

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 800mm (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. PREHN. ALUM. EAVESTROUGH, PASCOA, RVL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") c/c ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 408 (16"). ATTIC VENTILATION 1:200 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.10.1.2.).

2. FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)
Siding as per elev. 19x38 (1"x2") VERTICAL WOOD FURRING. CONTIN. SHEATHING MEMBRANE, 11mm (7/16") EXT. TYPE SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x89 (2"x4") STUDS @ 408mm (16") O.C., RSI 3.87 (R22) INSULATION AND 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"x6") - 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 @ 408mm (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.

20. STUCCO WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. AIR/MOISTURE BARRIER ON 38x140 (2"x6") STUDS @ 408 (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.

20. STUCCO WALL CONSTRUCTION (2"x6") - GARAGE WALLS
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. AIR/MOISTURE BARRIER ON 38x89 (2"x4") STUDS @ 408 (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.

25. WALLS ADJACENT TO ATTIC - NO CLADDING
11mm (7/16") EXT. TYPE SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x140 (2"x6") STUDS @ 408mm (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)
50mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x76mm (7/8"x7"x3") GALV. METAL TIES @ 408mm (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 @ 408mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPR. 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.

39. BRICK VENEER CONSTRUCTION (2"x6") - GARAGE WALLS
50mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x76mm (7/8"x7"x3") GALV. METAL TIES @ 408mm (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 @ 408mm (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.

36. STUCCO WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 38x140 (2"x6") STUDS @ 408mm (16") O.C., RSI 3.87 (R22) BATT INSUL., APPR. 6 MIL POLYETHYLENE VAPOUR BARRIER, 13mm (1/2") GYPSUM BOARD INTERIOR FINISH. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR REQUIRED MINIMUM THERMAL INSULATION REQUIREMENTS.

INTERIOR STUD PARTITIONS

4. FOR BEARING PARTITIONS 38x89 (2"x4") @ 408mm (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 (9.13.3, 9.15.4, 9.13.2, 9.14.2.1.2)**
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 FLOOR HEIGHT 2300 (7'-10") ON 500x155 (2"x6") CONTINUOUS REIN. 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 SIZES REFER TO BLOCK FOUNDATION PLAN. ASSUMED 120 KPa (16 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 9.13.1.6(1)(b), 9.13.4.5(1), 9.25.3.3(1b)**
60mm (3/4") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL OR 200mm (8") (3000psi) CONC. WITH DAMPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12; 2.1.1.7(5)(g) below required. ALL SLAB JOINTS & PENETRATIONS TO BE SEALED TO MAINTAIN AIR BARRIER.

8. **WOOD SUBFLOORS (SEE OBC 9.23.14 & 9.39.2.1)**
-10mm (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 10.56 (R60) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL.

ALL STAIRS/EXTERIOR STAIRS - OBC 9.8 -

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

MAX. RISE = 200 (7'-7/8")
MIN. RUN = 210 (8'-1/4")
MIN. TREAD = 235 (9'-1/4")
MAX. NOSING = 25 (1")
MIN. HEADROOM = 1930 (6'-5")
RAIL @ LANDING = 900 (2'-11")
RAIL @ STAIR = 865 (2'-10") TO 985 (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 -

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

INTERIOR GUARDS - OBC 9.8.8 -

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

SILL PLATE ANCHORAGE

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

BASEMENT INSULATION (SB-12-3.1.1.7, 9.25.2.3, 9.13.2.1)

FOUNDATION WALLS ENVELOPING 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 PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT CO. D CELLAR WALLS. AIR BARRIER TO BE SEALED TO FOUNDATION WALL WITH CAULKING. CONTINUOUS INSULATION (c) IS NOT TO BE INTERRUPTED BY FRAMING.

BASEMENT BEARING STUD PARTITION

38x89 (2"x4") STUDS @ 408mm (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. AID HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

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

89mm (3-1/2") DIA x 4.78mm (0.188") STL. COL. WITH A MIN. CAPACITY OF 108.9kN (24,000lbs.) WITH 150x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE.

STEEL COLUMN

90mm (3-1/2") DIA x 4.78mm (0.188") STL. COL. WITH 100x100x6.0 (4"x4"x1/4") TOP & BOTTOM PLATES. FIELD WELD BOTTOM PLATE TO 100x250x12.5 (4"x10"x1/2") BASE PLATE C/W 2-12mm DIA x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2"). THE COLUMN TO STUD WALL WITH 2-32x3.175 (1-1/4"x1/8") STEEL STRIP WELDED TO COLUMN AND FASTENED TO STUD WITH 2-SDS 5.35x30 (1/4"x1 1/2") SCREWS MANUF. BY SIMPSON STRONG TIE.

CONCRETE PILASTER

16. BEAM POCKET OR 200x200 (8"x8") POURED CONC. N.B. 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 5-6% AIR ENTRAINMENT ON OPTIONAL 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT (EXTERIOR) AT 1% MIN.

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

19. 13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. RSI 3.87 (R22) IN WALLS, RSI 5.42 (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 CASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9.10.13.15.

EXTERIOR STEP

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

22. **DRYER VENT (OBC 9.23.3(7) & 9.23.4.1)**
CAPPED DRYER EXHAUST VENT TO EXTERIOR.
(USE 100mm (4") DIA. SMOOTH WALL VENT PIPE).

23. **INSULATED ATTIC ACCESS (OBC 9.13.2.1 & SB-12-3.1.1.8)**
ATTIC ACCESS MATCH 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.

FIREPLACE CHIMNEYS - OBC 9.21 -

24. TOP OF FIREPLACE CHIMNEY SHALL BE 910mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT JOINS 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. **BRICK CHECK**
THE FDN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 600mm (24") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.

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**
280x280x18 (11"x11"x3/4") STL. PLATE FOR STL BEAMS AND 280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL. ANCHORED WITH 2-13mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.

SOLID WOOD BEARING FOR WOOD STUD WALLS

27A. SOLID WOOD 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).

CLASS 'B' VENT

28. 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.

BASEMENT WOOD POST (OBC 9.17.4)

29. 38x140 (2"x6") BUILT-UP POST ON METAL BASE SHOT ANCHORED TO CONC. WITH 127 O.K. BOLT. 408x408x10 (16"x16"x3/4") CONC. FIG. OR AS OTHERWISE SPECIFIED ON DRAWING.

STEPS/FOOTINGS (OBC 9.15.3.9)

30. MIN. HORIZ. STEP = 610mm (24")
MAX. VERT. STEP = 610mm (24")

SLAB ON GRADE

31. MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL. REINFORCED WITH 6-6x102x9.5 MESH PLACED NEAR MID-DEPTH OF SLAB CONC. STRENGTH 32 MPa (4640 psi) WITH 5-6% AIR ENTRAINMENT ON COMPACTED SUB-BASE OR INSULATION AS PER OBC SB-12 3.1.1.7(5)(g) 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 STD. LINTELS

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

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A = 1-1 3/4"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)
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)

BRICK VENEER LINTELS

WL1 = 3-1/2" x 3-1/2" x 1/4" (90x90x6.0) + 2-2"x8" SPR. No.2
WL2 = 4" x 3-1/2" x 5/16" (102x90x8.0) + 2-2"x8" SPR. No.2
WL3 = 5" x 3-1/2" x 5/16" (127x90x8.0) + 2-2"x10" SPR. No.2
WL4 = 6" x 3-1/2" x 7/16" (152x90x11.0) + 2-2"x12" SPR. No.2
WL5 = 6" x 4" x 3/8" (152x102x11.0) + 2-2"x12" SPR. No.2
WL6 = 5" x 3-1/2" x 5/16" (127x90x8.0) + 2-2"x12" SPR. No.2
WL7 = 6" x 3-1/2" x 5/16" (127x90x8.0) + 2-2"x12" SPR. No.2
WL8 = 5" x 3-1/2" x 5/16" (127x90x8.0) + 2-2"x10" SPR. No.2
WL9 = 6" x 4" x 3/8" (152x102x11.0) + 2-2"x10" SPR. No.2

WOOD LINTELS AND BEAMS

WB1 = 2-2"x8" (2-38x184) SPR. No.2
WB2 = 3-2"x8" (3-38x184) SPR. No.2
WB3 = 2-2"x10" (2-38x235) SPR. No.2
WB4 = 3-2"x10" (3-38x235) SPR. No.2
WB5 = 2-2"x12" (2-38x286) SPR. No.2
WB6 = 3-2"x12" (3-38x286) SPR. No.2
WB7 = 5-2"x12" (5-38x286) SPR. No.2
WB8 = 4-2"x10" (4-38x235) SPR. No.2
WB9 = 4-2"x12" (4-38x286) SPR. No.2

DOOR SCHEDULE

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

DIRECT VENTING GAS FURNACE VENT

32. DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR MIN. 300mm (12") ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HRY INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE. ALL AIR INTAKES SHALL BE LOCATED SO THAT THEY ARE SEPARATED FROM EXHAUSTS BY 3.0M IN COMPLIANCE WITH O.B.C. DW-8 TABLE 6.2.3.12.

DIRECT VENTING GAS FIREPLACE VENT

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

JOIST STRAPPING AND BRIDGING (SEE OBC 9.23.9.4)

34. 16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (SEE OBC 9.30.8, 9) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (SEE OBC 9.30.2.4)

35. **EXPOSED BUILDING FACE - OBC 9.10.15**
EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 min. WHERE LIMITING DISTANCE (LD) IS LESS THAN 1.2M (3'-11"). WHERE THE LD IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES.

COLD CELLAR PORCH SLAB (OBC 9.39)

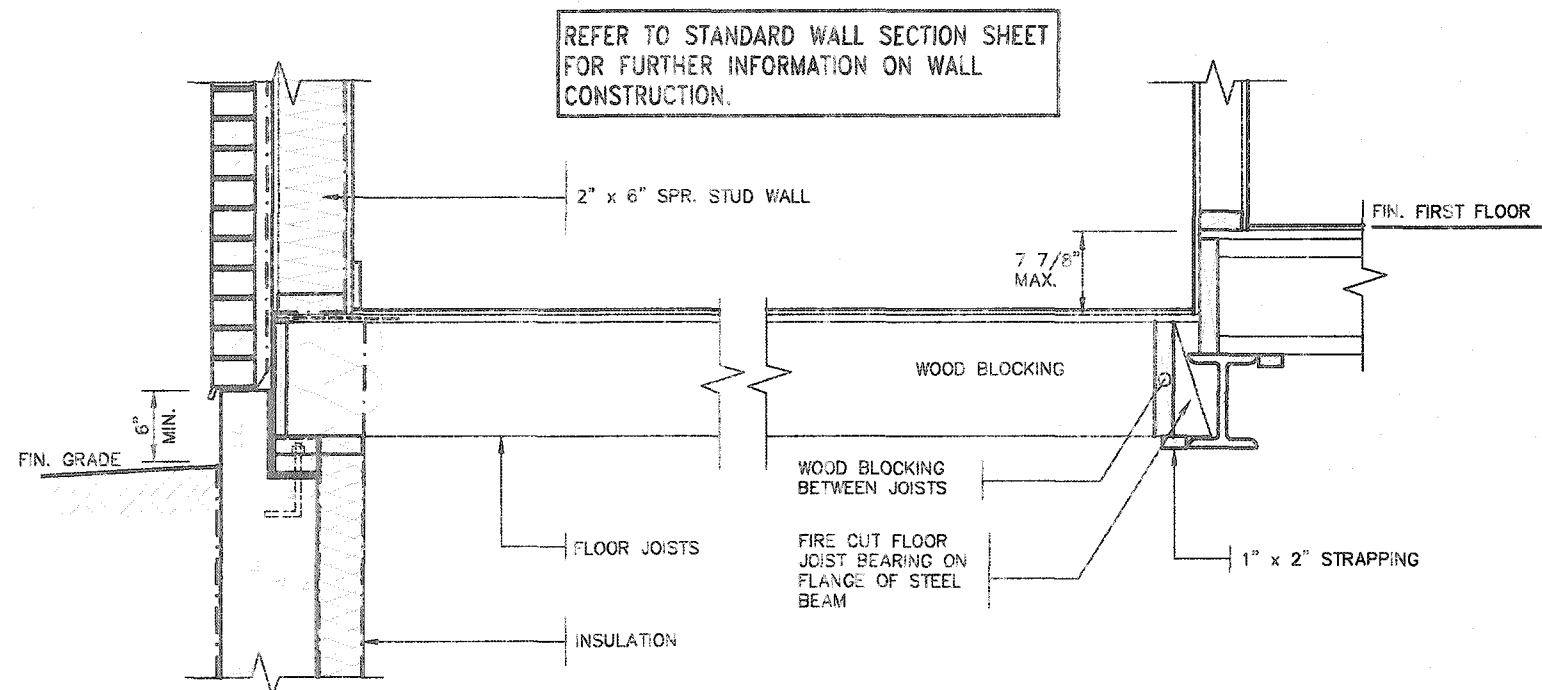
36. FOR MAX. 2500 mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (4 7/8") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REIN. WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, 600x600 (23 5/8" x 23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDN. WALLS. SLOPE SLAB MIN. 1.0% FROM DOOR SLAB TO HAVE MIN 75mm (3") BEARING ON FDN. WALLS. PROVIDE (1) LINTELS OVER CELLAR DOOR AND WITH 100mm (4") END BEARING.

CONVENTIONAL ROOF FRAMING (2.0kg/m² SNOW LOAD)

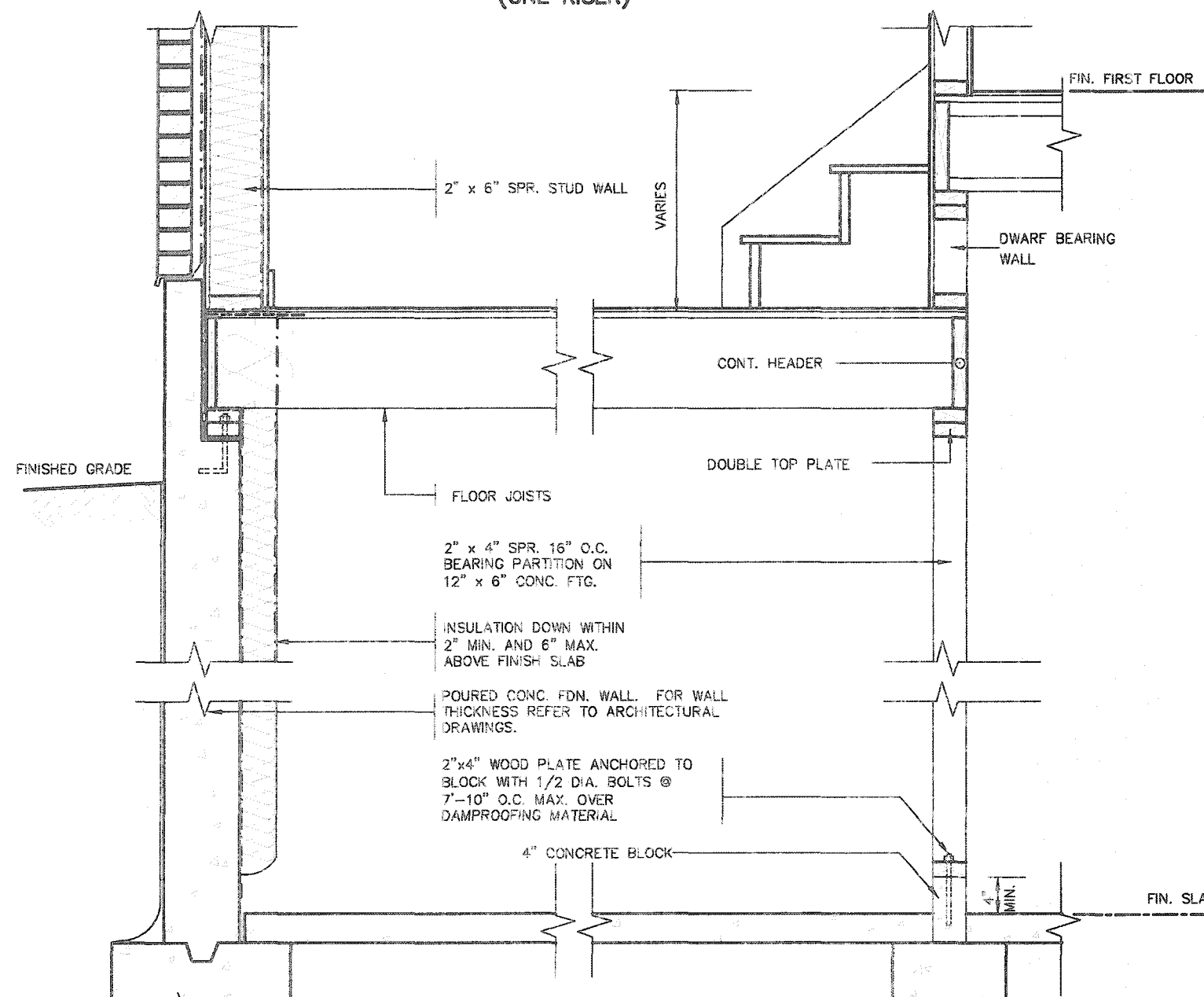
38. 38x140 (2"x6") RAFTERS @ 408mm (16") O.C. FOR MAX 11'-7" SPAN, 38x184 (2"x8") RIDGE BOARD, 38x89 (2"x4") COLLAR TIES AT MIDSPAN. CEILING JOISTS TO BE 38x89 (2"x4") @ 408mm (15") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 408 (16") O.C. FOR MAX. 4450mm (14'-7") SPAN.
RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 610mm (24") O.C. WITH A 38x89 (2"x4") CENTRE POST TO THE TRUSS BELOW, LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

TWO STOREY VOLUME SPACES

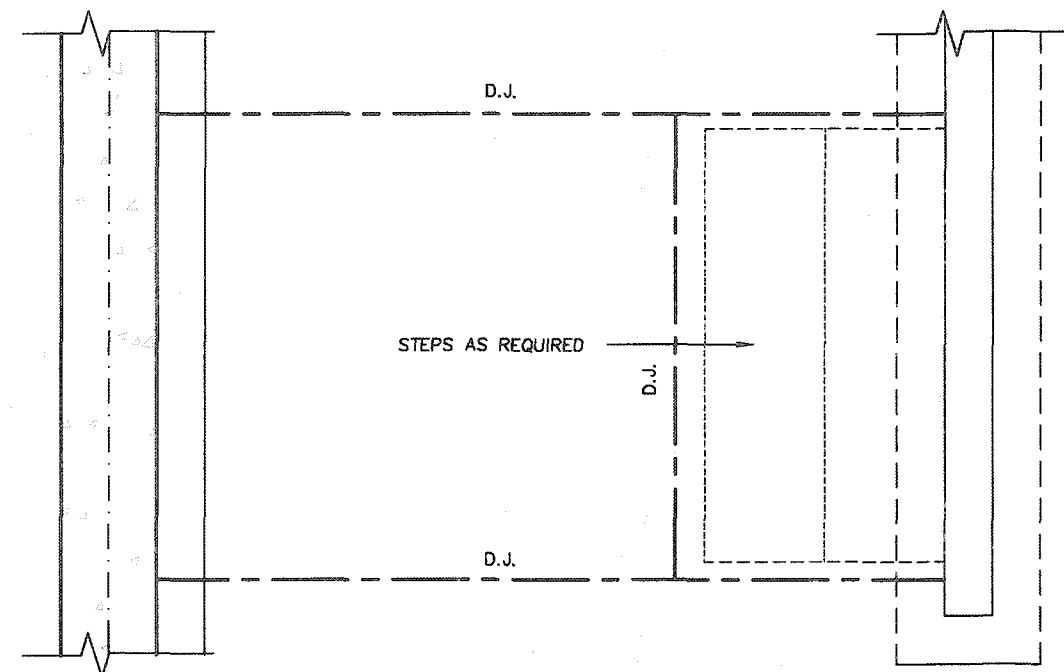
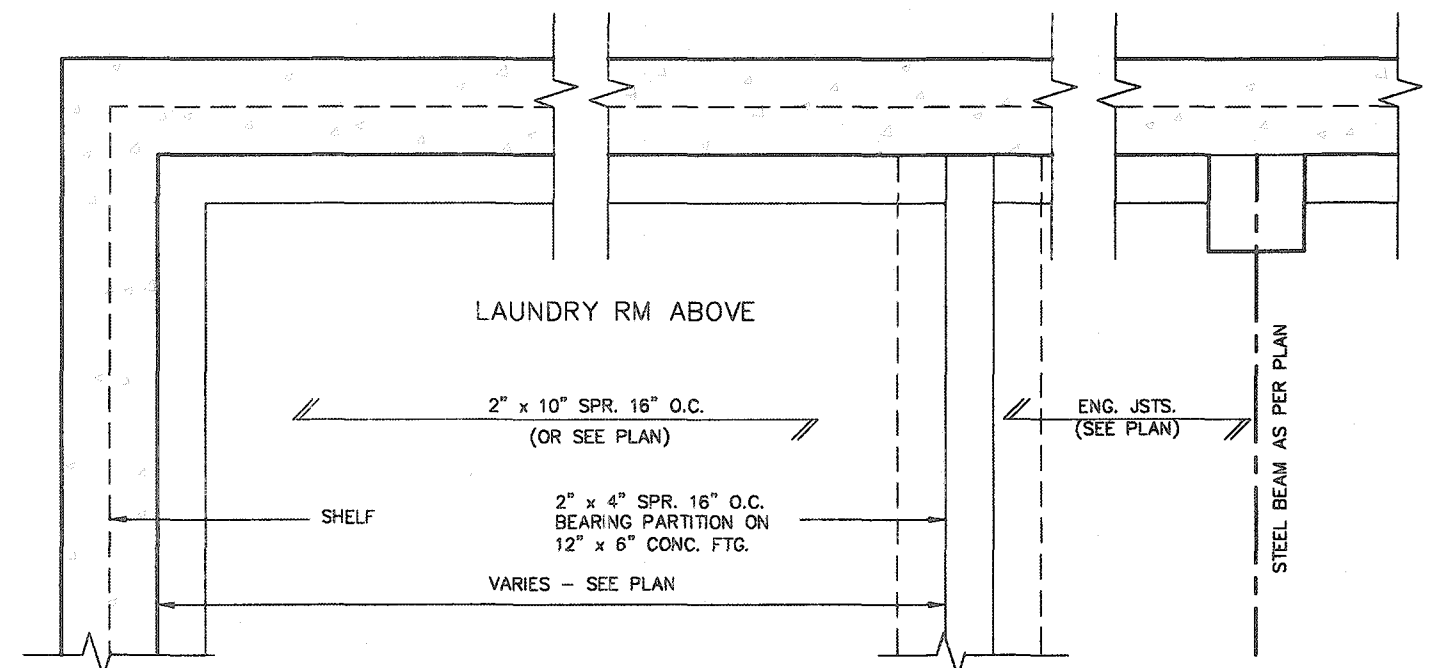
39. -FOR A MAXIMUM 5400 mm (18'-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE 2-38x140 (2"x6") SPR #2 CONTIN. STUDS @ 305mm (12") O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) C/W 9.6 (3/8") THICK EXT. PLYWOOD SHEATHING. PROVIDE SOLID



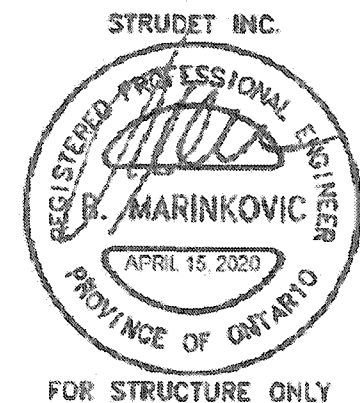
DETAIL OF SUNKEN LAUNDRY/ENTRY
(ONE RISER)



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



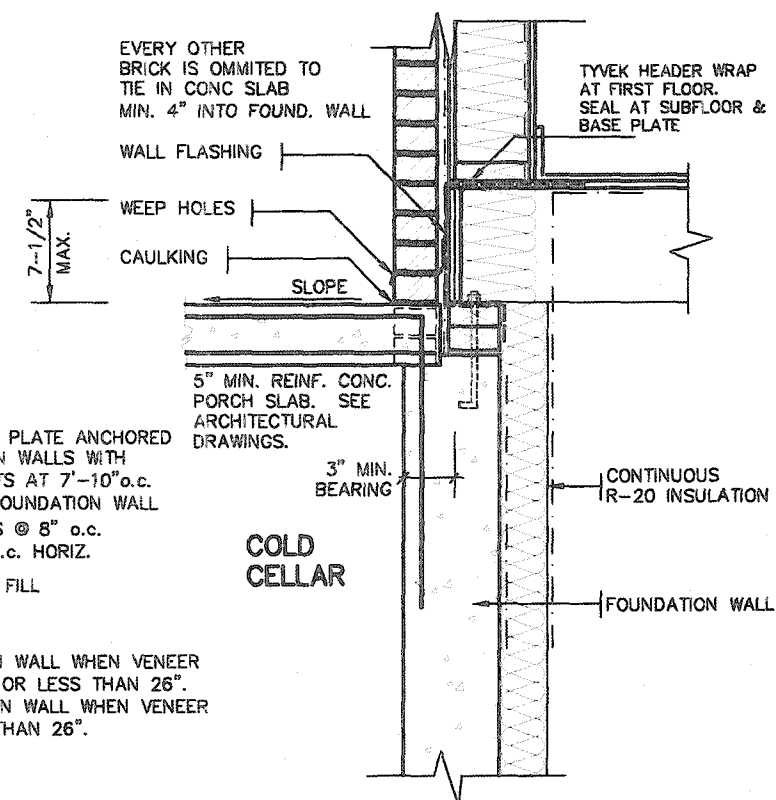
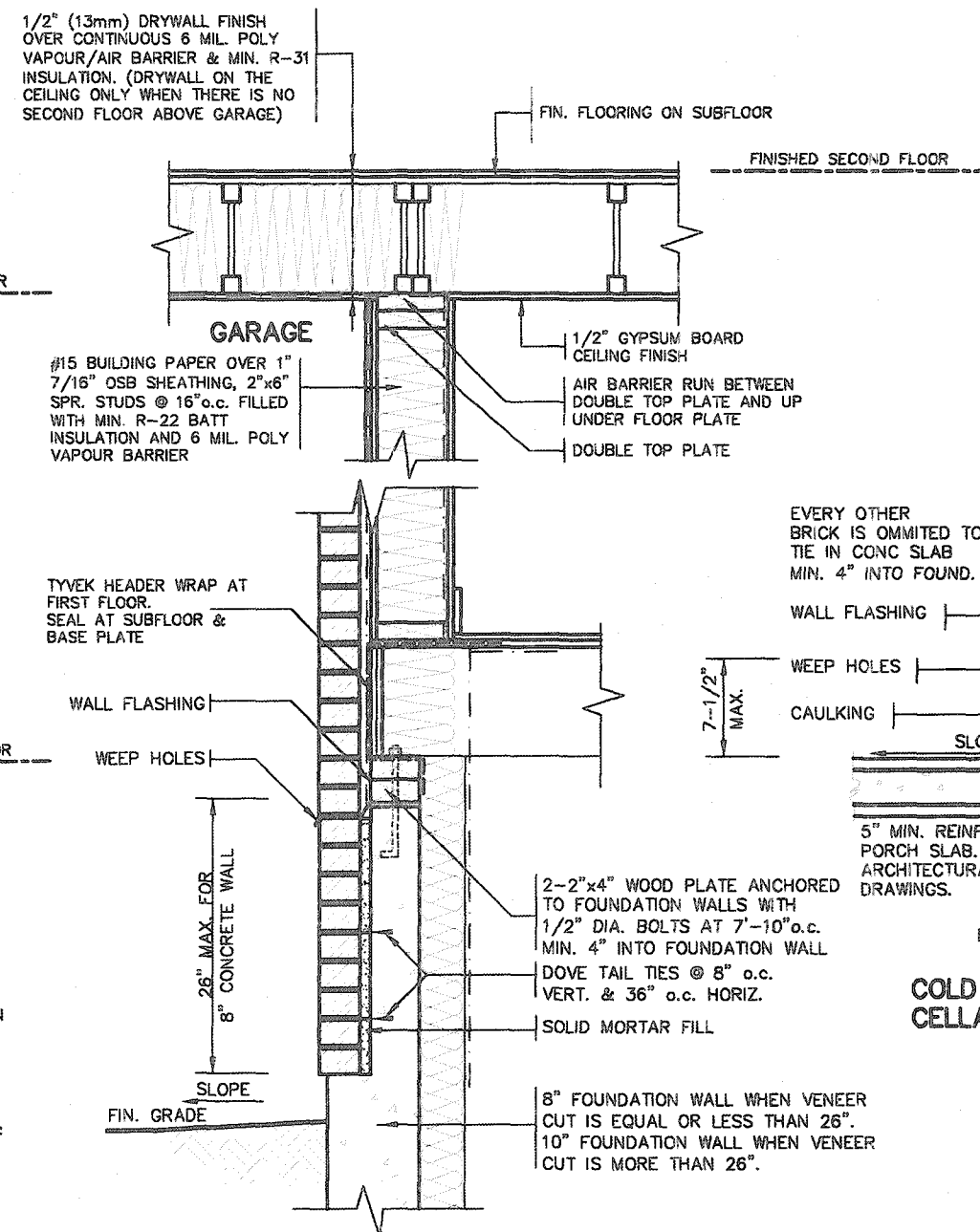
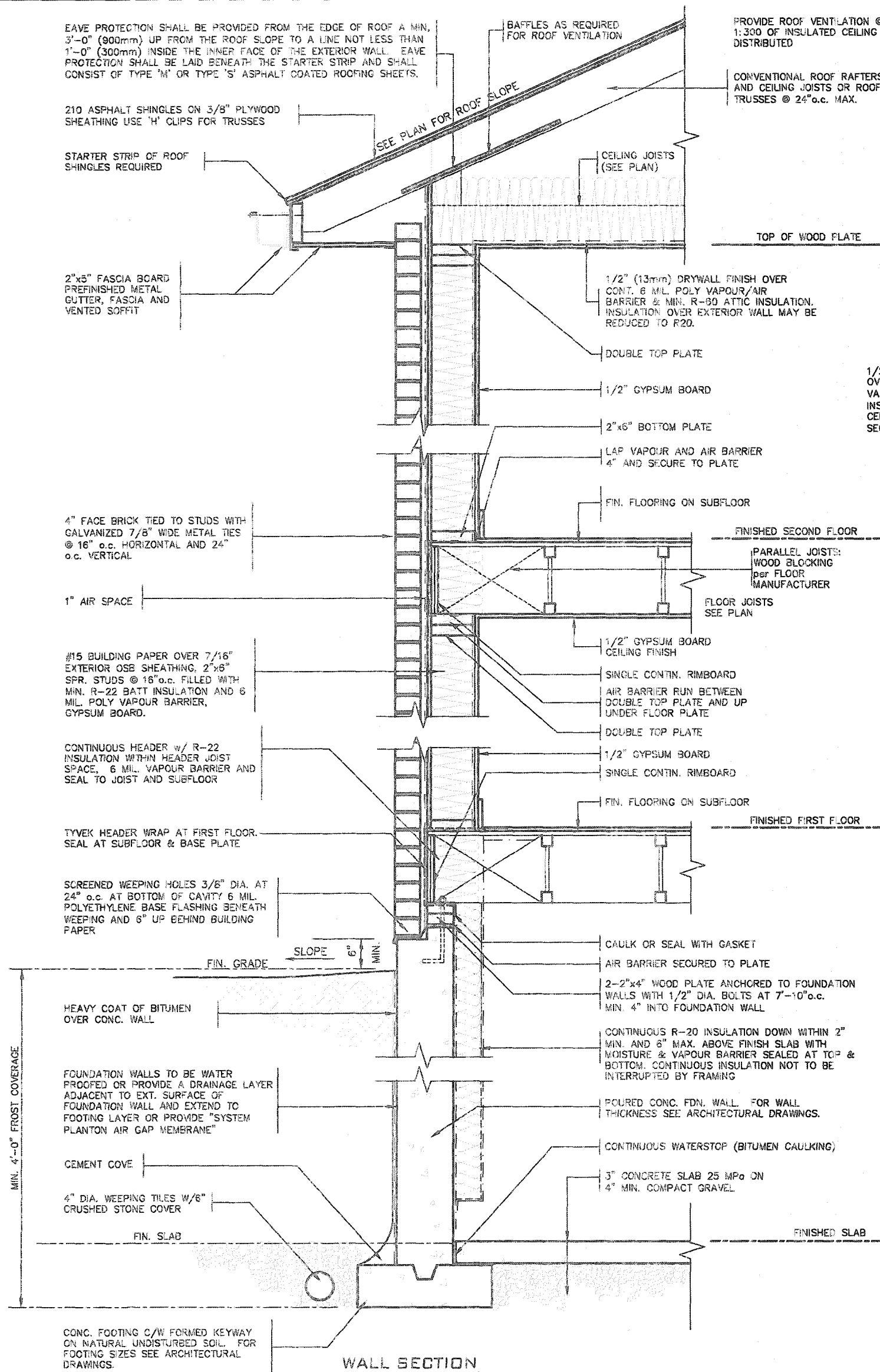
PARTIAL FOUNDATION PLAN



FOR STRUCTURE ONLY

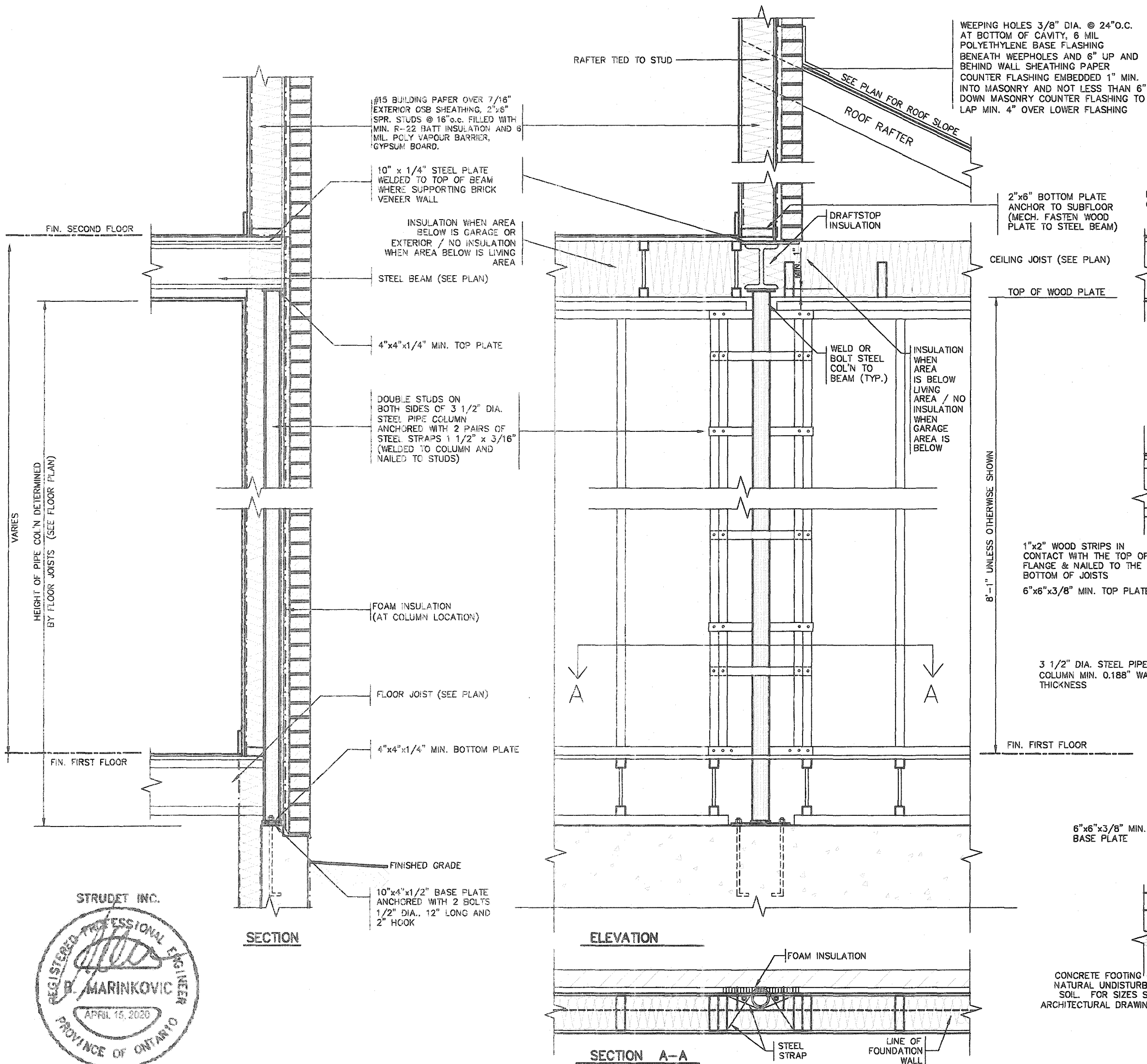
2012 CODE COMPLIANCE PACKAGE A1

1 ISSUED FOR PERMIT APR 13/20 GW date by	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. signature <i>R. Vink</i> 24488 BCN 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 city WATERDOWN date APRIL 2020 drawn by GW checked by scale Not to Scale 19014-GP-STD_DETAILS_A1	SINGLES project no. 19014 drawing no. 2
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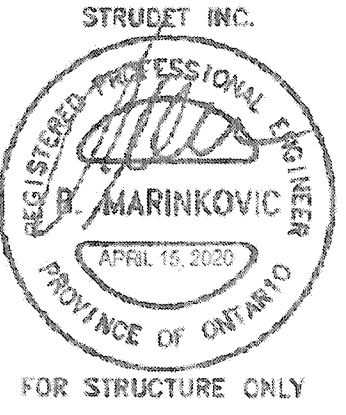
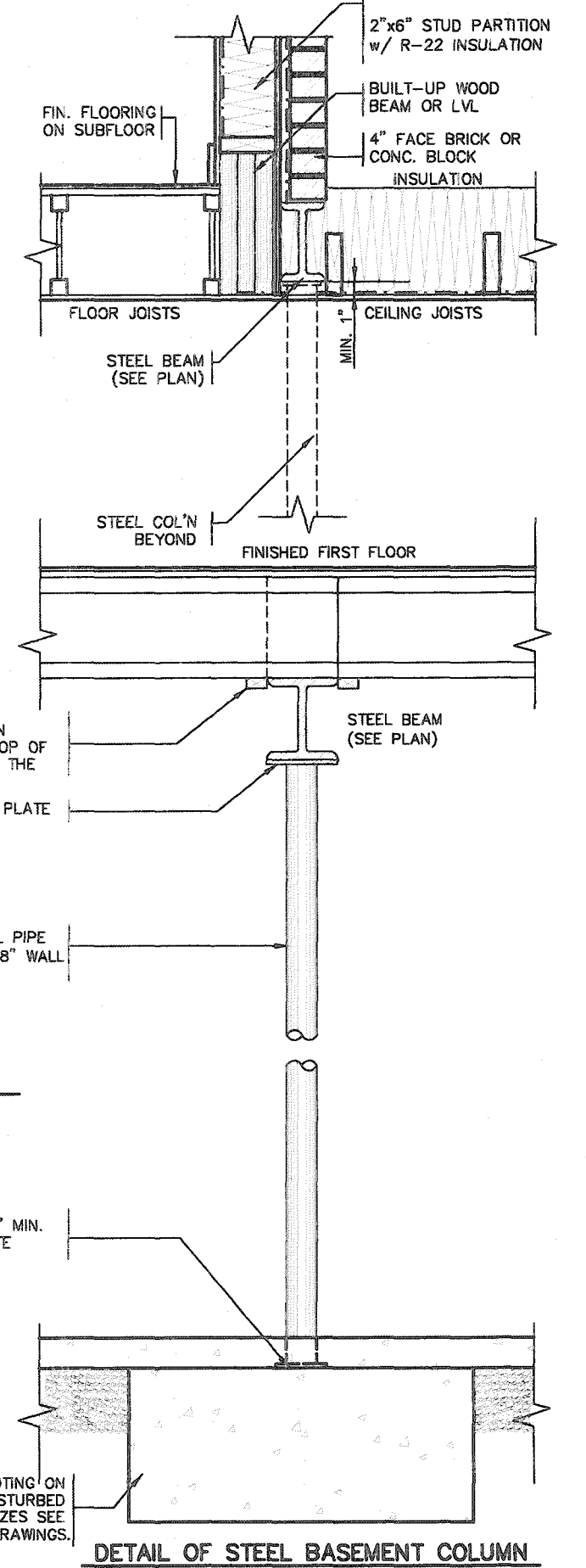


2012 CODE COMPLIANCE PACKAGE A1

9 8 7 6 5 4 3 2 1 ISSUED FOR PERMIT. no. description	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. qualification information Richard Vink 24488 signature BCO1 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. date by A/R 13/20 GW	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 multiplcity WATERDOWN date APRIL 2020 drawn by checked by scale Not to Scale 2"x6" BRICK VENEER SECTIONS 19014-GP-STD_DETAILS_A1	SINGLES project no. 19014 drawing no. 3
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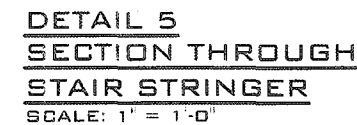
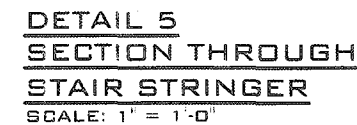
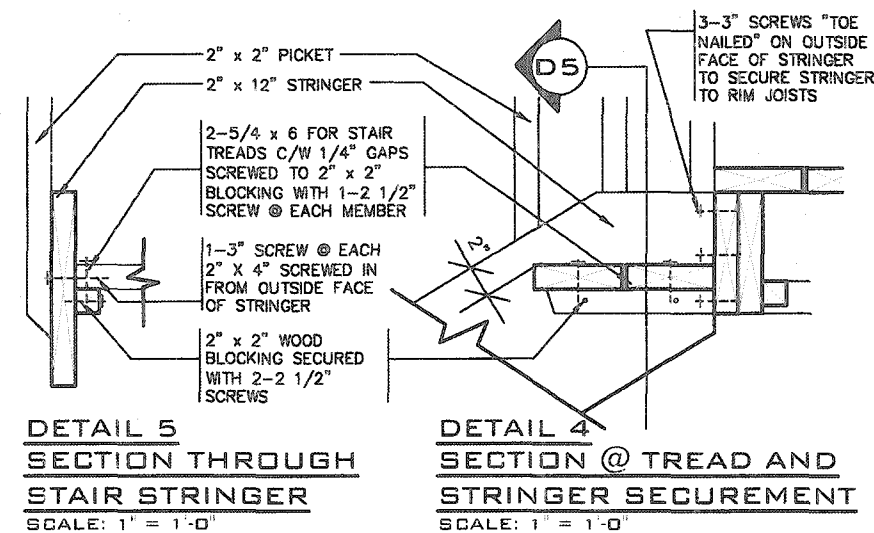
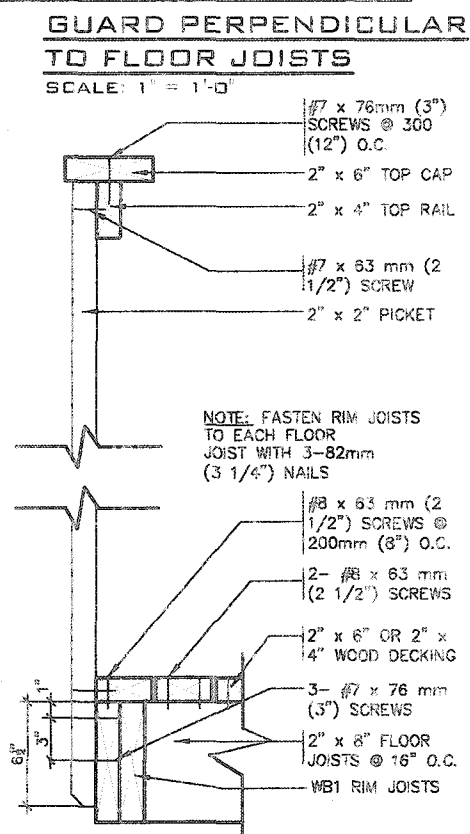
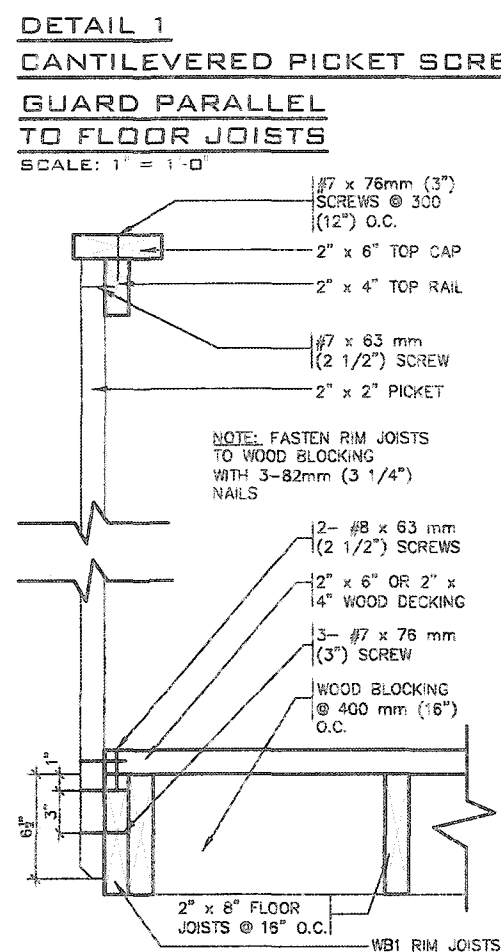
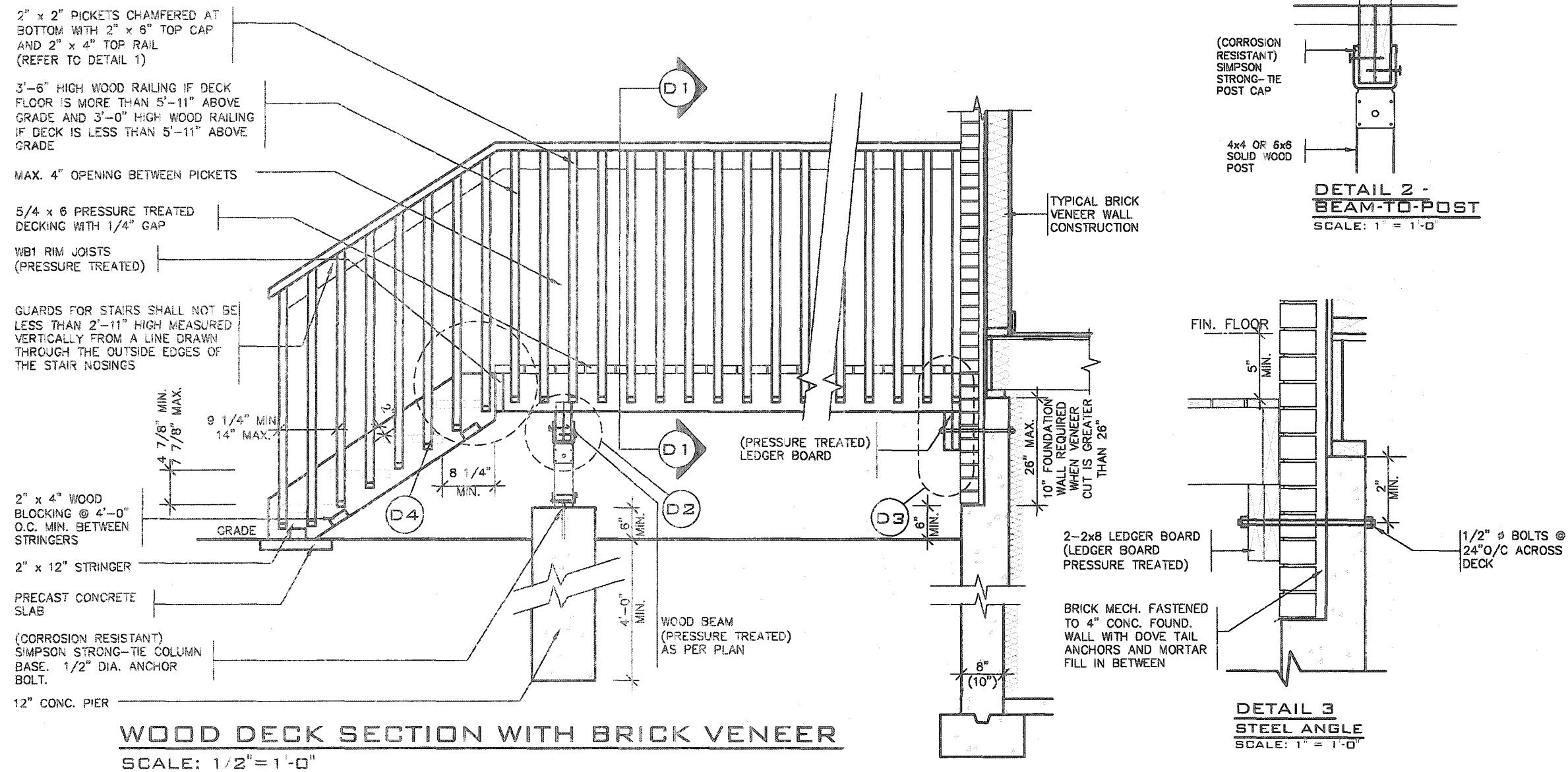


SECTION THROUGH STEEL BEAM SUPPORTING MASONRY & BEARING STUD PARTITION



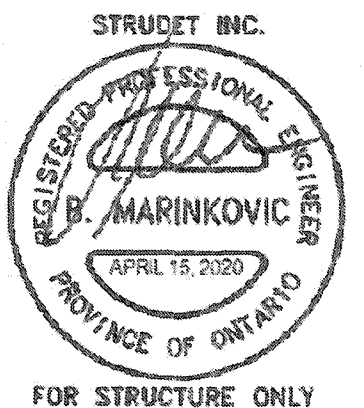
2012 CODE COMPLIANCE PACKAGE A1

9 8 7 6 5 4 3 2 1		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 for a Designer. qualification information Richard Vink 24488 name signature VAS Design Inc. 42858 registration information	VAS DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 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 As Shown	SINGLES project no. 19014 drawing no. 4
ISSUED FOR PERMIT. APR 13/20 GW date by		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.			



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)



2012 CODE
COMPLIANCE PACKAGE A1

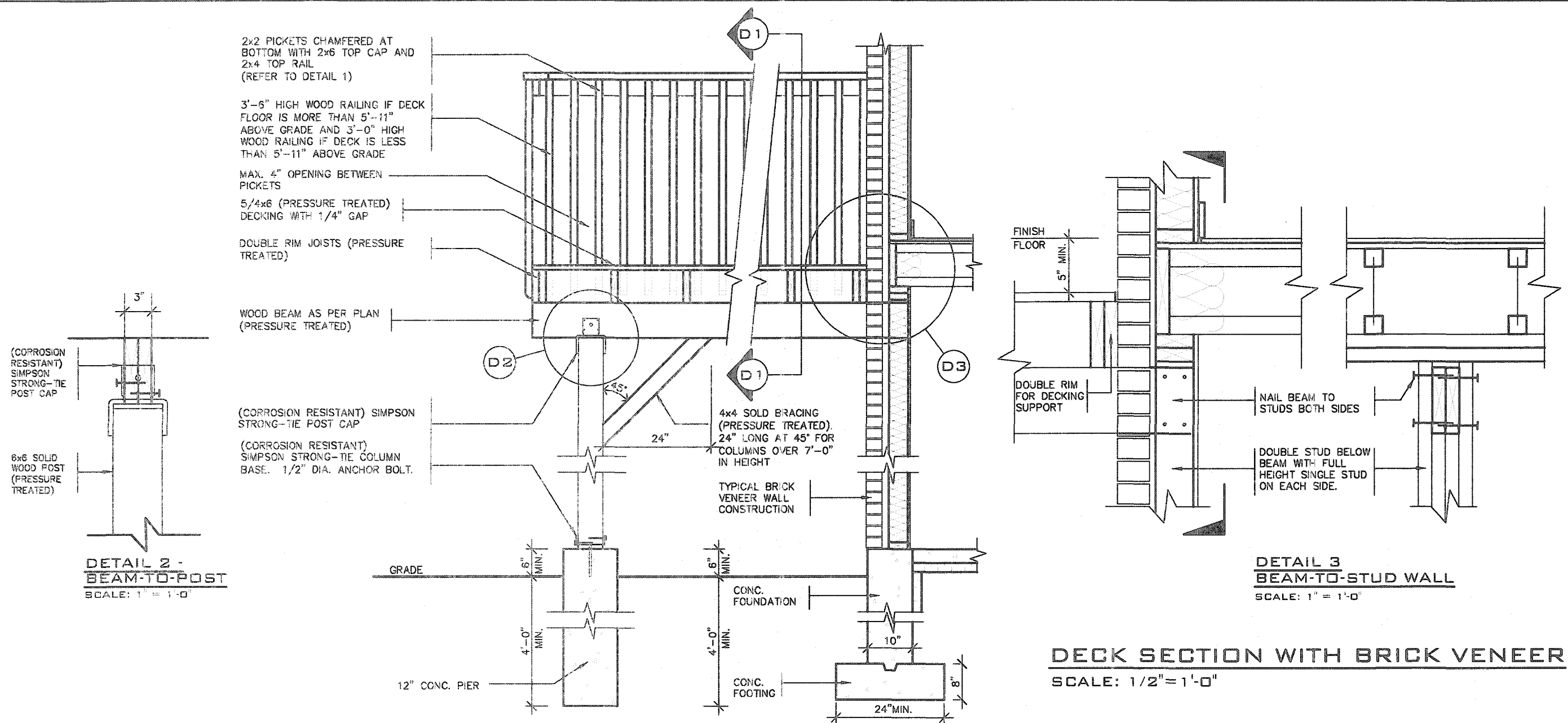
		The undersigned has retained sole responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
9	-	
8	-	
7	-	
6	-	
5	-	Richard Vink signature R Vink 2448B SCIN
4	-	nema registration information VA3 Design Inc. 4265B
3	-	
2	-	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 liability of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
1	ISSUED FOR PERMIT. no. description APR 13/20 GW date by	

VA3 DESIGN

255 Consumers Rd Suite 120
Toronto ON M2J 1K4
t 416.630.2255 f 416.630.4732
va3design.com

		SINGLES
project name RUSSELL GARDENS PH. 3	municipality WATERDOWN	project no. 19014
date APRIL 2020		drawing no. 5
drawn by GW	checked by As Shown	file name 19014-CP-STG_DETAILS_A1

WOOD DECK DETAILS

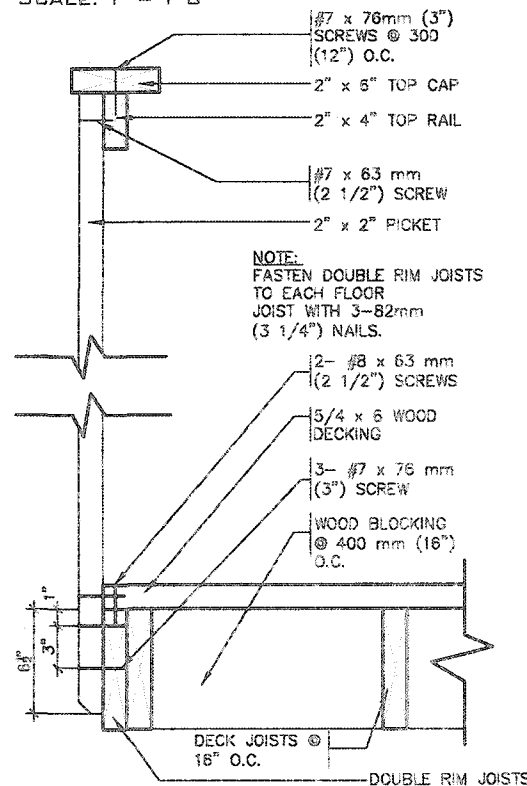


DETAIL 1

CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK

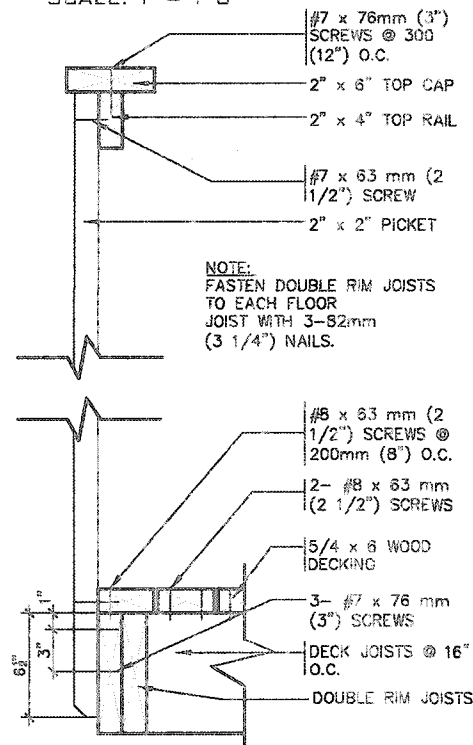
GUARD PARALLEL TO FLOOR JOISTS

SCALE: 1" = 1'-0"



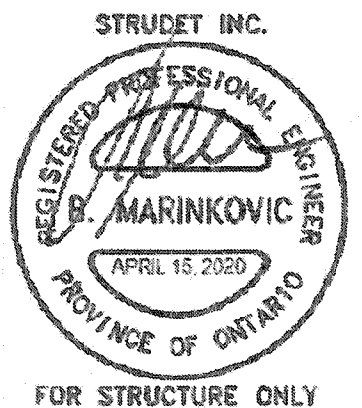
GUARD PERPENDICULAR TO FLOOR JOISTS

SCALE: 1" = 1'-0"



GENERAL NOTES

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



2012 CODE
COMPLIANCE PACKAGE A1

9					
8					
7					
6					
5					
4					
3					
2					
1	ISSUED FOR PERMIT.	APR 13/20	GW		
no. description		date	by		

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

qualification information

Richard Vink 24488

signature

name

VA3 Design Inc. 42658

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 copied.

VA3 DESIGN

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

Greenpark.

project name
RUSSELL GARDENS PH. 3

location
WATERDOWN

date
APRIL 2020

drawn by
GW

checked by
-

scale
As Shown

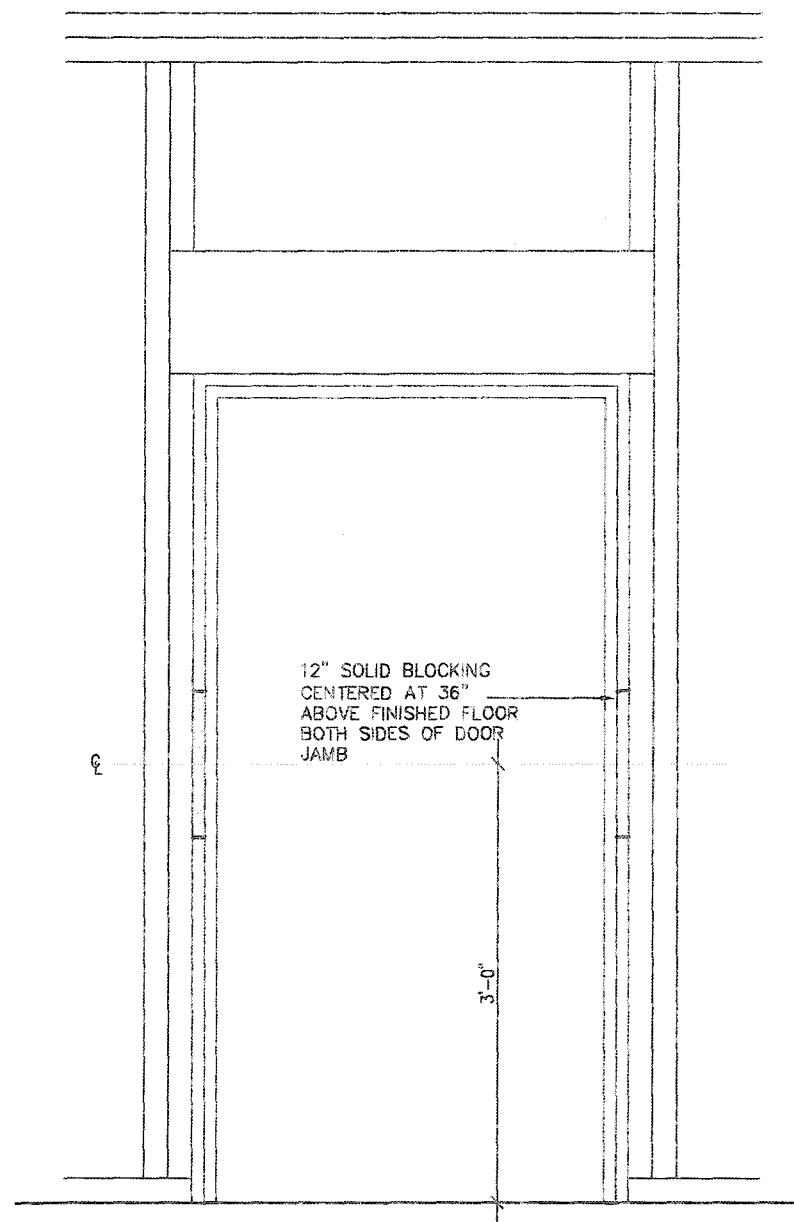
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WOOD DECK DETAILS-WALK-OUT CONDITION

file name
19014-GP-STD_DETAILS_A1

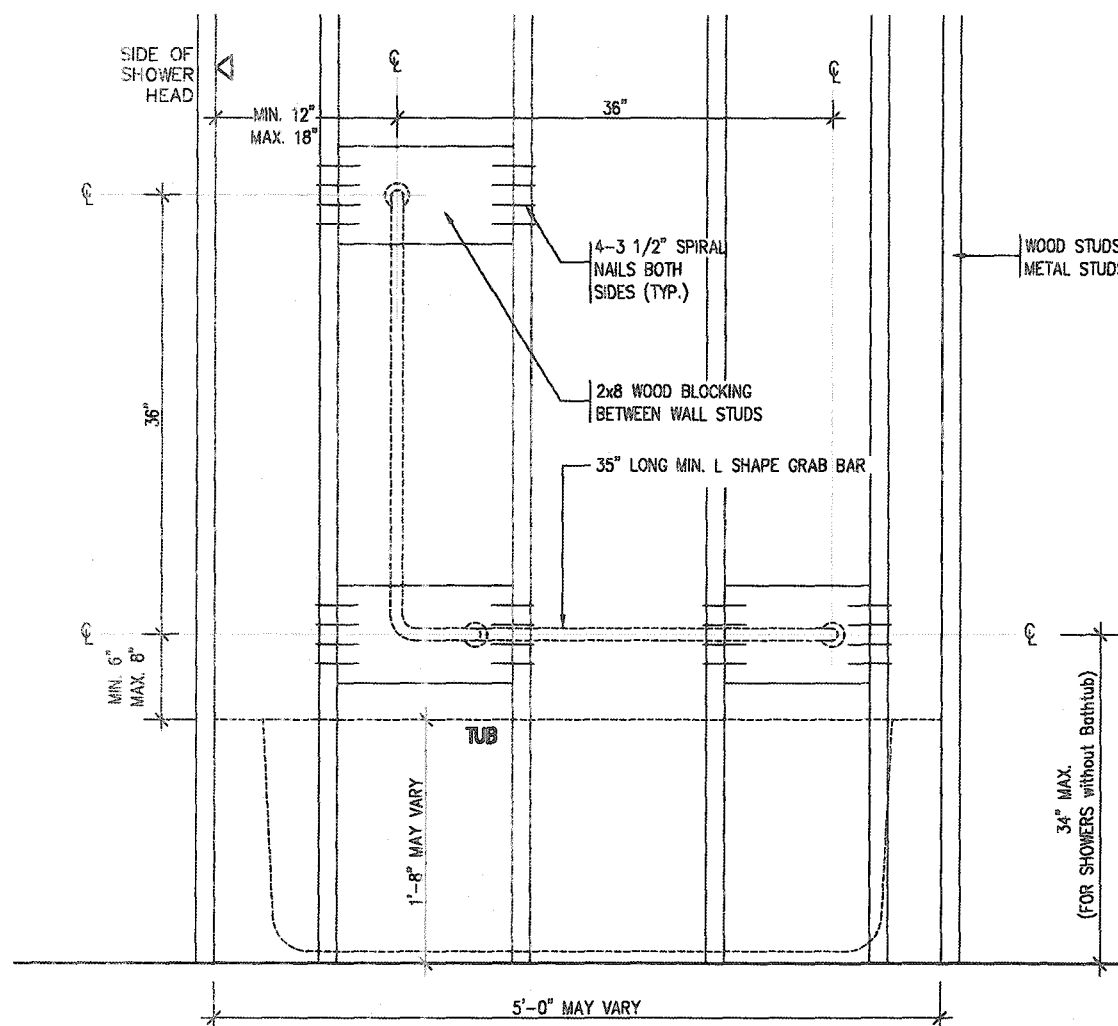
SINGLES

project no.
19014

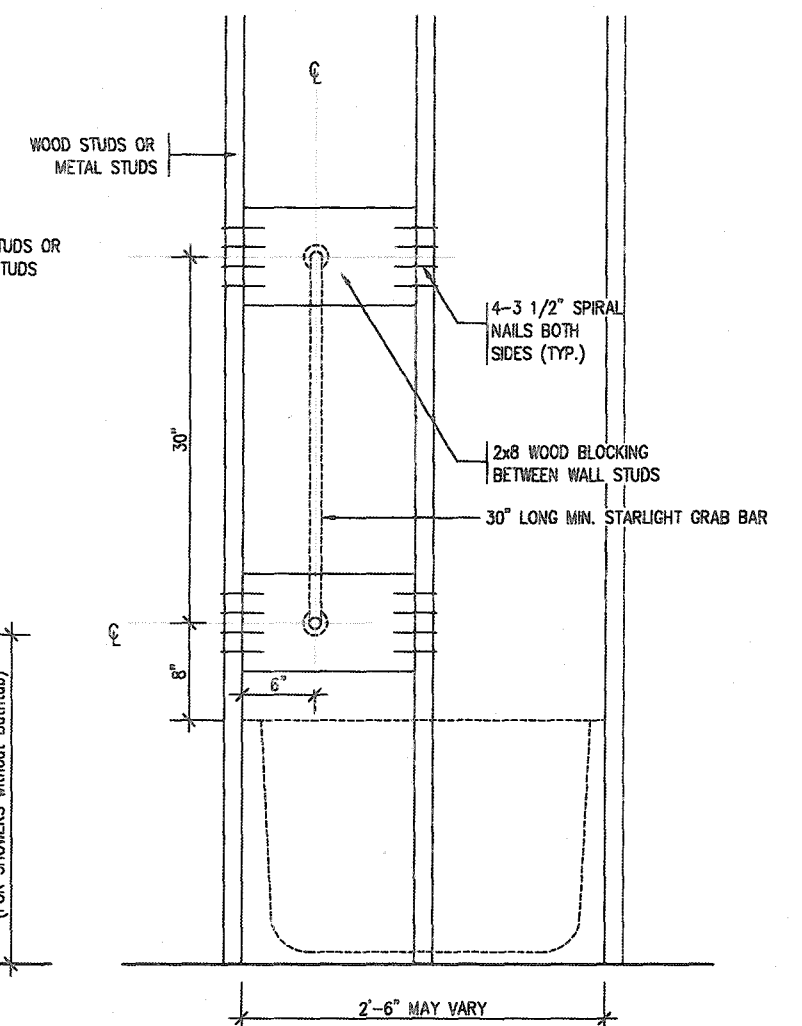
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6



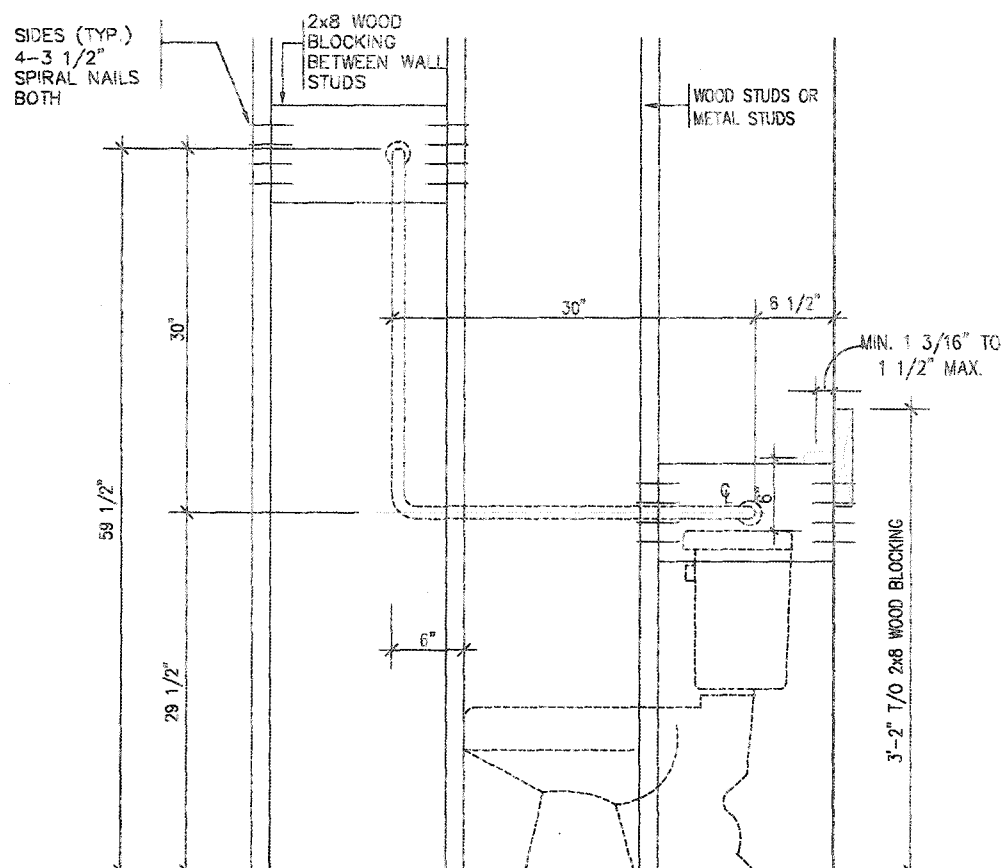
RESISTANCE TO FORCED ENTRY (OBC 9.6.8.)



BATH TUB/ SHOWER FRONT ELEVATION



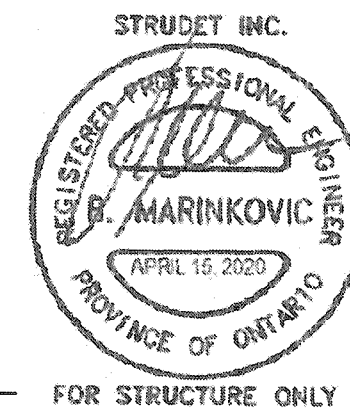
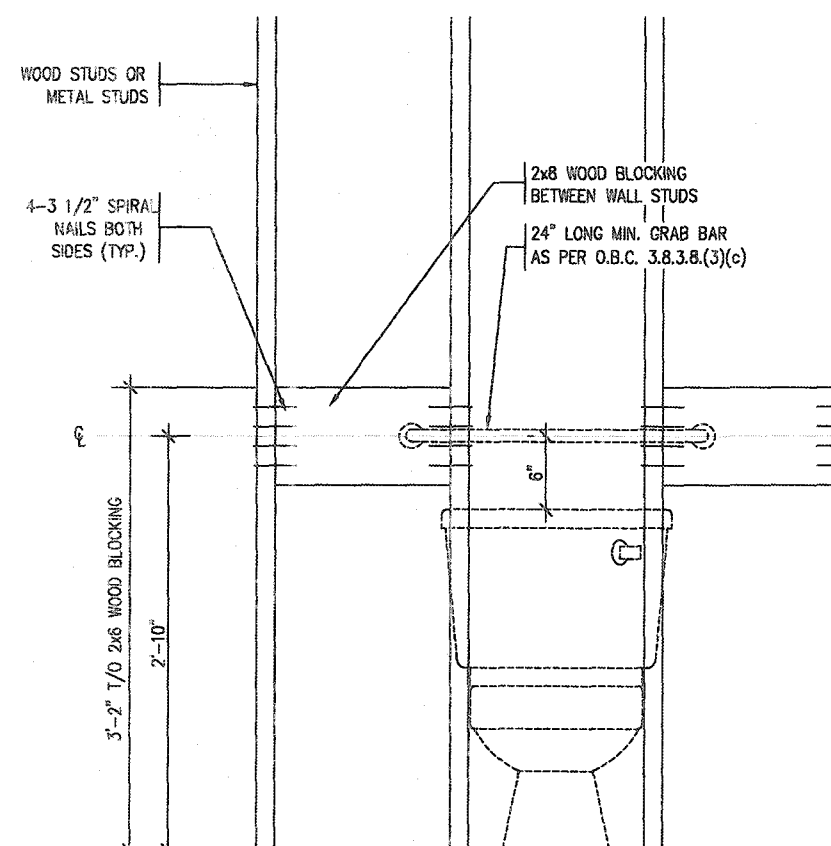
BATH TUB SHOWER HEAD SIDE ELEVATION



TOILET SIDE ELEVATION

STRUCTURAL REINFORCEMENT FOR GRAB BAR (OBC 9.5.2.3.)

FOR MAIN BATH ONLY



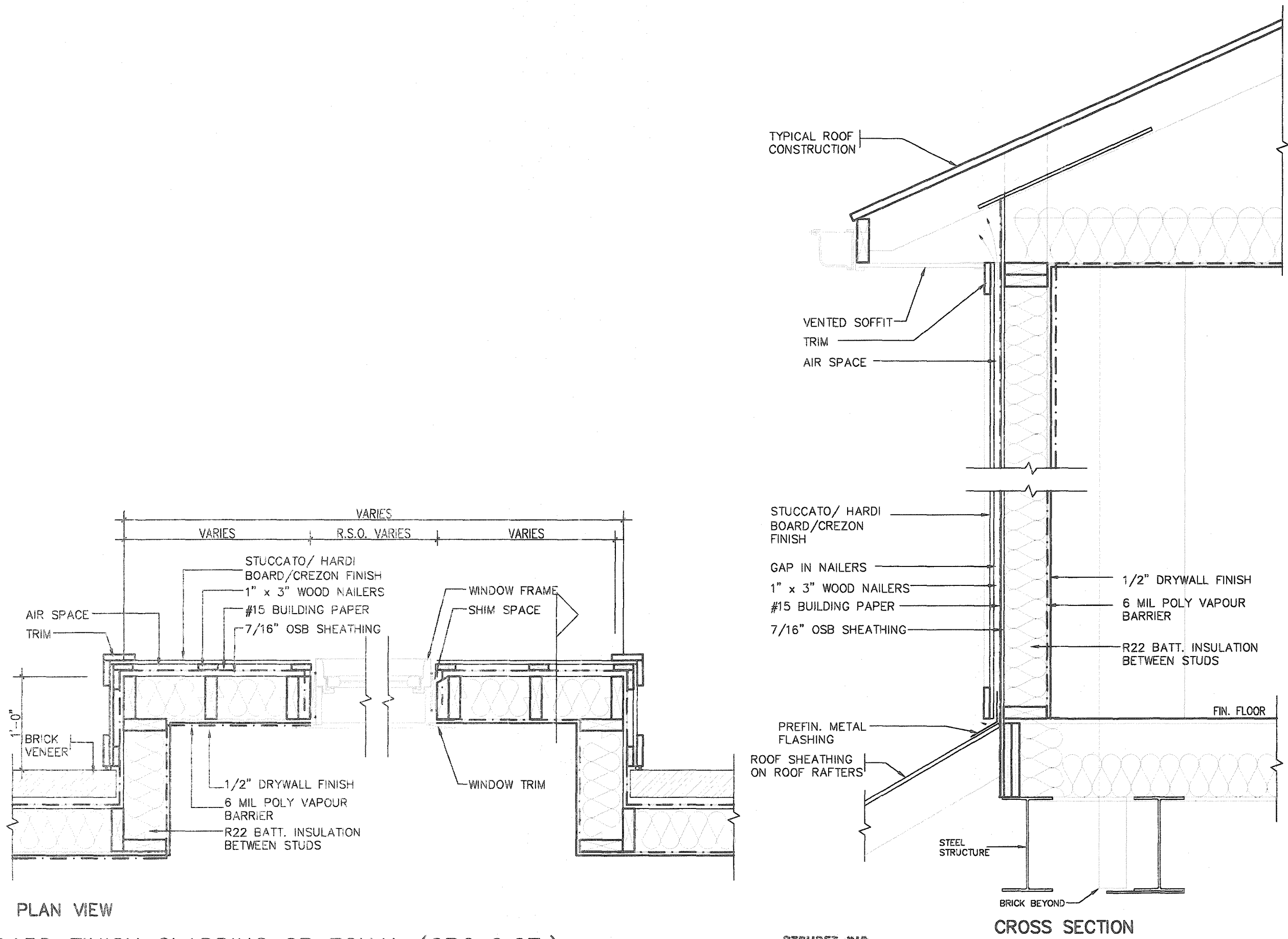
2012 CODE COMPLIANCE PACKAGE

1	ISSUED FOR PERMIT.	APR 13/20	GW
2			
3			
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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
date
APRIL 2020
checked by
-
scale
Not to Scale

SINGLES
project no.
19014
drawing no.
8

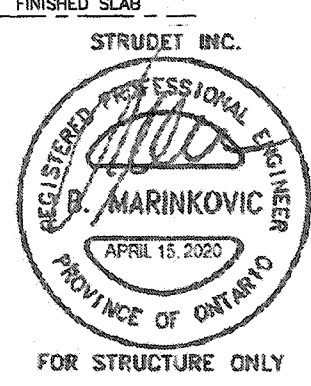
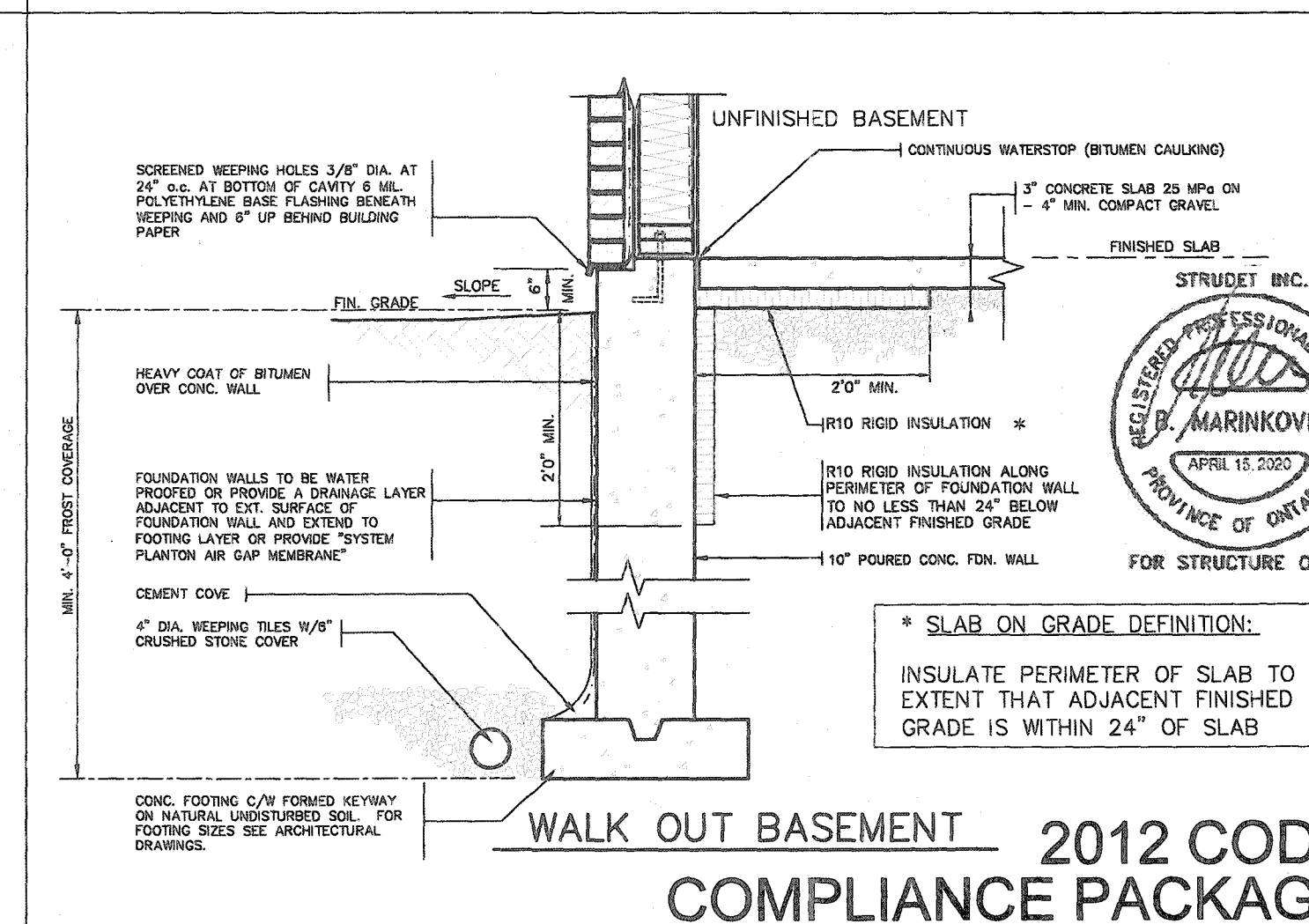
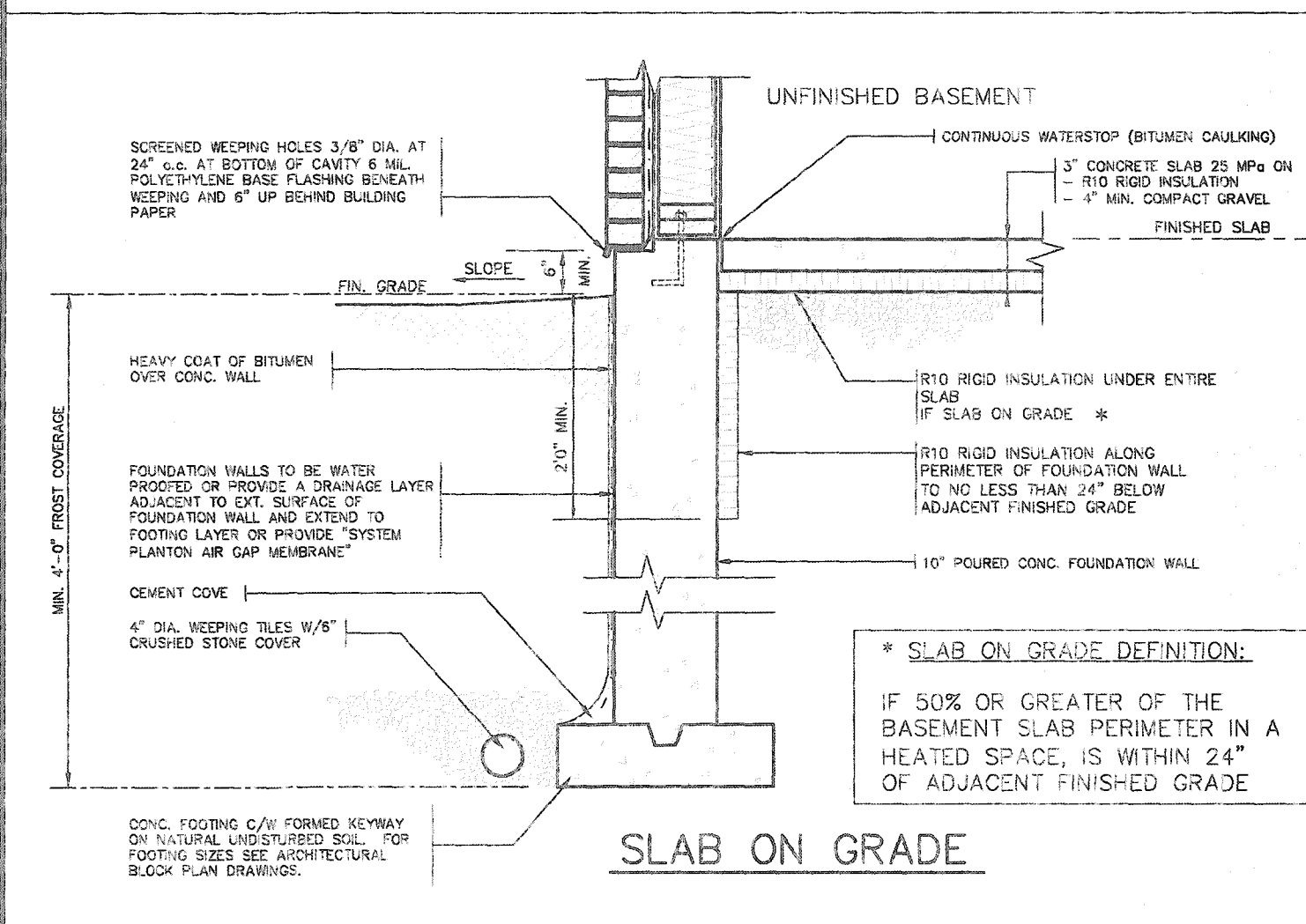
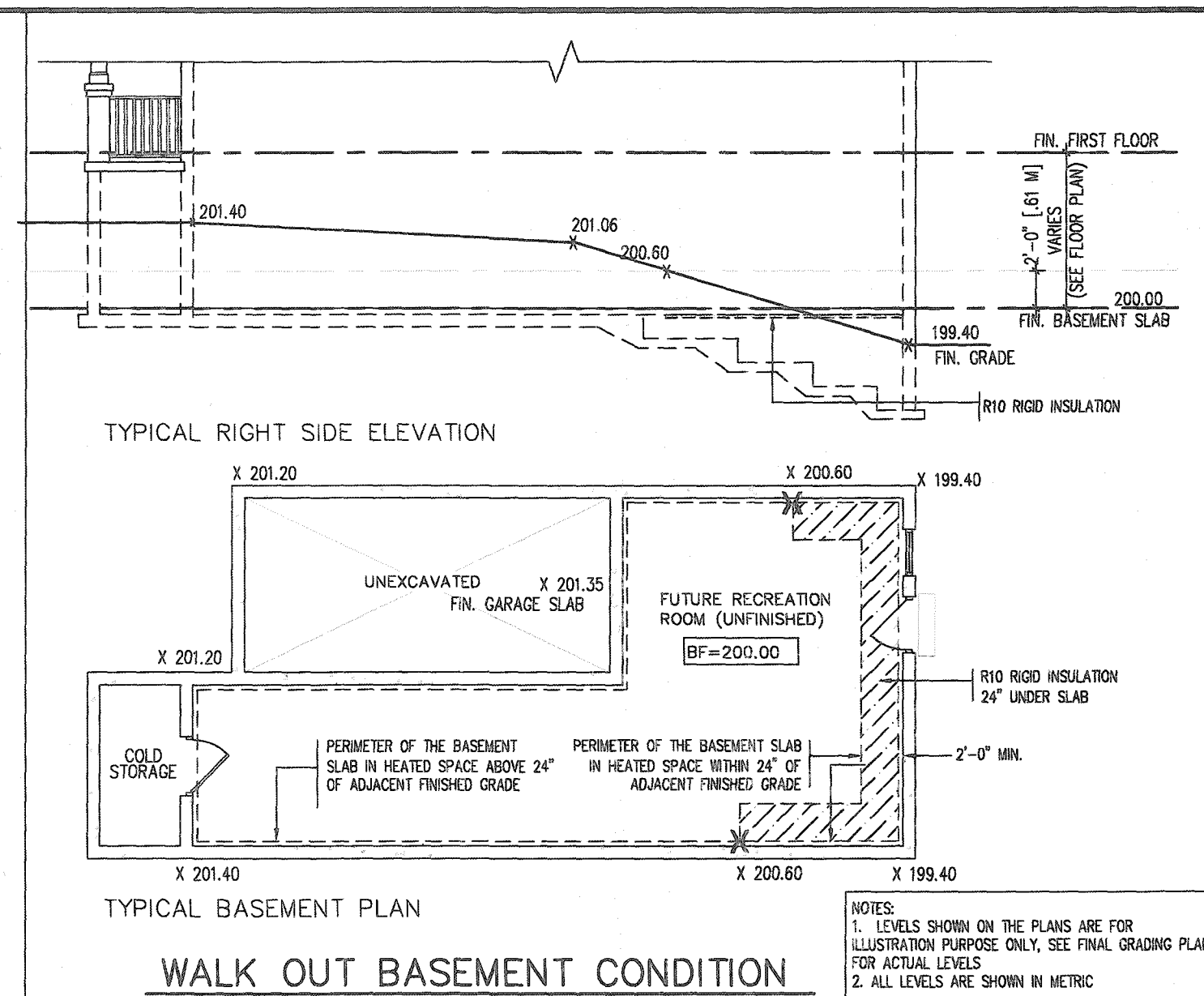
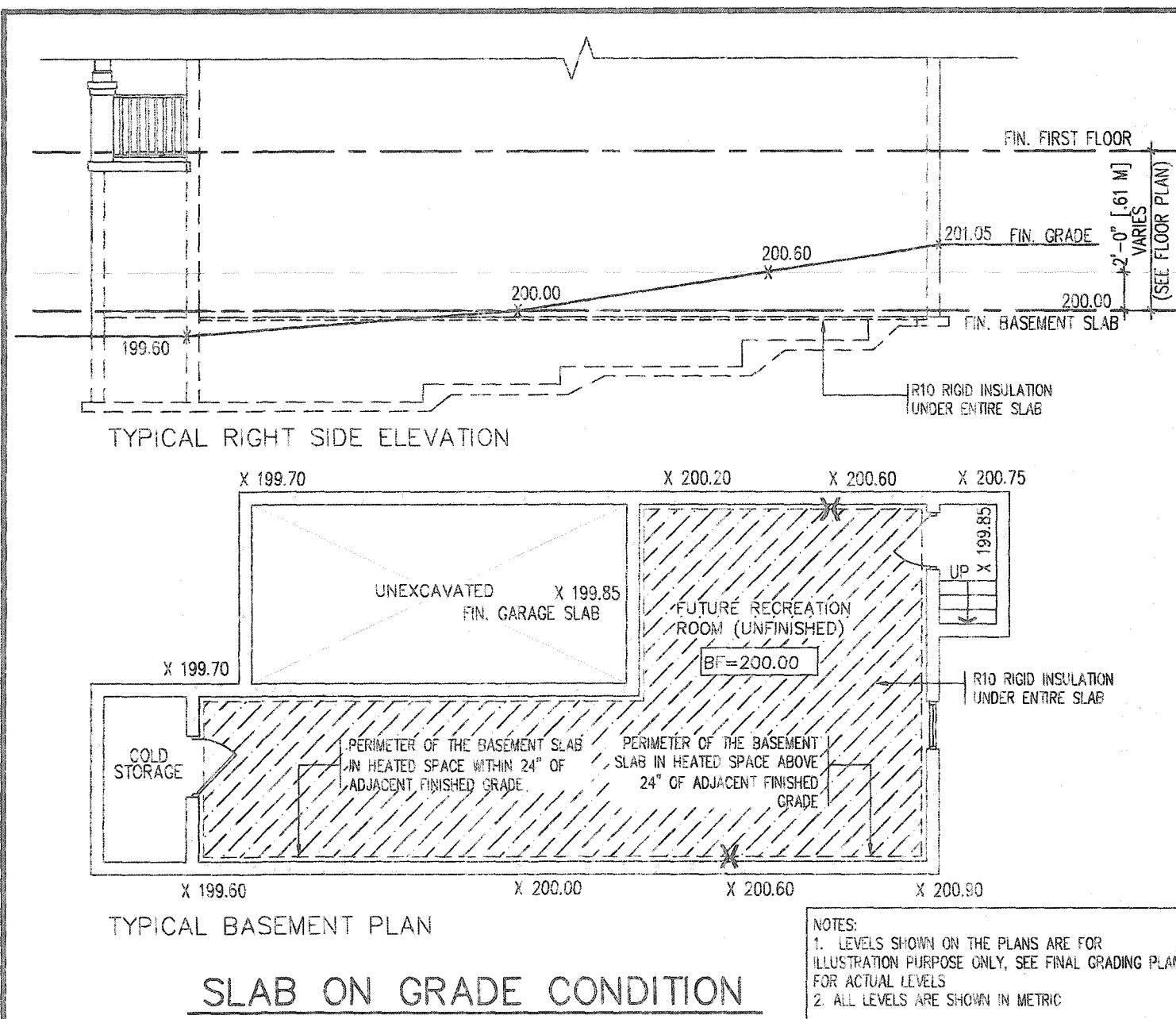


STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.27.)



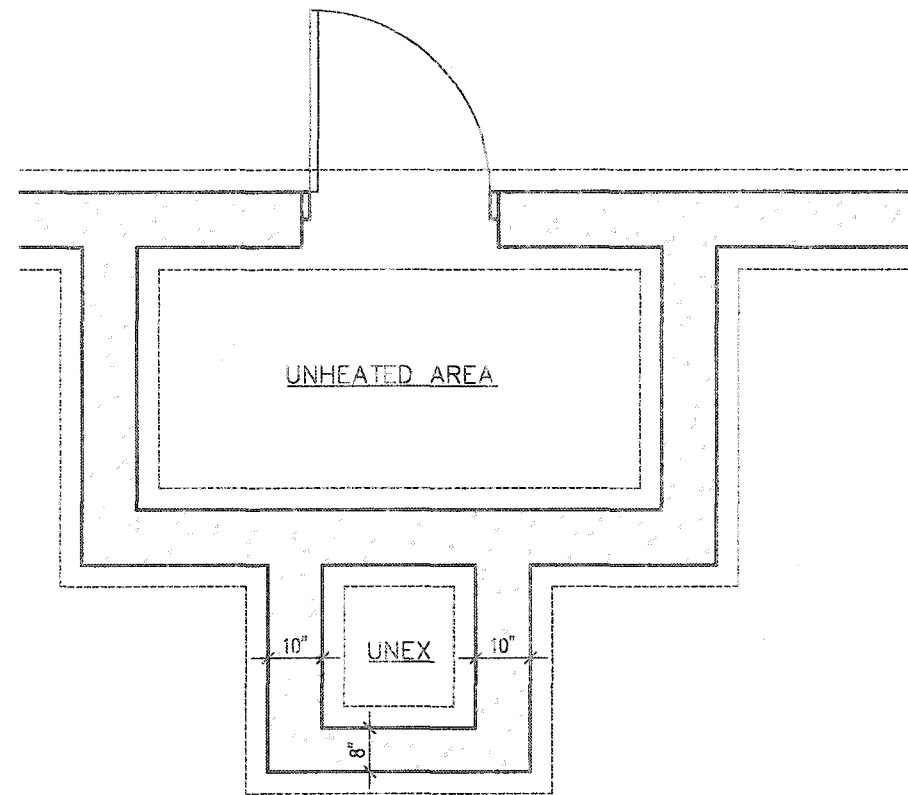
2012 CODE COMPLIANCE PACKAGE A1

9 8 7 6 5 4 3 2 1 ISSUED FOR PERMIT.		APR 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. qualification information Richard Vink 24488 name signature BCN 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 vasdesign.com	Greenpark project name RUSSELL GARDENS PH. 3 date APRIL 2020 drawn by GW	municipality WATERDOWN checked by Not to Scale	project no. 19014 drawing no. 9
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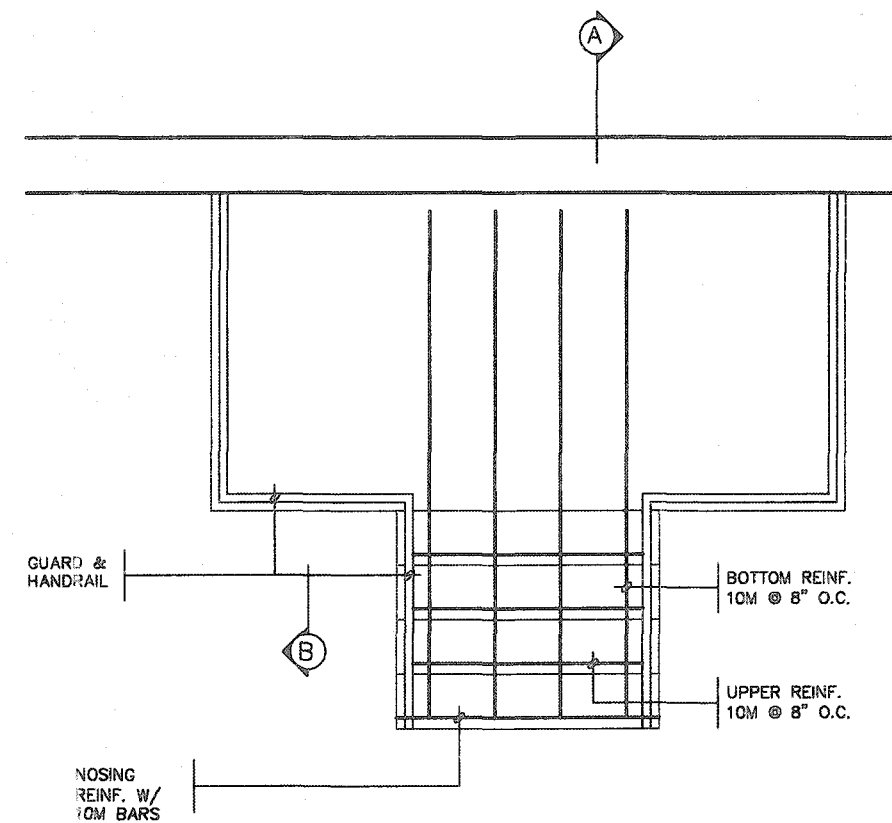


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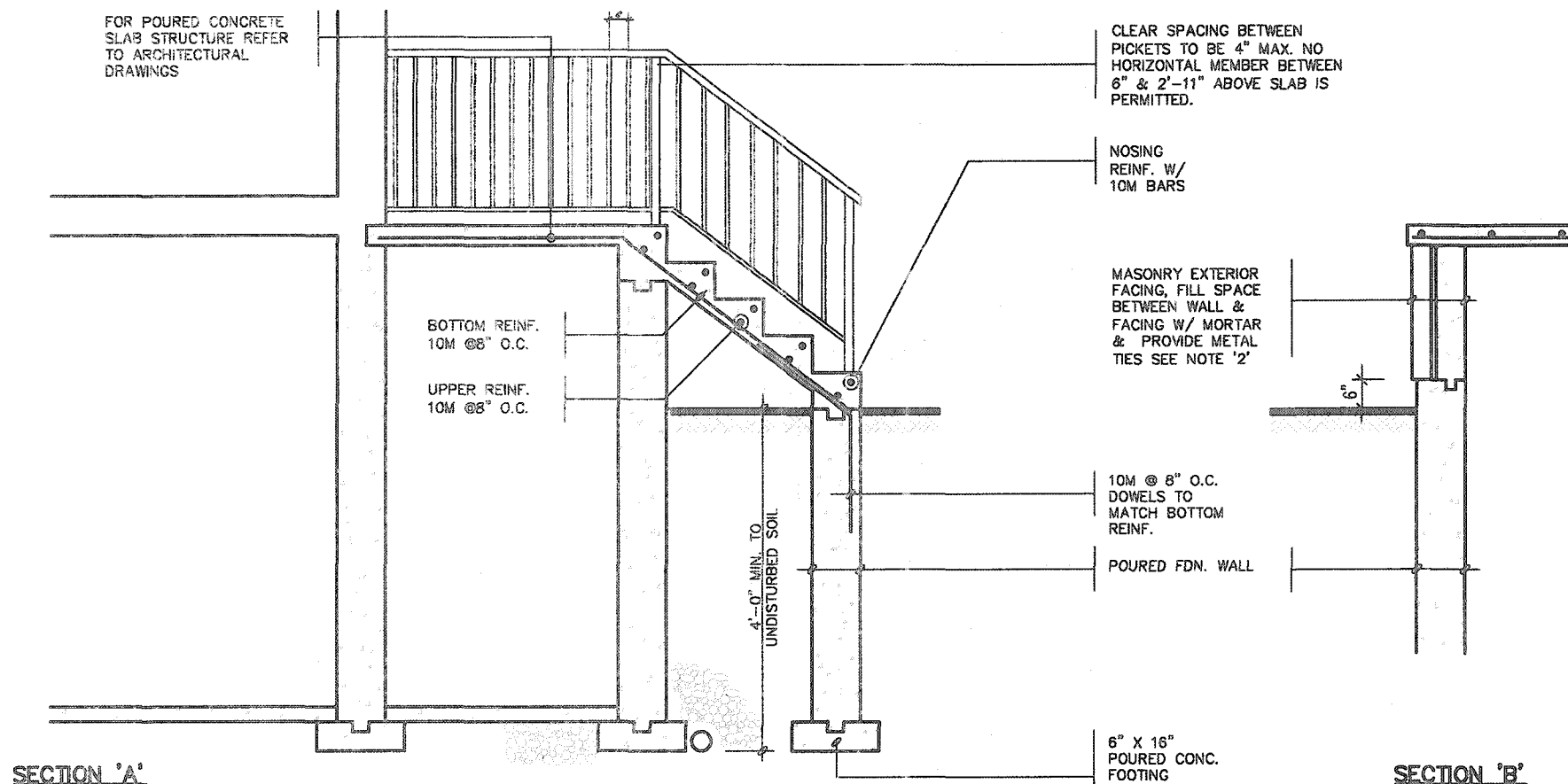
9	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	24488	BCW	42658	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	project name RUSSELL GARDENS PH. 3	municipality WATERDOWN	project no. 19014
8	qualification information	signature				date APRIL 2020	checked by GW	drawn by GW
7	name					noted by Not to Scale	file name 19014-GP-STD_DETAILS_A1	drawing no. 10
6	registration information							
5	VA3 Design Inc.							
4								
3								
2								
1	ISSUED FOR PERMIT.	APR 13/20	GW					
	description	date	by					



FOUNDATION PLAN



GROUND FLOOR PLAN



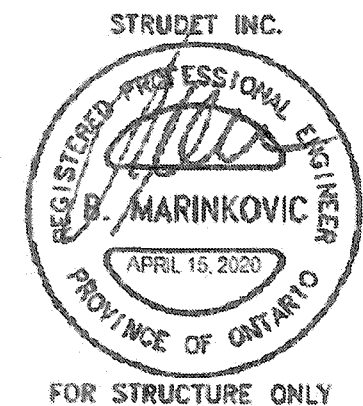
SECTION 'A'

SECTION 'B'

NOTE: FOR MORE THAN 8 RISERS

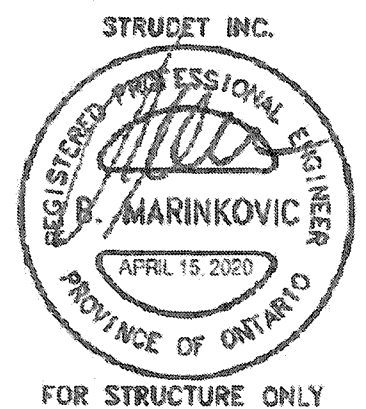
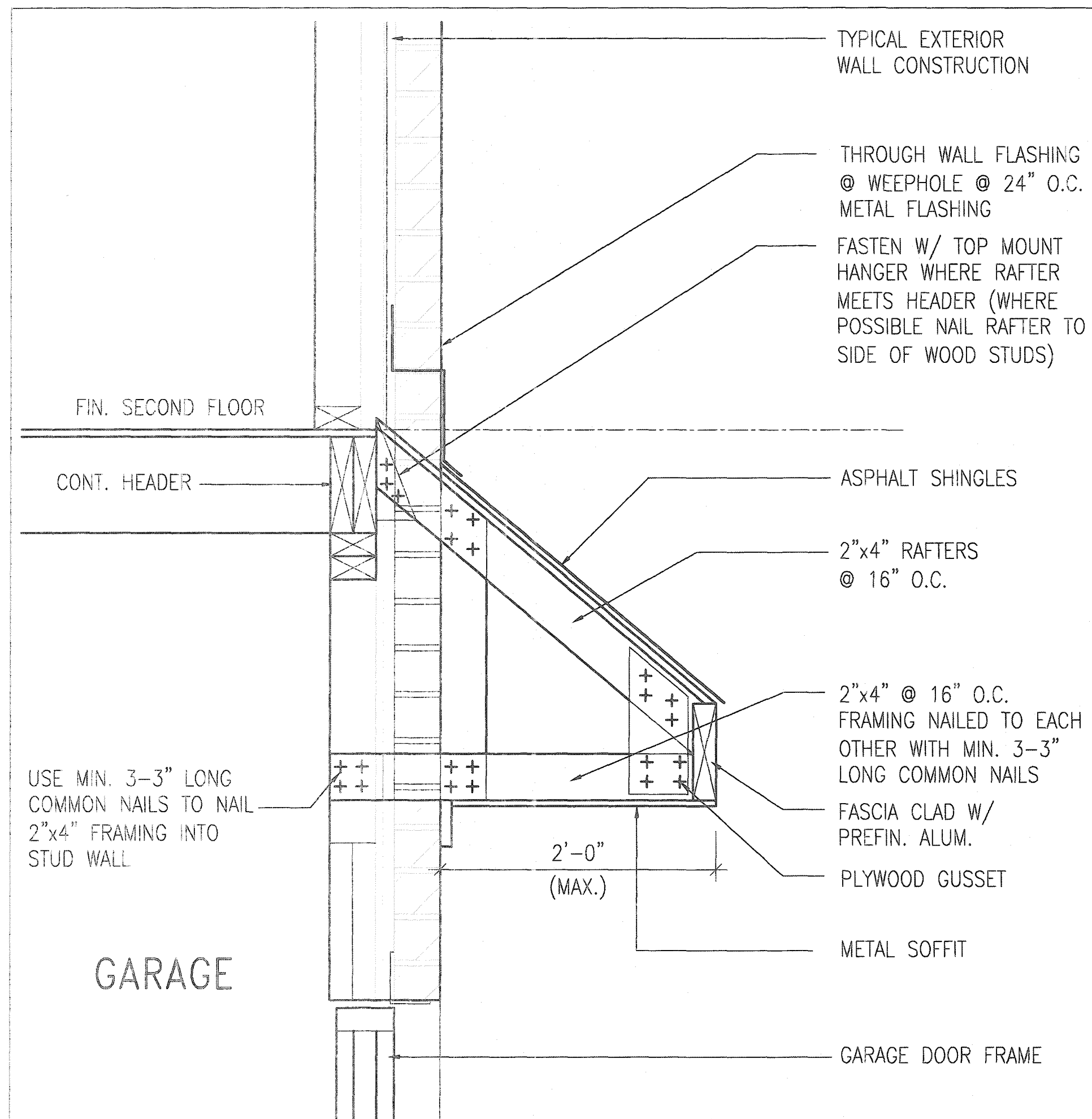
GENERAL NOTES

- 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



2012 CODE COMPLIANCE PACKAGE A1

9 8 7 6 5 4 3 2 1 ISSUED FOR PERMIT. no. description	APR 13/20 GW date by	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. signature Richard Vink 24488 BCN VA3 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 location WATERDOWN project no. 19014 drawing no. 11
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B ROOF OVERHANG DETAIL OVER GARAGE

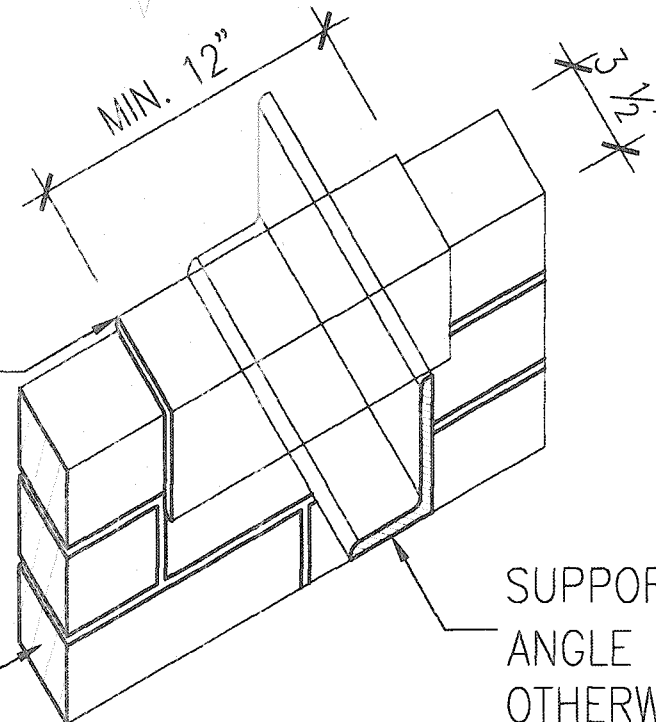
**2012 CODE
COMPLIANCE PACKAGE A1**

9. _____ 8. _____ 7. _____ 6. _____ 5. _____ 4. _____ 3. _____ 2. _____ 1. ISSUED FOR PERMIT.			APR 13/20 date	GW by	The undersigned has reviewed and takes responsibility for this design and for the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Richard Vink 24488 name signature VAS Design Inc. 42658 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.	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 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

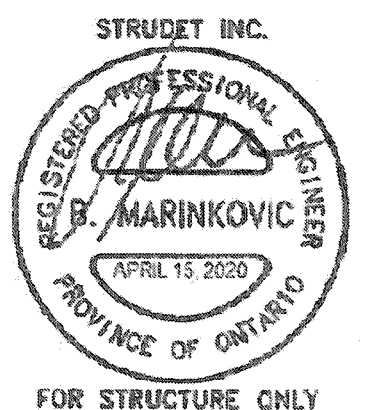


INVERTED
3-1/2"x3-1/2"x1/4"
(90x90x6.0)
STEEL ANGLE

BRICK/
STONE
VENEER

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

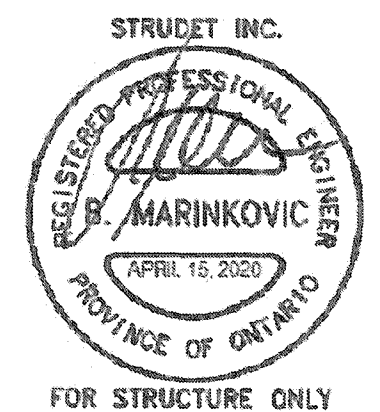
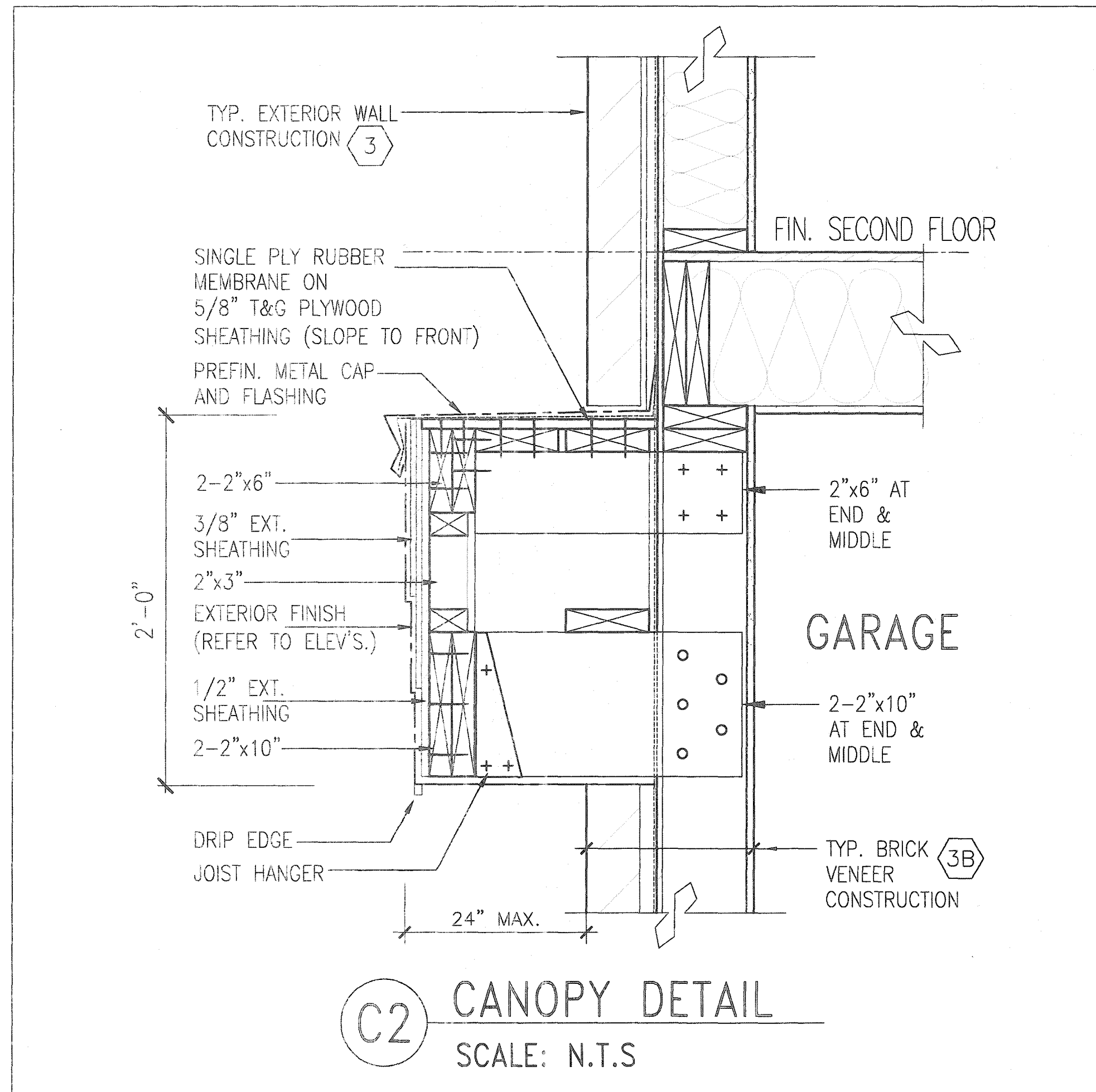
INVERTED STEEL ANGLE DETAIL



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COMPLIANCE PACKAGE A1

9 8 7 6 5 4 3 2 1		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 name signature BCI VAS Design Inc. 42659 registration information Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		VAS DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 vasdesign.com		Greenpark. project name RUSSELL GARDENS PH. 3 municipality WATERDOWN date APRIL 2020 drawn by GW checked by - scale Not to Scale		SINGLES project no. 19014 drawing no. 13	
1 ISSUED FOR PERMIT. no. description A/R 13/20 GW date by		2 3 4 5 6 7 8 9		INVERTED STEEL ANGLE file name 19014-GP-STD_DETAILS_A1		13			

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ISSUED FOR PERMIT. no. description date APR 13/20 GW									