2012

PACKAGE 'A1'

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

STUD WALL REINFORCEMENT (9.5.2.3. 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 9.7.3 OF O.B.C. INSTALLATION OF WINDOWS, DOORS AND SKYLIGHTS SHALL CONFORM TO CAN/CSA- A440.4 AS PER 9.7.6.1. WINDOWS AND EXTERIOR DOORS, EXCEPT GARAGE DOORS, SHALL BE PROVIDED WITH STORM WINDOWS, DOORS OR OTHER MEANS OF MINIMIZING HEAT LOSS OR INFILTRATION. CAULKING 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 EFFECTIVE 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 20"x28" (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 DIMEN. LESS THAN 380mm (15") AND MAINTAIN THE REQUIRED OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT (SEE 9.9.10.1 O.B.C.). FOR SLIDING WINDOWS, THE MINIMUM DIMEN. MUST APPLY TO THE OPENABLE PORTION OF THE WINDOW. SILLS MUST BE NO MORE THAN 1m (39") ABOVE THE FLOOR FOR EGRESS WINDOWS. MANUFACTURED WINDOWS, DOOR AND SKYLIGHTS SHALL CONFORM TO AAMA/WDMA/CSA 101/I.S.2/A440, 'NAFS' 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.) 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 T. 9.8.4.1. O.B.C. INTERIOR AND EXTERIOR: MAXIMUM RISE 7 7/8" (200mm), MINIMUM RISE 5" (125mm) MAXIMUM RUN 14" (355mm) MINIMUM RUN 8 9/32" (210mm), MAXIMUM TREAD 14" (355mm) MINIMUM TREAD 9 1/4" (235mm), MAXIMUM 25mm NOSING * STAIR WIDTH: INTERIOR MINIMUM 2'10" (860mm) BETWEEN WALL FACES OR GUARDS, EXTERIOR 3'-0" (900mm). * CLEAR HEIGHT OVER STAIRS: INTERIOR 6'-5" (1950mm) MINIMUM, EXTERIOR 6'-9"

. * LANDINGS: AS PER 9.8.6 O.B.C.

EXCEPT AS PROVIDED IN SENTENCE 9.8.8.2 (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 THREADS SEE 9.8.4.4.

* HANDRAILS ON STAIRS AND RAMPS: AS PER 9.8.7.4. MINIMUM 34" (865mm), 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" (900mm) HIGH AROUND LANDINGS AND FLOOR AREAS OF MORE THAN TWO RISERS. * EXTERIOR GUARDS: MINIMUM 36" (900mm) HIGH FOR GRADES GREATER THAN 2'-0" AND MINIMUM 42" (1070mm) HIGH FOR GRADES GREATER THAN 5'-11" (1800mm).

THE HEIGHT OF GUARDS FOR EXTERIOR STAIRS AND LANDING MORE THAN 10.00m ABOVE ADJACENT GROUND LEVEL SHALL NOT BE LESS THAN 1500mm (SEE 9.8.8.3.(6))

PICKETS IN GUARDS FOR STAIR 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 6" AND MINIMUM AVERAGE RUN OF 7 7/8" (200mm). * GUARDS AS REQUIRED BY 9.8.8.1. O.B.C. SHALL BE DESIGNED SO THAT NO MEMBER, ATTACHMENT OR OPENING LOCATED BETWEEN 5 1/2" (140mm) AND 3'-0" (900mm) 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 2"x4" NON-LOAD BEARING WALL (FINISHED WITH 1/2" DRYWALL ONE SIDE) AROUND BASEMENT STAIR AS PER 9.8.8.1.(3). 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 3/4 HOURS. * EXTERIOR WALLS LESS THAN 2'-0" (0.6M) 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 9.10.17.O.B.C.) * SMOKE ALARMS CONFORMING TO CAN/ULC - S531 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 CAN/ULC-553 * SMOKE ALARMS SHALL HAVE A VISUAL SIGNALLING 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" LABELLED 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 (9.33.4.2. 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 OR 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 9.14.5.2)

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

CONCRETE FOOTINGS SHALL REST ON UNDISTURBED SOIL WITH ALLOWABLE BEARING OF 150 KPA (21.76 PSI) OR GREATER. *WHEN BEARING CAPACITY OF SOIL IS LESS THAN 150 KPA, STRUCTURAL ENGINEER SHOULD BE NOTIFIED IMMEDIATELY PRIOR TO COMMENCEMENT OF WORK.* * *MINIMUM DEPTH OF FOUNDATIONS TO BE 4'-0" (1.2M) BELOW FINISHED GRADE.* * *AS PER* 9.3.1.6. 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 MPA FOR GARAGE FLOORS AND ALL EXTERIOR FLATWORK * 20 MPA FOR INTERIOR FLOORS OTHER THAN GARAGES* * CONCRETE *USED FOR GARAGE FLOORS AND EXTERIOR STEPS SHALL HAVE AIR ENTRAINMENT OF 5 - 8%* * WHERE STEPPED FOOTINGS ARE USED THE VERTICAL RISE BETWEEN HORIZONTAL PORTIONS SHALL NOT EXCEED 23 5/8" (600mm) AND THE HORIZONTAL DISTANCE BETWEEN RISERS SHALL BE NOT LESS THAN 600mm (23 5/8") (9.15.3.9. O.B.C.). * FOUNDATION WALLS SHALL EXTEND MINIMUM 150mm (5 7/8") ABOVE GRADE. * UNIT MASONRY WALLS TO BE DAMPPROOFED AND PARGED BELOW GRADE WITH MINIMUM 1/4" (6mm) MORTAR PARGING AND SHALL BE COVED OVER FOOTINGS. * CONCRETE WALLS *TO BE DAMPPROOFED* SHALL HAVE ALL HOLES AND RECESSES RESULTING FROM REMOVAL OF FORM TIES, SEALED WITH CEMENT MORTAR OR DAMPPROOFING MATERIAL. * MINIMUM FOOTING SIZES (9.15.3.3 O.B.C.) * EXTERIOR FOUNDATION WALL 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 7/8") OF CRUSHED STONE OR OTHER COARSE, CLEAN GRANULAR MATERIAL (9.14.4.3 O.B.C.) * REDUCED FOUNDATION WALLS TO ALLOW BRICK FACING AND MAINTAIN LATERAL SUPPORT: TIE BRICKS TO MIN. 3.54" (90mm) CONCRETE *WITH TIES HAVING A MIN CROSS SECTIONAL AREA OF NOT LESS THAN 17.8 sq mm AND NOT LESS THAN A 50mm PORTION BENT AT RIGHT ANGLES AT EACH END (SEE 9.20.9.4. 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 ON NOT LESS THAN 4" (100mm) GRANULAR MATERIAL (SEE 9.16.2. O.B.C.)* CONCRETE SLABS ON GRADE SHALL BE REINFORCED WITH A 6"x6" 6/6 MESH LOCATED NEAR MID-DEPTH OF SLAB. * CONCRETE SLABS UNDER FINISHED AREAS SHALL BE DAMPPROOFED 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.

CRAWLSPACES: -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 1.08 SQ FT (0.1 SQ M) OF UNOBSTRUCTED VENT AREA FOR EVERY 538.2 SQ FT (50 SQ M) OF FLOOR AREA. ACCESS TO CRAWL SPACES TO BE A MINIMUM OF 20"x28" (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 CAN/CG SB-51, 34-M "VAPOUR BARRIER, POLYETHYLENE 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 38mm x 89mm 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 1/2" (38mm) END BEARING. * BEAMS SHALL HAVE MINIMUM 3 1/2" (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'-82" (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" (900mm) 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 2"x4" (38mm x 89mm) LUMBER, 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 T.9.23.3.5 WHERE ROOF SHEATHING SUPPORTS ARE SPACED AT MORE THAN 406mm 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 9.23.9.4. O.B.C. CROSS BRIDGING FOR FLOOR JOISTS TO BE LOCATED NOT MORE THAN 6'-11" (2.1m) FROM EACH SUPPORT OR OTHER ROWS OF BRIDGING. * STRAPPING SHALL BE AT LEAST 1"x3" (19mm x 64mm) 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.

CONT'D-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" (200 mm) 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 CEILINGS WITH ATTIC SPACE. *SOUND TRANSMISSION CLASS RATING TO BE A MINIMUM 50 BETWEEN DWELLING UNITS. * VAPOUR BARRIERS SHALL BE INSTALLED TO PROTECT THE ENTIRE SURFACES OF THERMALLY INSULATED WALL, CEILING AND FLOOR ASSEMBLIES. VAPOUR 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-A123.1/A123.5) ON 3/8" (9.5mm) OR 7/16" (11.1mm) PLYWOOD SHEATHING * USE H-CLIPS 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" (900mm) UP THE ROOF SLOPE TO A LINE NOT LESS THAN 12" (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' ROLL ROOFING CONFORMING TO CAN/CSA A123.2 'ASPHALT COATED ROOFING SHEETS' (9.26.2.1.(m)). FLASHING: EXCEPT WHERE THE OMISSION WILL NOT ADVERSELY AFFECT ADJACENT SUPPORTED OR 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 AND WALLS OTHER THAN MASONRY SHALL CONFORM TO SECTIONS 9.26.4.6. & 9.26.4.7. O.B.C. * CHIMNEY SADDLES 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 900mm (3'-0") 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 9.31.2.1).

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 BATHTUB 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 T.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 ENERGEY EFFICIANCY LEVELS REQ'D BY SENTENCE 12.2.1.1.(3) OR CONFORM TO CHAPTERS 1 & 3 OF MMAH 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. CAN/CSA-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 VISIBLE 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 GROUND 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 BE WATER EFFICIENCY REQUIREMENTS OF 7.6.4. DWB (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 RECEIVE 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.REG. 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 FILLED AND TAPED. FINISHED FLOORING IN BATHROOMS, KITCHENS, PUBLIC ENTRANCE HALLS, LAUNDRY & GENERAL STORAGE AREAS SHALL CONSIST OF RESILIENT FLOORING, FELT-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 7.4.6.4 "PROTECTION FROM BACK FLOW".

FOR INSULATION OF FOUNDATION WALLS AND SLABS WITHIN 600mm 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 A 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 C 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 2 2 2018

CITY OF BRAMPTON
BUILDING DIVISION
REVIEWED
DEC 1 1 2018
BY
MARK DERKSEN

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

2012 CODE

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No	DATE:	WORK DESCRIPTION:
7		
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1	AUG. 17, 2018	PREPARED TO PACKAGE "A1" ISSUED TO CLIENT

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 3.2.5 of the building code

NAME	SIGNATURE	BCIN
Walter Botter		21031

REGISTRATION INFORMATION

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

FIRM NAME	BCIN
jardin design group inc.	27763

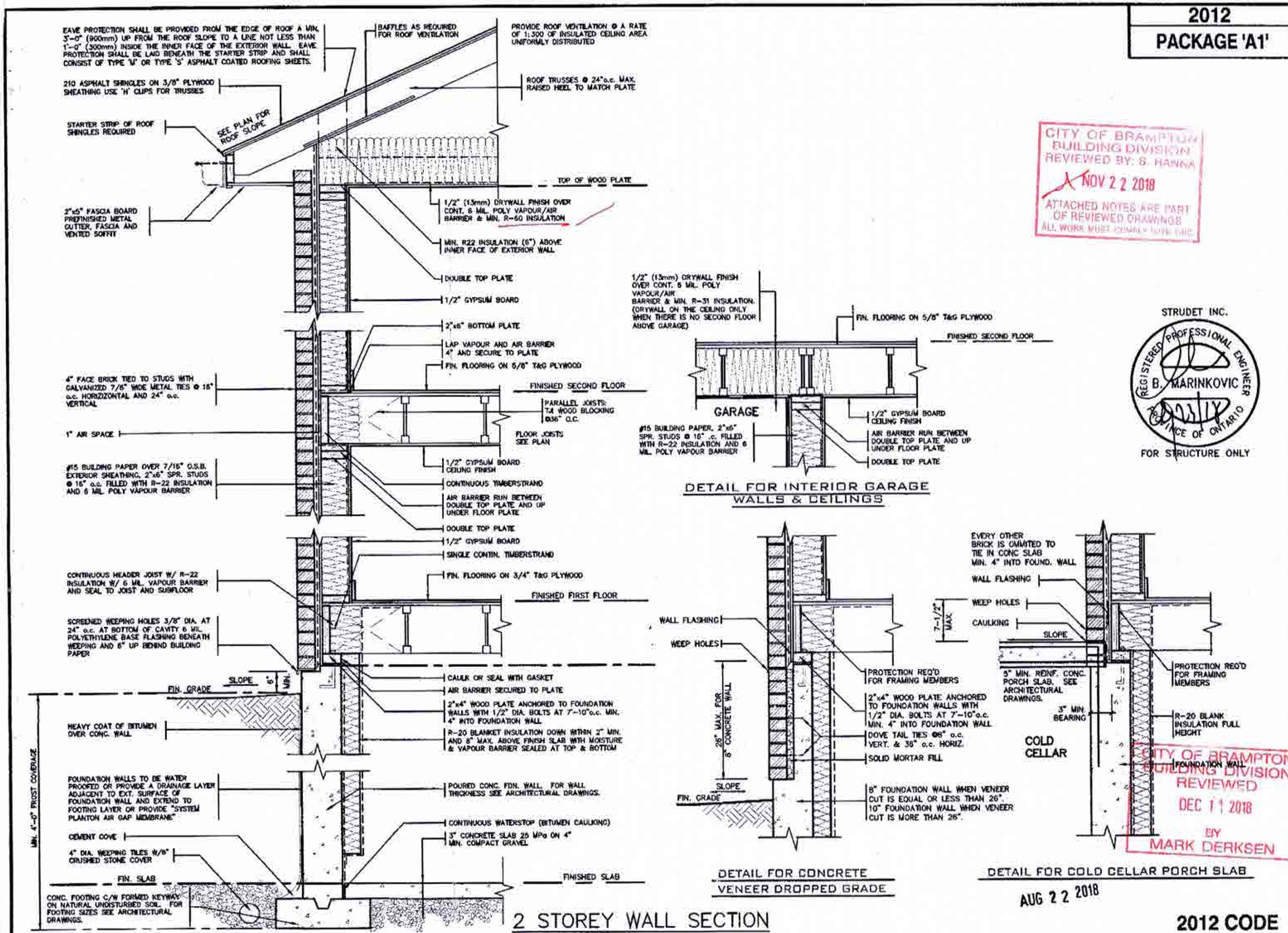
jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

GENERAL NOTES

MINNISALE HOME CORP.
CITY OF BRAMPTON

BILD

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



CITY OF BRAMPTON
BUILDING DIVISION
REVIEWED BY: S. HANNA
NOV 2 2 2018
ATTACHED NOTES ARE PART OF REVIEWED DRAWINGS
ALL WORK MUST COMPLY WITH OBC

CITY OF BRAMPTON
BUILDING DIVISION
REVIEWED
DEC 1 1 2018
BY
MARK DERKSEN

AUG 2 2 2018

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2 STOREY WALL SECTION
2"x6" BRICK VENEER

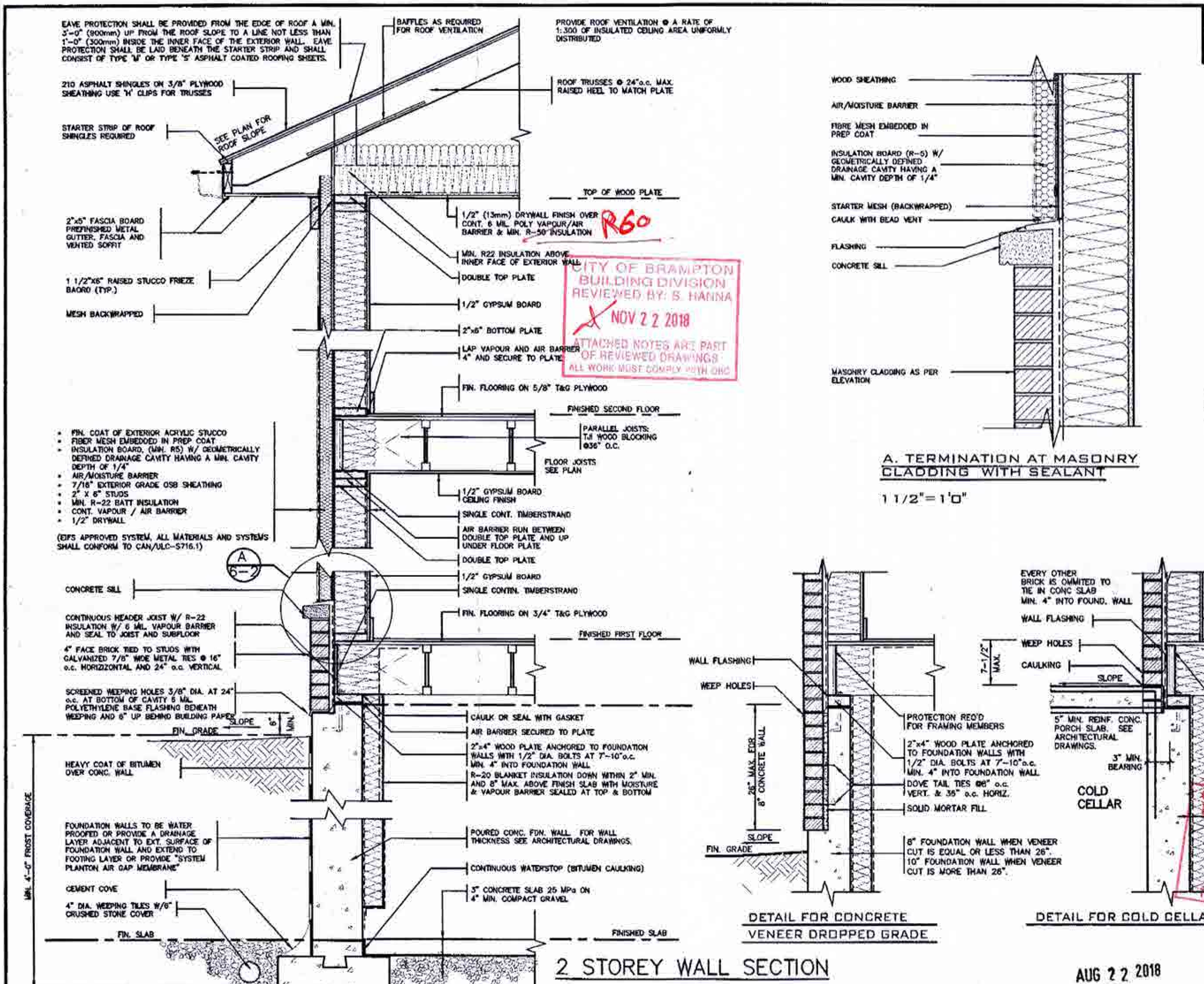
MINNISALE HOME CORP.
CITY OF BRAMPTON

BILD

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

2012

PACKAGE 'A1'



STRUDET INC.

PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

AUG 2 2 2018

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EMAIL: info@jardindesign.ca

2 STOREY WALL SECTION
2"x6" STUCCO WALL

MINNISALE HOME CORP.
CITY OF BRAMPTON

BILD

MODEL NAME: T —

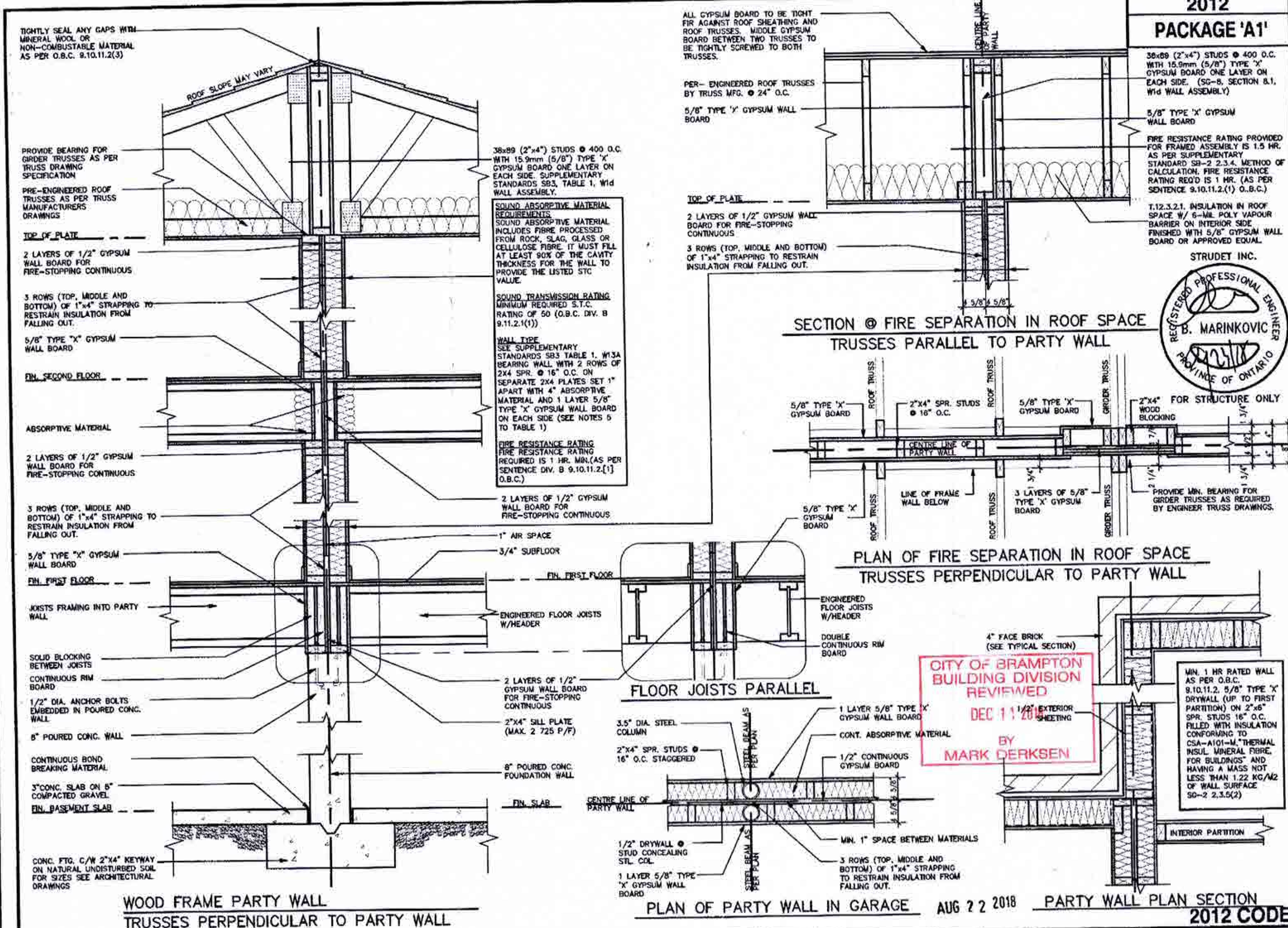
SCALE: AS NOTED

PROJ. No.: 18-24

DWG. No.: 3

2012 PACKAGE 'A1'

38x89 (2"x4") STUDS @ 400 O.C. WITH 15.9mm (5/8") TYPE 'X' GYPSUM BOARD ONE LAYER ON EACH SIDE. (SG-8, SECTION 8.1, W1d WALL ASSEMBLY)



WOOD FRAME PARTY WALL
TRUSSES PERPENDICULAR TO PARTY WALL

PLAN OF PARTY WALL IN GARAGE

AUG 2 2 2018

PARTY WALL PLAN SECTION

2012 CODE

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jardin design group inc. | 27763
FIRM NAME | BCIN

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VAUGHAN ONT. L4K 3P3
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EMAIL: info@jardindesign.ca

WOOD PARTY WALL

MINNISALE HOME CORP.
CITY OF BRAMPTON

BILD

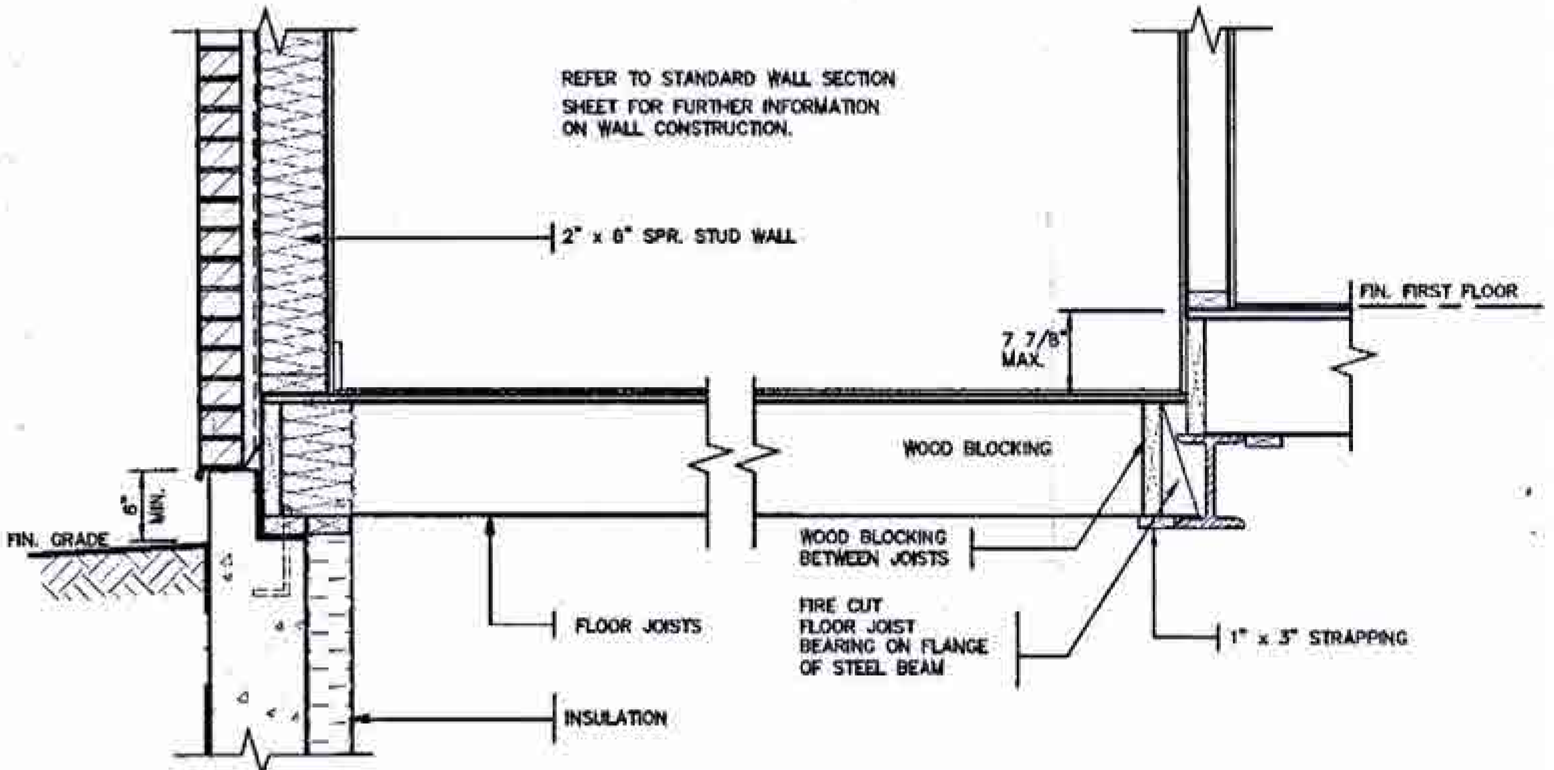
MODEL NAME: T

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

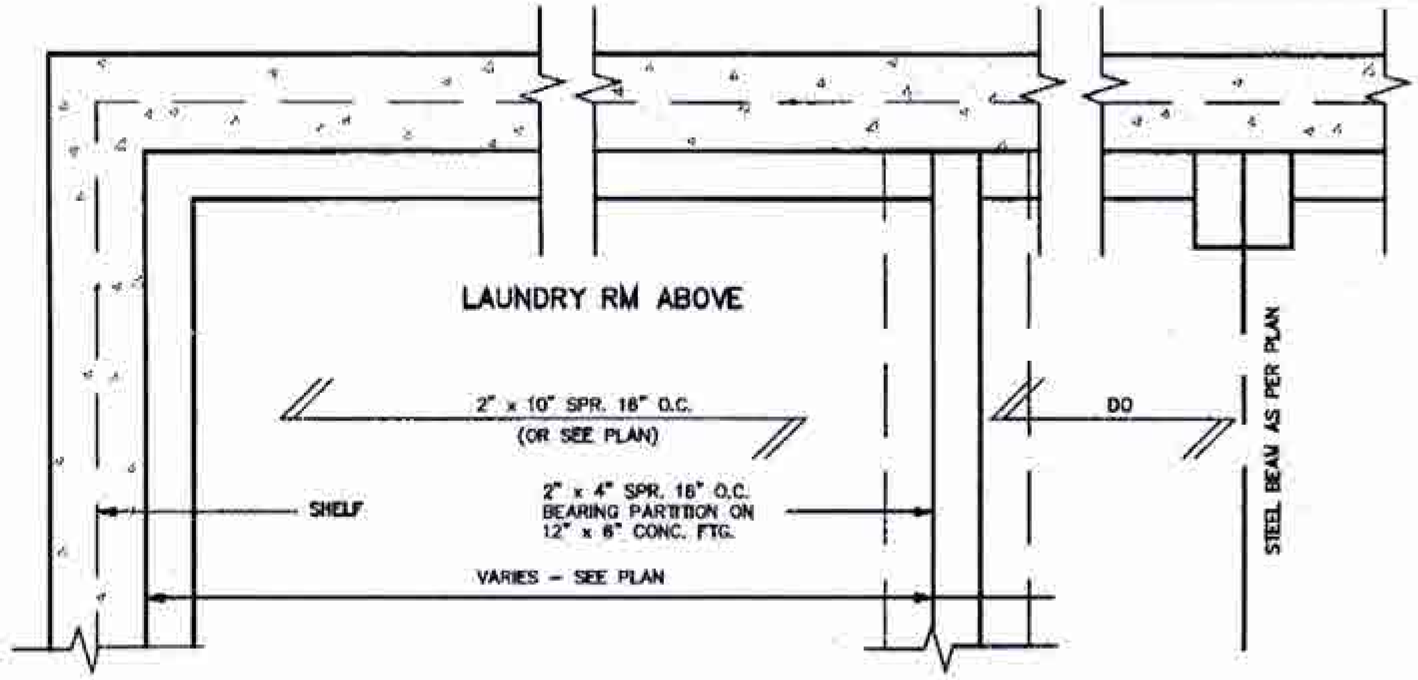
PROJ. No. 18-24 | DWG. No. 4

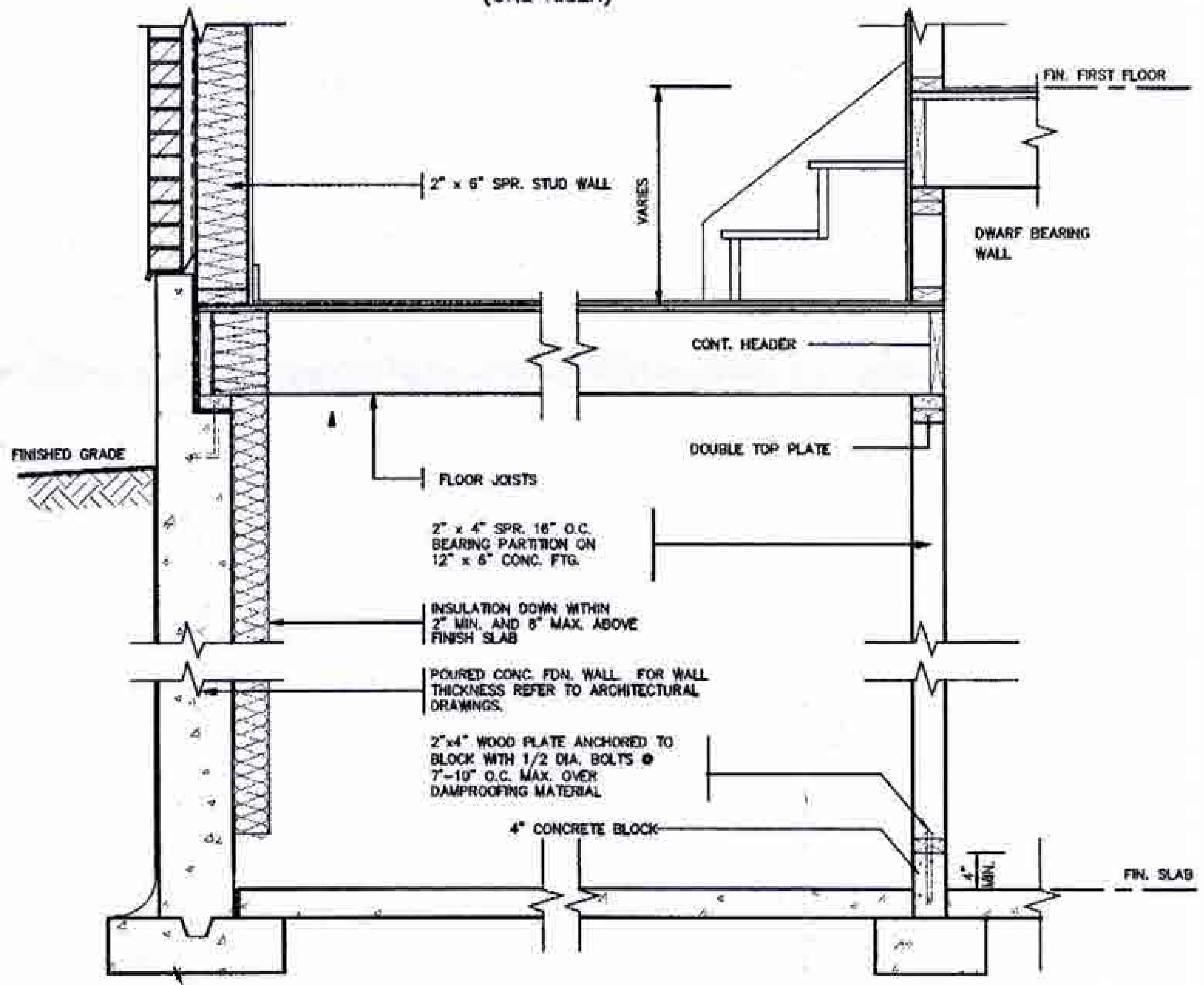
2012

PACKAGE 'A1'

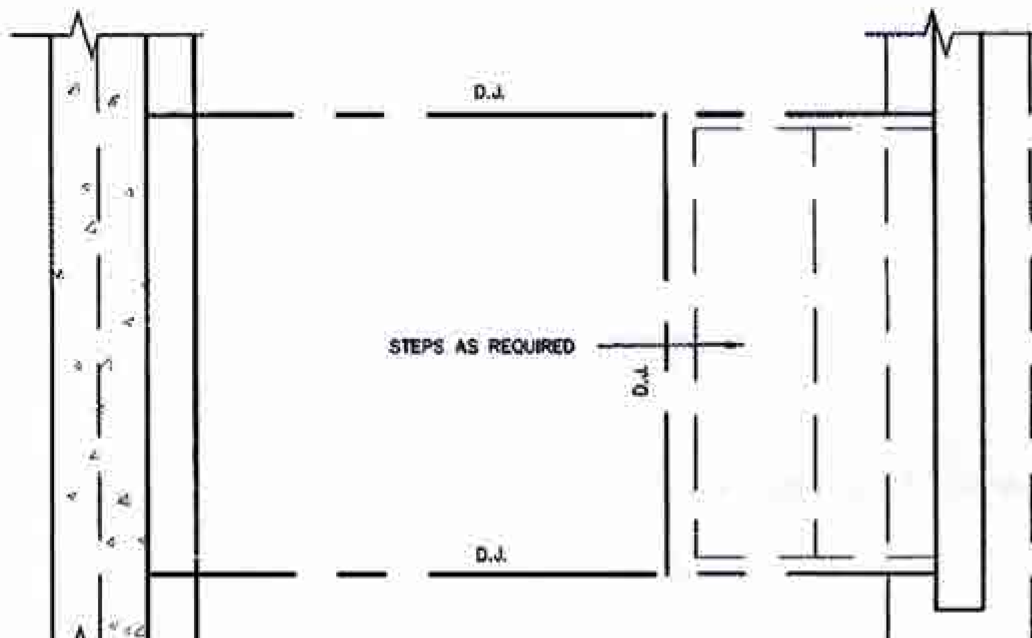


DETAIL OF SUNKEN LAUNDRY
(ONE RISER)





DETAIL OF SUNKEN LAUNDRY
(MORE THAN ONE RISER)



PARTIAL PLAN

CITY OF BRAMPTON
BUILDING DIVISION
REVIEWED
DEC 11 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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NAME	SIGNATURE	BCIN

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jardin design group inc.	27763
FIRM NAME	BCIN

jardin
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VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

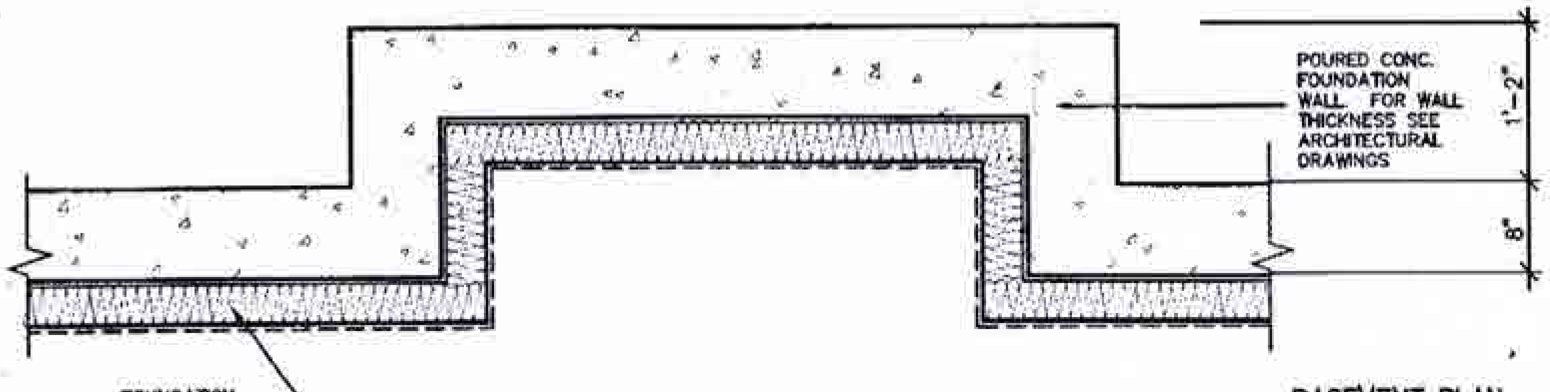
SUNKEN LAUNDRY

MINNISALE HOME CORP.
CITY OF BRAMPTON

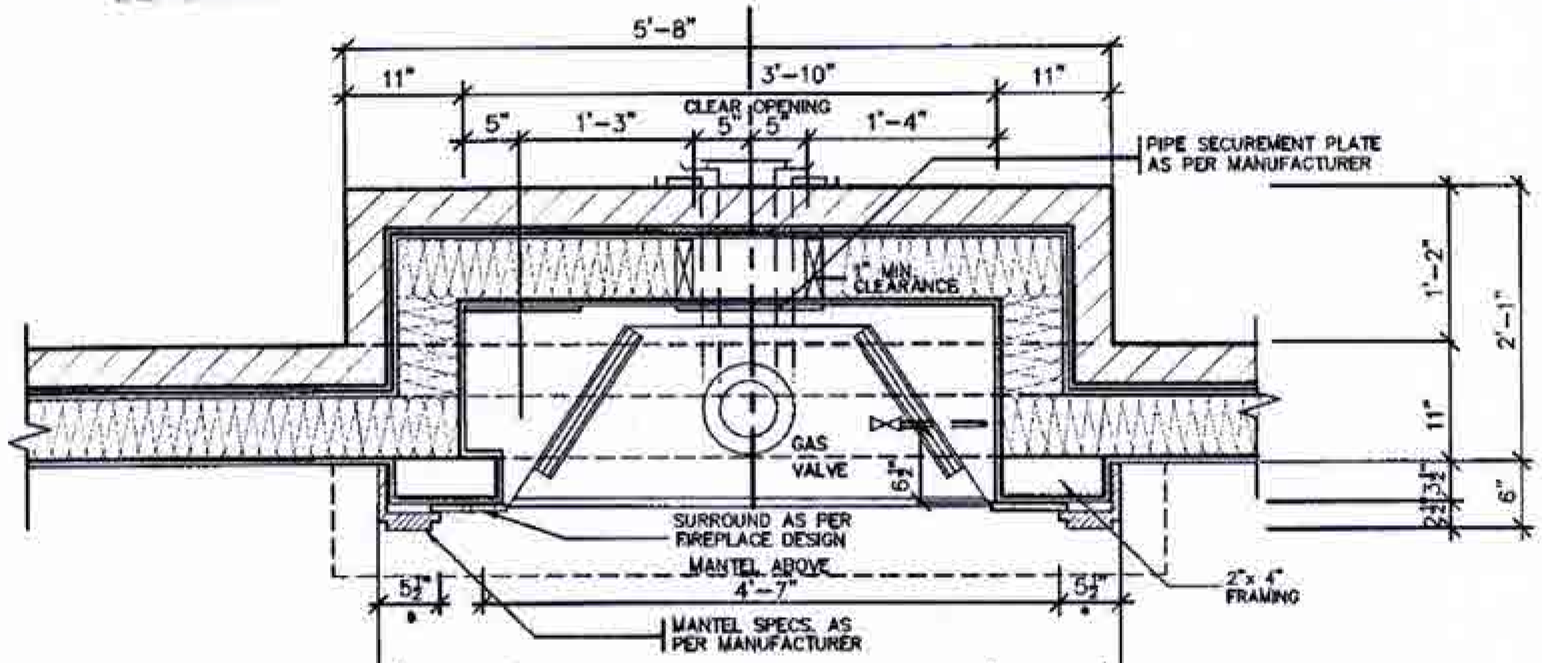
BILD

MODEL NAME: T —
SCALE: 3/4"=1'-0"
PROJ. No: 18-24
DWG. No: 5

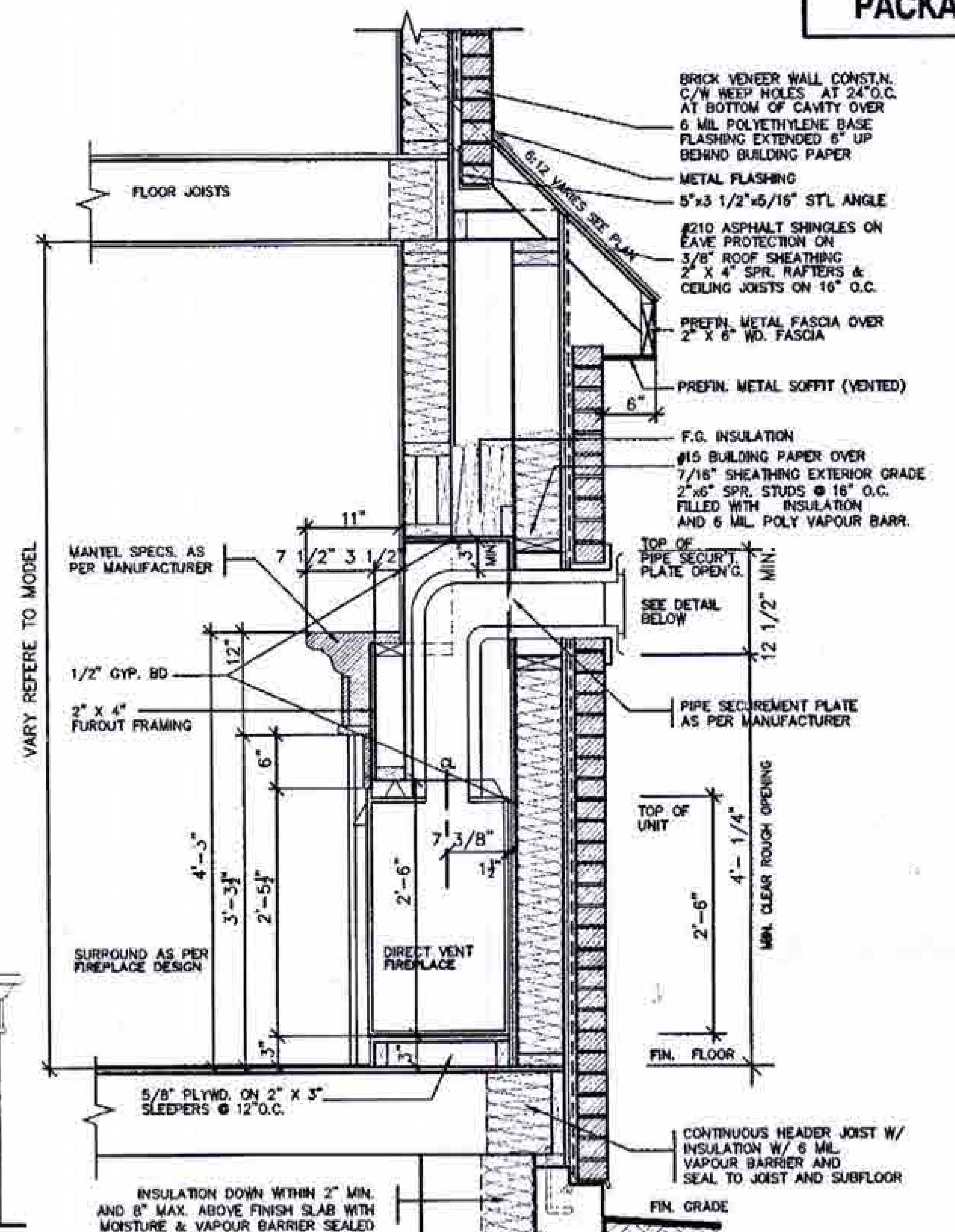
DRAWN BY:
DRAWING NAME: GENERAL NOTES



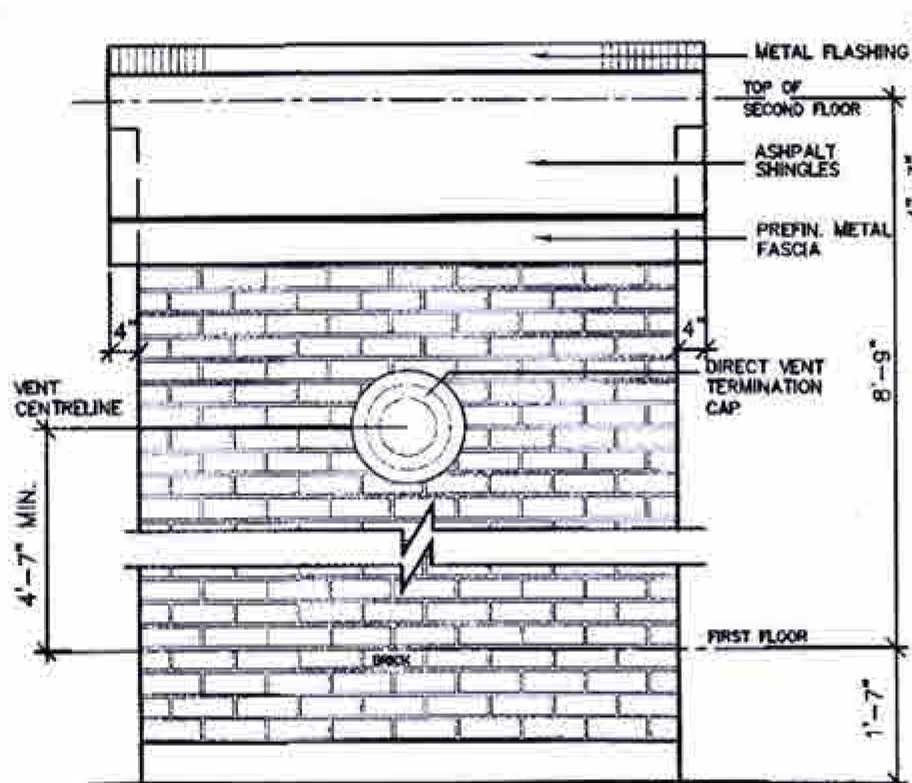
BASEMENT PLAN



FIRST FLOOR PLAN



SECTION



EXTERIOR ELEVATION
NOT TO SCALE

FRONT/SIDE ELEVATION
NOT TO SCALE

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/CGA-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
DEC 11 2018
BY
MARK DERKSEN

AUG 22 2018

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
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Walter Botter | [signature] | 21031
NAME | SIGNATURE | BCIN
REGISTRATION INFORMATION
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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

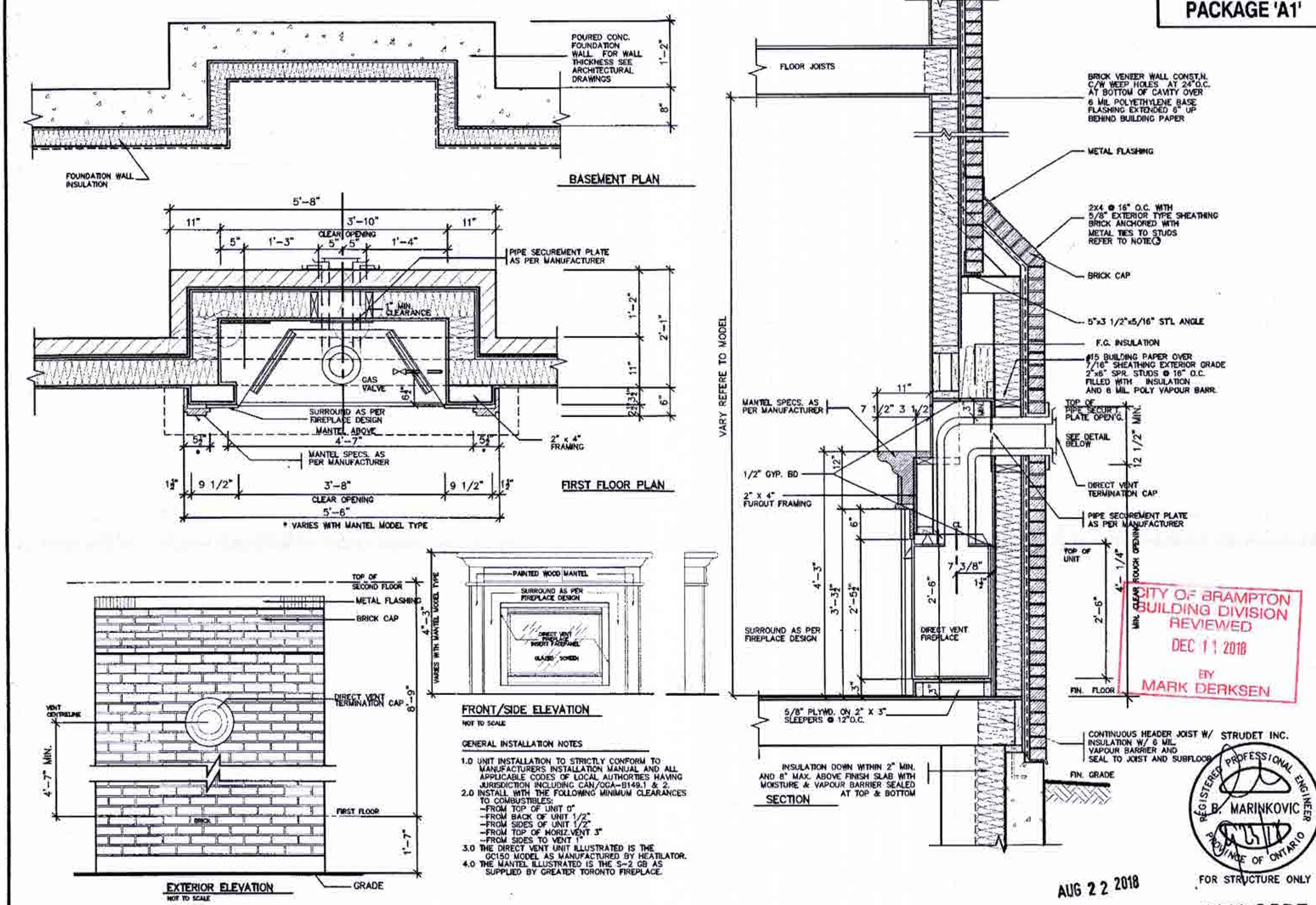
DIRECT VENT FIREPLACE

MINNISALE HOME CORP.
CITY OF BRAMPTON

BILD

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

2012
PACKAGE 'A1'



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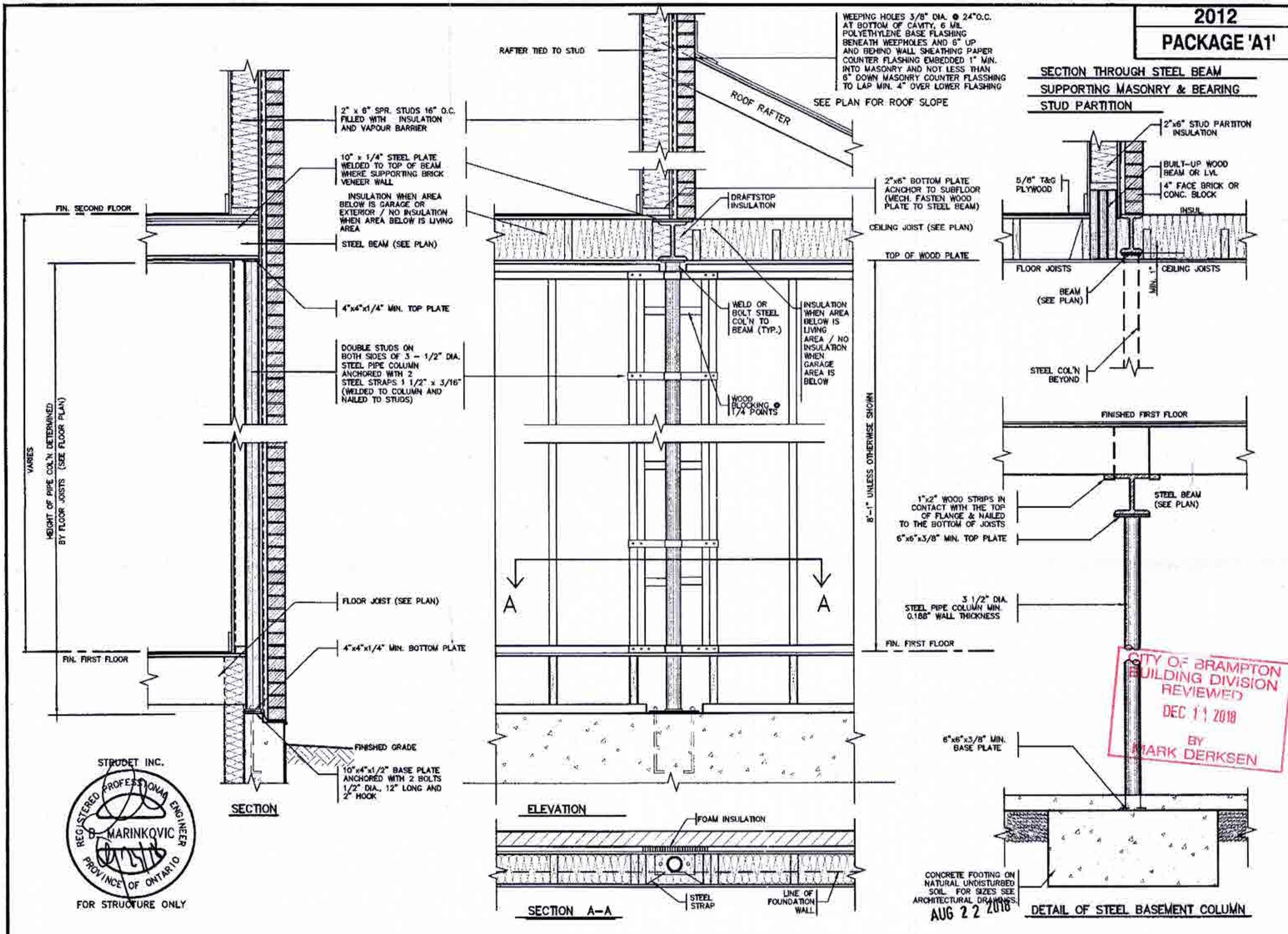
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

BILD

DIRECT VENT FIREPLACE WITH BRICK CAP

MINNISALE HOME CORP.
CITY OF BRAMPTON

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



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jardin design group inc. 27763
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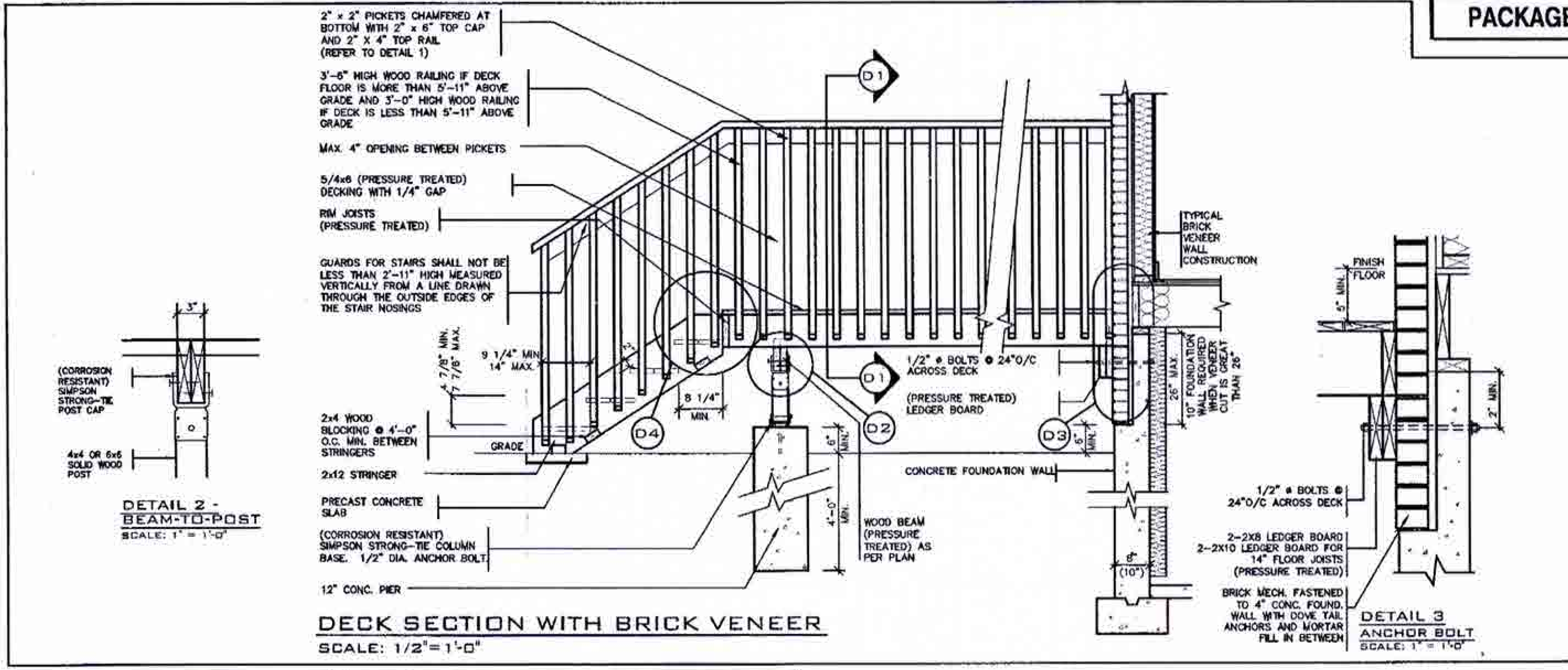
ST. COLUMN DETAILS

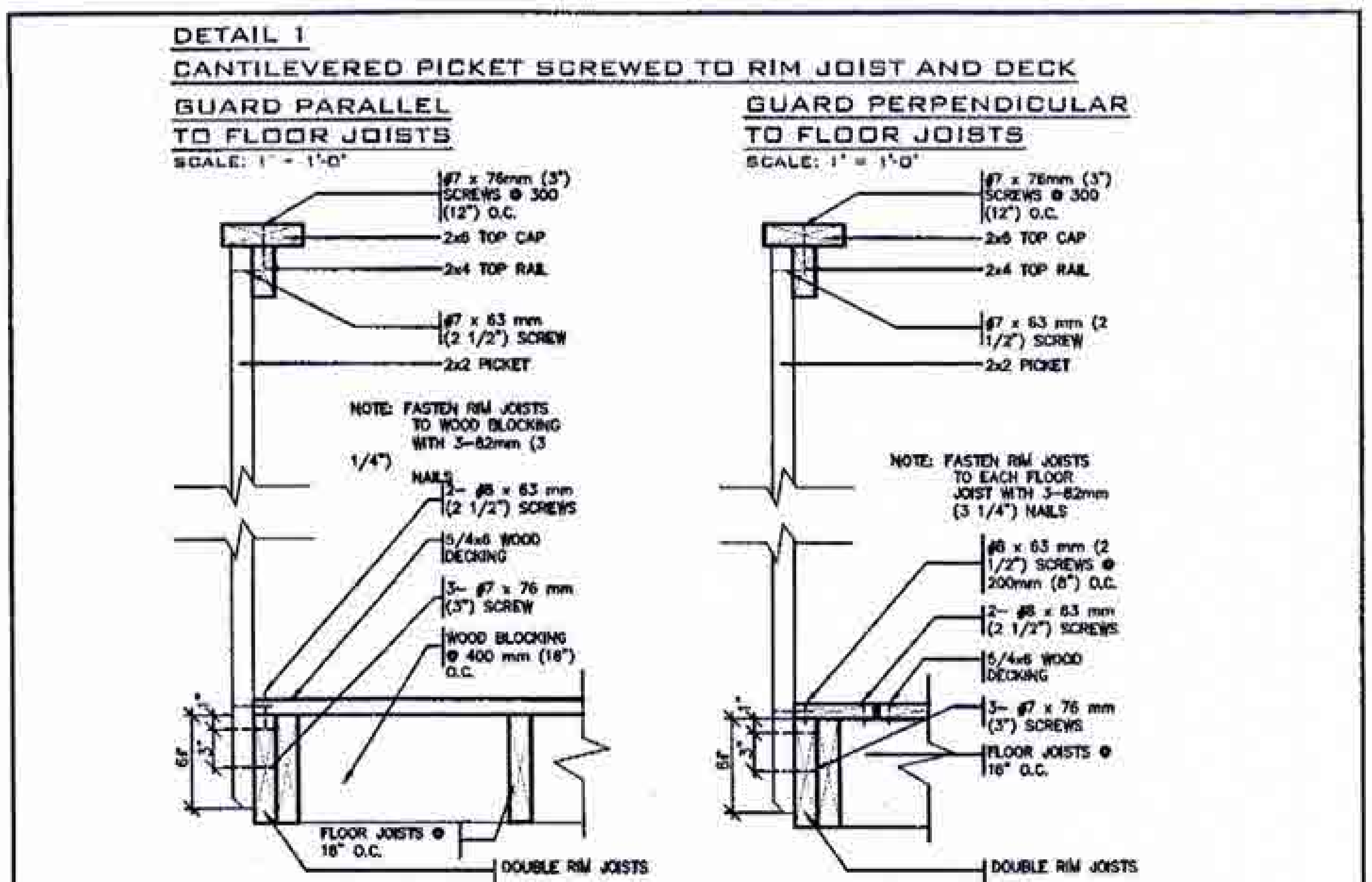
MINNISALE HOME CORP.
CITY OF BRAMPTON

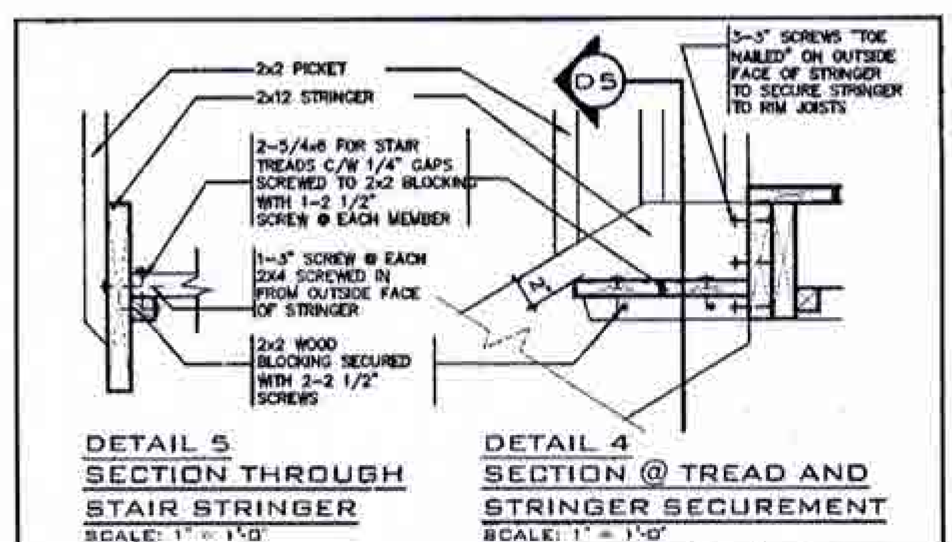
BILD

MODEL NAME: T ---
SCALE: 3/4"=1'-0"
PROJ. No. 18-24
DWG. No. 7

2012
PACKAGE 'A1'







GENERAL NOTES

1. BRICK TO BE COMPRESSIVE STRENGTH OF 15mPa (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. WOOD FOR CANTILEVERED PICKETS PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES.
5. THE DECK HAS BEEN DESIGNED TO SAFELY SUPPORT A SUPERIMPOSED LOAD OF 1.9kPa [40psf]
6. CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 20MPa AT 28 DAYS AND 5-8% AIR ENTRAINED.
7. FOOTING TO BE PLACED ON UNDISTURBED SOIL WITH MIN. BEARING PRESSURE OF 150kPa [3130psf]

AUG 2 2 2018

CITY OF BRAMPTON
BUILDING DIVISION
REVIEWED
DEC 1 1 2018
BY
MARK DERKSEN

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

2012 CODE

No.	DATE	WORK DESCRIPTION
7		
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1	AUG. 17, 2018	PREPARED TO PACKAGE 'A1' ISSUED TO CLIENT

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Walter Botter — 21031
NAME — SIGNATURE — BCIN
REGISTRATION INFORMATION
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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

BILD

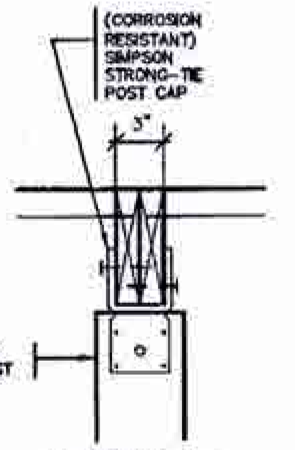
WOOD DECK DETAIL

MINNISALE HOME CORP.
CITY OF BRAMPTON

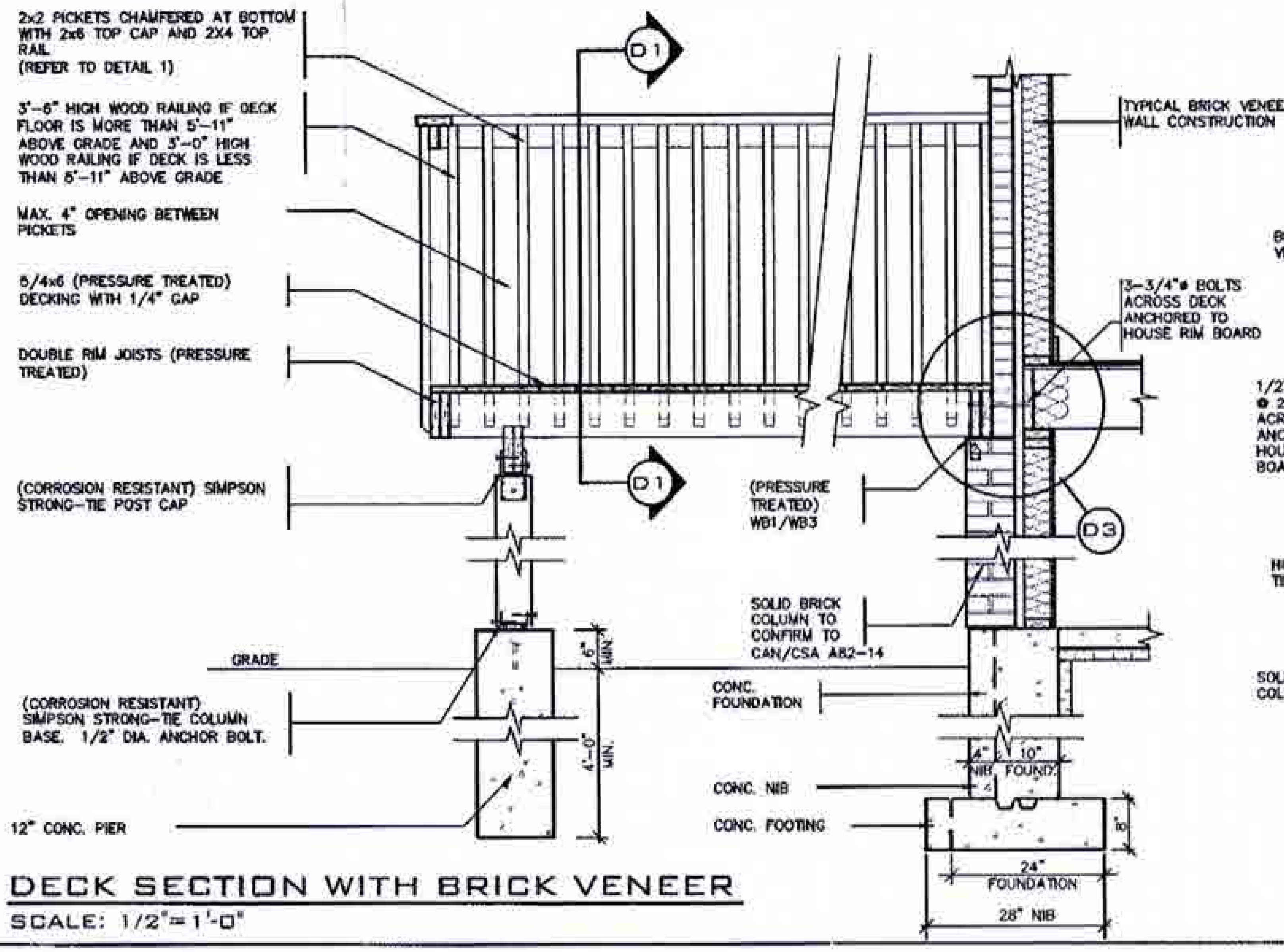
MODEL NAME: T —
SCALE: AS SHOWN
PROJ. No. 18-24
DWG. No. 8

DRAWN BY:
DRAWING NAME: GENERAL NOTES

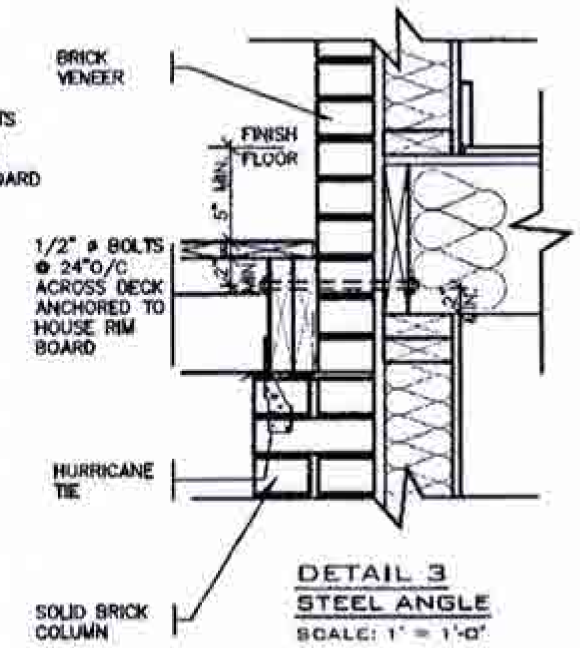
2012
PACKAGE 'A1'



DETAIL 2 - BEAM-TO-POST
SCALE: 1" = 1'-0"



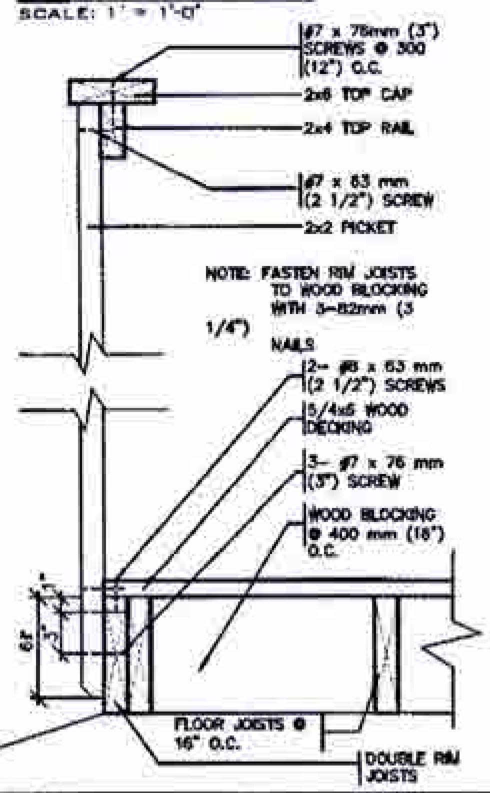
DECK SECTION WITH BRICK VENEER
SCALE: 1/2"=1'-0"



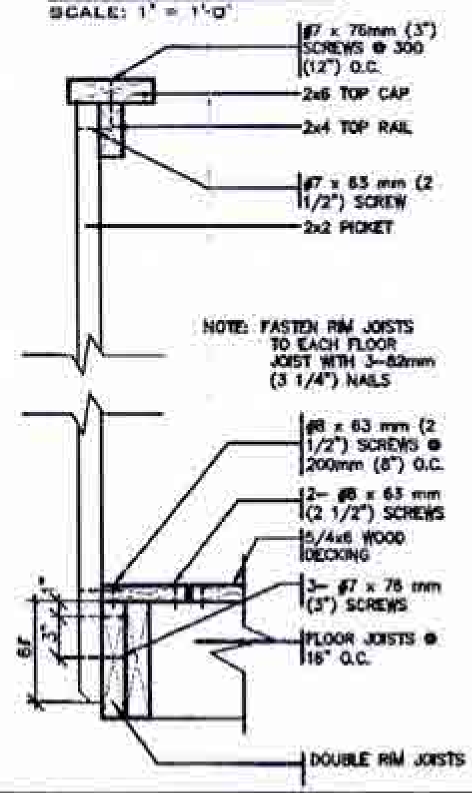
DETAIL 3
STEEL ANGLE
SCALE: 1" = 1'-0"

DETAIL 1
CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK

GUARD PARALLEL TO FLOOR JOISTS
SCALE: 1" = 1'-0"



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



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DEC 11 2018
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STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

AUG 22 2018

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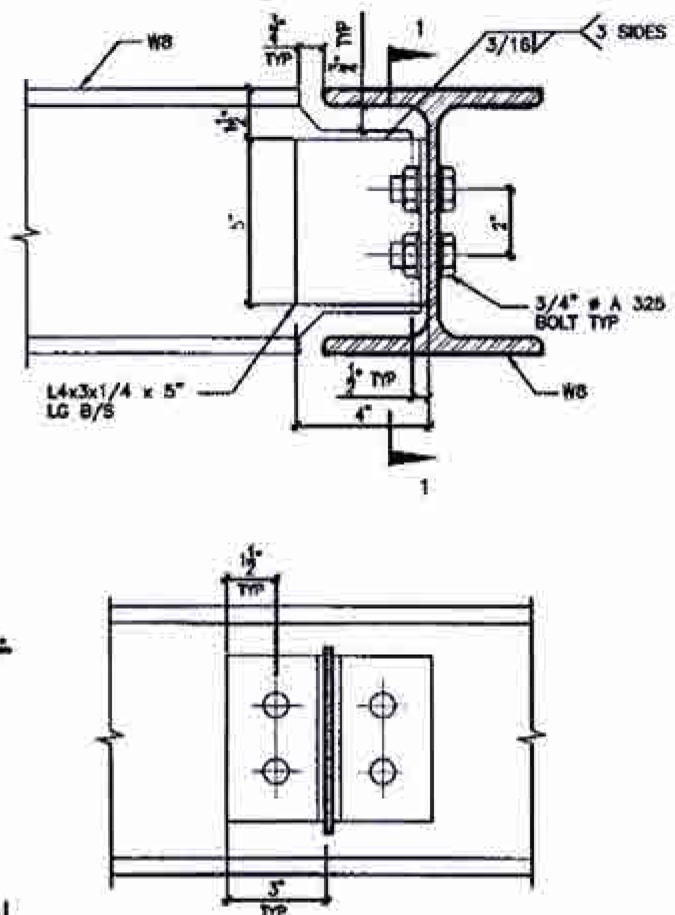
jardin DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

BILD

WALK-OUT DECK DETAIL
MINNISALE HOME CORP.
CITY OF BRAMPTON
MODEL NAME: T —
SCALE: AS SHOWN
PROJ. No. 18-24
DWG. No. 8-1

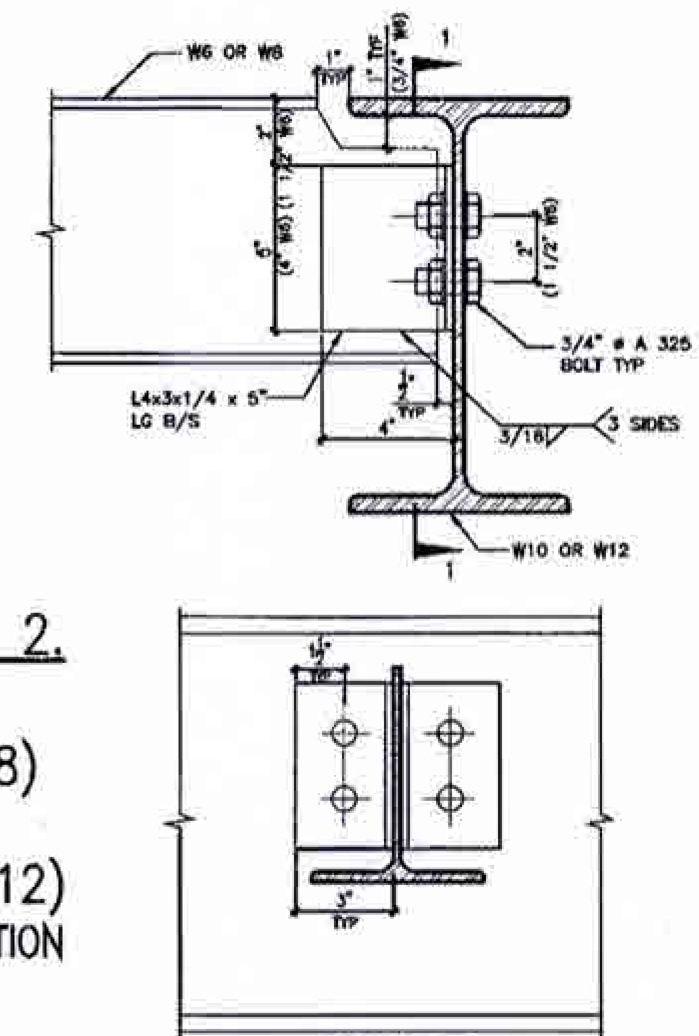
2012
PACKAGE 'A1'



SECTION 1–1

DETAIL 1.

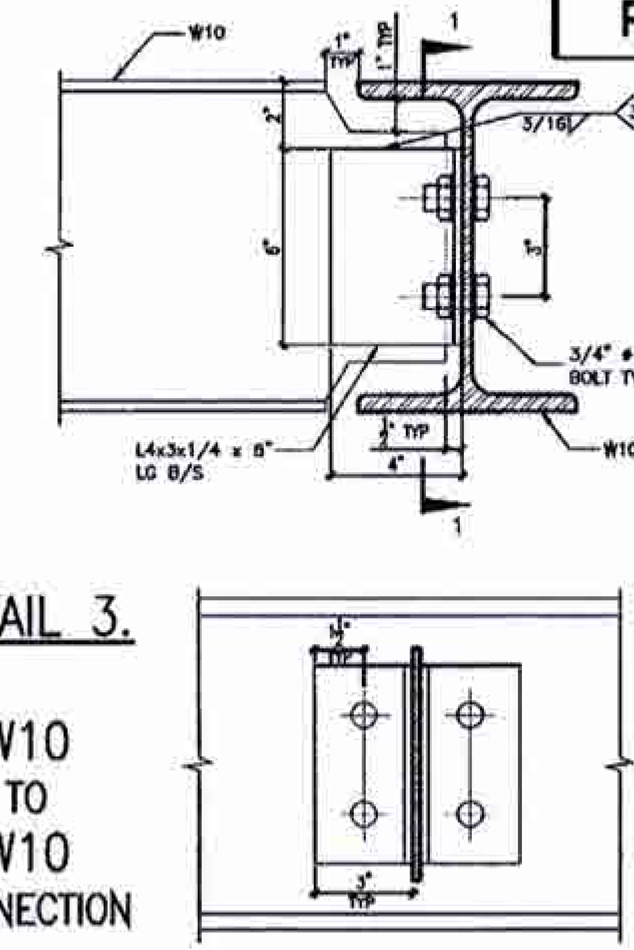
W8
TO
W8
CONNECTION



SECTION 1–1

DETAIL 2.

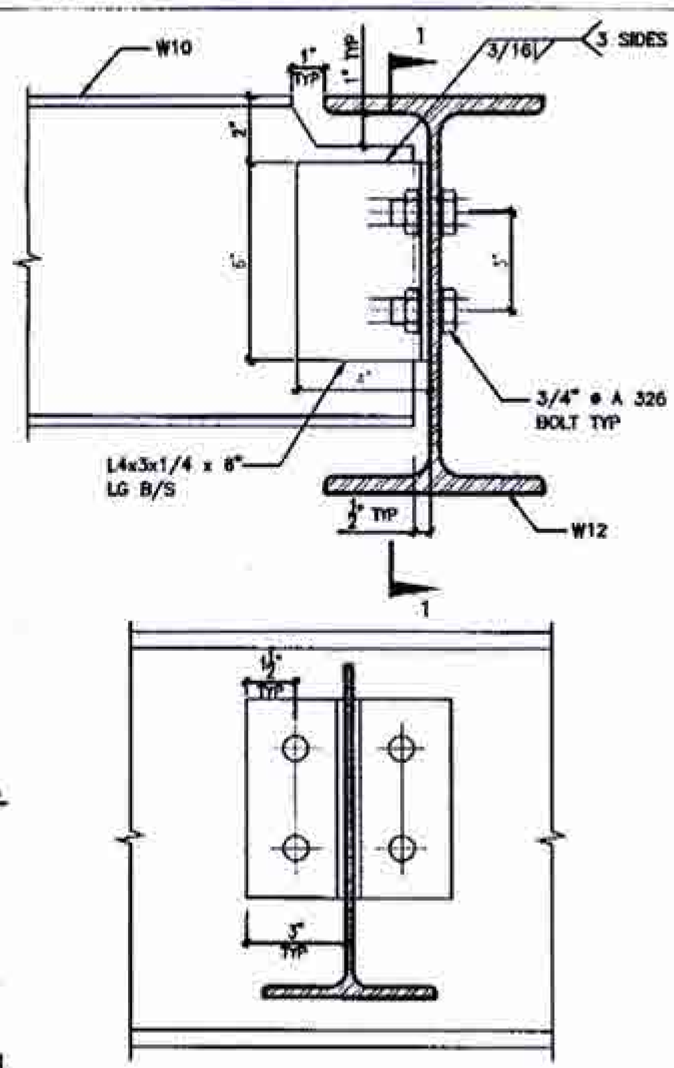
W6(W8)
TO
W10(W12)
CONNECTION



SECTION 1–1

DETAIL 3.

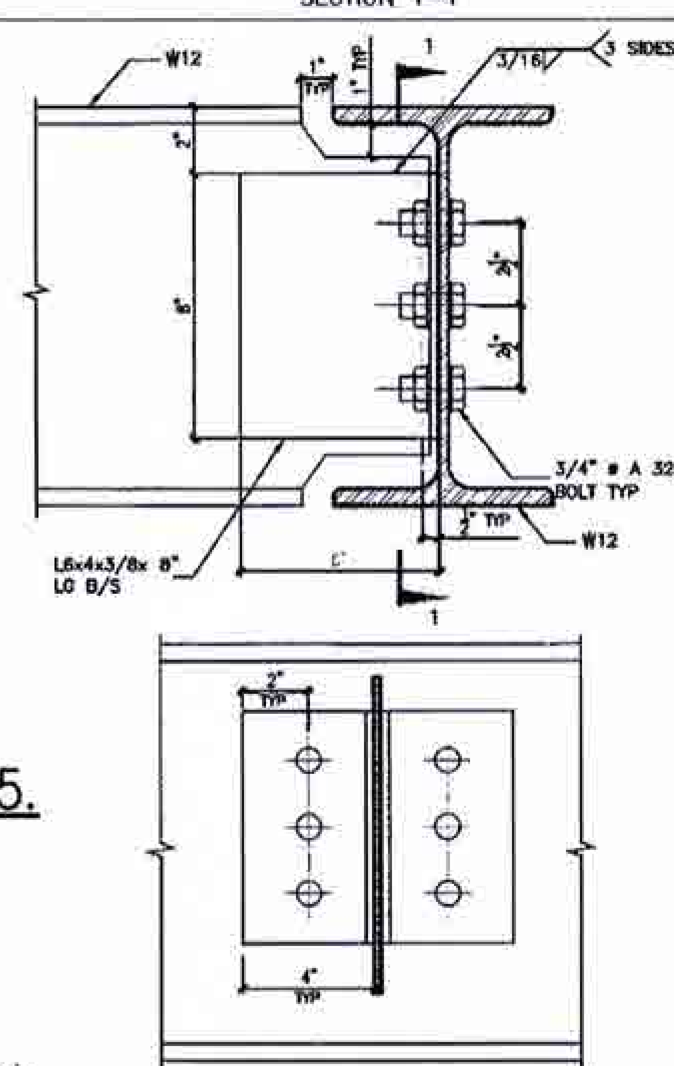
W10
TO
W10
CONNECTION



SECTION 1–1

DETAIL 4.

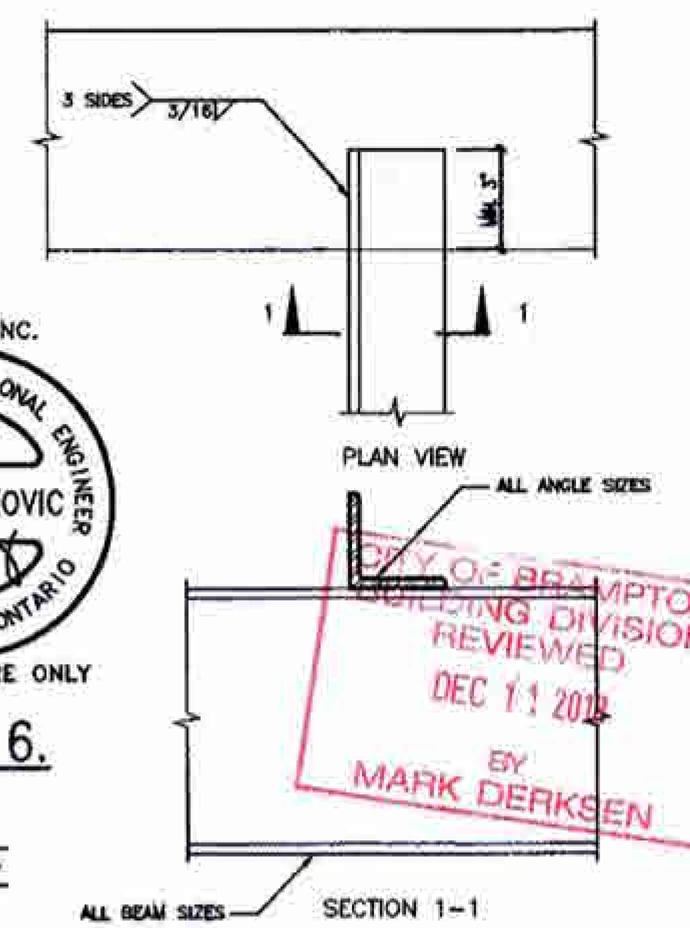
W10
TO
W12
CONNECTION



SECTION 1–1

DETAIL 5.

W12
TO
W12
CONNECTION



SECTION 1–1

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

CITY OF BRAMPTON
BUILDING DIVISION
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DEC 11 2018
BY
MARK DERKSEN

DETAIL 6.

ANGLE
TO
BEAM
CONNECTION

AUG 22 2018

2012 CODE

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AS CONSTRUCTED [illegible] MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

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FIRM NAME	BCIN
jardin design group inc.	27763

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

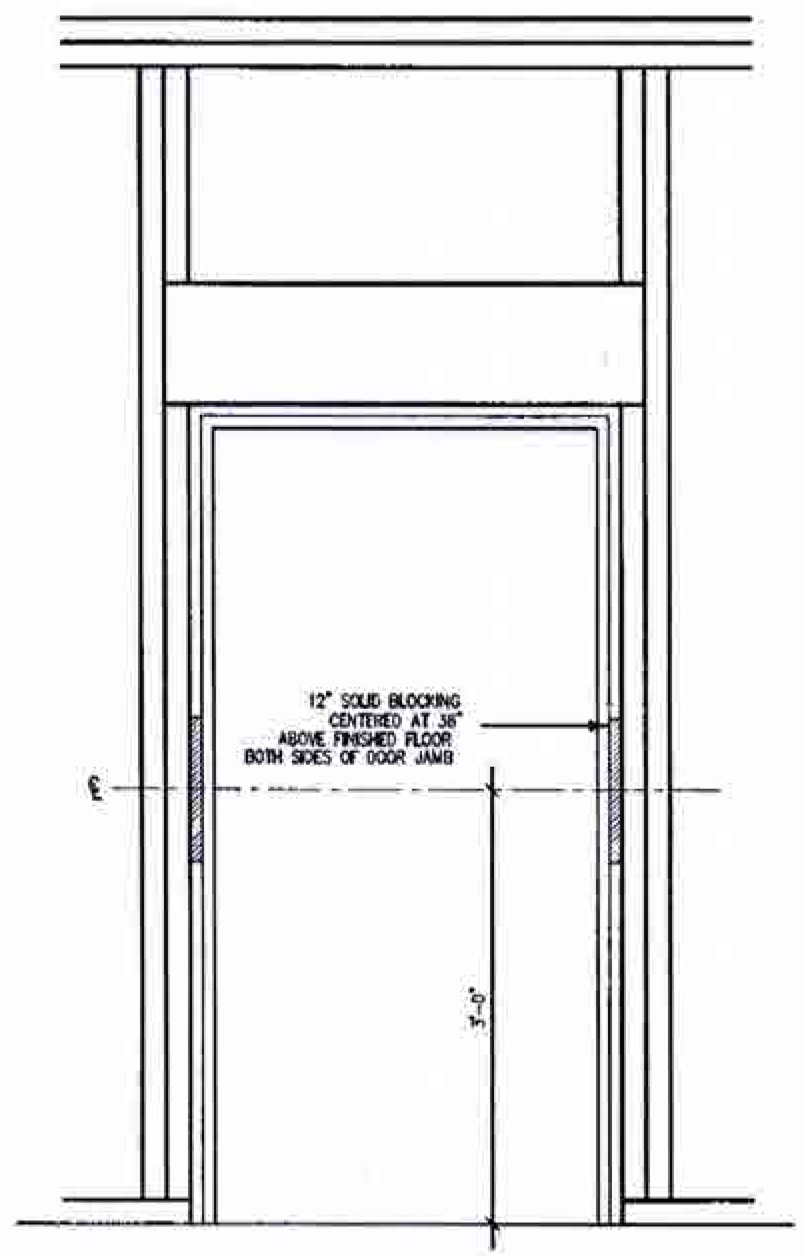
STEEL BEAM DETAILS

MINNISALE HOME CORP.
CITY OF BRAMPTON

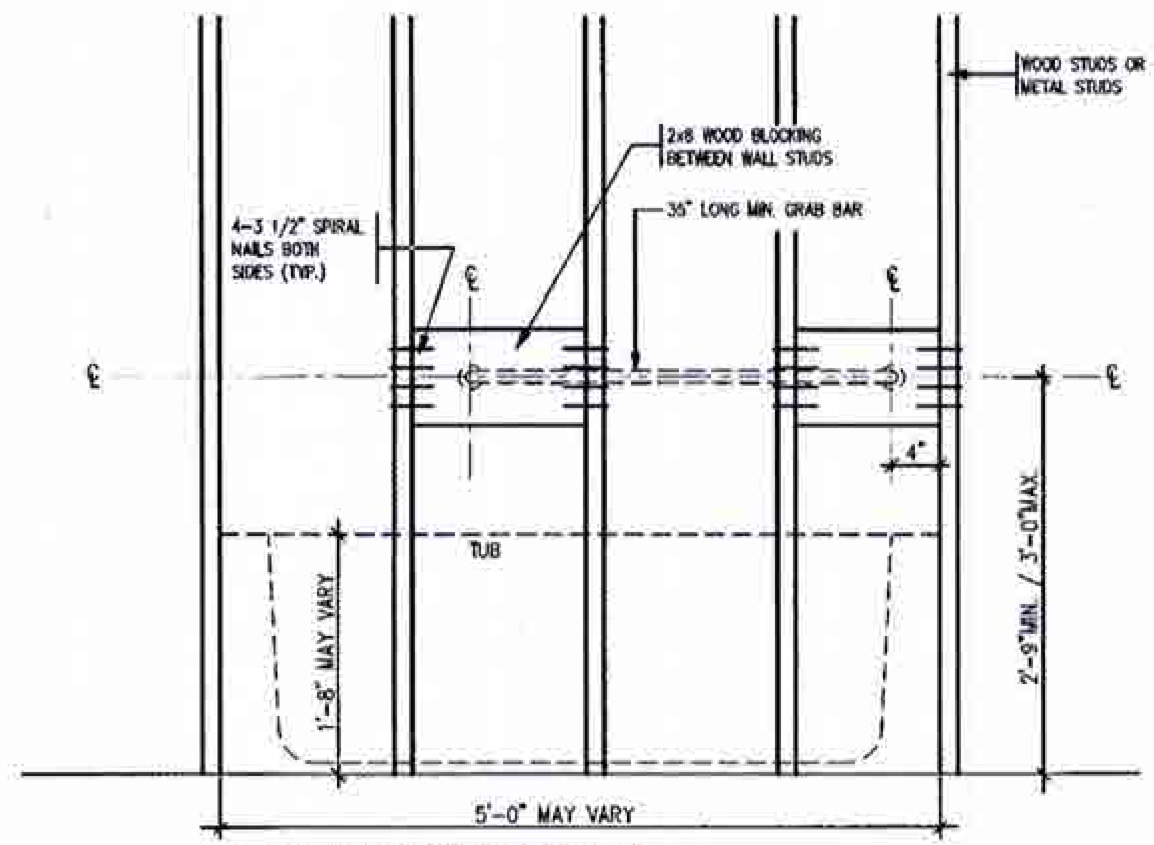
BILD

MODEL NAME	SCALE	PROJ. No.	DWG. No.
T —	N.T.S.	18-24	9

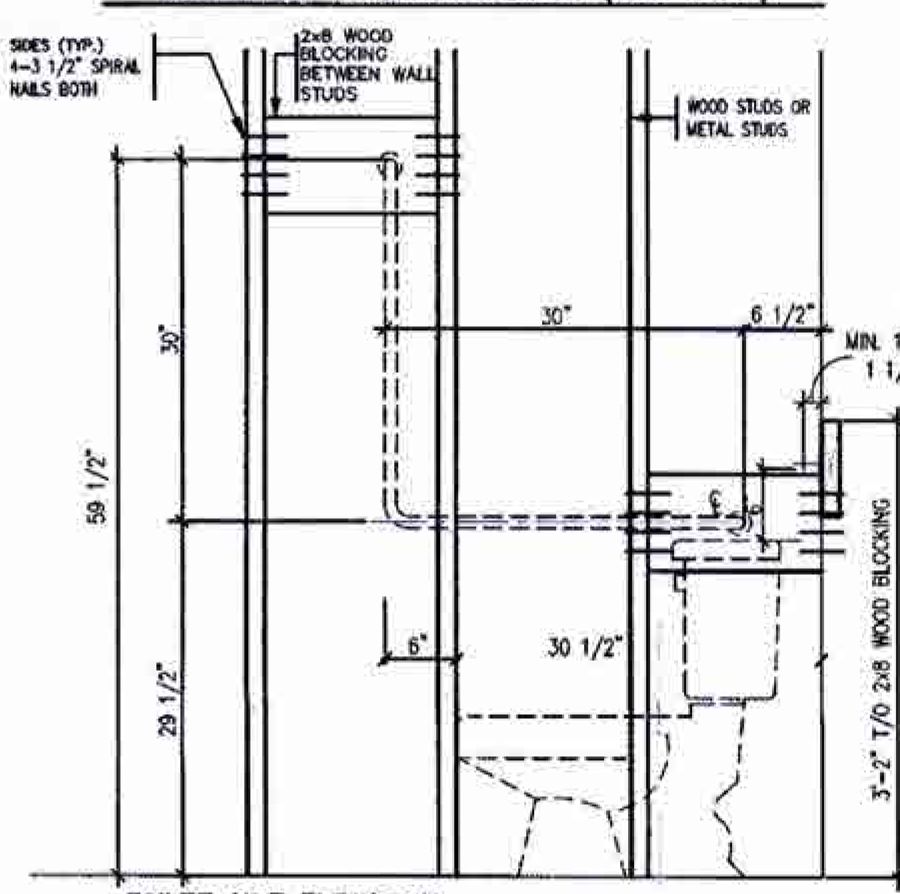
2012
PACKAGE 'A1'



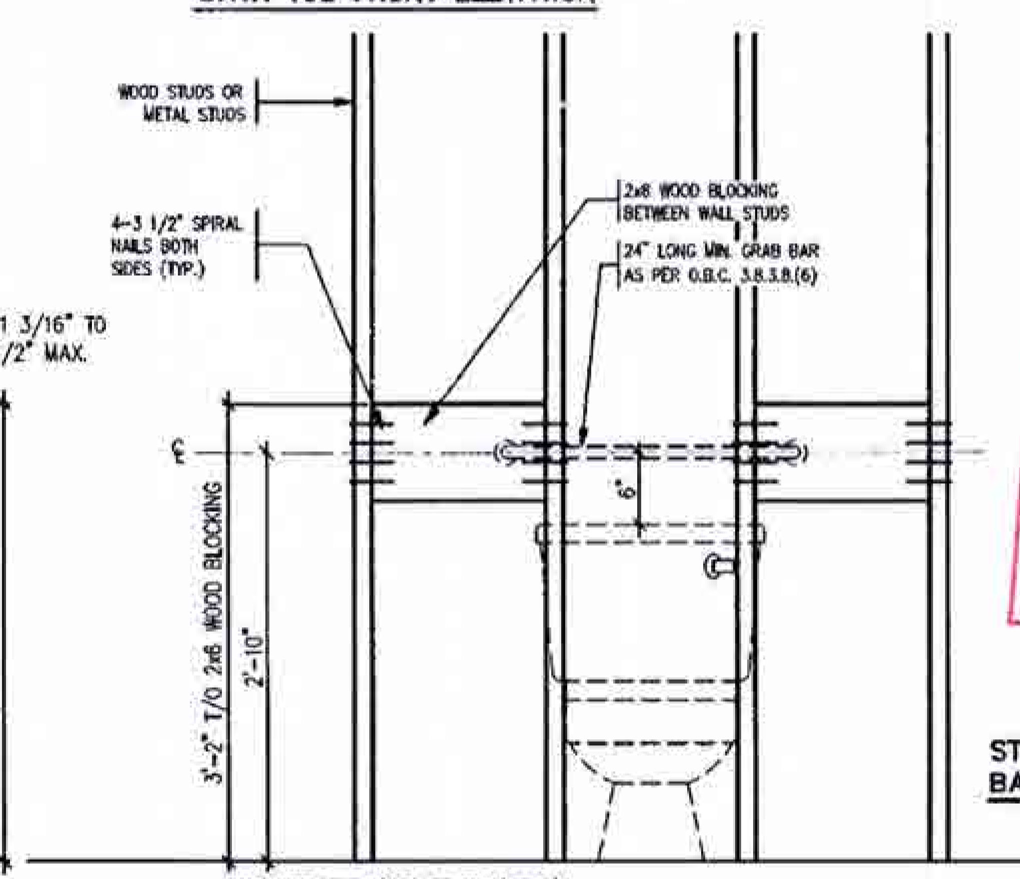
RESISTANCE TO FORCED ENTRY (OBC 9.6.8.)



BATH TUB FRONT ELEVATION



TOILET SIDE ELEVATION



TOILET FRONT ELEVATION

CITY OF BRAMPTON BUILDING DIVISION REVIEWED
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PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

STRUCTURAL REINFORCEMENT FOR GRAB BAR (OBC 9.5.2.3.)

AUG 22 2018

2012 CODE

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VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

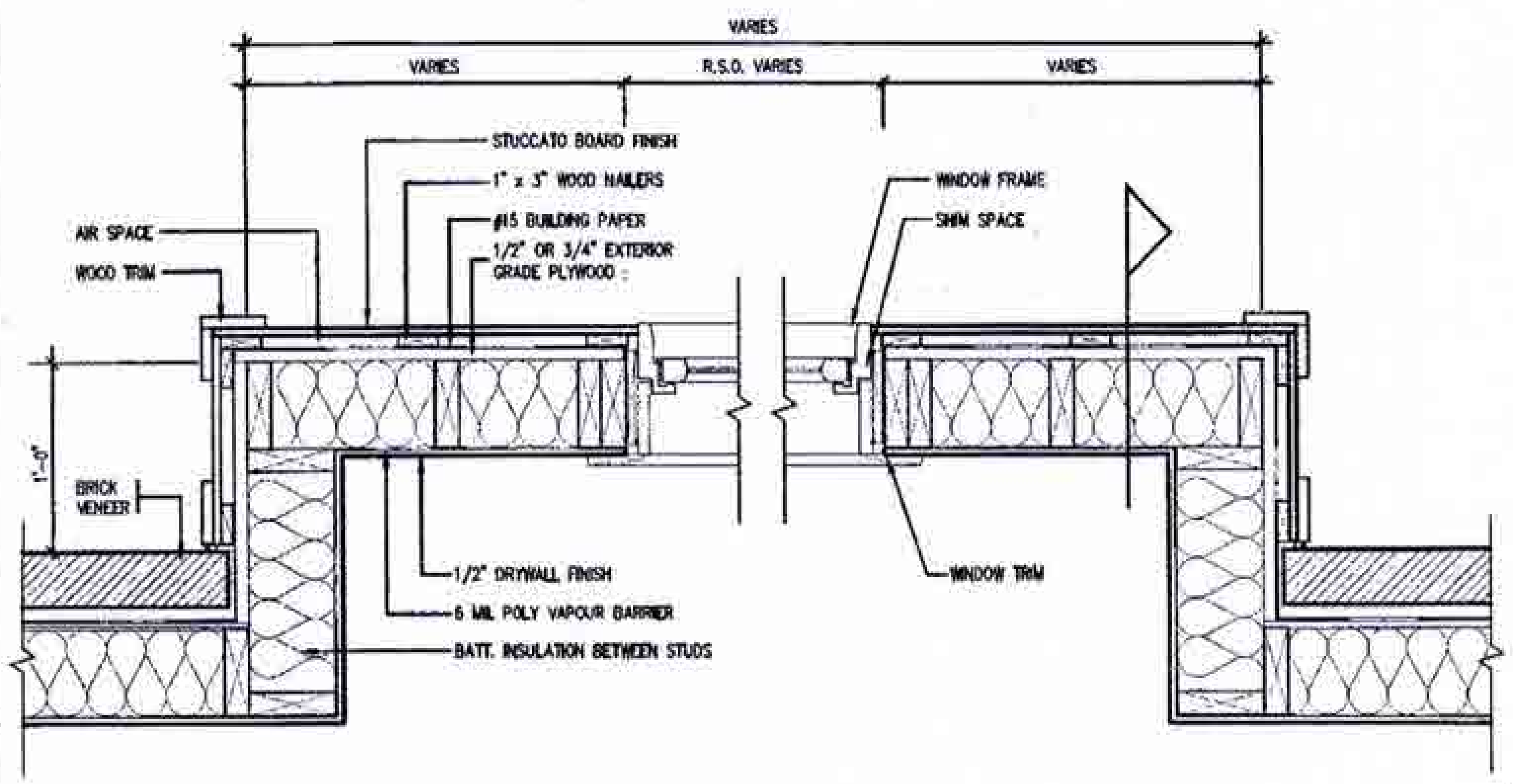
BLOCKING
FORCED ENTRY & GRAB BAR

MINNISALE HOME CORP.
CITY OF BRAMPTON

BILD

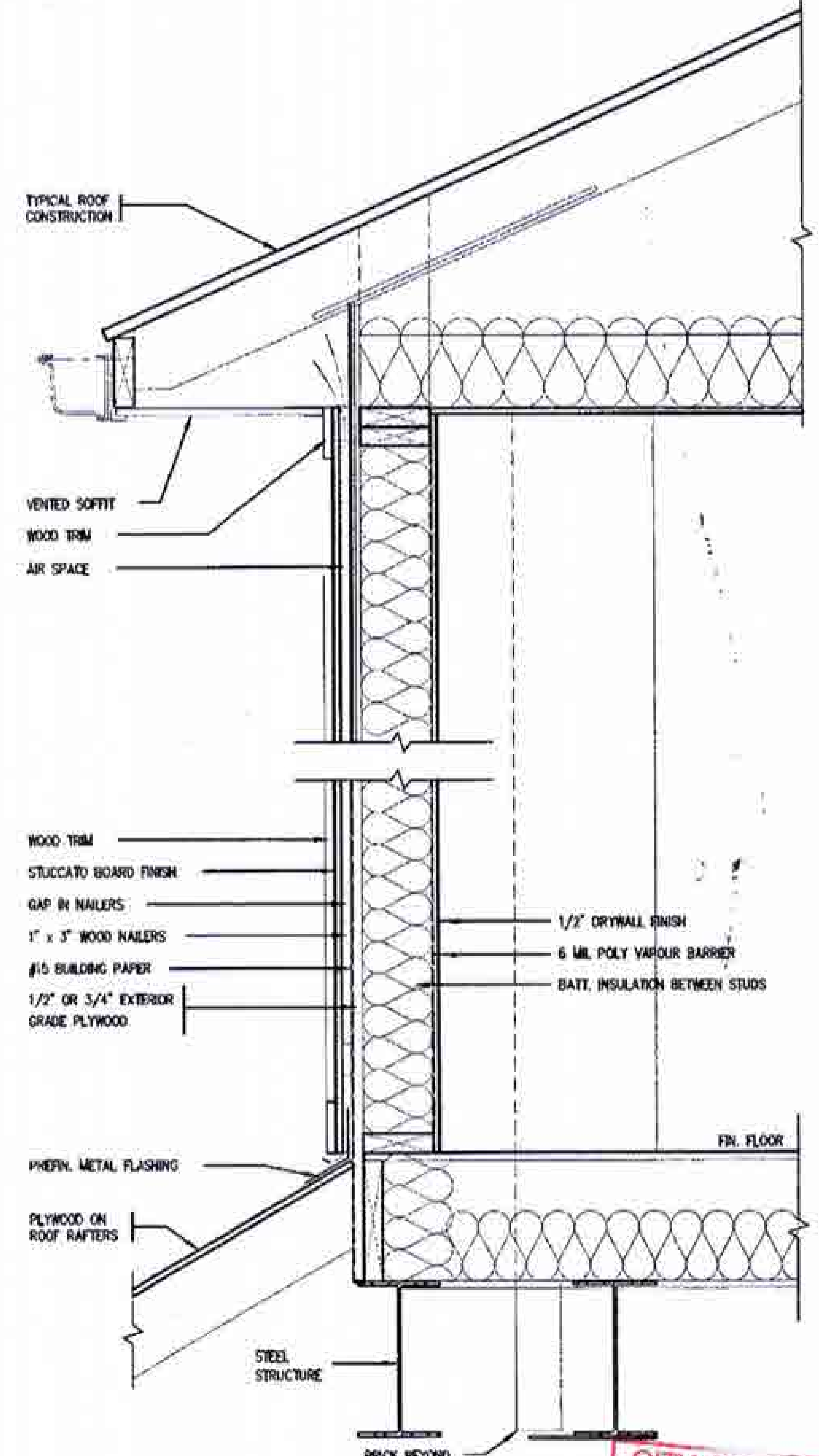
MODEL NAME: T —
SCALE: 3/4"=1'-0"
PROJ. No.: 18-24
DWG. No.: 10

2012
PACKAGE 'A1'



PLAN VIEW

STUCCATO BOARD FINISH CLADDING (OBC 9.27.)



CROSS SECTION

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

CITY OF BRAMPTON
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DEC 11 2018
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MARK DERKSEN

AUG 22 2018

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STUCCATO BOARD FINISH CLADDING

MINNISALE HOME CORP.
CITY OF BRAMPTON

BILD

MODEL NAME: T

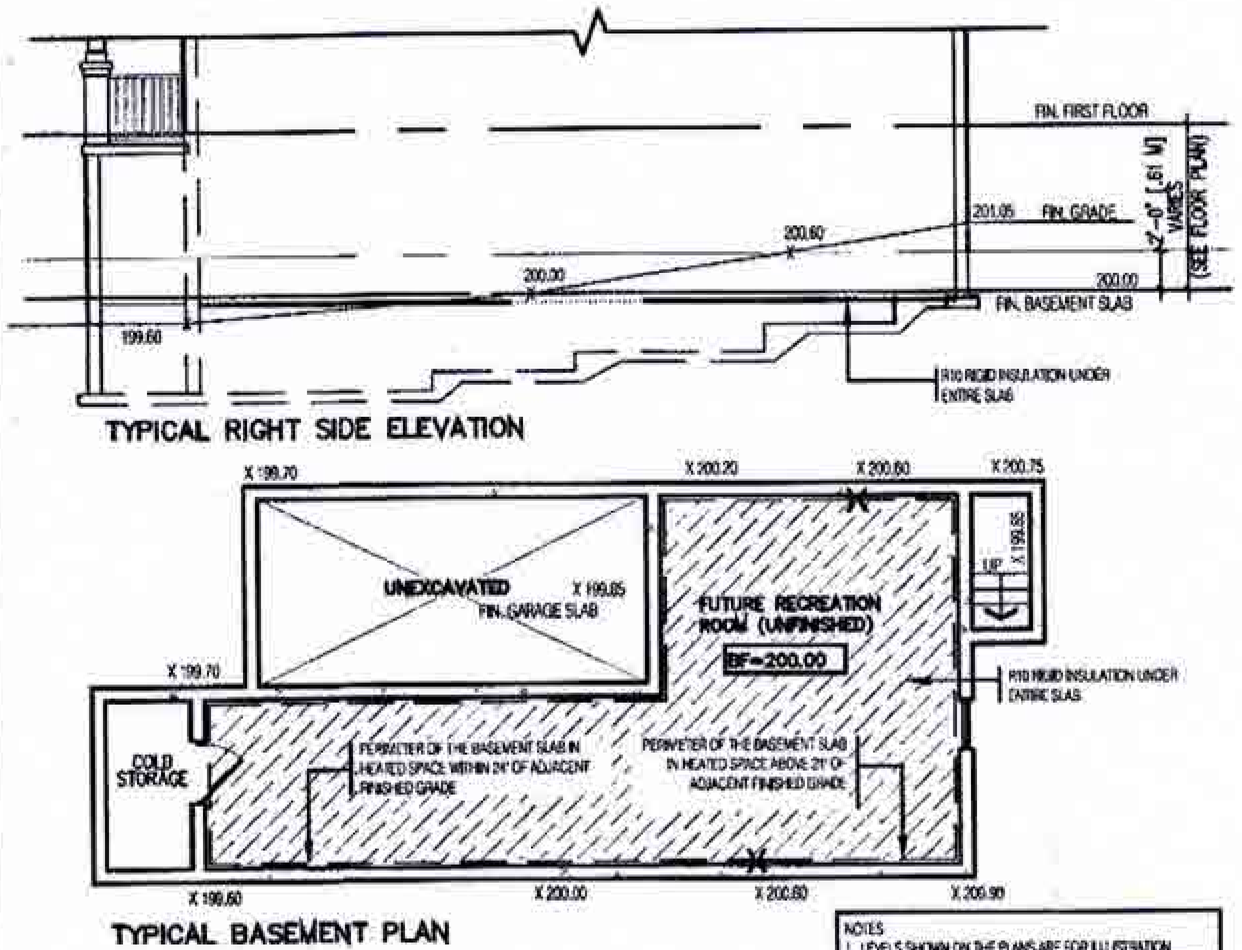
SCALE: 1" = 1'-0"

PROJ. No.: 18-24

DWG. No.: 11

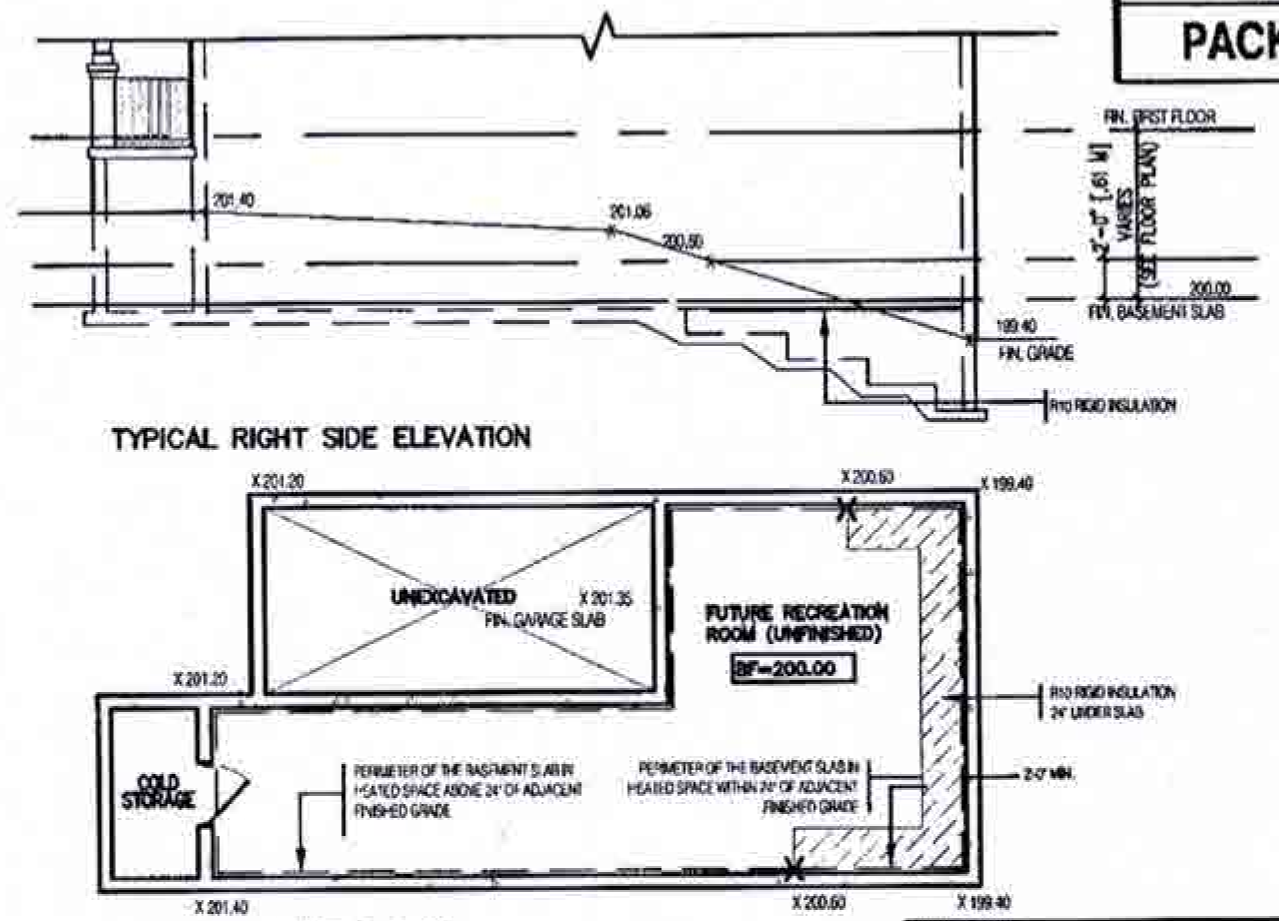
2012

PACKAGE 'A1'



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 CONDITION



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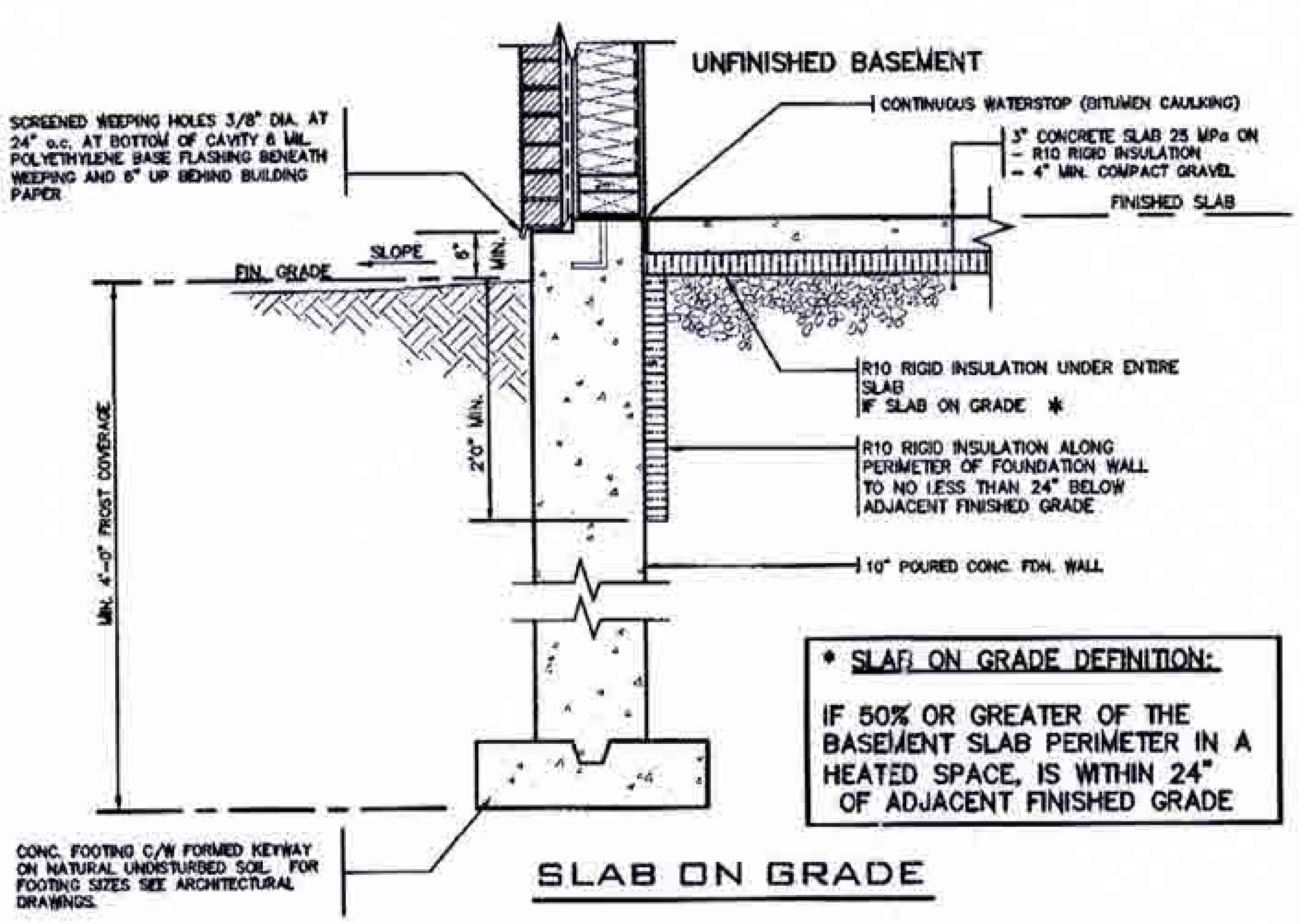
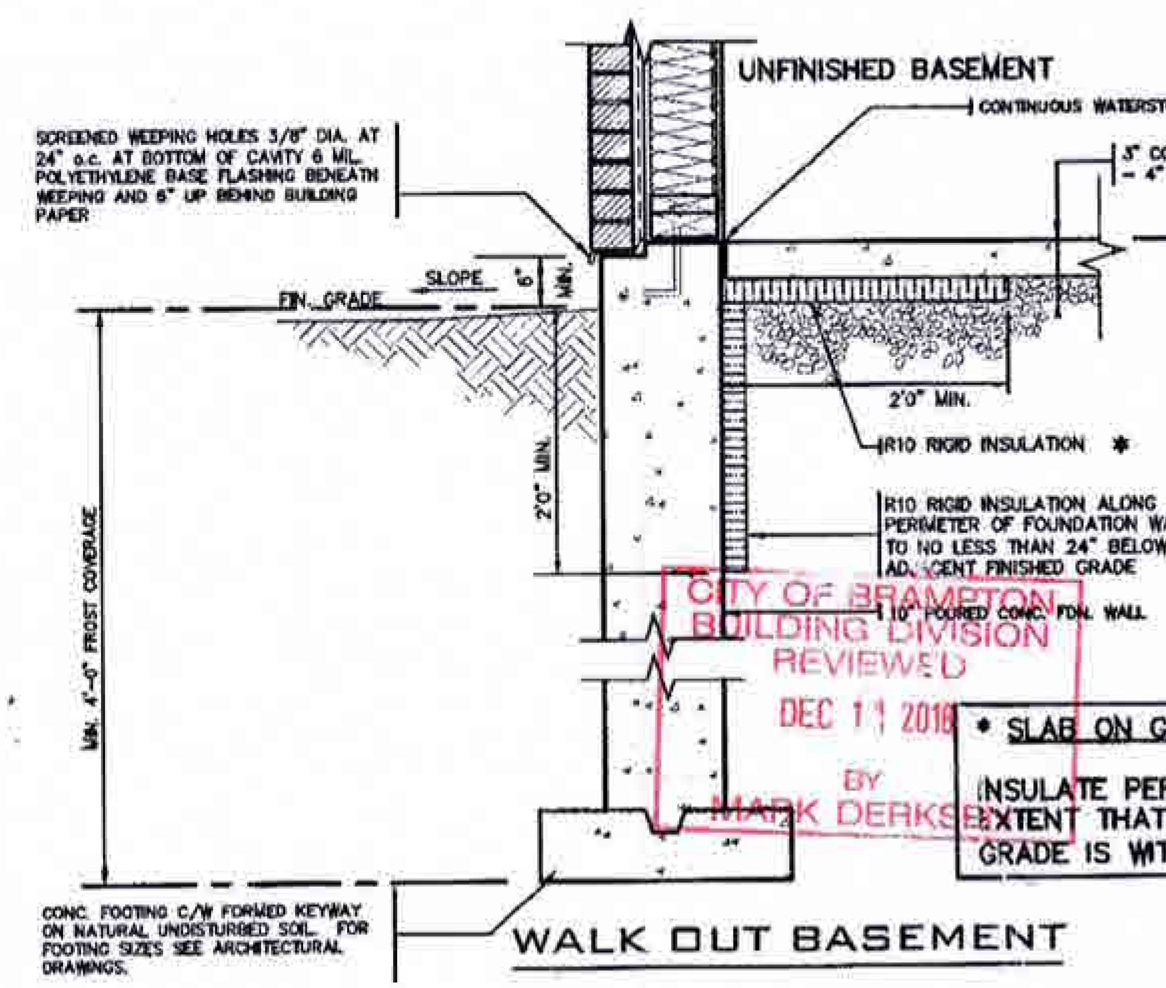
WALK OUT BASEMENT CONDITION



* SLAB ON GRADE DEFINITION:

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

SLAB ON GRADE



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B. MARINKOVIC
PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

* SLAB ON GRADE DEFINITION:

INSULATE PERIMETER OF SLAB TO EXTENT THAT ADJACENT FINISHED GRADE IS WITHIN 24" OF SLAB

WALK OUT BASEMENT

AUG 22 2018

2012 CODE

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EMAIL: info@jardindesign.ca

SLAB ON GRADE
WALKOUT BASEMENT

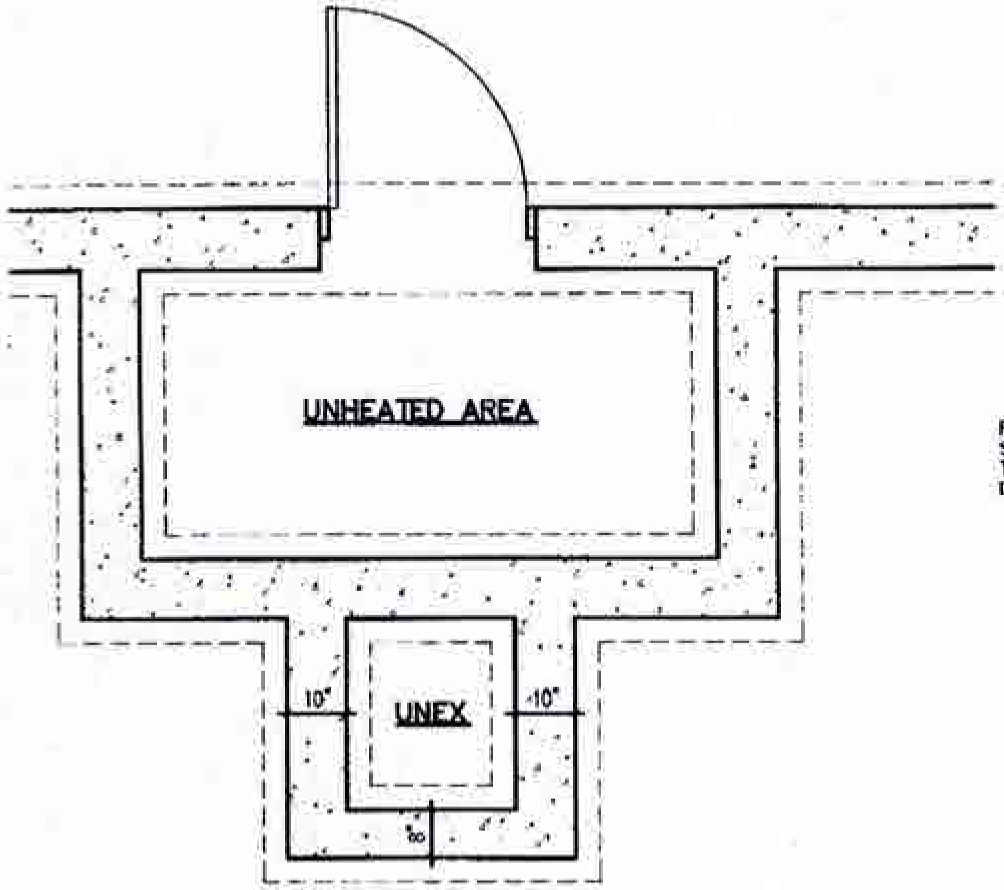
MINNISALE HOME CORP.
CITY OF BRAMPTON

BILD

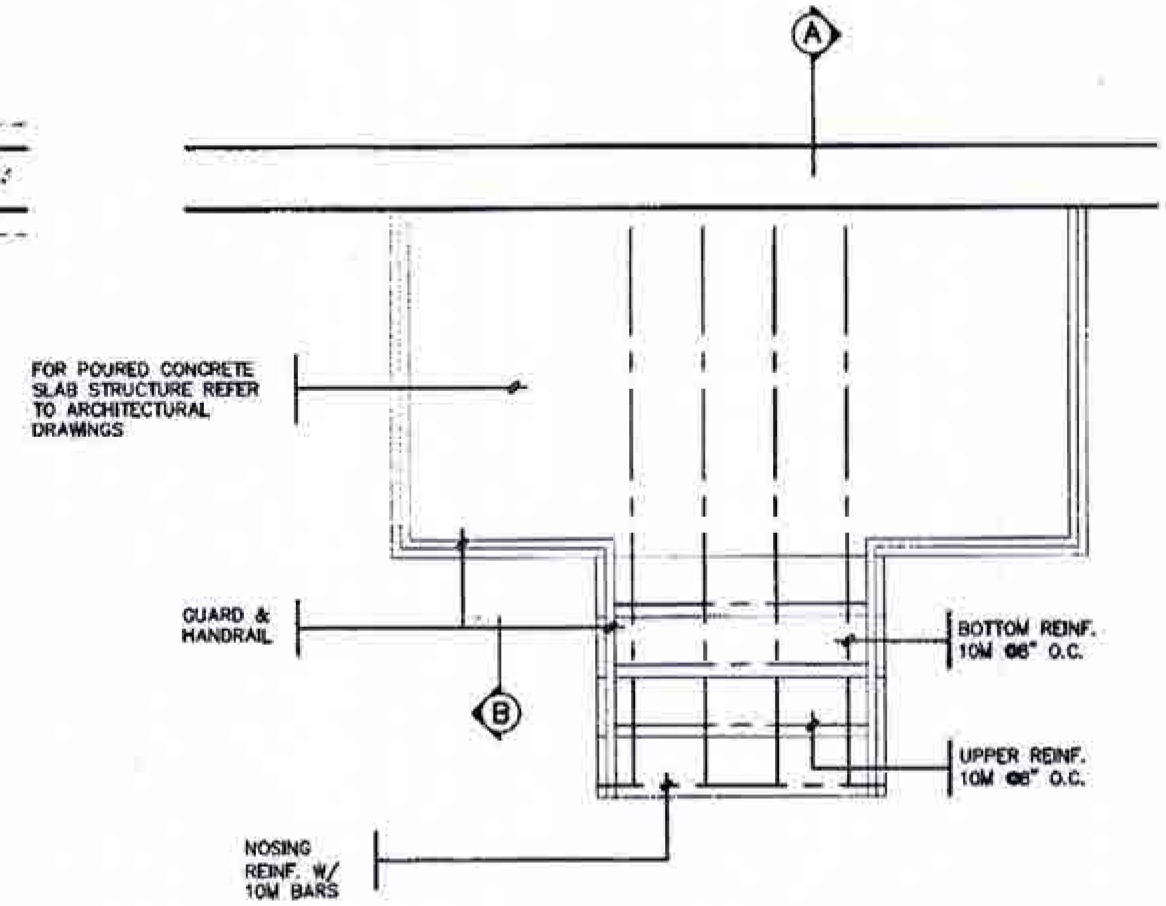
MODEL NAME	
T	—
SCALE:	N.T.S.
PROJ. No. 18-24	DWG. No. 12

2012

PACKAGE 'A1'



FOUNDATION PLAN



GROUND FLOOR PLAN

GENERAL NOTES

1. EXTERIOR STAIRS

   7 7/8" RISE MAXIMUM
   8 1/4" RUN MINIMUM
   9 1/4" TREAD MINIMUM

2. MASONRY TIES

   WHEN BRICK FACING IS USED ABOVE GROUND LEVEL, PROVIDE 3/16" DIA. CORROSION RESISTANT METAL TIES @ 36" HORIZONTAL & 8" VERTICAL

3. GUARDS

   ARE REQUIRED AROUND CONCRETE SLAB IF MORE THAN 2'-0" ABOVE GRADE & ON BOTH SIDES OF STAIRS CONTAINING MORE THAN 6 RISERS. MINIMUM 31" HIGH FOR STAIRS MINIMUM 35" HIGH FOR PORCHES UP TO 5'-11" ABOVE GRADE. MINIMUM 42" HIGH FOR GREATER HTS.

4. HANDRAIL

   ARE REQUIRED WHERE STEPS HAVE MORE THAN 3 RISERS . HANDRAIL HEIGHT 31" – 38".

5. FOUNDATION WALLS

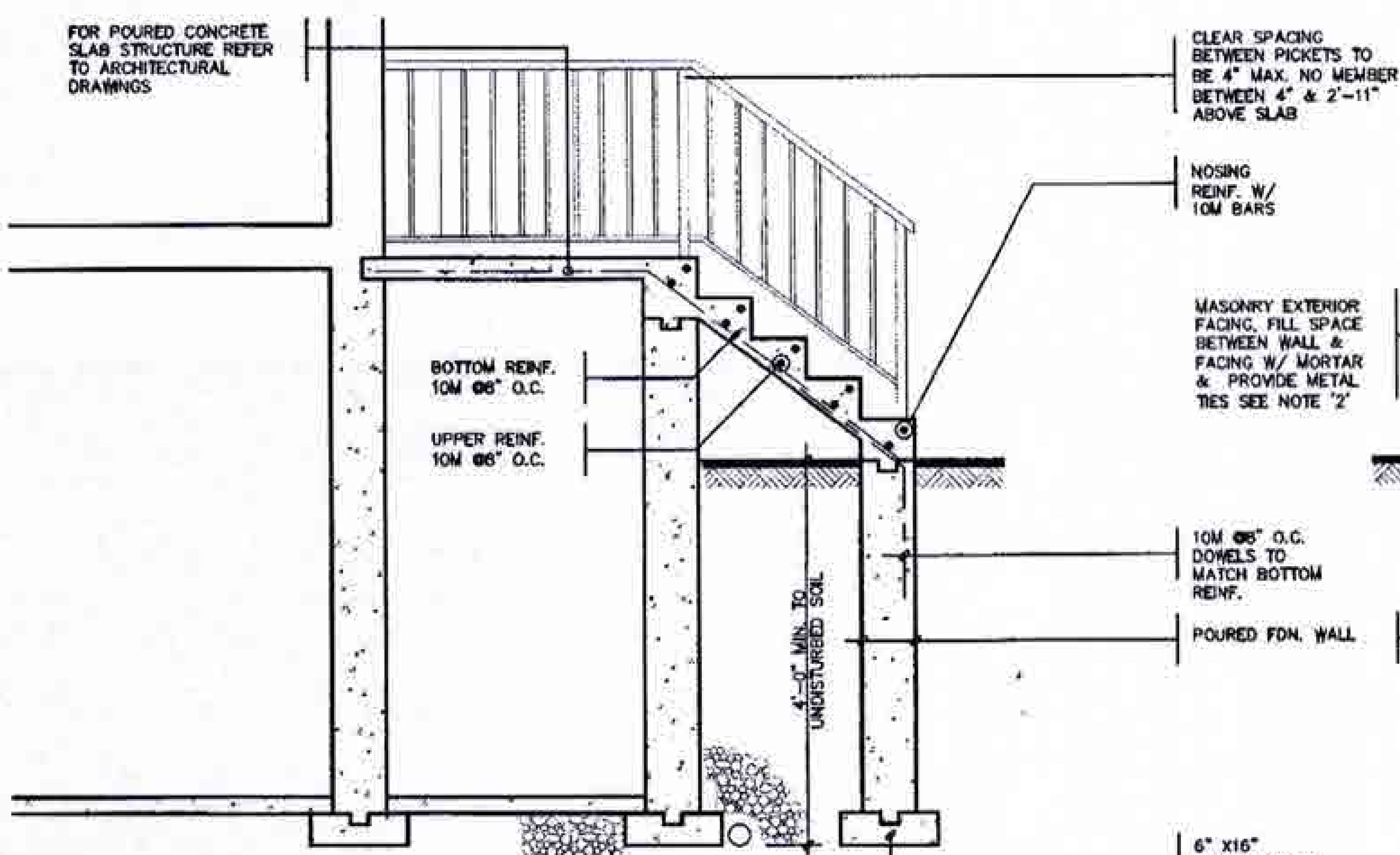
   THICKNESS OF FOUNDATION WALLS IS DEPENDANT UPON VENEER CUT 8" FOR UP TO 26" VENEER CUT HEIGHT 10" FOR VENEER CUT OVER 26" HIGH

6. CONCRETE

   MINIMUM CONCRETE STRENGTH SHALL BE 4650 PSI [32MPa] W/ 5%-8% AIR ENTRAINMENT MINIMUM CONCRETE SLAB THICKNESS 5"

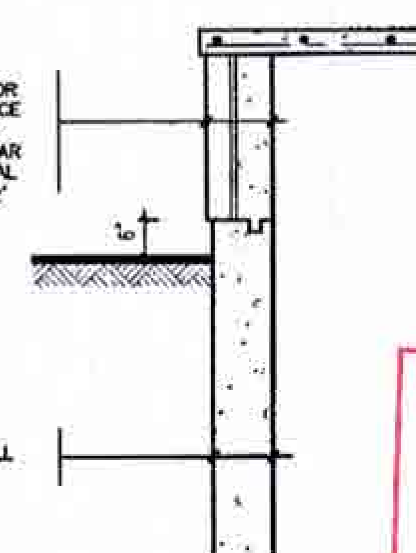
7. CONCRETE COVER

   PROVIDE MINIMUM 3/4" CLEAR CONCRETE COVER TO REINFORCING BARS



SECTION 'A'

NOTE: FOR MORE THAN 8 RISERS



SECTION 'B'

CITY OF BRAMPTON
BUILDING DIVISION
REVIEWED
DEC 11 2018
BY
MARK DERKSEN

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

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. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

AS CONSTRUCTED INVERTS MUST BE VERIFIED 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 CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF JARDIN DESIGN GROUP INC. THIS DRAWING IS NOT TO BE SCALED.

No:	DATE:	WORK DESCRIPTION:
7		
6		
5		
4		
3		
2		
1	AUG. 17, 2018	PREPARED TO PACKAGE 'A1' ISSUED TO CLIENT

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 3.2.5 of the building code

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

BILD

POURED CONCRETE STAIRS

MINNISALE HOME CORP.
CITY OF BRAMPTON

MODEL NAME: T ----

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

PROJ. No.: 18-24

DWG. No.: 13