

CONSTRUCTION NOTES (Unless otherwise noted)

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

1. ROOF CONSTRUCTION

NO.210 (10.25kg/m²) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS, APPROVED WOOD TRUSSES @ 610mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. (EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESROUGH, FASCIA, RAIL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") c/c ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATIC VENTILATION: 1300 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 @ 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.

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 @ 400mm (16") O.C. (MAX. HEIGHT 3000mm (9'-10")) WITH APPR. DIAGONAL WALL BRACING. REFER TO NOTE 19 WHERE FLOOR EXISTS ABOVE GARAGE. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

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

BRICK VENEER CONSTRUCTION (2"x4") - GARAGE WALLS
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x76mm (7/8"x7"x3") G.V. 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.

STUCCO WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1 (2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS ON 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 38x140 (2"x6") STUDS @ 400mm (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"x6") @ 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 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.

FOUNDATION WALL/FOOTINGS: (9.15.3, 9.15.4, 9.13.2, 9.14.2.1, 9.14.2.2)
200mm (8") POURED CONC. FDTN. WALL: 15MPa (2200psi) WITH REINFORCING DAMPPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER FLOOR: WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE, DRAINAGE LAYER IS NOT REQ'D. IF FOUNDATION WALL IS WATERPROOFED, MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYED CONC. FTG. BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL.

STRIP FOOTINGS - FOR TOWNHOUSES
FOR STRIP FOOTING STUDS REFER TO BLOCK FOUNDATION PLAN. ASSUMED 120 KPa (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.

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

BASEMENT SLAB OBC 9.13.1.6 (1)(b), 9.16.4.5 (1), 9.25.3.3 (16)
80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 25MPa (3600psi) CONC. WITH DAMPPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12, 3.1.1.2.5 (6) where required.

WOOD SUBFLOORS (SEE OBC 9.23.1.4 & 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.

ATIC INSULATION (SB-12-TABLE 3.1.1.2.A (SB-12-3.1.1.8))
RS 1556 (R60) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 10mm (3/8") INT. DRYWALL FINISH OR APPROVED SOUL. RS 1552 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL.

ALL STAIRS/EXTERIOR STAIRS - OBC 9.8.8 - UNIFORM RISE
-50mm (2") MAX. BETWEEN ADJACENT TREADS OR LANDINGS.
-10mm (1/2") MAX. BETWEEN TALLEST & SHORTEST RISE IN FLIGHT.

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

FOR CURVED STAIRS
MIN. RUN = 150 (6")
MIN. AVG. RUN = 200 (8")

HANDRAILS - OBC 9.8.7 -
FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION.

INTERIOR GUARDS - OBC 9.8.8 -
INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH.
EXTERIOR GUARDS - OBC 9.8.8 -
900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (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., CALCULATING OR 25 (1") MIN. MINERAL WOOL BETWEEN FLOOR AND TOP OF FDTN. WALL.
USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

BASEMENT INSULATION (SB-12-3.1.1.7, 9.25.2.3, 9.13.2.6)
FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE INTERIOR OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. RSI 3520 (R200) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER RECOMMENDED DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. AIR BARRIER TO BE SEALED TO FOUNDATION WALL WITH CHALKING. CONTINUOUS INSULATION (ci) IS NOT TO BE INTERRUPTED BY FRAMING.

BASEMENT BEARING STUD PARTITION
38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPPROOFING 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 350x155 (12"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)
89mm (3-1/2") DIA. x 478mm (18 7/8") STL. COL. WITH A MIN. CAPACITY OF 108.30N (24,000lbs) WITH 15x15x0.5 (5"x5"x3/8") STL. TOP & BOTTOM PLATE.

STEEL COLUMN
89mm (3-1/2") DIA. x 478mm (18 7/8") 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 x80mm 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 SHIMSON STRONG INC.

CONCRETE PLASTER

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

15x38 (1"x2") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM. (OBC 9.23.4.3 (3c))

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.

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 5.4" (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.

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

EXTERIOR STIEP
PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 200mm (7'-7/8") MIN. TREAD 150mm (9'-7/32"). SEE OBC 9.8.9.2, 9.8.9.3 & 9.8.10.
DRYER VENT (OBC 9.23.8.7 & 9.24.1.1)
CAPPED DRYER EXHAUST VENTED TO EXTERIOR THROUGH ROOF. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE).

INSULATED ATIC ACCESS (OBC 9.19.21 & SB-12-3.1.1.8)
ATIC ACCESS HATCH WITH MIN. DIMENSION OF 545x700mm (21'-1/2"x27'-1/2") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSULATION BACKING. SEE OBC SB-12, 3.1.1.8.

FIREFLACE CHIMNEYS - OBC 9.21.1 -
TOP OF FIREFLACE CHIMNEY SHALL BE 910mm (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.

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

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

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 PARTIAL WALL, ANCHORED WITH 1-15mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.

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

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

BASEMENT WOOD POST (OBC 9.17.4.2)
3-38x140 (3-2"x6") BUILT-UP POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT 406x408x203 (16"x16"x8") CONC. FTG. OR AS OTHERWISE SPECIFIED IN DRAWING.

STEEPPED FOOTINGS (OBC 9.15.3.3)
MIN. HEIGHT, STEP = 600mm (24").
MAX. VERT. STEP = 600mm (24").

SLAB ON GRADE
MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL, REINFORCED WITH 6x6-M2.8W2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT OR COMPACTED 32.0 MPa GRADE. UNDER SLAB INSULATION AS PER OBC SB-12, 3.1.1.7 (6)(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 UNITS
1 = 3-1/2" x 3-1/2" x 1/4" (90x90x0.6)
2 = 4" x 3-1/2" x 5/16" (102x89x0.8)
3 = 4" x 3-1/2" x 5/16" (125x90x0.8)
4 = 4" x 3-1/2" x 3/8" (150x90x1.0)
5 = 6" x 4" x 3/8" (150x100x1.0)
6 = 2" x 4" x 3/8" (180x100x1.0)

LAMINATED VENEER LUMBER (LVL) BEAMS
LVL1A = 1-1 3/4"x7 1/4" (4-43x184)
LVL1B = 2-1 3/4"x7 1/4" (2-43x184)
LVL2 = 3-1 3/4"x7 1/4" (3-43x184)
LVL3 = 4-1 3/4"x7 1/4" (4-43x184)
LVL4 = 1-1 3/4"x9 1/4" (1-43x235)
LVL4A = 2-1 3/4"x9 1/4" (2-43x235)
LVL5 = 3-1 3/4"x9 1/4" (3-43x235)
LVL5A = 4-1 3/4"x9 1/4" (4-43x235)
LVL6A = 1-1 3/4"x11 7/8" (1-45x300)
LVL6B = 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)
LVL8A = 3-1 3/4"x14" (3-45x356)

BRICK VENEER UNITS
WB1 = 3-1/2" x 3-1/2" x 1/4" (89x89x0.6)
WB2 = 4" x 3-1/2" x 5/16" (102x89x0.8)
WB3 = 4" x 3-1/2" x 5/16" (127x89x0.8)
WB4 = 6" x 3-1/2" x 7/16" (152x89x1.0)
WB5 = 6" x 4" x 7/16" (152x102x1.0)
WB6 = 4" x 3-1/2" x 5/16" (127x89x0.8)
WB7 = 5-1/2" x 3-1/2" x 5/16" (127x89x0.8)
WB8 = 6" x 3-1/2" x 5/16" (127x89x0.8)
WB9 = 4" x 3-1/2" x 5/16" (127x89x0.8)
WB10 = 4" x 3-1/2" x 5/16" (127x89x0.8)
WB11 = 4" x 3-1/2" x 5/16" (127x89x0.8)
WB12 = 4" x 3-1/2" x 5/16" (127x89x0.8)

PA2 FOOTINGS
PA1 = 42"x42"x16" CONCRETE PAD
PA2 = 36"x36"x16" CONCRETE PAD
PA3 = 30"x30"x12" CONCRETE PAD
PA4 = 24"x24"x12" CONCRETE PAD
PA5 = 18"x18"x8" CONCRETE PAD

REC BY
F1 = 48"x48"x16" CONCRETE PAD
F2 = 40"x40"x16" CONCRETE PAD
F3 = 34"x34"x14" CONCRETE PAD
F4 = 28"x28"x12" CONCRETE PAD
F5 = 18"x18"x8" CONCRETE PAD

DEPT. P TO FLOOR PLAN FOR UNUSUAL SIZE PADS NOT ON CHART.

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

WOOD UNITS 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"x12" (4-38x286) SPR. No.2
WB9 = 4-2"x12" (4-38x286) SPR. No.2
WB10 = 4-2"x12" (4-38x286) SPR. No.2
WB11 = 4-2"x12" (4-38x286) SPR. No.2
WB12 = 4-2"x12" (4-38x286) SPR. No.2

BRICK VENEER UNITS
WB1 = 3-1/2" x 3-1/2" x 1/4" (89x89x0.6)
WB2 = 4" x 3-1/2" x 5/16" (102x89x0.8)
WB3 = 4" x 3-1/2" x 5/16" (127x89x0.8)
WB4 = 6" x 3-1/2" x 7/16" (152x89x1.0)
WB5 = 6" x 4" x 7/16" (152x102x1.0)
WB6 = 4" x 3-1/2" x 5/16" (127x89x0.8)
WB7 = 5-1/2" x 3-1/2" x 5/16" (127x89x0.8)
WB8 = 6" x 3-1/2" x 5/16" (127x89x0.8)
WB9 = 4" x 3-1/2" x 5/16" (127x89x0.8)
WB10 = 4" x 3-1/2" x 5/16" (127x89x0.8)
WB11 = 4" x 3-1/2" x 5/16" (127x89x0.8)
WB12 = 4" x 3-1/2" x 5/16" (127x89x0.8)

BRICK VENEER UNITS
WB1 = 3-1/2" x 3-1/2" x 1/4" (89x89x0.6)
WB2 = 4" x 3-1/2" x 5/16" (102x89x0.8)
WB3 = 4" x 3-1/2" x 5/16" (127x89x0.8)
WB4 = 6" x 3-1/2" x 7/16" (152x89x1.0)
WB5 = 6" x 4" x 7/16" (152x102x1.0)
WB6 = 4" x 3-1/2" x 5/16" (127x89x0.8)
WB7 = 5-1/2" x 3-1/2" x 5/16" (127x89x0.8)
WB8 = 6" x 3-1/2" x 5/16" (127x89x0.8)
WB9 = 4" x 3-1/2" x 5/16" (127x89x0.8)
WB10 = 4" x 3-1/2" x 5/16" (127x89x0.8)
WB11 = 4" x 3-1/2" x 5/16" (127x89x0.8)
WB12 = 4" x 3-1/2" x 5/16" (127x89x0.8)

BRICK VENEER UNITS
WB1 = 3-1/2" x 3-1/2" x 1/4" (89x89x0.6)
WB2 = 4" x 3-1/2" x 5/16" (102x89x0.8)
WB3 = 4" x 3-1/2" x 5/16" (127x89x0.8)
WB4 = 6" x 3-1/2" x 7/16" (152x89x1.0)
WB5 = 6" x 4" x 7/16" (152x102x1.0)
WB6 = 4" x 3-1/2" x 5/16" (127x89x0.8)
WB7 = 5-1/2" x 3-1/2" x 5/16" (127x89x0.8)
WB8 = 6" x 3-1/2" x 5/16" (127x89x0.8)
WB9 = 4" x 3-1/2" x 5/16" (127x89x0.8)
WB10 = 4" x 3-1/2" x 5/16" (127x89x0.8)
WB11 = 4" x 3-1/2" x 5/16" (127x89x0.8)
WB12 = 4" x 3-1/2" x 5/16" (127x89x0.8)

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. INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE. ALL AIR INTAKES SHALL BE LOCATED SO THAT THEY ARE SEPARATED FROM KITCHEN EXHAUST BY 3.0M IN COMPLIANCE WITH O.B.C. DIV-B TABLE 6.2.3.12.

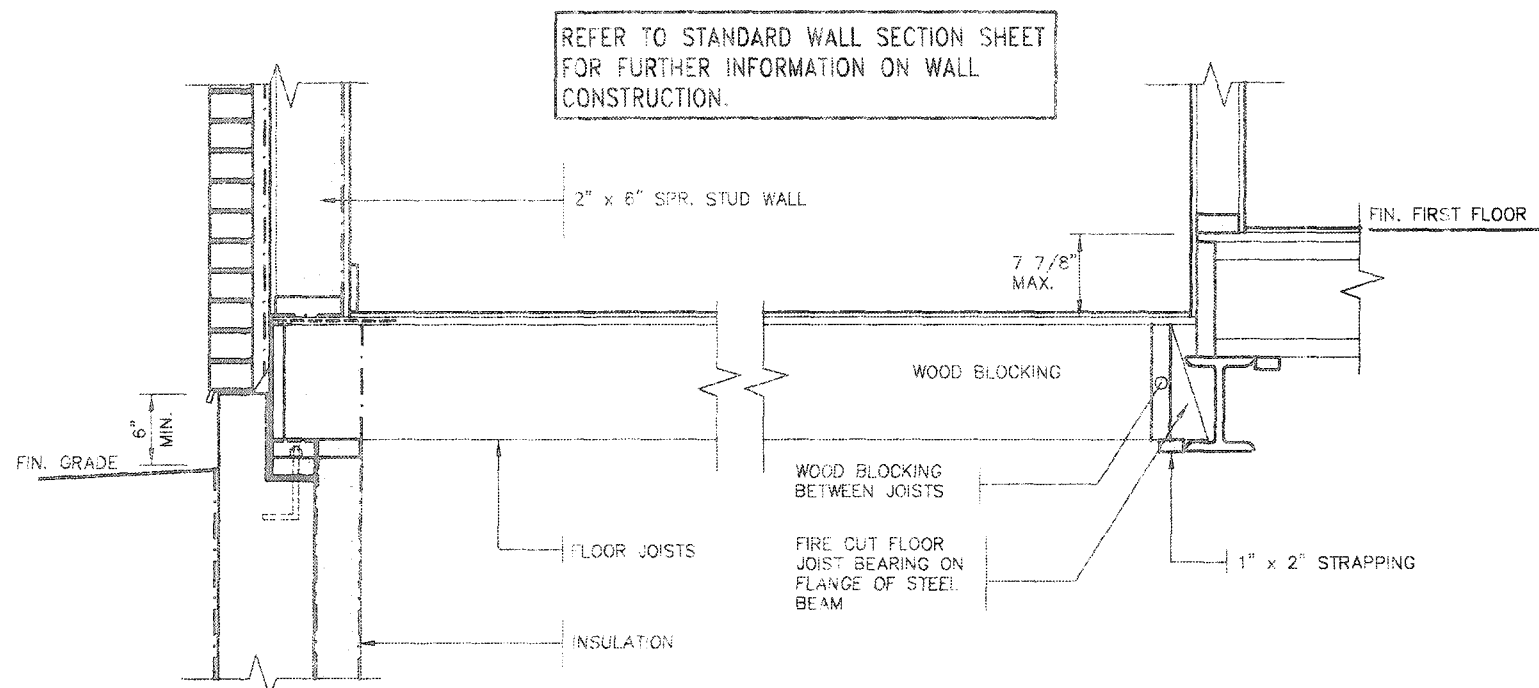
DIRECT VENTING GAS FIREPLACE VENT
DIRECT VENT GAS FIREPLACE VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.

JOIST STRAPPING AND BRIDGING (SEE OBC 9.23.9.4)
16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (* SEE OBC 9.30.6.4) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (* SEE OBC 9.30.2.4)

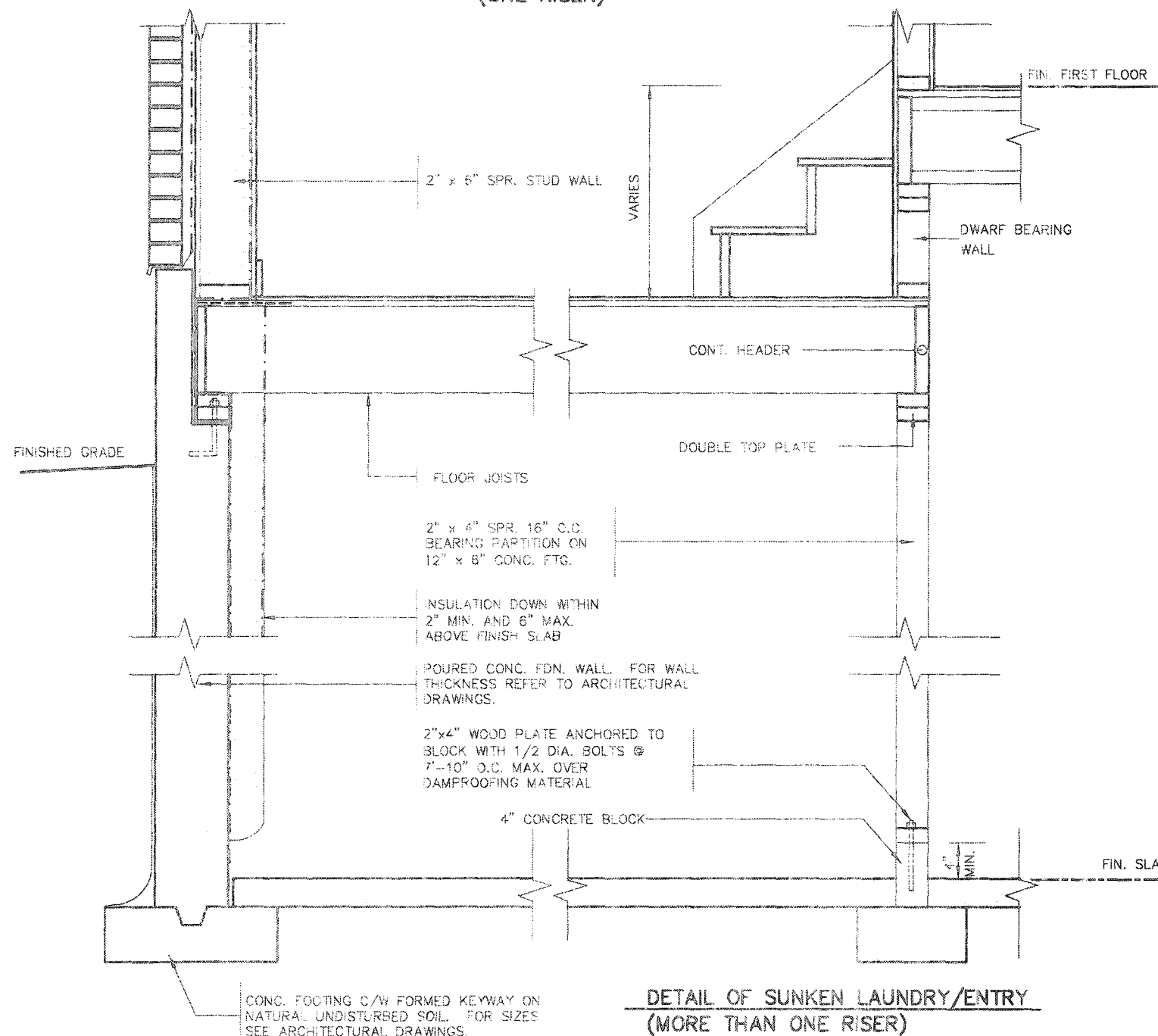
FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2"x4") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-1 OR A-2 STRAPPING SHALL BE 19x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (* SEE OBC 9.23.9.4)

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

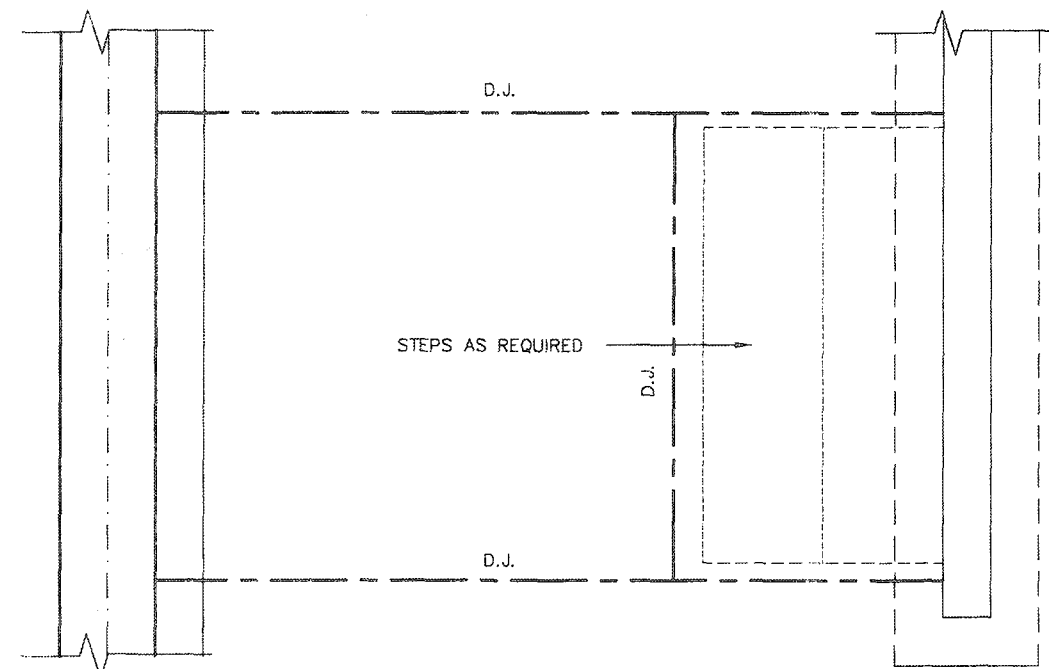
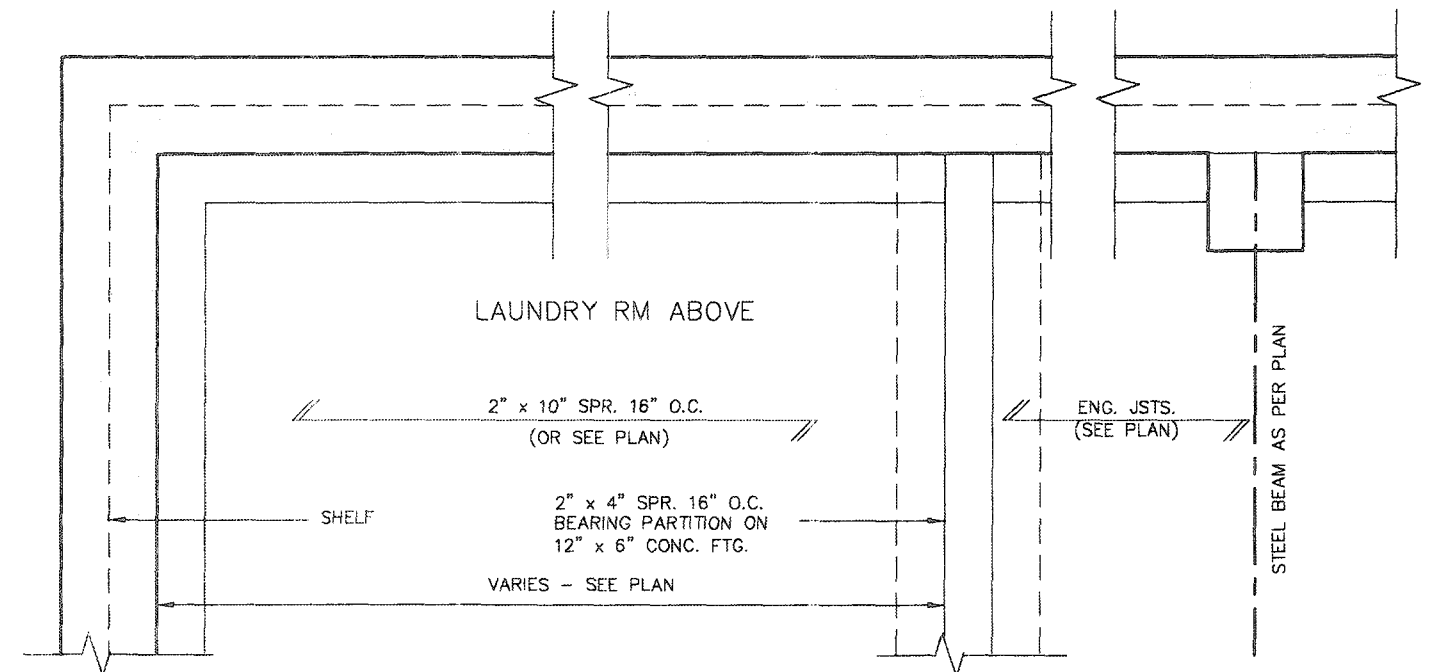
COLD CELLAR PORCH SLAB (OBC 9.39.1)
FOR MAX. 2500 mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (4 7/8") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 200mm (7 7/8") O.C



DETAIL OF SUNKEN LAUNDRY/ENTRY
(ONE RISER)



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

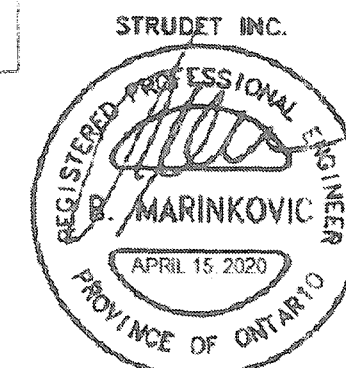


PARTIAL FOUNDATION PLAN

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

APR 09 2021

REC BY _____ DATE _____
REF'D TO _____ DATE _____



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CITY OF HAMILTON
Building Division

Permit No. 21-105991

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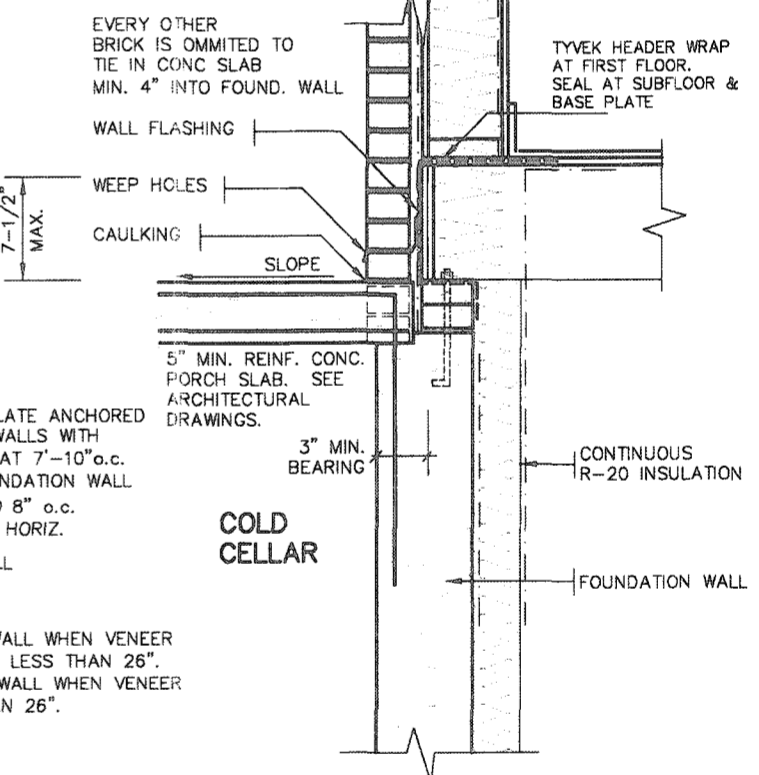
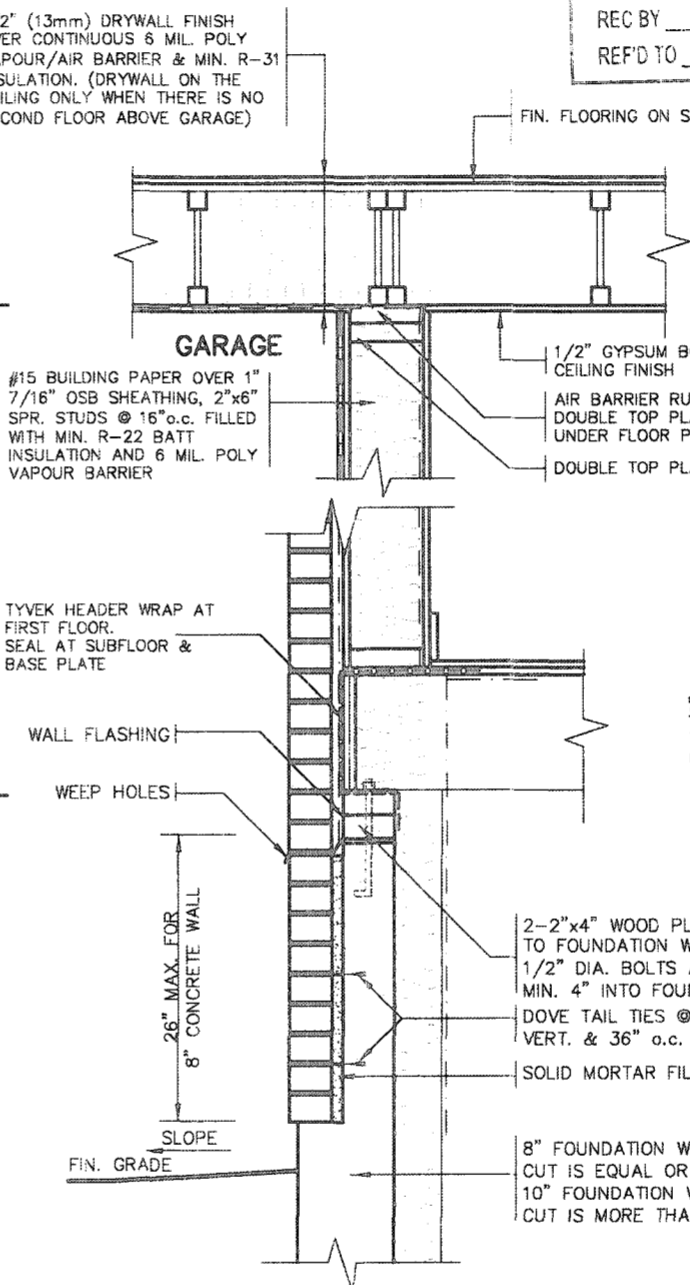
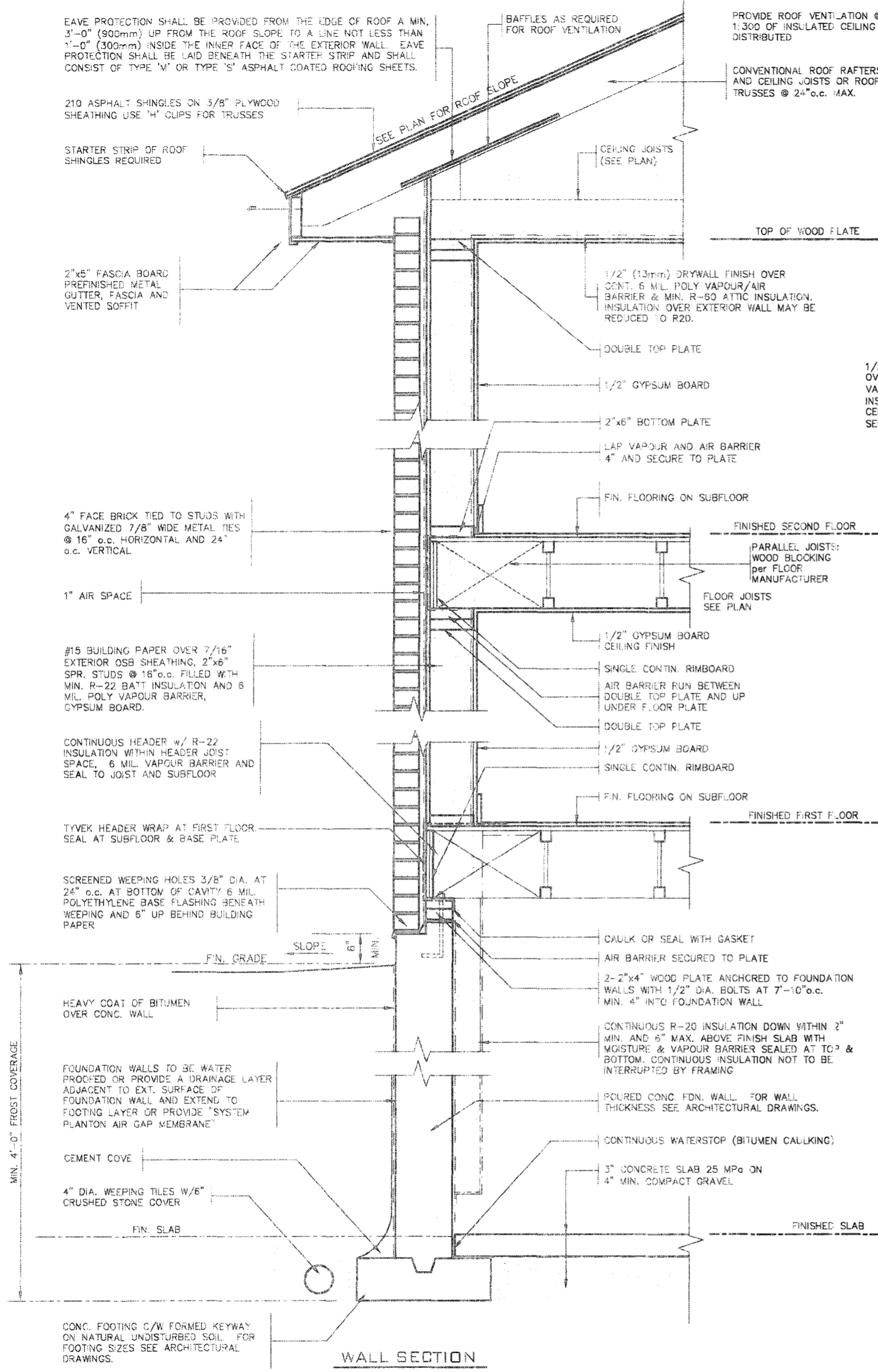
These drawings and/or specifications have been reviewed by
[Signature] DATE Apr 20/21
FOR CHIEF BUILDING OFFICIAL

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2012 CODE
COMPLIANCE PACKAGE A1

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 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.	
ISSUED FOR PERMIT.	APR 13/20	GW	
description	date	by	

VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com		Greenpark project name RUSSELL GARDENS PH. 3 municipality WATERDOWN project no. 19014	
date APRIL 2020 drawn by GW checked by - scale Not to Scale		SUNKEN FLOOR DETAILS file name 19014-GP-STD_DETAILS_A1 drawing no. 2	



CITY OF HAMILTON
Building Division
DETAIL FOR CONCRETE VENEER DROPPED GRADE

DETAIL FOR COLD CELLAR PORCH SLAB

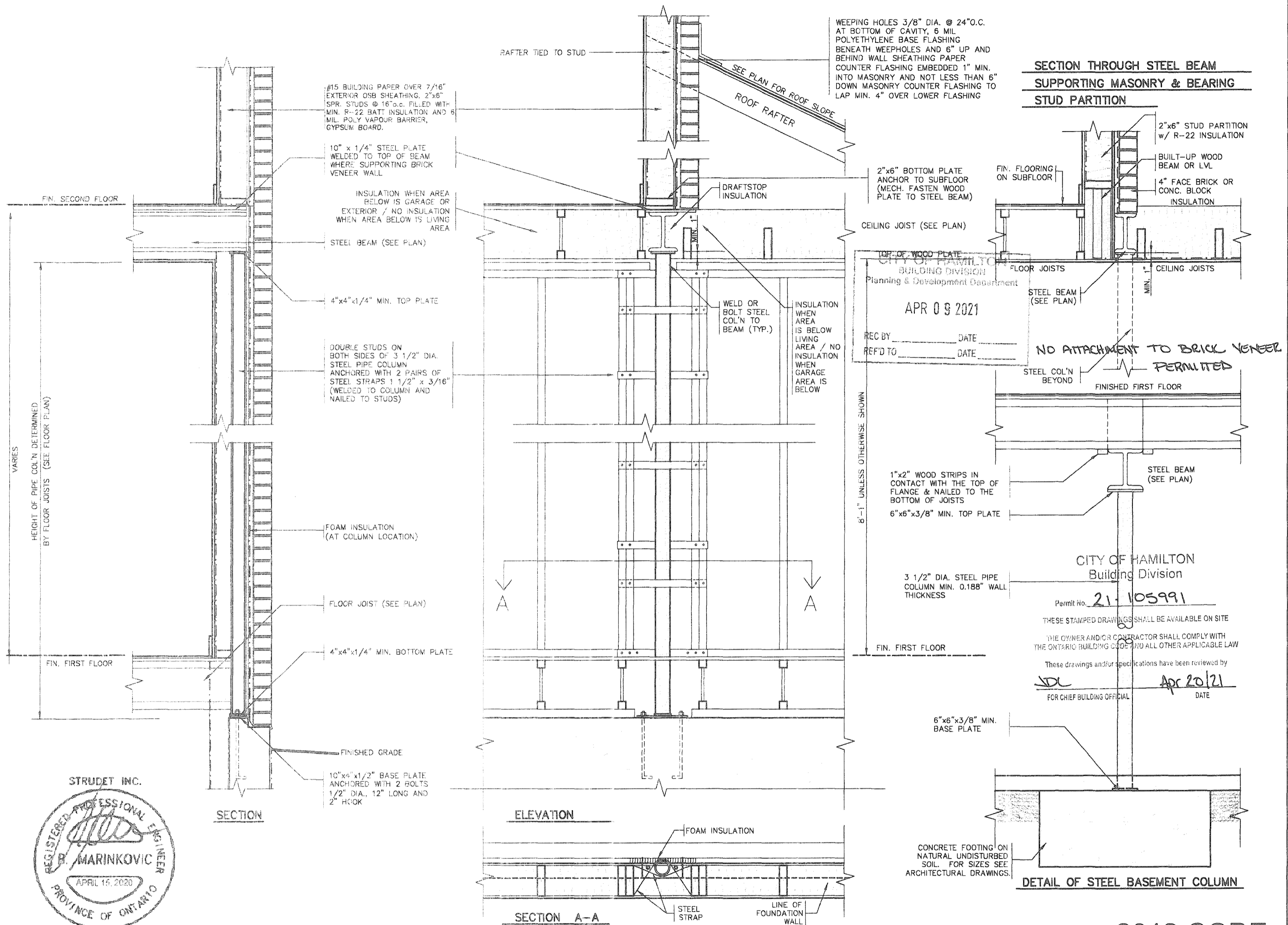
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[Signature] DATE: APR 20/21
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Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.					



2012 CODE COMPLIANCE PACKAGE A1

<div> <div>9</div> <div>8</div> <div>7</div> <div>6</div> <div>5</div> <div>4</div> <div>3</div> <div>2</div> <div>1</div> </div> <div> <div>ISSUED FOR PERMIT.</div> <div>description</div> </div>	<div> <div>APR 13/20</div> <div>GW</div> <div>date</div> <div>by</div> </div>	<div> <div>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.</div> <div>qualification information</div> <div>Richard Vink</div> <div>name</div> <div>24488</div> <div>BCN</div> <div>signature</div> <div>VA3 Design Inc.</div> <div>42658</div> <div>registration information</div> </div> <div> <div>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.</div> </div>	<div> <div>VA3 DESIGN</div> <div>255 Consumers Rd Suite 120</div> <div>Toronto ON M2J 1R4</div> <div>416.630.2255 f 416.630.4782</div> <div>va3design.com</div> </div> <div> <div>Greenpark</div> <div>project name</div> <div>RUSSELL GARDENS PH. 3</div> <div>municipality</div> <div>WATERLOO</div> <div>date</div> <div>APRIL 2020</div> <div>drawn by</div> <div>GW</div> <div>checked by</div> <div>As Shown</div> <div>scale</div> <div>As Shown</div> </div>	<div> <div>SINGLES</div> <div>project no.</div> <div>19014</div> <div>drawing no.</div> <div>4</div> </div> <div> <div>STEEL COLUMN DETAILS</div> <div>19014-GP-STD_DETAILS_A1</div> </div>
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2" x 2" PICKETS CHAMFERED AT BOTTOM WITH 2" x 6" TOP CAP AND 2" x 4" TOP RAIL (REFER TO DETAIL 1)

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

MAX. 4" OPENING BETWEEN PICKETS

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

WB1 RIM JOISTS (PRESSURE TREATED)

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

9 1/4" MIN. 14" MAX. 4 7/8" MIN. 7 1/8" MAX.

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

2" x 12" STRINGER

PRECAST CONCRETE SLAB

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

12" CONC. PIER

WOOD DECK SECTION WITH BRICK VENEER

SCALE: 1/2" = 1'-0"

DETAIL 1

CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK

GUARD PARALLEL TO FLOOR JOISTS

SCALE: 1" = 1'-0"

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

NOTE: FASTEN RIM JOISTS TO WOOD BLOCKING WITH 3-82mm (3 1/4") NAILS

2- #8 x 63 mm (2 1/2") SCREWS
2" x 6" OR 2" x 4" WOOD DECKING
3- #7 x 75 mm (3") SCREW
WOOD BLOCKING @ 400 mm (16") O.C.
2" x 8" FLOOR JOISTS @ 16" O.C.
WB1 RIM JOISTS

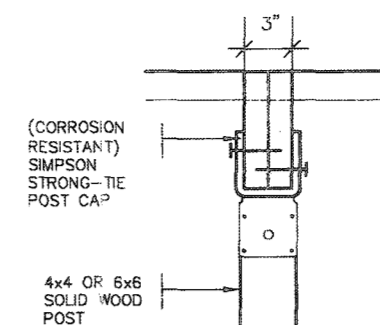
GUARD PERPENDICULAR TO FLOOR JOISTS

SCALE: 1" = 1'-0"

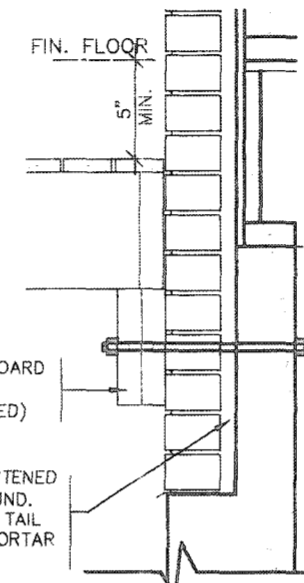
#7 x 76mm (3") SCREWS @ 300 (12") O.C.
2" x 6" TOP CAP
2" x 4" TOP RAIL
#7 x 63 mm (2 1/2") SCREW
2" x 2" PICKET

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

#8 x 63 mm (2 1/2") SCREWS @ 200mm (8") O.C.
2- #8 x 63 mm (2 1/2") SCREWS
2" x 6" OR 2" x 4" WOOD DECKING
3- #7 x 76 mm (3") SCREWS
2" x 8" FLOOR JOISTS @ 16" O.C.
WB1 RIM JOISTS



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



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

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Planning & Development Department
APR 09 2021
REC BY: _____ DATE: _____
REF'D TO: _____ DATE: _____

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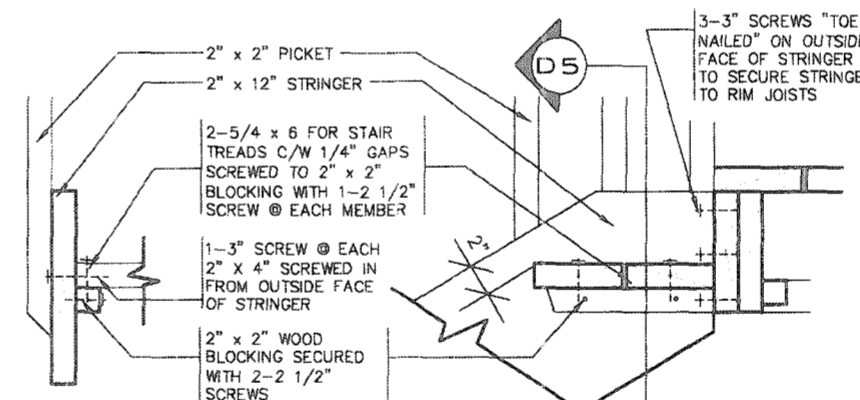
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JDL FOR CHIEF BUILDING OFFICIAL DATE: Apr 20/24



DETAIL 4 - SECTION @ TREAD AND STRINGER SECUREMENT
SCALE: 1" = 1'-0"

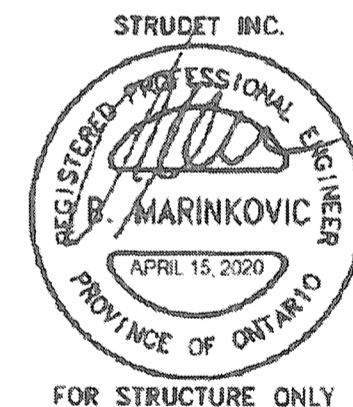
DETAIL 5 - SECTION THROUGH STAIR STRINGER
SCALE: 1" = 1'-0"

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.
- CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 20MPa. AT 28 DAYS AND 5-8% AIR ENTRAINMENT.
- 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)

NO ATTACHMENT TO OR THROUGH BRICK VENEER IS PERMITTED

2012 CODE
COMPLIANCE PACKAGE A1



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

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qualification information
Richard Vink 24488
signature
BCN
registration information
VA3 Design Inc. 42658
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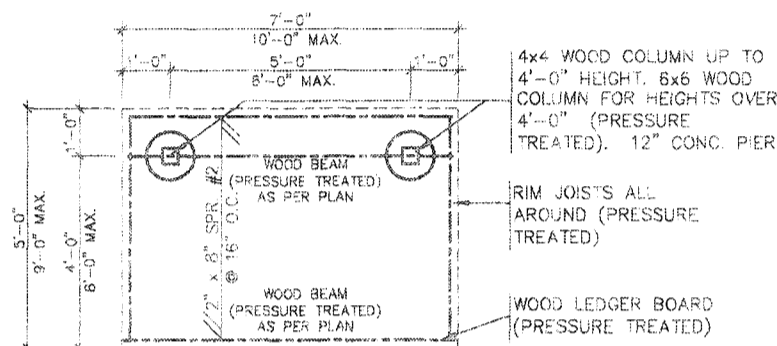
VA3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark
project name
RUSSELL GARDENS PH. 3
municipality
WATERDOWN
date
APRIL 2020
checked by
scale
As Shown
drawing no.
WOOD DECK DETAILS
19014-GP-STD_DETAILS_A1

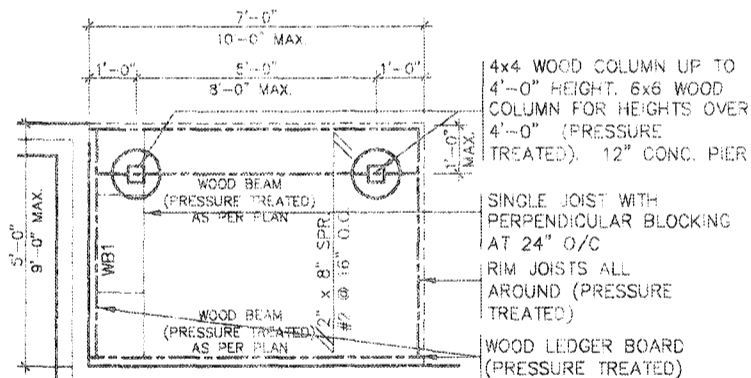
SINGLES

project no.
19014

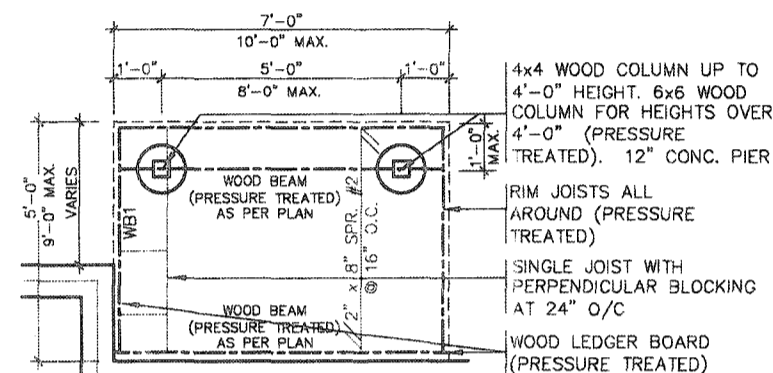
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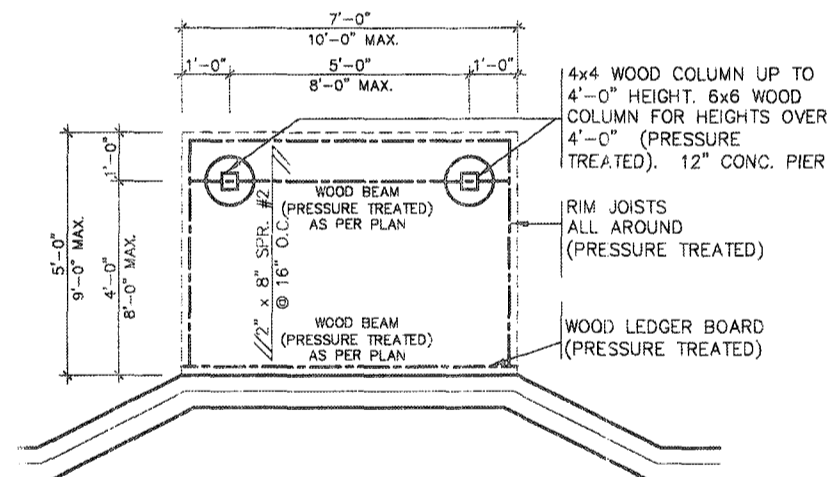
TYPICAL DECK LAYOUT
SCALE: 1/4" = 1'-0"



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



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



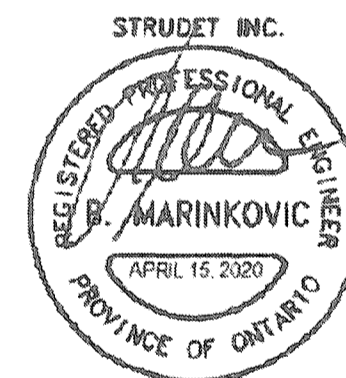
TYPICAL DECK LAYOUT
SCALE: 1/4" = 1'-0"

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Building Division

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JDL FOR CHIEF BUILDING OFFICIAL DATE **Apr 20/21**



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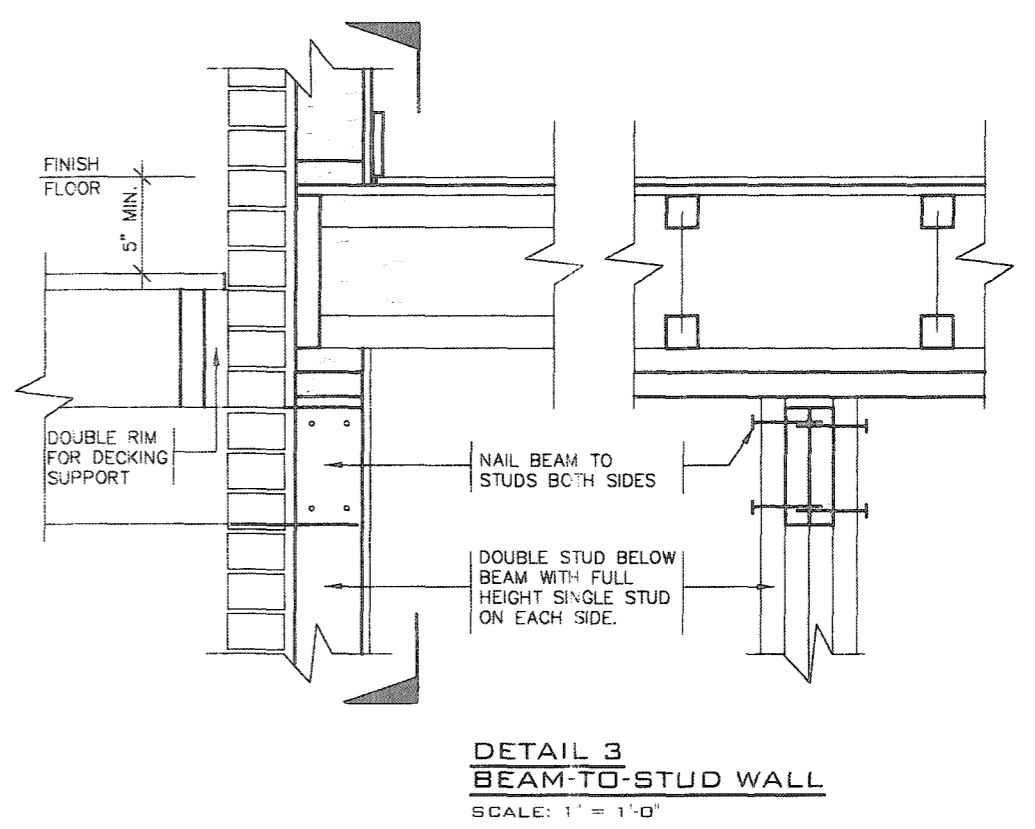
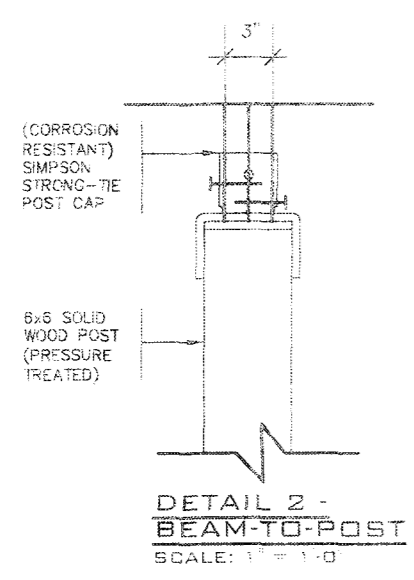
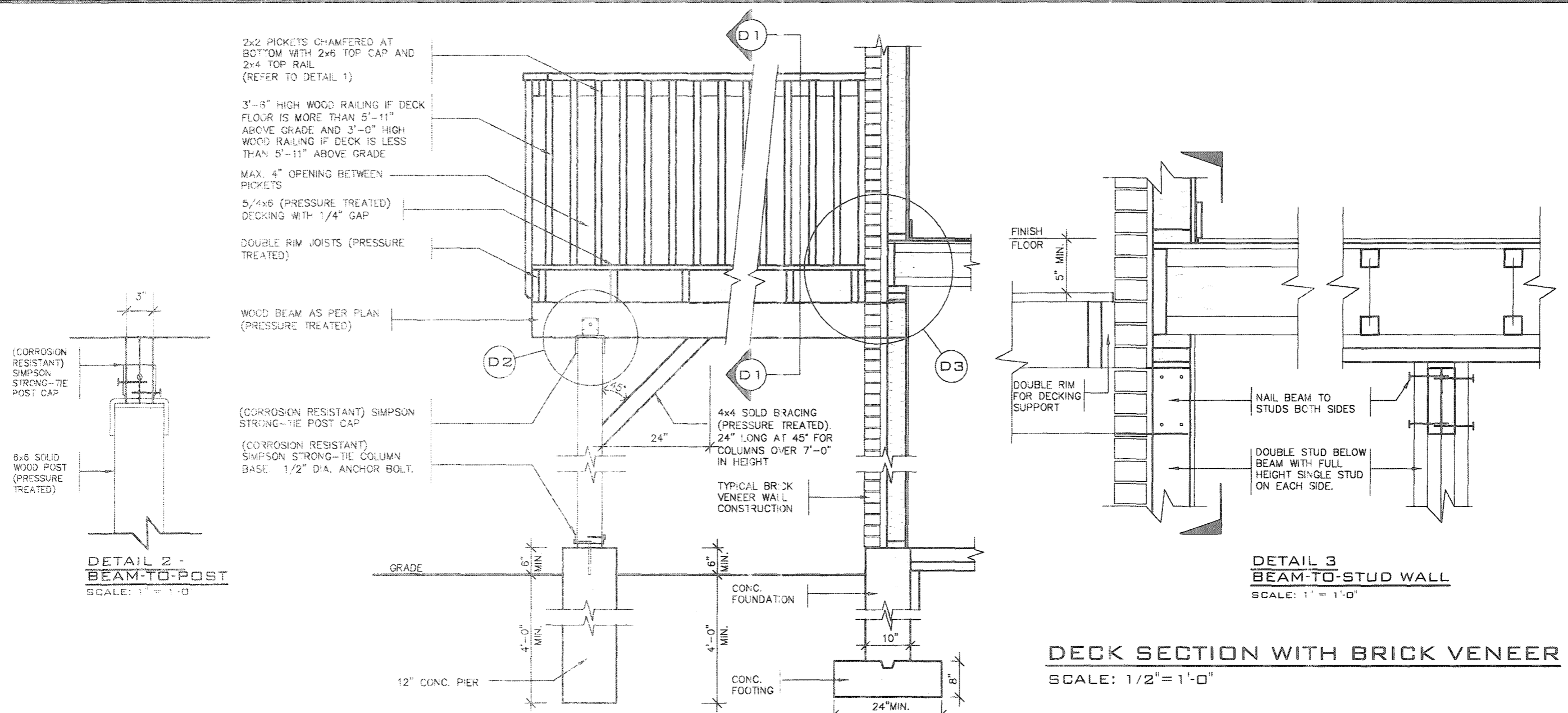
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BUILDING DIVISION
Planning & Development Department

APR 08 2021

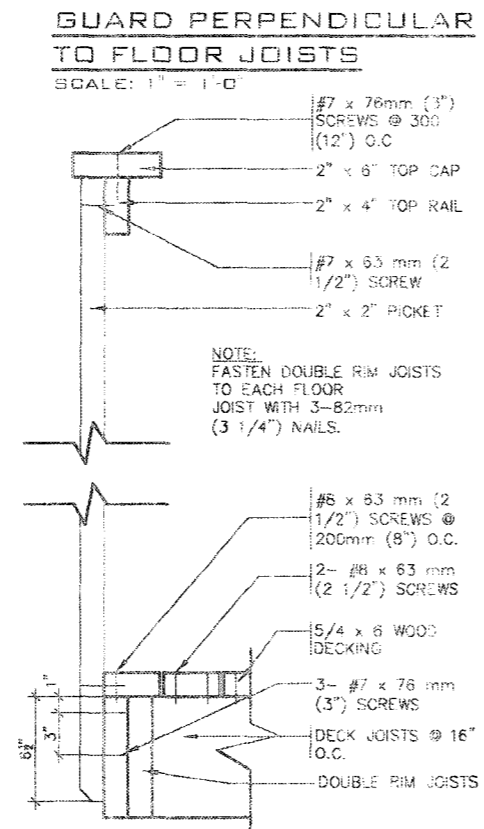
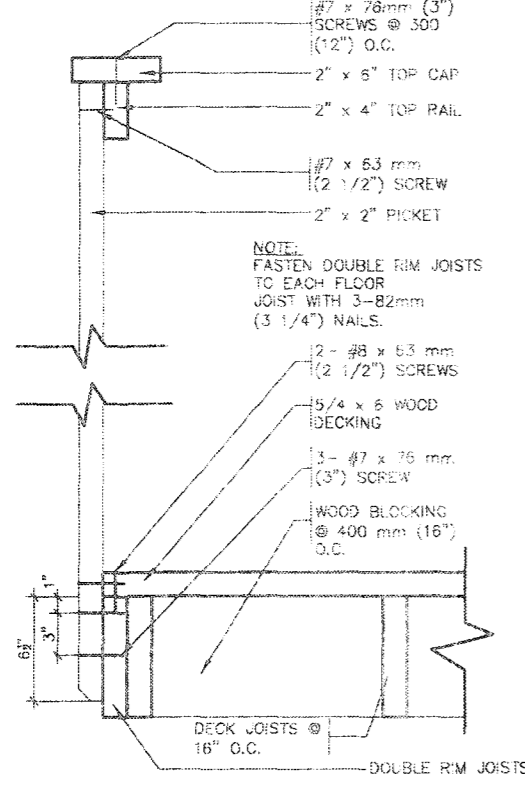
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ISSUED FOR PERMIT no. description date by			APR 13/20 GW		19014-GP-STD_DETAILS_A1			5-1	



DETAIL 1
CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK
GUARD PARALLEL TO FLOOR JOISTS
 SCALE: 1" = 1'-0"



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 Building Division

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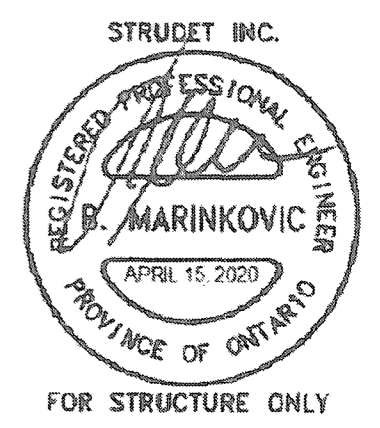
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JBL **Apr 20/21**
 FOR CHIEF BUILDING OFFICIAL DATE

CITY OF HAMILTON
 BUILDING DIVISION
 Planning & Development Department
 APR 09 2021
 REC BY _____ DATE _____
 REF'D TO _____ DATE _____

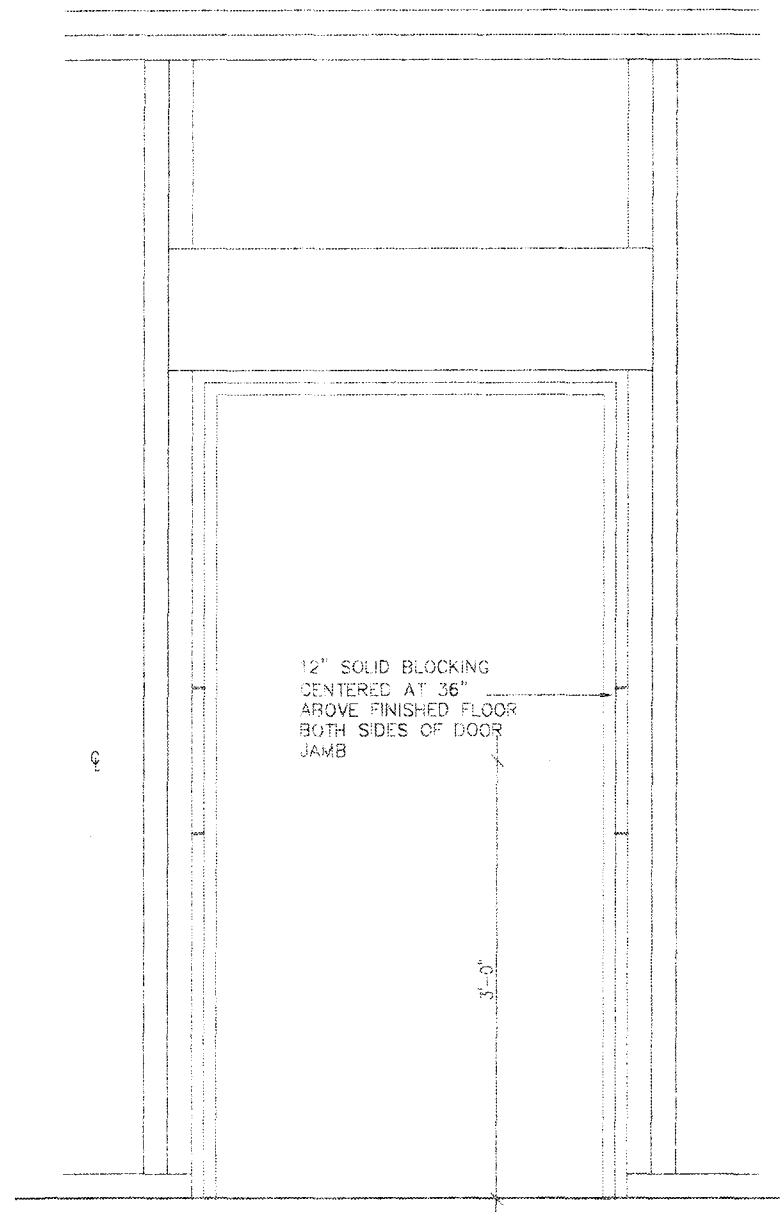
NO ATTACHMENT TO OR THROUGH BRICK VENEER PERMITTED.

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

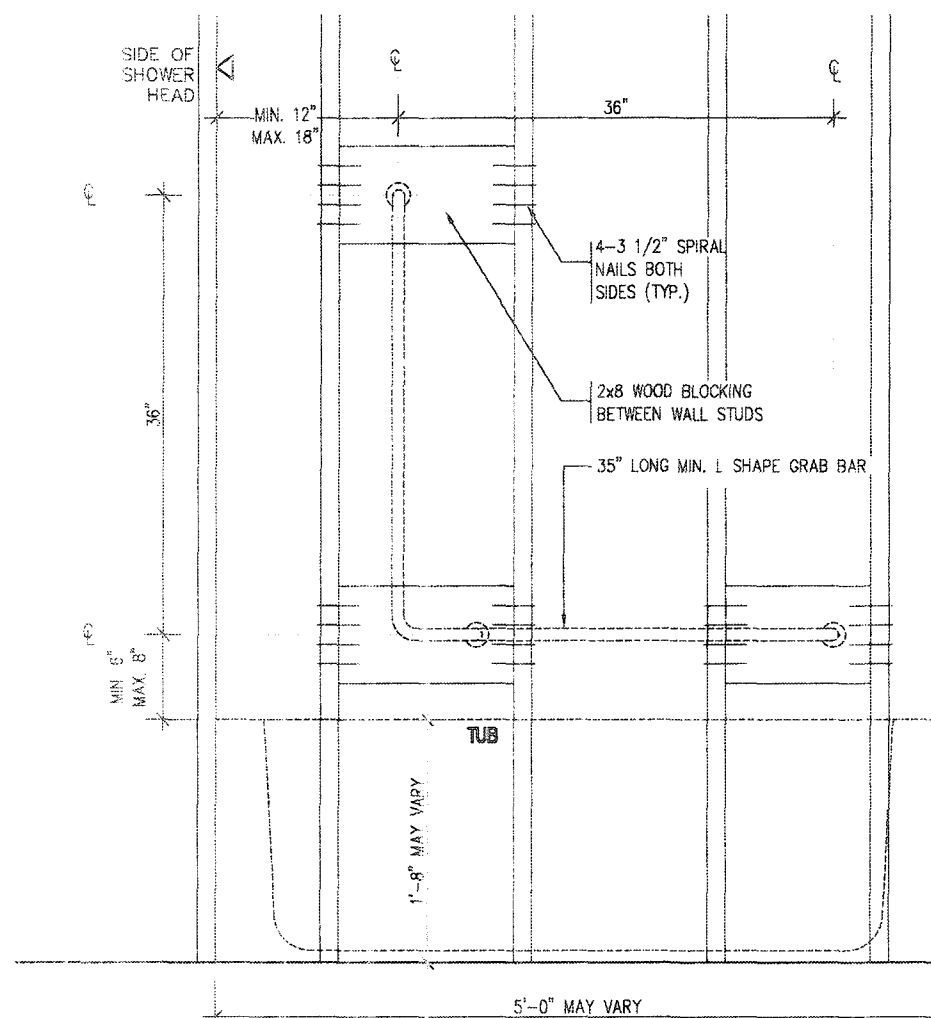


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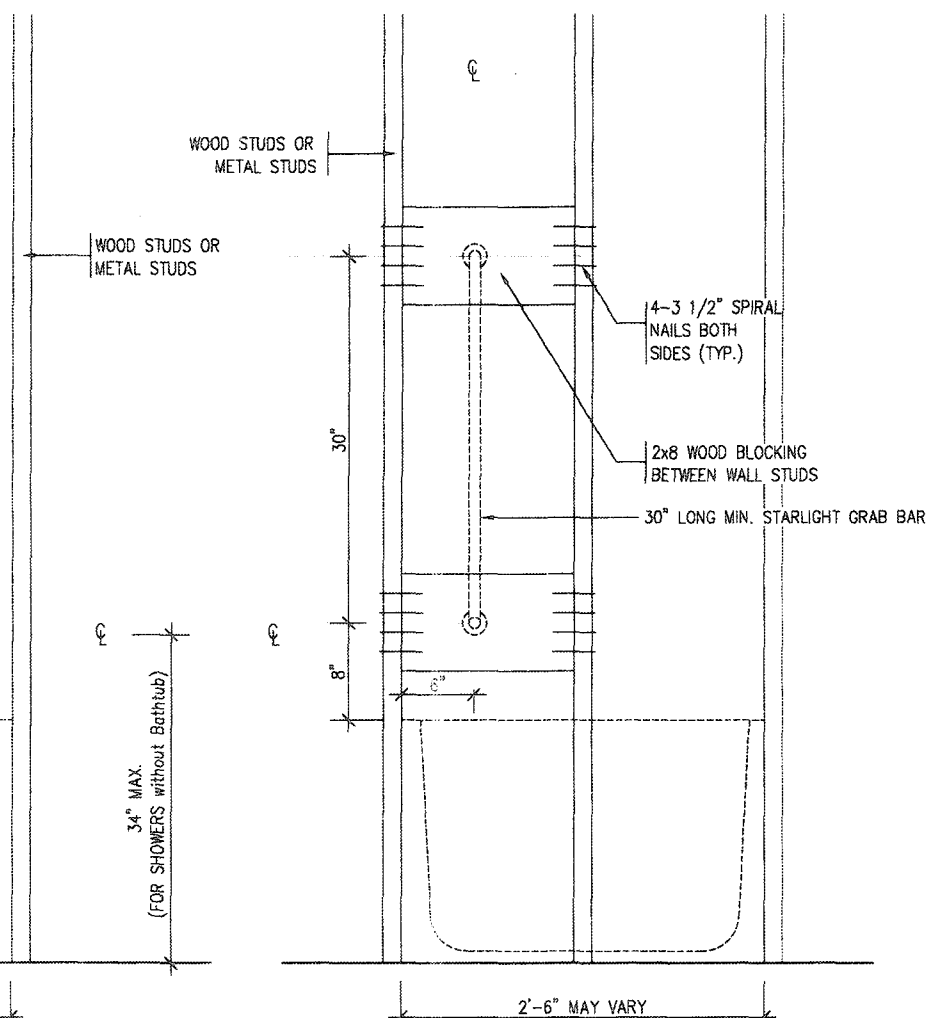
9 8 7 6 5 4 3 2 1 ISSUED FOR PERMIT no. description	date APR 13/20 by GW	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Richard Vink 24488 name BCN registration information 42658 VAS Design Inc. Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	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 As Shown scale 19014-GP-STD_DETAILS_A1 drawing no. 6	municipality WATERDOWN project no. 19014 title SINGLES title WOOD DECK DETAILS-WALK-OUT CONDITION
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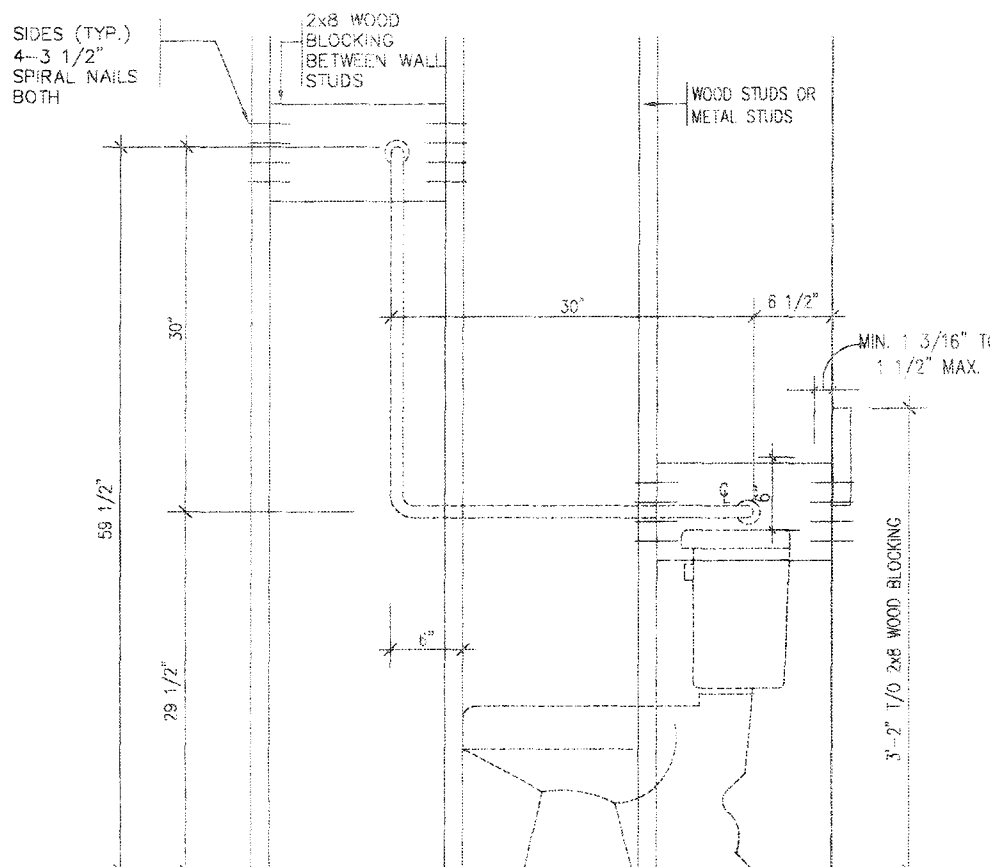
RESISTANCE TO FORCED ENTRY (OBC 9.6.8.)



BATH TUB/ SHOWER FRONT ELEVATION

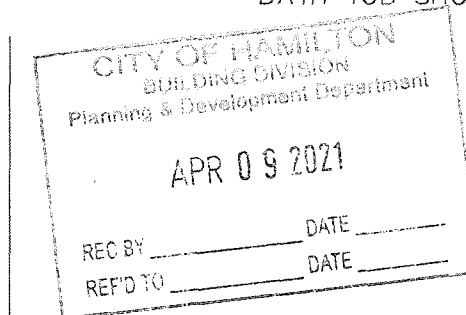
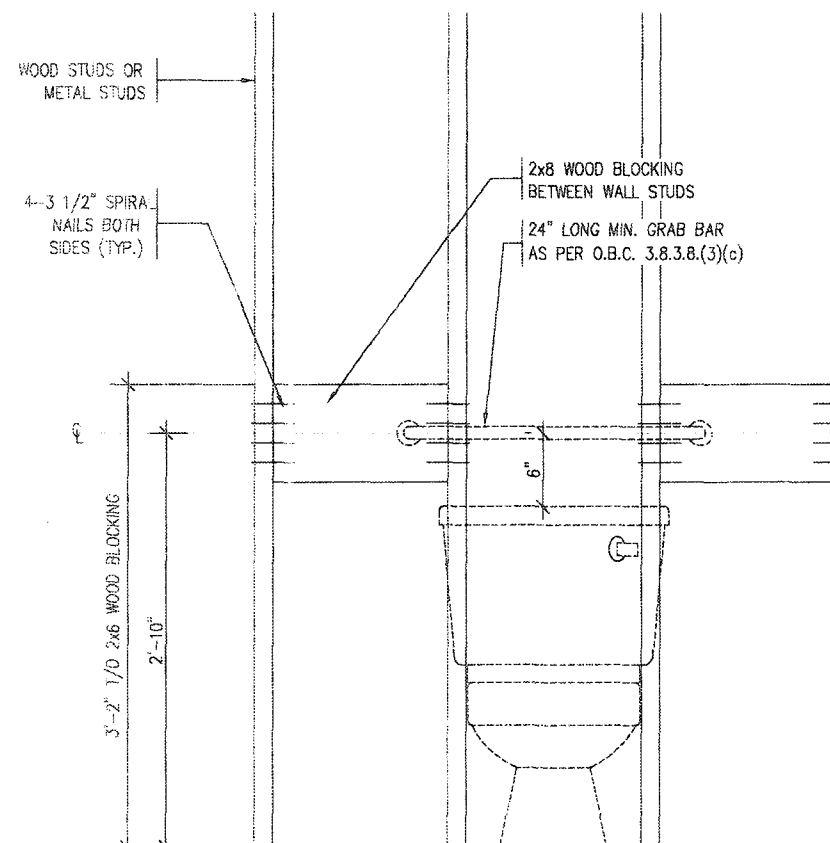


BATH TUB SHOWER HEAD SIDE ELEVATION



TOILET SIDE ELEVATION

STRUCTURAL REINFORCEMENT FOR GRAB BAR (OBC 9.5.2.3.)
FOR MAIN BATH ONLY

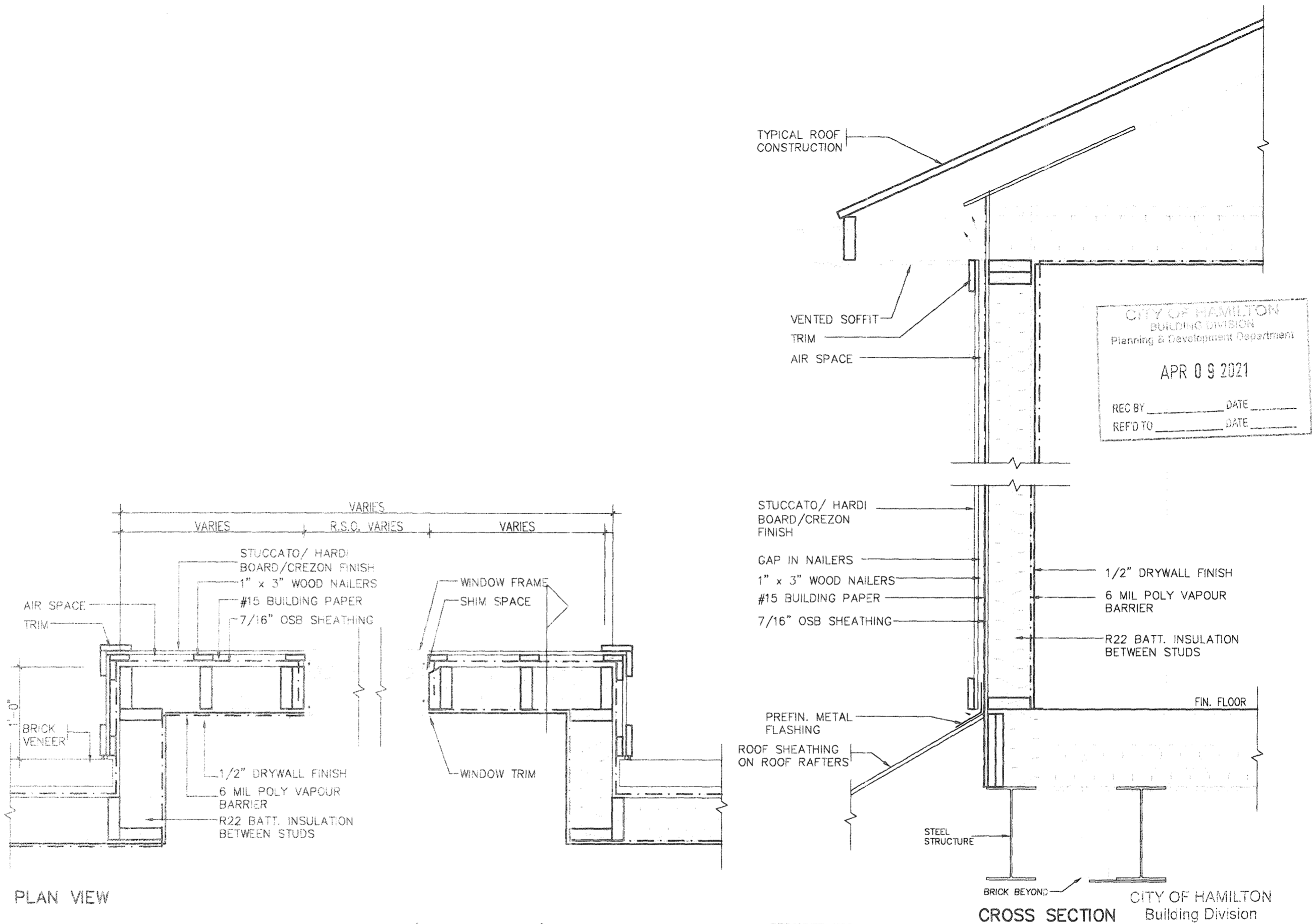


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[Signature] **Apr 20/24**
FOR CHIEF BUILDING OFFICIAL DATE

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<p>1. ISSUED FOR PERMIT</p> <p>no. description</p>	<p>APR 13/20 GW</p> <p>date by</p>	<p>Richard Vink</p> <p>signature</p> <p>24488 BCN</p> <p>42658</p>	<p>VAS DESIGN</p> <p>255 Consumers Rd Suite 120</p> <p>Toronto ON M2J 1R4</p> <p>t 416.630.2255 f 416.630.4782</p> <p>vasdesign.com</p>	<p>Greenpark.</p> <p>project name</p> <p>RUSSELL GARDENS PH. 3</p> <p>date</p> <p>APRIL 2020</p> <p>drawn by</p> <p>GW</p> <p>checked by</p> <p>-</p> <p>scale</p> <p>Not to Scale</p> <p>project no.</p> <p>19014</p> <p>drawing no.</p> <p>8</p>
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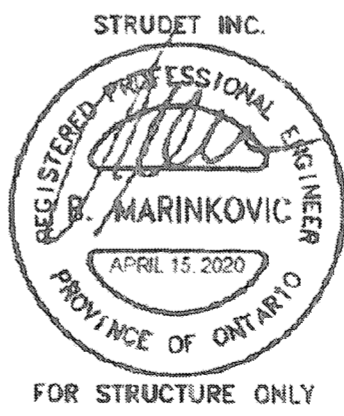


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STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.27.)



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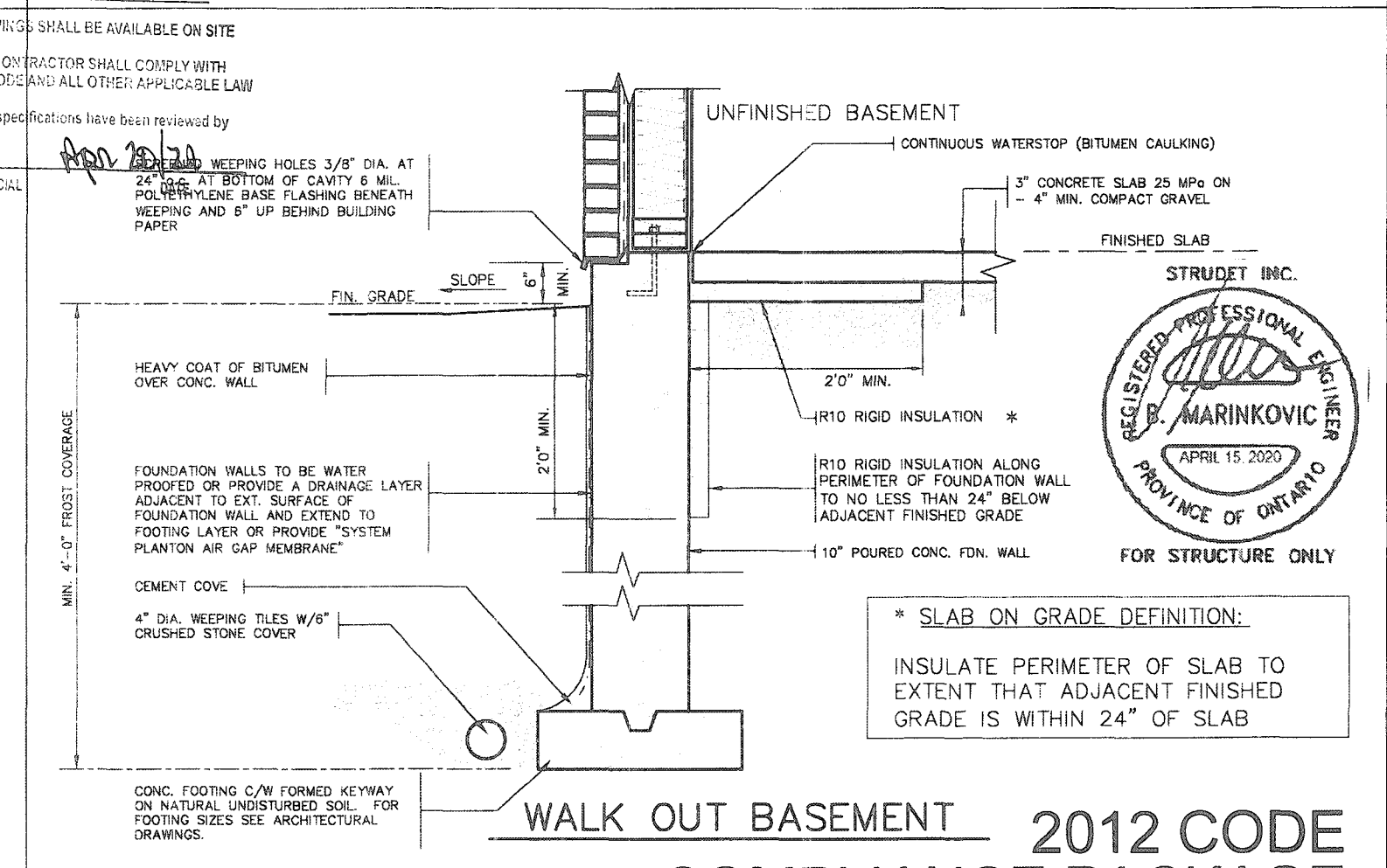
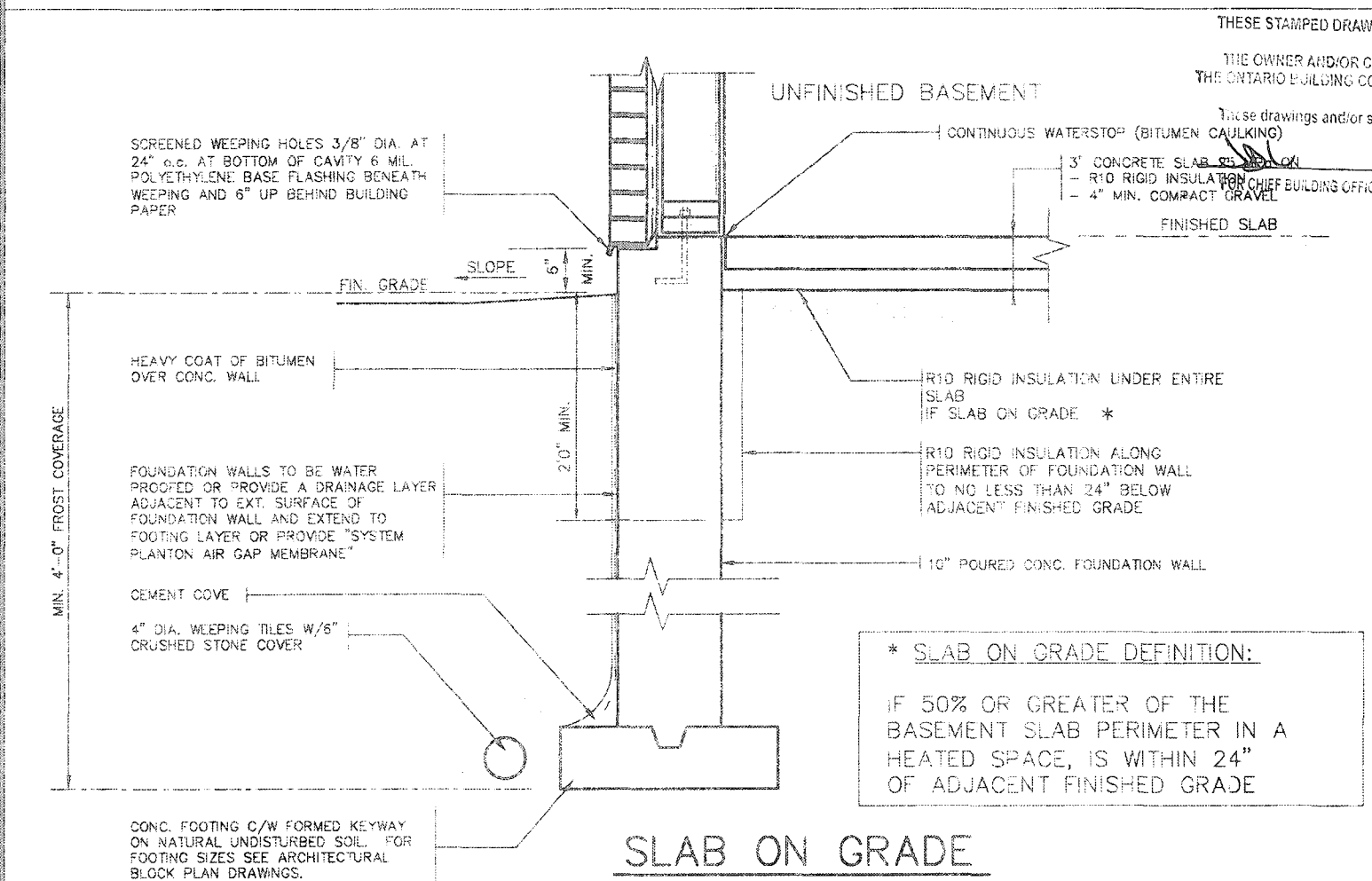
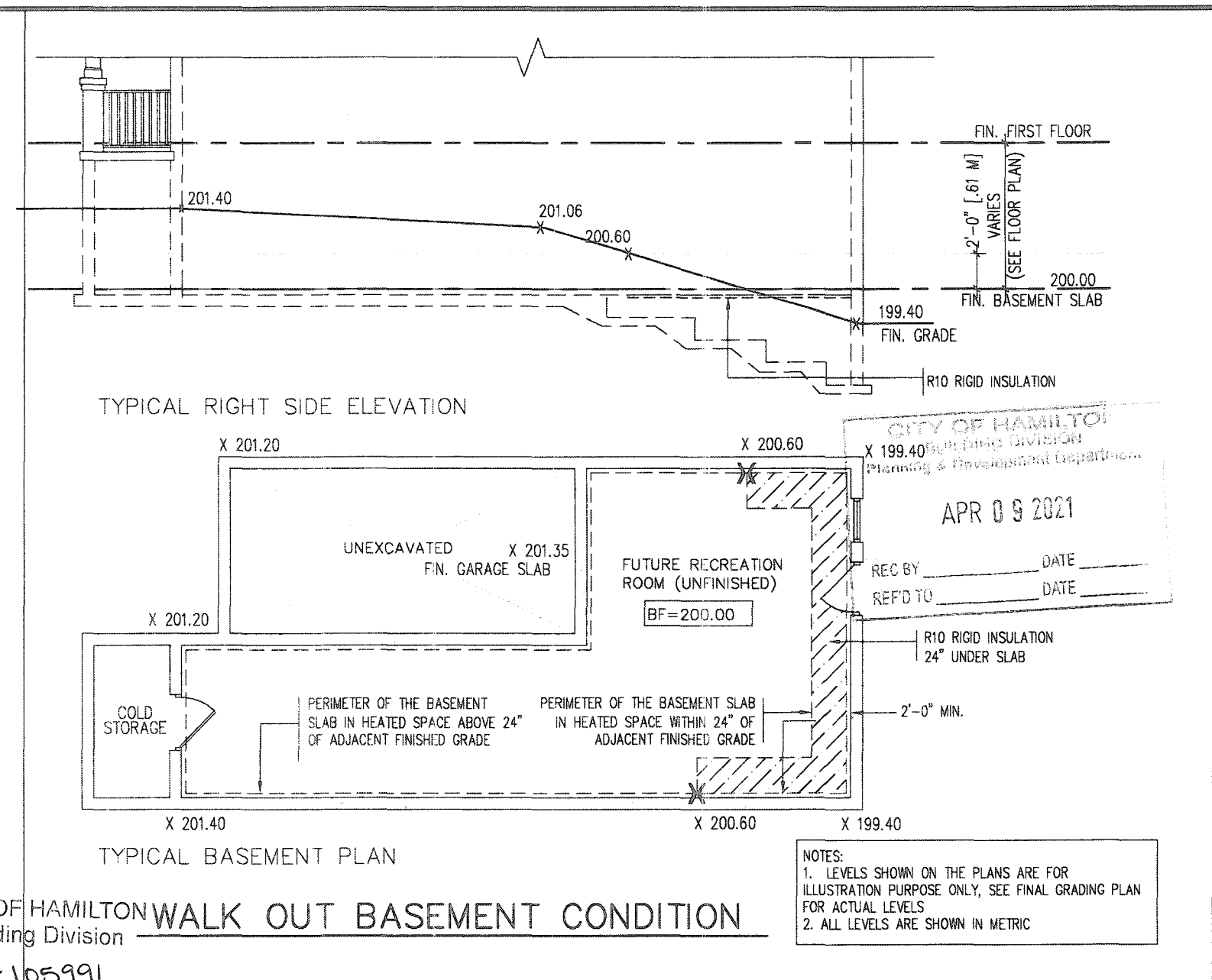
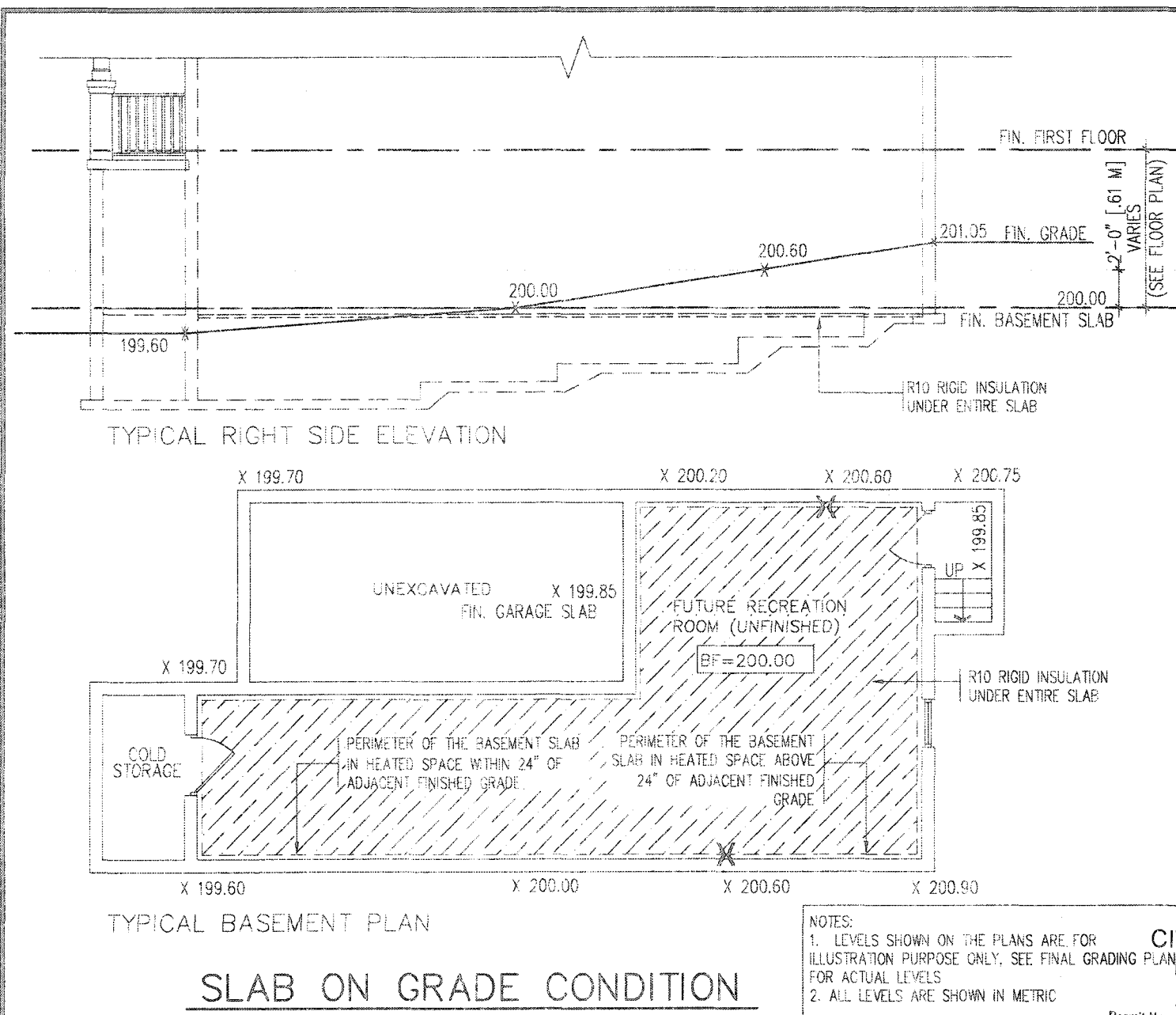
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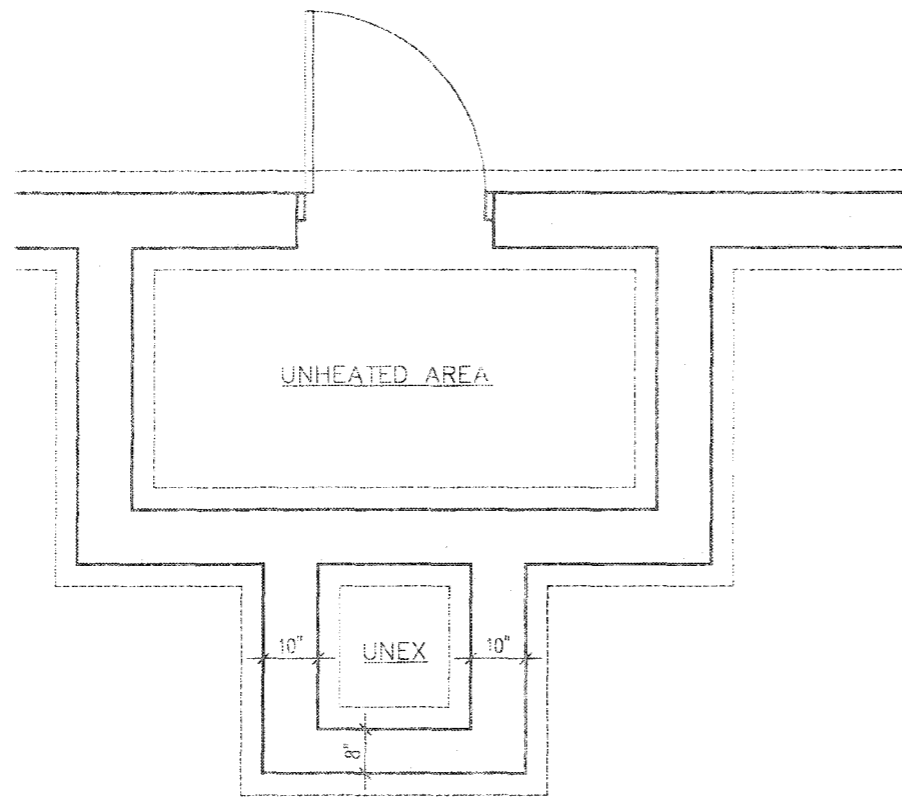
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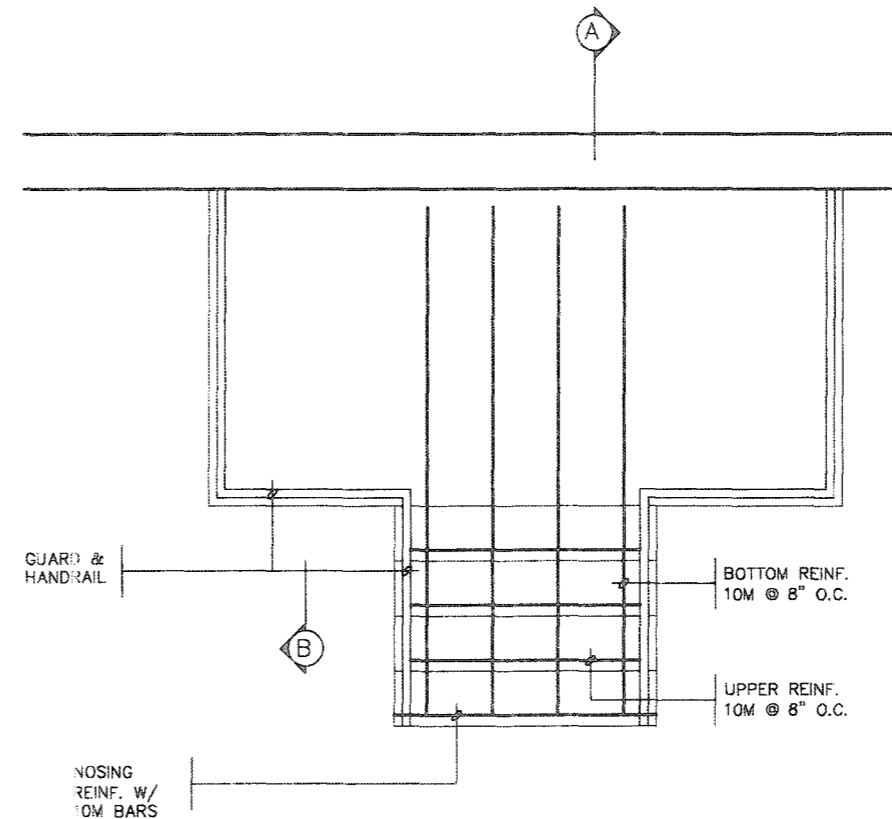
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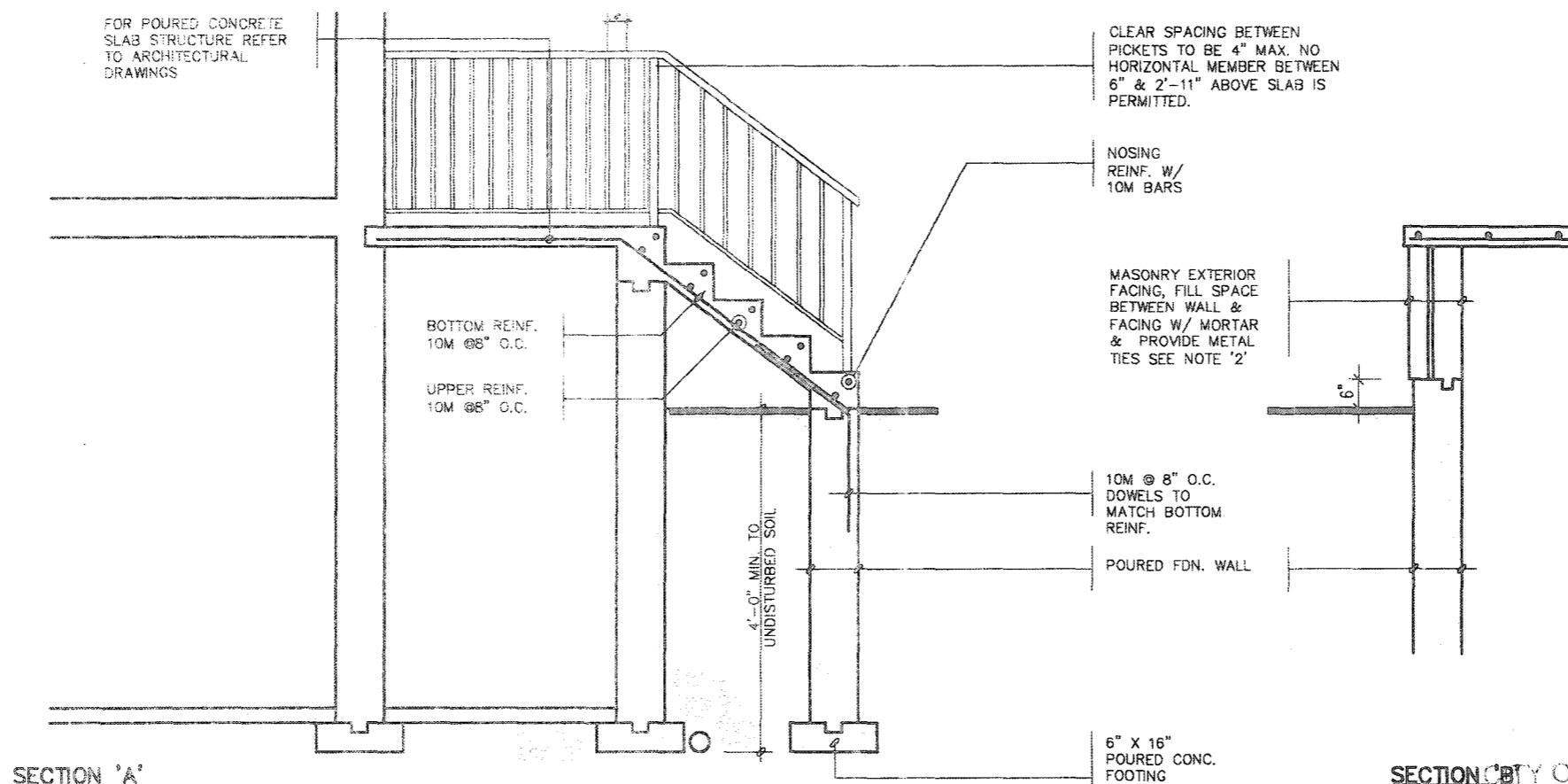
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER. qualification information Richard Vink 24488 name registration information VA3 Design Inc. 42658 Contractor must verify all 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 date APRIL 2020 drawn by GW checked by Not to Scale municipality WATERDOWN project no. 19014 drawing no. 10	SINGLES SLAB ON GRADE INSULATION 19014-GP-STD_DETAILS_A1
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FOUNDATION PLAN



GROUND FLOOR PLAN

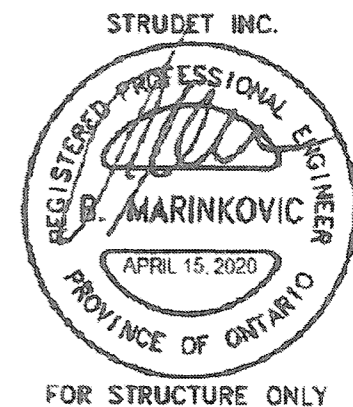
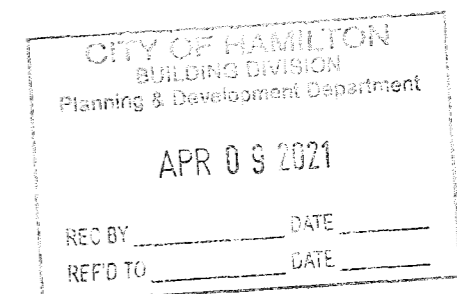


SECTION 'A'

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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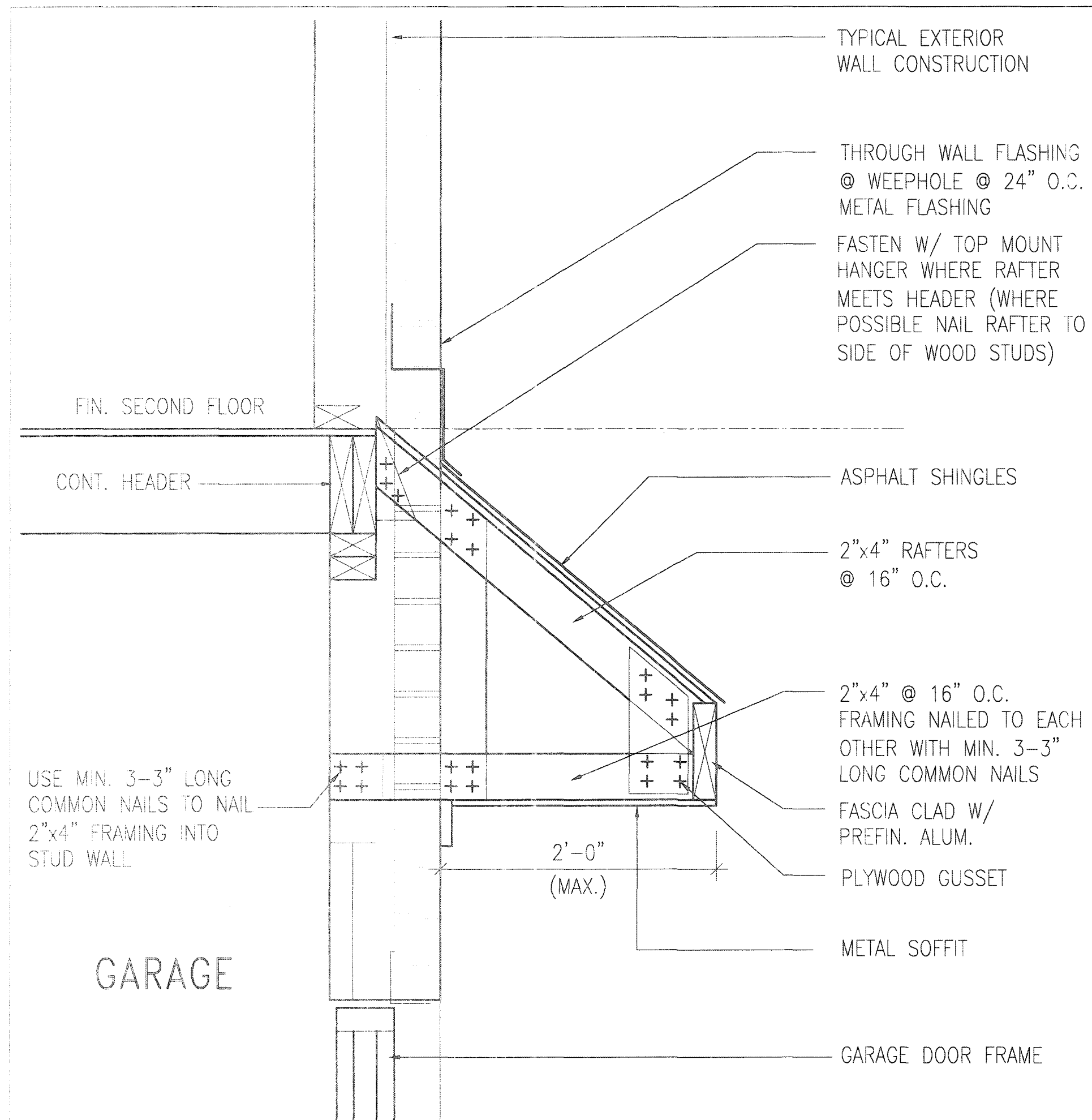
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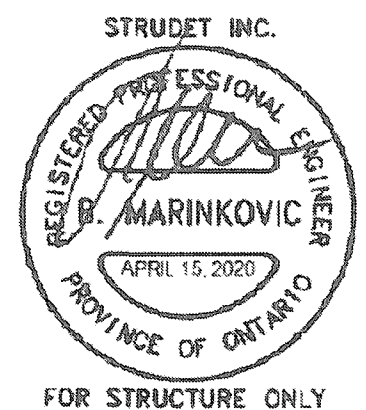
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B ROOF OVERHANG DETAIL OVER GARAGE

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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"

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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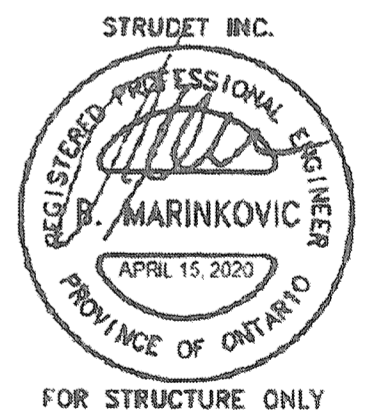
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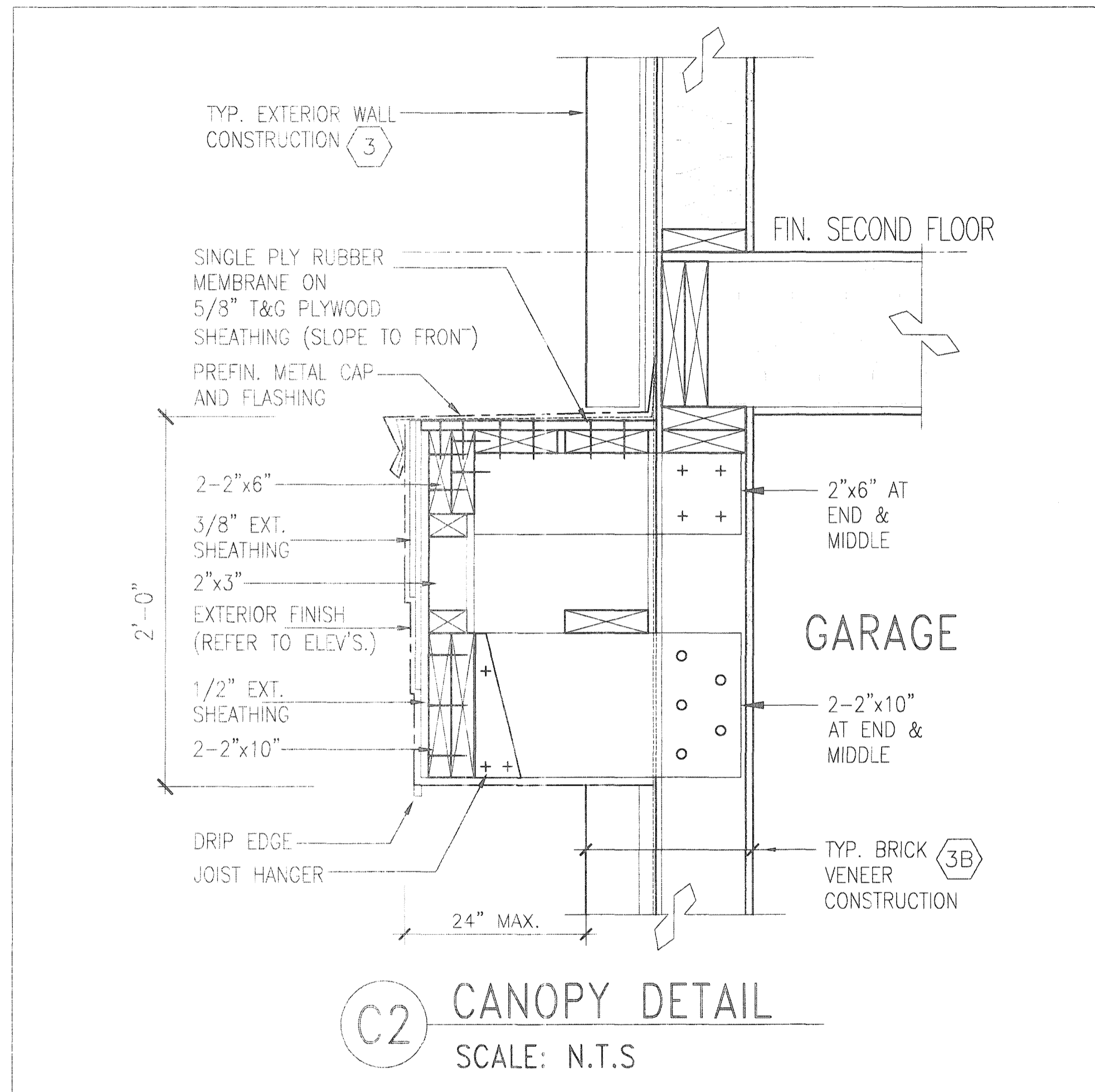
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name		signature		RUSSELL GARDENS PH. 3		19014	
registration information		VA3 Design Inc. 42658		municipality		drawing no.	
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no. description		date by		checked by		scale	
				-		Not to Scale	



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STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
APRIL 15, 2020
PROVINCE OF ONTARIO
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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. qualification information Richard Vink signature name registration information 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 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 date APRIL 2020 drawn by GW checked by - scale Not to Scale	municipality WATERDOWN CANOPY ROOF AT GARAGE DETAIL 19014-GP-STD_DETAILS_A1 drawing no. 14	project no. 19014 SINGLES
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