

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.
RES. 332/12 - 2012 OBC.

1 ROOF CONSTRUCTION (*SEE OBC 9.19.)
NO. 210 (10.25kg/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, 38x84 (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 408
(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, 7/16" O.S.B. EXTERIOR
SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x140 (2"x6")
STUDS @ 400mm (16") o.c. WAAPPROVED 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")
40mm (4") FACE BRICK 25mm (1") AIR SPACE,
22x180x10 16mm (1/8"x1"x0.03") 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. WAAPPROVED 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 @ 800mm
(32") 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 9.27.11.2)
& 4.28 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, 7/16" O.S.B. EXTERIOR SHEATHING OR OBC
COMPLIANT EQUIVALENT, 38x140 (2"x6") STUDS @ 400mm
(16") o.c. WAAPPROVED 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, 9.23.11.)
BEARING PARTITION 38x84 (2"x4") @ 400mm (16") o.c.
FOR 2 STOREYS AND 200mm (12") o.c. FOR 3 STOREYS.
NON-BEARING PARTITIONS 38x84 (2"x4") @ 600mm (24")
o.c. PROVIDE 38x84 (2"x4") BOTTOM PLATE AND
2/88x84 (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 BITUMINOUS DAMPROOFING AND
DRAINAGE LAYER. MIN. 480x95 (19"x6") CONTIN. KEYED
CONC. FTG. 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 WEERING TILE (*SEE OBC 9.14.3.)
100mm (4") DIA. WEERING TILE 150mm (6") CRUSHED STONE
OVER AND AROUND WEERING TILES.

7 BASEMENT SLAB (*SEE OBC 9.16.)
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.)
18mm (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, 6mm (1/4")
PANEL-TYPE UNDERLAY UNDER RESILIENT & PARQUET
FLOORING.

9 ROOF INSULATION (*SEE SB12 - 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.)
MAX. RISE = 200 (7'-10")
MIN. RUN = 210 (6'-10")
MIN. TREAD = 255 (8'-4")
MAX. NOSING = 25 (1")
MIN. HEADROOM = 1950 (6'-5")
RAIL & LANDINGS = 400 (2'-0")
RAIL @ STAIR = 365 (2'-10") TO 465 (5'-2")
MIN. STAIR WIDTH = 860 (2'-10")

FOR CURVED STAIRS
MIN. AVG. RUN = 200 (6")
MIN. RUN = 150 (6")

11 RAILING (*SEE OBC 9.8.8.)
FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm
(4") BETWEEN PICKETS. -AS PER MANUF. SPECS.
INTERIOR GUARDS = 900mm (2'-11") MIN.
EXTERIOR GUARDS = 1070mm (3'-6") MIN.

12 SILL PLATE (*SEE OBC 9.23.6 & 9.23.7.)
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. CAULKING 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.)
FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE
INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO
NOT MORE THAN 152mm (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
FDN. AND INSUL. -CONTINUOUS

14 BASEMENT BEARING STUD PARTITION
(*SEE OBC 9.23.10.)
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 305x155 (12"x6") CONC. FOOTING. ADD HORIZ.
BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

15 STEEL BASEMENT COLUMN (*SEE OBC 9.17.3.)
40mm (5/16") DIA. x 4.78mm (189) STL. COL. WITH
150x150x4.2mm (6"x6"x1/8") STL. TOP & BOTTOM PLATE.

15A STEEL COLUMN (*SEE OBC 9.17.3.)
40mm (5/16") DIA. x 4.78mm (189) STL. COLUMN WITH
100x100x6.4mm (4"x4"x1/4") STEEL TOP & BOTTOM PLATE.
FIELD WELD BOTTOM PLATE TO 250x100x12.5mm
(10"x4"x1/2") BASE PLATE C/A 2-13mm (1/2") DIA. x 300mm
(12") LONG x 50mm (2") HOOK ANCHORS.

16 NIB WALLS (*SEE OBC 9.23.6.)
BEAM POCKET OR 200x200 (8"x8") POURED CONCRETE
NIB WALLS, MINIMUM BEARING 90mm (3'-10")

17 STEEL BEAM STRAPPING (*SEE OBC 9.23.4.3.(3)(C))
14x38 (1"x2") CONTINUOUS WOOD STRAPPING BOTH SIDES
OF STEEL BEAM.

18 GARAGE SLAB (*SEE OBC 9.16.)
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 9.10.9.16.)
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.)
PRECAST CONCRETE STEP OR IND. STEP WHERE NOT
EXPOSED TO WEATHER MAX. RISE 200mm (7'-10");
MINIMUM TREAD 250mm (9'-10")

22 DRYER VENT (*SEE OBC 6.2.3.8.(7))
CAPPED DRYER EXHAUST VENTED TO EXTERIOR, USE
100mm (4") DIA. SMOOTH WALL VENT PIPE.

23 ATTIC ACCESS (*SEE OBC 9.19.2.)
ATTIC ACCESS HATCH 845x100 (22"x26") WITH
WEATHERSTRIPPING, RSI 5.46 (R31) RIGID INSULATION
BACKING.

24 FIREPLACE CHIMNEYS (*OBC 9.21.)
TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0")
ABOVE THE HIGHEST POINT AT WHICH IT COMES IN
CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE
ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm
(10'-0") FROM THE CHIMNEY.

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
220x230x16 (11"x11"x5/8") STL. PLATE FOR STL BEAMS
AND 290x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD
BEAMS BEARING ON CONC. BLOCK PARTWALL,
ANCHORED W/ 2-13mm (1/2") 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.)
3-38x140 (3"x4") BUILT-UP POST ON METAL BASE SHOE
ANCHORED TO CONC. WITH 12.7 (1/2") DIA. BOLT ON
408x108x203 (16"x6"x8") CONC. FOOTING.

30 STEP FOOTINGS (*OBC 9.15.3.9.)
MIN. HORIZ. STEP = 610mm (24"), MAX. VERT. STEP =
610mm (24")

31 SLAB ON GRADE (*SEE OBC 9.16.)
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/ 6-6-102.4x12.9 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. 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.)
ALL FLOOR JOISTS TO BE BRIDGED WITH 38x38 (2"x2")
CROSS BRACING OR SOLID BLOCKING @2100mm (6'-11")
o.c. MAX. 14x64 (1"x3") @2100mm (6'-11") o.c. UNLESS A
PANEL TYPE CEILING FINISH IS APPLIED.

35 EXPOSED BUILDING FACE (*SEE OBC 9.10.15.)
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
GLAD IN NON-COMBUSTIBLE MATERIAL.

36 GOLD CELLAR PORCH SLAB (*SEE OBC 9.40.)
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 FDN.
WALLS W/ 610x610 (24"x24") 10M @600mm (24") o.c.
DOWNELS. SLOPE SLAB MIN. 1.0% FROM DOOR. SLAB TO
HAVE A MIN. 75mm (3") BEARING ON FDN. WALLS.
PROVIDE (4/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 25". FDN. 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))
FOR MAX. 2240mm (7'-4") SPAN, 38x84 (2"x4") RAFTERS
@400mm (16") o.c. FOR MAX. 5580mm (11'-7") SPAN,
38x140 (2"x6") RAFTERS @400mm (16") o.c. RIDGE
BOARD TO BE 51mm (2") DEEPER, 38x39 (2"x4") COLLAR
TIES AT MIDSPAN. CEILING JOISTS TO BE 38x84 (2"x4")
@400mm (16") o.c. FOR MAX. 2850mm (9'-5") 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 TRUSSES 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. 1/16" EXT. PLYWOOD.

40 EXPOSED FLOOR TO EXTERIOR (*SB12 - 2.1.1.2.A)
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.
(4.10.19.3(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 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.)
PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL
GAS INTO THE BUILDING AS REQUIRED.

* ALL INSULATION AS PER SELECTED 'A1'
COMPLIANCE PKG.

CITY OF HAMILTON
Building Division

Permit No. 20-187751

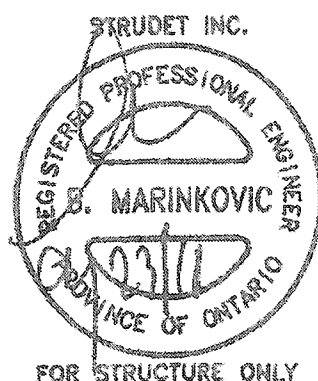
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

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. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4068 F (905) 880-0746	SHEET TITLE GENERAL NOTES SCALE N.T.S. DATE JULY 2018	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE BEGINNING WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. PAGE No. 1	PROJECT NAME RUSSELL GARDENS III
4.						
3.						
2.						
1.	ISSUED FOR PERMIT JUL 30, 2018 REVISIONS					

WINDOWS - CANADA ZONE B

- (1) MINIMUM BEDROOM WINDOW (OBC 9.9.10.1.)
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS
TO HAVE MIN. 0.35m² (3.8 SQFT.) UNOBSTRUCTED GLAZED
OPENABLE AREA WITH MIN. CLEAR WIDTH OF 800mm (1'-2")
GLASS AREA NOT MORE THAN 1% 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), 3.0.3.13.2(g) & 3.0.3.13.4(a).
SEE DETAIL ON PAGE II.

LUMBER:

- 1) ALL LUMBER SHALL BE SPRUCE-PINE-FIR NO.1&2 GRADE,
UNLESS NOTED OTHERWISE.
- 2) LUMBER EXPOSED TO THE EXTERIOR TO BE
SPRUCE-PINE-FIR NO.1&2 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_o = 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 104, 240, & 300mm (1-1/4", 1-1/2", 1-1/8") 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 2mm.
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-630-10M
GRADE 400R.

REVISION:

- ONT. REG. 392/12-2012 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 (3/8") THICK PLYWOOD OR WAFERBOARD 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.

BRICK VENEER LINTELS

ML1 = 3'-1/2"x3'-1/2"x16" L (100x90x6.0L) + 2-2"x8" SFR. No.2
ML2 = 4'-3"-1/2"x5'-1/2"x16" L (100x90x6.0L) + 2-2"x8" SFR. No.2
ML3 = 5'-3"-1/2"x5'-1/2"x16" L (125x90x6.0L) + 2-2"x10" SFR. No.2
ML4 = 6'-3"-1/2"x5'-1/2"x16" L (150x90x6.0L) + 2-2"x12" SFR. No.2
ML5 = 6'-3"-1/2"x5'-1/2"x16" L (150x100x10.0L) + 2-2"x12" SFR. No.2
ML6 = 5'-3"-1/2"x5'-1/2"x16" L (125x90x6.0L) + 2-2"x12" SFR. No.2
ML7 = 5'-3"-1/2"x5'-1/2"x16" L (125x90x6.0L) + 3-2"x10" SFR. No.2
ML8 = 5'-3"-1/2"x5'-1/2"x16" L (125x90x6.0L) + 3-2"x12" SFR. No.2
ML9 = 6'-3"-1/2"x5'-1/2"x16" 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"x16" L (100x90x6.0L)
L2 = 4'-3"-1/2"x5'-1/2"x16" L (100x90x6.0L)
L3 = 5'-3"-1/2"x5'-1/2"x16" L (125x90x6.0L)
L4 = 6'-3"-1/2"x5'-1/2"x16" L (150x90x6.0L)
L5 = 6'-3"-1/2"x5'-1/2"x16" L (150x100x10.0L)
L6 = 7'-3"-1/2"x5'-1/2"x16" L (175x100x10.0L)

LAMINATED VENEER LUMBER (LVL) BEAMS

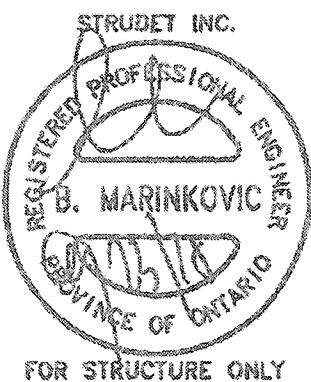
LVL1A = 1-1 3/4" x 7 1/4" (1-45x184)
LVL1 = 2-1 3/4" x 7 1/4" (2-45x184)
LVL2 = 3-1 3/4" x 7 1/4" (3-45x184)
LVL3 = 4-1 3/4" x 7 1/4" (4-45x184)
LVL4A = 1-1 3/4" x 9 1/2" (1-45x240)
LVL4 = 2-1 3/4" x 9 1/2" (2-45x240)
LVL5 = 3-1 3/4" x 9 1/2" (3-45x240)
LVL5A = 4-1 3/4" x 9 1/2" (4-45x240)
LVL6A = 1-1 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" (2-45x356)
LVL9 = 3-1 3/4" x 14" (3-45x356)
LVL10 = 2-1 3/4" x 16" (2-45x413)

DOOR SCHEDULE

- 1 = 2'-10" x 6'-8" (865x2033) - INSULATED ENTRANCE DOOR
1a = 2'-0" x 6'-8" (615x2033) - 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" (660x2033x35) - 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
PL	POINT LOAD
DB	SOLID WOOD BEARING. SOLID BEARING TO BE WIDE AT LEAST AS SUPPORTED MEMBER. MIN. 3 PIECES.
///	LOAD-BEARING WALL
///	TWO-STORY WALL. SEE NOTE 39
---	FLAT ARCH
F.D.	FLOOR DRAIN
SA	SMOKE ALARM. SEE NOTE 43
SA	SMOKE ALARM & CARBON MONOXIDE ALARM. SEE NOTE 44



FOR STRUCTURE ONLY

CITY OF HAMILTON
Building Division

Permit No. 20-187751

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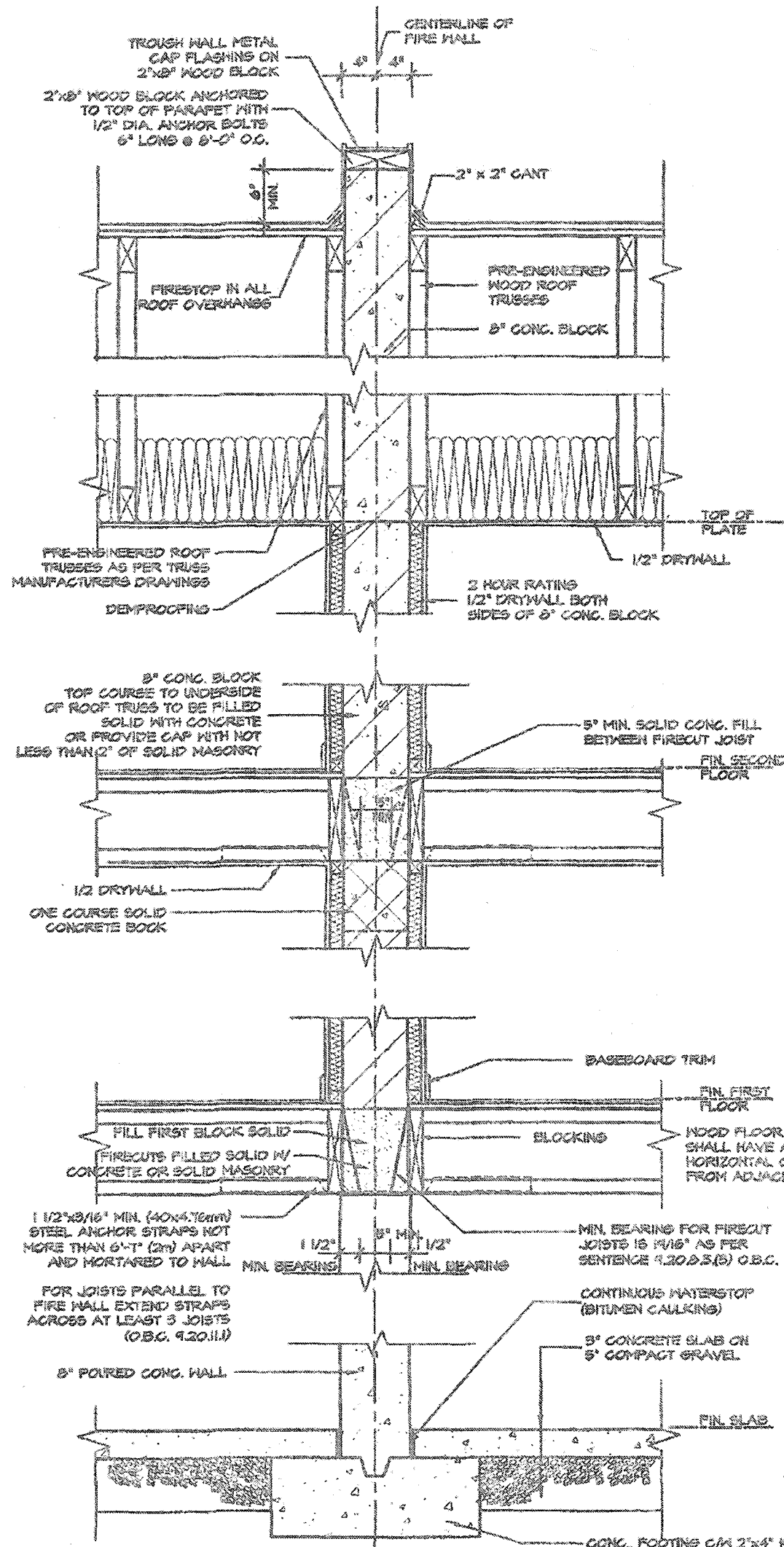
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

Reviewed by: [Signature] and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL DATE DEC 14/20

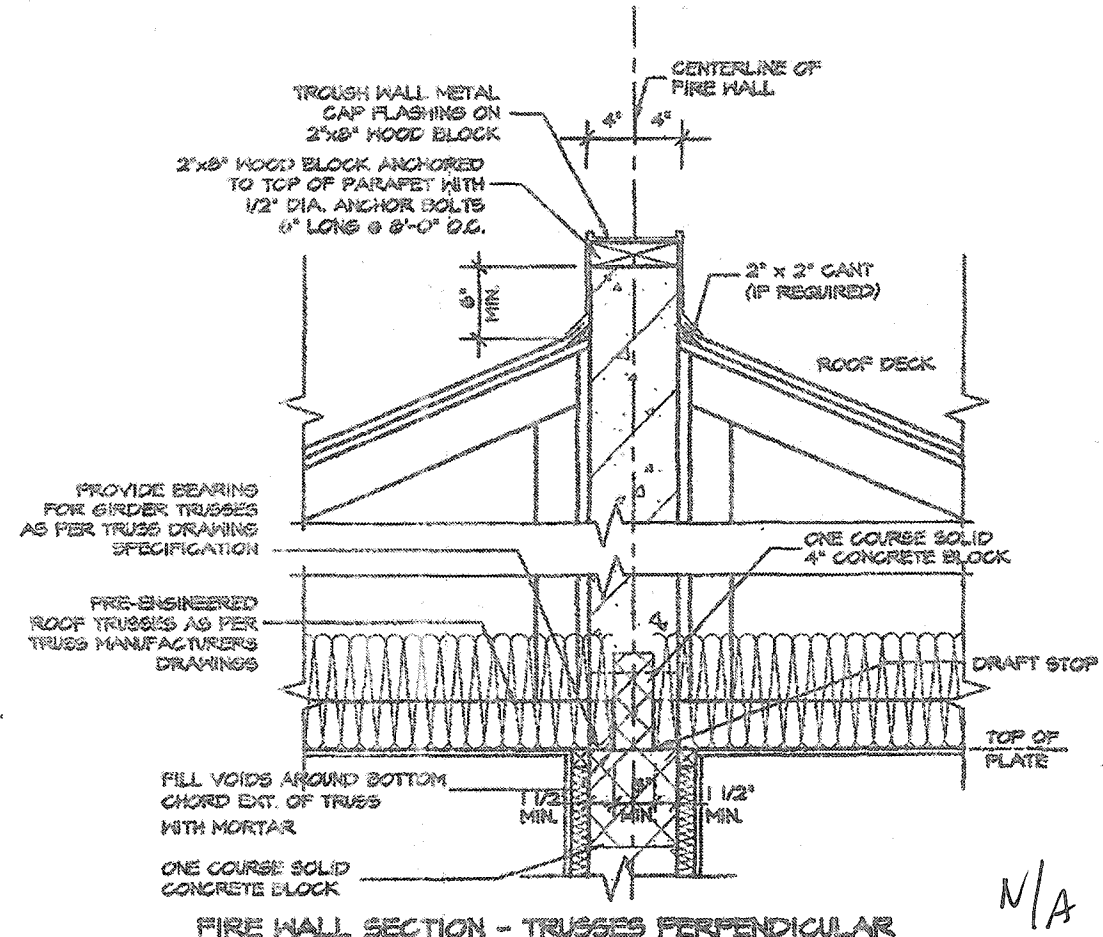
2012 CODE
COMPLIANCE PACKAGE "A1"

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. 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 4B8 P (416) 736-1996 F (905) 660-0746	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. 2	PROJECT NAME RUSSELL GARDENS III
4.						
3.						
2.						
1.	ISSUED FOR PERMIT JAN 31, 2019					
REVISIONS						





TYPE 2 STOREY FIRE WALL SECTION
TRUSSES PARALLEL TO PARTY WALL



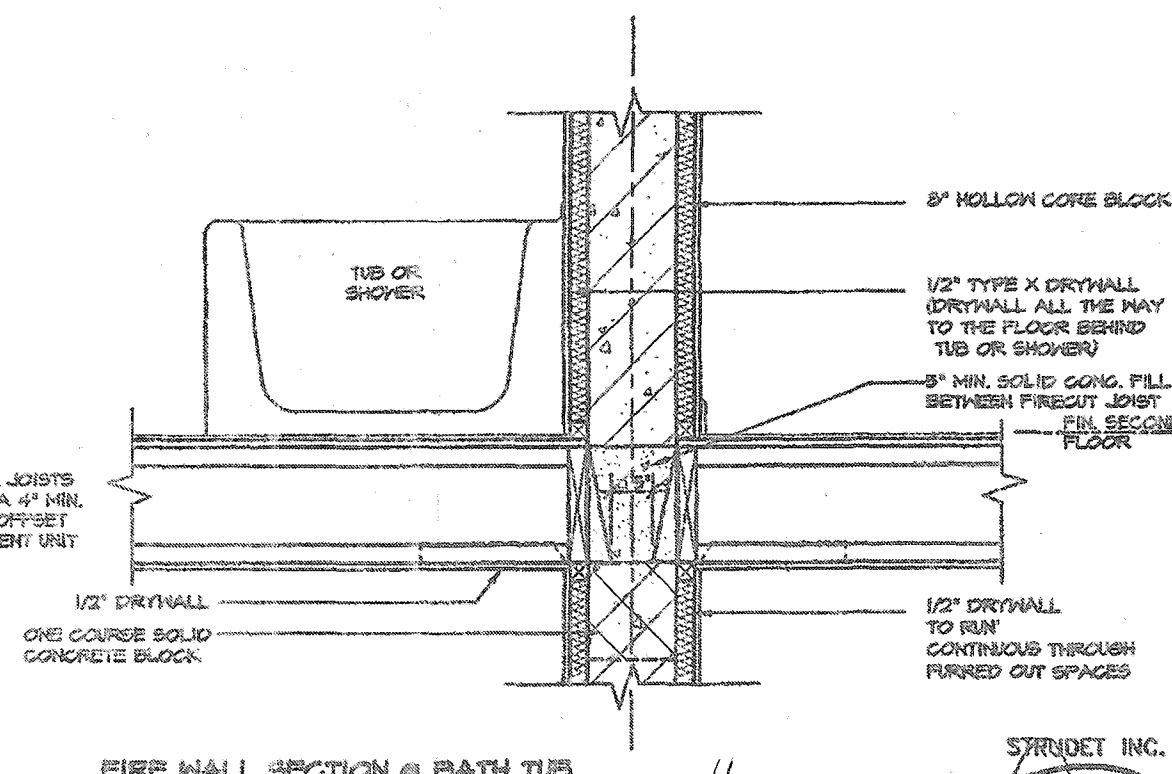
FIRE WALL SECTION - TRUSSES PERPENDICULAR

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

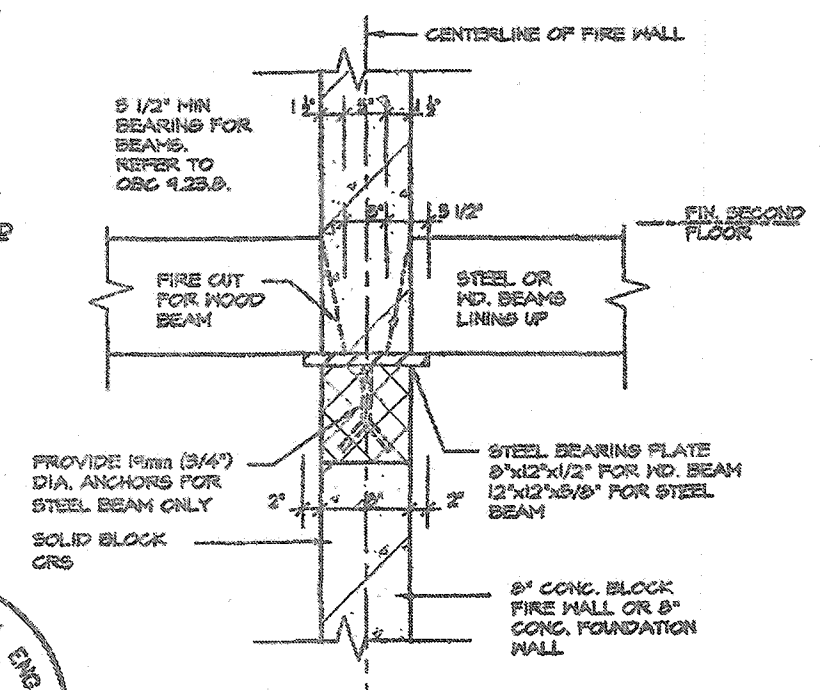
SOUND TRANSMISSION RATING
MINIMUM REQUIRED S.T.C. RATINGS OF 50 (O.B.C. DIV. B 9.1.2.1.1)

FIRE RESISTANCE RATING
FIRE RESISTANCE RATING REQUIRED IS 2 HR. MIN. (AS PER SENTENCE DIV. B 9.1.10.2 O.B.C.)

WALL TYPE
SEE SUPPLEMENTARY STANDARDS SEE TABLE 1. (WALL NO. B02) 8" (190MM) CONCRETE BLOCK WALL WITH 1/2" x 1/2" STRAPPING 1/2" DRYWALL FILLED W/ SOUND ABSORPTIVE MATERIAL EACH SIDE (FOR 2H/STC 57)



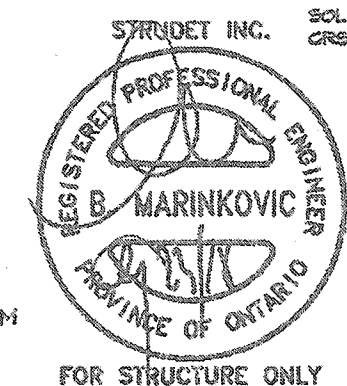
FIRE WALL SECTION @ BATH TUB



STEEL BEARING PLATE DETAIL

A FIREWALL SHALL EXTEND FROM THE GROUND CONTINUOUSLY THROUGH, OR ADJACENT TO, ALL STOREYS OF A BUILDING. (O.B.C. 9.1.10.5 (1))

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



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. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S9 P (416) 736-4096 F (905) 660-0746	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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TIGHTLY SEAL ANY GAPS WITH MINERAL WOOL OR NON-COMBUSTIBLE MATERIAL AS PER O.B.C. 9.10.11.2(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

8" 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
50x254 (2"x4") STUDS @ 400 O.C. WITH 15.9mm (5/8") TYPE 'X' GYPSUM BOARD ONE LAYER ON EACH SIDE. SUPPLEMENTARY STANDARDS SEE TABLE 1, MID WALL ASSEMBLY.

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

SOUND TRANSMISSION RATING
MINIMUM REQUIRED STC RATINGS OF 50 (O.B.C. DIV. 9 9.10.12.1(1))

WALL TYPE
SEE SUPPLEMENTARY STANDARDS SEE 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. 9 9.10.12.1(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/HEADER

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

2"x4" SILL PLATE (MAX. 2 1/2" 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-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.

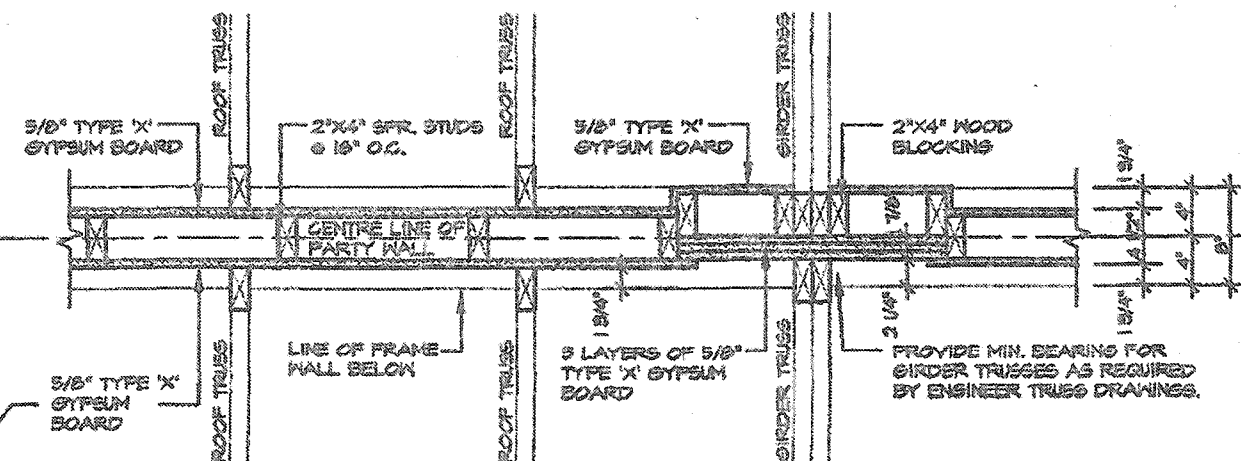
5/8" TYPE 'X' GYPSUM WALL BOARD

TOP OF PLATE

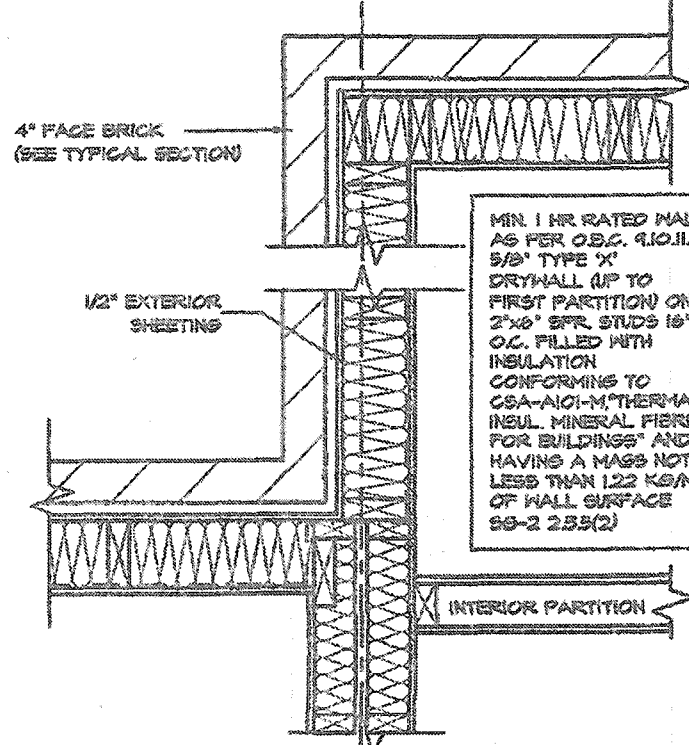
2 LAYERS OF 1/2" GYPSUM WALL BOARD FOR FIRE-STOPPING CONTINUOUS

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



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



PARTY WALL PLAN SECTION

2012 CODE
COMPLIANCE PACKAGE "A1"

REVISIONS	
5.	
4.	
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2.	
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 GAJAR
NAME
SIGNATURE
28770
BCIN

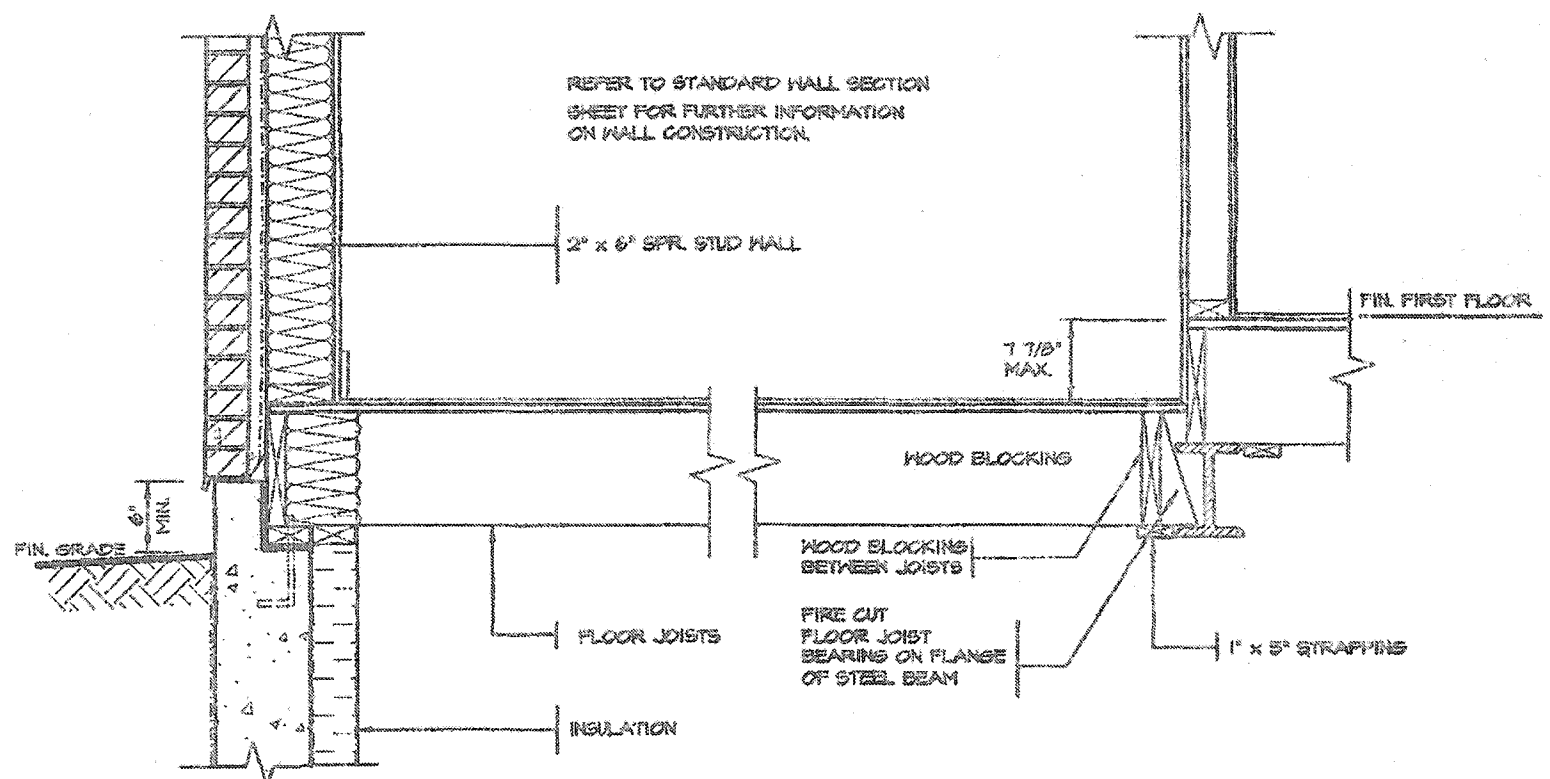
REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4005
F (905) 669-0745

REGION DESIGN INC.

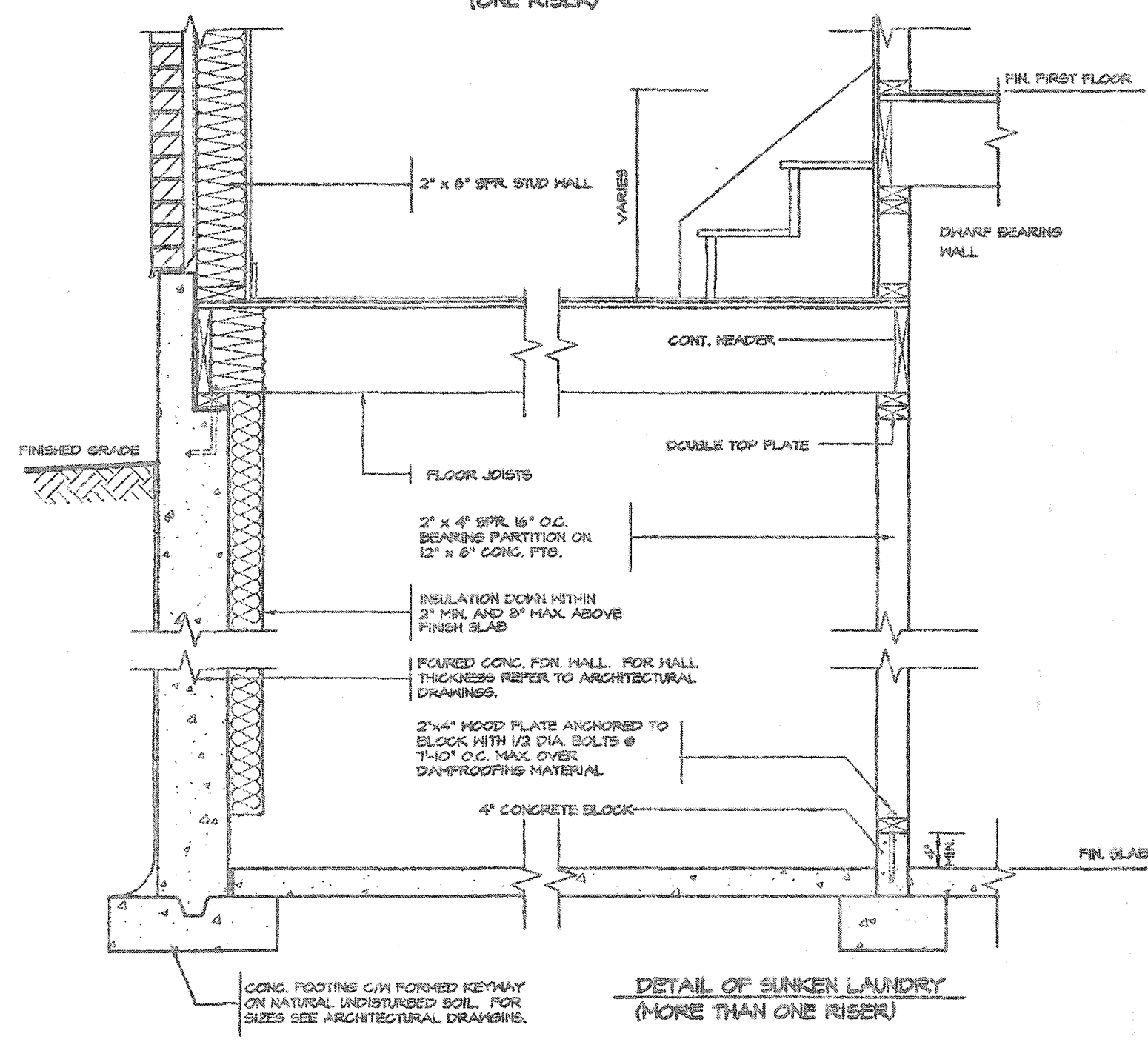
SHEET TITLE
PARTY WALL
WOOD
SCALE
3/4"=1'-0"
DATE
JULY 2018

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.
PAGE No.
4

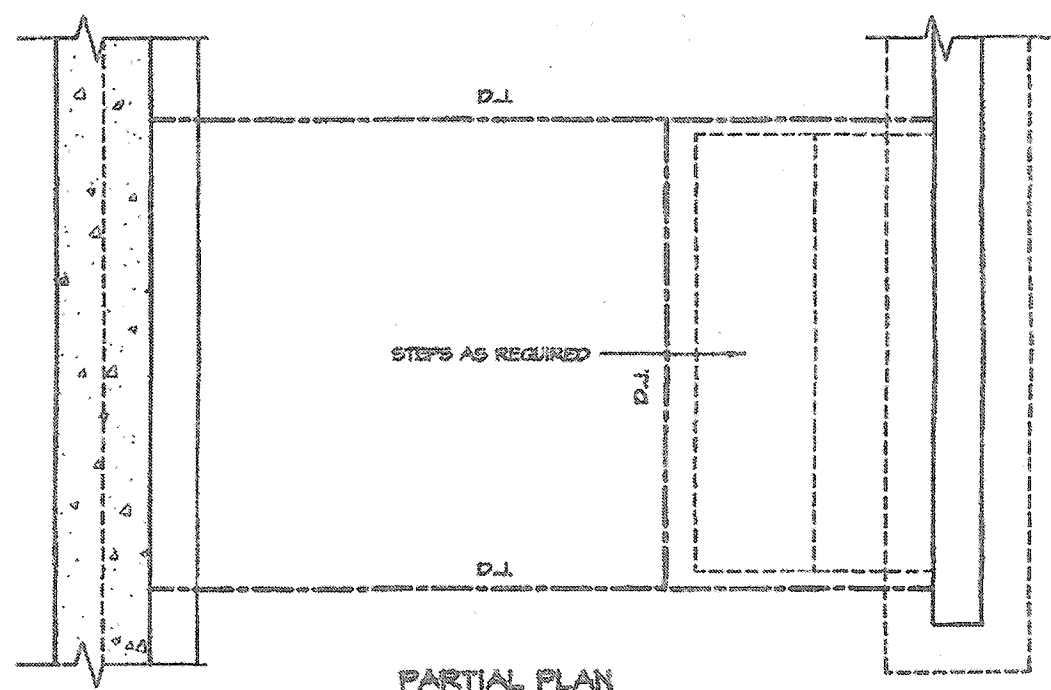
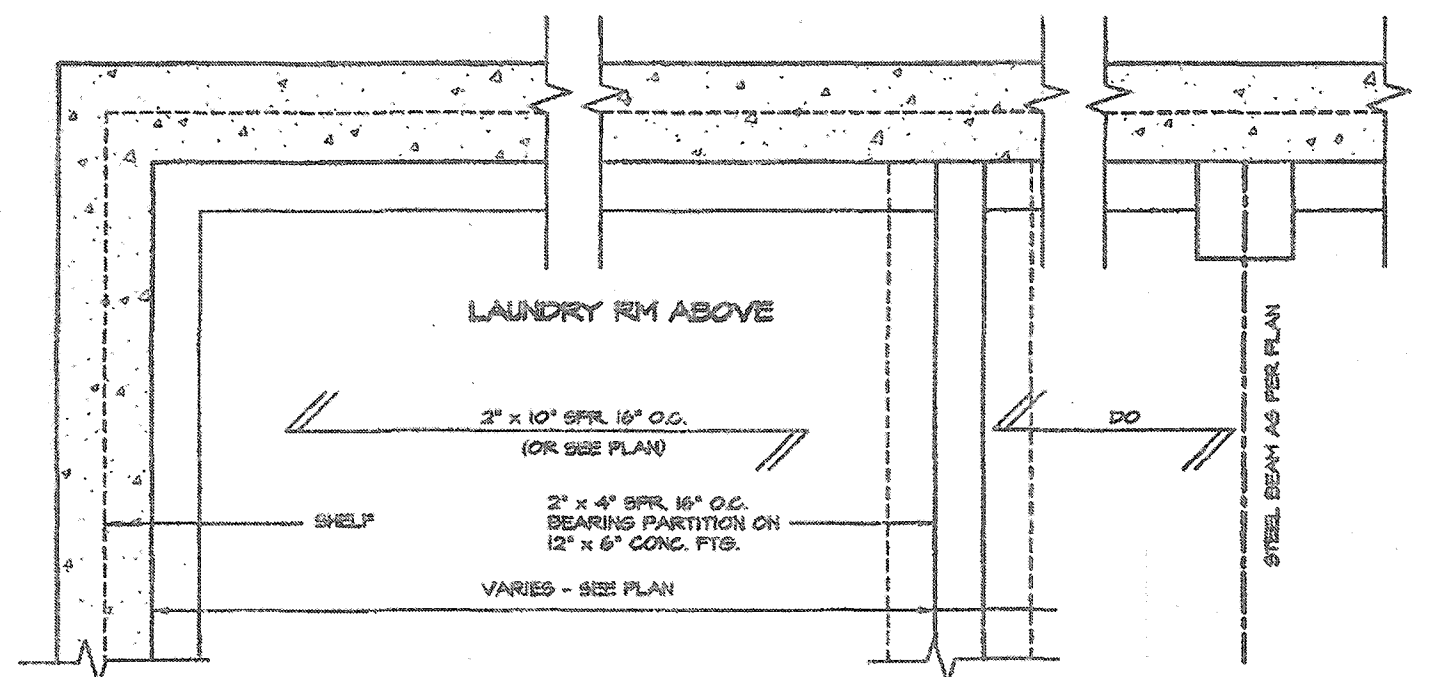
PROJECT NAME
RUSSELL GARDENS III



DETAIL OF SUNKEN LAUNDRY
(ONE RISER)



DETAIL OF SUNKEN LAUNDRY
(MORE THAN ONE RISER)



PARTIAL PLAN

CITY OF HAMILTON
Building Division

Permit No. **20-187751**

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
CR **DEC. 14/20**
FOR CHIEF BUILDING OFFICIAL DATE



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**2012 CODE
COMPLIANCE PACKAGE "A1"**

NO.	REVISIONS	DATE
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 3.2.6 of the Building Code

VIKAS GAJJAR
NAME SIGNATURE

28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 738-4025
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.

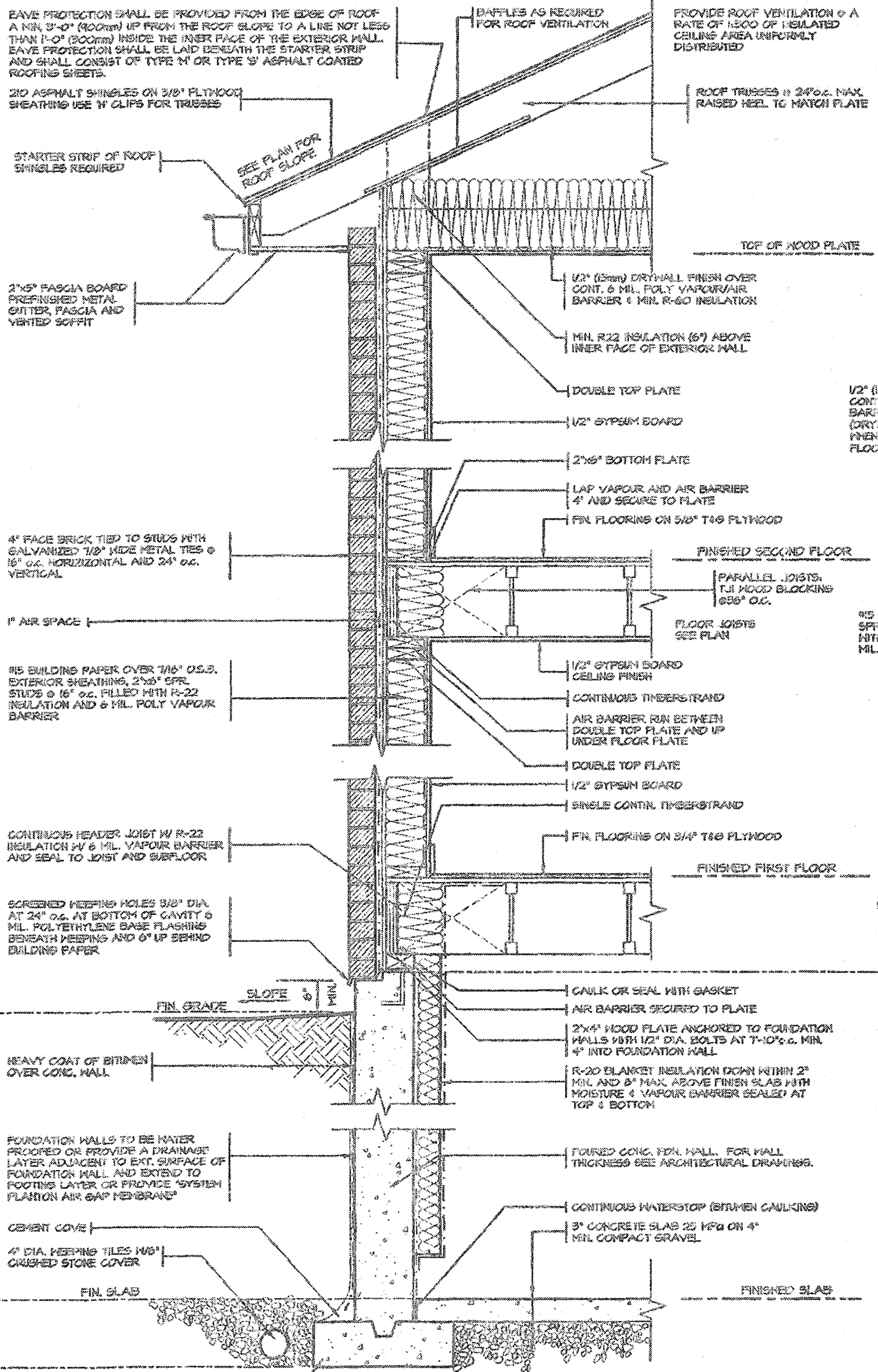
PAGE No.
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Greenpark.

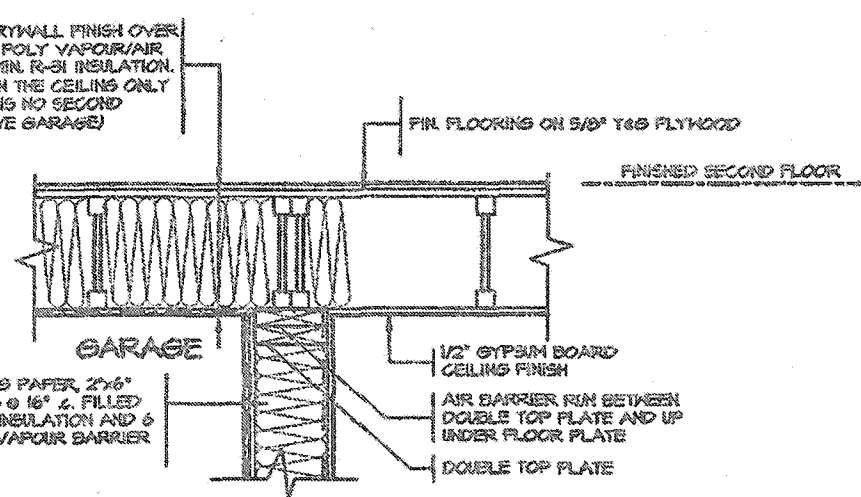
PROJECT NAME
RUSSELL GARDENS III



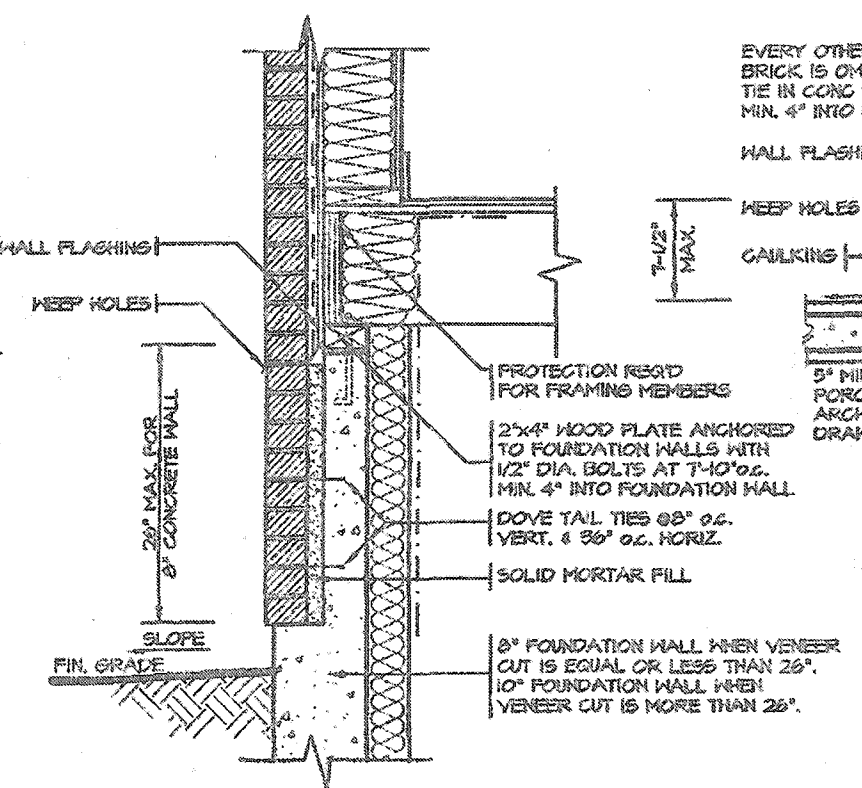
CITY OF HAMILTON
Building Division
Permit No. **20-187751**
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THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
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These drawings and specifications have been reviewed by
GR **DEC. 14/20**
FOR CHIEF BUILDING OFFICIAL DATE



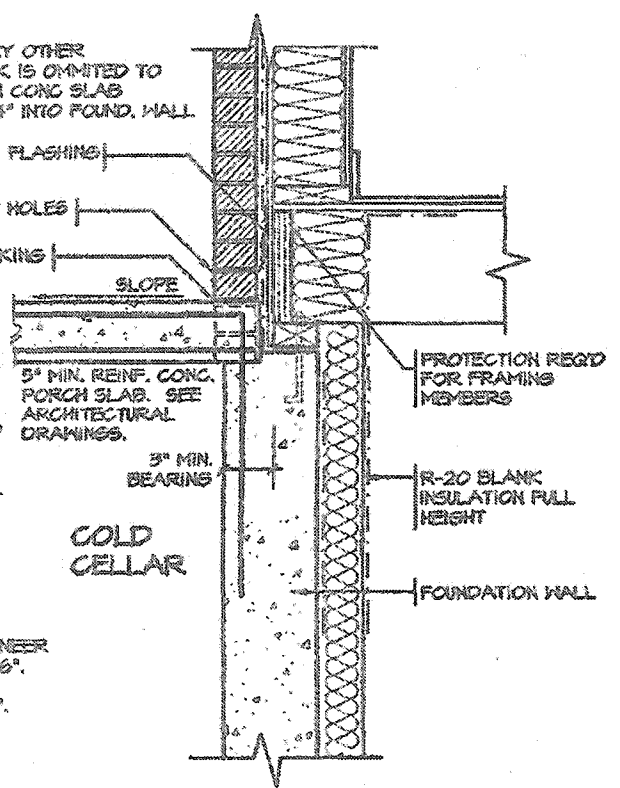
2 STOREY WALL SECTION



DETAIL FOR INTERIOR GARAGE WALLS & CEILINGS



DETAIL FOR CONCRETE VENEER DROPPED GRADE



DETAIL FOR COLD CELLAR PORCH SLAB

2012 CODE
COMPLIANCE PACKAGE "A1"

5.		
4.		
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1.	ISSUED FOR PERMIT	JUL 30, 2018
REVISIONS		

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VIKAS GAJJAR
NAME
28770
BCIN
SIGNATURE

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-1096
F (905) 660-0746

SHEET TITLE
**2"x6" BRICK VENEER
2 STOREY SECTION**
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.
6

Greenpark
PROJECT NAME
RUSSELL GARDENS III

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

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

STARTER STRIP OF ROOF SHINGLES REQUIRED

2"x6" FASCIA BOARD PRE-FINISHED METAL GUTTER, FASCIA AND VENTED SOFFIT

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 CANALG-S16.1)

CONCRETE SILL

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 7/8" WIDE METAL TIES @ 16" O.C. HORIZONTAL AND 24" O.C. VERTICAL

SCREENED KEEPING HOLES 3/8" DIA. AT 24" O.C. AT BOTTOM OF CAVITY & MIL. POLYETHYLENE BASE FLASHING BENEATH KEEPING 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. KEEPING TILES W/6" CRUSHED STONE COVER

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

BATTLES 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 HEEL TO MATCH PLATE

TOP OF WOOD PLATE

1/2" (12mm) DRYWALL FINISH OVER CONT. 6 MIL. POLY VAPOUR/AIR BARRIER & MIN. 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: TJI WOOD BLOCKING @ 26" 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 1'-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

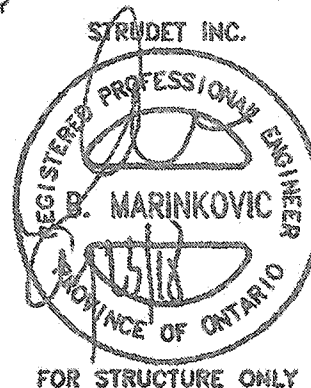
POURED CONC. FDN. WALL. FOR WALL THICKNESS SEE ARCHITECTURAL DRAWINGS.

CONTINUOUS WATERSTOP (BITUMEN CAULKING)

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

FINISHED SLAB

2 STOREY WALL SECTION



CITY OF HAMILTON
Building Division

Permit No. **20-187751**

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

CR **DEC 14/20**
FOR CHIEF BUILDING OFFICIAL DATE

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

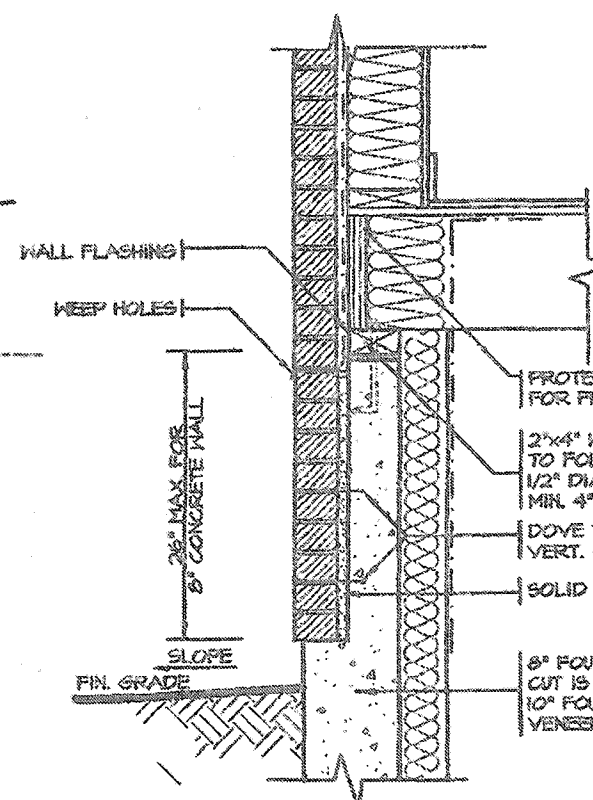
FLASHING

CONCRETE SILL

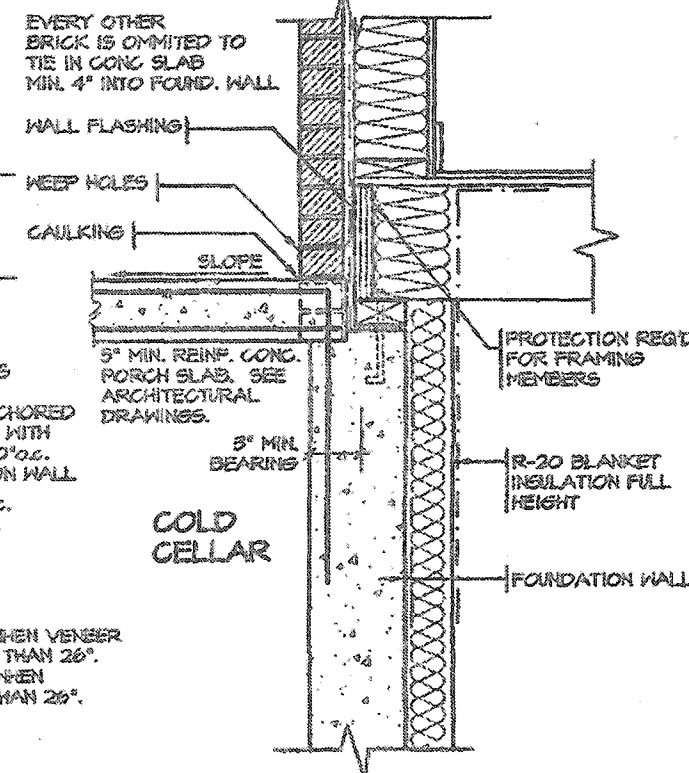
MASONRY GLADDING AS PER ELEVATION

A. TERMINATION AT MASONRY GLADDING WITH SEALANT

1 1/2" = 1'0"



DETAIL FOR CONCRETE VENEER DROPPED GRADE



DETAIL FOR COLD CELLAR PORCH SLAB

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
28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4H 4S8
P (416) 736-4098
F (905) 660-0746

REGION
DESIGN
INC.

SHEET TITLE
**2"x6" STUCCO WALL
2 STOREY SECTION**

SCALE
AS NOTED

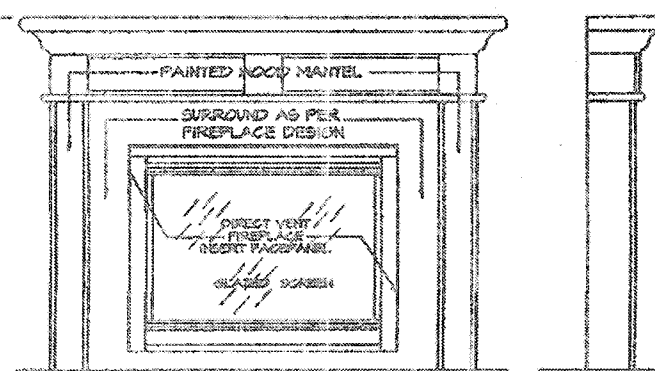
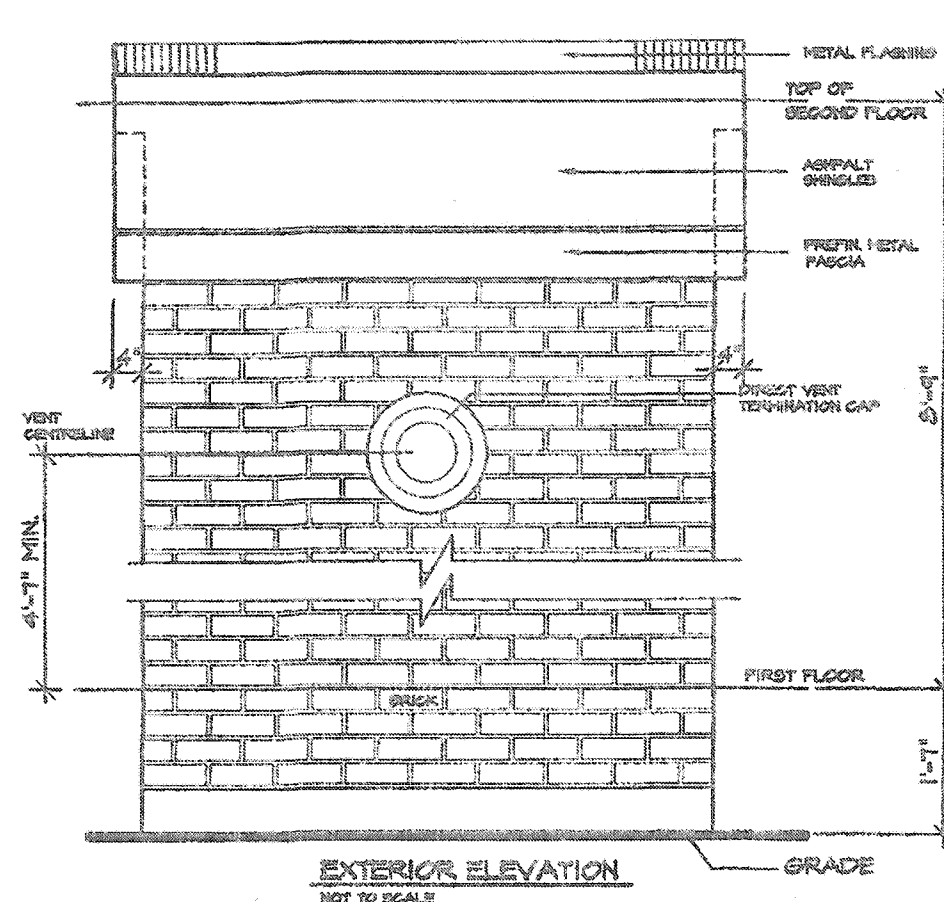
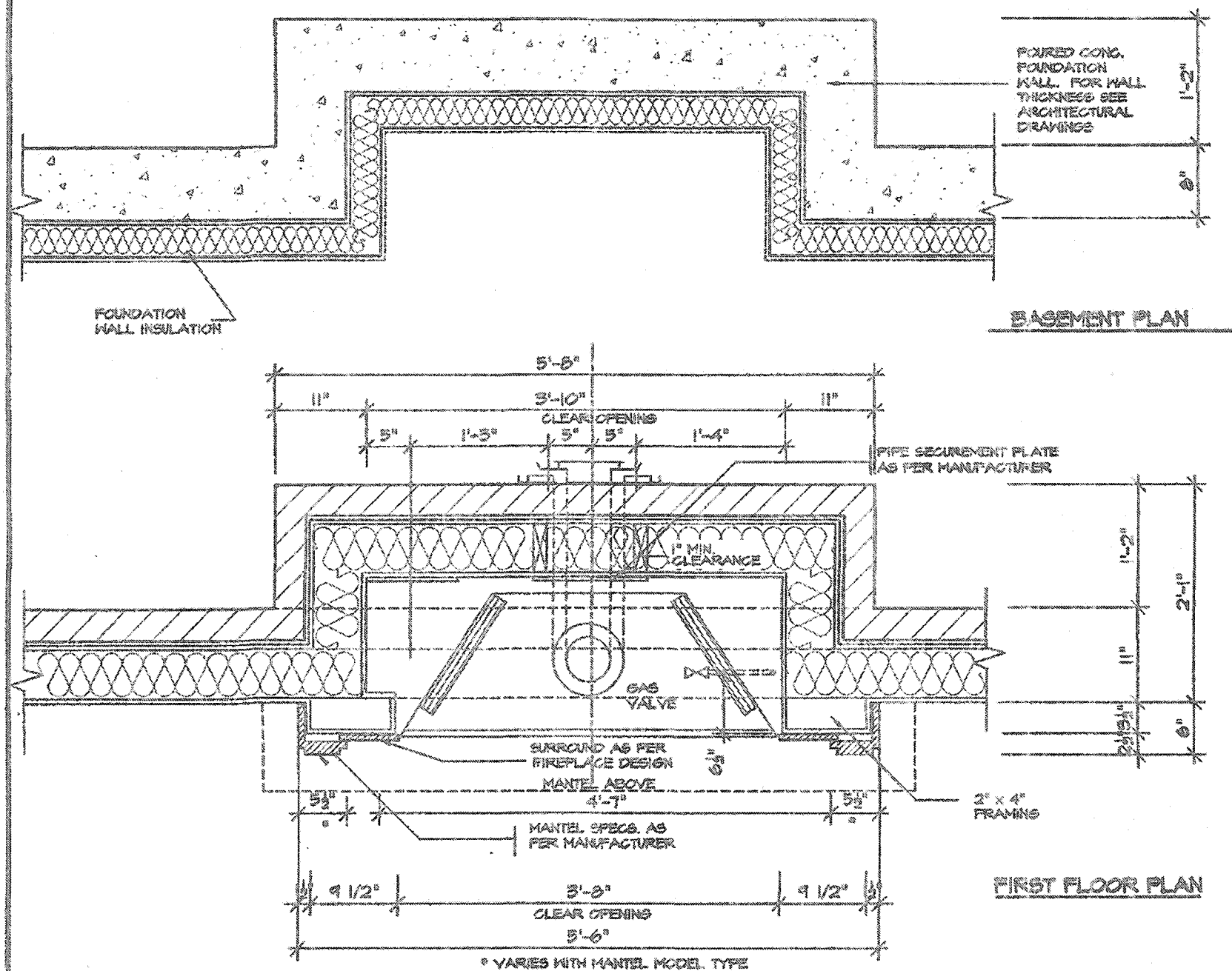
DATE
JULY 2018

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

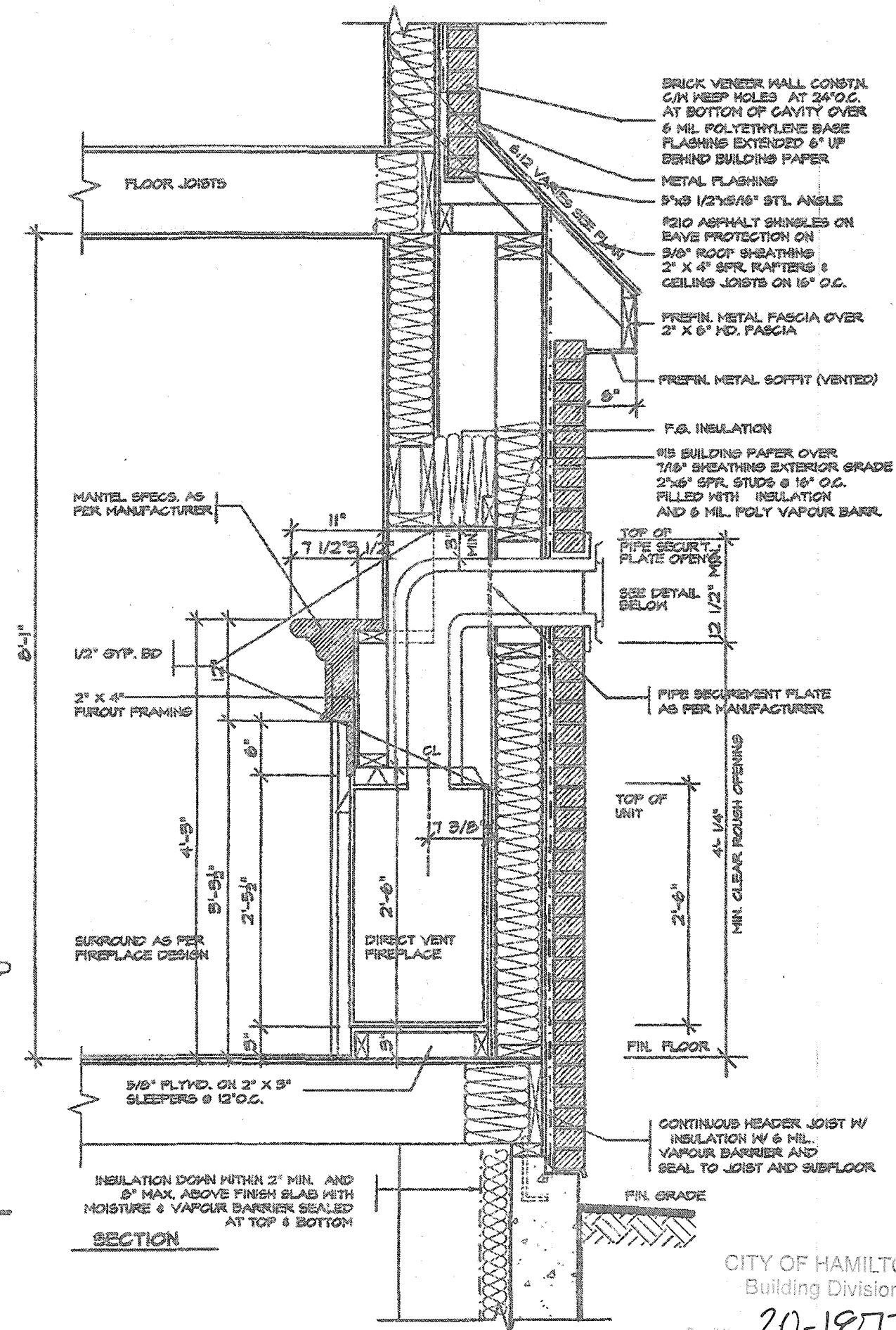


FRONT/SIDE ELEVATION

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 CANOGA-1994.1 & 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 GUISO MODEL AS MANUFACTURED BY HEATILATOR.
- 4.0 THE MANTEL ILLUSTRATED IS THE S-2 GB AS SUPPLIED BY GREATER TORONTO FIREPLACE.



STANDET INC



FOR STRUCTURE ONLY

CITY OF HAMILTON
Building Division

Permit No. 20-8115

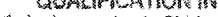
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

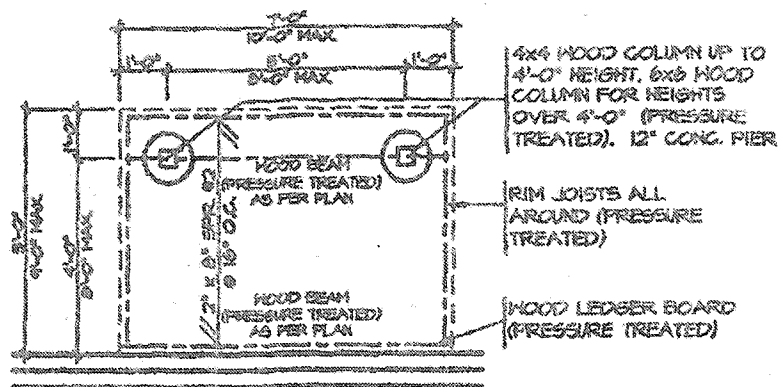
These drawings and/or specifications have been reviewed by

CR DEC 14/20

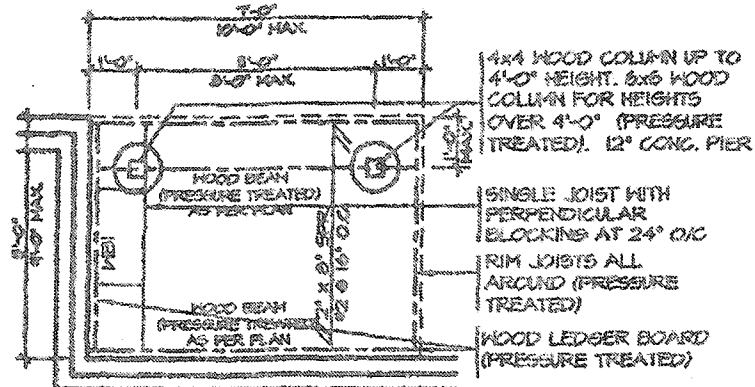
**2012 CODE
COMPLIANCE PACKAGE "A1"**

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. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 5.2.5 of the building code VIKAS GAJJAR  28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 1K6 P (416) 736-4666 F (905) 660-0748	REGION DESIGN INC.	SHEET TITLE VENT FIREPLACE DIRECT	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.					SCALE 3/4"=1'-0"			PAGE NO. 7
3.					DATE JULY 2018			
2.								
1.	ISSUED FOR PERMIT				JULY 30, 2018			
REVISIONS			PROJECT NAME RUSSELL GARDENS III					

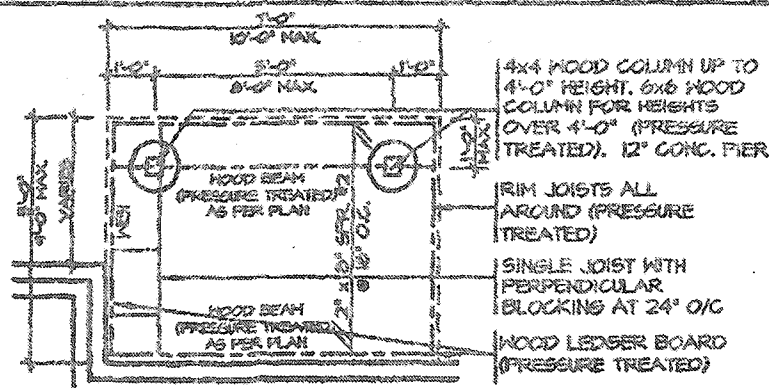




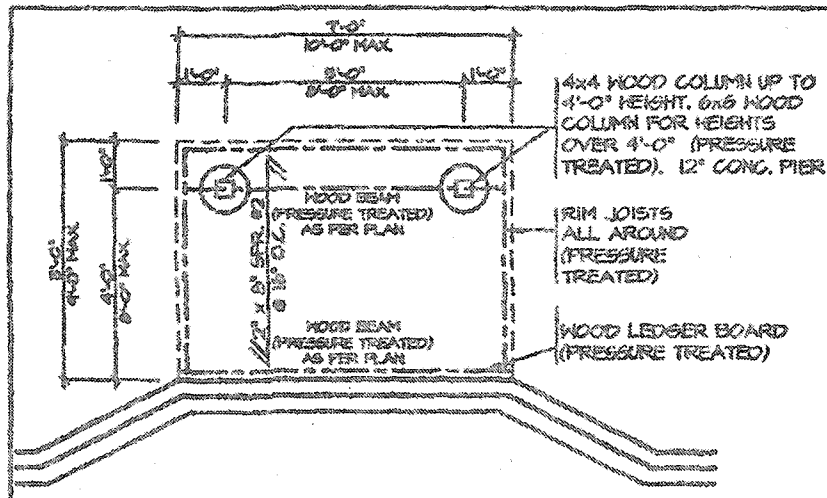
TYPICAL DECK LAYOUT
SCALE: 1/4" = 1'-0"



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



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



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

2" x 2" PICKETS CHAMFERED AT BOTTOM WITH 2" x 6" TOP CAP AND 2" x 4" TOP RAIL (REFER TO DETAIL 1)

3'-6" HIGH WOOD RAILING IF DECK FLOOR IS MORE THAN 5'-11" ABOVE GRADE AND 3'-0" HIGH WOOD RAILING IF DECK IS LESS THAN 5'-11" ABOVE GRADE

MAX. 4" OPENING BETWEEN PICKETS

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

RIM JOISTS (PRESSURE TREATED)

GUARDS FOR STAIRS SHALL NOT BE LESS THAN 2'-11" HIGH MEASURED VERTICALLY FROM A LINE DRAWN THROUGH THE OUTSIDE EDGES OF THE STAIR NOSINGS

2x4 WOOD BLOCKING @ 4'-0" O.C. MIN. BETWEEN STRINGERS

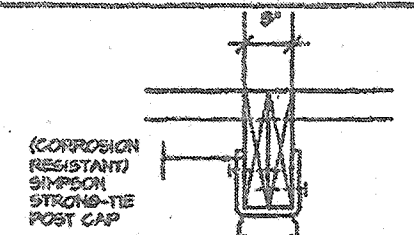
2x12 STRINGER

PRECAST CONCRETE SLAB

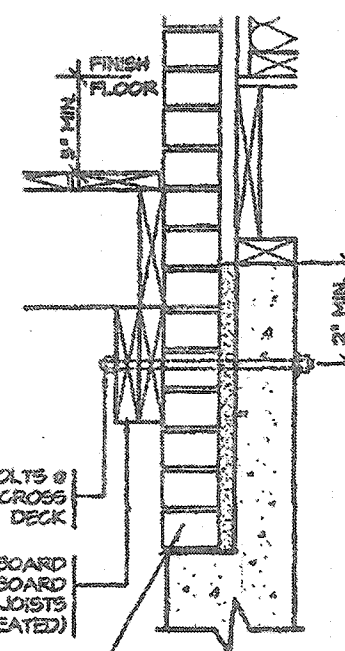
(CORROSION RESISTANT) SIMPSON STRONG-TIE COLUMN BASE. 1/2" DIA. ANCHOR BOLT.

12" CONC. PIER

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



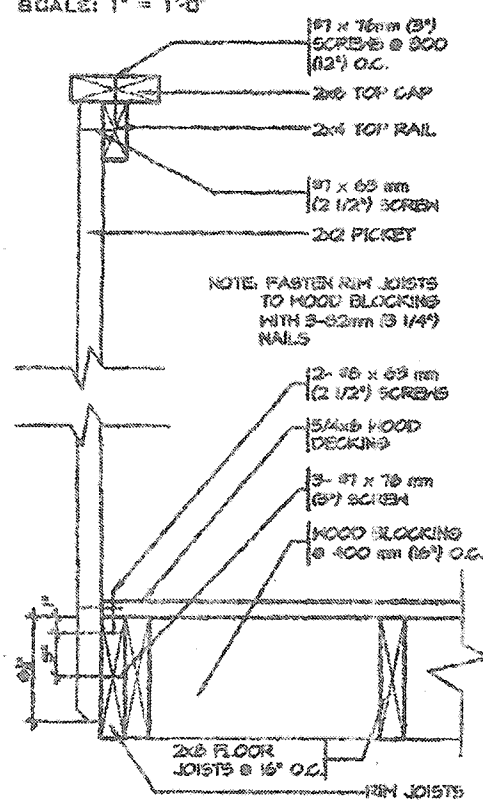
DETAIL 2 - BEAM-TO-POST
SCALE: 1" = 1'-0"



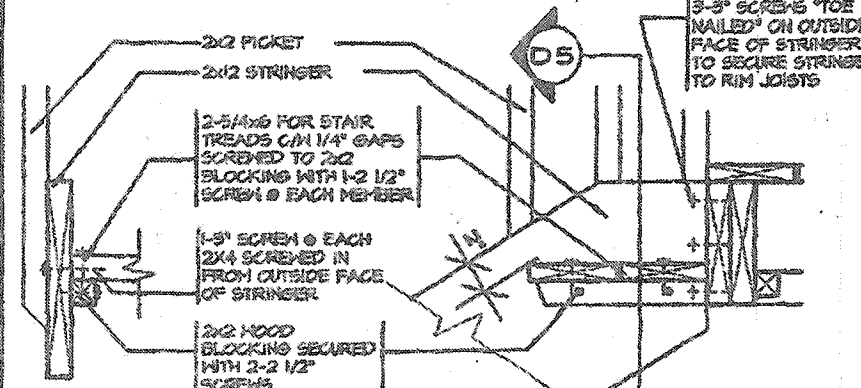
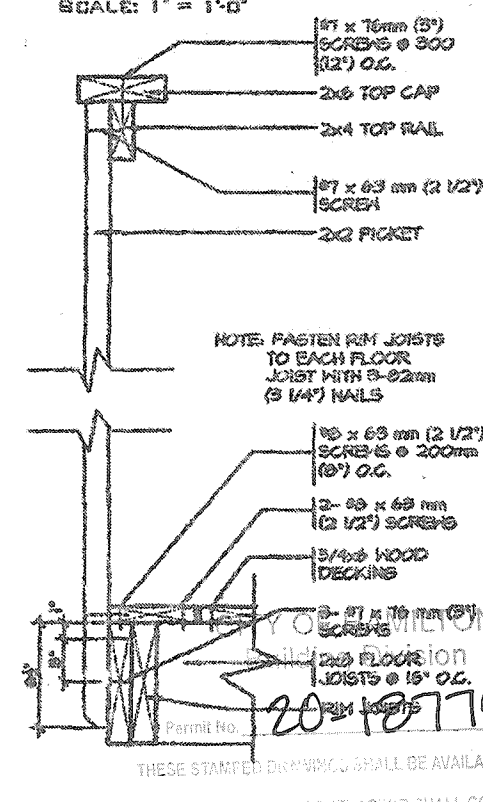
DETAIL 3 - ANCHOR BOLT
SCALE: 1" = 1'-0"

DETAIL 1 - CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK

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



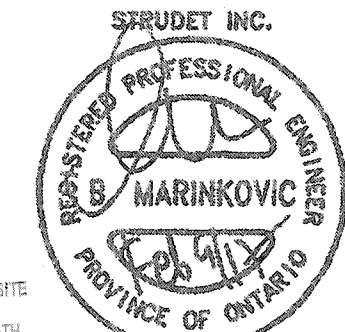
GUARD PERPENDICULAR TO FLOOR JOISTS
SCALE: 1" = 1'-0"



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

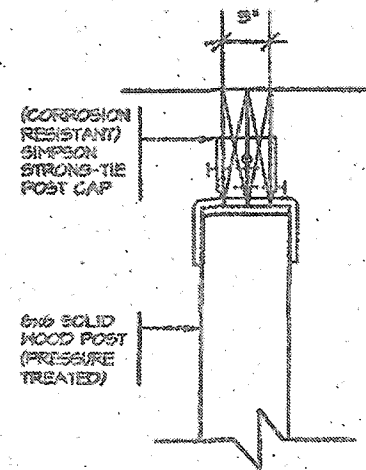
DETAIL 4 - SECTION @ TREAD AND STRINGER SECUREMENT
SCALE: 1" = 1'-0"

- GENERAL NOTES**
- BRICK TO BE COMPRESSIVE STRENGTH OF 15 MPa (2200 PSI) MIN. UNITS TO BE LAID WITH FULL HEAD AND BED JOINTS.
 - MORTAR TO BE TYPE S WITH JOINT THICKNESS OF 10mm (3/8") MIN. AND 20mm (3/4") MAX.
 - ALL NAILS AND SCREWS TO BE GALVANIZED.
 - WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES.



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. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-0095 F (905) 660-0746	REGION DESIGN INC.	WOOD DECK DETAIL	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.	REVISED FOR STARTIME						
REVISIONS							PROJECT NAME RUSSELL GARDENS III



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

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

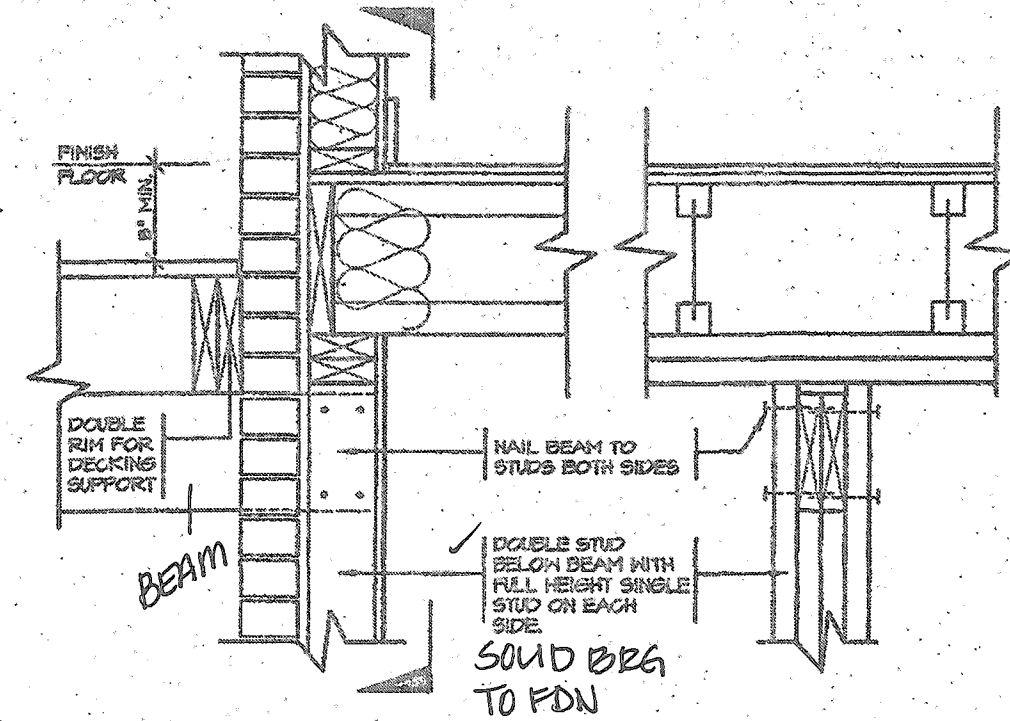
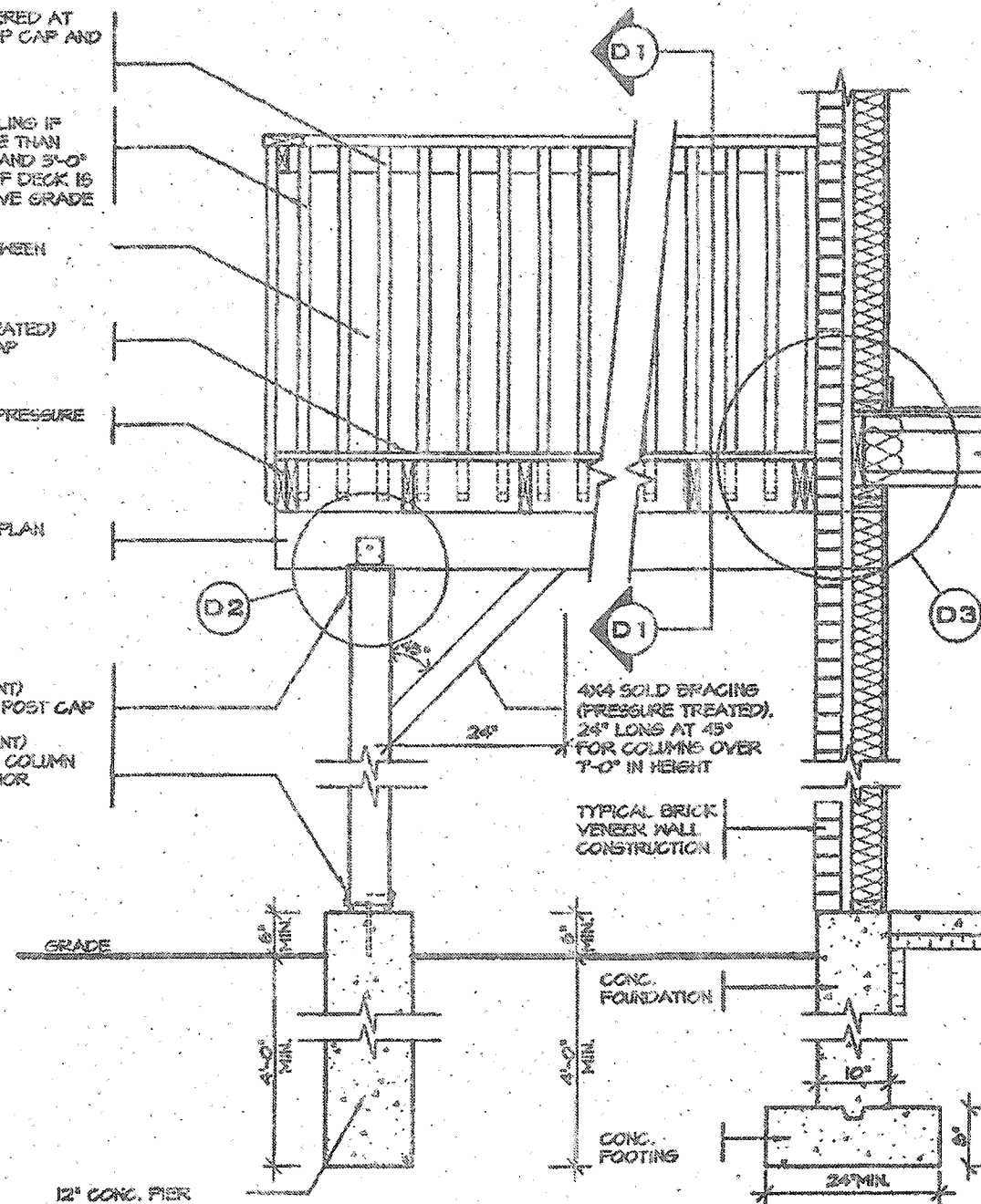
5/4x6 (PRESSURE TREATED)
DECKING WITH 1/4" GAP

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.



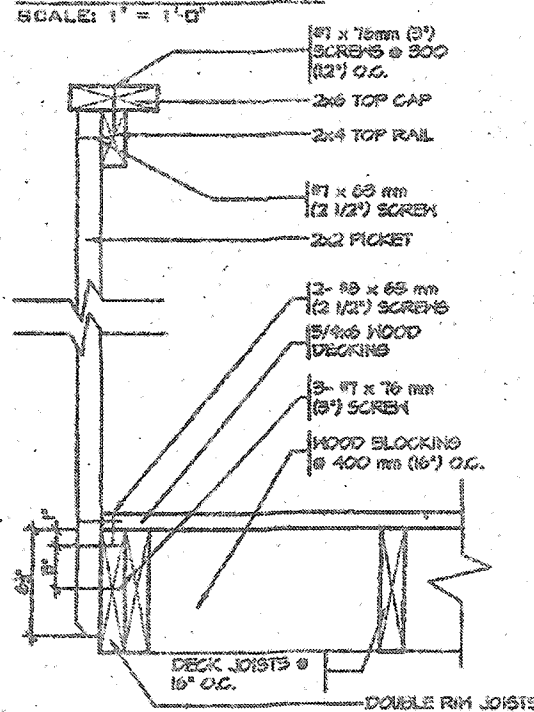
DETAIL 3 -
BEAM-TO-STUD WALL
SCALE: 1" = 1'-0"

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

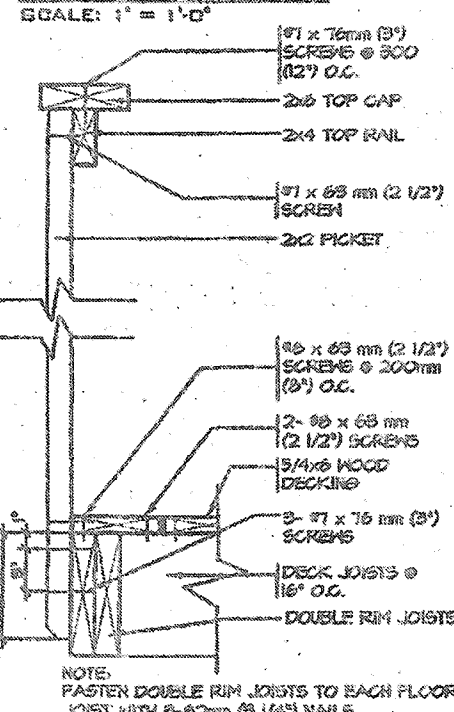
DETAIL 1

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"



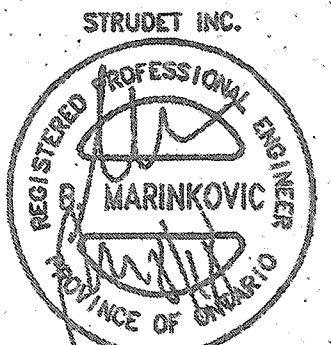
NOTE:
PASTER DOUBLE RIM JOISTS TO EACH FLOOR
JOIST WITH 8-92mm (3 1/4") NAILS

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 SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-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 (3150psf)

MAR 08 2018

FOR STRUCTURE ONLY
2012 CODE
COMPLIANCE PACKAGE "A1"



REVISIONS	DATE
1. REVISED FOR RUSSELL GARDENS	MAR 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 GAJAR
NAME
SIGNATURE
28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S8
P (416) 735-4056
F (905) 600-0748

**REGION
DESIGN
INC.**

SHEET TITLE
**WALK-OUT
DECK DETAILS**

SCALE
AS SHOWN

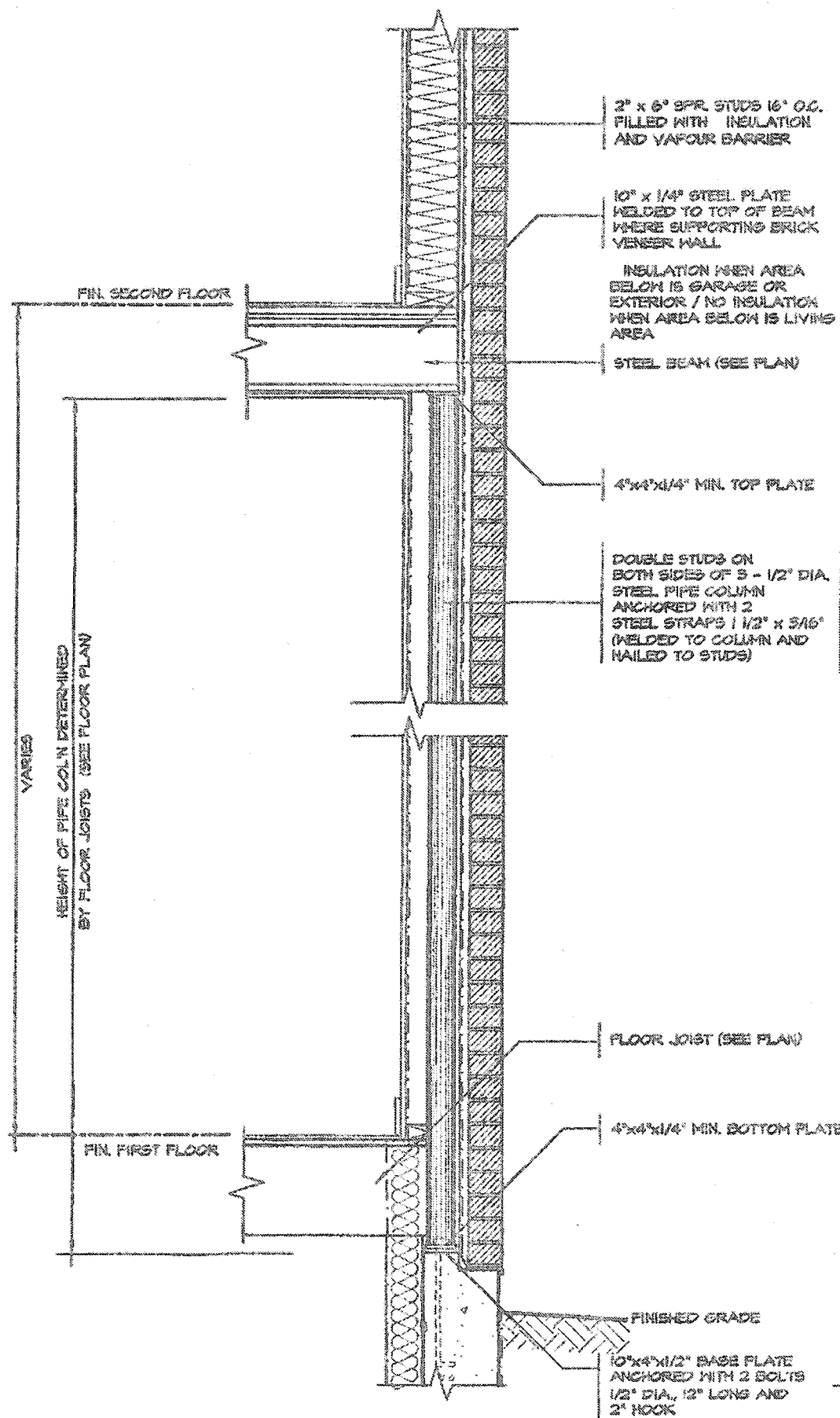
DATE
MAR 2018

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

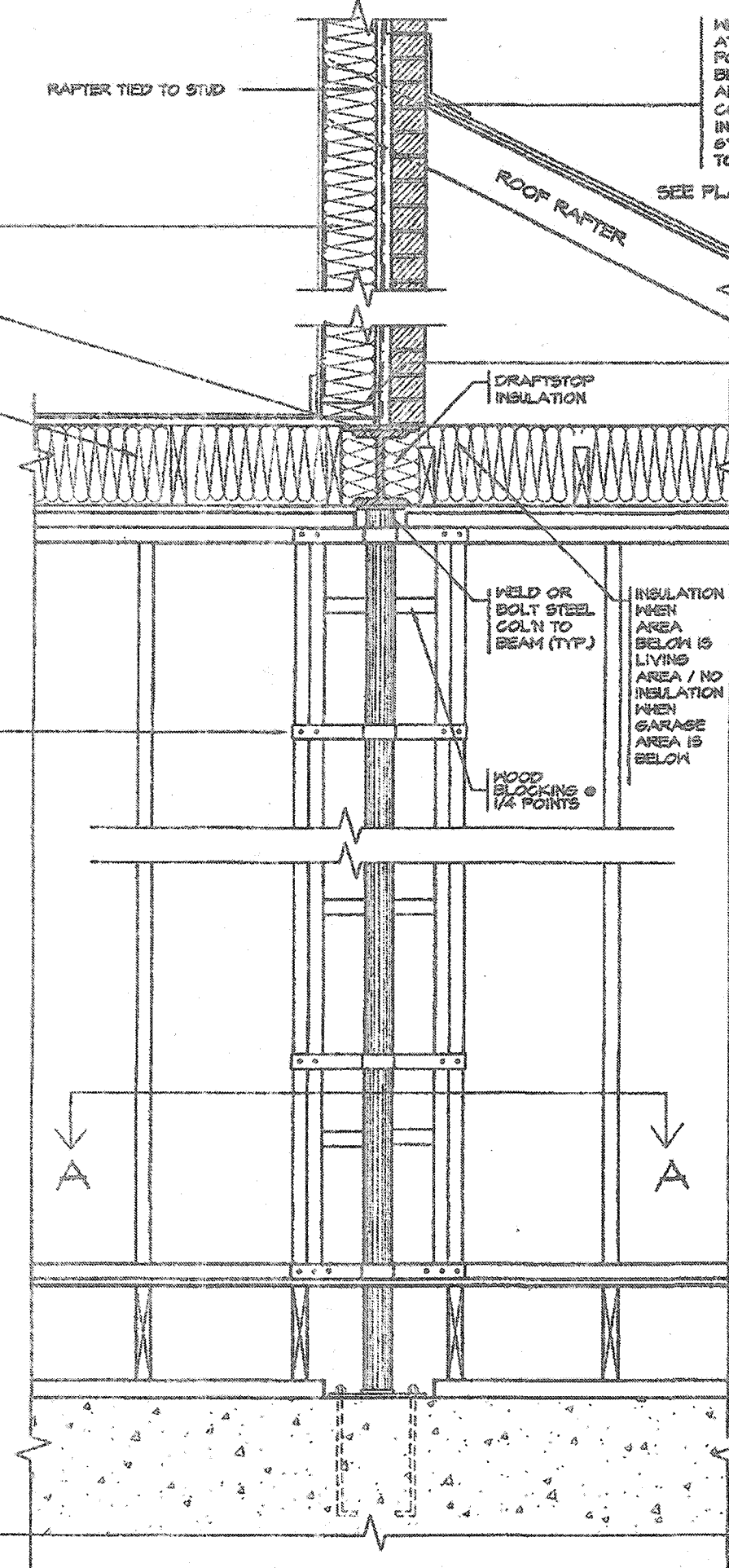
AREA
PAGE No.
8-2

Greenpark

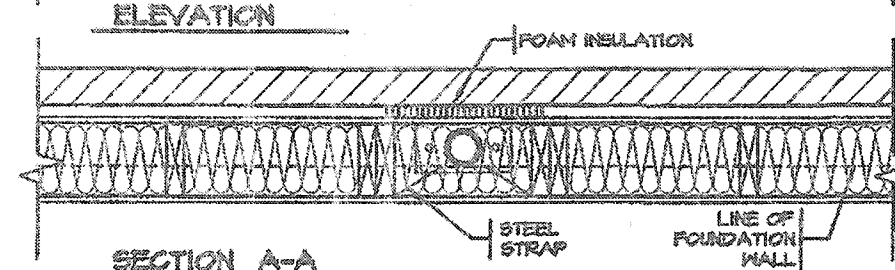
PROJECT NAME
RUSSELL GARDENS III



SECTION



ELEVATION

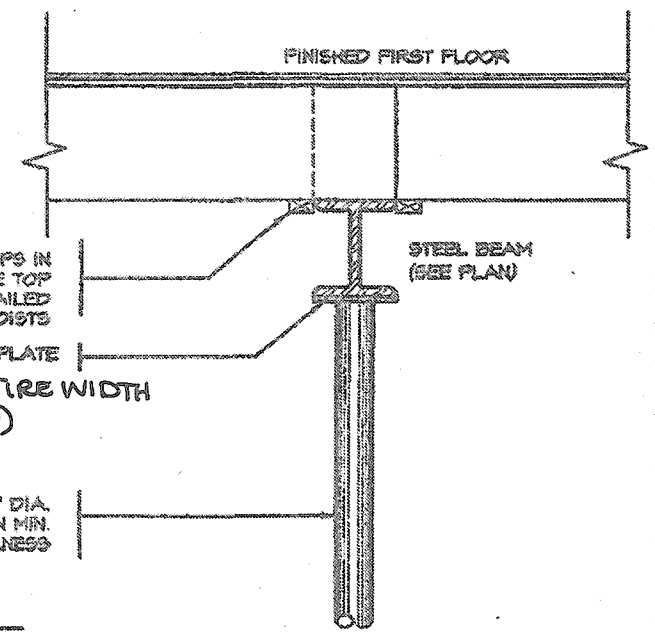
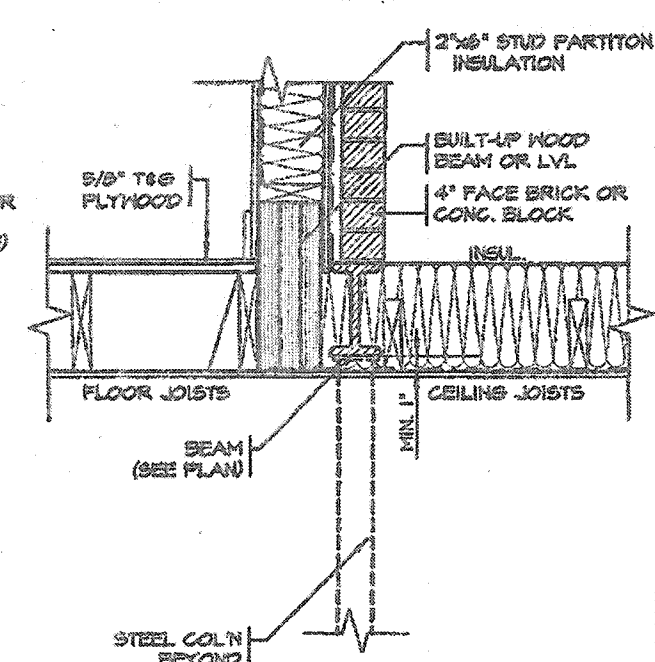


SECTION A-A

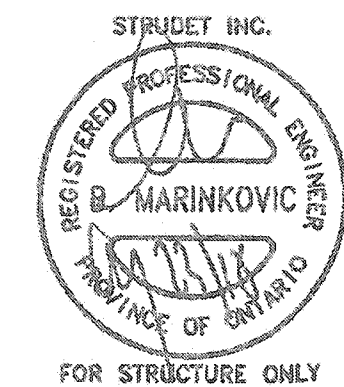
KEEPING HOLES 5/8" DIA. @ 24" O.C. AT BOTTOM OF CAVITY. 6 MIL. POLYETHYLENE BASE FLASHING BENEATH KEEPING HOLES AND 8" UP AND BEHIND WALL SHEATHING PAPER COUNTER FLASHING EMBEDDED 1" MIN. INTO MASONRY AND NOT LESS THAN 6" DOWN MASONRY COUNTER FLASHING TO LAF MIN. 4" OVER LOWER FLASHING

SEE PLAN FOR ROOF SLOPE

SECTION THROUGH STEEL BEAM SUPPORTING MASONRY & BEARING STUD PARTITION



DETAIL OF STEEL BASEMENT COLUMN



CITY OF HAMILTON Building Division

20-187751

THREE SETS OF DRAWINGS SHALL BE AVAILABLE ON SITE
THE CONTRACTOR SHALL COMPLY WITH THE CITY OF HAMILTON BUILDING CODE AND ALL OTHER APPLICABLE LAW

FOR CHIEF BUILDING OFFICIAL DATE

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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.
3700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 1S6
P (416) 738-4088
F (905) 609-0749

REGION DESIGN INC.

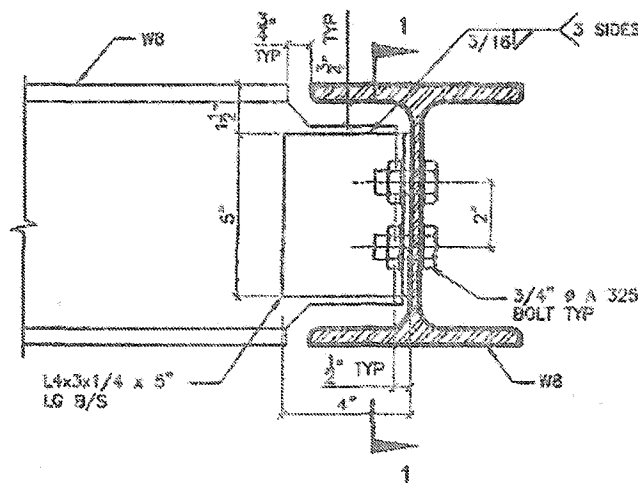
SHEET TITLE
COLUMN DETAILS
STEEL
SCALE
3/4"=1'-0"
DATE
JULY 2018

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.
9

PROJECT NAME
RUSSELL GARDENS III

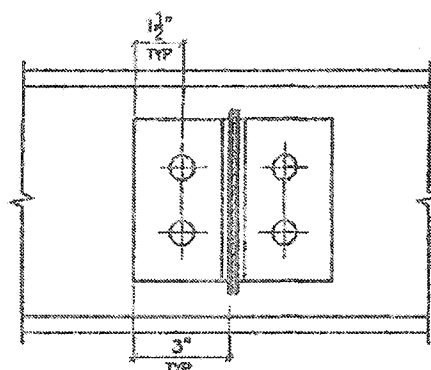
2012 CODE COMPLIANCE PACKAGE "A1"



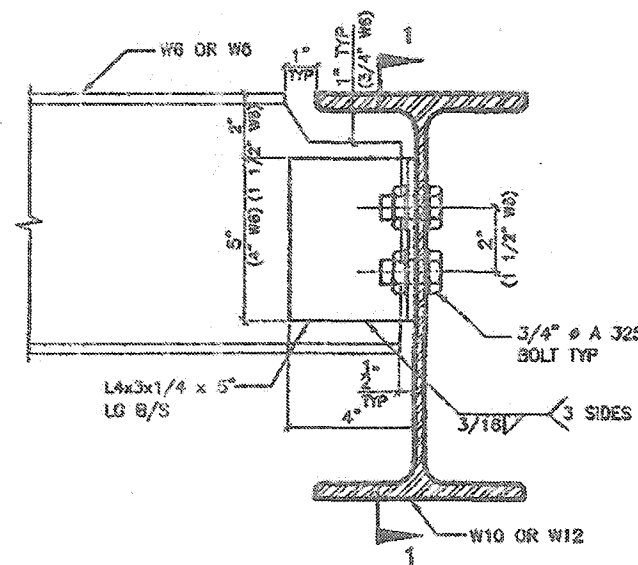


DETAIL 1.

W8
TO
W8
CONNECTION

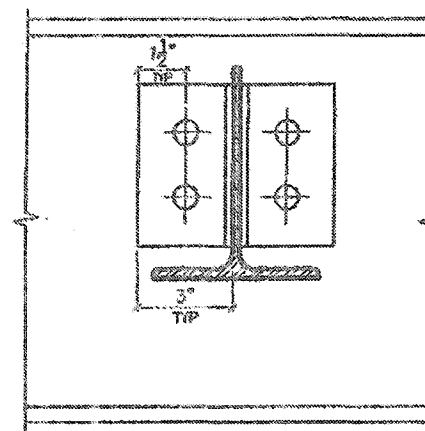


SECTION 1-1

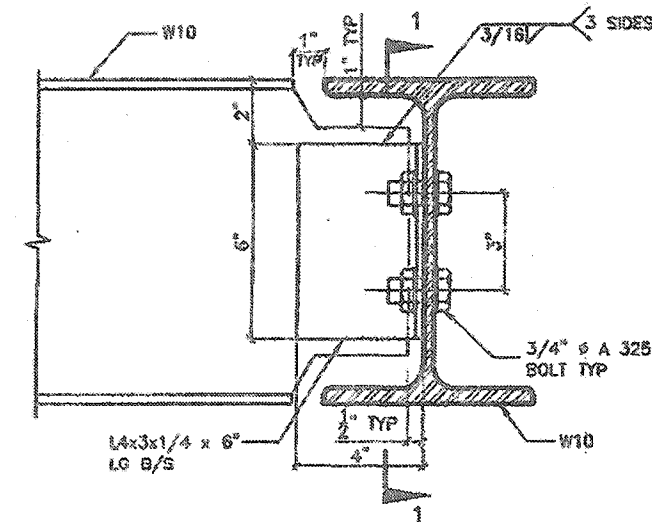


DETAIL 2.

W6(W8)
TO
W10(W12)
CONNECTION

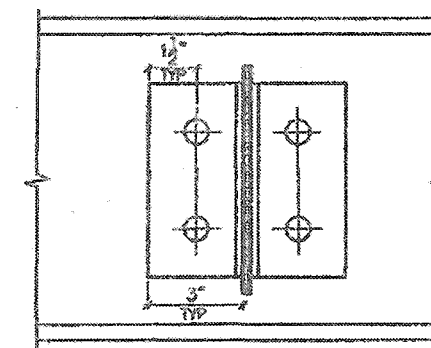


SECTION 1-1

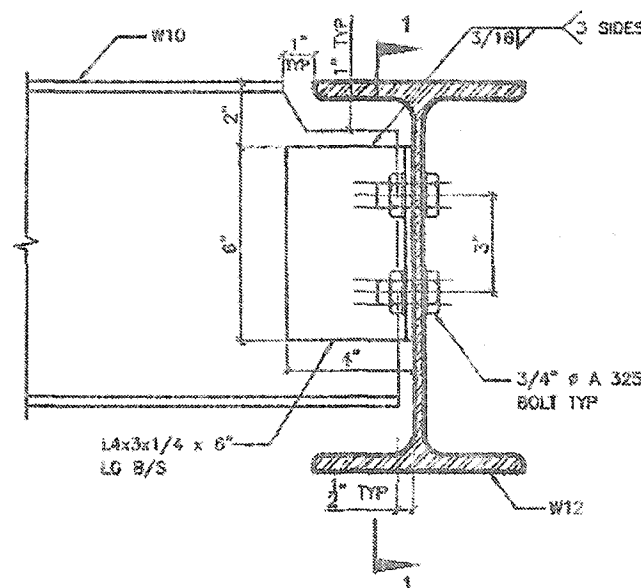


DETAIL 3.

W10
TO
W10
CONNECTION

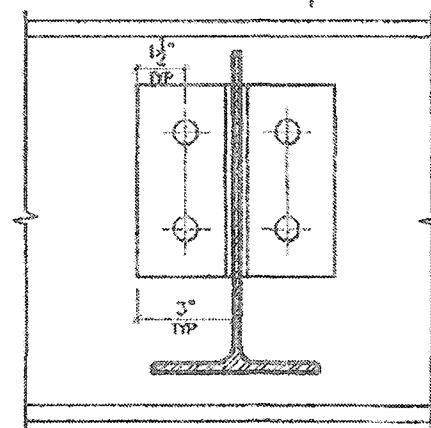


SECTION 1-1

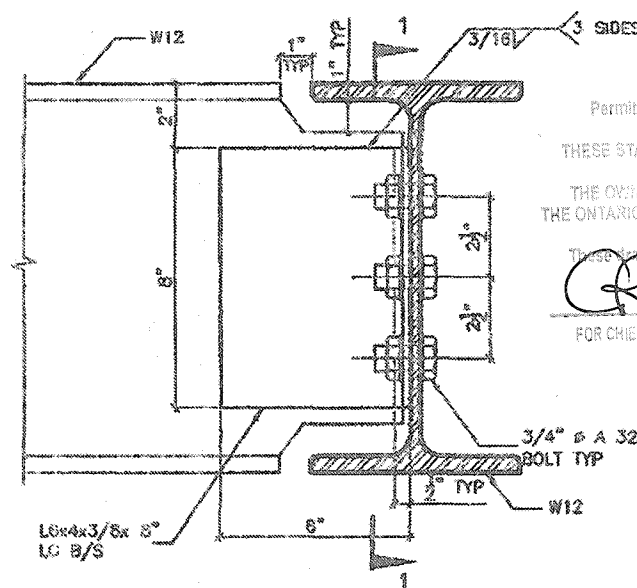


DETAIL 4.

W10
TO
W12
CONNECTION

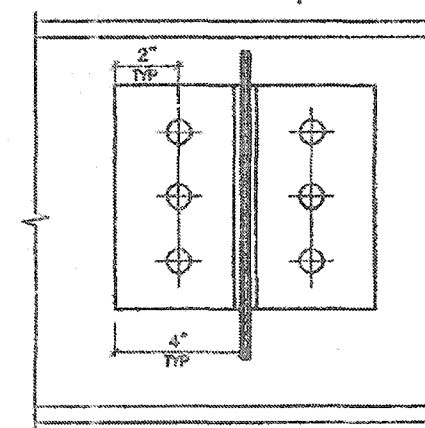


SECTION 1-1



DETAIL 5.

W12
TO
W12
CONNECTION



SECTION 1-1

CITY OF HAMILTON
Building Division

Permit No. 20-187751

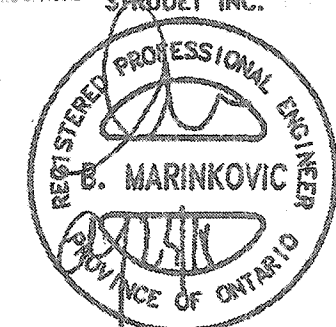
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE 3 SIDES 3/16\"/>

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

CR DEC 14/20

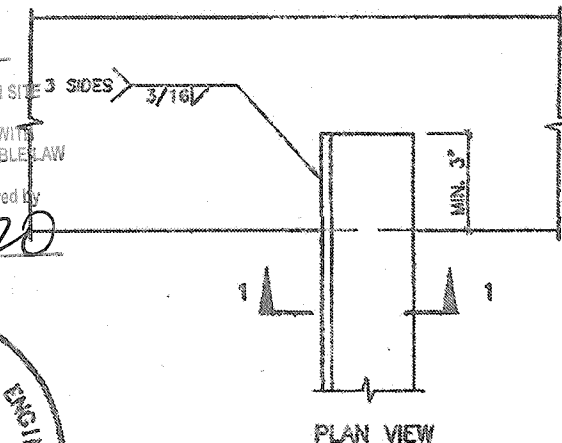
FOR CHIEF BUILDING OFFICIAL DATE



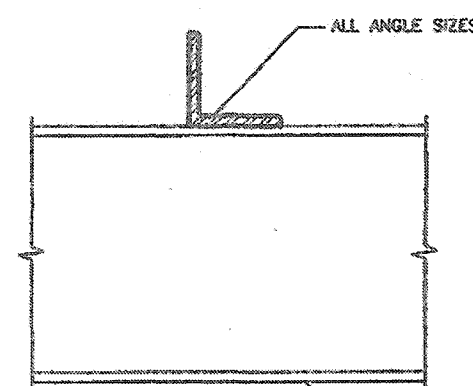
FOR STRUCTURE ONLY

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	

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QUALIFICATION INFORMATION	
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VIKAS GAJJAR	28770
NAME	SIGNATURE BCIN

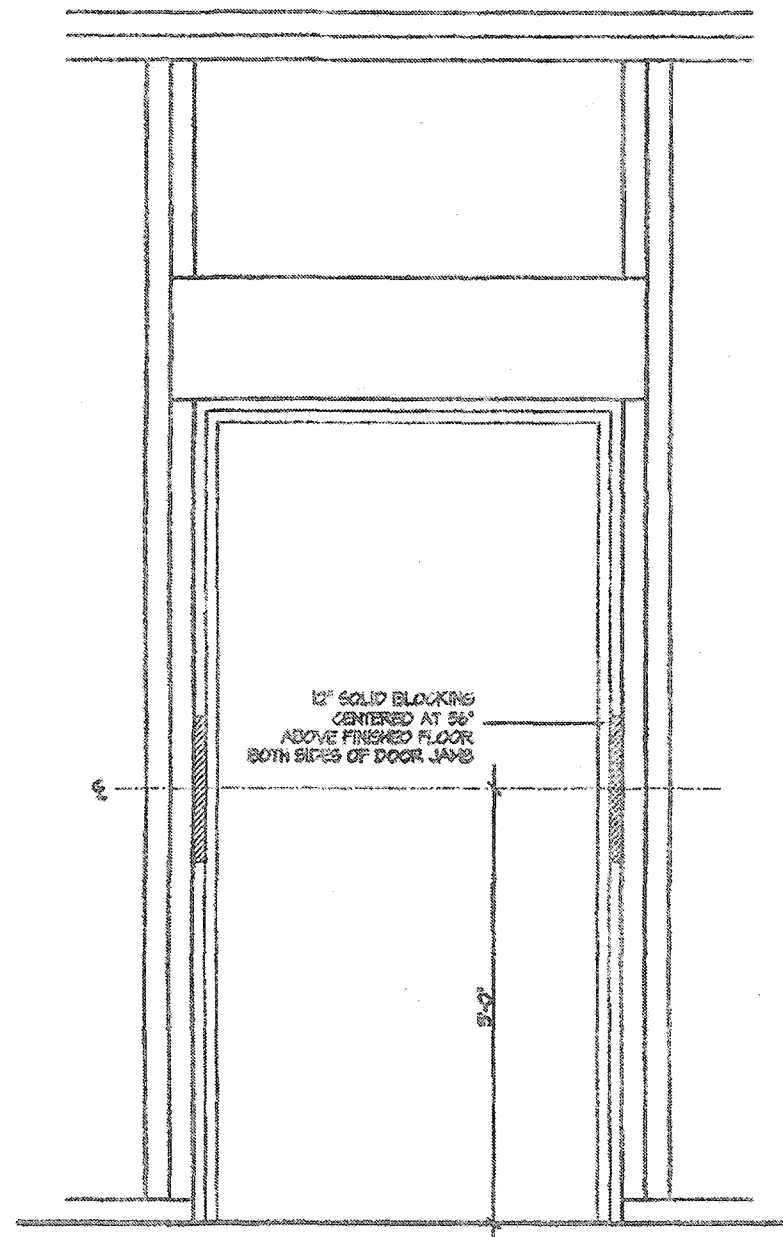
REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S5
P (416) 736-4006
F (905) 650-0746



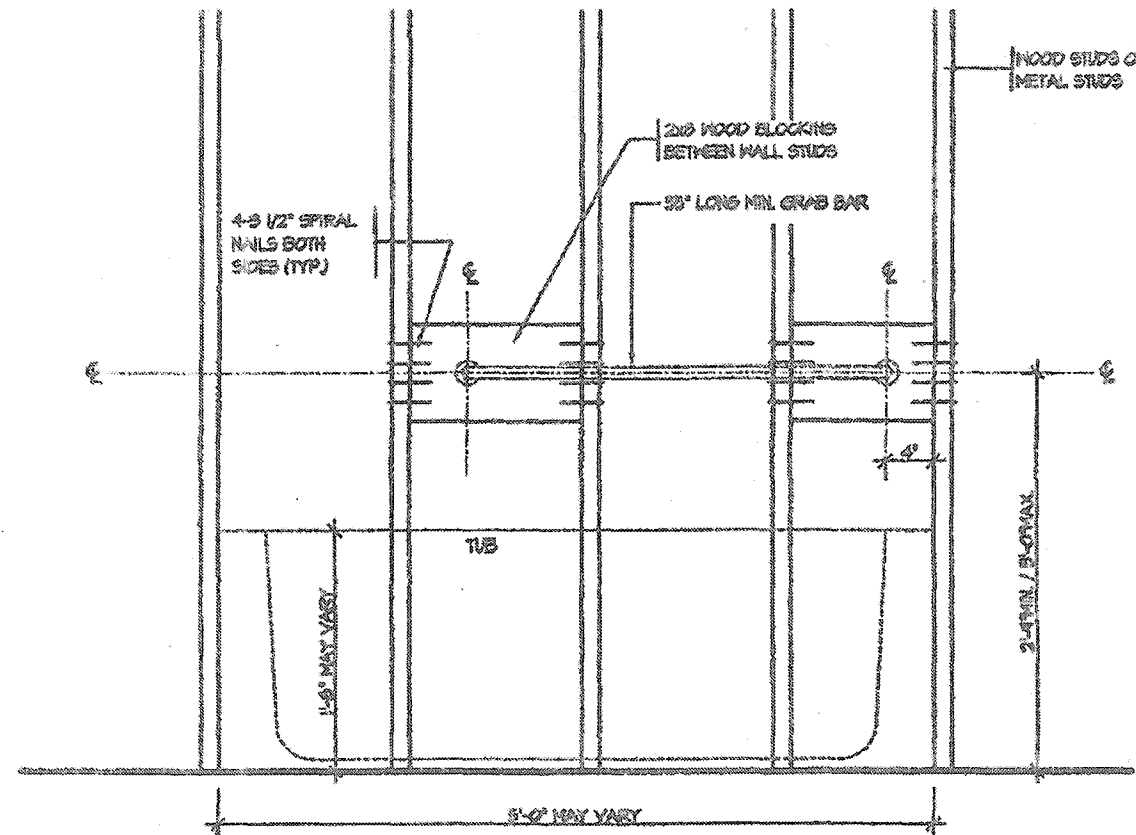
SHEET TITLE	BEAM DETAILS STEEL
SCALE	N.T.S.
DATE	JULY 2018

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.
10

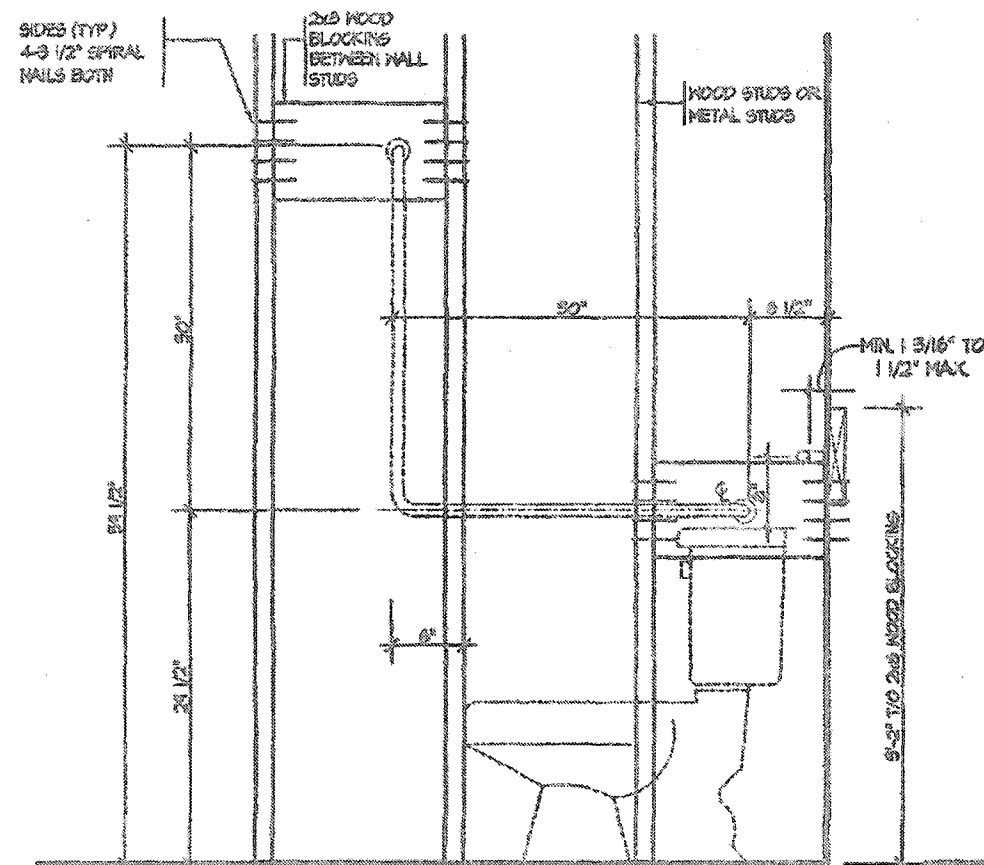
Greenpark.
PROJECT NAME
RUSSELL GARDENS III



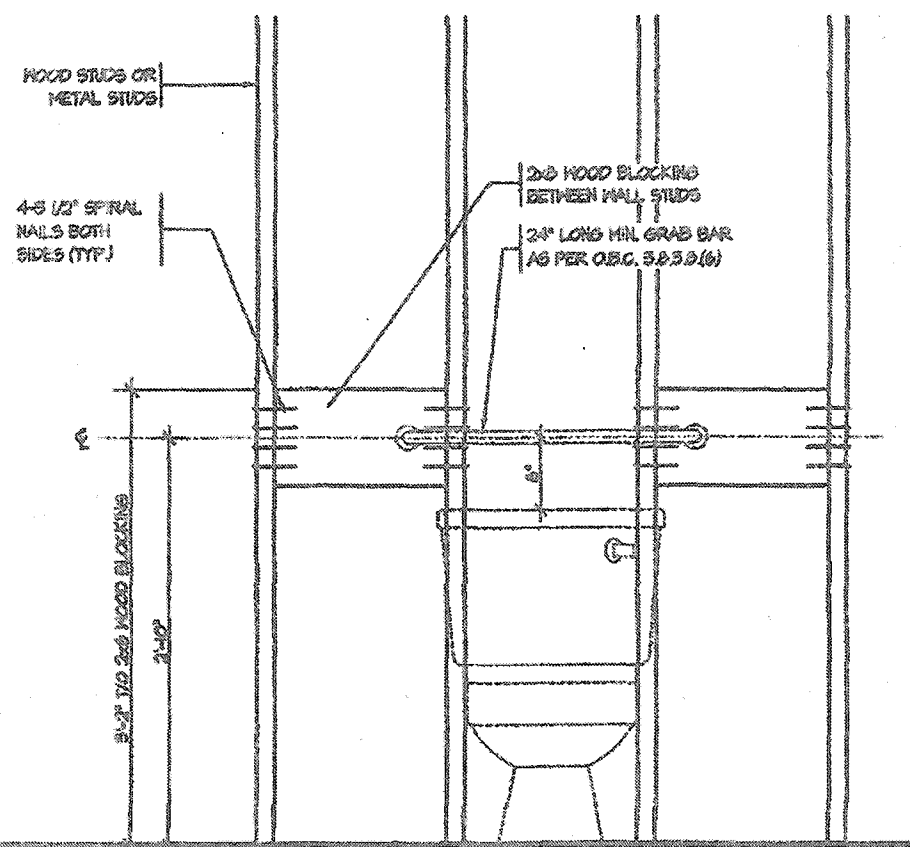
RESISTANCE TO FORCED ENTRY (OBC 9.6.8.)



BATH TUB FRONT ELEVATION



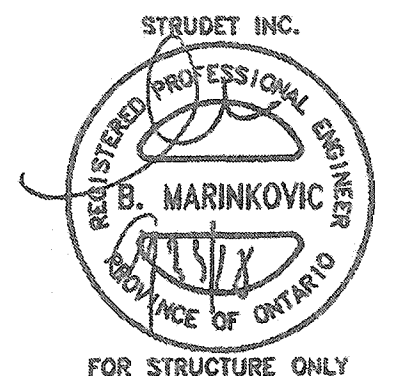
TOILET SIDE ELEVATION



TOILET FRONT ELEVATION

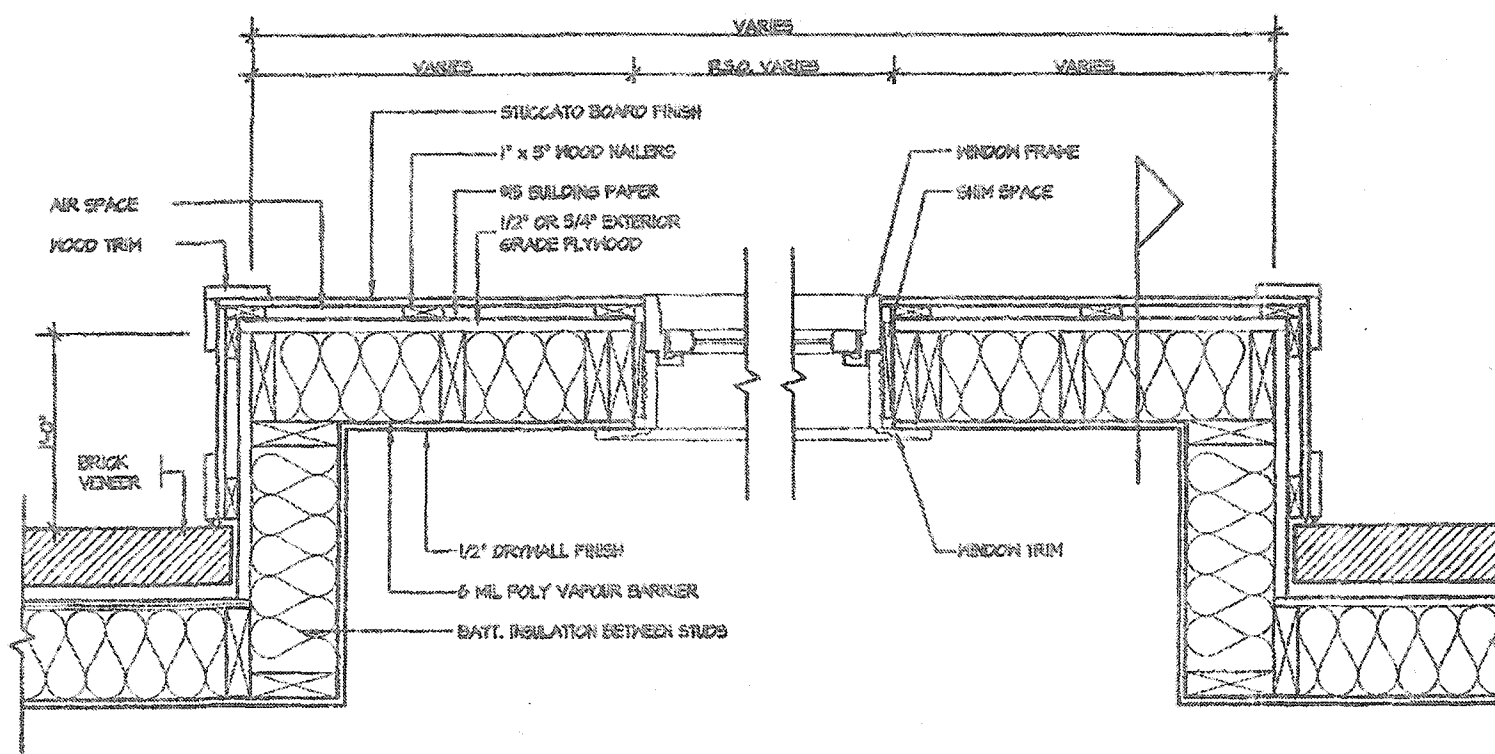
STRUCTURAL REINFORCEMENT FOR GRAB BAR (OBC 9.5.2.3.)

CITY OF HAMILTON
Building Division
Permit No. **20-187751**
THESE EXISTING DRAWINGS SHALL BE AVAILABLE ON SITE
THE CONTRACTOR SHALL COMPLY WITH THE CITY OF HAMILTON BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and specifications have been reviewed by
CR **DEC. 14/20**
FOR CHIEF BUILDING OFFICIAL DATE



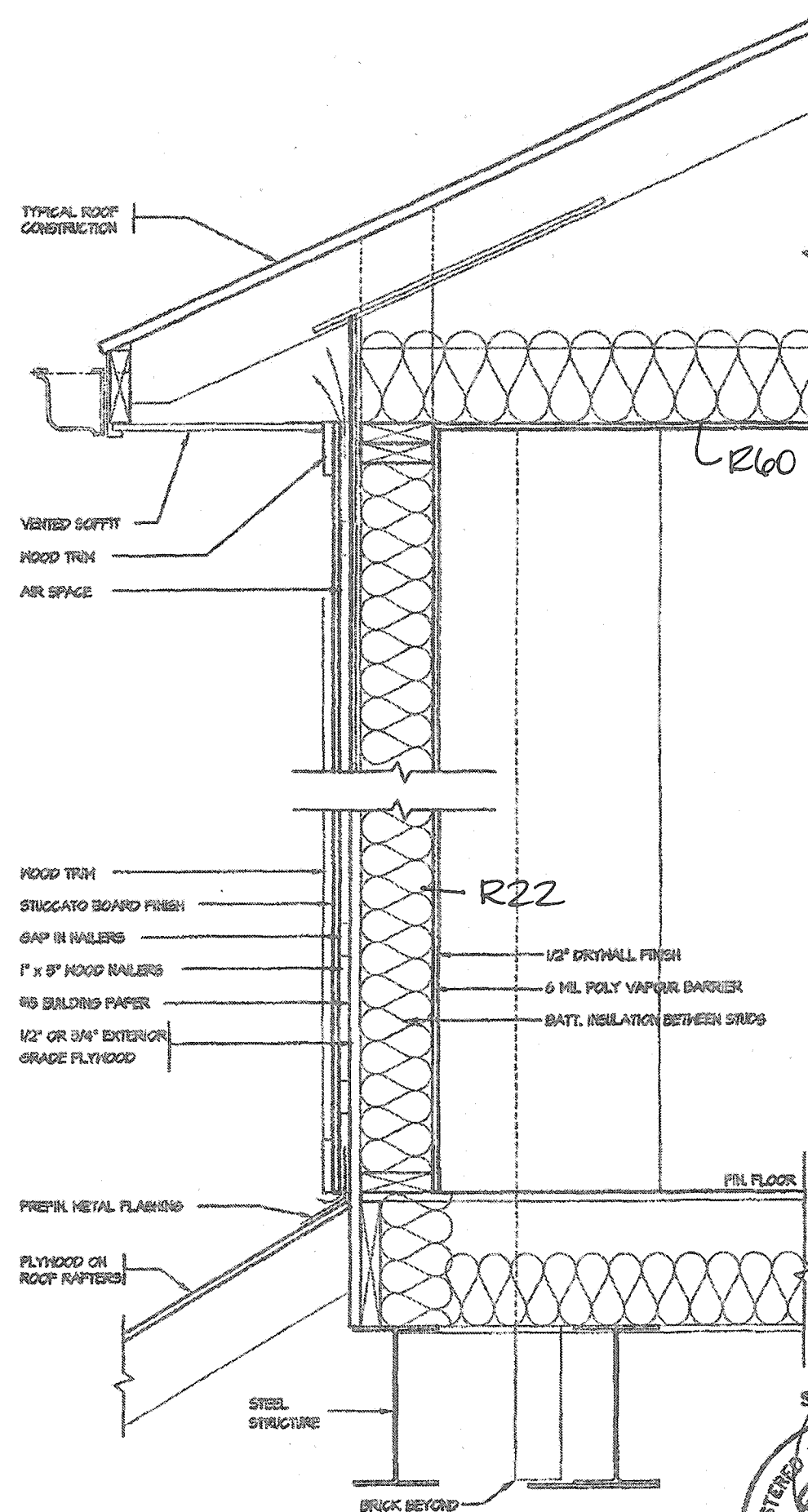
2012 CODE
COMPLIANCE PACKAGE "A1"

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 Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR 28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 5700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-1006 F (905) 960-0765	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	Greenpark. PROJECT NAME RUSSELL GARDENS III
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PLAN VIEW

STUCCATO BOARD FINISH CLADDING (OBC 9.27)



CROSS SECTION

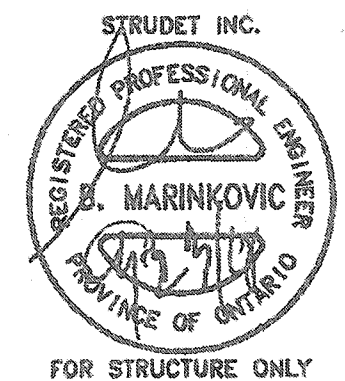
CITY OF HAMILTON
Building Division

Permit No. **20-187751**

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

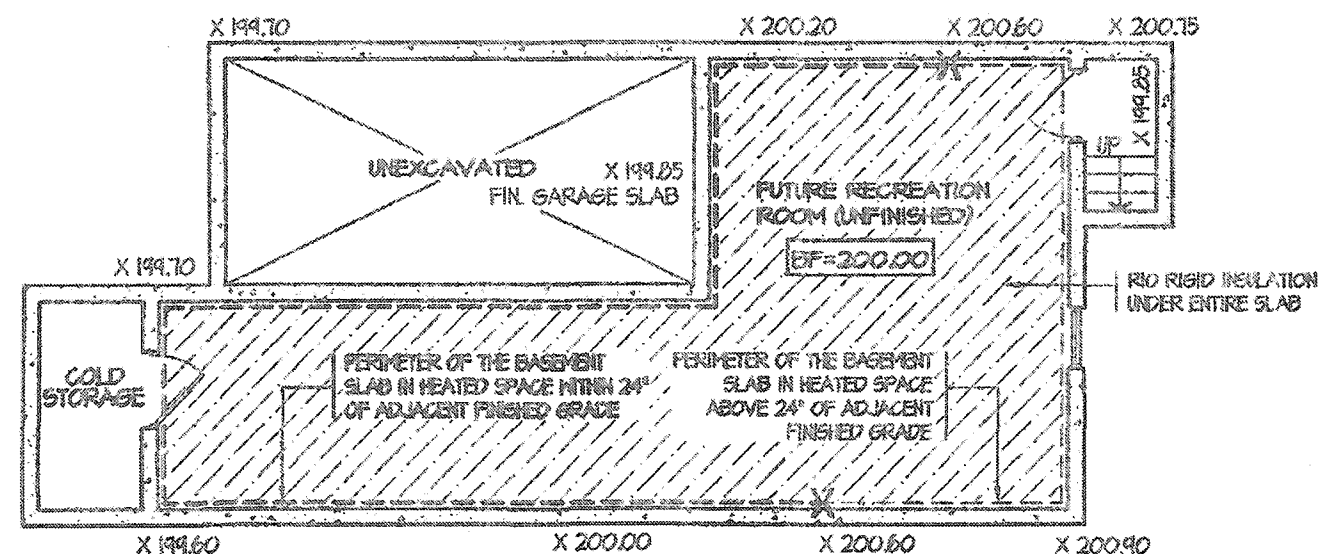
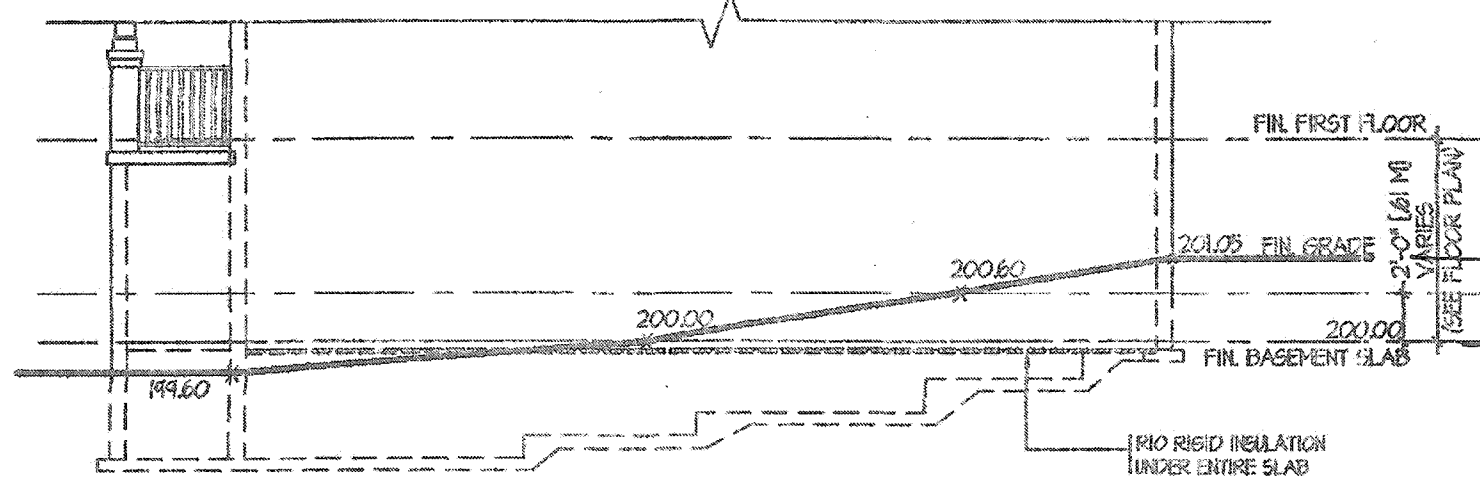
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FOR CHIEF BUILDING OFFICIAL DATE



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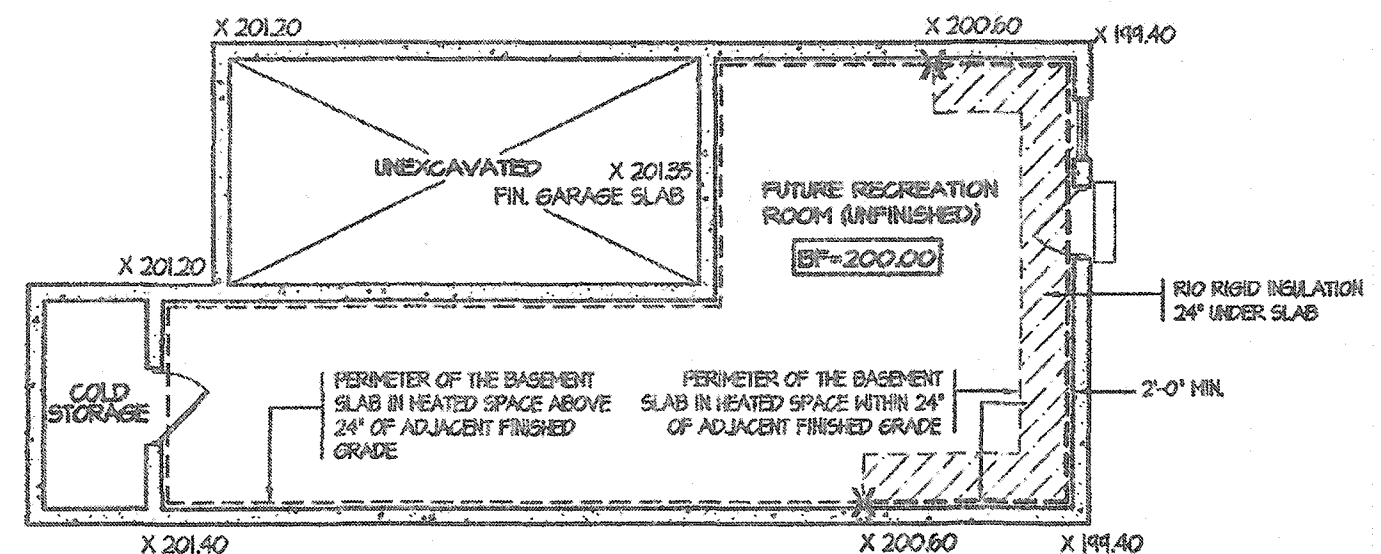
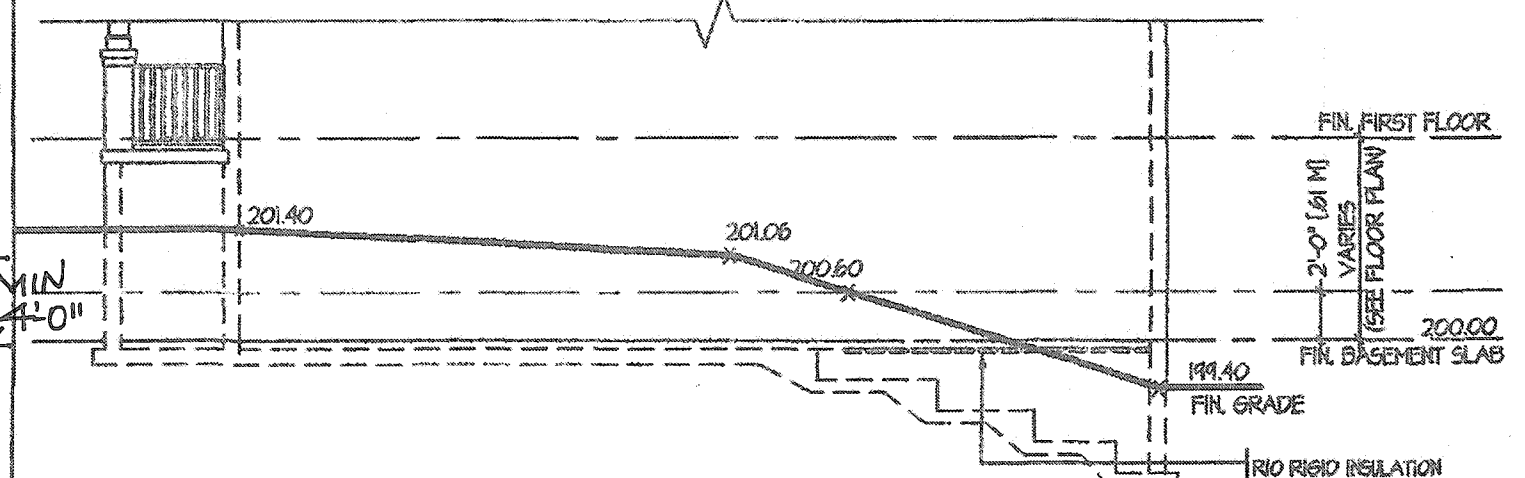
**2012 CODE
COMPLIANCE PACKAGE "A1"**

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 3.2.3 of the building code VIKAS GAJJAR  28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 CUFFERIN ST. CONCORD, ONTARIO L4K 4S8 P (416) 736-4098 F (905) 880-0746	REGION DESIGN INC.	SHEET TITLE STUCCATO BOARD FINISH CLADDING	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 RUSSELL GARDENS III
4.					SCALE 1/2"=1'-0"	PAGE No. 12	
3.					DATE JULY 2018		
2.							
1.	ISSUED FOR PERMIT REVISIONS				JUL 30, 2018		



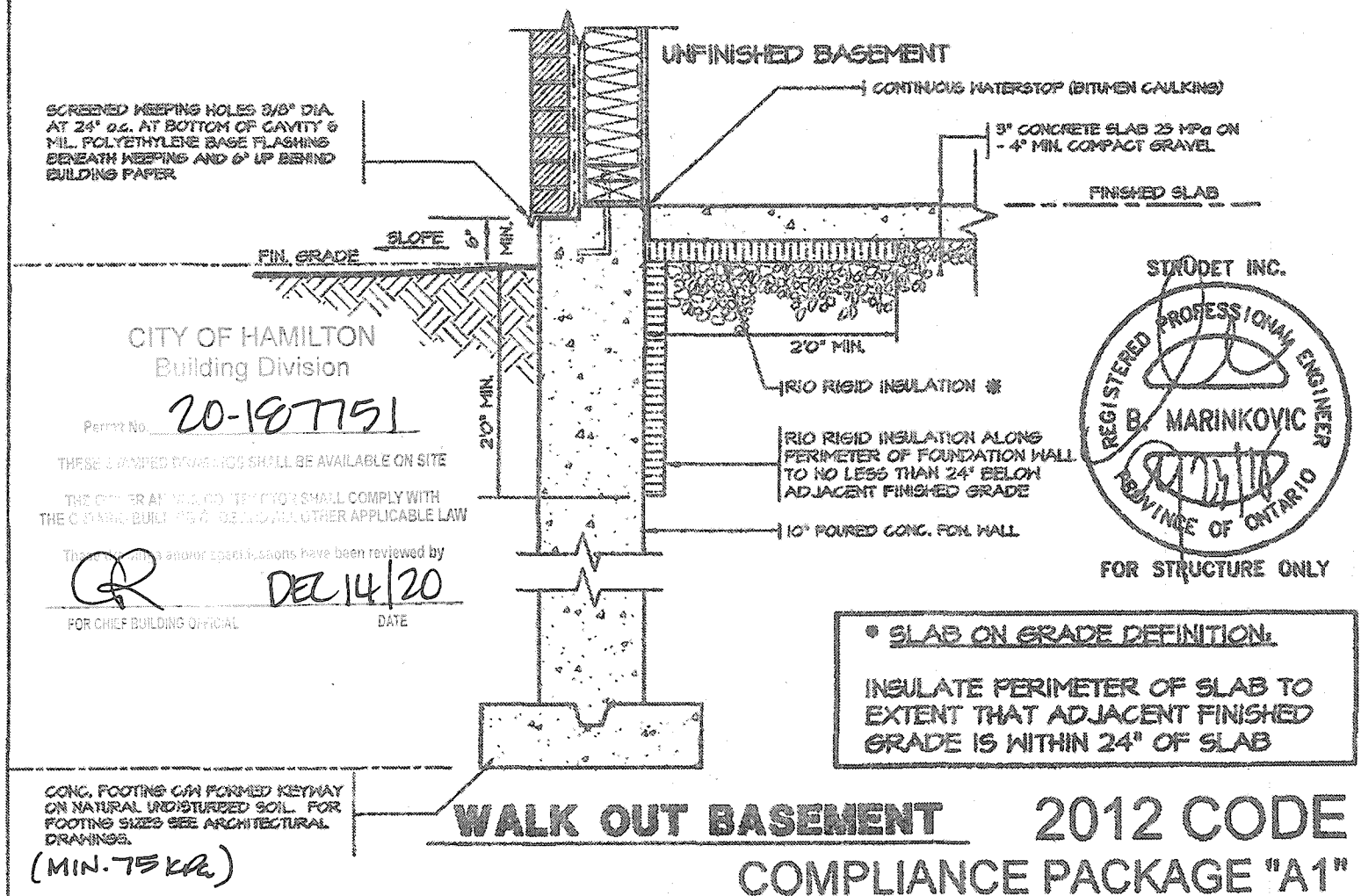
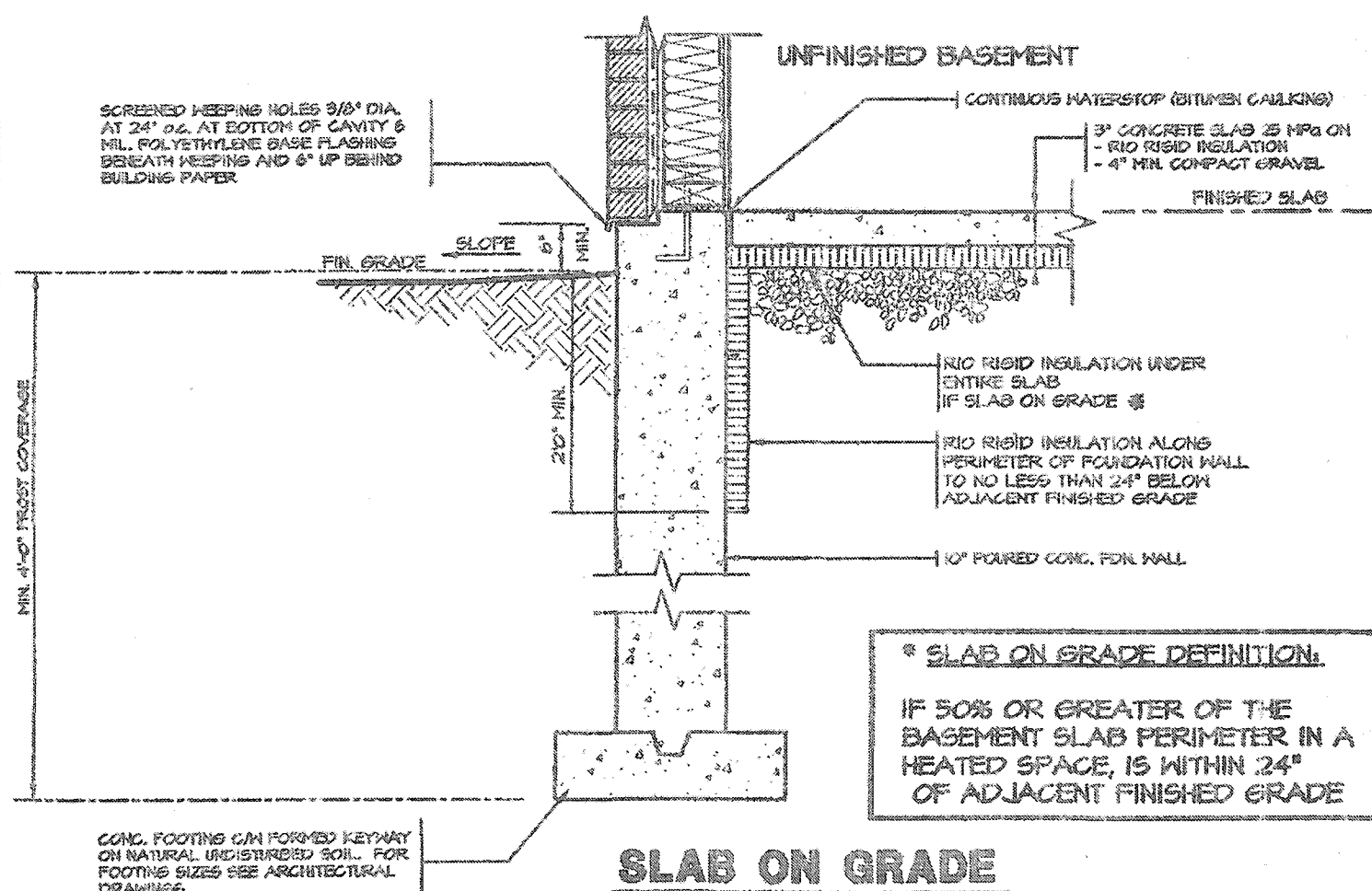
SLAB ON GRADE CONDITION

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

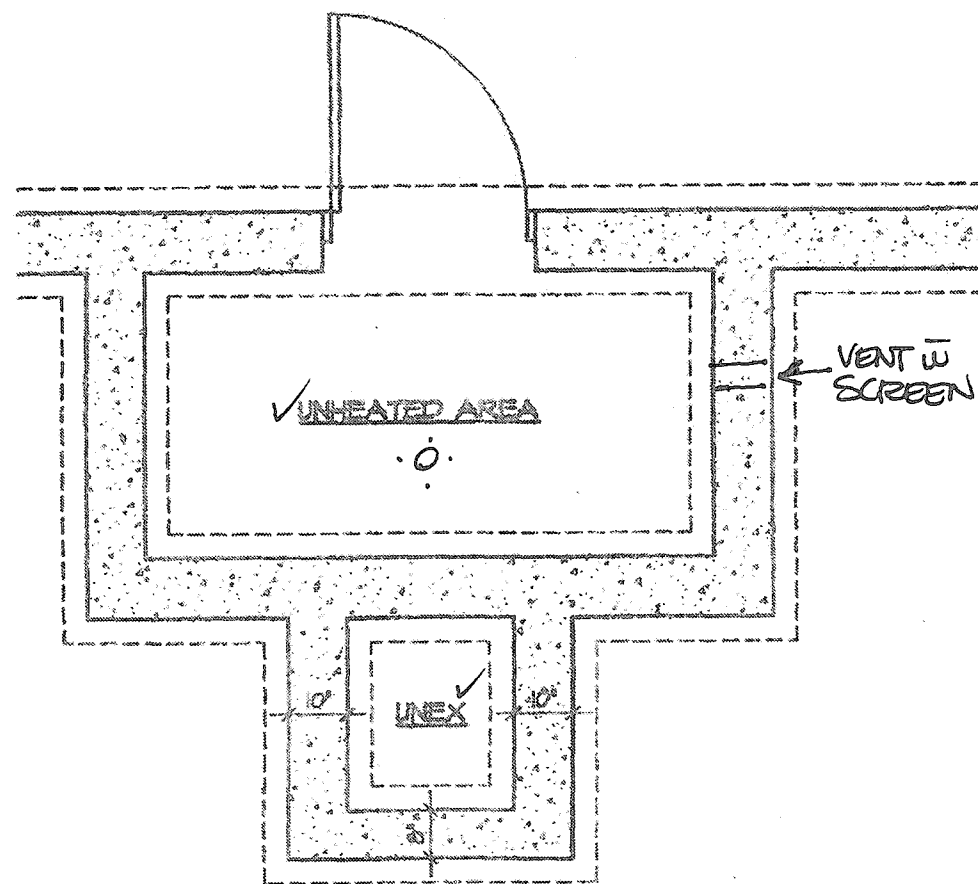


WALK OUT BASEMENT CONDITION

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

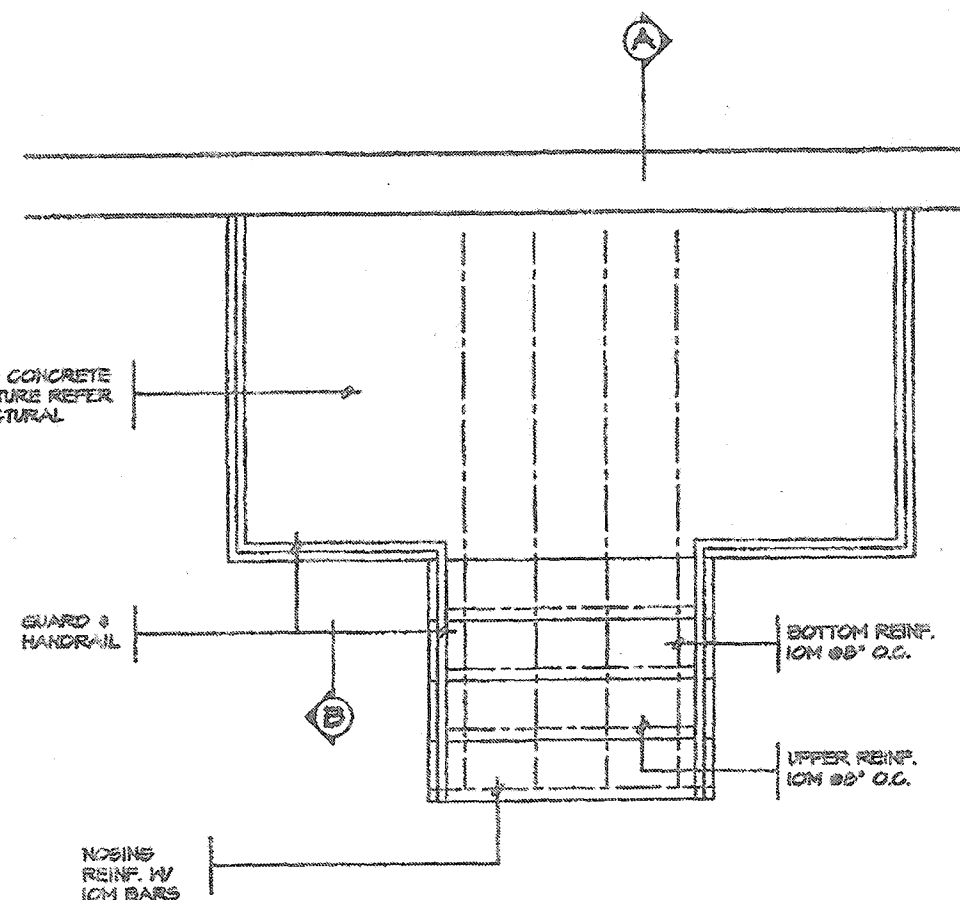


5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR  28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 6790 DUFFERIN ST. CONCORD, ONTARIO L4K 4S3 P (416) 738-4003 F (905) 950-0745	REGION DESIGN INC.	SHEET TITLE SLAB ON GRADE WALKOUT BASEMENT	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 RUSSELL GARDENS III
4.					SCALE N.T.S.	PAGE No. 13	
3.					DATE JULY 2018		
2.							
1.	ISSUED FOR PERMIT				JUL 30, 2018		
REVISIONS							



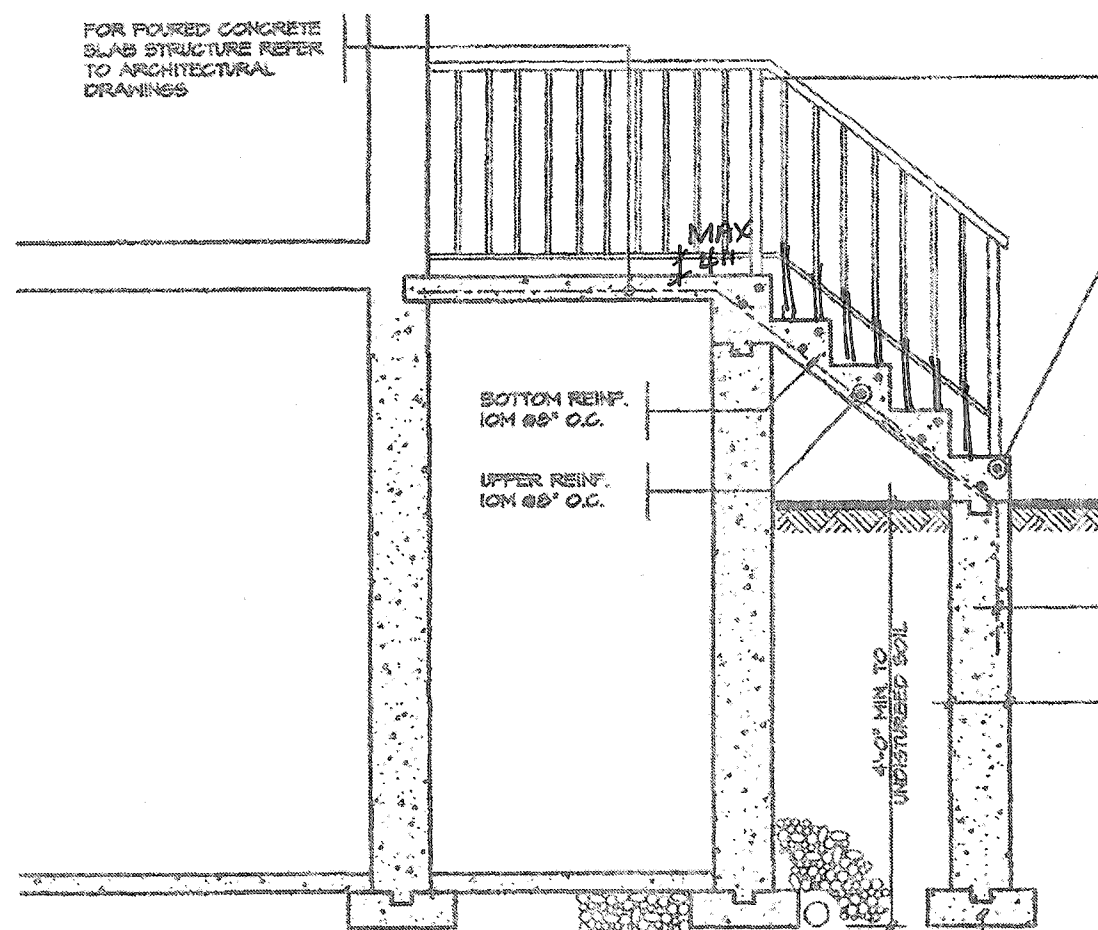
FOUNDATION PLAN

FOR POURED CONCRETE
SLAB STRUCTURE REFER
TO ARCHITECTURAL
DRAWINGS



GROUND FLOOR PLAN

FOR POURED CONCRETE
SLAB STRUCTURE REFER
TO ARCHITECTURAL
DRAWINGS



SECTION 'A'

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 @ 90° O.C.
DOVELS TO
MATCH BOTTOM
REINF.

POURED FDN. WALL

6" X 16"
POURED
CONC.
FOOTING

SECTION 'B'

NOTE: FOR MORE THAN 8 RISERS

GENERAL NOTES

1. EXTERIOR STAIRS

1 7/8" RISE MAXIMUM
8 1/4" RUN MINIMUM
3 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 31" HIGH FOR
STAIRS MINIMUM 36" HIGH FOR PORCHES
UP TO 3'-11" 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 10" FOR
VENEER CUT OVER 26" HIGH

6. CONCRETE

MINIMUM CONCRETE STRENGTH SHALL BE
4500 PSI (32MPa) W/ 5% AIR
ENTRAINMENT MINIMUM CONCRETE SLAB
THICKNESS 3"

7. CONCRETE COVERS

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

CITY OF HAMILTON
Building Division

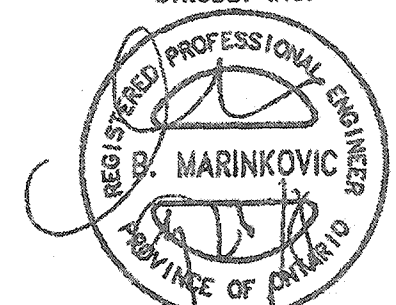
Permit No. 20-187751

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CR DEC 14/20
FOR CHIEF BUILDING OFFICIAL DATE

STRUDET INC.



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. 8700 DUFFERIN ST. CONCORD, ONTARIO P (416) 738-4090 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 WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. PAGE NO. 14	PROJECT NAME RUSSELL GARDENS III
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