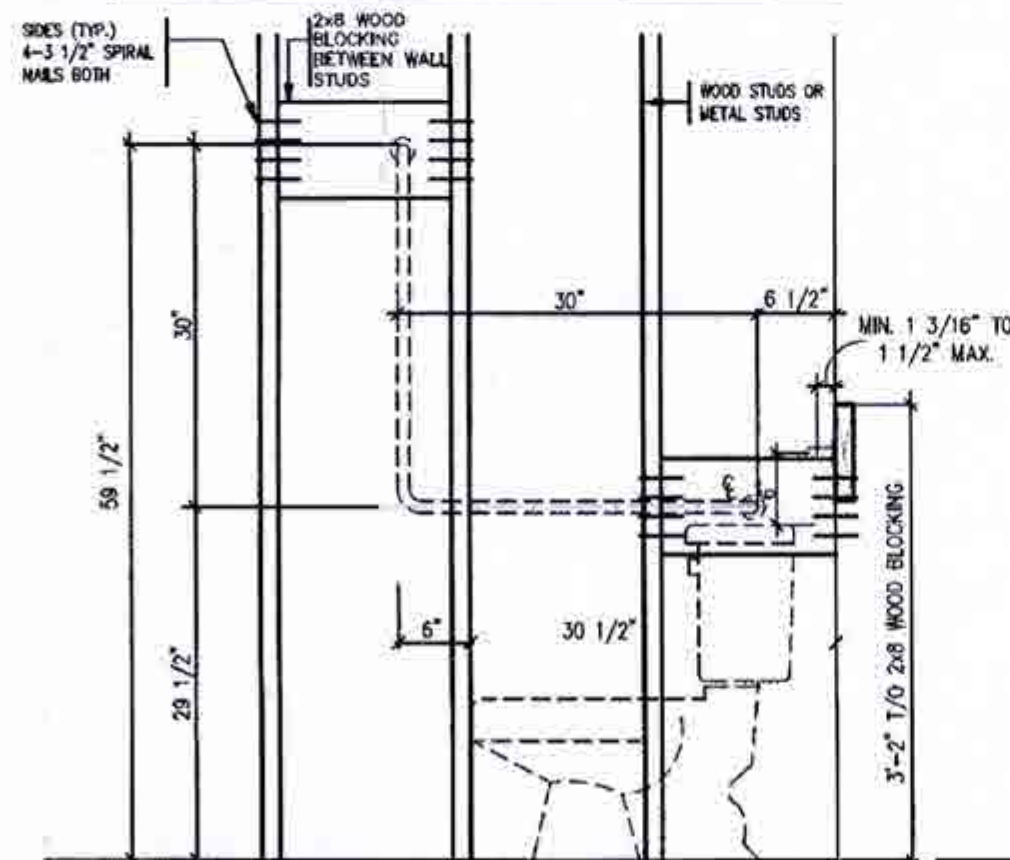
PROJ. No. 18-24
DWG. No. 9



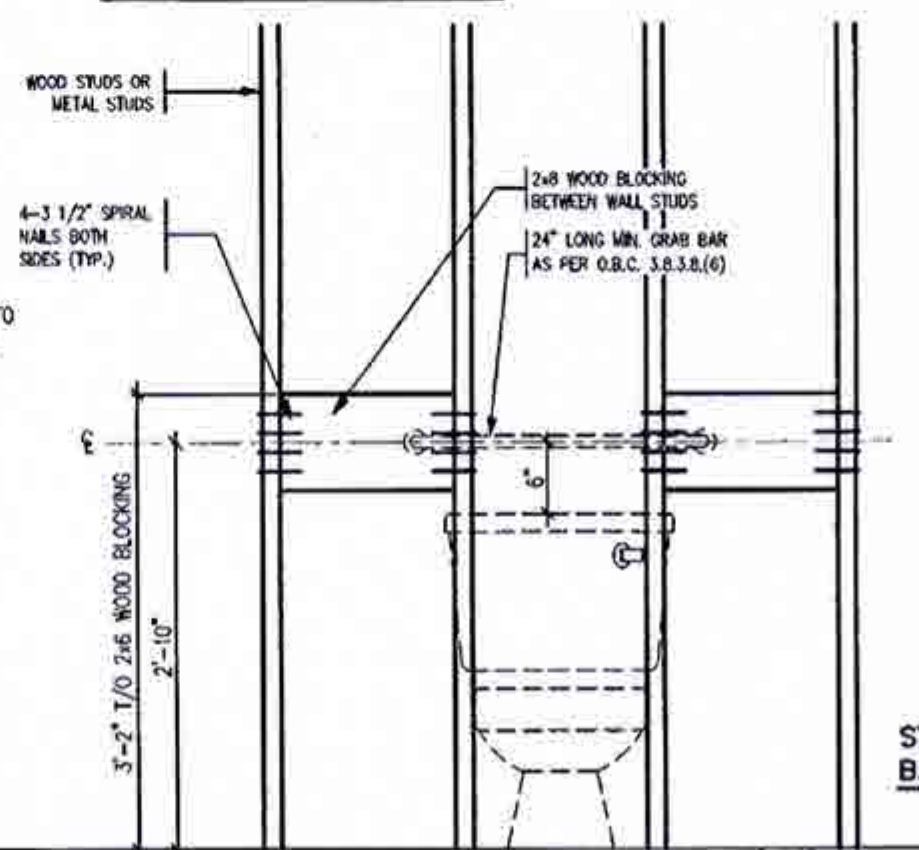
RESISTANCE TO FORCED ENTRY (OBC 9.6.8.)



BATH TUB FRONT ELEVATION



TOILET SIDE ELEVATION



TOILET FRONT ELEVATION

CITY OF BRAMPTON
BUILDING DIVISION
REVIEWED
JAN 07 2018
BY
MARK DERKSEN



STRUCTURAL REINFORCEMENT FOR GRAB
BAR (OBC 9.5.2.3.)

AUG 22 2018

2012 CODE

BLOCKING
FORCED ENTRY & GRAB BAR
MINNISALE HOME CORP.
CITY OF BRAMPTON



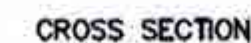
MODEL NAME
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SCALE
3/4\"/>

7. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.
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No.	DATE	WORK DESCRIPTION
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QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 1.2.5 of the building code.
Walter Botter 21031
NAME SIGNATURE BCIN
REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 1.2.4 of the building code.
jardin design group inc. 27763
FIRM NAME BCIN

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca



STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

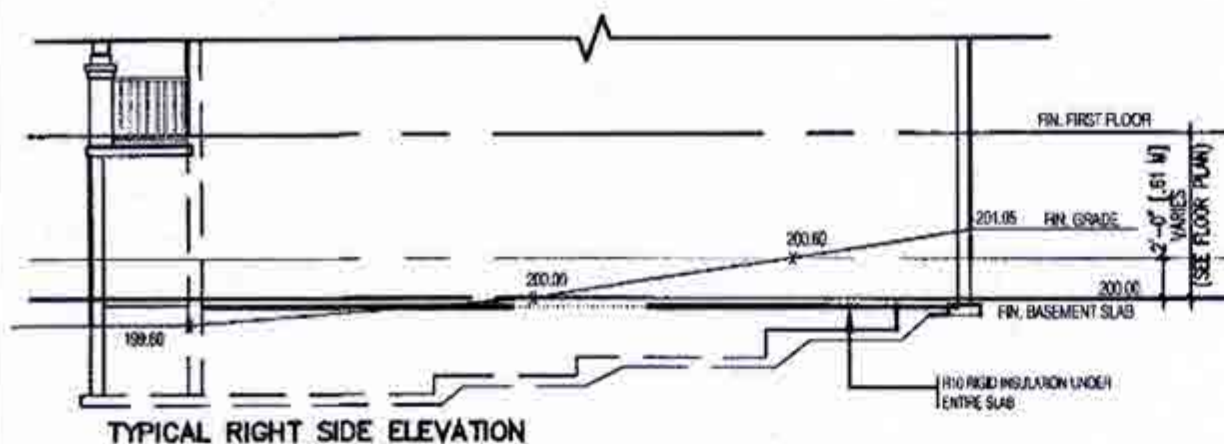
2012 CODE

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SCALE	1"=1'-0"
PROJ. NO.	1024
DATE	1

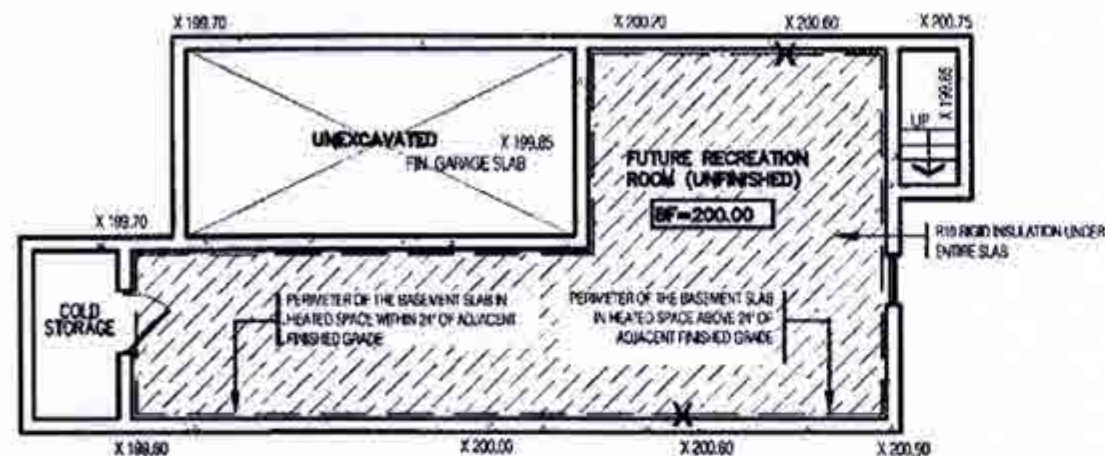
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1	AUG. 17, 2018	PREPARED TO PACKAGE "A1" ISSUED TO CLIENT

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

DESIGNED BY	DRAWING NAME	GENERAL NOTES
-------------	--------------	---------------



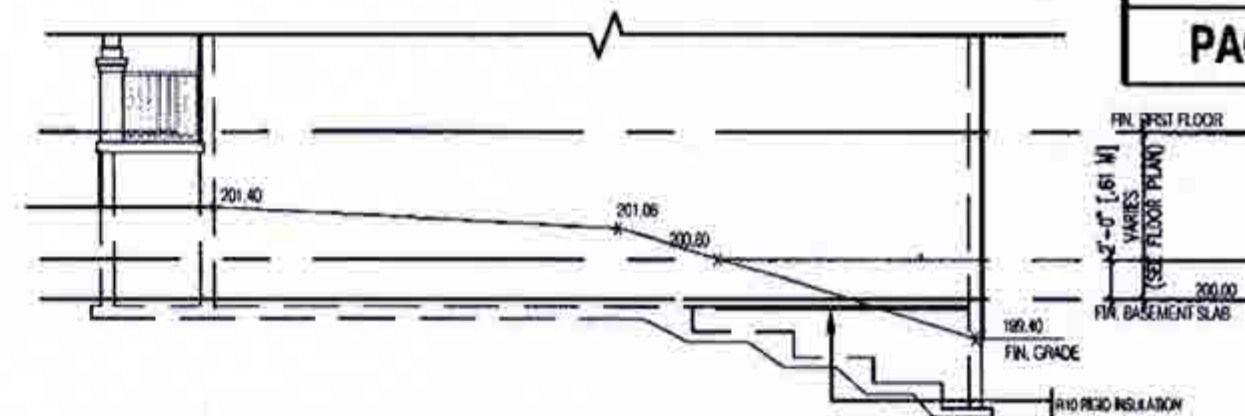
TYPICAL RIGHT SIDE ELEVATION



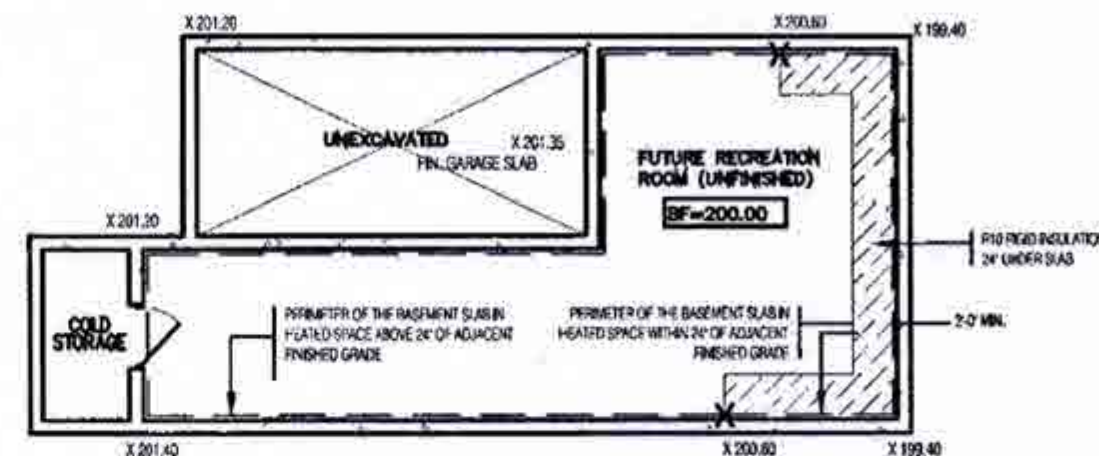
TYPICAL BASEMENT PLAN

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

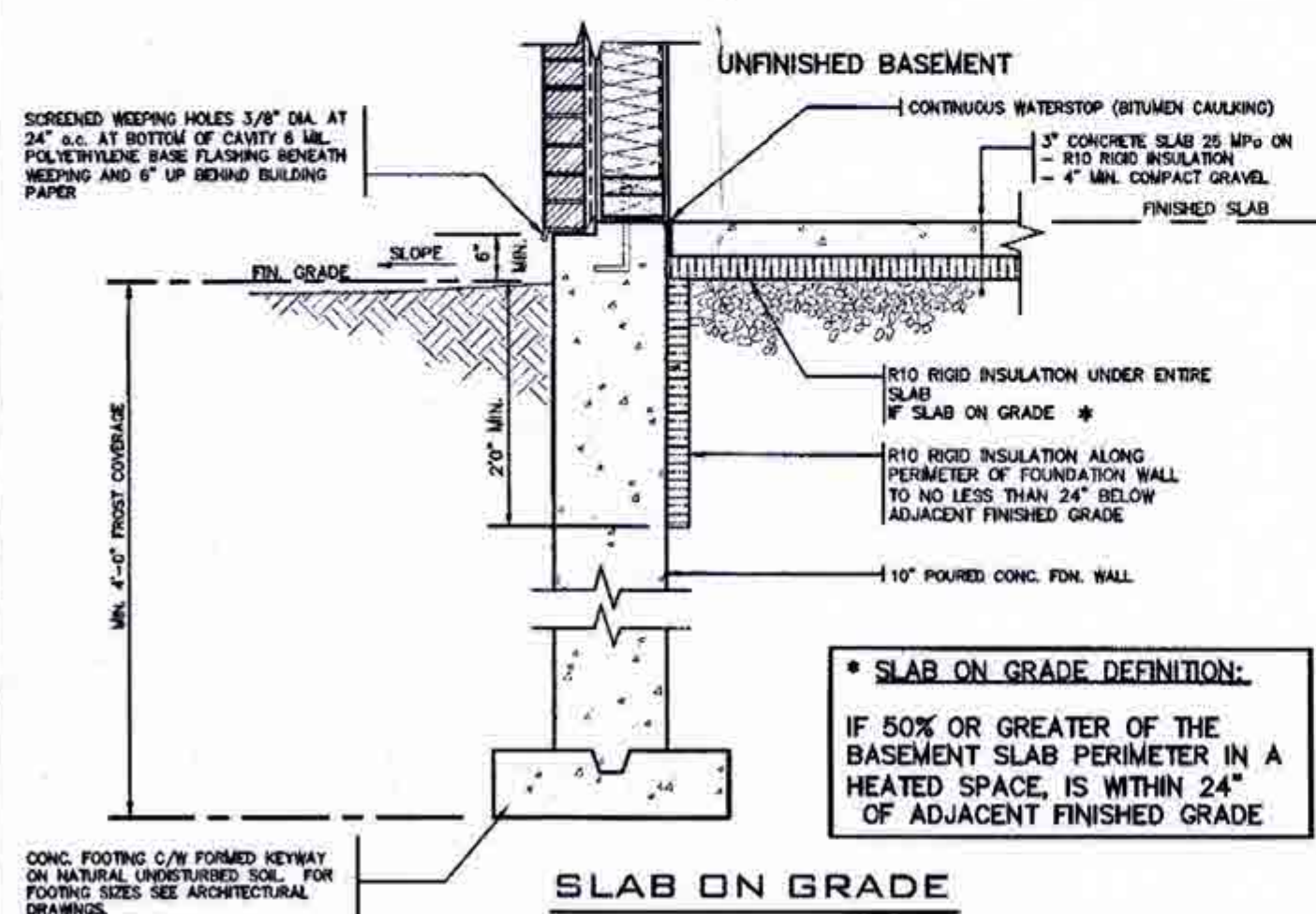


TYPICAL BASEMENT PLAN

WALK OUT BASEMENT CONDITION

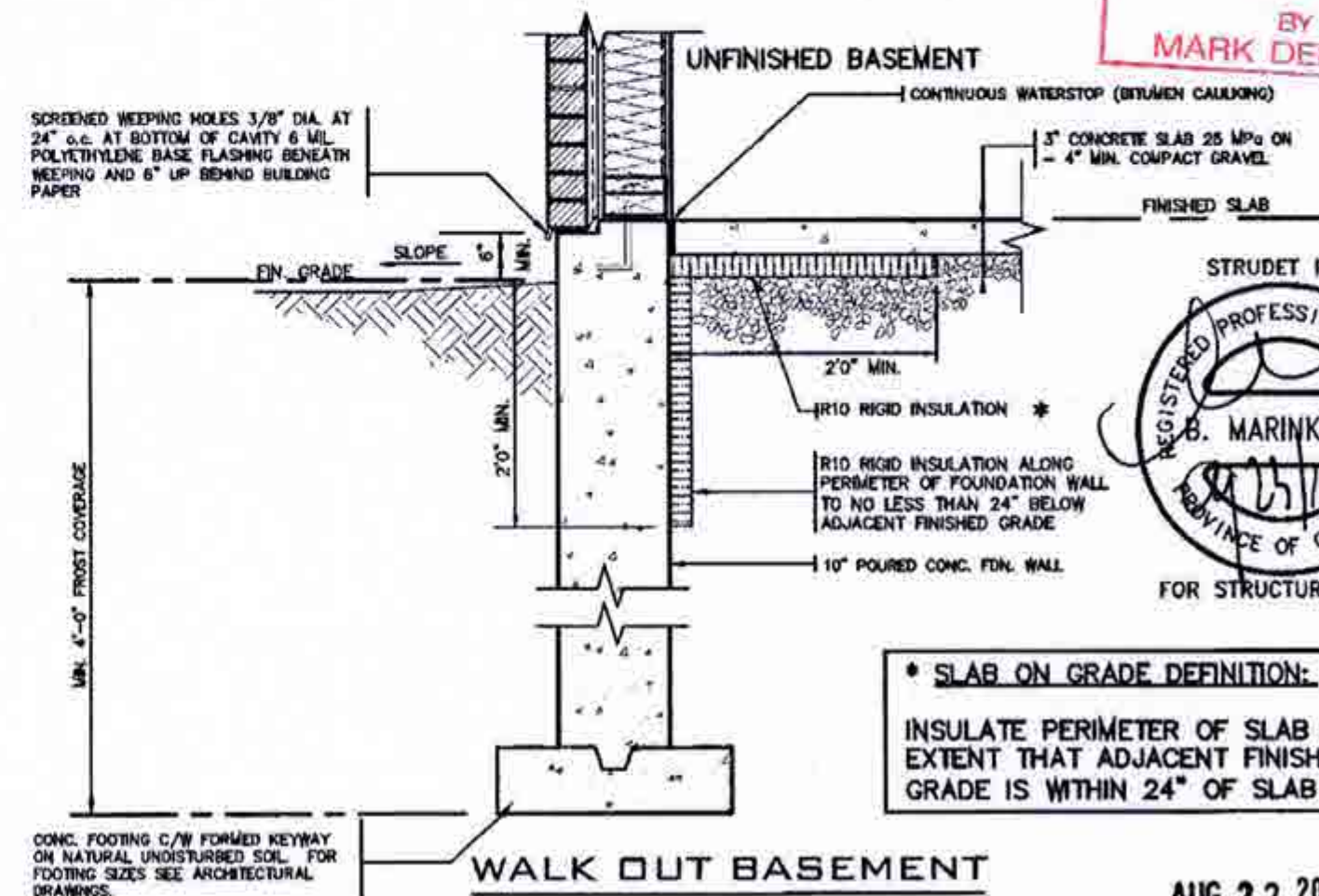
NOTES:
1. LEVELS SHOWN ON THE PLANS ARE FOR ILLUSTRATION PURPOSE ONLY. SEE FINAL GRADING PLAN FOR ACTUAL LEVELS.
2. ALL LEVELS ARE SHOWN IN METRIC.

OF BRAMPTON
BUILDING DIVISION
REVIEWED
JAN 07 2018
BY
MARK DERKSEN



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

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

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

AUG 22 2018

2012 CODE

SLAB ON GRADE
WALKOUT BASEMENT
MINNISALE HOME CORP.
CITY OF BRAMPTON

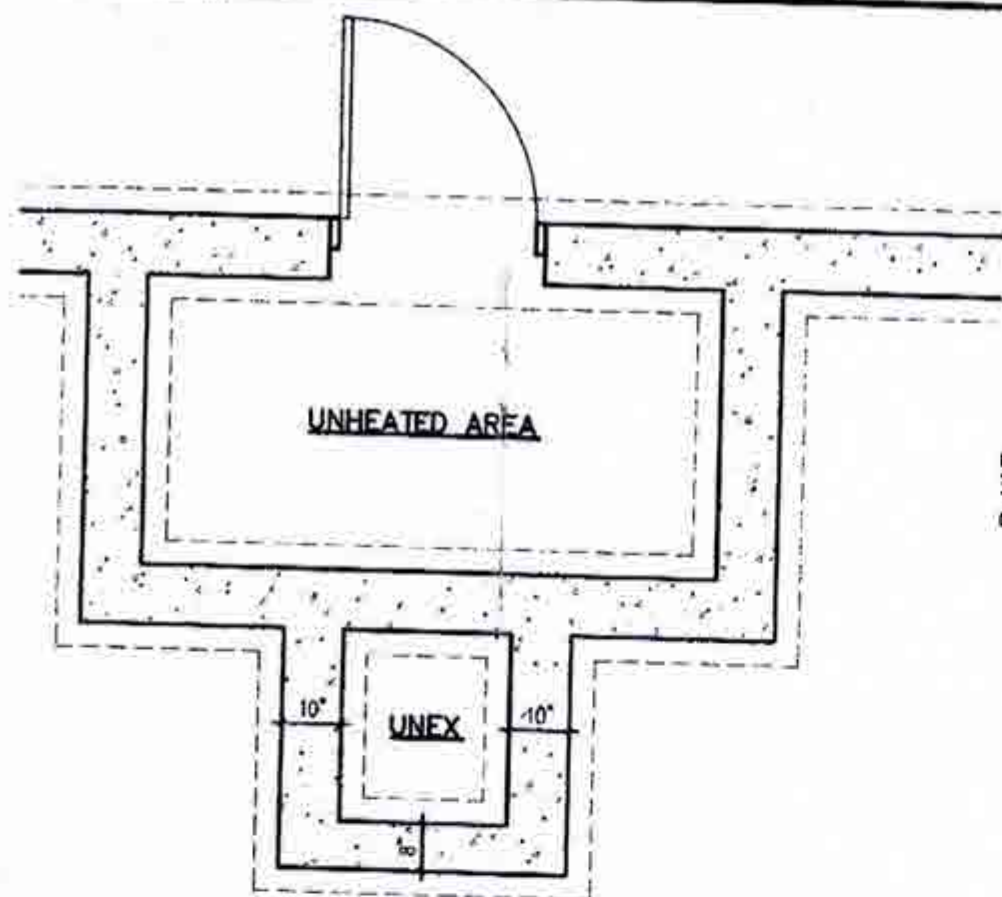
MODEL NAME
T
SCALE
N.T.S.
PROJ. No.
18-24
DWG. No.
12

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.
QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 1.2.3 of the Building Code.
Walter Botter 21037
NAME SIGNATURE BCIN
REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 1.2.4 of the Building Code.
jardin design group inc. 27763
FIRM NAME BCIN

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

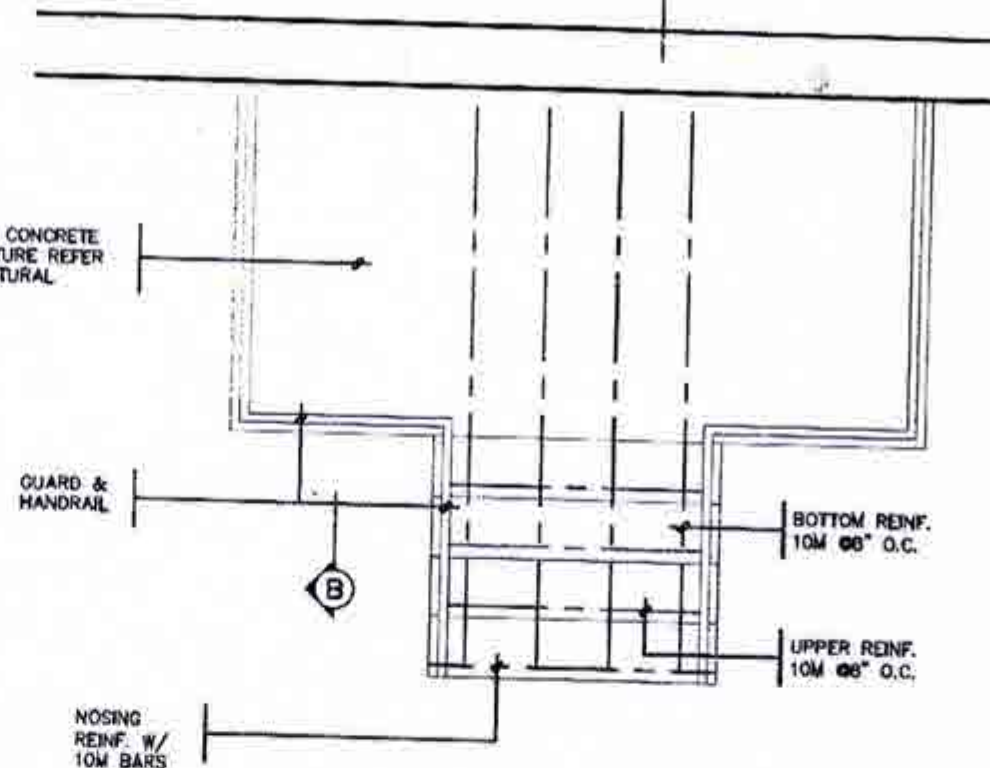
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DRAWN BY: DRAWING NAME: GENERAL NOTES

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1	AUG. 17, 2018	PREPARED TO PACKAGE 'A1' ISSUED TO CLIENT
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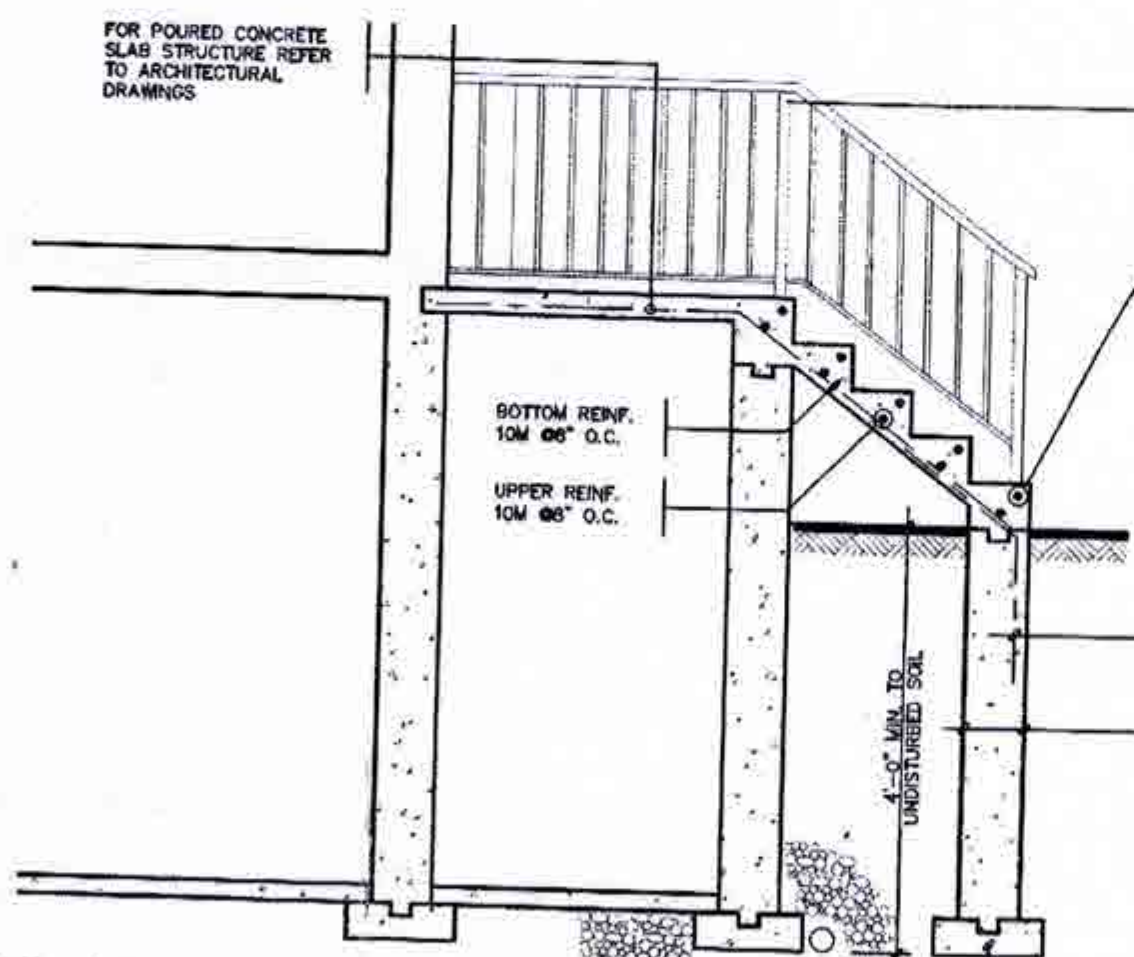
FOUNDATION PLAN

FOR POURED CONCRETE
SLAB STRUCTURE REFER
TO ARCHITECTURAL
DRAWINGS



GROUND FLOOR PLAN

FOR POURED CONCRETE
SLAB STRUCTURE REFER
TO ARCHITECTURAL
DRAWINGS



SECTION 'A'

CLEAR SPACING
BETWEEN PICKETS TO
BE 4\"/>

NOSING
REINF. W/
10M BARS

MASONRY EXTERIOR
FACING, FILL SPACE
BETWEEN WALL &
FACING W/ MORTAR
& PROVIDE METAL
TIES SEE NOTE '2'

10M Ø6\"/>

POURED FDN. WALL

6\"/>

SECTION 'B'

NOTE: FOR MORE THAN 8 RISERS

GENERAL NOTES

1. EXTERIOR STAIRS
7 7/8\"/>
2. MASONRY TIES
WHEN BRICK FACING IS USED ABOVE GROUND
LEVEL, PROVIDE 3/16\"/>
3. GUARDS
ARE REQUIRED AROUND CONCRETE SLAB IF
MORE THAN 2'-0\"/>
4. HANDRAIL
ARE REQUIRED WHERE STEPS HAVE MORE
THAN 3 RISERS. HANDRAIL HEIGHT 31\"/>
5. FOUNDATION WALLS
THICKNESS OF FOUNDATION WALLS IS
DEPENDANT UPON VENEER CUT 5\"/>
6. CONCRETE
MINIMUM CONCRETE STRENGTH SHALL BE
4650 PSI (32MPa) W/ 5K-8K AIR
ENTRAINMENT MINIMUM CONCRETE SLAB
THICKNESS 5"
7. CONCRETE COVER
PROVIDE MINIMUM 3/4\"/>

CITY OF BRAMPTON
BUILDING DIVISION
REVIEWED
JAN 02 2018
BY
MARK DERKSEN



AUG 22 2018

2012 CODE

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1	AUG. 17, 2018	PREPARED TO PACKAGE 'A1' ISSUED TO CLIENT
No.	DATE	WORK DESCRIPTION

DRAWING NAME: GENERAL NOTES

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for this design and has the qualifications and meets the
requirements set out in the Ontario Building Code to be
a designer.

Walter Botter
NAME
SIGNATURE
21031 BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection
1.2.4 of the building code

jardin design group inc. 27763
FIRM NAME BCIN

jardin
DESIGN GROUP INC.
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

POURED CONCRETE STAIRS
MINNISALE HOME CORP.
CITY OF BRAMPTON

MODEL NAME
T

SCALE:
3/8"=1'-0"

PROJ. No. 18-24
DWG. No. 13