

# 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, RAIL & VENTED SOFFIT. 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 405 (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, CONTR. SHEATHING MEMBRANE, 11mm (7/16") EXT. TYPE SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x140 (2"x6") STUDS @ 405mm (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, CONTR. SHEATHING MEMBRANE, 11mm (7/16") EXT. TYPE SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x89 (2"x4") STUDS @ 405mm (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 @ 405 (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 ON 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPROVED AIR/MOISTURE BARRIER ON 38x89 (2"x4") STUDS @ 405 (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 @ 405mm (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)

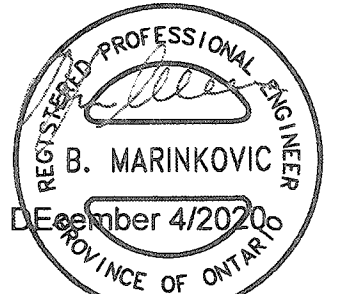
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 405mm (16") O.C. HORIZONTAL 610mm (24") O.C. VERTICAL APPROVED SHEATHING PAPER, 11mm (7/16") EXTERIOR TYPE SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x140 (2"x6") STUDS @ 405mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPROVED VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR REQUIRED MINIMUM THERMAL INSULATION REQUIREMENTS.

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

90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 405mm (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 @ 405mm (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 @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

## 3C. STUCCO WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)

STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS ON 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 38x140 (2"x6") STUDS @ 405mm (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.



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# INTERIOR STUD PARTITIONS

FOR BEARING PARTITIONS 38x89 (2"x4") @ 405mm (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 (2/2"x4") TOP PLATE, 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.

## FOUNDATION WALL FOOTINGS (9.15.3, 9.15.4, 9.13.2, 9.14.2.1, 9.21)

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 2300 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYS CON. 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 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.

## FOUNDATION DRAINAGE OBC 9.14.2, & 9.14.3

100mm (4") DIA. FOUNDATION DRAINAGE TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES.

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

80mm (3/4") 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, 3.1.1.5(5)(b) where required.  
ALL SLAB JOINTS & PENETRATIONS TO BE SEALED TO MAINTAIN AIR BARRIER.

## WOOD SUBFLOORS (SEE OBC 9.23.14, & 9.30.2.1)

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

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

RSI 10.56 (R60) BLOB IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 15mm (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 (9'-1/4")  
MAX. NOSING = 25 (1")  
MIN. HEADROOM = 1950 (6'-5")  
RAIL @ LANDING = 900 (2'-11")  
RAIL @ STAIR = 865 (2'-10") TO 965 (3'-2")  
MIN. STAIR WIDTH = 860 (2'-10")

## FOR CURVED STAIRS

MIN. RUN = 150 (6")  
MIN. AVG. RUN = 200 (8")  
HANDRAILS - OBC 9.8.7 -

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 NEVEL 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.

## 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 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.

## BASEMENT BEARING STUD PARTITION

38x89 (2"x4") STUDS @ 405mm (16") O.C. 38x39 (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.

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

89mm (3-1/2") DIA x 4.78mm (0.188") STL. COL. WITH A MIN. CAPACITY OF 100.6kN (24.000kips) WITH 150x150x4.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE.

## STEEL COLUMN

90mm (3-1/2") DIA x 4.78mm (0.188") STL. COL. WITH 100x100x6.0 (4"x4"x1/4") TOP & BOTTOM PLATES. FIELD WELD BOTTOM PLATE TO 100x250x12.5 (4"x10"x1/2") BASE PLATE C/W 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2"). THE COLUMN TO STUD WALL WITH 2-32x3.175 (1 1/4"x 1/8") STEEL STRAP WELDED TO COLUMN AND FASTENED TO STUD WITH 2-SOS 6.35x38 (1/4"x 1 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 5-8% AIR ENTRAINMENT ON OPTIONAL 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT (EXTERIOR) AT 1% MIN.

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

13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. RSI 3.87 (R22) IN WALLS, RSI 5.46 (R31) IN CEILING. JOISTS AND SEAL. ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.16. REFER TO SB-12, TABLE 3.1.1.2.A. FOR REQUIRED THERMAL INSULATION.

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

## EXTERIOR STEP

PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 200mm (7-7/8") MIN. TREAD 250mm (9-27/32"). SEE OBC 9.8.8.2, 9.8.9.3, & 9.8.10.

## 21. DRYER VENT (OBC 9.2.3.8.7) & 9.2.4.1.1

CAPPED DRYER EXHAUST VENTED TO EXTERIOR.  
(USE 100mm (4") DIA. SMOOTH 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'-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 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 305mm (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 PARTITION. 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 COMPOSED 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. 408x408x203 (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 8x5-28x120 WESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE WITH UNDER SLAB INSULATION AS PER OBC SB-12 3.1.1.5(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" (90x90x6.0)  
L2 = 4" x 3-1/2" x 5/16" (100x90x6.0)  
L3 = 5" x 3-1/2" x 5/16" (125x90x6.0)  
L4 = 6" x 3-1/2" x 3/8" (150x90x6.0)  
L5 = 6" x 4" x 3/8" (150x100x10.0)  
L6 = 7" x 4" x 3/8" (180x100x10.0)

## LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A = 1-1 3/4" x 7 1/4" (1-45x184)  
LVL1 = 2-1 3/4" x 7 1/4" (2-45x184)  
LVL2 = 3-1 3/4" x 7 1/4" (3-45x184)  
LVL3 = 4-1 3/4" x 7 1/4" (4-45x184)  
LVL4A = 1-1 3/4" x 9 1/4" (1-45x235)  
LVL4 = 2-1 3/4" x 9 1/4" (2-45x235)  
LVL5 = 3-1 3/4" x 9 1/4" (3-45x235)  
LVL5A = 4-1 3/4" x 9 1/4" (4-45x235)

## DOOR SCHEDULE

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

## BRICK VENEER LINTELS

L1 = 3-1/2" x 3-1/2" x 1/4" (89x89x6.4) + 2-2"x8" SPR. No.2  
L2 = 4" x 3-1/2" x 5/16" (102x89x7.9) + 2-2"x8" SPR. No.2  
L3 = 5" x 3-1/2" x 5/16" (127x89x7.9) + 2-2"x10" SPR. No.2  
L4 = 6" x 3-1/2" x 7/16" (152x89x11.0) + 2-2"x12" SPR. No.2  
L5 = 6" x 4" x 7/16" (152x102x11.0) + 2-2"x12" SPR. No.2  
L6 = 5" x 3-1/2" x 5/16" (127x89x7.9) + 2-2"x12" SPR. No.2  
L7 = 5" x 3-1/2" x 5/16" (127x89x7.9) + 2-2"x12" SPR. No.2  
L8 = 5" x 3-1/2" x 5/16" (127x89x7.9) + 2-2"x10" SPR. No.2  
L9 = 6" x 4" x 7/16" (152x102x11.0) + 2-2"x10" SPR. No.2

## 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  
WB11 = 4-2"x10" (4-38x235) SPR. No.2  
WB12 = 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. HRY 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.

## 33. DIRECT VENTING GAS FIREPLACE VENT

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

## 34. MOIST STRAPPING AND BRIDGING (SEE OBC 9.23.9.4)

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

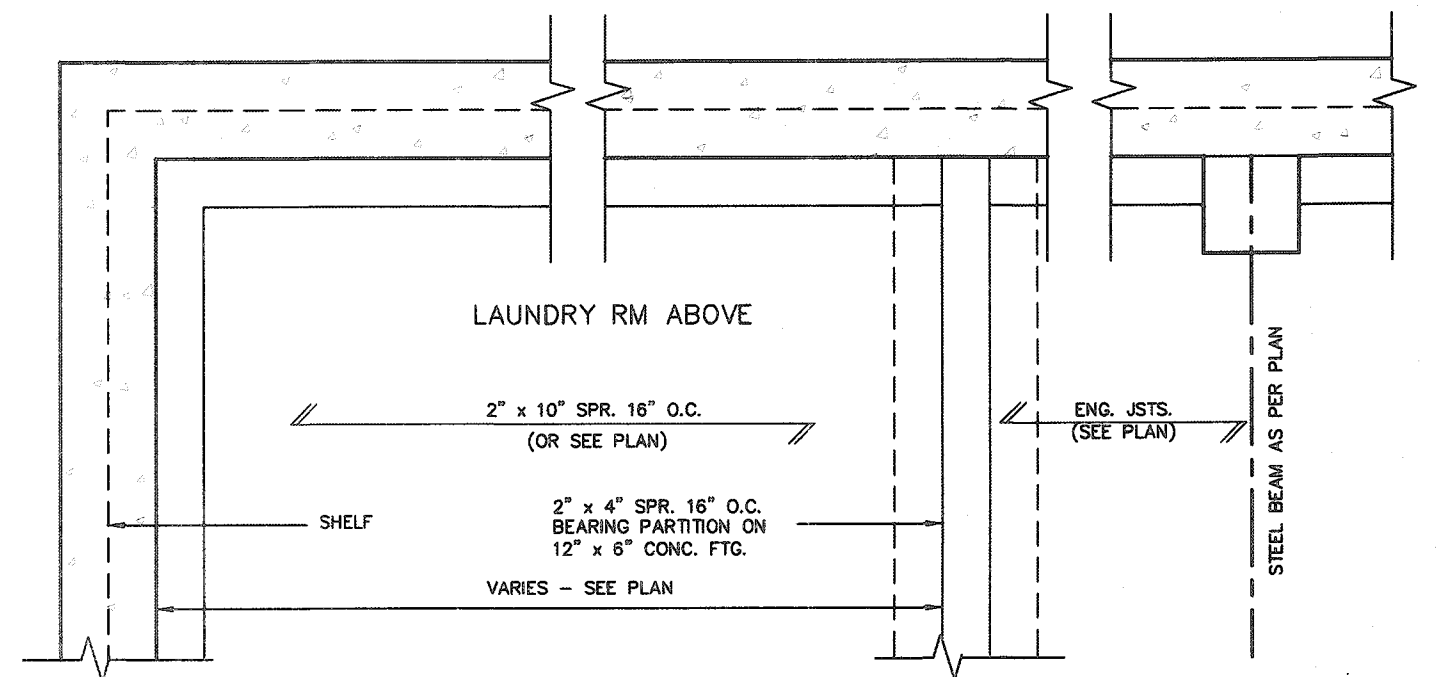
FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-1 OR A-2 STRAPPING SHALL BE 19x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (SEE OBC 9.23.9.4. \*)

## 35. EXPOSED BUILDING FACE - OBC 9.10.15

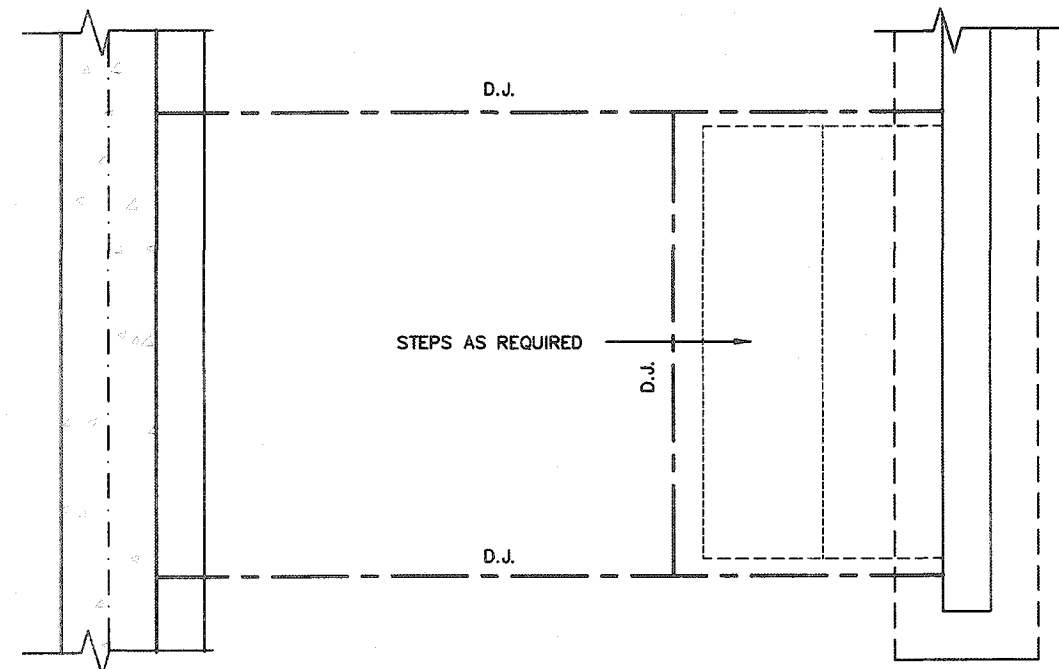
EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 min. WHERE LIMITING DISTANCE (LD) IS LESS THAN 1.2M (3'-11"). WHERE THE LD IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES.

## 36. GOLD 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. REINF. WITH 10M BARS @ 230mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, 600x600 (23 5/8" x 23 5/8") 10M DOWELS @



## PARTIAL FOUNDATION PLAN



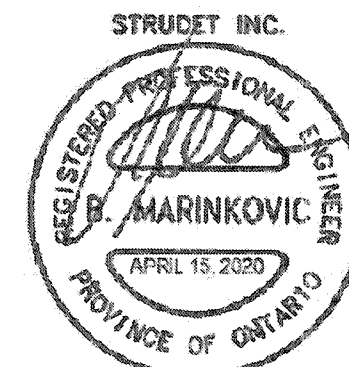
CITY OF HAMILTON  
BUILDING DIVISION  
Planning & Development Department  
FEB 04 2021  
REC'D BY \_\_\_\_\_ DATE \_\_\_\_\_  
REF'D TO \_\_\_\_\_ DATE \_\_\_\_\_

Permit No. 21-105899

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*W.B.* 02/19/21

FOR CHIEF BUILDING OFFICIAL DATE



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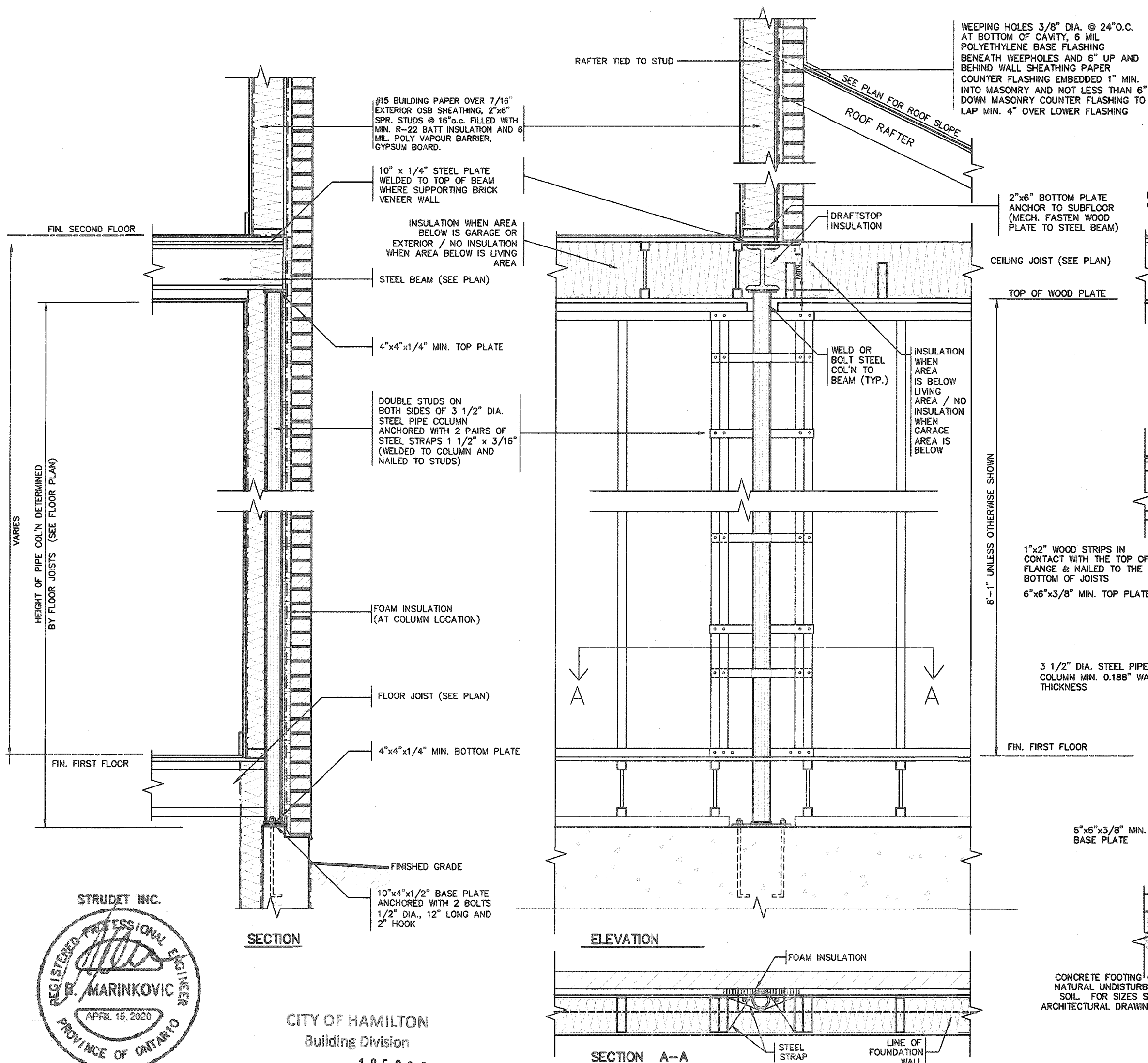
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COMPLIANCE PACKAGE A1

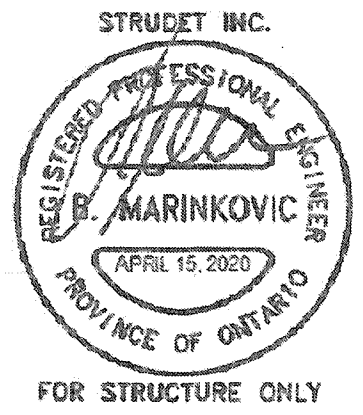
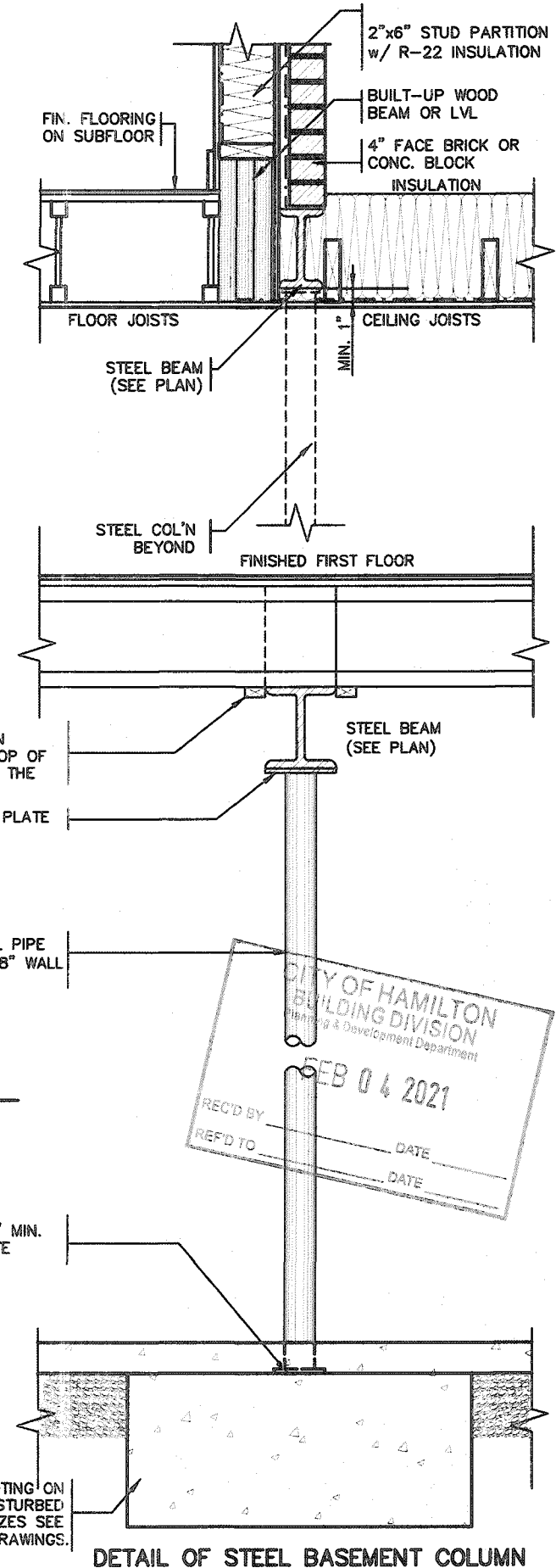
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**SECTION THROUGH STEEL BEAM  
SUPPORTING MASONRY & BEARING  
STUD PARTITION**



**CITY OF HAMILTON**  
Building Division

Permit No. **21-105899**

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FOR CHIEF BUILDING OFFICIAL **02/10/21** DATE

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| no. | description        | date      | by |  |  |

**VAS DESIGN**

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Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
vasdesign.com

**Greenpark.**

project name **RUSSELL GARDENS PH. 3** municipality **WATERDOWN** project no. **19014**

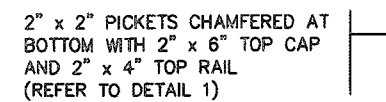
date **APRIL 2020** checked by **GW** scale **As Shown**

**STEEL COLUMN DETAILS**

18014-GP-STD\_DETAILS\_A1

drawing no. **4**

**2012 CODE  
COMPLIANCE PACKAGE A1**



3'-6" HIGH WOOD RAILING IF DECK  
FLOOR IS MORE THAN 5'-11" ABOVE  
GRADE AND 3'-0" HIGH WOOD RAILING  
IF DECK IS LESS THAN 5'-11" ABOVE  
GRADE

MAX. 4" OPENING BETWEEN PICKETS

5/4 x 6 PRESSURE TREATED  
DECKING WITH 1/4" GAP

WB1 RIM JOISTS  
(PRESSURE TREATED)

GUARDS FOR STAIRS SHALL NOT BE LESS THAN 2'-11" HIGH MEASURED VERTICALLY FROM A LINE DRAWN THROUGH THE OUTSIDE EDGES OF THE STAIR NOSINGS

7/8" MIN.  
7/8" MAX.

2" x 4" WOOD  
BLOCKING @ 4'-0"  
O.C. MIN. BETWEEN  
STRINGERS

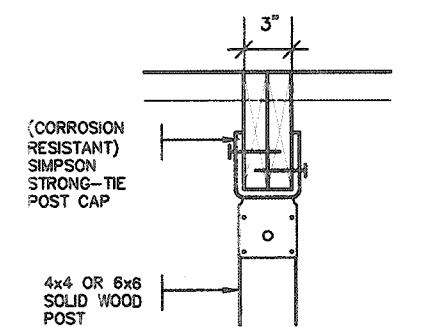
2" x 12" STRINGER

PRECAST CONCRETE  
SLAB

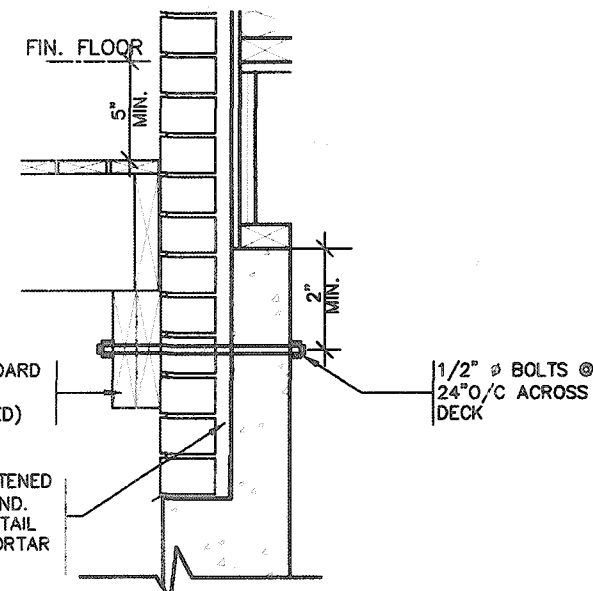
(CORROSION RESISTANT)  
SIMPSON STRONG-TIE COLUMN  
BASE. 1/2" DIA. ANCHOR  
BOLT.

12" CONC. PIER

• GUARDS AS PER O.B.C 9.7; SB-7



**DETAIL 2 -**  
**BEAM-TO-POST**  
**SCALE: 1" = 1'-0"**



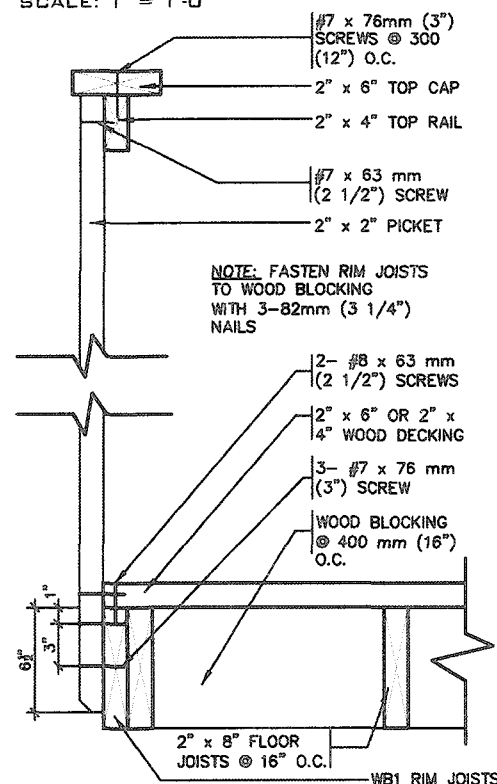
**DETAIL 3**  
**STEEL ANGLE**  
**SCALE: 1" = 1'-0"**

DETAIL 1

CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK

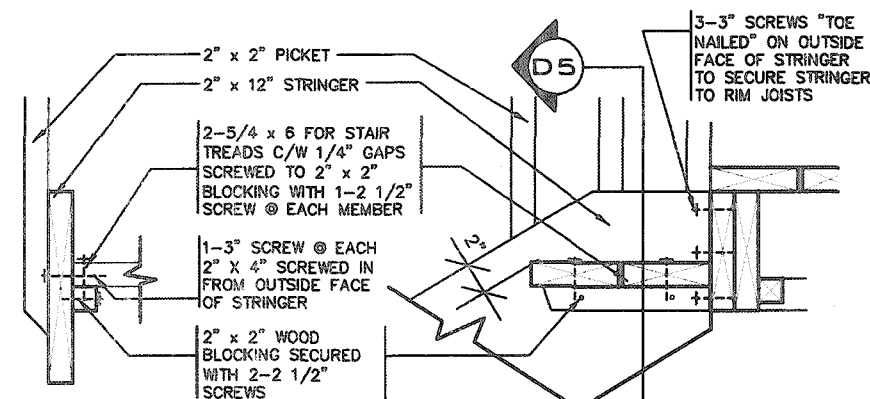
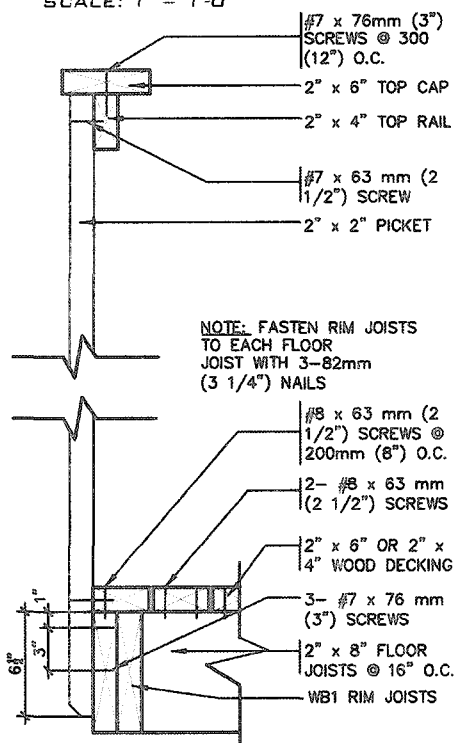
GUARD PARALLEL  
TO FLOOR JOISTS

SCALE: 1" = 1'-0"



GUARD PERPENDICULAR  
TO FLOOR JOISTS

SCALE: 1" = 1'-0"



DETAIL 5  
SECTION THROUGH  
STAIR STRINGER  
SCALE: 1" = 1'-0"

DETAIL 4  
SECTION @ TREAD AND  
STRINGER SECUREMENT  
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)



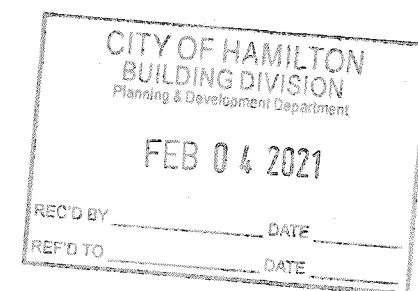
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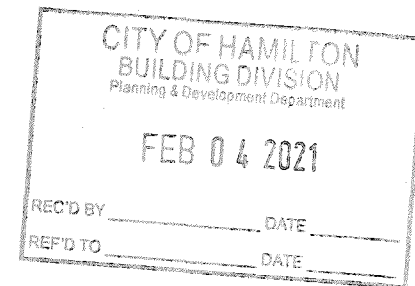
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COMPLIANCE PACKAGE A1

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(CORROSION  
RESISTANT)  
SIMPSON  
STRONG-TIE  
POST CAP

6x6 SOLID  
WOOD POST  
(PRESSURE  
TREATED)

DETAIL 2 -  
BEAM-TO-POST  
SCALE: 1" = 1'-0"

2x2 PICKETS CHAMFERED AT  
BOTTOM WITH 2x6 TOP CAP AND  
2x4 TOP RAIL  
(REFER TO DETAIL 1)

3'-6" HIGH WOOD RAILING IF DECK  
FLOOR IS MORE THAN 5'-11"  
ABOVE GRADE AND 3'-0" HIGH  
WOOD RAILING IF DECK IS LESS  
THAN 5'-11" ABOVE GRADE

MAX. 4" OPENING BETWEEN  
PICKETS

5/4x6 (PRESSURE TREATED)  
DECKING WITH 1/4" GAP

DOUBLE RIM JOISTS (PRESSURE  
TREATED)

WOOD BEAM AS PER PLAN  
(PRESSURE TREATED)

(CORROSION RESISTANT) SIMPSON  
STRONG-TIE POST CAP

(CORROSION RESISTANT)  
SIMPSON STRONG-TIE COLUMN  
BASE. 1/2" DIA. ANCHOR BOLT.

GRADE

12" CONC. PIER

CONC.  
FOUNDATION

CONC.  
FOOTING

4x4 SOLD BRACING  
(PRESSURE TREATED).  
24" LONG AT 45° FOR  
COLUMNS OVER 7'-0"  
IN HEIGHT

TYPICAL BRICK  
VENEER WALL  
CONSTRUCTION

FINISH  
FLOOR

DOUBLE RIM  
FOR DECKING  
SUPPORT

NAIL BEAM TO  
STUDS BOTH SIDES

DOUBLE STUD BELOW  
BEAM WITH FULL  
HEIGHT SINGLE STUD  
ON EACH SIDE.

DETAIL 3  
BEAM-TO-STUD WALL  
SCALE: 1" = 1'-0"

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"

#7 x 76mm (3")  
SCREWS @ 300  
(12") O.C.  
2" x 6" TOP CAP  
2" x 4" TOP RAIL  
#7 x 63 mm  
(2 1/2") SCREW  
2" x 2" PICKET

NOTE:  
FASTEN DOUBLE RIM JOISTS  
TO EACH FLOOR  
JOIST WITH 3-82mm  
(3 1/4") NAILS.

2- #8 x 63 mm  
(2 1/2") SCREWS  
5/4 x 6 WOOD  
DECKING  
3- #7 x 76 mm  
(3") SCREW  
WOOD BLOCKING  
@ 400 mm (16")  
O.C.  
DECK JOISTS @  
16" O.C.  
DOUBLE RIM JOISTS

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

#7 x 76mm (3")  
SCREWS @ 300  
(12") O.C.  
2" x 6" TOP CAP  
2" x 4" TOP RAIL  
#7 x 63 mm (2  
1/2") SCREW  
2" x 2" PICKET

NOTE:  
FASTEN DOUBLE RIM JOISTS  
TO EACH FLOOR  
JOIST WITH 3-82mm  
(3 1/4") NAILS.

#8 x 63 mm (2  
1/2") SCREWS @  
200mm (8") O.C.  
2- #8 x 63 mm  
(2 1/2") SCREWS  
5/4 x 6 WOOD  
DECKING  
3- #7 x 76 mm  
(3") SCREWS  
DECK JOISTS @ 16"  
O.C.  
DOUBLE RIM JOISTS

GENERAL NOTES

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

CITY OF HAMILTON  
Building Division

Permit No. 21-105899

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These drawings and specifications have been reviewed by  
FOR CHIEF BUILDING OFFICIAL  
DATE 02/09/21

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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  
name  
signature  
registration information  
VAS Design Inc. 42658  
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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  
—  
scale  
As Shown  
drawing no.  
19014-09-STD\_DETAILS\_A1  
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project no.  
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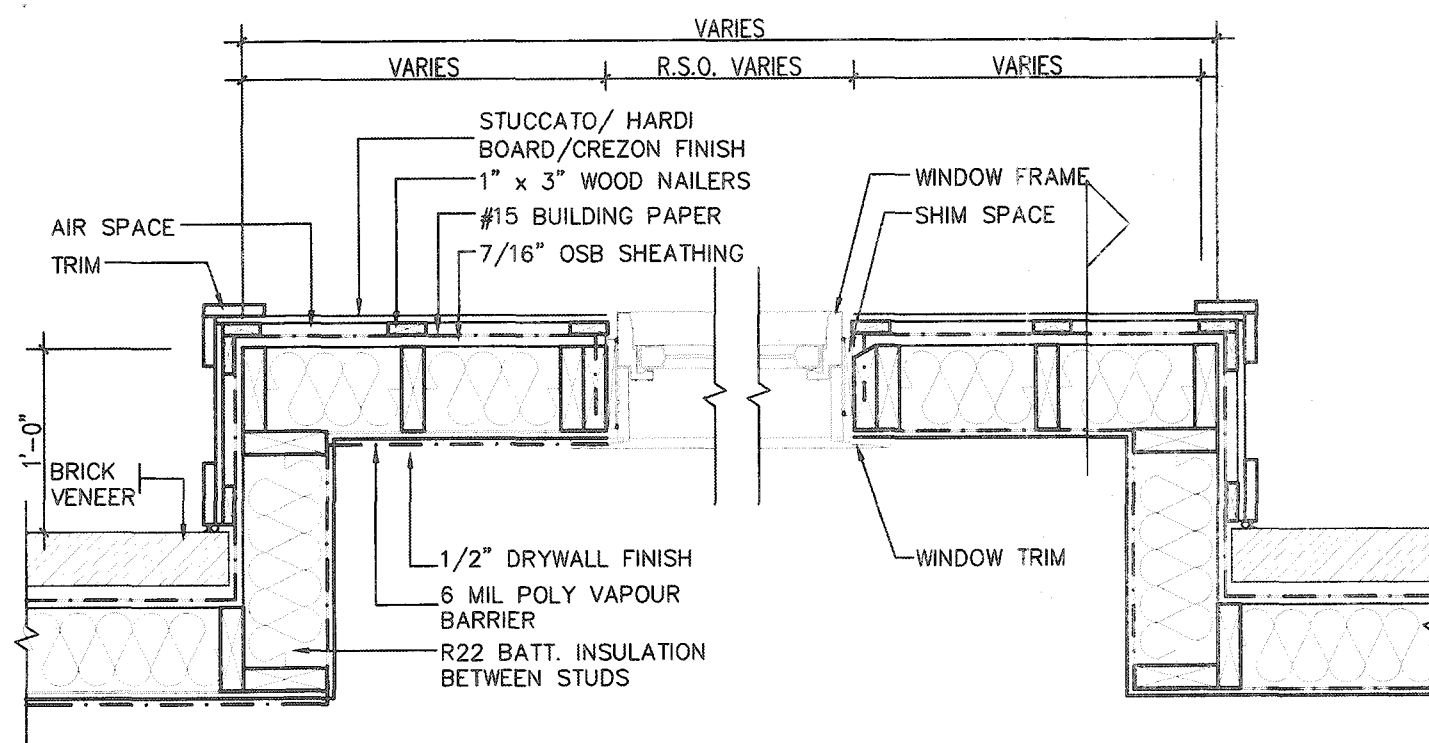
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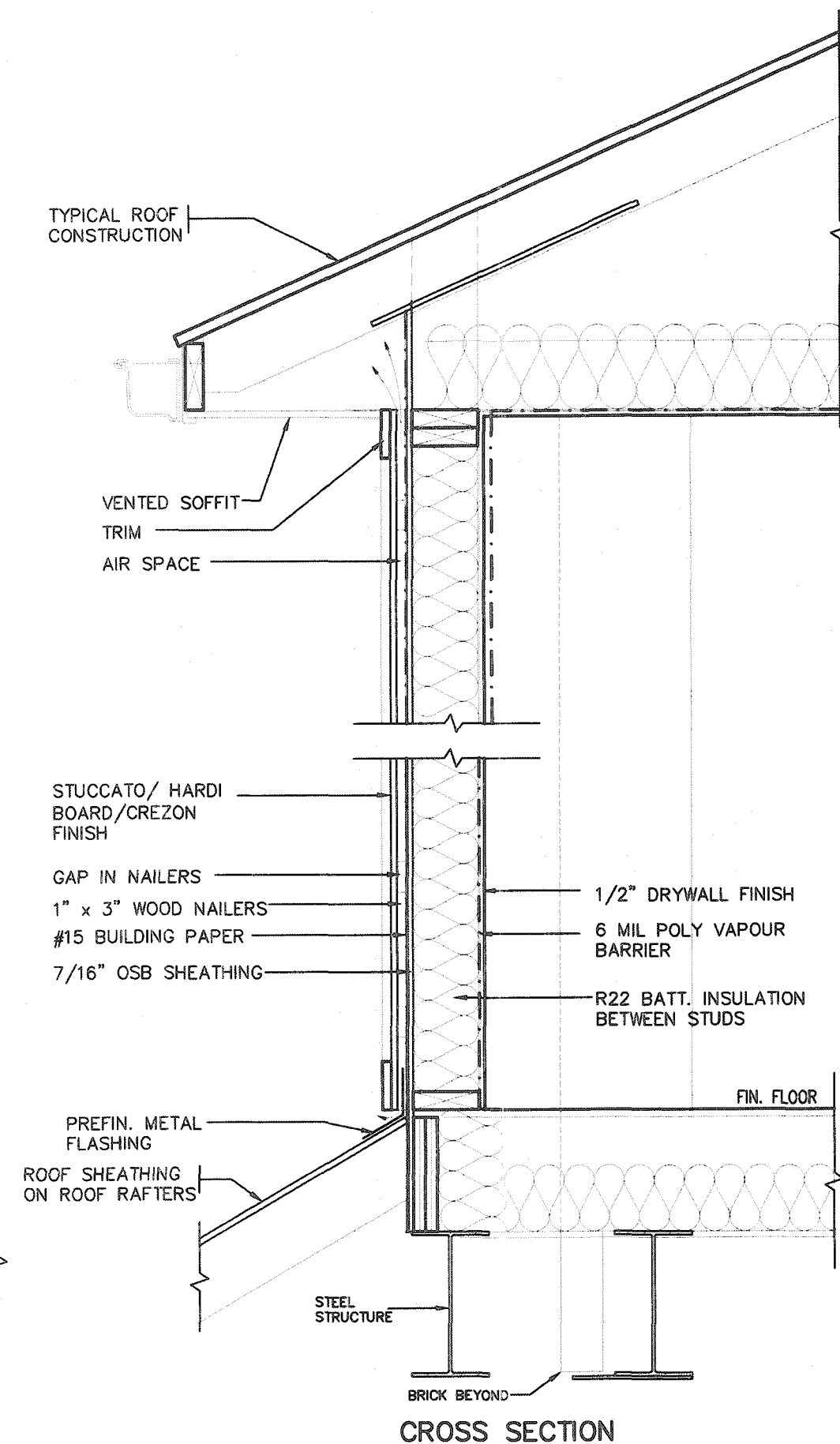
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STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.27.)



## CROSS SECTION

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| 8   |                    | -         | -  | qualification information                                                                                                                                                                                                                                                                                     |
| 7   |                    | -         | -  | Rickard Vink R Vink signature 2446B BCN                                                                                                                                                                                                                                                                       |
| 6   |                    | -         | -  | name registration information 4285B                                                                                                                                                                                                                                                                           |
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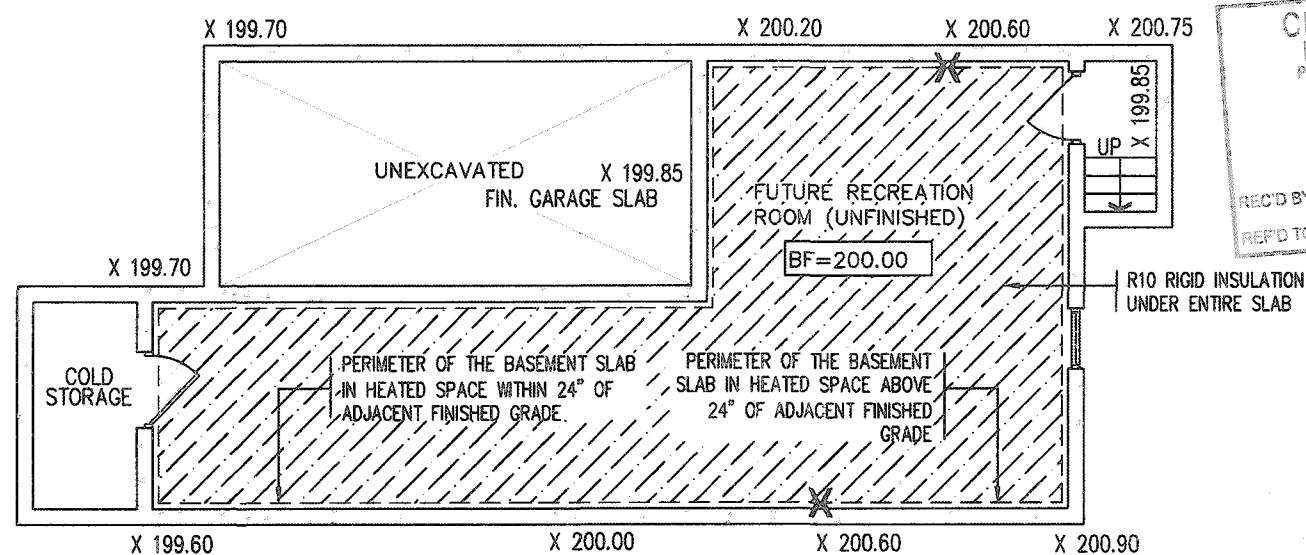
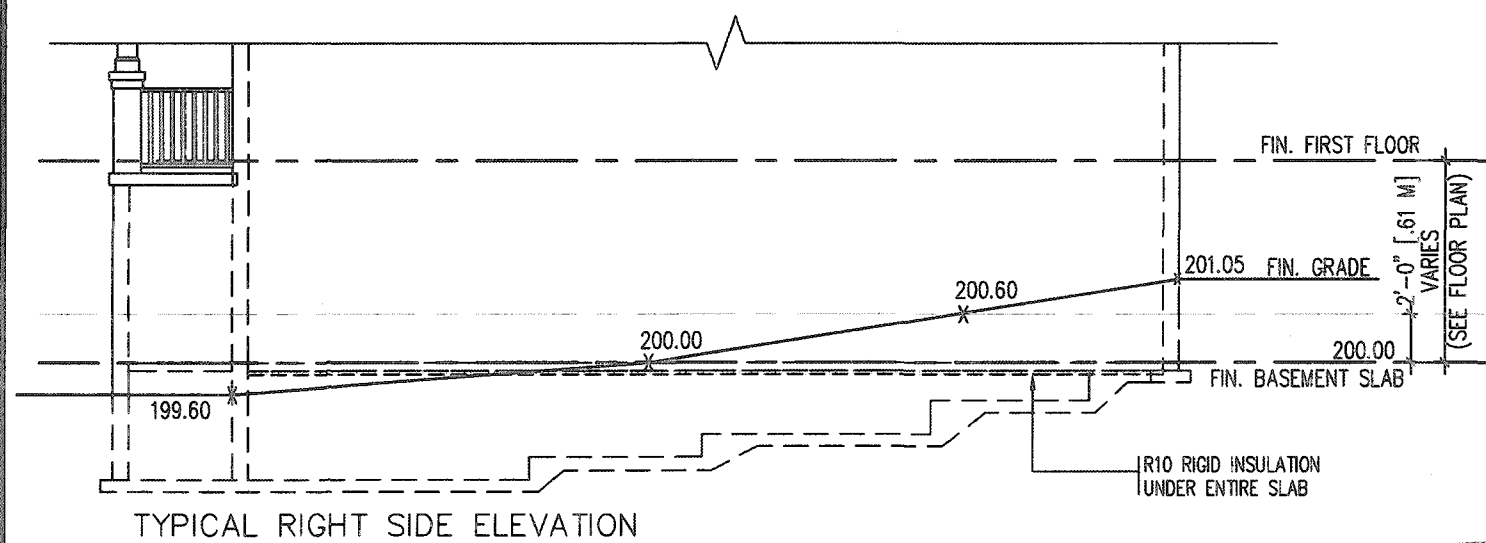
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Toronto ON M2V 1R4  
t 416.630.2255 f 416.630.4782  
[va3design.com](http://va3design.com)

| Greenpark™                          |                  | SINGLES -                      |
|-------------------------------------|------------------|--------------------------------|
| project name                        | municipality     | project no.                    |
| <b>RUSSELL GARDENS PH. 3</b>        | <b>WATERDOWN</b> | <b>19014</b>                   |
| date                                |                  |                                |
| <b>APRIL 2020</b>                   |                  |                                |
| drawn by                            | checked by       | scales                         |
| <b>CW</b>                           | <b>-</b>         | <b>Not To Scale</b>            |
| <b>STUCCATO/ HARDI BOARD FINISH</b> |                  | title name                     |
|                                     |                  | <b>19014-CP-STO_DETAILS_A1</b> |
| drawing no.                         |                  | <b>9</b>                       |

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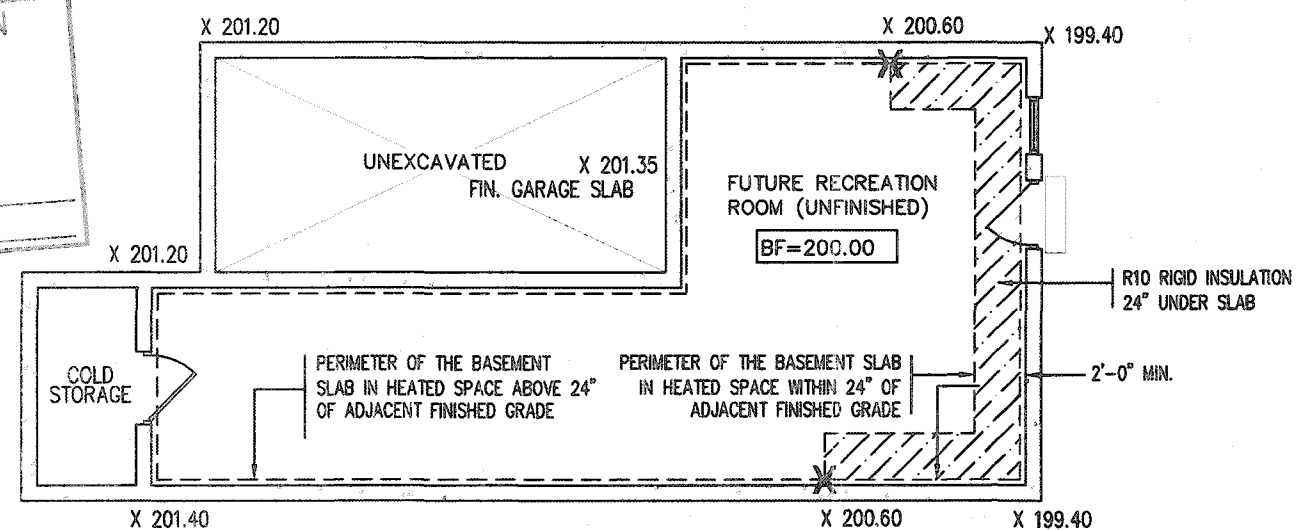
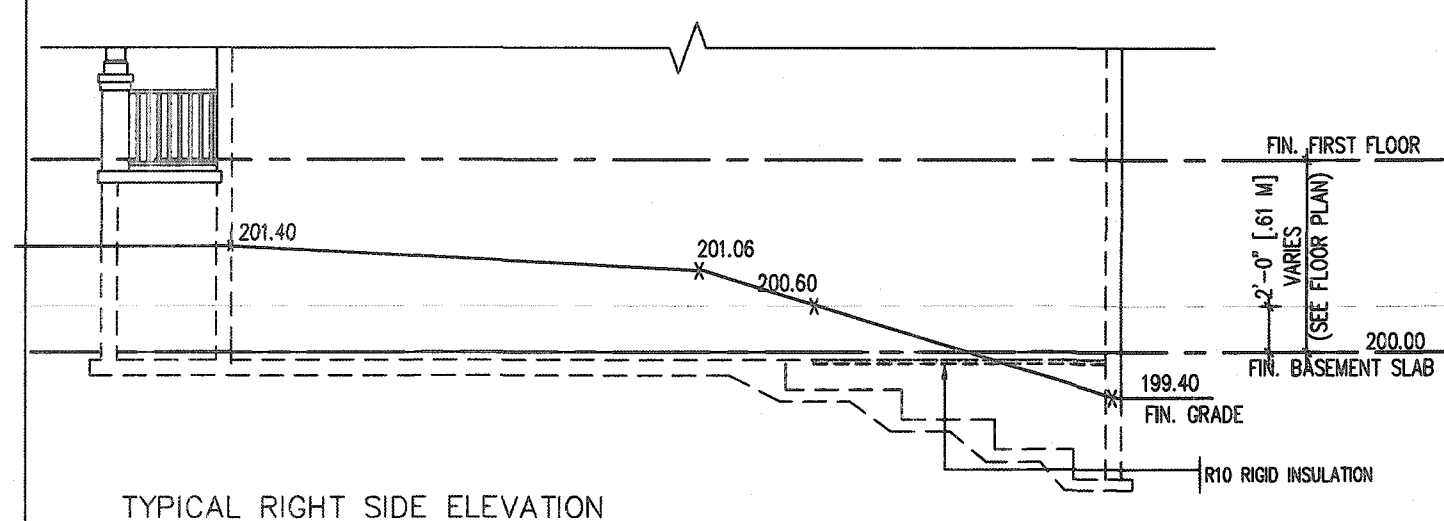
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TYPICAL BASEMENT PLAN

## 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 BASEMENT PLAN

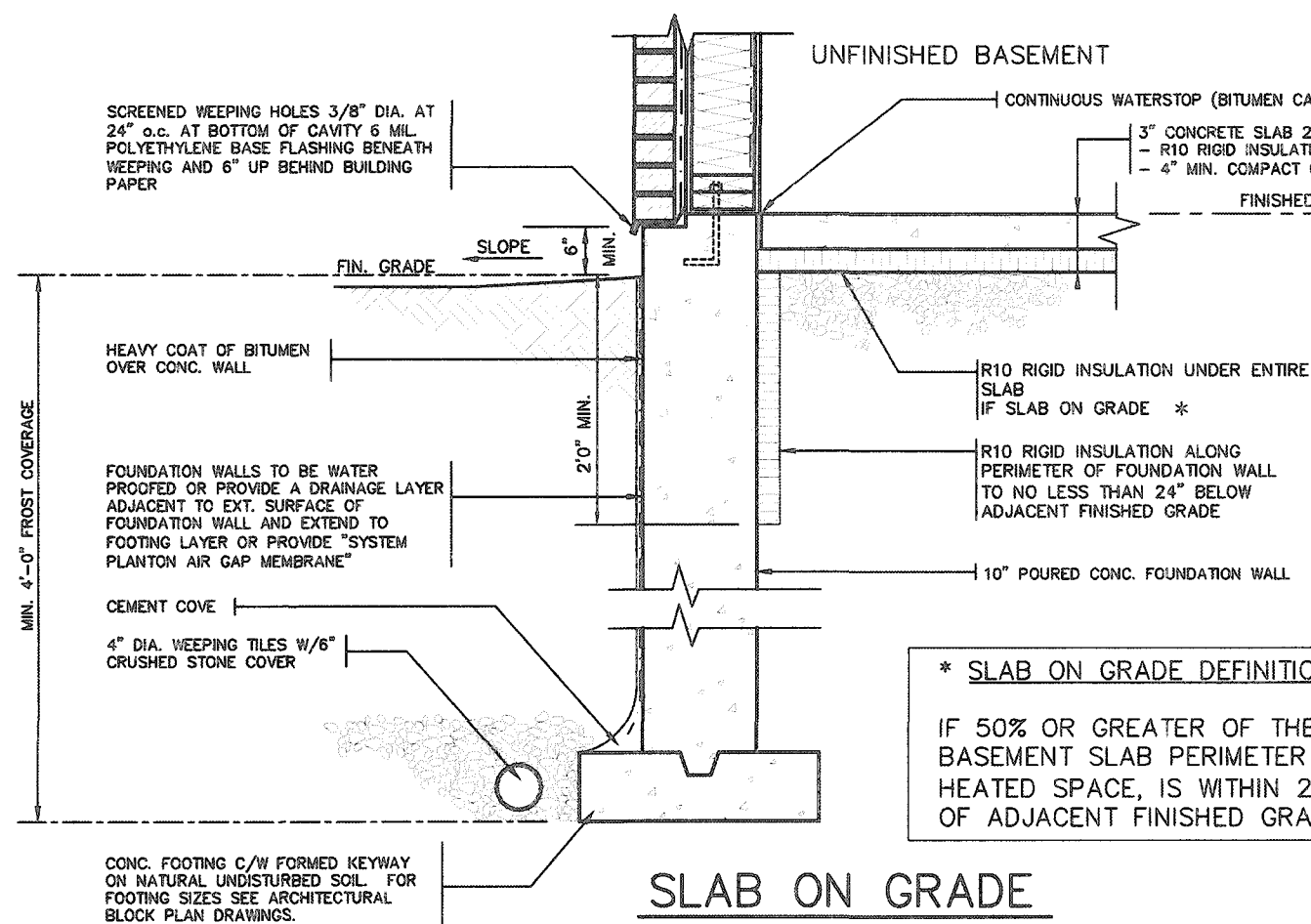
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21-105899

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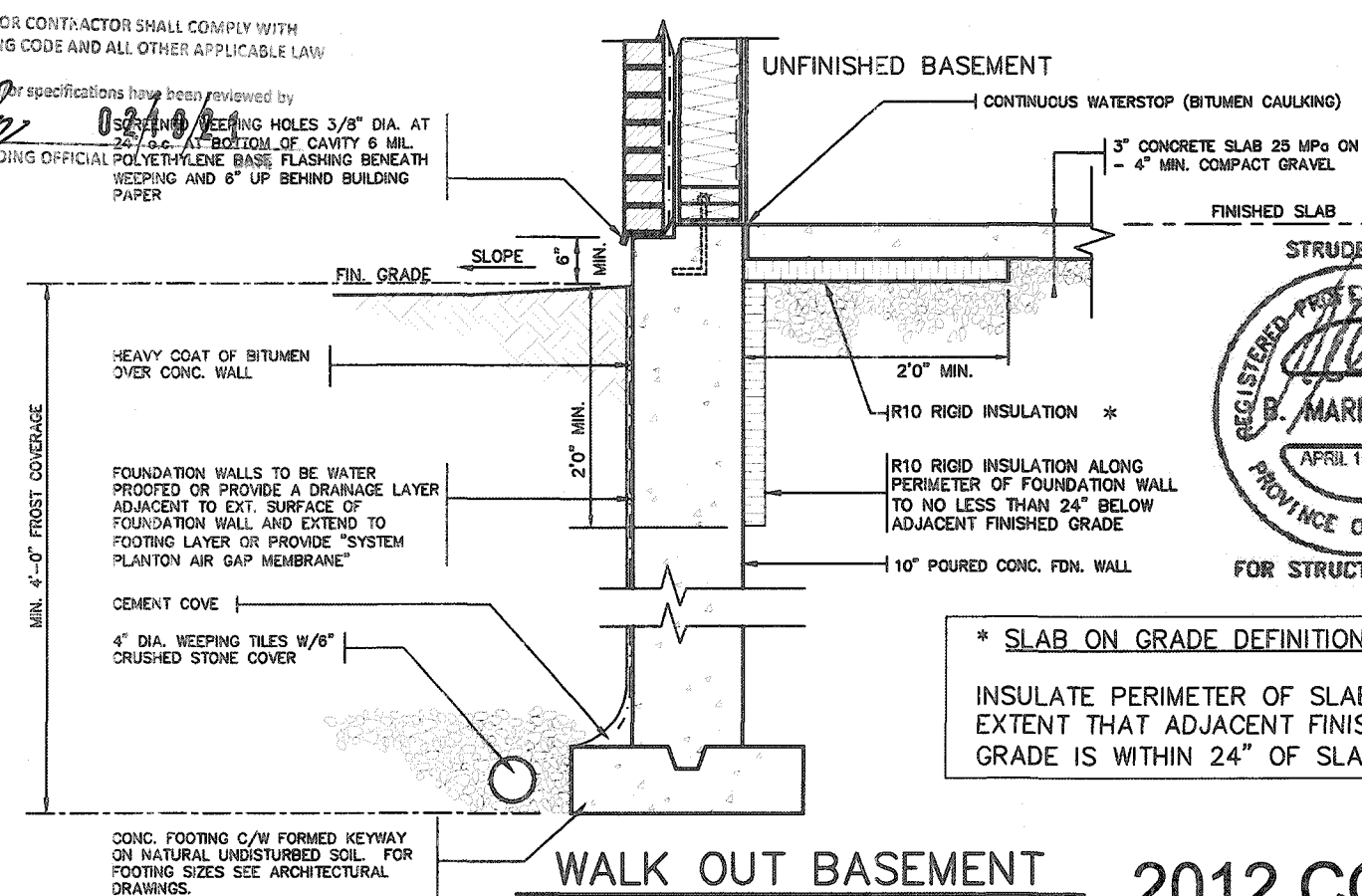
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\* SLAB ON GRADE DEFINITION:

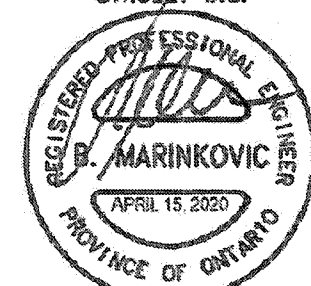
IF 50% OR GREATER OF THE  
BASEMENT SLAB PERIMETER IN A  
HEATED SPACE, IS WITHIN 24"  
OF ADJACENT FINISHED GRADE



\* SLAB ON GRADE DEFINITION:

INSULATE PERIMETER OF SLAB TO  
EXTENT THAT ADJACENT FINISHED  
GRADE IS WITHIN 24" OF SLAB

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# WALK OUT BASEMENT 2012 CODE COMPLIANCE PACKAGE

|     |                    |           |    |  |  |                                                                                                                                                                                                                                                                                                                  |
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| 7   |                    |           |    |  |  | qualification information                                                                                                                                                                                                                                                                                        |
| 6   |                    |           |    |  |  | Richard Vink 24                                                                                                                                                                                                                                                                                                  |
| 5   |                    |           |    |  |  | name                                                                                                                                                                                                                                                                                                             |
| 4   |                    |           |    |  |  | signature                                                                                                                                                                                                                                                                                                        |
| 3   |                    |           |    |  |  | registration information                                                                                                                                                                                                                                                                                         |
| 2   |                    |           |    |  |  | VAS Design Inc. 42                                                                                                                                                                                                                                                                                               |
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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 to be a Designer.

|                           |               |    |
|---------------------------|---------------|----|
| qualification information |               |    |
| Richard Vink              | <i>R Vink</i> | 24 |
| name                      | signature     |    |
| registration information  |               |    |
| VA3 Design Inc.           |               | 42 |

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.

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# Greenpark.

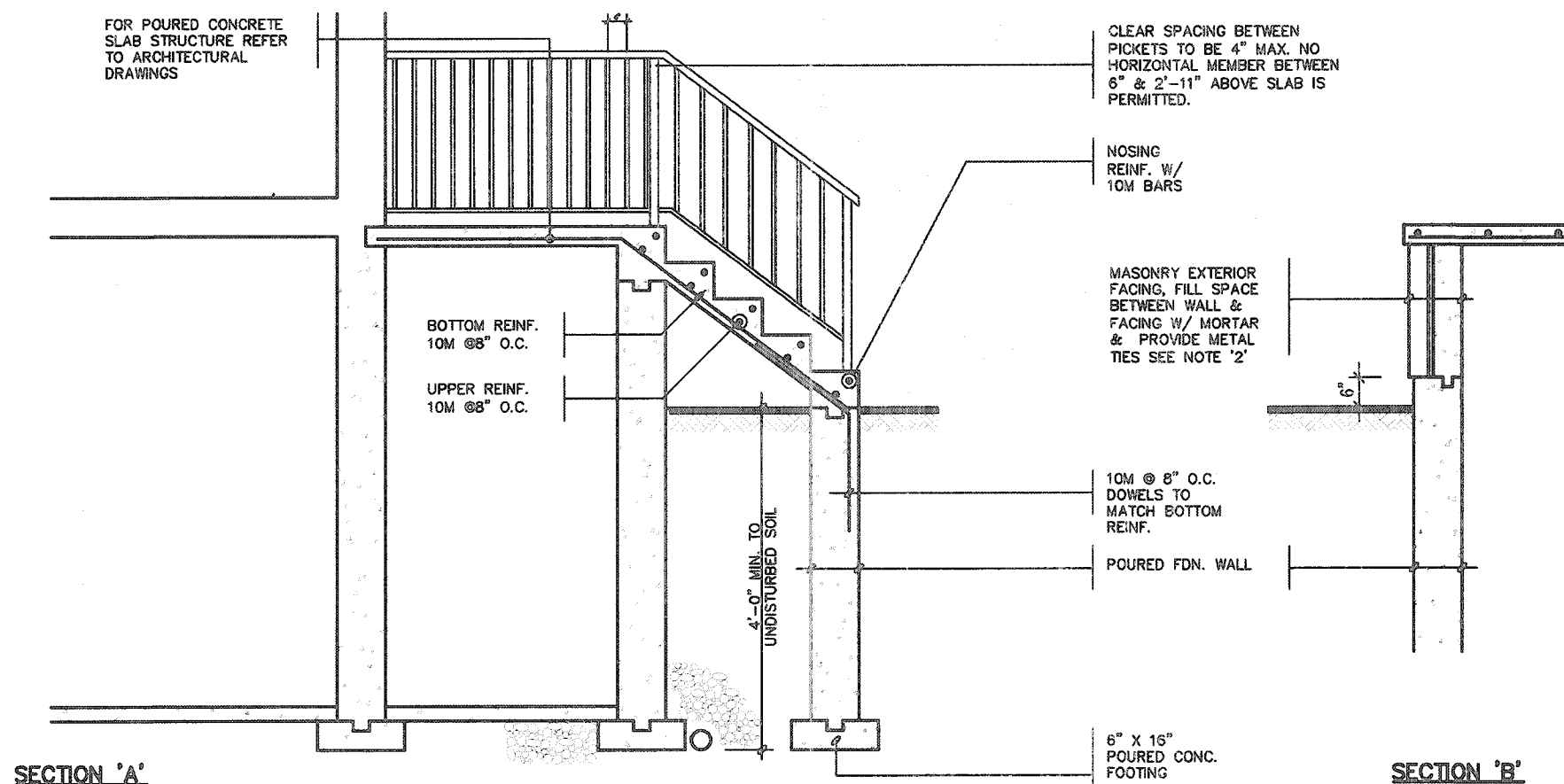
## SINGLES

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| project name | 101 | 102 | 103 | 104 | 105 | 106 | 107 | 108 | 109 | 110 | 111 | 112 | 113 | 114 | 115 | 116 | 117 | 118 | 119 | 120 | 121 | 122 | 123 | 124 | 125 | 126 | 127 | 128 | 129 | 130 | 131 | 132 | 133 | 134 | 135 | 136 | 137 | 138 | 139 | 140 | 141 | 142 | 143 | 144 | 145 | 146 | 147 | 148 | 149 | 150 | 151 | 152 | 153 | 154 | 155 | 156 | 157 | 158 | 159 | 160 | 161 | 162 | 163 | 164 | 165 | 166 | 167 | 168 | 169 | 170 | 171 | 172 | 173 | 174 | 175 | 176 | 177 | 178 | 179 | 180 | 181 | 182 | 183 | 184 | 185 | 186 | 187 | 188 | 189 | 190 | 191 | 192 | 193 | 194 | 195 | 196 | 197 | 198 | 199 | 200 | 201 | 202 | 203 | 204 | 205 | 206 | 207 | 208 | 209 | 210 | 211 | 212 | 213 | 214 | 215 | 216 | 217 | 218 | 219 | 220 | 221 | 222 | 223 | 224 | 225 | 226 | 227 | 228 | 229 | 230 | 231 | 232 | 233 | 234 | 235 | 236 | 237 | 238 | 239 | 240 | 241 | 242 | 243 | 244 | 245 | 246 | 247 | 248 | 249 | 250 | 251 | 252 | 253 | 254 | 255 | 256 | 257 | 258 | 259 | 260 | 261 | 262 | 263 | 264 | 265 | 266 | 267 | 268 | 269 | 270 | 271 | 272 | 273 | 274 | 275 | 276 | 277 | 278 | 279 | 280 | 281 | 282 | 283 | 284 | 285 | 286 | 287 | 288 | 289 | 290 | 291 | 292 | 293 | 294 | 295 | 296 | 297 | 298 | 299 | 300 | 301 | 302 | 303 | 304 | 305 | 306 | 307 | 308 | 309 | 310 | 311 | 312 | 313 | 314 | 315 | 316 | 317 | 318 | 319 | 320 | 321 | 322 | 323 | 324 | 325 | 326 | 327 | 328 | 329 | 330 | 331 | 332 | 333 | 334 | 335 | 336 | 337 | 338 | 339 | 340 | 341 | 342 | 343 | 344 | 345 | 346 | 347 | 348 | 349 | 350 | 351 | 352 | 353 | 354 | 355 | 356 | 357 | 358 | 359 | 360 | 361 | 362 | 363 | 364 | 365 | 366 | 367 | 368 | 369 | 370 | 371 | 372 | 373 | 374 | 375 | 376 | 377 | 378 | 379 | 380 | 381 | 382 | 383 | 384 | 385 | 386 | 387 | 388 | 389 | 390 | 391 | 392 | 393 | 394 | 395 | 396 | 397 | 398 | 399 | 400 | 401 | 402 | 403 | 404 | 405 | 406 | 407 | 408 | 409 | 410 | 411 | 412 | 413 | 414 | 415 | 416 | 417 | 418 | 419 | 420 | 421 | 422 | 423 | 424 | 425 | 426 | 427 | 428 | 429 | 430 | 431 | 432 | 433 | 434 | 435 | 436 | 437 | 438 | 439 | 440 | 441 | 442 | 443 | 444 | 445 | 446 | 447 | 448 | 449 | 450 | 451 | 452 | 453 | 454 | 455 | 456 | 457 | 458 | 459 | 460 | 461 | 462 | 463 | 464 | 465 | 466 | 467 | 468 | 469 | 470 | 471 | 472 | 473 | 474 | 475 | 476 | 477 | 478 | 479 | 480 | 481 | 482 | 483 | 484 | 485 | 486 | 487 | 488 | 489 | 490 | 491 | 492 | 493 | 494 | 495 | 496 | 497 | 498 | 499 | 500 | 501 | 502 | 503 | 504 | 505 | 506 | 507 | 508 | 509 | 510 | 511 | 512 | 513 | 514 | 515 | 516 | 517 | 518 | 519 | 520 | 521 | 522 | 523 | 524 | 525 | 526 | 527 | 528 | 529 | 530 | 531 | 532 | 533 | 534 | 535 | 536 | 537 | 538 | 539 | 540 | 541 | 542 | 543 | 544 | 545 | 546 | 547 | 548 | 549 | 550 | 551 | 552 | 553 |  |
|--------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|--|

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## FOUNDATION PLAN

### GROUND FLOOR PLAN



**NOTE: FOR MORE THAN 8 RISERS**

### GENERAL NOTES

1. EXTERIOR STAIRS
- 7 7/8" RISE MAXIMUM  
8 1/4" RUN MINIMUM  
9 1/4" TREAD MINIMUM

## 2. MASONRY TIES

WHEN BRICK FACING IS USED ABOVE GROUND  
LEVEL, PROVIDE 3/16" DIA. CORROSION  
RESISTANT METAL TIES @ 36" HORIZONTAL &  
8" VERTICAL

### 3. GUARDS

ARE REQUIRED AROUND CONCRETE SLAB IF MORE THAN 2'-0" ABOVE GRADE & ON BOTH SIDES OF STAIRS CONTAINING MORE THAN 6 RISERS. MINIMUM 34" HIGH FOR STAIRS MINIMUM 36" HIGH FOR PORCHES UP TO 5'-11" ABOVE GRADE. MINIMUM 42" HIGH FOR GREATER HTS.

4. HANDRAIL

ARE REQUIRED WHERE STEPS HAVE MORE THAN 3 RISERS . HANDRAIL HEIGHT 34" - 38" .

## 5. FOUNDATION WALLS

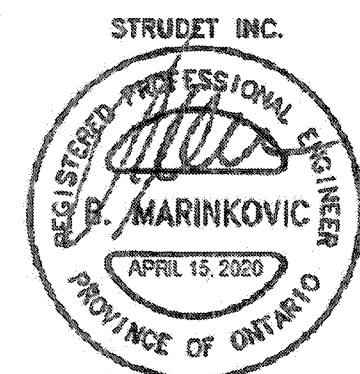
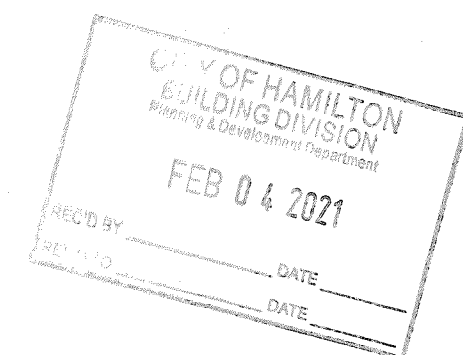
THICKNESS OF FOUNDATION WALLS IS  
DEPENDANT UPON VENEER CUT 8" FOR UP  
TO 26" VENEER CUT HEIGHT 10" FOR  
VENEER CUT OVER 26" HIGH

## 6. ✓ CONCRETE

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

## 7. CONCRETE COVER

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



FOR STRUCTURE ONLY

CITY OF HAMILTON  
Building Division

Permit No. 21-105899

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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 02/19/21  
 FOR CHIEF BUILDING OFFICIAL DATE

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 so a Designer.                                                                                                                       |       |
| 8 |                    |           |    | qualification information                                                                                                                                                                                                                                                                                |       |
| 7 |                    |           |    | Richard Vink                                                                                                                                                                                                                                                                                             | 24488 |
| 6 |                    |           |    | name                                                                                                                                                                                                                                                                                                     | BCIN  |
| 5 |                    |           |    | qualification information                                                                                                                                                                                                                                                                                |       |
| 4 |                    |           |    | VAS Design Inc.                                                                                                                                                                                                                                                                                          | 42856 |
| 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. Payment not to be sought. |       |
| 2 |                    |           |    |                                                                                                                                                                                                                                                                                                          |       |
| 1 | ISSUED FOR PERMIT. | APR 13/20 | GW |                                                                                                                                                                                                                                                                                                          |       |
|   | 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**

project name  
**RUSSELL GARDENS PH. 3**

city  
**WATERDOWN**

date  
**APRIL 2020**

drawn by  
**GW**

project no.  
**19014**

truncipality

**POURED CONC. PORCH STEPS**

checked by

scale  
**Not to Scale**

file name  
**19014-CP-STD\_DETAILS\_A1**

OWNER: MICHAEL & THERESA GREENPARK 2555 CONSUMERS RD SUITE 120 TORONTO ONT M2J 1R4 TEL: 416-630-2255 FAX: 416-630-4782  
DATE: APR 14 2020 4:35 PM

**SINGLES**

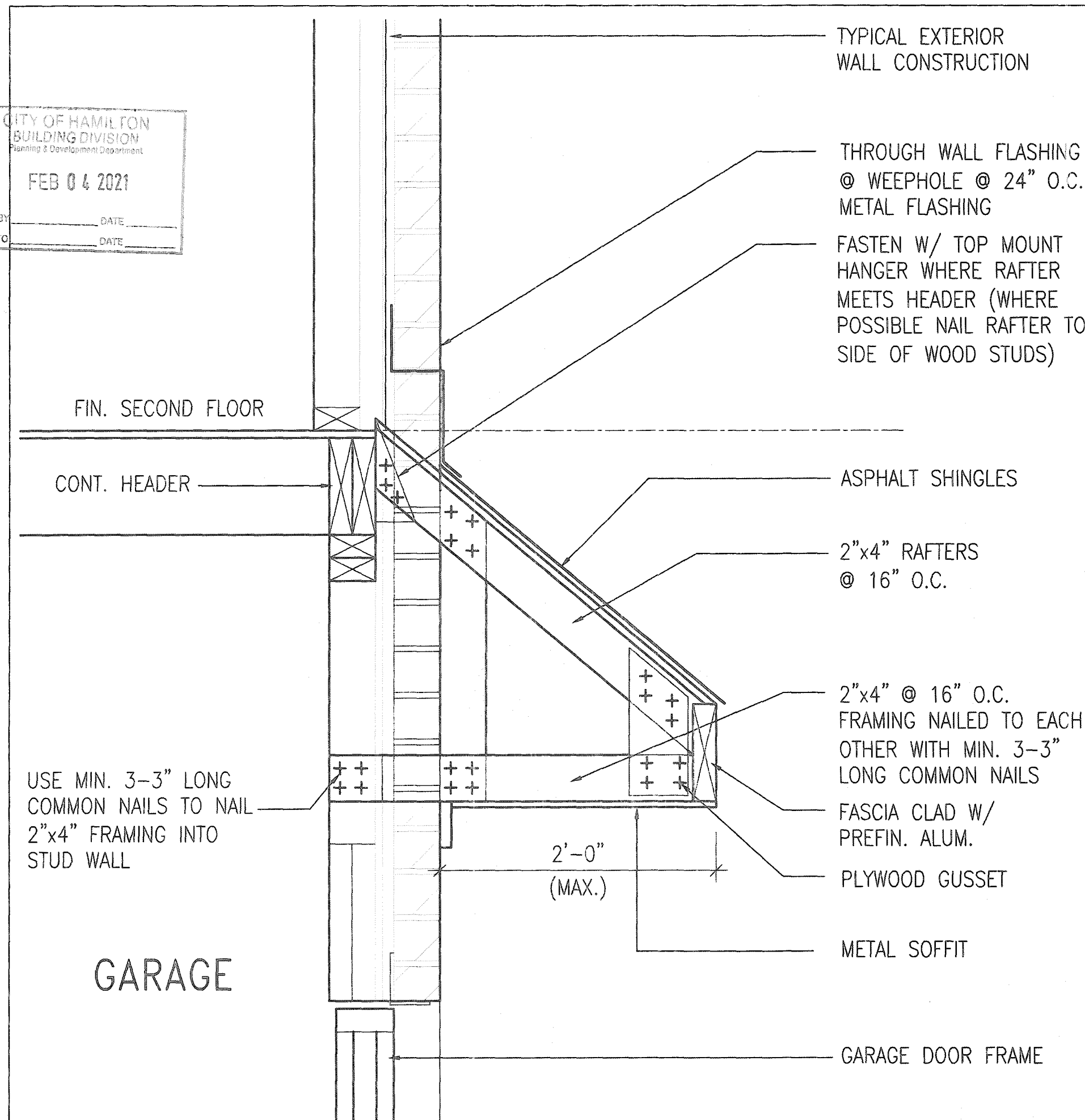
11

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Planning & Development Department

FEB 04 2021

REC'D BY \_\_\_\_\_ DATE \_\_\_\_\_  
REF'D TO \_\_\_\_\_ DATE \_\_\_\_\_



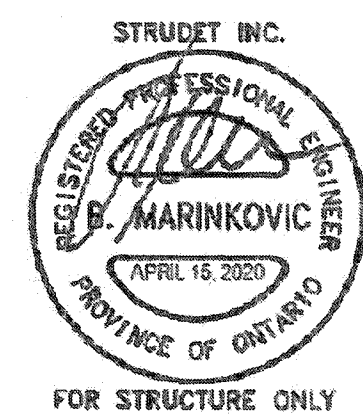
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These drawings and/or specifications have been reviewed by  
*[Signature]* **02/19/21**  
FOR CHIEF BUILDING OFFICIAL DATE



**B** ROOF OVERHANG DETAIL OVER GARAGE

**2012 CODE  
COMPLIANCE PACKAGE A1**

|                                                                                                                       |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                         |                                                                                                                                                                       |                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| 9. _____<br>8. _____<br>7. _____<br>6. _____<br>5. _____<br>4. _____<br>3. _____<br>2. _____<br>1. ISSUED FOR PERMIT. |  | 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.<br>qualification information<br><b>Richard Vink</b> 24488<br>name signature BCN<br>registration information<br><b>VAS Design Inc.</b> 42658<br>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. | <b>VAS DESIGN</b><br>255 Consumers Rd Suite 120<br>Toronto ON M2J 1R4<br>t 416.630.2255 f 416.630.4782<br>vasdesign.com | <b>Greenpark.</b><br>project name<br><b>RUSSELL GARDENS PH. 3</b><br>date<br><b>APRIL 2020</b><br>drawn by<br><b>GW</b><br>checked by<br>scale<br><b>Not to Scale</b> | municipality<br><b>WATERDOWN</b><br>project no.<br><b>19014</b><br>drawing no.<br><b>12</b> |
|-----------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|

DETAIL OF EXTENDED ROOF  
19014-GP-STD\_DETAILS\_A1

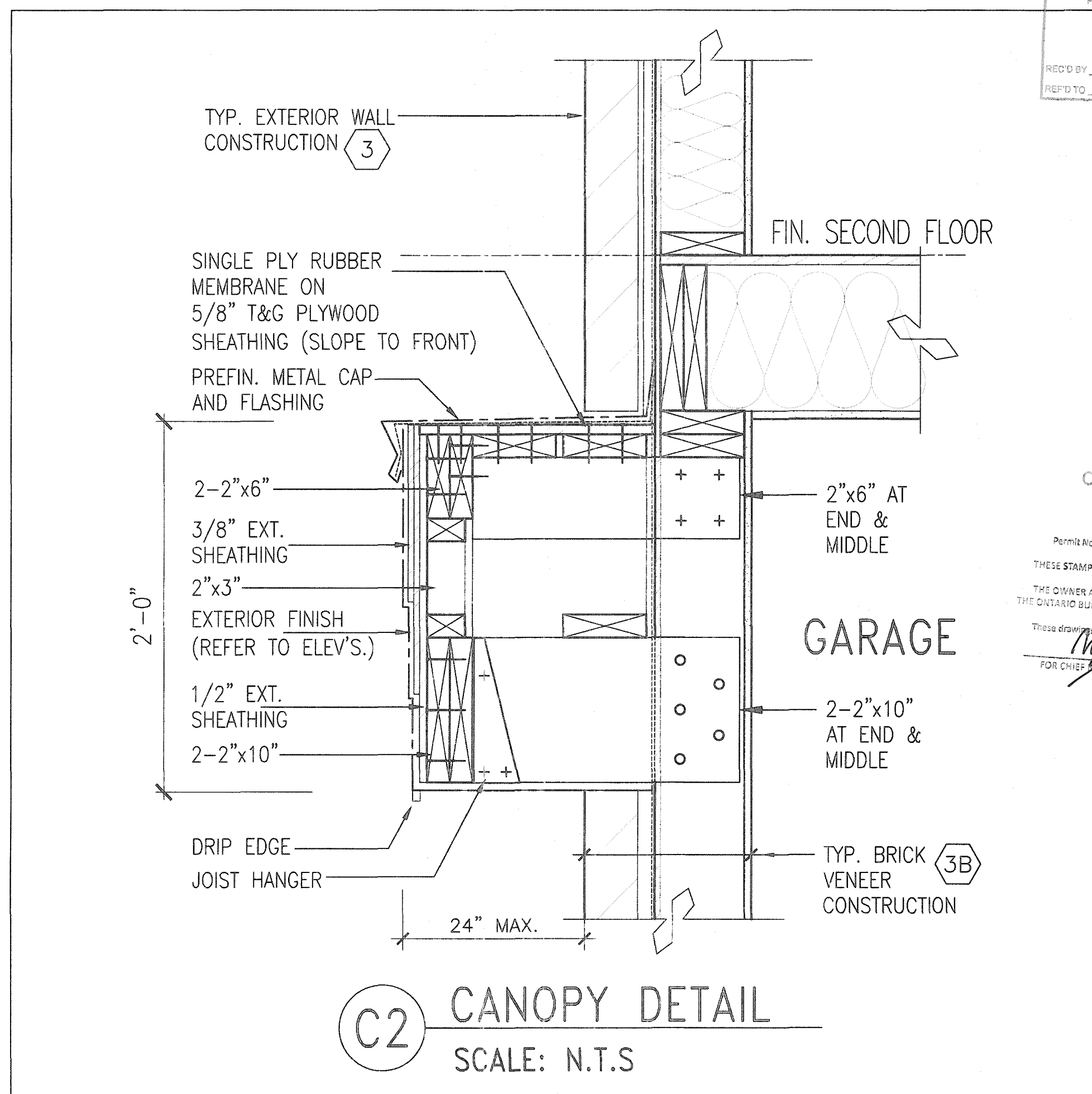
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Planning & Development Department

FEB 04 2021

REC'D BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
REF'D TO: \_\_\_\_\_ DATE: \_\_\_\_\_

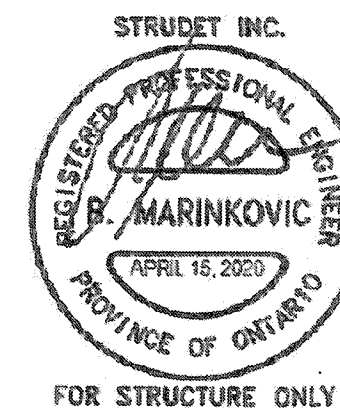


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FOR CHIEF BUILDING OFFICIAL DATE



**C2** CANOPY DETAIL  
SCALE: N.T.S

2012 CODE  
COMPLIANCE PACKAGE A1

|     |                    |           |    |  |  |  |  |  |  |
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| 4   |                    |           |    |  |  |  |  |  |  |
| 3   |                    |           |    |  |  |  |  |  |  |
| 2   |                    |           |    |  |  |  |  |  |  |
| 1   | ISSUED FOR PERMIT. | AFR 13/20 | GW |  |  |  |  |  |  |
| no. | description        | date      | by |  |  |  |  |  |  |

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

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

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**Greenpark.**

project name  
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date  
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drawn by  
**GW**

manipulated by  
**WATERDOWN**  
scale  
**Not to Scale**  
drawing no.  
**14**

SINGLES

project no.  
**19014**