

## 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 (10.25g/m<sup>2</sup>) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH 1" 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. GUTTER/ROUGH, FASCIA, RAIL & VENTED SOFFIT. PROVIDE ICE & WATER SHEILD 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. 19x39 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 11mm (7/16") EXT. TYPE SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. 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. 19x39 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 11mm (7/16") EXT. TYPE SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm (9'-10")). WITH APPR. DIAGONAL WALL BRACING. REFER TO NOTE 19 WHERE FLOOR EXISTS ABOVE GARAGE. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

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

STUCCO CLADDING SYSTEM CONFORMING TO OBC 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 OBC 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 @ 400mm (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, 22x18x40.75mm (7/8"x3"x10.03") GALV. METAL TIES @ 400mm (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 @ 400mm (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, 22x18x40.75mm (7/8"x3"x10.03") GALV. METAL TIES @ 400mm (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 @ 400mm (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 OBC 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

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, 9.14.2.2)

200mm (8") POURED CONC. FTM. WALL 15MPa (2200psi) 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 2390 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYED CONC. FTG. BRACE FTM. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL.

### STRIP FOOTINGS - FOR TOWNHOUSES

FOR STRIP FOOTING SIZES REFER TO BLOCK FOUNDATION PLAN. ASSUMED 120 KPa (8.1 p.s.i.) SOIL BEARING CAPACITY FOR TOWNHOUSES. TO BE VERIFIED ON SITE.

-MAXIMUM FLOOR LIVE LOAD OF 2.4KPa (50psf.) PER FLOOR.

-REFER TO SOILS REPORT FOR SOIL CONDITIONS AND BEARING CAPACITY.

### 6. FOUNDATION DRAINAGE OBC 9.14.2 & 9.14.3

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

### 7. BASEMENT SLAB OBC 9.13.6.1(b), 9.14.4.5.1, 9.25.3.3.15

80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 200Pa (3000psi) CONC. WITH DAMPPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12; 3.1.1.7.5(b) (where required).

### 8. WOOD SUBFLOORS (SEE OBC 9.23.14 & 9.30.2.1)

-19mm (3/4") MIN. T & G SUBFLOOR UNDER GROUND FLOOR FINISH FLOOR.

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

RSI 10.58 (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 9.8.2

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'-11/4")

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 NEWEL POST AT CHANGES OF DIRECTION.

### INTERIOR GUARDS - OBC 9.8.8

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

### EXTERIOR GUARDS - OBC 9.8.8

900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (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. CALKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FTM. 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 3.52g (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 CALKING.

### CONTINUOUS INSULATION (c) IS NOT TO BE INTERRUPTED BY FRAMING.

### BASEMENT BEARING STUD PARTITION

38x89 (2"x4") STUDS @ 406mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPPROOFING MATERIAL, 13mm (1/2") GYPSUM BOARD 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 OBC 9.15.3.3)

68mm (3-1/2") DIA. @ 4.78mm (0.188") STL. COL. WITH A MIN. CAPACITY OF 108.6kN (24,000lbs.) WITH 150x150x6.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE.

### STEEL COLUMN

90mm (3-1/2") DIA. @ 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. @ 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"x1/2") SCREWS MANUF. BY SIMPSON STRONG TIE.

## CONCRETE PILASTER

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

### 17. 19x38 (1"x2") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM. (OBC 9.23.4.3.3(c))

### 18. GARAGE SLAB

100mm (4") 32MPa (4600psi) 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 & CEILING (SB-12-TABLE 3.1.1.2.A)

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

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

### 21. EXTERIOR STEP

PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 200mm (7-7/8") MIN. TREAD 250mm (9-7/32"). SEE OBC 9.8.9.2.2, 9.8.9.3, & 9.8.10.

### 22. DRYER VENT (OBC 9.23.8.7) & 6.2.4.1.1

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

### 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 9.21.2

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

### 25. LINEN CLOSETS

4 SHELVES MIN. 350mm (14") DEEP.

### 26. MECHANICAL EXHAUST

MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR AS REQUIRED BY OBC 9.32.3.5, & 9.32.3.10.

### 27. STEEL BEARING PLATE FOR MASONRY WALLS

280x280x16 (11"x11"x5/8") STL. PLATE FOR STL. BEAMS AND 280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL, ANCHORED WITH 2-19mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.

### 27A. SOLID WOOD BEARING FOR WOOD STUD WALLS

SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH OBC 9.17.4.2(2).

### 28. CLASS 'B' VENT

U.L.C. RATED CLASS 'B' VENT 610mm (2'-0") ABOVE THE POINT IN CONTACT WITH THE ROOF FOR SLOPES UP TO 9/12. REFER TO THE ONTARIO GAS UTILIZATION CODE.

### 29. BASEMENT WOOD POST (OBC 9.17.4.3)

3-38x140 (3"x2") BUILT-UP POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT. 406x406x203 (16"x16"x8") CONC. FTG. OR AS OTHERWISE SPECIFIED ON DRAWING.

### 30. STEPPED FOOTINGS (OBC 9.15.3.9)

MIN. HORIZ. STEP = 600mm (24")

### 31. SLAB ON GRADE

MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL. REINFORCED WITH 6-6-W2.9x12.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-BASE. UNDER SLAB INSULATION AS PER OBC SB-12 3.1.1.7.5(b) & 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" (90x90x6.0L)  
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)

### LAMINATED VENEER LUMBER (LVL) BEAMS

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

### DOOR SCHEDULE

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

### BRICK VENEER LINTELS

WL1 = 3-1/2" x 3-1/2" x 1/4" (89x89x6.4L)  
WL2 = 4" x 3-1/2" x 5/16" (102x89x7.9L)  
WL3 = 5" x 3-1/2" x 5/16" (127x89x7.9L)  
WL4 = 6" x 3-1/2" x 7/16" (152x89x11.0L)  
WL5 = 6" x 4" x 7/16" (152x102x11.0L)  
WL6 = 5" x 3-1/2" x 5/16" (127x89x7.9L)  
WL7 = 5" x 3-1/2" x 5/16" (127x89x7.9L)  
WL8 = 5" x 3-1/2" x 5/16" (127x89x7.9L)  
WL9 = 6" x 4" x 7/16" (152x102x11.0L)

### WOOD LINTELS AND BEAMS

WL1 = 2-2"x8" (2-38x184) SPR. No.2  
WL2 = 3-2"x8" (3-38x184) SPR. No.2  
WL3 = 4-2"x10" (4-38x235) SPR. No.2  
WL4 = 3-2"x10" (3-38x235) SPR. No.2  
WL5 = 2-2"x12" (2-38x288) SPR. No.2  
WL6 = 3-2"x12" (3-38x288) SPR. No.2  
WL7 = 5-2"x12" (5-38x288) SPR. No.2  
WL8 = 4-2"x10" (4-38x235) SPR. No.2  
WL9 = 4-2"x12" (4-38x288) SPR. No.2

## DIRECT VENTING GAS FURNACE VENT

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

## DIRECT VENTING GAS FIREPLACE VENT

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

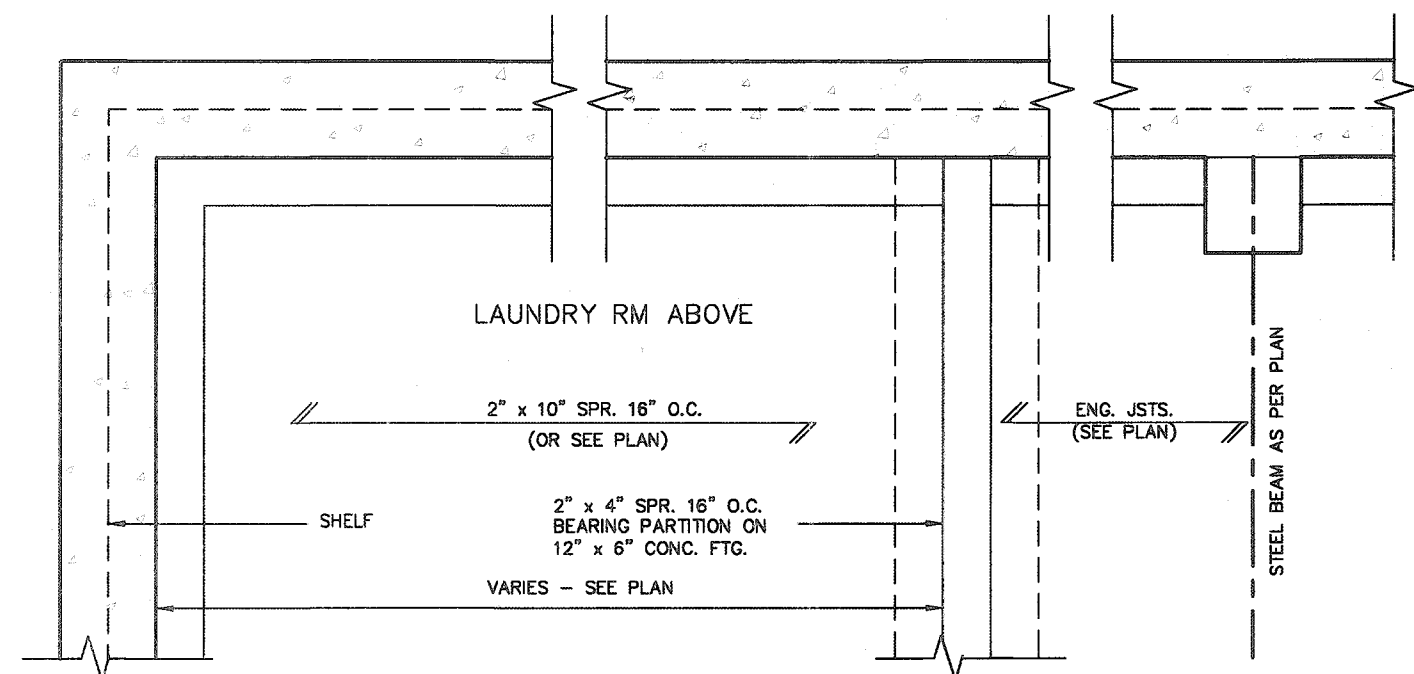
## JOIST STRAPPING AND BRIDGING (SEE OBC 9.23.9.4)

16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (SEE OBC 9.30.6. \*) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (SEE OBC 9.30.2.9 \*)

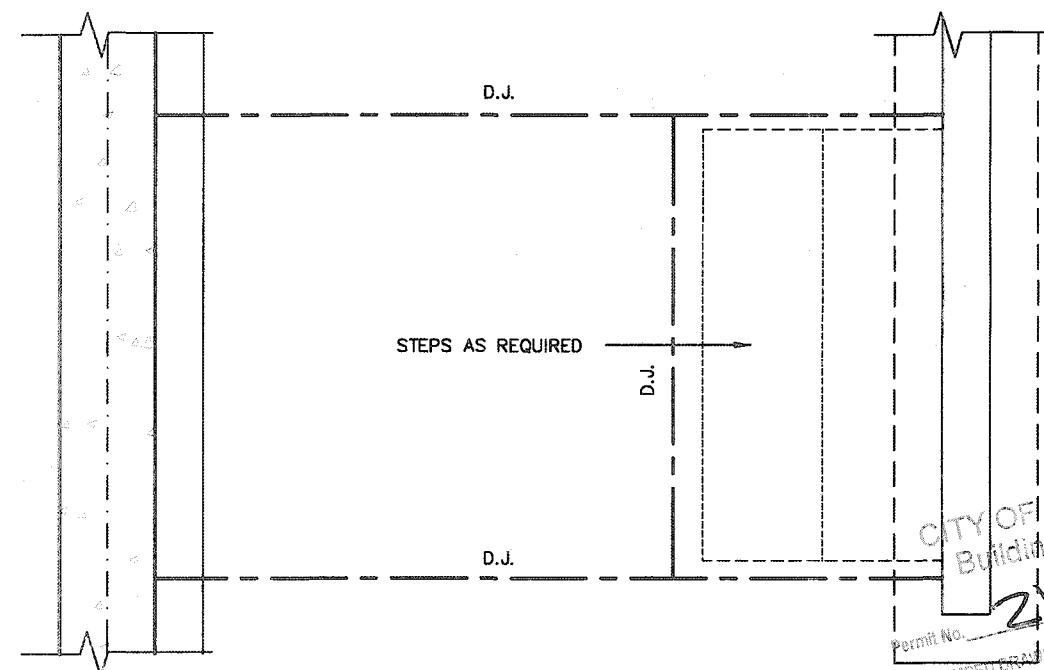
FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-1 OR A-2 STRAPPING SHALL BE 19x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (SEE OBC 9.23.9.4.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

## 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 (2'-0") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES.



## PARTIAL FOUNDATION PLAN



## PARTIAL FOUNDATION PLAN

CITY OF HAMILTON  
Building Division

21-107105

Permit No. \_\_\_\_\_

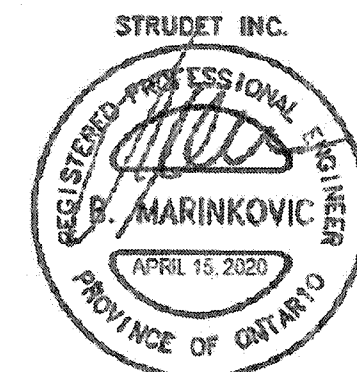
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by

*[Signature]* MDR 1/21 -  
DATE

FOR CHIEF BUILDING OFFICIAL \_\_\_\_\_



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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   |                    |              |                                                                                                                                                                                                                                                                                                               |
| 7   |                    |              | qualification information                                                                                                                                                                                                                                                                                     |
| 6   |                    |              | Richard Vink <i>R Vink</i> 2448B                                                                                                                                                                                                                                                                              |
| 5   |                    |              | name signature BCN                                                                                                                                                                                                                                                                                            |
| 4   |                    |              | registration information VA3 Design Inc. 4285E                                                                                                                                                                                                                                                                |
| 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 copied. |
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**VA3 DESIGN**

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Toronto ON M2J 1R4  
416.630.2255 f 416.630.4782  
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# SINGLES

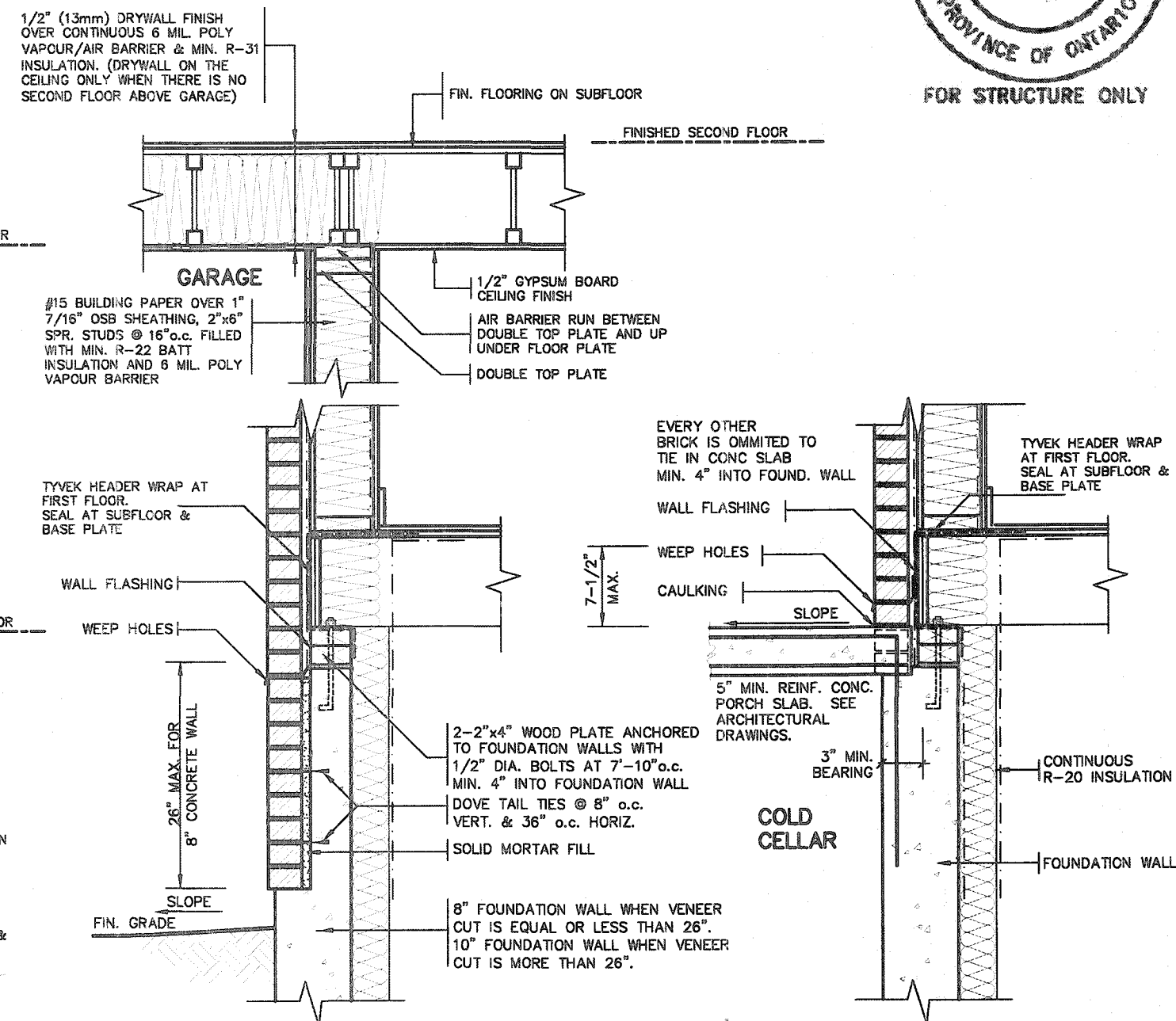
project name: **RUSSELL GARDENS PH. 3** municipality: **WATERDOWN** project no.: **19014**

date: **APRIL 2020** drawing title: **SUNKEN FLOOR DETAILS** drawing no.: **2**

drawn by: **GW** checked by: **GW** scale: **Not to Scale** file name: **19014-GP-STD\_DETAILS\_A1**

FILED: C:\Users\jgreen\Documents\19014-GP-SUNKENFLOORDetails\19014-GP-STD\_DETAILS\_A1.dwg Date: Apr 14 2020 - 4:50 PM

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DETAIL FOR COLD CELLAR PORCH SLAB

CITY OF HAMILTON  
Building Division  
DETAIL FOR COL  
Permit No. 21-107105  
ESEA STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE  
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH  
ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW  
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DATE 12/1/13  
COMPLIANCE

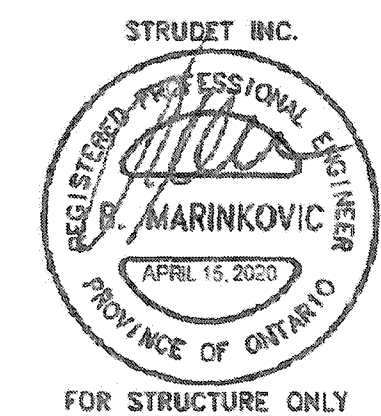
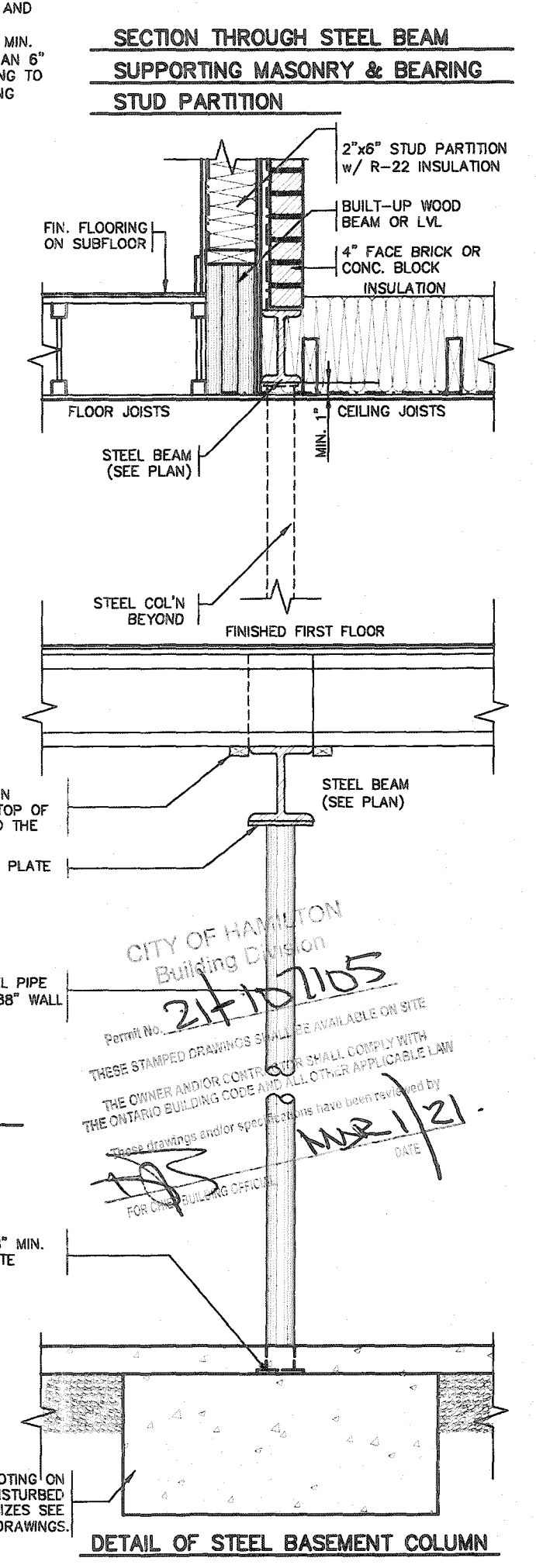
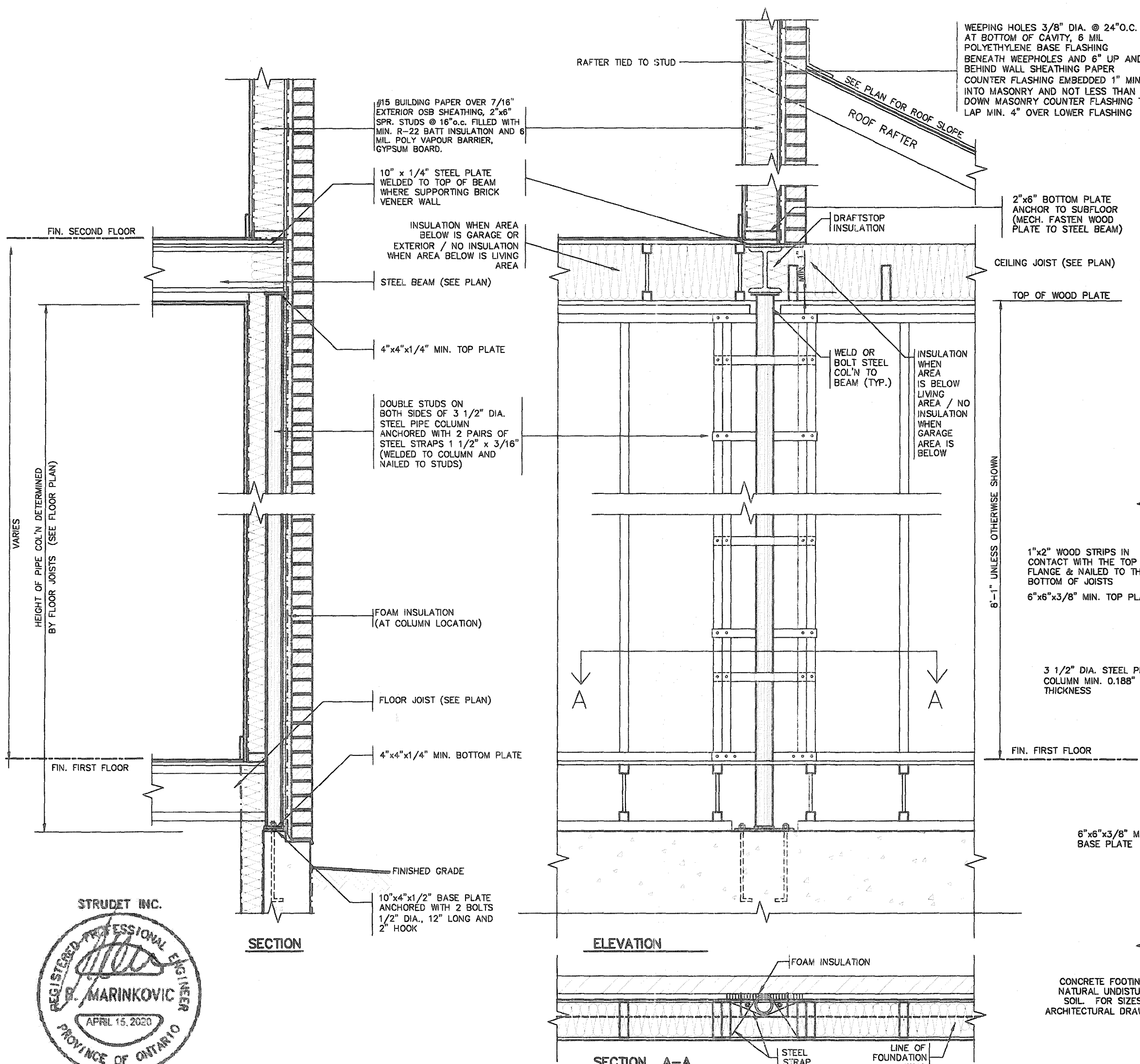
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|-----|--------------------|-----------|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9   |                    |           |    | The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in Ontario Building Code to be a Designer.                                                                                                                                |
| 8   |                    |           |    | qualification information                                                                                                                                                                                                                                                                                     |
| 7   |                    |           |    | Richard Vink <i>R Vink</i> 244                                                                                                                                                                                                                                                                                |
| 6   |                    |           |    | name signature B                                                                                                                                                                                                                                                                                              |
| 5   |                    |           |    | registration information                                                                                                                                                                                                                                                                                      |
| 4   |                    |           |    | VAS Design Inc. 426                                                                                                                                                                                                                                                                                           |
| 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. |
| 2   |                    |           |    |                                                                                                                                                                                                                                                                                                               |
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| no. | description        | date      | hv |                                                                                                                                                                                                                                                                                                               |

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|                                                                                                         |  |                                               |  |
|---------------------------------------------------------------------------------------------------------|--|-----------------------------------------------|--|
|  <b>Greenpark.</b> |  | <b>SINGLES</b><br>-                           |  |
| project name<br><b>RUSSELL GARDENS PH. 3</b>                                                            |  | municipality<br><b>WATERDOWN</b>              |  |
| date<br><b>APRIL 2020</b>                                                                               |  | project no.<br><b>1901</b>                    |  |
| drawn by<br><b>GW</b>                                                                                   |  | drawing no.<br><b>3</b>                       |  |
| checked by<br>-                                                                                         |  | title<br><b>2" x 6" BRICK VENEER SECTIONS</b> |  |
| scale<br><b>Not to Scale</b>                                                                            |  | file name<br><b>19014-CP-STD_DETAILS_A1</b>   |  |

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CITY OF HAMILTON Building Division

Permit No. 214107105

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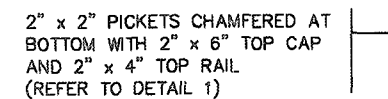
These drawings and/or specifications have been reviewed by

FOR CITY BUILDING OFFICIAL

DATE: MAY 1/21

# 2012 CODE COMPLIANCE PACKAGE A1

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                              |                                                                                                                                              |                                                                                   |                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------|
| <p>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.</p> <p>10. Designer Information</p> <p>11. Richard Vink</p> <p>12. 24486</p> <p>13. BCIN</p> <p>14. Designer Information</p> <p>15. VAS Design Inc.</p> <p>16. 42656</p> <p>17. 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.</p> <p>18. ISSUED FOR PERMIT.</p> <p>19. APR 13/20</p> <p>20. GW</p> <p>21. no. description</p> <p>22. date</p> <p>23. by</p> | <p><b>VA3 DESIGN</b></p> <p>255 Consumers Rd Suite 120</p> <p>Toronto ON M2J 1R4</p> <p>416.630.2255 f 416.630.4782</p> <p>va3design.com</p> | <p><b>Greenpark</b></p> <p>project name</p> <p>RUSSELL GARDENS PH. 3</p> <p>drawn by</p> <p>APRIL 2020</p> <p>checked by</p> <p>As Shown</p> | <p><b>SINGLES</b></p> <p>project no.</p> <p>19014</p> <p>drawing no.</p> <p>4</p> | <p><b>STEEL COLUMN DETAILS</b></p> <p>19014-GP-STD_DETAILS_A1</p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------|



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

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

## WOOD DECK SECTION WITH BRICK VENEER

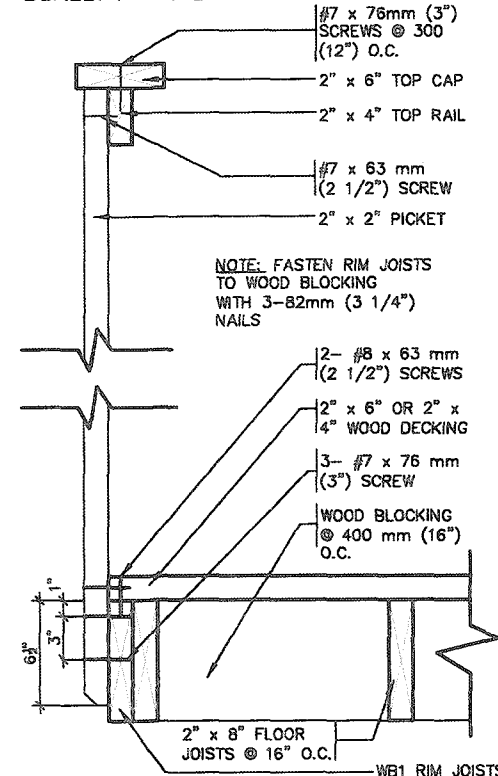
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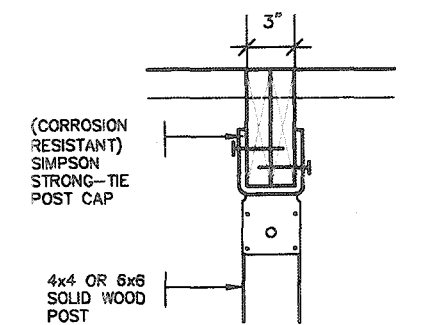
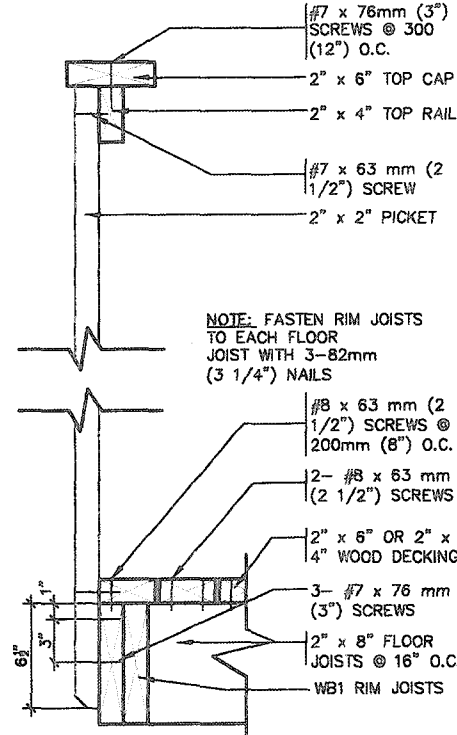
CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK

GUARD PARALLEL  
TO FLOOR JOISTS

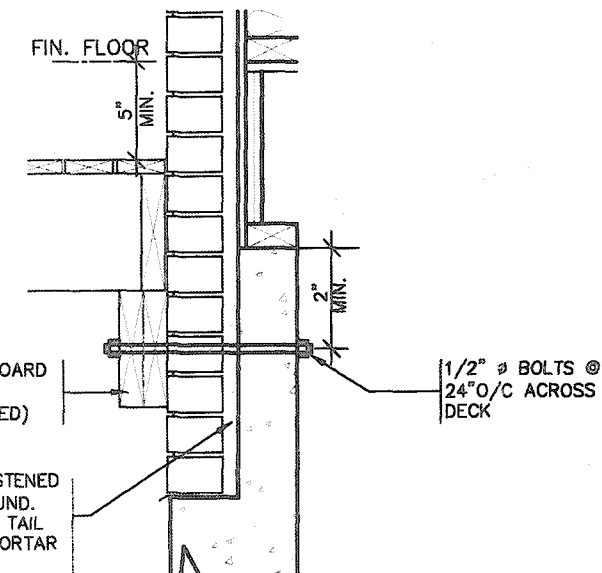
SCALE: 1" = 1'-0"



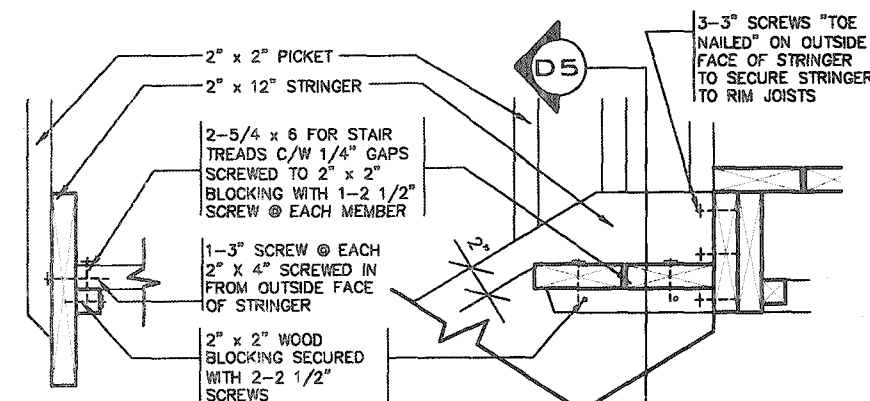
SCALE: 1" = 1'-0"



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



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



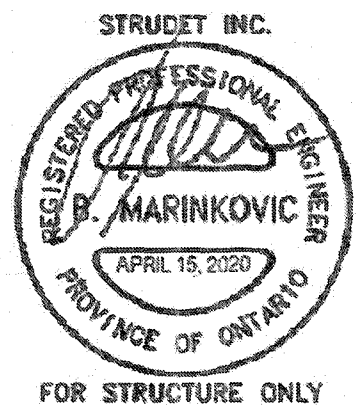
DETAIL 5  
SECTION THROUGH  
STAIR STRINGER  
SCALE: 1" = 1'-0"

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)

CITY OF HAMILTON  
Building Division  
21-107-05  
Permit No. \_\_\_\_\_  
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These drawings and/or specifications have been reviewed by  
MOR 1/21  
DATE  
FOR CHIEF BUILDING OFFICIAL



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|     |                    |           |    |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                 |                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                               |
|-----|--------------------|-----------|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| 9   |                    |           |    |                                                                                                                                                                                                                                                                                                               | This undersigned has reviewed and takes responsibility for this design and how this qualification meets the requirements set out in the Ontario Building Code to be a Designer. | <br><b>VA3 DESIGN</b><br>255 Consumers Rd Suite 120<br>Toronto ON M2J 1R4<br>t 416.630.2255 f 416.630.4782<br>va3design.com | <br><b>Greenpark</b><br>project name<br><b>RUSSELL GARDENS PH. 3</b><br>municipality<br><b>WATERDOWN</b><br>date<br><b>APRIL 2020</b><br>drawn by<br><b>GW</b><br>checked by<br><b>As Shown</b><br>title name<br><b>WOOD DECK DETAILS</b><br><b>19014-GP-STD_DETAILS_A1</b><br><small>Project: 19014 - 01 Wood Deck Details (19014-GP-STD_DETAILS_A1) Date: April 14, 2020 Time: 1:38 PM</small> | <b>SINGLES</b><br>-<br>project no.<br><b>19014</b><br>drawing no.<br><b>5</b> |
| 8   | -                  | -         | -  | qualification information                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                 |                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                               |
| 7   | -                  | -         | -  | Richard Vink <i>R Vink</i> 24488 BCN signature                                                                                                                                                                                                                                                                |                                                                                                                                                                                 |                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                               |
| 6   | -                  | -         | -  | name registration information VA3 Design Inc. 42656                                                                                                                                                                                                                                                           |                                                                                                                                                                                 |                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                               |
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| 4   | -                  | -         | -  |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                 |                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                               |
| 3   | -                  | -         | -  |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                 |                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                               |
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| 1   | ISSUED FOR PERMIT. | APR 13/20 | GW | date by                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                 |                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                               |
| no. | description        | date      | by |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                 |                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                               |



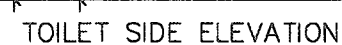
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|-----|--------------------|-----------|--------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|----------------------------------------------|---------------------------------------|---------------------------------------------|--------------------------|-----------------------|------------------------|-----|
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| 8   |                    |           |                                                        |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                  |                                                                                                         |                                              |                                       |                                             |                          |                       |                        |     |
| 7   |                    |           |                                                        |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                  |                                                                                                         |                                              |                                       |                                             |                          |                       |                        |     |
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| 5   |                    |           | Richard Vink <i>R Vink</i> 24488 signature BOM         |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                  |                                                                                                         |                                              |                                       |                                             |                          |                       |                        |     |
| 4   |                    |           | name registration information<br>VA3 Design Inc. 4265B |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                  |                                                                                                         |                                              |                                       |                                             |                          |                       |                        |     |
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| 1   | ISSUED FOR PERMIT. | APR 13/20 | GW                                                     |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                  |                                                                                                         |                                              |                                       |                                             |                          |                       |                        |     |
| no. | description        | date      | by                                                     |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                  |                                                                                                         | date<br><b>APRIL 2020</b>                    | drawing no.<br><b>WOOD DECK PLANS</b> | file name<br><b>19014-GP-STD_DETAILS_A1</b> | scale<br><b>As Shown</b> | dream by<br><b>GW</b> | checked by<br><b>-</b> | 5-1 |

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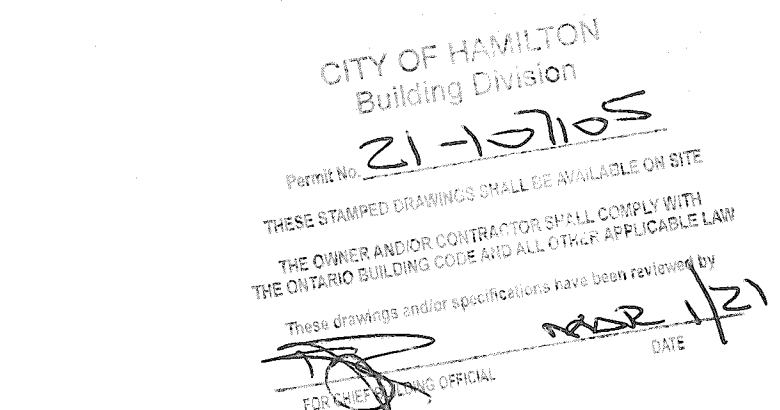




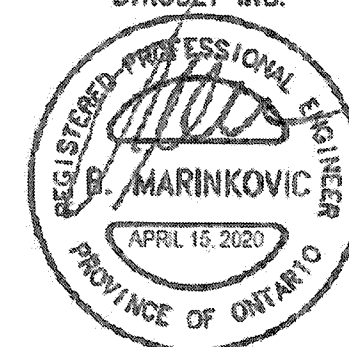


STRUCTURAL REINFORCEMENT FOR GRAB BAR (OBC 9.5.2.3.)

FOR MAIN BATH ONLY



STRUDET INC.



FOR STRUCTURE ONLY

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|     |                    |              |                                                                                                                                                                                                                                                                                                                  |      |
|-----|--------------------|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| 9   |                    | -            | The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.                                                                                                                               |      |
| 8   |                    | -            |                                                                                                                                                                                                                                                                                                                  |      |
| 7   |                    | -            | qualification information                                                                                                                                                                                                                                                                                        |      |
| 6   |                    | -            | Richard Vink                                                                                                                                                                                                                                                                                                     | 24AE |
| 5   |                    | -            |                                                                                                                                                                                                                             | BC   |
| 4   |                    | -            | name registration information                                                                                                                                                                                                                                                                                    |      |
| 3   |                    | -            | VAS Design Inc.                                                                                                                                                                                                                                                                                                  | 426E |
| 2   |                    | -            |                                                                                                                                                                                                                                                                                                                  |      |
| 1   | ISSUED FOR PERMIT. | APR 13/20 GW | 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. |      |
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# VA3

## DESIGN

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Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
va3design.com



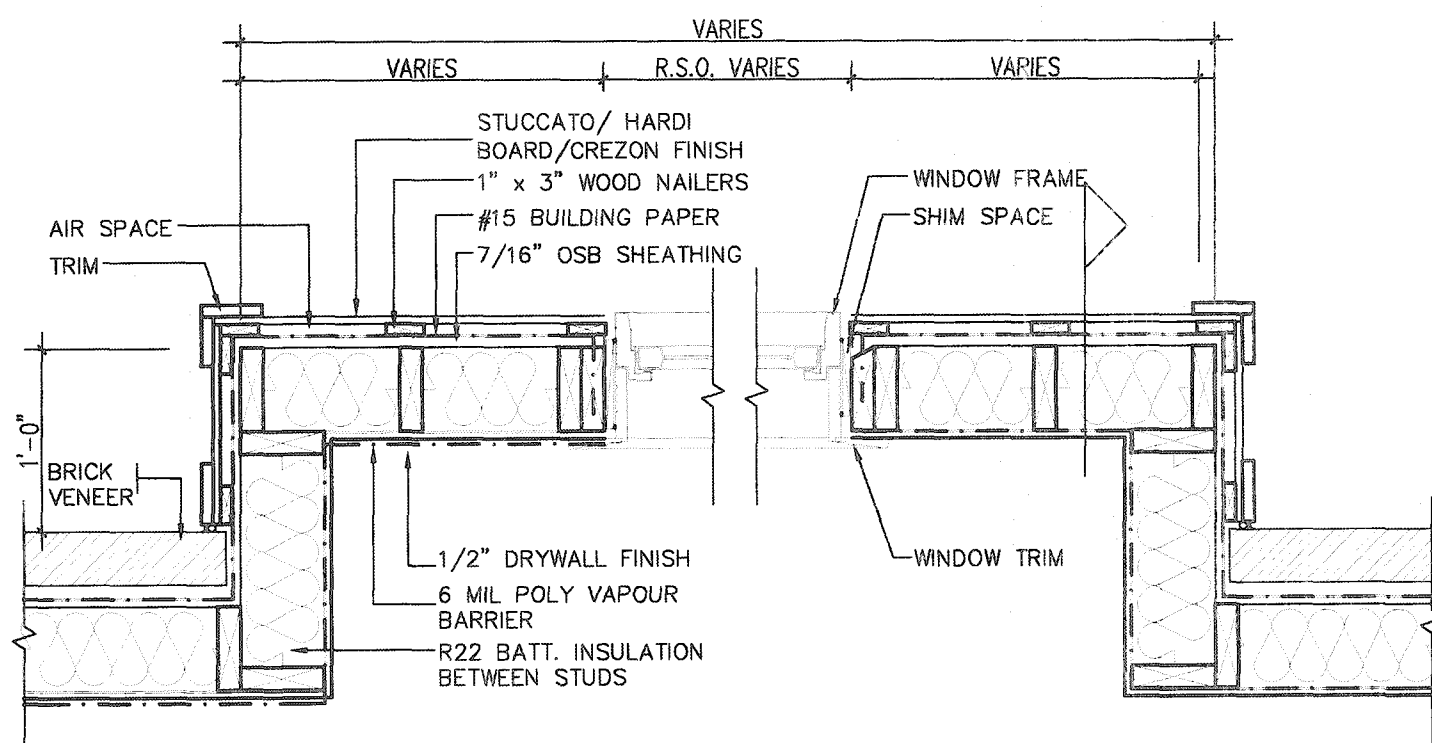
|              |                       |              |                         |           |
|--------------|-----------------------|--------------|-------------------------|-----------|
| project name | RUSSELL GARDENS PH. 3 |              | municipality            | WATERDOWN |
| date         | APRIL 2020            |              | STUD WALL REINFORCEMENT |           |
| drawn by     | checked by            | scale        | file name               |           |
| GW           | -                     | Not to Scale | 19014-GP-STD_DETAILS_A1 |           |

## SINGLES

ject no.  
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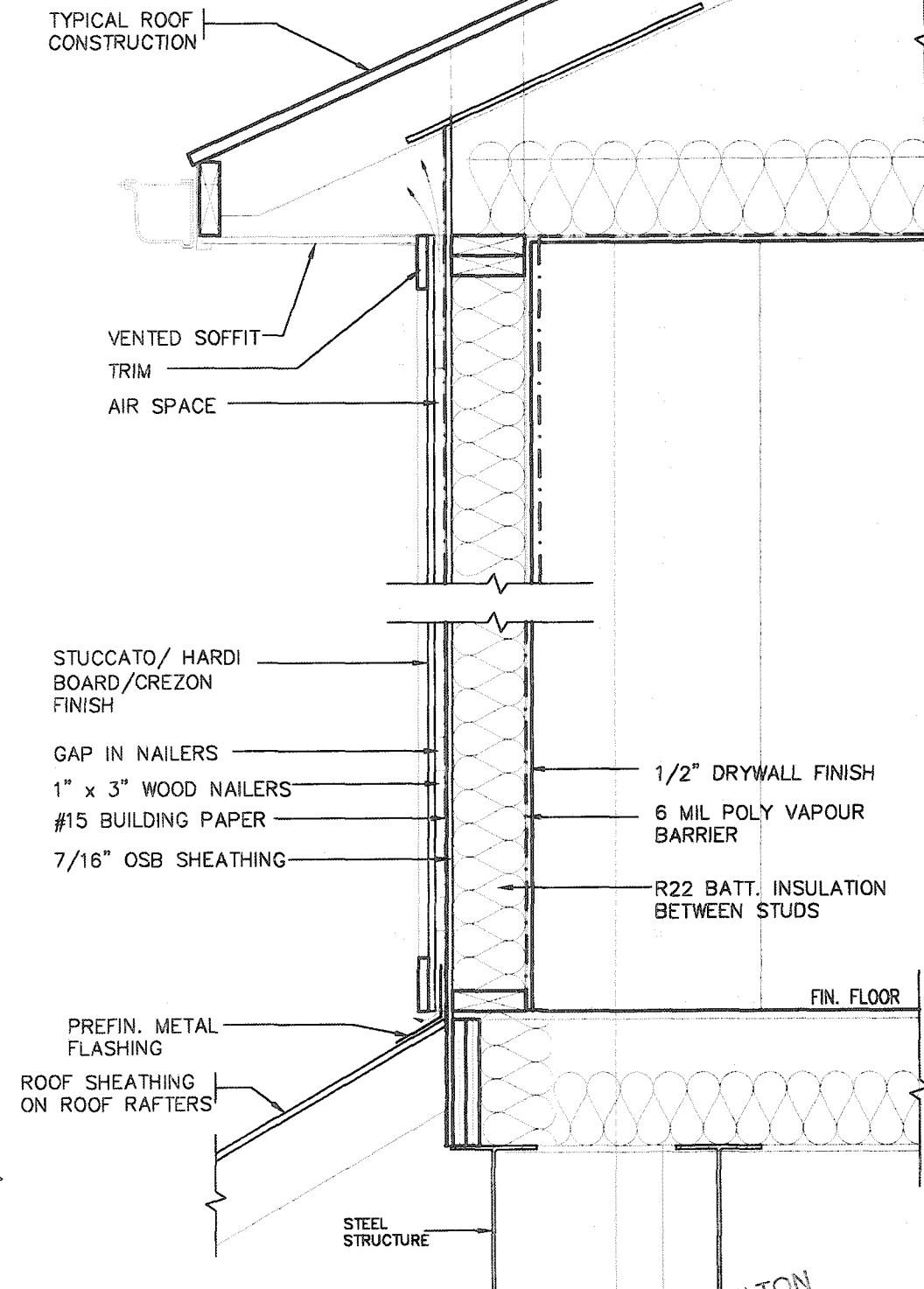
NO.





PLAN VIEW

STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.27.)



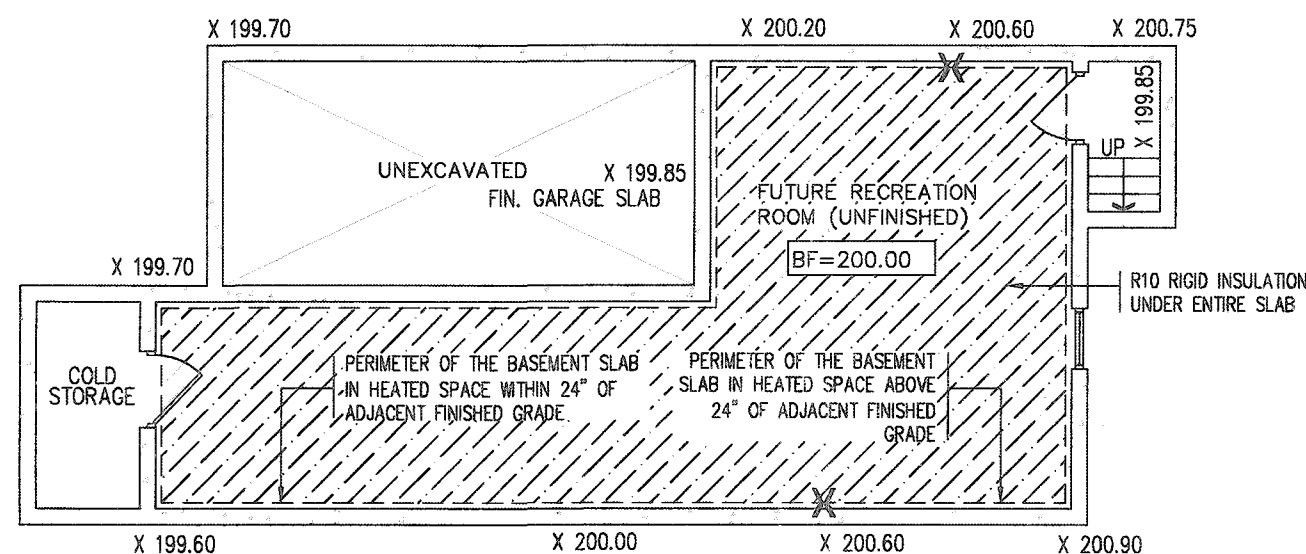
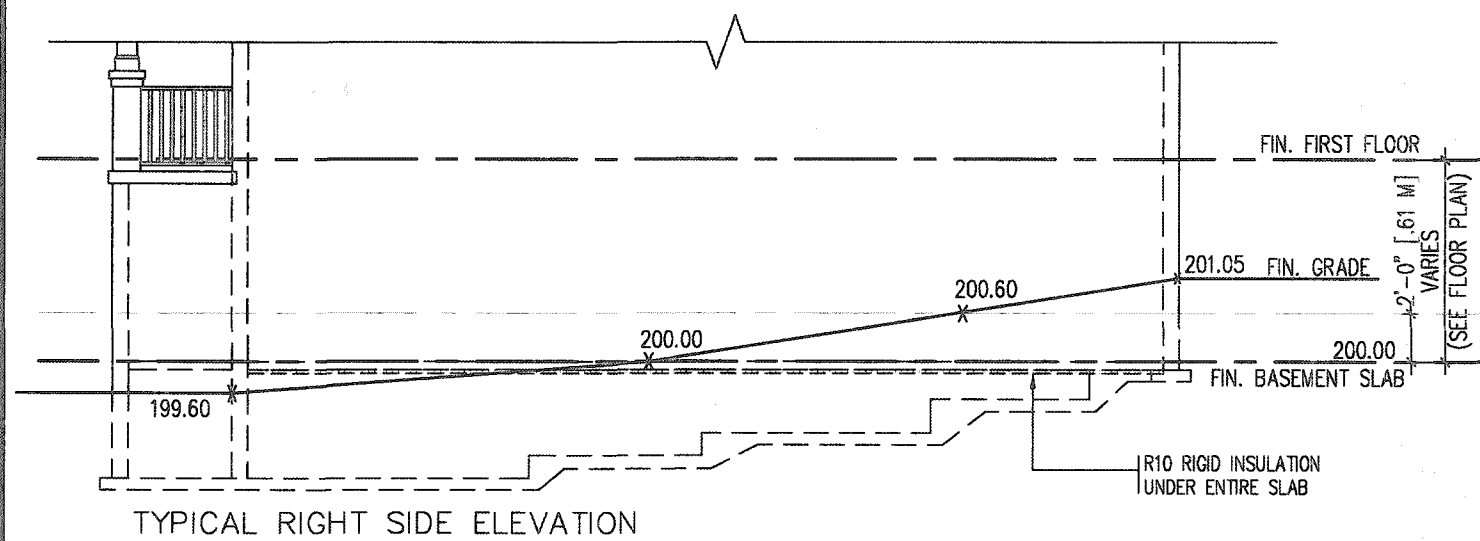
CROSS SECTION



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 [Signature] DATE 10/21/21  
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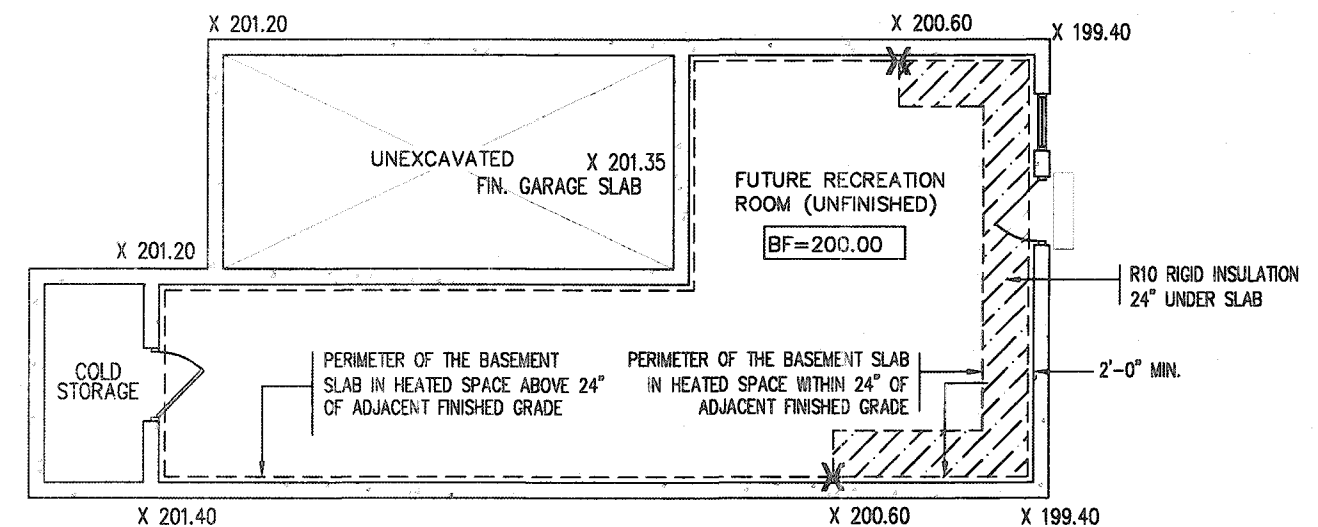
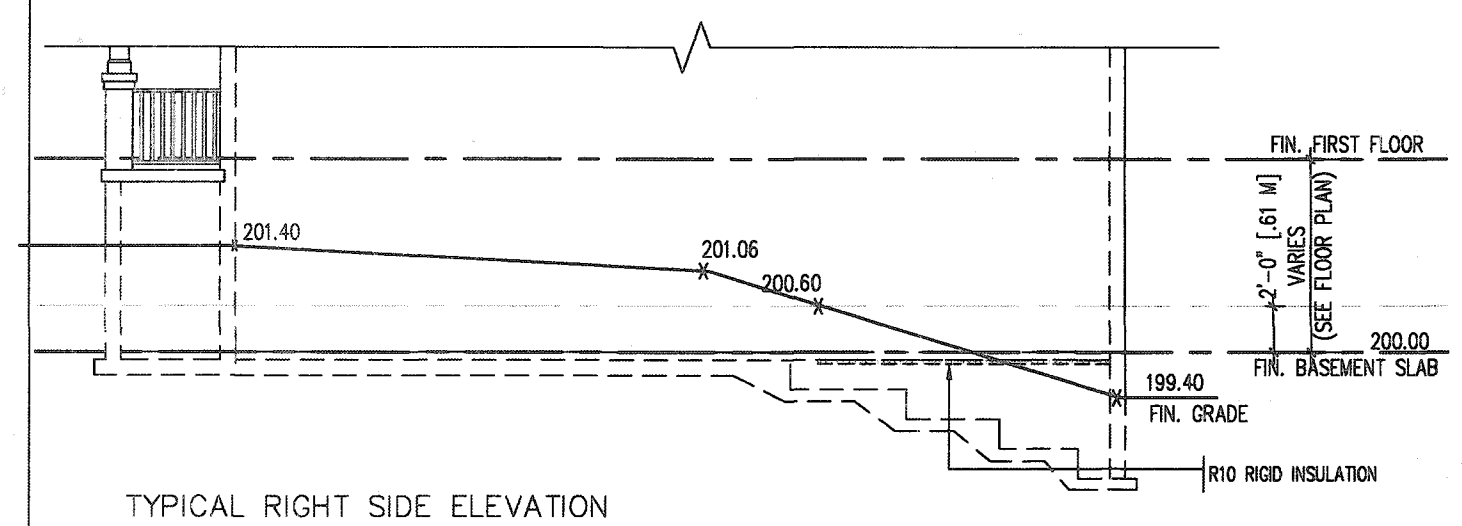
|                                                                                                                                    |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                         |                                                                                                                                                                                                          |                                                                    |
|------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| 9. _____<br>8. _____<br>7. _____<br>6. _____<br>5. _____<br>4. _____<br>3. _____<br>2. _____<br>1. ISSUED FOR PERMIT. AFR 13/20 GW |  | The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.<br>qualification information<br>Richard Vink 24488 BCW<br>name<br>registration information<br>VA3 Design Inc. 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>VA3 DESIGN</b><br>255 Consumers Rd Suite 120<br>Toronto ON M2J 1R4<br>t 416.630.2255 f 416.630.4782<br>va3design.com | <b>Greenpark</b><br>project name<br>RUSSELL GARDENS PH. 3<br>date<br>APRIL 2020<br>drawn by<br>GW<br>checked by<br>Not to Scale<br>municipality<br>WATERDOWN<br>project no.<br>19014<br>drawing no.<br>9 | SINGLES<br>STUCCATO/ HARDI BOARD FINISH<br>19014-GP-STD_DETAILS_A1 |
|------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|



## SLAB ON GRADE CONDITION

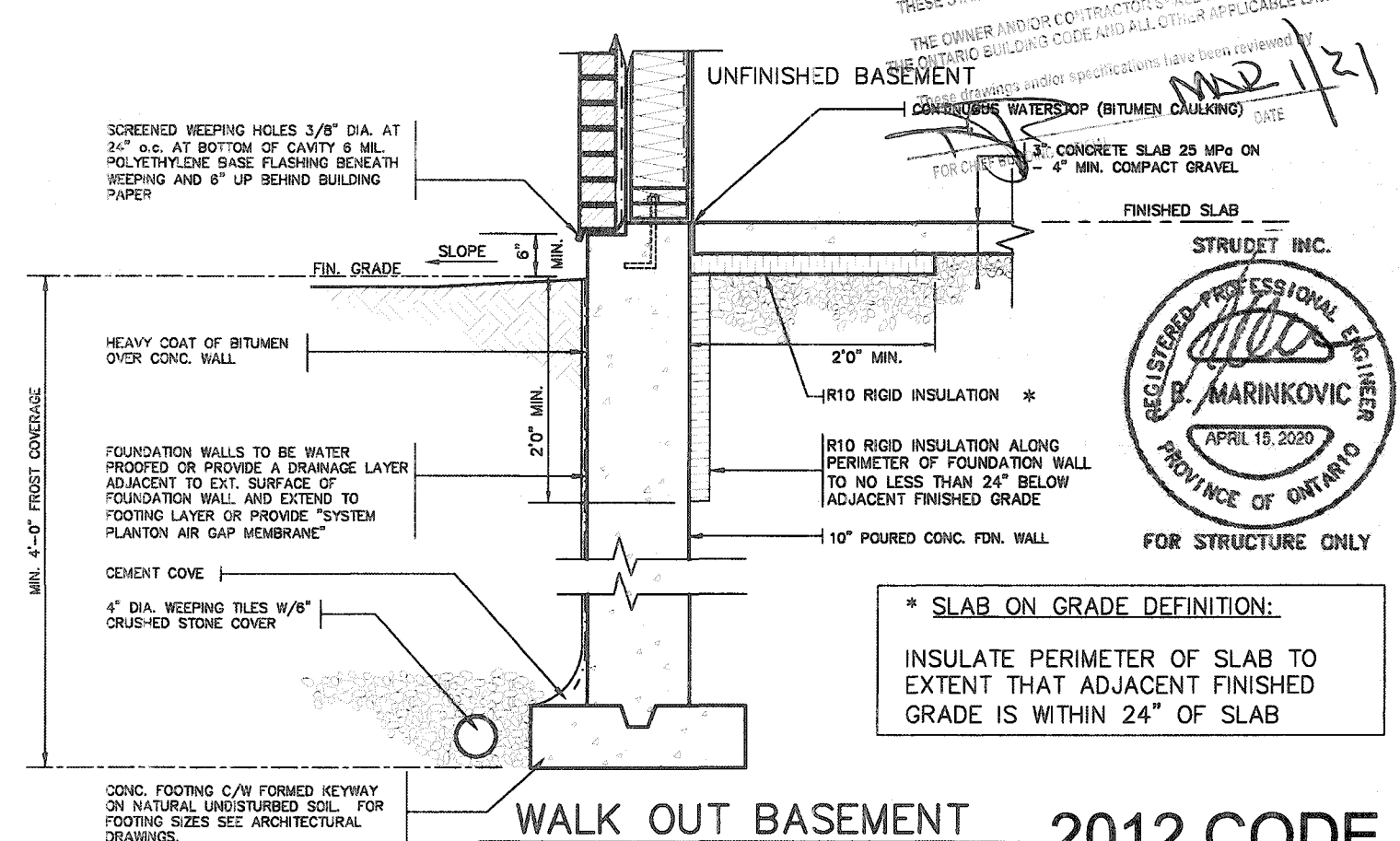
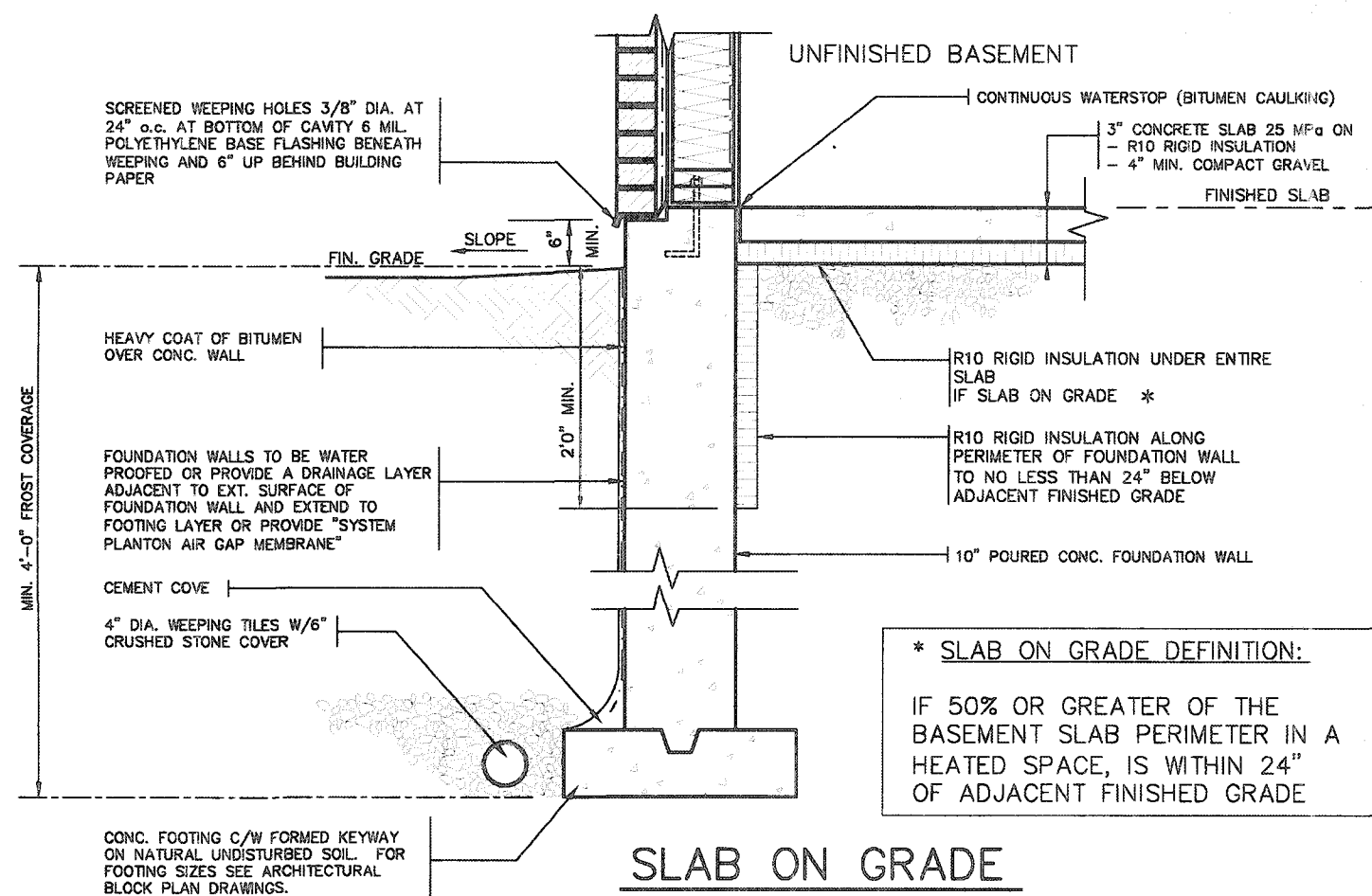
NOTES:

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



# WALK OUT BASEMENT CONDITION

NOTES:  
1. LEVELS SHOWN ON THE PLANS ARE FOR ILLUSTRATION PURPOSE ONLY, SEE FINAL GRADING PLAN FOR ACTUAL LEVELS  
2. ALL LEVELS ARE SHOWN IN METRIC



\* SLAB ON GRADE DEFINITION:  
INSULATE PERIMETER OF SLAB TO  
EXTENT THAT ADJACENT FINISHED  
GRADE IS WITHIN 24" OF SLAB

# OUT BASEMENT 2012 CODE COMPLIANCE PACKAGE

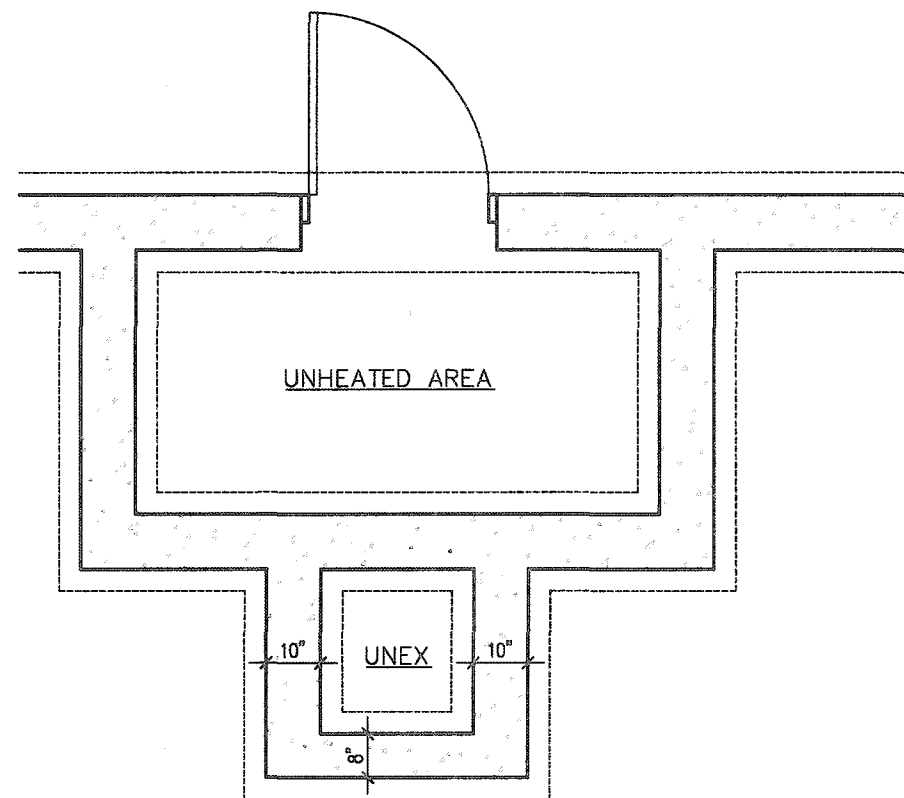
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|---|--------------------|-----------|----|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9 |                    |           |    |  | The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code as a Designer.                                                                                                                                |
| 8 |                    |           |    |  |                                                                                                                                                                                                                                                                                                                |
| 7 |                    |           |    |  | qualification information                                                                                                                                                                                                                                                                                      |
| 6 |                    |           |    |  | Richard Vink                                                                                                                                                                                                                                                                                                   |
| 5 |                    |           |    |  | name                                                                                                                                                                                                                                                                                                           |
| 4 |                    |           |    |  | signature                                                                                                                                                                                                                                                                                                      |
| 3 |                    |           |    |  | registration information                                                                                                                                                                                                                                                                                       |
| 2 |                    |           |    |  | VAS Design Inc.                                                                                                                                                                                                                                                                                                |
| 1 |                    |           |    |  | 244                                                                                                                                                                                                                                                                                                            |
|   |                    |           |    |  | 428                                                                                                                                                                                                                                                                                                            |
|   |                    |           |    |  | 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 re-used. |
|   | ISSUED FOR PERMIT. | APR 13/20 | GW |  |                                                                                                                                                                                                                                                                                                                |
|   | no. description    | date      | by |  |                                                                                                                                                                                                                                                                                                                |

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

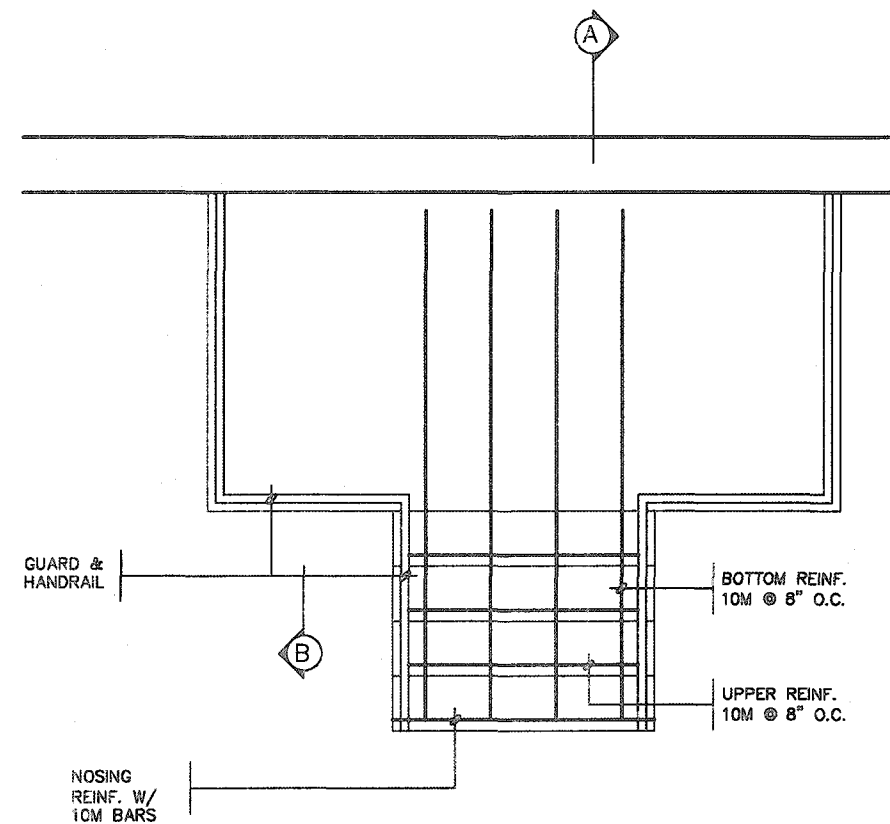


## SINGLES

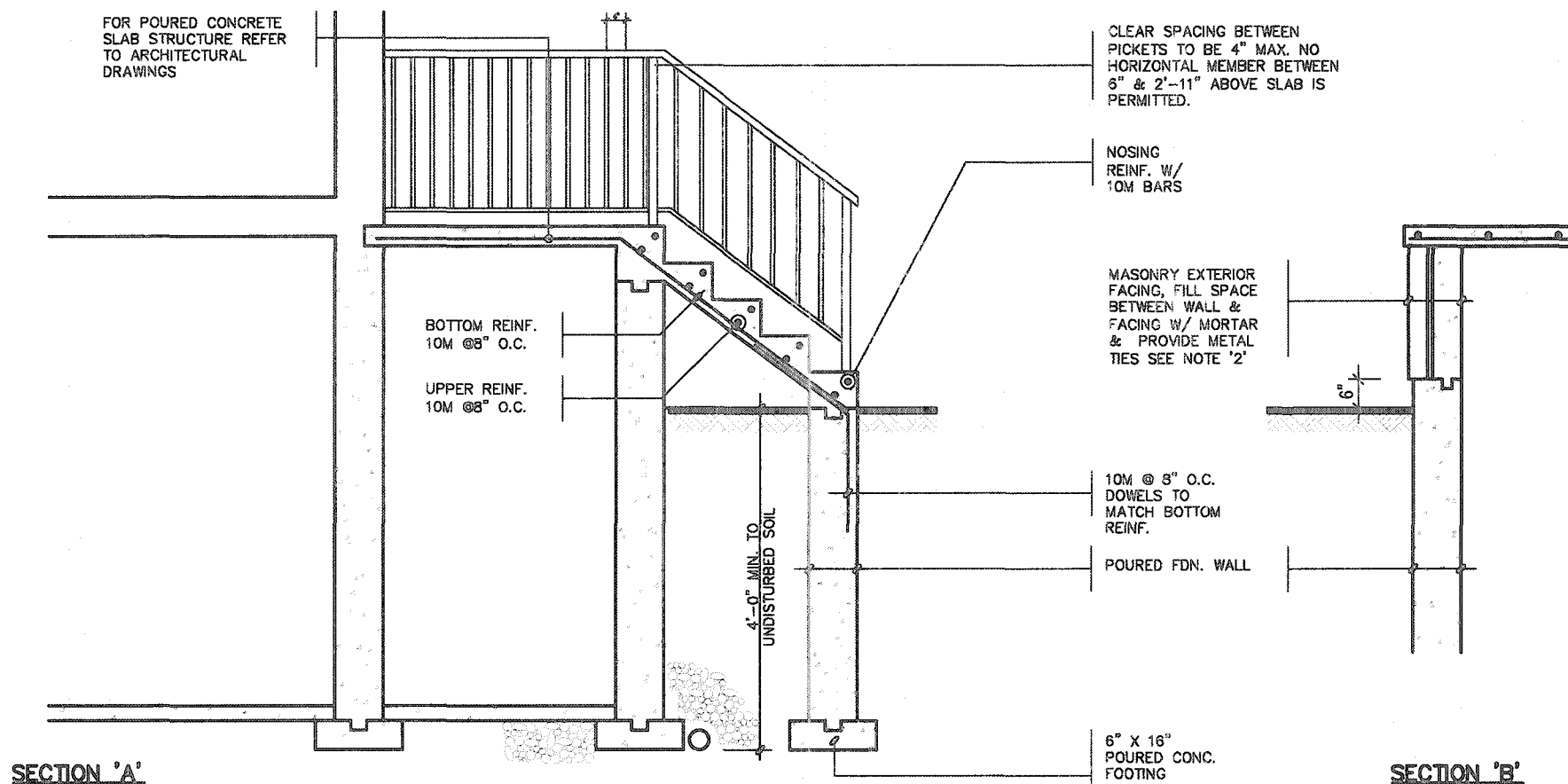
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|----------------------------------------------|----------------------------------|------------------------------|
| project name<br><b>RUSSELL GARDENS PH. 3</b> | municipality<br><b>WATERDOWN</b> | project no.<br><b>19014</b>  |
| date<br><b>APRIL 2020</b>                    | drawing no.<br><b>10</b>         |                              |
| title<br><b>SLAB ON GRADE INSULATION</b>     |                                  |                              |
| drawn by<br><b>GW</b>                        | checked by<br><b>-</b>           | scale<br><b>Not to Scale</b> |
| file name<br><b>19014-GP-STD_DETAILS_A1</b>  |                                  |                              |



FOUNDATION PLAN



GROUND FLOOR PLAN



NOTE: FOR MORE THAN 8 RISERS

GENERAL NOTES

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

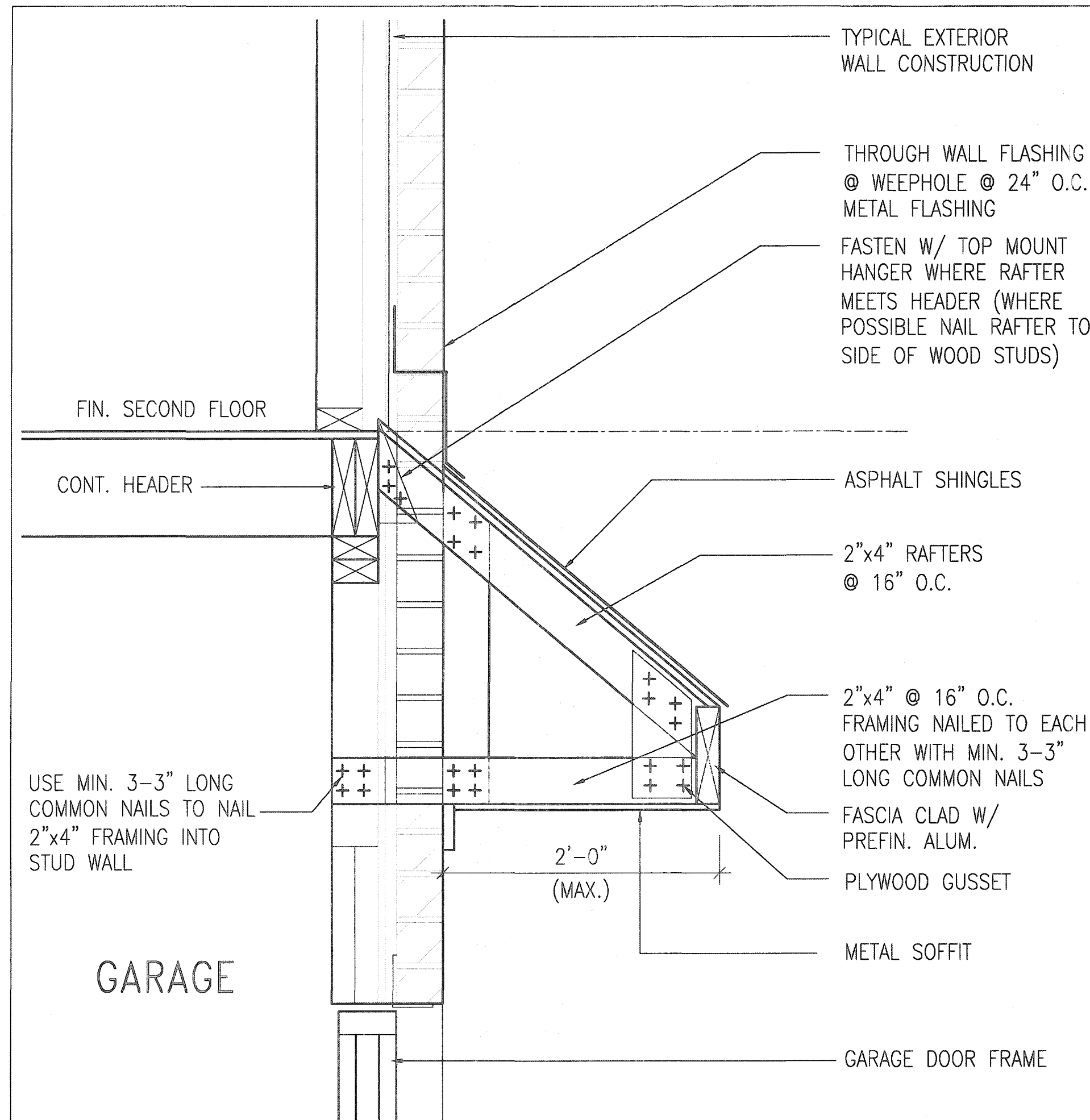
CITY OF HAMILTON  
Building Division  
Permit No. 21-107155  
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE  
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW  
DATE 1/21



FOR STRUCTURE ONLY

2012 CODE COMPLIANCE PACKAGE A1

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                              |                          |                                                                                                                                                                           |                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| <p>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.</p> <p>7. qualification information</p> <p>6. Richard Vink 24486</p> <p>5. name signature BDN</p> <p>4. registration information 42658</p> <p>3. VAS Design Inc.</p> <p>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.</p> <p>1. ISSUED FOR PERMIT. APR 13/20 GW</p> <p>no. description date by</p> | <p>255 Consumers Rd Suite 120<br/>Toronto ON M2J 1R4<br/>t 416.630.2255 f 416.630.4782<br/>va3design.com</p> | <p><b>VA3 DESIGN</b></p> | <p><b>Greenpark.</b></p> <p>project name: RUSSELL GARDENS PH. 3 municipality: WATERDOWN</p> <p>date: APRIL 2020</p> <p>checked by: Not to Scale</p> <p>drawing no. 11</p> | <p><b>SINGLES</b></p> <p>project no. 19014</p> <p>drawing no. 11</p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|

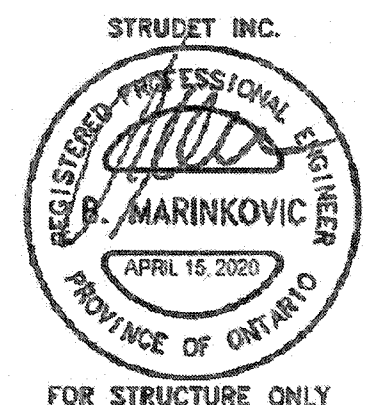


B

# ROOF OVERHANG DETAIL OVER GARAGE

2012 CODE  
COMPLIANCE PACKAGE A1

CITY OF HAMILTON  
Building Division  
Permit No. **21-107155**  
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE  
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH  
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW  
These drawings and/or specifications have been reviewed by  
*[Signature]* DATE **1/21/21**  
FOR CHIEF BUILDING OFFICIAL



|     |                    |           |    |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                      |                                                                                                                                                                                                      |                                                                                         |
|-----|--------------------|-----------|----|--|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| 9.  |                    |           |    |  |  | <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<br/><b>Richard Vink</b> 24488<br/>name<br/>signature<br/>registration information<br/><b>VAS Design Inc.</b> 42656</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><b>VAS3 DESIGN</b><br/>255 Consumers Rd Suite 120<br/>Toronto ON M2J 1R4<br/>t 416.630.2255 f 416.630.4782<br/>vas3design.com</p> | <p><b>Greenpark</b></p> <p>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/><b>-</b><br/>scale<br/><b>Not to Scale</b></p> | <p><b>SINGLES</b></p> <p>project no.<br/><b>19014</b><br/>drawing no.<br/><b>12</b></p> |
| 8.  |                    |           |    |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                      |                                                                                                                                                                                                      |                                                                                         |
| 7.  |                    |           |    |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                      |                                                                                                                                                                                                      |                                                                                         |
| 6.  |                    |           |    |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                      |                                                                                                                                                                                                      |                                                                                         |
| 5.  |                    |           |    |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                      |                                                                                                                                                                                                      |                                                                                         |
| 4.  |                    |           |    |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                      |                                                                                                                                                                                                      |                                                                                         |
| 3.  |                    |           |    |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                      |                                                                                                                                                                                                      |                                                                                         |
| 2.  |                    |           |    |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                      |                                                                                                                                                                                                      |                                                                                         |
| 1.  | ISSUED FOR PERMIT. | APR 13/20 | GW |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                      |                                                                                                                                                                                                      |                                                                                         |
| no. | description        | date      | by |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                      |                                                                                                                                                                                                      |                                                                                         |

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

BRICK/  
STONE  
VENEER

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

MIN. 12"

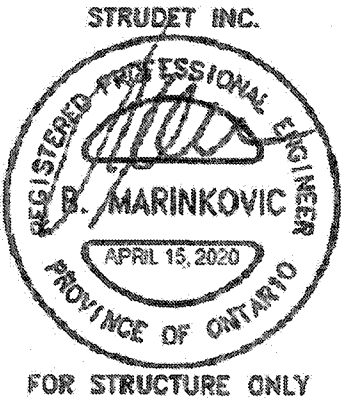
INVERTED  
3-1/2"x3-1/2"x1/4"  
(90x90x6.0)  
STEEL ANGLE

BRICK/  
STONE  
VENEER

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

INVERTED STEEL  
ANGLE DETAIL

CITY OF HAMILTON  
Building Division  
Permit No. 21-107155  
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These drawings and/or specifications have been reviewed by  
MDR 1/21  
DATE  
FOR CHIEF BUILDING OFFICIAL



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. |  |  | Richard Vink                                                                                                                                                                                                                                                                                                  |  |  | 24488     | VA3 DESIGN                    |  |  | Greenpark.            |  |  | SINGLES                 |  |  |
| 7. qualification information                                                                                                                                                          |  |  | signature                                                                                                                                                                                                                                                                                                     |  |  | BCO       | 255 Consumers Rd Suite 120    |  |  | project name          |  |  | project no.             |  |  |
| 6. name                                                                                                                                                                               |  |  | VA3 Design Inc.                                                                                                                                                                                                                                                                                               |  |  | 42856     | Toronto ON M2J 1R4            |  |  | RUSSELL GARDENS PH. 3 |  |  | 19014                   |  |  |
| 5. 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. |  |  |           | t 416.630.2255 f 416.630.4782 |  |  | date                  |  |  | drawing no.             |  |  |
| 4. VA3 Design Inc.                                                                                                                                                                    |  |  | 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. |  |  |           | va3design.com                 |  |  | APRIL 2020            |  |  | 13                      |  |  |
| 3. 1 ISSUED FOR PERMIT.                                                                                                                                                               |  |  | date                                                                                                                                                                                                                                                                                                          |  |  | APR 13/20 | GW                            |  |  | INVERTED STEEL ANGLE  |  |  | 19014-GP-STD-DETAILS_A1 |  |  |
| 2. no. description                                                                                                                                                                    |  |  | date                                                                                                                                                                                                                                                                                                          |  |  |           | by                            |  |  | Not to Scale          |  |  |                         |  |  |

