

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 (10.25mg/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 REQ'D FOR ROOF SLOPES 8:12 OR GREATER). 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREP. ALUM. EAVESTROUGH, FASCIA, RAIL & VENTED SOFFIT. PROVIDE ICE & WATER SHEED TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") c/c ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). AIR VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.18.1.2).

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

SIDING AS PER ELEV. 19x39 (1"x2") VERTICAL WOOD FLOORING, CONFIN. 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.

2B. FRAME WALL CONSTRUCTION (2"x4") (SB-12-TABLE 3.1.1.2.A)

SIDING AS PER ELEV. 19x39 (1"x2") VERTICAL WOOD FLOORING, CONFIN. 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.

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) & 9.28 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 ON APPR. CONTIN. 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.

2D. STUCCO WALL CONSTRUCTION (2"x4") (SB-12-TABLE 3.1.1.2.A)

STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(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 ON 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.

2E. WALLS ADJACENT TO ATTIC - 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 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, 22x100x76mm (7/8"x4"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 WEED 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") (SB-12-TABLE 3.1.1.2.A)

90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x100x76mm (7/8"x4"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 WEED 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) & 9.28 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 ON 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 300mm (12") O.C. FOR 3 STOREYS. NON-BEARING PARTITIONS 38x89 (2"x4") @ 610mm (24") O.C. PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 22x100x76 (7/8"x4"x3") 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, 9.13.3, 9.13.4)

200mm (8") POURED CONC. FDN. WALL 150PA (200psi) WITH BITUMINOUS DAMPPROOFING AND DRAINAGE LAYER. (GRASS) 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 REINFORCED CONC. FTG. 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 SEE 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. DRAINAGE DRAINAGE TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES.

7. BASEMENT SLAB (OBC 9.3.1.6, 9.16.4.5(1), 9.25.3.3(15))

90mm (3 7/8") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") CONCRETE GRANULAR FILL OR 200PA (3000psi) CONC. WITH DAMPPROOFING 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.

8. WOOD SUBFLOORS (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.

9. ATTIC INSULATION (SB-12-TABLE 3.1.1.2.A) (SB-12-3.1.1.6)

RSI 10.56 (R60) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL. RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL.

10. ALL STAIRS/EXTERIOR STAIRS - OBC 9.6 -

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 9.9.2 -

FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE 50-57 (2"-2 1/4") UNLESS TO BE CONTINUOUS EXCEPT FOR HAZEL POSTS. HANDRAILS TO BE DIRECTED TO THE EXTERIOR.

INTERIOR GUARDS - OBC 9.9.1 -

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

EXTERIOR GUARDS - OBC 9.9.8 -

900mm (36") HIGH GUARD WHERE DISTANCE FROM PUNCH TO FIN. GRADE IS LESS THAN 1600mm (71") 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1600mm (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. CALCULATED @ 65 (1") MIN. MINERAL WOOL BETWEEN WALL AND TOP OF FDN. WALL.
USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

13. BASEMENT INSULATION (SB-12-3.1.1.7, 9.25.3, 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 3.52 (R20) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER. RECOMMEND 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 CAULKING. CONTINUOUS INSULATION (C) IS NOT TO BE INTERRUPTED BY FRAMING.

14. 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 350x155 (12"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

15. STEEL BASEMENT COLUMN (SEE OBC 9.19.3.3)

68mm (3-1/2") DIA x 4.78mm (0.188") STL. COL. WITH A MIN. CAPACITY OF 108.9kN (24,000lbs) WITH 150x150x5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE.

15A. STEEL COLUMN

60mm (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 100x250x12.5 (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 2-38x3.175 (1-1/4"x1/8") STEEL STRAP WELDED TO COLUMN AND FASTENED TO STUD WITH 2-SDS 6.35x38 (1/4"x1/2") SCREWS MANUF. BY SIMPSON STRONG TIE.

CONCRETE PLASTER

BEAM POCKET OR 200x200 (8"x8") POURED CONC. MIB WALLS. MIN. BEARING 900mm (3'-1/2")

17. 19x39 (1"x2") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM. (OBC 9.23.4.3(c))

GARAGE SLAB

103mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT OR OPTIONAL 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATURAL FILL. SLOPE TO FRONT (EXTERIOR) AT 1% MIN.

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

13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. RSI 3.87 (R22) IN WALLS, RSI 5.45 (R31) IN CEILING. TAPE AND SEAL ALL JOINTS AIRTIGHT PER 9.3.3. 9.16.4.16. REFER TO SB-12, TABLE 3.1.1.2.A. FOR REQUIRED THERMAL INSULATION.

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

EXTERIOR STEP

PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 200mm (7-7/8") MIN. TREAD 250mm (9-7/32"). SEE OBC 9.9.2.2, 9.25.3.3 & 9.8.10.

22. DRYER VENT (OBC 9.23.8(7) & 9.24.1.1)

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

23. INSULATED ATTIC ACCESS (OBC 9.13.2.1 & SB12-3.1.1.8)

ATTIC ACCESS MATCH WITH MIN. DIMENSION OF 545x700mm (21'-7/8"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.

24. 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.

25. LINEN CLOSETS

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

26. MECHANICAL EXHAUST

MECHANICAL EXHAUST FAN VENTED TO EXTERIOR AS REQUIRED BY OBC 9.32.3.5 & 9.32.3.10

27. STEEL BEARING PLATE FOR MASONRY WALLS

200x20x12 (11"x11"x5/8") STL. PLATE FOR STL BEAMS AND 200x20x12 (11"x11"x5/8") STL. PLATE FOR WOOD BEAMS. BEARING ON CONC. BLOCK PARTIALLY. ANCHORED WITH 2-18mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.

27A. SOLID WOOD BEARING FOR WOOD STUD WALLS

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

28. CLASS 'B' VENT

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

29. BASEMENT WOOD POST (OBC 9.17.4.2)

3-38x140 (3-2"x6") BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT. 408x408x203 (16"x16"x8") CONC. FTG. OR AS OTHERWISE SPECIFIED ON DRAWING.

30. STEPPED FOOTINGS (OBC 9.15.3.3)

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

31. SLAB ON GRADE

MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") CONC. GRANULAR FILL REINFORCED WITH 6-16x19x92 (5/8"x16"x92") FRESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 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 LINTELS

L1 = 3-1/2" x 3-1/2" x 1/4" (90x90x0.01)
L2 = 4" x 3-1/2" x 5/16" (100x90x0.01)
L3 = 5" x 3-1/2" x 5/16" (125x90x0.01)
L4 = 5" x 3-1/2" x 3/8" (150x90x0.01)
L5 = 6" x 4" x 3/8" (150x100x0.01)
L6 = 7" x 4" x 3/8" (160x100x0.01)

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A = 1-1 3/4"x7 1/4" (1-45x184)
LVL1B = 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)
LVL4B = 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)
LVL6A = 1-1 3/4"x11 7/8" (1-45x300)
LVL6B = 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)
LVL9 = 3-1 3/4"x14" (3-45x356)

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

DOOR SCHEDULE

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

BRICK VENEER LINTELS

W1 = 3-1/2" x 3-1/2" x 1/4" (90x90x0.01)
W2 = 4" x 3-1/2" x 5/16" (100x90x0.01)
W3 = 5" x 3-1/2" x 5/16" (125x90x0.01)
W4 = 5" x 3-1/2" x 3/8" (150x90x0.01)
W5 = 6" x 4" x 3/8" (150x100x0.01)
W6 = 5" x 3-1/2" x 5/16" (125x90x0.01)
W7 = 5" x 3-1/2" x 5/16" (125x90x0.01)
W8 = 5" x 3-1/2" x 5/16" (125x90x0.01)
W9 = 6" x 4" x 3/8" (150x100x0.01)

WOOD LINTELS AND BEAMS

W1 = 2-2"x8" (2-38x184) SPR. No.2
W2 = 3-2"x8" (3-38x184) SPR. No.2
W3 = 2-2"x10" (2-38x235) SPR. No.2
W4 = 3-2"x10" (3-38x235) SPR. No.2
W5 = 2-2"x12" (2-38x286) SPR. No.2
W6 = 3-2"x12" (3-38x286) SPR. No.2
W7 = 5-2"x12" (5-38x286) SPR. No.2
W8 = 4-2"x12" (4-38x286) SPR. No.2
W9 = 2-2"x10" SPR. No.2

32. DIRECT VENTING GAS FURNACE VENT

DIRECT VENT FURNACE TERMINAL MIN. 500mm (16") FROM A GAS REGULATOR. MIN. 300mm (12") ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. INTAKE VENT TO BE A MIN. OF 1830mm (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 6.2.3.12.

33. DIRECT VENTING GAS FIREPLACE VENT

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

34. JOIST STRAPPING AND BRIDGING (SEE OBC 9.23.9.4)

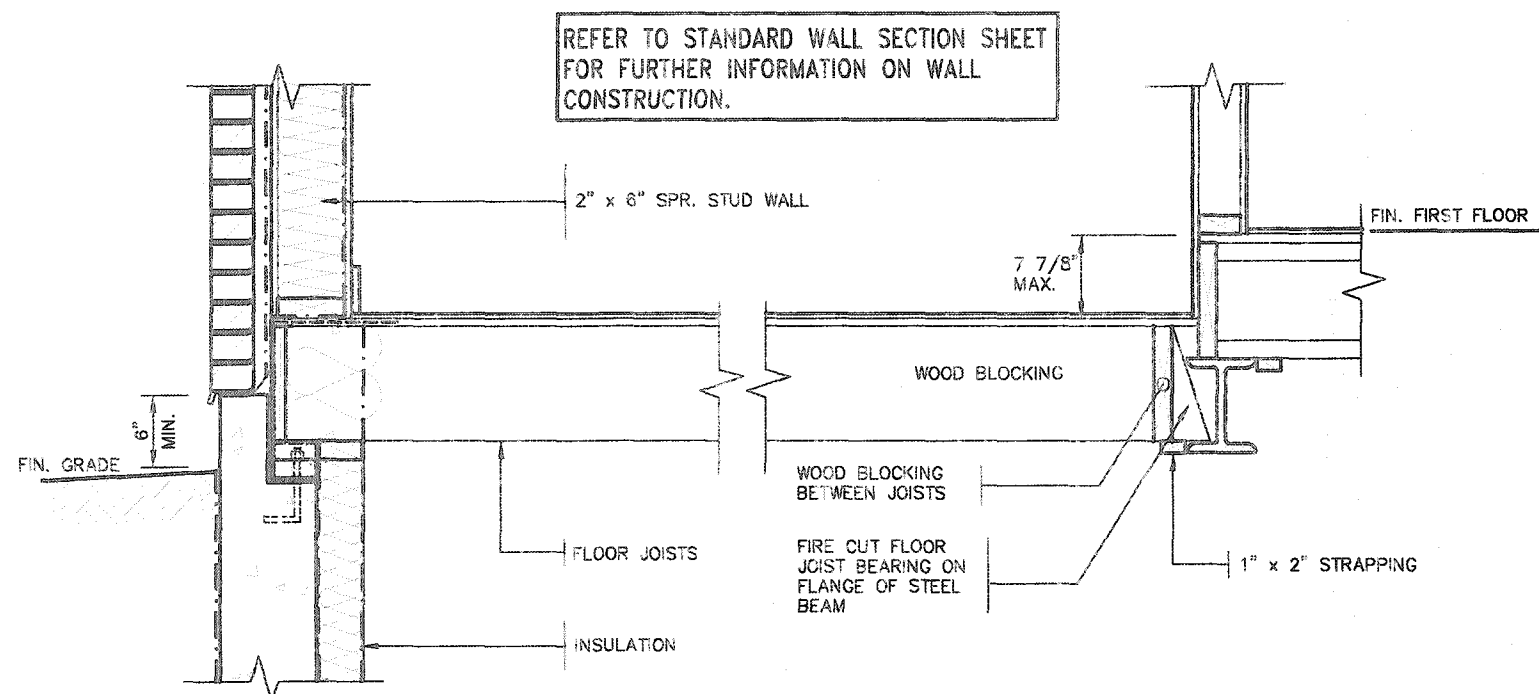
16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (* SEE OBC 9.30.6. *) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (* SEE OBC 9.30.2.4 *)

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 19x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (* SEE OBC 9.23.9.4. *)

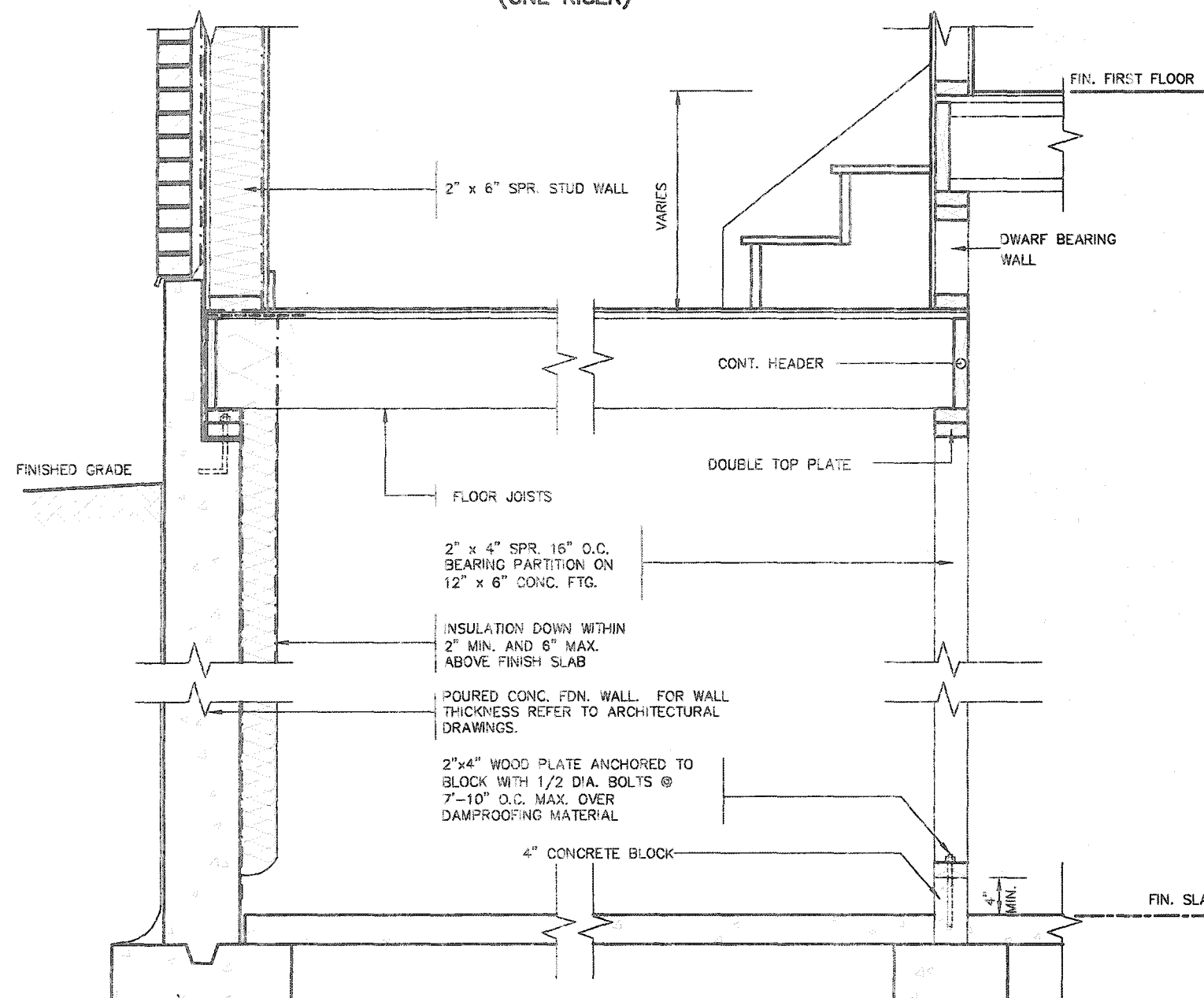
35. EXPOSED BUILDING FACE - OBC 9.10.15

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.

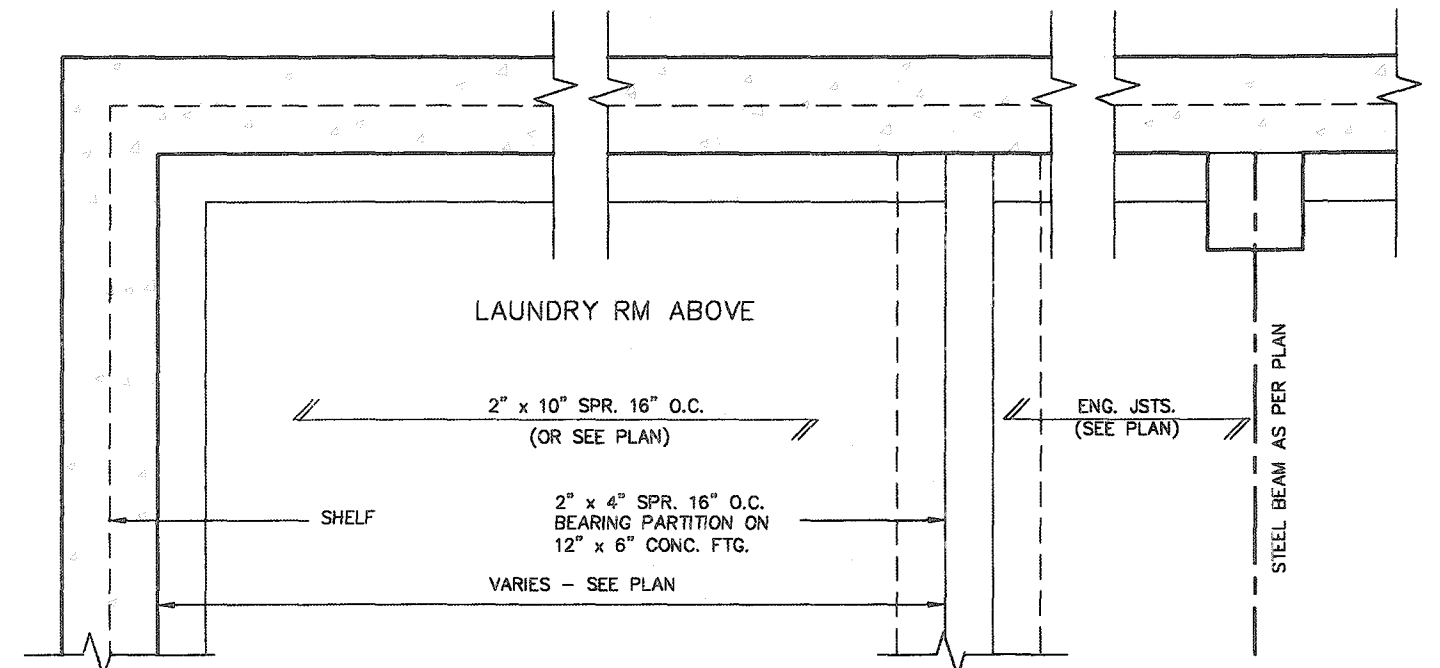
36. COLD CELLAR PORCH SLAB (OBC 9.39)



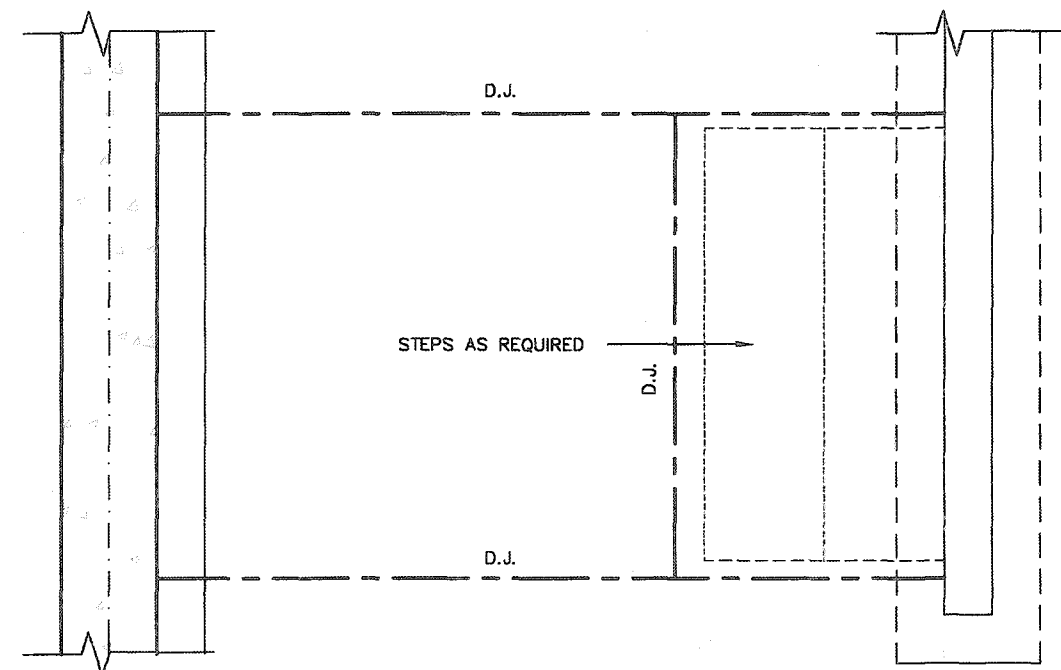
DETAIL OF SUNKEN LAUNDRY/ENTRY
(ONE RISER)



DETAIL OF SUNKEN LAUNDRY/ENTRY
(MORE THAN ONE RISER)



PARTIAL FOUNDATION PLAN



FOR STRUCTURE ONLY

2012 CODE
COMPLIANCE PACKAGE A1

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5					
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2					
1	ISSUED FOR PERMIT.	A-R 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.

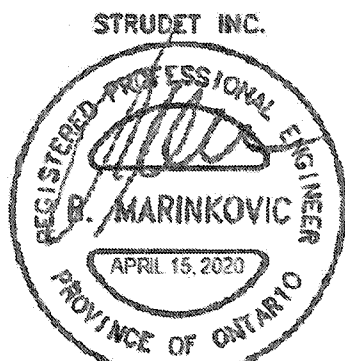
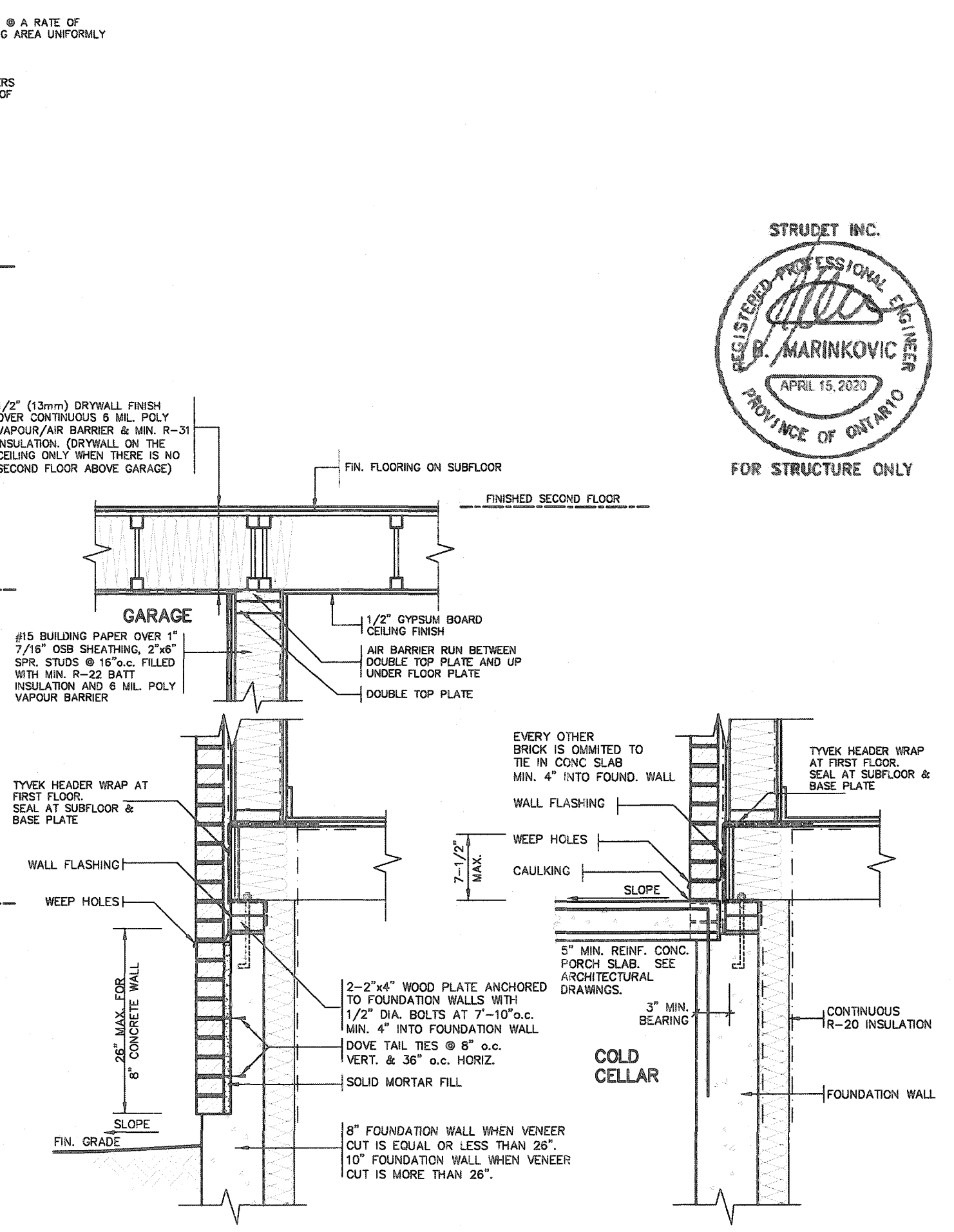
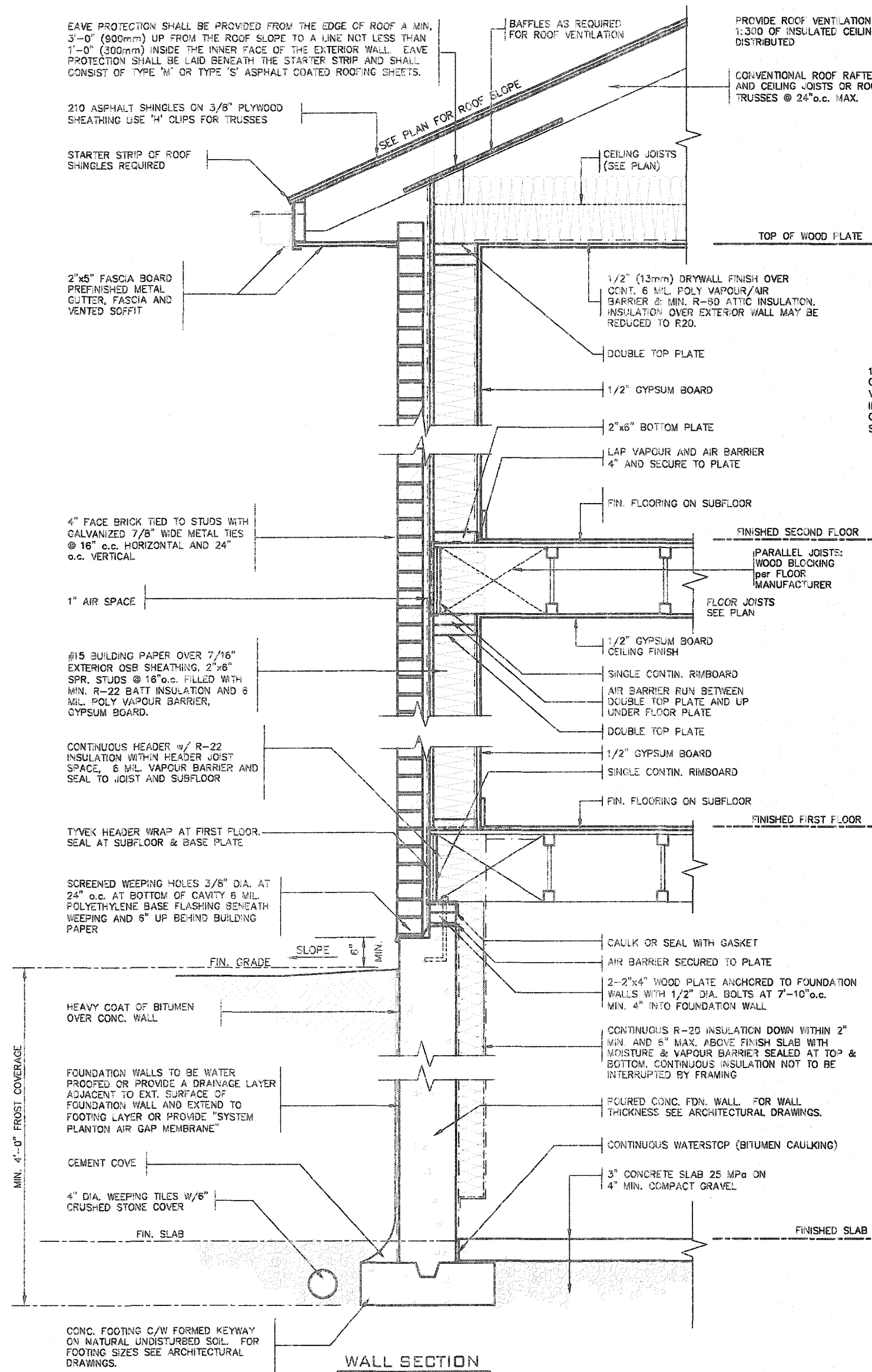
qualification information
Richard Vink 24488
signature
BOM
registration information
VA3 Design Inc. 42658

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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.
2



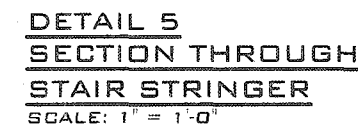
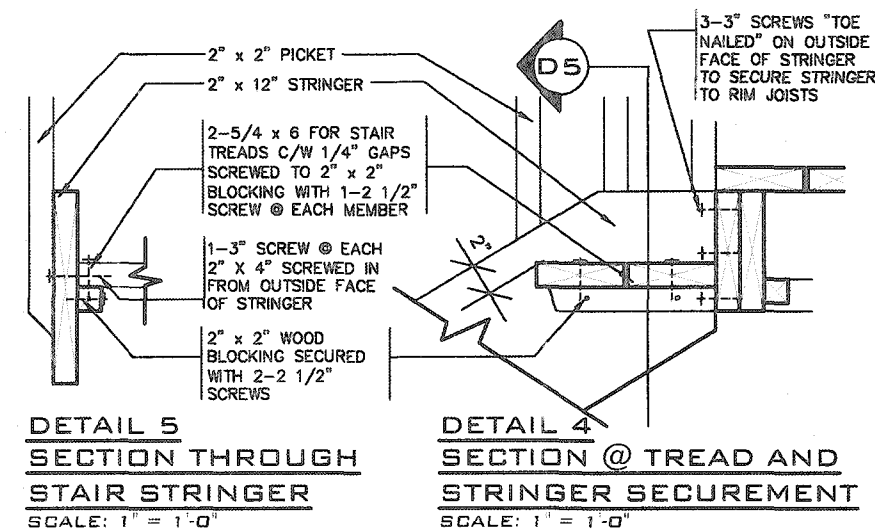
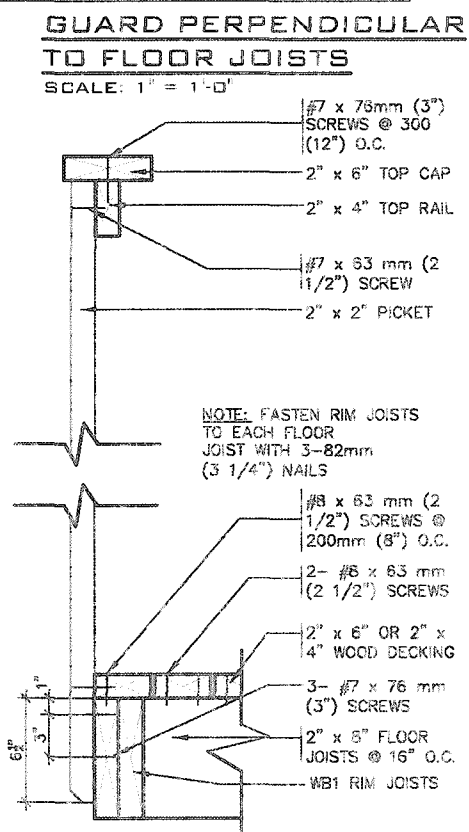
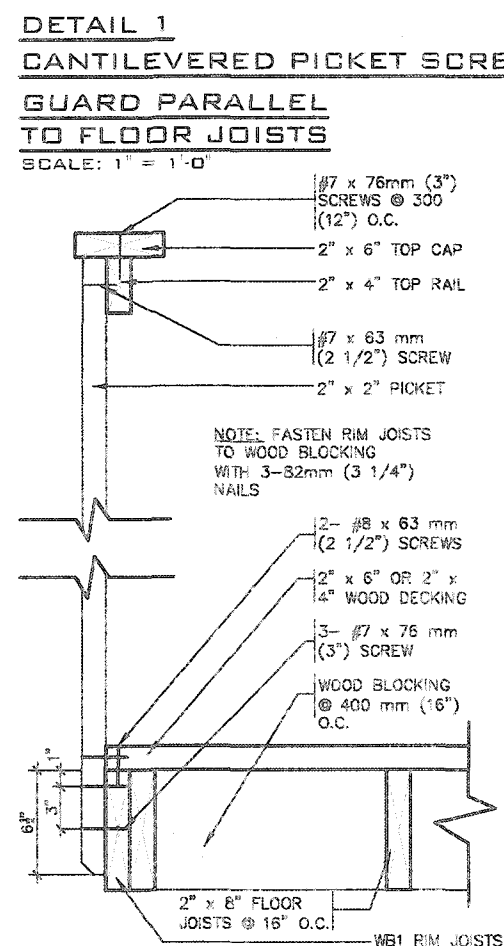
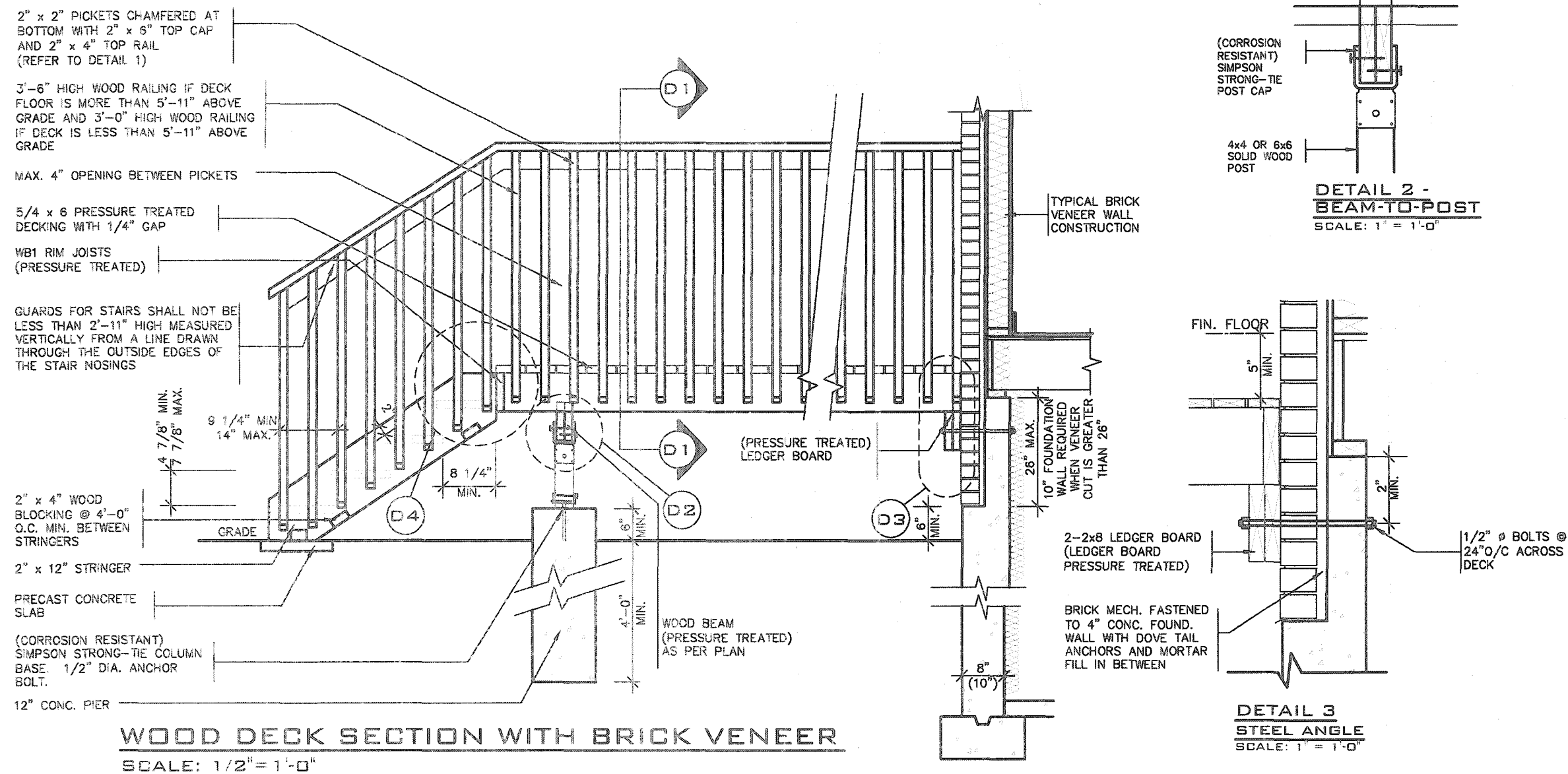
2012 CODE COMPLIANCE PACKAGE A1

9 8 7 6 5 4 3 2 1 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. Richard Vink signature 24488 VAS Design Inc. 42658		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 date APRIL 2020 drawn by GW checked by - scale Not to Scale		19014 19014-CP-STD_DETAILS_A1		3	
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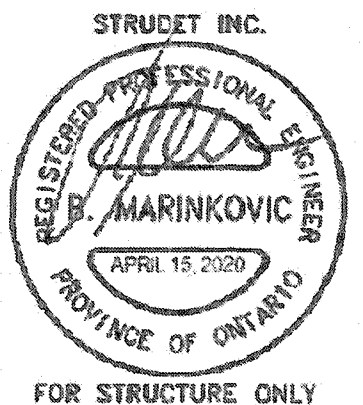
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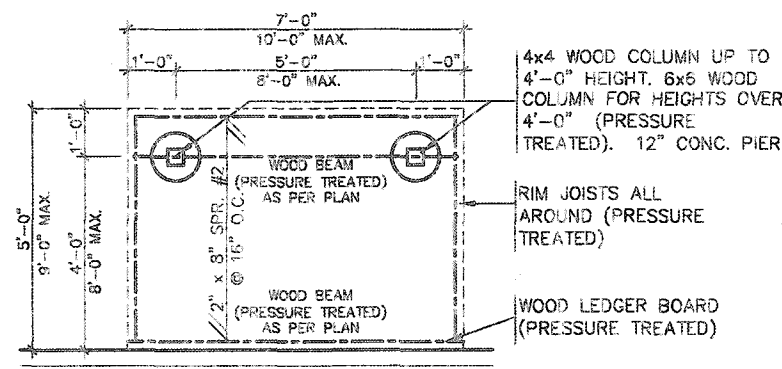
GENERAL NOTES

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)

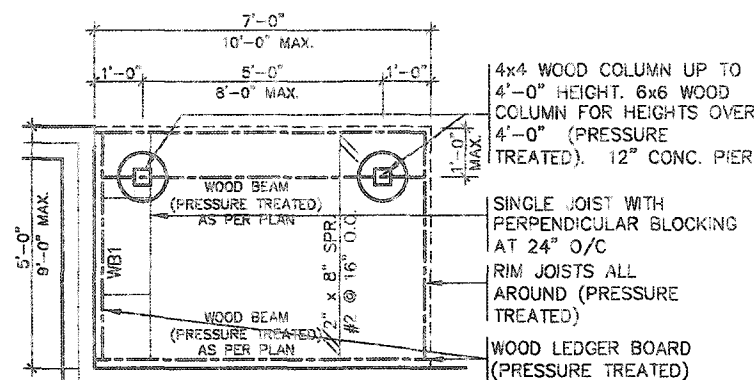


2012 CODE
COMPLIANCE PACKAGE A1

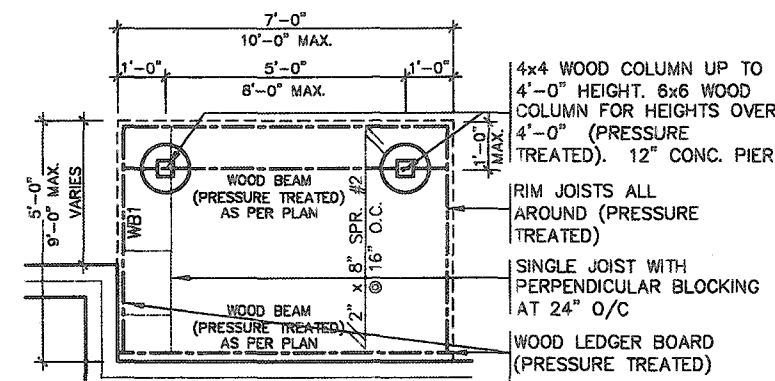
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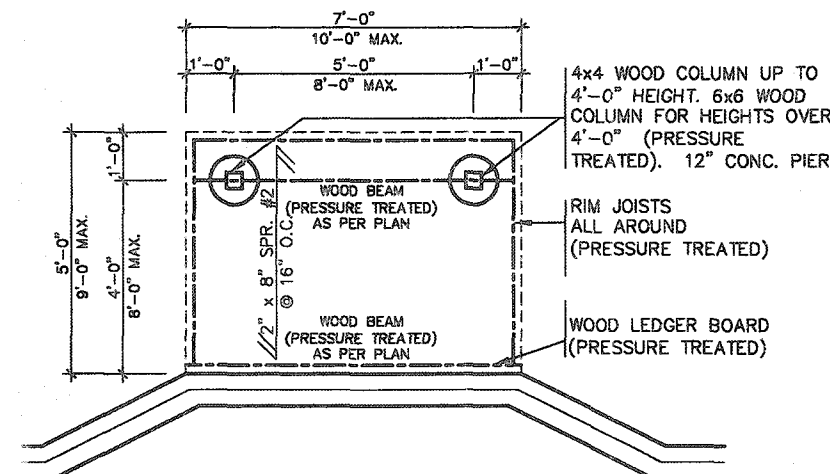
TYPICAL DECK LAYOUT
SCALE: 1/4" = 1'-0"



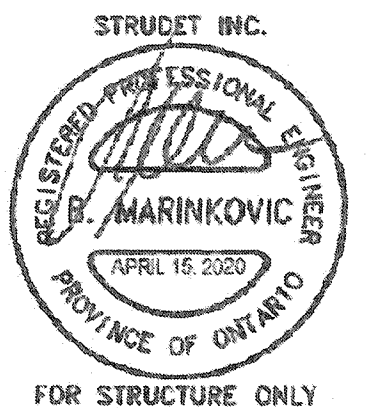
TYPICAL DECK LAYOUT
SCALE: 1/4" = 1'-0"



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



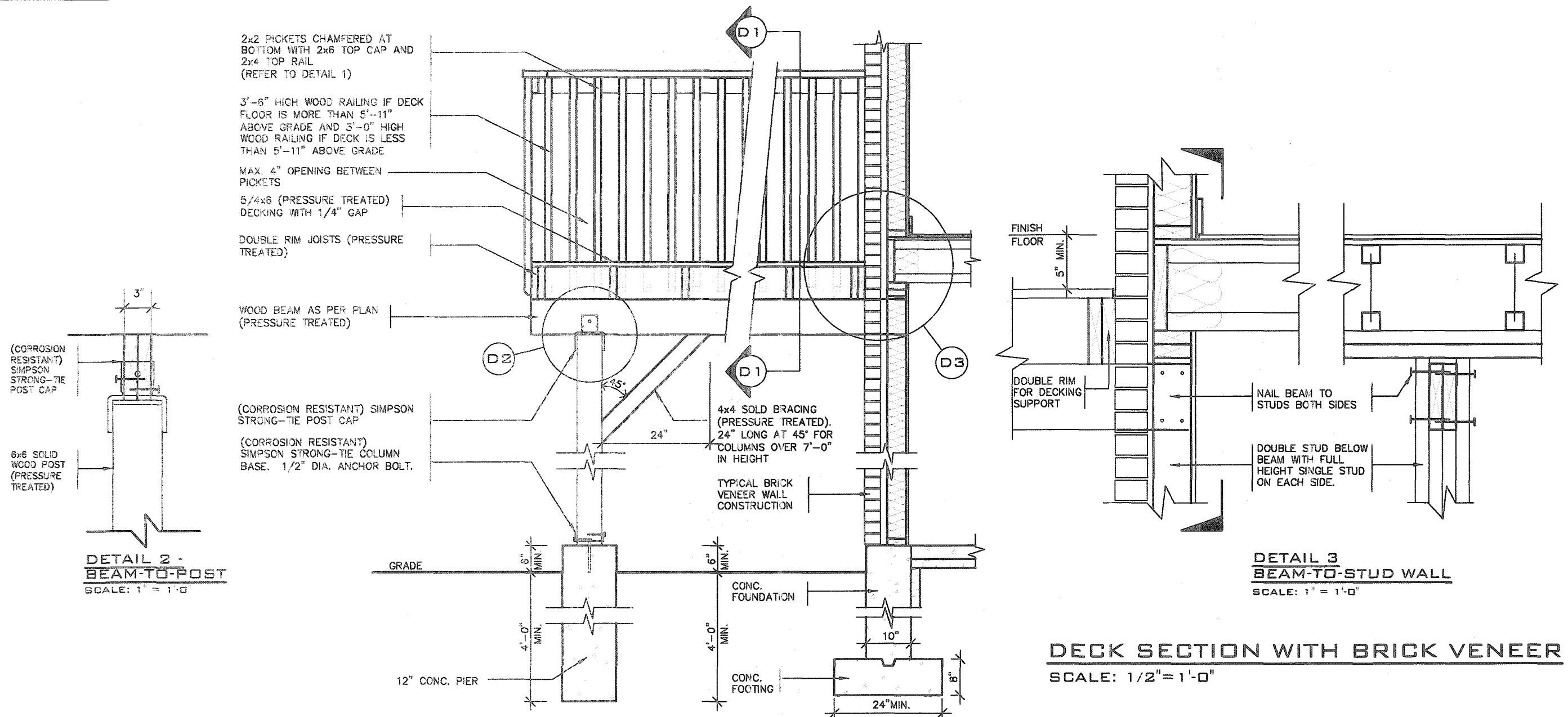
TYPICAL DECK LAYOUT
SCALE: 1/4" = 1'-0"



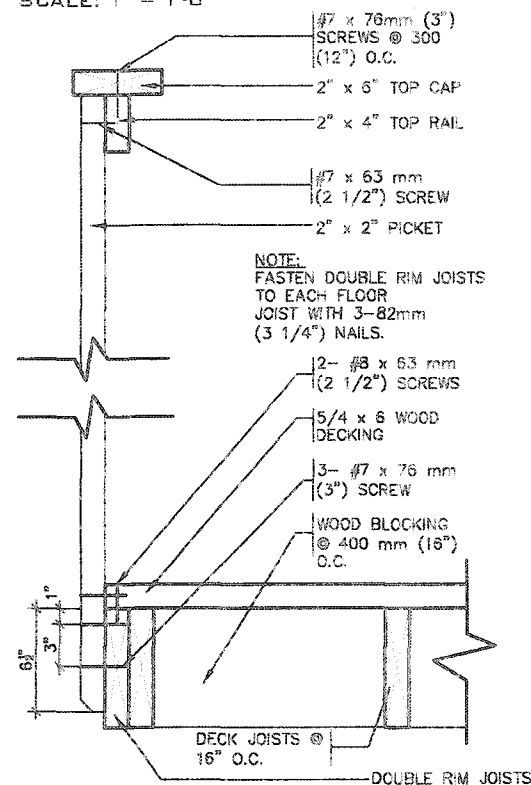
2012 CODE COMPLIANCE PACKAGE A1

9 8 7 6 5 4 3 2 1		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 name registration information VAS Design Inc. 42658		VA3 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		municipality WATERDOWN project no. 19014 drawing no. 5-1	
ISSUED FOR PERMIT.		APR 13/20 GW		checked by As Shown		scale As Shown		WOOD DECK PLANS 19014-GP-STD_DETAILS_A1	

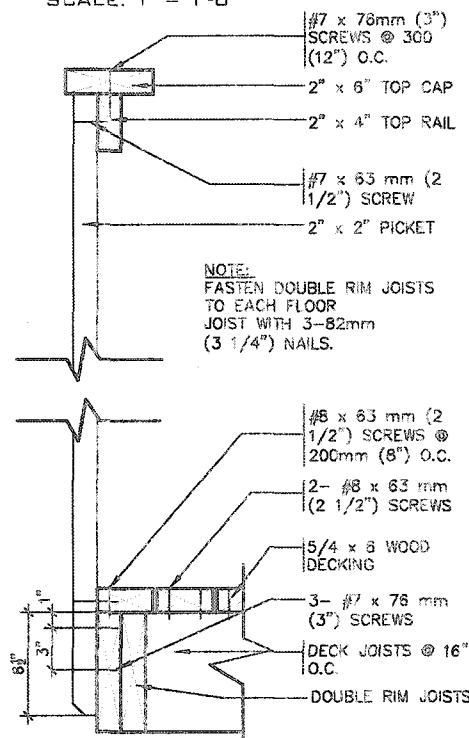
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DETAIL 1
CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK
GUARD PARALLEL TO FLOOR JOISTS
SCALE: 1" = 1'-0"

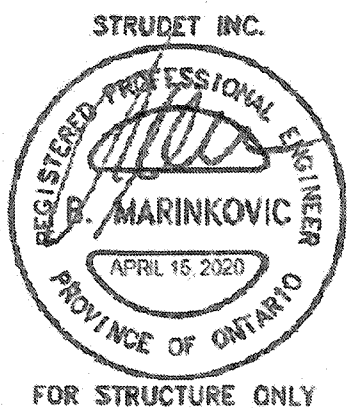


GUARD PERPENDICULAR TO FLOOR JOISTS
SCALE: 1" = 1'-0"



GENERAL NOTES

- BRICK TO HAVE COMPRESSIVE STRENGTH OG 15MPa (2200 p.s.i) MIN. UNITS TO BE LAID WITH FULL HEAD AND BED JOINTS.
- MORTAR TO BE TYPE 'S' WITH JOINT THICKNESS OF 10mm (3/8") MIN. AND 20mm (3/4") MAX.
- THE DECK HAS BEEN DESIGNED TO SAFELY SUPPORT A SUPERIMPOSED LOAD OF 1.9kPa. [40psf].
- ALL NAILS AND SCREWS TO BE GALVANIZED.
- WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES.
- CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 20MPa. AT 28 DAYS AND 5-8% AIR ENTRAINED.
- FOOTING TO BE PLACED ON UNDISTURBED SOIL WITH MINIMUM BEARING PRESSURE OF 150kPa [3130psf].
- WB1= 2- 2"x8" (PRESSURE TREATED)
WB3= 2- 2"x10" (PRESSURE TREATED)



2012 CODE COMPLIANCE PACKAGE A1

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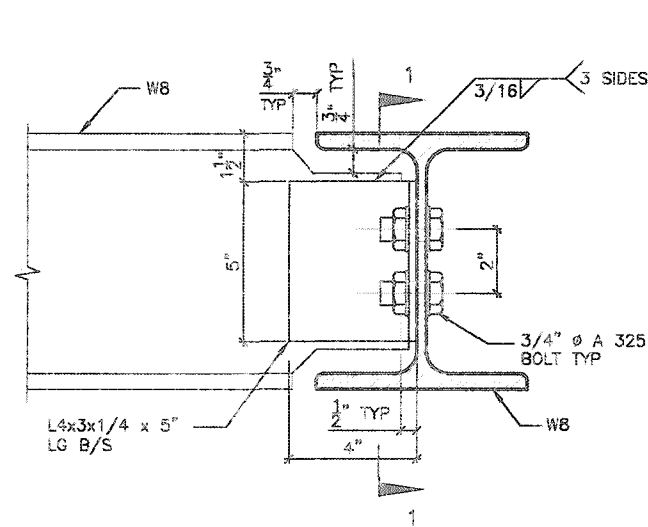
Richard Vink
signature
24468
BCN

VA3 Design Inc.
42658

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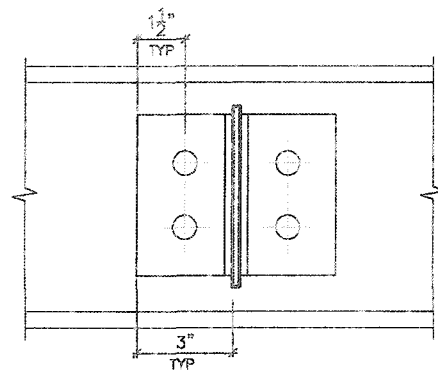
VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4762
va3design.com

Greenpark.	SINGLES
project name RUSSELL GARDENS PH. 3	municipality WATERDOWN
date APRIL 2020	project no. 19014
drawn by GW	checked by As Shown
scale As Shown	drawing no. 6
file name 19014-GP-STD_DETAILS_A1	

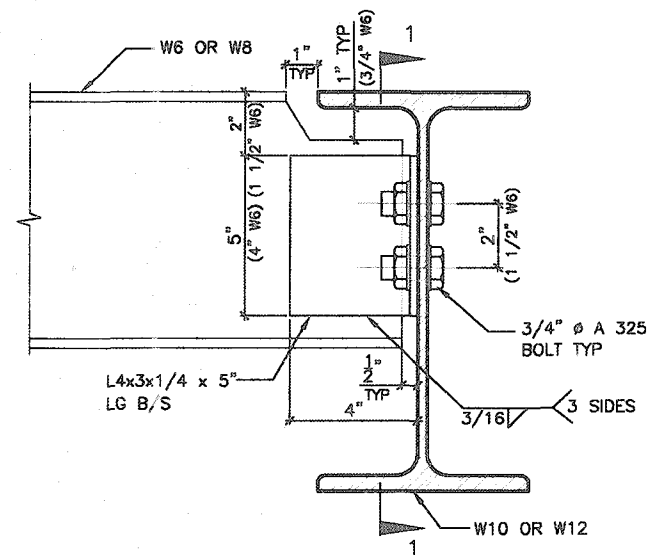


DETAIL 1.

W8
TO
W8
CONNECTION

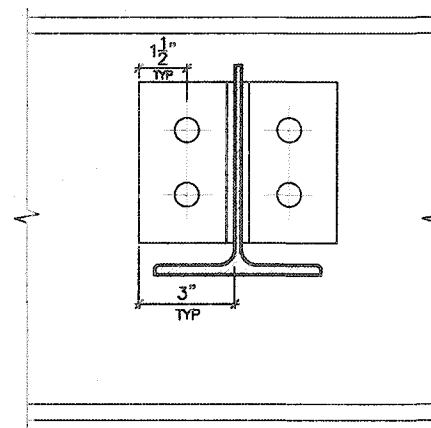


SECTION 1-1

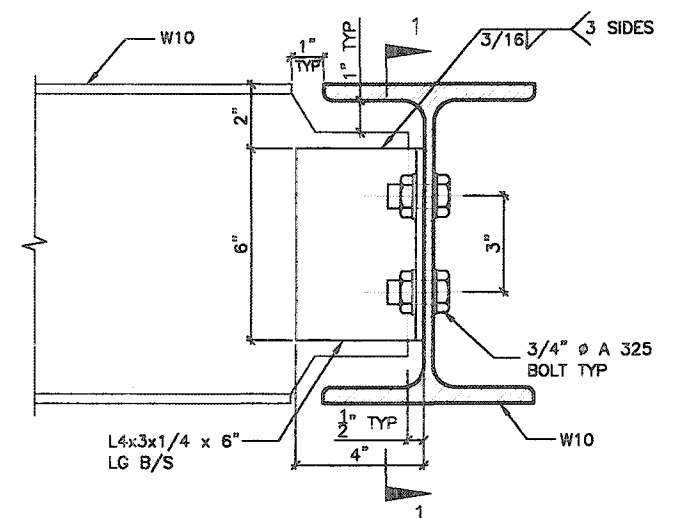


DETAIL 2.

W6(W8)
TO
W10(W12)
CONNECTION

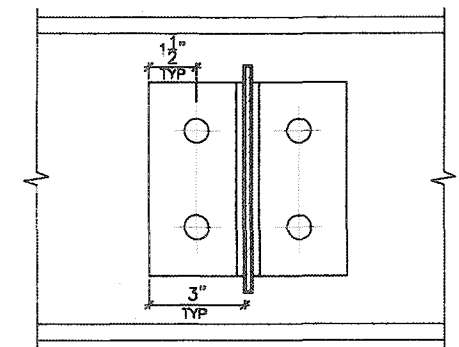


SECTION 1-1

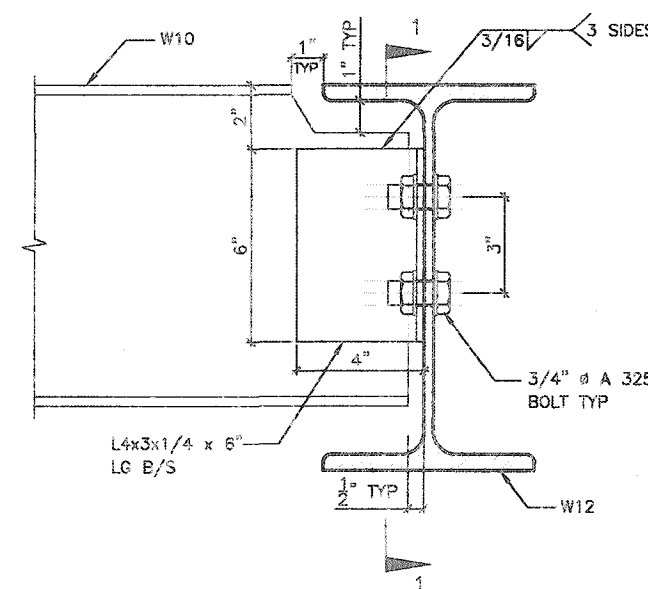


DETAIL 3.

W10
TO
W10
CONNECTION

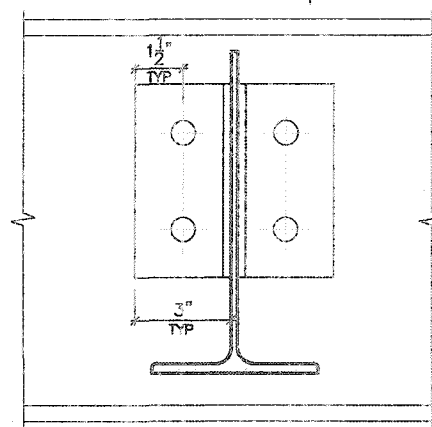


SECTION 1-1

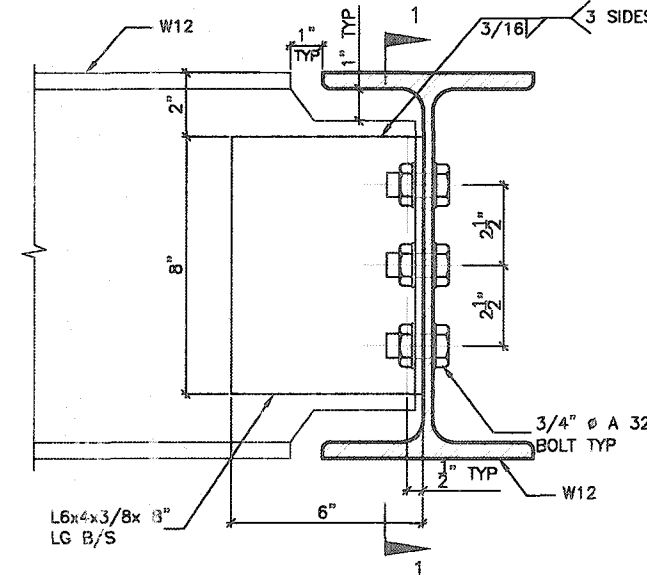


DETAIL 4.

W10
TO
W12
CONNECTION

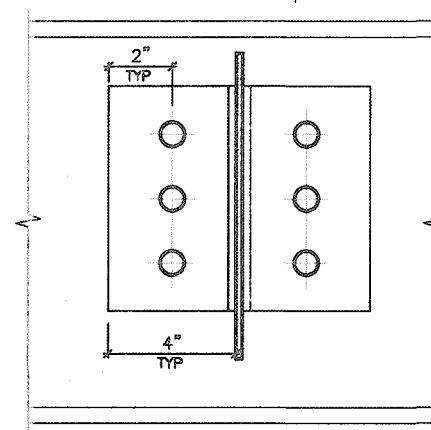


SECTION 1-1

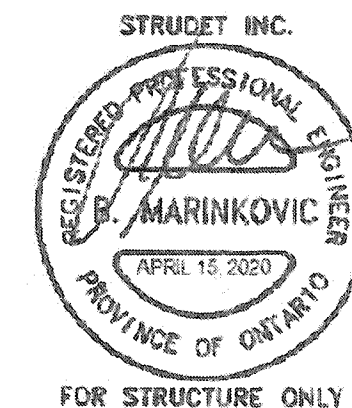


DETAIL 5.

W12
TO
W12
CONNECTION

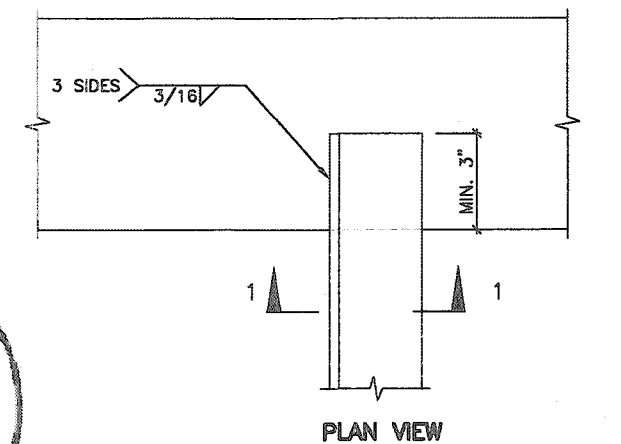


SECTION 1-1

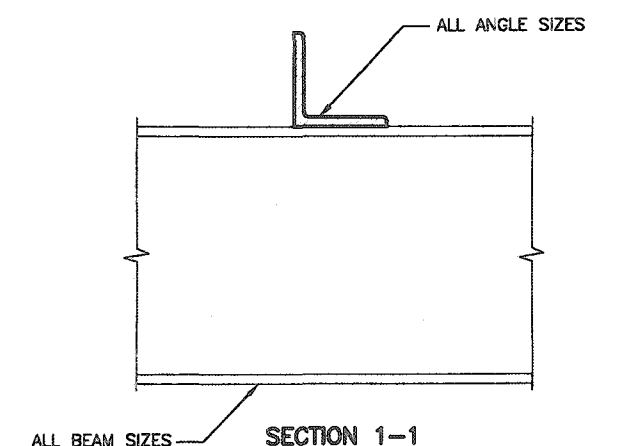


DETAIL 6.

ANGLE
TO
BEAM
CONNECTION



PLAN VIEW



SECTION 1-1

2012 CODE
COMPLIANCE PACKAGE

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

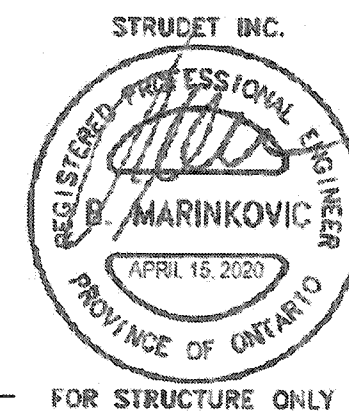
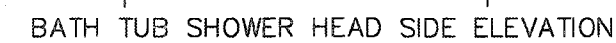
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

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

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

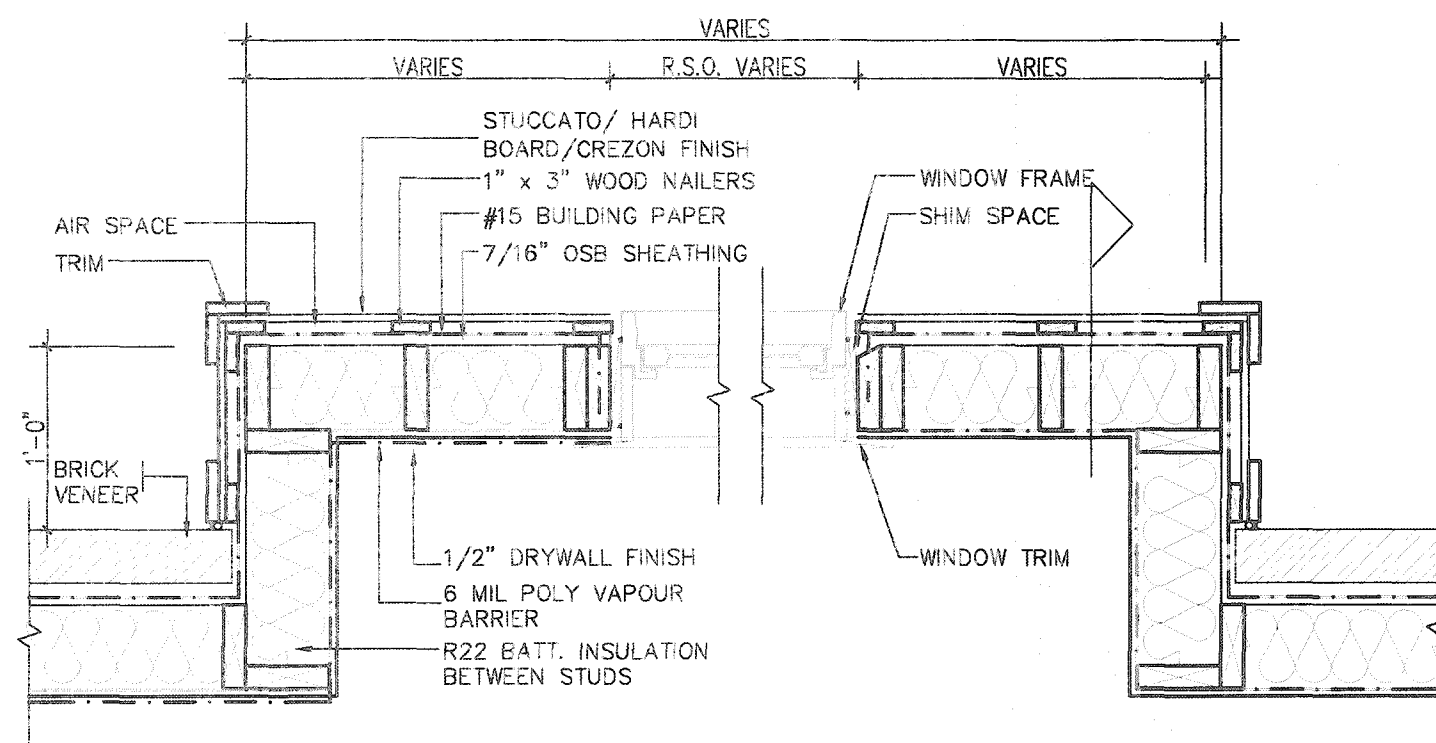
Greenpark.	SINGLES
project name RUSSELL GARDENS PH. 3	project no. 19014
date APRIL 2020	drawing no. 7
checked by GW	scale Not to Scale
location WATERDOWN	file name 19014-GP-STD_DETAILS_A1
STEEL BEAM CONNECTIONS	



2012 CODE COMPLIANCE PACKAGE

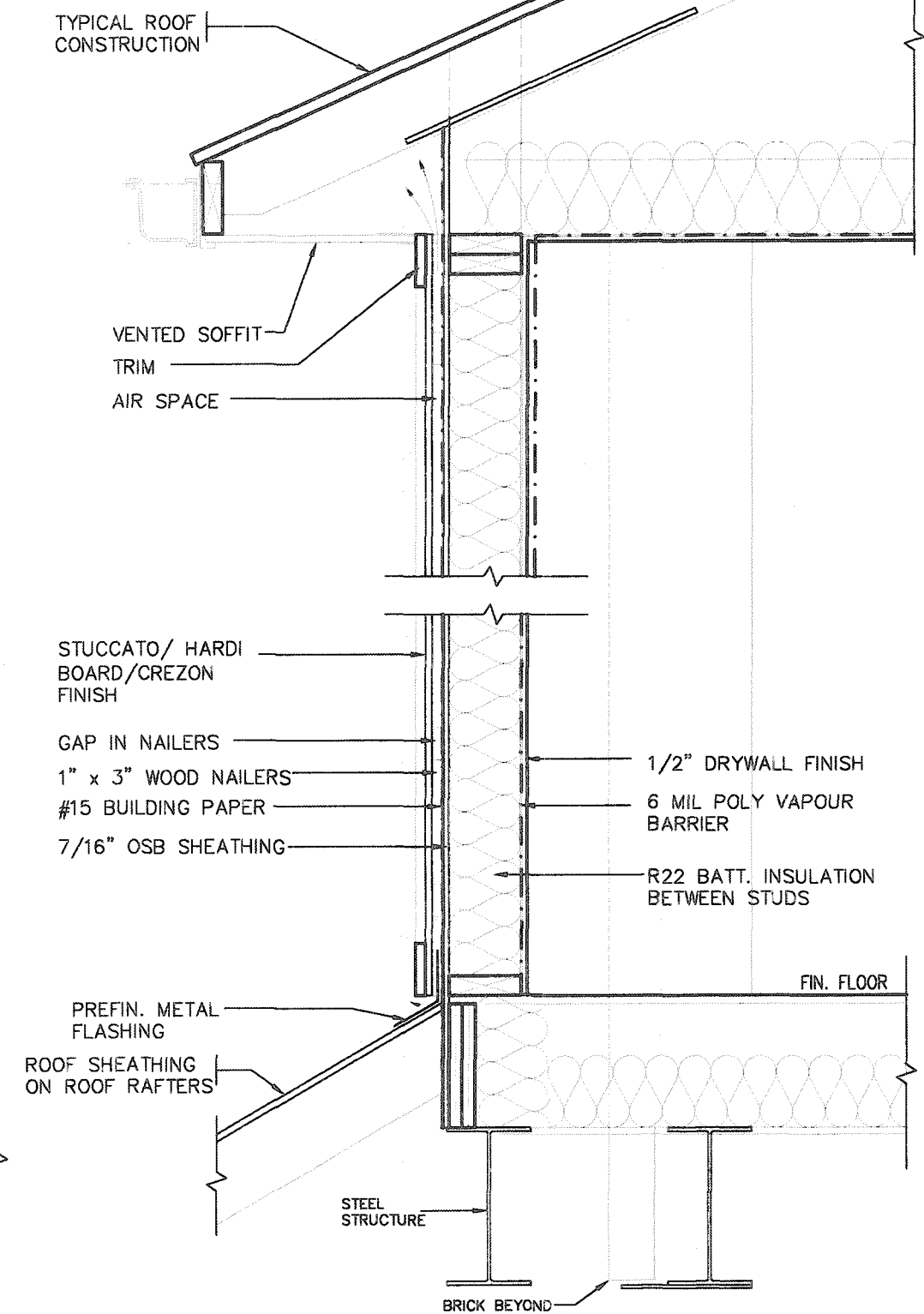
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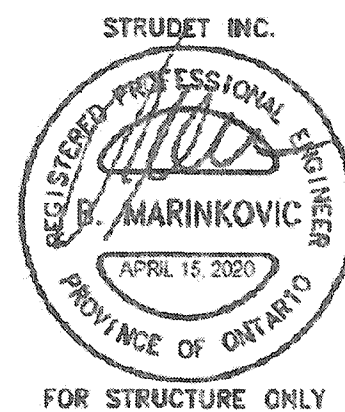


PLAN VIEW

STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.27.)

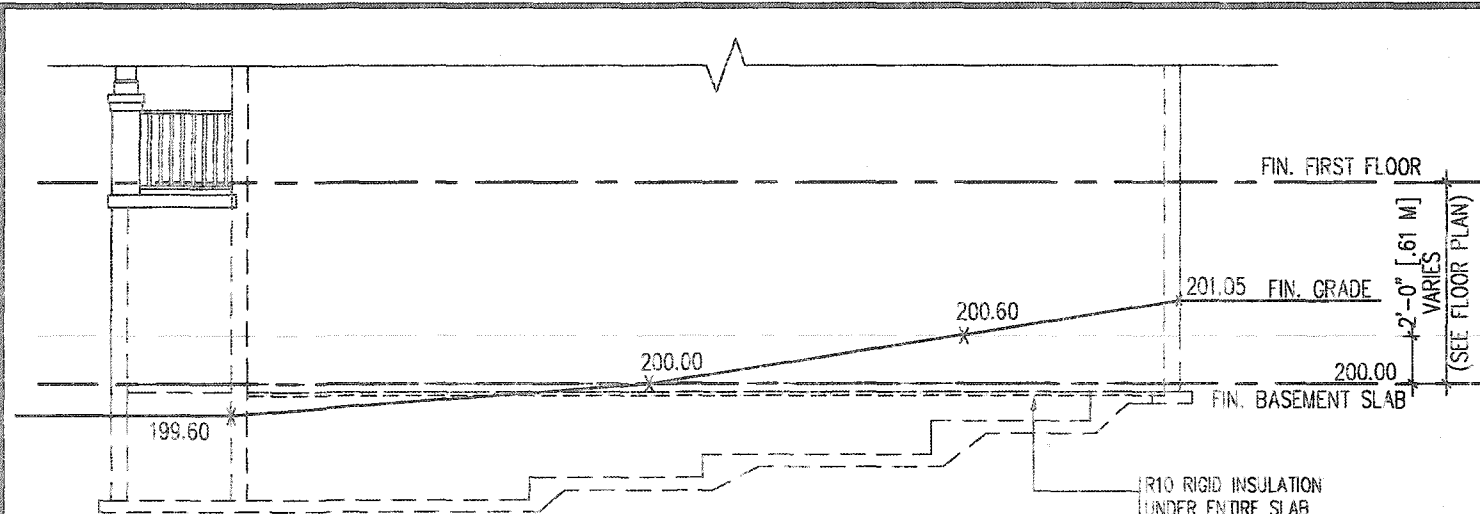


CROSS SECTION

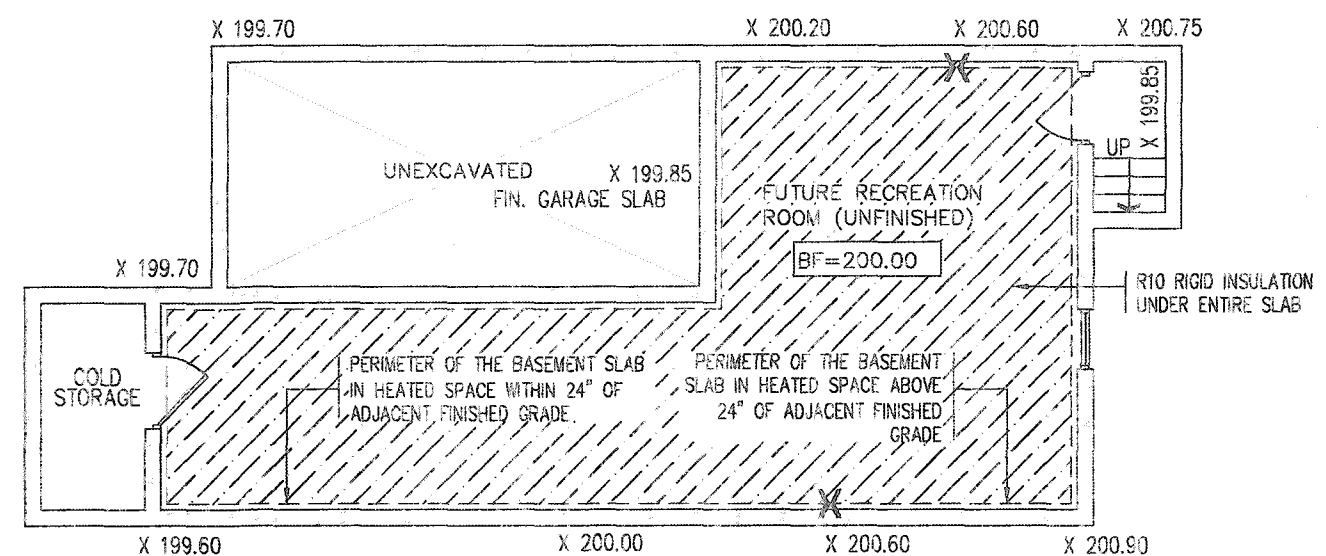


2012 CODE
COMPLIANCE PACKAGE A1

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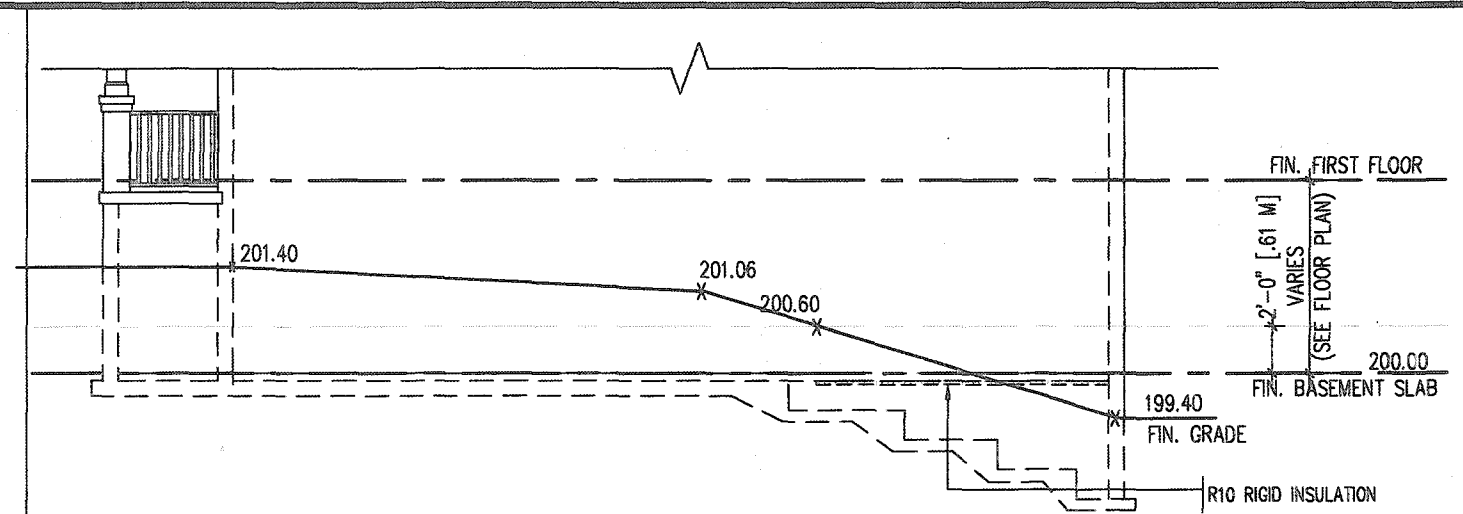
TYPICAL RIGHT SIDE ELEVATION



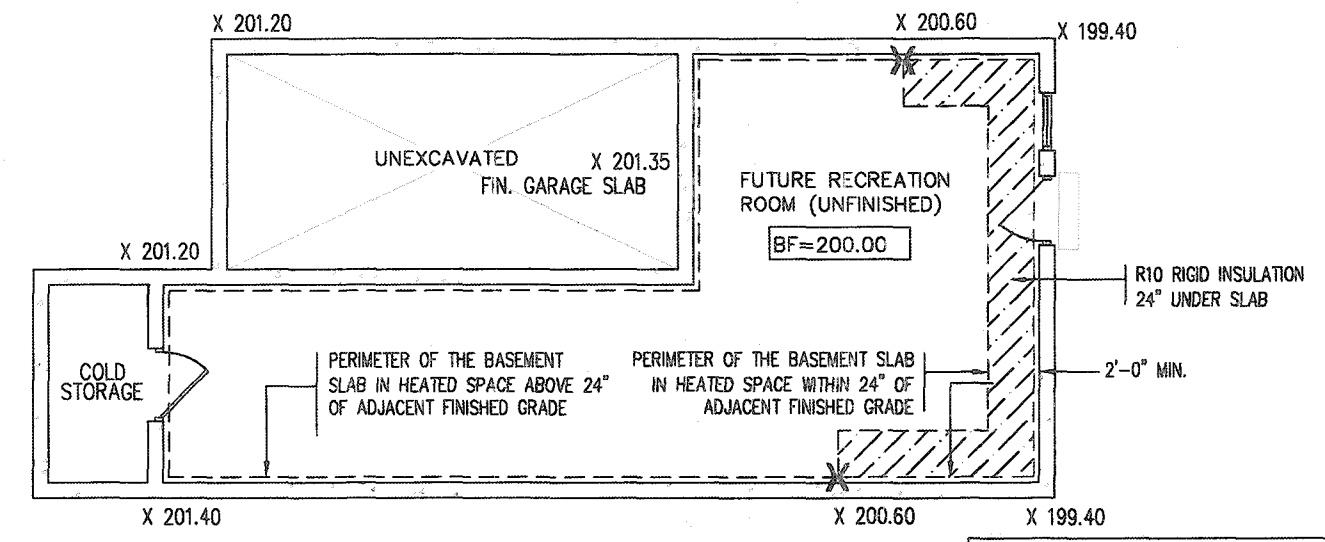
TYPICAL BASEMENT PLAN

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



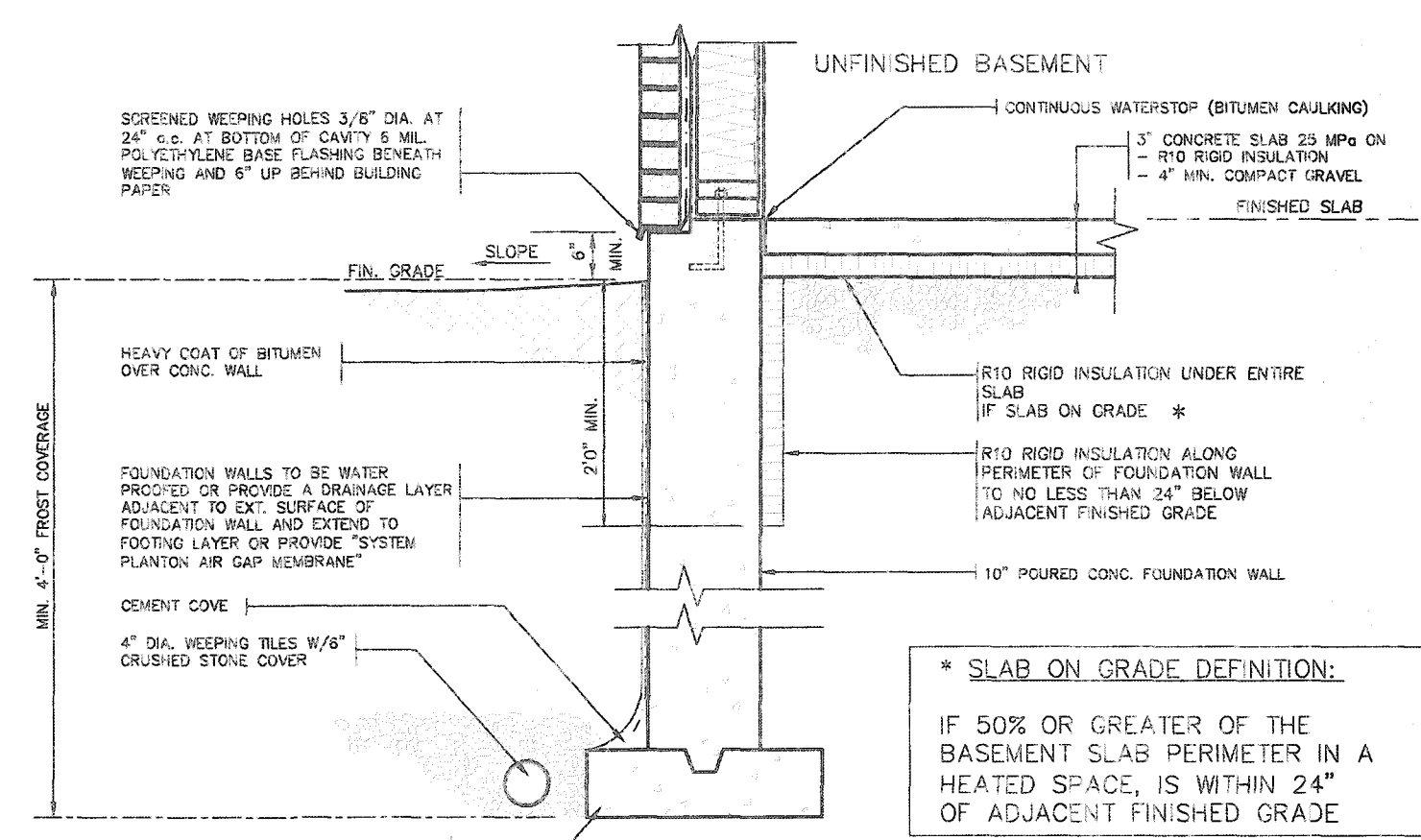
TYPICAL RIGHT SIDE ELEVATION



TYPICAL BASEMENT PLAN

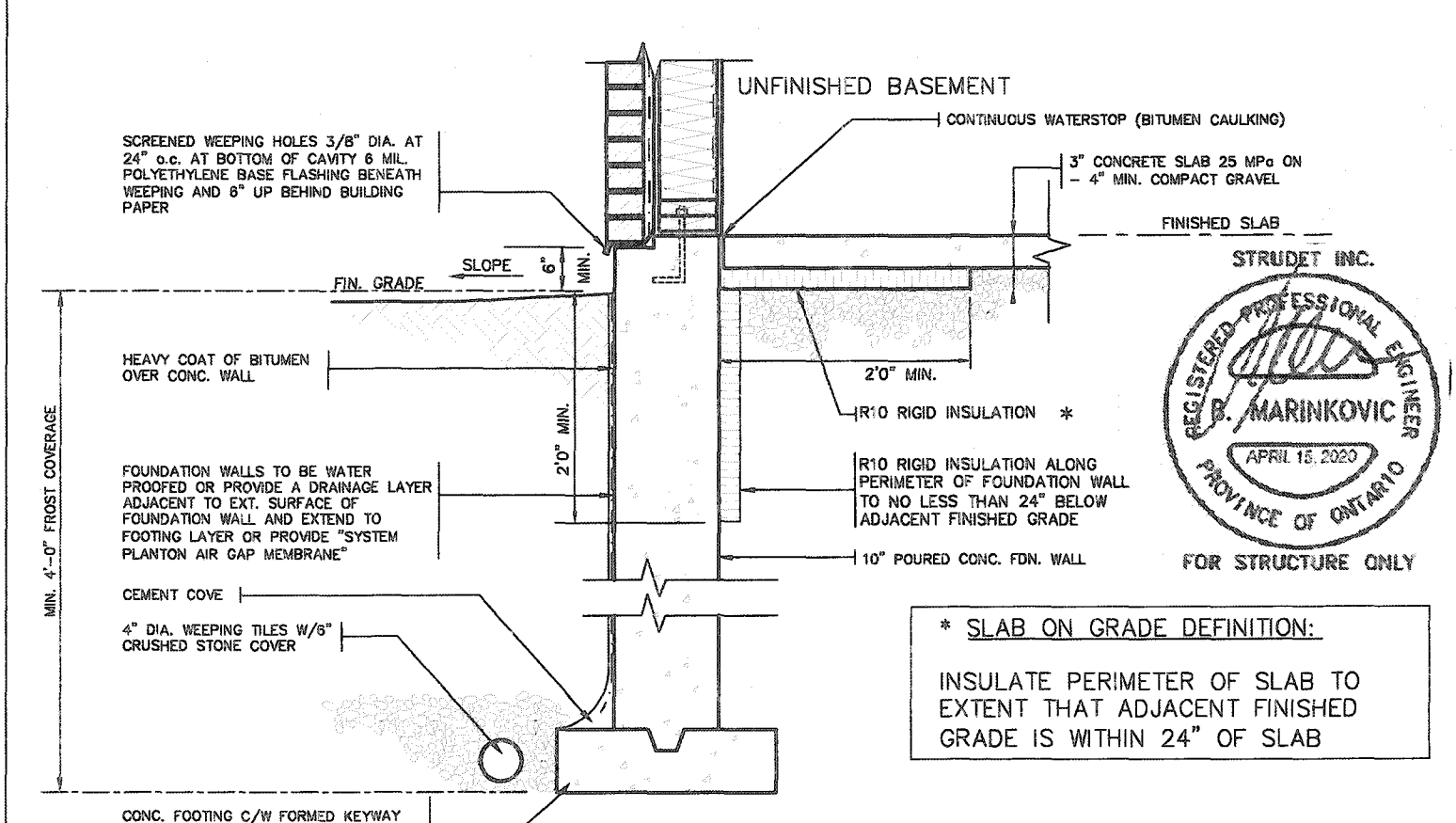
WALK OUT BASEMENT CONDITION

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



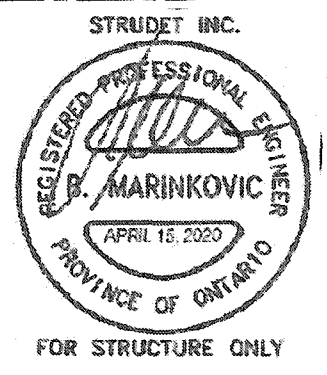
SLAB ON GRADE

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



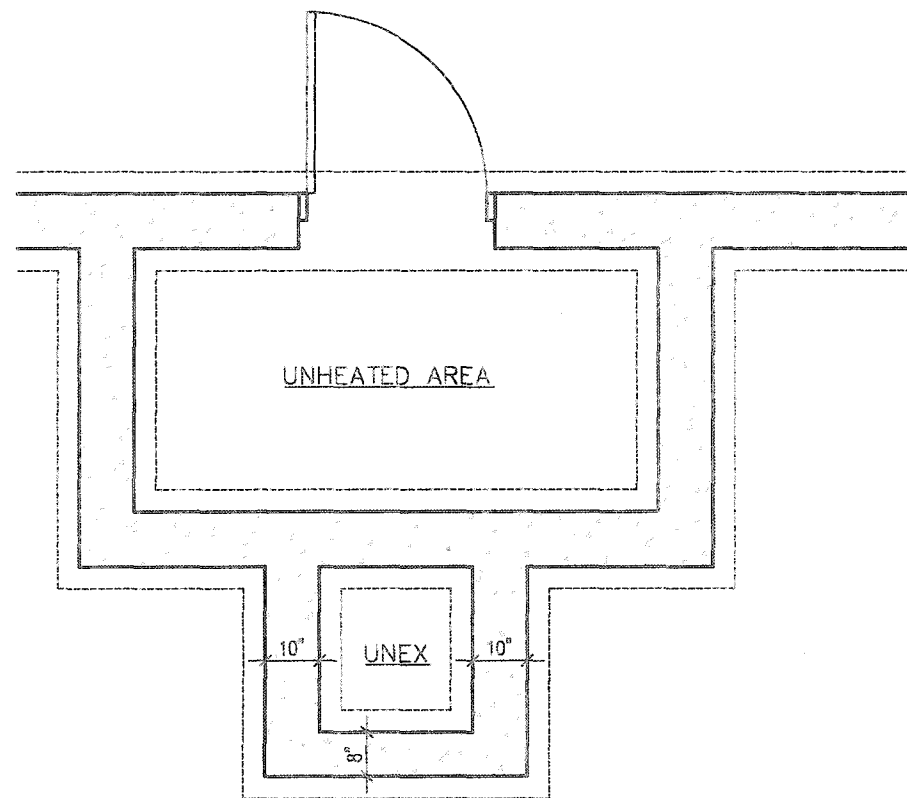
WALK OUT BASEMENT

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

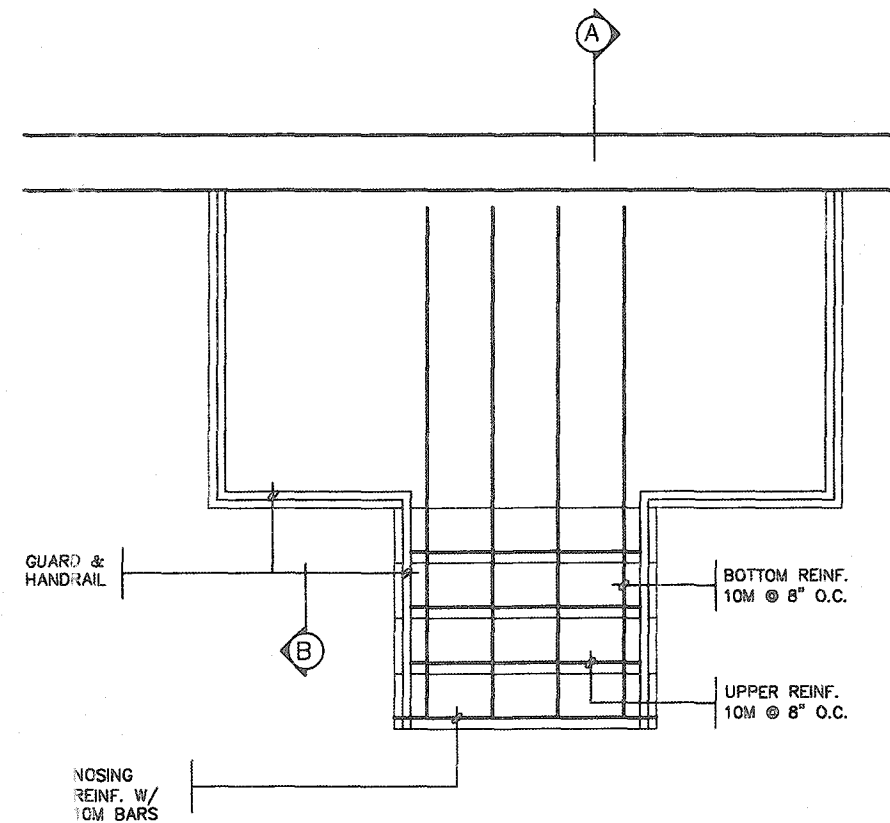


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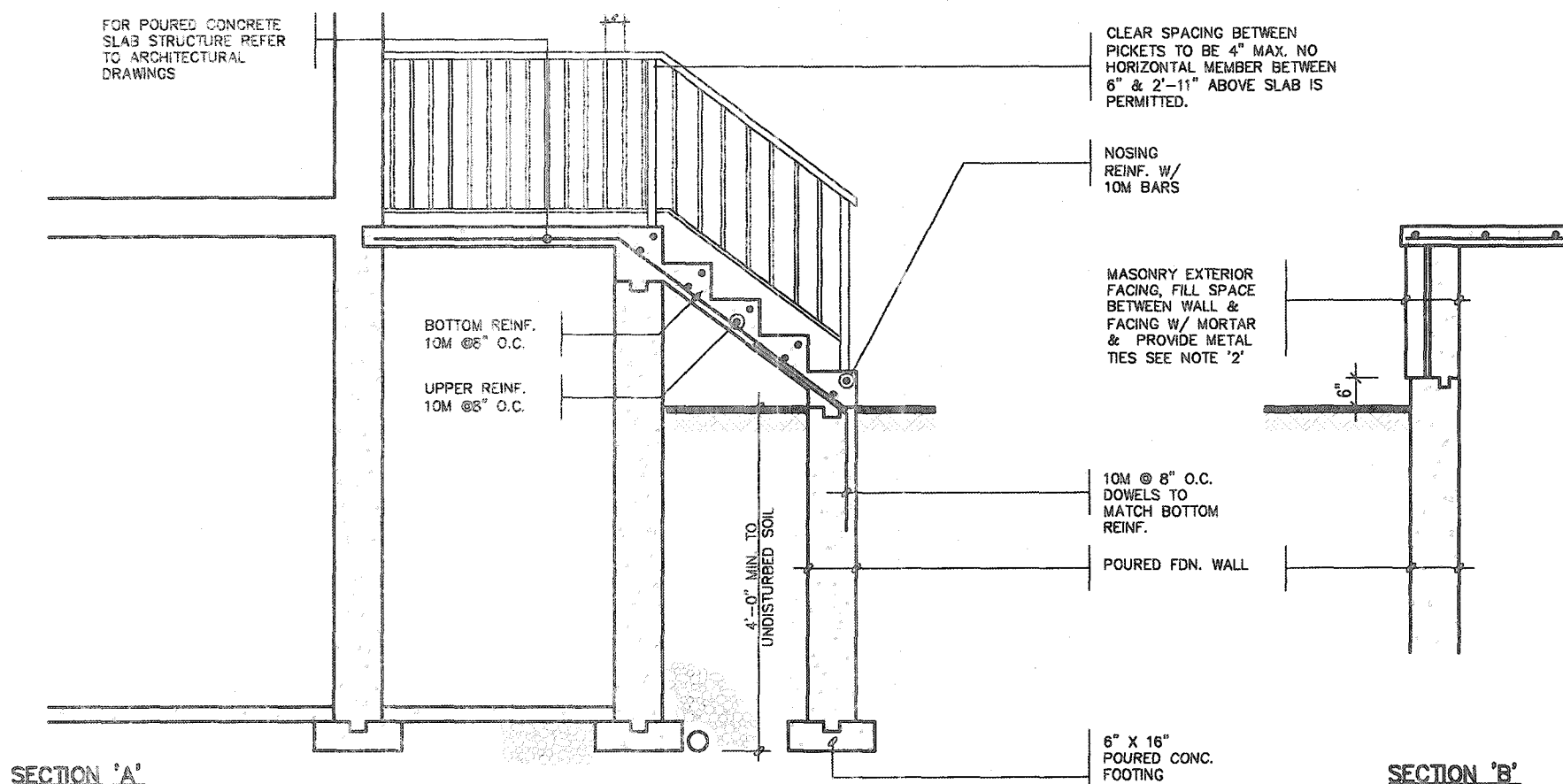
9. The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Richard Vink 24488 name registration information 8034 VAS Design Inc. 42658 Contractor must verify 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 scaled.	1 ISSUED FOR PERMIT. APR 13/20 GW date by	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 scale	SINGLES project no. 19014 drawing no. 10 19014-GP-STD_DETAILS_A1
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FOUNDATION PLAN



GROUND FLOOR PLAN



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

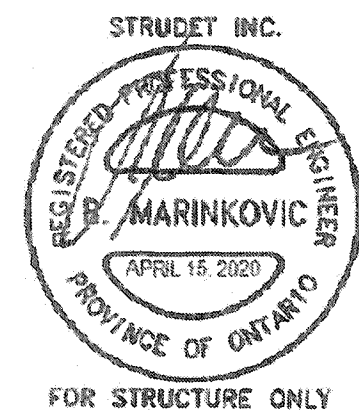
THICKNESS OF FOUNDATION WALLS IS DEPENDANT UPON VENEER CUT 8" FOR UP TO 26" VENEER CUT HEIGHT 10" FOR VENEER CUT OVER 26" HIGH

6. CONCRETE

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

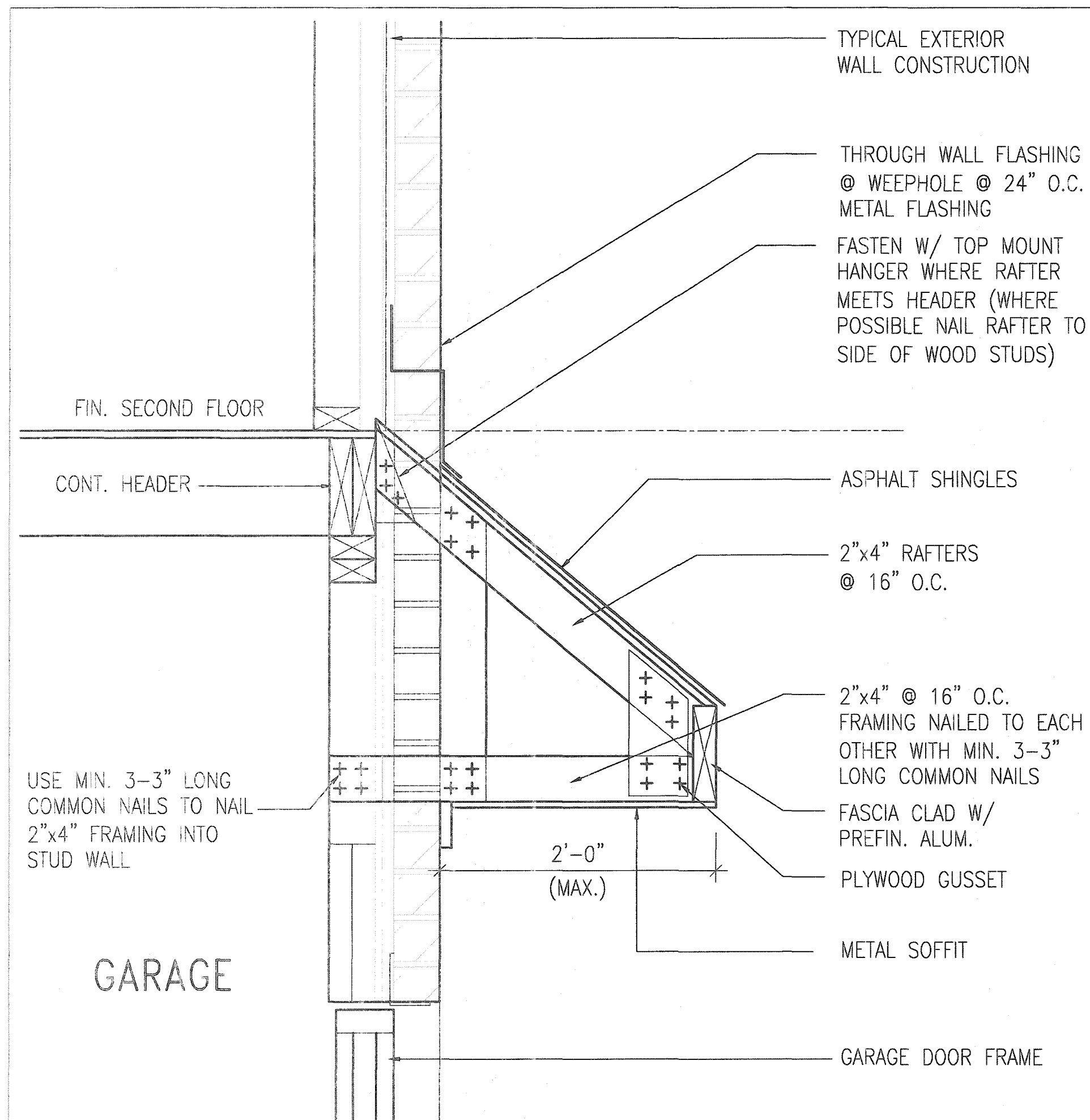
7. CONCRETE COVER

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



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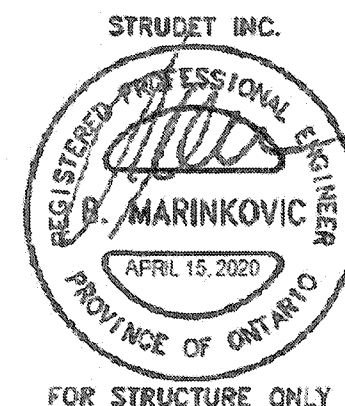
1 ISSUED FOR PERMIT. APR 13/20 GW	The undersigned has reviewed and taken responsibility for this design and has the qualifications and made the requirements set out in the Ontario Building Code to be a Designer. qualification information Richard Vink 24488 signature name registration information VAS 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 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 checked by GW scale Not to Scale 19014-GP-STD_DETAILS_A1	SINGLES project no. 19014 drawing no. 11
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B

ROOF OVERHANG DETAIL OVER GARAGE

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9 8 7 6 5 4 3 2 1 ISSUED FOR PERMIT. no. description		A/R 13/20 GW 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 name registration information VAS Design Inc. 24488 BC01 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 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	municipality WATERDOWN detail of DETAIL OF EXTENDED ROOF file name 19014-GP-STD_DETAILS_A1	project no. 19014 drawing no. 12
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SUPPORTED STEEL
ANGLE UP TO
11'-7". OTHERWISE
TO BE REVIEWED BY
ENGINEER.

BRICK/
STONE
VENEER

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

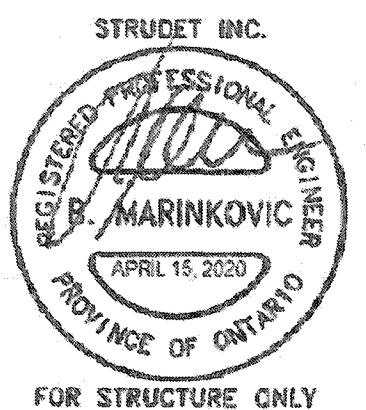
MIN. 12"

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

BRICK/
STONE
VENEER

SUPPORTED STEEL
ANGLE UP TO 11'-7".
OTHERWISE TO BE
REVIEWED BY ENGINEER.

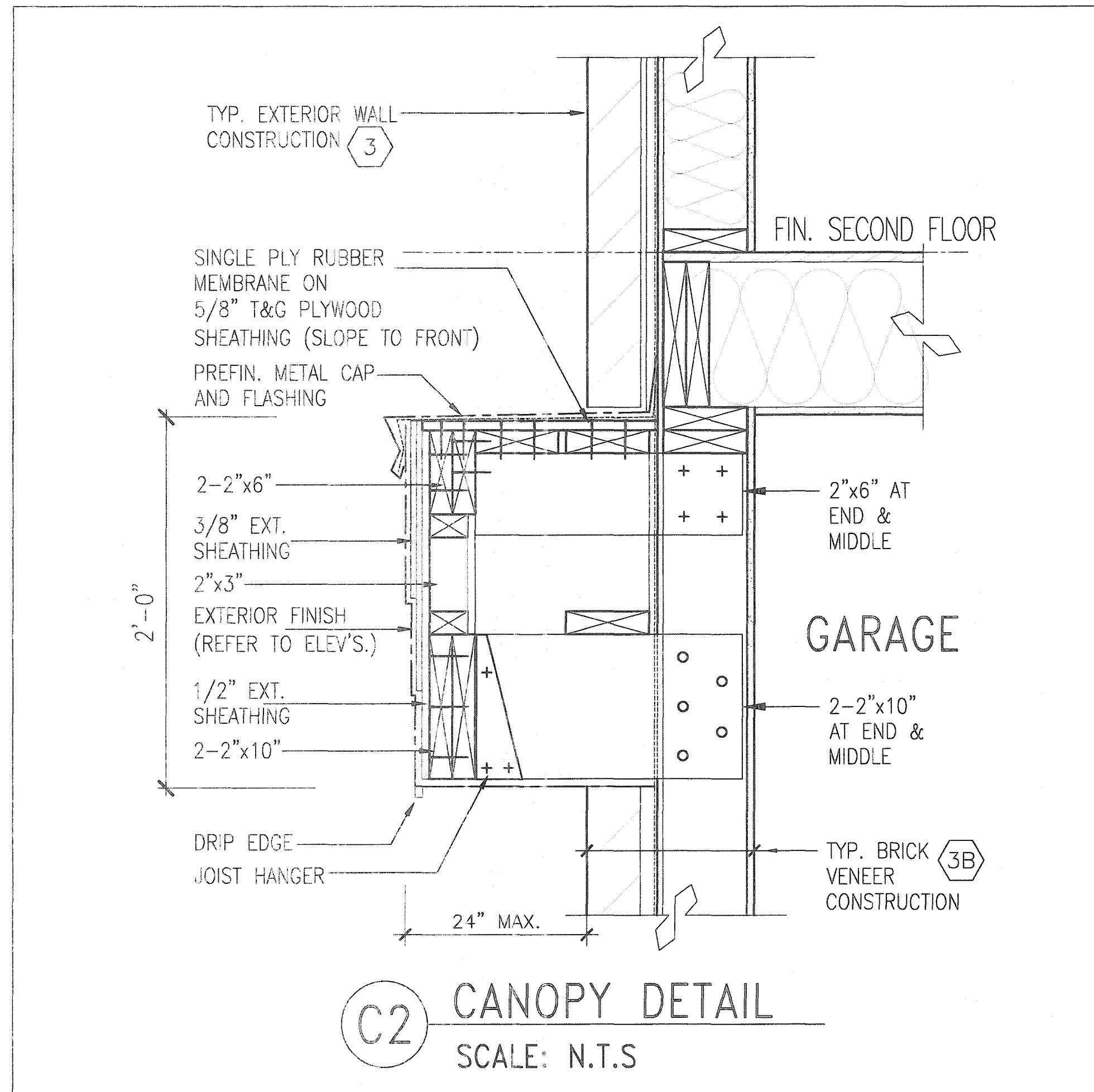
INVERTED STEEL
ANGLE DETAIL



2012 CODE
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9. _____ 8. _____ 7. _____ 6. _____ 5. _____ 4. _____ 3. _____ 2. _____ 1. 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. signature <i>R. Vink</i> 24488 name Richard Vink 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 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 municipality WATERDOWN project no. 19014 date APRIL 2020 drawn by GW checked by - scale Not to Scale	SINGLES INVERTED STEEL ANGLE 19014-GP-STD_DETAILS_A1 drawing no. 13
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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. 8. <i>Richard Vink</i> 7. <i>R Vink</i> 6. <i>signature</i> 5. name 4. registration information 3. VAS Design Inc. 2. 24488 1. 42658		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 municipality WATERDOWN project no. 19014 drawing no. 14	SINGLES CANOPY ROOF AT GARAGE DETAIL 19014-GP-STD_DETAILS_A1
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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.

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