

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 405 (16"). ATTIC VENTILATION: 1:500 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 FURRING, CONTIN. SHEATHING MEMBRANE, 11mm (7/16") EXT. TYPE SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x140 (2"x6") STUDS @ 405mm (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 @ 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"x8") (SB-12-TABLE 3.1.1.2.A)

STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXT. AND APPLIED PER MANUFACTURERS SPECIFICATIONS ON 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. AIR/MOISTURE BARRIER ON 38x89 (2"x4") STUDS @ 405 (16") O.C. RSI 3.87 (R22) BATT INSUL., APPR. 6 MIL. POLYETHYLENE VAPOUR BARRIER, 13mm (1/2") GYPSUM BOARD INTERIOR FINISH. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR REQUIRED MINIMUM THERMAL INSULATION REQUIREMENTS.

2D. STUCCO WALL CONSTRUCTION (2"x4") - GARAGE WALLS

STUCCO CLADDING SYSTEM CONFORMING TO 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. EXPANDED OR EXTRUDED 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 @ 405mm (16") O.C. RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. MIN-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"x8") (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 @ 405mm (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 @ 405mm (16") O.C. RSI 3.87 (R22) INSULATION AND APPROVED VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE VEEB 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, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 405mm (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 @ 405mm (16") O.C. (MAX. HEIGHT 3000mm (9'-10")), WITH APPROVED DIAGONAL WALL BRACING. REFER TO NOTE 19 WHERE FLOOR EXISTS ABOVE GARAGE. PROVIDE VEEB 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.

3B. STUCCO WALL CONSTRUCTION (2"x8") (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 @ 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.

3C. 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 OVER 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

4. FOR BEARING PARTITIONS 38x89 (2"x4") @ 405mm (16") O.C. FOR 2 STOREYS AND 305mm (12") O.C. FOR 3 STOREYS. NON-BEARING PARTITIONS 38x89 (2"x4") @ 610mm (24") O.C. PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 2/38x89 (2"x4") TOP PLATE. 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS. PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.

5. FOUNDATION WALL FOOTINGS (9.15.3, 9.15.4, 9.13.2, 9.14.2.1.2)

200mm (8") POURED CONC. FDN. WALL 15Mpa (220psi) 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 2390 (7'-10") ON ISOOL155 (20'x8") CONTINUOUS KEYED CONC. FTG. BRACE FDN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL.

STRIP FOOTINGS - FOR TOWNHOUSES

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

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

6. FOUNDATION DRAINAGE OBC 9.14.2. & 9.14.3

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

7. BASEMENT SLAB OBC 9.3.1.6 (1)(b), 9.16.4.5 (1), 9.25.3.3 (1)(a)

60mm (5/8") 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 (5) 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") TAG 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.

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'-11/4")
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 955 (3'-2")
MIN. STAIR WIDTH = 860 (2'-10")

FOR CURVED STAIRS

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

11. 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 NEVEL 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. CAULKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FDN. WALL.
USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

13. BASEMENT INSULATION (SB-12-3.1.1.7), 9.25.2.3, 9.13.2.8

FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. RSI 3.52c1 (R20c1) 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.

14. BASEMENT BEARING STUD PARTITION

38x89 (2"x4") STUDS @ 405mm (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 38x155 (12"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

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

88mm (3-1/2") DIA x 4.78mm(0.188") STL. COL. WITH A MIN. CAPACITY OF 108.8kN (24,000lbs) WITH 150x150x4.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE.

16A. 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 100x250x12.5 (4"x10"x1/2") BASE PLATE C/W 2-12mm DIA x 300mm LONG x50mm HOOK ANCHORS 2-1/2"x12"x2". THE COLUMN TO STUD WALL WITH 2-32x3.175 (1 1/4"x1/8") STEEL STRAP WELDED TO COLUMN AND FASTENED TO STUD WITH 2-SDS 6.35x38 (1/4"x1 1/2") SCREWS MANUF. BY SIMPSON STRONG TIE.

CONCRETE PILASTER

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

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

13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. RSI 3.87 (R22) IN WALLS, RSI 5.48 (R31) IN CEILING. TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.18. 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 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 (9-27/32"). SEE OBC 9.3.9.2, 9.8.9.3, & 9.8.10.

22. DRYER VENT (OBC 9.2.3.4.7) & 6.2.4.1.1

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

23. INSULATED ATTIC ACCESS (OBC 9.12.2.1, & SB12-3.1.1.8)

ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 146x700mm (21'-1/2"x2'-7/2") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSULATION BACKING. SEE OBC SB-12, 3.1.1.8.

24. CHIMNEYS - OBC 9.2.1 -

TOP OF PRECAST 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

280x260x16 (11"x11"x5/8") STL. PLATE FOR SIL BEAMS AND 280x260x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL. ANCHORED WITH 2-19mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.

27A. SOLID WOOD BEARING FOR WOOD STUD WALLS

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

28. CLASS 'B' VENT

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

29. BASEMENT WOOD POST (OBC 9.17.4)

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

30. STEPPED FOOTINGS (OBC 9.15.3.9)

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

31. SLAB ON GRADE

100mm (4") CONCRETE SLAB ON GRADE @ 100mm (4") COARSE GRANULAR FILL. REINFORCED WITH 6x6-12.5x12.5 WESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-6% AIR ENTRAINMENT ON COMPACTED SUB-GRADE. UNDER SLAB INSULATION AS PER OBC SB-12 3.1.1.7.5 (5) & SB-12, TABLE 3.1.1.2.A. WHERE REQUIRED. ALL JOINTS & PENETRATIONS OF INTERIOR SLABS TO BE SEALED TO MAINTAIN AIR BARRIER.

LOOSE STEEL LINTELS

L1 = 3-1/2" x 3-1/2" x 1/4" (90x90x6.0)
L2 = 4" x 3-1/2" x 5/16" (109x90x6.0)
L3 = 5" x 3-1/2" x 5/16" (129x90x6.0)
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 LUGER (LVL) BEAMS

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

BRICK VENEER LINTELS

W1 = 3-1/2" x 3-1/2" x 1/4" (90x90x6.0)
W2 = 4" x 3-1/2" x 5/16" (109x90x6.0)
W3 = 5" x 3-1/2" x 5/16" (129x90x6.0)
W4 = 6" x 3-1/2" x 3/8" (150x90x10.0)
W5 = 6" x 4" x 3/8" (150x100x10.0)
W6 = 5" x 3-1/2" x 5/16" (129x90x6.0)
W7 = 6" x 3-1/2" x 5/16" (129x90x6.0)
W8 = 5" x 3-1/2" x 5/16" (129x90x6.0)
W9 = 6" x 4" x 3/8" (150x100x10.0)

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 KITCHEN EXHAUST BY 3.0M IN COMPLIANCE WITH O.B.C. DIV.-B TABLE 6.2.3.12.

33. 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.

34. JOIST STRAPPING AND BRIDGING (SEE OBC 9.23.9.4)

15mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS FOR CERAMIC TILE APPLICATION. (* SEE OBC 9.30.6. 5) 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 38x89 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-1 OR A-2 STRAPPING SHALL BE 19x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (* SEE OBC 9.23.9.4. *)

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.

36. SOLID CELLAR PORCH SLAB (OBC 9.3.9)

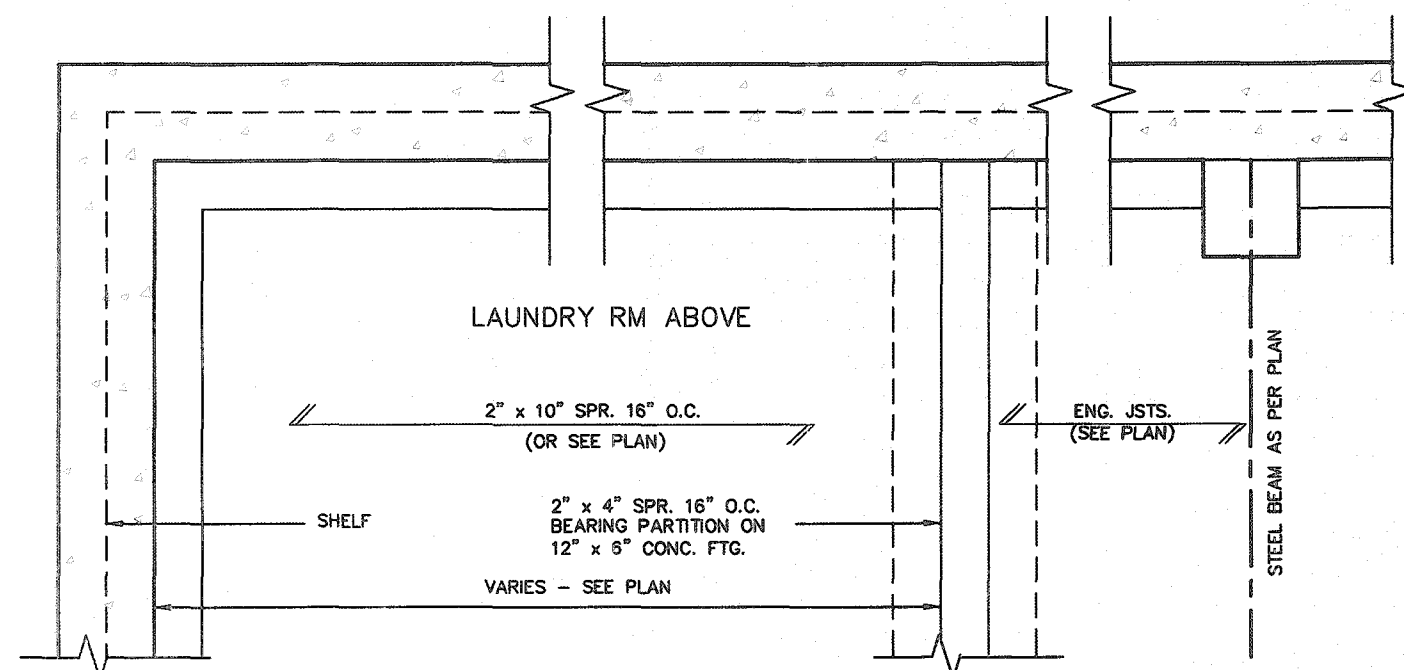
FOR MAX. 2350 mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (4 7/8") 32Mpa (4640psi) CONC. SLAB WITH 5-6% AIR ENTRAINMENT. REIN. WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, 300x600 (23 5/8" x 23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDN. WALLS. SLOPE 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.

BEICK CHECK

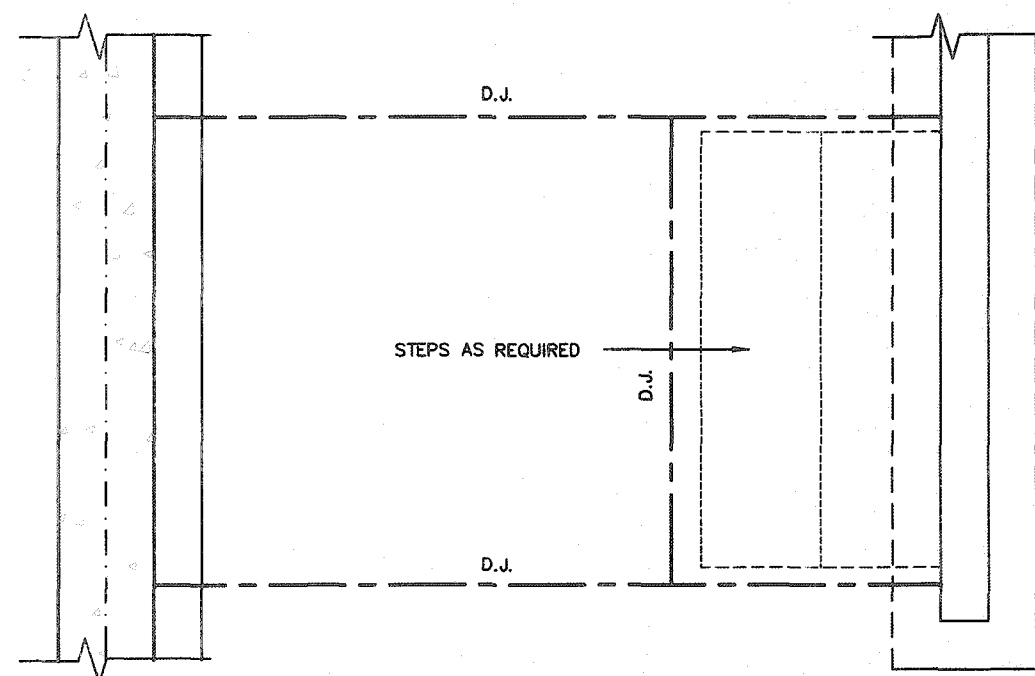
THE FDN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 600mm (26") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.

38. CONVENTIONAL ROOF FRAMING (2.0Kpa. SNOW LOAD)

38x140 (2"x6") RAFTERS @ 405mm (16") O.C. FOR MAX 11'-7" SPAN, 38x184 (2"x8") RIDGE BOARD, 38x89 (2"x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2"x4") @ 405mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 405 (16") O.C. FOR MAX. 4450mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 610mm (24") O.C



PARTIAL FOUNDATION PLAN



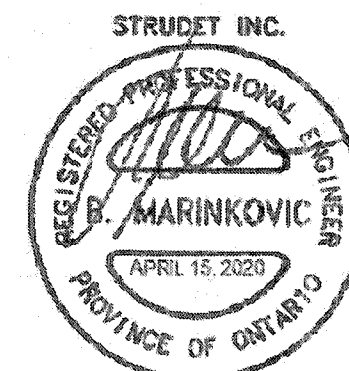
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Cyn
FOR CHIEF BUILDING OFFICIAL DATE



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EAVE PROTECTION SHALL BE PROVIDED FROM THE EDGE OF ROOF A MIN. 3'-0" (900mm) UP FROM THE ROOF SLOPE TO A LINE NOT LESS THAN 1'-0" (300mm) INSIDE THE INNER FACE OF THE EXTERIOR WALL. EAVE PROTECTION SHALL BE LAID BENEATH THE STARTER STRIP AND SHALL CONSIST OF TYPE 'M' OR TYPE 'S' ASPHALT COATED ROOFING SHEETS.

210 ASPHALT SHINGLES ON 3/8" PLYWOOD SHEATHING USE 'H' CLIPS FOR TRUSSES

STARTER STRIP OF ROOF SHINGLES REQUIRED

2"x6" FASCIA BOARD PREFINISHED METAL GUTTER, FASCIA AND VENTED SOFFIT

4" FACE BRICK TIED TO STUDS WITH GALVANIZED 7/8" WIDE METAL TIES @ 16" o.c. HORIZONTAL AND 24" o.c. VERTICAL

1" AIR SPACE

#15 BUILDING PAPER OVER 7/16" EXTERIOR OSB SHEATHING, 2"x6" SPR. STUDS @ 16" o.c. FILLED WITH MIN. R-22 BATT INSULATION AND 6 MIL. POLY VAPOUR BARRIER, GYPSUM BOARD.

CONTINUOUS HEADER w/ R-22 INSULATION WITHIN HEADER JOIST SPACE, 6 MIL. VAPOUR BARRIER AND SEAL TO JOIST AND SUBFLOOR

TYVEK HEADER WRAP AT FIRST FLOOR. SEAL AT SUBFLOOR & BASE PLATE

SCREENED WEEPING HOLES 3/8" DIA. AT 24" o.c. AT BOTTOM OF CAVITY 6 MIL. POLYETHYLENE BASE FLASHING BENEATH WEEPING AND 6" UP BEHIND BUILDING PAPER

HEAVY COAT OF BITUMEN OVER CONC. WALL

FOUNDATION WALLS TO BE WATER PROOFED OR PROVIDE A DRAINAGE LAYER ADJACENT TO EXT. SURFACE OF FOUNDATION WALL AND EXTEND TO FOOTING LAYER OR PROVIDE "SYSTEM PLANTON AIR GAP MEMBRANE"

CEMENT COVE

4" DIA. WEEPING TILES W/6" CRUSHED STONE COVER

CONC. FOOTING C/W FORMED KEYWAY ON NATURAL UNDISTURBED SOIL. FOR FOOTING SIZES SEE ARCHITECTURAL DRAWINGS.

BAFFLES AS REQUIRED FOR ROOF VENTILATION

SEE PLAN FOR ROOF SLOPE

CEILING JOISTS (SEE PLAN)

TOP OF WOOD PLATE

1/2" (13mm) DRYWALL FINISH OVER CONT. 6 MIL. POLY VAPOUR/AIR BARRIER & MIN. R-60 ATTIC INSULATION. INSULATION OVER EXTERIOR WALL MAY BE REDUCED TO R20.

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

2"x6" BOTTOM PLATE

LAP VAPOUR AND AIR BARRIER 4" AND SECURE TO PLATE

FIN. FLOORING ON SUBFLOOR

FINISHED SECOND FLOOR
PARALLEL JOISTS: WOOD BLOCKING per FLOOR MANUFACTURER
FLOOR JOISTS SEE PLAN

1/2" GYPSUM BOARD CEILING FINISH

SINGLE CONTIN. RIMBOARD
AIR BARRIER RUN BETWEEN DOUBLE TOP PLATE AND UP UNDER FLOOR PLATE

DOUBLE TOP PLATE

1/2" GYPSUM BOARD
SINGLE CONTIN. RIMBOARD

FIN. FLOORING ON SUBFLOOR

FINISHED FIRST FLOOR

CAULK OR SEAL WITH GASKET

AIR BARRIER SECURED TO PLATE

2-2"x4" WOOD PLATE ANCHORED TO FOUNDATION WALLS WITH 1/2" DIA. BOLTS AT 7'-10" o.c. MIN. 4" INTO FOUNDATION WALL

CONTINUOUS R-20 INSULATION DOWN WITHIN 2" MIN. AND 6" MAX. ABOVE FINISH SLAB WITH MOISTURE & VAPOUR BARRIER SEALED AT TOP & BOTTOM. CONTINUOUS INSULATION NOT TO BE INTERRUPTED BY FRAMING

POURED CONC. FDN. WALL FOR WALL THICKNESS SEE ARCHITECTURAL DRAWINGS.

CONTINUOUS WATERSTOP (BITUMEN CAULKING)

3" CONCRETE SLAB 25 MPa ON 4" MIN. COMPACT GRAVEL

PROVIDE ROOF VENTILATION @ A RATE OF 1:300 OF INSULATED CEILING AREA UNIFORMLY DISTRIBUTED

CONVENTIONAL ROOF RAFTERS AND CEILING JOISTS OR ROOF TRUSSES @ 24" o.c. MAX.

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04/09/21
DATE

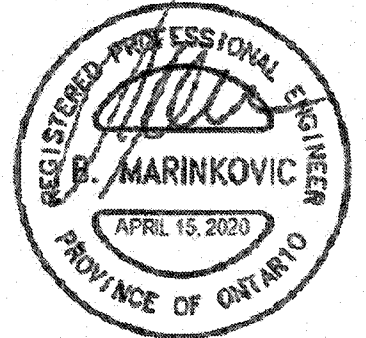
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Planning & Development Department

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1/2" (13mm) DRYWALL FINISH OVER CONTINUOUS 5 MIL. POLY VAPOUR/AIR BARRIER & MIN. R-31 INSULATION. (DRYWALL ON THE CEILING ONLY WHEN THERE IS NO SECOND FLOOR ABOVE GARAGE)

FIN. FLOORING ON SUBFLOOR

FINISHED SECOND FLOOR

GARAGE

#15 BUILDING PAPER OVER 1" 7/16" OSB SHEATHING, 2"x6" SPR. STUDS @ 16" o.c. FILLED WITH MIN. R-22 BATT INSULATION AND 6 MIL. POLY VAPOUR BARRIER

1/2" GYPSUM BOARD CEILING FINISH

AIR BARRIER RUN BETWEEN DOUBLE TOP PLATE AND UP UNDER FLOOR PLATE
DOUBLE TOP PLATE

TYVEK HEADER WRAP AT FIRST FLOOR. SEAL AT SUBFLOOR & BASE PLATE

WALL FLASHING

WEEP HOLES

26" MAX. FOR 8" CONCRETE WALL
SLOPE
FIN. GRADE

2-2"x4" WOOD PLATE ANCHORED TO FOUNDATION WALLS WITH 1/2" DIA. BOLTS AT 7'-10" o.c. MIN. 4" INTO FOUNDATION WALL
DOVE TAIL TIES @ 8" o.c. VERT. & 36" o.c. HORIZ.
SOLID MORTAR FILL

8" FOUNDATION WALL WHEN VENEER CUT IS EQUAL OR LESS THAN 26".
10" FOUNDATION WALL WHEN VENEER CUT IS MORE THAN 26".

EVERY OTHER BRICK IS OMITTED TO TIE IN CONC SLAB MIN. 4" INTO FOUND. WALL

WALL FLASHING

WEEP HOLES

CAULKING

SLOPE

5" MIN. REINF. CONC. PORCH SLAB. SEE ARCHITECTURAL DRAWINGS.

COLD CELLAR

TYVEK HEADER WRAP AT FIRST FLOOR. SEAL AT SUBFLOOR & BASE PLATE

CONTINUOUS R-20 INSULATION

FOUNDATION WALL

DETAIL FOR CONCRETE VENEER DROPPED GRADE

DETAIL FOR COLD CELLAR PORCH SLAB

WALL SECTION

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no.	description	date	by		

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Richard Vink
signature
24488
BCO

name
registration information
VAS Design Inc.
42659

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VA3 DESIGN

255 Consumers Rd Suite 120
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va3design.com

Greenpark.

project name
RUSSELL GARDENS PH. 3

city
WATERDOWN

date
APRIL 2020

drawn by
GN

checked by
Not to Scale

scale
2"x6" BRICK VENEER SECTIONS

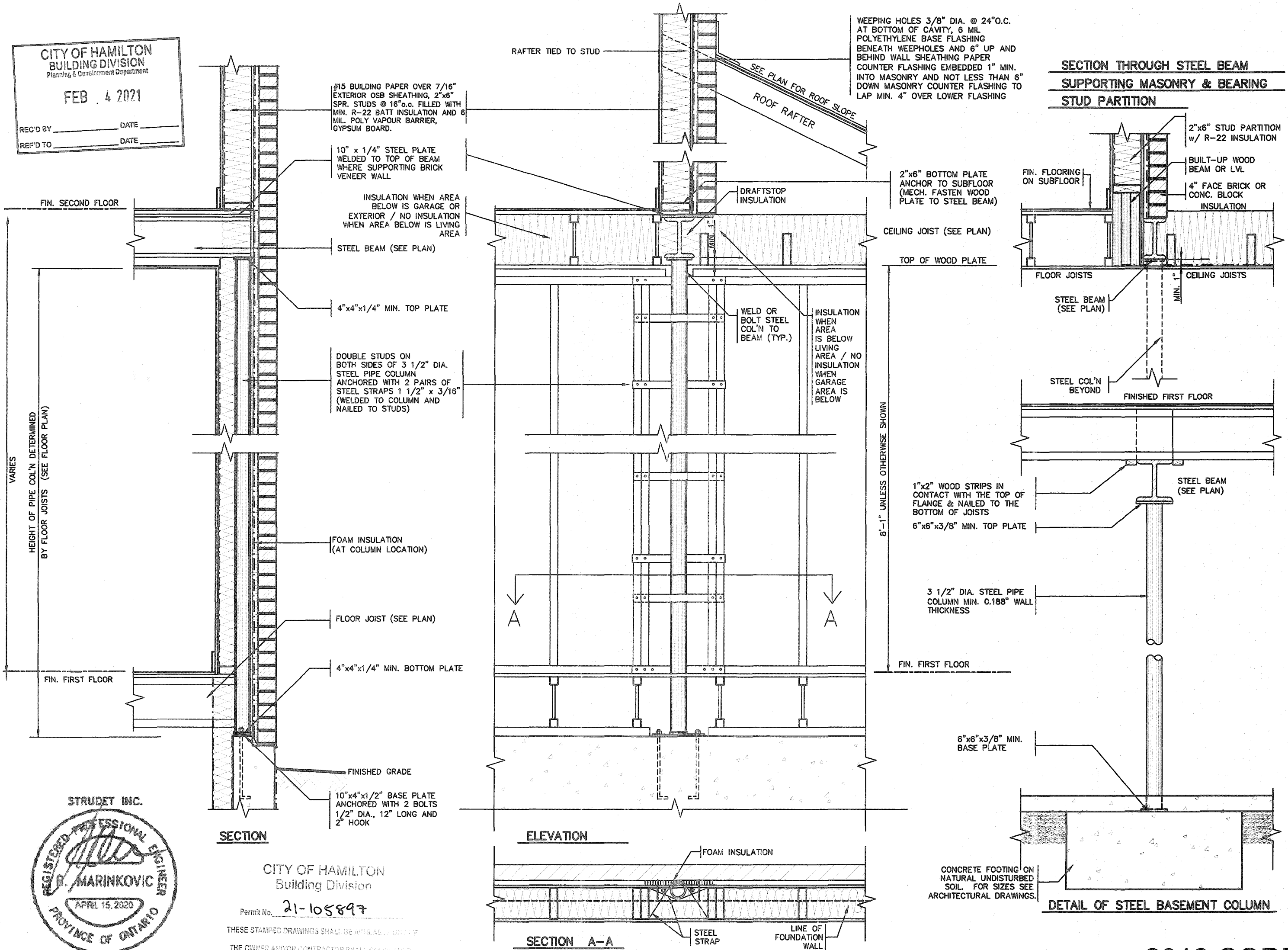
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SINGLES

project no.
19014

drawing no.
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GJR 64109121
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8		-	-	qualification information	
7		-	-	Richard Vink	2448
6		-	-	name	BC
5		-	-	signature	4265
4		-	-	VAS Design Inc.	
3		-	-		
2		-	-		
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no.	description	date	by		

**VA3
DESIGN**

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project name	multiplicity
RUSSELL GARDENS PH. 3	WATERDOWN
date	
APRIL 2020	
STEEL COLUMN DETAILS	
drawn by	checked by
GW	As Shown
file name	
19014-GP-STD_DETAILS_A1	

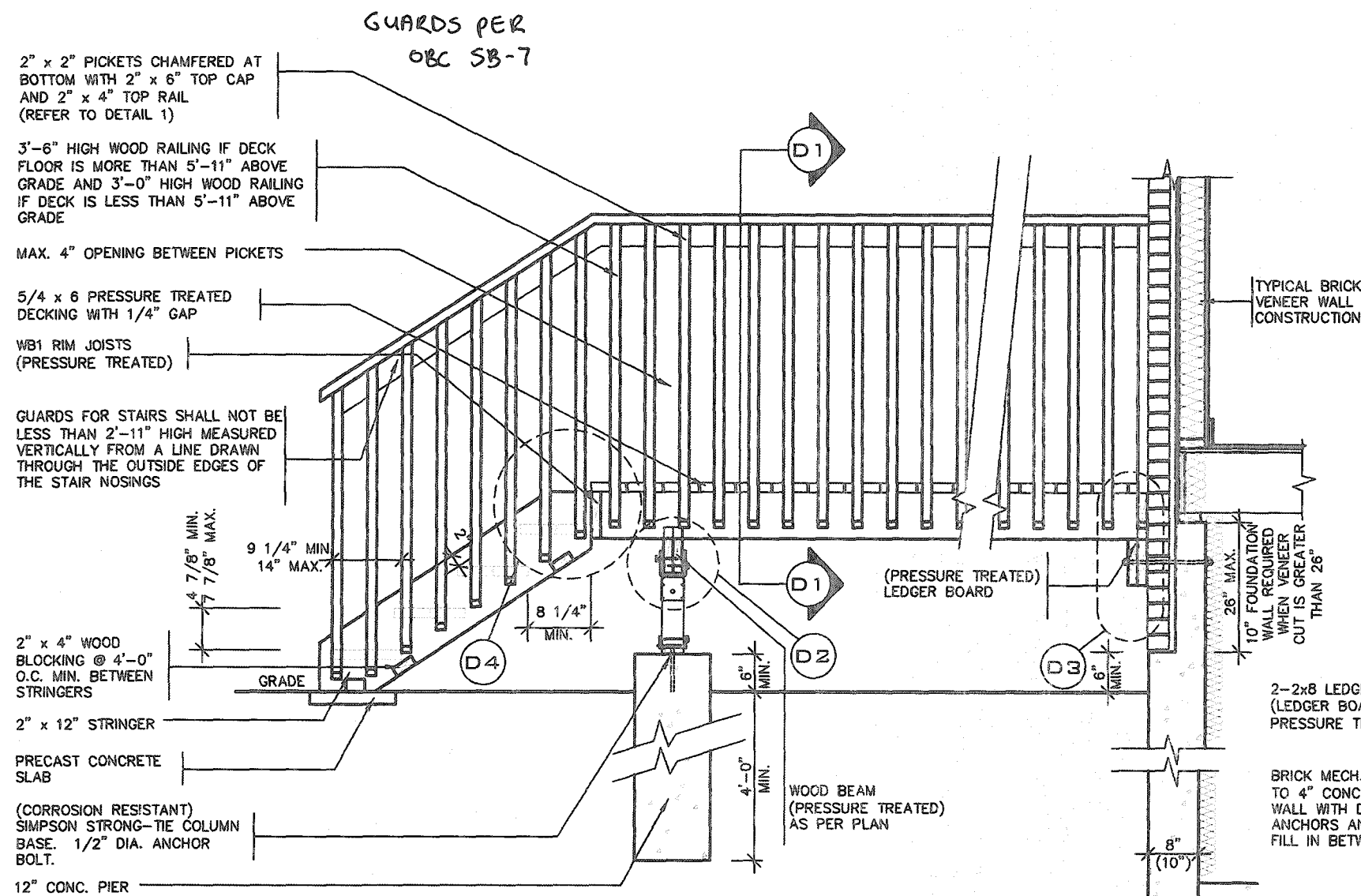
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Subject no.
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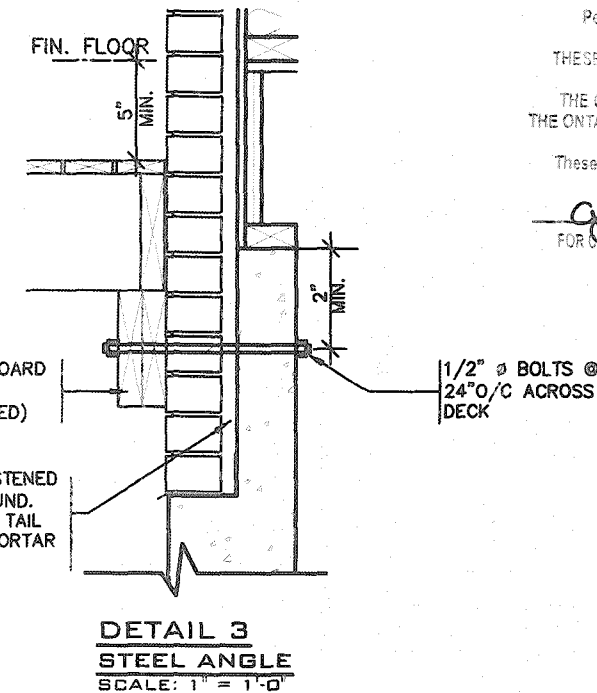
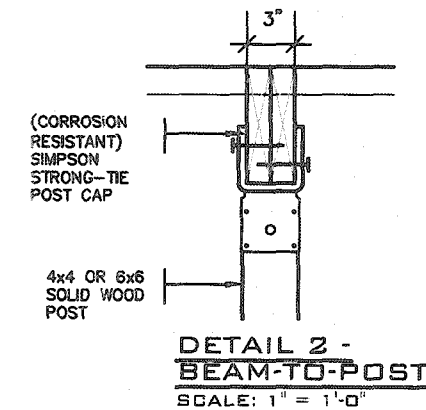
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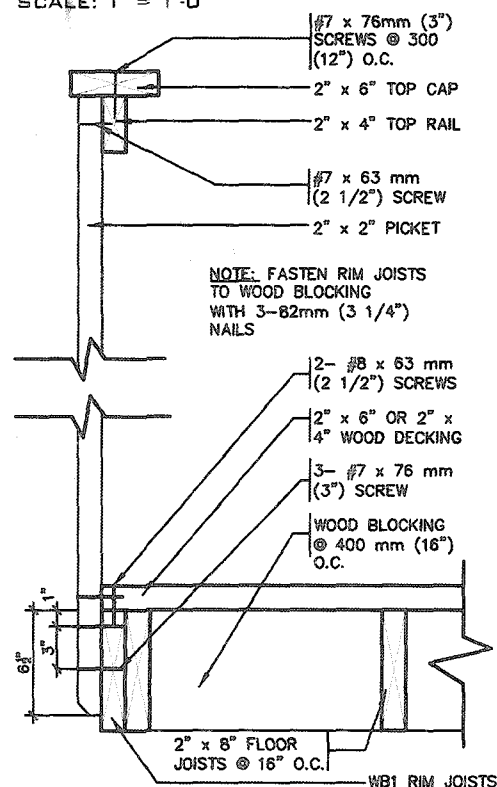
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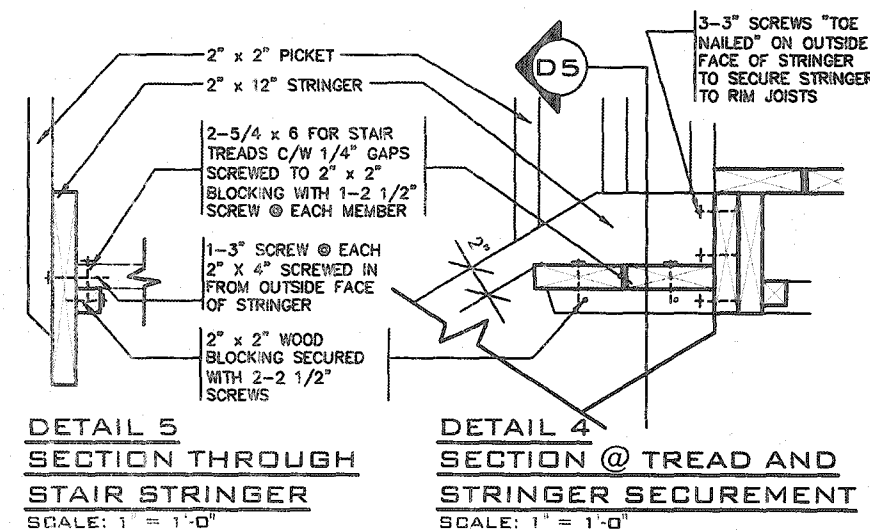
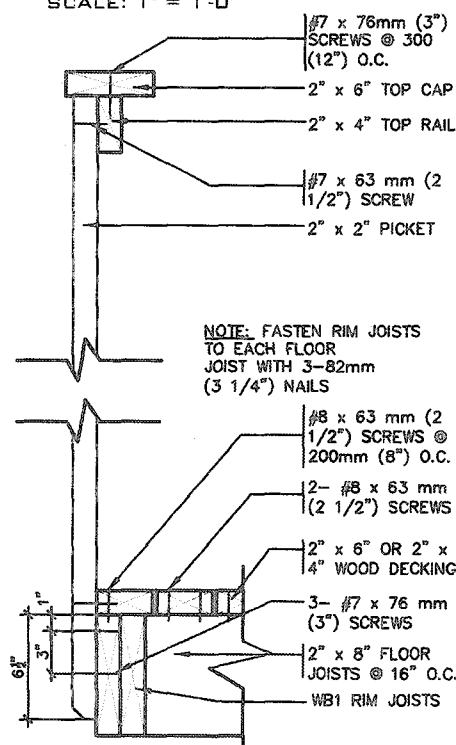
WOOD DECK SECTION WITH BRICK VENEER
SCALE: 1/2" = 1'-0"



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



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.
- 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)

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BUILDING DIVISION
Planning & Development Department

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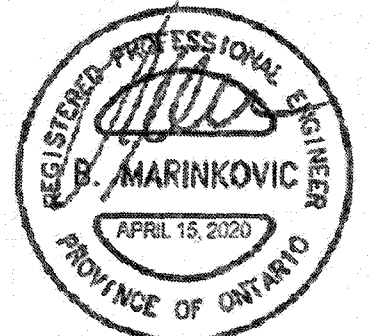
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no.	description	date	by		

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qualification information
Richard Vink *R Vink* 24488
BCO
name
registration information
VA3 Design Inc. 42658

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Greenpark.
project name
RUSSELL GARDENS PH. 3
city
APRIL 2020
drawn by
GW

checked by
As Shown

scale
As Shown

project no.
19014

drawing no.
5

WOOD DECK DETAILS
19014-GP-STD_DETAILS_A1

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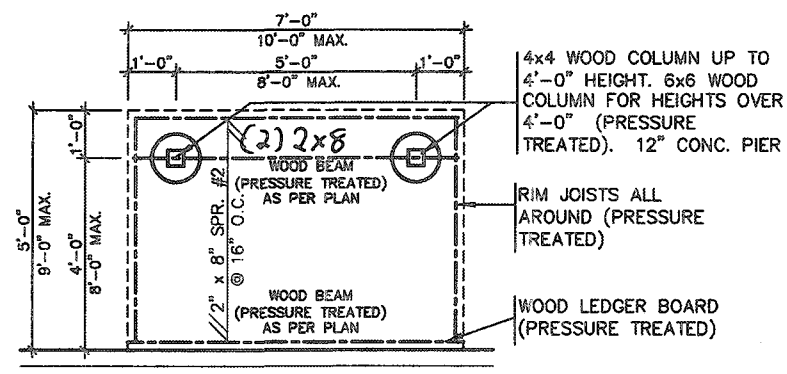
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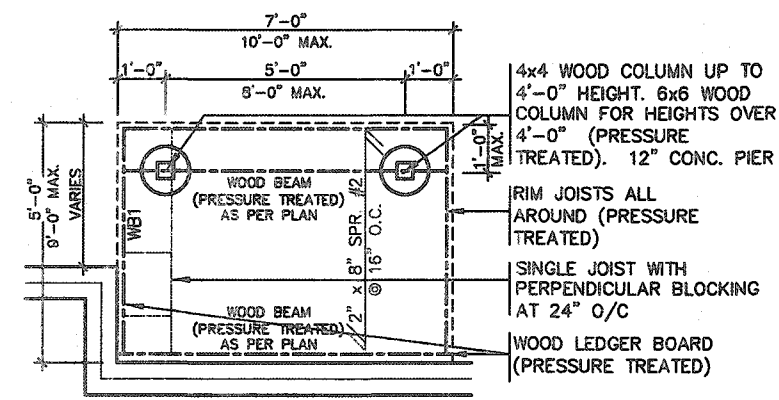
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gm 04/09/21

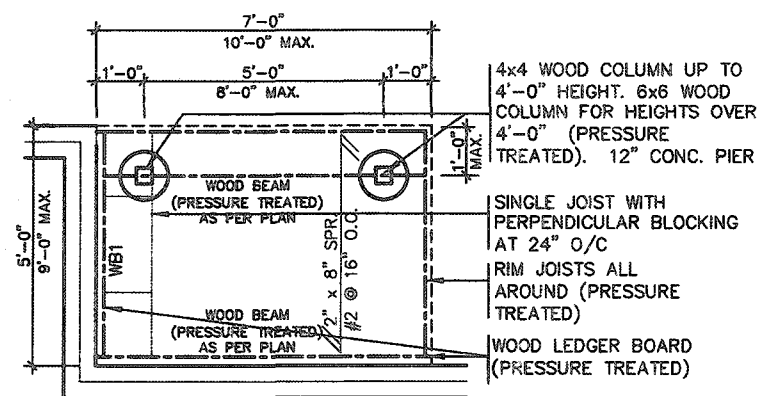
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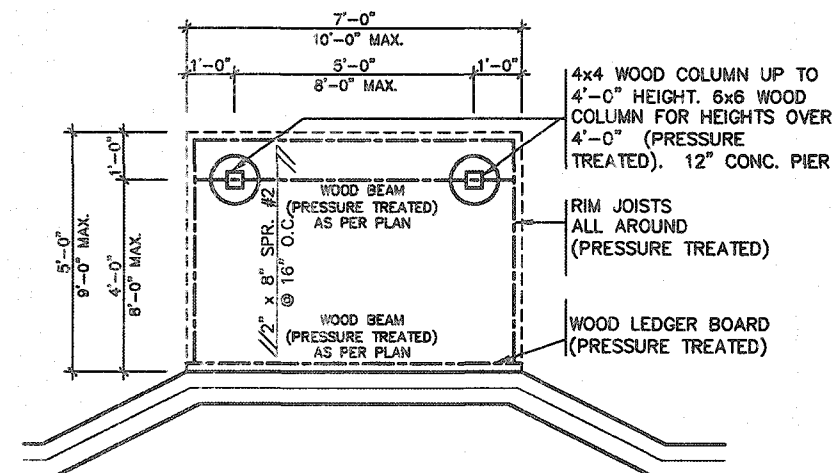
TYPICAL DECK LAYOUT
SCALE: 1/4"=1'-0"



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



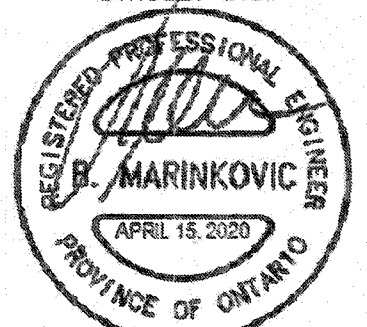
TYPICAL DECK LAYOUT
SCALE: 1/4"=1'-0"



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

1 1/2" SOLID BEARING FOR JOISTS
3 1/2" SOLID BEARING FOR BEAMS

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8				qualification information
7				Richard Vink <i>R Vink</i> 24486
6				name BCN
5				qualification information
4				VAS Design Inc. 42656
3				
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v3design.com



Greenpark

project name RUSSELL GARDENS PH. 3	municipality WATERDOWN	project no. 19014
date APRIL 2020	drawing no. WOOD DECK PLANS	
drawn by GW	checked by As Shown	file name 19014-GP-STD_DETAILS_A1

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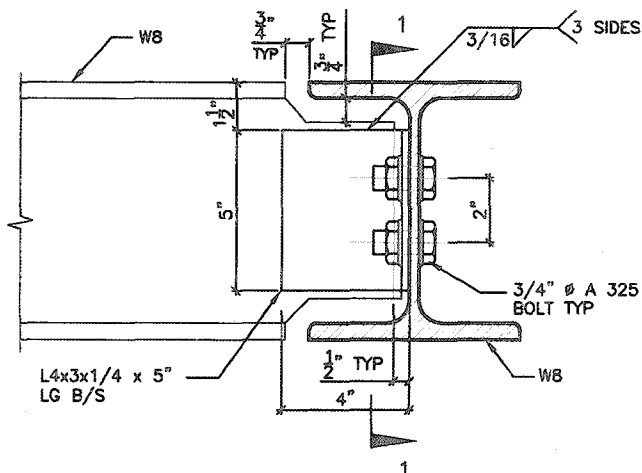
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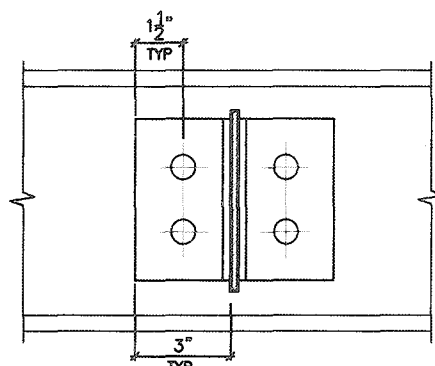
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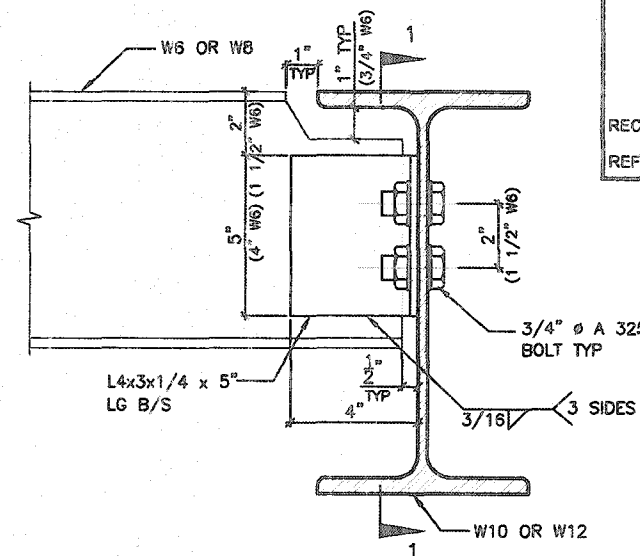


DETAIL 1.

W8
TO
W8
CONNECTION

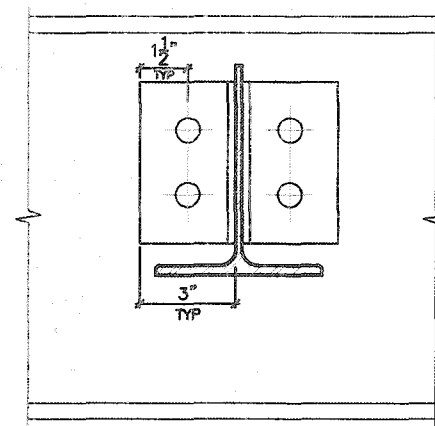


SECTION 1-1



DETAIL 2.

W6(W8)
TO
W10(W12)
CONNECTION

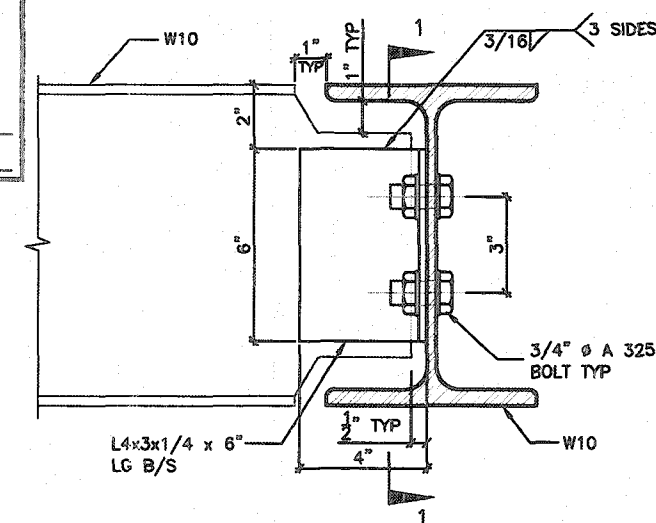


SECTION 1-1

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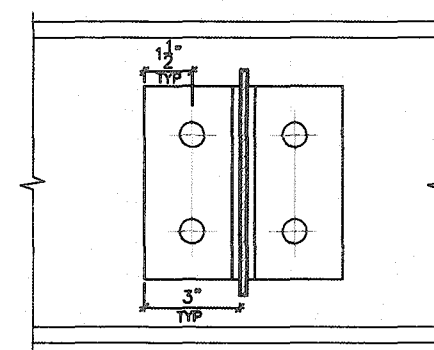
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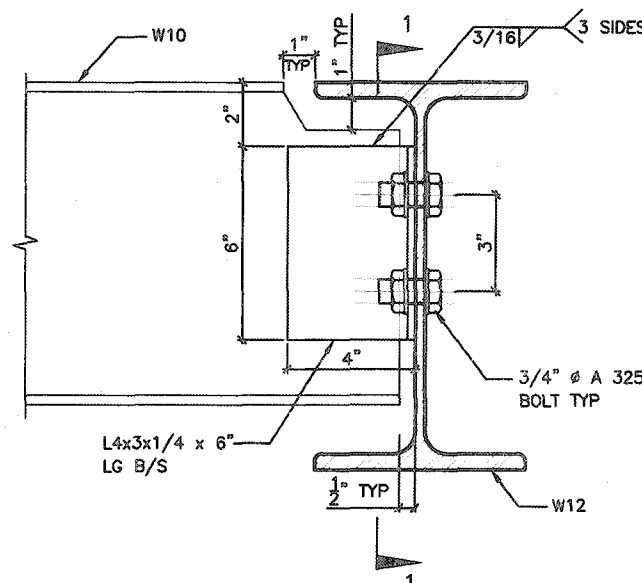


DETAIL 3.

W10
TO
W10
CONNECTION

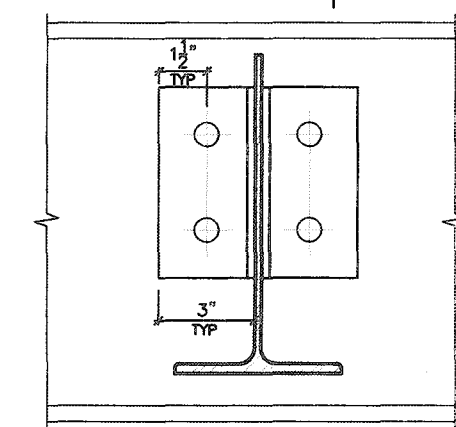


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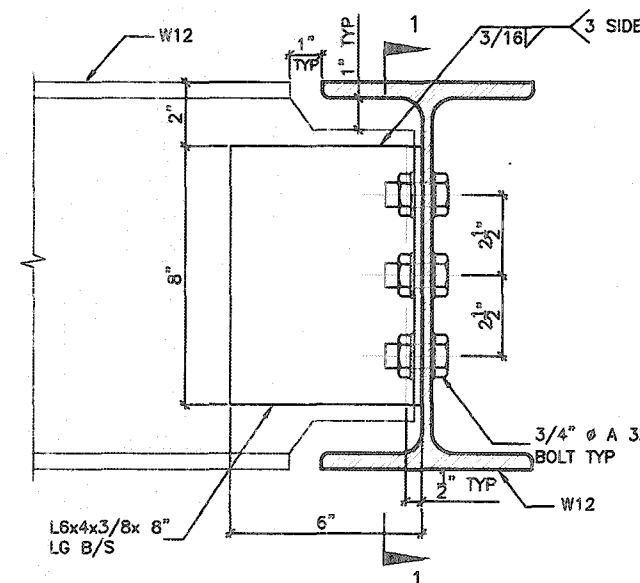


DETAIL 4.

W10
TO
W12
CONNECTION

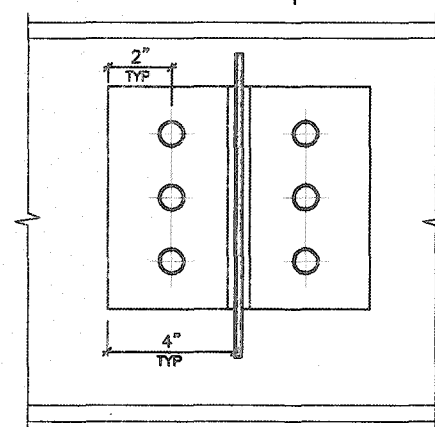


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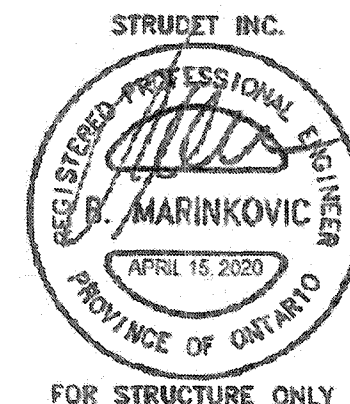


DETAIL 5.

W12
TO
W12
CONNECTION

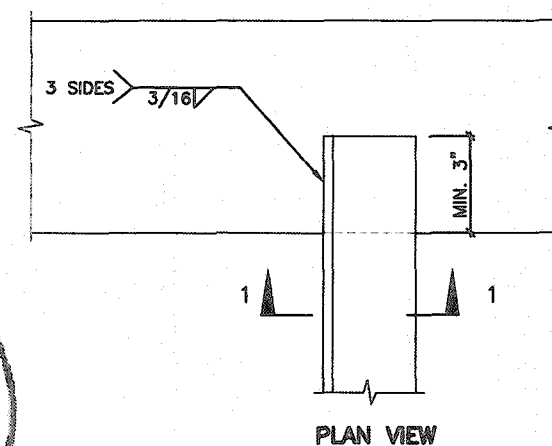


SECTION 1-1

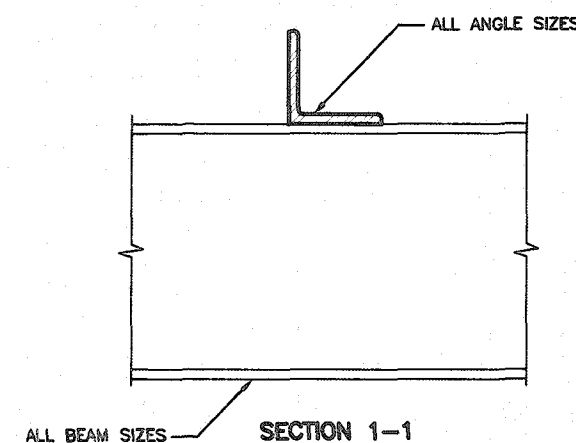


DETAIL 6.

ANGLE
TO
BEAM
CONNECTION



PLAN VIEW



SECTION 1-1

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qualification information
Richard Vink 24488
signature
name
VA3 Design Inc. 42658
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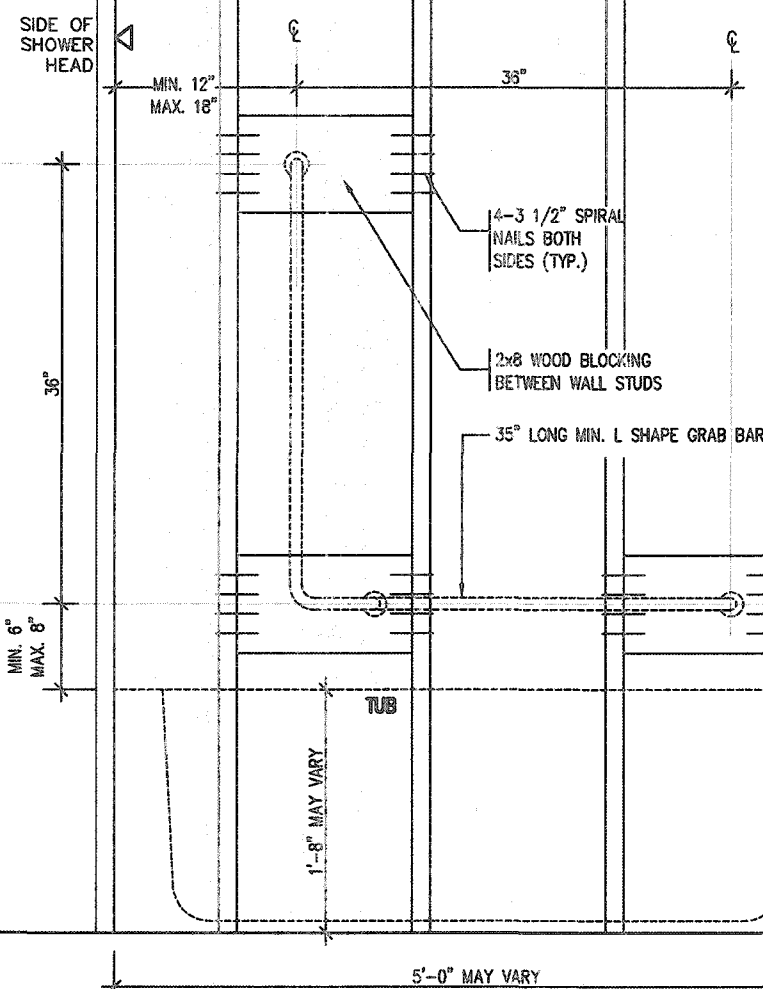
Greenpark.	SINGLES
project name RUSSELL GARDENS PH. 3	project no. 19014
date APRIL 2020	drawing no. 7
drawn by GW	checked by Not to Scale
scale 18014-GP-STD_DETAILS_A1	file name 18014-GP-STD_DETAILS_A1

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REF'D TO _____ DATE _____

12" SOLID BLOCKING
CENTERED AT 36" _____
ABOVE FINISHED FLOOR
BOTH SIDES OF DOOR
JAMB

RESISTANCE TO FORCED ENTRY (OBC 9.6.8.)



BATH TUB/ SHOWER FRONT ELEVATION

WOOD STUDS OR
METAL STUDS

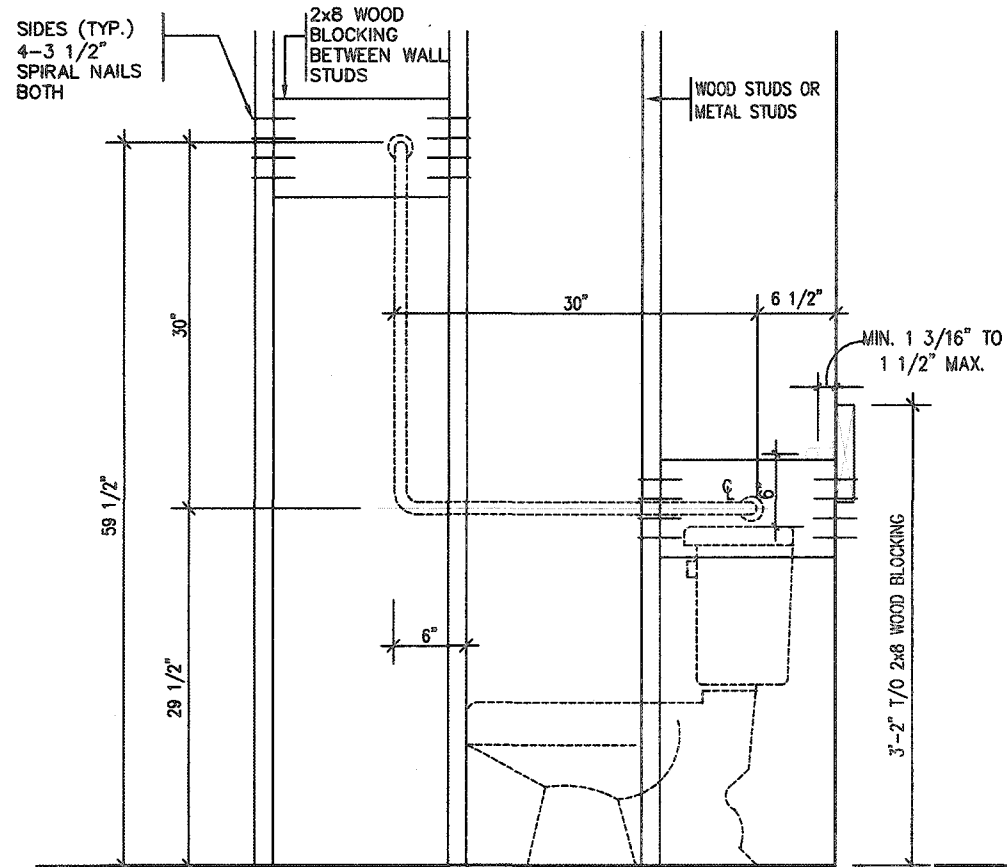
4-3 1/2" SPIRAL
NAILS BOTH
SIDES (TYP.)

2x8 WOOD BLOCKING
BETWEEN WALL STUDS

— 30" LONG MIN. STARLIGHT GRAB BAR

34" MAX.

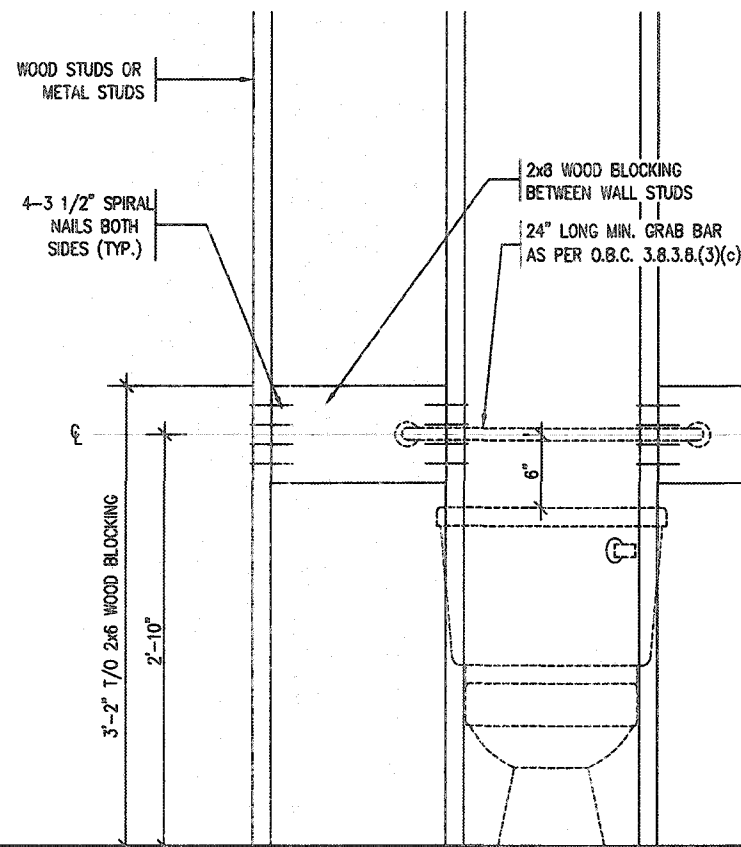
BATH TUB SHOWER HEAD SIDE ELEVATION



TOILET SIDE ELEVATION

STRUCTURAL REINFORCEMENT FOR GRAB BAR (OBC 9.5.2.3.)

FOR MAIN BATH ONLY



STRUDET INC.



FOR STRUCTURE ONLY

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Building Division

Permit No. 21-105897

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0410912
DATE

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9						The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to act as a Designer.
8						
7						qualification information
6						Richard Vink 2448
5						name signature BC
4						registration information
3						VAS Design Inc. 4265
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no.	description	date	by			

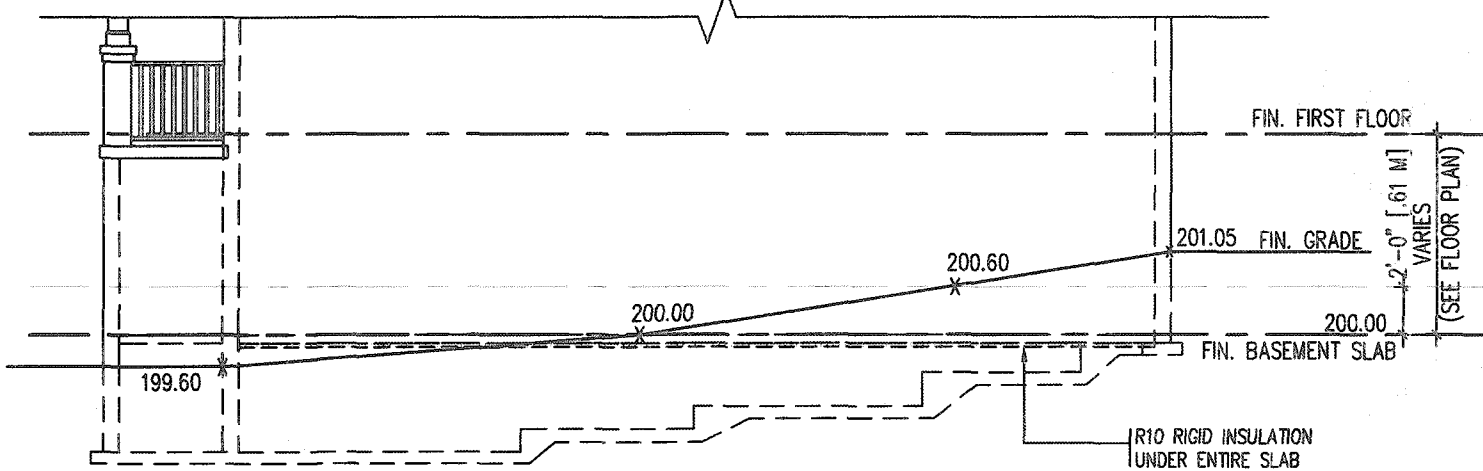
**VA3
DESIGN**
255 Consumers Rd Suite
Toronto ON M2J 1R4
t 416.630.2255 f 416.630
va3design.com

Greenpark.

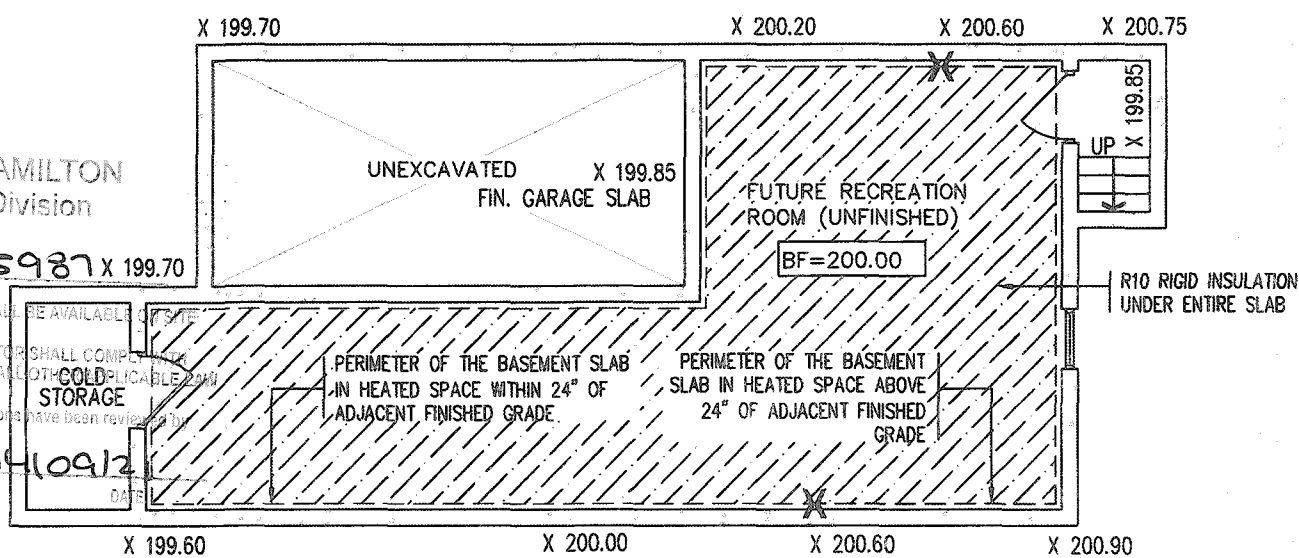
SINGLES

project name	RUSSELL GARDENS PH. 3		municipality	WATERDOWN		project no.	19014
date	APRIL 2020		STUD WALL REINFORCEMENT			drawing no.	
drawn by	checked by	scale	19014-GP-STD_DETAILS_A1			8	
GW	-	Not to Scale					

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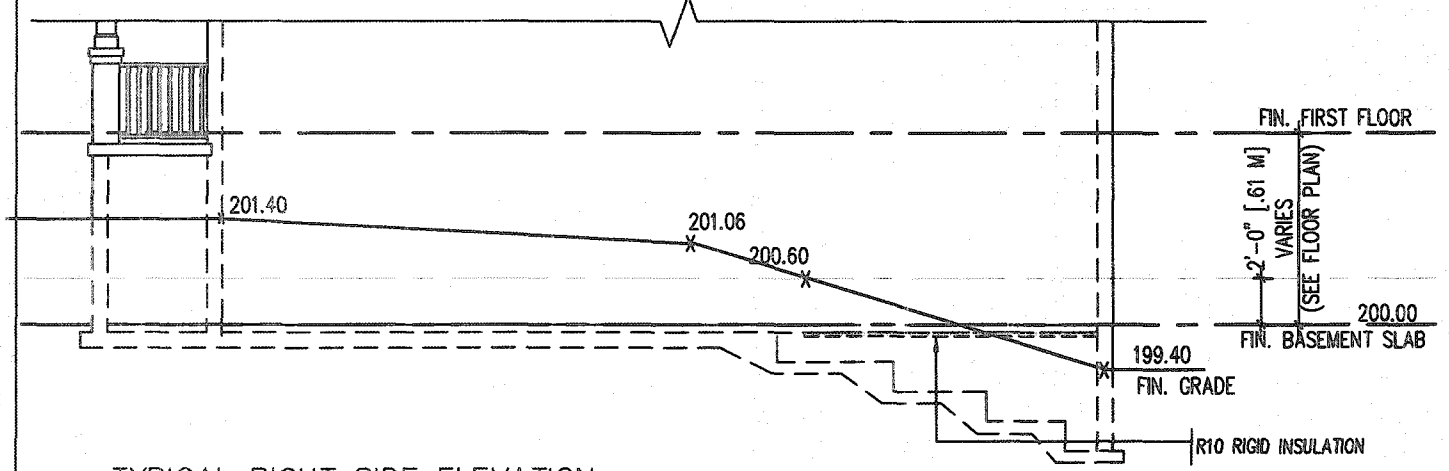
TYPICAL RIGHT SIDE ELEVATION



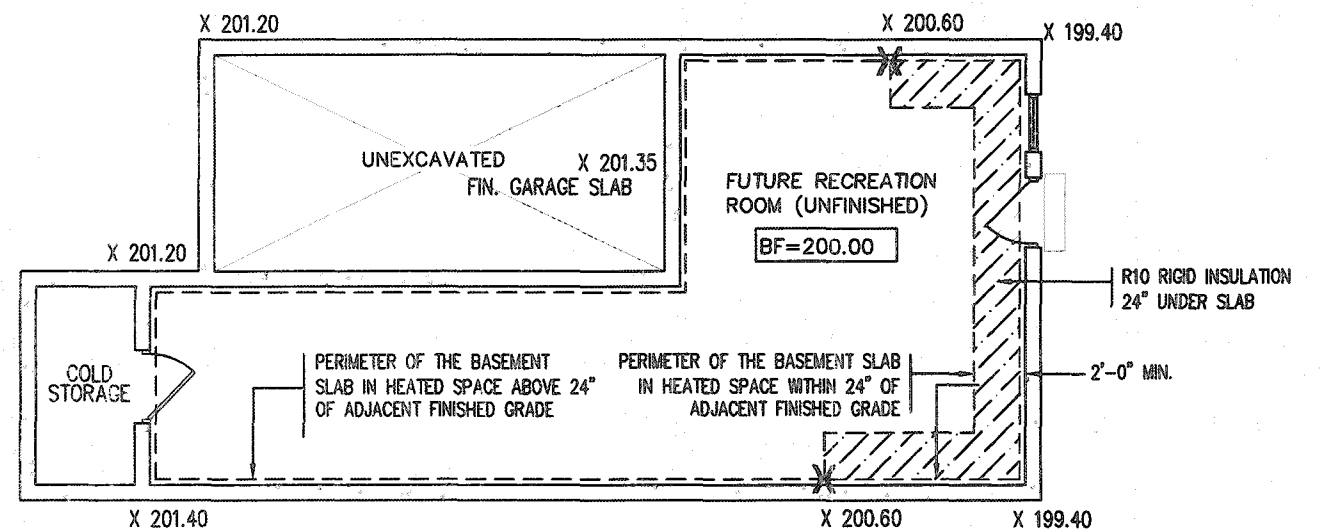
TYPICAL BASEMENT PLAN

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

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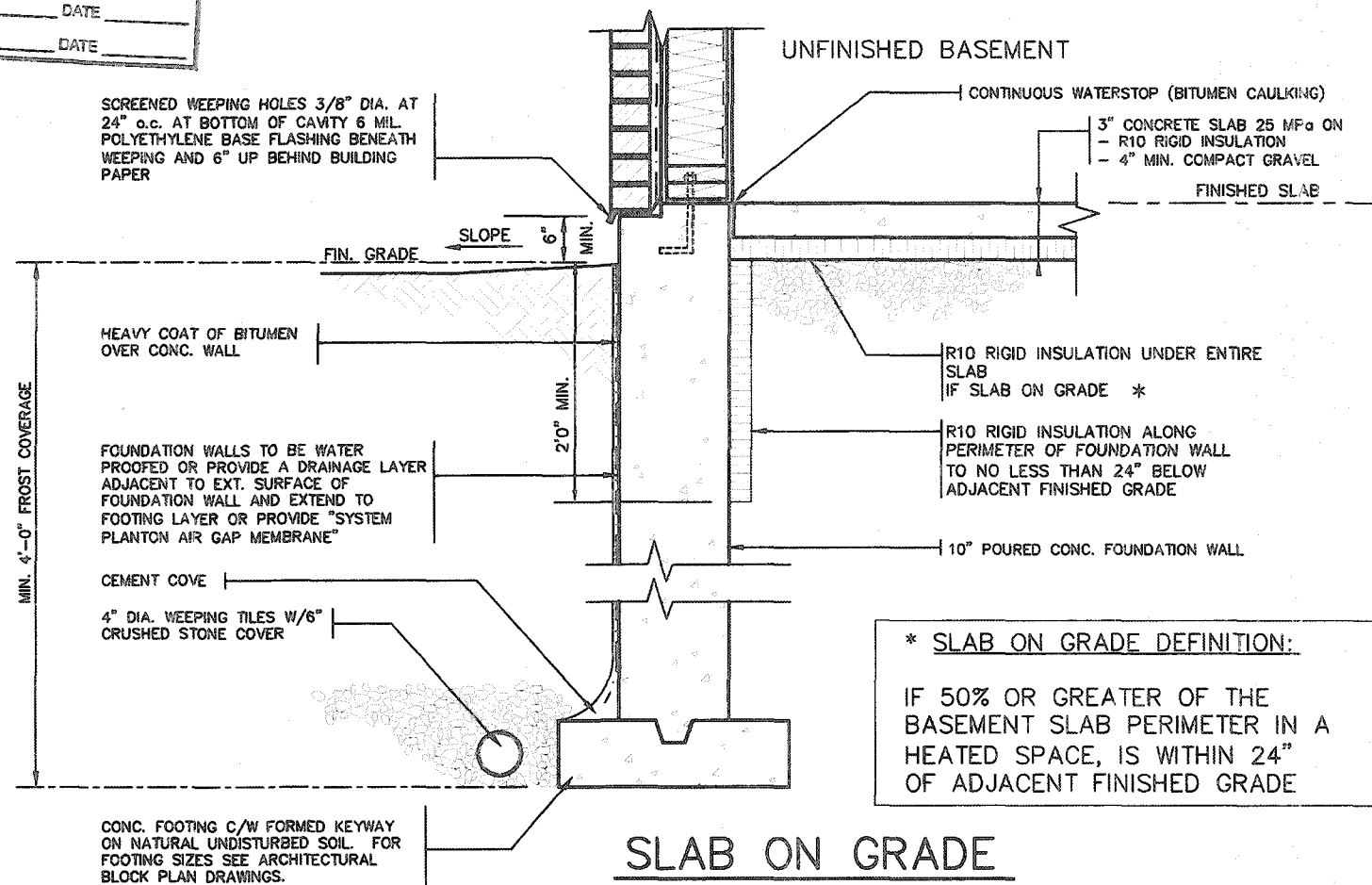
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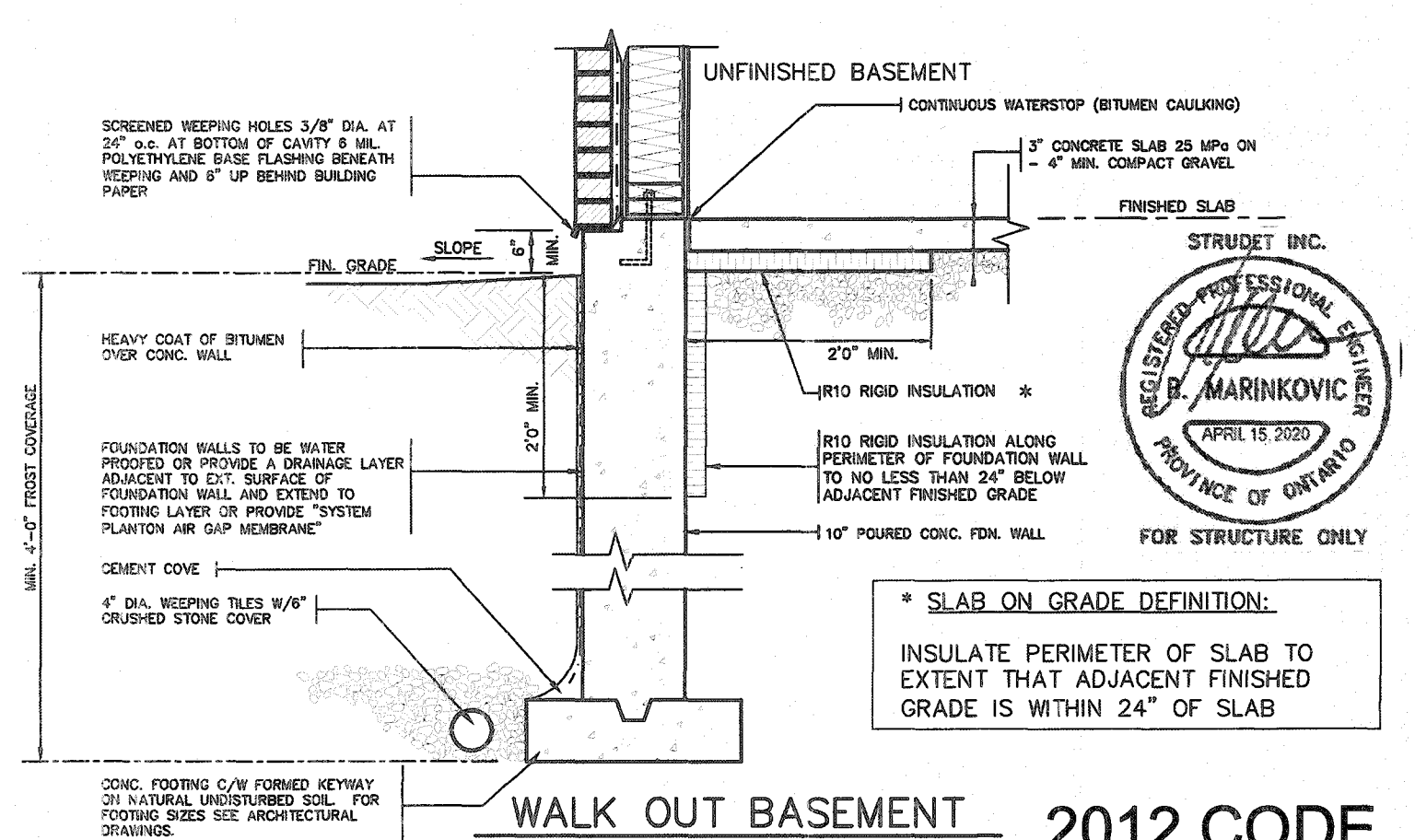
CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 4 2021

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REF'D TO: _____ DATE: _____

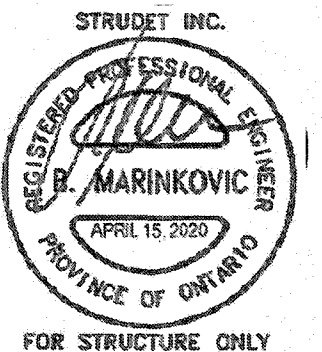


SLAB ON GRADE



WALK OUT BASEMENT

2012 CODE COMPLIANCE PACKAGE



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

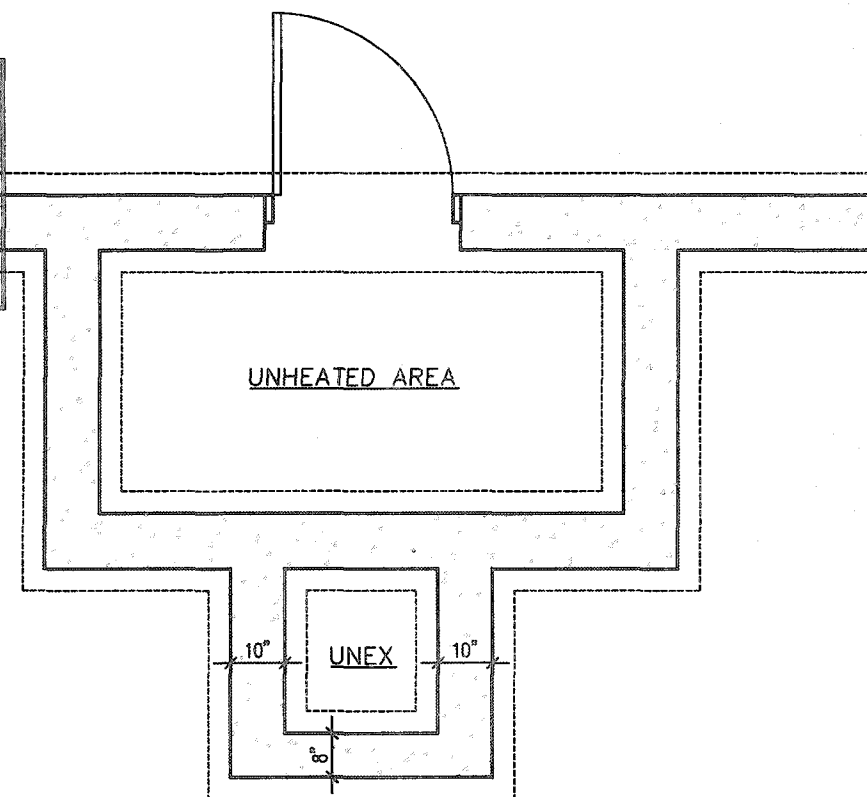
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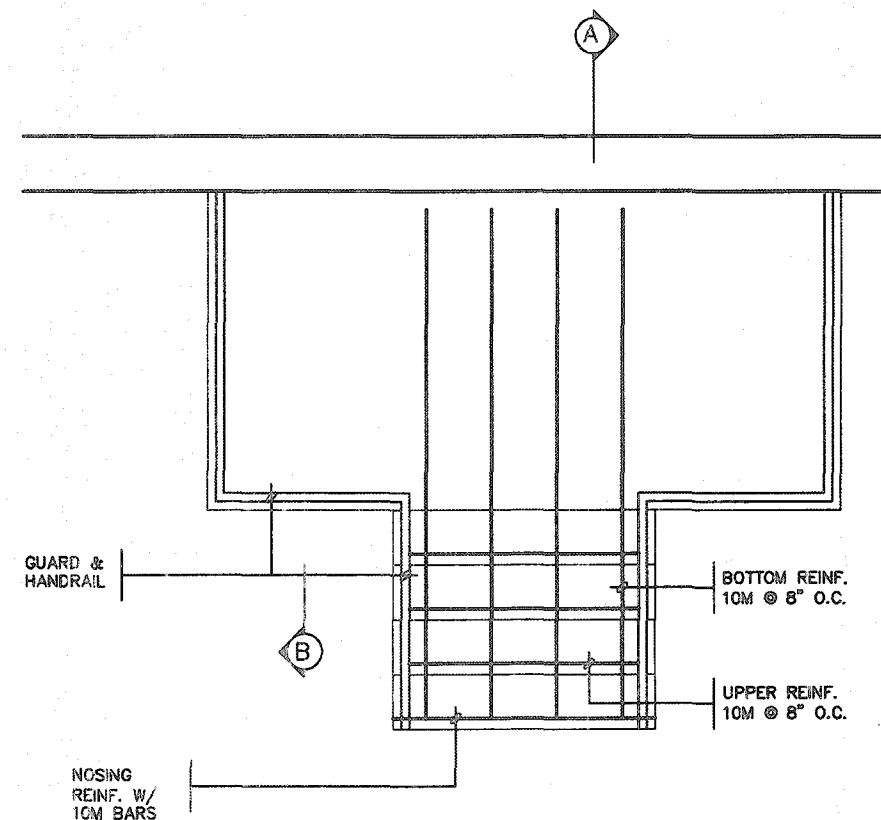
SINGLES

project name	RUSSELL GARDENS PH. 3	municipality	WATERLOON	project no.	19014
date	APRIL 2020	checked by	Not to Scale	drawing no.	10
drawn by	GW	scale	Not to Scale	file name	19014-GP-STD_DETAILS_A1

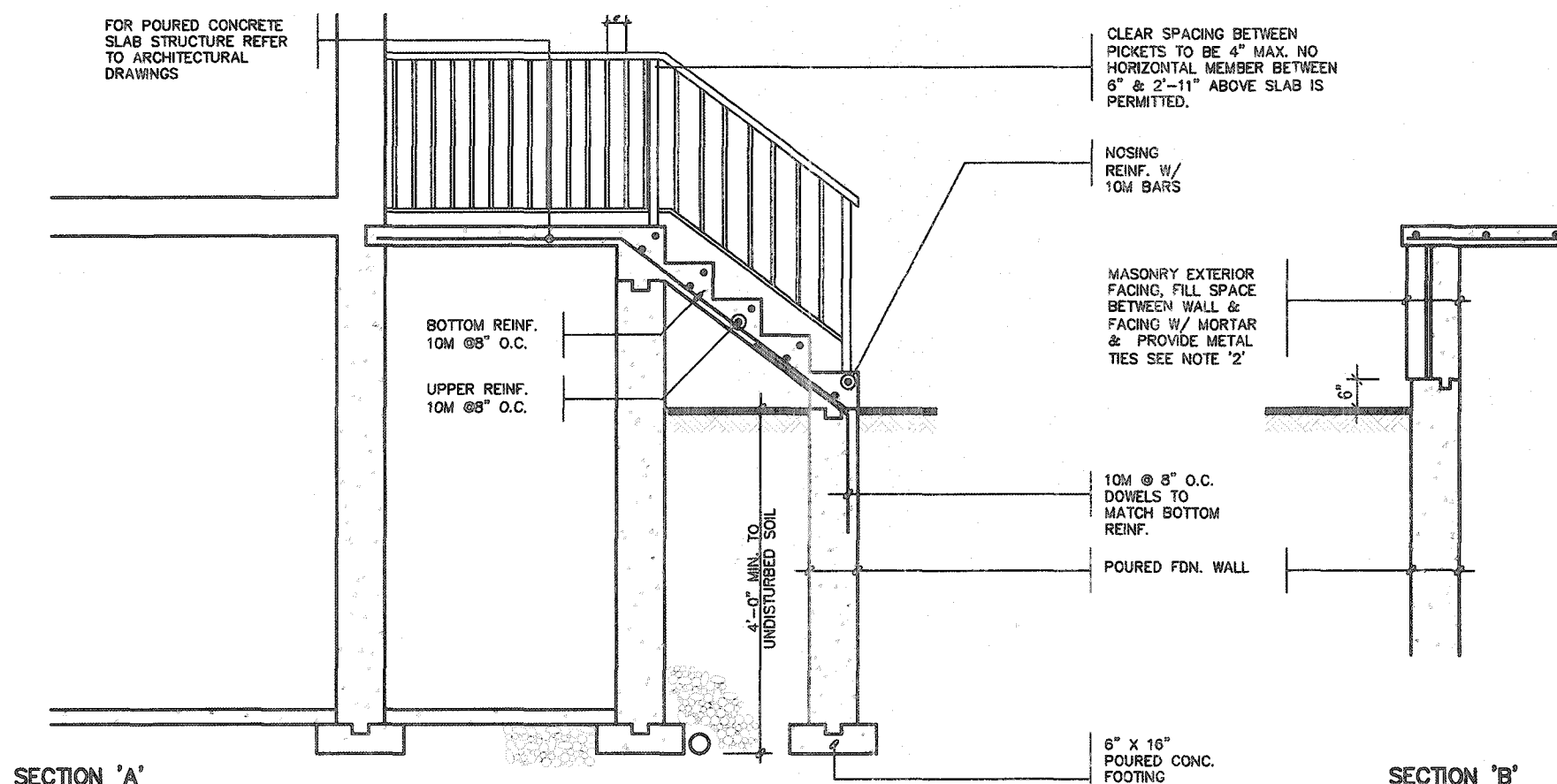
REC'D BY _____ DATE _____
REF'D TO _____ DATE _____



FOUNDATION PLAN



GROUND FLOOR PLAN



SECTION 'A'

SECTION 'B'

NOTE: FOR MORE THAN 8 RISERS

GENERAL NOTES

1. EXTERIOR STAIRS
7 7/8" RISE MAXIMUM
8 1/4" RUN MINIMUM
9 1/4" TREAD MINIMUM
2. MASONRY TIES
WHEN BRICK FACING IS USED ABOVE GROUND LEVEL, PROVIDE 3/16" DIA. CORROSION RESISTANT METAL TIES @ 36" HORIZONTAL & 8" VERTICAL
3. GUARDS
ARE REQUIRED AROUND CONCRETE SLAB IF MORE THAN 2'-0" ABOVE GRADE & ON BOTH SIDES OF STAIRS CONTAINING MORE THAN 6 RISERS. MINIMUM 34" HIGH FOR STAIRS MINIMUM 36" HIGH FOR PORCHES UP TO 5'-11" ABOVE GRADE. MINIMUM 42" HIGH FOR GREATER HTS.
4. HANDRAIL
ARE REQUIRED WHERE STEPS HAVE MORE THAN 3 RISERS . HANDRAIL HEIGHT 34" - 38".
5. FOUNDATION WALLS
THICKNESS OF FOUNDATION WALLS IS DEPENDANT UPON VENEER CUT 8" FOR UP TO 26" VENEER CUT HEIGHT 10" FOR VENEER CUT OVER 26" HIGH
6. CONCRETE
MINIMUM CONCRETE STRENGTH SHALL BE 4650 PSI [32Mpa] W/ 5%-8% AIR ENTRAINMENT MINIMUM CONCRETE SLAB THICKNESS 5"
7. CONCRETE COVER
PROVIDE MINIMUM 3/4" CLEAR CONCRETE COVER TO REINFORCING BARS

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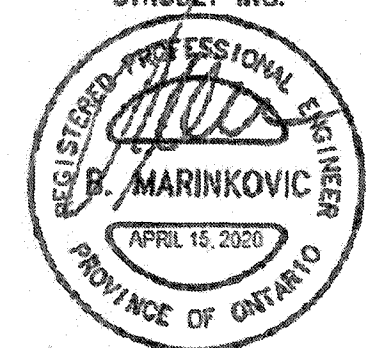
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9				The undersigned has reviewed and takes responsibility for this design and for the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		
8				qualification information		
7				Richard Vink	244EB	
6				name	DOB	
5				registration information		
4				VAS Design Inc.	4285B	
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.		
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	no. description	date	by			

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SINGLES

project name RUSSELL GARDENS PH. 3	municipality WATERDOWN	project no. 19014
date APRIL 2020		
drawn by GW		
checked by _____		
scale Not to Scale		
poured conc. porch steps 19014-CP-STD_DETAILS_A1		

11

11

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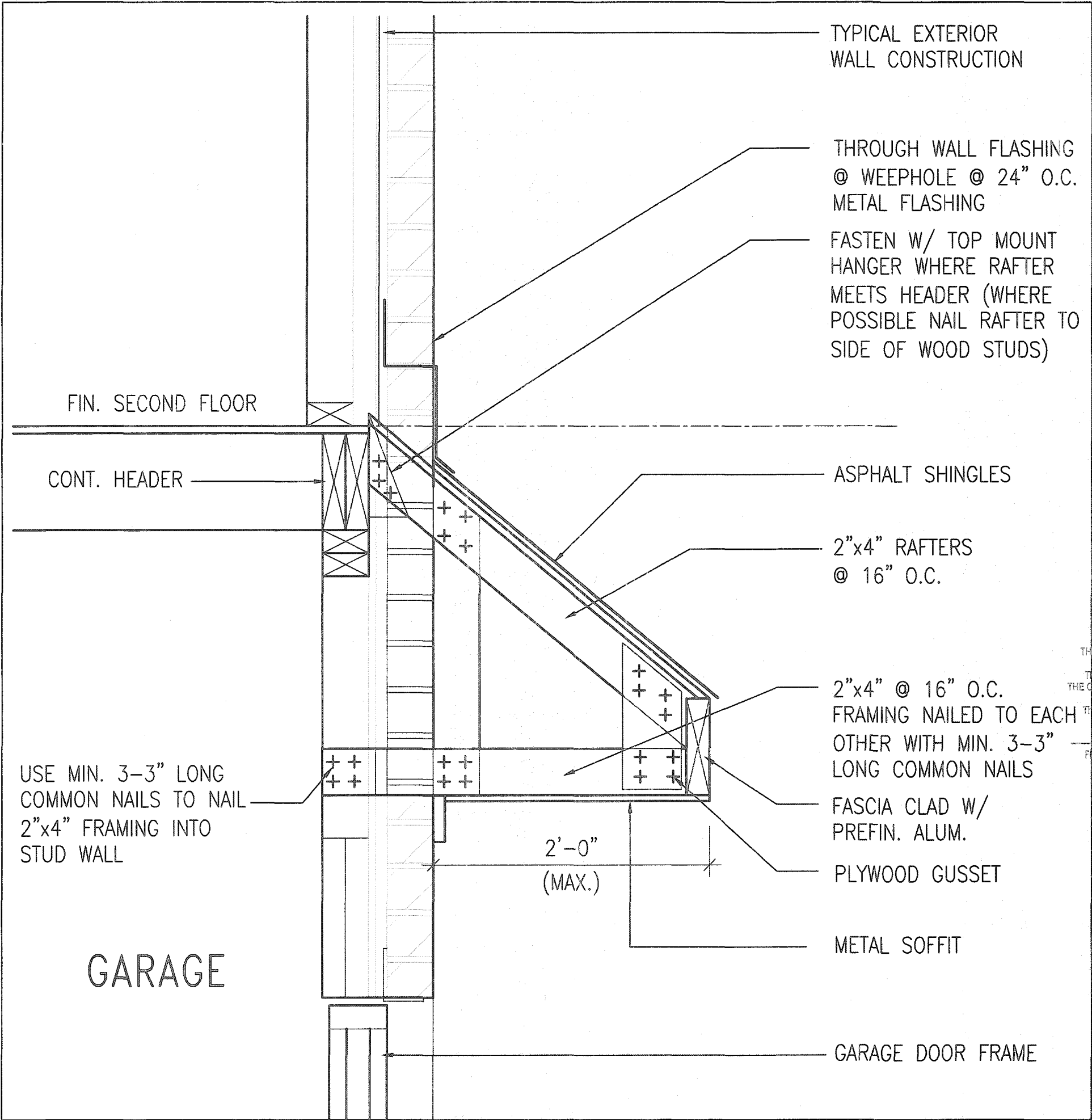
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DATE

REF'D TO

DATE



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DATE



B

ROOF OVERHANG DETAIL OVER GARAGE

2012 CODE
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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 use a Designer. qualification information Richard Vink 24488 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.	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 date APRIL 2020 drawn by GW checked by - scale Not to Scale	municipality WATERDOWN project no. 19014 DETAIL OF EXTENDED ROOF 19014-GP-STD_DETAILS_A1 drawing no. 12
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Planning & Development Department

FEB . 4 2021

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

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

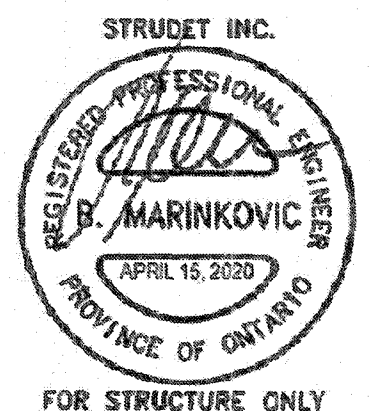
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FOR CHIEF BUILDING OFFICIAL DATE



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8				qualification information
7				Richard Vink 24489
6				name
5				registration information
4				VAS Design Inc. 42658
3				
2				Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
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	no. description	date	by	

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vasdesign.com

Greenpark.

project name: RUSSELL GARDENS PH. 3 municipality: WATERDOWN

date: APRIL 2020

drawn by: GW checked by: Not to Scale

scale: Not to Scale

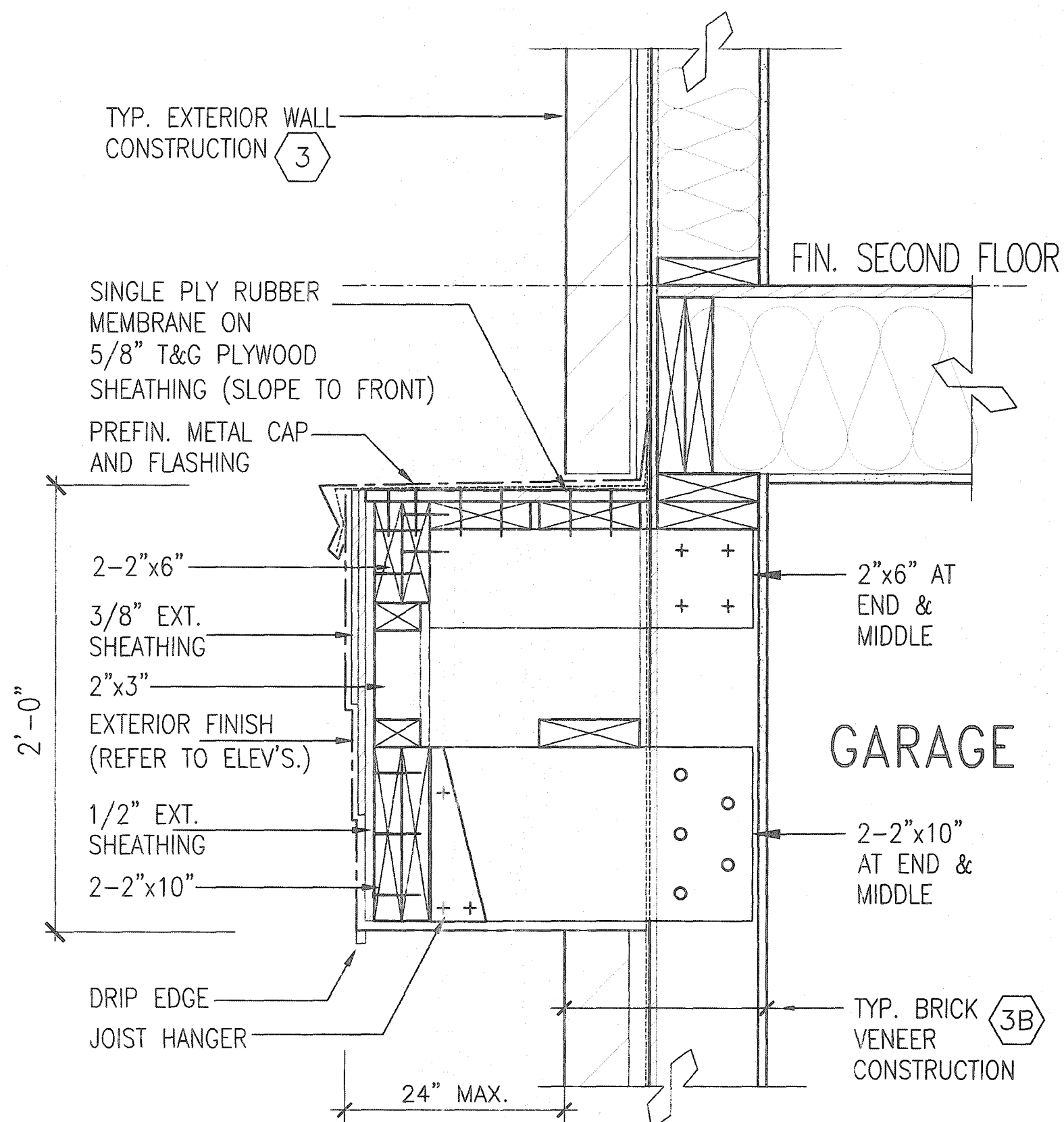
SINGLES

project no. 19014

drawing no. 13

19014-GP-STD_DETAILS_A1

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



C2 CANOPY DETAIL
SCALE: N.T.S

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Building Division

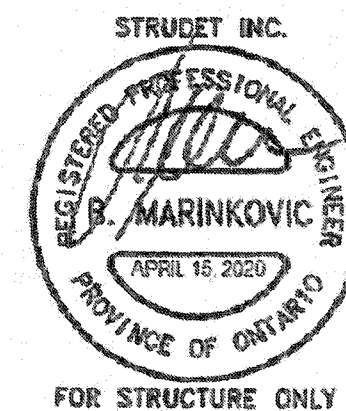
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8			
7		qualification information	
6		Richard Vink <i>R Vink</i> 24488	
5		name BCIN	
4		registration information	
3		VAS Design Inc. 42658	
2			
1			

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project name RUSSELL GARDENS PH. 3	municipality WATERDOWN	project no. 19014
date APRIL 2020	drawing title CANOPY ROOF AT GARAGE DETAIL	
drawing by GW	checked by -	scale Not to Scale
		file name 19014-GP-STG-DETAILS_A1

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14