

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 (10.23kg/m²) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH 12 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. EAVESTROUGH, FASCIA, RVL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") C/C ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2).

2. FRAME WALL CONSTRUCTION (2"x4") (SB-12-TABLE 3.11.2.1)
SHEATHING PER ELEV. 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 11mm (7/16") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 406mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. STUCCO TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR REQUIRED MINIMUM THERMAL INSULATION REQUIREMENTS.

2B. FRAME WALL CONSTRUCTION (2"x4") - GARAGE WALLS
SHEATHING PER ELEV. 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 11mm (7/16") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 406mm (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. 200mm (8") ABOVE FINISH GRADE.

2C. STUCCO WALL CONSTRUCTION (2"x4") (SB-12-TABLE 3.11.2.2)
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. EXTENDED OR EXPANDED RIGID POLYSTYRENE OR 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.

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 EXT. AND APPLIED PER MANUFACTURERS SPECIFICATIONS ON 25mm (1") MIN. EXTENDED OR EXPANDED RIGID POLYSTYRENE OR APPR. 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.

2E. WALLS ADJACENT TO ATTIC - NO CLADDING
(7/16") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 406mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. MID-HEIGHT BLOCKING REQ'D. IF NO SHEATHING APPLIED. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

3. BRICK VENEER CONSTRUCTION (2"x4") (SB-12-TABLE 3.11.2.1)
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x76mm (7/8"x7"x3") SOLY. METAL TIES @ 406mm (16") O.C. HORIZONTAL 610mm (24") O.C. VERTICAL APPROVED SHEATHING PAPER, 11mm (7/16") EXTERIOR TYPE SHEATHING, 38x140 (2"x6") STUDS @ 406mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPROVED VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR REQUIRED MINIMUM THERMAL INSULATION REQUIREMENTS.

3B. BRICK VENEER CONSTRUCTION (2"x4") - GARAGE WALLS
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x76mm (7/8"x7"x3") SOLY. METAL TIES @ 406mm (16") O.C. HORIZONTAL 610mm (24") O.C. VERTICAL APPROVED SHEATHING PAPER, 11mm (7/16") EXTERIOR TYPE SHEATHING, 38x89 (2"x4") STUDS @ 406mm (16") O.C. (MAX. HEIGHT 3000mm (9'-10")) WITH APPROVED DIAGONAL WALL BRACING. REFER TO NOTE 19 WHERE FLOOR EXISTS ABOVE GARAGE. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3C. STUCCO WALL CONSTRUCTION (2"x4") (SB-12-TABLE 3.11.2.2)
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. EXTENDED OR EXPANDED RIGID POLYSTYRENE OR APPR. AIR/MOISTURE BARRIER ON 38x140 (2"x6") STUDS @ 406mm (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.

4. INTERIOR STUD PARTITIONS
FOR BEARING PARTITIONS 38x89 (2"x4") @ 406mm (16") O.C. FOR 2 STOREYS AND 305mm (12") O.C. FOR 3 STOREYS. NON-BEARING PARTITIONS 38x25 (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, 9.14.3)
200mm (8") FURRED CONC. FDN. WALL 15MPa (220psi) WITH BRITENOUS DAMPPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. FLOOR. DRAINAGE LAYER IS NOT REQ'D. IF FOUNDATION WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x155 (2"x6") CONTINUOUS KEVED CONC. FTG. BRACE FDN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL.

5B. 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.

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.

6B. BASEMENT SLAB OBC 9.13.1(1)(b), 9.18.4.5(1), 9.25.3.3(1)(b)
80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") CONCRETE CRACKER FILL OR 20MPa (3000psi) CONC. WITH DAMPPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12, 3.11.2.1(5)(b) where required. ALL SLAB JOINTS & PENETRATIONS TO BE SEALED TO MAINTAIN AIR BARRIER.

6C. 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") 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.

6D. ATTIC INSULATION (SB-12-TABLE 3.11.2.2) (SB-12-3.1.1.2)
RSI 10.56 (R69) BLOWN FIBRE INSULATION AND APPROVED VAPOUR BARRIER, 15mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL.

7. 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 (8'-1/4")
MIN. TREAD = 235 (9'-1/4")
MAX. NOSING = 25 (1")
MIN. HEADROOM = 195 (6'-5")
RAIL @ LANDING = 900 (2'-11")
RAIL @ STAIR = 885 (2'-10") to 985 (3'-2")
MIN. STAIR WIDTH = 860 (2'-10")

FOR CURVED STAIRS
MIN. RUN = 150 (6")
MIN. AVG. RUN = 200 (8")
HANDRAILS - OBC 9.8.7

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

BASEMENT INSULATION (SB-12-3.11.7, 9.25.2.3, 9.13.2.6)
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. RSI5.52 (R32) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER. RECOMMEND DAMPPROOF WITH BUILDING PAPER TO BE SEALED TO FOUNDATION WALL WITH CAULKING. CONTINUOUS INSULATION (ci) IS NOT TO BE INTERRUPTED BY FRAMING.

BASEMENT BEARING STUD PARTITION
38x89 (2"x4") STUDS @ 406mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPPROOFING WATERBARRIER, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG. EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONC. CURB ON 305x155 (12x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

STEEL BASEMENT COLUMN (SEE OBC 9.15.3.3)
89mm (3-1/2") DIA x 4.78mm (0.188") STL. COL. WITH A MIN. CAPACITY OF 108.6KN (24,000lbs.) WITH 150x150x5.5 (6"x6"x5/8") STL. TOP & BOTTOM PLATE.

STEEL COLUMN
90mm (3-1/2") DIA x 4.78mm (0.188") STL. COL. WITH 100x100x6.0 (4"x4"x1/4") TOP & BOTTOM PLATES. FIELD WELD BOTTOM PLATE TO 100x250x12.5 (4"x10"x1/2") BASE PLATE C/W 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x1/2"). 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 PLASTER
BEAM POCKET OR 200x200 (8"x8") POURED CONC. NB WALLS. MIN. BEARING 90mm (3-1/2")

GARAGE SLAB
100mm (4") 35MPa (4640psi) CONC. SLAB WITH 58X2 AIR ENTRAPMENT ON OPTIONAL 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT (EXTERIOR) @ 1% MIN.

INTERIOR GARAGE WALLS & CEILING (SB-12-TABLE 3.11.2.1)
13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. RSI 3.87 (R22) IN WALLS, RSI 5.46 (R31) IN CEILING. TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.15. REFER TO SB-12, TABLE 3.1.1.2.2, 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 (9-1/2"). SEE OBC 9.8.9.2, 9.8.9.3 & 9.8.10.

DRYER VENT (OBC 9.2.3.8.7) & 9.4.1.1
CAPPED DRYER EXHAUST VENTED TO EXTERIOR. USE 100mm (4") DIA. SMOOTH WALL VENT PIPE.

INSULATED ATTIC ACCESS (OBC 9.13.2.1 & SB12-3.11.1.8)
ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x700mm (21'-1/2"x27'-1/2") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) MIN. INSULATION BACKING SEE SB-12, 3.1.1.2.

REPLACE CHIMNEYS - OBC 9.21
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.

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 ST. BEAMS AND 280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTY WALL, ANCHORED WITH 2-19mm (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 COMPRISED 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 SLOPES UP TO 9/12. REFER TO THE ONTARIO GAS UTILIZATION CODE.

BASEMENT WOOD POST (OBC 9.17.4.3)
3-38x140 (3"x4") BUILT-UP POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12" DIA. BOLTS, 406x406x203 (16"x16"x8") CONC. FTG. OR AS OTHERWISE SPECIFIED ON DRAWING.

STEPPED FOOTINGS (OBC 9.15.3.9)
MIN. HORIZ. 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 6x6-102.5x92.5 MESH PLACING NET. MIN. 58X AIR ENTRAPMENT ON COMPACTED SUB-BASE. UNDER SLAB INSULATION AS PER OBC SB-12, 3.11.2.1(5)(b) AND SB-12, TABLE 3.1.1.2.2, WHERE REQUIRED. ALL JOINTS & PENETRATIONS OF INTERIOR SLABS TO BE SEALED TO MAINTAIN AIR BARRIER.

LOOSE STEEL LINERS

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

UNGRADED VENEER LUMBER (VL) BEAMS

VL1	= 1-1 3/4" x 1/4" (1-45x18)
VL1.1	= 2-1 3/4" x 1/4" (2-45x18)
VL1.2	= 3-1 3/4" x 1/4" (3-45x18)
VL1.3	= 4-1 3/4" x 1/4" (4-45x18)
VL1.4	= 1-1 3/4" x 1/4" (1-45x23)
VL1.5	= 2-1 3/4" x 1/4" (2-45x23)
VL1.6	= 3-1 3/4" x 1/4" (3-45x23)
VL1.7	= 4-1 3/4" x 1/4" (4-45x23)
VL1.8	= 1-1 3/4" x 7/8" (1-45x30)
VL1.9	= 2-1 3/4" x 7/8" (2-45x30)
VL1.10	= 3-1 3/4" x 7/8" (3-45x30)
VL1.11	= 4-1 3/4" x 7/8" (4-45x30)
VL1.12	= 2-1 3/4" x 7/8" (2-45x35)
VL1.13	= 3-1 3/4" x 7/8" (3-45x35)

BRICK VENEER LINERS

WL1	= 3-1/2" x 3-1/2" x 1/4" (89x89x6.4)
WL2	= 4" x 3-1/2" x 5/16" (102x89x7.9)
WL3	= 5" x 3-1/2" x 5/16" (127x89x7.9)
WL4	= 6" x 3-1/2" x 3/8" (152x89x10.0)
WL5	= 6" x 4" x 3/8" (152x102x10.0)
WL6	= 7" x 4" x 3/8" (180x102x10.0)

WOOD LINERS AND BEAMS

WB1	= 2-2"x8" SPR. No.2
WB2	= 3-2"x8" SPR. No.2
WB3	= 4-2"x8" SPR. No.2
WB4	= 5-2"x8" SPR. No.2
WB5	= 6-2"x8" SPR. No.2
WB6	= 7-2"x8" SPR. No.2
WB7	= 8-2"x8" SPR. No.2
WB8	= 9-2"x8" SPR. No.2
WB9	= 10-2"x8" SPR. No.2

DOOR SCHEDULE

NO.	WIDTH	HEIGHT	CEILING	TYPE
1	3'-0"	6'-8"	0"	INSULATED ENTRANCE DOOR
2	3'-0"	6'-8"	0"	INSULATED FRONT DOORS
3	3'-0"	6'-8"	0"	WOOD & GLASS DOOR
4	3'-0"	6'-8"	0"	EXTERIOR SLAB DOOR
5	3'-0"	6'-8"	0"	INTERIOR SLAB DOOR
6	3'-0"	6'-8"	0"	INTERIOR SLAB DOOR
7	3'-0"	6'-8"	0"	INTERIOR SLAB DOOR
8	3'-0"	6'-8"	0"	INTERIOR SLAB DOOR
9	3'-0"	6'-8"	0"	INTERIOR SLAB DOOR

32. 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. HRY SPACE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

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)
16mm (5/8") T & G SURFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (* SEE OBC 9.32.6.4) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (* SEE OBC 9.30.2.1)

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 (2'-0") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES.

36. COLD CELLAR PORCH SLAB (OBC 9.39)
FOR MAX. 2500 mm (8'-2") PORCH DEPTH (SHORTEST ST), 125mm (4") 7/8" 30MPa (4640psi) CONC. SLAB WITH 5-8X AIR ENTRAPMENT. REIN. WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB. 600x100 (23 5/8"x 23 5/8") WOOD DIMENSL @ 600mm (23 5/8") O.C. ANCHORED IN PERMETER FTNL. WALLS. SLOPE SLAB MIN. 1.0% FROM DOOR. SLAB TO BE MIN 75mm (3") BEARING ON FTNL. WALLS. PROVIDE (L1) LINTELS OVER CELLAR DOOR AND WITH 100mm (4") END BEARING.

37. BRICK CHECK
THE FTNL. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 860mm (26") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 2000mm (80") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY. FULL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.

38. CONVENTIONAL ROOF FRAMING (2.0kPa SNOW LOAD)
38x140 (2"x6") RAFTERS @ 406mm (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") @ 406mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 406 (16") O.C. FOR MAX. 4450mm (14'-7") SPAN.

39. TWO STOREY VOLUME SPACES
FOR A MAXIMUM 5490 mm (18'-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE 2-38x140 (2"x6") SPR #2 CONTIN. STUDS @ 305mm (12") O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) C/W 9.5 (3/8") THICK EXT. PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 1220 mm (4'-0") O.C. VERTICALLY. -FOR WALLS WITH HORIZ. DISTANCES NOT EXCEEDING 2900 mm (9'-6"), PROVIDE 38x140 (2"x6") STUDS @ 406 (16") O.C. WITH CONTINUOUS 2-38x140 (2"x6") TOP PLATES + 1-38x140 (1"x6") BOTTOM PLATE & MINIMUM OF 3-38x184 (3"x8") CONT. HEADER AT GRID. CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES AND HEADS.

40. EXPOSED FLOOR TO EXTERIOR (SB-12-TABLE 3.11.2.2)
PROVIDE RSI 5.46 (R32) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISH PER SPECIFICATIONS.

41. PARTY WALLS
TYPICAL 1 HOUR RATED PARTY WALL REFER TO DETAILS FOR MANUFACTURER'S SPECIFICATIONS.

42. EXTERIOR WALLS FOR WALK-OUT BATHROOMS
THE EXTERIOR BASEMENT STUD WALL TO BE 38x89 (2"x4") STUDS @ 406mm (16") O.C. OR 38x89 (2"x4") STUDS @ 406mm (16") O.C. OR 38x89 (2"x4") STUDS @ 406mm (16") O.C. REFER TO OBC 9.10.9.15.

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

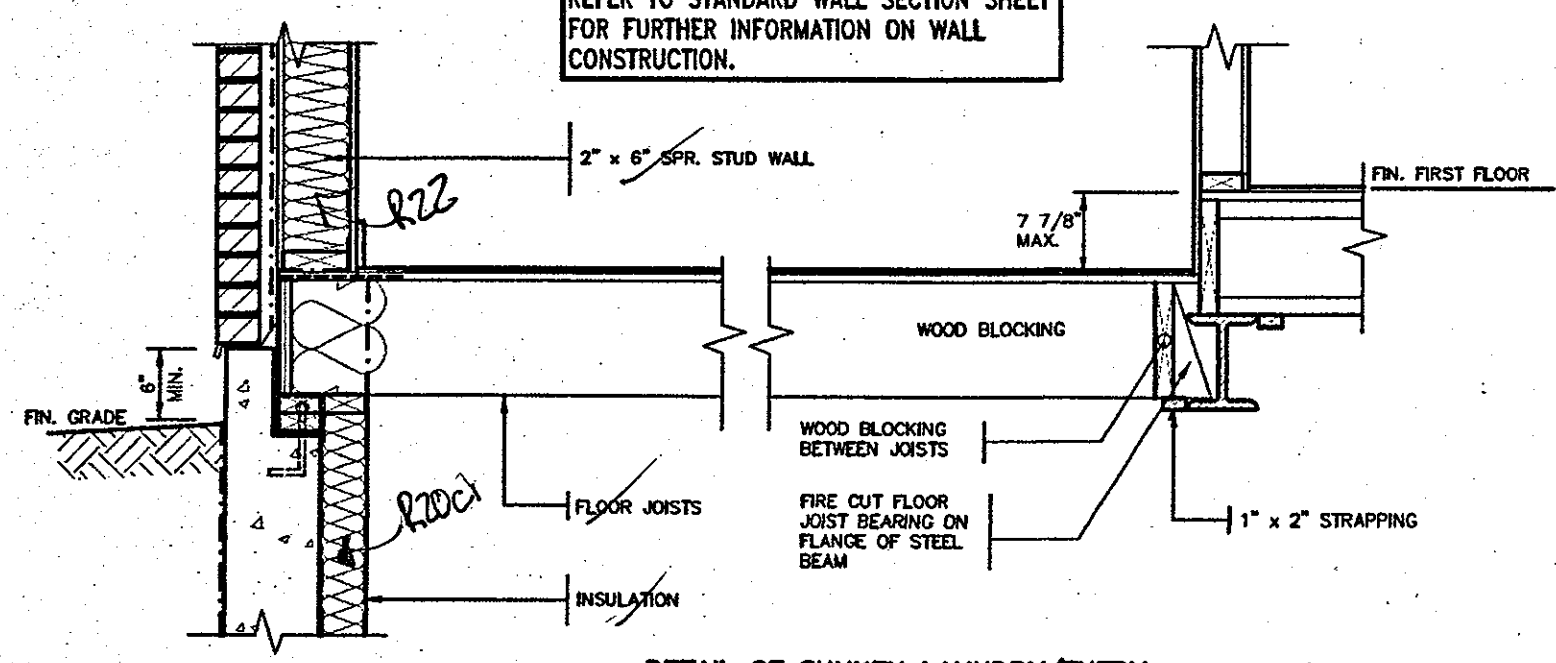
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWS.

These drawings have been reviewed by the City of Hamilton Building Division on May 24, 2017.

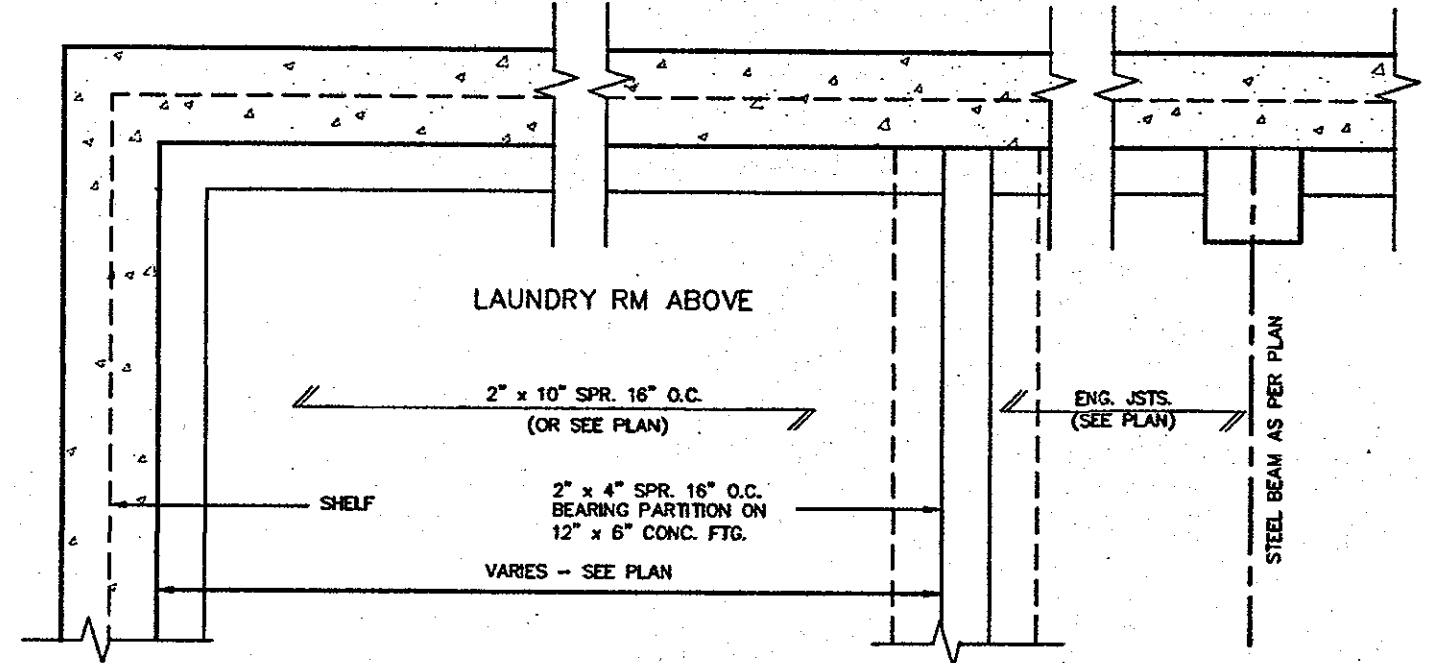
DATE

- WINDOWS:**
- MINIMUM BEDROOM WINDOW - OBC 9.9.10.1 - AT LEAST ONE BEDROOM WINDOW ON EACH FLOOR IS TO HAVE MIN. 0.35m² UNOBTAINED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 80 mm (3-1/8").
 - WINDOW GLAZING - OBC 9.9.1.1(6) - A GLAZING IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 406mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11").
 - WINDOW WELLS - OBC 9.14.6.3 - ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.
 -

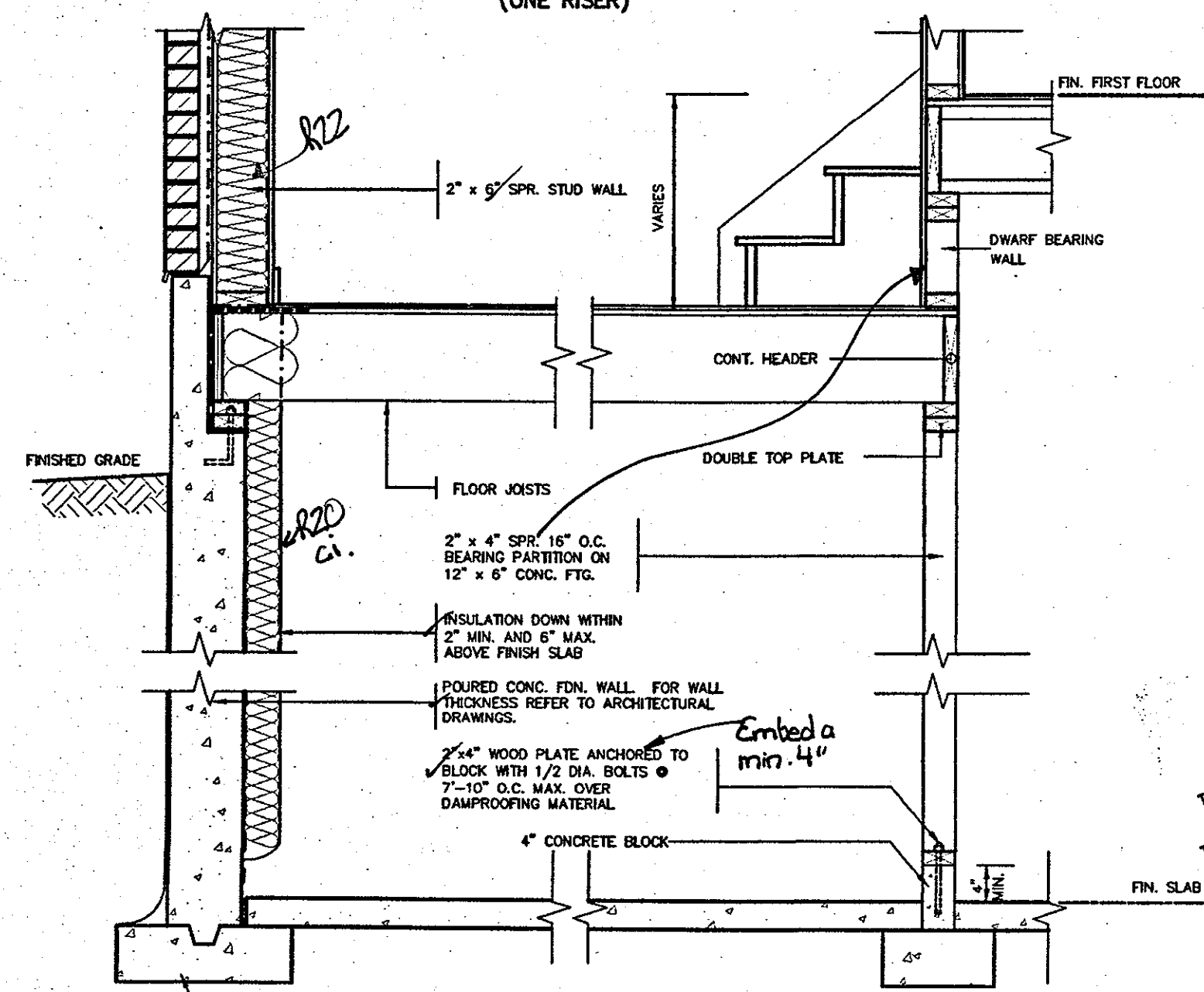
REFER TO STANDARD WALL SECTION SHEET FOR FURTHER INFORMATION ON WALL CONSTRUCTION.



DETAIL OF SUNKEN LAUNDRY/ENTRY (ONE RISER)



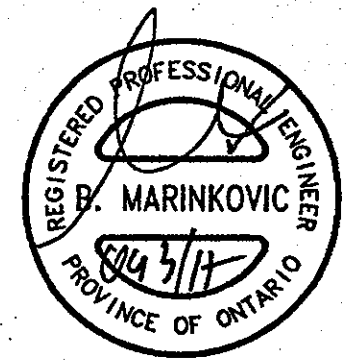
PARTIAL FOUNDATION PLAN



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

CITY OF HAMILTON Building Division
 Permit No. 17-131925
 THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
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 These drawings and/or specifications have been reviewed by
 [Signature] DATE 8/24/18
 FOR CHIEF-BUILDING OFFICIAL

CITY OF HAMILTON BUILDING DIVISION
 Planning & Development Department
 NOV 16 2017
 REC BY _____ DATE _____
 REF'D TO CS DATE _____



STRUDET INC. FOR STRUCTURE ONLY

OCT 04 2017

2012 CODE COMPLIANCE PACKAGE A'

3				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.
4				qualification information
5				Richard Vink 24488
6				name registration information
7				VAS Design Inc. 42858
8				
9				
10	ISSUED FOR PERMIT.	SEP. 29/17	CW	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.
11	ISSUED FOR PRICING.	AUG. 22/17	CW	
12				
13	no.	description	date	by



Greenpark. HIGHGROV

project name: RUSSELL GARDENS PH.2 WATERDOWN

date: AUG 2017

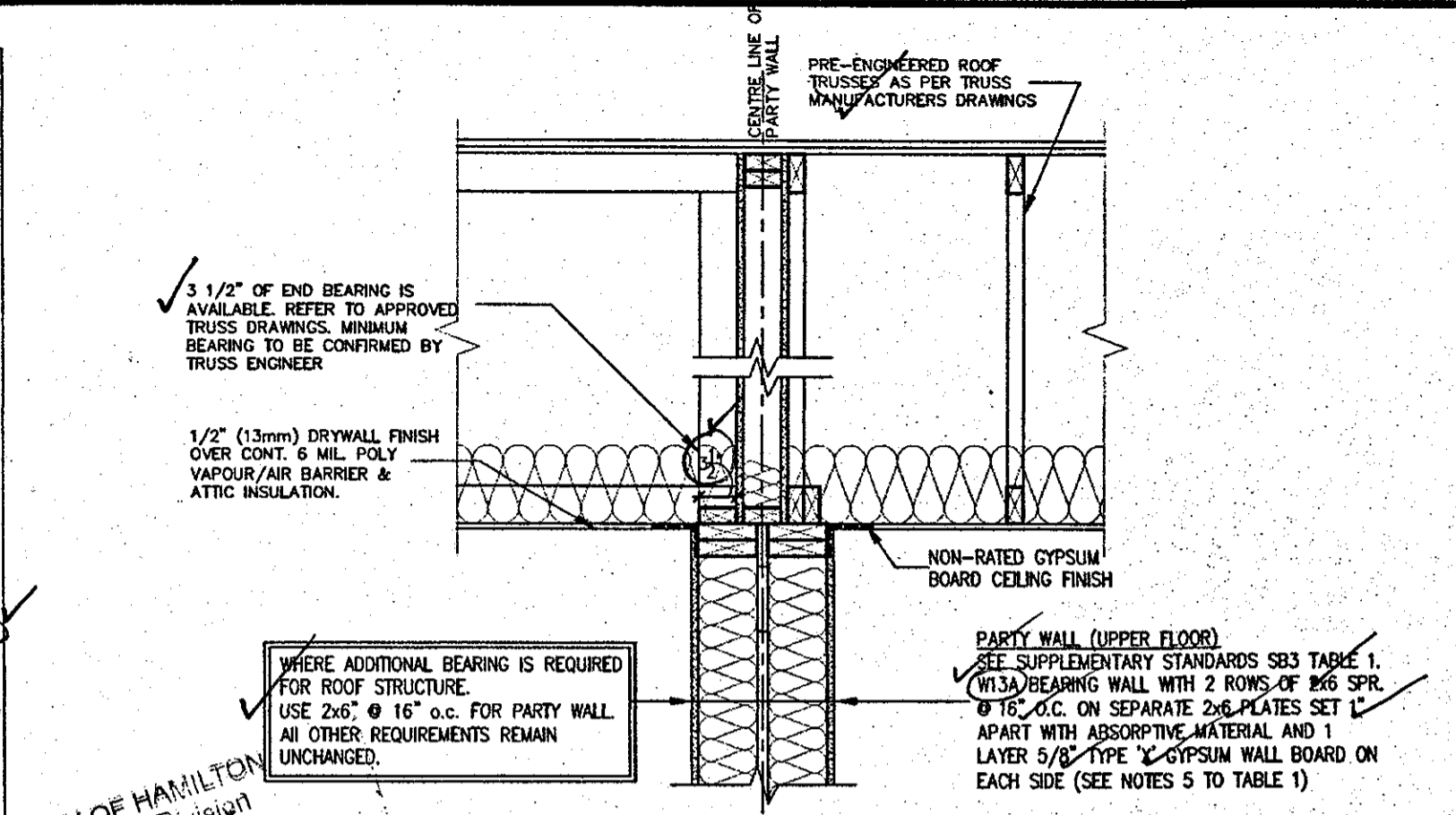
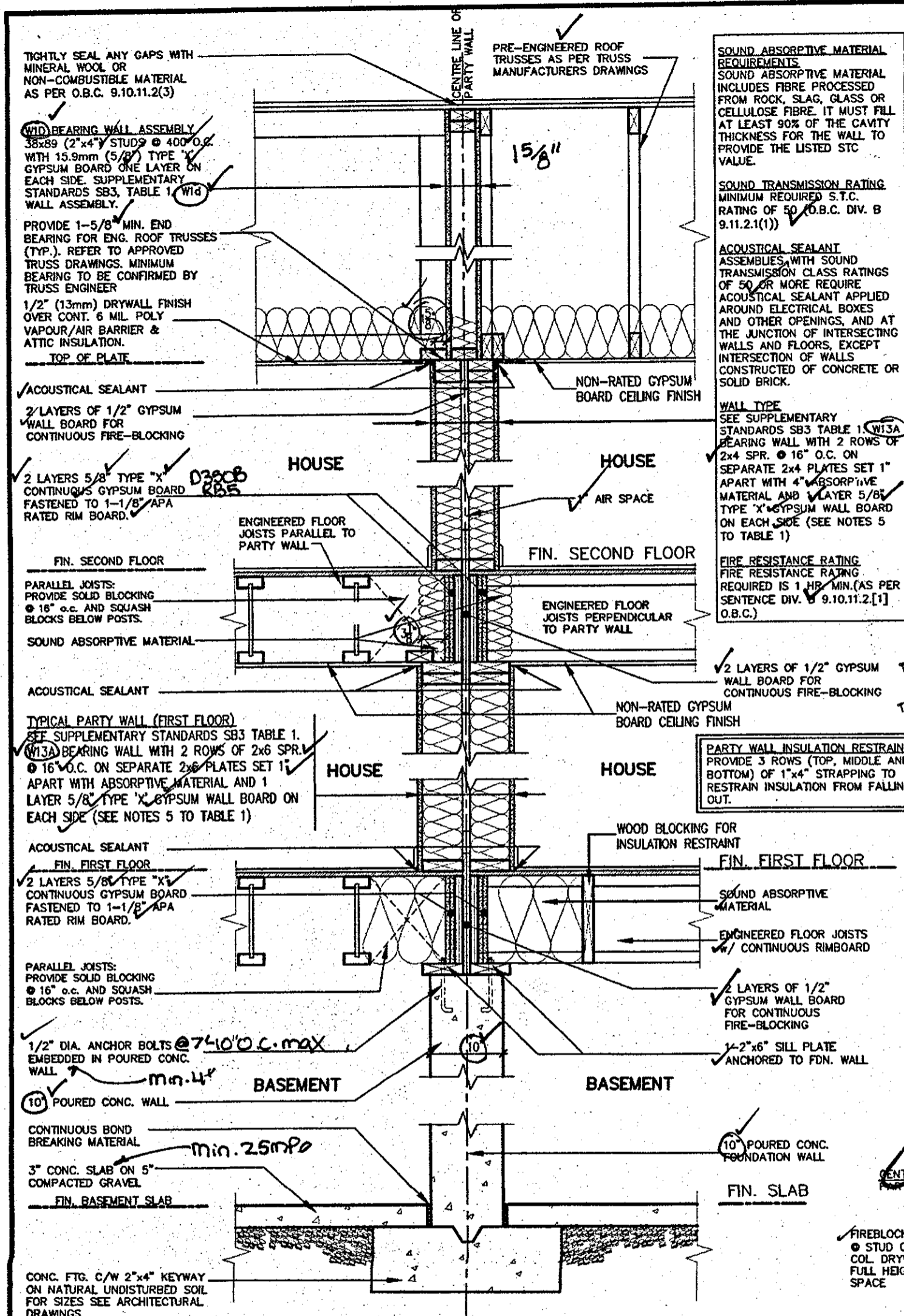
drawn by: [Signature] scale: Not to Scale

checked by: [Signature] scale: Not to Scale

16036-GP-STD_DETAILS_A1

16036-GP-STD_DETAILS_A1.dwg - Fri - Sep 29 2017 - 1:53 PM

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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 S.T.C. 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, W13A 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. 9.10.11.2.1 [1] O.B.C.)

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 (TYP.). REFER TO APPROVED TRUSS DRAWINGS. MINIMUM BEARING TO BE CONFIRMED BY TRUSS ENGINEER

1/2" (13mm) DRYWALL FINISH OVER CONT. 6 MIL POLY VAPOUR/AIR BARRIER & ATTIC INSULATION.

TOP OF PLATE

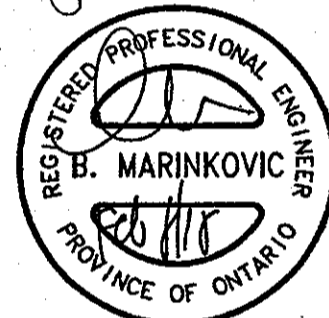
3 1/2" OF END BEARING IS AVAILABLE. REFER TO APPROVED TRUSS DRAWINGS. MINIMUM BEARING TO BE CONFIRMED BY TRUSS ENGINEER

1/2" (13mm) DRYWALL FINISH OVER CONT. 6 MIL POLY VAPOUR/AIR BARRIER & ATTIC INSULATION.

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

PARTY WALL (UPPER FLOOR) SEE SUPPLEMENTARY STANDARDS SB3 TABLE 1, W13A BEARING WALL WITH 2 ROWS OF 2x6 SPR. @ 16" O.C. ON SEPARATE 2x6 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)

CITY OF HAMILTON Building Division
 Permit No. 17-131925
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 THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
 These drawings and/or specifications have been reviewed by
 [Signature] DATE: May 24/18
 FOR THE BUILDING OFFICIAL

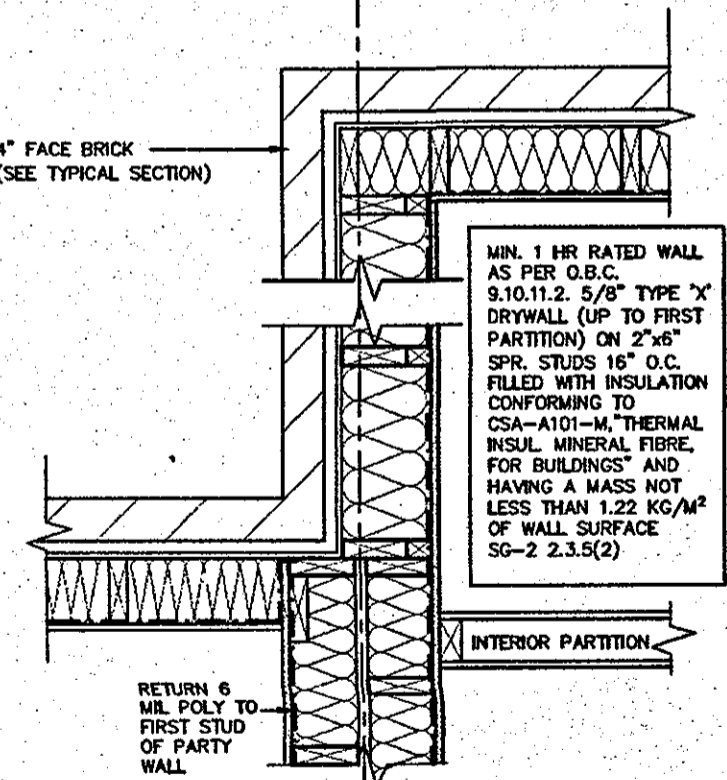


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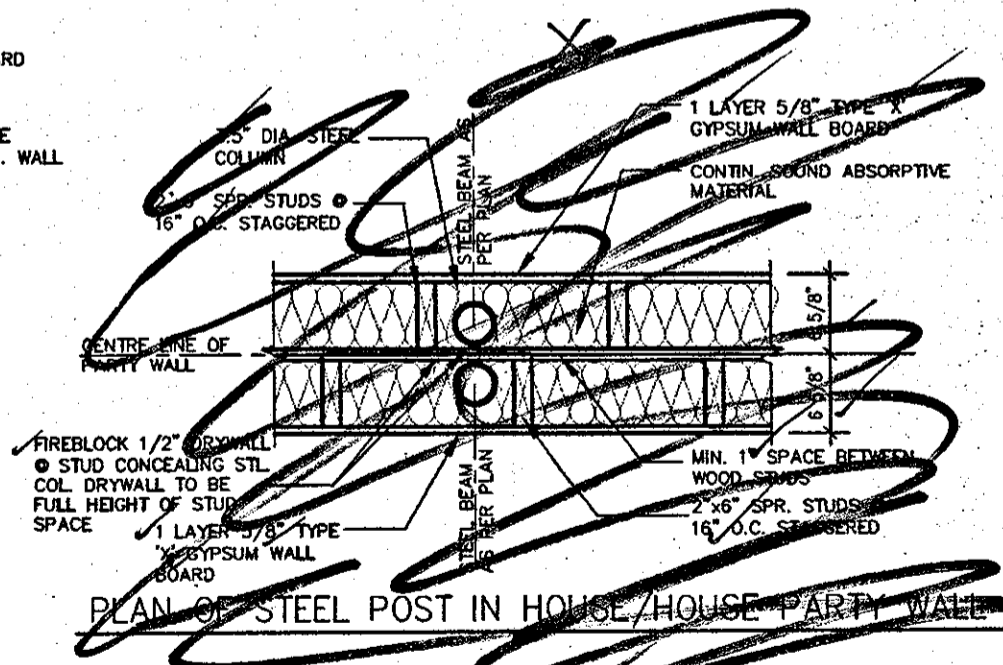
2x6 WOOD STUD PARTY WALL ONLY WHERE ADDITIONAL BEARING IS REQUIRED

FILE COPY

CITY OF HAMILTON BUILDING DIVISION
 Planning & Development Department
 FEB 12 2018
 REC BY: LS DATE: _____
 REF'D TO: CB DATE: _____



MIN. 1 HR RATED WALL AS PER O.B.C. 9.10.11.2. 5/8" TYPE "X" DRYWALL (UP TO FIRST PARTITION) ON 2"x6" SPR. STUDS 16" O.C. FILLED WITH INSULATION CONFORMING TO CSA-A101-M, THERMAL INSUL. MINERAL FIBRE FOR BUILDINGS* AND HAVING A MASS NOT LESS THAN 1.22 KG/M² OF WALL SURFACE SG-2 2.3.5(2)



PLAN OF STEEL POST IN HOUSE/HOUSE PARTY WALL

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

FEB 09 2018 2012 CODE COMPLIANCE PACKAGE A1

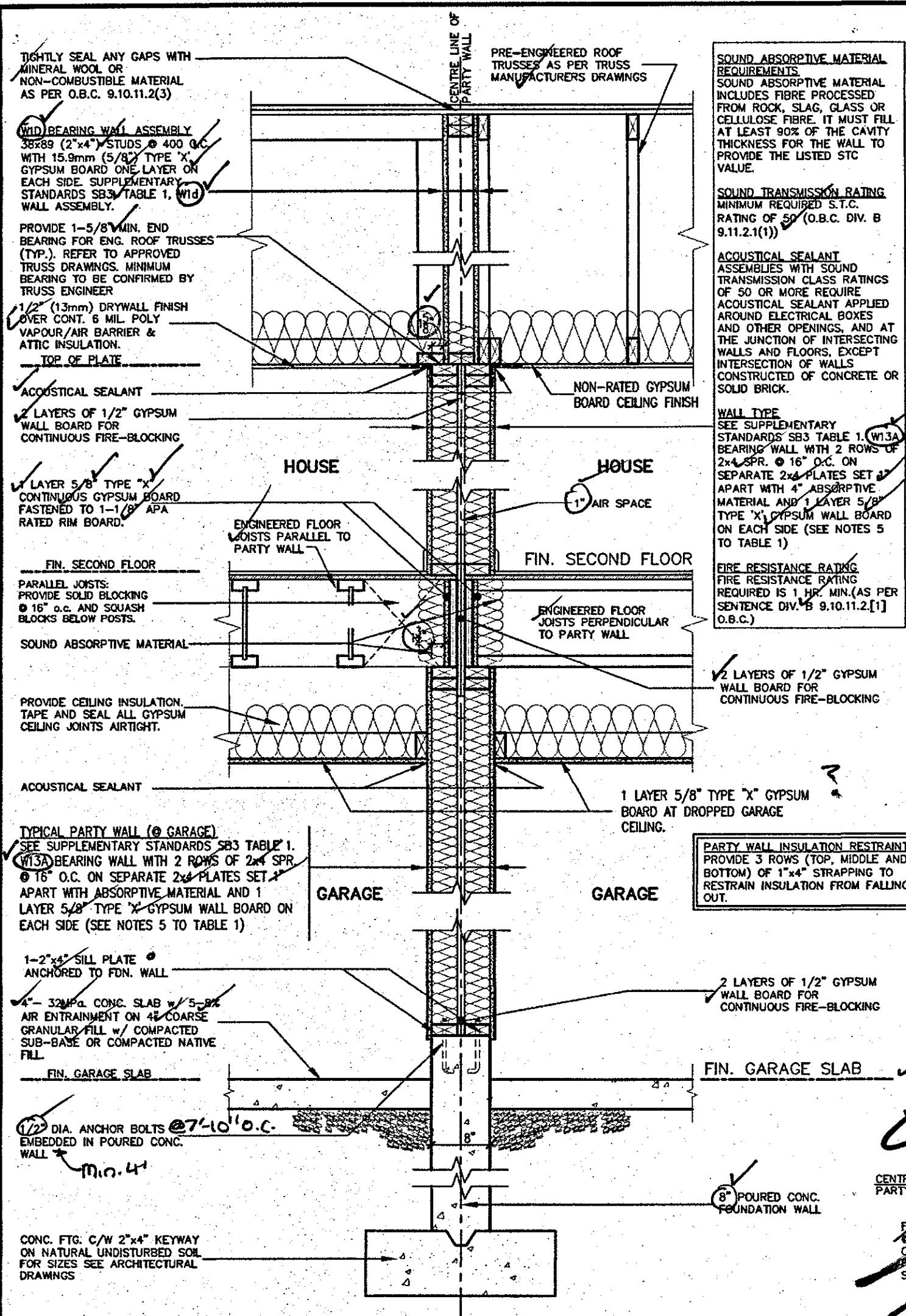
SK1 (House to House) ✓

9				
8				
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4	ISSUED FOR PERMIT.	FEB. 08/18	GW	
3	REVISED	FEB. 05/18	GW	
2	ISSUED FOR PERMIT.	SEP. 29/17	GW	
1	ISSUED FOR PRICING.	AUG. 22/17	GW	
no.	description	date	by	

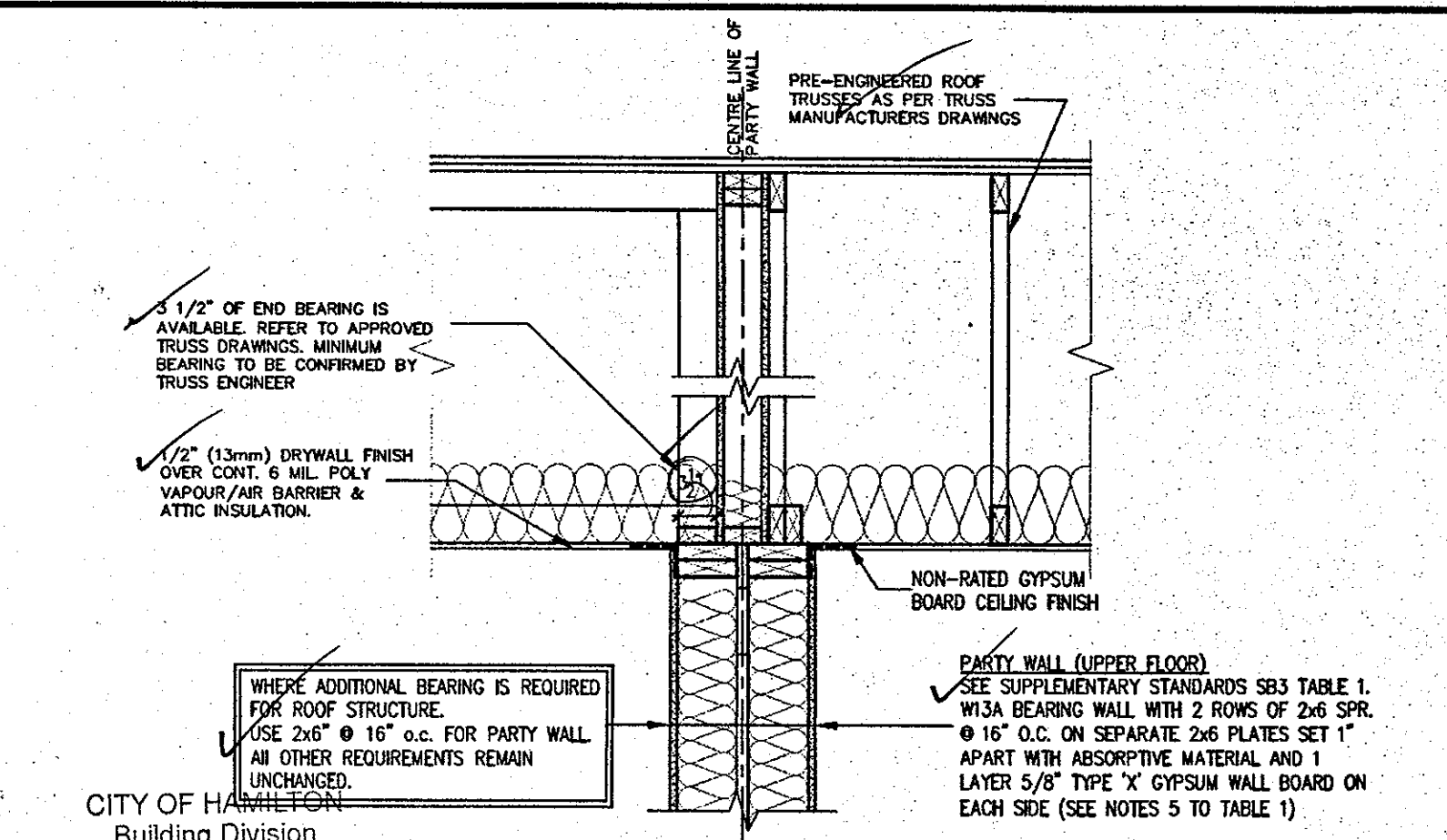
VAS DESIGN
 3004 Wilson Avenue
 Toronto ON M3H 1S8
 t 416.630.2255 f 416.630.4782
 vasdesign.com

Greenpark. HIGHGROVE
 project name: RUSSELL GARDENS PH.2 WATERDOWN project: 160.
 date: AUG 2017 checked by: As Shown scale: 16036-GP-STD-DETAILS_A1
 drawn by: [Signature] dwg no.: 4
 DWG - H:\ARCHIVE\WORKING\2018\16036-GP-DETAILS\16036-GP-STD-DETAILS_A1.dwg - Thu - Feb 8 2018 - 4:30 PM

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



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

CITY OF HAMILTON Building Division
Permit No. **17-131925**

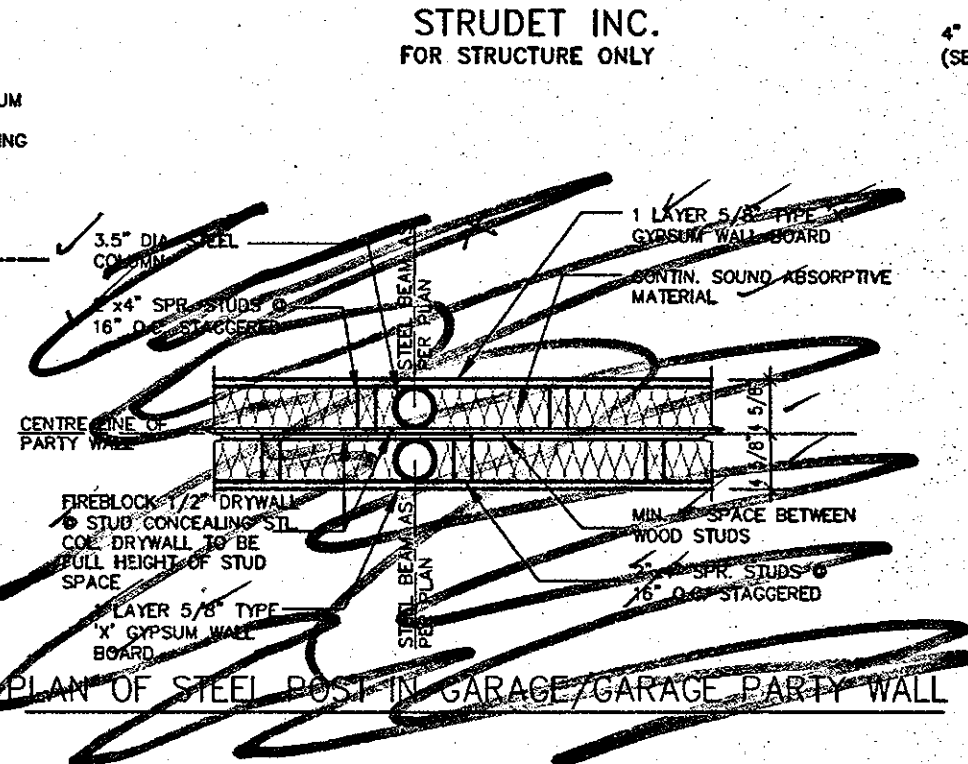
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These drawings and/or specifications have been reviewed by
[Signature] May 24/18
FOR CHIEF BUILDING OFFICIAL

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO

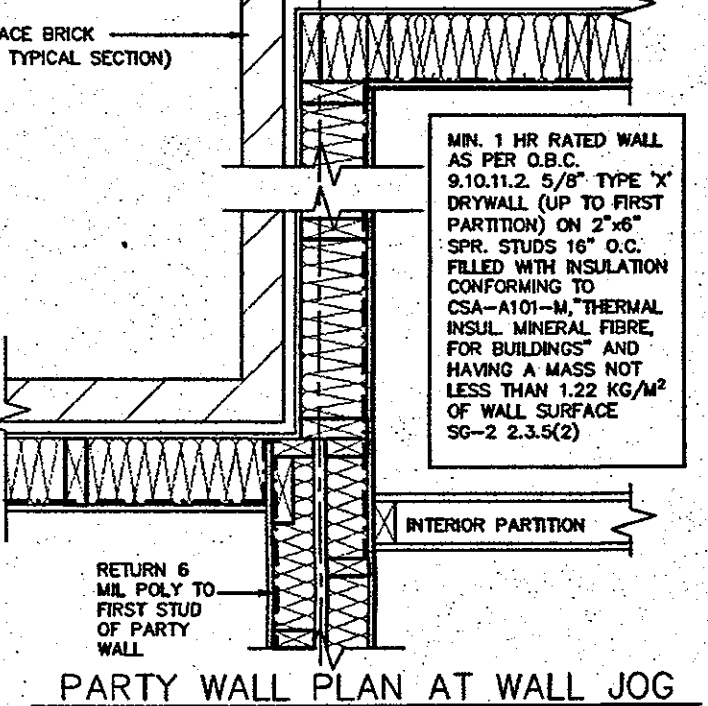
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Planning & Development Department
FEB 12 2018
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PLAN OF STEEL POST IN GARAGE/GARAGE PARTY WALL



PARTY WALL PLAN AT WALL JOG

SK2 (Garage to Garage)

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.	 VAB DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	 Greenpark. WATERDOWN	HIGHGROVE project no. 16036
8			qualification information				
7			Richard Vink 24488 signature				
6			name				
5			registration information	VAB Design Inc. 42658			
4	ISSUED FOR PERMIT.	FEB. 08/18	CW				
3	REVISED	FEB. 05/18	CW				
2	ISSUED FOR PERMIT.	SEP. 29/17	CW				
1	ISSUED FOR PRICING.	AUG. 22/17	CW				
no.	description	date	by				

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

project name: **RUSSELL GARDENS PH.2**
 drawing no.: **TYPICAL DOUBLE STUD PARTYWALL**
 scale: **As Shown**
 drawing date: **16036-GP-STD_DETAILS_A1**
 drawing scale: **4A**

FEB 12 2018
2012 CODE COMPLIANCE PACKAGE A1

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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 (2x4) STUDS @ 400 O.C. WITH 15.9mm (5/8") TYPE X GYPSUM BOARD ONE LAYER ON EACH SIDE. SUPPLEMENTARY STANDARDS SB3, TABLE 1, W13A WALL ASSEMBLY.

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

1/2" (13mm) DRYWALL FINISH OVER CONT. 6 MIL POLY VAPOUR/AIR BARRIER & ATTIC INSULATION.

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.

PARALLEL JOISTS: PROVIDE SOLID BLOCKING @ 16" O.C. AND SQUASH BLOCKS BELOW POSTS.

SOUND ABSORPTIVE MATERIAL

NON-RATED GYPSUM BOARD CEILING FINISH

PARTY WALL INSULATION RESTRAINT
PROVIDE 3 ROWS (TOP, MIDDLE AND BOTTOM) OF 1"x4" STRAPPING TO RESTRAIN INSULATION FROM FALLING OUT.

TYPICAL PARTY WALL (FIRST FLOOR SIDE)
SEE SUPPLEMENTARY STANDARDS SB3 TABLE 1. W13A BEARING WALL WITH 1 ROW OF 2x6 SPR. @ 16" O.C. ON 2x6 PLATE SET 1" APART FROM ADJACENT PLATE. FILL STUD CAVITY WITH ABSORPTIVE MATERIAL. 1 LAYER 5/8" TYPE X GYPSUM WALL BOARD ON HOUSE SIDE.

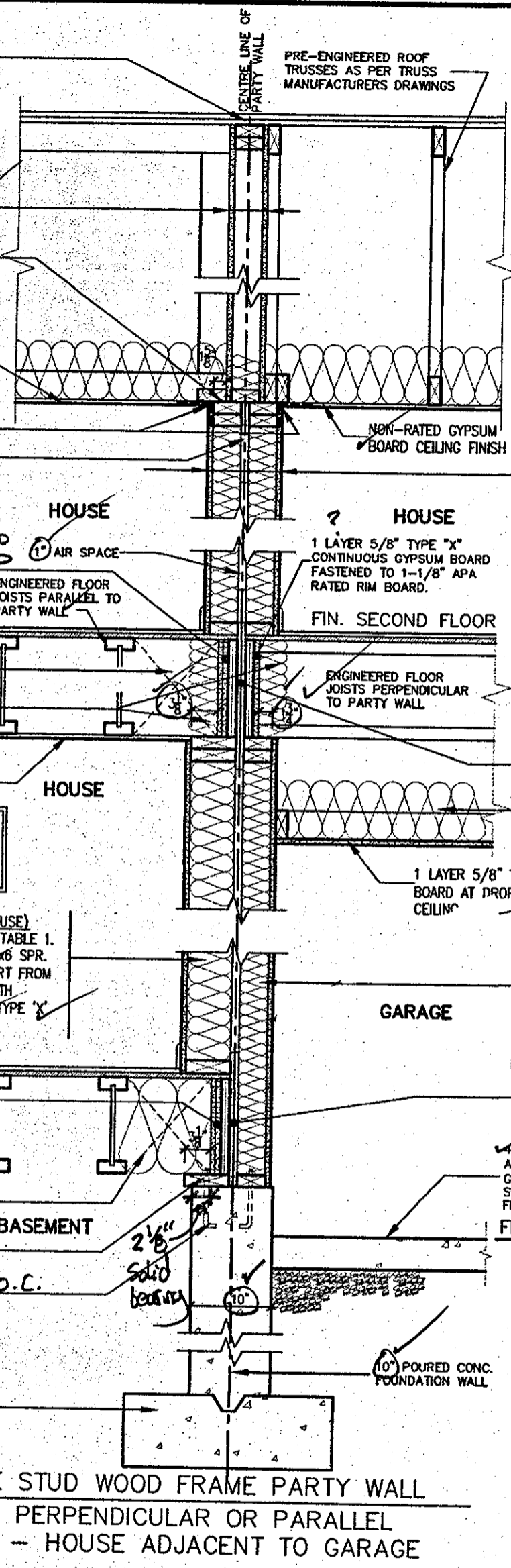
2 LAYERS 5/8" TYPE X CONTINUOUS GYPSUM BOARD FASTENED TO 1-1/8" APA RATED RIM BOARD.

PARALLEL JOISTS: PROVIDE SOLID BLOCKING @ 16" O.C. AND SQUASH BLOCKS BELOW POSTS.

1-2" SILL PLATE ANCHORED TO FDN. WALL

1/2" DIA. ANCHOR BOLTS @ 7'-10" O.C. EMBEDDED IN POURED CONC. WALL

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



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 S.T.C. 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. W13A BEARING WALL WITH 2 ROWS OF 2x6 SPR. @ 16" O.C. ON SEPARATE 2x6 PLATES SET APART WITH 1" 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.)

2 LAYERS OF 1/2" GYPSUM WALL BOARD FOR CONTINUOUS FIRE-BLOCKING
PROVIDE CEILING INSULATION. TAPE AND SEAL ALL GYPSUM CEILING JOINTS AIRTIGHT.

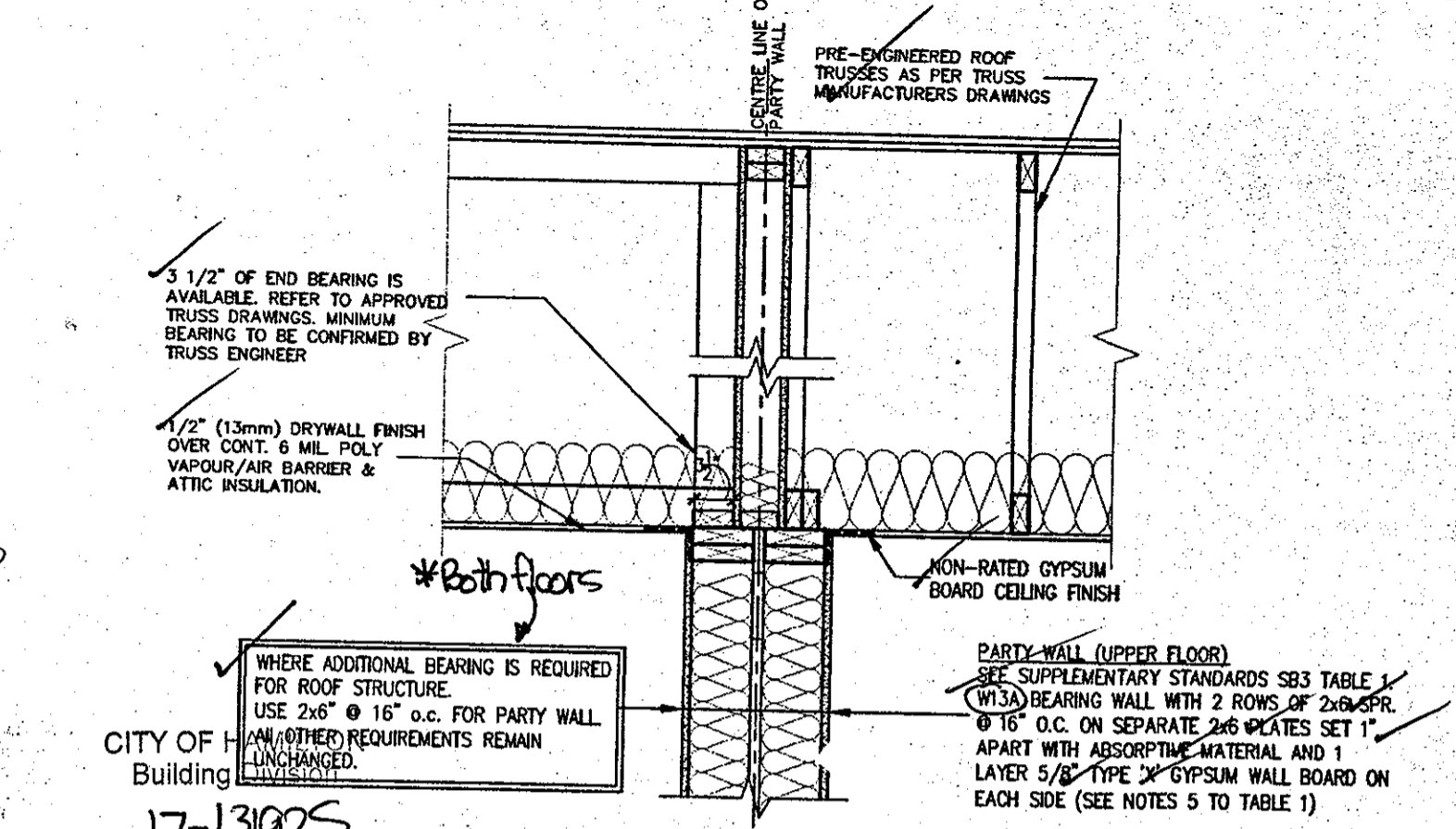
1 LAYER 5/8" TYPE X GYPSUM BOARD AT DROPPED GARAGE CEILING

TYPICAL PARTY WALL (GARAGE SIDE)
SEE SUPPLEMENTARY STANDARDS SB3 TABLE 1. W13A BEARING WALL WITH 1 ROW OF 2x6 SPR. @ 16" O.C. ON 2x6 PLATE SET 1" APART FROM ADJACENT PLATE. FILL STUD CAVITY WITH ABSORPTIVE MATERIAL. 1 LAYER 5/8" TYPE X GYPSUM WALL BOARD ON GARAGE SIDE.

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

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

FIN. GARAGE SLAB

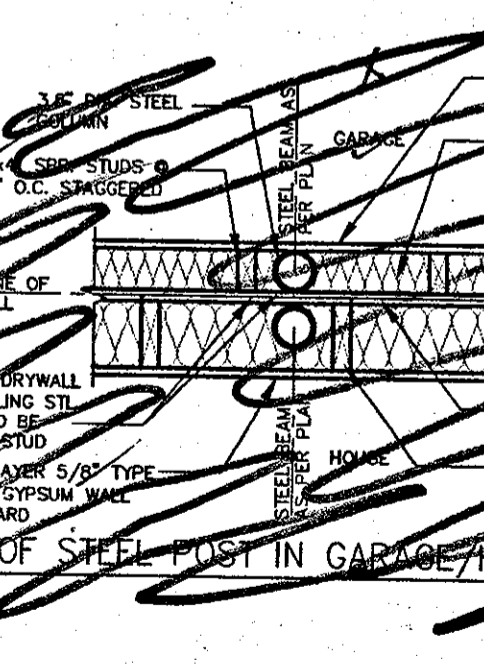


WHERE ADDITIONAL BEARING IS REQUIRED FOR ROOF STRUCTURE. USE 2x6 @ 16" O.C. FOR PARTY WALL UNLESS OTHERWISE SPECIFIED.

1/2" (13mm) DRYWALL FINISH OVER CONT. 6 MIL POLY VAPOUR/AIR BARRIER & ATTIC INSULATION.



PLAN OF STEEL POST IN GARAGE/HOUSE PARTY WALL



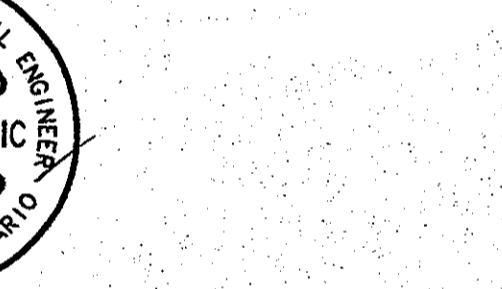
MIN. 1" SPACE BETWEEN WOOD STUDS

2x6" SPR. STUDS @ 16" O.C. STAGGERED

1 LAYER 5/8" TYPE X GYPSUM WALL BOARD

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

1/2" (13mm) DRYWALL FINISH OVER CONT. 6 MIL POLY VAPOUR/AIR BARRIER & ATTIC INSULATION.



PLAN OF STEEL POST IN GARAGE/HOUSE PARTY WALL

1 LAYER 5/8" TYPE X GYPSUM WALL BOARD

CONTIN. SOUND ABSORPTIVE MATERIAL

2x6" SPR. STUDS @ 16" O.C. STAGGERED

MIN. 1" SPACE BETWEEN WOOD STUDS

1 LAYER 5/8" TYPE X GYPSUM WALL BOARD

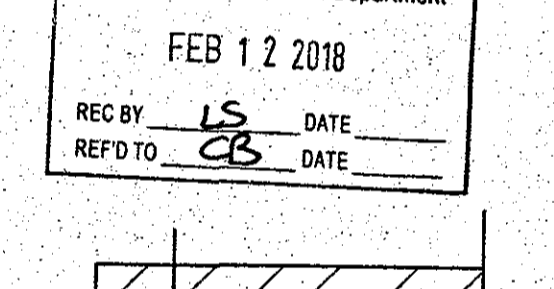
2x6" SPR. STUDS @ 16" O.C. STAGGERED

1 LAYER 5/8" TYPE X GYPSUM WALL BOARD

2x6" SPR. STUDS @ 16" O.C. STAGGERED

WHERE ADDITIONAL BEARING IS REQUIRED FOR ROOF STRUCTURE. USE 2x6 @ 16" O.C. FOR PARTY WALL UNLESS OTHERWISE SPECIFIED.

1/2" (13mm) DRYWALL FINISH OVER CONT. 6 MIL POLY VAPOUR/AIR BARRIER & ATTIC INSULATION.



PLAN OF STEEL POST IN GARAGE/HOUSE PARTY WALL

1 LAYER 5/8" TYPE X GYPSUM WALL BOARD

CONTIN. SOUND ABSORPTIVE MATERIAL

2x6" SPR. STUDS @ 16" O.C. STAGGERED

MIN. 1" SPACE BETWEEN WOOD STUDS

1 LAYER 5/8" TYPE X GYPSUM WALL BOARD

2x6" SPR. STUDS @ 16" O.C. STAGGERED

1 LAYER 5/8" TYPE X GYPSUM WALL BOARD

2x6" SPR. STUDS @ 16" O.C. STAGGERED

CITY OF HAMILTON Building

Permit No. 17-131925

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FEB 12 2018
REC BY LS DATE
REF'D TO CB DATE

FILE COPY

SK3 (House to Garage)

TYPICAL DOUBLE STUD WOOD FRAME PARTY WALL JOISTS/TRUSSES PERPENDICULAR OR PARALLEL TO PARTY WALL - HOUSE ADJACENT TO GARAGE

PARTY WALL PLAN AT WALL JOG
FEB 9 2018

2012 CODE COMPLIANCE PACKAGE A1

9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8				qualification information
7				Richard Vink
6				24488
5				ICM
4	ISSUED FOR PERMIT.	FEB. 08/18	GW	42858
3	REVISED	FEB. 05/18	GW	
2	ISSUED FOR PERMIT.	SEP. 29/17	GW	
1	ISSUED FOR PRICING.	AUG. 22/17	GW	
no.	description	date	by	

VAD DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
416.630.2255 / 416.630.4782
vadesign.com

Greenpark.
project name: RUSSELL GARDENS PH.2
municipality: WATERLOO
project no: 16031
date: AUG 2017
drawn by: [signature]
checked by: [signature]
scale: As Shown
drawing no: 16036-GP-STD-DETAILS_A1

HIGHGROVE
drawing no: 4B

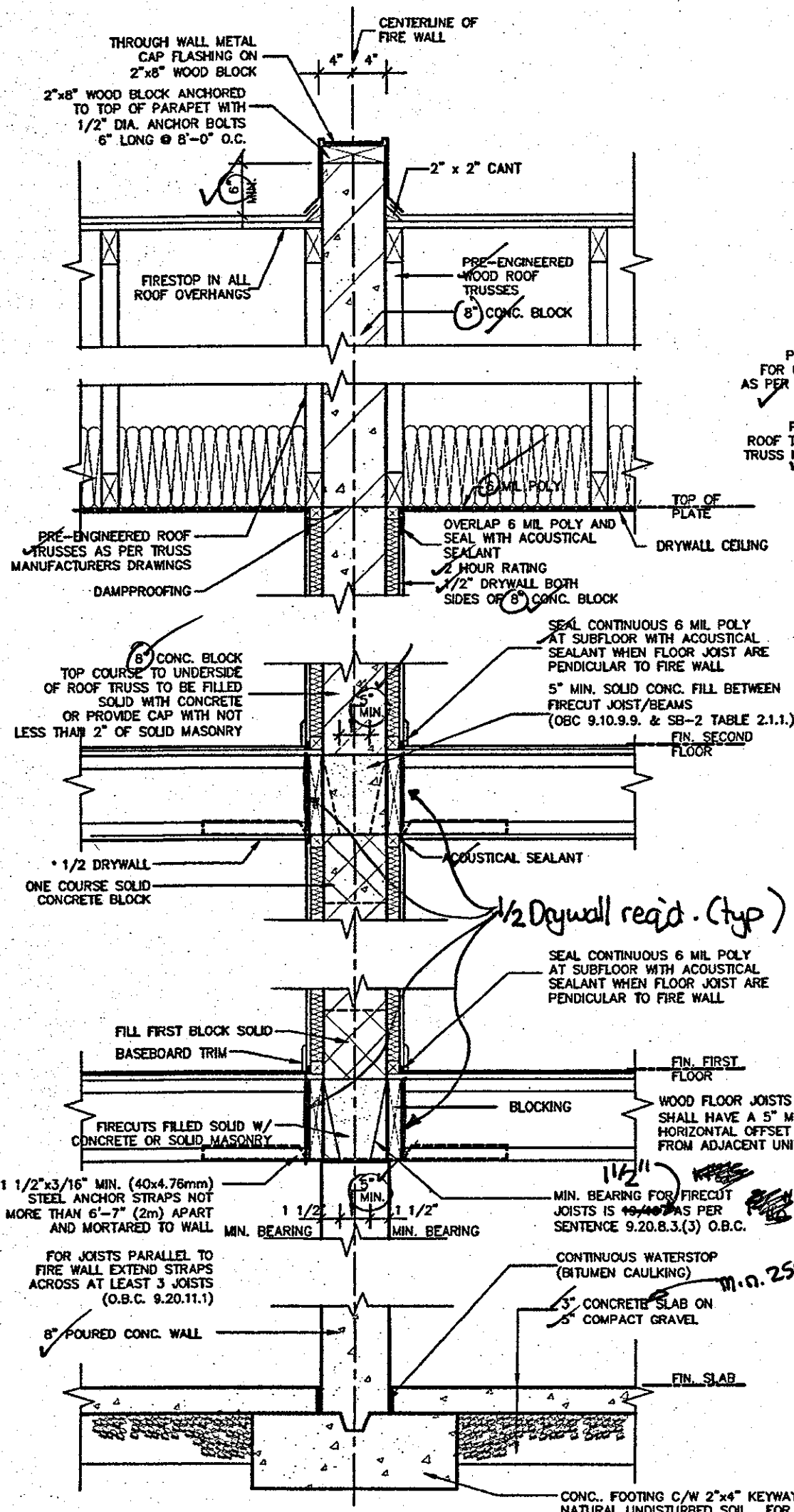
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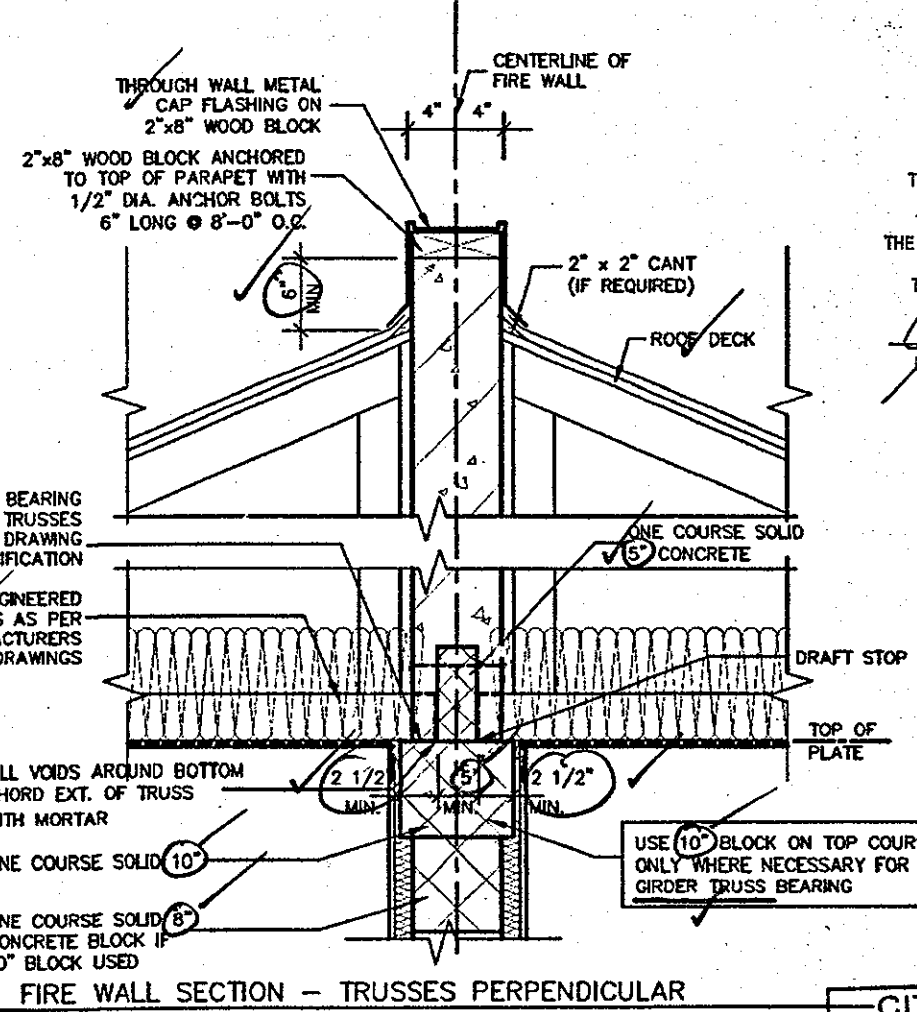
Permit No. 17-131905

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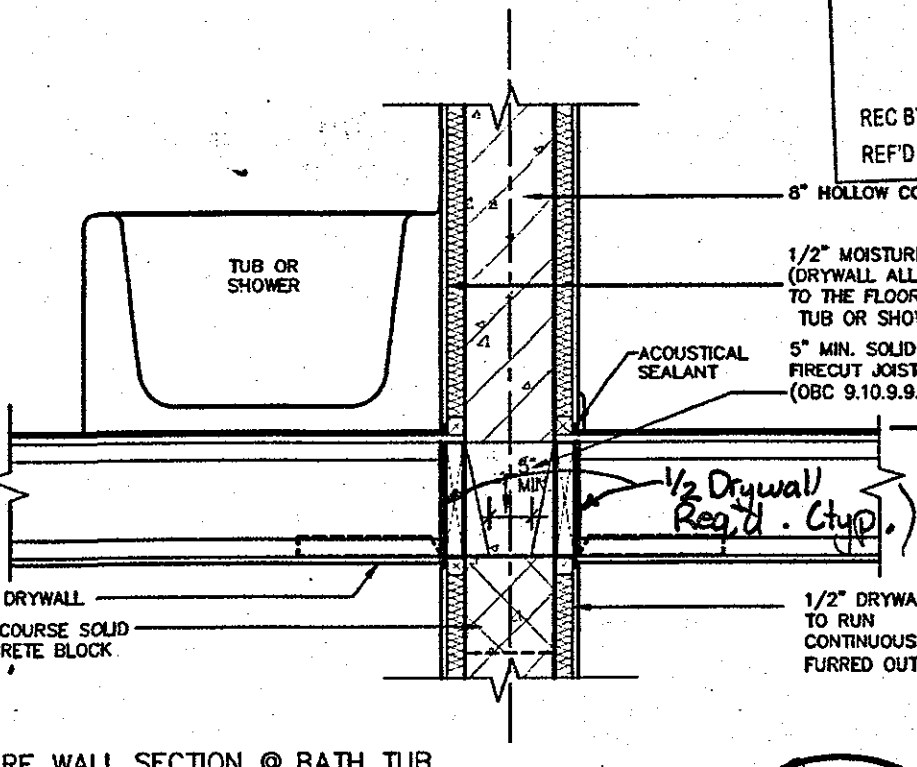
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[Signature] May 24/18
FOR CHIEF BUILDING OFFICIAL DATE



TYPICAL 2 STOREY FIRE WALL SECTION
TRUSSES PARALLEL TO FIRE WALL



FIRE WALL SECTION - TRUSSES PERPENDICULAR

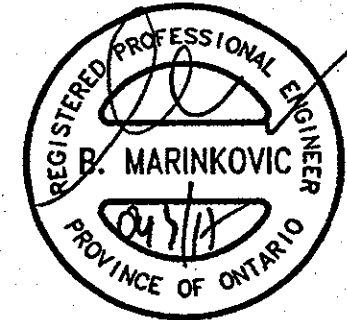


FIRE WALL SECTION @ BATH TUB

A FIREWALL SHALL EXTEND FROM THE GROUND CONTINUOUSLY THROUGH, OR ADJACENT TO, ALL STOREYS OF A BUILDING. (O.B.C. 3.1.10.3 (1))

ENGINEERED FLOOR SYSTEM INSTALLATION TO CONFORM TO MANUFACTURERS APPROVED DETAILS AND SPECIFICATIONS

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
NOV 16 2017
REC BY _____ DATE _____
REF'D TO CB DATE _____



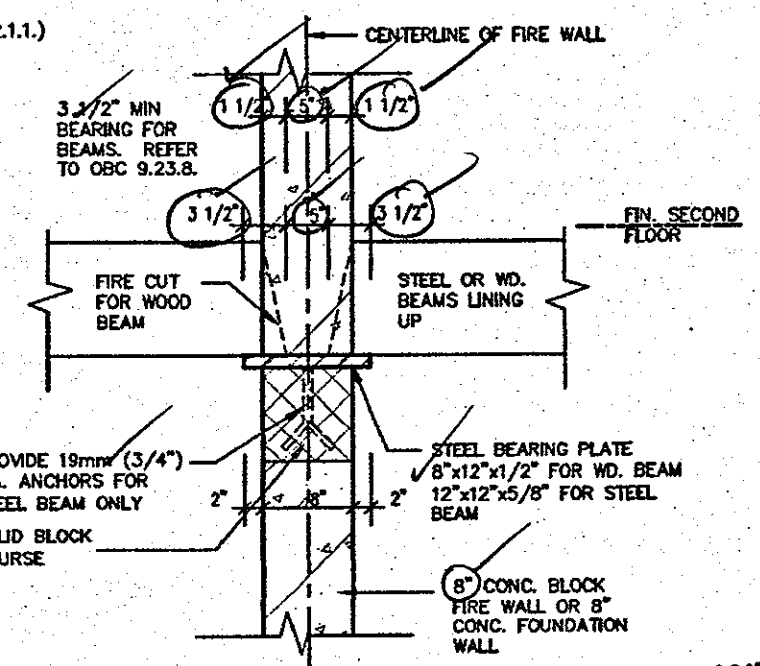
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SOUND ABSORPTIVE MATERIAL REQUIREMENTS
SOUND ABSORPTIVE MATERIAL INCLUDES FIBRE PROCESSED FROM ROCK, SLAG, GLASS OR CELLULOSE FIBRE. IT MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS FOR THE WALL TO PROVIDE THE LISTED STC VALUE.

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

FIRE RESISTANCE RATING
FIRE RESISTANCE RATING REQUIRED IS 2 HR. MIN. (AS PER SENTENCE DIV. B 3.1.10.2 O.B.C.)

WALL TYPE
SEE SUPPLEMENTARY STANDARDS SB3 TABLE 1. (WALL NO. 86E) 8\"/>



STEEL BEARING PLATE DETAIL OCT 04 2017

2012 CODE
COMPLIANCE PACKAGE A1

9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8				Qualification Information
7				Richard Vink 24489
6				Signature
5				Registration Information
4				VAS Design Inc. 42658
3				
2	ISSUED FOR PERMIT	SEP. 29/17	CW	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.
1	ISSUED FOR PRICING	AUG. 22/17	CW	
no.	description	date	by	

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Toronto ON M3H 1S8
416.630.2255 / 416.630.4782
vasdesign.com

Greenpark HIGHGROVE

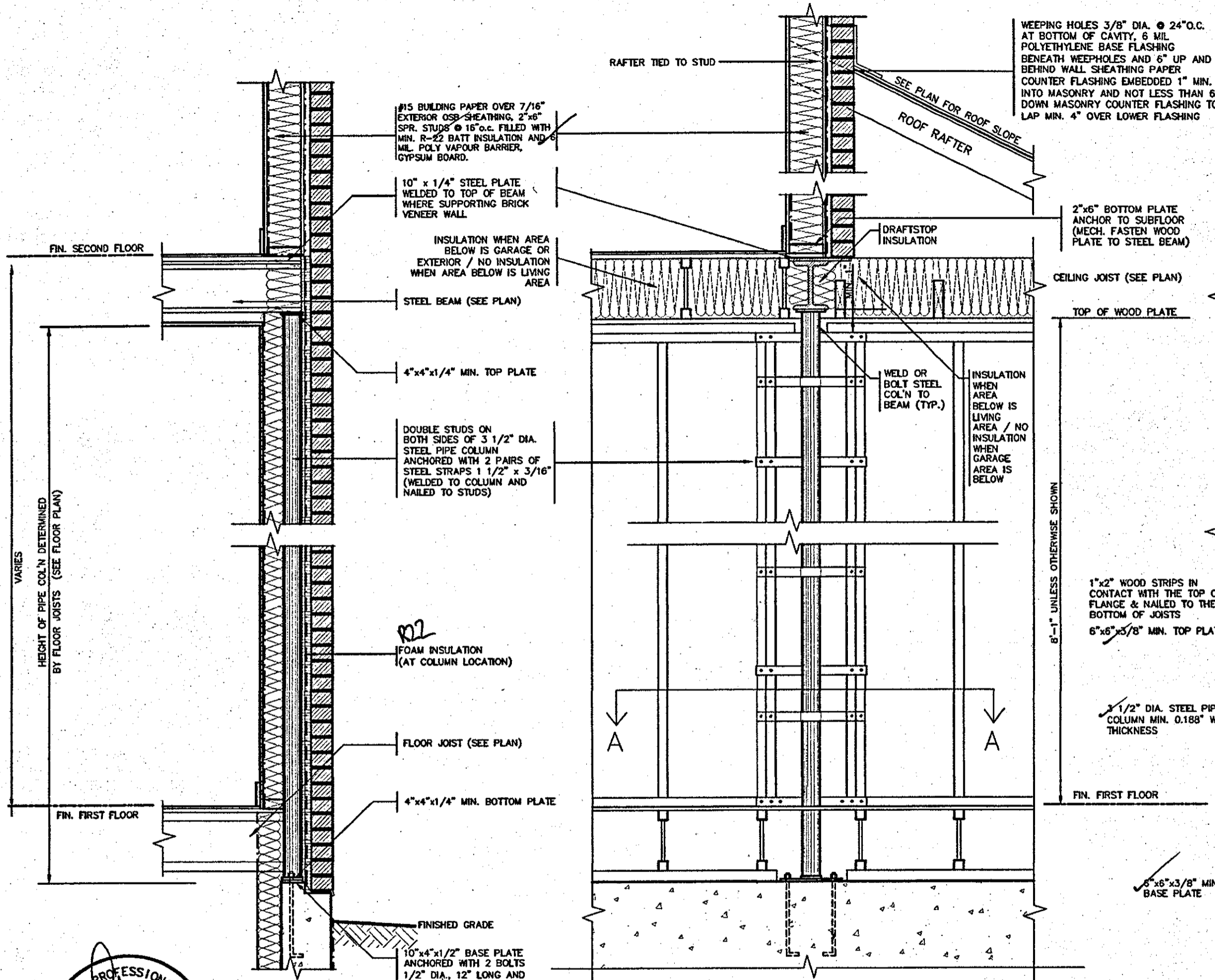
project name: RUSSELL GARDENS PH.2 municipality: WATERDOWN project no.: 16036

date: AUG 2017 checked by: As Shown scale: 16036-CP-STD_DETAILS_A1

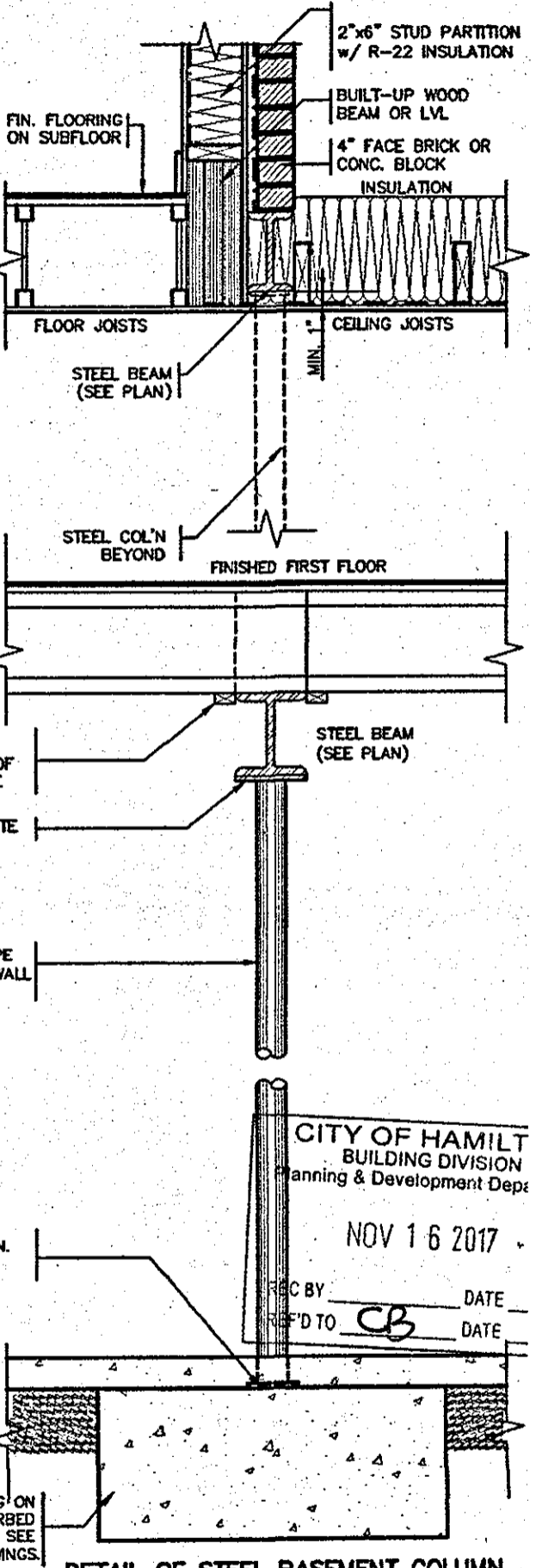
drawn by: CW drawing no.: 4-2

DATE: SEP 29 2017 - 1:53 PM

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SECTION THROUGH STEEL BEAM SUPPORTING MASONRY & BEARING STUD PARTITION



DETAIL OF STEEL BASEMENT COLUMN

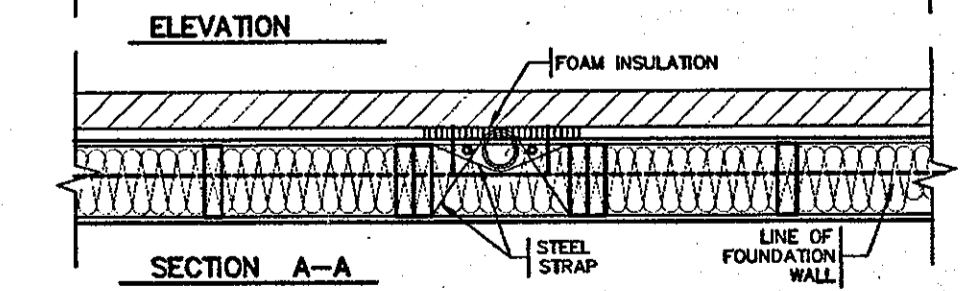
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Planning & Development Dept.
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municipality: WATERDOWN
date: AUG 2017
drawn by: _____
checked by: _____
scale: As Shown
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OCT 04 2017
2012 COD COMPLIANCE PACKAGE A

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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" GAP

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. 7/8" MAX.

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

2" x 12" STRINGER

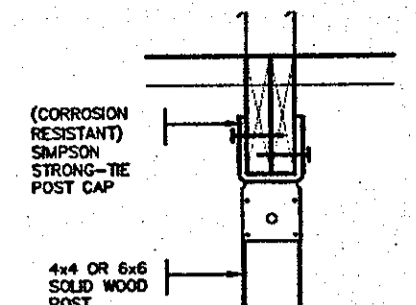
PRECAST CONCRETE SLAB

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

12" CONC. PIER

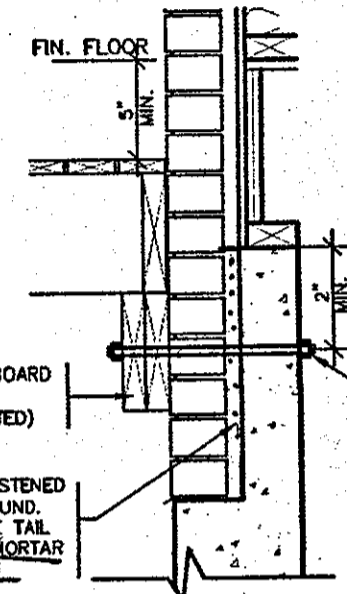
WOOD DECK SECTION WITH BRICK VENEER

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



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

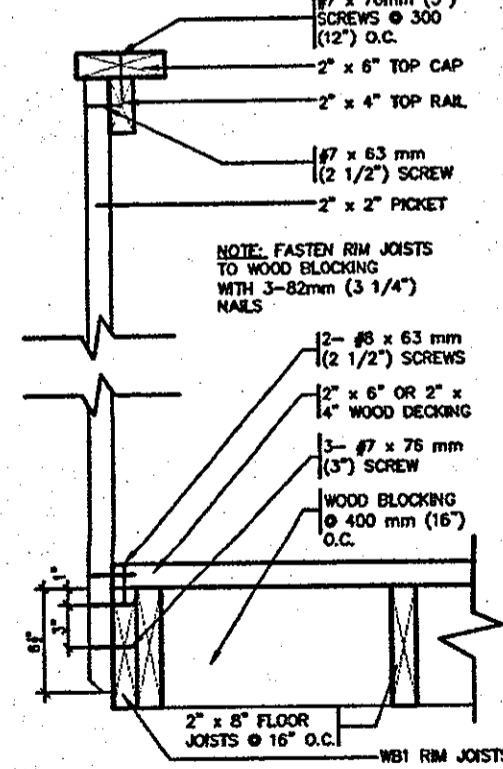
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FOR CHIEF BUILDING OFFICIAL. DATE



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

DETAIL 1
CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK
GUARD PARALLEL TO FLOOR JOISTS

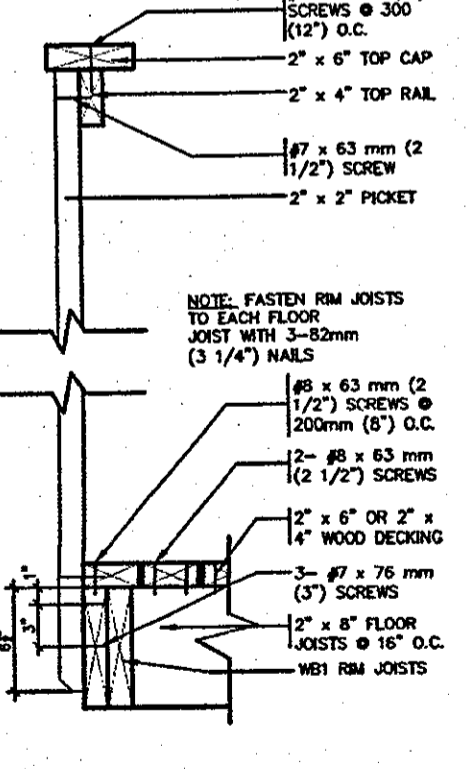
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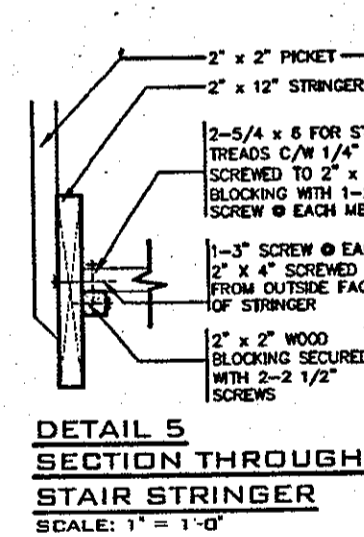
NOTE: FASTEN RIM JOISTS TO WOOD BLOCKING WITH 3-82mm (3 1/4) NAILS

GUARD PERPENDICULAR TO FLOOR JOISTS

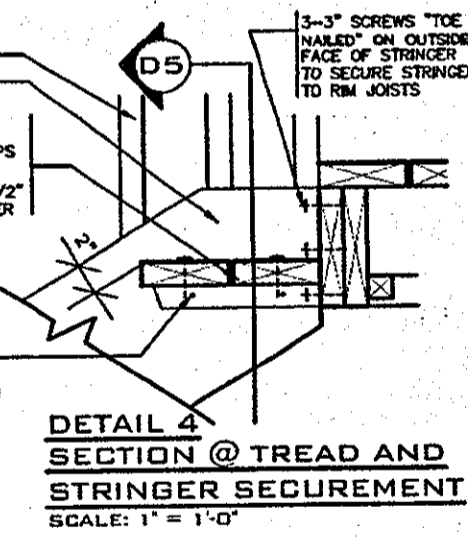
SCALE: 1" = 1'-0"



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



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



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

GENERAL NOTES

- BRICK TO BE COMPRESSIVE STRENGTH OF 15 mPA (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.
- ALL NAILS AND SCREWS TO BE GALVANIZED.
- WB1 = 2 x 8 (PRESSURE TREATED)
WB3 = 2 x 10 (PRESSURE TREATED)
- WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES.

CITY OF HAMILTON BUILDING DIVISION
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NOV 16 2017
REC BY _____ DATE _____
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no.	description	date	by	

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416.630.2255 f 416.630.4782
vasdesign.com

Greenpark. HIGHGROVE

project name: **RUSSELL GARDENS PH.2** WATERDOWN

DATE: **AUG 2017**

drawn by: **[Signature]** scale: **As Shown**

check by: **[Signature]** scale: **18036-GP-STD_DETAILS_A1**

DATE: **SEP 29 2017 - 1:54 PM**

project no. **16036**

drawing no. **6**

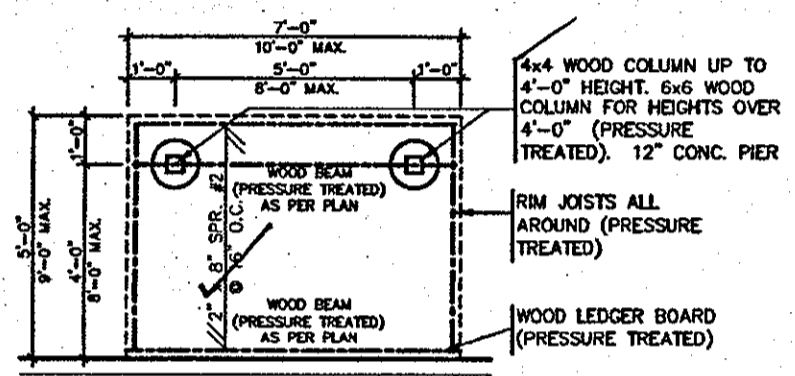
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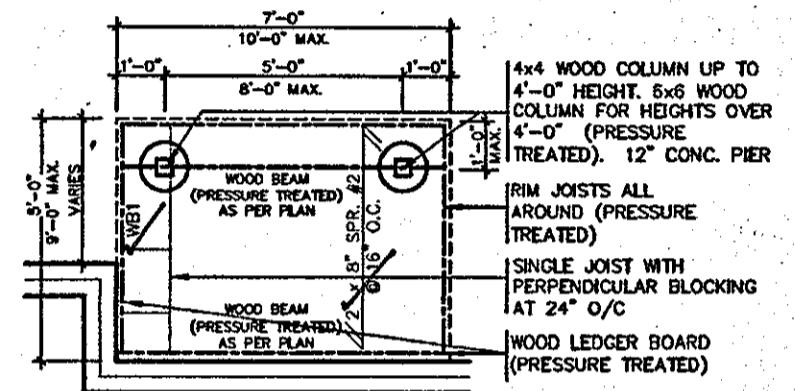
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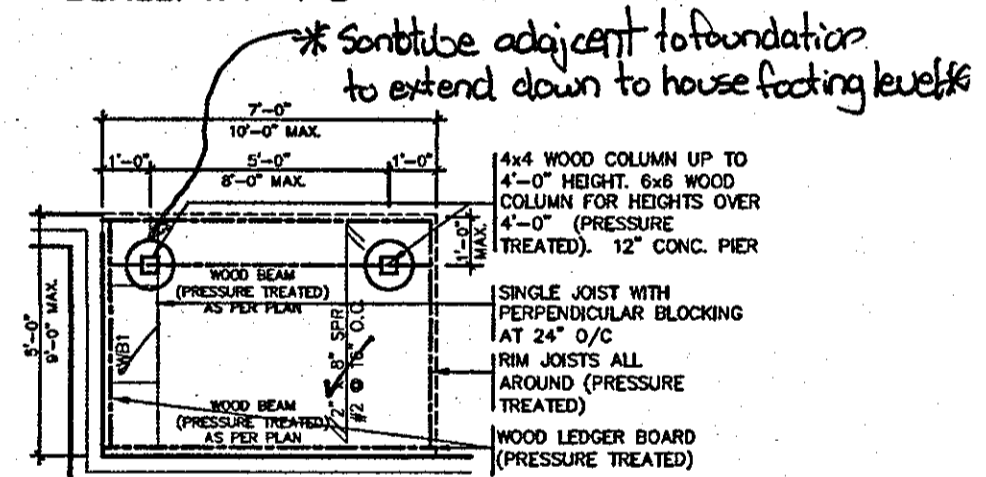
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FOR CHIEF BUILDING OFFICIAL DATE May 24/18



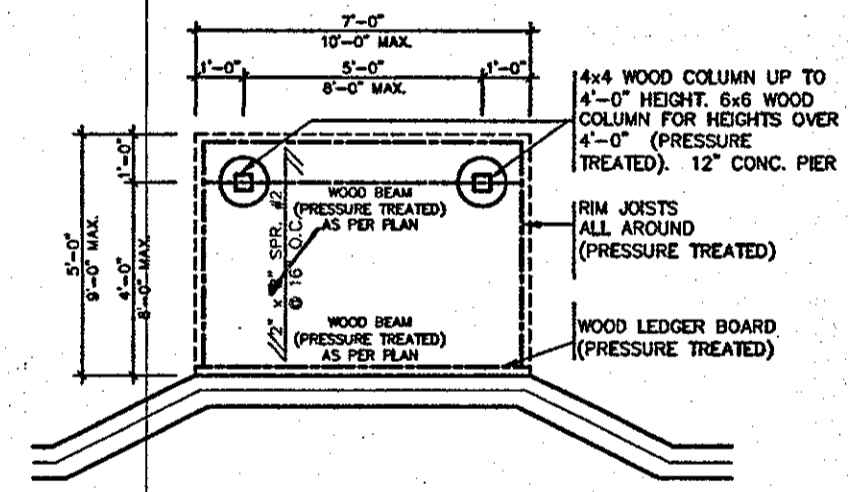
TYPICAL DECK LAYOUT
SCALE: 1/4" = 1'-0"



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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Richard Vink 24488
BCO

VAS Design Inc. 42658

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416.630.2255 f 416.630.4782
vasdesign.com

HIGHGROVE

project name: RUSSELL GARDENS PH.2

location: WATERDOWN

date: AUG 2017

scale: WOOD DECK PLAN DETAILS

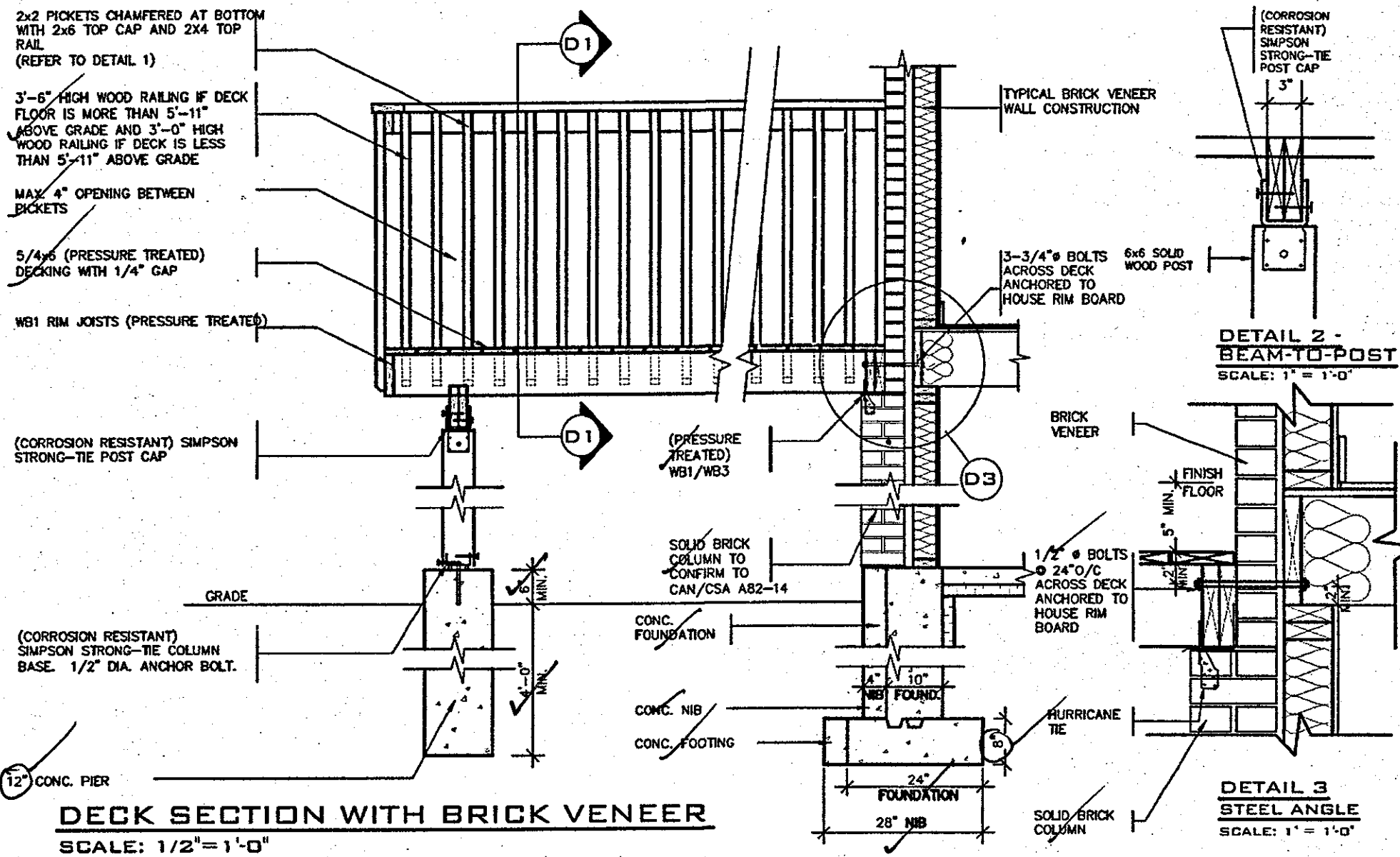
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as shown: 16036-GP-STD_DETAILS_A1

DATE: 16036-GP-STD_DETAILS_A1.dwg - Fri - Sep 29 2017 - 1:54 PM

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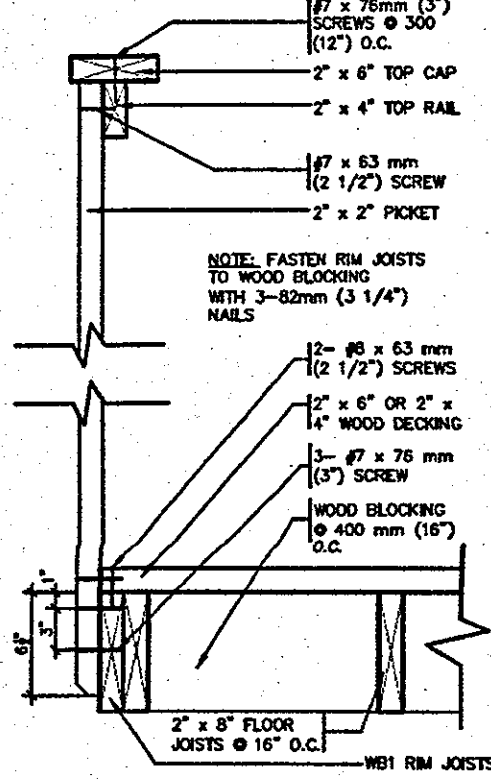
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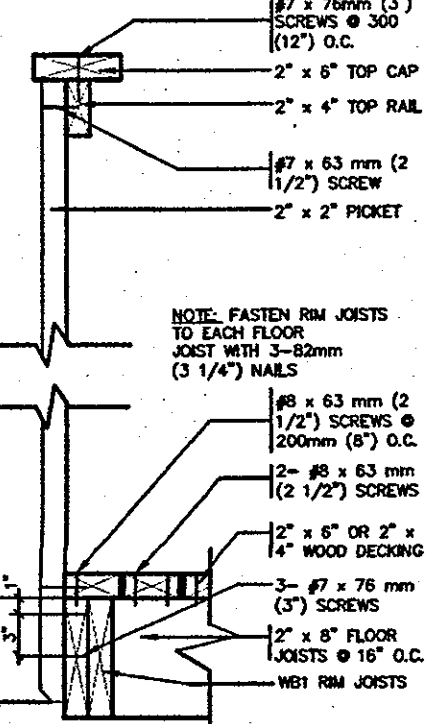
DETAIL 2 - BEAM-TO-POST
SCALE: 1" = 1'-0"

DETAIL 3 - STEEL ANGLE
SCALE: 1" = 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 BE COMPRESSIVE STRENGTH OF 15 mPA (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.
 - ALL NAILS AND SCREWS TO BE GALVANIZED.
 - WB1 = 2" x 8" (PRESSURE TREATED)
 - WB3 = 2" x 10" (PRESSURE TREATED)
 - WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES.

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no	description	date	by	

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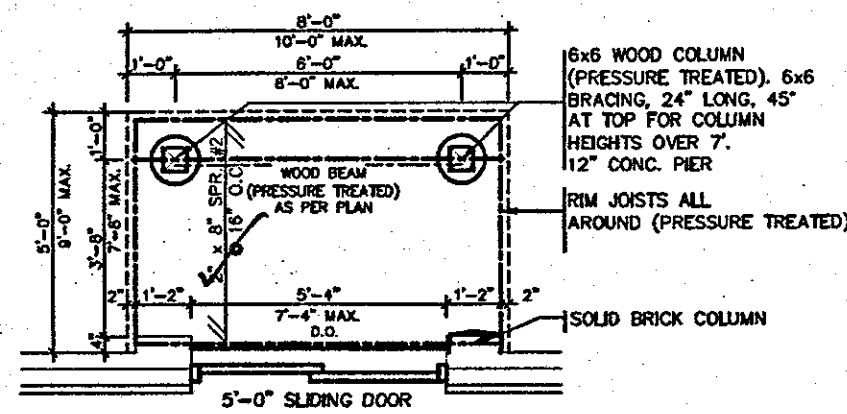
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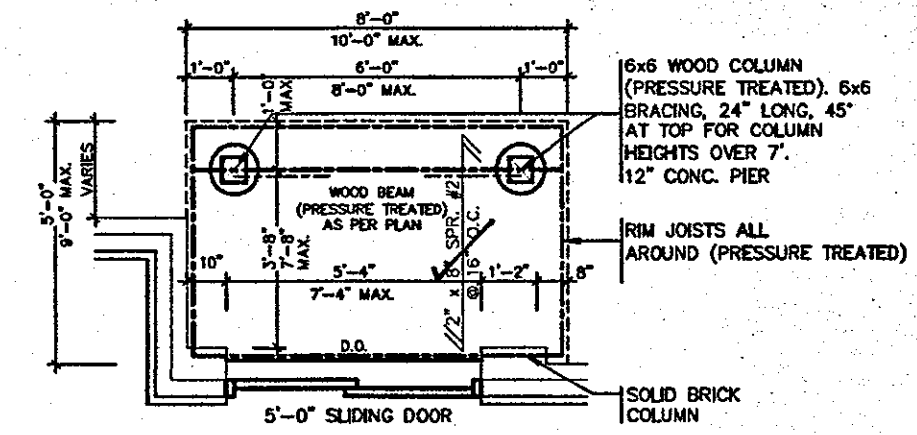
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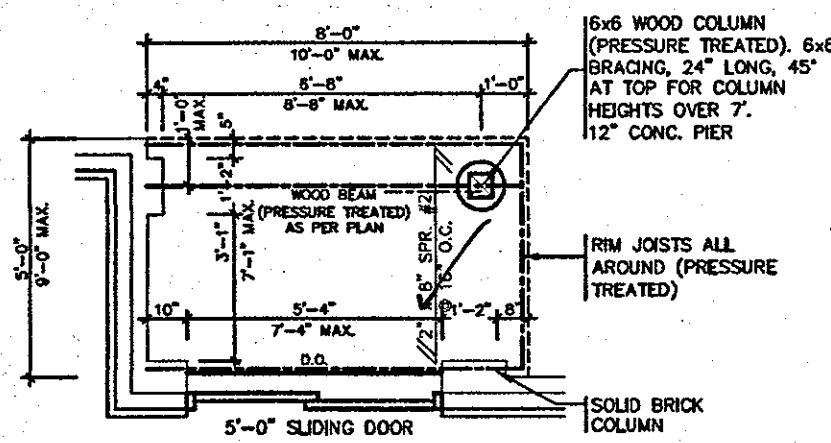
[Signature] May 24/18
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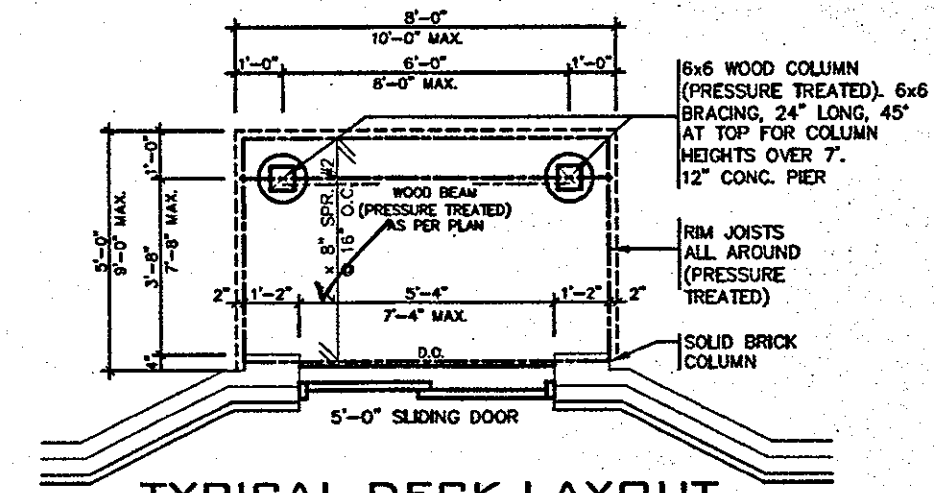
TYPICAL DECK LAYOUT
SCALE: 1/4" = 1'-0"



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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8				qualification information
7				Richard Vink <i>[Signature]</i> 24488
6				name
5				VA3 Design Inc. 42658
4				registration information
3				
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no.	description	date	by	



Greenpark. HIGHGROVE

project name: RUSSELL GARDENS PH.2 municipality: WATERDOWN

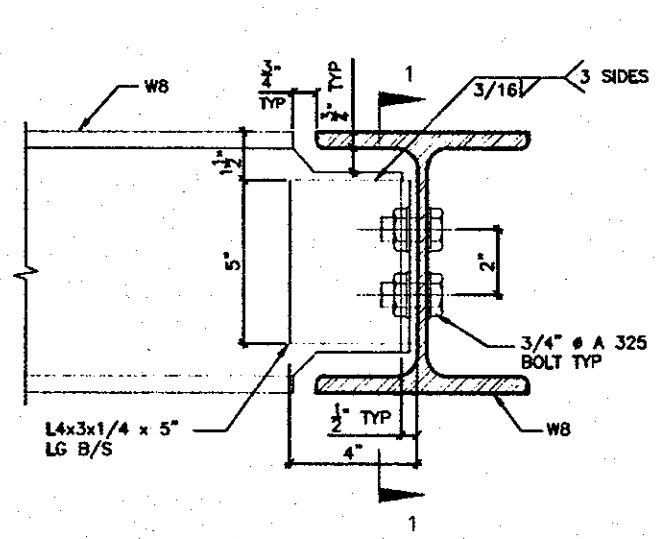
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drawn by: _____ checked by: _____

16036-CP-STD_DETAILS_A1

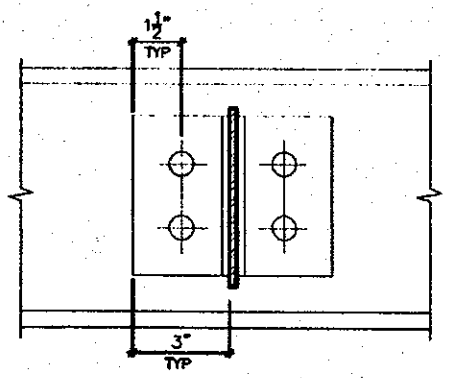
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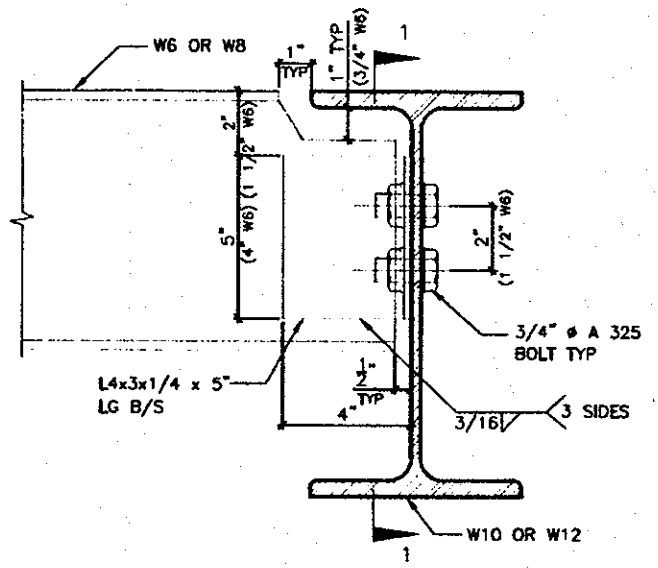


DETAIL 1.

W8
TO
W8
CONNECTION

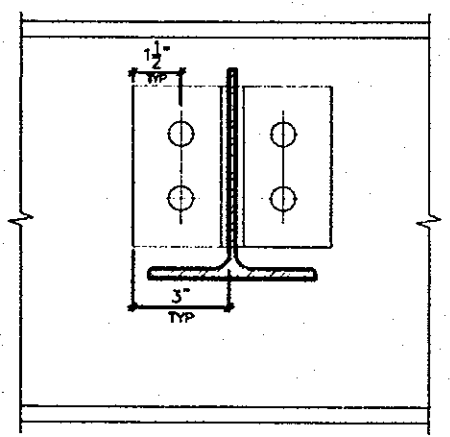


SECTION 1-1

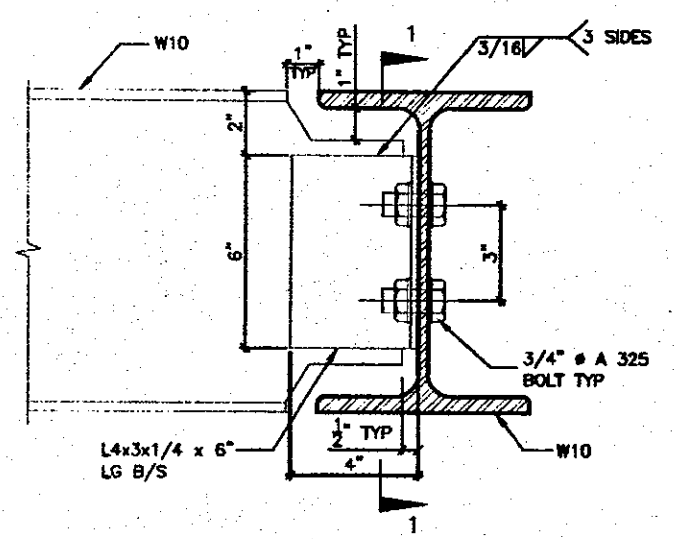


DETAIL 2.

W6(W8)
TO
W10(W12)
CONNECTION

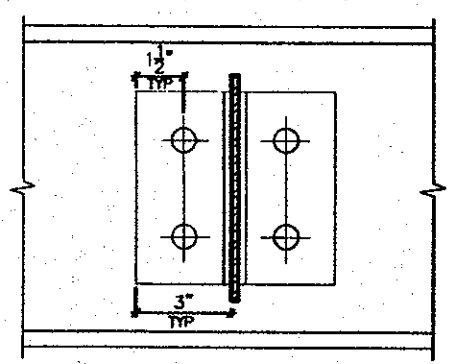


SECTION 1-1

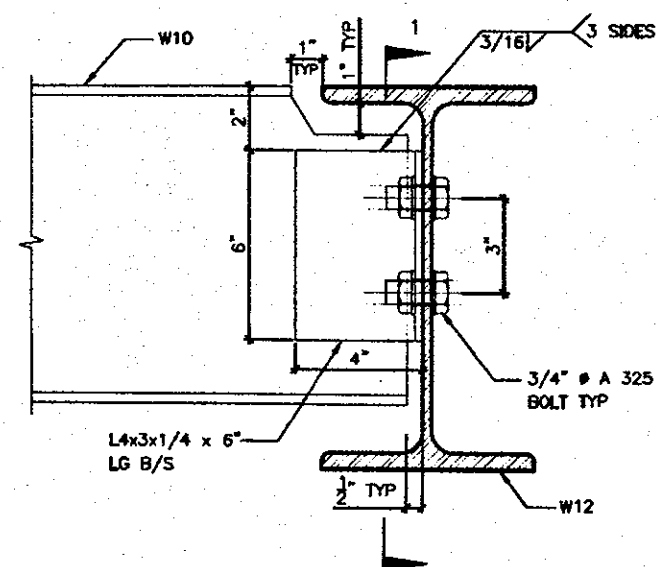


DETAIL 3.

W10
TO
W10
CONNECTION

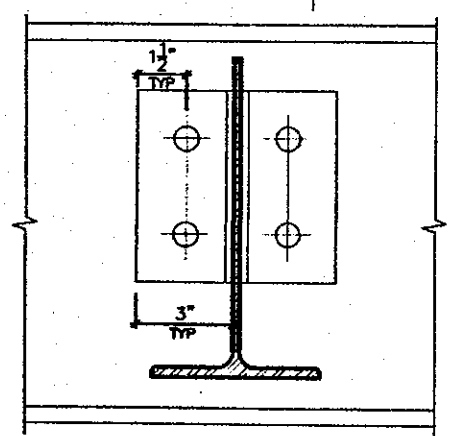


SECTION 1-1

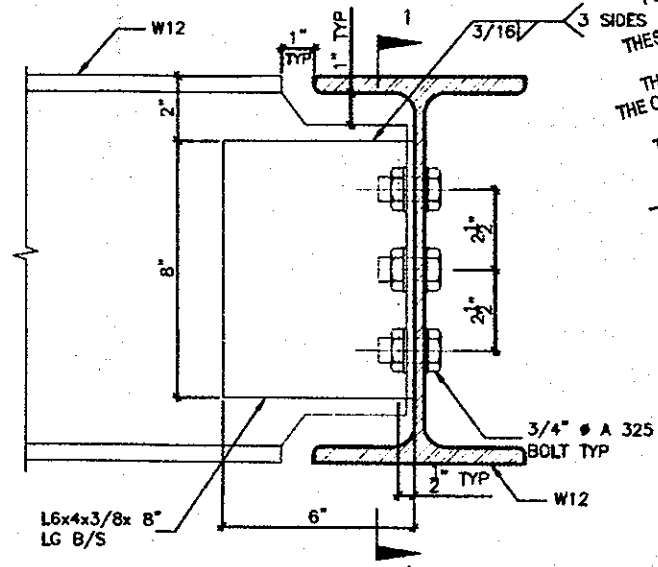


DETAIL 4.

W10
TO
W12
CONNECTION

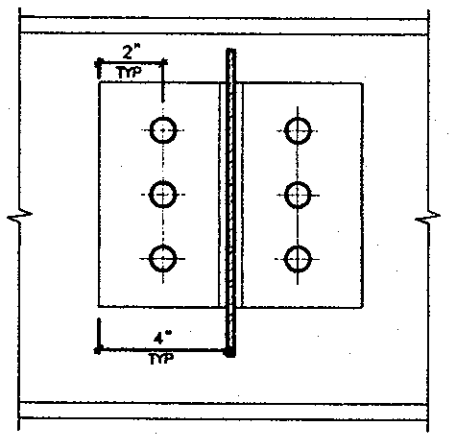


SECTION 1-1



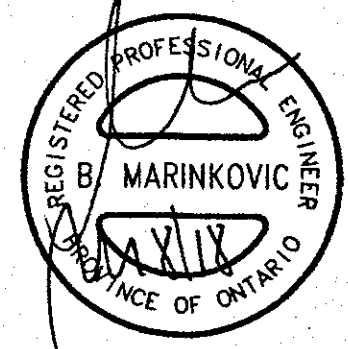
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W12
TO
W12
CONNECTION

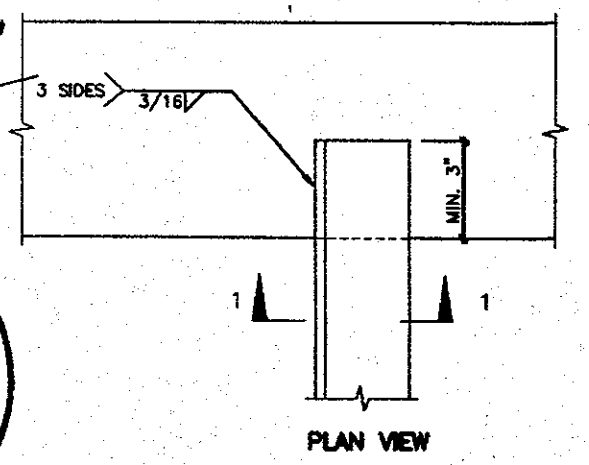


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DATE May 24/18
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STRUDET INC.
FOR STRUCTURE ONLY



PLAN VIEW

DETAIL 6

ANGLE
TO
BEAM
CONNECTION

ALL ANGLE SIZES

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

REC BY: CB
REF'D TO: CB

MAR 14 2018
DATE

ALL BEAM SIZES

SECTION 1-1

MAR 08 2018

2012 CODE
COMPLIANCE PACKAGE

MAR 08 2018

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4				
3	REVISED	MAR 06/18	CW	
2	ISSUED FOR PERMIT	SEP 29/17	CW	
1	ISSUED FOR PRICING	AUG 22/17	CW	
no.	description	date	by	

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

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VA3 DESIGN

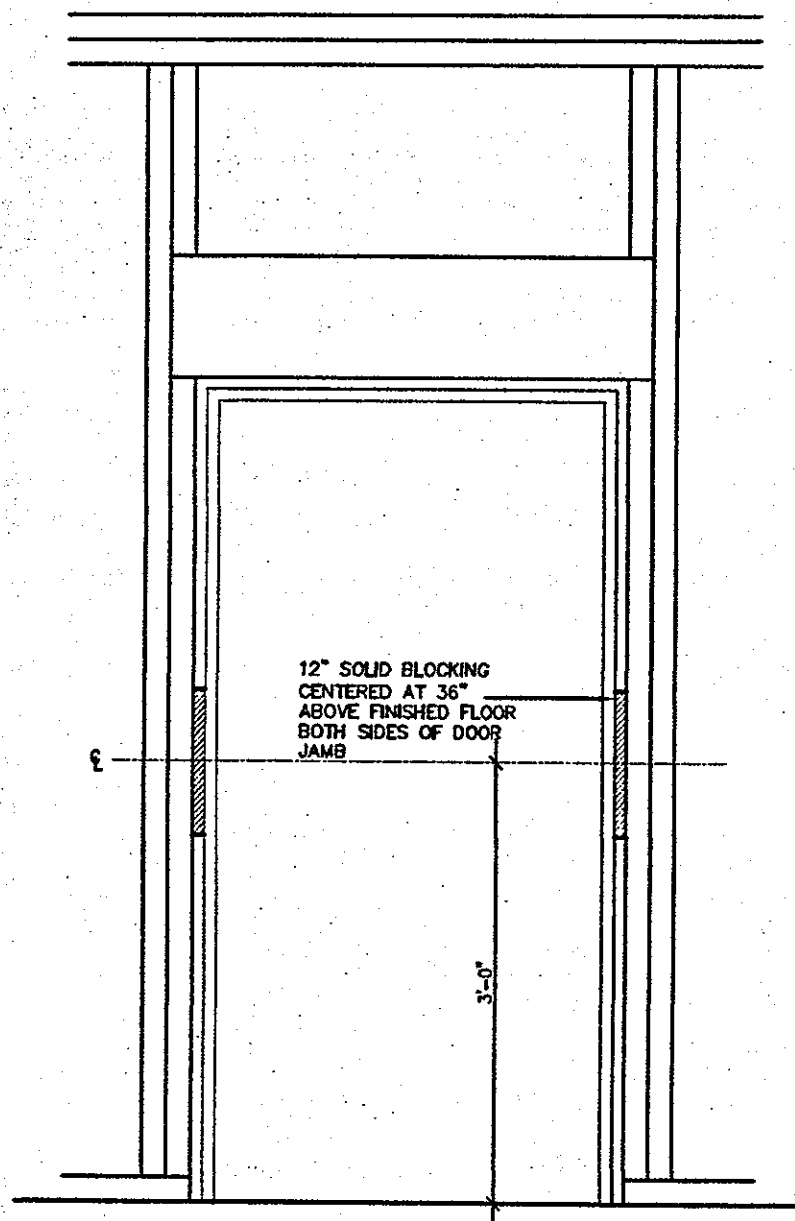
300A Wilson Avenue
Toronto ON M3H 1S8
416.630.2255 416.630.4782
va3design.com

Greenpark. HIGHGROVE

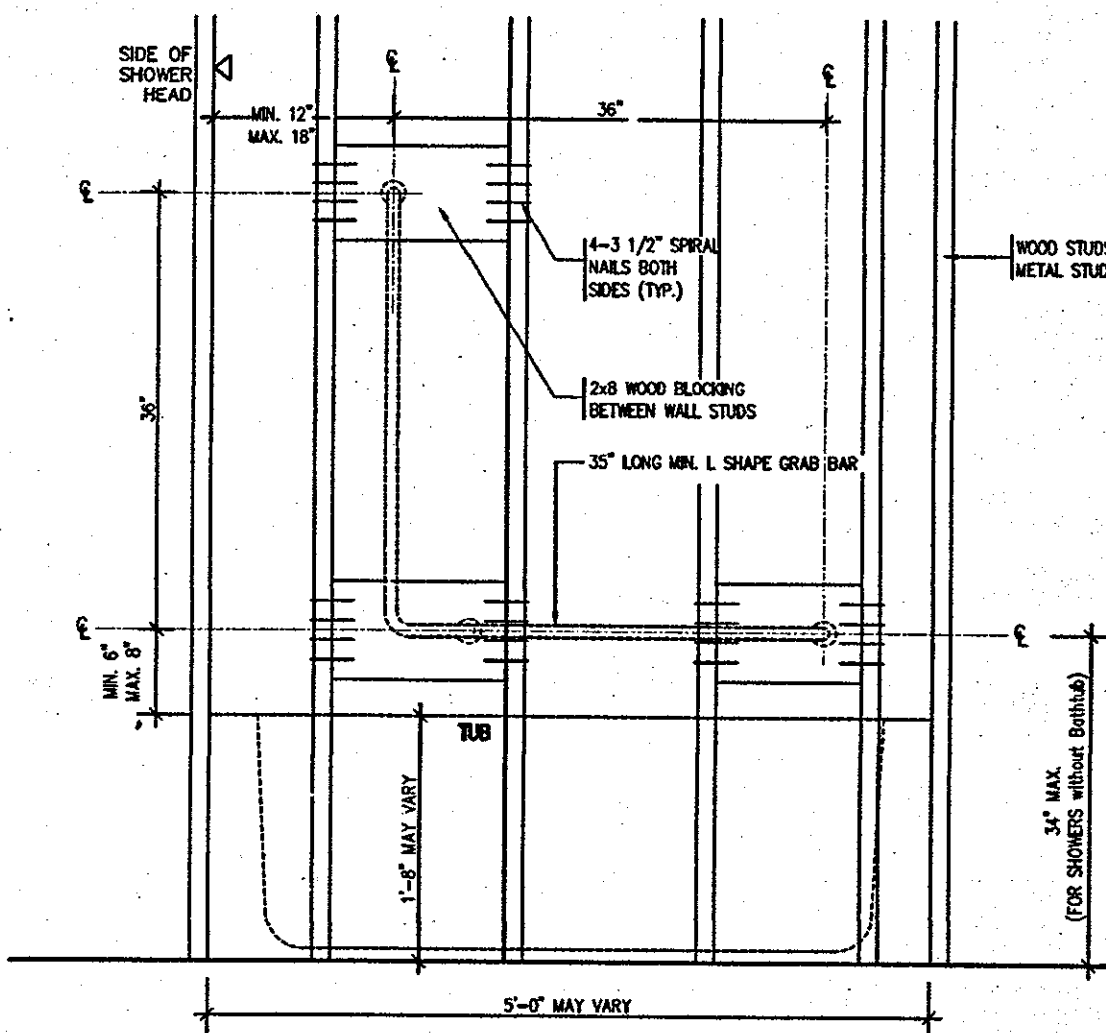
Project name: RUSSELL GARDENS PH.2
Municipality: WATERDOWN
Project no.: 16036

date: AUG 2017
checked by: [blank] scale: Not to Scale
file name: 16036-GP-STD_DETAILS_A1
drawing no.: 7

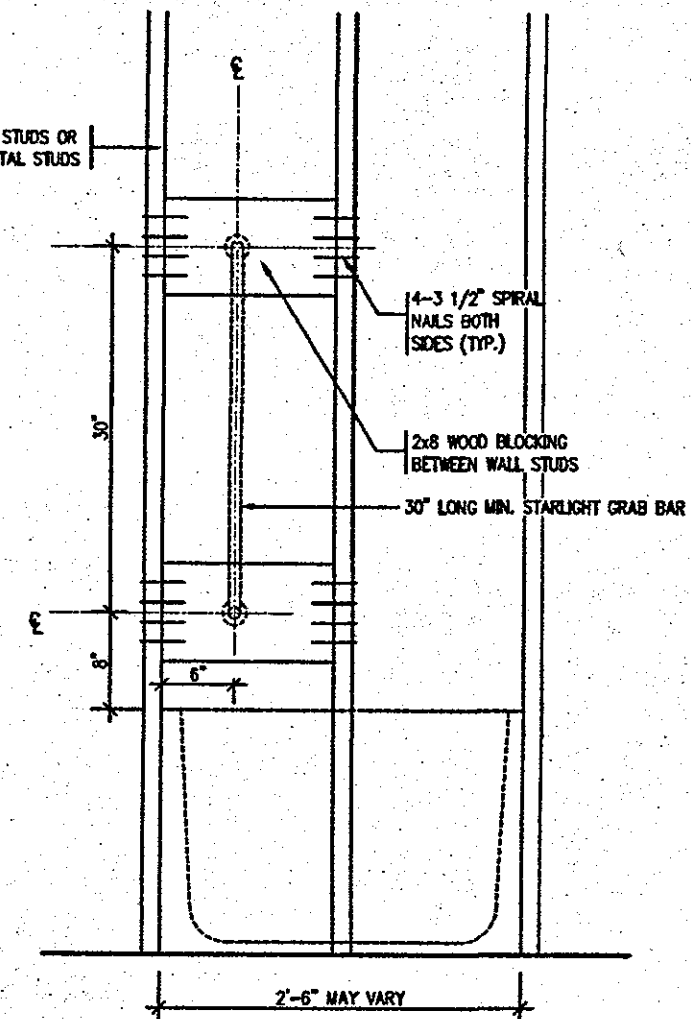
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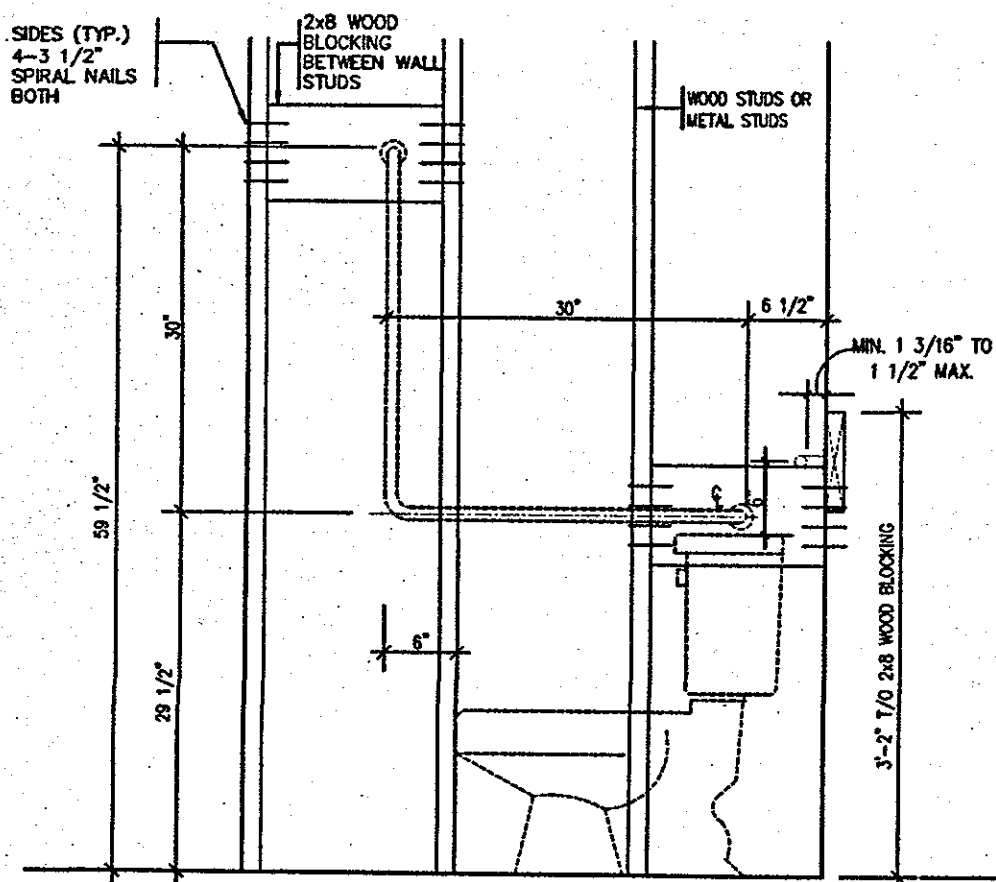
RESISTANCE TO FORCED ENTRY (OBC 9.6.8.)



BATH TUB/ SHOWER FRONT ELEVATION

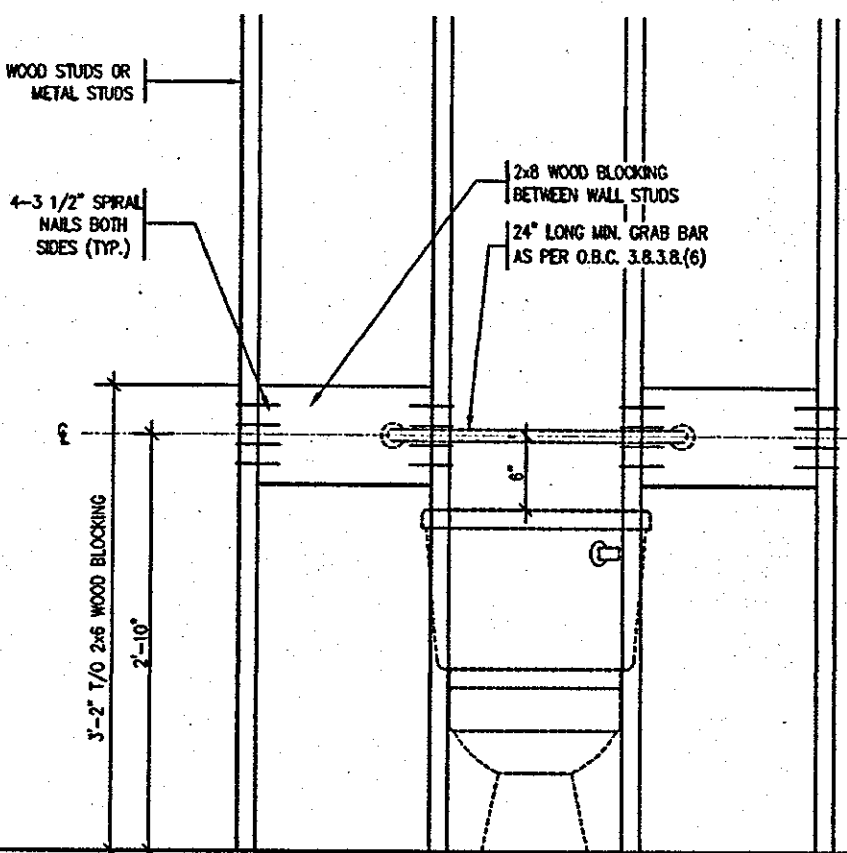


BATH TUB SHOWER HEAD SIDE ELEVATION



TOILET SIDE ELEVATION

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



CITY OF HAMILTON
Building Division
Permit No. 17-131925
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[Signature] May 24/18
DATE
FOR CHIEF BUILDING OFFICIAL



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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
NOV 16 2017
REC BY _____ DATE _____
REF'D TO CB DATE _____

OCT 04 2017

2012 CODE
COMPLIANCE PACKAGE

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8				qualifications information
7				Richard Vink <i>[Signature]</i> 24488
6				signature
5				name
4				registration information
3				VAS Design Inc. 42658
2	ISSUED FOR PERMIT.	SEP. 29/17	CW	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.
1	ISSUED FOR PRICING.	AUG. 22/17	CW	
no.	description	date	by	



Greenpark. HIGHGROVE

project name: RUSSELL GARDENS PH.2 municipality: WATERDOWN project: 160

date: AUG 2017 drawing title: STUD WALL REINFORCEMENT drawing no: 8

designed by: Not to Scale scale: 16036-GP-STD_DETAILS_A1

drawn by: CW

DATE: Sep 29 2017 1:34 PM

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Building Division

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 [Signature] DATE **May 24/18**
 MUNICIPAL BUILDING OFFICIAL

TYPICAL ROOF
CONSTRUCTION

VENTED SOFFIT
TRIM
AIR SPACE

STUCCATO/ HARDI
BOARD/CREZON
FINISH

GAP IN NAILERS
1" x 3" WOOD NAILERS
#15 BUILDING PAPER
7/16" OSB SHEATHING

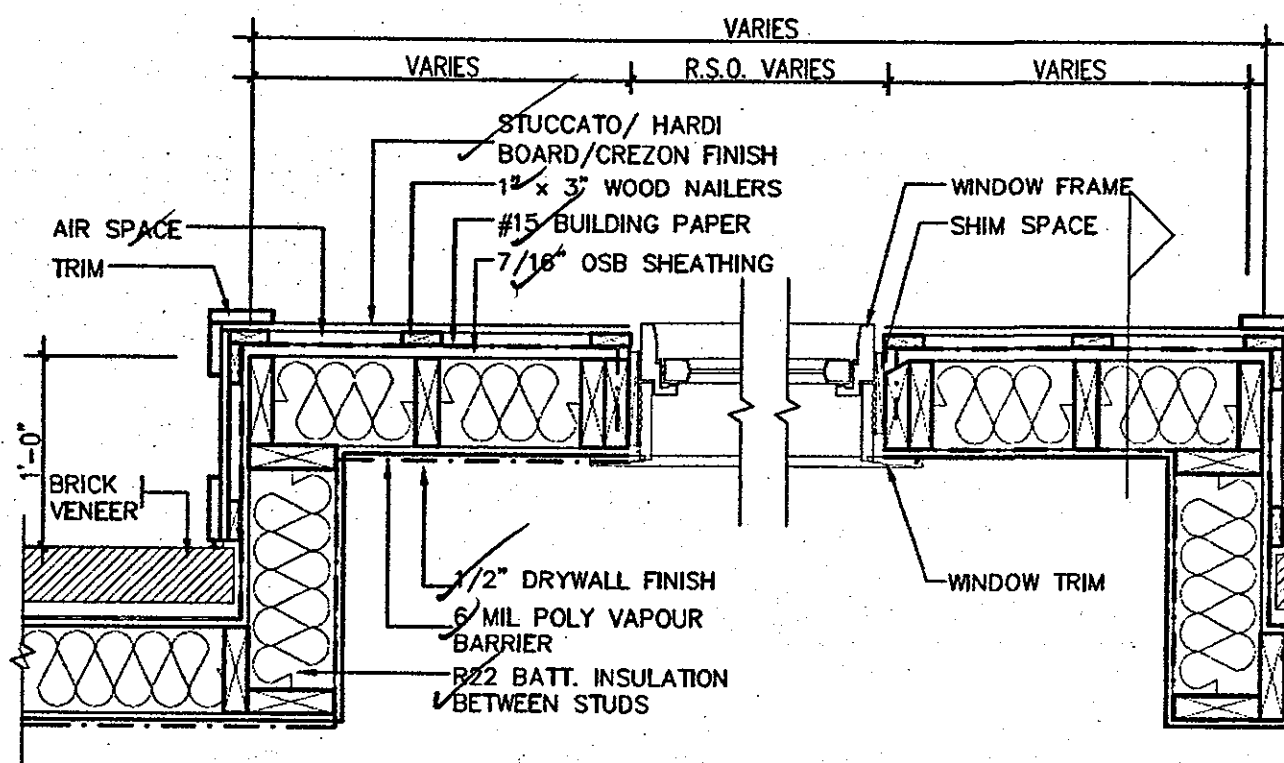
1/2" DRYWALL FINISH
6 MIL POLY VAPOUR
BARRIER
R22 BATT. INSULATION
BETWEEN STUDS

PREFIN. METAL
FLASHING
ROOF SHEATHING
ON ROOF RAFTERS

STEEL
STRUCTURE

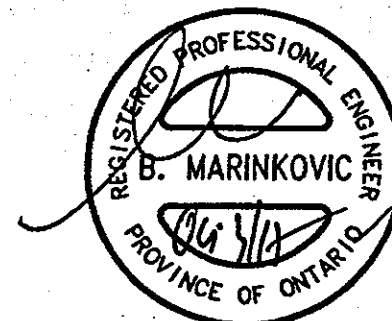
BRICK BEYOND

CROSS SECTION

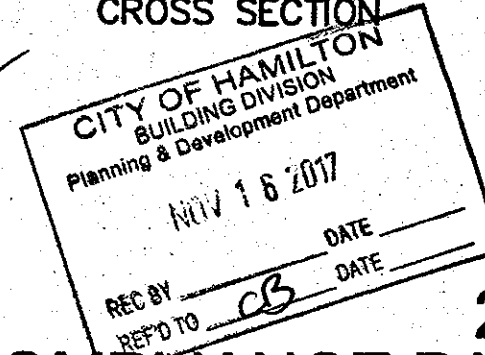


PLAN VIEW

STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.27.)



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OCT 04 2017

2012 CODE
COMPLIANCE PACKAGE A1

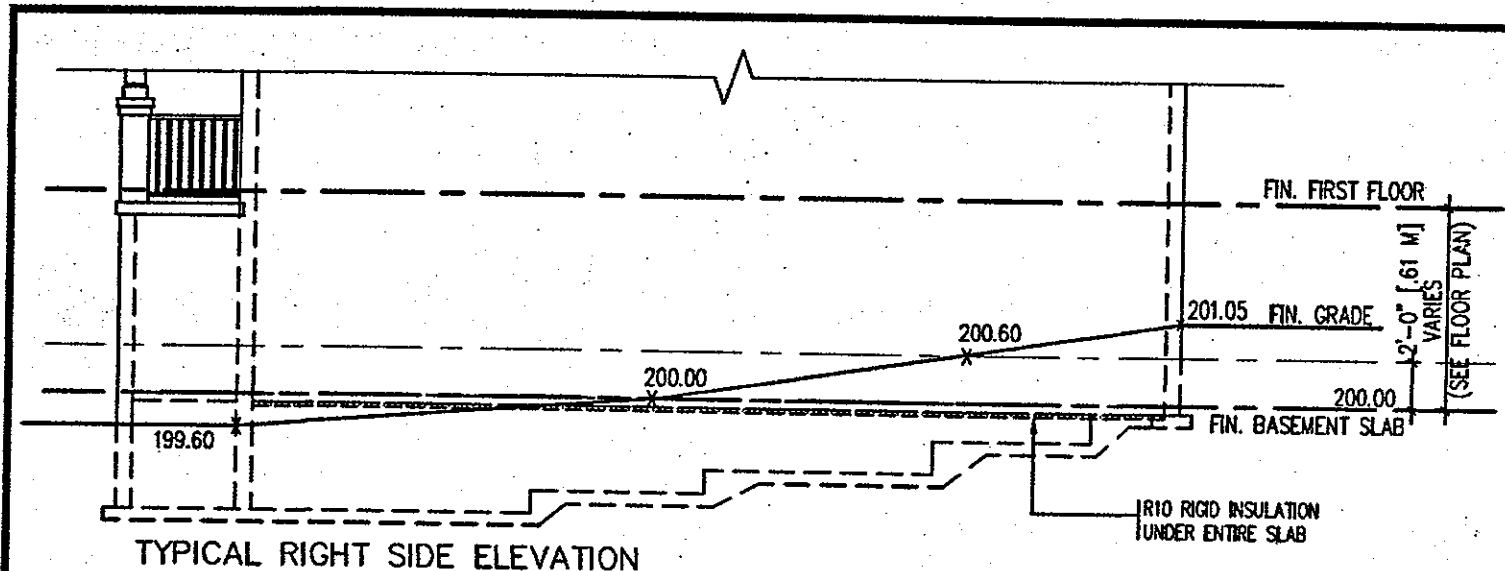
9				
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2	ISSUED FOR PERMIT	SEP. 29/17	GW	
1	ISSUED FOR PRICING	AUG. 22/17	GW	
no.	description	date	by	

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

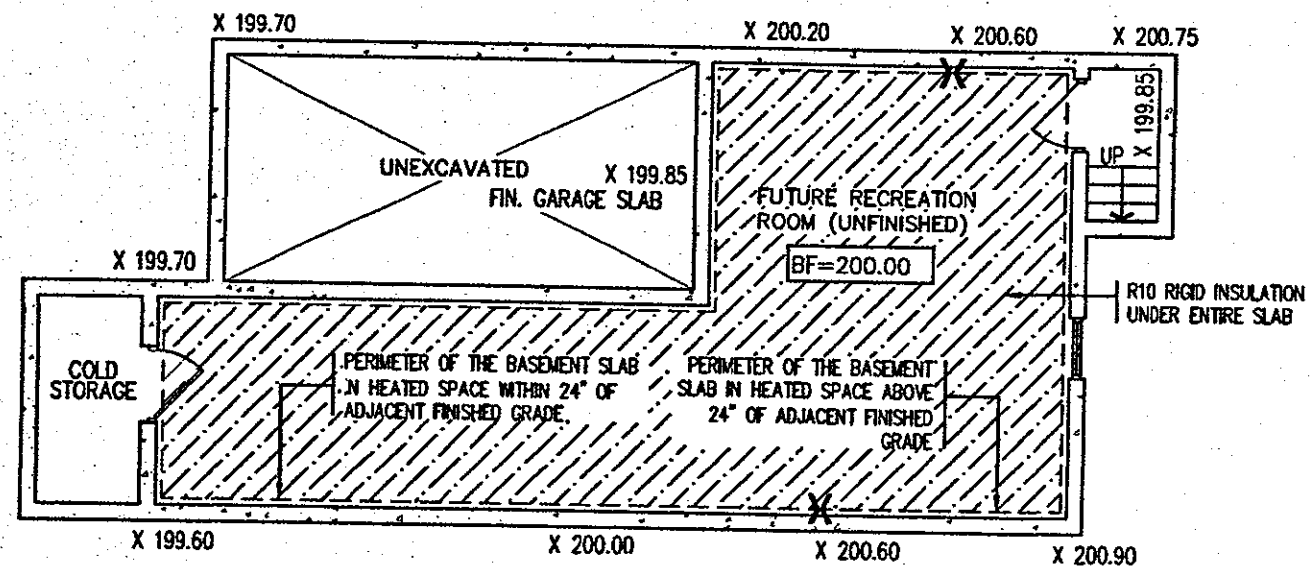
VA3 DESIGN
 300A Wilson Avenue
 Toronto ON M3H 1S8
 t 416.630.2255 f 416.630.4782
 vasdesign.com

Greenpark.		HIGHGROVE	
project name RUSSELL GARDENS PH.2	municipality WATERDOWN	project no. 16036	drawing no. 9
date AUG 2017	drawn by GW	checked by Not to Scale	scale 18036-GP-STD_DETAILS_A1

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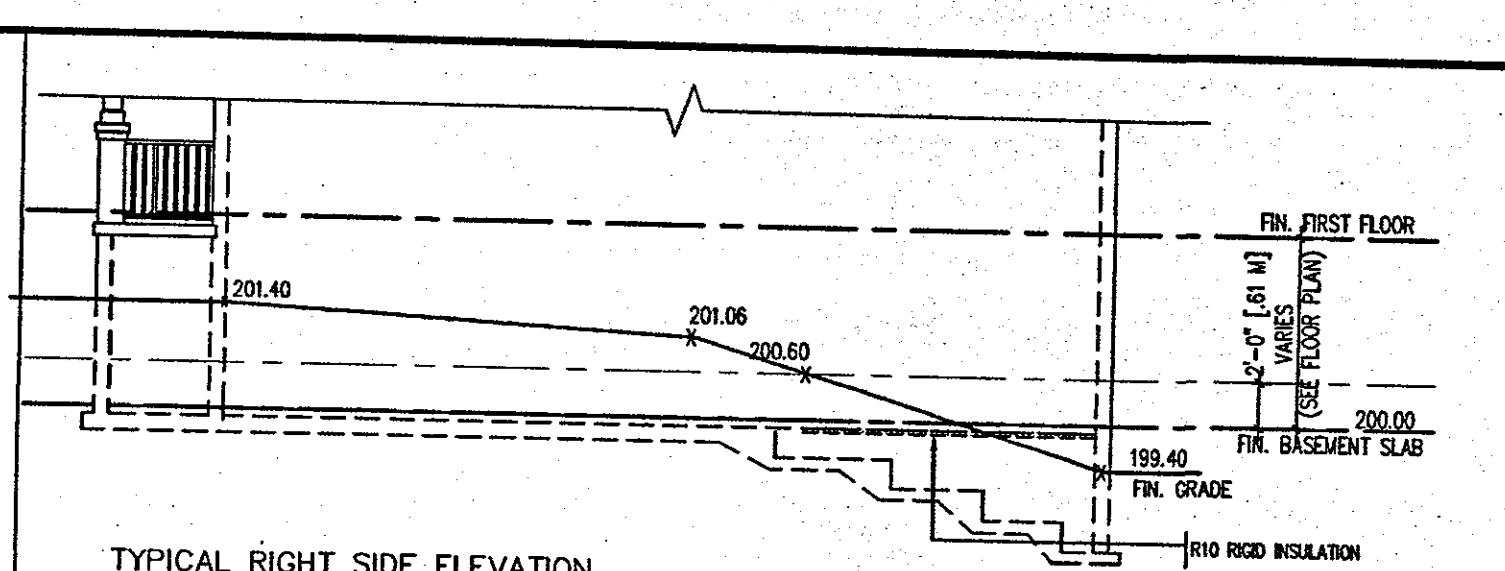
TYPICAL RIGHT SIDE ELEVATION



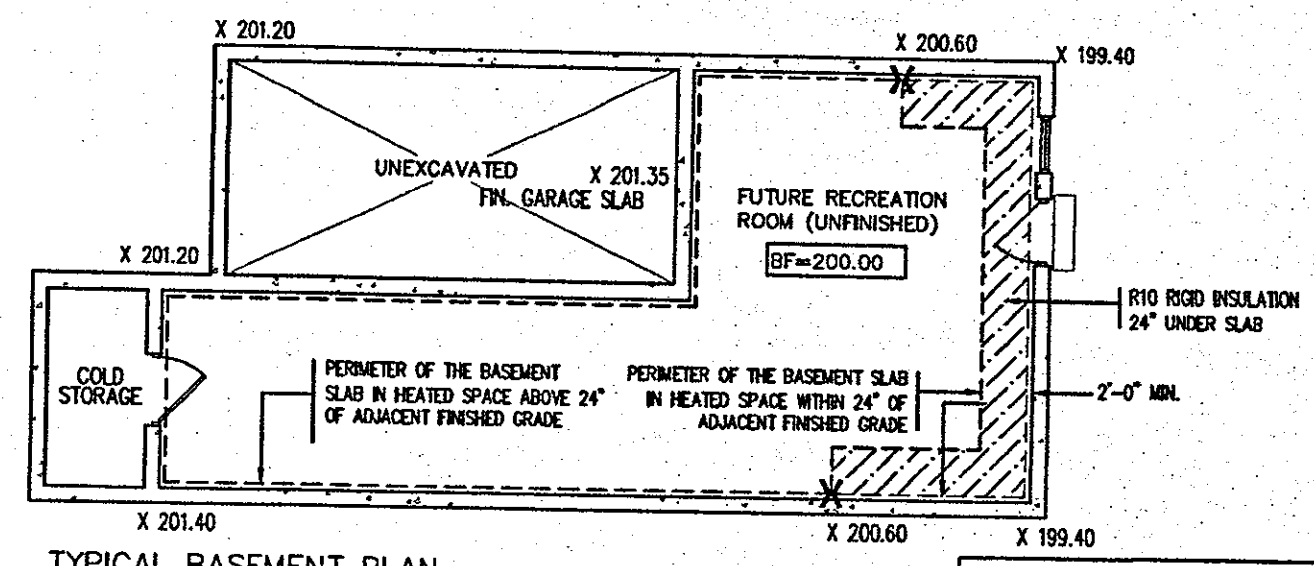
TYPICAL BASEMENT PLAN

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



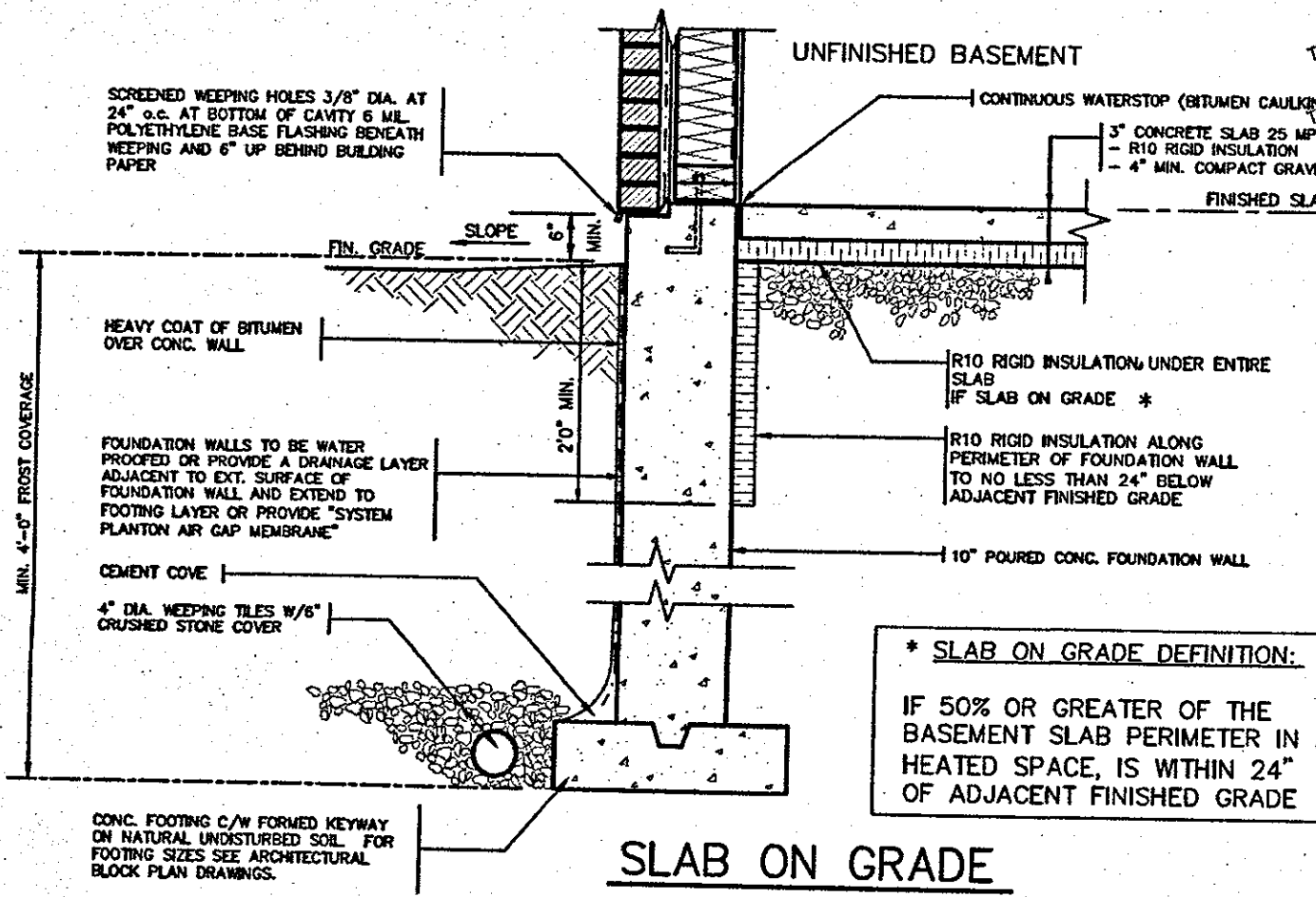
TYPICAL BASEMENT PLAN

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

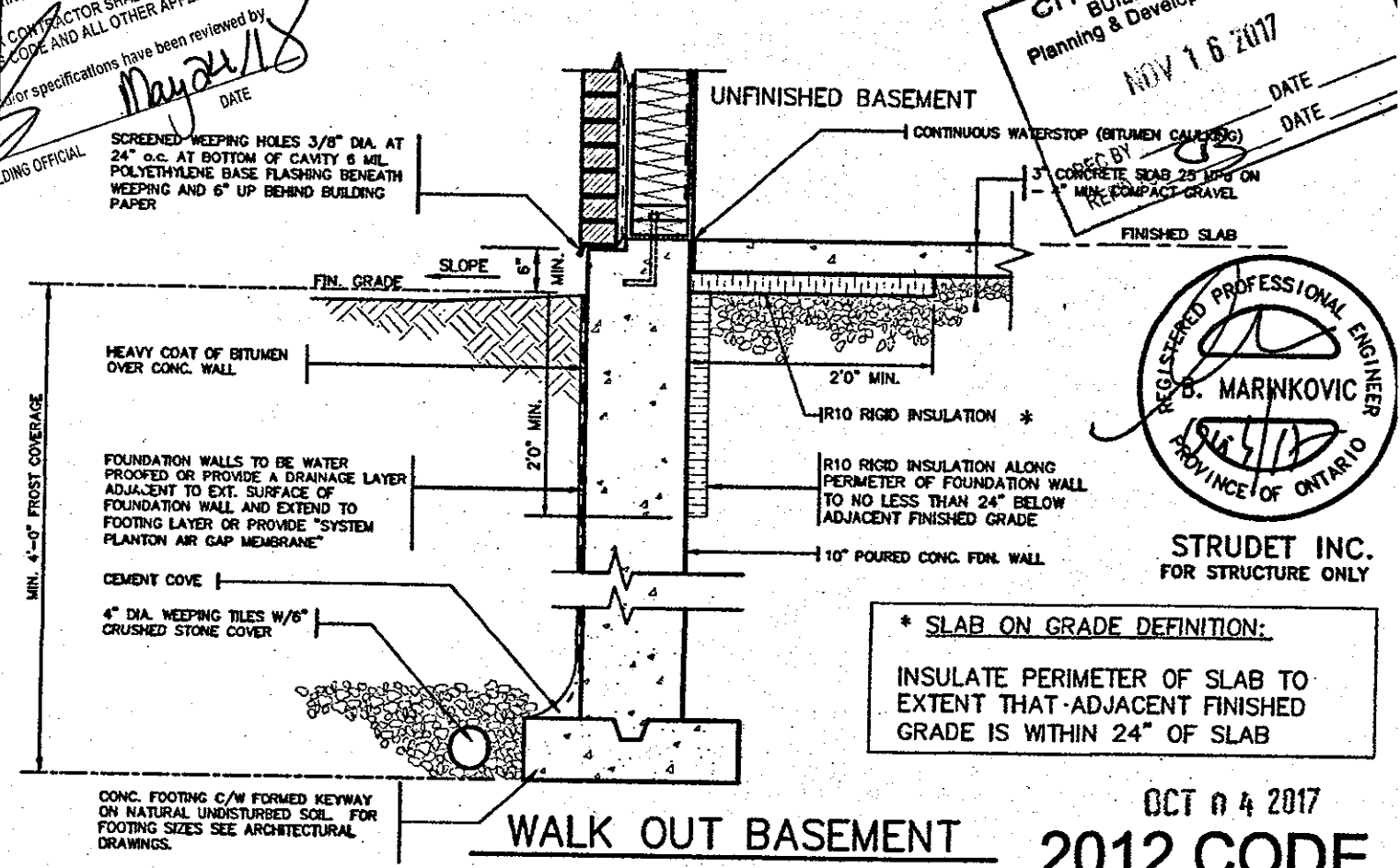
City of Hamilton Building Division
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CITY OF HAMILTON
 BUILDING DIVISION
 Planning & Development Department
 NOV 16 2017
 DATE



SLAB ON GRADE

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



WALK OUT BASEMENT

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

REGISTERED PROFESSIONAL ENGINEER
 B. MARINKOVIC
 PROVINCE OF ONTARIO

STRUDET INC.
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2012 CODE COMPLIANCE PACKAGE

9				
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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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 t 416.630.2255 f 416.630.4782
 va3design.com

Greenpark. HIGHGROVE
 project name: RUSSELL GARDENS PH.2
 municipality: WATERDOWN
 project #: 16031
 date: AUG 2017
 drawing no.: 10
 title: SLAB ON GRADE INSULATION
 checked by: Not to Scale
 16036-GP-STD_DETAILS_A1
 DWG - H:\ARCHIVE\WORKING\2017\16036-GP-STD_DETAILS_A1.dwg - Fri - Sep 29 2017 - 7:34 PM

NOTE:
REFER TO DETAIL PAGES 4(SK1), 4A(SK2)
OR 4B(SK3) 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.

BRICK VENEER,
1" AIR SPACE,
5/8"(15.9mm) TYPE 'X' GYPSUM EXT.
SHEATHING (DENSGLAS GOLD OR EQ.)
(40 MINUTES),
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(SK1), 4A(SK2) OR
4B(SK3) TO CONFIRM LAYERS REQ'D.)

FIN. FLOOR

* Required
to provide
1 hour F.R.R.
from attic
side

1 Layer 5/8"
type 'x'
drywall

ATTIC

L4 (6"x3 1/2"x3/8") STEEL LINTEL
(LINTEL SUPPORT AT 6'-0" o.c.
MAX.)(MAX. BRICK HEIGHT OF
10'-0")

1 layer 1/2"
type 'x'
drywall

Min. 1 3/4" bearing (ok)
FLOOR JOISTS (SEE UNIT PLANS)

TOP OF PLATE

5/8" (15.9mm) GYPSUM BOARD
CEILING. PROVIDE R00 (RSI 10.56)
INSULATION w/ CONTINUOUS VAPOUR
BARRIER OVER HEATED SPACE

TYPICAL 1 HOUR DOUBLE STUD
PARTY WALL CONSTRUCTION
(REFER TO DETAIL PAGES
4(SK1), 4A(SK2) OR 4B(SK3)
FOR INFO.)

LOWER FLOOR

NON-RATED GYPSUM BOARD
CEILING FINISH

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

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

LOWER FLOOR

1 HOUR PARTY WALL BETWEEN ATTIC SPACE
AND LIVING SPACE

SCALE: Not to Scale

CITY OF HAMILTON
Building Division

Permit No. 17-131925

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FOR CHIEF BUILDING OFFICIAL DATE

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BUILDING DIVISION
Planning & Development Department

APR 24 2018

REC BY _____ DATE _____
REF TO *CR* DATE _____



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APR 17 2018

2012 CODE
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4	REVISED.	APR. 16/18	GW		
3	REVISED PER CITY COMMENTS.	FEB. 22/18	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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416.630.2255 | 416.630.4782
vasdesign.com

Greenpark HIGHGROVE
project name: RUSSELL GARDENS PH.2 WATERDOWN project no.: 16036
date: AUG 2017 drawing no.: 11
drawn by: GW checked by: Not to Scale scale: 16036-GP-STD_DETAILS_A1
2018 - H:\ARCHIVE\WORKING\2018\16036.GP\DETAILS\16036-GP-STD_DETAILS_A1.dwg - Tue - Apr 17 2018 - 3:5 PM

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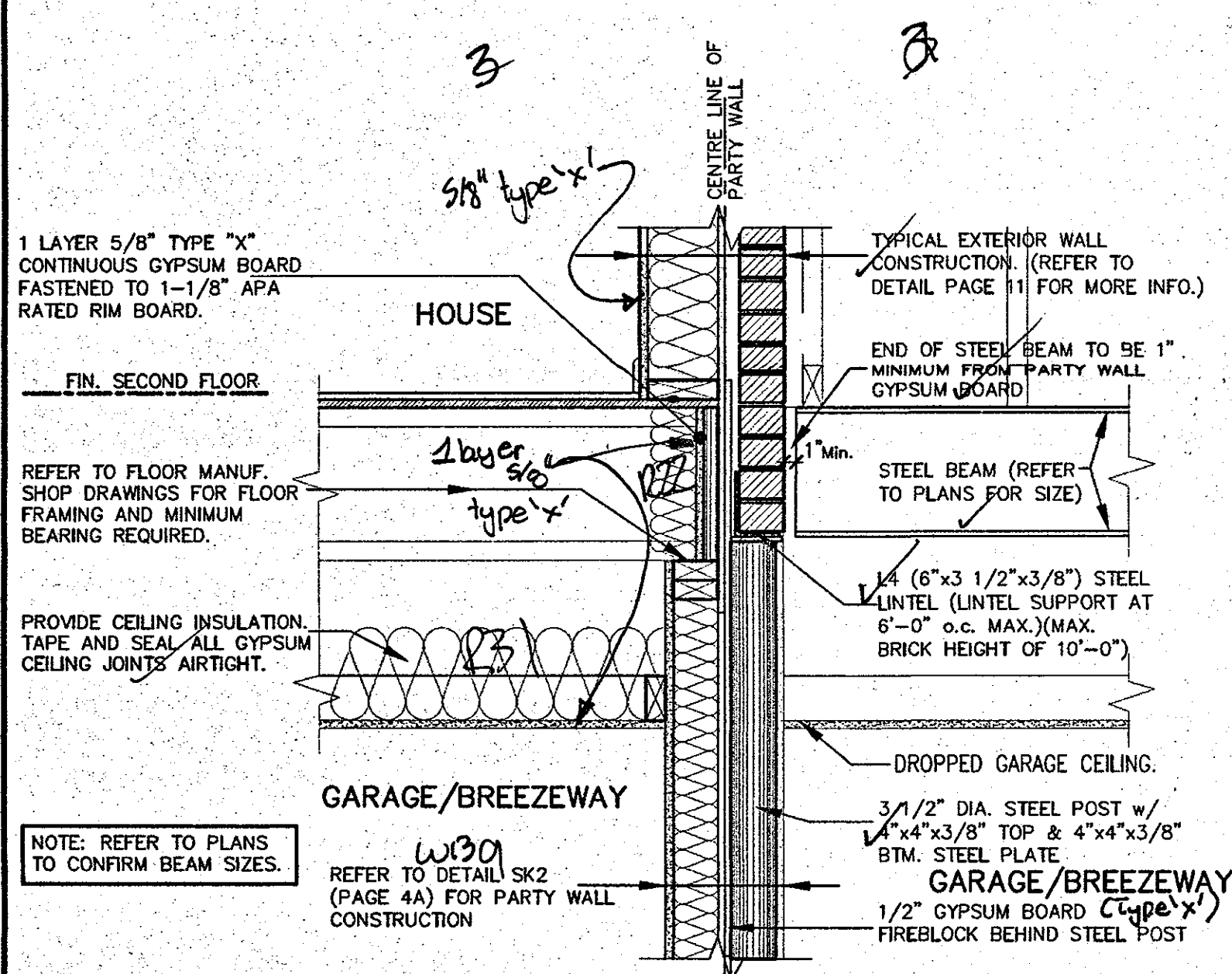
Permit No. 17-131925

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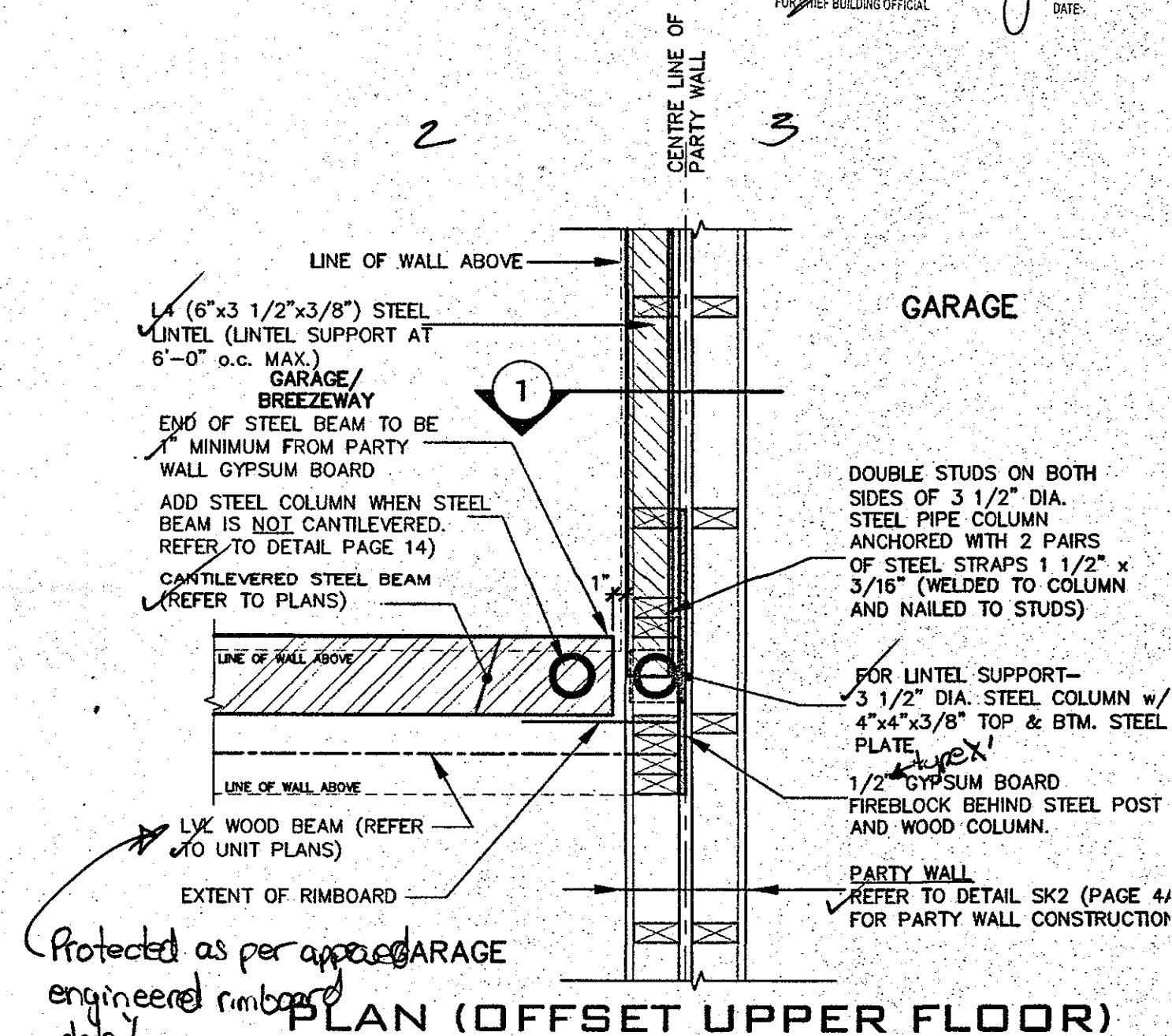
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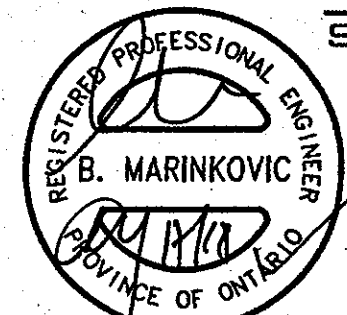
[Signature]
FOR CHIEF BUILDING OFFICIAL DATE: _____



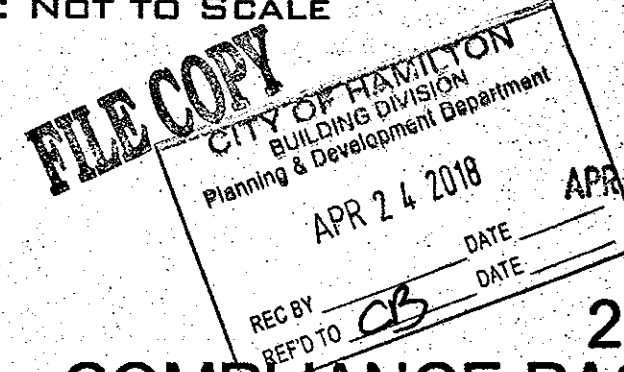
TYPICAL STEEL BEAM/POST AT PARTY WALL
SECTION 1
SCALE: NOT TO SCALE



PLAN (OFFSET UPPER FLOOR) STEEL LINTELS
SCALE: NOT TO SCALE



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2012 CODE COMPLIANCE PACKAGE A1

SK2 (Garage to Garage)

9			
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4	REVISED.	APR. 16/18	GW
3	REVISED PER CITY COMMENTS.	MAR. 08/18	GW
2	ISSUED FOR PERMIT.	SEP. 28/17	GW
1	ISSUED FOR PRICING.	AUG. 22/17	GW
no.	description	date	by

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416.630.2255 f 416.630.4782
vasdesign.com

Greenpark HIGHGROVE
project name: RUSSELL GARDENS PH.2 WATERDOWN project: 1603
date: AUG 2017 checked by: Not to Scale drawing no.: 12
drawn by: GW
DATE: APR 17 2018

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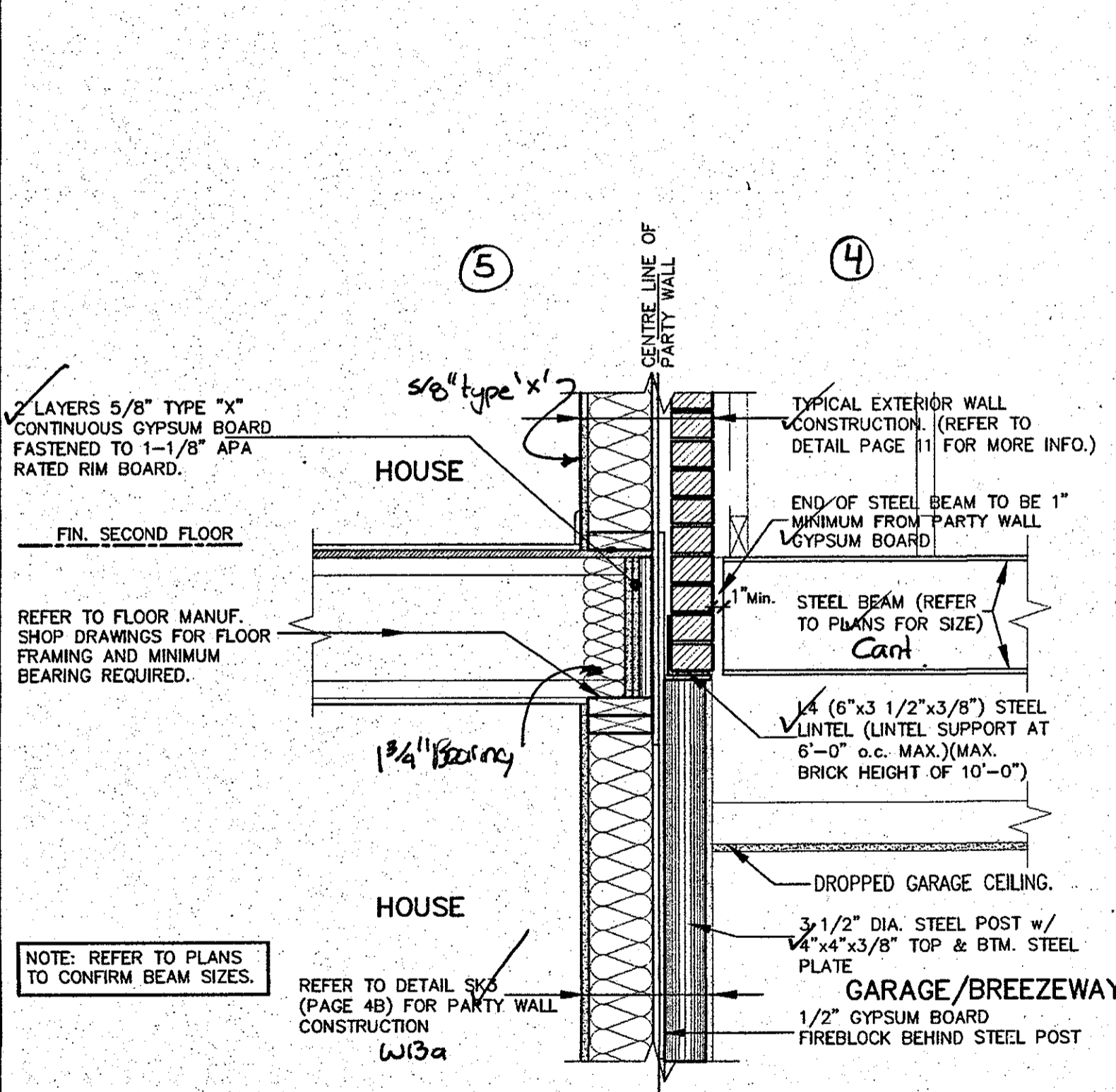
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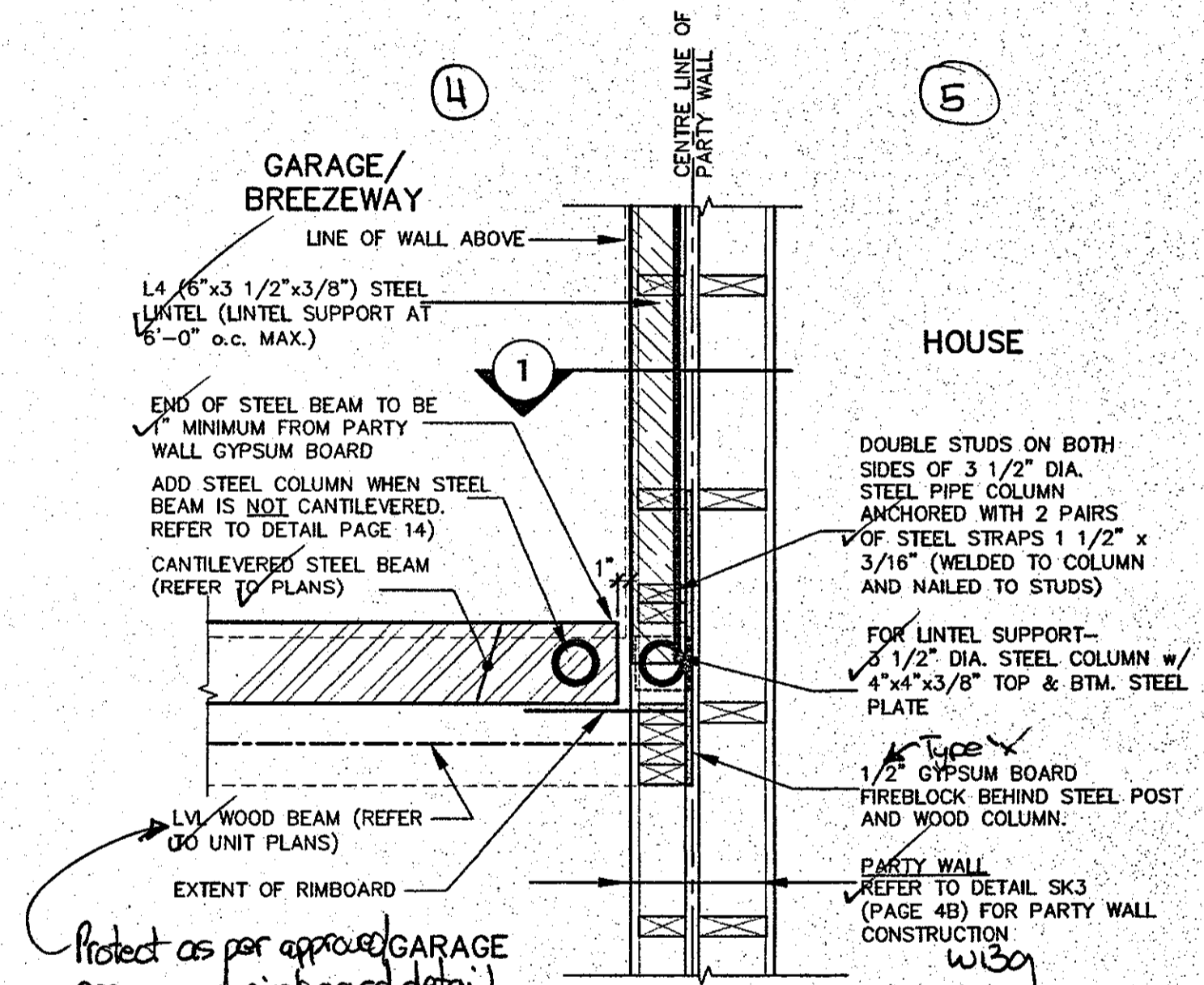
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and specifications have been reviewed by

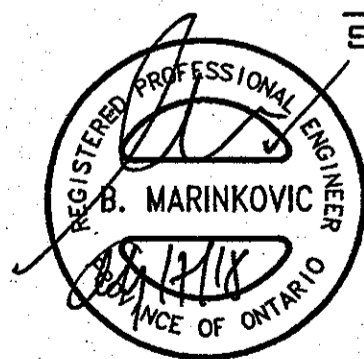
[Signature]
ENGINEER BUILDING OFFICIAL



TYPICAL STEEL BEAM/POST AT PARTY WALL
SECTION 1
SCALE: NOT TO SCALE



STEEL BEAMS
SCALE: NOT TO SCALE



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BUILDING DIVISION
Planning & Development Department
APR 24 2018
APR 17 2018
REC BY: [Signature] DATE: [Signature]
REF'D TO: [Signature] DATE: [Signature]

2012 CODE COMPLIANCE PACKAGE A1

SK3 (Garage to House)

9				
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4	REVISED	APR. 16/18	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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1 416.630.2255 f 416.630.4782
vasdesign.com

Greenpark HIGHGROVE
project name: **RUSSELL GARDENS PH.2** municipality: **WATERDOWN** project no.: **16036**
date: **AUG 2017** drawing no.: **16036-CP-STD_DETAILS_A1**
drawn by: **[Signature]** checked by: **[Signature]** scale: **Not to Scale**
sheet: **12A**

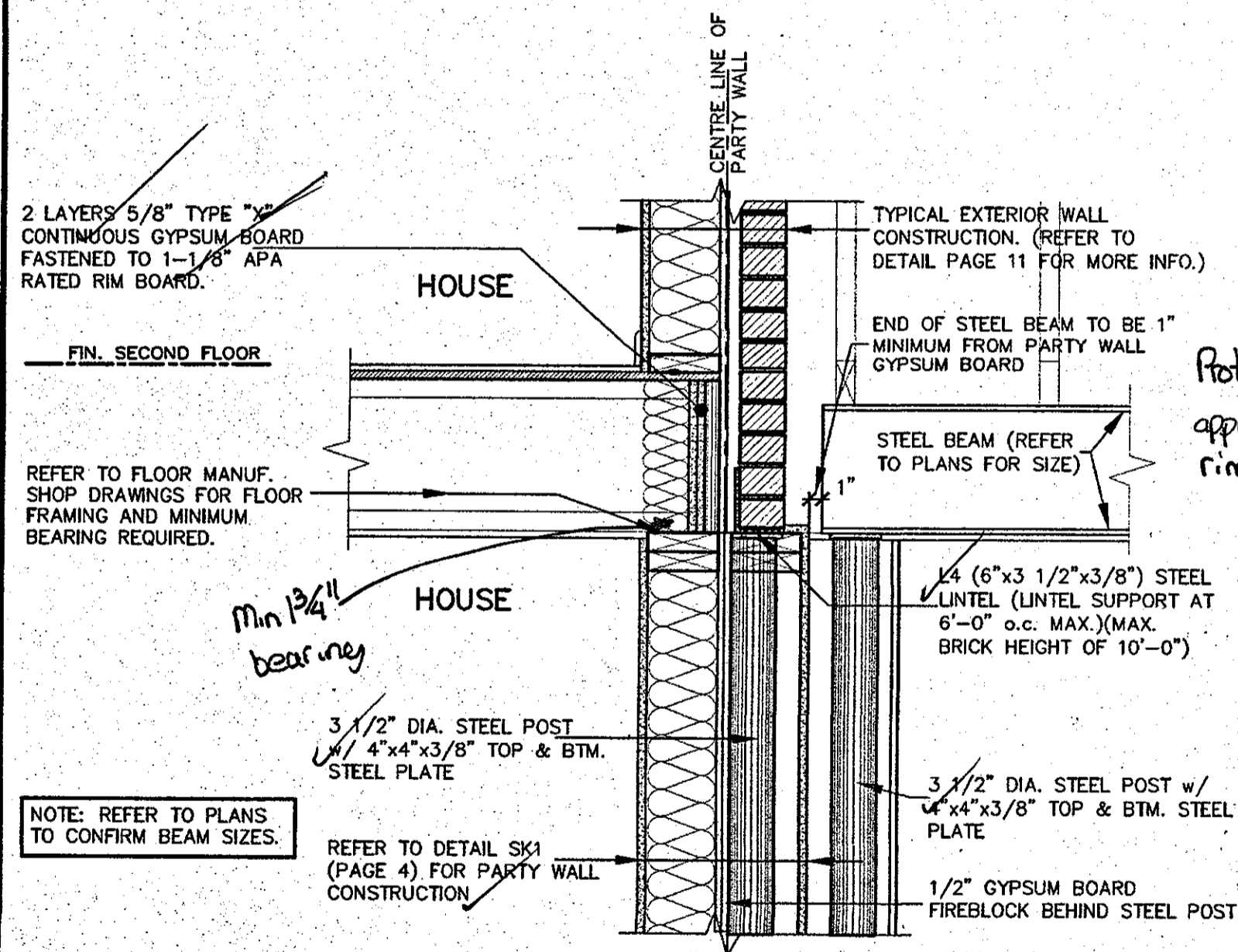
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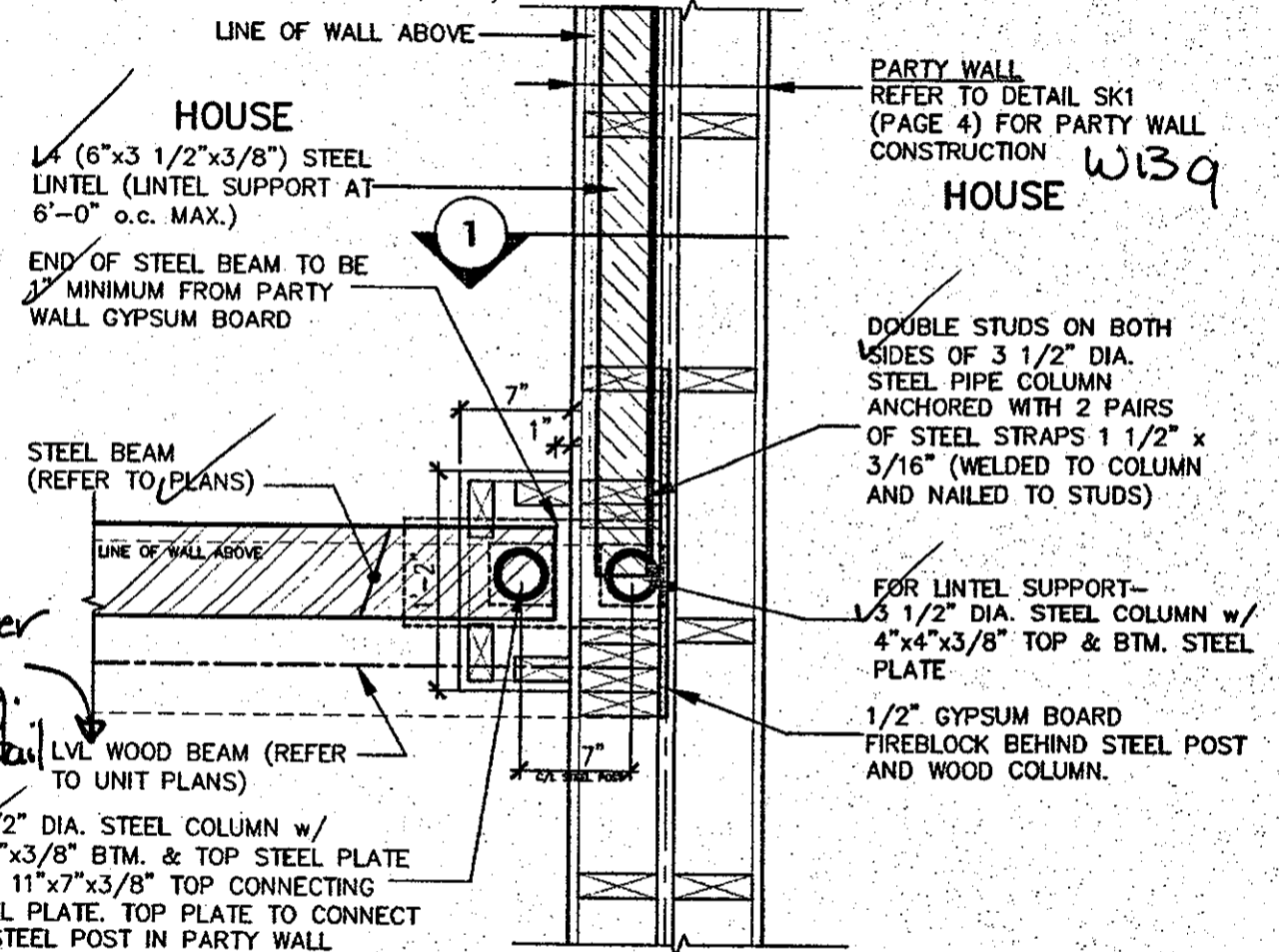
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FOR CHIEF BUILDING OFFICIAL DATE



TYPICAL STEEL POST/LINTEL AT PARTY WALL
SECTION 1
SCALE: NOT TO SCALE



PLAN (OFFSET UPPER FLOOR)
STEEL BEAMS/LINTELS
SCALE: NOT TO SCALE



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SK1 (House to House)

9					
8					
7					
6					
5					
4	REVISED.	APR. 16/18	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:
[Signature]
Richard Vink 24488
name
registration information
VA3 Design Inc. 42658

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1 416.630.2255 f 416.630.4782
va3design.com

Greenpark.

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

HIGHGROVE

project no: 16031
drawing no: 12B

16036-CP-STD_DETAILS_A1
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CITY OF HAMILTON
Building Division

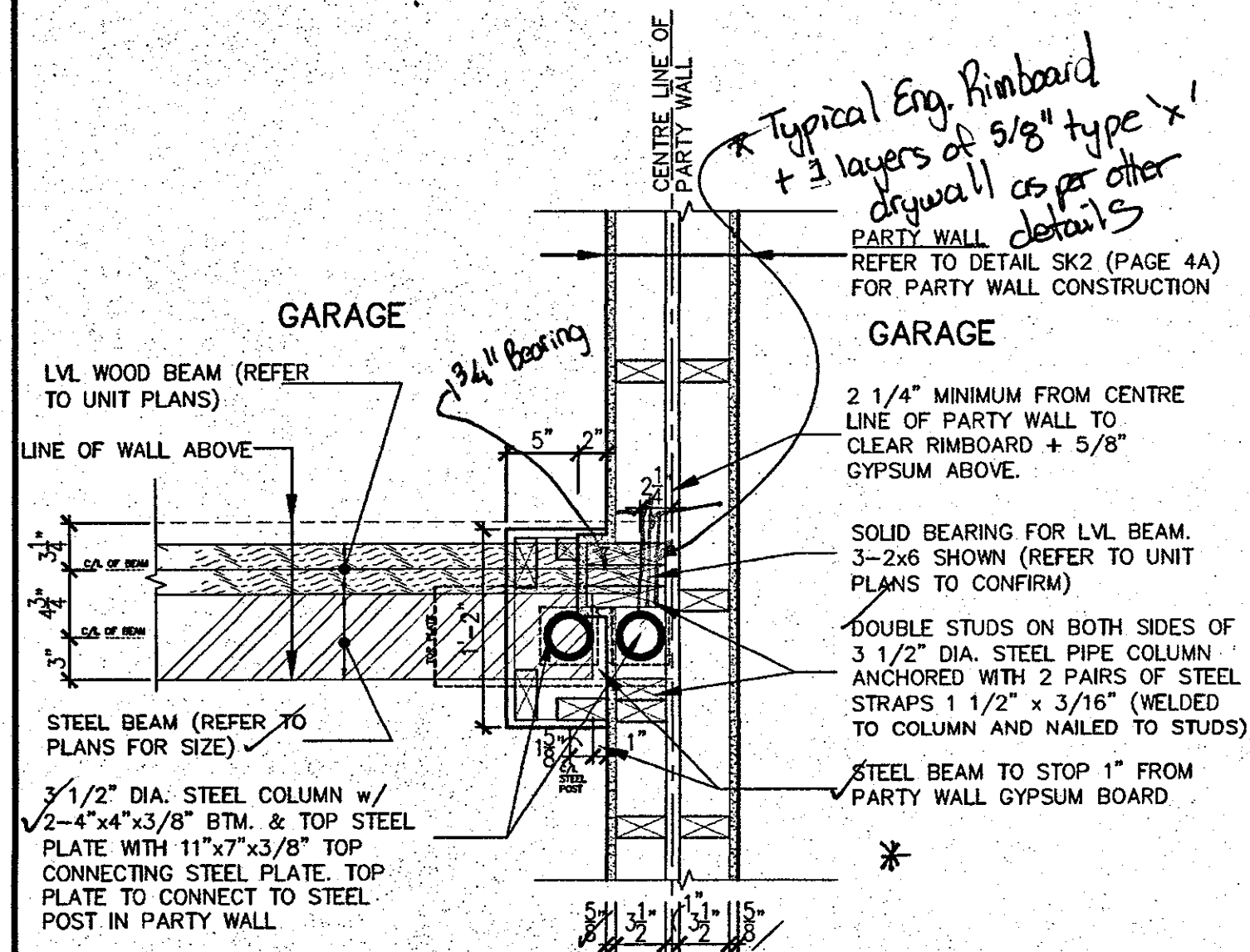
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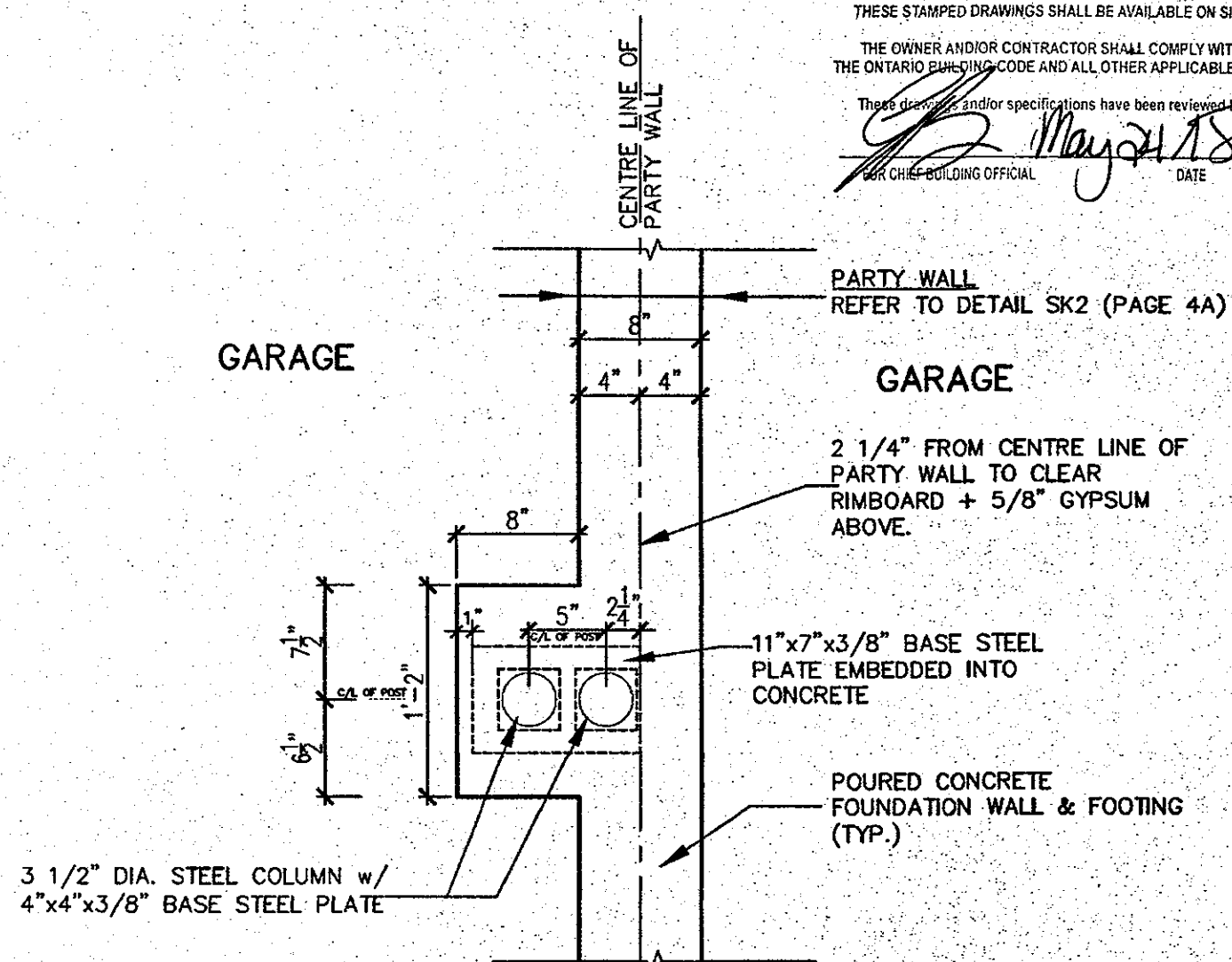
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[Signature]
CHIEF BUILDING OFFICIAL DATE



PLAN (STEEL BEAM IN GARAGE)

SCALE: NOT TO SCALE



FOUNDATION PLAN (STEEL BEAM IN GARAGE)

SCALE: NOT TO SCALE

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BUILDING DIVISION
Planning & Development Department
APR 24 2018
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REF'D TO **CB** DATE _____

APR 17 2018

2012 CODE COMPLIANCE PACKAGE A1

SK2 (Garage to Garage)

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				signature	BCM				
5				registration information	42658				
4	ISSUED	APR 16/18	GW	VA3 Design Inc.					
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						



STRUDET INC.
FOR STRUCTURE ONLY



Greenpark HIGHGROVE

project name: RUSSELL GARDENS PH.2 municipality: WATERDOWN

date: APRIL 2018 sheet: STEEL POST AT GARAGE PARTYWALL

drawn by: [Name] checked by: [Name] scale: Not to Scale

16036-GP-STD_DETAILS_A1

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