

CONSTRUCTION NOTES (UNLESS OTHERWISE NOTED)
ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 562/12 - 2012 OBC.

1 ROOF CONSTRUCTION (*SEE OBC 9.19.1)
NO. 210 (1023kg/m²) ASPHALT SHINGLES 10mm (3/8") PLYWOOD SHEATHING WITH "H" 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. 38x24 (2"x4") TRUSS BRACING @ 1830mm (6'-0") o.c. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RNL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF / WALL SURFACES SUSCEPTIBLE TO DAMPING. ROOF SHEATHING TO BE FASTENED 150 (6") o.c. ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATTIC VENTILATION 1300 OF INSULATED CEILING AREA WITH 50% AT EAVES.

2 FRAME WALL CONSTRUCTION (2"x6")
SIDING, HARDIE BOARD, STUCCO BOARD OR EQUAL AS PER ELEVATION. 18x64 (1"x3") VERTICAL WOOD FURRING. APPROVED SHEATHING PAPER. 7/16" O.S.B. EXTERIOR SHEATHING OR OBC COMPLIANT EQUIVALENT. 38x140 (2"x6") STUDS @ 400mm (16") o.c. UNAPPROVED DIAGONAL WALL BRACING. RSI 3.81 (R22) INSUL. 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. 22x180x10 16mm (5/8"x1"x0.08") GALV. METAL TIES @ 400mm (16") o.c. HORIZONTAL 600mm (24") o.c. VERTICAL. APPROVED SHEATHING PAPER. 7/16" O.S.B. EXTERIOR SHEATHING OR OBC COMPLIANT EQUIVALENT. 38x140 (2"x6") STUDS @ 400mm (16") o.c. UNAPPROVED DIAGONAL WALL BRACING. RSI 3.81 (R22) INSUL. APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER. 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 600mm (24") o.c. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER.

3A STUCCO WALL CONSTRUCTION (2"x6")
STUCCO CLADDING SYSTEM CONFORMING TO OBC 9.21.1(2) & 9.23 THAT EMPLOY A MINIMUM 6mm (1/4") DRAINAGE CAVITY BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED AS PER MANUFACTURER'S SPECIFICATION ON 25mm (1") MINIMUM EXTRUDED OR EXPANDED RIGID INSULATION. APPROVED SHEATHING PAPER. 7/16" O.S.B. EXTERIOR SHEATHING OR OBC COMPLIANT EQUIVALENT. 38x140 (2"x6") STUDS @ 400mm (16") o.c. UNAPPROVED 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 9.23.10.29.23.11.1)
BEARING PARTITION 38x24 (2"x4") @ 400mm (16") o.c. FOR 2 STOREYS AND 300mm (12") o.c. FOR 3 STOREYS. NON-BEARING PARTITIONS 38x24 (2"x4") @ 600mm (24") o.c. PROVIDE 38x24 (2"x4") BOTTOM PLATE AND 2/38x24 (3/2"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. FDTN. WALL. 38MPa (2200psi) WITH BITUMINOUS DAMPROOFING AND DRAINAGE LAYER. MIN. 480x38 (18"x6") CONTIN. REIN. CONC. FTG. BRACE FOUNDATION WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL WITH MINIMUM BEARING CAPACITY OF 122kPa (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 9.16.1)
80mm (3") 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)
1st (3/4") T&G SUBFLOOR UNDER GROUND FLOOR FINISH FLOOR. 1st (3/8") T&G SUBFLOOR UNDER SECOND FLOOR FINISH FLOOR. 18mm (3/8") PANEL-TYPE UNDERLAY FOR CERAMIC TILE APPLICATION. 3mm (1/4") PANEL-TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING.

9 ROOF INSULATION (*SEE SB12-2.1.1.3.A & 2.1.1.7)
R51 (10.51) (R60) ROOF INSULATION AND APPROVED VAPOUR BARRIER. 13mm (1/2") INT. DRYWALL FINISH OR APPROVED EQUAL.

10 ALL STAIRS/EXTERIOR STAIRS (*SEE OBC 9.8.1)
MAX. RISE = 200 (1'-0")
MIN. RUN = 210 (8'-10")
MIN. TREAD = 235 (9'-4")
MAX. NOSING = 25 (1")
MIN. HEADROOM = 1950 (6'-5")
RAIL @ LANDING = 900 (2'-11")
RAIL @ STAIR = 905 (2'-10") TO 465 (3'-2")
MIN. STAIR WIDTH = 860 (2'-10")
FOR CURVED STAIRS
MIN. AVE. 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 = 400mm (2'-0") MIN.
EXTERIOR GUARDS = 1010mm (3'-3") MIN.

12 SILL PLATE (*SEE OBC 9.23.6 & 9.23.7.1)
38x24 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 240mm (9") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (11'-0") o.c. CAULKING OR 35 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FDTN. WALL. USE MORTAR TO LEVEL SILL PLATE WHEN REQUIRED.

13 BASEMENT INSULATION (*SEE OBC 13.3.1)
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 WELDS PAPER BETWEEN THE FDTN. AND INSUL.

14 BASEMENT BEARING STUD PARTITION (*SEE OBC 9.23.10.1)
38x24 (2"x4") STUDS @400mm (16") o.c. 38x24 (2"x4") SILL PLATE ON DAMPROOFING MATERIAL. 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (11'-0") o.c. (4") HIGH CONC. CURB ON BOTH SIDES (12"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

15 STEEL BASEMENT COLUMN (*SEE OBC 9.17.2.1)
90mm (3-1/2") DIA. x 4.78mm (189) STL. COL. WITH 150x150x12mm (6"x6"x1/2") 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 100x100x6.4mm (4"x4"x1/4") STEEL TOP & BOTTOM PLATE. FIELD WELD BOTTOM PLATE TO 250x100x12.9mm (10"x4"x1/2") BASE PLATE CAN 3-18mm (1/2") DIA. x 300mm (12") LONG x 50mm (2") ROCK 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))
4838 (16-1/2") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

18 GARAGE SLAB (*SEE OBC 9.16.1)
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 IS MIN.

19 INTERIOR GARAGE WALLS & CEILING (*SEE OBC 9.10.9.16.1)
13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE 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.)
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 MD. STEP WHERE NOT EXPOSED TO WEATHER MAX. RISE 200mm (1'-0") MINIMUM TREAD 230mm (9-1/2")

22 DRYER VENT (*SEE OBC 6.2.3.5.17.1)
CAPPED DRYER EXHAUST VENTED TO EXTERIOR. USE 100mm (4") DIA. SMOOTH WALL VENT PIPE.

23 ATTIC ACCESS (*SEE OBC 9.19.2.1)
ATTIC ACCESS HATCH 545x100 (2'2"x26") WITH WEATHERSTRIPPING. RSI 5.46 (R31) RIGID INSULATION BACKING.

24 FIREPLACE CHIMNEYS (*OBC 9.21.1)
TOP OF FIREPLACE CHIMNEY SHALL BE 95mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.

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

26 MECHANICAL EXHAUST (*SEE OBC 9.32.3.5, 9.32.3.10.1)
MECHANICAL EXHAUST FAN VENTED TO EXTERIOR.

27 STEEL BEARING PLATE FOR MASONRY WALLS
250x250x12 (10"x10"x1/2") STL. PLATE FOR STL BEAMS AND 250x250x12 (10"x10"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL. ANCHORED W/ 2-19mm (3/4") x200mm (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 9.17.4.1)
38x140 (2"x6") BUILT-UP POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12T (1/2") DIA. BOLT ON 406x106x203 (16"x6"x1/2") 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 9.16.1)
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/ 6x6-M2.4x12.9 MESH PLACED NEAR MID-DEPTH OF SLAB.

32 DIRECT VENT FURNACE
DIRECT VENT FURNACE TERMINAL MIN. 400mm (16") FROM A GAS REGULATOR. MIN 300mm (12") ABOVE FIN. GRADE. FROM ALL OPENINGS, EXHAUST & INTAKE VENTS. HRV 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. 18x64 (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 RATING OF NOT LESS THAN 45min. WHERE LIMITING DISTANCE IS LESS THAN 1.2M (3'-11") WHERE THE LIMITING DISTANCE IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL.

35A 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. REINF. WITH 10M BARS @200mm (8") o.c. EACH WAY IN BOTTOM THIRD OF SLAB, ANCHORED IN PERIMETER FDTN. WALLS W/ 610x610 (24"x24") 10M @600mm (24") o.c. DONELS. SLOPE SLAB MIN. 1.0% FROM DOOR. SLAB TO HAVE A MIN. 75mm (3") BEARING ON FDTN. WALLS. PROVIDE (ALL) LINTELS OVER CELLAR DOOR.

37 FDTN. WALL REDUCTION IN THICKNESS (*SEE OBC 9.15.4.7.1)
FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 660mm (26") FOR 8" FDTN. WALL. 10" FDTN. WALL WHEN REDUCTION IN THICKNESS IS GREATER THAN 26". FDTN. WALL SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") o.c. VERTICALLY AND 900mm (36") o.c. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.

38 CONVENTIONAL ROOF FRAMING (*SEE OBC 9.23.4.2.1(1))
FOR MAX. 2240mm (7'-4") SPAN, 38x24 (2"x4") RAFTERS @400mm (16") o.c. FOR MAX. 3330mm (11'-7") SPAN, 38x140 (2"x6") RAFTERS @400mm (16") o.c. RIDGE BOARD TO BE 51mm (2") DEEPER. 38x34 (2"x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x24 (2"x4") @400mm (16") o.c. FOR MAX. 2830mm (9'-5") SPAN & 38x140 (2"x6") @ 400 (16") o.c. FOR MAX. 4450mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38x24 (2"x4") @600mm (24") o.c. WITH A 38x24 (2"x4") CENTER POST TO THE TRUSS BELOW. LATERALLY BRACED @1800mm (6'-0") o.c. VERTICALLY.

39 TWO STOREY VOLUME SPACES
FOR A MAXIMUM 5440mm (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. 7/16" EXT. PLYWOOD.

40 EXPOSED FLOOR TO EXTERIOR (*SB12-2.1.1.2.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)
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. (410.19.3(3)).

44 CARBON MONOXIDE ALARM (*OBC 9.33.4.1)
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 WIRED 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 9.13.4.1)
PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING AS REQUIRED.



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
Regional unless design is exempt under Division C, Subsection 2.2.5 of the Building Code
VIKAS GAJJAR
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REGION DESIGN INC.
SHEET TITLE
GENERAL NOTES
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.
1

CITY OF HAMILTON
Building Division
197710
Permit No.
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
JDL
FOR CHIEF BUILDING OFFICIAL
DATE
Dec 10/20
PROJECT NAME
RUSSELL GARDENS III



- (1) MINIMUM BEDROOM WINDOW (PBC 9.9.10.1)
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS
TO HAVE MIN. 0.30m² (3.3 SQFT.) UNOBSTRUCTED GLAZED
OPERABLE AREA WITH MIN. CLEAR WIDTH OF 320mm (1'-3")
GLASS AREA NOT MORE THAN 1% OF GROSS
PERIPHERAL WALL AREA.
MAXIMUM U-VALUE 0.28
- (2) WINDOW GUARDS (PBC 9.8.8.116)
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW
BILL IS LOCATED LESS THAN 480mm (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) RAINFORCEMENT FOR GRAB BARS (*OBC 9.5.2.3.) *
RAINFORCEMENT 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. 3.2.3.2.(3)(a), 3.2.3.2.(3)(c), 3.2.3.2.(2)(g) & 3.2.3.2.(4)(e). SEE DETAIL ON PAGE II.

LUNGER:

1. ALL LUMBER SHALL BE SPRUCE-PINE-FIR No.12 GRADE, UNLESS NOTED OTHERWISE.
2. LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE-PINE-FIR No.12 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. 1.1L BEAMS SHALL BE 2.0E (F_b=2800psi MIN). NAIL EACH PLY OF LVL WITH 89mm (3-1/2") LONG COMMON WIRE NAILS @300mm (12") o.c. STAGGERED IN 2 ROWS FOR 184, 240, & 300mm (7-1/4", 9-1/2", 11-7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 1/2" (39mm) DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 415mm (5'-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-S40-21 GRADE 350W.

REINFORCING STEEL SHALL CONFORM TO CSA-G30-16M
GRADE 400R.

REVISION:

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

STABILITY OF NARROW (20'-25') & TALL ($\pm 30'$) HOUSES

BUILDER TO PROVIDE SUFFICIENT TEMPORARY BRACINGS 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 1230mm o.c. (4'-0") FOR STANDARD CONDITIONS.
2. USE 95mm (3/8") THICK PLYWOOD OR WAFFERBOARD FOR THE EXTERIOR WALL SHEATHING.
3. TO STIFFEN THE STRUCTURE IN TRANSVERSE DIRECTION USE 45mm (3/8") THICK PLYWOOD NAILED TO THE INTERIOR PARTITIONS ON EACH FLOOR FOR A MINIMUM 2 INTERIOR PARTITION WALLS ON BOTH SIDES AND PERPENDICULAR TO THE LONG WALLS.

BACK VENEER LINTELS

N.1	$5 \times 12 \times 12 \times 14 \times 1$ (100x10x10x1)	$\pm 2 \times 10^5$	SFR No.2
N.2	$4 \times 5 \times 12 \times 5 \times 16 \times 1$ (123x10x10x1)	$\pm 2 \times 10^5$	SFR No.2
N.3	$5 \times 5 \times 12 \times 5 \times 16 \times 1$ (123x10x10x1)	$\pm 2 \times 10^5$	SFR No.2
N.4	$6 \times 5 \times 12 \times 5 \times 16 \times 1$ (150x10x10x1)	$\pm 2 \times 10^5$	SFR No.2
N.5	$6 \times 4 \times 5 \times 16 \times 1$ (150x10x10x1)	$\pm 2 \times 10^5$	SFR No.2
N.6	$5 \times 5 \times 12 \times 5 \times 16 \times 1$ (123x10x10x1)	$\pm 2 \times 10^5$	SFR No.2
N.7	$5 \times 5 \times 12 \times 5 \times 16 \times 1$ (123x10x10x1)	$\pm 2 \times 10^5$	SFR No.2
N.8	$5 \times 5 \times 12 \times 5 \times 16 \times 1$ (123x10x10x1)	$\pm 2 \times 10^5$	SFR No.2
N.9	$6 \times 4 \times 5 \times 16 \times 1$ (150x10x10x1)	$\pm 2 \times 10^5$	SFR No.2

WOOD LINTELS AND BEAMS

W31 = 2-2"x6" SFR, No.2	2-35"x184 SFR, No.2)
W32 = 2-2"x6" SFR, No.2	(2-35"x184 SFR, No.2)
W33 = 2-2"x6" SFR, No.2	(2-35"x184 SFR, No.2)
W34 = 2-2"x6" SFR, No.2	(2-35"x184 SFR, No.2)
W35 = 2-2"x6" SFR, No.2	(2-35"x184 SFR, No.2)
W36 = 2-2"x6" SFR, No.2	(2-35"x184 SFR, No.2)
W37 = 2-2"x6" SFR, No.2	(2-35"x184 SFR, No.2)
W38 = 2-2"x6" SFR, No.2	(2-35"x184 SFR, No.2)
W39 = 2-2"x6" SFR, No.2	(2-35"x184 SFR, No.2)

LOOSE STEEL LINTELS

L1 = 3'-1/2"x3'-1/2"x1/4" (100x90x30) L
L2 = 4"x3'-1/2"x5/16" (100x90x8) L
L3 = 5"x3'-1/2"x3/16" (123x90x8) L
L4 = 6"x3'-1/2"x3/8" (150x90x10) L
L5 = 6"x4"x3/8" (150x100x10) L
L6 = 7"x4"x3/8" (175x100x10) L

LAMINATED VENEER LUMBER (LVL) BEAMS

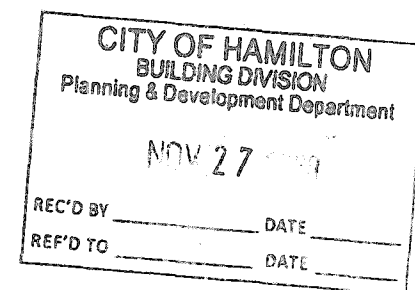
LV1A	1-1	$3/4 \times 7/14$	(4-45x4)
LV1B	2-3	$3/4 \times 7/14$	(2-45x12.4)
LV1C	3-1	$3/4 \times 7/14$	(3-45x12.4)
LV1D	4-1	$3/4 \times 7/14$	(4-45x12.4)
LV1E	5-1	$3/4 \times 7/14$	(5-45x12.4)
LV1F	6-1	$3/4 \times 7/14$	(6-45x12.4)
LV1G	7-1	$3/4 \times 7/14$	(7-45x12.4)
LV1H	8-1	$3/4 \times 7/14$	(8-45x12.4)
LV1I	9-1	$3/4 \times 7/14$	(9-45x12.4)
LV1J	10-1	$3/4 \times 7/14$	(10-45x12.4)
LV1K	11-1	$3/4 \times 7/14$	(11-45x12.4)
LV1L	12-1	$3/4 \times 7/14$	(12-45x12.4)
LV1M	13-1	$3/4 \times 7/14$	(13-45x12.4)
LV1N	14-1	$3/4 \times 7/14$	(14-45x12.4)
LV1O	15-1	$3/4 \times 7/14$	(15-45x12.4)
LV1P	16-1	$3/4 \times 7/14$	(16-45x12.4)
LV1Q	17-1	$3/4 \times 7/14$	(17-45x12.4)
LV1R	18-1	$3/4 \times 7/14$	(18-45x12.4)
LV1S	19-1	$3/4 \times 7/14$	(19-45x12.4)
LV1T	20-1	$3/4 \times 7/14$	(20-45x12.4)
LV1U	21-1	$3/4 \times 7/14$	(21-45x12.4)
LV1V	22-1	$3/4 \times 7/14$	(22-45x12.4)
LV1W	23-1	$3/4 \times 7/14$	(23-45x12.4)
LV1X	24-1	$3/4 \times 7/14$	(24-45x12.4)
LV1Y	25-1	$3/4 \times 7/14$	(25-45x12.4)
LV1Z	26-1	$3/4 \times 7/14$	(26-45x12.4)
LV2A	1-2	$3/4 \times 7/14$	(4-45x24)
LV2B	2-2	$3/4 \times 7/14$	(8-45x24)
LV2C	3-2	$3/4 \times 7/14$	(12-45x24)
LV2D	4-2	$3/4 \times 7/14$	(16-45x24)
LV2E	5-2	$3/4 \times 7/14$	(20-45x24)
LV2F	6-2	$3/4 \times 7/14$	(24-45x24)
LV2G	7-2	$3/4 \times 7/14$	(28-45x24)
LV2H	8-2	$3/4 \times 7/14$	(32-45x24)
LV2I	9-2	$3/4 \times 7/14$	(36-45x24)
LV2J	10-2	$3/4 \times 7/14$	(40-45x24)
LV2K	11-2	$3/4 \times 7/14$	(44-45x24)
LV2L	12-2	$3/4 \times 7/14$	(48-45x24)
LV2M	13-2	$3/4 \times 7/14$	(52-45x24)
LV2N	14-2	$3/4 \times 7/14$	(56-45x24)
LV2O	15-2	$3/4 \times 7/14$	(60-45x24)
LV2P	16-2	$3/4 \times 7/14$	(64-45x24)
LV2Q	17-2	$3/4 \times 7/14$	(68-45x24)
LV2R	18-2	$3/4 \times 7/14$	(72-45x24)
LV2S	19-2	$3/4 \times 7/14$	(76-45x24)
LV2T	20-2	$3/4 \times 7/14$	(80-45x24)
LV2U	21-2	$3/4 \times 7/14$	(84-45x24)
LV2V	22-2	$3/4 \times 7/14$	(88-45x24)
LV2W	23-2	$3/4 \times 7/14$	(92-45x24)
LV2X	24-2	$3/4 \times 7/14$	(96-45x24)
LV2Y	25-2	$3/4 \times 7/14$	(100-45x24)
LV2Z	26-2	$3/4 \times 7/14$	(104-45x24)
LV3A	1-3	$3/4 \times 7/14$	(4-45x36)
LV3B	2-3	$3/4 \times 7/14$	(8-45x36)
LV3C	3-3	$3/4 \times 7/14$	(12-45x36)
LV3D	4-3	$3/4 \times 7/14$	(16-45x36)
LV3E	5-3	$3/4 \times 7/14$	(20-45x36)
LV3F	6-3	$3/4 \times 7/14$	(24-45x36)
LV3G	7-3	$3/4 \times 7/14$	(28-45x36)
LV3H	8-3	$3/4 \times 7/14$	(32-45x36)
LV3I	9-3	$3/4 \times 7/14$	(36-45x36)
LV3J	10-3	$3/4 \times 7/14$	(40-45x36)
LV3K	11-3	$3/4 \times 7/14$	(44-45x36)
LV3L	12-3	$3/4 \times 7/14$	(48-45x36)
LV3M	13-3	$3/4 \times 7/14$	(52-45x36)
LV3N	14-3	$3/4 \times 7/14$	(56-45x36)
LV3O	15-3	$3/4 \times 7/14$	(60-45x36)
LV3P	16-3	$3/4 \times 7/14$	(64-45x36)

BOOK SCHEDULE

1	2-10"	6'-6"	(265x2033)	- INSULATED ENTRANCE DOOR
2	2-6"	6'-6"	(215x2033)	- LATER FRONT DOORS
3	2-6"	6'-6"	-	- HOOD GLASS DOOR
4	2-6"	6'-9"	(215x2335)	- EXTERIOR SLAB DOOR
5	2-6"	6'-9"	(215x2033x35)	- INTERIOR SLAB DOOR
6	2-6"	6'-9"	(160x2033x35)	- INTERIOR SLAB DOOR
7	2-2"	6'-9"	(360x2033x35)	- INTERIOR SLAB DOOR
8	1-6"	6'-9"	(460x2033x35)	- INTERIOR SLAB DOOR

LEGEND

	DOUBLE JOIST
	TRIFLE JOIST
	GIRDER TRUSS
	POINT LOAD
	SOLID WOOD BEARING. SOLID BEARING TO BE WIDE AT LEAST AS SUPPORTED MEMBER. MIN. 3 PIECES.
	LOAD-BEARING WALL
	TWO-STOREY WALL. SEE NOTE
	FLAT ARCH
	FLOOR DRAIN
	SMOKE ALARM. SEE NOTE
	SMOKE ALARM & CARBON MONOXIDE ALARM. SEE NOTE



CITY OF HAMILTON
Building Division

Permit No. 197710

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

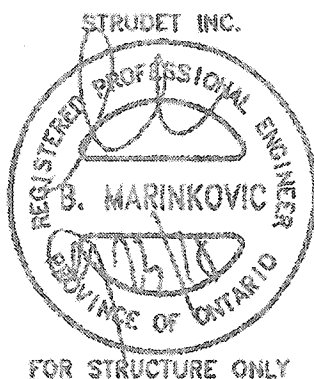
These drawings and/or specifications have been reviewed by _____

FOR CHIEF BUILDING OFFICIAL Dec 10/20 DATE

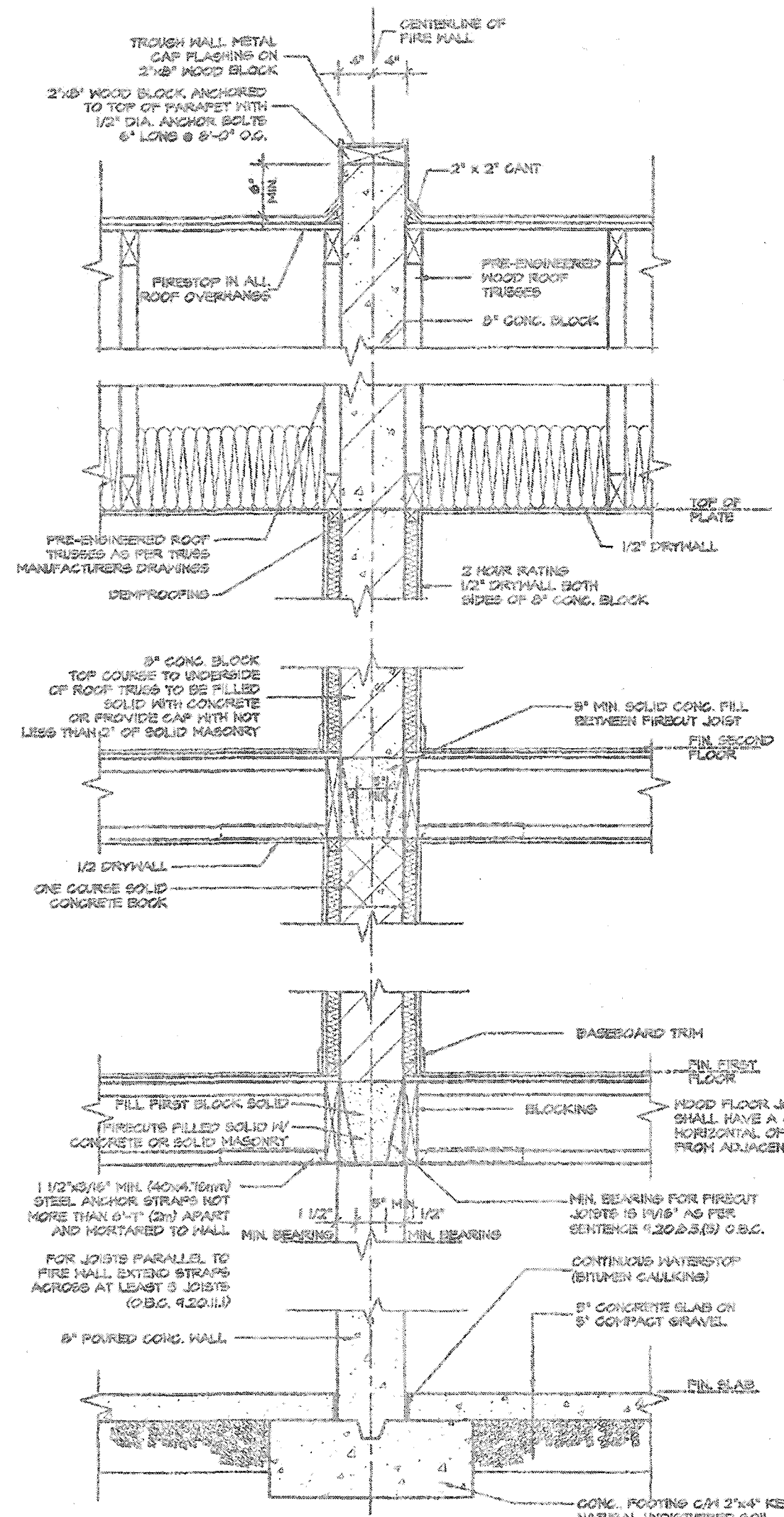
2012 CODE
E PACKAGE "A1"

Greenpark.

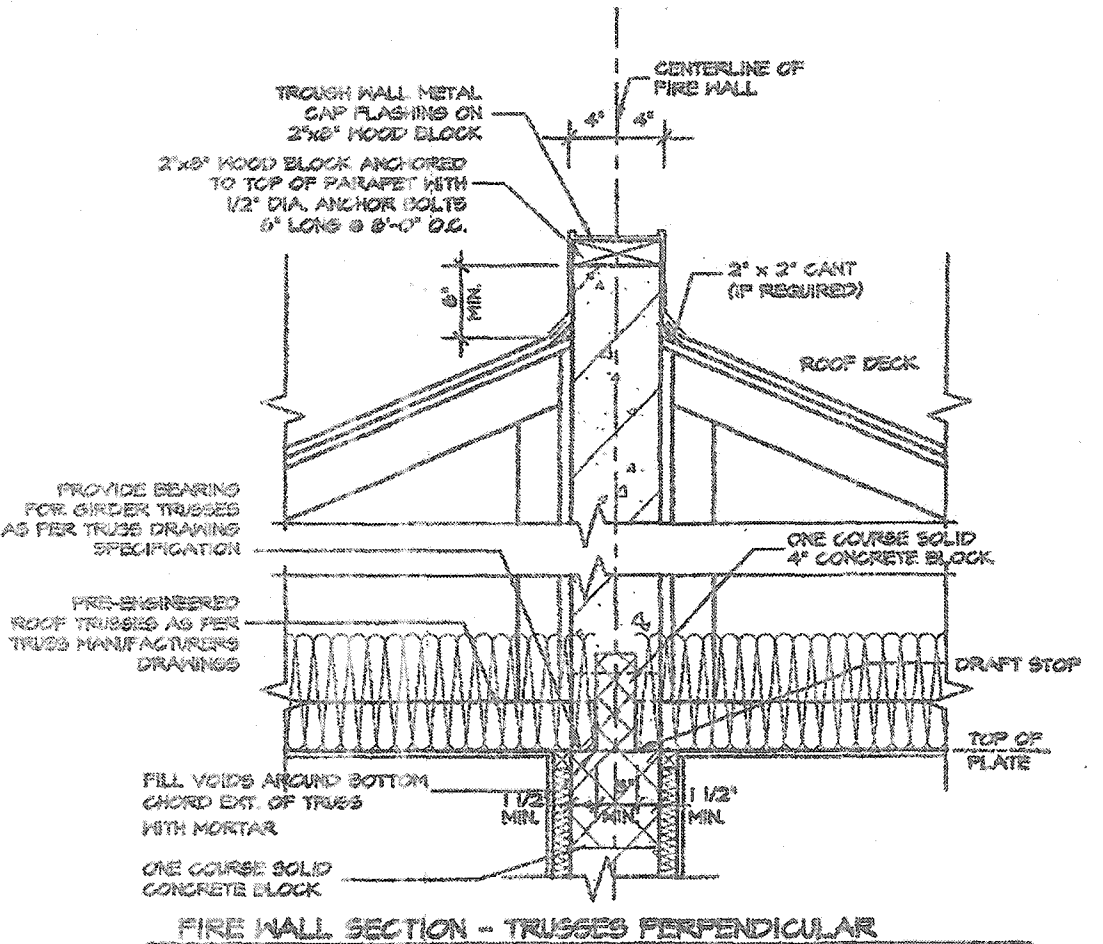
PROJECT NAME
RUSSELL GARDENS III



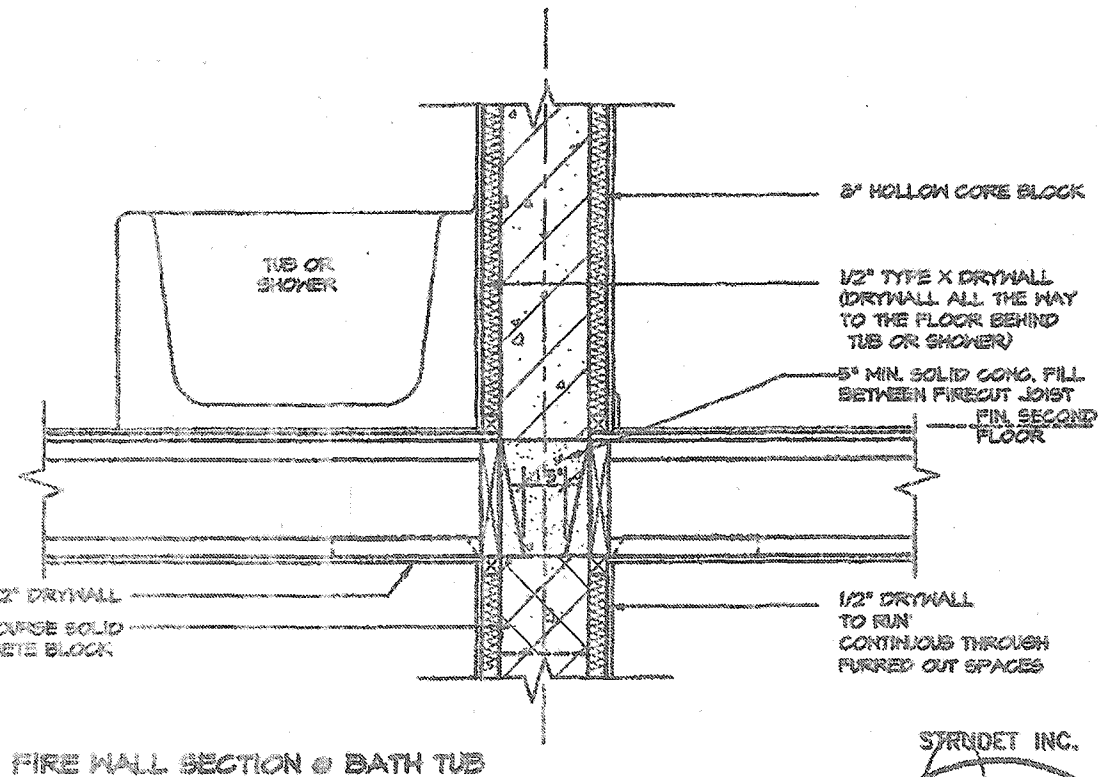
5.			The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.6 of the Building Code Required unless design is exempt under Division C, Subsection 3.2.6 of the Building Code	REGION DESIGN INC. 8700 BURNHAM ST. CONCORD, ONTARIO L4K 4S0 P (416) 736-1099 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE 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.								
3.								
2.								
1.	ISSUED FOR PERMIT	JAN 31, 2015						
REVISIONS			VIKAS GAJAR NAME	28770 HCIN	 SIGNATURE	SCALE N.T.S.	PAGE No. 2	PROJECT NAME RUSSELL GARDENS III
						DATE JULY 2018		



TYPE 2 STOREY FIRE WALL SECTION
TRUSSES PARALLEL TO PARTY WALL



FIRE WALL SECTION - TRUSSES PERPENDICULAR



FIRE WALL SECTION @ BATH TUB

A FIREWALL SHALL EXTEND FROM THE GROUND CONTINUOUSLY THROUGH OR ADJACENT TO ALL STOREYS OF A BUILDING. (O.B.C. 3.1.10.9 (1))

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

SOUND ABSORPTIVE MATERIAL REQUIREMENTS
SOUND ABSORPTIVE MATERIAL INCLUDES FIBRE PROCESSED FROM ROCK, GLASS, GLASS OR CELLULOSE FIBRE. IT MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS FOR THE WALL TO PROVIDE THE LISTED STC VALUE.
SOUND TRANSMISSION RATING
MINIMUM REQUIRED S.T.C. RATING OF 50 (O.B.C. DIV. 9 4.11.2.10)
FIRE RESISTANCE RATING
FIRE RESISTANCE RATING REQUIRED IS 2 HR. MIN (AS PER SENTENCE 1.1.1.1.1 O.B.C.)
WALL TYPE
SEE SUPPLEMENTARY STANDARDS SEE TABLE 1. (WALL NO. 898) 15/10/11
CONCRETE BLOCK WALL WITH 1/2" x 1/2" STRAPPING & 1/2" DRYWALL FILLED W/ SOUND ABSORPTIVE MATERIAL EACH SIDE (PER 2H/STC 57)

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
NOV 27 2020
REC'D BY _____ DATE _____
REF'D TO _____ DATE _____

CITY OF HAMILTON
Building Division

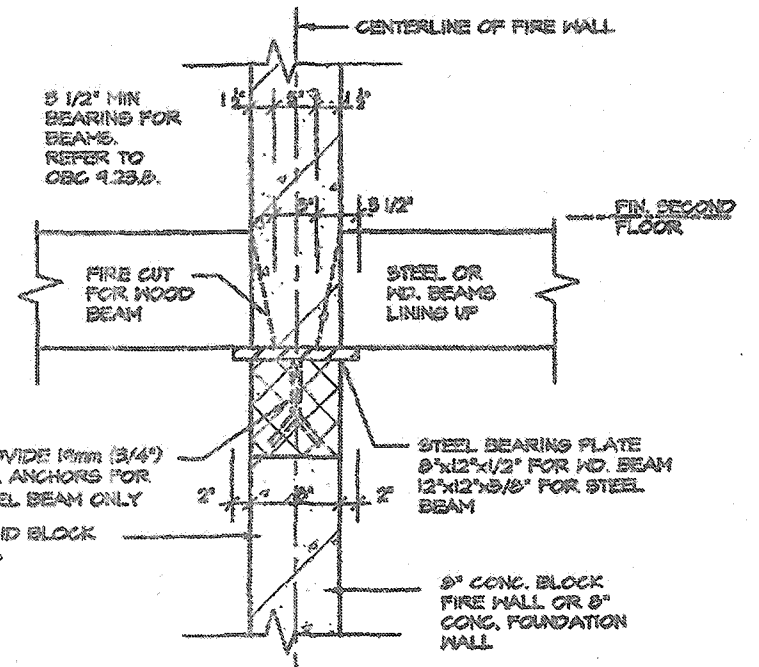
Permit No. 107710

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 10/20



STEEL BEARING PLATE DETAIL

SYRDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

2012 CODE
COMPLIANCE PACKAGE "A1"

REVISIONS 1. ISSUED FOR PERMIT JUL 30, 2016	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 28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 5700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 650-9746	REGION DESIGN INC.	SHEET TITLE FIRE WALL 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. 3	PROJECT NAME RUSSELL GARDENS III
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STRUDET INC.



FOR STRUCTURE ONLY
2x4x4 (2"x4") STUDS @ 400 O.C. WITH 15.9mm (5/8") TYPE 'X' GYPSUM BOARD ONE LAYER ON EACH SIDE. SUPPLEMENTARY STANDARD 552, TABLE 1, MID WALL ASSEMBLY.

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

SOUND TRANSMISSION RATING - MINIMUM REQUIRED STC RATING OF 50 (O.B.C. DIV. 5 9.10.2.1(1))

WALL TYPE - SEE SUPPLEMENTARY STANDARD 552 TABLE 1. WEA BEARING WALL WITH 2 ROWS OF 2x4 SFR @ 16" O.C. ON SEPARATE 2x4 PLATES SET 1" APART WITH 4" ABSORPTIVE MATERIAL AND 1 LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD ON EACH SIDE (SEE NOTES 5 TO TABLE 1)

FIRE RESISTANCE RATING - FIRE RESISTANCE RATING REQUIRED IS 1 HR. MIN. (AS PER SENTENCE 9.10.1.2(1) O.B.C.)

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

1" AIR SPACE

5/8" SUBFLOOR

FIN. FIRST FLOOR

ENGINEERED FLOOR JOISTS W/HEADER

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

2"x4" SILL PLATE (MAX. 2 1/2" P/F)

8" POURED CONC. FOUNDATION WALL

FIN. SLAB

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

ALL GYPSUM BOARD TO BE TIGHT-FIT 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

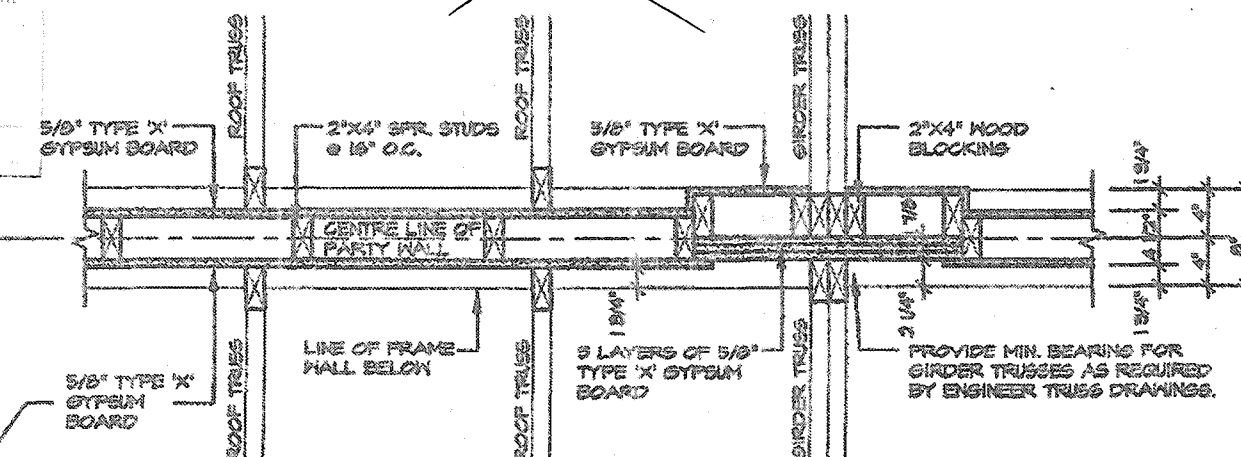
5 ROWS (TOP, MIDDLE AND BOTTOM) OF 1"x4" STRAPPING TO RESTRAIN INSULATION FROM FALLING OUT.

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BUILDING DIVISION
Planning & Development Department

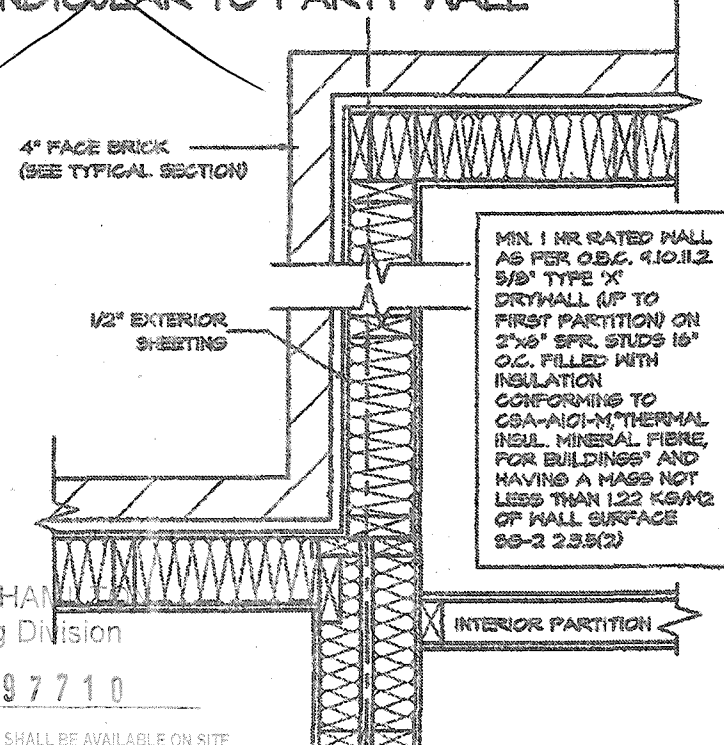
NOV 27 2018

REC'D BY _____ DATE _____
REP'D TO _____ DATE _____

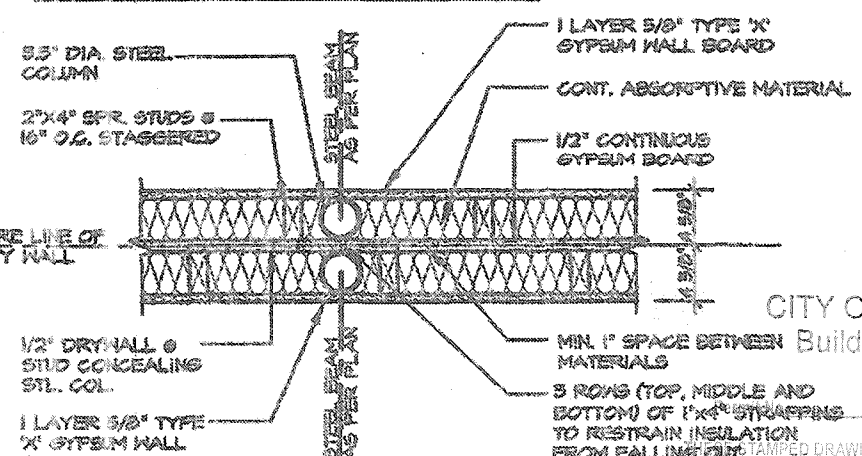
SECTION 9 FIRE SEPARATION IN ROOF SPACE TRUSSES PARALLEL TO PARTY WALL



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



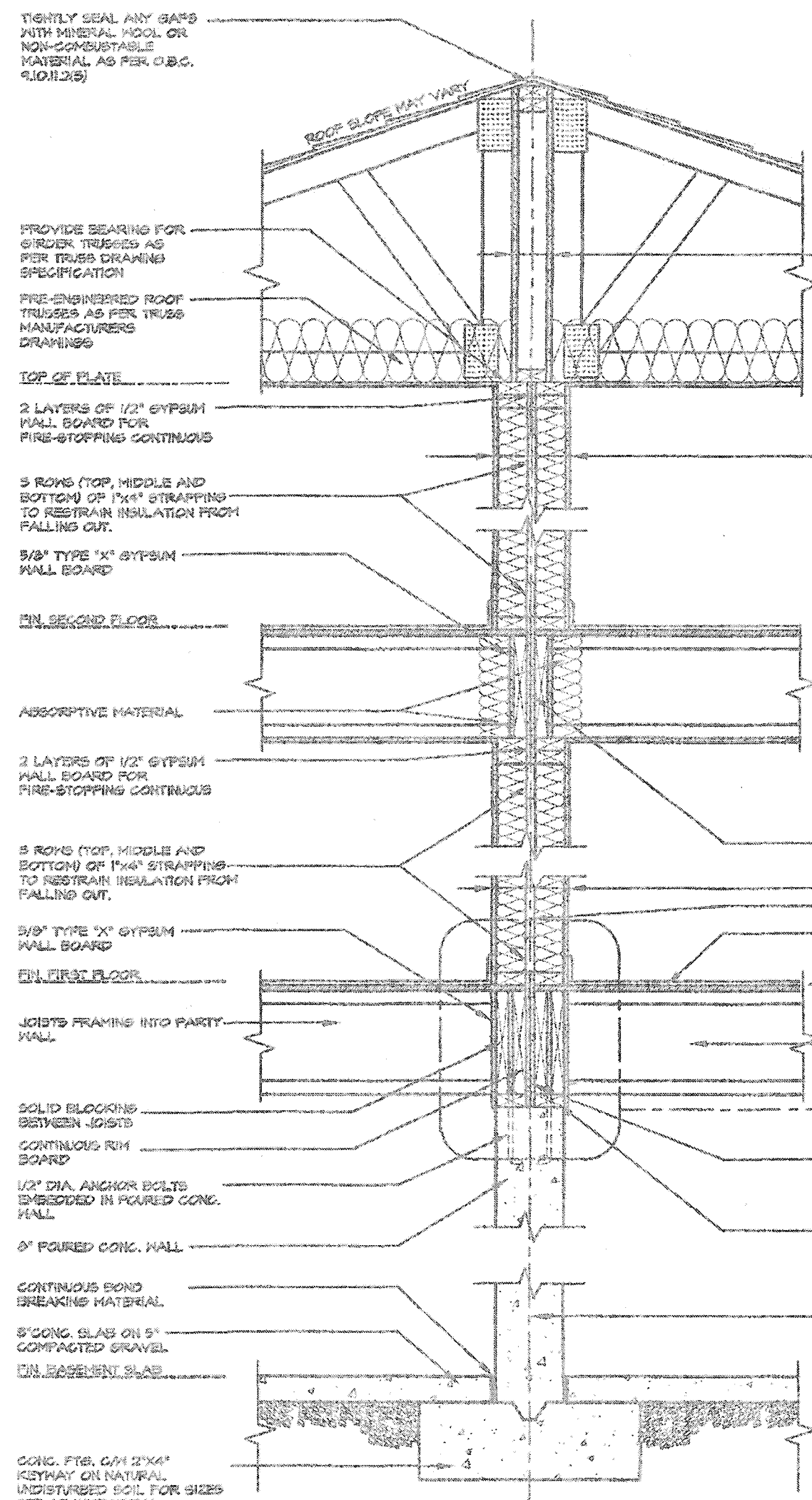
FLOOR JOISTS PARALLEL



PLAN OF PARTY WALL IN GARAGE



WOOD FRAME PARTY WALL TRUSSES PERPENDICULAR TO PARTY WALL



2x4x4 (2"x4") STUDS @ 400 O.C. WITH 15.9mm (5/8") TYPE 'X' GYPSUM BOARD ONE LAYER ON EACH SIDE. (SEE 9.10.1.2(1) O.B.C.)

5/8" TYPE 'X' GYPSUM WALL BOARD

FIRE RESISTANCE RATING PROVIDED FOR FRAMED ASSEMBLY IS 1.5 HR. AS PER SUPPLEMENTARY STANDARD 552-2.3.5.4. METHOD OF CALCULATION, FIRE RESISTANCE RATING READ IS 1 HR. (AS PER SENTENCE 9.10.1.2(1) O.B.C.)

T.12.9.2.1. INSULATION IN ROOF SPACE W/ 6-MIL. POLY VAPOUR BARRIER ON INTERIOR SIDE FINISHED WITH 5/8" GYPSUM WALL BOARD OR APPROVED EQUAL.

2"x4" SFR STUDS @ 16" O.C.

5/8" TYPE 'X' GYPSUM BOARD

2"x4" WOOD BLOCKING

5/8" TYPE 'X' GYPSUM BOARD

3 LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD

PROVIDE MIN. BEARING FOR GIRDER TRUSSES AS REQUIRED BY ENGINEER TRUSS DRAWINGS.

1 1/2" EXTERIOR SHEETING

4" FACE BRICK (SEE TYPICAL SECTION)

INTERIOR PARTITION

MIN. 1 HR. RATED WALL AS PER O.B.C. 9.10.1.2 5/8" TYPE 'X' DRYWALL (UP TO FIRST PARTITION) ON 2"x6" SFR. STUDS @ 16" O.C. FILLED WITH INSULATION CONFORMING TO CSA-A101-M THERMAL INSUL. MINERAL FIBRE FOR BUILDINGS* AND HAVING A MASS NOT LESS THAN 122 KG/M2 OF WALL SURFACE 99-2.2.3.2(2)

CITY OF HAMILTON
BUILDING DIVISION

197710

These drawings and/or specifications have been reviewed by

JDL Dec 10/20

2012 CODE
COMPLIANCE PACKAGE "A1"

NO.	REVISIONS	DATE
1.	ISSUED FOR PERMIT	JUL 20, 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
SIGNATURE

28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 738-4098
F (905) 883-0748

REGION DESIGN INC.

SHEET TITLE
PARTY WALL WOOD

SCALE
3/4"=1'-0"

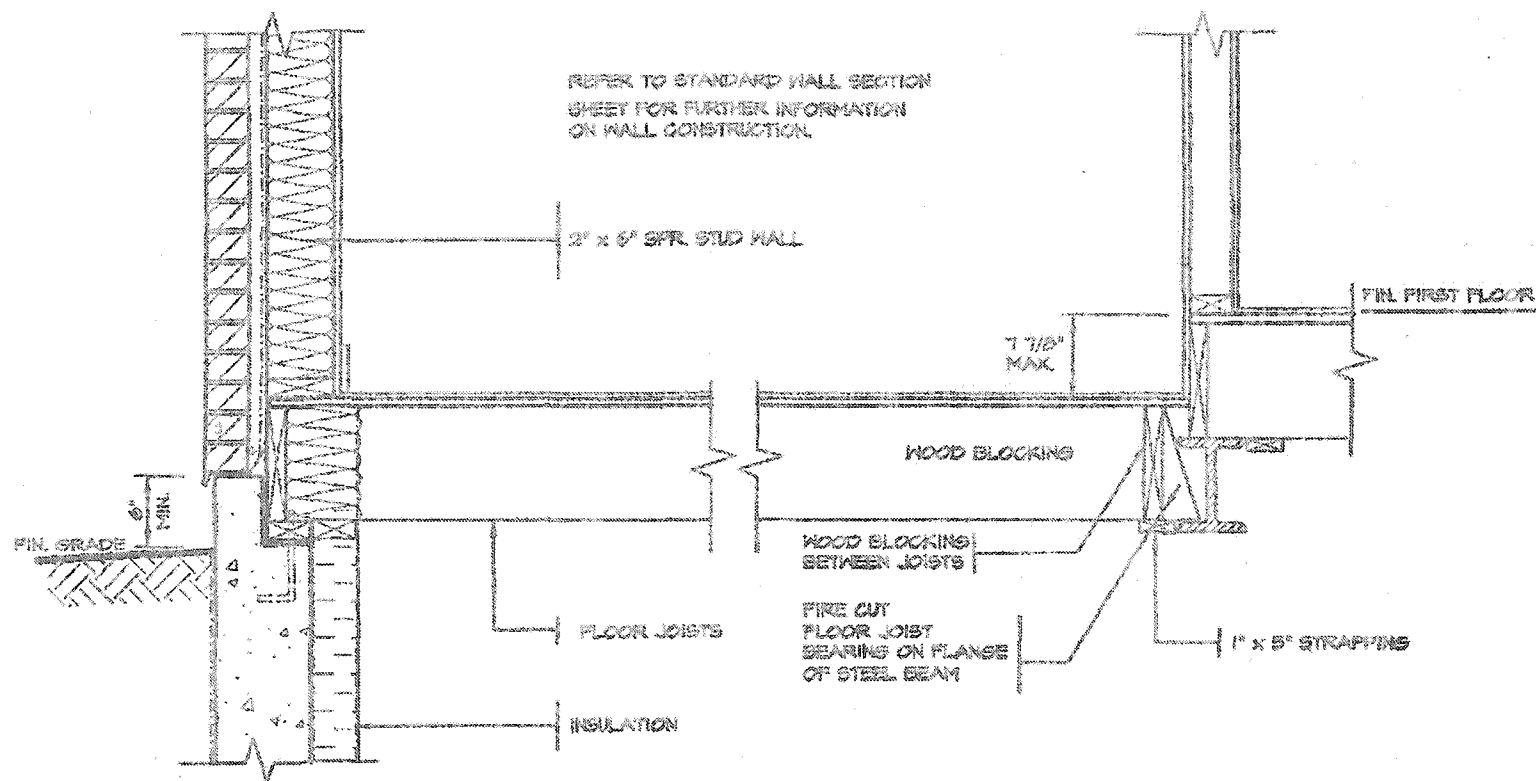
DATE
JULY 2018

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

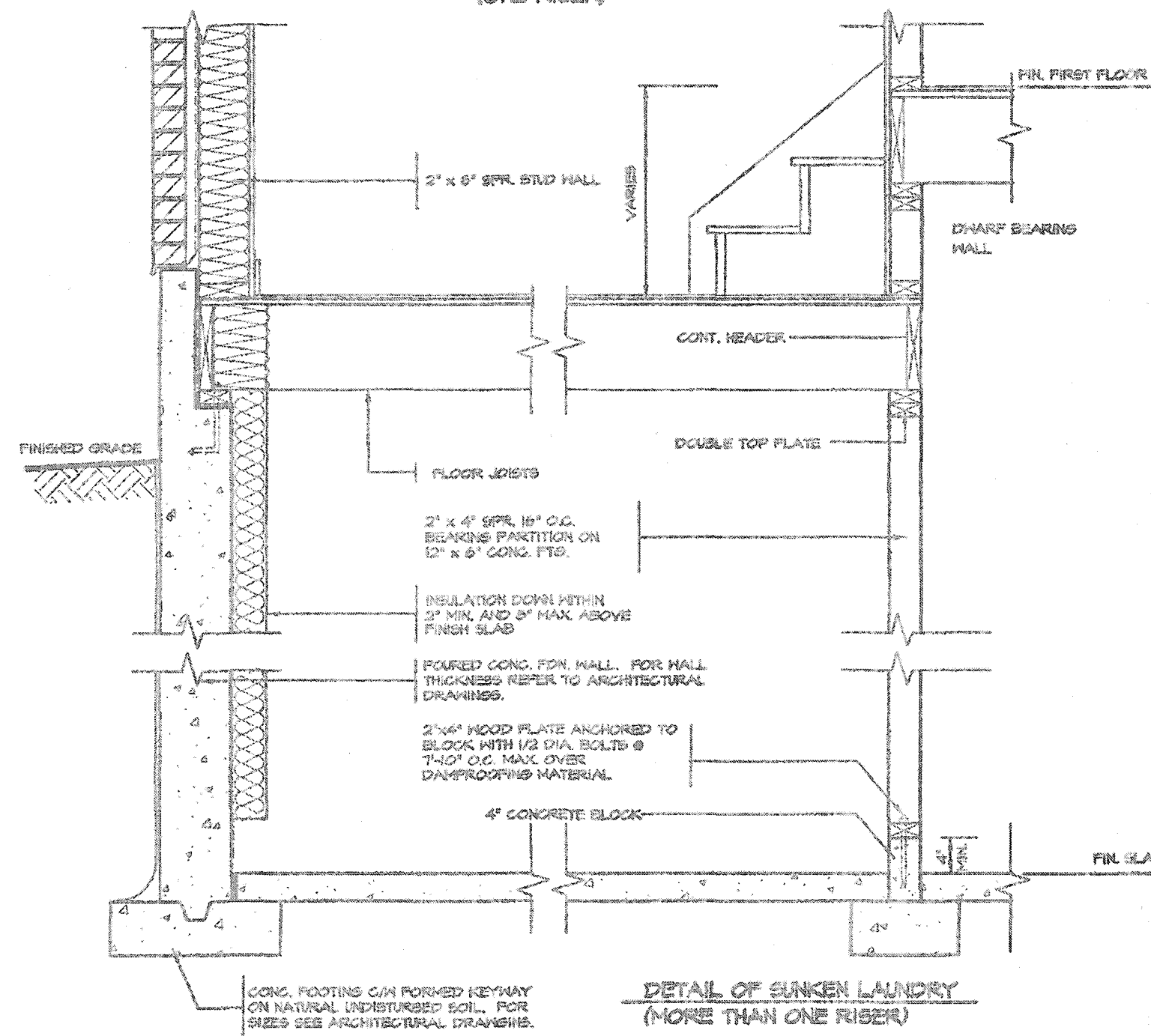
PAGE NO.
4

Greenpark.

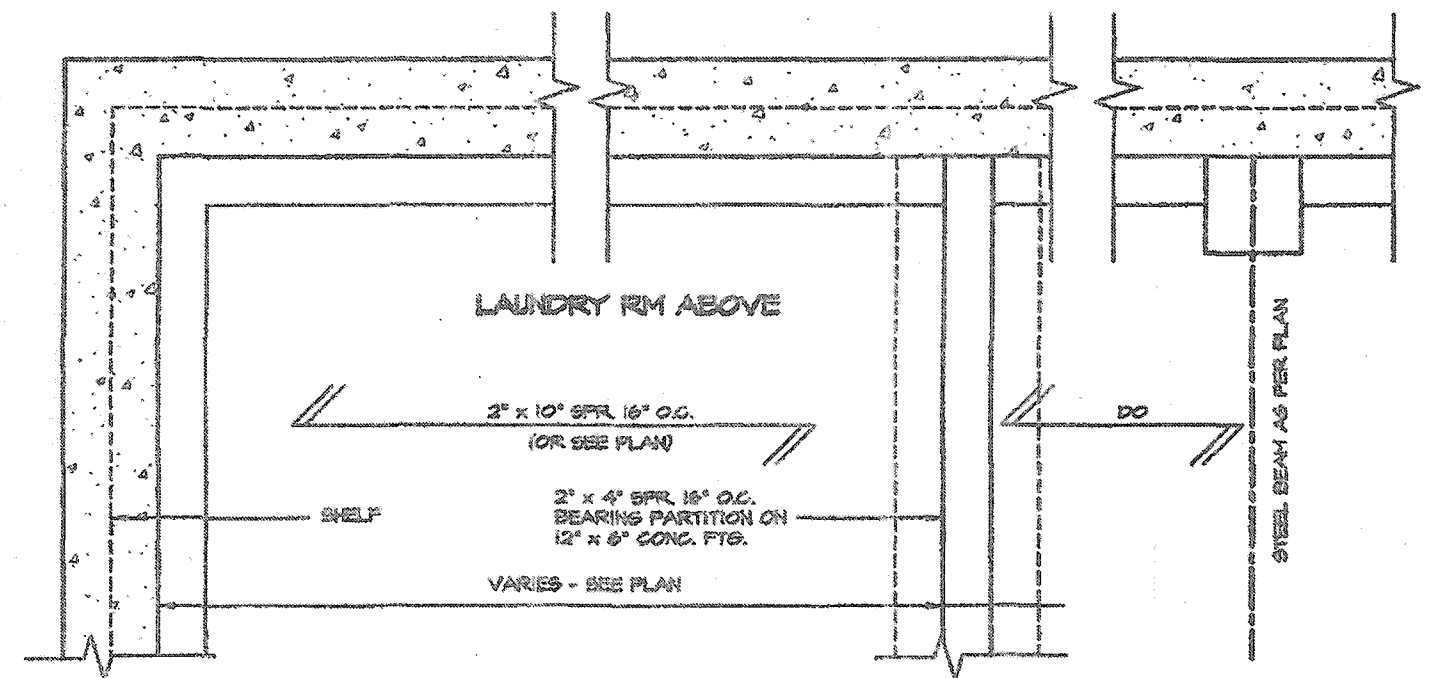
PROJECT NAME
RUSSELL GARDENS III



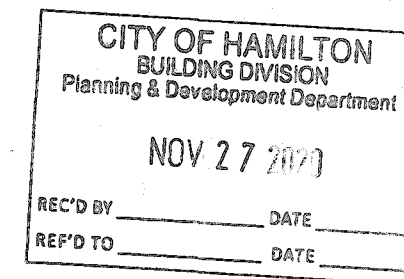
DETAIL OF SUNKEN LAUNDRY
(ONE RISER)



DETAIL OF SUNKEN LAUNDRY
(MORE THAN ONE RISER)



PARTIAL PLAN

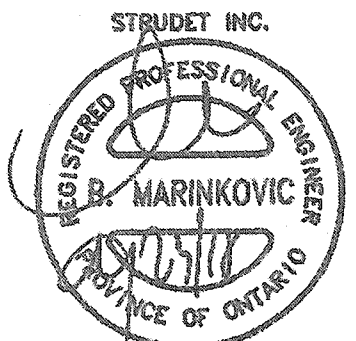


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Building Division

Permit No. 197710

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[Signature] Dec 10/20
FOR CHIEF BUILDING OFFICIAL DATE



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2012 CODE
COMPLIANCE PACKAGE "A1"

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 3.2.6 of the Building Code
VIKAS GAJJAR
NAME
28770
BCIN
SIGNATURE

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 738-4000
F (905) 360-0140

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 WORK AND REPORT
ANY DISCREPANCIES TO THE DESIGNER.
PRINTS ARE NOT TO BE SCALED.
PAGE No.
5

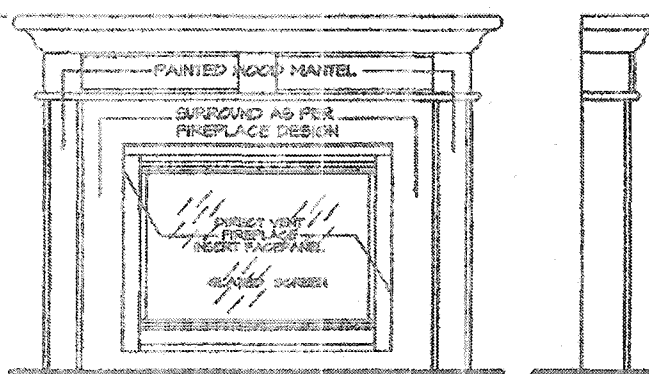
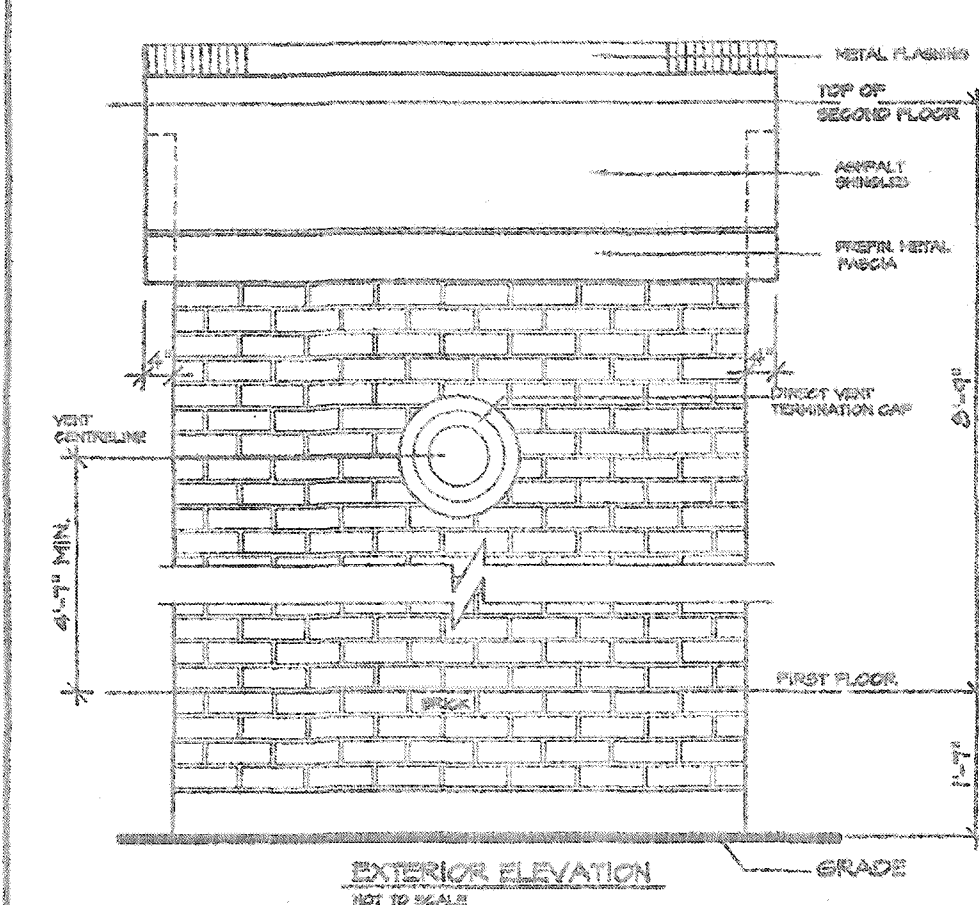
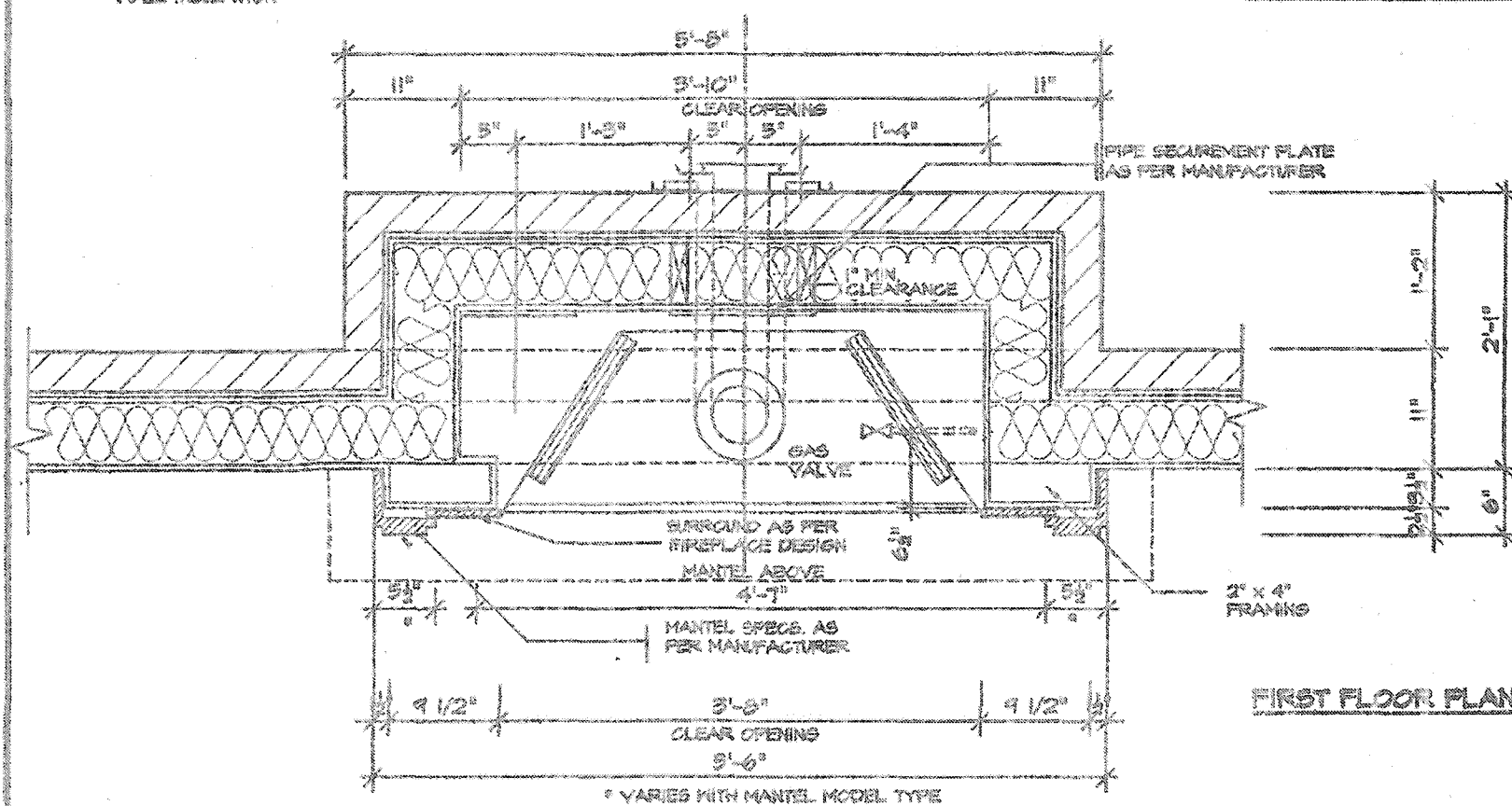
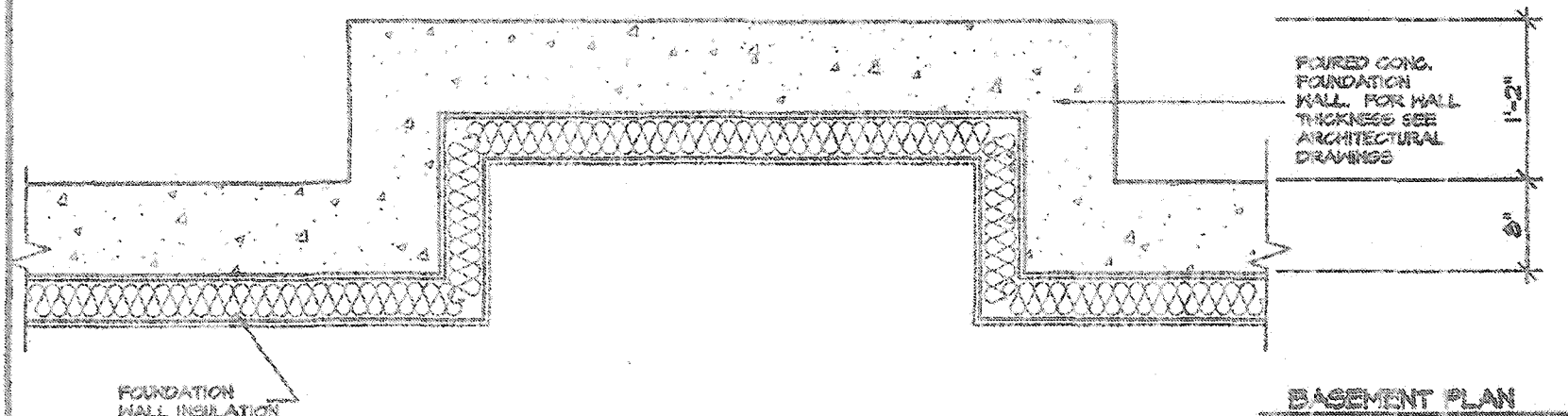
PROJECT NAME
RUSSELL GARDENS III

August 1, 2018 12:33:13 PM AKSTANDARDDETAILSPERMIT SET201701 PACKAGE MINNISALEXP 0 - 2 STOREY SECTION 2X6 PACKAGE A1.DWG

August 1, 2018 12:30:23 PM N:\STANDARD DETAILS\PERMIT SET\2017\A1 PACKAGE (MINNISALEP 6-2 - 2 STOREY SECTION 2X3-STUCCO PACKAGE A1.DWG

NOV 27 2020

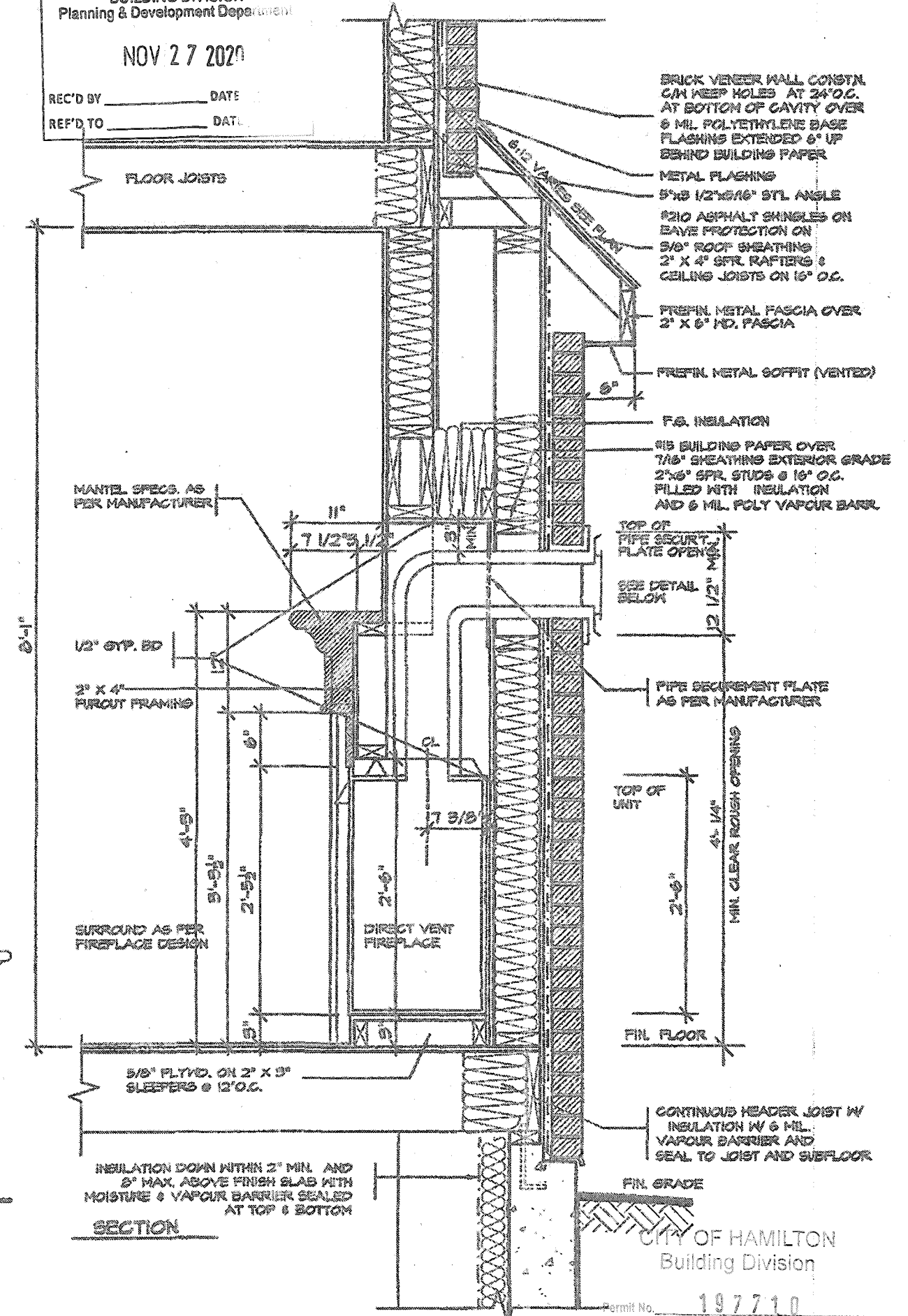
REC'D BY _____ DATE _____
REF'D TO _____ DATE _____



FRONT/SIDE ELEVATION
NOT TO SCALE

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 CAN/CSA-B149.1-12.
- 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 GC150 MODEL AS MANUFACTURED BY HEATILATOR.
- 4.0 THE MANTEL ILLUSTRATED IS THE S-2 GB AS SUPPLIED BY GREATER TORONTO FIREPLACE.



SECTION

STRADET INC.



FOR STRUCTURE ONLY

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

JD *Dec 10/20*
FOR CHIEF BUILDING OFFICIAL DATE

2012 CODE
COMPLIANCE PACKAGE "A1"

NO.	REVISIONS	DATE
1.	ISSUED FOR PERMIT	JULY 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 CAJNAR
NAME
SIGNATURE
28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 1S6
P (416) 736-4086
F (905) 880-0748

REGION DESIGN INC.

SHEET TITLE
VENT FIREPLACE
DIRECT

SCALE
3/4"=1'-0"

DATE
JULY 2018

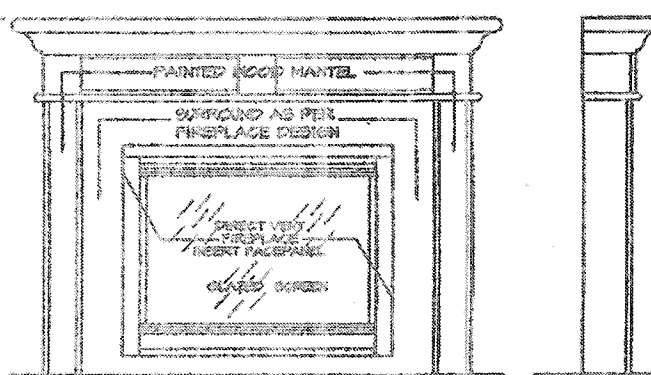
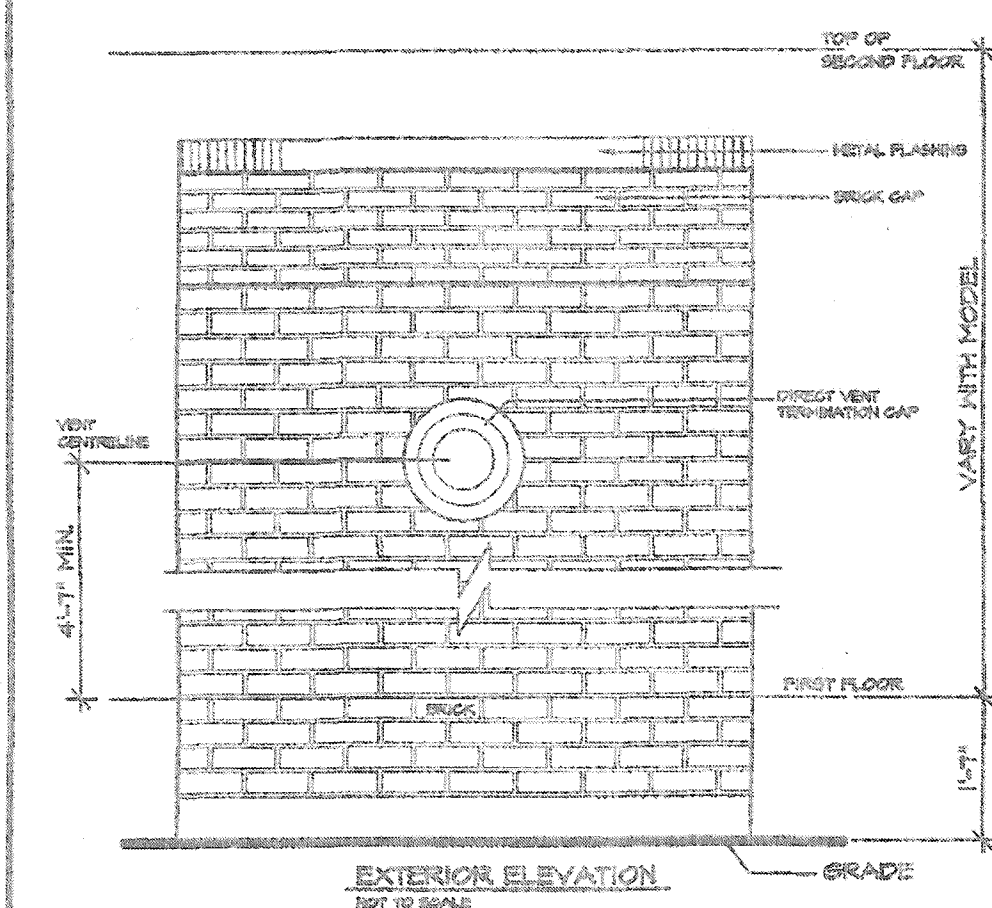
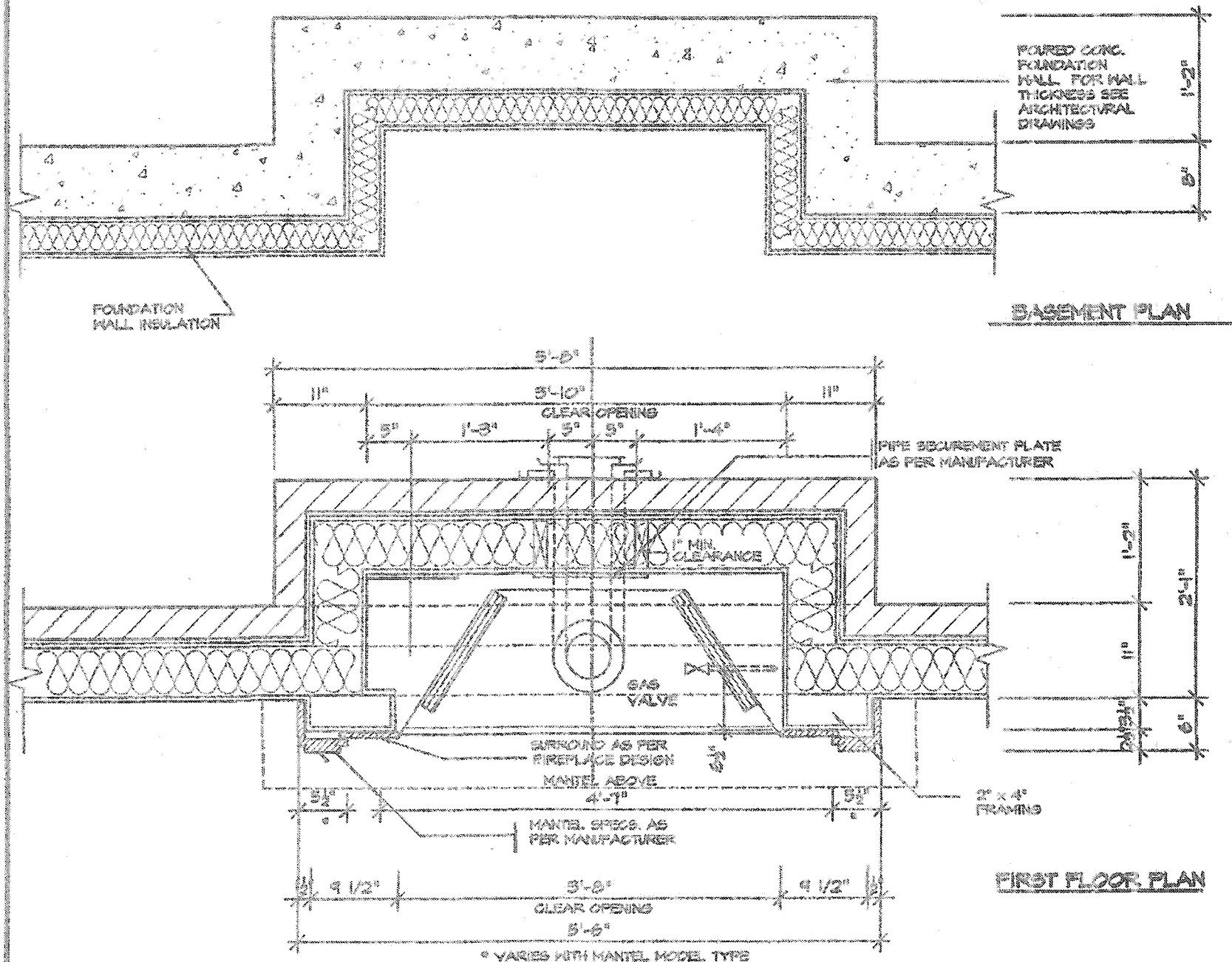
CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

PAGE NO.

7

Greenpark

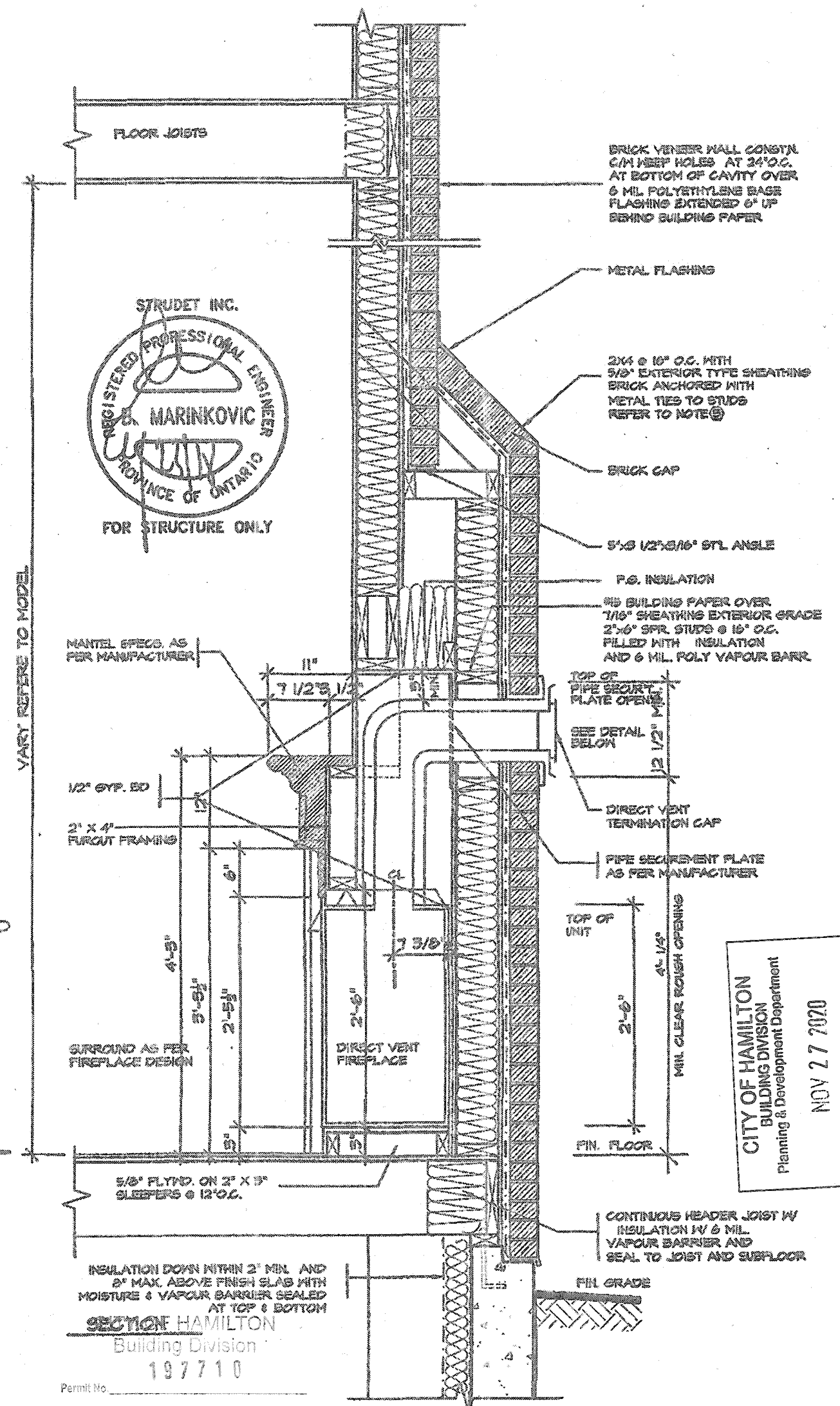
PROJECT NAME
RUSSELL GARDENS III



FRONT/SIDE ELEVATION
NOT TO SCALE

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-B441 & 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 5"
 - FROM SIDES TO VENT 1"
- 3.0 THE DIRECT VENT UNIT ILLUSTRATED IS THE 60300 MODEL AS MANUFACTURED BY HEATILATOR.
- 4.0 THE MANTEL ILLUSTRATED IS THE 6-2 6P AS SUPPLIED BY GREATER TORONTO FIREPLACE.



CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

NOV 27 2020

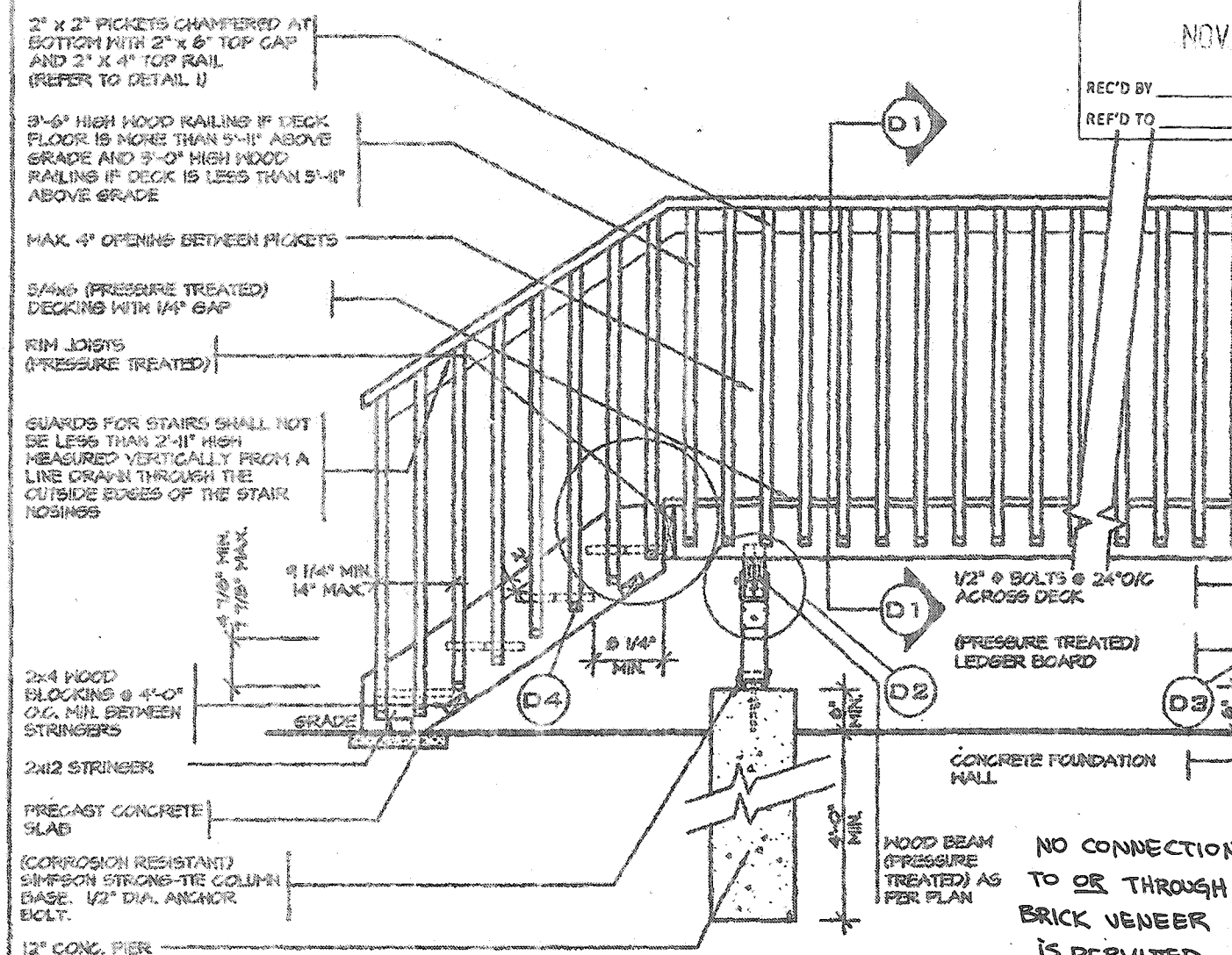
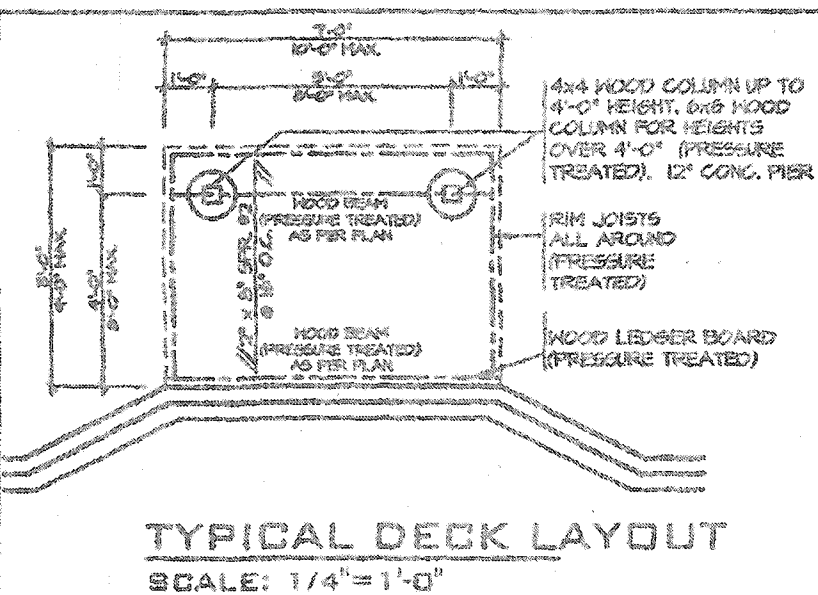
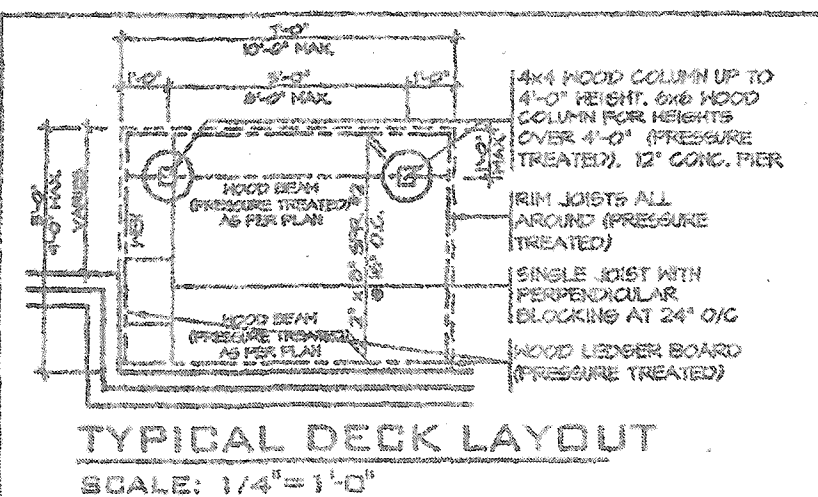
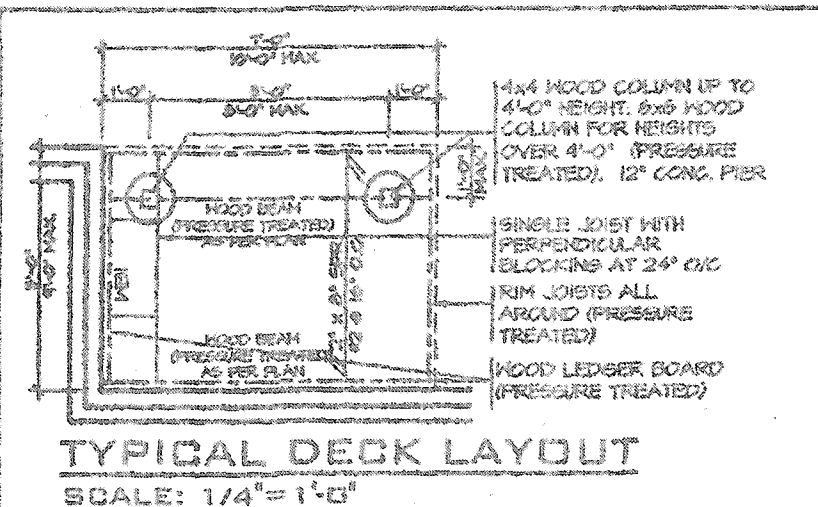
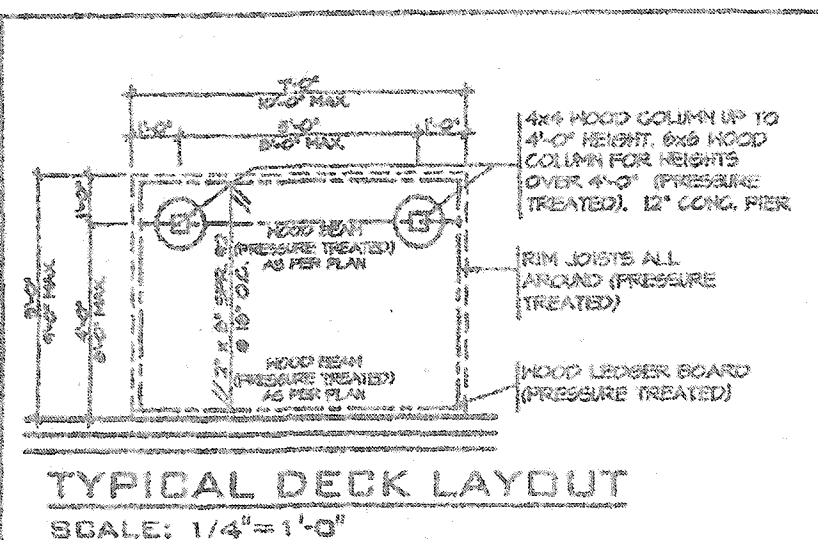
REC'D BY _____ DATE _____

REF'D TO _____ DATE _____

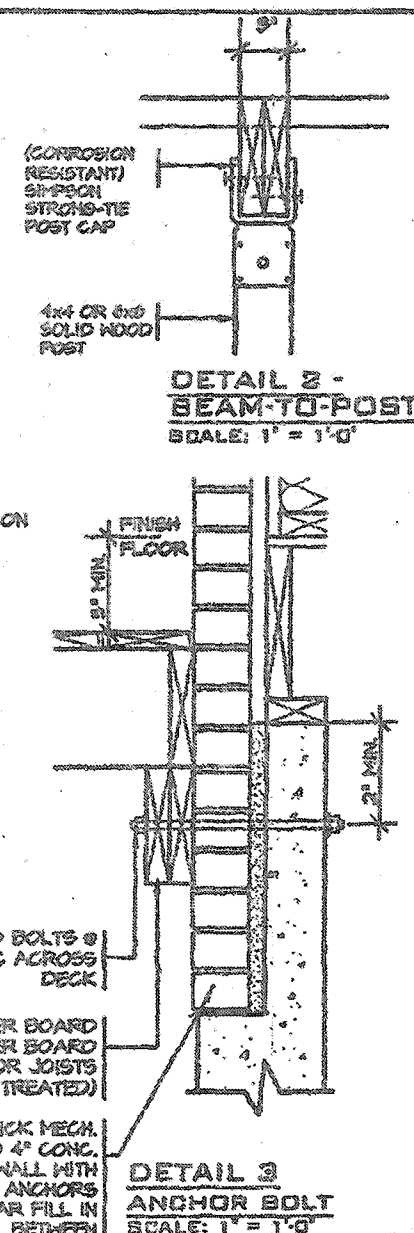
2012 CODE
COMPLIANCE PACKAGE "A1"

REVISIONS 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 Ontario C. Subsection 3.2.5 of the building code VIKAS GAJJAN NAME SIGNATURE 28770 BCW	REGION DESIGN INC. 8700 BURNHAM ST. CONCORD, ONTARIO L4K 4S6 P (416) 739-4095 F (905) 960-0746	VENT FIREPLACE DIRECT SCALE 3/4"=1'-0" DATE JULY 2018	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. PAGE No. 7-2	Greenpark. PROJECT NAME RUSSELL GARDENS III
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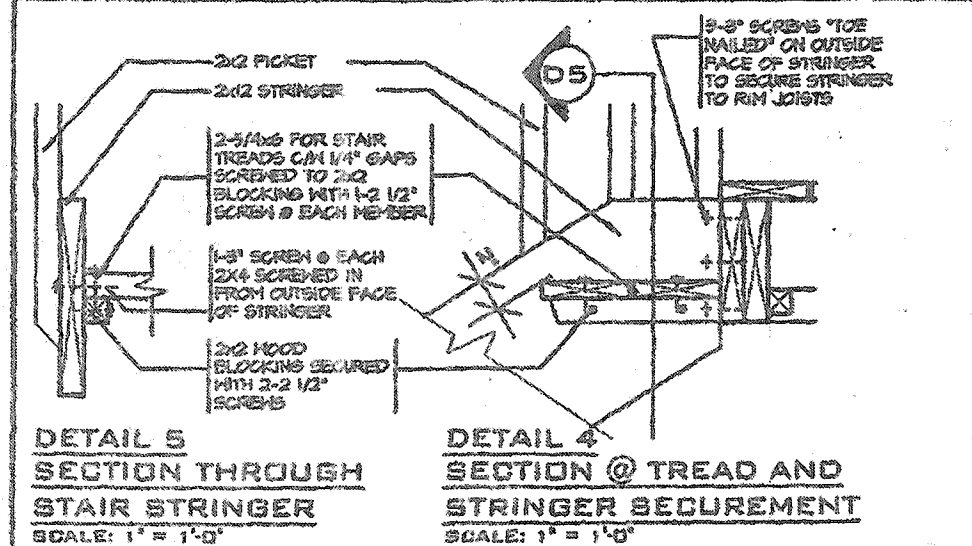
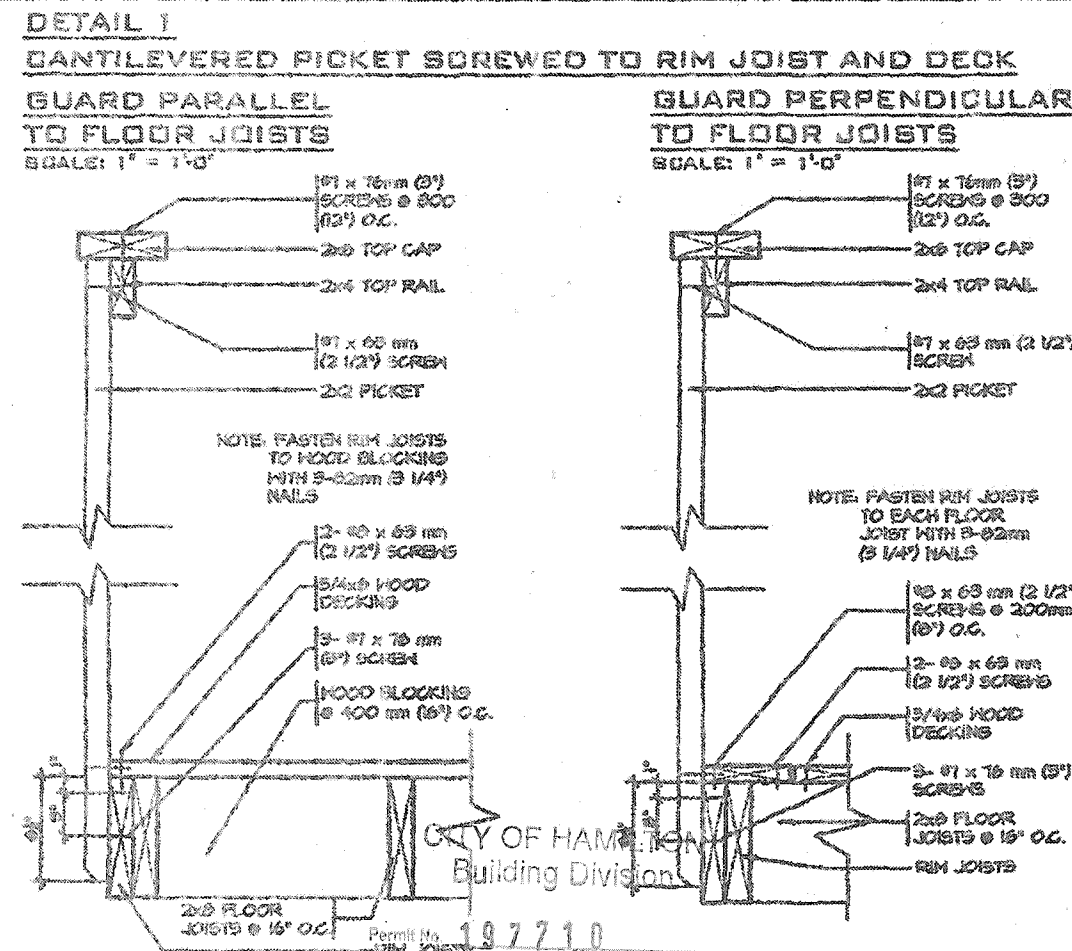
REC'D BY _____ DATE _____
REF'D TO _____ DATE _____



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



DETAIL 3
ANCHOR BOLT
SCALE: 1" = 1'-0"



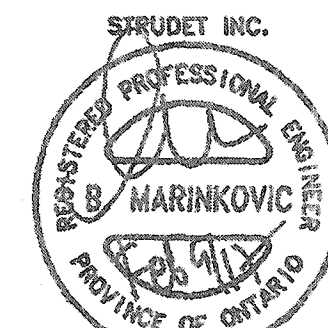
GENERAL NOTES

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. MOULD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PIE-FIR, OR WEATHER SPECIES.

2012 CODE

COMPLIANCE PACKAGE "A1"

FOR STRUCTURE ONLY
1-20 05 267



WOOD DECK DETAIL

SCALE
AS SHOWN

DATE
NOV 2016

४	४
५	५

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

AREA
PROJECT
00-00-00

PAGE NO.

Greenpark.

PROJECT NAME
RUSSELL GARDENS III

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

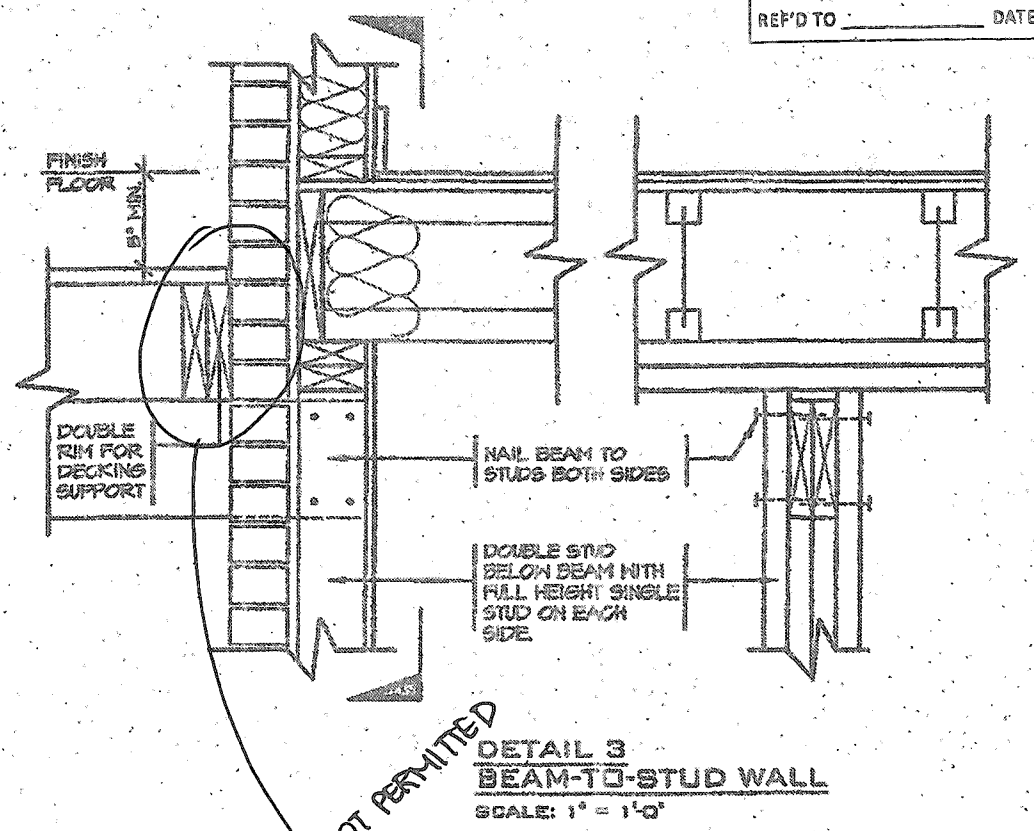
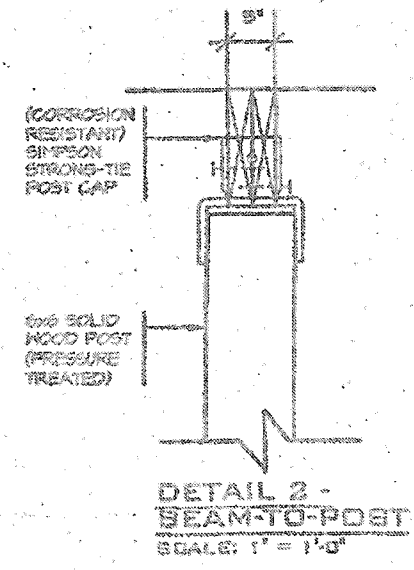
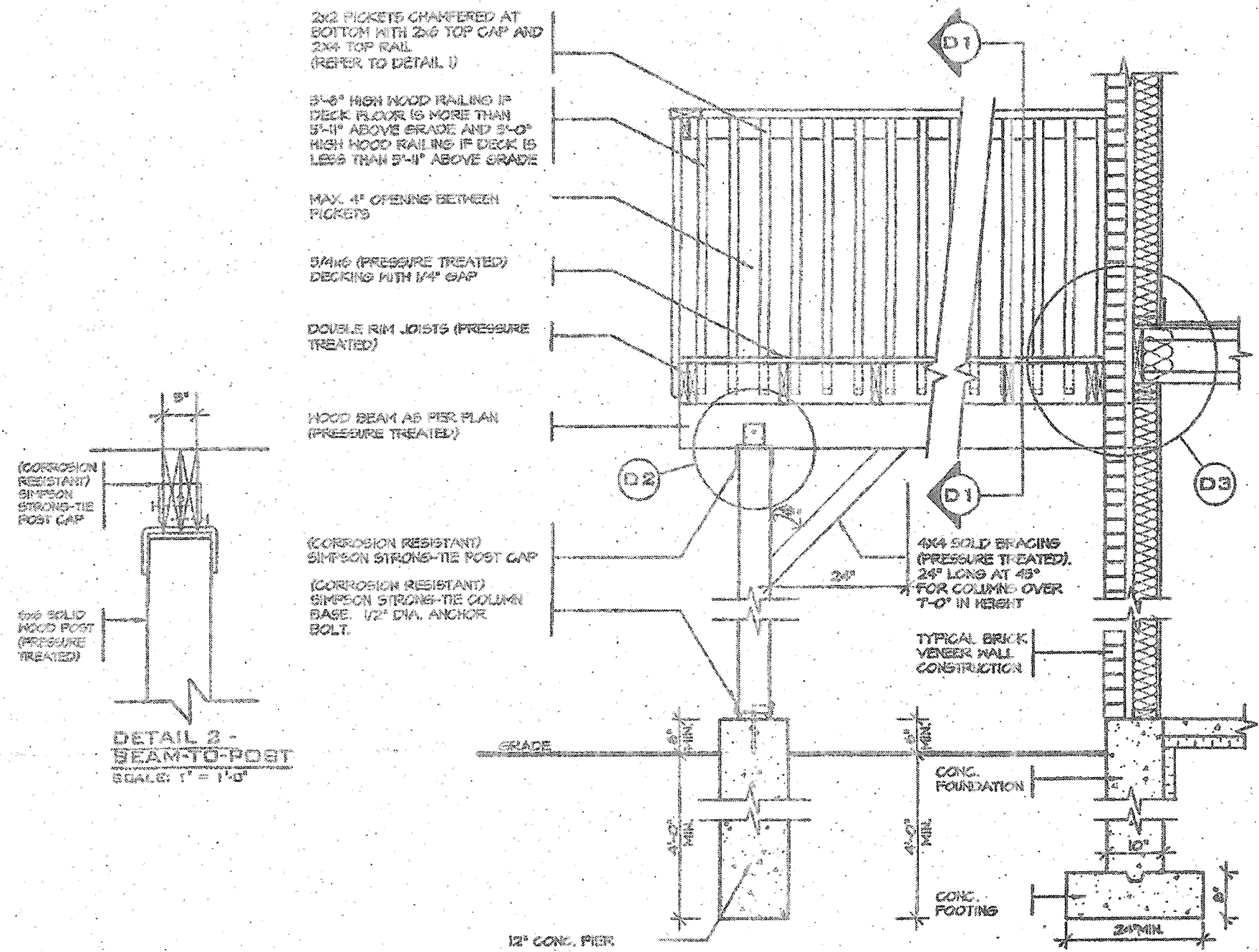
VIKAS GAJJAR
NAME

28770
BCIN

JDL REGION DESIGN INC.
FOR CHIEF ENGINEER
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4096
F (905) 660-0746

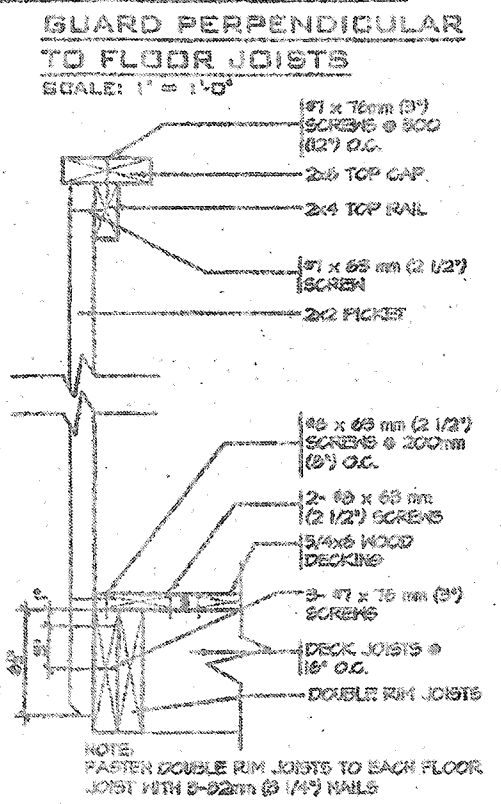
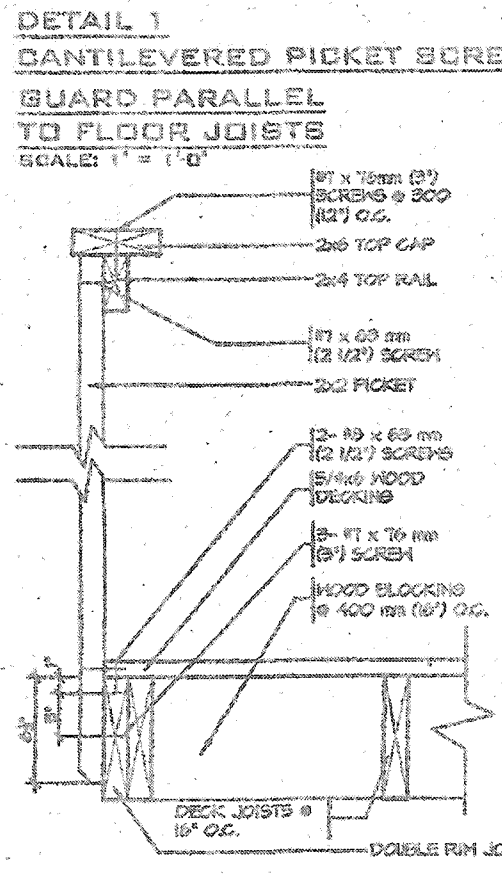
Dec 10/20
REGION
DESIGN
INC.

5.		
4.		
3.		
2.		
1.	REVISED FOR STARTTIME	NOV 16
REVISIONS		



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

→ SUPERVISOR FRANK PETER EMAIL ATTACHED



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 SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-PIR 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 [2130psf]

CITY OF HAMILTON
Building Division

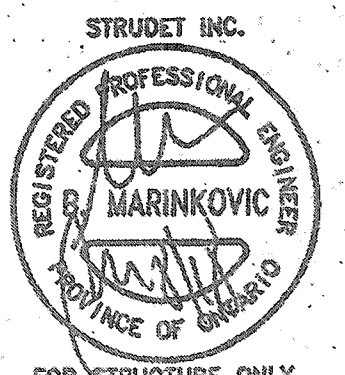
Permit No. 107710

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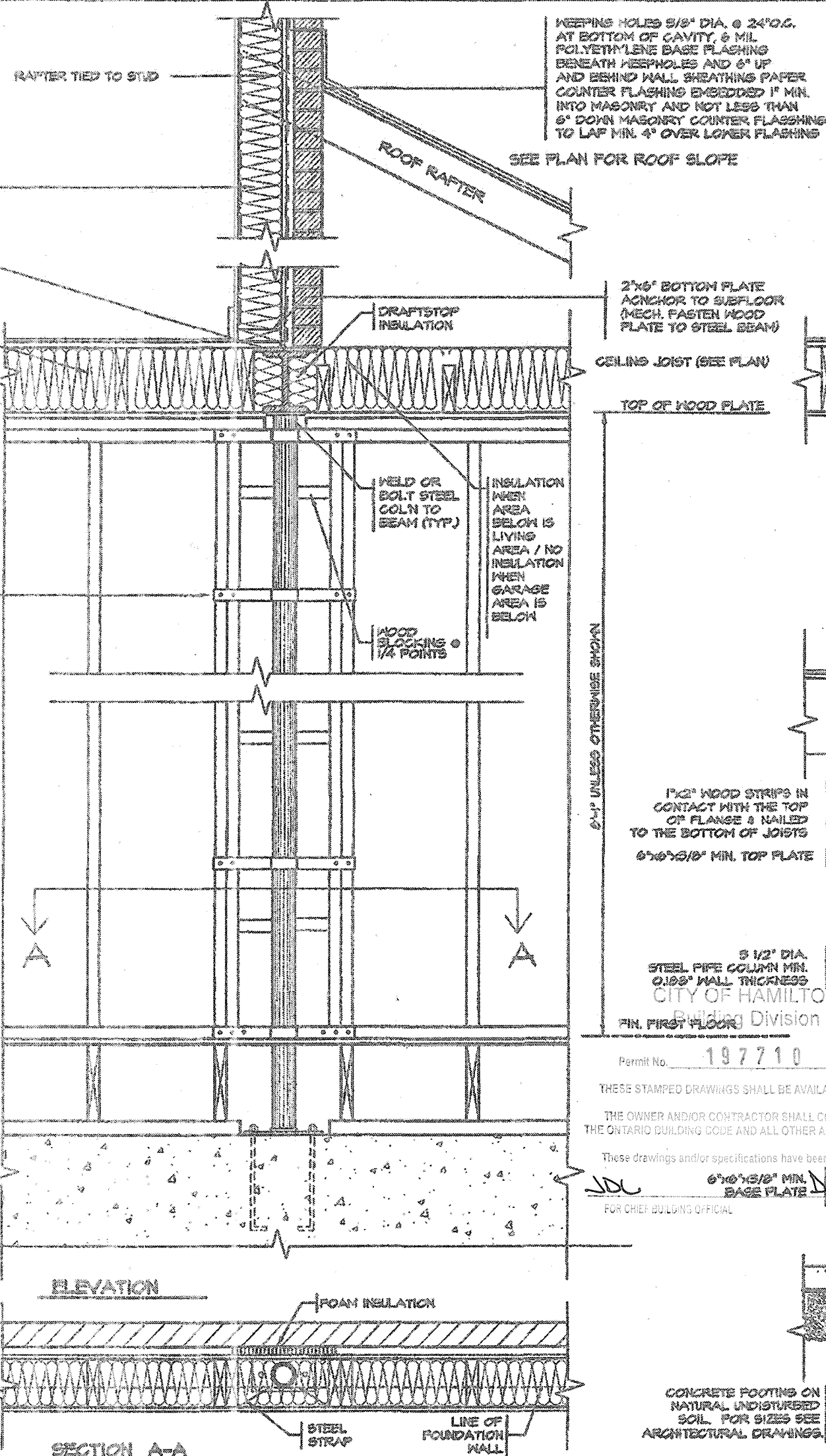
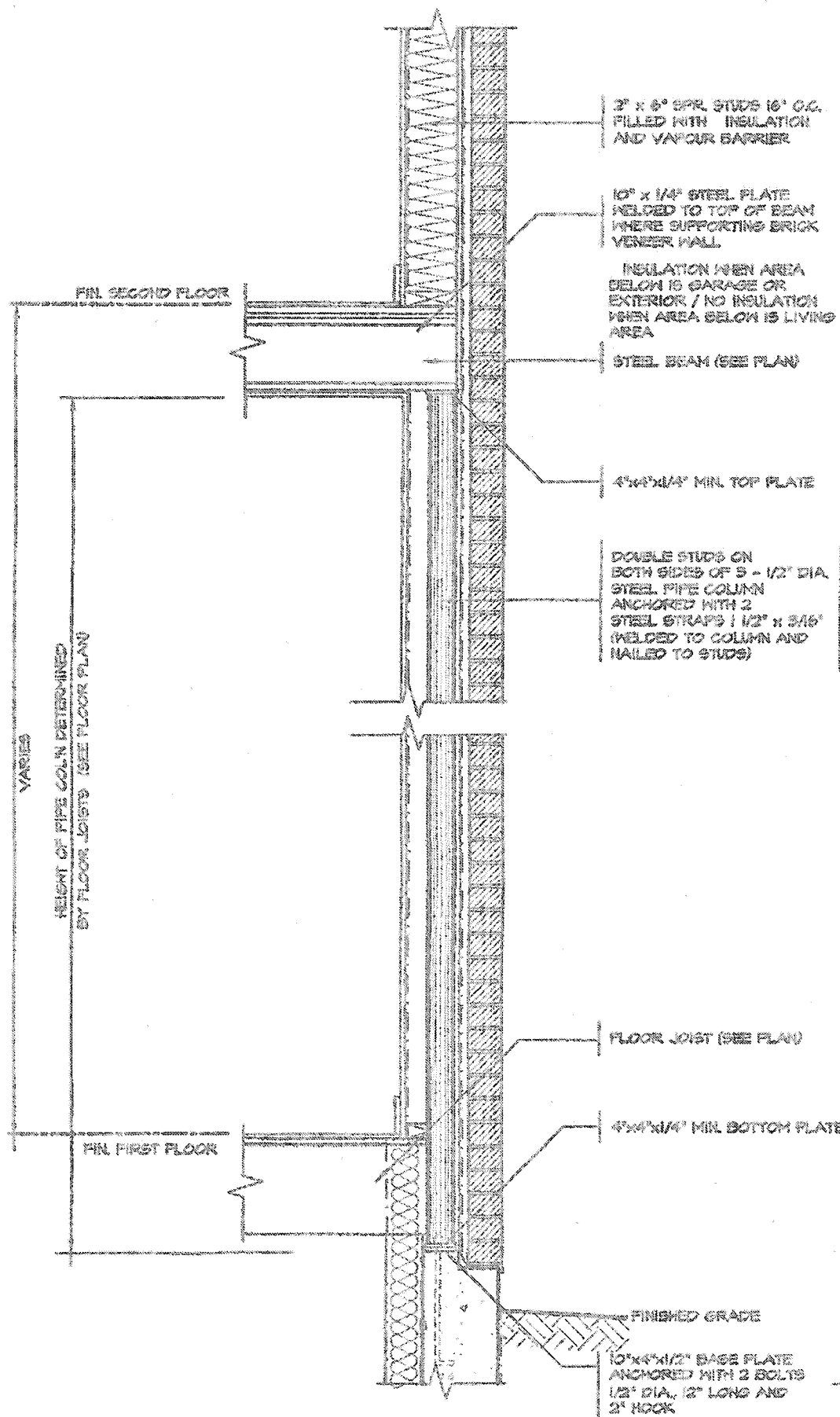
These drawings and/or specifications have been reviewed by

JDL Dec 10/20
FOR CHIEF BUILDING OFFICIAL DATE

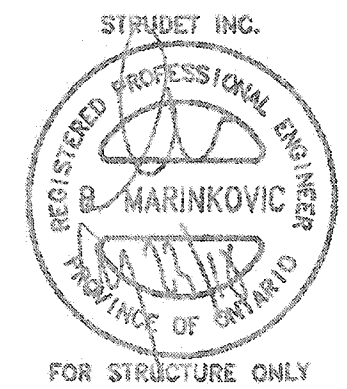
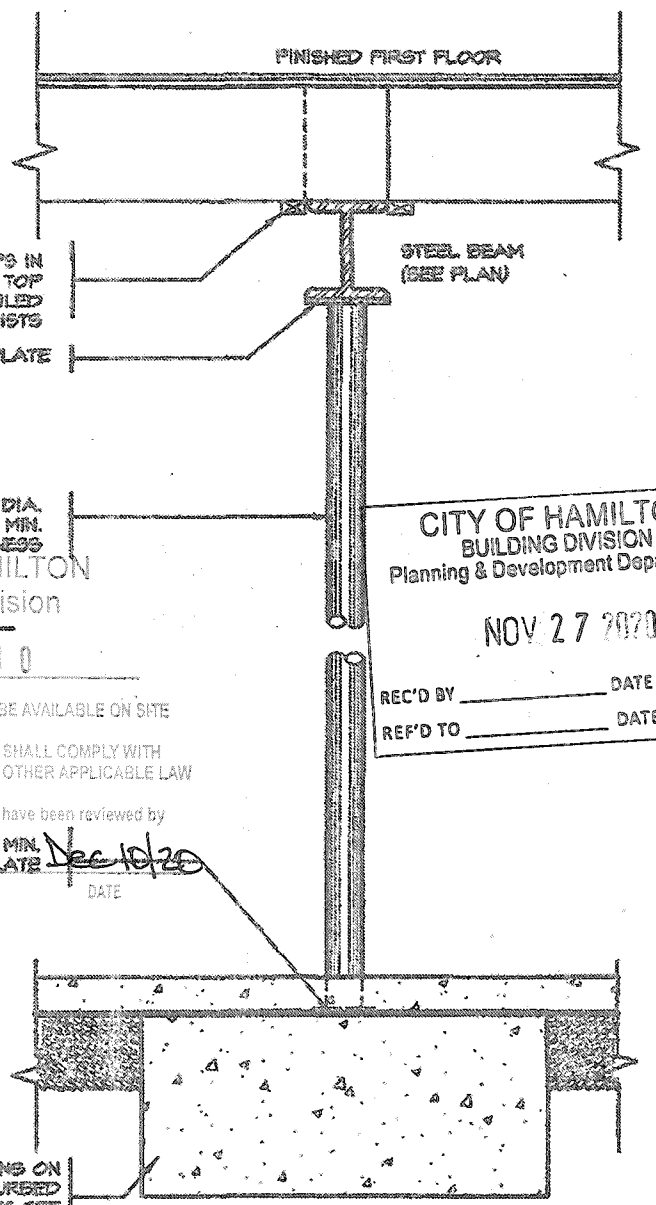
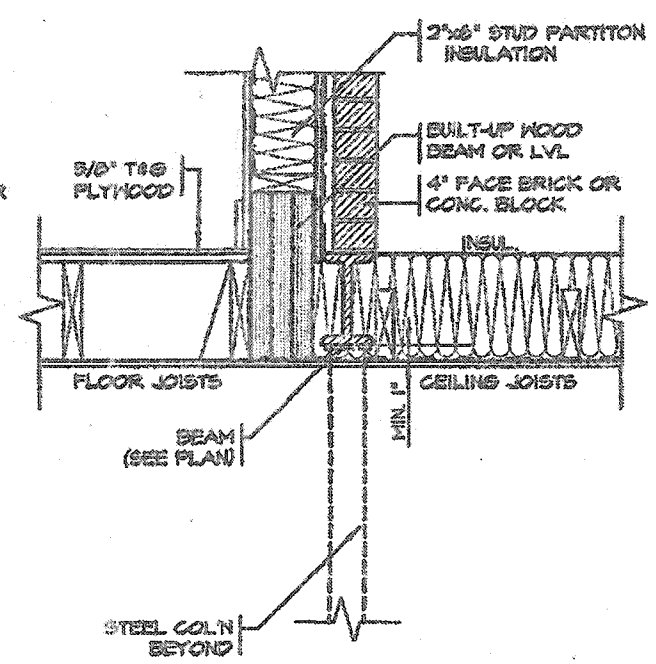


FOR STRUCTURE ONLY
2012 CODE
COMPLIANCE PACKAGE "A1"

5. _____ 4. _____ 3. _____ 2. _____ 1. REVISED FOR RUSSELL GARDENS MAR 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 4G8 P (416) 738-4895 F (905) 600-0745	REGION DESIGN INC.	SHEET TITLE WALK-OUT DECK DETAILS SCALE AS SHOWN BY DATE MAR 2018 TYPE	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. AREA PAGE No. PROJECT 00-00-00 8-2	Greenpark. PROJECT NAME RUSSELL GARDENS III
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**SECTION THROUGH STEEL BEAM
SUPPORTING MASONRY & BEARING
STUD PARTITION**



SECTION

ELEVATION

SECTION A-A

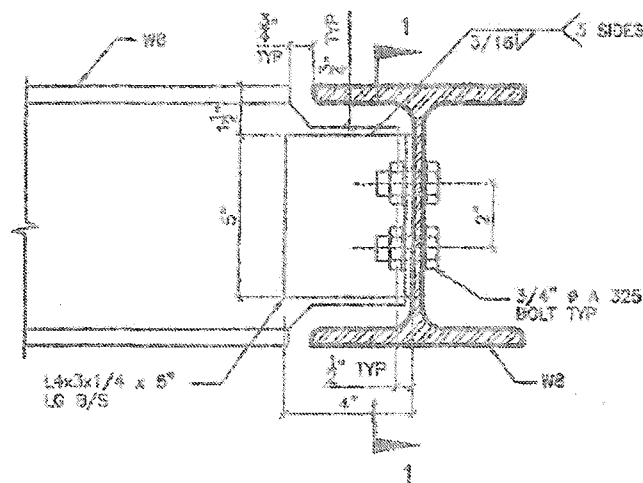
DETAIL OF STEEL BASEMENT COLUMN

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
NOV 27 2020
Permit No. 197710
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
JDL FOR CHIEF BUILDING OFFICIAL
6\"/>

**2012 CODE
COMPLIANCE PACKAGE "A1"**

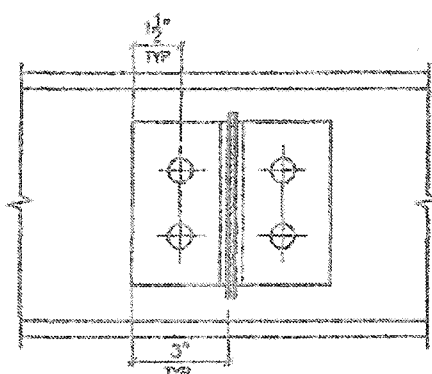
5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR NAME SIGNATURE 28770 BCIN	REGION DESIGN INC. 9700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 758-4050 F (905) 908-0740 REGION DESIGN INC.	SHEET TITLE COLUMN DETAILS STEEL		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. 9	 PROJECT NAME RUSSELL GARDENS III
4.				SCALE 3/4"=1'-0"			
3.				DATE JULY 2018			
2.							
1.	ISSUED FOR PERMIT			JUL 30, 2018			
REVISIONS							

11-04-52 AM M:STANDARD DETAIL SP E R M IT S E T2017A1 PACKAGE (MINI)SALESP 9 - STEEL COLUMN DETAILS PACKAGE A1.DWG July 30, 2018

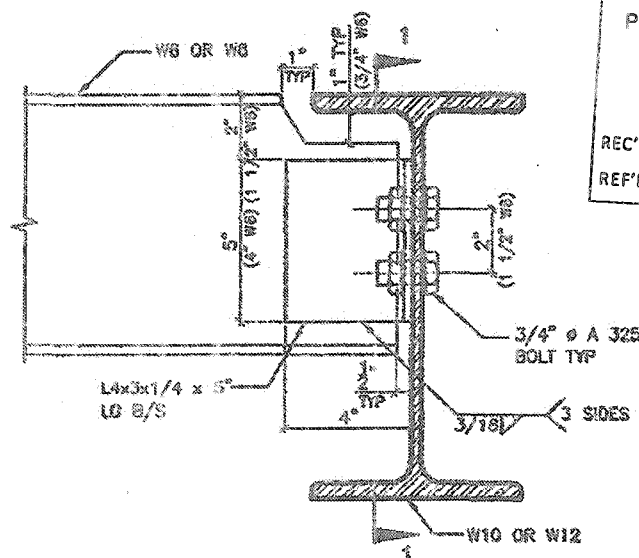


DETAIL 1.

W8
TO
W8
CONNECTION

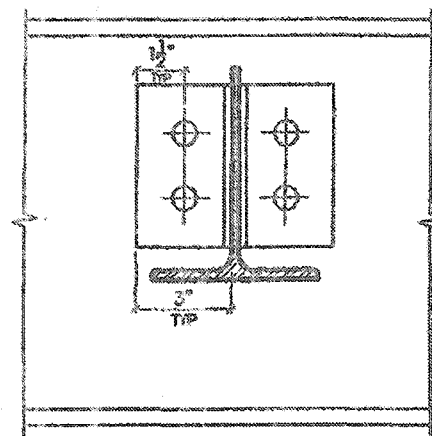


SECTION 1-1

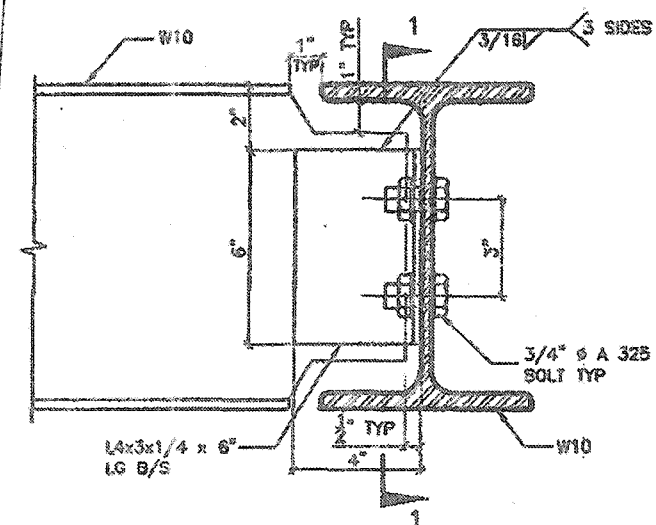


DETAIL 2.

W6(W8)
TO
W10(W12)
CONNECTION

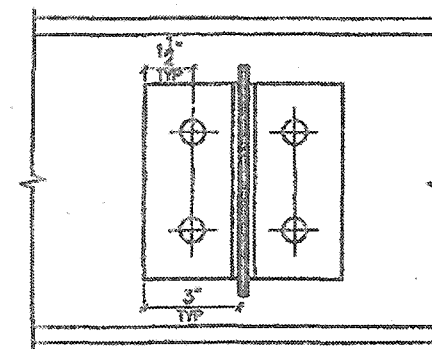


SECTION 1-1

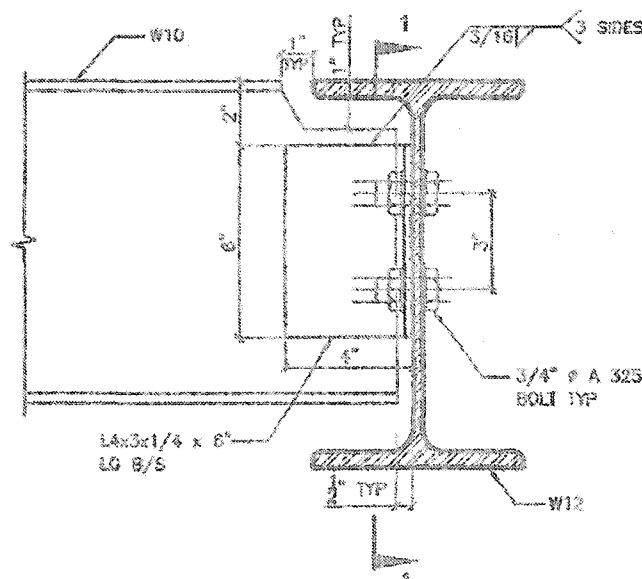


DETAIL 3.

W10
TO
W10
CONNECTION

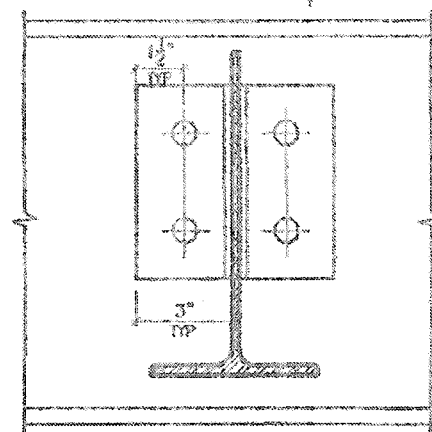


SECTION 1-1

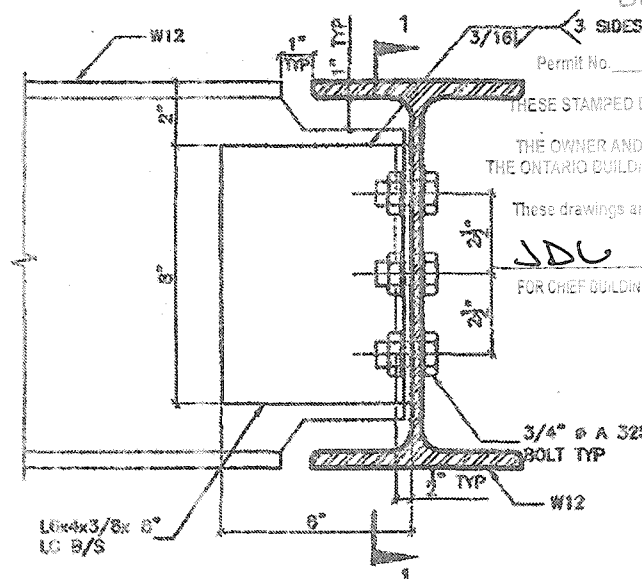


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W10
TO
W12
CONNECTION

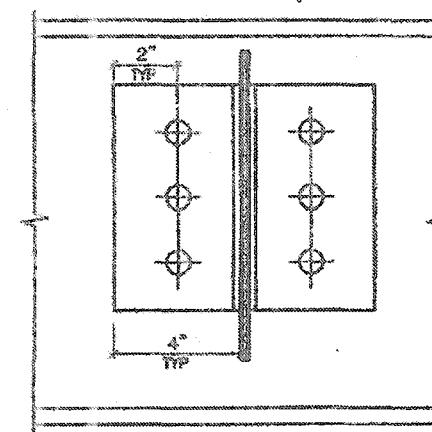


SECTION 1-1



DETAIL 5.

W12
TO
W12
CONNECTION

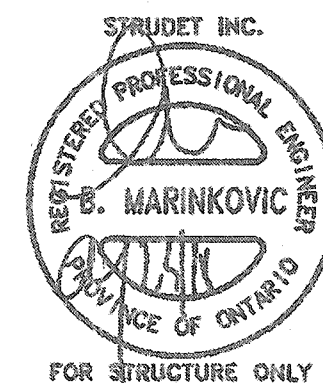


SECTION 1-1

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development
NOV 27 2020
REC'D BY
REF'D TO

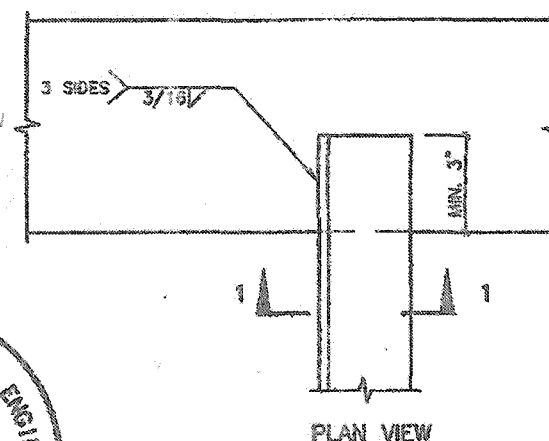
CITY OF HAMILTON
Building Division
197710

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
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These drawings and specifications have been reviewed by
JDC
FOR CHIEF BUILDING OFFICIAL
Dec 10/20
DATE

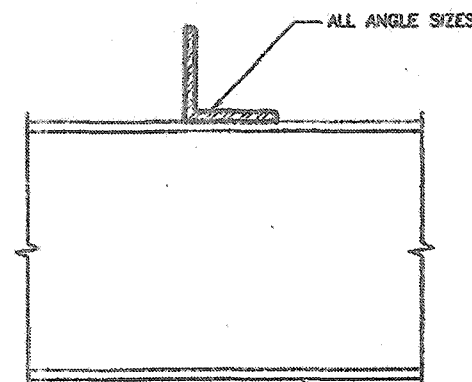


DETAIL 6.

ANGLE
TO
BEAM
CONNECTION



PLAN VIEW



SECTION 1-1 ALL BEAM SIZES

2012 CODE
COMPLIANCE PACKAGE "A1"

5.		
4.		
3.		
2.		
1.	ISSUED FOR PERMIT	JULY 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 3.2.6 of the building code
VIKAS GAJJAR
NAME
SIGNATURE
28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S8
P (416) 736-4058
F (905) 650-0745

REGION
DESIGN
INC.

SHEET TITLE
BEAM DETAILS
STEEL
SCALE
N.T.S.
DATE
JULY 2018

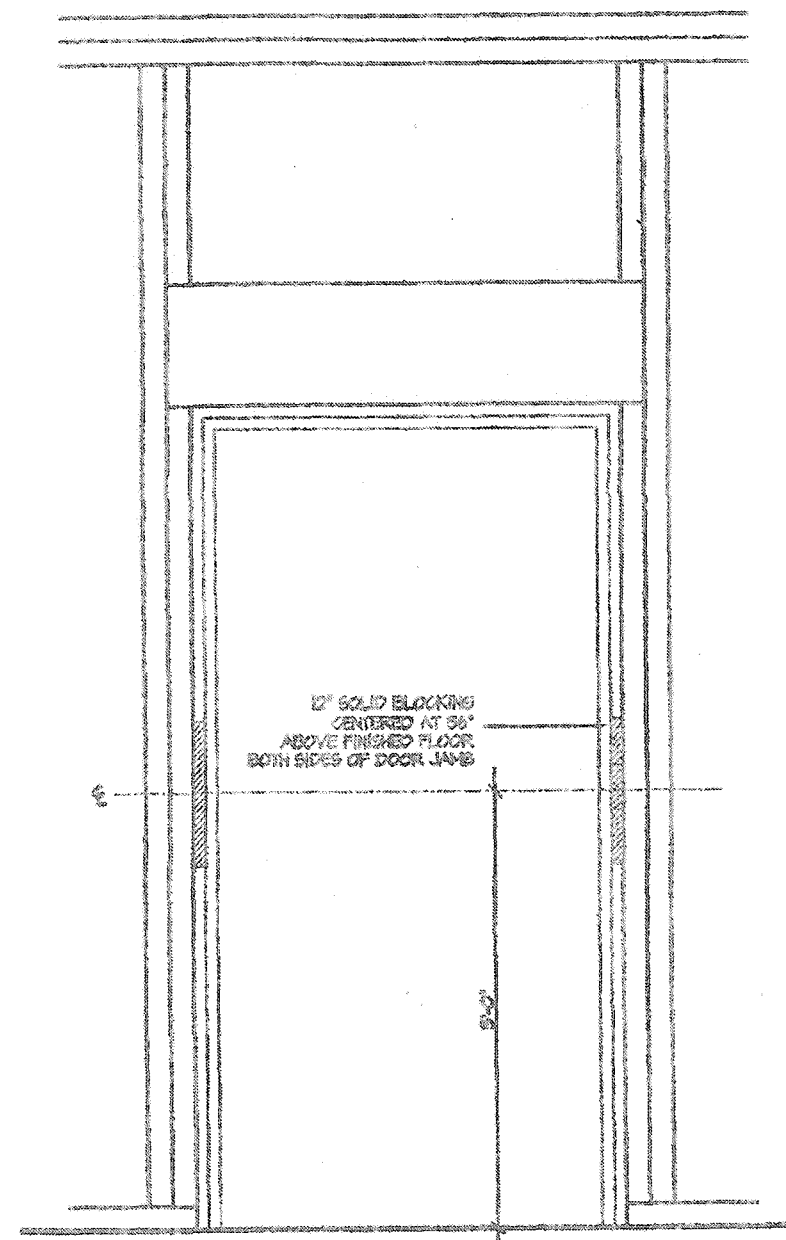
CONTRACTOR SHALL CHECK ALL
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ANY DISCREPANCIES TO THE DESIGNER.
PRINTS ARE NOT TO BE SCALED.
PAGE No.
10

Greenpark.
PROJECT NAME
RUSSELL GARDENS III

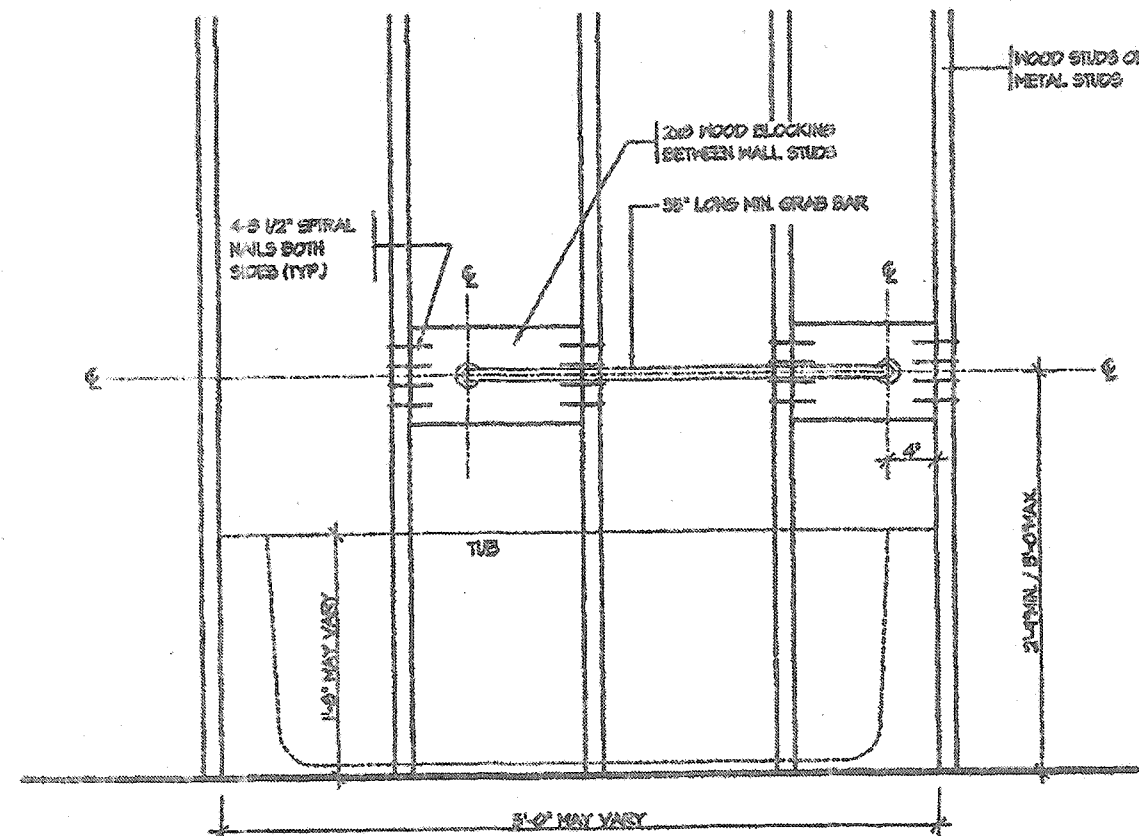
CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

NOV 27 2020

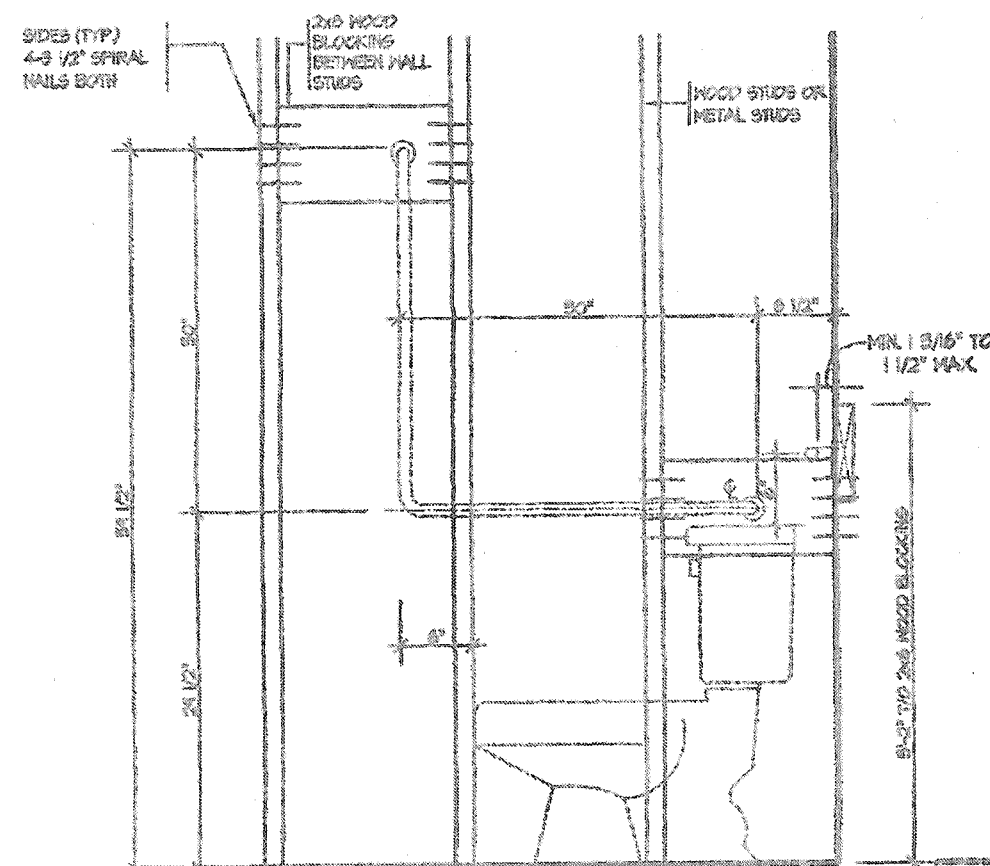
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REF'D TO _____ DATE _____



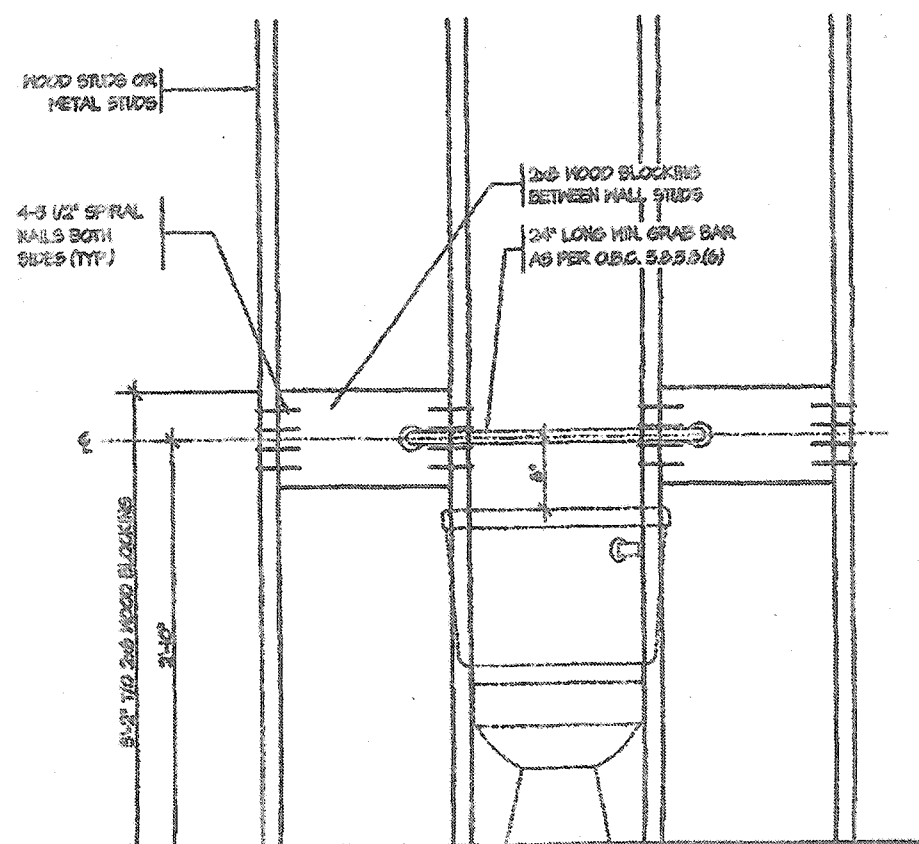
RESISTANCE TO FORCED ENTRY (CBC 9.6.2)



BATH TUB FRONT ELEVATION



TOILET SIDE ELEVATION



TOILET FRONT ELEVATION

STRUCTURAL REINFORCEMENT FOR GRAB BAR (CBC 4.5.2.5)

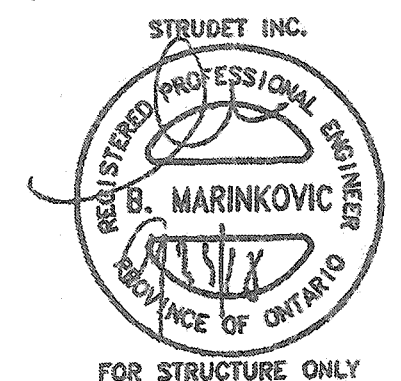
CITY OF HAMILTON
Building Division

Permit No. 197710

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FOR CHIEF BUILDING OFFICIAL DATE

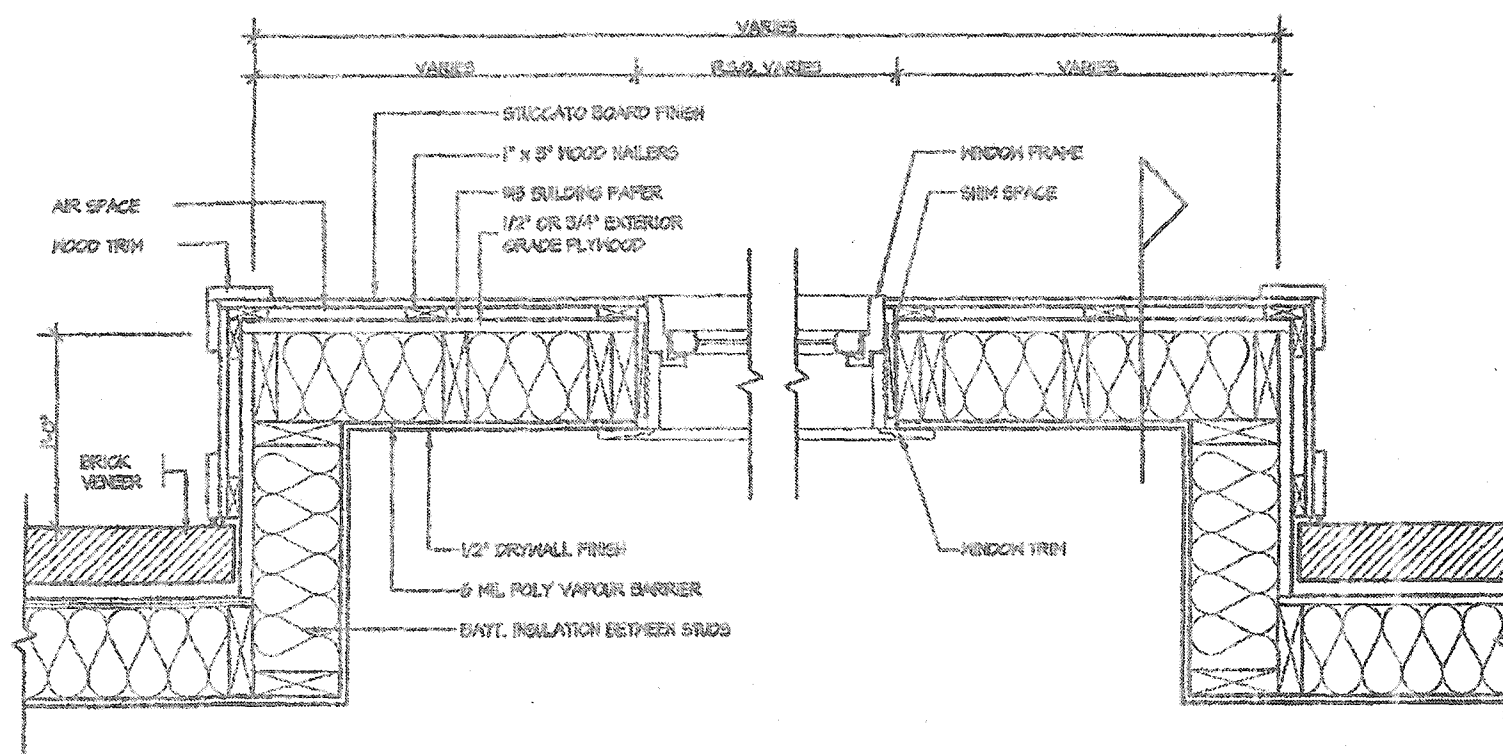


FOR STRUCTURE ONLY

2012 CODE
COMPLIANCE PACKAGE "A1"

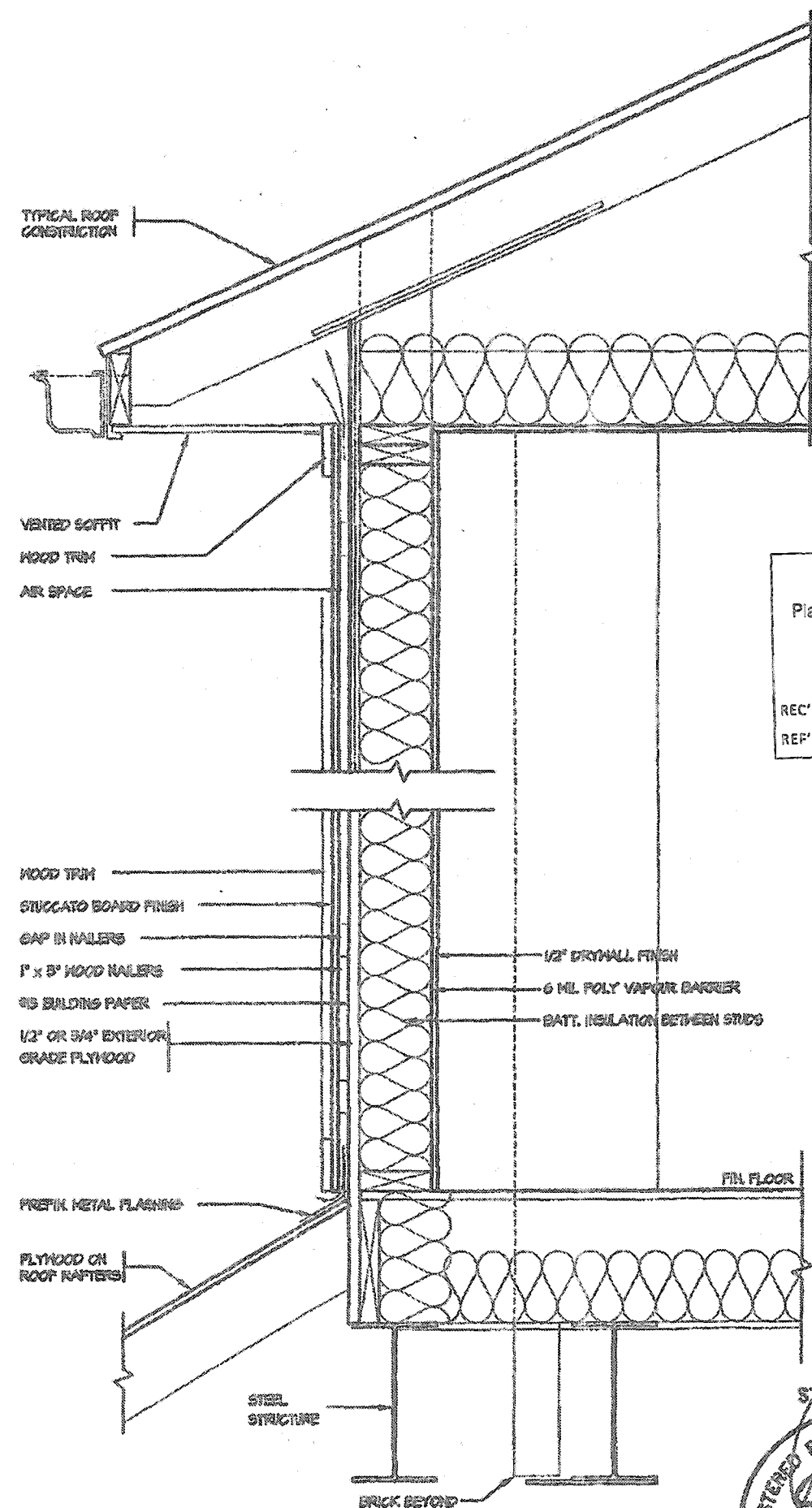
5. _____ 4. _____ 3. _____ 2. _____ 1. ISSUED FOR PERMIT JUL 30 2018		REVISIONS		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR 28770 NAME SIGNATURE BCIN		REGION DESIGN INC. 6760 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746		REGION DESIGN INC.		SHEET TITLE BLOCKING FORCED ENTRY & GRAB BAR 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. 11				PROJECT NAME RUSSELL GARDENS III	
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11:06:45 AM M:\STANDARD DETAIL\SPERM11 - BLOCKING PACKAGE A1.DWG July 30, 2018



PLAN VIEW

STUCCATO BOARD FINISH CLADDING (OBC 9.2.1)



CROSS SECTION

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

NOV 27 2020

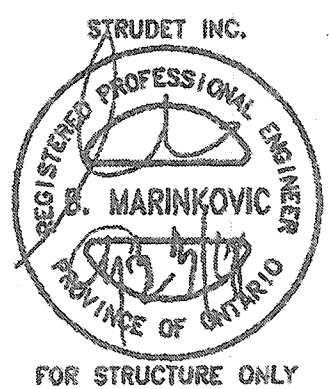
REC'D BY _____ DATE _____
REF'D TO _____ DATE _____

CITY OF HAMILTON
Building Division

Permit No. 197710

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

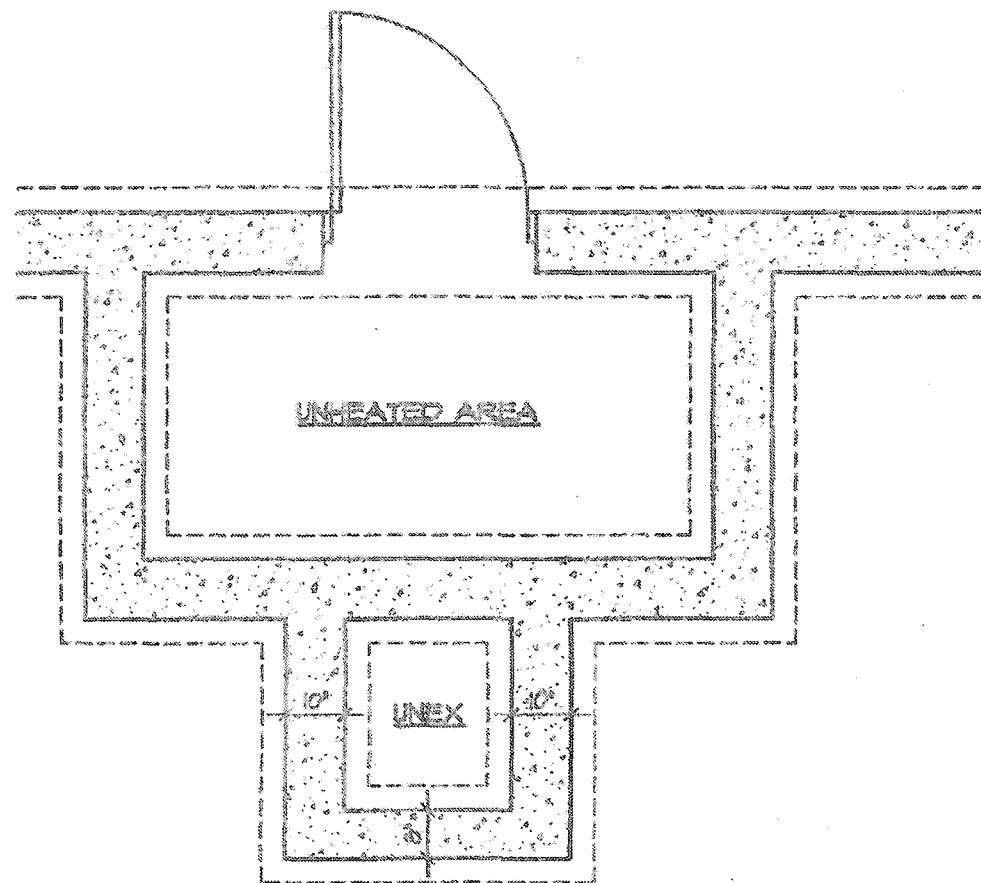
These drawings and/or specifications have been reviewed by
JDL Dec 10/20
FOR CHIEF BUILDING OFFICIAL DATE



FOR STRUCTURE ONLY

2012 CODE
COMPLIANCE PACKAGE "A1"

REVISIONS 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 28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0748	REGION DESIGN INC.	SHEET TITLE STUCCATO BOARD FINISH CLADDING SCALE 1/2"=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. 12	Greenpark. PROJECT NAME RUSSELL GARDENS III
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FOUNDATION PLAN

FOR FOURED CONCRETE
SLAB STRUCTURE REFER
TO ARCHITECTURAL
DRAWINGS

GUARD &
HANDRAIL

NOSING
REINF. W/
10M BARS

GROUND FLOOR PLAN

CLEAR SPACING
BETWEEN PICKETS TO
BE 4" MAX. NO
MEMBER BETWEEN 4" &
2'-11" ABOVE SLAB

NOSING
REINF. W/
10M BARS

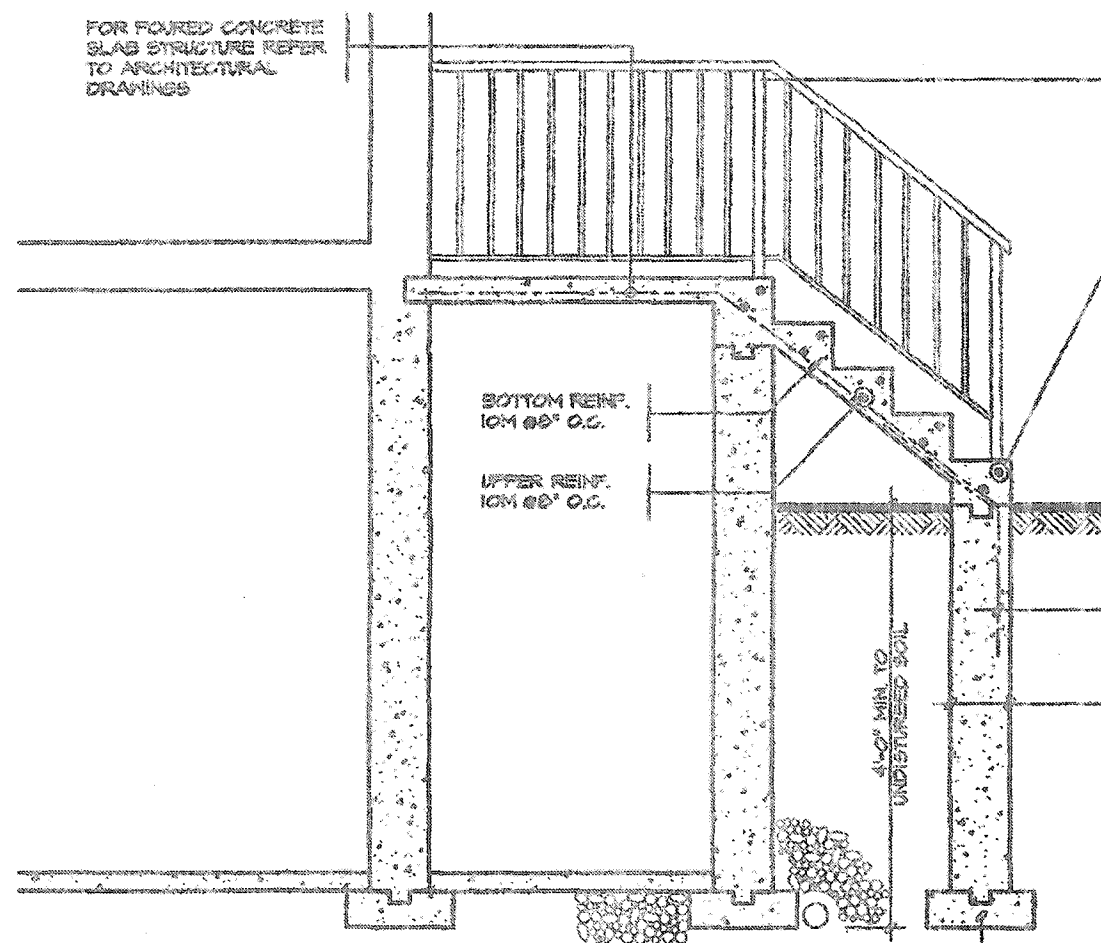
MASONRY EXTERIOR
FACING, FILL SPACE
BETWEEN WALL &
FACING W/ MORTAR
& PROVIDE METAL
TIES SEE NOTE 2

10M @ 8" O.C.
DOPELS TO
MATCH BOTTOM
REINF.

POURED FON. WALL

6" X16"
FOURED
CONC.
FOOTING

SECTION 'B'



SECTION 'A'

NOTE: FOR MORE THAN 8 RISERS

GENERAL NOTES

1. EXTERIOR STAIRS

7 1/8" RISE MAXIMUM
8 1/4" RUN MINIMUM
9 1/4" TREAD MINIMUM

2. MASONRY TIES

WHEN BRICK FACING IS USED ABOVE
GROUND LEVEL, PROVIDE 5/16" DIA.
CORROSION RESISTANT METAL TIES @ 36"
HORIZONTAL & 8" VERTICAL

3. GUARDS

ARE REQUIRED AROUND CONCRETE SLAB
IF MORE THAN 2'-0" ABOVE GRADE & ON
BOTH SIDES OF STAIRS CONTAINING MORE
THAN 6 RISERS. MINIMUM 8" HIGH FOR
STAIRS MINIMUM 36" HIGH FOR PORCHES
UP TO 5'-11" ABOVE GRADE. MINIMUM 42"
HIGH FOR GREATER HTS.

4. HANDRAIL

ARE REQUIRED WHERE STEPS HAVE MORE
THAN 2 RISERS. HANDRAIL HEIGHT 31" -
38"

5. FOUNDATION WALLS

THICKNESS OF FOUNDATION WALLS IS
DEPENDANT UPON VENEER CUT 8" FOR UP
TO 26" VENEER CUT HEIGHT 10" FOR
VENEER CUT OVER 26" HIGH

6. CONCRETE

MINIMUM CONCRETE STRENGTH SHALL BE
4682 PSI (32MPa) W/ 5% - 8% AIR
ENTRAINMENT MINIMUM CONCRETE SLAB
THICKNESS 3"

7. CONCRETE COVER

PROVIDE MINIMUM 3/4" CLEAR CONCRETE
COVER TO REINFORCING BARS

CITY OF HAMILTON
Building Division

Permit No. 197710

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

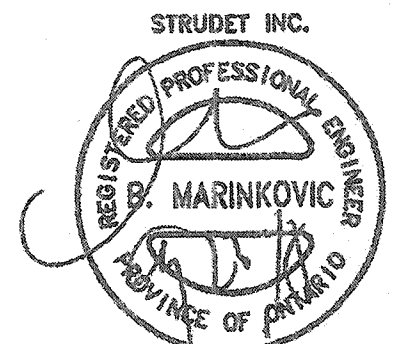
These drawings and/or specifications have been reviewed by

JDL Dec 10/20
FOR CHIEF BUILDING OFFICIAL DATE

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

NOV 27 2020

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



FOR STRUCTURE ONLY
2012 CODE
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 3.2.6 of the building code VIKAS GAJJAR 28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO P (416) 736-4000 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE POURED CONCRETE STAIRS SCALE 3/8"=1'-0" DATE JULY 2018	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. PAGE NO. 14	Greenpark. PROJECT NAME RUSSELL GARDENS III
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