

CONSTRUCTION NOTES (Unless otherwise noted)

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12-2012 OBC.

1. ROOF CONSTRUCTION

NO.210 (10.25kg/m²) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 610mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER. 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREP. ALUM. EAVESSTROUGH, FASCIA, RAIL & VENTED SOFFIT. PROVIDE ICE & WATER SHEATHING TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF TO BE FASTENED 150 (6") C/W ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 405 (16") ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2).

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

SIDING AS PER ELEV. 19x38 (1"x2") VERTICAL WOOD FLOORING, 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"x6") - GARAGE WALLS

SIDING AS PER ELEV. 19x38 (1"x2") VERTICAL WOOD FLOORING, CONTIN. SHEATHING MEMBRANE, 11mm (7/16") EXT. TYPE SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x89 (2"x4") STUDS @ 405mm (16") O.C. (MAX. HEIGHT 3000mm (9'-10")) WITH APPR. DIAGONAL WALL BRACING. REFER TO NOTE 19 WHERE FLOOR EXISTS ABOVE GARAGE. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

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

STUCCO CLADDING SYSTEM CONFORMING TO 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 ON 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. AIR/MOISTURE BARRIER ON 38x140 (2"x6") STUDS @ 405 (16") O.C. RSI 3.87 (R22) INT. INSUL. APPR. 6 MIL. POLYETHYLENE VAPOUR BARRIER, 13mm (1/2") GYPSUM BOARD INTERIOR FINISH. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR REQUIRED MINIMUM THERMAL INSULATION REQUIREMENTS.

2D. STUCCO WALL CONSTRUCTION (2"x6") - GARAGE WALLS

STUCCO CLADDING SYSTEM CONFORMING TO 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 ON 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPROVED AIR/MOISTURE BARRIER ON 38x89 (2"x4") STUDS @ 405 (16") O.C. (MAX. HEIGHT 3000mm (9'-10")), WITH APPR. DIAGONAL WALL BRACING. REFER TO NOTE 19 WHERE FLOOR EXISTS ABOVE GARAGE. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

2E. WALLS ADJACENT TO ATTIC - NO CLADDING

11mm (7/16") EXT. TYPE SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x140 (2"x6") STUDS @ 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, 22x180x0.76mm (7/8"x7"x0.03") 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"x6") - GARAGE WALLS

90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") 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 ON 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 38x140 (2"x6") STUDS @ 405mm (16") O.C., RSI 3.87 (R22) BATT INSUL., APPR. 6 MIL. POLYETHYLENE VAPOUR BARRIER, 13mm (1/2") GYPSUM BOARD INTERIOR FINISH. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR REQUIRED MINIMUM THERMAL INSULATION REQUIREMENTS.

INTERIOR STUD PARTITIONS

FOR BEARING PARTITIONS 38x89 (2"x4") @ 400mm (16") O.C. FOR 2 STOREYS AND 300mm (12") O.C. FOR 3 STOREYS, NON-BEARING PARTITIONS 38x89 (2"x4") @ 610mm (24") O.C. PROVIDE 38x29 (2"x4") BOTTOM PLATE AND 2/58x89 (2"x4") TOP PLATE, 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.

FOUNDATION WALL/FOOTINGS (9.15.3, 9.15.4, 9.13.2, 9.14.2.1, 9.14.2.2)

200mm (8") POURED CONC. FOTN. WALL 150mm (6") WITH BITUMINOUS DAMPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INT. EXLDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. IF FOUNDATION WALL IS WATERPROOFED. MAXIMUM FLOOR HEIGHT 2390 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYS CONC. FTG. BRACE FOTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED EXISTING FILL.

STRIP FOOTINGS - FOR TOWNHOUSES

FOR STRIP FOOTING SIZES REFER TO BLOCK FOUNDATION PLAN. ASSUMED 120 KPA (18 psi) SOIL BEARING CAPACITY FOR TOWNHOUSES, TO BE VERIFIED ON SITE.

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

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

FOUNDATION DRAINAGE OBC 9.14.2 & 9.14.3

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

7. BASEMENT SLAB OBC 9.3.1.8 (11b), 9.16.4.5 (1), 9.25.3.3 (15)

80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 20MPa (3000psi) CONC. WITH DAMPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12, 3.1.1.7.(5)(6) where required. ALL SLAB JOINTS & PENETRATIONS TO BE SEALED TO MAINTAIN AIR BARRIER.

8. WOOD SUBFLOORS (SEE OBC 9.23.14 & 9.30.2.1)

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

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

RSI 10.58 (R60) BLOWN FIBRE INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL. RSI 3.52 (R20) MIN. ABOVE INTERIOR SURFACE OF EXTERIOR WALL.

10. ALL STAIRS/EXTERIOR STAIRS - OBC 9.8 -

UNIFORM RISE - 5mm (1/4") MAX. BETWEEN ADJACENT TREADS OR LANDINGS

-10mm (1/2") MAX. BETWEEN TALLEST & SHORTEST RISE IN FLIGHT

MAX. RISE = 200 (7'-7/8")

MIN. RUN = 210 (6'-11")

MIN. TREAD = 235 (7'-11/4")

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'-9")

FOR CURVED STAIRS

MIN. RUN = 150 (5'-0")

MIN. AVG. RUN = 200 (6'-6")

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 KNEEL 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. CHAIRS @ 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FOTN. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

13. BASEMENT INSULATION (SB-12-3.1.1.7, 9.25.3.3, 9.13.2.B)

FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUPERIOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. RSI 3.52 (R20) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER. RECOMMEND DAMPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. AIR BARRIER TO BE SEALED TO FOUNDATION WALL WITH CAULKING. CONTINUOUS INSULATION (ci) IS NOT TO BE INTERRUPTED BY FRAMING.

BASEMENT BEARING STUD PARTITION

38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x29 (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)

88mm (3-1/2") DIA. x 4.78mm (0.188") STL. COL. WITH A MIN. CAPACITY OF 103.6kN (24,000lbs) WITH 150x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE.

15A. STEEL COLUMN

90mm (3-1/2") DIA. x 4.78mm (0.188") STL. COL. WITH 100x100x6.0 (4"x4"x1/4") TOP & BOTTOM PLATES. FIELD WELD BOTTOM PLATE TO 100x250x12.5 (4"x10"x1/2") BASE PLATE C/W 2-12mm DIA. x 300mm LONG x30mm HOOK ANCHORS (2-1/2"x12"x2"). TIE 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

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

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

18. GARAGE SLAB

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

19. INTERIOR GARAGE WALLS & 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 5.48 (R31) IN CEILING. TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.8.16. 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. OBC 9.10.13.15.

EXTERIOR STEP

PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 200mm (7-7/8") MIN. TREAD 250mm (9-7/32"). SEE OBC 9.8.9.2, 9.8.9.3, & 9.8.10.

22. DRYER VENT (OBC 9.2.1.8.(7) & 6.2.4.1)

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

23. INSULATED ATTIC ACCESS (OBC 9.13.2.1 & 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 5.52 (R32) RIGID INSULATION BACKING. SEE OBC SB-12, 3.1.1.8.

24. FIREPLACE CHIMNEYS - OBC 9.21 -

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

25. LINEN CLOSETS

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

26. MECHANICAL EXHAUST

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

27. STEEL BEARING PLATE FOR MASONRY WALLS

280x280x16 (11"x11"x5/8") STL. PLATE FOR STL. 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 9.17A.2(2).

28. CLASS 'B' VENT

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

29. BASEMENT WOOD POST (OBC 9.17.4)

3-38x140 (3"x2") BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT, 40x40x8x203 (16"x16"x8") CONC. FTG. OR AS OTHERWISE SPECIFIED ON DRAWING.

30. STEPPED FOOTINGS (OBC 9.15.3.9)

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

MAX. VERT. STEP = 600mm (24")

31. SLAB ON GRADE

MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL. REINFORCED WITH OBC 9.12.5.2.9.5 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-BASE OR UNDER SLAB INSULATION AS PER OBC SB-12, 3.1.1.7.(5)(6) AND SB-12, TABLE 3.1.1.2.A. where required. ALL JOINTS & PENETRATIONS OF INTERIOR SLABS TO BE SEALED TO MAINTAIN AIR BARRIER.

LOOSE STEEL UNITS

L1	= 3-1/2" x 3-1/2" x 1/4" (80x80x0.01)
L2	= 4" x 3-1/2" x 5/16" (100x80x0.01)
L3	= 5" x 3-1/2" x 5/16" (125x80x0.01)
L4	= 6" x 3-1/2" x 3/8" (150x80x0.01)
L5	= 6" x 4" x 3/8" (150x100x0.01)
L6	= 7" x 4" x 3/8" (180x100x0.01)

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL.1A	= 1-1/2" x 3/4" x 1/4" (1-45x18)
LVL.1	= 2-1/2" x 3/4" x 1/4" (2-45x18)
LVL.2	= 3-1/2" x 3/4" x 1/4" (3-45x18)
LVL.3	= 4-1/2" x 3/4" x 1/4" (4-45x18)
LVL.4A	= 1-1/2" x 3/4" x 1/4" (1-45x23)
LVL.4	= 2-1/2" x 3/4" x 1/4" (2-45x23)
LVL.5	= 3-1/2" x 3/4" x 1/4" (3-45x23)
LVL.5A	= 4-1/2" x 3/4" x 1/4" (4-45x23)
LVL.6A	= 1-1/2" x 3/4" x 1/4" (1-45x30)
LVL.6	= 2-1/2" x 3/4" x 1/4" (2-45x30)
LVL.7	= 3-1/2" x 3/4" x 1/4" (3-45x30)
LVL.7A	= 4-1/2" x 3/4" x 1/4" (4-45x30)
LVL.8	= 2-1/2" x 3/4" x 1/4" (2-45x35)
LVL.9	= 3-1/2" x 3/4" x 1/4" (3-45x35)

DOOR SCHEDULE

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

BRICK VENEER UNITS

WL1	= 3-1/2" x 3-1/2" x 1/4" (80x80x0.01)
WL2	= 4" x 3-1/2" x 5/16" (100x80x0.01)
WL3	= 5" x 3-1/2" x 5/16" (125x80x0.01)
WL4	= 6" x 3-1/2" x 3/8" (150x80x0.01)
WL5	= 6" x 4" x 3/8" (150x100x0.01)
WL6	= 7" x 4" x 3/8" (180x100x0.01)
WL7	= 5" x 3-1/2" x 5/16" (125x80x0.01)
WL8	= 5" x 3-1/2" x 5/16" (125x80x0.01)
WL9	= 6" x 4" x 3/8" (150x100x0.01)

DIRECT VENTING GAS FURNACE VENT

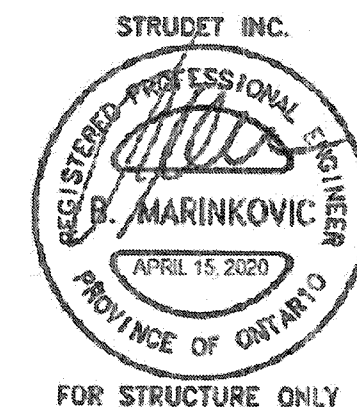
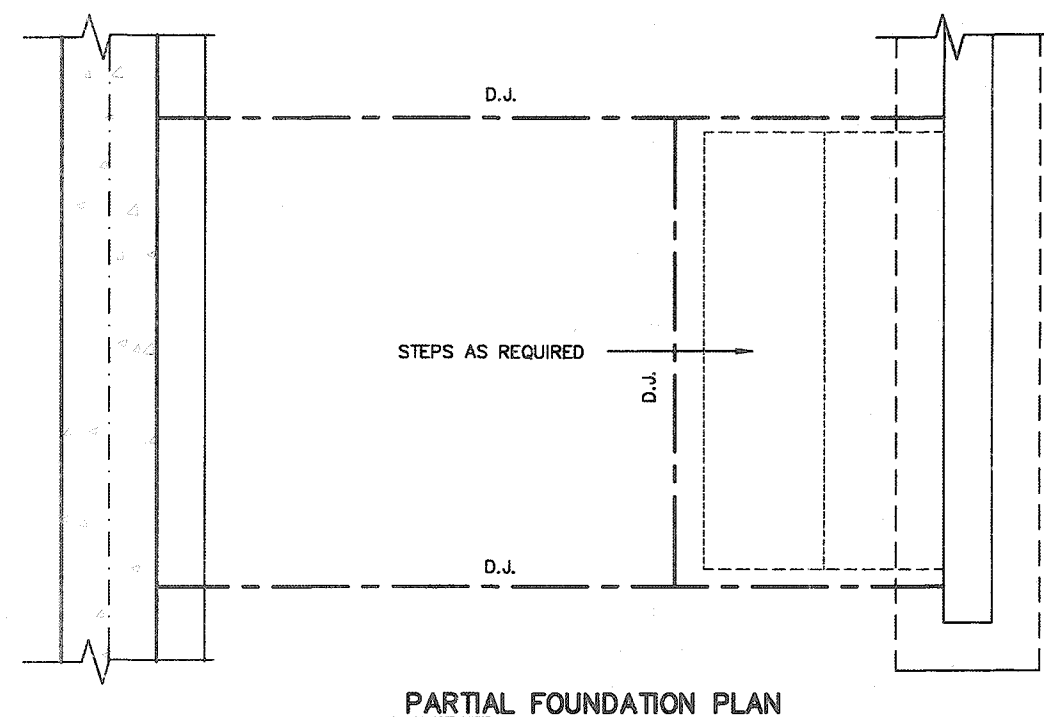
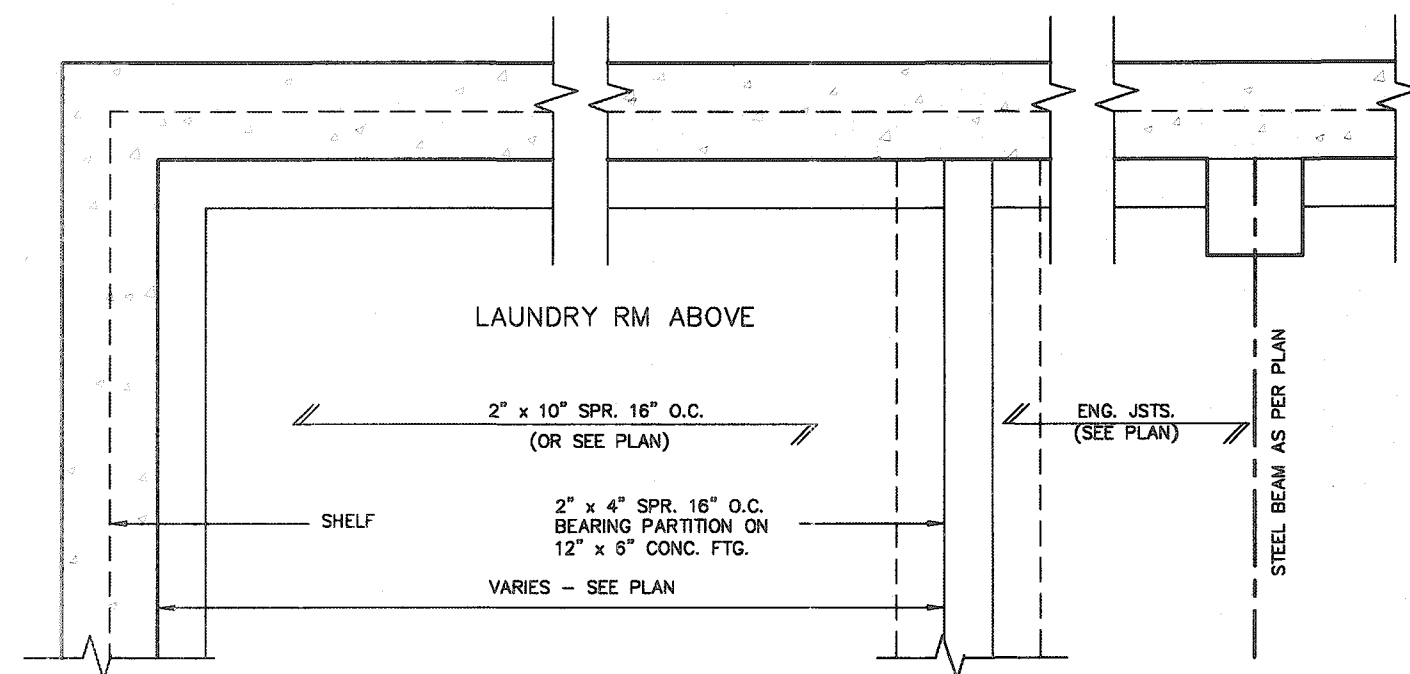
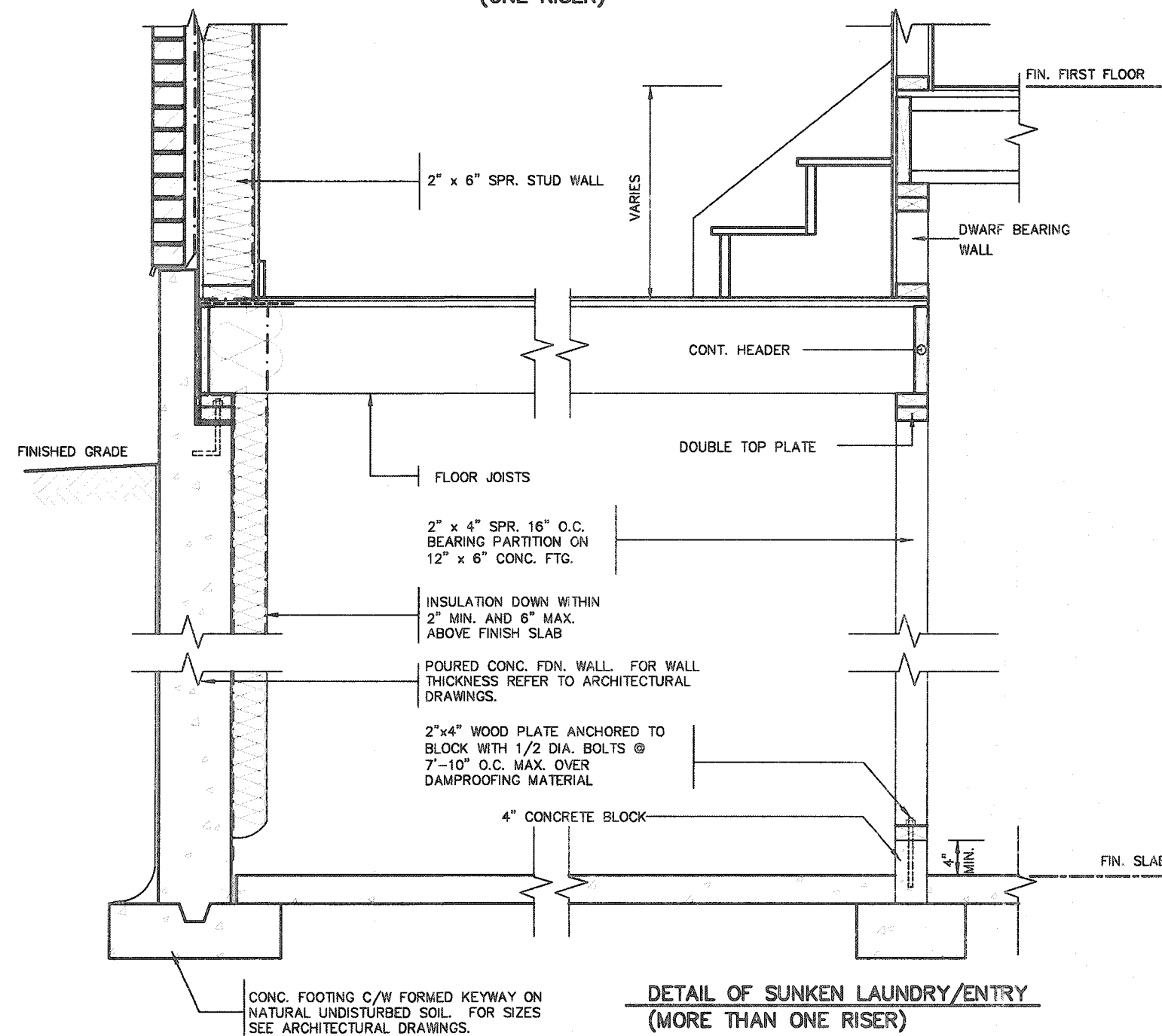
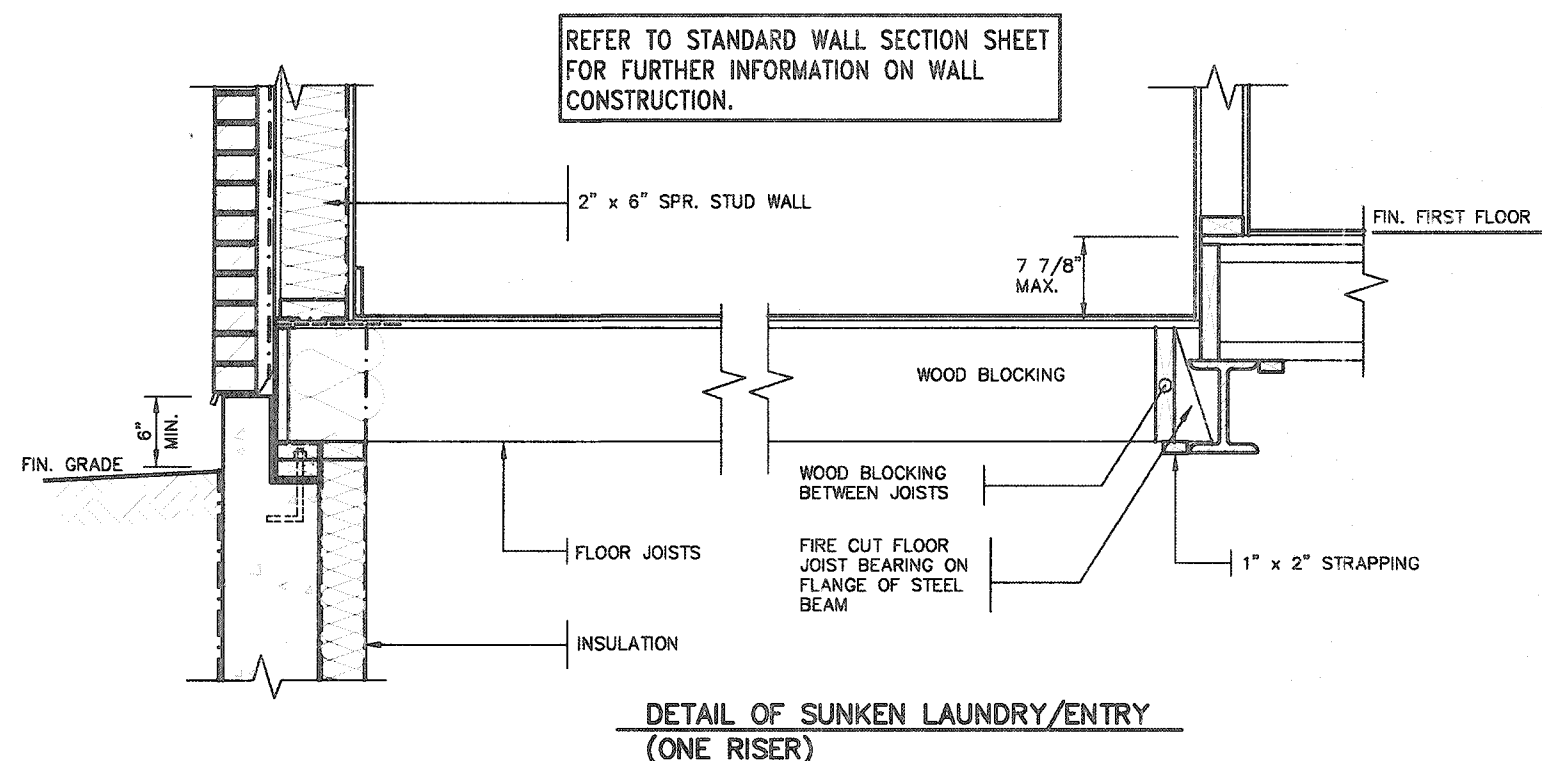
DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR, MIN. 300mm (12") ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. MIN. INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE. ALL AIR INTAKES SHALL BE LOCATED SO THAT THEY ARE SEPARATED 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.

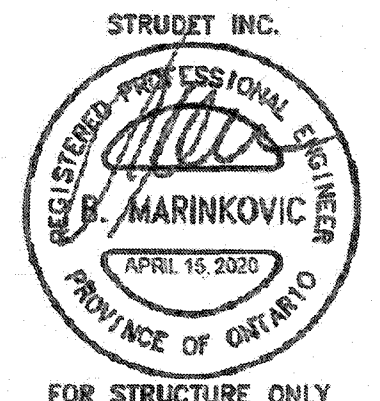
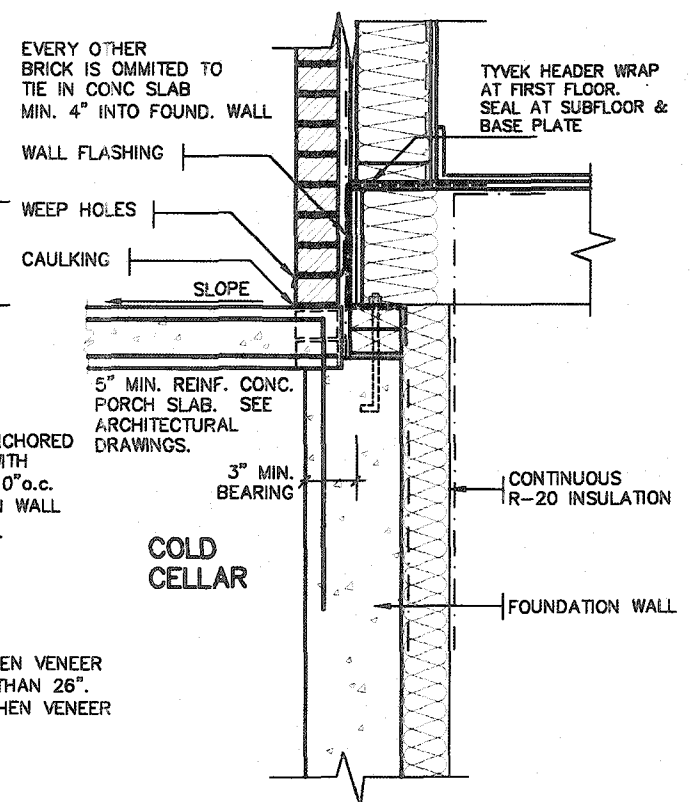
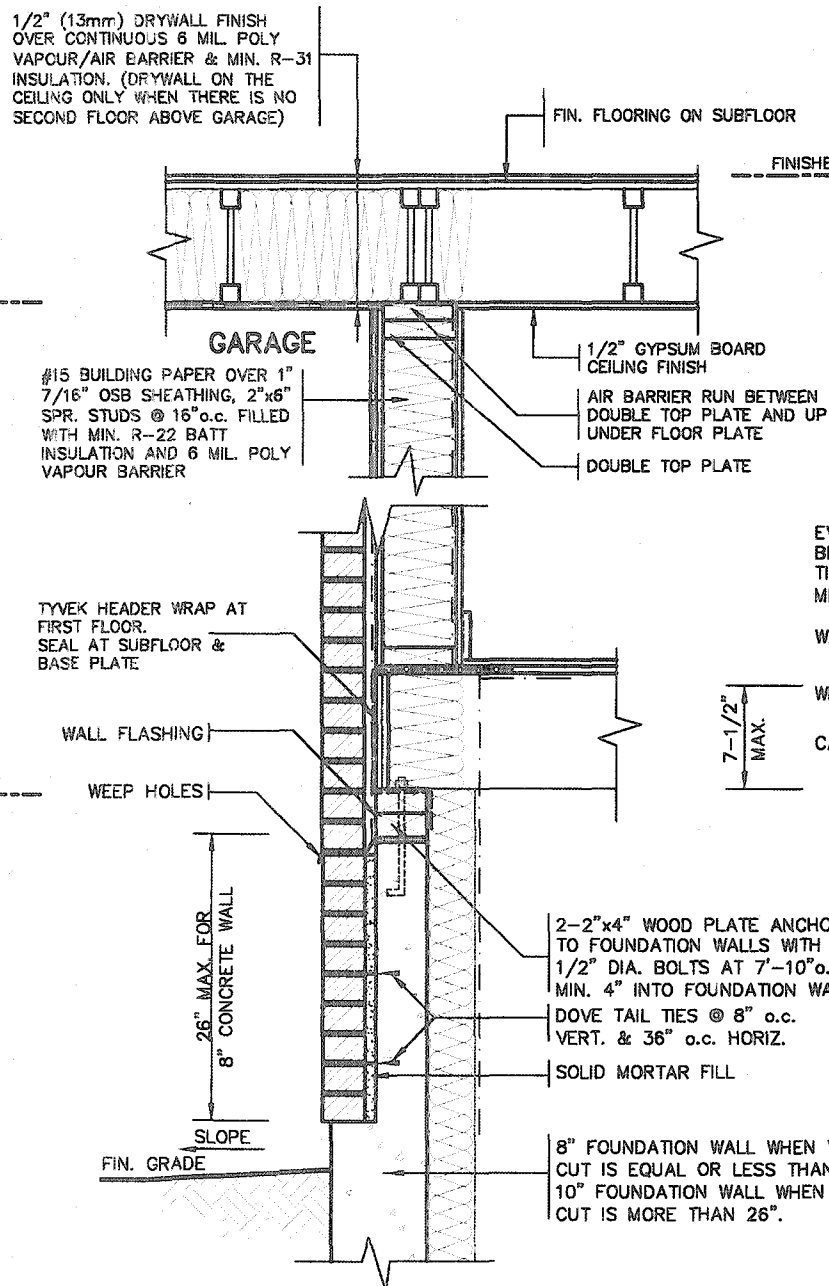
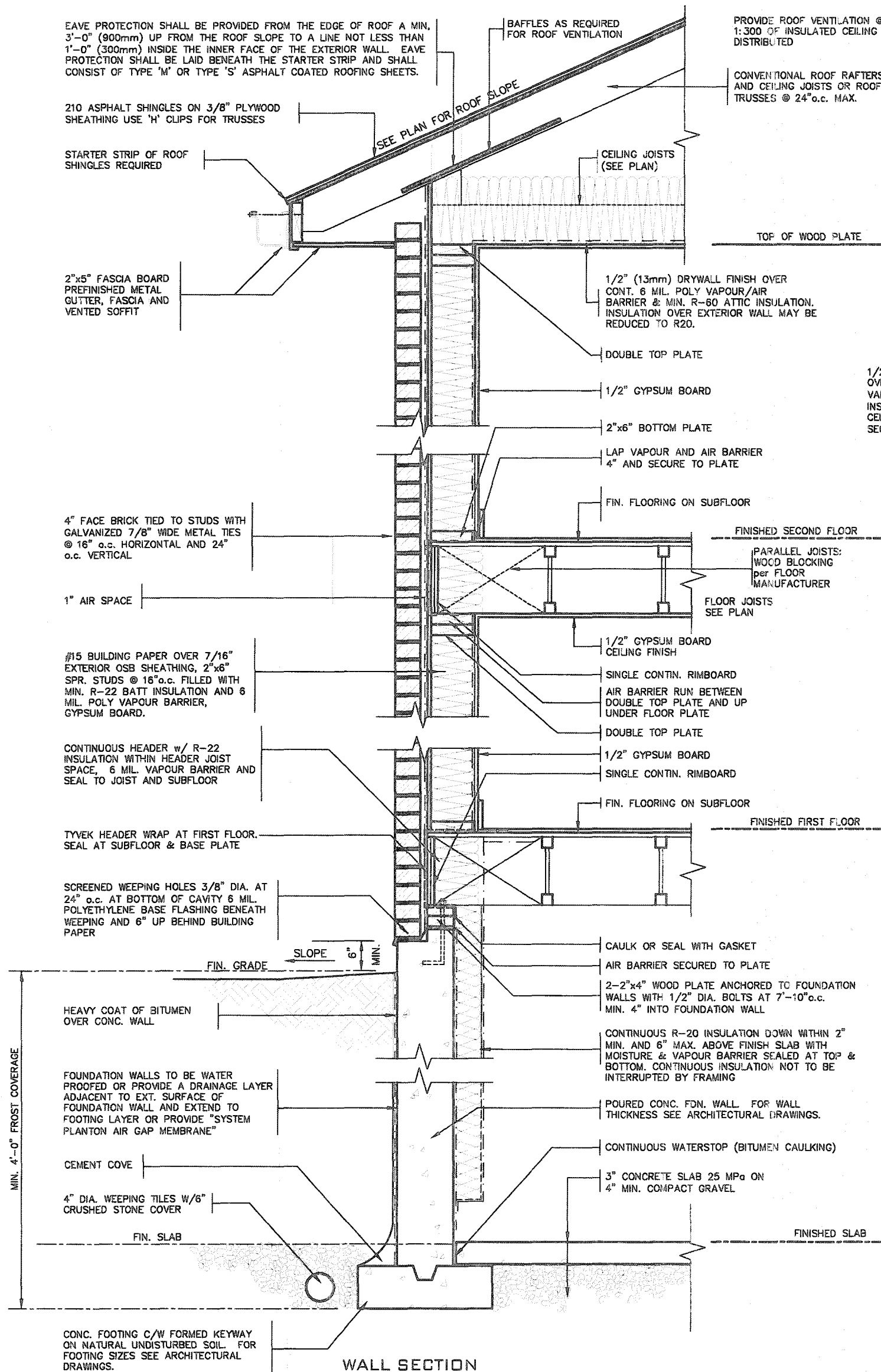
JOIST STRAPPING AND BRIDGING (SEE OBC 9.23.9.4)

18mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (SEE OBC 9.30.6.9) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (SEE OBC 9.30.2.9)



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COMPLIANCE PACKAGE A1

[illegible]



2012 CODE COMPLIANCE PACKAGE A1

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1	ISSUED FOR PERMIT.	APR 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 BCN

signature

42658

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VAS DESIGN

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vasdesign.com

Greenpark

project name **RUSSELL GARDENS PH. 3** municipality **WATERDOWN**

date **APRIL 2020** checked by **GW** scale **Not to Scale**

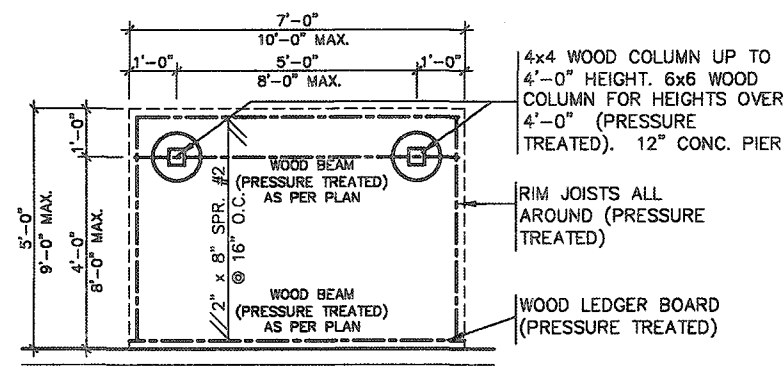
2"x6" BRICK VENEER SECTIONS

19014-CP-STD_DETAILS_A1

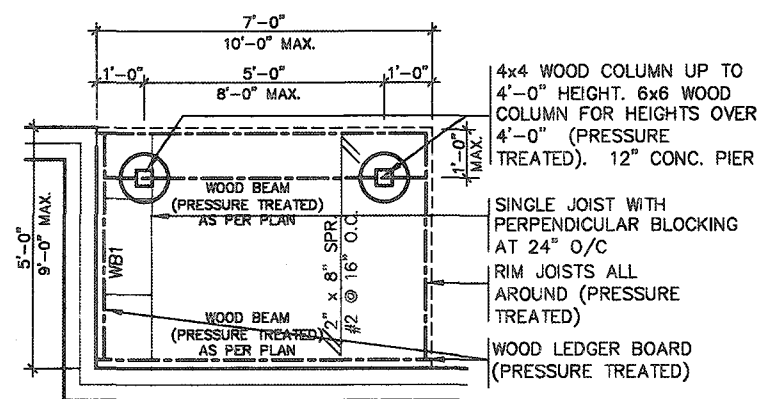
drawing no. **3**

SINGLES

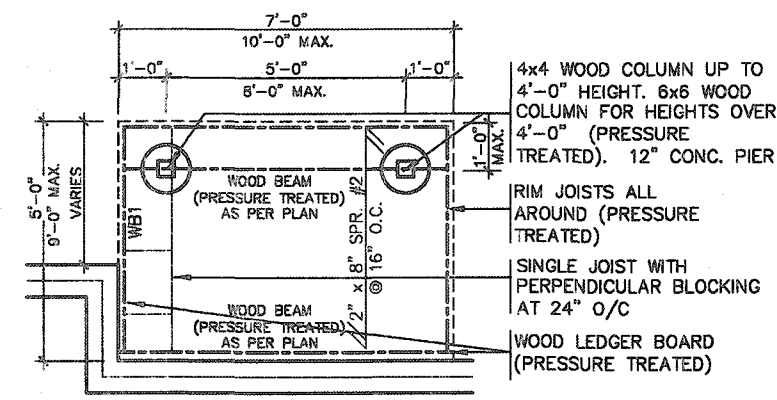
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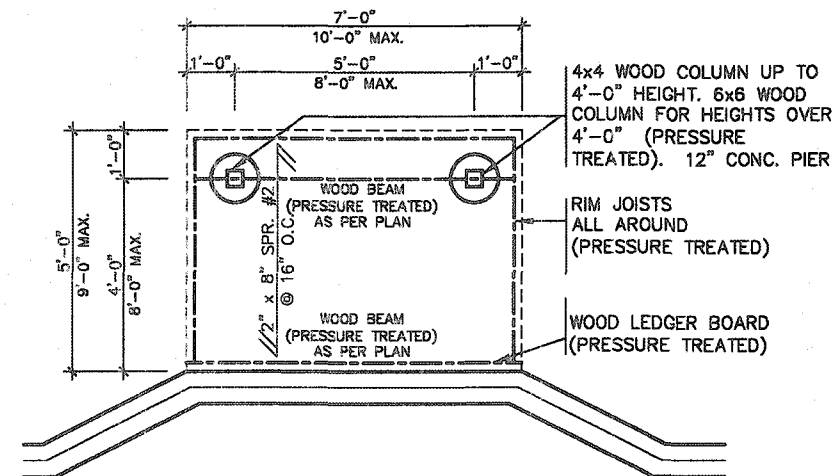
TYPICAL DECK LAYOUT
SCALE: 1/4" = 1'-0"



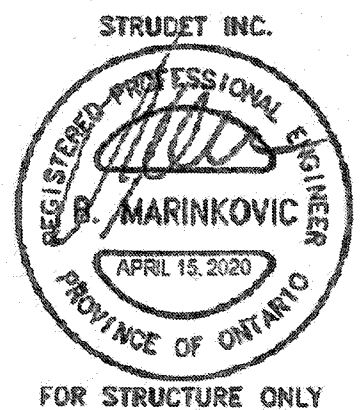
TYPICAL DECK LAYOUT
SCALE: 1/4" = 1'-0"



TYPICAL DECK LAYOUT
SCALE: 1/4" = 1'-0"



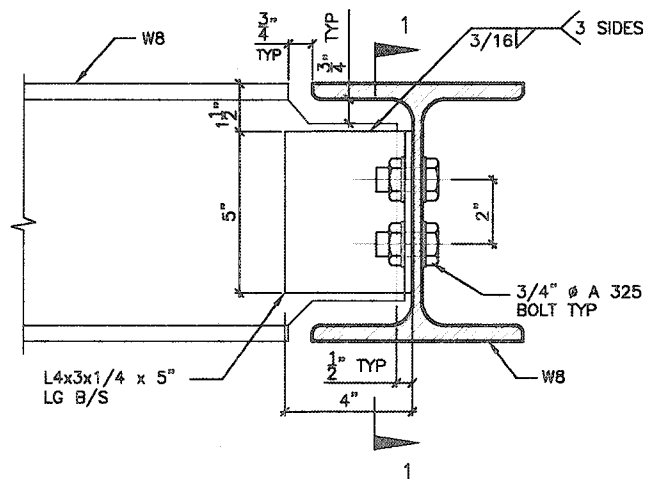
TYPICAL DECK LAYOUT
SCALE: 1/4" = 1'-0"



2012 CODE COMPLIANCE PACKAGE A1

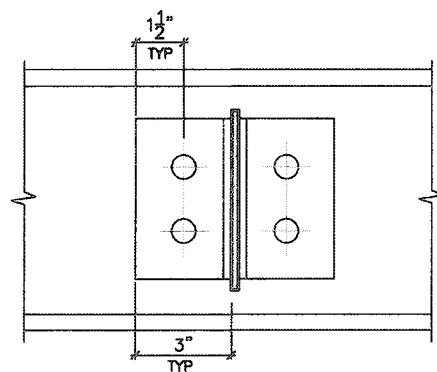
9. The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. 8. <i>Richard Vink</i> 24488 7. <i>R. Vink</i> signature 6. name 5. registration information 4. VAS Design Inc. 42658 3. 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. 1 ISSUED FOR PERMIT. AFR 13/20 GW 1. no. description date by	project name RUSSELL GARDENS PH. 3 date APRIL 2020 drawn by GW checked by - scale As Shown 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	VA3 DESIGN	Greenpark project name RUSSELL GARDENS PH. 3 date APRIL 2020 drawn by GW checked by - scale As Shown 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	SINGLES project no. 19014 drawing no. 5-1
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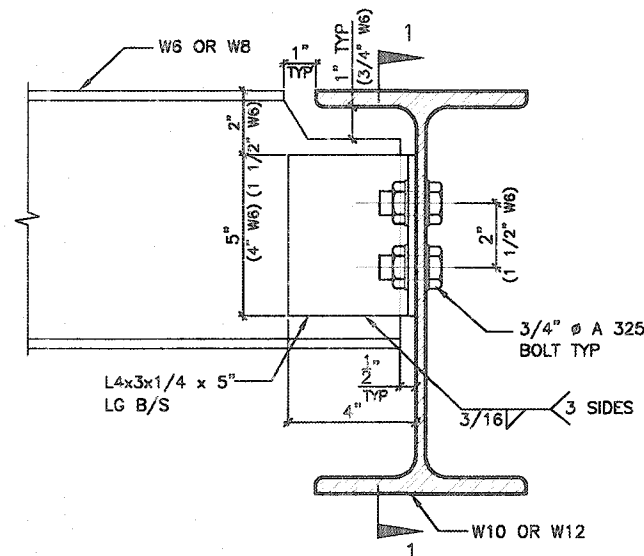


DETAIL 1.

W8
TO
W8
CONNECTION

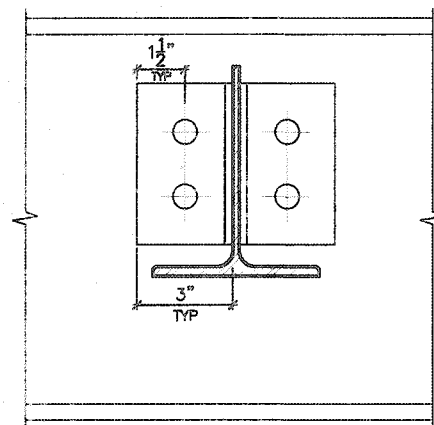


SECTION 1-1

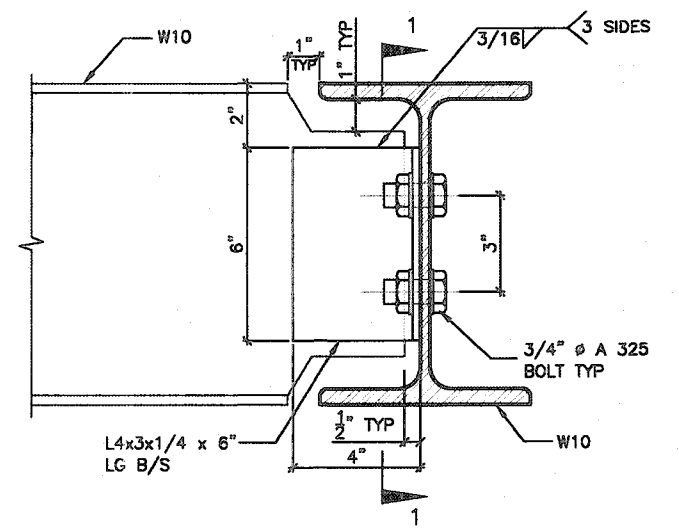


DETAIL 2.

W6(W8)
TO
W10(W12)
CONNECTION

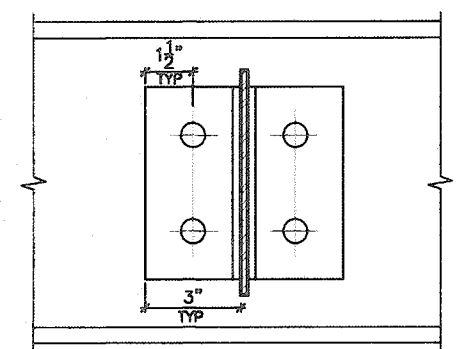


SECTION 1-1

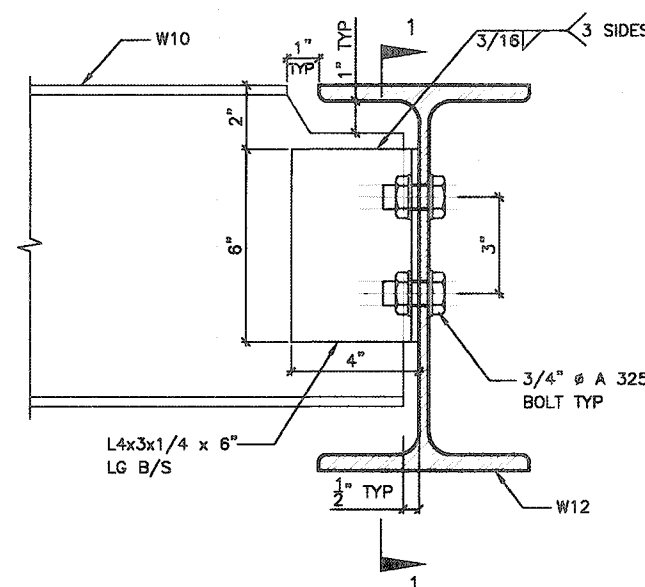


DETAIL 3.

W10
TO
W10
CONNECTION

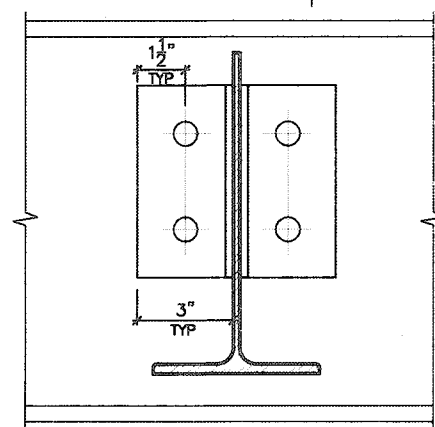


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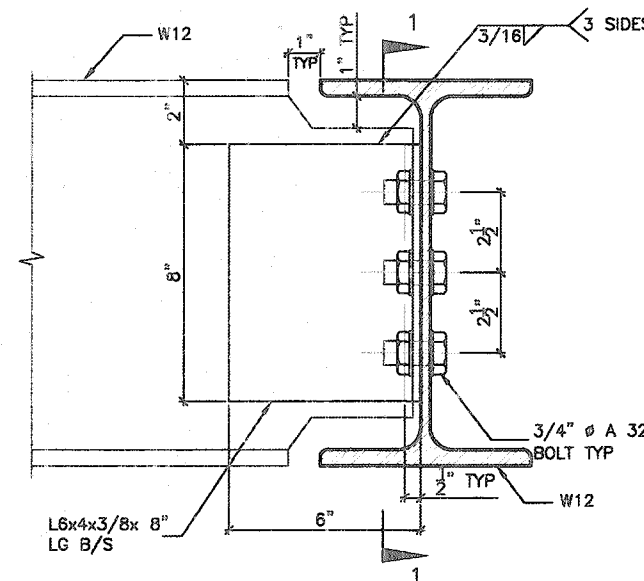


DETAIL 4.

W10
TO
W12
CONNECTION

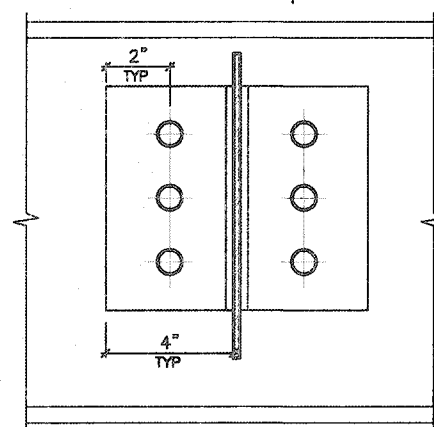


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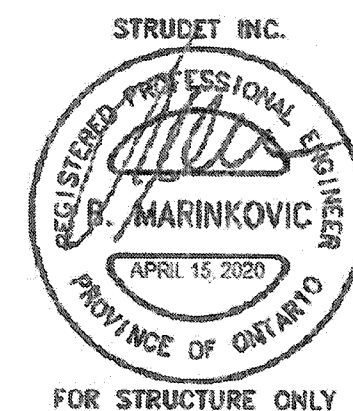


DETAIL 5.

W12
TO
W12
CONNECTION

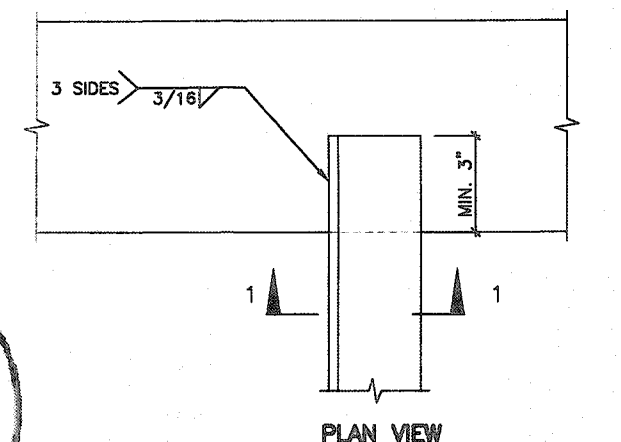


SECTION 1-1

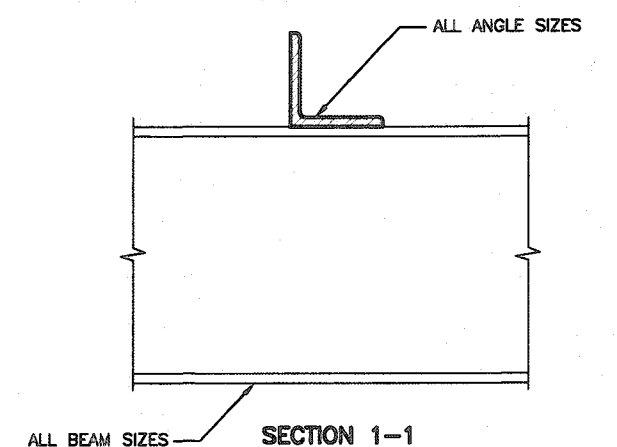


DETAIL 6.

ANGLE
TO
BEAM
CONNECTION



PLAN VIEW



SECTION 1-1

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COMPLIANCE PACKAGE

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no.	description	date	by		

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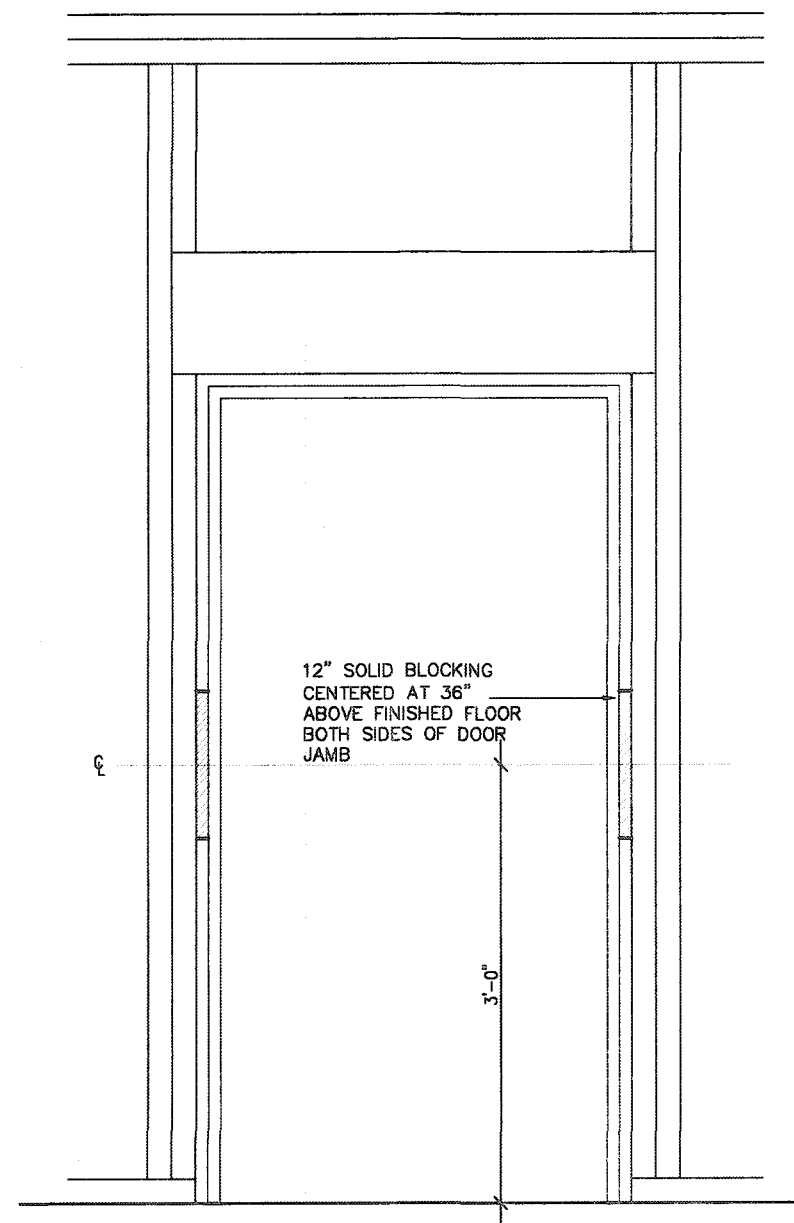
qualification information
Richard Vink 24488 BCN
signature
name
registration information
VAS Design Inc. 42856

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

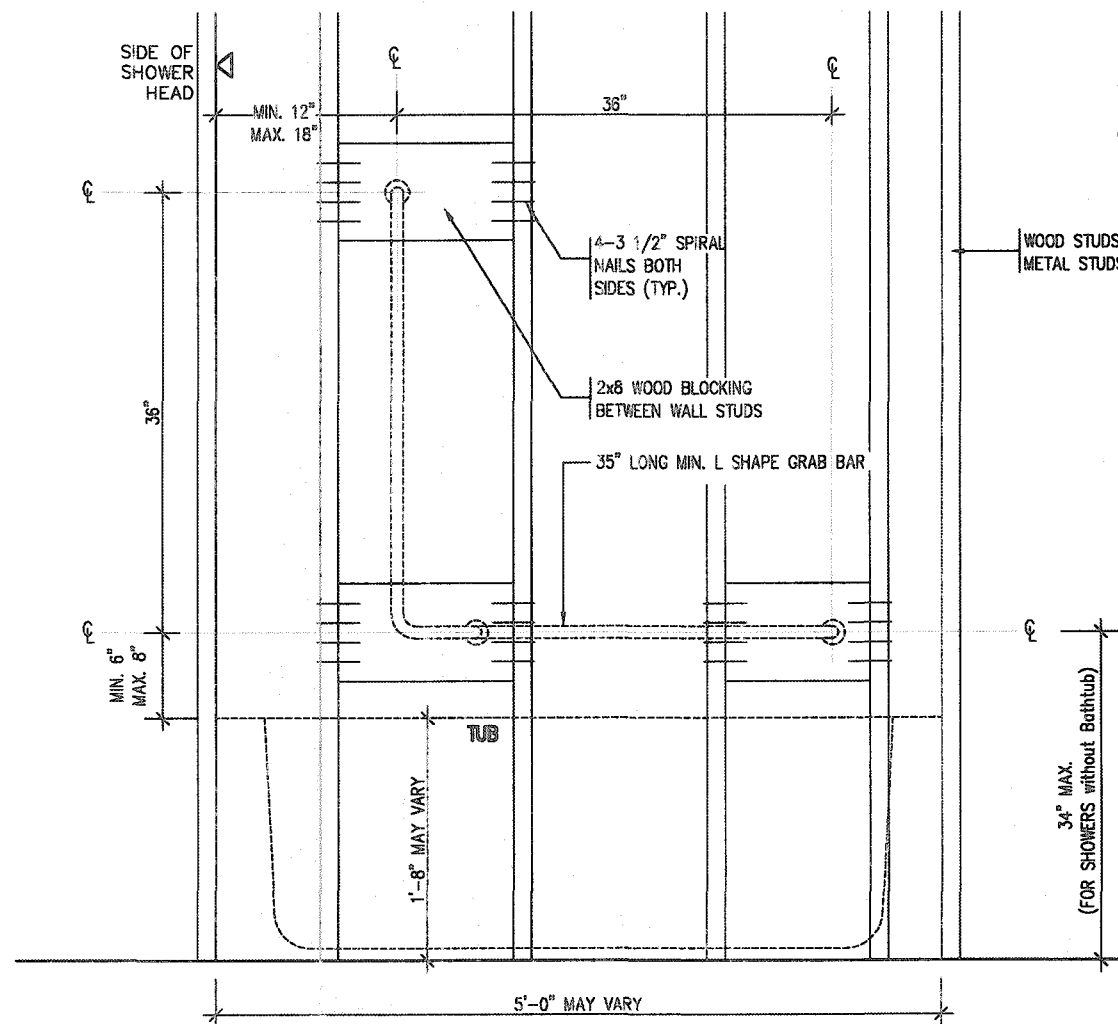
VAS
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vasdesign.com

Greenpark
project name
RUSSELL GARDENS PH. 3
location
WATERDOWN
date
APRIL 2020
drawn by
GW
checked by
Not to Scale
scale
title name
STEEL BEAM CONNECTIONS
19014-GP-STD-DETAILS_A1
drawing no.
7

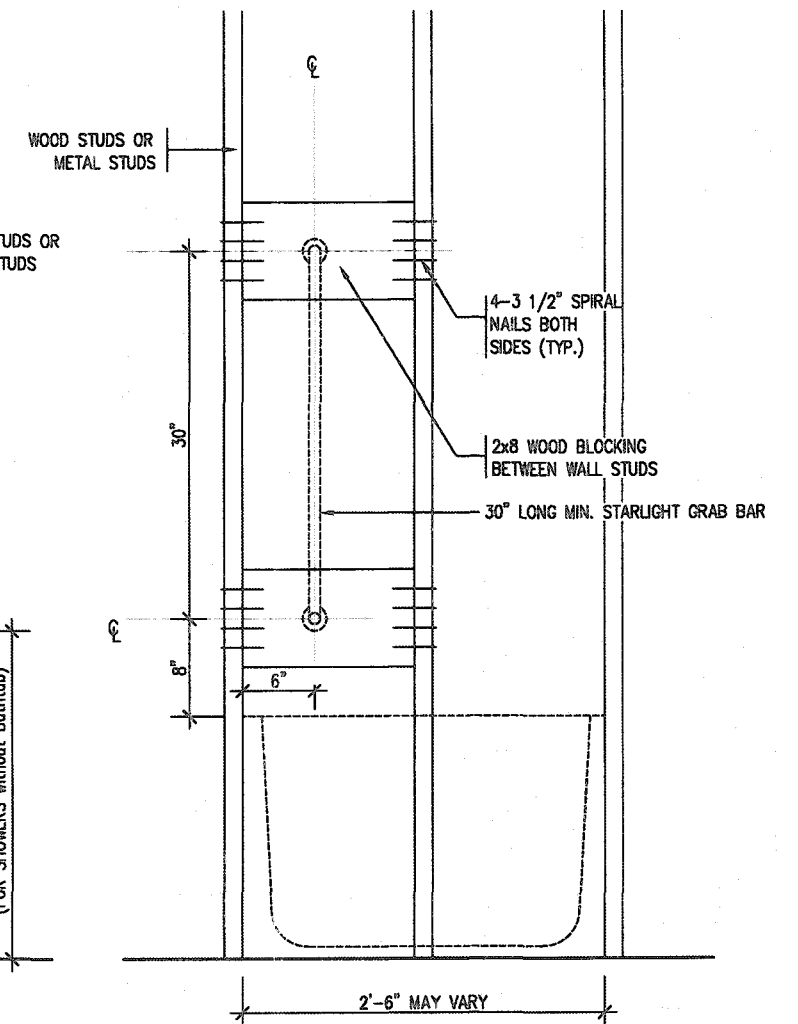
SINGLES
project no.
19014
drawing no.
7



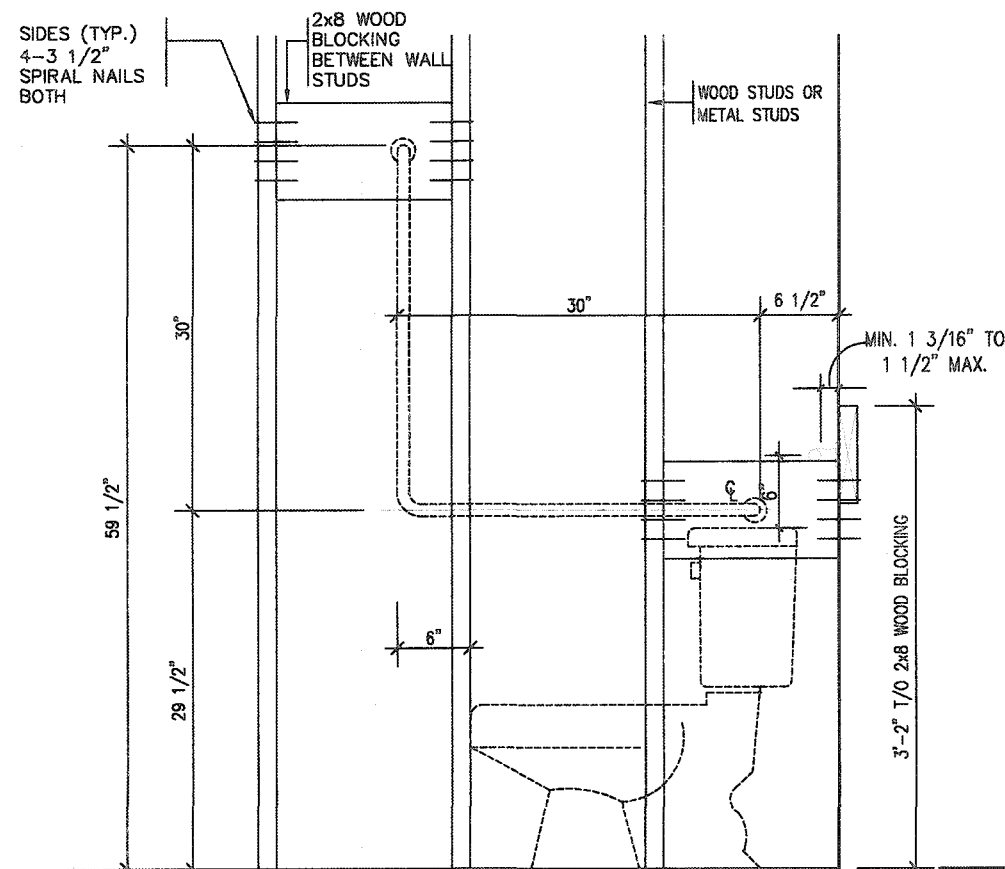
RESISTANCE TO FORCED ENTRY (OBC 9.6.8.)



BATH TUB/ SHOWER FRONT ELEVATION



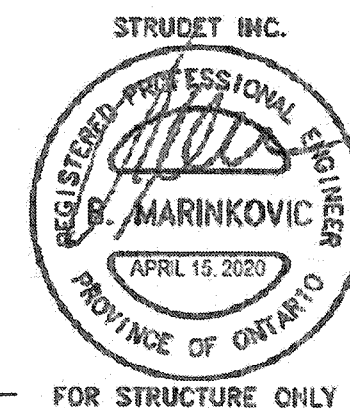
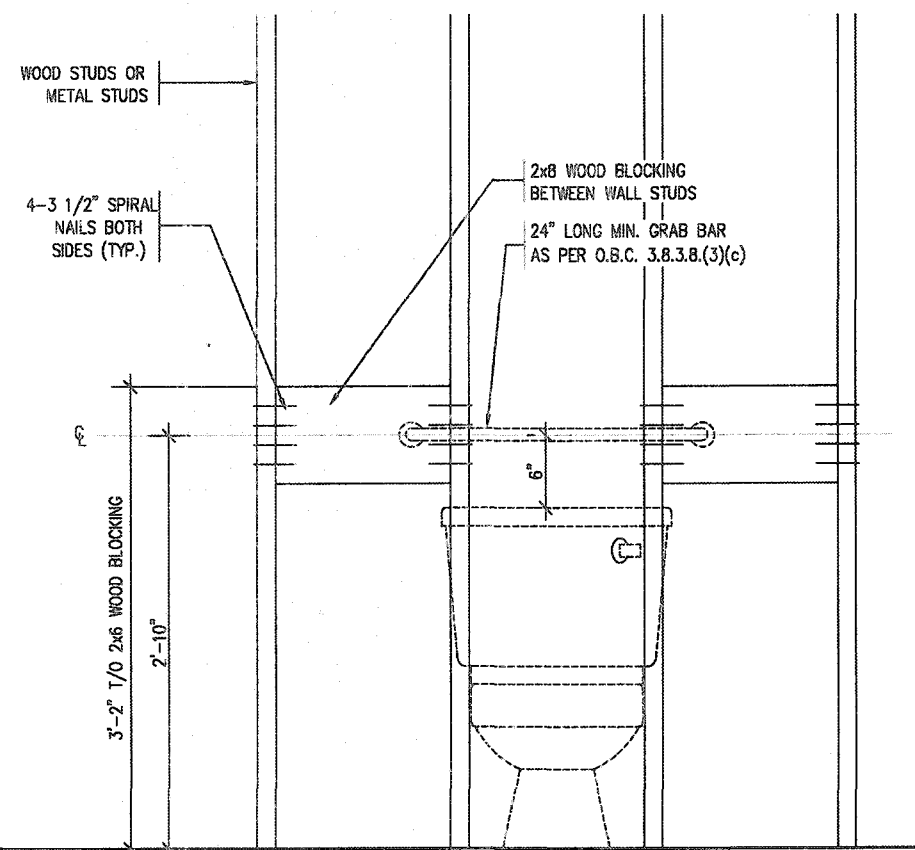
BATH TUB SHOWER HEAD SIDE ELEVATION



TOILET SIDE ELEVATION

STRUCTURAL REINFORCEMENT FOR GRAB BAR (OBC 9.5.2.3.)

FOR MAIN BATH ONLY



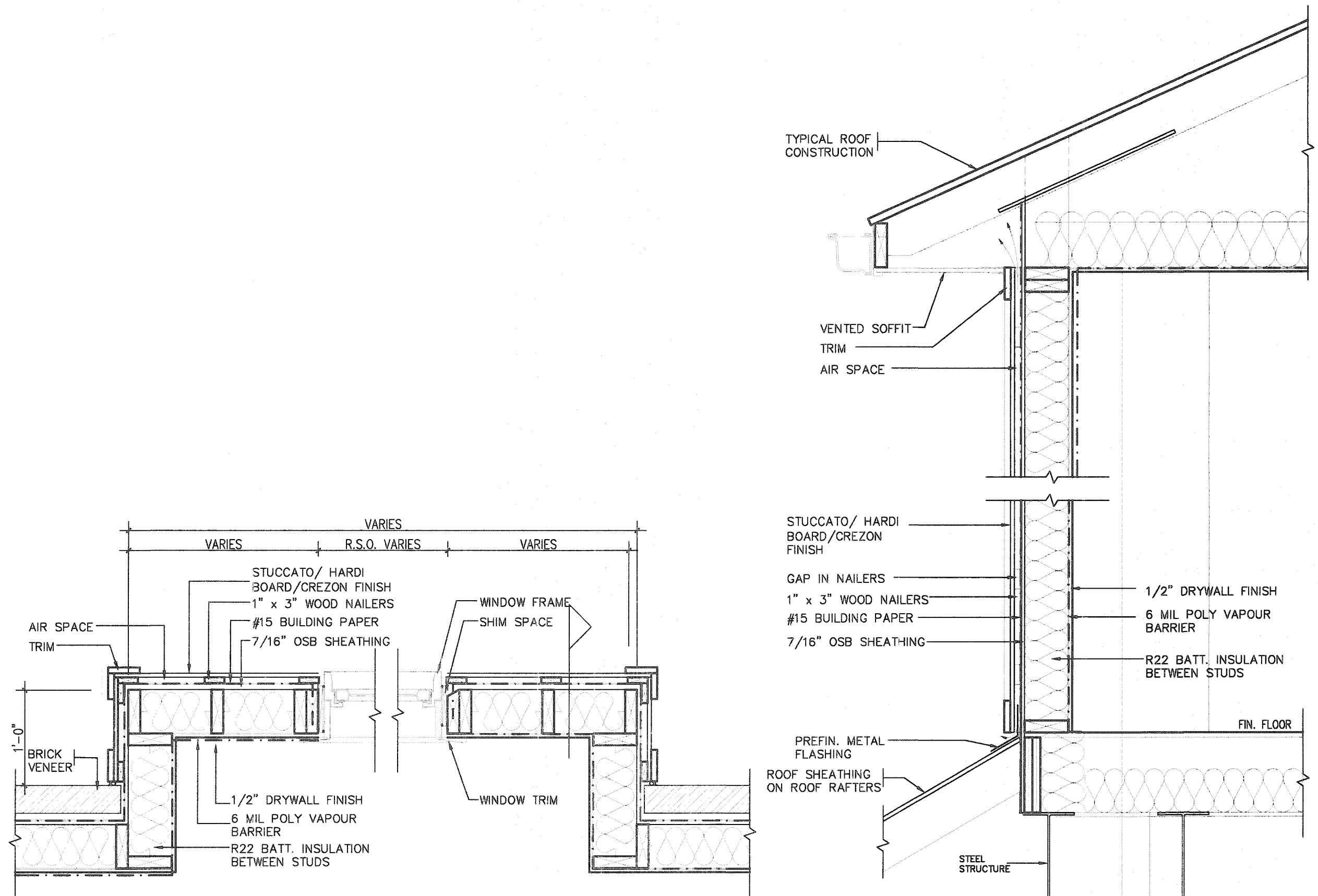
2012 CODE COMPLIANCE PACKAGE

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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
date
APRIL 2020
drawn by
GW
checked by
-
scale
Not to Scale
municipality
WATERDOWN
drawing no.
19014
title name
STUD WALL REINFORCEMENT
file name
19014-GP-STD_DETAILS_A1

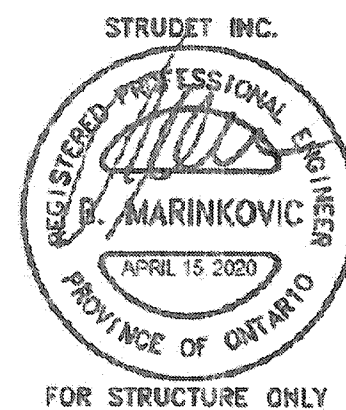
SINGLES
drawing no.
8



PLAN VIEW

CROSS SECTION

STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.27.)



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COMPLIANCE PACKAGE A1

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no.	description	date																																	

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TYPICAL RIGHT SIDE ELEVATION

TYPICAL BASEMENT PLAN

SLAB ON GRADE CONDITION

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

TYPICAL RIGHT SIDE ELEVATION

TYPICAL BASEMENT PLAN

WALK OUT BASEMENT CONDITION

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

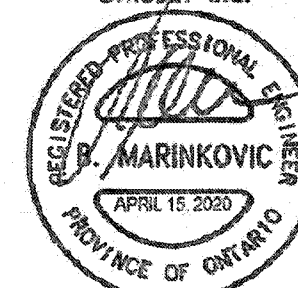
SLAB ON GRADE

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

WALK OUT BASEMENT

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

STRUDET INC



FOR STRUCTURE ONLY

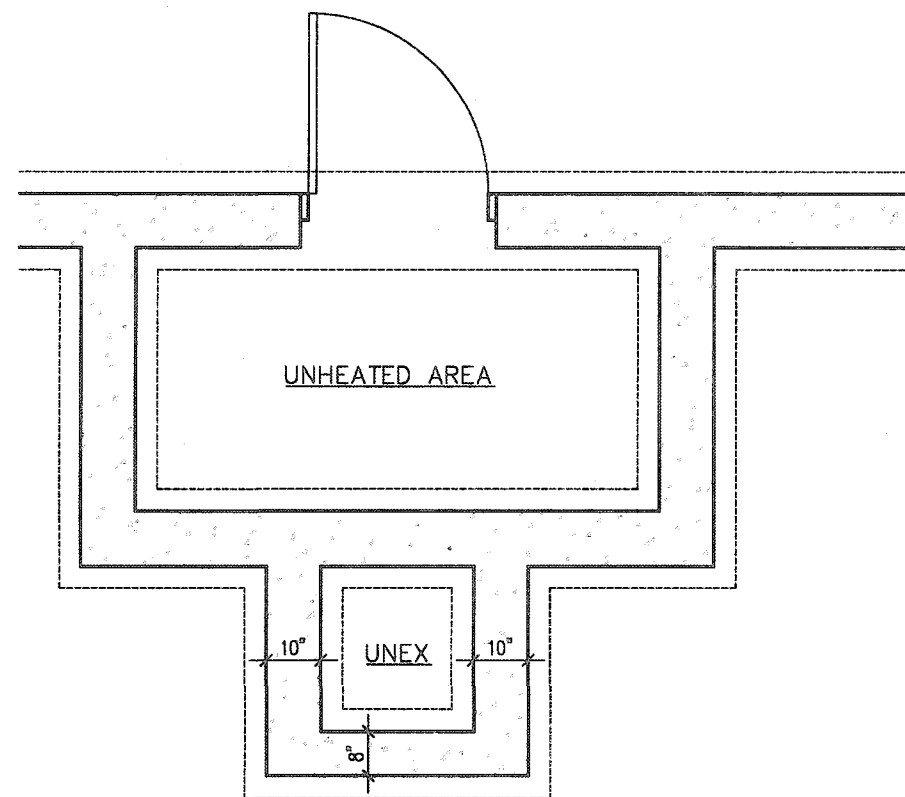
OUT BASEMENT 2012 CODE COMPLIANCE PACKAGE

9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in Ontario Building Codes to be a Designer.	
8				qualification information	
7					
6				Richard Vink	244
5				name	
4				signature	426
3				VAS Design Inc.	
2				registration information	
1	ISSUED FOR PERMIT.	AFR 13/30 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 work. The Designer shall not be held responsible for errors or omissions.	
no.	description	date	by		

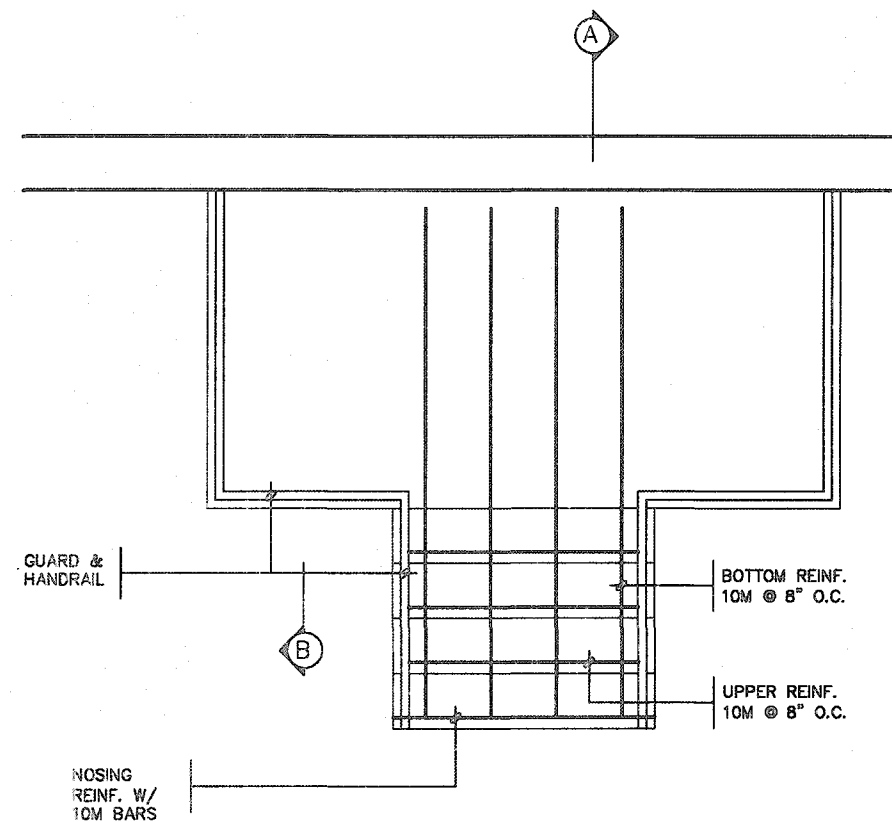
VA3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.478
va3design.com

 Greenpark™		SINGLES	
project name RUSSELL GARDENS PH. 3		municipality WATERDOWN	
date APRIL 2020		drawing no. 10	
drawn by GW		checked by —	
made Not to Scale		title SLAB ON GRADE INSULATION	
file name 19014-GP-STD_DETAILS_A1		19014-GP-STD_DETAILS_A1	

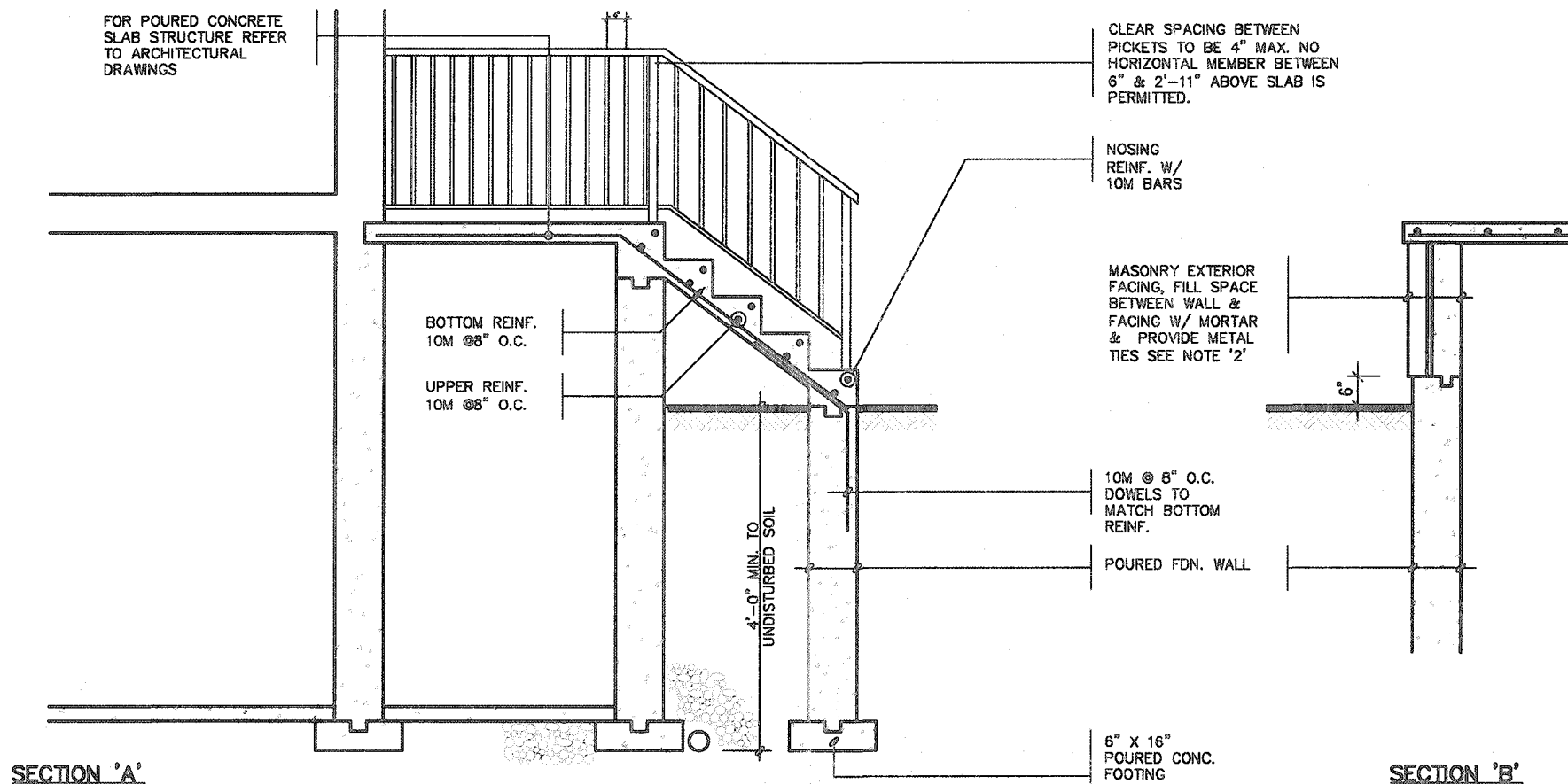
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FOUNDATION PLAN



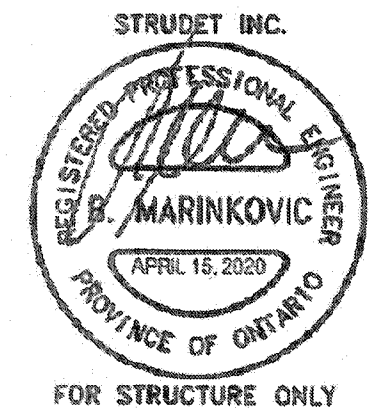
GROUND FLOOR PLAN



NOTE: FOR MORE THAN 8 RISERS

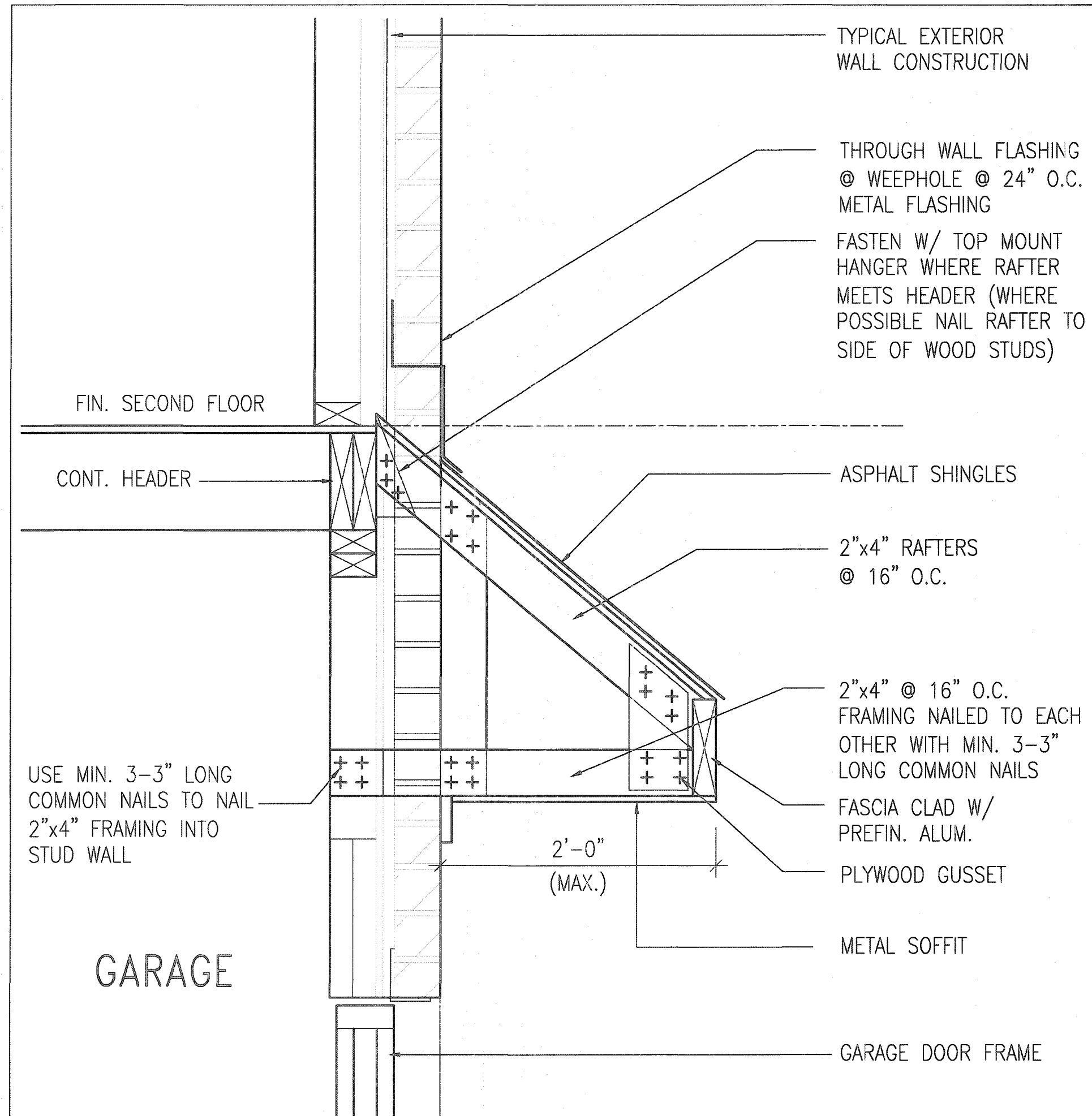
GENERAL NOTES

- 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

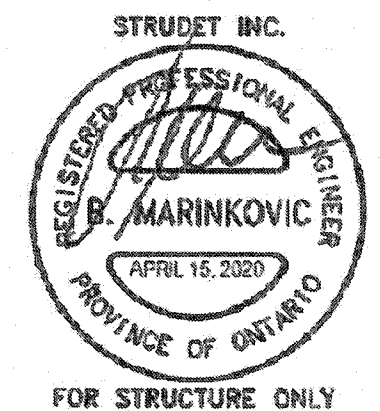


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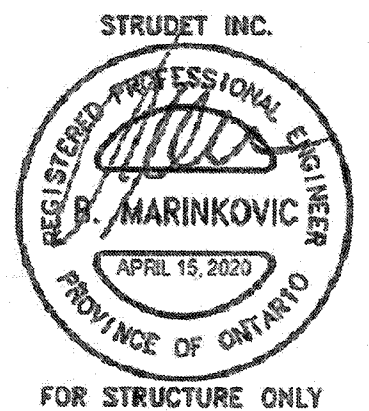
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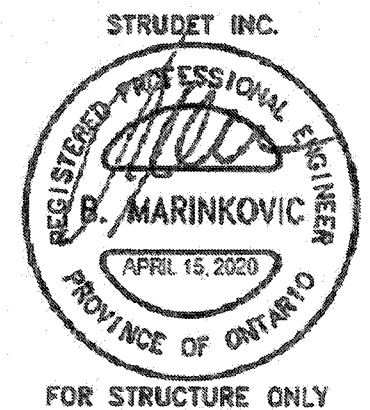
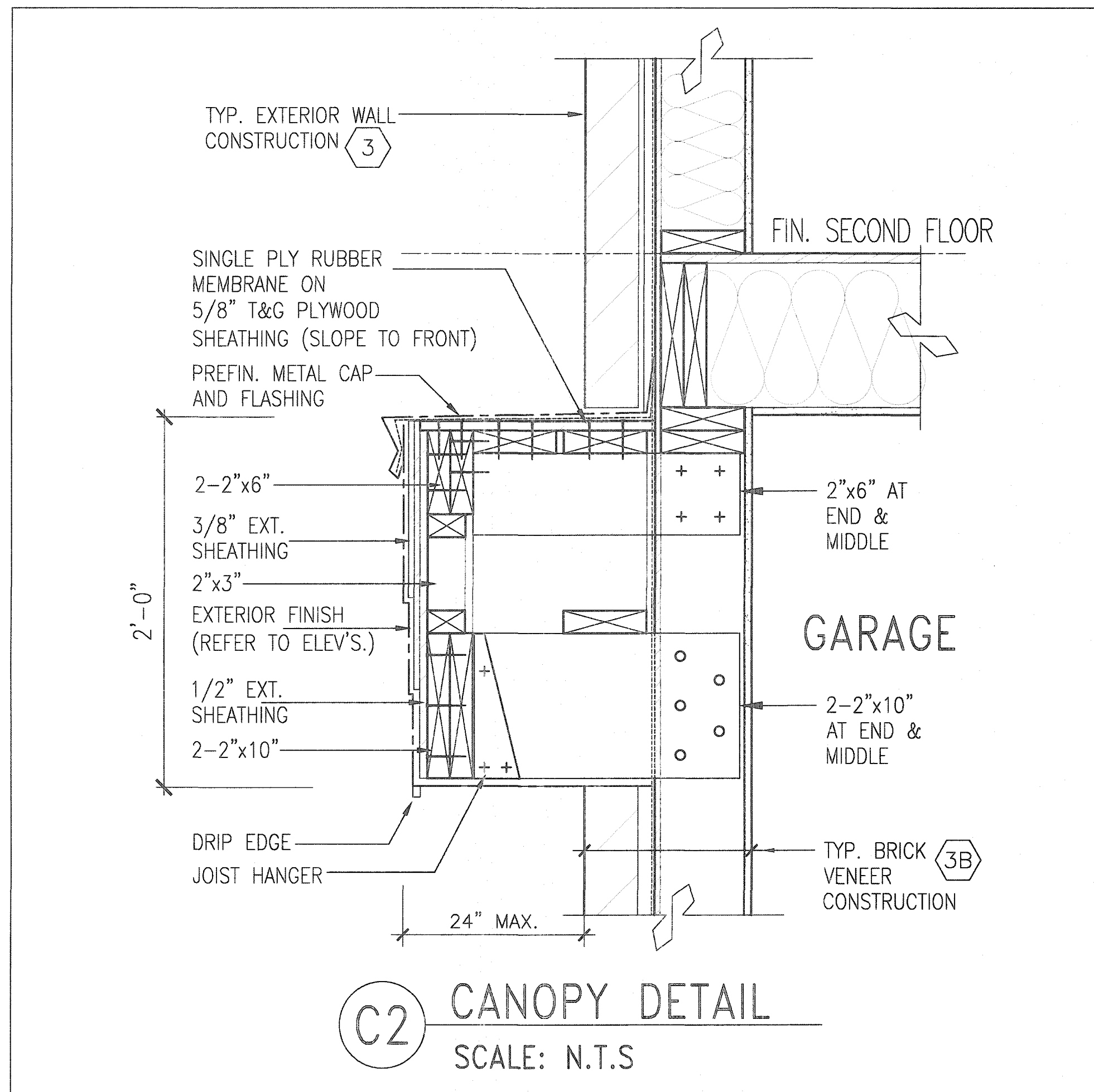
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Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		INVERTED STEEL ANGLE 19014-GP-STD_DETAILS_A1		13			



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