

WINDOWS - CANADA ZONE C

- MINIMUM BEDROOM WINDOW** (*OBC 9.9.10.1.)
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.99m² (10.7 S.F.T.) UNOBSTRUCTED GLAZED OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380mm (1'-3")
GLASS AREA NOT MORE THAN 17% OF GROSS PERIPHERAL WALL AREA.
MAXIMUM U-VALUE 0.28
- WINDOW GUARDS** (*OBC 9.8.8.116.)
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:

- MECHANICAL VENTILATION**
MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.3 AIR CHANGES PER HOUR AVERAGED OVER 24 HOURS. SEE MECHANICAL DRAWINGS.
 - 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.
 - 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, 3.8.3.2.(3)(a), 3.8.3.2.(3)(c), 3.8.3.15.(2)(g) & 3.8.3.15.(4)(e). SEE DETAIL ON PAGE II.
- LUMBER:**
- ALL LUMBER SHALL BE SPRUCE-PINE-FIR No.1&2 GRADE, UNLESS NOTED OTHERWISE.
 - LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE-PINE-FIR No.1&2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.
 - ALL BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.
 - 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 124, 240, & 300mm (1-1/4", 9-1/2", 11-7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 1/2" (13mm) DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C.
 - PROVIDE TOP MOUNT BEAM HANGERS FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS NOTED OTHERWISE.
 - PROVIDE METAL JOIST HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.
 - WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2mil. POLYETHYLENE FILM, No.50 (45lbs) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

STEEL:

STRUCTURAL STEEL AND HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-S40-21 GRADE 350M.
REINFORCING STEEL SHALL CONFORM TO CSA-G30-10M GRADE 400R.

REVISION:

ONT. REG. 952/12-2012 OBC AMENDMENT O. REG. 88/14
JAN. 01, 2020

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

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

- REDUCE THE FOUNDATION WALL SILL PLATE ANCHOR BOLT SPACING FROM 2400mm o.c. (7'-10") TO 1220mm o.c. (4'-0") FOR STANDARD CONDITIONS.
- USE 45mm (3/8") THICK PLYWOOD OR WAFFERBOARD FOR THE EXTERIOR WALL SHEATHING.
- TO STIFFEN THE STRUCTURE IN TRANSVERSE DIRECTION USE 45mm (3/8") THICK PLYWOOD NAILED TO THE INTERIOR PARTITIONS ON EACH FLOOR FOR A MINIMUM 2 INTERIOR PARTITION WALLS ON BOTH SIDES AND PERPENDICULAR TO THE LONG WALLS.

BRICK VENEER LINTELS

KL1 = 5'-1/2"x8'-1/2"x16" (150x40x40) + 2-2"x8" SFR. No.2
KL2 = 4'-0"x12'-1/2"x16" (100x40x40) + 2-2"x8" SFR. No.2
KL3 = 5'-0"x12'-1/2"x16" (125x40x40) + 2-2"x10" SFR. No.2
KL4 = 6'-0"x12'-1/2"x16" (150x40x40) + 2-2"x12" SFR. No.2
KL5 = 6'-0"x12'-1/2"x16" (150x40x40) + 2-2"x12" SFR. No.2
KL6 = 5'-0"x12'-1/2"x16" (125x40x40) + 2-2"x12" SFR. No.2
KL7 = 5'-0"x12'-1/2"x16" (125x40x40) + 3-2"x10" SFR. No.2
KL8 = 5'-0"x12'-1/2"x16" (125x40x40) + 3-2"x12" SFR. No.2
KL9 = 6'-0"x12'-1/2"x16" (150x40x40) + 3-2"x12" SFR. No.2

WOOD LINTELS AND BEAMS

WB1 = 2-2"x8" SFR. No.2 (2-35x184 SFR. No.2)
WB2 = 3-2"x8" SFR. No.2 (3-35x184 SFR. No.2)
WB3 = 2-2"x10" SFR. No.2 (2-35x235 SFR. No.2)
WB4 = 3-2"x10" SFR. No.2 (3-35x235 SFR. No.2)
WB5 = 2-2"x12" SFR. No.2 (2-35x286 SFR. No.2)
WB6 = 3-2"x12" SFR. No.2 (3-35x286 SFR. No.2)
WB7 = 3-2"x12" SFR. No.2 (3-35x286 SFR. No.2)
WB8 = 4-2"x10" SFR. No.2 (4-35x235 SFR. No.2)
WB9 = 4-2"x12" SFR. No.2 (4-35x286 SFR. No.2)

LOOSE STEEL LINTELS

L1 = 5'-1/2"x8'-1/2"x16" (150x40x40)
L2 = 4'-0"x12'-1/2"x16" (100x40x40)
L3 = 5'-0"x12'-1/2"x16" (125x40x40)
L4 = 6'-0"x12'-1/2"x16" (150x40x40)
L5 = 6'-0"x12'-1/2"x16" (150x40x40)
L6 = 7'-0"x12'-1/2"x16" (175x40x40)

LAMINATED VENEER LUMBER (LVL) BEAMS

LYL1A = 1-1/4" x 7 1/4" (1-45x184)
LYL1 = 2-1/4" x 7 1/4" (2-45x184)
LYL2 = 3-1/4" x 7 1/4" (3-45x184)
LYL3 = 4-1/4" x 7 1/4" (4-45x184)
LYL4A = 1-1/4" x 9 1/2" (1-45x240)
LYL4 = 2-1/4" x 9 1/2" (2-45x240)
LYL5 = 3-1/4" x 9 1/2" (3-45x240)
LYL6A = 4-1/4" x 9 1/2" (4-45x240)
LYL6 = 1-1/4" x 11 7/8" (1-45x300)
LYL7 = 2-1/4" x 11 7/8" (2-45x300)
LYL8 = 3-1/4" x 11 7/8" (3-45x300)
LYL9A = 4-1/4" x 11 7/8" (4-45x300)
LYL9 = 2-1/4" x 14" (2-45x356)
LYL10 = 3-1/4" x 14" (3-45x356)
LYL11 = 2-1/4" x 12" (2-45x456)

DOOR SCHEDULE

1 = 2'-0" x 6'-8" (615x2083) - INSULATED ENTRANCE DOOR
1a = 2'-0" x 6'-8" (615x2083) - INSULATED FRONT DOORS
2 = 2'-0" x 6'-8" (615x2083) - WOOD & GLASS DOOR
3 = 2'-0" x 6'-8" x 1-3/4" (615x2083x45) - EXTERIOR SLAB DOOR
4 = 2'-0" x 6'-8" x 1-3/8" (615x2083x35) - INTERIOR SLAB DOOR
5 = 2'-0" x 6'-8" x 1-3/8" (615x2083x35) - INTERIOR SLAB DOOR
6 = 2'-2" x 6'-8" x 1-3/8" (660x2083x35) - INTERIOR SLAB DOOR
7 = 1'-6" x 6'-8" x 1-3/8" (460x2083x35) - INTERIOR SLAB DOOR

LEGEND

DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
GT	GIRDER TRUSS
PL	POINT LOAD
SL	SOLID WOOD BEARINGS, SOLID BEARING TO BE WIDE AT LEAST AS SUPPORTED MEMBER. MIN. 3 PIECES.
ZZZZ	LOAD-BEARING WALL
XXXX	TWO-STORY WALL. SEE NOTE 39
IIII	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. 21-107128

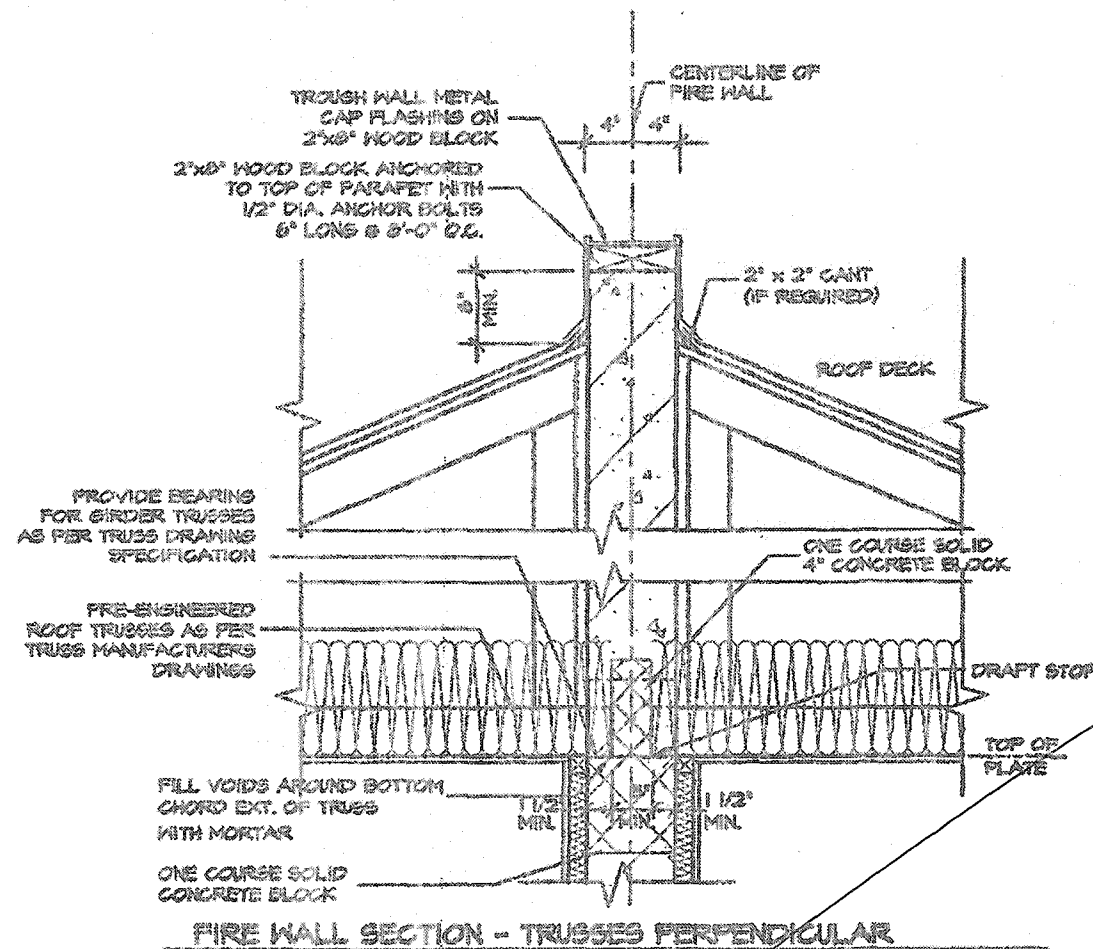
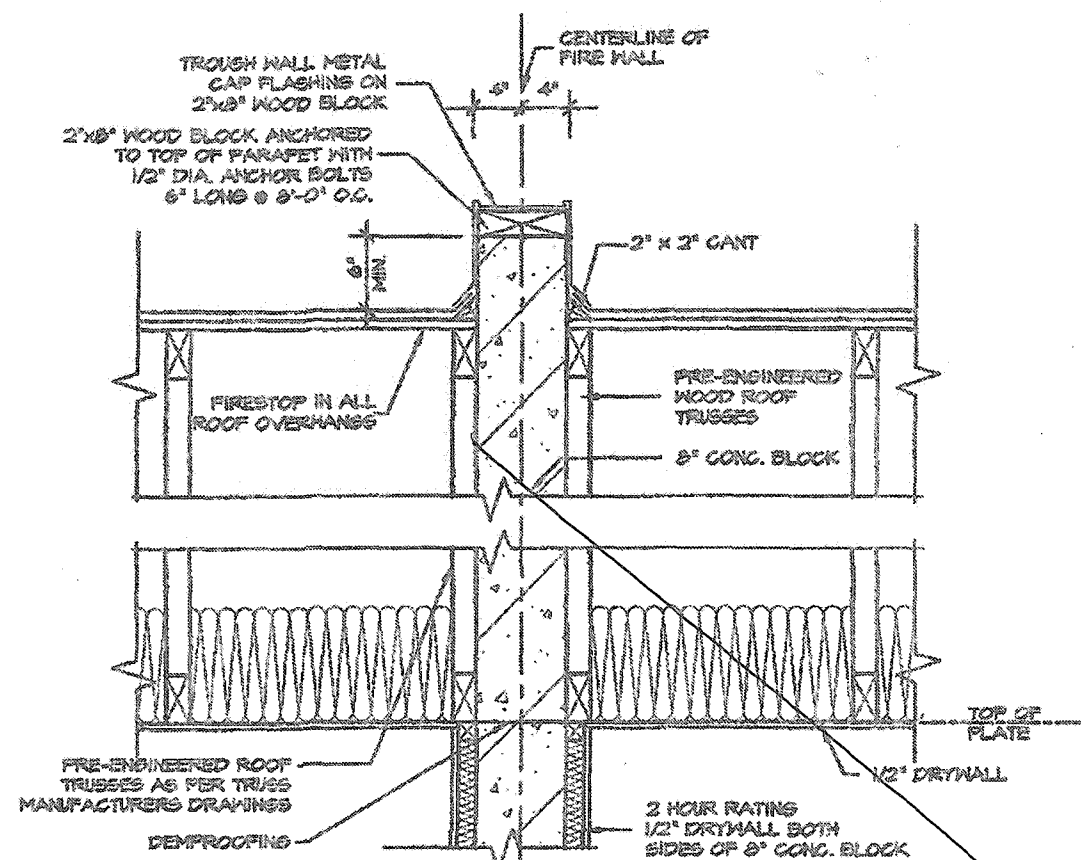
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE.
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW.

These drawings and/or specifications have been reviewed by
MAR 3 11 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.	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.	GENERAL NOTES	
3.		Required unless design is exempt under Division C, Subsection 2.2.6 of the building code	CONDOR, ONTARIO	SCALE	PAGE No.
2.			L4R 430	N.T.S.	2
1.	ISSUED FOR PERMIT	JAN 31, 2015	P (416) 738-4096	DATE	JULY 2018
REVISIONS		VIKAS GAJJAR	F (905) 660-0746	PROJECT NAME	
		NAME	SIGNATURE	RUSSELL GARDENS III	
		28770	BCIN		



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 PO (O.S.C. DIV. 2
4.2.10)~~

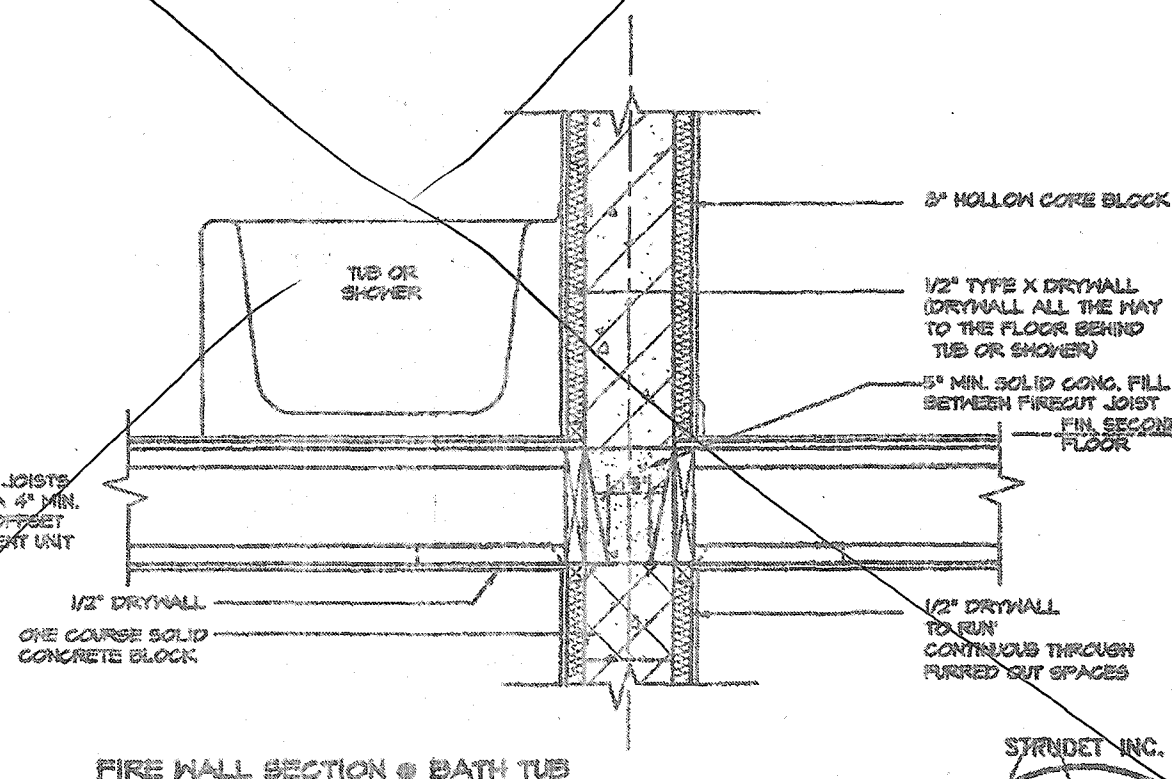
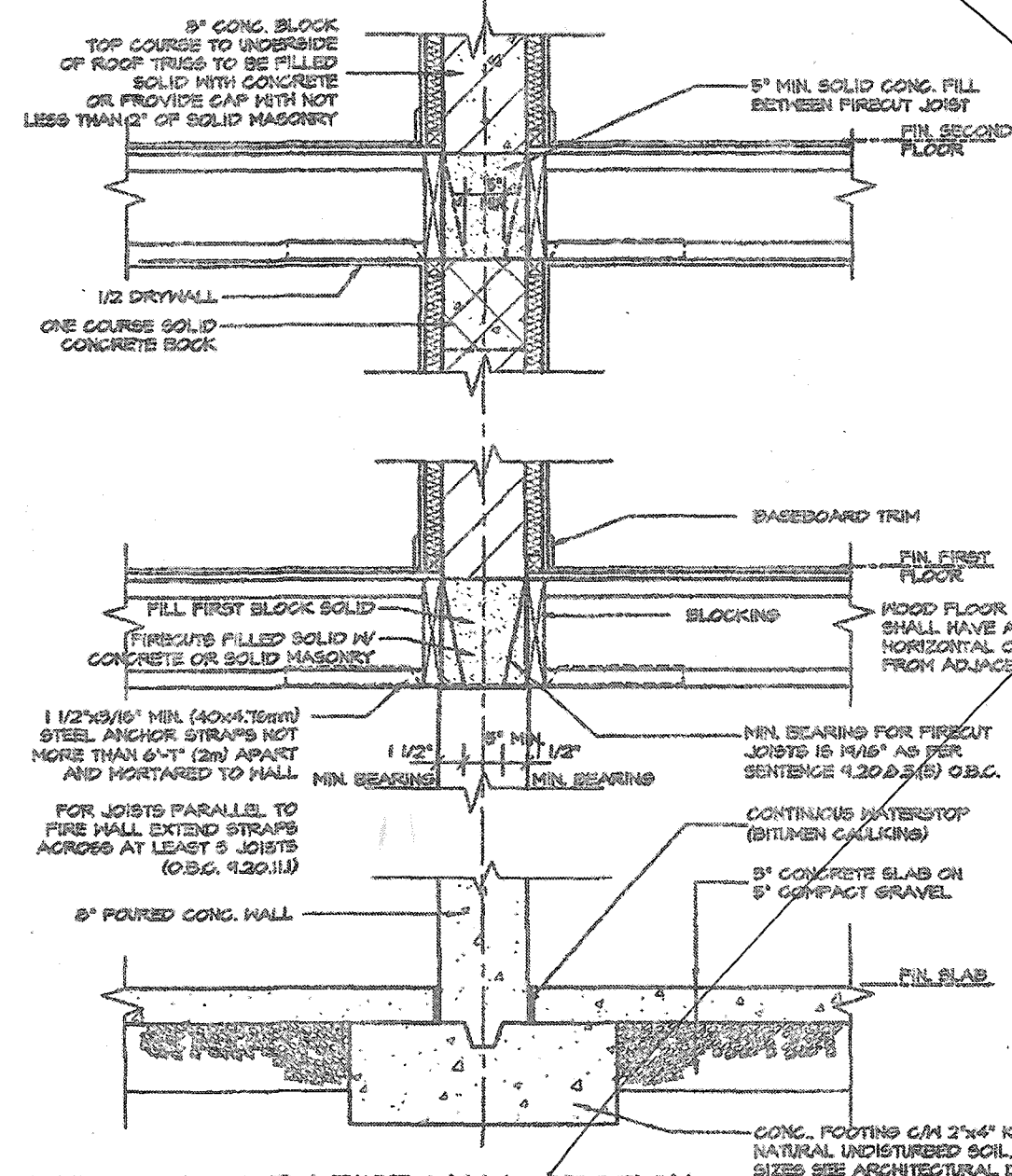
FIRE RESISTANCE RATING
FIRE RESISTANCE RATING
REQUIRED IS 2 HR. MIN.(AS
PER SENTENCE DIV. B 91.02
O.B.C.)

WALL TYPE
SEE SUPPLEMENTARY
STANDARDS SEE TABLE I.
(WALL NO. E6E) 5/19/00
CONCRETE BLOCK WALL WITH
1/2" x 1/2" STRAPPING & 1/2"
DRYWALL FILLED W/ SOUND
ABSORPTIVE MATERIAL EACH
SIDE. (FR 2H/5TC 51)

CITY OF HAMILTON
Building Division

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

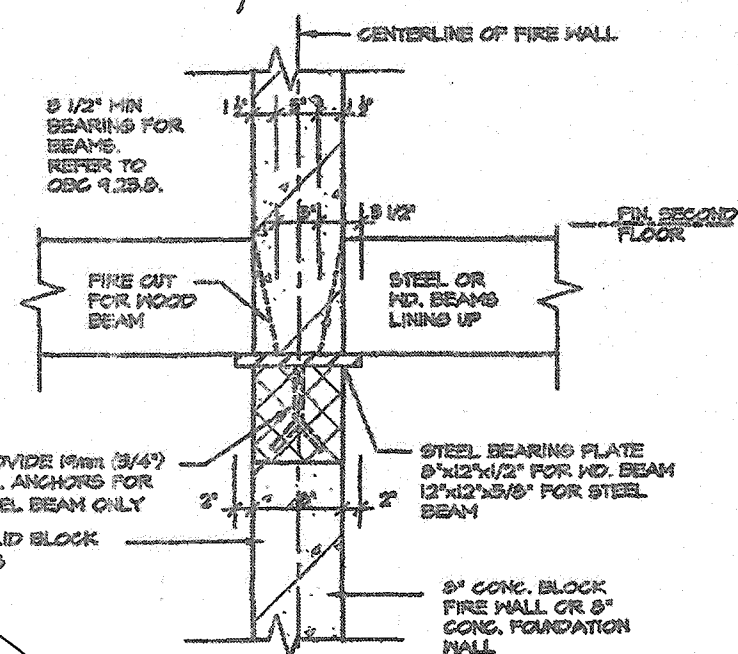
FOR CHIEF BUILDING OFFICIAL



FIRE WALL SECTION • BATH TUB

A FIREWALL SHALL EXTEND FROM THE GROUND CONTINUOUSLY THROUGH, OR ADJACENT TO, ALL STOREYS OF A BUILDING. (B.C. 3.105 (1))

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



STEEL BEARING PLATE DETAIL

Professional Engineer Seal for B. Marinkovic, Registered Professional Engineer, Province of Ontario, No. 12345.

FOR STRUCTURE ONLY

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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. 5700 DUFFERIN ST. CONCORD, ONTARIO L4K 4K6 P (416) 736-4046 F (905) 890-0746	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.	 PROJECT NAME RUSSELL GARDENS III			
4.					SCALE			3/4"=1'-0"	PAGE No.	3
3.					DATE			JULY 2018		
2.										
1.	ISSUED FOR PERMIT				JUL 30, 2018					
REVISIONS										

STRUDET INC.



TIGHTLY SEAL ANY GAPS WITH MINERAL WOOL OR NON-COMBUSTIBLE MATERIAL AS PER O.B.C. 4.10.11.2(5)

PROVIDE BEARING FOR GIRDER TRUSSES AS PER TRUSS DRAWING SPECIFICATION
PRE-ENGINEERED ROOF TRUSSES AS PER TRUSS MANUFACTURERS DRAWINGS

TOP OF PLATE

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

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

5/8" TYPE 'X' GYPSUM WALL BOARD

FIN. SECOND FLOOR

ABSORPTIVE MATERIAL

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

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

5/8" TYPE 'X' GYPSUM WALL BOARD

FIN. FIRST FLOOR

JOISTS FRAMING INTO PARTY WALL

SOLID BLOCKING BETWEEN JOISTS
CONTINUOUS RIM BOARD

1/2" DIA. ANCHOR BOLTS EMBEDDED IN POURED CONC. WALL

8" POURED CONC. WALL

CONTINUOUS BOND BREAKING MATERIAL

3" 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

WOOD FRAME PARTY WALL TRUSSES PERPENDICULAR TO PARTY WALL

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, MID WALL ASSEMBLY.

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

SOUND TRANSMISSION RATING
MINIMUM REQUIRED STC
RATING OF 50 (O.B.C. DIV. B 4.11.2.1(1))

WALL TYPE
SEE SUPPLEMENTARY STANDARDS SEE 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 2 TO TABLE 1)

FIRE RESISTANCE RATING
FIRE RESISTANCE RATING REQUIRED IS 1 HR. MIN. (AS PER SENTENCE DIV. B 4.10.11.2(1) O.B.C.)

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

1" AIR SPACE

3/4" SUBFLOOR

FIN. FIRST FLOOR

ENGINEERED FLOOR JOISTS W/HEADER

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

2"x4" SILL PLATE (MAX. 2' 725 P/F)

8" POURED CONC. FOUNDATION WALL

FIN. SLAB

FLOOR JOISTS PARALLEL

35" DIA. STEEL COLUMN
2"x4" SFR STUDS @ 16" O.C. STAGGERED

CENTRE LINE OF PARTY WALL

1/2" DRYWALL @ STUD CONCEALING STL. COL.
1 LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD

PLAN OF PARTY WALL IN GARAGE

ALL GYPSUM BOARD TO BE TIGHT-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.

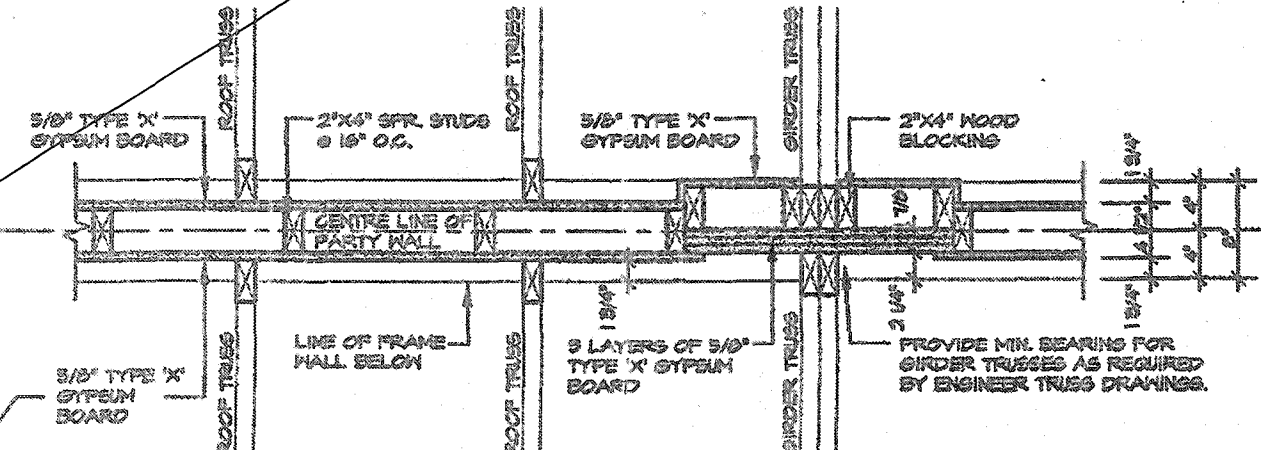
5/8" TYPE 'X' GYPSUM WALL BOARD

TOP OF PLATE

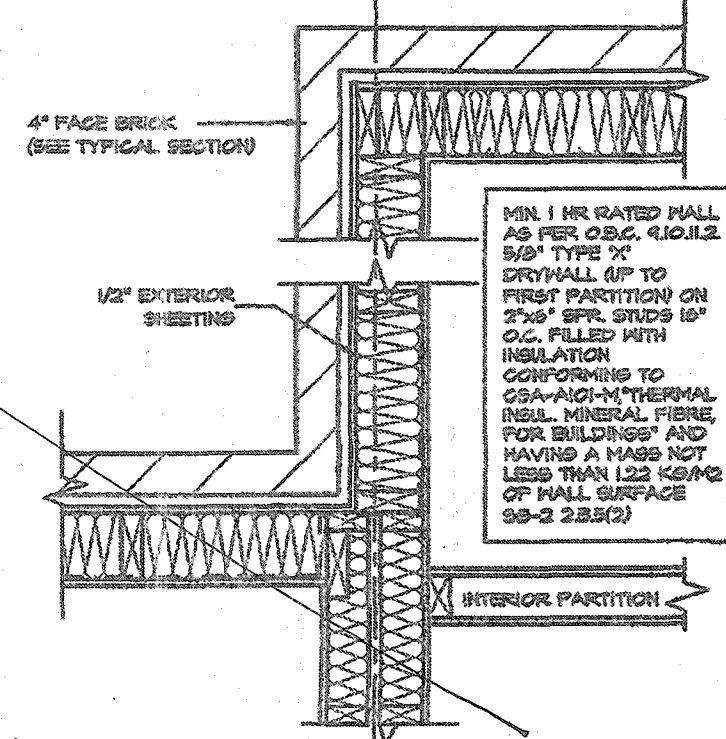
2 LAYERS OF 1/2" GYPSUM WALL BOARD FOR FIRE-STOPPING CONTINUOUS

3 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



MIN. 1 HR. RATED WALL AS PER O.B.C. 4.10.11.2 5/8" TYPE 'X' DRYWALL (UP TO FIRST PARTITION) ON 2"x6" 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 99-2 2.2.5(2)

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 3.2.5 of the building code

VIKAS GAJJAR
NAME
SIGNATURE

28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S5
P (416) 736-0886
F (905) 650-0746

REGION
DESIGN
INC.

SHEET TITLE
PARTY WALL
WOOD

SCALE
3/4"=1'-0"

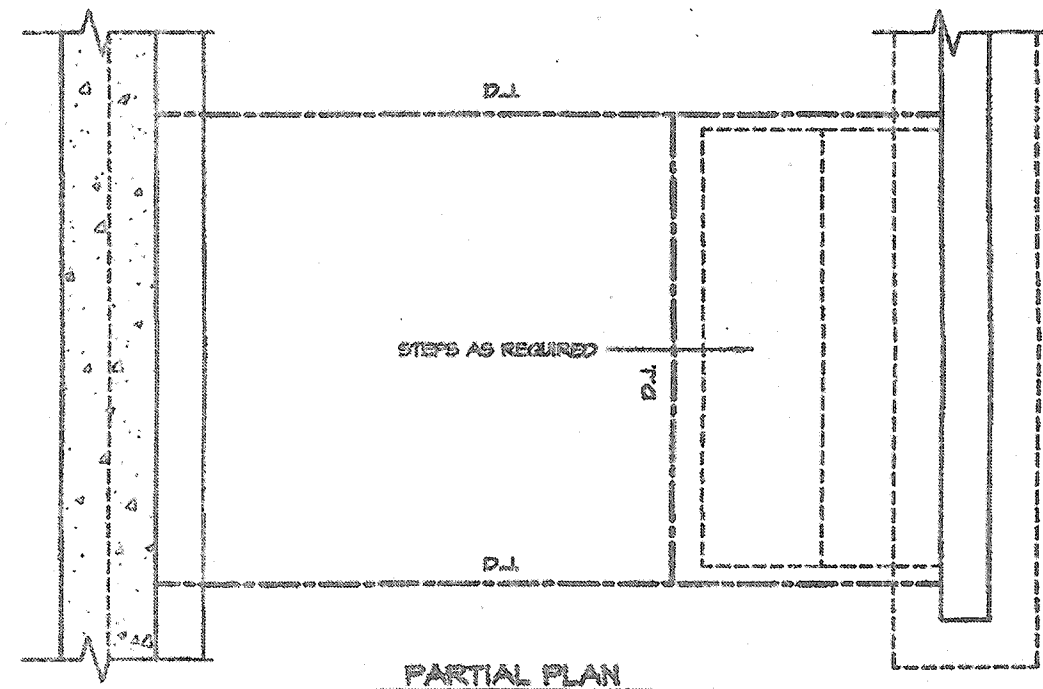
DATE
JULY 2018

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.



**2012 CODE
COMPLIANCE PACKAGE "A1"**

5.			The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.6 of the building code VIKAS GAJJAR  28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 BURNHAM ST. CONCORD, ONTARIO L4C 4S6 P (416) 738-4098 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE LAUNDRY DETAILS SUNKEN	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. 5		PROJECT NAME RUSSELL GARDENS III
3.						DATE JULY 2018			
2.									
1.	ISSUED FOR PERMIT	JUL 30, 2018							
REVISIONS									

EAVE PROTECTION SHALL BE PROVIDED FROM THE EDGE OF ROOF A MIN. 8'-0" (2400mm) UP FROM THE ROOF SLOPE TO A LINE NOT LESS THAN 1'-0" (300mm) INSIDE THE INNER FACE OF THE EXTERIOR WALL. EAVE PROTECTION SHALL BE LAID BENEATH THE STARTER STRIP AND SHALL CONSIST OF TYPE 14 OR TYPE 15 ASPHALT COATED ROOFING SHEETS.

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

STARTER STRIP OF ROOF SHINGLES REQUIRED

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

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

MESH BACKDRAINED

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 VAPOR/RAIN BARRIER & MIN. 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 VAPOR AND AIR BARRIER 4" AND SECURE TO PLATE

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

FINISHED SECOND FLOOR

PARALLEL JOISTS, T&B WOOD BLOCKING @ 24" O.C.

FLOOR JOISTS SEE PLAN

1/2" GYPSUM BOARD CEILING FINISH

SINGLE CONT. TIMBERSTRAND

AIR BARRIER FIN 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

CONCRETE SILL

CONTINUOUS HEADER JOIST W/ R-22 INSULATION W/ 6 MIL. VAPOR 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 PLANTON AIR GAP MEMBRANE"

CEMENT COVE

4" DIA. KEEPING TILES 1/8" CRUSHED STONE COVER

FIN. SLAB

FIN. SLAB

FIN. SLAB

FIN. SLAB

FIN. SLAB

FIN. SLAB

FIN. SLAB

FIN. SLAB

FIN. SLAB

FIN. SLAB

FIN. SLAB

FIN. SLAB

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FIN. SLAB

FIN. SLAB

FIN. SLAB

FIN. SLAB

FIN. SLAB

FIN. SLAB

FIN. SLAB

FIN. SLAB

FIN. SLAB

FIN. SLAB

2 STOREY WALL SECTION

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



CITY OF HAMILTON Building Division

Permit No. 21-107128

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:
 FOR CHIEF BUILDING OFFICIAL
 DATE: MAR 30 2021

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 (BACKDRAINED)

CAULK WITH BEAD VENT

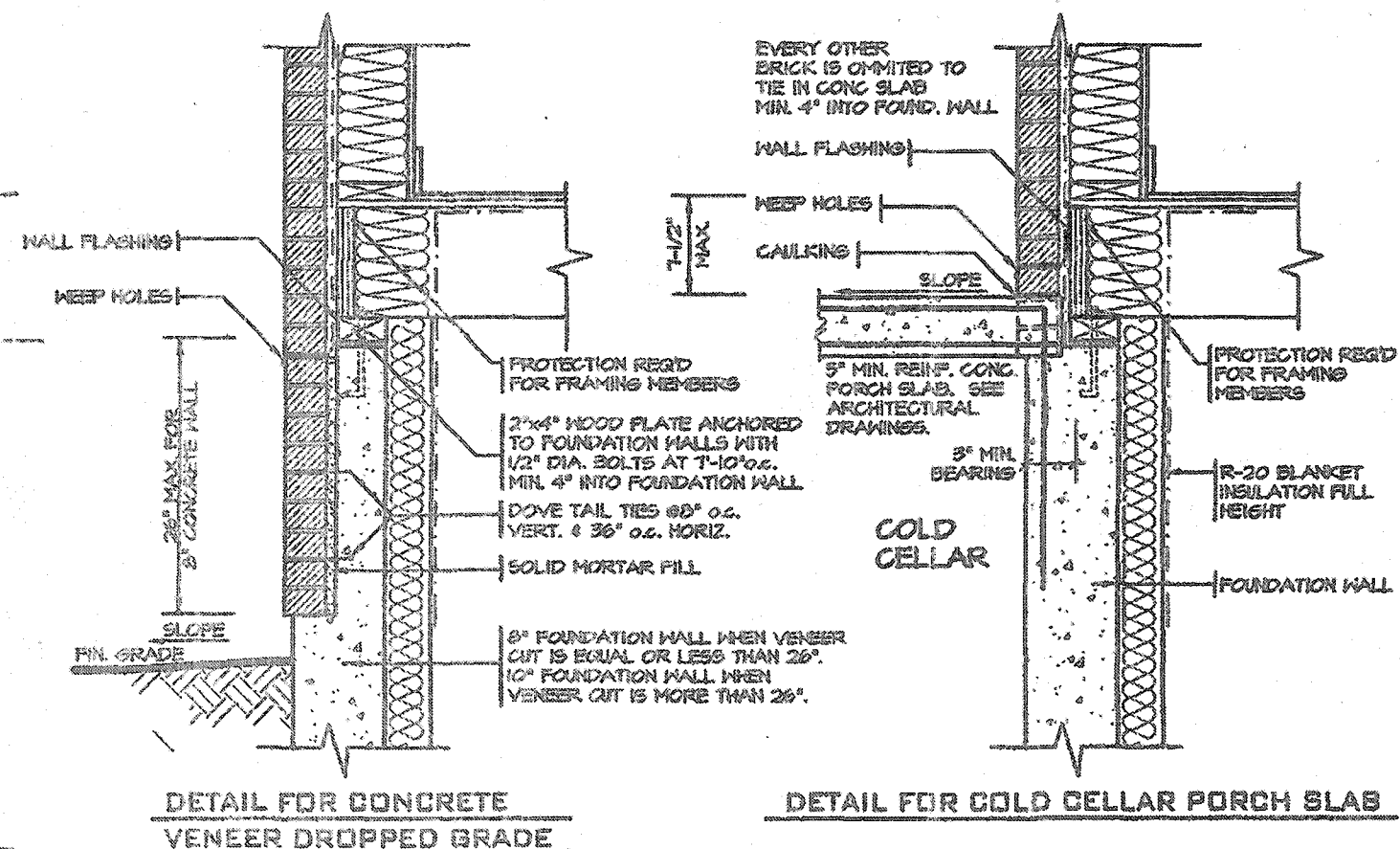
FLASHING

CONCRETE SILL

MASONRY CLADDING AS PER ELEVATION

A. TERMINATION AT MASONRY CLADDING WITH SEALANT

1 1/2" = 1'0"

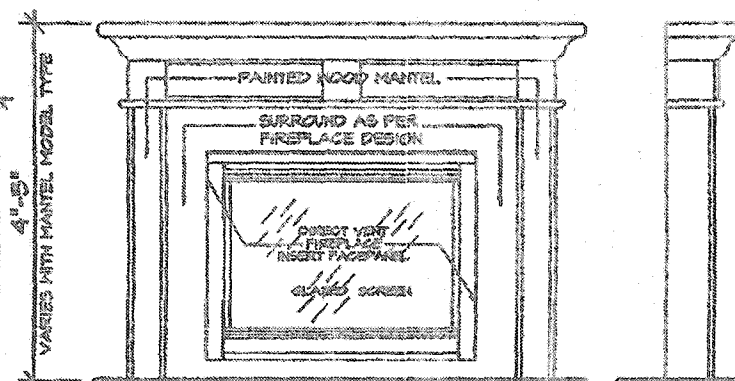
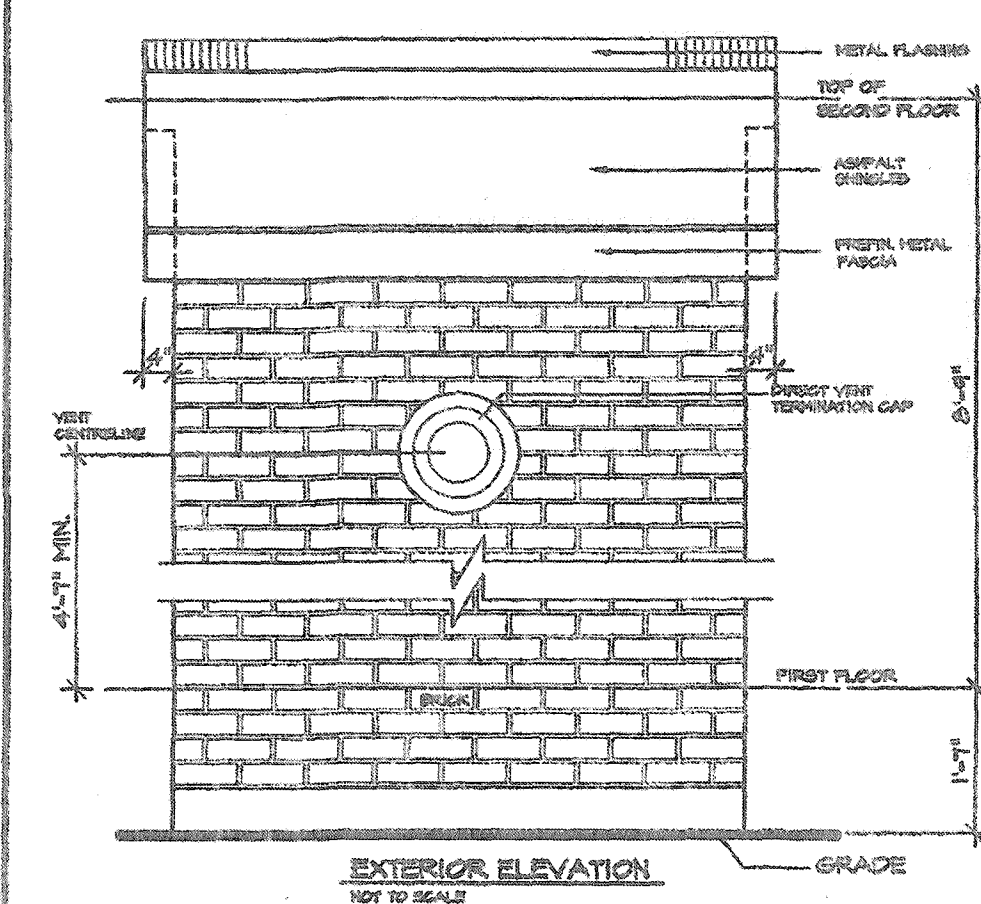
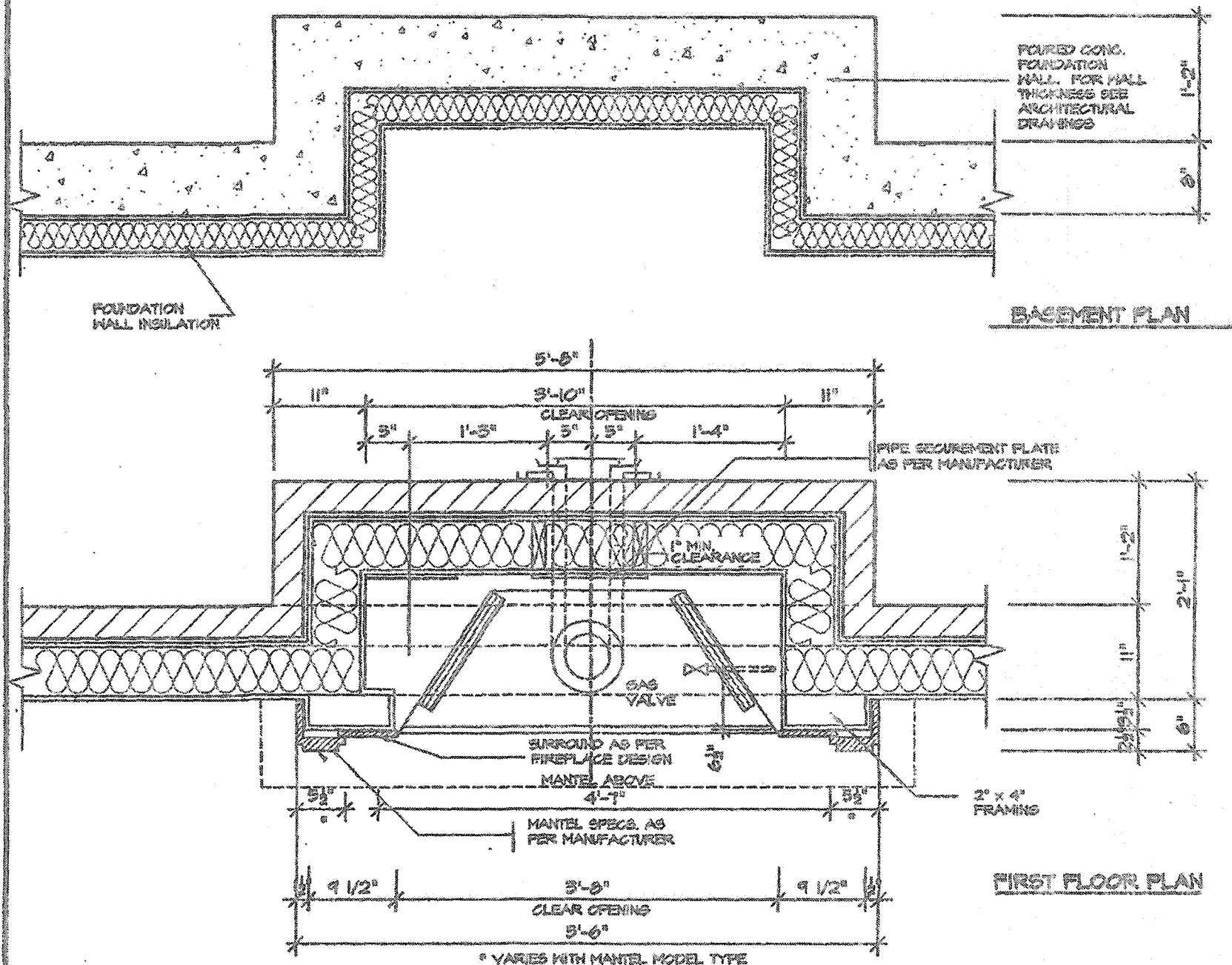


DETAIL FOR CONCRETE VENEER DROPPED GRADE

DETAIL FOR COLD CELLAR PORCH SLAB

2012 CODE COMPLIANCE PACKAGE "A1"

5. _____ 4. _____ 3. _____ 2. _____ 1. ISSUED FOR PERMIT JUL 30, 2019 REVISIONS	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 9.2.3 of the building code VIKAS GAJAR 28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8100 DUFFERIN ST. CONCORD, ONTARIO L4H 4S0 P (416) 736-4006 F (905) 880-0746	SHEET TITLE 2"x6" STUCCO WALL 2 STOREY SECTION SCALE AS NOTED DATE JULY 2018	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. PAGE NO. 6-2	Greenpark. PROJECT NAME RUSSELL GARDENS III
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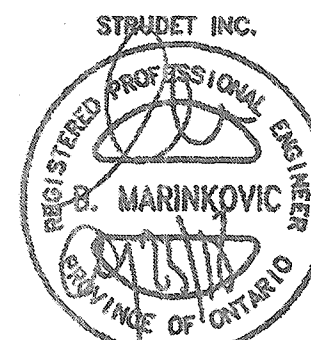
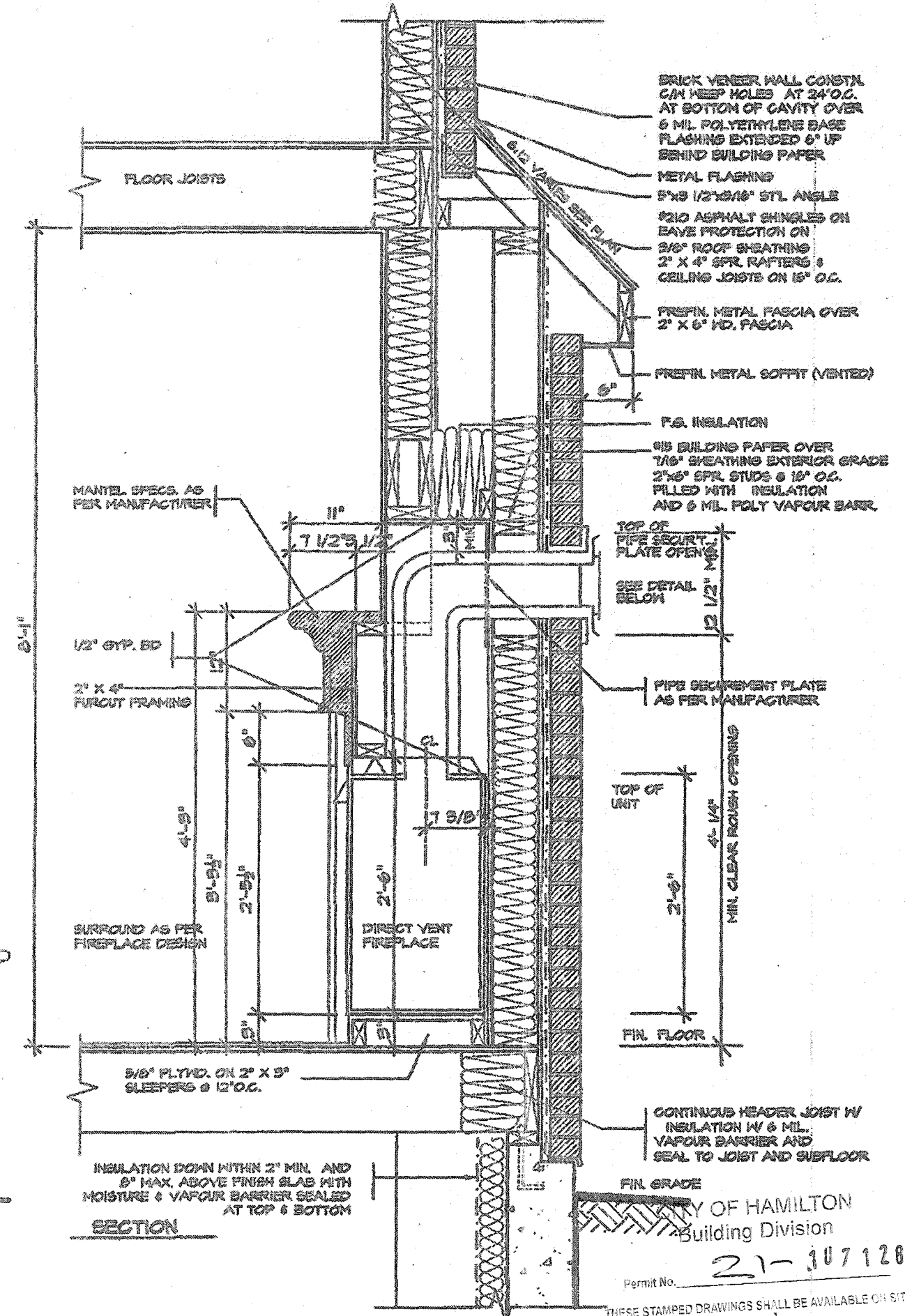


FRONT/SIDE ELEVATION

NOT TO SCALE

GENERAL INSTALLATION NOTES

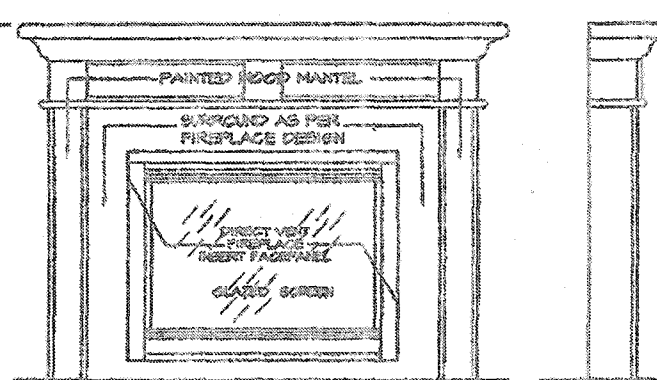
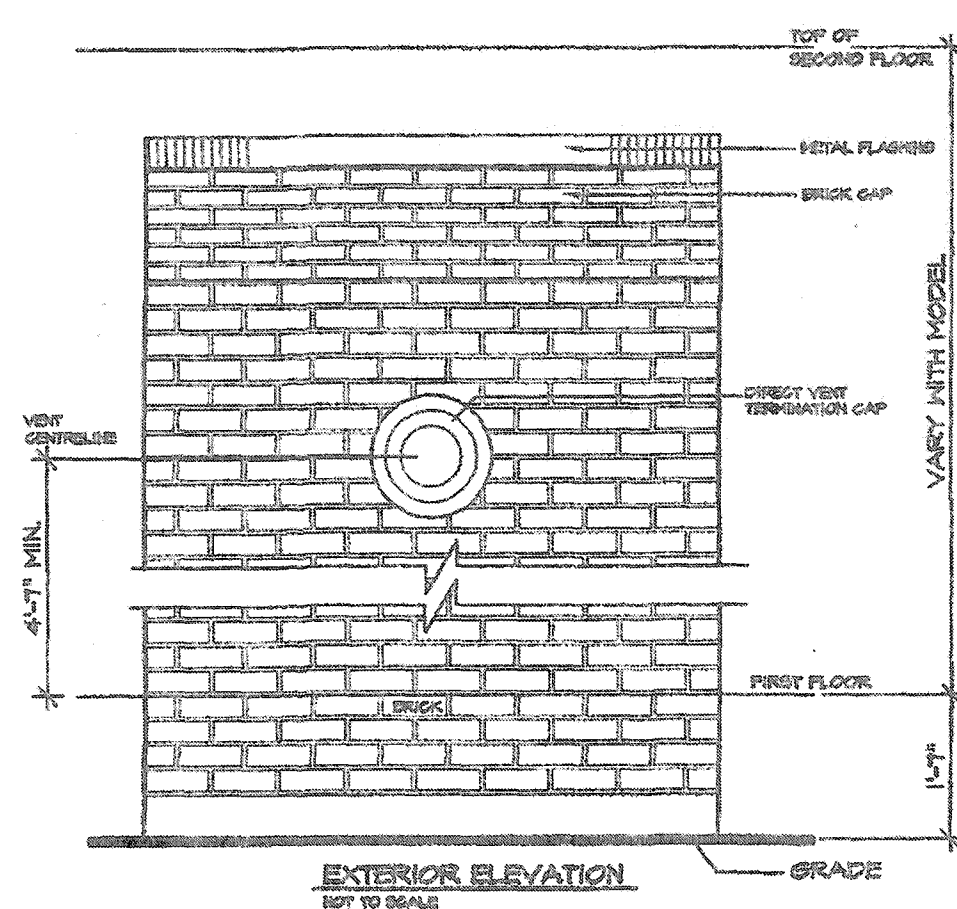
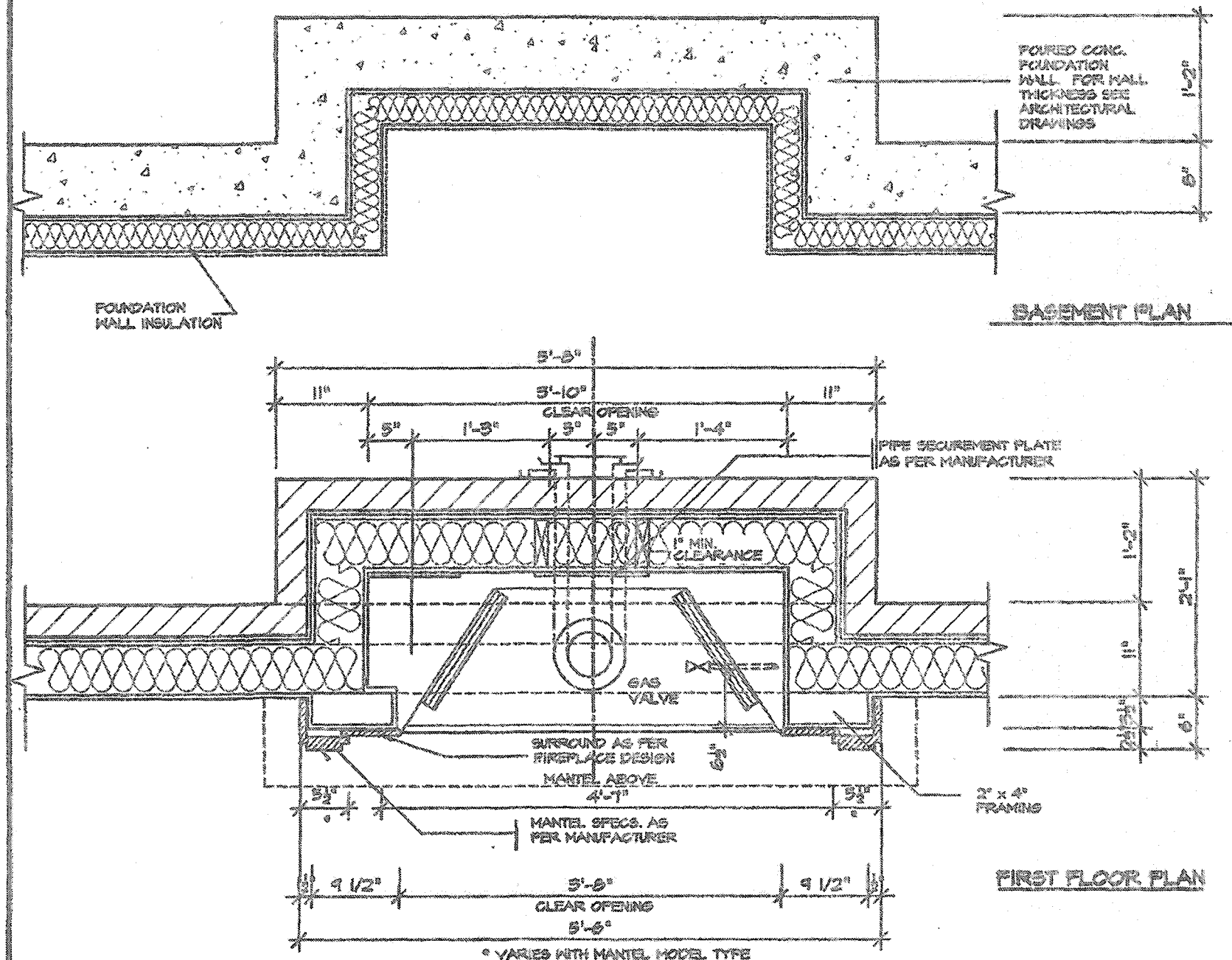
- 1.0 UNIT INSTALLATION TO STRICTLY CONFORM TO MANUFACTURERS INSTALLATION MANUAL AND ALL APPLICABLE CODES OF LOCAL AUTHORITIES HAVING JURISDICTION INCLUDING CAN/CSA-B149.1 & 2.
- 2.0 INSTALL WITH THE FOLLOWING MINIMUM CLEARANCES TO COMBUSTIBLES:
 - FROM TOP OF UNIT 0"
 - FROM BACK OF UNIT 1/2"
 - FROM SIDES OF UNIT 1/2"
 - FROM TOP OF HORIZ. VENT 3"
 - FROM SIDES TO VENT 1"
- 3.0 THE DIRECT VENT UNIT ILLUSTRATED IS THE 6050 MODEL AS MANUFACTURED BY HEVATATOR.
- 4.0 THE MANTEL ILLUSTRATED IS THE 5-2 CB AS SUPPLIED BY GREATER TORONTO FIREPLACE.



FOR STRUCTURE ONLY

2012 CODE COMPLIANCE PACKAGE "A1"

5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR NAME SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. GORDON, ONTARIO L4K 4S6 P (416) 736-4296 F (905) 660-0746	SHEET TITLE VENT FIREPLACE DIRECT	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. PAGE No. 7		
4.				SCALE 3/4"=1'-0"			PROJECT NAME RUSSELL GARDENS III
3.				DATE JULY 2018			
2.							
1.	ISSUED FOR PERMIT			JULY 30, 2018			
REVISIONS							



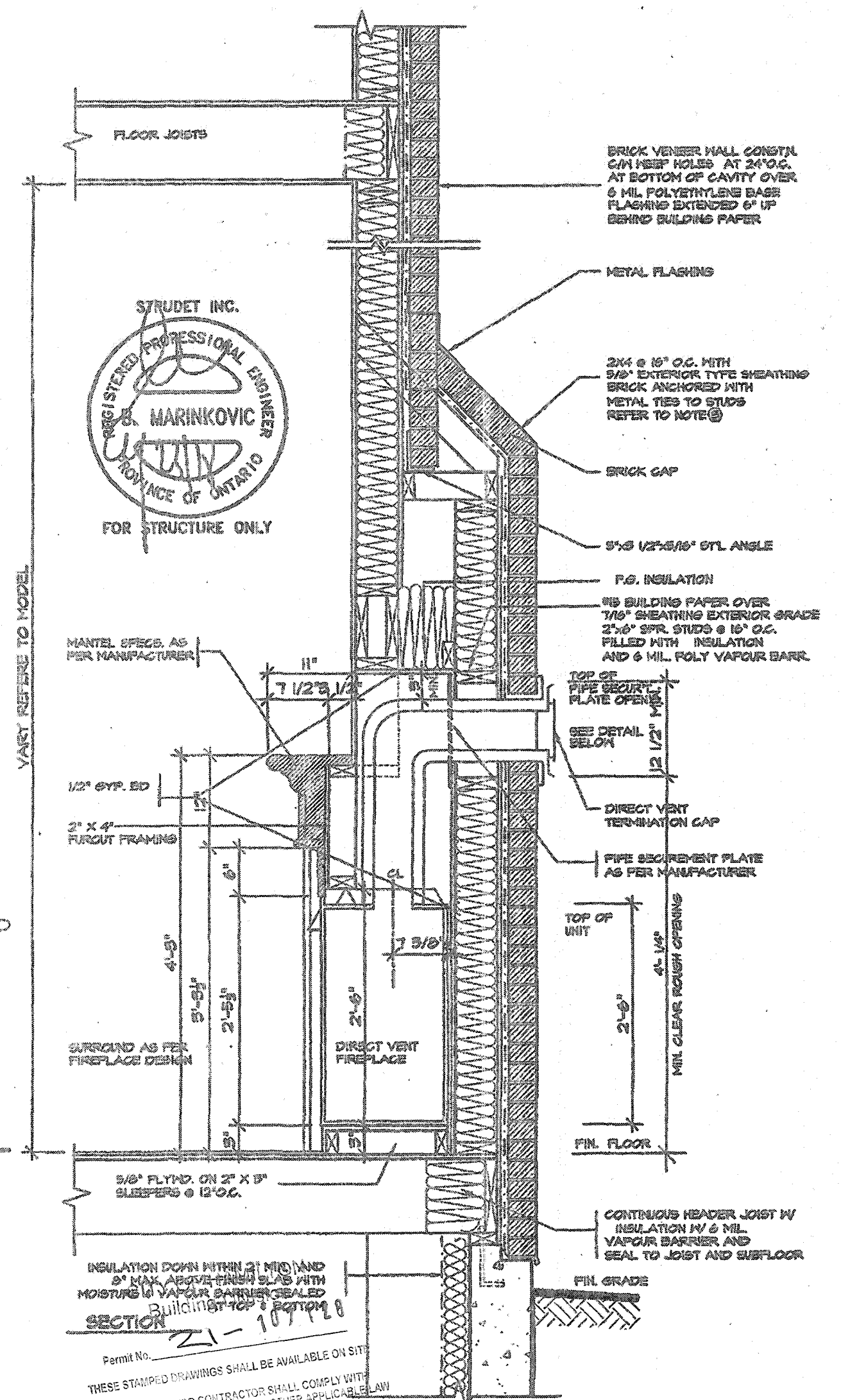
FRONT/SIDE ELEVATION

NOT TO SCALE

GENERAL INSTALLATION NOTES

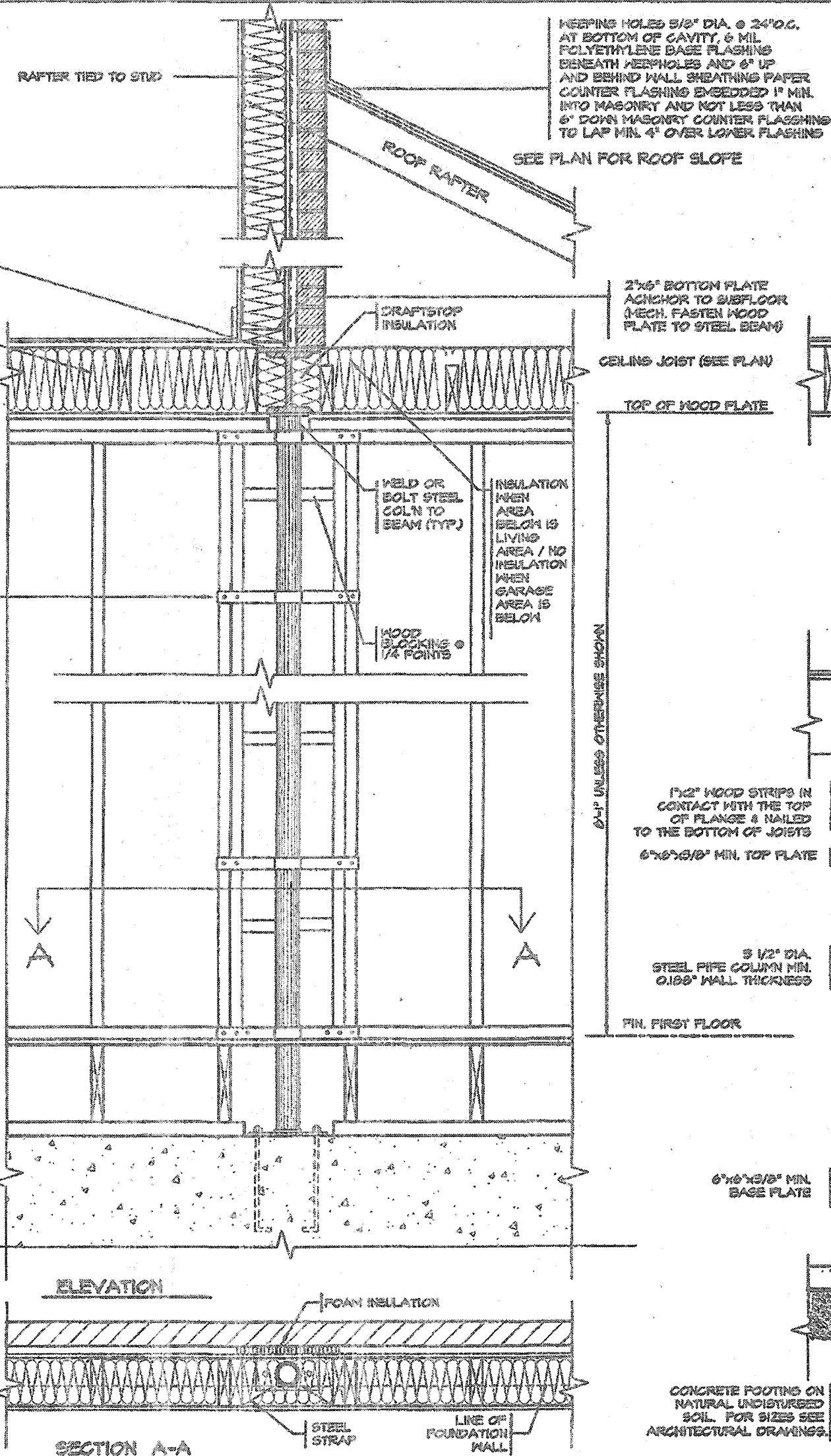
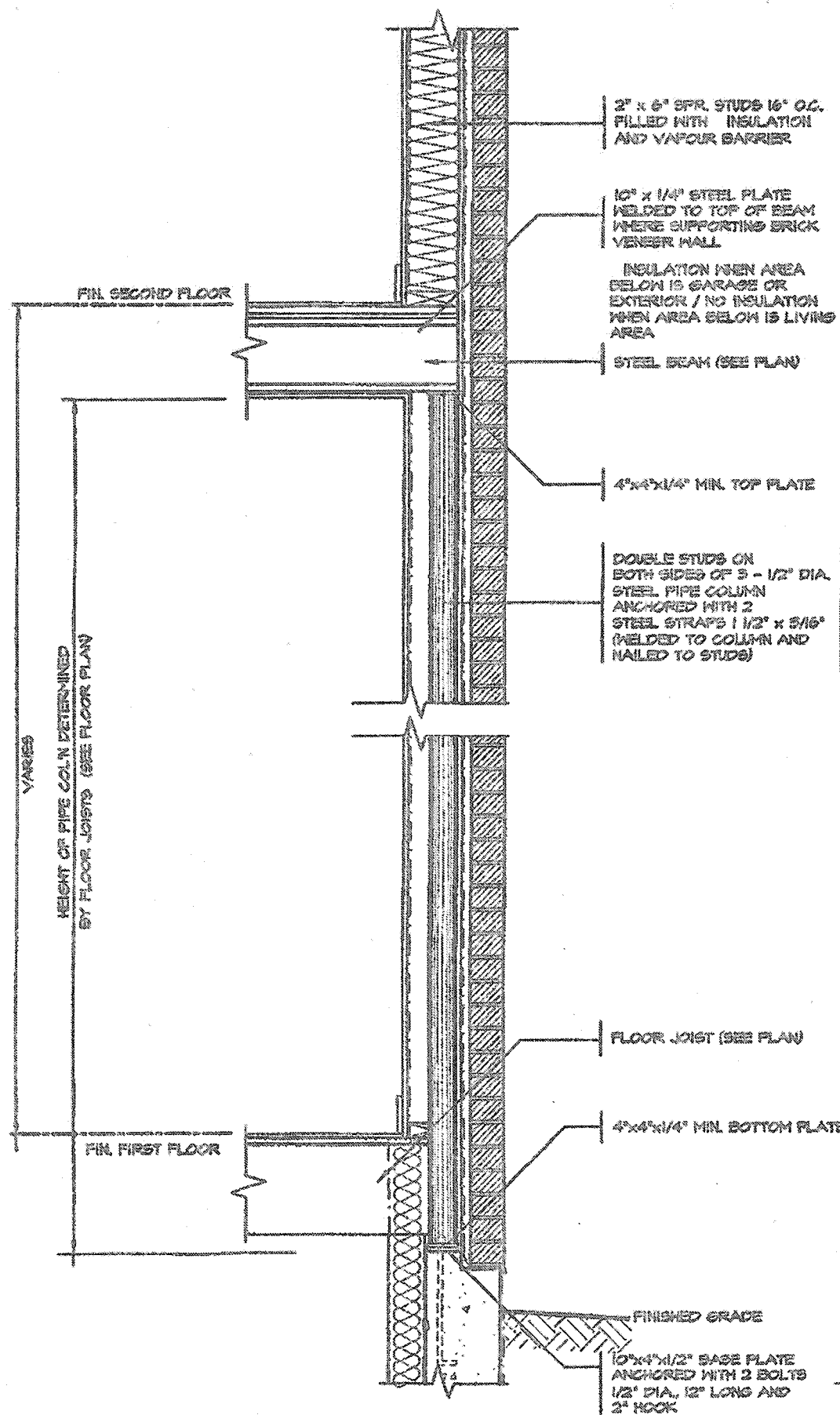
- 1.0 UNIT INSTALLATION TO STRICTLY CONFORM TO MANUFACTURER'S INSTALLATION MANUAL AND ALL APPLICABLE CODES OF LOCAL AUTHORITIES HAVING JURISDICTION INCLUDING CAN/CSA-B149.1 & 2.
- 2.0 INSTALL WITH THE FOLLOWING MINIMUM CLEARANCES TO COMBUSTIBLES:
 - FROM TOP OF UNIT 0"
 - FROM BACK OF UNIT 1/2"
 - FROM 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 60100 MODEL AS MANUFACTURED BY HEATILATOR.
- 4.0 THE MANTEL ILLUSTRATED IS THE 9-3 60 AS SUPPLIED BY GREATER TORONTO FIREPLACE.

VARIES REFERS TO MODEL

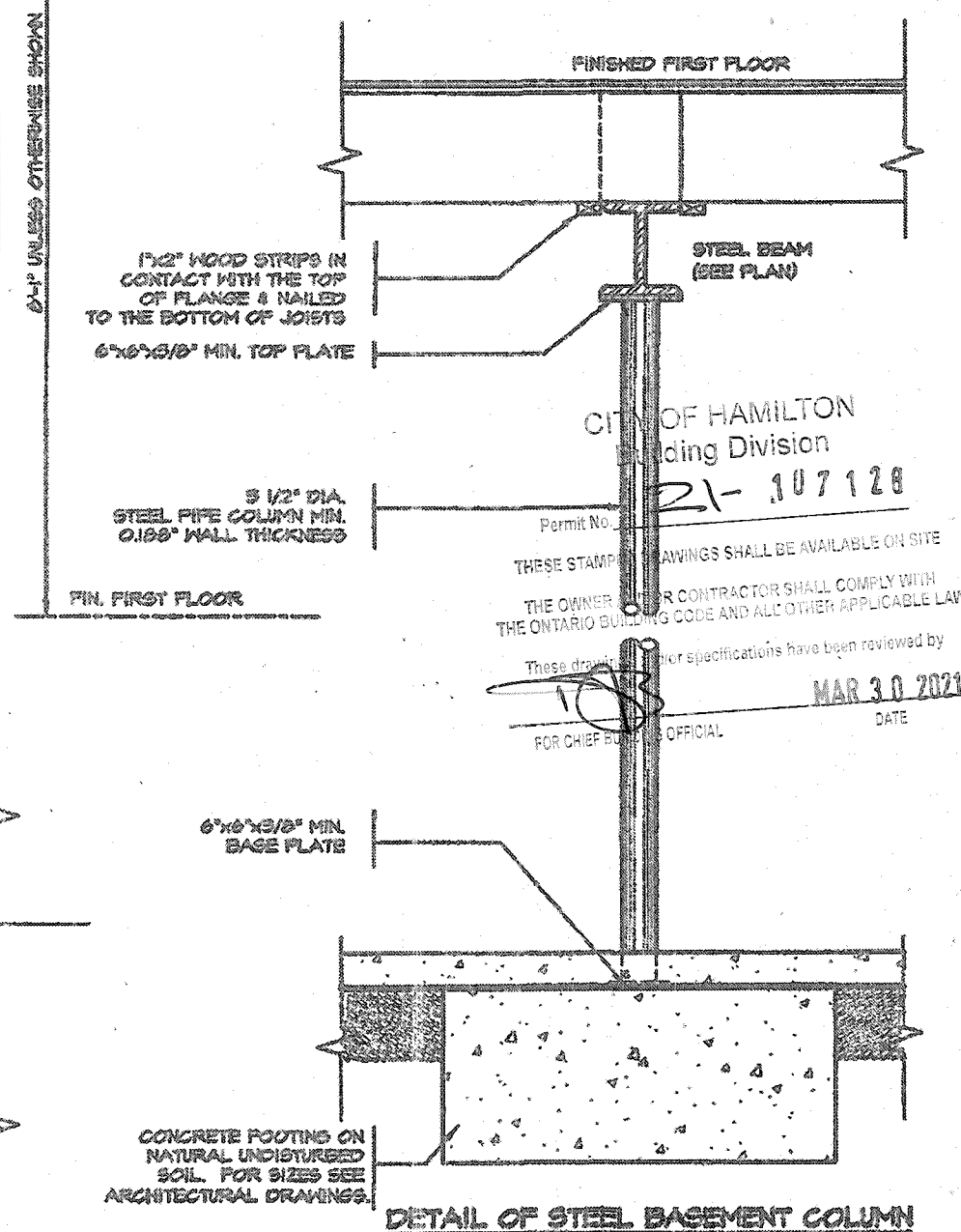
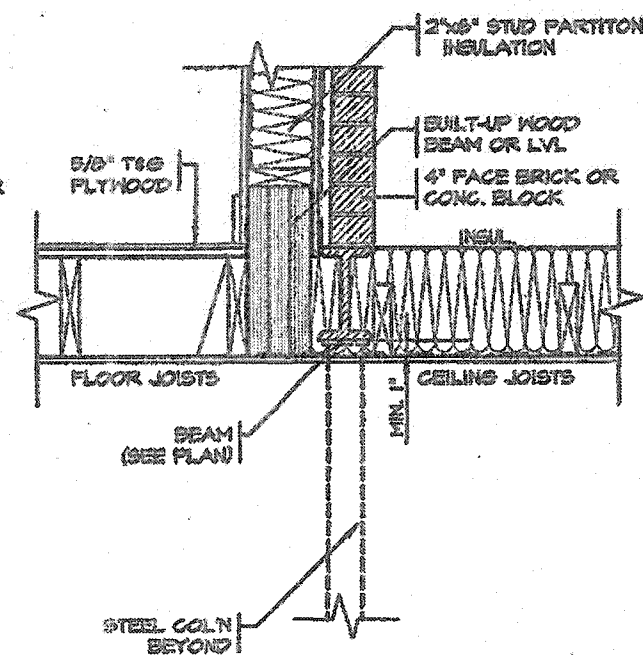


2012 CODE COMPLIANCE PACKAGE "A1"

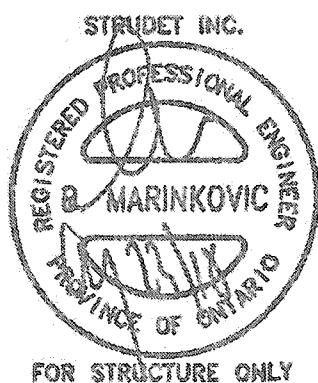
REVISIONS 1. ISSUED FOR PERMIT JUL 30, 2018	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 2.2.5 of the building code VIKAS GAJAR NAME SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 BURNHAM ST. CONCORD, ONTARIO M9K 4Z6 P (416) 730-4005 F (800) 263-0749	SHEET TITLE 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	Greenpark. PROJECT NAME RUSSELL GARDENS III
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SECTION THROUGH STEEL BEAM SUPPORTING MASONRY & BEARINGS STUD PARTITION



CITY OF HAMILTON
Building Division
Permit No. 21-107128
THESE STAMPINGS SHALL BE AVAILABLE ON SITE
THE OWNER OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL
DATE MAR 30 2021



SECTION

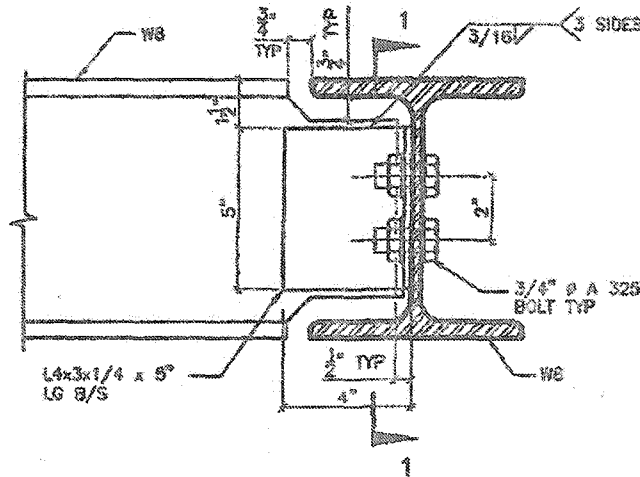
ELEVATION

SECTION A-A

DETAIL OF STEEL BASEMENT COLUMN

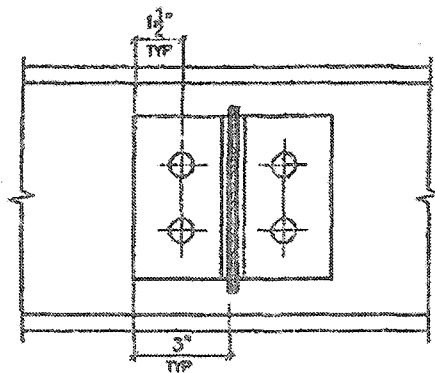
2012 CODE
COMPLIANCE PACKAGE "A1"

3.			The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 758-0088 F (905) 660-0740	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.		PROJECT NAME RUSSELL GARDENS III
4.			QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code			SCALE 3/4"=1'-0"	PAGE NO. 9		
1.	ISSUED FOR PERMIT	JUL 30, 2018	VIKAS GAJJAR NAME SIGNATURE	28770 BCIN	DATE JULY 2018				
REVISIONS									

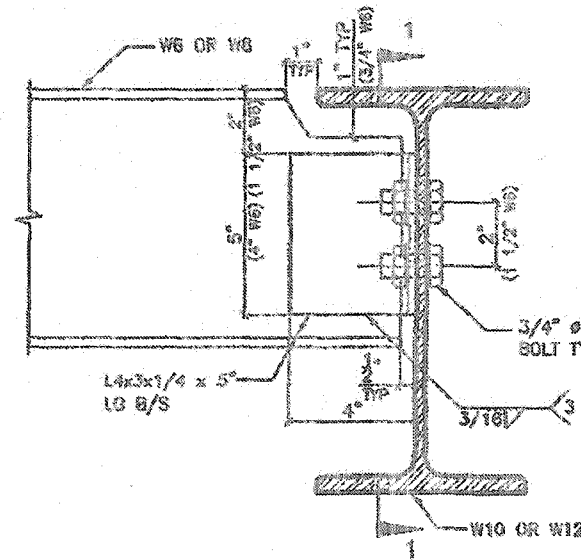


DETAIL 1.

W8
TO
W8
CONNECTION

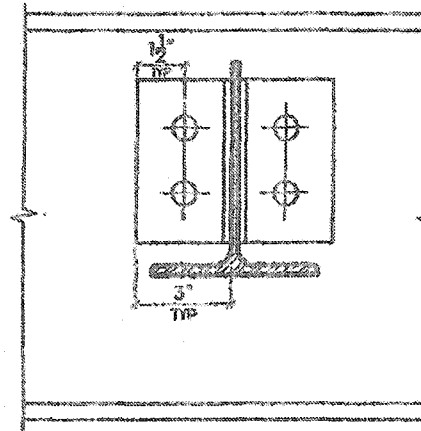


SECTION 1-1

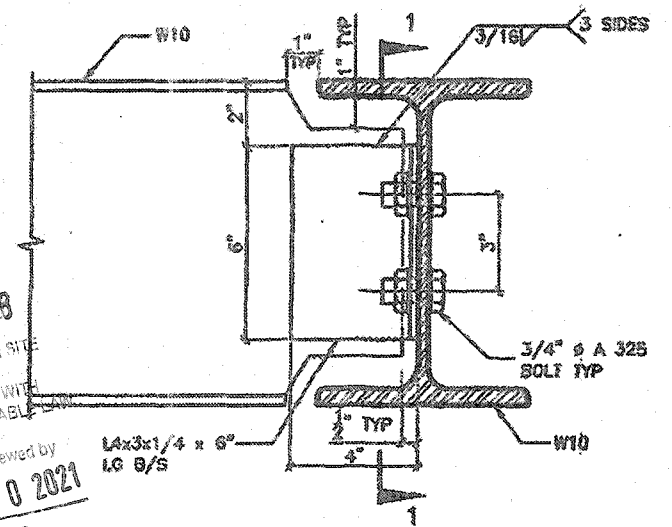


DETAIL 2.

W6(W8)
TO
W10(W12)
CONNECTION

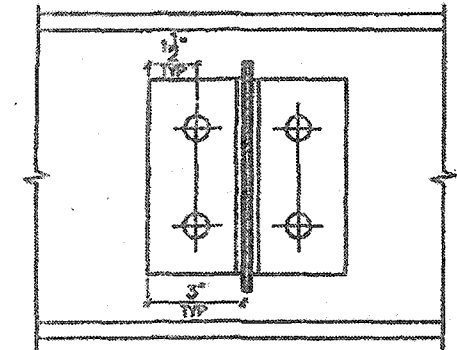


SECTION 1-1

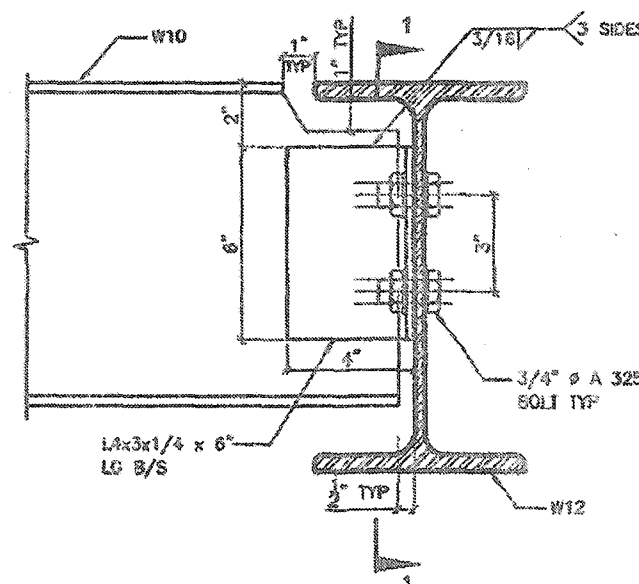


DETAIL 3.

W10
TO
W10
CONNECTION

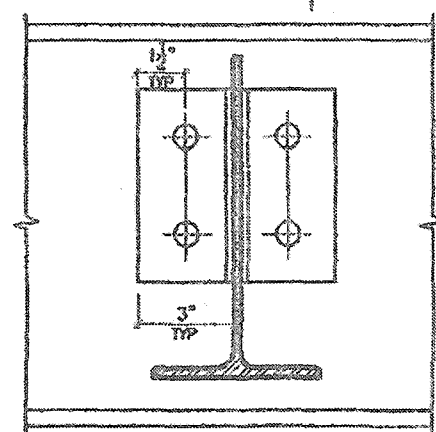


SECTION 1-1

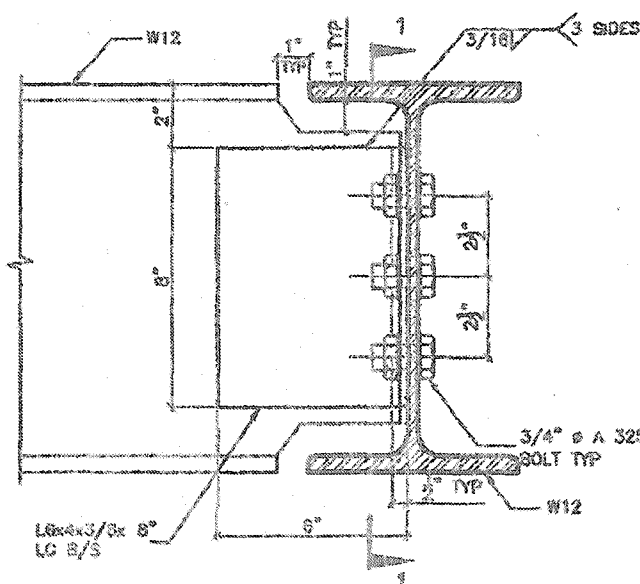


DETAIL 4.

W10
TO
W12
CONNECTION

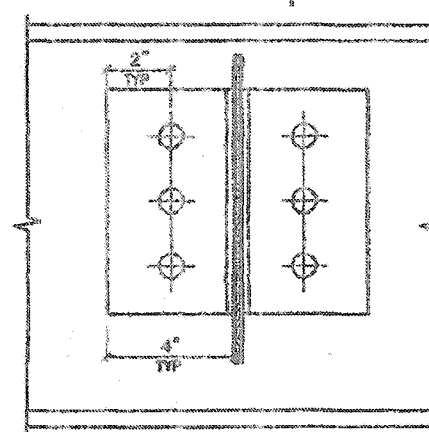


SECTION 1-1

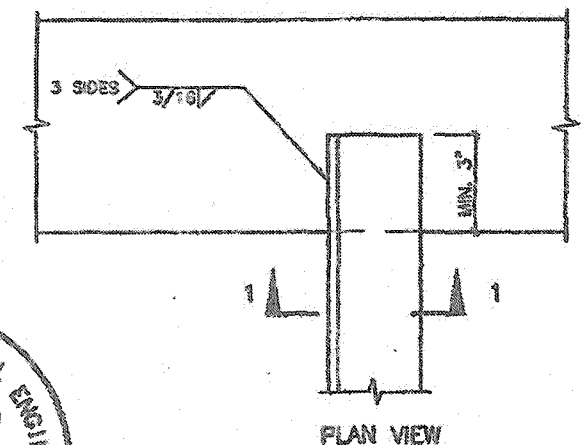


DETAIL 5.

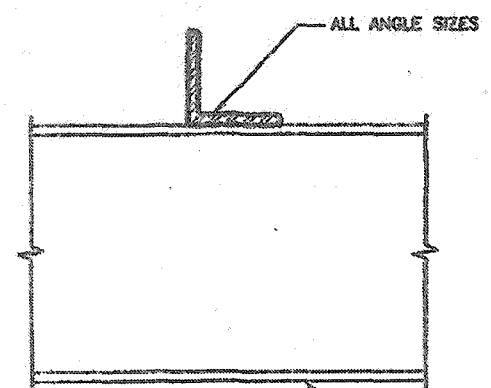
W12
TO
W12
CONNECTION



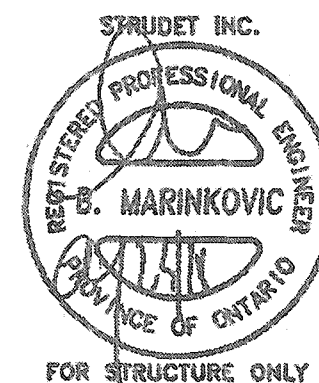
SECTION 1-1



PLAN VIEW



SECTION 1-1 ALL BEAM SIZES



DETAIL 6.

ANGLE
TO
BEAM
CONNECTION

2012 CODE
COMPLIANCE PACKAGE "A1"

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

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QUALIFICATION INFORMATION

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

VIKAS GAJJAR
NAME SIGNATURE

28770
BCIN

REGION DESIGN INC.
8710 CUFFERIN ST.
CINCINNATI, OHIO
LAK 455
P (416) 736-4096
F (905) 690-0745

REGION
DESIGN
INC.

SHEET TITLE
BEAM DETAILS
STEEL

SCALE
N.T.S.

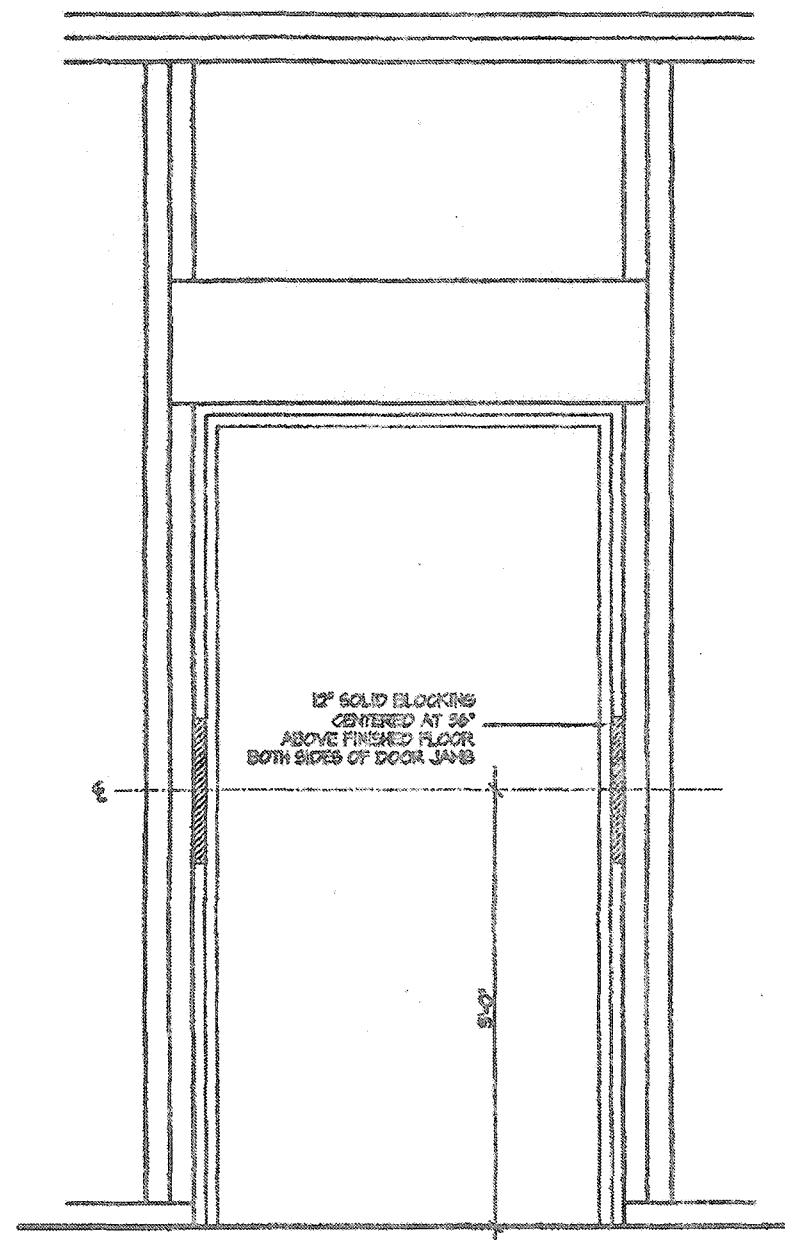
DATE
JULY 2018

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

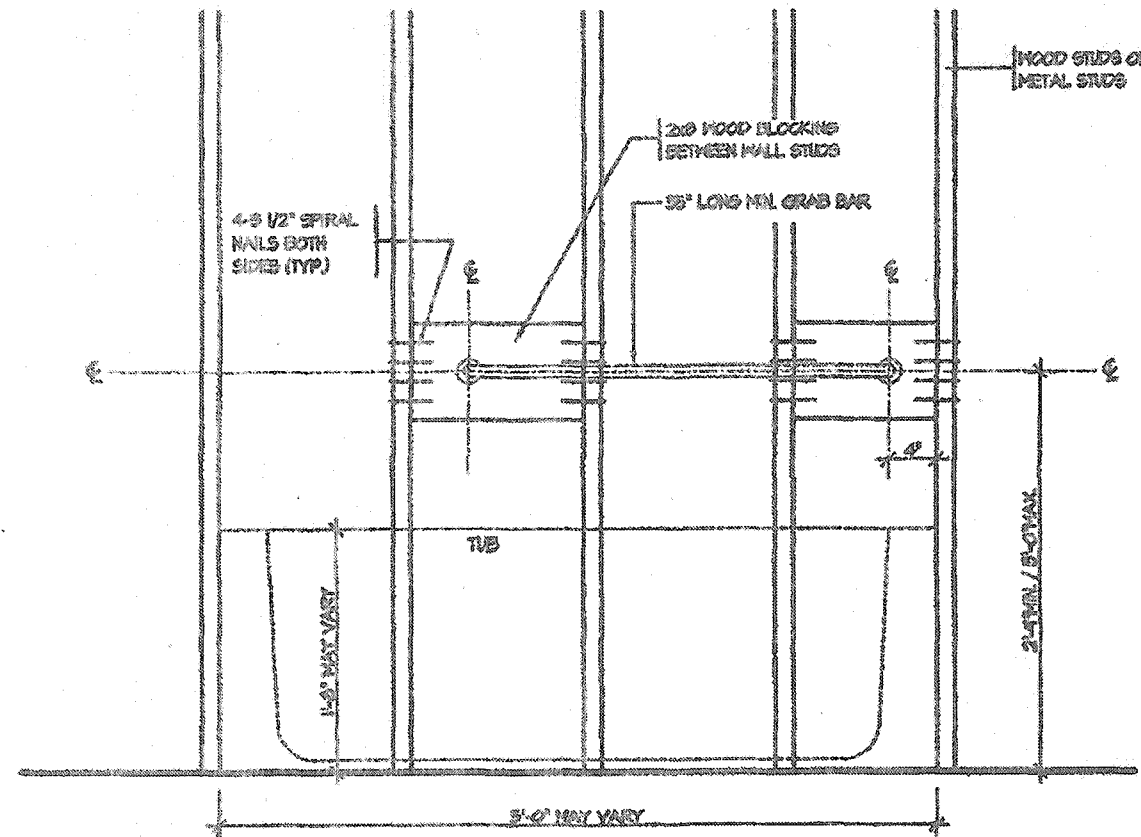
PAGE No.
10

Greenpark.

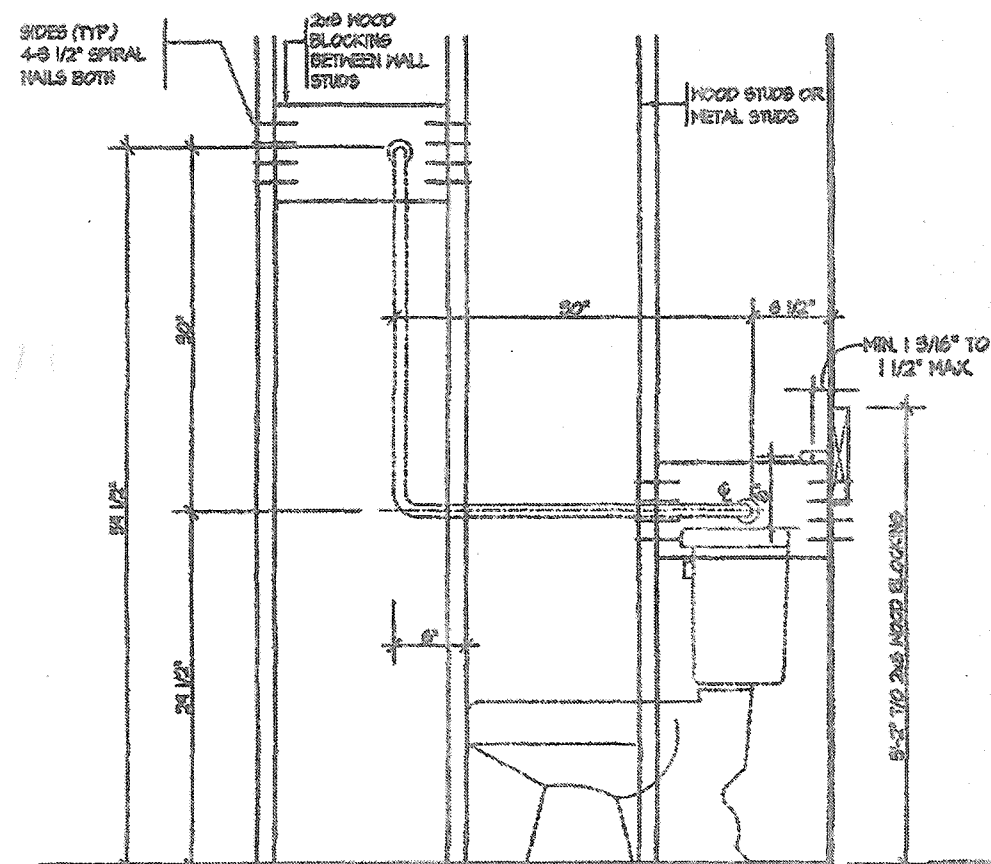
PROJECT NAME
RUSSELL GARDENS III



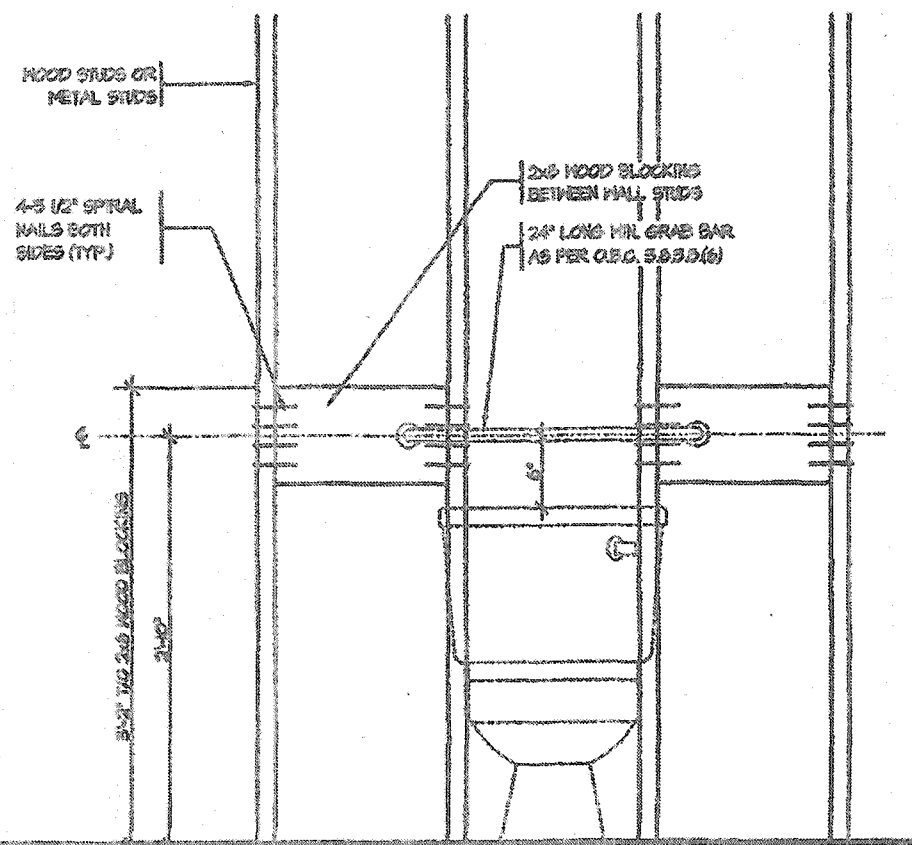
RESISTANCE TO FORCED ENTRY (OBC 9.6.3.)



BATH TUB FRONT ELEVATION



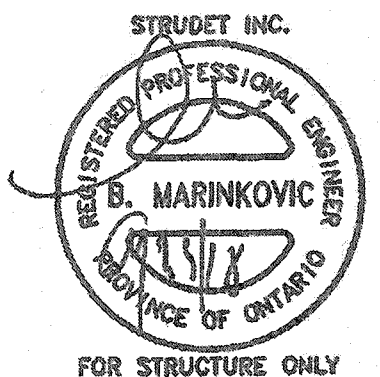
TOILET SIDE ELEVATION



TOILET FRONT ELEVATION

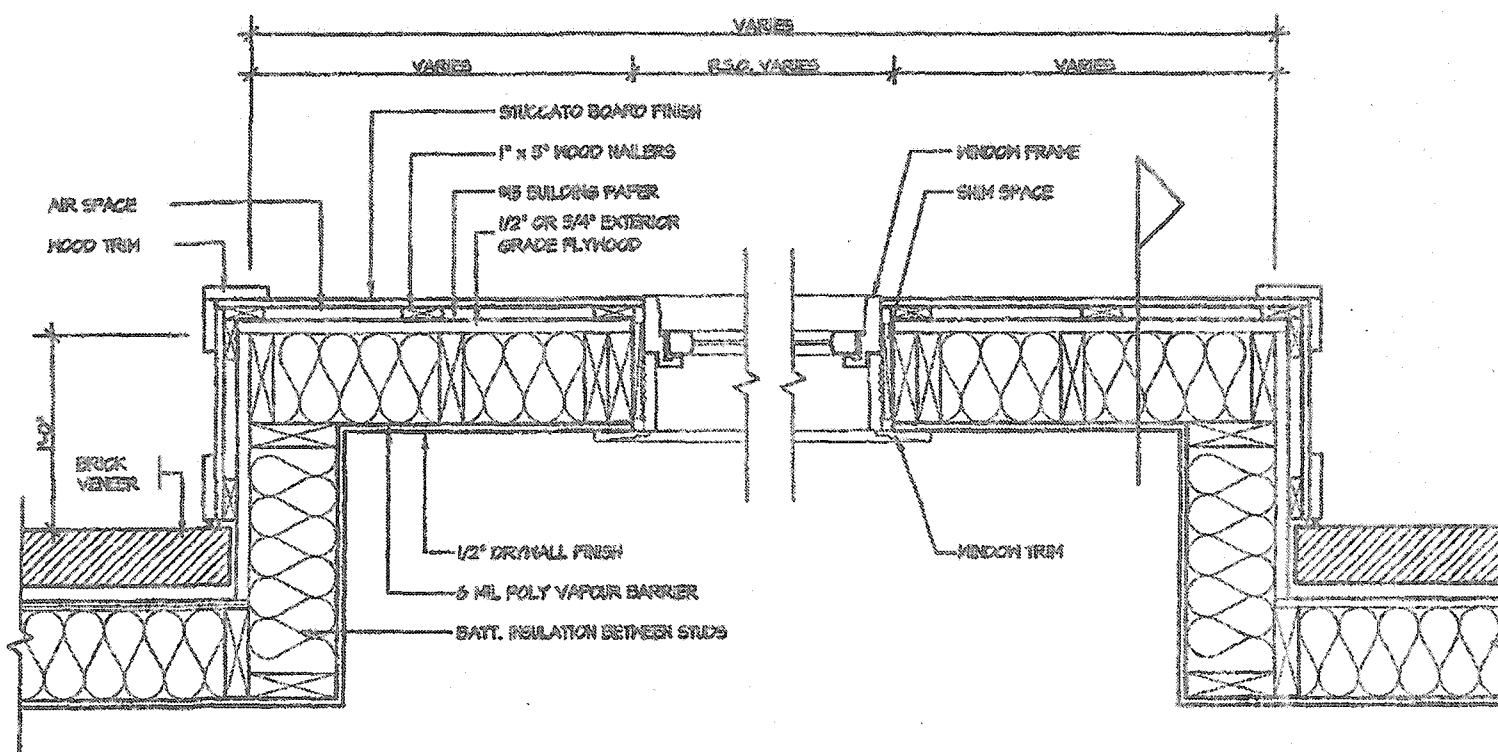
STRUCTURAL REINFORCEMENT FOR GRAB BAR (OBC 9.5.2.3.)

CITY OF HAMILTON
Building Division
Permit No. 21-107128
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
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FOR CHIEF BUILDING OFFICIAL
DATE MAR 30 2021



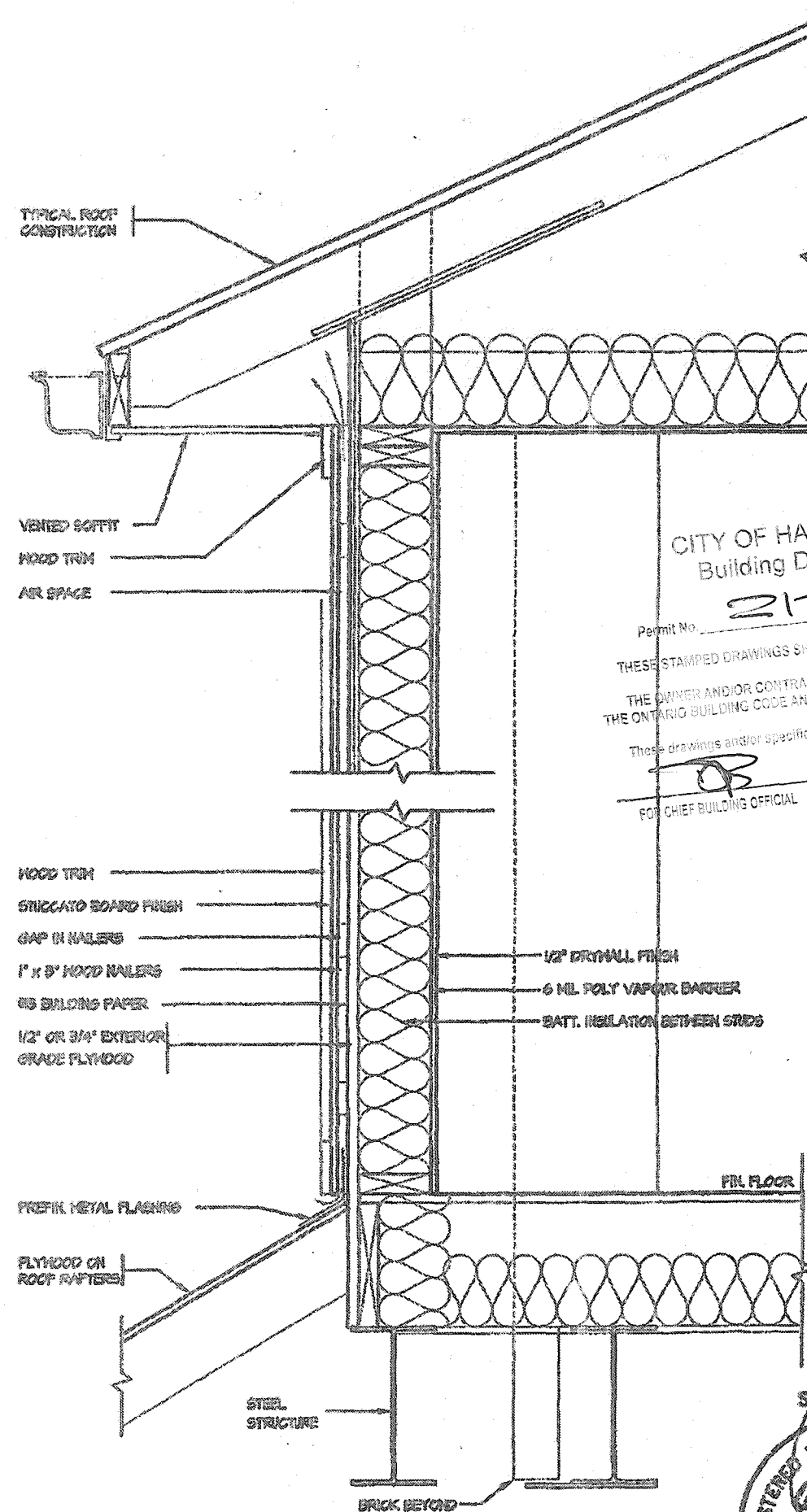
2012 CODE
COMPLIANCE PACKAGE "A1"

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4.					BLOCKING FORCED ENTRY & GRAB BAR	PAGE No.	
3.					SCALE 3/4"=1'-0"	11	
2.					DATE JULY 2018		
1.	ISSUED FOR PERMIT				JUL 30, 2018		
REVISIONS		VIKAS GAJJAR NAME SIGNATURE 28770 BCIN				PROJECT NAME RUSSELL GARDENS III	



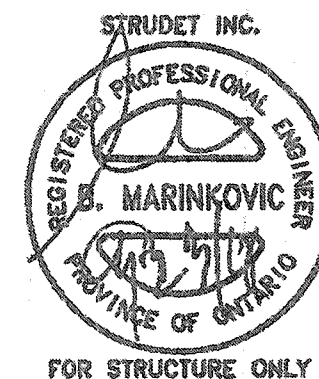
PLAN VIEW

STUCCATO BOARD FINISH CLADDING (OBC 9.21)



CROSS SECTION

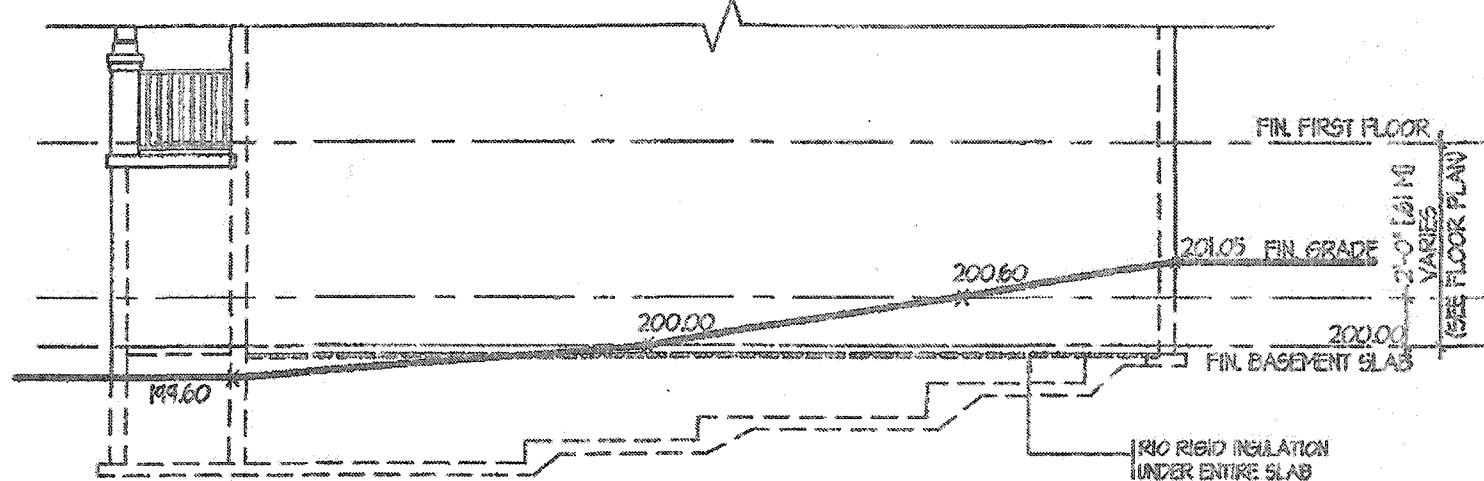
CITY OF HAMILTON
Building Division
Permit No. **21-107128**
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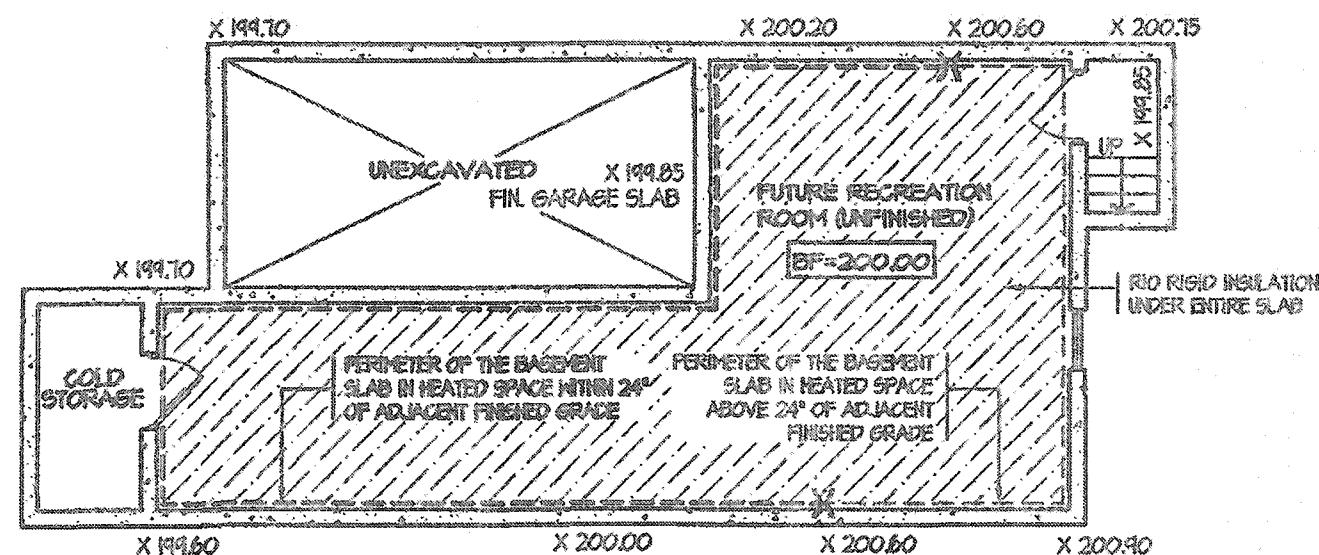
FOR STRUCTURE ONLY

2012 CODE
COMPLIANCE PACKAGE "A1"

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



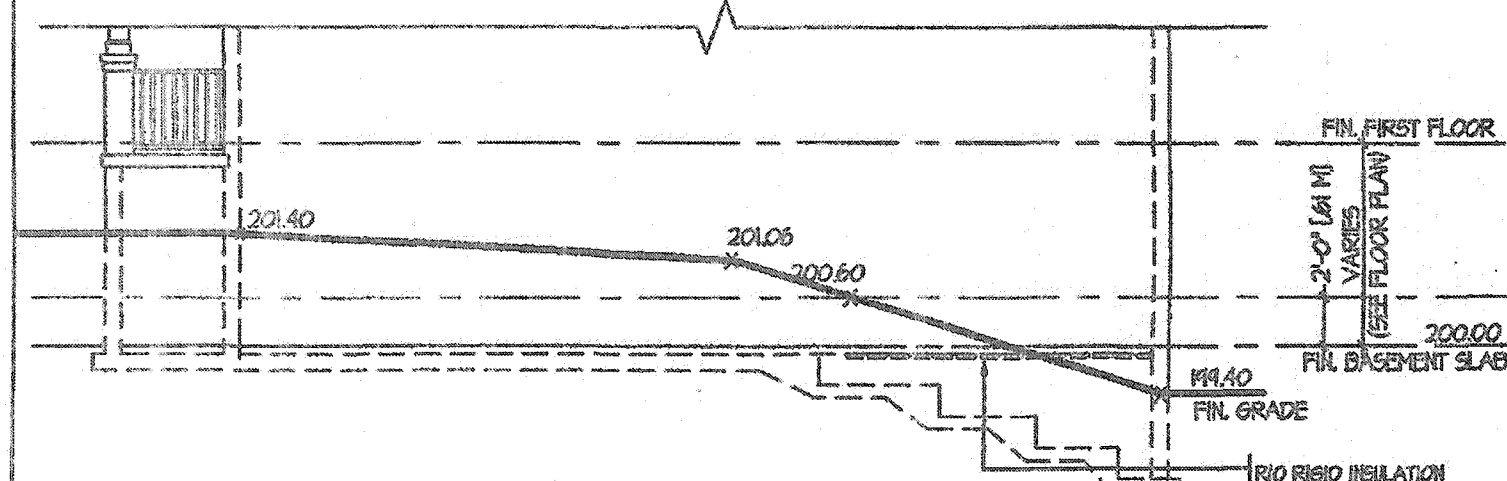
TYPICAL RIGHT SIDE ELEVATION



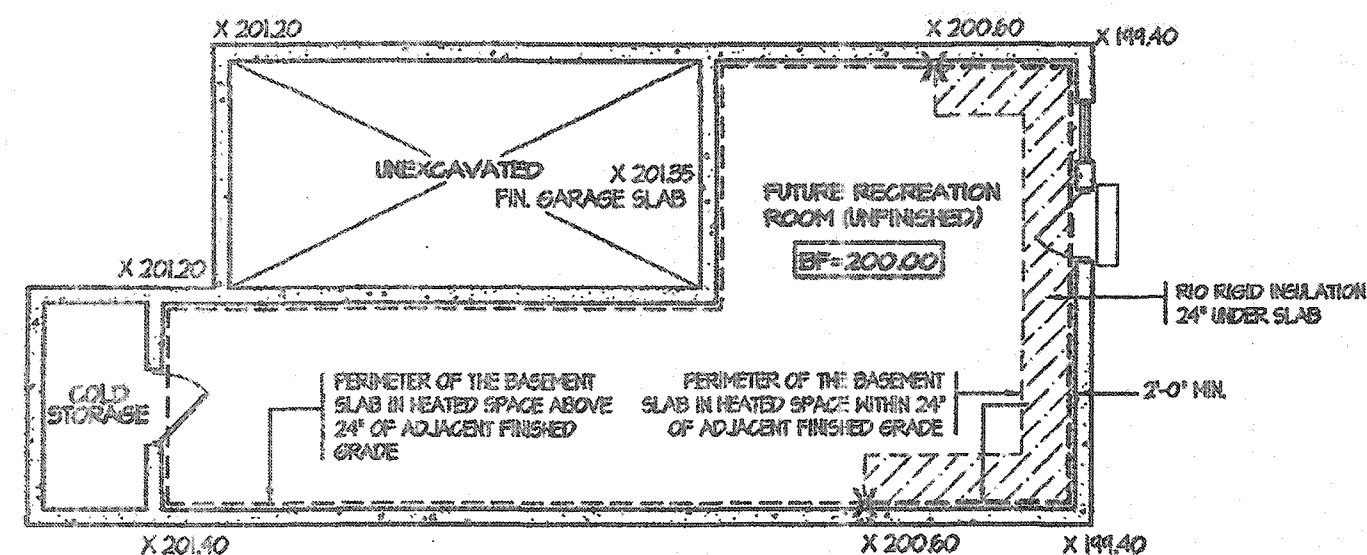
TYPICAL BASEMENT PLAN

SLAB ON GRADE CONDITION

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



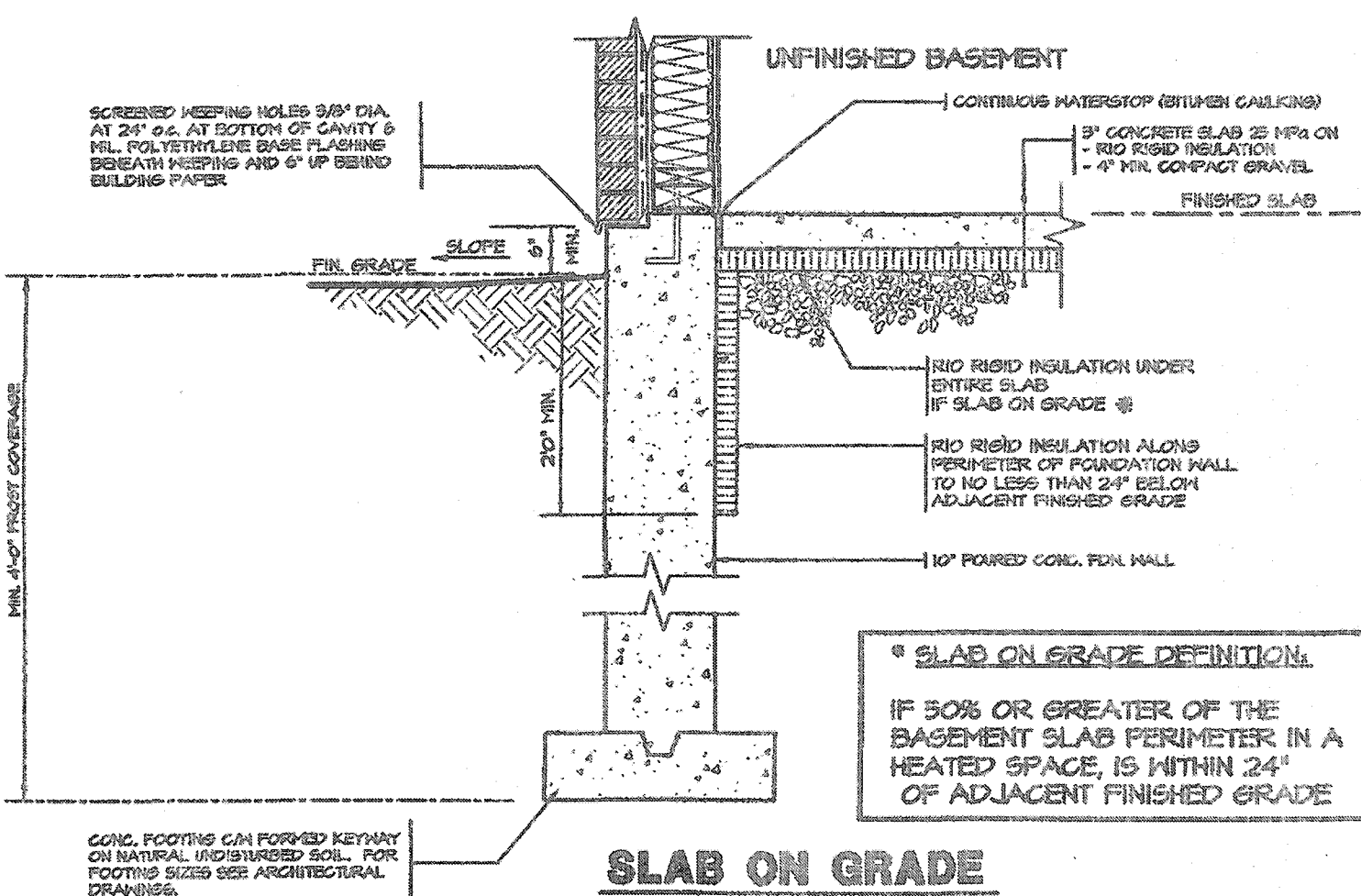
TYPICAL RIGHT SIDE ELEVATION



TYPICAL BASEMENT PLAN

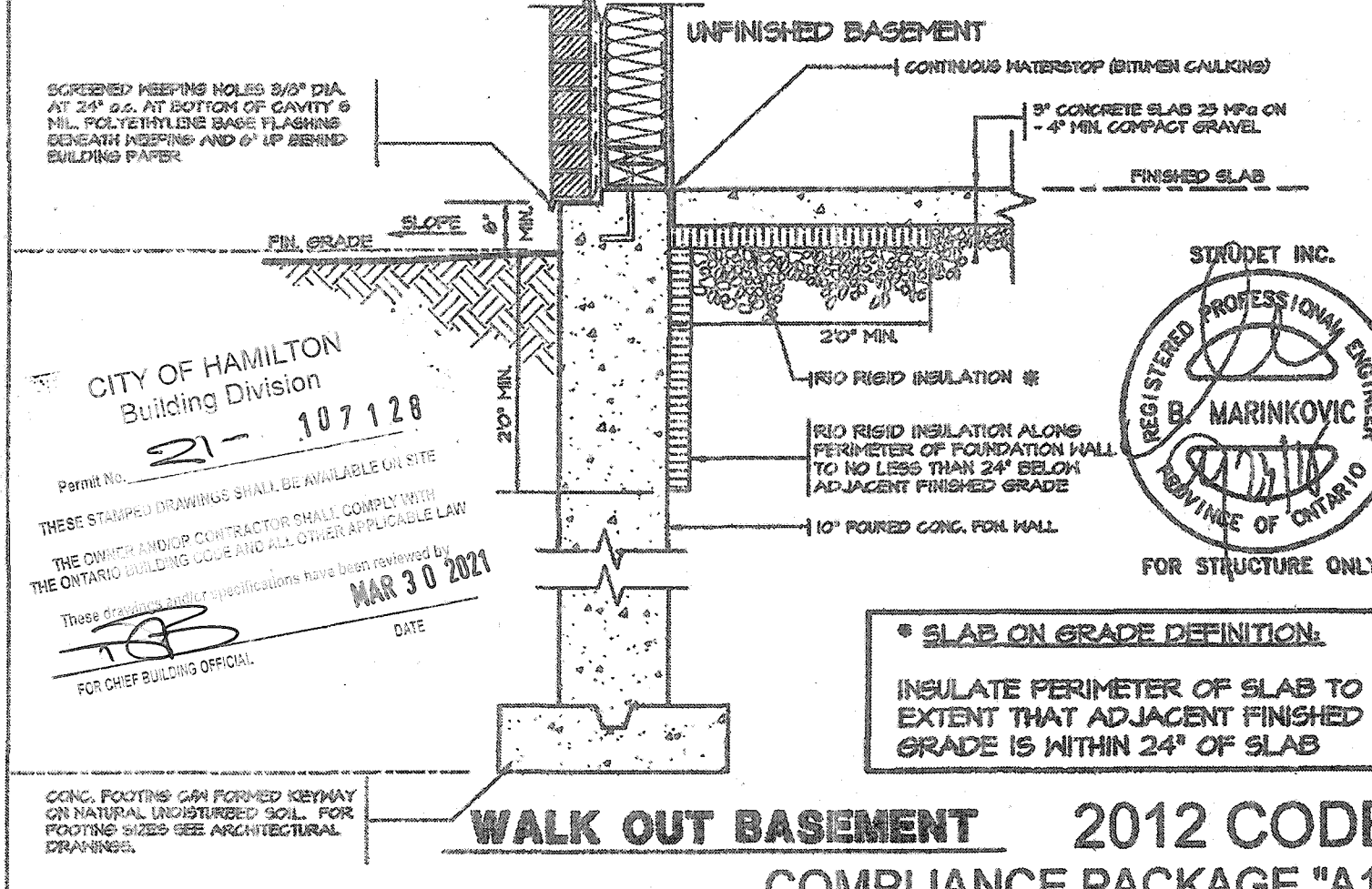
WALK OUT BASEMENT CONDITION

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



SLAB ON GRADE

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



WALK OUT BASEMENT 2012 CODE COMPLIANCE PACKAGE "A1"

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

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

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

VIKAS GAJJAR
NAME
SIGNATURE
28770
BCIN

REGION DESIGN INC.
6700 DUFFERIN ST.
COWICORD, ONTARIO
L4N 4S3
P (416) 739-0090
F (905) 600-0745

REGION DESIGN INC.

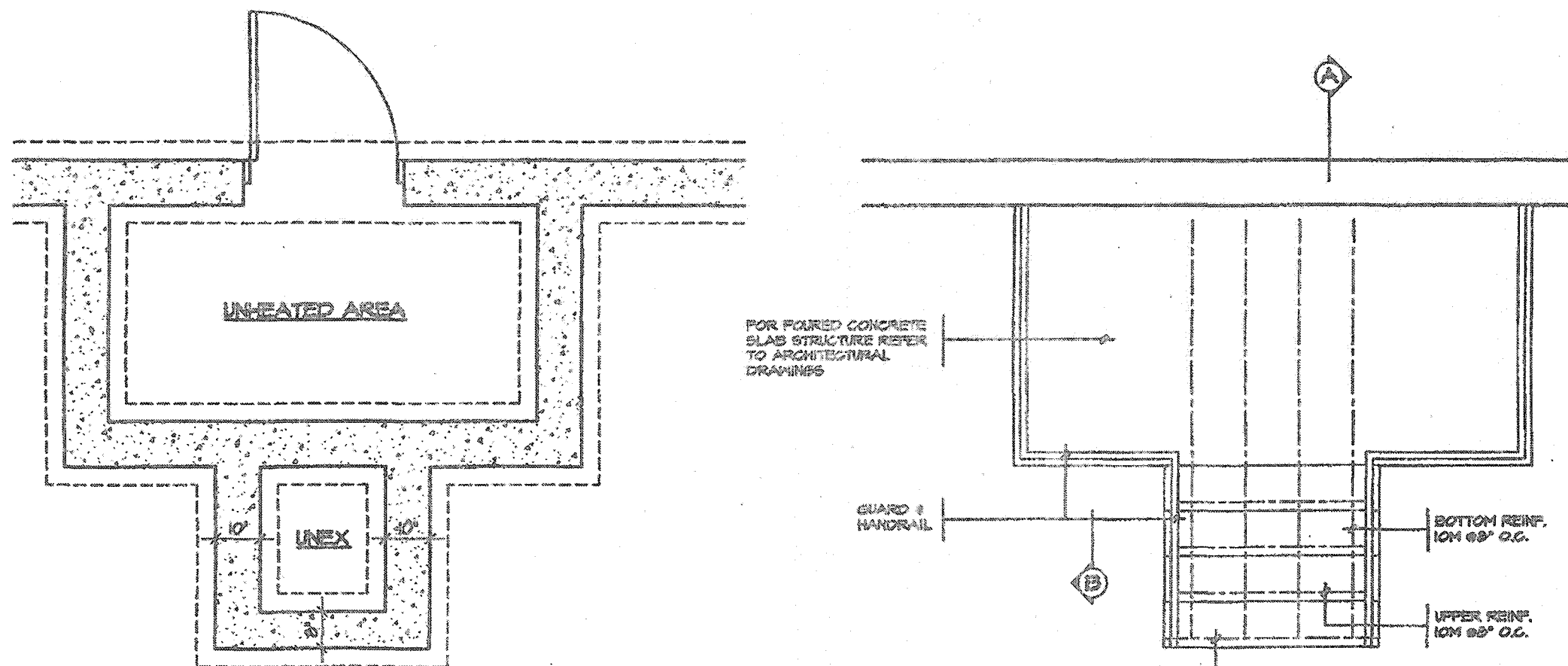
SHEET TITLE
SLAB ON GRADE
WALKOUT BASEMENT
SCALE
N.T.S.
DATE
JULY 2018

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

PAGE NO.
13

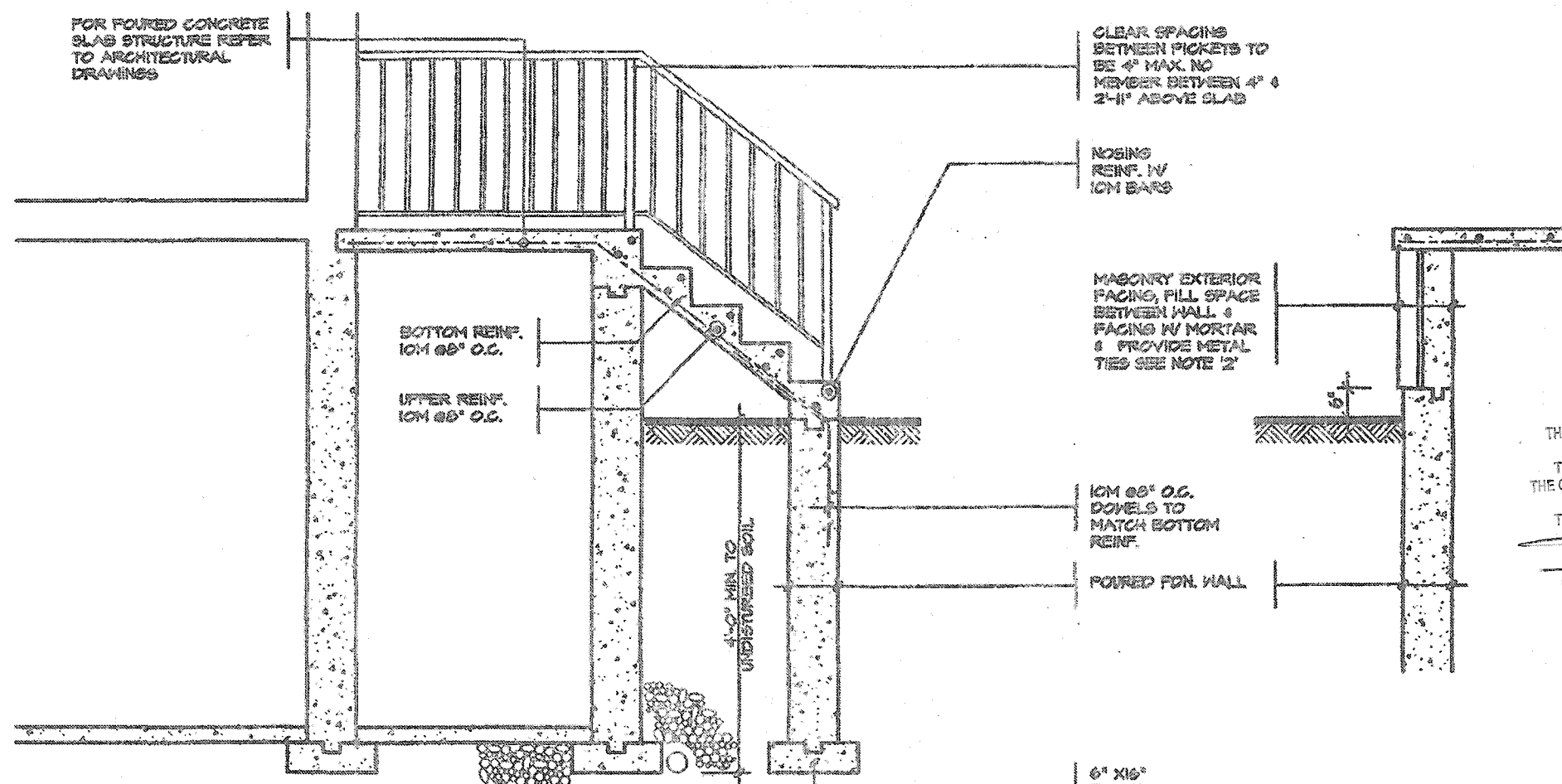
PROJECT NAME
RUSSELL GARDENS III

Greenpark.



FOUNDATION PLAN

GROUND FLOOR PLAN



SECTION 'A'

SECTION 'B'

NOTE: FOR MORE THAN 8 RISERS

GENERAL NOTES

1. EXTERIOR STAIRS
7 1/8" RISE MAXIMUM
8 1/4" RUN MINIMUM
1 1/4" TREAD MINIMUM
2. MASONRY TIES
WHEN BRICK FACING IS USED ABOVE
GROUND LEVEL, PROVIDE 3/16" DIA.
CORROSION RESISTANT METAL TIES @ 36"
HORIZONTAL & 8" VERTICAL
3. GUARDS
ARE REQUIRED AROUND CONCRETE SLAB
IF MORE THAN 2'-0" ABOVE GRADE & ON
BOTH SIDES OF STAIRS CONTAINING MORE
THAN 6 RISERS. MINIMUM 31" HIGH FOR
STAIRS MINIMUM 33" HIGH FOR PORCHES
UP TO 5'-11" ABOVE GRADE. MINIMUM 42"
HIGH FOR GREATER HTS.
4. HANDRAIL
ARE REQUIRED WHERE STEPS HAVE MORE
THAN 3 RISERS. HANDRAIL HEIGHT 31" -
36".
5. FOUNDATION WALLS
THICKNESS OF FOUNDATION WALLS IS
DEPENDANT UPON VENEER CUT & FOR UP
TO 26" VENEER CUT HEIGHT 10" FOR
VENEER CUT OVER 26" HIGH
6. CONCRETE
MINIMUM CONCRETE STRENGTH SHALL BE
4000 PSI (28MPa) W/ 50-00 AIR
ENTRAINMENT MINIMUM CONCRETE SLAB
THICKNESS 9"
7. CONCRETE COVER
PROVIDE MINIMUM 3/4" CLEAR CONCRETE
COVER TO REINFORCING BARS

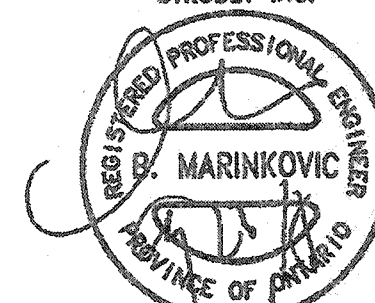
CITY OF HAMILTON
Building Division

Permit No. **21-107128**

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
TOR **MAR 30 2021**
FOR CHIEF BUILDING OFFICIAL DATE

STRUDET INC.



FOR STRUCTURE ONLY

2012 CODE
COMPLIANCE PACKAGE "A1"

5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.6 of the Building Code.	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO P (416) 736-4000 F (905) 660-0740	REGION DESIGN INC.	SHEET TITLE POURED CONCRETE STAIRS	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
4.								
3.								
2.								
1.	ISSUED FOR PERMIT	JUL 30, 2018	VIKAS GAJJAR NAME	 SIGNATURE	28770 BCIN			
REVISIONS								

Greenpark.