

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 (10.25mm/m²) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 610mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. (EAVES PROTECTION NOT REQUIRED FOR ROOF SLOPES 8:12 OR GREATER). 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREP. ALUM. WATERSTOPOFF, FASCIA, RAIL & VENTED SOFFIT. CLOSING DECK & WATER SHEDDING 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 ROOF (OBC 9.19.1.2).

FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)
SIDING AS PER ELEV., 19x39 (1"x2") VERTICAL WOOD FLOORING, CONTIN. SHEATHING MEMBRANE, 11mm (7/16") EXT. TYPE SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x140 (2"x6") STUDS @ 406mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR REQUIRED MINIMUM THERMAL INSULATION REQUIREMENTS.

FRAME WALL CONSTRUCTION (2"x6") - GARAGE WALLS
SIDING AS PER ELEV., 19x39 (1"x2") VERTICAL WOOD FLOORING, CONTIN. SHEATHING MEMBRANE, 11mm (7/16") EXT. TYPE SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x89 (2"x4") STUDS @ 406mm (16") O.C. (MAX. HEIGHT 3000mm (9'-10")). WITH APPR. DIAGONAL WALL BRACING. REFER TO NOTE 19 WHERE FLOOR EXISTS ABOVE GARAGE. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

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 EXT. 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., 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.

STUCCO WALL CONSTRUCTION (2"x6") - GARAGE WALLS
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 EXT. 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.

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 REQUIRED. IF NO SHEATHING APPLIED, REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)
50mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x130x76mm (7/8"x5/8"x3") GALV. METAL TIES @ 406mm (16") O.C. HORIZONTAL 610mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 11mm (7/16") EXTERIOR TYPE SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x140 (2"x6") STUDS @ 406mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPROVED VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 200mm (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.

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50mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x130x76mm (7/8"x5/8"x3") GALV. METAL TIES @ 406mm (16") O.C. HORIZONTAL 610mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 11mm (7/16") EXTERIOR TYPE SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x89 (2"x4") STUDS @ 406mm (16") O.C. (MAX. HEIGHT 3000mm (9'-10")). WITH APPROVED DIAGONAL WALL BRACING. REFER TO NOTE 19 WHERE FLOOR EXISTS ABOVE GARAGE. PROVIDE WEEP HOLES @ 200mm (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.

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 EXT. 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

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

(5) **FOUNDATION WALL/FOOTINGS: (9.15.3, 9.15.4, 9.13.2, 9.14.2, 9.12.1)**
200mm (8") POURED CONC. FDN. WALL 15MPa (2200psi) WITH BITUMINOUS DAMPPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER RECD. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D IF FOUNDATION WALL IS WATERPROOFED. MINIMUM FOUR HEIGHT 2590 (7'-10") ON 500x155 (2"x6") CONTINUOUS KEYED CONC. F.T.C. 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 FOUNDATION PLAN. ASSUMED 120 KPa (10 psi.) SOIL BEARING CAPACITY FOR TOWNHOUSES. TO BE VERIFIED ON SITE.

-MAXIMUM FLOOR LIVE LOAD OF 2.4KPa (50psi.) 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 TILES 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES.

BASEMENT SLAB OBC 9.13.1(1)(b), 9.13.4(1), 9.28.3.3(16)

50mm (2") MIN. 20MPa (3000psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 20MPa (3000psi) CONC. WITH DAMPPROOFING BELOW SLAB UNDER SLAB INSULATION PER SB-12: 3.1.1.2.5(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)

-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-12-3.1.1.8)**
RS 10.65 (R60) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 13mm (1/2") INT. DRYWALL FINISH OR APPROVED EQUAL. RS 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL.

ALL STAIRS/EXTERIOR STAIRS - OBC 9.8.2

UNIFORM RISE

(1) 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 9.8.2

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 NEVEL POST AT CHANGES OF DIRECTION.

INTERIOR GUARDS - OBC 9.8.2

INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH
EXTERIOR GUARDS - OBC 9.8.2
500mm (38") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (5'-11"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (5'-11").

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., CALLING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF STUD.
USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

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

FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. RSI 3.52c (R20c) 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 CHALKING. CONTINUOUS INSULATION (ci) IS NOT TO BE INTERRUPTED BY FRAMING.

BASEMENT BEARING STUD PARTITION

38x89 (2"x4") STUDS @ 406mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONC. CURB ON 335x155 (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)

68mm (3-1/2") DIA. x 4.78mm (0.188") STL. COL. WITH A MIN. CAPACITY OF 108.8kN (24,000lb.) 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 100x250x12.5 (4"x10"x1/2") BASE PLATE C/W 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2"). THE COLUMN TO STUD WALL WITH 2-38x175 (1 1/4"x1 1/8") STEEL STRIP WELDED TO COLUMN AND FASTENED TO STUD WITH 2-S35 6.35x38 (1/4"x1 1/2") SCREWS MANUF. BY SIMPSON STRONG TIE.

CONCRETE PLASTER

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

(17) 19x39 (1"x2") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM. (OBC 9.23.4.3.(3c))

GARAGE SLAB

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

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

13mm (1/2") GYPSUM 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. 9.10.9.16. 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

PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 200mm (7-7/8") MIN. TREAD 250mm (9-27/32") SEE OBC 9.8.9.2, 9.28.3 & 9.8.10.

(21) **DRYER VENT (OBC 9.23.8.7) & 9.24.1.1)**
CAPPED DRYER EXHAUST VENTED TO EXTERIOR (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE).

(25) **INSULATED ATTIC ACCESS (OBC 9.13.2.1 & SB12-3.1.1.8)**
ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x700mm (21'-1/2"x27'-1/2") & A MIN. AREA OF 0.32 SQ.M. (3.4 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSULATION BACKING. SEE OBC SB-12, 3.1.1.8.

(24) **FIREPLACE CHIMNEYS - OBC 9.21.5**
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 3650mm (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 9.23.3.5 & 9.23.3.10.

(27) **STEEL BEARING PLATE FOR MASONRY WALLS**
280x200x16 (11"x11"x5/8") STL. PLATE FOR STL BEAMS AND 280x200x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTIAL. ANCHORED WITH 2-19mm (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 FOR SLOPES UP TO 9/12. REFER TO THE ONTARIO GAS UTILIZATION CODE.

(29) **BASEMENT WOOD POST (OBC 9.17.4.2)**
3-39x140 (3"-39/16") BUILT-UP POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT. 406x406x203 (16"x16"x8") CONC. FIG. OR AS OTHERWISE SPECIFIED ON DRAWING.

(30) **STEPPED FOOTING (OBC 9.13.3.2)**
MIN. HORIZ. STEP = 600mm (24").
MAX. VERT. STEP = 600mm (24").

(31) **SLAB ON GRADE**
MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL. REINFORCED WITH 6-16x16x12.5 MESH. REINFORCING W/ 10'-0" MIN. OF SLAB CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAPMENT ON COMPACTED SUB-BASE. UNDER SLAB INSULATION AS PER OBC SB-12: 3.1.1.7.15(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.

(32) **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.

(33) **COLD CELLAR PORCH SLAB (OBC 9.39.1)**
FOR MAX. 2500 mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (4 7/8") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAPMENT. REIN. WITH 10N BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB. 60x600 (2 1/2"x23 5/8") 10N DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FOT. WALLS. SLOPE SLAB MAX. 1.0% FROM DOOR. SLAB TO HAVE MIN 75mm (3") BEARING ON FOTN. WALLS. PROVIDE (1) UNITELS OVER CELLAR DOOR AND WITH 100mm (4") END BEARING.

(37) **BRICK CHECK**
THE FOTN. 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. FULL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.

(38) **CONVENTIONAL ROOF FRAMING (2.0KPa. SNOW LOAD)**
38x140 (2"x6") RAFTERS @ 406mm (16") O.C. FOR MAX 11'-7" SPAN, 38x184 (2"x8") RIDGE BOARD, 38x89 (2"x4") COLLAR TIES AT MIDSPAN. CEILING JOISTS TO BE 38x89 (2"x4") @ 406mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 406 (16") O.C. FOR MAX. 4450mm (14'-7") SPAN.

(39) **TWO STOREY VOLUME SPACES**
-FOR A MAXIMUM 5490 mm (18'-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE 2-38x140 (2"x6") SPR/2 CONTIN. STUDS @ 305mm (12") O.C. (TRIPLE UP AT EVERY 3RD DOUBLE STUD FOR BRICK WALLS) C/W 9.6 (3/8") THICK EXT. PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 1220 mm (4'-0") O.C. VERTICALLY. -FOR WALLS WITH HORIZ. DISTANCES NOT EXCEEDING 2900 mm (9'-6"), PROVIDE 38x140 (2"x6") STUDS @ 406 (16") O.C. WITH CONTINUOUS 2-38x140 (2"x6") TOP PLATES & 1-38x140 (2"x6") BOTTOM PLATE & MINIMUM OF 3-38x184 (3"x2") CONT. HEADER AT GRID. CEILING LEVEL TOE-NAILED & CLUED AT TOP, BOTTOM PLATES AND HEADERS.

(40) **EXPOSED FLOOR TO EXTERIOR (SB-12-TABLE 3.1.1.2.A)**
PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

(41) **PARTYWALLS**
TYPICAL 1 HOUR RATED PARTYWALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

(42) **EXTERIOR WALLS FOR WALK-OUT CONDITIONS**
THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 406mm (16") O.C. OR 38x89 (2"x4") STUDS @ 305mm (12") O.C.

WOOD STUD WALLS

L1 = 3'-1/2" x 3'-1/2" x 1/4" (90x90x6.4)
L2 = 3'-1/2" x 3'-1/2" x 5/16" (102x99x8.0)
L3 = 3'-1/2" x 3'-1/2" x 7/16" (127x99x11.0)
L4 = 3'-1/2" x 3'-1/2" x 3/8" (102x99x12.0)
L5 = 3'-1/2" x 3'-1/2" x 1/2" (152x99x12.0)
L6 = 3'-1/2" x 3'-1/2" x 3/4" (152x99x12.0)

UNFINISHED VENEER (RVL) BEAMS

LV1A = 1'-1 3/4" x 7/8" (4'-45x184)
LV1 = 2'-1 3/4" x 7/8" (4'-45x184)
LV2 = 3'-1 3/4" x 7/8" (4'-45x184)
LV3 = 4'-1 3/4" x 7/8" (4'-45x184)
LV4A = 1'-1 3/4" x 7/8" (4'-45x235)
LV4 = 2'-1 3/4" x 7/8" (4'-45x235)
LV5 = 3'-1 3/4" x 7/8" (4'-45x235)
LV5A = 4'-1 3/4" x 7/8" (4'-45x235)

DOOR SCHEDULE

NOS. WIDTH HEIGHT 6" OR MORE TYPE
1a 2'-10" 6'-8" 6'-0" INSULATED ENTRANCE DOOR
1b 2'-8" 6'-8" 6'-0" INSULATED FRONT DOOR
2 2'-8" 6'-8" 6'-0" WOOD & GLASS DOOR
3 2'-8" 6'-8" 6'-0" EXTERIOR SLAB DOOR
4 2'-8" 6'-8" 6'-0" INTERIOR 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 LINES

WL1 = 3'-1/2" x 3'-1/2" x 1/4" (90x90x6.4)
WL2 = 3'-1/2" x 3'-1/2" x 5/16" (102x99x8.0)
WL3 = 3'-1/2" x 3'-1/2" x 7/16" (127x99x11.0)
WL4 = 3'-1/2" x 3'-1/2" x 3/8" (102x99x12.0)
WL5 = 3'-1/2" x 3'-1/2" x 1/2" (152x99x12.0)
WL6 = 3'-1/2" x 3'-1/2" x 3/4" (152x99x12.0)
WL7 = 3'-1/2" x 3'-1/2" x 1/2" (152x99x12.0)
WL8 = 3'-1/2" x 3'-1/2" x 3/4" (152x99x12.0)
WL9 = 3'-1/2" x 3'-1/2" x 1/2" (152x99x12.0)

WOOD LINTELS AND BEAMS

WB1 = 2'-2" x 8" (2-38x184) SPR. No.2
WB2 = 3'-2" x 8" (3-38x184) SPR. No.2
WB3 = 2'-2" x 10" (2-38x235) SPR. No.2
WB4 = 3'-2" x 10" (3-38x235) SPR. No.2
WB5 = 3'-2" x 12" (3-38x286) SPR. No.2
WB6 = 3'-2" x 12" (3-38x286) SPR. No.2
WB7 = 3'-2" x 12" (3-38x286) SPR. No.2
WB8 = 4'-2" x 10" (4-38x235) SPR. No.2
WB9 = 4'-2" x 12" (4-38x286) SPR. No.2

ci - Denotes Continuous Insulation without framing interruption.

DIRECT VENTING GAS FURNACE VENT

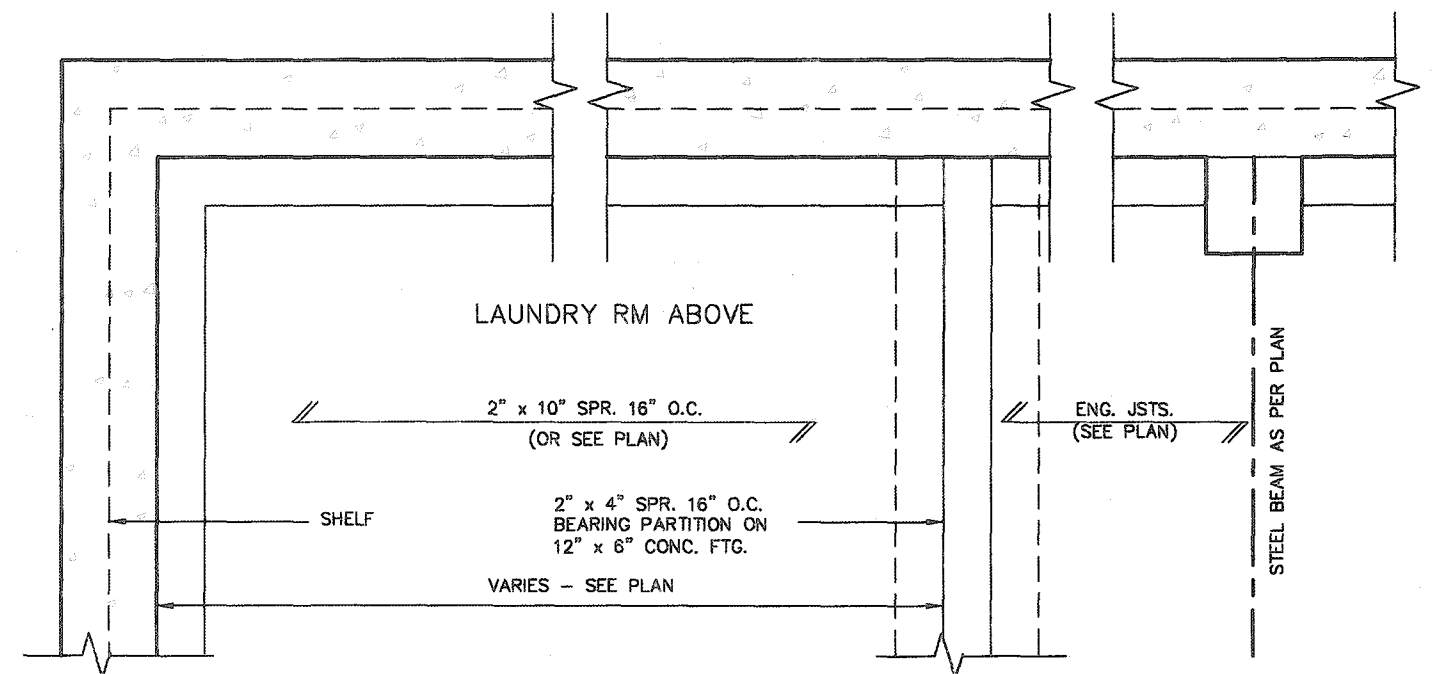
DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR, MIN. 300mm (12") ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. INTAKE INTAKE TO BE MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE. ALL AIR INTAKES SHALL BE LOCATED SO THAT THEY ARE SEPARATED FROM KITCHEN EXHAUST BY 3.0m IN COMPLIANCE WITH O.B.C. DIV-B TABLE 6.2.3.12.

DIRECT VENTING GAS FIREPLACE VENT

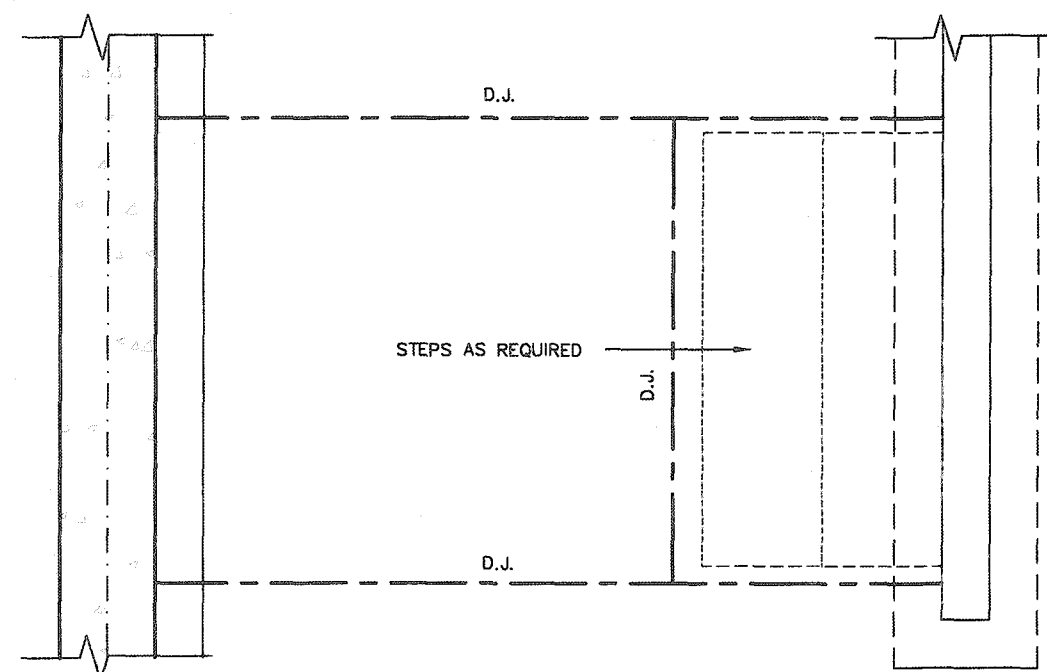
DIRECT VENT GAS FIREPLACE VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.

(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 9.20.6.9) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (SEE OBC 9.30.2.9)

FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100



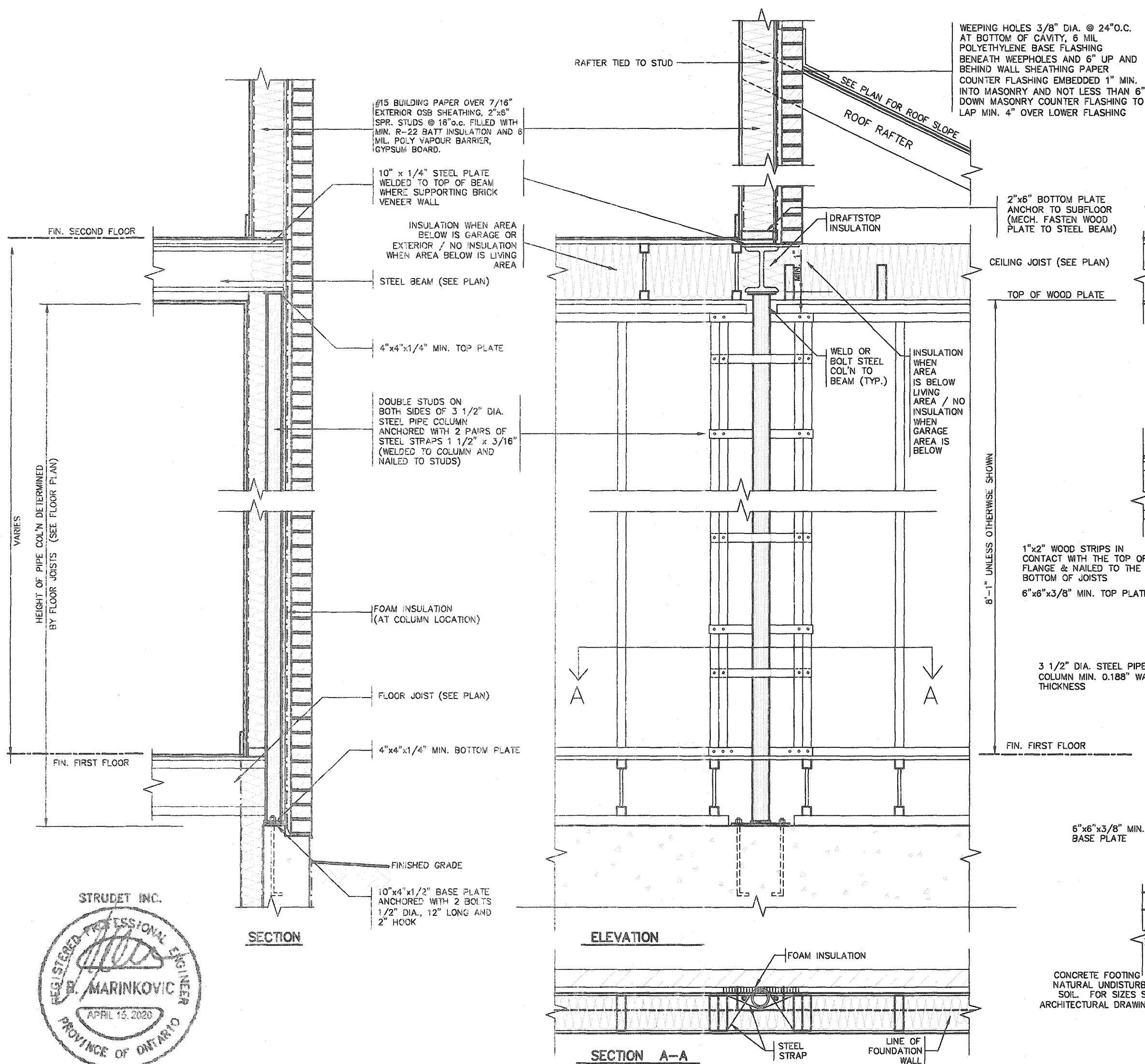
PARTIAL FOUNDATION PLAN



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COMPLIANCE PACKAGE A1

[illegible]

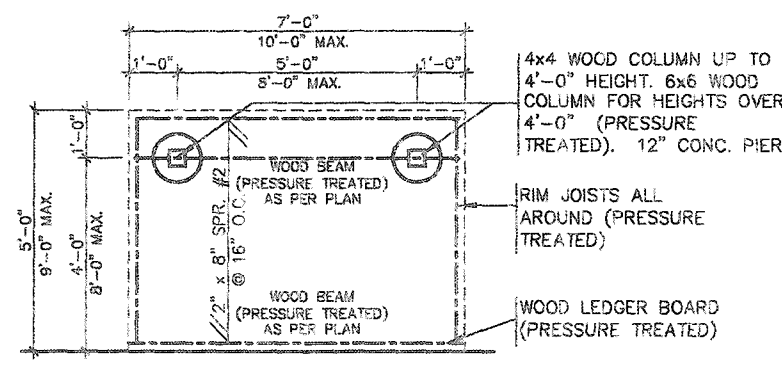
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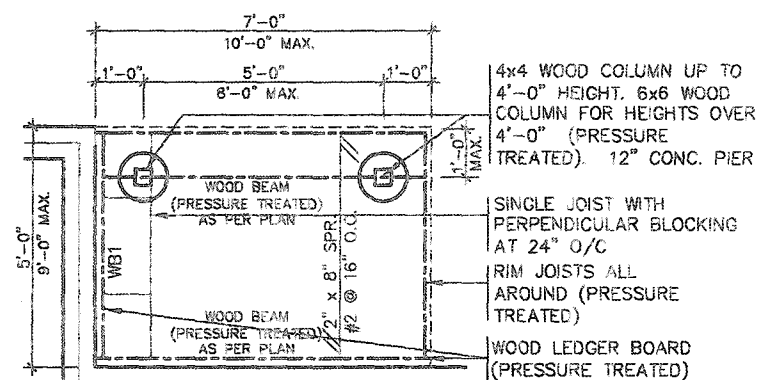
2012 CODE COMPLIANCE PACKAGE A1

1 ISSUED FOR PERMIT. no. description	date by	The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Richard Vink 24488 signature BCO VA3 Design Inc. 42658 Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2235 f 416.630.4782 va3design.com	Greenpark project name RUSSELL GARDENS PH. 3 date APRIL 2020 drawn by GW checked by scale As Shown SINGLES project no. 19014 drawing no. 4
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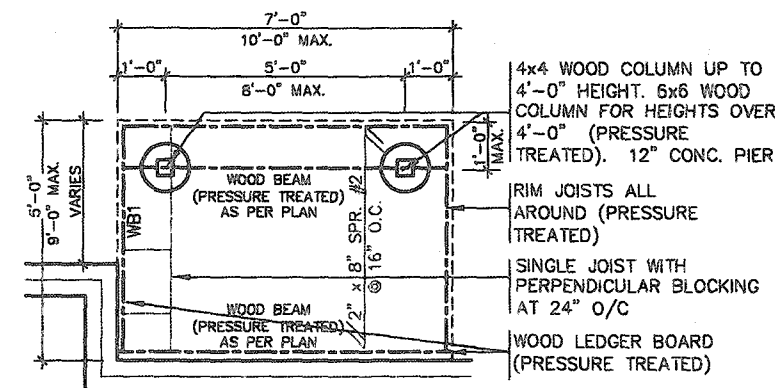
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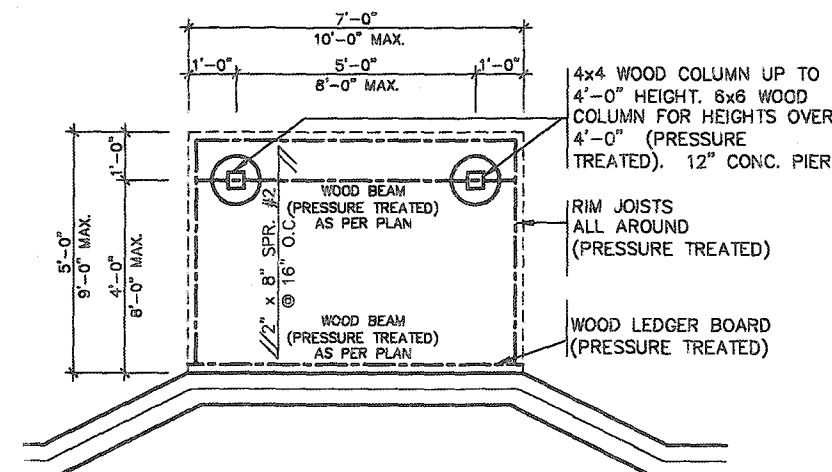
TYPICAL DECK LAYOUT
SCALE: 1/4" = 1'-0"



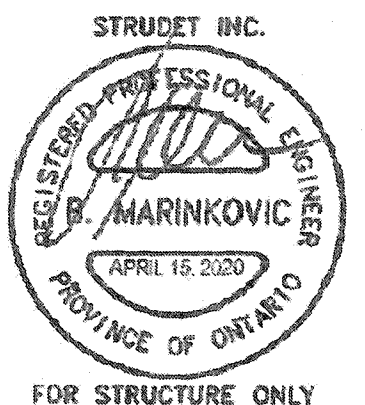
TYPICAL DECK LAYOUT
SCALE: 1/4" = 1'-0"



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

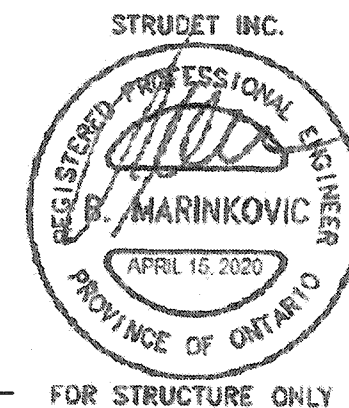
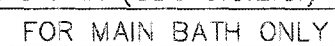


TYPICAL DECK LAYOUT
SCALE: 1/4" = 1'-0"



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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. Richard Vink signature 24488 BCN 42656 VAS Design Inc. 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 vasdesign.com		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 WATERDOWN date APRIL 2020 drawn by GW checked by As Shown scale 1:1		SINGLES project no. 19014 drawing no. 5-1 WOOD DECK PLANS 18014-GP-STD_DETAILS_A1	
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2012 CODE COMPLIANCE PACKAGE

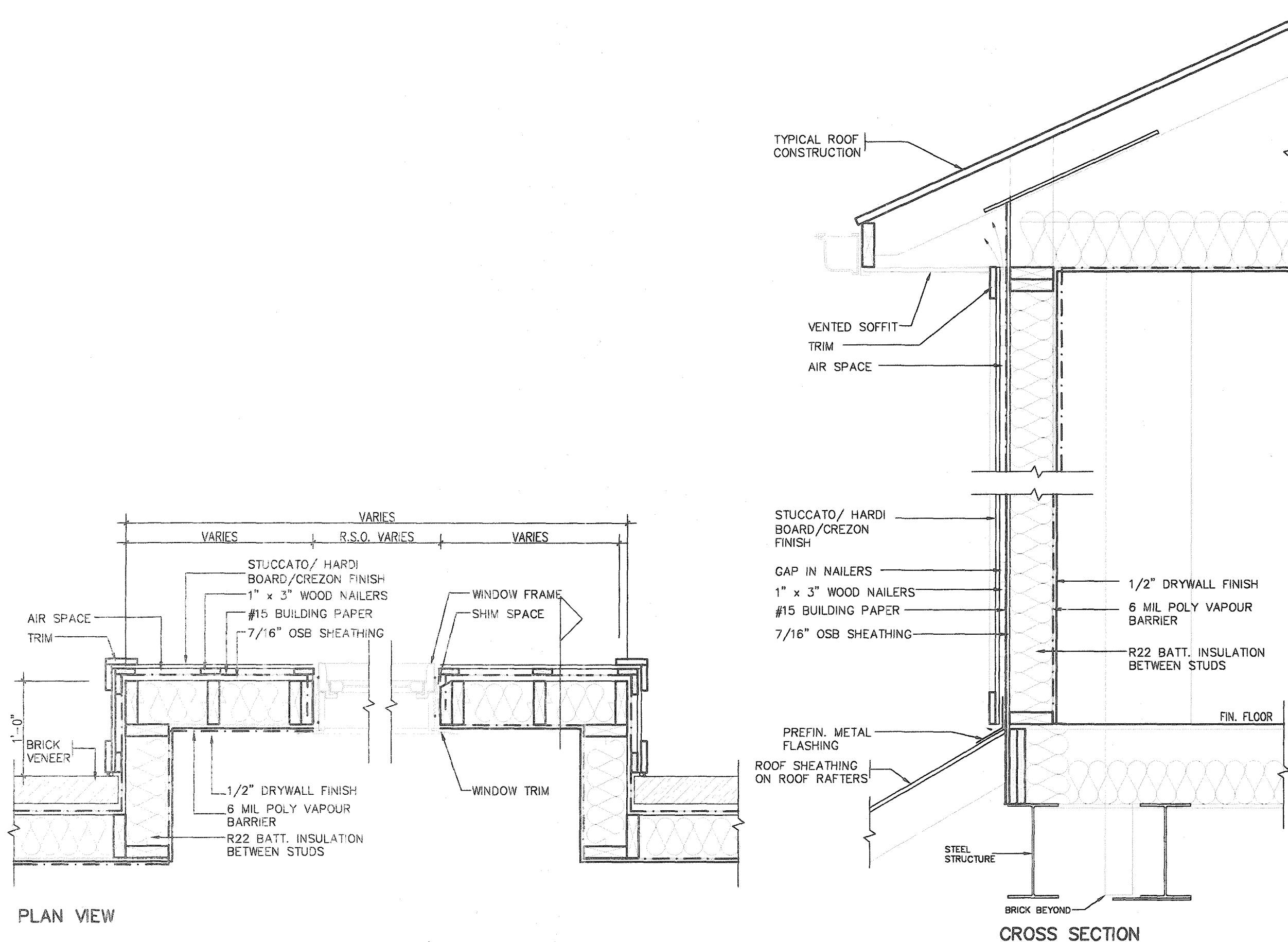
9					The undersigned hereby reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the
8					Ontario Building Code to be a Designer.
7					qualification information
6					Richard Vink 2448
5					name
4					signature BC
3					registration information
2					VA3 Design Inc. 4255
1					
1	ISSUED FOR PERMIT.	APR 13/20	GW		
no.	description	date	by		

VA3
DESIGN
255 Consumers Rd Suite
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.
va3design.com



project name	municipality	project no.
RUSSELL GARDENS PH. 3	WATERDOWN	19014
date	drawing no.	
APRIL 2020	STUD WALL REINFORCEMENT	
drawn by	checked by	scale
GW	-	Not to Scale
	file name	
	19014-GP-STD DETAILS_A1	8

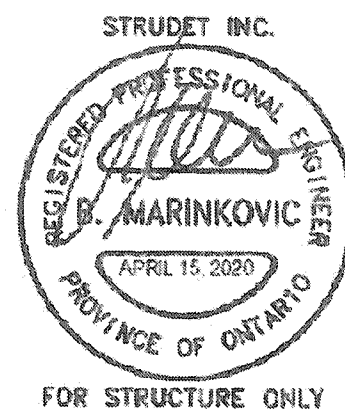
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PLAN VIEW

STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.27.)

CROSS SECTION



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1 ISSUED FOR PERMIT. no. description	APR 13/20 date	GW by	Richard Vink signature 24488 BCN 42658 VA3 Design Inc.	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 416.630.2255 f 416.630.4782 va3design.com	VA3 DESIGN	Greenpark.	SINGLES	project name RUSSELL GARDENS PH. 3 date APRIL 2020 drawn by GW checked by Not to Scale scale STUCCATO/ HARDI BOARD FINISH 19014-CP-STD_DETAILS_A1	project no. 19014 drawing no. 9
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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

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						
7						qualification information
6						Richard Vink <i>R Vink</i> 2448
5						name signature BC
4						registration information
3						VAS Design Inc. 4265
2						
1	ISSUED FOR PERMIT.	APR 13/20	GILL			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 statements of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.
no.	description		date by			

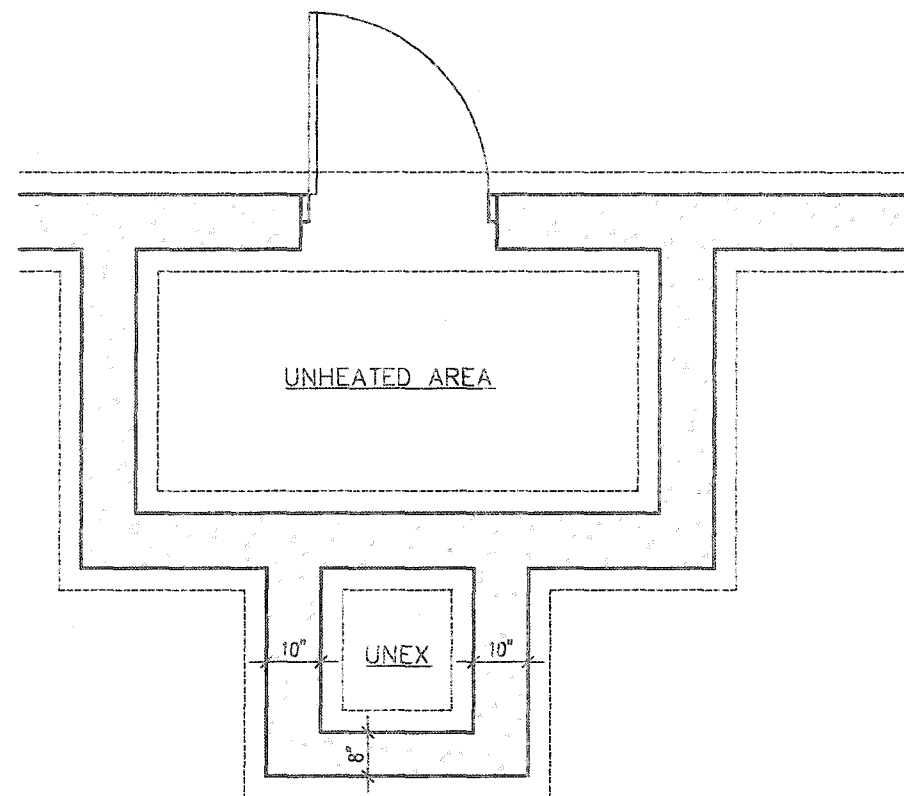
VA3
DESIGN
255 Consumers Rd Suite
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.
va3design.com

Greenpark.

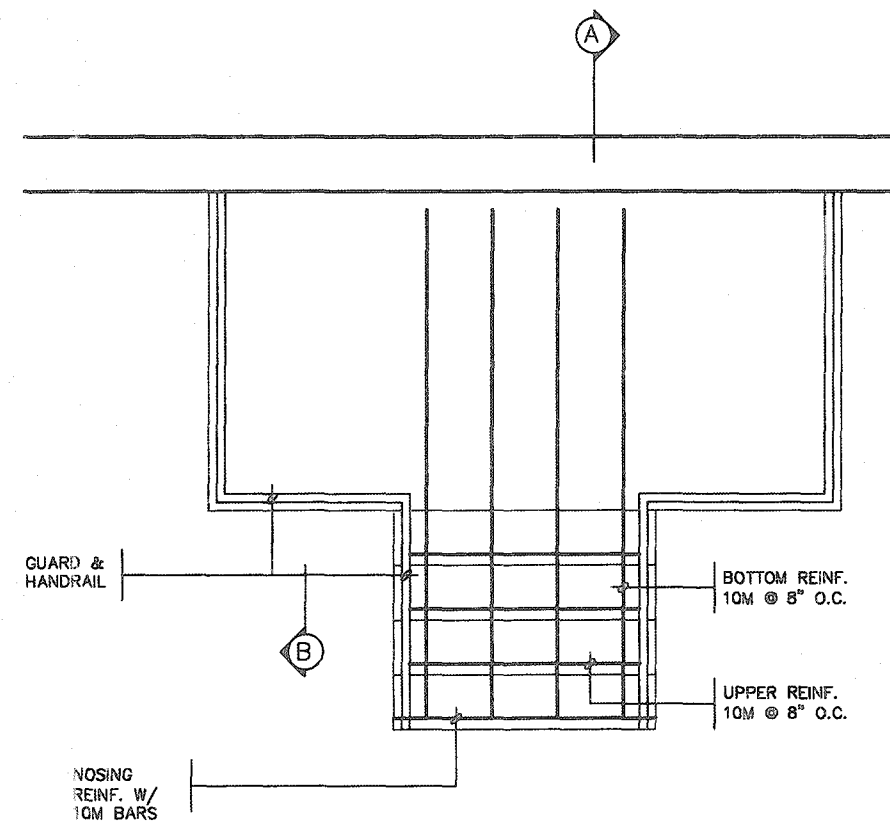
SINGLES

project name RUSSELL GARDENS PH. 3	city WATERDOWN	project no. 19014
date APRIL 2020	drawing no. 10	
drawn by GW checked by -- points Not to Scale file name 19014-GP-STD_DETAILS_A1		

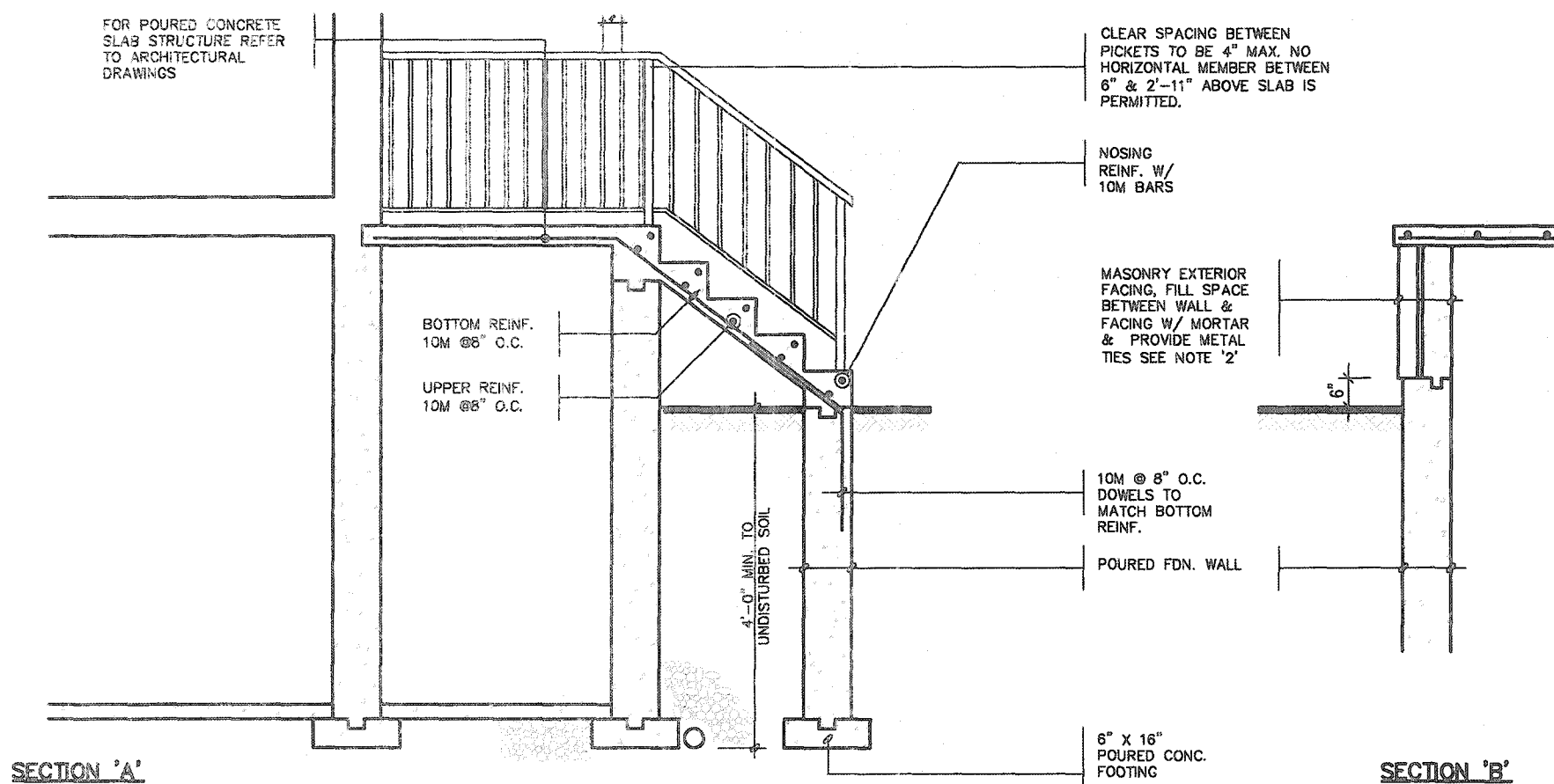
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FOUNDATION PLAN



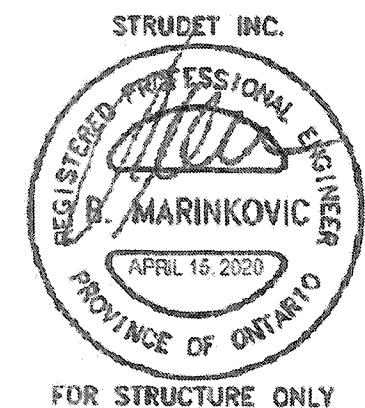
GROUND FLOOR PLAN



NOTE: FOR MORE THAN 8 RISERS

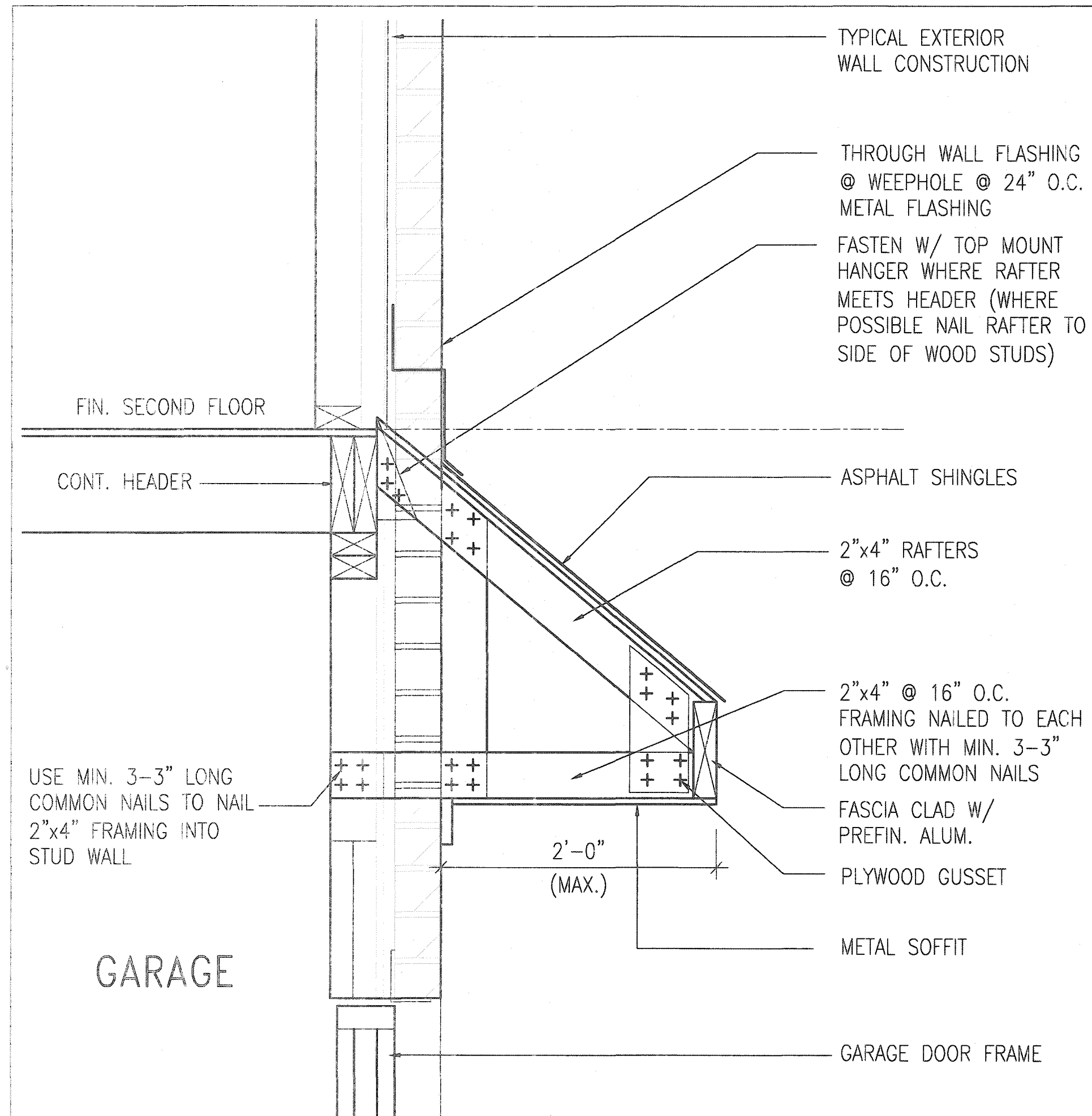
GENERAL NOTES

- EXTERIOR STAIRS**
7 7/8" RISE MAXIMUM
8 1/4" RUN MINIMUM
9 1/4" TREAD MINIMUM
- MASONRY TIES**
WHEN BRICK FACING IS USED ABOVE GROUND LEVEL, PROVIDE 3/16" DIA. CORROSION RESISTANT METAL TIES @ 36" HORIZONTAL & 8" VERTICAL
- GUARDS**
ARE REQUIRED AROUND CONCRETE SLAB IF MORE THAN 2'-0" ABOVE GRADE & ON BOTH SIDES OF STAIRS CONTAINING MORE THAN 6 RISERS. MINIMUM 34" HIGH FOR STAIRS MINIMUM 36" HIGH FOR PORCHES UP TO 5'-11" ABOVE GRADE. MINIMUM 42" HIGH FOR GREATER HTS.
- HANDRAIL**
ARE REQUIRED WHERE STEPS HAVE MORE THAN 3 RISERS. HANDRAIL HEIGHT 34" - 38".
- FOUNDATION WALLS**
THICKNESS OF FOUNDATION WALLS IS DEPENDANT UPON VENEER CUT 8" FOR UP TO 26" VENEER CUT HEIGHT 10" FOR VENEER CUT OVER 26" HIGH
- CONCRETE**
MINIMUM CONCRETE STRENGTH SHALL BE 4550 PSI [32MPa] W/ 5%-8% AIR ENTRAINMENT MINIMUM CONCRETE SLAB THICKNESS 5"
- CONCRETE COVER**
PROVIDE MINIMUM 3/4" CLEAR CONCRETE COVER TO REINFORCING BARS

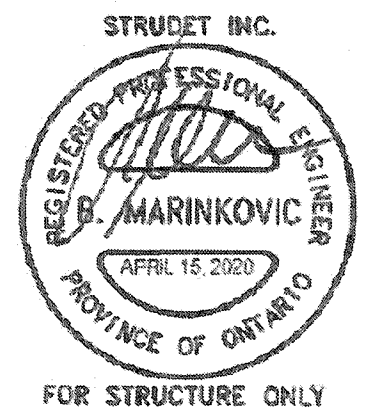


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1. ISSUED FOR PERMIT. APR 13/20 GW	Richard Vink signature 24488 BCN 42658	VAS DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 vasdesign.com	Greenpark project name: RUSSELL GARDENS PH. 3 location: WATERDOWN date: APRIL 2020 drawn by: GW checked by: - scale: Not to Scale title: POURED CONC. PORCH STEPS file name: 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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COMPLIANCE PACKAGE A1

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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

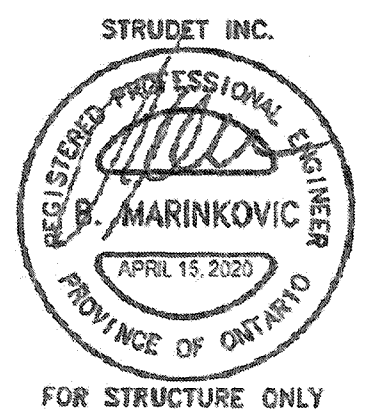
MIN. 12"

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

BRICK/
STONE
VENEER

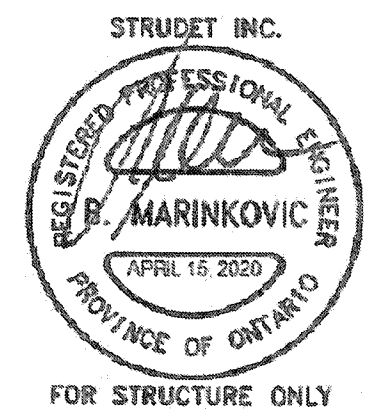
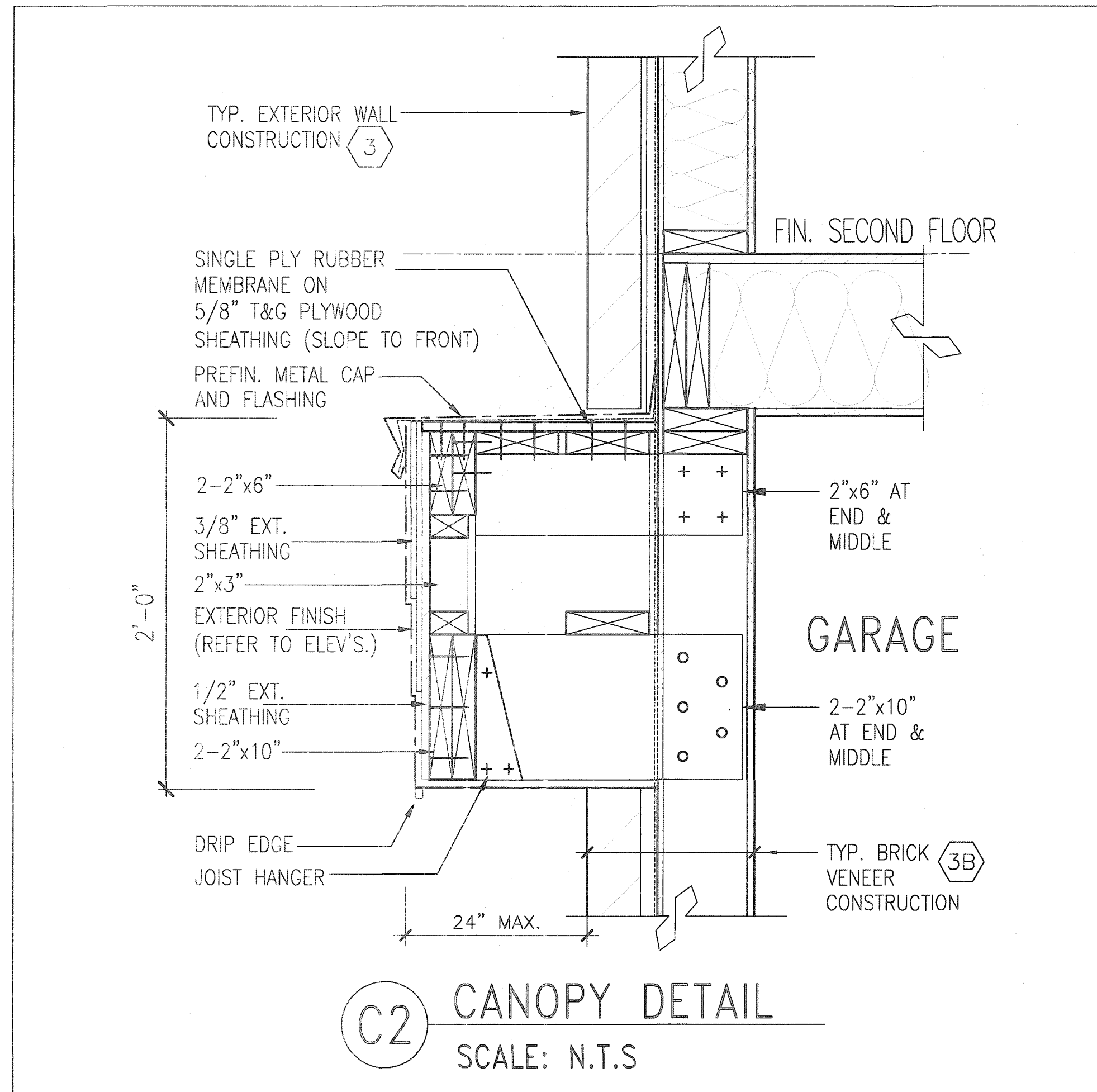
SUPPORTED STEEL
ANGLE UP TO 11'-7".
OTHERWISE TO BE
REVIEWED BY ENGINEER.

INVERTED STEEL
ANGLE DETAIL



2012 CODE
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9 8 7 6 5 4 3 2 1		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 416.630.4762 va3design.com		Greenpark. project name RUSSELL GARDENS PH. 3 date APRIL 2020 drawn by GW checked by Not to Scale scale		municipality WATERDOWN project no. 19014	
no. description 1 ISSUED FOR PERMIT.		date APR 13/20		by GW		drawing no. INVERTED STEEL ANGLE 19014-GP-STD_DETAILS_A1		13	



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