

No.	DATE	DESCRIPTIONS
1	AUG 27 2018	
2	OCT. 22 2018	

PROJECT: **LAVISH LOOKS BEAUTY SALOON**
62 QUEEN STREETS, MISSISSAUGA

SCALE: AS NOTED

DRAWING: **BASEMENT PLAN**

DATE: _____ DATE: _____
DESIGN: OAN
DRAFTING: RAR
ISSUED: _____
ACAD: _____ FILE NO: _____
PROJ. No.: 17-13

A-02

- 1 GOLD CELLAR PORCH SLAB
FOR MAX. 2500 MM (8'-3") PORCH DEPTH. (30MM (3") 52MPA (4640PSI) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 200MM (8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB. 610X610 (24"X24") DOWNLS @ 600MM (24") O.C., ANCHORED IN PERIMETER FDN. WALLS. SLOPE SLAB MIN. 1.0% FROM DOOR. PROVIDE (L7) LINTELS OVER CELLAR DOOR.
- 2 ALL STAIRS/EXTERIOR STAIRS -O.B.C. 4.8.-
MAX. RISE = 200 (7-7/8")
MIN. RUN = 210 (8-1/4")
MIN. TREAD = 235 (9-1/4")
MAX. NOSING = 25 (1")
MIN. HEADROOM = 1950 (6'-5")
RAIL @ LANDINGS = 900 (2'-11")
RAIL @ STAIR = 800 (2'-8")
MIN. STAIR WIDTH = 860 (2'-10")

FOR CURVED STAIRS
MIN. AVG. RUN = 150 (6")
MIN. RUN = 200 (8")
- 3 FINISHED RAILINGS ON PICKETS SPACED MAXIMUM 100MM (4") BETWEEN PICKETS.
GUARDS -O.B.C. 4.8.3.
INTERIOR GUARDS: 900MM (2'-11") MIN.
EXTERIOR GUARDS: 1070MM (3'-6") MIN.
- 4 38X84 (2'X4") SILL PLATE WITH 18MM (1/2") DIA. ANCHOR BOLTS 200MM (8") LONG, EMBEDDED MIN. 100MM (4") INTO CONC. @ 2400MM (7'-10") O.C., CAULKING OR 25 (1") MIN MINERAL WOOL BETWEEN PLATE AND TOP OF FDN.WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.
- 5 RSI 2.11 (R12) INSULATION BLANKET OR BATTS WITH 38X84 (2'X4") STUD WALL AND APPROVED VAPOUR BARRIER FULL HEIGHT. GRADE DAMPPROOF IV BLDG. PAPER BETWEEN THE FDN. WALL AND INSUL. UP TO GRADE LEVEL.
- 6 BEAM POCKET OR 200X250 (8'X10") POURED CONCRETE NIS WALLS. MINIMUM BEARING 40MM (3/16").
- 7 18MM (1/2") GYPSUM BD. ON WALL AND CEILINGS BETWEEN HOUSE AND GARAGE. RSI 4.23 (R24) IN WALLS, RSI 5.46 (R31) IN CEILINGS. TAPE AND SEAL & STRUCTURALLY SUPPORT ALL JOINTS, IN ORDER TO BE GAS TIGHT.
- 8 DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING.
- 9 PRECAST CONCRETE STEP OR PAD. STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 200MM (7-7/8"); MINIMUM TREAD 250MM (9-1/2").
- 10 GAPPED DRYER EXHAUST VENTED TO EXTERIOR. DUCTS SHALL CONFORM TO O.B.C. PART 6
- 11 ATTIC ACCESS HATCH 500X200 (20'X28") WITH WEATHERSTRIPPING. RSI 8.81 (R50) RIGID INSULATION BACKING.
- 12 FIREPLACE CHIMNEYS -O.B.C. 4.21.-
TOP OF FIREPLACE CHIMNEY SHALL BE 915MM (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610MM (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050MM (10'-0") FROM THE CHIMNEY.
- 13 DIRECT VENT FURNACE TERMINAL MIN. 900MM (36") FROM A GAS REGULATOR. MIN. 300MM (12") ABOVE FIN. GRADE. FROM ALL OPENINGS, EXHAUST & INTAKE VENTS, HRV INTAKE TO BE A MIN. OF 1830MM (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

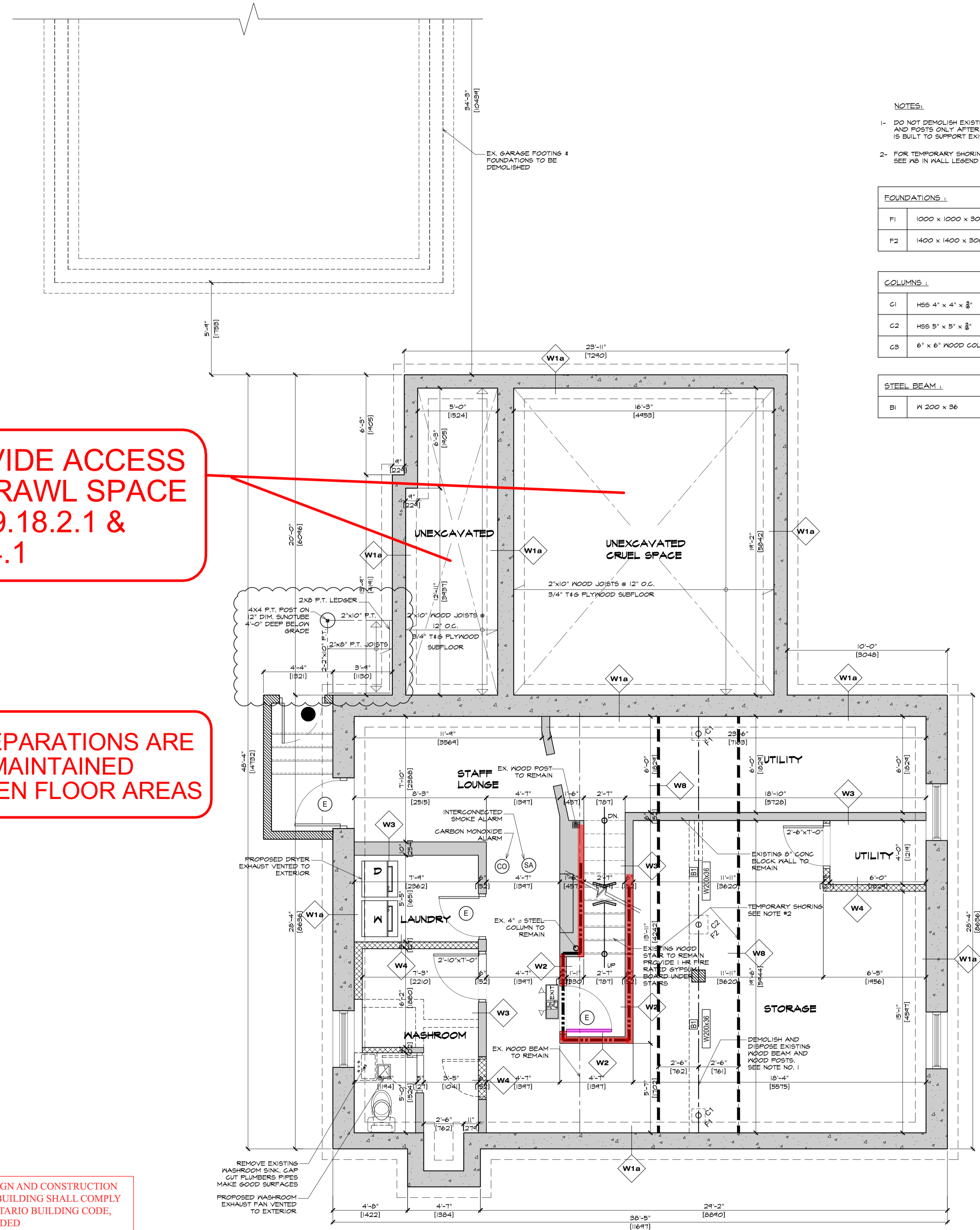
DIRECT VENT GAS FIREPLACE. VENT TO BE A MINIMUM 300MM (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.
- 14 CONVENTIONAL ROOF FRAMING
38X190 (2'X6") RAFTERS @ 400MM (16" O.C.), 38X310 (2'X12") RIDGE BOARD, 38X84 (2'X4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38X140 (2'X6") @ 400MM (16") O.C. FOR MAX. 2830MM (9'-3") SPAN & 38X140 (2'X6") @ 400 (16") O.C. FOR MAX. 4450MM (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38X84 (2'X4") @ 600MM (24") O.C. WITH A 38X84 (2'X4") CENTRE POST TO THE TRUSS BELOW, LATERALLY BRACED @ 1800MM (6'-0") O.C. VERTICALLY.
- 15 MECHANICAL EXHAUST FAN VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR. PROVIDE DUCT SCREEN AS PER O.B.C. 4.32.3.2
- 16 STUD WALL REINFORCEMENT
PROVIDE WOOD BLOCKING REINFORCEMENT TO STUD WALLS FOR FUTURE GRAB BAR INSTALLATION IN MAIN BATHROOM. 840-420MM (33"-36") A.F.F. BEHIND TOILET, 850MM (33") A.F.F. ON THE WALL OPPOSITE THE ENTRANCE TO THE BATHUB OR SHOWER
- 17 GAPPED DRYER EXHAUST VENTED TO EXTERIOR DUCTS SHALL CONFORM TO O.B.C. PART 6

- 16 GARAGE SLAB
100MM (4") 52MPA (4640PSI) CONC. SLAB IV 5-8% AIR ENTRAINMENT ON OPT. 100MM (4") COARSE GRANULAR FILL IV COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT AT 1% MIN.
- 18 EXISTING / NEW 100MM (4") KEEPING TILE WITH 150MM (6") CRUSHED STONE OVER AND AROUND KEEPING TILES
- 19 STEP FOOTINGS: MIN. HORIZ. STEP = 600MM (23 5/8"). MAX. VERT. STEP = 600MM (23 5/8") FOR FIRM SOILS.
- WINDOWS:
1- MINIMUM BEDROOM WINDOW -O.B.C. 4.7.1.3.-
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.85M2 UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 800MM (1'-3").
2- WINDOW GUARDS -O.B.C. 4.7.1.6.-
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480MM (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800MM (5'-11").
3- WINDOW OVER STAIRS & LANDINGS -O.B.C. 4.7.1.3.3.-
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 900MM (2'-11") ABOVE THE SURFACE OF THE TREAD, RAMP OR LANDING
- STEEL:
1- STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS "H".
2- REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.
3- S2 + H55 4X4X3/8 + B PL: 12X1/2X1/2 + 4-4/8" DX1/2" + 3" BENT
- NOTE:
MECH. VENTILATION IS REQUIRED TO PROVIDE 0.3 AIR CHANGES PER HOUR AVERAGED OVER 24 HOURS. SEE MECHANICAL DRAWINGS.
- LUMBER:
1) ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE.
2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.
3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE NO. 2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.
4) ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.
5) L.V.L. BEAMS SHALL BE 2.0E VS MICRO-LAM LVL (FB=2800PSI(MIN)) OR EQUIVALENT. NAIL EACH PLY OF LVL WITH 84MM (3 1/2") LONG COMMON WIRE NAILS @ 300MM (12") O.C. STAGGERED IN 2 ROWS FOR 184,240 & 300MM (1 1/4" 1/2"), 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 18MM (1/2") DIA. GALV. BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915MM (3'-0") O.C.
- 6) PROVIDE TOP MOUNT BEAM HANGERS TYPE 'SCL' MANUFACTURED BY MSA CONNECTOR LTD. TEL. (905) 642-3175 OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS NOTED OTHERWISE.
- 7) JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.
- 8) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 MIL. POLYETHYLENE FILM, NO.50 (45LBS.) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150MM (6") ABOVE THE GROUND.
- 9) TERMITE & DECAY PROTECTION
IN LOCATIONS WHERE TERMITES ARE KNOWN TO OCCUR, CLEARANCE BETWEEN STRUCTURAL WOOD ELEMENTS AND THE FINISHED GROUND LEVEL DIRECTLY BELOW THEM SHALL BE NOT LESS THAN 450MM (17 3/4") AND ALL SIDES OF SUPPORTING ELEMENTS SHALL BE VISIBLE TO INSPECTION.
- STRUCTURAL WOOD ELEMENTS, SUPPORTED BY WOOD ELEMENTS IN CONTACT WITH THE GROUND OR OVER EXPOSED BARE SOIL SHALL BE PRESSURE TREATED WITH CHEMICAL THAT IS TOXIC TO TERMITES
- SB- SOLID WOOD BEARING
- SB2 - 2 MEMBER BUILT-UP STUD
SB3 - 3 MEMBER BUILT-UP STUD
SB4 - 4 MEMBER BUILT-UP STUD
SBFA- SOLID BEARING FROM ABOVE CARRY POST AND BLOCKING THROUGH FLOOR ASSEMBLY
- SOLID BEARING POSTS TO BE MADE UP OF THE SAME SIZE OF STUD IN WALL IT IS LOCATED. (OR MIN 2'X4" FOR ROOF POSTS. EACH PLY TO BE TIED TOGETHER AS PER 4.17.4.2(2) AND 4.23.10.1. DIV. B. O.B.C.

PROVIDE ACCESS TO CRAWL SPACE PER 9.18.2.1 & 9.17.4.1

FIRE SEPARATIONS ARE TO BE MAINTAINED BETWEEN FLOOR AREAS

THE DESIGN AND CONSTRUCTION OF THIS BUILDING SHALL COMPLY WITH ONTARIO BUILDING CODE, AS AMENDED



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