

## 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/m<sup>2</sup>) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH 1" CLIPS. APPROVED WOOD TRUSSES @ 610mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 500mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. (EAVES PROTECTION NOT REQUIRED FOR ROOF SLOPES 8:12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTRONG, 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/A 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"x6") (SB-12-TABLE 3.1.1.2.A)

SDING AS 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 SDING 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

SDING AS 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. SDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

### 2C. STUCCO WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)

STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS ON 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. AIR/MOISTURE BARRIER ON 38x140 (2"x6") STUDS @ 406 (16") O.C. RSI 3.87 (R22) BATT INSUL., APPR. 6 MIL POLYETHYLENE VAPOUR BARRIER, 13mm (1/2") GYPSUM BOARD INTERIOR FINISH. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR REQUIRED MINIMUM THERMAL INSULATION REQUIREMENTS.

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

STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS ON 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPROVED AIR/MOISTURE BARRIER ON 38x89 (2"x4") STUDS @ 406 (16") O.C. (MAX. HEIGHT 3000mm (9'-10")). WITH APPR. DIAGONAL WALL BRACING. REFER TO NOTE 19 WHERE FLOOR EXISTS ABOVE GARAGE. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

### 2E. WALLS ADJACENT TO ATTIC - NO CLADDING

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") INTERIOR DRYWALL FINISH. MID-HEIGHT BLOCKING REQ'D. IF NO SHEATHING APPLIED. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

### 3. BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)

90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x76mm (7/8"x10.03") GALV. 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"x10.03") GALV. 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"x6") (SB-12-TABLE 3.1.1.2.A)

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

### INTERIOR STUD PARTITIONS

FOR BEARING PARTITIONS 38x89 (2"x4") @ 406mm (16") O.C. FOR 2 STOREYS AND 38x89 (2"x4") @ 406mm (16") O.C. FOR 3 STOREYS. NON-BEARING PARTITIONS 38x89 (2"x4") @ 610mm (24") O.C. PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 2/38x89 (2"x4") TOP PLATE, 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS. PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.

### FOUNDATION WALL FOOTINGS (9.15.1, 9.15.4, 9.13.2, 9.13.2.1)

200mm (8") POURED CONC. FDN. WALL 15MPa (2200psi) WITH BITUMINOUS DAMPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. IF FOUNDATION WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYED CONC. ITG. BRACE FDN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL.

### STRIP FOOTINGS - FOR TOWNHOUSES

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

### FOUNDATION DRAINAGE OBC 9.14.2 & 9.14.3

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

### BASEMENT SLAB OBC 9.3.1.6(1)(b), 9.16.4.5(1), 9.25.3.3(15)

80mm (3") MIN. 24MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL OR 20MPa (3000psi) CONC. WITH DAMPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12, 3.1.1.2(5)(6) where required. ALL SLAB JOINTS & PENETRATIONS TO BE SEALED TO MAINTAIN AIR BARRIER.

### WOOD SUBFLOORS (SEE OBC 9.23.1.4 & 9.30.2.1)

15mm (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.

### ATTIC INSULATION (SB-12-TABLE 3.1.1.2.A) (SB-12-3.1.1.8)

RSI 10.56 (R60) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 15mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL.

### ALL STAIRS/EXTERIOR STAIRS - OBC 9.8 -

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'-11/4")  
MAX. TREAD = 235 (9'-1/4")  
MAX. NOSING = 25 (1")  
MIN. HEADROOM = 1950 (6'-5")  
RAIL @ LANDING = 900 (2'-11")  
RAIL @ STAIR = 865 (2'-10") to 955 (3'-2")  
MIN. STAIR WIDTH = 860 (2'-10")  
FOR CURVED STAIRS  
MIN. RUN = 150 (6")  
MAX. AVG. RUN = 200 (8")

### HANDRAILS - OBC 9.8.7 -

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

### INTERIOR GUARDS - OBC 9.8.8 -

INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH

### EXTERIOR GUARDS - OBC 9.8.8

900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (71"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71").

### SILL PLATE ANCHORAGE

38x89 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. CAULKING 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-12-3.1.1.7) 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. RSI3.52(R20) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER. RECOMMEND DAMPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CEILING WALLS. AIR BARRIER 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 DAMPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONC. CURB ON 305x155 (12"x6") CONC. FOOTING. 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 150x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE.

### STEEL COLUMN

90mm (3-1/2") DIA x 4.78mm (0.188") STL. COL. WITH 100x100x6.0 (4"x4"x1/4") TOP & BOTTOM PLATES. FIELD WELD BOTTOM PLATE TO 100x250x12.5 (4"x10"x1/2") BASE PLATE C/W 2-12mm DIA. x 300mm LONG 500mm HOOK ANCHORS (2-1/2"x12"x2"). THE COLUMN TO STUD WALL WITH 2-32x3.175 (1 1/4"x 1/8") STEEL STRAP WELDED TO COLUMN AND FASTENED TO STUD WITH 2-SOS 8.35x38 (1/4"x1 1/2") SCREWS MANUF. BY SIMPSON STRONG TIE.

### CONCRETE PLASTER

BEAM POCKET OR 260x200 (8"x8") POURED CONC. NB WALLS. MIN. BEARING 90mm (3-1/2")

### 17. 19x38 (1"x2") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM. (OBC 9.23.4.3(3c))

### 18. GARAGE SLAB

100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPTIONAL 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT (EXTERIOR) AT 1% MIN.

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

13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE, RSI 3.87 (R22) IN WALLS, RSI 5.46 (R31) IN CEILING. TAPE AND SEAL ALL JOINTS ARTIGHT PER O.B.C. 9.10.9.16. REFER TO SB-12, TABLE 3.1.1.2.A FOR REQUIRED THERMAL INSULATION.

### 20. DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEWEE 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.

### 22. DRYER VENT (OBC 6.2.3.8(7) & 6.2.4.11)

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

### 23. INSULATED ATTIC ACCESS (OBC-9.19.2.1 & SB12-3.1.1.8)

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) RIGID INSULATION BACKING SEE OBC SB-12, 3.1.1.8.

### 24. FIREPLACE CHIMNEYS - OBC 9.21 -

TOP OF FIREPLACE CHIMNEY SHALL BE 910mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.

### 25. LINEN CLOSETS

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

### 26. MECHANICAL EXHAUST

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

### 27. STEEL BEARING PLATE FOR MASONRY WALLS

280x280x16 (11"x11"x5/8") STL. PLATE FOR STL BEAMS AND 280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTIAL WALL ANCHORED WITH 2-19mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.

### 27A. SOLID WOOD BEARING FOR WOOD STUD WALLS

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

### 28. CLASS 'B' VENT

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

### 29. BASEMENT WOOD POST (OBC 9.17.4.1)

3-38x140 (3-2"x6") BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 127 DIA. BOLT. 406x406x203 (16"x16"x8") CONC. FIG. OR AS OTHERWISE SPECIFIED ON DRAWING.

### 30. STEPPED FOOTINGS (OBC 9.15.3.9)

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

### 31. SLAB ON GRADE

100mm (4") COARSE GRANULAR FILL ON GRADE ON 100mm (4") COARSE GRANULAR FILL. REINFORCED WITH 6-6-25x92.9 WESH PLACED NEAR W/0-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE. UNDER SLAB INSULATION AS PER OBC SB-12, 3.1.1.2(5)(6) AND SB-12, TABLE 3.1.1.2.A where required. ALL JOINTS & PENETRATIONS OF INTERIOR SLABS TO BE SEALED TO MAINTAIN AIR BARRIER.

### LOOSE STEEL UNITS

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

### LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A = 1-1 3/4"x7 1/4" (1-45x184)  
LVL1B = 2-1 3/4"x7 1/4" (2-45x184)  
LVL2 = 3-1 3/4"x7 1/4" (3-45x184)  
LVL3 = 4-1 3/4"x7 1/4" (4-45x184)  
LVL4A = 1-1 3/4"x9 1/4" (1-45x235)  
LVL4B = 2-1 3/4"x9 1/4" (2-45x235)  
LVL5 = 3-1 3/4"x9 1/4" (3-45x235)  
LVL5A = 4-1 3/4"x9 1/4" (4-45x235)  
LVL6A = 1-1 3/4"x11 7/8" (1-45x300)  
LVL6B = 2-1 3/4"x11 7/8" (2-45x300)  
LVL7 = 3-1 3/4"x11 7/8" (3-45x300)  
LVL7A = 4-1 3/4"x11 7/8" (4-45x300)  
LVL8 = 2-1 3/4"x14" (2-45x356)  
LVL9 = 3-1 3/4"x14" (3-45x356)

### BRICK VENEER UNITS

W1 = 3-1/2" x 3-1/2" x 1/4" (89x89x6.4L)  
W2 = 4" x 3-1/2" x 5/16" (102x89x7.9L)  
W3 = 5" x 3-1/2" x 5/16" (127x89x7.9L)  
W4 = 6" x 3-1/2" x 7/16" (152x89x11.0L)  
W5 = 6" x 4" x 7/16" (152x102x11.0L)  
W6 = 5" x 3-1/2" x 5/16" (127x89x7.9L)  
W7 = 5" x 3-1/2" x 5/16" (127x89x7.9L)  
W8 = 5" x 3-1/2" x 5/16" (127x89x7.9L)  
W9 = 6" x 4" x 7/16" (152x102x11.0L)

### WOOD UNITS AND BEAMS

WB1 = 2-2"x6" (2-38x184) SPR. No.2  
WB2 = 3-2"x6" (3-38x184) SPR. No.2  
WB3 = 2-2"x10" (2-38x235) SPR. No.2  
WB4 = 3-2"x10" (3-38x235) SPR. No.2  
WB5 = 2-2"x12" (2-38x286) SPR. No.2  
WB6 = 3-2"x12" (3-38x286) SPR. No.2  
WB7 = 5-2"x12" (5-38x286) SPR. No.2  
WB11 = 4-2"x12" (4-38x235) SPR. No.2  
WB12 = 4-2"x12" (4-38x286) SPR. No.2

### 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 INTAKE 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 SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (SEE OBC 9.30.6.4) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (SEE OBC 9.30.2.4) FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-1 OR A-2 STRAPPING SHALL BE 19x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (SEE OBC 9.23.9.4)

### 35. EXPOSED BUILDING FACE - OBC 9.10.15

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

### 36. COLD CELLAR PORCH SLAB (OBC 9.39.1)


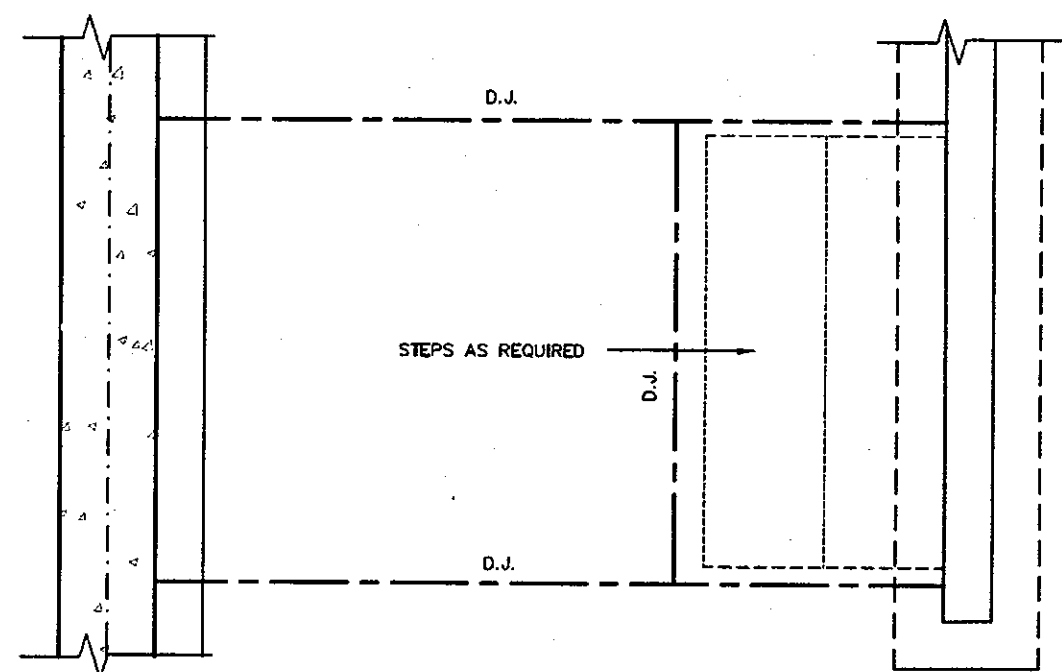
FOR MAX. 2500 mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (4 7/8") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REIN. WITH 10W BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB. 600x600 (23 5/8" x 23 5/8") 10W DOWELS @ 600mm (23 5/8") O.C. ANCHORED IN PERIMETER FDN. WALLS. SLOPE SLAB MIN. 1.0% FROM DOOR. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDN. WALLS. PROVIDE (L1) LINTELS OVER CELLAR DOOR AND WITH 100mm (4") END BEARING.

### 37. BRICK CHECK

THE FDN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 600mm (28") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 800mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.

### 38. CONVENTIONAL ROOF FRAMING (2.0KPa. SNOW LOAD)

38x140 (2"x6") RATTEN @ 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. RATTEN FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 610mm (

A circular professional engineer seal for the Province of Ontario. The outer ring contains the text "REGISTERED PROFESSIONAL ENGINEER" at the top and "PROVINCE OF ONTARIO" at the bottom. In the center, the name "B. MARINKOVIC" is printed. Below the name is a handwritten number "5043/14" inside a horizontal oval. A large, stylized signature is written across the seal, overlapping the text and the central oval.

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8					
7					qualification information
6					Richard Vink 2448
5					name signature BC
4					registration information
3					VAS Design Inc. 4265
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 project.
1	ISSUED FOR PRICING.	AUG. 22 / 17	GW		
NO.	description	date	by		



## HIGHGROVE

project name  
**RUSSELL GARDENS PH.2**

municipality  
**WATERDOWN**

Project no.  
6036

date  
AUG 2017

## SUNKEN FLOOR DETAILS

NO.

drawn by  
GW

checked by	scale
-	Not to Scale

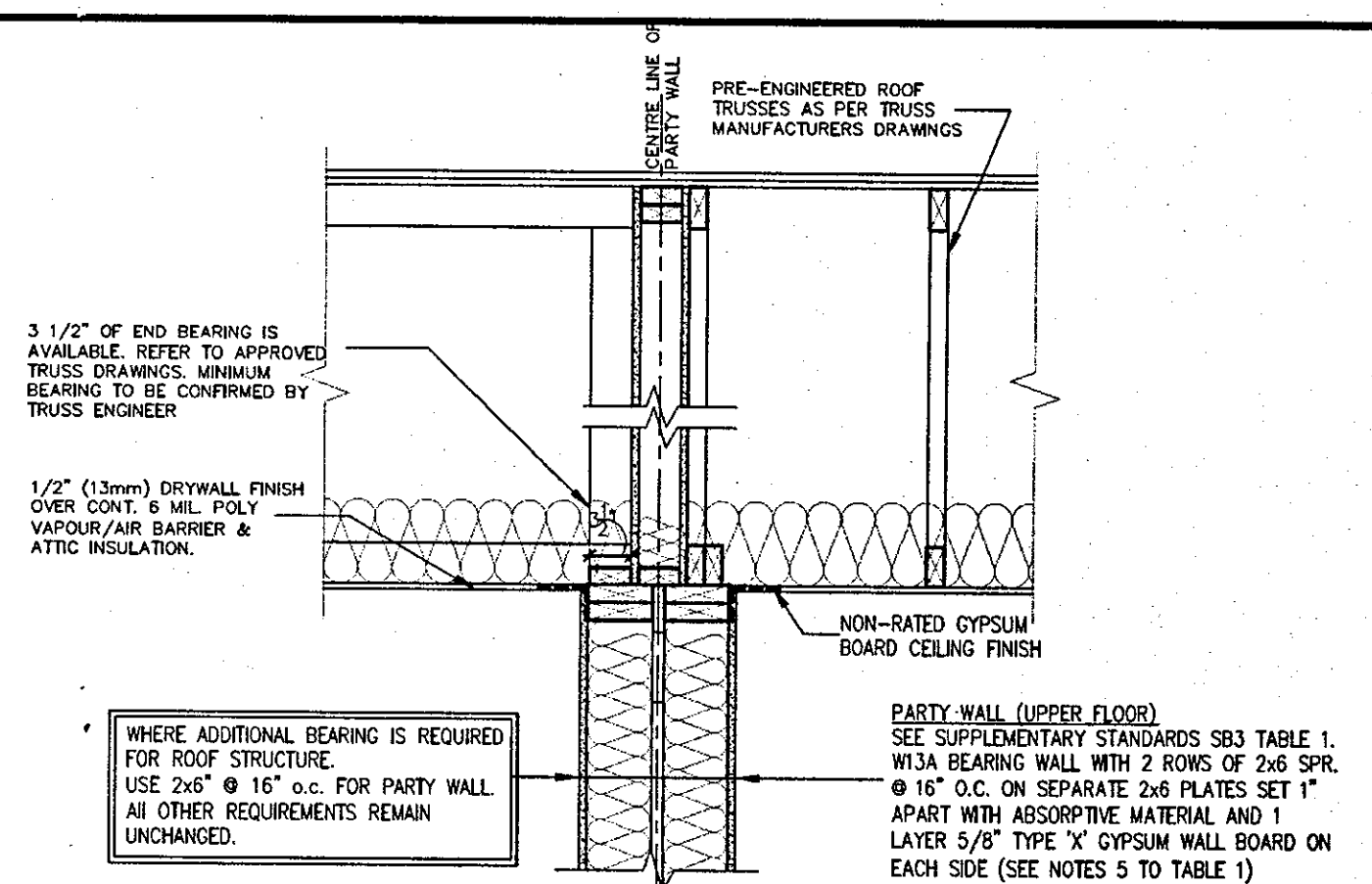
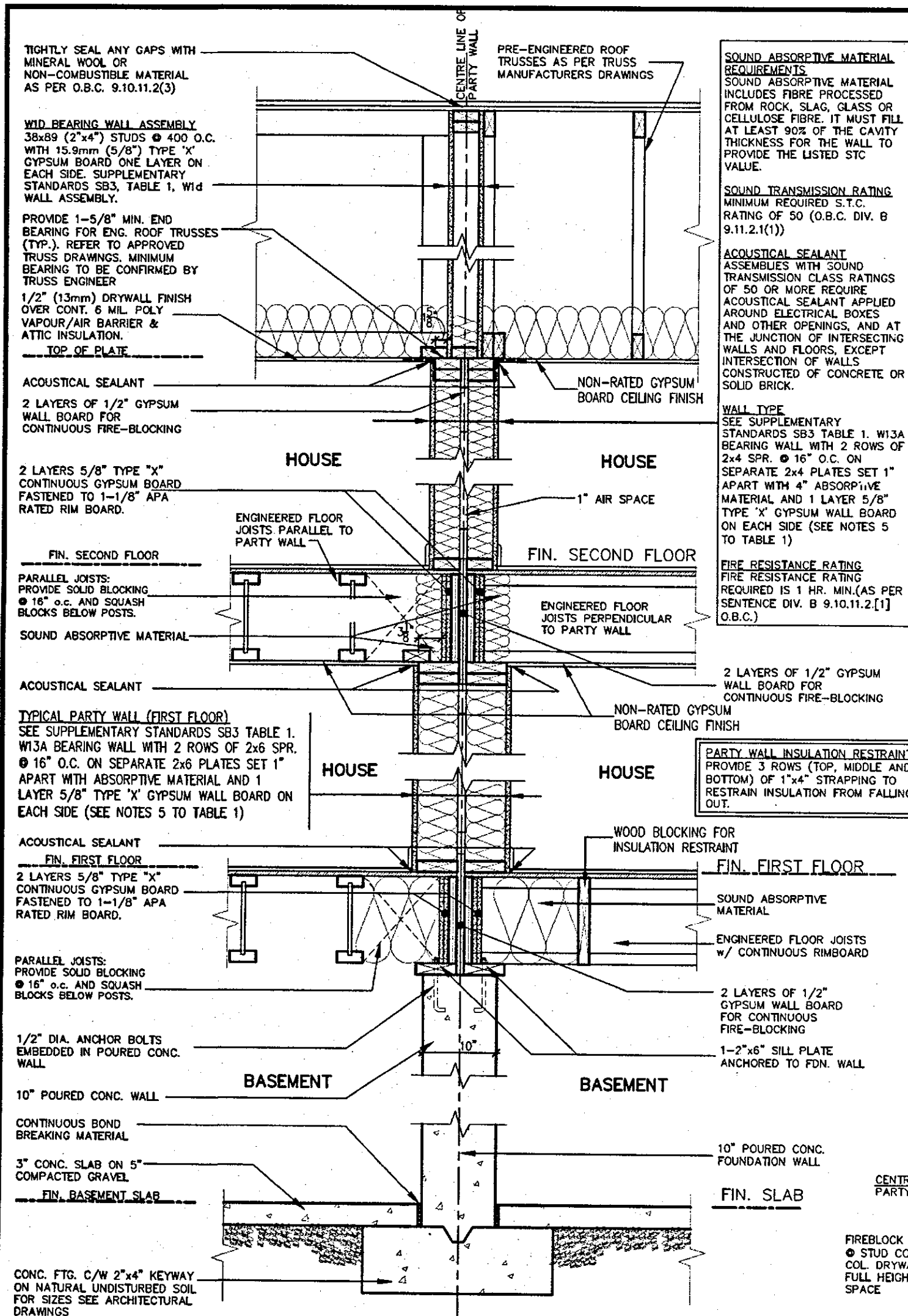
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16036-GP-STD\_DETAILS\_A1

21

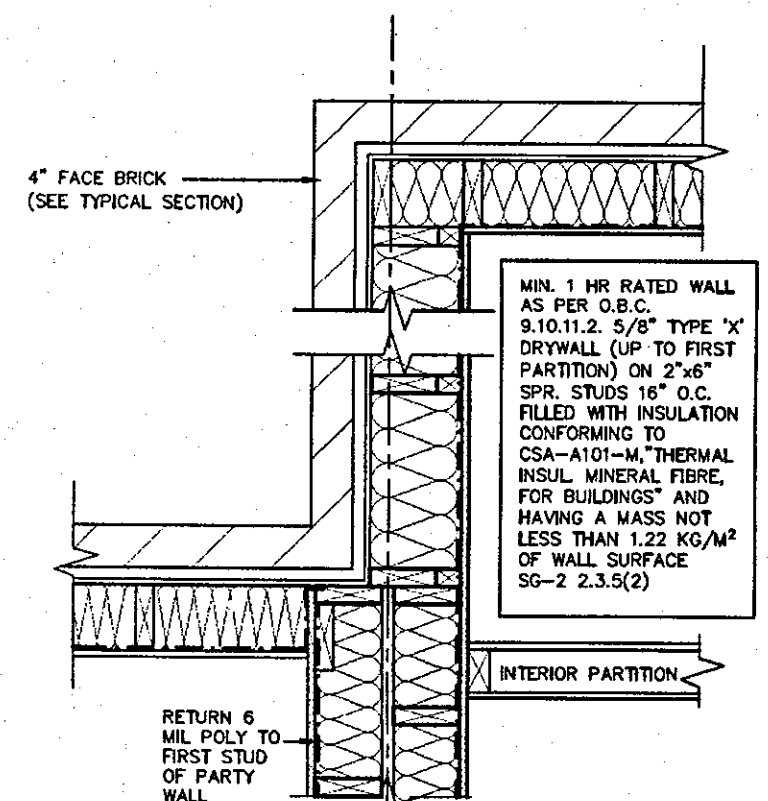
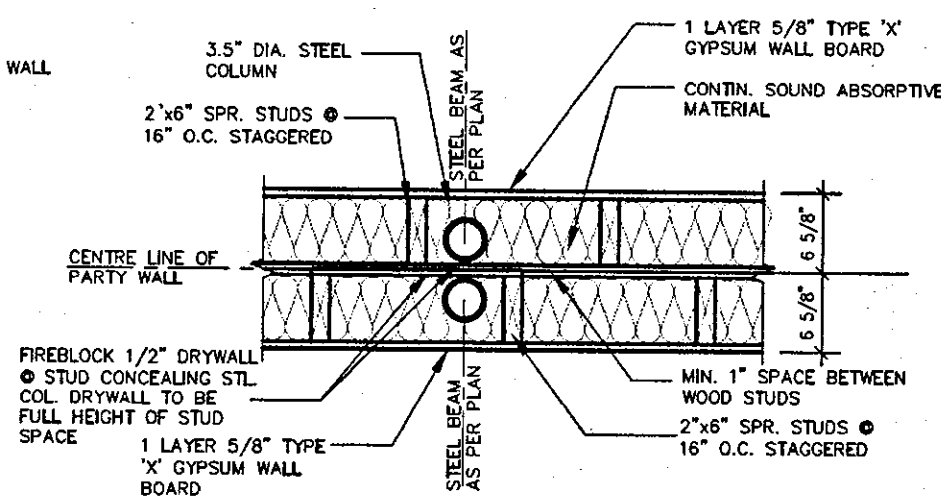
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# SK1 (House to House)

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8		-	-		
7		-	-	qualification information	
6		-	-	Richard Vink	2448
5		-	-		BCH
4	ISSUED FOR PERMIT.	FEB. 08/18	CW	name	
3	REVISED	FEB. 05/18	GW	registration information	
2	ISSUED FOR PERMIT.	SEP. 29/17	GW	VAS Design Inc.	42658
1	ISSUED FOR PRICING.	AUG. 22/17	GW		
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	

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 **Greenpark.**

## HIGHGROVE

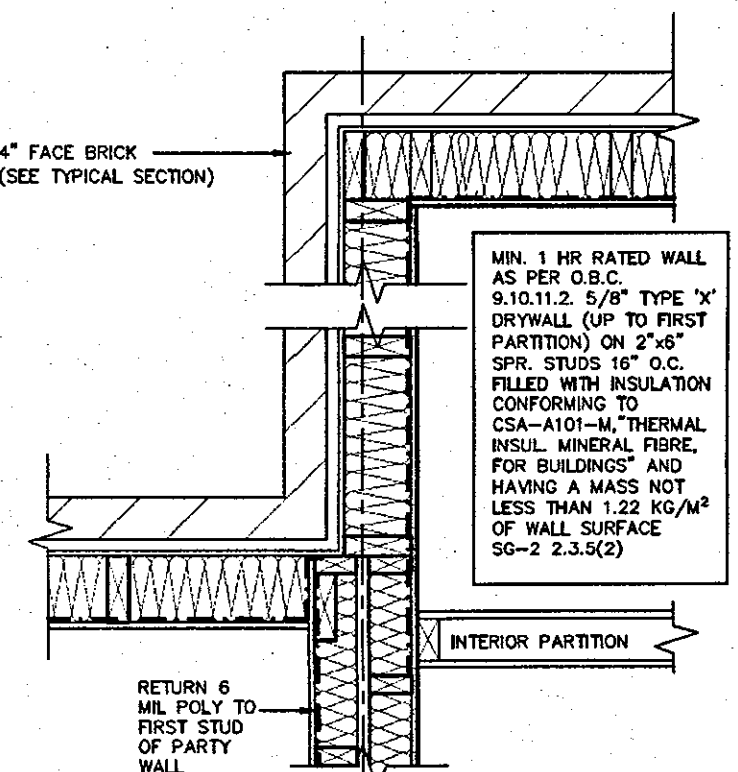
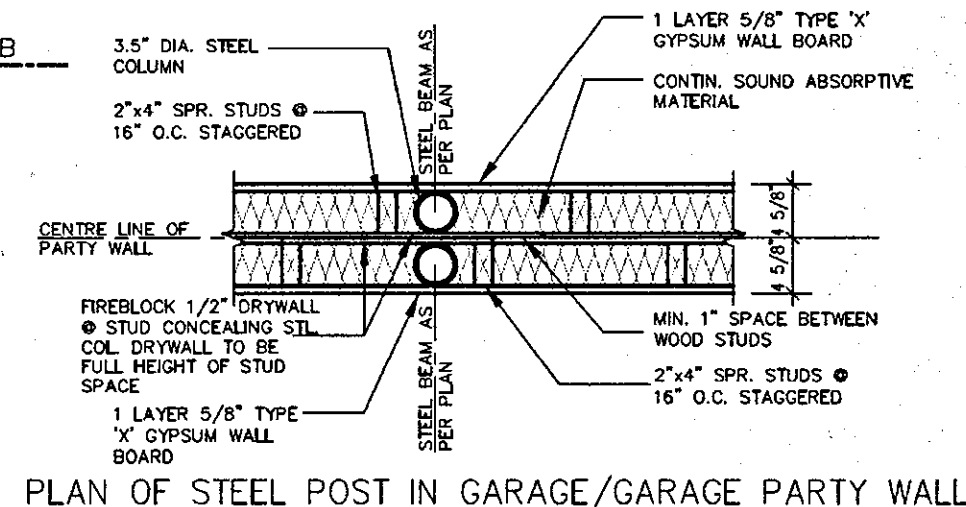
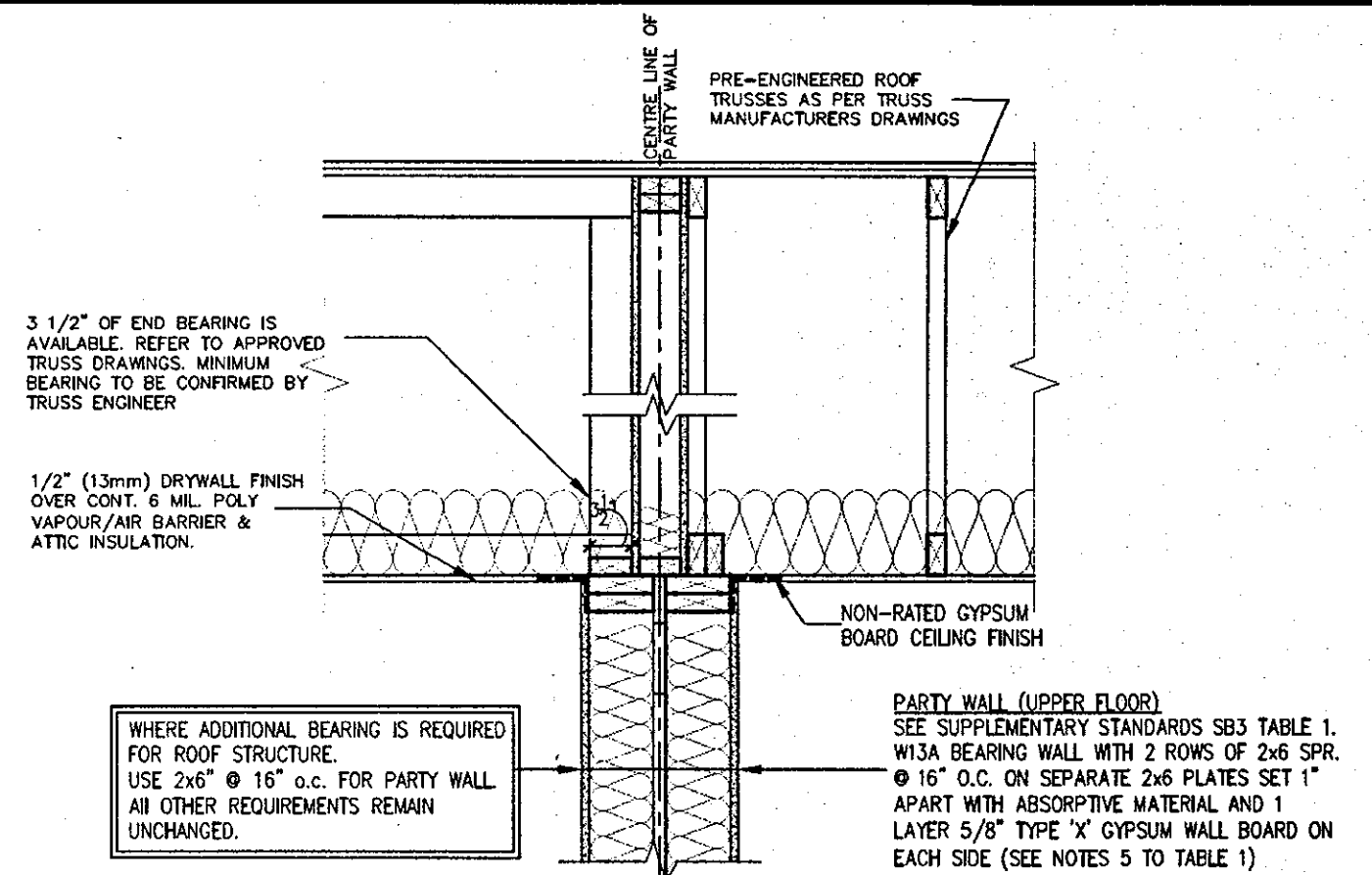
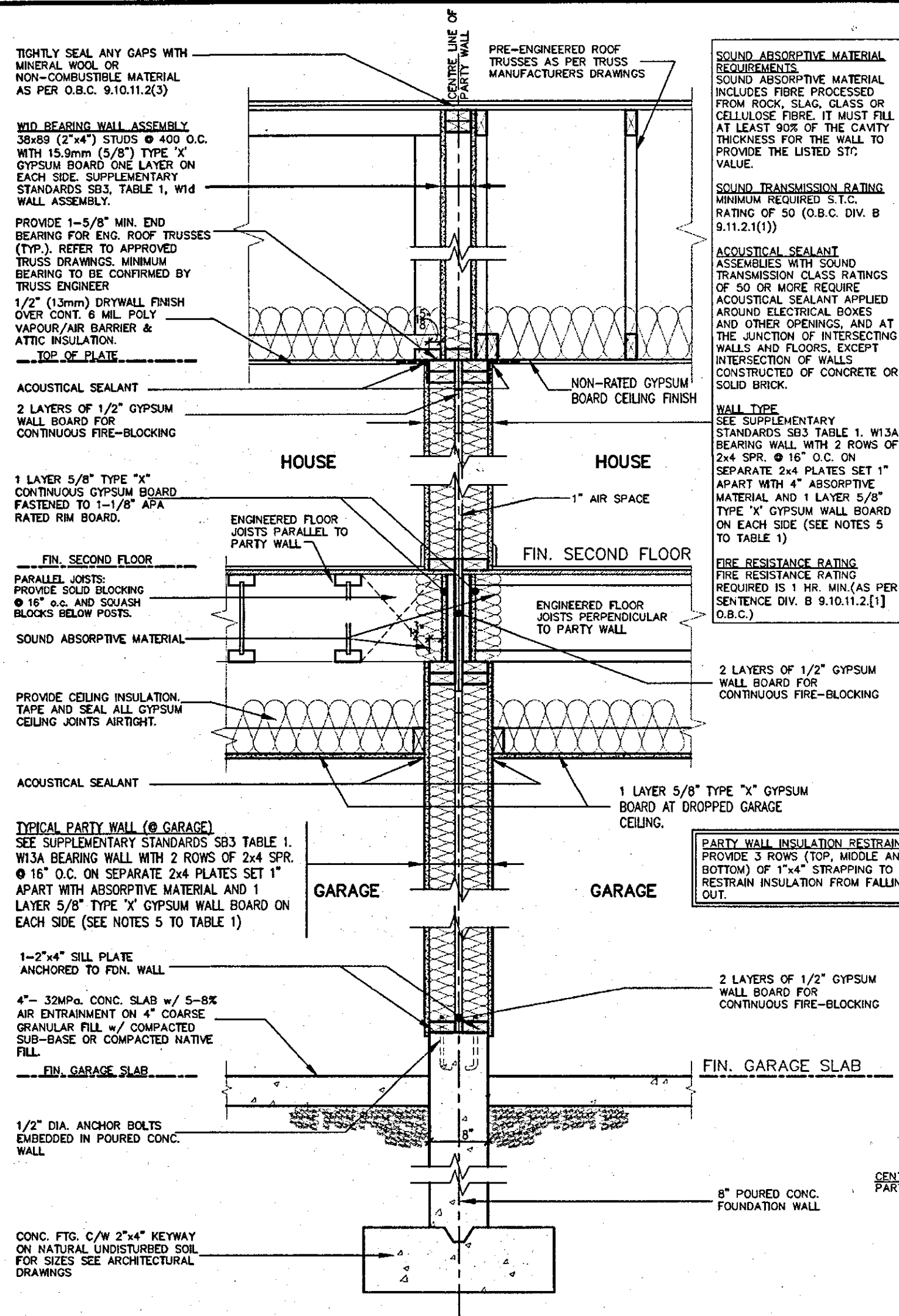
project name	project no.
RUSSELL GARDENS PH.2	16036
location	
WATERDOWN	
date	drawing no.
AUG 2017	
TYPICAL DOUBLE STUD PARTYWALL	
drawn by	checked by
GW	As Shown
scale	file name
16036-GP-STD_DETAILS_A1	
4	

TYPICAL DOUBLE STUD PARTYWALL

THE SAME

ring no.

4



# 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 Ontario Building Code to be a Designer.
8						qualification information
7						Richard Vink <i>R Vink</i> 244
6						name signature 426
5						registration information
4	ISSUED FOR PERMIT.	FEB 08/18	GW			VA3 Design Inc.
3	REVISED	FEB 05/18	GW			
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 and not to be copied.
1	ISSUED FOR PRICING.	AUG. 22/17	GW			
no.	description	date	by			

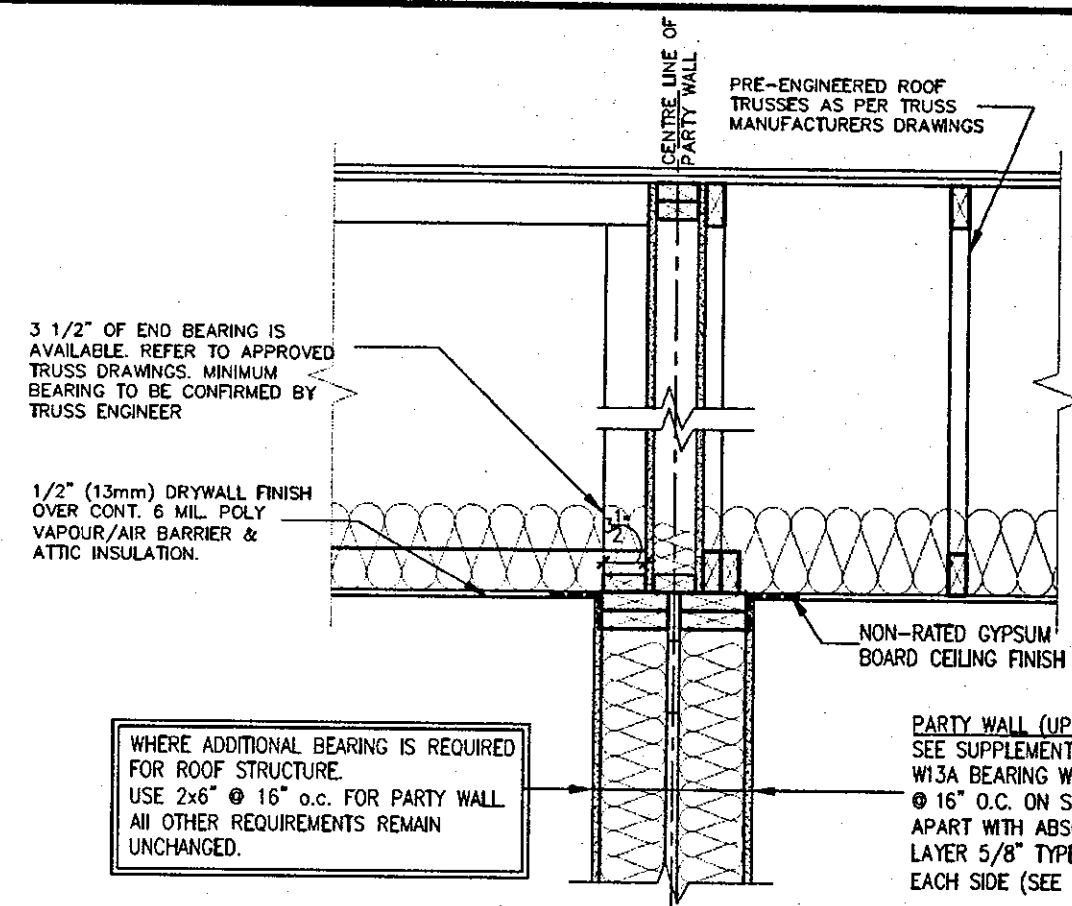
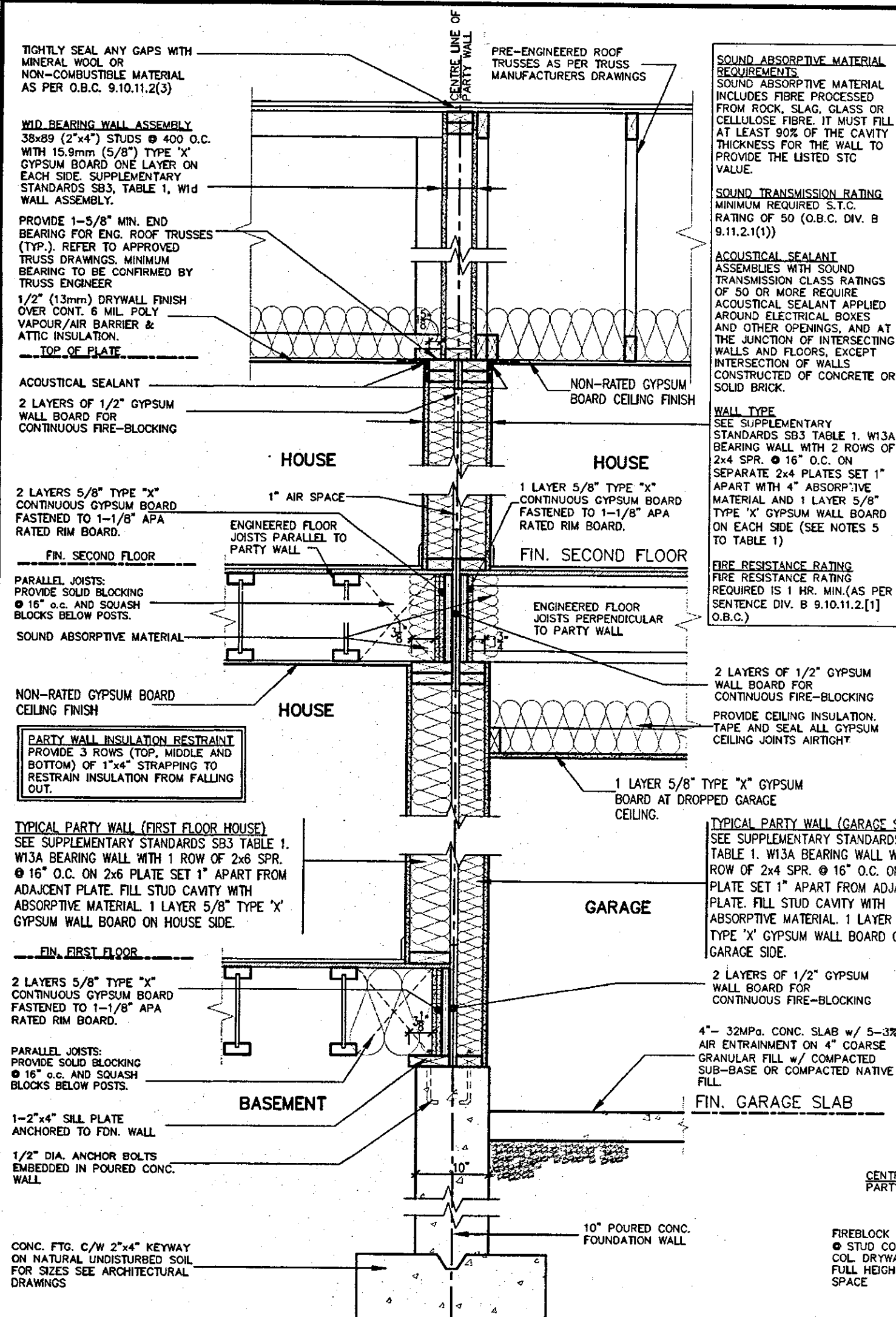
<p>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</p>	
<p>qualification information</p>	
<p>Richard Vink</p>	2448
<p>name</p>	signature
<p>registration information</p>	OK
<p>VA3 Design Inc.</p>	4265
<p>Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.</p>	

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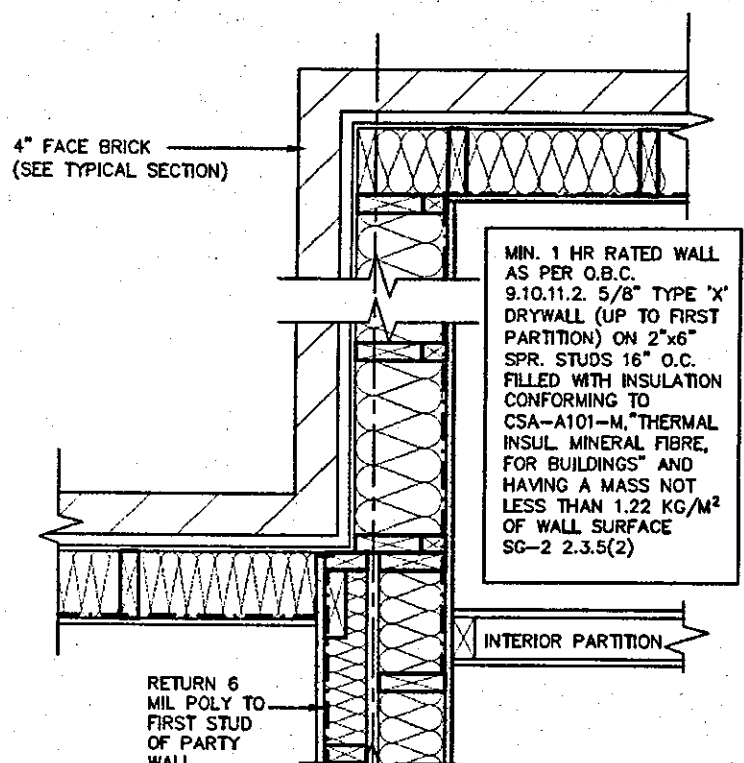
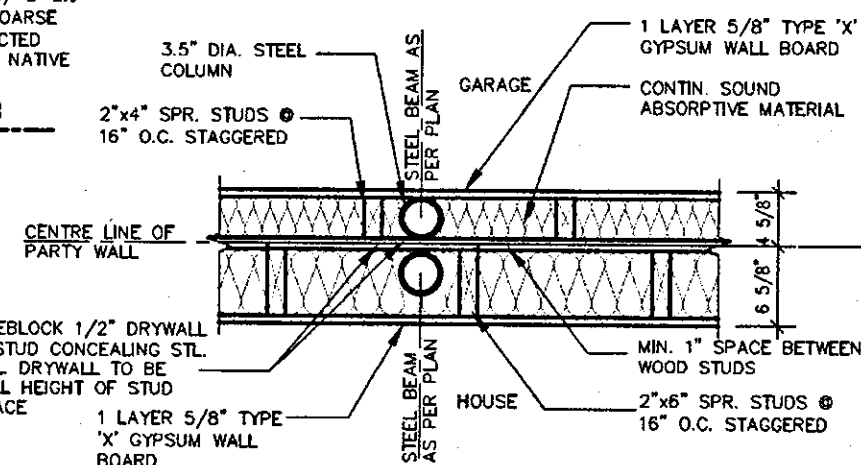


## HIGHGROVE

project name	city	municipality	project no.
RUSSELL GARDENS PH.2	WATERDOWN		16036
date	drawing title		drawing no.
AUG 2017	TYPICAL DOUBLE STUD PARTYWALL		4A
drawn by	checked by	scale	file name
GW	-	As Shown	16036-GP-STD_DETAILS_A1



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IV  
PARTY WALL PLAN AT WALL JOG

FEB 9 1948

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## SK3 (House 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	2448
6	-	-	-	<i>R Vink</i> signature	BC
5	-	-	-	name registration information	4265
4	ISSUED FOR PERMIT.	FEB. 08/18	GW	V&J Design Inc.	
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		

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

qualification information

Richard Vink *R Vink* 244

name signature

registration information

V3 Design Inc. 428

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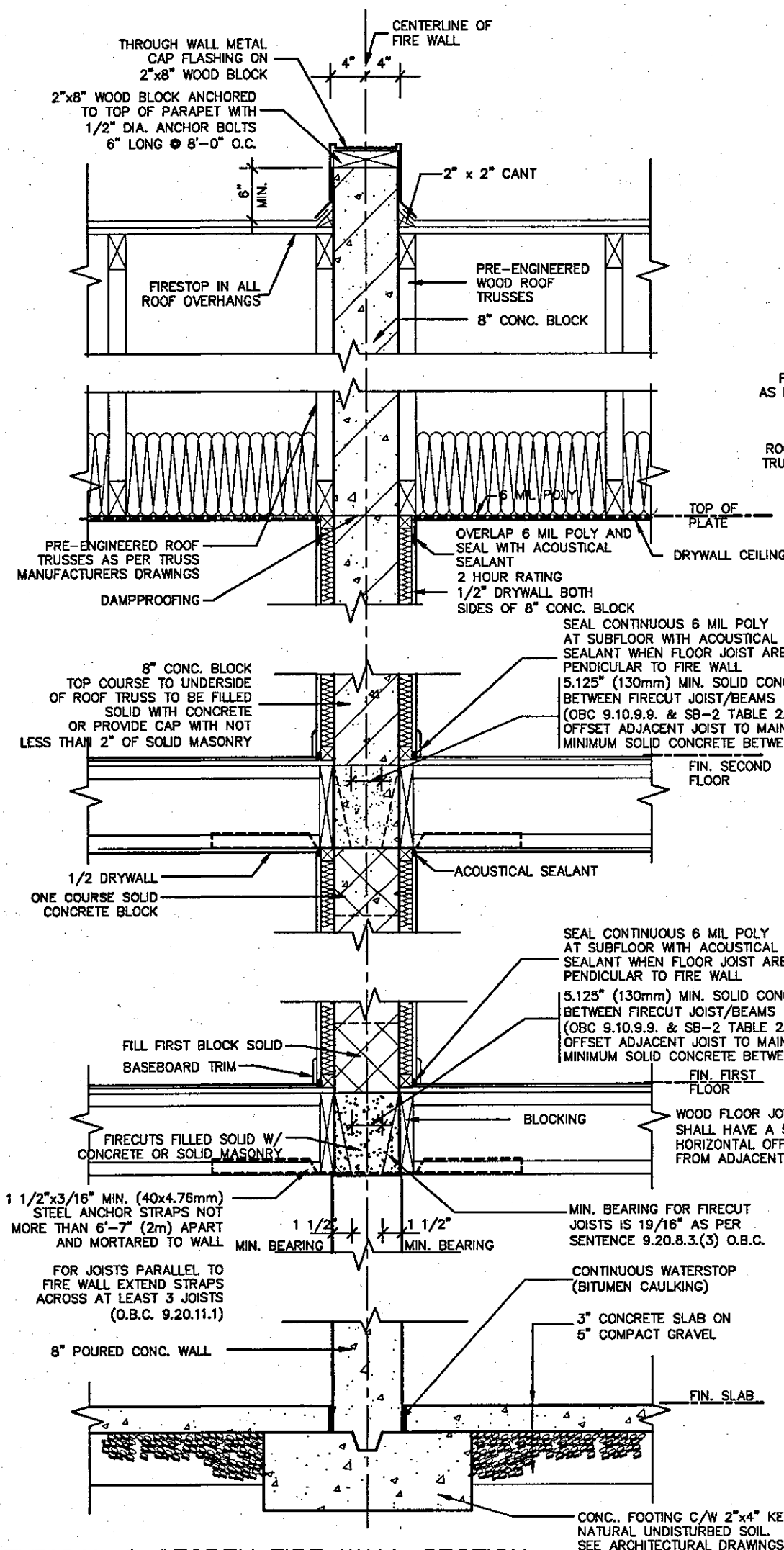
**VAB**  
**DESIGN**  
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t 416.630.2255 f 416.630.4787  
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# Greenpark.

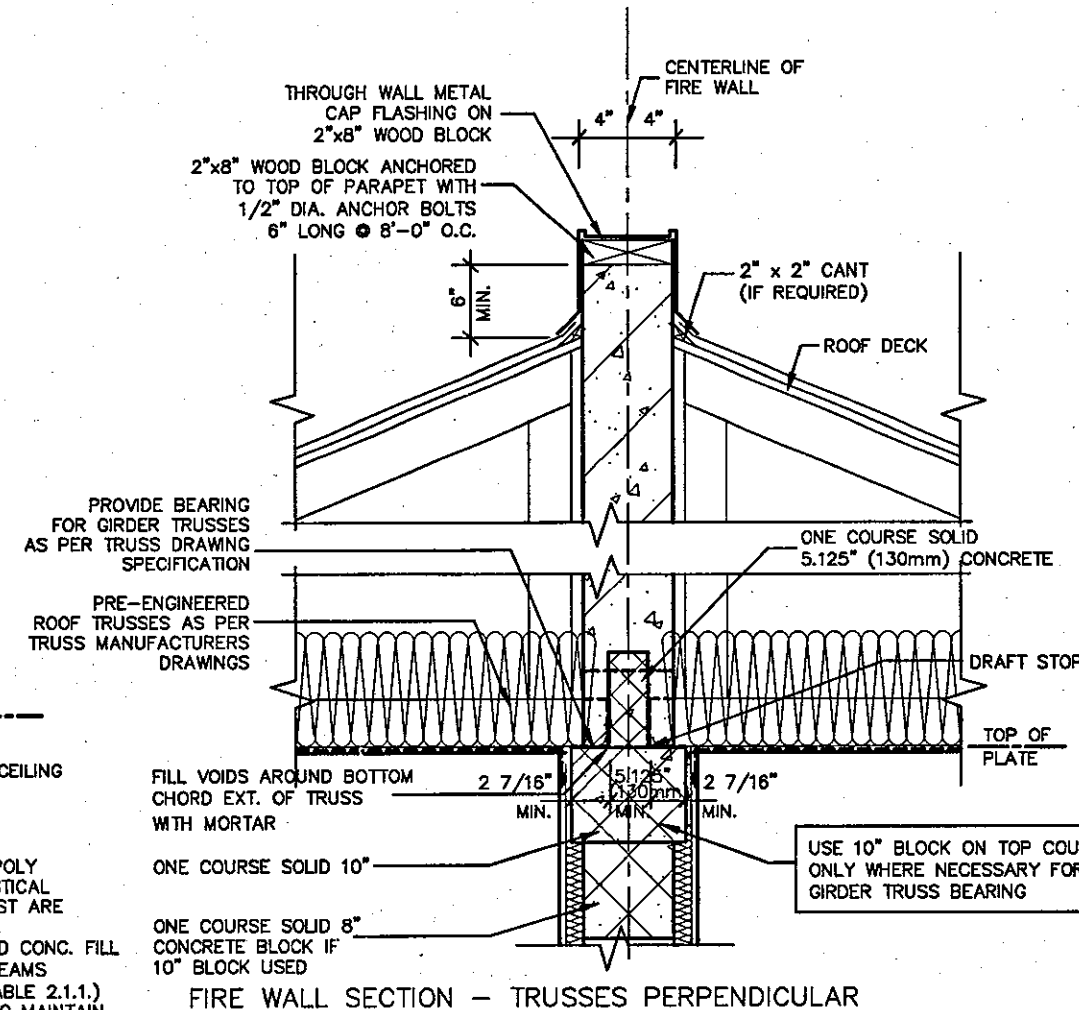
## HIGHGROVE

project name	project no.
RUSSELL GARDENS PH.2	16036
data	drawing no.
AUG 2017	
TYPICAL DOUBLE STUD PARTYWALL	
drawn by	scale
checked by	As Shown
date	file name
GW	16036-GP-STD_DETAILS_A1

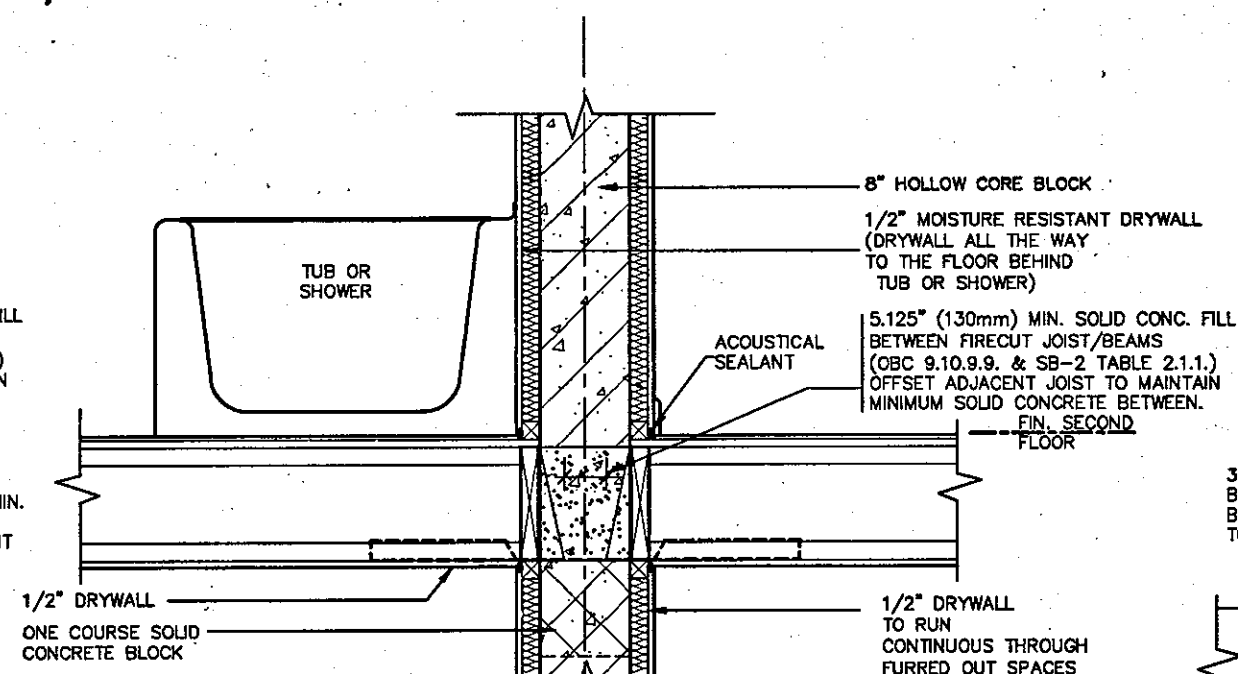
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TYPICAL 2 STOREY FIRE WALL SECTION  
TRUSSES PARALLEL TO FIRE WALL



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))

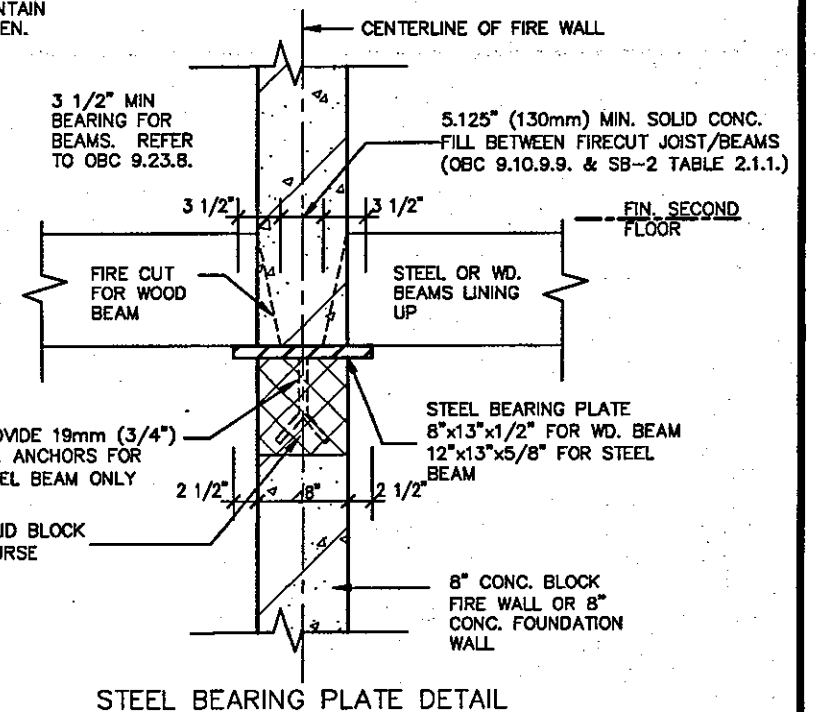
ENGINEERED FLOOR SYSTEM INSTALLATION TO CONFORM TO MANUFACTURERS APPROVED DETAILS AND SPECIFICATIONS



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JUL 18 2018

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STEEL BEARING PLATE DETAIL

**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. B6E) 8" (190MM) CONCRETE BLOCK WALL WITH 1/2" x 1/2" STRAPPING @ 24" O.C. & 1/2" DRYWALL FILLED W/ SOUND ABSORPTIVE MATERIAL EACH SIDE. (FRR 2H) (STC 57)

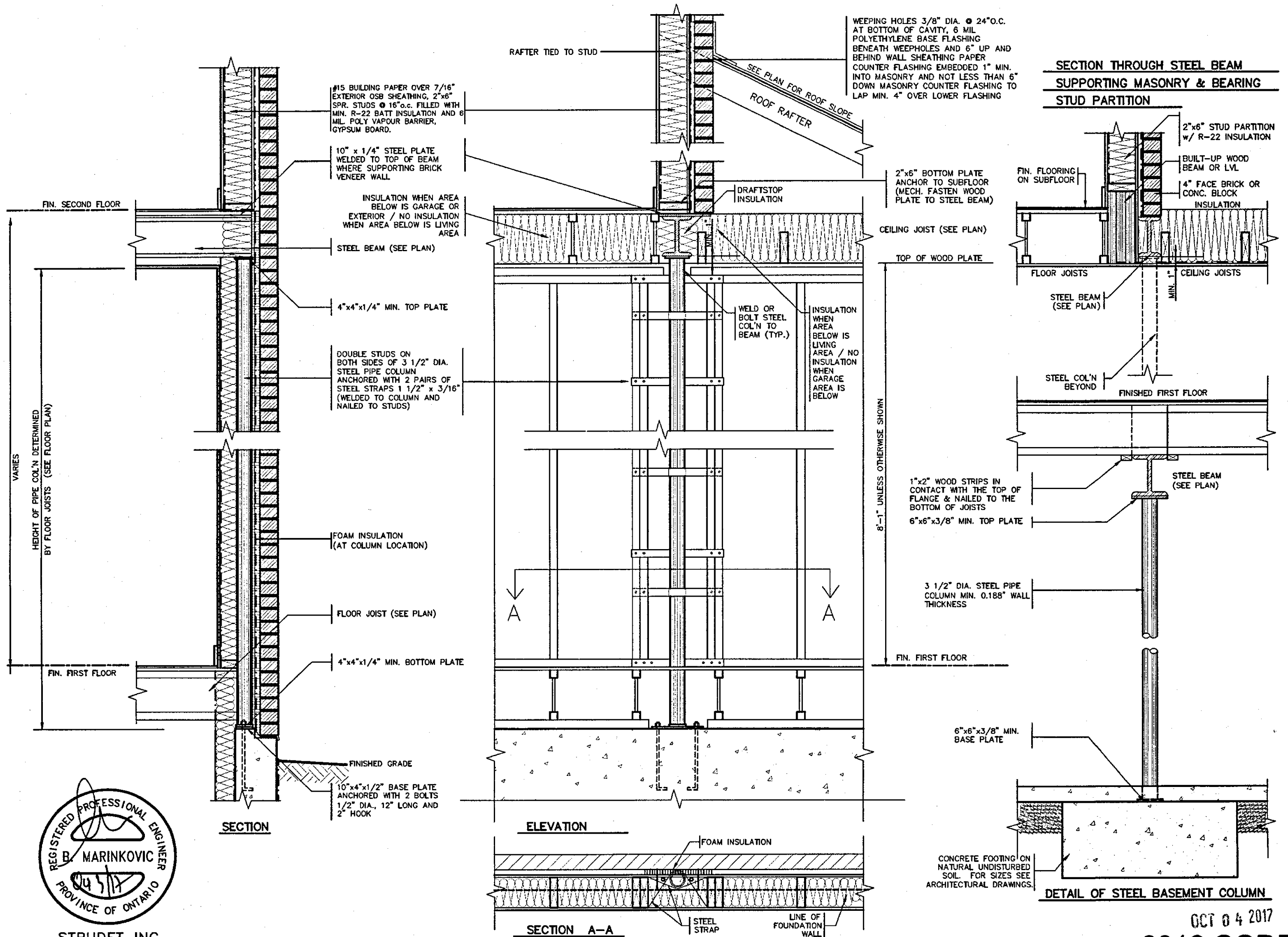
9.				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.				qualification information
7.				Richard Vink 24488
6.				signature
5.				name registration information
4.				VAS Design Inc. 42658
3.	REVISED PER BLDG. DEPT. COMMENT.	JUN. 13/18	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.
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1.	ISSUED FOR PRICING.	AUG. 22/17	GW	
no.	description	date	by	

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416.630.2255 f 416.630.4782  
vas3design.com

**Greenpark.**  
project name  
RUSSELL GARDENS PH.2  
municipality  
WATERDOWN  
date  
AUG 2017  
checked by  
As Shown  
scale  
16036-GP-STD\_DETAILS\_A1  
drawing no.  
4-2

**HIGHGROVE**  
project no.  
16036  
drawing no.  
4-2





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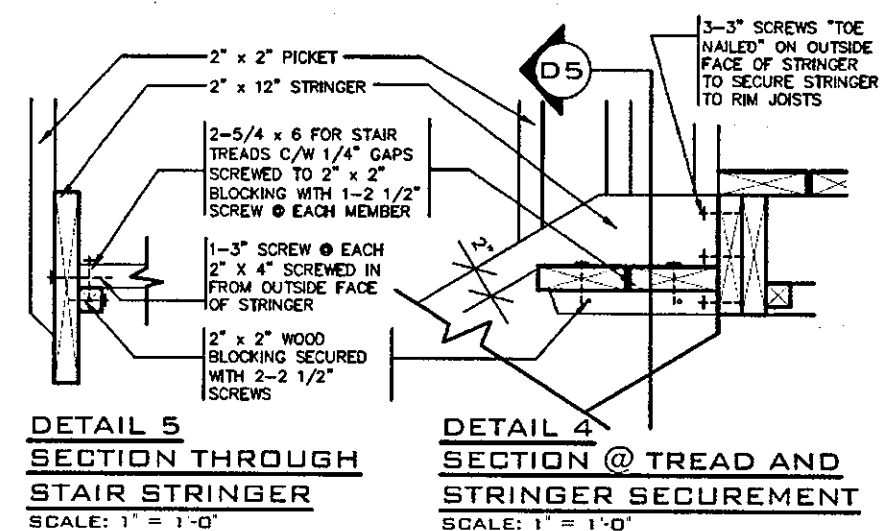
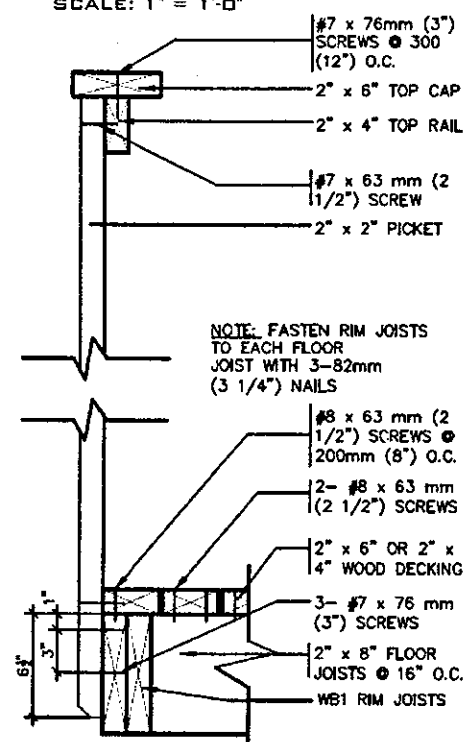
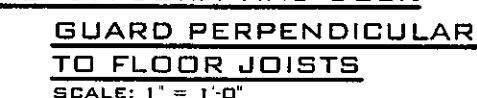
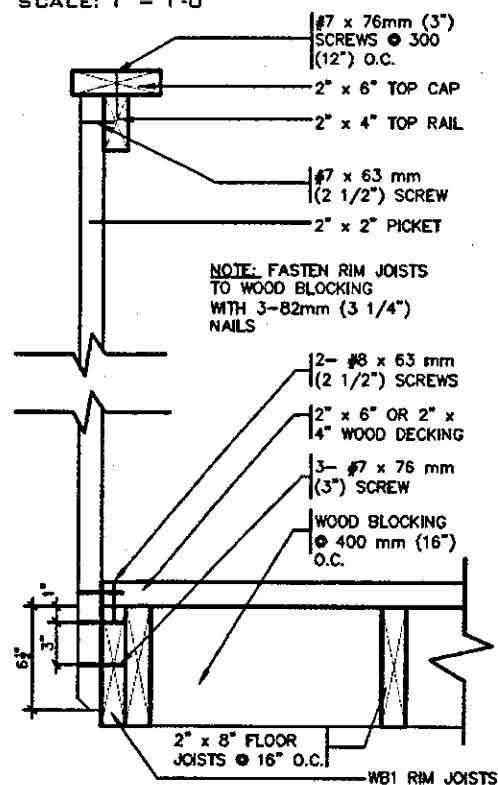
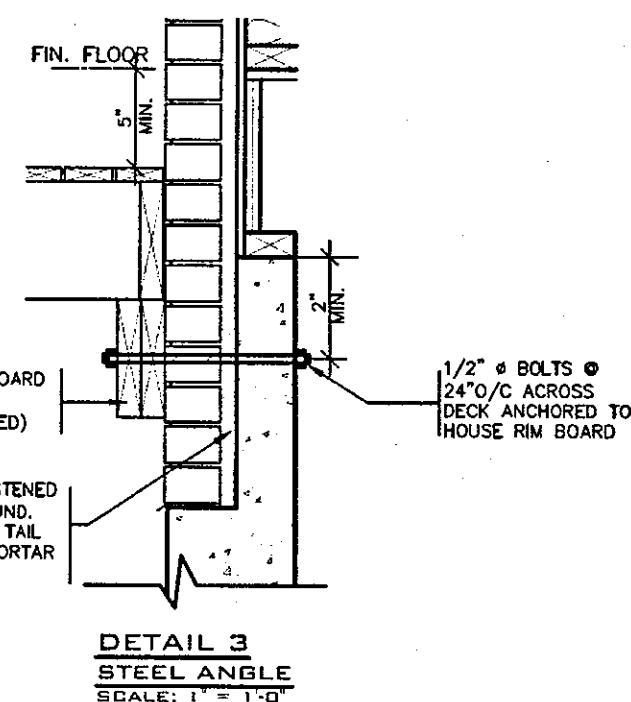
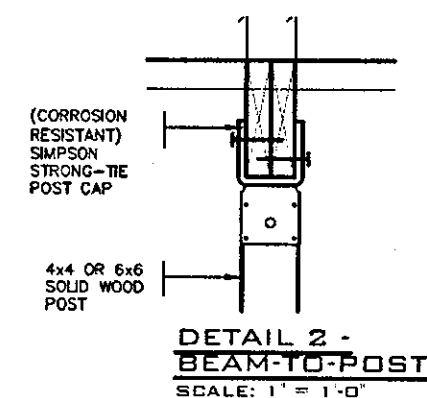
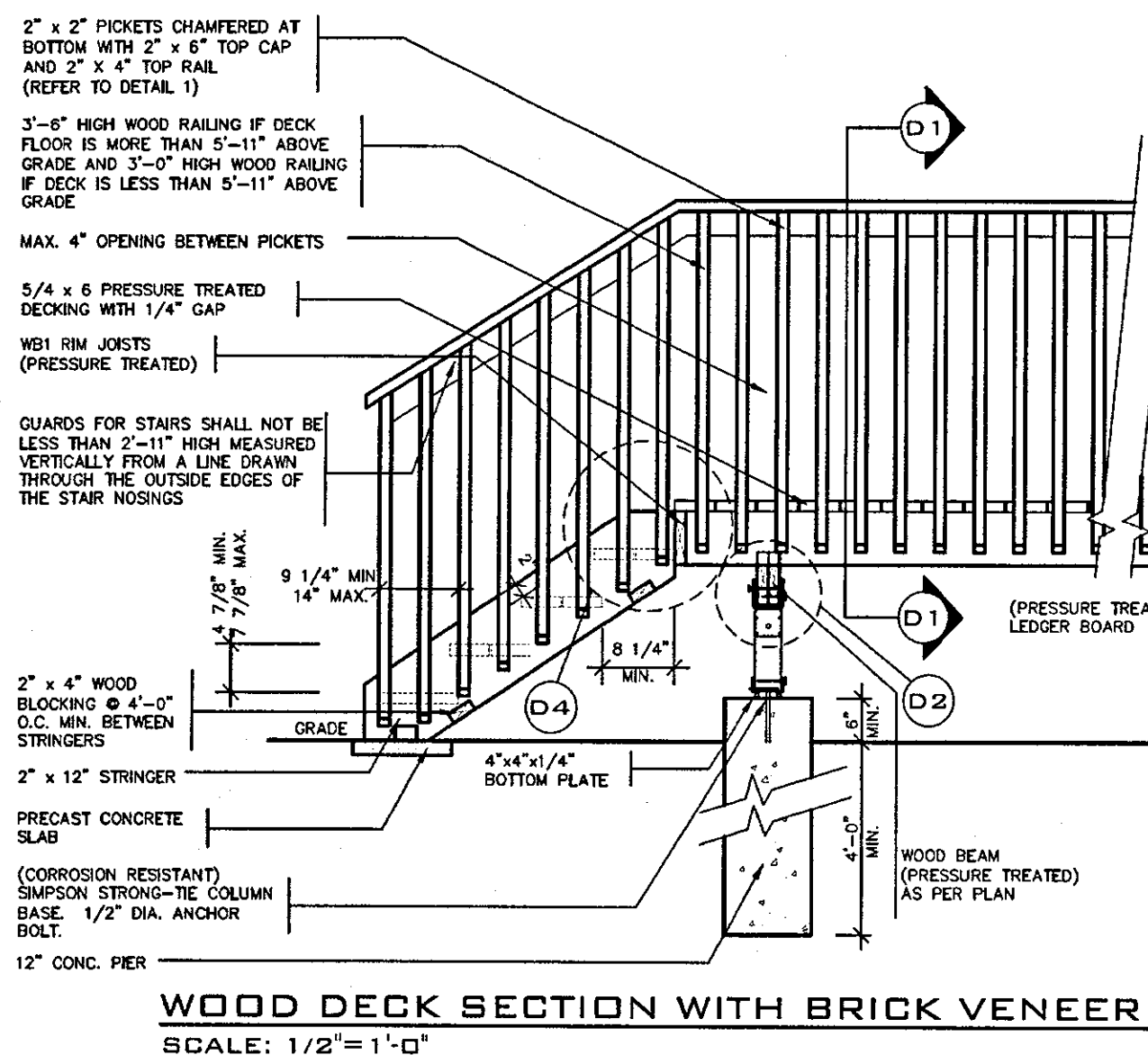
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8.				qualification information	
7.				Richard Vink	24488
6.				name	BCN
5.				registration information	42858
4.				VAS Design Inc.	
3.				Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be retained at the completion of the work. Drawings are not to be scaled.	
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1.	ISSUED FOR PRICING.	AUG. 22/17	GW		
no.	description	date	by		

<b>VAS DESIGN</b>	<b>Greenpark.</b>	<b>HIGHGROVE</b>
300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 vasdesign.com	project name RUSSELL GARDENS PH.2	project no. 16036
	date AUG 2017	scale As Shown
	checked by GW	drawing no. 16036-GP-STD_DETAILS_A1
		<b>5</b>

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## GENERAL NOTES

- GENERAL NOTES**
1. BRICK TO BE COMPRESSIVE STRENGTH OF 15 mPA (2200 p.s.i.) MIN. UNITS TO BE LAID WITH FULL HEAD AND BED JOINTS.
  2. MORTAR TO BE TYPE S WITH JOINT THICKNESS OF 10mm (3/8") MIN. AND 20mm (3/4") MAX.
  3. ALL NAILS AND SCREWS TO BE GALVANIZED.
  4. WB1 = 2- 2 x 8 (PRESSURE TREATED)  
WB3 = 2- 2 x 10 (PRESSURE TREATED)
  5. WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES.

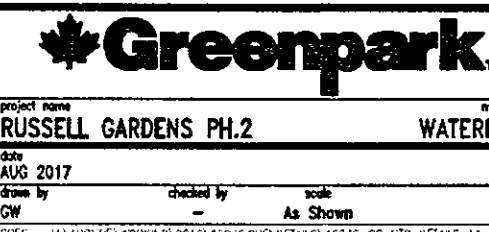


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8						
7						qualification information
6						Richard Vink 2448
5						name signature 80
4						registration information
3						VAS Design Inc. 4265
2	ISSUED FOR PERMIT.		SEP. 29/17	GW		Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All
1	ISSUED FOR PRICING.		AUG. 22/17	GW		drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.
no	description		date	by		

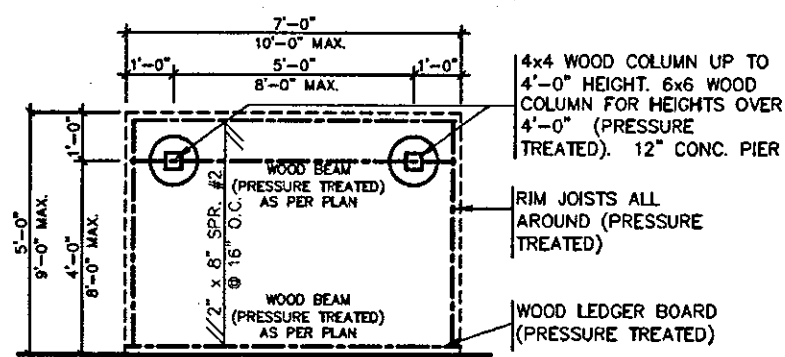


## HIGHGROVE

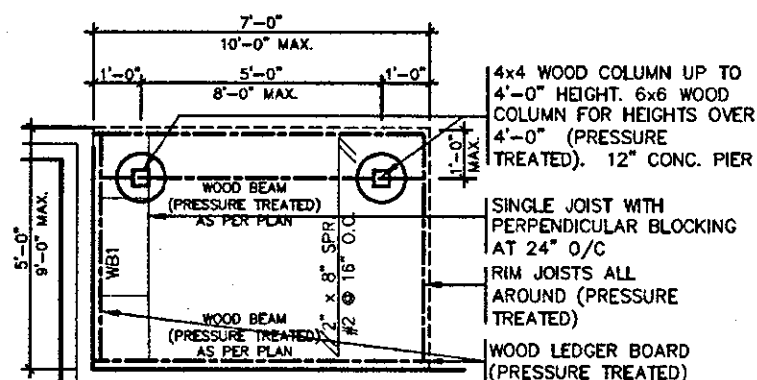
project no.  
16036

drawing no.

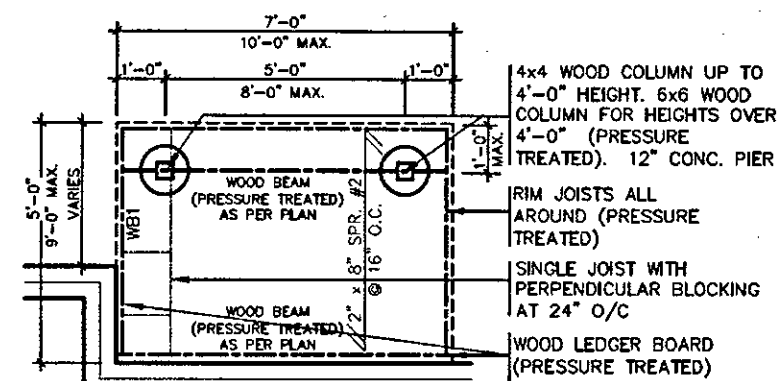
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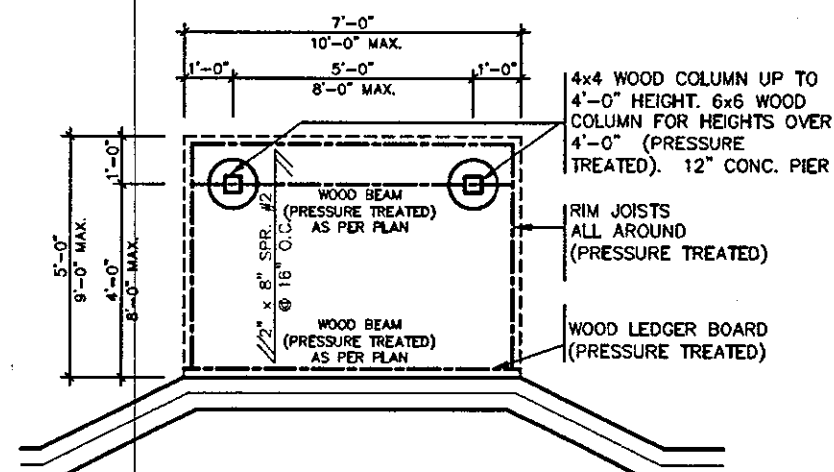
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SCALE: 1/4" = 1'-0"



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



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



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



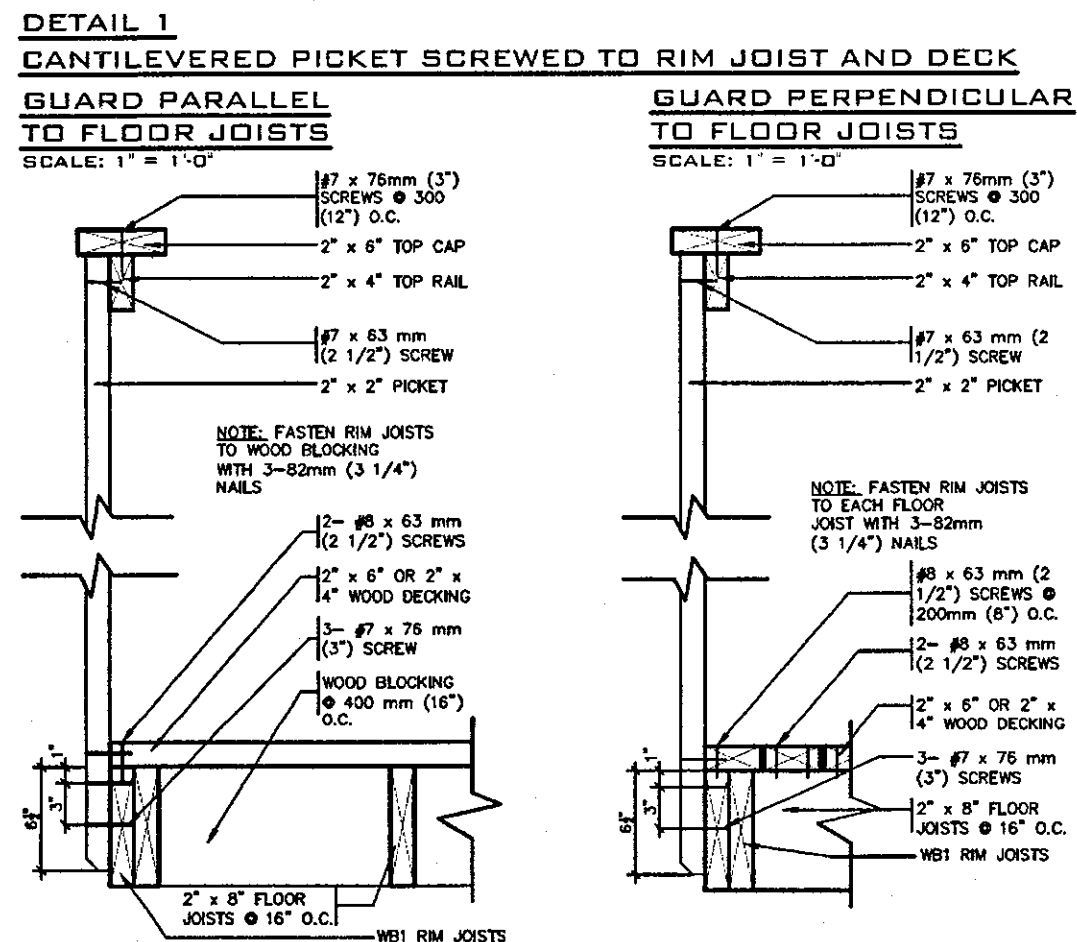
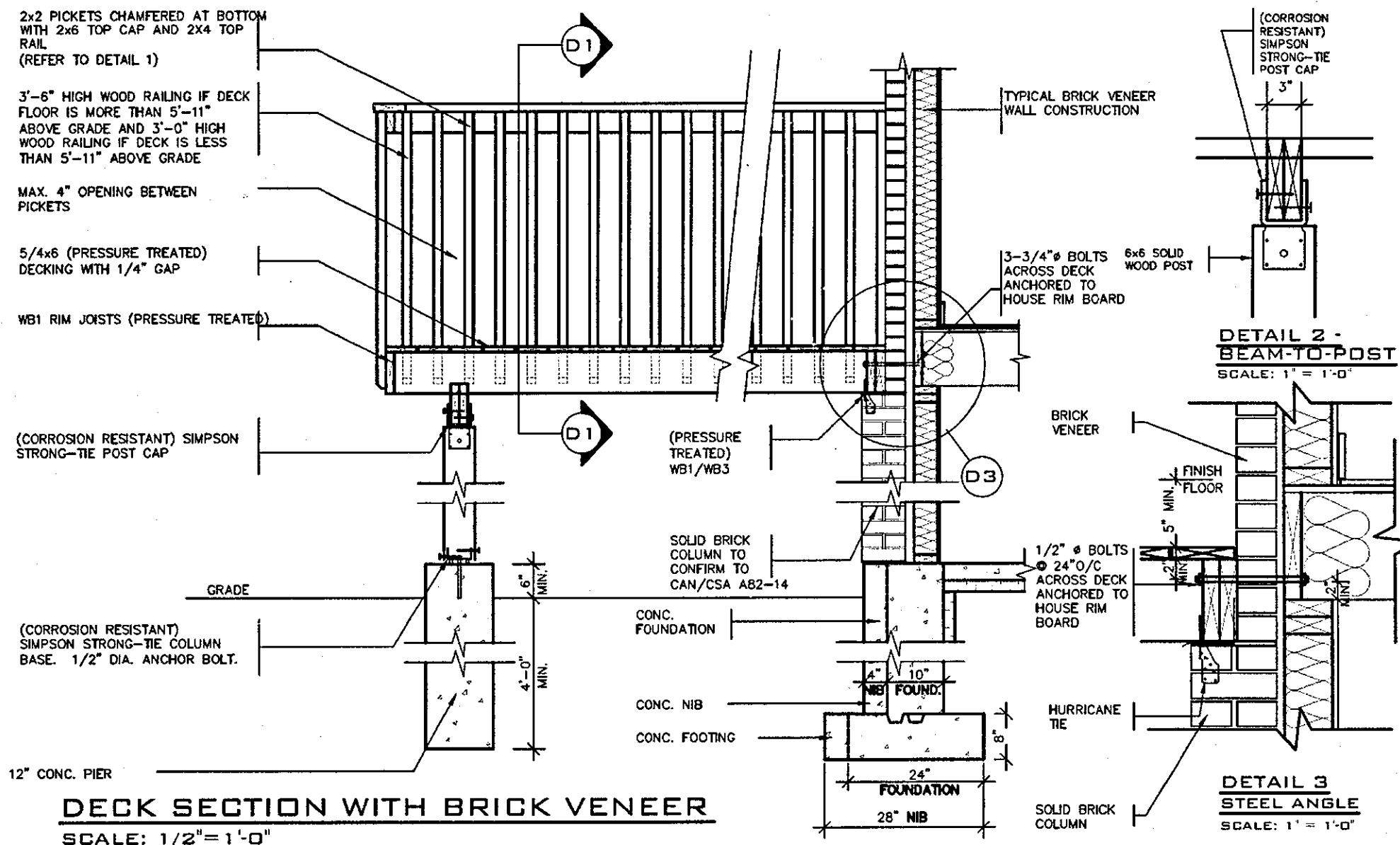
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### GENERAL NOTES

1. BRICK TO BE COMPRESSIVE STRENGTH OF 15 MPa (2200 p.s.i.) MIN. UNITS TO BE LAID WITH FULL HEAD AND BED JOINTS.
2. MORTAR TO BE TYPE S WITH JOINT THICKNESS OF 10mm (3/8") MIN. AND 20mm (3/4") MAX.
3. ALL NAILS AND SCREWS TO BE GALVANIZED.
4. WB1 = 2- 2 x 8 (PRESSURE TREATED)  
WB3 = 2- 2 x 10 (PRESSURE TREATED)
5. WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES.



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9.					
8.					
7.					
6.					
5.					
4.					
3.					
2.	ISSUED FOR PERMIT.	SEP. 29/17	GW		
1.	ISSUED FOR PRICING.	AUG. 22/17	GW		
no.	description	date	by		

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

qualification information  
Richard Vink 24488 BCIN

name  
signature  
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 retained at the completion of the work. Drawings are not to be scaled.

**VA3 DESIGN**  
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Toronto ON M3H 1S8  
416.630.2255 1 416.630.4782  
va3design.com

**Greenpark.**

project name  
RUSSELL GARDENS PH.2

location  
WATERDOWN

date  
AUG 2017

drawn by  
checked by  
scale  
As Shown

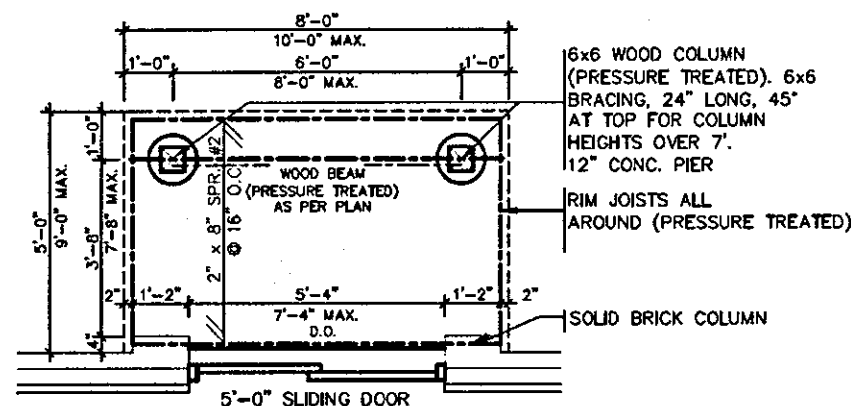
WOOD DECK DETAILS-WALK-OUT CONDITION

16036-GP-STD\_DETAILS\_A1

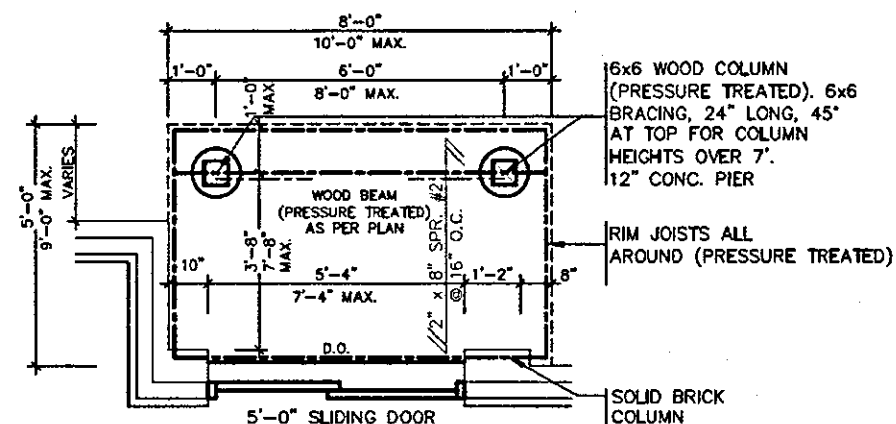
**HIGHGROVE**

project no.  
16036

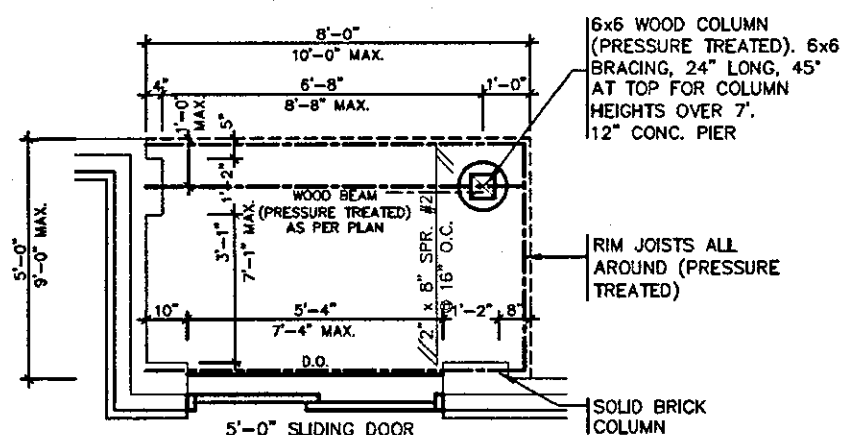
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6-2



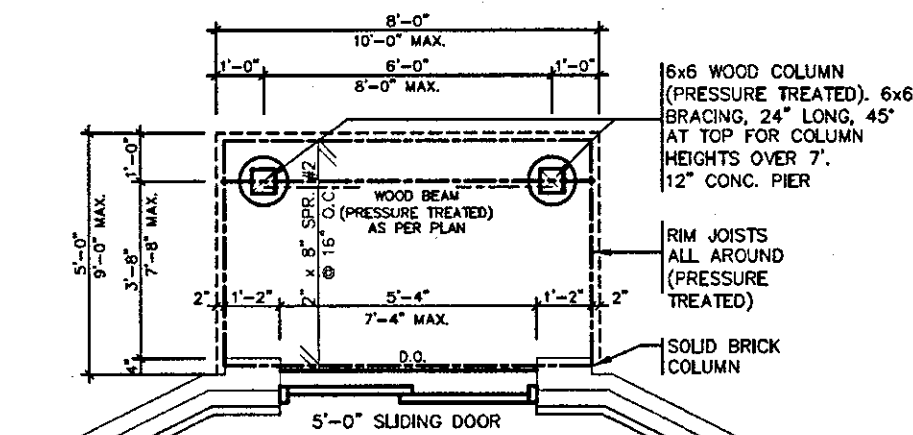
**TYPICAL DECK LAYOUT**  
SCALE: 1/4" = 1'-0"



**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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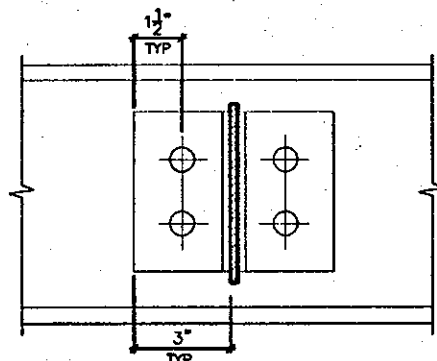
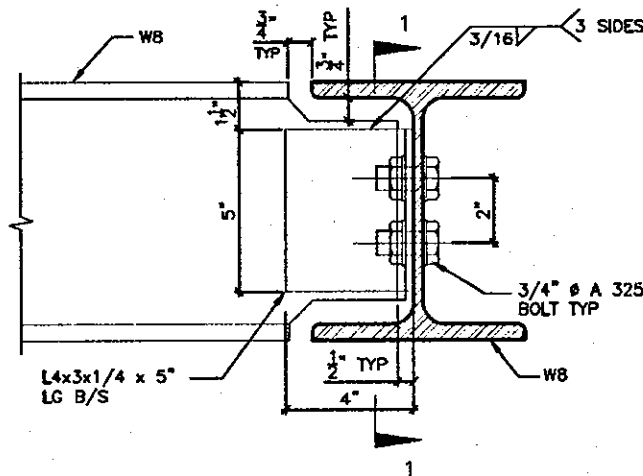
OCT 04 2017

**2012 CODE  
COMPLIANCE PACKAGE A1**

<p>9. _____</p> <p>8. _____</p> <p>7. _____</p> <p>6. _____</p> <p>5. _____</p> <p>4. _____</p> <p>3. _____</p> <p>2. ISSUED FOR PERMIT. SEP. 29/17 GW</p> <p>1. ISSUED FOR PRICING. AUG. 22/17 GW</p> <p>no. description date by</p>	<p>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.</p> <p>qualification information</p> <p>Richard Vink 24488</p> <p>signature</p> <p>BCN</p> <p>VA3 Design Inc. 42658</p> <p>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.</p>	<p><b>VA3 DESIGN</b></p> <p>300A Wilson Avenue</p> <p>Toronto ON M3H 1S8</p> <p>416.630.2255 / 416.630.4782</p> <p>va3design.com</p>	<p><b>Greenpark.</b></p> <p>project name: RUSSELL GARDENS PH.2</p> <p>location: WATERDOWN</p> <p>date: AUG 2017</p> <p>drawn by: _____</p> <p>checked by: _____</p> <p>scale: As Shown</p> <p>file name: 16036-GP-STD_DETAILS_A1</p> <p>date: Sep 29 2017 - 1:54 PM</p>	<p><b>HIGHGROVE</b></p> <p>project no. 16036</p> <p>drawing no. 6-3</p>
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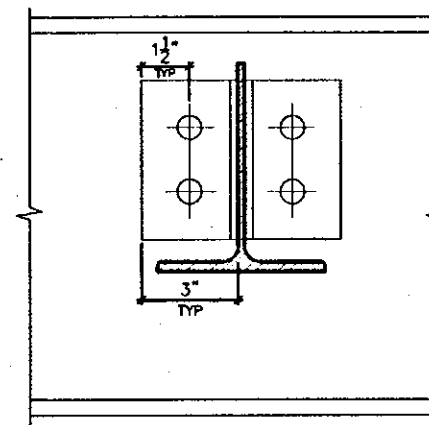
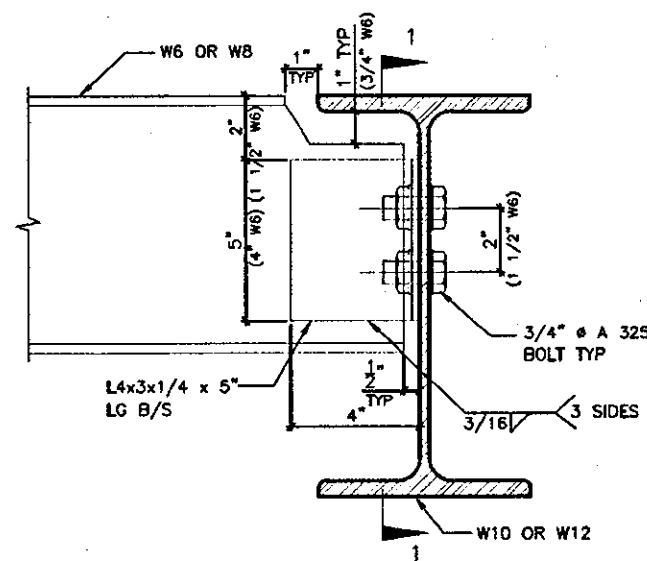




DETAIL 1.

W8  
TO  
W8  
CONNECTION

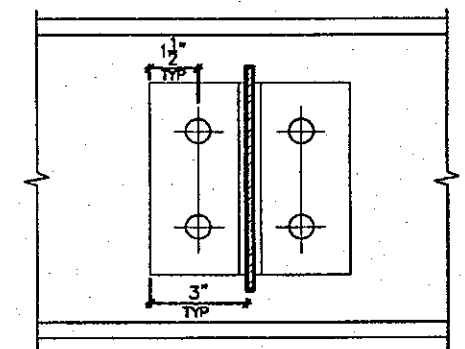
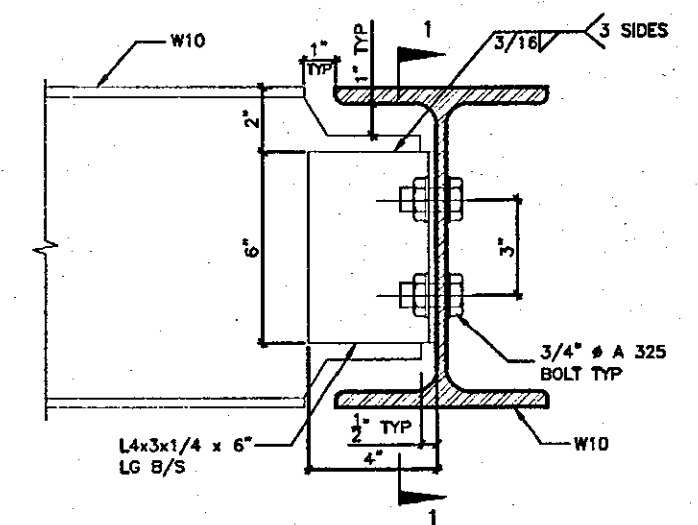
SECTION 1-1



DETAIL 2.

W6(W8)  
TO  
W10(W12)  
CONNECTION

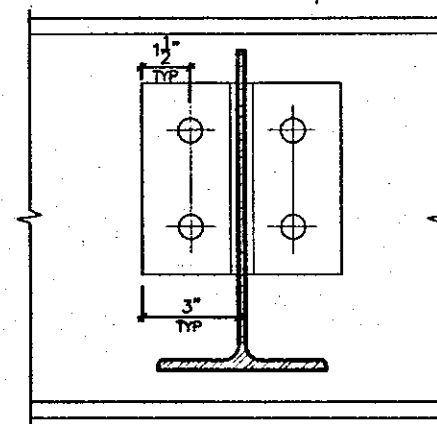
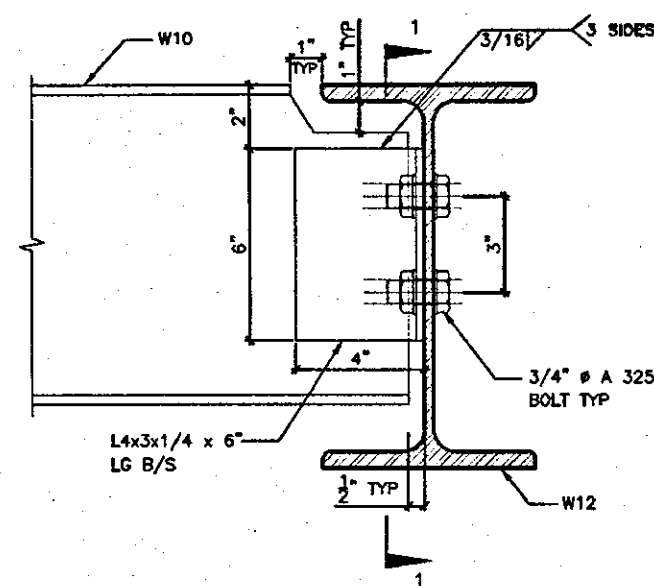
SECTION 1-1



DETAIL 3.

W10  
TO  
W10  
CONNECTION

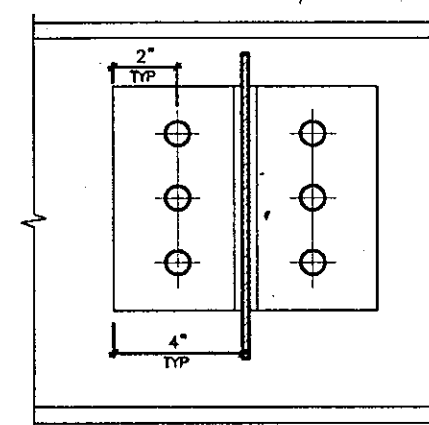
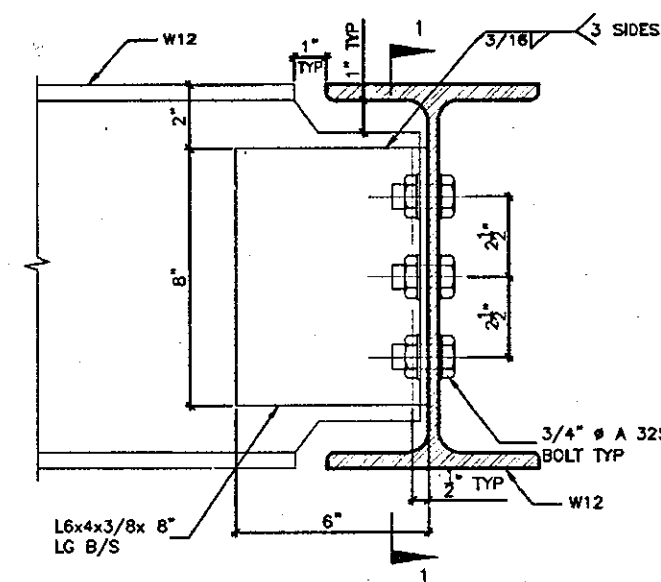
SECTION 1-1



DETAIL 4.

W10  
TO  
W12  
CONNECTION

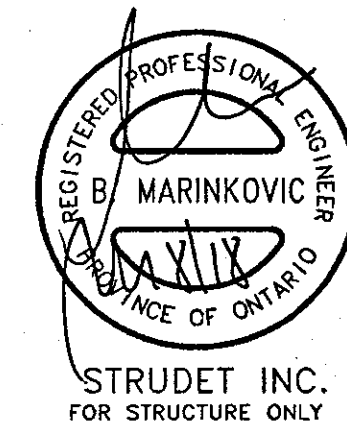
SECTION 1-1



DETAIL 5.

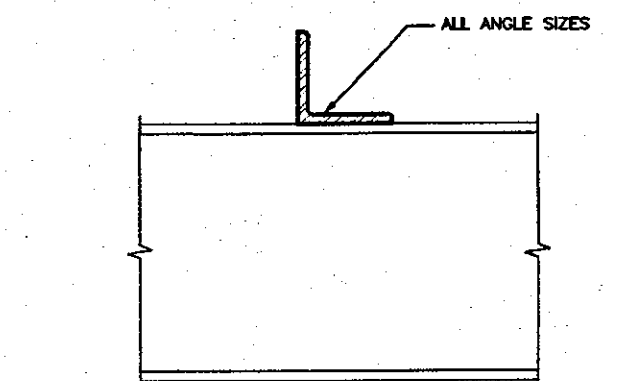
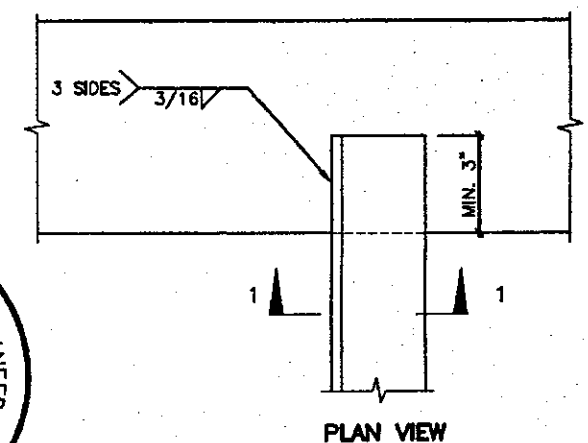
W12  
TO  
W12  
CONNECTION

SECTION 1-1



DETAIL 6.

ANGLE  
TO  
BEAM  
CONNECTION



ALL BEAM SIZES SECTION 1-1 MAR 08 2018

2012 CODE  
COMPLIANCE PACKAGE

MAR 08 2018

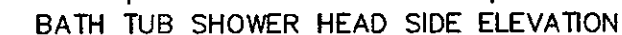
9.				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.				qualification information
7.				Richard Vink 24488
6.				name registration information
5.				VAS Design Inc. 42658
4.				
3.	REVISED.	MAR. 06/18	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.
2.	ISSUED FOR PERMIT.	SEP. 29/17	GW	
1.	ISSUED FOR PRICING.	AUG. 22/17	GW	
no.	description	date	by	



HIGHGROVE

project name	RUSSELL GARDENS PH.2	municipality	WATERDOWN	project no.	16036
date	AUG 2017	checked by	scale	file name	16036-GP-STD_DETAILS_A1
drawn by	GW	Not to Scale		drawing no.	7

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OCT 04 2017

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8						qualification information
6						Richard Vink 244
5						name <i>R Vink</i> signature
4						registration information
3						VA3 Design Inc. 426
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 work of the Designer which must be retained at the completion of the work.
1	ISSUED FOR PRICING.	AUG. 22/17	GW			Drawings are not to be copied.
no.	description	date	by			



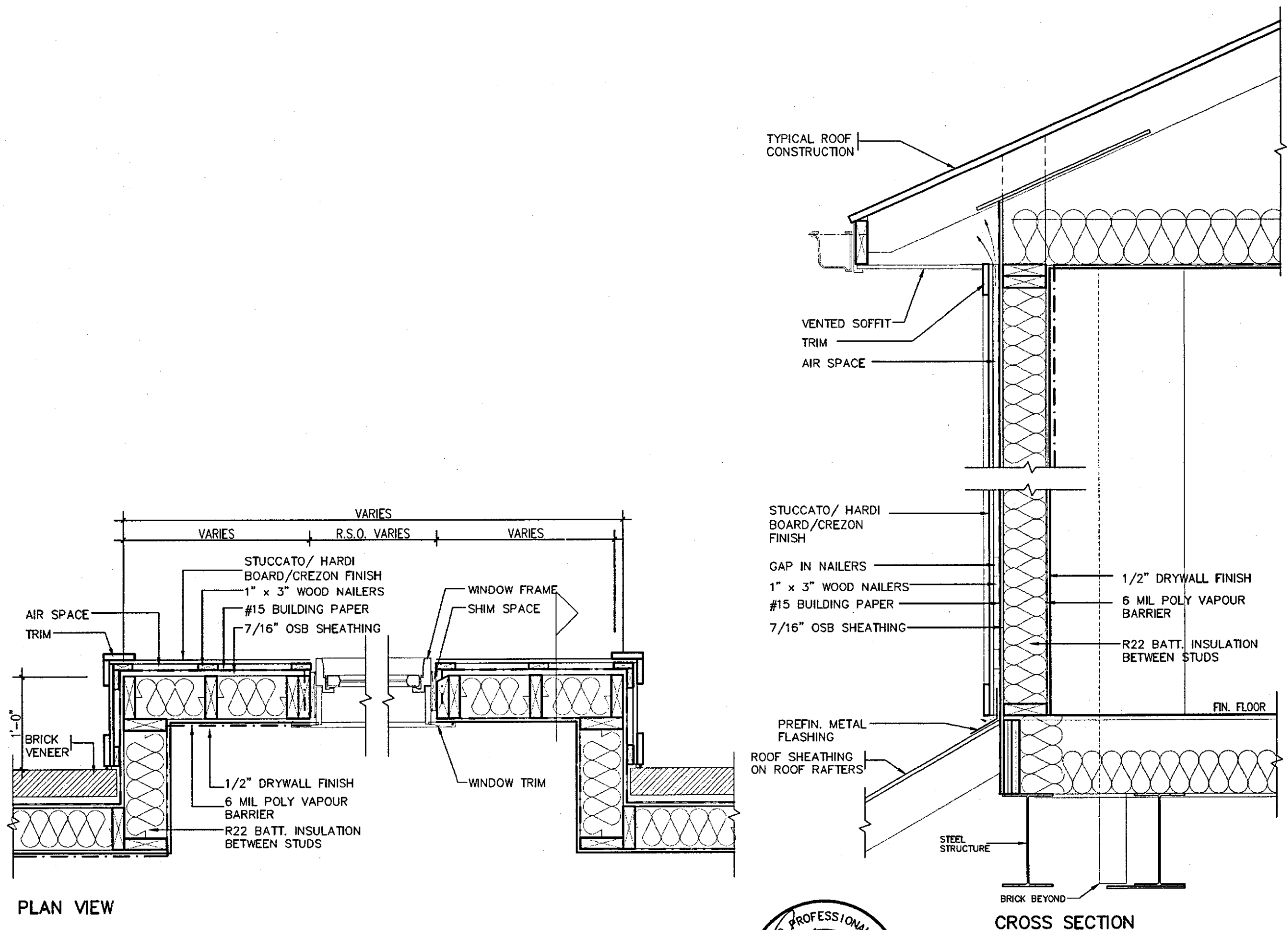
## HIGHGROVE

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

date AUG 2017 **STUD WALL REINFORCEMENT** drawing no. 8  
 drawn by checked by scale file name  
 Not to Scale 16036-GP-STD\_DETAILS\_A1  
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8

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STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.27.)



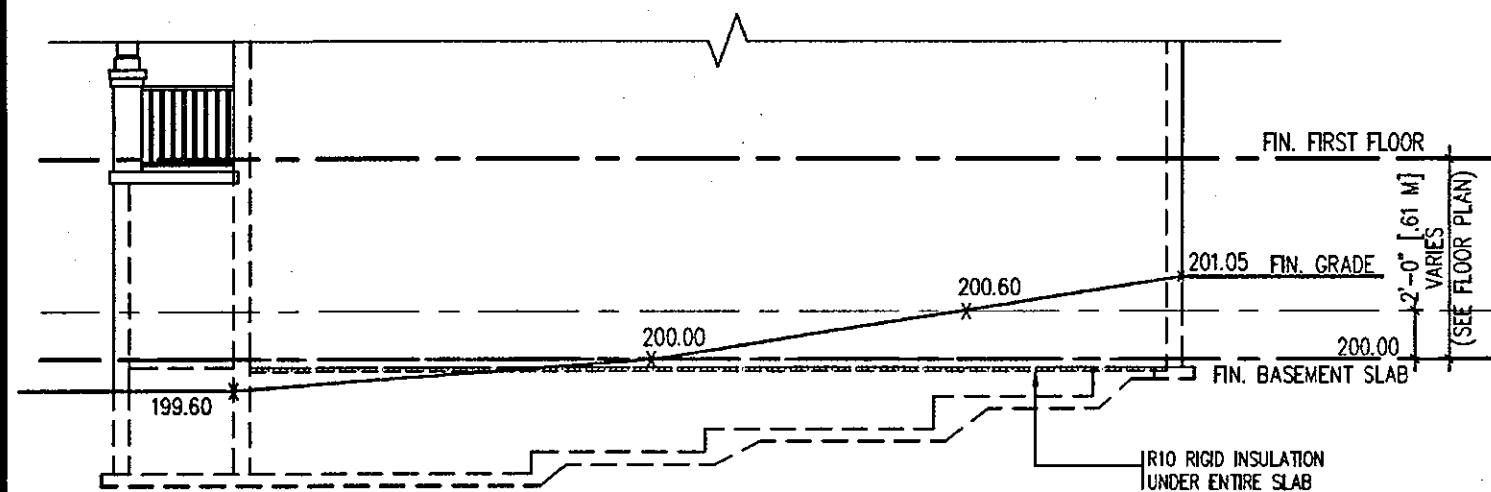
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COMPLIANCE PACKAGE A1

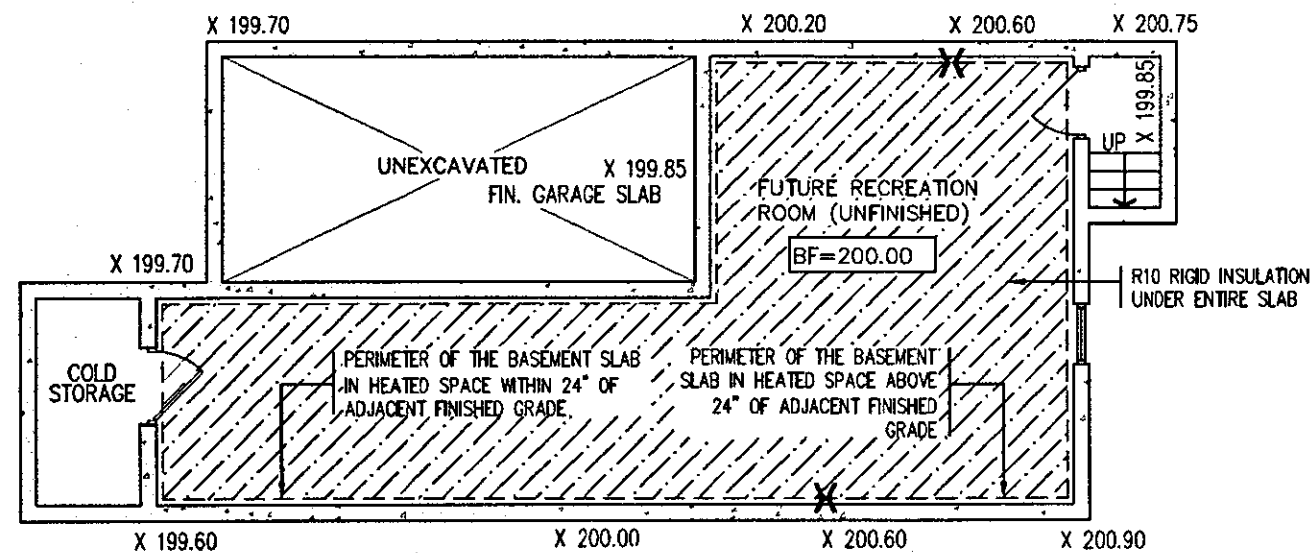
OCT 04 2017

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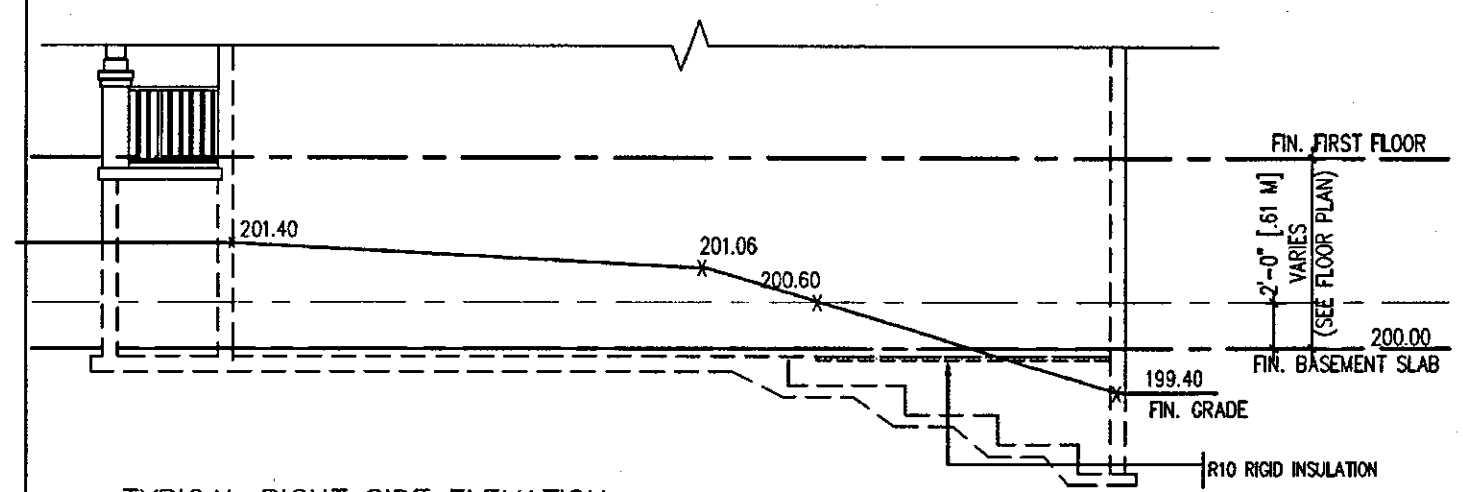
TYPICAL RIGHT SIDE ELEVATION



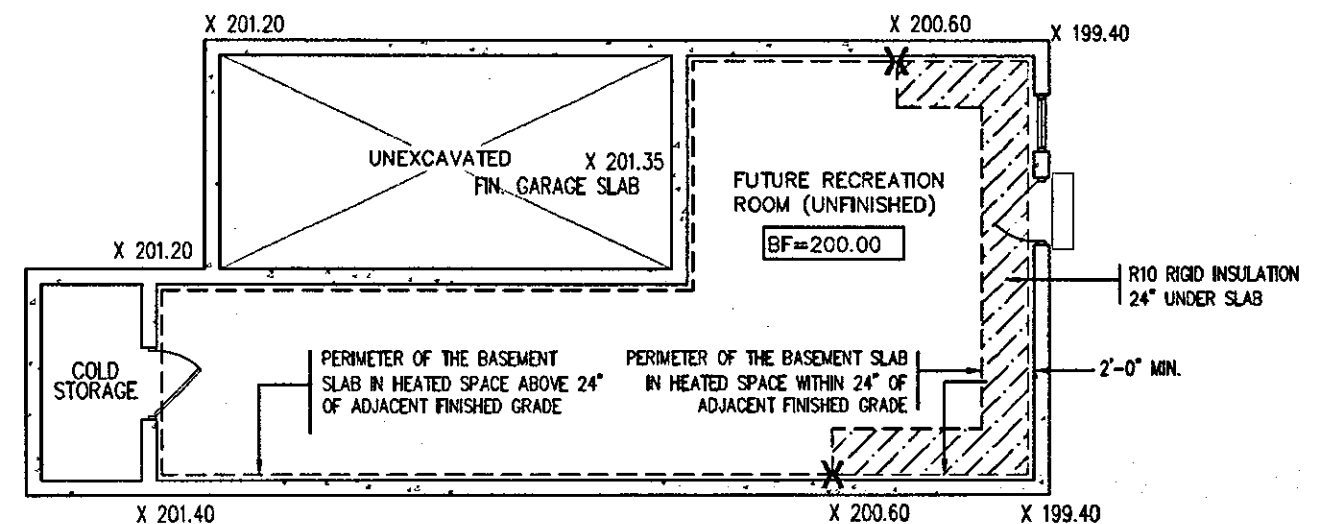
TYPICAL BASEMENT PLAN

## 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



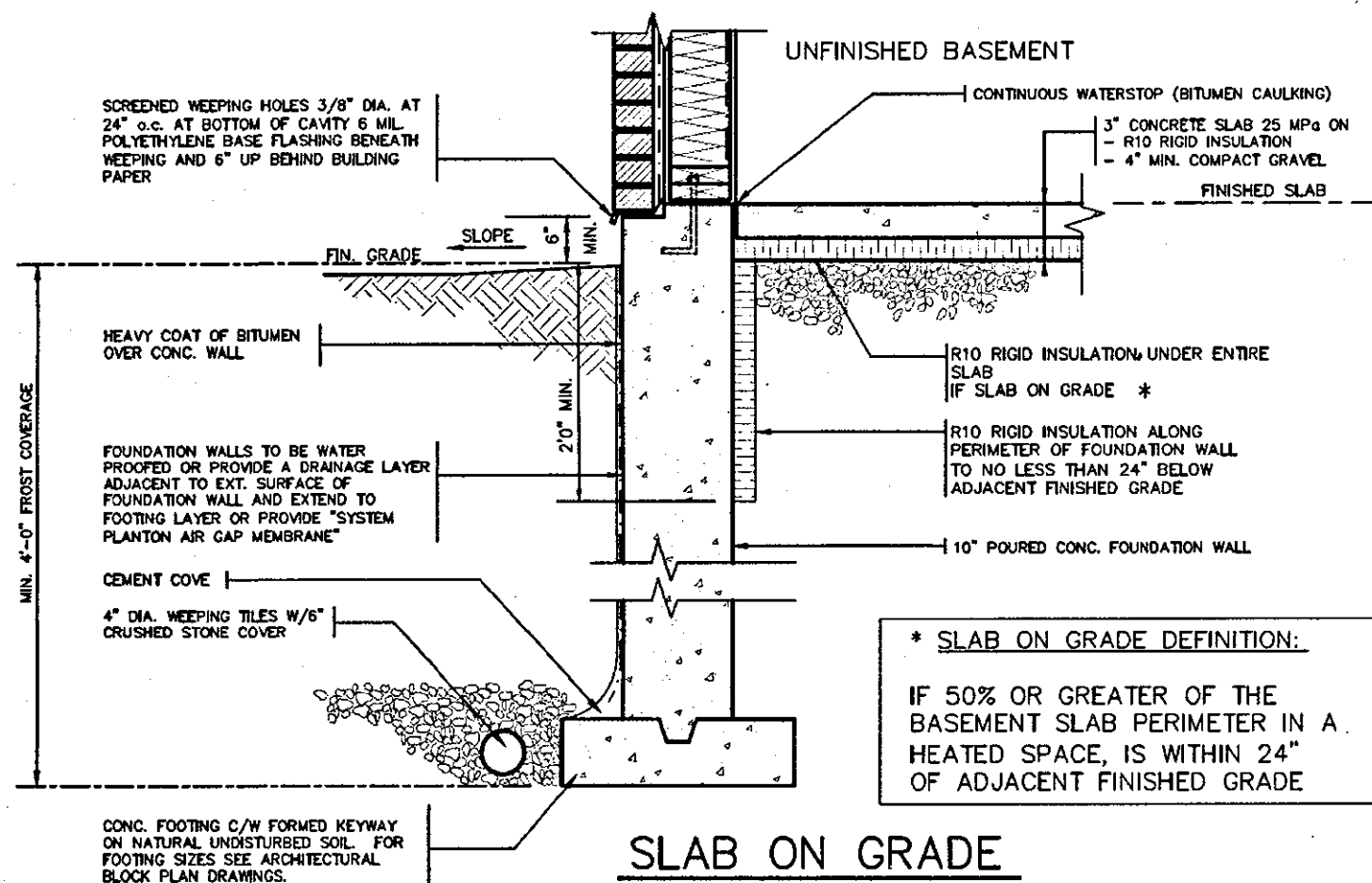
TYPICAL RIGHT SIDE ELEVATION



TYPICAL BASEMENT PLAN

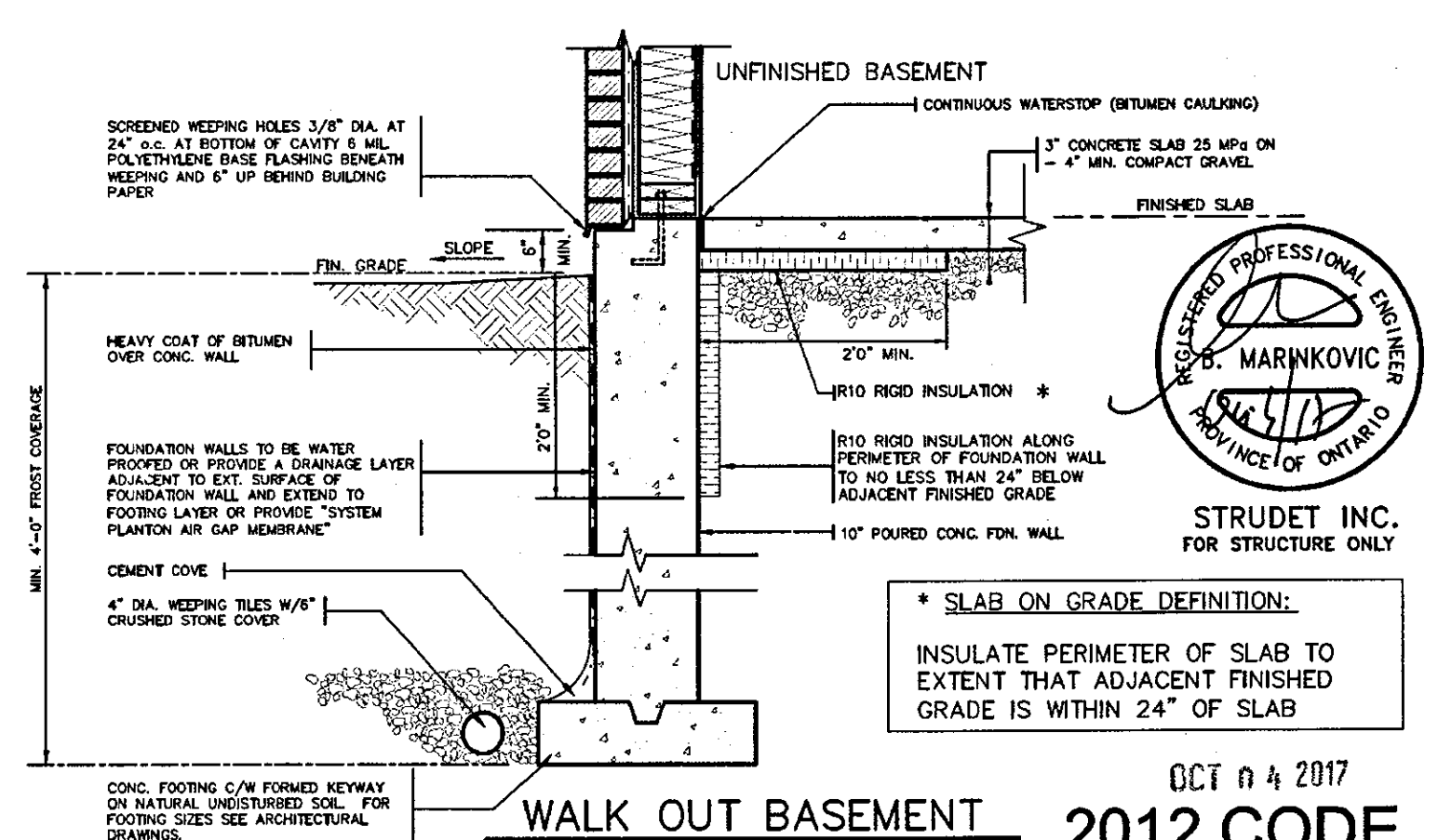
## WALK OUT BASEMENT CONDITION

- 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



## 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



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## 2012 CODE COMPLIANCE PACKAGE

9					
8					
7					
6					
5					
4					
3					
2	ISSUED FOR PERMIT.	SEP. 29/17	GW		
1	ISSUED FOR PRICING.	AUG. 22/17	GW		
no.	description	date	by		

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

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

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

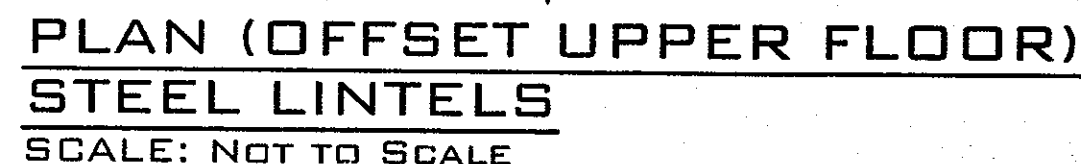
**VA3 DESIGN**  
300A Wilson Avenue  
Toronto ON M3H 1S8  
416.630.2255 f 416.630.4782  
vas3design.com

<b>Greenpark.</b>	<b>HIGHGROVE</b>
project name RUSSELL GARDENS PH.2	municipality WATERDOWN
date AUG 2017	project no. 16036
drawn by GW	checked by Not to Scale
scale Not to Scale	16036-GP-STD_DETAILS_A1
date AUG 2017	10

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# SK2 (Garage to Garage)

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8			qualification information							
7			Richard Vink 24488							
6			name signature BC#							
5			registration information VA3 Design Inc. 42658							
4	REVISED.	APR 16/18	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.						
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								

DATE AUG 2017

drawn by \_\_\_\_\_ checked by \_\_\_\_\_ scale \_\_\_\_\_

GW \_\_\_\_\_ Not to Scale

16036-CP-STD\_DETAILS\_A1

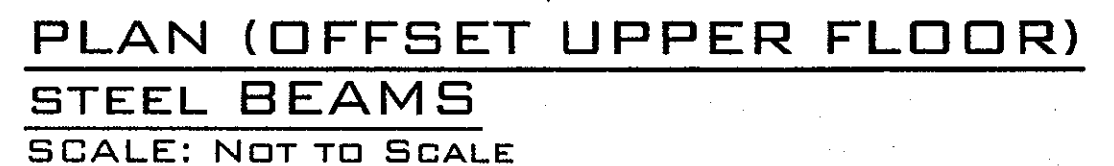
16036-CP-STD\_DETAILS\_A1

STEEL BEAMS AT WALL JOGS

drawing no.

**12**

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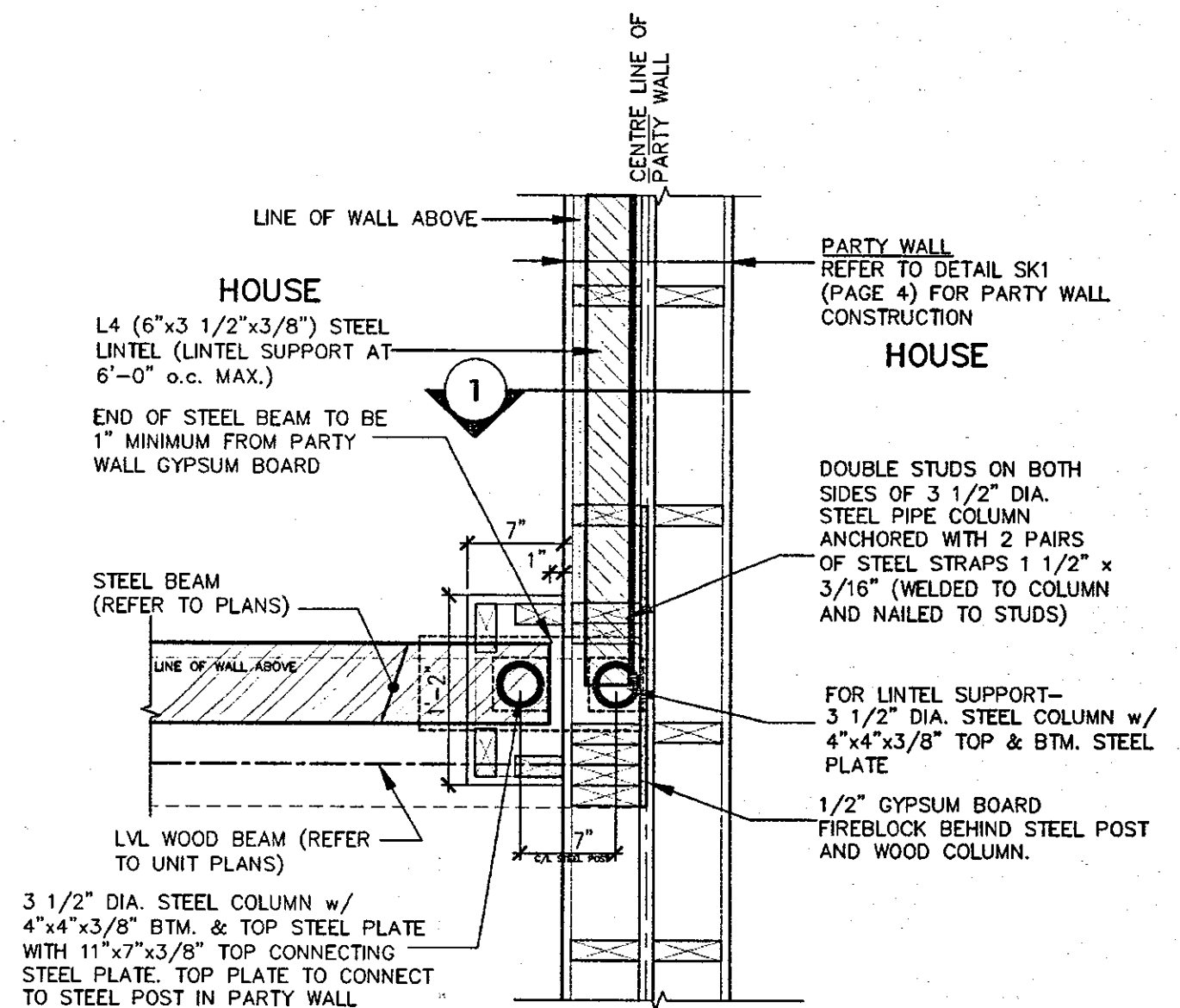
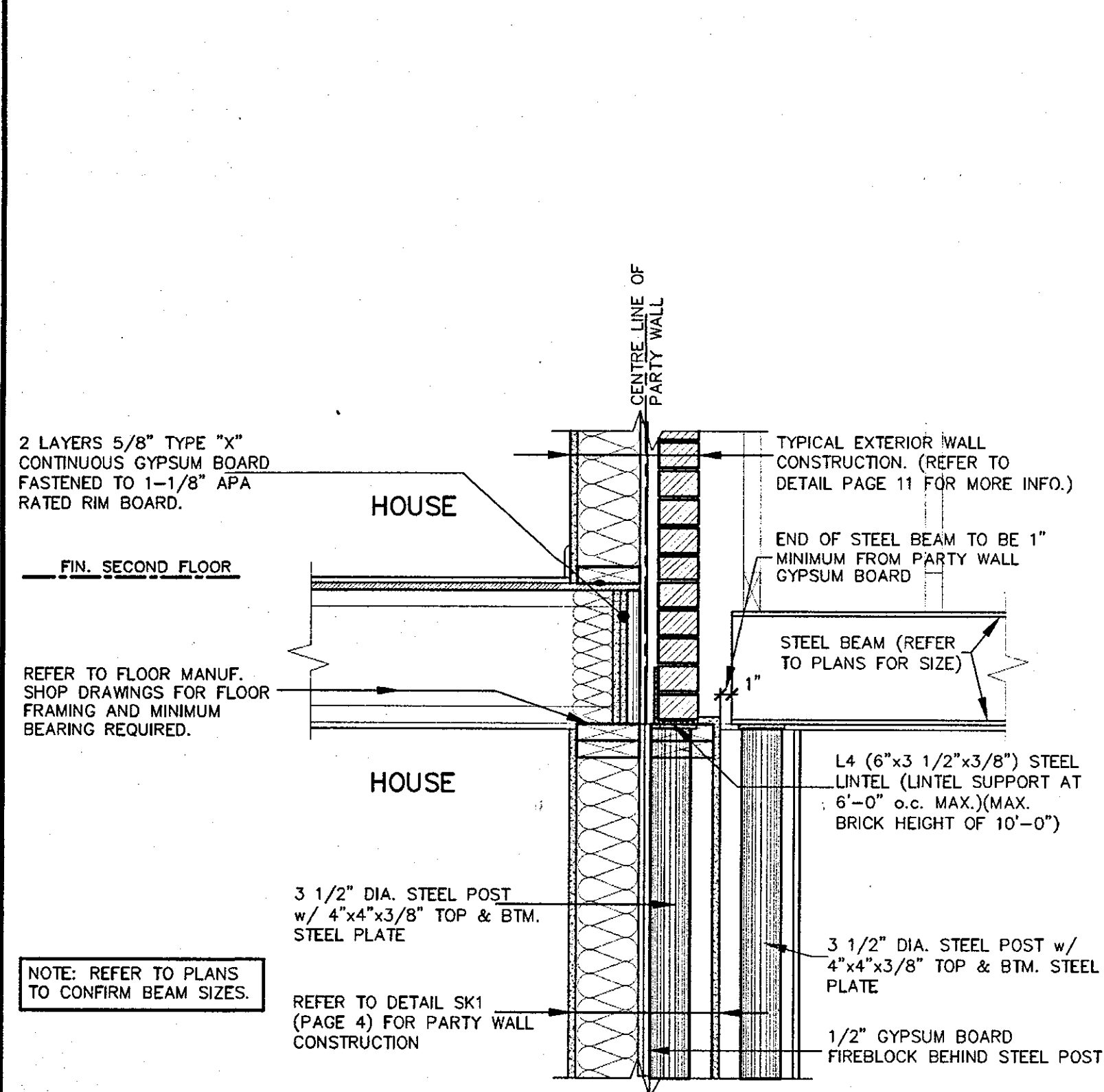
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## SK3 (Garage to House)

[illegible]

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

SCALE: NOT TO SCALE

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

SCALE: NOT TO SCALE

NOTE: REFER TO PLANS  
TO CONFIRM BEAM SIZES.

REFER TO DETAIL SK1 \_\_\_\_\_  
(PAGE 4) FOR PARTY WALL  
CONSTRUCTION

3 1/2" DIA. STEEL POST  
w/ 4"x4"x3/8" TOP & BTM.  
STEEL PLATE

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

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

TYPICAL EXTERIOR WALL  
CONSTRUCTION. (REFER TO  
DETAIL PAGE 11 FOR MORE INFO.)

2 LAYERS 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.




REGISTERED PROFESSIONAL ENGINEER  
B. MARINKOVIC  
PROVINCE OF ONTARIO  
No. 40324  
1/2/18

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# SK1 (House to House)

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8				qualification information	project name				municipality	project no.
7				Richard Vink <i>R Vink</i> 24488						
6				name registration information VA3 Design Inc. 42658						
5					signature BOB					
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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**12B**

**VA3 DESIGN**

**Greenpark.**

**HIGHGROVE**

project name  
**RUSSELL GARDENS PH.2**

municipality  
**WATERDOWN**

project no.  
**16036**

date  
**AUG 2017**

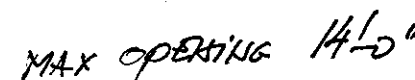
drawing by  
**STEEL BEAMS AT WALL JOGS**

checked by  
**Not to Scale**

scale  
**16036-CP-STD\_DETAILS\_A1**



revision  
**12B**



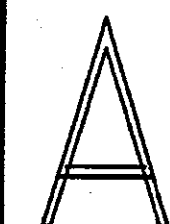


SCALE: Not to Scale

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8.			qualification information					
7.			Richard Vink <i>R Vink</i> 24488					
6.			name signature BCIN					
5.			VA3 Design Inc. 42658					
4.								
3.	REV. TO MAINTAIN RIMBOARD PROTECTION.	FEB. 06/17	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 recycled.	date JAN. 2018	checked by scale Not to Scale	drawing no. TALL WALL AT PARTY WALL	file name 16036-GP-STD_DETAILS_A1
2.	ISSUED FOR PERMIT.	SEP. 29/17	GW					
1.	ISSUED FOR PRICING.	AUG. 22/17	GW					
no.	description	date	by					

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SCALE: NOT TO SCALE



SCALE: NOT TO SCALE



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# SK2 (Garage to Garage)

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8					qualification information
7					Richard Vink <i>R Vink</i> 24488
6					name signature BCIN
5					registration information 42658
4	ISSUED.	APR 16/18	GW		VAS 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		

**VAR3 DESIGN**  
 300A Wilson Avenue  
 Toronto, ON M3H 1S8  
 + 416.630.2255 / + 416.630.4782  
 vas3design.com

**Greenpark.** HIGHGROVE

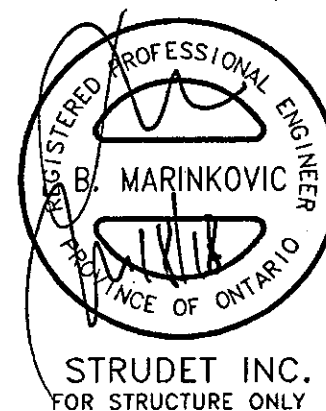
project name: **RUSSELL GARDENS PH.2** municipality: **WATERDOWN** project: **1603**

date: **APRIL 2018** title: **STEEL POST AT GARAGE PARTYWALL** drawing no.: **14**

checked by: **scale: Not to Scale** file name: **18035-GP-STD\_DETAILS\_A1**



DATE: 11/14/2018 11:58:43 AM PROJECT: 16035-GP-STD\_DETAILS\_A1

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COMPLIANCE PACKAGE A1

# SK2 (Garage to Garage)

9				<div>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</div> <div>qualification information</div> <div>Richard Vink  24458</div> <div>name registration information BCM</div> <div>VA3 Design Inc. 42658</div>	<div> 300A Wilson Avenue Toronto ON M5H 1S8 t 416.630.2255 f 416.630.4782 va3design.com</div>	<div> project name <b>RUSSELL GARDENS PH.2</b> municipality <b>WATERDOWN</b></div>	<div><b>HIGHGROVE</b> - project no. <b>16036</b></div>
8							
7							
6							
5	ISSUED:	JUN. 26/18	CN				
4	ISSUED:	APR. 16/18	CN				
3	REVISED PER CITY COMMENTS.	MAR. 08/18	CN				
2	ISSUED FOR PERMIT.	SEP. 29/17	CN				
1	ISSUED FOR PRICING.	AUG. 22/17	CN				
no.	description	date	bv				

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 traced.

drawing no. **14A**

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