

CONSTRUCTION NOTES (UNLESS OTHERWISE NOTED)  
ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND  
SPECS 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. 952/12 - 2012 OBC.

- 1 ROOF CONSTRUCTION (\*SEE OBC 9.19.)  
NO. 210 (10.25kg/m<sup>2</sup>) ASPHALT SHINGLES. 10mm (3/8")  
PLYWOOD SHEATHING WITH 1" CLIPS. APPROVED WOOD  
TRUSSES @600mm (24") o.c. MAX. APPROVED EAVE  
PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF  
ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF  
EXTERIOR WALL. 38x84 (2"x4") TRUSS BRACING @ 1830mm  
(6'-0") o.c. AT BOTTOM CHORD. PREFIN. ALUM.  
EAVESTROUGH, FASCIA, RAIL & VENTED SOFFIT. PROVIDE  
ICE & WATER SHIELD TO ALL ROOF / WALL SURFACES  
SUSCEPTIBLE TO DAMMING. ROOF SHEATHING TO BE  
FASTENED 150 (6") o.c. ALONG EDGES & INTERMEDIATE  
SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406  
(16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING  
AREA WITH 50% AT EAVES.

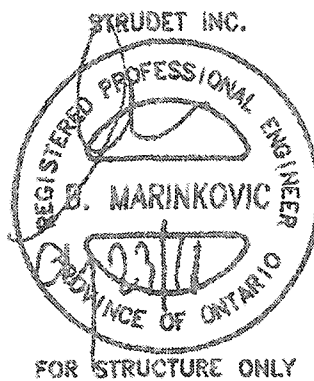
- 2 FRAME WALL CONSTRUCTION (2"x6")  
SIDING, HARDIE BOARD, STUCCO BOARD OR EQUAL AS  
PER ELEVATION. 14x64 (1"x3") VERTICAL WOOD FURRING,  
APPROVED SHEATHING PAPER, 1/16" O.S.B. EXTERIOR  
SHEATHING OR OBC COMPLIANT EQUIVALENT. 38x140 (2"x6")  
STUDS @ 400mm (16") o.c. W/APPROVED DIAGONAL WALL  
BRACING. RSI 3.81 (R22) INSULATION AND APPROVED  
VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER,  
13mm (1/2") INT. DRYWALL FINISH.

- 3 BRICK VENEER CONSTRUCTION (2"x6")  
90mm (4") FACE BRICK 25mm (1") AIR SPACE.  
22x120x0.76mm (1/8"x1"x0.03") GALV. METAL TIES @  
400mm (16") o.c. HORIZONTAL 600mm (24") o.c. VERTICAL.  
APPROVED SHEATHING PAPER, 1/16" O.S.B. EXTERIOR  
SHEATHING OR OBC COMPLIANT EQUIVALENT. 38x140  
(2"x6") STUDS @ 400mm (16") o.c. W/APPROVED DIAGONAL  
WALL BRACING. RSI 3.81 (R22) INSUL. APPROVED VAPOUR  
BARRIER AND APPROVED CONT. AIR BARRIER, 13mm (1/2")  
INT. DRYWALL FINISH. PROVIDE KEEP HOLES @ 800mm  
(32") o.c. BOTTOM COURSE AND OVER OPENINGS.  
FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER.

- 3A STUCCO WALL CONSTRUCTION (2"x6")  
STUCCO CLADDING SYSTEM CONFORMING TO OBC 9.21.1.1.2  
& 9.25 THAT EMPLOY A MINIMUM 6mm (1/4") DRAINAGE  
CAVITY BEHIND THE CLADDING WITH POSITIVE DRAINAGE  
TO THE EXTERIOR AND APPLIED AS PER MANUFACTURERS  
SPECIFICATION ON 25mm (1") MINIMUM EXTRUDED OR  
EXPANDED RIGID INSULATION, APPROVED SHEATHING  
PAPER, 1/16" O.S.B. EXTERIOR SHEATHING OR OBC  
COMPLIANT EQUIVALENT. 38x140 (2"x6") STUDS @ 400mm  
(16") o.c. W/APPROVED DIAGONAL WALL BRACING. RSI  
3.81 (R22) INSUL. APPROVED VAPOUR BARRIER AND  
APPROVED CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL  
FINISH. STUCCO TO BE MIN. 200mm (8") ABOVE FINISH  
GRADE.

- 4 INTERIOR STUD PARTITIONS  
(\*SEE OBC 9.23.10.1 & 9.23.11.1)  
BEARING PARTITION 38x84 (2"x4") @ 400mm (16") o.c.  
FOR 2 STOREYS AND 300mm (12") o.c. FOR 3 STOREYS.  
NON-BEARING PARTITIONS 38x84 (2"x4") @ 600mm (24")  
o.c. PROVIDE 38x84 (2"x4") BOTTOM PLATE AND  
2/38x84 (2"x4") TOP PLATE. 13mm (1/2") INTERIOR  
DRYWALL BOTH SIDES OF STUD. PROVIDE 38x140 (2"x6")  
STUDS/PLATES WHERE NOTED.

- 5 FOUNDATION WALL/FOOTINGS:  
(\*SEE OBC 9.15.3 & 9.15.4.)  
MIN. 200mm (8") POURED CONC. FDN. WALL 15MPa  
(2200psi) WITH BITUMENOUS DAMPROOFING AND  
DRAINAGE LAYER. MIN. 400x100 (16"x4") CONTIN. KEYED  
CONC. P.T.S. BRACE FOUNDATION WALL PRIOR TO  
BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL  
UNDISTURBED SOIL WITH MINIMUM BEARING CAPACITY OF  
120kPa (11.4 psi) OR GREATER.



- 6 WEeping TILE (\*SEE OBC 9.14.3.)  
100mm (4") DIA. WEeping TILE 150mm (6") CRUSHED STONE  
OVER AND AROUND WEeping TILES.

- 7 BASEMENT SLAB (\*SEE OBC 9.15.1)  
100mm (4") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm  
(4") COARSE GRANULAR FILL OR 15MPa (2200psi) CONC.  
WITH DAMPROOFING BELOW SLAB.

- 8 WOOD SUBFLOORS (\*SEE OBC 9.23.14. & 9.30.2.1)  
19mm (3/4") T&G SUBFLOOR UNDER GROUND FLOOR FINISH  
FLOOR. 16mm (5/8") T&G SUBFLOOR UNDER SECOND  
FLOOR FINISH FLOOR. 16mm (5/8") PANEL-TYPE  
UNDERLAY FOR CERAMIC TILE APPLICATION. 5mm (1/4")  
PANEL-TYPE UNDERLAY UNDER RESILIENT & PARQUET  
FLOORING.

- 9 ROOF INSULATION (\*SEE 9.12 - 2.1.1.2.A & 2.1.1.7)  
RSI 10.51 (R60) ROOF INSULATION AND APPROVED  
VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR  
APPROVED EQUAL.

- 10 ALL STAIRS/EXTERIOR STAIRS (\*SEE OBC 9.8.1)  
MAX. RISE = 200 (8")  
MIN. RUN = 210 (8-1/4")  
MIN. TREAD = 235 (9-1/4")  
MAX. NOSING = 25 (1")  
MIN. HEADROOM = 1950 (6'-5")  
RAIL @ LANDINGS = 900 (2'-11")  
RAIL @ STAIR = 865 (2'-10") TO 465 (5'-2")  
MIN. STAIR WIDTH = 860 (2'-10")  
FOR CURVED STAIRS  
MIN. AVG. RUN = 200 (8")  
MIN. RUN = 150 (6")

- 11 RAILING (\*SEE OBC 9.8.8.1)  
FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm  
(4") BETWEEN PICKETS.  
INTERIOR GUARDS = 900mm (2'-11") MIN.  
EXTERIOR GUARDS = 1070mm (3'-6") MIN.

- 12 SILL PLATE (\*SEE OBC 9.23.6 & 9.23.7.1)  
38x84 (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 MORTAR TO LEVEL SILL PLATE WHEN REQUIRED.

- 13 BASEMENT INSULATION (\*SEE OBC 12.3.1)  
FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE  
INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO  
NOT MORE THAN 150mm (6") ABOVE THE FINISHED FLOOR  
OF THE BASEMENT AND NOT LESS THAN 50mm (2") TO THE  
SLAB.  
FOUNDATION WALL INSULATION SHALL BE MINIMUM RSI  
3.52 (R20) BLANKET INSULATION, APPROVED VAPOUR  
BARRIER, DAMPROOFING MBLDG. PAPER BETWEEN THE  
FDN. AND INSUL.

- 14 BASEMENT BEARING STUD PARTITION  
(\*SEE OBC 9.23.10.1)  
38x84 (2"x4") STUDS @ 400mm (16") o.c. 38x84 (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. (4") HIGH CONC.  
CURB ON 300x150 (12"x6") CONC. FOOTING. ADD HORIZ.  
BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

- 15 STEEL BASEMENT COLUMN (\*SEE OBC 9.17.3.1)  
90mm (3-1/2") DIA. x 4.78mm (189) STL. COL. WITH  
150x150x15mm (6"x6"x3/8") STL. TOP & BOTTOM PLATE.

- 15A STEEL COLUMN (\*SEE OBC 9.17.3.1)  
90mm (3-1/2") DIA. x 4.78mm (189) STL. COLUMN WITH  
100x100x6mm (4"x4"x1/4") STEEL TOP & BOTTOM PLATE.  
FIELD WELD BOTTOM PLATE TO 250x100x12.5mm  
(10"x4"x1/2") BASE PLATE C/W 2-13mm (1/2") DIA. x 300mm  
(12") LONG x 50mm (2") HOOK ANCHORS.

- 16 NIB WALLS (\*SEE OBC 9.23.8.1)  
BEAM POCKET OR 200x200 (8"x8") POURED CONCRETE  
NIB WALLS. MINIMUM BEARING 90mm (3-1/2")

- 17 STEEL BEAM STRAPPING (\*SEE OBC 9.23.4.3 (3)(c))  
14x55 (1"x2") CONTINUOUS HOOD STRAPPING BOTH SIDES  
OF STEEL BEAM.

- 18 GARAGE SLAB (\*SEE OBC 9.15.1)  
100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR  
ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL  
WITH COMPACTED SUB-BASE OR COMPACTED NATIVE  
FILL. SLOPE TO FRONT 1% MIN.

- 19 INTERIOR GARAGE WALLS & CEILING  
(\*SEE OBC 9.10.9.15.1)  
13mm (1/2") GYPSUM BOARD ON WALL AND CEILING  
BETWEEN HALL AND GARAGE. RSI 3.81 (R22) IN WALLS.  
RSI 5.46 (R31) IN CEILING. TAPE AND SEAL ALL JOINTS  
GAS TIGHT.

- 20 GARAGE DOOR GASPROOFING  
(\*SEE OBC 9.10.13.15.1)  
DOOR AND FRAME GASPROOFING. DOOR EQUIPPED WITH  
SELF CLOSING DEVICE AND WEATHER STRIPPING.

- 21 EXTERIOR STEP  
(\*SEE OBC 9.8.9.2, 9.8.9.3 & 9.8.10.1)  
PRECAST CONCRETE STEP OR IND. STEP WHERE NOT  
EXPOSED TO WEATHER MAX. RISE 200mm (7-1/8"),  
MINIMUM TREAD 250mm (9-1/2")

- 22 DRYER VENT (\*SEE OBC 6.2.3.5.7(1))  
CAPPED DRYER EXHAUST VENTED TO EXTERIOR. USE  
1000mm (4") DIA. SMOOTH WALL VENT PIPE.

- 23 ATTIC ACCESS (\*SEE OBC 9.19.2.1)  
ATTIC ACCESS HATCH 945x100 (2'-2") WITH  
WEATHERSTRIPPING. RSI 5.46 (R31) RIGID INSULATION  
BACKING.

- 24 FIREPLACE CHIMNEYS (\*OBC 9.21.1)  
TOP OF FIREPLACE CHIMNEY SHALL BE 45mm (2")  
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 3030mm  
(10'-0") FROM THE CHIMNEY.

- 25 LINEN CLOSET  
4 SHELVES MIN. 350mm (14") DEEP.

- 26 MECHANICAL EXHAUST  
(\*SEE OBC 9.32.3.5, 9.32.3.10.)  
MECHANICAL EXHAUST FAN VENTED TO EXTERIOR.

- 27 STEEL BEARING PLATE FOR MASONRY WALLS  
250x250x16 (1"x1"x5/8") STL. PLATE FOR STL BEAMS  
AND 250x250x12 (1"x1"x1/2") STL. PLATE FOR WOOD  
BEAMS BEARING ON CONC. BLOCK PARTYWALL.  
ANCHORED W/ 2-13mm (1/2") x 200mm (8") LONG GALV.  
ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH  
NON-SHRINK GROUT.

- 28 CLASS 'B' VENT  
ULC. RATED CLASS 'B' VENT 610mm (2'-0") ABOVE THE  
POINT IN CONTACT WITH THE ROOF FOR SLOPES UP TO  
1/12. REFER TO THE ONTARIO GAS UTILIZATION CODE.

- 29 WOOD BASEMENT POST (\*OBC 9.17.4.)  
38x140 (2"x6") BUILT-UP POST ON METAL BASE SHOE  
ANCHORED TO CONC. WITH 12.7 (1/2") DIA. BOLT ON  
406x406x203 (16"x16"x8") CONC. FOOTING.

- 30 STEP FOOTINGS (\*OBC 9.15.3.9.1)  
MIN. HORIZ. STEP = 610mm (24"). MAX. VERT. STEP =  
610mm (24")

- 31 SLAB ON GRADE (\*SEE OBC 9.15.1)  
100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR  
ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL  
WITH COMPACTED SUB-BASE OR COMPACTED NATIVE  
FILL. REINFORCED W/ 6-16x12.5mm (5/8"x1/2") MESH PLACED NEAR  
MID-DEPTH OF SLAB.

- 32 DIRECT VENT FURNACE  
DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM  
A GAS REGULATOR. MIN 300mm (12") ABOVE FIN. GRADE.  
FROM ALL OPENINGS, EXHAUST & INTAKE VENTS. HRY  
INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL  
EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.  
ALL AIR INTAKES SHALL BE LOCATED SO THAT THEY  
ARE SEPARATED FROM KITCHEN EXHAUST BY 3.0m IN  
COMPLIANCE WITH O.B.C. DIV.-B TABLE 6.2.3.12.

- 33 DIRECT VENT GAS FIREPLACE  
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 & BRIDGING (\*SEE OBC 23.9.4.1)  
ALL FLOOR JOISTS TO BE BRIDGED WITH 38x38 (2"x2")  
CROSS BRACING OR SOLID BLOCKING @2100mm (8'-11")  
o.c. MAX. 14x64 (1"x3") @2100mm (8'-11") o.c. UNLESS A  
PANEL TYPE CEILING FINISH IS APPLIED.

- 35 EXPOSED BUILDING FACE (\*SEE OBC 9.10.15.1)  
EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATINGS  
OF NOT LESS THAN 45min. WHERE LIMITING DISTANCE IS  
LESS THAN 1.2M (3'-11") WHERE THE LIMITING DISTANCE IS  
LESS THAN 600mm (2'-0") THE EXPOSING FACE SHALL BE  
CLAD IN NON-COMBUSTIBLE MATERIAL.

- 36 COLD CELLAR PORCH SLAB (\*SEE OBC 9.40.1)  
FOR MAX. 2500mm (8'-2") PORCH DEPTH, 125mm (5") 32MPa  
(4640 psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT.  
REIN. WITH 10M BARS @200mm (8") o.c. EACH WAY IN  
BOTTOM THIRD OF SLAB, ANCHORED IN PERIMETER FDN.  
WALLS W/ 610x610 (24"x24") 10M @600mm (24") o.c.  
DOWELS. SLOPE SLAB MIN. 1.0% FROM DOOR. SLAB TO  
HAVE A MIN. 75mm (3") BEARING ON FDN. WALLS.  
PROVIDE (W/L) LINTELS OVER CELLAR DOOR.

- 37 FDN. WALL REDUCTION IN THICKNESS  
(\*SEE OBC 9.15.4.7.)  
FDN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm  
(3-1/2") THICK TO A MAX. DEPTH OF 660mm (26") FOR 8"  
FDN. WALL. 10" FDN. WALL WHEN REDUCTION IN  
THICKNESS IS GREATER THAN 26". FDN. WALL SHALL BE  
TIED TO THE FACING MATERIAL WITH METAL TIES SPACED  
200mm (8") o.c. VERTICALLY AND 400mm (16") o.c.  
HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING  
SOLID WITH MORTAR.

- 38 CONVENTIONAL ROOF FRAMING  
(\*SEE OBC 9.23.4.2.1(1))  
FOR MAX. 2240mm (7'-4") SPAN, 38x84 (2"x4") RAFTERS  
@400mm (16") o.c. FOR MAX. 3330mm (11'-1") SPAN,  
38x140 (2"x6") RAFTERS @400mm (16") o.c. RIDGE  
BOARD TO BE 51mm (2") DEEPER. 38x84 (2"x4") COLLAR  
TIES AT MIDSPAN. CEILING JOISTS TO BE 38x84 (2"x4")  
@400mm (16") o.c. FOR MAX. 2830mm (9'-3") SPAN &  
38x140 (2"x6") @ 400 (16") o.c. FOR MAX. 4450mm (14'-7")  
SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38x84 (2"x4")  
@600mm (24") o.c. WITH A 38x84 (2"x4") CENTER POST TO  
THE TRUSS BELOW. LATERALLY BRACED @1800mm (6'-0")  
o.c. VERTICALLY.

- 39 TWO STOREY VOLUME SPACES  
FOR A MAXIMUM 5490mm (18'-0") HEIGHT, PROVIDE  
2-38x140 (2"x6") CONTINUOUS STUDS @300mm (12") o.c.  
FOR BRICK AND 400mm (16") o.c. FOR SIDING. PROVIDE  
SOLID WOOD BLOCKING BETWEEN STUDS @1220mm (4'-0")  
o.c. VERT. 1/16" EXT. PLYWOOD.

- 40 EXPOSED FLOOR TO EXTERIOR (\*9.12 - 2.1.1.2.A1)  
PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR  
BARRIER AND CONTINUOUS AIR BARRIER, FINISHED  
SOFFIT.

- 41 PARTYWALLS  
TYPICAL 1 HOUR RATED PARTYWALL. REFER TO DETAILS  
FOR TYPE AND SPECIFICATIONS.

- 42 EXTERIOR WALLS FOR WALK-OUT CONDITION  
THE EXTERIOR BASEMENT STUD WALL TO BE 38x140mm  
(2"x6") STUDS @400mm (16") o.c. MATCH FLOOR JOIST  
SPACING WHEN PARALLEL WITH FLOOR JOISTS.

- 43 SMOKE ALARM (\*OBC 9.10.19.1)  
PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE  
FLOOR LEVEL, AND ALSO 1 IN EACH BEDROOM NEAR HALL  
DOOR. ALARMS TO BE CONNECTED TO AN ELECTRICAL  
CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS  
IF ONE SOUNDS. BATTERY BACK-UP REQUIRED. SMOKE  
ALARMS TO INCORPORATE VISUAL SIGNALLING COMPONENT.  
(9.10.19.3(3)).

- 44 CARBON MONOXIDE ALARM (\*OBC 9.33.4.)  
WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A  
DWELLING UNIT, A CARBON MONOXIDE DETECTOR  
CONFORMING TO CAN/CSA-6.19, CSA 6.19 OR UL2034  
SHALL BE INSTALLED ADJACENT TO EACH SLEEPING  
AREA. CARBON MONOXIDE DETECTOR(S) SHALL BE  
PERMANENTLY HIRED SO THAT IT IS ACTIVATION WILL  
ACTIVATE ALL CARBON MONOXIDE DETECTORS AND BE  
EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN  
BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED

- 45 SOIL GAS CONTROL (\*OBC 9.13.4.)  
PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL  
GAS INTO THE BUILDING AS REQUIRED.

CITY OF HAMILTON  
Building Division

Permit No. 20-107703

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

FOR CHIEF BUILDING OFFICIAL DATE 04/12/20

2012 CODE  
COMPLIANCE PACKAGE "A1"

| NO. | REVISIONS         | DATE         |
|-----|-------------------|--------------|
| 1   | ISSUED FOR PERMIT | JUL 31, 2018 |

|                                                                                                                                                                                     |              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| 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                                                                                                                                                           |              |
| Required unless design is exempt under Division C, Subsection 2.2.5 of the building code                                                                                            |              |
| NAME                                                                                                                                                                                | VIKAS GAJJAR |
| DESIGNER                                                                                                                                                                            | 28770        |
| SIGNATURE                                                                                                                                                                           | BCIN         |

|                    |
|--------------------|
| REGION DESIGN INC. |
| 8700 DUFFERIN ST.  |
| CONCORD, ONTARIO   |
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|                          |
|--------------------------|
| REGION<br>DESIGN<br>INC. |
|--------------------------|

| GENERAL NOTES |           |
|---------------|-----------|
| SCALE         | N.T.S.    |
| DATE          | JULY 2018 |

|                                                                                                                                                                         |   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| CONTRACTOR SHALL CHECK ALL<br>DIMENSIONS AND ELEVATIONS BEFORE<br>COMMENCING WITH WORK AND REPORT<br>ANY DISCREPANCIES TO THE DESIGNER.<br>PRINTS ARE NOT TO BE SCALED. |   |
| PAGE No.                                                                                                                                                                | 1 |

|              |                     |
|--------------|---------------------|
| PROJECT NAME | RUSSELL GARDENS III |
|--------------|---------------------|

# WINDOWS - CANADA ZONE C

- (1) MINIMUM BEDROOM WINDOW (OBC 9.9.10.1.)  
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS  
TO HAVE MIN. 0.38m<sup>2</sup> (5.0 SQFT.) UNOBSTRUCTED GLAZED  
OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380mm (1'-3")  
GLASS AREA NOT MORE THAN 17% OF GROSS  
PERIPHERAL WALL AREA.  
MAXIMUM U-VALUE 0.28

- (2) WINDOW GUARDS (OBC 9.8.8.1(6))  
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW  
SILL IS LOCATED LESS THAN 400mm (1'-6") ABOVE FIN.  
FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE  
ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")

## GENERAL:

- (1) MECHANICAL VENTILATION  
MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.3  
AIR CHANGES PER HOUR AVERAGED OVER 24 HOURS.  
SEE MECHANICAL DRAWINGS.

- (2) OUTDOOR AIR INTAKE  
ALL OUTDOOR AIR INTAKES SHALL BE LOCATED SO THAT  
THEY ARE SEPARATED FROM SOURCES OF  
CONTAMINATION (EXHAUST VENTS) IN COMPLIANCE WITH  
O.B.C. DIV-B 6.2.3.12. AND TABLE 6.2.3.12.

- (3) REINFORCEMENT FOR GRAB BARS (OBC 9.5.2.3.)  
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED  
ADJACENT TO WATER CLOSETS AND SHOWER OR  
BATHTUB IN MAIN BATHROOM. REFER TO O.B.C. 9.5.2.3,  
3.0.3.0.3(a), 3.0.3.0.3(c), 3.0.3.0.3(g) & 3.0.3.0.3(h).  
SEE DETAIL ON PAGE II.

## LUMBER:

- 1) ALL LUMBER SHALL BE SPRUCE-PINE-FIR No.142 GRADE,  
UNLESS NOTED OTHERWISE.

- 2) LUMBER EXPOSED TO THE EXTERIOR TO BE  
SPRUCE-PINE-FIR No.142 GRADE PRESSURE TREATED OR  
CEDAR, UNLESS NOTED OTHERWISE.

- 3) ALL BEAMS, GIRDER TRUSSES, AND METAL HANGER  
CONNECTIONS SUPPORTING ROOF FRAMING TO BE  
DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

- 4) LVL BEAMS SHALL BE 2.0E (F<sub>b</sub> = 2300psi MIN). NAIL  
EACH PLY OF LVL WITH 89mm (3-1/2") LONG COMMON  
WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 2 ROWS  
FOR 104, 240, & 300mm (1-1/4", 9-1/2", 11-1/8") DEPTHS AND  
STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR  
4 PLY MEMBERS ADD 1/2" (13mm) DIA. GALVANIZED  
BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm  
(3'-0") O.C.

- 5) PROVIDE TOP MOUNT BEAM HANGERS FOR ALL LVL BEAM  
TO BEAM CONNECTIONS UNLESS NOTED OTHERWISE.

- 6) PROVIDE METAL JOIST HANGERS FOR ALL JOISTS AND  
BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP  
WOOD MEMBERS.

- 7) WOOD FRAMING NOT TREATED WITH A WOOD  
PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE  
SEPARATED FROM THE CONC. BY AT LEAST 2mil.  
POLYETHYLENE FILM, No.50 (45lbs) ROLL ROOFING OR  
OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE  
WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE  
GROUND.

## STEEL:

STRUCTURAL STEEL AND HOLLOW STRUCTURAL SECTIONS  
SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W.

REINFORCING STEEL SHALL CONFORM TO CSA-G30-10M  
GRADE 400R.

## REVISION:

● ONT. REG. 332/12-2012 OBC AMENDMENT O. REG. 08/19  
JAN. 01, 2020

# STABILITY OF NARROW (20'-25') & TALL (±30') HOUSES

BUILDER TO PROVIDE SUFFICIENT TEMPORARY BRACING  
TO RESIST WIND LOADING WHEN UNDER CONSTRUCTION.  
FURTHER RECOMMENDATIONS:

- 1) REDUCE THE FOUNDATION WALL SILL PLATE ANCHOR  
BOLT SPACING FROM 2400mm o.c. (7'-10") TO 1220mm o.c.  
(4'-0") FOR STANDARD CONDITIONS.

- 2) USE 45mm (5/8") THICK PLYWOOD OR WAFERBOARD FOR  
THE EXTERIOR WALL SHEATHING.

- 3) TO STIFFEN THE STRUCTURE IN TRANSVERSE DIRECTION  
USE 45mm (5/8") THICK PLYWOOD NAILED TO THE  
INTERIOR PARTITIONS ON EACH FLOOR FOR A MINIMUM 2  
PARTITION WALLS ON BOTH SIDES AND  
PERPENDICULAR TO THE LONG WALLS.

## BRICK VENEER LINTELS

KL1 = 3-1/2"x3-1/2"x14'L (100x100x6.0L) + 2-2"x8" SFR No.2  
KL2 = 4"x3-1/2"x16'L (100x100x8.0L) + 2-2"x8" SFR No.2  
KL3 = 5"x3-1/2"x16'L (125x100x8.0L) + 2-2"x10" SFR No.2  
KL4 = 6"x3-1/2"x16'L (150x100x8.0L) + 2-2"x12" SFR No.2  
KL5 = 6"x4"x8'D/L (150x100x10.0L) + 2-2"x12" SFR No.2  
KL6 = 5"x3-1/2"x16'L (125x100x8.0L) + 2-2"x12" SFR No.2  
KL7 = 5"x3-1/2"x16'L (125x100x8.0L) + 3-2"x10" SFR No.2  
KL8 = 5"x3-1/2"x16'L (125x100x8.0L) + 3-2"x12" SFR No.2  
KL9 = 6"x4"x8'D/L (150x100x10.0L) + 3-2"x12" SFR No.2

## WOOD LINTELS AND BEAMS

WB1 = 2-2"x8" SFR No.2 (2-38x184 SFR No.2)  
WB2 = 3-2"x8" SFR No.2 (3-38x184 SFR No.2)  
WB3 = 2-2"x10" SFR No.2 (2-38x235 SFR No.2)  
WB4 = 3-2"x10" SFR No.2 (3-38x235 SFR No.2)  
WB5 = 2-2"x12" SFR No.2 (2-38x286 SFR No.2)  
WB6 = 3-2"x12" SFR No.2 (3-38x286 SFR No.2)  
WB7 = 5-2"x12" SFR No.2 (5-38x286 SFR No.2)  
WB8 = 4-2"x10" SFR No.2 (4-38x235 SFR No.2)  
WB9 = 4-2"x12" SFR No.2 (4-38x286 SFR No.2)

## LOOSE STEEL LINTELS

L1 = 3-1/2"x3-1/2"x14'L (100x100x6.0L)  
L2 = 4"x3-1/2"x16'L (100x100x8.0L)  
L3 = 5"x3-1/2"x16'L (125x100x8.0L)  
L4 = 6"x3-1/2"x16'L (150x100x8.0L)  
L5 = 6"x4"x8'D/L (150x100x10.0L)  
L6 = 7"x4"x8'D/L (175x100x10.0L)

## LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A = 1-1 3/4" x 7 1/4" (1-45x184)  
LVL1 = 2-1 3/4" x 7 1/4" (2-45x184)  
LVL2 = 3-1 3/4" x 7 1/4" (3-45x184)  
LVL3 = 4-1 3/4" x 7 1/4" (4-45x184)  
LVL4A = 1-1 3/4" x 9 1/2" (1-45x240)  
LVL4 = 2-1 3/4" x 9 1/2" (2-45x240)  
LVL5 = 3-1 3/4" x 9 1/2" (3-45x240)  
LVL5A = 4-1 3/4" x 9 1/2" (4-45x240)  
LVL6A = 1-1 3/4" x 11 7/8" (1-45x300)  
LVL6 = 2-1 3/4" x 11 7/8" (2-45x300)  
LVL7 = 3-1 3/4" x 11 7/8" (3-45x300)  
LVL7A = 4-1 3/4" x 11 7/8" (4-45x300)  
LVL8 = 2-1 3/4" x 14" (2-45x355)  
LVL9 = 3-1 3/4" x 14" (3-45x355)  
LVL10 = 2-1 3/4" x 18" (2-45x456)

## DOOR SCHEDULE

1 = 2'-10" x 6'-8" (865x2033) - INSULATED ENTRANCE DOOR  
1a = 2'-6" x 6'-8" (815x2033) - INSULATED FRONT DOORS  
2 = 2'-8" x 6'-8" (815x2033) - WOOD & GLASS DOOR  
3 = 2'-8" x 6'-8" x 1-3/4" (815x2033x45) - EXTERIOR SLAB DOOR  
4 = 2'-8" x 6'-8" x 1-3/8" (815x2033x35) - INTERIOR SLAB DOOR  
5 = 2'-6" x 6'-8" x 1-3/8" (760x2033x35) - INTERIOR SLAB DOOR  
6 = 2'-2" x 6'-8" x 1-3/8" (560x2033x35) - INTERIOR SLAB DOOR  
7 = 1'-6" x 6'-8" x 1-3/8" (460x2033x35) - INTERIOR SLAB DOOR

## LEGEND

|      |                                                                                                   |
|------|---------------------------------------------------------------------------------------------------|
| DJ   | DOUBLE JOIST                                                                                      |
| TJ   | TRIPLE JOIST                                                                                      |
| GT   | GIRDER TRUSS                                                                                      |
|      | POINT LOAD                                                                                        |
|      | SOLID WOOD BEARING.<br>SOLID BEARING TO BE WIDE<br>AT LEAST AS SUPPORTED<br>MEMBER MIN. 3 PIECES. |
|      | LOAD-BEARING WALL                                                                                 |
|      | TWO-STOREY WALL. SEE NOTE 39                                                                      |
|      | FLAT ARCH                                                                                         |
| F.D. | FLOOR DRAIN                                                                                       |
| SA   | SMOKE ALARM. SEE NOTE 43                                                                          |
| SA   | SMOKE ALARM &<br>CARBON MONOXIDE<br>ALARM. SEE NOTE 44                                            |

CITY OF HAMILTON  
Building Division

Permit No. 20-187703

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

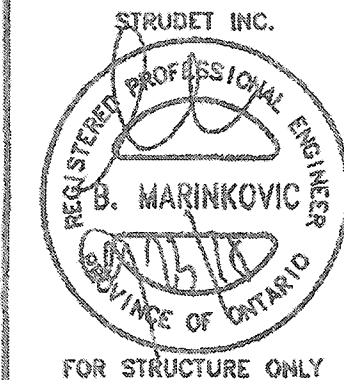
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH  
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

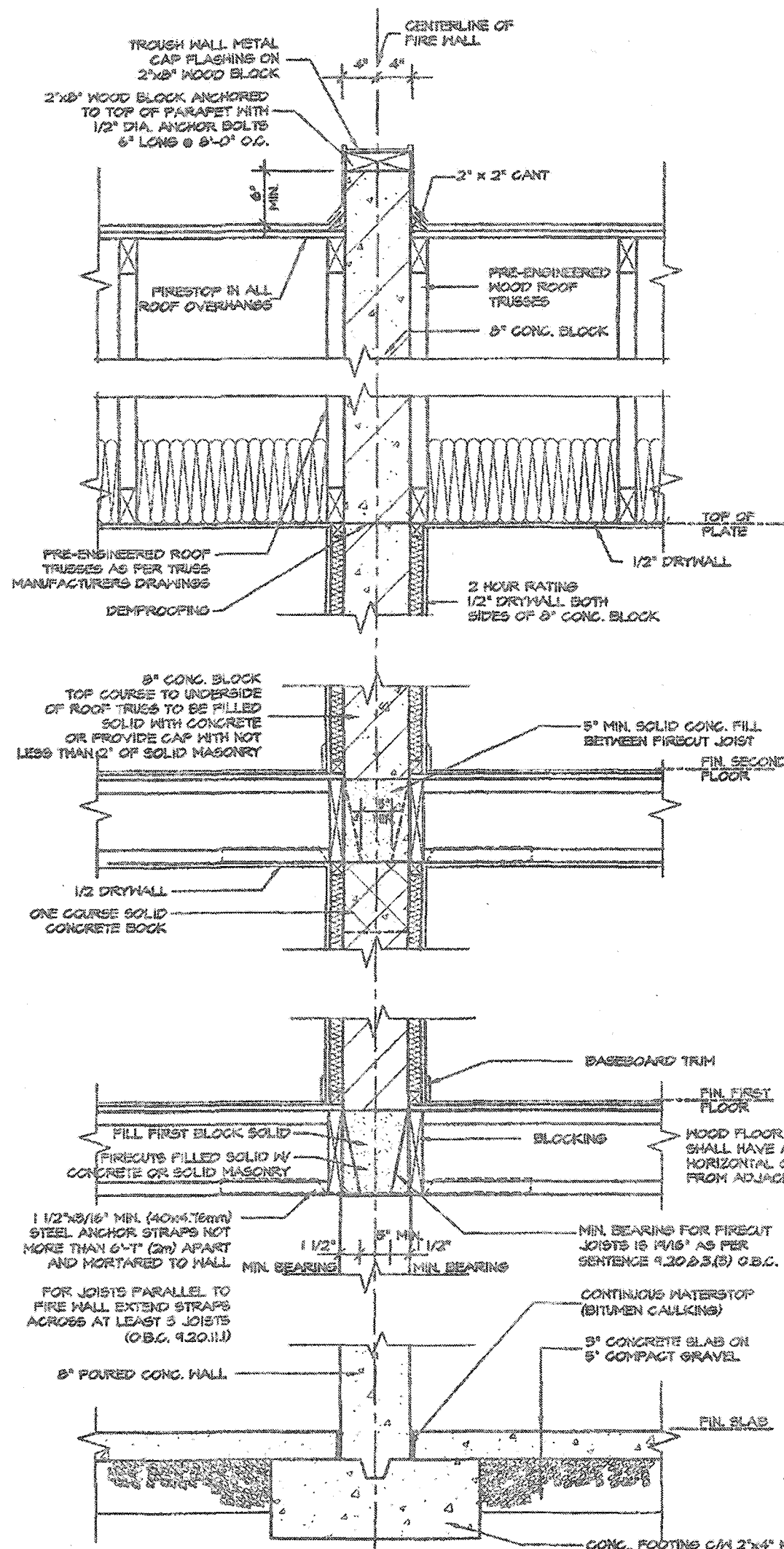
FOR CHIEF BUILDING OFFICIAL DATE Dec 14/20

2012 CODE  
COMPLIANCE PACKAGE "A1"

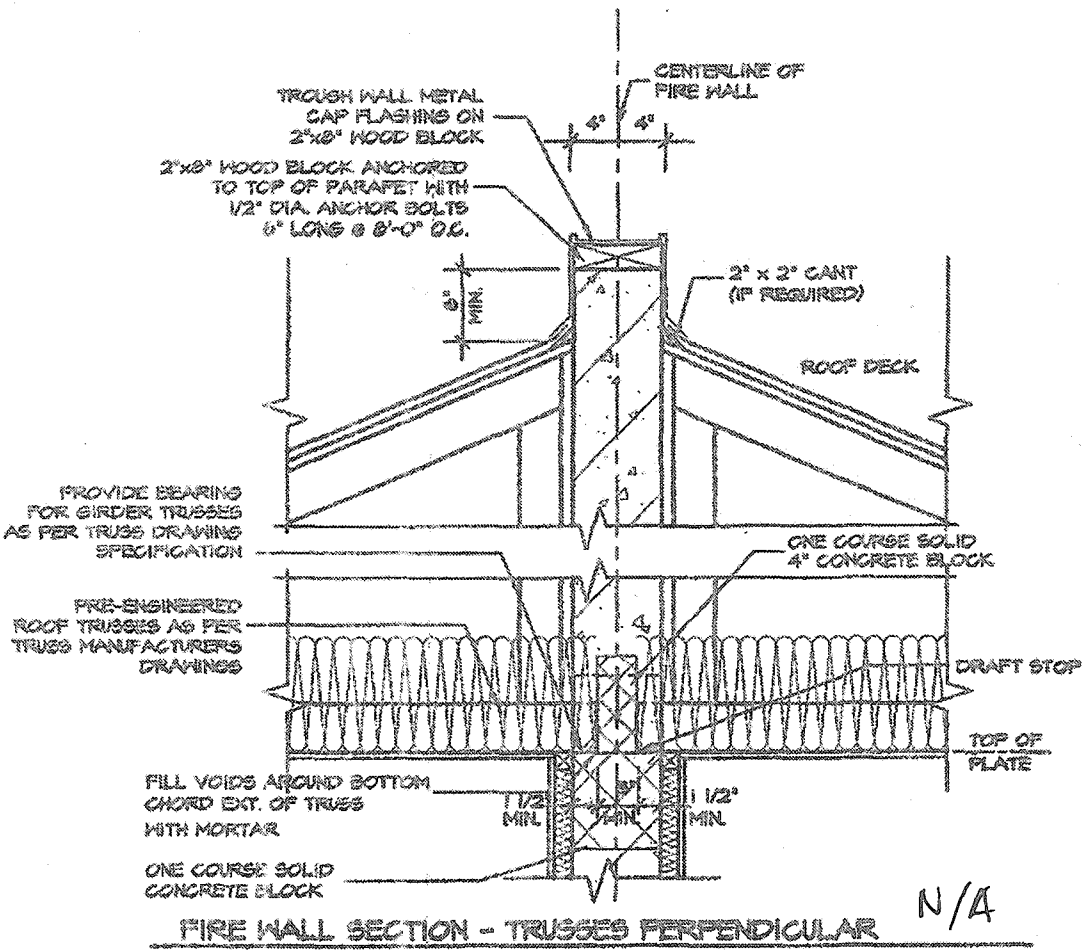
PROJECT NAME  
RUSSELL GARDENS III



|           |                   |                                                                                                                                                                                     |                                                                                                                |                              |                                                                                                                                                             |
|-----------|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5.        |                   | 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. | REGION DESIGN INC.<br>8700 DUFFERIN ST.<br>CONCORD, ONTARIO<br>L4K 4S8<br>P (416) 736-4006<br>F (905) 660-0746 | SHEET TITLE<br>GENERAL NOTES | CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. |
| 4.        |                   | QUALIFICATION INFORMATION<br>Required unless design is exempt under Division C, Subsection 3.2.5 of the building code                                                               |                                                                                                                | SCALE<br>N.T.S.              | PAGE No.<br>2                                                                                                                                               |
| 3.        |                   | VIKAS GAJJAR<br>NAME                                                                                                                                                                | 28770<br>BCIN                                                                                                  | DATE<br>JULY 2018            |                                                                                                                                                             |
| 2.        |                   | SIGNATURE                                                                                                                                                                           |                                                                                                                |                              |                                                                                                                                                             |
| 1.        | ISSUED FOR PERMIT | JAN 31, 2019                                                                                                                                                                        |                                                                                                                |                              |                                                                                                                                                             |
| REVISIONS |                   |                                                                                                                                                                                     |                                                                                                                |                              |                                                                                                                                                             |



TYPE 2 STOREY FIRE WALL SECTION  
TRUSSES PARALLEL TO PARTY WALL  
N/A



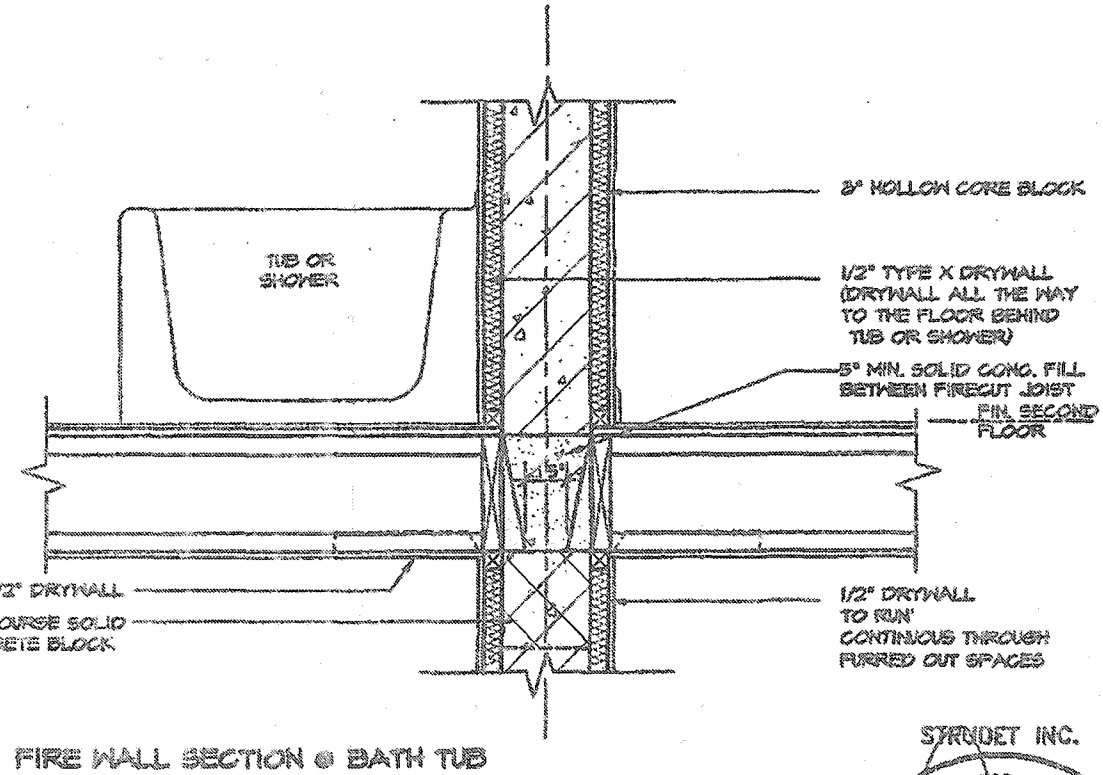
FIRE WALL SECTION - TRUSSES PERPENDICULAR  
N/A

**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 57C.  
RATING OF 50 (O.B.C. DIV. 9 9.11.2.1(f))

**FIRE RESISTANCE RATING**  
FIRE RESISTANCE RATING REQUIRED IS 2 HR. MIN. (AS PER SENTENCE DIV. 9 9.11.0.2 O.B.C.)

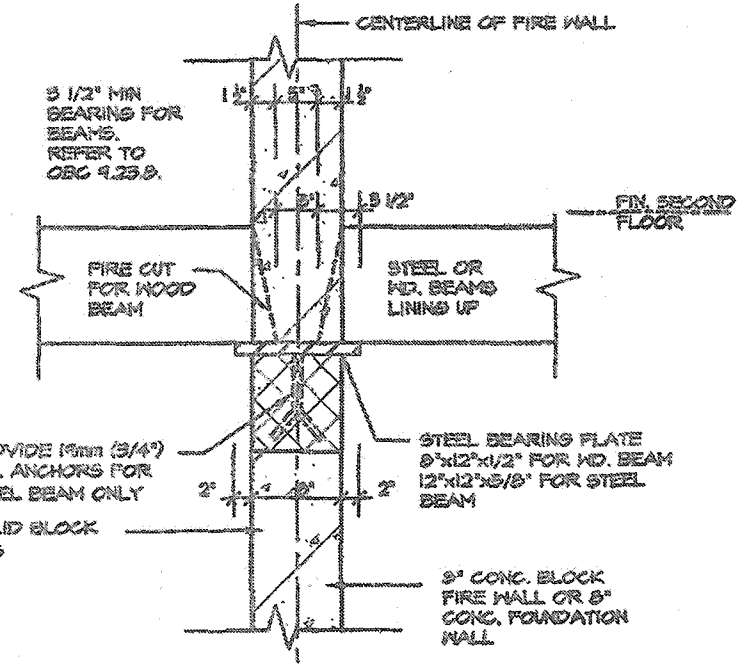
**WALL TYPE**  
SEE SUPPLEMENTARY STANDARDS 223 TABLE 1. (WALL NO. 552) 5" (127MM) CONCRETE BLOCK WALL WITH 1/2" x 1/2" STRAPPING & 1/2" DRYWALL FILLED W/ SOUND ABSORPTIVE MATERIAL EACH SIDE (FR 2H57C 57)



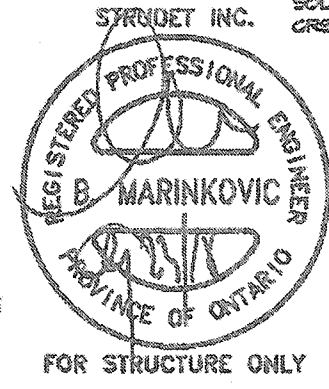
FIRE WALL SECTION @ BATH TUB

A FIREWALL SHALL EXTEND FROM THE GROUND CONTINUOUSLY THROUGH, OR ADJACENT TO, ALL STOREYS OF A BUILDING. (O.B.C. 9.11.0.5 (1))

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



STEEL BEARING PLATE DETAIL



FOR STRUCTURE ONLY

2012 CODE  
COMPLIANCE PACKAGE "A1"

|                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                           |                                                                                                 |                                                                                                                                                                                             |                                                                         |
|---------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <p>5. _____</p> <p>4. _____</p> <p>3. _____</p> <p>2. _____</p> <p>1. ISSUED FOR PERMIT JUL 30, 2018</p> <p>REVISIONS</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>Required unless design is exempt under Division C, Subsection 9.2.5 of the building code</p> <p>VIKAS GAJJAR 28770</p> <p>NAME SIGNATURE BCIN</p> | <p>REGION DESIGN INC.</p> <p>8700 DUFFERIN ST.</p> <p>CONCORD, ONTARIO</p> <p>L4K 4S0</p> <p>P (416) 736-0096</p> <p>F (905) 690-0746</p> | <p>SHEET TITLE</p> <p>FIRE WALL</p> <p>SCALE</p> <p>3/4"=1'-0"</p> <p>DATE</p> <p>JULY 2018</p> | <p>CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.</p> <p>PAGE NO.</p> <p>3</p> | <p><b>Greenpark.</b></p> <p>PROJECT NAME</p> <p>RUSSELL GARDENS III</p> |
|---------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|

STRUDET INC.



TIGHTLY SEAL ANY GAPS WITH MINERAL WOOL OR NON-COMBUSTIBLE MATERIAL, AS PER O.B.C. 4.10.11.2(5)

PROVIDE BEARING FOR GIRDER TRUSSES AS PER TRUSS DRAWING SPECIFICATION

PRE-ENGINEERED ROOF TRUSSES AS PER TRUSS MANUFACTURERS DRAWINGS

TOP OF PLATE

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

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

5/8" TYPE 'X' GYPSUM WALL BOARD

FIN. SECOND FLOOR

ABSORPTIVE MATERIAL

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

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

5/8" TYPE 'X' GYPSUM WALL BOARD

FIN. FIRST FLOOR

JOISTS FRAMING INTO PARTY WALL

SOLID BLOCKING BETWEEN JOISTS

CONTINUOUS RIM BOARD

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

8" POURED CONC. WALL

CONTINUOUS BOND BREAKING MATERIAL

5" CONC. SLAB ON 5" COMPACTED GRAVEL

FIN. BASEMENT SLAB

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

**FOR STRUCTURE ONLY**  
50x84 (2"x4") STUDS @ 400 O.C. WITH 5.5mm (5/8") TYPE 'X' GYPSUM BOARD ONE LAYER ON EACH SIDE. SUPPLEMENTARY STANDARDS 553, TABLE 1, MID WALL ASSEMBLY.

**SOUND ABSORPTIVE MATERIAL REQUIREMENTS**  
SOUND ABSORPTIVE MATERIAL INCLUDES FIBRE PROCESSED FROM ROCK, SLAS, 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. RATINGS OF 50 (O.B.C. DIV. B 4.10.12.1(1))

**WALL TYPE**  
SEE SUPPLEMENTARY STANDARDS 553 TABLE 1. WISA BEARING WALL WITH 2 ROWS OF 2"x4" SFR. @ 16" O.C. ON SEPARATE 2"x4" PLATES SET 1" APART WITH 4" ABSORPTIVE MATERIAL AND 1 LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD ON EACH SIDE (SEE NOTES 5 TO TABLE 1)

**FIRE RESISTANCE RATING**  
FIRE RESISTANCE RATING REQUIRED IS 1 HR. MIN. (AS PER SENTENCE DIV. B 4.10.12.2(1) O.B.C.)

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

1" AIR SPACE

5/4" SUBFLOOR

FIN. FIRST FLOOR

ENGINEERED FLOOR JOISTS W/WEADER

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

2"x4" SILL PLATE (MAX. 2 7/8" P/P)

8" POURED CONC. FOUNDATION WALL

FIN. SLAB

**FLOOR JOISTS PARALLEL**

5.5" DIA. STEEL COLUMN  
2"x4" SFR. STUDS @ 16" O.C. STAGGERED

CENTRE LINE OF PARTY WALL

1/2" DRYWALL @ STUD CONCEALING STL. COL.  
1 LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD

**PLAN OF PARTY WALL IN GARAGE**

ALL GYPSUM BOARD TO BE TIGHT FIR AGAINST ROOF SHEATHING AND ROOF TRUSSES. MIDDLE GYPSUM BOARD BETWEEN TWO TRUSSES TO BE TIGHTLY SCREWED TO BOTH TRUSSES.

PER-ENGINEERED ROOF TRUSSES BY TRUSS MFG. @ 24" O.C.

5/8" TYPE 'X' GYPSUM WALL BOARD

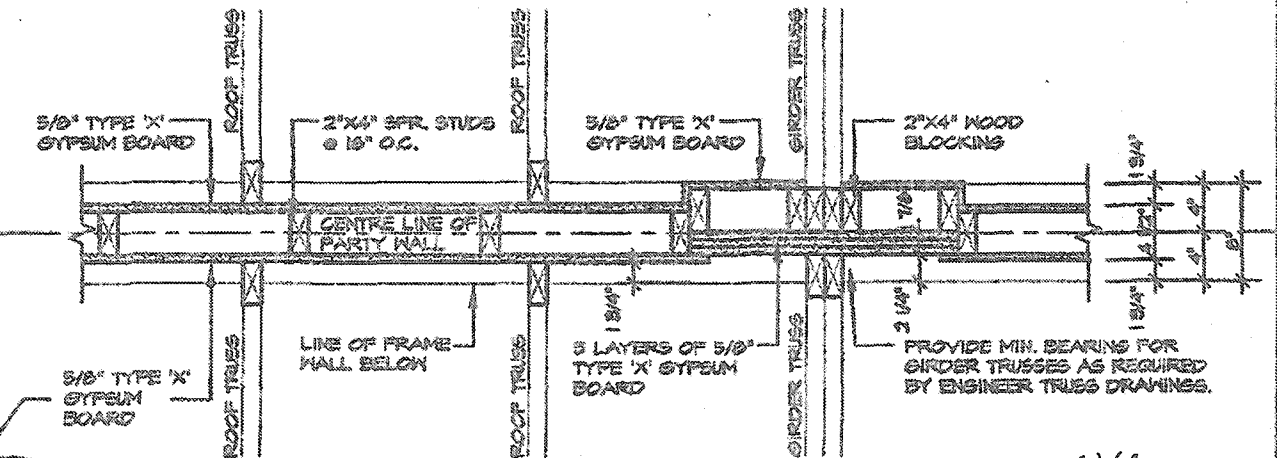
TOP OF PLATE

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

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

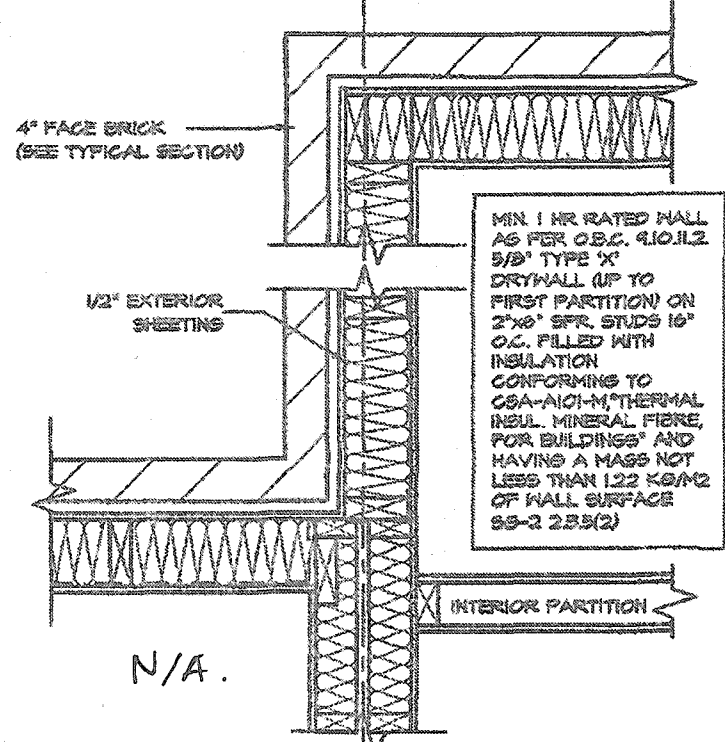
**SECTION @ FIRE SEPARATION IN ROOF SPACE TRUSSES PARALLEL TO PARTY WALL**

N/A



**PLAN OF FIRE SEPARATION IN ROOF SPACE TRUSSES PERPENDICULAR TO PARTY WALL**

N/A



N/A.

**PARTY WALL PLAN SECTION**

**2012 CODE COMPLIANCE PACKAGE "A1"**

**WOOD FRAME PARTY WALL TRUSSES PERPENDICULAR TO PARTY WALL**

N/A

| NO. | REVISIONS         | DATE         |
|-----|-------------------|--------------|
| 1.  | ISSUED FOR PERMIT | JUL 30, 2018 |

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**  
Required unless design is exempt under Division C, Subsection 2.2.5 of the building code

VIKAS GAJJAR  
NAME  
28770  
BCIN

SIGNATURE

REGION DESIGN INC.  
3700 DUFFERIN ST.  
CONCORD, ONTARIO  
L4K 4S6  
P (416) 735-4096  
F (905) 863-0745

**REGION DESIGN INC.**

SHEET TITLE  
**PARTY WALL WOOD**

SCALE  
3/4"=1'-0"

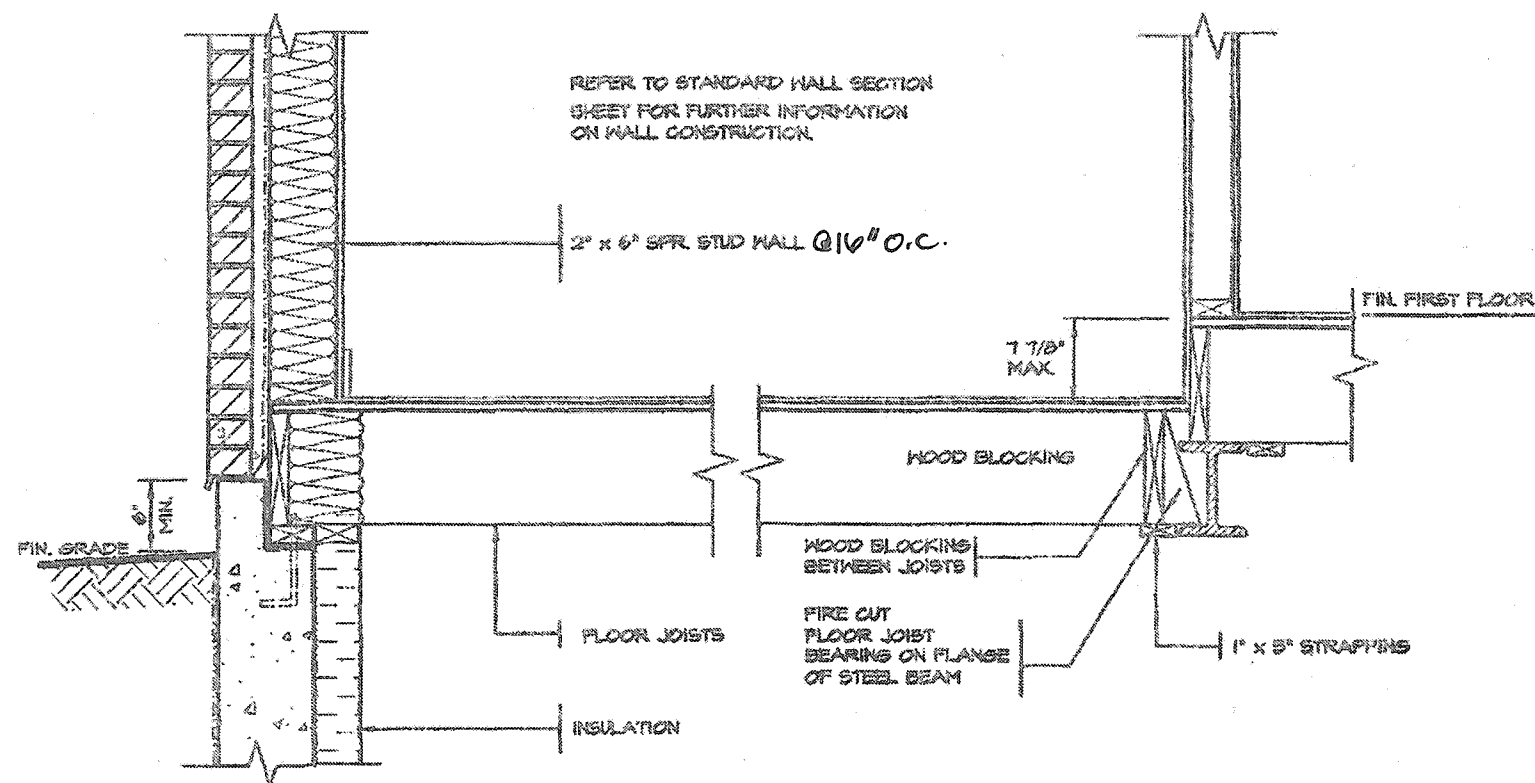
DATE  
JULY 2018

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

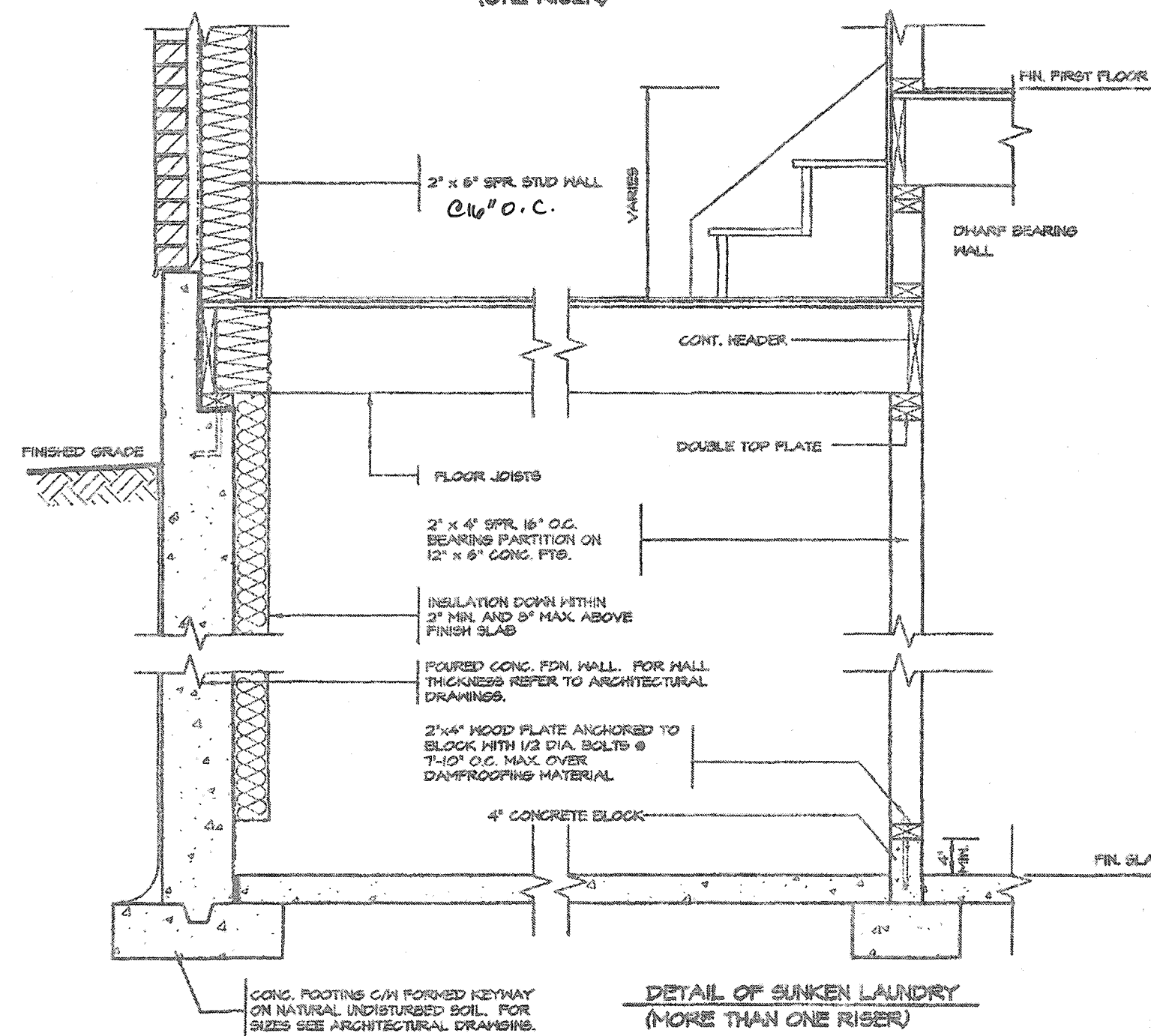
PAGE No.  
**4**

**Greenpark.**

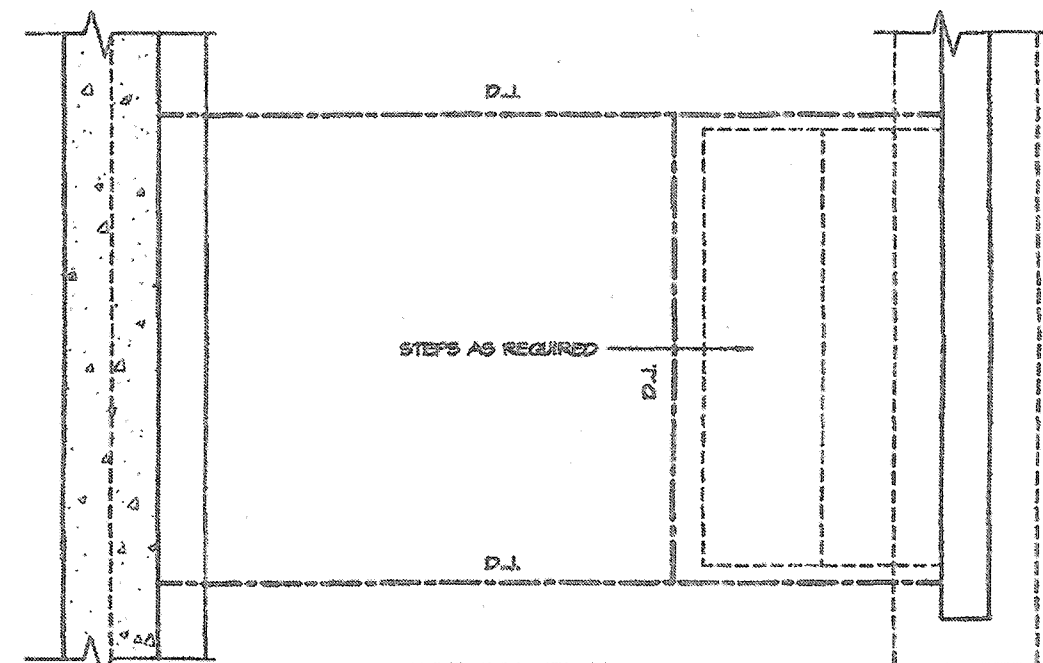
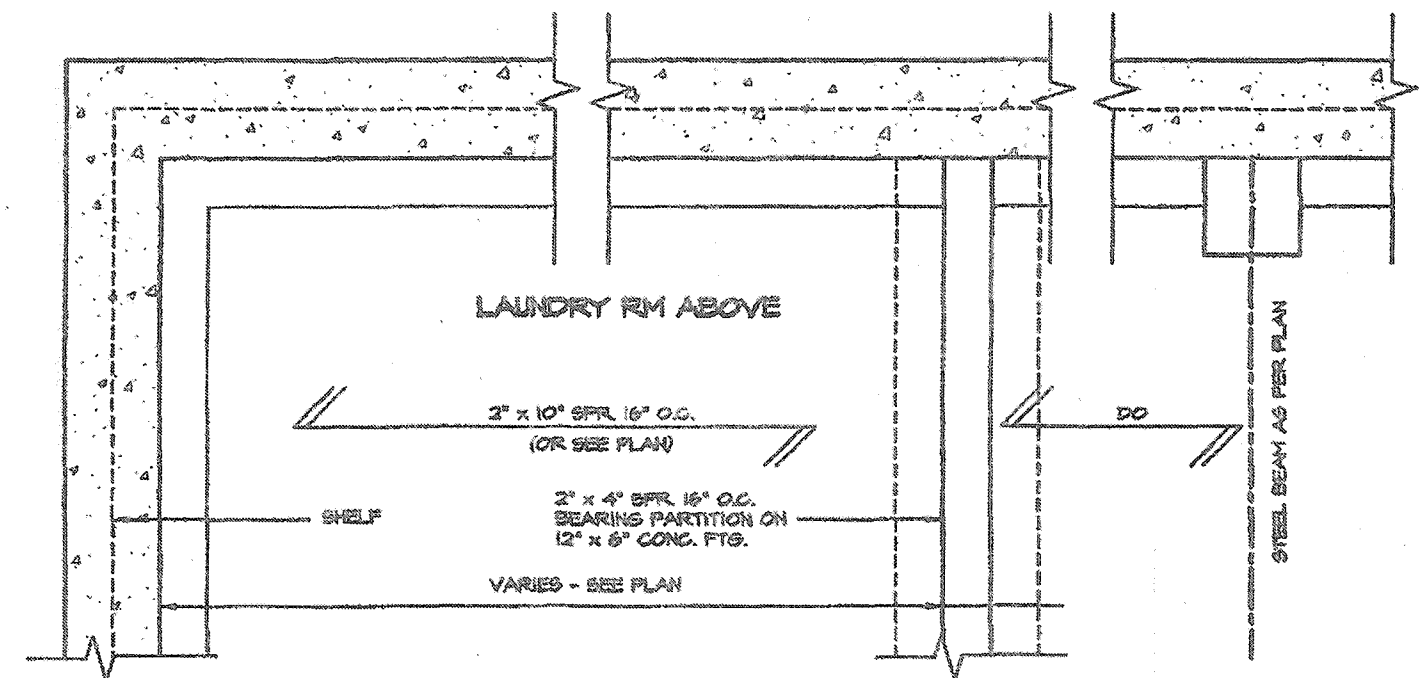
PROJECT NAME  
**RUSSELL GARDENS III**



DETAIL OF SUNKEN LAUNDRY  
(ONE RISER)



DETAIL OF SUNKEN LAUNDRY  
(MORE THAN ONE RISER)



CITY OF HAMILTON  
Building Division

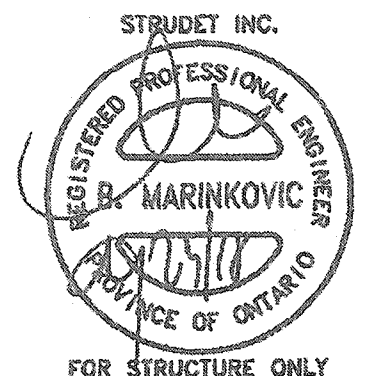
Permit No. 20-107703

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

FOR CHIEF BUILDING OFFICIAL DATE 0cc 14/20



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COMPLIANCE PACKAGE "A1"

|           |                   |              |
|-----------|-------------------|--------------|
| 5.        |                   |              |
| 4.        |                   |              |
| 3.        |                   |              |
| 2.        |                   |              |
| 1.        | ISSUED FOR PERMIT | JUL 30, 2016 |
| REVISIONS |                   |              |

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  
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

VIKAS GAJJAR  
NAME SIGNATURE  
28770  
BCIN

REGION DESIGN INC.  
8700 DUFFERIN ST.  
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F (905) 960-0746

REGION  
DESIGN  
INC.

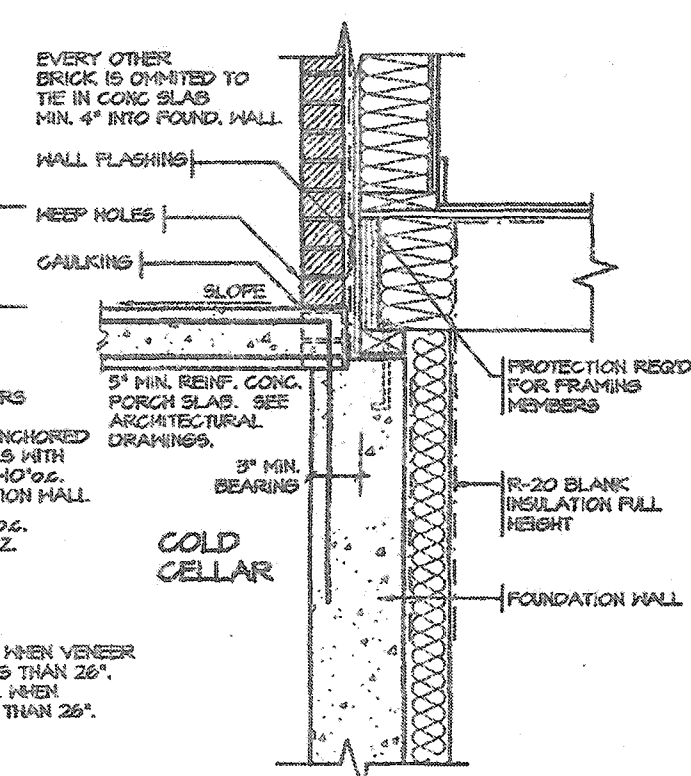
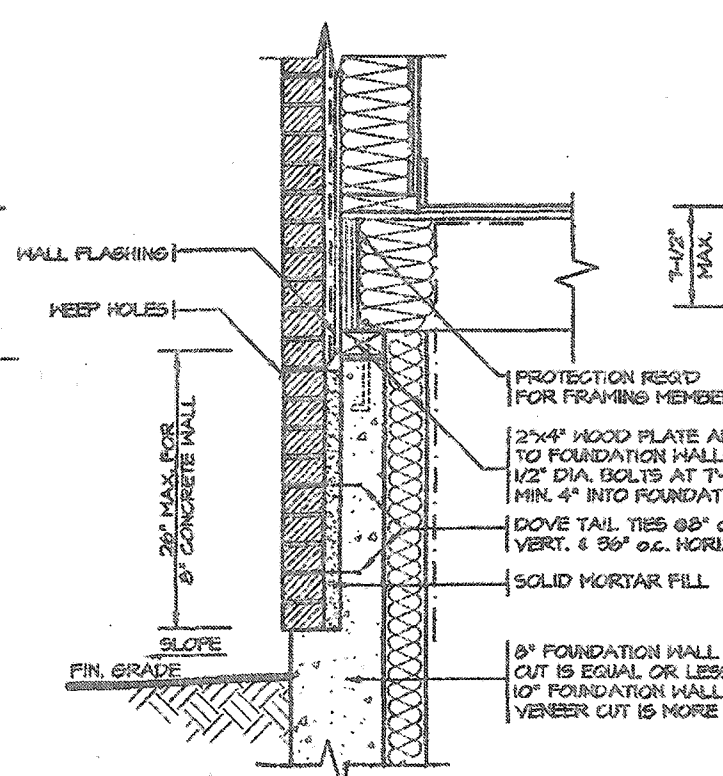
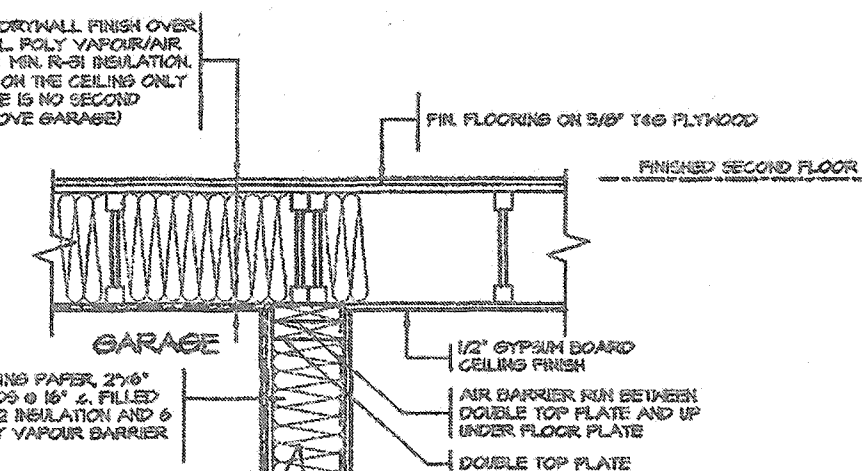
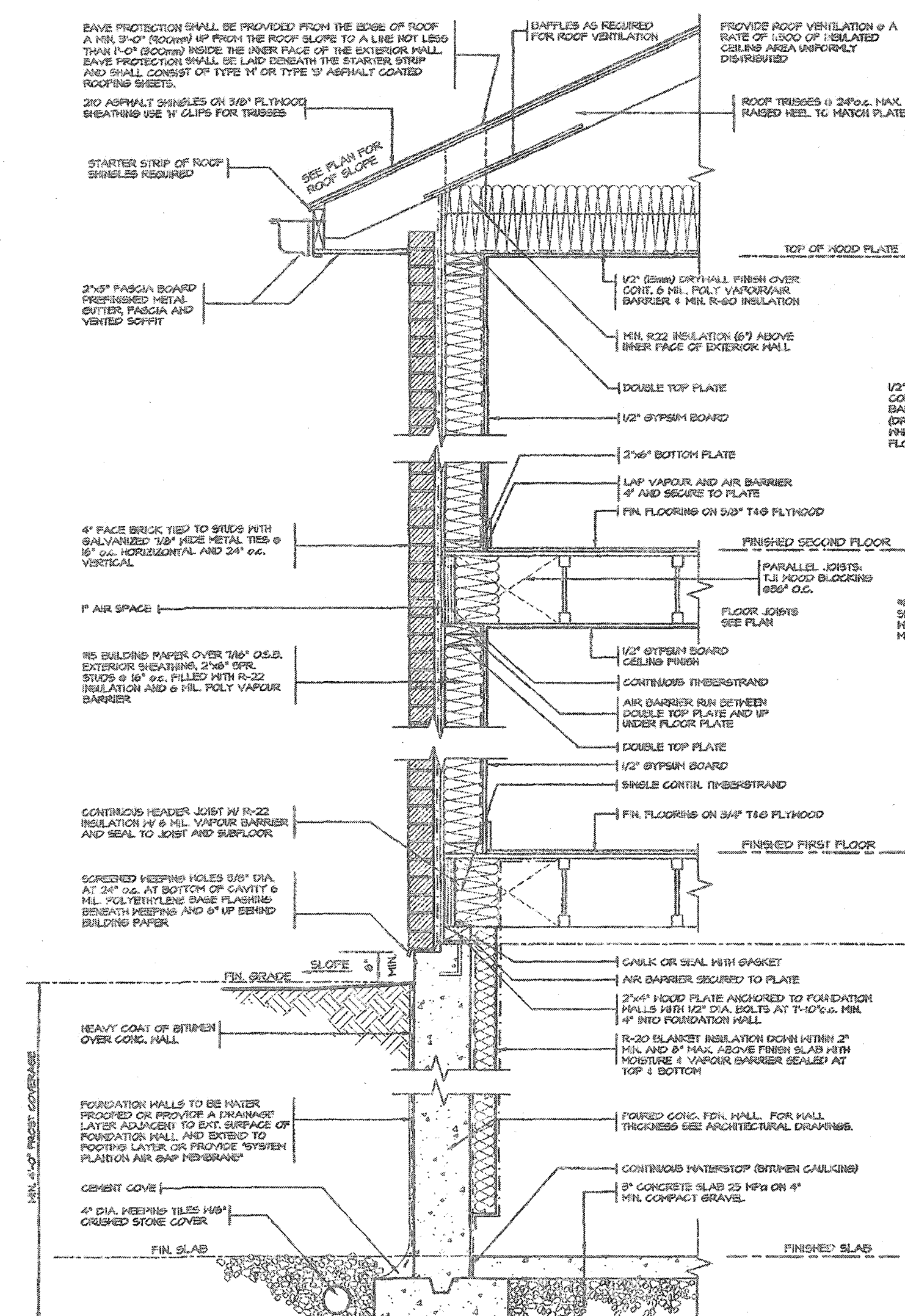
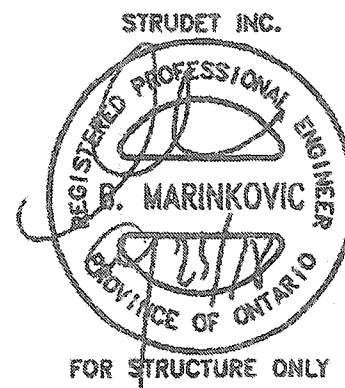
SHEET TITLE  
LAUNDRY DETAILS  
SUNKEN  
SCALE  
3/4"=1'-0"  
DATE  
JULY 2018

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

PAGE No.  
5

Greenpark.

PROJECT NAME  
RUSSELL GARDENS III



CITY OF HAMILTON  
Building Division  
Permit No. 20-107703  
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE  
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  
FOR CHIEF BUILDING OFFICIAL DATE 08/14/20

2012 CODE  
COMPLIANCE PACKAGE "A1"

|           |                   |              |                                                                                                                                                                                     |                    |                    |                                                                                                                                                             |                                     |
|-----------|-------------------|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| 5.        |                   |              | 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. | REGION DESIGN INC. | SHEET TITLE        | CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. | PROJECT NAME<br>RUSSELL GARDENS III |
| 4.        |                   |              | QUALIFICATION INFORMATION                                                                                                                                                           | 8700 DUFFERIN ST.  | 2"X6" BRICK VENEER | PAGE No.<br>6                                                                                                                                               |                                     |
| 3.        |                   |              | Required unless design is exempt under Division C, Subsection 3.2.5 of the building code                                                                                            | CONCORD, ONTARIO   | 2 STOREY SECTION   |                                                                                                                                                             |                                     |
| 2.        |                   |              |                                                                                                                                                                                     | LAK 450            | SCALE              | 3/4"=1'-0"                                                                                                                                                  |                                     |
| 1.        | ISSUED FOR PERMIT | JUL 30, 2018 | VIKAS GAJJAR                                                                                                                                                                        | P (416) 738-4098   | DATE               | JULY 2018                                                                                                                                                   |                                     |
| REVISIONS |                   |              | NAME                                                                                                                                                                                | SIGNATURE          |                    |                                                                                                                                                             |                                     |
|           |                   |              | 28770                                                                                                                                                                               | BCIN               |                    |                                                                                                                                                             |                                     |

EAVE PROTECTION SHALL BE PROVIDED FROM THE EDGE OF ROOF A MIN. 3'-0" (900mm) UP FROM THE ROOF SLOPE TO A LINE NOT LESS THAN 1'-0" (300mm) INSIDE THE INNER FACE OF THE EXTERIOR WALL. EAVE PROTECTION SHALL BE LAID BENEATH THE STARTER STRIP AND SHALL CONSIST OF TYPE 14 OR TYPE 8 ASPHALT COATED ROOFING SHEETS.

210 ASPHALT SHINGLES ON 5/8" PLYWOOD SHEATHING USE 1" CLIPS FOR TRUSSES

STARTER STRIP OF ROOF SHINGLES REQUIRED

1 1/2"x6" RAISED STUCCO FRIEZE BOARD (TYP.)

MESH BACKRAPPED

- FIN. COAT OF EXTERIOR ACRYLIC STUCCO
- FIBER MESH EMBEDDED IN PREP COAT
- INSULATION BOARD (MIN. R5) W/ GEOMETRICALLY DEFINED DRAINAGE CAVITY HAVING A MIN. CAVITY DEPTH OF 1/4"
- AIR/MOISTURE BARRIER
- 7/16" EXTERIOR GRADE OSB SHEATHING
- 2" X 6" STUDS
- MIN. R-22 BATT INSULATION
- CONT. VAPOUR / AIR BARRIER
- 1/2" DRYWALL

(IF APPROVED SYSTEM, ALL MATERIALS AND SYSTEMS SHALL CONFORM TO CANULC-516.1)

CONTINUOUS HEADER JOIST W/ R-22 INSULATION W/ 6 MIL. VAPOUR BARRIER AND SEAL TO JOIST AND SUBFLOOR

4" FACE BRICK TIED TO STUDS WITH GALVANIZED 1/8" WIDE METAL TIES @ 16" O.C. HORIZONTAL AND 24" O.C. VERTICAL

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

HEAVY COAT OF BITUMEN OVER CONC. WALL

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

CEMENT COVE

4" DIA. WEeping TILES W/ CRUSHED STONE COVER

CONC. FOOTING CAN FORMED KEYWAY ON NATURAL UNDISTURBED SOIL. FOR FOOTING SIZES SEE ARCHITECTURAL DRAWINGS.

BAFFLES AS REQUIRED FOR ROOF VENTILATION

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

ROOF TRUSSES @ 24" O.C. MAX. RAISED NEEL TO MATCH PLATE

TOP OF WOOD PLATE

1/2" (8mm) DRYWALL FINISH OVER CONT. 6 MIL. POLY VAPOUR/AIR BARRIER & 1/2" R-50 INSULATION

MIN. R22 INSULATION ABOVE INNER FACE OF EXTERIOR WALL

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

2"x6" BOTTOM PLATE

LAP VAPOUR AND AIR BARRIER 4" AND SECURE TO PLATE

FIN. FLOORING ON 5/8" T&G PLYWOOD

FINISHED SECOND FLOOR

PARALLEL JOISTS: T&G WOOD BLOCKING @ 36" O.C.

FLOOR JOISTS SEE PLAN

1/2" GYPSUM BOARD

CEILING FINISH

SINGLE CONT. TIMBERSTRAND

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

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

SINGLE CONTIN. TIMBERSTRAND

FIN. FLOORING ON 3/4" T&G PLYWOOD

FINISHED FIRST FLOOR

CAULK OR SEAL WITH GASKET

AIR BARRIER SECURED TO PLATE

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

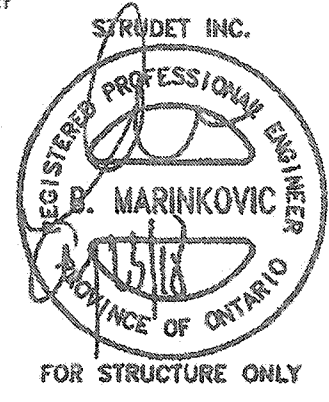
R-20 BLANKET INSULATION DOWN WITHIN 2" MIN. AND 8" MAX. ABOVE FINISH SLAB WITH MOISTURE & VAPOUR BARRIER SEALED AT TOP & BOTTOM

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

CONTINUOUS WATERSTOP (BRUMEN CAULKING)

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

FINISHED SLAB



CITY OF HAMILTON Building Division

Permit No. 20-187703

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 and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL DATE Dec 14/20

WOOD SHEATHING

AIR/MOISTURE BARRIER

FIBER MESH EMBEDDED IN PREP COAT

INSULATION BOARD (R-5) W/ GEOMETRICALLY DEFINED DRAINAGE CAVITY HAVING A MIN. CAVITY DEPTH OF 1/4"

STARTER MESH (BACKRAPPED)

CAULK WITH BEAD VENT

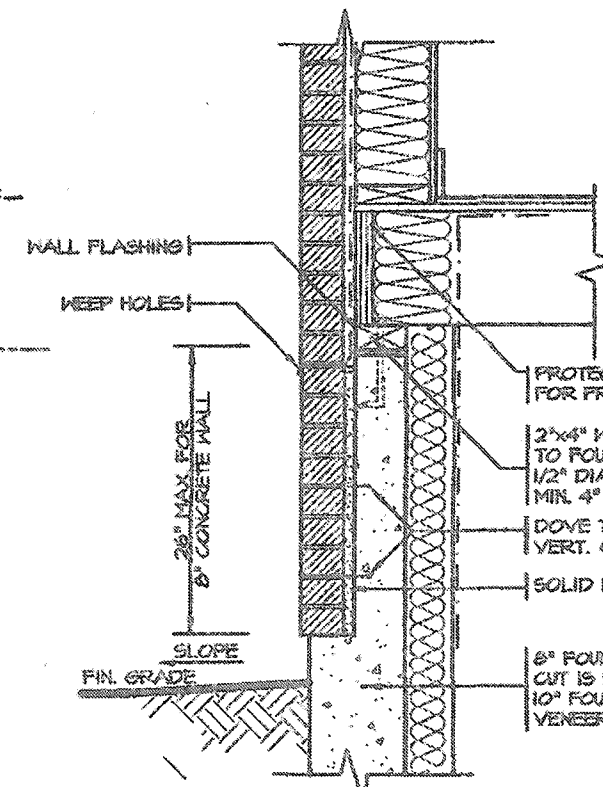
FLASHING

CONCRETE SILL

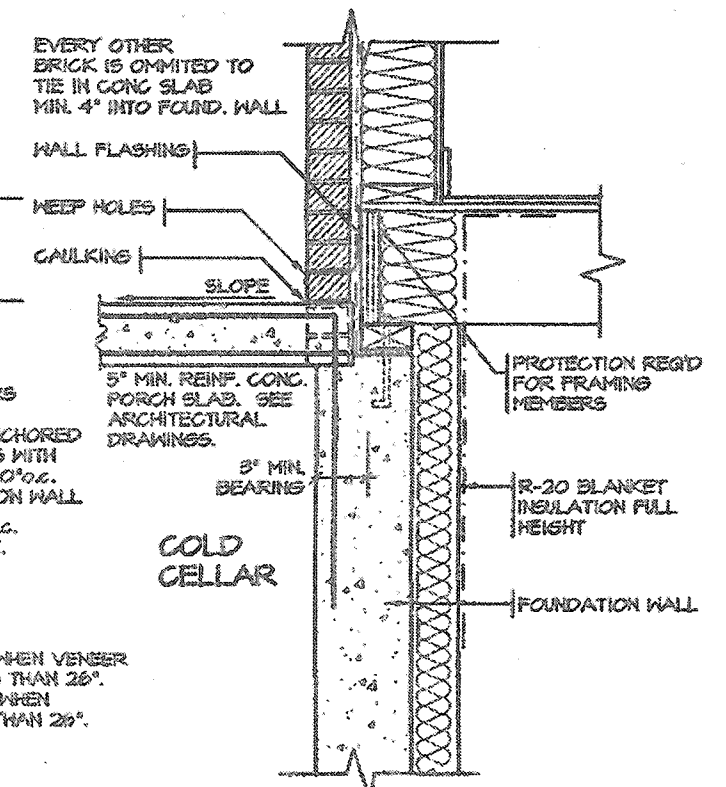
MASONRY CLADDING AS PER ELEVATION

A. TERMINATION AT MASONRY CLADDING WITH SEALANT

1 1/2" = 1'0"



DETAIL FOR CONCRETE VENEER DROPPED GRADE



DETAIL FOR COLD CELLAR PORCH SLAB

2 STOREY WALL SECTION

2012 CODE COMPLIANCE PACKAGE "A1"

| 5.                   |              |
|----------------------|--------------|
| 4.                   |              |
| 3.                   |              |
| 2.                   |              |
| 1. ISSUED FOR PERMIT | JUL 30, 2018 |
| REVISIONS            |              |

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

Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

VIKAS GAJJAR  
NAME  
SIGNATURE  
28770  
BCIN

REGION DESIGN INC.  
8700 DUFFERIN ST.  
CONCORD, ONTARIO  
L4K 4S9  
P (416) 738-4098  
F (905) 860-0716

SHEET TITLE  
2"x6" STUCCO WALL  
2 STOREY SECTION

SCALE  
AS NOTED

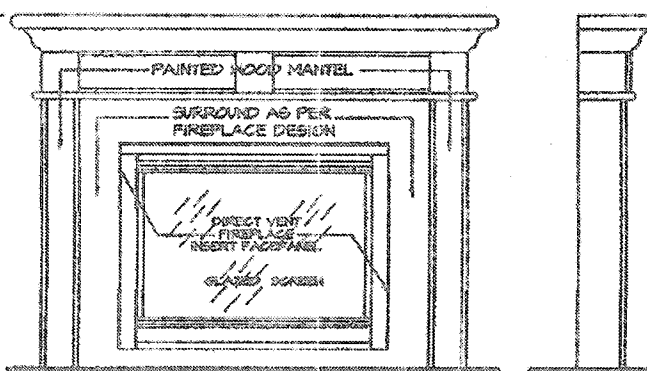
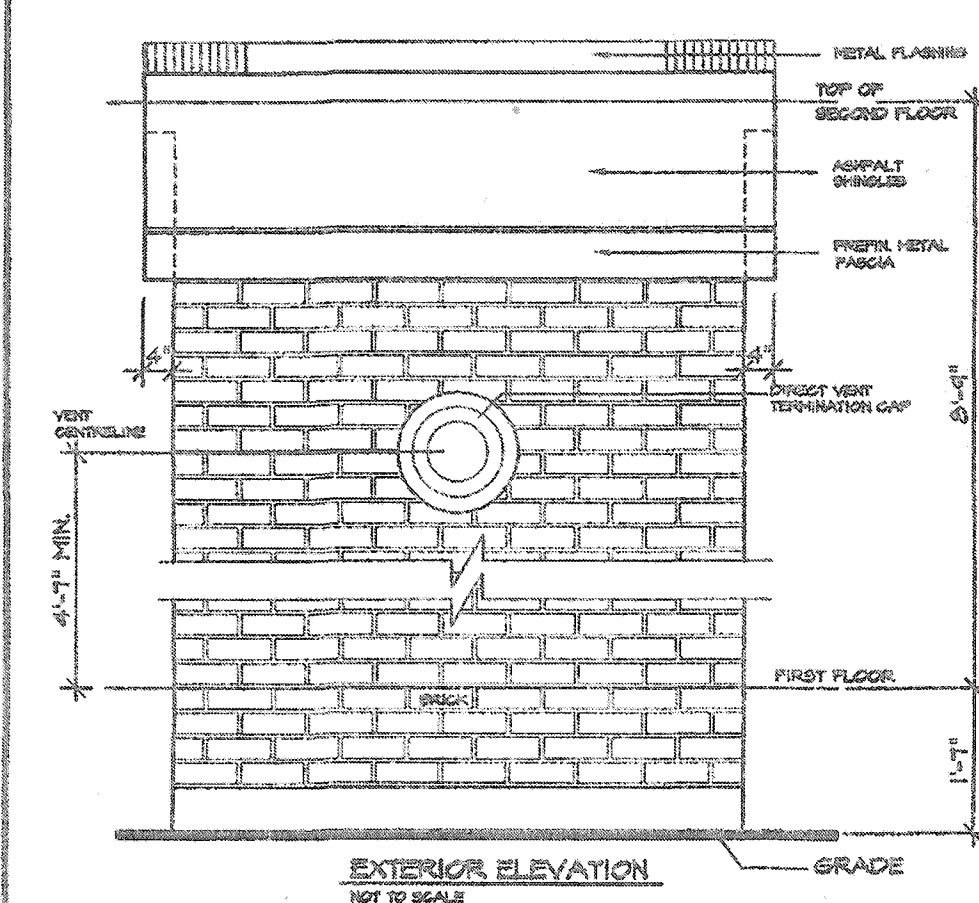
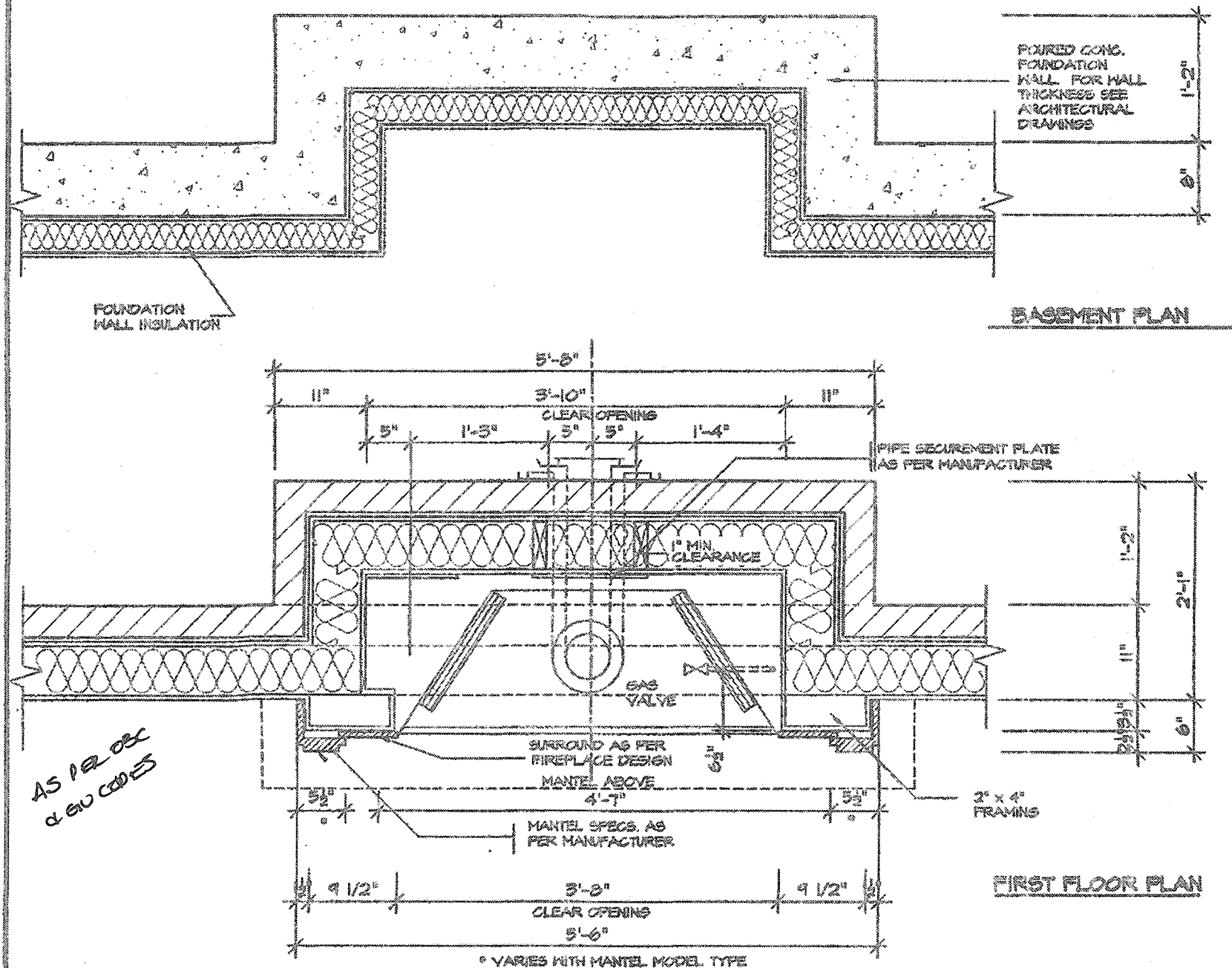
DATE  
JULY 2018

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

PAGE No.  
6-2

**Greenpark.**

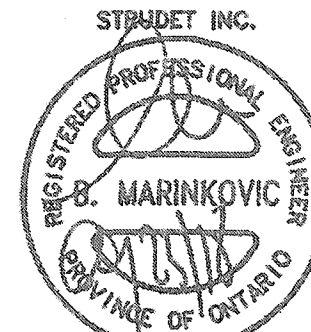
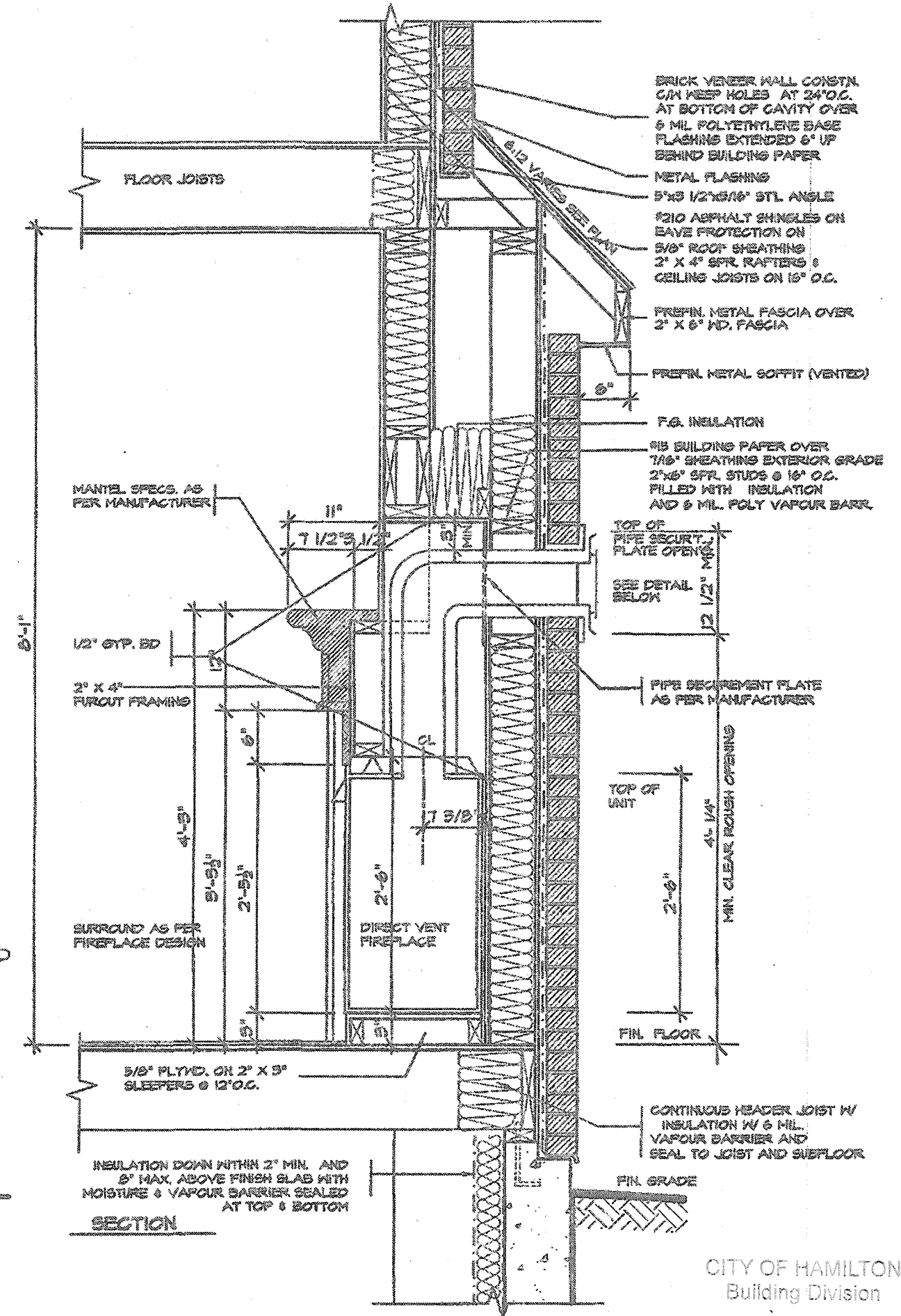
PROJECT NAME  
RUSSELL GARDENS III



**FRONT/SIDE ELEVATION**  
NOT TO SCALE

#### GENERAL INSTALLATION NOTES

- 1.0 UNIT INSTALLATION TO STRICTLY CONFORM TO MANUFACTURERS INSTALLATION MANUAL AND ALL APPLICABLE CODES OF LOCAL AUTHORITIES HAVING JURISDICTION INCLUDING CAN/CSA-B44.1 & 2.
- 2.0 INSTALL WITH THE FOLLOWING MINIMUM CLEARANCES TO COMBUSTIBLES:
  - FROM TOP OF UNIT 0"
  - FROM BACK OF UNIT 1/2"
  - FROM SIDES OF UNIT 1/3"
  - FROM TOP OF HORIZ. VENT 3"
  - FROM SIDES TO VENT 1"
- 3.0 THE DIRECT VENT UNIT ILLUSTRATED IS THE GC150 MODEL AS MANUFACTURED BY HEATILATOR.
- 4.0 THE MANTEL ILLUSTRATED IS THE 5-2 GB AS SUPPLIED BY GREATER TORONTO FIREPLACE



FOR STRUCTURE ONLY

CITY OF HAMILTON  
Building Division

Permit No. **20 707703**

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

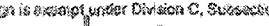
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

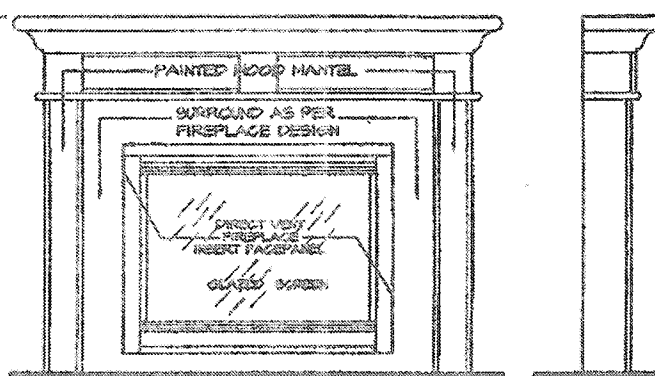
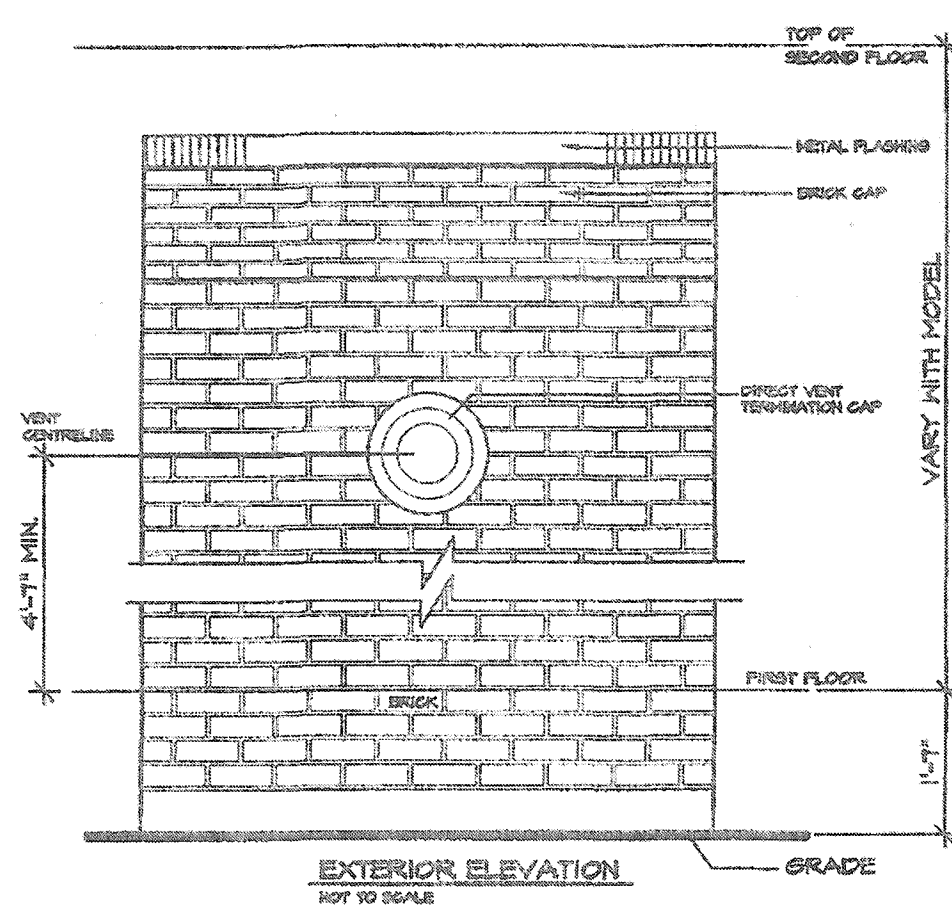
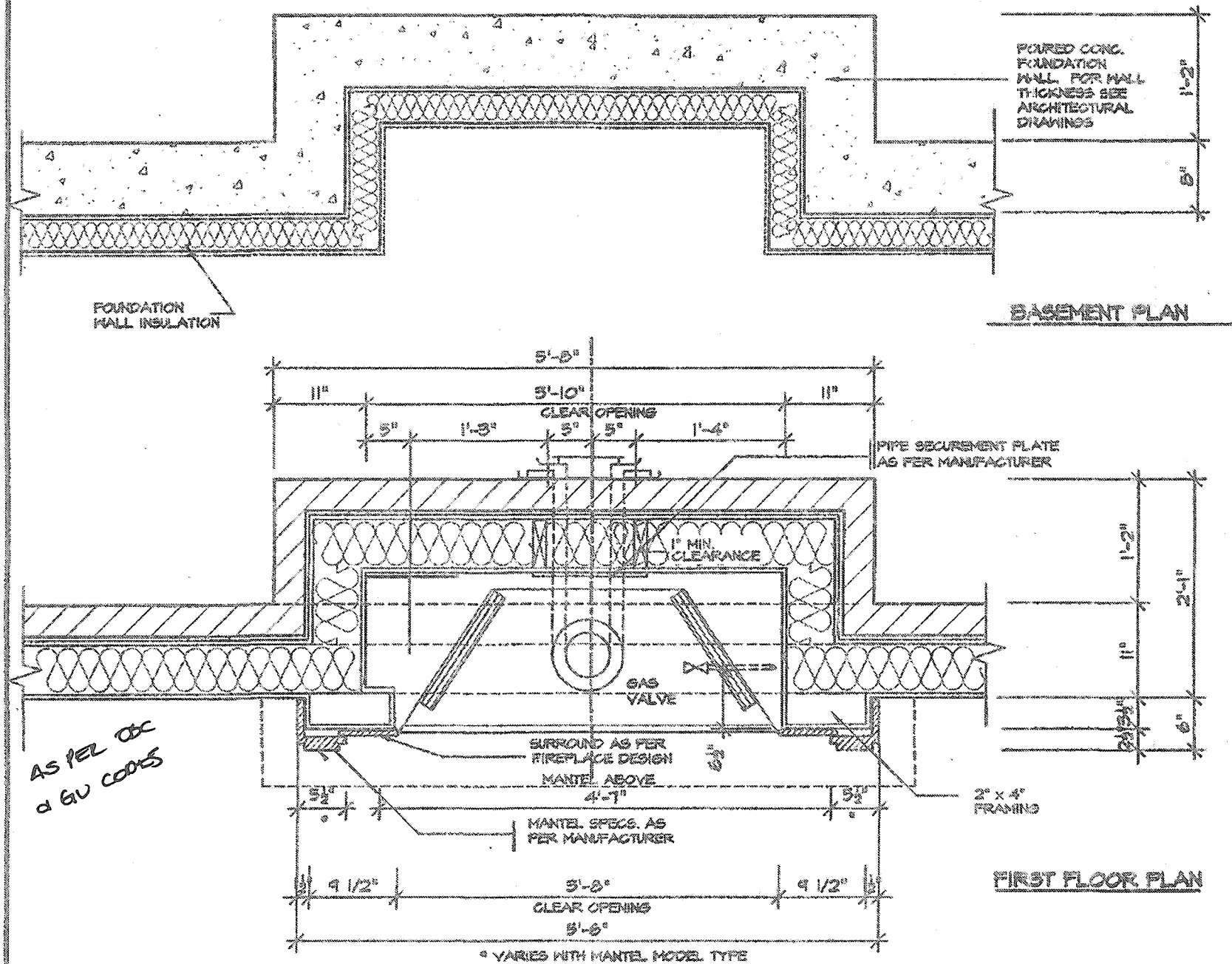
These drawings and/or specifications have been reviewed by

*[Signature]* **02/14/20**

FOR CHIEF BUILDING OFFICER

**2012 CODE COMPLIANCE PACKAGE "A1"**

|           |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                   |                               |                       |                                                                                                                                                        |                                                                                                                                                         |
|-----------|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5.        |                   | <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>Required unless design is exempt under Division C, Subsection 3.2.5 of the building code</div> <div>VIKAS CAJJAR</div> <div>NAME</div> <div></div> <div>SIGNATURE</div> <div>28770</div> <div>BCIN</div> | <div>REGION DESIGN INC.</div> <div>8700 DUFFERIN ST.</div> <div>CONCORD, ONTARIO</div> <div>L4K 4S8</div> <div>P (416) 736-4008</div> <div>F (905) 660-0748</div> | <div>REGION DESIGN INC.</div> | SHEET TITLE           | CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. | <div></div> <div>PROJECT NAME</div> <div>RUSSELL GARDENS III</div> |
| 4.        |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                   |                               | VENT FIREPLACE DIRECT | PAGE No.                                                                                                                                               |                                                                                                                                                         |
| 3.        |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                   |                               | SCALE                 | 3/4"=1'-0"                                                                                                                                             |                                                                                                                                                         |
| 2.        |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                   |                               | DATE                  | JULY 2018                                                                                                                                              |                                                                                                                                                         |
| 1.        | ISSUED FOR PERMIT |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                   |                               | JULY 30, 2018         |                                                                                                                                                        |                                                                                                                                                         |
| REVISIONS |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                   |                               |                       |                                                                                                                                                        |                                                                                                                                                         |



**GENERAL INSTALLATION NOTES**

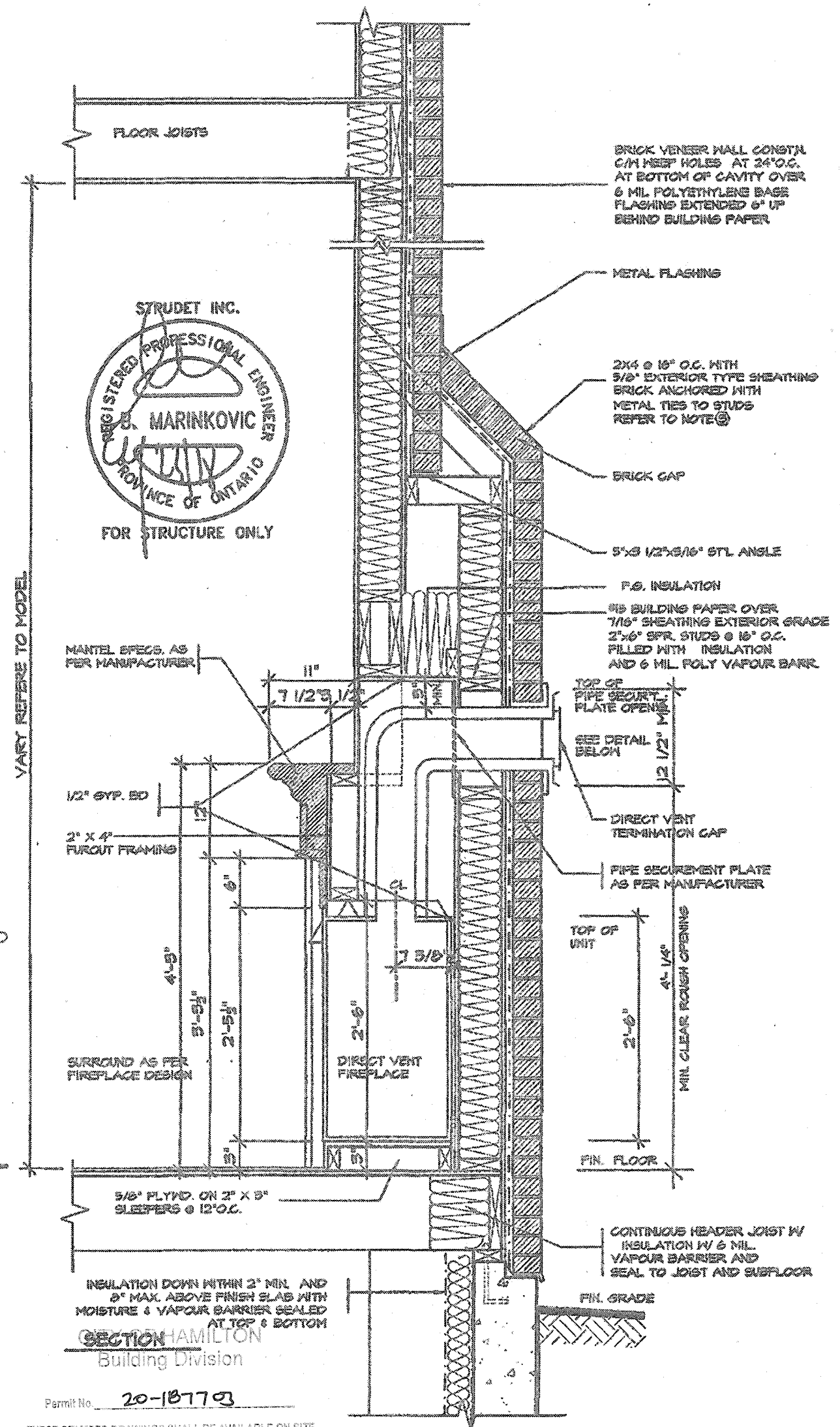
1.0 UNIT INSTALLATION TO STRICTLY CONFORM TO MANUFACTURER'S INSTALLATION MANUAL AND ALL APPLICABLE CODES OF LOCAL AUTHORITIES HAVING JURISDICTION INCLUDING CANOGA-3149.1 & 2.

2.0 INSTALL WITH THE FOLLOWING MINIMUM CLEARANCES TO COMBUSTIBLES:

- FROM TOP OF UNIT 0"
- FROM BACK OF UNIT 1/2"
- FROM SIDES OF UNIT 1/2"
- FROM TOP OF HORIZ. VENT 3"
- FROM SIDES TO VENT 1"

3.0 THE DIRECT VENT UNIT ILLUSTRATED IS THE SC300 MODEL AS MANUFACTURED BY HEATILATOR.

4.0 THE MANTEL ILLUSTRATED IS THE 6-2 6/3 AS SUPPLIED BY GREATER TORONTO FIREPLACE.



| REVISIONS            | DATE         |
|----------------------|--------------|
| 1. ISSUED FOR PERMIT | JUL 30, 2018 |

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**

Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

VIKAS GAJJAR  
NAME  
SIGNATURE

28770  
BCIN

REGION DESIGN INC.  
8700 DUFFERIN ST.  
CONCORD, ONTARIO  
L4K 4S6  
P (416) 738-4098  
F (905) 960-0746

**VENT FIREPLACE DIRECT**

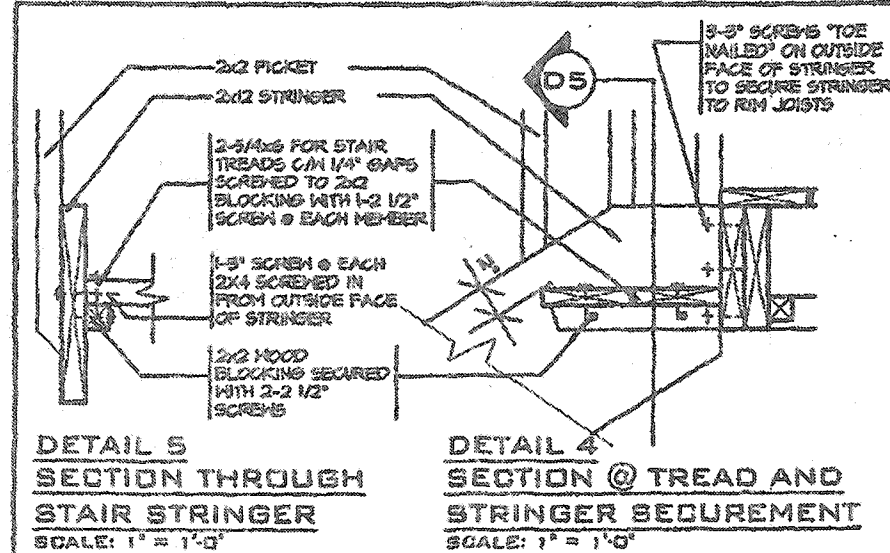
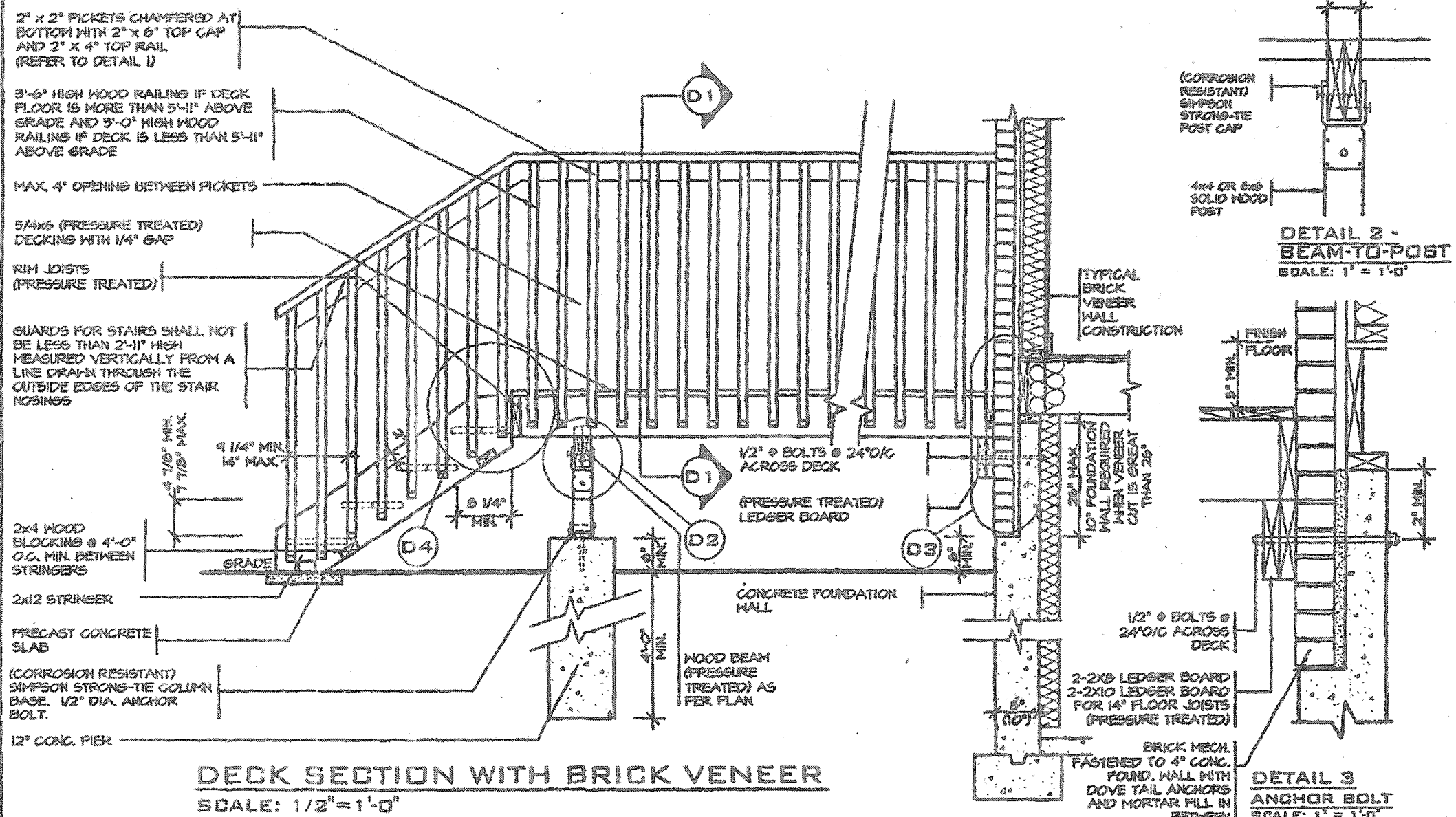
SCALE 3/4"=1'-0"

DATE JULY 2018

7-2

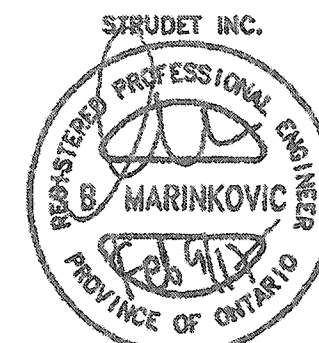
**Greenpark**

RUSSELL GARDENS III



# 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. WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR BETTER SPECIES.



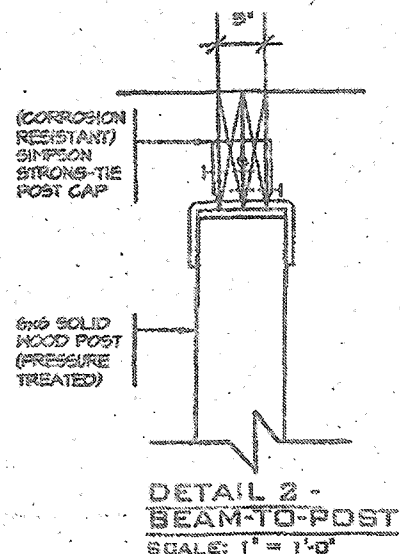
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FEB 03 2007

ONLY

2012 CODE

COMPLIANCE PACKAGE "A1"

|                  |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                           |                                  |                                                   |                                                                                                                                                                    |                                                                                       |
|------------------|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|---------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
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| 4.               |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                           |                                  |                                                   |                                                                                                                                                                    |                                                                                       |
| 3.               |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                           |                                  |                                                   |                                                                                                                                                                    |                                                                                       |
| 2.               |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                           |                                  |                                                   |                                                                                                                                                                    |                                                                                       |
| 1.               | REVISED FOR STARTIME |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                           |                                  |                                                   |                                                                                                                                                                    |                                                                                       |
| <p>REVISIONS</p> |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>PROJECT NAME</p> <p><b>RUSSELL GARDENS III</b></p>                                                                                     |                                  |                                                   |                                                                                                                                                                    |                                                                                       |



2x2 PICKETS CHAMFERED AT BOTTOM WITH 2x6 TOP CAP AND 2x4 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

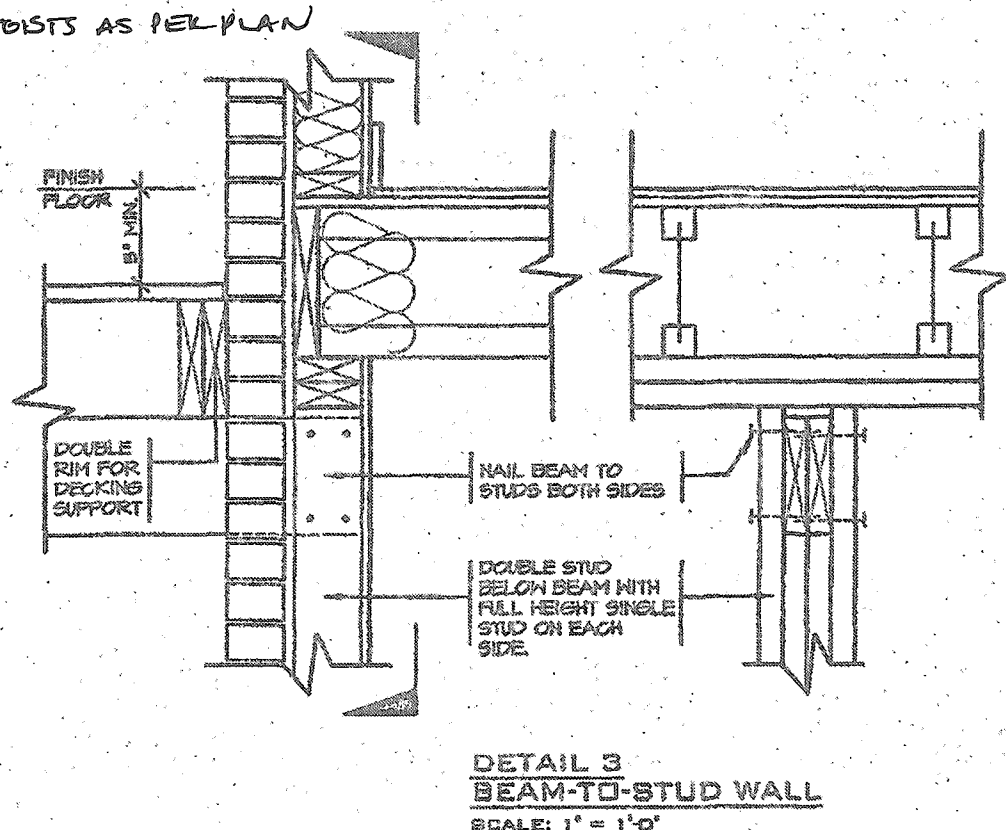
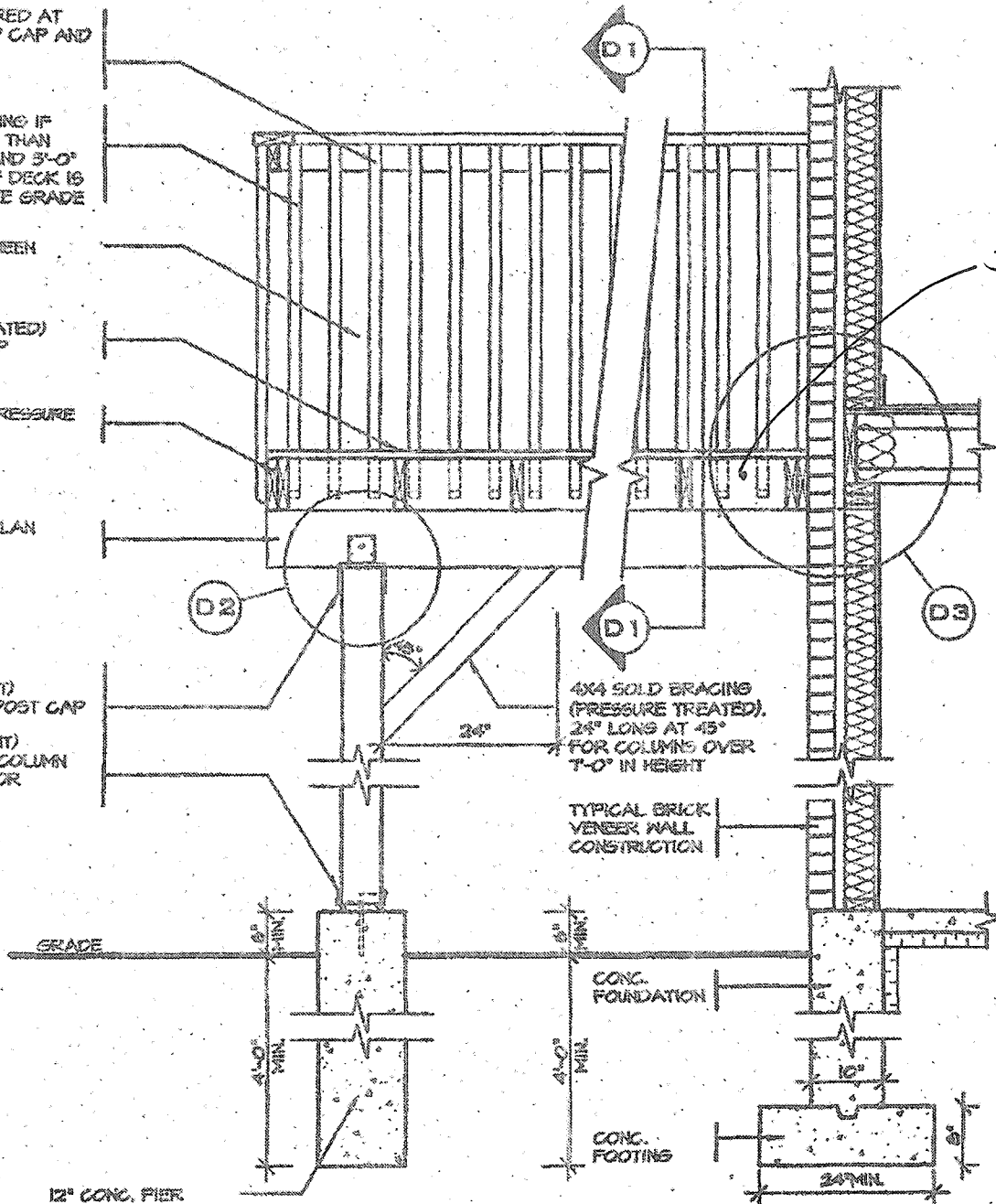
5/4x6 (PRESSURE TREATED) DECKING WITH 1/4" GAP

DOUBLE RIM JOISTS (PRESSURE TREATED)

WOOD BEAM AS PER PLAN (PRESSURE TREATED)

(CORROSION RESISTANT) SIMPSON STRONG-TIE POST CAP

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

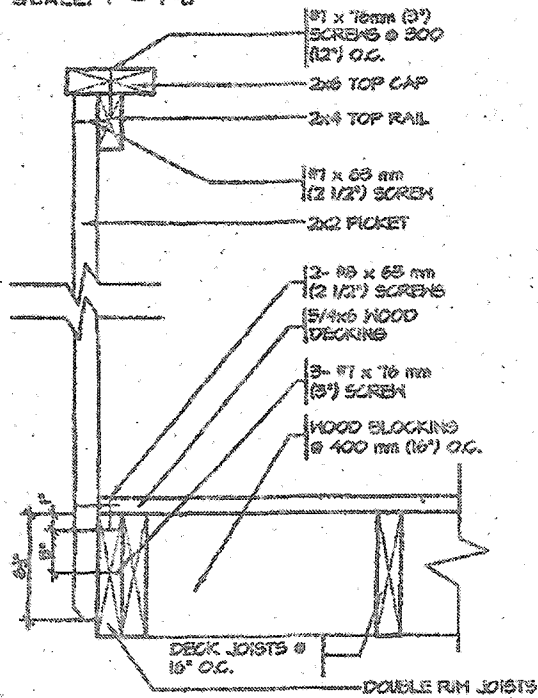


**DECK SECTION WITH BRICK VENEER**  
SCALE: 1/2" = 1'-0"

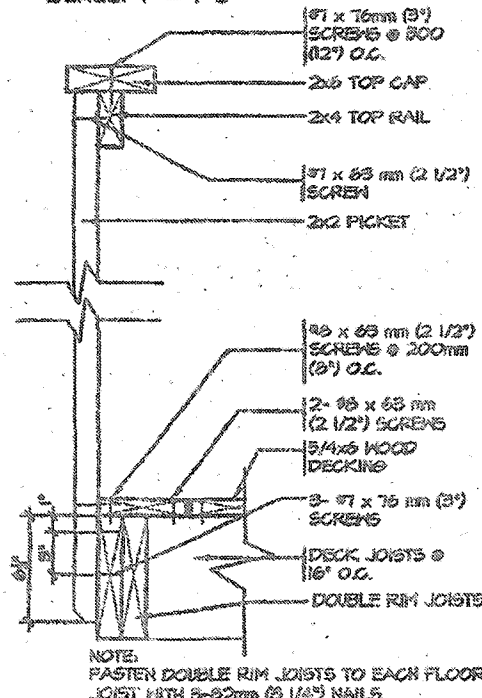
**DETAIL 1**

**CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK**

**GUARD PARALLEL TO FLOOR JOISTS**  
SCALE: 1" = 1'-0"



**GUARD PERPENDICULAR TO FLOOR JOISTS**  
SCALE: 1" = 1'-0"



NOTE: PASTER DOUBLE RIM JOISTS TO EACH FLOOR JOIST WITH 5-82mm (3 1/4") NAILS

**GENERAL NOTES**

1. THE DECK HAS BEEN DESIGNED TO SAFELY SUPPORT A SUPERIMPOSED LOAD OF 1.4kPa (40psf)
2. ALL NAILS AND SCREWS TO BE GALVANIZED
3. WOOD FOR CANTILEVERED PICKETS PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-FINE-FIR, OR HEM-FIR SPECIES
4. CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 20MPa AT 28 DAYS AND 5-8% AIR ENTRAINMENT
5. FOOTING TO BE PLACED ON UNDISTURBED SOIL WITH MIN. BEARING PRESSURE OF 150KPa (3500psf)

CITY OF HAMILTON  
Building Division

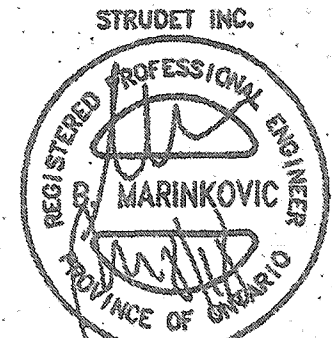
Permit No. 20-107703

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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These drawings and/or specifications have been reviewed by

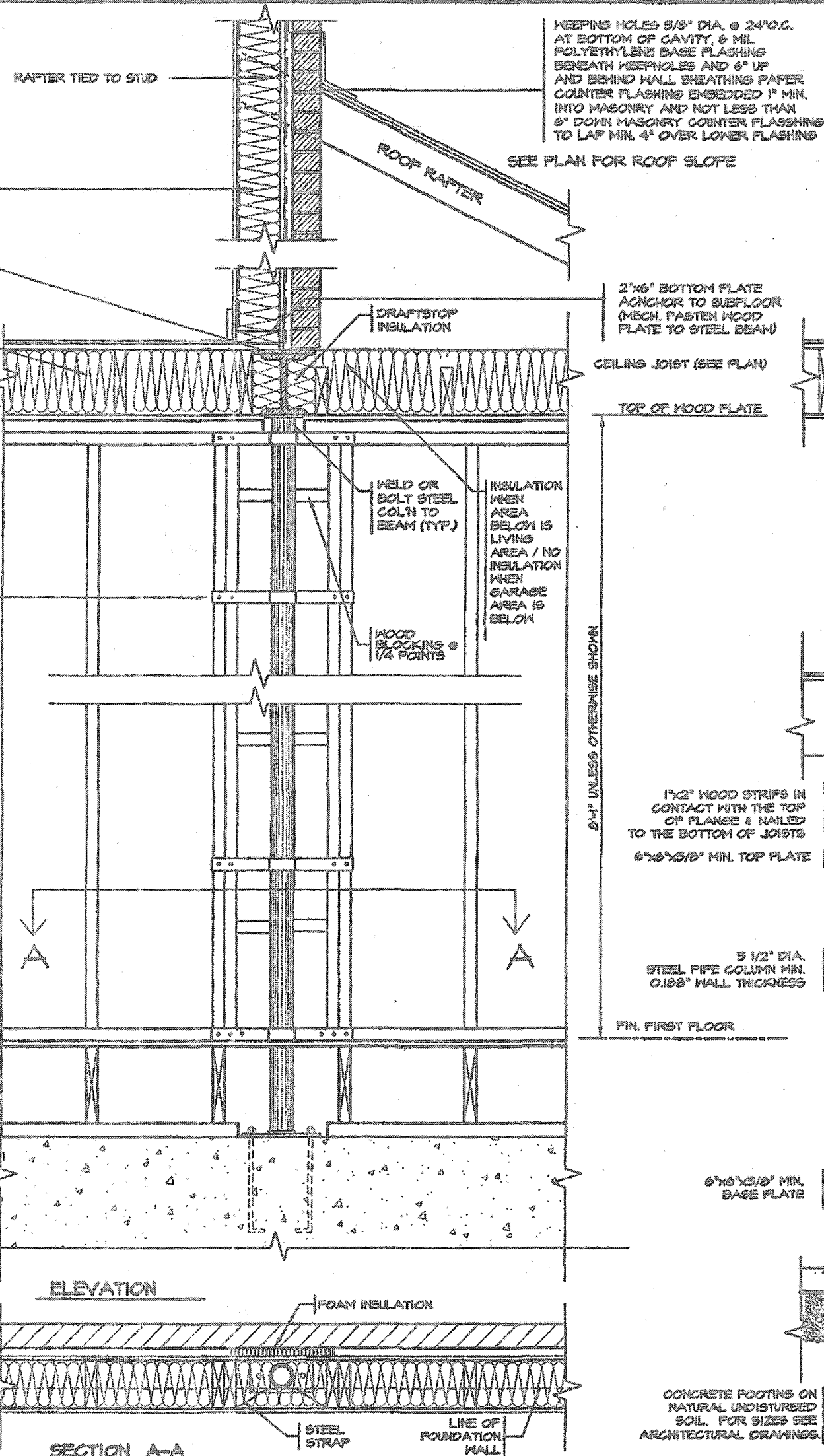
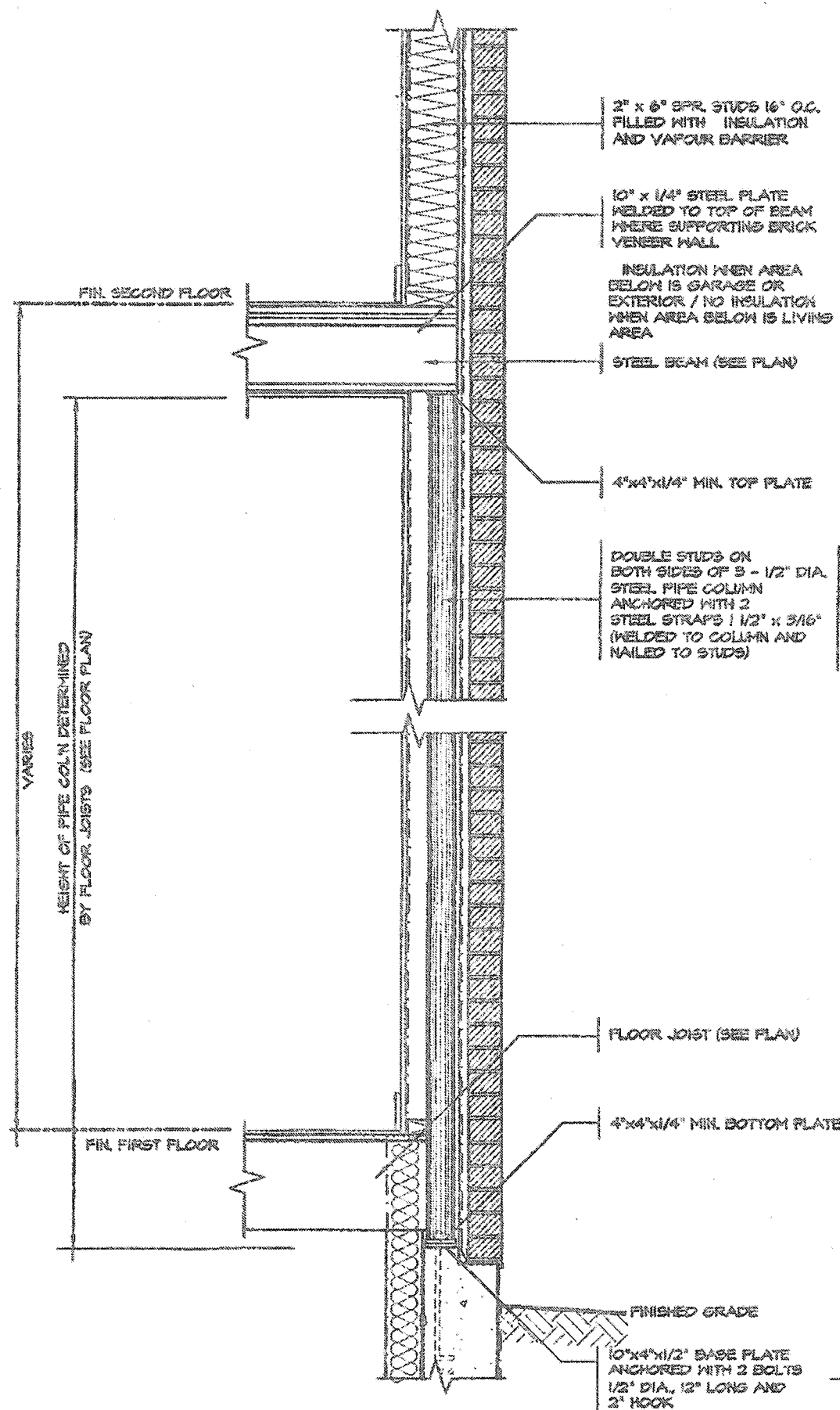
FOR CHIEF BUILDING OFFICIAL DEC 14/20 DATE



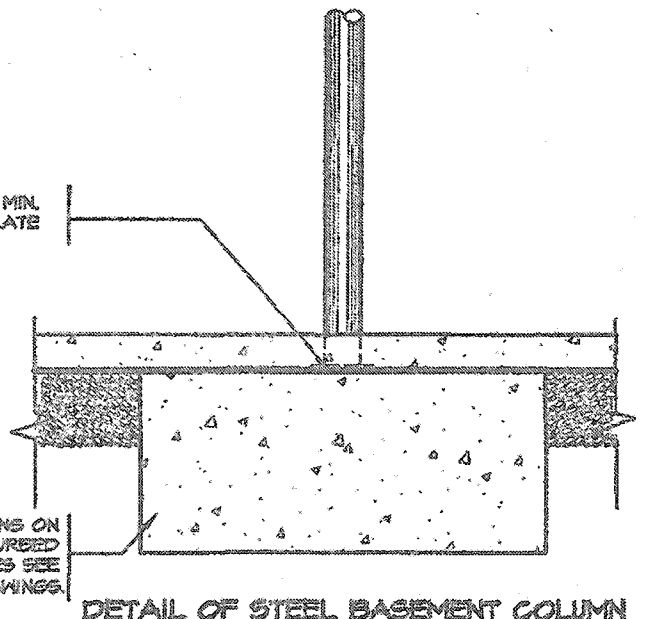
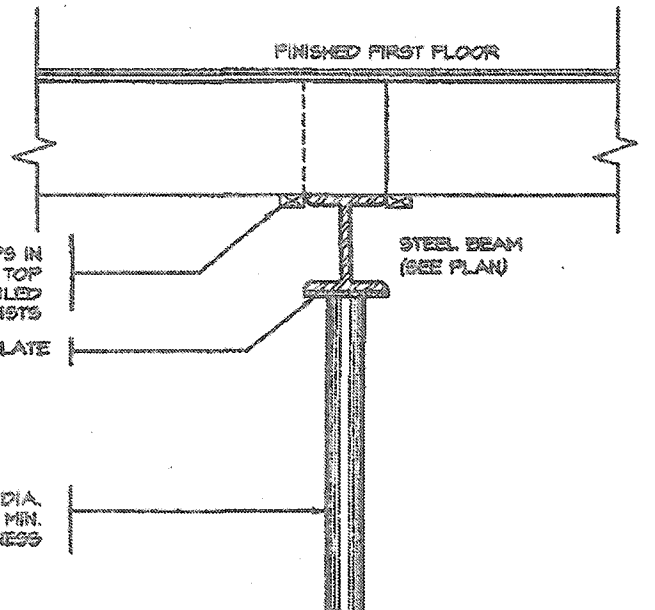
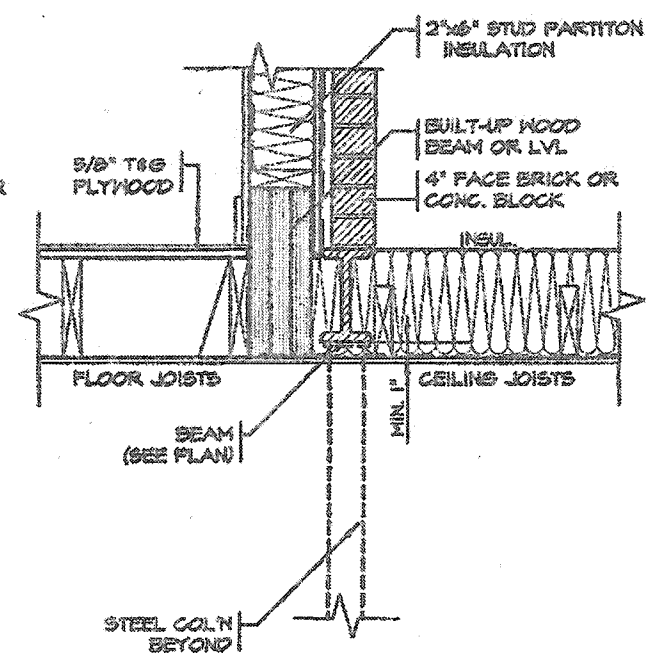
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**2012 CODE**  
COMPLIANCE PACKAGE "A1"

MAR 08 2018

|                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                           |                                  |                                                                                |                                                                                                                                                                                                        |                                                                                                   |
|----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| <p>5.</p> <p>4.</p> <p>3.</p> <p>2.</p> <p>1. REVISED FOR RUSSELL GARDENS MAR 2018</p> <p><b>REVISIONS</b></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><b>QUALIFICATION INFORMATION</b></p> <p>Required unless design is exempt under Division C, Subsection 3.2.5 of the building code</p> <p>VIKAS GAJJAR<br/>NAME<br/>SIGNATURE</p> <p>28770<br/>BCIN</p> | <p>REGION DESIGN INC.</p> <p>8700 DUFFERIN ST.</p> <p>CONCORD, ONTARIO</p> <p>L4K 4S9</p> <p>P (416) 735-4055</p> <p>F (905) 600-0745</p> | <p><b>REGION DESIGN INC.</b></p> | <p><b>WALK-OUT DECK DETAILS</b></p> <p>SCALE AS SHOWN</p> <p>DATE MAR 2018</p> | <p>CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.</p> <p>AREA</p> <p>PROJECT 00-00-00</p> | <p>PAGE No. <b>8-2</b></p> <p>PROJECT NAME <b>RUSSELL GARDENS III</b></p> <p><b>Greenpark</b></p> |
|----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|



**SECTION THROUGH STEEL BEAM  
SUPPORTING MASONRY & BEARING  
STUD PARTITION**



**DETAIL OF STEEL BASEMENT COLUMN**

**2012 CODE  
COMPLIANCE PACKAGE "A1"**



**CITY OF HAMILTON  
Building Division**

Permit No. **20-187703**

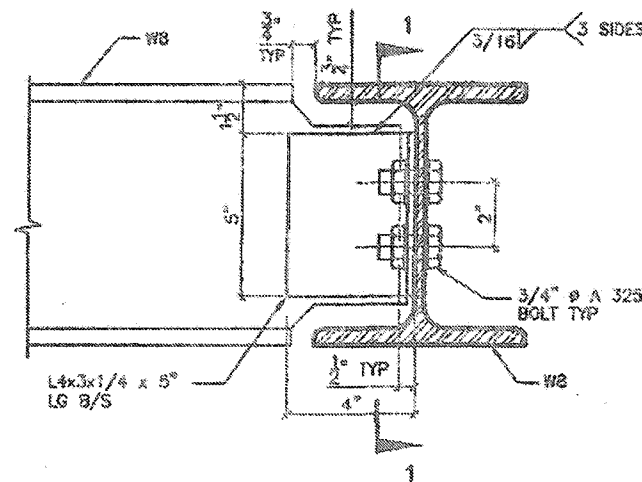
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE  
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH  
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWS

These drawings and/or specifications have been reviewed by  
*[Signature]* **DEC 14 / 20**  
FOR CHIEF BUILDING OFFICIAL DATE

**ELEVATION**

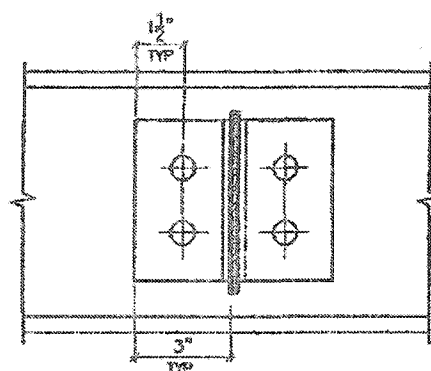
**SECTION A-A**

|                  |                   |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                     |                                                                                                                    |                                                                                                                                                                                                 |                                                                                                                                                                   |
|------------------|-------------------|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3.               |                   |              | <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><b>QUALIFICATION INFORMATION</b></p> <p>Required unless design is exempt under Division C, Subsection 3.2.5 of the building code</p> <p><b>VIKAS GAJJAR</b><br/>NAME  SIGNATURE <b>28770</b><br/>BCIN</p> | <p>REGION DESIGN INC.<br/>3700 DUFFERIN ST.<br/>CONCORD, ONTARIO<br/>L4K 4S6<br/>P (416) 736-4006<br/>F (905) 660-0740</p> <p><b>REGION<br/>DESIGN<br/>INC.</b></p> | <p>SHEET TITLE<br/><b>COLUMN DETAILS<br/>STEEL</b></p> <p>SCALE <b>3/4"=1'-0"</b></p> <p>DATE <b>JULY 2018</b></p> | <p>CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.</p> <p>PAGE No.<br/><b>9</b></p> | <p> <b>Greenpark.</b></p> <p>PROJECT NAME<br/><b>RUSSELL GARDENS III</b></p> |
| 4.               |                   |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                     |                                                                                                                    |                                                                                                                                                                                                 |                                                                                                                                                                   |
| 5.               |                   |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                     |                                                                                                                    |                                                                                                                                                                                                 |                                                                                                                                                                   |
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| 1.               | ISSUED FOR PERMIT | JUL 30, 2018 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                     |                                                                                                                    |                                                                                                                                                                                                 |                                                                                                                                                                   |
| <p>REVISIONS</p> |                   |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                     |                                                                                                                    |                                                                                                                                                                                                 |                                                                                                                                                                   |

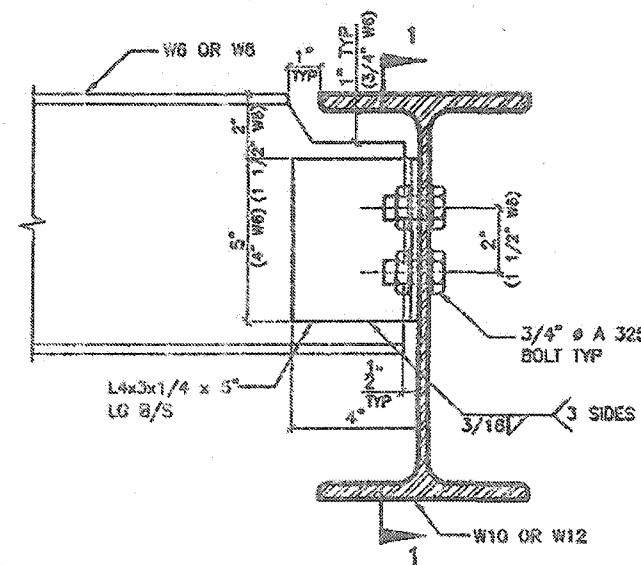


**DETAIL 1.**

W8  
TO  
W8  
CONNECTION

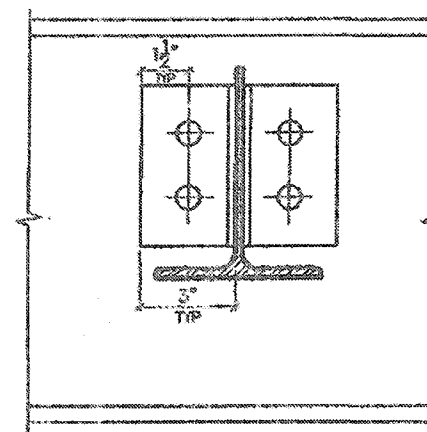


SECTION 1-1

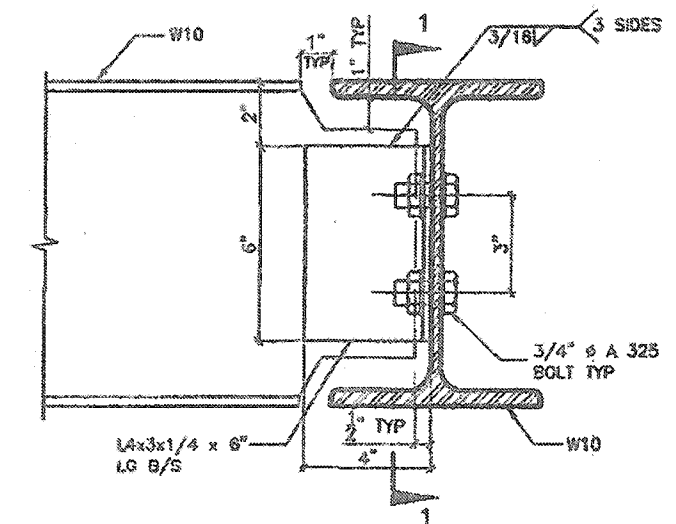


**DETAIL 2.**

W6(W8)  
TO  
W10(W12)  
CONNECTION

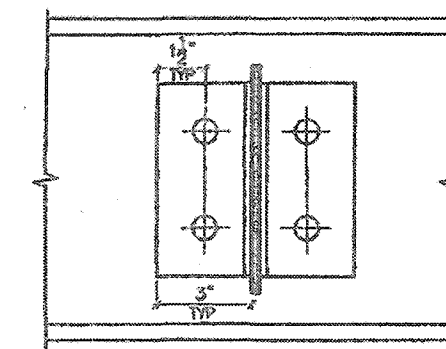


SECTION 1-1

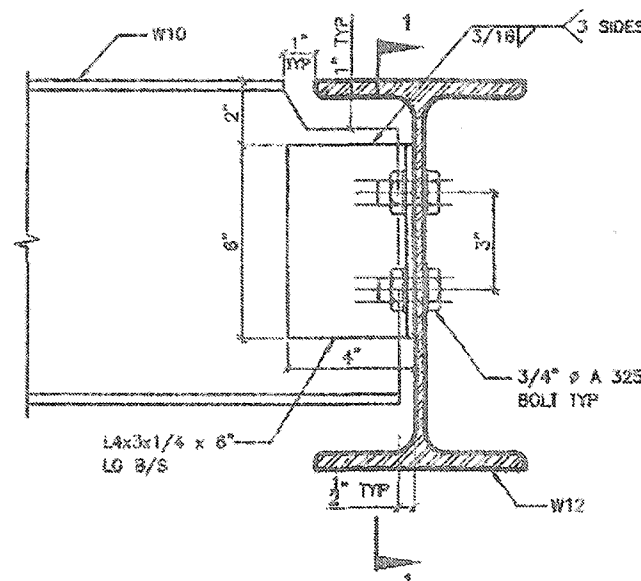


**DETAIL 3.**

W10  
TO  
W10  
CONNECTION

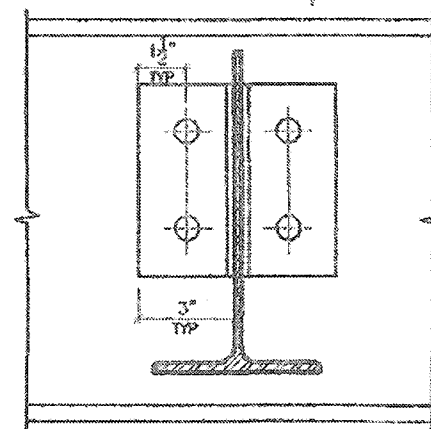


SECTION 1-1

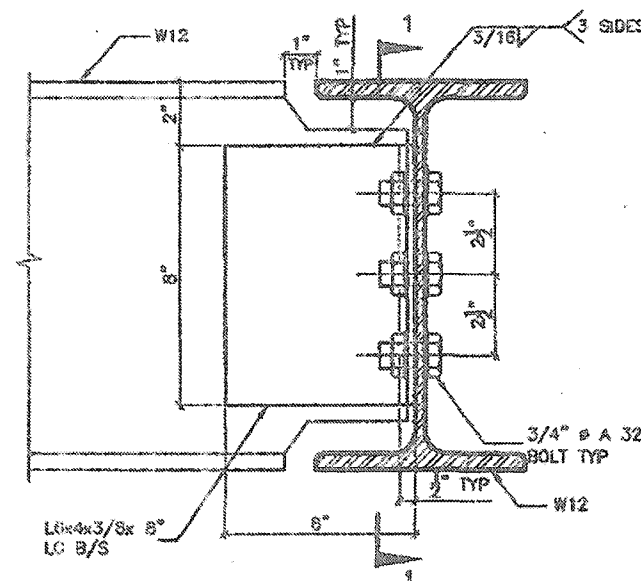


**DETAIL 4.**

W10  
TO  
W12  
CONNECTION

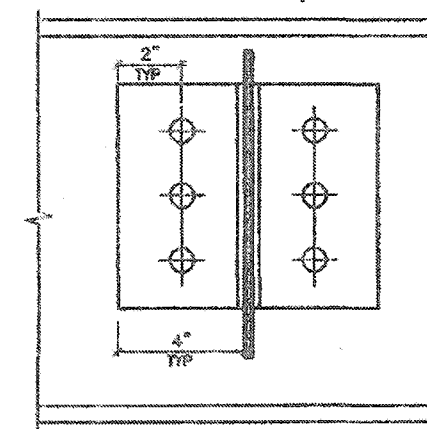


SECTION 1-1

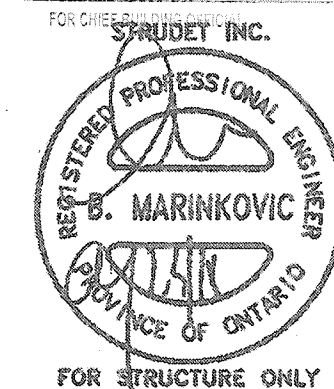
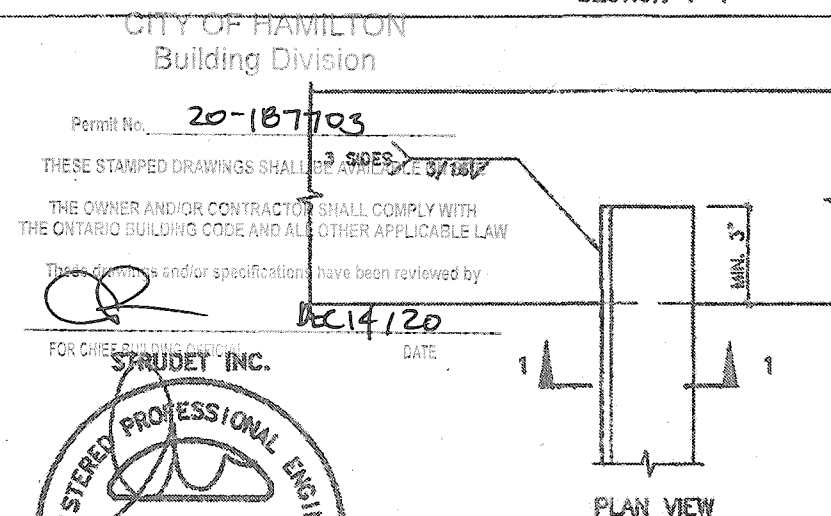


**DETAIL 5.**

W12  
TO  
W12  
CONNECTION

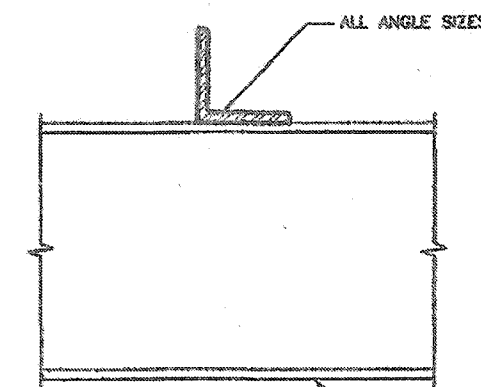


SECTION 1-1



**DETAIL 6.**

ANGLE  
TO  
BEAM  
CONNECTION



SECTION 1-1 ALL BEAM SIZES

2012 CODE  
COMPLIANCE PACKAGE "A1"

|           |                   |               |
|-----------|-------------------|---------------|
| 5.        |                   |               |
| 4.        |                   |               |
| 3.        |                   |               |
| 2.        |                   |               |
| 1.        | ISSUED FOR PERMIT | JULY 30, 2018 |
| REVISIONS |                   |               |

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QUALIFICATION INFORMATION  
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code.

VIKAS GAJJAR  
NAME  
SIGNATURE  
28770  
BCIN

REGION DESIGN INC.  
8760 DUFFERIN ST.  
CONCORD, ONTARIO  
L4K 4S5  
P (416) 736-1055  
F (905) 660-0746

REGION  
DESIGN  
INC.

SHEET TITLE  
BEAM DETAILS  
STEEL

SCALE  
N.T.S.

DATE  
JULY 2018

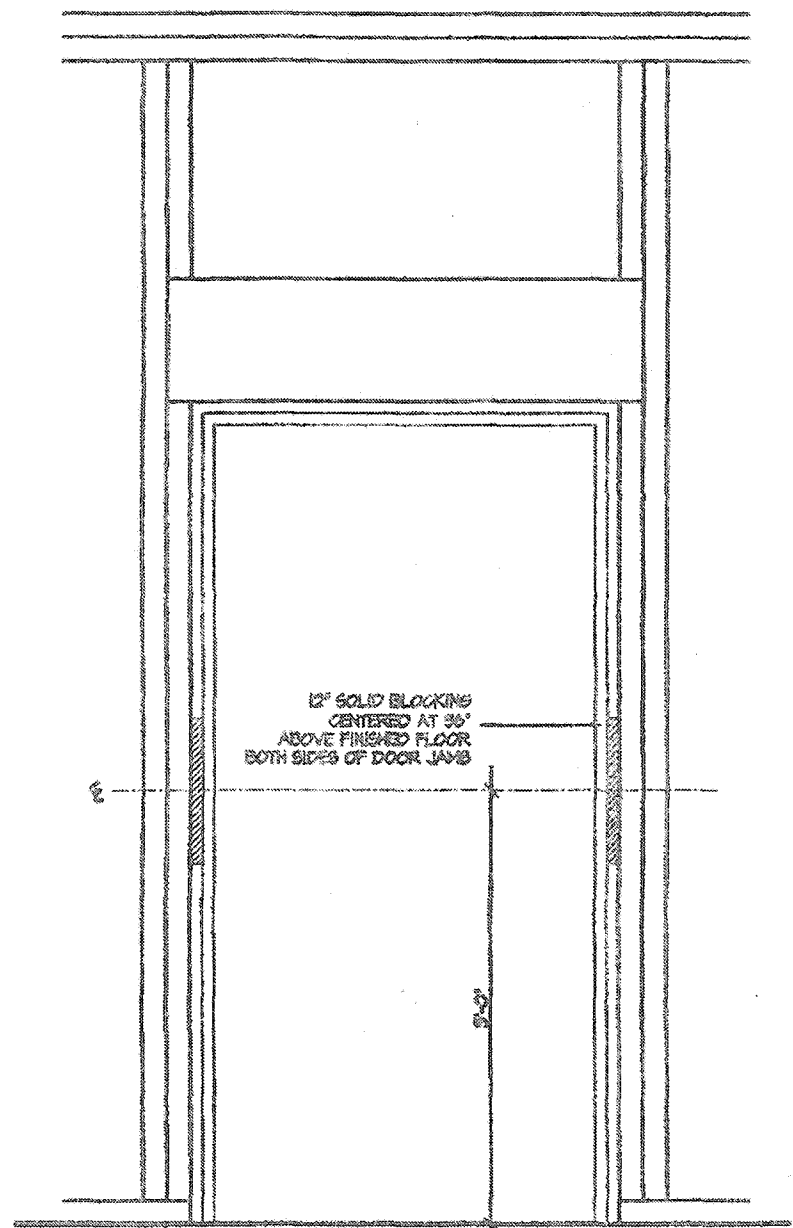
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COMMENCING WORK AND REPORT  
ANY DISCREPANCIES TO THE DESIGNER.  
PRINTS ARE NOT TO BE SCALED.

PAGE No.

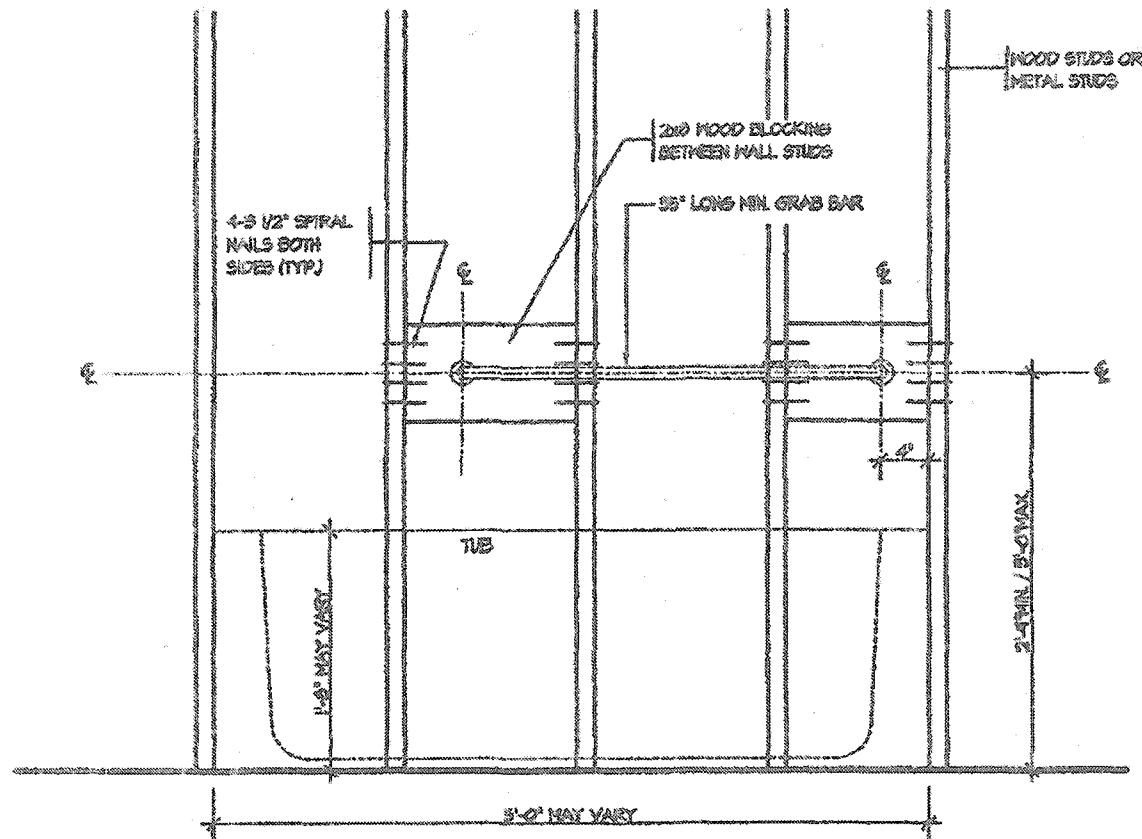
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**Greenpark.**

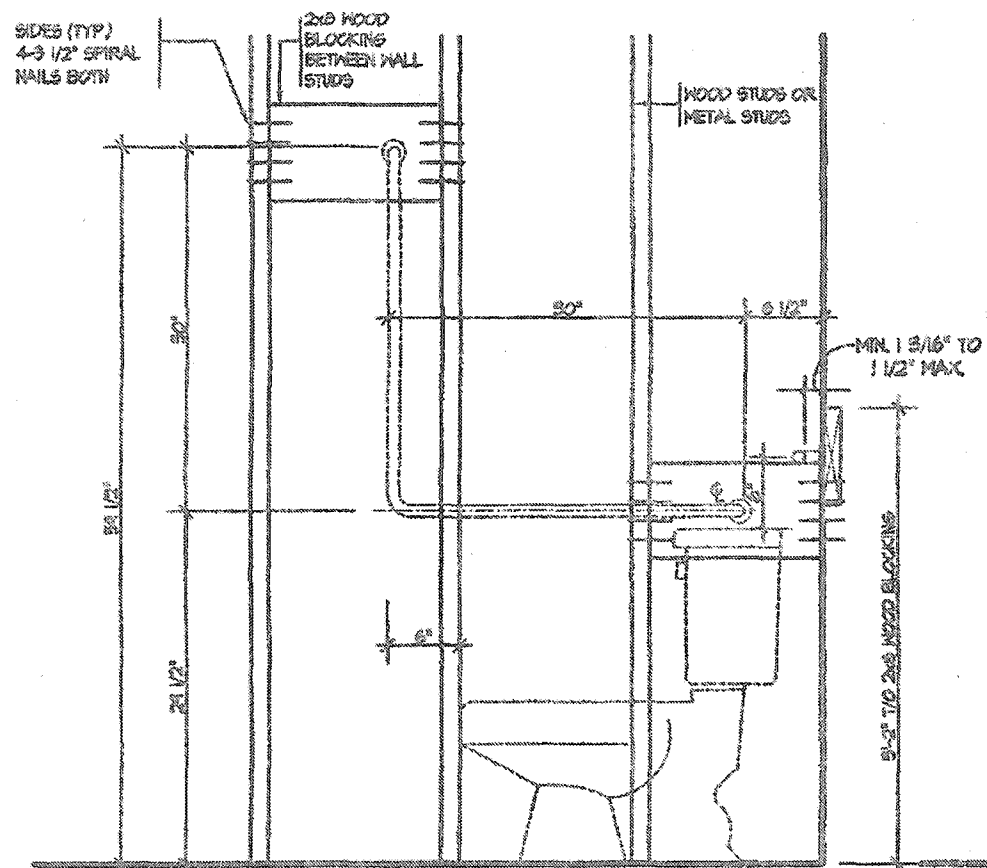
PROJECT NAME  
RUSSELL GARDENS III



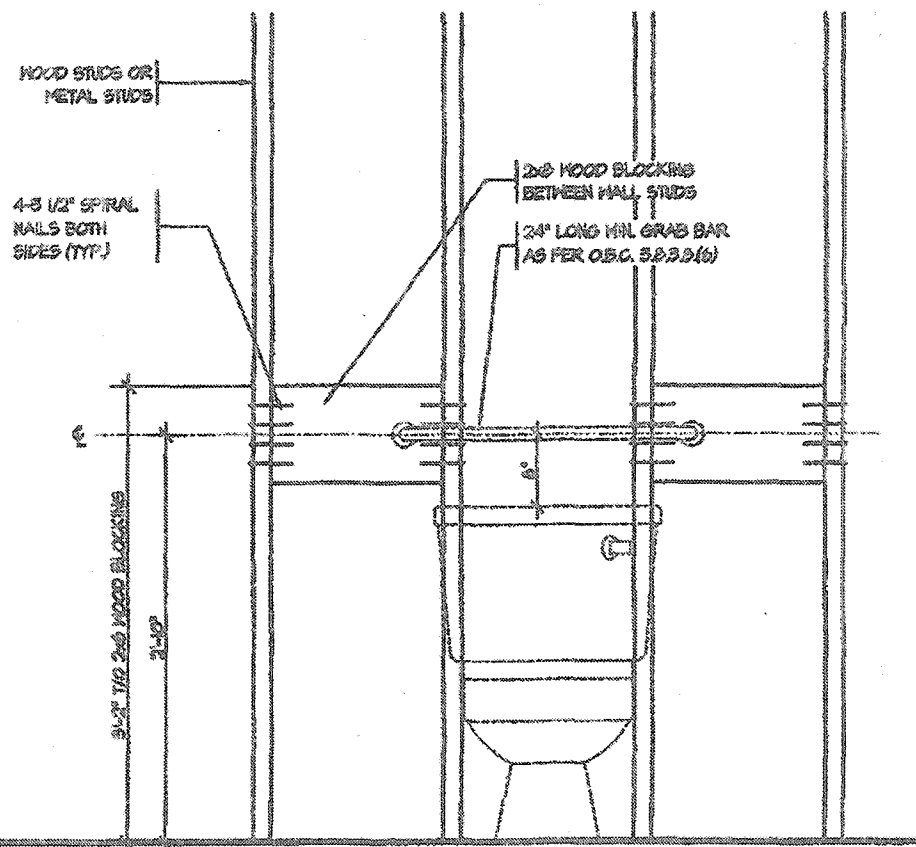
RESISTANCE TO FORCED ENTRY (OBC 9.6.8.)



BATH TUB FRONT ELEVATION



TOILET SIDE ELEVATION



TOILET FRONT ELEVATION

STRUCTURAL REINFORCEMENT FOR GRAB BAR (OBC 9.5.23.)

CITY OF HAMILTON  
Building Division

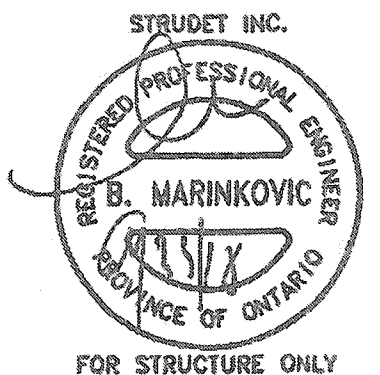
Permit No. **20-187703**

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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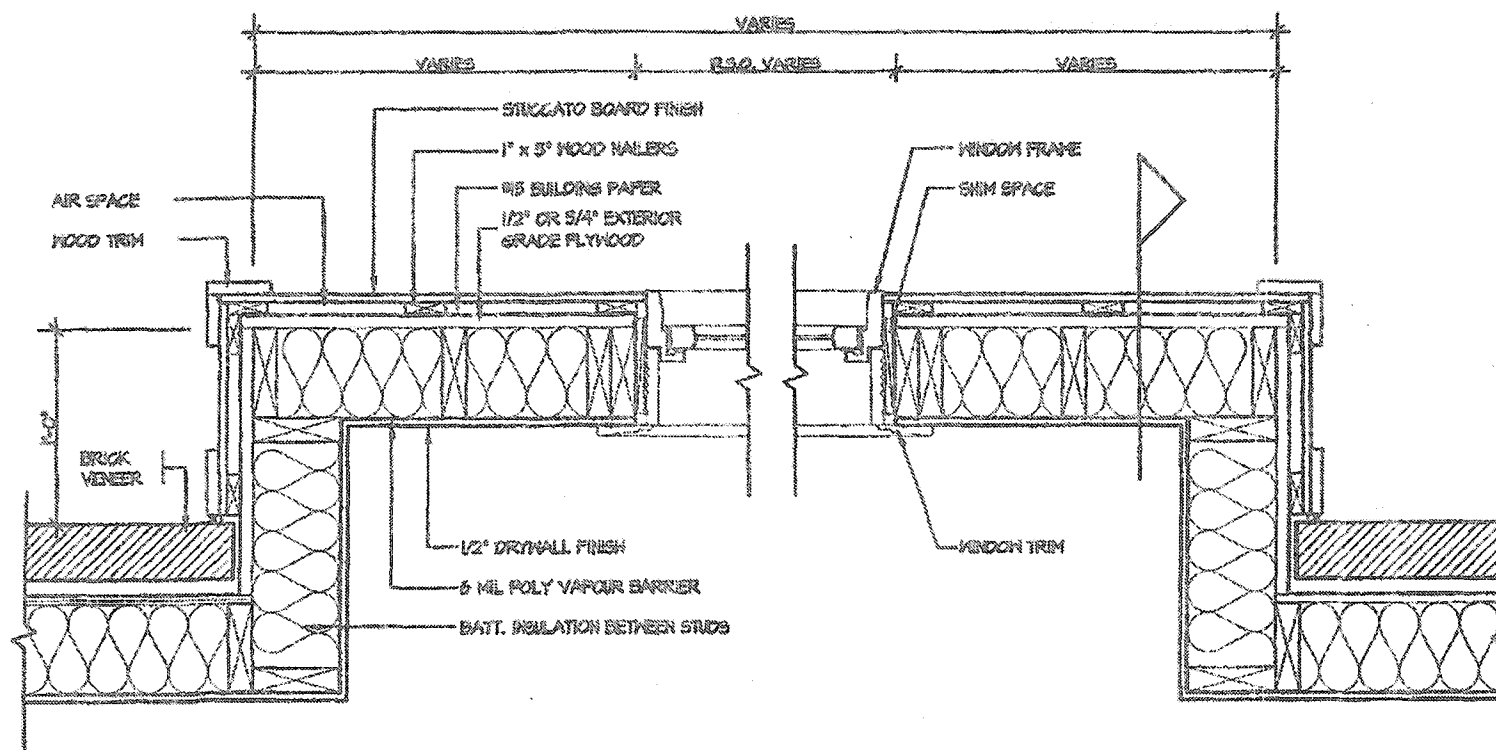
These drawings and/or specifications have been reviewed by

*[Signature]* **DEC 14 / 20**  
FOR CHIEF BUILDING OFFICIAL DATE



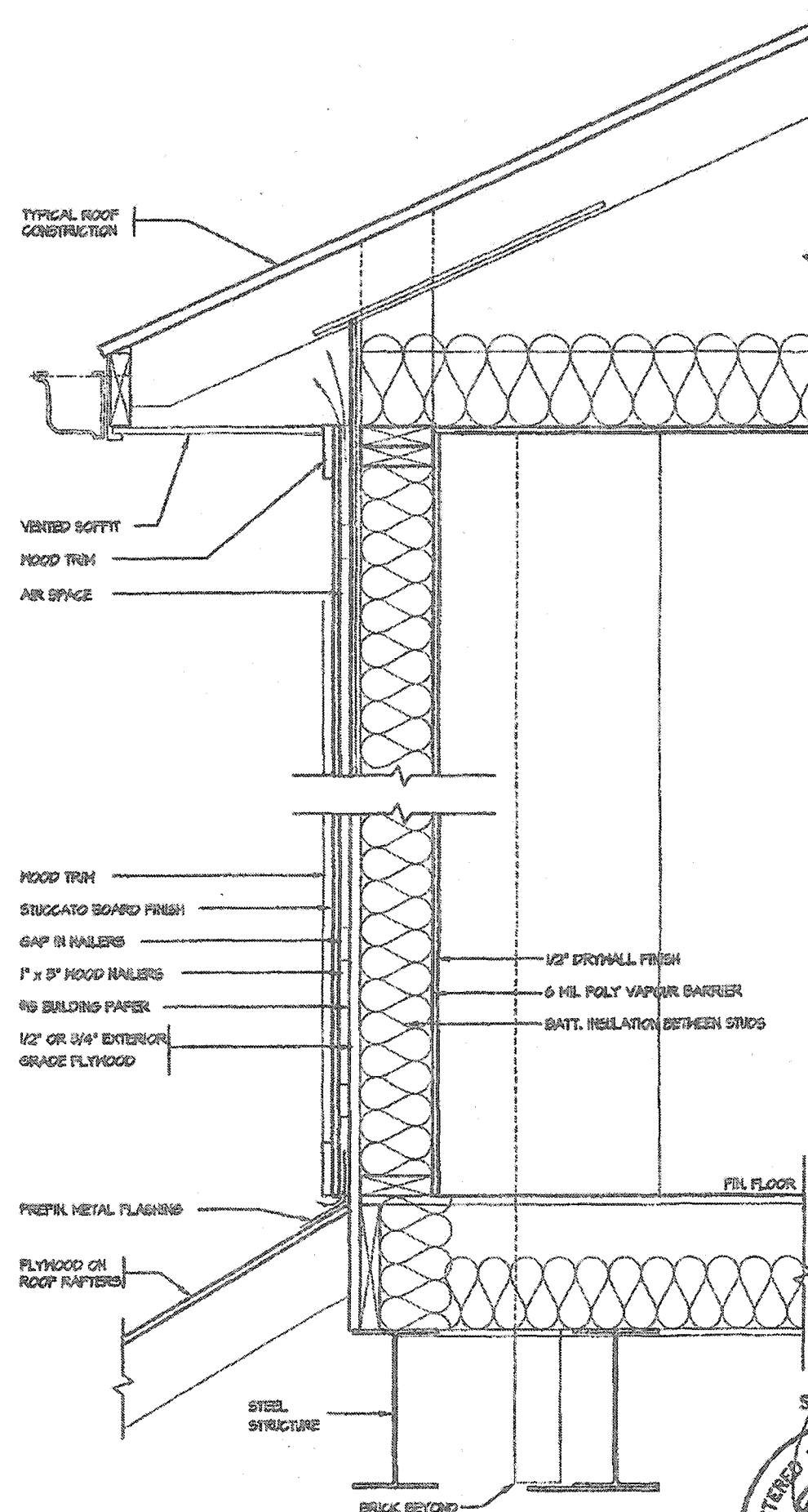
**2012 CODE  
COMPLIANCE PACKAGE "A1"**

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| <div> <div>5.</div> <div></div> </div> <div> <div>4.</div> <div></div> </div> <div> <div>3.</div> <div></div> </div> <div> <div>2.</div> <div></div> </div> <div> <div>1. ISSUED FOR PERMIT</div> <div>JUL 30, 2018</div> </div> <div> <div>REVISIONS</div> </div> | <div> <div>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.</div> <div>QUALIFICATION INFORMATION</div> <div>Required unless design is exempt under Division C, Subsection 3.2.5 of the building code</div> <div> <div>VIKAS GAJJAR</div> <div>NAME</div> </div> <div> <div><i>[Signature]</i></div> <div>SIGNATURE</div> </div> <div> <div>28770</div> <div>BCIN</div> </div> </div> | <div> <div>REGION DESIGN INC.</div> <div>6700 DUFFERIN ST.</div> <div>CONCORD, ONTARIO</div> <div>L4K 4S6</div> <div>P (416) 735-1096</div> <div>F (905) 950-0746</div> </div> | <div> <div>REGION DESIGN INC.</div> </div> | <div> <div>SHEET TITLE</div> <div>BLOCKING FORCED ENTRY &amp; GRAB BAR</div> <div>SCALE</div> <div>3/4"=1'-0"</div> <div>DATE</div> <div>JULY 2018</div> </div> | <div> <div>CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.</div> <div>PAGE No.</div> <div>11</div> </div> | <div> <div></div> <div>PROJECT NAME</div> <div>RUSSELL GARDENS III</div> </div> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|



PLAN VIEW

STUCCATO BOARD FINISH CLADDING (OBC 9.2.1)



CROSS SECTION

CITY OF HAMILTON  
Building Division

Permit No. 20-1877-03

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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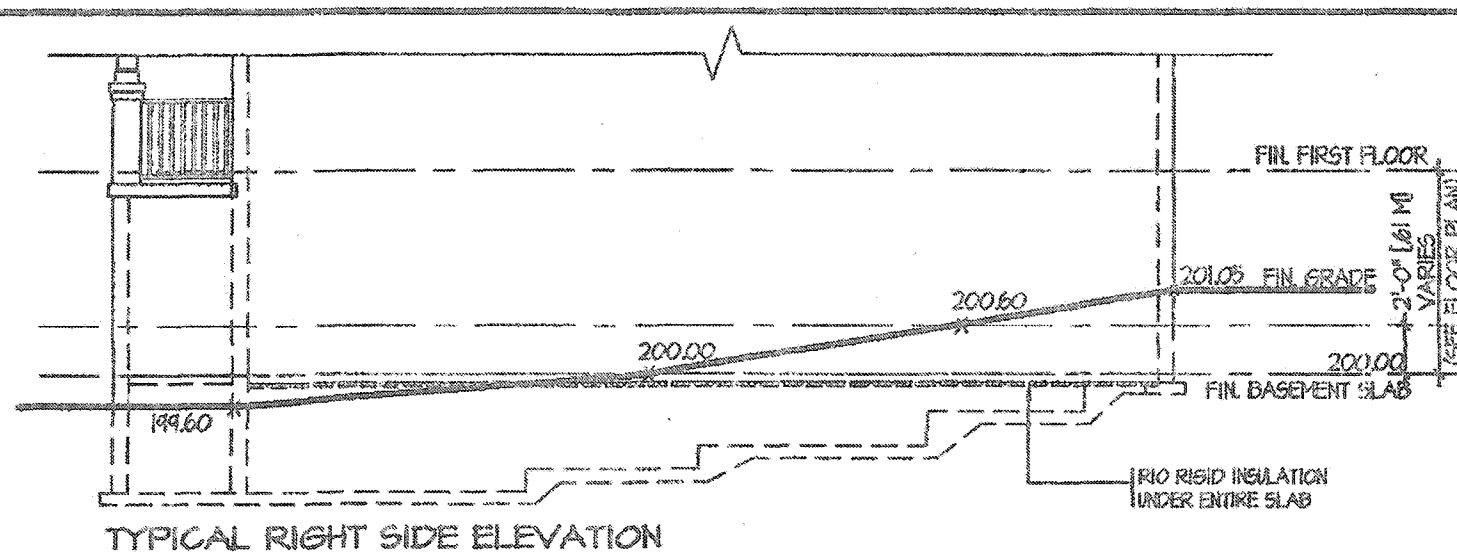
These drawings and/or specifications have been reviewed by

*[Signature]* DEC 14 2018  
FOR CHIEF BUILDING OFFICIAL DATE

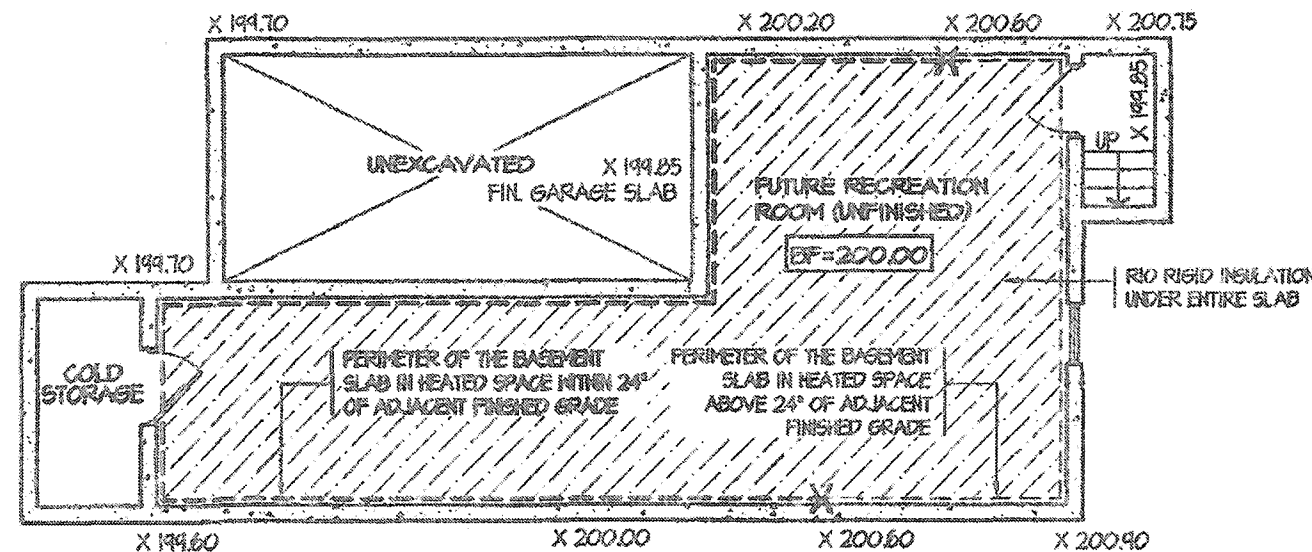


2012 CODE  
COMPLIANCE PACKAGE "A1"

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| <div> <div>5.</div> <div>4.</div> <div>3.</div> <div>2.</div> <div>1. ISSUED FOR PERMIT</div> </div> <div> <div>REVISIONS</div> <div>JUL 30, 2018</div> </div> | <div> <div>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.</div> <div> <div>QUALIFICATION INFORMATION</div> <div>Required unless design is exempt under Division C, Subsection 3.2.5 of the building code</div> </div> <div> <div>VIKAS GAJJAR</div> <div>NAME</div> </div> <div> <div><i>[Signature]</i></div> <div>SIGNATURE</div> </div> <div> <div>28770</div> <div>BCIN</div> </div> </div> | <div> <div>REGION DESIGN INC.</div> <div>8700 DUFFERIN ST.</div> <div>CONCORD, ONTARIO</div> <div>L4K 4S6</div> <div>P (416) 736-4095</div> <div>F (905) 880-0746</div> </div> | <div> <div>REGION DESIGN INC.</div> </div> | <div> <div>SHEET TITLE</div> <div>STUCCATO BOARD FINISH CLADDING</div> <div>SCALE</div> <div>1/2"=1'-0"</div> <div>DATE</div> <div>JULY 2018</div> </div> | <div> <div>CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.</div> <div>PAGE NO.</div> <div>12</div> </div> | <div> <div></div> <div>PROJECT NAME</div> <div>RUSSELL GARDENS III</div> </div> |
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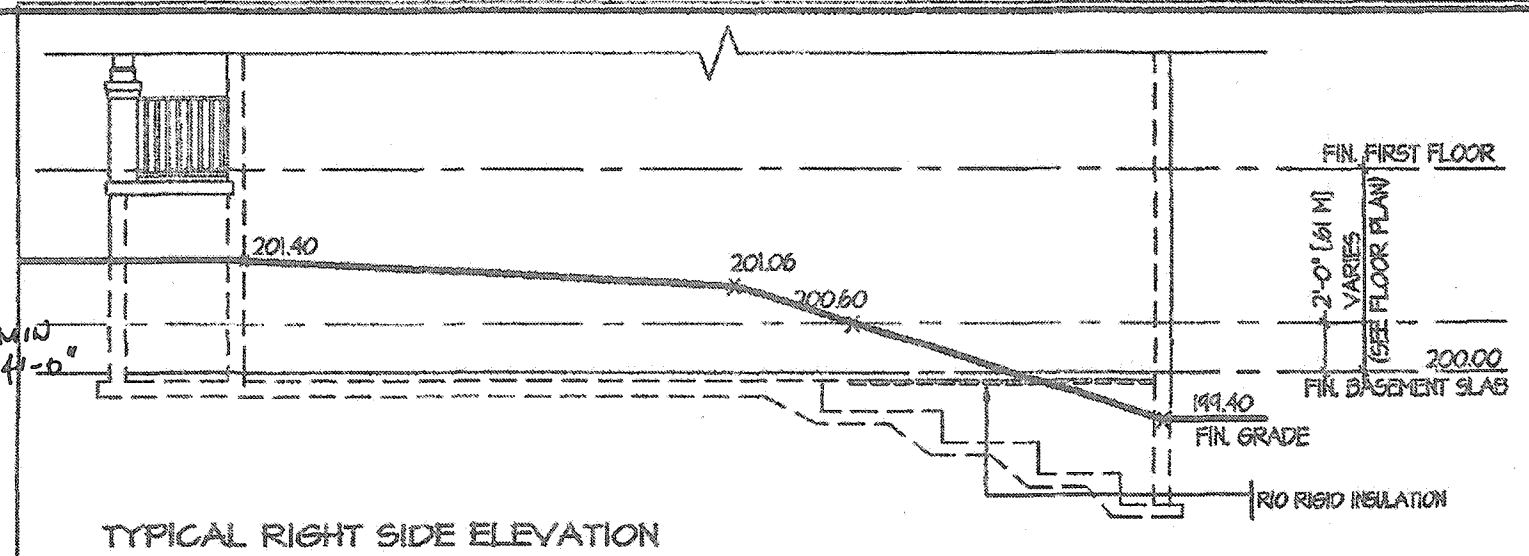
TYPICAL RIGHT SIDE ELEVATION



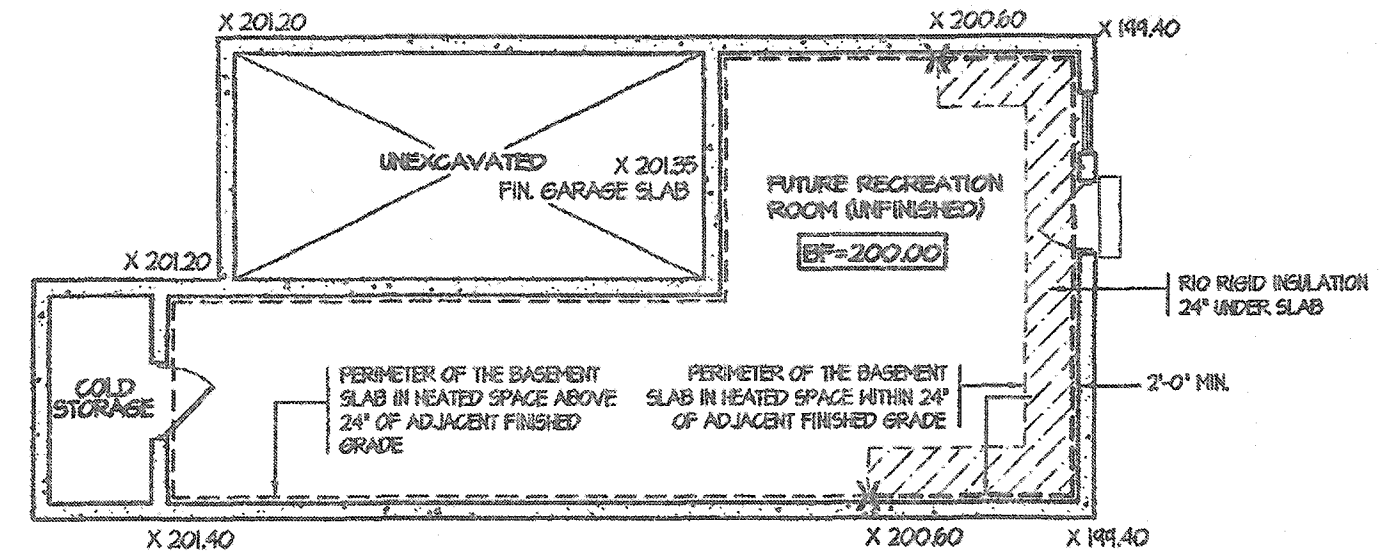
TYPICAL BASEMENT PLAN

## 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



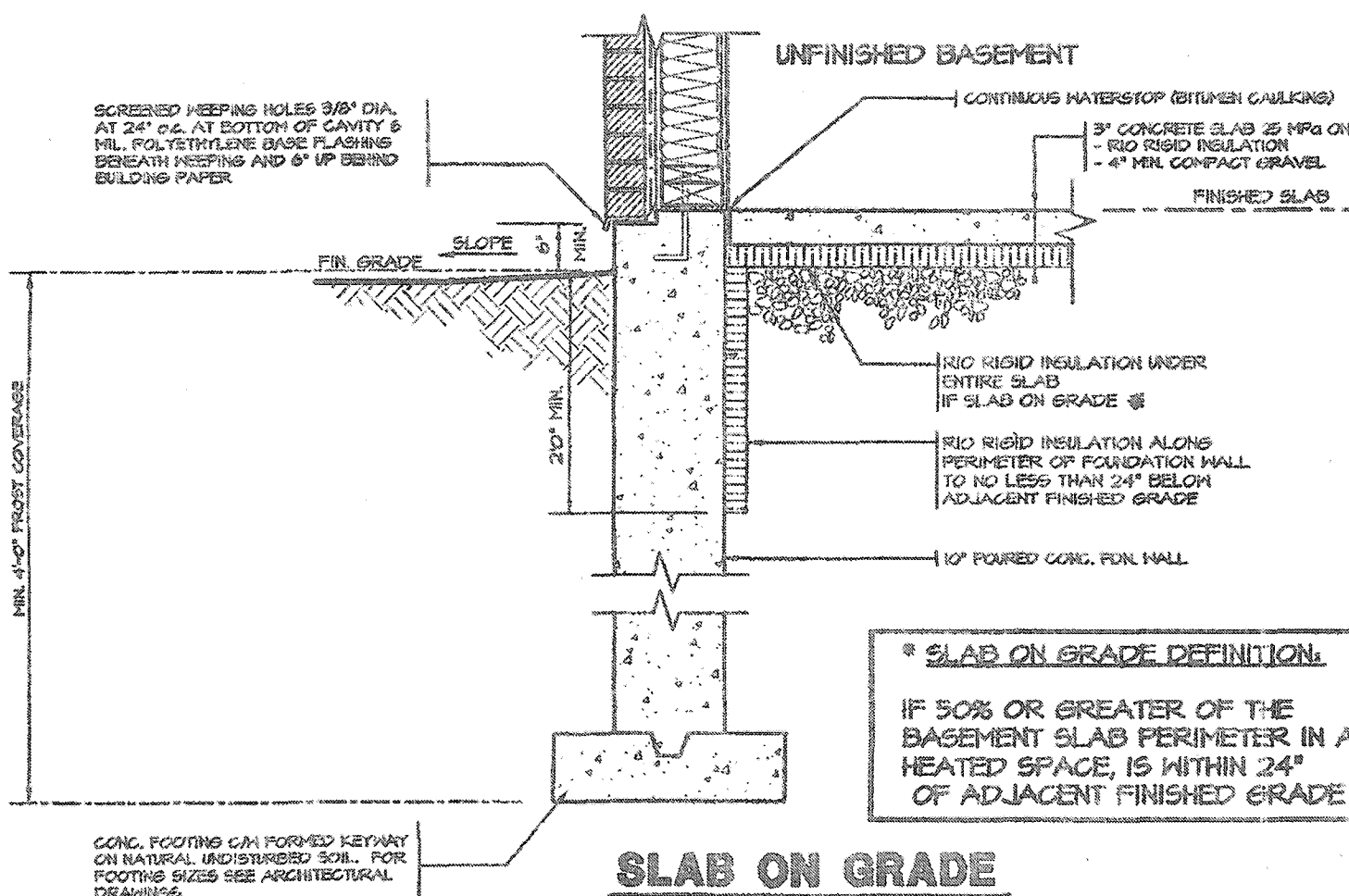
TYPICAL RIGHT SIDE ELEVATION



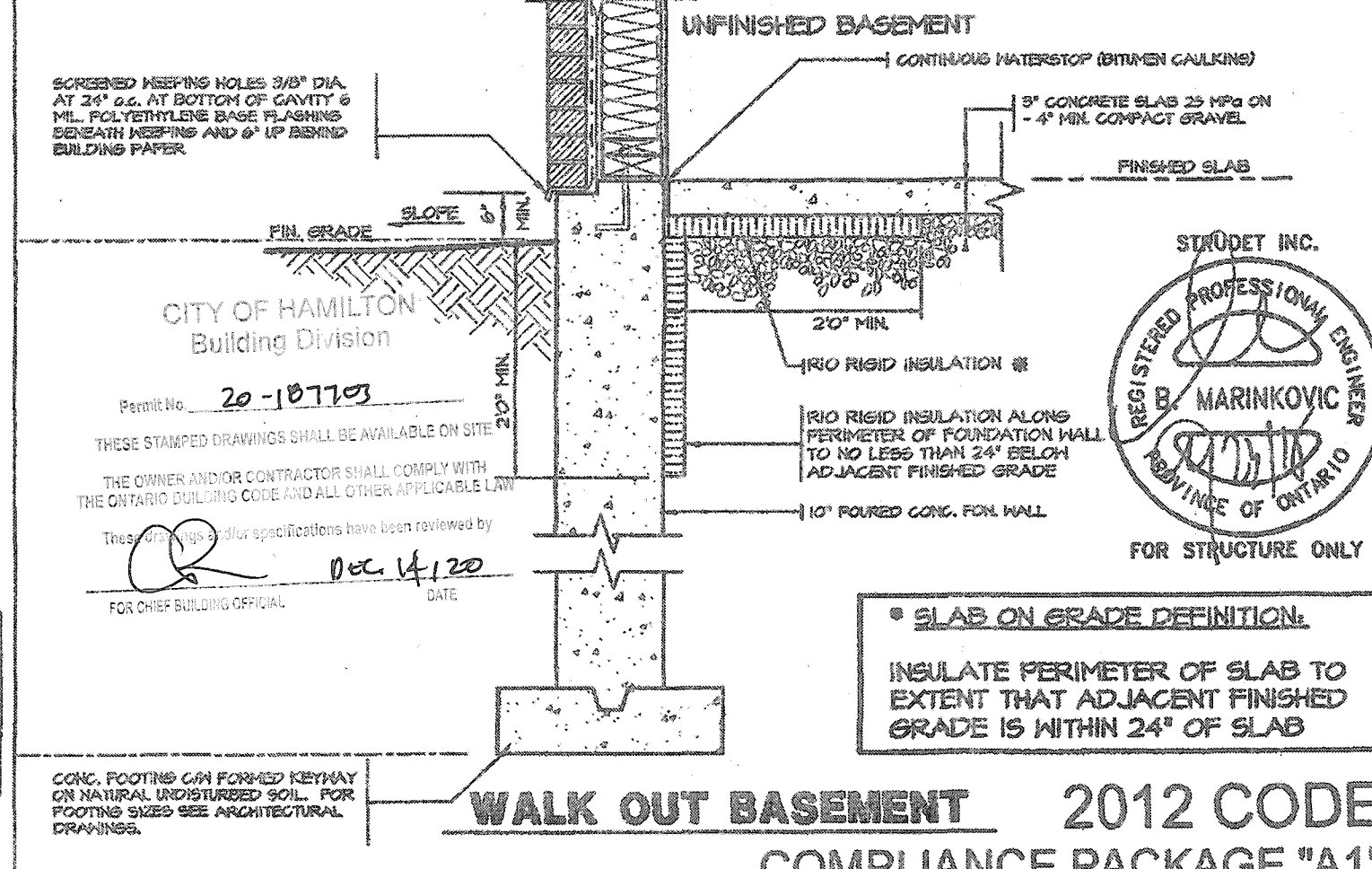
TYPICAL BASEMENT PLAN

## 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



## WALK OUT BASEMENT 2012 CODE COMPLIANCE PACKAGE "A1"

|    |                                |
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| 5. |                                |
| 4. |                                |
| 3. |                                |
| 2. |                                |
| 1. | ISSUED FOR PERMIT JUL 30, 2018 |

### REVISIONS

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QUALIFICATION INFORMATION  
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code  
VIKAS GAJJAR  
NAME  
SIGNATURE  
28770  
BCIN

REGION DESIGN INC.  
6700 CUPPERS ST.  
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L4K 4S2  
P (916) 736-4099  
F (905) 950-0743

REGION  
DESIGN  
INC.

SHEET TITLE  
SLAB ON GRADE  
WALKOUT BASEMENT  
SCALE  
N.T.S.  
DATE  
JULY 2018

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.  
PAGE No.  
13

PROJECT NAME  
RUSSELL GARDENS III

Greenpark.

### FOUNDATION PLAN

### GROUND FLOOR PLAN

## SECTION 'A'

## SECTION B

**NOTE: FOR MORE THAN 8 RISERS**

- ## GENERAL NOTES
1. EXTERIOR STAIRS  
7 7/8" RISE MAXIMUM  
8 1/4" RUN MINIMUM  
9 1/4" TREAD MINIMUM
  2. MASONRY TIES  
WHEN BRICK FACING IS USED ABOVE  
GROUND LEVEL, PROVIDE 3/16" DIA.  
CORROSION RESISTANT METAL TIES @ 36"  
HORIZONTAL & @ 2" VERTICAL
  5. GUARDS  
ARE REQUIRED AROUND CONCRETE GLASS  
IF MORE THAN 3'-0" ABOVE GRADE & ON  
BOTH SIDES OF STAIRS CONTAINING MORE  
THAN 6 RISERS. MINIMUM 31" HIGH FOR  
STAIRS MINIMUM 33" HIGH FOR PORCHES  
UP TO 5'-4" ABOVE GRADE. MINIMUM 42"  
HIGH FOR GREATER HTS.
  4. HANDRAIL  
ARE REQUIRED WHERE STEPS HAVE MORE  
THAN 3 RISERS. HANDRAIL HEIGHT 31" -  
36".
  5. FOUNDATION WALLS  
THICKNESS OF FOUNDATION WALLS IS  
DEPENDANT UPON VENEER CUT 8" FOR UP  
TO 26" VENEER CUT HEIGHT 12" FOR  
VENEER CUT OVER 26" HIGH
  6. CONCRETE  
MINIMUM CONCRETE STRENGTH SHALL BE  
4500 PSI (32MPa) W/ 5%±-5% AIR  
ENTRAINMENT MINIMUM CONCRETE GLASS  
THICKNESS 3"
  7. CONCRETE COVER  
PROVIDE MINIMUM 3/4" CLEAR CONCRETE  
COVER TO REINFORCING BARS

CITY OF HAMILTON  
Building Division

Permit No. 20-187703

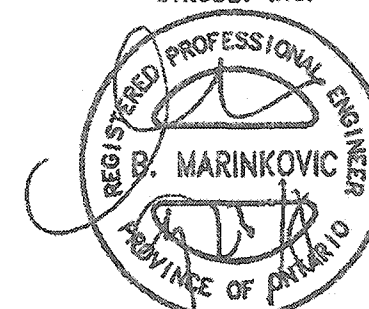
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THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH  
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWS

These drawings and/or specifications have been reviewed by \_\_\_\_\_

FOR CHIEF BUILDING OFFICIAL

STRUDET INC.



FOR STRUCTURE ONLY

2012 CODE  
COMPLIANCE PACKAGE "A1"

|                         |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                            |                                  |                                                         |                                                                                                                                                                    |                                                                                                                                                    |
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| 4.                      |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                            |                                  | <p>SCALE</p> <p><b>3/8"=1'-0"</b></p>                   | <p>PAGE NO.</p> <p><b>14</b></p>                                                                                                                                   |                                                                                                                                                    |
| 3.                      |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                            |                                  | <p>DATE</p> <p><b>JULY 2018</b></p>                     |                                                                                                                                                                    |                                                                                                                                                    |
| 2.                      |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                            |                                  |                                                         |                                                                                                                                                                    |                                                                                                                                                    |
| 1.                      | ISSUED FOR PERMIT |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                            |                                  | JUL 20, 2018                                            |                                                                                                                                                                    |                                                                                                                                                    |
| <p><b>REVISIONS</b></p> |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                            |                                  |                                                         |                                                                                                                                                                    |                                                                                                                                                    |