

CONSTRUCTION NOTES (Unless otherwise noted)

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12-2012 OBC.

1. ROOF CONSTRUCTION

NO.210 (1025g/m²) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 610mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. EAVES PROTECTION NOT REQUIRED FOR ROOF SLOPES 8:12 OR GREATER. 38x89 (2'x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREPARED ALUM. EAVESTROUGH, FASCIA, RAIL & VENTED SOFFIT. PROVIDE ICE & WATER SHEETING TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") O.C. ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.1.1.2).

2. FRAME WALL CONSTRUCTION (2'x6") (SB-12-TABLE 3.1.1.2.A)

SIDING AS PER ELEV., 19x39 (1'x2") VERTICAL WOOD PUNNING, CONTIN. SHEATHING MEMBRANE, 11mm (7/16") EXT. TYPE SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x140 (2'x6") STUDS @ 406mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR REQUIRED MINIMUM THERMAL INSULATION REQUIREMENTS. **FRAME WALL CONSTRUCTION (2'x4") - GARAGE WALLS** SIDING AS PER ELEV., 19x39 (1'x2") VERTICAL WOOD PUNNING, CONTIN. SHEATHING MEMBRANE, 11mm (7/16") EXT. TYPE SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x89 (2'x4") STUDS @ 406mm (16") O.C. MAX. HEIGHT 3000mm (9'-10"), WITH APPR. DIAGONAL WALL BRACING. REFER TO NOTE 19 WHERE FLOOR EXISTS ABOVE GARAGE. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

2b. STUD WALL CONSTRUCTION (2'x6") (SB-12-TABLE 3.1.1.2.A)

STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.2.7.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXT. AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE OR APPR. AIR/MOISTURE BARRIER ON 38x140 (2'x6") STUDS @ 406 (16") O.C. RSI 3.87 (R22) BATT INSUL., APPR. 6 MIL. POLYETHYLENE VAPOUR BARRIER, 13mm (1/2") GYPSUM BOARD INTERIOR FINISH. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR REQUIRED MINIMUM THERMAL INSULATION REQUIREMENTS.

2b. STUD WALL CONSTRUCTION (2'x4") - GARAGE WALLS

STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.2.7.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE OR APPROVED AIR/MOISTURE BARRIER ON 38x89 (2'x4") STUDS @ 406 (16") O.C. MAX. HEIGHT 3000mm (9'-10"), WITH APPR. DIAGONAL WALL BRACING. REFER TO NOTE 19 WHERE FLOOR EXISTS ABOVE GARAGE. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

2c. WALLS ADJACENT TO ATIC - NO CLADDING

11mm (7/16") EXT. TYPE SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x140 (2'x6") STUDS @ 406mm (16") O.C. RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. MID-HEIGHT BLOCKING REQUIRED, IF NO SHEATHING APPLIED. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

3. BRICK VENEER CONSTRUCTION (2'x6") (SB-12-TABLE 3.1.1.2.A)

50mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x100x76mm (7'6"x7'0"x3") GALV. METAL TIES @ 406mm (16") O.C. HORIZONTAL 610mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 11mm (7/16") EXTERIOR TYPE SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x140 (2'x6") STUDS @ 406mm (16") O.C. RSI 3.87 (R22) INSULATION AND APPROVED VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 300mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR REQUIRED MINIMUM THERMAL INSULATION REQUIREMENTS.

3b. BRICK VENEER CONSTRUCTION (2'x4") - GARAGE WALLS

50mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x100x76mm (7'6"x7'0"x3") GALV. METAL TIES @ 406mm (16") O.C. HORIZONTAL 610mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 11mm (7/16") EXTERIOR TYPE SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x89 (2'x4") STUDS @ 406mm (16") O.C. MAX. HEIGHT 3000mm (9'-10") WITH APPROVED DIAGONAL WALL BRACING. REFER TO NOTE 19 WHERE FLOOR EXISTS ABOVE GARAGE. PROVIDE WEEP HOLES @ 300mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3c. STUCCO WALL CONSTRUCTION (2'x6") (SB-12-TABLE 3.1.1.2.A)

STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.2.7.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE OR APPR. CONTIN. AIR/MOISTURE BARRIER ON 38x140 (2'x6") STUDS @ 406mm (16") O.C. RSI 3.87 (R22) BATT INSUL., APPR. 6 MIL. POLYETHYLENE VAPOUR BARRIER, 13mm (1/2") GYPSUM BOARD INTERIOR FINISH. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR REQUIRED MINIMUM THERMAL INSULATION REQUIREMENTS.

INTERIOR STUD PARTITIONS

FOR BEARING PARTITIONS 38x89 (2'x4") @ 406mm (16") O.C. FOR 2 STOREYS AND 305mm (12") O.C. FOR 3 STOREYS. NON-BEARING PARTITIONS 38x89 (2'x4") @ 610mm (24") O.C. PROVIDE 38x89 (2'x4") BOTTOM PLATE AND 2'x38x89 (2'x4") TOP PLATE, 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS. PROVIDE 38x140 (2'x6") STUDS/PLATES WHERE NOTED.

FOUNDATION WALL/FOOTINGS (9.15.3, 9.15.4, 9.13.2, 9.14.2.1.2)

200mm (8") POURED CONC. FDN. WALL 180PA (2200psi) WITH EARTHQUAKE DAMPPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER: READY MIXED BASEMENT INSUL. EXTENDS 800 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQUIRED IF FOUNDATION WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2300 (7'-10") ON 300x155 (20"x6") CONTINUOUS KEYED CONC. FIG. BRACE FDN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL.

STRIP FOOTINGS - FOR TOWNHOUSES

FOR STRIP FOOTING STUDS REFER TO BLOCK FOUNDATION PLAN. ASSUMED 120 KPa (16 p.s.i.) SOIL BEARING CAPACITY FOR TOWNHOUSES, TO BE VERIFIED ON SITE.

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

FOUNDATION DRAINAGE OBC 9.14.2 & 9.14.3

100mm (4") DIA. FOUNDATION DRAINAGE TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES.

BASEMENT SLAB OBC 9.3.1.6(1)(b), 9.15.4.5(1), 9.25.3.3(1a)

60mm (3" MIN.) 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL OR 200PA (3000psi) CONC. WITH DAMPPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12, 3.1.1.7.5(1)(b) where required. ALL SLAB JOINTS & PENETRATIONS TO BE SEALED TO MAINTAIN AIR BARRIER.

WOOD SURFLOORS (SEE OBC 9.23.14 & 9.30.2.1)

-19mm (3/4") MIN. T & G SUBFLOOR UNDER GROUND FLOOR FINISH FLOOR.
16mm (5/8") T&G SUBFLOOR UNDER SECOND FLOOR FINISH FLOOR.
16mm (5/8") PANEL-TYPE UNDERLAY FOR CERAMIC TILE APPLICATION. 6mm (1/4") PANEL-TYPE UNDERLAYMENT UNDER RESILIENT & PARQUET FLOORING.

ATIC INSULATION (SB-12-TABLE 3.1.1.2.A) (SB-12-3.1.1.8)

RSI 10.56 (R60) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL. RSI 3.32 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL.

ALL STAIRS EXTERIOR STAIRS - OBC 9.8 -

UNIFORM RISE - 5mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS

-10mm (1/2") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT

MAX. RISE = 200 (7'-7/8")

MIN. RISE = 210 (8'-1/4")

MIN. TREAD = 235 (9'-1/4")

MAX. NOSING = 25 (1")

MIN. HEADROOM = 1950 (6'-5")

RAIL @ LANDING = 900 (2'-11")

RAIL @ STAIR = 865 (2'-10") TO 965 (3'-2")

MIN. STAIR WIDTH = 860 (2'-10")

FOR CURVED STAIRS

MIN. RUN = 150 (6")

MIN. AVG. RUN = 200 (8")

HANDRAILS - OBC 9.8.7 -

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

INTERIOR GUARDS - OBC 9.8.8 -

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

EXTERIOR GUARDS - OBC 9.8.8

900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (71"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71").

SILL PLATE ANCHORAGE

38x89 (2'x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. CALKING OR 25 (1") MIN. MINERAL WOOL BETWEEN WALL AND TOP OF FDN. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

BASEMENT INSULATION (SB-12-3.1.1.7, 9.25.2.3, 9.13.2.6)

FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 30mm (2") OF THE BASEMENT SLAB. RSI 5.02a (R20a) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER, REMOVED DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. AIR BARRIER TO BE SEALED TO FOUNDATION WALL WITH CALKING. CONTINUOUS INSULATION (ci) IS NOT TO BE INTERRUPTED BY FRAMING.

BASEMENT BEARING STUD PARTITION

38x89 (2'x4") STUDS @ 406mm (16") O.C. 38x89 (2'x4") SILL PLATE ON DAMPPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONC. CURB ON 305x155 (12"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MIN-HEIGHT IF WALL IS UNFINISHED.

STEEL BASEMENT COLUMN (SEE OBC 9.13.3.3)

89mm(3-1/2") DIA x 4.78mm(0.188") STL COL. WITH A MIN. CAPACITY OF 106.8KN (24,000lbs) WITH 150x150x5 (6"x6"x5/8") STL TOP & BOTTOM PLATE.

STEEL COLUMN

90mm(3-1/2") DIA x 4.78mm(0.188") STL COL. WITH 100x100x6 (4"x4"x1/4") TOP & BOTTOM PLATES. FIELD WELD BOTTOM PLATE TO 100x250x125 (4"x10"x1/2") BASE PLATE C/W 2-12mm DIA x 300mm LONG x30mm HOOK ANCHORS (2-1/2"x12"x2"). THE COLUMN TO STUD WALL WITH 2-32x3.175 (1-1/4"x1/8") STEEL STRAP WELDED TO COLUMN AND FASTENED TO STUD WITH 2-SUS 8.35x39 (1/4"x1 1/2") SCREWS MANUF. BY SIMPSON STRONG-TIE.

CONCRETE PILASTER

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

19x38 (1'x2") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM. (OBC 9.23.4.3.(3c))

GARAGE SLAB

100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT OR OPTIONAL 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT (EXTERIOR) AT 1% MIN.

INTERIOR GARAGE WALLS & CEILING (SB-12-TABLE 3.1.1.2.A)

13mm (1/2") GYPSUM WOOD WALL AND CEILING BETWEEN HOUSE AND GARAGE. RSI 3.37 (R22) IN WALLS, RSI 5.46 (R31) IN CEILING. TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.1.9.15. REFER TO SB-12, TABLE 3.1.1.2.A. FOR REQUIRED THERMAL INSULATION.

DOOR AND FRAME CASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9.10.13.15.

EXTERIOR STEP

PRECAST CONCRETE STEP OR WOOD STEP NOT EXPOSED TO WEATHER. MAX. RISE 200mm (7'-7/8") MIN. TREAD 250mm (9'-27/32"). SET OBC 9.8.3.2, 9.8.9.3 & 9.8.10.

DRYER VENT (OBC-9.2.3.1.7 & 9.2.4.1.1)

CAPPED DRYER EXHAUST VENT TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE).

INSULATED ATTIC ACCESS (OBC-9.12.2.1 & SB12-3.1.1.8)

ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x700mm (21'-1/2"x27'-1/2") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSULATION BACKING. SEE OBC SB-12, 3.1.1.8.

FIREPLACE CHIMNEYS - OBC 9.21 -

TOP OF FIREPLACE CHIMNEY SHALL BE 910mm (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.

BRICK CHECK

THE FDN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 600mm (24") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.

CONVENTIONAL ROOF FRAMING (2.0KPa SNOW LOAD)

38x140 (2'x6") RAFTERS @ 406mm (16") O.C. FOR MAX 11'-7" SPAN, 38x184 (2'x6") ROOF BOARD, 38x89 (2'x4") COLLAR TIES AT MIDSPAN. CEILING JOISTS TO BE 38x89 (2'x4") @ 406mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2'x6") @ 406 (16") O.C. FOR MAX. 4450mm (14'-7") SPAN.

PROVIDE TOP HOOK BEAM HANGERS TYPE "SOL" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS NOTED OTHERWISE.

JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.

WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mil. POLYETHYLENE FILM, NO. 50 (48x3") ROLL ROLLOFF OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

STEEL

1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-C40.21 GRADE 350ML. "STRUCTURAL QUALITY", PER OBC 9-8.23.4.3.

2) REINFORCING STEEL SHALL CONFORM TO CSA-630-16M GRADE 400R.

STUCCO:

1) ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

PARTY WALLS - CITY OF HAMILTON

TYPICAL 1 HOUR RATED PARTYWALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

EXTERIOR WALLS FOR WALK-OUT CONDITIONS

THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2'x6") STUDS @ 406mm (16") O.C. RSI 3.87 (R22) STUDS @ 305mm (12") O.C.

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWS

DATE: DEC 14/20

LOOSE STEEL LINTELS

L1 = 3'-1/2" x 5'-1/2" x 1/4" (30x96x0.01)
L2 = 4" x 5'-1/2" x 5/16" (10x96x0.01)
L3 = 5" x 5'-1/2" x 5/16" (12x96x0.01)
L4 = 6" x 5'-1/2" x 5/8" (15x96x0.01)
L5 = 6" x 4" x 3/8" (15x96x0.01)
L6 = 7" x 4" x 3/8" (18x96x0.01)

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A = 2-1 3/4"x7 1/4" (1-45x184)
LVL1 = 2-1 3/4"x7 1/4" (2-45x184)
LVL2 = 3-1 3/4"x7 1/4" (3-45x184)
LVL3 = 4-1 3/4"x7 1/4" (4-45x184)
LVL4A = 2-1 3/4"x8 1/4" (1-45x235)
LVL4 = 2-1 3/4"x8 1/4" (2-45x235)
LVL5 = 3-1 3/4"x8 1/4" (3-45x235)
LVL5A = 4-1 3/4"x8 1/4" (4-45x235)
LVL6A = 2-1 3/4"x11 7/8" (1-45x300)
LVL6 = 2-1 3/4"x11 7/8" (2-45x300)
LVL7 = 3-1 3/4"x11 7/8" (3-45x300)
LVL7A = 4-1 3/4"x11 7/8" (4-45x300)
LVL8 = 2-1 3/4"x14" (2-45x356)
LVL8 = 3-1 3/4"x14" (3-45x356)

BRICK VENEER LINTELS

WL1 = 3'-1/2" x 3'-1/2" x 1/4" (96x96x0.01)
WL2 = 4" x 3'-1/2" x 5/16" (10x96x0.01)
WL3 = 5" x 3'-1/2" x 5/16" (12x96x0.01)
WL4 = 6" x 3'-1/2" x 5/8" (15x96x0.01)
WL5 = 6" x 4" x 3/8" (15x96x0.01)
WL6 = 7" x 4" x 3/8" (18x96x0.01)

WOOD LINTELS AND BEAMS

WB1 = 2'-2"x8" (2-38x184) SPR. No.2
WB2 = 3'-2"x8" (3-38x184) SPR. No.2
WB3 = 2'-2"x10" (2-38x235) SPR. No.2
WB4 = 3'-2"x10" (3-38x235) SPR. No.2
WB5 = 2'-2"x12" (2-38x286) SPR. No.2
WB6 = 3'-2"x12" (3-38x286) SPR. No.2
WB7 = 5'-2"x12" (5-38x286) SPR. No.2
WB8 = 4'-2"x10" (4-38x235) SPR. No.2
WB9 = 6" x 4" x 7/16" (15x102x11.01)
WB10 = 4'-2"x12" (4-38x286) SPR. No.2

FOR TO FLOOR PLAN FOR UNUSUAL SIZE PADS NOT ON CHART.

DOOR SCHEDULE

NO. WIDTH HEIGHT 8' 0" OR MORE TYPE

1 2'-10" 6'-8" 0'-0" INSULATED ENTRANCE DOOR

2 2'-8" 6'-8" 0'-0" INSULATED FRONT DOORS

3 2'-8" 6'-8" 0'-0" WOOD & GLASS DOOR

4 2'-8" 6'-8" 0'-0" EXTERIOR SLAB DOOR

5 2'-8" 6'-8" 0'-0" INTERIOR SLAB DOOR

6 2'-8" 6'-8" 0'-0" INTERIOR SLAB DOOR

7 2'-8" 6'-8" 0'-0" INTERIOR SLAB DOOR

8 2'-8" 6'-8" 0'-0" INTERIOR SLAB DOOR

9 2'-8" 6'-8" 0'-0" INTERIOR SLAB DOOR

10 2'-8" 6'-8" 0'-0" INTERIOR SLAB DOOR

11 2'-8" 6'-8" 0'-0" INTERIOR SLAB DOOR

12 2'-8" 6'-8" 0'-0" INTERIOR SLAB DOOR

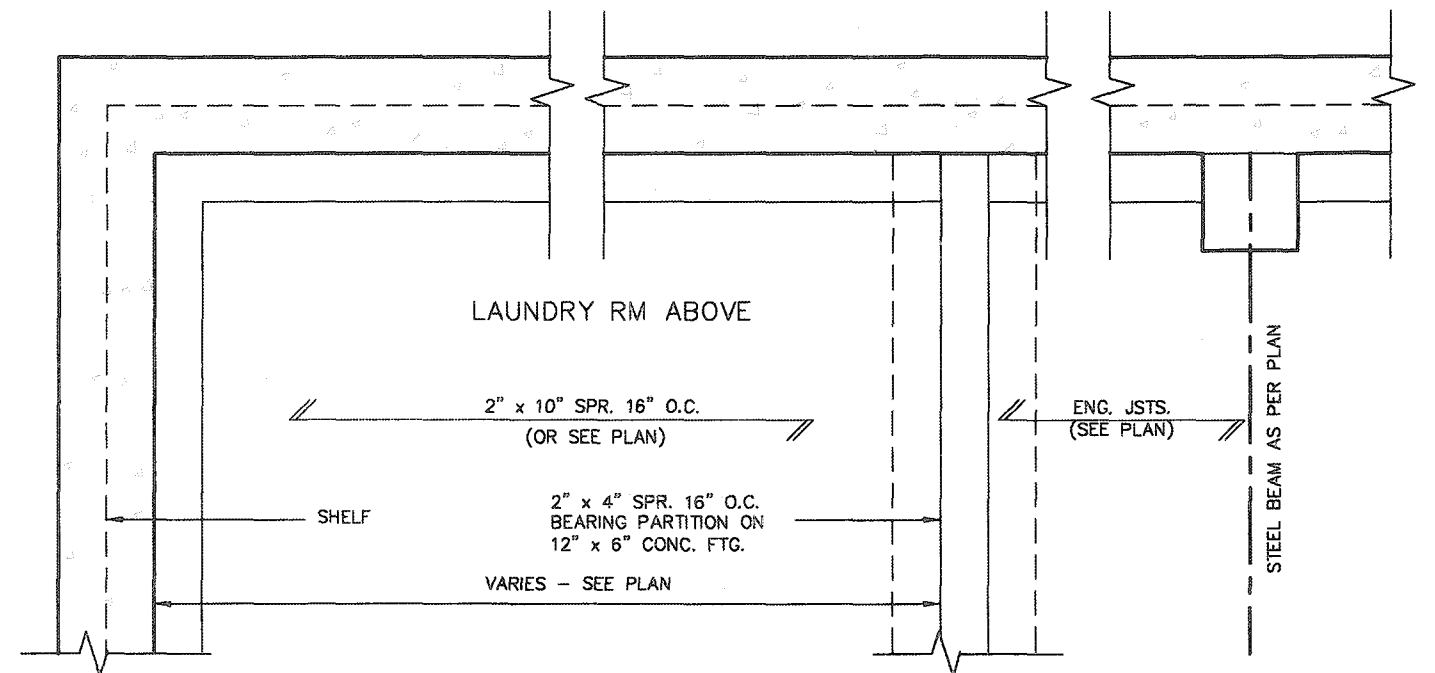
13 2'-8" 6'-8" 0'-0" INTERIOR SLAB DOOR

14 2'-8" 6'-8" 0'-0" INTERIOR SLAB DOOR

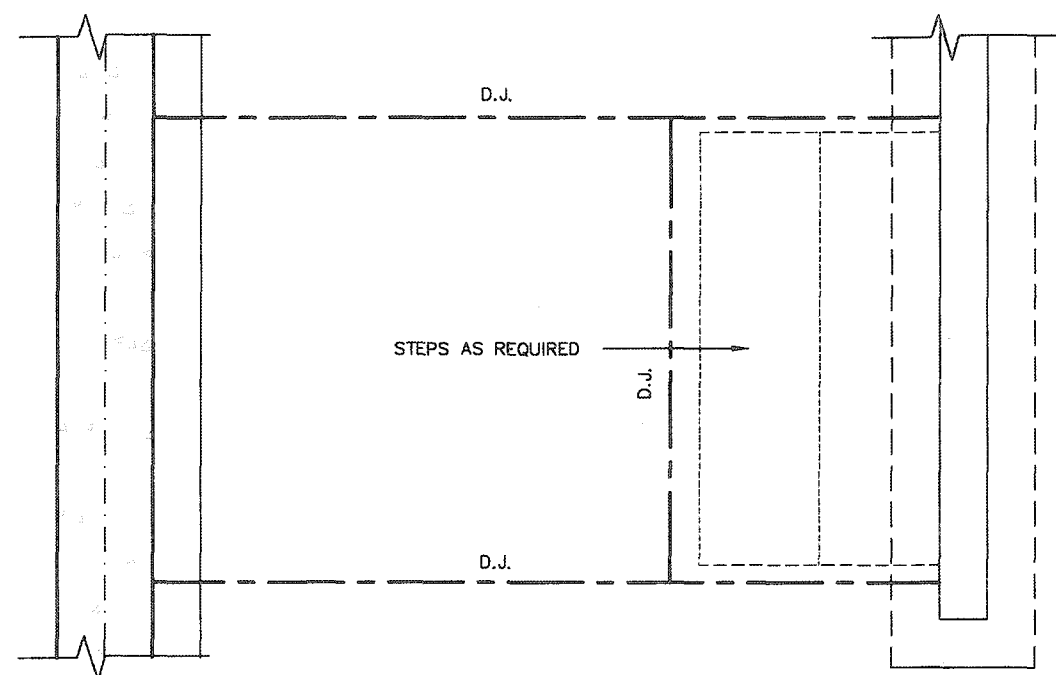
15 2'-8" 6'-8" 0'-0" INTERIOR SLAB DOOR

16 2'-8" 6'-8" 0'-0" INTERIOR SLAB DOOR

17 2'-8" 6'-8" 0'-0" INTERIOR SLAB DOOR



PARTIAL FOUNDATION PLAN



PARTIAL FOUNDATION PLAN

FOR STRUCTURE ONLY

Permit No. 20-18774B

These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL _____ DATE _____



2012 CODE PACKAGE A1

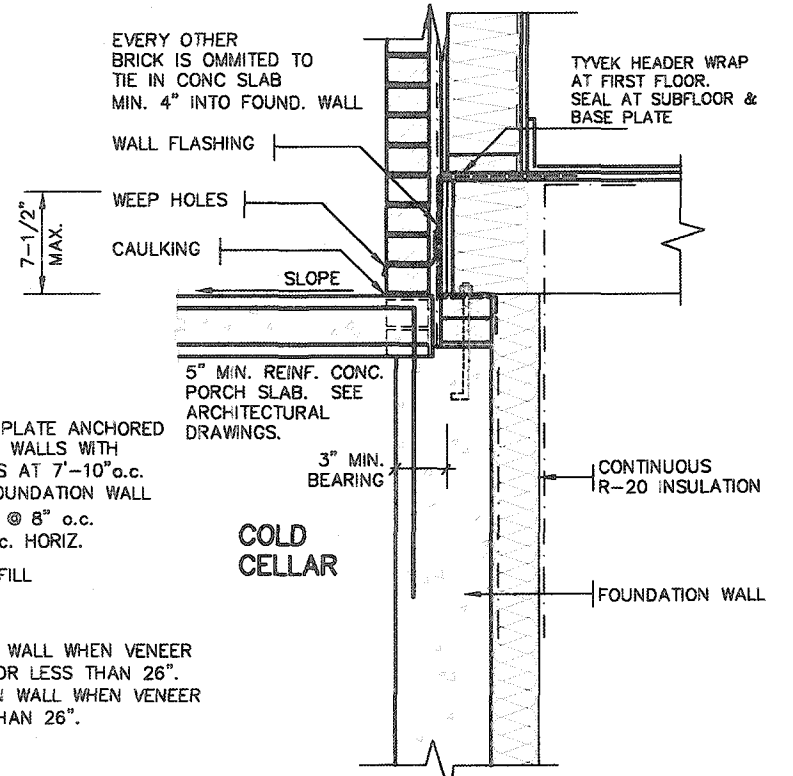
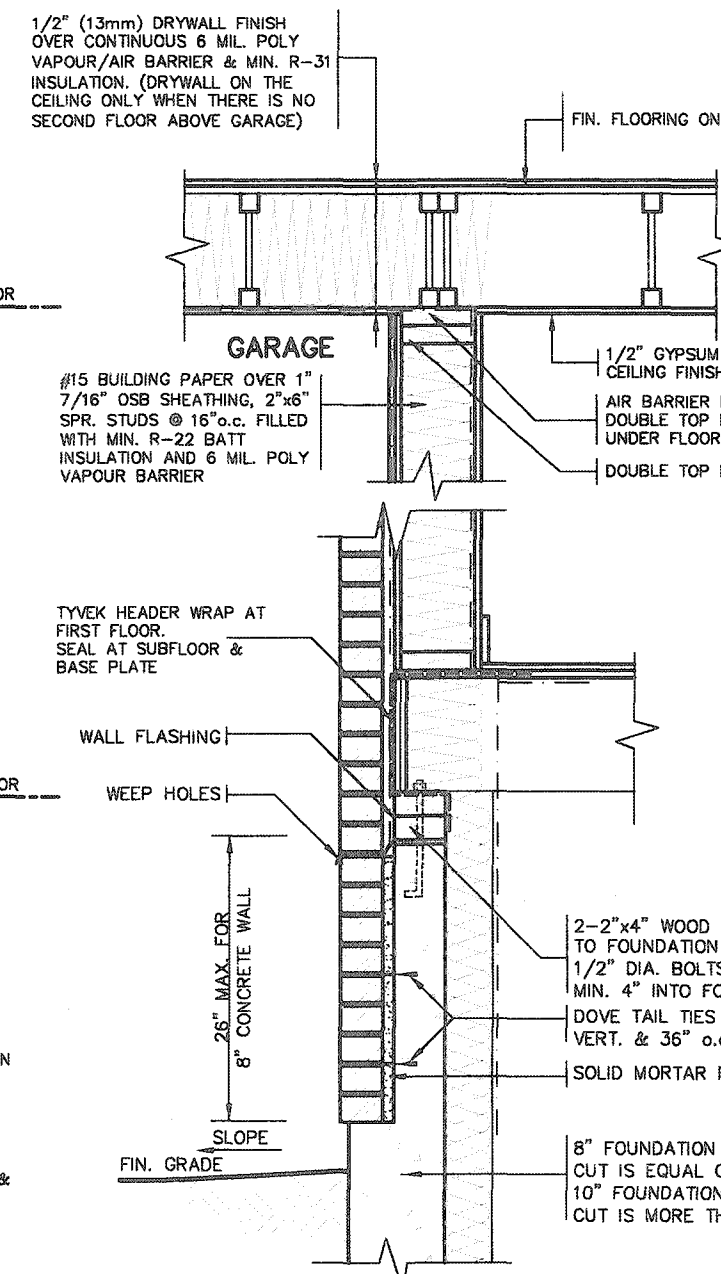
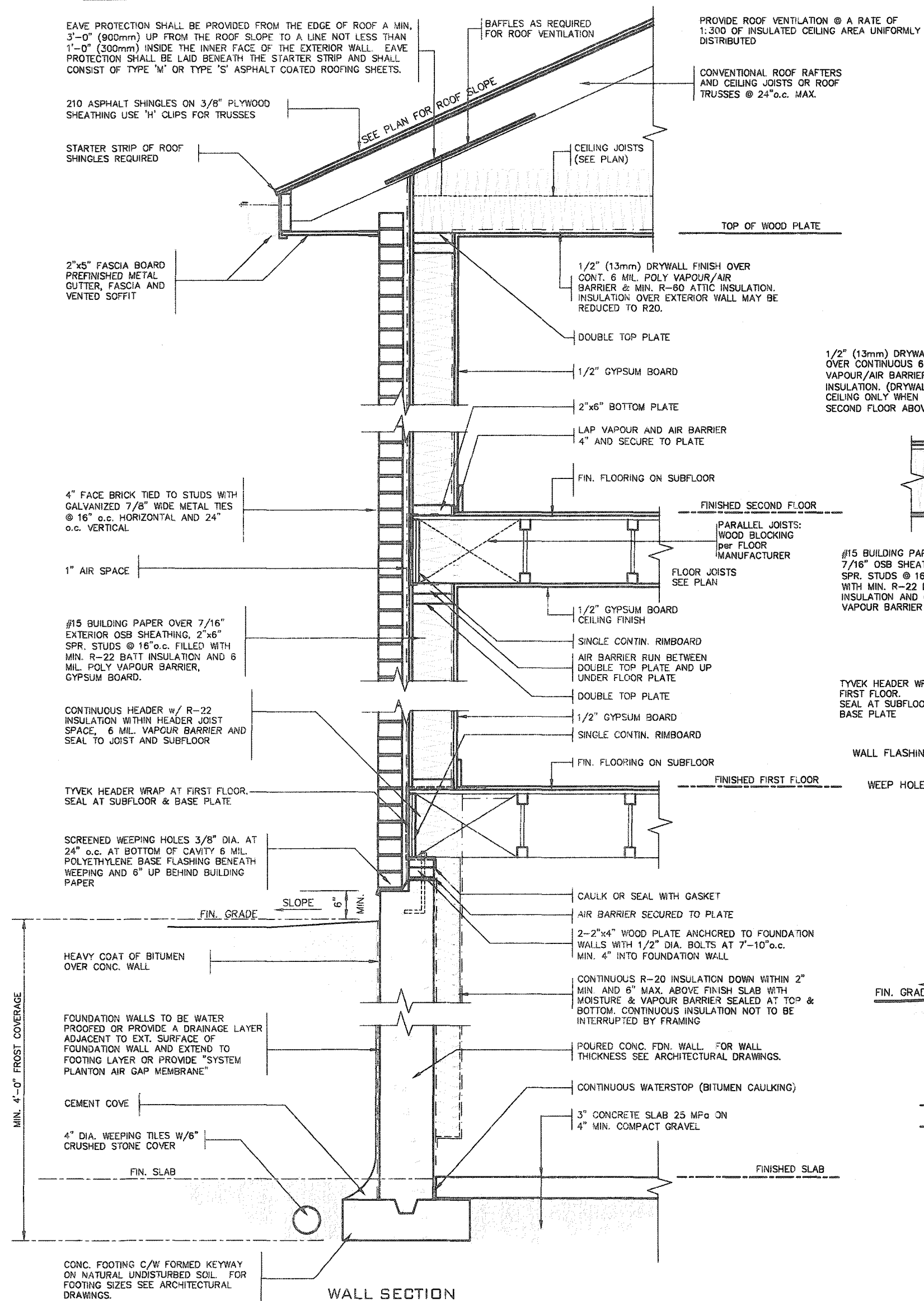
9			The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	 SINGLES	project no. 19014
8			qualification information			
7			Richard Vink <i>R Vink</i> 24488 signature BCN			
6			name registration information VA3 Design Inc. 42656			
5			Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			
4						
3						
2						
1	ISSUED FOR PERMIT.	A-R 13/20 GW				
no.	description	date by				

drawing no. **2**

APRIL 2020
SUNKEN FLOOR DETAILS

drawn by GW checked by Not to Scale scale file name 19014-GP-STD_DETAILS_A1

All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.



CITY OF HAMILTON
Building Division

Permit No. **20-187748**

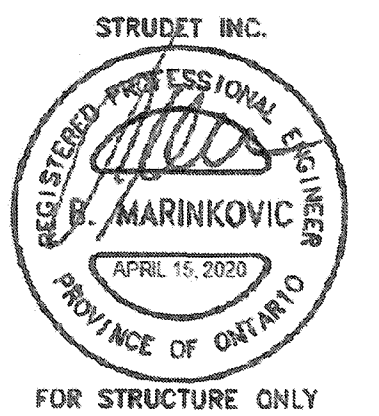
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

[Signature] **Dec 14/20**

FOR CHIEF BUILDING OFFICIAL DATE



2012 CODE COMPLIANCE PACKAGE A1

9									
8									
7									
6									
5									
4									
3									
2									
1	ISSUED FOR PERMIT.	APR 13/20	GW						
no.	description	date	by						

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.

[Signature] **Richard Vink** 24488

BCN

name registration information VAS Design Inc. 42658

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.

VA3 DESIGN

255 Consumers Rd Suite 120
Toronto ON M2L 1R4
t 416.630.2255 f 416.630.4782
vas3design.com

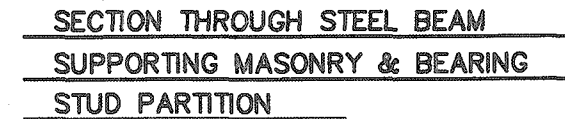
Greenpark

project name **RUSSELL GARDENS PH. 3** municipality **WATERDOWN**

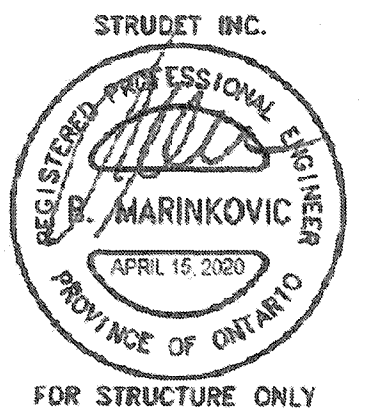
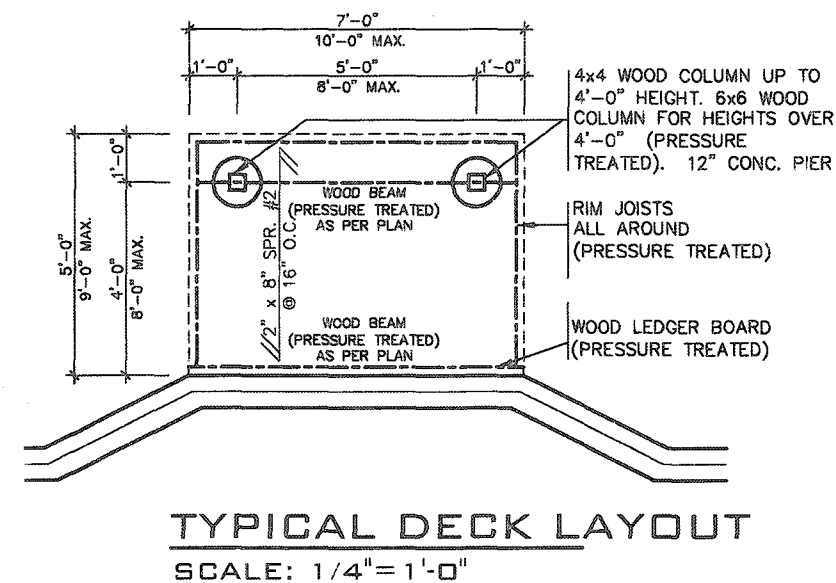
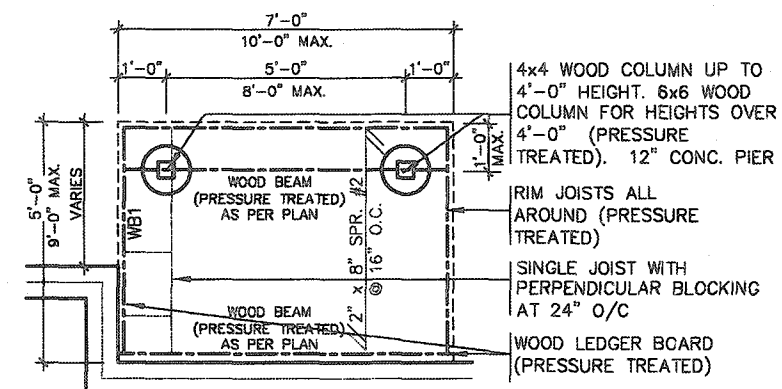
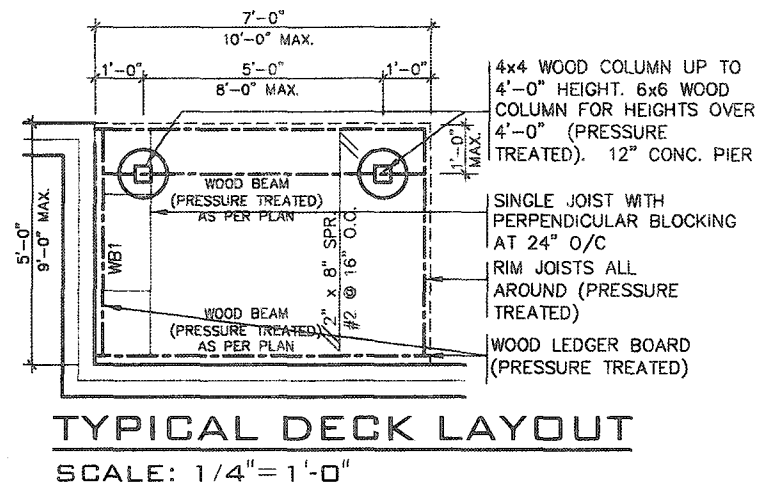
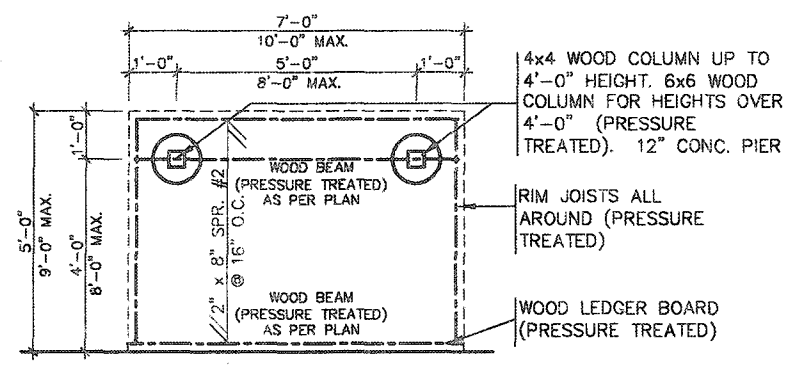
date **APRIL 2020** checked by **2"x6" BRICK VENEER SECTIONS** scale **Not to Scale**

drawing no. **3**

All drawings, specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.



All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.



CITY OF HAMILTON
Building Division

Permit No. 20-187748

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

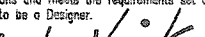
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

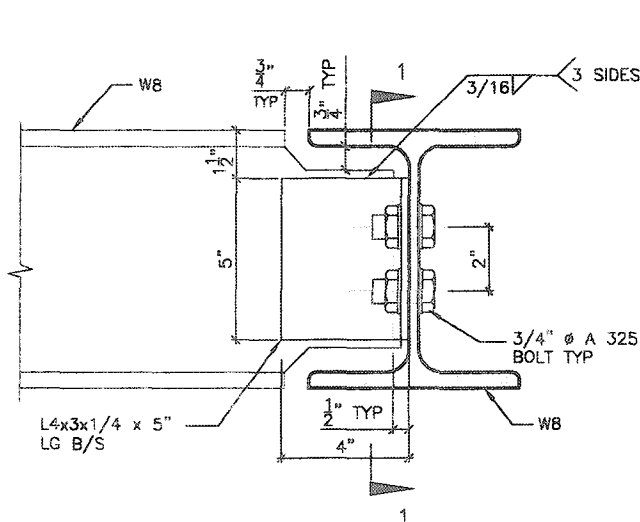
These drawings and/or specifications have been reviewed by

 Date 11/14/20

FOR CHIEF BUILDING OFFICIAL DATE

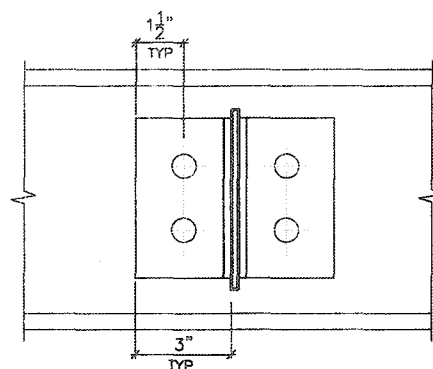
2012 CODE
COMPLIANCE PACKAGE A1

9	-	-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		 SINGLES	project no. 19014
8	-	-	qualification information			
7	-	-	Richard Vink  signature 24488 BDN			
6	-	-	Vink registration information 42658 VA3 Design Inc.			
5	-	-	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.			
4	-	-				
3	-	-		255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	municipality WATERDOWN	drawing no. 5-1
2	-	-				
1	ISSUED FOR PERMIT.	APR 13/20 GW				
no.	description	date by				

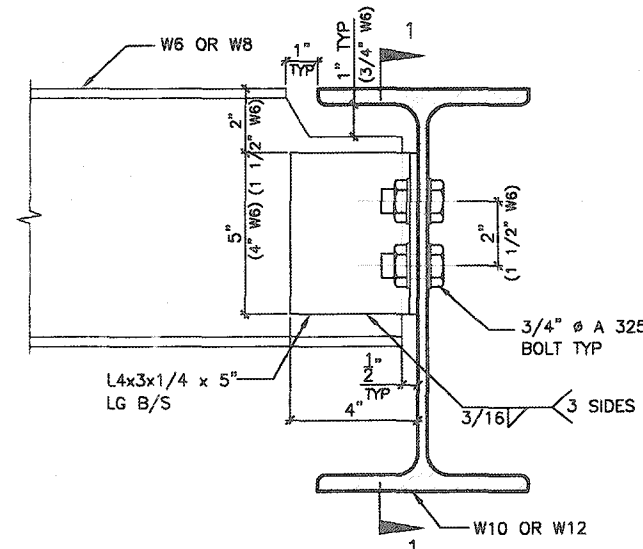


DETAIL 1.

W8
TO
W8
CONNECTION

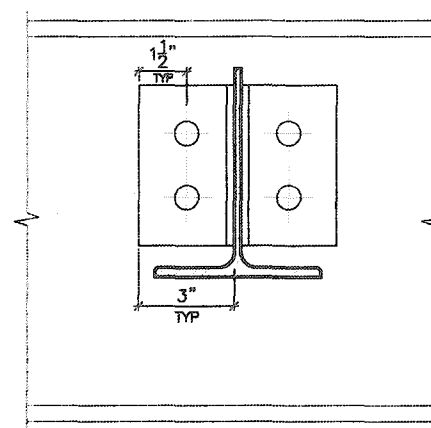


SECTION 1-1

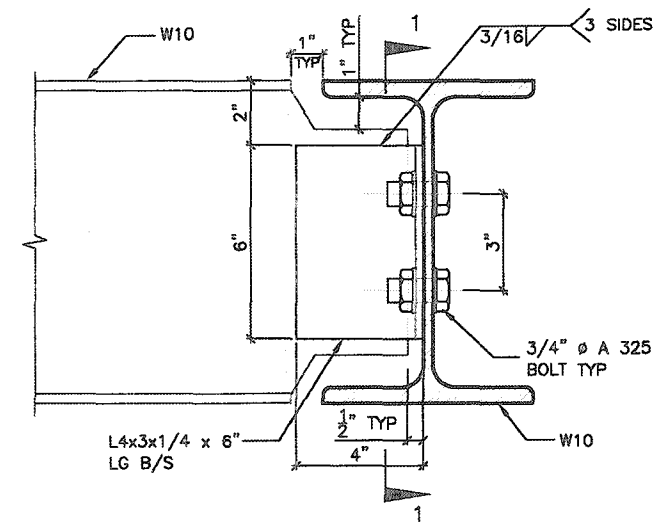


DETAIL 2.

W6(W8)
TO
W10(W12)
CONNECTION

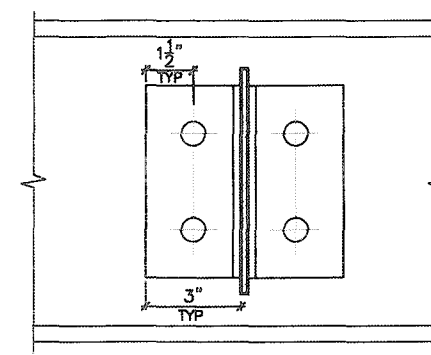


SECTION 1-1

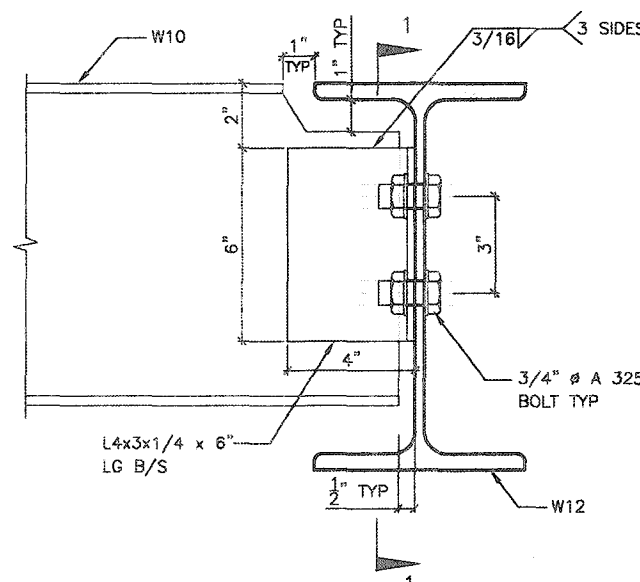


DETAIL 3.

W10
TO
W10
CONNECTION

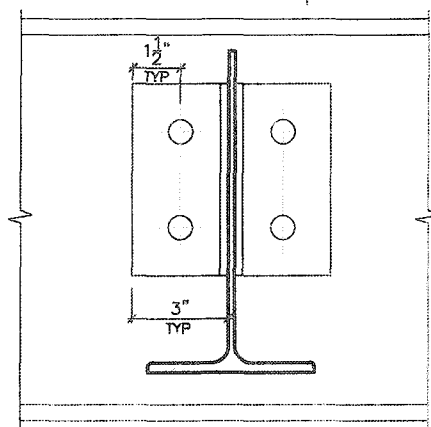


SECTION 1-1

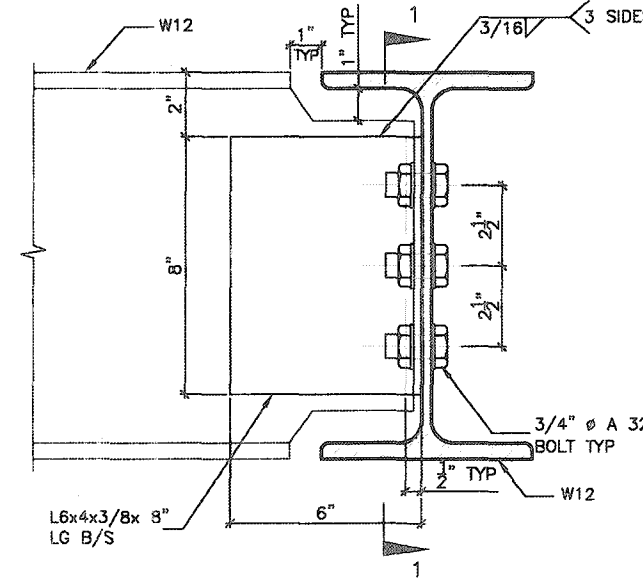


DETAIL 4.

W10
TO
W12
CONNECTION

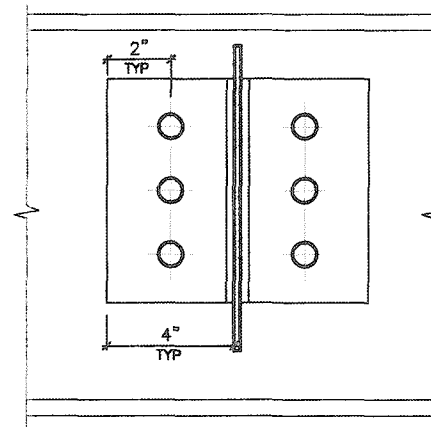


SECTION 1-1

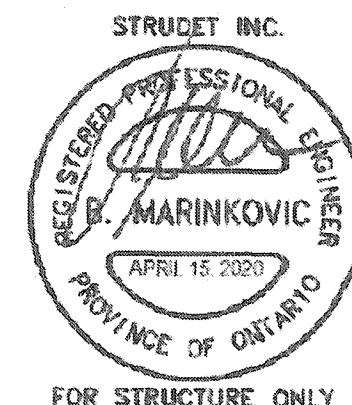


DETAIL 5.

W12
TO
W12
CONNECTION

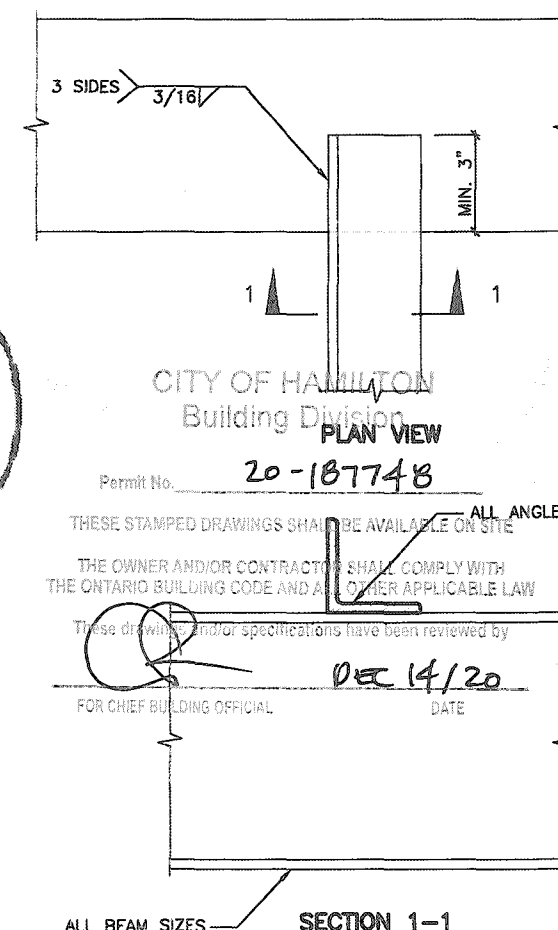


SECTION 1-1



DETAIL 6.

ANGLE
TO
BEAM
CONNECTION

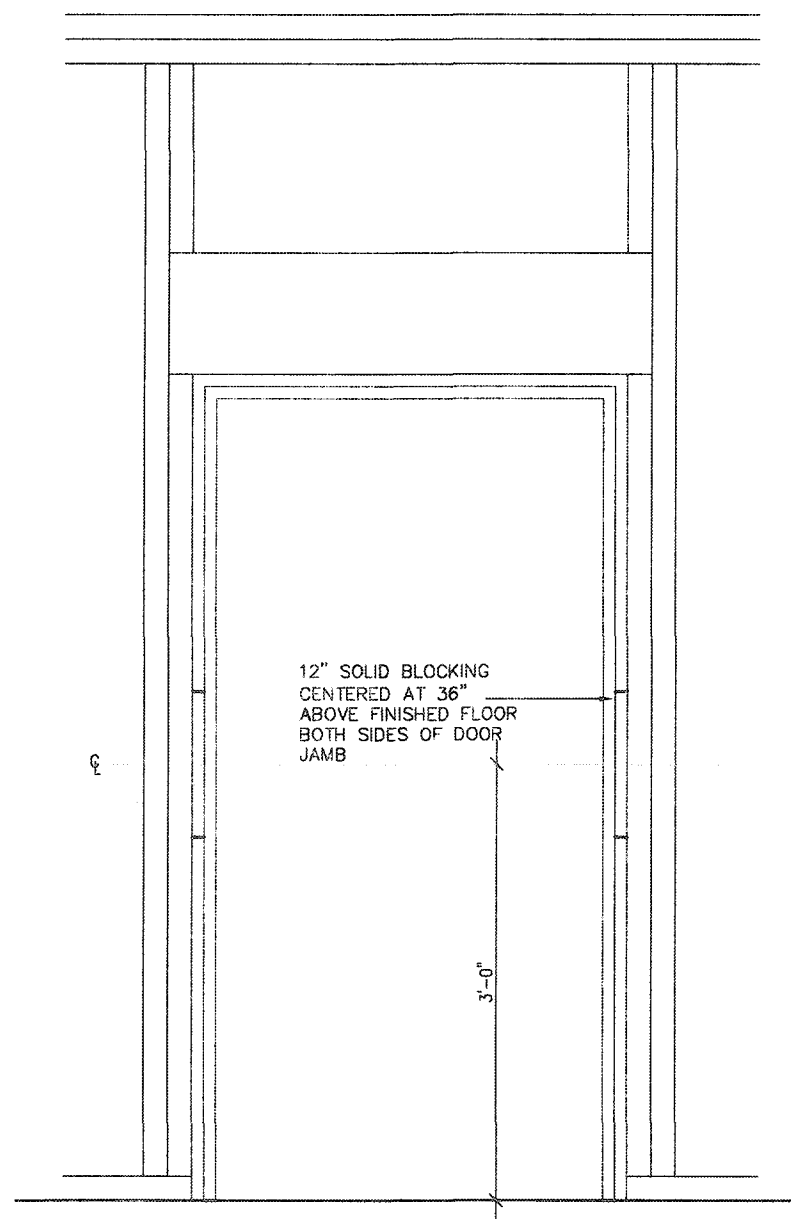


2012 CODE
COMPLIANCE PACKAGE

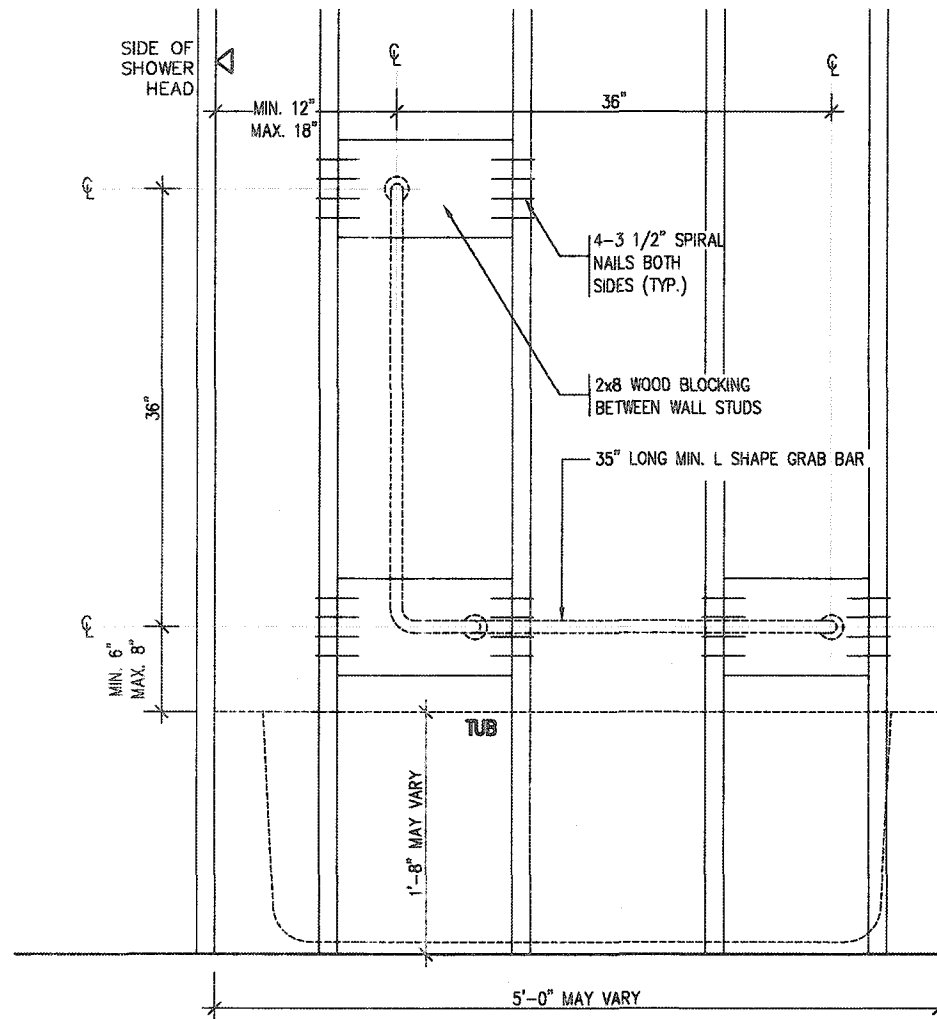
9					
8					
7					
6					
5					
4					
3					
2					
1	ISSUED FOR PERMIT.	APR 13/20	GW		
no.	description	date	by		

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

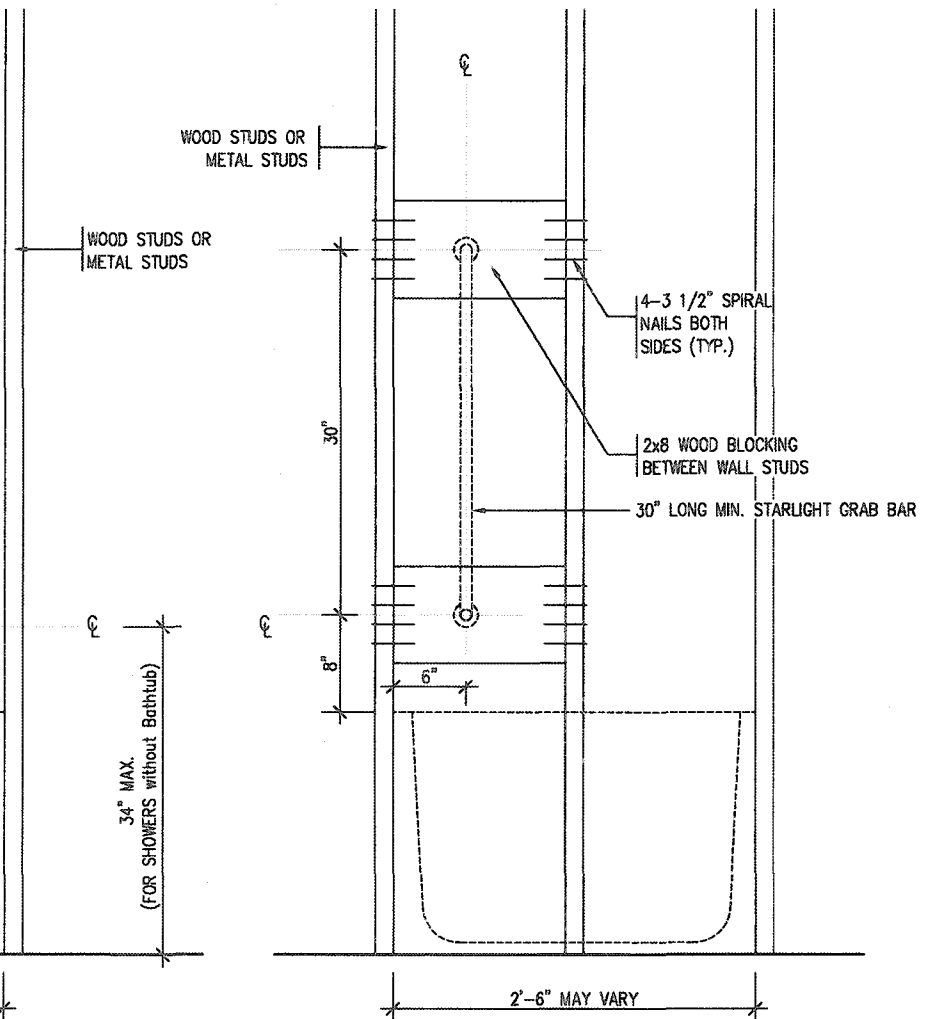
Greenpark	SINGLES
project name RUSSELL GARDENS PH. 3	municipality WATERLOO
date APRIL 2020	project no. 19014
drawn by GW	checked by Not to Scale
scale Not to Scale	drawing no. 7
file name 19014-GP-STD_DETAILS_A1	



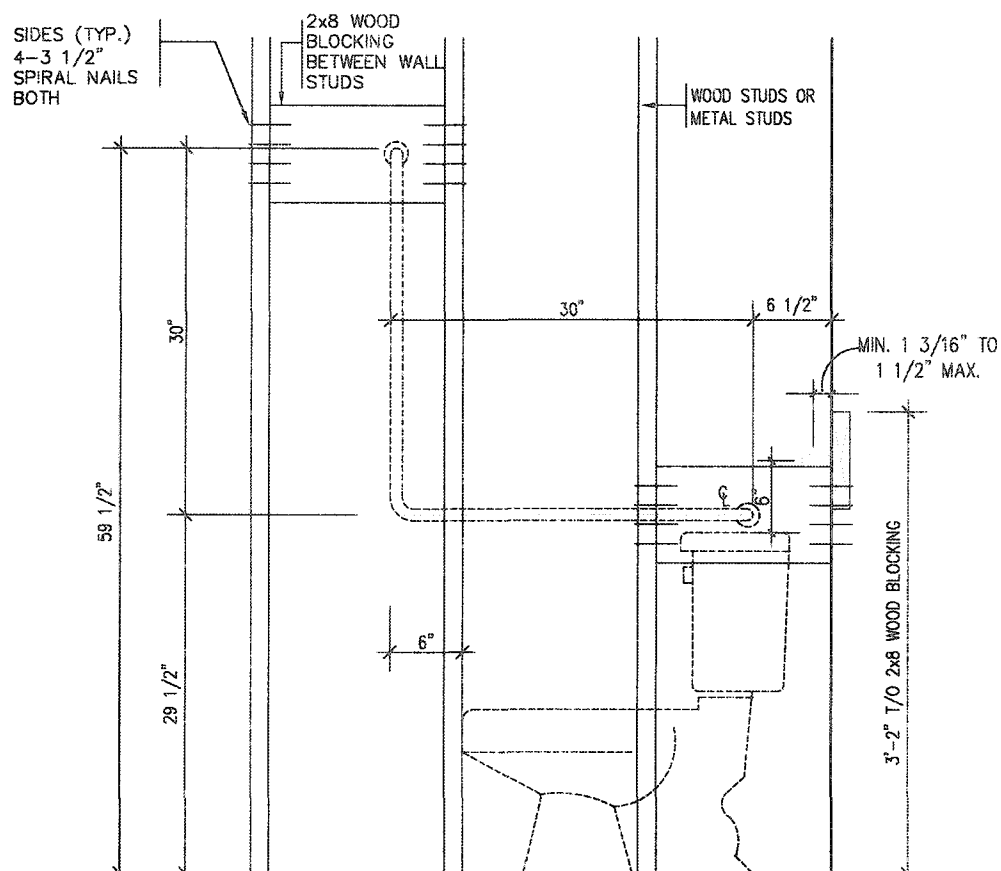
RESISTANCE TO FORCED ENTRY (OBC 9.6.8.)



BATH TUB/ SHOWER FRONT ELEVATION



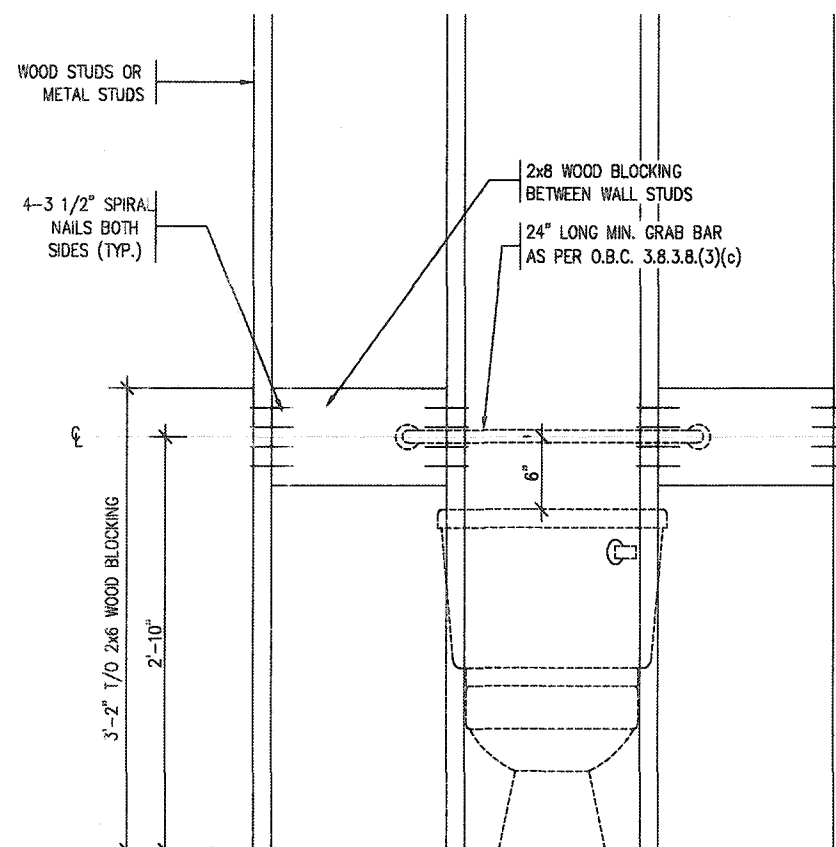
BATH TUB SHOWER HEAD SIDE ELEVATION



TOILET SIDE ELEVATION

STRUCTURAL REINFORCEMENT FOR GRAB BAR (OBC 9.5.2.3.)

FOR MAIN BATH ONLY



CITY OF HAMILTON
Building Division

Permit No. **20-18774B**

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

[Signature] FOR CHIEF BUILDING OFFICIAL

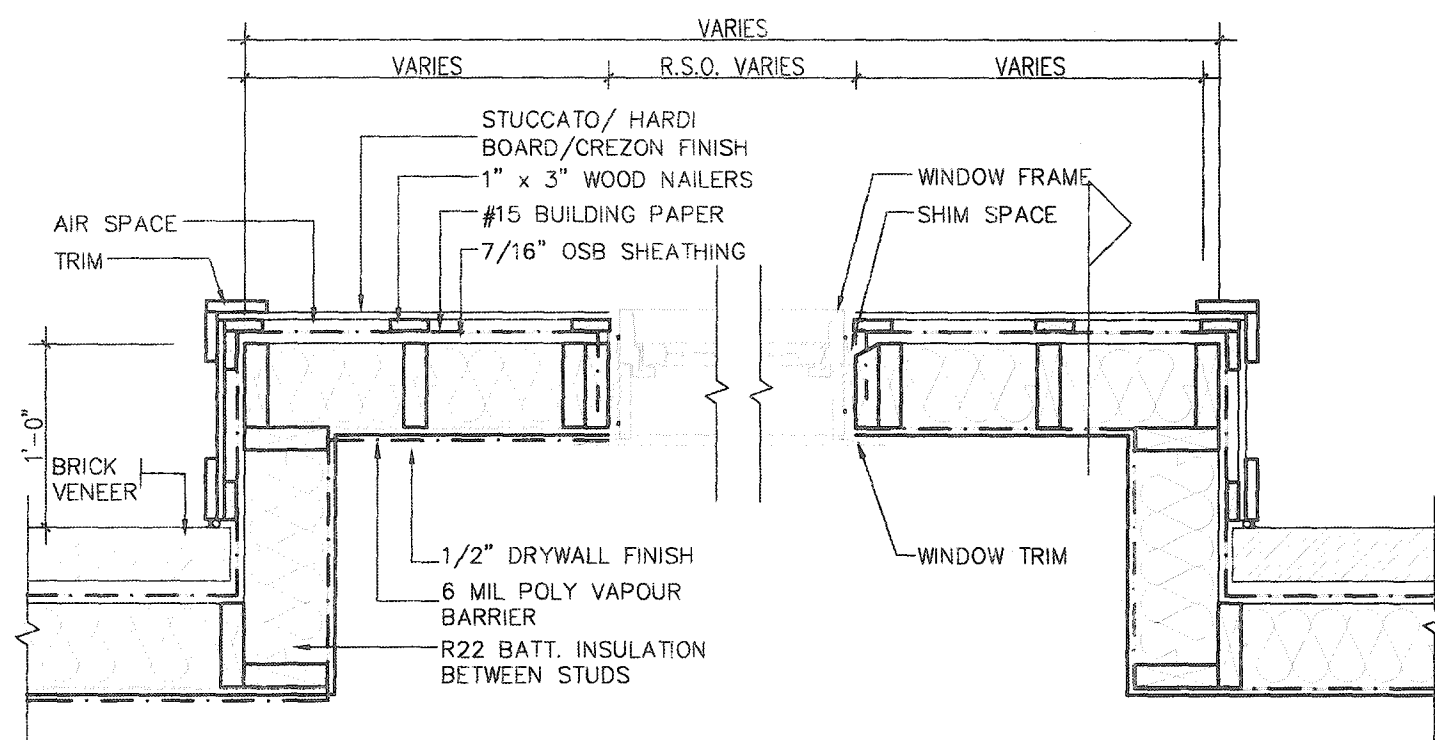
DEC 14/20 DATE

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
P. MARINKOVIC
APRIL 15, 2020
PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

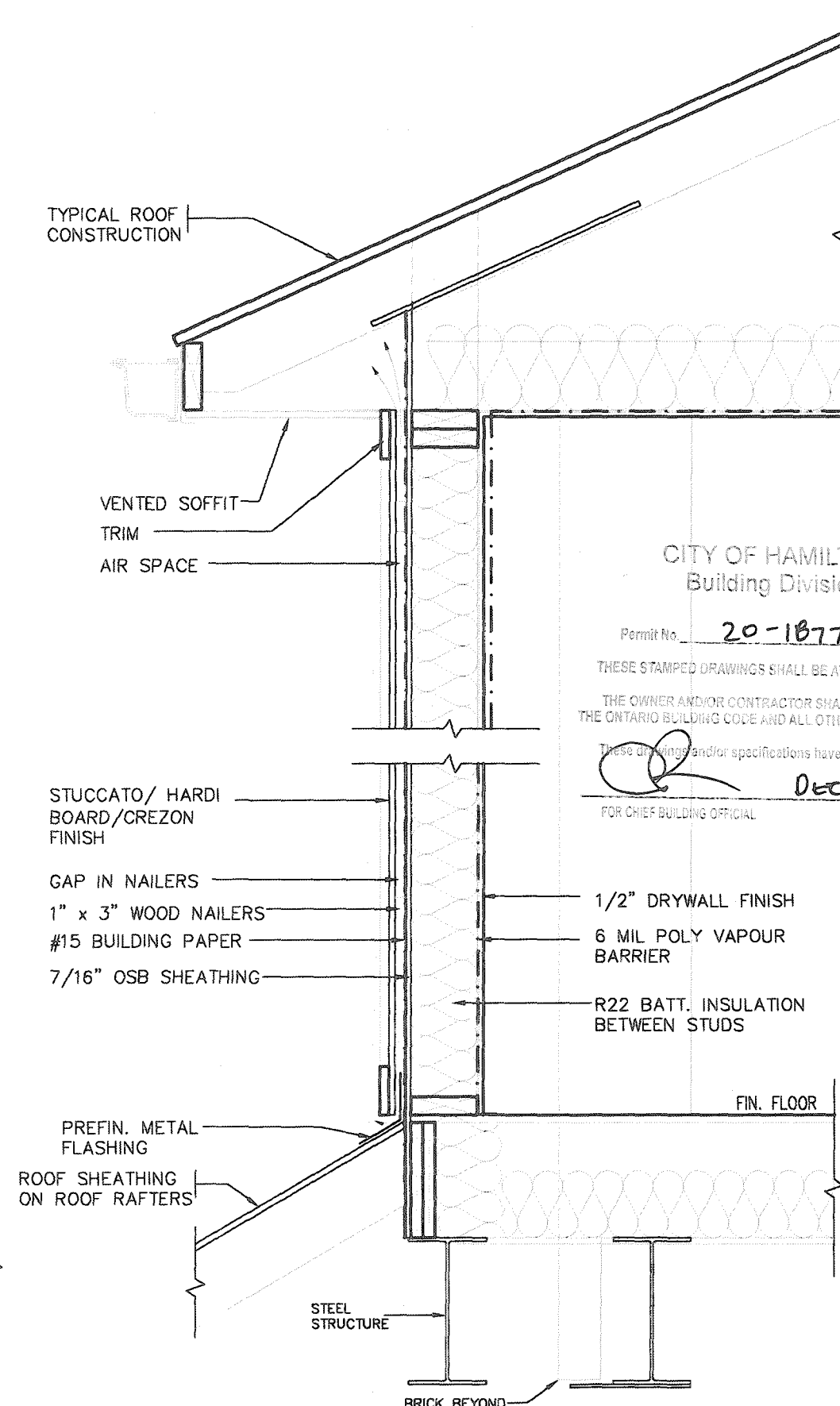
2012 CODE COMPLIANCE PACKAGE

9. The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Richard Vink 24488 BCN signature VA3 Design Inc. 42658 Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	1 ISSUED FOR PERMIT. APR 13/20 GW	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	Greenpark. project name RUSSELL GARDENS PH. 3 date APRIL 2020 drawn by GW checked by - scale Not to Scale	SINGLES project no. 19014 drawing no. 8 file name 19014-GP-STD_DETAILS_A1
--	--	---	---	---



PLAN VIEW

STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.27.)



CROSS SECTION

CITY OF HAMILTON
Building Division

Permit No. 20-187748

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

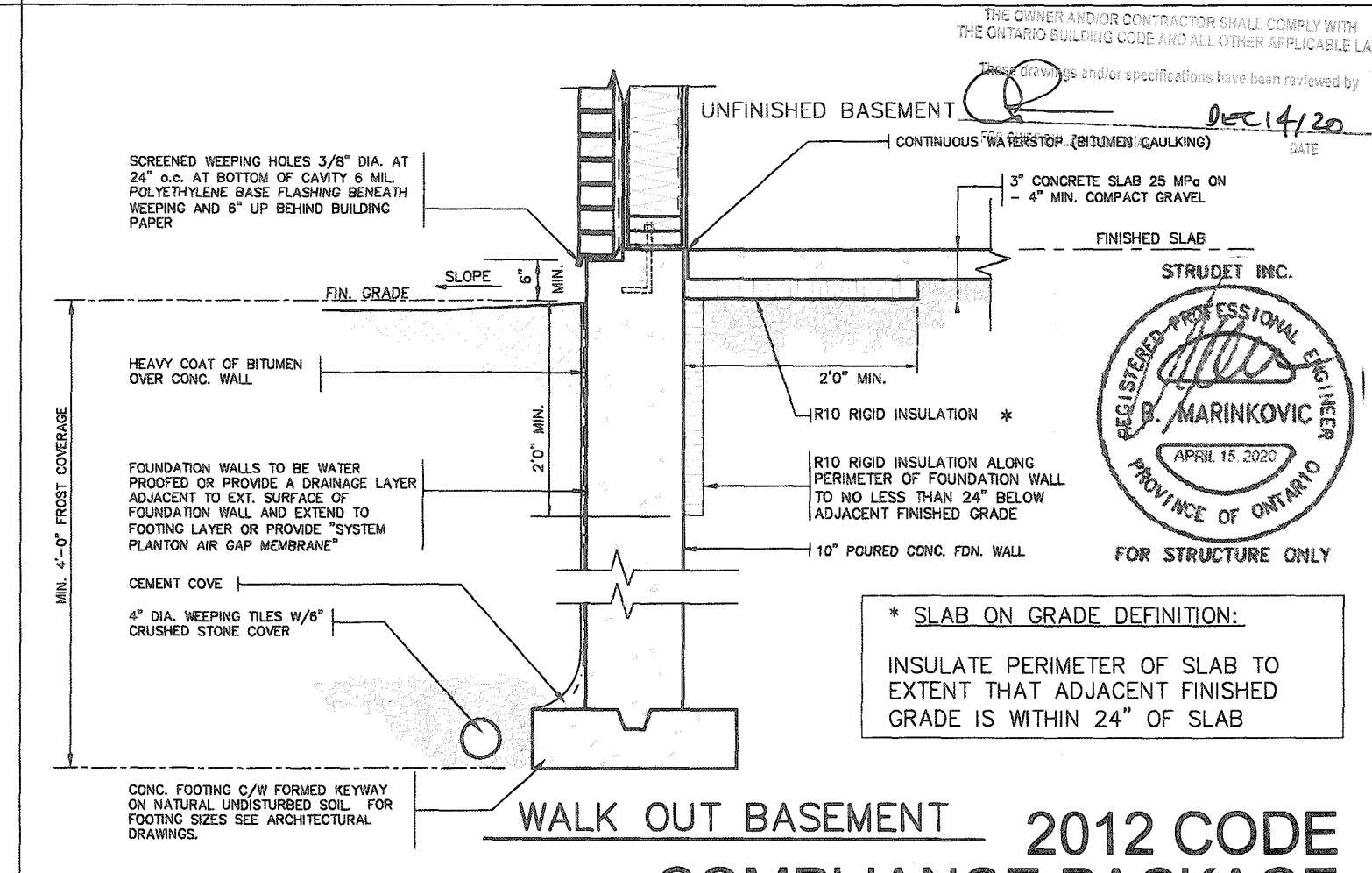
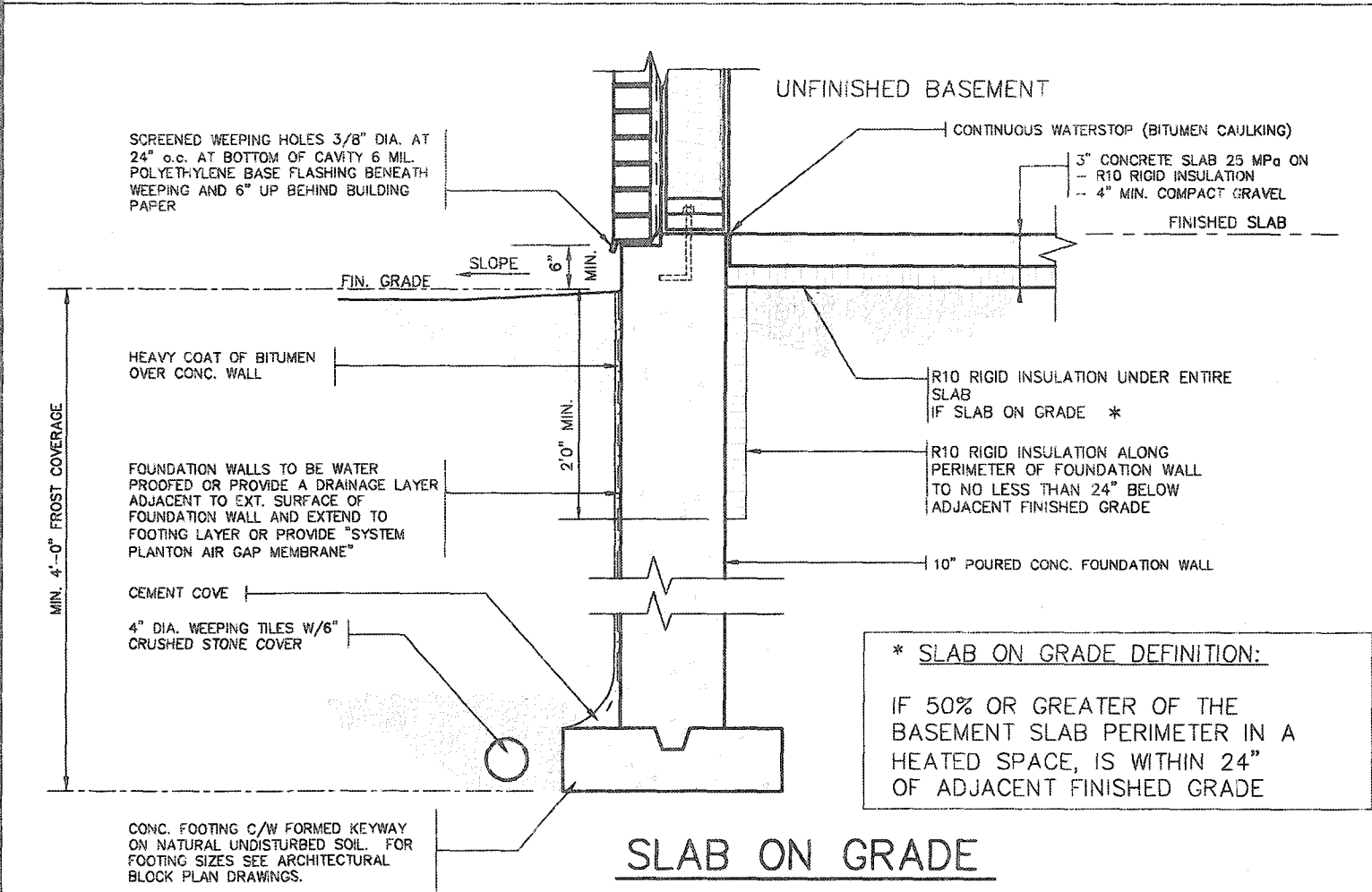
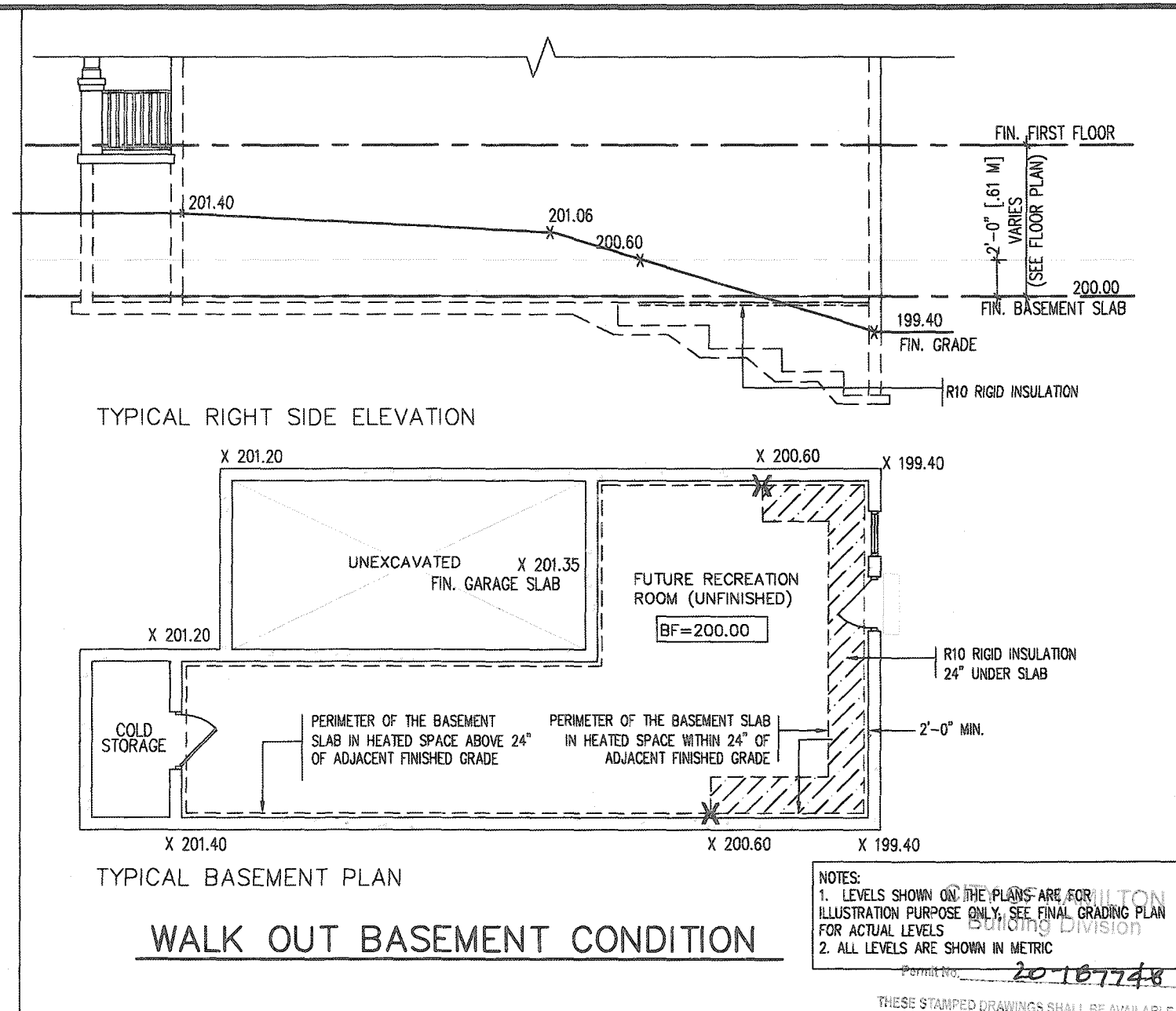
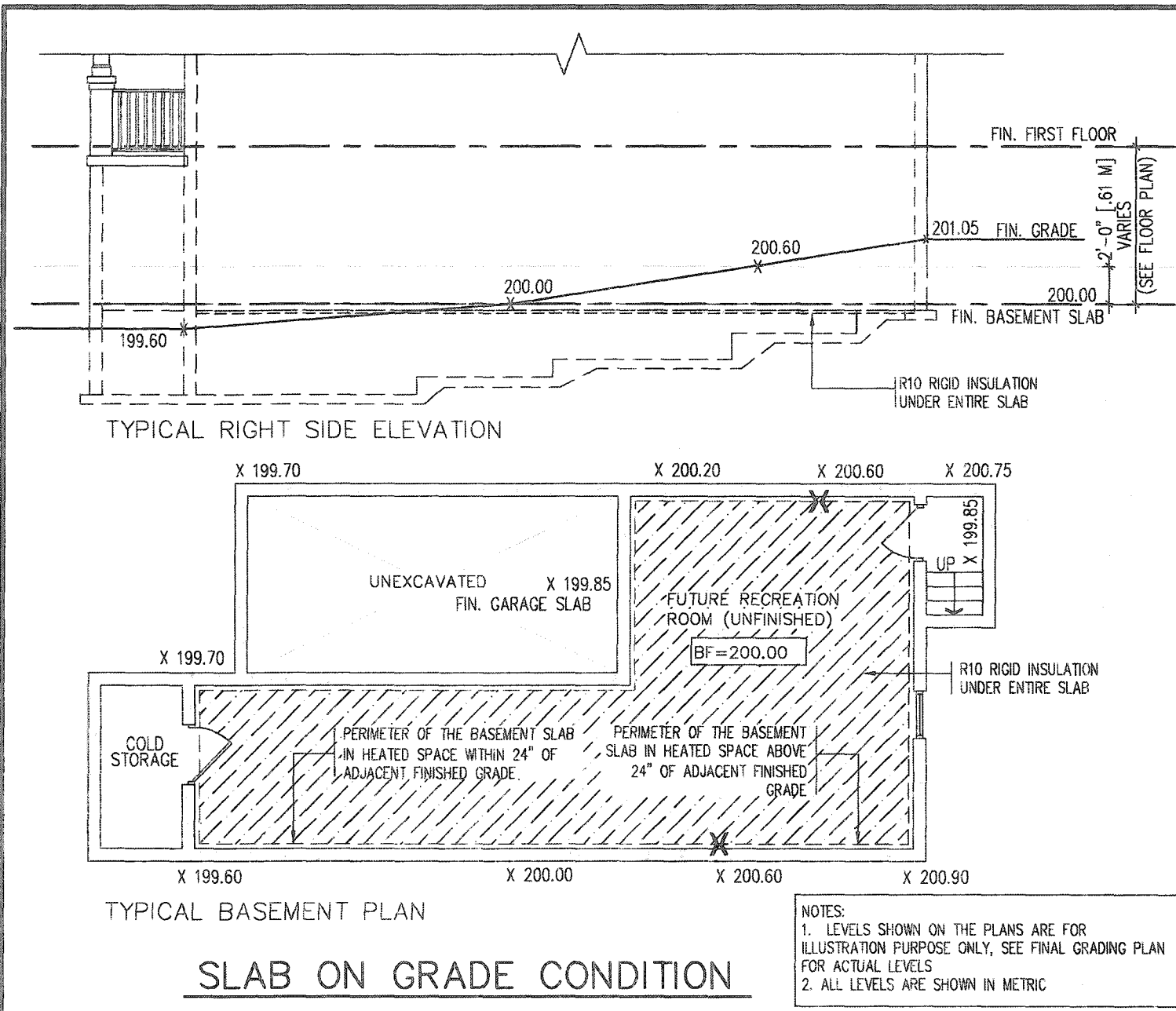
[Signature] Dec 14/20
FOR CHIEF BUILDING OFFICIAL DATE



2012 CODE
COMPLIANCE PACKAGE A1

9 8 7 6 5 4 3 2 1 ISSUED FOR PERMIT. APR 13/20 GW no. description date by	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 Richard Vink 24488 signature BCO# 42658 VAS Design Inc. Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be used.	STRUDET INC. REGISTERED PROFESSIONAL ENGINEER R. MARINKOVIC APRIL 15, 2020 PROVINCE OF ONTARIO FOR STRUCTURE ONLY 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 416.630.2255 f 416.630.4782 vasdesign.com	Greenpark. project name RUSSELL GARDENS PH. 3 municipality WATERDOWN date APRIL 2020 drawn by GW checked by scale Not to Scale	SINGLES project no. 19014 drawing no. 9
---	--	---	---	---

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.



2012 CODE COMPLIANCE PACKAGE

9					
8					
7					
6					
5					
4					
3					
2					
1	ISSUED FOR PERMIT.	APR 13/20	GW		
no.	description	date	by		

The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

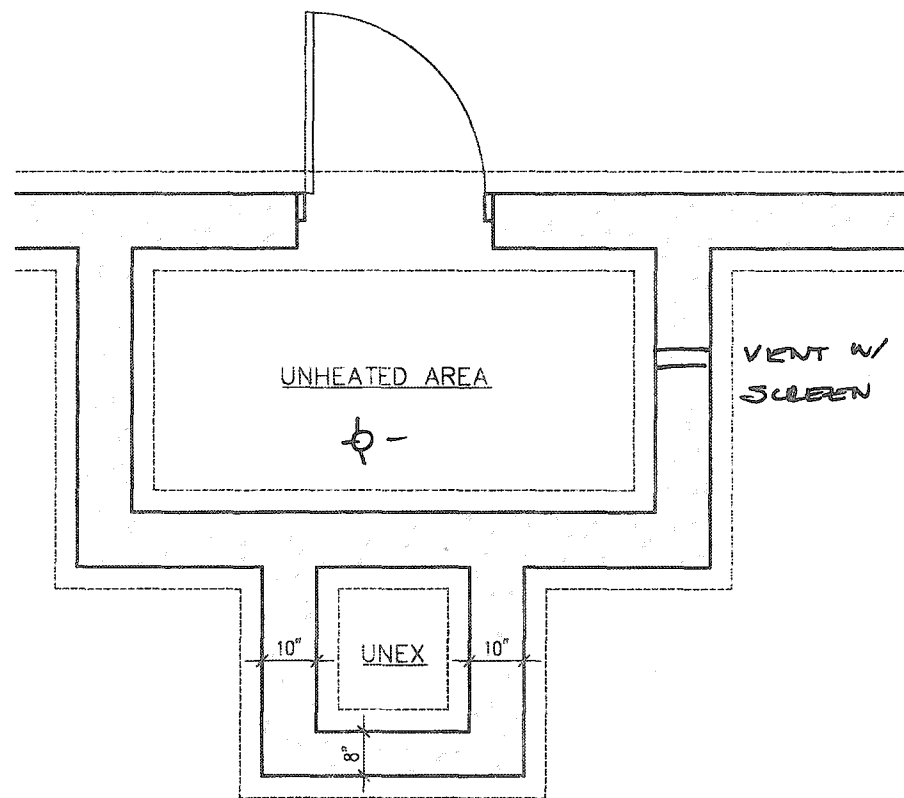
qualification information
Richard Vink 24488
signature
BOB
registration information
VAS Design Inc. 42858

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

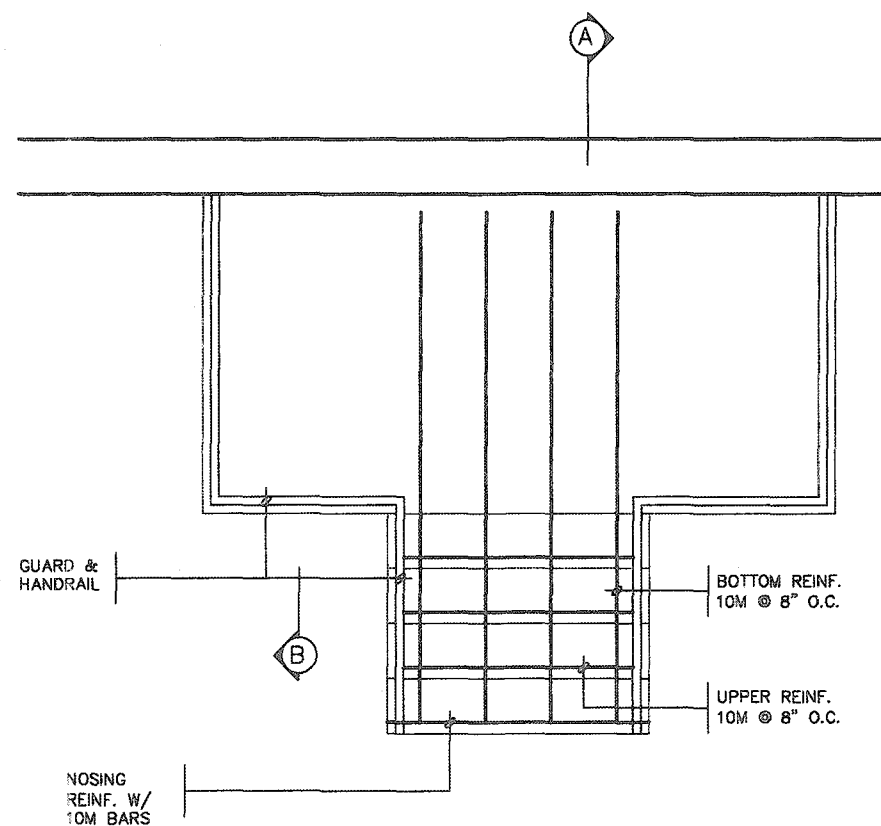
VAS DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vasdesign.com

Greenpark.
project name
RUSSELL GARDENS PH. 3
date
APRIL 2020
drawn by
GW
checked by
Not to Scale

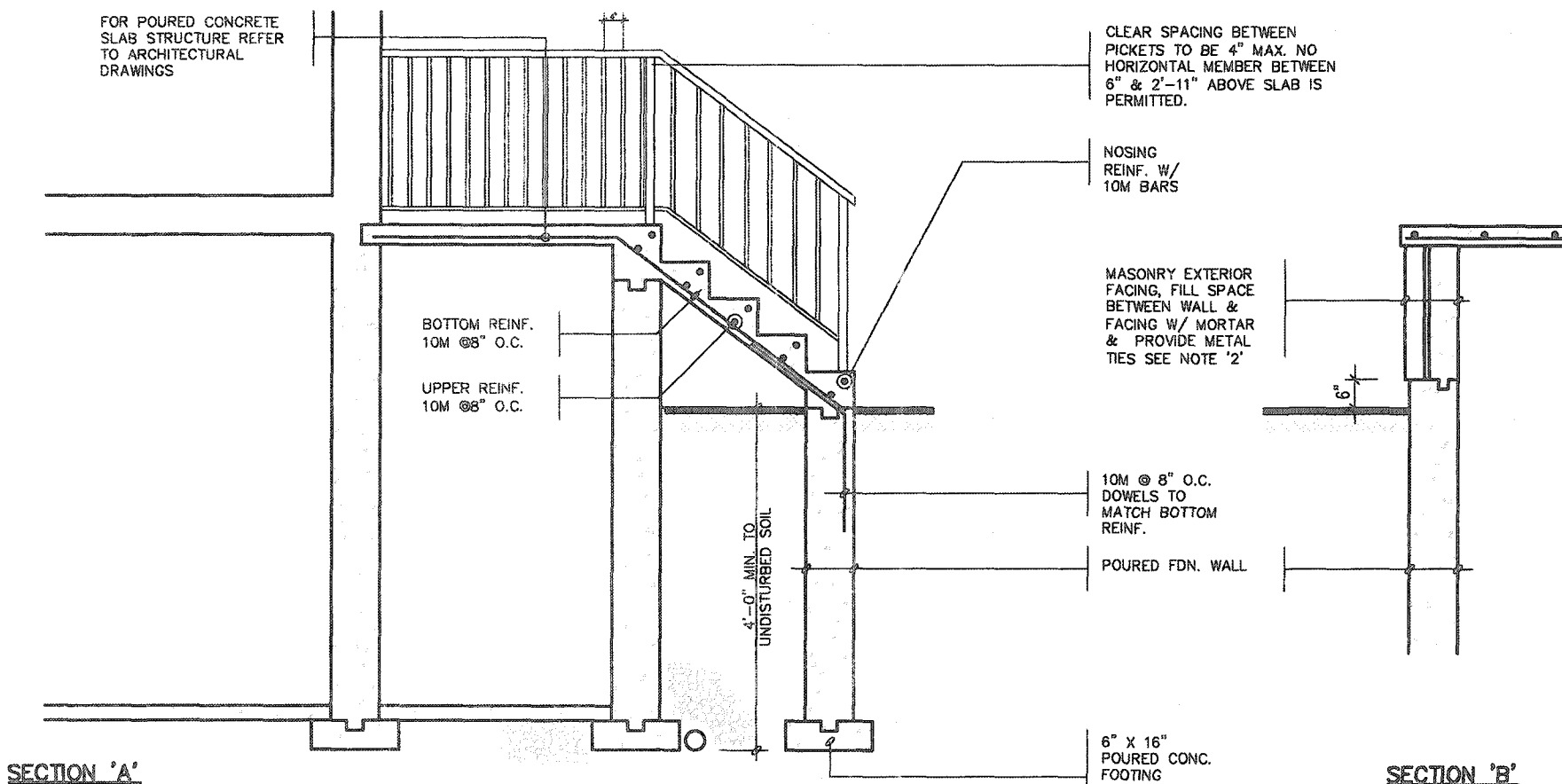
SINGLES
municipality
WATERDOWN
project no.
19014
drawing no.
10



FOUNDATION PLAN



GROUND FLOOR PLAN



NOTE: FOR MORE THAN 8 RISERS

GENERAL NOTES

- EXTERIOR STAIRS**
7 7/8" RISE MAXIMUM
8 1/4" RUN MINIMUM
9 1/4" TREAD MINIMUM
- MASONRY TIES**
WHEN BRICK FACING IS USED ABOVE GROUND LEVEL, PROVIDE 3/16" DIA. CORROSION RESISTANT METAL TIES @ 36" HORIZONTAL & 8" VERTICAL
- GUARDS**
ARE REQUIRED AROUND CONCRETE SLAB IF MORE THAN 2'-0" ABOVE GRADE & ON BOTH SIDES OF STAIRS CONTAINING MORE THAN 6 RISERS. MINIMUM 34" HIGH FOR STAIRS MINIMUM 36" HIGH FOR PORCHES UP TO 5'-11" ABOVE GRADE. MINIMUM 42" HIGH FOR GREATER HTS.
- HANDRAIL**
ARE REQUIRED WHERE STEPS HAVE MORE THAN 3 RISERS. HANDRAIL HEIGHT 34" - 38".
- 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
- CONCRETE**
MINIMUM CONCRETE STRENGTH SHALL BE 4650 PSI [32MPa] W/ 5%-8% AIR ENTRAINMENT MINIMUM CONCRETE SLAB THICKNESS 5"
- CONCRETE COVER**
PROVIDE MINIMUM 3/4" CLEAR CONCRETE COVER TO REINFORCING BARS

CITY OF HAMILTON
Building Division

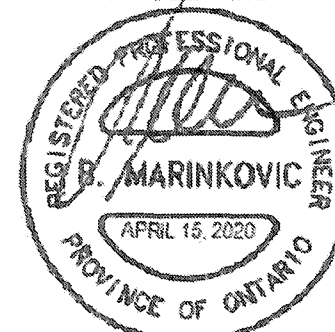
Permit No. 20-187748

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL
DATE 04/14/20

STRUDET INC.

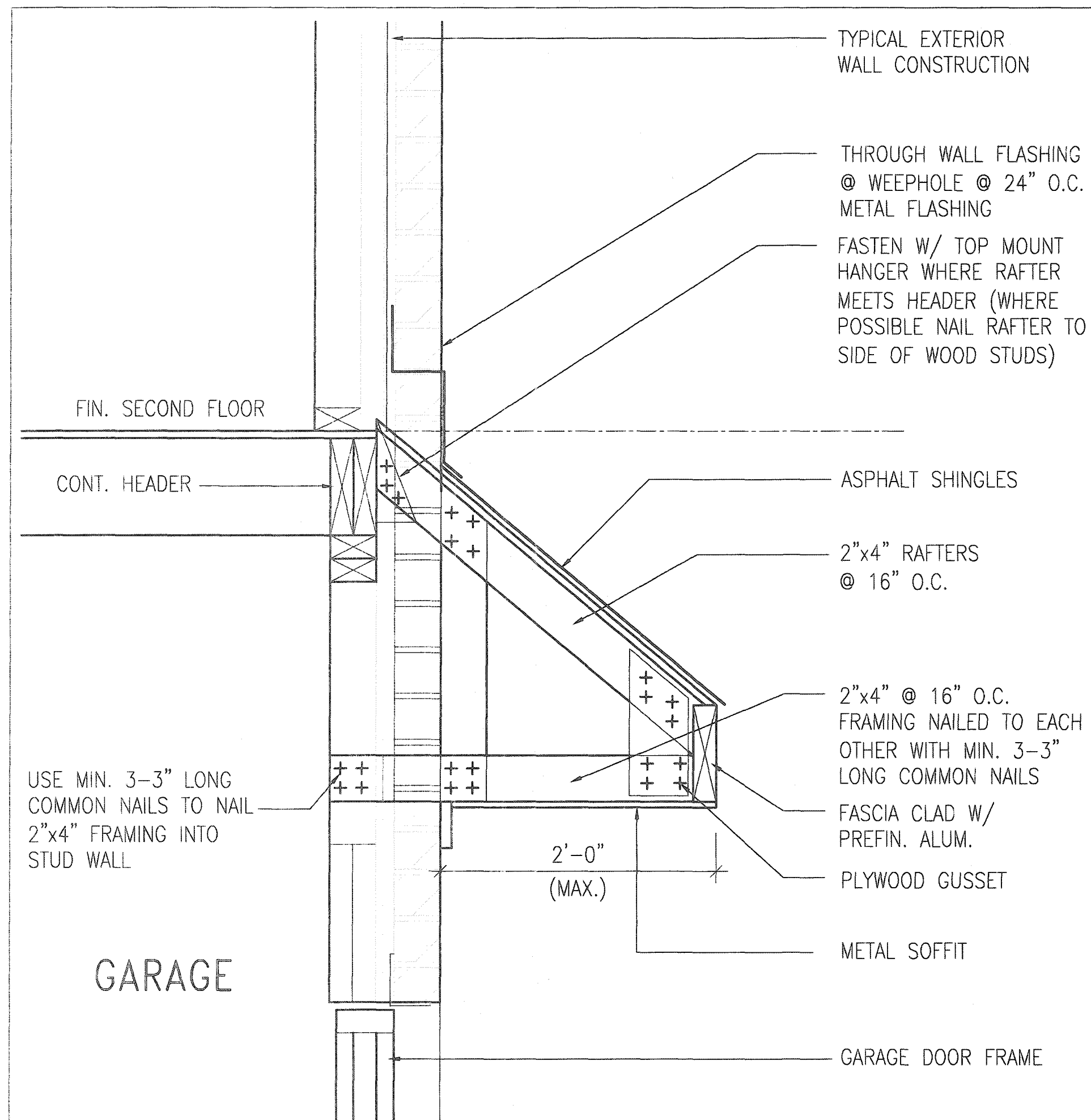


FOR STRUCTURE ONLY

2012 CODE
COMPLIANCE PACKAGE A1

1 ISSUED FOR PERMIT. no. description	APR 13/20 GW date by	Richard Vink signature 24488 BCM 42658 VA3 Design Inc.	project name RUSSELL GARDENS PH. 3 date APRIL 2020 drawn by GW checked by - scale Not to Scale	project no. 19014 drawing no. 11
--	------------------------------------	--	--	--

All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.



B ROOF OVERHANG DETAIL OVER GARAGE

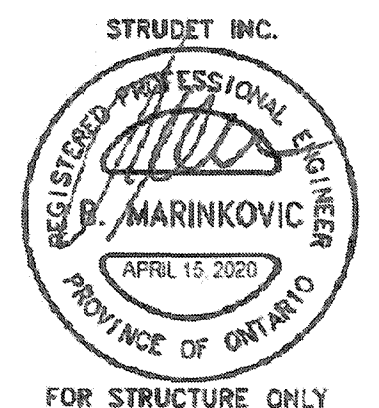
CITY OF HAMILTON
Building Division

Permit No. 20-187748

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by
[Signature] Dec 14/20
FOR CHIEF BUILDING OFFICIAL DATE



2012 CODE
COMPLIANCE PACKAGE A1

9									
8									
7									
6									
5									
4									
3									
2									
1	ISSUED FOR PERMIT.	APR 13/20	GW						
no.	description	date	by						

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
Richard Vink 24488
signature BCN

name
registration information
VA3 Design Inc. 42658

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

VA3 DESIGN

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

Greenpark

project name
RUSSELL GARDENS PH. 3

city
WATERDOWN

date
APRIL 2020

drawn by
GW

checked by
-

scale
Not to Scale

project no.
19014

drawing no.
12

TO
OTHERWISE
VIEWED BY

BRICK/
STONE
VENEER

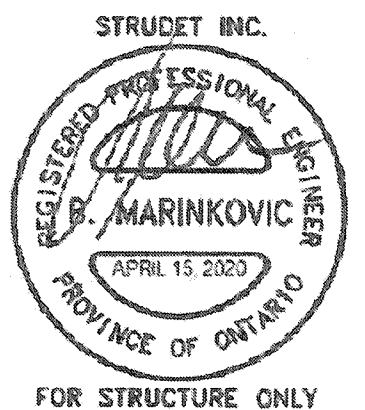
INVERTED
3-1/2"x3-1/2"x1/4"
(90x90x6.0)
STEEL ANGLE

BRICK/
STONE
VENEER

INVERTED STEEL ANGLE DETAIL

These drawings and/or specifications have been reviewed by Dec 14/20

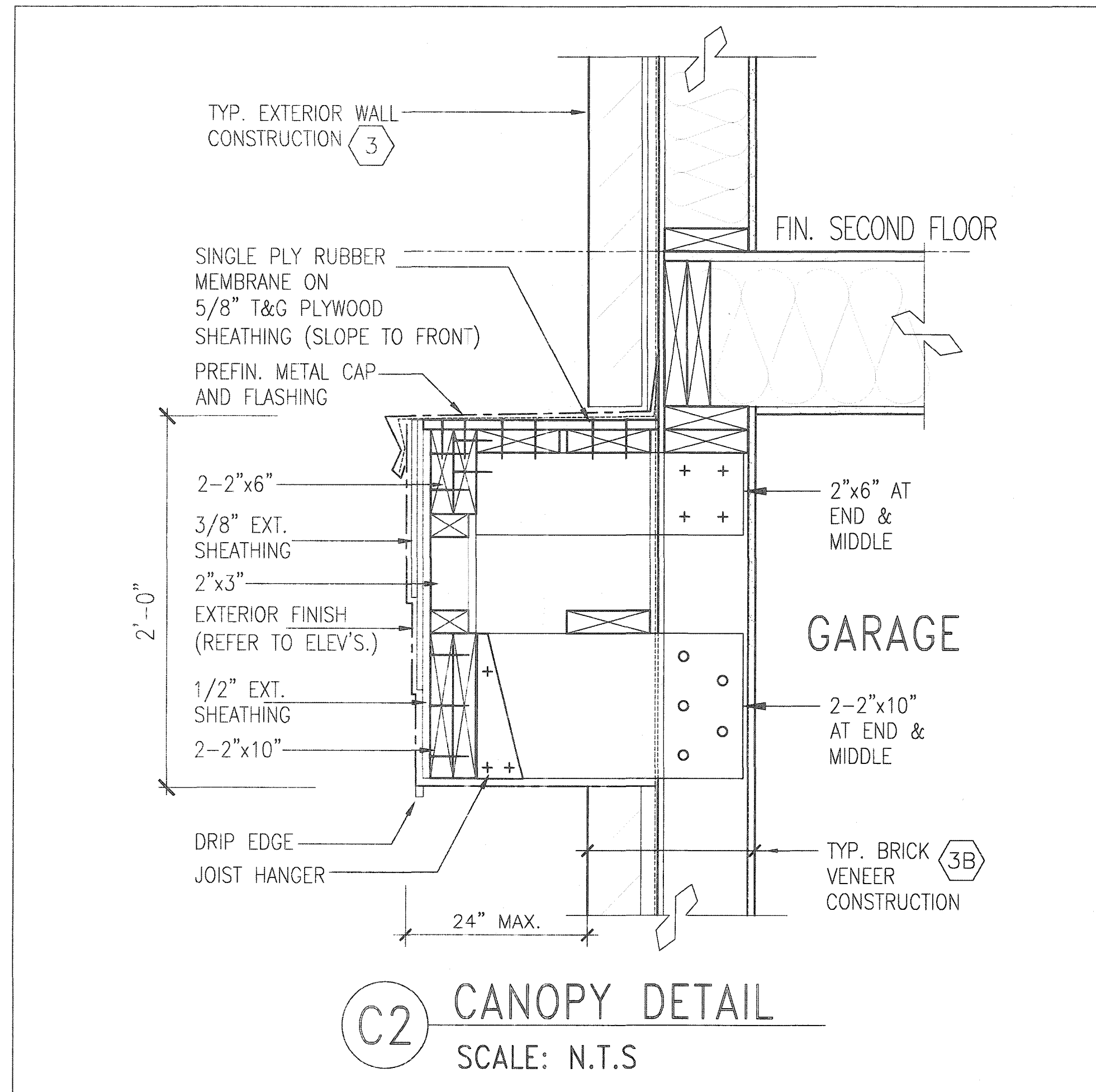
 FOR CHIEF BUILDING OFFICIAL DATE



2012 CODE COMPLIANCE PACKAGE A1

[illegible]

All drawings, specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.



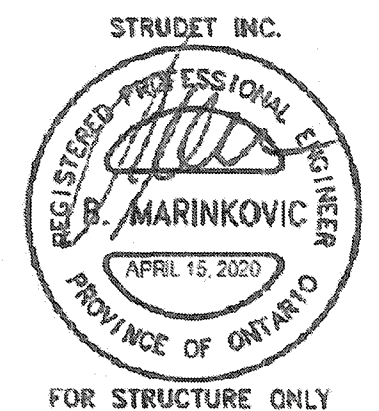
CITY OF HAMILTON
Building Division

Permit No. 20-187748

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by
[Signature] Dec 14/20
FOR CHIEF BUILDING OFFICIAL DATE



2012 CODE
COMPLIANCE PACKAGE A1

9 8 7 6 5 4 3 2 1 ISSUED FOR PERMIT. APR 13/20 GW no. description date by	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 Richard Vink BCO# 24488 signature 42658 Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	VAS DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	Greenpark. project name RUSSELL GARDENS PH. 3 municipality WATERDOWN date APRIL 2020 drawn by GW checked by - scale Not to Scale file name 19014-GP-STD_DETAILS_A1	SINGLES project no. 19014 drawing no. 14
--	---	---	--	--

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.