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 APPLICABE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12 - 2012 OBC.

1 ROOF CONSTRUCTION (*SEE OBC 9.19.)

NO. 210 (10.25kg/m2) ASHPHALT 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, 38x89 (2"x4") TRUSS BRACING @ 1880mm (6'-0") o.c. AT BOTTOM CHORD. FREFIN. ALUM. EAVESTROUGH, FASCIA, RAIL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF / WALL SURFACES SUSCEPTIBLE TO DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") c.c. ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES.

2 FRAME WALL CONSTRUCTION (2"x6")

SIDING, HARDIE BOARD, STUCCATO BOARD OR EQUAL AS PER ELEVATION, 19x64 (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. WAPPROVED DIAGONAL WALL BRACING, RSI 3.87 (R22) INSULATION AND APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH.

3 BRICK VENEER CONSTRUCTION (2"x6")

90mm (4") FACE BRICK 25mm (1") AIR SPACE 22x180x0.76mm (7/8"x7"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. WAPPROVED DIAGONAL WALL BRACING, RSI 3.87 (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 CONFIRMING TO OBC9.27.11.(2) & 9.28 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. WAPPROVED DIAGONAL WALL BRACING, RSI 3.87 (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 38x89 (2"x4") @ 400mm (16") o.c. FOR 2 STOREYS AND 300mm (12") o.c. FOR 3 STOREYS. NON-BEARING PARTITIONS 38x89 (2"x4") @ 600mm (24") o.c.. PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 2/38x89 (2-2"x4") TOP PLATE. 13mm (1/2") INTERIOR DRYWALL BOTH SIDES OF STUD, PROVIDE 89x140 (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 15MPa (2200psi) WITH BITUMENOUS DAMPROOFING AND DRAINAGE LAYER. MIN. 420x150 (16"x6") CONTIN. KEYED CONC. PTS. BRACE FOUNDATION WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL WITH MINIMUM BEARING CAPACITY OF 120kPa (17.4 psi) OR GREATER.

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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.)

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.)

19mm (3/4") T&G SUBFLOOR UNDER GROUND FLOOR FINISH FLOOR. 16mm (5/8") T&G SUBFLOOR UNDER SECOND FLOOR FINISH FLOOR. 16mm (5/8") PANEL-TYPE UNDERLAY FOR CERAMIC TILE APPLICATION. 6mm (1/4") PANEL-TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING.

9 ROOF INSULATION (*SEE 9812 - 2.1.1.2.A & 2.1.1.7)

RSI 10.57 (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	(7-1/8")	
MIN. RUN	=210	(8-1/4")	
MIN. TREAD	=259	(9-1/4")	
MAX. NOSING	=25	(1")	
MIN. HEADROOM	=1950	(6'-5")	
RAIL @ LANDING	=900	(2'-11")	
RAIL @ STAIR	=865	(2'-10")	TO 965 (3'-2")
MIN. STAIR WIDTH	=860	(2'-10")	

FOR CURVED STAIRS
MIN. AVG. RUN = 200 (8")
MIN. RUN = 150 (6")

11 RAILING (*SEE OBC 9.8.8.)

FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS.

INTERIOR GUARDS: = 900mm (2'-11") MIN.
EXTERIOR GUARDS: = 1070mm (3'-6") MIN.

12 SILL PLATE (*SEE OBC 9.23.6 & 9.23.7.)

38x89 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") o.c. CAULKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FDTN. 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 1524mm (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.)

38x89 (2"x4") STUDS @400mm (16") o.c. 38x89 (2"x4") SILL PLATE ON DAMPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") o.c. (4") HIGH CONC. CURB ON 300x185 (12"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

15 STEEL BASEMENT COLUMN (* SEE OBC 9.17.3.)

90mm (3-1/2") DIA. x 4.78mm (.188) STL. COL. WITH 150x150x9.5mm (6"x6"x3/8") STL. TOP & BOTTOM PLATE.

15A STEEL COLUMN (* SEE OBC 9.17.3.)

90mm (3-1/2") DIA. x 4.78mm (.188) 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/M 2-16mm (1/2") DIA. x 300mm (12") LONG x 50mm (2") HOOK ANCHORS.

16 NIB WALLS (* SEE OBC 9.23.8.)

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))

19x38 (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 65 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 3.87 (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 NO. STEP WHERE NOT EXPOSED TO WEATHER MAX. RISE 200mm (7-1/8"); MINIMUM TREAD 230mm (9-1/2")

22 DRYER VENT (*SEE OBC 6.2.3.8.(7))

CAPPED DRYER EXHAUST VENTED TO EXTERIOR. USE 1000mm (4") DIA. SMOOTH WALL VENT PIPE.

23 ATTIC ACCESS (*SEE OBC 9.19.2.)

ATTIC ACCESS HATCH 546x700 (22"x28") 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

280x280x16 (11"x11"x5/8") STL. PLATE FOR STL. BEAMS AND 280x280x12 ((11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK 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

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

29 WOOD BASEMENT POST (*OBC 9.17.4.)

3-38x140 (3-2"x6") BUILT-UP POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 (1/2") DIA. BOLT ON 406x406x205 (16"x16"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/ 6x6-W2.9xW2.9 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. 19x64 (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 CLAD IN NON-COMBUSTABLE MATERIAL.

36 COLD 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 FDTN. WALLS W/ 610x610 (24"x24") 10M @600mm (24") o.c. DOWELS. SLOPE SLAB MIN. 1.0% FROM DOOR. SLAB TO HAVE A MIN. 75mm (3") BEARING ON FDTN. WALLS. PROVIDE (N.L.) LINTELS OVER CELLAR DOOR.

37 FDTN. WALL REDUCTION IN THICKNESS

(*SEE OBC 9.15.4.7.)

FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 190mm (8-1/2") THICK TO A MAX. DEPTH OF 660mm (26") FOR 8" FDTN. WALL. 10" FDTN. WALL WHEN REDUCTION IN THICNESS 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))

FOR MAX. 2240mm (7'-4") SPAN, 38x89 (2"x4") RAFTERS @400mm (16") o.c.. FOR MAX. 3530mm (11'-7") SPAN, 38x140 (2"x6") RAFTERS @400mm (16") o.c.. RIDGE BOARD TO BE 51mm (2") DEEPER. 38x89 (2"x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2"x4") @400mm (16") o.c. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 400 (16") o.c. FOR MAX. 4450mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @600mm (24") o.c. WITH A 38x89 (2"x4") CENTER POST TO THE TRUSS BELOW, LATERALLY BRACED @1800mm (6'-0") o.c. VERTICALLY.

39 TWO STOREY VOLUME SPACES

FOR A MAXIMUM 5490mm (18'-0") HEIGHT, PROVIDE 2-38x140 (2-2"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 (*9812 - 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 PARALEL 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. (9.10.19.3.(3)).

44 CARBON MONOXIDE ALARM ● (*OBC 9.33.4.)

WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A DWELLING UNIT, A BARBON MONOXIDE DETECTOR CONFORMING TO CAN/CGA-6.19, CSA 6.19 OR UL 2034 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.

CITY OF HAMILTON
BUILDING Municipal
Planning & Development Department
JAN 27 2021
REC'D BY _____ DATE _____
REP'D TO _____ DATE _____

2012 CODE
COMPLIANCE PACKAGE "A1"

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

REVISIONS

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

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

VIKAS GAJJAR — NAME — SIGNATURE — 28770 — BCIN

REGION DESIGN INC.
8709 DUFFERIN ST.
CONCORD, ONTARIO
L4K 1S6
P (416) 736-1060
F (905) 660-0746

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

Greenpark

PROJECT NAME: RUSSELL GARDENS III

August 1, 2018 12:57:00 PM M:\STANDARD DETAILS\P ER 8 1 T S E T\2017\A1 PACKAGE (MAIN\SALES)\P 182 - STANDARD NOTES PACKAGE A1.DWG

WINDOWS - CANADA ZONE C

(1) MINIMUM BEDROOM WINDOW (*OBC 9.9.10.1.)

AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m2 (3.8 SQFT.) UNOBSTRUCTED GLAZED OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380mm (1'-3")

GLASS AREA NOT MORE THAN 17% OF GROSS PERIPHERAL WALL AREA.
MAXIMUM U-VALUE 0.28

(2) WINDOW GUARDS (*OBC 9.8.8.1(6))

A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 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, 3.8.3.8.(3)(a), 3.8.3.8.(3)(c), 3.8.3.13.(2)(g) & 3.8.3.13.(4)(a). SEE DETAIL ON PAGE 11.

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 (Fb=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" (13mm) DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") o.c.

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

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

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

STEEL:

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

REINFORCING STEEL SHALL CONFORM TO CSA-G30.18M GRADE 400R.

REVISION:

● ONT. REG. 332/12-2012 OBC AMENDMENT O. REG. 88/19 JAN. 01, 2020

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STABILITY OF NARROW (20'-35') & 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 9.5mm (3/8") THICK PLYWOOD OR WAFERBOARD FOR THE EXTERIOR WALL SHEATHING.

3.) TO STIFFEN THE STRUCTURE IN TRANSVERSE DIRECTION USE 9.5mm (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

BL1 = 3-1/2"x3-1/2"x1/4"L (90x90x6.0L) + 2-2"x8" SPR. No.2
BL2 = 4"x3-1/2"x5/16"L (100x90x8.0L) + 2-2"x8" SPR. No.2
BL3 = 5"x3-1/2"x5/16"L (125x90x8.0L) + 2-2"x10" SPR. No.2
BL4 = 6"x3-1/2"x5/16"L (150x90x10.0L) + 2-2"x12" SPR. No.2
BL5 = 6"x4"x3/8"L (150x100x10.0L) + 2-2"x12" SPR. No.2
BL6 = 5"x3-1/2"x5/16"L (125x90x8.0L) + 2-2"x12" SPR. No.2
BL7 = 5"x3-1/2"x5/16"L (125x90x8.0L) + 3-2"x10" SPR. No.2
BL8 = 5"x3-1/2"x5/16"L (125x90x8.0L) + 3-2"x12" SPR. No.2
BL9 = 6"x4"x3/8"L (150x100x10.0L) + 3-2"x12" SPR. No.2

WOOD LINTELS AND BEAMS

WB1 = 2-2"x8" SPR. No.2 (2-38x184 SPR. No.2)
WB2 = 3-2"x8" SPR. No.2 (3-38x184 SPR. No.2)
WB3 = 2-2"x10" SPR. No.2 (2-38x235 SPR. No.2)
WB4 = 3-2"x10" SPR. No.2 (3-38x235 SPR. No.2)
WB5 = 2-2"x12" SPR. No.2 (2-38x286 SPR. No.2)
WB6 = 3-2"x12" SPR. No.2 (3-38x286 SPR. No.2)
WB7 = 5-2"x12" SPR. No.2 (5-88x286 SPR. No.2)
WB11 = 4-2"x10" SPR. No.2 (4-38x235 SPR. No.2)
WB12 = 4-2"x12" SPR. No.2 (4-38x286 SPR. No.2)

LOOSE STEEL LINTELS

L1 = 3-1/2"x3-1/2"x1/4"L (90x90x6.0L)
L2 = 4"x3-1/2"x5/16"L (100x90x8.0L)
L3 = 5"x3-1/2"x5/16"L (125x90x8.0L)
L4 = 6"x3-1/2"x3/8"L (150x90x10.0L)
L5 = 6"x4"x3/8"L (150x100x10.0L)
L6 = 7"x4"x3/8"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" (2-45x406)

DOOR SCHEDULE

1 = 2'-10" x 6'-8" (865x2035) - INSULATED ENTRANCE DOOR
1a = 2'-8" x 6'-8" (815x2032) - INSULATED FRONT DOORS
2 = 2'-8" x 6'-8" (815x2032) - WOOD & GLASS DOOR
3 = 2'-8" x 6'-8 x 1-3/4" (815x2032x45) - EXTERIOR SLAB DOOR
4 = 2'-8" x 6'-8" x 1-3/8" (815x2032x35) - INTERIOR SLAB DOOR
5 = 2'-6" x 6'-8" x 1-3/8" (760x2032x35) - INTERIOR SLAB DOOR
6 = 2'-2" x 6'-8" x 1-3/8" (660x2032x35) - INTERIOR SLAB DOOR
7 = 1'-6" x 6'-8" x 1-3/8" (460x2032x35) - INTERIOR SLAB DOOR

LEGEND

DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
GT	GIRDER TRUSS
PL SP	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 39
	FLAT ARCH
F.D.	FLOOR DRAIN
SA	SMOKE ALARM. SEE NOTE 43
SA CM	SMOKE ALARM & CARBON MONOXIDE ALARM. SEE NOTE 44

2012 CODE
COMPLIANCE PACKAGE "A1"

5.		
4.		
3.		
2.		
1.	ISSUED FOR PERMIT	JAN 31, 2019

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 4S6
P (416) 736-4999
F (905) 660-0746

REGION DESIGN INC.

SHEET TITLE: GENERAL NOTES

SCALE: N.T.S.

DATE: JULY 2018

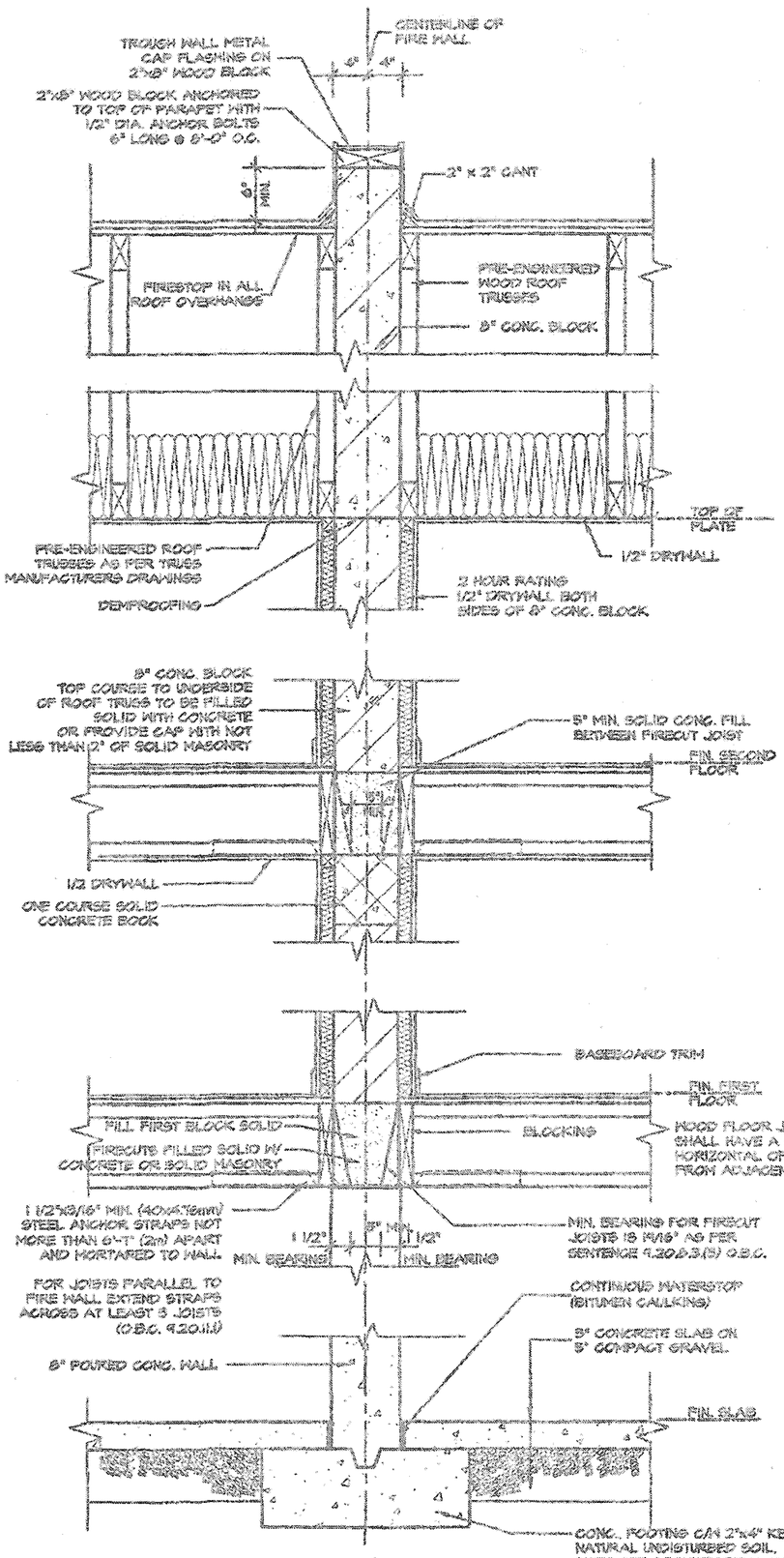
CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

PAGE No. 2

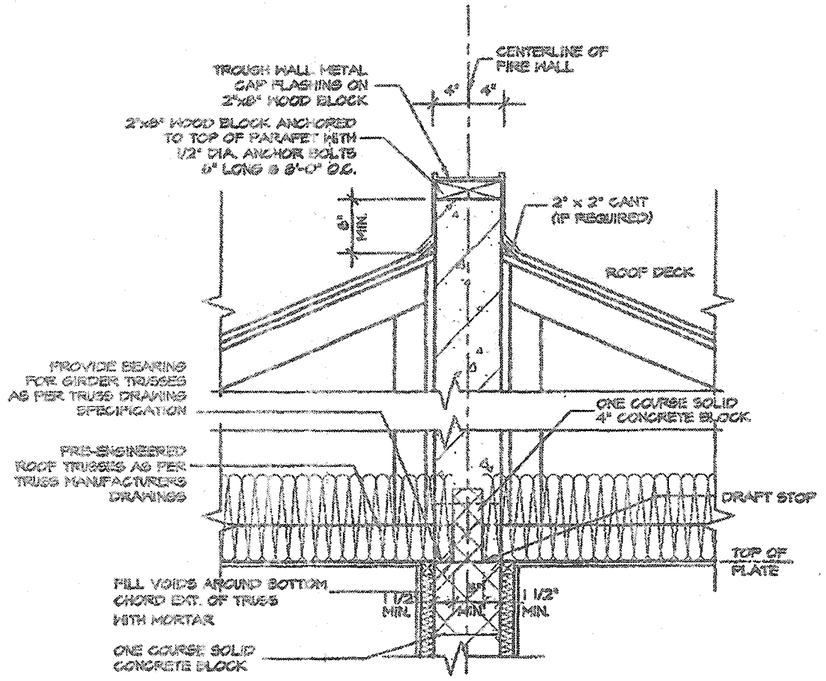
Greenpark

PROJECT NAME: RUSSELL GARDENS III

August 1, 2019 1:31:47 PM M:\STANDARD DETAILS\P E R M I T S E TO 2017\A1 PACKAGE @MAINGALE.DWP 1&2 - STANDARD NOTES PACKAGE A1.DWG



TYPE. 2 STOREY FIRE WALL SECTION
TRUSSES PARALLEL TO PARTY WALL



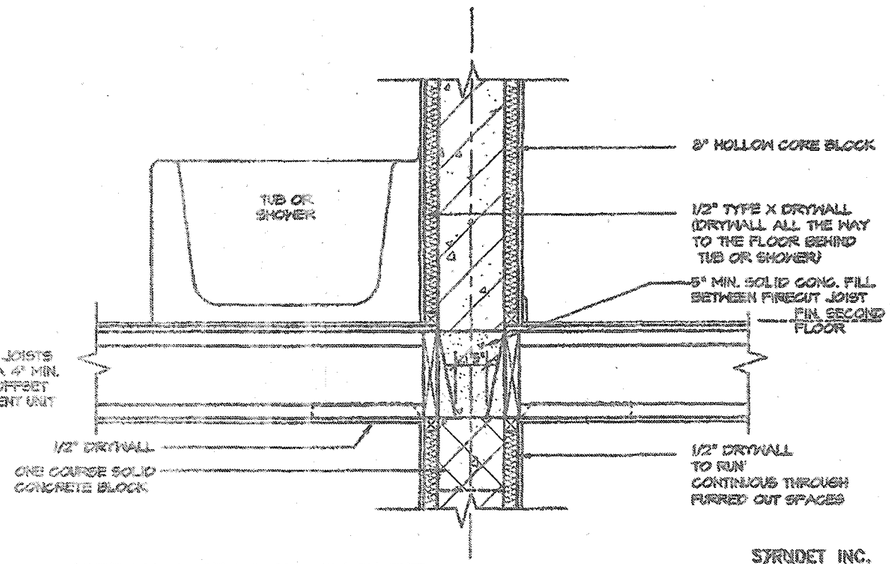
FIRE WALL SECTION - TRUSSES PERPENDICULAR

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. RATING OF 50 (O.B.C. DIV. B 9.11.2.1(1))

FIRE RESISTANCE RATING
FIRE RESISTANCE RATING REQUIRED IS 2 HR. MIN.(AS PER SENTENCE DIV. B 9.11.10.2 O.B.C.)

WALL TYPE
SEE SUPPLEMENTARY STANDARDS SB3 TABLE 1. (WALL NO. B9B) 9"(190MM) CONCRETE BLOCK WALL. WITH 1" x 1" STRAPPING @ 1/2" DRYWALL FILLED W/ SOUND ABSORPTIVE MATERIAL EACH SIDE. (FRR 2H)(STC 57)

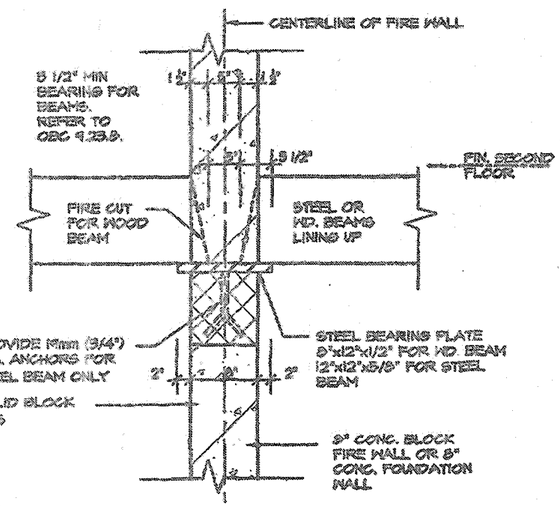


FIRE WALL SECTION @ BATH TUB

A FIREWALL SHALL EXTEND FROM THE GROUND CONTINUOUSLY THROUGH, OR ADJACENT TO, ALL STOREYS OF A BUILDING. (O.B.C. 3.1.10.5 (1))

ENGINEERED FLOOR SYSTEM INSTALLATION TO CONFORM TO MANUFACTURES APPROVED DETAILS AND SPECIFIACATIONS

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



STEEL BEARING PLATE DETAIL

2012 CODE
COMPLIANCE PACKAGE "A1"

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

REVISIONS

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

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S5
P (416) 736-4095
F (905) 660-0748

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

Greenpark

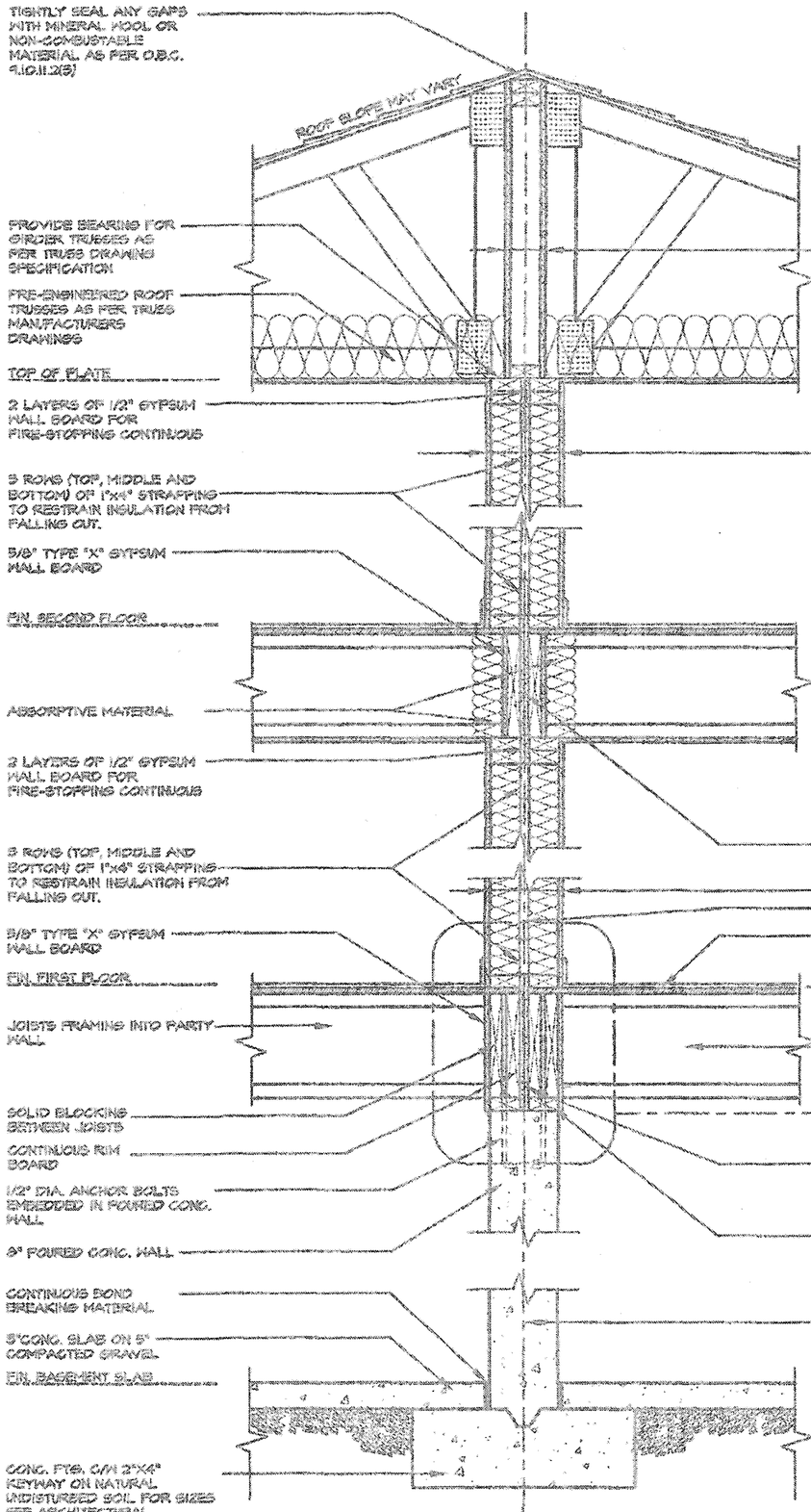
PROJECT NAME: RUSSELL GARDENS III

August 1, 2018 12:59:07 PM #:\STANDARD DETAILS\P E R M I T S E T\2017\41 PACKAGE (MINNISALE)\P 3 - FIRE WALL DETAIL PACKAGE A1.DWG

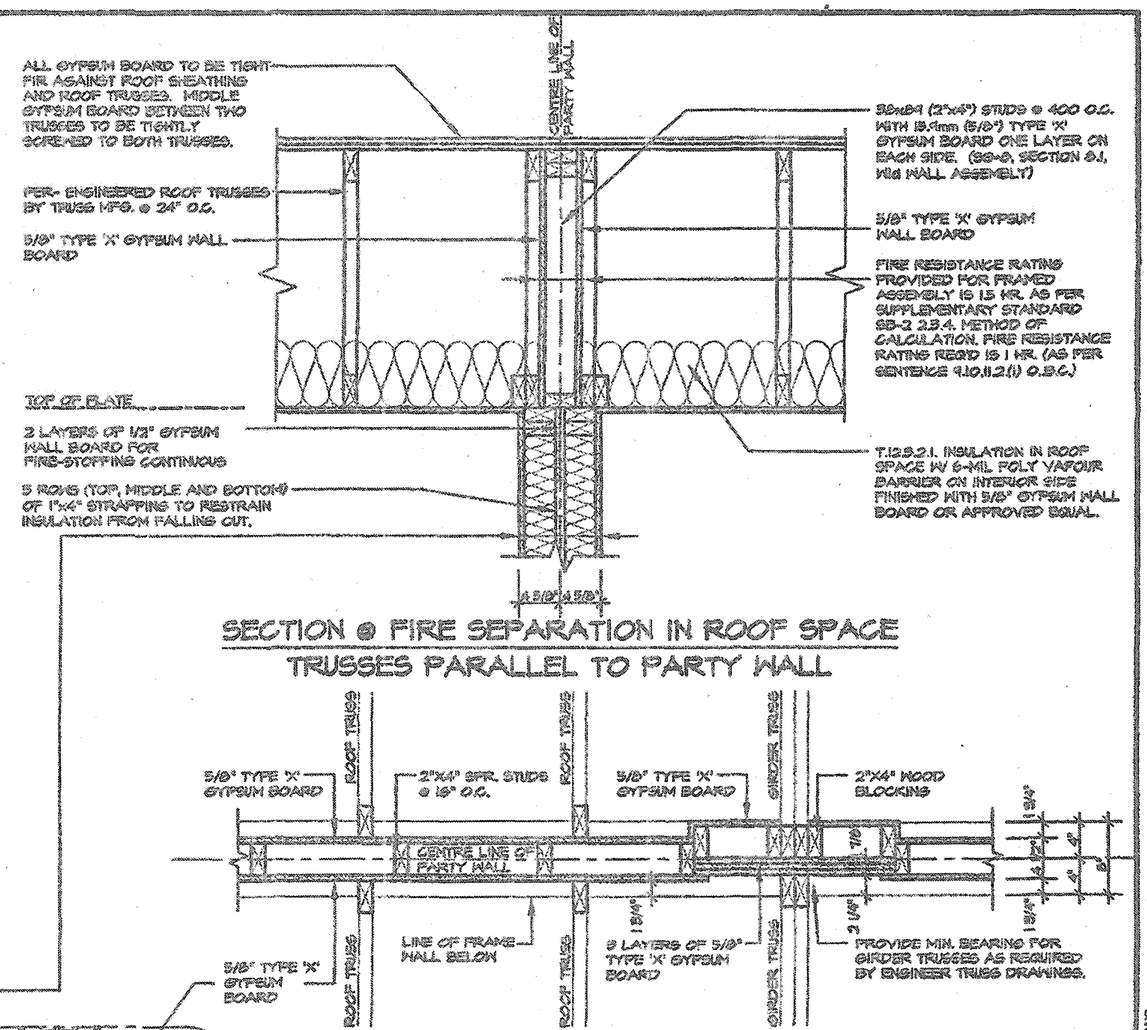
STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER
R. MARINKOVIC
PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

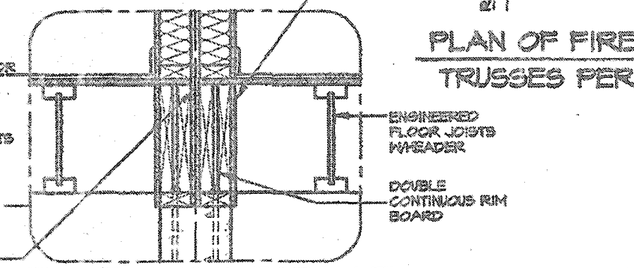


WOOD FRAME PARTY WALL
TRUSSES PERPENDICULAR TO PARTY WALL

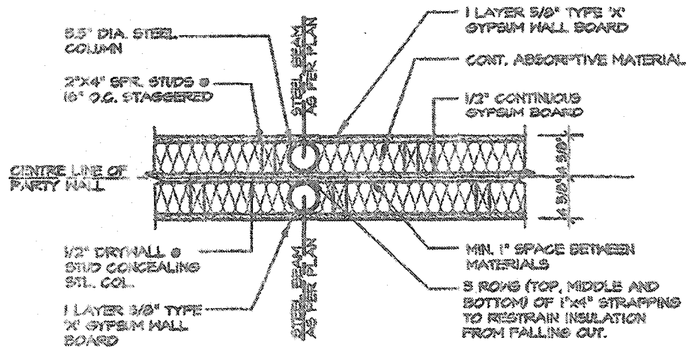


SECTION @ FIRE SEPARATION IN ROOF SPACE
TRUSSES PARALLEL TO PARTY WALL

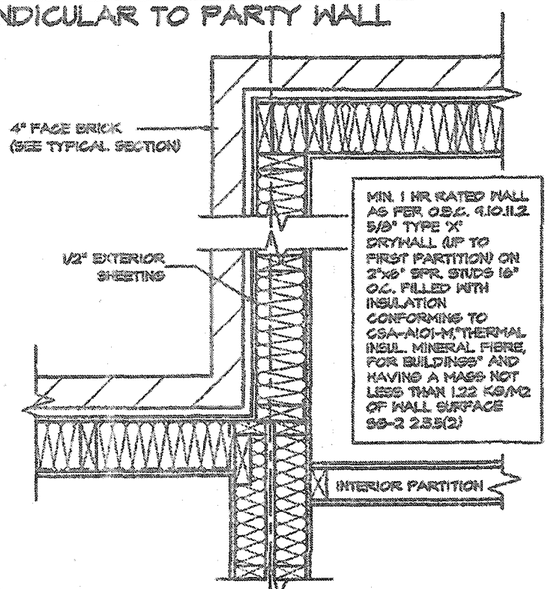
PLAN OF FIRE SEPARATION IN ROOF SPACE
TRUSSES PERPENDICULAR TO PARTY WALL



FLOOR JOISTS PARALLEL



PLAN OF PARTY WALL IN GARAGE



PARTY WALL PLAN SECTION

2012 CODE
COMPLIANCE PACKAGE "A1"

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

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VIKAS GAJJAR — NAME — SIGNATURE — 28770 — BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S3
P (416) 735-4088
F (866) 660-0745
REGION DESIGN INC.

SHEET TITLE: PARTY WALL WOOD

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

SCALE: 3/4"=1'-0"

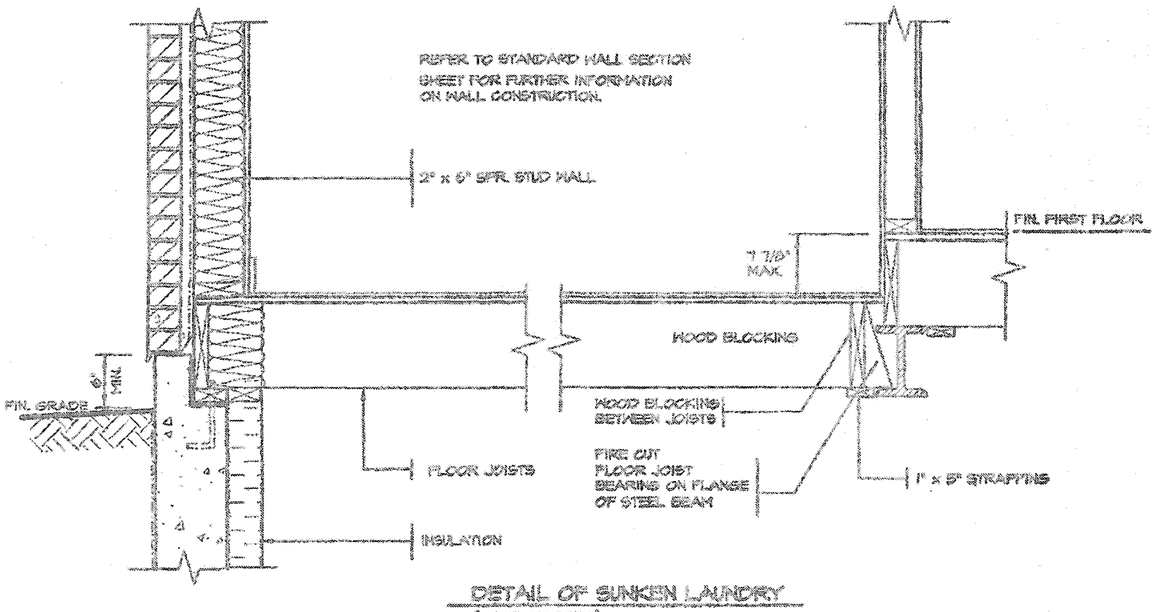
DATE: JULY 2018

PAGE No. 4

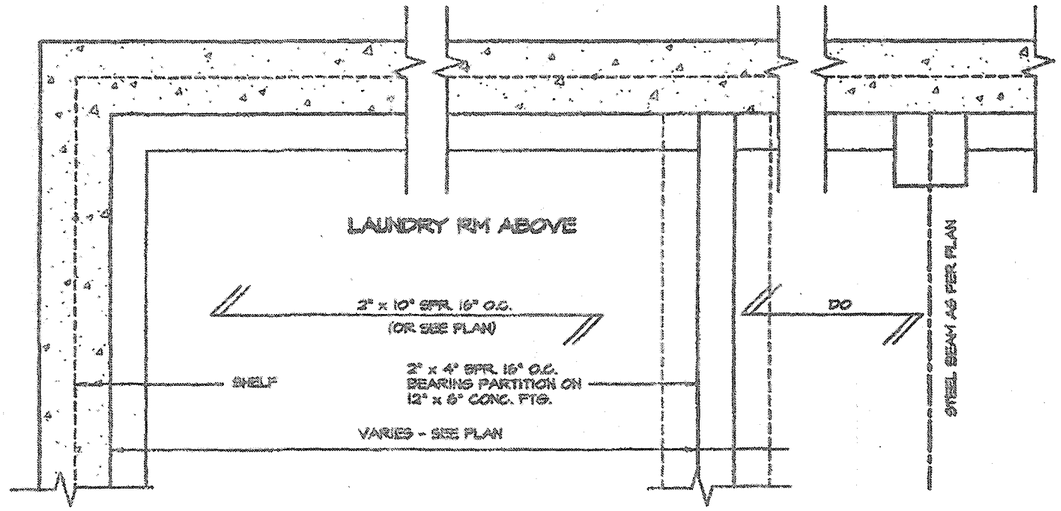
Greenpark

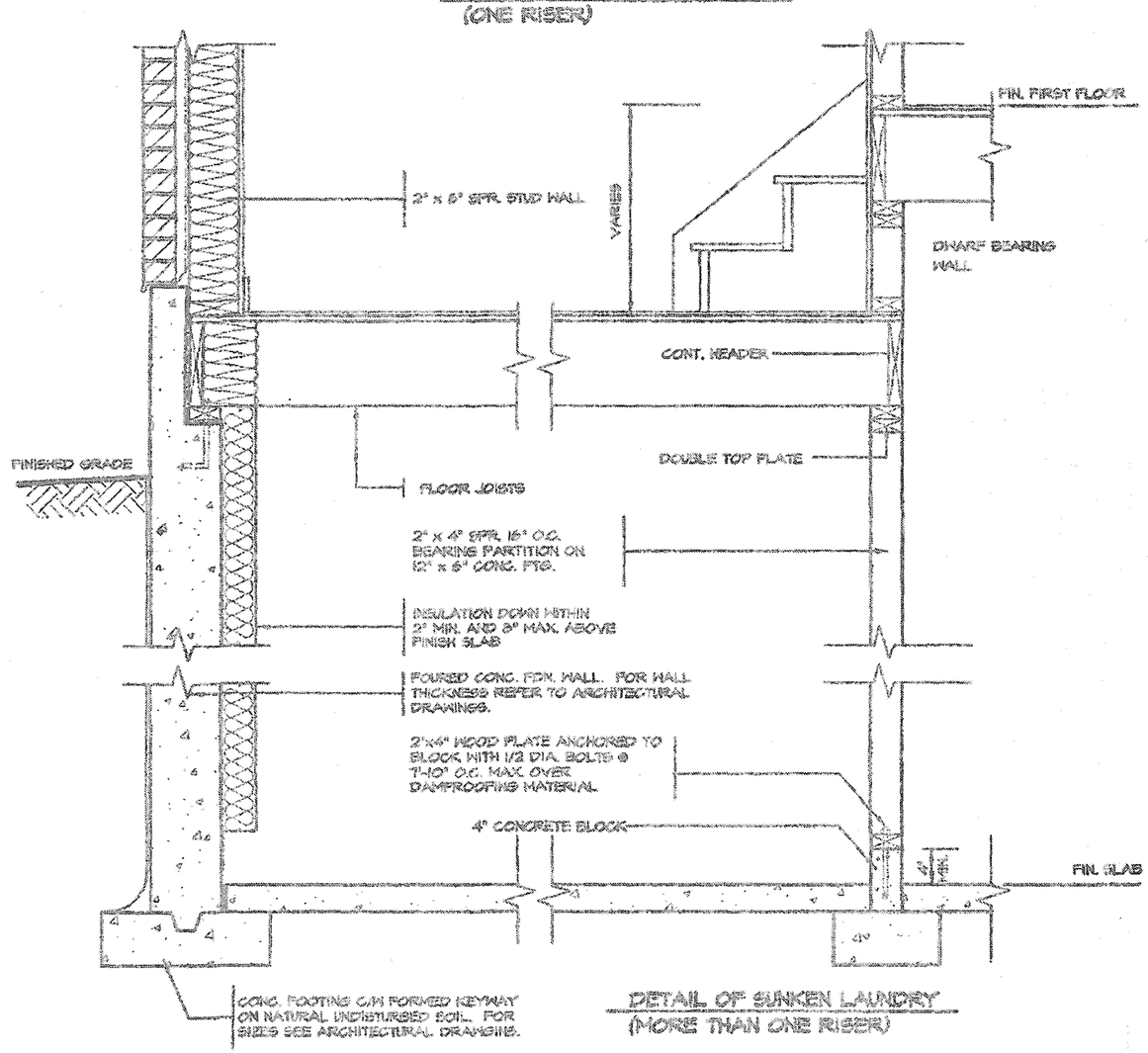
PROJECT NAME: RUSSELL GARDENS III

August 1, 2018 12:51:46 PM M:\STANDARD DETAILS\P E R M I T S\ET2017\A1 PACKAGE (MINRSAL)\P 4 - PARTY WALL DETAIL PACKAGE.A1.DWG

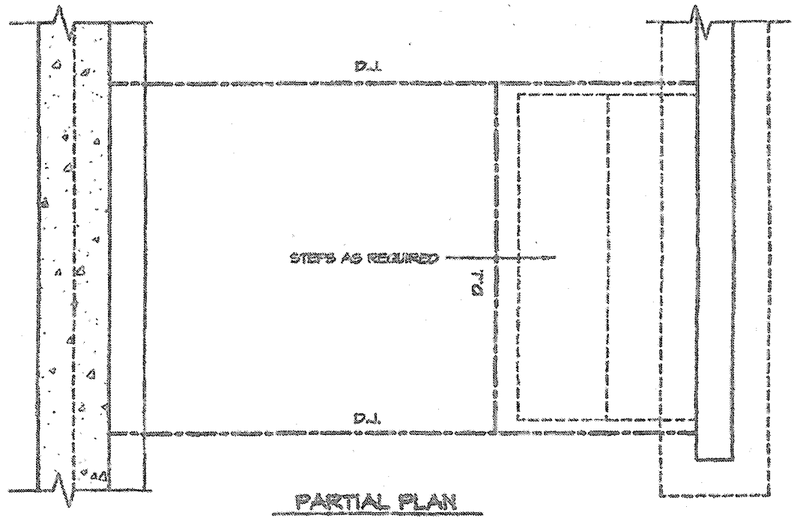


DETAIL OF SUNKEN LAUNDRY
(ONE RISER)





DETAIL OF SUNKEN LAUNDRY
(MORE THAN ONE RISER)



PARTIAL PLAN

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

2012 CODE
COMPLIANCE PACKAGE "A1

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

REVISIONS

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QUALIFICATION INFORMATION

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

VIKAS GAJJAR — NAME — SIGNATURE — 28770 — BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4030
F (905) 660-0740

REGION DESIGN INC.

SHEET TITLE: LAUNDRY DETAILS SUNKEN

SCALE: 3/4"=1'-0"

DATE: JULY 2018

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

PAGE No. 5

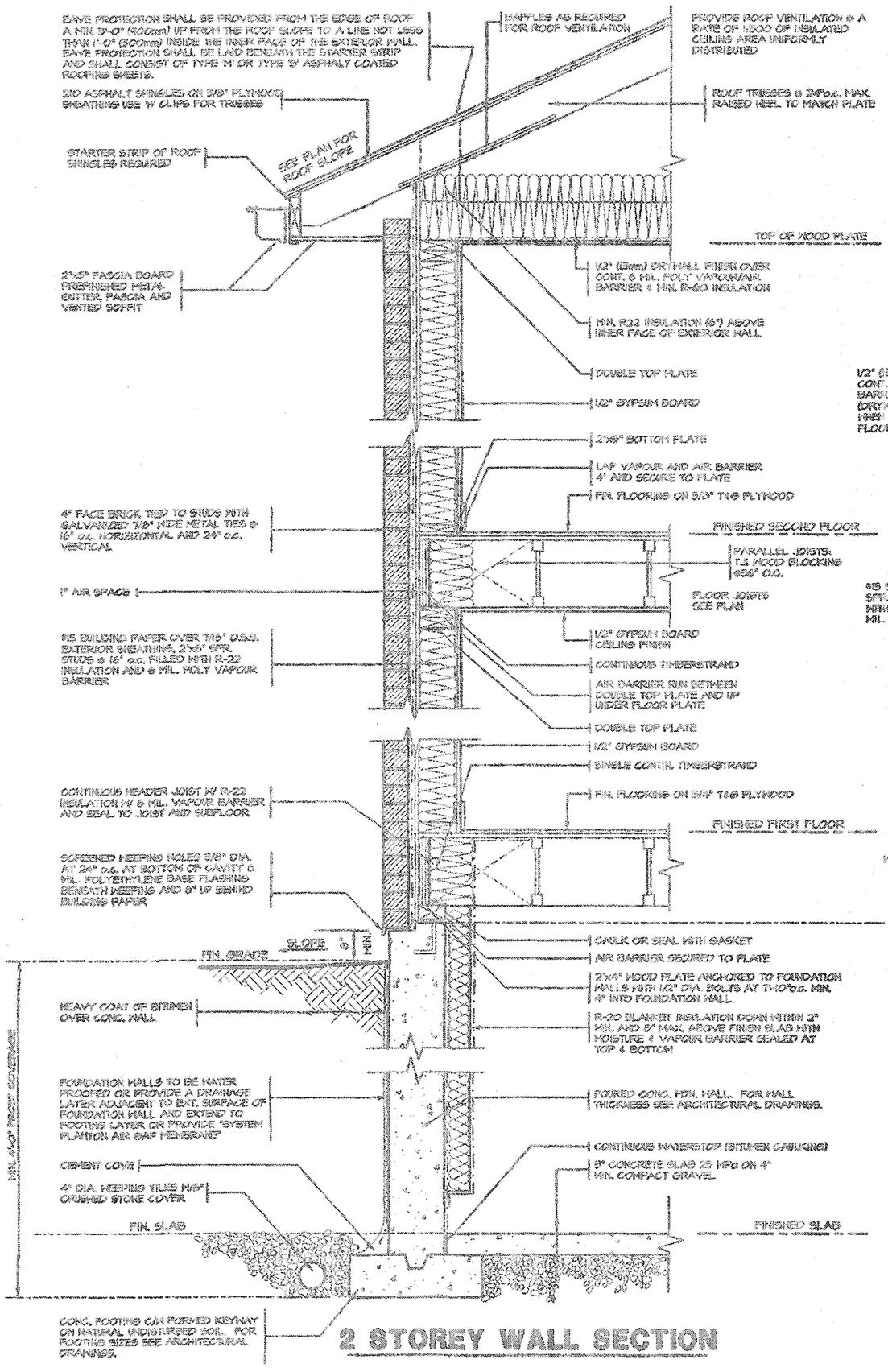
Greenpark.

PROJECT NAME: RUSSELL GARDENS III

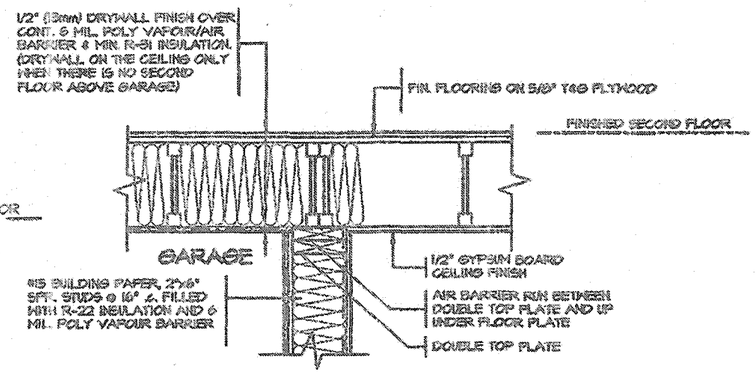
STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO

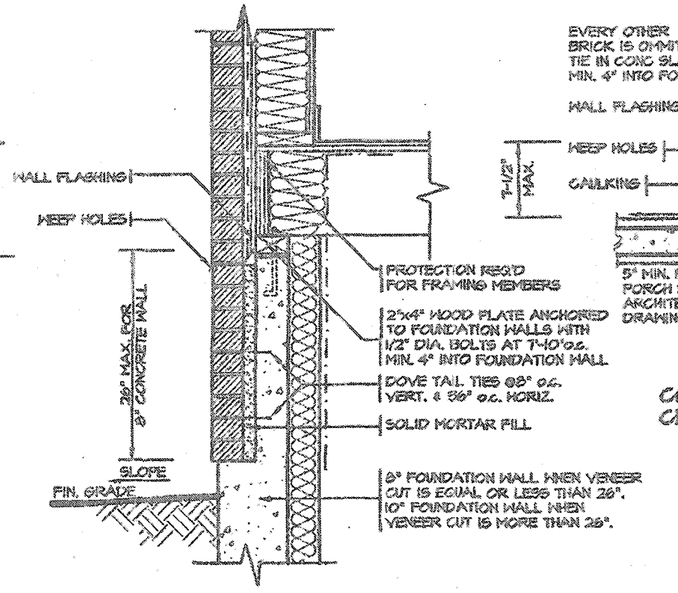
FOR STRUCTURE ONLY



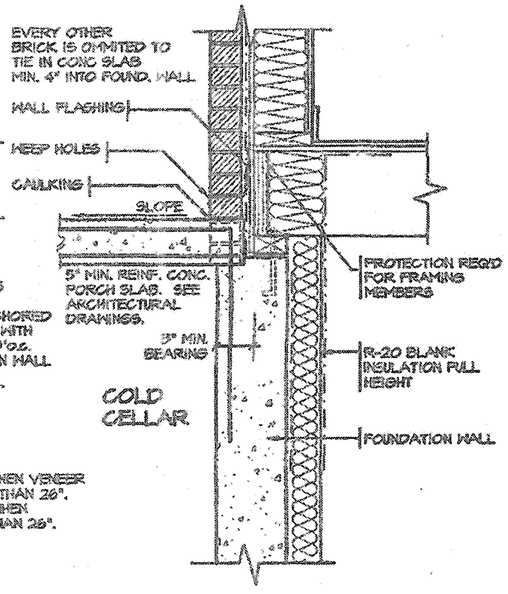
2 STOREY WALL SECTION



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.		
3.		
2.		
1.	ISSUED FOR PERMIT	JUL 30, 2018

REVISIONS

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

VIKAS GAJJAR — NAME — SIGNATURE — 28770 BCIN

REGION DESIGN INC.
9700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S3
P (416) 736-4099
F (905) 660-0749

REGION DESIGN INC.

SHEET TITLE: 2"X6" BRICK VENEER 2 STOREY SECTION

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

SCALE: 3/4"=1'-0"

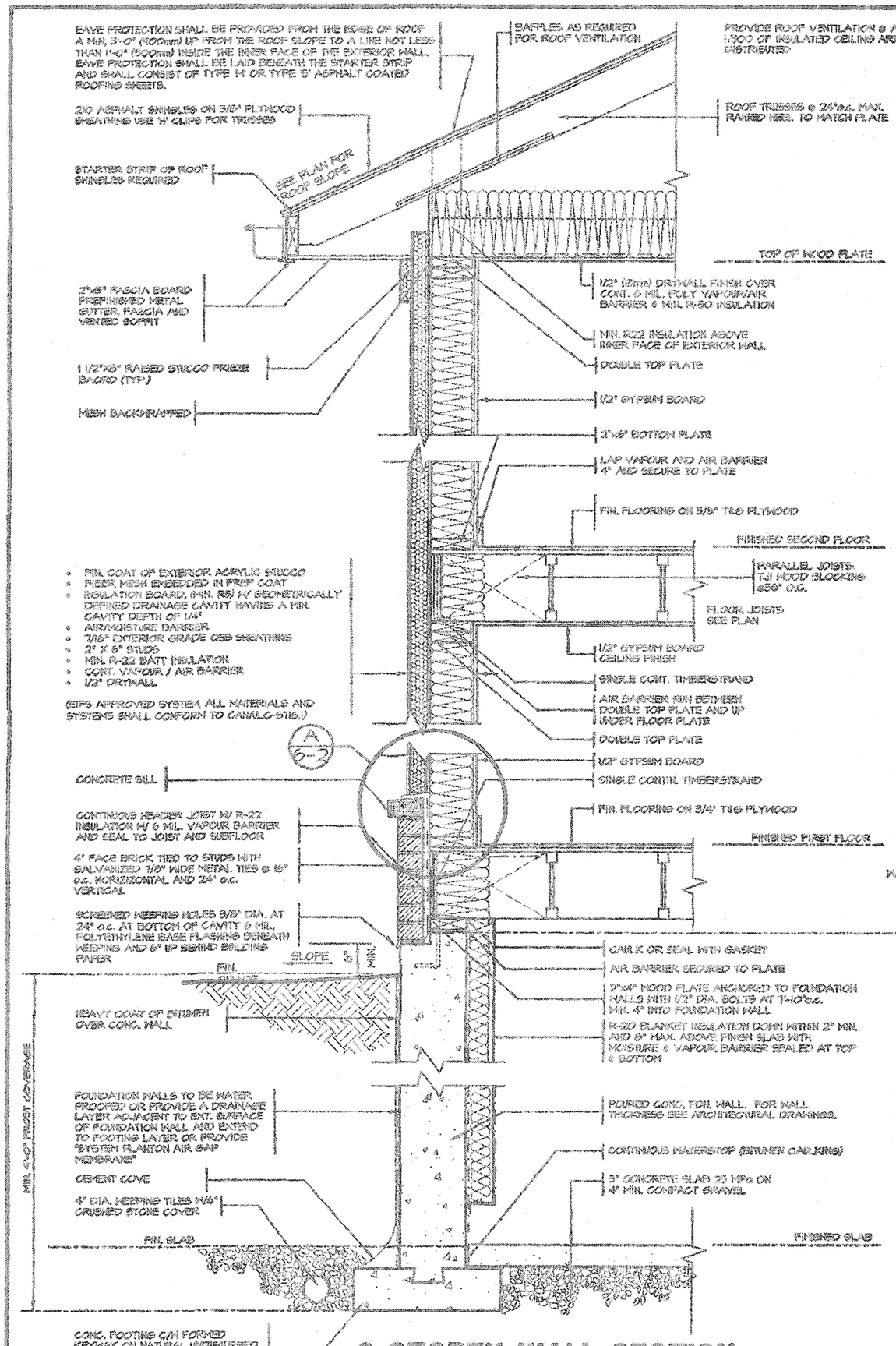
DATE: JULY 2018

PAGE No. 6

Greenpark

PROJECT NAME: RUSSELL GARDENS III

August 1, 2018 12:39:13 PM M:\STANDARD DETAILS\P ERMIT S E T\2017\A1 PACKAGE (ARMINE&LEN)\P 6 - 2 STOREY SECTION 2X6 PACKAGE A1.DWG



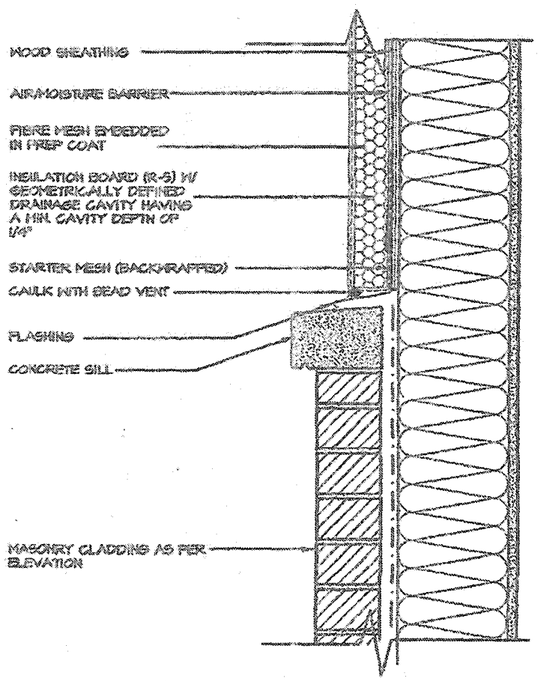
2 STOREY WALL SECTION

- 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

(EIFS APPROVED SYSTEM, ALL MATERIALS AND SYSTEMS SHALL CONFORM TO CAN/ULC-S716.1)

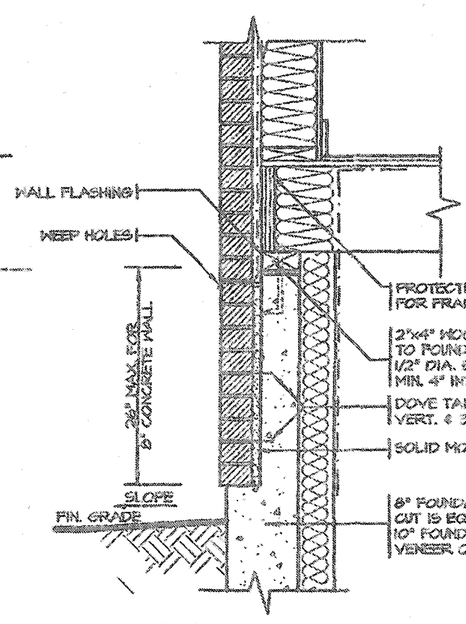
STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
100155
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

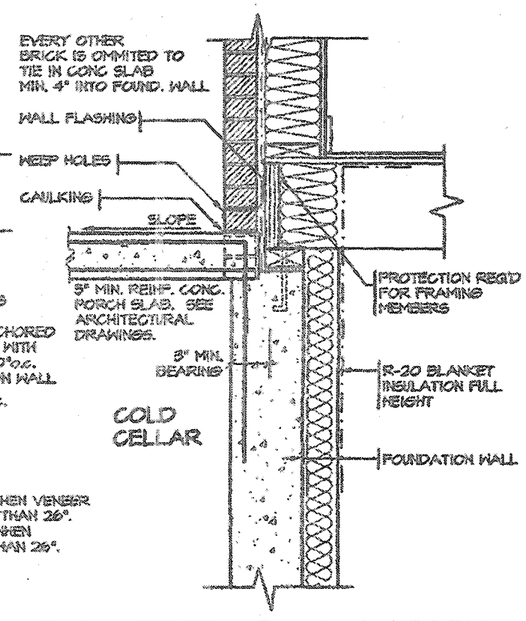


A. TERMINATION AT MASONRY CLADDING WITH SEALANT

1 1/2"=1'0"



DETAIL FOR CONCRETE VENEER DROPPED GRADE



DETAIL FOR COLD CELLAR PORCH SLAB

2012 CODE
COMPLIANCE PACKAGE "A1"

5.		
4.		
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VIKAS GAJJAR — NAME — SIGNATURE — 28770 BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S9
P (416) 736-6056
F (905) 660-6745

REGION DESIGN INC.

SHEET TITLE: 2"X6" STUCCO WALL 2 STOREY SECTION

SCALE: AS NOTED

DATE: JULY 2018

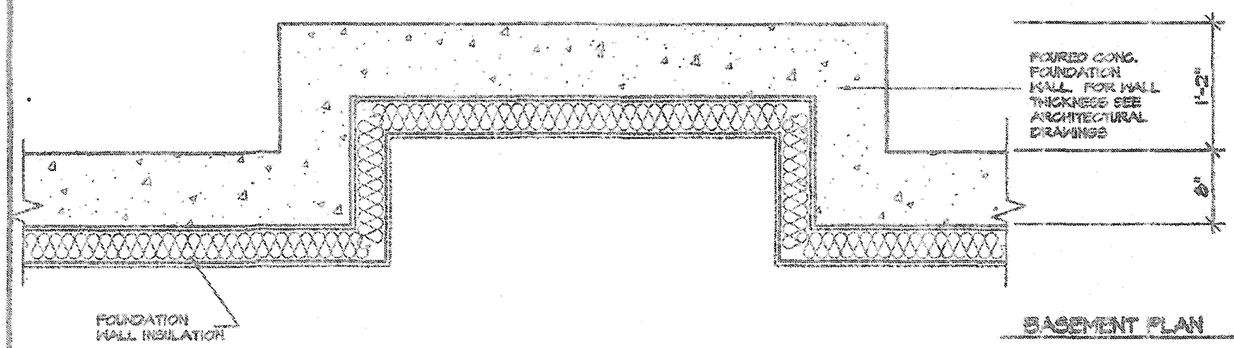
CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

PAGE No. 6-2

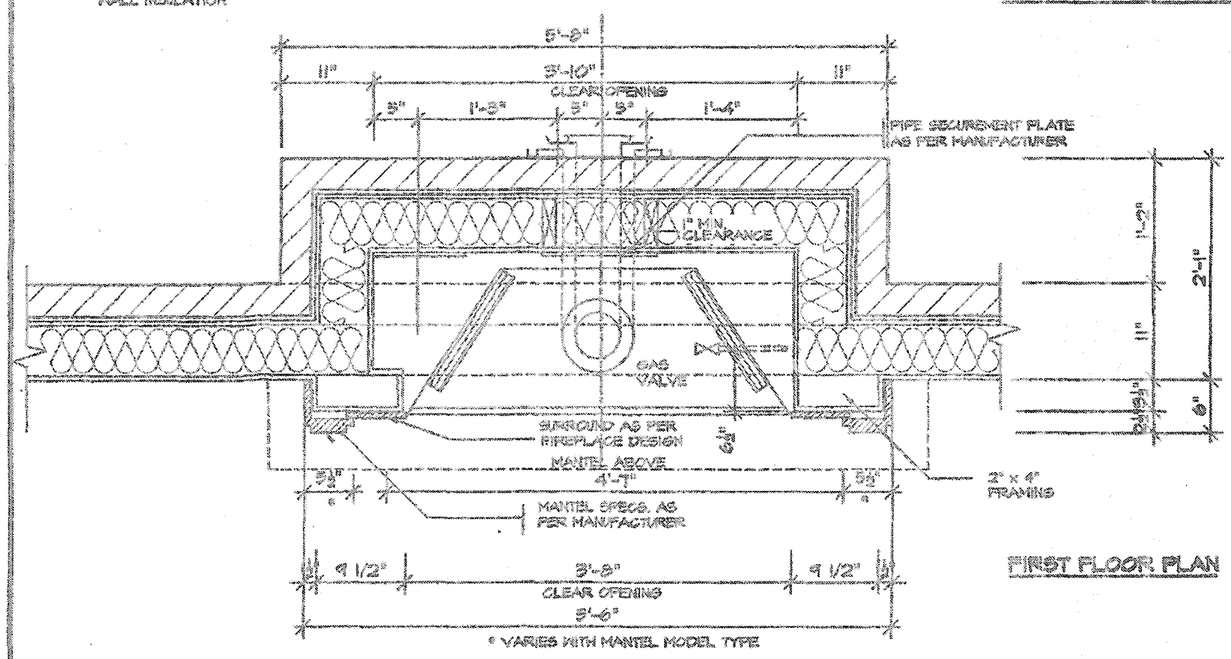
Greenpark

PROJECT NAME: RUSSELL GARDENS III

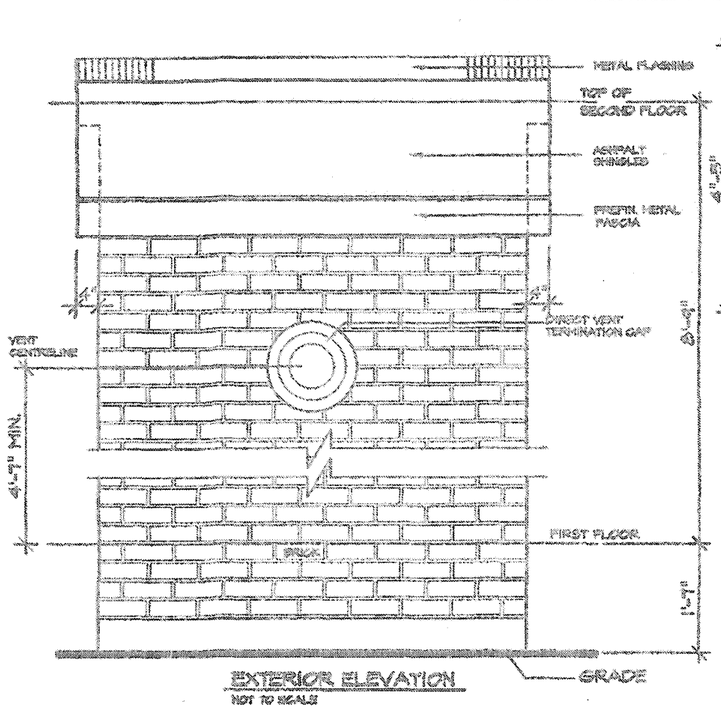
August 1, 2018 12:50:23 PM M:\STANDARD DETAILS\P E R M I T S E T\2017\A1 PACKAGE (MINUS ALE)\P 6-2 - 2 STOREY SECTION 2X6- STUCCO PACKAGE A1.DWG



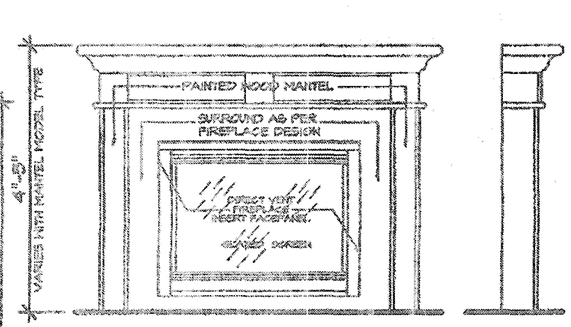
BASEMENT PLAN



FIRST FLOOR PLAN



EXTERIOR ELEVATION
NOT TO SCALE



FRONT/SIDE ELEVATION
NOT TO SCALE

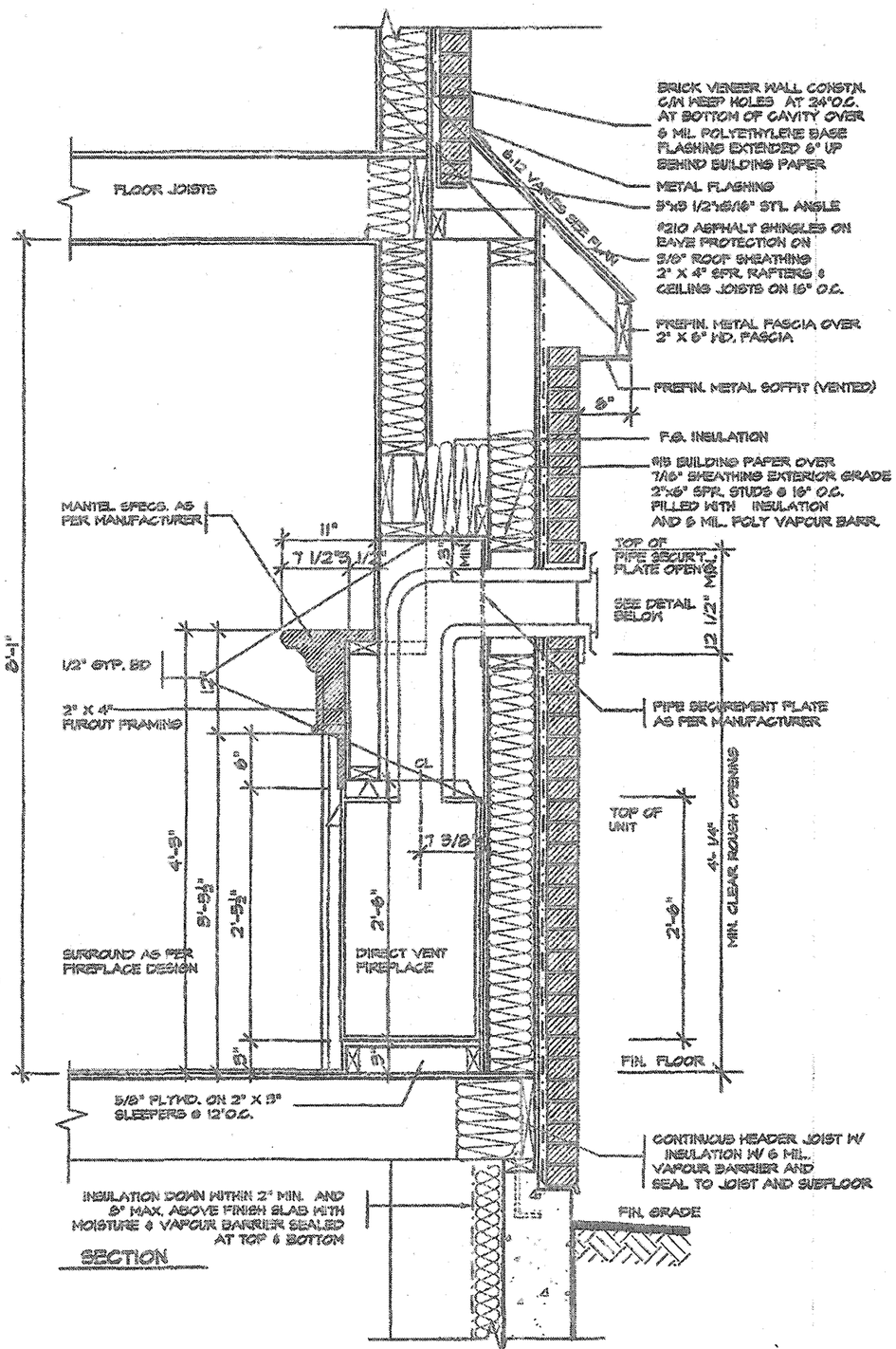
GENERAL INSTALLATION NOTES

1.0 UNIT INSTALLATION TO STRICTLY CONFORM TO MANUFACTURERS INSTALLATION MANUAL AND ALL APPLICABLE CODES OF LOCAL AUTHORITIES HAVING JURISDICTION INCLUDING CAN/CSA-B149.1 & 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 9"
- -FROM SIDES TO VENT 1"

3.0 THE DIRECT VENT UNIT ILLUSTRATED IS THE SC150 MODEL AS MANUFACTURED BY HEATILATOR.

4.0 THE MANTEL ILLUSTRATED IS THE S-2 GB AS SUPPLIED BY GREATER TORONTO FIREPLACE.



SECTION

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

2012 CODE
COMPLIANCE PACKAGE "A1"

5.		
4.		
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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 3.2.5 of the building code

VIKAS GAJJAR — NAME — SIGNATURE — 28770 BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 1S6
P (416) 736-4085
F (905) 660-0746

REGION DESIGN INC.

SHEET TITLE: VENT FIREPLACE DIRECT

SCALE: 3/4"=1'-0"

DATE: JULY 2018

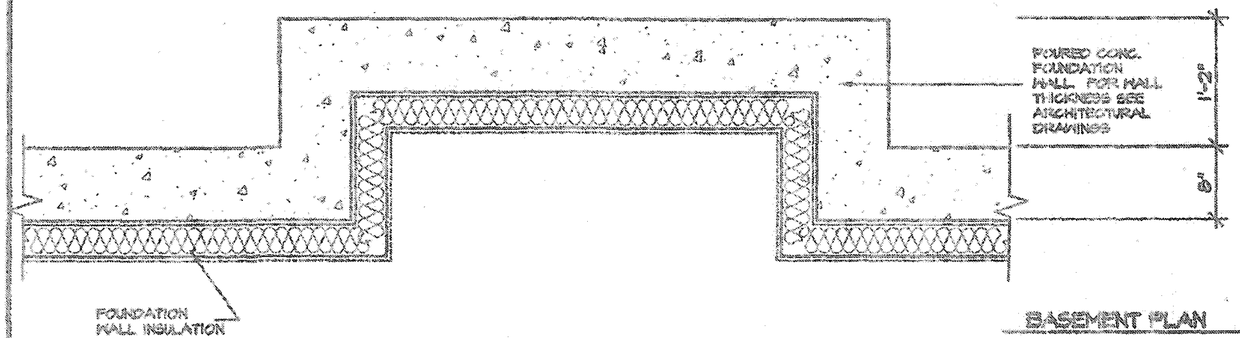
CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

PAGE No. 7

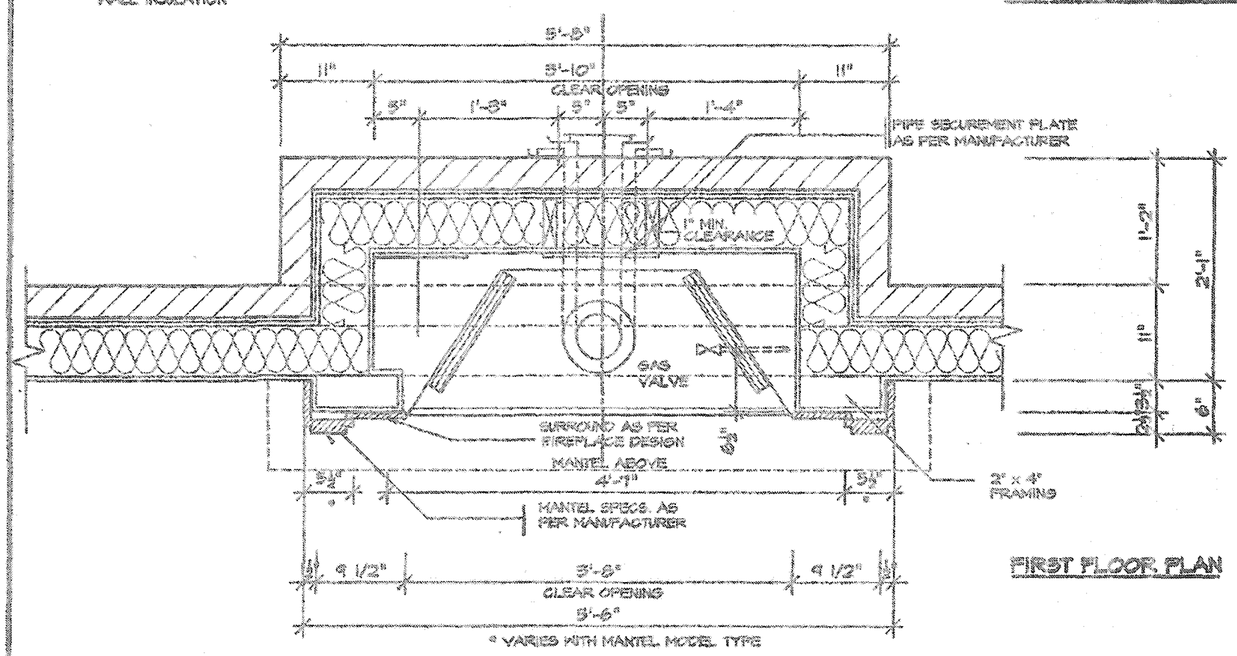
Greenpark

PROJECT NAME: RUSSELL GARDENS III

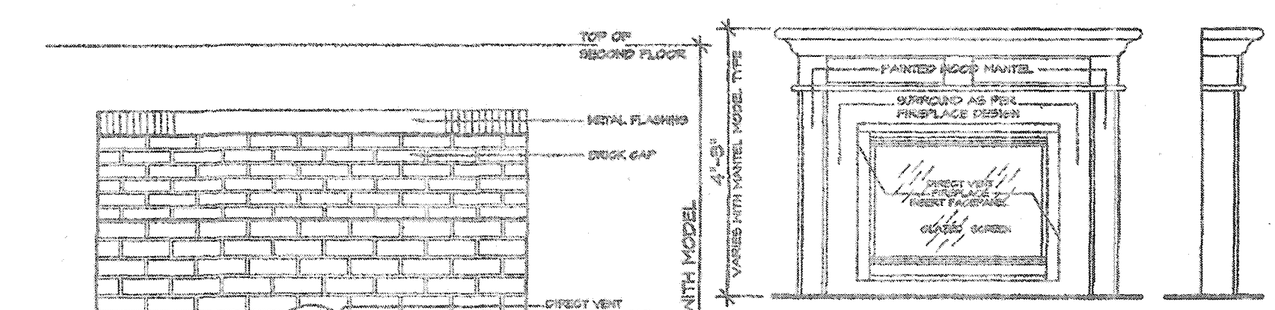
August 1, 2018 12:17:40 PM M:\STANDARD DETAILS\P ERMIT S E T\2017\A1 PACKAGE (MARINGALE)\P 7 - DIRECT VENT FIRE PLACE PACKAGE A1.DWG



BASEMENT PLAN



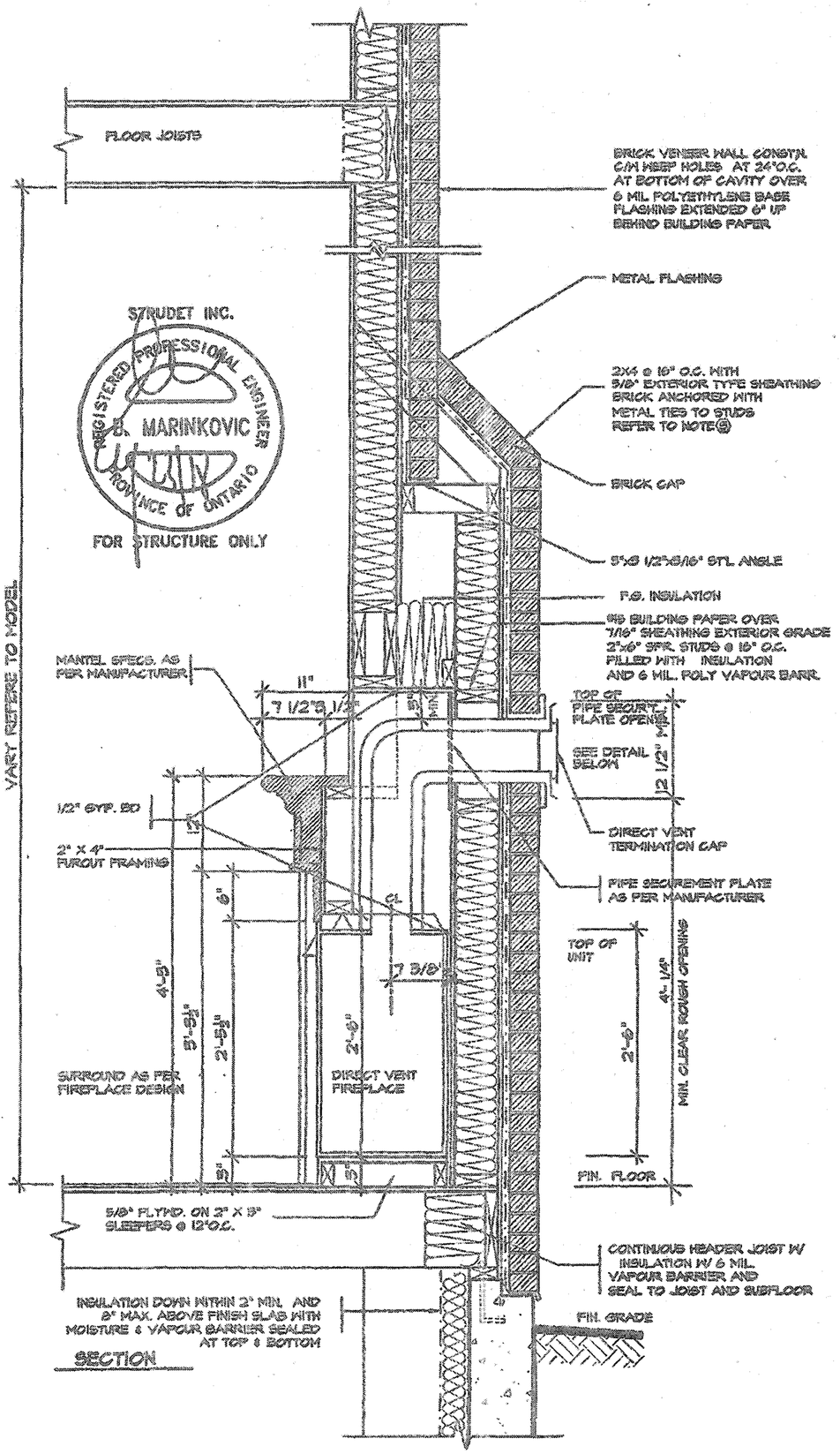
FIRST FLOOR PLAN



EXTERIOR ELEVATION
NOT TO SCALE

FRONT/SIDE ELEVATION
NOT TO SCALE

VARY REFERE TO MODEL



SECTION

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

GENERAL INSTALLATION NOTES

1.0 UNIT INSTALLATION TO STRICTLY CONFORM TO MANUFACTURERS INSTALLATION MANUAL AND ALL APPLICABLE CODES OF LOCAL AUTHORITIES HAVING JURISDICTION INCLUDING CAN/CGA-B149.1 & 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 8"
- -FROM SIDES TO VENT 1"

3.0 THE DIRECT VENT UNIT ILLUSTRATED IS THE SCI30 MODEL AS MANUFACTURED BY HEATILATOR.

4.0 THE MANTEL ILLUSTRATED IS THE S-2 GB AS SUPPLIED BY GREATER TORONTO FIREPLACE.

2012 CODE
COMPLIANCE PACKAGE "A1"

6.		
5.		
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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 GAUJAR — NAME — SIGNATURE — 28770 BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4036
F (905) 660-0748

REGION DESIGN INC.

SHEET TITLE: VENT FIREPLACE DIRECT

SCALE: 3/4"=1'-0"

DATE: JULY 2018

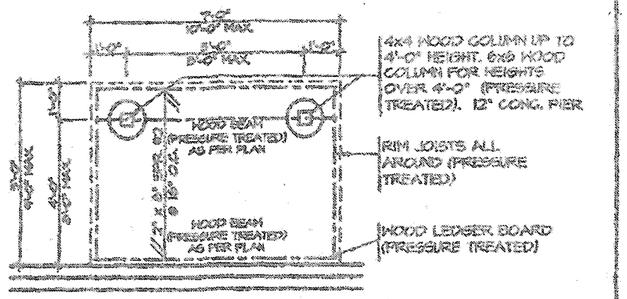
CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

PAGE No. 7-2

Greenpark

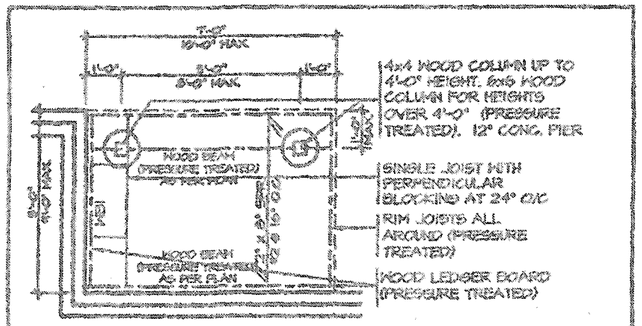
PROJECT NAME: RUSSELL GARDENS III

August 1, 2018 12:12:14 PM M:\STANDARD DETAILS\P ER MIT S ET\2017\A1 PACKAGE (MARKHAM)\P 7-2 - DIRECT VENT FIRE PACKAGE.DWG



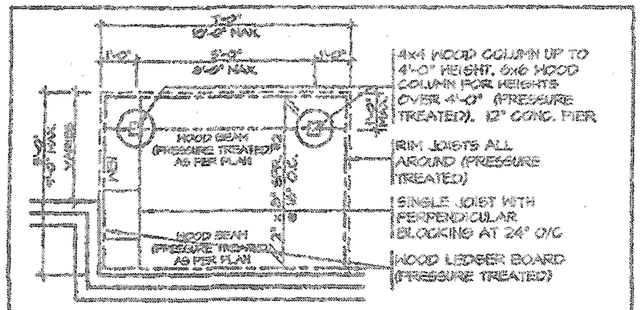
TYPICAL DECK LAYOUT

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



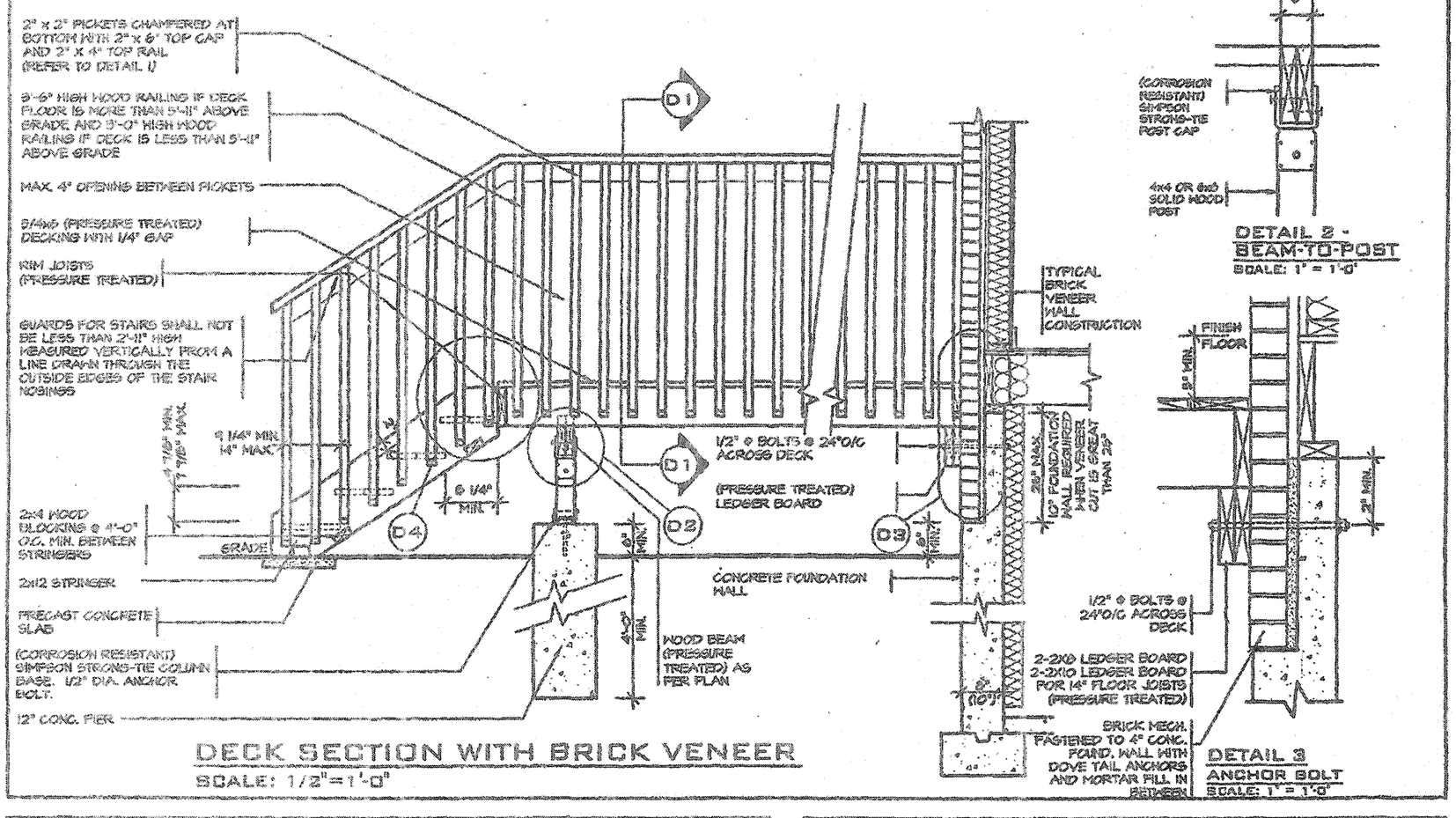
TYPICAL DECK LAYOUT

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



TYPICAL DECK LAYOUT

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



DECK SECTION WITH BRICK VENEER

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

DETAIL 2 - BEAM-TO-POST

SCALE: 1" = 1'-0"

DETAIL 3 ANCHOR BOLT

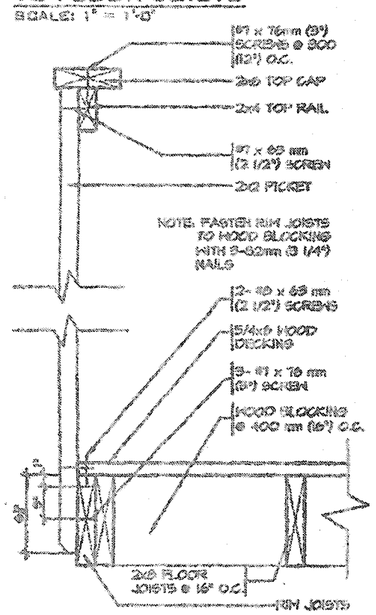
SCALE: 1" = 1'-0"

DETAIL 1

CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK

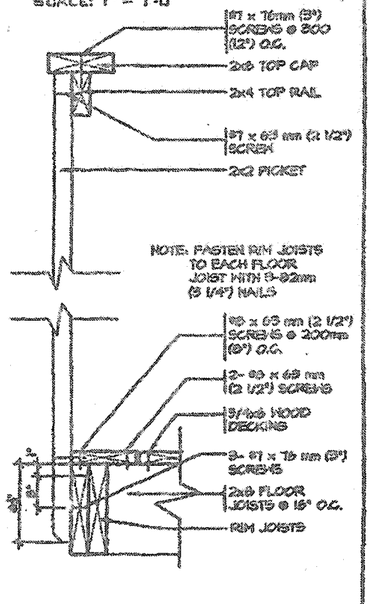
GUARD PARALLEL TO FLOOR JOISTS

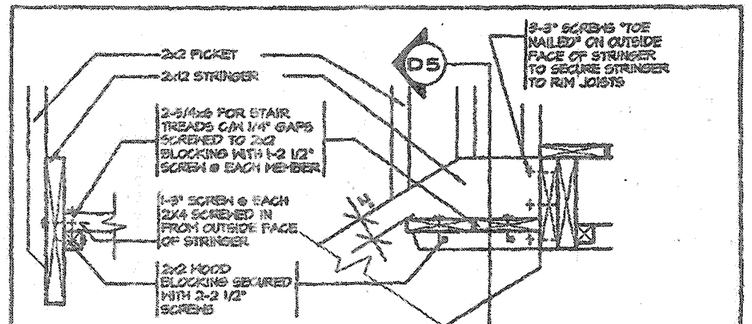
SCALE: 1" = 1'-0"



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

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

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
Feb 9/17
PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

2012 CODE COMPLIANCE PACKAGE "A1"

5.		
4.		
3.		
2.		
1.	REVISED FOR STARTIME	NOV 16

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 4S3
P (416) 736-4086
F (905) 660-0745

REGION DESIGN INC.

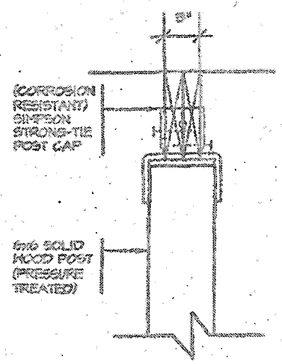
SHEET TITLE: WOOD DECK DETAIL

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

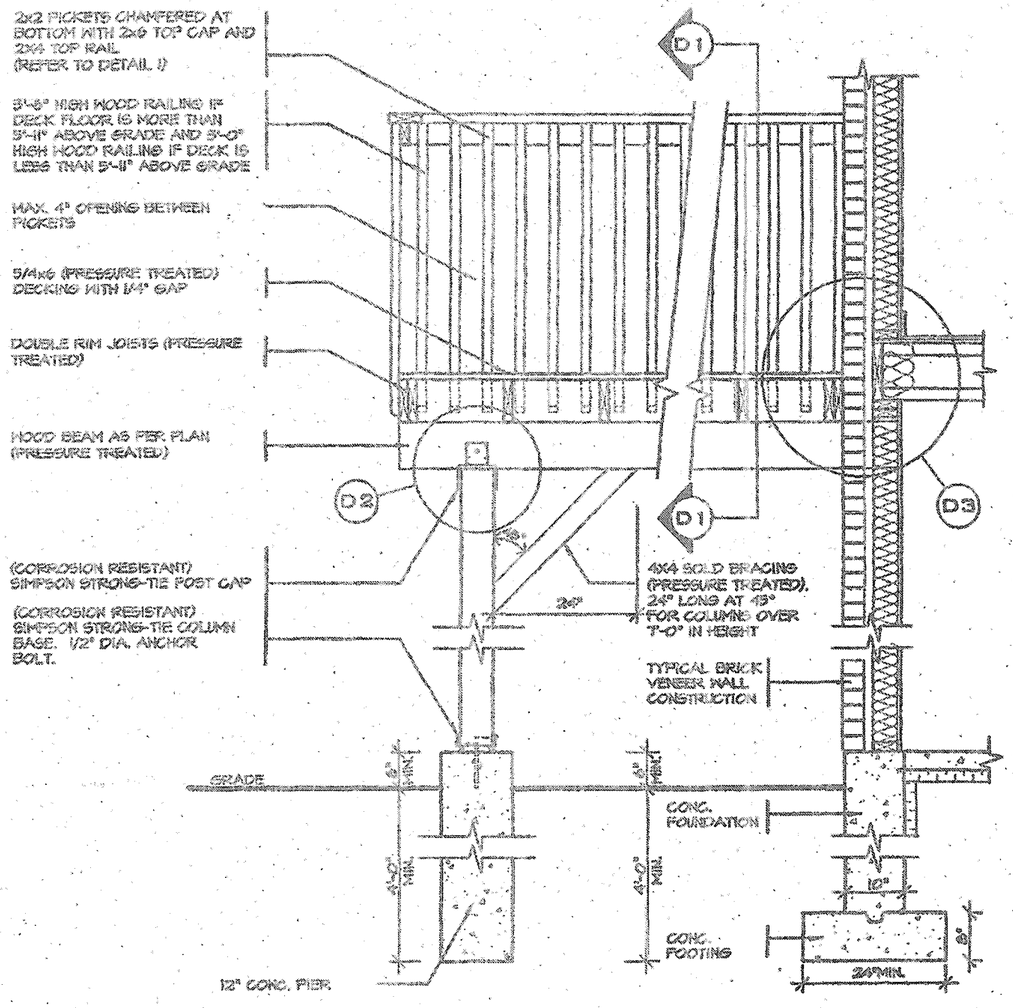
SCALE	BY	AREA	PAGE No.
AS SHOWN			8
DATE: NOV 2016	TYPE	PROJECT: 00-00-00	

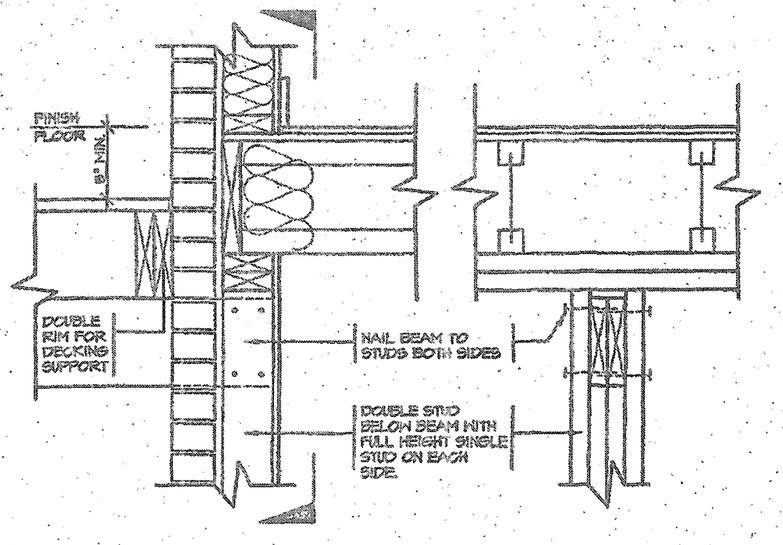
Greenpark.

PROJECT NAME: RUSSELL GARDENS III



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



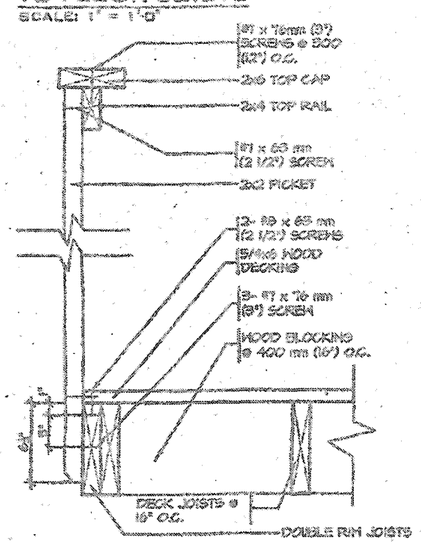


DETAIL 3
BEAM-TO-STUD WALL
SCALE: 1" = 1'-0"

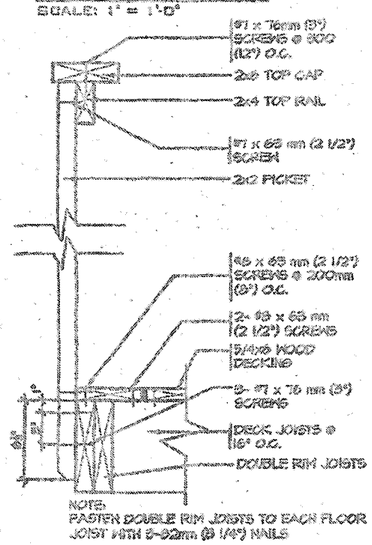
DECK SECTION WITH BRICK VENEER
SCALE: 1/2"=1'-0"

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:
FASTEN DOUBLE RIM JOISTS TO EACH FLOOR JOIST WITH 2-92mm (3 1/4") NAILS

GENERAL NOTES

1. THE DECK HAS BEEN DESIGNED TO SAFELY SUPPORT A SUPERIMPOSED LOAD OF 1.9kPa [40psf]
2. ALL NAILS AND SCREWS TO BE GALVANIZED
3. WOOD FOR CANTILEVERED PICKETS 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 ENTRAINED
5. FOOTING TO BE PLACED ON UNDISTURBED SOIL WITH MIN. BEARING PRESSURE OF 150kPa [3130psf]

MAR 0 8 2018

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
R. MARINKOVIC
PROVINCE OF ONTARIO

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.
2700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4656
F (905) 669-0749

REGION DESIGN INC.

SHEET TITLE: WALK-OUT DECK DETAILS

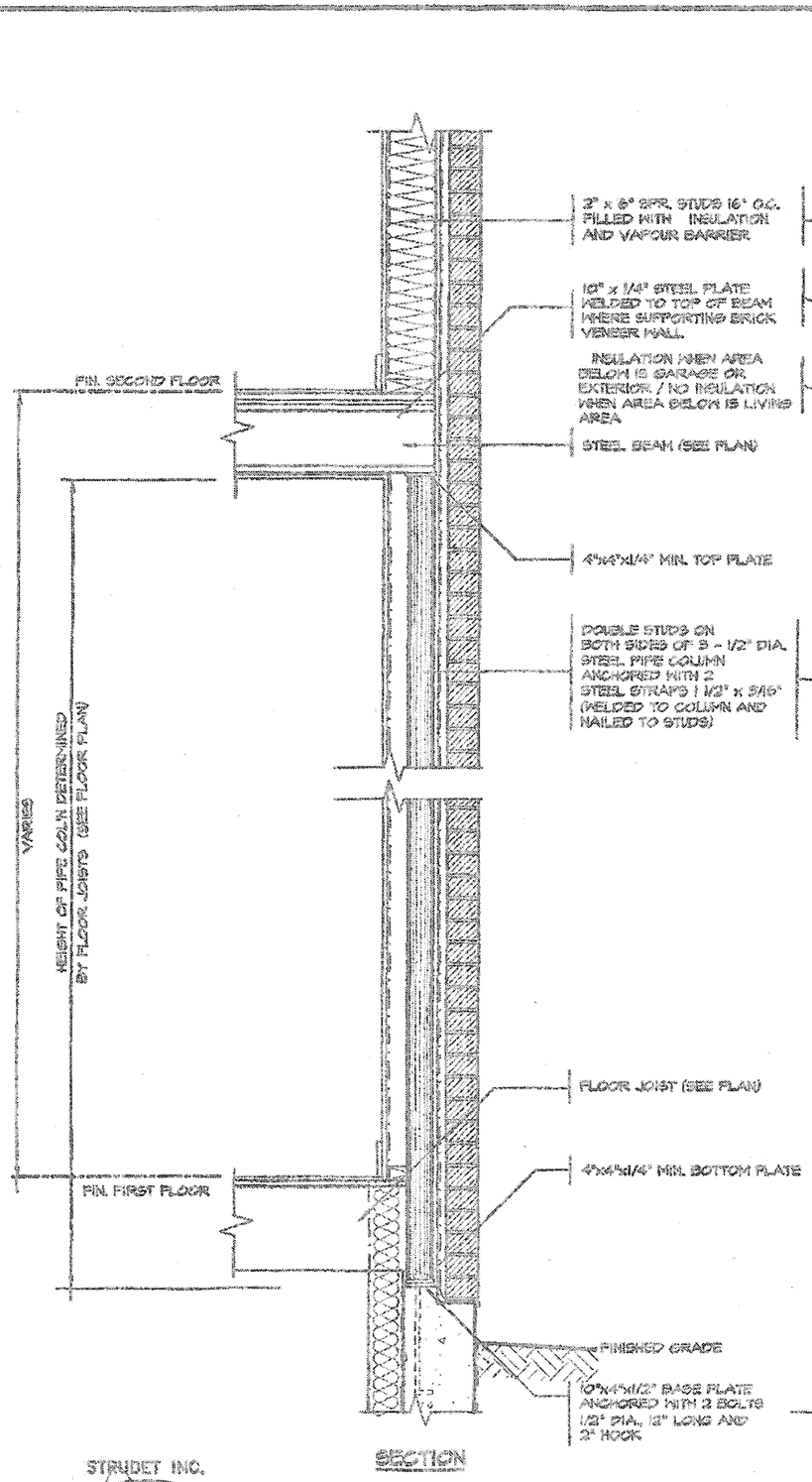
CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

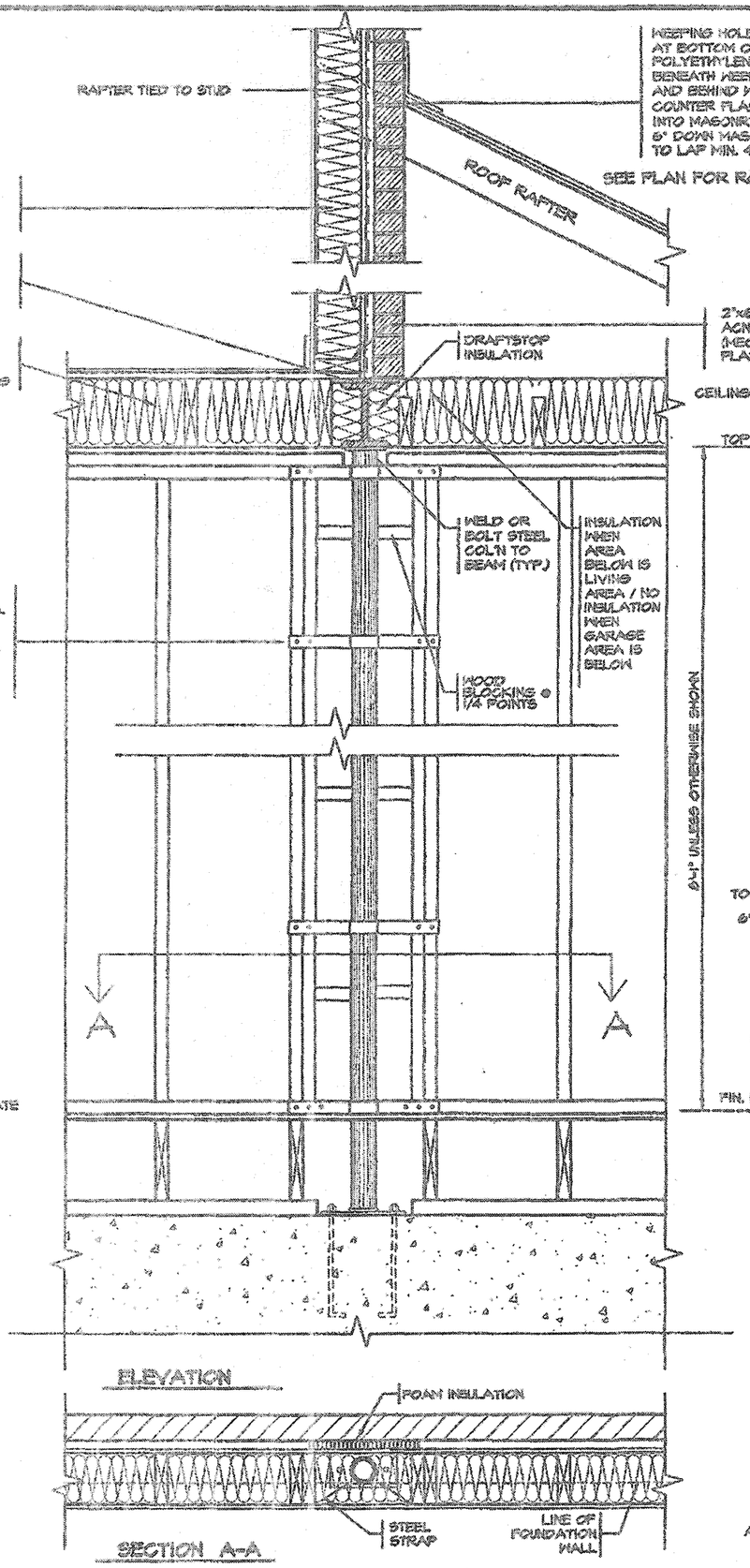
SCALE	BY	AREA	PAGE No.
AS SHOWN			8-2
DATE: MAR 2018	TYPE	PROJECT: 00-00-00	

Greenpark

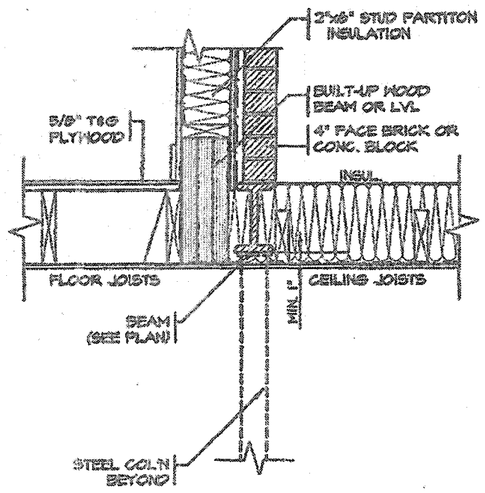
PROJECT NAME: RUSSELL GARDENS III

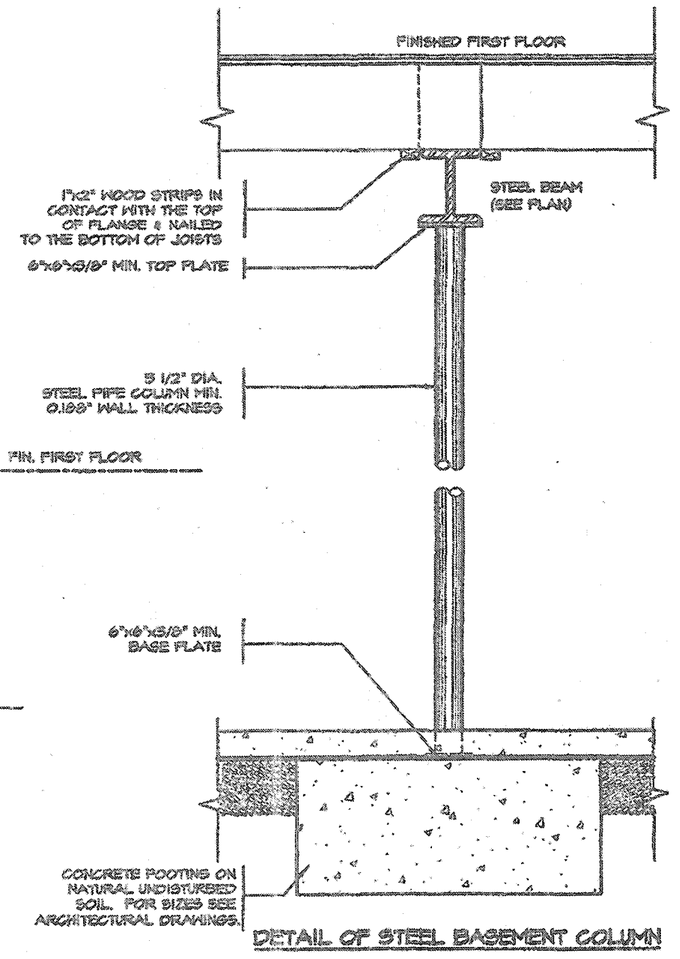
March 8, 2018 2:32:46 PM M:\STANDARD DETAILS\P E R M I T S E T\5917A1 PACKAGE (RUSSELL GARDENS III)\P 8-2 - WALK-OUT DECK DETAILS.DWG





SECTION THROUGH STEEL BEAM SUPPORTING MASONRY & BEARING STUD PARTITION





DETAIL OF STEEL BASEMENT COLUMN

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

2012 CODE
COMPLIANCE PACKAGE "A1"

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

REVISIONS

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

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

VIKAS GAJJAR — NAME — SIGNATURE — 28770 — BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4059
F (905) 660-0740

REGION DESIGN INC.

SHEET TITLE: COLUMN DETAILS STEEL

SCALE: 3/4"=1'-0"

DATE: JULY 2018

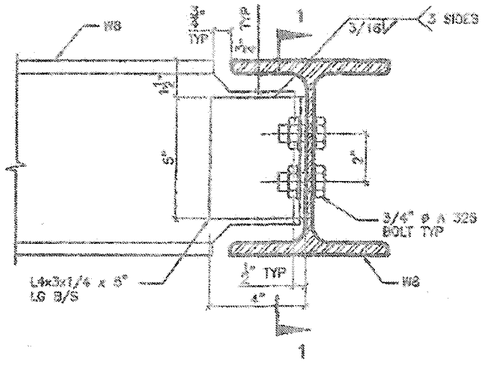
CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

PAGE No. 9

Greenpark.

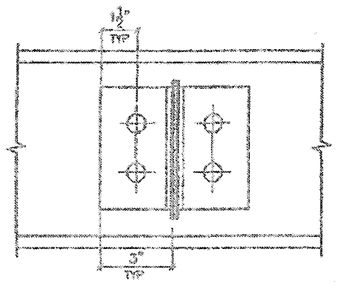
PROJECT NAME: RUSSELL GARDENS III

July 30, 2018 11:04:52 AM R:\STANDARD DETAILS\P E R M I T S E T\2017\A1 PACKAGE (MINUS ALE)\P 9 - STEEL COLUMN DETAILS PACKAGE A1.DWG

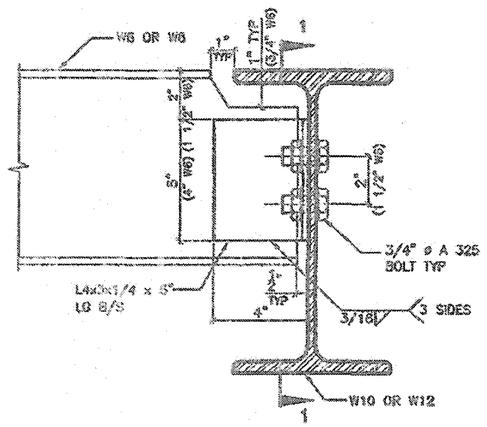


DETAIL 1.

W8
TO
W8
CONNECTION

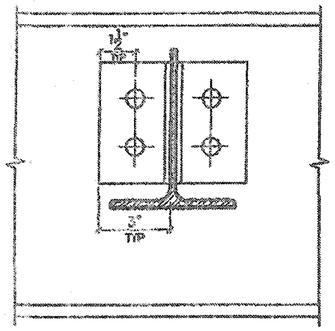


SECTION 1-1

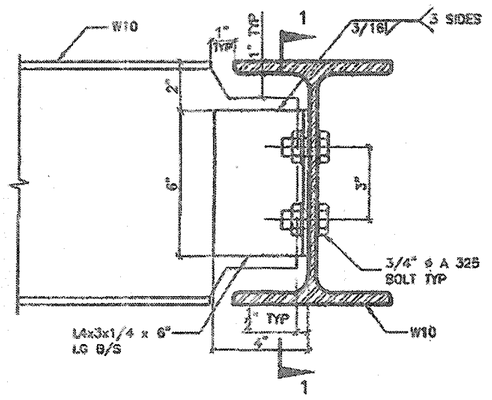


DETAIL 2.

W6(W8)
TO
W10(W12)
CONNECTION

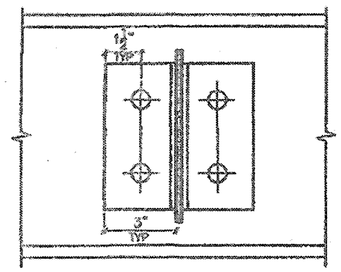


SECTION 1-1

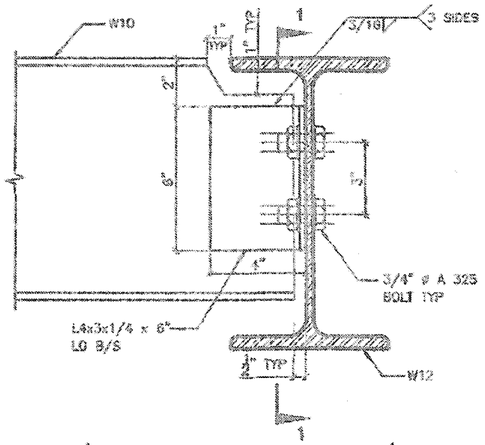


DETAIL 3.

W10
TO
W10
CONNECTION

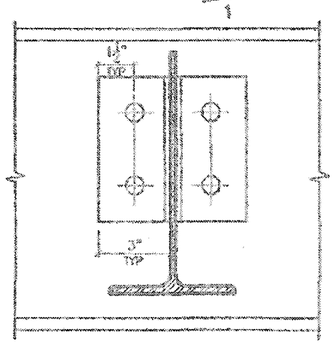


SECTION 1-1

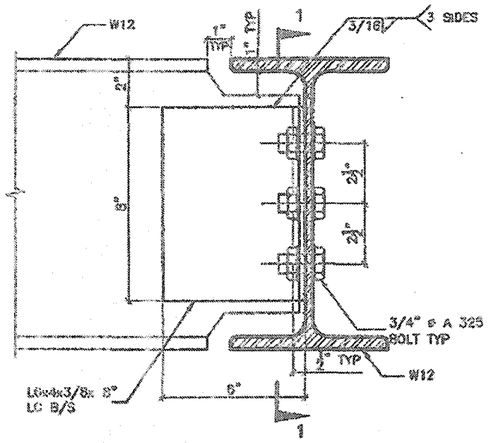


DETAIL 4.

W10
TO
W12
CONNECTION

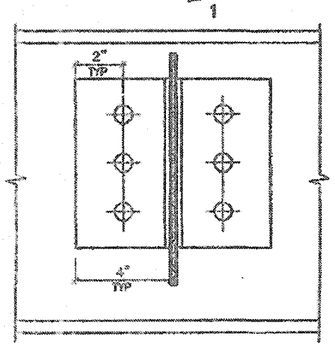


SECTION 1-1

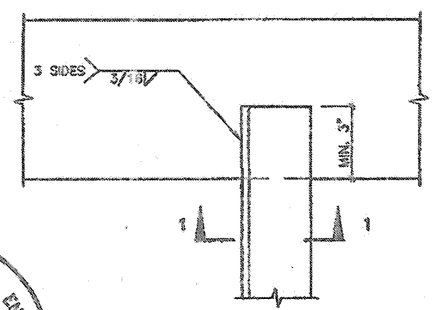


DETAIL 5.

W12
TO
W12
CONNECTION

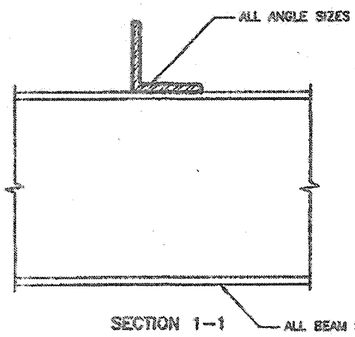


SECTION 1-1



PLAN VIEW

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



SECTION 1-1

DETAIL 6.

ANGLE
TO
BEAM
CONNECTION

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 3.2.5 of the building code

VIKAS GAJJAR — NAME — SIGNATURE — 28770 — BCIN

REGION DESIGN INC.
8760 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S5
P (416) 736-4005
F (905) 660-0746

REGION DESIGN INC.

SHEET TITLE: BEAM DETAILS STEEL

SCALE: N.T.S.

DATE: JULY 2018

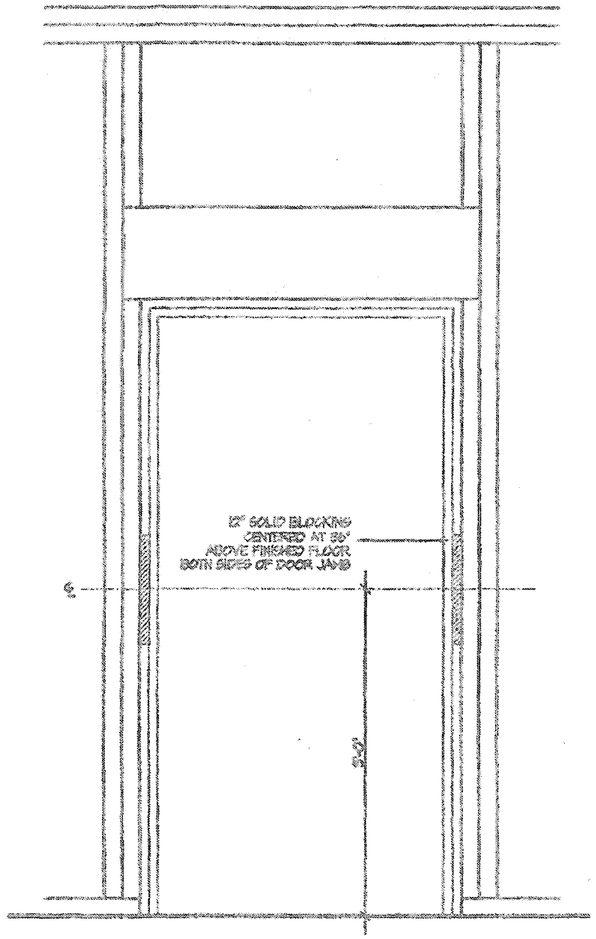
CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

PAGE No. 10

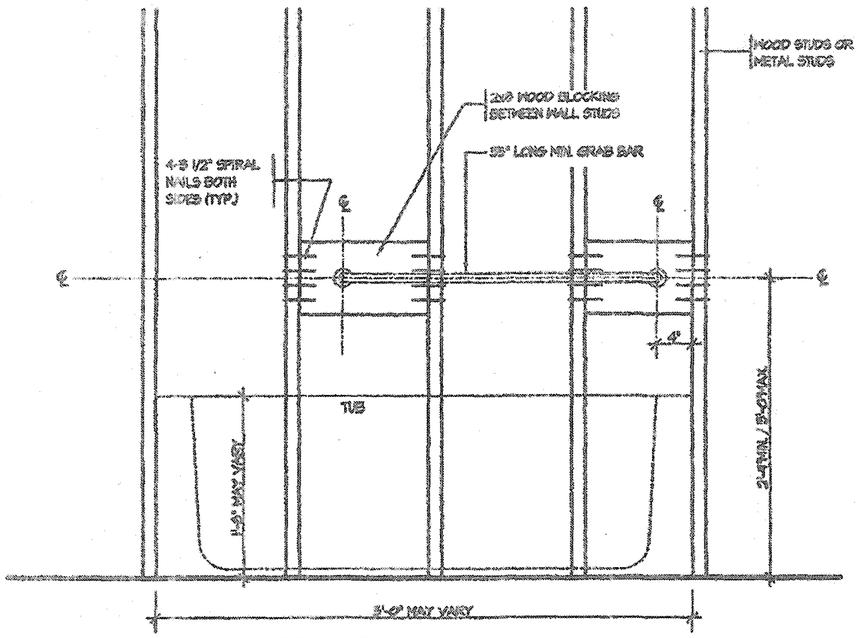
Greenpark.

PROJECT NAME: RUSSELL GARDENS III

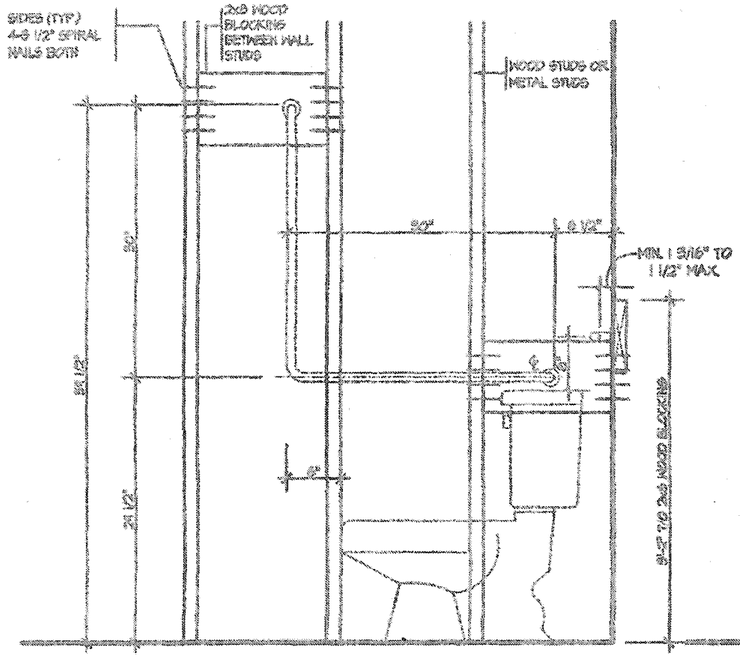
August 1, 2018 8:28:44 AM M:\STANDARD DETAILS\P E R M I T S E T\2017\A1 PACKAGE (MINI\SALE)\P 10 - BEAM CONNECTIONS PACKAGE A1.DWG



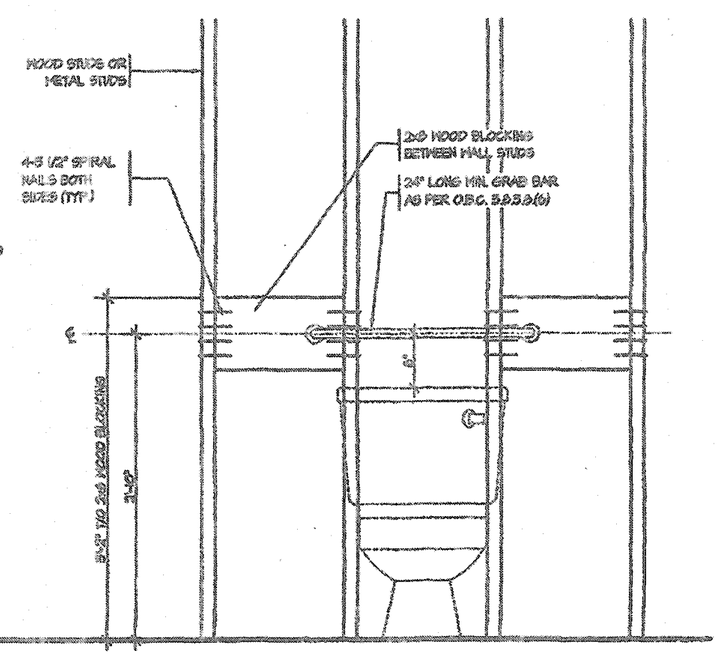
RESISTANCE TO FORCED ENTRY (OBC 9.6.8.)



BATH TUB FRONT ELEVATION



TOILET SIDE ELEVATION



TOILET FRONT ELEVATION

STRUCTURAL REINFORCEMENT FOR GRAB BAR (OBC 9.5.2.3.)

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

2012 CODE COMPLIANCE PACKAGE "A1

5.		
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1.	ISSUED FOR PERMIT	JUL 30, 2018

REVISIONS

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

QUALIFICATION INFORMATION

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

VIKAS GAJJAR — NAME — SIGNATURE — 28770 — BCIN

REGION DESIGN INC.
6799 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S9
P (416) 736-1096
F (905) 660-0746

REGION DESIGN INC.

SHEET TITLE: BLOCKING FORCED ENTRY & GRAB BAR

SCALE: 3/4"=1'-0"

DATE: JULY 2018

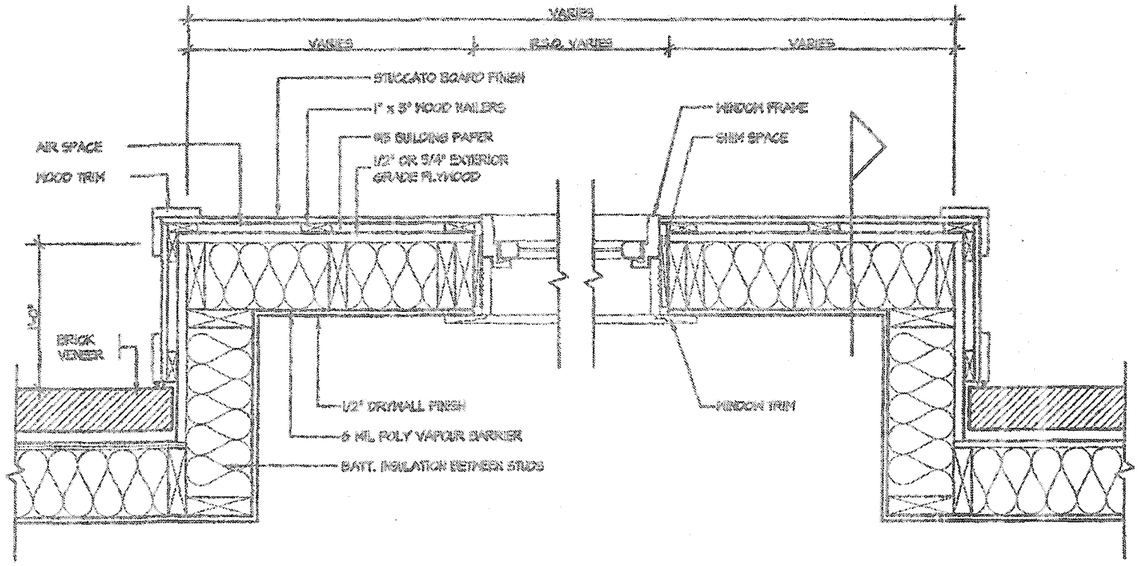
CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

PAGE No. 11

Greenpark.

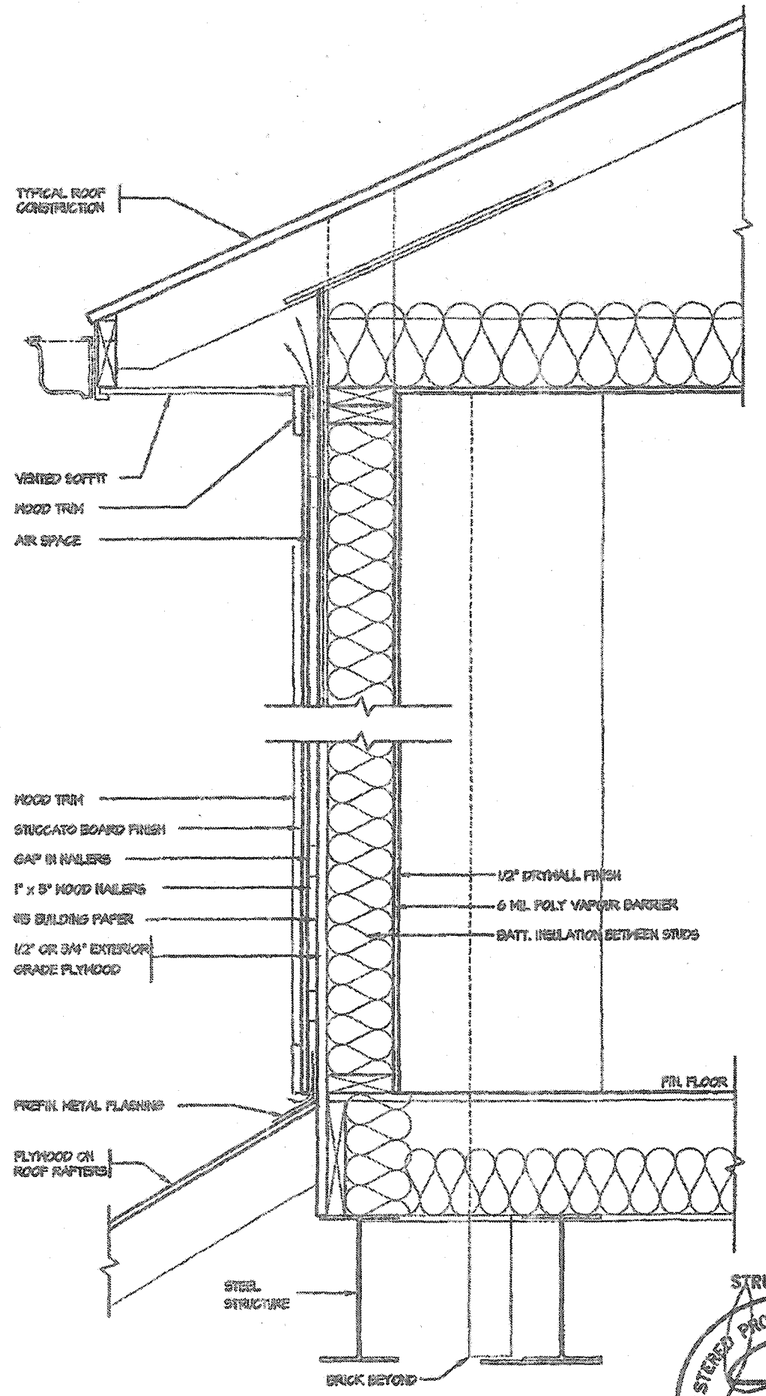
PROJECT NAME: RUSSELL GARDENS III

July 30, 2018 11:06:46 AM M:\STANDARD DETAILS\P E R 1617 S E TY\2017\A1 PACKAGE (MINNISALE)\P 11 - BLOCKING PACKAGE A1.DWG



PLAN VIEW

STUCCATO BOARD FINISH CLADDING (OBC 9.27)



CROSS SECTION

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

2012 CODE
COMPLIANCE PACKAGE "A1"

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QUALIFICATION INFORMATION

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VIKAS GAJJAR — NAME — SIGNATURE — 28770 — BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4095
F (905) 660-0745

REGION DESIGN INC.

SHEET TITLE: STUCCATO BOARD FINISH CLADDING

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

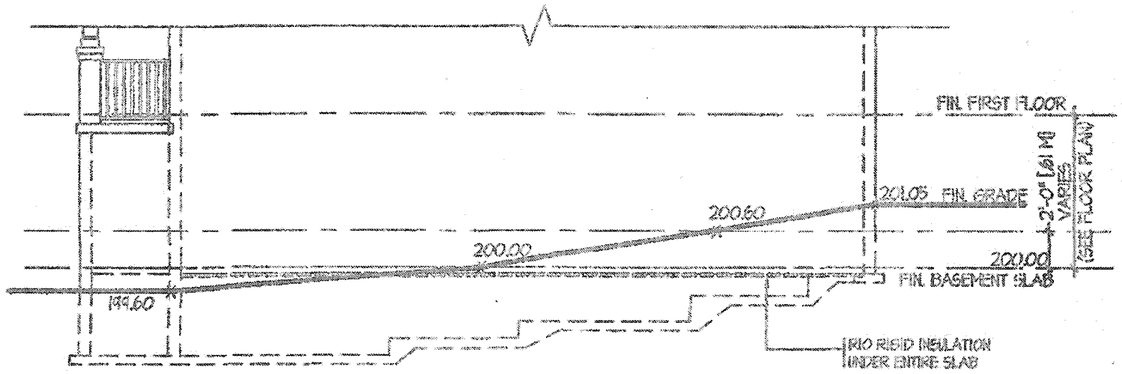
DATE: JULY 2018

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

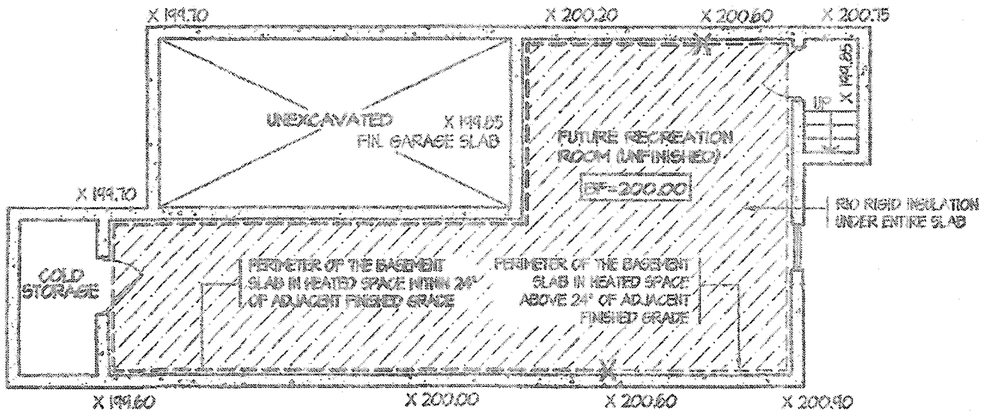
PAGE No. 12

Greenpark.

PROJECT NAME: RUSSELL GARDENS III



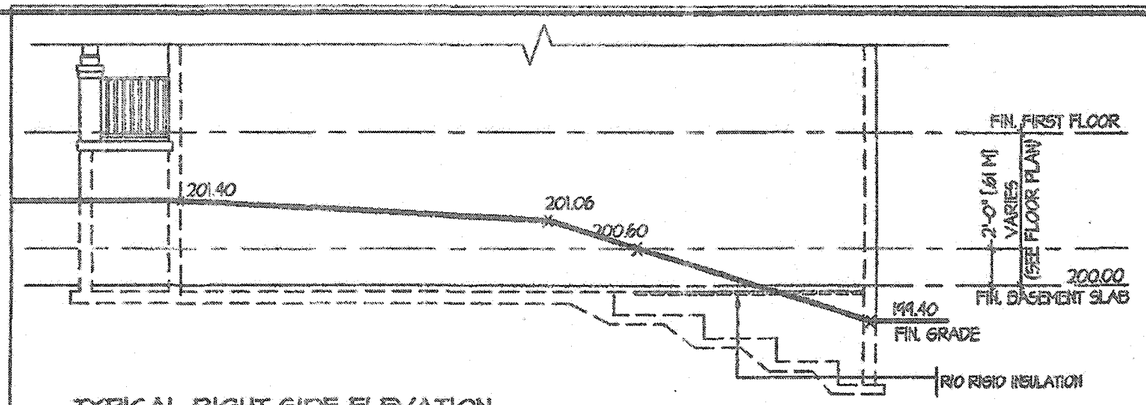
TYPICAL RIGHT SIDE ELEVATION



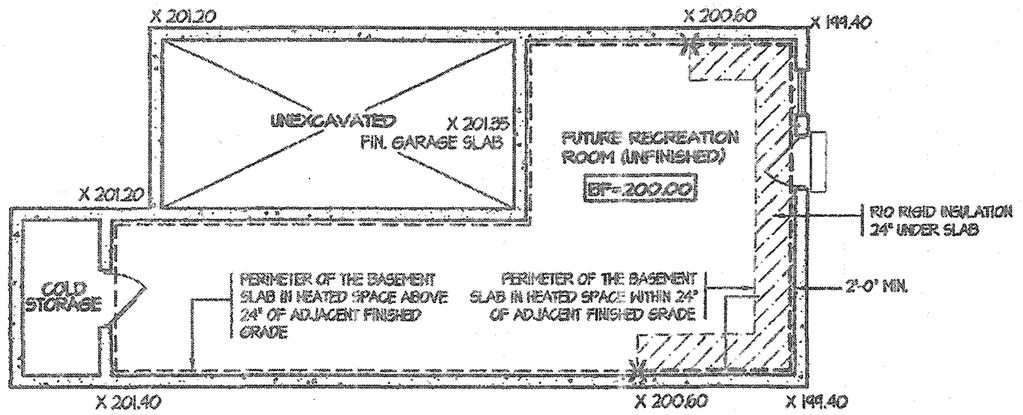
TYPICAL BASEMENT PLAN

NOTES:
1. LEVELS SHOWN ON THE PLANS ARE FOR ILLUSTRATION PURPOSE ONLY, SEE FINAL GRADING PLAN FOR ACTUAL LEVELS
2. ALL LEVELS ARE SHOWN IN METRIC

SLAB ON GRADE CONDITION



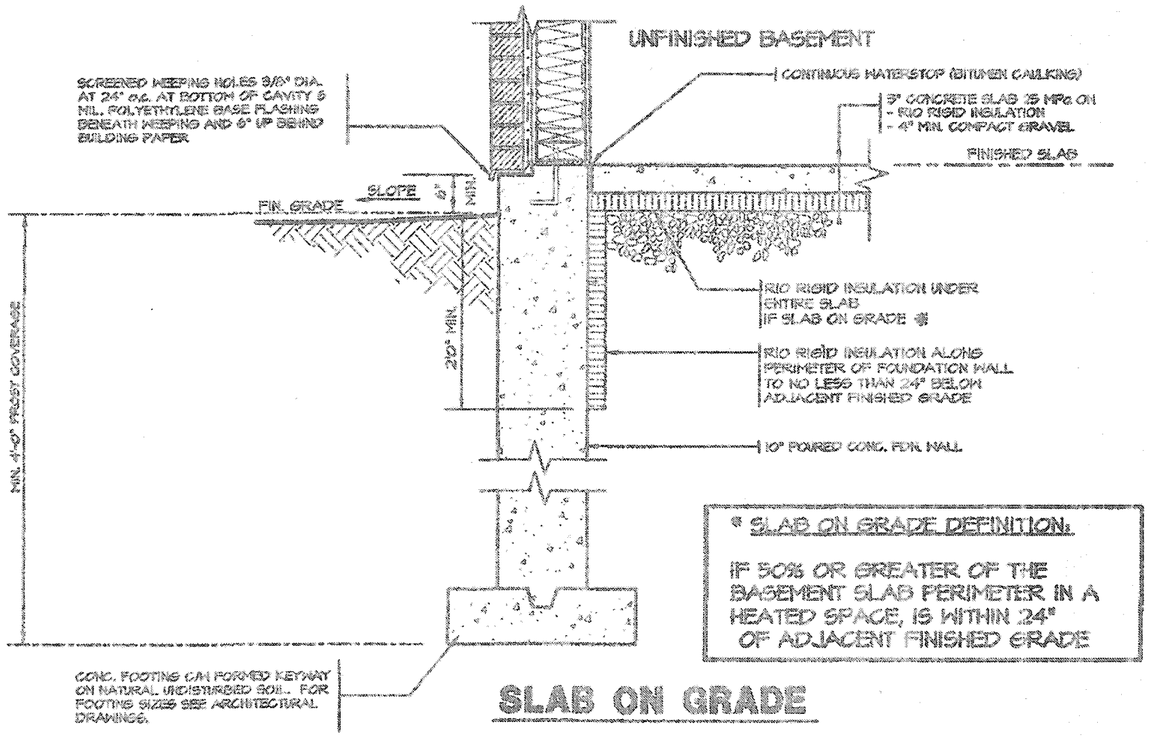
TYPICAL RIGHT SIDE ELEVATION



TYPICAL BASEMENT PLAN

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

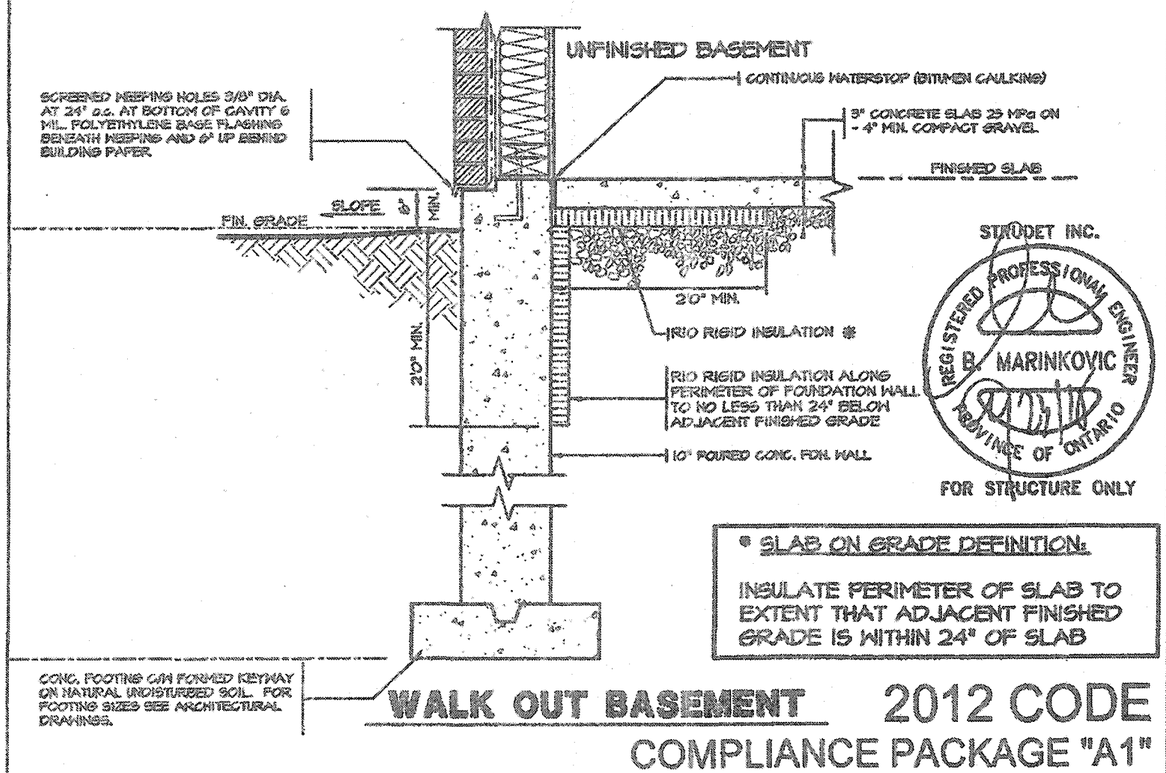
WALK OUT BASEMENT CONDITION



* SLAB ON GRADE DEFINITION:

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

SLAB ON GRADE



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

* SLAB ON GRADE DEFINITION:

INSULATE PERIMETER OF SLAB TO EXTENT THAT ADJACENT FINISHED GRADE IS WITHIN 24" OF SLAB

WALK OUT BASEMENT

2012 CODE COMPLIANCE PACKAGE "A1"

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1.	ISSUED FOR PERMIT	JUL 30, 2018

REVISIONS

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QUALIFICATION INFORMATION

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VIKAS GAJJAR — 28770

NAME — SIGNATURE — BCIN

REGION DESIGN INC.
6700 DUFFERIN ST.
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LAK 4S3
P (416) 739-4999
F (905) 660-0745

REGION DESIGN INC.

SHEET TITLE: SLAB ON GRADE WALKOUT BASEMENT

SCALE: N.T.S.

DATE: JULY 2018

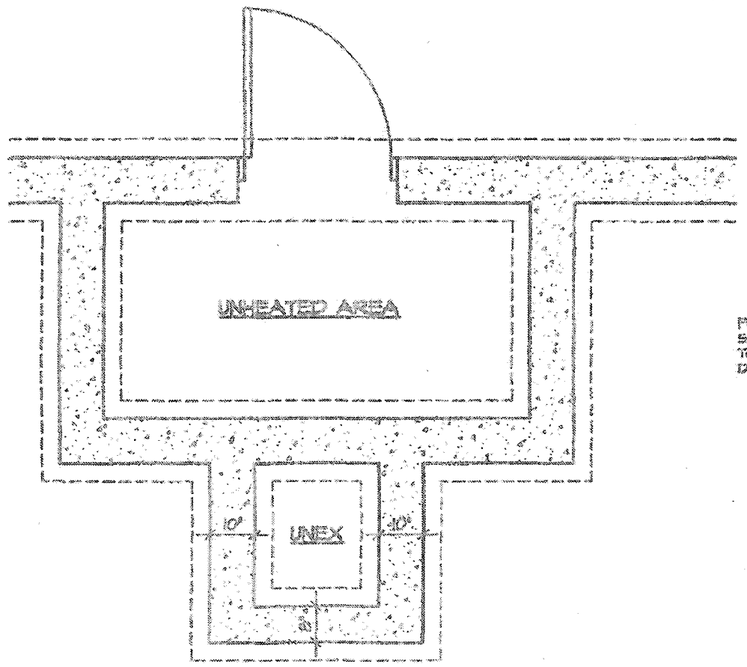
CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

PAGE No. 13

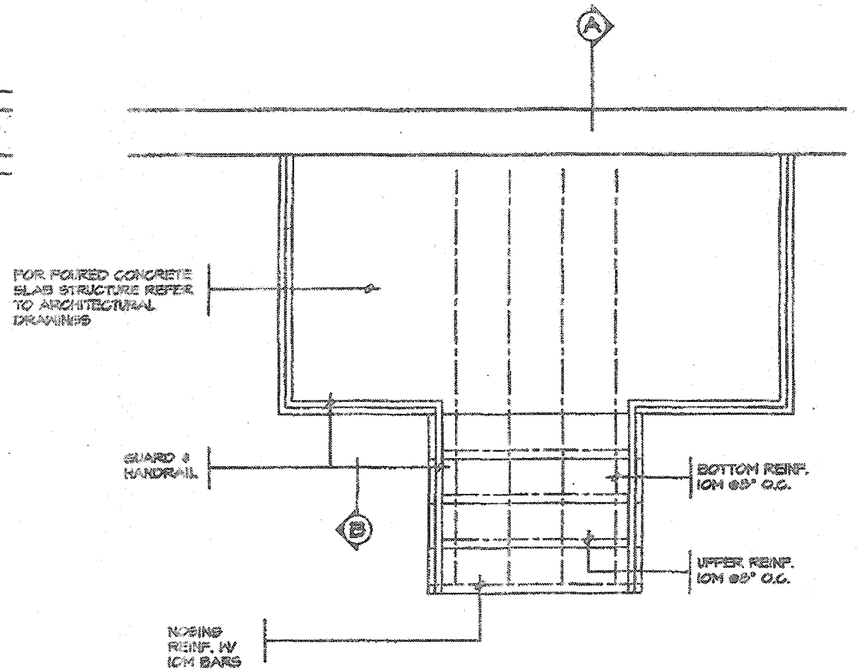
Greenpark

PROJECT NAME: RUSSELL GARDENS III

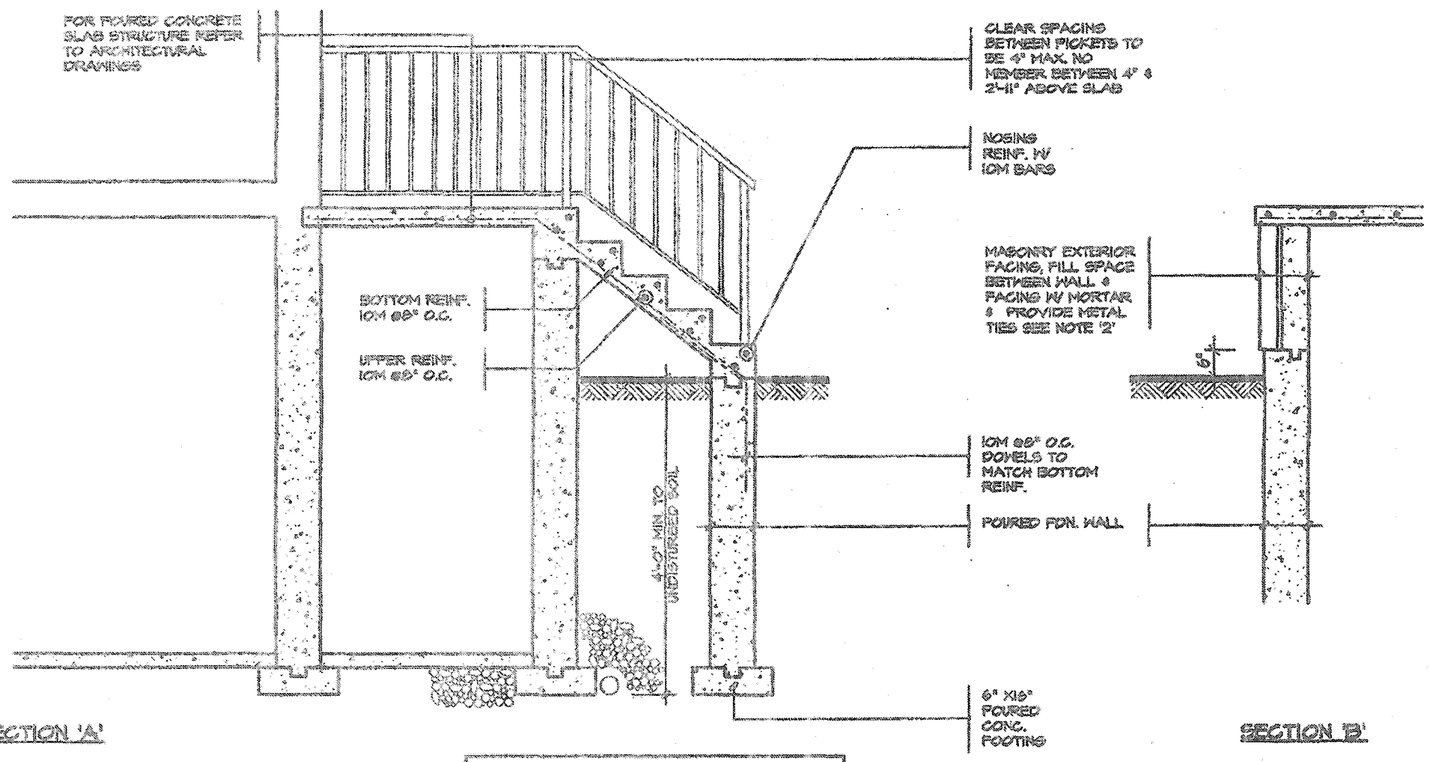
August 7, 2018 8:21:48 PM M:\STANDARD DETAILS\PERMIT SET\T6917A1 PACKAGE 6\INSULE\P 13 - WALKOUT - WALKUP DETAILS PACKAGE A1.DWG



FOUNDATION PLAN



GROUND FLOOR PLAN



SECTION 'A'

SECTION 'B'

NOTE: FOR MORE THAN 8 RISERS

GENERAL NOTES

1. EXTERIOR STAIRS

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

2. MASONRY TIES

   WHEN BRICK FACING IS USED ABOVE GROUND LEVEL, PROVIDE 3/16" DIA. CORROSION RESISTANT METAL TIES @ 36" HORIZONTAL & 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 5'-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 4650 PSI (32MPa) W/ 5%-8% AIR ENTRAINMENT MINIMUM CONCRETE SLAB THICKNESS 5"

7. CONCRETE COVER

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

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO

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CONCORD, ONTARIO

P (416) 736-4036
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

Greenpark

PROJECT NAME: RUSSELL GARDENS III

August 15, 2018 1:32:22 PM M:\STANDARD DETAILS\PERMIT SET\2017\A1 PACKAGE (MINNSALS)\P14 - POURED CONCRETE STAIRS.DWG