

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 (10.25kg/m²) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CUTS, 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. PREFIN. ALUM. ENVELOPES, FASCIA, RVL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") C/E ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2).

FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)
SINGING AS PER ELEV. 15x39 (1"x2") VERTICAL WOOD FURRING, 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. SINGING 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
SINGING AS PER ELEV. 15x39 (1"x2") VERTICAL WOOD FURRING, 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. SINGING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

STUCCO WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.B)
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 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. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

WALLS ADJACENT TO ATIC - NO CLADDING
11mm (7/16") EXT. TYPE SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x140 (2"x6") STUDS @ 406mm (16") O.C. RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. MID-HEIGHT BLOCKING REQ'D. 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)
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x76mm (7/8"x7"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 @ 600mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR REQUIRED MINIMUM THERMAL INSULATION REQUIREMENTS.

BRICK VENEER CONSTRUCTION (2"x6") - GARAGE WALLS
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x76mm (7/8"x7"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 @ 600mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR REQUIRED MINIMUM THERMAL INSULATION REQUIREMENTS.

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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 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") @ 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, 11mm (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") BELLWALL WITH BITUMINOUS DAMPPROOFING 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 POOR HEIGHT 2360 (7'-10") ON 500x155 (2"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 SIZES REFER TO BEARING FOUNDATION PLAN. ASSUMED 120 KPa (16 psf) SOIL BEARING CAPACITY FOR TOWNHOUSES. TO BE VERIFIED ON SITE.

-MAXIMUM FLOOR LIVE LOAD OF 2.4KPa (50psf) PER FLOOR.
-REFER TO SUELS 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 TILE.

BASEMENT SLAB OBC 9.13.1.1.(b), 9.16.4.5.(1), 9.25.3.3.(1a)
80mm (3") MIN. 25MPa (3840psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL OR 200mm (8") COARSE CONC. WITH DAMPPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12; 3.1.1.2.(5) where required. ALL SLAB JOINTS & PENETRATIONS TO BE SEALED TO MAINTAIN AIR BARRIER.

WOOD SUBFLOORS (SEE OBC 9.23.1.4 & 9.20.2.1)
-19mm (3/4") MIN. T & G SUBFLOOR UNDER GROUND FLOOR FINISH FLOOR.
-16mm (5/8") T&G SUBFLOOR UNDER SECOND FLOOR FINISH FLOOR.
-16mm (5/8") PANEL-TYPE UNDERLAY FOR CERAMIC TILE APPLICATION.
-6mm (1/4") PANEL-TYPE UNDERLAYMENT UNDER RESILIENT & PARQUET FLOORING.

ATIC INSULATION (SB-12-TABLE 3.1.1.2.A) (SB-12-3.1.1.8)
RSI 10.56 (R60) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL.

ALL STAIRS/EXTERIOR STAIRS - OBC 9.8.-
UNIFORM RISE
-5mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS
-10mm (1/2") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT

MAX. RISE = 200 (7'-7/8")
MIN. RUN = 210 (8'-1/4")
MIN. TREAD = 235 (8'-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 (8")
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 NEWEL POST AT CHANGES OF DIRECTION.

INTERIOR GUARDS - OBC 9.8.-
INTERIOR GUARDS 900mm (2'-11") MIN. HIGH
EXTERIOR GUARDS - OBC 9.8.-
900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (7'). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (7').

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 FDN. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

BASEMENT INSULATION (SB-12-3.1.1.2, 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 3.52x8 (R20x8) 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 (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 355x155 (12"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

STEEL BASEMENT COLUMN (SEE OBC 9.15.3.3)
99mm (3-1/2") DIA x 1.78mm (0.188") STL. COL. WITH A MIN. CAPACITY OF 108.9kN (24,000lbs) WITH 153x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE.

STEEL COLUMN
90mm (3-1/2") DIA x 4.78mm (0.188") STL. COL. WITH 100x100x6 (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 x8mm ANCHOR HOOK ANCHORS (2-1/2"x12"x2") DE. COLUMN TO BE WELDED TO TOP & BOTTOM PLATE. 1/4"x4" STL. STRIP WELDED TO COLUMN AND FASTENED TO STUD WITH 2-SFS 6.35x30 (1/4"x1-1/2") BUILDING ANCHORS BY SIMPSON STRONG TIE.

CONCRETE PLASTER

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

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

GARAGE SLAB
100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPTIONAL 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATURAL 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 5.46 (R31) IN CEILING. TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.0.16. 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 350mm (30-21/32"). SEE OBC 9.8.9.2.2, 9.8.9.3. & 9.8.10.

DRYER VENT (OBC 9.23.8.7) & 6.2.4.1.1
CAPPED DRYER EXHAUST VENTED TO EXTERIOR (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE).

INSULATED ATIC ACCESS (OBC 9.10.2.1 & SB12-3.1.1.8)
ATIC ACCESS HATCH WITH MIN. DIMENSION OF 545x700mm (21-1/2"x27-1/2") & A MIN. AREA OF 0.32 SQM (3.44 SQFT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSULATION BACKING. SEE OBC SB-12, 3.1.1.8.

FIREPLACE CHIMNEYS - OBC 9.21.-
TOP OF FIREPLACE CHIMNEY SHALL BE 910mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.

BRICK CHECK
THE FDN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 650mm (26") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 300mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SLAB WITH MORTAR.

MECHANICAL EXHAUST
MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR AS REQUIRED BY OBC 9.23.3.5 & 9.23.5.10.

STEEL BEARING PLATE FOR MASONRY WALLS
280x280x16 (11"x11"x5/8") STL. PLATE FOR STL BEAMS AND 280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS. BEARING ON CONC. BLOCK PARTYWALL, 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
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).

CLASS "B" VENT
ULCO 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.

BASMENT WOOD POST (OBC 9.17.4.3)
3-38x140 (2"x6") BUILT-UP POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT. 406x406x10 (16"x16"x3/4") CONC. FTG. OR AS OTHERWISE SPECIFIED ON DRAWING.

STEPPED FOOTINGS (OBC 9.15.3.3)
MIN. HORIZ. STEP = 600mm (24")
MAX. VERT. STEP = 600mm (24")

SLAB ON GRADE
MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL. REINFORCED WITH 606x102x9.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTION. SUB-GRADE, UNDER SLAB INSULATION AS PER OBC SB-12 3.1.1.7.(5)(6) AND SB-12, TABLE 3.1.1.2. 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" (90x90x0.1)	
L2 = 4" x 3-1/2" x 5/16" (100x90x0.8)	
L3 = 6" x 3-1/2" x 5/16" (125x90x0.8)	
L4 = 8" x 3-1/2" x 3/8" (150x90x1.0)	
L5 = 6" x 4" x 3/8" (150x100x1.0)	
L6 = 8" x 4" x 3/8" (180x100x1.0)	

LAMINATED VENEER UNDER (LVL) BEAMS	
LVL1A = 1-1 3/4" x 1/4" (1-45x184)	
LVL1 = 2-1 3/4" x 1/4" (2-45x184)	
LVL2 = 3-1 3/4" x 1/4" (3-45x184)	
LVL3 = 4-1 3/4" x 1/4" (4-45x184)	
LVL4A = 1-1 3/4" x 1/4" (1-45x235)	
LVL4 = 2-1 3/4" x 1/4" (2-45x235)	
LVL5 = 3-1 3/4" x 1/4" (3-45x235)	
LVL5A = 4-1 3/4" x 1/4" (4-45x235)	
LVL6A = 1-1 3/4" x 1/4" (1-45x300)	
LVL6 = 2-1 3/4" x 1/4" (2-45x300)	
LVL7 = 3-1 3/4" x 1/4" (3-45x300)	
LVL7A = 4-1 3/4" x 1/4" (4-45x300)	
LVL8 = 2-1 3/4" x 1/4" (2-45x356)	
LVL9 = 3-1 3/4" x 1/4" (3-45x356)	

BRICK VENEER UNITS	
W1 = 3-1/2" x 3-1/2" x 1/4" (88x88x0.4)	
W2 = 4" x 3-1/2" x 5/16" (102x88x0.8)	
W3 = 6" x 3-1/2" x 5/16" (127x88x0.8)	
W4 = 8" x 3-1/2" x 7/16" (152x88x1.0)	
W5 = 6" x 4" x 7/16" (152x102x1.0)	
W6 = 5" x 3-1/2" x 5/16" (127x88x0.8)	
W7 = 6" x 3-1/2" x 5/16" (127x88x0.8)	
W8 = 5" x 3-1/2" x 5/16" (127x88x0.8)	
W9 = 6" x 4" x 7/16" (152x102x1.0)	

WOOD UNITS 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"x10" (4-38x235) SPR. No.2	
W9 = 4-2"x12" (4-38x286) SPR. No.2	

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. HRV INTAKE 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.

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.

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 9.30.2.2 *)

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 9.30.2.2 *)

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.

COLD CELLAR PORCH SLAB (OBC 9.39.-)
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 10N BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB. 600x600 (3/8" x 3/8" x 5/8") 10M DOMELS @ 600mm (23 5/8") O.C. ANCHORED IN PERIMETER FTD. WALLS. SLOPE SLAB MIN. 1.0% FROM DOOR. SLAB TO HAVE MIN 75mm (3") BEARING ON FDN. WALLS. PROVIDE (1) UNTELS OVER CARRIER DOOR AND WITH 100mm (4") END BEARING.

BRICK CHECK
THE FDN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 650mm (26") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 300mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SLAB WITH MORTAR.

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 MIDSPANS. CEILING JOISTS TO BE 38x89 (2"x4") @ 406mm (16") O.C. FOR MAX. 2300mm (9'-3") SPAN & 38x140 (2"x6") @ 406 (16") O.C. FOR MAX. 4450mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 610mm (24") O.C. WITH A 38x89 (2"x4") CENTRE POST TO THE TRUSS BELOW, LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

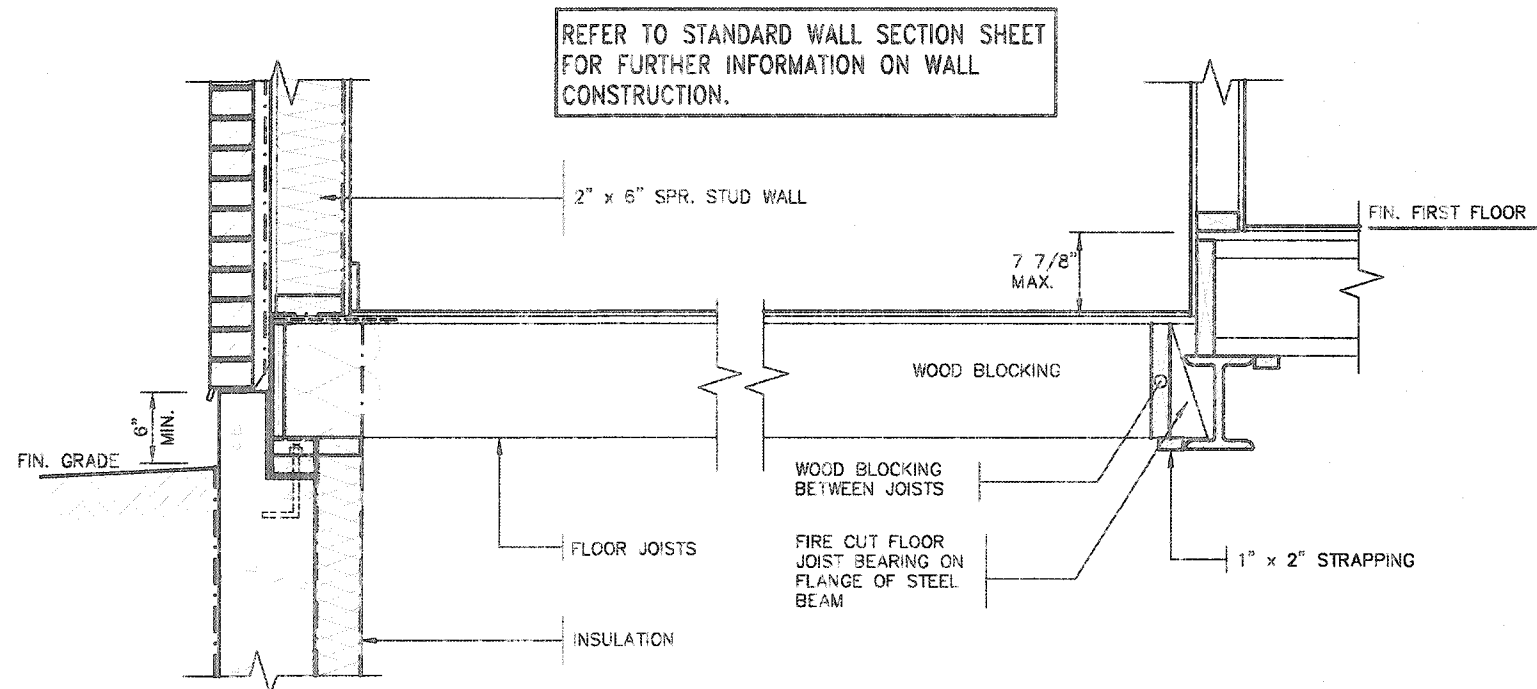
TWO STOREY VOLUME SPACES
-FOR A MAXIMUM 5490 mm (18'-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE 2-38x140 (2"x6") SPR#2 CONTIN. STUDS @ 305mm (12") O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) C/W 9.6 (3/8") THICK EXT. PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 1220 mm (4'-0") O.C. VERTICALLY. -FOR WALLS WITH HORIZ. DISTANCES NOT EXCEEDING 2800 mm (9'-6"), PROVIDE 38x140 (2"x6") STUDS @ 406 (16") O.C. WITH CONTINUOUS 2-38x140 (2"x6") TOP PLATES & 1-38x140 (1'-2") BOTTOM PLATE & MINIMUM OF 3-38x184 (3'-2") CONT. HEADER AT GRID. CEILING LEVEL TOE-NAILLED & GLUED AT TOP, BOTTOM PLATES AND HEADERS.

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.

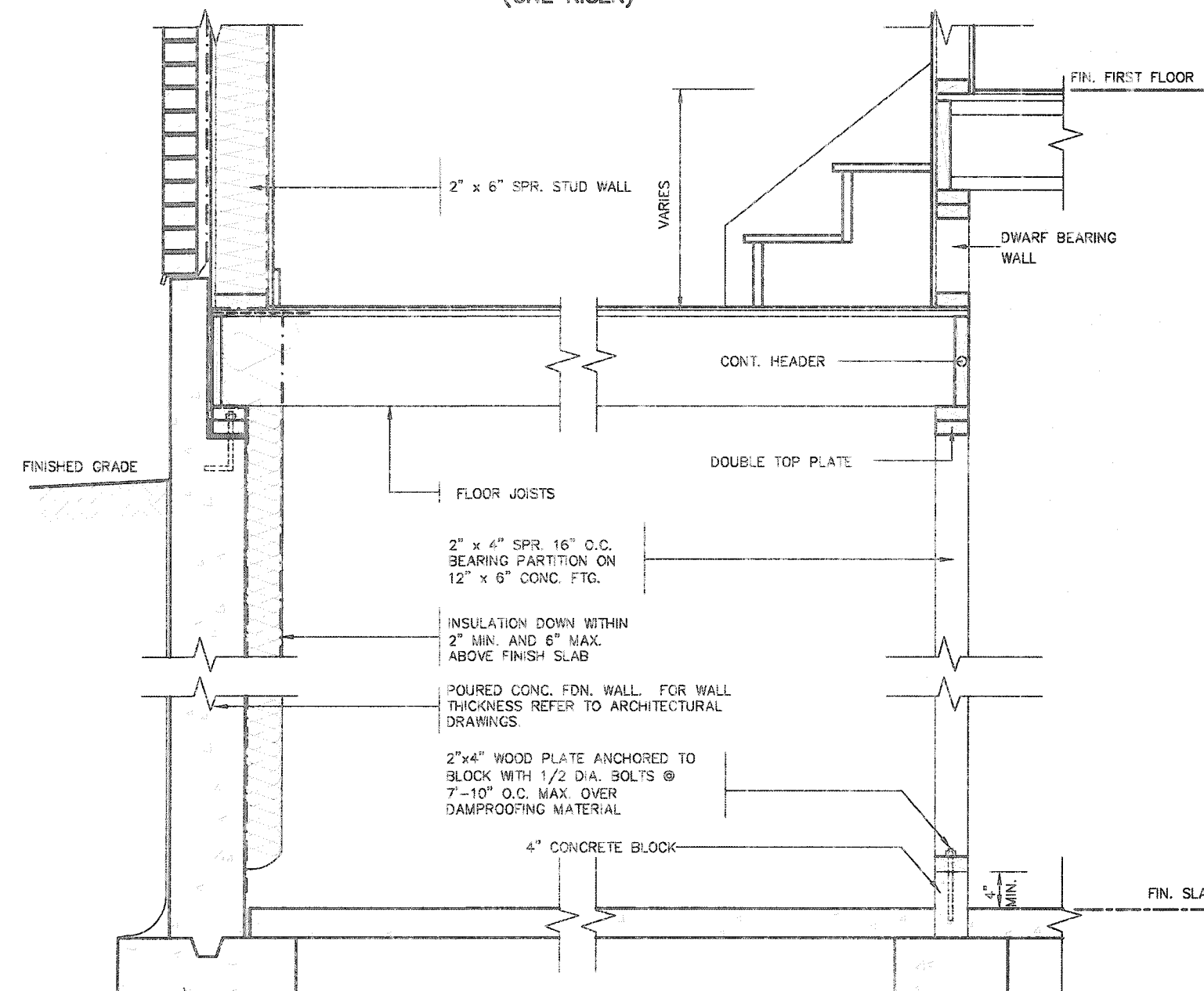
PARTYWALLS
TYPICAL 1 HOUR RATED PARTYWALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

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

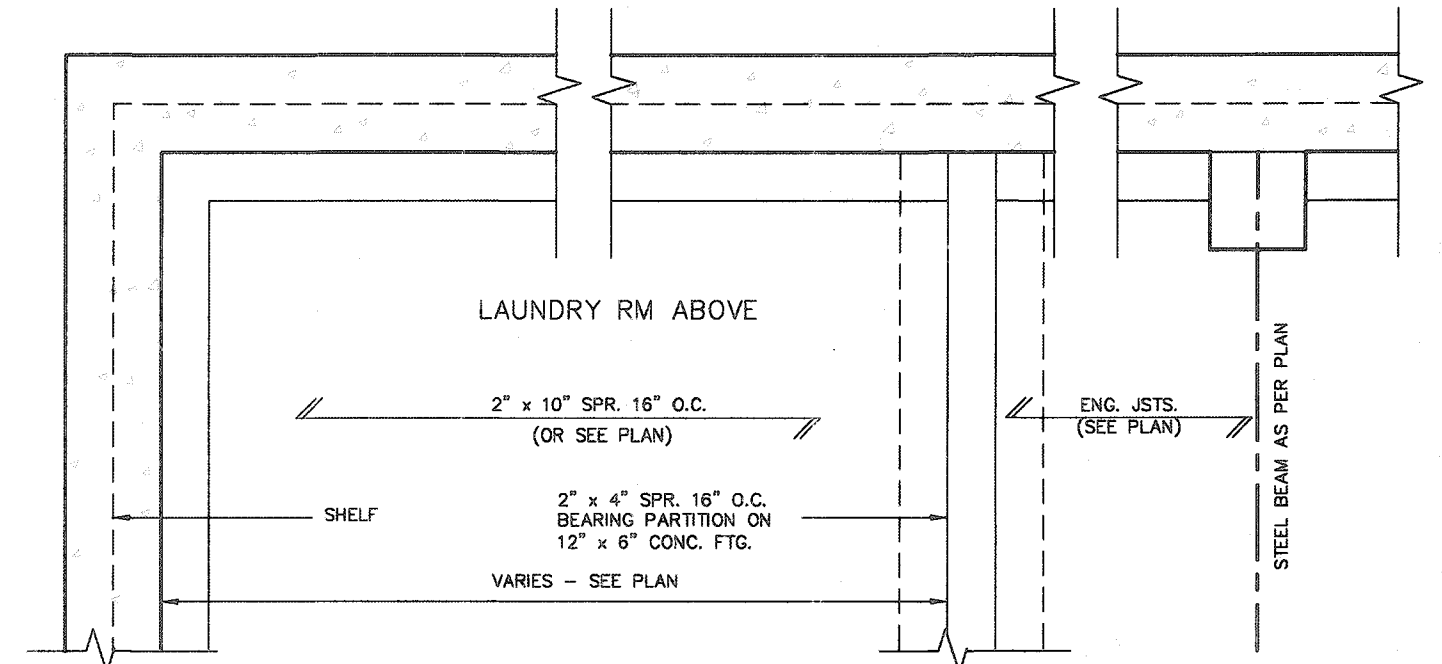
PAID FOOTINGS	
F1 = 42"x42"x18" CONCRETE PAD	F1 = 48"x48"x20" CONCRETE PAD
F2 = 35"x35"x16" CONCRETE PAD	F2 = 40"x40"x16" CONCRETE PAD
F3 = 30"x30"x12" CONCRETE PAD	F3 = 34"x34"x12" CONCRETE PAD
F4 = 24"x24"x12" CONCRETE PAD	F4 = 28"x28"x12" CONCRETE PAD
F5 = 18"x18"x8" CONCRETE PAD	F5 = 18"x18"x8" CONCRETE PAD



DETAIL OF SUNKEN LAUNDRY/ENTRY
(ONE RISER)



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



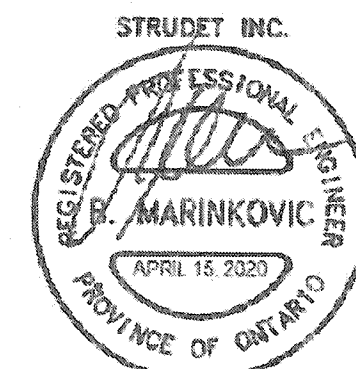
PARTIAL FOUNDATION PLAN

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

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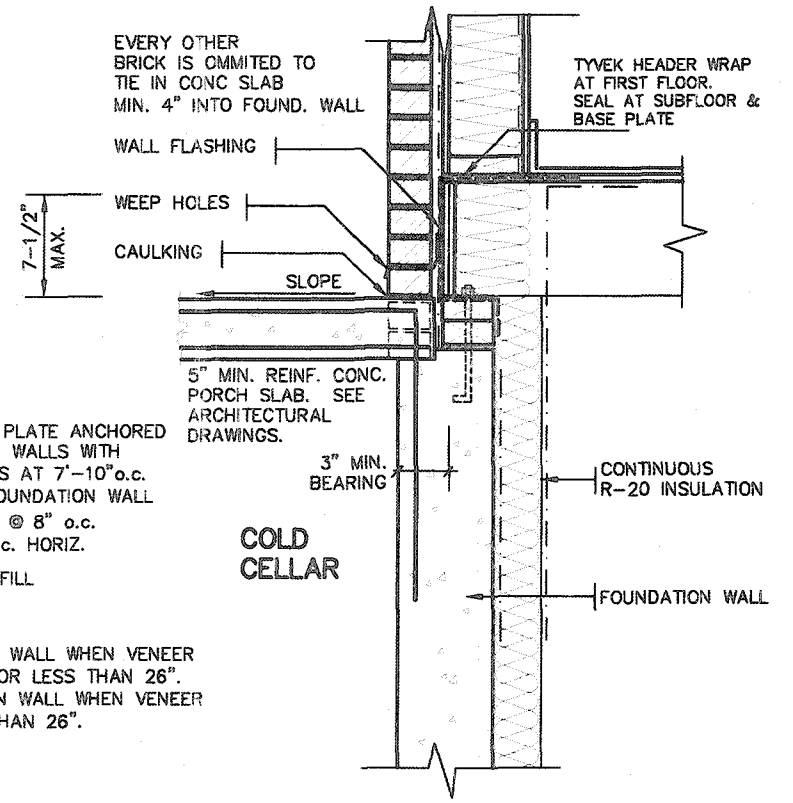
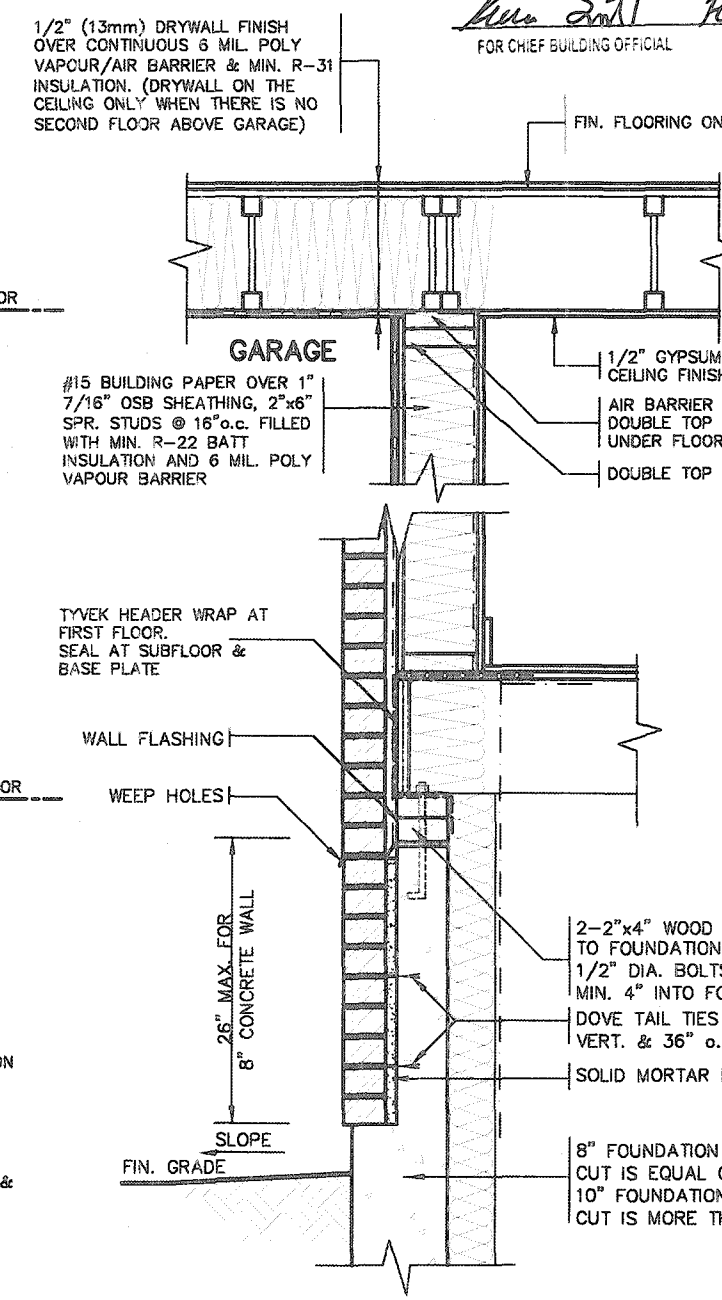
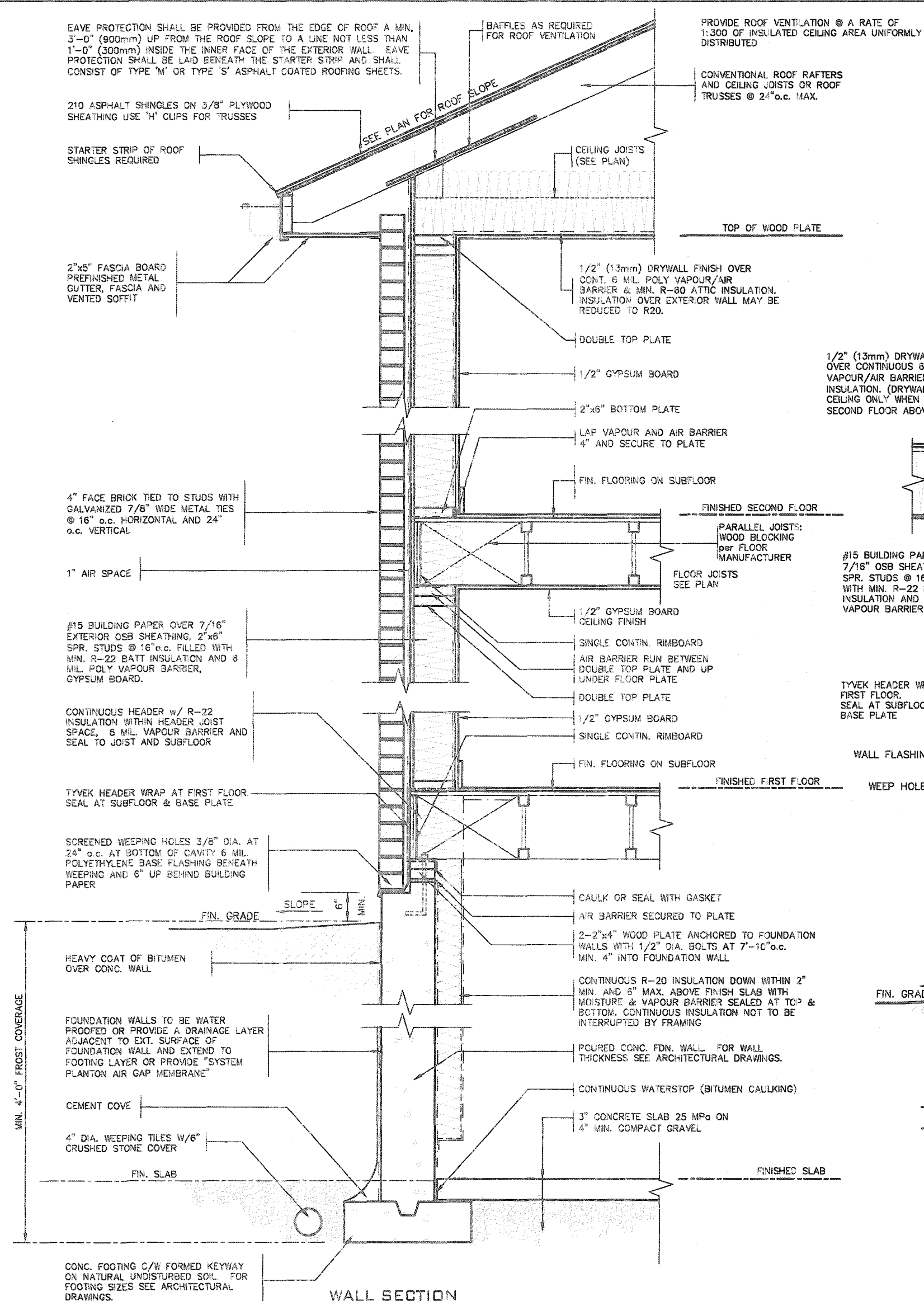
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by
Kim Smith Feb 22, 2021
FOR CHIEF BUILDING OFFICIAL DATE

2012 CODE COMPLIANCE PACKAGE A1

9 8 7 6 5 4 3 2 1 ISSUED FOR PERMIT. no. description	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Richard Vink 24488 BCN signature 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. date by APR 13/20 GW	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 city WATERDOWN date APRIL 2020 drawn by GW checked by scale Not to Scale 19014-GP-STD_DETAILS_A1	SINGLES project no. 19014 drawing no. 2
--	--	---	---	--



**DETAIL FOR CONCRETE
VENEER DROPPED GRADE**

DETAIL FOR COLD CELLAR PORCH SLAB

WALL SECTION

**CITY OF HAMILTON
Building Division**

Permit No. **21-105920**

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K. Smith Feb 22, 2021
FOR CHIEF BUILDING OFFICIAL DATE

**CITY OF HAMILTON
BUILDING DIVISION**
Planning & Development Department
FEB 05 2021
REC'D BY _____ DATE _____
REF'D TO _____ DATE _____

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

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

The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
Richard Vink 24488 BCN
signature
VA3 Design Inc. 42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

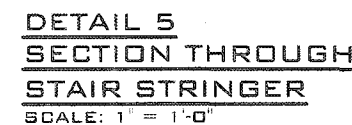
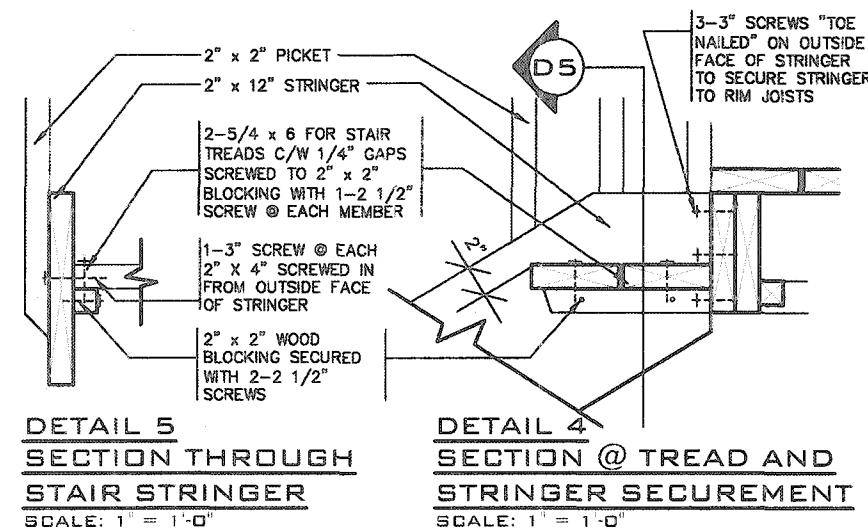
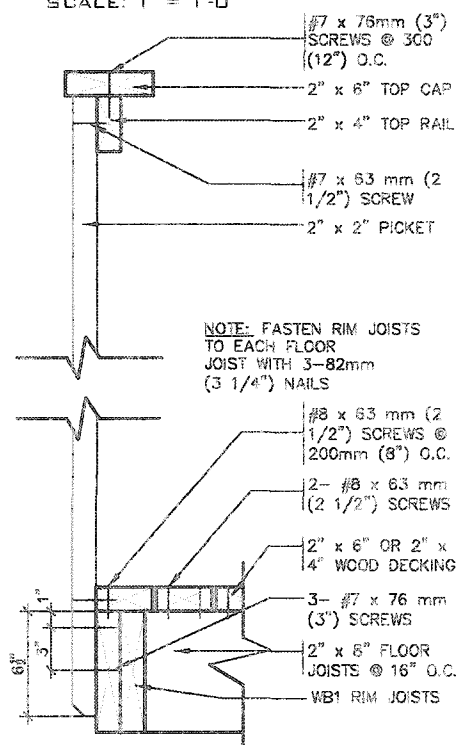
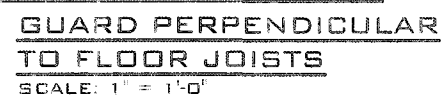
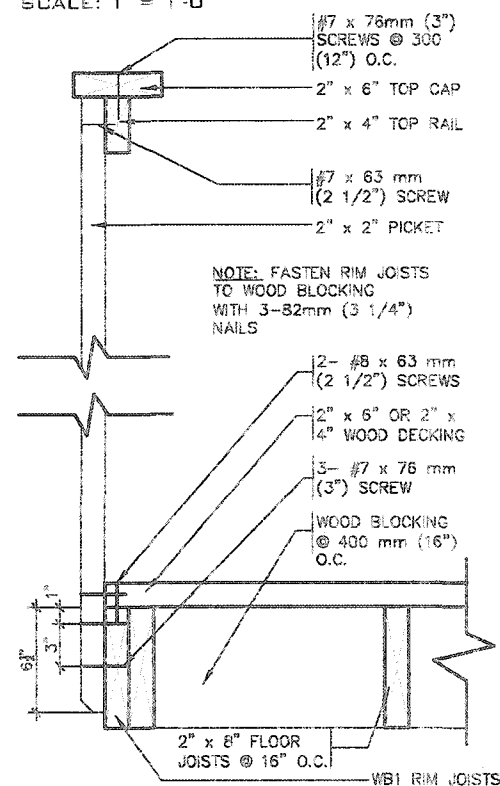
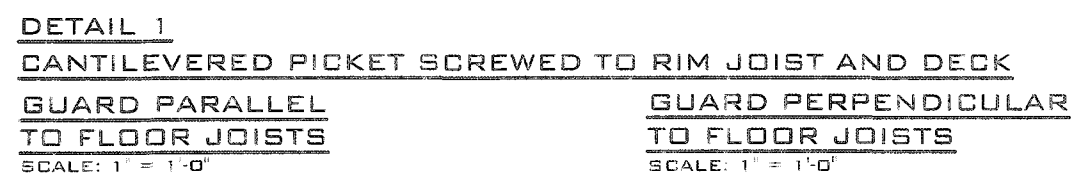
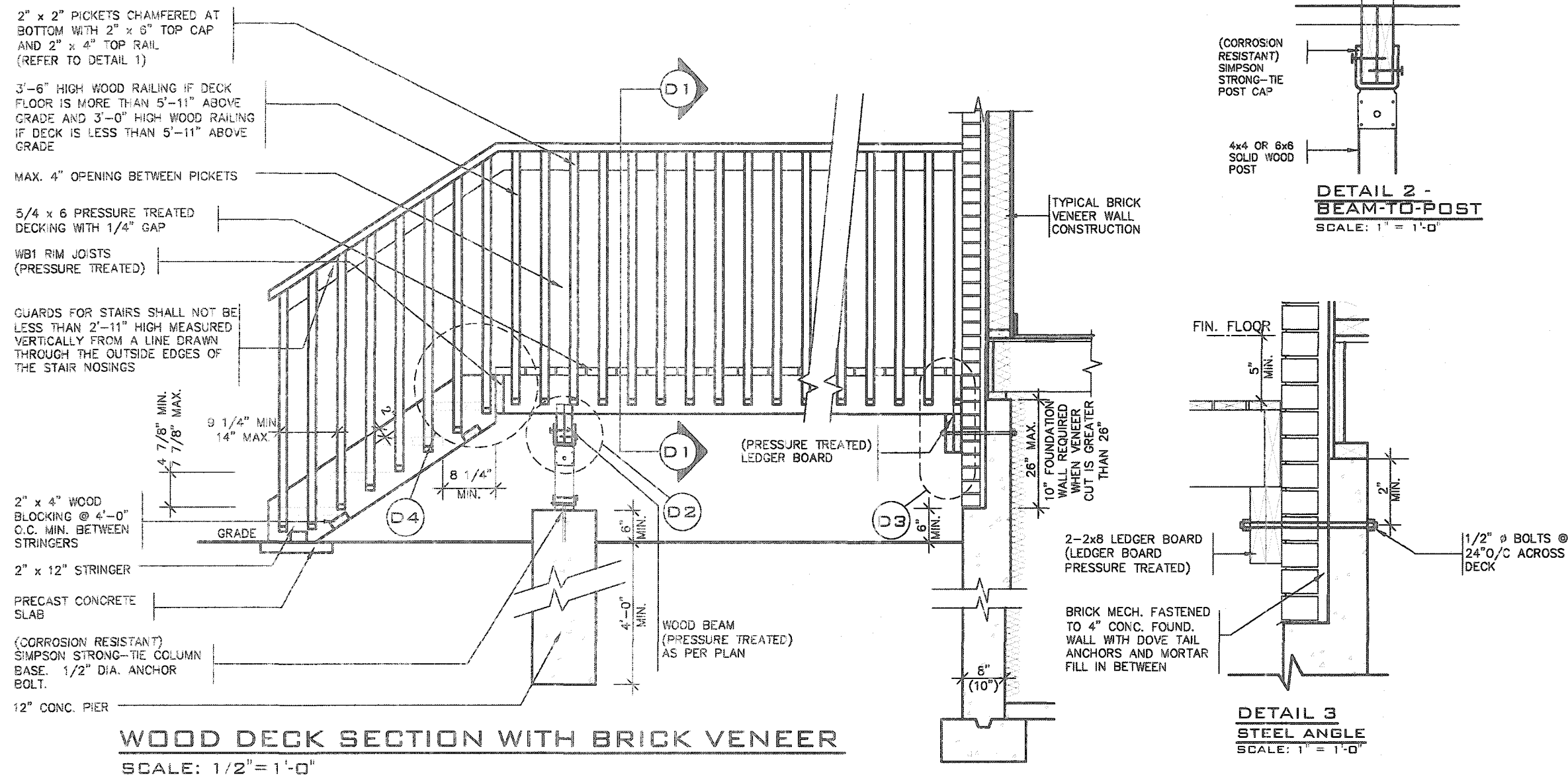
**VA3
DESIGN**
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.639.2255 f 416.639.4782
va3design.com

Greenpark.
project name **RUSSELL GARDENS PH. 3** municipality **WATERDOWN** project no. **19014**
date **APRIL 2020** sheet no. **2"x6" BRICK VENEER SECTIONS** drawing no. **3**
drawn by **GW** checked by **-** scale **Not to Scale** file name **19014-GP-STD_DETAILS_A1**

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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)



FOR CHIEF BUILDING OFFICIAL _____ DATE _____

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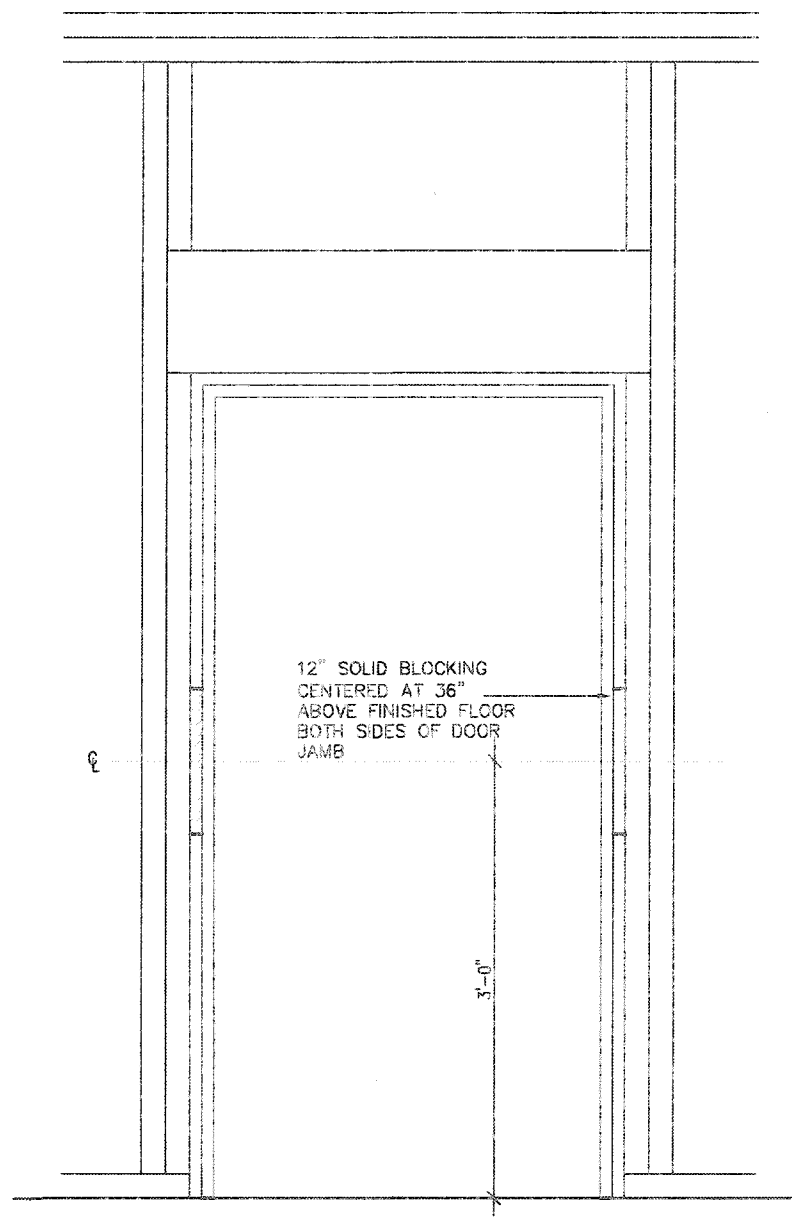
				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code as a Designer.
9	-	-	-	qualification information
8	-	-	-	Richard Vink <i>R Vink</i> 24468
7	-	-	-	name signature BCIN
6	-	-	-	registration information
5	-	-	-	VAS Design Inc. 42658
4	-	-	-	
3	-	-	-	
2	-	-	-	
1				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. Drawing not to be copied
		A/R 13/20	GW	
no. description		date by		

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t 416.630.2257 f 416.630.4782
[vasdesign.com](#)

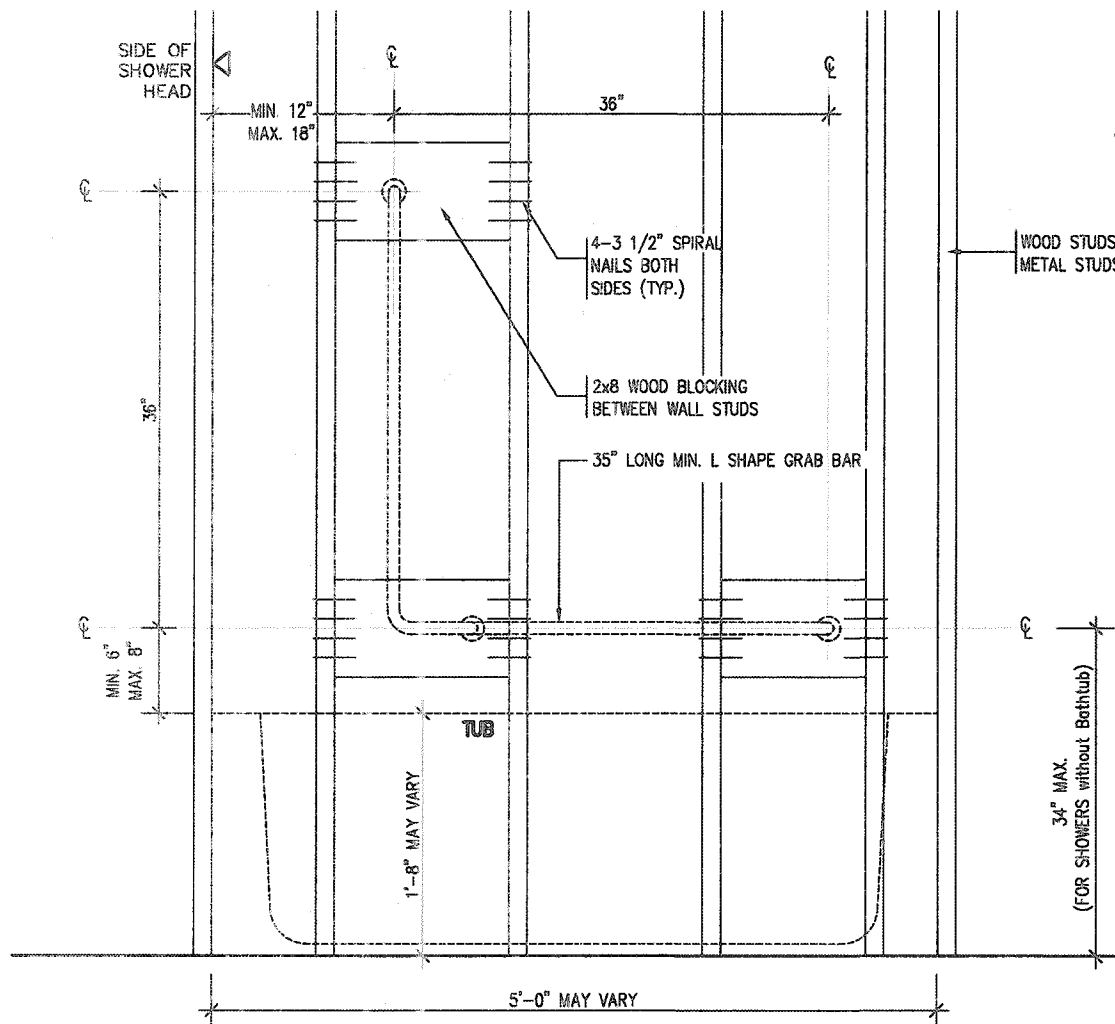
SINGLES

project name RUSSELL GARDENS PH. 3	municipality WATERDOWN	project no. 19014
WOOD DECK PLANS		
date APRIL 2020	drawing by GW	as shown As Shown
drawing no. 19014-GP-STD_DETAILS_A1		revision 5--1

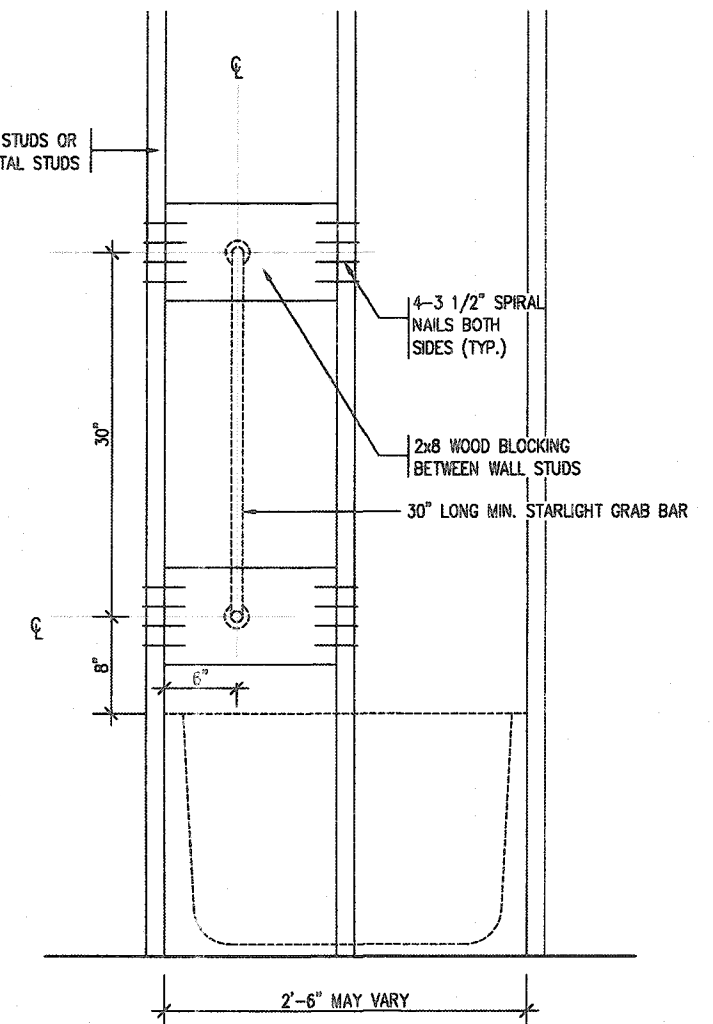
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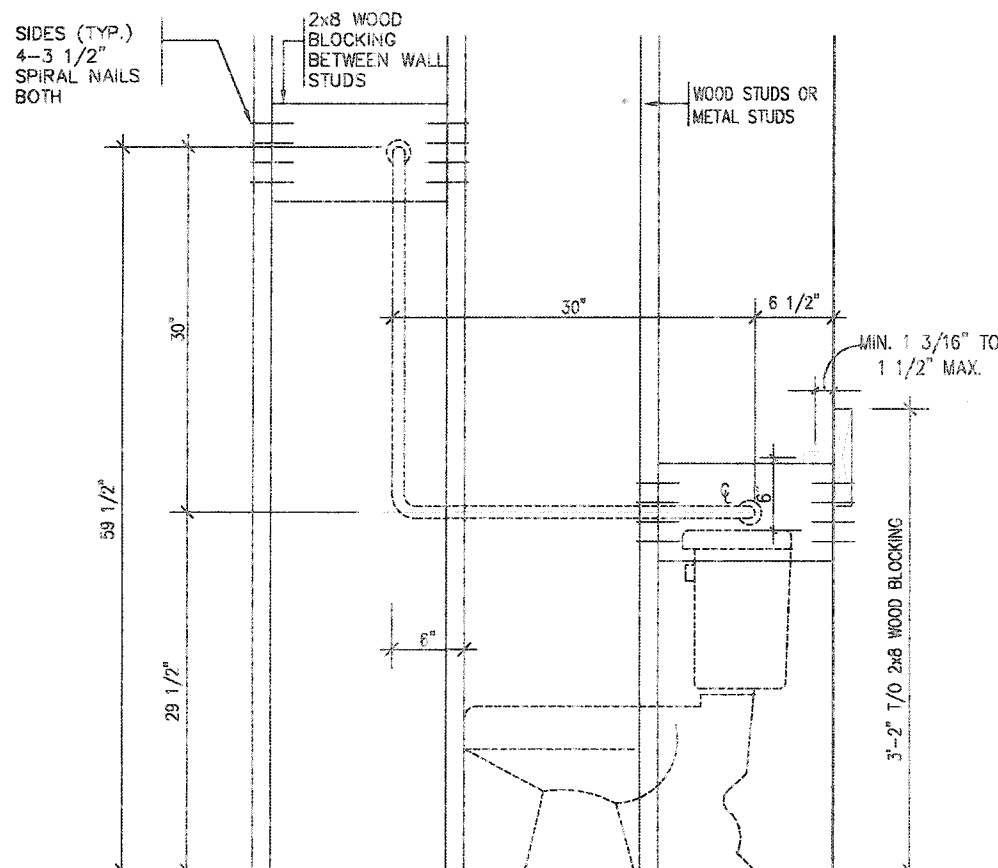
RESISTANCE TO FORCED ENTRY (OBC 9.6.8.)



BATH TUB/ SHOWER FRONT ELEVATION



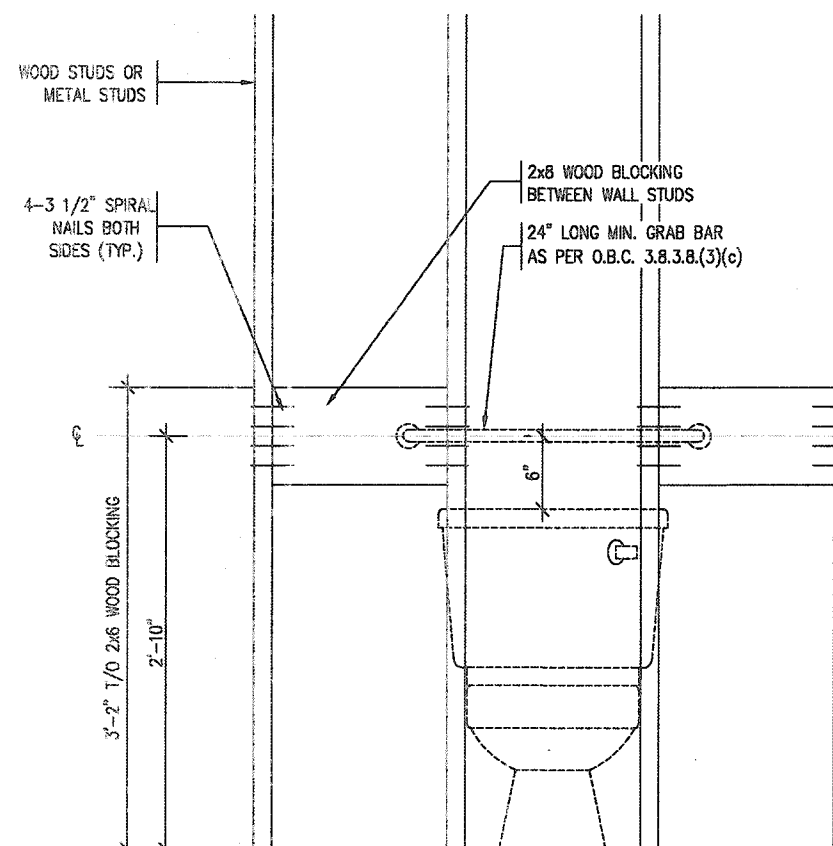
BATH TUB SHOWER HEAD SIDE ELEVATION



TOILET SIDE ELEVATION

STRUCTURAL REINFORCEMENT FOR GRAB BAR (OBC 9.5.2.3.)

FOR MAIN BATH ONLY



FOR STRUCTURE ONLY

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Planning & Development Department

FEB 05 2021

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These drawings and/or specifications have been reviewed by

Ken Smith Feb 22, 2021
FOR CHIEF BUILDING OFFICIAL DATE

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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

name

registration information

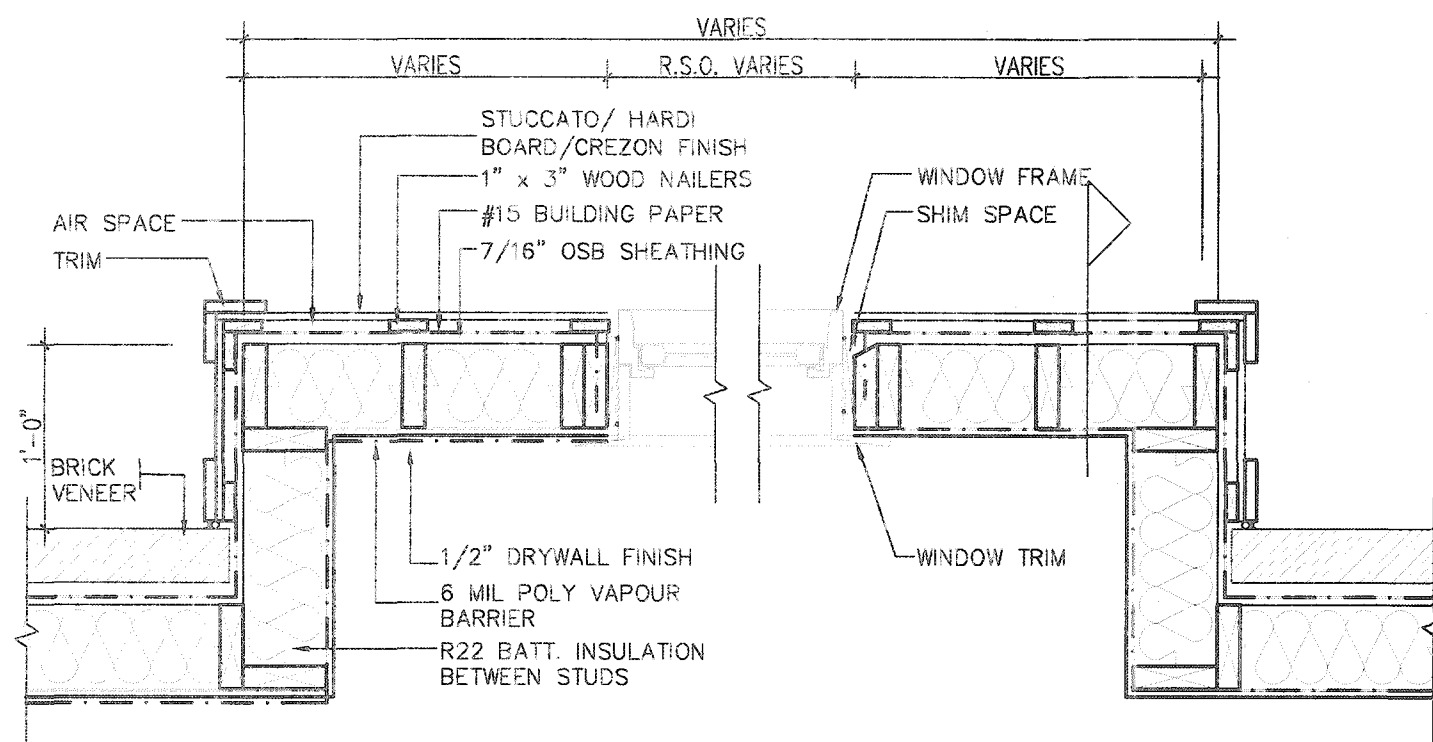
VAS Design Inc. 42658

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DESIGN**

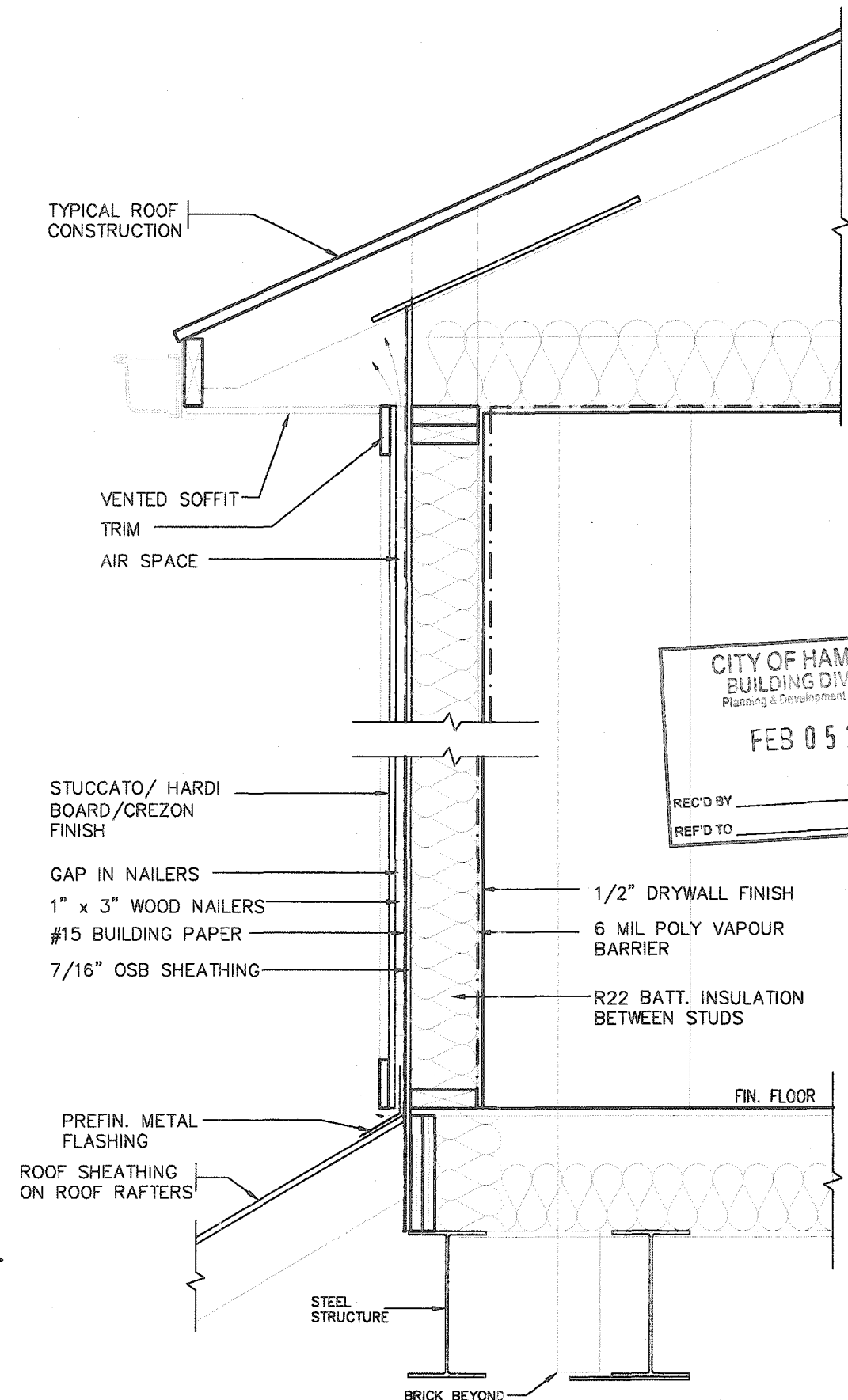
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vasdesign.com

Greenpark.	SINGLES
project name RUSSELL GARDENS PH. 3	manipulity WATERDOWN
date APRIL 2020	project no. 19014
drawn by GW	drawing no. 8
checked by -	scale Not to Scale
	file name 19014-GP-STD_DETAILS_A1

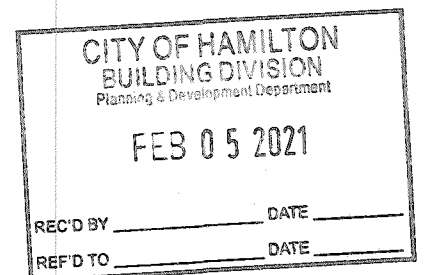


PLAN VIEW

STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.27.)



CROSS SECTION



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Building Division

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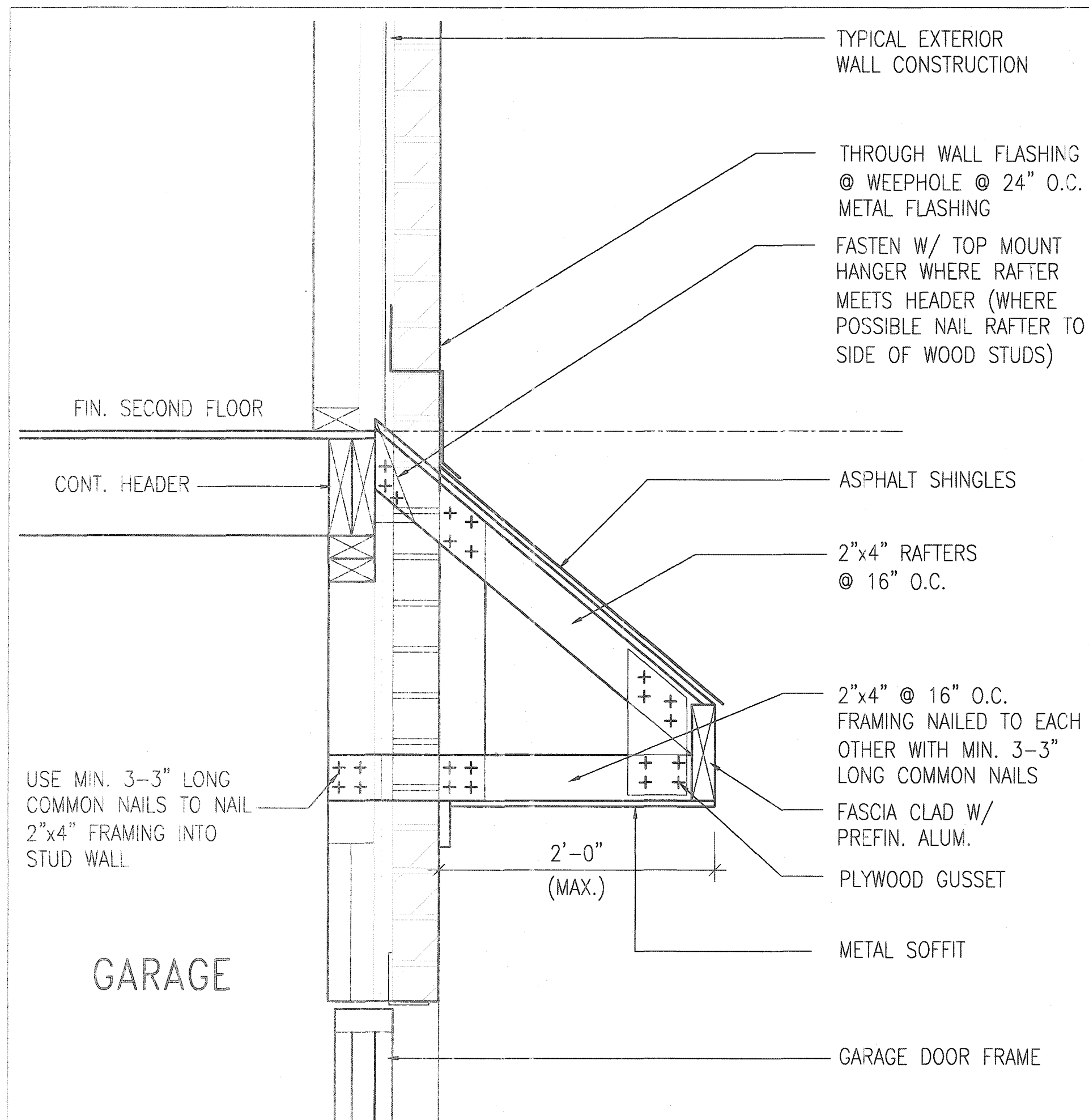
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Russell Smith Feb 22, 2021
FOR CHIEF BUILDING OFFICIAL DATE

**2012 CODE
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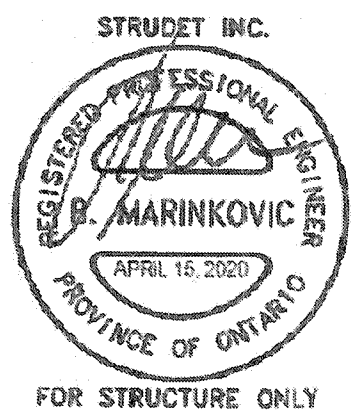
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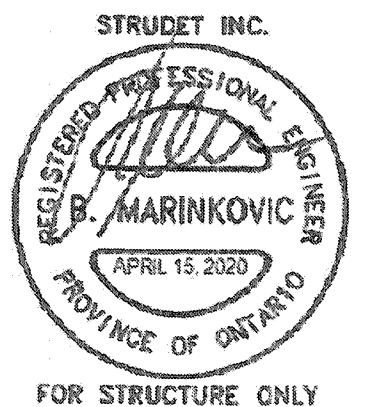
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