

# 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.10 (10.2kg/m<sup>2</sup>) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH 14" CLIPS. APPROVED WOOD TRUSSES @ 610mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 500mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. GABLES PROTECTION NOT REQ'D FOR ROOF SLOPES 5:12 OR GREATER. 38x89 (2'x4") TRUSS BRACING @ 1800mm (6'-0") O.C. AT BOTTOM CHORD. PREPARE ALUM. EXTERIOR, FASCIA, RAIL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") C/A ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2).

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

SIDING AS PER ELEV. 19x35 (1'x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 11mm (7/16") EXT. TYPE SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x140 (2'x6") STUDS @ 400mm (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. 19x35 (1'x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 11mm (7/16") EXT. TYPE SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x89 (2'x4") STUDS @ 400mm (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.

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

STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.25 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 ON APPR. AIR/MOISTURE BARRIER ON 38x140 (2'x6") 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.

## 2D. STUCCO WALL CONSTRUCTION (2'x4") - GARAGE WALLS

STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.26 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 ON APPR. 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.

## 2E. WALLS ADJACENT TO ATTIC - NO CLADDING

11mm (7/16") EXT. TYPE SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x140 (2'x6") STUDS @ 400mm (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 REQ'D. 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)

90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x4.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (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 @ 400mm (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 @ 800mm (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

90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x4.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (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 @ 400mm (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 @ 800mm (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. 9.27.1.1.(2) & 9.26 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 ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 38x140 (2'x6") STUDS @ 400mm (16") O.C. RSI 3.87 (R22) BATT INSUL. APPR. 6 MIL. POLYETHYLENE VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD 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") @ 400mm (16") O.C. FOR 2 STOREYS AND 38x89 (2'x4") @ 400mm (16") O.C. FOR 3 STOREYS. NON-BEARING PARTITIONS 38x89 (2'x4") @ 610mm (24") O.C. 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 150mm (6") (2200psi) WITH BITUMENOUS DAMPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. IF FOUNDATION WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2300 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYED CONC. TIE. 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 SIZES 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.

## 7. BASEMENT SLAB OBC 9.3.1.6(1)(b), 9.16.4.5(1), 9.25.3.3(1a)

60mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 200mm (8") COARSE CONC. WITH DAMPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12, 3.1.1.7(5)(6) where required. ALL SLAB JOINTS & PENETRATIONS TO BE SEALED TO MAINTAIN AIR BARRIER.

## WOOD SUBFLOORS (SEE OBC 9.23.14 & 9.30.2.1)

-15mm (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.

## 9. ATTIC INSULATION (SB-12-TABLE 3.1.1.2.A) (SB-12-3.1.1.8)

RSI 10.56 (R19) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 15mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL. RSI 3.52 (R62) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL.

## 10. 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. RUN = 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 LEVEL POST AT CHANGES OF DIRECTION.

## INTERIOR GUARDS - OBC 9.8.8 -

INTERIOR GUARDS: 900mm (32") 2'-11" MIN. HIGH

## EXTERIOR GUARDS - OBC 9.8.6

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. CALCULUS OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE 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, 9.13.2.8)

FOUNDATION WALLS ENVELOPING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. RSI 3.52 (R62) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER. RECOMMEND DAMPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. AIR BARRIER TO BE SEALED TO FOUNDATION WALL WITH CAULKING. CONTINUOUS INSULATION (ci) IS NOT TO BE INTERRUPTED BY FRAMING.

## BASEMENT BEARING STUD PARTITION

38x89 (2'x4") STUDS @ 400mm (16") O.C. 38x89 (2'x4") SILL PLATE ON DAMPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONC. CURB ON 350x155 (12"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

## STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)

89mm (3-1/2") DIA x 4.78mm (0.188") STL. COL. WITH A MIN. CAPACITY OF 108.0kN (24,000lbs) WITH 150x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE.

## STEEL COLUMN

90mm (3-1/2") DIA x 4.78mm (0.188") STL. COL. WITH 100x100x6.0 (4"x4"x1/4") TOP & BOTTOM PLATES. FIELD WELD BOTTOM PLATE TO 100x200x12.5 (4"x10"x1/2") BASE PLATE C/W 2-12mm DIA x 300mm LONG 150mm 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 2-50x 8.35x38 (1-1/4"x1/2") SCREWS MANUF. BY SIMPSON STRONG-TIE.

## CONCRETE PLASTER

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

17. 19x35 (1'x2") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM. (OBC 9.23.4.3.3(c))

## GARAGE SLAB

18. 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)

19. 13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. RSI 3.87 (R22) IN WALLS, RSI 5.48 (R31) IN CEILING. TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.1.6. REFER TO SB-12, TABLE 3.1.1.2.A. FOR REQUIRED THERMAL INSULATION.

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

## EXTERIOR STEP

20. PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 200mm (7'-7/8") MIN. TREAD 250mm (9'-2/32"). SEE OBC 9.8.9.2, 9.8.9.3, & 9.8.10.

## DRYER VENT (OBC 9.23.8.7) & 9.24.1.1)

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

## INSULATED ATTIC ACCESS (OBC 9.16.2.1 & 9.16.2.1.1.8)

22. ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x700mm (21'-1/2"x27'-1/2") & A MIN. AREA OF 0.32 SQ.M. (3.4 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R62) RIGID INSULATION BACKING. SEE OBC SB-12, 3.1.1.8.

## FIREPLACE CHIMNEYS - OBC 9.21 -

23. 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.

## LINEN CLOSETS

24. 4 SHELVES MIN. 350mm (14") DEEP.

## MECHANICAL EXHAUST

25. MECHANICAL EXHAUST FAN VENTED TO EXTERIOR AS REQUIRED BY OBC 9.32.3.3 & 9.32.3.10.

## STEEL BEARING PLATE FOR MASONRY WALLS

26. 200x200x12 (11"x11"x5/8") STL. PLATE FOR STL BEAMS AND 200x200x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS. BEARING ON CONC. BLOCK PARTIALLY. ANCHORED WITH 2-19mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.

## SOLID WOOD BEARING FOR WOOD STUD WALLS

27. SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPOSED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH OBC 9.17.4.2(2).

## GLASS 'B' VENT

28. U.L.C. RATED GLASS 'B' VENT 610mm (2'-0") ABOVE THE POINT IN CONTACT WITH THE ROOF FOR SLOPES UP TO 9/12. REFER TO THE ONTARIO GAS UTILIZATION CODE.

## BASEMENT WOOD POST (OBC 9.17.4.2)

29. 3-38x140 (3'-2"x4") BUILT-UP POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT. 406x406x203 (16"x16"x8") CONC. FTG. OR AS OTHERWISE SPECIFIED ON DRAWING.

## STEPPED FOOTINGS (OBC 9.15.3.9)

30. MIN. HORIZ. STEP = 600mm (24"). MAX. VERT. STEP = 600mm (24").

## SLAB ON GRADE

31. MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL. REINFORCED WITH 6-6x42x90x2.9 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE. UNDER SLAB INSULATION AS PER OBC SB-12 3.1.1.7(5)(6) AND SB-12, TABLE 3.1.1.2.A, where required. ALL JOINTS & PENETRATIONS OF INTERIOR SLABS TO BE SEALED TO MAINTAIN AIR BARRIER.

## LOOSE STEEL UNITS

L1 = 3-1/2" x 3-1/2" x 1/4" (90x90x6.0L)  
L2 = 4" x 3-1/2" x 5/16" (100x90x8.0L)  
L3 = 5" x 3-1/2" x 5/16" (125x90x8.0L)  
L4 = 6" x 3-1/2" x 3/8" (150x90x10.0L)  
L5 = 6" x 4" x 3/8" (150x100x10.0L)  
L6 = 7" x 4" x 3/8" (180x100x10.0L)

## LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A = 1-1 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 = 1-1 3/4"x9 1/4" (1-45x235)  
LVL4 = 2-1 3/4"x9 1/4" (2-45x235)  
LVL5 = 3-1 3/4"x9 1/4" (3-45x235)  
LVL5A = 4-1 3/4"x9 1/4" (4-45x235)

## DOOR SCHEDULE

| NO. | WIDTH  | HEIGHT  | HEIGHT  | OR MORE | TYPE                    |
|-----|--------|---------|---------|---------|-------------------------|
|     |        | CEILING | CEILING |         |                         |
| 1   | 2'-10" | 6'-6"   | 6'-0"   | 0'-0"   | INSULATED ENTRANCE DOOR |
| 2   | 2'-8"  | 6'-6"   | 6'-0"   | 0'-0"   | INSULATED FRONT DOORS   |
| 3   | 2'-8"  | 6'-6"   | 6'-0"   | 0'-0"   | WOOD & GLASS DOOR       |
| 4   | 2'-8"  | 6'-6"   | 6'-0"   | 0'-0"   | EXTERIOR SLAB DOOR      |
| 5   | 2'-8"  | 6'-6"   | 6'-0"   | 0'-0"   | INTERIOR SLAB DOOR      |
| 6   | 2'-8"  | 6'-6"   | 6'-0"   | 0'-0"   | INTERIOR SLAB DOOR      |
| 7   | 2'-8"  | 6'-6"   | 6'-0"   | 0'-0"   | INTERIOR SLAB DOOR      |

## BRICK VENEER UNITS

WB1 = 3-1/2" x 3-1/2" x 1/4" (90x90x6.4L)  
WB2 = 4" x 3-1/2" x 5/16" (102x90x7.9L)  
WB3 = 5" x 3-1/2" x 5/16" (127x90x7.9L)  
WB4 = 6" x 3-1/2" x 7/16" (152x90x11.0L)  
WB5 = 6" x 4" x 7/16" (152x102x11.0L)  
WB6 = 6" x 3-1/2" x 5/16" (127x90x7.9L)  
WB7 = 5" x 3-1/2" x 5/16" (127x89x7.9L)  
WB8 = 5" x 3-1/2" x 5/16" (127x89x7.9L)  
WB9 = 6" x 4" x 7/16" (152x102x11.0L)

## DIRECT VENTING GAS FURNACE VENT

32. DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR, MIN. 300mm (12") ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HRY INTAKE TO BE A MIN. OF 180mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE. ALL AIR INTAKES SHALL BE LOCATED SO THAT THEY ARE SEPARATED FROM KITCHEN EXHAUST BY 3.0M IN COMPLIANCE WITH O.B.C. DIV-B TABLE 8.2.3.12.

## DIRECT VENTING GAS FIREPLACE VENT

33. DIRECT VENT GAS FIREPLACE VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.

## JOIST STRAPPING AND BRIDGING (SEE OBC 9.23.8.4)

34. 16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (SEE OBC 9.30.6.4) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (SEE OBC 9.30.2.4)

FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2'x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-1 OR A-2 STRAPPING SHALL BE 18x64 (1'x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (SEE OBC 9.23.9.4.4)

## EXPOSED BUILDING FACE - OBC 9.10.15.

35. EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 min. WHERE LIMITING DISTANCE (LD) IS LESS THAN 1.2M (3'-11"). WHERE THE LD IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES.

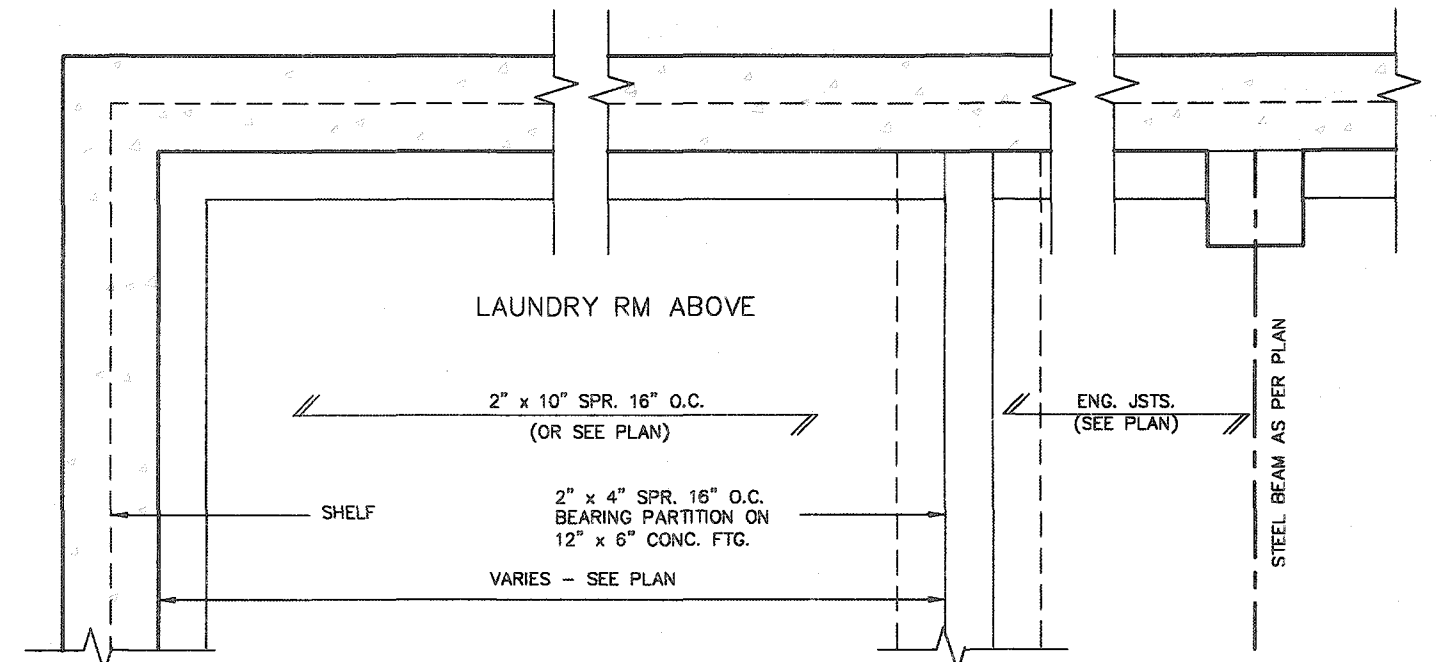
## COLD CELLAR PORCH SLAB (OBC 9.30.4)

36. FOR MAX. 2500 mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (4 7/8") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REIN. WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, 600x600 (23 5/8" x 23 5/8") ION DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDN. WALLS. SLOPE SLAB MIN. 1.0% FROM DOOR. SLAB TO HAVE MIN 75mm (3") BEARING ON FDN. WALLS. PROVIDE (1) UNITS OVER CELLAR DOOR AND WITH 100mm (4") END BEARING.

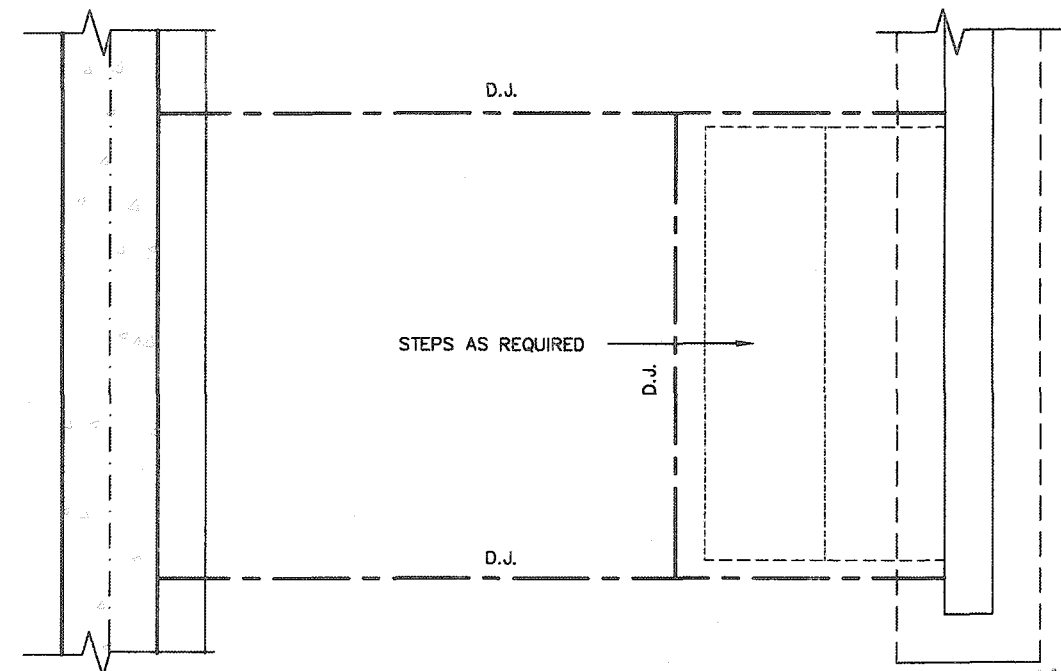
## BRICK CHECK

37. THE FDN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 600mm (26") 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)



## PARTIAL FOUNDATION PLAN



PARTIAL FOUNDATION PLAN

CITY OF HAMILTON  
Building Division  
199361

Permit No. 2

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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by  
JAN 11 2021

FOR CHIEF BUILDING OFFICIAL

DATE

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER  
B. MARINKOVIC  
APRIL 15 2020  
PROVINCE OF ONTARIO

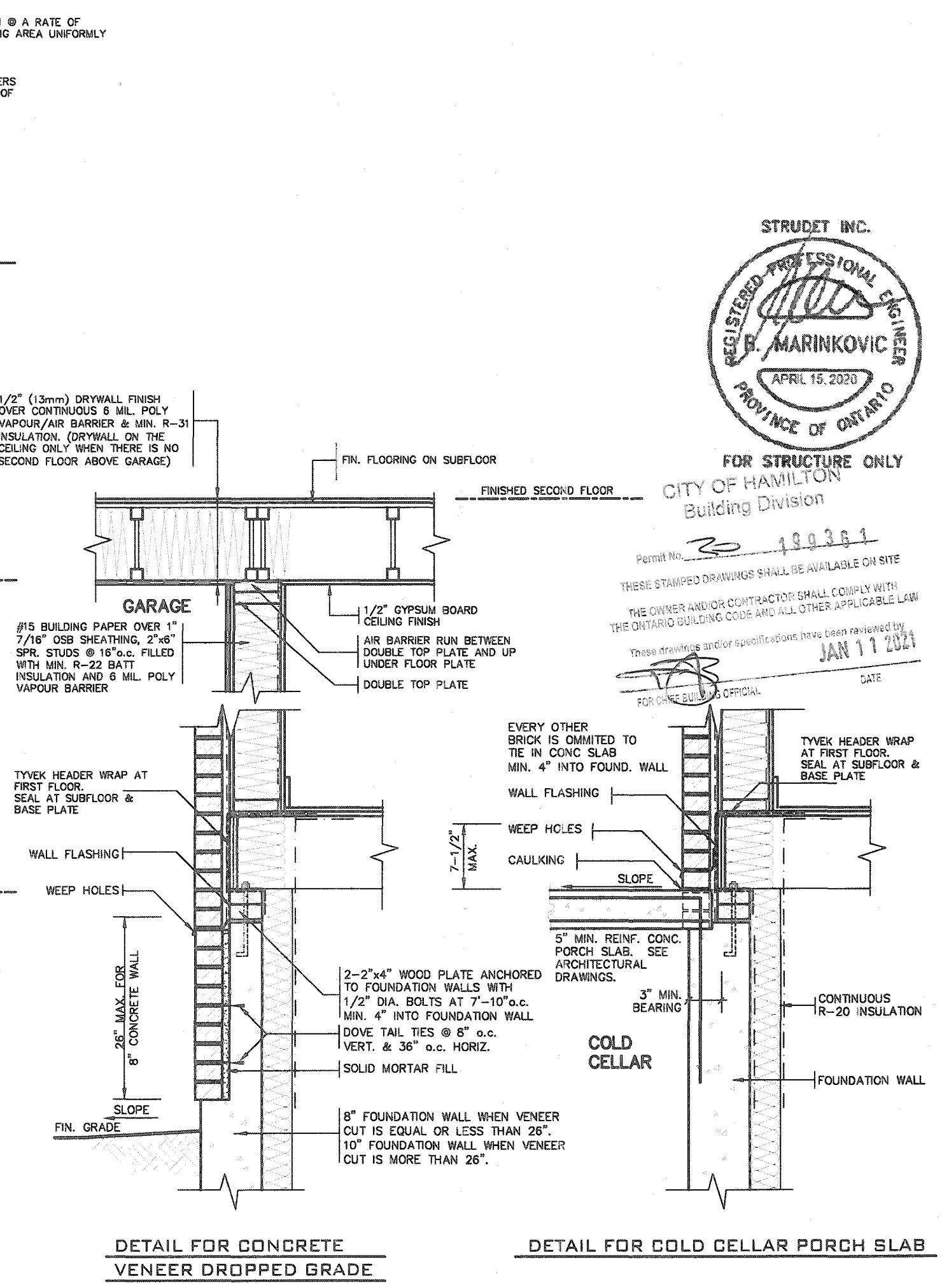
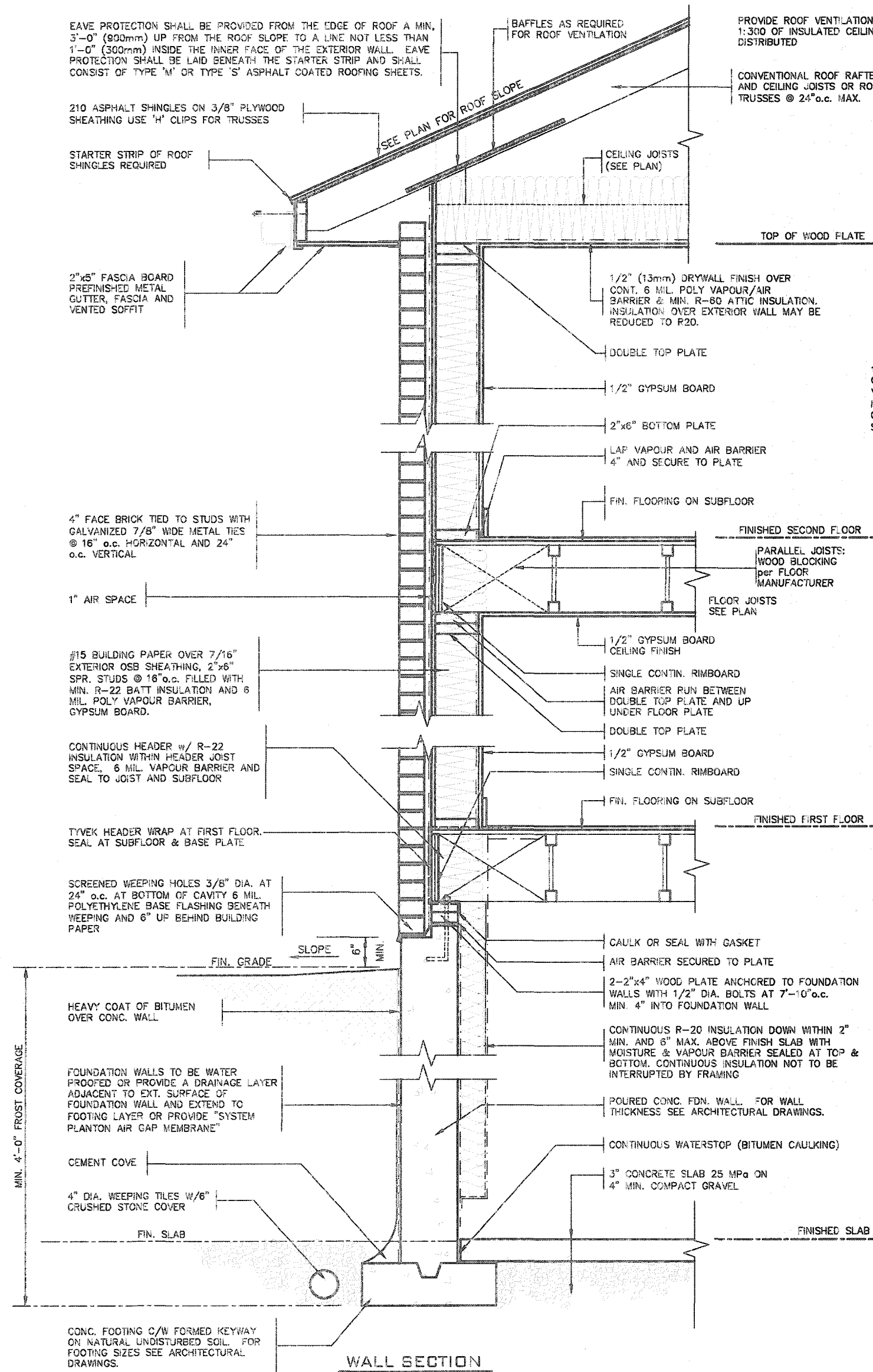
FOR STRUCTURE ONLY

FOR STRUCTURE ONLY

2012 CODE  
COMPLIANCE PACKAGE A1

[illegible]

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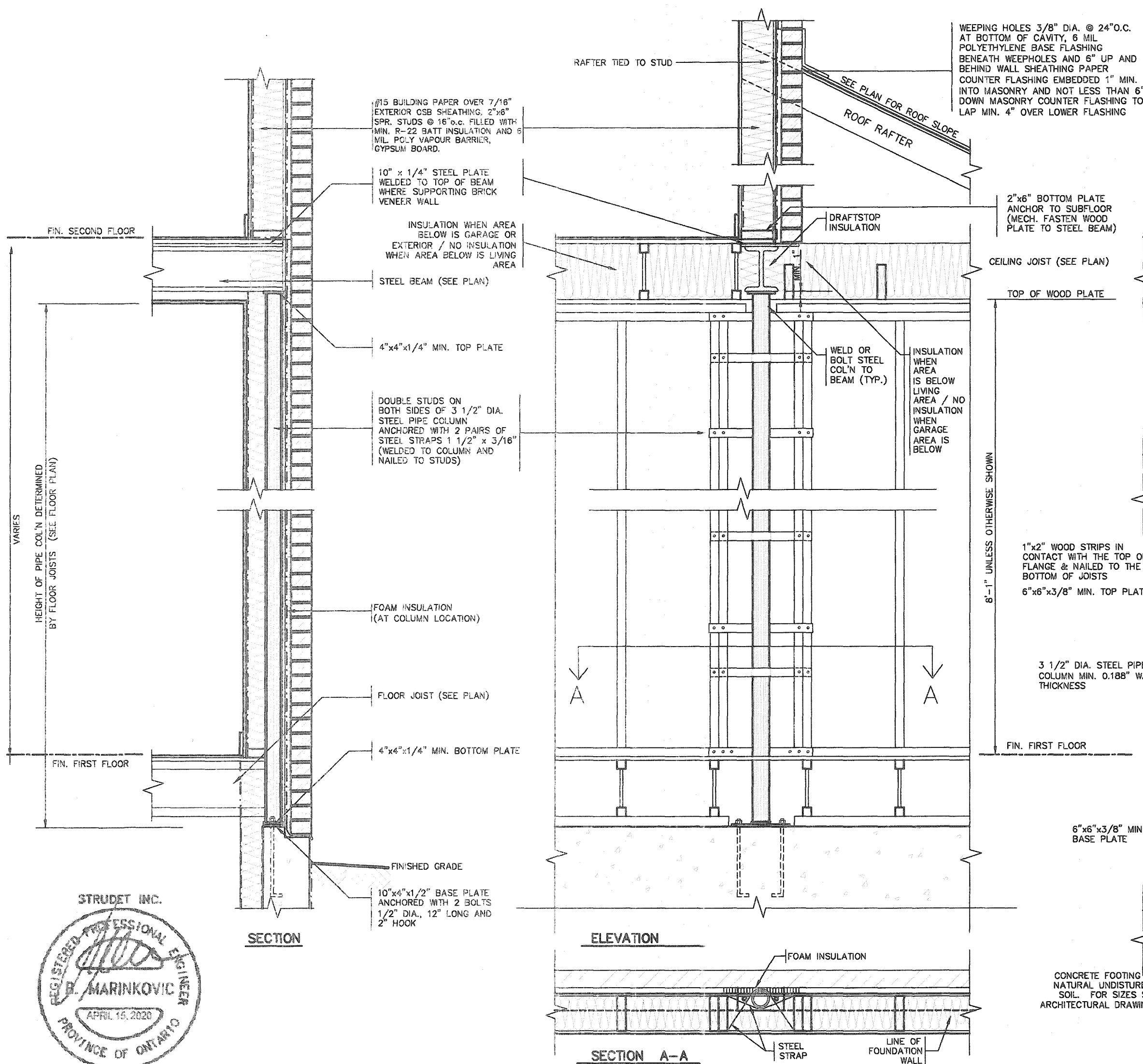
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THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW  
These drawings and/or specifications have been reviewed by  
[Signature] **JAN 11 2021**  
DATE

FOR CHIEF BUILDING OFFICIAL

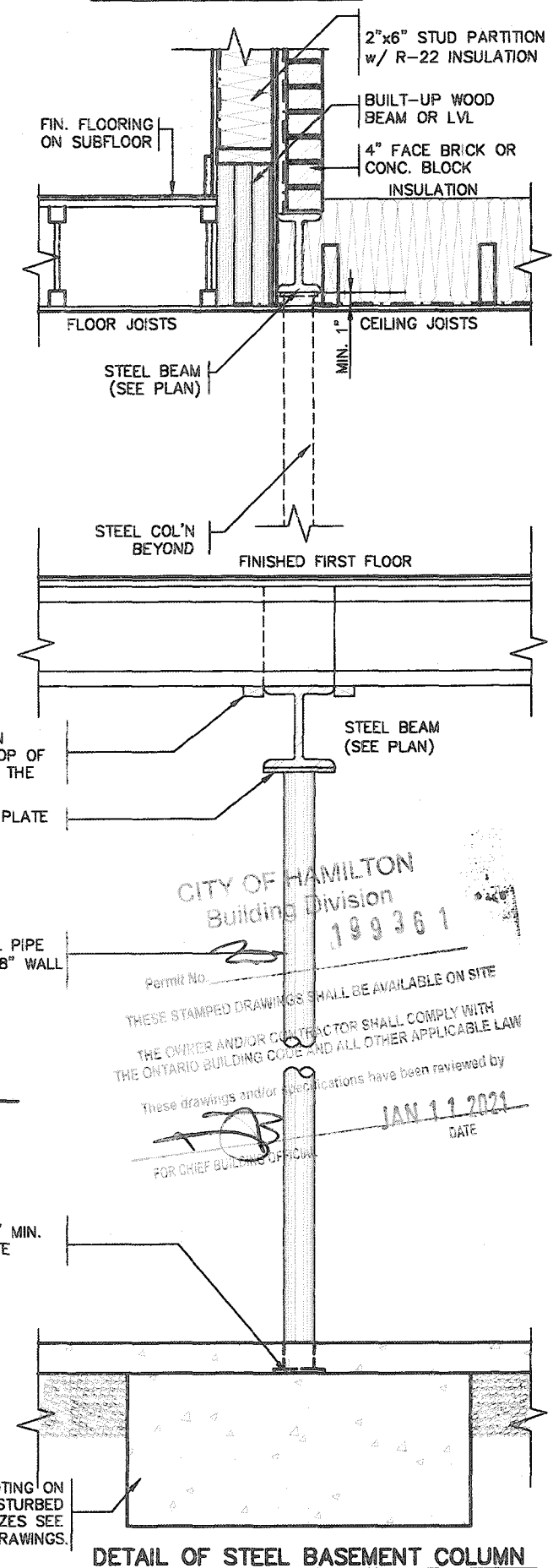
# 2012 CODE COMPLIANCE PACKAGE A1

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                                                                                                                           |  |                                                                                                                                                                |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>VA3 DESIGN</b><br>255 Consumers Rd Suite 120<br>Toronto ON M2J 1R4<br>t 416.630.2255 f 416.630.4782<br>va3design.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  | <b>Greenpark.</b><br>project name: <b>RUSSELL GARDENS PH. 3</b><br>municipality: <b>WATERDOWN</b><br>date: <b>APRIL 2020</b><br>drawn by: <b>GW</b><br>checked by: <b>-</b><br>scale: <b>Not to Scale</b> |  | <b>SINGLES</b><br>project no.: <b>19014</b><br>drawing no.: <b>3</b><br>title: <b>2"x6" BRICK VENEER SECTIONS</b><br>file name: <b>18014-GP-STD-DETAILS_A1</b> |  |
| 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.<br><b>Richard Vink</b> 24468<br>name: <b>Richard Vink</b><br>registration information: <b>VA3 Design Inc.</b> 42658<br>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<br>no. description date by                                                                                                                                              |  |                                                                                                                                                                |  |

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# SECTION THROUGH STEEL BEAM SUPPORTING MASONRY & BEARING STUD PARTITION

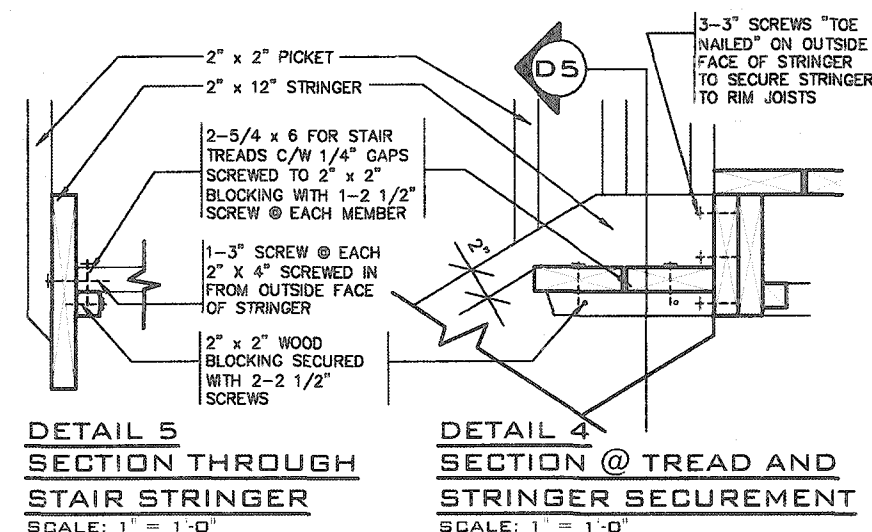
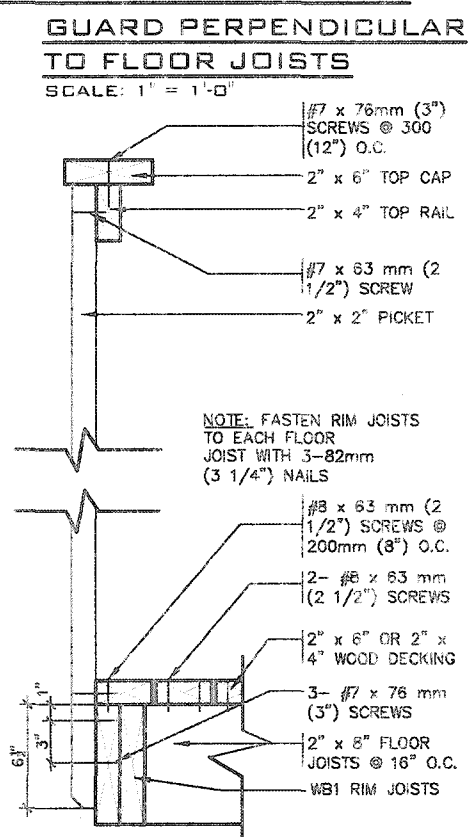
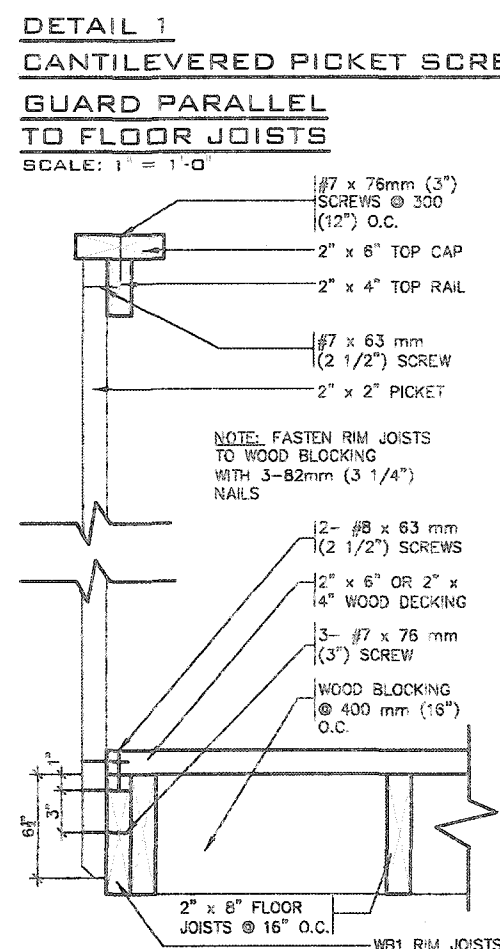
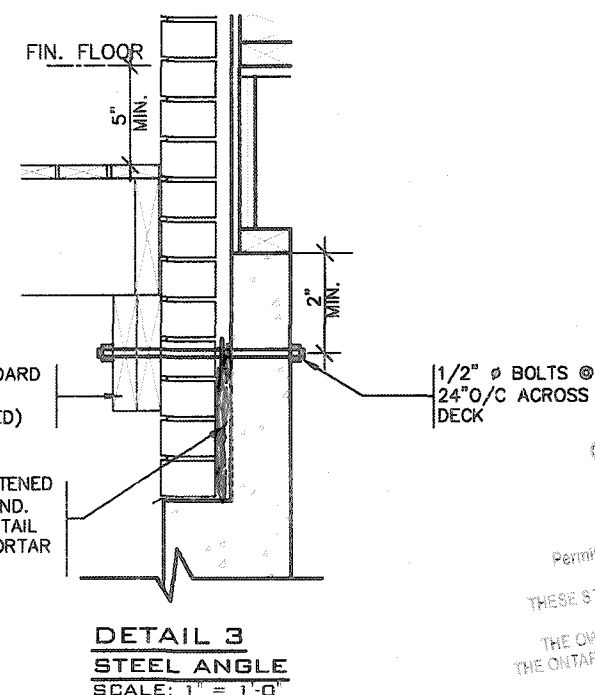
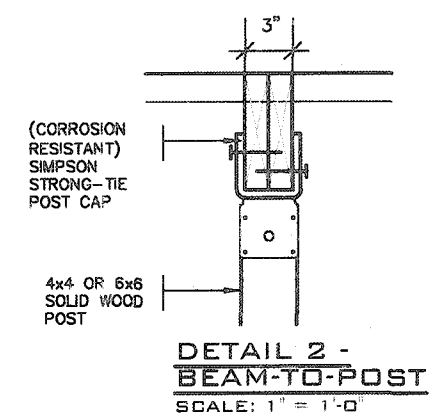
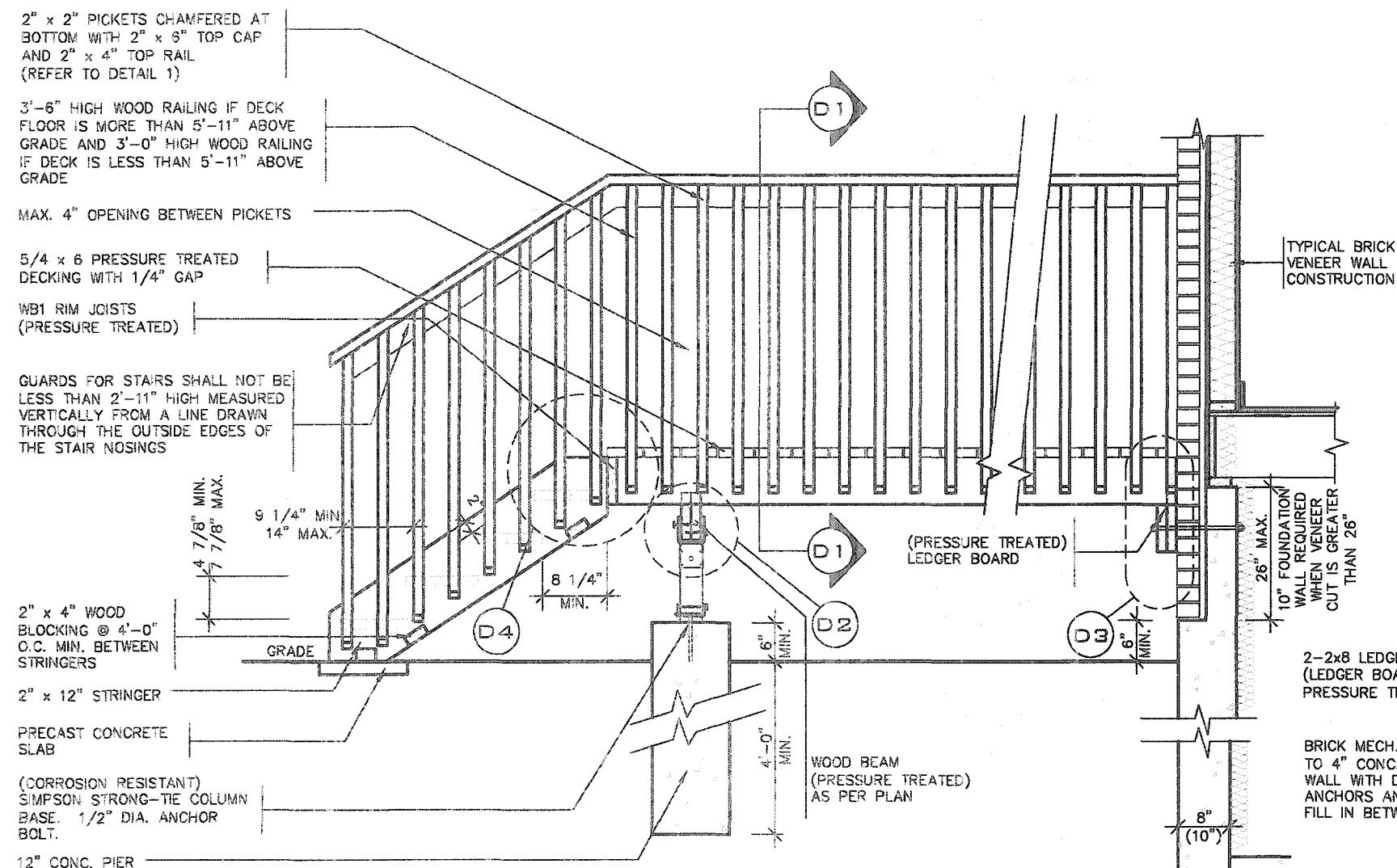


## 2012 CODE COMPLIANCE PACKAGE A1



|                                                    |                              |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                |                                                                                                                                                                                                                                 |                                                      |
|----------------------------------------------------|------------------------------|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| <p>1 ISSUED FOR PERMIT.</p> <p>no. description</p> | <p>APR 13/20</p> <p>date</p> | <p>GW</p> <p>by</p> | <p>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.</p> <p>qualification information</p> <p>Richard Vink</p> <p>signature</p> <p>24488</p> <p>BCN</p> <p>registration information</p> <p>VAS Design Inc.</p> <p>42658</p> <p>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.</p> | <p><b>VAS DESIGN</b></p> <p>255 Consumers Rd Suite 120</p> <p>Toronto ON M2J 1R4</p> <p>t 416.630.2255 f 416.630.4782</p> <p>vasdesign.com</p> | <p><b>Greenpark.</b></p> <p>project name</p> <p>RUSSELL GARDENS PH. 3</p> <p>date</p> <p>APRIL 2020</p> <p>drawn by</p> <p>GW</p> <p>checked by</p> <p>As Shown</p> <p>project no.</p> <p>19014</p> <p>drawing no.</p> <p>4</p> | <p><b>SINGLES</b></p> <p>19014-CP-STD_DETAILS_A1</p> |
|----------------------------------------------------|------------------------------|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|

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## GENERAL NOTES

1. BRICK TO HAVE COMPRESSIVE STRENGTH OG 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. THE DECK HAS BEEN DESIGNED TO SAFELY SUPPORT A SUPERIMPOSED LOAD OF 1.9kPa. [40psf].
4. ALL NAILS AND SCREWS TO BE GALVANIZED.
5. WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES.
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 MINIMUM BEARING PRESSURE OF 150kPa [3130psf].
8. WB1= 2- 2"x8" (PRESSURE TREATED)  
WB3= 2- 2"x10" (PRESSURE TREATED)

ACROSS

CITY OF HAMILTON  
Building Division

Permit No. 2 199361

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JAN 11 1994

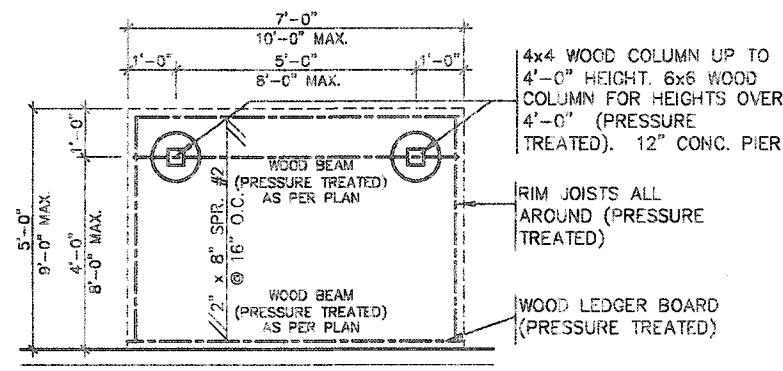
TS  
FOR CHIEF BUILDING OFFICIAL

DATE

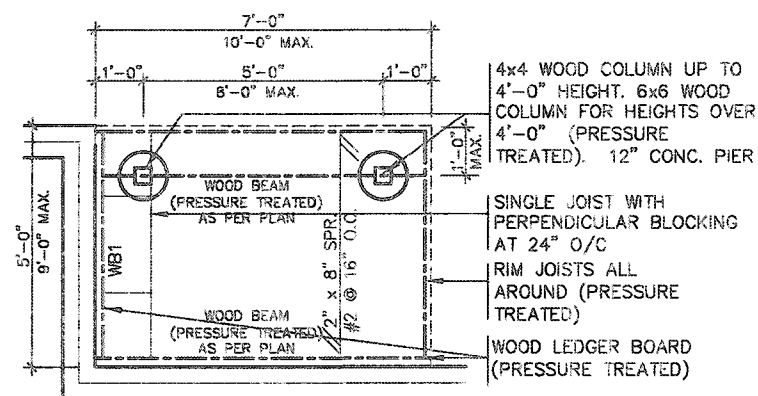


2012 CODE  
COMPLIANCE PACKAGE A1

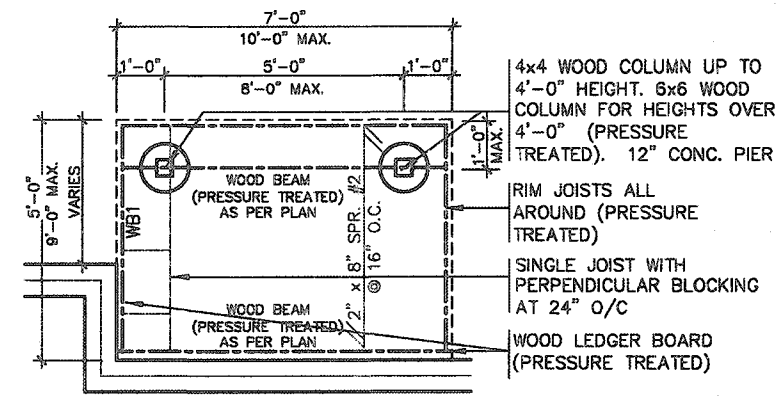
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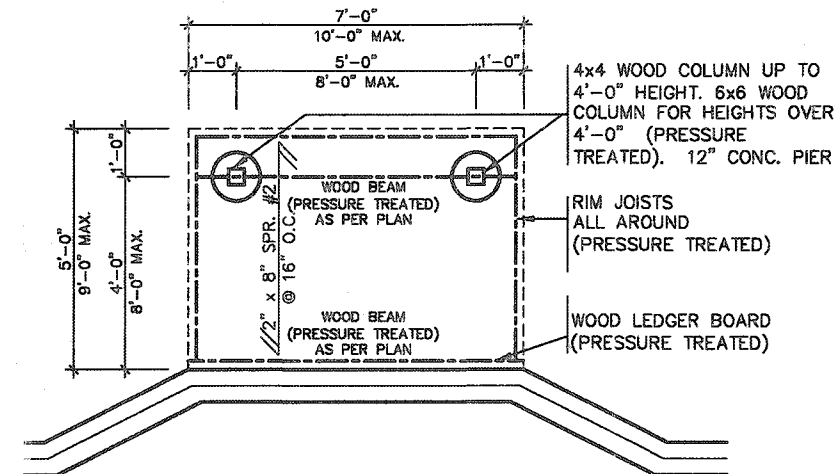
**TYPICAL DECK LAYOUT**  
SCALE: 1/4" = 1'-0"



**TYPICAL DECK LAYOUT**  
SCALE: 1/4" = 1'-0"



**TYPICAL DECK LAYOUT**  
SCALE: 1/4" = 1'-0"



**TYPICAL DECK LAYOUT**  
SCALE: 1/4" = 1'-0"

CITY OF HAMILTON  
Building Division  
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FOR CHIEF BUILDING OFFICIAL

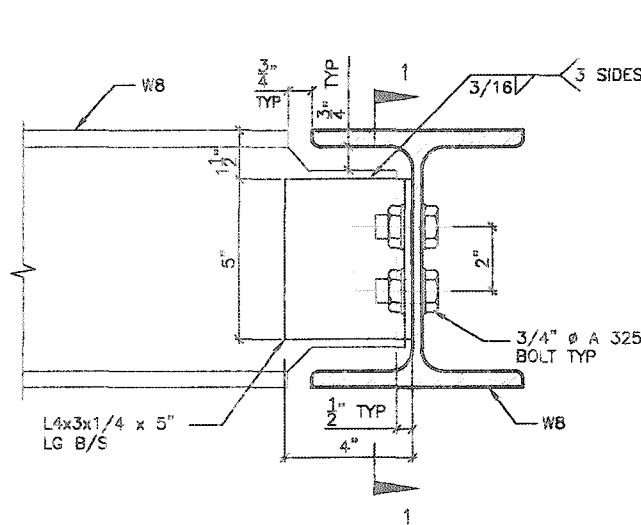
STRUDET INC.  
REGISTERED PROFESSIONAL ENGINEER  
B. MARINKOVIC  
APRIL 15, 2020  
PROVINCE OF ONTARIO  
FOR STRUCTURE ONLY

## 2012 CODE COMPLIANCE PACKAGE A1

|                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                      |                                                                                                                                       |                                                                                                                                                                                                           |                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>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.</p> <p>8. qualification information</p> <p>7. Richard Vink 24488</p> <p>6. name signature BDN</p> <p>5. registration information 42658</p> <p>4. VAS Design Inc.</p> <p>3.</p> <p>2.</p> <p>1. ISSUED FOR PERMIT. APR 13/20 GW</p> <p>no. description date by</p> | <p>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.</p> | <p><b>VA3 DESIGN</b></p> <p>255 Consumers Rd Suite 120<br/>Toronto ON M2J 1R4<br/>t 416.630.2255 f 416.630.4782<br/>vasdesign.com</p> | <p><b>Greenpark.</b></p> <p>project name <b>RUSSELL GARDENS PH. 3</b> municipality <b>WATERDOWN</b></p> <p>date <b>APRIL 2020</b></p> <p>drawn by <b>GW</b> checked by <b>-</b> scale <b>As Shown</b></p> | <p><b>SINGLES</b></p> <p>project no. <b>19014</b></p> <p>drawing no. <b>5-1</b></p> <p><b>WOOD DECK PLANS</b></p> <p>19014-0P-STD_DETAILS_A1</p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|

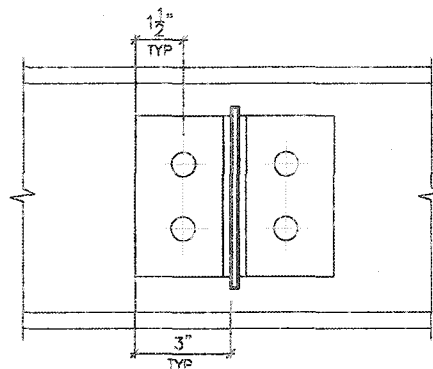
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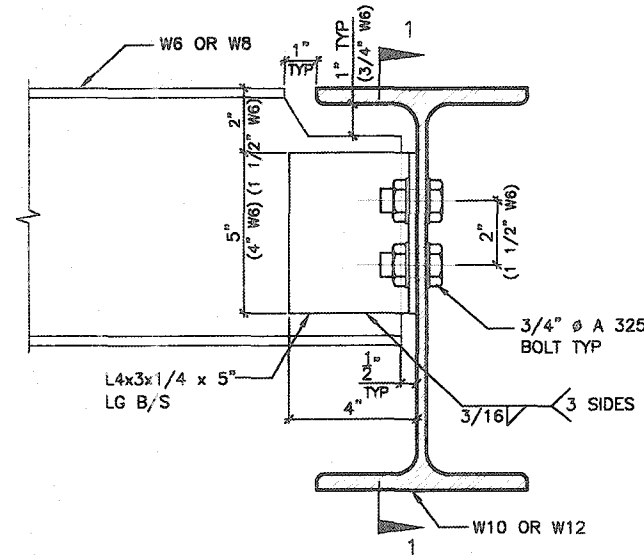


DETAIL 1.

W8  
TO  
W8  
CONNECTION

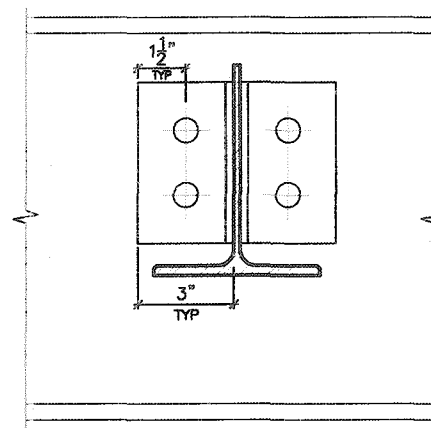


SECTION 1-1

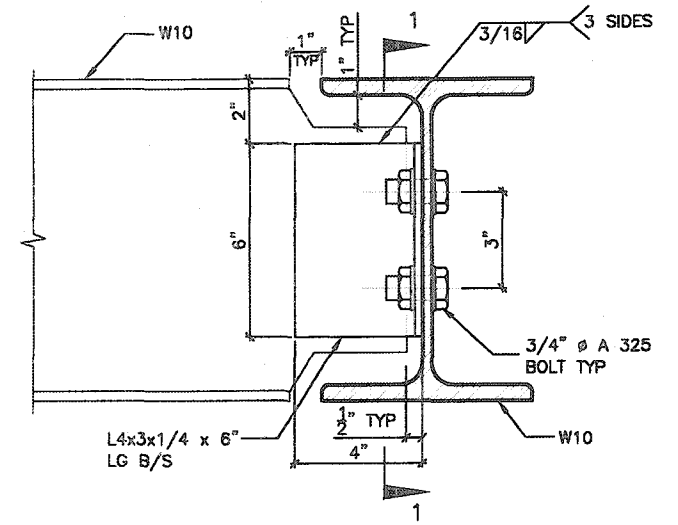


DETAIL 2.

W6(W8)  
TO  
W10(W12)  
CONNECTION

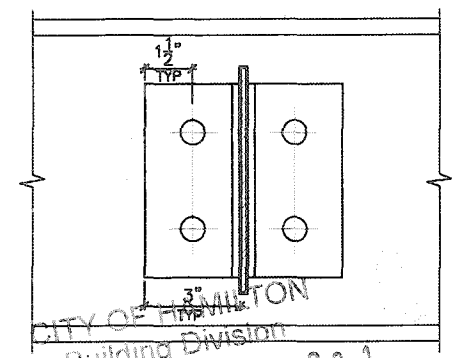


SECTION 1-1

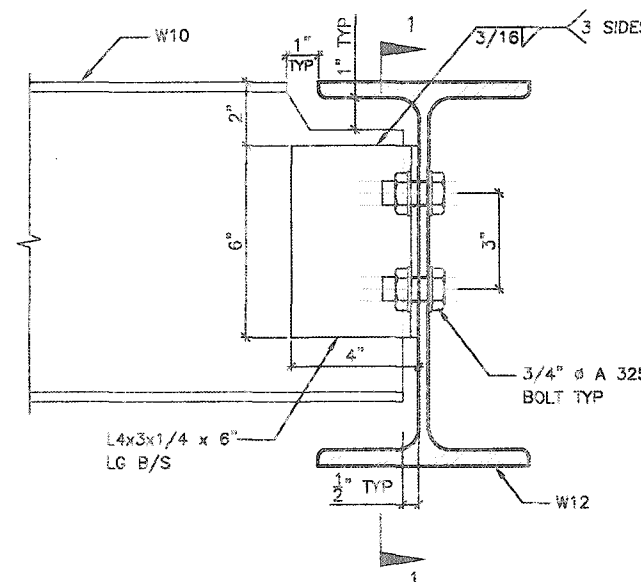


DETAIL 3.

W10  
TO  
W10  
CONNECTION

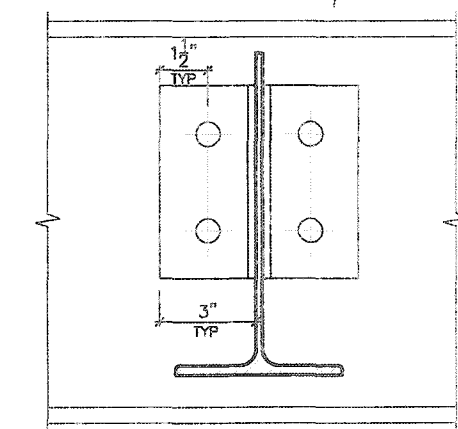


199361  
2-SECTION 1-1  
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3 SIDES 3/16/21  
DATE  
FOR CHIEF BUILDING OFFICIAL

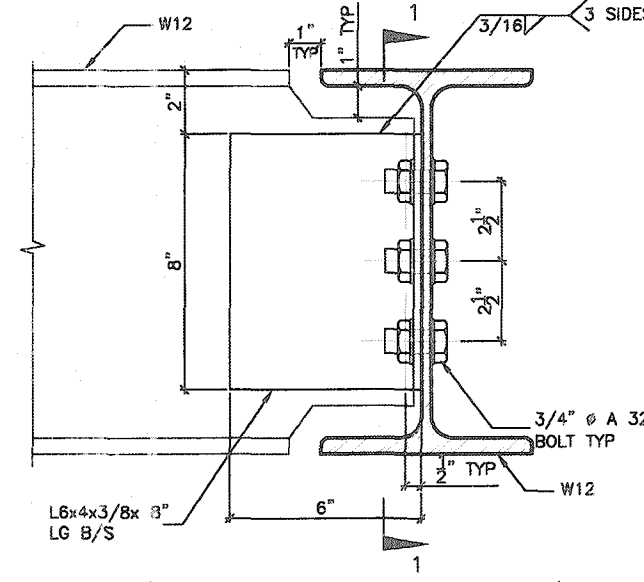


DETAIL 4.

W10  
TO  
W12  
CONNECTION

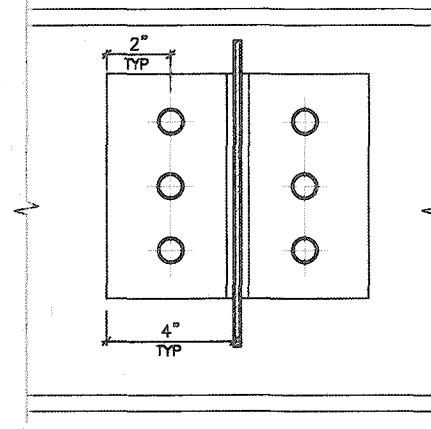


SECTION 1-1



DETAIL 5.

W12  
TO  
W12  
CONNECTION



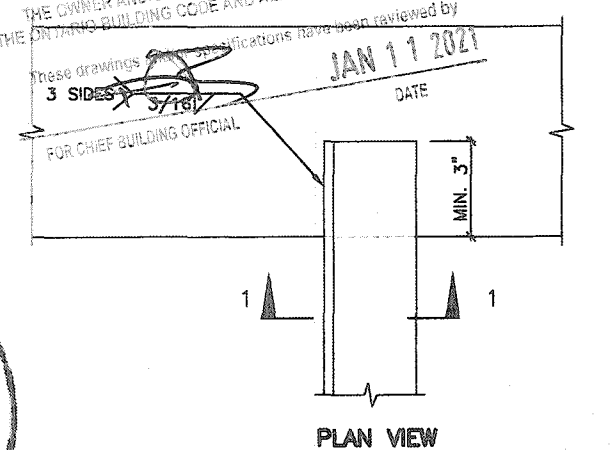
SECTION 1-1



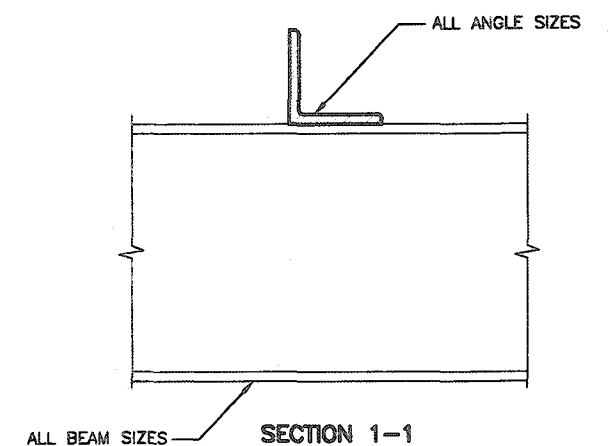
FOR STRUCTURE ONLY

DETAIL 6.

ANGLE  
TO  
BEAM  
CONNECTION



PLAN VIEW



SECTION 1-1

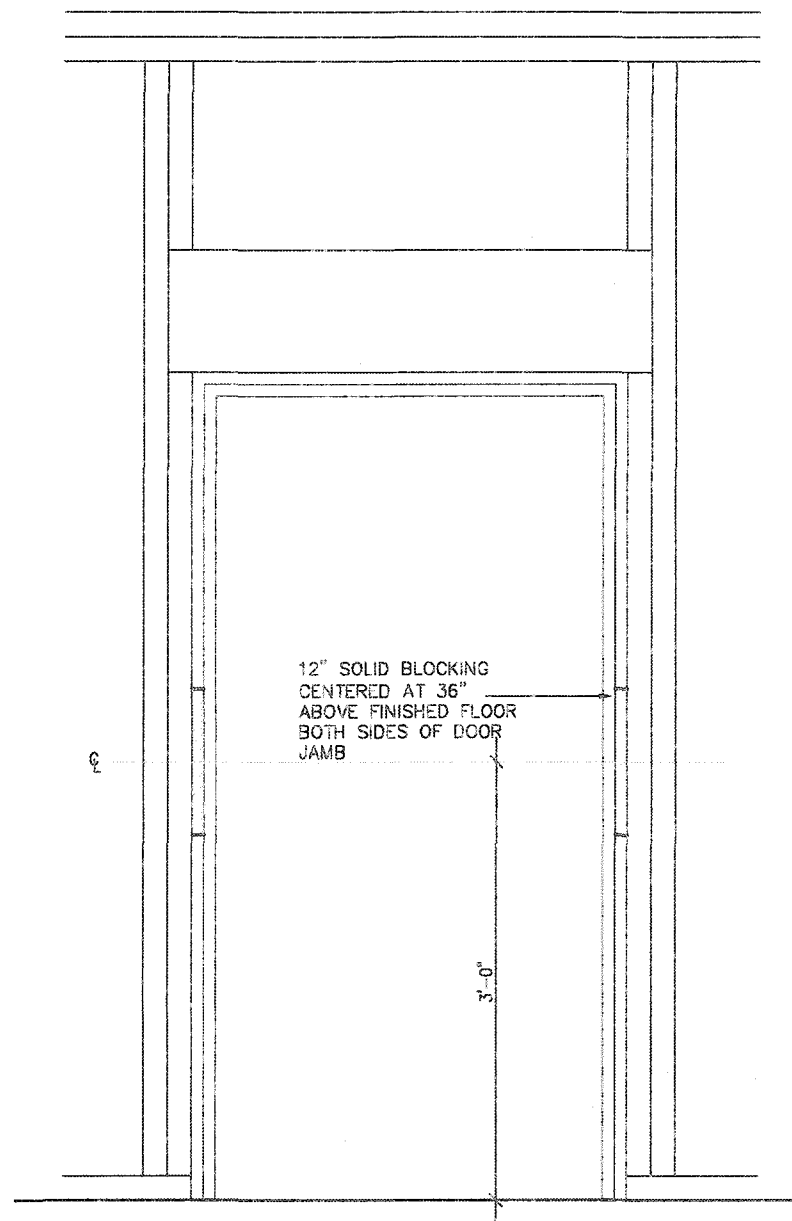
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| 1   | ISSUED FOR PERMIT. | APR 13/20 | GW |  |  |
| no. | description        | date      | by |  |  |

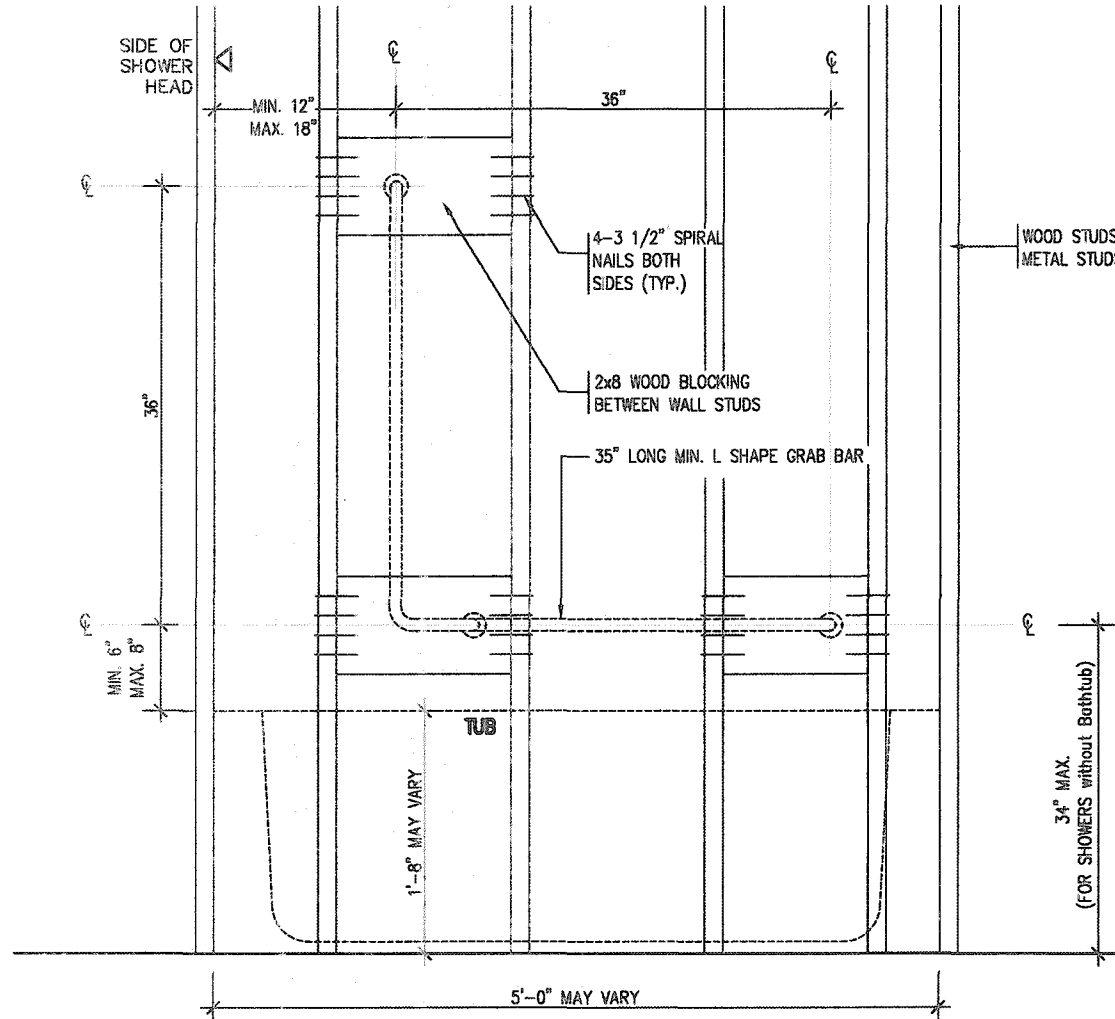
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qualification information  
Richard Vink 24488  
signature  
name  
registration information  
VAS Design Inc. 42658  
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Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
vasdesign.com

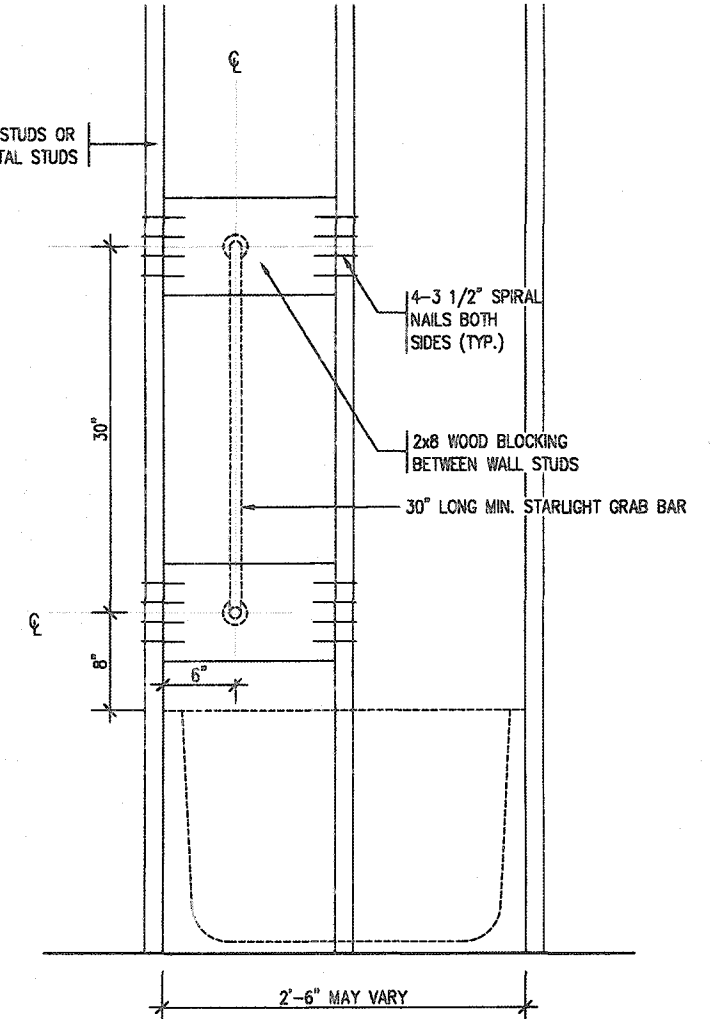
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|---------------------------------------|--------------------------------------|
| <b>Greenpark</b>                      | <b>SINGLES</b>                       |
| project name<br>RUSSELL GARDENS PH. 3 | project no.<br>19014                 |
| date<br>APRIL 2020                    | drawing no.<br>7                     |
| drawn by<br>GW                        | checked by<br>Not to Scale           |
| scale<br>Not to Scale                 | file name<br>19014-GP-STD_DETAILS_A1 |
| author<br>Greenpark                   | title<br>STEEL BEAM CONNECTIONS      |



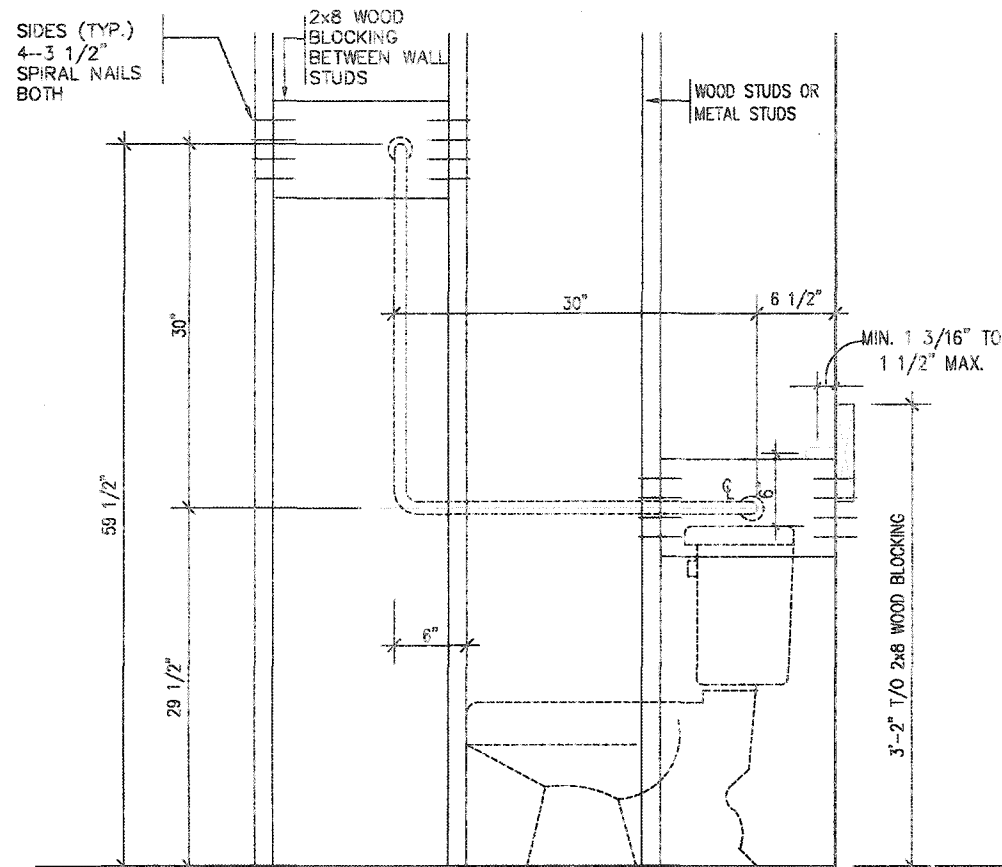
RESISTANCE TO FORCED ENTRY (OBC 9.6.8.)



BATH TUB/ SHOWER FRONT ELEVATION

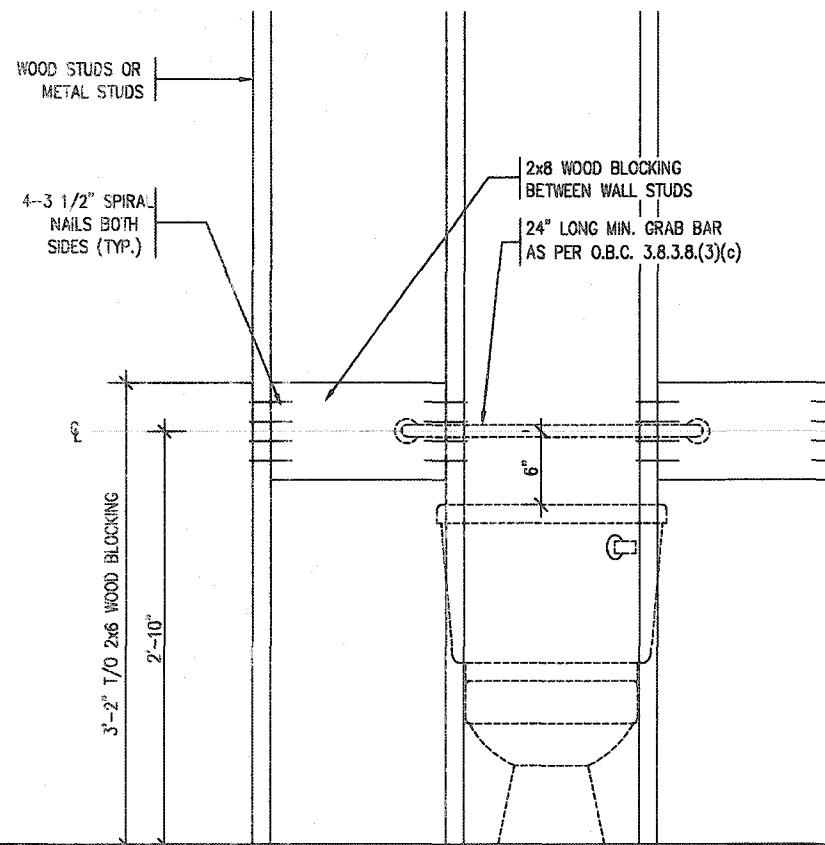


BATH TUB SHOWER HEAD SIDE ELEVATION



TOILET SIDE ELEVATION

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



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Building Division

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JAN 11 2021  
DATE  
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STRUDET INC.



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# 2012 CODE COMPLIANCE PACKAGE

SINGLES

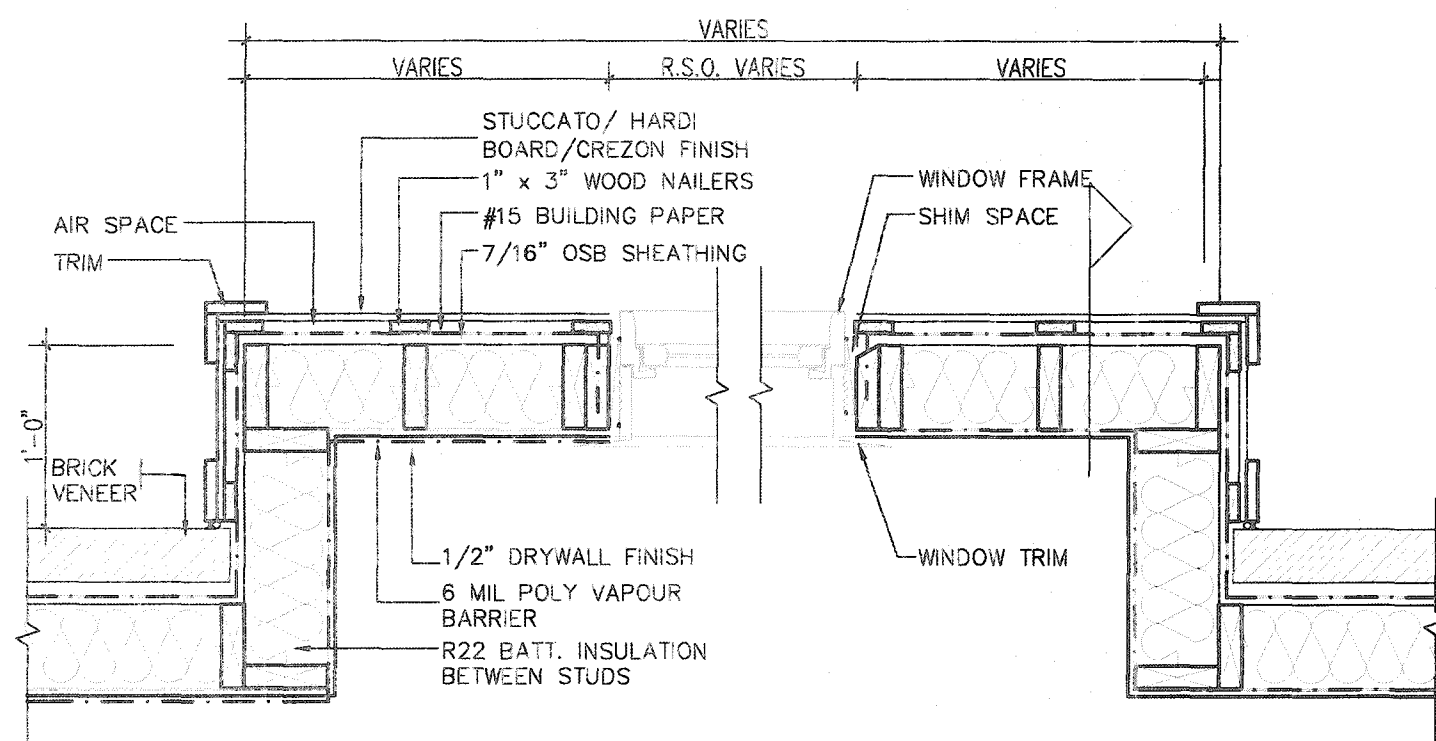
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|----------------------------------------------|----------------------------------|------------------------------|
| project name<br><b>RUSSELL GARDENS PH. 3</b> | municipality<br><b>WATERDOWN</b> | project no.<br><b>19014</b>  |
| date<br><b>APRIL 2020</b>                    | drawing no.<br><b>8</b>          |                              |
| drawn by<br><b>GW</b>                        | checked by<br><b>-</b>           | scale<br><b>Not to Scale</b> |
| file name<br><b>19014-GP-STD_DETAILS_A1</b>  |                                  |                              |

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

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qualification information  
**Richard Vink** 24488  
name  
signature  
registration information  
**VAS Design Inc.** 42658

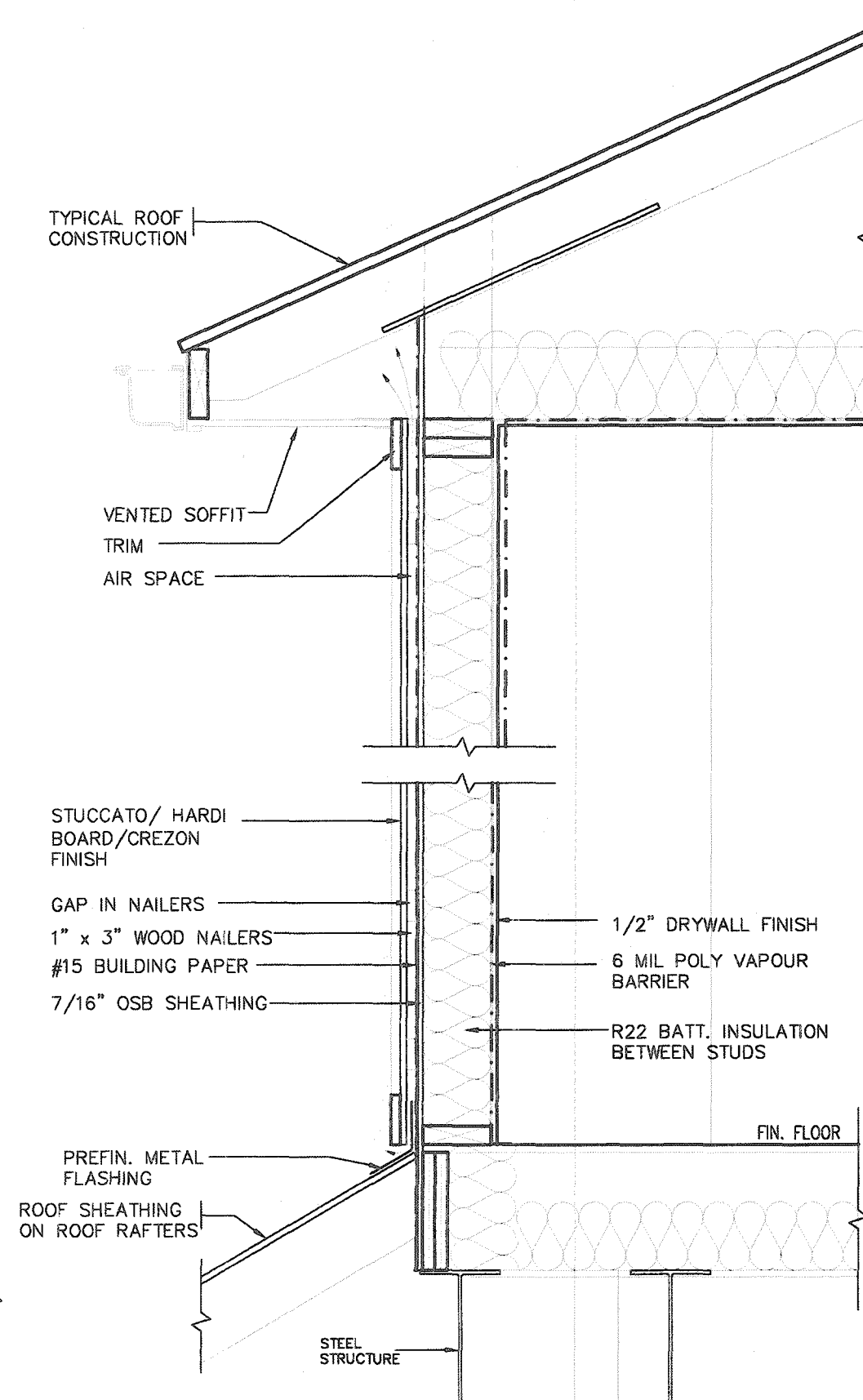
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| 1   | ISSUED FOR PERMIT. | APR 13/20 | GW |  |  |
| no. | description        | date      | by |  |  |

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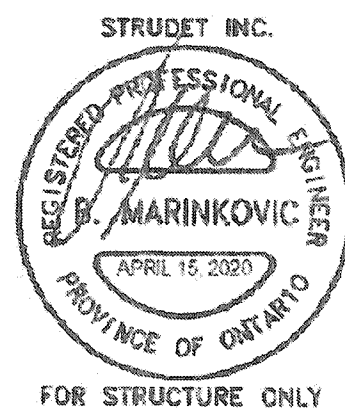


PLAN VIEW

STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.27.)



CROSS SECTION



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 FOR CHIEF BUILDING OFFICIAL

2012 CODE  
 COMPLIANCE PACKAGE A1

|                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                           |                                                                                                                                                                     |                                                                                       |
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| <div> <div>9</div> <div>8</div> <div>7</div> <div>6</div> <div>5</div> <div>4</div> <div>3</div> <div>2</div> <div>1</div> </div> <div> <div>ISSUED FOR PERMIT.</div> <div>APR 13/20</div> <div>GW</div> </div> <div> <div>no.</div> <div>description</div> <div>date</div> <div>by</div> </div> | <div> <div>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.</div> <div>qualification information</div> <div>Richard Vink</div> <div>signature</div> <div>24488</div> <div>BCM</div> <div>42658</div> <div>VAS Design Inc.</div> </div> <div> <div>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.</div> </div> | <div> <div>VA3 DESIGN</div> <div>255 Consumers Rd Suite 120</div> <div>Toronto ON M2J 1R4</div> <div>t 416.630.2255 f 416.630.4782</div> <div>vas3design.com</div> </div> | <div> <div>Greenpark.</div> <div>RUSSELL GARDENS PH. 3</div> <div>WATERDOWN</div> <div>STUCCATO/ HARDI BOARD FINISH</div> <div>19014-GP-STD_DETAILS_A1</div> </div> | <div> <div>SINGLES</div> <div>project no. 19014</div> <div>drawing no. 9</div> </div> |
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TYPICAL RIGHT SIDE ELEVATION

TYPICAL BASEMENT PLAN

## SLAB ON GRADE CONDITION

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

TYPICAL RIGHT SIDE ELEVATION

TYPICAL BASEMENT PLAN

# WALK OUT BASEMENT CONDITION

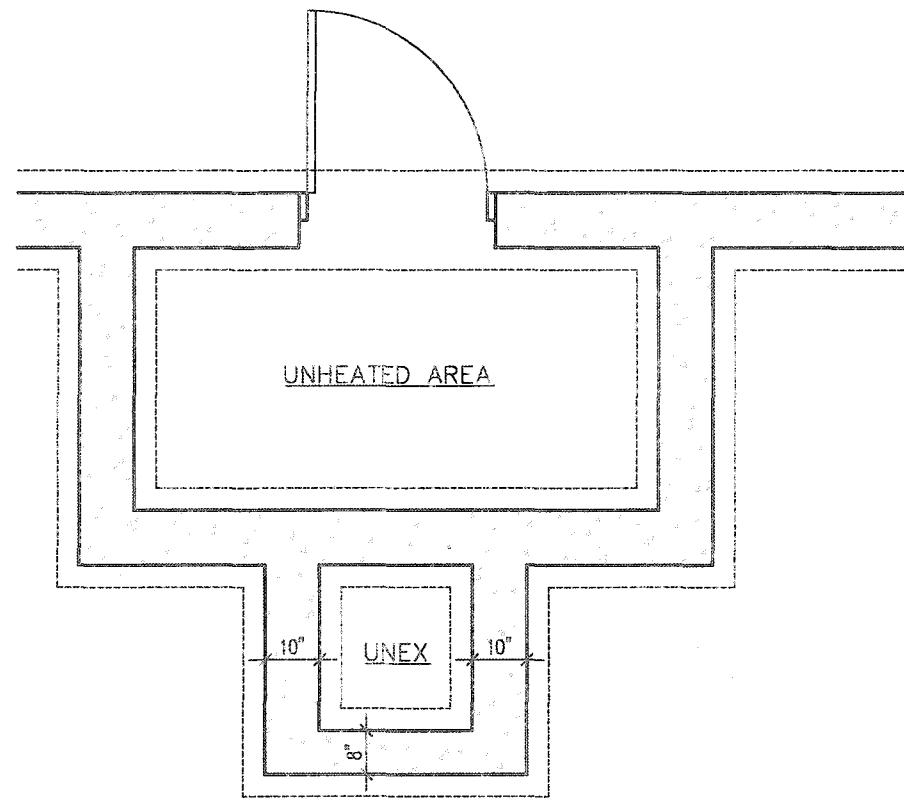
NOTES:  
1. LEVELS SHOWN ON THE PLANS ARE FOR  
ILLUSTRATION PURPOSE ONLY, SEE FINAL GRADING PLAN  
FOR ACTUAL LEVELS.  
2. ALL LEVELS ARE SHOWN IN METRIC

SLAB ON GRADE

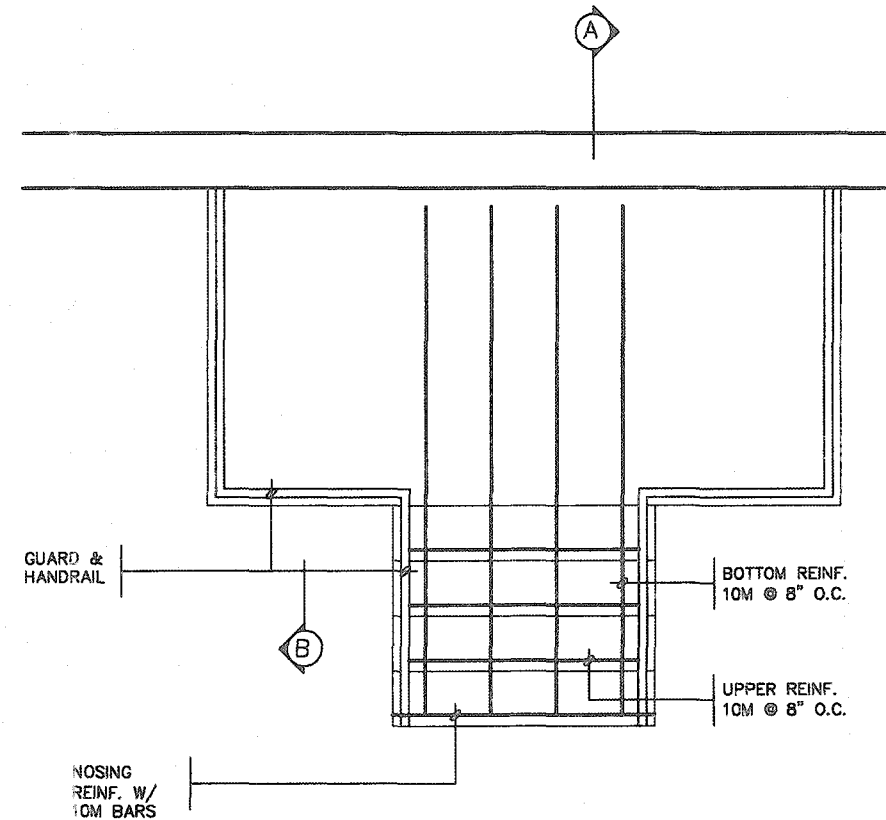
WALK OUT BASEMENT

# OUT BASEMENT 2012 CODE COMPLIANCE PACKAGE

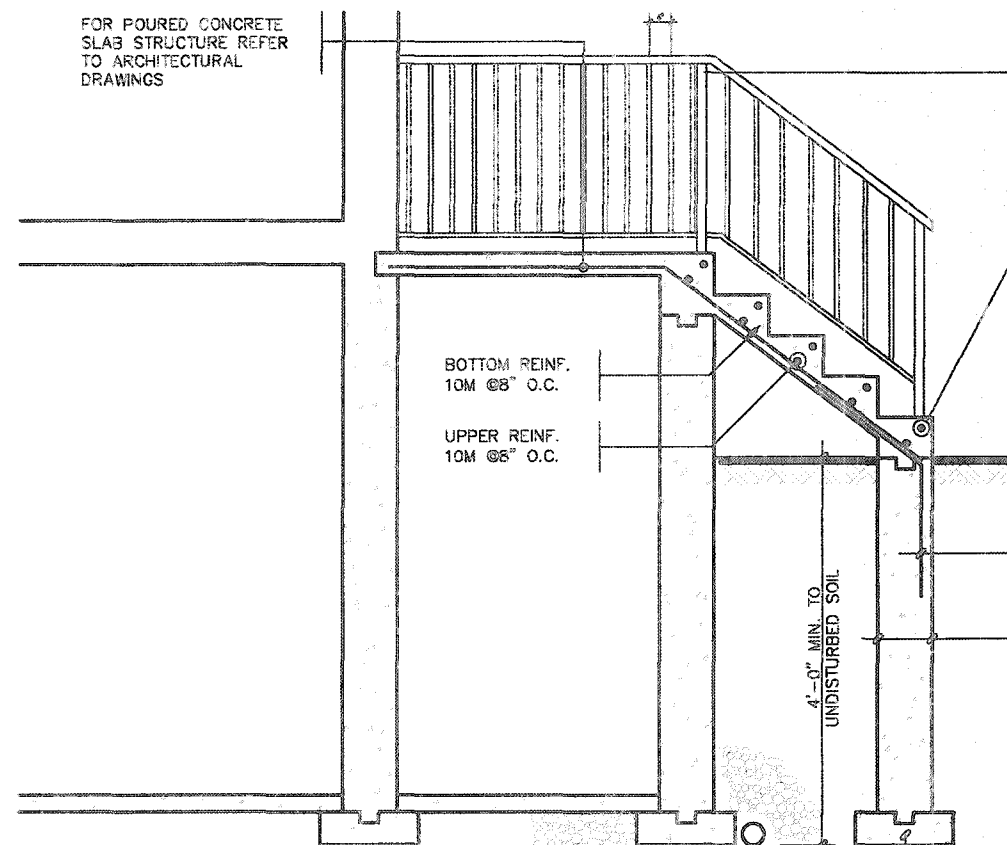
[illegible]



FOUNDATION PLAN



GROUND FLOOR PLAN



SECTION 'A'

CLEAR SPACING BETWEEN PICKETS TO BE 4" MAX. NO HORIZONTAL MEMBER BETWEEN 6" & 2'-11" ABOVE SLAB IS PERMITTED.

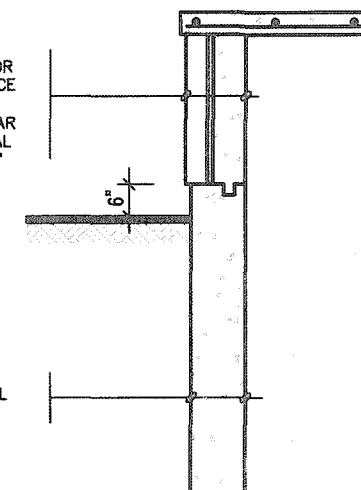
NOSING REINF. W/ 10M BARS

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

10M @ 8" O.C. DOWELS TO MATCH BOTTOM REINF.

POURED FDN. WALL

6" X 16" POURED CONC. FOOTING



SECTION 'B'

NOTE: FOR MORE THAN 8 RISERS

# 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 34" HIGH FOR STAIRS MINIMUM 36" 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 34" - 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

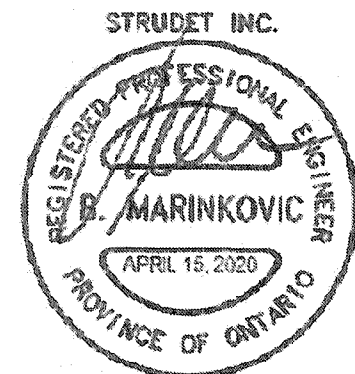
## 6. CONCRETE

MINIMUM CONCRETE STRENGTH SHALL BE 4850 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

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Building Division  
Permit No. 2 199361  
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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 COUNCIL BUILDING OFFICIAL  
DATE JAN 11 2021

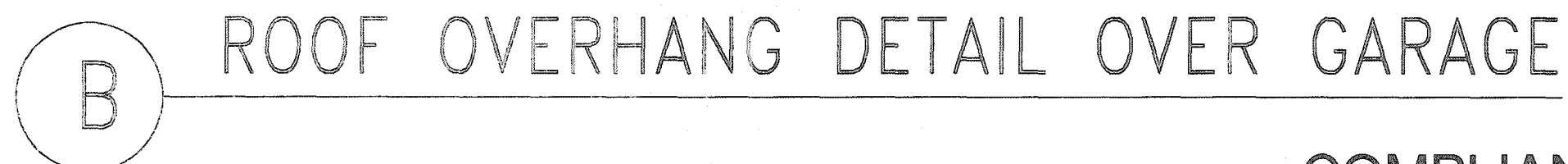
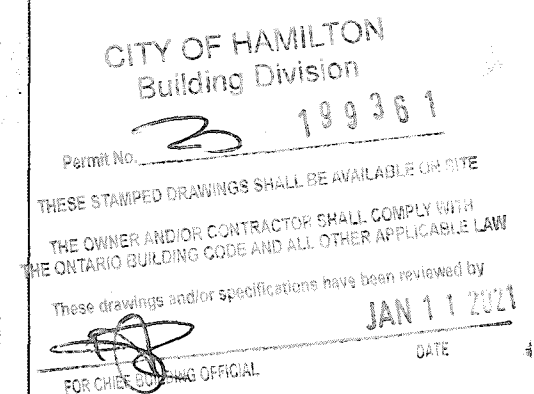


FOR STRUCTURE ONLY

# 2012 CODE COMPLIANCE PACKAGE A1

|                                                                 |  |              |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                                                                                                                         |  |                                                                                                                                                |  |                                                                        |  |
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| 9<br>8<br>7<br>6<br>5<br>4<br>3<br>2<br>1<br>ISSUED FOR PERMIT. |  | APR 13/20 GW |  | 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.<br>qualification information<br>Richard Vink 24488 BCN<br>VAS Design Inc. 42658<br>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 re-used. |  | <b>VA3 DESIGN</b><br>255 Consumers Rd Suite 120<br>Toronto ON M2J 1R4<br>t 416.630.2255 f 416.630.4782<br>va3design.com |  | <b>Greenpark.</b><br>project name<br>RUSSELL GARDENS PH. 3<br>date<br>APRIL 2020<br>drawn by<br>GW<br>checked by<br>-<br>scale<br>Not to Scale |  | municipality<br>WATERDOWN<br>project no.<br>19014<br>drawing no.<br>11 |  |
|-----------------------------------------------------------------|--|--------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------|--|

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TO  
OTHERWISE  
VIEWED BY

BRICK/  
STONE  
VENEER

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

Technical drawing showing a cross-section of a wall assembly. The drawing includes a brick/stone veneer layer and an inverted steel angle. The steel angle is labeled with dimensions 3-1/2"x3-1/2"x1/4" and (90x90x6.0). The drawing is oriented such that the wall is viewed from the left, as indicated by the text 'TO OTHERWISE VIEWED BY'.

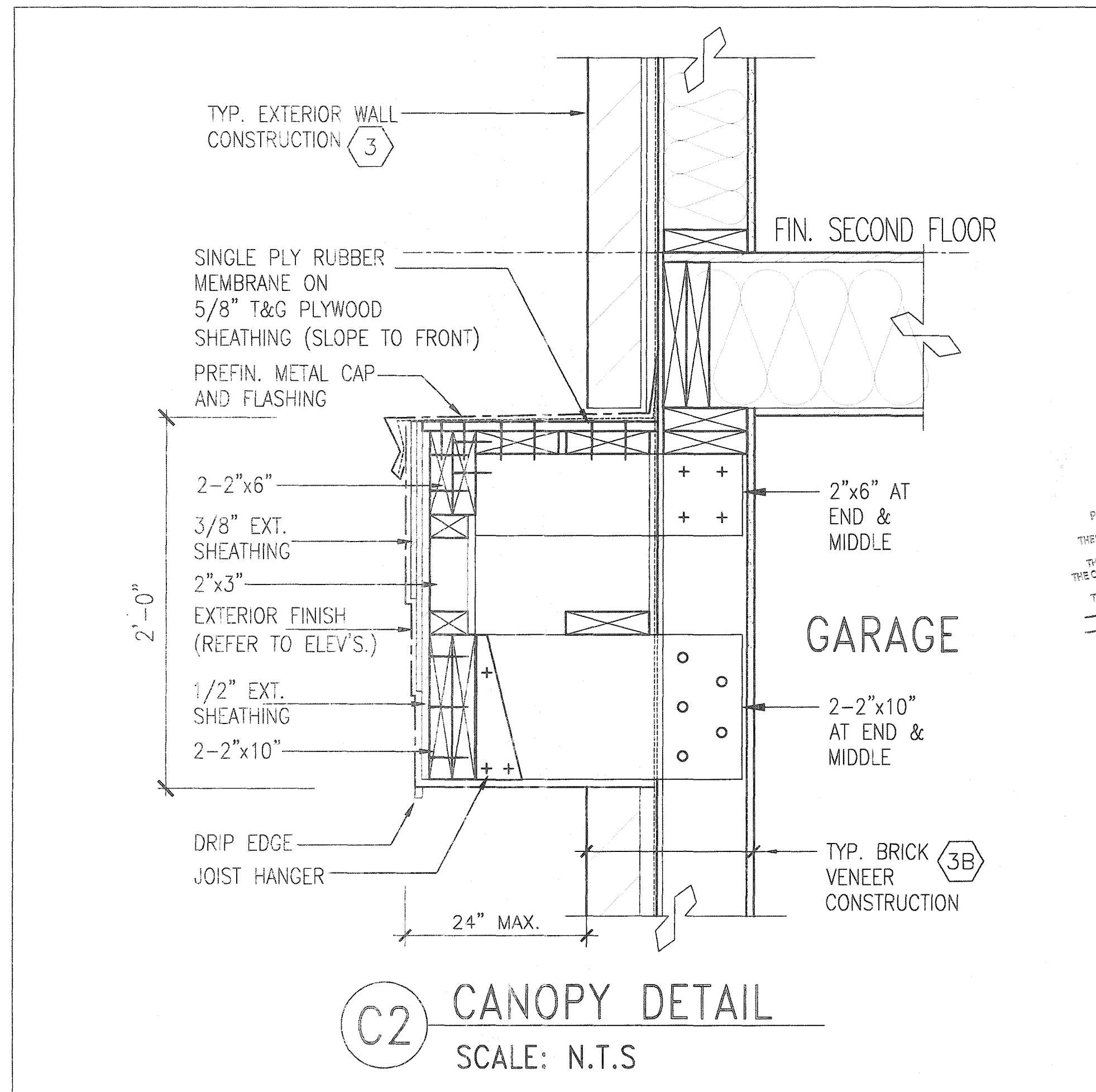
BRICK/  
STONE  
VENEER

# INVERTED STEEL ANGLE DETAIL

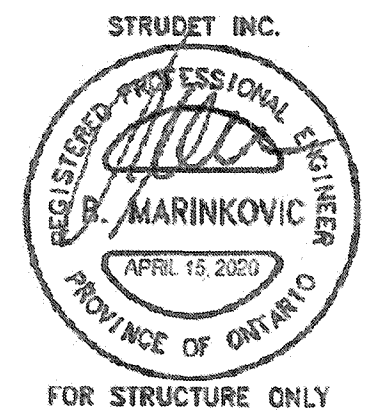
# 2012 CODE COMPLIANCE PACKAGE A1

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These drawings and/or specifications have been reviewed by  
JAN 11 2021  
FOR CHIEF BUILDING OFFICIAL



2012 CODE  
COMPLIANCE PACKAGE A1

|                                                                                                     |  |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                |                                                                                                                                  |                                                                                                  |                                                                             |
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| <p>9</p> <p>8</p> <p>7</p> <p>6</p> <p>5</p> <p>4</p> <p>3</p> <p>2</p> <p>1 ISSUED FOR PERMIT.</p> |  | <p>date</p> <p>APR 13/20</p> <p>GW</p> | <p>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.</p> <p>qualification information</p> <p>Richard Vink 24488 BCW</p> <p>signature</p> <p>VA3 Design Inc. 42658</p> <p>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.</p> | <p><b>VA3 DESIGN</b></p> <p>255 Consumers Rd Suite 120</p> <p>Toronto ON M2J 1R4</p> <p>t 416.630.2255 f 416.630.4782</p> <p>va3design.com</p> | <p><b>Greenpark</b></p> <p>project name</p> <p>RUSSELL GARDENS PH. 3</p> <p>date</p> <p>APRIL 2020</p> <p>drawn by</p> <p>GW</p> | <p>municipality</p> <p>WATERDOWN</p> <p>checked by</p> <p>-</p> <p>scale</p> <p>Not to Scale</p> | <p>SINGLES</p> <p>project no.</p> <p>19014</p> <p>drawing no.</p> <p>14</p> |
|-----------------------------------------------------------------------------------------------------|--|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|