

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" 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. EAVESTROUGH, FASCIA, RVL & VENTED SOFFIT. PROVIDE ICE & WATER SHEATHING 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 9.19.1.2.).

2. FRAME WALL CONSTRUCTION (2"x6") (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 @ 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") - 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 @ 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 EXT. AND APPLIED PER MANUFACTURERS SPECIFICATIONS ON 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.

2D. STUCCO WALL CONSTRUCTION (2"x4") - 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. EXPANDED 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 @ 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, 22x180x6.76mm (7/8"x4"x3/8") GALV. METAL TIES @ 406mm (16") O.C. HORIZONTAL (7/16") 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") 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, 22x180x6.76mm (7/8"x4"x3/8") GALV. METAL TIES @ 406mm (16") O.C. HORIZONTAL (7/16") 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"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 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 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, 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, 9.14.2.1.(2))

200mm (8") POURED CONC. FDTN. WALL 150mm (6") 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 POUR HEIGHT 2380 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYS CONC. FIG. BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL.

STRIP FOOTINGS - FOR TOWNHOUSES

FOR STRIP FOOTING STUDS 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. FOUNDATION DRAINAGE TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES.

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

80mm (3") 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. 19mm (5/8") T&G SUBFLOOR UNDER SECOND FLOOR FINISH FLOOR. 19mm (5/8") PANEL-TYPE UNDERLAY FOR CERAMIC TILE APPLICATION. 6mm (1/4") PANEL-TYPE UNDERLAYMENT UNDER RESILIENT & PARQUET FLOORING.

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

RSI 10.56 (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 7/8") MIN. RUN = 210 (6'-11") MIN. TREAD = 235 (9'-1 1/4") MAX. NOSING = 25 (1") MIN. HEADROOM = 1950 (6'-5") RAIL @ LANDING = 900 (2'-11") RAIL @ STAIR = 865 (2'-10") TO 965 (3'-2") MIN. STAIR WIDTH = 860 (2'-10")

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

HANDRAILS - OBC 9.8.7

FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR LEVEL POST AT CHANGES OF DIRECTION.

INTERIOR GUARDS - OBC 9.8.8

INTERIOR GUARDS: 900mm (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 (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., CAULKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FDTN. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

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

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 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 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 305x155 (12"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

15. STEEL BASEMENT COLUMN (SEE OBC 9.16.3.3)

88mm (3-1/2") DIA x 4.78mm (0.188") STL COL WITH A MIN. CAPACITY OF 108.8kN (24,000lbs) WITH 150x150x9.5 (6"x6"x3/8") STL TOP & BOTTOM PLATE.

15A. STEEL COLUMN

90mm (3-1/2") DIA x 4.78mm (0.188") STL COL WITH 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 2-32x3.175 (1 1/4"x1/8") STEEL STRAP WELDED TO COLUMN AND FASTENED TO STUD WITH 2-SDS 6.35x38 (1/4"x1 1/2") SCREWS MANUF. BY SIMPSON STRONG TIE.

CONCRETE PILASTER

16. 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))

GARAGE SLAB

18. 100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT 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 & CEILINGS (SB-12-TABLE 3.1.1.2.A)

19. 13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. RSI 3.87 (R22) IN WALLS, RSI 5.46 (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.

EXTERIOR STEP

21. 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 9.2.3.8.(7) & 6.2.4.1.1)

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

23. INSULATED ATTIC ACCESS (OBC 9.19.2.1 & SB12-3.1.1.8)

ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x700mm (21'-11/2"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 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 ST. 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 FOR SLOPES UP TO 9/12. REFER TO THE ONTARIO GAS UTILIZATION CODE.

29. BASEMENT WOOD POST (OBC 9.17.4)

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. FIG. 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 6x6-W2x9/2x9 MESH 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 UNITS

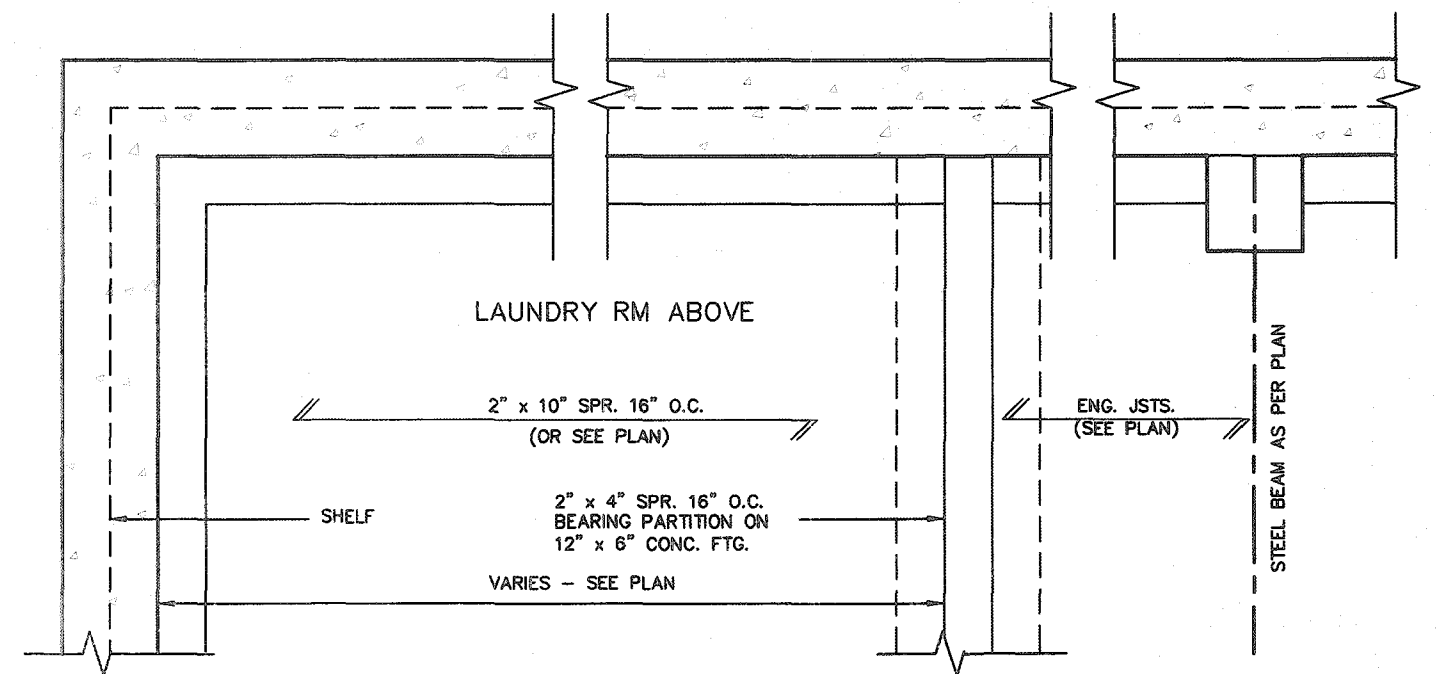
L1 = 3-1/2" x 3-1/2" x 1/4" (90x90x6.0L)
L2 = 4" x 3-1/2" x 5/16" (100x90x8.0L)
L3 = 5" x 3-1/2" x 5/16" (125x90x8.0L)
L4 = 6" x 3-1/2" x 3/8" (150x90x10.0L)
L5 = 6" x 4" x 3/8" (150x100x10.0L)
L6 = 7" x 4" x 3/8" (180x100x10.0L)

UNFINISHED VENEER LUMBER (V.L.) BEAMS

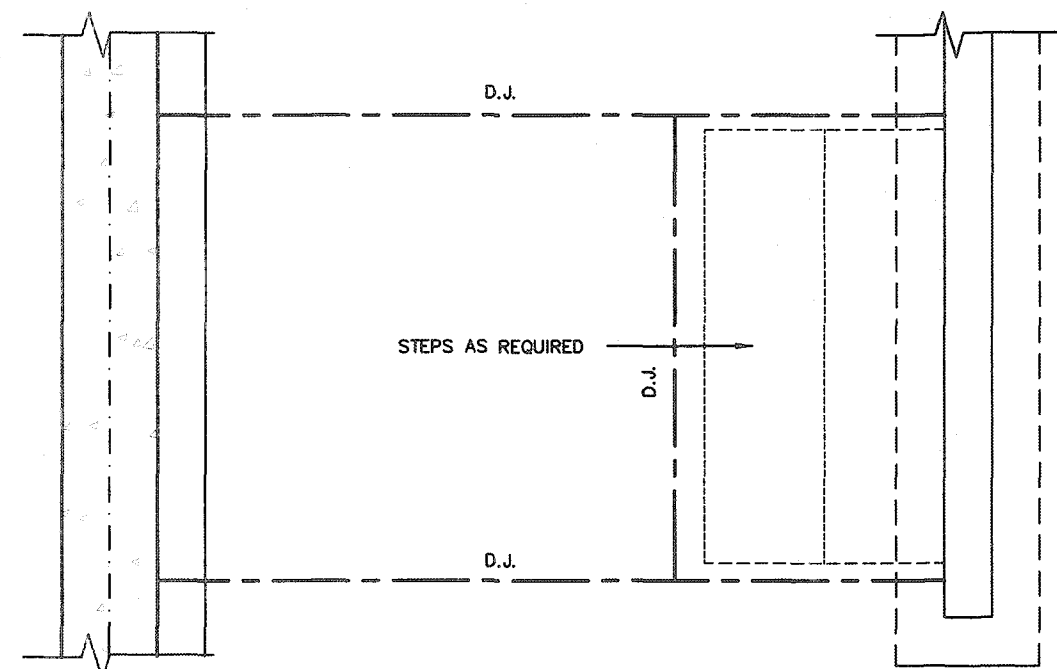
LV1A = 1-1 3/4"x7 1/4" (1-45x184)
LV1 = 2-1 3/4"x7 1/4" (2-45x184)
LV2 = 3-1 3/4"x7 1/4" (3-45x184)
LV3 = 4-1 3/4"x7 1/4" (4-45x184)
LV4A = 1-1 3/4"x9 1/4" (1-45x235)
LV4 = 2-1 3/4"x9 1/4" (2-45x235)
LV5 = 3-1 3/4"x9 1/4" (3-45x235)
LV5A = 4-1 3/4"x9 1/4" (4-45x235)
LV6A = 1-1 3/4"x11 7/8" (1-45x300)
LV6 = 2-1 3/4"x11 7/8" (2-45x300)
LV7 = 3-1 3/4"x11 7/8" (3-45x300)
LV7A = 4-1 3/4"x11 7/8" (4-45x300)
LV8 = 2-1 3/4"x14" (2-45x356)
LV9 = 3-1 3/4"x14" (3-45x356)

BRICK VENEER UNITS


W1 = 2-2"x8" (2-35x184) SPR. No.2
W2 = 3-2"x8" (3-35x184) 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 = 6" x 4" x 7/16" (152x102x11.0L)
W10 = 2-2"x8" (2-35x184) SPR. No.2
W11 = 3-2"x8" (3-35x184) SPR. No.2
W12 = 2-2"x10" (2-38x235) SPR. No.2
W13 = 3-2"x10" (3-38x235) SPR. No.2
W14 = 2-2"x12" (2-38x286) SPR. No.2
W15 = 3-2"x12" (3-38x286) SPR. No.2
W16 = 5-2"x12" (5-38x286) SPR. No.2
W17 = 4-2"x10" (4-38x235) SPR. No.2
W18 = 6" x 4" x 7/16" (152x102x11.0L)
W19 = 2-2"x8" (2-35x184) SPR. No.2
W20 = 3-2"x8" (3-35x184) SPR. No.2
W21 = 2-2"x10" (2-38x235) SPR. No.2
W22 = 3-2"x10" (3-38x235) SPR. No.2
W23 = 2-2"x12" (2-38x286) SPR. No.2
W24 = 3-2"x12" (3-38x286) SPR. No.2
W25 = 5-2"x12" (5-38x286) SPR. No.2
W26 = 4-2"x10" (4-38x235) SPR. No.2
W27 = 6" x 4" x 7/16" (152x102x11.0L)
W28 = 2-2"x8" (2-35x184) SPR. No.2
W29 = 3-2"x8" (3-35x184) SPR. No.2
W30 = 2-2"x10" (2-38x235) SPR. No.2
W31 = 3-2"x10" (3-38x235) SPR. No.2
W32 = 2-2"x12" (2-38x286) SPR. No.2
W33 = 3-2"x12" (3-38x286) SPR. No.2
W34 = 5-2"x12" (5-38x286) SPR. No.2
W35 = 4-2"x10" (4-38x235) SPR. No.2
W36 = 6" x 4" x 7/16" (152x102x11.0L)
W37 = 2-2"x8" (2-35x184) SPR. No.2
W38 = 3-2"x8" (3-35x184) SPR. No.2
W39 = 2-2"x10" (2-38x235) SPR. No.2
W40 = 3-2"x10" (3-38x235) SPR. No.2
W41 = 2-2"x12" (2-38x286) SPR. No.2
W42 = 3-2"x12" (3-38x286) SPR. No.2
W43 = 5-2"x12" (5-38x286) SPR. No.2
W44 = 4-2"x10" (4-38x235) SPR. No.2
W45 = 6" x 4" x 7/16" (152x102x11.0L)
W46 = 2-2"x8" (2-35x184) SPR. No.2
W47 = 3-2"x8" (3-35x184) SPR. No.2
W48 = 2-2"x10" (2-38x235) SPR. No.2
W49 = 3-2"x10" (3-38x235) SPR. No.2
W50 = 2-2"x12" (2-38x286) SPR. No.2
W51 = 3-2"x12" (3-38x286) SPR. No.2
W52 = 5-2"x12" (5-38x286) SPR. No.2
W53 = 4-2"x10" (4-38x235) SPR. No.2
W54 = 6" x 4" x 7/16" (152x102x11.0L)
W55 = 2-2"x8" (2-35x184) SPR. No.2
W56 = 3-2"x8" (3-35x184) SPR. No.2
W57 = 2-2"x10" (2-38x235) SPR. No.2
W58 = 3-2"x10" (3-38x235) SPR. No.2
W59 = 2-2"x12" (2-38x286) SPR. No.2
W60 = 3-2"x12" (3-38x286) SPR. No.2
W61 = 5-2"x12" (5-38x286) SPR. No.2
W62 = 4-2"x10" (4-38x235) SPR. No.2
W63 = 6" x 4" x 7/16" (152x102x11.0L)
W64 = 2-2"x8" (2-35x184) SPR. No.2
W65 = 3-2"x8" (3-35x184) SPR. No.2
W66 = 2-2"x10" (2-38x235) SPR. No.2
W67 = 3-2"x10" (3-38x235) SPR. No.2
W68 = 2-2"x12" (2-38x286) SPR. No.2
W69 = 3-2"x12" (3-38x286) SPR. No.2
W70 = 5-2"x12" (5-38x286) SPR. No.2
W71 = 4-2"x10" (4-38x235) SPR. No.2
W72 = 6" x 4" x 7/16" (152x102x11.0L)
W73 = 2-2"x8" (2-35x184) SPR. No.2
W74 = 3-2"x8" (3-35x184) SPR. No.2
W75 = 2-2"x10" (2-38x235) SPR. No.2
W76 = 3-2"x10" (3-38x235) SPR. No.2
W77 = 2-2"x12" (2-38x2



PARTIAL FOUNDATION PLAN



STRUDET INC.





A circular professional engineer seal for B. Marinkovic. The outer ring contains the text "REGISTERED PROFESSIONAL ENGINEER" at the top and "PROVINCE OF ONTARIO" at the bottom. The center of the seal features a stylized signature of "B. Marinkovic" over the printed name "B. MARINKOVIC". Below the name is a date stamp "APRIL 15 2020".

FOR STRUCTURE ONLY

FOR STRUCTURE ONLY

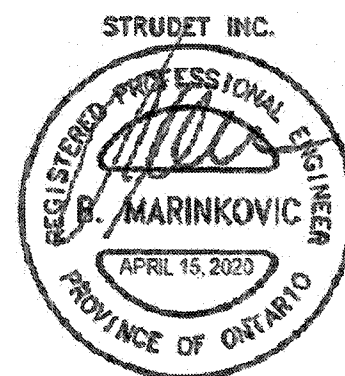
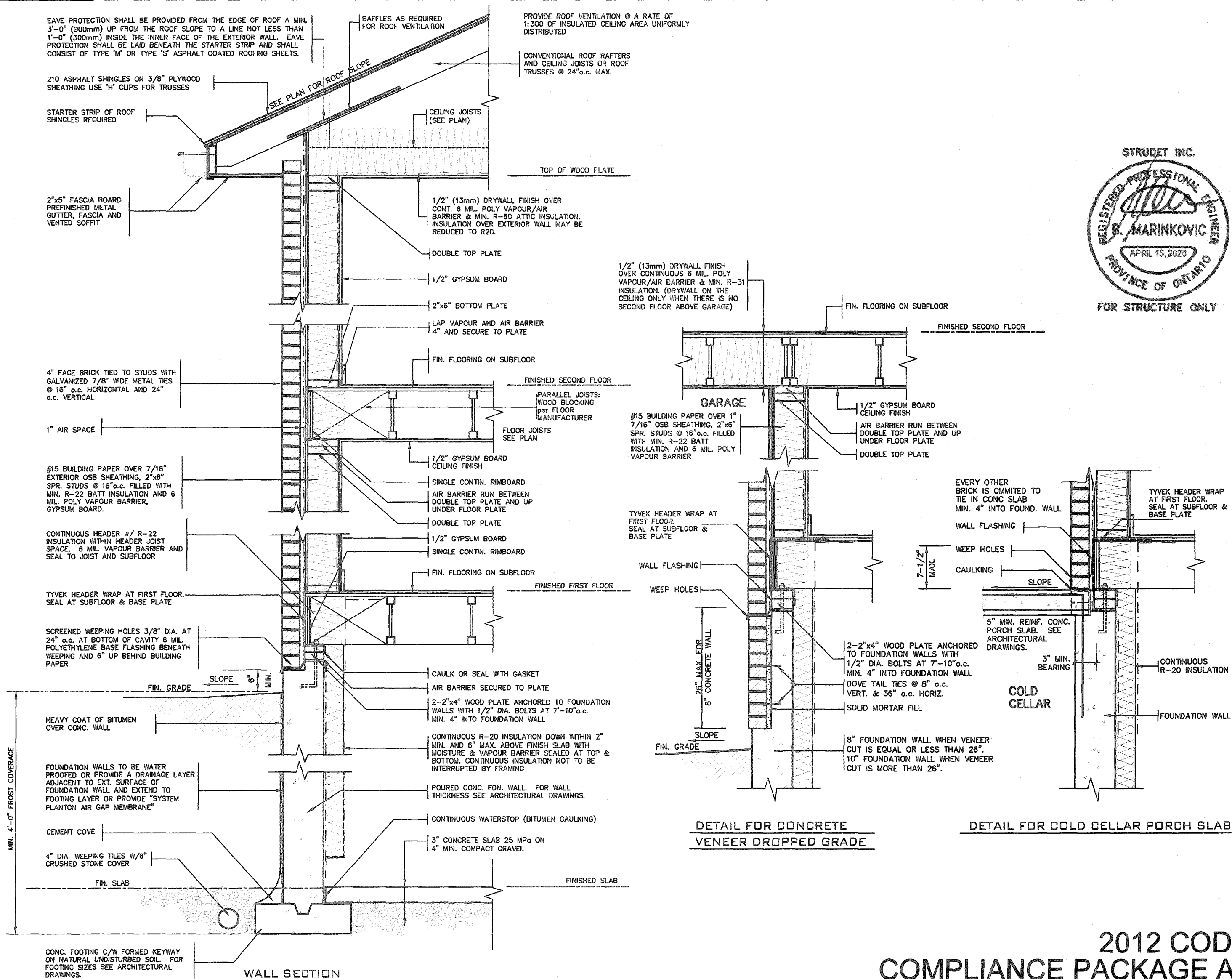
2012 CODE
COMPLIANCE PACKAGE A1

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.	 VA3 DESIGN 255 Kensington Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 t 416.630.4782 vo3design.com	 Greenpark	SINGLES FM	project no. 19014
8	-	-	qualification information				
7	-	-	Richard Vink <i>R Vink</i> 24488				
6	-	-	name registration information BDN				
5	-	-	VA3 Design Inc. 42658				
4	-	-	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.				
3	-	-					
2	-	-					
1	ISSUED FOR PERMIT.	APR 13/20	GW				
no.	description	date	by				

project name	RUSSELL GARDENS PH. 3	municipality	WATERDOWN	project no.	19014
date	APRIL 2020			SUNKEN FLOOR DETAILS	drawing no.
drawn by	GW	checked by	-	scale	Not to Scale
				file name	19014-GP-STD_DETAILS_A1
<small>PRINT WARNING: C:\Users\pva\Desktop\19014-GP-STD_DETAILS_A1.dwg - Tue - Apr 14 2020 - 4:36 PM</small>					

2

All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.



FOR STRUCTURE ONLY

2012 CODE COMPLIANCE PACKAGE A1

VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2A 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: GW scale: Not to Scale		SINGLES project no.: 19014 drawing no.: 3	
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> name: Richard Vink registration information: VA3 Design Inc. 42658		2"x6" BRICK VENEER SECTIONS 19014-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 Vint
6					24488
5					name signature BDN
4					VA3 Design Inc.
3					42658
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.
1	ISSUED FOR PERMIT.	AFR 13/20	GW		
	no. description	date	by		



**VA3
DESIGN**

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 GW		drawing no. 4
drawn by GW		scale As Shown		file name 19014-CP-STD_DETAILS_A1

STEEL COLUMN DETAILS


19014-CP-STD_DETAILS_A1

PROJECT NAME: C:\Users\lucy\Documents\2014-2015\CP\VA3\DETAILS\19014-CP-STD_DETAILS_A1.dwg - Tue - Apr 14 2020 - 4:28 PM

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.



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 as a Designer.	
8				qualification information	
7				Richard Vink	24488
6				name	BOB
5				registration information	42658
4				VAS Design Inc.	
3					
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 sealed.	
1	ISSUED FOR PERMIT.	APR 13/20	GW		
no.	description	date	by		



**VA3
DESIGN**

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



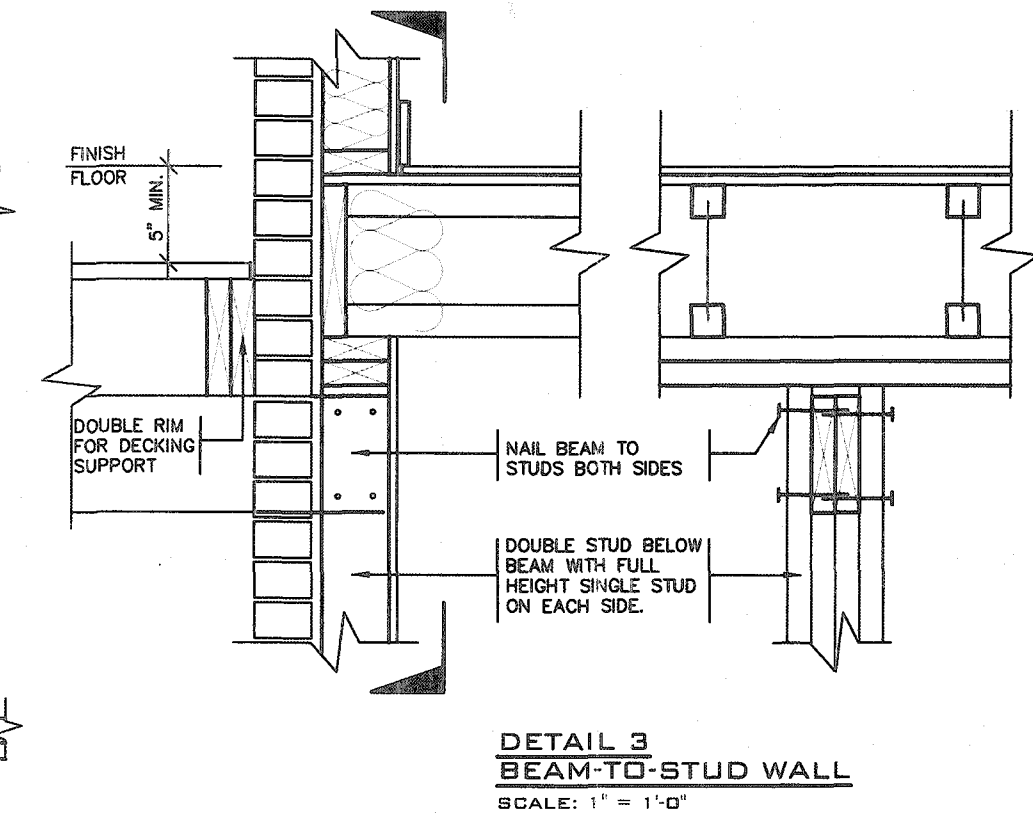
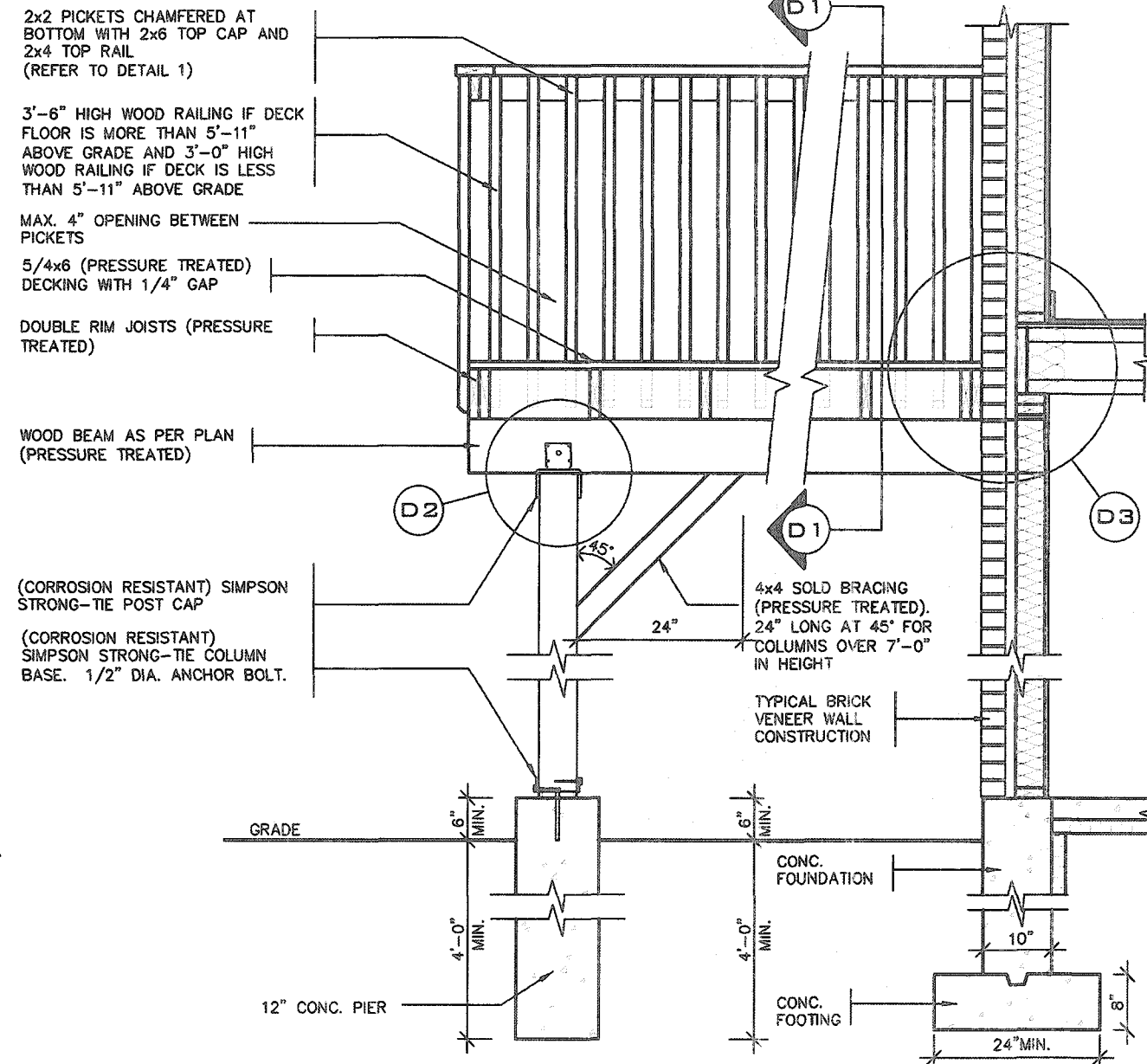
Greenpark.

SINGLES

project name RUSSELL GARDENS PH. 3	municipality WATERDOWN	project no. 19014
date APRIL 2020	checked by As Shown	scale 19014-CP-STC_DETAILS_A1
drawn by GW		file name 19014-CP-STC_DETAILS_A1

MAP: M2M2M2 - City of Waterdown (2014) and (2016) (2017) (2018) (2019) (2020) (2021) (2022) (2023) (2024) (2025) (2026) (2027) (2028) (2029) (2030) (2031) (2032) (2033) (2034) (2035) (2036) (2037) (2038) (2039) (2040) (2041) (2042) (2043) (2044) (2045) (2046) (2047) (2048) (2049) (2050) (2051) (2052) (2053) (2054) (2055) (2056) (2057) (2058) (2059) (2060) (2061) (2062) (2063) (2064) (2065) (2066) (2067) (2068) (2069) (2070) (2071) (2072) (2073) (2074) (2075) (2076) (2077) (2078) (2079) (2080) (2081) (2082) (2083) (2084) (2085) (2086) (2087) (2088) (2089) (2090) (2091) (2092) (2093) (2094) (2095) (2096) (2097) (2098) (2099) (2100) (2101) (2102) (2103) (2104) (2105) (2106) (2107) (2108) (2109) (2110) (2111) (2112) (2113) (2114) (2115) (2116) (2117) (2118) (2119) (2120) (2121) (2122) (2123) (2124) (2125) (2126) (2127) (2128) (2129) (2130) (2131) (2132) (2133) (2134) (2135) (2136) (2137) (2138) (2139) (2140) (2141) (2142) (2143) (2144) (2145) (2146) (2147) (2148) (2149) (2150) (2151) (2152) (2153) (2154) (2155) (2156) (2157) (2158) (2159) (2160) (2161) (2162) (2163) (2164) (2165) (2166) (2167) (2168) (2169) (2170) (2171) (2172) (2173) (2174) (2175) (2176) (2177) (2178) (2179) (2180) (2181) (2182) (2183) (2184) (2185) (2186) (2187) (2188) (2189) (2190) (2191) (2192) (2193) (2194) (2195) (2196) (2197) (2198) (2199) (2200) (2201) (2202) (2203) (2204) (2205) (2206) (2207) (2208) (2209) (2210) (2211) (2212) (2213) (2214) (2215) (2216) (2217) (2218) (2219) (2220) (2221) (2222) (2223) (2224) (2225) (2226) (2227) (2228) (2229) (2230) (2231) (2232) (2233) (2234) (2235) (2236) (2237) (2238) (2239) (2240) (2241) (2242) (2243) (2244) (2245) (2246) (2247) (2248) (2249) (2250) (2251) (2252) (2253) (2254) (2255) (2256) (2257) (2258) (2259) (2260) (2261) (2262) (2263) (2264) (2265) (2266) (2267) (2268) (2269) (2270) (2271) (2272) (2273) (2274) (2275) (2276) (2277) (2278) (2279) (2280) (2281) (2282) (2283) (2284) (2285) (2286) (2287) (2288) (2289) (2290) (2291) (2292) (2293) (2294) (2295) (2296) (2297) (2298) (2299) (2300) (2301) (2302) (2303) (2304) (2305) (2306) (2307) (2308) (2309) (2310) (2311) (2312) (2313) (2314) (2315) (2316) (2317) (2318) (2319) (2320) (2321) (2322) (2323) (2324) (2325) (2326) (2327) (2328) (2329) (2330) (2331) (2332) (2333) (2334) (2335) (2336) (2337) (2338) (2339) (2340) (2341) (2342) (2343) (2344) (2345) (2346) (2347) (2348) (2349) (2350) (2351) (2352) (2353) (2354) (2355) (2356) (2357) (2358) (2359) (2360) (2361) (2362) (2363) (2364) (2365) (2366) (2367) (2368) (2369) (2370) (2371) (2372) (2373) (2374) (2375) (2376) (2377) (2378) (2379) (2380) (2381) (2382) (2383) (2384) (2385) (2386) (2387) (2388) (2389) (2390) (2391) (2392) (2393) (2394) (2395) (2396) (2397) (2398) (2399) (2400) (2401) (2402) (2403) (2404) (2405) (2406) (2407) (2408) (2409) (2410) (2411) (2412) (2413) (2414) (2415) (2416) (2417) (2418) (2419) (2420) (2421) (2422) (2423) (2424) (2425) (2426) (2427) (2428) (2429) (2430) (2431) (2432) (2433) (2434) (2435) (2436) (2437) (2438) (2439) (2440) (2441) (2442) (2443) (2444) (2445) (2446) (2447) (2448) (2449) (2450) (2451) (2452) (2453) (2454) (2455) (2456) (2457) (2458) (2459) (2460) (2461) (2462) (2463) (2464) (2465) (2466) (2467) (2468) (2469) (2470) (2471) (2472) (2473) (2474) (2475) (2476) (2477) (2478) (2479) (2480) (2481) (2482) (2483) (2484) (2485) (2486) (2487) (2488) (2489) (2490) (2491) (2492) (2493) (2494) (2495) (2496) (2497) (2498) (2499) (2500) (2501) (2502) (2503) (2504) (2505) (2506) (2507) (2508) (2509) (2510) (2511) (2512) (2513) (2514) (2515) (2516) (2517) (2518) (2519) (2520) (2521) (2522) (2523) (2524) (2525) (2526) (2527) (2528) (25

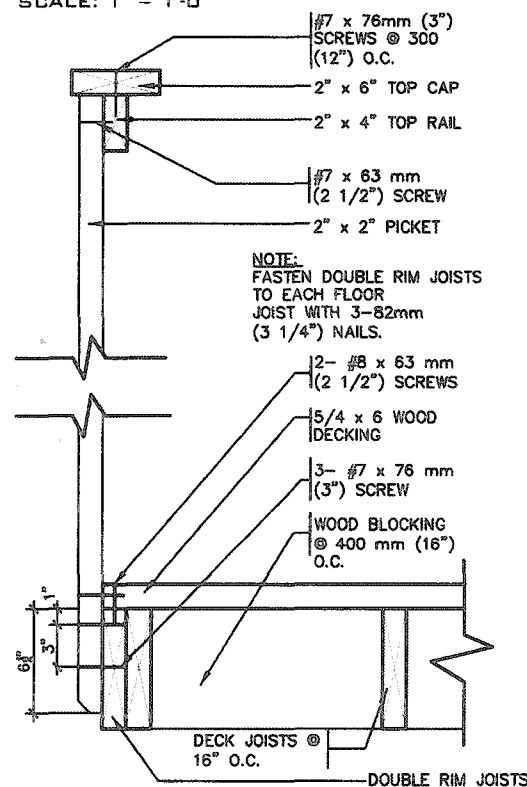
All drawings, specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.



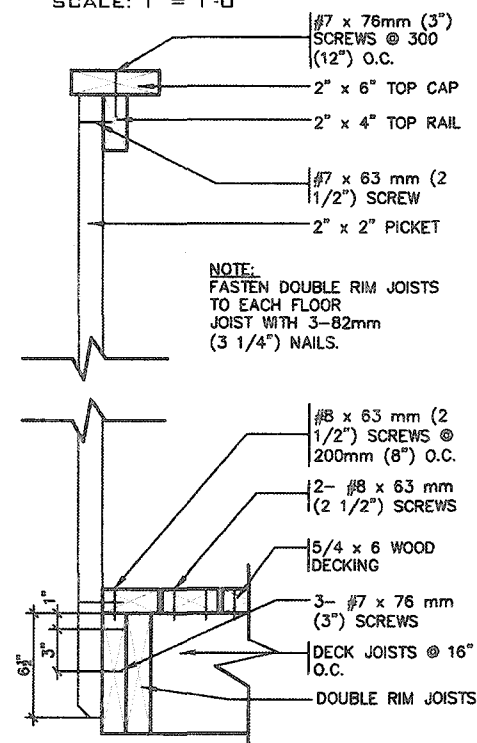
DECK SECTION WITH BRICK VENEER
SCALE: 1/2"=1'-0"

DETAIL 1
CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK

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

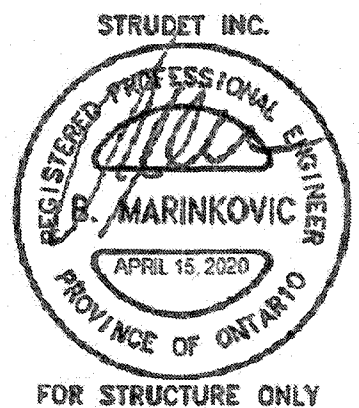


**GUARD PERPENDICULAR
TO FLOOR JOISTS**
SCALE: 1" = 1'-0"



GENERAL NOTES

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)

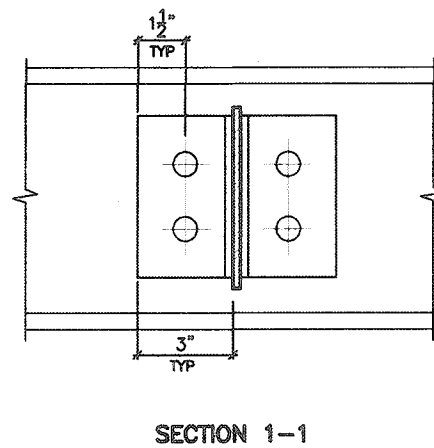


FOR STRUCTURE ONLY

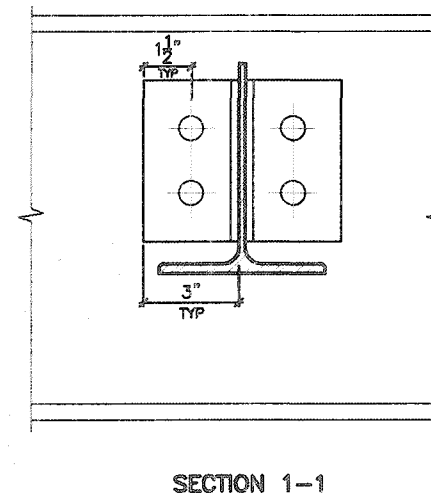
2012 CODE
COMPLIANCE PACKAGE A1[illegible]

All drawings, specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

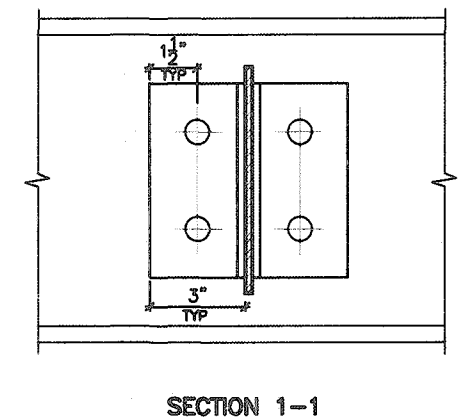
W8
TO
W8
CONNECTION



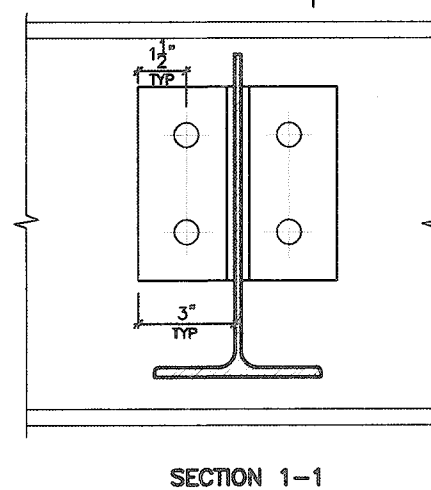
W6(W8)
TO
W10(W12)
CONNECTION



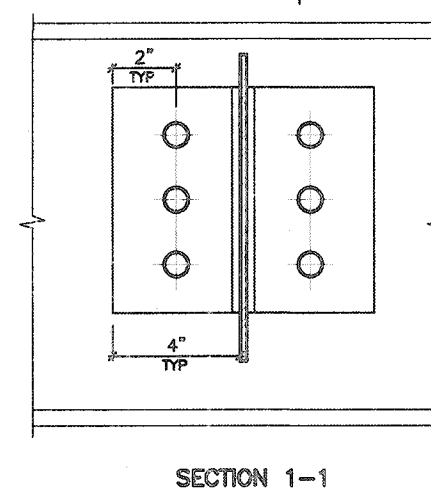
W10
TO
W10
CONNECTION



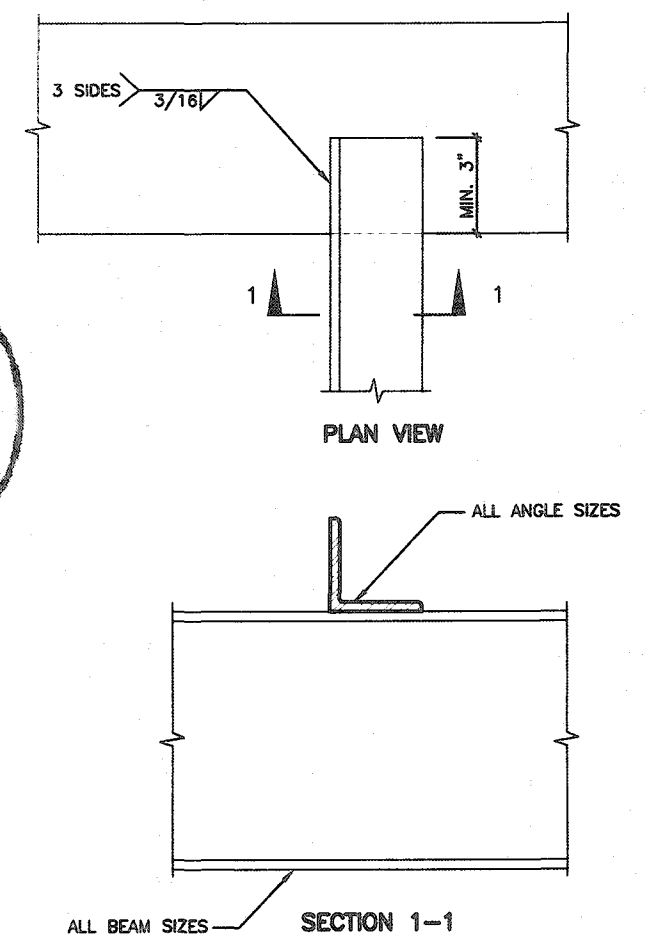
W10 TO W12 CONNECTION



W12
TO
W12
CONNECTION



ANGLE TO BEAM CONNECTION



2012 CODE COMPLIANCE PACKAGE

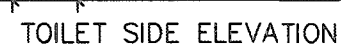
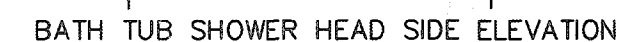
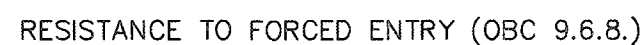
9					The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8					
7					qualification information
6					Richard Vink <i>R Vink</i> 2448
5					name signature BC
4					registration information
3					VA3 Design Inc. 4265
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 project. Drawings are not to be copied.
1	ISSUED FOR PERMIT.	APR 13/20	GW		
no.	description	date	by		



SINGLES

project name	project no.
RUSSELL GARDENS PH. 3	19014
municipality	
WATERDOWN	
date	drawing no.
APRIL 2020	
STEEL BEAM CONNECTIONS	
drawn by	checked by
GW	-
Not to Scale	
19014-GP-STD_DETAILS_A1	
7	

All drawings, specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.



STRUCTURAL REINFORCEMENT FOR GRAB BAR (OBC 9.5.2.3.)


FOR MAIN BATH ONLY



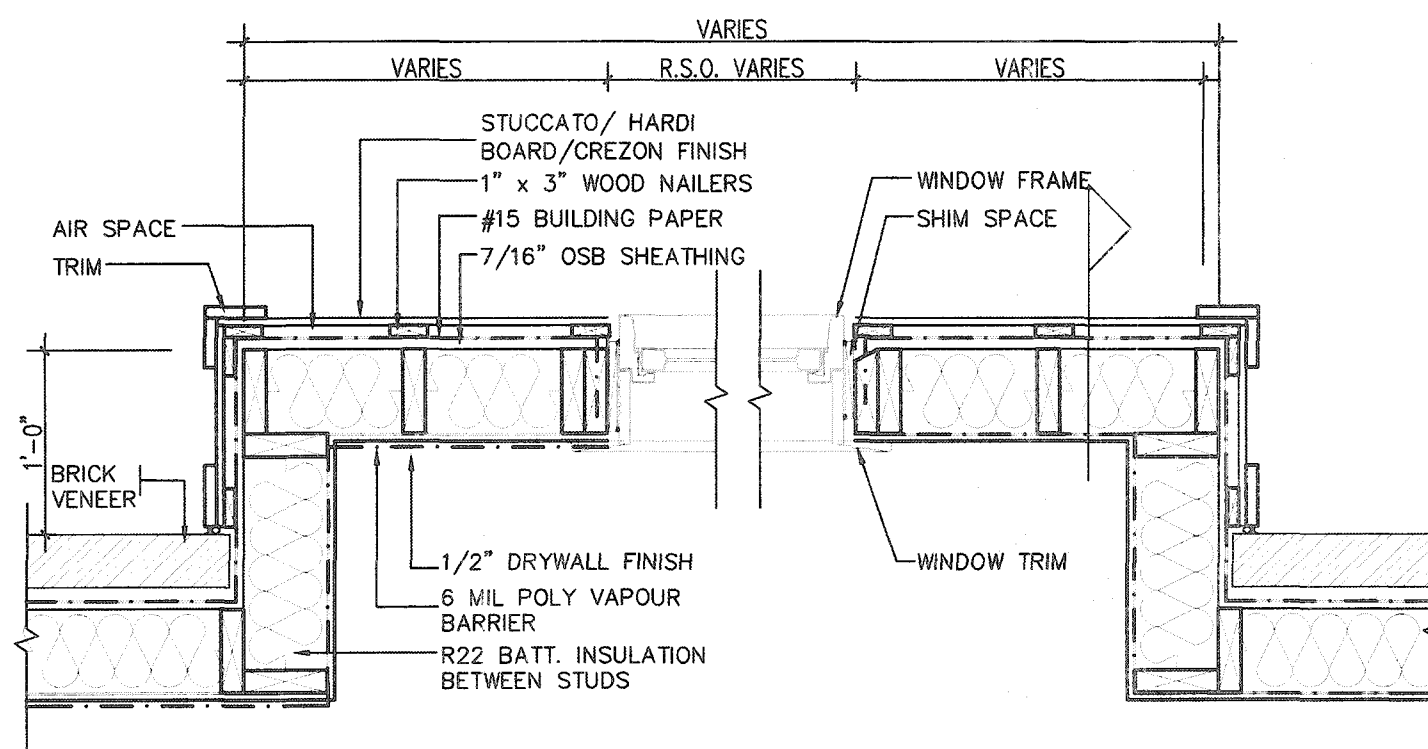
FOR STRUCTURE ONLY

STRUCTURE ONLY

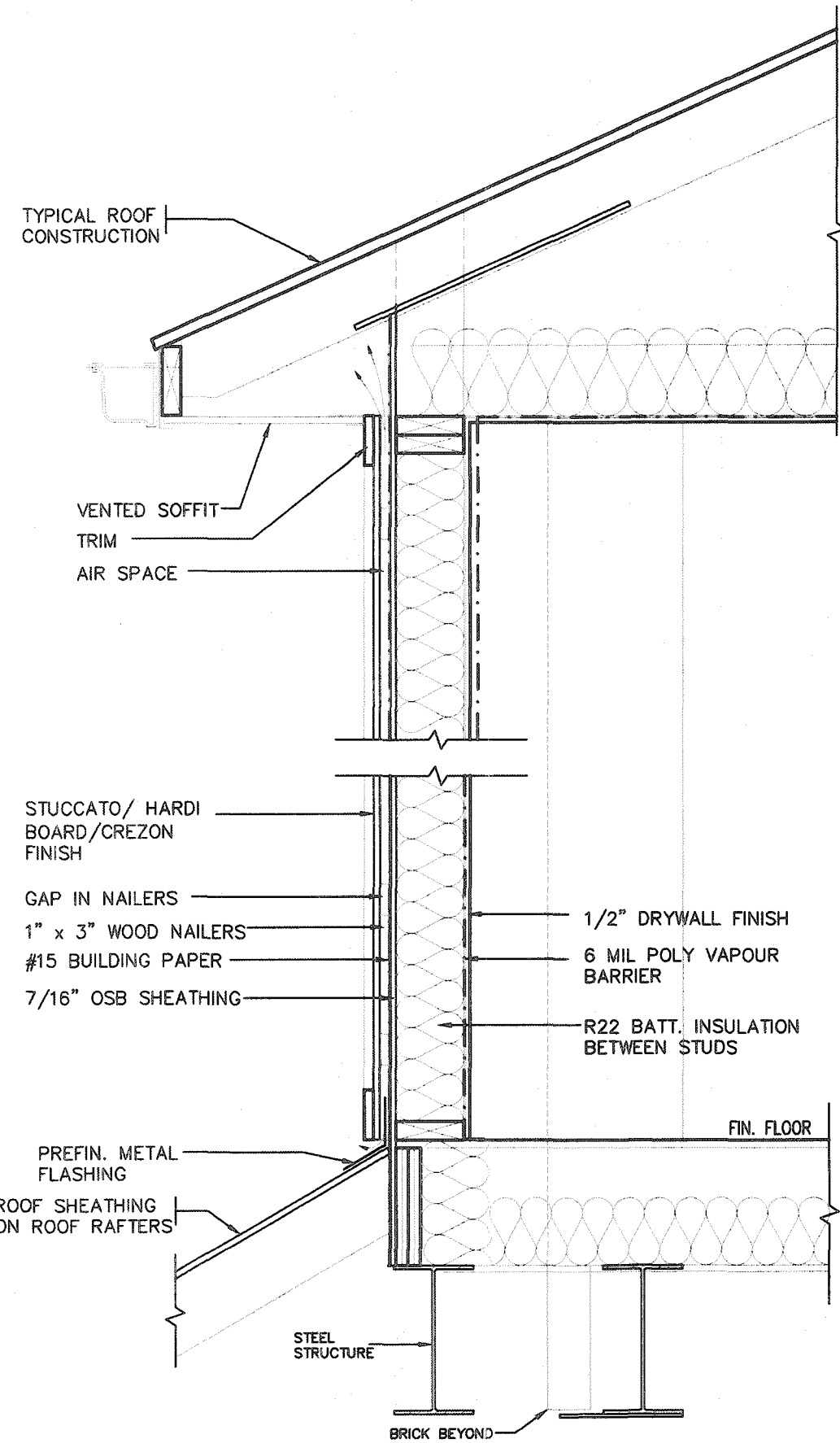
2012 CODE
COMPLIANCE PACKAGE

9				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.			SINGLES	project no. 19014
8				qualification information				
7				Richard Vink	24486			
6				name	BCIN			
5				registration information				
4				VAS Design Inc.	42656			
3				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.				drawing no.
2				255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 vadsdesign.com				8
1	ISSUED FOR PERMIT.		APR 13/20	GW	STUD WALL REINFORCEMENT			
no. description		date by		date		title name		
				APRIL 2020		19014-GP-STD_DETAILS_A1		
				drawn by GW		checked by Not to Scale		
				scale 1/8" = 1'-0"		project name RUSSELL GARDENS PH. 3		
				municipality WATERDOWN		drawing no. 8		

All drawings, specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.



PLAN VIEW



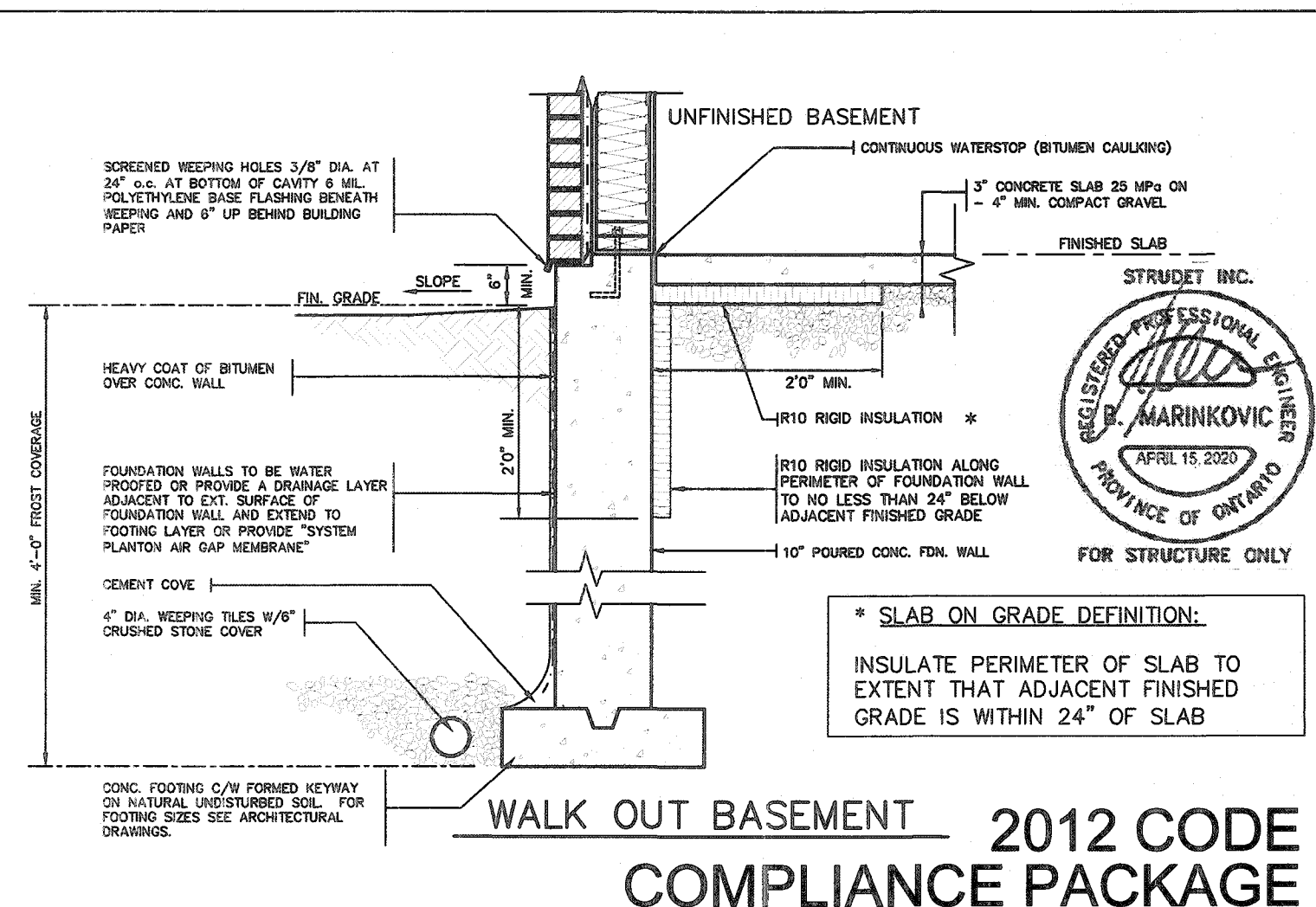
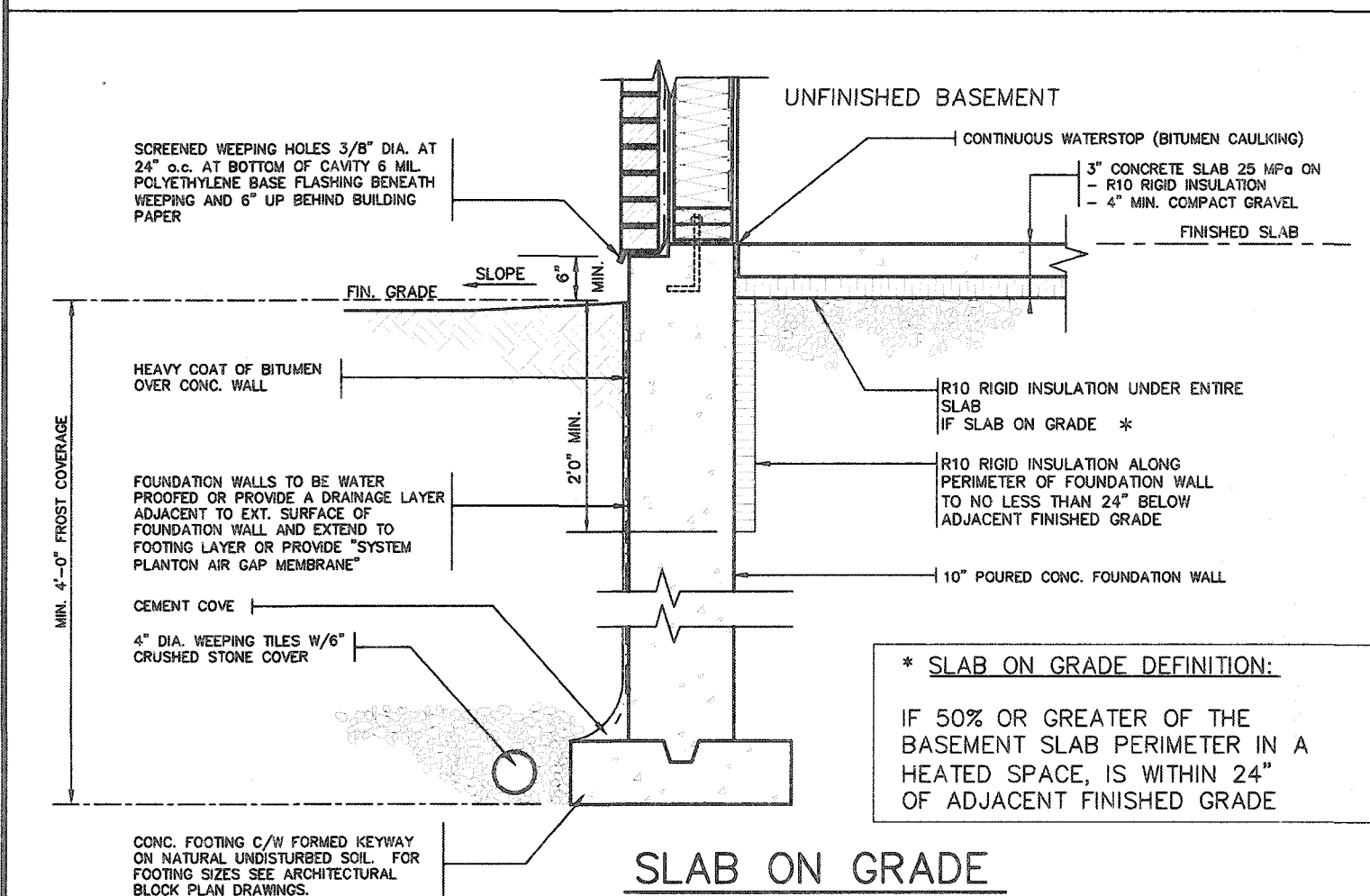
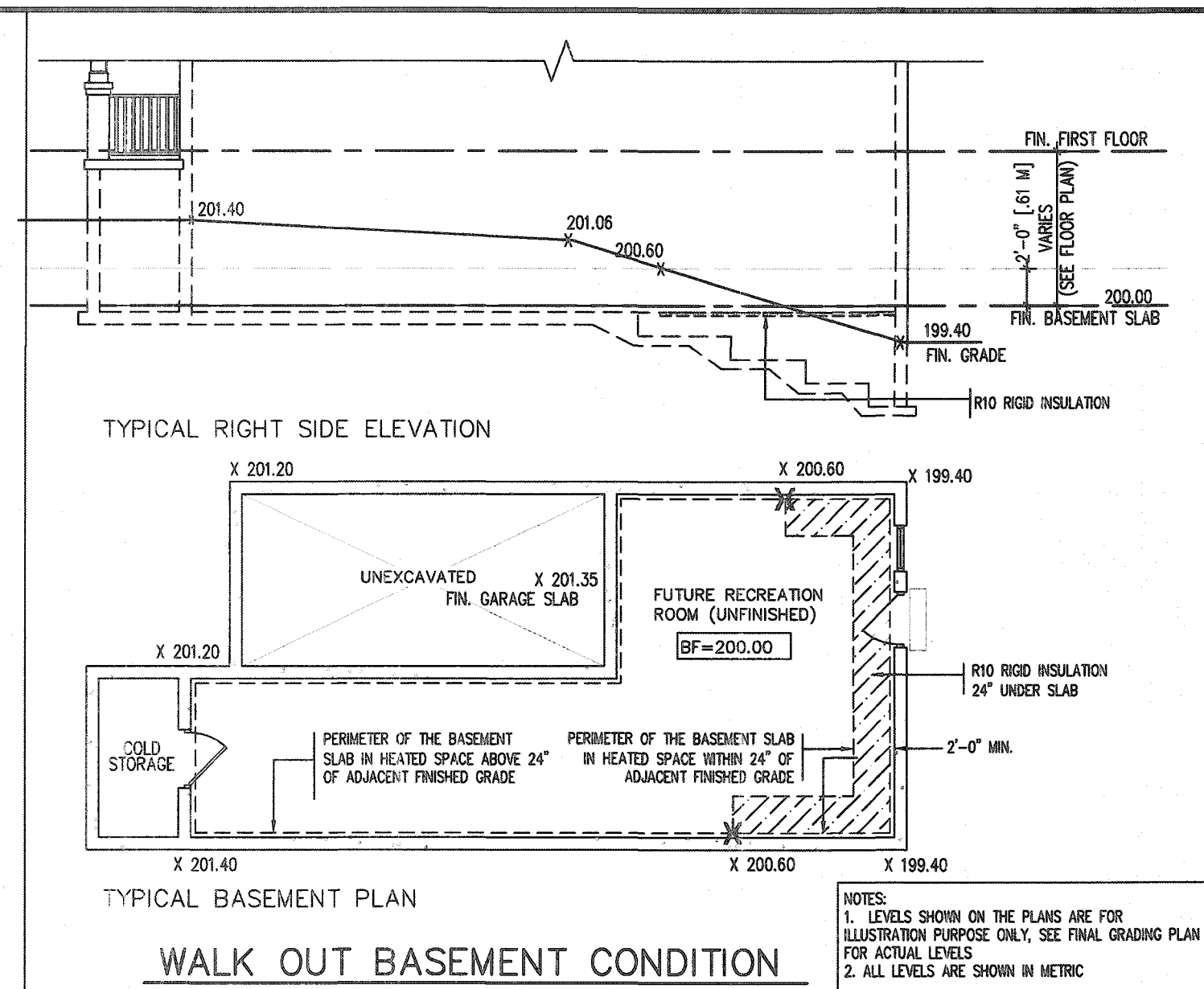
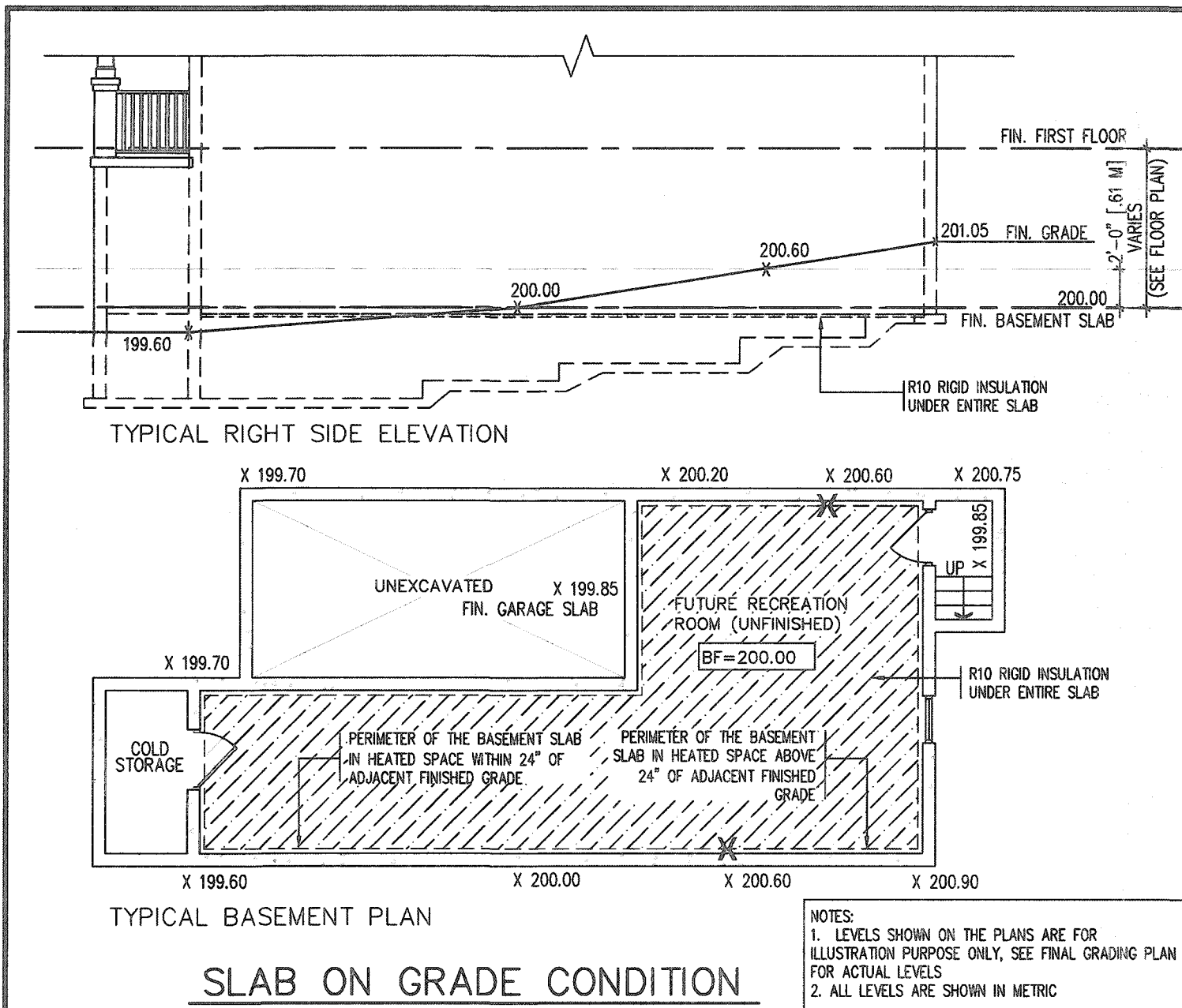
CROSS SECTION

STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.27.)



2012 CODE
COMPLIANCE PACKAGE 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 5. registration information 4. VAS Design Inc. 42658 3. 2. 1. ISSUED FOR PERMIT. APR 13/20 CV 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. Richard Vink 24488 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 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 Not to Scale scale project no. WATERDOWN 19014 drawing no. 9	SINGLES title name STUCCATO/ HARDI BOARD FINISH 19014-OP-STD_DETAILS_A1
---	--	--	---	--	---



9			
8			
7			
6			
5			
4			
3			
2			
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
VAS Design Inc. 42058
registration information

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

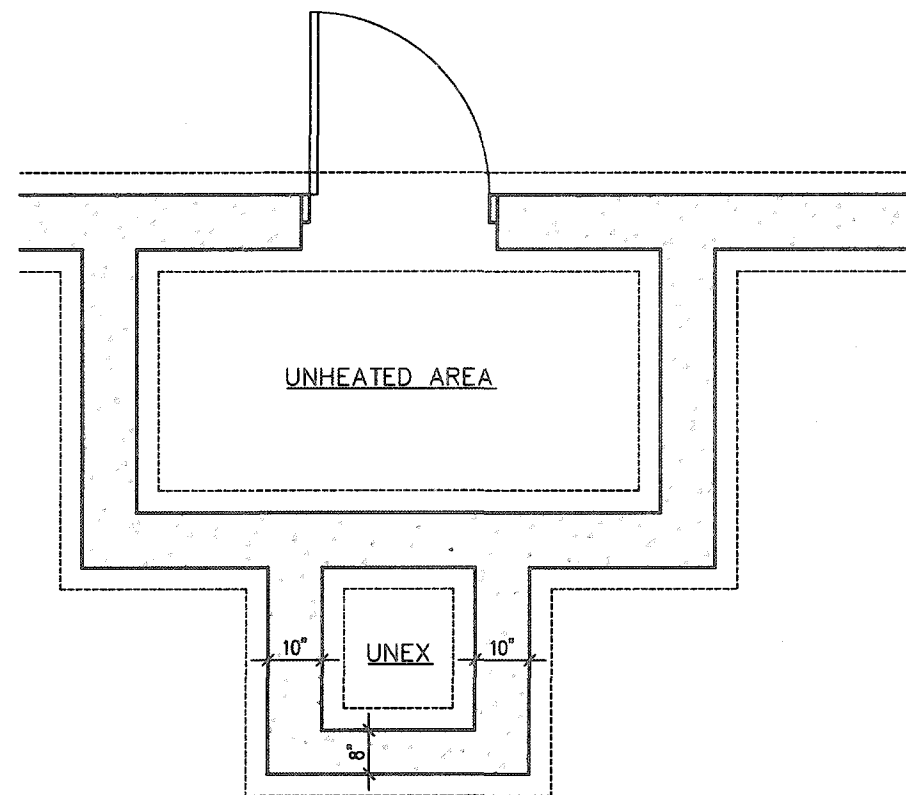
Greenpark.
project name
RUSSELL GARDENS PH. 3
municipality
WATERDOWN
date
APRIL 2020
checked by
Not to Scale
scale
drawing no.
10

SINGLES

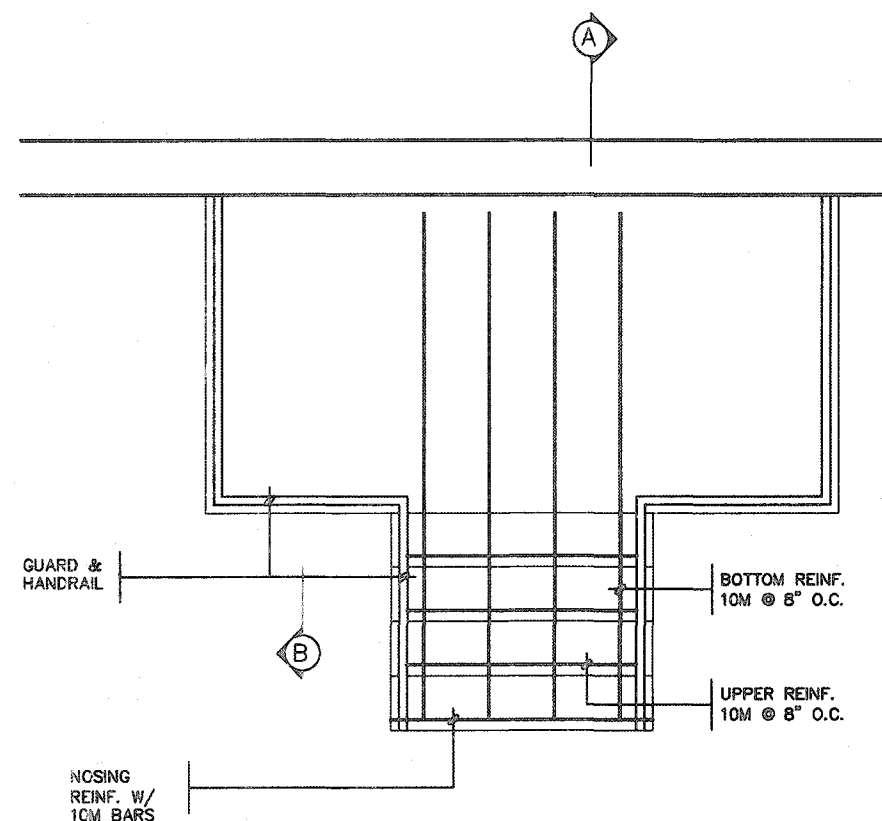
project no.
19014

drawing no.
10

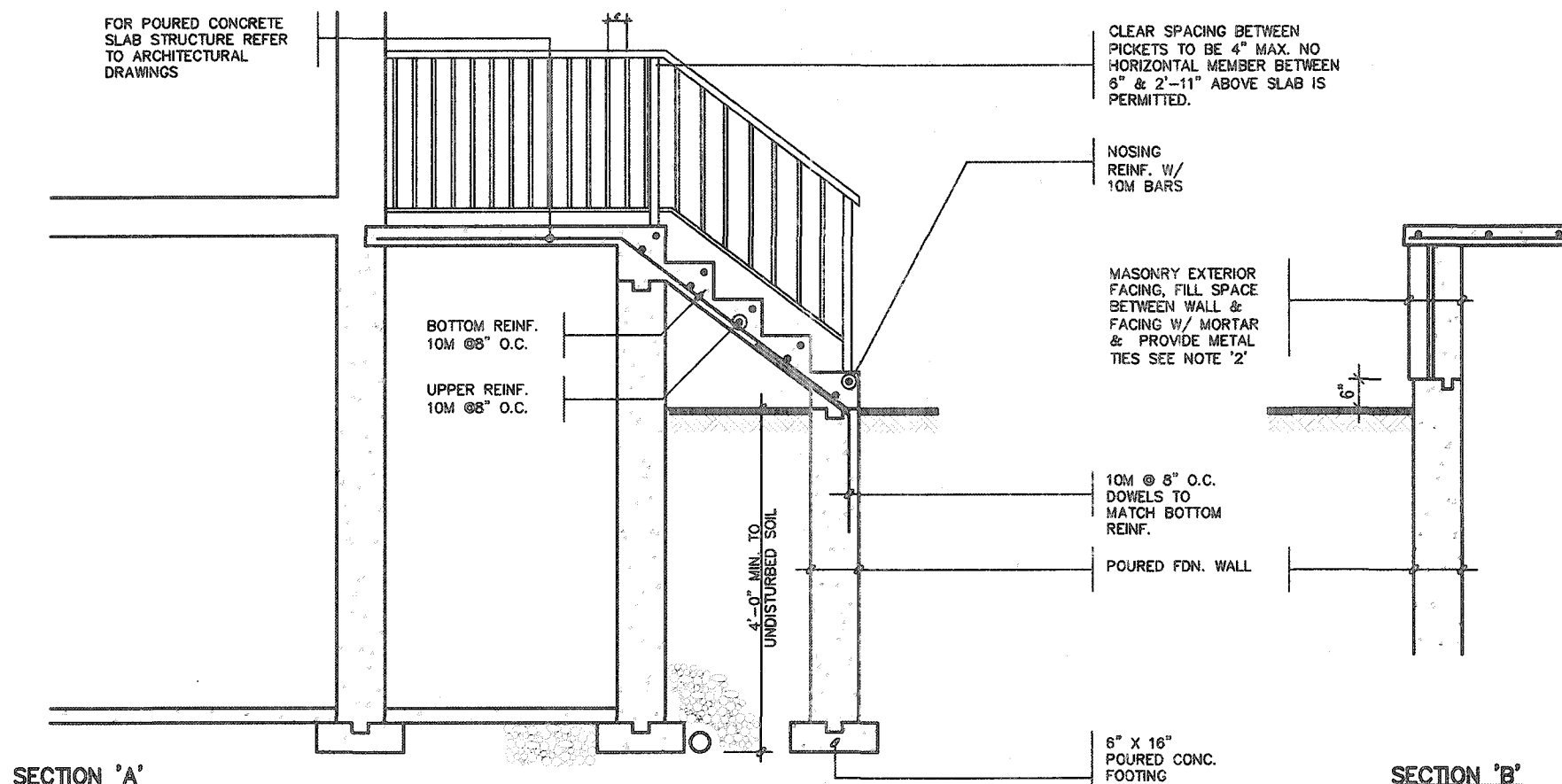
18014-GP-STD_DETAILS_A1



FOUNDATION PLAN



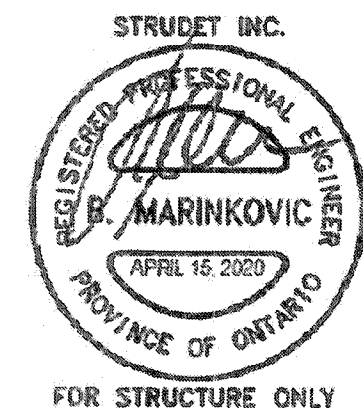
GROUND FLOOR PLAN



NOTE: FOR MORE THAN 8 RISERS

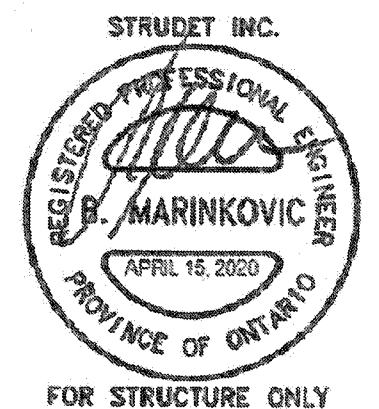
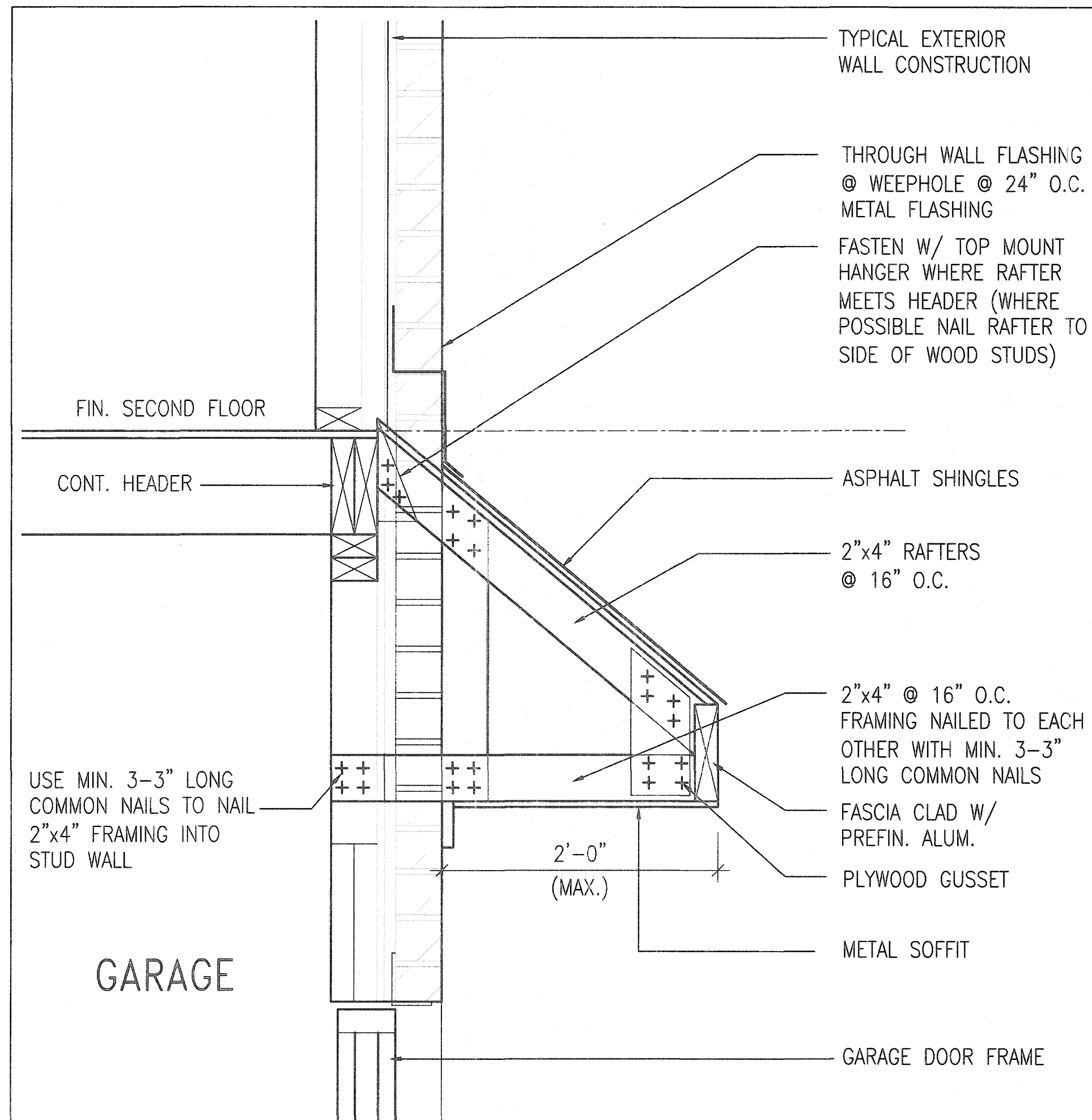
GENERAL NOTES

- 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" - 36".
- FOUNDATION WALLS**
THICKNESS OF FOUNDATION WALLS IS DEPENDANT UPON VENEER CUT 8" FOR UP TO 28" VENEER CUT HEIGHT 10" FOR VENEER CUT OVER 26" HIGH
- CONCRETE**
MINIMUM CONCRETE STRENGTH SHALL BE 4650 PSI [32MPa] W/ 5%-8% AIR ENTRAINMENT MINIMUM CONCRETE SLAB THICKNESS 5"
- CONCRETE COVER**
PROVIDE MINIMUM 3/4" CLEAR CONCRETE COVER TO REINFORCING BARS



2012 CODE COMPLIANCE PACKAGE A1

<p>9. _____</p> <p>8. _____</p> <p>7. _____</p> <p>6. _____</p> <p>5. _____</p> <p>4. _____</p> <p>3. _____</p> <p>2. _____</p> <p>1 ISSUED FOR PERMIT. APR 13/20 GW</p> <p>no. description date by</p>	<p>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</p> <p>qualification information</p> <p>Richard Vink 24488</p> <p>signature</p> <p>name registration information 42658</p> <p>VAS Design Inc.</p> <p>Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.</p>	<p>VAS DESIGN</p> <p>255 Consumers Rd Suite 120</p> <p>Toronto ON M2J 1R4</p> <p>t 416.630.2255 f 416.630.4782</p> <p>vasdesign.com</p>	<p>Greenpark.</p> <p>project name: RUSSELL GARDENS PH. 3</p> <p>date: APRIL 2020</p> <p>designed by: GW</p> <p>checked by: Not to Scale</p> <p>scale: 1/8" = 1'-0"</p> <p>title name: POURED CONC. PORCH STEPS</p> <p>19014-GP-STD_DETAILS_A1</p>	<p>SINGLES</p> <p>project no. 19014</p> <p>drawing no. 11</p>
---	--	--	--	--



B ROOF OVERHANG DETAIL OVER GARAGE

2012 CODE
COMPLIANCE PACKAGE 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.	 VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	 Greenpark.	SINGLES
8.			qualification information				
7.			Richard Vink 24486 BC01				
6.			name registration information VAS Design Inc. 42658				
5.				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.			
4.							
3.							
2.							
1	ISSUED FOR PERMIT.	APR 13/20	GW				
no.	description	date	by				

project name	RUSSELL GARDENS PH. 3	municipality	WATERDOWN	project no.	19014
date	APRIL 2020	checked by		drawing no.	12
drawn by	GW	scale	Not to Scale	title name	DETAIL OF EXTENDED ROOF
				file name	19014-GP-STD_DETAILS_A1

TO
OTHERWISE
VIEWED BY

BRICK/
STONE
VENEER

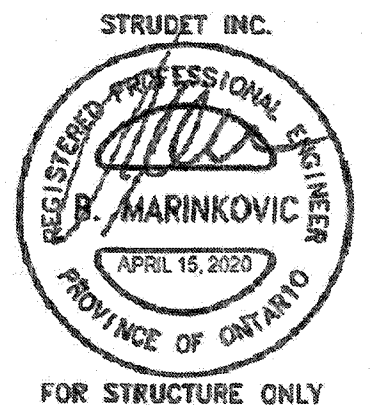
INVERTED
3-1/2"x3-1/2"x1/4"
(90x90x6.0)
STEEL ANGLE

The drawing is a cross-section of a wall assembly. On the left, a brick or stone veneer is shown, indicated by diagonal hatching. This veneer is attached to an inverted steel angle. The steel angle is labeled with its dimensions: 3-1/2"x3-1/2"x1/4" (90x90x6.0). The angle is shown in an inverted position, with its flanges facing the wall. To the right of the angle, there is a break symbol (two jagged lines) indicating that the wall continues. A label 'TO OTHERWISE VIEWED BY' with an arrow points to the right side of the wall assembly.

BRICK/
STONE
VENEER

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

INVERTED STEEL ANGLE DETAIL



2012 CODE
COMPLIANCE PACKAGE 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 <i>R Vink</i> 24468
6			BCIN
5			design registration information
4			VAS Design Inc. 42658
3			
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 scaled.
1	ISSUED FOR PERMIT.	APR 13/20	GW
	no. description	date by	

VAS3 DESIGN

235 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
-

scale
Not to Scale

1. NAME (REQUIRED) - C:\Users\pva\Documents\Designs\2014-2020\GREENPARK\PHASE 3\PH3-STD_DETAILS_A1.dwg - 10w - Apr 16 2020 - 6:39 PM

SINGLES

project no.
19014

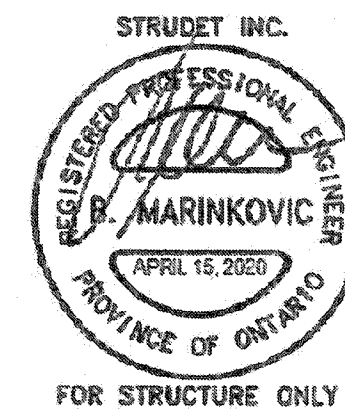
drawing no.
13

INVERTED STEEL ANGLE

19014-GP-STD_DETAILS_A1

13

All drawings, specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

[illegible]

All drawings, specifications, printed documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.