

CONSTRUCTION NOTES (UNLESS OTHERWISE NOTED)
ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND
SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING
CODE AND ALL OTHER APPLICABLE CODES AND
AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS
ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT.
REG. 352/12 - 2012 OBC.

1 ROOF CONSTRUCTION (*SEE OBC 9.19.)
NO. 210 (10.25kg/m²) ASPHALT SHINGLES, 10mm (3/8")
PLYWOOD SHEATHING WITH "H" CLIPS, APPROVED WOOD
TRUSSES @600mm (24") o.c. MAX. APPROVED EAVE
PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF
ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF
EXTERIOR WALL, 38x89 (2"x4") TRUSS BRACING @ 1930mm
(6'-0") o.c. AT BOTTOM CHORD, PREFIN. ALUM.
BAVESTROUGH, FASCIA, RNL & VENTED SOFFIT. PROVIDE
ICE & WATER SHIELD TO ALL ROOF / WALL SURFACES
SUSCEPTIBLE TO DAMPING. ROOF SHEATHING TO BE
FASTENED 150 (6") o.c. ALONG EDGES & INTERMEDIATE
SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406
(16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING
AREA WITH 50% AT EAVES.

2 FRAME WALL CONSTRUCTION (2"x6")
SIDING, HARDIE BOARD, STUCCO BOARD OR EQUAL AS
PER ELEVATION, 19x64 (1"x3") VERTICAL WOOD FURRING,
APPROVED SHEATHING PAPER, 7/16" O.S.B. EXTERIOR
SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x140 (2"x6")
STUDS @ 400mm (16") o.c. UNAPPROVED DIAGONAL
BRACING, RSI 3.87 (R22) INSULATION AND APPROVED
VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER,
13mm (1/2") INT. DRYWALL FINISH.

3 BRICK VENEER CONSTRUCTION (2"x6")
90mm (4") FACE BRICK 25mm (1") AIR SPACE,
22x120x0.76mm (7/8"x1"x0.03") GALV. METAL TIES @
400mm (16") o.c. HORIZONTAL 600mm (24") o.c. VERTICAL,
APPROVED SHEATHING PAPER, 7/16" O.S.B. EXTERIOR
SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x140
(2"x6") STUDS @ 400mm (16") o.c. UNAPPROVED DIAGONAL
WALL BRACING, RSI 3.87 (R22) INSUL. APPROVED VAPOUR
BARRIER AND APPROVED CONT. AIR BARRIER, 13mm (1/2")
INT. DRYWALL FINISH. PROVIDE KEEP HOLES @ 800mm
(32") o.c. BOTTOM COURSE AND OVER OPENINGS.
FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER.

3A STUCCO WALL CONSTRUCTION (2"x6")
STUCCO CLADDING SYSTEM CONFORMING TO OBC 9.21.1.2
& 9.22 THAT EMPLOY A MINIMUM 6mm (1/4") DRAINAGE
CAVITY BEHIND THE CLADDING WITH POSITIVE DRAINAGE
TO THE EXTERIOR AND APPLIED AS PER MANUFACTURERS
SPECIFICATION ON 25mm (1") MINIMUM EXTRUDED OR
EXPANDED RIGID INSULATION, APPROVED SHEATHING
PAPER, 7/16" O.S.B. EXTERIOR SHEATHING OR OBC
COMPLIANT EQUIVALENT, 38x140 (2"x6") STUDS @ 400mm
(16") o.c. 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 38x89 (2"x4") @ 400mm (16") o.c.
FOR 2 STOREYS AND 300mm (12") o.c. FOR 3 STOREYS.
NON-BEARING PARTITIONS 38x89 (2"x4") @ 600mm (24")
o.c. PROVIDE 38x89 (2"x4") BOTTOM PLATE AND
2/38x89 (2"x4") TOP PLATE. 13mm (1/2") INTERIOR
DRYWALL, BOTH SIDES OF STUD, PROVIDE 38x140 (2"x6")
STUDS/PLATES WHERE NOTED.

5 FOUNDATION WALL/FOOTINGS:
(*SEE OBC 9.15.3 & 9.15.4.)
MIN. 200mm (8") POURED CONC. FDTN. WALL 15MPa
(2200psi) WITH BITUMINOUS DAMPROOFING AND
DRAINAGE LAYER. MIN. 400x38 (16"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 (1.4 psi) OR GREATER.

6 WEeping TILE (*SEE OBC 9.14.3.)
100mm (4") DIA. WEEPING TILE 150mm (6") CRUSHED STONE
OVER AND AROUND WEEPING TILES.

7 BASEMENT SLAB (*SEE OBC 9.16.1)
60mm (2 1/2") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm
(4") COARSE GRANULAR FILL OR 15MPa (2200psi) CONC.
WITH DAMPROOFING BELOW SLAB.

8 WOOD SUBFLOORS (*SEE OBC 9.23.14 & 9.30.2.1)
11mm (3/4") T&G SUBFLOOR UNDER GROUND FLOOR FINISH
FLOOR. 16mm (5/8") T&G SUBFLOOR UNDER SECOND
FLOOR FINISH FLOOR. 16mm (5/8") PANEL-TYPE
UNDERLAY FOR CERAMIC TILE APPLICATION. 6mm (1/4")
PANEL-TYPE UNDERLAY UNDER RESILIENT & PARQUET
FLOORING.

9 ROOF INSULATION (*SEE 9812-2.1.1.2.A & 2.1.1.7)
RSI 10.57 (R60) ROOF INSULATION AND APPROVED
VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR
APPROVED EQUAL.

10 ALL STAIRS/EXTERIOR STAIRS (*SEE OBC 9.8.1)
MAX. RISE = 200 (7-1/2")
MIN. RUN = 210 (8-1/4")
MIN. TREAD = 225 (8-1/4")
MAX. NOSING = 25 (1")
MIN. HEADROOM = 1950 (6'-5")
RAIL @ LANDING = 400 (2'-0")
RAIL @ STAIR = 365 (2'-10") TO 465 (3'-2")
MIN. STAIR WIDTH = 960 (2'-10")

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

11 RAILINGS (*SEE OBC 9.8.8.1)
FINISHED RAILINGS ON PICKETS SPACED MAXIMUM 100mm
(4") BETWEEN PICKETS.

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

12 SILL PLATE (*SEE OBC 9.23.6 & 9.23.7.1)
38x89 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR
BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO
CONC. @ 2400mm (7'-10") o.c. CAULKING OR 25 (1") MIN.
MINERAL WOOL BETWEEN PLATE AND TOP OF FDTN. WALL.
USE MORTAR TO LEVEL SILL PLATE WHEN REQUIRED.

13 BASEMENT INSULATION (*SEE OBC 18.2)
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
5.52 (R32) BLANKET INSULATION, APPROVED VAPOUR
BARRIER, DAMPROOFING W/SLDS. PAPER BETWEEN THE
FDTN. AND INSUL.

14 BASEMENT BEARING STUD PARTITION
(*SEE OBC 9.23.10.1)
38x89 (2"x4") STUDS @ 400mm (16") o.c. 38x89 (2"x4") SILL
PLATE ON DAMPROOFING MATERIAL, 13mm (1/2") DIA.
ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm
(4") INTO CONC. @ 2400mm (7'-10") o.c. (4") HIGH CONC.
CURBS ON SIDES (12"x6") CONC. FOOTING. ADD HORIZ.
BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

15 STEEL BASEMENT COLUMN (*SEE OBC 9.17.3.1)
40mm (5/16") DIA. x 4.78mm (189) STL. COL. WITH
150x150x13mm (6"x6"x5/8") STL. TOP & BOTTOM PLATE.

15A STEEL COLUMN (*SEE OBC 9.17.3.1)
40mm (5/16") DIA. x 4.78mm (189) STL. COLUMN WITH
100x100x6.4mm (4"x4"x1/4") STEEL TOP & BOTTOM PLATE
FIELD WELD BOTTOM PLATE TO 250x100x12.5mm
(10"x4"x1/2") BASE PLATE C/W 3-45mm (1/2") DIA. x 300mm
(12") LONG x 50mm (2") NOOK ANCHORS.

16 NIB WALLS (*SEE OBC 9.23.8.1)
BEAM POCKET OR 200x200 (8"x8") POURED CONCRETE
NIB WALLS, MINIMUM BEARING 90mm (3-1/2")

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

18 GARAGE SLAB (*SEE OBC 9.16.1)
100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR
ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL
WITH COMPACTED SUB-BASE OR COMPACTED NATIVE
FILL. SLOPE TO FRONT IS MIN.

19 INTERIOR GARAGE WALLS & CEILING
(*SEE OBC 9.10.9.16.1)
13mm (1/2") GYPSUM BOARD ON WALL AND CEILING
BETWEEN HOUSE AND GARAGE, RSI 3.87 (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 HEATHER STRIPPING.

21 EXTERIOR STEP
(*SEE OBC 9.8.9.2, 9.8.9.3 & 9.8.10.1)
PRECAST CONCRETE STEP OR WD. STEP WHERE NOT
EXPOSED TO HEATHER MAX. RISE 200mm (7-1/2")
MINIMUM TREAD 230mm (9-1/2")

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

23 ATTIC ACCESS (*SEE OBC 9.19.2.1)
ATTIC ACCESS HATCH 545x100 (2'-2"x4") WITH
WEATHERSTRIPPING, RSI 5.46 (R31) RIGID INSULATION
BACKING.

24 FIREPLACE CHIMNEYS (*OBC 9.21.1)
TOP OF FIREPLACE CHIMNEY SHALL BE 95mm (3'-0")
ABOVE THE HIGHEST POINT AT WHICH IT COMES IN
CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE
ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3030mm
(10'-0") FROM THE CHIMNEY.

25 LINEN CLOSET
4 SHELVES MIN. 380mm (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
200x250x16 (8"x10"x5/8") STL. PLATE FOR STL BEAMS
AND 200x250x12 (8"x10"x1/2") STL. PLATE FOR WOOD
BEAMS BEARING ON CONC. BLOCK PARTYWALL.
ANCHORED W/ 2-19mm (3/4") x200mm (8") LONG GALV.
ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH
NON-SHRINK GROUT.

28 CLASS 'B' VENT
ULC. RATED CLASS 'B' VENT 610mm (2'-0") ABOVE THE
POINT IN CONTACT WITH THE ROOF FOR SLOPES UP TO
4/12, REFER TO THE ONTARIO GAS UTILIZATION CODE.

29 WOOD BASEMENT POST (*OBC 9.17.4.1)
9-38x140 (5-2"x6") BUILT-UP POST ON METAL BASE SHOE
ANCHORED TO CONC. WITH 12.7 (1/2") DIA. BOLT ON
406x106x203 (16"x4"x8") CONC. FOOTING.

30 STEP FOOTINGS (*OBC 9.15.3.9.1)
MIN. HORIZ. STEP = 610mm (24"). MAX. VERT. STEP =
610mm (24")

31 SLAB ON GRADE (*SEE OBC 9.16.1)
100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR
ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL
WITH COMPACTED SUB-BASE OR COMPACTED NATIVE
FILL. REINFORCED W/ 6-16x12.5mm (5/8"x1/2") 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 1830mm (6'-0") FROM ALL
EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.
ALL AIR INTAKES SHALL BE LOCATED SO THAT THEY
ARE SEPARATED FROM KITCHEN EXHAUST BY 3.0m IN
COMPLIANCE WITH O.B.C. DIV.-B TABLE 6.2.3.12.

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

34 JOIST STRAPPING & BRIDGING (*SEE OBC 23.9.4.1)
ALL FLOOR JOISTS TO BE BRIDGED WITH 38x38 (2"x2")
CROSS BRACING OR SOLID BLOCKING @2100mm (6'-11")
o.c. MAX. 19x64 (1"x3") @2100mm (6'-11") o.c. UNLESS A
PANEL TYPE CEILING FINISH IS APPLIED.

35 EXPOSED BUILDING FACE (*SEE OBC 9.10.15.1)
EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING
OF NOT LESS THAN 45min. WHERE LIMITING DISTANCE IS
LESS THAN 12M (39'-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 FDTN.
WALLS W/ 610x610 (24"x24") 10M @600mm (24") o.c.
DOWELS. SLOPE SLAB MIN. 1.0% FROM DOOR. SLAB TO
HAVE A MIN. 75mm (3") BEARING ON FDTN. WALLS.
PROVIDE (X/L) LINTELS OVER CELLAR DOOR.

37 FDTN. WALL REDUCTION IN THICKNESS
(*SEE OBC 9.15.4.7.)
FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm
(3-1/2") THICK TO A MAX. DEPTH OF 660mm (26") FOR 6"
FDTN. WALL. 10" FDTN. WALL WHEN REDUCTION IN
THICKNESS IS GREATER THAN 26". FDTN. WALL SHALL BE
TIED TO THE FACING MATERIAL WITH METAL TIES SPACED
200mm (8") o.c. VERTICALLY AND 900mm (36") o.c.
HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING
SOLID WITH MORTAR.

38 CONVENTIONAL ROOF FRAMING
(*SEE OBC 9.23.4.2.(1))
FOR MAX. 2240mm (7'-4") SPAN, 38x89 (2"x4") RAFTERS
@400mm (16") o.c. FOR MAX. 3830mm (12'-7") SPAN,
38x140 (2"x6") RAFTERS @400mm (16") o.c. RIDGE
BOARD TO BE 51mm (2") DEEPER. 38x89 (2"x4") COLLAR
TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2"x4")
@400mm (16") o.c. FOR MAX. 2830mm (9'-3") SPAN &
38x140 (2"x6") @ 400 (16") o.c. FOR MAX. 4450mm (14'-7")
SPAN, RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4")
@600mm (24") o.c. WITH A 38x89 (2"x4") CENTER POST TO
THE TRUSSES BELOW, LATERALLY BRACED @1800mm (6'-0")
o.c. VERTICALLY.

39 TWO STOREY VOLUME SPACES
FOR A MAXIMUM 5440mm (18'-0") HEIGHT, PROVIDE
2-38x140 (2-2"x6") CONTINUOUS STUDS @300mm (12") o.c.
FOR BRICK AND 400mm (16") o.c. FOR SIDING. PROVIDE
SOLID WOOD BLOCKING BETWEEN STUDS @1220mm (4'-0")
o.c. VERT. 7/16" EXT. PLYWOOD.

40 EXPOSED FLOOR TO EXTERIOR (*9812-2.1.1.2.A)
PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR
BARRIER AND CONTINUOUS AIR BARRIER, FINISHED
SOFFIT.

41 PARTYWALLS
TYPICAL 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.
(9.10.19.3) .

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.

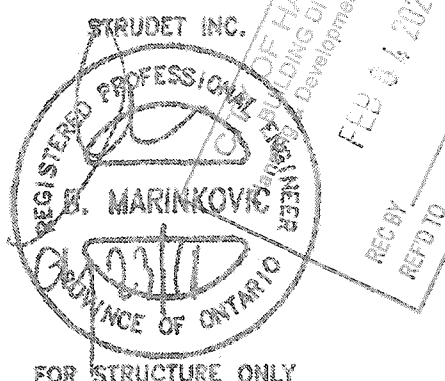
CITY OF HAMILTON
Building Division
106030

Permit No. _____
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by
FEB 26 2021

FOR CHIEF BUILDING OFFICIAL DATE



FOR STRUCTURE ONLY

NO.	REVISIONS	DATE
5.		
4.		
3.		
2.		
1.	ISSUED FOR PERMIT	JUL 31, 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

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REGION
DESIGN
INC.

SHEET TITLE
GENERAL NOTES
SCALE
N.T.S.
DATE
JULY 2018

CONTRACTOR SHALL CHECK ALL
DIMENSIONS AND ELEVATIONS BEFORE
COMMENCING WITH WORK AND REPORT
ANY DISCREPANCIES TO THE DESIGNER.
PRINTS ARE NOT TO BE SCALED.
PAGE No.
1

PROJECT NAME
RUSSELL GARDENS III

Greenpark.

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. 0.8m² (8.6 SQFT) UNOBSTRUCTED 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 480mm (1'-6") ABOVE FIN.
FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE
ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")

GENERAL:

- (1) MECHANICAL VENTILATION
MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.3
AIR CHANGES PER HOUR AVERAGED OVER 24 HOURS.
SEE MECHANICAL DRAWINGS.
- (2) OUTDOOR AIR INTAKE
ALL OUTDOOR AIR INTAKES SHALL BE LOCATED SO THAT
THEY ARE SEPARATED FROM SOURCES OF
CONTAMINATION (EXHAUST VENTS) IN COMPLIANCE WITH
O.B.C. DIV-B 6.2.3.12. AND TABLE 6.2.3.12.

- (3) REINFORCEMENT FOR GRAB BARS (OBC 9.5.2.3.1)
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED
ADJACENT TO WATER CLOSETS AND SHOWER OR
BATHTUB IN MAIN BATHROOM. REFER TO O.B.C. 9.5.2.3.
3.0.3.0.3(a), 3.0.3.0.3(c), 3.0.3.13.2(c) & 3.0.3.13.4(c).
SEE DETAIL ON PAGE 11.

LUMBER:

- 1) ALL LUMBER SHALL BE SPRUCE-PINE-FIR No.1&2 GRADE,
UNLESS NOTED OTHERWISE.
- 2) LUMBER EXPOSED TO THE EXTERIOR TO BE
SPRUCE-PINE-FIR No.1&2 GRADE PRESSURE TREATED OR
CEDAR, UNLESS NOTED OTHERWISE.
- 3) ALL BEAMS GIRDER TRUSSES, AND METAL HANGER
CONNECTIONS SUPPORTING ROOF FRAMING TO BE
DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.
- 4) LVL BEAMS SHALL BE 2.0E (Fb=2600psi 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", 1'-1/2", 1'-0") 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-630-18M
GRADE 400R.

REVISION:

● ONT. REG. 592/12-2012 OBC AMENDMENT O. REG. 08/19
JAN. 01, 2020

STABILITY OF NARROW (20'-35') & 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. (1'-10") TO 1220mm o.c.
(4'-0") FOR STANDARD CONDITIONS.

2) USE 45mm (3/8") THICK FLYWOOD OR WAFFERBOARD FOR
THE EXTERIOR WALL SHEATHING.

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

BRICK VENEER LINTELS

ML1 = 5'-1/2"x8'-1/2"x16" (100x90x40) + 2-2"x8" SPR. No.2
ML2 = 4'-3/4"x12'-5/16" (100x90x40) + 2-2"x8" SPR. No.2
ML3 = 5'-3/8"x12'-5/16" (125x90x40) + 2-2"x10" SPR. No.2
ML4 = 6'-3/4"x12'-5/16" (150x90x40) + 2-2"x12" SPR. No.2
ML5 = 6'-3/4"x12'-5/16" (150x90x40) + 2-2"x12" SPR. No.2
ML6 = 5'-3/8"x12'-5/16" (125x90x40) + 2-2"x12" SPR. No.2
ML7 = 5'-3/8"x12'-5/16" (125x90x40) + 2-2"x10" SPR. No.2
ML8 = 5'-3/8"x12'-5/16" (125x90x40) + 2-2"x12" SPR. No.2
ML9 = 6'-3/4"x12'-5/16" (150x90x40) + 2-2"x12" SPR. No.2

WOOD LINTELS AND BEAMS

WB1 = 2-2"x8" SPR. No.2 (2-38x184 SPR. No.2)
WB2 = 3-2"x8" SPR. No.2 (3-38x184 SPR. No.2)
WB3 = 2-2"x10" SPR. No.2 (2-38x235 SPR. No.2)
WB4 = 3-2"x10" SPR. No.2 (3-38x235 SPR. No.2)
WB5 = 2-2"x12" SPR. No.2 (2-38x286 SPR. No.2)
WB6 = 3-2"x12" SPR. No.2 (3-38x286 SPR. No.2)
WB7 = 3-2"x12" SPR. No.2 (3-38x286 SPR. No.2)
WB8 = 4-2"x10" SPR. No.2 (4-38x235 SPR. No.2)
WB9 = 4-2"x12" SPR. No.2 (4-38x286 SPR. No.2)

LOOSE STEEL LINTELS

L1 = 5'-1/2"x8'-1/2"x16" (100x90x40)
L2 = 4'-3/4"x12'-5/16" (100x90x40)
L3 = 5'-3/8"x12'-5/16" (125x90x40)
L4 = 6'-3/4"x12'-5/16" (150x90x40)
L5 = 6'-3/4"x12'-5/16" (150x90x40)
L6 = 7'-3/4"x12'-5/16" (175x90x40)

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 = 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 = 1-1 3/4" x 11 7/8" (1-45x300)
LVL8 = 2-1 3/4" x 14" (2-45x356)
LVL9 = 3-1 3/4" x 14" (3-45x356)
LVL10 = 2-1 3/4" x 16" (2-45x406)

DOOR SCHEDULE

1 = 2'-10" x 6'-8" (865x2033) - INSULATED ENTRANCE DOOR
1a = 2'-6" x 6'-8" (815x2033) - INSULATED FRONT DOORS
2 = 2'-8" x 6'-8" (815x2033) - WOOD & GLASS DOOR
3 = 2'-8" x 6'-8" x 1-3/4" (815x2033x45) - EXTERIOR SLAB DOOR
4 = 2'-8" x 6'-8" x 1-3/8" (815x2033x35) - INTERIOR SLAB DOOR
5 = 2'-6" x 6'-8" x 1-3/8" (760x2033x35) - INTERIOR SLAB DOOR
6 = 2'-2" x 6'-8" x 1-3/8" (660x2033x35) - INTERIOR SLAB DOOR
7 = 1'-6" x 6'-8" x 1-3/8" (460x2033x35) - INTERIOR SLAB DOOR

LEGEND

DJ DOUBLE JOIST
TJ TRIPLE JOIST
GT GIRDER TRUSS
X/P POINT LOAD
S/S SOLID WOOD BEARING,
SOLID BEARING TO BE WIDE
AT LEAST AS SUPPORTED
MEMBER. MIN. 3 PIECES.

LOAD-BEARING WALL

TWO-STORY WALL. SEE NOTE 39

FLAT ARCH

F.D. FLOOR DRAIN

SA SMOKE ALARM. SEE NOTE 43

SA SMOKE ALARM &
CARBON MONOXIDE
ALARM. SEE NOTE 44

SINGLE FAMILY DWELLING ONLY

CITY OF HAMILTON
Building Division

Permit No. 106030

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
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These drawings and/or specifications have been reviewed by

FEB 26 2021

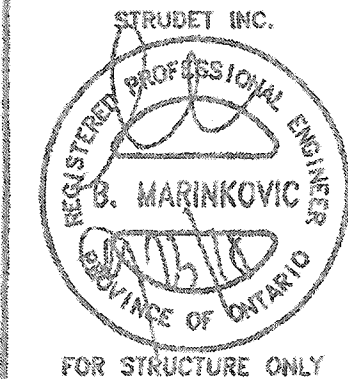
FOR CHIEF BUILDING OFFICIAL

DATE

2012 CODE COMPLIANCE PACKAGE "A1"

Greenpark

PROJECT NAME
RUSSELL GARDENS III



REVISIONS	
1. ISSUED FOR PERMIT	JAN 31, 2020

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 2.2.6 of the building code)

VIKAS GAJJAR
NAME
SIGNATURE
28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S9
P (416) 736-4986
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



CITY OF HAWAII
Building Division

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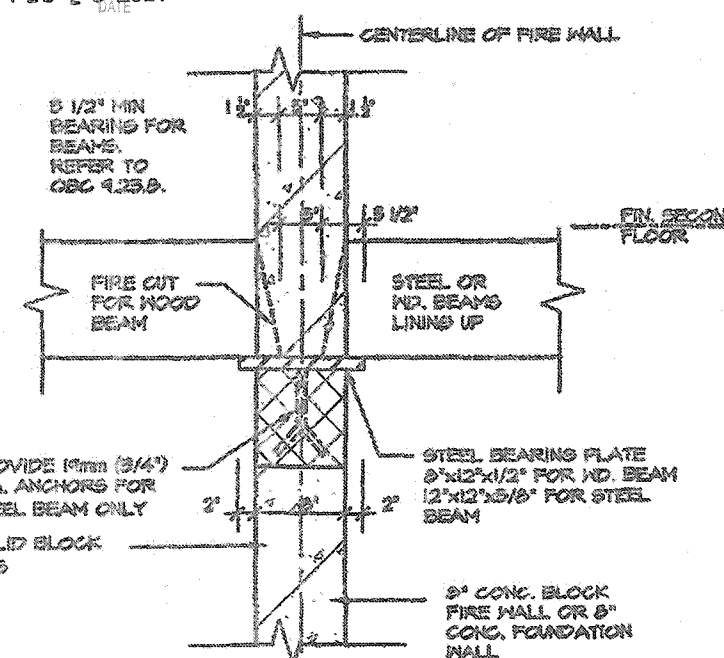
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

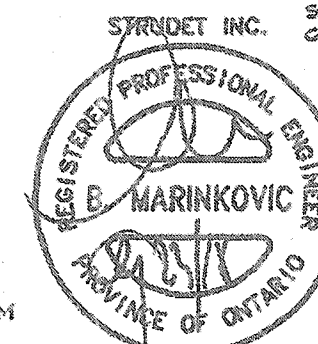
FEB 26 2021



A FIREWALL SHALL EXTEND FROM THE GROUND CONTINUOUSLY THROUGH, OR ADJACENT TO, ALL STOREYS OF A BUILDING. (C.B.C. 3.1.03 (1))



STEEL BEARING PLATE DETAIL



FOR STRUCTURE ONLY

**2012 CODE
COMPLIANCE PACKAGE "A1"**

6.		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 4S0 P (416) 736-0036 F (905) 680-0746	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
3.					DATE JULY 2018			
2.								
1.	ISSUED FOR PERMIT				JUL 30, 2018			
REVISIONS			PROJECT NAME RUSSELL GARDENS III					



TIGHTLY SEAL ANY GAPS WITH MINERAL WOOL OR NON-COMBUSTIBLE MATERIAL AS PER O.B.C. 9.10.1.2(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

5 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

5 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 SOUND BREAKING MATERIAL

5" CONC. SLAB ON 5" COMPACTED GRAVEL

FIN. BASEMENT SLAB

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

FOR STRUCTURE ONLY
50x84 (2"x4") STUDS @ 400 O.C. WITH 15.4mm (5/8") TYPE 'X' GYPSUM BOARD ONE LAYER ON EACH SIDE SUPPLEMENTARY STANDARD 225, TABLE 1, MID WALL ASSEMBLY.

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

SOUND TRANSMISSION RATING
MINIMUM REQUIRED 57.0.
RATING OF 50 (O.B.C. DIV. 5 9.1.2.1(1))

WALL TYPE
SEE SUPPLEMENTARY STANDARDS 225 TABLE 1. MID BEARING WALL WITH 2 ROWS OF 2"x4" SFR @ 16" O.C. ON SEPARATE 2"x4" PLATES SET 1" APART WITH 4" ABSORPTIVE MATERIAL AND 1 LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD ON EACH SIDE (SEE NOTES 5 TO TABLE 1)

FIRE RESISTANCE RATING
FIRE RESISTANCE RATING REQUIRED IS 1 HR. MIN. (AS PER SENTENCE 9.10.1.2(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 PFT)

8" POURED CONC. FOUNDATION WALL

FIN. SLAB

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

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

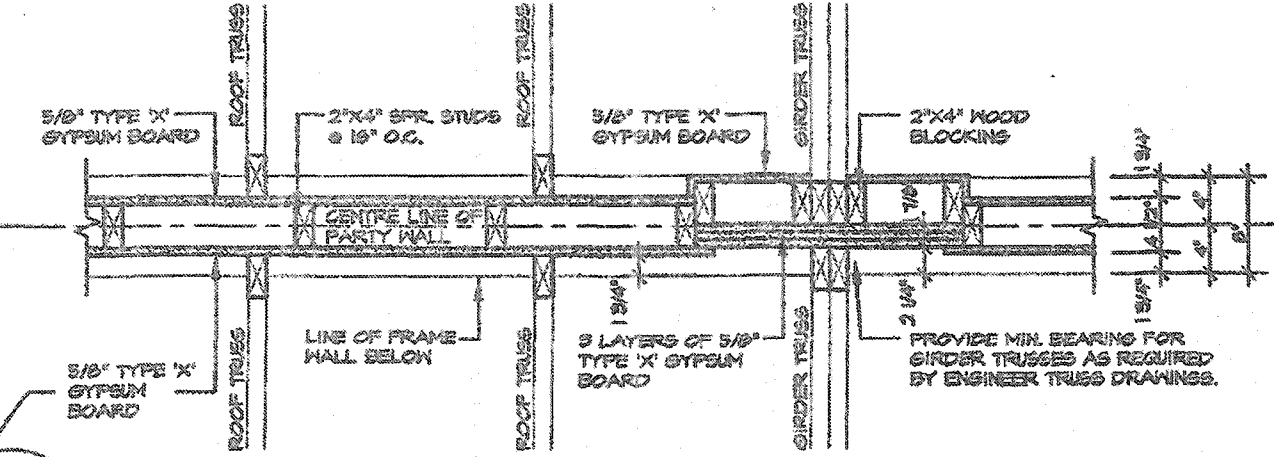
5/8" TYPE 'X' GYPSUM WALL BOARD

TOP OF PLATE

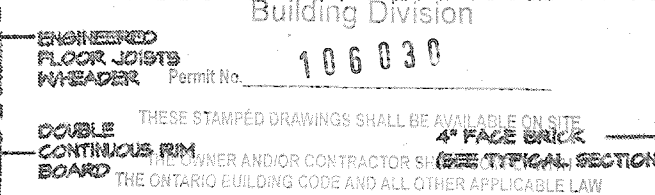
2 LAYERS OF 1/2" GYPSUM WALL BOARD FOR FIRE-STOPPING CONTINUOUS

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

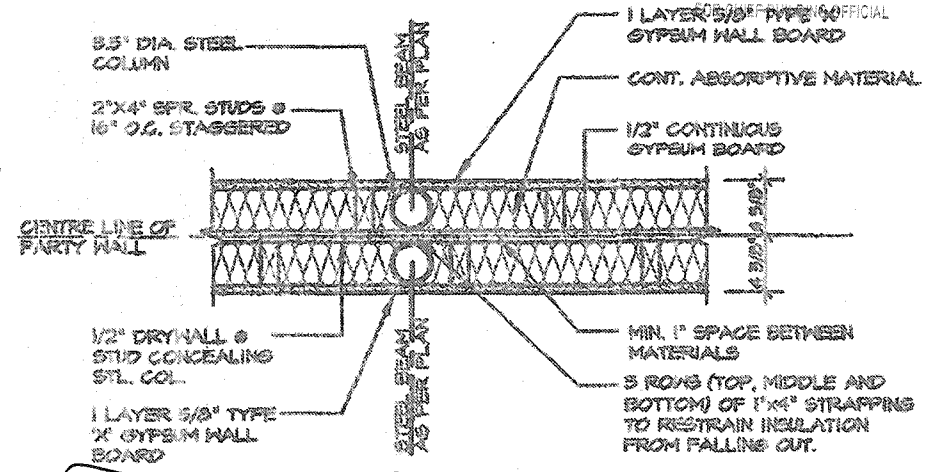
SECTION 9 FIRE SEPARATION IN ROOF SPACE TRUSSES PARALLEL TO PARTY WALL



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



FLOOR JOISTS PARALLEL



PLAN OF PARTY WALL IN GARAGE

PARTY WALL PLAN SECTION

2012 CODE
COMPLIANCE PACKAGE "A1"

WOOD FRAME PARTY WALL TRUSSES PERPENDICULAR TO PARTY WALL

MIN. 1 HR. RATED WALL AS PER O.B.C. 9.10.1.2 5/8" TYPE 'X' DRYWALL (UP TO FIRST PARTITION ON 2"x4" SFR STUDS @ 16" O.C. FILLED WITH INSULATION CONFORMING TO CSA-A101-M THERMAL INSUL. MINERAL FIBRE, FOR BUILDINGS* AND HAVING A MASS NOT LESS THAN 122 KG/M² OF WALL SURFACE 9.9-2 2.3.5(2)

NO.	REVISIONS	DATE
1.	ISSUED FOR PERMIT	JUL 30, 2013

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 3.5.5 of the building code

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CONCORD, ONTARIO
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REGION
DESIGN
INC.

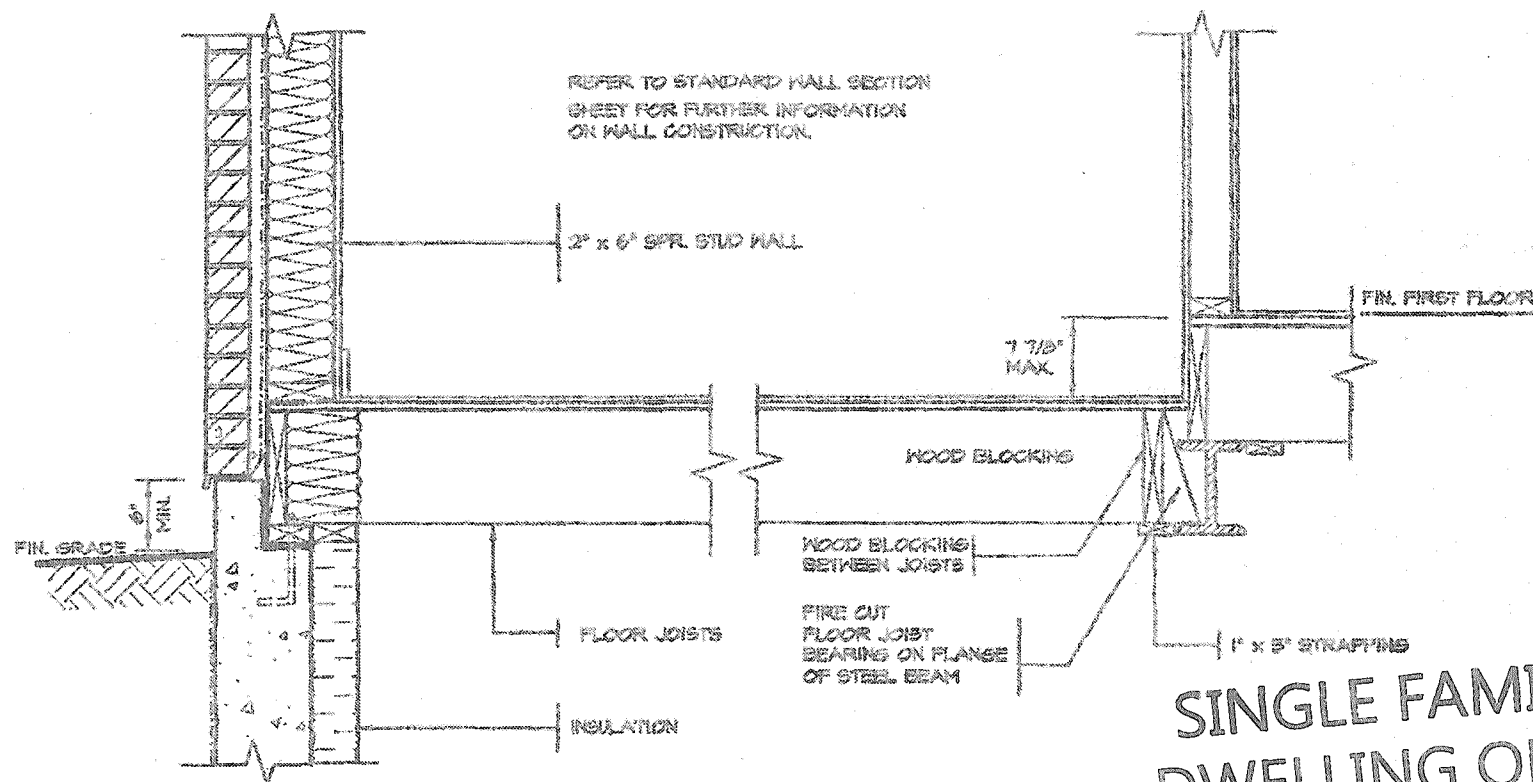
SHEET TITLE
PARTY WALL
WOOD
SCALE
3/4"=1'-0"
DATE
JULY 2018

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

PAGE NO.
4

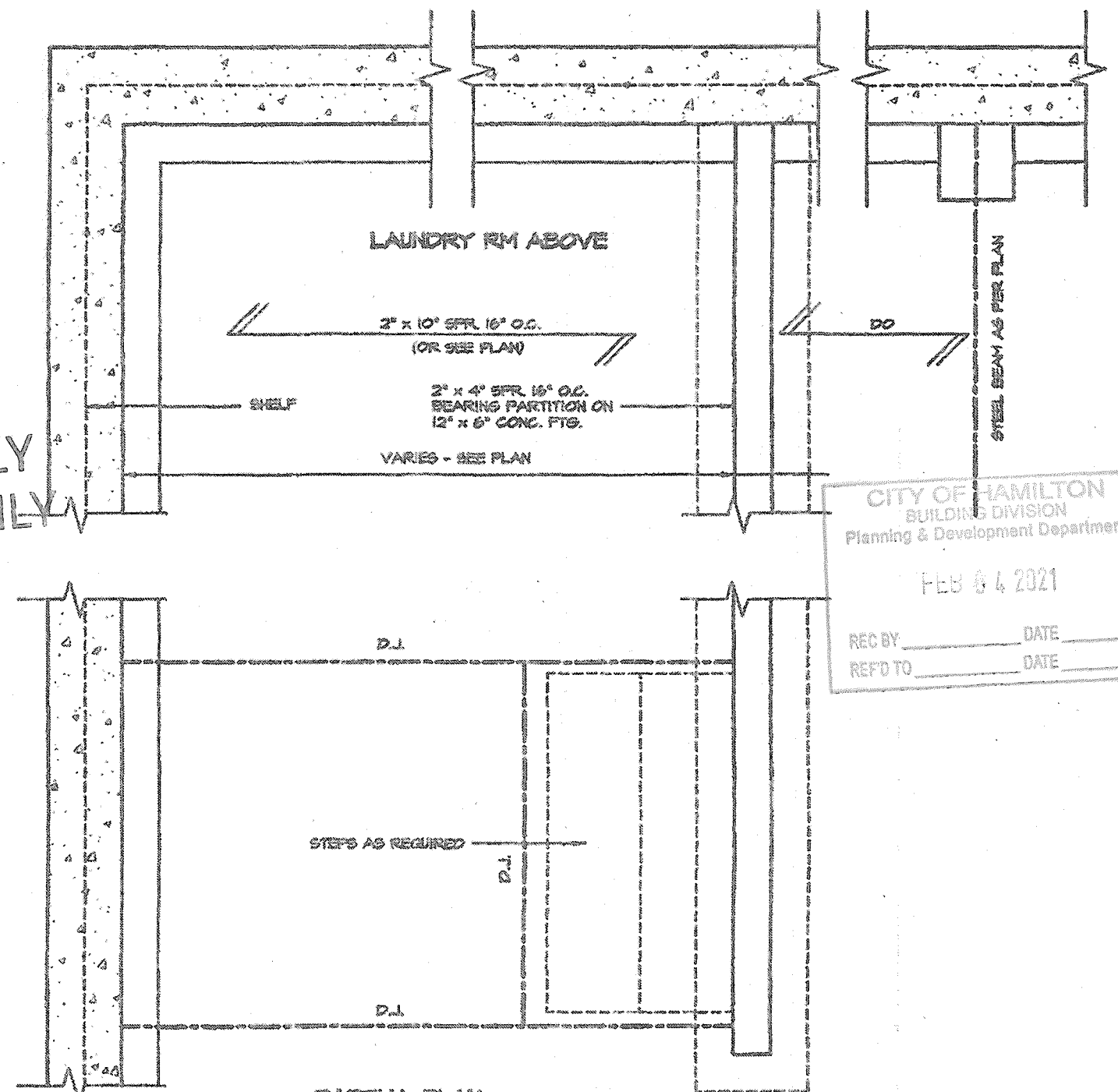
PROJECT NAME
RUSSELL GARDENS III

Greenpark.

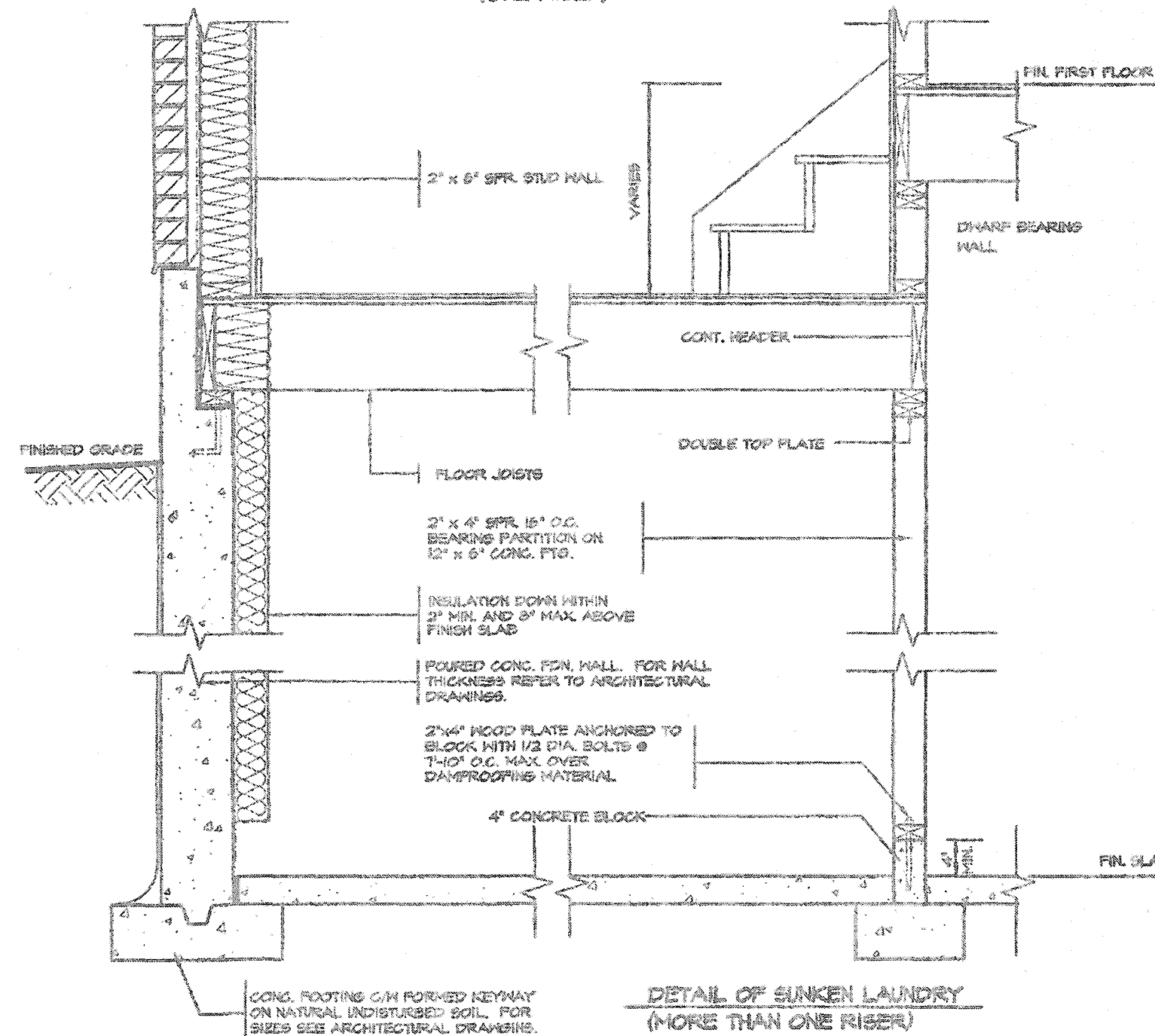


DETAIL OF SUNKEN LAUNDRY
(ONE RISER)

SINGLE FAMILY
DWELLING ONLY



PARTIAL PLAN



DETAIL OF SUNKEN LAUNDRY
(MORE THAN ONE RISER)

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 04 2021

REC BY: _____ DATE: _____
REFD TO: _____ DATE: _____

CITY OF HAMILTON
Building Division
106037

Permit No.

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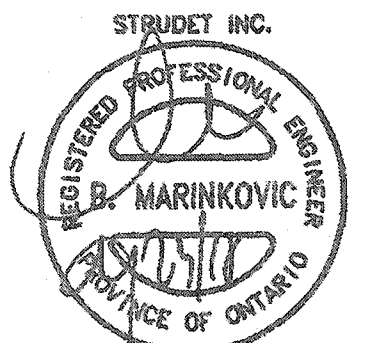
These drawings and/or specifications have been reviewed by

DDL

FEB 26 2021

FOR CHIEF BUILDING OFFICIAL

DATE



FOR STRUCTURE ONLY

2012 CODE
COMPLIANCE PACKAGE "A1"

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 3.2.6 of the building code

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REGION
DESIGN
INC.

SHEET TITLE
LAUNDRY DETAILS
SUNKEN

SCALE
3/4"=1'-0"

DATE
JULY 2018

CONTRACTOR SHALL CHECK ALL
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PAGE No.
5

PROJECT NAME
RUSSELL GARDENS III

Greenpark.

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 'N' OR TYPE 'B' ASPHALT COATED ROOFING SHEETS.

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

STARTER STRIP OF ROOF SHINGLES REQUIRED

2"x6" FASCIA BOARD PREFINISHED METAL GUTTER, FASCIA AND VENTED SOFFIT

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

MESH BACKWRAPPED

SINGLE FAMILY DWELLING ONLY

- FIN. COAT OF EXTERIOR ACRYLIC STUCCO
- FIBER MESH EMBEDDED IN FIBER COAT
- INSULATION BOARD (MIN. R-5) W/ GEOMETRICALLY DEFINED DRAINAGE CAVITY HAVING A MIN. CAVITY DEPTH OF 1/4"
- AIR/MOISTURE BARRIER
- 7/16" EXTERIOR GRADE OSB SHEATHING
- 2" X 6" STUDS
- MIN. R-22 BATT INSULATION
- CONT. VAPOUR / AIR BARRIER
- 1/2" DRYWALL

(IF APPROVED SYSTEM ALL MATERIALS AND SYSTEMS SHALL CONFORM TO 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 & 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/4" CRUSHED STONE COVER

FIN. SLAB

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

2 STOREY WALL SECTION

BARRELS AS REQUIRED FOR ROOF VENTILATION

PROVIDE ROOF VENTILATION @ A RATE OF 1:300 OF INSULATED CEILING AREA UNIFORMLY DISTRIBUTED

ROOF TRUSSES @ 24" O.C. MAX. RAISED NEEL TO MATCH PLATE

TOP OF WOOD PLATE

1/2" (12mm) DRYWALL FINISH OVER CONT. 6 MIL. POLY VAPOUR/AIR BARRIER & 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

1" LAP VAPOUR AND AIR BARRIER 4" AND SECURE TO PLATE

FIN. FLOORING ON 5/8" T&G PLYWOOD

FINISHED SECOND FLOOR

PARALLEL JOISTS: 1 1/2" 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 CONTIN. TIMBERSTRAND

FIN. FLOORING ON 5/8" 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 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. FDN. WALL FOR WALL THICKNESS SEE ARCHITECTURAL DRAWINGS.

CONTINUOUS WATERSTOP (BITUMEN CAULKING)

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

FINISHED SLAB



WOOD SHEATHING

AIR/MOISTURE BARRIER

FIBER MESH EMBEDDED IN FIBER COAT

INSULATION BOARD (R-5) W/ GEOMETRICALLY DEFINED DRAINAGE CAVITY HAVING A MIN. CAVITY DEPTH OF 1/4"

STARTER MESH (BACKWRAPPED)

CAULK WITH BEAD VENT

FLASHING

CONCRETE SILL

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 6 4 2021

REC BY _____ DATE _____
REFD TO _____ DATE _____

MASONRY CLADDING AS PER ELEVATION

CITY OF HAMILTON
Building Division
106030

Permit No.

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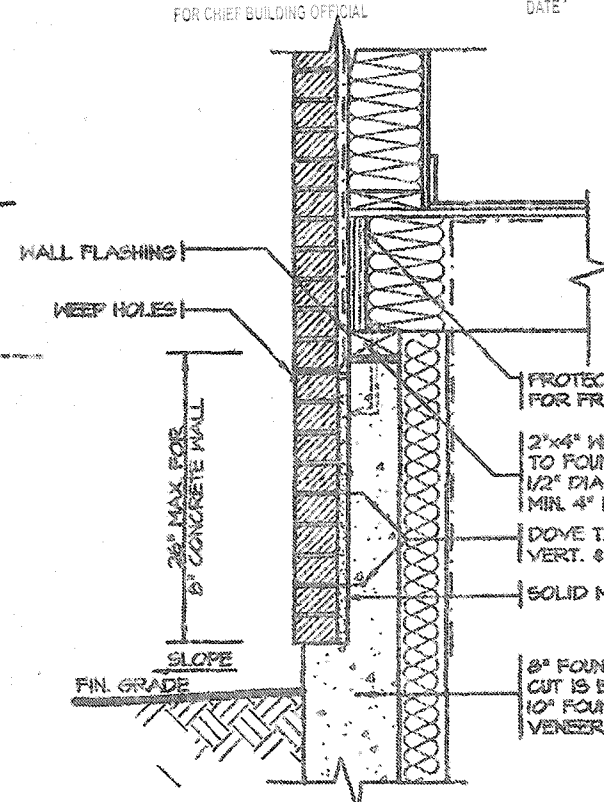
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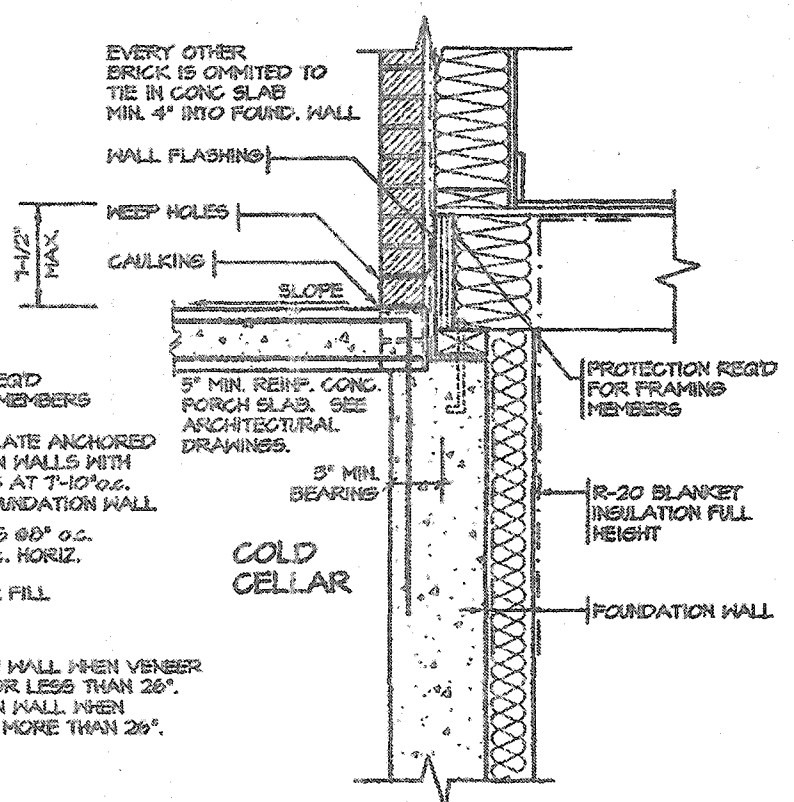
FOR CHIEF BUILDING OFFICIAL DATE

A. TERMINATION AT MASONRY CLADDING WITH SEALANT

1 1/2" = 1'0"



DETAIL FOR CONCRETE VENEER DROPPED GRADE



DETAIL FOR COLD CELLAR PORCH SLAB

2012 CODE COMPLIANCE PACKAGE "A1"

5.	
4.	
3.	
2.	
1.	ISSUED FOR PERMIT JUL 30, 2015
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

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REGION
DESIGN
INC.

SHEET TITLE
2"x6" STUCCO WALL
2 STOREY SECTION

SCALE
AS NOTED

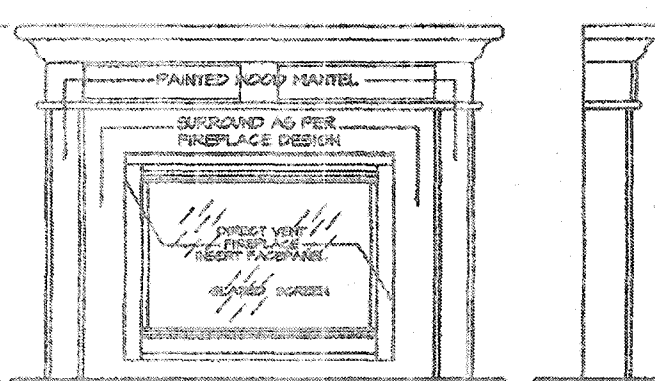
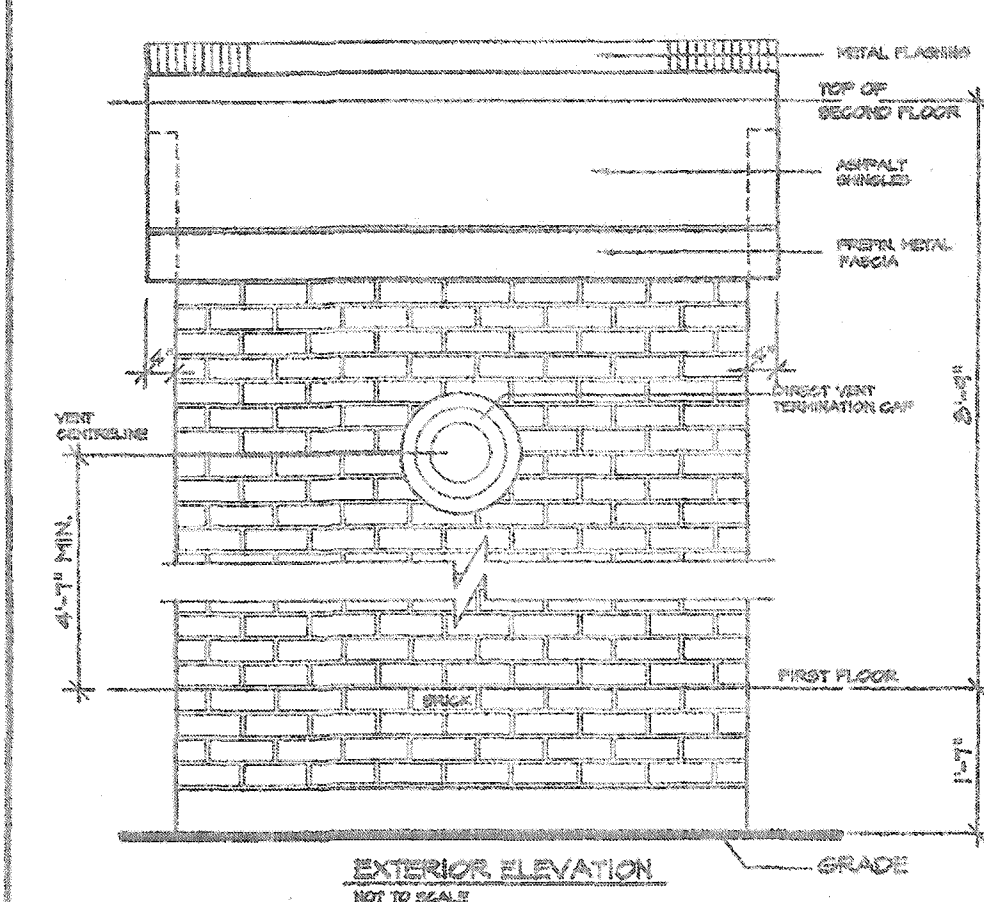
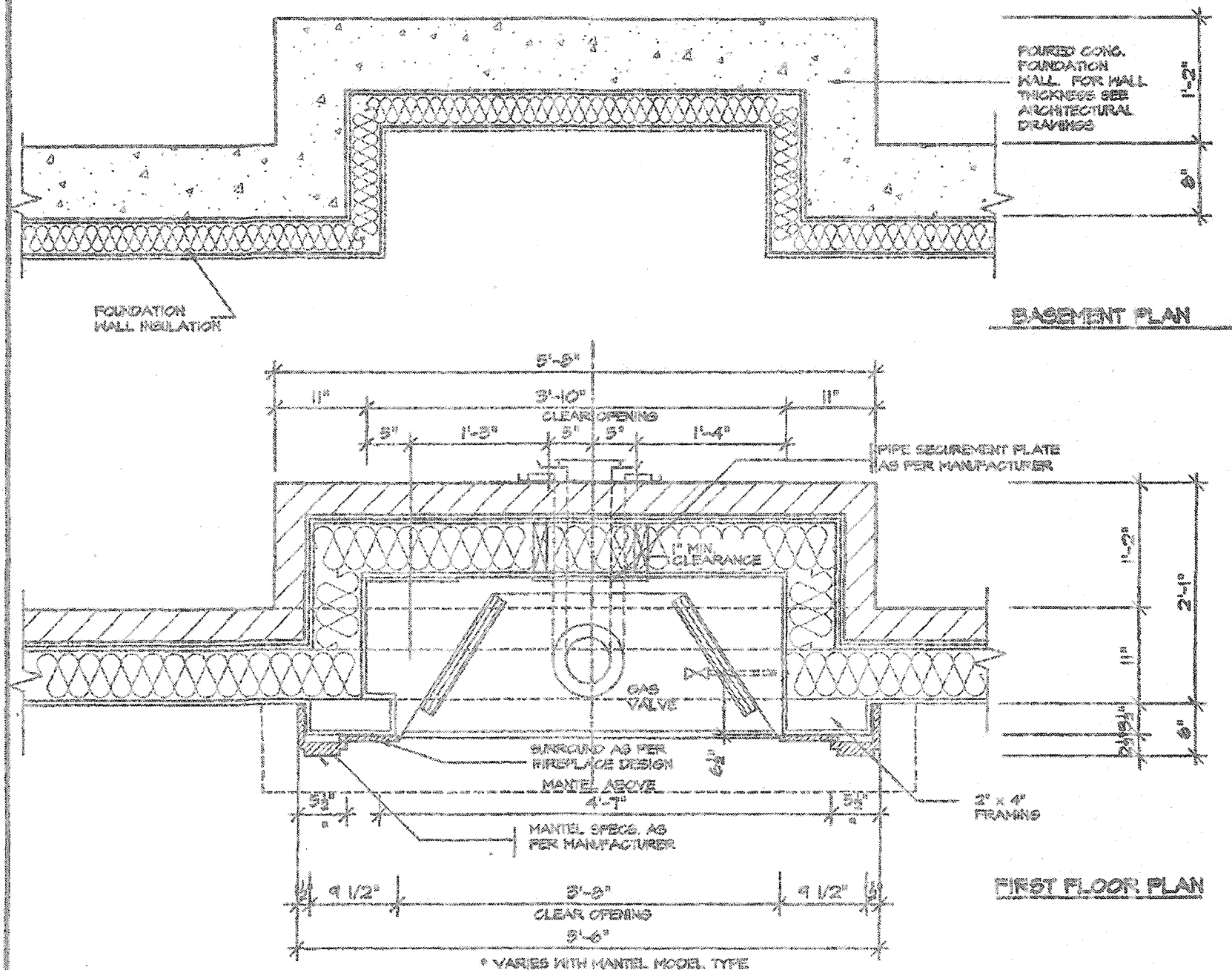
DATE
JULY 2015

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

PAGE No.
6-2

Greenpark.

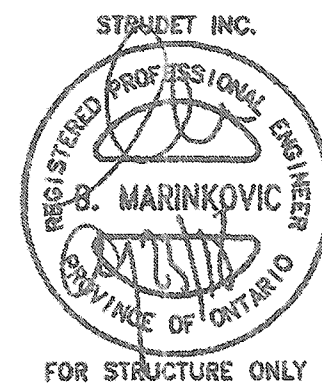
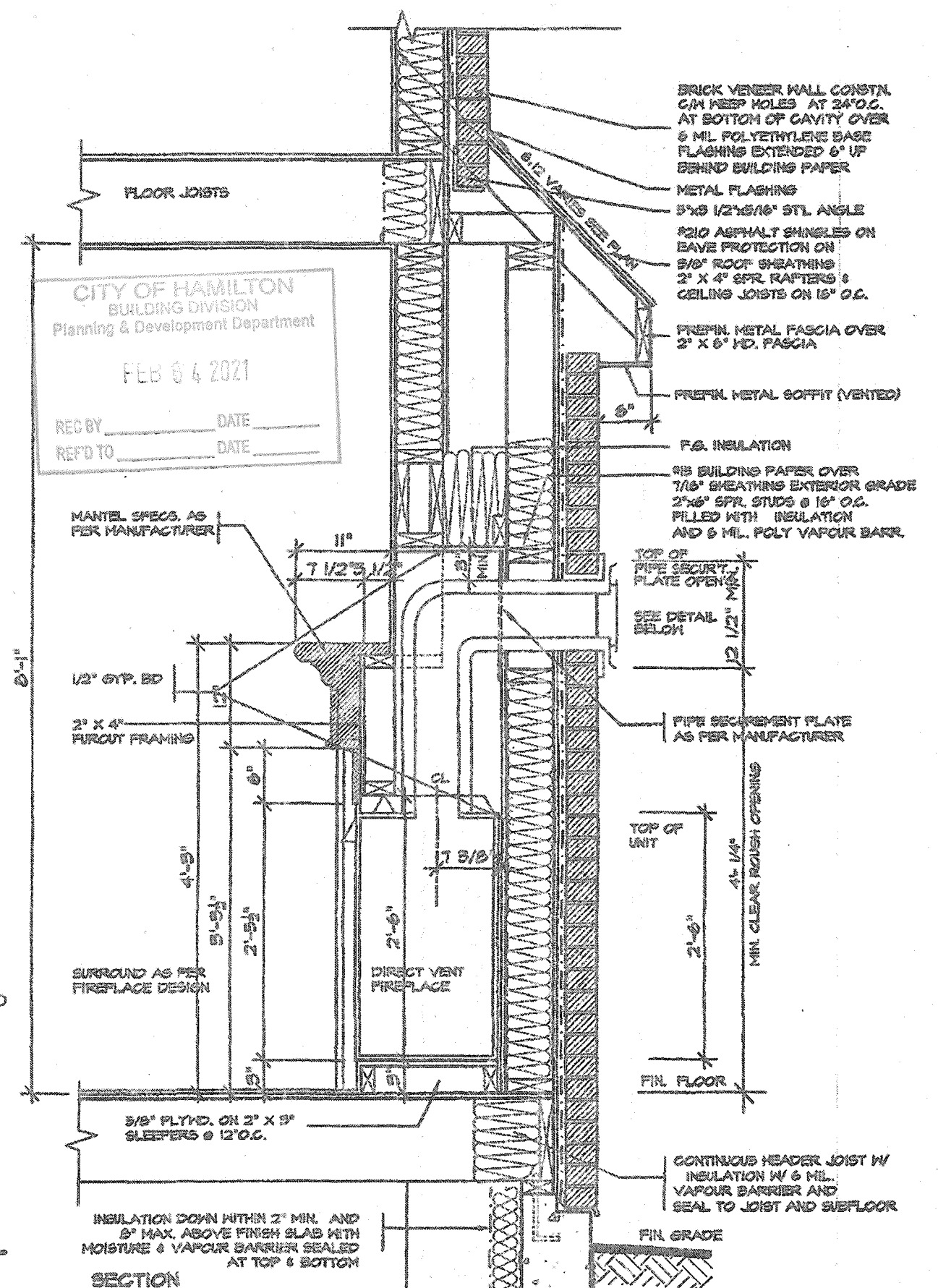
PROJECT NAME
RUSSELL GARDENS III



FRONT/SIDE ELEVATION
NOT TO SCALE

GENERAL INSTALLATION NOTES

- 1.0 UNIT INSTALLATION TO STRICTLY CONFORM TO MANUFACTURER'S INSTALLATION MANUAL AND ALL APPLICABLE CODES OF LOCAL AUTHORITIES HAVING JURISDICTION INCLUDING CAN/CSA-B149.1 & 2.
- 2.0 INSTALL WITH THE FOLLOWING MINIMUM CLEARANCES TO COMBUSTIBLES:
 - FROM TOP OF UNIT 0"
 - FROM BACK OF UNIT 1/2"
 - FROM SIDES OF UNIT 1/2"
 - FROM TOP OF HORIZ. VENT 3"
 - FROM SIDES TO VENT 1"
- 3.0 THE DIRECT VENT UNIT ILLUSTRATED IS THE GC50 MODEL AS MANUFACTURED BY HEATILATOR.
- 4.0 THE MANTEL ILLUSTRATED IS THE S-2 G3 AS SUPPLIED BY GREATER TORONTO FIREPLACE.



THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by

[Signature]

FEB 26 2021

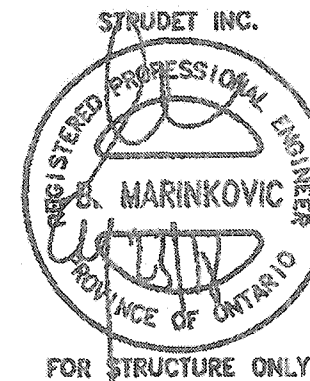
FOR CHIEF BUILDING OFFICIAL

2012 CODE COMPLIANCE PACKAGE "A1"

REVISIONS 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 2.2.5 of the building code VIKAS GAJAR NAME SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 1S6 P (416) 738-4088 F (905) 880-0748	REGION DESIGN INC.	SHEET TITLE VENT FIREPLACE DIRECT SCALE 3/4"=1'-0" DATE JULY 2018	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. PAGE No. 7	Greenpark. PROJECT NAME RUSSELL GARDENS III
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FEB 04 2021

BRICK VENT FIREPLACE UNIT
CAN KEEP HOLES AT 24" O.C.
AT BOTTOM OF CAVITY OVER
6 MIL POLYETHYLENE BASE
FLASHING EXTENDED 6" UP
BEHIND BUILDING PAPER



VARY REFERS TO MODEL

MANTEL SPECS. AS
PER MANUFACTURER.

1/2" GYP. BD

2" x 4" FURCUT FRAMING

SURROUND AS PER
FIREPLACE DESIGN

5/8" FLYING ON 2" x 3"
SLEEPERS @ 12" O.C.

INSULATION DOWN WITHIN 2" MIN. AND
8" MAX. ABOVE FINISH SLAB WITH
MOISTURE & VAPOUR BARRIER SEALED
CITY OF HAMILTON
BUILDING DIVISION
106030

Permit No. _____

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

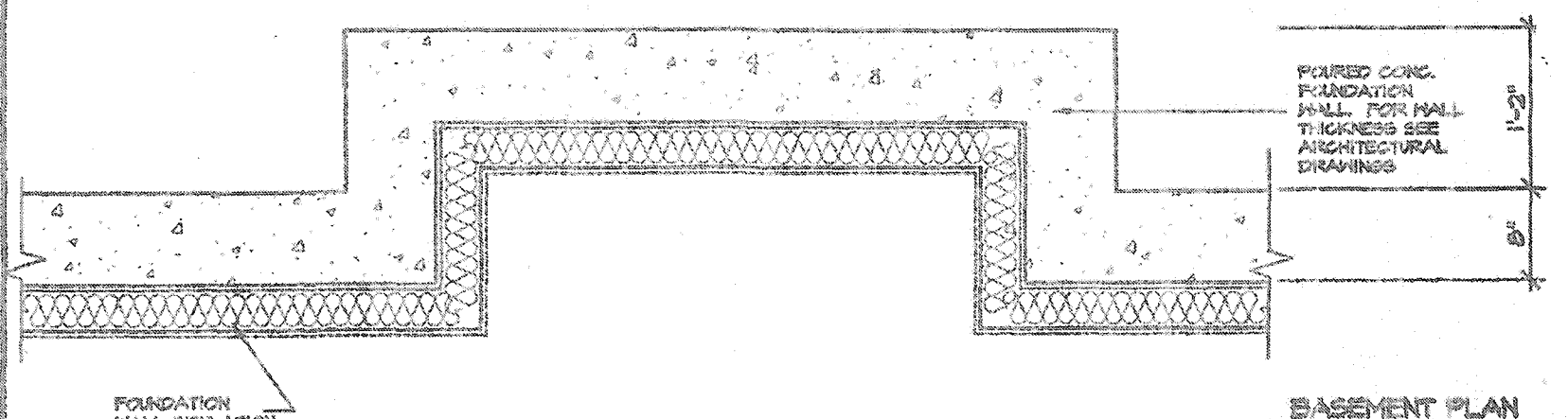
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by
FEB 26 2021

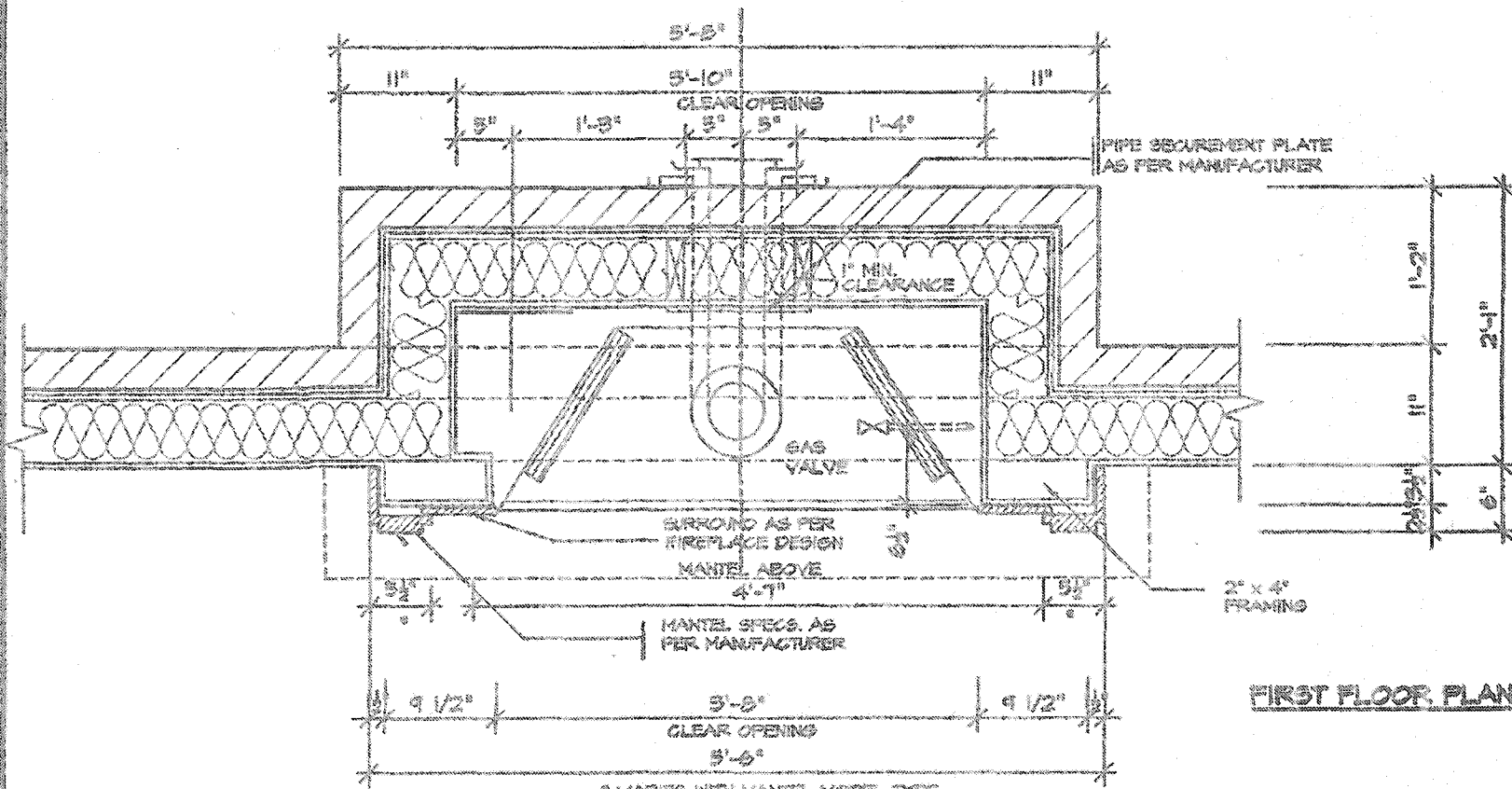
2012 CODE
COMPLIANCE PACKAGE "A1"



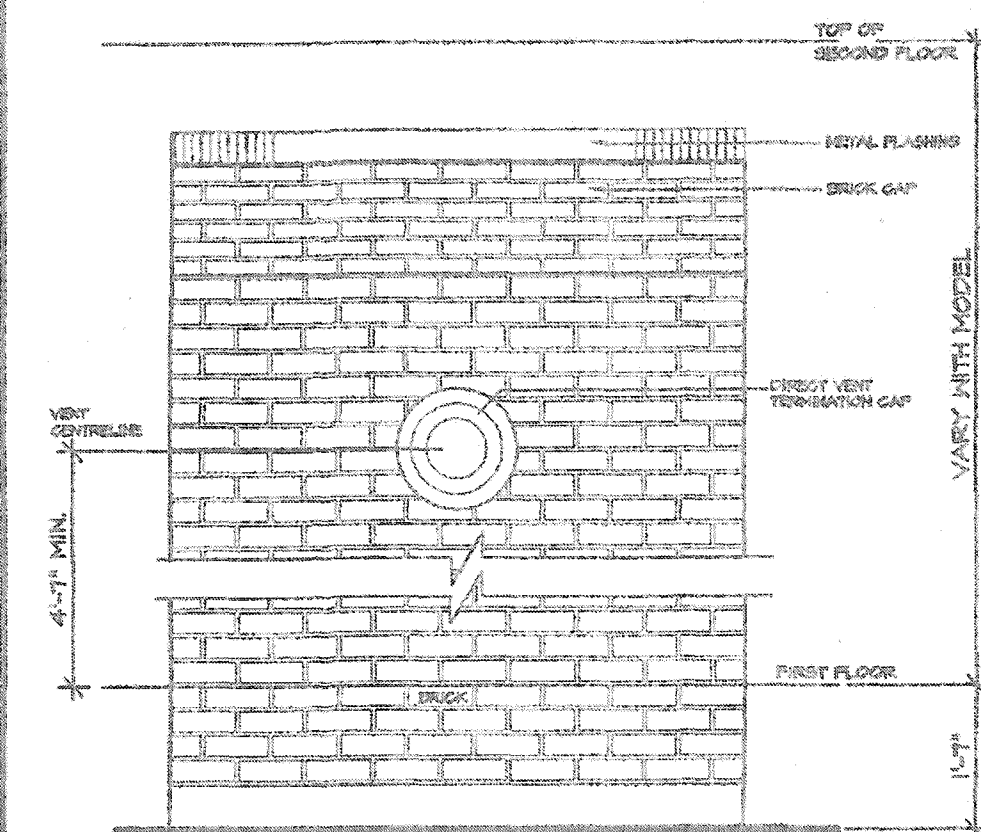
PROJECT NAME
RUSSELL GARDENS III



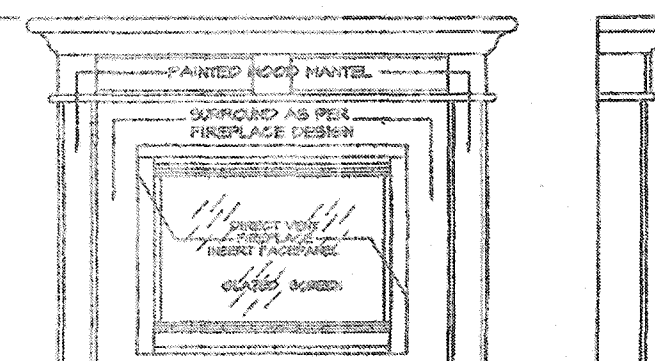
BASEMENT PLAN



FIRST FLOOR PLAN



EXTERIOR ELEVATION
NOT TO SCALE



FRONT/SIDE ELEVATION
NOT TO SCALE

- GENERAL INSTALLATION NOTES**
- 1.0 UNIT INSTALLATION TO STRICTLY CONFORM TO
MANUFACTURERS INSTALLATION MANUAL AND ALL
APPLICABLE CODES OF LOCAL AUTHORITIES HAVING
JURISDICTION INCLUDING CANADA-B44.1 & 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 5"
-FROM SIDES TO VENT 1"
 - 3.0 THE DIRECT VENT UNIT ILLUSTRATED IS THE
SCIRO MODEL AS MANUFACTURED BY HEATILATOR.
 - 4.0 THE MANTEL ILLUSTRATED IS THE 6-2 BR AS
SUPPLIED BY GREATER TORONTO FIREPLACE.

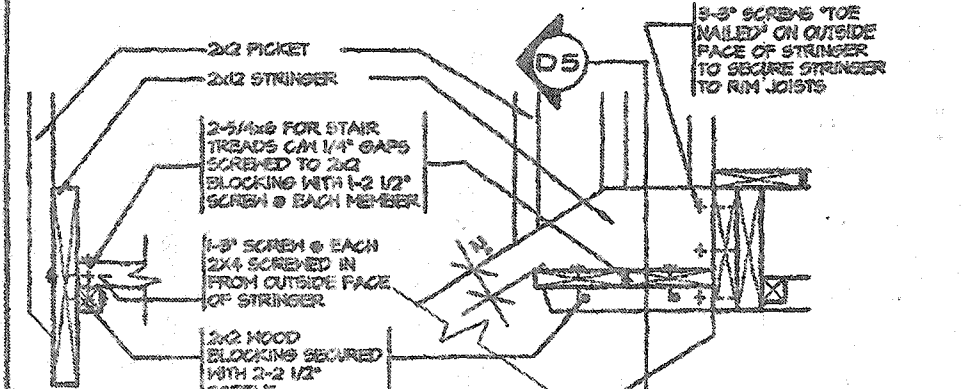
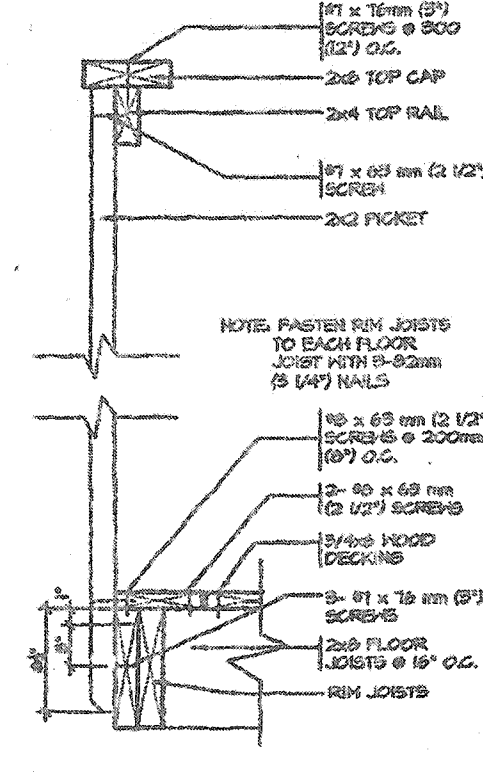
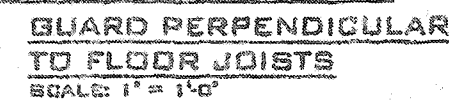
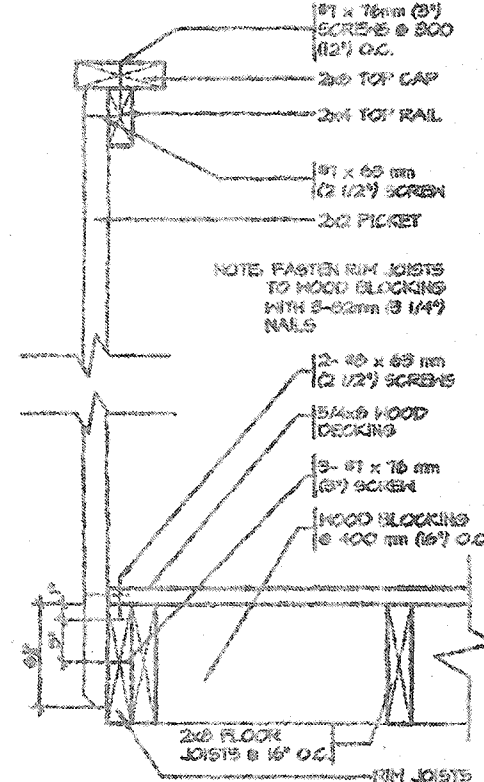
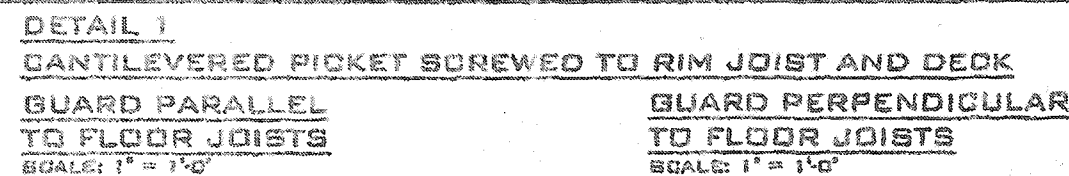
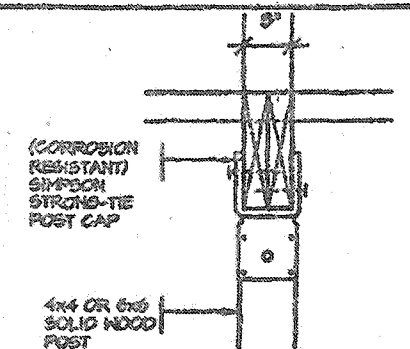
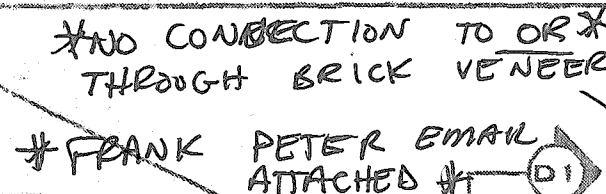
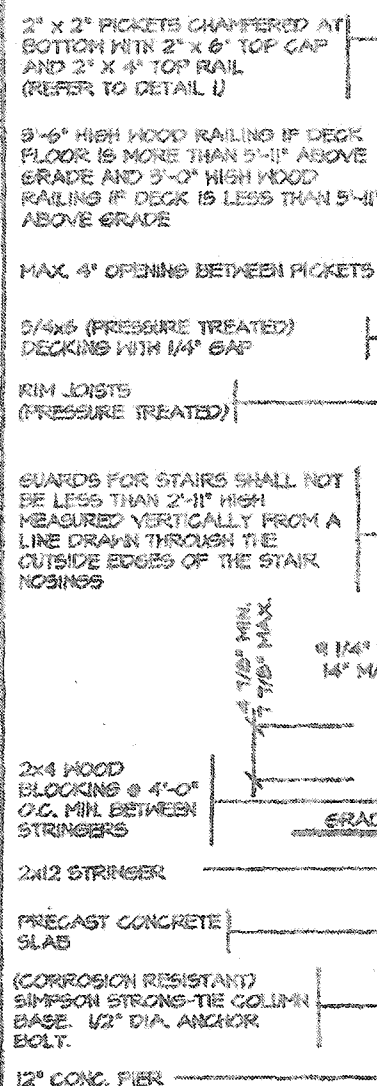
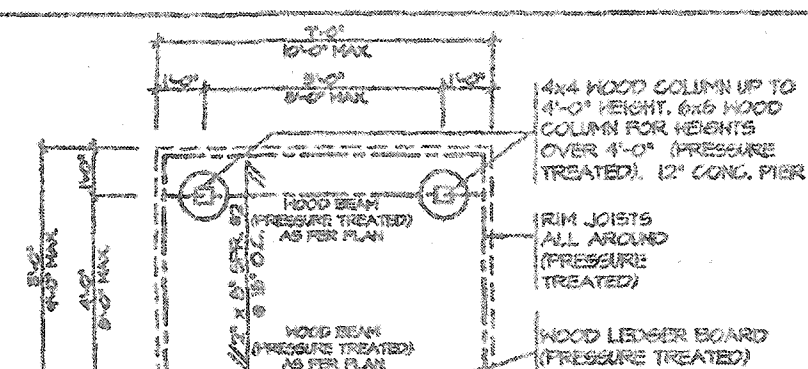
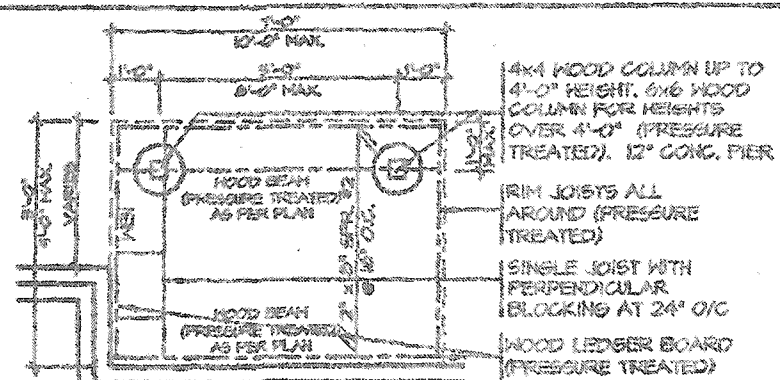
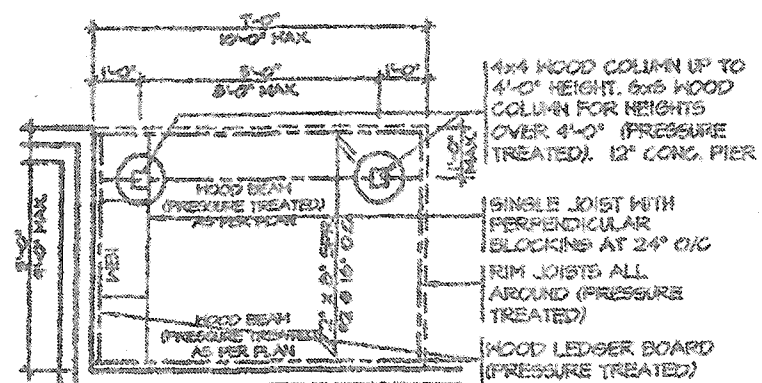
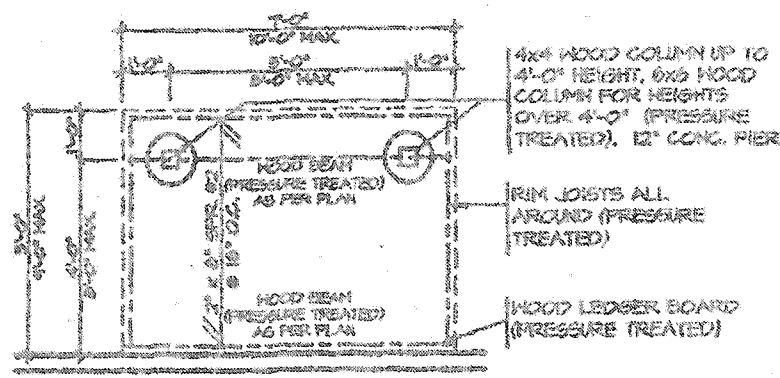
REVISIONS	DATE
1. ISSUED FOR PERMIT	JUL 30, 2018

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
VIKAS GAJAN
NAME
SIGNATURE
28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4G6
P (416) 736-8736
F (905) 969-0746

VENT FIREPLACE
DIRECT
SCALE 3/4"=1'-0"
DATE JULY 2018

CONTRACTOR SHALL CHECK ALL
DIMENSIONS AND ELEVATIONS BEFORE
COMMENCING WORK AND REPORT
ANY DISCREPANCIES TO THE DESIGNER.
PRINTS ARE NOT TO BE SCALED.
PAGE No. 7-2



GENERAL NOTES

1. BRICK TO BE COMPRESSIVE STRENGTH OF 15 MPa (2200 psu) 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 GANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PIKE-FIR, OR HEM-FIR SPECIES.

STRUDET INC.

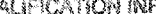
REGISTERED PROFESSIONAL ENGINEER

EB MARINKOVIC

PROVINCE OF ONTARIO

9267

FOR STRUCTURE ONLY
2012 CODE
FED 05 2012
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 NAME  SIGNATURE 28770 BCIN	REGION DESIGN INC. 5700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-6086 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE WOOD DECK DETAIL		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	 PROJECT NAME RUSSELL GARDENS III
4.								
3.								
2.								
1.	REVISED FOR STARTIME				NOV 16	SCALE AS SHOWN		
REVISIONS			DATE NOV 2016	TYPE	PROJECT 00-00-00			

SINGLE FAMILY DWELLING ONLY

(CORROSION RESISTANT) SIMPSON STRONG-TIE POST CAP

6x6 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'-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

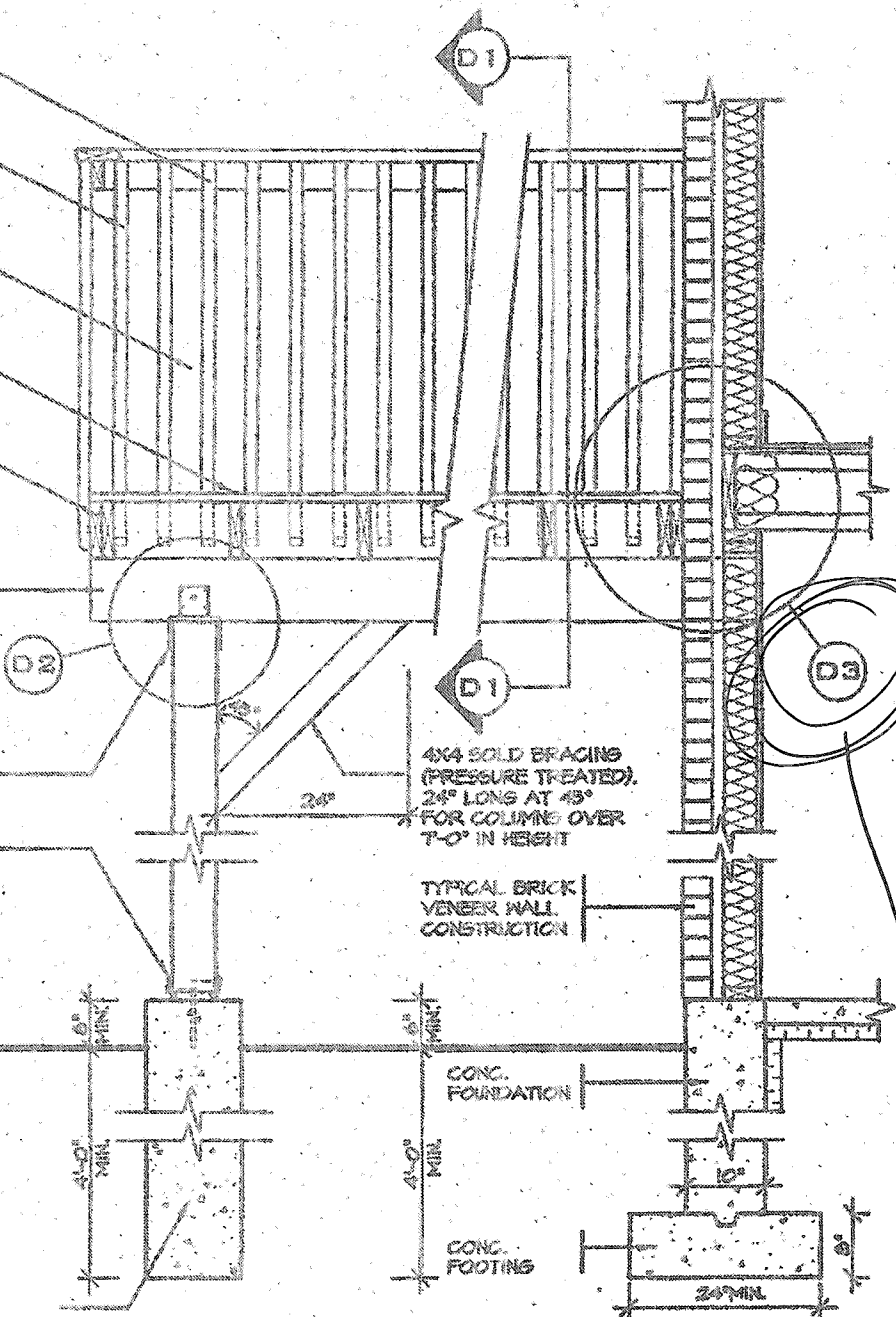
DOUBLE RIM JOISTS (PRESSURE TREATED)

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.

12" CONC. FIBR

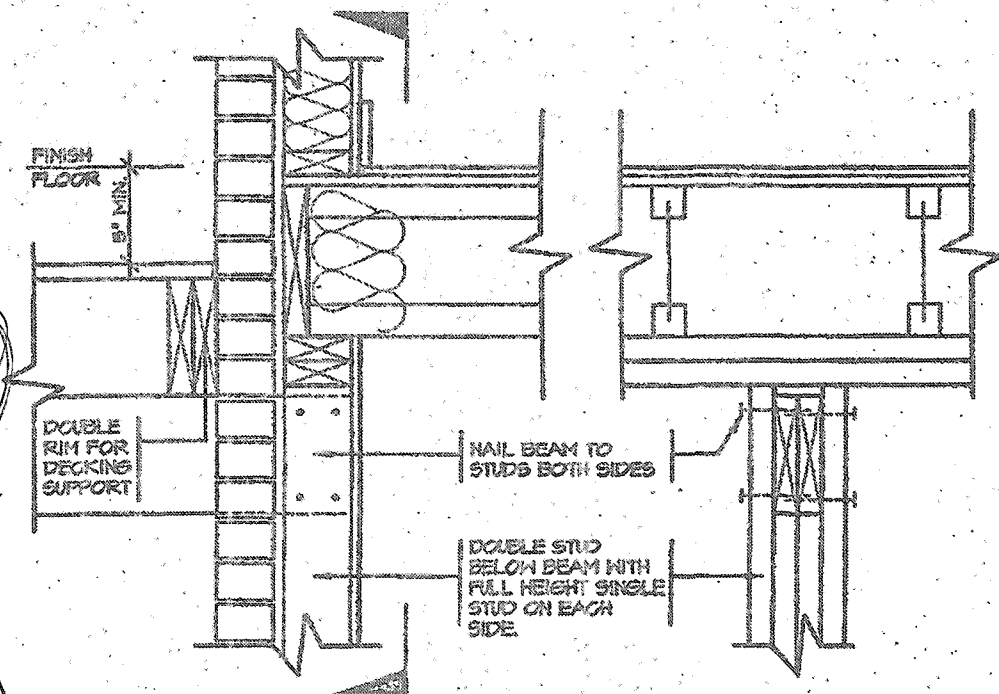


4x4 SOLID BRACING (PRESSURE TREATED), 24" LONG AT 45° FOR COLUMN OVER 7'-0" IN HEIGHT

TYPICAL BRICK VENEER WALL CONSTRUCTION

CONC. FOUNDATION

CONC. FOOTING



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

NOT APPROVED

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

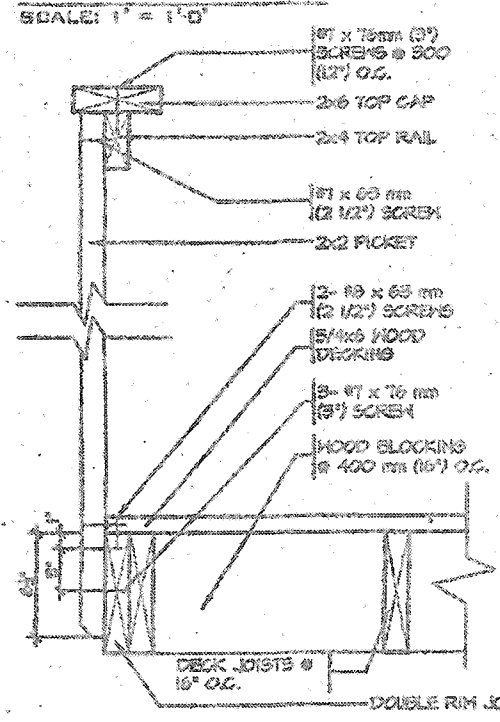
CITY OF HAMILTON
Building Division
106030

Permit No. _____
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
[Signature] FEB 26 2021
FOR CHIEF BUILDING OFFICIAL DATE

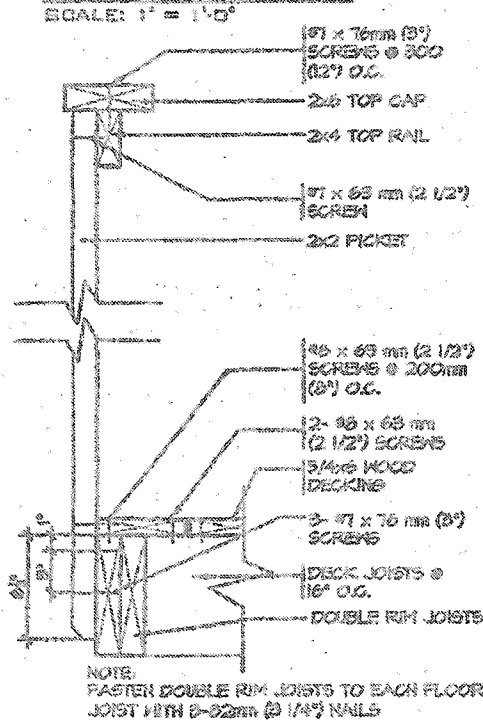
DETAIL 1

CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK

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



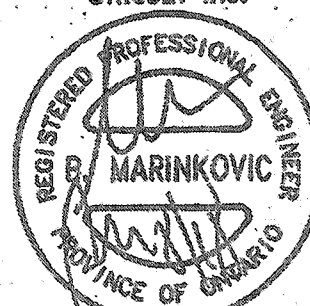
GUARD PERPENDICULAR TO FLOOR JOISTS
SCALE: 1" = 1'-0"



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 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 (3500psf)

STRUDET INC.



FOR STRUCTURE ONLY
2012 CODE

COMPLIANCE PACKAGE "A1"

MAR 03 2018

NO.	REVISIONS	DATE
5.		
4.		
3.		
2.		
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
28770
BOIN

REGION DESIGN INC.
5700 BURNER ST.
CONCORD, ONTARIO
L4K 4G5
P (416) 735-4885
F (905) 600-0745

REGION DESIGN INC.

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

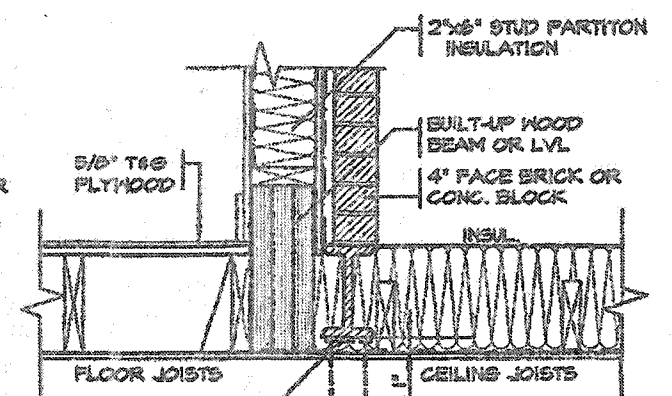
CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.
AREA
PAGE No.
8-2
PROJECT
00-00-00

PROJECT NAME
RUSSELL GARDENS III



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

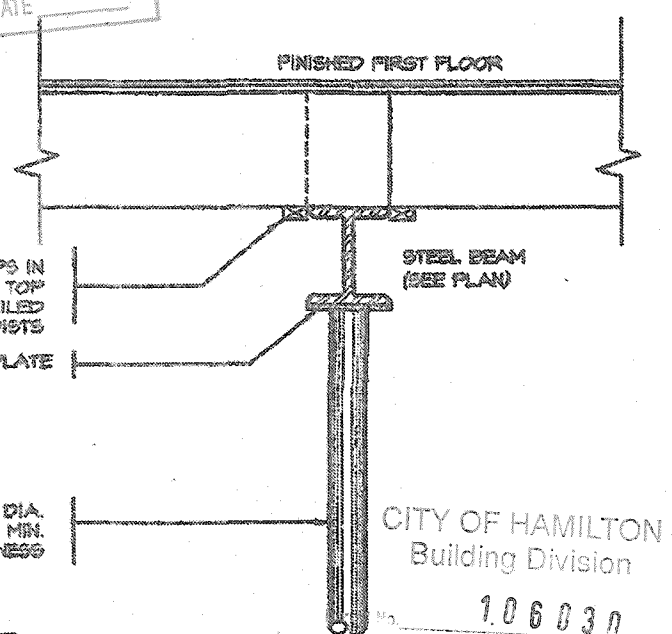
SECTION THROUGH STEEL BEAM SUPPORTING MASONRY & BEARING STUD PARTITION



CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
FEB 04 2021
REC BY _____ DATE _____
REFD TO _____ DATE _____

6" UNLESS OTHERWISE SHOWN

17/2" WOOD STRIPS IN
CONTACT WITH THE TOP
OF FLANGE & NAILED
TO THE BOTTOM OF JOISTS
6"x6"x5/8" MIN. TOP PLATE
5 1/2" DIA.
STEEL PIPE COLUMN MIN.
0.189" WALL THICKNESS
FIN. FIRST FLOOR



DETAIL OF STEEL BASEMENT COLUMN

2012 CODE
COMPLIANCE PACKAGE "A1"



PROJECT NAME
RUSSELL GARDENS III

9

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.

SHEET TITLE
COLUMN DETAILS
STEEL

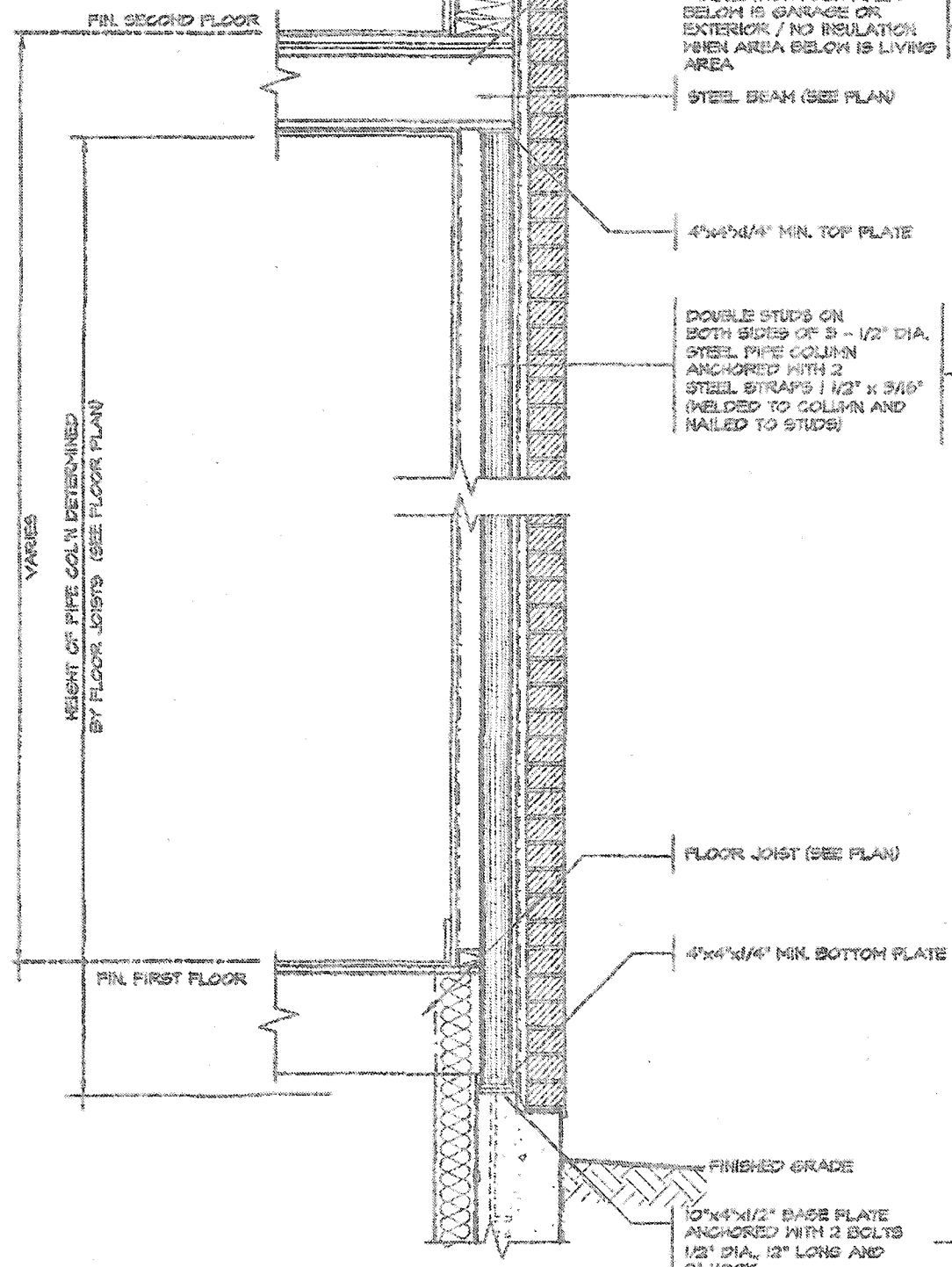
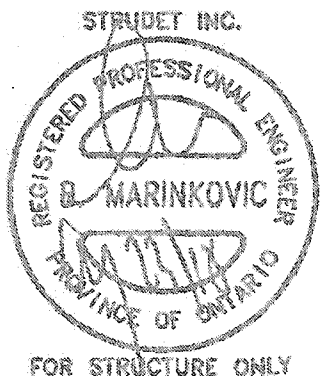
SCALE
3/4"=1'-0"
DATE
JULY 2018

REGION DESIGN INC.
3700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4088
F (905) 660-0740

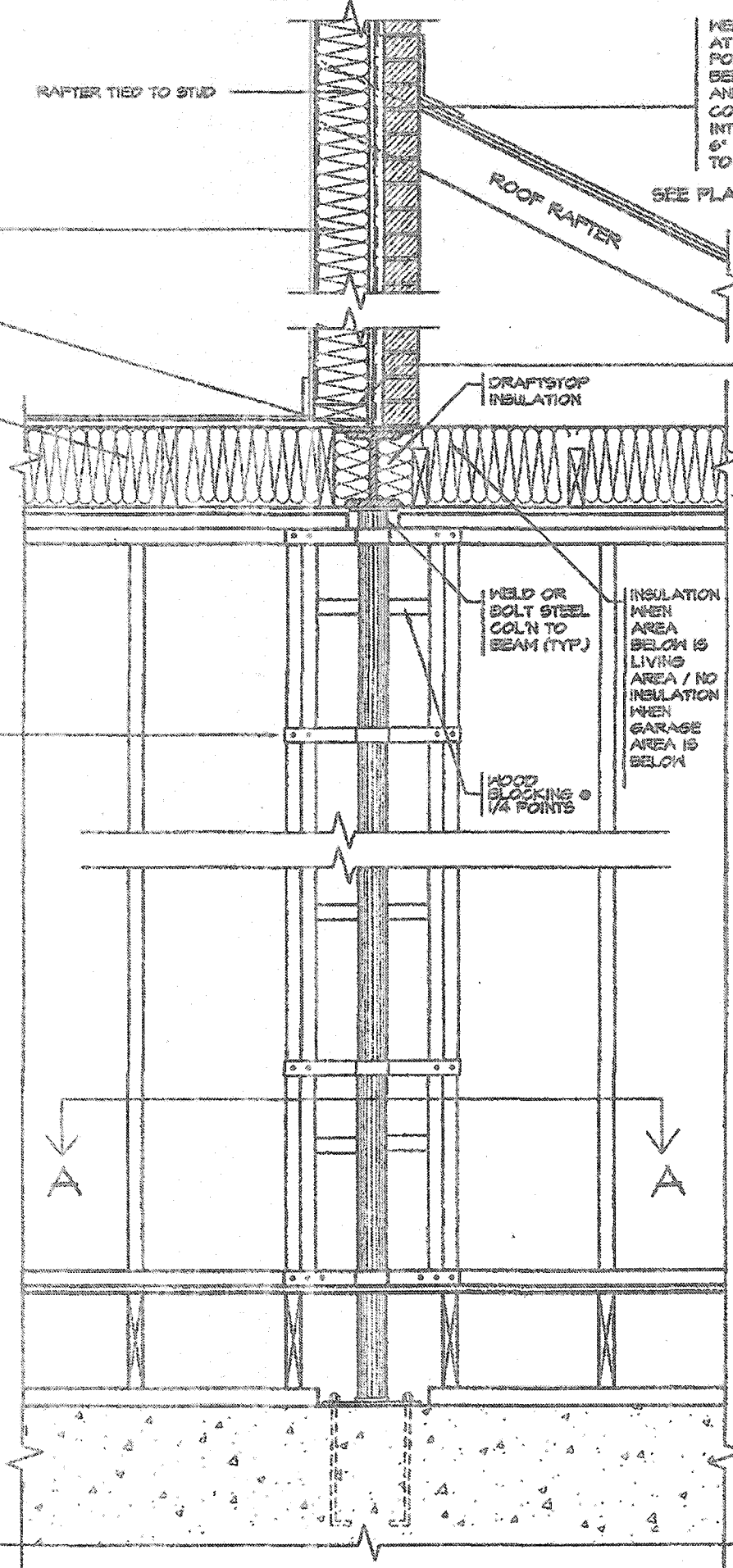
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VIKAS GAJJAR
NAME SIGNATURE
28770
BCIN

REVISIONS

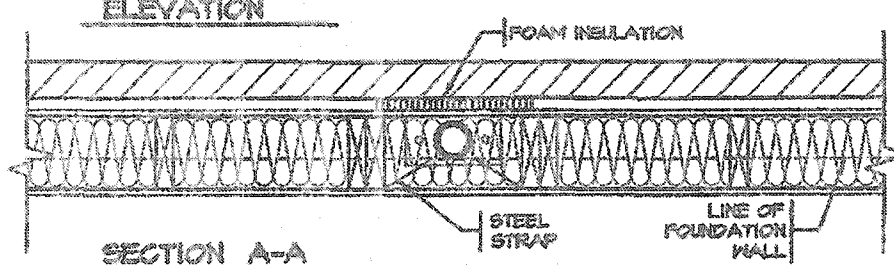
5.		
4.		
3.		
2.		
1.	ISSUED FOR PERMIT	JUL 30, 2018



SECTION



ELEVATION



SECTION A-A

11:04:52 AM W:\STANDARD DETAILS\SPR E R M T - SE T0217441 PACKAGE (MINING)\P 8 - STEEL COLUMN DETAILS PACKAGE A1.DWG

July 30, 2018



2012 CODE
E PACKAGE "A1"

106030

FEB 26 2021

FOR CHIEF BUILDING OFFICIAL _____ DATE _____



ANGLE TO BEAM CONNECTION

**2012 CODE
COMPLIANCE PACKAGE "A1"**

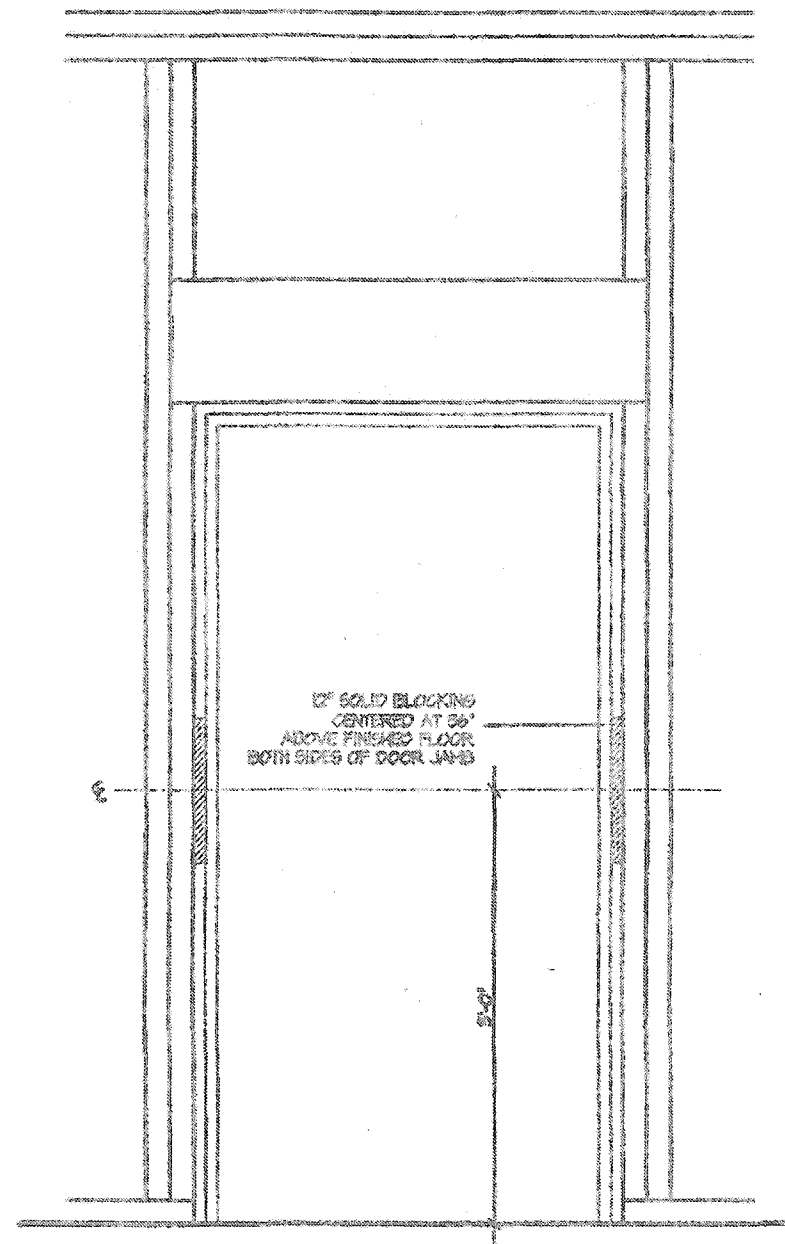
 **Greenpark.**

PROJECT NAME
RUSSELL GARDENS III

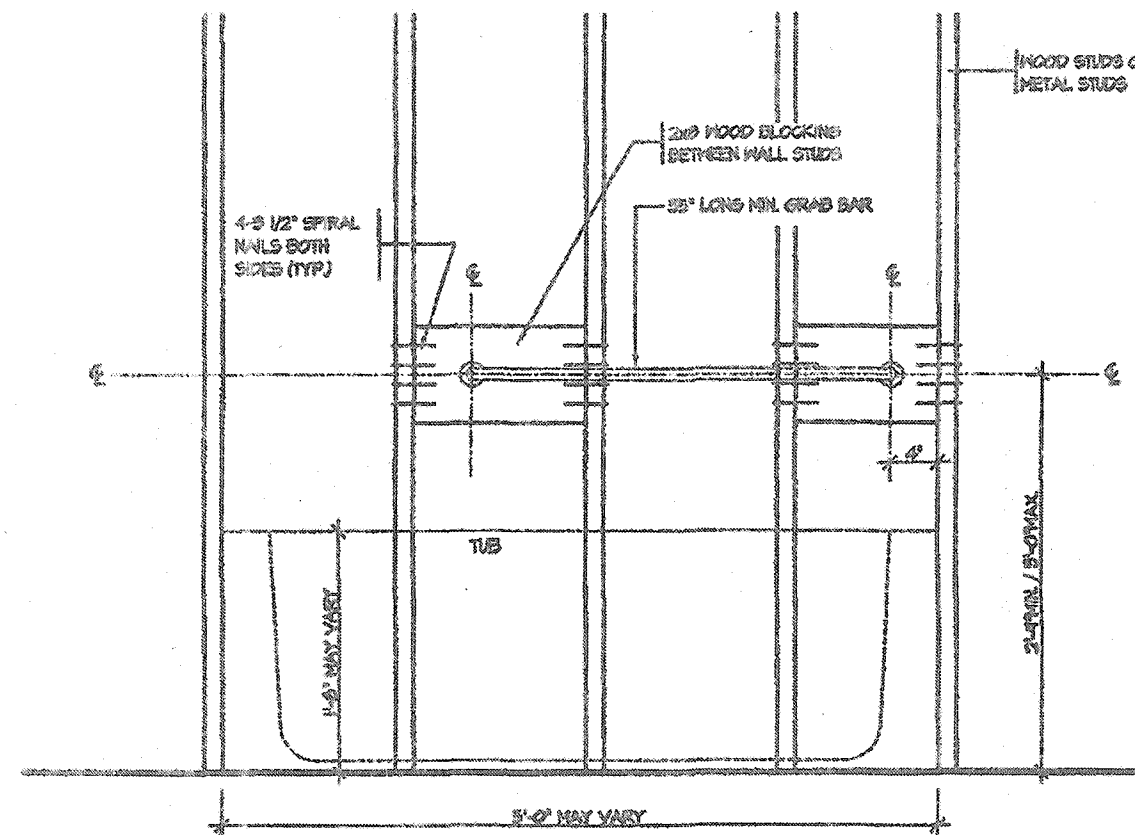
CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

FEB 26 2021

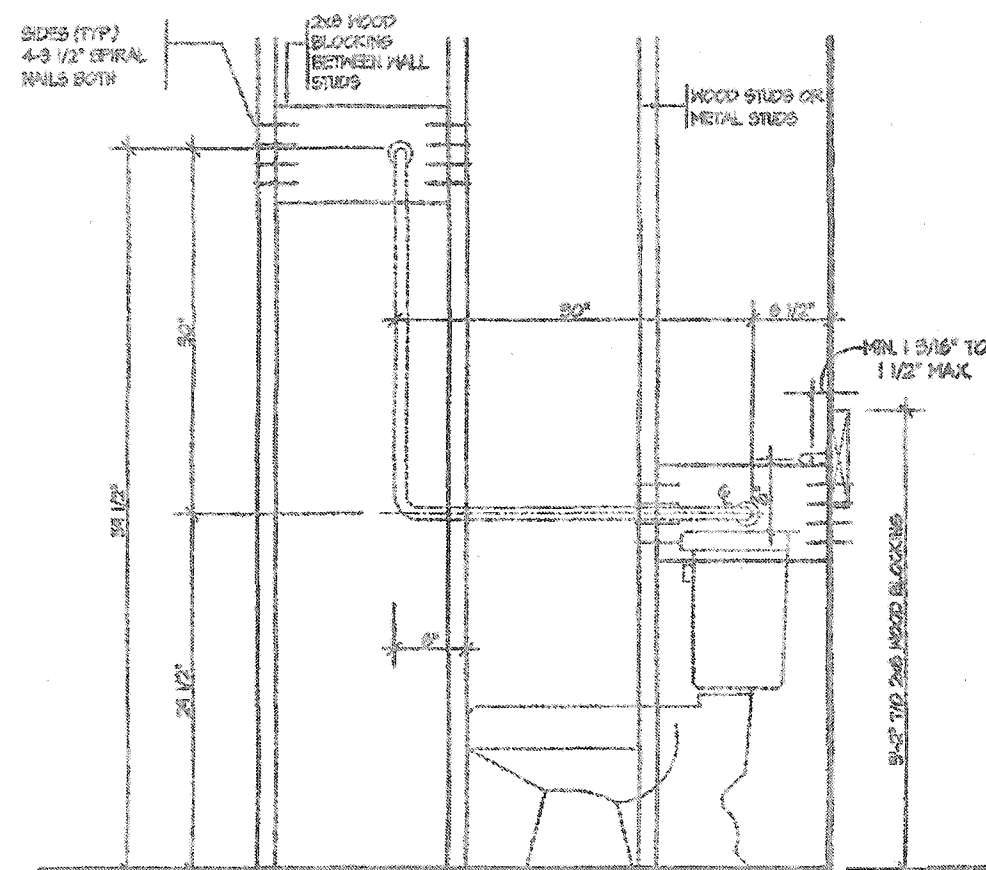
REC BY _____ DATE _____
REFD TO _____ DATE _____



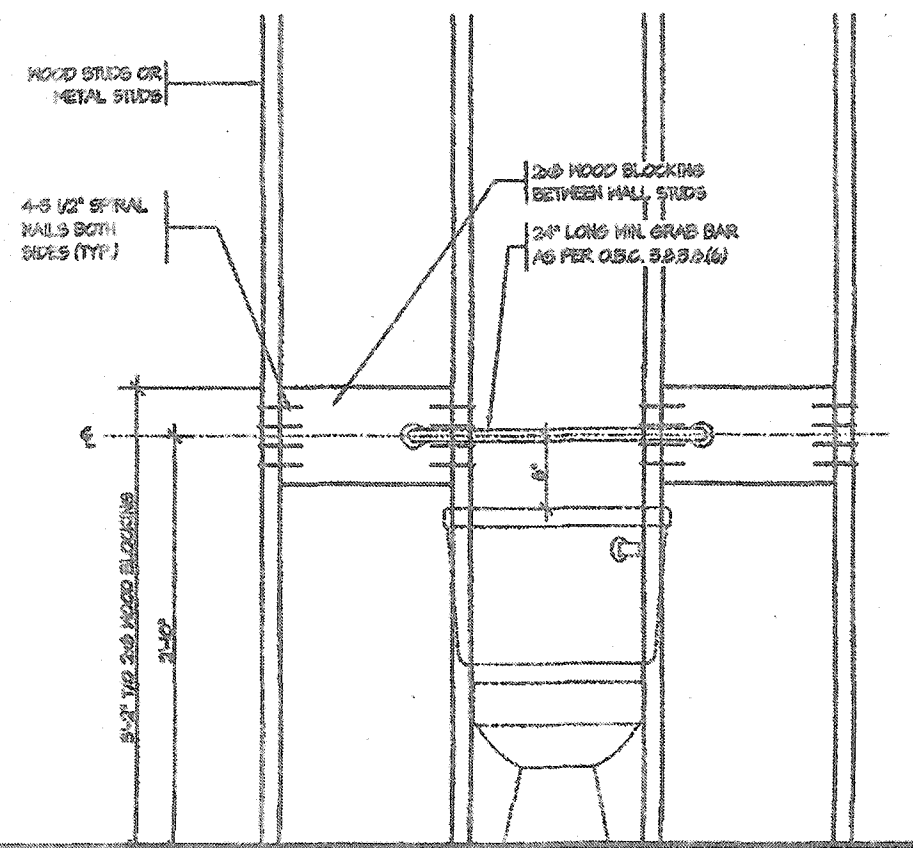
RESISTANCE TO FORCED ENTRY (OBC 9.6.3)



BATH TUB FRONT ELEVATION



TOILET SIDE ELEVATION

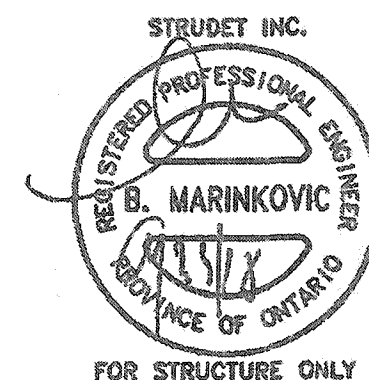


TOILET FRONT ELEVATION

CITY OF HAMILTON
Building Division

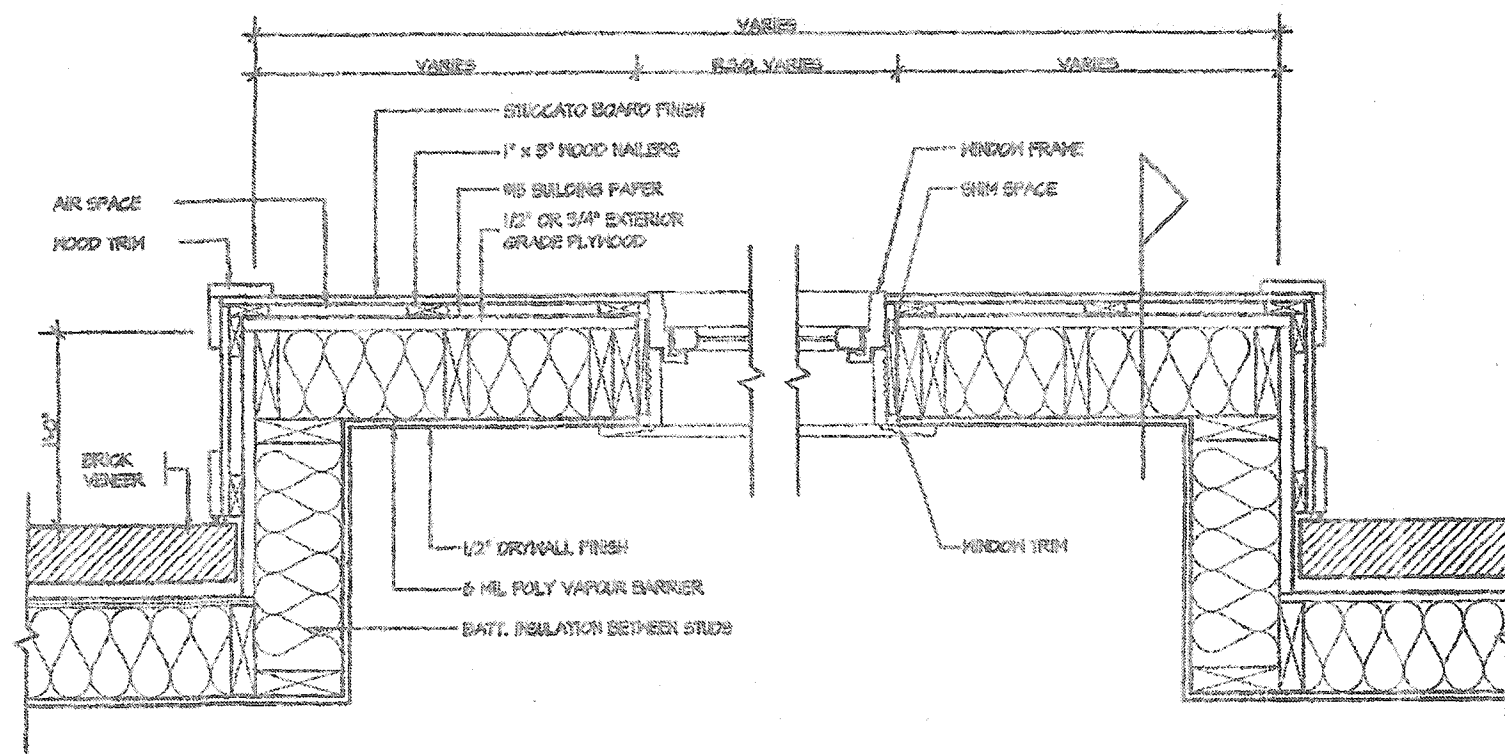
Permit No. 106030

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JDL FEB 26 2021
FOR CHIEF BUILDING OFFICIAL DATE



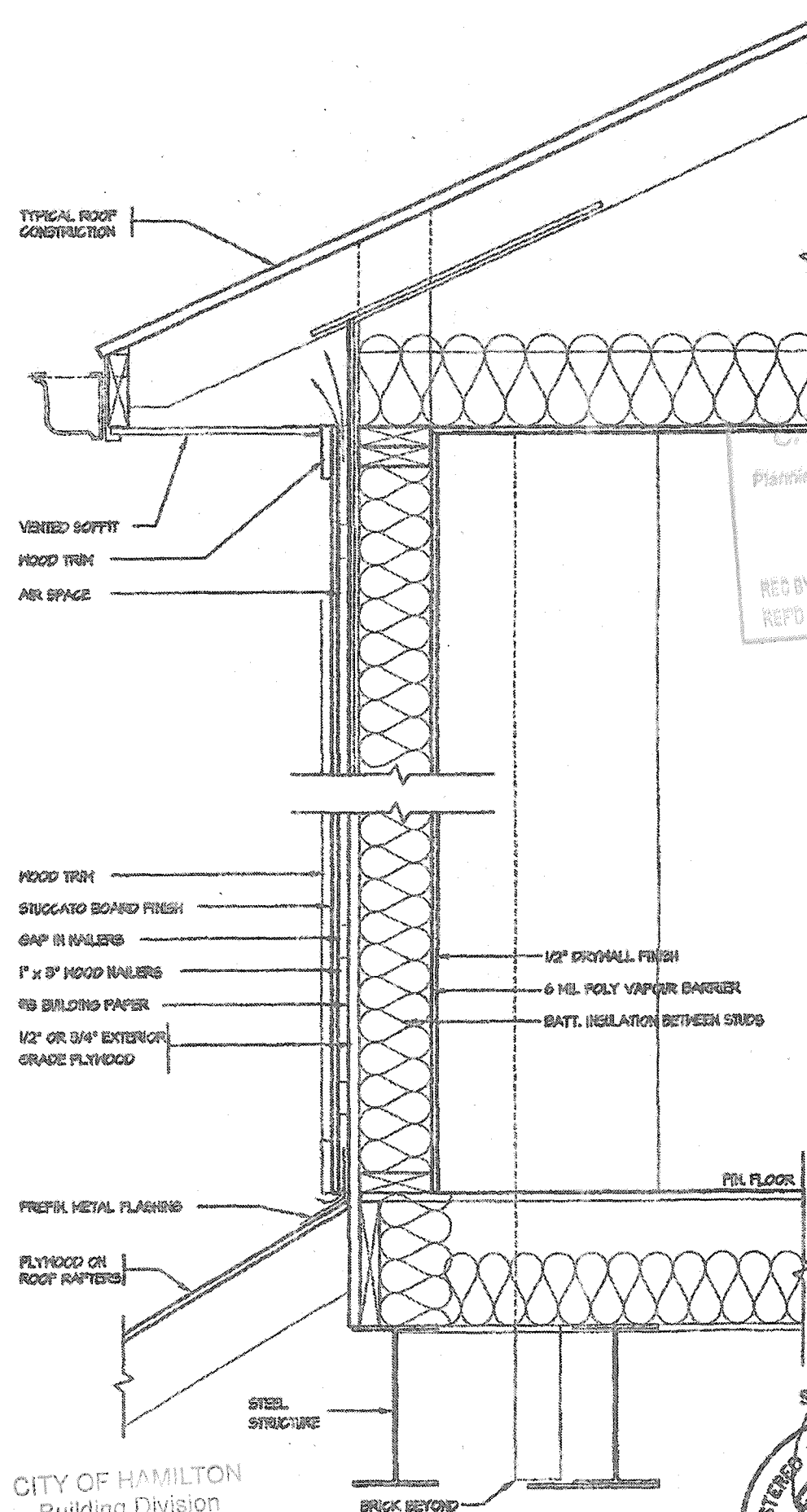
2012 CODE
COMPLIANCE PACKAGE "A1"

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 NAME SIGNATURE 28770 BCIN	REGION DESIGN INC. 6700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 738-1056 F (905) 660-0746	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		PROJECT NAME RUSSELL GARDENS III
4.							
3.							
2.							
1.	ISSUED FOR PERMIT JUL 30, 2018						
REVISIONS							



PLAN VIEW

STUCCATO BOARD FINISH CLADDING (OBC 9.27)



CITY OF HAMILTON
Building Division

Permit No. 106030

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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

[Signature] FEB 26 2021
FOR CHIEF BUILDING OFFICIAL DATE

CROSS SECTION

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
FEB 26 2021
REC BY _____ DATE _____
REFD TO _____ DATE _____



FOR STRUCTURE ONLY

2012 CODE
COMPLIANCE PACKAGE "A1"

5. _____ 4. _____ 3. _____ 2. _____ 1. ISSUED FOR PERMIT JUL 30 2015 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 GAJAR 28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 3700 RUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 738-4000 F (905) 660-0740	REGION DESIGN INC.	SHEET TITLE STUCCATO BOARD FINISH CLADDING SCALE 1/2"=1'-0" DATE JULY 2018	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. PAGE No. 12	Greenpark. PROJECT NAME RUSSELL GARDENS III
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110630 AM: STANDARD DETAILS & PERMIT SET (2017) PACKAGE (MINISALE) 12: STUCCATO BOARD FINISH CLADDING



SLAB ON GRADE CONDITION

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



WALK OUT BASEMENT CONDITION

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



5.		
4.		
3.		
2.		
1.	ISSUED FOR PERMIT	JUL 30, 2016
REVISIONS		

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

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

VIKAS GAJJAR	28770
NAME	SIGNATURE
	ECIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S3
P (416) 736-4006
F (905) 660-0746

REGION
DESIGN
INC.

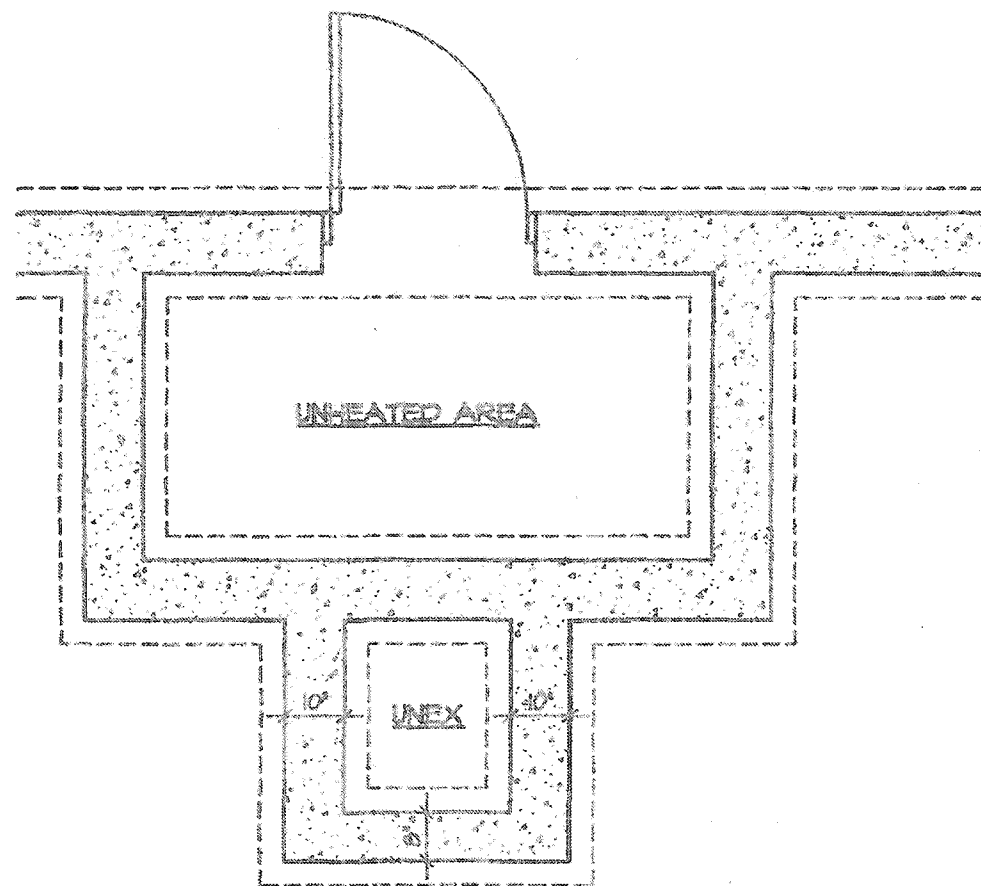
SHEET TITLE	
SLAB ON GRADE WALKOUT BASEMENT	
SCALE	N.T.S.
DATE	JULY 2018

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

PAGE No. 13

Greenpark.

PROJECT NAME
RUSSELL GARDENS III



FOUNDATION PLAN

FOR POURED CONCRETE
SLAB STRUCTURE REFER
TO ARCHITECTURAL
DRAWINGS

GUARD &
HANDRAIL

NOISING
REINF. W/
10M BARS

GROUND FLOOR PLAN

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department
FEB 26 2021
REC BY _____ DATE _____
REP'D TO _____ DATE _____

GENERAL NOTES

- EXTERIOR STAIRS**
7 1/2" RISE MAXIMUM
8 1/4" RUN MINIMUM
9 1/4" TREAD MINIMUM
- MASONRY TIES**
WHEN BRICK FACING IS USED ABOVE
GROUND LEVEL, PROVIDE 3/16" DIA.
CORROSION RESISTANT METAL TIES @ 36"
HORIZONTAL & 8" VERTICAL
- 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 55" 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" -
38"
- 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
- CONCRETE**
MINIMUM CONCRETE STRENGTH SHALL BE
4650 PSI (32MPa) W/ 5% AIR
ENTRAINMENT MINIMUM CONCRETE SLAB
THICKNESS 5"
- CONCRETE COVER**
PROVIDE MINIMUM 3M" CLEAR CONCRETE
COVER TO REINFORCING BARS

FOR POURED CONCRETE
SLAB STRUCTURE REFER
TO ARCHITECTURAL
DRAWINGS

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

NOISING
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'

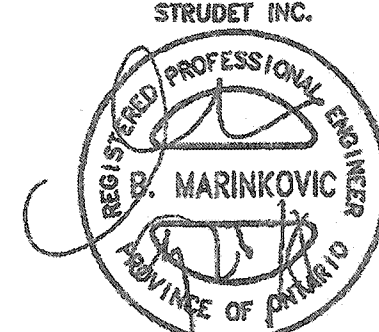
SECTION 'B'

NOTE: FOR MORE THAN 8 RISERS

CITY OF HAMILTON
Building Division

Permit No. 106030

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
JDC FOR CHIEF BUILDING OFFICIAL
FEB 26 2021
DATE



FOR STRUCTURE ONLY
2012 CODE
COMPLIANCE PACKAGE "A1"

6.		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	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.					POURED CONCRETE STAIRS	PAGE NO. 14		
3.					SCALE			3/8"=1'-0"
2.					DATE			JULY 2018
1.	ISSUED FOR PERMIT				JUL 30, 2018			
REVISIONS						PROJECT NAME RUSSELL GARDENS III		