

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

N.2010 (10.25kg/m²) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 610mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. (EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 6:12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RAIL & VENTED SOFFIT. PROVIDE ICE & WATER 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.).

FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)
SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 11mm (7/16") EXT. TYPE SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x140 (2"x6") STUDS @ 406mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR REQUIRED MINIMUM THERMAL INSULATION REQUIREMENTS.

FRAME WALL CONSTRUCTION (2"x4") - GARAGE WALLS
SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 11mm (7/16") EXT. TYPE SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x89 (2"x4") STUDS @ 406mm (16") O.C. (MAX. HEIGHT 3000mm (9'-10")), WITH APPR. DIAGONAL WALL BRACING. REFER TO NOTE 19 WHERE FLOOR EXISTS ABOVE GARAGE. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

STUCCO WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXT. AND APPLIED PER MANUFACTURERS SPECIFICATIONS ON 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. AIR/MOISTURE BARRIER ON 38x140 (2"x6") STUDS @ 406 (16") O.C., RSI 3.87 (R22) BATT INSUL., APPR. 6 MIL. POLYETHYLENE VAPOUR BARRIER, 13mm (1/2") GYPSUM BOARD INTERIOR FINISH. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR REQUIRED MINIMUM THERMAL INSULATION REQUIREMENTS.

STUCCO WALL CONSTRUCTION (2"x4") - GARAGE WALLS
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXT. AND APPLIED PER MANUFACTURERS SPECIFICATIONS ON 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPROVED AIR/MOISTURE BARRIER ON 38x89 (2"x4") STUDS @ 406 (16") O.C. (MAX. HEIGHT 3000mm (9'-10")), WITH APPR. DIAGONAL WALL BRACING. REFER TO NOTE 19 WHERE FLOOR EXISTS ABOVE GARAGE. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

WALLS ADJACENT TO ATTIC - NO CLADDING
11mm (7/16") EXT. TYPE SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x140 (2"x6") STUDS @ 406mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. MID-HEIGHT BLOCKING REQ'D. IF NO SHEATHING APPLIED, REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x76mm (7/8"x7"x3") G.V. METAL TIES @ 406mm (16") O.C. HORIZONTAL 610mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 11mm (7/16") EXTERIOR TYPE SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x140 (2"x6") STUDS @ 406mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPROVED VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE VEEP 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.

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90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x76mm (7/8"x7"x3") G.V. METAL TIES @ 406mm (16") O.C. HORIZONTAL 610mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 11mm (7/16") EXTERIOR TYPE SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x89 (2"x4") STUDS @ 406mm (16") O.C. (MAX. HEIGHT 3000mm (9'-10")) WITH APPROVED DIAGONAL WALL BRACING. REFER TO NOTE 19 WHERE FLOOR EXISTS ABOVE GARAGE. PROVIDE VEEP 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.

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INTERIOR STUD PARTITIONS

4. FOR BEARING PARTITIONS 38x89 (2"x4") @ 406mm (16") O.C. FOR 2 STOREYS AND 305mm (12") O.C. FOR 3 STOREYS. NON-BEARING PARTITIONS 38x89 (2"x4") @ 610mm (24") O.C. PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 2/38x89 (2/2"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, 9.14.3)**
200mm (8") POURED CONC. FDN. WALL 150mm (6") WITH BITUMINOUS DAMPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. IF FOUNDATION WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2380 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYED CONC. FTG. BRACE FDN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL.

STRIP FOOTINGS - FOR TOWNHOUSES

FOR STRIP FOOTING SYSTEMS TO BLOCK FOUNDATION PLAN. ASSUMED 120 KPa (18 p.s.i.) SOIL BEARING CAPACITY FOR TOWNHOUSES, TO BE VERIFIED ON SITE.

-MAXIMUM FLOOR LIVE LOAD OF 2.4KPa (50psf.) PER FLOOR.
-REFER TO SOILS REPORT FOR SOIL CONDITIONS AND BEARING CAPACITY.

6. **FOUNDATION DRAINAGE OBC 9.14.2 & 9.14.3**
100mm (4") DIA. FOUNDATION DRAINAGE TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES.

7. **BASEMENT SLAB OBC 9.3.1.6 (1)(b), 9.16.4.5 (1), 9.25.3.3 (1b)**
60mm (3/4") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL OR 20MPa (3000psi) CONC. WITH DAMPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12, 3.1.1.7.(5)(b) where required.

8. **WOOD SURFLOORS (SEE OBC 9.23.14 & 9.30.2.1)**
-19mm (3/4") MIN. T & G SUBFLOOR UNDER GROUND FLOOR FINISH FLOOR.
18mm (5/8") TAG SUBFLOOR UNDER SECOND FLOOR FINISH FLOOR.
18mm (5/8") PANEL-TYPE UNDERLAY FOR CERAMIC TILE APPLICATION.
6mm (1/4") PANEL-TYPE UNDERLAYMENT UNDER RESILIENT & PARQUET FLOORING.

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

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

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

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

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

INTERIOR GUARDS - OBC 9.8.8 -
INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH
EXTERIOR GUARDS - OBC 9.8.8 -
900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (71"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71").

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

13. **BASEMENT INSULATION (SB-12-3.1.1.7, 9.25.3.2, 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 3.52 (R20) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER. RECOMMEND DAMPROOF WITH BUILDING BARRIER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. AIR BARRIER TO BE SEALED TO FOUNDATION WALL WITH CAULKING. CONTINUOUS INSULATION (ci) IS NOT TO BE INTERRUPTED BY FRAMING.

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

15. **STEEL BASEMENT COLUMN (SEE OBC 9.15.3.3)**
89mm (3-1/2") DIA x 4.78mm (0.188") STL. COL. WITH A MIN. CAPACITY OF 108.6kN (24,000lbs.) WITH 150x150x4.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE.

15a. **STEEL COLUMN**
90mm (3-1/2") DIA x 4.78mm (0.188") STL. COL. WITH 100x100x6.0 (4"x4"x1/4") TOP & BOTTOM PLATES. FIELD WELD BOTTOM PLATE TO 100x250x12.5 (4"x10"x1/2") BASE PLATE C/W 2-12mm DIA x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2"). THE COLUMN TO STUD WALL WITH 2-32x3.175 (1 1/4"x1/8") STEEL STRAP WELDED TO COLUMN AND FASTENED TO STUD WITH 2-SDS 6.35x38 (1/4"x1 1/2") SCREWS MANUF. BY SIMPSON STRONG TIE.

CONCRETE PILASTER

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

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

GARAGE SLAB

18. 100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAPMENT ON OPTIONAL 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT (EXTERIOR) AT 1% MIN.

19. **INTERIOR GARAGE WALLS & CEILINGS (SB-12-TABLE 3.1.1.2.A)**
13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. RSI 3.87 (R22) IN WALLS, RSI 5.46 (R31) IN CEILING. 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 GASPROOFING. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9.10.13.15.

21. PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 300mm (7'-7/8") MIN. TREAD 250mm (9'-27/32"). SEE OBC 9.8.9.2, 9.8.9.3, & 9.8.10.

22. **DRYER VENT (OBC 9.2.3.3.7 & 9.2.4.1.1)**
CAPPED DRYER EXHAUST VENTED TO EXTERIOR.
(USE 100mm (4") DIA. SMOOTH WALL VENT PIPE).

23. **INSULATED ATTIC ACCESS (OBC 9.19.2.1, SB-12-3.1.1.8)**
ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 1045x700mm (21'-1/2"x2'-7/8") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. SEE OBC SB-12, 3.1.1.2. FOR INSULATION BACKING. SEE OBC SB-12, 3.1.1.2.

24. **FIREPLACE CHIMNEYS - OBC 9.21 -**
TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.

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

27a. **SOLID WOOD BEARING FOR WOOD STUD WALLS**
SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH OBC 9.17.4.2(2).

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

29. **BASEMENT WOOD POST (OBC 9.17.4)**
3-38x140 (3-2"x6") BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT, 406x406x203 (16"x16"x8") CONC. FTG. OR AS OTHERWISE SPECIFIED ON DRAWING.

30. **STEPPED FOOTINGS (OBC 9.15.3.9)**
MIN. HORIZ. STEP = 600mm (24")
MIN. VERT. STEP = 600mm (24")

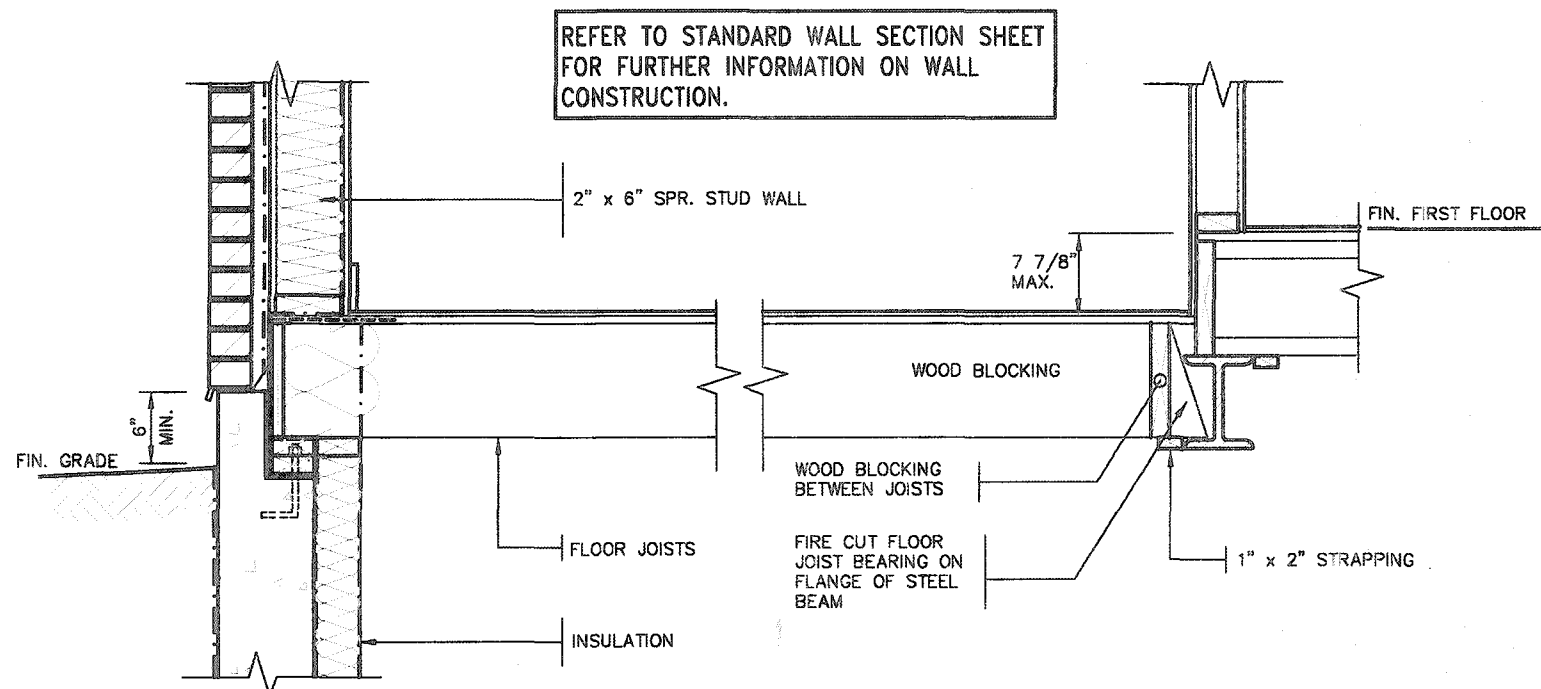
31. **SLAB ON GRADE**
MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL. REINFORCED WITH 60x12x18x12.9 WESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAPMENT ON COMPACTED SUB-GRADE. UNDER SLAB INSULATION AS PER OBC SB-12, 3.1.1.7.(5)(b) AND SB-12, TABLE 3.1.1.2.A. where required. ALL JOINTS & PENETRATIONS OF INTERIOR SLABS TO BE SEALED TO MAINTAIN AIR BARRIER.

LOOSE STEEL LINTELS
L1 = 3-1/2" x 3-1/2" x 1/4" (90x90x0.1)
L2 = 4" x 3-1/2" x 5/16" (100x90x0.1)
L3 = 5" x 3-1/2" x 5/16" (125x90x0.1)
L4 = 6" x 3-1/2" x 3/8" (150x90x0.1)
L5 = 6" x 4" x 3/8" (150x100x0.1)
L6 = 7" x 4" x 3/8" (180x100x0.1)

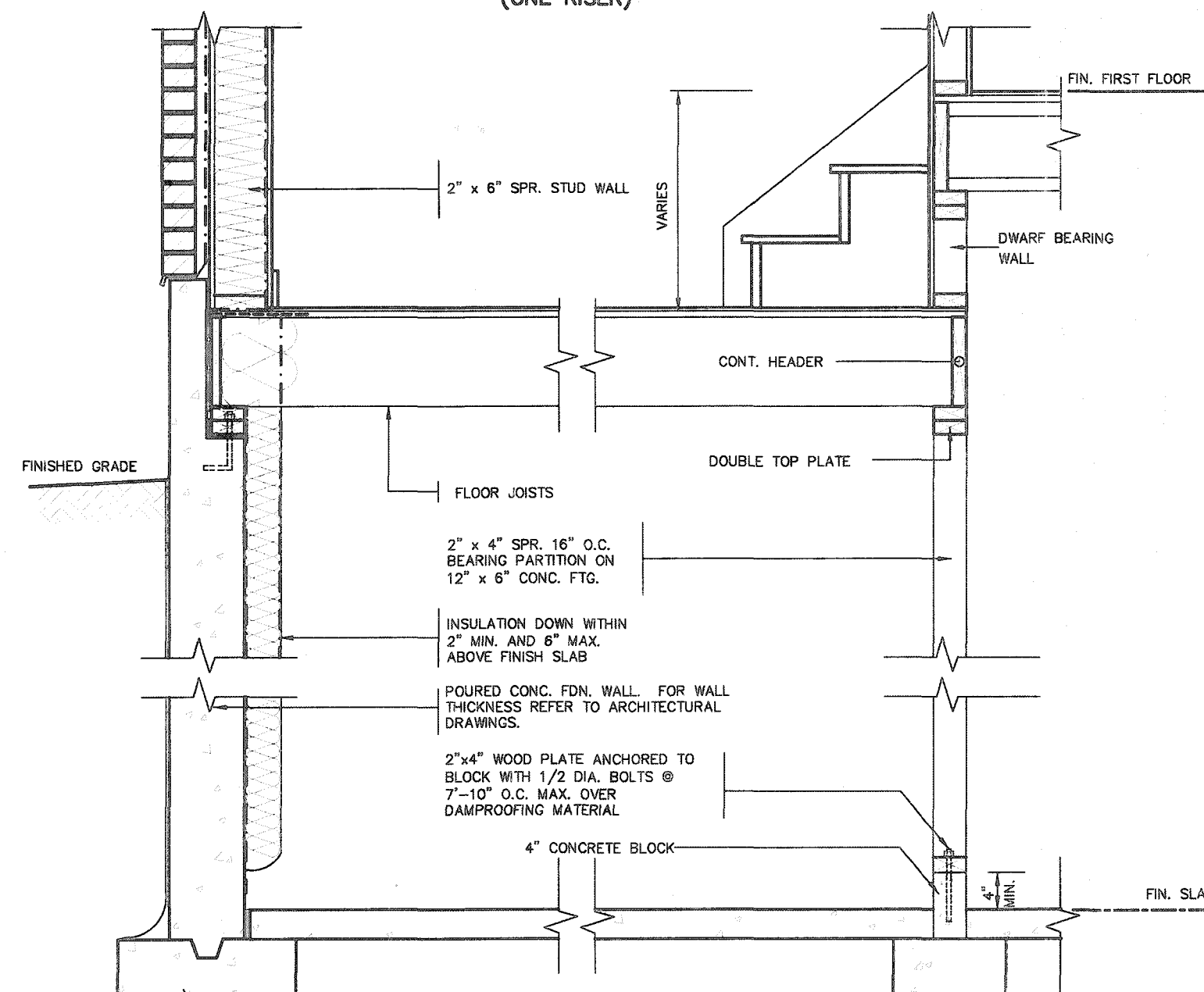
LAMINATED VENEER LUMBER (LVL) BEAMS
LVL1A = 1-1 3/4"x7 1/4" (1-45x184)
LVL1 = 2-1 3/4"x7 1/4" (2-45x184)
LVL2 = 3-1 3/4"x7 1/4" (3-45x184)
LVL3 = 4-1 3/4"x7 1/4" (4-45x184)
LVL4A = 1-1 3/4"x9 1/4" (1-45x235)
LVL4 = 2-1 3/4"x9 1/4" (2-45x235)
LVL5 = 3-1 3/4"x9 1/4" (3-45x235)
LVL5A = 4-1 3/4"x9 1/4" (4-45x235)
LVL6A = 1-1 3/4"x11 7/8" (1-45x300)
LVL6 = 2-1 3/4"x11 7/8" (2-45x300)
LVL7 = 3-1 3/4"x11 7/8" (3-45x300)
LVL7A = 4-1 3/4"x11 7/8" (4-45x300)
LVL8 = 2-1 3/4"x14" (2-45x356)
LVL9 = 3-1 3/4"x14" (3-45x356)

DOOR SCHEDULE
NOS. WIDTH HEIGHT 8'6" 10' OR MORE TYPE
1 2'-10" 6'-3" 8'-0" INSULATED ENTRANCE DOOR
2 2'-6" 6'-3" 8'-0" INSULATED FRONT DOORS
3 2'-6" 6'-3" 8'-0" WOOD & GLASS DOOR
4 2'-6" 6'-3" 8'-0" EXTERIOR SLIDING DOOR
5 2'-6" 6'-3" 8'-0" INTERIOR SLIDING DOOR
6 2'-6" 6'-3" 8'-0" INTERIOR SLIDING DOOR
7 2'-6" 6'-3" 8'-0" INTERIOR SLIDING DOOR

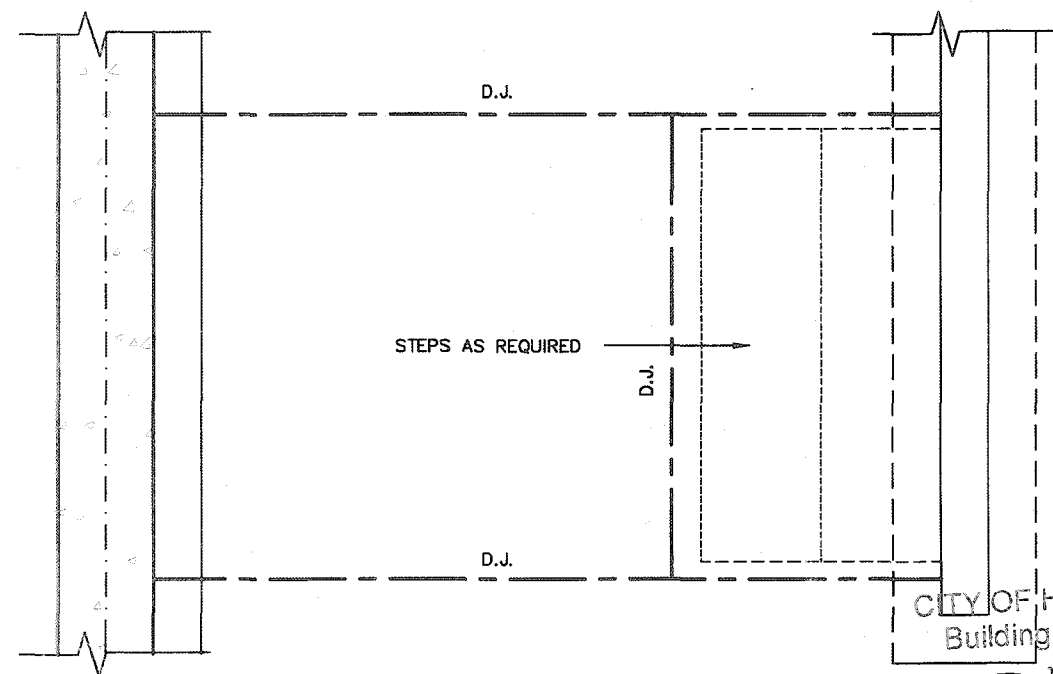
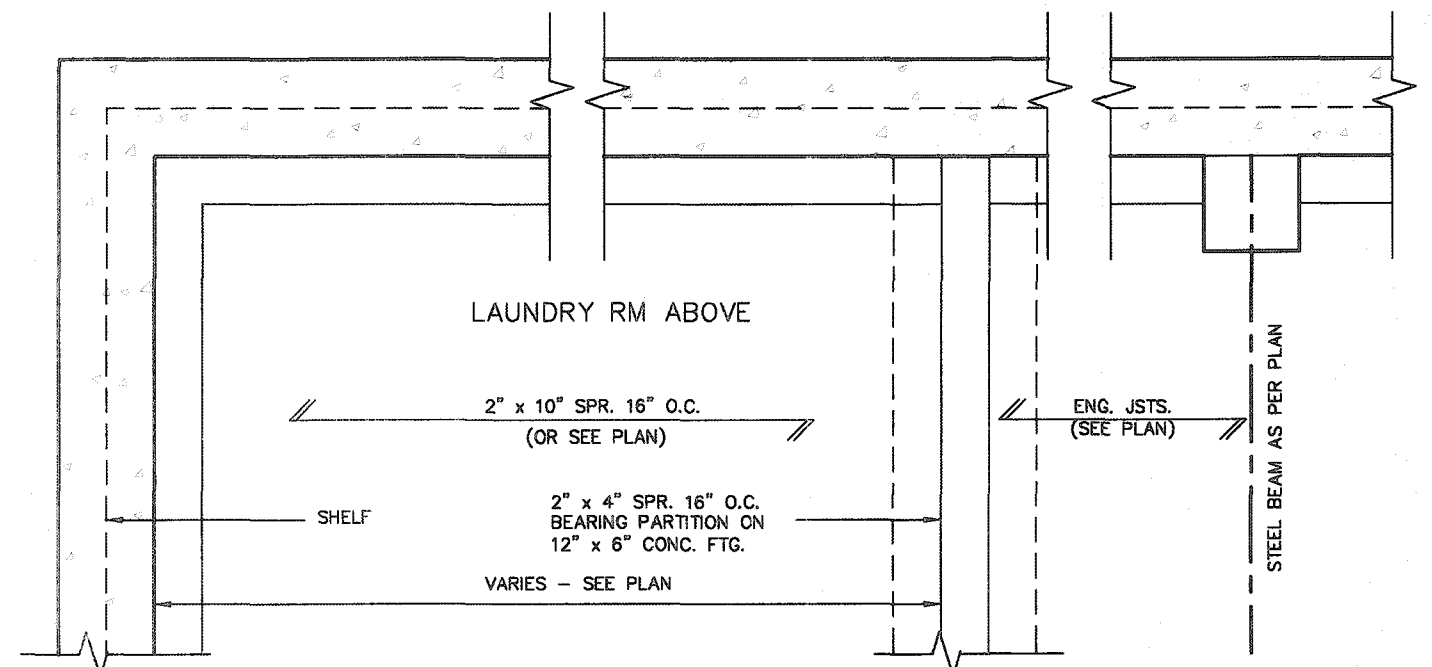
WOOD LINTELS AND BEAMS
WL1 = 3-1/2" x 3-1/2" x 1/4" (89x90x0.1)
WL2 = 4" x 3-1/2" x 5/16" (100x90x0.1)
WL3 = 5" x 3-1/2" x 5/16" (125x90x0.1)
WL4 = 6" x 3-1/2" x 3/8" (150x90x0.1)
WL5 = 6" x 4" x 3/8" (150x100x0.1)
WL6 = 7" x 4" x 3/8" (180x100x0.1)
WL7 = 2-2"x8" SPR. No.2
WL8 = 3-2"x8" SPR. No.2
WL9 = 4-2"x8" SPR. No.2
WL10 = 5-2"x8" SPR. No.2
WL11 = 6-2"x8" SPR. No.2
WL12 = 7-2"x8" SPR. No.2
WL13 = 8-2"x8" SPR. No.2
WL14 = 9-2"x8" SPR. No.2
WL15 = 10-2"x8" SPR. No.2
WL16 = 11-2"x8" SPR. No.2
WL17 = 12-2"x8" SPR. No.2
WL18 = 13-2"x8" SPR. No.2
WL19 = 14-2"x8" SPR. No.2
WL20 = 15-2"x8" SPR. No.2
WL21 = 16-2"x8" SPR. No.2
WL22 = 17-2"x8" SPR. No.2
WL23 = 18-2"x8" SPR. No.2
WL24 = 19-2"x8" SPR. No.2
WL25 = 20-2"x8" SPR. No.2
WL26 = 21-2"x8" SPR. No.2
WL27 = 22-2"x8" SPR. No.2
WL28 = 23-2"x8" SPR. No.2
WL29 = 24-2"x8" SPR. No.2
WL30 = 25-2"x8" SPR. No.2
WL31 = 26-2"x8" SPR. No.2
WL32 = 27-2"x8" SPR. No.2
WL33 = 28-2"x8" SPR. No.2
WL34 = 29-2"x8" SPR. No.2
WL35 = 30-2"x8" SPR. No.2
WL36 = 31-2"x8" SPR. No.2
WL37 = 32-2"x8" SPR. No.2
WL38 = 33-2"x8" SPR. No.2
WL39 = 34-2"x8" SPR. No.2
WL40 = 35-2"x8" SPR. No.2
WL41 = 36-2"x8" SPR. No.2
WL42 = 37-2"x8" SPR. No.2
WL43 = 38-2"x8" SPR. No.2
WL44 = 39-2"x8" SPR. No.2
WL45 = 40-2"x8" SPR. No.2
WL46 = 41-2"x8" SPR. No.2
WL47 = 42-2"x8" SPR. No.2
WL48 = 43-2"x8" SPR. No.2
WL49 = 44-2"x8" SPR. No.2
WL50 = 45-2"x8" SPR. No.2
WL51 = 46-2"x8" SPR. No.2
WL52 = 47-2"x8" SPR. No.2
WL53 = 48-2"x8" SPR. No.2
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WL100 = 95-2"x8" SPR. No.2
WL101 = 96-2"x8" SPR. No.2
WL102 = 97-2"x8" SPR. No.2
WL103 = 98-2"x8" SPR. No.2
WL104 = 99-2"x8" SPR. No.2
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WL107 = 102-2"x8" SPR. No.2
WL108 = 103-2"x8" SPR. No.2
WL109 = 104-2"x8" SPR. No.2
WL110 = 105-2"x8" SPR. No.2
WL111 = 106-2"x8" SPR. No.2
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WL114 = 109-2"x8" SPR. No.2
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WL120 = 115-2"x8" SPR. No.2
WL121 = 116-2"x8" SPR. No.2
WL122 = 117-2"x8" SPR. No.2
WL123 = 118-2"x8" SPR. No.2
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WL134 = 129-2"x8" SPR. No.2
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WL136 = 131-2"x8" SPR. No.2
WL137 = 132-2"x8" SPR. No.2
WL138 = 133-2"x8" SPR. No.2
WL139 = 134-2"x8" SPR. No.2
WL140 = 135-2"x8" SPR. No.2
WL141 = 136-2"x8" SPR. No.2
WL142 = 137-2"x8" SPR. No.2
WL143 = 138-2"x8" SPR. No.2
WL144 = 139-2"x8" SPR. No.2
WL145 = 140-2"x8" SPR. No.2
WL146 = 141-2"x8" SPR. No.2
WL147 = 142-2"x8" SPR. No.2
WL148 = 143-2"x8" SPR. No.2
WL149 = 144-2"x8" SPR. No.2
WL150 = 145-2"x8" SPR. No.2
WL151 = 146-2"x8" SPR. No.2
WL152 = 147-2"x8" SPR. No.2
WL153 = 148-2"x8" SPR. No.2
WL154 = 149-2"x8" SPR. No.2
WL155 = 150-2"x8" SPR. No.2
WL156 = 151-2"x8" SPR. No.2
WL157 = 152-2"x



DETAIL OF SUNKEN LAUNDRY/ENTRY
(ONE RISER)



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



PARTIAL FOUNDATION PLAN

CITY OF HAMILTON
Building Division

Permit No. 21-107130

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These drawings and specifications have been reviewed by
[Signature] FEB 26 2021
FOR CHIEF BUILDING OFFICIAL DATE

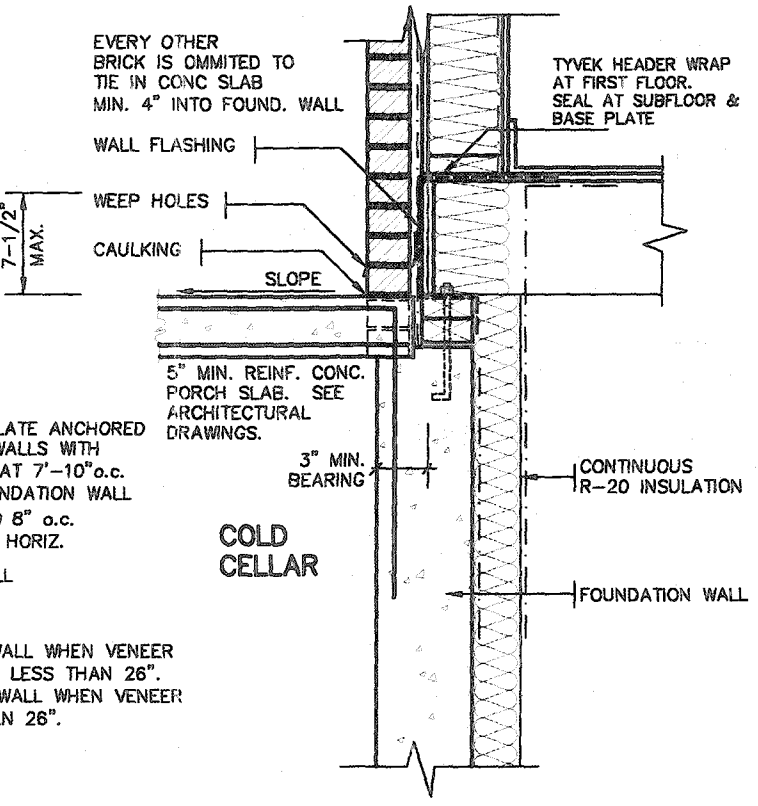
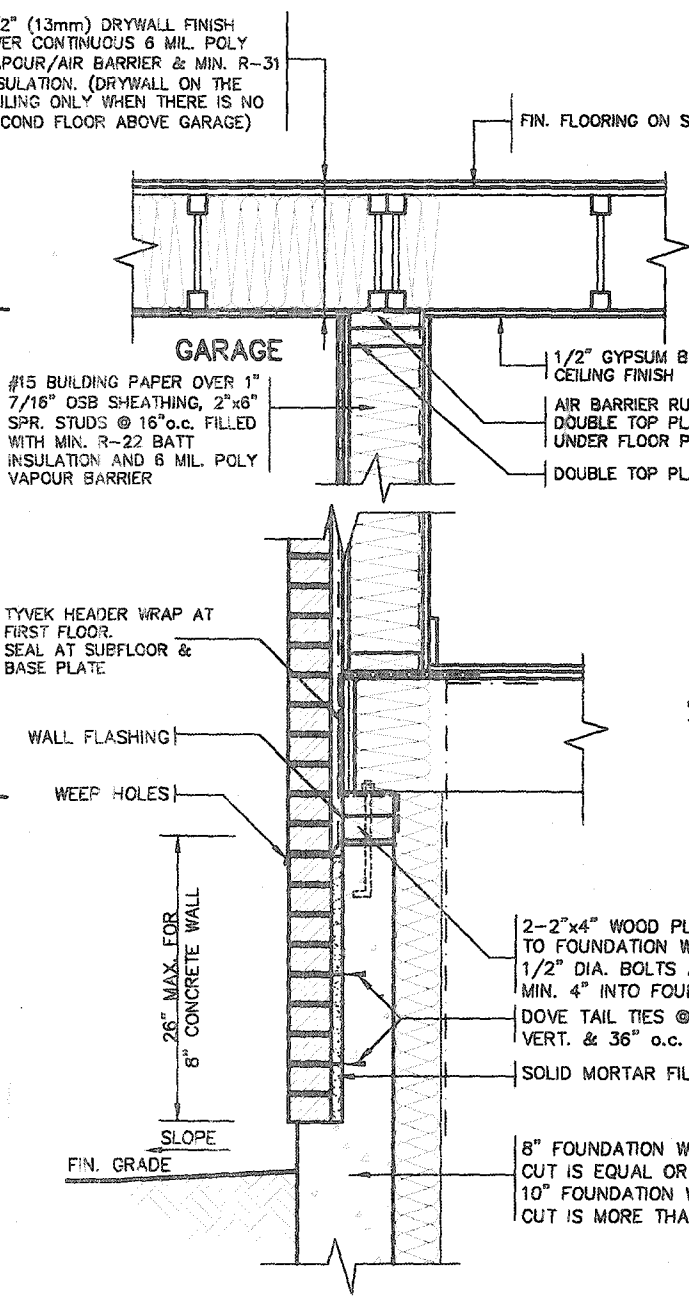
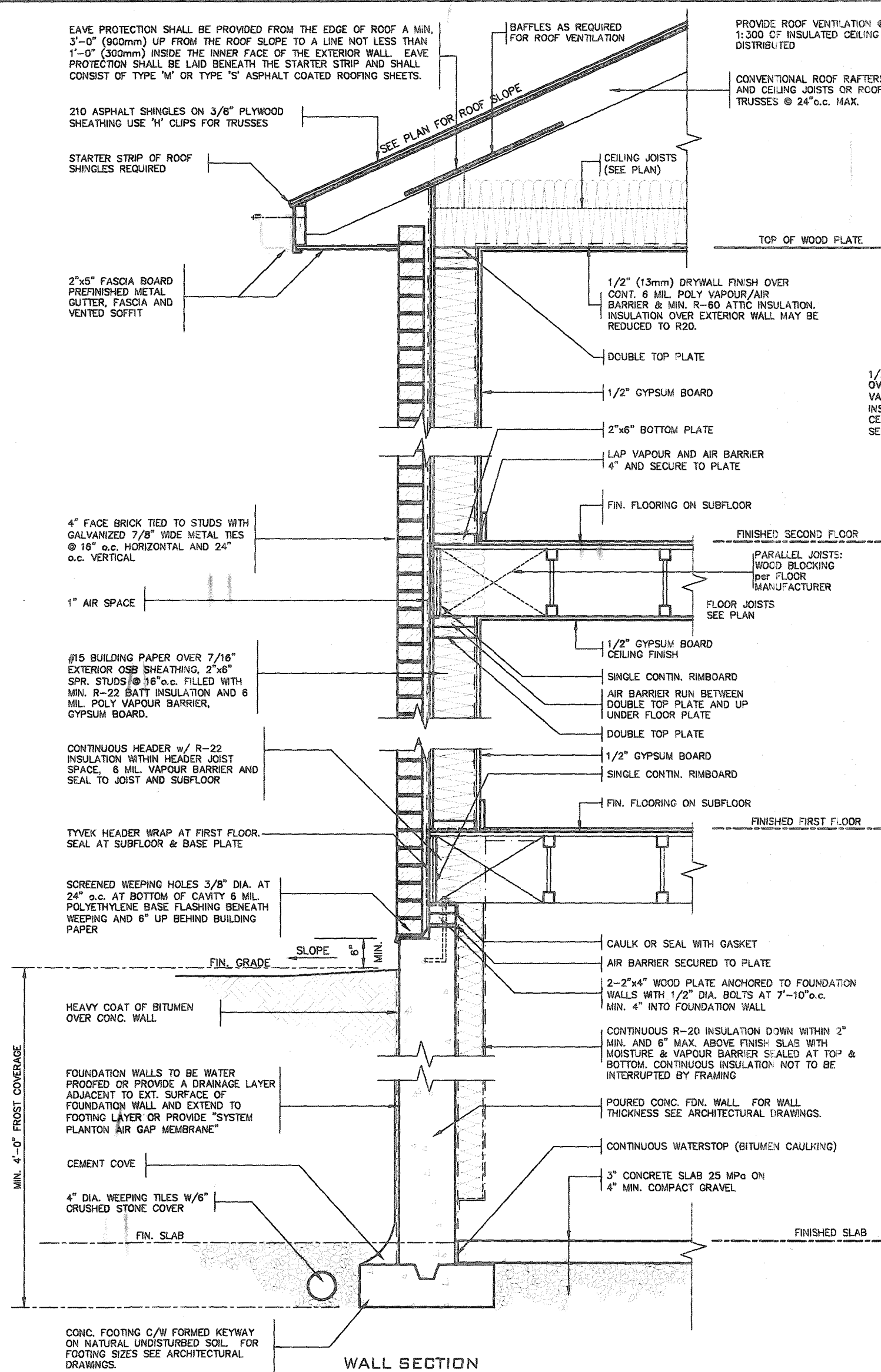
STRUDET INC.



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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. qualification information 7. Richard Vink 24488 BCIN 6. name 5. registration information 4. VAS Design Inc. 42858 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 scaled. 2. 1 ISSUED FOR PERMIT. AFR 13/20 CW 1. no. description date by	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	Greenpark. project name RUSSELL GARDENS PH. 3 city APRIL 2020 drawn by CW checked by - scale Not to Scale	SINGLES project no. 19014 city WATERDOWN drawing no. 2	2012 CODE COMPLIANCE PACKAGE A1
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DETAIL FOR CONCRETE VENEER DROPPED GRADE

DETAIL FOR COLD CELLAR PORCH SLAB

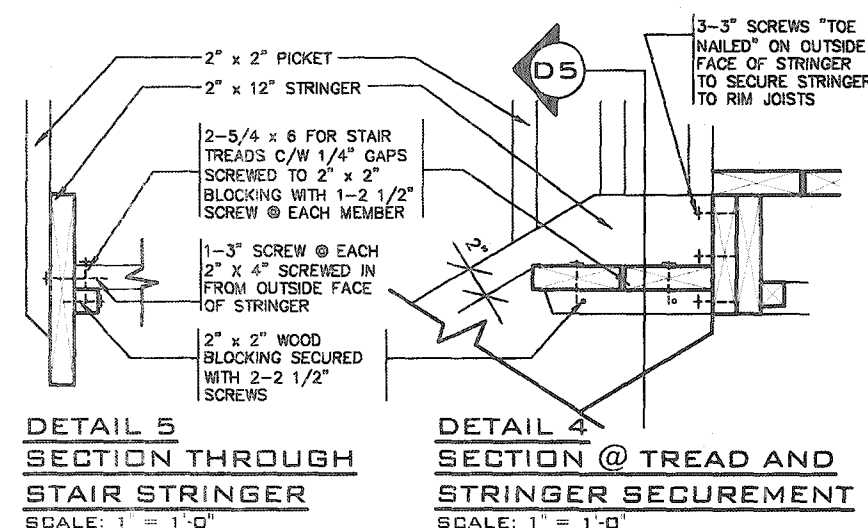
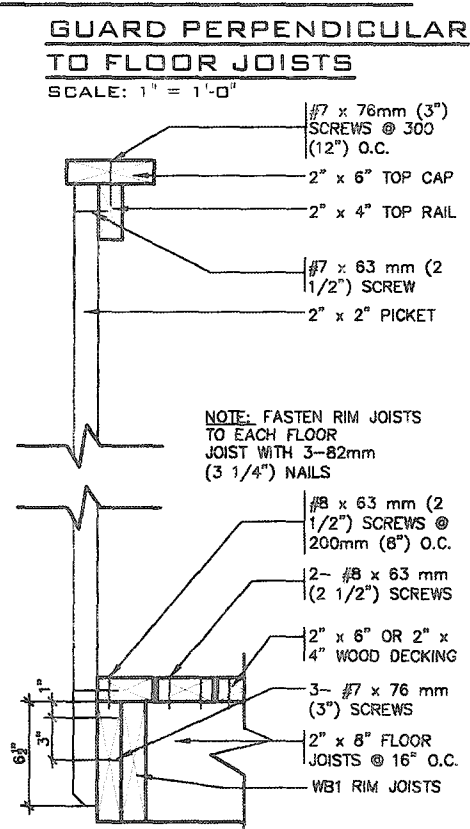
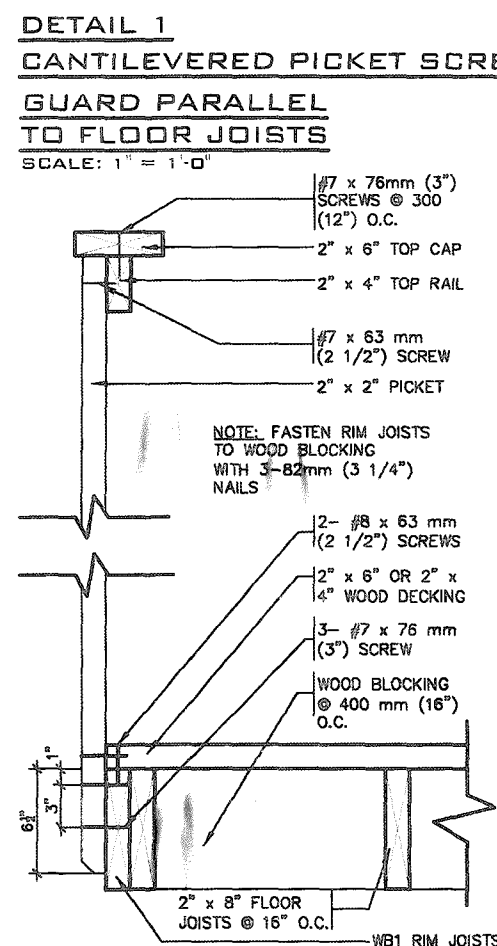
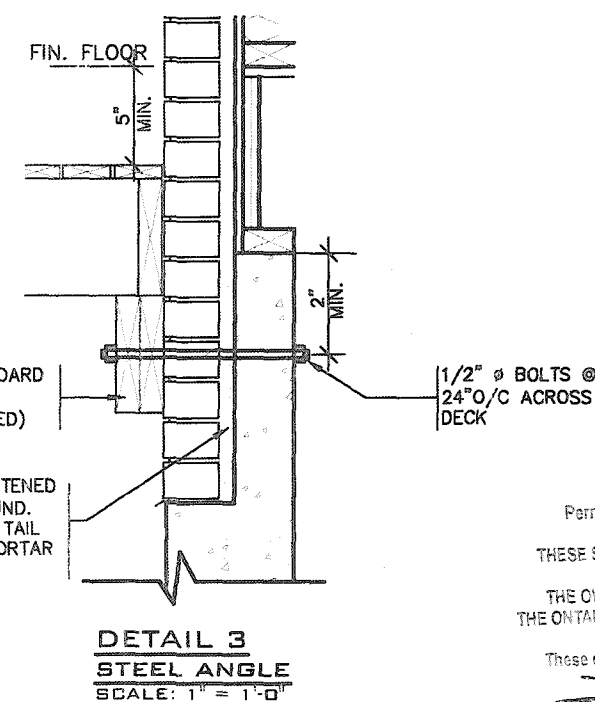
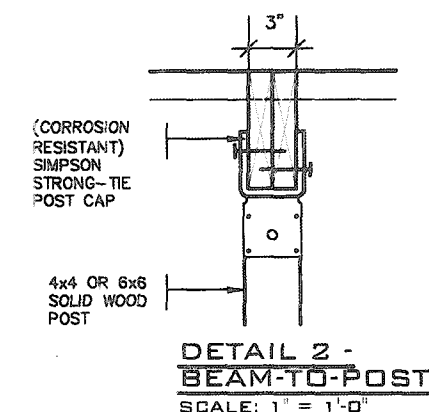
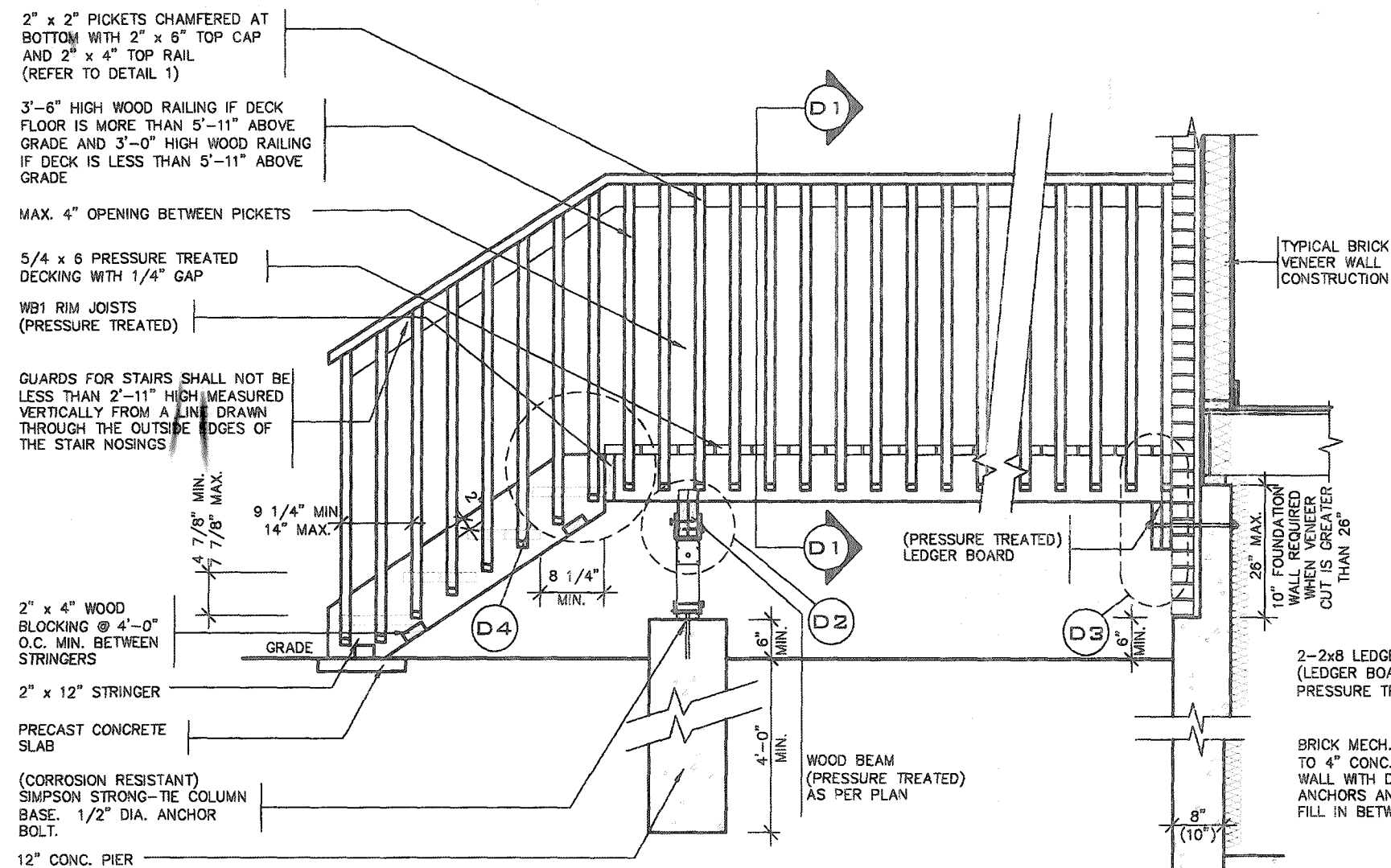
CITY OF HAMILTON
Building Division
Permit No. **21-107131**
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These drawings and/or specifications have been reviewed by
JB FOR CHIEF BUILDING OFFICIAL
DATE **FEB 26 2021**



2012 CODE COMPLIANCE PACKAGE A1

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- ## GENERAL NOTES

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

BULIS @
C ACROSS

CITY OF HAMILTON
Building Division

Permit No. 21-10713 n

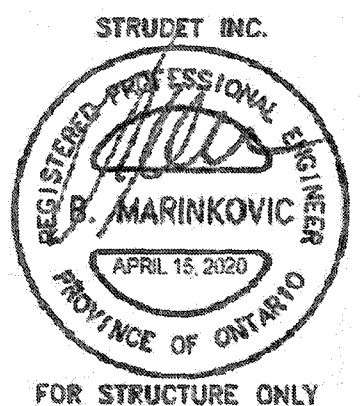
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THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
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These drawings and/or specifications have been reviewed by

TA FEB 26 2021

FOR CHIEF BUILDING OFFICIAL DATE



2012 CODE
COMPLIANCE PACKAGE A1

9		-	-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8		-	-	
7		-	-	qualification information
6		-	-	Richard Vink 2448 BCD
5		-	-	name <i>R Vink</i> signature
4		-	-	registration information
3		-	-	VAS Design Inc. 4285
2		-	-	
1	ISSUED FOR PERMIT.	APR 13/20	CW	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.
no.	description	date	by	

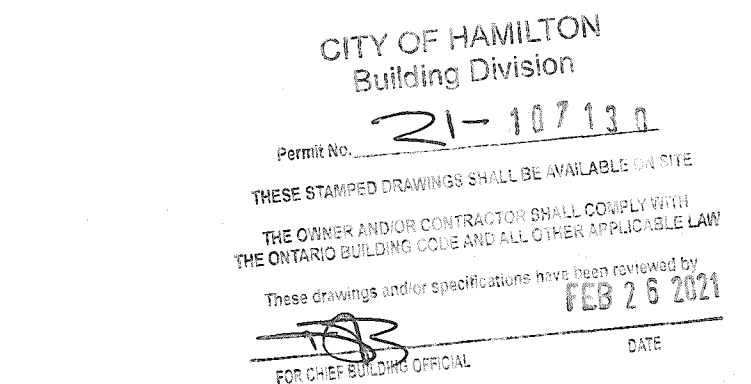
**VA3
DESIGN**
255 Consumers Rd Suite 120
Toronto ON M2W 1R4
t 416.630.2255 f 416.630.478
va3design.com

 Greenpark™		SINGLES	
project name RUSSELL GARDENS PH. 3		municipality WATERDOWN	
date APRIL 2020		project no. 19014	
drawn by CW		drawing no. 5	
checked by -		drawing no. 5	
code As Shown		drawing no. 5	
title WOOD DETAIL DETAILS		drawing no. 5	
revision 19014-GP-STD-DETAILS_A1		drawing no. 5	



STRUCTURAL REINFORCEMENT FOR GRAB BAR (OBC 9.5.2.3.)

FOR MAIN BATH ONLY



STRUDET INC.



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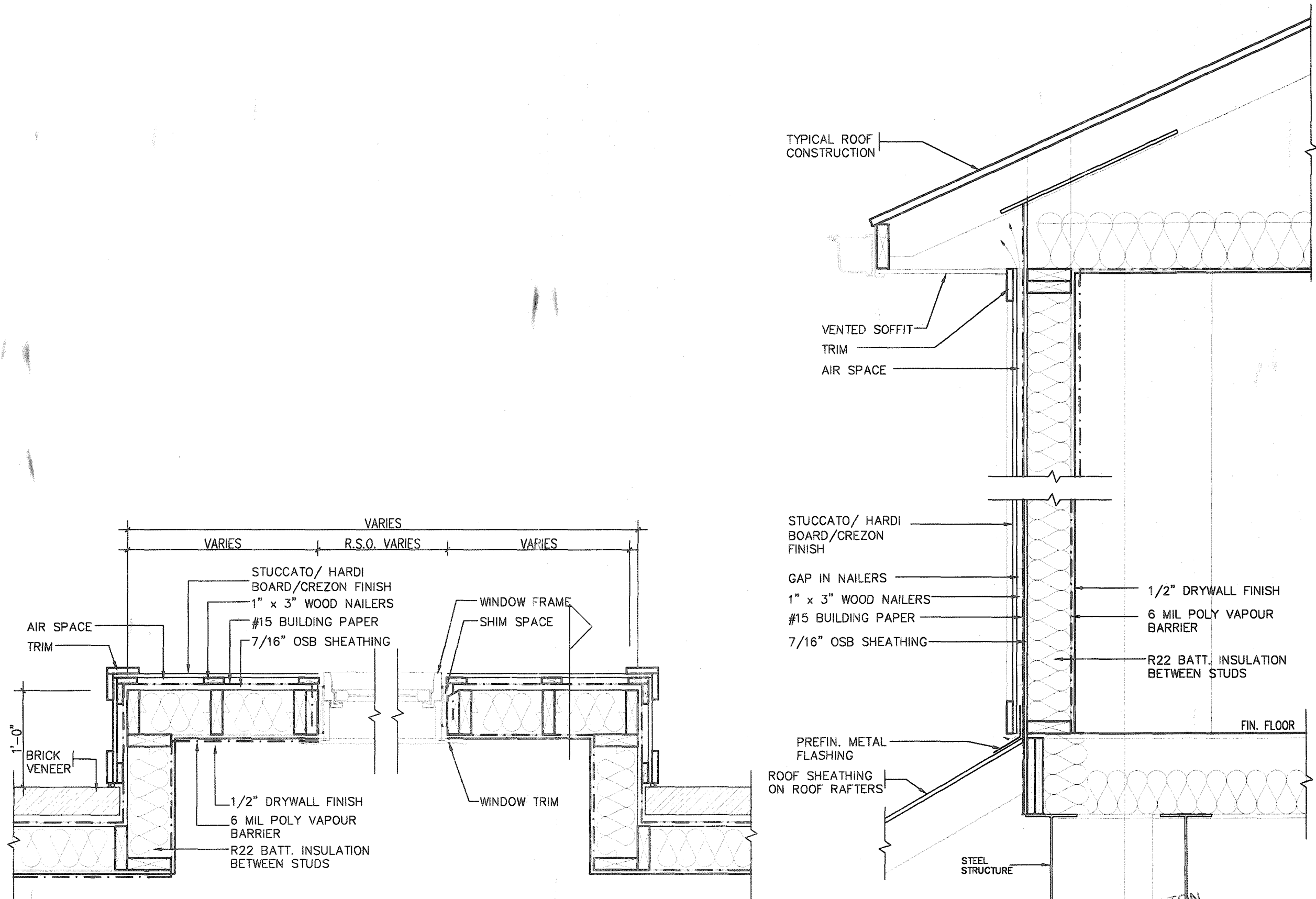
9					The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		
8					qualification information		
7							
6					Richard Vink	244E	
5					name		SC
4					registration information		
3					VAS Design Inc.	425E	
2							
1	ISSUED FOR PERMIT.	APR 13/20	GW		Contractor must verify all conditions 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.		
no.	description		date	by			

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va3design.com



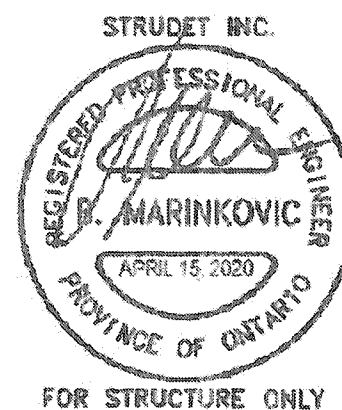
project name	city	municipality	project no.
RUSSELL GARDENS PH. 3		WATERDOWN	19014
date	STUD WALL REINFORCEMENT		drawing no.
APRIL 2020			8
drawn by	checked by	scale	file name
GW	-	Not to Scale	19014-GP-STD_DETAILS_A1
GW: MCM/MCM C:\Users\mcm\Documents\19014-GP-STD\19014-GP-STD_DETAILS_A1.dwg - Apr 14 2020 - 4:06 PM			

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PLAN VIEW

STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.27.)



CITY OF HAMILTON
BRICK BEYOND
Building Division
CROSS SECTION 107130
Permit No. _____
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FEB 26 2021
DATE
FOR CHIEF BUILDING OFFICIAL

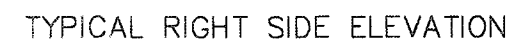
**2012 CODE
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SLAB ON GRADE CONDITION

- 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~~

CITY OF HAMILTON
Building Division
1997132
~~MENT - CONDITION~~

X 200.60
X 199.40

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2. ALL LEVELS ARE SHOWN IN METRIC

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SPD

FEB 26 2007

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NOTE: FOR MORE THAN 8 RISERS



GENERAL NOTES

- ### 1. EXTERIOR STAIRS

7 7/8" RISE MAXIMUM
8 1/4" RUN MINIMUM
9 1/4" TREAD MINIMUM

- ## 2. MASONRY TIES

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

- ### 3. GUARDS

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

- #### 4. HANDRAIL

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

- ## 5. FOUNDATION WALLS

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

- ## 6. CONCRETE

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

- ## 7. CONCRETE COVER

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

CITY OF HAMILTON
Building Division

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Permit No. 2

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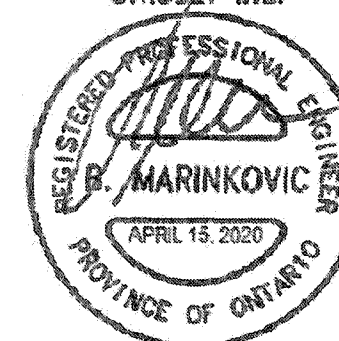
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 FEB 26 2002
 DATE
 FOR CHIEF BUILDING OFFICIAL

STRUDET INC.

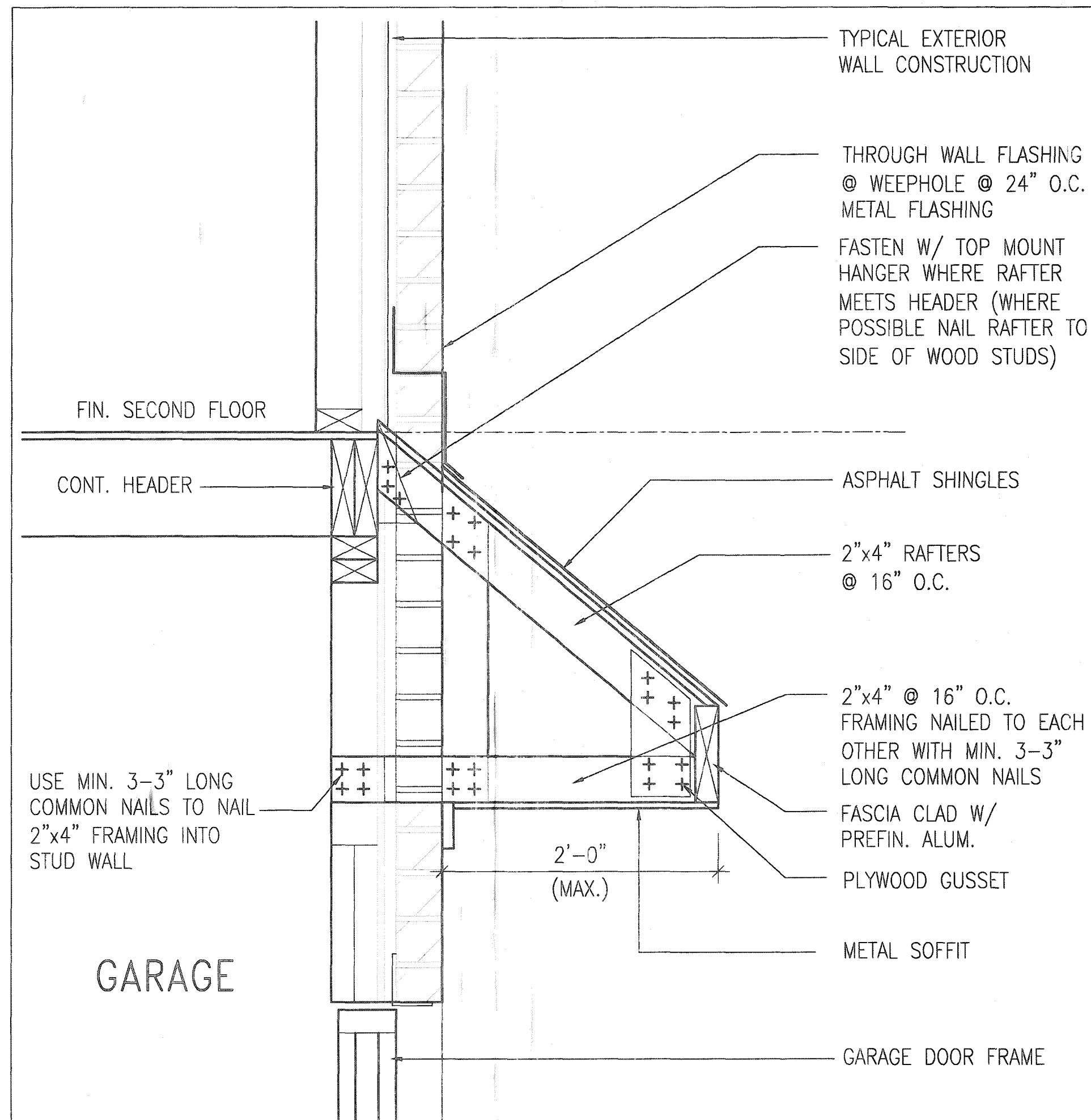


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B ROOF OVERHANG DETAIL OVER GARAGE

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[Signature] DATE FEB 26 2021
FOR CHIEF BUILDING OFFICIAL

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
APRIL 15, 2020
PROVINCE OF ONTARIO
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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. 8. qualification information 7. Richard Vink 24488 BCIN 6. name 5. registration information 4. VAS Design Inc. 42658 3. name 2. registration information 1. ISSUED FOR PERMIT. AFR 13/20 GW no. description date by		The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. Richard Vink 24488 BCIN VAS Design Inc. 42658 Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied. 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 vasdesign.com	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 vasdesign.com	Greenpark project name RUSSELL GARDENS PH. 3 date APRIL 2020 drawn by GW checked by Not to Scale municipality WATERDOWN project no. 19014 drawing no. 12	SINGLES DETAIL OF EXTENDED ROOF 19014-GP-STD_DETAILS_A1
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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"

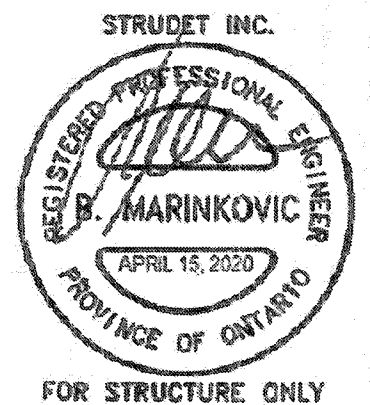
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3-1/2"x3-1/2"x1/4"
(90x90x6.0)
STEEL ANGLE

BRICK/
STONE
VENEER

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

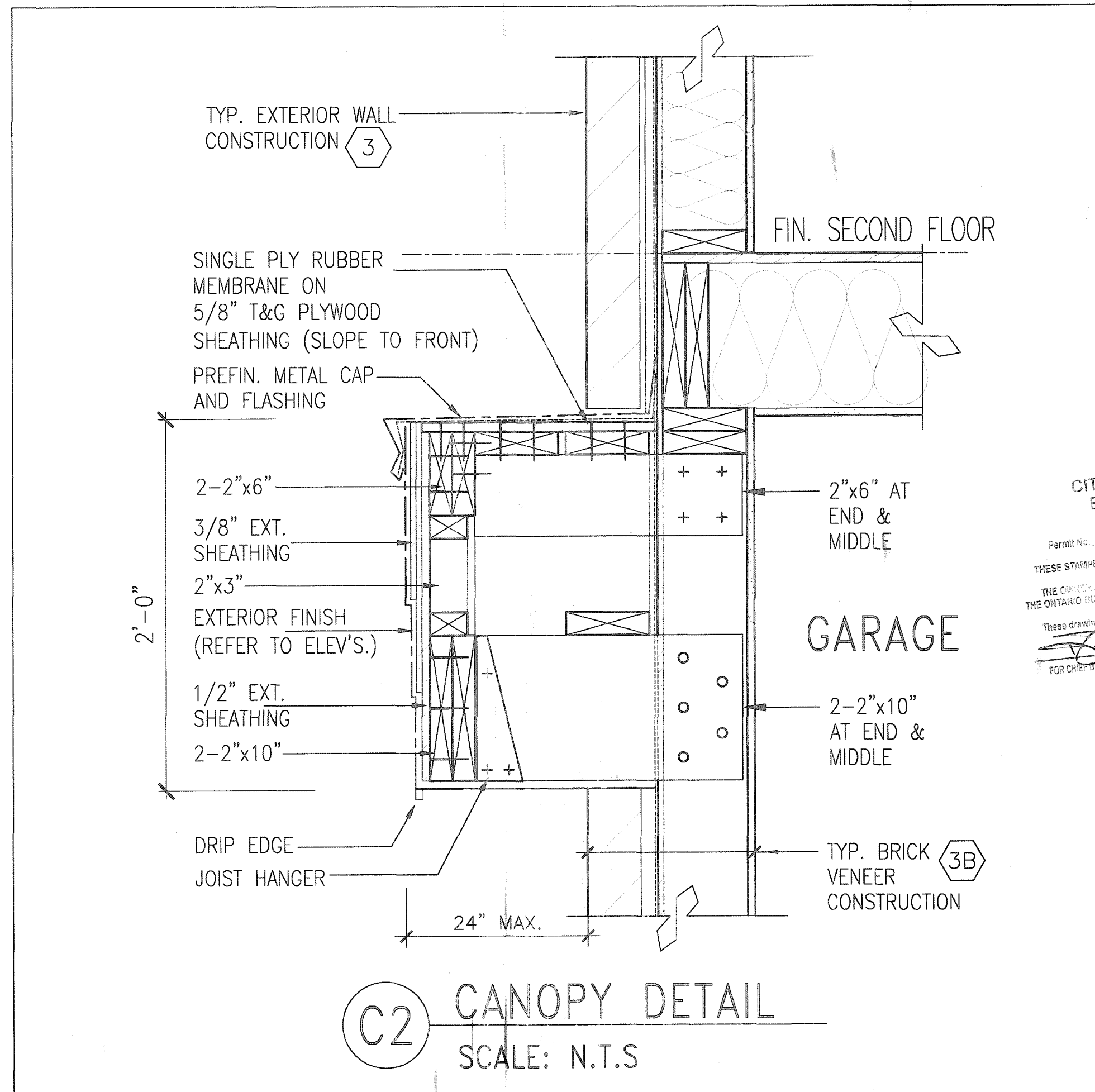
INVERTED STEEL
ANGLE DETAIL

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[Signature] DATE FEB 26 2021
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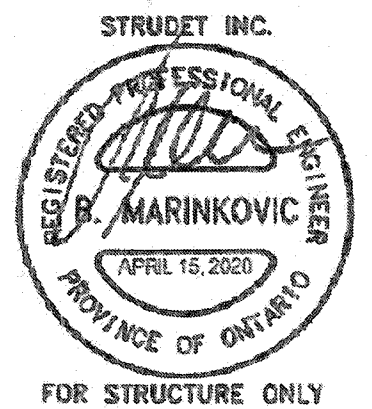


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9. _____ 8. _____ 7. _____ 6. _____ 5. _____ 4. _____ 3. _____ 2. _____ 1. ISSUED FOR PERMIT. APR 13/20 CW no. description date by		"As undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer." qualification information Richard Vink 24486 name registration information VAS Design Inc. 42658 Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	Greenpark. project name RUSSELL GARDENS PH. 3 date APRIL 2020 drawn by CW checked by - scale Not to Scale project no. 19014 municipality WATERDOWN drawing no. 13	SINGLES INVERTED STEEL ANGLE 19014-GP-STD_DETAILS_A1
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Building Division
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DATE
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