

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. 0.3m² (3.3 SQFT.) UNOBSTRUCTED GLAZED
OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380mm (15")
GLASS AREA NOT MORE THAN 17% OF GROSS
PERIPHERAL WALL AREA.
MAXIMUM U-VALUE 0.22
- (2) WINDOW GUARDS (OBC 9.8.8.116)
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 1500mm (5'-1")

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,
3.3.3.3(3)(c), 3.3.3.3(3)(c), 3.3.3.3(2)(g) & 3.3.3.3(4)(e).
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 124, 240, & 300mm (1-1/4", 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 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-G40-21 GRADE 550W.

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

REVISION:

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

STABILITY OF NARROW (20'-25') & TALL (130') 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 1230mm o.c.
(4'-0") FOR STANDARD CONDITIONS.

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

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

BRICK VENEER LINTELS

KL1 = 3'-1/2" x 5'-1/2" x 1/4" L (100x100x0.1) + 2-2"x8" SFR. No.2
KL2 = 4'-3" x 1'-2" x 5/16" L (100x100x0.1) + 2-2"x8" SFR. No.2
KL3 = 5'-3" x 1'-2" x 5/16" L (125x100x0.1) + 2-2"x10" SFR. No.2
KL4 = 6'-3" x 1'-2" x 5/16" L (150x100x0.1) + 2-2"x12" SFR. No.2
KL5 = 6'-3" x 2'-0" x 1/4" L (150x100x0.1) + 2-2"x12" SFR. No.2
KL6 = 5'-3" x 1'-2" x 5/16" L (125x100x0.1) + 2-2"x10" SFR. No.2
KL7 = 5'-3" x 1'-2" x 5/16" L (125x100x0.1) + 2-2"x10" SFR. No.2
KL8 = 5'-3" x 1'-2" x 5/16" L (125x100x0.1) + 2-2"x12" SFR. No.2
KL9 = 6'-3" x 2'-0" x 1/4" L (150x100x0.1) + 2-2"x12" SFR. No.2

WOOD LINTELS AND BEAMS

KL1 = 2-2"x8" SFR. No.2 (2-38x184 SFR. No.2)
KL2 = 3-2"x8" SFR. No.2 (3-38x184 SFR. No.2)
KL3 = 2-2"x10" SFR. No.2 (2-38x235 SFR. No.2)
KL4 = 3-2"x10" SFR. No.2 (3-38x235 SFR. No.2)
KL5 = 2-2"x12" SFR. No.2 (2-38x286 SFR. No.2)
KL6 = 3-2"x12" SFR. No.2 (3-38x286 SFR. No.2)
KL7 = 5-2"x12" SFR. No.2 (5-38x286 SFR. No.2)
KL8 = 4-2"x10" SFR. No.2 (4-38x235 SFR. No.2)
KL9 = 4-2"x12" SFR. No.2 (4-38x286 SFR. No.2)

LOOSE STEEL LINTELS

KL1 = 3'-1/2" x 5'-1/2" x 1/4" L (100x100x0.1)
KL2 = 4'-3" x 1'-2" x 5/16" L (100x100x0.1)
KL3 = 5'-3" x 1'-2" x 5/16" L (125x100x0.1)
KL4 = 6'-3" x 1'-2" x 5/16" L (150x100x0.1)
KL5 = 6'-3" x 2'-0" x 1/4" L (150x100x0.1)
KL6 = 7'-0" x 2'-0" x 1/4" L (175x100x0.1)

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A = 1-1 3/4" x 7 1/4" (1-45x184)
LVL1 = 2-1 3/4" x 7 1/4" (2-45x184)
LVL2 = 3-1 3/4" x 7 1/4" (3-45x184)
LVL3 = 4-1 3/4" x 7 1/4" (4-45x184)
LVL4A = 1-1 3/4" x 9 1/2" (1-45x240)
LVL4 = 2-1 3/4" x 9 1/2" (2-45x240)
LVL5 = 3-1 3/4" x 9 1/2" (3-45x240)
LVL5A = 4-1 3/4" x 9 1/2" (4-45x240)
LVL6A = 1-1 3/4" x 11 7/8" (1-45x300)
LVL6 = 2-1 3/4" x 11 7/8" (2-45x300)
LVL7 = 3-1 3/4" x 11 7/8" (3-45x300)
LVL7A = 4-1 3/4" x 11 7/8" (4-45x300)
LVL8 = 2-1 3/4" x 14" (2-45x355)
LVL9 = 3-1 3/4" x 14" (3-45x355)
LVL10 = 2-1 3/4" x 16" (2-45x406)

DOOR SCHEDULE

1 = 2'-10" x 6'-8" (865x2033) - INSULATED ENTRANCE DOOR
1a = 2'-6" x 6'-8" (815x2033) - INSULATED FRONT DOORS
2 = 2'-6" x 6'-8" (815x2033) - WOOD & GLASS DOOR
3 = 2'-6" x 6'-8" x 1-3/4" (815x2033x45) - EXTERIOR SLAB DOOR
4 = 2'-6" 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
SOLID WOOD BEARINGS,
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

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

JAN 19 2020

REC BY _____ DATE _____
REFD TO _____ DATE _____

CITY OF HAMILTON
Building Division

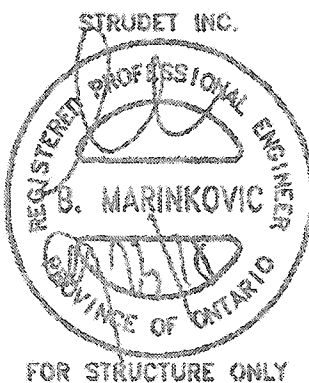
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THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL DATE



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 28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S9 P (416) 735-0330 F (905) 660-0740	REGION DESIGN INC.	GENERAL NOTES	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	PROJECT NAME RUSSELL GARDENS III
4					SCALE N.T.S.	PAGE No. 2	
3					DATE JULY 2018		
2							
1	ISSUED FOR PERMIT JAN 31, 2020						

WALL TYPE
SEE SUPPLEMENTARY
STANDARDS SEE TABLE 1.
(WALL NO. B62) 5' (160MM)
CONCRETE BLOCK WALL WITH
1/2" x 1/2" STRAPPING & 1/2"
DRYWALL FILLED IN SOUND
ABSORPTIVE MATERIAL EACH
SIDE. (FOR 2N) (ETC 57)

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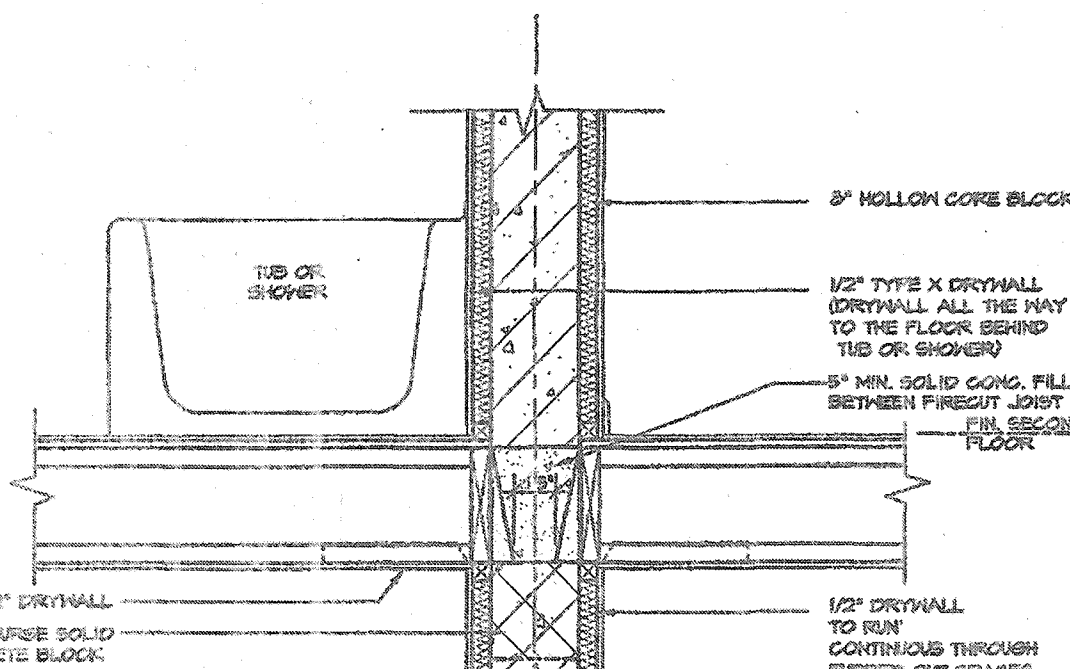
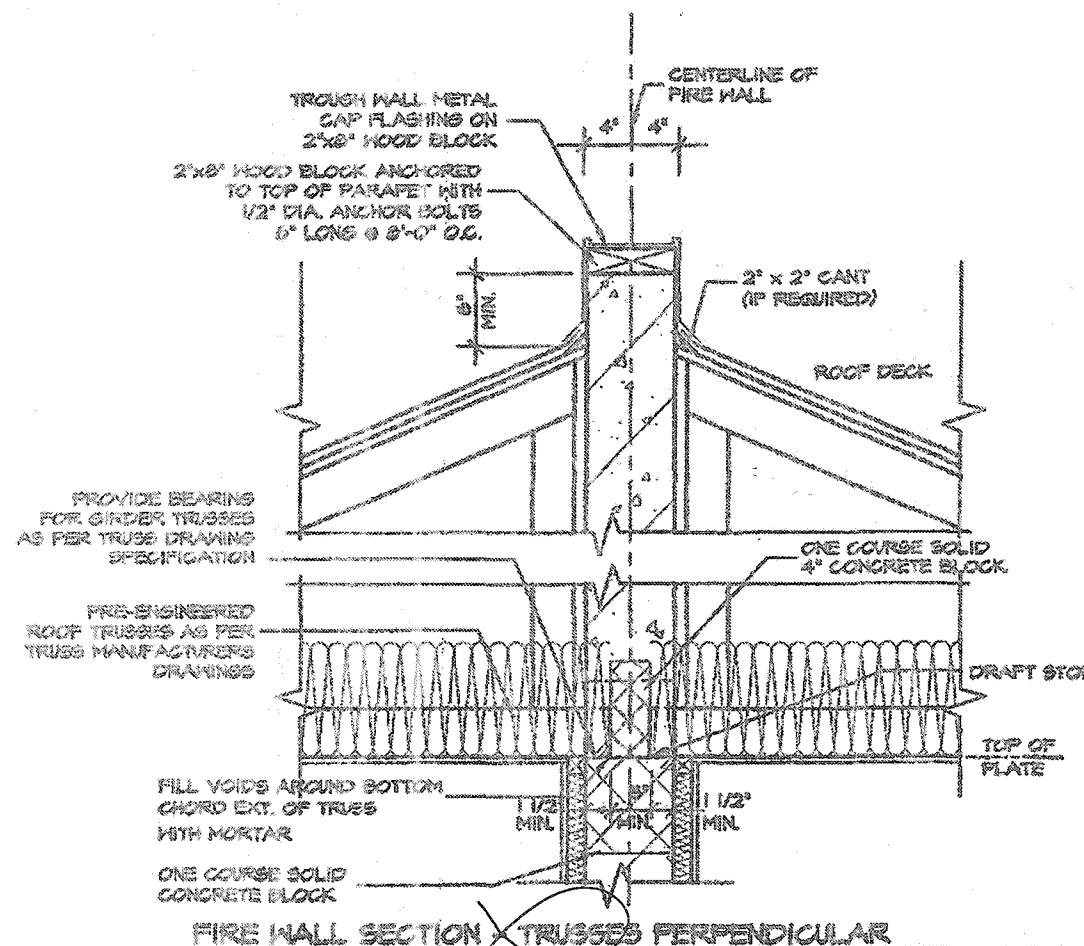
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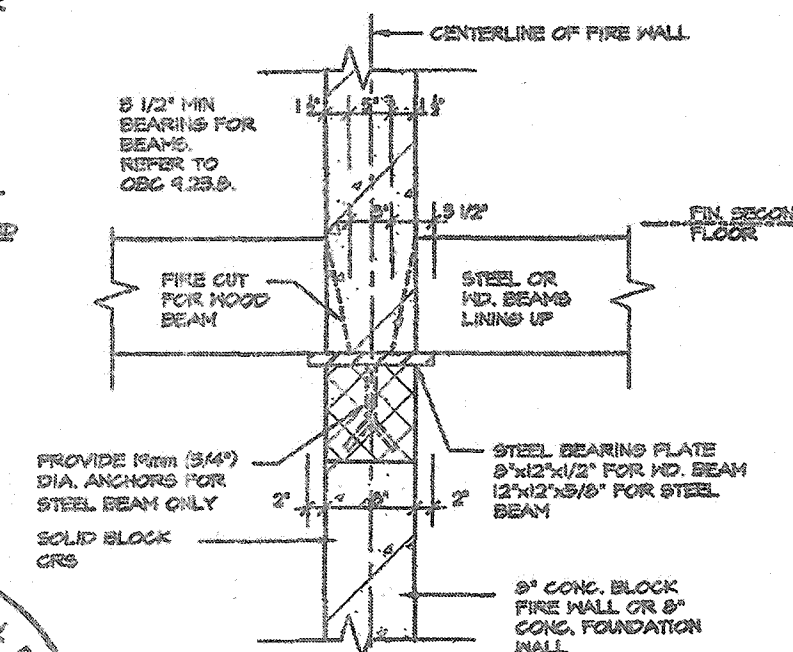
JDL Feb 2021
FOR CHIEF BUILDING OFFICIAL DATE

FOR CHIEF BUILDING OFFICIAL _____ DATE _____

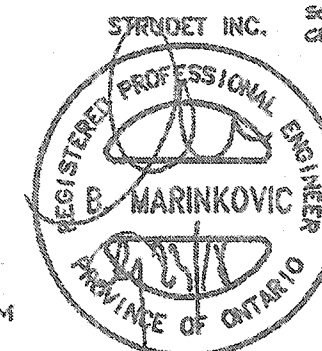


FIRE WALL SECTION • BATH TUB

A FIREWALL SHALL EXTEND FROM THE GROUND CONTINUOUSLY THROUGH, OR ADJACENT TO, ALL STOREYS OF A BUILDING. (O.B.C. 3.110.3 (1))



STEEL BEARING PLATE DETAIL



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

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4.						SCALE	3/4"=1'-0"	PAGE No.		3	PROJECT NAME RUSSELL GARDENS III
3.						DATE	JULY 2018				
2.											
1.	ISSUED FOR PERMIT	JUL 30, 2016									
REVISIONS											

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

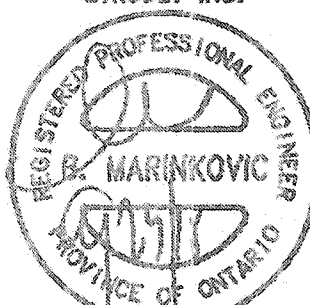
5" CONC. SLAB ON 5" COMPACTED GRAVEL

FIN. BASEMENT SLAB

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

WOOD FRAME PARTY WALL
TRUSSES PERPENDICULAR TO PARTY WALL

STRUDET INC.



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30x38 (2"x4") STUDS @ 400 O.C. WITH 15.9mm (5/8") TYPE 'X' GYPSUM BOARD ONE LAYER ON EACH SIDE. SUPPLEMENTARY STANDARDS 909, 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 S.T.C. RATING OF 50 (O.B.C. DIV. B 9.10.11.2(1))

WALL TYPE
SEE SUPPLEMENTARY STANDARDS 909 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 OWNER AND/OR CONTRACTOR SHALL COMPLY WITH REQUIRED 1 HR. MIN. AS PER BUILDING CODE AND ALL OTHER APPLICABLE LAW SENTENCE 9.10.11.2(1) O.B.C.

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

1" AIR SPACE

3/4" 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' 125 P/P)

8" POURED CONC. FOUNDATION WALL

FIN. SLAB

FLOOR JOISTS PARALLEL

5.5" DIA. STEEL COLUMN

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

CENTRE LINE OF PARTY WALL

1/2" DRYWALL @ STUD CONCEALING STL. COL.

1 LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD

PLAN OF PARTY WALL IN GARAGE

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

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

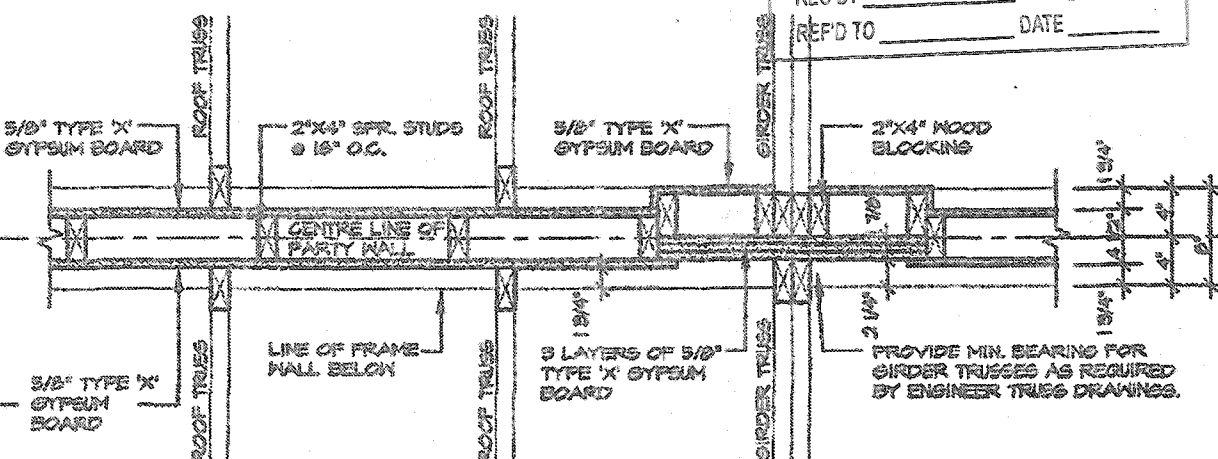
5/8" TYPE 'X' GYPSUM WALL BOARD

TOP OF PLATE

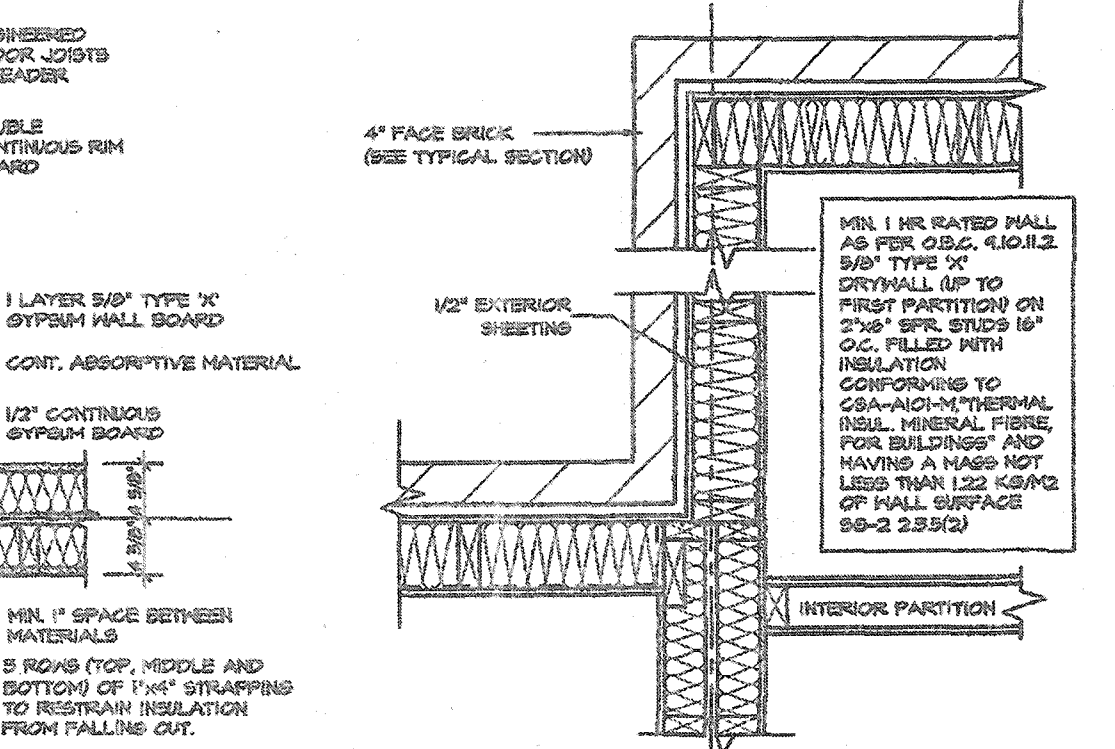
2 LAYERS OF 1/2" GYPSUM WALL BOARD FOR FIRE-STOPPING CONTINUOUS

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

SECTION 4 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

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

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

QUALIFICATION INFORMATION

Required under design to comply under Division C, Subsection 2.2.5 of the building code

VIKAS GAJJAR
NAME
SIGNATURE

28770
BCIN

REGION DESIGN INC.
3700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 735-4098
F (800) 503-0746

SHEET TITLE
PARTY WALL
WOOD

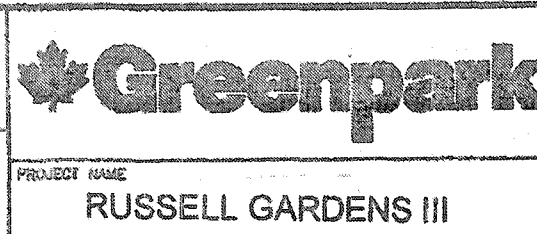
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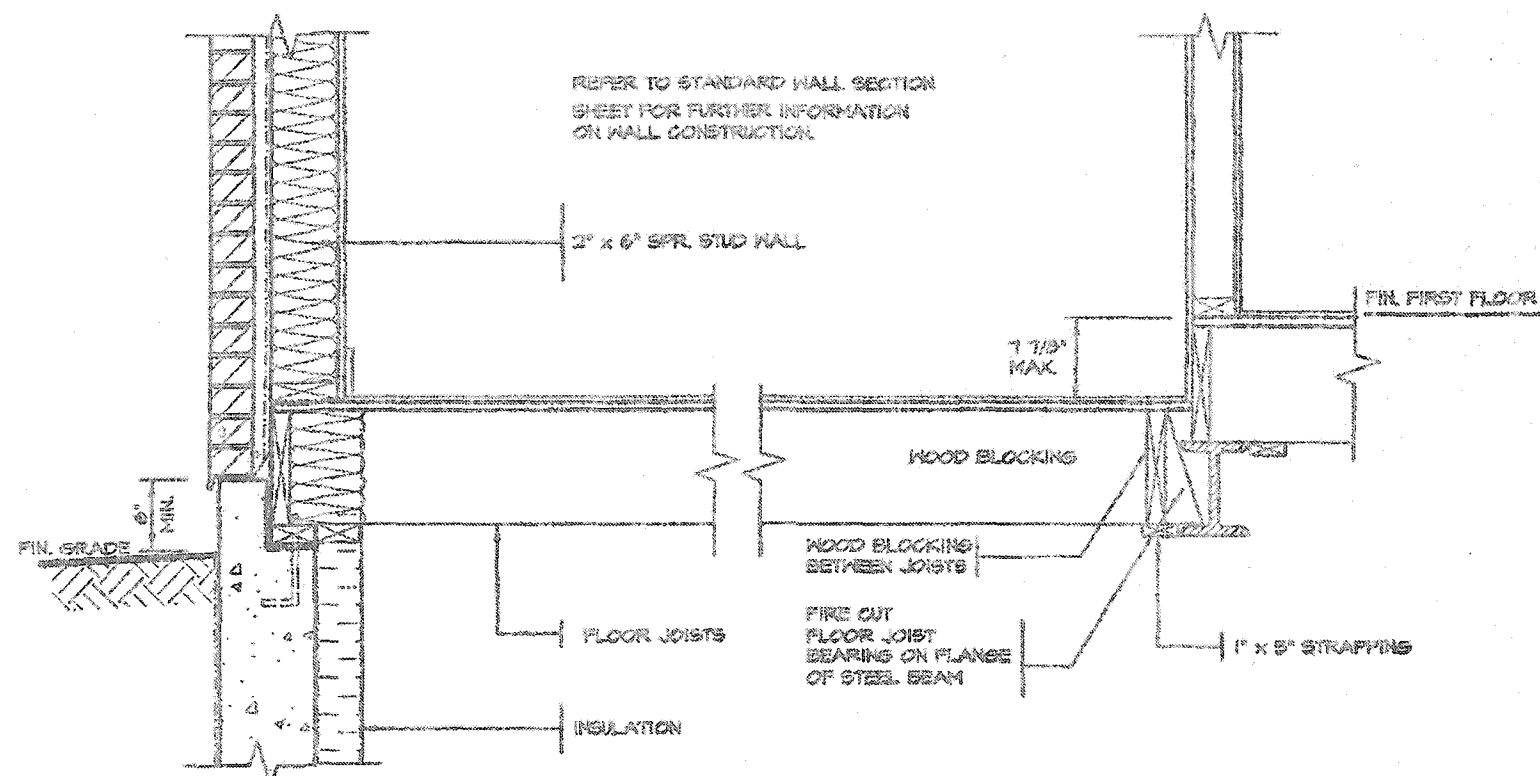
DATE
JULY 2018

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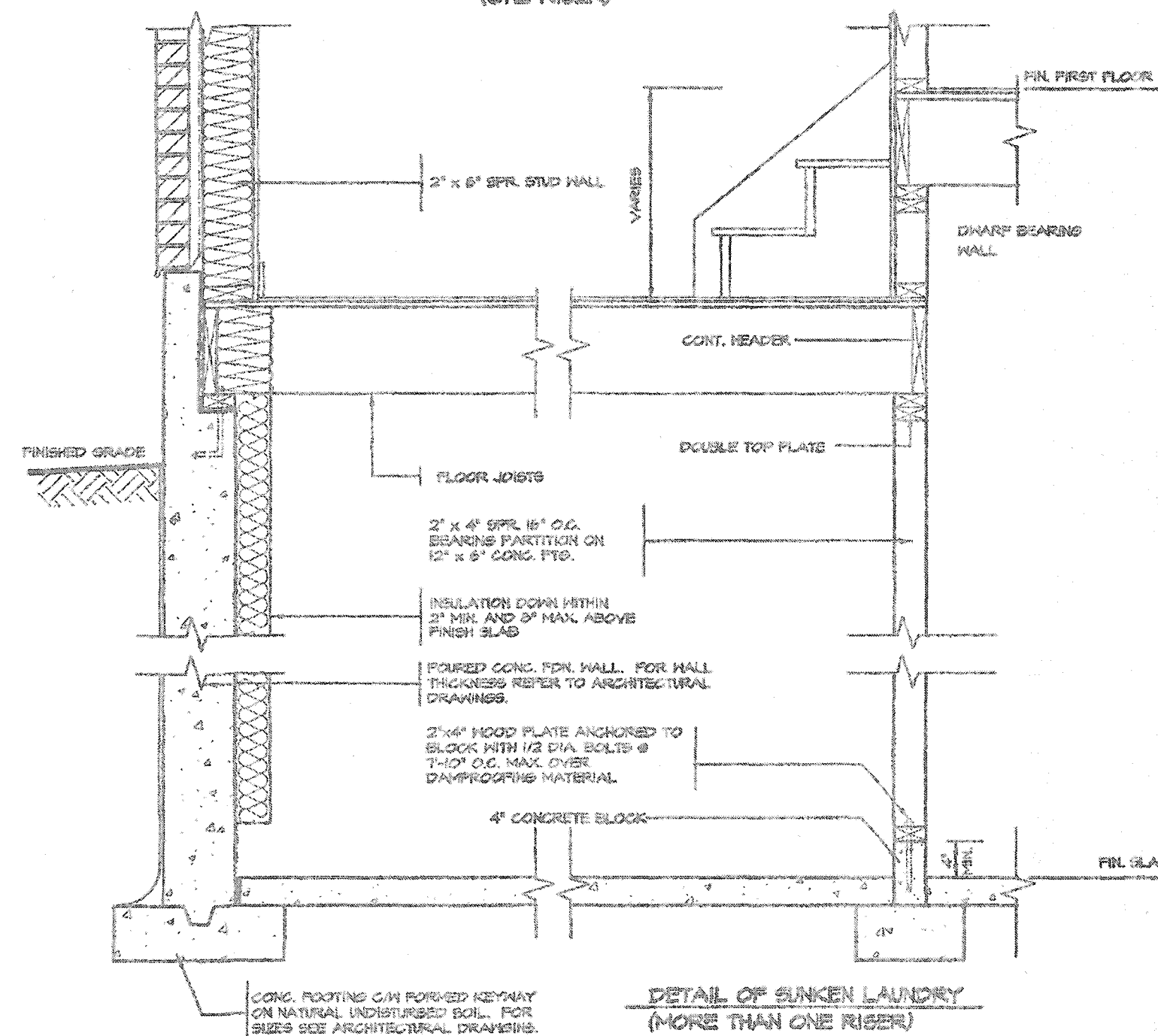
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PROJECT NAME
RUSSELL GARDENS III

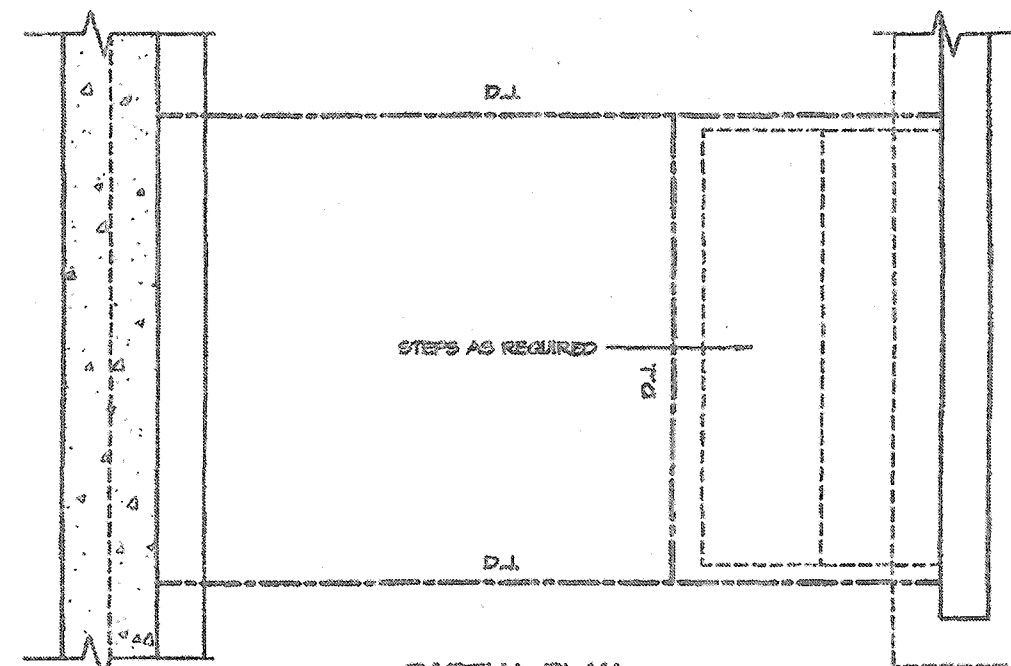
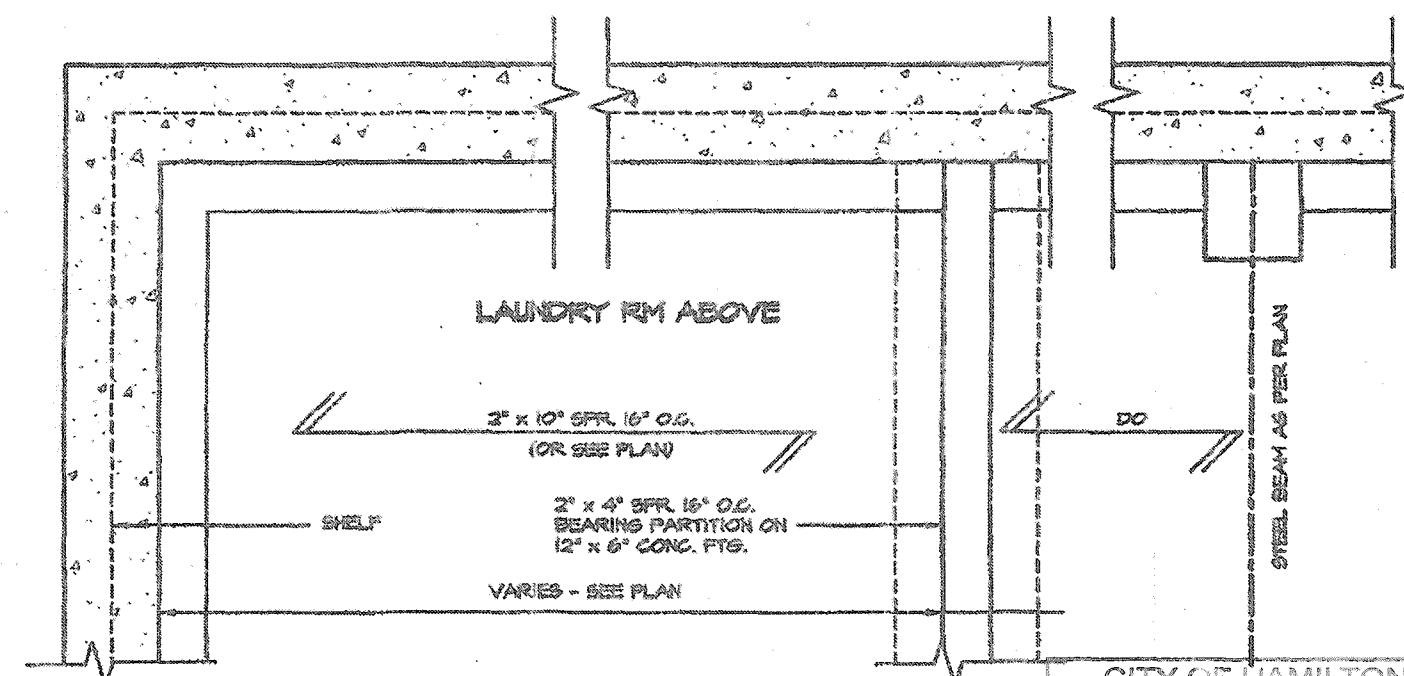




DETAIL OF SUNKEN LAUNDRY (ONE RISER)



DETAIL OF SUNKEN LAUNDRY (MORE THAN ONE RISER)



PARTIAL PLAN

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

JAN 19 2020

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

CITY OF HAMILTON
Building Division

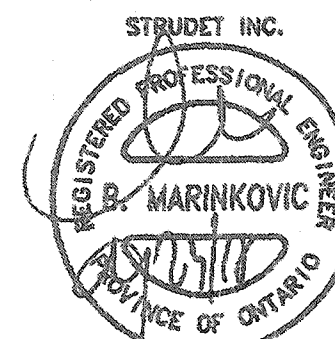
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FOR CHIEF BUILDING OFFICIAL DATE Feb 2021

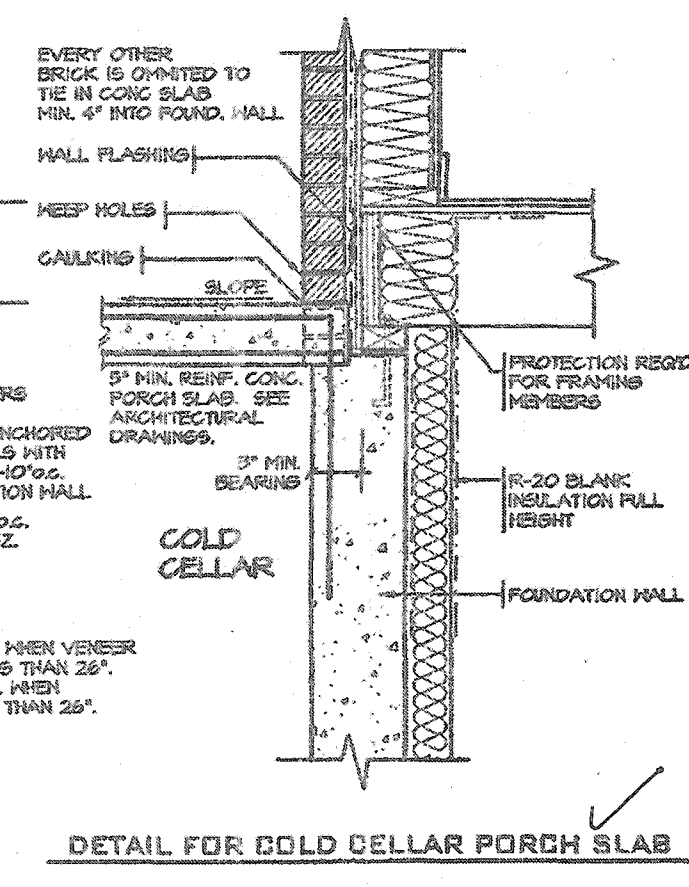
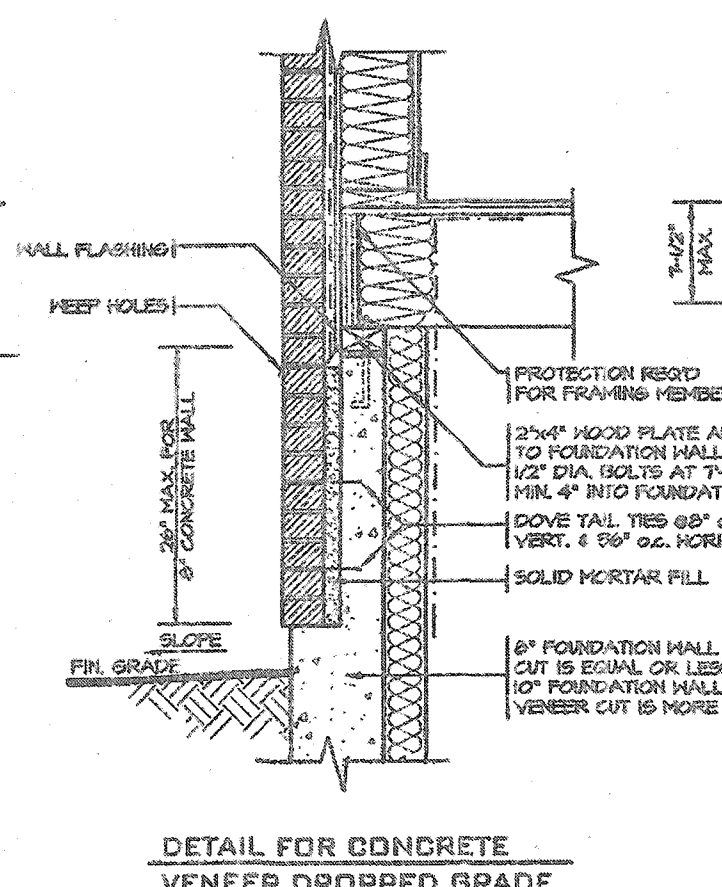
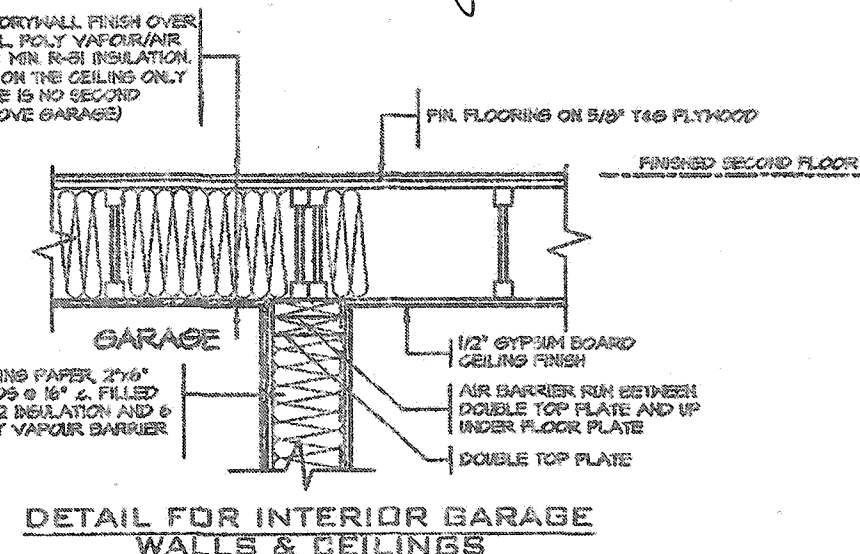
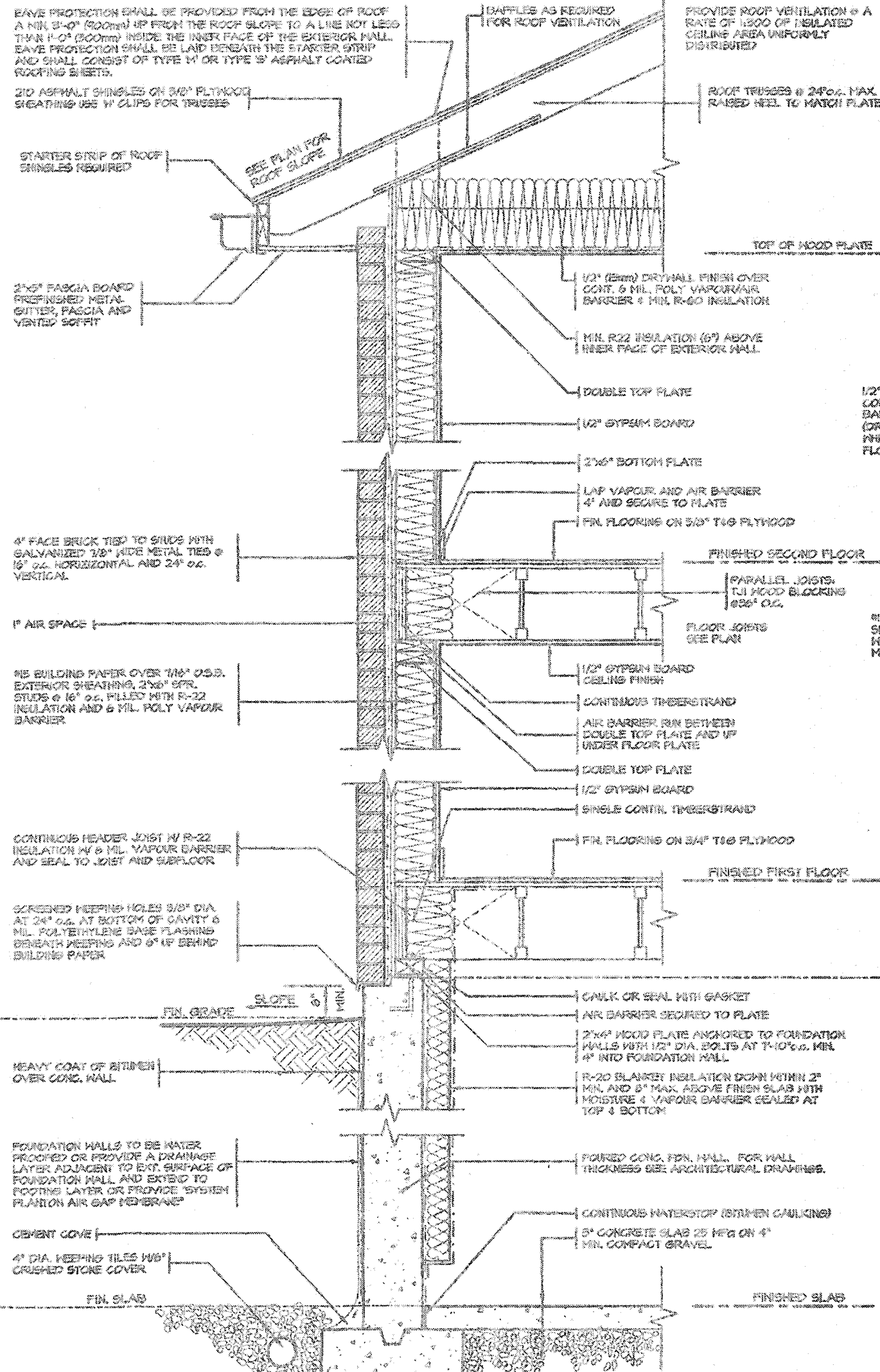


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4.		QUALIFICATION INFORMATION			SCALE 3/4"=1'-0"	PAGE No. 5	
3.		Required unless design is exempt under Division C, Subsection 3.2.6 of the building code			DATE JULY 2018		
2.							
1.	ISSUED FOR PERMIT	JUL 30, 2018	VIKAS GAJJAR NAME 28770 BCIN	SIGNATURE			PROJECT NAME RUSSELL GARDENS III
REVISIONS							

Greenpark.



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Joe FOR CHIEF BUILDING OFFICIAL
Feb 2021 DATE



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2012 CODE
COMPLIANCE PACKAGE "A1"

1. ISSUED FOR PERMIT 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 BOIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 735-4036 F (905) 662-0745	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 WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. PAGE No. 6	Greenpark. PROJECT NAME RUSSELL GARDENS III
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123515 PM STANDARD DETAILS PER M.I.T. SE 1201741 PACKAGE 011115/15/15 2 STOREY SECTION 210 PACKAGE A1.DWG August 1, 2018

EAVE PROTECTION SHALL BE PROVIDED FROM THE EDGE OF ROOF A MIN. 3'-0" (900mm) UP FROM THE ROOF SLOPE TO A LINE NOT LESS THAN 1'-0" (300mm) INSIDE THE INNER FACE OF THE EXTERIOR WALL. EAVE PROTECTION SHALL BE LAID BENEATH THE STARTER STRIP AND SHALL CONSIST OF TYPE 14 OR TYPE 5 ASPHALT COATED ROOFING SHEETS.

2x6 ASPHALT SHINGLES ON 3/8" PLYWOOD SHEATHING USE 1" CLIPS FOR TRUSSES

STARTER STRIP OF ROOF SHINGLES REQUIRED

SEE PLAN FOR ROOF SLOPE

BAFFLES AS REQUIRED FOR ROOF VENTILATION

PROVIDE ROOF VENTILATION @ A RATE OF 1:1000 OF INSULATED CEILING AREA UNIFORMLY DISTRIBUTED

ROOF TRUSSES @ 24" o.c. MAX. RAISED HEEL TO MATCH PLATE

2x6 ASPHALT SHINGLES ON 3/8" PLYWOOD SHEATHING USE 1" CLIPS FOR TRUSSES

STARTER STRIP OF ROOF SHINGLES REQUIRED

2x6 FASCIA BOARD PREPARED METAL GUTTER, FASCIA AND VENTED SOFFIT

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

MESH BACKDRAFTED

- FIN. COAT OF EXTERIOR ACRYLIC STUCCO
- FIBER MESH EMBEDDED IN PREP. COAT
- INSULATION BOARD, 6 MIL. R-5 IV GEOMETRICALLY DEFINED DRAINAGE CAVITY HAVING A MIN. CAVITY DEPTH OF 1/4"
- AIRMOISTURE BARRIER
- 2" x 6" STUDS
- MIN. R-22 BATT INSULATION
- CORT. VAPOUR / AIR BARRIER
- 1/2" DRYWALL

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

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 1/8" 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 6 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/ CRUSHED STONE COVER

FIN. SLAB

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

2 STOREY WALL SECTION

BAFFLES AS REQUIRED FOR ROOF VENTILATION

PROVIDE ROOF VENTILATION @ A RATE OF 1:1000 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 & 6 MIL. R-20 INSULATION

MIN. R-22 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 3/8" T&G PLYWOOD

FINISHED SECOND FLOOR

PARALLEL JOISTS TO WOOD BLOCKING @ 24" 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 CONT. TIMBERSTRAND

FIN. FLOORING ON 3/8" 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 T-10" o.c. MIN. 4" INTO FOUNDATION WALL

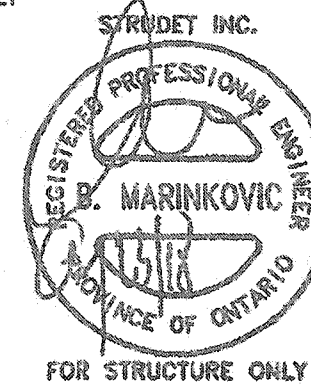
R-20 BLANKET INSULATION DOWN WITHIN 2" MIN. AND 8" MAX. ABOVE FINISH SLAB WITH MOISTURE & VAPOUR BARRIER SEALED AT TOP & BOTTOM

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

CONTINUOUS WATERSTOP (BITUMEN CAULKING)

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

FINISHED SLAB



CITY OF HAMILTON Building Division

Permit No. 21-102417

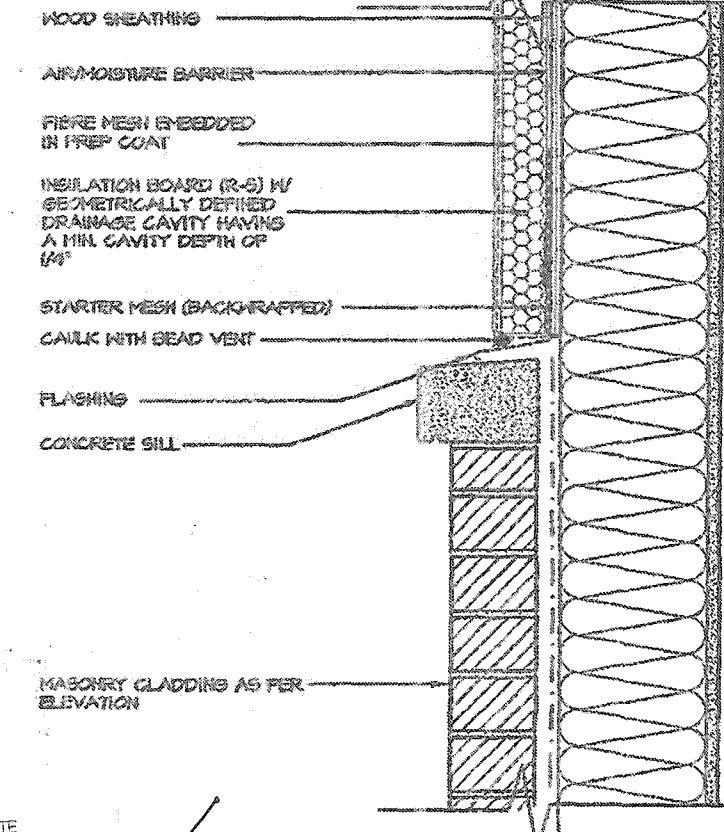
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE CITY OF HAMILTON BUILDING CODE AND ALL OTHER APPLICABLE LAWS

These drawings and/or specifications have been reviewed by

221 Feb 10 2021 DATE

FOR CHIEF BUILDING OFFICIAL



MASONRY CLADDING AS PER ELEVATION

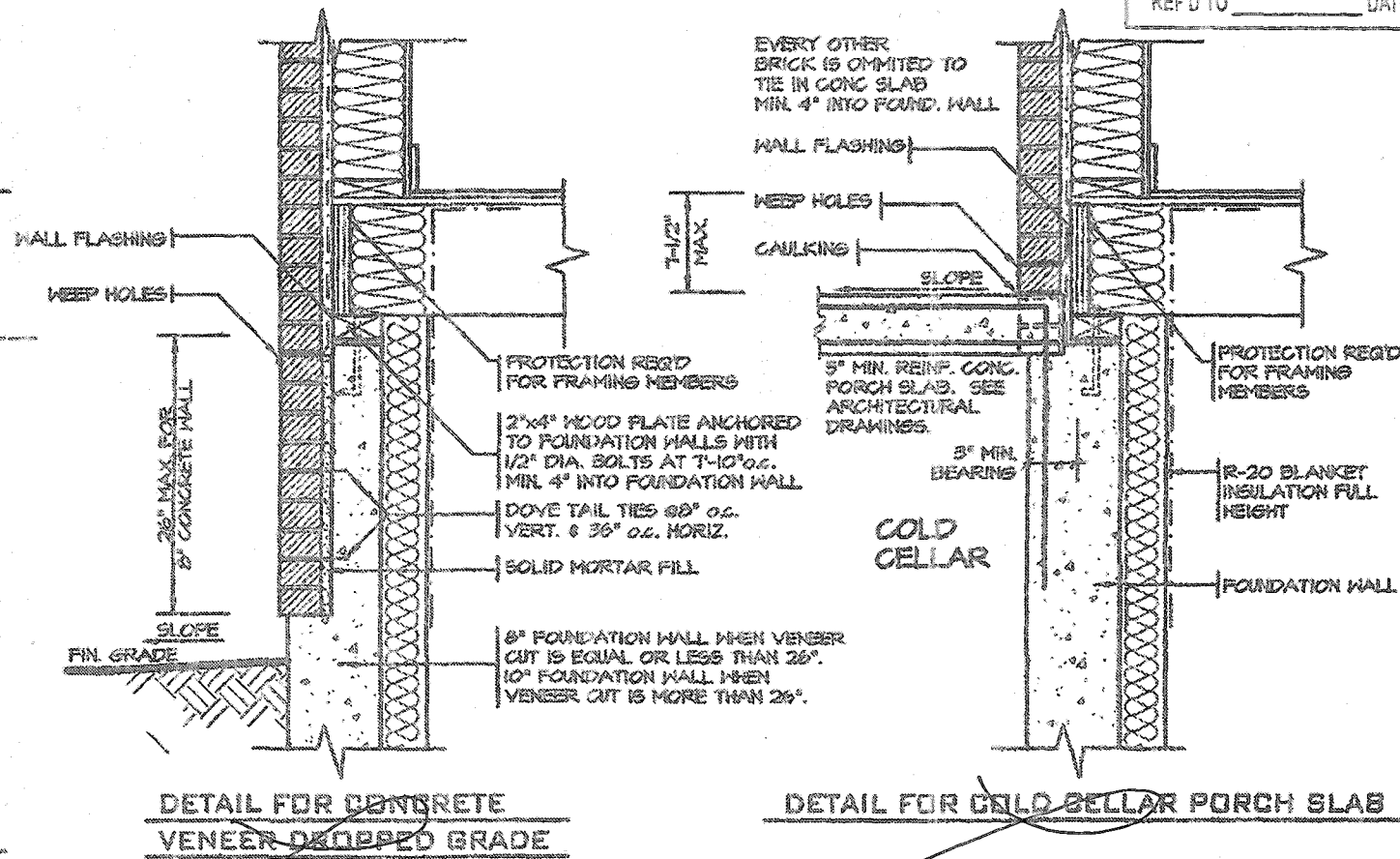
A. TERMINATION AT MASONRY OF HAMILTON BUILDING DIVISION

Planning & Development Department

1 1/2" = 1'0"

JAN 19 2020

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



DETAIL FOR CONCRETE VENEER DROPPED GRADE

DETAIL FOR COLD CELLAR PORCH SLAB

PREVIOUS PAGE

2012 CODE COMPLIANCE PACKAGE "A1"

5. _____ 4. _____ 3. _____ 2. _____ 1. ISSUED FOR PERMIT JUL 30, 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 9.2.5 of the building code VIKAS GAJJAR 28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4G8 P (416) 736-4098 F (905) 560-0746	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	PROJECT NAME RUSSELL GARDENS III
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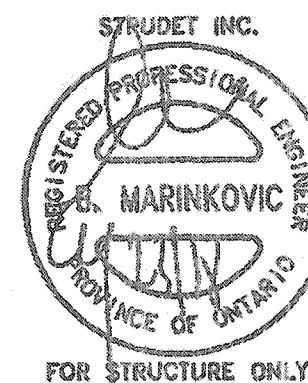


Permit No. **21-102417**

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL APPLICABLE CODES OF LOCAL AUTHORITIES HAVING JURISDICTION INCLUDING CAN/CSA-A141.1 & 2. THESE DRAWINGS AND/OR SPECIFICATIONS ARE THE PROPERTY OF THE CITY OF HAMILTON. THEY ARE TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. THEY ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE CITY OF HAMILTON. DATE: 8/2/2021

FOR CHIEF BUILDING OFFICIAL



MANTEL SPECS. AS PER MANUFACTURER

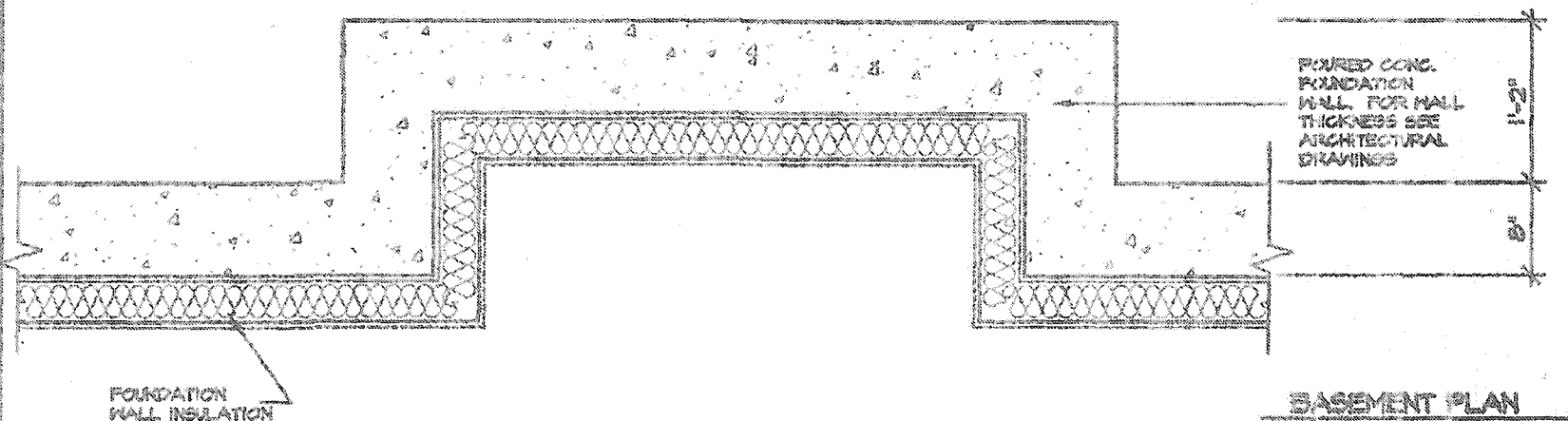
1/2" STP. SD

SURROUND AS PER FIREPLACE DESIGN

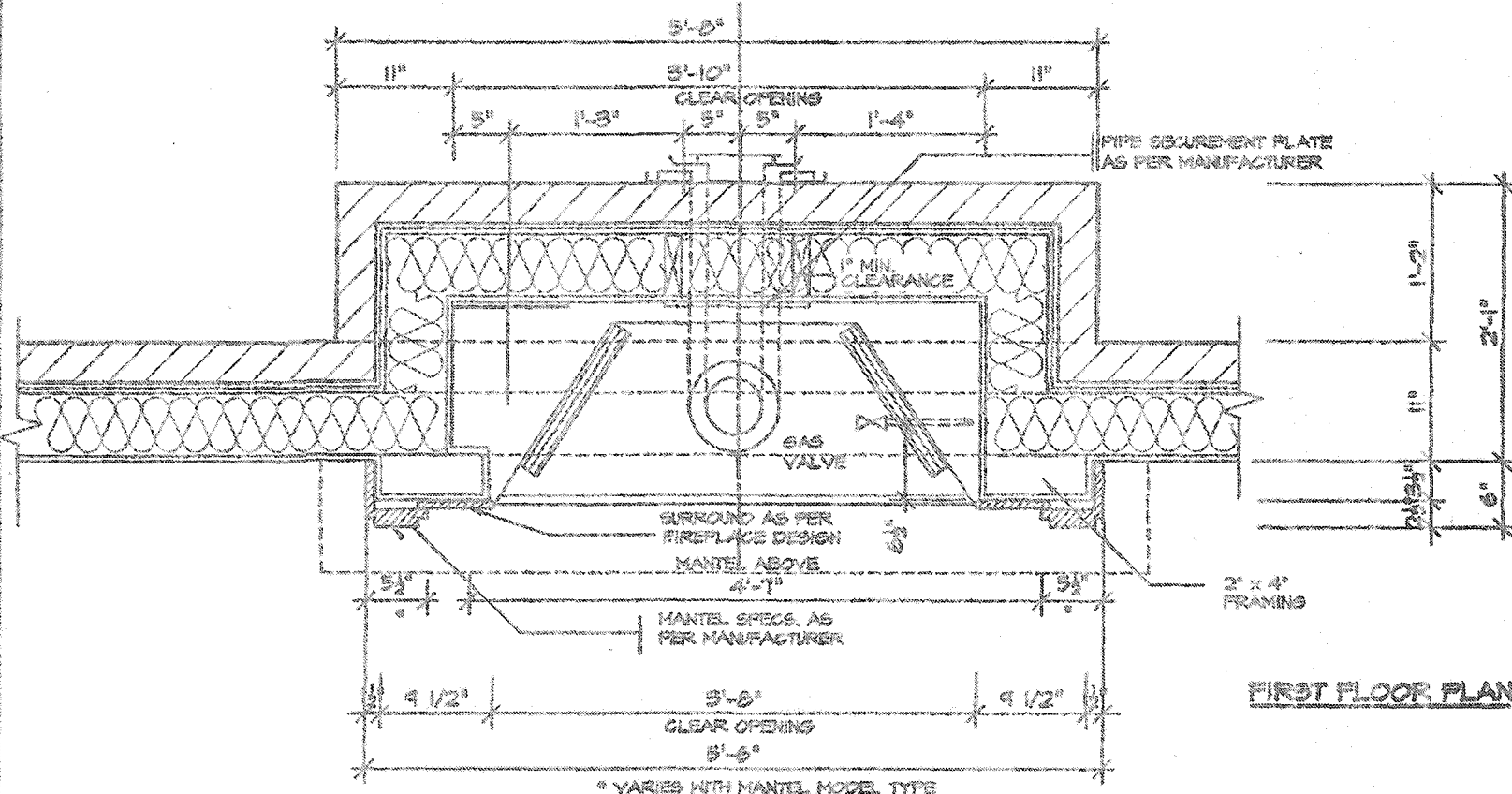
INSULATION DOWN WITHIN 2" MIN. AND 2" MAX. ABOVE FINISH SLAB WITH 6 MIL. POLYETHYLENE VAPOR BARRIER SEALED TO JOIST AND SUBFLOOR. BUILDING DIVISION TOP & BOTTOM. Planning & Permit Department.

JAN 19 2020

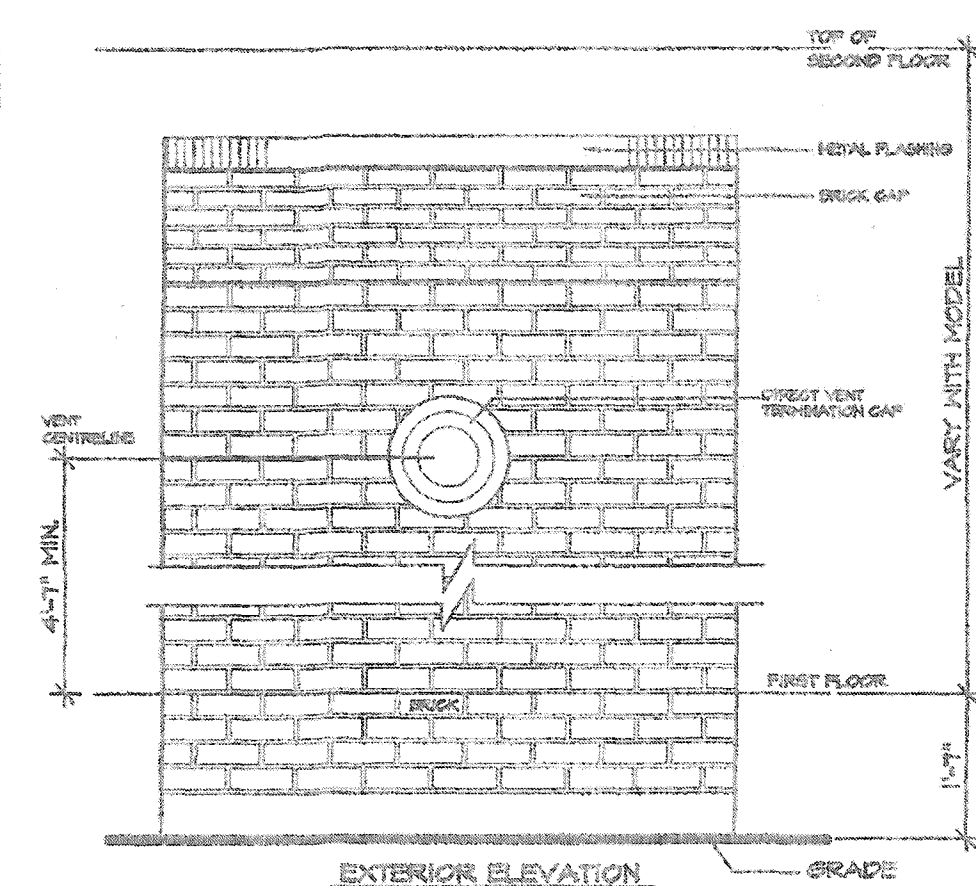
REC BY _____ DATE _____
REF'D TO _____ DATE _____



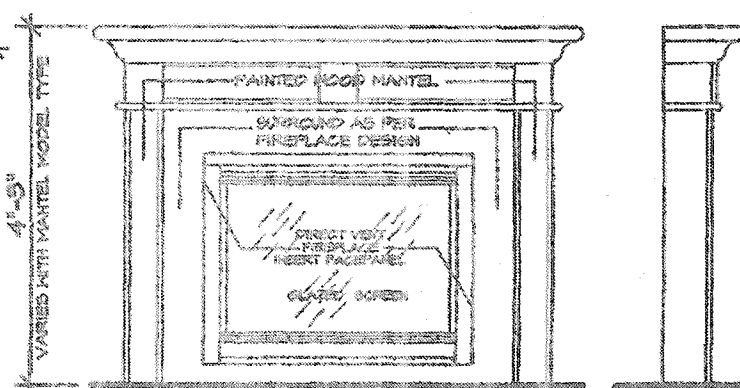
BASEMENT PLAN



FIRST FLOOR PLAN



EXTERIOR ELEVATION
NOT TO SCALE

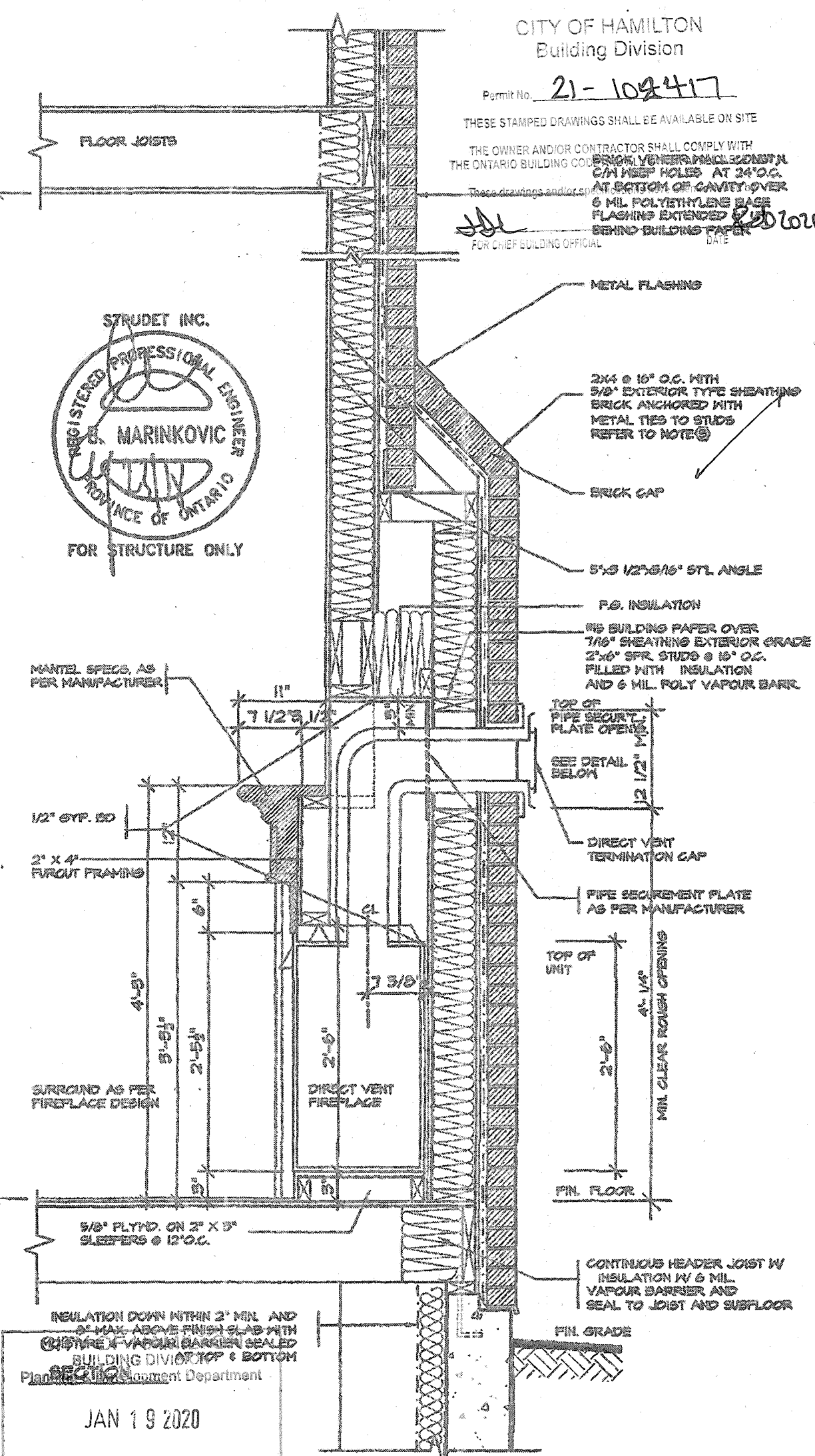


FRONT/SIDE ELEVATION
NOT TO SCALE

GENERAL INSTALLATION NOTES

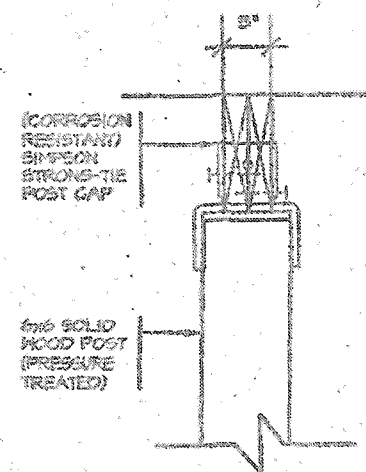
- 1.0 UNIT INSTALLATION TO STRICTLY CONFORM TO MANUFACTURER'S INSTALLATION MANUAL AND ALL APPLICABLE CODES OF LOCAL AUTHORITIES HAVING JURISDICTION INCLUDING CAN/CSA-A141.1 & 2.
- 2.0 INSTALL WITH THE FOLLOWING MINIMUM CLEARANCES TO COMBUSTIBLES:
 - FROM TOP OF UNIT 0"
 - FROM BACK OF UNIT 1/2"
 - FROM SIDES OF UNIT 1/2"
 - FROM TOP OF HORIZ. VENT 2"
 - FROM SIDES TO VENT 1"
- 3.0 THE DIRECT VENT UNIT ILLUSTRATED IS THE 6000 MODEL AS MANUFACTURED BY HEATILATOR.
- 4.0 THE MANTEL ILLUSTRATED IS THE 6-2 600 AS SUPPLIED BY GREATER TORONTO FIREPLACE.

VARY REFERS TO MODEL



2012 CODE COMPLIANCE PACKAGE "A1"

3.		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 GAJAN NAME SIGNATURE 28770 BOIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 730-4036 F (905) 360-0746	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.	Greenpark. PROJECT NAME RUSSELL GARDENS III
4.					SCALE 3/4"=1'-0"	SHEET No. 7-2	
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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)

5'-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

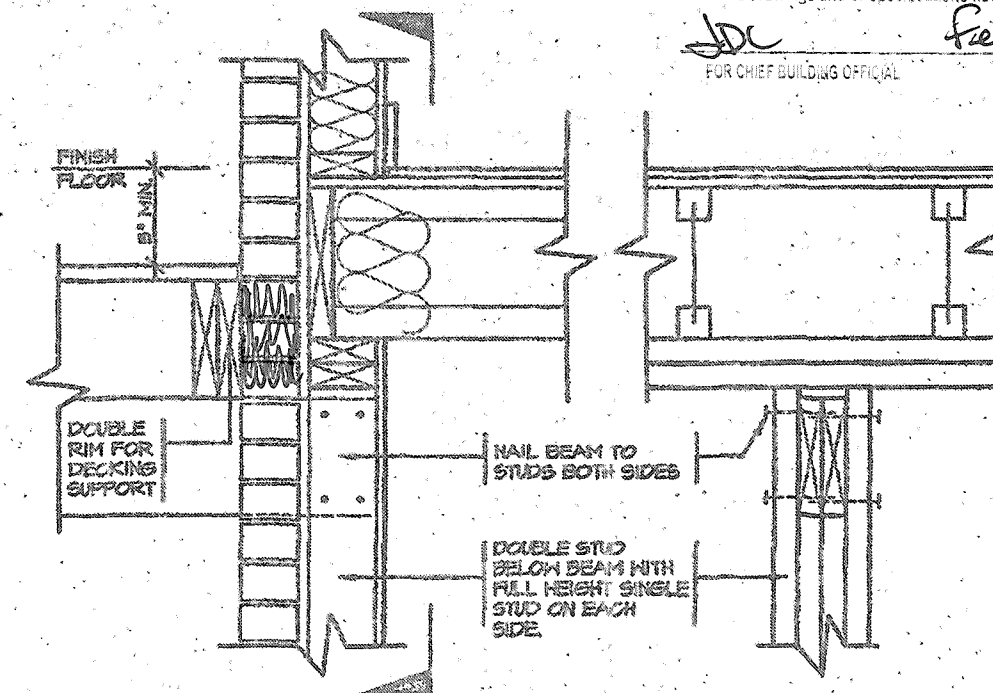
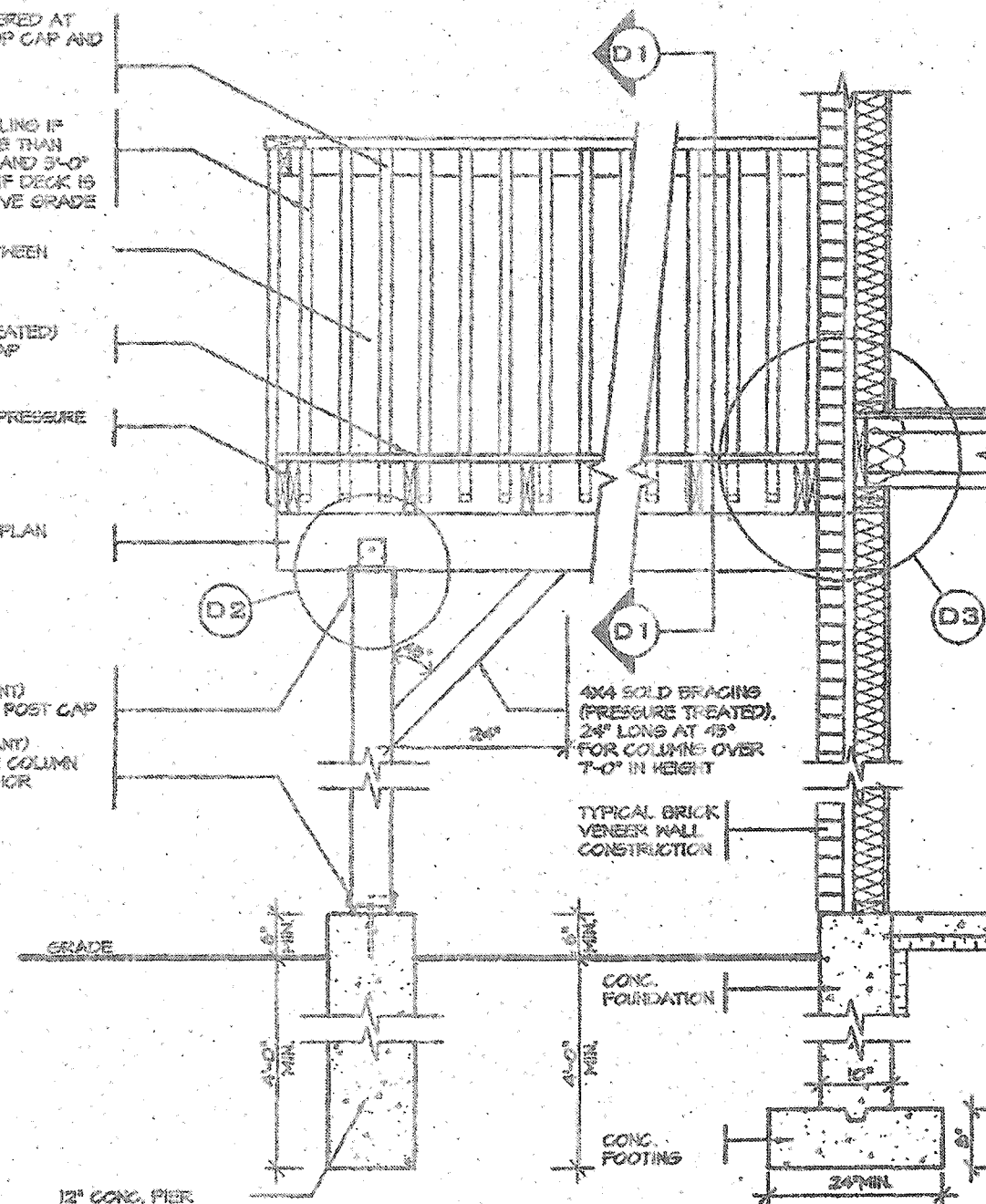
5/4x6 (PRESSURE TREATED) DECKING WITH 1/4" GAP

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



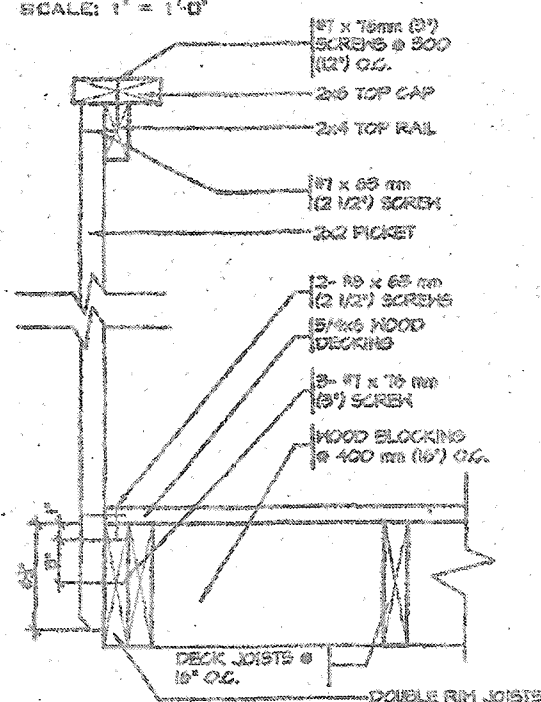
DETAIL 3 - BEAM-TO-STUD WALL
SCALE: 1" = 1'-0"

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

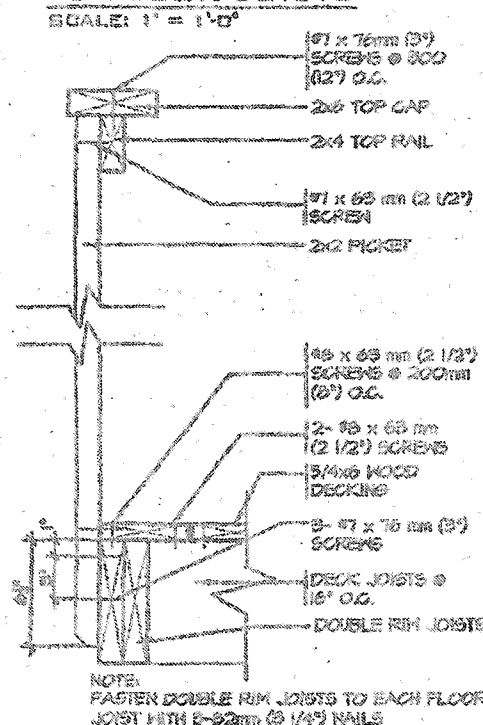
DETAIL 1

CANTILEVERED PICKET SREWED TO RIM JOIST AND DECK

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



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



NO CONNECTION TO OR THROUGH BRICK VENEER

GENERAL NOTES

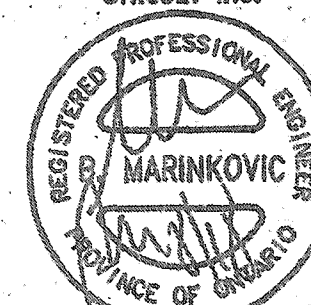
1. THE DECK HAS BEEN DESIGNED TO SAFELY SUPPORT A SUPERIMPOSED LOAD OF 1.4KPa (40psf)
2. ALL NAILS AND SCREWS TO BE GALVANIZED
3. WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES
4. CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 20MPa AT 28 DAYS AND 5-8% AIR ENTRAINMENT
5. FOOTING TO BE PLACED ON UNDISTURBED SOIL WITH MIN. BEARING PRESSURE OF 150KPa (3130psf)

MAR 03 2018

FOR STRUCTURE ONLY
2012 CODE

COMPLIANCE PACKAGE "A1"

STRUDET INC.



NO.	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.
5700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4G8
P (416) 735-4885
F (905) 600-0749

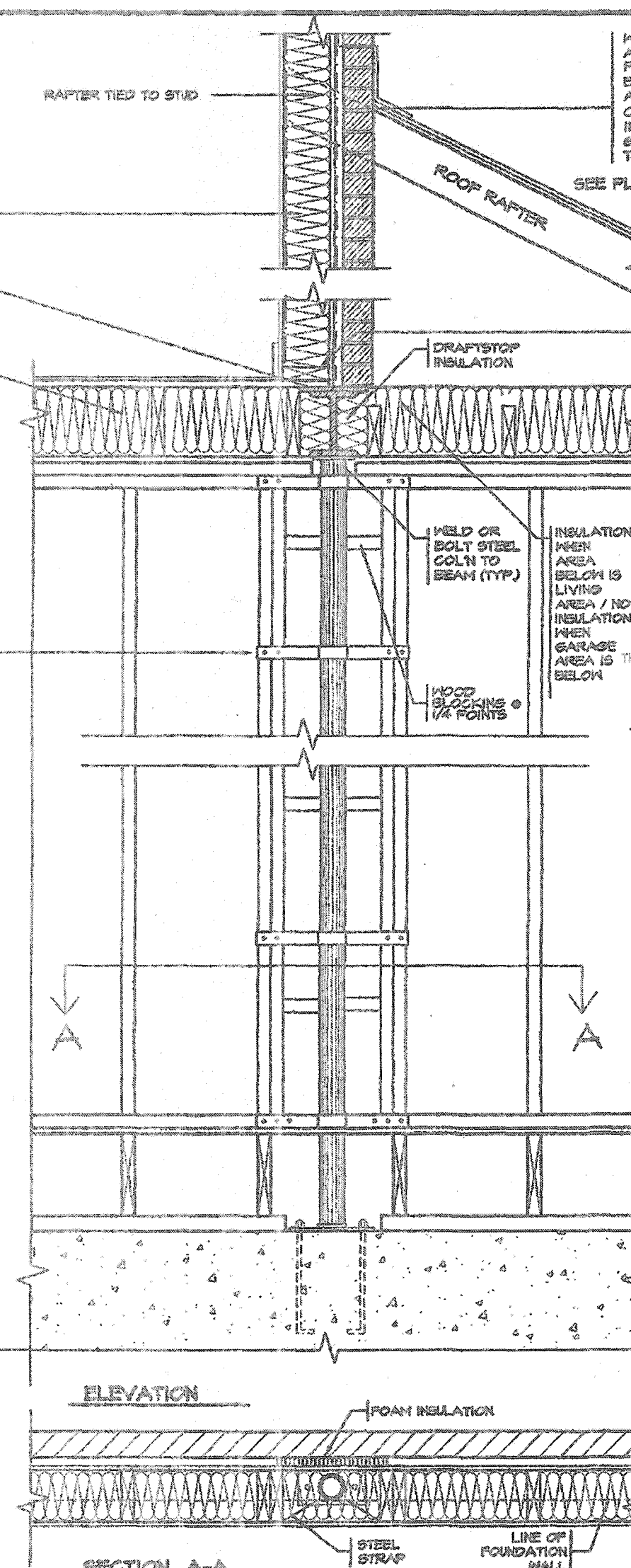
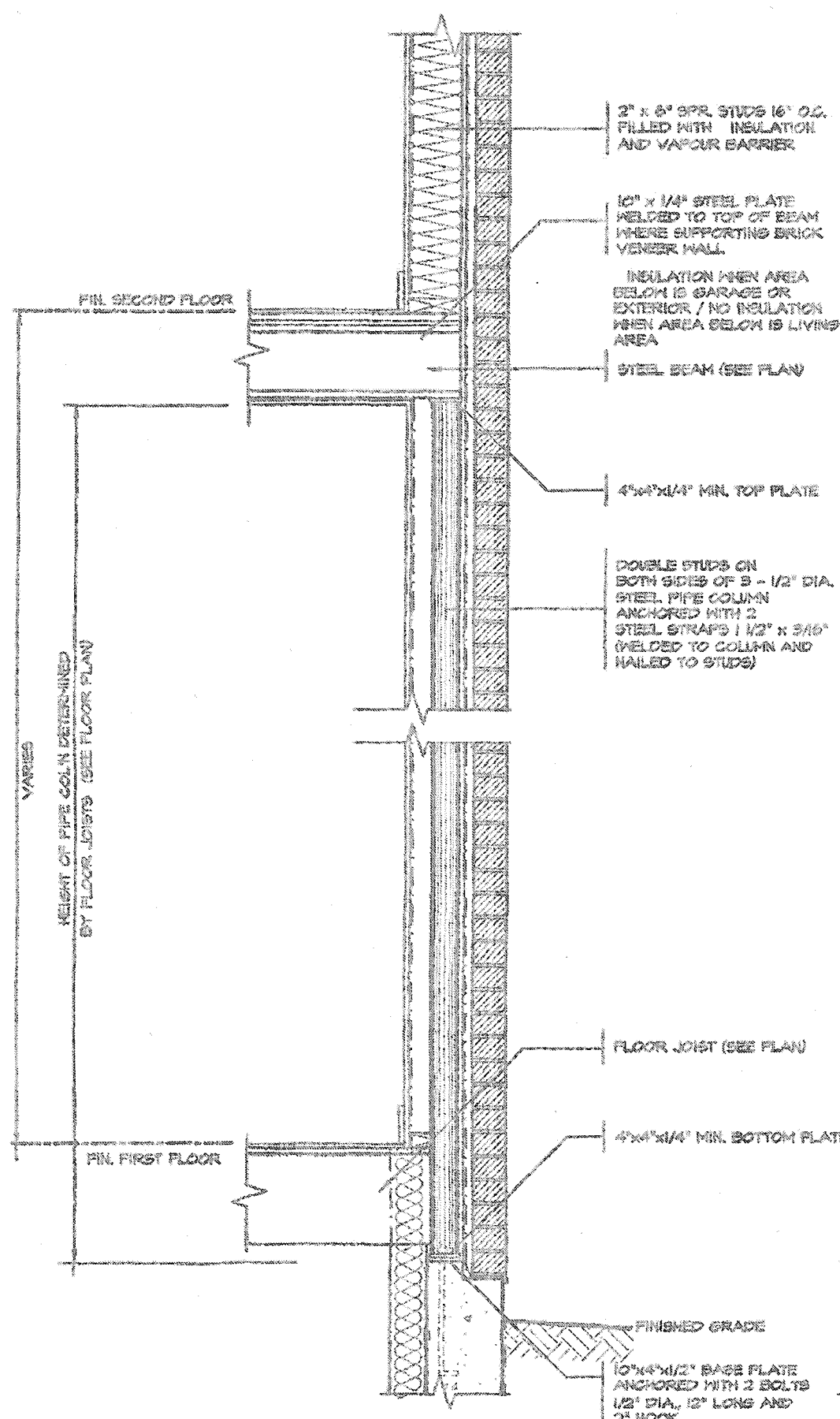
REGION DESIGN INC.

SHEET TITLE	
WALK-OUT DECK DETAILS	
SCALE AS SHOWN	BY
DATE MAR 2018	TYPE

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	
AREA	PAGE NO.
PROJECT 00-00-00	8-2

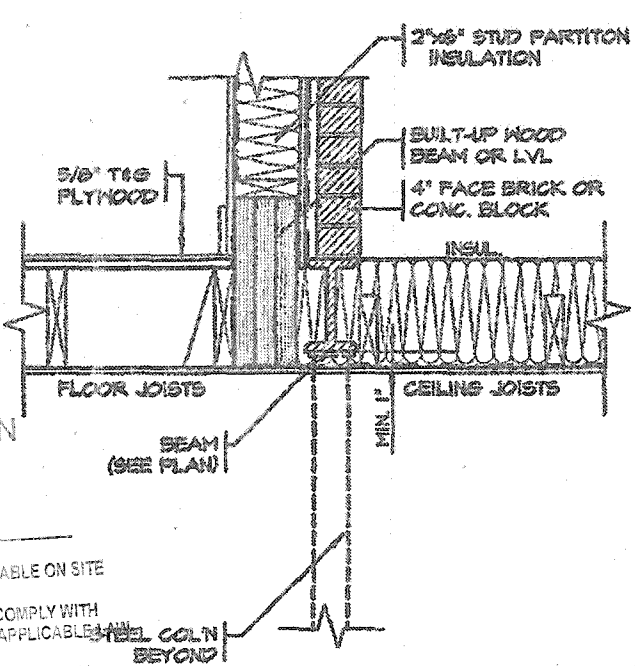
Greenpark.

PROJECT NAME
RUSSELL GARDENS III



KEEPING HOLES 5/8\"/>

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



CITY OF HAMILTON
Building Division

Permit No. **21-10247**

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE
THESE DRAWINGS AND/OR SPECIFICATIONS HAVE BEEN REVIEWED BY

DATE **FEB 10 2021**
FOR CHIEF BUILDING OFFICIAL

6\"/>

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CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FIN. FIRST FLOOR

JAN 19 2020

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

6\"/>

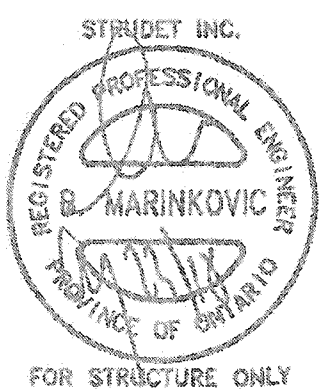
CONCRETE FOOTING ON
NATURAL UNDISTURBED
SOIL. FOR SIZES SEE
ARCHITECTURAL DRAWINGS

DETAIL OF STEEL BASEMENT COLUMN

**2012 CODE
COMPLIANCE PACKAGE "A1"**



PROJECT NAME
RUSSELL GARDENS III



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

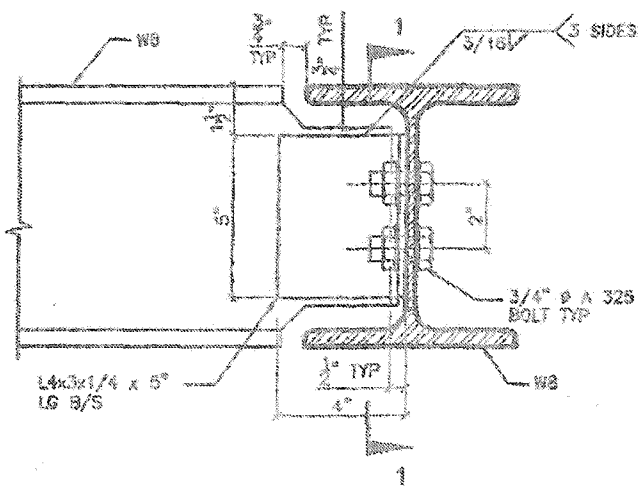
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QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code
VIKAS GAJJAR
NAME
28770
SIGNATURE
BCIN

REGION DESIGN INC.
3700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 738-4088
F (905) 908-0740

**REGION
DESIGN
INC.**

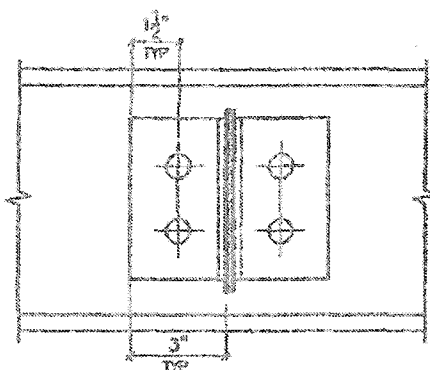
SHEET TITLE
**COLUMN DETAILS
STEEL**
SCALE
3/4\"/>

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

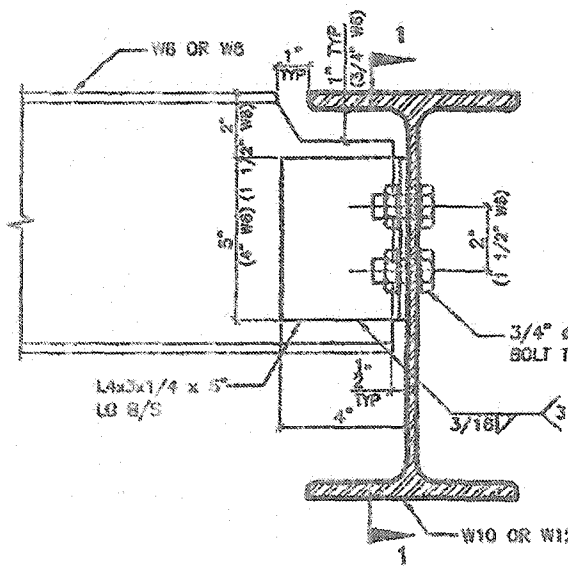


DETAIL 1.

W8
TO
W8
CONNECTION

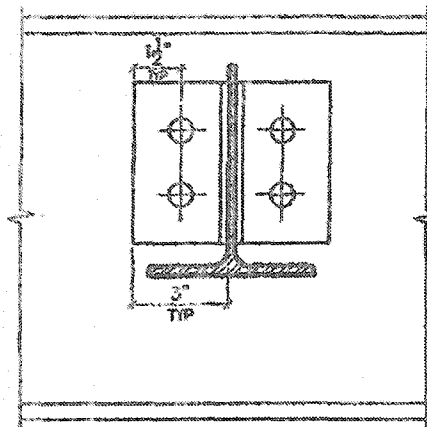


SECTION 1-1

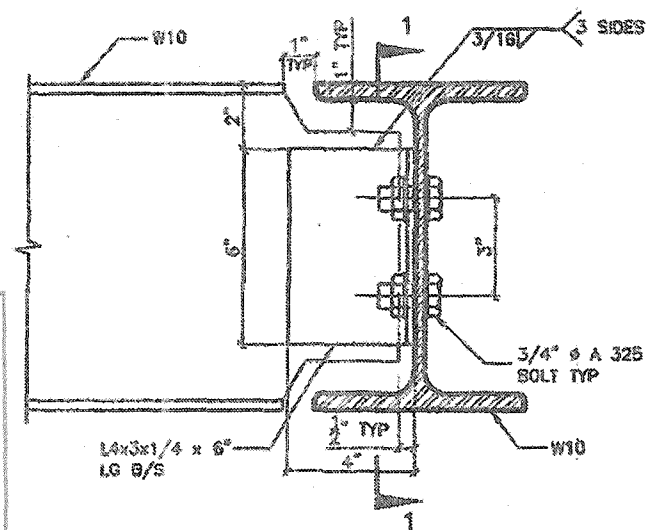


DETAIL 2.

W6(W8)
TO
W10(W12)
CONNECTION

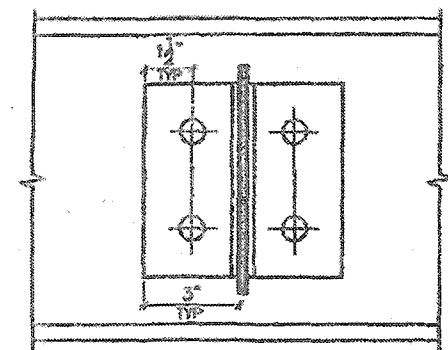


SECTION 1-1

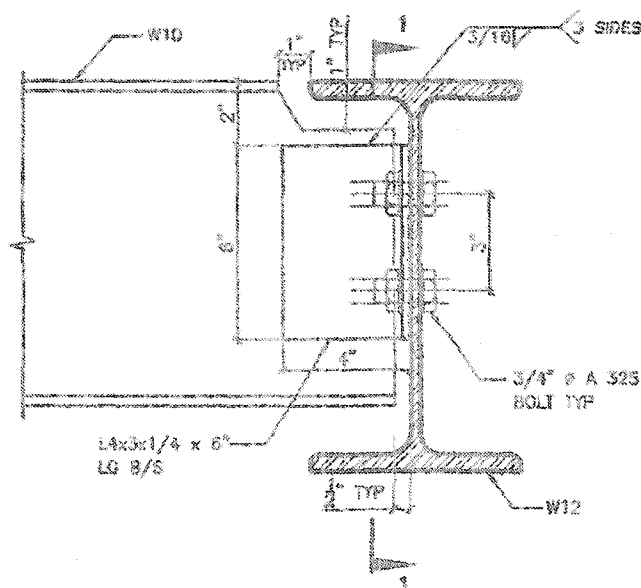


DETAIL 3.

W10
TO
W10
CONNECTION

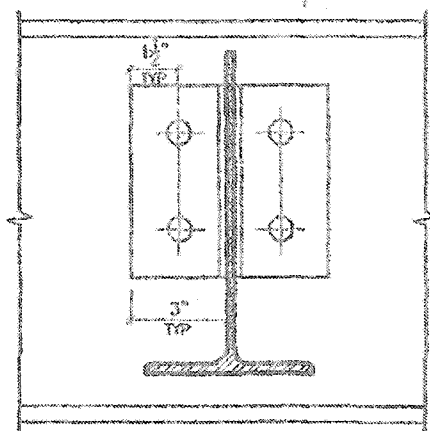


SECTION 1-1

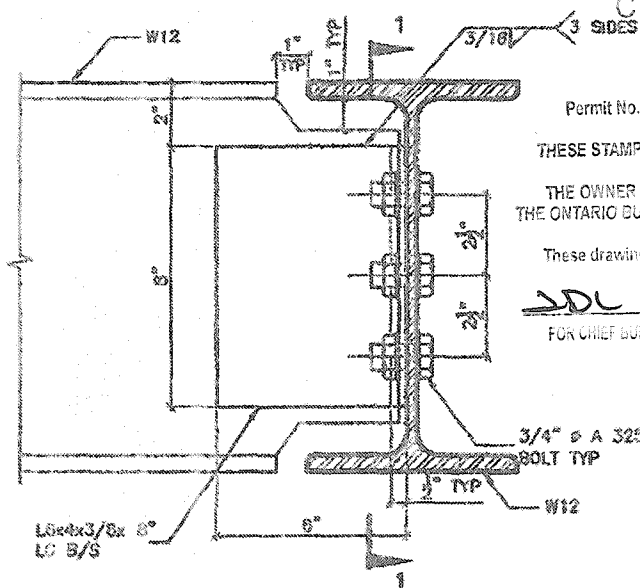


DETAIL 4.

W10
TO
W12
CONNECTION

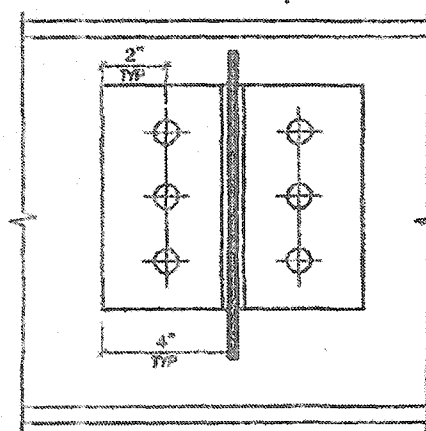


SECTION 1-1



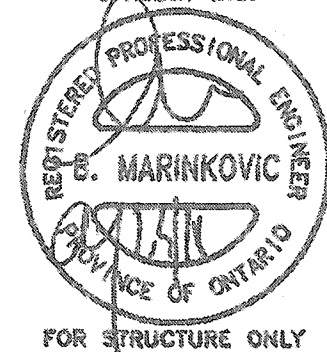
DETAIL 5.

W12
TO
W12
CONNECTION



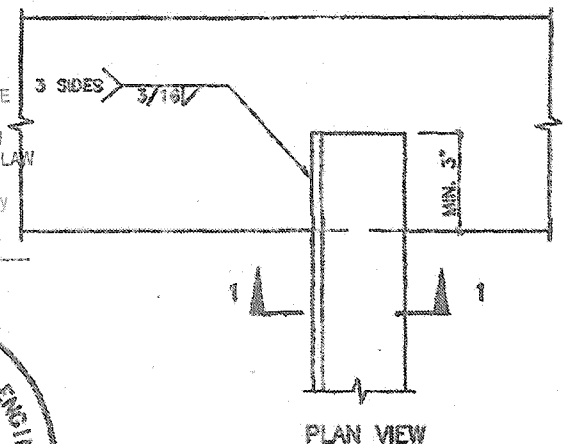
SECTION 1-1

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Permit No. 21-102417
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SDC FOR CHIEF BUILDING OFFICIAL
Feb 2021
SPRUDET INC.

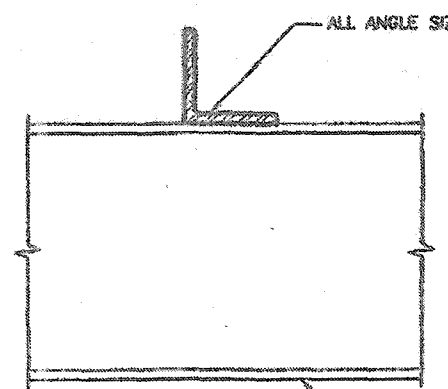


DETAIL 6.

ANGLE
TO
BEAM
CONNECTION



PLAN VIEW



SECTION 1-1

2012 CODE
COMPLIANCE PACKAGE "A1"

REVISIONS	DATE
1. ISSUED FOR PERMIT	JULY 30, 2018

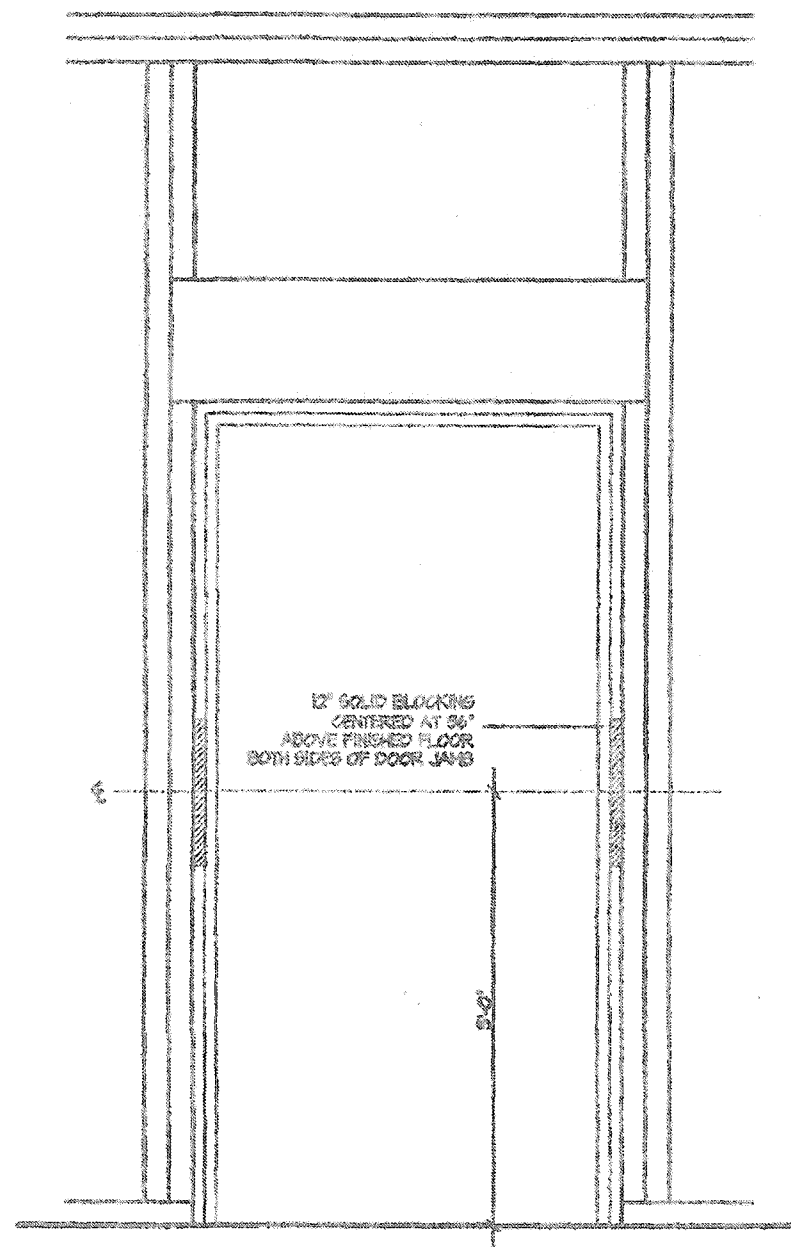
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.
QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.3 of the building code
VIKAS GAJJAR
NAME
SIGNATURE
28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S8
P (416) 736-7006
F (905) 630-0710
REGION DESIGN INC.

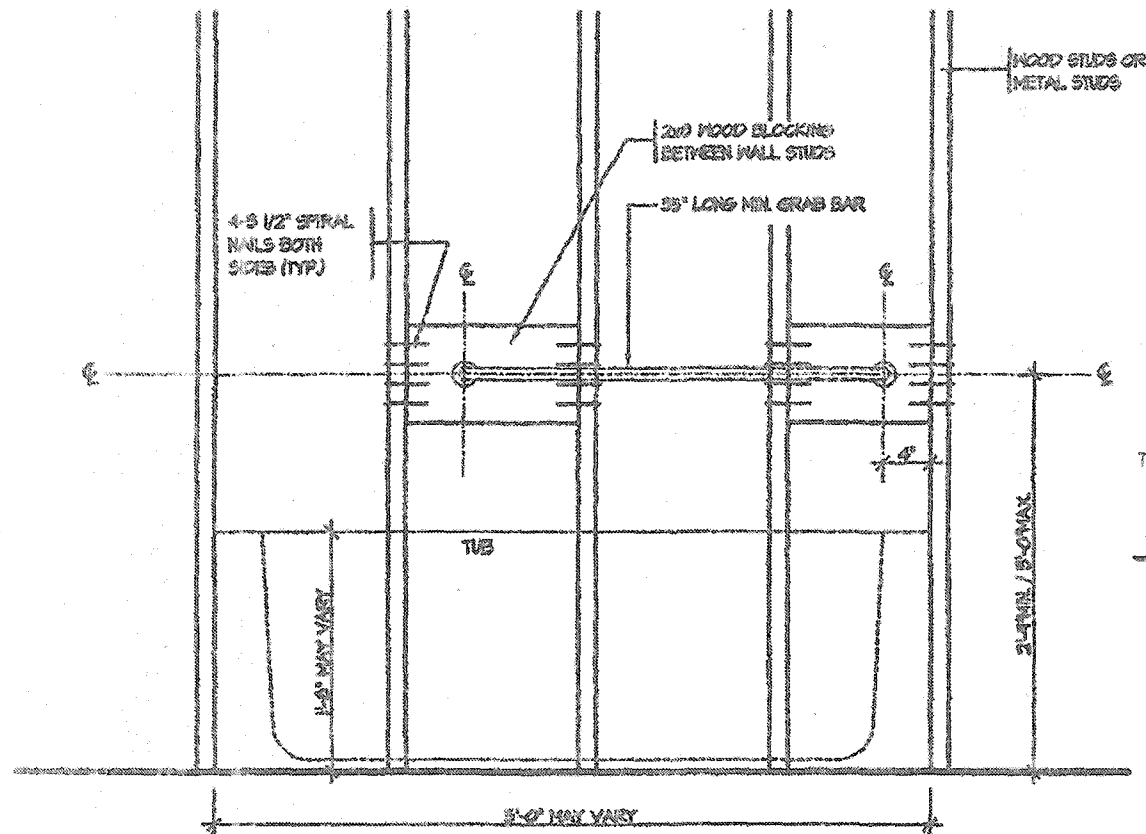
SHEET TITLE
**BEAM DETAILS
STEEL**
SCALE
N.T.S.
DATE
JULY 2018

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.
10

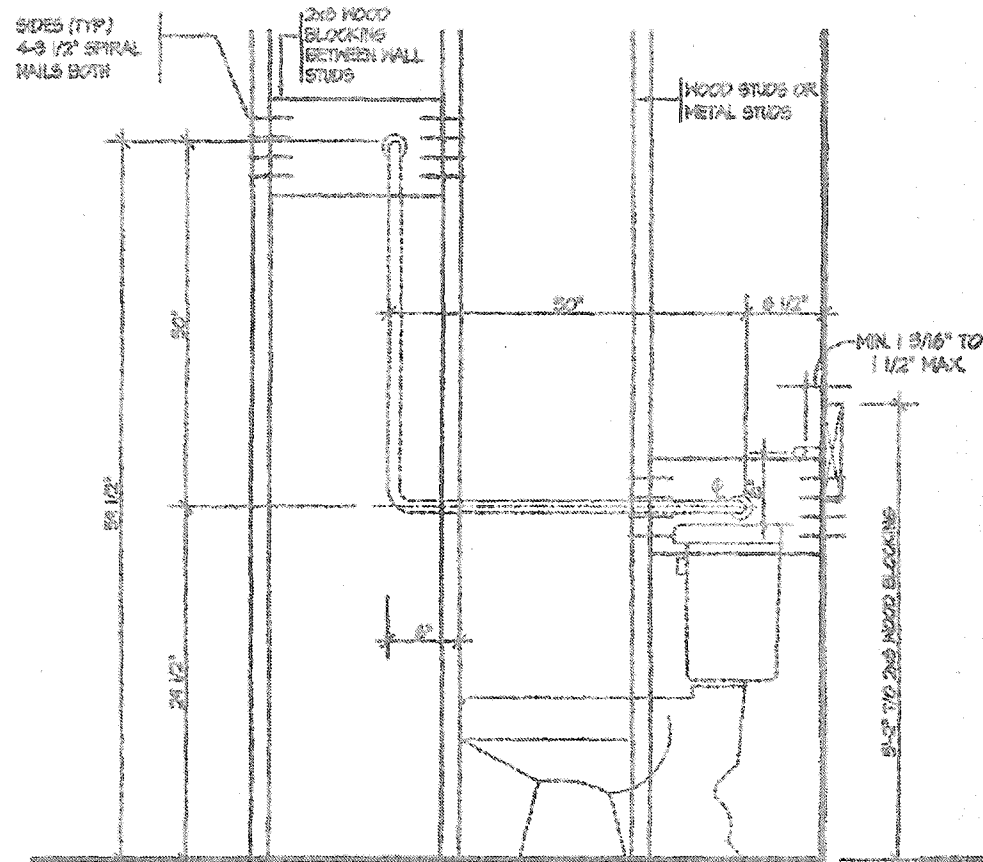
Greenpark.
PROJECT NAME
RUSSELL GARDENS III



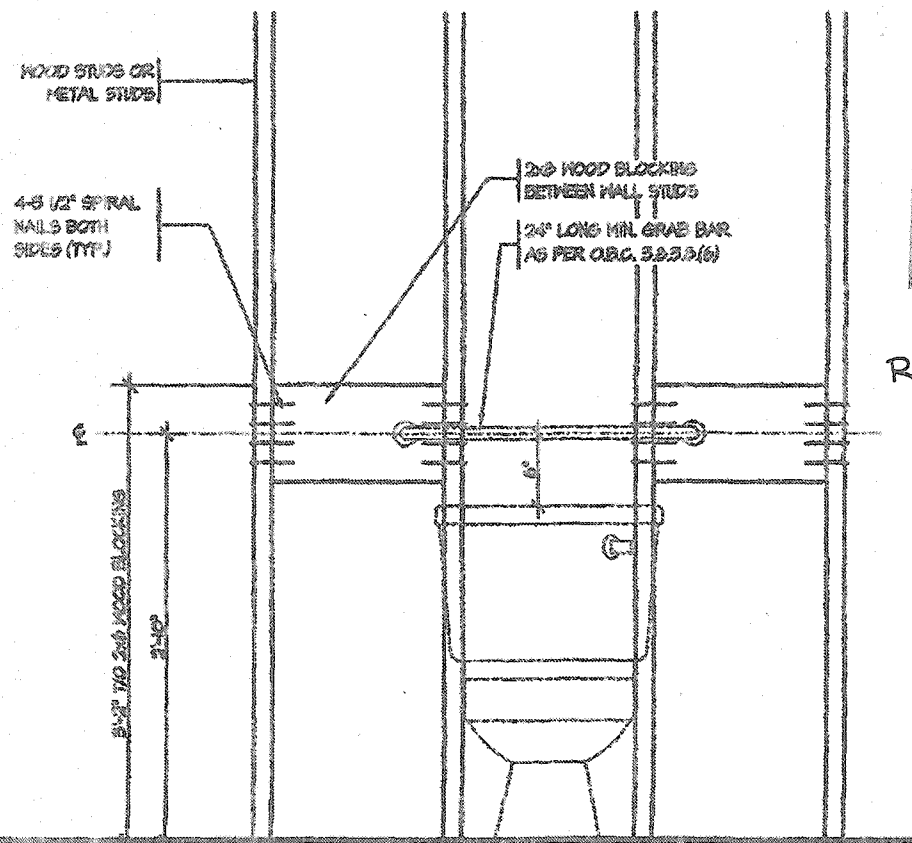
RESISTANCE TO FORCED ENTRY (OBC 4.6.3.)



BATH TUB FRONT ELEVATION



TOILET SIDE ELEVATION

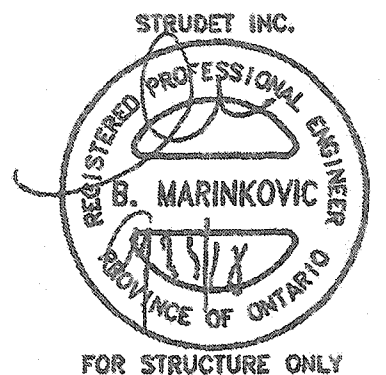


TOILET FRONT ELEVATION

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[Signature] DATE Feb 2021
FOR CHIEF BUILDING OFFICIAL

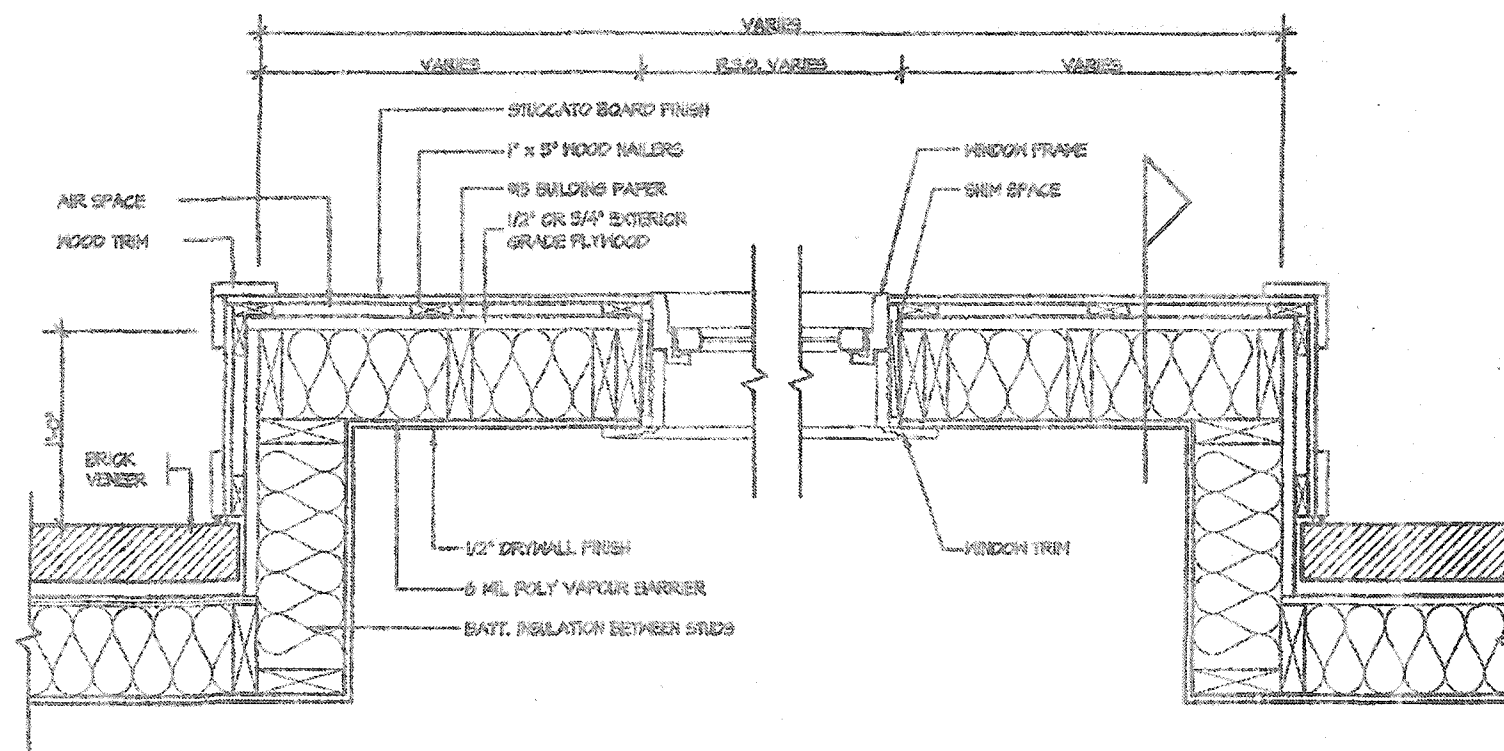
CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
JAN 19 2020
REC BY: _____ DATE: _____
REF'D TO: _____ DATE: _____

REQUIRED IN MAIN BATHROOM



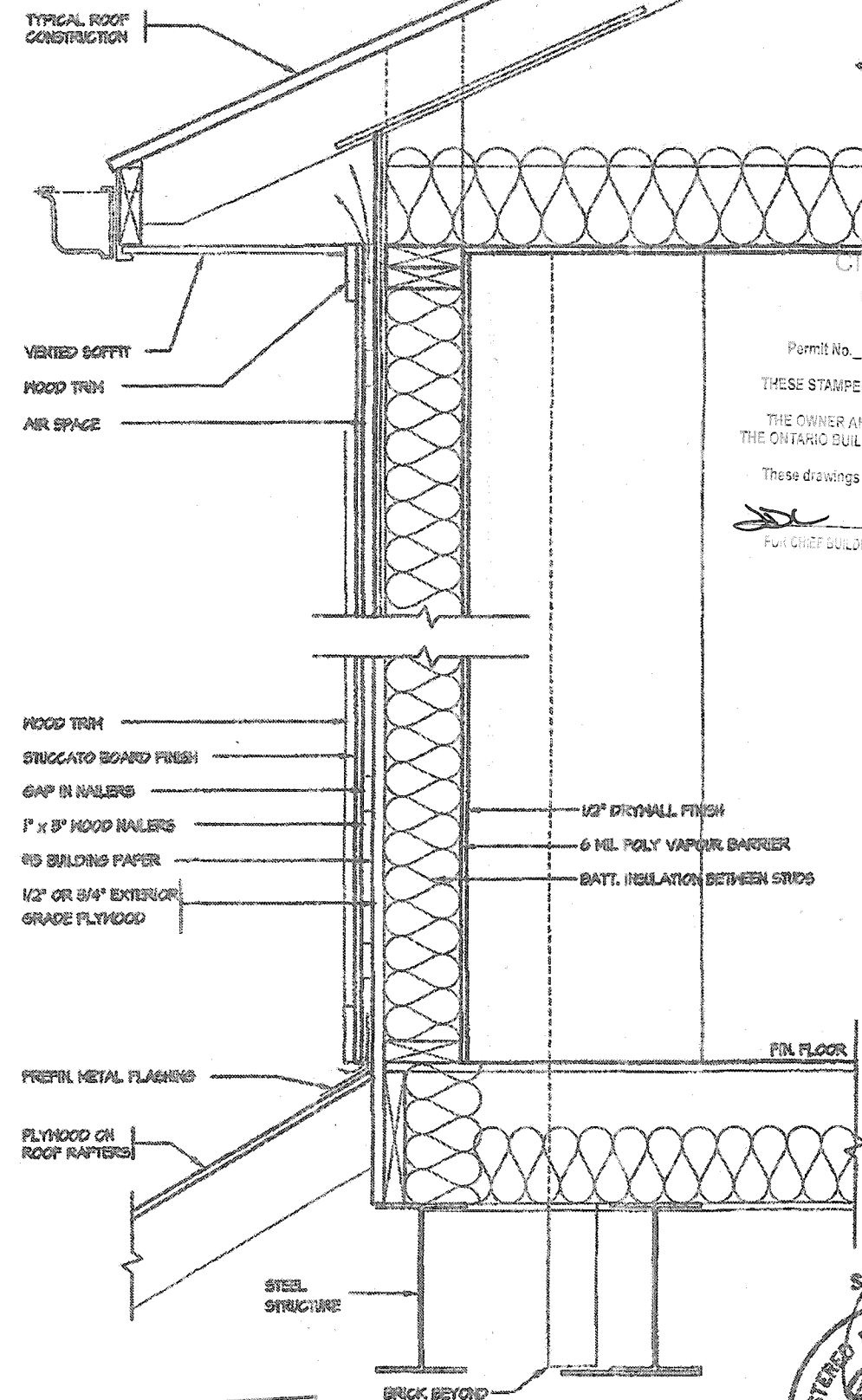
2012 CODE
COMPLIANCE PACKAGE "A1"

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 GAJANI 28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 735-1096 F (905) 880-0746	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

STUCCO BOARD FINISH CLADDING (OBC 9.21)



CROSS SECTION

CITY OF HAMILTON
Building Division

Permit No. 21-102417

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[Signature] Feb 2021
FOR CHIEF BUILDING OFFICIAL DATE

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

JAN 19 2020

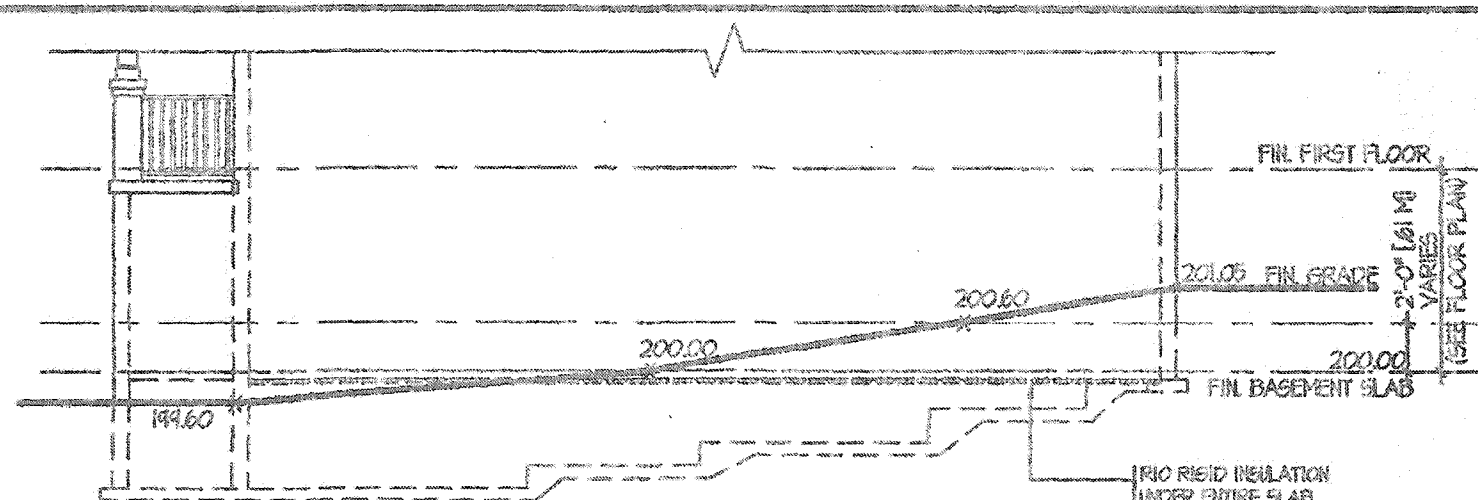
REC BY _____ DATE _____
REF'D TO _____ DATE _____



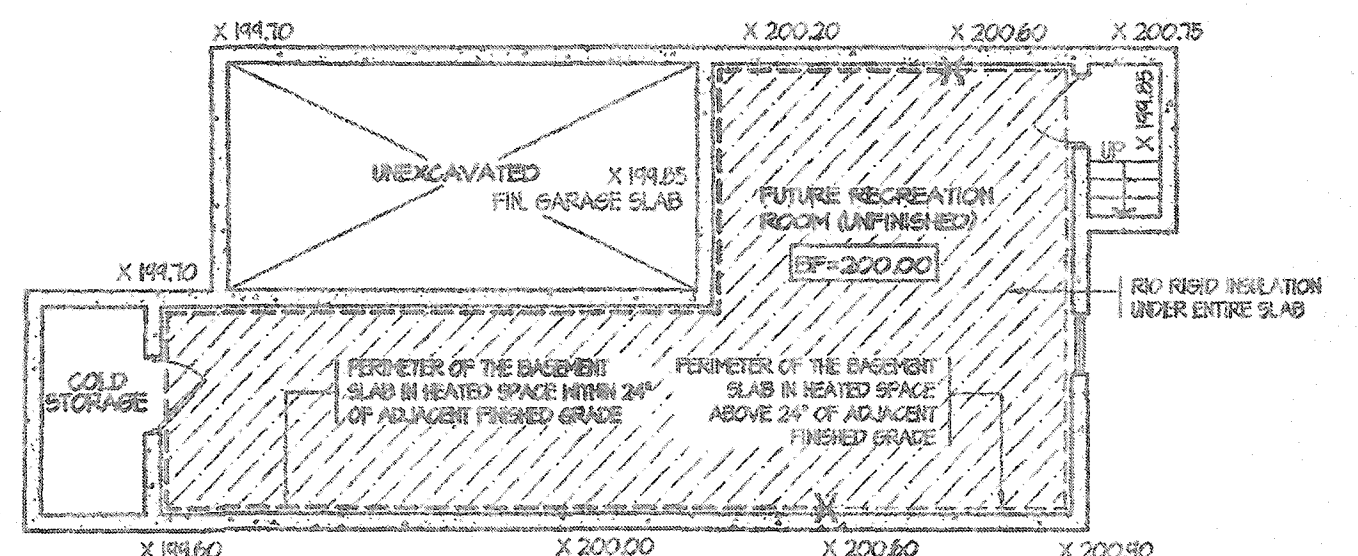
FOR STRUCTURE ONLY

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 3.2.9 of the Building Code VIKAS GAJJAR <u>28770</u> NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 738-6005 F (800) 660-0746	REGION DESIGN INC.	SHEET TITLE	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	Greenpark.	
4.					STUCCO BOARD FINISH CLADDING			
3.					SCALE			
2.					1/2"=1'-0"			
1.	ISSUED FOR PERMIT				JUL 28 2018			DATE
REVISIONS						PROJECT NAME		RUSSELL GARDENS III



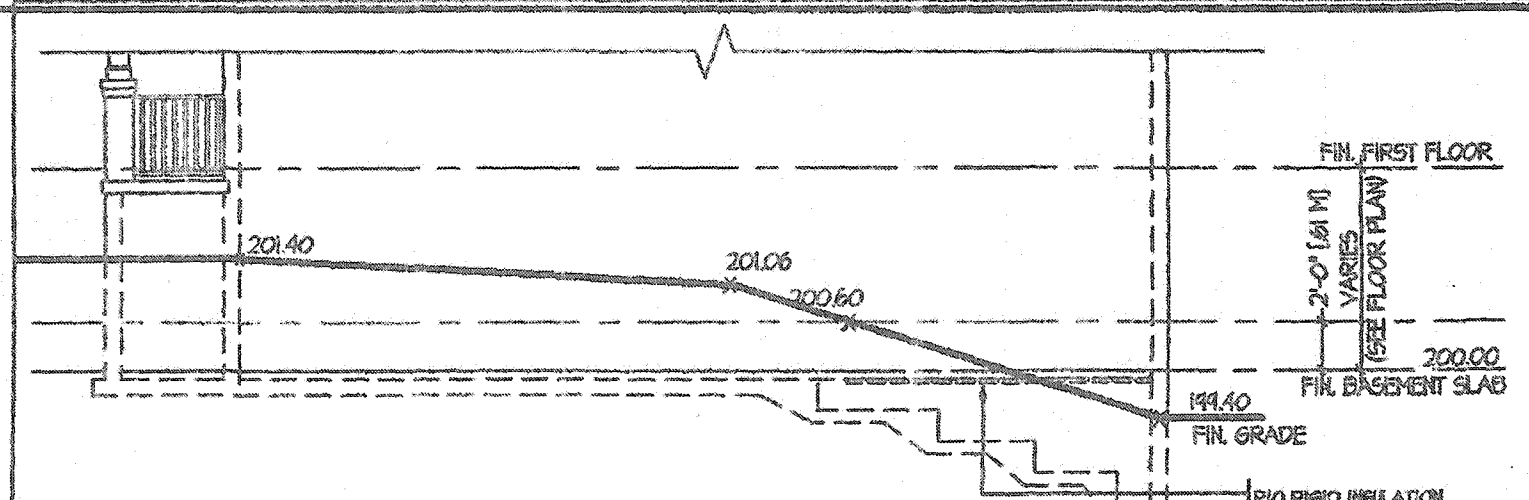
TYPICAL RIGHT SIDE ELEVATION



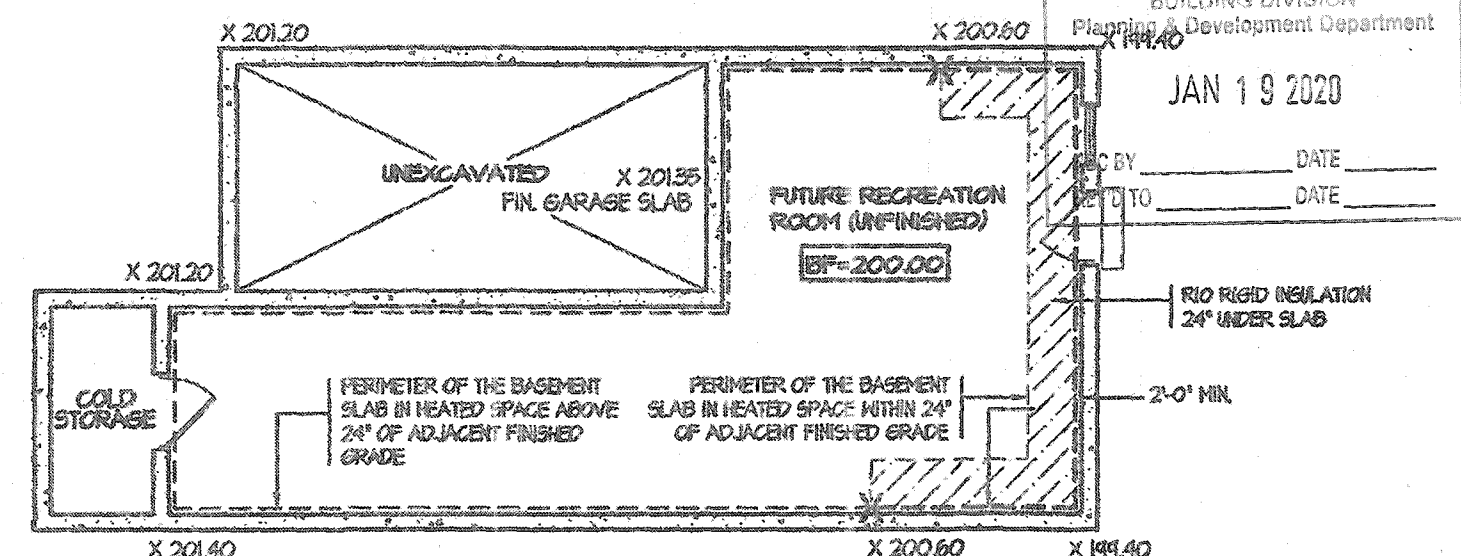
TYPICAL BASEMENT PLAN

SLAB ON GRADE CONDITION

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



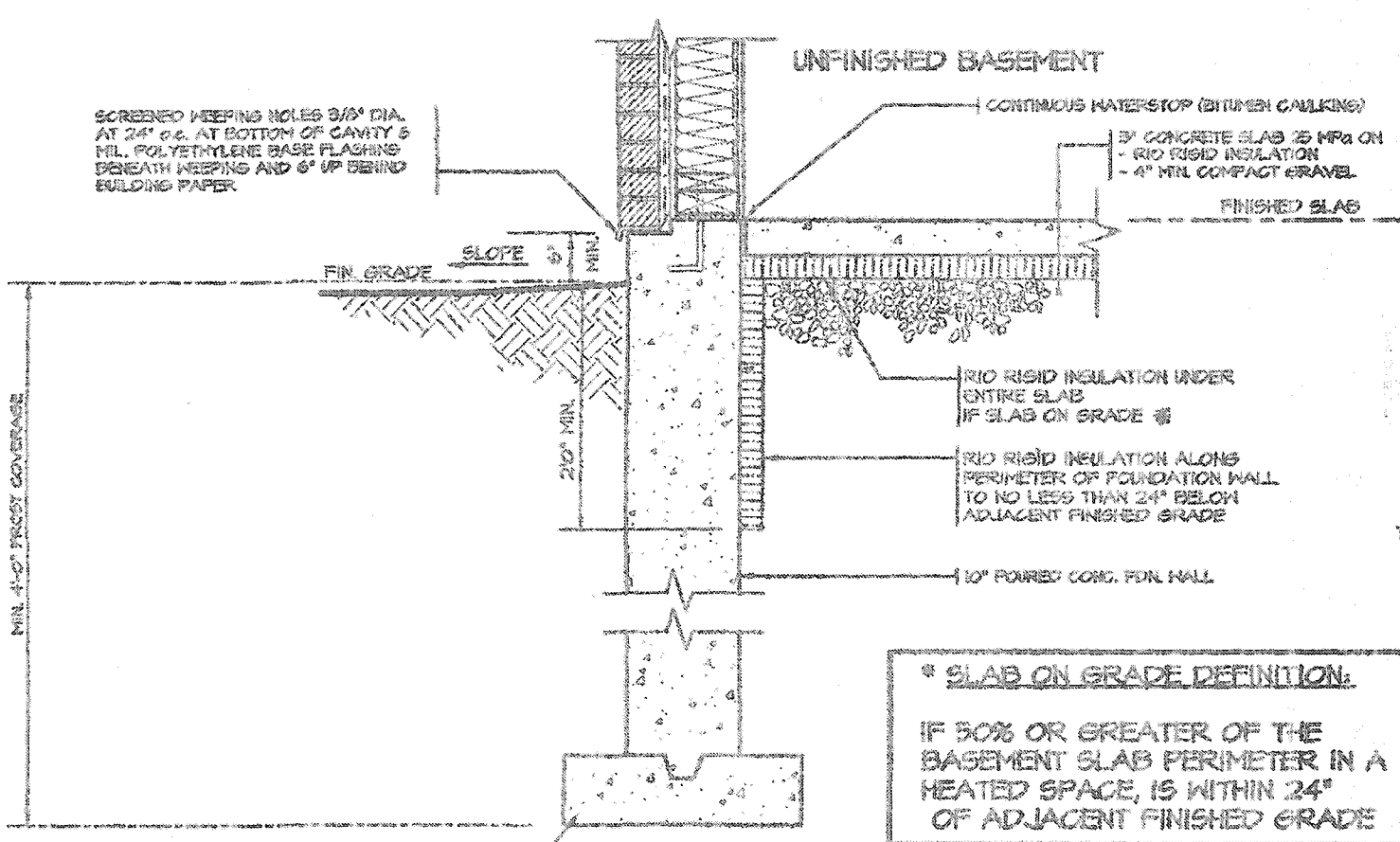
TYPICAL RIGHT SIDE ELEVATION



TYPICAL BASEMENT PLAN

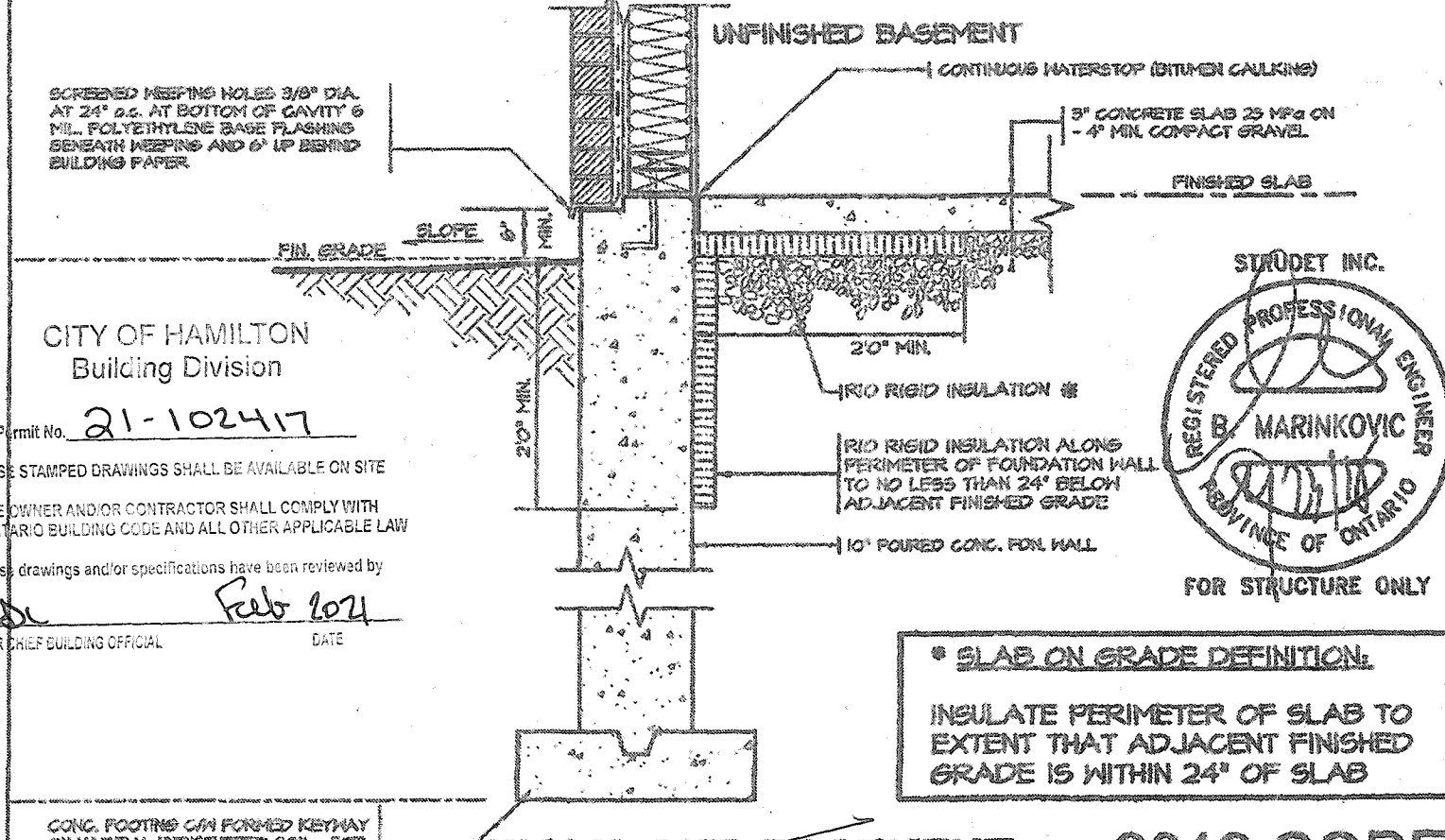
WALK OUT BASEMENT CONDITION

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



SLAB ON GRADE

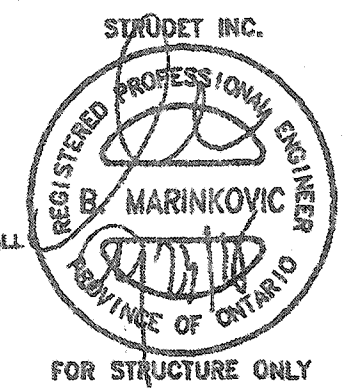
* SLAB ON GRADE DEFINITION:
IF 50% OR GREATER OF THE BASEMENT SLAB PERIMETER IN A HEATED SPACE, IS WITHIN 24" OF ADJACENT FINISHED GRADE



WALK OUT BASEMENT 2012 CODE COMPLIANCE PACKAGE "A1"

* SLAB ON GRADE DEFINITION:
INSULATE PERIMETER OF SLAB TO EXTENT THAT ADJACENT FINISHED GRADE IS WITHIN 24" OF SLAB

CITY OF HAMILTON Building Division
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FOR CHIEF BUILDING OFFICIAL DATE Feb 2021



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

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VIKAS GAJAR
NAME SIGNATURE
28770
BCIN

REGION DESIGN INC.
8700 CUPERTIN ST.
CONCORD, ONTARIO
L4K 4S5
P (416) 739-4000
F (905) 650-0745

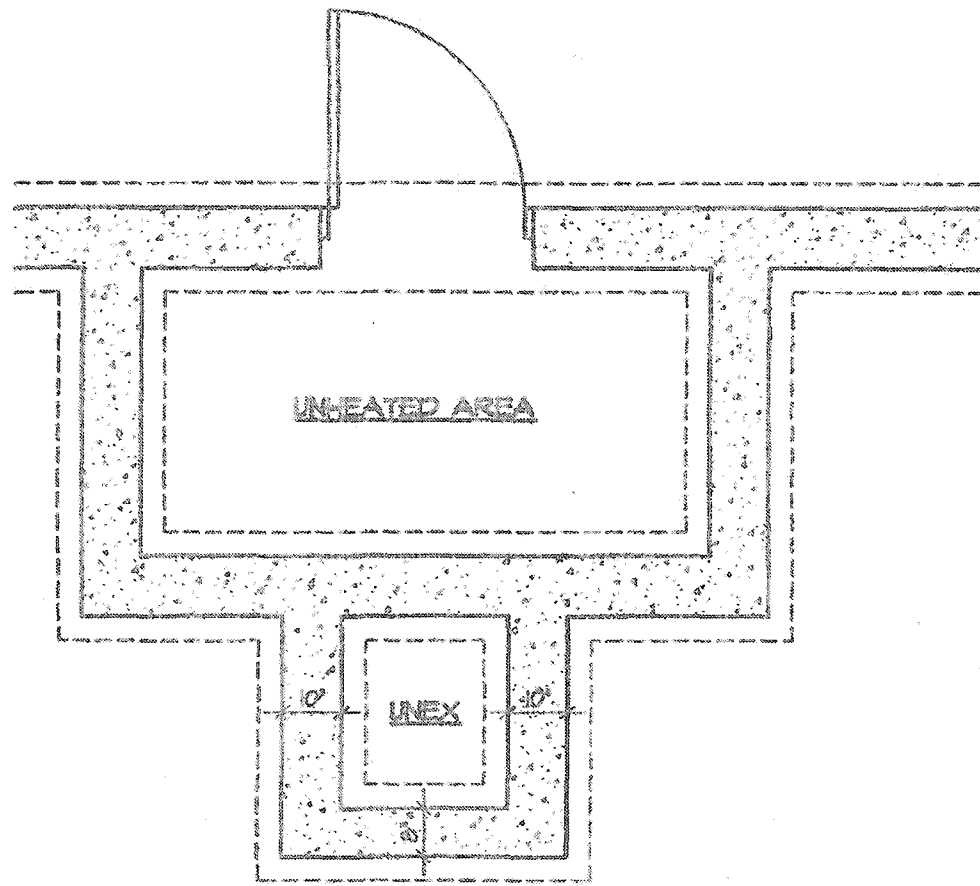


SHEET TITLE
SLAB ON GRADE WALKOUT BASEMENT
SCALE
N.T.S.
DATE
JULY 2018

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PAGE NO.
13

PROJECT NAME
RUSSELL GARDENS III





FOUNDATION PLAN

FOR POURED CONCRETE
SLAB STRUCTURE REFER
TO ARCHITECTURAL
DRAWINGS

GUARD &
HANDRAIL

NOSING
REINF. W/
10M BARS

GROUND FLOOR PLAN

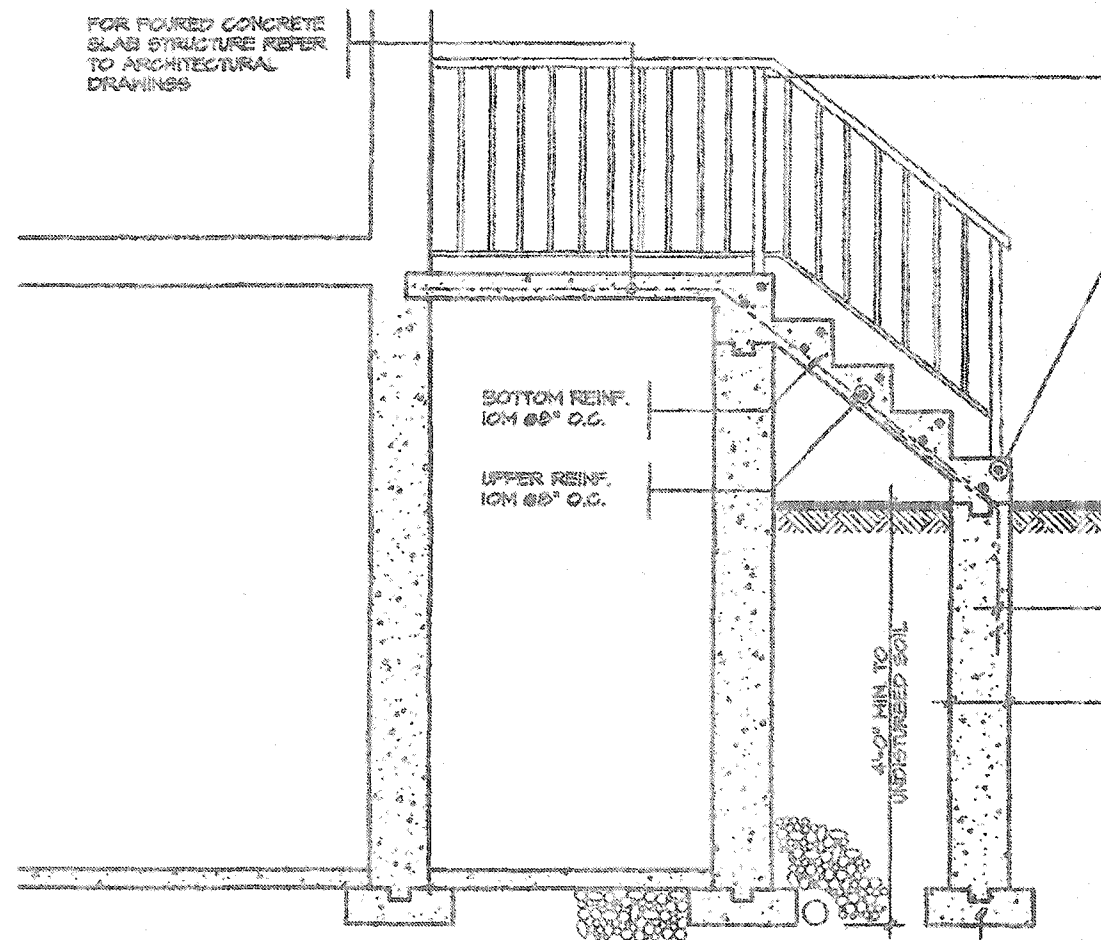
CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

JAN 19 2020

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

GENERAL NOTES

- EXTERIOR STAIRS**
7 1/8" RISE MAXIMUM
8 1/4" RUN MINIMUM
4 1/4" TREAD MINIMUM
- MASONRY TIES**
WHEN BRICK FACING IS USED ABOVE
GROUND LEVEL, PROVIDE 3/16" DIA.
CORROSION RESISTANT METAL TIES @ 36"
HORIZONTAL & 3" VERTICAL
- QUASTES**
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 33" HIGH FOR PORCHES
UP TO 5'-11" ABOVE GRADE. MINIMUM 42"
HIGH FOR GREATER HTS.
- HANDRAIL**
ARE REQUIRED WHERE STEPS HAVE MORE
THAN 3 RISERS. HANDRAIL HEIGHT 31" -
36".
- FOUNDATION WALLS**
THICKNESS OF FOUNDATION WALLS IS
DEPENDANT UPON VENEER CUT 3" FOR UP
TO 26" VENEER CUT HEIGHT 10" FOR
VENEER CUT OVER 26" HIGH
- CONCRETE**
MINIMUM CONCRETE STRENGTH SHALL BE
4650 PSI (32MPa) W/ 3%-8% AIR
ENTRAINMENT MINIMUM CONCRETE SLAB
THICKNESS 8"
- CONCRETE COVER**
PROVIDE MINIMUM 3/4" CLEAR CONCRETE
COVER TO REINFORCING BARS



SECTION A'

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

NOSING
REINF. W/
10M BARS

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

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

POURED FDN. WALL

6" X 16"
POURED
CONC.
FOOTING

SECTION B'

NOTE: FOR MORE THAN 3 RISERS

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Building Division

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FOR CHIEF BUILDING OFFICIAL DATE

MIN. COVER REQ'D FOR REBAR



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2012 CODE
COMPLIANCE PACKAGE "A1"

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