

CONSTRUCTION NOTES (UNLESS OTHERWISE NOTED)

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPECS AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 383/12 - 2012 OBC.

1 ROOF CONSTRUCTION (*SEE OBC 9.19.)

NO. 210 (10.25kg/m²) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS, APPROVED WOOD TRUSSES @600mm (24") o.c. MAX. APPROVED EAVE PROTECTION TO EXTEND 400mm (16") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL, 38x84 (2"x4") TRUSS BRACING @ 1830mm (6'-0") o.c. AT BOTTOM CHORD, PREFIN. ALUM. EAVESTROUGH, FASCIA, RAIL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF / WALL SURFACES SUSCEPTIBLE TO DAMPING. ROOF SHEATHING TO BE FASTENED 150 (6") o.c. ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATTIC VENTILATION 1:500 OF INSULATED CEILING AREA WITH 50% AT EAVES.

2 FRAME WALL CONSTRUCTION (2"x6")

SIDING, HARDIE BOARD, STUCCO BOARD OR EQUAL AS PER ELEVATION, 19x64 (1"x3") VERTICAL WOOD FURRING, APPROVED SHEATHING PAPER, 1/16" O.S.B. EXTERIOR SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x140 (2"x6") STUDS @ 400mm (16") o.c. UNAPPROVED DIAGONAL WALL BRACING, RSI 3.87 (R22) INSUL. APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH.

3 BRICK VENEER CONSTRUCTION (2"x6")

90mm (4") FACE BRICK 25mm (1") AIR SPACE, 22x180x16mm (1/8"x1"x0.03") GALV. METAL TIES @ 400mm (16") o.c. HORIZONTAL 600mm (24") o.c. VERTICAL, APPROVED SHEATHING PAPER, 1/16" O.S.B. EXTERIOR SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x140 (2"x6") STUDS @ 400mm (16") o.c. UNAPPROVED DIAGONAL WALL BRACING, RSI 3.87 (R22) INSUL. APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE KEEPS HOLES @ 800mm (32") o.c. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER.

3A STUCCO WALL CONSTRUCTION (2"x6")

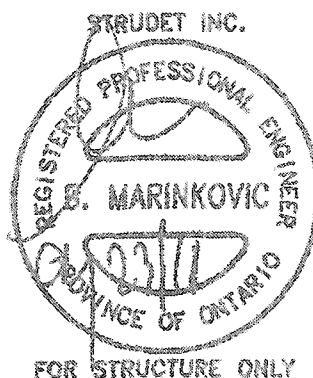
STUCCO CLADDING SYSTEM CONFORMING TO OBC 9.21.1.2) & 1.26 THAT EMPLOY A MINIMUM 6mm (1/4") DRAINAGE CAVITY BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED AS PER MANUFACTURERS SPECIFICATION ON 25mm (1") MINIMUM EXTRUDED OR EXPANDED RISID INSULATION, APPROVED SHEATHING PAPER, 1/16" O.S.B. EXTERIOR SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x140 (2"x6") STUDS @ 400mm (16") o.c. UNAPPROVED 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, 23.11.1) BEARING PARTITION 38x84 (2"x4") @ 400mm (16") o.c. FOR 2 STOREYS AND 300mm (12") o.c. FOR 3 STOREYS. NON-BEARING PARTITIONS 38x84 (2"x4") @ 600mm (24") o.c. PROVIDE 38x84 (2"x4") BOTTOM PLATE AND 2/38x84 (2"x4") TOP PLATE, 13mm (1/2") INTERIOR DRYWALL BOTH SIDES OF STUD, PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.

5 FOUNDATION WALL/FOOTINGS:

(*SEE OBC 9.15.3 & 9.15.4) MIN. 200mm (8") POURED CONC. FDN. WALL 15MPa (2200psi) WITH BITUMENOUS DAMPROOFING AND DRAINAGE LAYER, MIN. 480x85 (19"x6") CONTIN. KEYED CONC. FTG. BRACE FOUNDATION WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL WITH MINIMUM BEARING CAPACITY OF 120KPa (11.4 psi) OR GREATER.



6 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 9.16.4)

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, 15mm (5/8") T&G SUBFLOOR UNDER SECOND FLOOR FINISH FLOOR, 15mm (5/8") PANEL-TYPE UNDERLAY FOR CERAMIC TILE APPLICATION, 6mm (1/4") PANEL-TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING.

9 ROOF INSULATION (*SEE 9.12 - 2.1.1.3.A & 2.1.1.7)

RSI 10.57 (R50) ROOF INSULATION AND APPROVED VAPOUR BARRIER, 15mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL.

10 ALL STAIRS/EXTERIOR STAIRS (*SEE OBC 9.8.4)

MAX. RISE	= 200 (7-1/2")
MIN. RUN	= 210 (8-1/4")
MIN. TREAD	= 225 (9-1/4")
MAX. NOSING	= 25 (1")
MIN. HEADROOM	= 1950 (6'-5")
RAIL @ LANDING	= 400 (2'-0")
RAIL @ STAIR	= 865 (2'-10") TO 965 (3'-2")
MIN. STAIR WIDTH	= 860 (2'-10")

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

11 RAILING (*SEE OBC 9.8.8.)

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

INTERIOR GUARDS:	= 900mm (2'-11") MIN.
EXTERIOR GUARDS:	= 1010mm (3'-6") MIN.

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

38x84 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") o.c. GASKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FDN. WALL. USE MORTAR TO LEVEL SILL PLATE WHEN REQUIRED.

13 BASEMENT INSULATION (*SEE OBC 12.3.)

FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 150mm (6") ABOVE THE FINISHED FLOOR OF THE BASEMENT AND NOT LESS THAN 50mm (2") TO THE SLAB. FOUNDATION WALL INSULATION SHALL BE MINIMUM RSI 3.32 (R20) BLANKET INSULATION, APPROVED VAPOUR BARRIER, DAMPROOFING WELDS, PAPER BETWEEN THE FDN. AND INSUL.

14 BASEMENT BEARING STUD PARTITION

(*SEE OBC 9.23.10.1) 38x84 (2"x4") STUDS @ 400mm (16") o.c. 38x84 (2"x4") SILL PLATE ON DAMPROOFING MATERIAL, 15mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") o.c. (4") HIGH CONC. CIPS ON 300x155 (12"x6") CONC. FOOTING. ADD MORIZ BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

15 STEEL BASEMENT COLUMN (*SEE OBC 9.17.3.)

90mm (3-1/2") DIA. x 4.75mm (189) STL. COL. WITH 150x180x4.5mm (6"x6"x3/8") STL. TOP & BOTTOM PLATE.

15A STEEL COLUMN (*SEE OBC 9.17.3.)

90mm (3-1/2") DIA. x 4.75mm (189) STL. COLUMN WITH 100x100x6.4mm (4"x4"x1/4") STEEL TOP & BOTTOM PLATE FIELD WELD BOTTOM PLATE TO 250x100x12.5mm (10"x4"x1/2") BASE PLATE CAN 248mm (1/2") DIA. x 300mm (12") LONG x 50mm (2") HOOK ANCHORS.

16 NIB WALLS (*SEE OBC 9.23.6.)

BEAM POCKET OR 200x200 (8"x8") POURED CONCRETE NIB WALLS, MINIMUM BEARING 90mm (3-1/2")

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 9.16.4)

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

19 INTERIOR GARAGE WALLS & CEILING

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 STRIPPINGS.

21 EXTERIOR STEP

(*SEE OBC 9.8.9.2, 9.8.9.3 & 9.8.10.) PRECAST CONCRETE STEP OR MD. STEP WHERE NOT EXPOSED TO HEATHER MAX. RISE 200mm (7-1/2"), MINIMUM TREAD 250mm (9-1/2")

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

CAFFED DRYER EXHAUST VENTED TO EXTERIOR, USE 100mm (4") DIA. SMOOTH WALL VENT PIPE.

23 ATTIC ACCESS (*SEE OBC 9.19.2.)

ATTIC ACCESS HATCH 945x100 (2'-2 1/2" x 26") WITH WEATHERSTRIPPING, RSI 5.46 (R31) RIGID INSULATION BACKING.

24 FIREPLACE CHIMNEYS (*OBC 9.21.1)

TOP OF FIREPLACE CHIMNEY SHALL BE 45mm (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

280x250x16 (11"x11"x5/8") STL. PLATE FOR STL. BEAMS AND 280x250x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL, ANCHORED W/ 248mm (1") x 300mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE, LEVEL WITH NON-SHRINK GROUT.

28 GLASS 'B' VENT

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

29 WOOD BASEMENT POST (*OBC 9.17.4.)

5-38x140 (3'-2 1/2" x 6") BUILT-UP POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 (1/2") DIA. BOLT ON 408x108x203 (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 9.16.4)

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-x12.5mm (1/2") MESH PLACED NEAR MID-DEPTH OF SLAB.

32 DIRECT VENT FURNACE

DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR, MIN 300mm (12") ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST & INTAKE VENTS, HRV INTAKE TO BE A MIN. OF 180mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE. ALL AIR INTAKES SHALL BE LOCATED SO THAT THEY ARE SEPARATED FROM KITCHEN EXHAUST BY 3.0m IN COMPLIANCE WITH O.B.C. DIV.-B TABLE 6.2.3.12.

33 DIRECT VENT GAS FIREPLACE

DIRECT VENT GAS FIREPLACE VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE

34 JOIST STRAPPING & BRIDGING (*SEE OBC 23.9.4.1)

ALL FLOOR JOISTS TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (8'-11") o.c. MAX. 19x64 (1"x3") @ 2100mm (8'-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-COMBUSTIBLE MATERIAL.

36 COLD CELLAR PORCH SLAB (*SEE OBC 9.40.1)

FOR MAX. 2500mm (8'-2") PORCH DEPTH, 125mm (5") 32MPa (4640 psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT, REINF. WITH 10M BARS @ 200mm (8") o.c. EACH WAY IN BOTTOM THIRD OF SLAB, ANCHORED IN PERIMETER FDN. WALLS W/ 610x10 (24"x24") 10M @ 600mm (24") o.c. DOWELS. SLOPE SLAB MIN. 1.0% FROM DOOR. SLAB TO HAVE A MIN. 15mm (3/4") BEARING ON FDN. WALLS. PROVIDE (AL) LINTELS OVER CELLAR DOOR.

37 FDN. WALL REDUCTION IN THICKNESS

(*SEE OBC 9.15.4.7.) FDN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 660mm (26") FOR 8" FDN. WALL. 10" FDN. WALL WHEN REDUCTION IN THICKNESS IS GREATER THAN 26". FDN. WALL SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") o.c. VERTICALLY AND 900mm (36") o.c. HORIZONTALLY, FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.

38 CONVENTIONAL ROOF FRAMING

(*SEE OBC 9.23.4.2.(11)) FOR MAX. 2240mm (7'-4") SPAN, 58x84 (2"x4") RAFTERS @ 400mm (16") o.c. FOR MAX. 5530mm (18'-1") SPAN, 58x140 (2"x6") RAFTERS @ 400mm (16") o.c. RIDGE BOARD TO BE 51mm (2") DEEPER, 38x84 (2"x4") COLLAR TIES AT MIDSPAN, CEILING JOISTS TO BE 38x84 (2"x4") @ 400mm (16") o.c. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 400 (16") o.c. FOR MAX. 4450mm (14'-7") SPAN, RAFTERS FOR BUILT-UP ROOF TO BE 38x84 (2"x4") @ 600mm (24") o.c. WITH A 38x84 (2"x4") CENTER POST TO THE TRUSS BELOW, LATERALLY BRACED @ 1800mm (6'-0") o.c. VERTICALLY.

39 TWO STOREY VOLUME SPACES

FOR A MAXIMUM 5440mm (18'-0") HEIGHT, PROVIDE 2-38x140 (2"x6") CONTINUOUS STUDS @ 900mm (12") o.c. FOR BRICK AND 400mm (16") o.c. FOR SIDING. PROVIDE SOLID WOOD BLOCKING BETWEEN STUDS @ 1220mm (4'-0") o.c. VERT. 1/16" EXT. PLYWOOD.

40 EXPOSED FLOOR TO EXTERIOR (*OBC 12.1.1.2.A)

PROVIDE RSI 5.46 (R30) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

41 PARTYWALLS

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

42 EXTERIOR WALLS FOR WALK-OUT CONDITION

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

43 SMOKE ALARM (*OBC 9.10.19)

PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL AND ALSO 1 IN EACH BEDROOM NEAR HALL DOOR. ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF ONE SOUNDS. BATTERY BACK-UP REQUIRED. SMOKE ALARMS TO INCORPORATE VISUAL SIGNALLING COMPONENT. (9.10.14.3(3)).

44 CARBON MONOXIDE ALARM (*OBC 9.33.4.)

WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A DWELLING UNIT, A CARBON MONOXIDE DETECTOR CONFORMING TO CAN/CSA-6.19, CSA 6.19 OR UL2084 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 Division

Permit No. 21-105978

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by

FEB 22 2021

FOR CHIEF BUILDING OFFICIAL DATE

2012 CODE
COMPLIANCE PACKAGE "A1"

Greenpark.

PROJECT NAME
RUSSELL GARDENS III

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

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.	
QUALIFICATION INFORMATION	
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code	
NAME	VIKAS GAJJAR
DESIGN NO.	28770
DATE	2018

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 1S8
P (416) 736-1098
F (905) 880-0745

SHEET TITLE	GENERAL NOTES
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.
1

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. 0.90m² (9.6 SQFT) UNOBTURATED GLAZED
OPENABLE AREA WITH MIN. CLEAR WIDTH OF 800mm (1'-6")
GLASS AREA NOT MORE THAN 75% OF GROSS
PERIPHERAL WALL AREA.
MAXIMUM U-VALUE 0.28
- (2) WINDOW GUARDS (OBC 9.8.8.1(6))
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW
SILL IS LOCATED LESS THAN 400mm (1'-6") ABOVE FIN.
FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE
ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")

GENERAL:

- (1) MECHANICAL VENTILATION
MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.5
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
BATHUB IN MAIN BATHROOM. REFER TO O.B.C. 4.5.2.3,
5.8.5.9.(3)(a), 5.8.5.9.(3)(c), 5.8.5.9.(2)(g) & 5.8.5.13.(4)(a).
SEE DETAIL ON PAGE II.

LUMBER:

- 1) ALL LUMBER SHALL BE SPRUCE-PINE-FIR NO.1/2 GRADE,
UNLESS NOTED OTHERWISE.
- 2) LUMBER EXPOSED TO THE EXTERIOR TO BE
SPRUCE-PINE-FIR NO.1/2 GRADE PRESSURE TREATED OR
CEDAR, UNLESS NOTED OTHERWISE.
- 3) ALL BEAMS, GIRDER TRUSSES, AND METAL HANGER
CONNECTIONS SUPPORTING ROOF FRAMING TO BE
DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.
- 4) LVL BEAMS SHALL BE 2.0E (F_b = 2800psi MIN.). NAIL
EACH PLY OF LVL WITH 89mm (3-1/2") LONG COMMON
WIRE NAILS 8300mm (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" (12mm) DIA. GALVANIZED
BOLTS BOLTED AT MID-DEPTH OF BEAM @ 45mm
(3'-0") O.C.
- 5) PROVIDE TOP MOUNT BEAM HANGERS FOR ALL LVL BEAM
TO BEAM CONNECTIONS UNLESS NOTED OTHERWISE.
- 6) PROVIDE METAL JOIST HANGERS FOR ALL JOISTS AND
BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP
WOOD MEMBERS.
- 7) WOOD FRAMING NOT TREATED WITH A WOOD
PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE
SEPARATED FROM THE CONC. BY AT LEAST 2mm.
POLYETHYLENE FILM, No.50 (45lbs) ROLL ROOFING OR
OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE
WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE
GROUND.

STEEL:

STRUCTURAL STEEL AND HOLLOW STRUCTURAL SECTIONS
SHALL CONFORM TO CAN/CSA-S40-21 GRADE 350W.
REINFORCING STEEL SHALL CONFORM TO CSA-620-10M
GRADE 400R.

REVISION:

© CNT. REG. 932/12-2012 OBC AMENDMENT O, REG. 08/19
JAN. 01, 2020

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

BUILDER TO PROVIDE SUFFICIENT TEMPORARY BRACING
TO RESIST WIND LOADINGS WHEN UNDER CONSTRUCTION.
FURNISH RECOMMENDATIONS:

- 1) REDUCE THE FOUNDATION WALL SILL PLATE ANCHOR
BOLT SPACING FROM 2400mm o.c. (7'-10") TO 1220mm o.c.
(4'-0") FOR STANDARD CONDITIONS.
- 2) USE 45mm (3/8") THICK PLYWOOD OR WAFERBOARD FOR
THE EXTERIOR WALL SHEATHING.
- 3) TO STIFFEN THE STRUCTURE IN TRANSVERSE DIRECTION
USE 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

KL1 = 5'-12 1/2" x 12 1/4" L (100x100x10.0L) + 2-2"x8" SFR. No.2
KL2 = 4'-8 1/2" x 12 1/4" L (100x100x10.0L) + 2-2"x8" SFR. No.2
KL3 = 5'-8 1/2" x 12 1/4" L (125x100x10.0L) + 2-2"x10" SFR. No.2
KL4 = 6'-8 1/2" x 12 1/4" L (150x100x10.0L) + 2-2"x12" SFR. No.2
KL5 = 6'-4 1/2" x 12 1/4" L (150x100x10.0L) + 2-2"x12" SFR. No.2
KL6 = 5'-8 1/2" x 12 1/4" L (125x100x10.0L) + 2-2"x12" SFR. No.2
KL7 = 5'-8 1/2" x 12 1/4" L (125x100x10.0L) + 3-2"x10" SFR. No.2
KL8 = 5'-8 1/2" x 12 1/4" L (125x100x10.0L) + 3-2"x12" SFR. No.2
KL9 = 6'-4 1/2" x 12 1/4" L (150x100x10.0L) + 3-2"x12" SFR. No.2
KL10 = 6'-4 1/2" x 12 1/4" L (150x100x10.0L) + 3-2"x12" SFR. No.2

WOOD LINTELS AND BEAMS

KB1 = 2-2"x8" SFR. No.2 (2-38x184 SFR. No.2)
KB2 = 3-2"x8" SFR. No.2 (3-38x184 SFR. No.2)
KB3 = 2-2"x10" SFR. No.2 (2-38x235 SFR. No.2)
KB4 = 3-2"x10" SFR. No.2 (3-38x235 SFR. No.2)
KB5 = 2-2"x12" SFR. No.2 (2-38x286 SFR. No.2)
KB6 = 3-2"x12" SFR. No.2 (3-38x286 SFR. No.2)
KB7 = 3-2"x12" SFR. No.2 (3-38x286 SFR. No.2)
KB8 = 4-2"x10" SFR. No.2 (4-38x235 SFR. No.2)
KB9 = 4-2"x12" SFR. No.2 (4-38x286 SFR. No.2)

LOOSE STEEL LINTELS

L1 = 5'-12 1/2" x 12 1/4" L (100x100x10.0L)
L2 = 4'-8 1/2" x 12 1/4" L (100x100x10.0L)
L3 = 5'-8 1/2" x 12 1/4" L (125x100x10.0L)
L4 = 6'-8 1/2" x 12 1/4" L (150x100x10.0L)
L5 = 6'-4 1/2" x 12 1/4" L (150x100x10.0L)
L6 = 7'-4 1/2" x 12 1/4" L (175x100x10.0L)

LAMINATED VENEER LUMBER (LVL) BEAMS

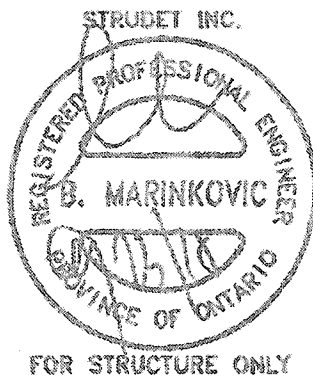
LVL1A = 1-1 3/4" x 7 1/4" (1-45x184)
LVL1 = 2-1 3/4" x 7 1/4" (2-45x184)
LVL2 = 3-1 3/4" x 7 1/4" (3-45x184)
LVL3 = 4-1 3/4" x 7 1/4" (4-45x184)
LVL4A = 1-1 3/4" x 9 1/2" (1-45x240)
LVL4 = 2-1 3/4" x 9 1/2" (2-45x240)
LVL5 = 3-1 3/4" x 9 1/2" (3-45x240)
LVL6A = 4-1 3/4" x 9 1/2" (4-45x240)
LVL6 = 1-1 3/4" x 11 7/8" (1-45x300)
LVL7 = 2-1 3/4" x 11 7/8" (2-45x300)
LVL8 = 3-1 3/4" x 11 7/8" (3-45x300)
LVL9A = 4-1 3/4" x 11 7/8" (4-45x300)
LVL9 = 2-1 3/4" x 14" (2-45x356)
LVL10 = 3-1 3/4" x 14" (3-45x356)
LVL11 = 4-1 3/4" x 14" (4-45x356)
LVL12 = 2-1 3/4" x 18" (2-45x456)

DOOR SCHEDULE

1 = 2'-10" x 6'-8" (265x2033) - INSULATED ENTRANCE DOOR
1a = 2'-8" x 6'-8" (215x2033) - INSULATED FRONT DOORS
2 = 2'-8" x 6'-8" (215x2033) - WOOD & GLASS DOOR
3 = 2'-8" x 6'-8" x 1-3/4" (215x2033x45) - EXTERIOR SLAB DOOR
4 = 2'-8" x 6'-8" x 1-3/8" (215x2033x35) - INTERIOR SLAB DOOR
5 = 3'-6" x 6'-8" x 1-3/8" (100x2033x35) - 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
- SW SOLID WOOD BEARING.
SOLID BEARING TO BE HIDE
AT LEAST AS SUPPORTED
MEMBER. MIN. 3 PIECES.
- LB LOAD-BEARING WALL
- TS TWO-STORY WALL. SEE NOTE 39
- FA FLAT ARCH
- F.D FLOOR DRAIN
- SA SMOKE ALARM. SEE NOTE 43
- SA SMOKE ALARM &
CARBON MONOXIDE
ALARM. SEE NOTE 44



FOR STRUCTURE ONLY

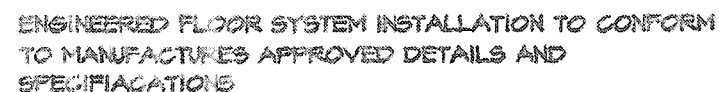
2012 CODE
COMPLIANCE PACKAGE "A1"

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 2.2.5 of the building code. VIKAS GAJJAR NAME: SIGNATURE: BCIN: 28770	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S8 P (416) 736-4098 F (905) 660-0746	SHEET TITLE GENERAL NOTES SCALE: N.T.S. DATE: JULY 2018	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. PAGE No. 2	 PROJECT NAME RUSSELL GARDENS III
4.						
3.						
2.						
1.	ISSUED FOR PERMIT		JAN 31, 2015			

REVISIONS

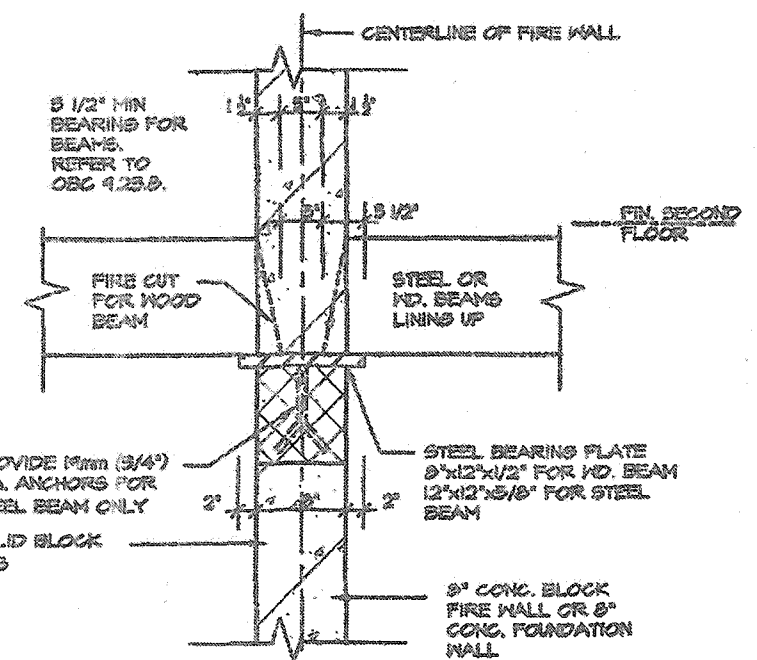


A FIREWALL SHALL EXTEND FROM THE GROUND CONTINUOUSLY THROUGH, OR ADJACENT TO, ALL STOREYS OF A BUILDING. (O.B.C. 3.110.5 (i))



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

WALL TYPE
SEE SUPPLEMENTARY
STANDARDS SEE TABLE I.
(WALL NO. B66) 8"(190MM)
CONCRETE BLOCK WALL: WITH
1/2" x 1/2" STRAPPING & 1/2"
DRYWALL FILLED W/ SOUND
ABSORPTIVE MATERIAL EACH
SIDE. (PR 2H)(ETC 5U)



STEEL BEARING PLATE DETAIL

2012 CODE
COMPLIANCE PACKAGE "A1"

Greenpark.

RUSSELL GARDENS III

5.			The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR  28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. COBURN, ONTARIO L4K 4S6 P (416) 738-4096 F (800) 690-0746	REGION DESIGN INC.	SHEET TITLE FIRE WALL	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.		
4.						SCALE 3/4"=1'-0"	PAGE NO. 3		PROJECT NAME RUSSELL GARDENS III
3.						DATE JULY 2018			
2.									
1.	ISSUED FOR PERMIT	JUL 30, 2016							
REVISIONS									

CONC. FTS. C/M 2"x4"
KEYWAY ON NATURAL
UNDISTURBED SOIL FOR SIZE
SEE ARCHITECTURAL
DRAWINGS

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

FIRE RESISTANCE RATING
PROVIDED FOR FRAMED
ASSEMBLY IS 1 1/2 HR. AS PER
SUPPLEMENTARY STANDARD
SS-2 2.5.4. METHOD OF
CALCULATION, FIRE RESISTANCE
RATING REQUIRED IS 1 HR. (AS PER
SENTENCE 910.12(1) O.B.C.)

T.123.2.1. INSULATION IN ROOF SPACE W/ 6-MIL POLY VAPOUR BARRIER ON INTERIOR SIDE FINISHED WITH 5/8" GYPSUM WALL BOARD OR APPROVED EQUAL.

[illegible]

5.3" DIA. STEEL COLUMN

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

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

CONT. ABSORPTIVE MATERIAL

1/2" CONTINUOUS GYPSUM BOARD

6" MIN. INS.

MIN. 1" SPACE BETWEEN MATERIALS

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

STEEL BEAM AS PER PLAN

STEEL BEAM AS PER PLAN

LINE OF WALL

1/2" DRY WALL @ STUD CONCEALING STL. COL.

2012 CODE COMPLIANCE PACKAGE "A1"

Greenpark.

PROJECT NAME
RUSSELL GARDENS III

VIKAS GAJAR  28770
NAME SIGNATURE BCIN

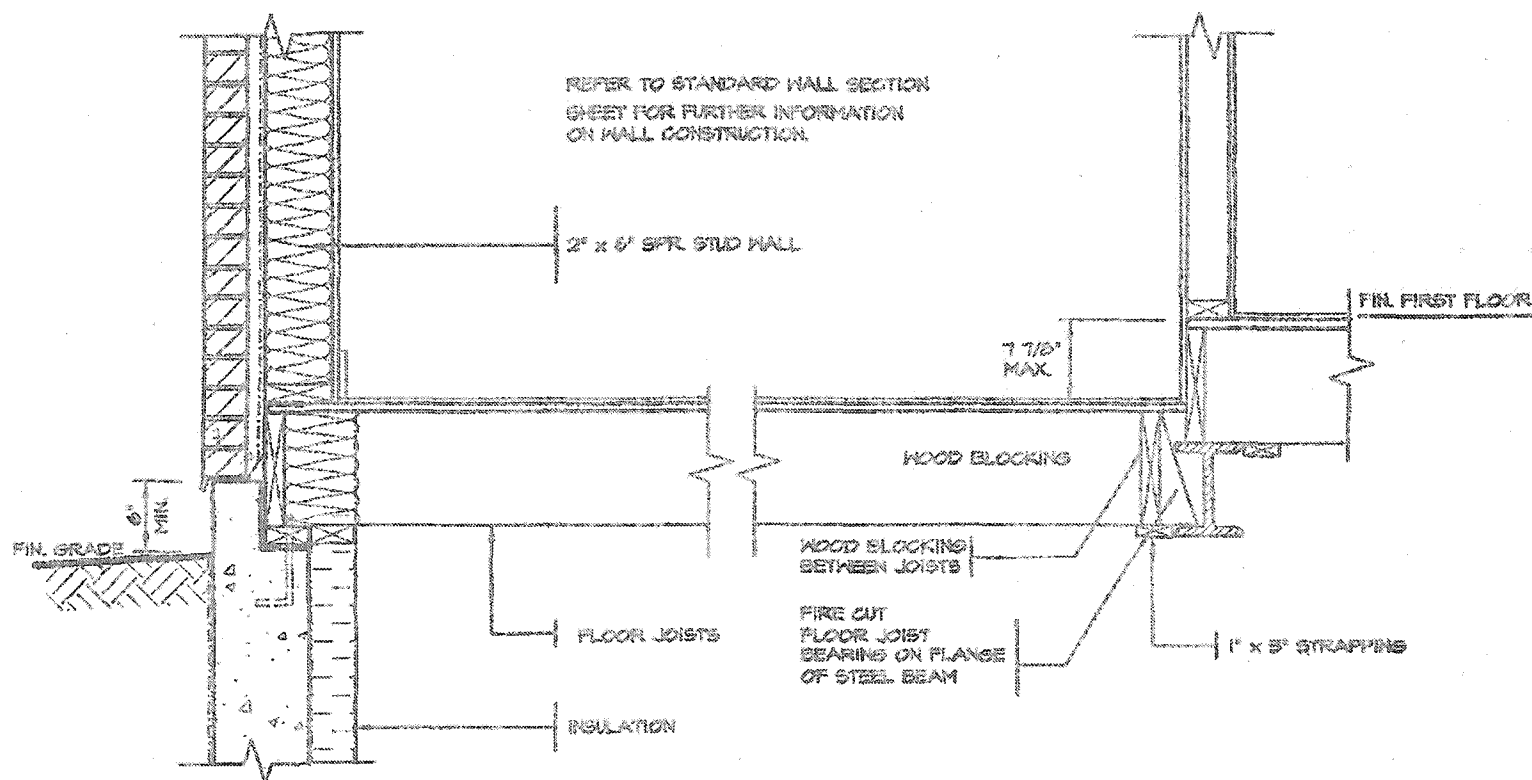
P (416) 735-4096
P (926) 668-9740

DATE _____

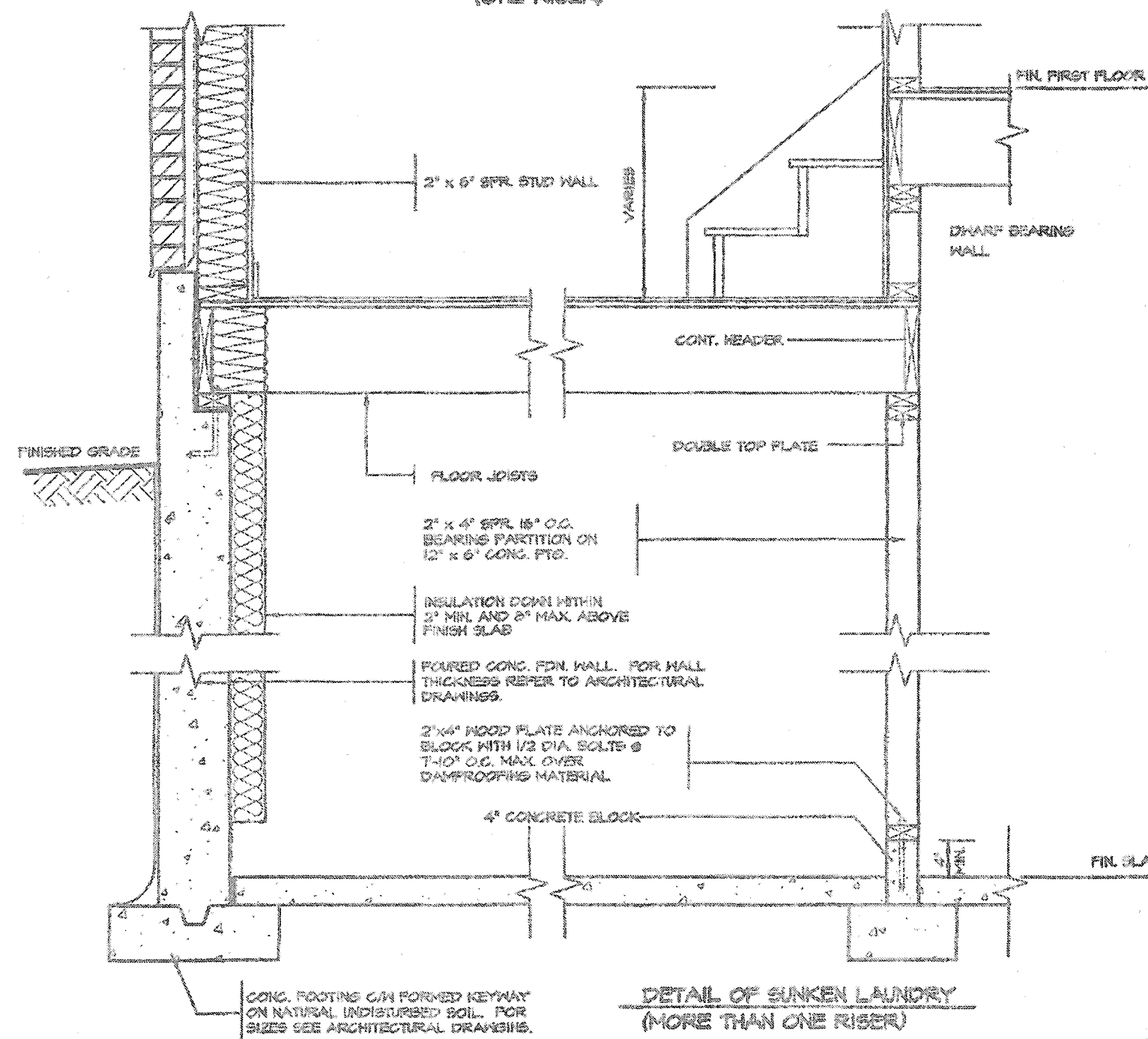
4

5.		
4.		
3.		
2.		
1.	ISSUED FOR PERMIT	JUL 30, 2011
REVISIONS		

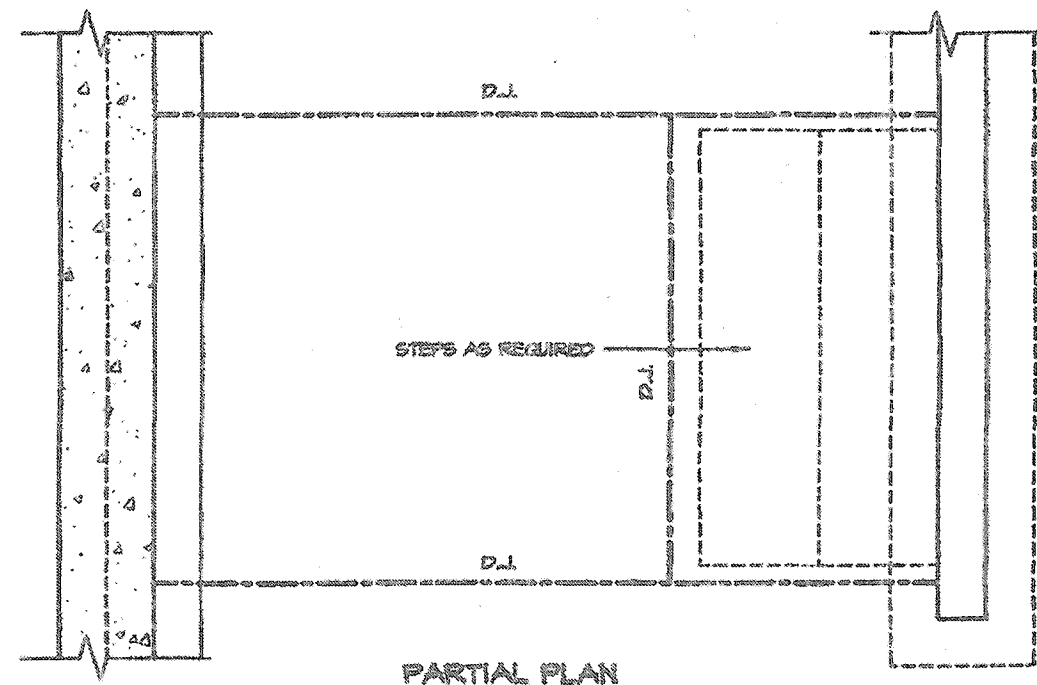
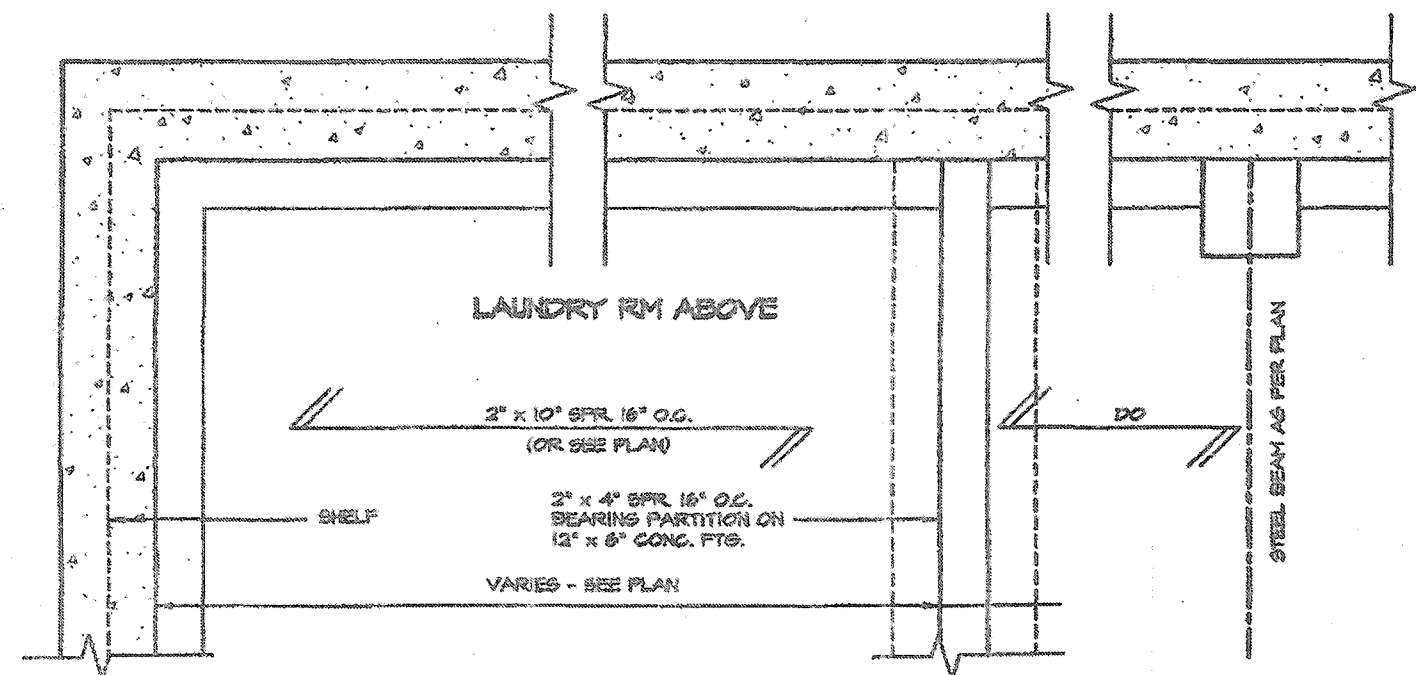
AUGUST 1 2018 12:51:46 PM M:STANDARD DETAILS PER MIT 8 ET2017A1 PACKAGE MINNESOTA EMP 4 - PARTY WALL DETAIL PACKAGE A3 DWG



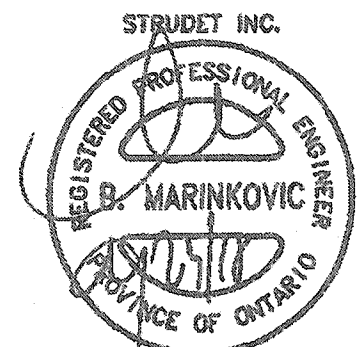
DETAIL OF SUNKEN LAUNDRY
(ONE RISER)



DETAIL OF SUNKEN LAUNDRY
(MORE THAN ONE RISER)

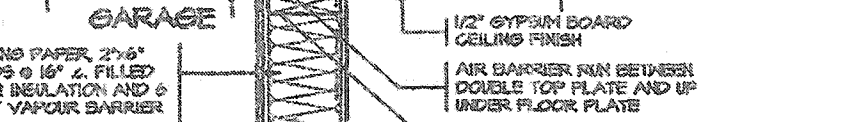
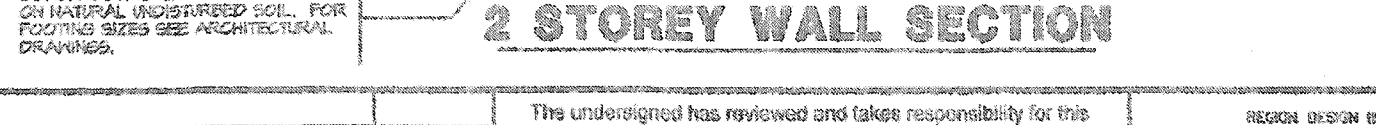
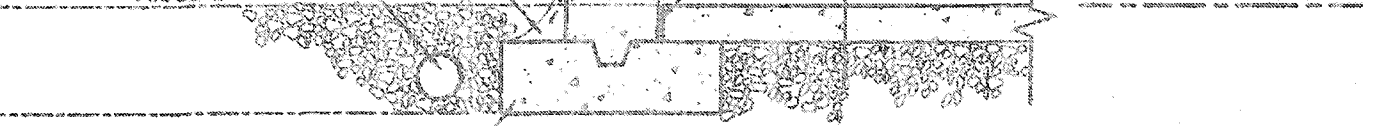
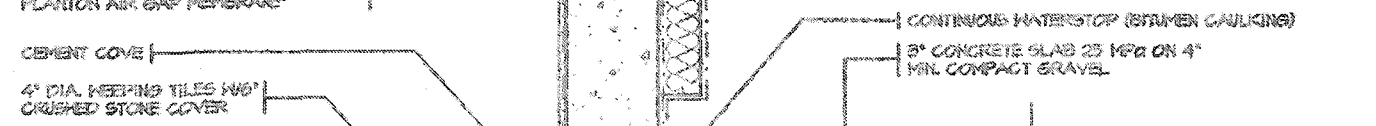
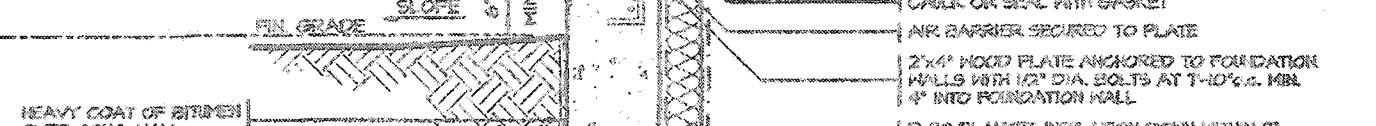
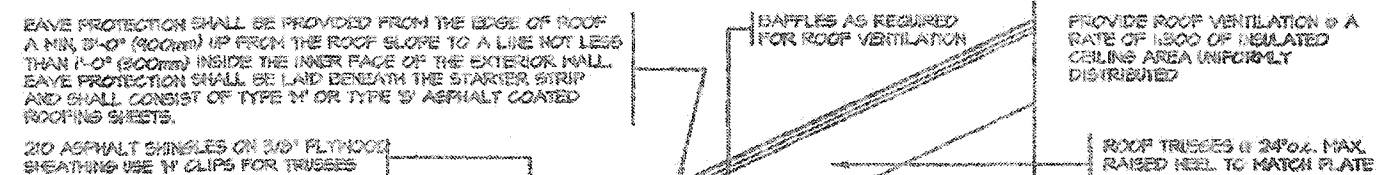


PARTIAL PLAN

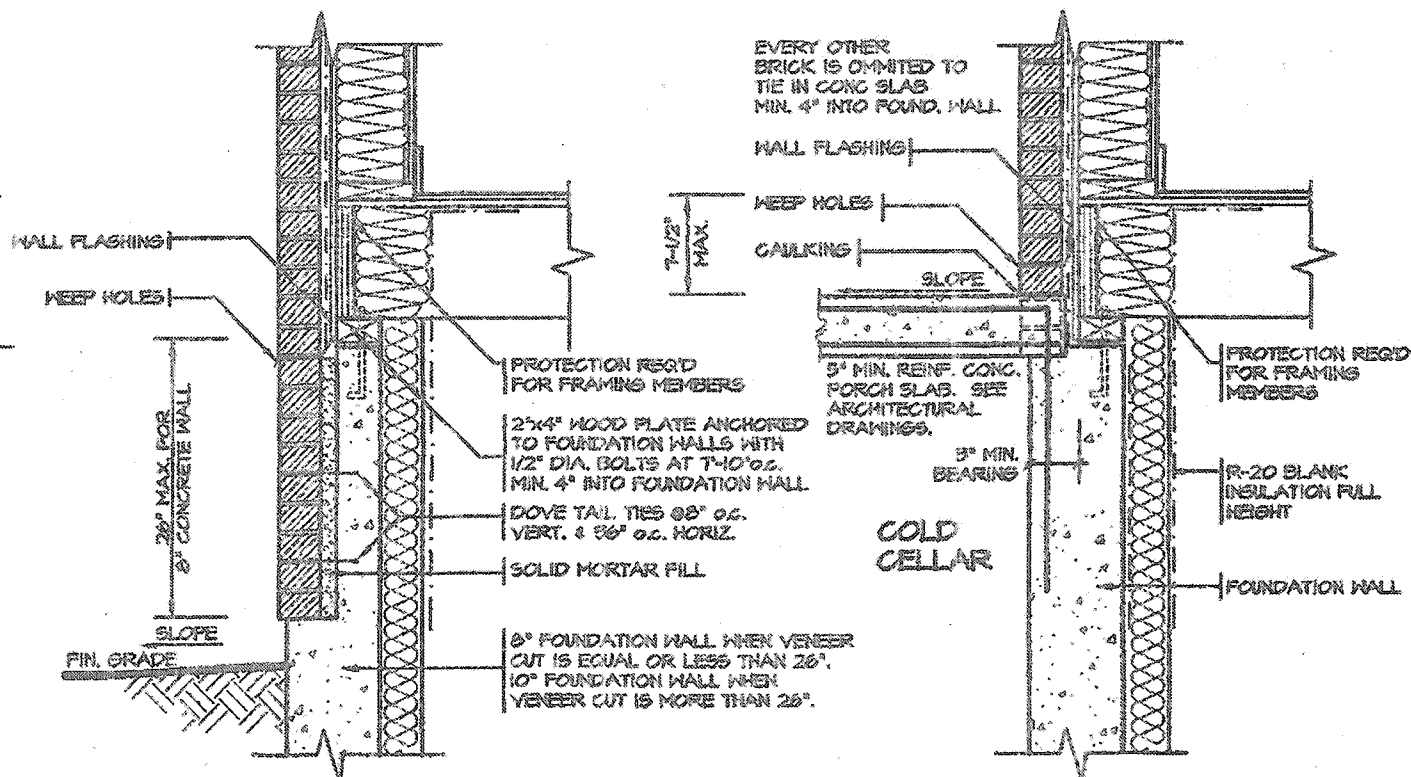


2012 CODE
COMPLIANCE PACKAGE "A1"

REVISIONS 1. ISSUED FOR PERMIT JUL 30, 2015	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 2.2.5 of the building code VIKAS GAJJAR 28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4B6 P (416) 738-4008 F (905) 880-0748	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	PROJECT NAME RUSSELL GARDENS III
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DETAIL FOR INTERIOR GARAGE WALLS & CEILING



DETAIL FOR CONCRETE
VENEER DROPPED GRADE

DETAIL FOR COLD CELLAR PORCH SLAB

2 STOREY WALL SECTION

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4.					SCALE 3/4"=1'-0"		
3.					DATE JULY 2018		
2.							
1.	ISSUED FOR PERMIT				JUL 30, 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.

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

STARTER STRIP OF ROOF SHINGLES REQUIRED

2"x6" FASCIA BOARD PREFINISHED METAL BUTTER FASCIA AND VENTED SOFFIT

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

MESH BACKDRAINED

- FIN. COAT OF EXTERIOR ACRYLIC STUCCO
- FIBER MESH EMBEDDED IN PREP COAT
- INSULATION BOARD (R-5) 1/4" GEOMETRICALLY DEFINED DRAINAGE CAVITY HAVING A MIN. CAVITY DEPTH OF 1/4"
- AIR/MOISTURE BARRIER
- 7/8" EXTERIOR GRADE OSB SHEATHING
- 2" x 6" STUDS
- MIN. R-22 BATT INSULATION
- CONT. VAPOUR / AIR BARRIER
- 1/2" DRYWALL

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

CONCRETE SILL

CONTINUOUS HEADER JOIST IN R-22 INSULATION IN 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 PLANT AIR GAP MEMBRANE"

CEMENT COVE

4" DIA. KEEPING TILES 1/4" CRUSHED STONE COVER

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 1/2" TO MATCH PLATE

TOP OF WOOD PLATE

1/2" (20mm) DRYWALL FINISH OVER CONT. 6 MIL. POLY VAPOUR/AIR BARRIER 6 MIL. R-50 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 5/8" T&G PLYWOOD

FINISHED SECOND FLOOR

PARALLEL JOISTS: T&G WOOD BLOCKING @ 24" O.C.

FLOOR JOISTS SEE PLAN

1/2" GYPSUM BOARD

CILING FINISH

SINGLE CONT. TIMBERSTRAND

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

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

SINGLE CONTIN. TIMBERSTRAND

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

FINISHED FIRST FLOOR

CAULK OR SEAL WITH GASKET

AIR BARRIER SECURED TO PLATE

2"x6" WOOD PLATE ANCHORED TO FOUNDATION WALLS WITH 1/2" DIA. BOLTS AT 7'-10" O.C. MIN. 4" INTO FOUNDATION WALL

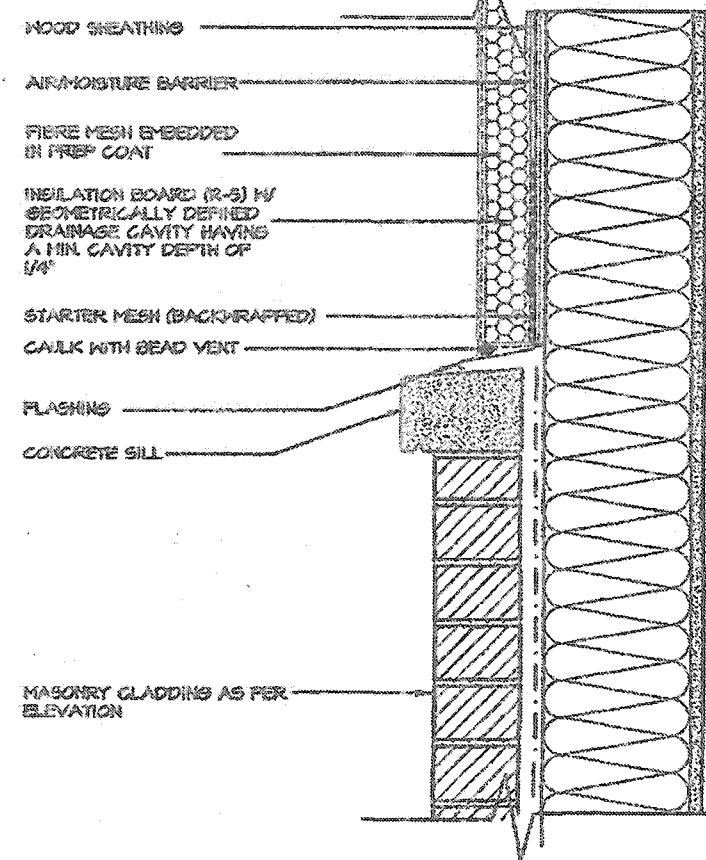
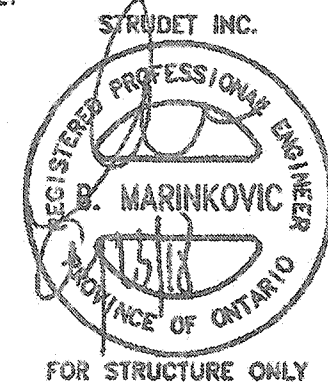
R-20 BLANKET INSULATION DOWN WITHIN 2" MIN. AND 8" MAX. ABOVE FINISH SLAB WITH MOISTURE & VAPOUR BARRIER SEALED AT TOP & BOTTOM

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

CONTINUOUS WATERSTOP (BITUMEN CAULKING)

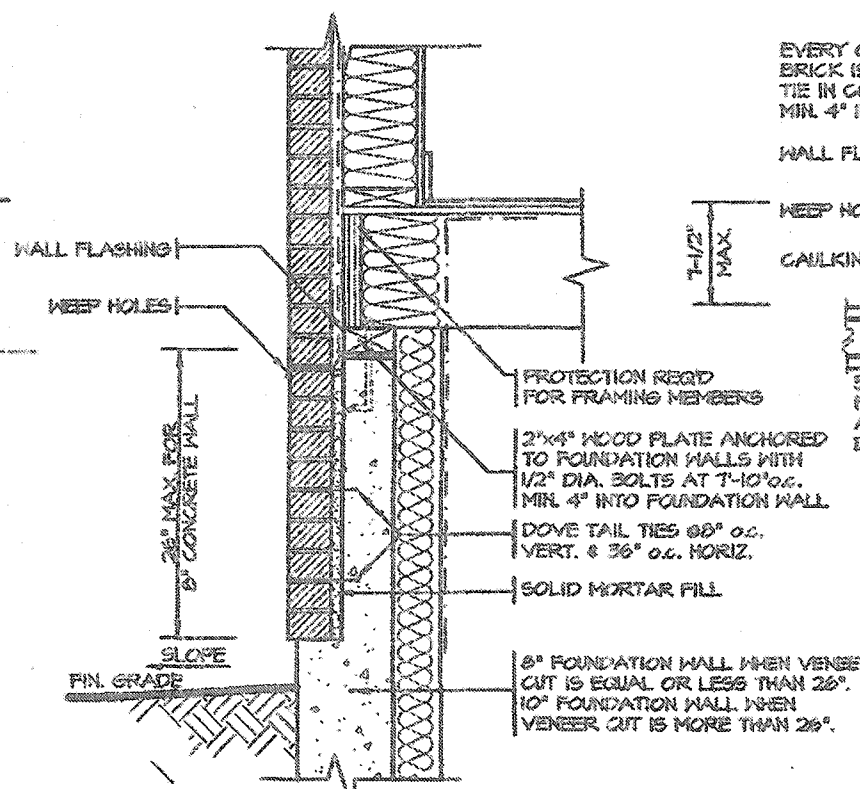
5" CONCRETE SLAB 25 MPa ON 4" MIN. COMPACT GRAVEL

FINISHED SLAB

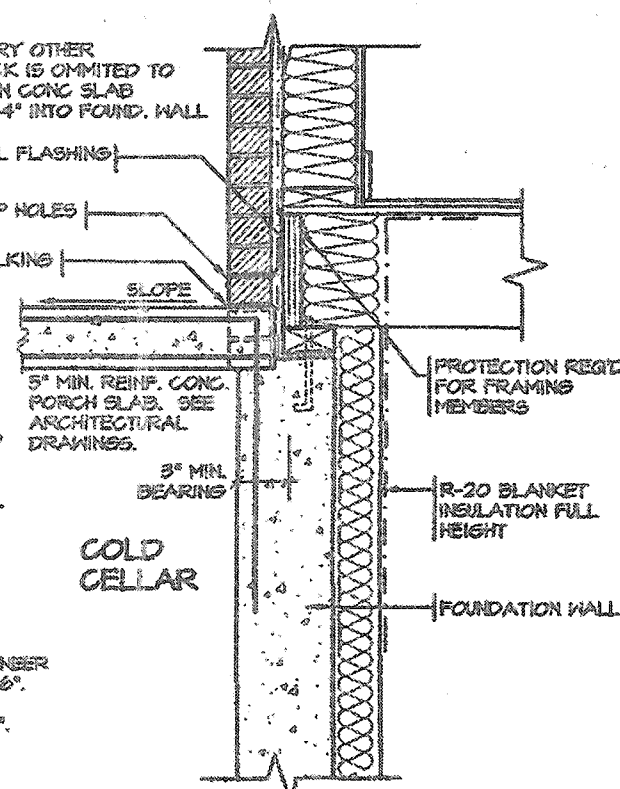


A. TERMINATION AT MASONRY GLADDING WITH SEALANT

1 1/2" = 1'0"



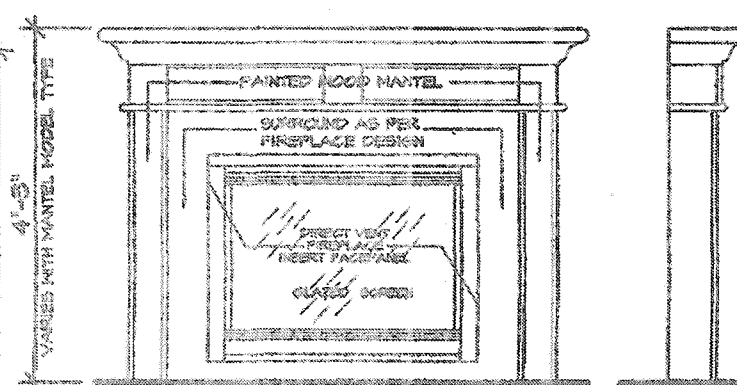
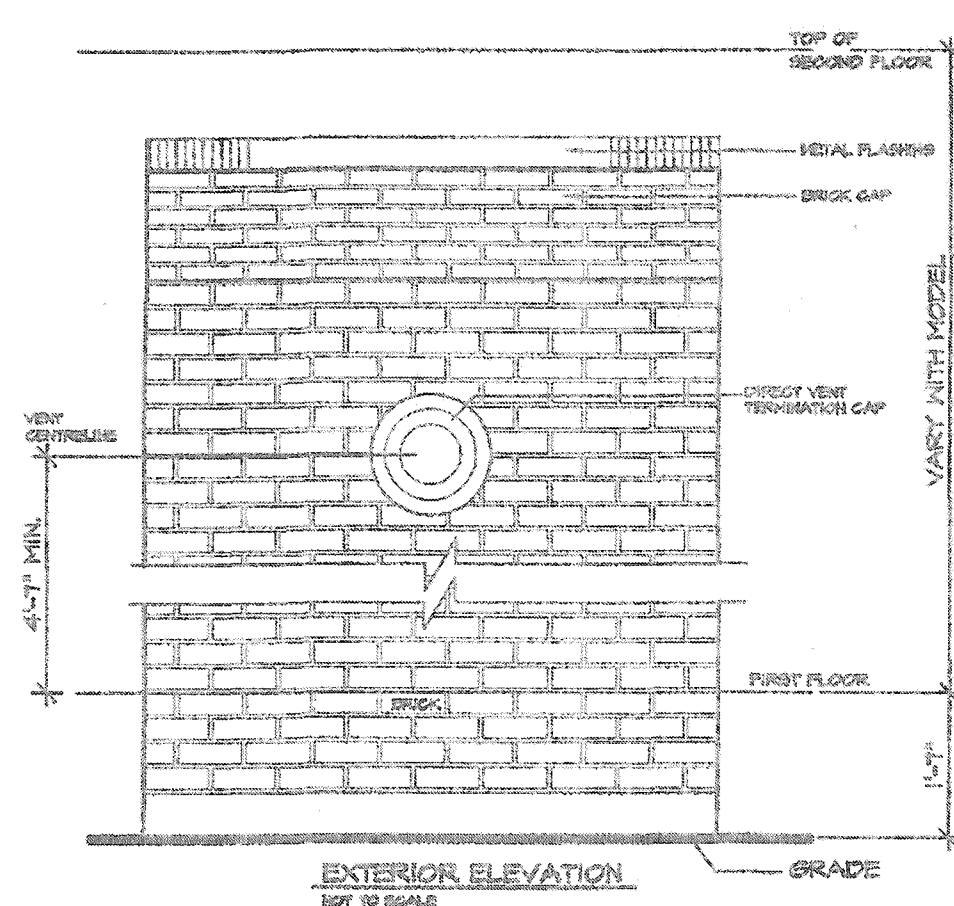
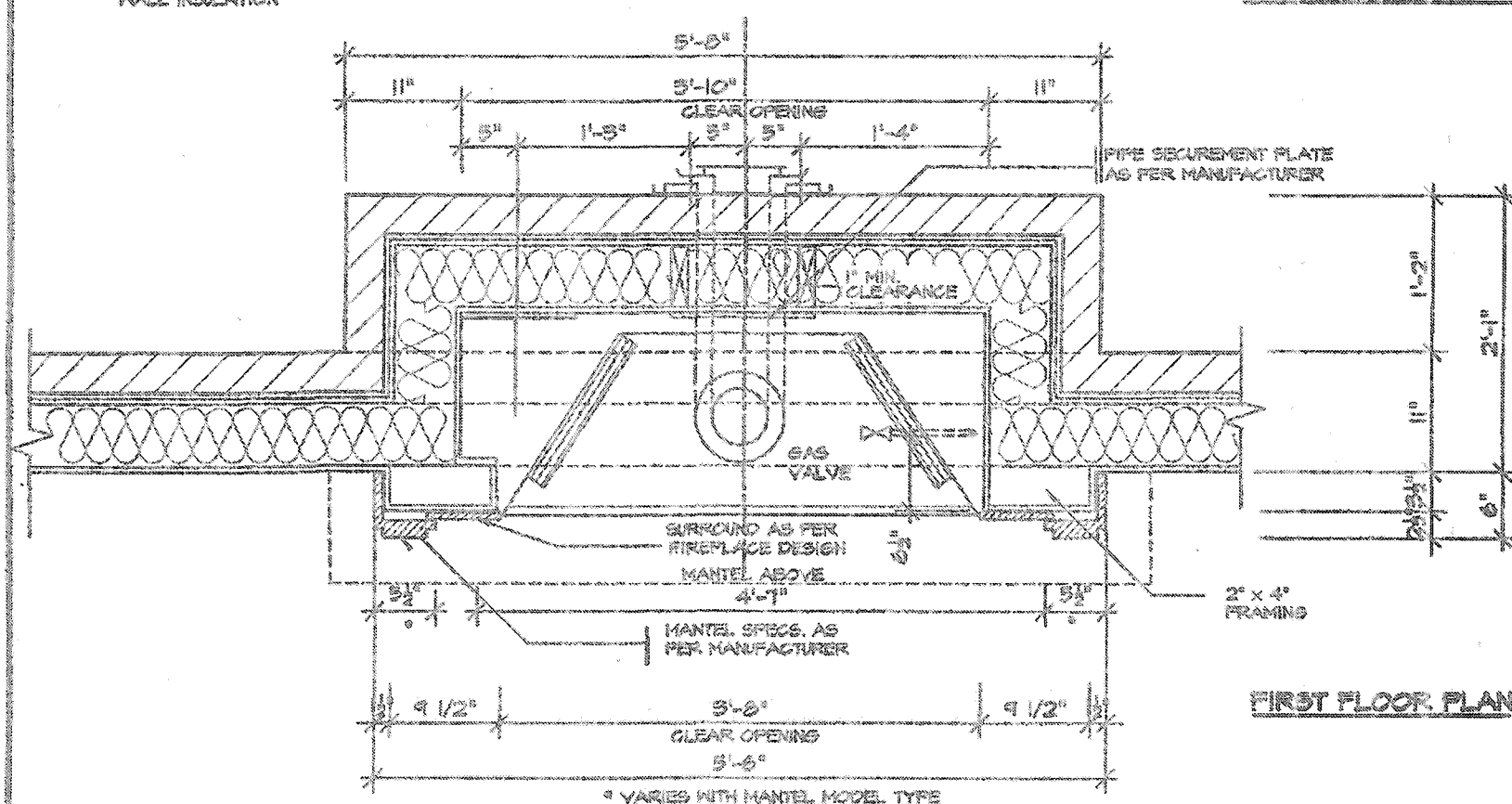
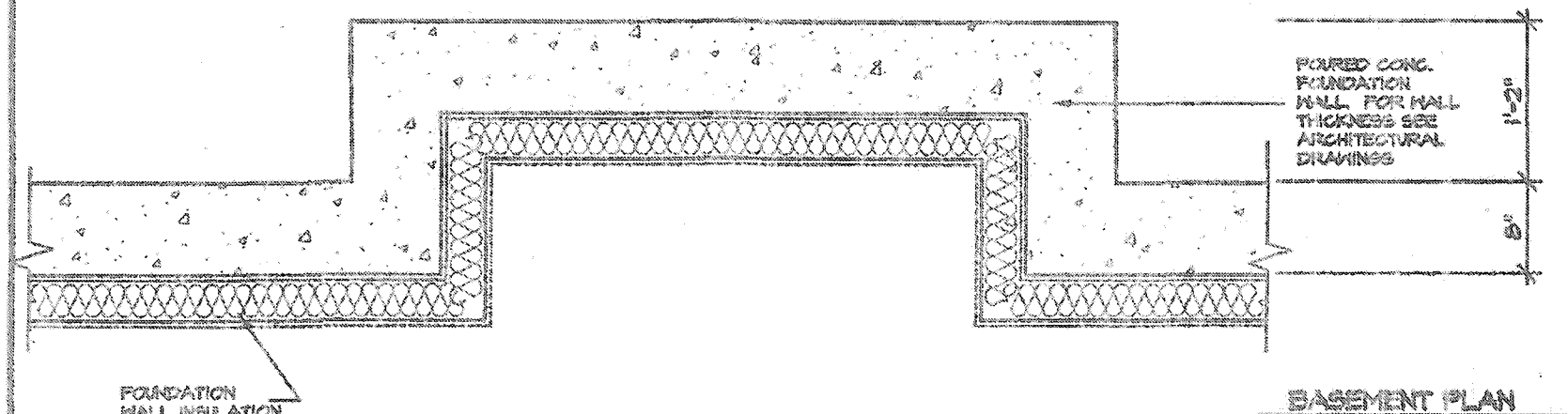
DETAIL FOR CONCRETE VENEER DROPPED GRADE



DETAIL FOR COLD CELLAR PORCH SLAB

2012 CODE COMPLIANCE PACKAGE "A1"

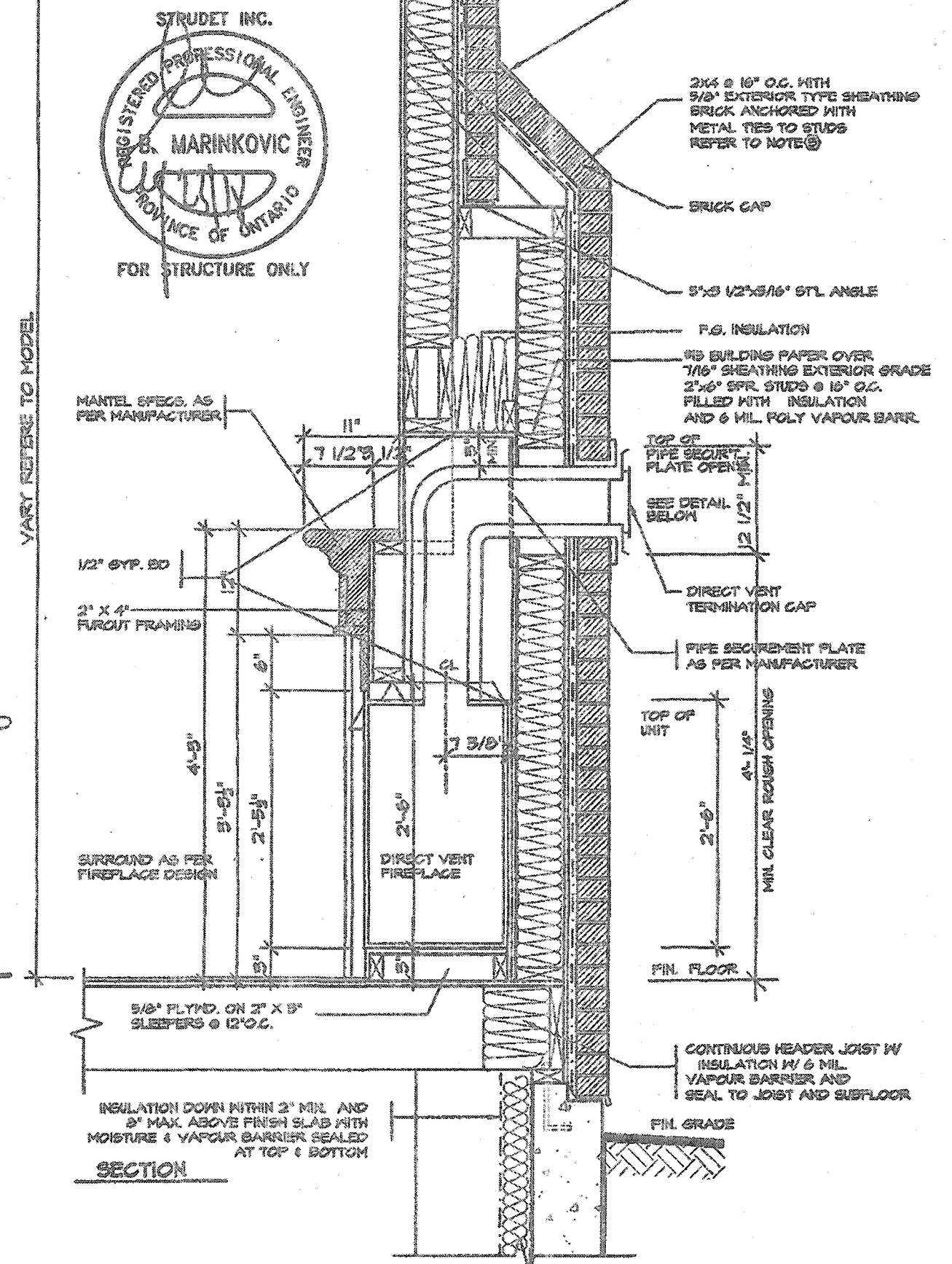
5.			The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 9.2.5 of the building code VIKAS GAJJAR NAME SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4H 4S9 P (416) 738-4096 F (905) 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. PROJECT NAME RUSSELL GARDENS III	
4.					2"x6" STUCCO WALL 2 STOREY SECTION			
3.					SCALE	AS NOTED		PAGE No.
2.					DATE	JULY 2018		6-2
1.	ISSUED FOR PERMIT	JUL 30, 2018						
REVISIONS								



FRONT/SIDE ELEVATION
NOT TO SCALE

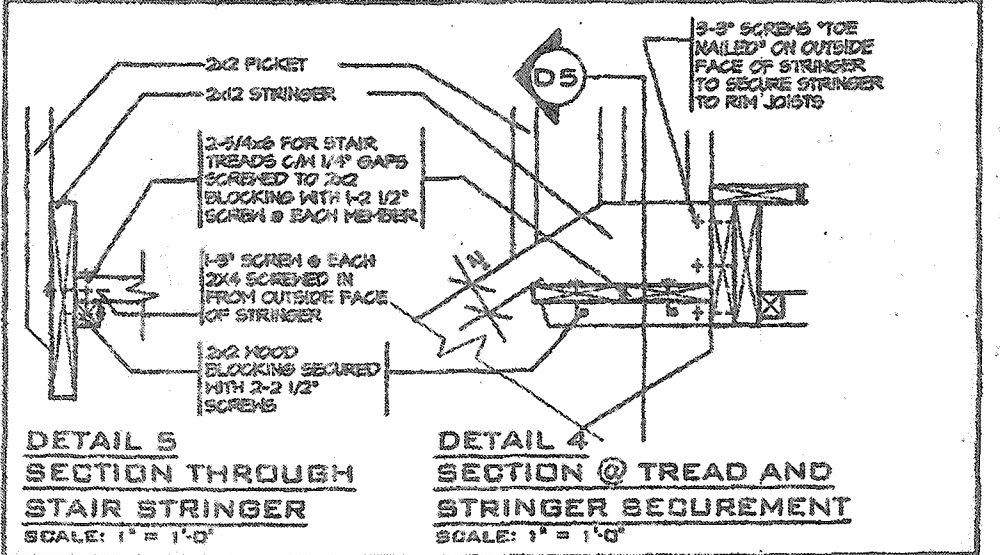
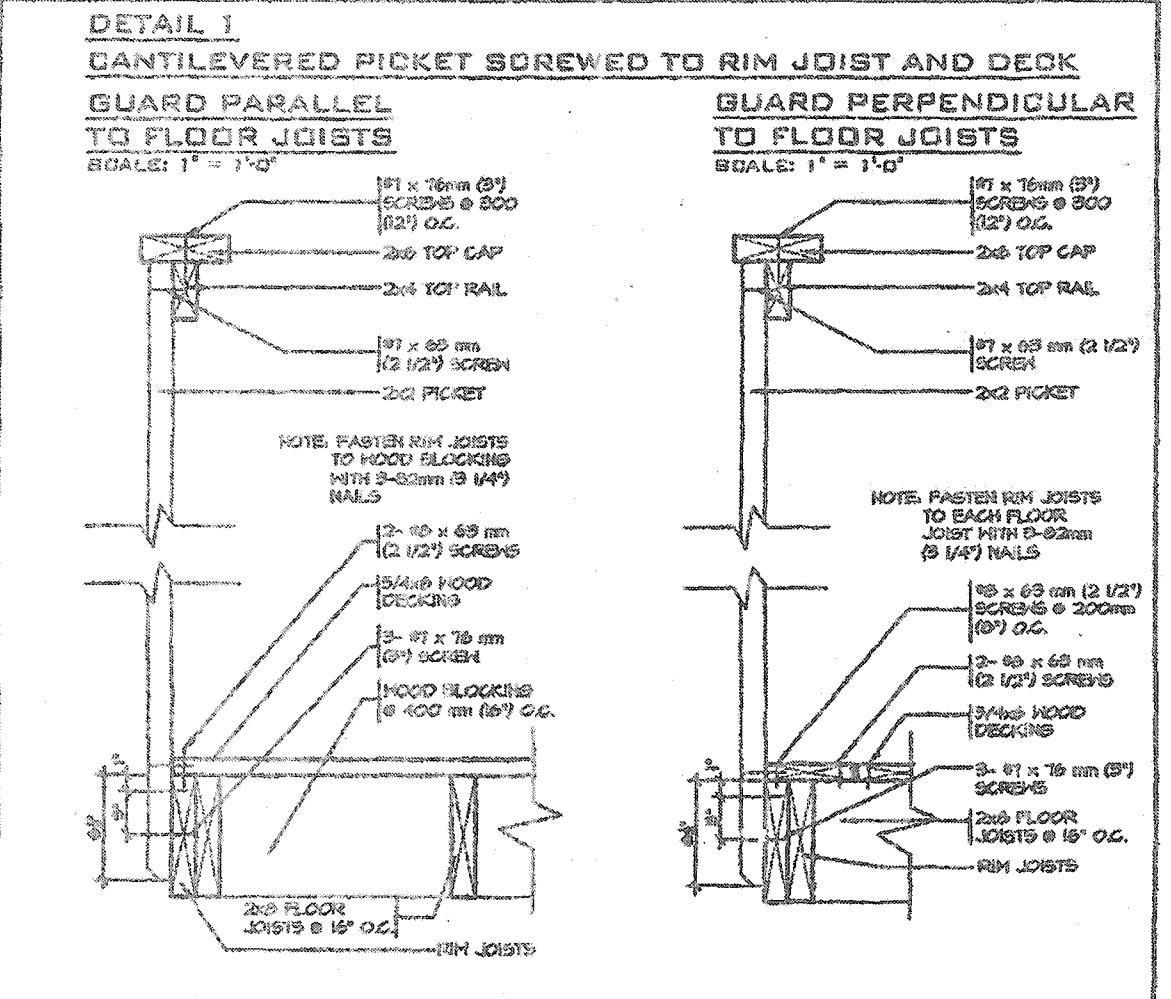
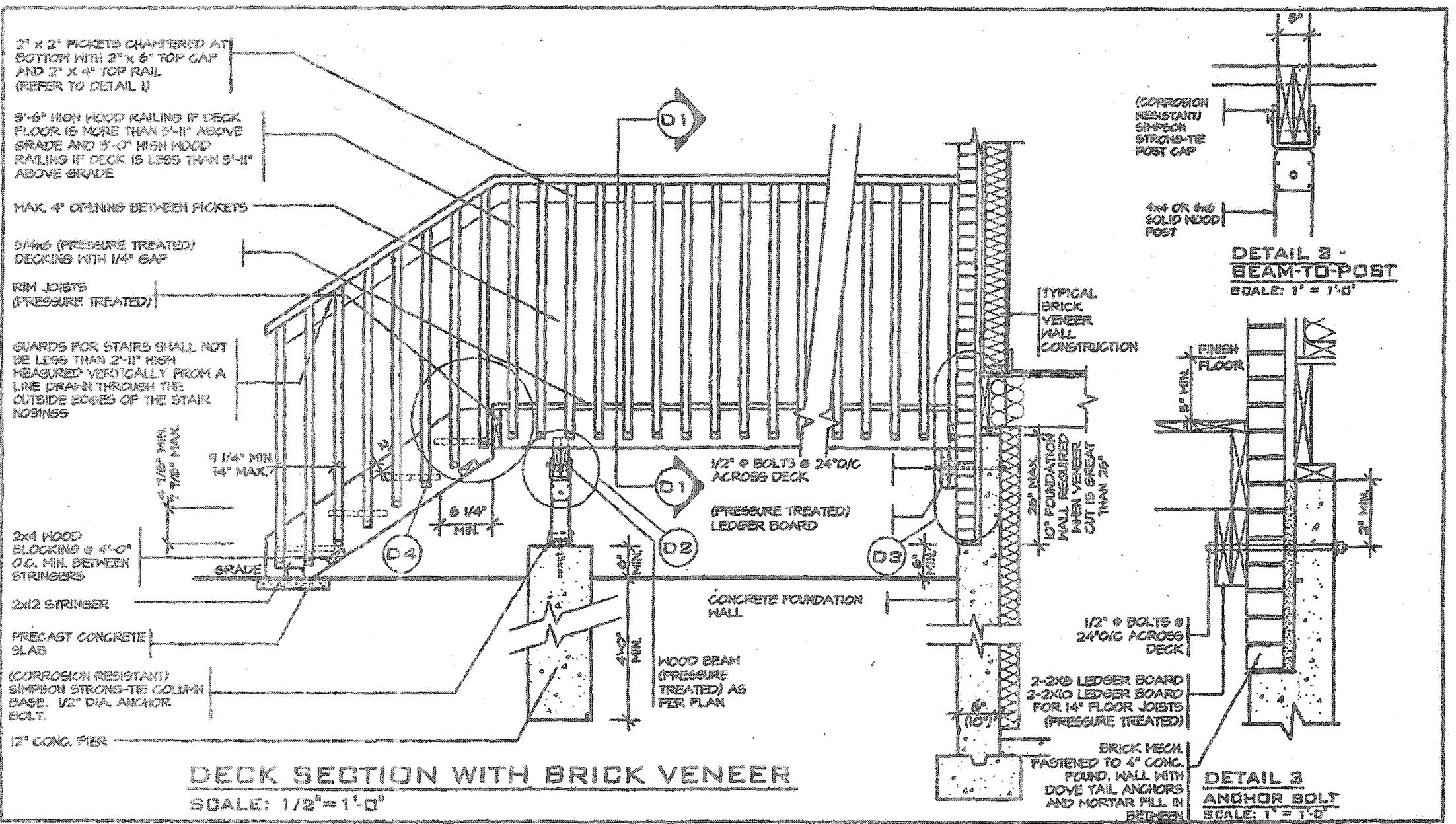
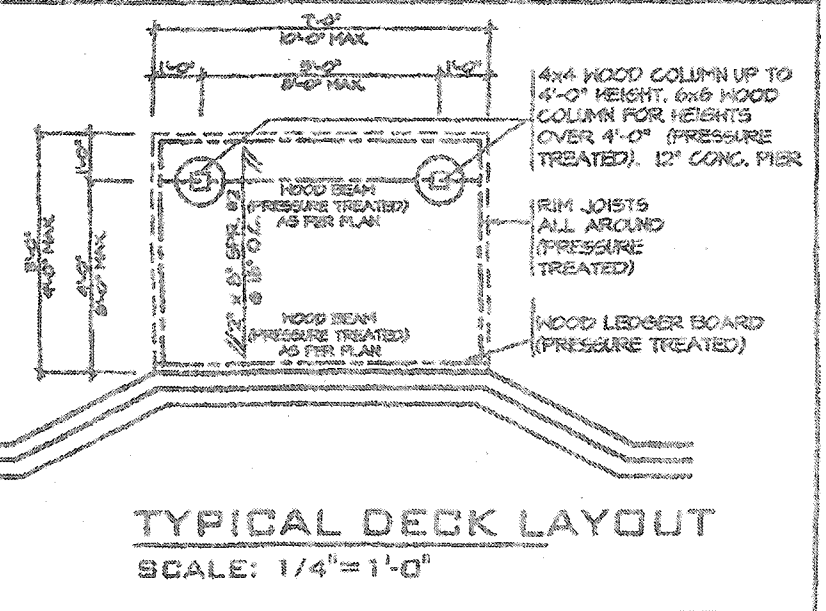
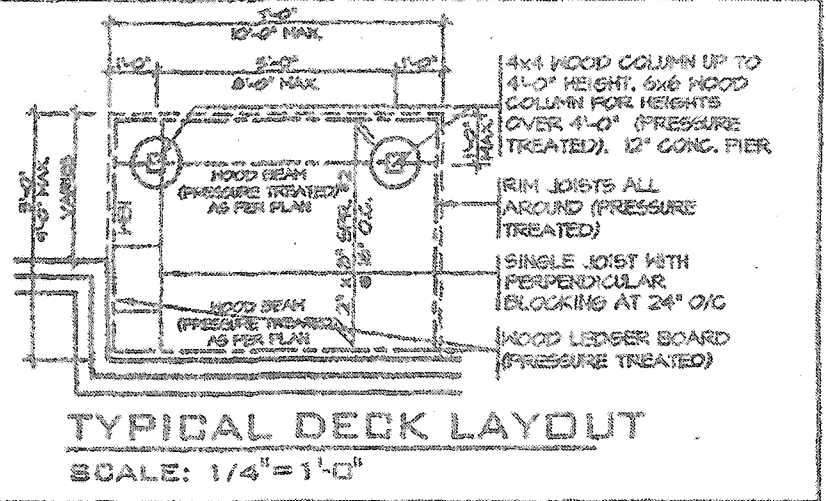
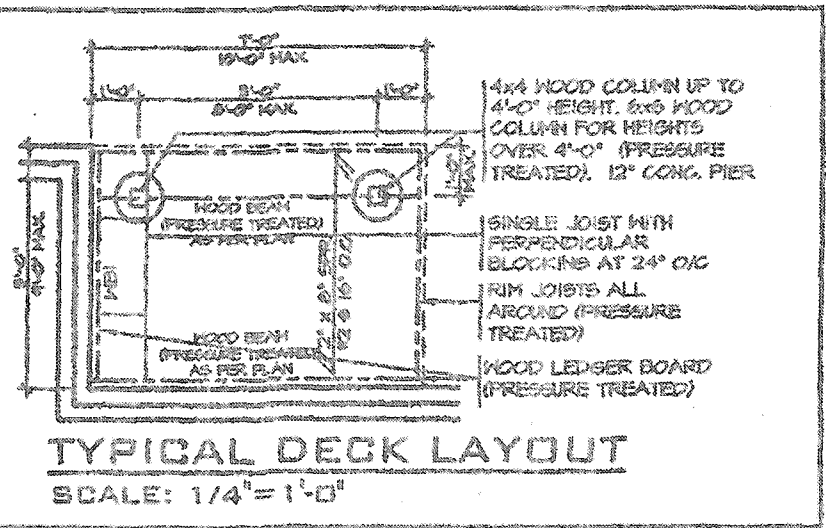
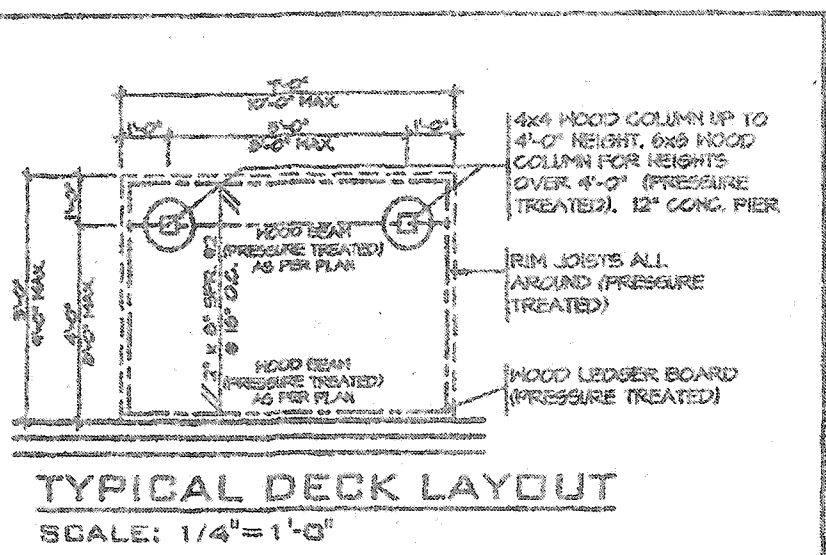
GENERAL INSTALLATION NOTES

- 1.0 UNIT INSTALLATION TO STRICTLY CONFORM TO MANUFACTURER'S INSTALLATION MANUAL AND ALL APPLICABLE CODES OF LOCAL AUTHORITIES HAVING JURISDICTION INCLUDING CANOGA-3441 & 2.
- 2.0 INSTALL WITH THE FOLLOWING MINIMUM CLEARANCES TO COMBUSTIBLES:
 - FROM TOP OF UNIT 0"
 - FROM BACK OF UNIT 1/2"
 - FROM SIDES OF UNIT 1/2"
 - FROM TOP OF HORIZ. VENT 5"
 - FROM SIDES TO VENT 1"
- 3.0 THE DIRECT VENT UNIT ILLUSTRATED IS THE 6030 MODEL AS MANUFACTURED BY HEATILATOR.
- 4.0 THE MANTEL ILLUSTRATED IS THE 6-2 GP AS SUPPLIED BY GREATER TORONTO FIREPLACE.



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4.					VENT FIREPLACE DIRECT		
3.					SCALE		
2.					DATE		
1.	ISSUED FOR PERMIT				JUL 30, 2018		
REVISIONS							

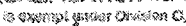


GENERAL NOTES

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



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2012 CODE COMPLIANCE PACKAGE "A1"

5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 2.2.5 of the Building Code VIKAS GAJAR NAME 28770 BCIN  SIGNATURE	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S0 P (416) 736-1096 F (905) 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.			
4.					WOOD DECK DETAIL				PAGE No. 8	
3.					SCALE AS SHOWN	BY				AREA
2.					DATE NOV 2016	TYPE				PROJECT 00-00-00
1.	REVISED FOR STARTIME				NOV 16					
REVISIONS										

(CORROSION RESISTANT) SIMPSON STRONG-TIE POST CAP

5/8" SOLID WOOD POST (PRESSURE TREATED)

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

2x2 PICKETS CHAMFERED AT BOTTOM WITH 2x6 TOP CAP AND 2x4 TOP RAIL (REFER TO DETAIL 1)

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

MAX. 4" OPENING BETWEEN PICKETS

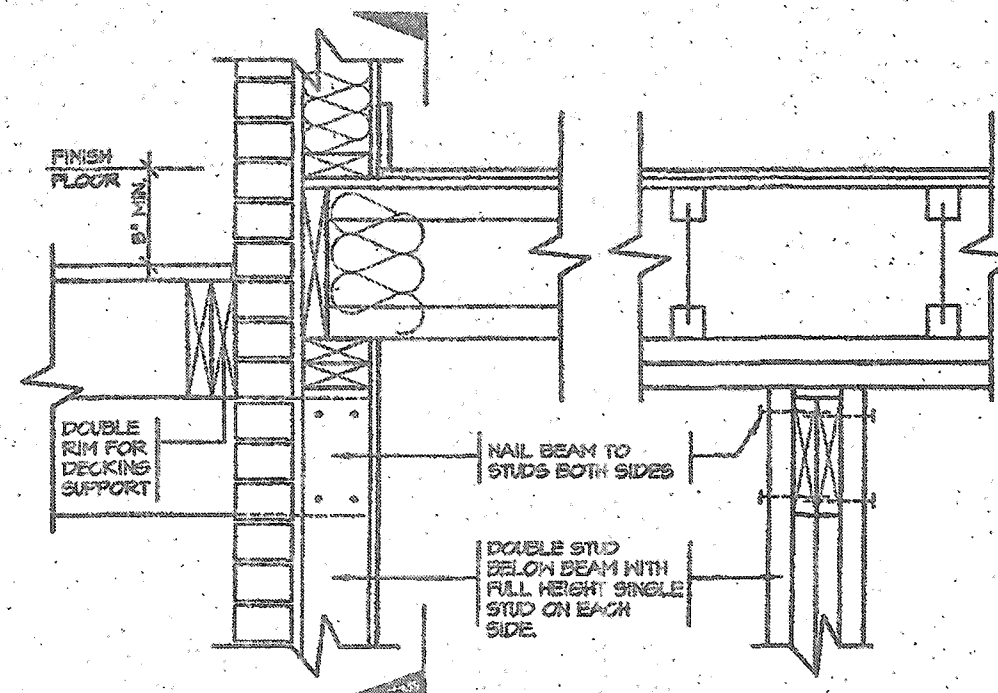
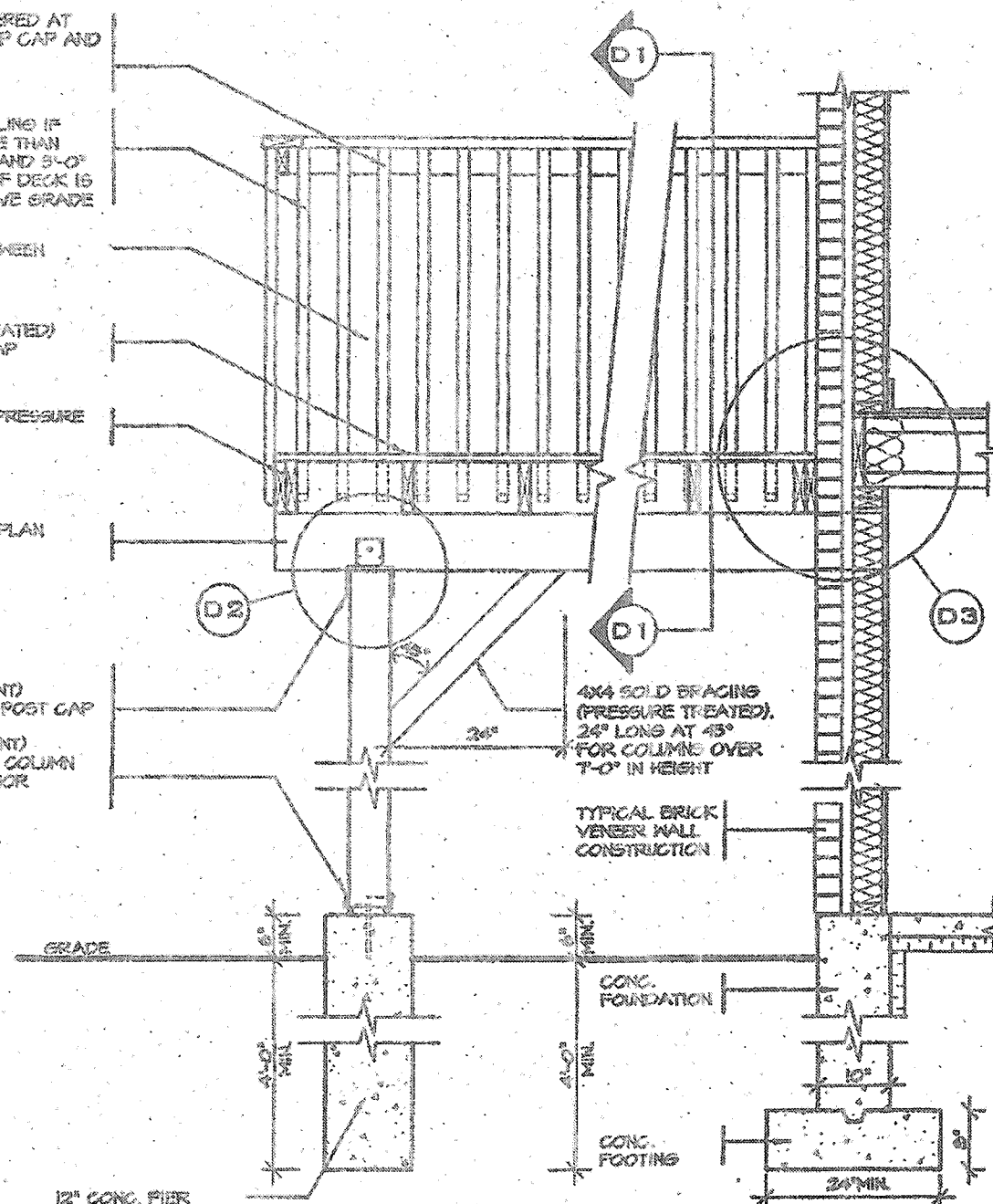
5/16" (PRESSURE TREATED) DECKING WITH 1/4" GAP

DOUBLE RIM JOISTS (PRESSURE TREATED)

WOOD BEAM AS PER PLAN (PRESSURE TREATED)

(CORROSION RESISTANT) SIMPSON STRONG-TIE POST CAP

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



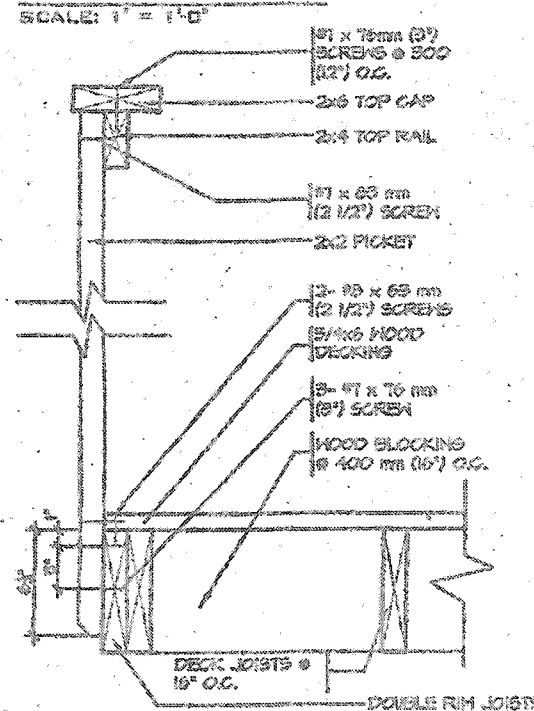
DETAIL 3 - BEAM-TO-STUD WALL
SCALE: 1" = 1'-0"

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

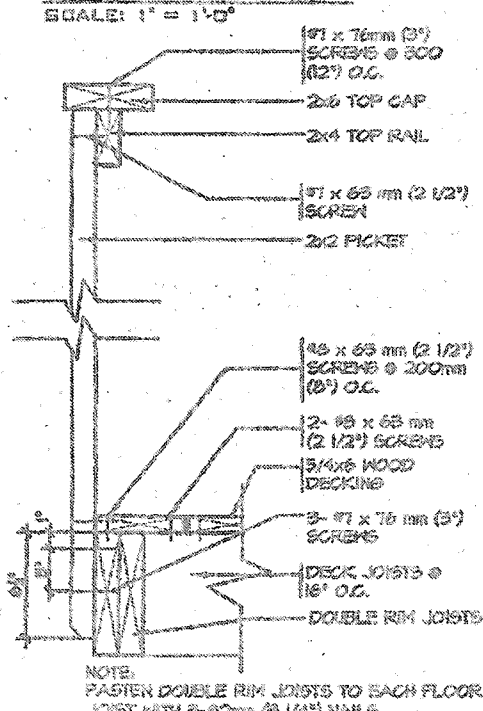
DETAIL 1

CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK

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



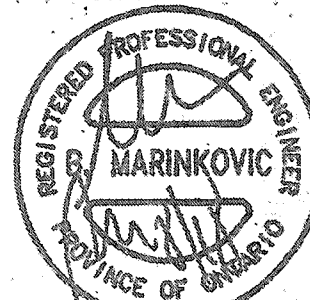
GUARD PERPENDICULAR TO FLOOR JOISTS
SCALE: 1" = 1'-0"



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-PIKE-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 [350psf]

STRUDET INC.



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2012 CODE

COMPLIANCE PACKAGE "A1"

MAR 03 2018

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 GAJJAR
NAME
28770
BCIN

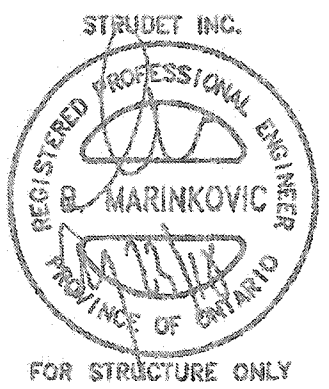
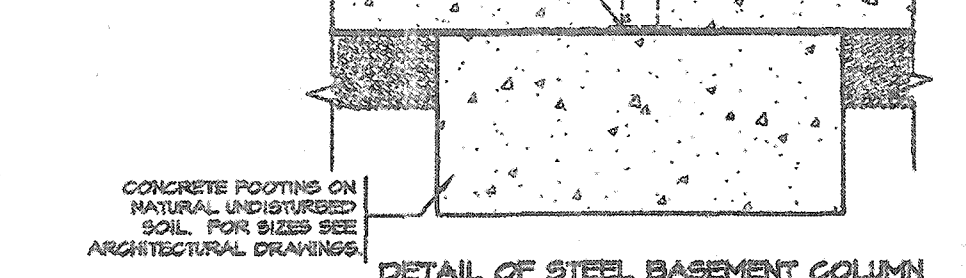
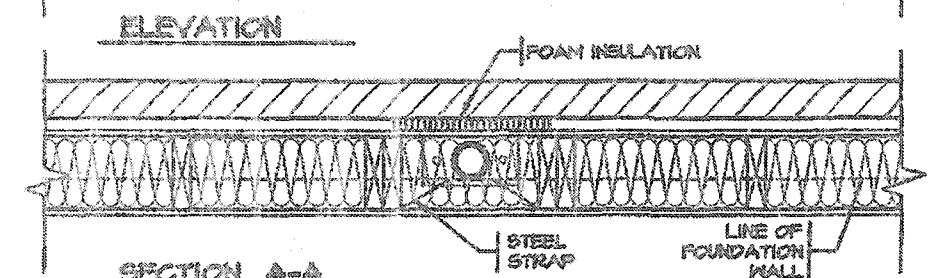
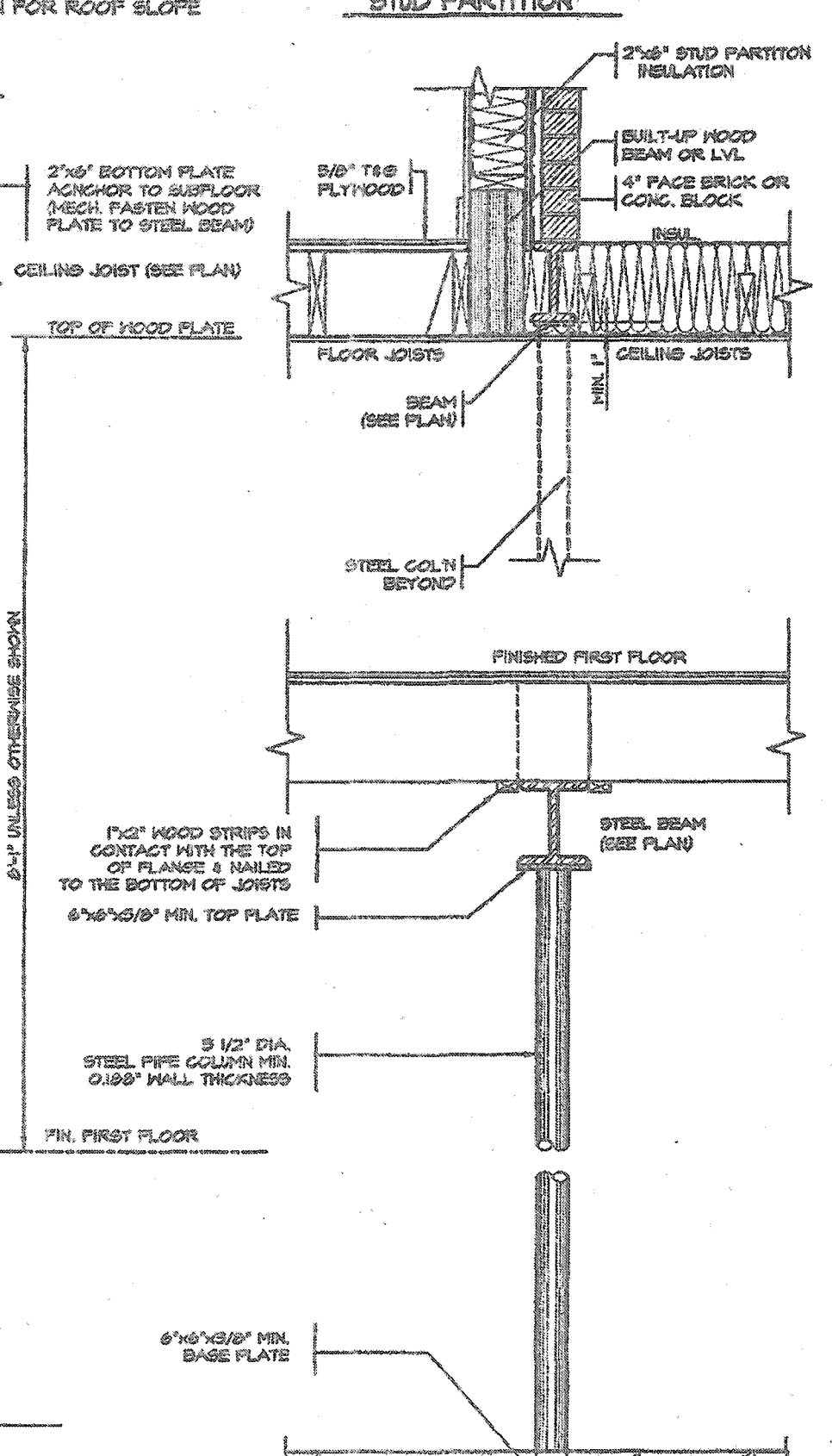
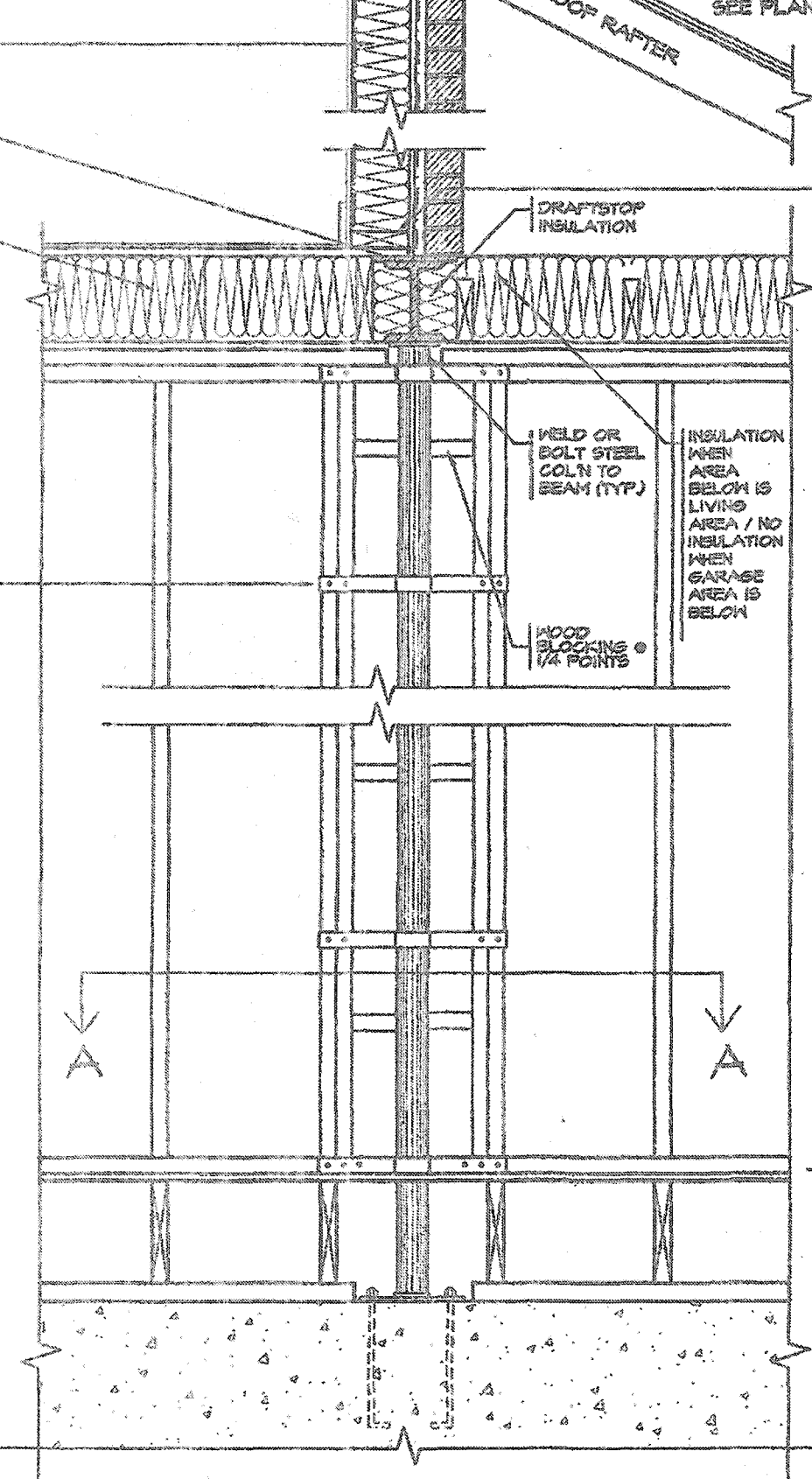
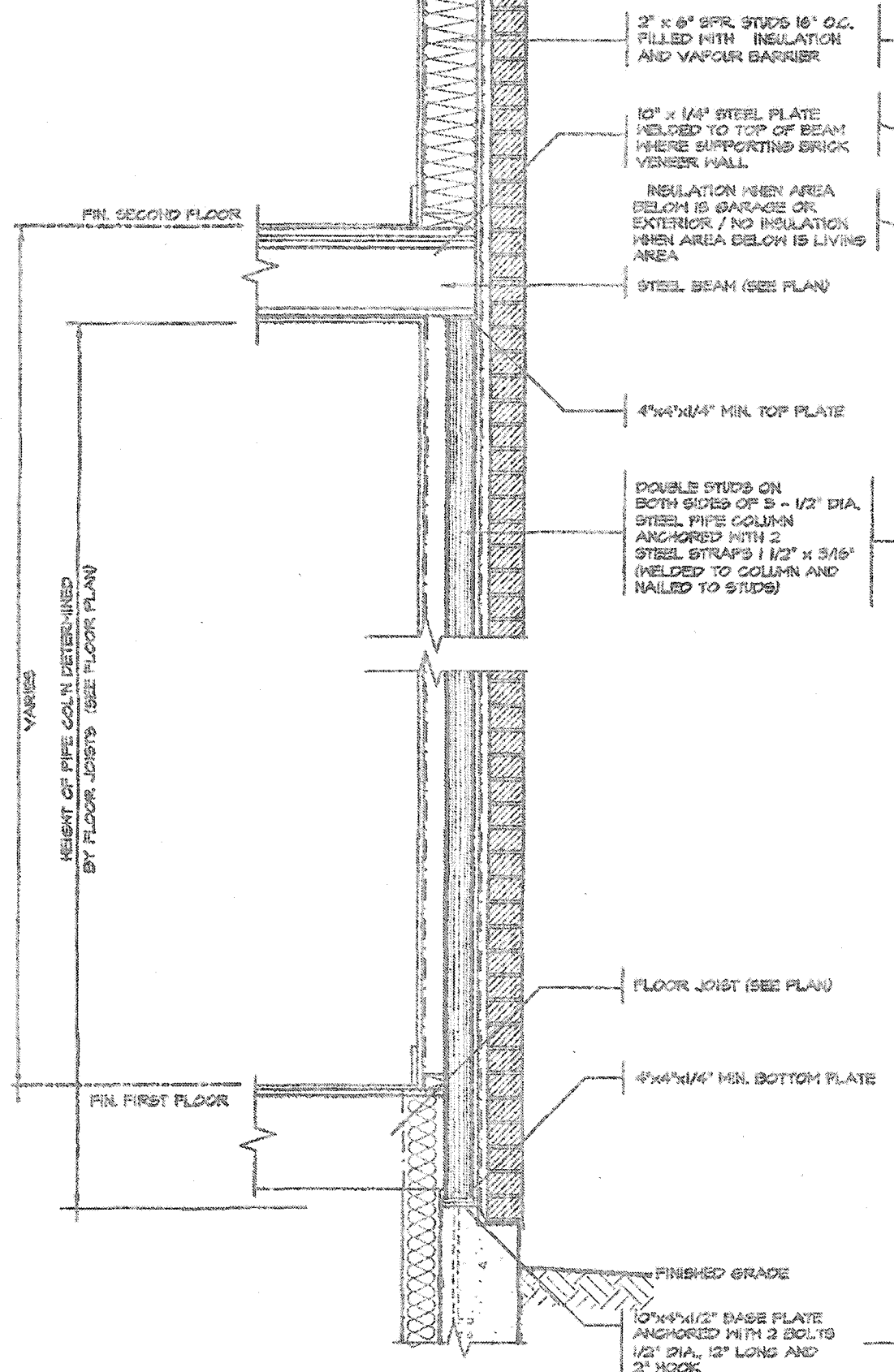
REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4G5
P (416) 735-4055
F (905) 600-0745

SHEET TITLE
WALK-OUT
DECK DETAILS
SCALE AS SHOWN
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.

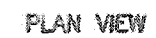
AREA
PAGE No.
8-2
PROJECT
00-00-00

PROJECT NAME
RUSSELL GARDENS III



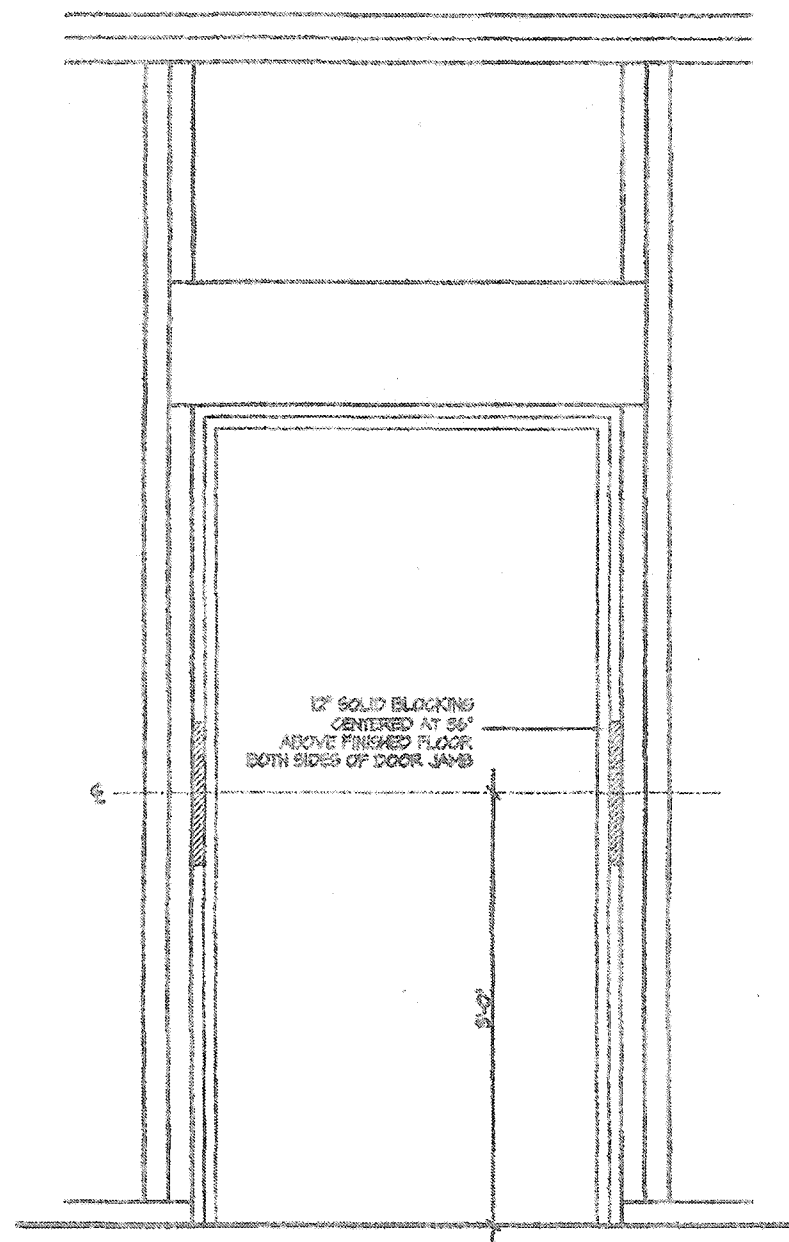
2012 CODE COMPLIANCE PACKAGE "A1"

5. 4. 3. 2. 1. ISSUED FOR PERMIT REVISIONS JUL 30, 2018	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division 2, Subsection 3.2.5 of the building code VIKAS GAJJAR NAME 28770 BCIN	REGION DESIGN INC. 3700 DUFFERIN ST. CONDORD, ONTARIO L4K 4G8 P (416) 738-4088 F (905) 650-0740	SHEET TITLE COLUMN DETAILS STEEL SCALE 3/4"=1'-0" DATE JULY 2018	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. PAGE No. 9	PROJECT NAME RUSSELL GARDENS III
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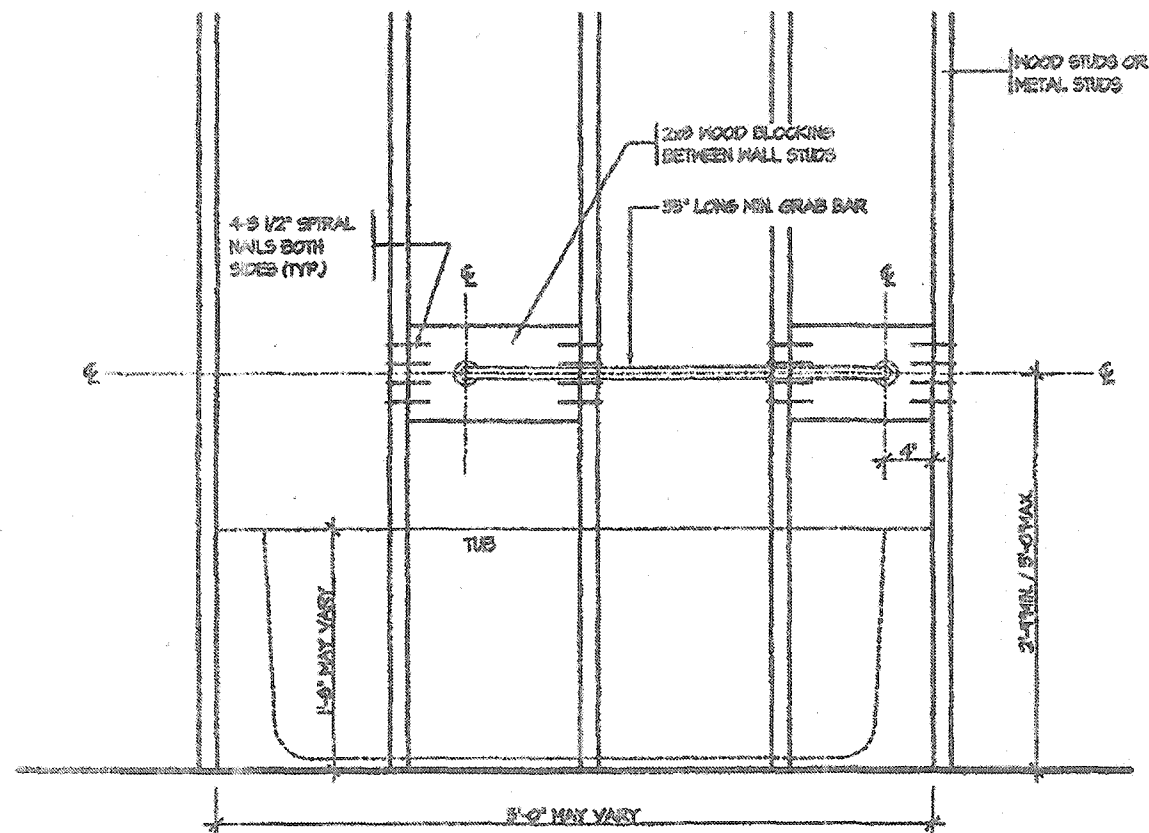


PROJECT NAME
RUSSELL GARDENS III

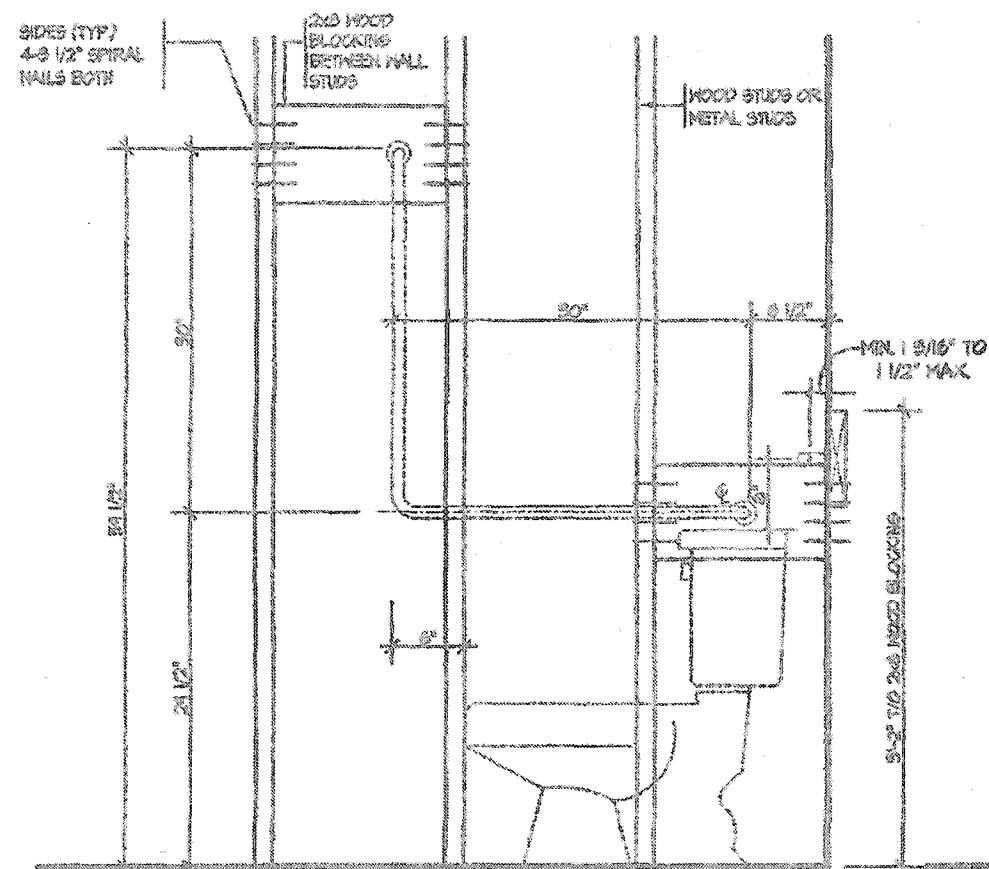
10



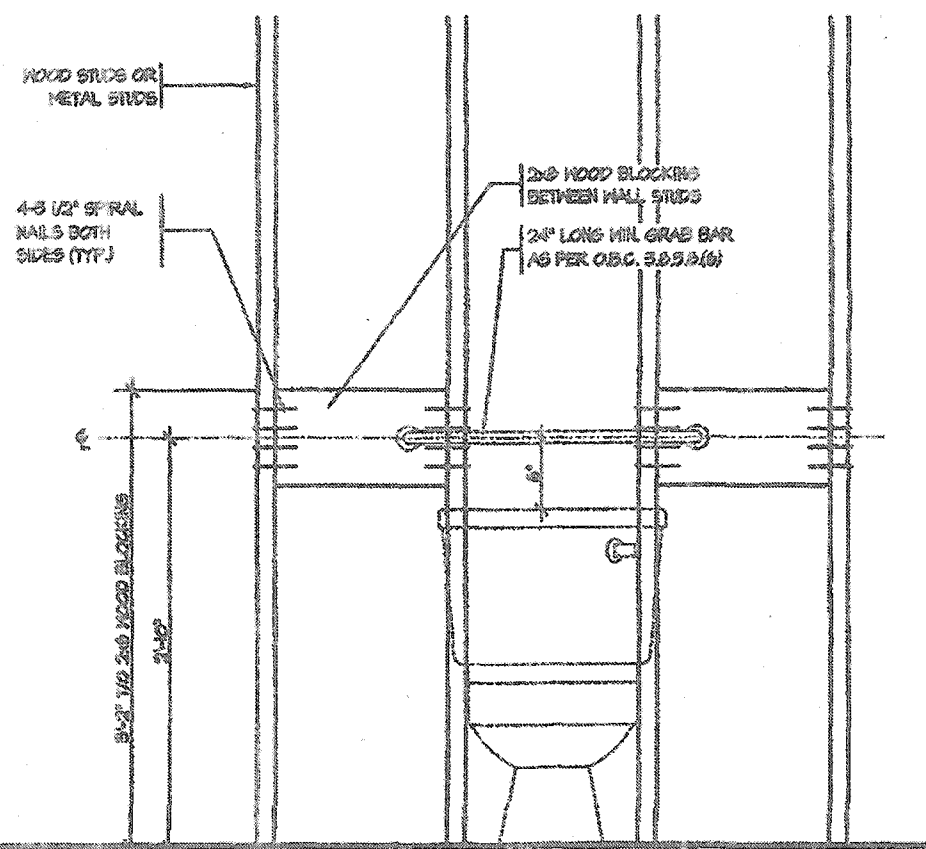
RESISTANCE TO FORCED ENTRY (CBC 9.6.2)



BATH TUB FRONT ELEVATION

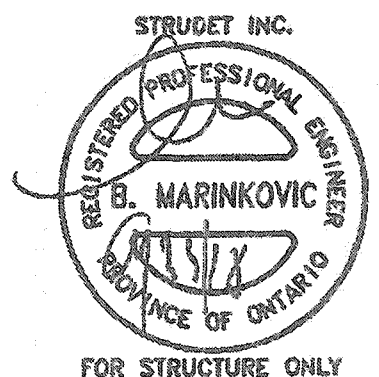


TOILET SIDE ELEVATION

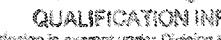


TOILET FRONT ELEVATION

STRUCTURAL REINFORCEMENT FOR GRAB BAR (CBC 4.5.2.3)



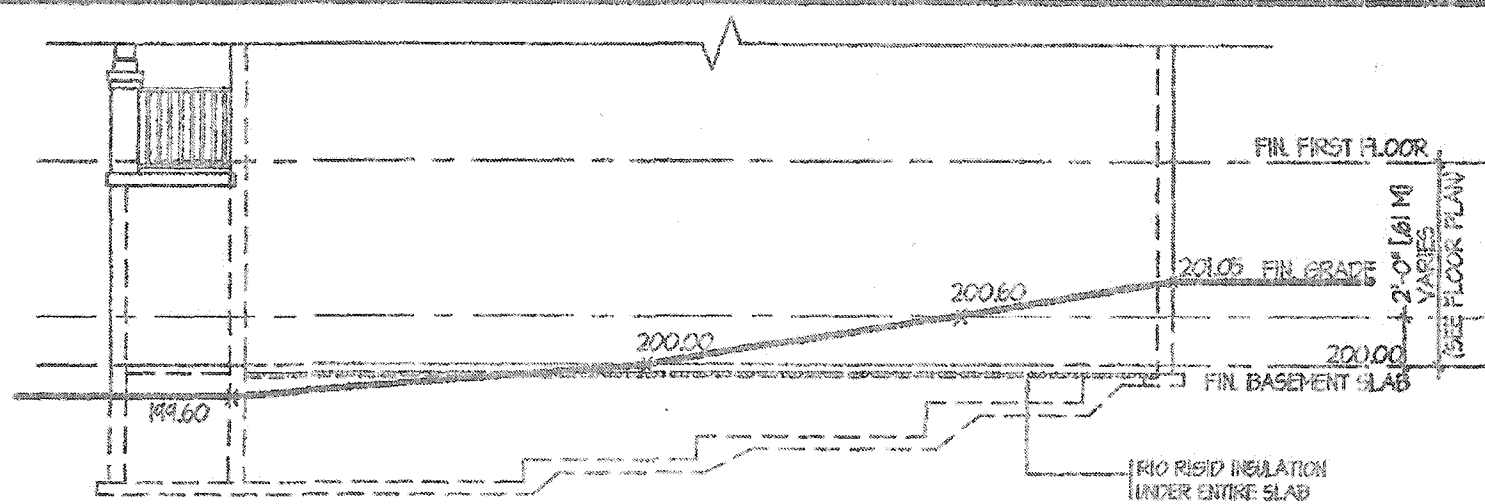
2012 CODE
COMPLIANCE PACKAGE "A1"

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

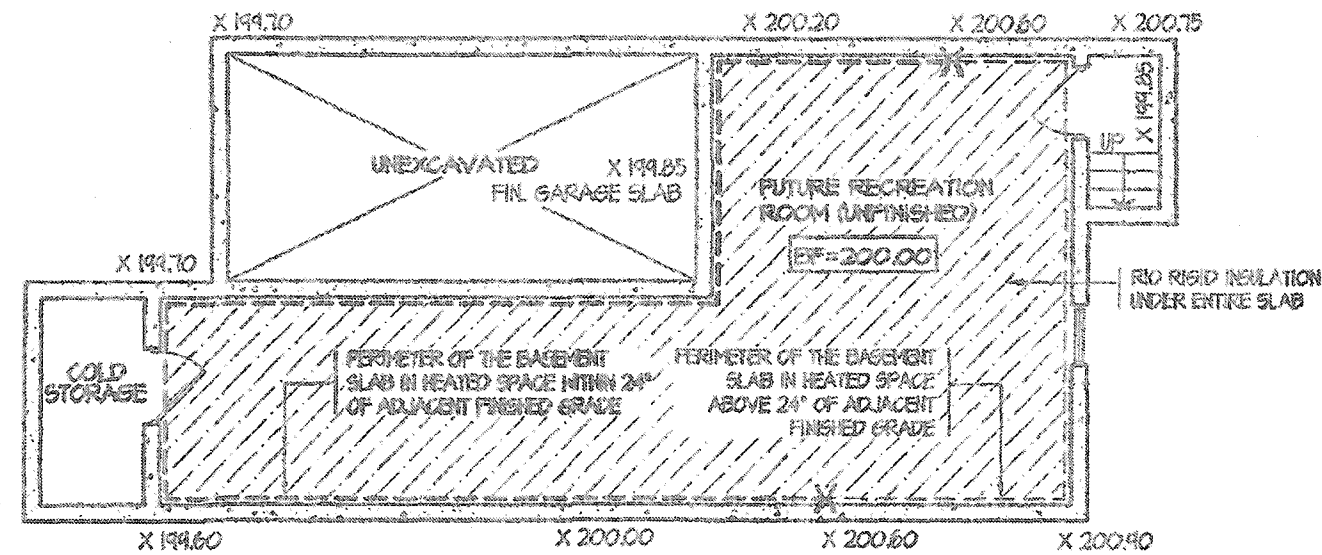


2012 CODE
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4.					SCALE	1/2"=1'-0"		PAGE No.	12
3.					DATE	JULY 2018			
2.									
1.	ISSUED FOR PERMIT				JUL 30, 2018				
REVISIONS						PROJECT NAME	RUSSELL GARDENS III		



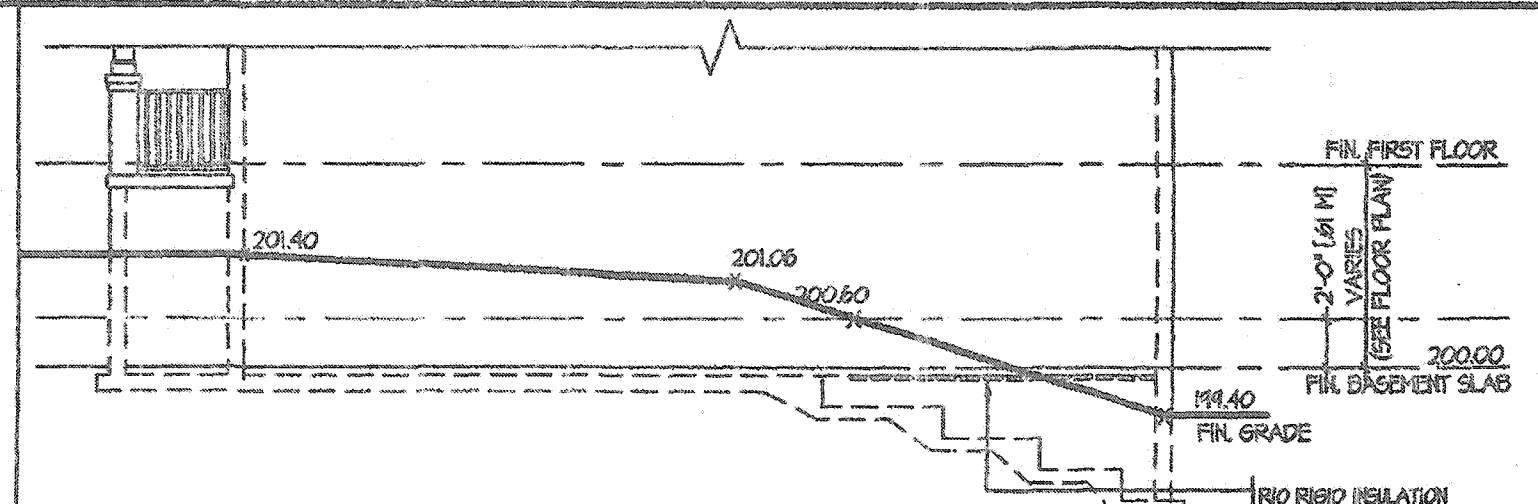
TYPICAL RIGHT SIDE ELEVATION



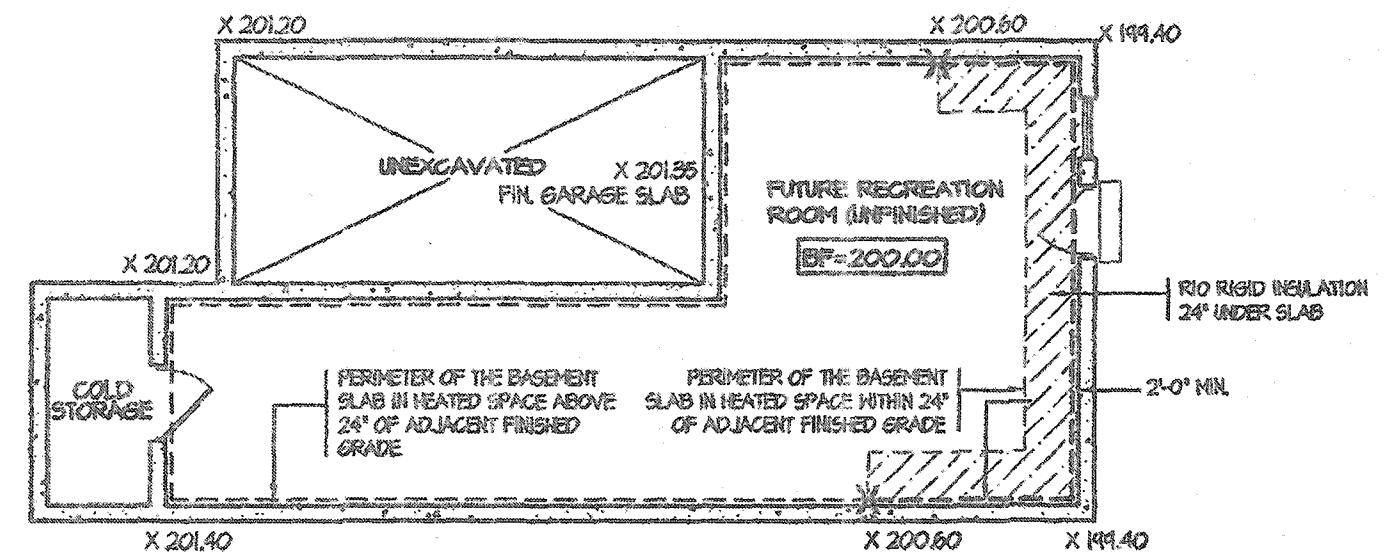
TYPICAL BASEMENT PLAN

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



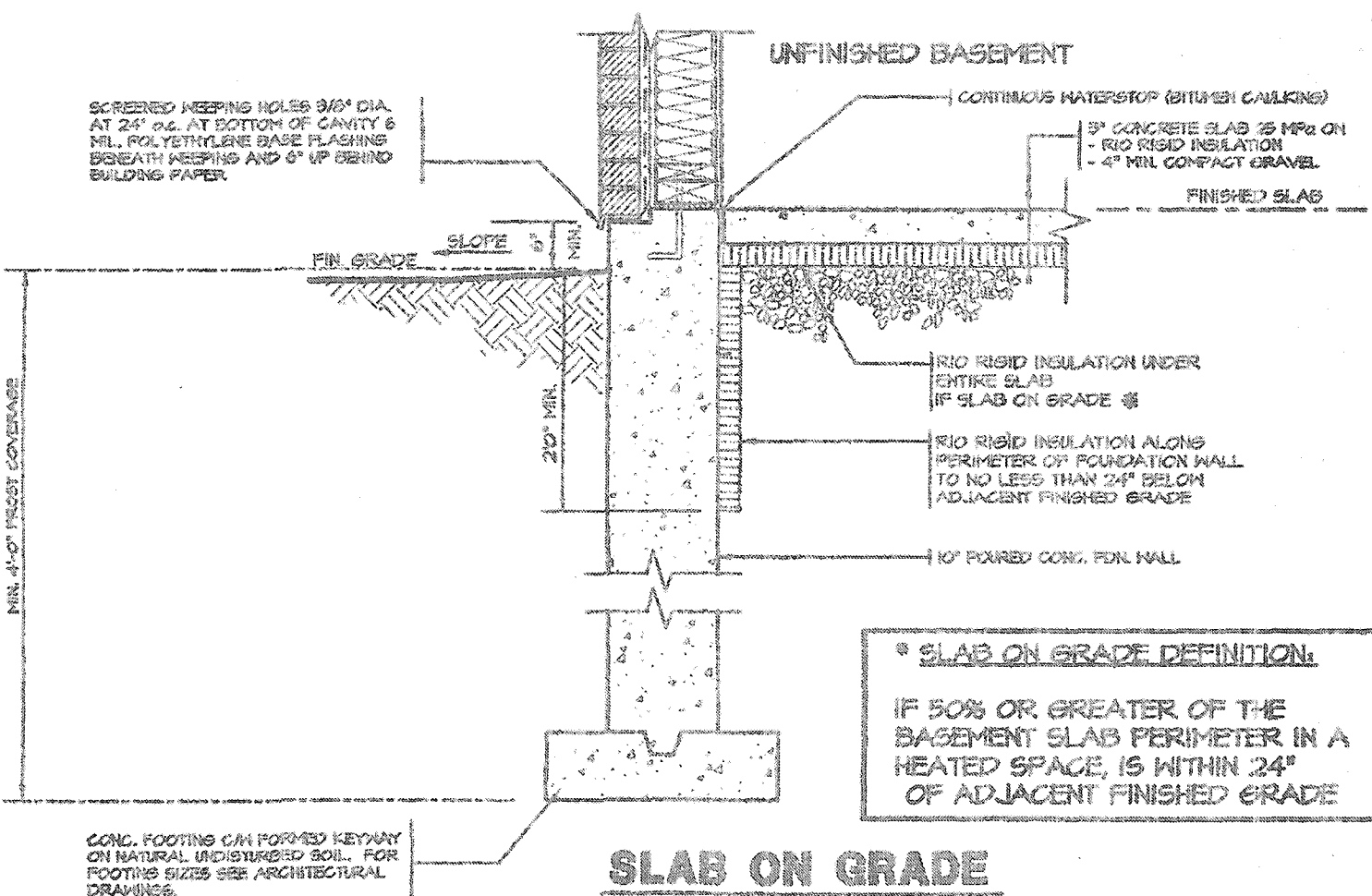
TYPICAL RIGHT SIDE ELEVATION



TYPICAL BASEMENT PLAN

WALK OUT BASEMENT CONDITION

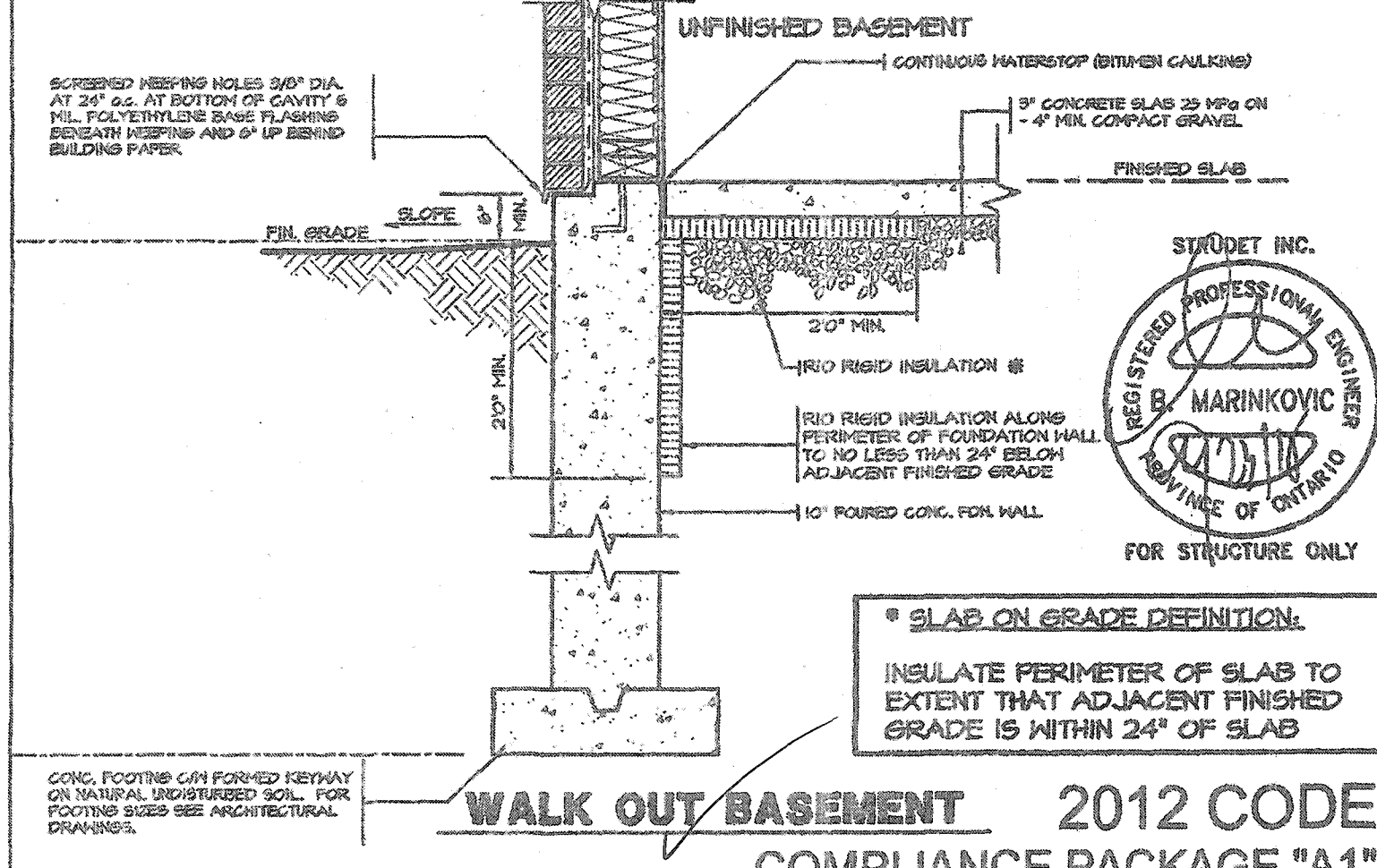
NOTES:
1. LEVELS SHOWN ON THE PLANS ARE FOR ILLUSTRATION PURPOSE ONLY, SEE FINAL GRADING PLAN FOR ACTUAL LEVELS
2. ALL LEVELS ARE SHOWN IN METRIC



SLAB ON GRADE

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

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



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\"/>



NO.	REVISIONS	DATE
1.	ISSUED FOR PERMIT	JUL 30, 2016

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QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 32.5 of the building code
VIKAS GAJJAR
NAME SIGNATURE
28770
BCIN

REGION DESIGN INC.
6700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S3
P (416) 736-4000
F (905) 600-0716

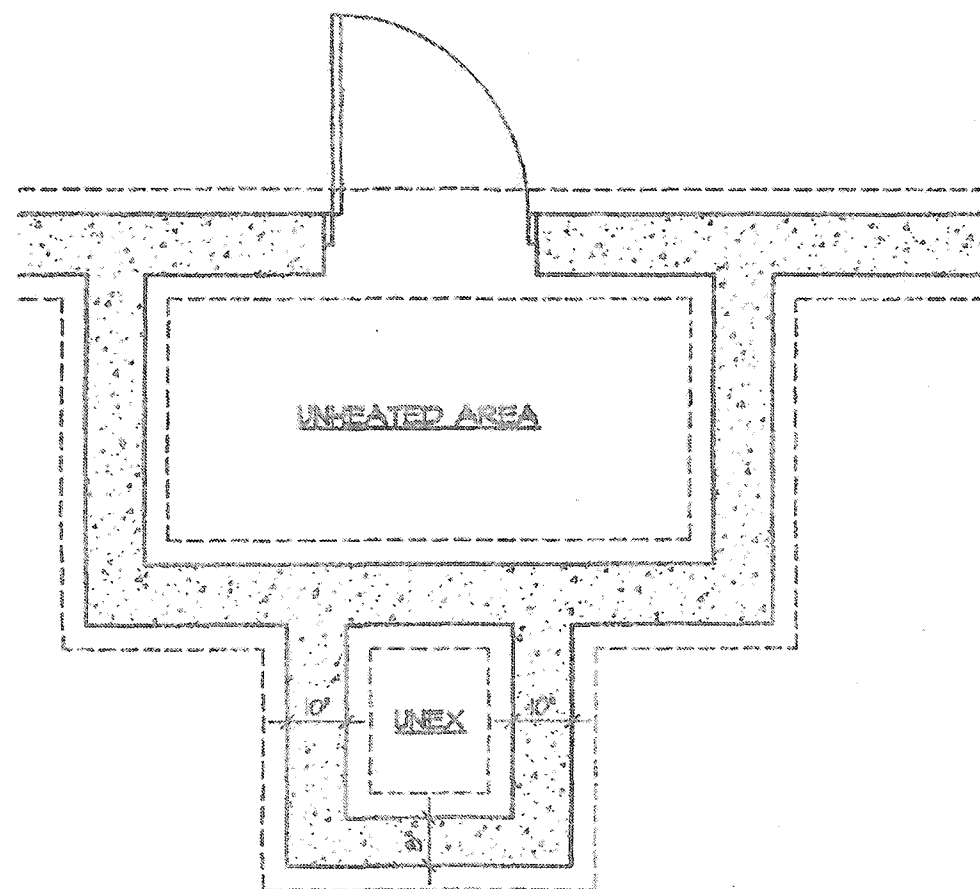
REGION
DESIGN
INC.

SHEET TITLE
SLAB ON GRADE
WALKOUT BASEMENT
SCALE
N.T.S.
DATE
JULY 2016

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

PROJECT NAME
RUSSELL GARDENS III





FOUNDATION PLAN

FOR POURED CONCRETE
SLAB STRUCTURE REFER
TO ARCHITECTURAL
DRAWINGS

GUARD &
HANDRAIL

NOSING
REINF. W/
10M BARS

GROUND FLOOR PLAN

CLEAR SPACING
BETWEEN PICKETS TO
BE 4" MAX. NO
MEMBER BETWEEN 4" &
2-1/2" 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.
DOVELS TO
MATCH BOTTOM
REINF.

POURED FDN. WALL

6" X16"
POURED
CONC.
FOOTING

SECTION 'A'

NOTE: FOR MORE THAN 8 RISERS

SECTION 'B'

GENERAL NOTES

1. EXTERIOR STAIRS

7 1/2" RISE MAXIMUM
8 1/4" RUN MINIMUM
4 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

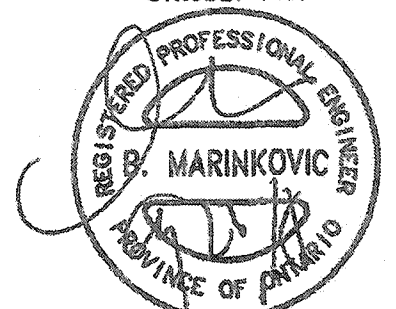
6. CONCRETE

MINIMUM CONCRETE STRENGTH SHALL BE
4650 PSI (32MPa) W/ 58-60 AIR
ENTRAINMENT MINIMUM CONCRETE SLAB
THICKNESS 5"

7. CONCRETE COVERS

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

STRUDET INC.



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 3.2.6 of the building code VIKAS GAJJAR  28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO P (416) 736-4000 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE POURED CONCRETE STAIRS	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.						SCALE 3/8"=1'-0"	PAGE No. 14		PROJECT NAME RUSSELL GARDENS III
3.						DATE JULY 2016			
2.									
1.	ISSUED FOR PERMIT	JUL 30, 2016							
REVISIONS									