

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. 332/12 - 2012 OBC.

1 ROOF CONSTRUCTION (*SEE OBC 9.19.)
NO. 210 (10.25kg/m²) ASPHALT SHINGLES, 10mm (3/8")
PLYWOOD SHEATHING WITH "H" CLIPS. APPROVED WOOD
TRUSSES @600mm (24") o.c. MAX. APPROVED EAVE
PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF
ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF
EXTERIOR WALL, 38x84 (2"x4") TRUSS BRACING @ 1930mm
(6'-0") o.c. AT BOTTOM CHORD. PREFIN. ALUM.
EAVESTROUGH, FASCIA, RVL & VENTED SOFFIT. PROVIDE
ICE & WATER SHIELD TO ALL ROOF / WALL SURFACES
SUSCEPTIBLE TO DAMMING. 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.

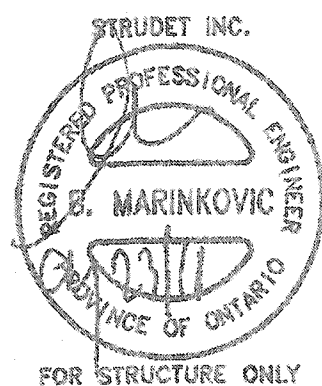
2 FRAME WALL CONSTRUCTION (2"x6")
SIDING, HARDIE BOARD, STUCCO BOARD OR EQUAL AS
PER ELEVATION, 19x64 (5"x5") VERTICAL WOOD FURRING,
APPROVED SHEATHING PAPER, 1/16" O.S.B. EXTERIOR
SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x140 (2"x6")
STUDS @ 400mm (16") o.c. UNAPPROVED DIAGONAL WALL
BRACING, RSI 3.81 (R22) INSULATION AND APPROVED
VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER,
13mm (1/2") INT. DRYWALL FINISH.

3 BRICK VENEER CONSTRUCTION (2"x6")
40mm (4") FACE BRICK 25mm (1") AIR SPACE,
22x180x10.6mm (1/8"x1"x0.08") 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 3.81 (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 9.21.11.2)
& 9.28 THAT EMPLOY A MINIMUM 6mm (1/4") DRAINAGE
CAVITY BEHIND THE CLADDING WITH POSITIVE DRAINAGE
TO THE EXTERIOR AND APPLIED AS PER MANUFACTURER'S
SPECIFICATION ON 25mm (1") MINIMUM EXTRUDED OR
EXPANDED RIGID 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
3.81 (R22) INSUL. APPROVED VAPOUR BARRIER AND
APPROVED CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL
FINISH. STUCCO TO BE MIN. 200mm (8") ABOVE FINISH
GRADE.

4 INTERIOR STUD PARTITIONS
(*SEE OBC 9.23.10, 9.23.11.)
BEARING PARTITION 38x24 (2"x4") @ 400mm (16") o.c.
FOR 2 STOREYS AND 300mm (12") o.c. FOR 3 STOREYS.
NON-BEARING PARTITIONS 38x24 (2"x4") @ 600mm (24")
o.c. PROVIDE 38x24 (2"x4") BOTTOM PLATE AND
2/38x24 (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 9.16.3 & 9.15.4.)
MIN. 200mm (8") POURED CONC. FDN. WALL 15MPa
(2200psi) WITH BITUMENOUS DAMPROOFING AND
DRAINAGE LAYER. MIN. 480x55 (19"x6") CONTIN. KEYED
CONC. PYS. BRACE FOUNDATION WALL PRIOR TO
BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL
UNDISTURBED SOIL WITH MINIMUM BEARING CAPACITY OF
120kPa (17.4 psi) OR GREATER.



FOR STRUCTURE ONLY

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.)
200mm (8") 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. 19mm (3/4") T&G SUBFLOOR UNDER SECOND
FLOOR FINISH FLOOR. 19mm (3/4") PANEL-TYPE
UNDERLAY FOR CERAMIC TILE APPLICATION. 6mm (1/4")
PANEL-TYPE UNDERLAY UNDER RESILIENT & PARQUET
FLOORING.

9 ROOF INSULATION (*SEE 9.12-2.1.1.2.A & 2.1.1.7.)
RSI 10.51 (R60) ROOF INSULATION AND APPROVED
VAPOUR BARRIER, 19mm (3/4") INT. DRYWALL FINISH OR
APPROVED EQUAL.

10 ALL STAIRS/EXTERIOR STAIRS (*SEE OBC 9.8.1.)
MAX. RISE = 200 (1'-0")
MIN. RUN = 210 (8'-6")
MIN. TREAD = 235 (9'-4")
MAX. NOSING = 25 (1")
MIN. HEADROOM = 1930 (6'-4")
RAIL @ LANDINGS = 900 (2'-6")
RAIL @ STAIR = 865 (2'-8")
MIN. STAIR WIDTH = 860 (2'-8")

FOR CURVED STAIRS
MIN. AVG. RUN = 200 (6")
MIN. RUN = 150 (5")

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'-4") MIN.

12 SILL PLATE (*SEE OBC 9.23.6 & 9.23.7.)
38x24 (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 12.8.)
FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE
INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO
NOT MORE THAN 152mm (6") ABOVE THE FINISHED FLOOR
OF THE BASEMENT AND NOT LESS THAN 50mm (2") TO THE
SLAB.
FOUNDATION WALL INSULATION SHALL BE MINIMUM RSI
3.52 (R20) BLANKET INSULATION APPROVED VAPOUR
BARRIER, DAMPROOFING WELDS, PAPER BETWEEN THE
FDN. AND INSUL.

14 BASEMENT BEARING STUD PARTITION
(*SEE OBC 9.23.10.)
38x24 (2"x4") STUDS @ 400mm (16") o.c. 38x24 (2"x4") SILL
PLATE ON DAMPROOFING MATERIAL, 13mm (1/2") DIA.
ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm
(4") INTO CONC. @ 2400mm (7'-10") o.c. (4") HIGH CONC.
CURB ON BOTH SIDES (12"x6") CONC. FOOTING. ADD HORIZ.
BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

15 STEEL BASEMENT COLUMN (*SEE OBC 9.17.3.)
40mm (5/8") DIA. x 4.78mm (185) STL. COL WITH
150x150x13mm (6"x6"x1/2") STL. TOP & BOTTOM PLATE.

15A STEEL COLUMN (*SEE OBC 9.17.3.)
40mm (5/8") DIA. x 4.78mm (185) 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 3-13mm (1/2") DIA. x 300mm
(12") LONG x 50mm (2") HOOK ANCHORS.

16 NIS WALLS (*SEE OBC 9.23.8.)
BEAM POCKET OR 200x200 (8"x8") POURED CONCRETE
NIS WALLS, MINIMUM BEARING 90mm (3'-1/2")

17 STEEL BEAM STRAPPING (*SEE OBC 9.23.4.3.(3Kc))
19x38 (1"x2") CONTINUOUS WOOD STRAPPING BOTH SIDES
OF STEEL BEAM.

18 GARAGE SLAB (*SEE OBC 9.16.4.)
100mm (4") 25MPa (3600psi) CONC. SLAB WITH 5-8% AIR
ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL
WITH COMPACTED SUB-BASE OR COMPACTED NATIVE
FILL. SLOPE TO FRONT 1% MIN.

19 INTERIOR GARAGE WALLS & CEILING
(*SEE OBC 9.10.9.16.)
13mm (1/2") GYPSUM BOARD ON WALL AND CEILING
BETWEEN HOUSE AND GARAGE, RSI 3.81 (R22) IN WALLS,
RSI 5.46 (R31) IN CEILING. TAPE AND SEAL ALL JOINTS
GAS TIGHT.

20 GARAGE DOOR GASPROOFING
(*SEE OBC 9.10.13.15.)
DOOR AND FRAME GASPROOFING. DOOR EQUIPPED WITH
SELF CLOSING DEVICE AND WEATHER STRIPPING.

21 EXTERIOR STEP
(*SEE OBC 9.8.9.2, 9.8.9.3 & 9.8.10.)
PRECAST CONCRETE STEP OR MD. STEP WHERE NOT
EXPOSED TO WEATHER MAX. RISE 200mm (1'-1/8")
MINIMUM TREAD 250mm (9'-1/2")

22 DRYER VENT (*SEE OBC 6.2.3.5.(7))
CAPPED DRYER EXHAUST VENTED TO EXTERIOR. USE
1000mm (4") DIA. SMOOTH WALL VENT PIPE.

23 ATTIC ACCESS (*SEE OBC 9.19.2.)
ATTIC ACCESS HATCH 945x100 (22"x26") WITH
WEATHERSTRIPPING, RSI 5.46 (R31) RIGID INSULATION
BACKING.

24 FIREPLACE CHIMNEYS (*OBC 9.21.1.)
TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0")
ABOVE THE HIGHEST POINT AT WHICH IT COMES IN
CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE
ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm
(10'-0") FROM THE CHIMNEY.

25 LINEN CLOSET
4 SHELVES MIN. 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
250x250x6 (1"x1"x5/8") STL. PLATE FOR STL BEAMS
AND 250x250x12 (1"x1"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-SHINK GROUT.

28 CLASS '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.)
3-38x140 (3"x6") BUILT-UP POST ON METAL BASE SHOE
ANCHORED TO CONC. WITH 12 (1/2") DIA. BOLT ON
406x406x103 (16"x16"x4") 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") 25MPa (3600psi) CONC. SLAB WITH 5-8% AIR
ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL
WITH COMPACTED SUB-BASE OR COMPACTED NATIVE
FILL. REINFORCED W/ 6-16x12.5 (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 1530mm (6'-0") FROM ALL
EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.
ALL AIR INTAKES SHALL BE LOCATED SO THAT THEY
ARE SEPARATED FROM KITCHEN EXHAUST BY 3.0m IN
COMPLIANCE WITH O.B.C. DIV.-B TABLE 6.2.3.12.

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

34 JOIST STRAPPING & BRIDGING (*SEE OBC 23.9.4.)
ALL FLOOR JOISTS TO BE BRIDGED WITH 38x39 (2"x2")
CROSS BRACING OR SOLID BLOCKING @2100mm (6'-11")
o.c. MAX. 19x64 (1"x3") @2100mm (6'-11") o.c. UNLESS A
PANEL TYPE CEILING FINISH IS APPLIED.

35 EXPOSED BUILDING FACE (*SEE OBC 9.10.15.)
EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING
OF NOT LESS THAN 45min. WHERE LIMITING DISTANCE IS
LESS THAN 1.2M (3'-11") WHERE THE LIMITING DISTANCE IS
LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE
CLAD IN NON-COMBUSTIBLE MATERIAL.

36 COLD CELLAR PORCH SLAB (*SEE OBC 9.40.)
FOR MAX. 2500mm (8'-2") PORCH DEPTH, 125mm (5") 32MPa
(4640 psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT.
REINF. WITH 10M BARS @200mm (8") o.c. EACH WAY IN
BOTTOM THIRD OF SLAB, ANCHORED IN PERIMETER FDN.
WALLS W/ 610x610 (24"x24") 10M @600mm (24") o.c.
DOWELS. SLOPE SLAB MIN. 1.0% FROM DOOR. SLAB TO
HAVE A MIN. 15mm (5/8") BEARING ON FDN. WALLS.
PROVIDE (P.L.) LINTELS OVER CELLAR DOOR.

37 FDN. WALL REDUCTION IN THICKNESS
(*SEE OBC 9.15.4.7.)
FDN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm
(3'-1/2") THICK TO A MAX. DEPTH OF 660mm (26") FOR 3'
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 400mm (16") 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, 38x24 (2"x4") RAFTERS
@400mm (16") o.c. FOR MAX. 2530mm (8'-11") SPAN,
38x140 (2"x6") RAFTERS @400mm (16") o.c. RIDGE
BOARD TO BE 5mm (2") DEEPER. 38x24 (2"x4") COLLAR
TIES AT MIDSPAN. CEILING JOISTS TO BE 38x24 (2"x4")
@400mm (16") o.c. FOR MAX. 2530mm (8'-11") SPAN &
38x140 (2"x6") @ 400 (16") o.c. FOR MAX. 4430mm (14'-7")
SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38x24 (2"x4")
@600mm (24") o.c. WITH A 38x24 (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 @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. 116" EXT. PLYWOOD.

40 EXPOSED FLOOR TO EXTERIOR (*9.12-2.1.1.2.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.
(4.10.14.3.(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 UL2034
SHALL BE INSTALLED ADJACENT TO EACH SLEEPING
AREA. CARBON MONOXIDE DETECTOR(S) SHALL BE
PERMANENTLY WIRED SO THAT IT IS ACTIVATION WILL
ACTIVATE ALL CARBON MONOXIDE DETECTORS AND BE
EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN
BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED

45 SOIL GAS CONTROL (*OBC 9.13.4.)
PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL
GAS INTO THE BUILDING AS REQUIRED.

CITY OF HAMILTON
Building Division

Permit No. 21-107149

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by

MAR 01 2021
DATE

FOR THE BUILDING OFFICIAL

2012 CODE
COMPLIANCE PACKAGE "A1"

Greenpark

PROJECT NAME
RUSSELL GARDENS III

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 GAJANAR
NAME
28770
SIGNATURE
BCIN

REGION DESIGN
INC.
8708 DUFFERIN ST.
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P (416) 736-1006
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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

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

WINDOWS - CANADA ZONE C

- (1) MINIMUM BEDROOM WINDOW (OBC 9.9.10.1.)
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS
TO HAVE MIN. 0.35m² (3.8 S.F.T.) UNOBSTRUCTED GLAZED
OPENABLE AREA WITH MIN. CLEAR WIDTH OF 800mm (31-5/8")
GLASS AREA NOT MORE THAN 11% OF GROSS
PERIPHERAL WALL AREA.
MAXIMUM U-VALUE 0.20

- (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 1200mm (3'-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. 9.5.2.3,
9.5.2.3.1(2), 9.5.2.3.1(3), 9.5.2.3.1(4) & 9.5.2.3.1(5).
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 @ 300mm (12") O.C. STAGGERED IN 2 ROWS
FOR 184, 240, & 300mm (7-1/4", 9-1/2", 11-7/8") DEPTHS AND
STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR
4 PLY MEMBERS ADD 1/2" (13mm) DIA. GALVANIZED
BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm
(3'-0") O.C.

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

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

- 7) WOOD FRAMING NOT TREATED WITH A WOOD
PRESERVATIVE, IN CONTACT WITH CONCRETE SHALL BE
SEPARATED FROM THE CONC. BY AT LEAST 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 350M.

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

REVISION:

- CNT. REG. 2012-2012 OBC AMENDMENT O. REG. 20/19
JAN. 01, 2020

STABILITY OF NARROW (20'-25') & TALL (1-30') HOUSES

BUILDER TO PROVIDE SUFFICIENT TEMPORARY BRACING
TO RESIST WIND LOADING WHEN UNDER CONSTRUCTION.
FURTHER RECOMMENDATIONS:

- 1) REDUCE THE FOUNDATION WALL SILL PLATE ANCHOR
BOLT SPACING FROM 2400mm o.c. (7'-10") TO 1220mm o.c.
(4'-0") FOR STANDARD CONDITIONS.

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

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

BRICK VENEER LINTELS

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

WOOD LINTELS AND BEAMS

WB1 = 2-2"x8" SFR. No.2 (2-30x184 SFR. No.2)
WB2 = 3-2"x8" SFR. No.2 (3-30x184 SFR. No.2)
WB3 = 2-2"x10" SFR. No.2 (2-30x235 SFR. No.2)
WB4 = 3-2"x10" SFR. No.2 (3-30x235 SFR. No.2)
WB5 = 2-2"x12" SFR. No.2 (2-30x286 SFR. No.2)
WB6 = 3-2"x12" SFR. No.2 (3-30x286 SFR. No.2)
WB7 = 5-2"x12" SFR. No.2 (5-30x286 SFR. No.2)
WB8 = 4-2"x10" SFR. No.2 (4-30x235 SFR. No.2)
WB9 = 4-2"x12" SFR. No.2 (4-30x286 SFR. No.2)

LOOSE STEEL LINTELS

L1 = 5'-1/2" x 8'-1/2" x 1/4" (100x100x10)
L2 = 4'-3" x 12'-1/2" x 1/4" (100x100x10)
L3 = 5'-3" x 12'-1/2" x 1/4" (125x100x10)
L4 = 6'-3" x 12'-1/2" x 1/4" (150x100x10)
L5 = 6'-3" x 12'-1/2" x 1/4" (150x100x10)
L6 = 1'-3" x 8'-1/2" x 1/4" (125x100x10)

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A = 4-1/2" x 3/4" x 7 1/4" (1-45x184)
LVL1 = 2-1/2" x 3/4" x 7 1/4" (2-45x184)
LVL2 = 3-1/2" x 3/4" x 7 1/4" (3-45x184)
LVL3 = 4-1/2" x 3/4" x 7 1/4" (4-45x184)
LVL4A = 4-1/2" x 3/4" x 9 1/2" (1-45x240)
LVL4 = 2-1/2" x 3/4" x 9 1/2" (2-45x240)
LVL5 = 3-1/2" x 3/4" x 9 1/2" (3-45x240)
LVL5A = 4-1/2" x 3/4" x 9 1/2" (4-45x240)
LVL6A = 4-1/2" x 3/4" x 11 1/8" (1-45x300)
LVL6 = 2-1/2" x 3/4" x 11 1/8" (2-45x300)
LVL7 = 3-1/2" x 3/4" x 11 1/8" (3-45x300)
LVL7A = 4-1/2" x 3/4" x 11 1/8" (4-45x300)
LVL8 = 2-1/2" x 3/4" x 14" (2-45x356)
LVL9 = 3-1/2" x 3/4" x 14" (3-45x356)
LVL10 = 2-1/2" x 3/4" x 18" (2-45x456)

DOOR SCHEDULE

1 = 2'-10" x 6'-8" (265x2033) - INSULATED ENTRANCE DOOR
1a = 2'-6" x 6'-8" (215x2033) - INSULATED FRONT DOORS
2 = 2'-6" x 6'-8" (215x2033) - WOOD & GLASS DOOR
3 = 2'-6" x 6'-8" x 1-3/4" (215x2033x45) - EXTERIOR SLAB DOOR
4 = 2'-6" x 6'-8" x 1-5/8" (215x2033x45) - INTERIOR SLAB DOOR
5 = 2'-6" x 6'-8" x 1-3/8" (160x2033x35) - INTERIOR SLAB DOOR
6 = 2'-2" x 6'-8" x 1-3/8" (160x2033x35) - INTERIOR SLAB DOOR
7 = 1'-6" x 6'-8" x 1-3/8" (160x2033x35) - INTERIOR SLAB DOOR

LEGEND

DJ DOUBLE JOIST
TJ TRIPLE JOIST
GT GIRDER TRUSS
PL POINT LOAD
SW SOLID WOOD BEARING.
SOLID BEARING TO BE WIDE
AT LEAST AS SUPPORTED
MEMBER. MIN. 3 PIECES.

LOAD-BEARING WALL

THO-STORY WALL. SEE NOTE 39

FLAT ARCH

F.D. FLOOR DRAIN

SA SMOKE ALARM. SEE NOTE 43

SA SMOKE ALARM &
CARBON MONOXIDE
ALARM. SEE NOTE 44

CITY OF HAMILTON
Building Division

Permit No. 21-107149

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE L.A.I.

These drawings and/or specifications have been reviewed by

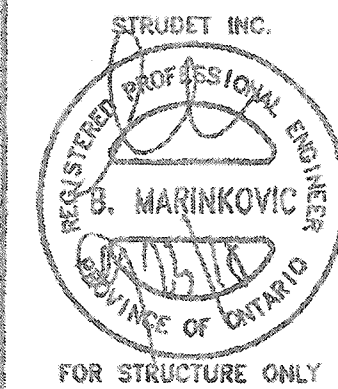
MAR 01 2021
DATE

2012 CODE

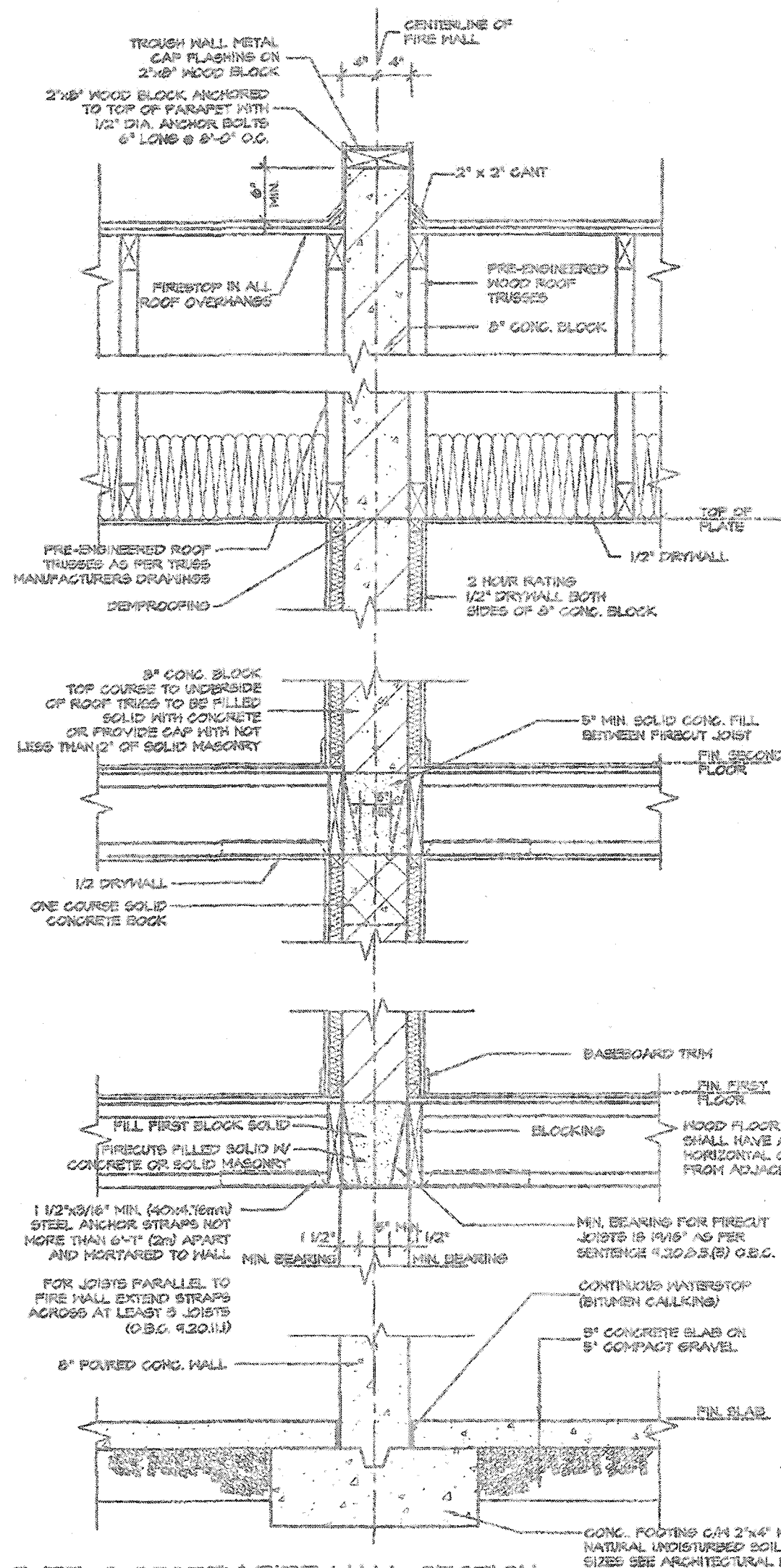
COMPLIANCE PACKAGE "A1"

Greenpark.

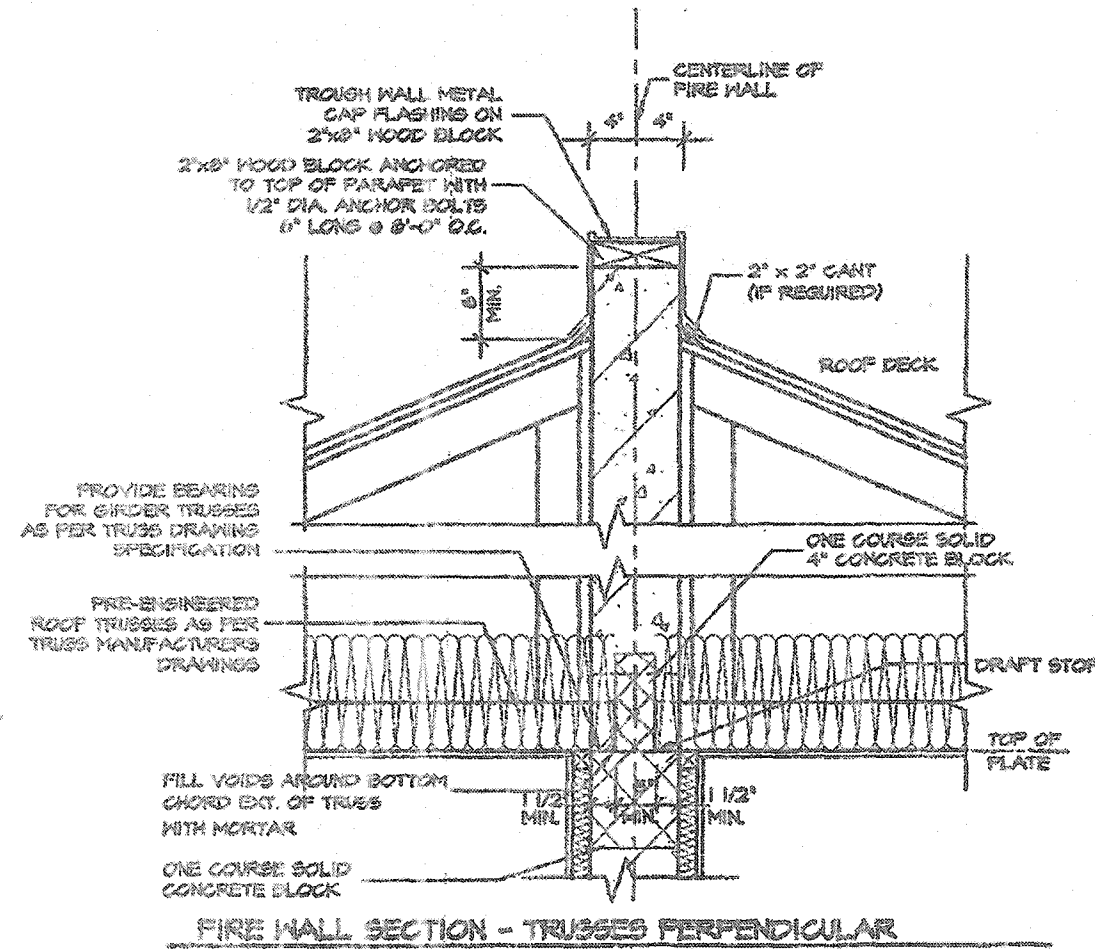
PROJECT NAME
RUSSELL GARDENS III



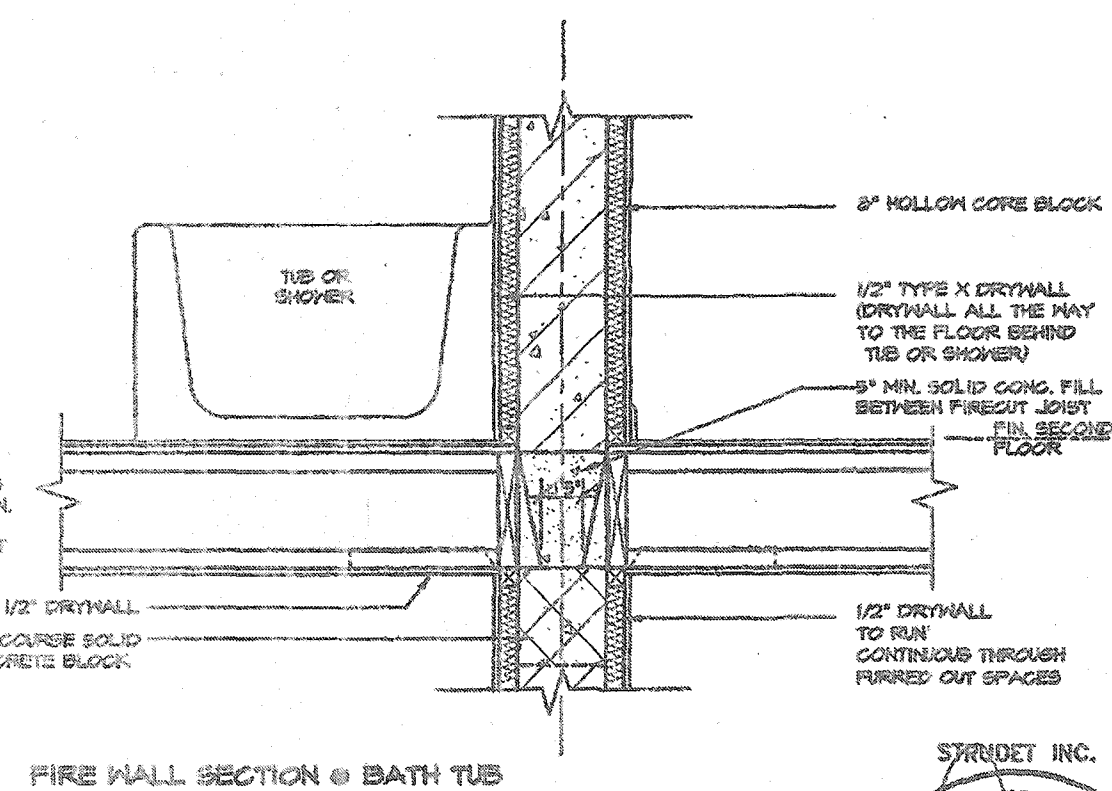
5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.	REGION DESIGN INC.	SHEET TITLE GENERAL NOTES	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.
4.		QUALIFICATION INFORMATION	8700 DUFFERIN ST.	SCALE N.T.S.	PAGE No. 2
3.		Required unless design is exempt under Division C, Subsection 2.2.5 of the building code	CONCORD, ONTARIO	DATE JULY 2018	
2.			L4K 458		
1.	ISSUED FOR PERMIT	JAN 31, 2019	P (416) 735-0900 F (905) 660-0740		
REVISIONS					
		VIKAS GAJAR	28770		
		NAME	SIGNATURE		
			BCIN		



TYPE 2 STOREY FIRE WALL SECTION
TRUSSES PARALLEL TO PARTY WALL



FIRE WALL SECTION - TRUSSES PERPENDICULAR

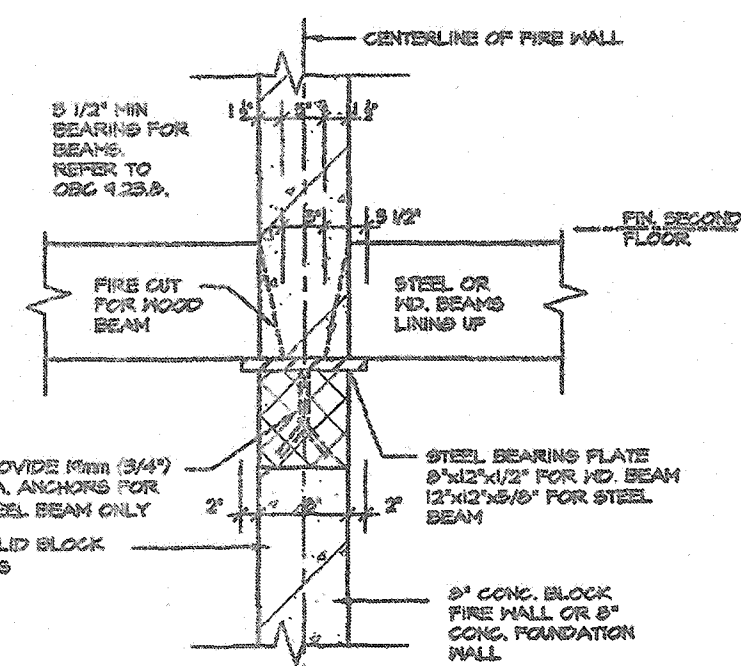


FIRE WALL SECTION @ BATH TUB

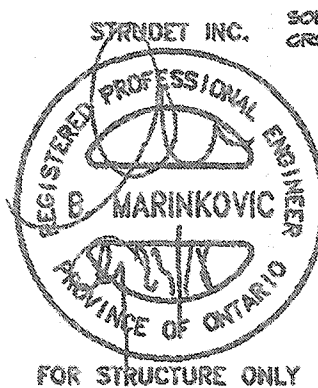
A FIREWALL SHALL EXTEND FROM THE GROUND CONTINUOUSLY THROUGH, OR ADJACENT TO, ALL STOREYS OF A BUILDING. (O.B.C. 3.110.5 (1))

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

SOUND ABSORPTIVE MATERIAL REQUIREMENTS
SOUND ABSORPTIVE MATERIAL INCLUDES FIBRE PROCESSED FROM ROCK, SLAG, GLASS OR CELLULOSE FIBRE. IT MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS FOR THE WALL TO PROVIDE THE LISTED STC VALUE.
SOUND TRANSMISSION RATING
MINIMUM REQUIRED S.T.C. RATING OF 30 (O.B.C. DIV. 9 4.11.2.10))
FIRE RESISTANCE RATING
FIRE RESISTANCE RATING REQUIRED IS 2 HR. MIN. (AS PER SENTENCE DIV. 9 3.110.2 O.B.C.)
WALL TYPE
SEE SUPPLEMENTARY STANDARDS SEE TABLE 1. (WALL NO. B68) 8"(200MM) CONCRETE BLOCK WALL WITH 1/2" X 1/2" STRAPPING & 1/2" DRYWALL FILLED W/ SOUND ABSORPTIVE MATERIAL EACH SIDE. (FR 2H) STC 50



STEEL BEARING PLATE DETAIL



FOR STRUCTURE ONLY

2012 CODE
COMPLIANCE PACKAGE "A1"



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.	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.		QUALIFICATION INFORMATION	8700 DUFFERIN ST.	FIRE WALL		
3.		Required unless design is exempt under Division C, Subsection 3.2.5 of the building code	CONCORD, ONTARIO	SCALE		
2.			L4K 430	3/4"=1'-0"	PAGE No.	
1.	ISSUED FOR PERMIT	JUL 30, 2018	P (416) 736-0096	DATE	3	
	REVISIONS		F (905) 660-0746			
		VIKAS GAJJAR	28770			
		NAME	SIGNATURE			
			BOIN			



TIGHTLY SEAL ANY GAPS WITH MINERAL WOOL OR NON-COMBUSTIBLE MATERIAL AS PER O.B.C. 9.10.1.2(2)

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 BOND BREAKING MATERIAL

8" CONC. SLAB ON 5" COMPACTED GRAVEL

FIN. BASEMENT SLAB

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

ROOF SLOPE MAY VARY

FOR STRUCTURE ONLY
50x84 (2"x4") STUDS @ 400 O.C. WITH 15.9mm (5/8") TYPE 'X' GYPSUM BOARD ONE LAYER ON EACH SIDE. SUPPLEMENTARY STANDARDS SEE TABLE 1, WED WALL ASSEMBLY.

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

202ND TRANSMISSION RATING
MINIMUM REQUIRED STC
RATING OF 50 (O.B.C. DIV. 9 9.10.1.2(1))

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

FIRE RESISTANCE RATING
FIRE RESISTANCE RATING REQUIRED IS 1 HR. MIN (AS PER SENTENCE DIV. 9 9.10.1.2(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" T2S P/T)

8" POURED CONC. FOUNDATION WALL

FIN. SLAB

WOOD FRAME PARTY WALL TRUSSES PERPENDICULAR TO PARTY WALL

ALL GYPSUM BOARD TO BE TIGHTLY FIRE 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.

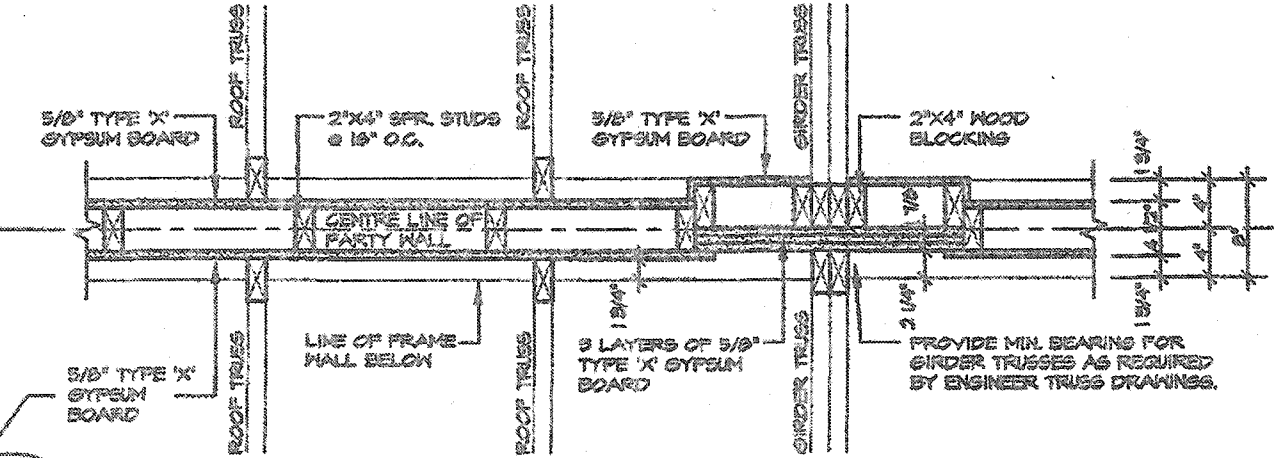
5/8" TYPE 'X' GYPSUM WALL BOARD

TOP OF PLATE

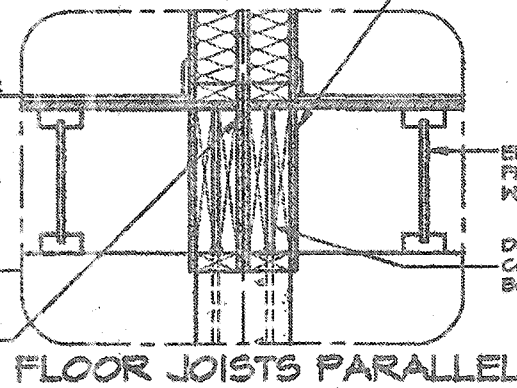
2 LAYERS OF 1/2" GYPSUM WALL BOARD FOR FIRE-STOPPING CONTINUOUS

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

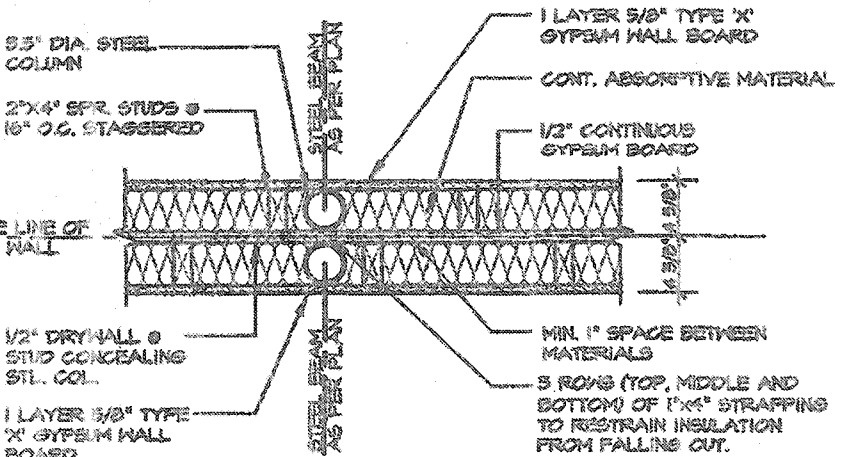
SECTION @ FIRE SEPARATION IN ROOF SPACE TRUSSES PARALLEL TO PARTY WALL



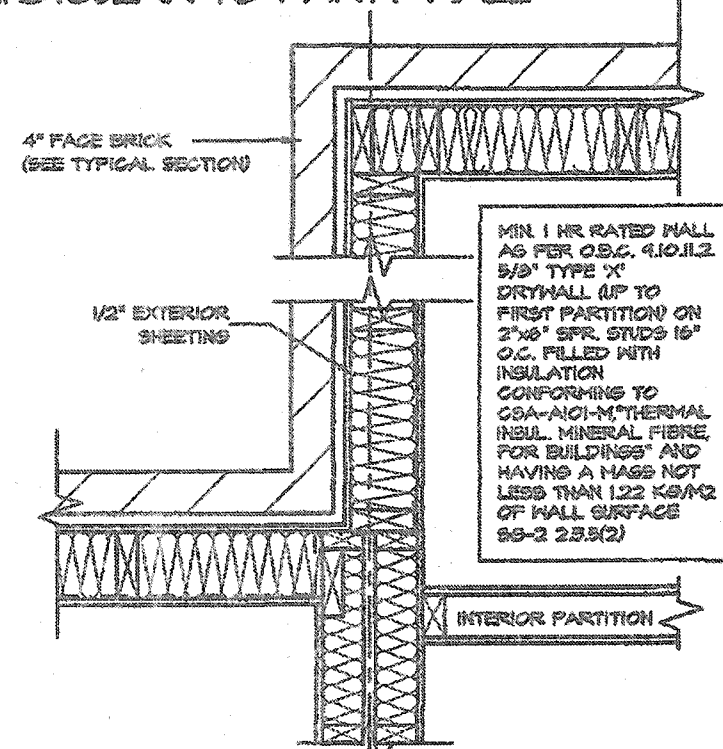
PLAN OF FIRE SEPARATION IN ROOF SPACE TRUSSES PERPENDICULAR TO PARTY WALL



FLOOR JOISTS PARALLEL



PLAN OF PARTY WALL IN GARAGE



PARTY WALL PLAN SECTION

2012 CODE
COMPLIANCE PACKAGE "A1"

NO.	REVISIONS	DATE
5.		
4.		
3.		
2.		
1.	ISSUED FOR PERMIT	JUL 30, 2018

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

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 2.2.5 of the building code

VIKAS GAJJAR
NAME
SIGNATURE

28770
BCIN

REGION DESIGN INC.
8700 BURNETT ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 735-0008
F (905) 889-0746

REGION
DESIGN
INC.

SHEET TITLE
PARTY WALL
WOOD

SCALE
3/4"=1'-0"

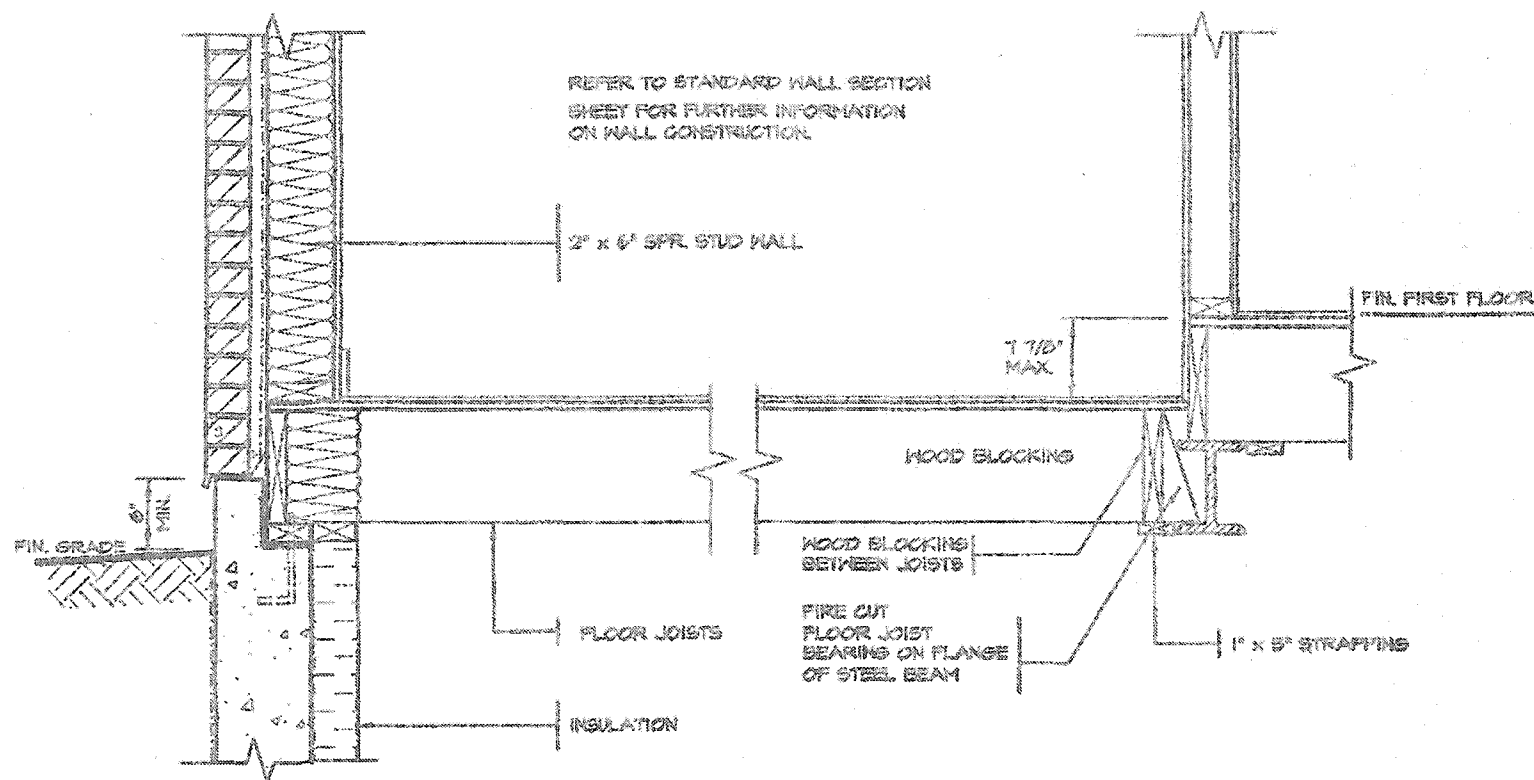
DATE
JULY 2018

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

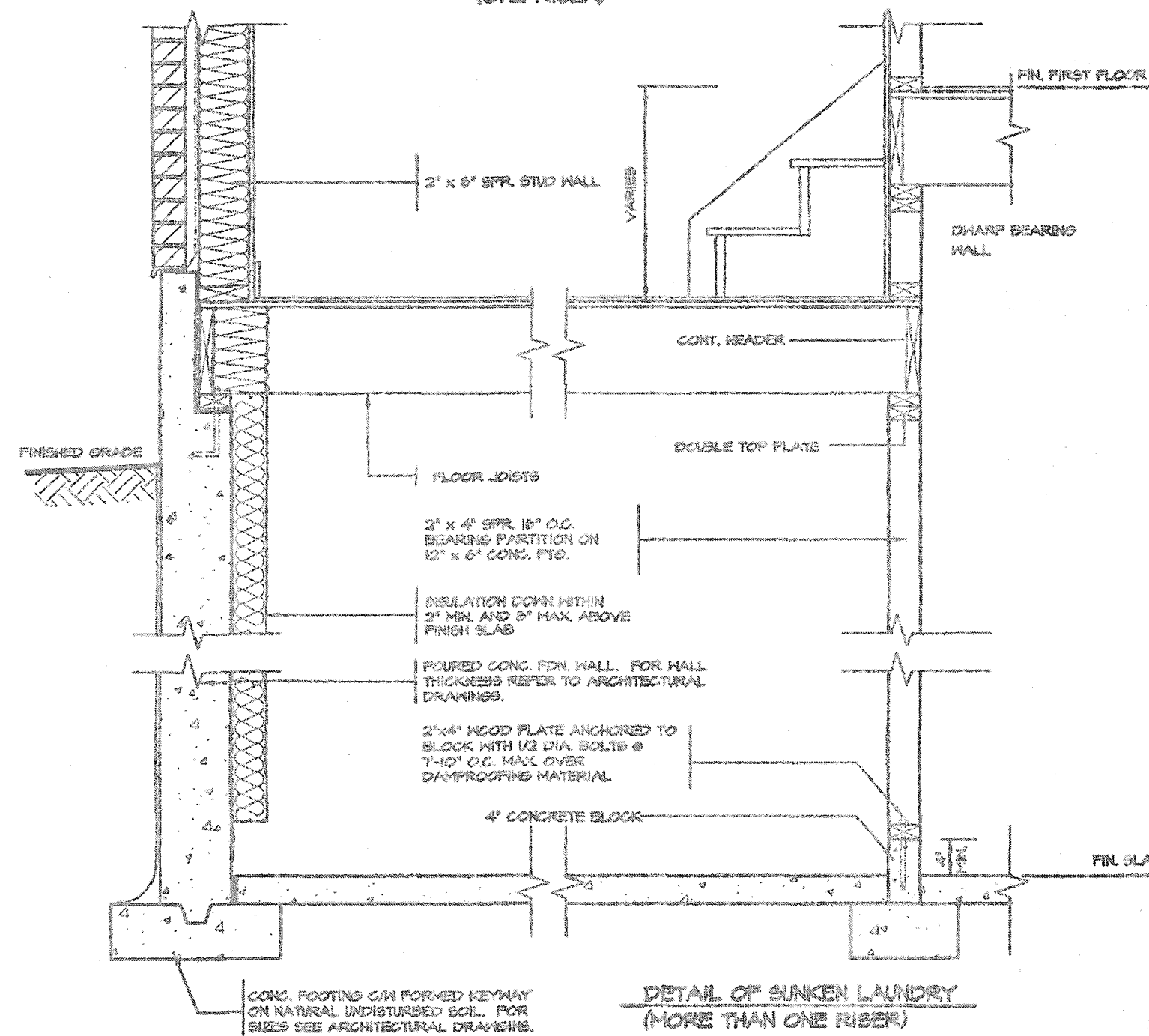
PAGE NO.
4

PROJECT NAME
RUSSELL GARDENS III

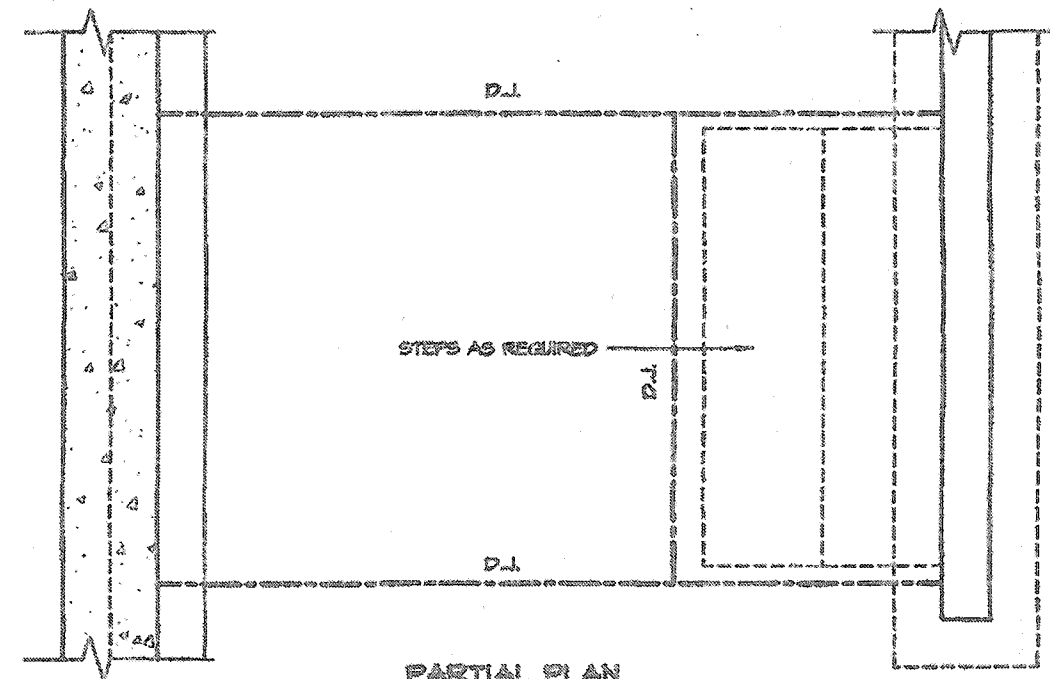
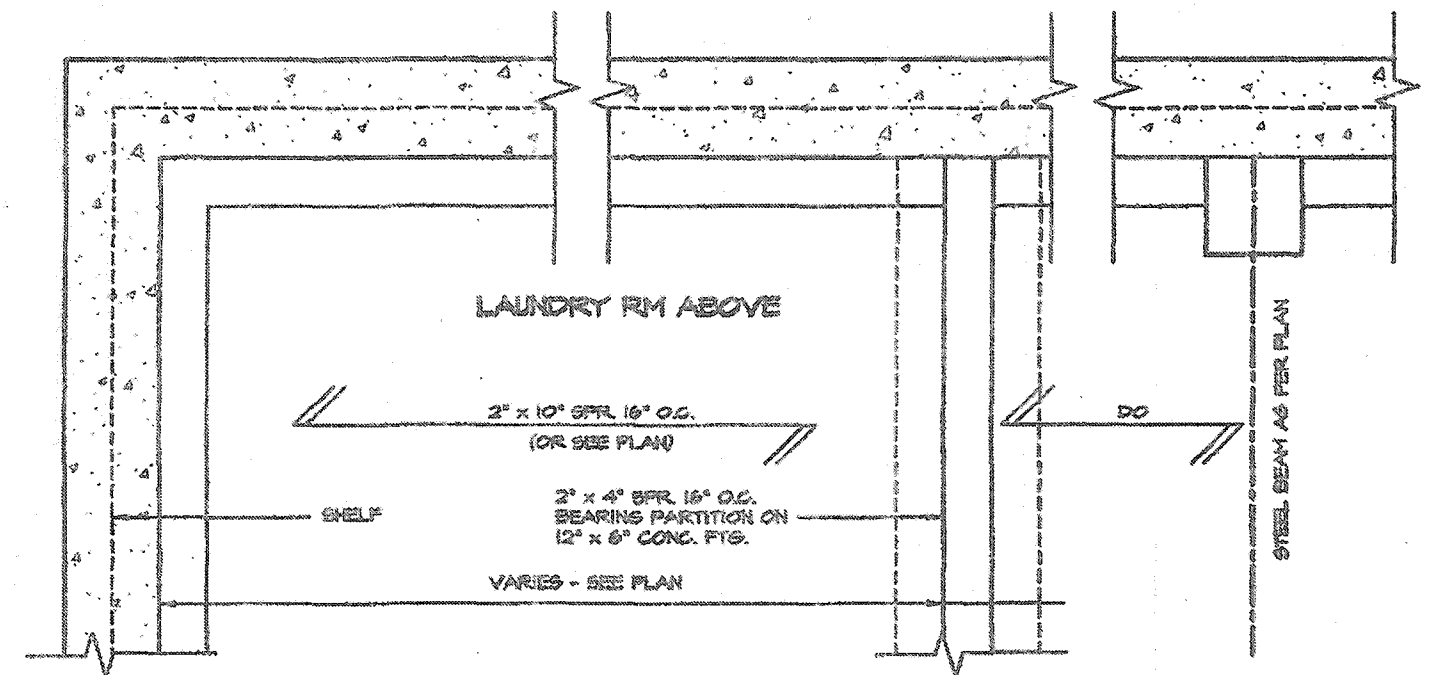
Greenpark.



DETAIL OF SUNKEN LAUNDRY
(ONE RISER)



DETAIL OF SUNKEN LAUNDRY
(MORE THAN ONE RISER)



PARTIAL PLAN



FOR STRUCTURE ONLY

2012 CODE
COMPLIANCE PACKAGE "A1"



RUSSELL GARDENS III

1. ISSUED FOR PERMIT JUL 30, 2018 REVISIONS	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 9.2.6 of the building code VIKAS GAJJAR NAME SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 739-4099 F (905) 980-0740	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
--	---	---	---	---	--

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

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 3.2.5 of the building code VIKAS GAJJAR  28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S0 P (416) 738-4036 F (800) 660-0748	REGION DESIGN INC.	SHEET TITLE 2"X6" BRICK VENEER 2 STOREY SECTION	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	 PROJECT NAME RUSSELL GARDENS III	
4.					SCALE 3/4"=1'-0"			PAGE No. 6
3.					DATE JULY 2018			
2.								
1.	ISSUED FOR PERMIT				JUL 30, 2018			
REVISIONS								

STRUDET INC.



FOR STRUCTURE ONLY

1

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 11 OR TYPE 3 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 PREPARED METAL GUTTER, FASCIA AND VENTED SOFFIT

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

MESH BACKRAPPED

- FIN. COAT OF EXTERIOR ACRYLIC STUCCO
- REEFER MESH EMBEDDED IN PRIF 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" STRIPS
- MIN. R-22 BATT INSULATION
- CONT. VAPOUR / AIR BARRIER
- 1/2" DRYWALL

(IF APPROVED SYSTEM ALL MATERIALS AND SYSTEMS SHALL CONFORM TO CANULC-516.)

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 WEeping HOLES 3/8" DIA. AT 24" O.C. AT BOTTOM OF CAVITY 6 MIL. POLYETHYLENE BASE FLASHING BENEATH WEeping 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 PLANTON AIR GAP MEMBRANE"

CEMENT COVE

4" DIA. WEeping TILES W/ 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 1:300 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 & 1/2" 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 TO WOOD BLOCKING @ 36" 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"x4" WOOD PLATE ANCHORED TO FOUNDATION WALLS WITH 1/2" DIA. BOLTS AT T-10" O.C. MIN. 4" INTO FOUNDATION WALL

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

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

CONTINUOUS WATERSTOP (BITUMEN CAULKING)

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

FINISHED SLAB



WOOD SHEATHING

AIR/MOISTURE BARRIER

PIER MESH EMBEDDED IN PRIF COAT

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

STARTER MESH (BACKRAPPED)

CAULK WITH BEAD VENT

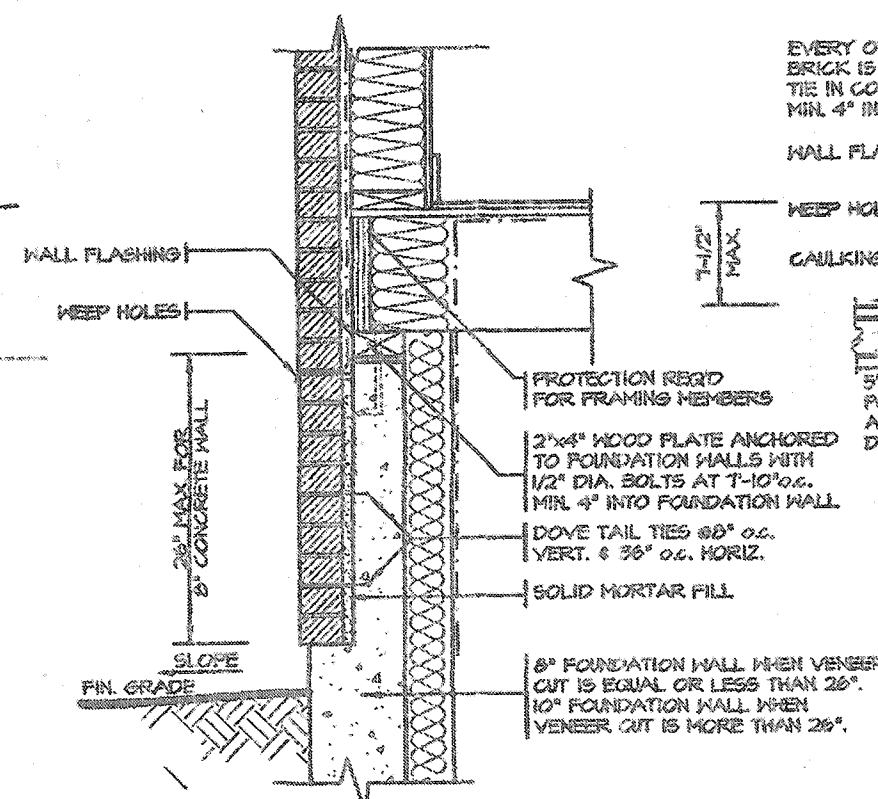
FLASHING

CONCRETE SILL

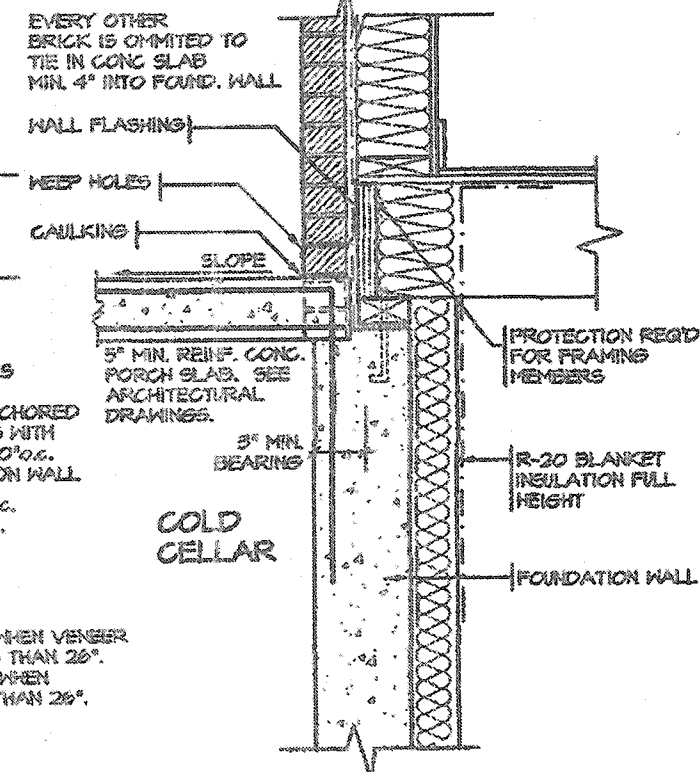
MASONRY GLADDING AS PER ELEVATION

A. TERMINATION AT MASONRY GLADDING WITH SEALANT

1 1/2" = 1'0"



DETAIL FOR CONCRETE VENEER DROPPED GRADE



DETAIL FOR COLD CELLAR PORCH SLAB

2012 CODE COMPLIANCE PACKAGE "A1"

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

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

QUALIFICATION INFORMATION

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

VIKAS GAJJAR 28770
NAME SIGNATURE BOIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4G8
P (416) 736-0198
F (905) 660-0745

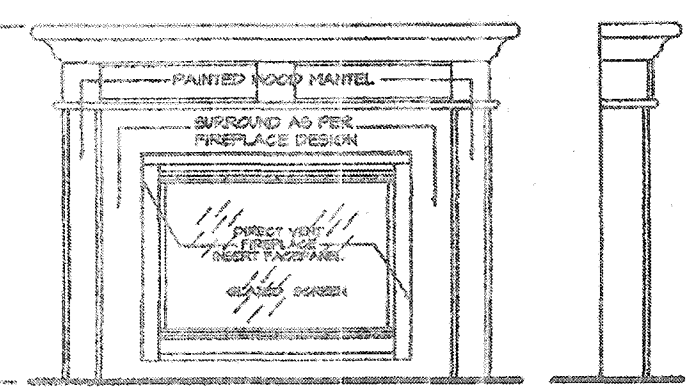
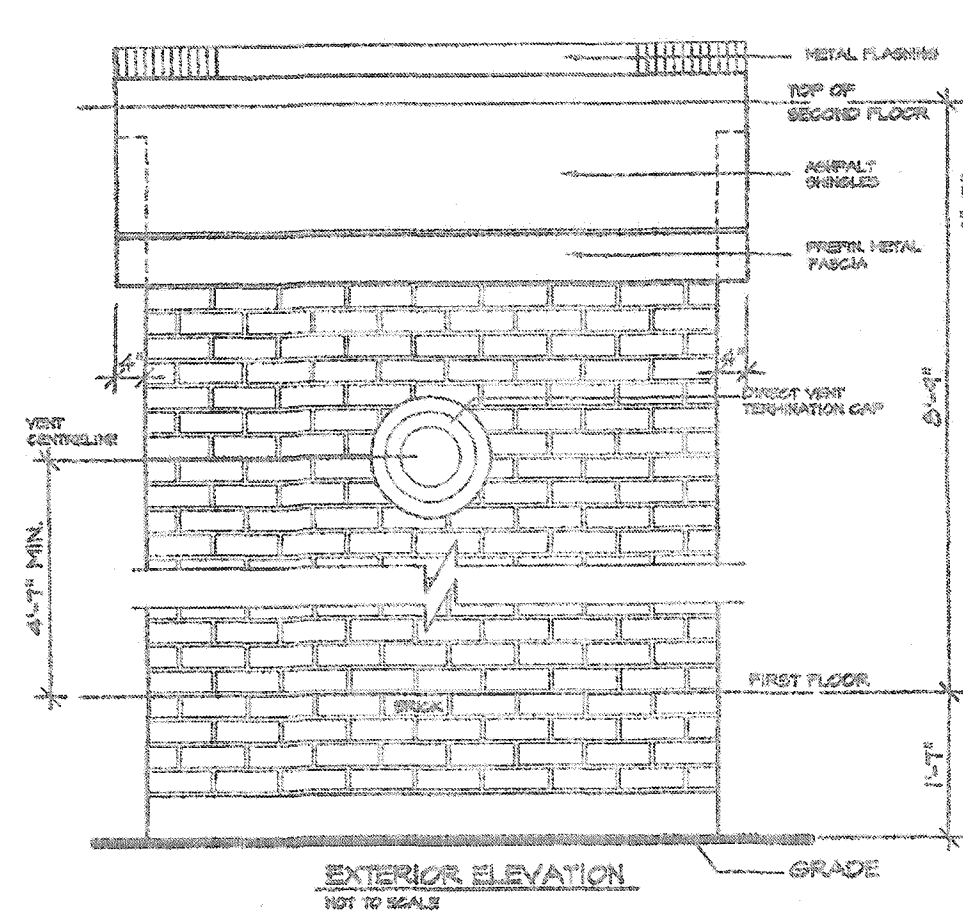
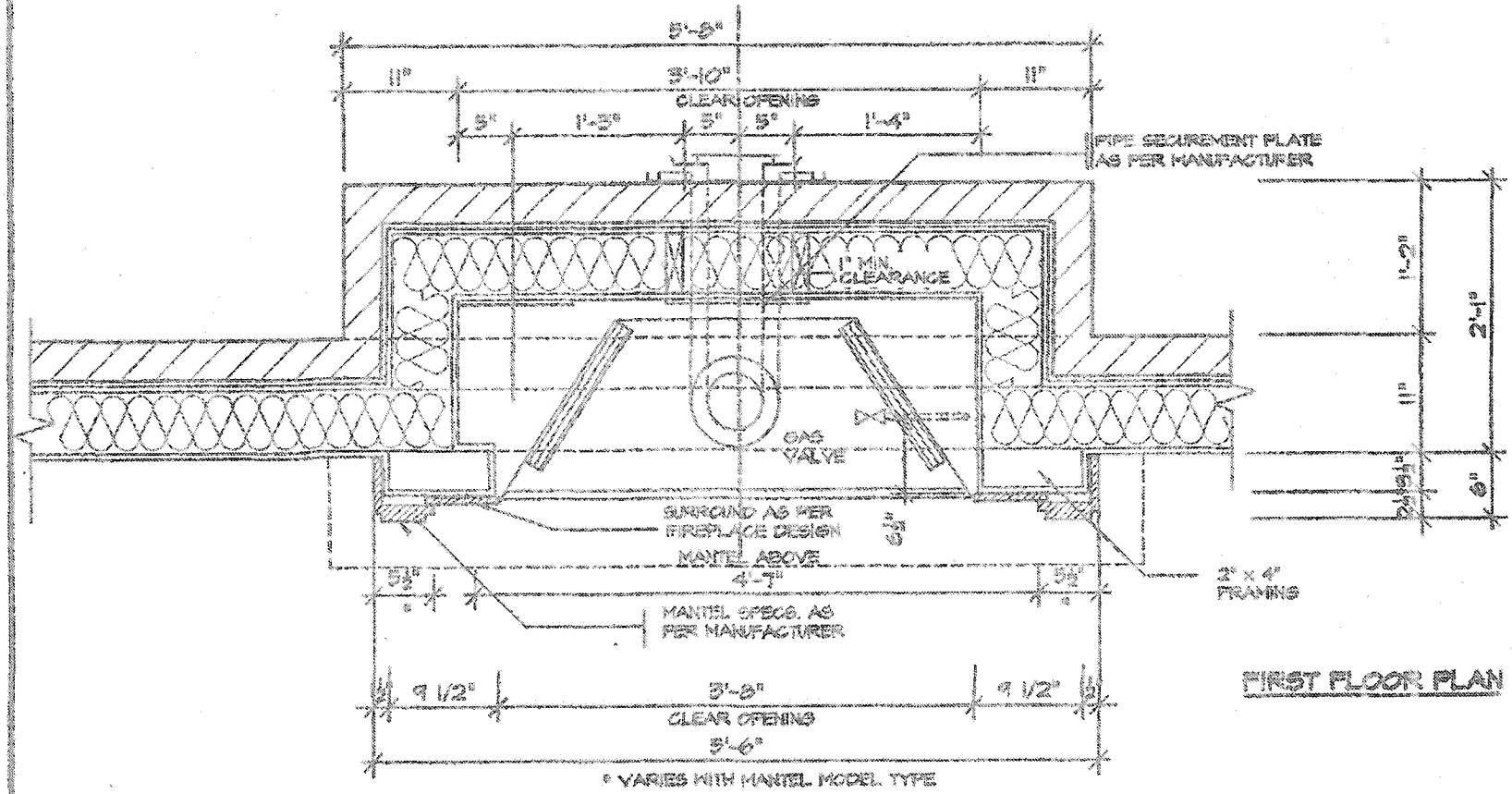
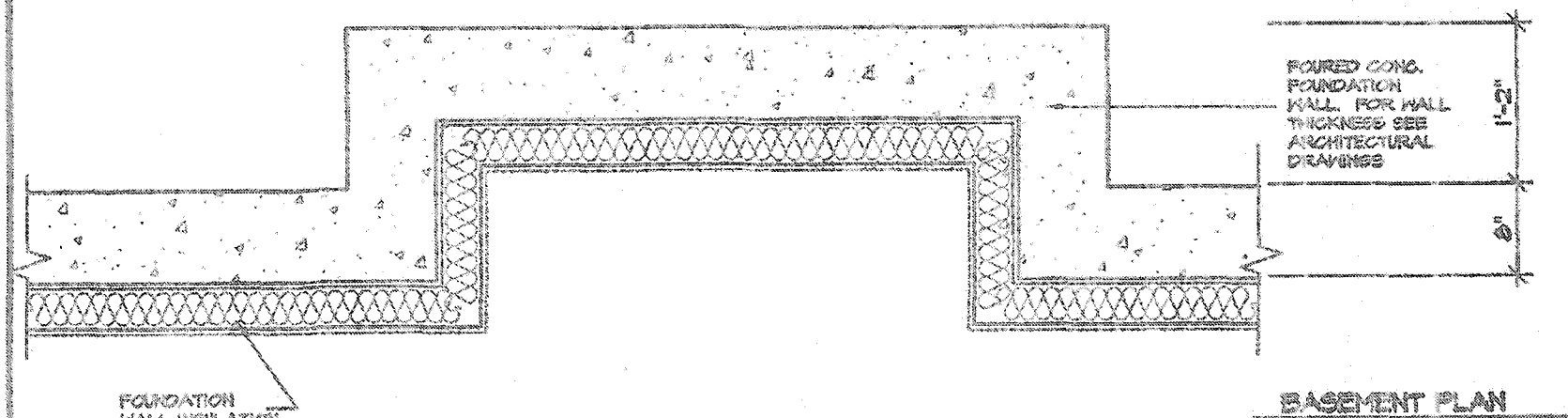
REGION DESIGN INC.

SHEET TITLE 2"x6" STUCCO WALL 2 STOREY SECTION	
SCALE	AS NOTED
DATE	JULY 2018

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

PAGE NO.
6-2

Greenpark
PROJECT NAME
RUSSELL GARDENS III



GENERAL INSTALLATION NOTES

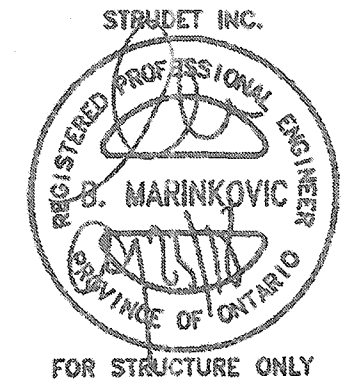
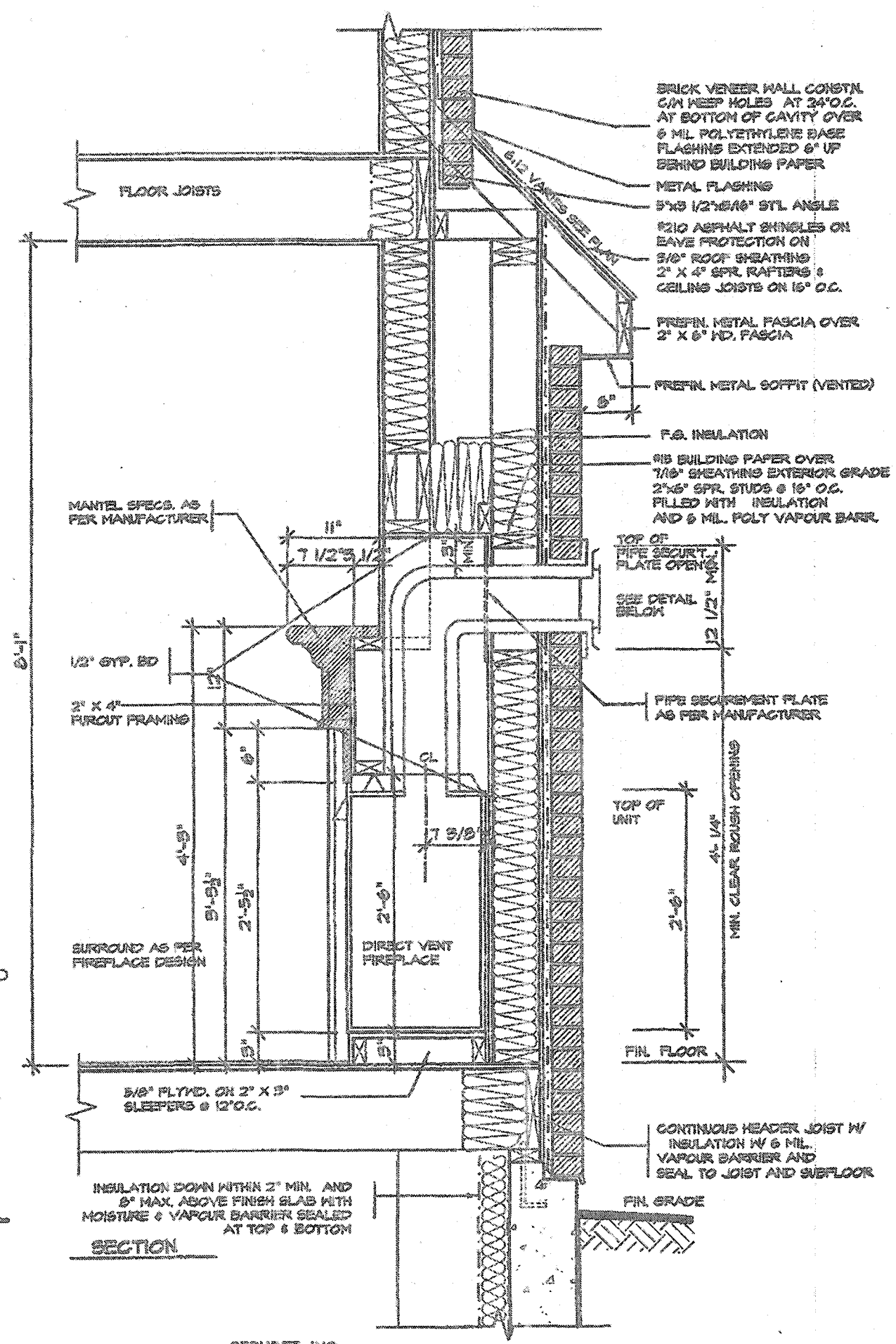
1.0 UNIT INSTALLATION TO STRICTLY CONFORM TO MANUFACTURER'S INSTALLATION MANUAL AND ALL APPLICABLE CODES OF LOCAL AUTHORITIES HAVING JURISDICTION INCLUDING CAN/CSA-B441.1 & 2.

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 HORIZONTAL 3"
- FROM SIDES TO VENT 1"

3.0 THE DIRECT VENT UNIT ILLUSTRATED IS THE 6050 MODEL AS MANUFACTURED BY HEATILATOR.

4.0 THE MANTEL ILLUSTRATED IS THE 6-2 605 AS SUPPLIED BY GREATER TORONTO FIREPLACE.



2012 CODE COMPLIANCE PACKAGE "A1"

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

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

QUALIFICATION INFORMATION

Required unless design is exempt under Division C, Subsection 1.2.5 of the building code

VIKAS CAJARI

NAME

SIGNATURE

28770

BCIN

REGION DESIGN INC.

8700 DUFFERIN ST.

CONCORD, ONTARIO

L4K 4G6

P (416) 736-4600

F (905) 880-0746

REGION DESIGN INC.

SHEET TITLE

VENT FIREPLACE DIRECT

SCALE

3/4"=1'-0"

DATE

JULY 2018

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

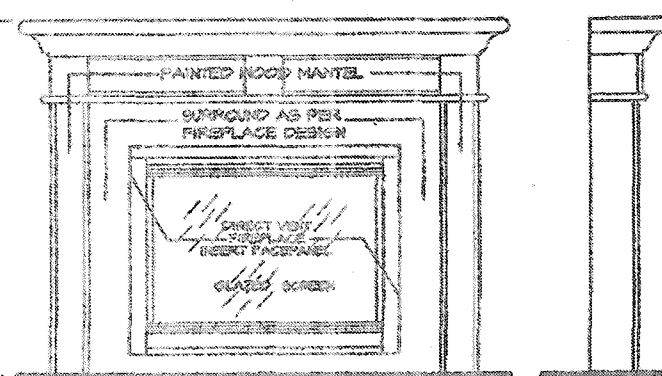
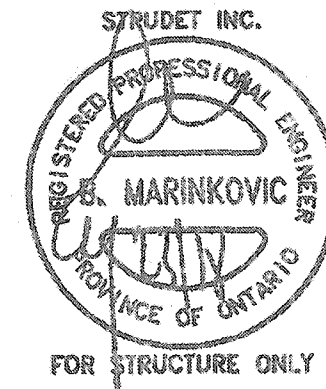
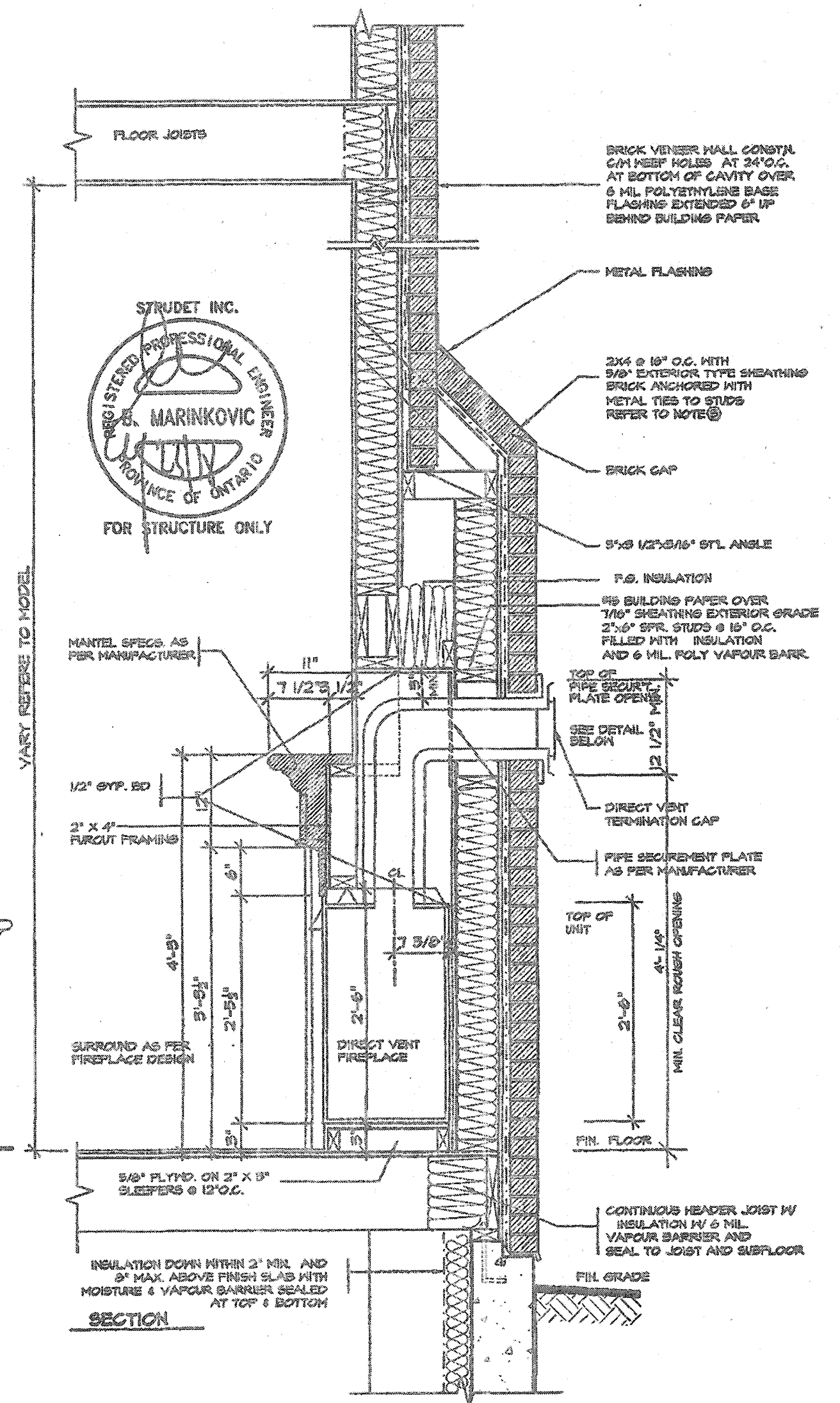
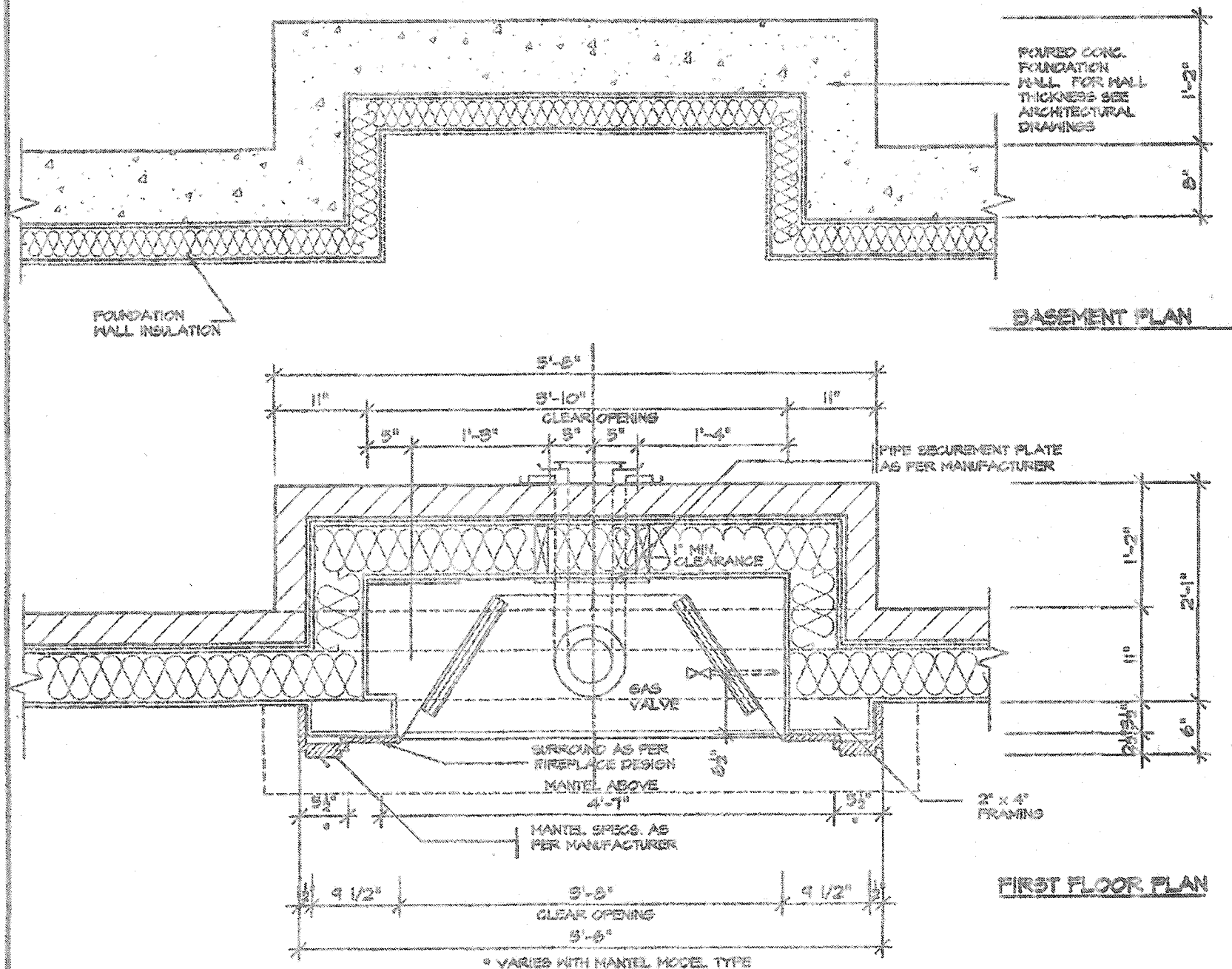
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7

Greenpark.

PROJECT NAME

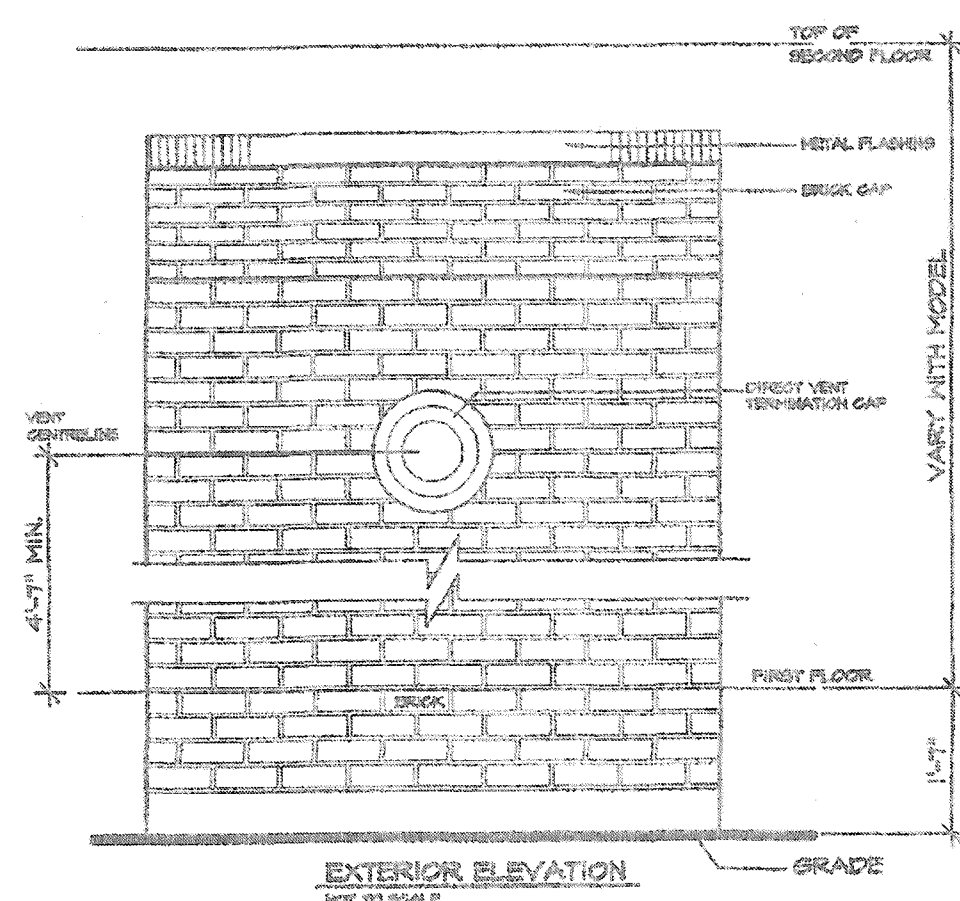
RUSSELL GARDENS III



FRONT/SIDE ELEVATION
NOT TO SCALE

GENERAL INSTALLATION NOTES

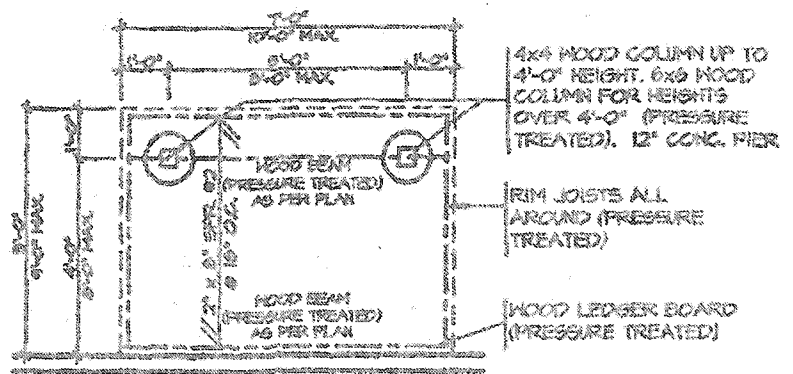
- 1.0 UNIT INSTALLATION TO STRICTLY CONFORM TO MANUFACTURERS INSTALLATION MANUAL AND ALL APPLICABLE CODES OF LOCAL AUTHORITIES HAVING JURISDICTION INCLUDING CAN/CSA-B149.1 & 2.
- 2.0 INSTALL WITH THE FOLLOWING MINIMUM CLEARANCES TO COMBUSTIBLES:
 - FROM TOP OF UNIT 0"
 - FROM BACK OF UNIT 1/2"
 - FROM SIDES OF UNIT 1/2"
 - FROM TOP OF HORIZ. VENT 5"
 - FROM SIDES TO VENT 1"
- 3.0 THE DIRECT VENT UNIT ILLUSTRATED IS THE 6050 MODEL AS MANUFACTURED BY HEATILATOR.
- 4.0 THE MANTEL ILLUSTRATED IS THE 6-2 60 AS SUPPLIED BY GREATER TORONTO FIREPLACE.



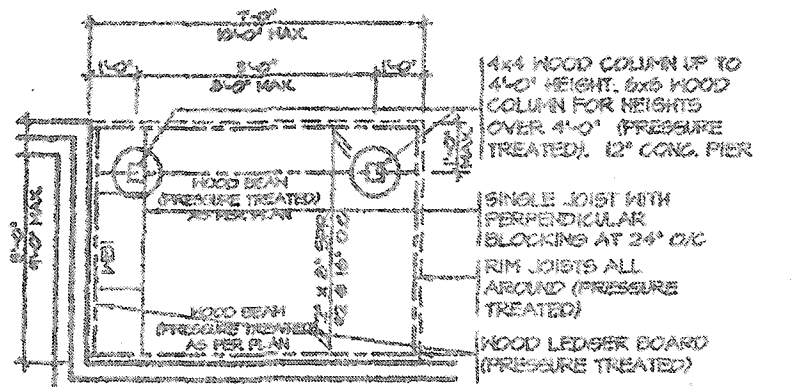
EXTERIOR ELEVATION
NOT TO SCALE

2012 CODE COMPLIANCE PACKAGE "A1"

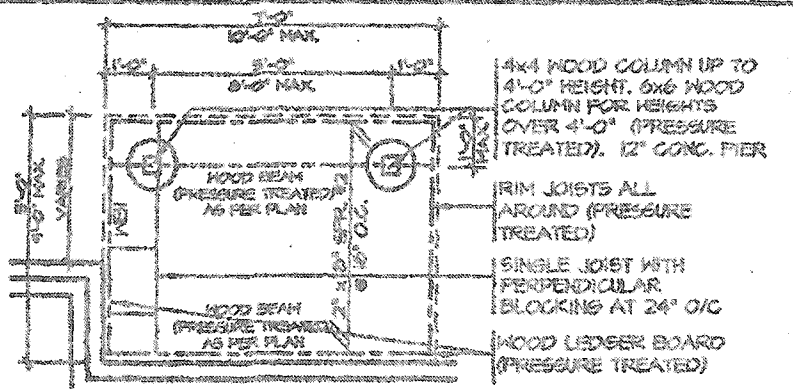
5. 4. 3. 2. 1. ISSUED FOR PERMIT REVISIONS JUL 30, 2016	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJAN NAME SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 BURNHAM ST. CONCORD, ONTARIO L4R 4G6 P (416) 738-6026 F (905) 880-0746	REGION DESIGN INC.	SHEET TITLE VENT FIREPLACE DIRECT SCALE 3/4"=1'-0" 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. 7-2	Greenpark. PROJECT NAME RUSSELL GARDENS III
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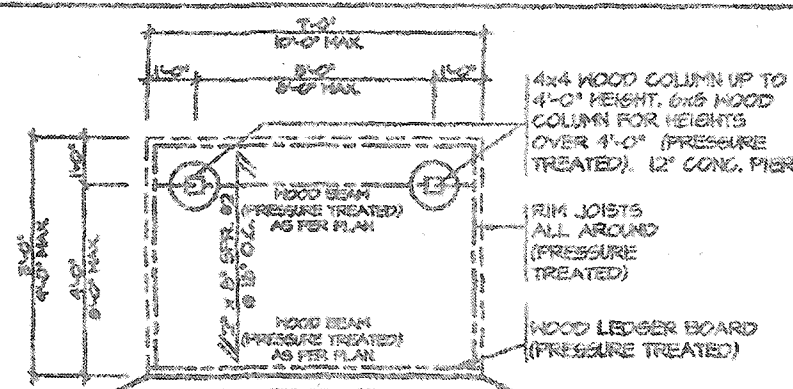
TYPICAL DECK LAYOUT
SCALE: 1/4"=1'-0"



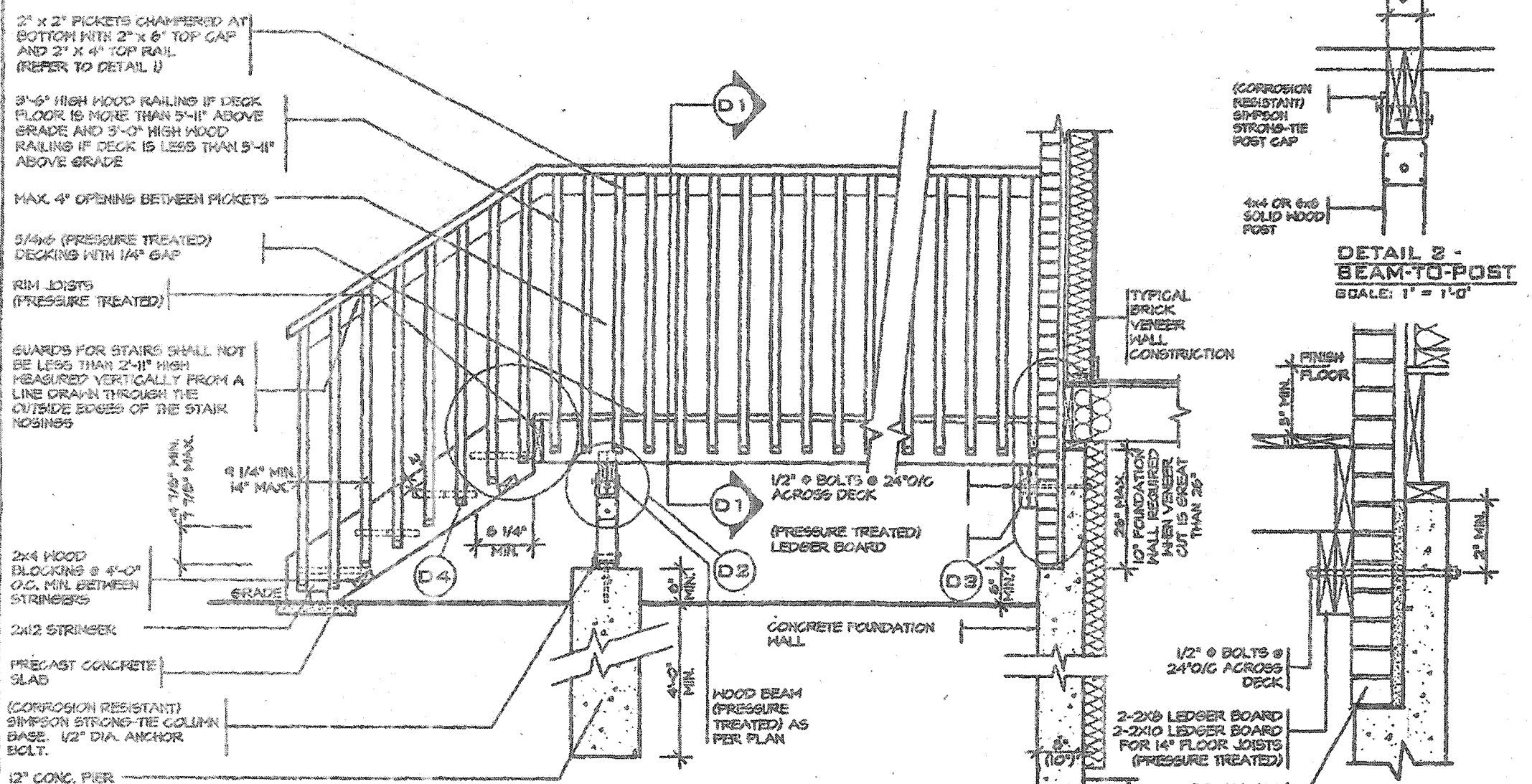
TYPICAL DECK LAYOUT
SCALE: 1/4"=1'-0"



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

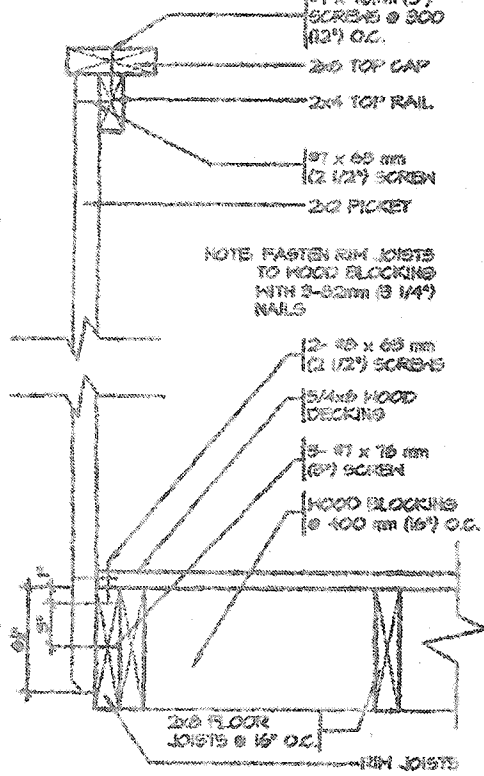


TYPICAL DECK LAYOUT
SCALE: 1/4"=1'-0"

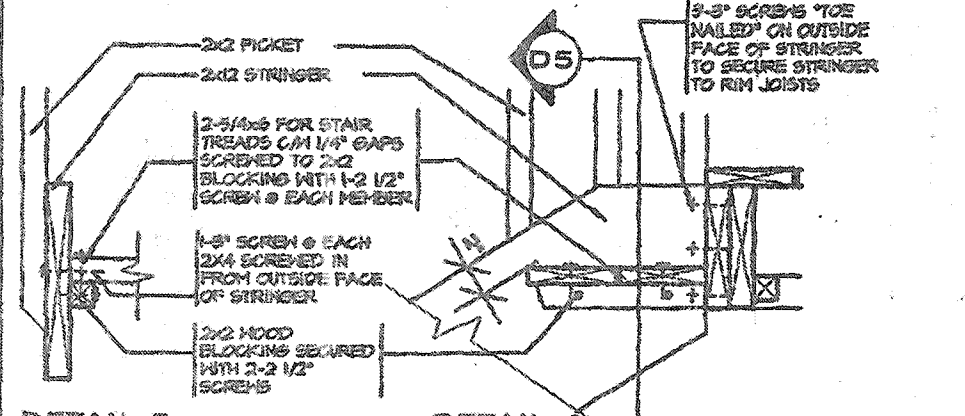
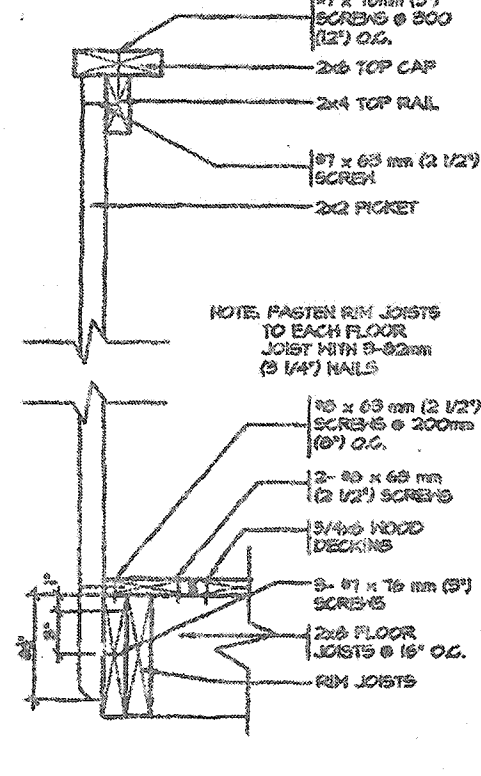


DECK SECTION WITH BRICK VENEER
SCALE: 1/2"=1'-0"

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"



DETAIL 3
SECTION THROUGH STAIR STRINGER
SCALE: 1"=1'-0"

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

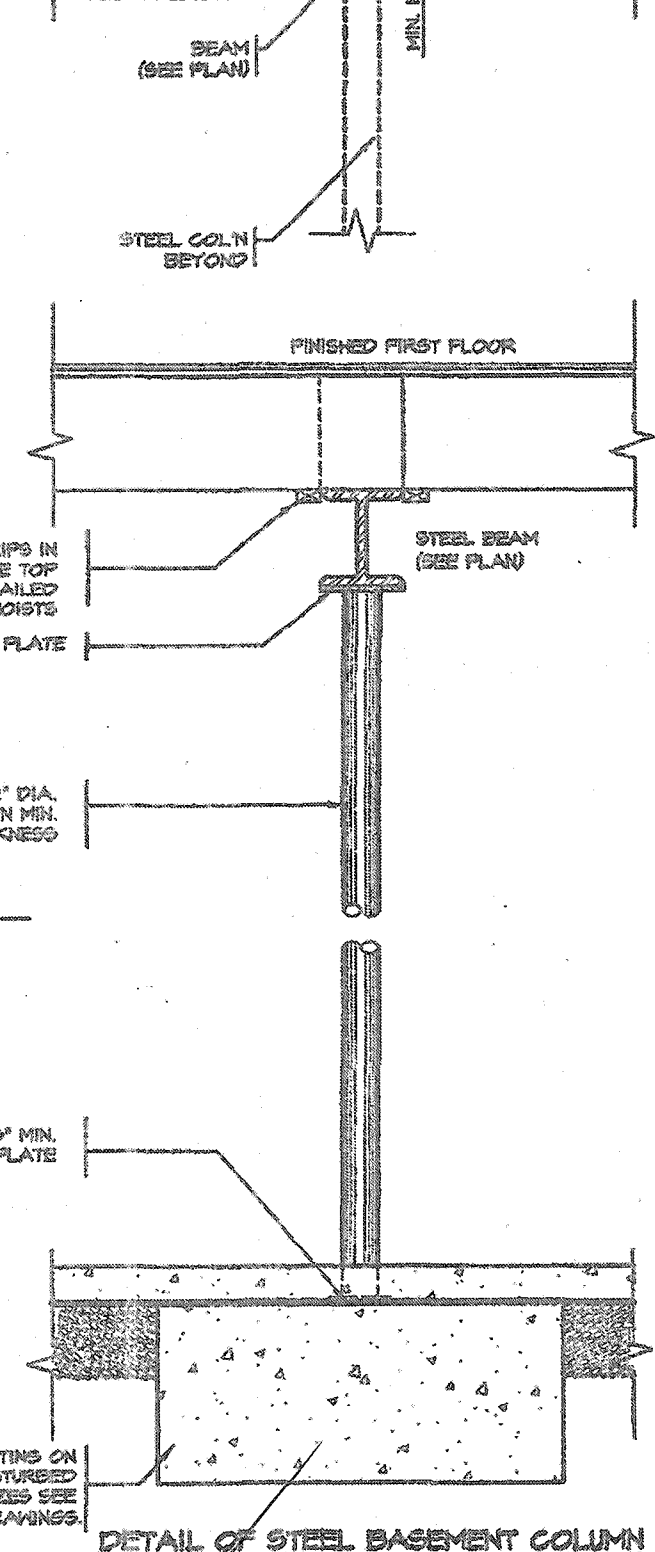
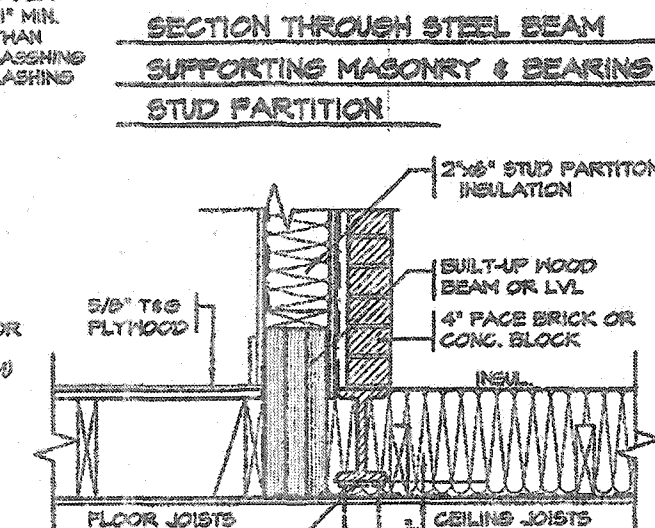
- GENERAL NOTES**
1. BRICK TO BE COMPRESSIVE STRENGTH OF 15 MPa (2200 PSI) MIN. UNITS TO BE LAID WITH FULL HEAD AND BED JOINTS.
 2. MORTAR TO BE TYPE S WITH JOINT THICKNESS OF 10mm (3/8") MIN. AND 20mm (3/4") MAX.
 3. ALL NAILS AND SCREWS TO BE GALVANIZED.
 4. WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS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



FOR STRUCTURE ONLY
FEB 05 2017

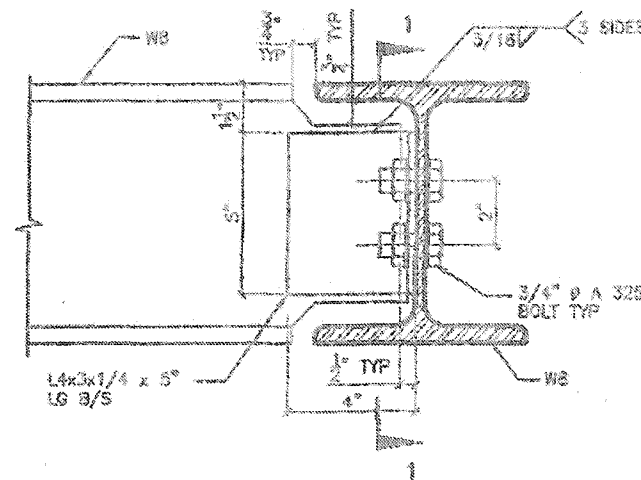
2012 CODE
COMPLIANCE PACKAGE "A1"

5. _____ 4. _____ 3. _____ 2. _____ 1. REVISION FOR STARTIME NOV 16 REVISIONS	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 2.2.5 of the building code VIKAS GAJJAR NAME SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S0 P (416) 736-4096 F (905) 660-0740 REGION DESIGN INC.	SHEET TITLE WOOD DECK DETAIL SCALE AS SHOWN BY DATE NOV 2016 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 PROJECT 00-00-00	Greenpark. PROJECT NAME RUSSELL GARDENS III PAGE No. 8
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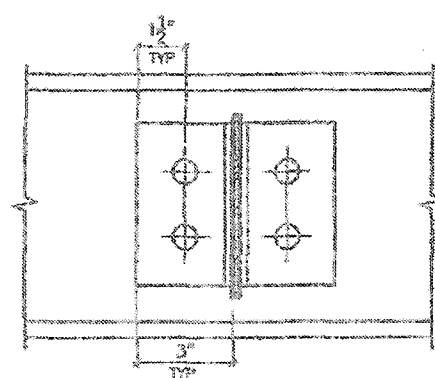
**2012 CODE
COMPLIANCE PACKAGE "A1"**

5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJWAR  28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 3760 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4658 F (905) 950-0740	REGION DESIGN INC.	SHEET TITLE COLUMN DETAILS STEEL	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. 9
3.					DATE JULY 2018			
2.								
1.	ISSUED FOR PERMIT				JUL 30, 2018			
REVISIONS			PROJECT NAME RUSSELL GARDENS III					

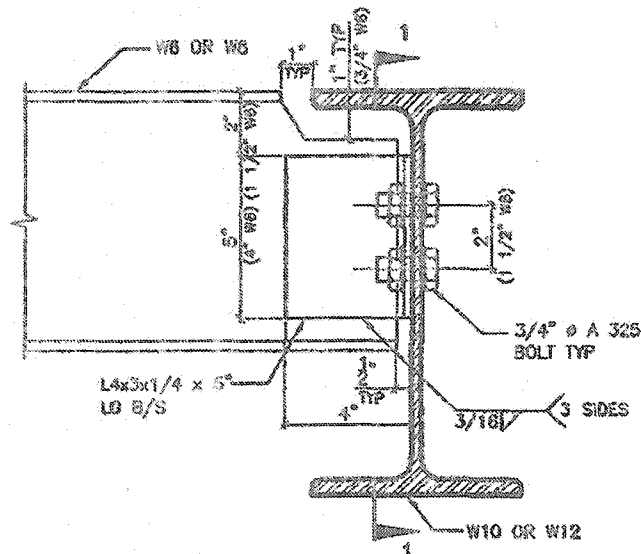


DETAIL 1.

W8
TO
W8
CONNECTION

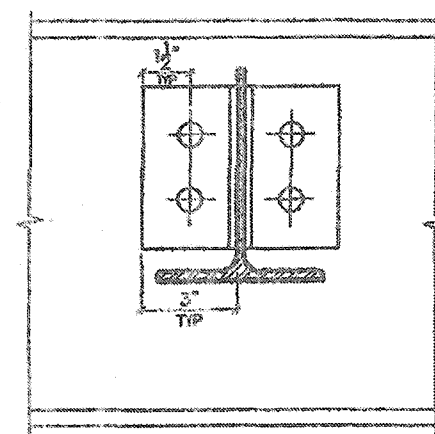


SECTION 1-1

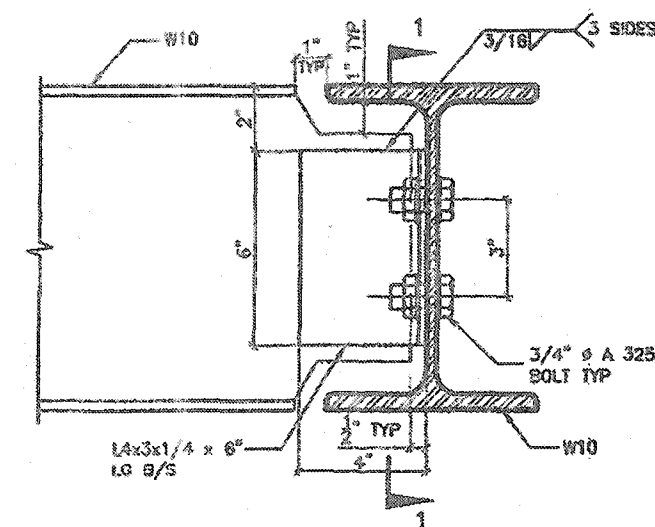


DETAIL 2.

W6(W8)
TO
W10(W12)
CONNECTION

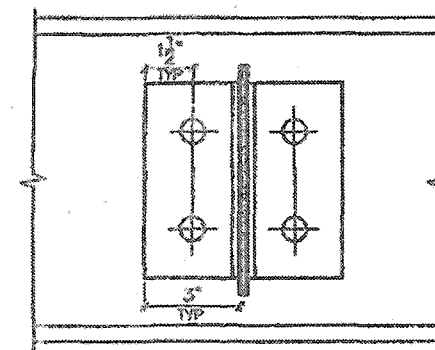


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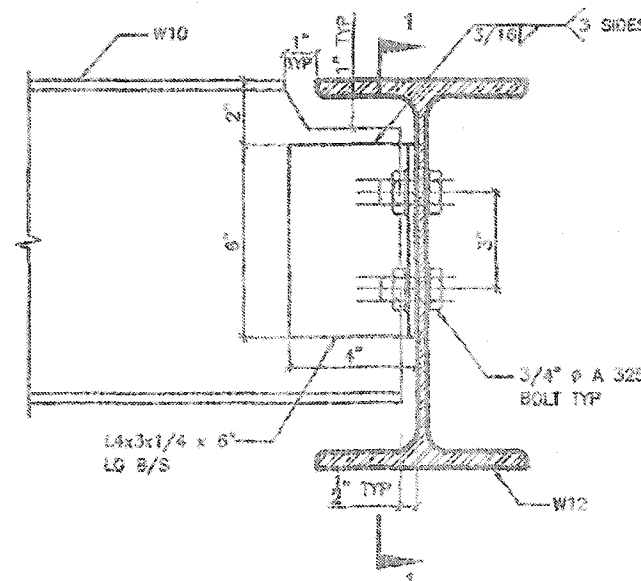


DETAIL 3.

W10
TO
W10
CONNECTION

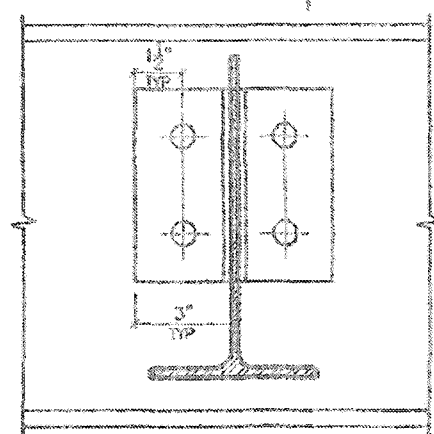


SECTION 1-1

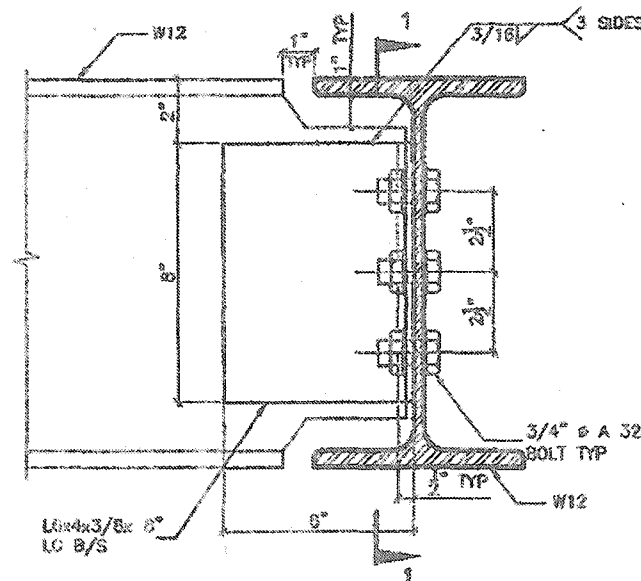


DETAIL 4.

W10
TO
W12
CONNECTION

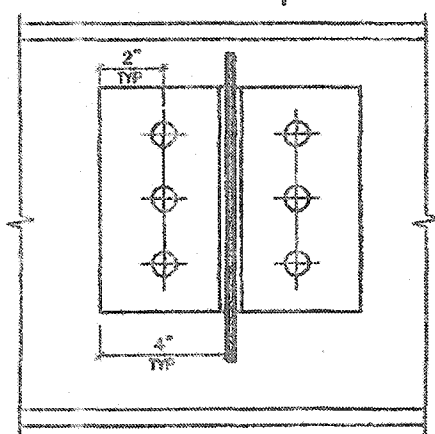


SECTION 1-1

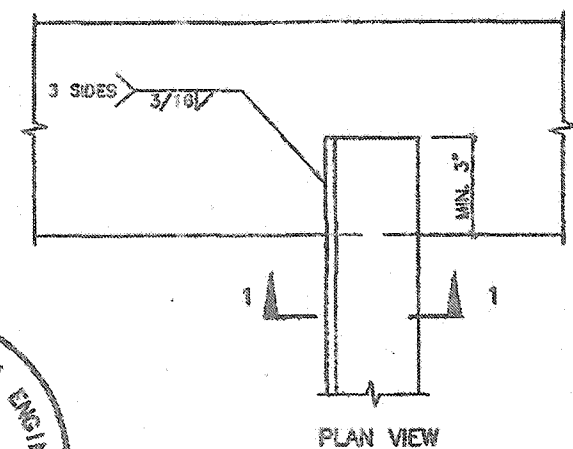


DETAIL 5.

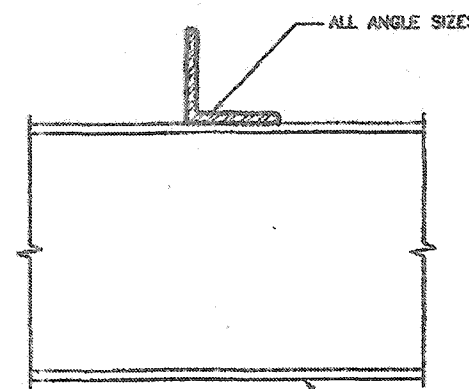
W12
TO
W12
CONNECTION



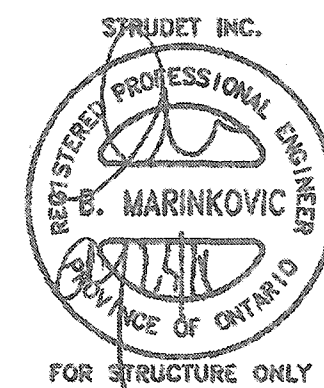
SECTION 1-1



PLAN VIEW



SECTION 1-1

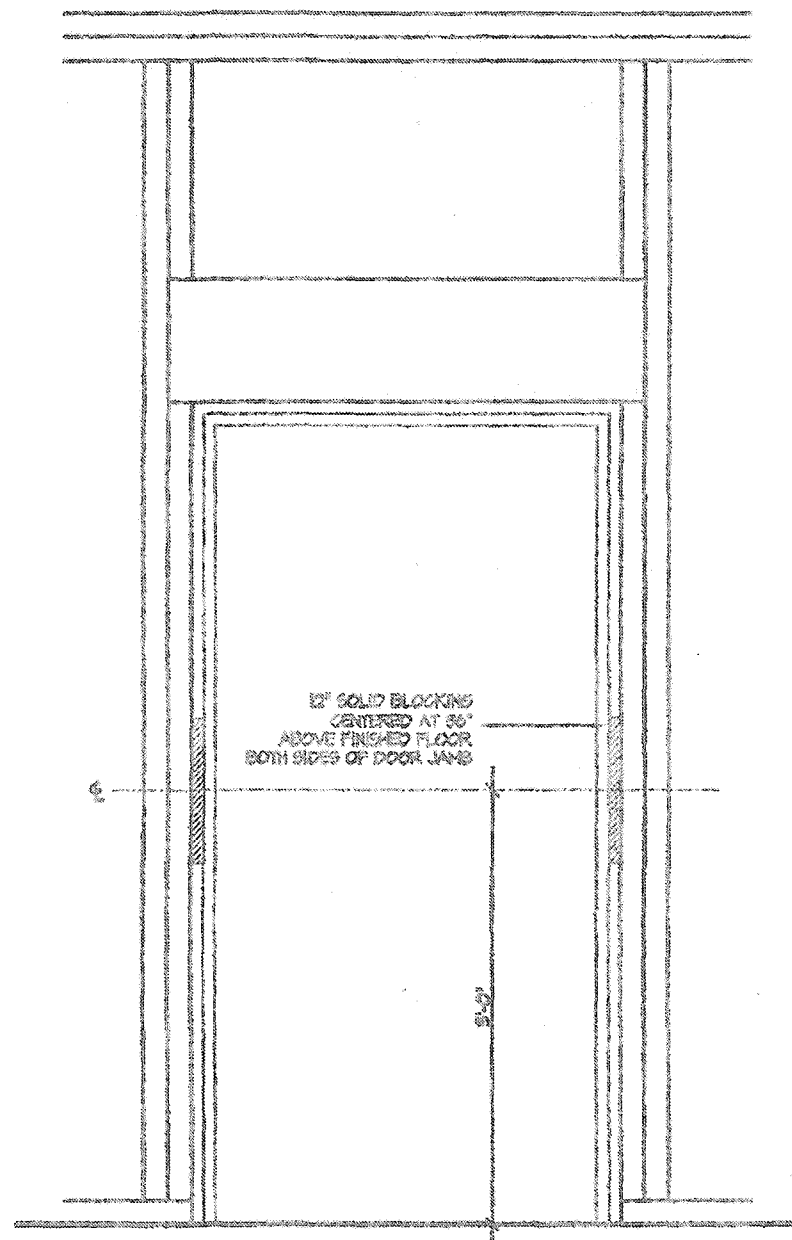


DETAIL 6.

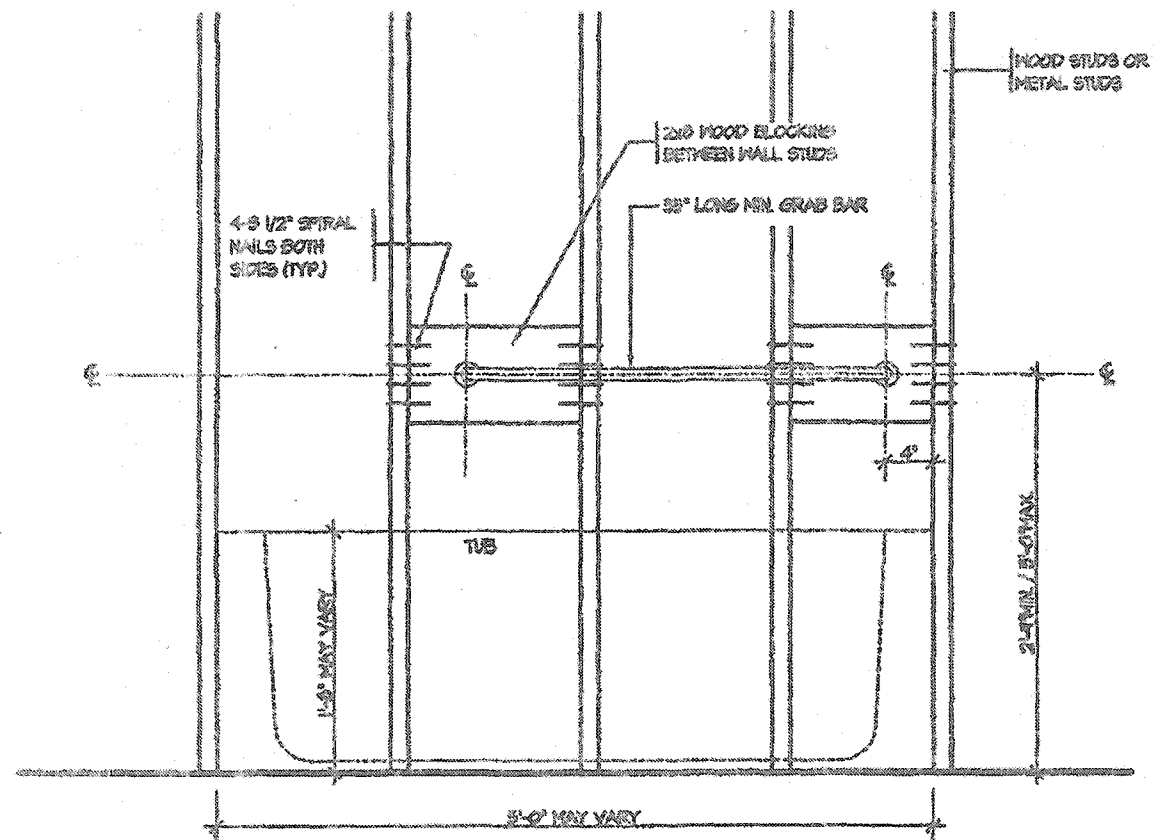
ANGLE
TO
BEAM
CONNECTION

2012 CODE
COMPLIANCE PACKAGE "A1"

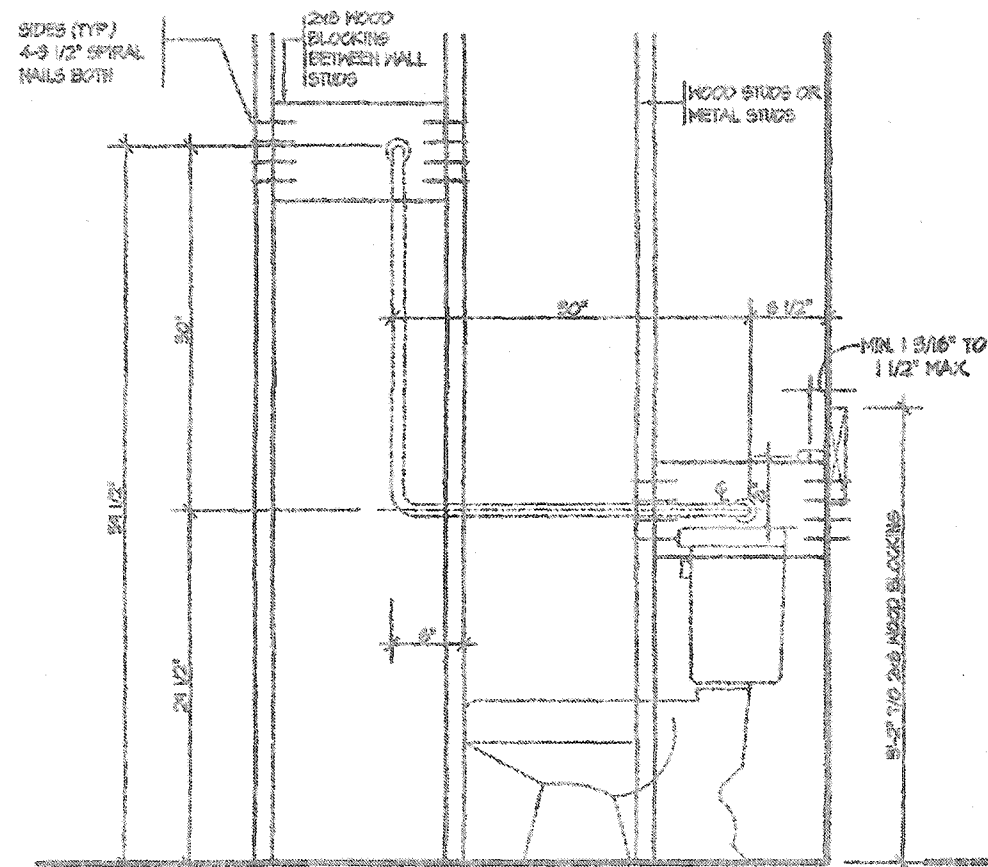
5. _____ 4. _____ 3. _____ 2. _____ 1. ISSUED FOR PERMIT REVISIONS	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.6 of the building code VIKAS GAJJAR NAME SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 RIVERVIEW ST. CONCORD, ONTARIO L4K 4S8 P (416) 736-6000 F (905) 660-0745	SHEET TITLE BEAM DETAILS STEEL SCALE N.T.S. DATE JULY 2018	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. PAGE No. 10	Greenpark. PROJECT NAME RUSSELL GARDENS III
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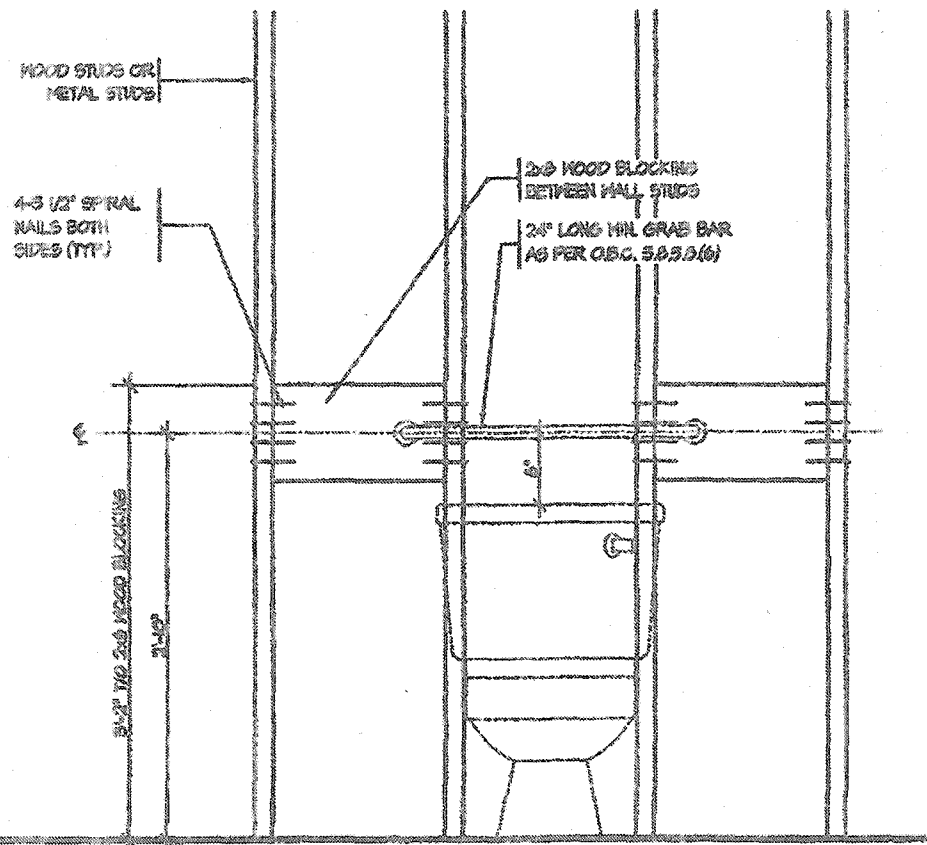
RESISTANCE TO FORCED ENTRY (CBC 9.6.5)



BATH TUB FRONT ELEVATION

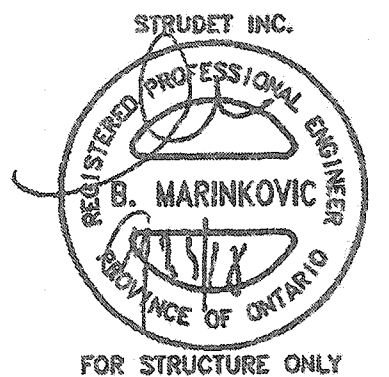


TOILET SIDE ELEVATION



TOILET FRONT ELEVATION

STRUCTURAL REINFORCEMENT FOR GRAB BAR (CBC 4.3.2.3)



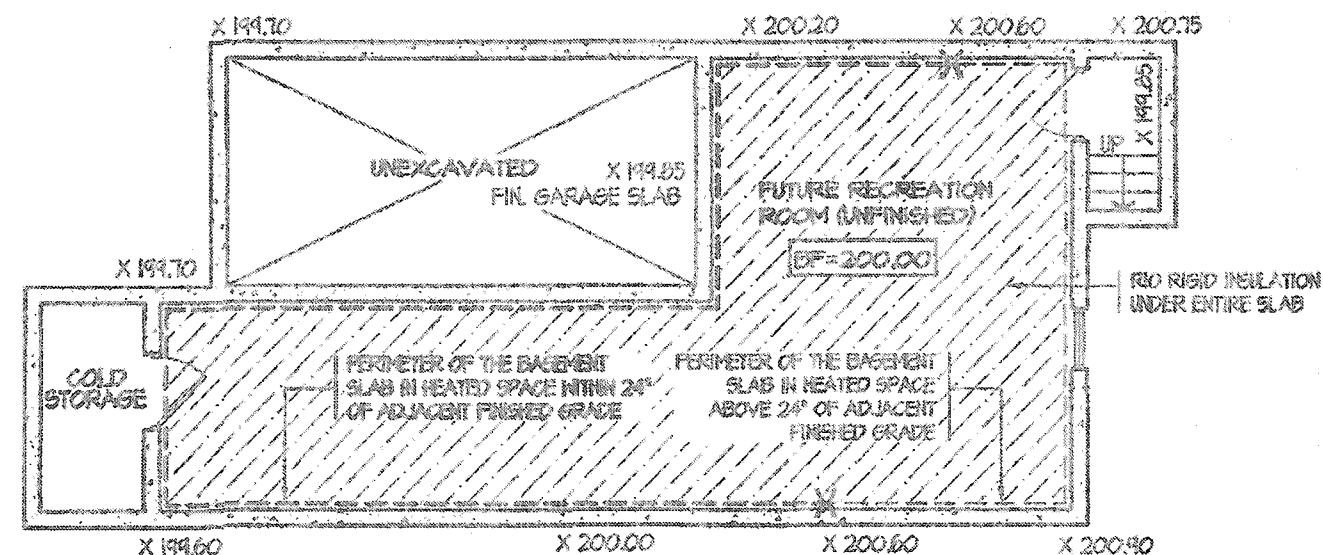
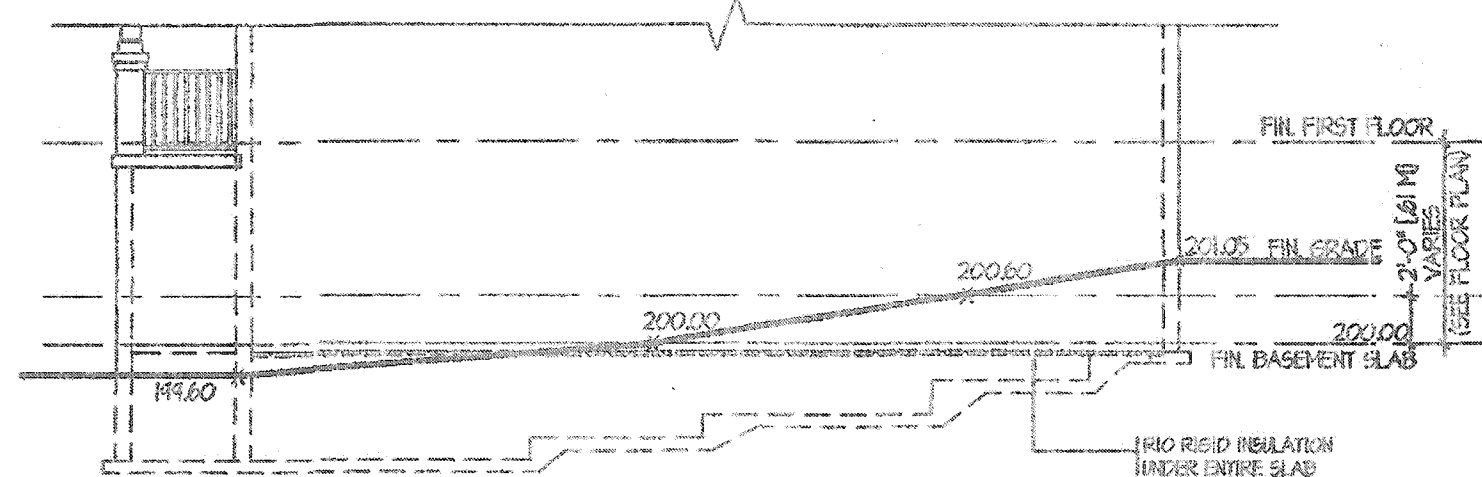
2012 CODE
COMPLIANCE PACKAGE "A1"

5. 4. 3. 2. 1. ISSUED FOR PERMIT JUL 30, 2018 REVISIONS	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 2.2.5 of the building code VIKAS GAJJAR 28770 BCIN NAME SIGNATURE	REGION DESIGN INC. 5700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S8 P (416) 738-1086 F (905) 660-0736 REGION DESIGN INC.	SHEET TITLE BLOCKING FORCED ENTRY & GRAB BAR SCALE 3/4"=1'-0" DATE JULY 2018	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. PAGE No. 11	PROJECT NAME RUSSELL GARDENS III Greenpark.
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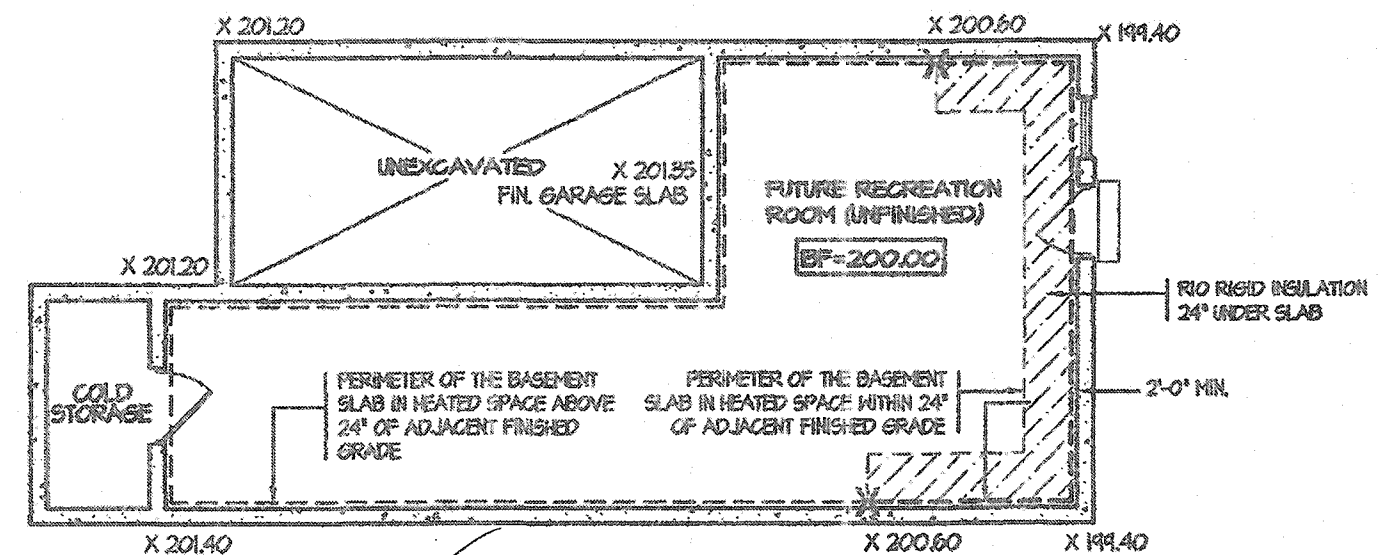
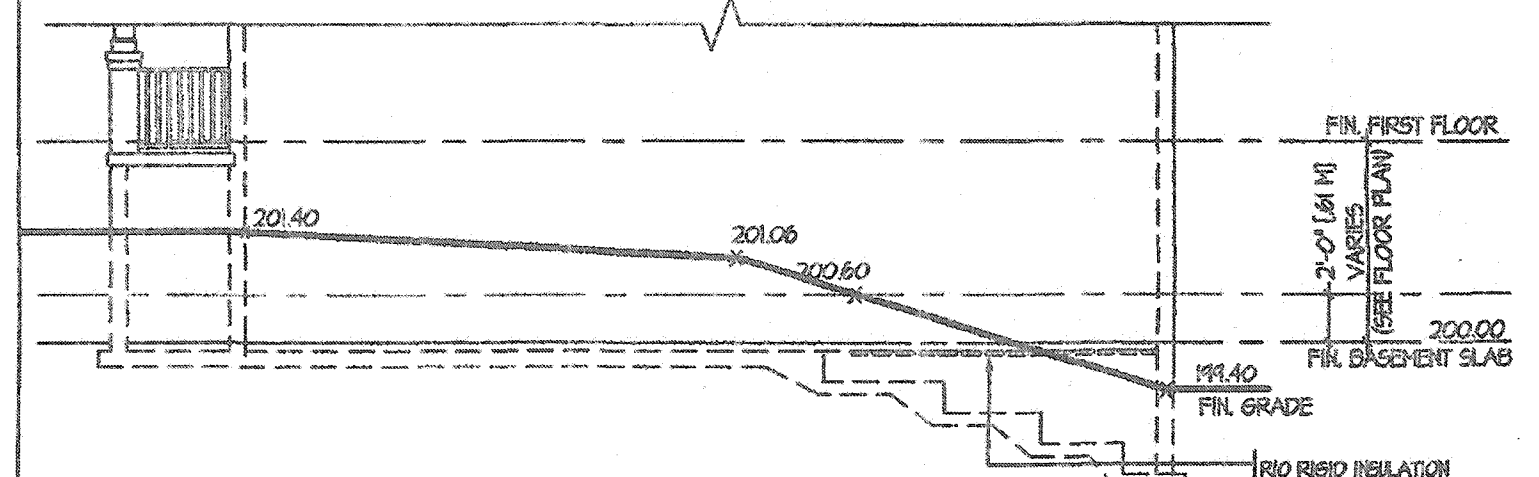
2012 CODE
COMPLIANCE PACKAGE "A1"

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4.					SCALE 1/2"=1'-0"	PAGE No. 12			PROJECT NAME RUSSELL GARDENS III
3.					DATE JULY 2018				
2.									
1.	ISSUED FOR PERMIT				JUL 31 2018				
REVISIONS									



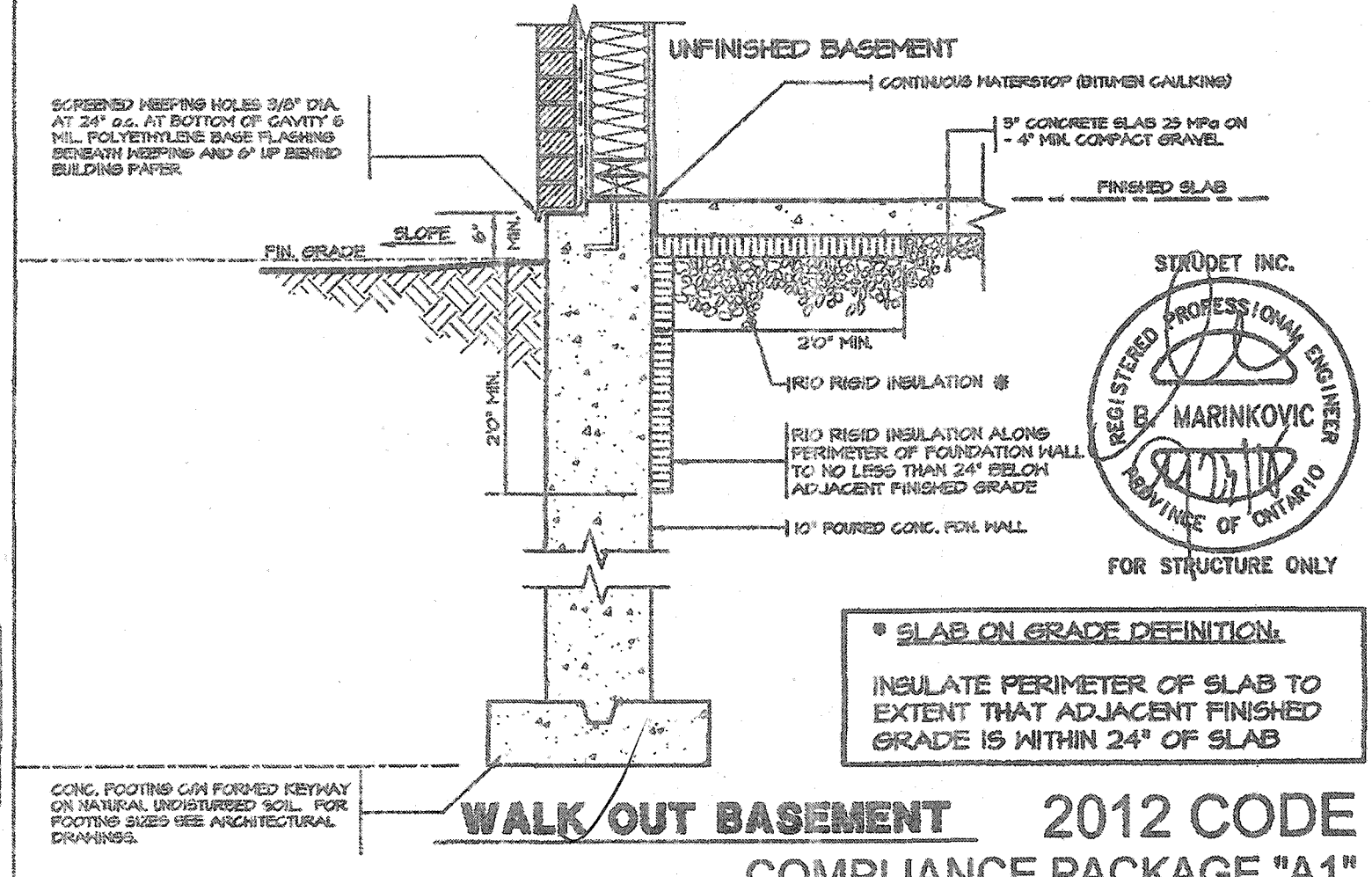
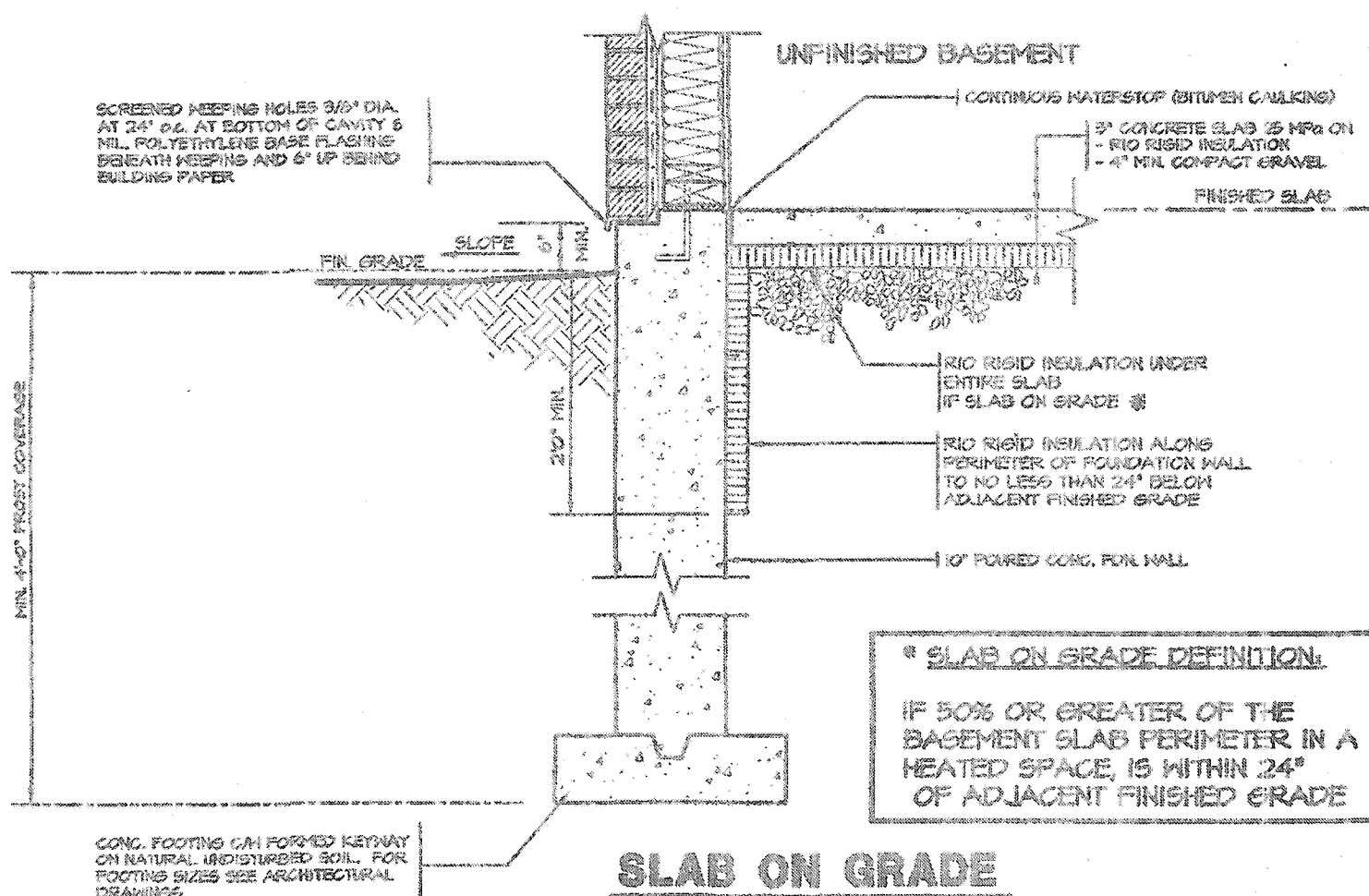
SLAB ON GRADE CONDITION

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.		
6.		
3.		
7.		
5.	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

Regulator unless dashed is exempt under Division C, Subsection 3.2.5 of the building code

	28770
VIKAS GAJJAR	
NAME	SIGNATURE
	BCIN

REGION DESIGN INC.
6700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S8
F (416) 736-4080
F (905) 660-0746

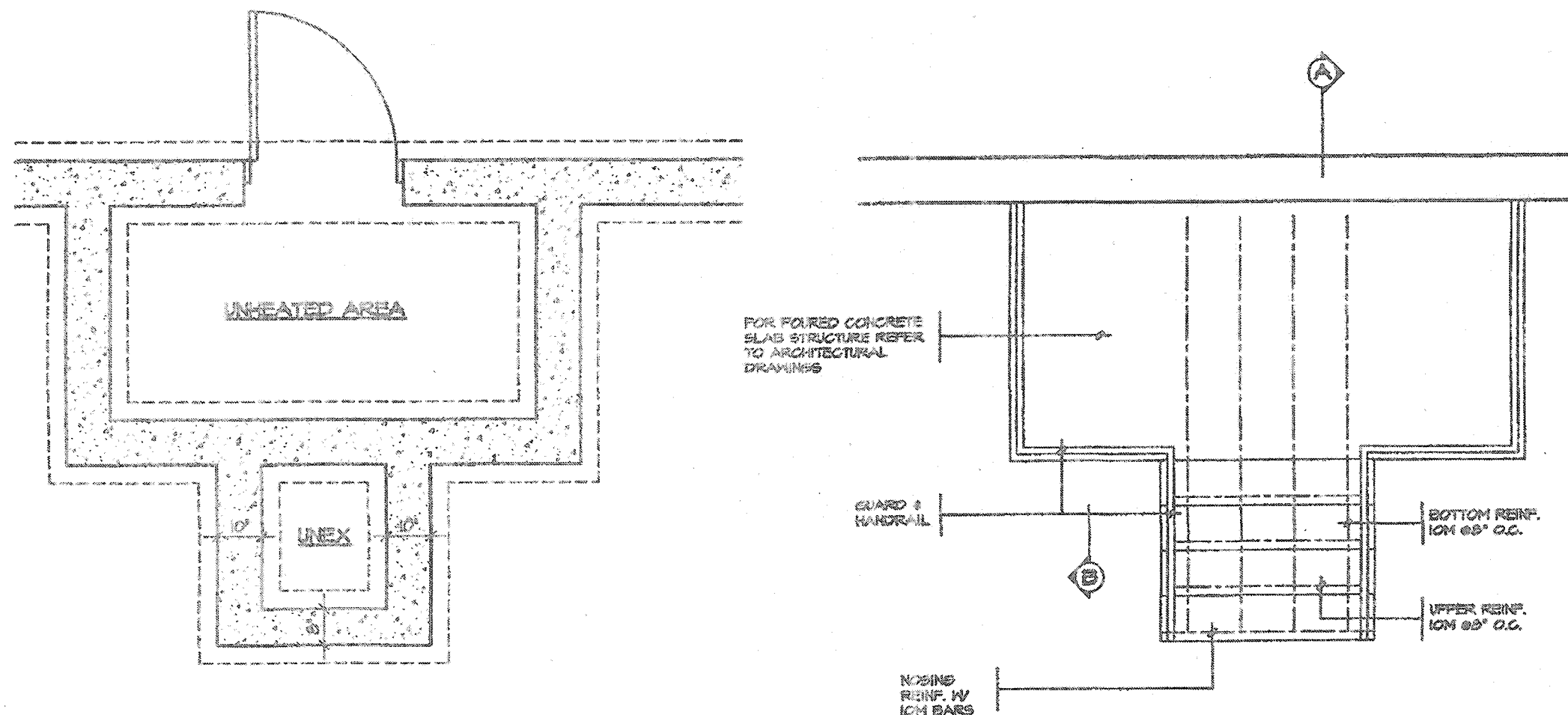
REGION
DESIGN
INC.

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.

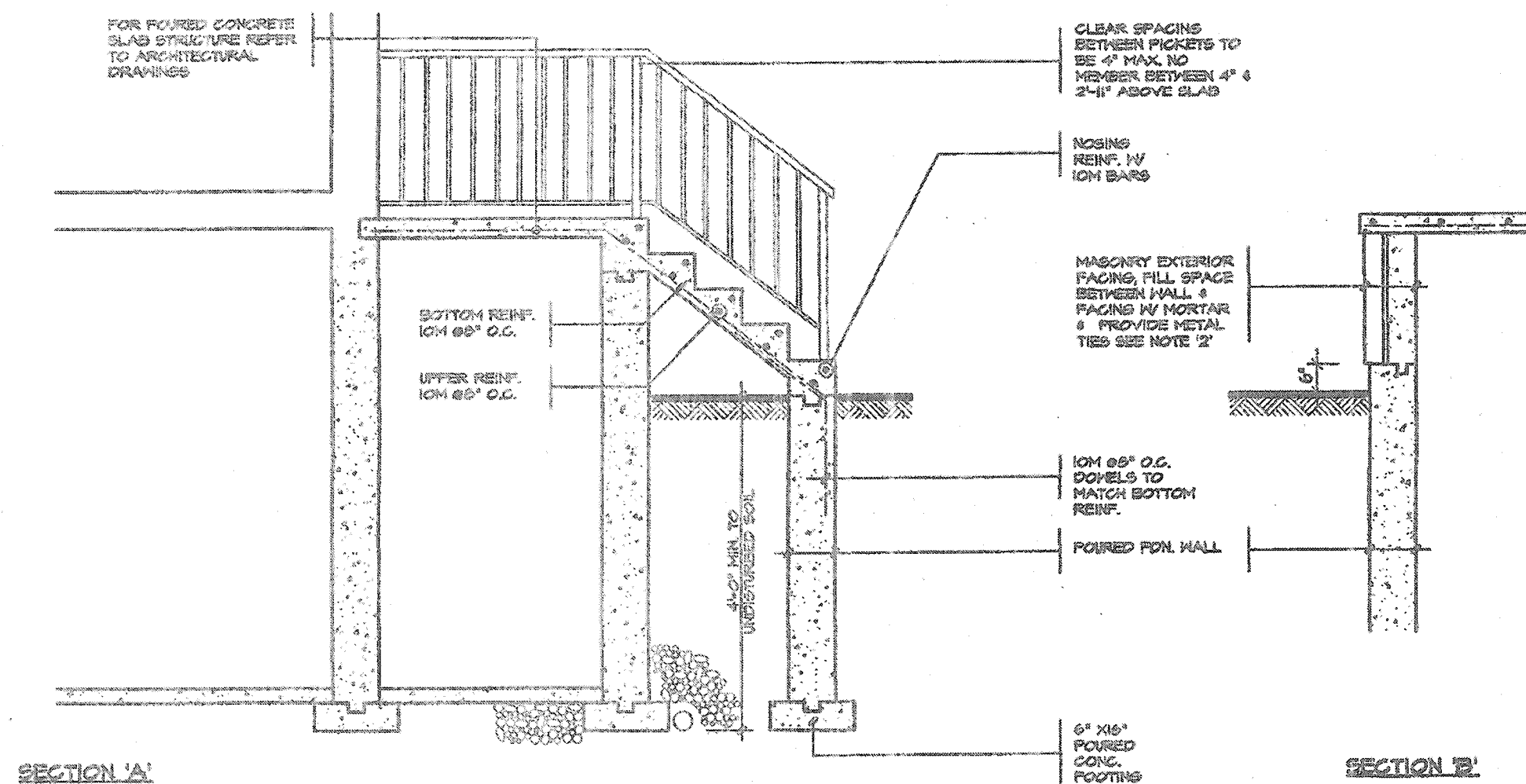


PROJECT NAME
RUSSELL GARDENS III



FOUNDATION PLAN

GROUND FLOOR PLAN



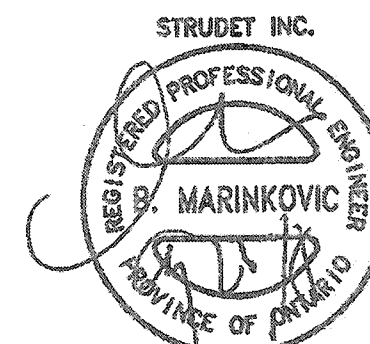
SECTION 'A'

SECTION 'B'

NOTE: FOR MORE THAN 8 RISERS

GENERAL NOTES

- EXTERIOR STAIRS**
7 1/2" RISE MAXIMUM
9 1/4" RUN MINIMUM
1 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" - 36".
- 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 4050 PSI (28MPa) W/ 5% AIR ENTRAINMENT MINIMUM CONCRETE SLAB THICKNESS 9"
- CONCRETE COVERS**
PROVIDE MINIMUM 3/4" CLEAR CONCRETE COVER TO REINFORCING BARS



FOR STRUCTURE ONLY
2012 CODE
COMPLIANCE PACKAGE "A1"



1. ISSUED FOR PERMIT JUL 30, 2018 REVISIONS	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.6 of the building code VIKAS GAJJAR NAME 28770 BCIN SIGNATURE	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO P (416) 736-4000 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE POURED CONCRETE STAIRS SCALE 3/8"=1'-0" DATE JULY 2018	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. PAGE NO. 14	PROJECT NAME RUSSELL GARDENS III
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