

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 (19.25kg/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. PREFIN. ALUM. SAWSTROUGH, FASODA, RUL & VEINED SOFT. PROVIDE ICE & WATER SHIELD 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"). ATTIC 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"x4") (SB-12-TABLE 3.1.1.2.A)

SIDING AS PER ELEV. 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 11mm (7/16") EXT. TYPE SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x140 (2"x6") STUDS @ 400mm (16") O.C. RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTN. 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") - GARAGE WALLS

SIDING AS PER ELEV. 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 11mm (7/16") EXT. TYPE SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm (9'-10")), WITH APPR. DIAGONAL WALL BRACING. REFER TO NOTE 19 WHERE FLOOR EXISTS ABOVE GARAGE. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

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

STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS ON 25mm (1") MIN. EXTENDED OR EXTRUDED RIGID POLYSTYRENE ON APPROVED 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"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 ON 25mm (1") MIN. EXTENDED OR EXTRUDED 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.

2E. WALLS ADJACENT TO ATTIC - NO CLADDING

11mm (7/16") EXT. TYPE SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x140 (2"x6") STUDS @ 400mm (16") O.C. RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTN. 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"x4") (SB-12-TABLE 3.1.1.2.A)

90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x476mm (7/8"x4"x0.03") 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 CONTN. 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") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR REQUIRED MINIMUM THERMAL INSULATION REQUIREMENTS.

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

90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x476mm (7/8"x4"x0.03") 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") 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 ON 25mm (1") MIN. EXTENDED OR EXTRUDED RIGID POLYSTYRENE ON APPRO. CONTN. 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 38x112 (2"x6") @ 610mm (24") O.C. 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 BOTH NOTED.

5. FOUNDATION WALL FOOTINGS: (9.15.3, 9.15.4, 9.13.2, 9.13.2.1, 9.13.2.2)

200mm (8") POURED CONC. FDN. WALL 15MPa (2200psi) WITH BITUMINOUS DAMPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. IF FOUNDATION WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2380 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYED 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 BLOCK FOUNDATION PLAN. ASSUMED 120 KPa (18 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.

6. 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(1)(b), 9.16.4.5(1), 9.25.3.3(1)(b)

60mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL OR 20MPa (3000psi) CONC. WITH DAMPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12, 3.1.1.7(5)(b) 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 OR CERAMIC TILE APPLICATION.
6mm (1/4") PANEL-TYPE UNDERLAYMENT UNDER RESILIENT & PARQUET FLOORING.

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

RSI 10.56 (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 9.8 -

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

MAX. RISE = 200 (7'-7/8")
MIN. RUN = 210 (8'-1/4")
MIN. TREAD = 235 (9'-1/4")
MAX. NOSING = 25 (1")
MIN. HEADROOM = 1950 (6'-5")
RAIL @ LANDING = 900 (2'-11")
RAIL @ STAIR = 865 (2'-10") TO 965 (3'-2")
MIN. STAIR WIDTH = 860 (2'-10")

FOR CURVED STAIRS

MIN. RUN = 150 (6")
MIN. AVG. RUN = 200 (8")

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 9.8.8 -

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

EXTERIOR GUARDS - OBC 9.8.8 -

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

SILL PLATE ANCHORAGE

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

13. BASEMENT INSULATION (SB-12-3.1.1.7, 9.25.2.3, 9.13.2.8)

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 3.52 (R20) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER. RECOMMEND DAMPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. AIR BARRIER TO BE SEALED TO FOUNDATION WALL WITH CAULKING. CONTINUOUS INSULATION (ci) IS NOT TO BE INTERRUPTED BY FRAMING.

14. BASEMENT BEARING STUD PARTITION

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

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

88mm (3-1/2") DIA x 4.78mm (0.188") STL COL. WITH A MIN. CAPACITY OF 108.6kN (24,000lbs) WITH 150x150x4.5 (6"x6"x3/8") STL TOP & BOTTOM PLATE.

15A. STEEL COLUMN

90mm (3-1/2") DIA x 4.78mm (0.188") STL COL. WITH FIELD WELD 100x100x6.0 (4"x4"x1/4") TOP & BOTTOM PLATES. 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") STL. THE COLUMN TO STUD WALL WITH 2-32x3.175 (1-1/4"x1/8") STL STAMP WELDED TO COLUMN AND FASTENED TO STUD WITH 2-SDS 4.35x38 (1/4"x1 1/2") SCREWS MANUF. BY SIMPSON STRONG TIE.

CONCRETE PILASTER

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

17. 19x38 (1"x2") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM. (OBC 9.23.4.3(3c))

18. GARAGE SLAB

100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-6% AIR ENTRAINMENT ON OPTIONAL 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATURAL FILL. SLOPE TO FRONT (EXTERIOR) AT 1% MIN.

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

15mm (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.

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

21. 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, 9.8.9.3 & 9.8.10.

22. DRYER VENT (OBC 9.23.8.7) & 6.2.4.1.1

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

23. INSULATED ATTIC ACCESS (OBC 9.10.2.1 & SB12-3.1.1.8)

ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x700mm (21'-1/2"x27'-1/2") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSULATION BENEATH. SEE OBC SB-12, 3.1.1.7(5)(b).

24. FIREPLACE CHIMNEYS - OBC 9.21 -

TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.

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

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.

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 9.17.4.1)

3-38x140 (3'-2"x6") BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT, 406x406x203 (16"x16"x8") CONC. FTG. OR AS OTHERWISE SPECIFIED ON DRAWING.

30. STEPPED FOOTINGS (OBC 9.15.3.9)

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 6-6x12x50x12.9 WESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-6% AIR ENTRAINMENT ON COMPACTED SUB-GRADE. UNDER SLAB INSULATION AS PER OBC SB-12 3.1.1.7(5)(b) 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" (96x96x0.01)
L2 = 4" x 3'-1/2" x 5/16" (100x96x0.01)
L3 = 5" x 3'-1/2" x 5/16" (125x96x0.01)
L4 = 6" x 3'-1/2" x 3/8" (150x96x0.01)
L5 = 6" x 4" x 3/8" (150x100x0.01)
L6 = 7" x 4" x 3/8" (180x100x0.01)

LAIMNED VENEER LUMBER (LVL) BEAMS

LVL1A = 1-1 3/4"x7 1/4" (1-45x184)
LVL1 = 2-1 3/4"x7 1/4" (2-45x184)
LVL2 = 3-1 3/4"x7 1/4" (3-45x184)
LVL3 = 4-1 3/4"x7 1/4" (4-45x184)
LVL4A = 1-1 3/4"x9 1/4" (1-45x235)
LVL4 = 2-1 3/4"x9 1/4" (2-45x235)
LVL5 = 3-1 3/4"x9 1/4" (3-45x235)
LVL5A = 4-1 3/4"x9 1/4" (4-45x235)
LVL6A = 1-1 3/4"x11 7/8" (1-45x330)
LVL6 = 2-1 3/4"x11 7/8" (2-45x330)
LVL7 = 3-1 3/4"x11 7/8" (3-45x330)
LVL7A = 4-1 3/4"x11 7/8" (4-45x330)
LVL8 = 2-1 3/4"x14" (2-45x356)
LVL9 = 3-1 3/4"x14" (3-45x356)

BRICK VENEER LINTELS

WL1 = 3'-1/2" x 3'-1/2" x 1/4" (96x96x0.01)
WL2 = 4" x 3'-1/2" x 5/16" (100x96x0.01)
WL3 = 5" x 3'-1/2" x 5/16" (125x96x0.01)
WL4 = 6" x 3'-1/2" x 3/8" (150x96x0.01)
WL5 = 6" x 4" x 3/8" (150x100x0.01)
WL6 = 3'-1/2" x 5/16" (125x96x0.01)
WL7 = 5" x 3'-1/2" x 5/16" (125x96x0.01)
WL8 = 5" x 3'-1/2" x 5/16" (125x96x0.01)
WL9 = 6" x 4" x 3/8" (150x100x0.01)

WOOD LINTELS AND BEAMS

WB1 = 2-2"x8" (2-38x184) SPR. No.2
WB2 = 3-2"x8" (3-38x184) SPR. No.2
WB3 = 2-2"x10" (2-38x235) SPR. No.2
WB4 = 3-2"x10" (3-38x235) SPR. No.2
WB5 = 2-2"x12" (2-38x286) SPR. No.2
WB6 = 3-2"x12" (3-38x286) SPR. No.2
WB7 = 5-2"x12" (5-38x286) SPR. No.2
WB8 = 4-2"x12" (4-38x235) SPR. No.2
WB9 = 4-2"x12" (4-38x286) SPR. No.2

3. SB NOTE FURTHER DEFINED.

2 RE-ISSUED.

1 ISSUED FOR PERMIT.

no. description

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DIRECT VENTING GAS FURNACE VENT

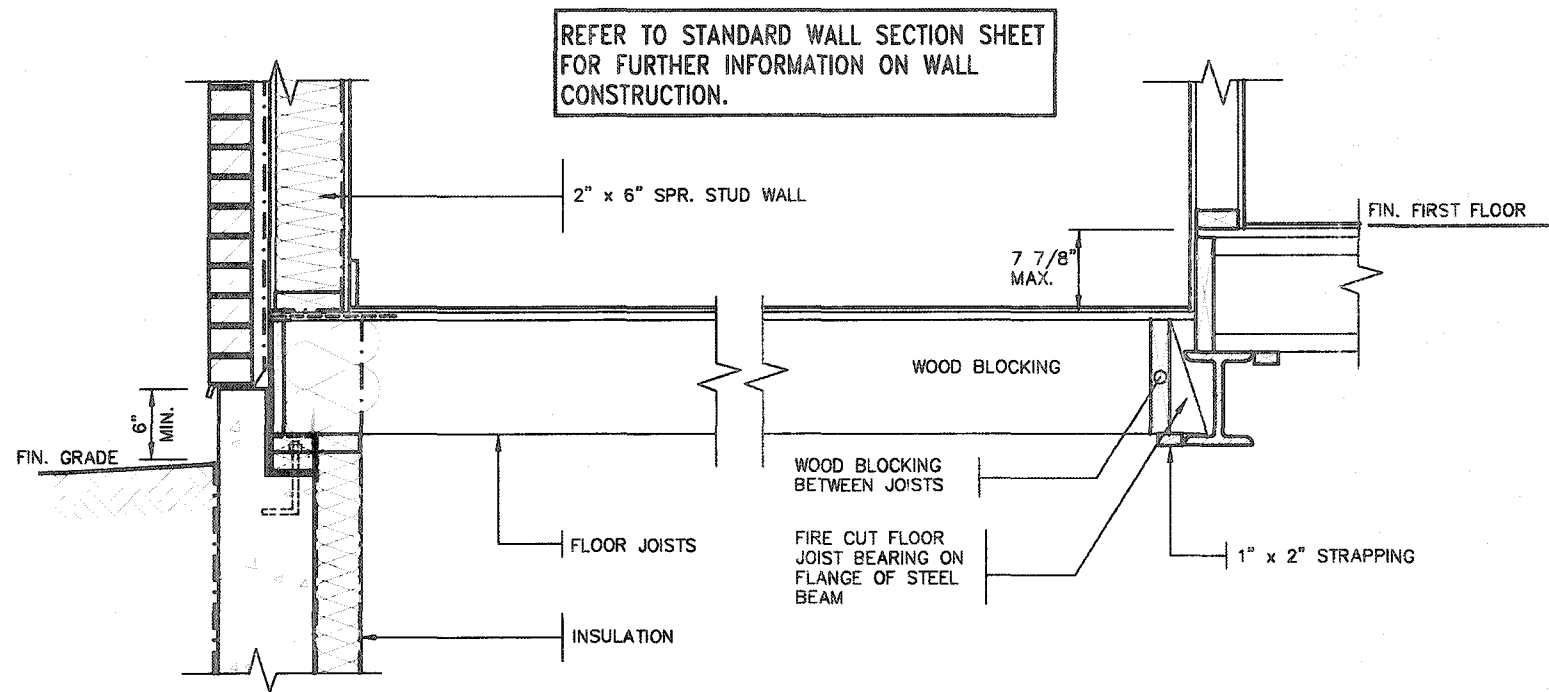
DIRECT VENT FURNACE TERMINAL MIN. 800mm (36") FROM A GAS REGULATOR. MIN. 300mm (12") ABOVE FIN. GRADE. FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE. ALL AIR INTAKES SHALL BE LOCATED SO THAT THEY ARE SEPARATED 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.

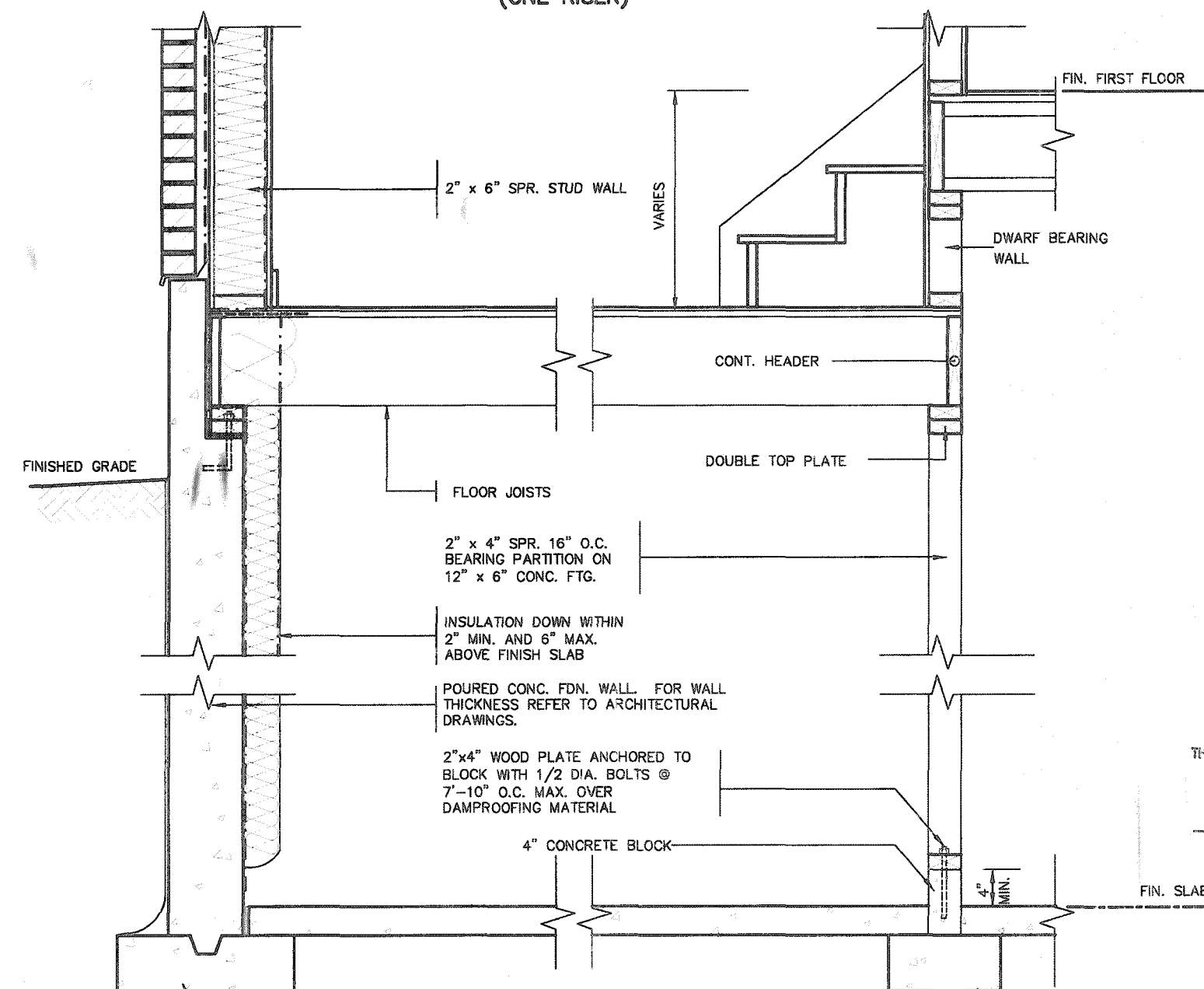
JOIST STRAPPING AND BRIDGING (SEE OBC 9.23.9.4)

16mm (5/8") T & G SUBFLOOR ON W



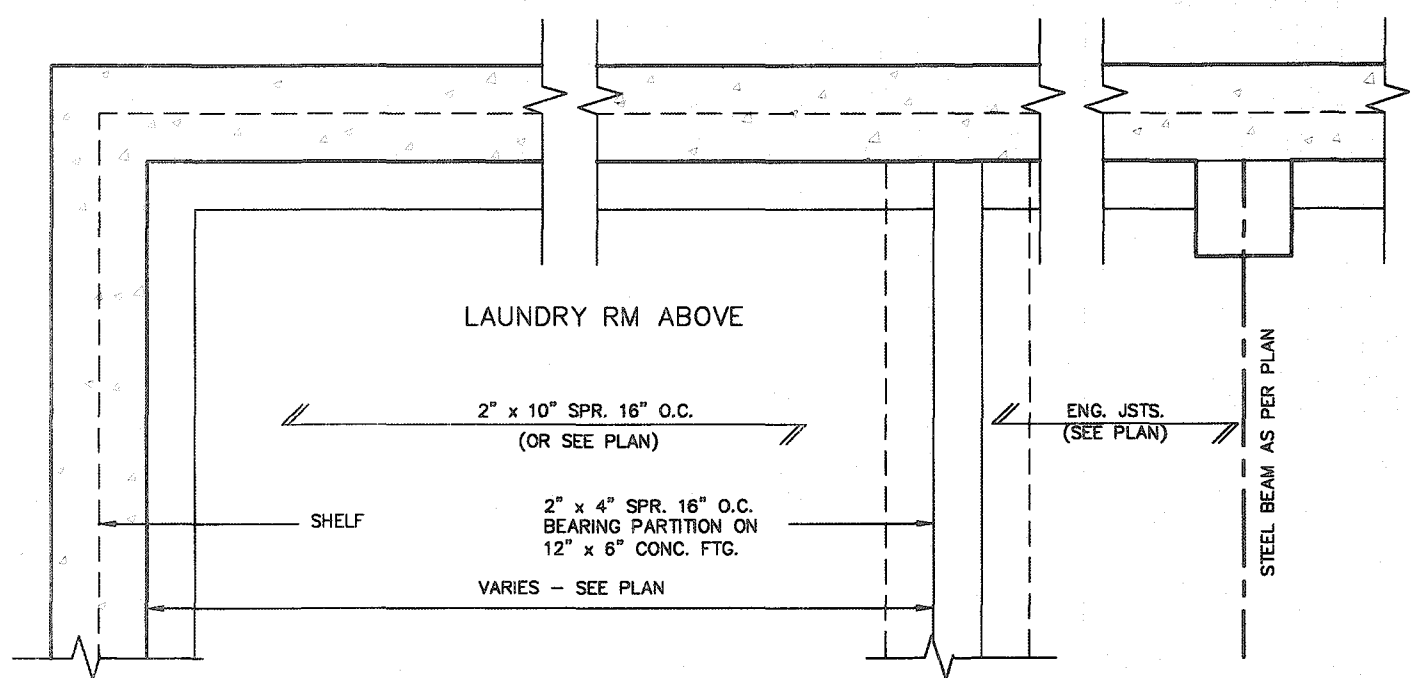
REFER TO STANDARD WALL SECTION SHEET FOR FURTHER INFORMATION ON WALL CONSTRUCTION.

DETAIL OF SUNKEN LAUNDRY/ENTRY (ONE RISER)



CONC. FOOTING C/W FORMED KEYWAY ON NATURAL UNDISTURBED SOIL. FOR SIZES SEE ARCHITECTURAL DRAWINGS.

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



LAUNDRY RM ABOVE

2" x 10" SPR. 16" O.C. (OR SEE PLAN)

SHELF

2" x 4" SPR. 16" O.C. BEARING PARTITION ON 12" x 6" CONC. FTG.

VARIES - SEE PLAN

ENG. JSTS. (SEE PLAN)

STEEL BEAM AS PER PLAN

PARTIAL FOUNDATION PLAN

CITY OF HAMILTON Building Division

Permit No. 21-105984

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

These drawings and/or specifications have been reviewed by *[Signature]* FEB. 23/21 DATE FOR CHIEF BUILDING OFFICIAL



FOR STRUCTURE ONLY

2012 CODE COMPLIANCE PACKAGE A1

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

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Richard Vink 24488 BCIN
signature
name
registration information
VA3 Design Inc. 42658

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

Greenpark.		SINGLES	
project name RUSSELL GARDENS PH. 3	municipality WATERDOWN	project no. 19014	
date APRIL 2020	checked by -	scale Not to Scale	drawing no. 2
SUNKEN FLOOR DETAILS		18014-GP-STD_DETAILS_A1	

9		-	-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8		-	-	qualification information	
7		-	-	Richard Vink	24488
6		-	-	name	BON
5		-	-	signature	
4		-	-	registration information	42658
3		-	-	VAS Design Inc.	
2		-	-	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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t 416.630.2255 f 416.630.4782
vo3design.com

SINGLES

project name
RUSSELL GARDENS PH. 3

date
APRIL 2020

drawn by
GW

municipality
WATERLOO

"x"x" BRICK VENEER SECTIONS

checked by
-

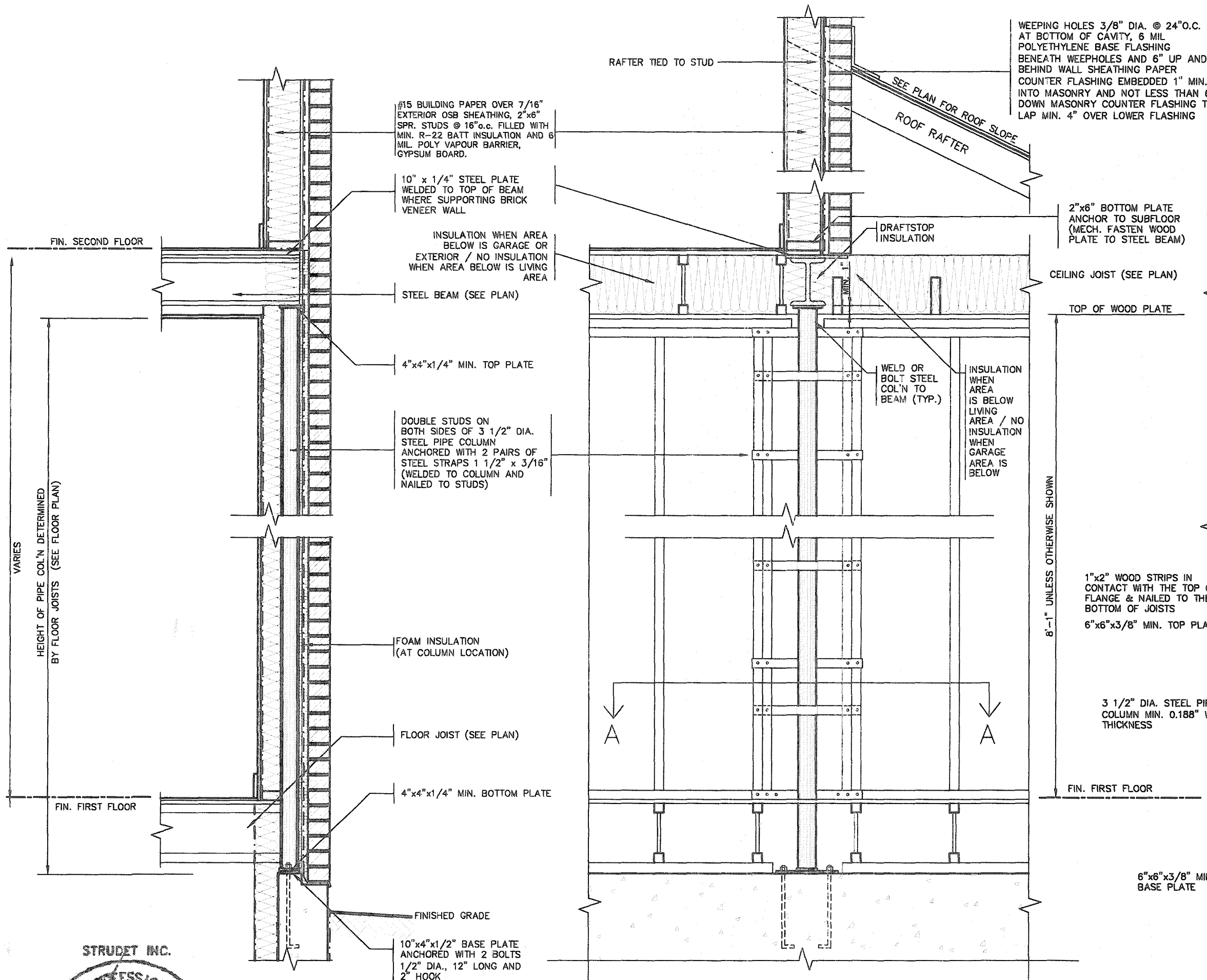
scale
Not To Scale

project no.
19014

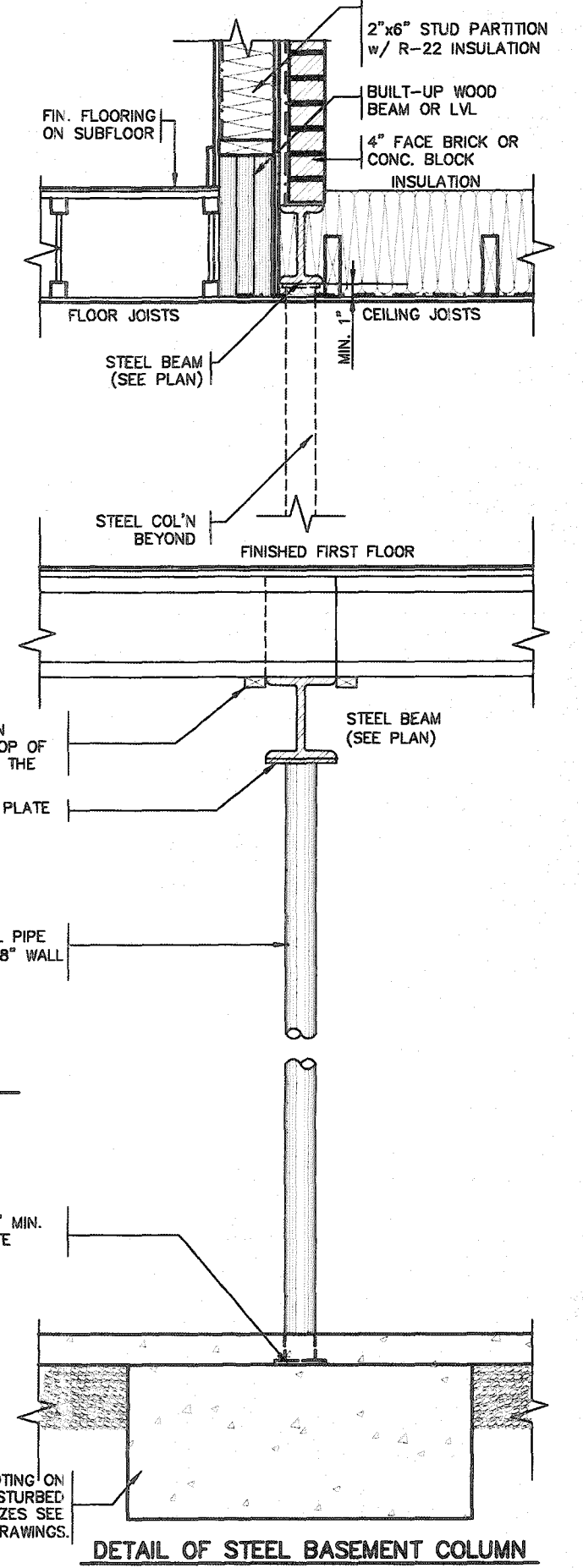
drawing no.
3

file name
19014-CP-STD_DETAILS_A1

DATE PREPARED: 11-03-2019 BY: GW (GREENPARK) PROJECT DETAILS 19014-CP-STD_DETAILS_A1.dwg Date: Apr 14 2020 Time: 4:38 PM



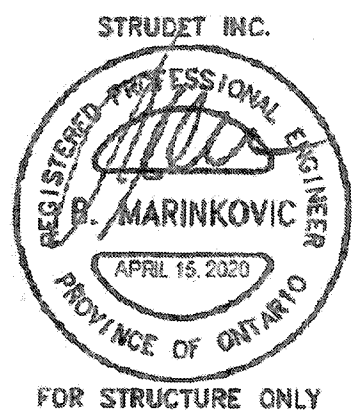
**SECTION THROUGH STEEL BEAM
SUPPORTING MASONRY & BEARING
STUD PARTITION**



SECTION

ELEVATION

SECTION A-A



CITY OF HAMILTON
Building Division

Permit No. **21-105984**

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FOR CHIEF BUILDING OFFICIAL DATE

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3.					
2.					
1.	ISSUED FOR PERMIT.	APR 13/20	GW		
no.	description	date	by		

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t 416.630.2255 f 416.630.4782
vasdesign.com

Greenpark
project name **RUSSELL GARDENS PH. 3** municipality **WATERDOWN** project no. **19014**
date **APRIL 2020** checked by **GW** scale **As Shown** title name **STEEL COLUMN DETAILS** drawing no. **4**
19014-GP-STD_DETAILS_A1

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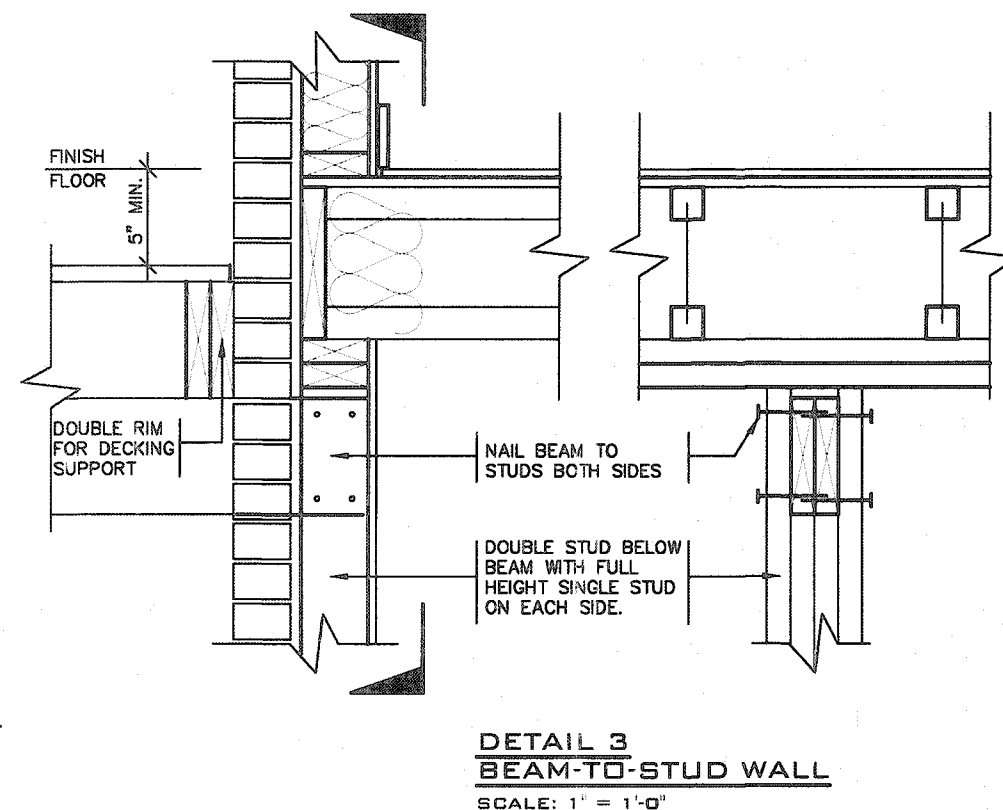
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
APRIL 15, 2020
PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

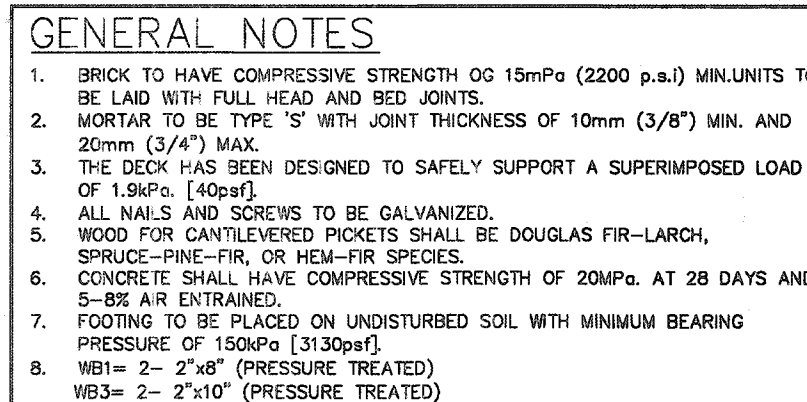
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[illegible]

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DECK SECTION WITH BRICK VENEER
SCALE: 1/2" = 1'-0"



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Building Division

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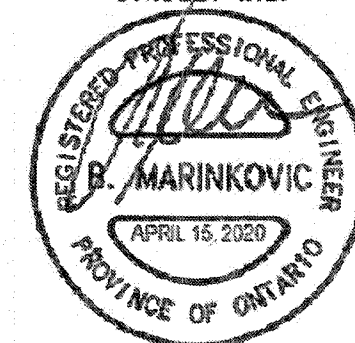
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FOR CHIEF BUILDING OFFICIAL DATE

STRUDET INC.



FOR STRUCTURE ONLY

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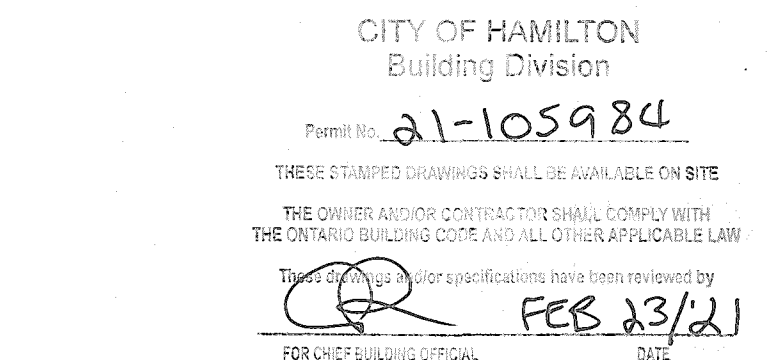
[illegible]

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STRUCTURAL REINFORCEMENT FOR GRAB BAR (OBC 9.5.2.3.)

FOR MAIN BATH ONLY



STRUDET INC.

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

FOR STRUCTURE ONLY

FOR STRUCTURE ONLY

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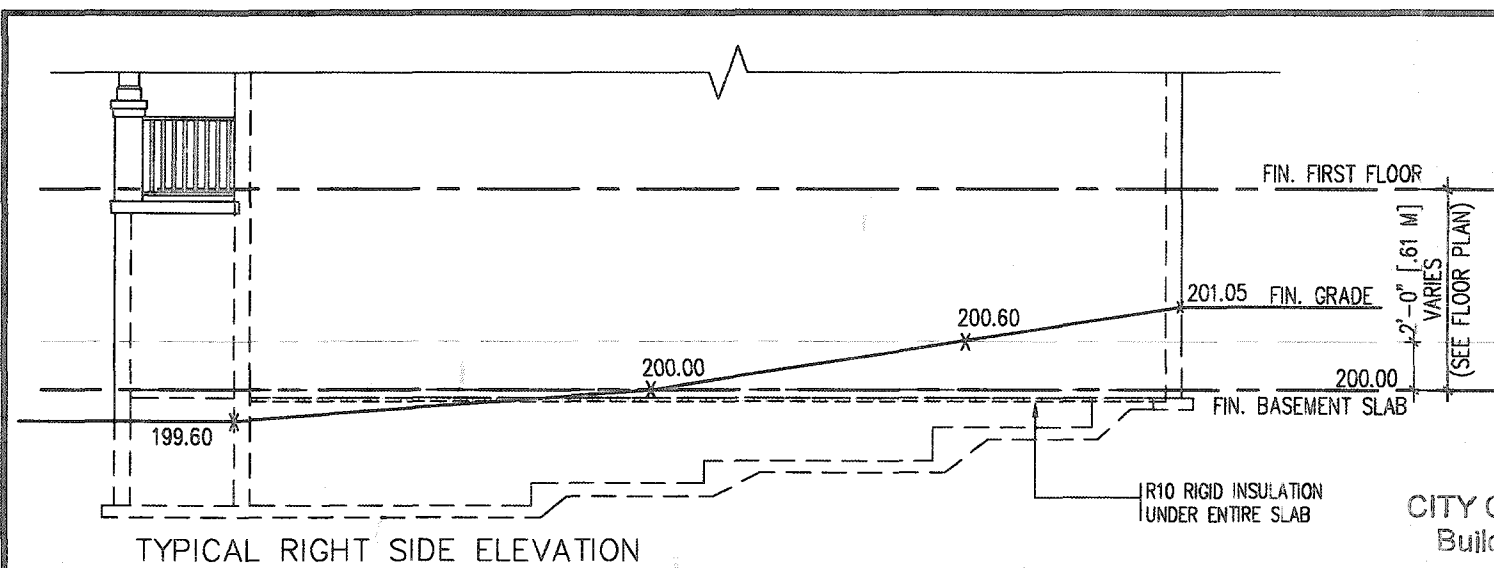
9						The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8						
7						qualification information
6						Richard Vink 2441
5						name
4						registration information
3						VAS Design Inc. 4286
2						signature
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.
1	ISSUED FOR PERMIT.	APR 13/20	GH			
no	description	date	time	initials	signature	

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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
vo3design.com

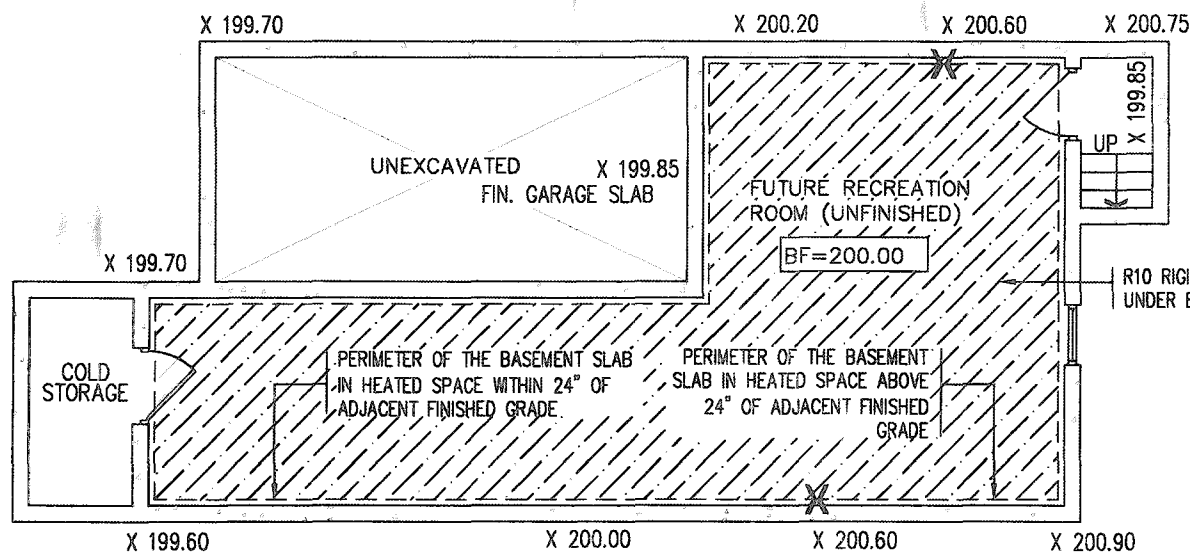
 Greenpark™	SINGLES	
	-	
project name RUSSELL GARDENS PH. 3	municipality WATERDOWN	project no. 19014
date APRIL 2020	STUD WALL REINFORCEMENT	
drawn by GW	checked by -	drawing no. 8
scale Not to Scale		file name 18014-CP-STD_DETAILS_A1

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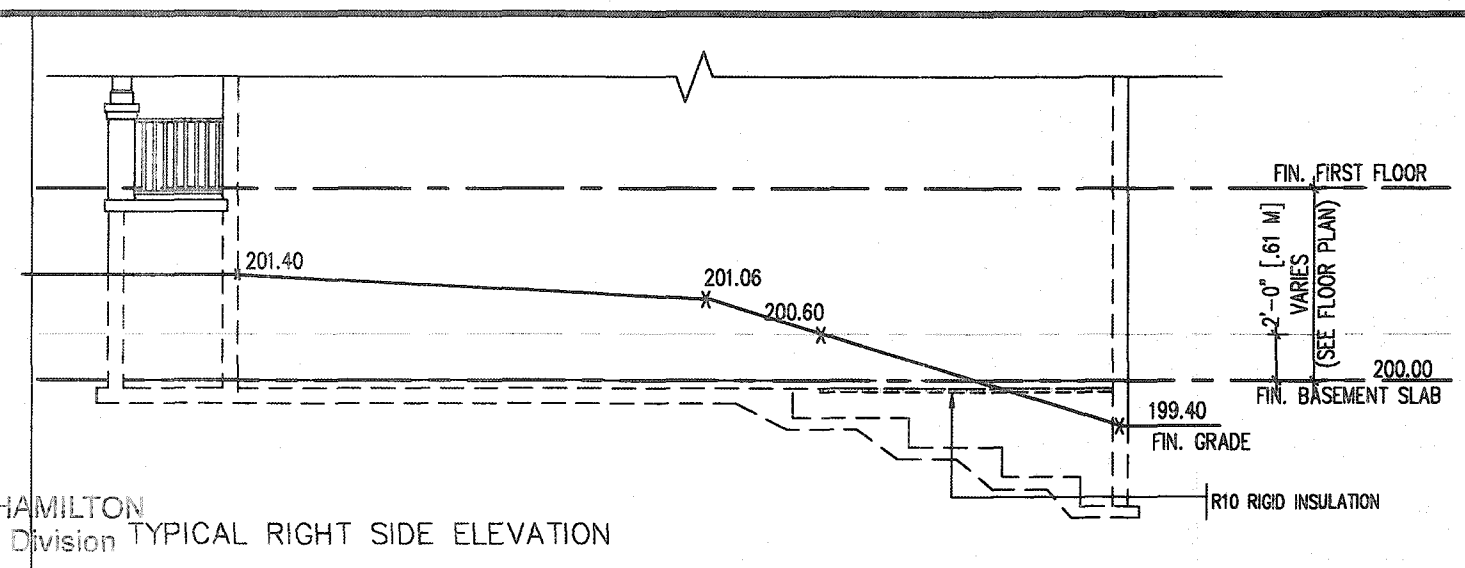
TYPICAL RIGHT SIDE ELEVATION



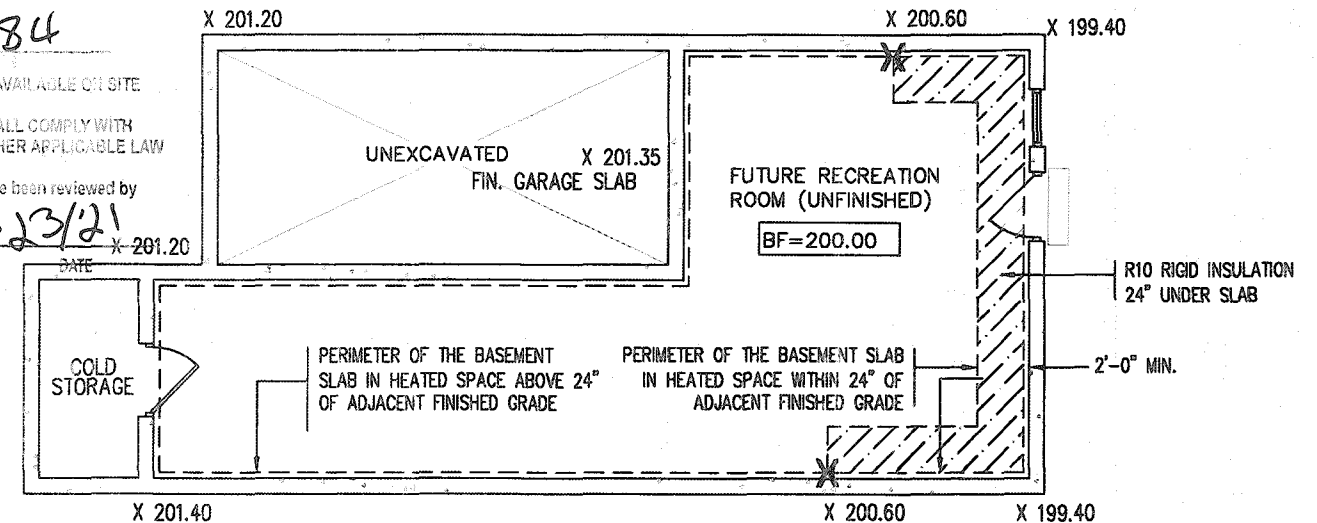
TYPICAL BASEMENT PLAN

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



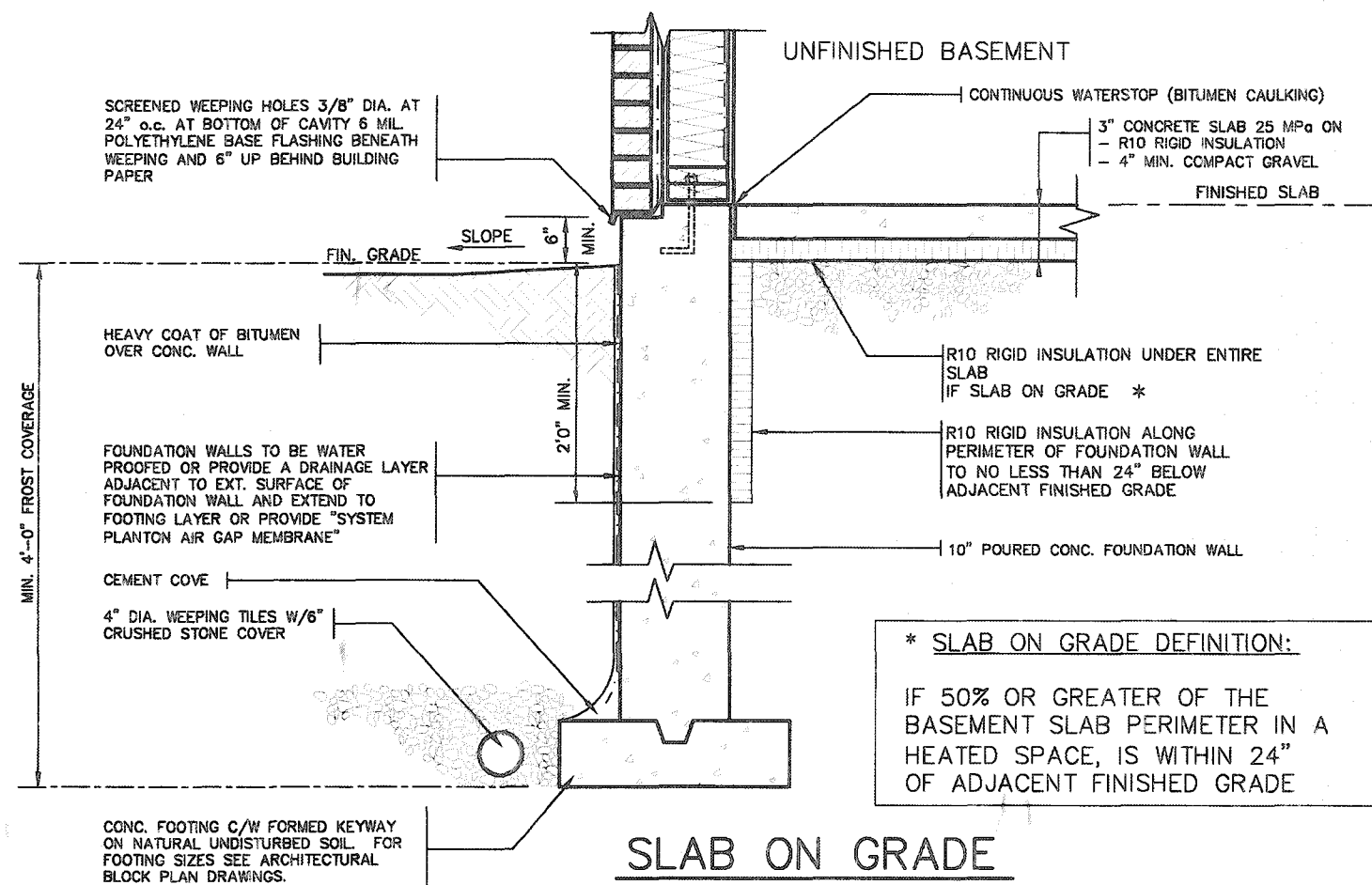
TYPICAL RIGHT SIDE ELEVATION



TYPICAL BASEMENT PLAN

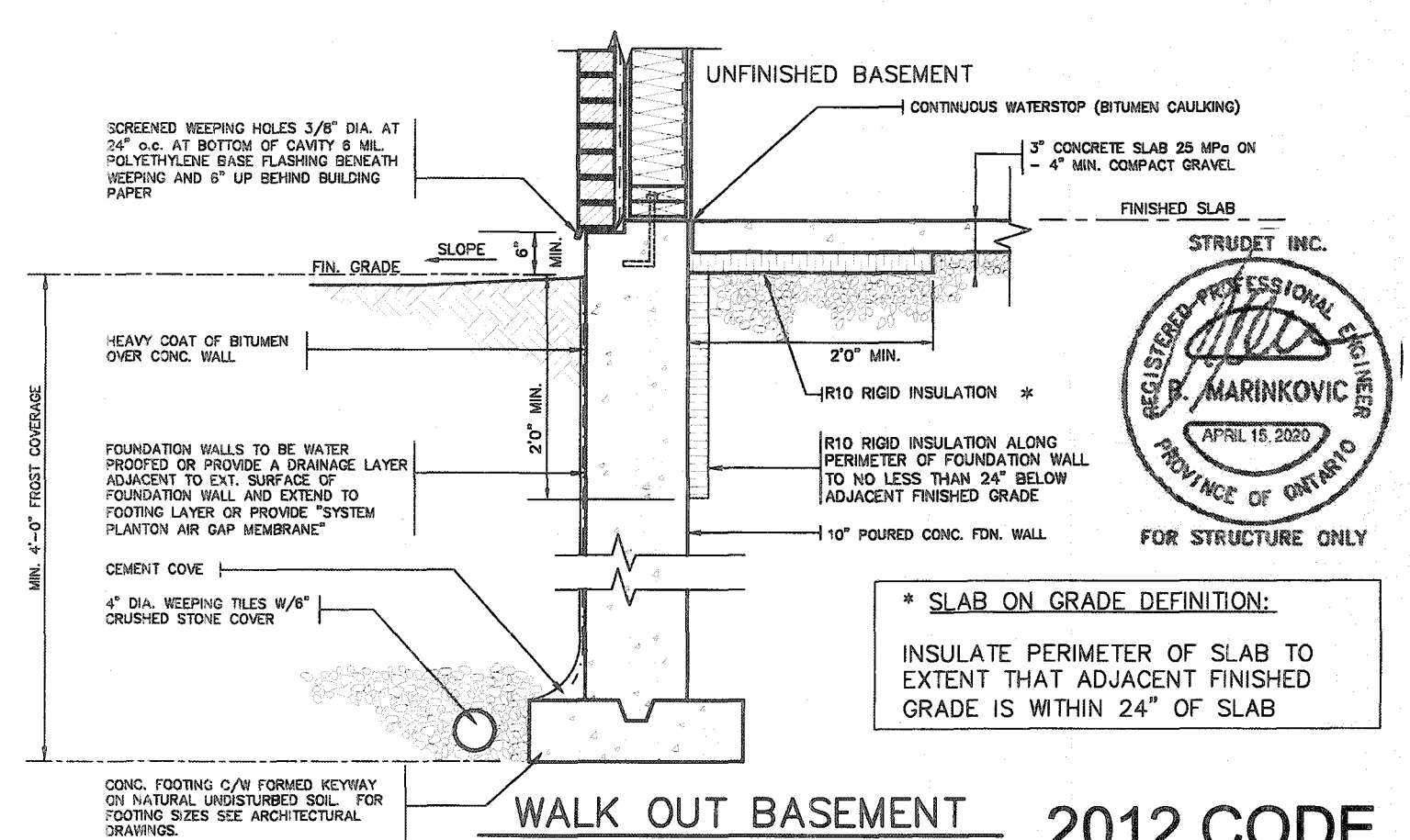
WALK OUT BASEMENT CONDITION

- 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



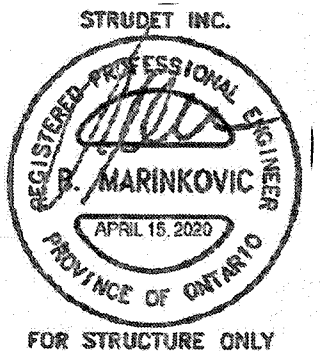
SLAB ON GRADE

- * 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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1	ISSUED FOR PERMIT.	AFR 13/20	GW		
no.	description	date	by		

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qualification information

Richard Vink 24488 BCN

name registration information

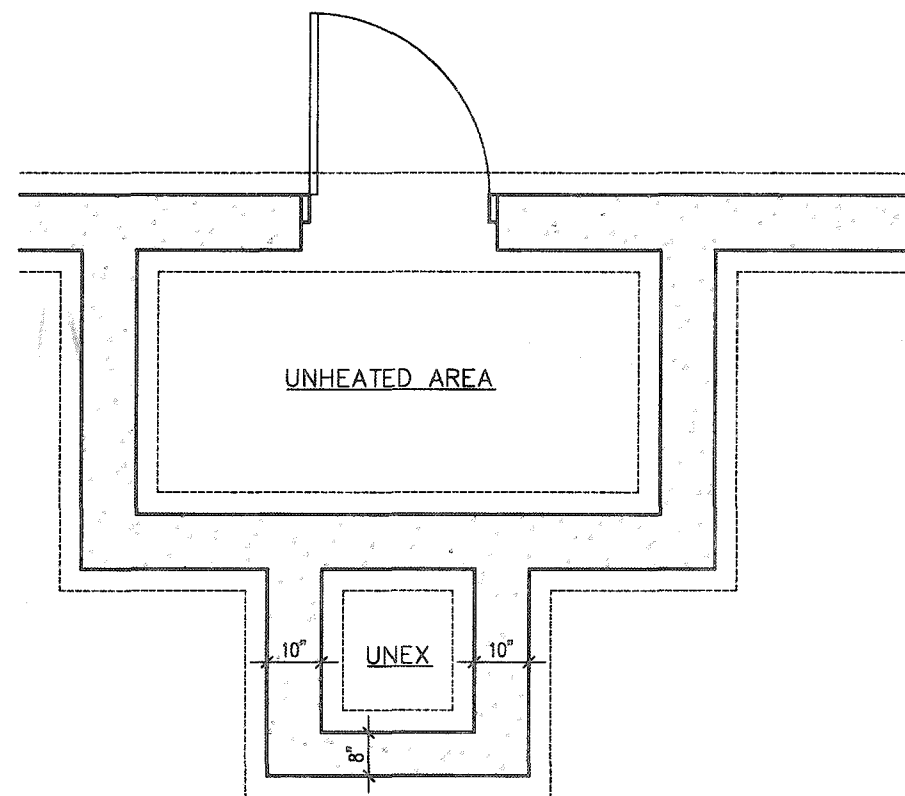
VAS Design Inc. 42658

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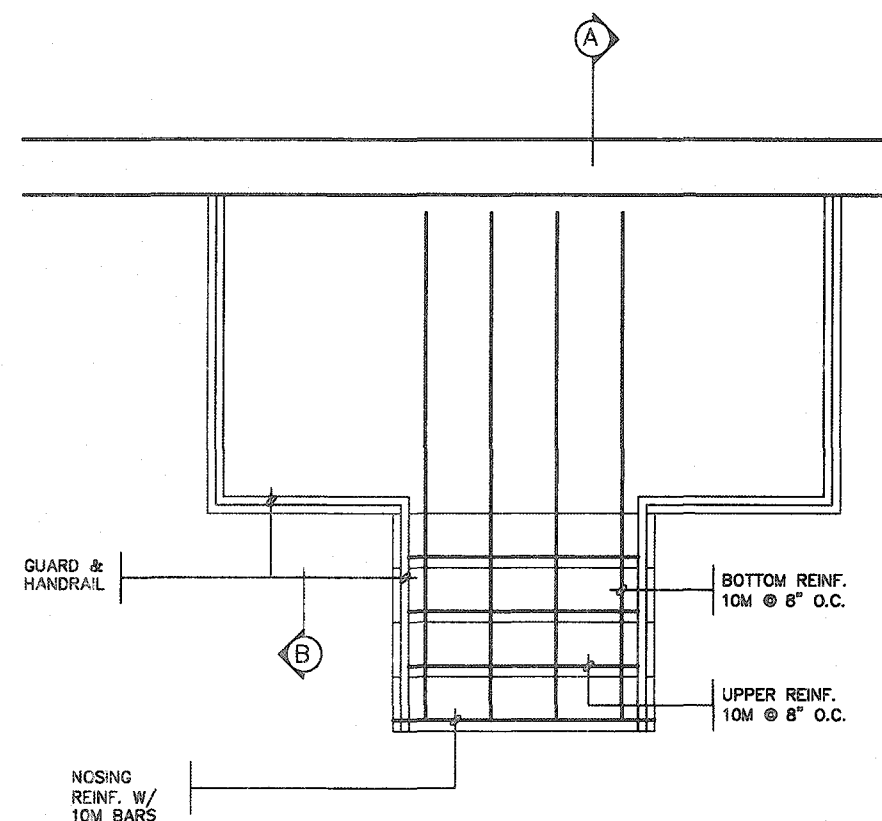
VAS DESIGN

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vasdesign.com

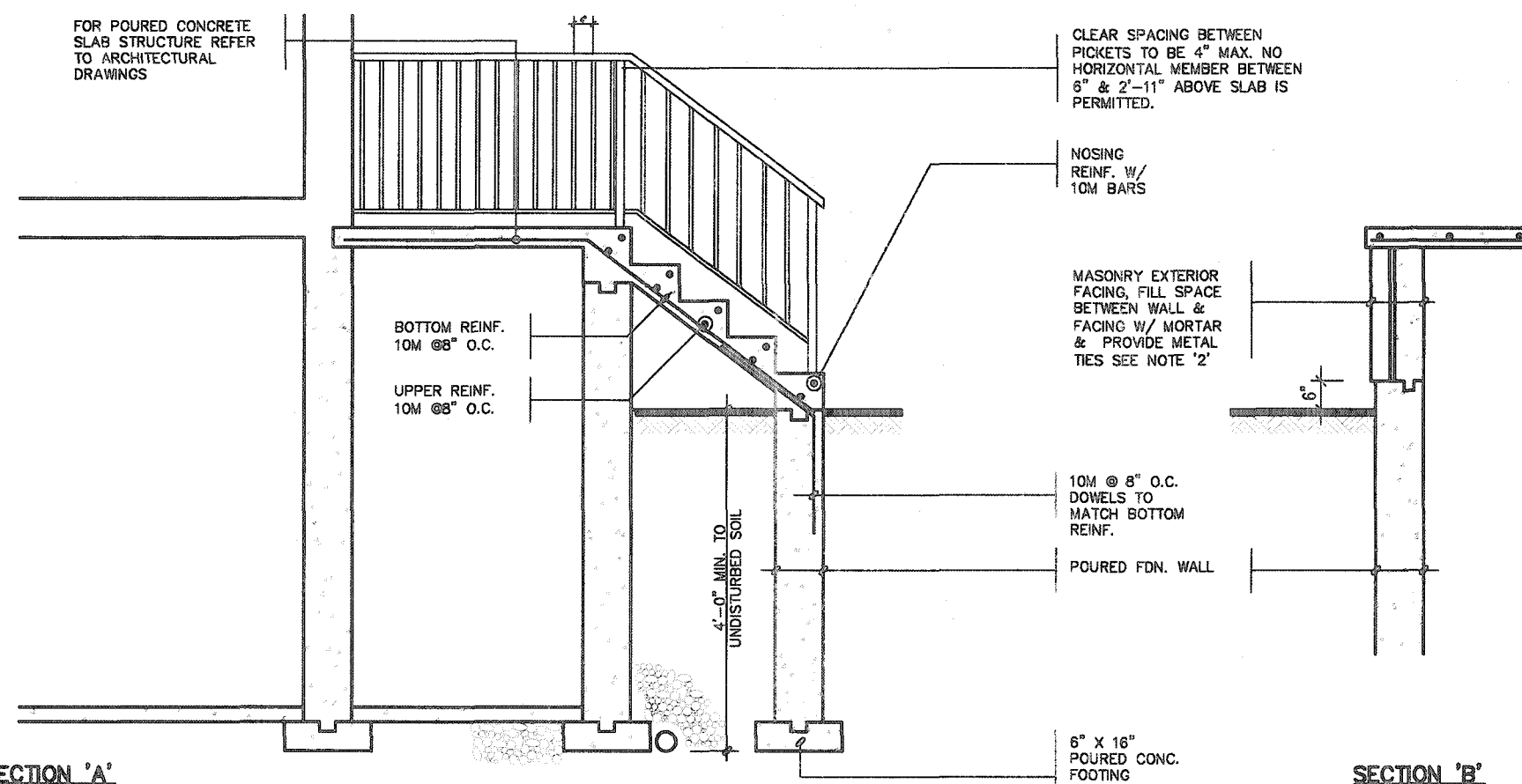
project name	RUSSELL GARDENS PH. 3	manipulation	WATERDOWN	project no.	19014
date	APRIL 2020	checked by		scale	Not to Scale
drawn by	GW	scale		file name	19014-GP-STD_DETAILS_A1
drawing no.					10



FOUNDATION PLAN



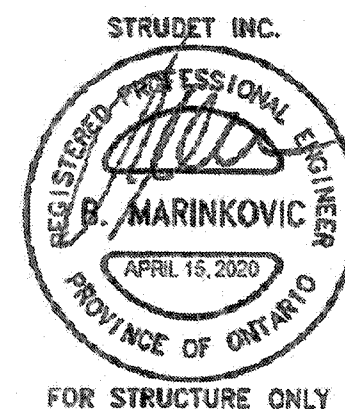
GROUND FLOOR PLAN



NOTE: FOR MORE THAN 8 RISERS

GENERAL NOTES

- EXTERIOR STAIRS**
7 7/8" RISE MAXIMUM
8 1/4" RUN MINIMUM
9 1/4" TREAD MINIMUM
- MASONRY TIES**
WHEN BRICK FACING IS USED ABOVE GROUND LEVEL, PROVIDE 3/16" DIA. CORROSION RESISTANT METAL TIES @ 36" HORIZONTAL & 8" VERTICAL
- GUARDS**
ARE REQUIRED AROUND CONCRETE SLAB IF MORE THAN 2'-0" ABOVE GRADE & ON BOTH SIDES OF STAIRS CONTAINING MORE THAN 6 RISERS. MINIMUM 34" HIGH FOR STAIRS MINIMUM 36" HIGH FOR PORCHES UP TO 5'-11" ABOVE GRADE. MINIMUM 42" HIGH FOR GREATER HTS.
- HANDRAIL**
ARE REQUIRED WHERE STEPS HAVE MORE THAN 3 RISERS. HANDRAIL HEIGHT 34" - 38".
- FOUNDATION WALLS**
THICKNESS OF FOUNDATION WALLS IS DEPENDANT UPON VENEER CUT 8" FOR UP TO 26" VENEER CUT HEIGHT 10" FOR VENEER CUT OVER 26" HIGH
- CONCRETE**
MINIMUM CONCRETE STRENGTH SHALL BE 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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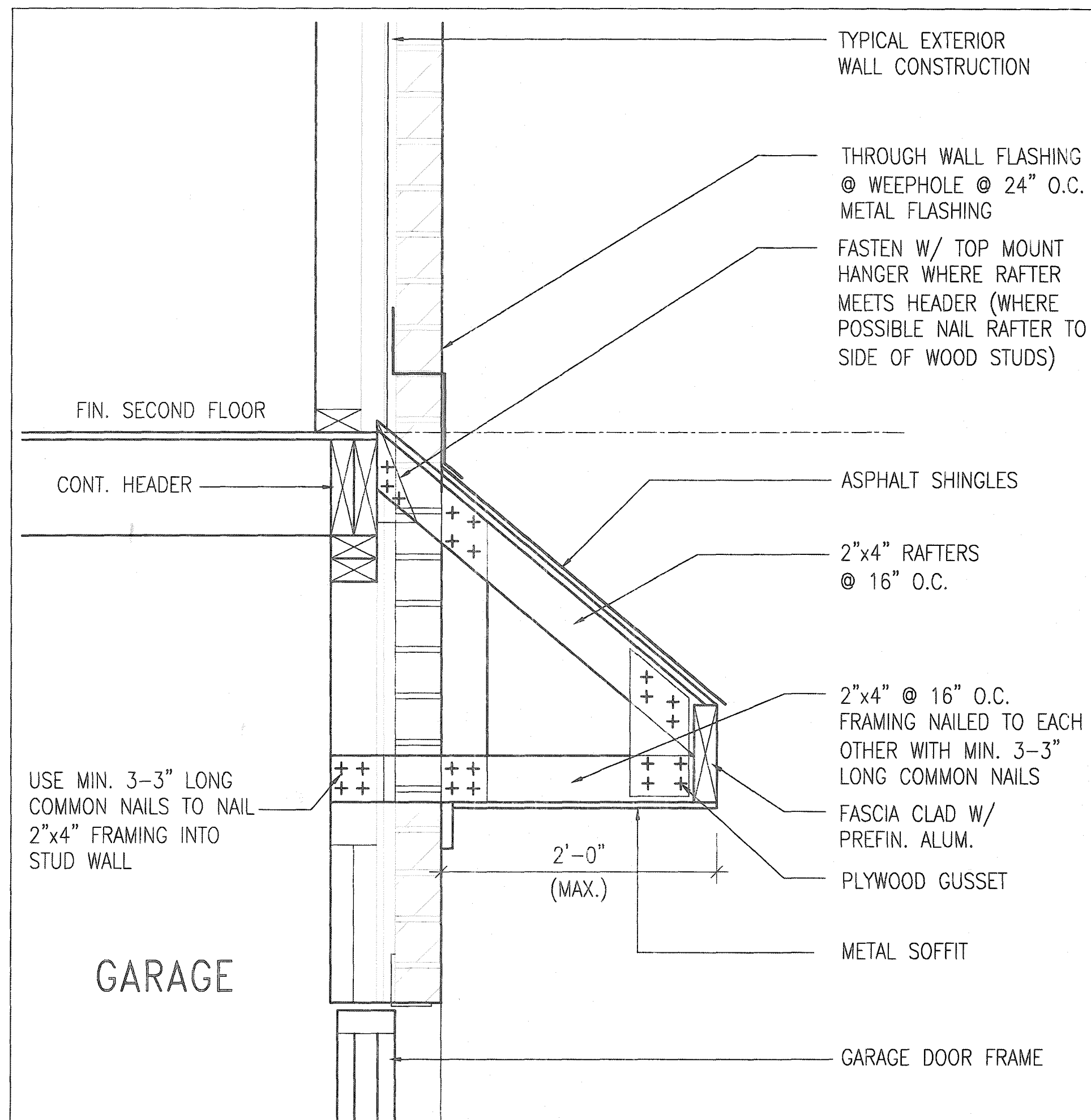
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1	ISSUED FOR PERMIT.	AFR 13/20	GW		
no. description		date	by		

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Richard Vink
name
registration information
VA3 Design Inc.
24486
42658
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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.		SINGLES	
project name RUSSELL GARDENS PH. 3	municipality WATERDOWN	project no. 19014	
date APRIL 2020	checked by -	scale Not to Scale	drawing no. 11
drawn by GW	POURED CONC. PORCH STEPS 18014-GP-STD_DETAILS_A1		

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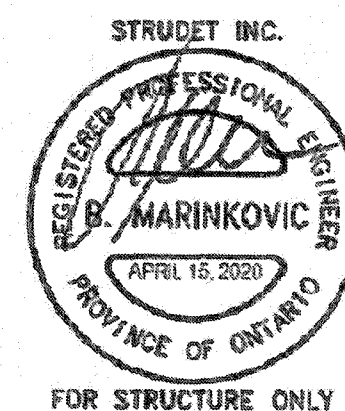
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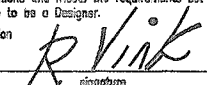
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B ROOF OVERHANG DETAIL OVER GARAGE

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no.	description	date	by			

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

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

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Building Division

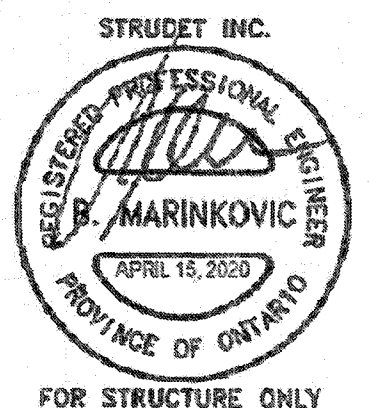
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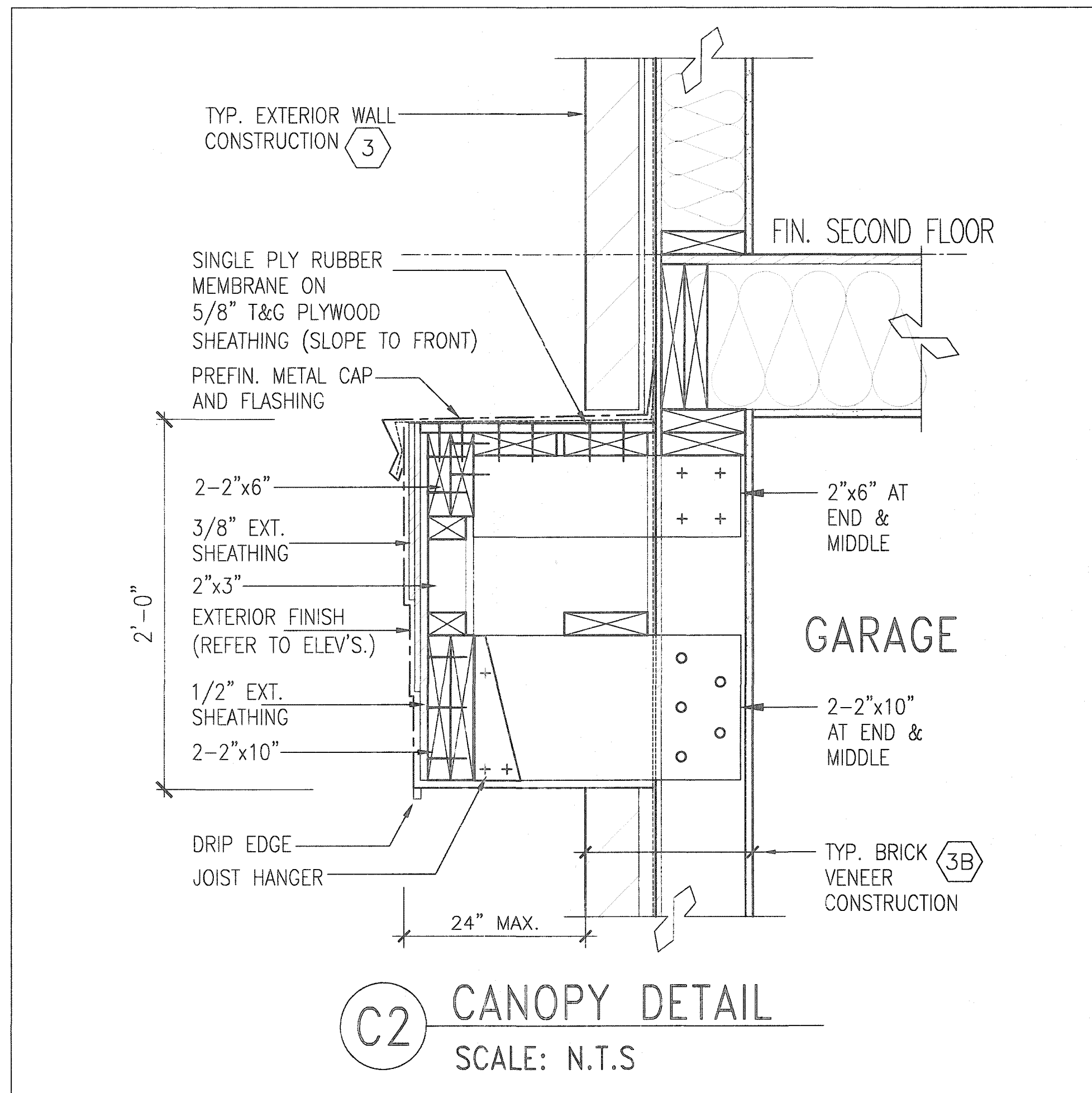
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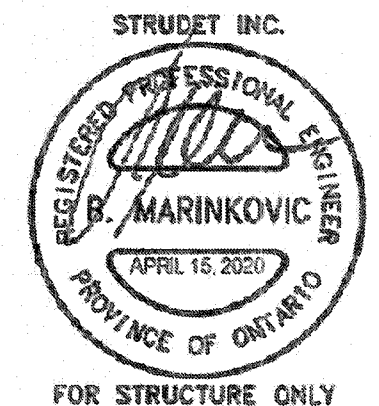


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no.	description	date	by					



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FEB. 23/21



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