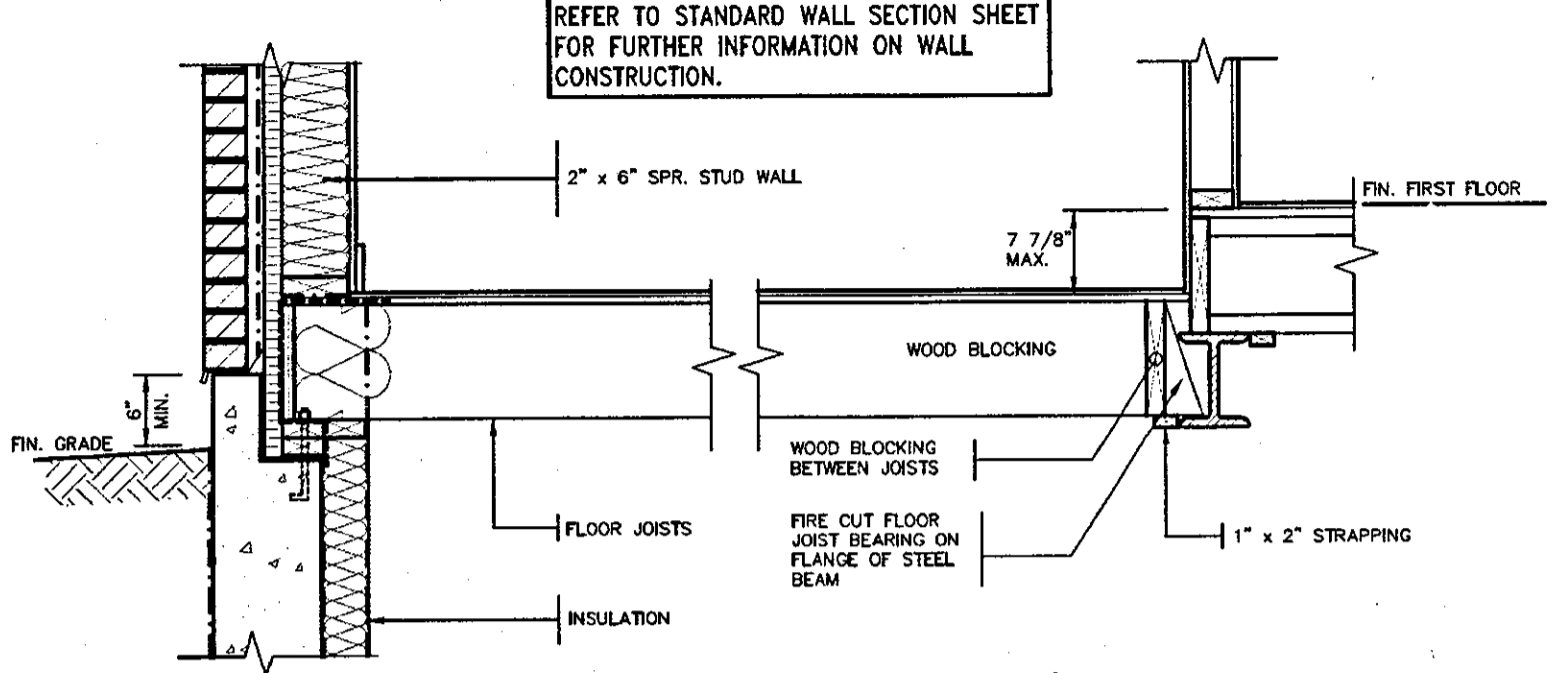
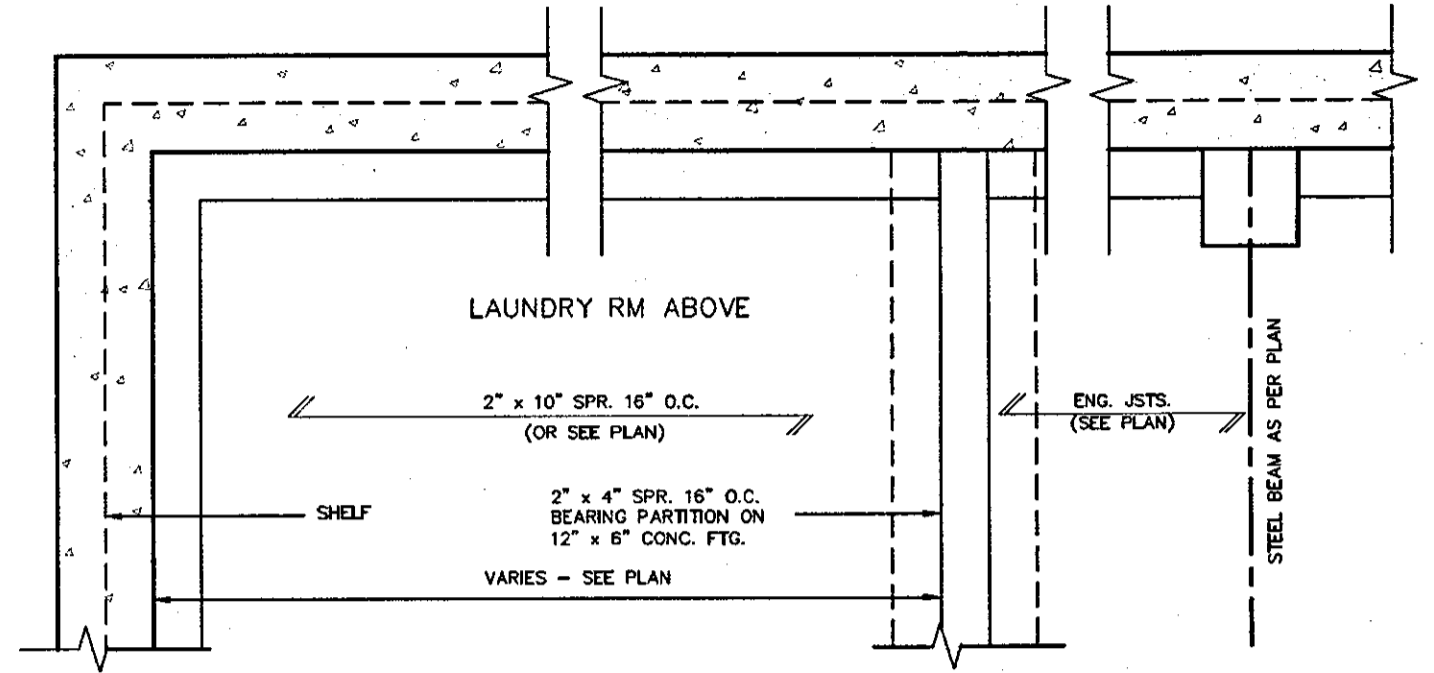


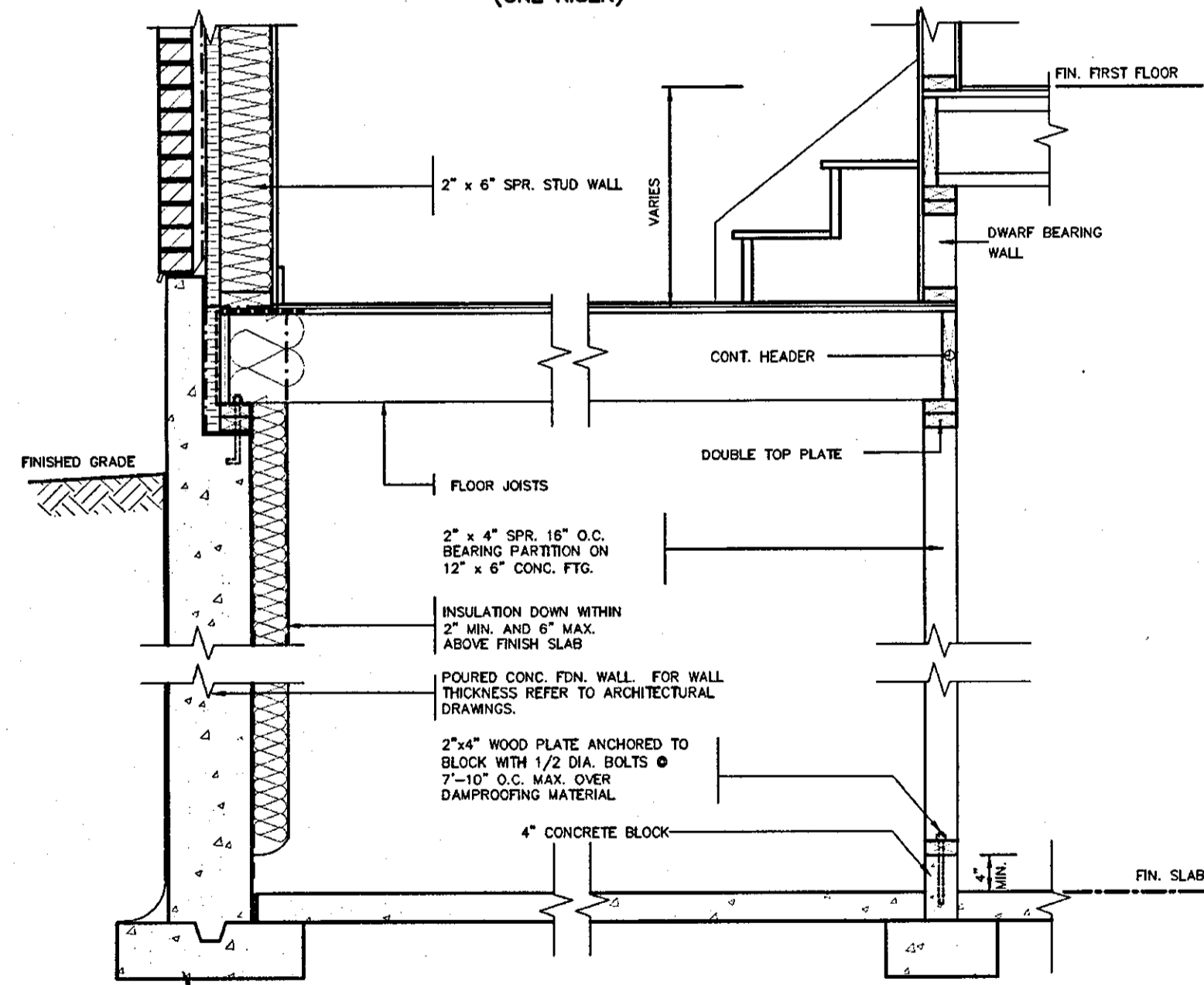
REFER TO STANDARD WALL SECTION SHEET FOR FURTHER INFORMATION ON WALL CONSTRUCTION.



DETAIL OF SUNKEN LAUNDRY/ENTRY (ONE RISER)



PARTIAL FOUNDATION PLAN



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

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



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Greenpark.
RUSSELL GARDENS PH.2
WATERDOWN
AUG 2017
SUNKEN FLOOR DETAILS
16036-GP-STD_DETAILS_A4

DEWBERRY
project no. 16036
drawing no. 2

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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

SEE PLAN FOR ROOF SLOPE

BAFFLES AS REQUIRED FOR ROOF VENTILATION

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.

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

STARTER STRIP OF ROOF SHINGLES REQUIRED

2"x5" 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 CONTINUOUS 1" R-5 RIGID INSULATION, 2"x6" SPR. STUDS @ 16" o.c. FILLED WITH MIN. R-22 BATT INSULATION (TOTAL MIN. R-27) AND 6 MIL. POLY VAPOUR BARRIER.

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.

WALL SECTION

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

FINISHED SLAB

1/2" (13mm) DRYWALL FINISH OVER CONTINUOUS 6 MIL. POLY VAPOUR/AIR BARRIER & MIN. R-31 INSULATION. (DRYWALL ON THE CEILING ONLY WHEN THERE IS NO SECOND FLOOR ABOVE GARAGE)

GARAGE

#15 BUILDING PAPER OVER CONTINUOUS 1" R-5 RIGID INSULATION, 2"x6" SPR. STUDS @ 16" o.c. FILLED WITH MIN. R-22 BATT INSULATION (TOTAL MIN. R-27) AND 6 MIL. POLY VAPOUR BARRIER

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

9" FOUNDATION WALL WHEN VENEER CUT IS EQUAL OR LESS THAN 26"

10" FOUNDATION WALL WHEN VENEER CUT IS MORE THAN 26"

DETAIL FOR CONCRETE VENEER DROPPED GRADE

FIN. FLOORING ON SUBFLOOR

FINISHED SECOND FLOOR

1/2" GYPSUM BOARD CEILING FINISH

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

DOUBLE TOP PLATE

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

WALL FLASHING

WEEP HOLES

CAULKING

7-1/2" MAX.

SLOPE

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

3" MIN. BEARING

CONTINUOUS R-20 INSULATION

FOUNDATION WALL

COLD CELLAR

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

FIN. FLOORING ON SUBFLOOR

FINISHED SECOND FLOOR

DETAIL FOR COLD CELLAR PORCH SLAB



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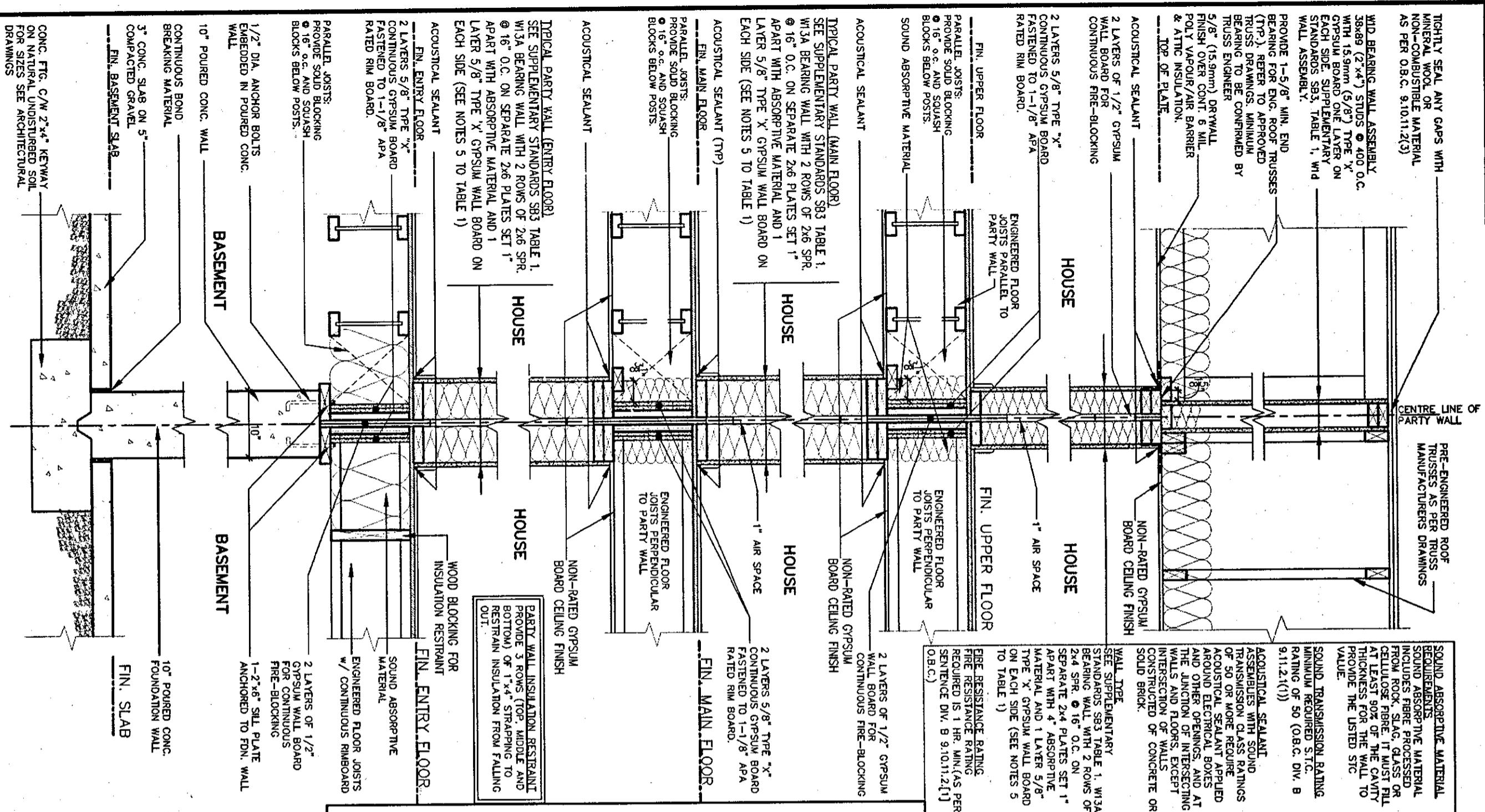
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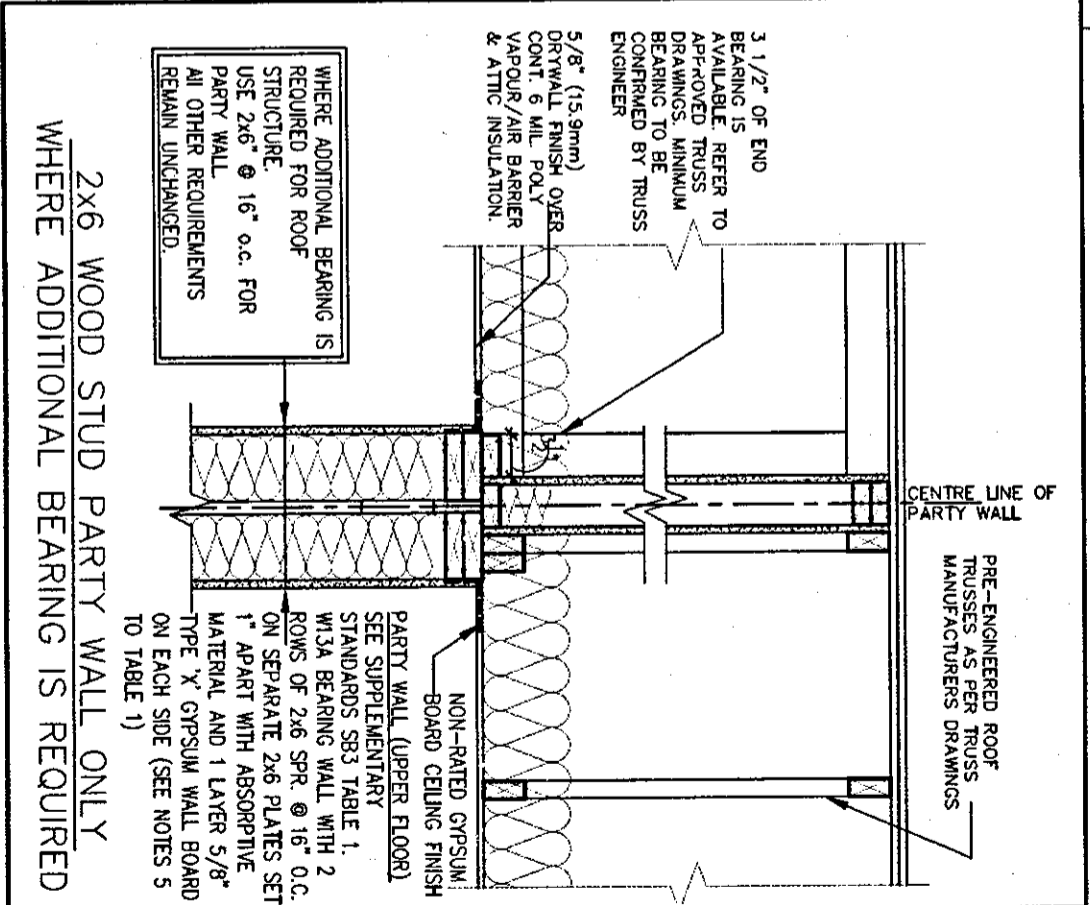
Greenpark.
project name: RUSSELL GARDENS PH.2
date: AUG 2017
checked by: [Signature]
scale: Not to Scale

DEWBERRY
project no.: 16036
municipality: WATERDOWN
drawing no.: 3

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TYPICAL DOUBLE STUD WOOD FRAME PARTY WALL
JOISTS/TRUSSES PERPENDICULAR OR PARALLEL
TO PARTY WALL - PAIRED HOUSE (Not to Scale)



2x6 WOOD STUD PARTY WALL ONLY
WHERE ADDITIONAL BEARING IS REQUIRED



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SK4 (House to House)

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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.



Greenpark. **DEWBERRY**

project name: RUSSELL GARDENS PH.2 municipality: WATERDOWN project no.: 16036

date: AUG 2017 checked by: [signature] scale: As Shown drawing no.: 4

TYPICAL DOUBLE STUD PARTYWALL
16036-GP-STD_DETAILS_A4

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FEB 22 2018

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TIGHTLY SEAL ANY GAPS WITH MINERAL WOOL OR NON-COMBUSTIBLE MATERIAL AS PER O.B.C. 9.10.11.2(3)

WID BEARING WALL ASSEMBLY 38x89 (2"x4") STUDS @ 400 O.C. WITH 15.9mm (5/8") TYPE 'X' GYPSUM BOARD ONE LAYER ON EACH SIDE, SUPPLEMENTARY STANDARDS SB3 TABLE 1, WID WALL ASSEMBLY.

PROVIDE 1-5/8" MIN. END BEARING FOR ENG. ROOF TRUSSES (TOP). REFER TO APPROVED TRUSS DRAWINGS. MINIMUM BEARING TO BE CONFIRMED BY TRUSS ENGINEER

5/8" (15.9mm) DRYWALL FINISH OVER CONT. 6 MIL. POLY VAPOUR/AIR BARRIER & ATTIC INSULATION. TOP OF SLAB

ACOUSTICAL SEALANT

2 LAYERS OF 1/2" GYPSUM WALL BOARD FOR CONTINUOUS FIRE-BLOCKING

2 LAYERS 5/8" TYPE 'X' CONTINUOUS GYPSUM BOARD FASTENED TO 1-1/8" APA RATED RIM BOARD.

FIN. UPPER FLOOR PARALLEL JOISTS. PROVIDE SOLID BLOCKING @ 16" o.c. AND SQUASH BLOCKS BELOW POSTS.

SOUND ABSORPTIVE MATERIAL

ACOUSTICAL SEALANT

TYPICAL PARTY WALL (MAIN FLOOR) SEE SUPPLEMENTARY STANDARDS SB3 TABLE 1, W/3A BEARING WALL WITH 2 ROWS OF 2x6 SPR. @ 16" O.C. ON SEPARATE 2x4 PLATES SET 1" APART WITH ABSORPTIVE MATERIAL AND 1 LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD ON EACH SIDE (SEE NOTES 5 TO TABLE 1)

1 LAYER 5/8" TYPE 'X' CONTINUOUS GYPSUM BOARD FASTENED TO 1-1/8" APA RATED RIM BOARD.

FIN. MAIN FLOOR PARALLEL JOISTS. PROVIDE SOLID BLOCKING @ 16" o.c. AND SQUASH BLOCKS BELOW POSTS.

SOUND ABSORPTIVE MATERIAL

PROVIDE CEILING INSULATION TAPE AND SEAL ALL GYPSUM CEILING JOINTS AIRTIGHT.

ACOUSTICAL SEALANT

TYPICAL PARTY WALL @ GARAGE) SEE SUPPLEMENTARY STANDARDS SB3 TABLE 1, W/3A BEARING WALL WITH 2 ROWS OF 2x4 SPR. @ 16" O.C. ON SEPARATE 2x4 PLATES SET 1" APART WITH ABSORPTIVE MATERIAL AND 1 LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD ON EACH SIDE (SEE NOTES 5 TO TABLE 1)

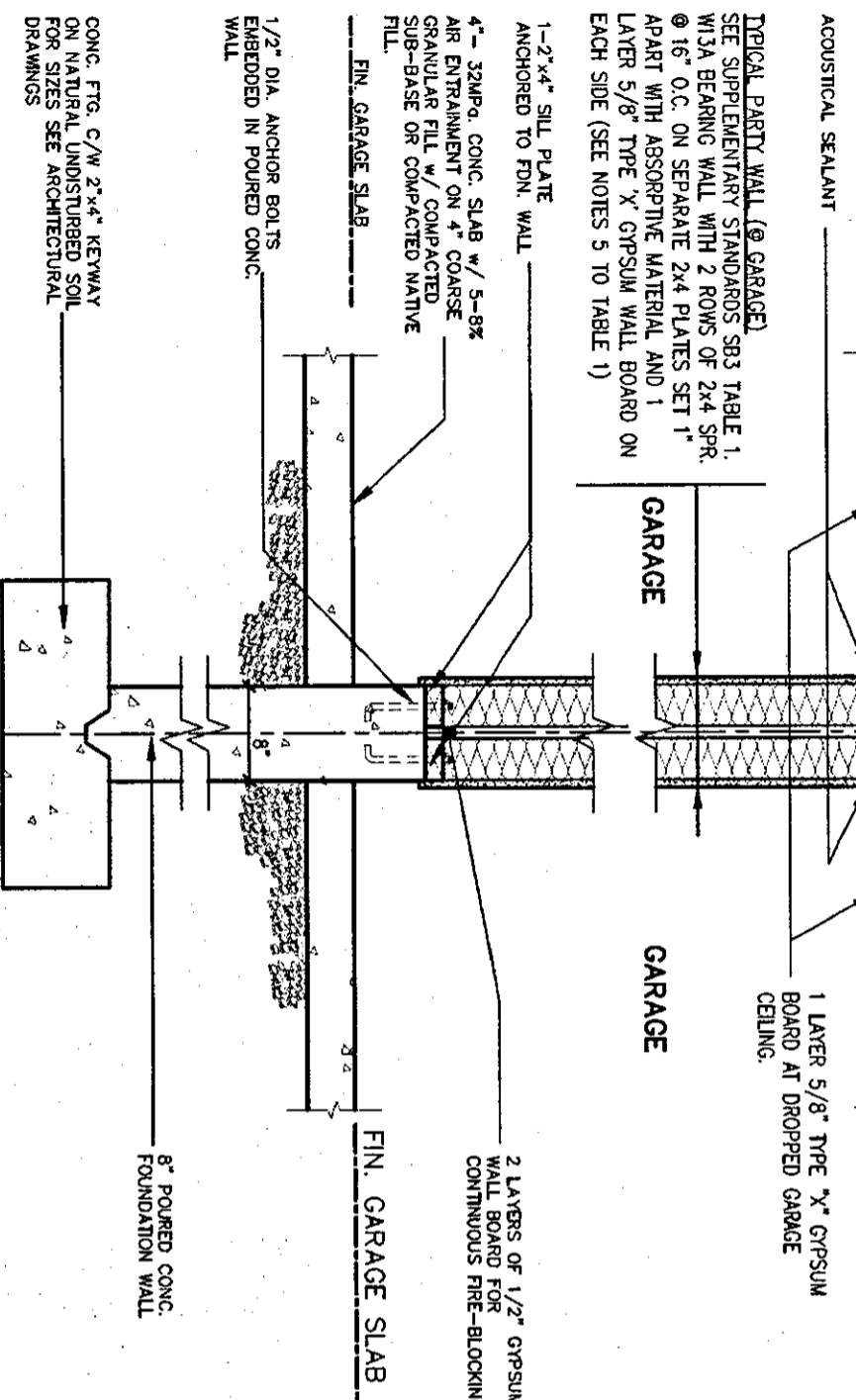
1-2"x4" SILL PLATE ANCHORED TO FIN. WALL

4" 32MPa CONC. SLAB w/ 5-8# AIR ENTRAINMENT ON 4" COARSE GRANULAR FILL w/ COMPACTED SUB-BASE OR COMPACTED NATIVE FILL.

FIN. GARAGE SLAB

1/2" DIA. ANCHOR BOLTS EMBEDDED IN POURED CONC. WALL

CONC. FTG. C/W 2"x4" KEYWAY ON NATURAL UNDISTURBED SOIL FOR SIZES SEE ARCHITECTURAL DRAWINGS



TYPICAL DOUBLE STUD WOOD FRAME PARTY WALL JOISTS/TRUSSES PERPENDICULAR OR PARALLEL TO PARTY WALL - PAIRED GARAGES

PRE-ENGINEERED ROOF TRUSSES AS PER TRUSS MANUFACTURERS DRAWINGS

NON-RATED GYPSUM BOARD CEILING FINISH

1" AIR SPACE

FIN. UPPER FLOOR JOISTS PERPENDICULAR TO PARTY WALL

NON-RATED GYPSUM BOARD CEILING FINISH

1" AIR SPACE

FIN. MAIN FLOOR JOISTS PERPENDICULAR TO PARTY WALL

1 LAYER 5/8" TYPE 'X' GYPSUM BOARD AT DROPPED GARAGE CEILING.

2 LAYERS OF 1/2" GYPSUM WALL BOARD FOR CONTINUOUS FIRE-BLOCKING

2x6 WOOD STUD PARTY WALL ONLY WHERE ADDITIONAL BEARING IS REQUIRED

WHERE ADDITIONAL BEARING IS REQUIRED FOR ROOF STRUCTURE. USE 2x6 @ 16" o.c. FOR PARTY WALL. ALL OTHER REQUIREMENTS REMAIN UNCHANGED.

3 1/2" OF END BEARING IS AVAILABLE. REFER TO APPROVED TRUSS DRAWINGS. MINIMUM BEARING TO BE CONFIRMED BY TRUSS ENGINEER

5/8" (15.9mm) DRYWALL FINISH OVER CONT. 6 MIL. POLY VAPOUR/AIR BARRIER & ATTIC INSULATION.

PRE-ENGINEERED ROOF TRUSSES AS PER TRUSS MANUFACTURERS DRAWINGS

FIN. GARAGE SLAB

8" POURED CONC. FOUNDATION WALL

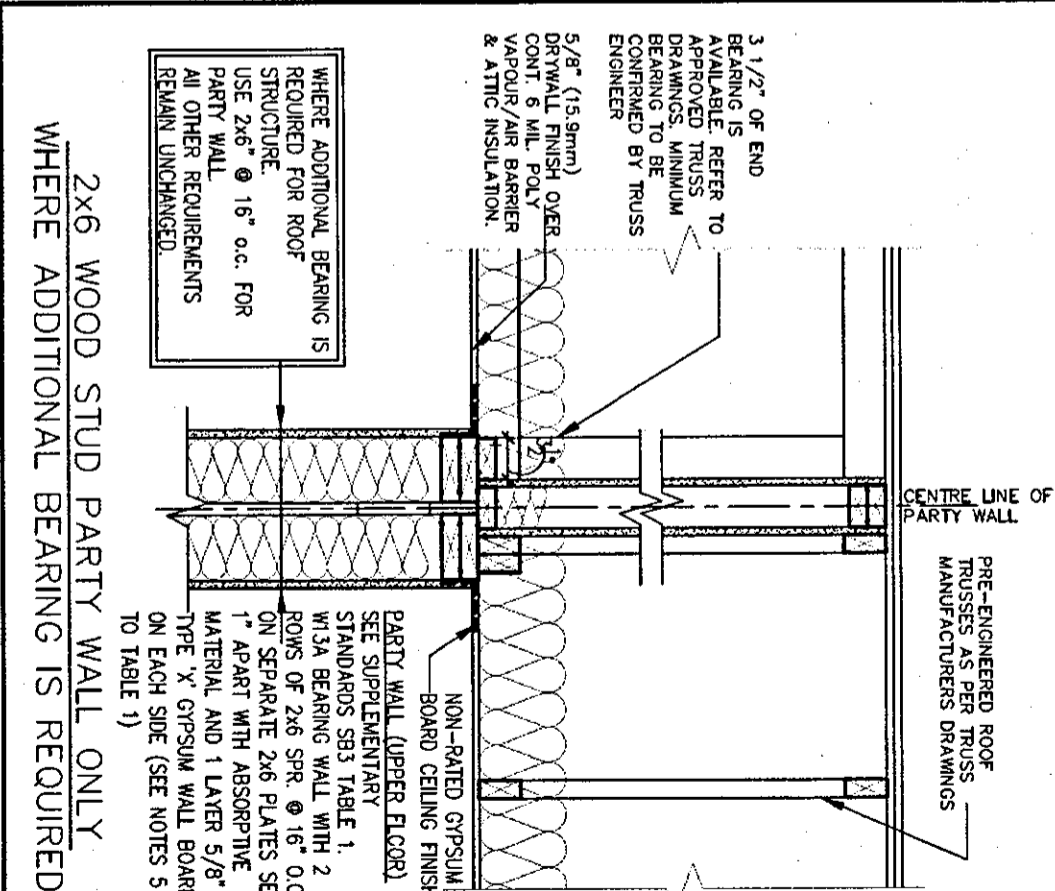
SOUND ABSORPTIVE MATERIAL
REQUIREMENTS:
SOUND ABSORPTIVE MATERIAL INCLUDES FIBRE PROCESSED FROM ROCK, SLAG, GLASS OR CELLULOSE FIBRE. IT MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS FOR THE WALL TO PROVIDE THE LISTED STC VALUE.

SOUND TRANSMISSION RATING
MINIMUM REQUIRED: STC RATING OF 50 (O.B.C. DIV. B 9.11.2.1(1))

ACOUSTICAL SEALANT
ASSEMBLIES WITH SOUND TRANSMISSION CLASS RATINGS OF 50 OR MORE REQUIRE ACOUSTICAL SEALANT APPLIED AROUND ELECTRICAL BOXES AND OTHER OPENINGS, AND AT THE JUNCTION OF INTERSECTING WALLS AND FLOORS, EXCEPT INTERSECTION OF WALLS CONSTRUCTED OF CONCRETE OR SOLID BRICK.

WALL TYPE
SEE SUPPLEMENTARY STANDARDS SB3 TABLE 1, W/3A BEARING WALL WITH 2 ROWS OF 2x4 SPR. @ 16" O.C. ON SEPARATE 2x4 PLATES SET 1" APART WITH 4" ABSORPTIVE MATERIAL AND 1 LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD ON EACH SIDE (SEE NOTES 5 TO TABLE 1)

FIRE RESISTANCE RATING
FIRE RESISTANCE RATING REQUIRED IS 1 HR. MIN./AS PER SENTENCE DIV. B 9.10.11.2(1) (O.B.C.)



2x6 WOOD STUD PARTY WALL ONLY WHERE ADDITIONAL BEARING IS REQUIRED



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SK5 (Garage to Garage)

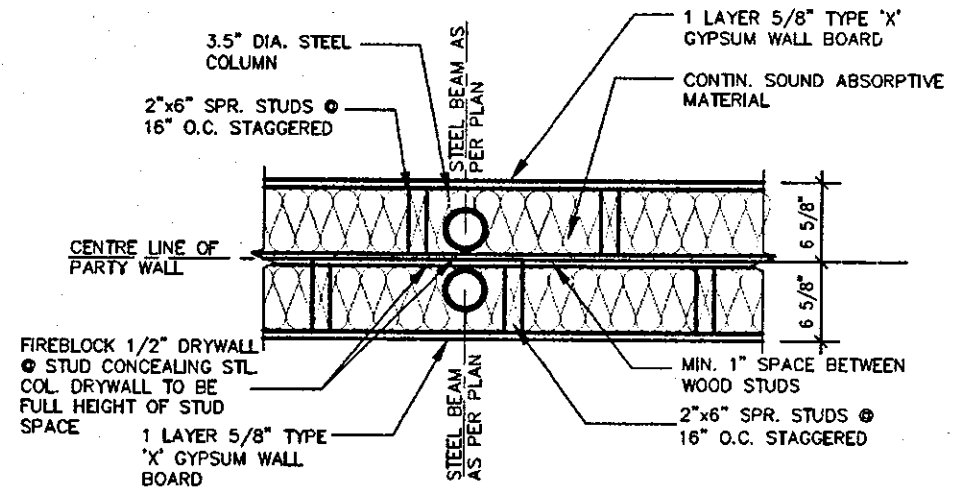
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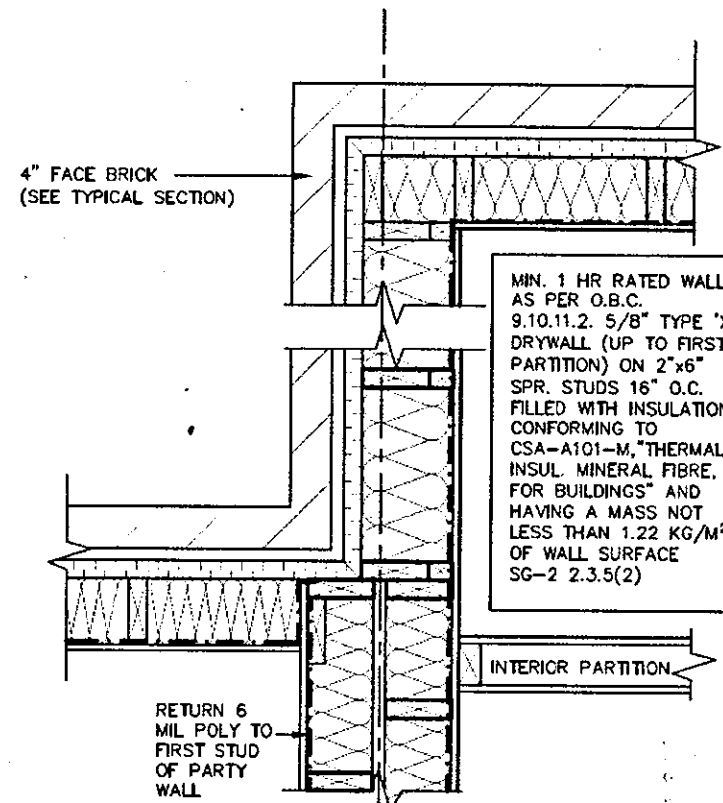
Greenpark. **DEWBERRY**

project name: RUSSELL GARDENS PH.2
locality: WATERDOWN
date: AUG 2017
checked by: As Shown
scale: As Shown
drawing no.: 16036-GP-STD_DETAILS_A4
sheet: 4a

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PLAN OF STEEL POST IN HOUSE/HOUSE PARTY WALL

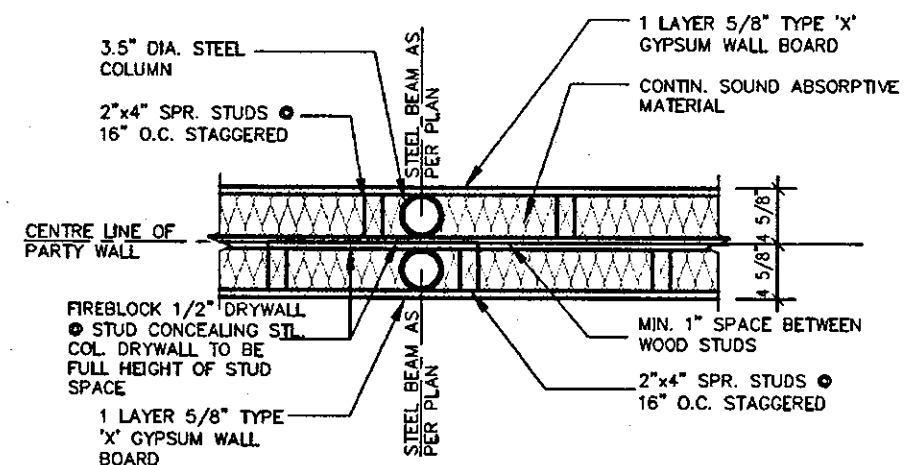


PARTY WALL PLAN AT WALL JOG

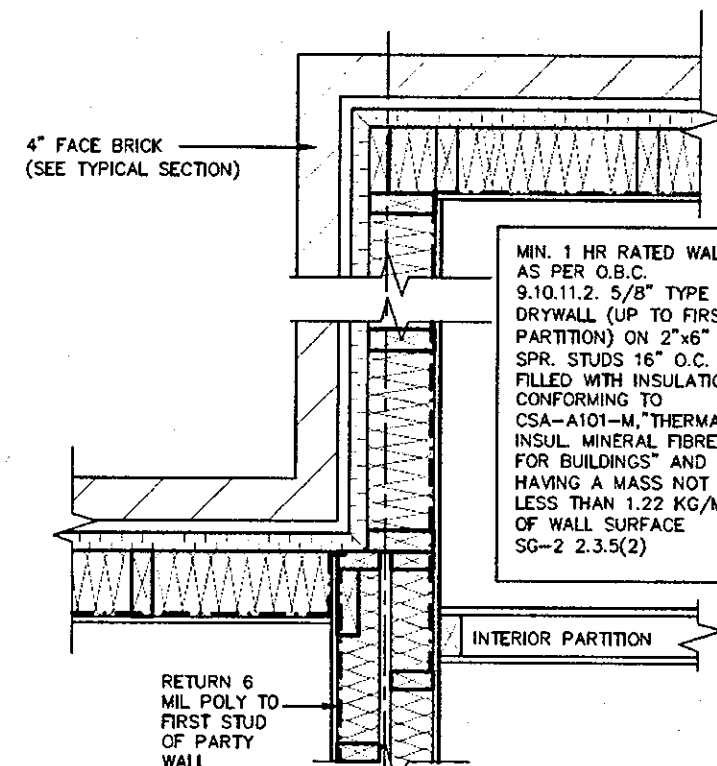


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SK4 (House to House)



PLAN OF STEEL POST IN GARAGE/GARAGE PARTY WALL



PARTY WALL PLAN AT WALL JOG

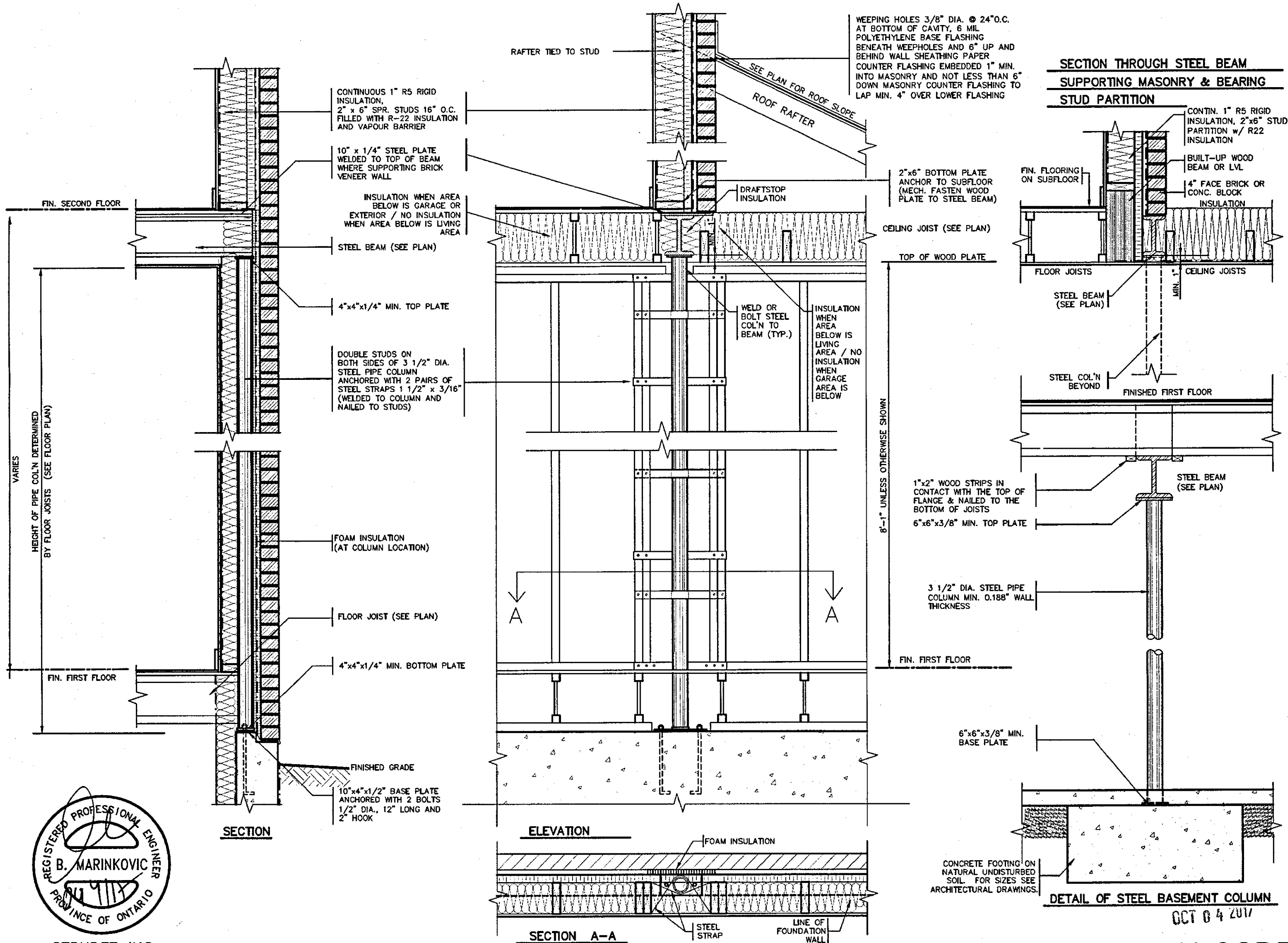
SK5 (Garage to Garage)

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9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.				
8				qualification information				
7				Richard Vink	24488			
6				name	signature	DCN		
5				VA3 Design Inc.	42658			
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no.	description	date	by					

 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com		DEWBERRY	project name RUSSELL GARDENS PH.2	municipality WATERDOWN	project no. 16036
			date AUG 2017	scale Not to Scale	drawing no. 4b



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qualification information
Richard Vink 24488
 name signature BCM
 registration information
VAS Design Inc. 42658

VAS DESIGN

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 vasdesign.com

Greenpark. **DEWBERRY**

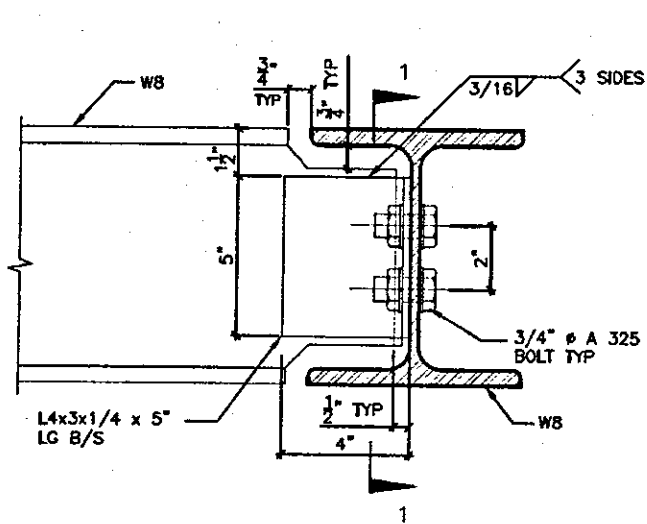
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date: **AUG 2017** checked by: **As Shown** scale: **16036-GP-STD_DETAILS_A4** drawing no.: **5**

drawn by: **GW** title: **STEEL COLUMN DETAILS**

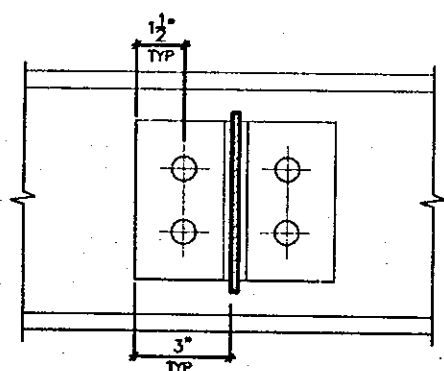
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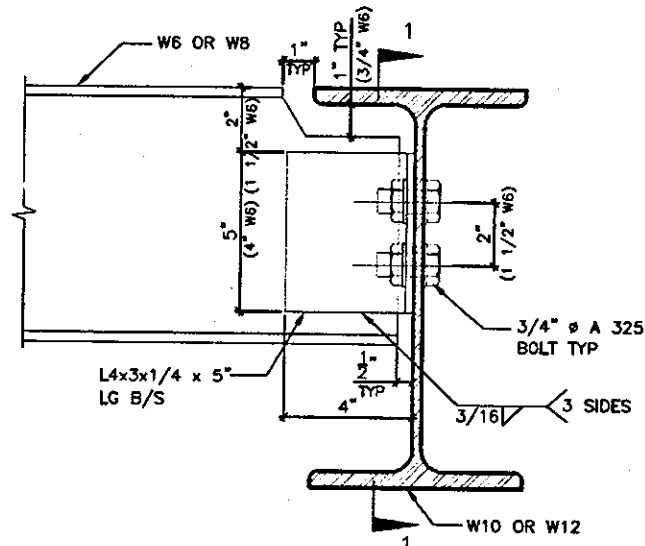


DETAIL 1.

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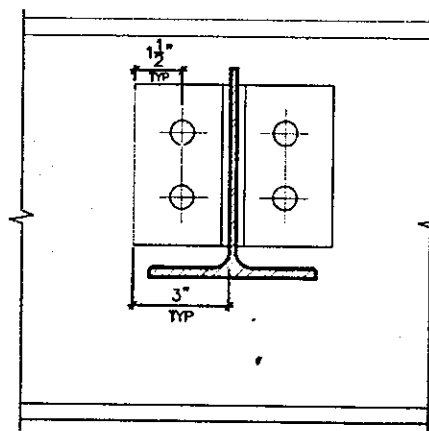


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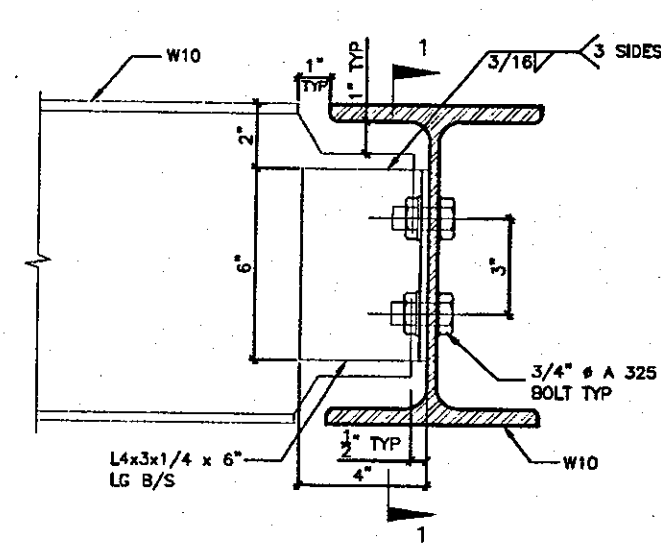


DETAIL 2.

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TO
W10(W12)
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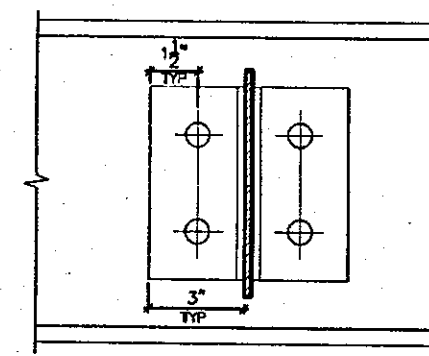


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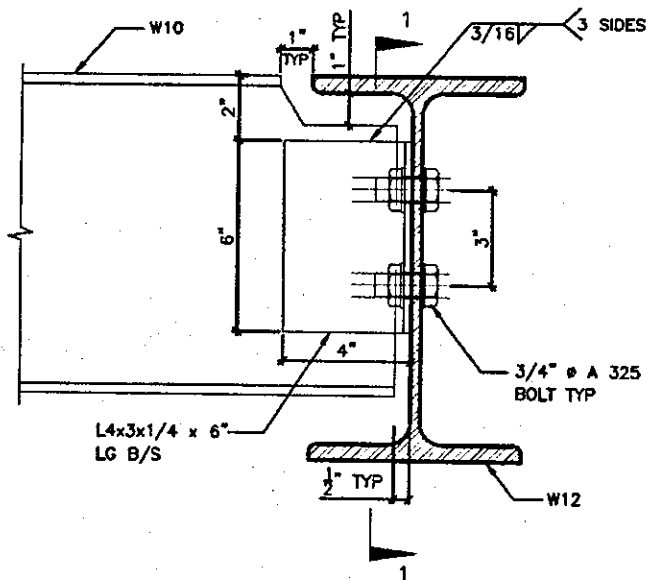


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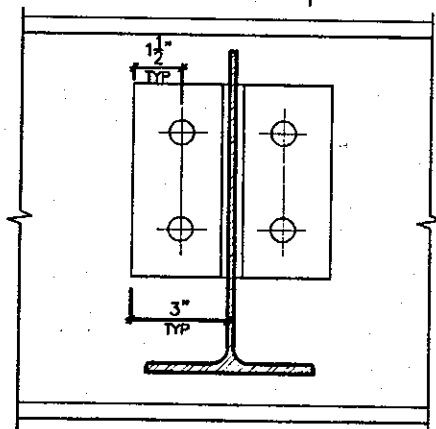


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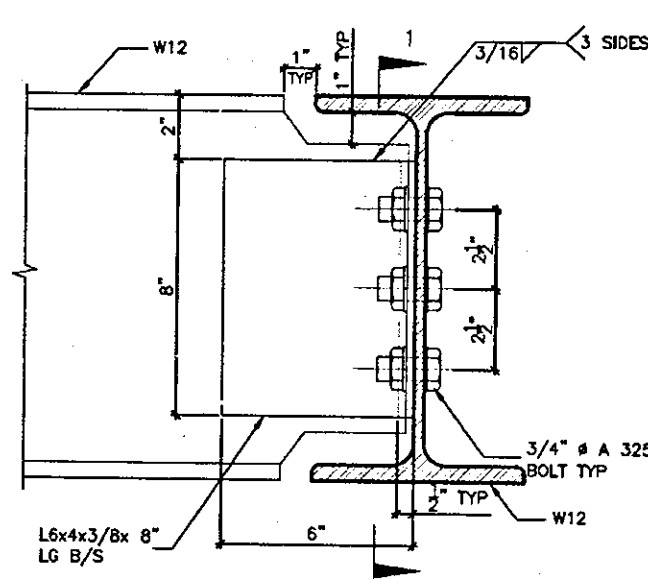


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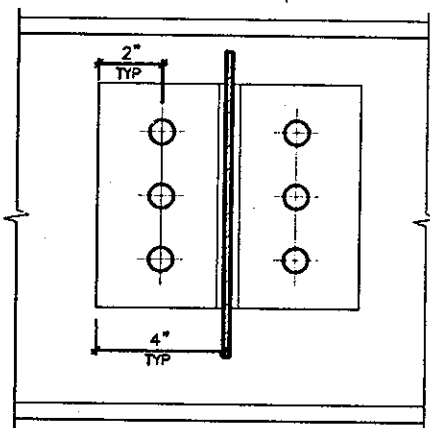


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DETAIL 5.

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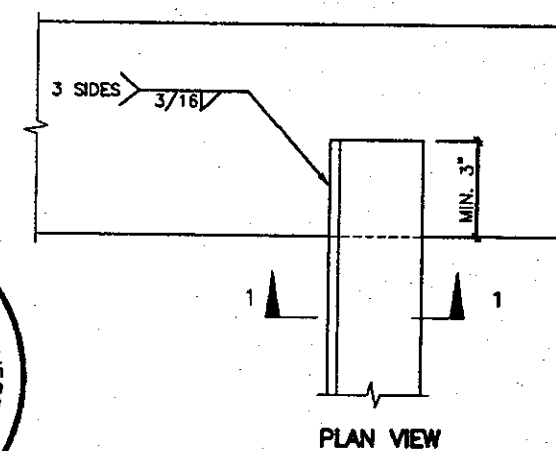


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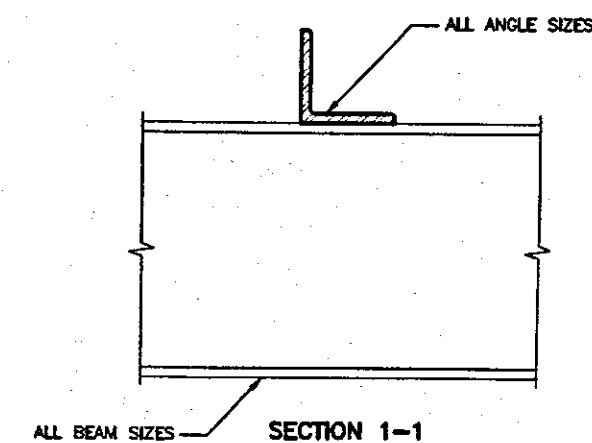


DETAIL 6.

ANGLE
TO
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PLAN VIEW



SECTION 1-1

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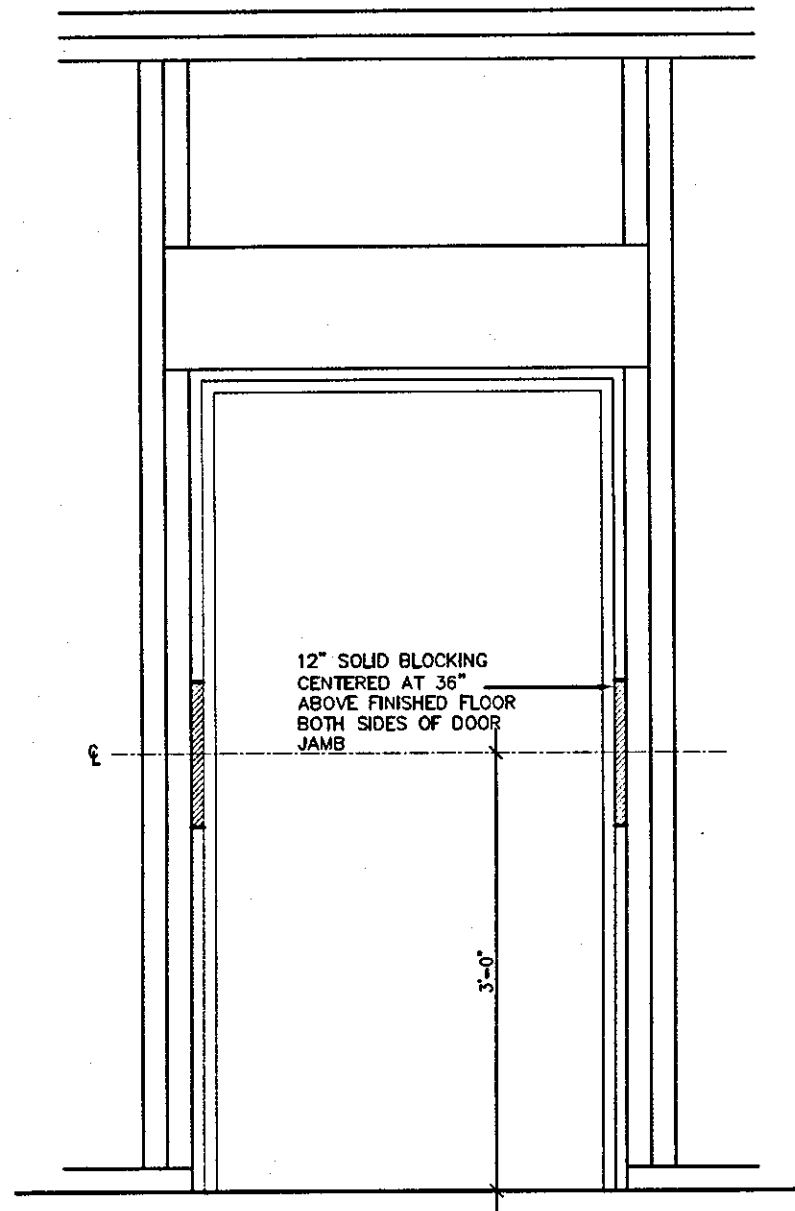
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qualification information
Richard Vink 24488
name
signature
registration information
VA3 Design Inc. 42658

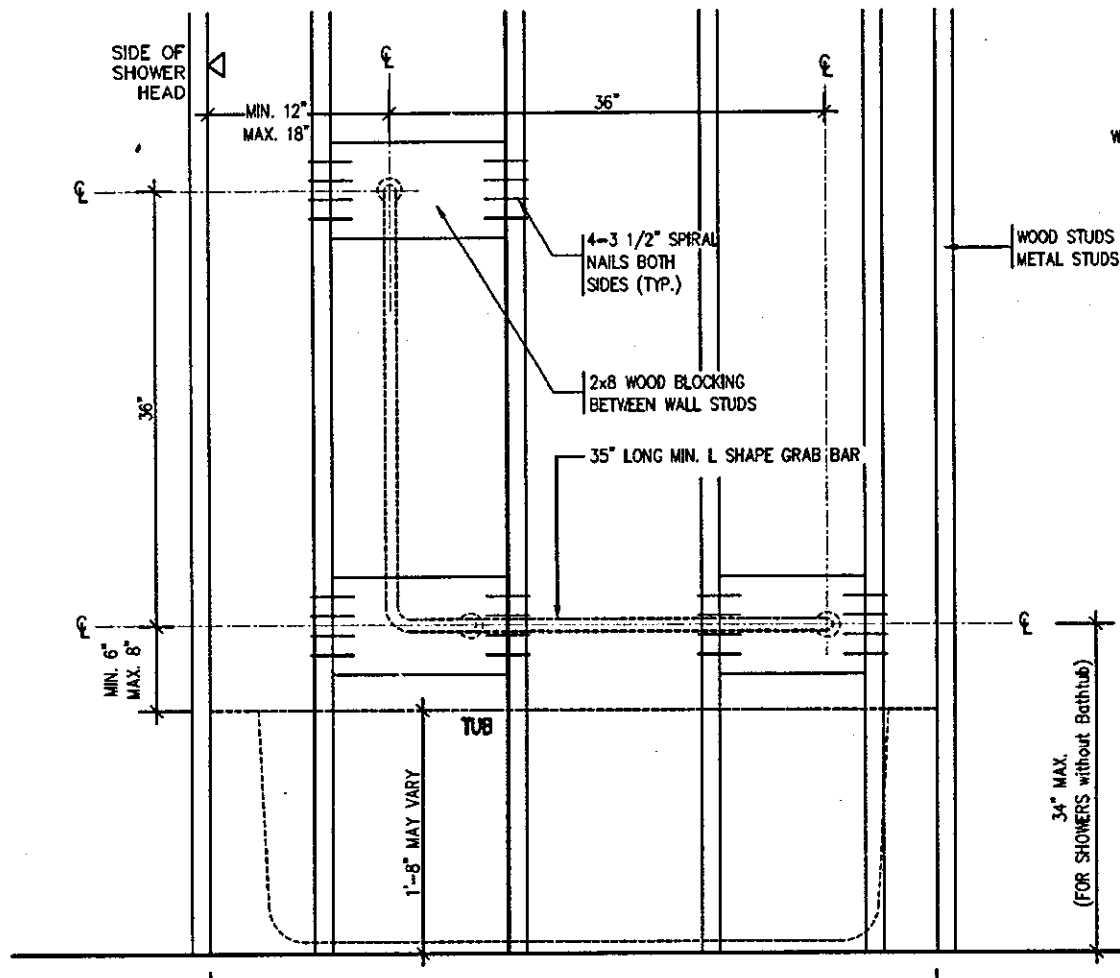
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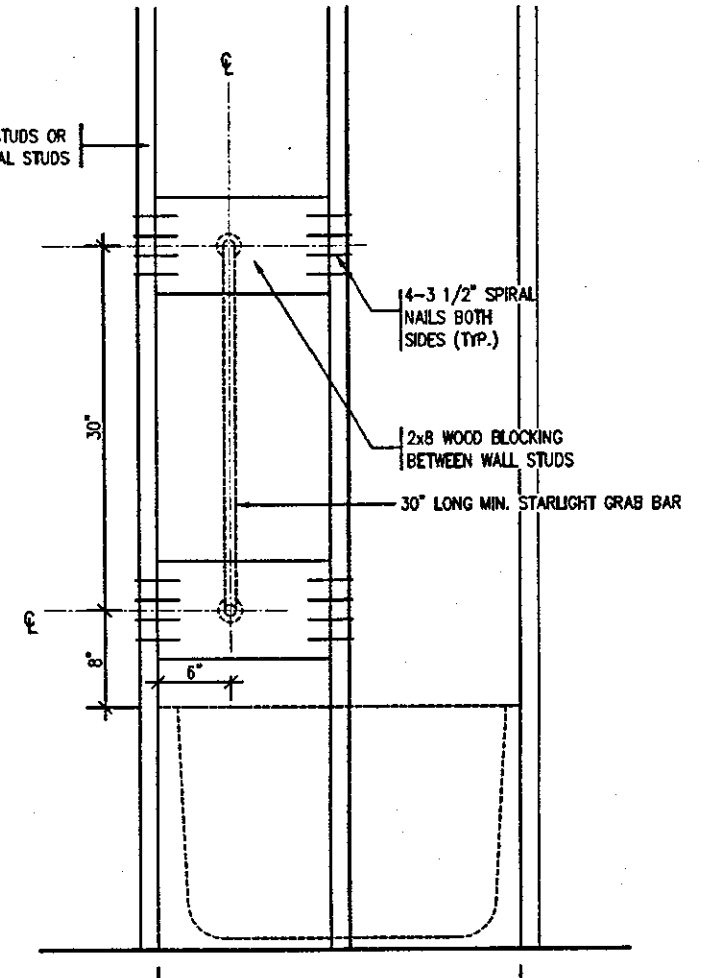
project name	RUSSELL GARDENS PH.2	municipality	WATERDOWN	project no.	16036
date	AUG 2017	checked by	scale	Not to Scale	file name
drawn by	CW				16036-GP-STD_DETAILS_A4
					drawing no.
					6



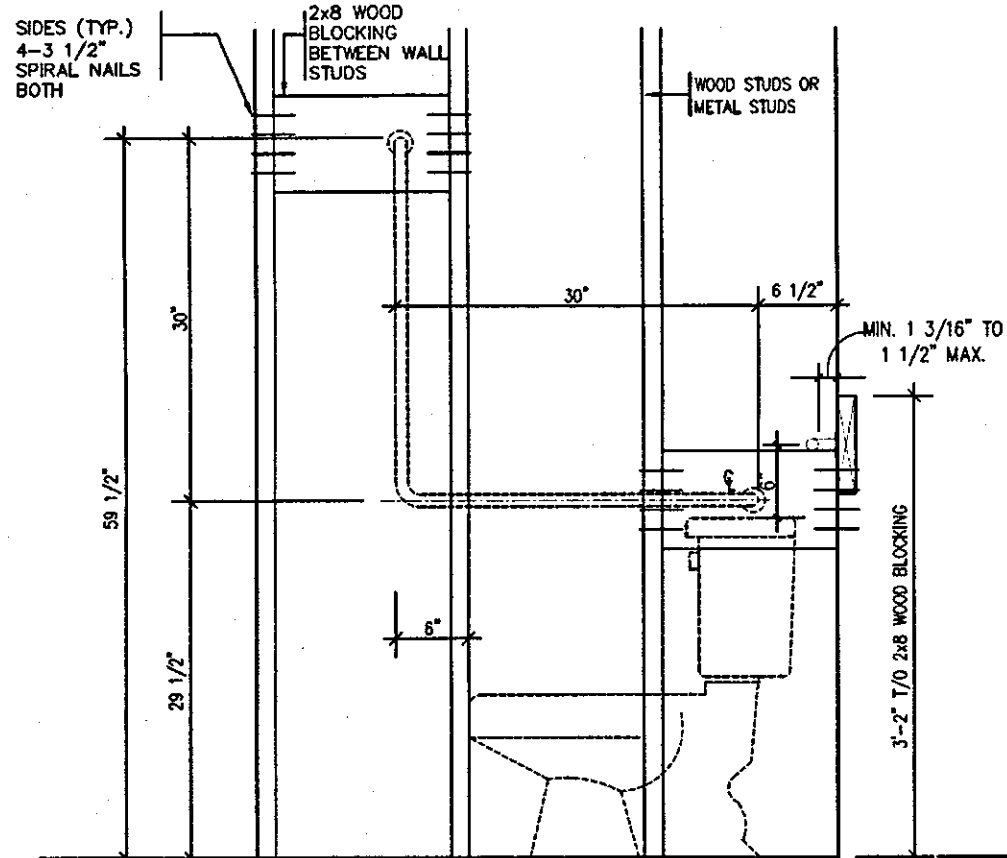
RESISTANCE TO FORCED ENTRY (OBC 9.6.8.)



BATH TUB/ SHOWER FRONT ELEVATION



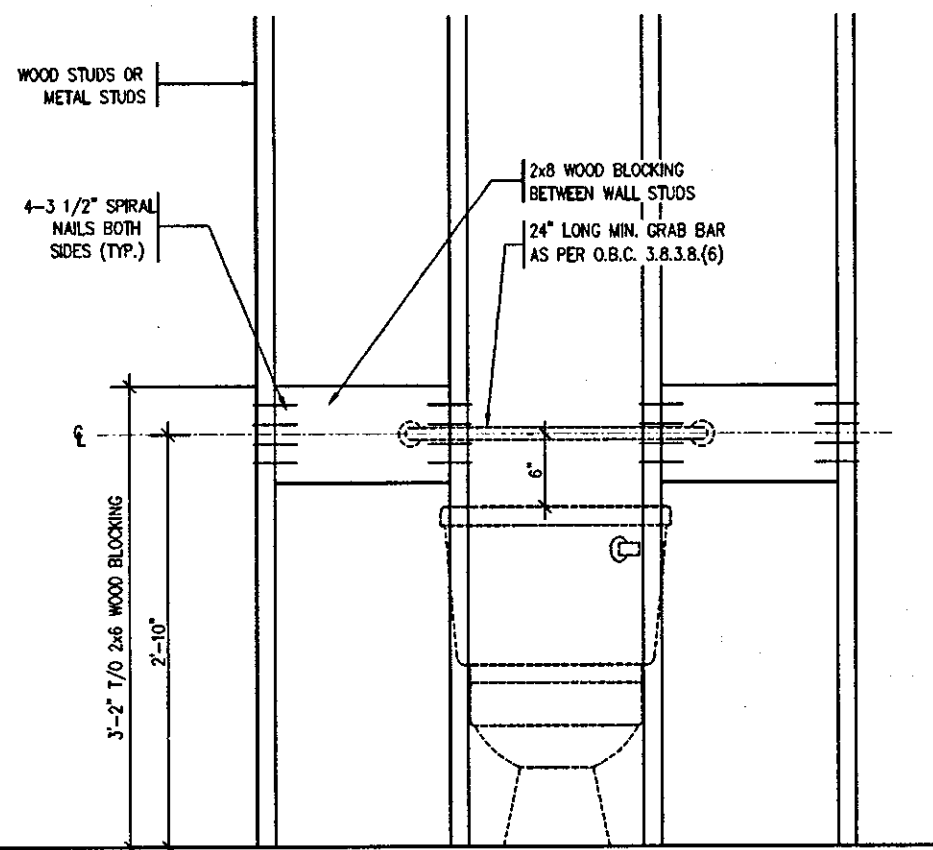
BATH TUB SHOWER HEAD SIDE ELEVATION



TOILET SIDE ELEVATION

STRUCTURAL REINFORCEMENT FOR GRAB BAR (OBC 9.5.2.3.)

FOR MAIN BATH ONLY



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2	ISSUED FOR PERMIT.	SEP. 29/17	GW	
1	ISSUED FOR PRICING.	AUG. 22/17	GW	
no.	description	date	by	

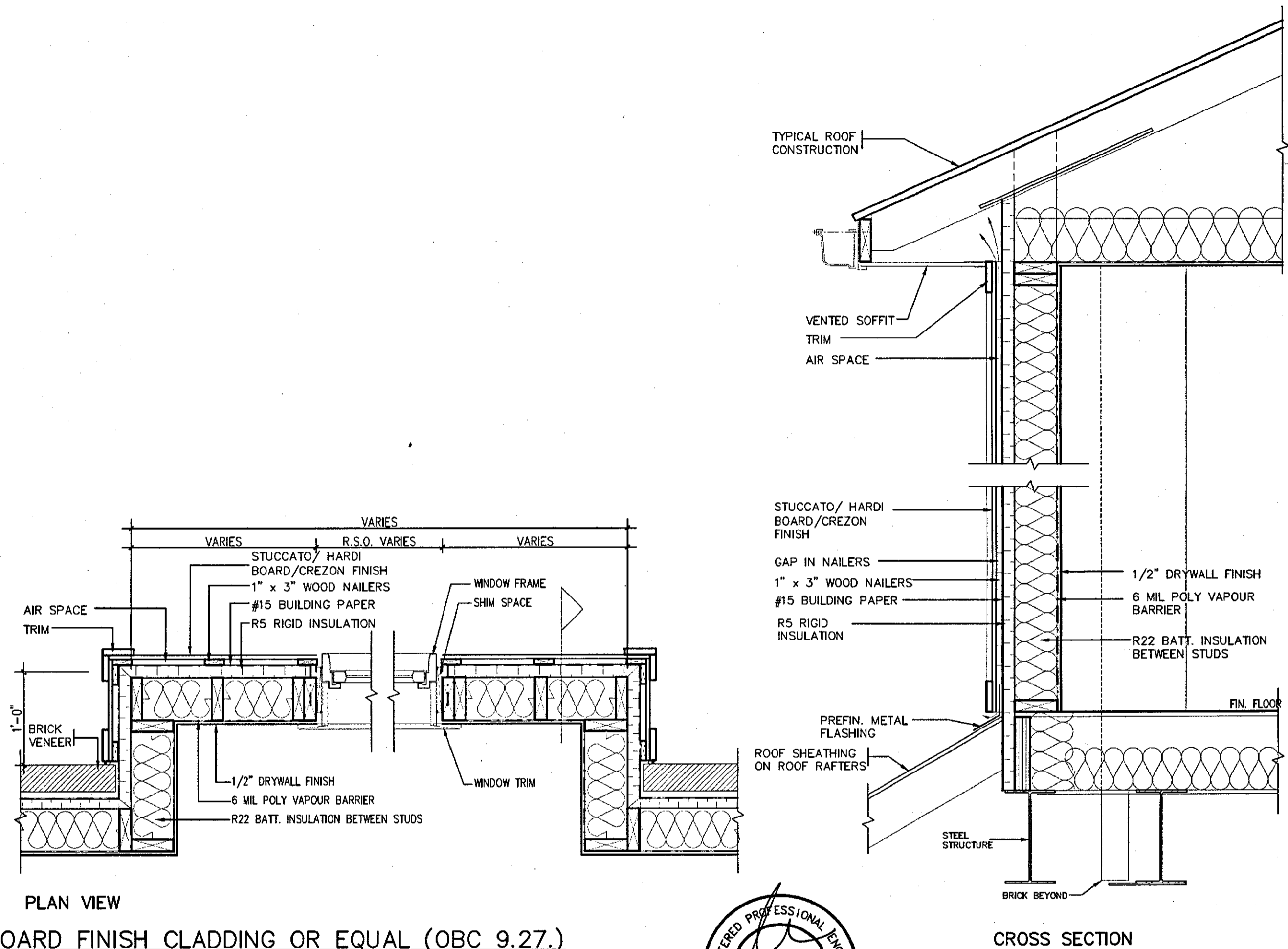
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va3design.com

Greenpark.		
project name RUSSELL GARDENS PH.2	municipality WATERDOWN	project no. 16036
date AUG 2017	checked by Not to Scale	drawing no. 7
STUD WALL REINFORCEMENT		
16036-GP-STD_DETAILS_A4		



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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. qualification information Richard Vink 24488 name BCIN registration information VAS Design Inc. 42658			DEWBERRY		
8					project name RUSSELL GARDENS PH.2					municipality WATERDOWN	project no. 8
7					date AUG 2017					checked by STUCCATO/ HARDI BOARD FINISH	drawing no. 8
6						name Richard Vink	scale Not to Scale	file name 16036-GP-STD_DETAILS_A4			
5						registration information VA3 Design Inc.	scale Not to Scale	file name 16036-GP-STD_DETAILS_A4			
4						42658	scale Not to Scale	file name 16036-GP-STD_DETAILS_A4			
3							scale Not to Scale	file name 16036-GP-STD_DETAILS_A4			
2	ISSUED FOR PERMIT.	SEP 29/17	GW			Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	checked by Not to Scale	file name 16036-GP-STD_DETAILS_A4		
1	ISSUED FOR PRICING.	AUG 22/17	GW					scale Not to Scale	file name 16036-GP-STD_DETAILS_A4		
no.	description	date	by					scale Not to Scale	file name 16036-GP-STD_DETAILS_A4		

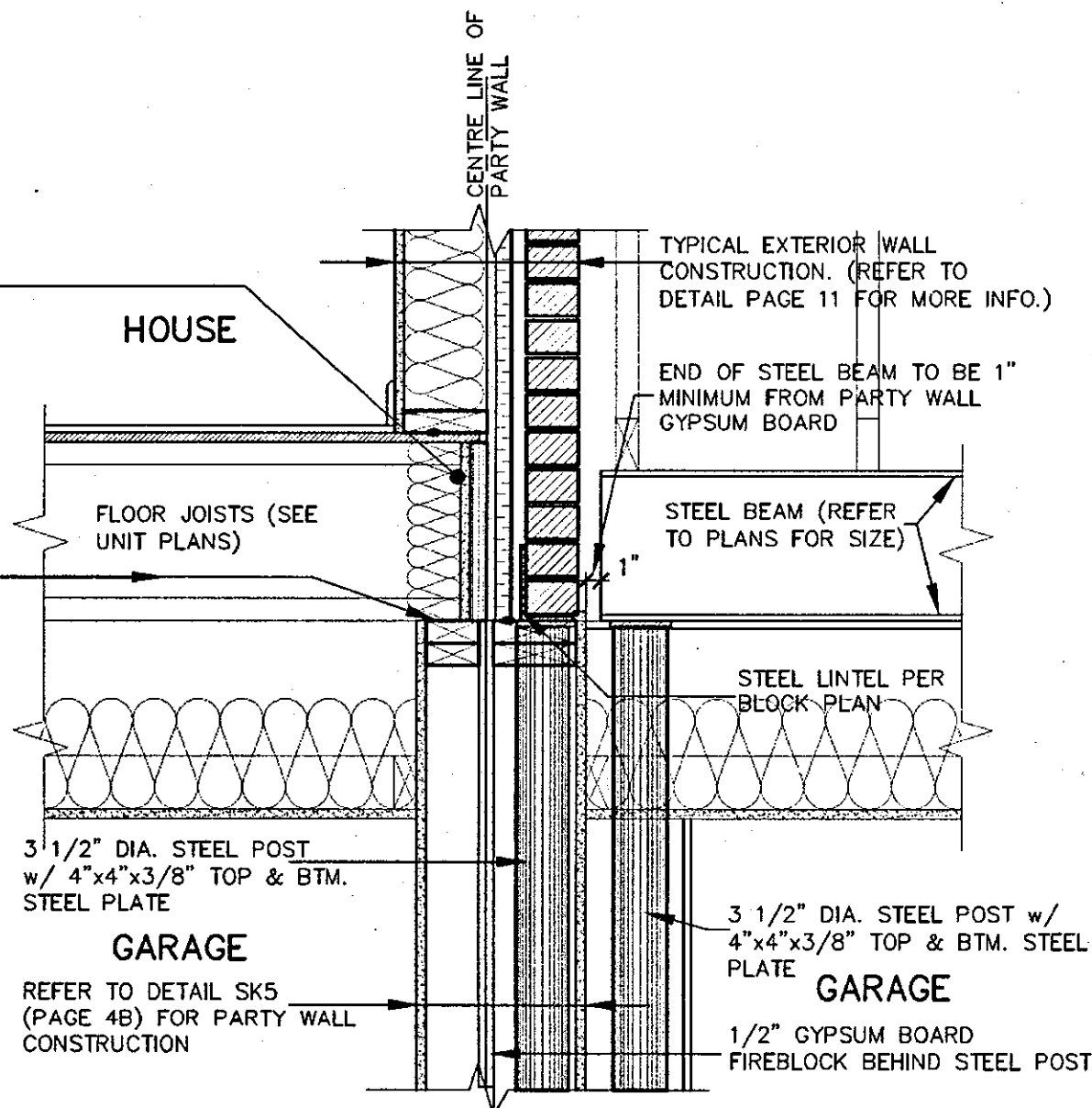
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1 LAYER 5/8" TYPE "X" CONTINUOUS GYPSUM BOARD FASTENED TO 1-1/8" APA RATED RIM BOARD.

FIN. SECOND FLOOR

REFER TO FLOOR MANUF. SHOP DRAWINGS FOR FLOOR FRAMING AND MINIMUM BEARING REQUIRED.

NOTE: REFER TO PLANS TO CONFIRM BEAM SIZES.



TYPICAL STEEL POST/LINTEL AT PARTY WALL

SECTION 1

SCALE: NOT TO SCALE

GARAGE

USE 2"x6" WOOD STUD WALL WHEN STEEL LINTEL USED FOR MASONRY SUPPORT ABOVE

STEEL LINTEL PER BLOCK PLAN

END OF STEEL BEAM TO BE 1" MINIMUM FROM PARTY WALL GYPSUM BOARD

STEEL BEAM (REFER TO PLANS)

LINE OF WALL ABOVE

LINE OF WALL ABOVE

LINE OF WALL ABOVE

LVL WOOD BEAM (REFER TO UNIT PLANS)

3 1/2" DIA. STEEL COLUMN w/ 4"x4"x3/8" BTM. & TOP STEEL PLATE WITH 11"x7"x3/8" TOP CONNECTING STEEL PLATE. TOP PLATE TO CONNECT TO STEEL POST IN PARTY WALL

CENTRE LINE OF PARTY WALL

GARAGE

DOUBLE STUDS ON BOTH SIDES OF 3 1/2" DIA. STEEL PIPE COLUMN ANCHORED WITH 2 PAIRS OF STEEL STRAPS 1 1/2" x 3/16" (WELDED TO COLUMN AND NAILED TO STUDS)

FOR LINTEL SUPPORT- 3 1/2" DIA. STEEL COLUMN w/ 4"x4"x3/8" TOP & BTM. STEEL PLATE

1/2" GYPSUM BOARD FIREBLOCK BEHIND STEEL POST AND WOOD COLUMN.

PARTY WALL REFER TO DETAIL SK5 (PAGE 4B) FOR PARTY WALL CONSTRUCTION

PLAN (OFFSET UPPER FLOOR)

STEEL BEAMS/LINTELS

SCALE: NOT TO SCALE



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2012 CODE COMPLIANCE PACKAGE A4

SK5 (Garage to Garage)

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4	REVISED	APR. 27/18	GW	
3	REVISED PER CITY COMMENTS.	MAR. 08/18	GW	
2	ISSUED FOR PERMIT.	SEP. 29/17	GW	
1	ISSUED FOR PRICING.	AUG. 22/17	GW	
no.	description	date	by	

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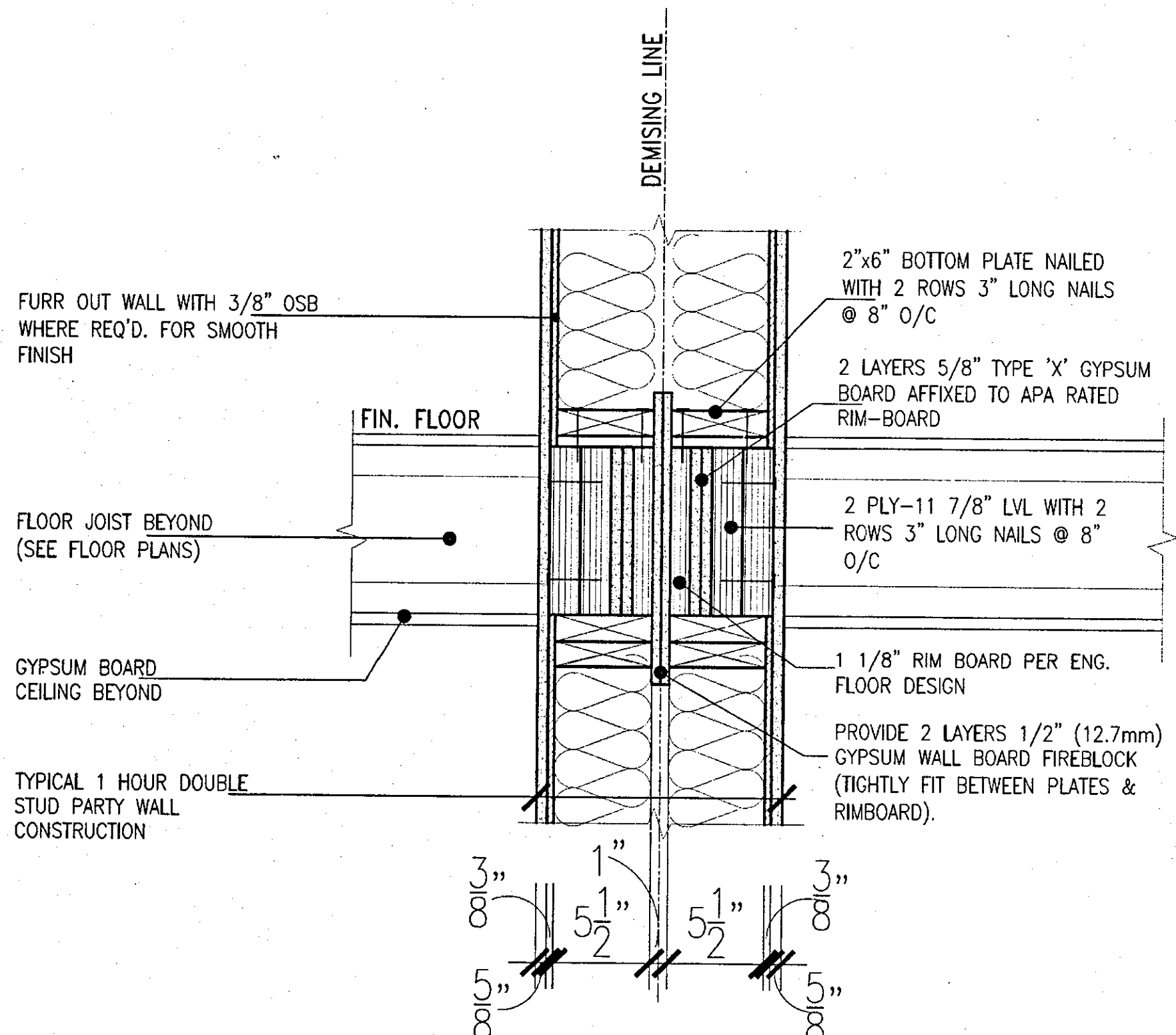
qualification information
 name: Richard Vink
 registration number: 24488
 VAS Design Inc. 42658

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 va3design.com

Greenpark.
 project name: RUSSELL GARDENS PH.2
 municipality: WATERDOWN
 date: AUG 2017
 drawing title: STEEL BEAM/ LINTEL AT GARAGE PARTY WALL
 scale: Not to Scale
 drawing no.: 16036-GP-STD_DETAILS_A4

DEWBERRY
 project no.: 16036
 drawing no.: 9



A4

TW1

WOOD PARTY WALL LATERAL SUPPORT AT STAIR OPENING

SCALE: Not to Scale

2012 CODE COMPLIANCE PACKAGE A4

FEB 22 2018

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3	REV. TO MAINTAIN RIMBOARD PROTECTION.	FEB. 06/17	GW	
2	ISSUED FOR PERMIT.	SEP. 29/17	GW	
1	ISSUED FOR PRICING.	AUG. 22/17	GW	
no.	description	date	by	

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qualification information
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 name
 registration information
 VAS Design Inc. 42658

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Greenpark.		DEWBERRY	
project name RUSSELL GARDENS PH.2	marketplace WATERDOWN	project no. 16036	drawing no. 10
date JAN. 2018	checked by GW	scale Not to Scale	file name 16036-GP-STD_DETAILS_A4
<small> BRSD - H:\ARCHIVE\WORKING\2016\16036\GREEN\DETAILS\16036-GP-STD_DETAILS_A4.dwg - Thu - Feb 22 2018 - 2:29 PM All drawings, specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission. </small>			

NOTE:
REFER TO DETAIL PAGES 4(SK4), 4A(SK5) & 4B TO CONFIRM PARTY WALL CONSTRUCTION, REQUIRED RIMBOARD PROTECTION AND CEILING FIRE RATING.

WEEP HOLES SPACED @ MAX. 32"(800mm) APART. (9.20.13.8)

PREFIN. MTL. STEP FLASHING & COUNTER FLASHING (O.B.C. 9.26.4.3)
TYPICAL ROOF CONSTRUCTION SEE CONSTRUCTION NOTES.

CONTINUOUS BEAD OF ACOUSTICAL CAULKING TO BE APPLIED AT TOP AND BOTTOM OF PLATES @ ALL FLOORS FOR ACOUSTICAL PURPOSES (SEE TABLE 1 NOTE (2) IN SB-3 OBC SUPPLEMENTARY STANDARDS

BRICK VENEER,
1" AIR SPACE,
1" (R5) RIGID INSULATION,
5/8"(15.9mm) TYPE 'X' GYPSUM EXT. SHEATHING (DENSGLAS GOLD OR EQ.)
2"x6"(38x140) STUDS @ 16"(400mm) O.C. (20 MINUTES) FILLED w/ R-22 BATT INSULATION,
6 mil VAPOUR BARRIER
5/8"(15.9mm) TYPE 'X' GYPSUM BOARD (40 MINUTES)

ALL TYPE 'X' GYPSUM BOARD EDGES TO BE SUPPORTED, TAPED & FILLED.

UPPER FLOOR

NOTE:
TAPE & SEAL ALL PENETRATIONS, JOINTS & DAMAGED AREAS

2 LAYERS 5/8" TYPE "X" CONTINUOUS GYPSUM BOARD FASTENED TO 1-1/8" APA RATED RIM BOARD. (REFER TO DETAIL PAGES 4(SK4), 4A(SK5) & 4B TO CONFIRM LAYERS REQ'D.)

FIN. FLOOR

FLOOR JOISTS (SEE UNIT PLANS)

TOP OF PLATE

NON-RATED GYPSUM BOARD CEILING FINISH

PROVIDE 2 LAYERS 1/2" GYPSUM WALL BOARD FIREBLOCK (TIGHTLY FIT BETWEEN PLATES).

TYPICAL 1 HOUR DOUBLE STUD PARTY WALL CONSTRUCTION (REFER TO DETAIL PAGES 4(SK4), 4A(SK5) & 4B FOR INFO.)

ATTIC

STEEL LINTEL PER BLOCK PLAN

5/8" (15.9mm) GYPSUM BOARD CEILING. PROVIDE R60 (RSI 10.56) INSULATION w/ CONTINUOUS VAPOUR BARRIER OVER HEATED SPACE

USE 2"x6" WOOD STUD WALL WHEN STEEL LINTEL USED FOR MASONRY SUPPORT ABOVE

LOWER FLOOR

LOWER FLOOR

1 HOUR PARTY WALL BETWEEN ATTIC SPACE AND LIVING SPACE

SCALE: Not to Scale

APR. 26/18



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2012 CODE COMPLIANCE PACKAGE A4

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4	REVISED.	APR. 27/18	GW	
3	REVISED PER CITY COMMENTS. REISSUED.	MAR. 08/18	GW	
2	ISSUED FOR PERMIT.	SEP. 29/17	GW	
1	ISSUED FOR PRICING.	AUG. 22/17	GW	
no.	description	date	by	

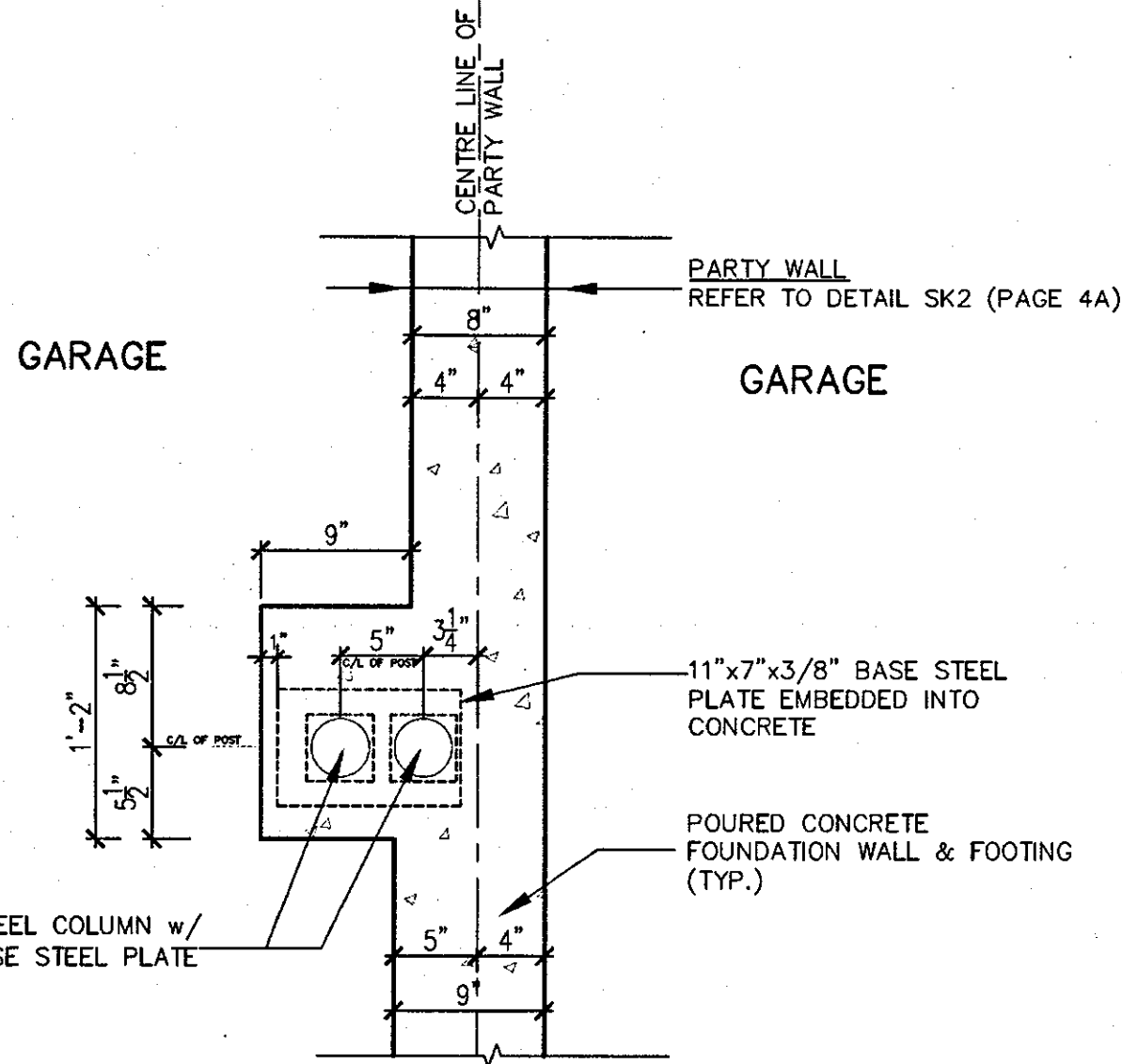
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Richard Vink 24488
signature
name
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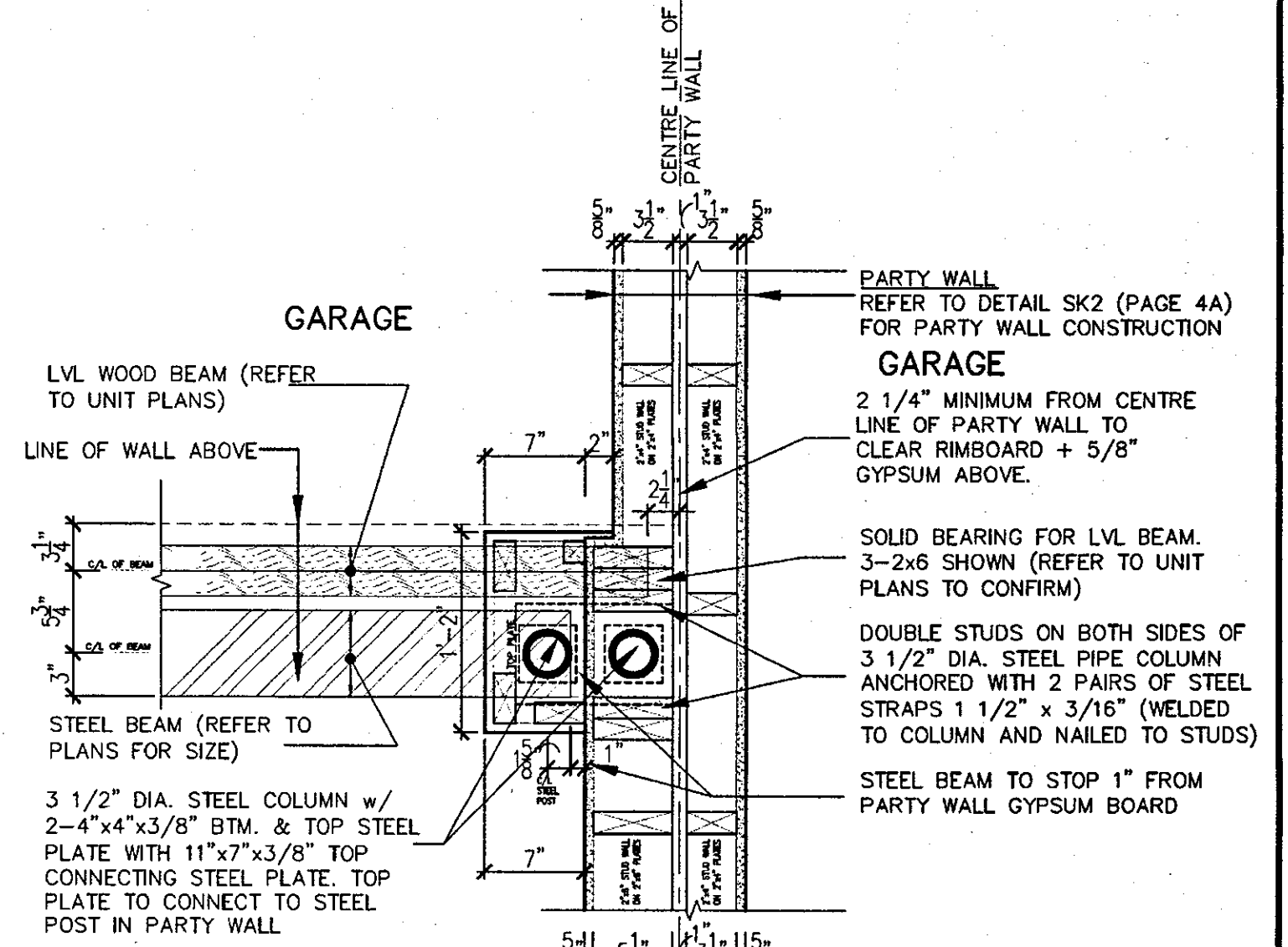
Greenpark.
project name: RUSSELL GARDENS PH.2
municipality: WATERDOWN
date: AUG 2017
checked by: [blank]
scale: Not to Scale
drawing no.: 11

DEWBERRY
project no.: 8
drawing no.: 11

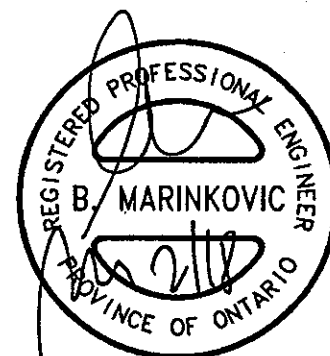
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A4 **FOUNDATION PLAN (STEEL BEAM IN GARAGE)**
SCALE: NOT TO SCALE



A4 **PLAN (STEEL BEAM IN GARAGE)**
SCALE: NOT TO SCALE



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2012 CODE
COMPLIANCE PACKAGE A4

SK5 (Garage to Garage)

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4	REVISED.	APR. 27/18	GW		
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Greenpark.
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WATERDOWN
date APRIL 2018
checked by
scale Not to Scale
16036-GP-STD_DETAILS_A4

DEWBERRY
project no. 16036
drawing no. 12