

CONSTRUCTION NOTES (UNLESS OTHERWISE NOTED)  
ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND  
SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING  
CODE AND ALL OTHER APPLICABLE CODES AND  
AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS  
ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT.  
REG. 332/12 - 2012 OBC.

1 ROOF CONSTRUCTION (\*SEE OBC 9.19.)  
NO. 210 (10.25kg/m<sup>2</sup>) ASPHALT SHINGLES. 10mm (3/8")  
PLYWOOD SHEATHING WITH 1" 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. 30x84 (2"x4") TRUSS BRACING @ 1830mm  
(6'-0") o.c. AT BOTTOM CHORD. PREPIN. ALUM.  
EAVESTROUGH, FASCIA, RAIL & VENTED SOFFIT. PROVIDE  
ICE & WATER SHIELD TO ALL ROOF / WALL SURFACES  
SUSCEPTIBLE TO DAMPING. ROOF SHEATHING TO BE  
FASTENED 150 (6") o.c. ALONG EDGES & INTERMEDIATE  
SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406  
(16"). ATTIC VENTILATION 1:500 OF INSULATED CEILING  
AREA WITH 50% AT EAVES.

2 FRAME WALL CONSTRUCTION (2"x6")  
SIDING, HARDIE BOARD, STUCCO BOARD OR EQUAL AS  
PER ELEVATION. 19x64 (1"x3") VERTICAL WOOD FURRING,  
APPROVED SHEATHING PAPER, 7/16" O.S.B. EXTERIOR  
SHEATHING OR OBC COMPLIANT EQUIVALENT. 30x140 (2"x6")  
STUDS @ 400mm (16") o.c. W/APPROVED DIAGONAL WALL  
BRACINGS, RSI 3.87 (R22) INSULATION AND APPROVED  
VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER,  
13mm (1/2") INT. DRYWALL FINISH.

3 BRICK VENEER CONSTRUCTION (2"x6")  
90mm (4") FACE BRICK 25mm (1") AIR SPACE,  
22x180x0.76mm (7/8"x1"x0.03") GALV. METAL TIES @  
400mm (16") o.c. HORIZONTAL 600mm (24") o.c. VERTICAL.  
APPROVED SHEATHING PAPER, 7/16" O.S.B. EXTERIOR  
SHEATHING OR OBC COMPLIANT EQUIVALENT. 30x140  
(2"x6") STUDS @ 400mm (16") o.c. W/APPROVED DIAGONAL  
WALL BRACINGS, RSI 3.87 (R22) INSUL. APPROVED VAPOUR  
BARRIER AND APPROVED CONT. AIR BARRIER, 13mm (1/2")  
INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm  
(32") o.c. BOTTOM COURSE AND OVER OPENINGS.  
FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER.

3A STUCCO WALL CONSTRUCTION (2"x6")  
STUCCO CLADDING SYSTEM CONFORMING TO OBC 9.27.11.2)  
& 9.28 THAT EMPLOY A MINIMUM 6mm (1/4") DRAINAGE  
CAVITY BEHIND THE CLADDING WITH POSITIVE DRAINAGE  
TO THE EXTERIOR AND APPLIED AS PER MANUFACTURERS  
SPECIFICATION ON 25mm (1") MINIMUM EXTRUDED OR  
EXPANDED RIGID INSULATION, APPROVED SHEATHING  
PAPER, 7/16" O.S.B. EXTERIOR SHEATHING OR OBC  
COMPLIANT EQUIVALENT. 30x140 (2"x6") STUDS @ 400mm  
(16") o.c. W/APPROVED DIAGONAL WALL BRACINGS, RSI  
3.87 (R22) INSUL. APPROVED VAPOUR BARRIER AND  
APPROVED CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL  
FINISH. STUCCO TO BE MIN. 200mm (8") ABOVE FINISH  
GRADE.

4 INTERIOR STUD PARTITIONS  
(\*SEE OBC 9.23.10, 9.23.11.1)  
BEARING PARTITION 30x84 (2"x4") @ 400mm (16") o.c.  
FOR 2 STOREYS AND 300mm (12") o.c. FOR 3 STOREYS.  
NON-BEARING PARTITIONS 30x84 (2"x4") @ 600mm (24")  
o.c. PROVIDE 30x84 (2"x4") BOTTOM PLATE AND  
2/30x84 (2"x4") TOP PLATE. 13mm (1/2") INTERIOR  
DRYWALL BOTH SIDES OF STUD. PROVIDE 30x140 (2"x6")  
STUDS/PLATES WHERE NOTED.

5 FOUNDATION WALL/FOOTINGS:  
(\*SEE OBC 9.15.3 & 9.15.4.)  
MIN. 200mm (8") POURED CONC. FDTN. WALL 15Mpa  
(2200psi) WITH BITUMINOUS DAMPROOFING AND  
DRAINAGE LAYER. MIN. 40x135 (1"x6") CONTIN. KEYED  
CONC. FTG. BRACE FOUNDATION WALL PRIOR TO  
BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL  
UNDISTURBED SOIL WITH MINIMUM BEARING CAPACITY OF  
120kPa (17.4 psi) OR GREATER.



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

7 BASEMENT SLAB (\*SEE OBC 9.16.1)  
80mm (3") MIN. 25Mpa (3600psi) CONC. SLAB ON 100mm  
(4") COARSE GRANULAR FILL, OR 15Mpa (2200psi) CONC.  
WITH DAMPROOFING BELOW SLAB.

8 WOOD SUBFLOORS (\*SEE OBC 9.23.14, & 9.30.2.)  
19mm (3/4") T&G SUBFLOOR UNDER GROUND FLOOR FINISH  
FLOOR. 16mm (5/8") T&G SUBFLOOR UNDER SECOND  
FLOOR FINISH FLOOR. 16mm (5/8") PANEL-TYPE  
UNDERLAY FOR CERAMIC TILE APPLICATION. 6mm (1/4")  
PANEL-TYPE UNDERLAY UNDER RESILIENT & PARQUET  
FLOORING.

9 ROOF INSULATION (\*SEE SB12 - 2.1.1.3.A & 2.1.1.7)  
RSI 10.57 (R60) ROOF INSULATION AND APPROVED  
VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR  
APPROVED EQUAL.

10 ALL STAIRS/EXTERIOR STAIRS (\*SEE OBC 9.8.1)  
MAX. RISE = 200 (7'-10")  
MIN. RUN = 210 (6'-10")  
MIN. TREAD = 255 (8'-4")  
MAX. NOSING = 25 (1")  
MIN. HEADROOM = 1950 (6'-5")  
RAIL @ LANDING = 900 (2'-11")  
RAIL @ STAIR = 865 (2'-10")  
MIN. STAIR WIDTH = 860 (2'-10")  
FOR CURVED STAIRS  
MIN. AVG. RUN = 200 (8")  
MIN. RUN = 150 (6")

11 RAILING (\*SEE OBC 9.8.8.)  
FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm  
(4") BETWEEN PICKETS.  
INTERIOR GUARDS = 900mm (2'-11") MIN.  
EXTERIOR GUARDS = 1017mm (3'-6") MIN.

12 SILL PLATE (\*SEE OBC 9.23.6 & 9.23.7.)  
30x84 (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. CALKING OR 25 (1") MIN.  
MINERAL WOOL BETWEEN PLATE AND TOP OF FDTN. WALL.  
USE MORTAR TO LEVEL SILL PLATE WHEN REQUIRED.

13 BASEMENT INSULATION (\*SEE OBC 12.3.)  
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  
FDTN. AND INSUL.

14 BASEMENT BEARING STUD PARTITION  
(\*SEE OBC 9.23.10.1)  
30x84 (2"x4") STUDS @ 400mm (16") o.c. 30x84 (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 305x95 (12"x6") CONC. FOOTING. ADD HORIZ.  
BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

15 STEEL BASEMENT COLUMN (\*SEE OBC 9.17.3.)  
90mm (3-1/2") DIA. x 4.78mm (185) STL. COL. WITH  
150x150x4.5mm (6"x6"x3/8") STL. TOP & BOTTOM PLATE.

15A STEEL COLUMN (\*SEE OBC 9.17.3.)  
90mm (3-1/2") 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 2-13mm (1/2") DIA. x 300mm  
(12") LONG x 50mm (2") HOOK ANCHORS.

16 NIB WALLS (\*SEE OBC 9.23.8.)  
BEAM POCKET OR 300x200 (8"x8") POURED CONCRETE  
NIB WALLS. MINIMUM BEARING 90mm (3-1/2")

17 STEEL BEAM STRAPPING (\*SEE OBC 9.23.4.3.(3)(c))  
19x98 (1"x2") CONTINUOUS WOOD STRAPPING BOTH SIDES  
OF STEEL BEAM.

18 GARAGE SLAB (\*SEE OBC 9.16.1)  
100mm (4") 32Mpa (4640psi) CONC. SLAB WITH 5-8% AIR  
ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL  
WITH COMPACTED SUB-BASE OR COMPACTED NATIVE  
FILL. SLOPE TO FRONT 1% MIN.

19 INTERIOR GARAGE WALLS & CEILING  
(\*SEE OBC 9.10.9.16.)  
15mm (1/2") GYPSUM BOARD ON WALL AND CEILING  
BETWEEN HOUSE AND GARAGE, RSI 3.87 (R22) IN WALLS,  
RSI 5.46 (R31) IN CEILING. TAPE AND SEAL ALL JOINTS  
GAS TIGHT.

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

21 EXTERIOR STEP  
(\*SEE OBC 9.3.9.2, 9.3.9.3 & 9.8.10.)  
PRECAST CONCRETE STEP OR WD. STEP WHERE NOT  
EXPOSED TO WEATHER MAX. RISE 200mm (7'-10")  
MINIMUM TREAD 250mm (9'-1/2")

22 DRYER VENT (\*SEE OBC 6.2.3.8.(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"x28") WITH  
WEATHERSTRIPPING. RSI 5.46 (R31) RIGID INSULATION  
BACKING.

24 FIREPLACE CHIMNEYS (\*OBC 9.31.)  
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. 350mm (14") DEEP.

25 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  
280x280x16 (11"x11"x5/8") STL. PLATE FOR STL BEAMS  
AND 280x280x12 (11"x11"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-SHEAR GROUT.

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

29 WOOD BASEMENT POST (\*OBC 9.17.4.)  
5-30x140 (3-2"x6") BUILT-UP POST ON METAL BASE SHOE  
ANCHORED TO CONC. WITH 12.1 (1/2") DIA. BOLT ON  
406x106x203 (16"x6"x8") CONC. FOOTING.

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

31 SLAB ON GRADE (\*SEE OBC 9.16.1)  
100mm (4") 32Mpa (4640psi) CONC. SLAB WITH 5-8% AIR  
ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL  
WITH COMPACTED SUB-BASE OR COMPACTED NATIVE  
FILL. REINFORCED W/ 6-6-12.9x12.9 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. HRY  
INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL  
EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.  
ALL AIR INTAKES SHALL BE LOCATED SO THAT THEY  
ARE SEPARATED FROM KITCHEN EXHAUST BY 3.0m IN  
COMPLIANCE WITH O.B.C. DIV.-B TABLE 6.2.3.12.

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

34 JOIST STRAPPING & BRIDGING (\*SEE OBC 23.9.4.)  
ALL FLOOR JOISTS TO BE BRIDGED WITH 38x38 (2"x2")  
CROSS BRACINGS 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  
GLAD 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 FDTN.  
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 FDTN. WALLS.  
PROVIDE (W/L) LINTELS OVER CELLAR DOOR.

37 FDTN. WALL REDUCTION IN THICKNESS  
(\*SEE OBC 9.15.4.7.)  
FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm  
(3-1/2") THICK TO A MAX. DEPTH OF 660mm (26") FOR 8"  
FDTN. WALL. 10" FDTN. WALL WHEN REDUCTION IN  
THICKNESS IS GREATER THAN 25". FDTN. 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, 30x84 (2"x4") RAFTERS  
@400mm (16") o.c. FOR MAX. 3330mm (11'-1") SPAN,  
30x140 (2"x6") RAFTERS @400mm (16") o.c. RIDGE  
BOARD TO BE 51mm (2") DEEPER. 30x84 (2"x4") COLLAR  
TIES AT MIDSPANS. CEILING JOISTS TO BE 30x84 (2"x4")  
@400mm (16") o.c. FOR MAX. 2830mm (9'-3") SPAN &  
30x140 (2"x6") @ 400 (16") o.c. FOR MAX. 4450mm (14'-7")  
SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 30x84 (2"x4")  
@600mm (24") o.c. WITH A 30x84 (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  
2-30x140 (2-2"x6") CONTINUOUS STUDS @300mm (12") o.c.  
FOR BRICK AND 400mm (16") o.c. FOR SIDING. PROVIDE  
SOLID WOOD BLOCKING BETWEEN STUDS @1220mm (4'-0")  
o.c. VERT. 7/16" EXT. PLYWOOD.

40 EXPOSED FLOOR TO EXTERIOR (\*OBC 12.1.1.2.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 30x140mm  
(2"x6") STUDS @400mm (16") o.c. MATCH FLOOR JOIST  
SPACING WHEN PARALLEL WITH FLOOR JOISTS.

43 SMOKE ALARM (\*OBC 9.10.19)  
PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE  
FLOOR LEVEL AND ALSO 1 IN EACH BEDROOM NEAR HALL  
DOOR. ALARMS TO BE CONNECTED TO AN ELECTRICAL  
CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS  
IF ONE SOUNDS. BATTERY BACK-UP REQUIRED. SMOKE  
ALARMS TO INCORPORATE VISUAL SIGNALLING COMPONENT.  
(9.10.19.3.3).

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. 21-107112

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 30 2012  
DATE

FOR CHIEF BUILDING OFFICIAL

2012 CODE  
COMPLIANCE PACKAGE "A1"

Greenpark  
PROJECT NAME  
RUSSELL GARDENS III

| REVISIONS            |              |
|----------------------|--------------|
| 1. ISSUED FOR PERMIT | JUL 30, 2018 |

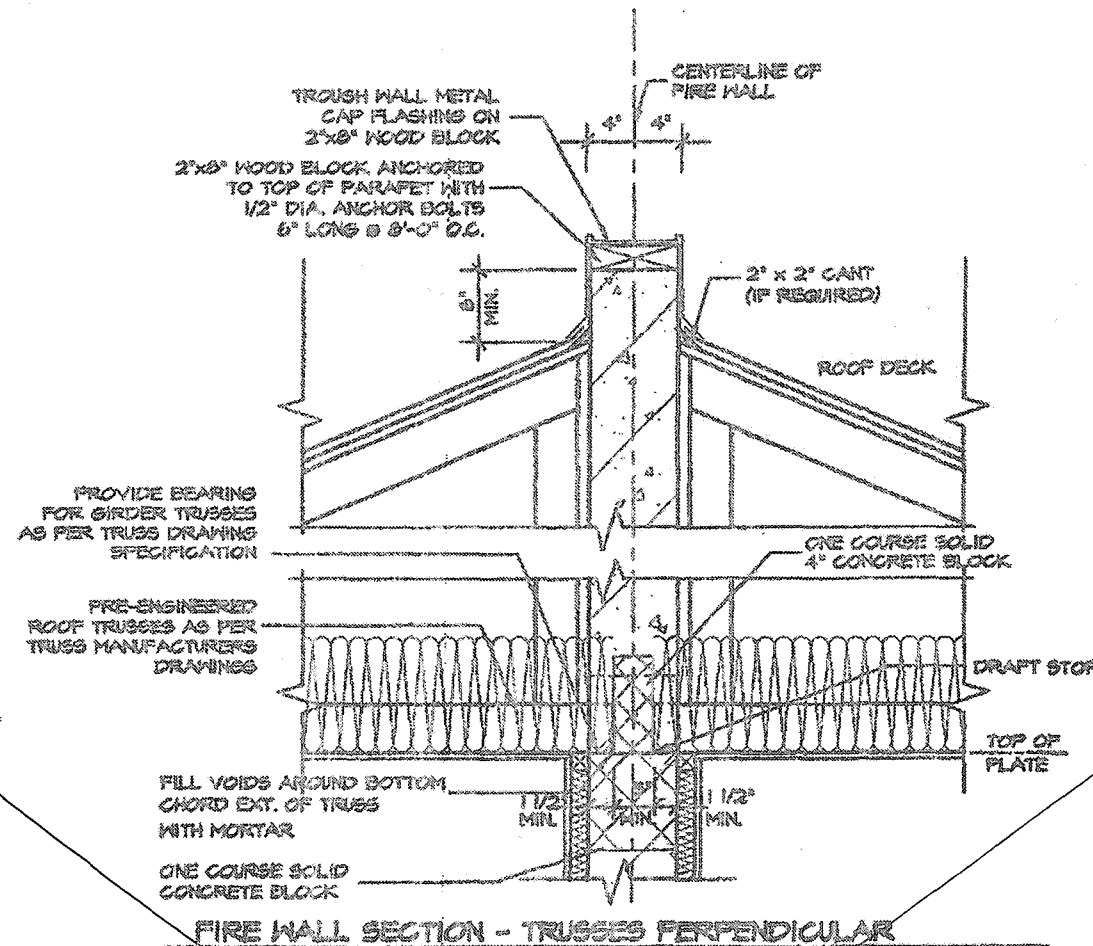
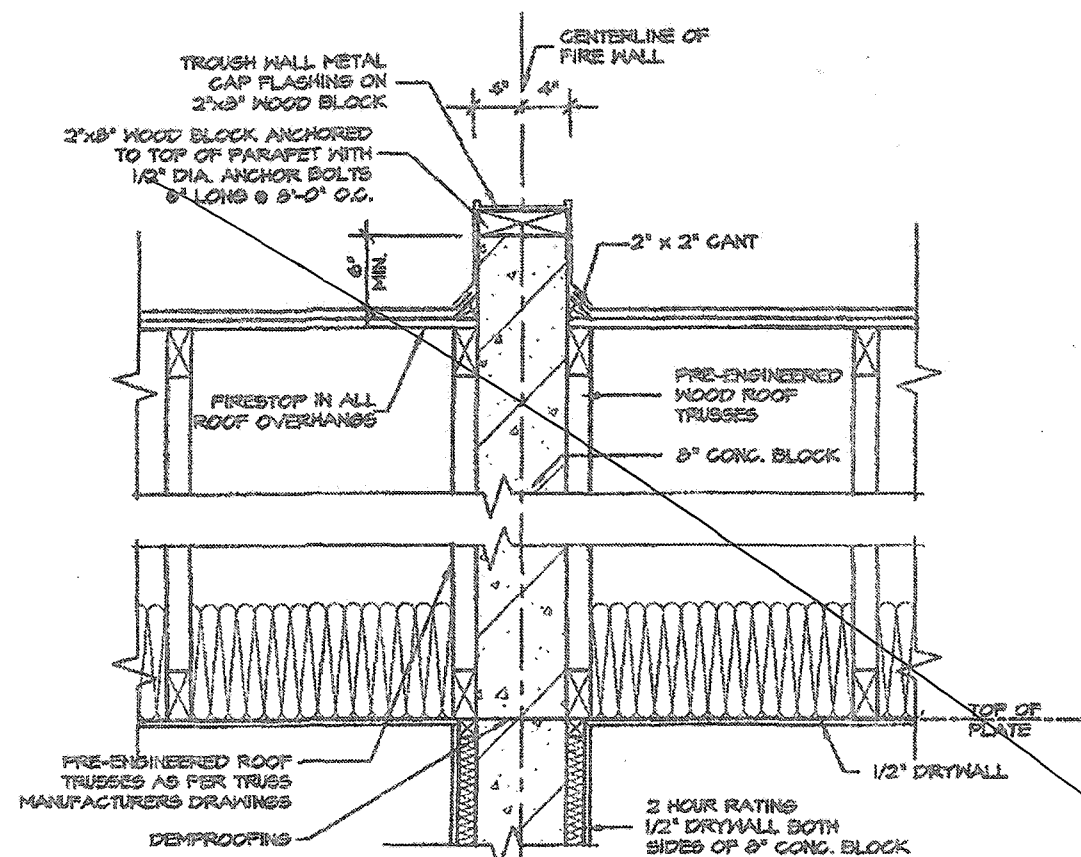
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.  
QUALIFICATION INFORMATION  
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code  
VIKAS GAJJAR  
NAME  
28770  
SIGNATURE  
BCIN

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

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

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SOUND ABSORPTIVE MATERIAL REQUIREMENTS  
SOUND ABSORPTIVE MATERIAL INCLUDES FIBRE PROCESSED FROM ROCK, SLAB, 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 57C.  
RATINGS OF 50 TO (O.B.C. DIV. B 9.11.2.100)

FIRE RESISTANCE RATING  
FIRE RESISTANCE RATING REQUIRED IS 2 HR. MIN.(AS PER SENTENCE DIV. B 9.11.0.2 O.B.C.)

WALL TYPE  
SEE SUPPLEMENTARY STANDARDS SEE TABLE 1. (WALL NO. 666) 8" (200MM) CONCRETE BLOCK MCM: WITH 1/2" x 1/2" STRAPPIINGS 6 1/2" DRYWALL FILLED W/ SOUND ABSORPTIVE MATERIAL EACH SIDE. (FRFR 2H/50C 57)

CITY OF HAMILTON  
Building Division

Permit No. \_\_\_\_\_

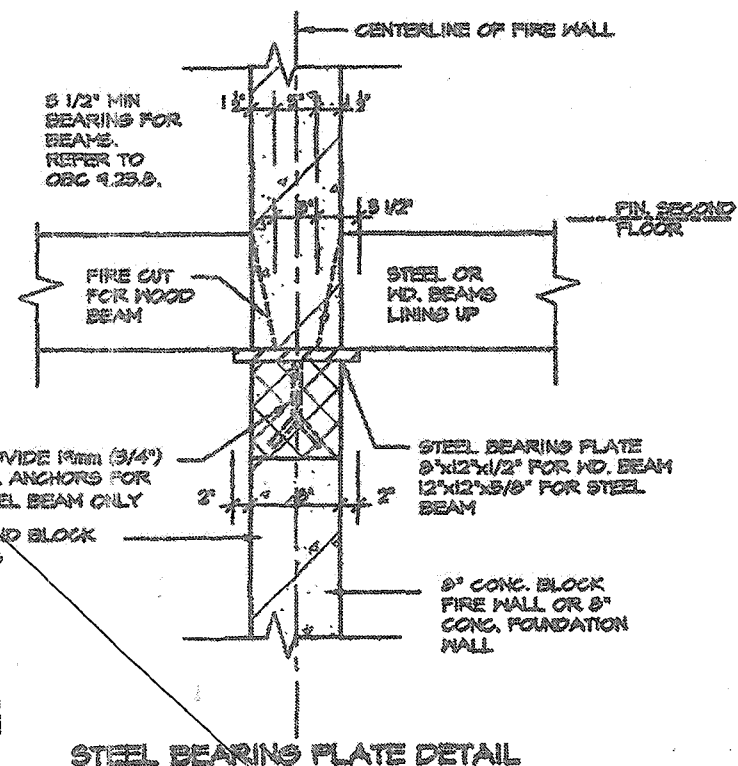
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH

THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWS

These drawings and/or specifications have been reviewed by \_\_\_\_\_

FOR CHIEF BUILDING OFFICIAL

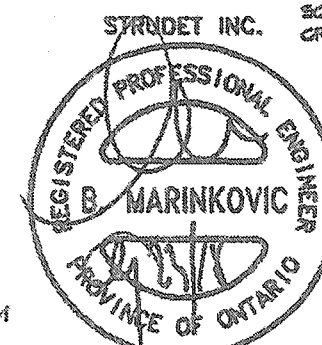


TYPE. 2 STOREY FIRE WALL SECTION  
TRUSSES PARALLEL TO PARTY WALL

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



FOR STRUCTURE ONLY

### STEEL BEARING PLATE DETAIL

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.<br><b>QUALIFICATION INFORMATION</b><br>Required unless design is exempt under Division C, Subsection 3.2.5 of the building code<br>VIKAS GAJJAR  <b>28770</b><br>NAME SIGNATURE ECIN | REGION DESIGN INC.<br>6700 DUFFERIN ST.<br>CONCORD, ONTARIO<br>L4K 4G6<br>P (416) 736-4096<br>P (905) 660-0746 |  <b>REGION DESIGN INC.</b> | SHEET TITLE<br><b>FIRE WALL</b> | CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.<br><br>PAGE No.<br><b>3</b> |  <b>Greenpark™</b><br><br>PROJECT NAME<br><b>RUSSELL GARDENS III</b> |
| 4.        |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                |                                                                                                                 | SCALE<br><b>3/4"=1'-0"</b>      |                                                                                                                                                                                         |                                                                                                                                                           |
| 3.        |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                |                                                                                                                 | DATE<br><b>JULY 2018</b>        |                                                                                                                                                                                         |                                                                                                                                                           |
| 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. 4.10.12(2)

PROVIDE BEARING FOR GIRDER TRUSSES AS PER TRUSS DRAWING SPECIFICATION

FIRE-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

8" CONC. SLAB ON 5" COMPACTED GRAVEL

FIN. BASEMENT SLAB

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

WOOD FRAME PARTY WALL  
TRUSSES PERPENDICULAR TO PARTY WALL

FOR STRUCTURE ONLY  
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, M&M WALL ASSEMBLY.

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

SOUND TRANSMISSION RATING  
MINIMUM REQUIRED S.T.C. RATINGS OF 50 (O.B.C. DIV. 8 4.10.12(1))

WALL TYPE  
SEE SUPPLEMENTARY STANDARDS SEE TABLE 1, M&M 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. 8 4.10.12(1) O.B.C.)

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

1" AIR SPACE

3/4" SUBFLOOR

FIN. FIRST FLOOR

ENGINEERED FLOOR JOISTS W/HEADER

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

2"x4" SILL PLATE (MAX. 2' 125 P/F)

8" POURED CONC. FOUNDATION WALL

FIN. SLAB

FLOOR JOISTS PARALLEL

3/8" 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.

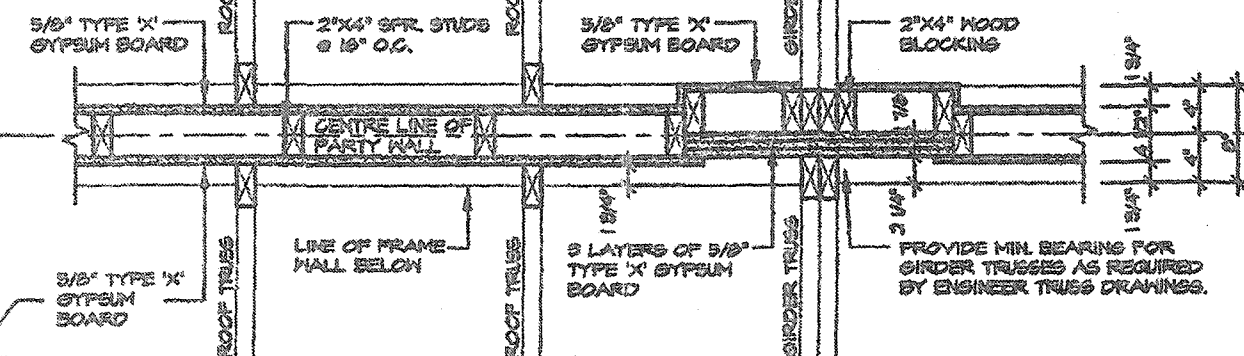
5/8" TYPE 'X' GYPSUM WALL BOARD

TOP OF PLATE

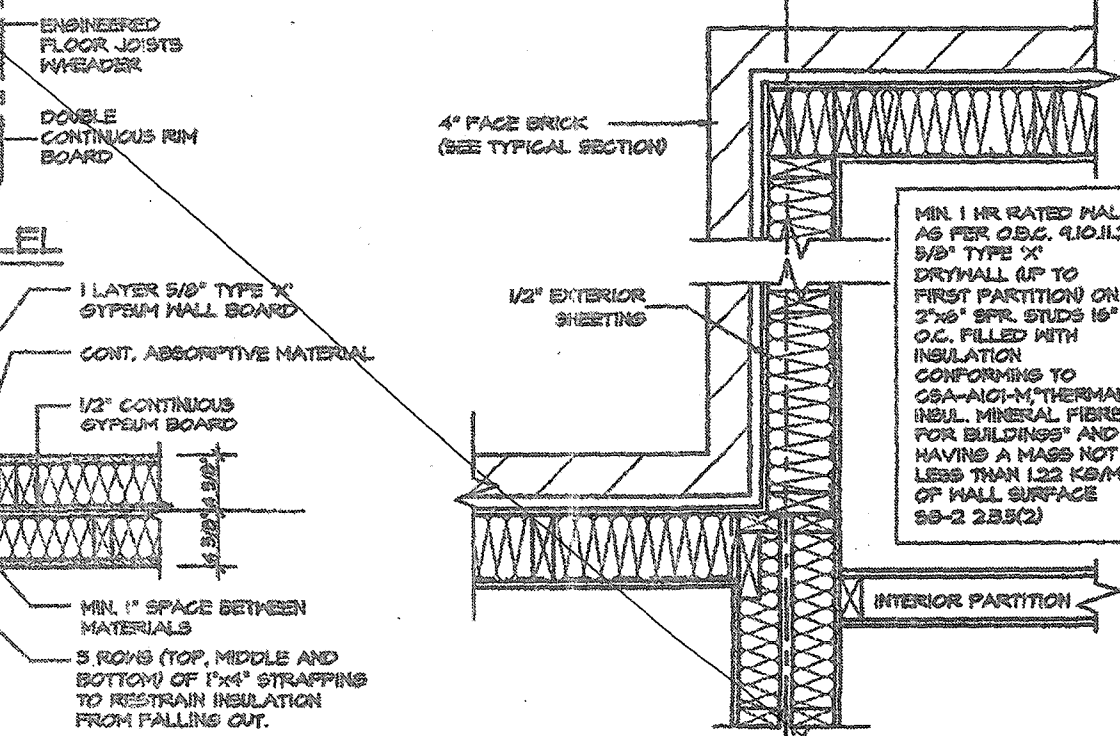
2 LAYERS OF 1/2" GYPSUM WALL BOARD FOR FIRE-STOPPING CONTINUOUS

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



PARTY WALL PLAN SECTION

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 GAJAR  
NAME  
SIGNATURE  
28770  
BCIN

REGION DESIGN INC.  
8700 DUFFERIN ST.  
CONCORD, ONTARIO  
L4K 1S6  
P (416) 738-0386  
F (905) 889-0746

REGION  
DESIGN  
INC.

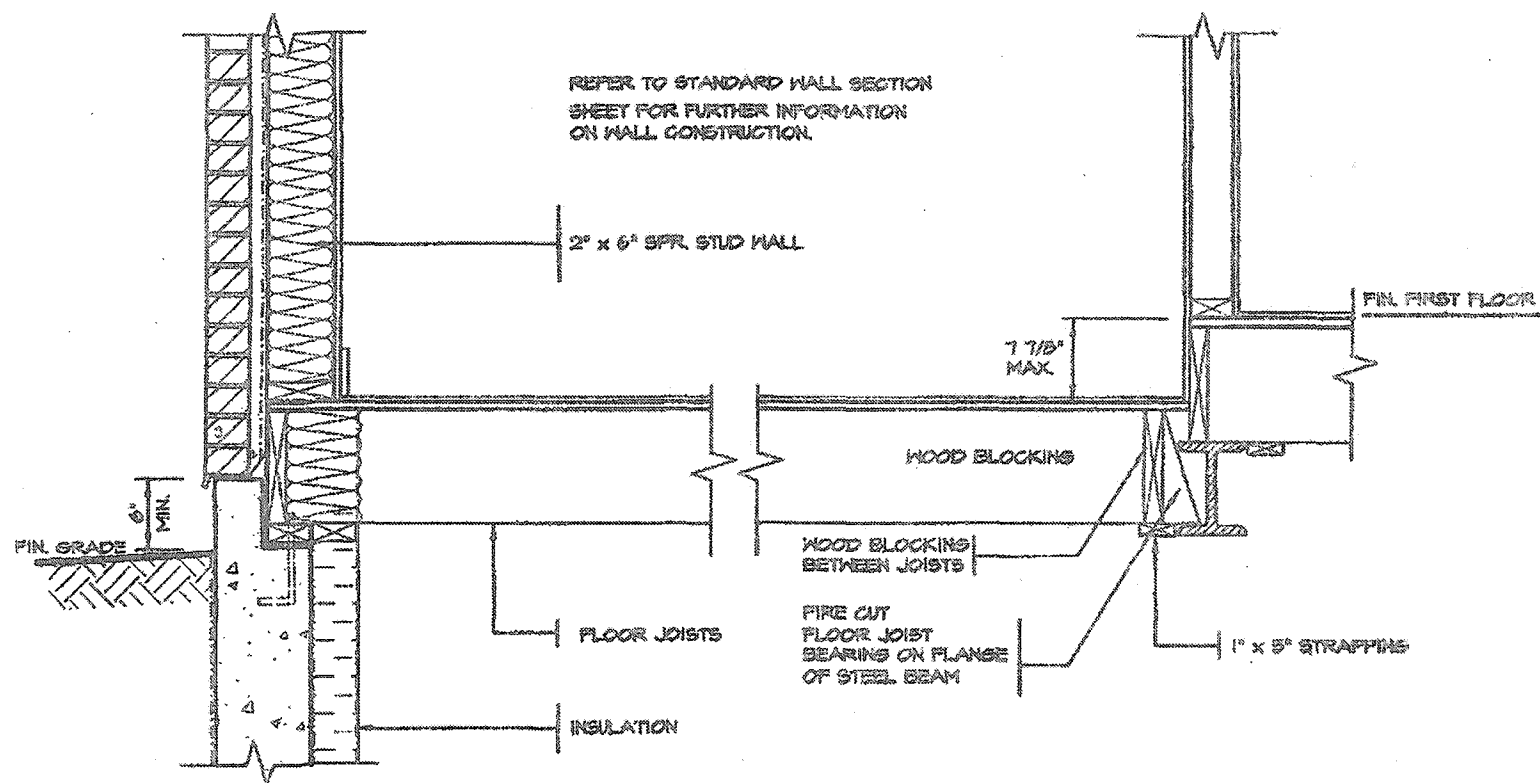
SHEET TITLE  
PARTY WALL  
WOOD  
SCALE  
3/4"=1'-0"  
DATE  
JULY 2018

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

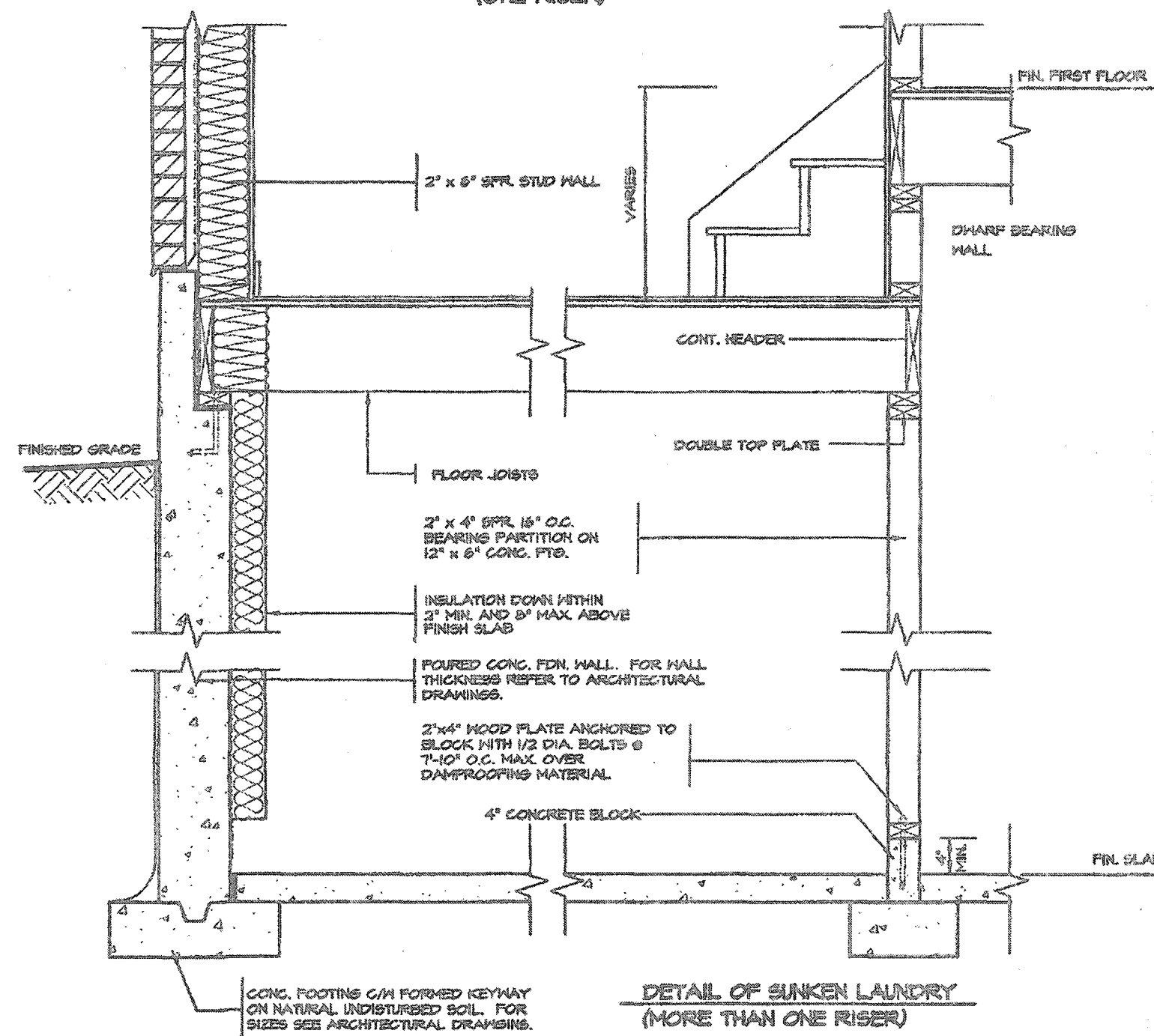
PAGE NO.  
4

PROJECT NAME  
RUSSELL GARDENS III

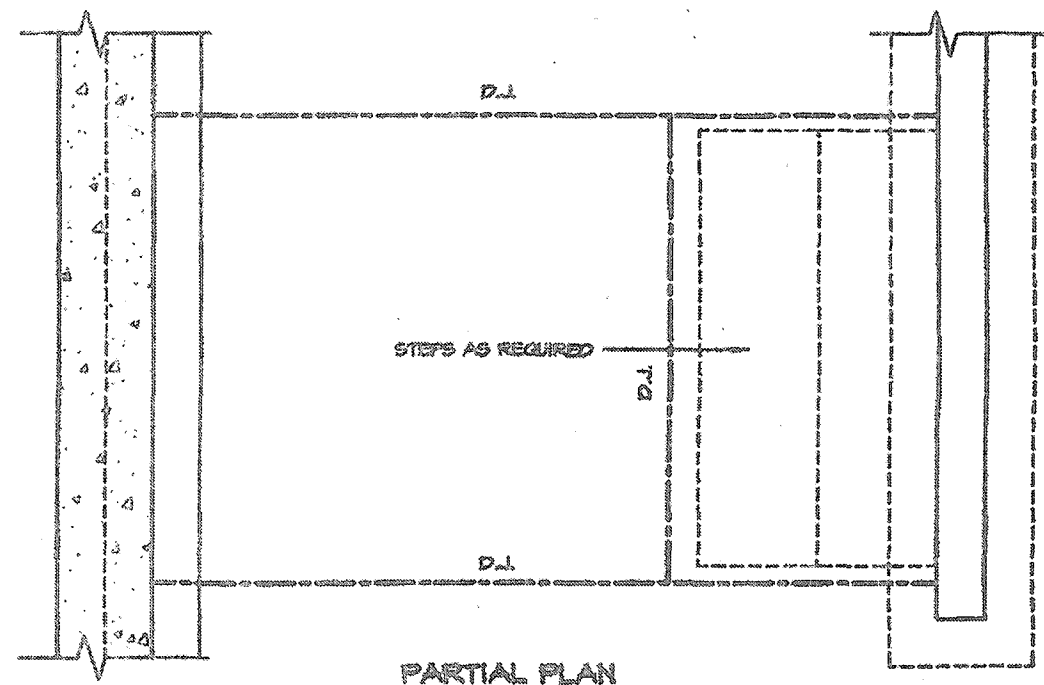
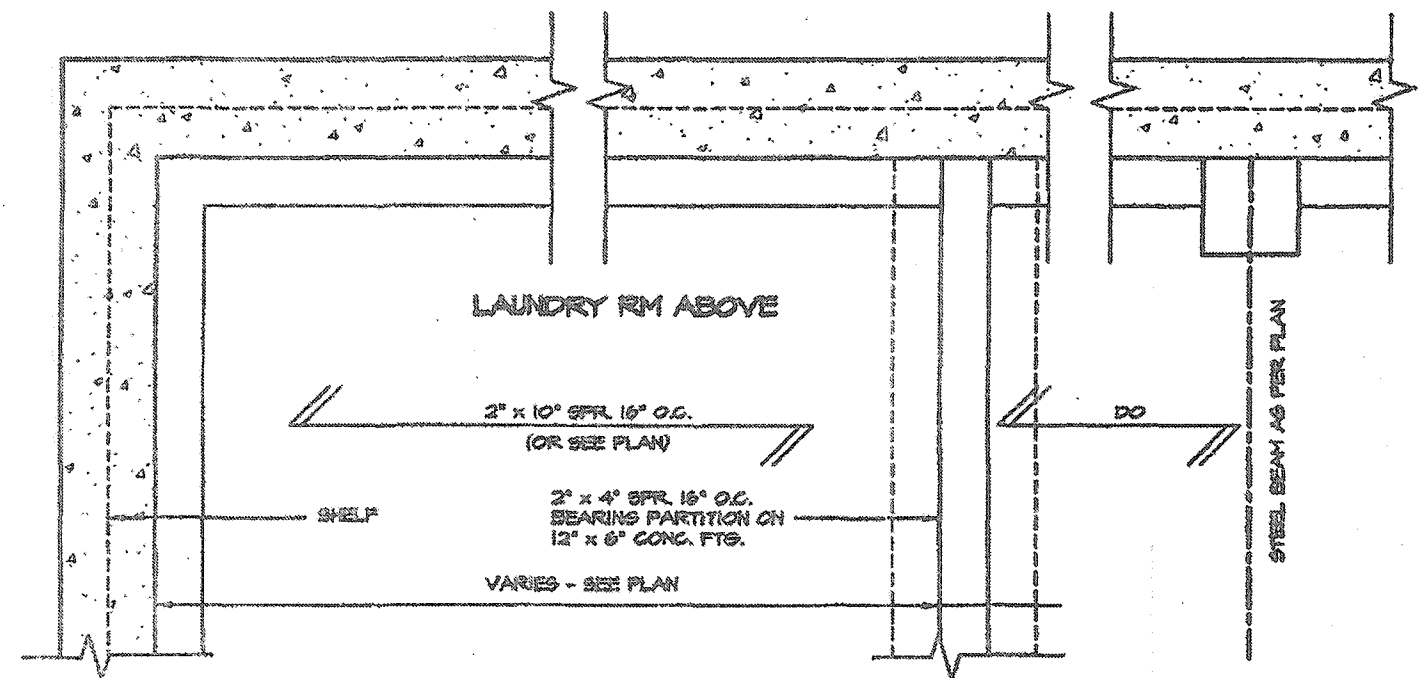
Greenpark.



DETAIL OF SUNKEN LAUNDRY  
(ONE RISER)



DETAIL OF SUNKEN LAUNDRY  
(MORE THAN ONE RISER)



CITY OF HAMILTON  
Building Division

Permit No. **21-107112**

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

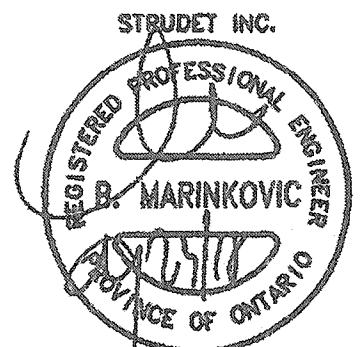
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

**MAR 30 2021**

DATE

FOR CHIEF BUILDING OFFICIAL



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. | 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.  | LAUNDRY DETAILS |                                                                                                                                                             |                     |
| 3.                   |              |  | Required unless design is exempt under Division C, Subsection 3.2.6 of the building code                                                                                            | CONCORD, ONTARIO   | SUNKEN          |                                                                                                                                                             |                     |
| 2.                   |              |  |                                                                                                                                                                                     | LAK 450            | SCALE           | 3/4"=1'-0"                                                                                                                                                  |                     |
| 1. ISSUED FOR PERMIT | JUL 30, 2018 |  | VIKAS GAJJAR                                                                                                                                                                        | P (416) 739-4095   | DATE            | JULY 2018                                                                                                                                                   |                     |
| REVISIONS            |              |  | NAME                                                                                                                                                                                | F (905) 860-0740   | PAGE No.        |                                                                                                                                                             | 5                   |
|                      |              |  | SIGNATURE                                                                                                                                                                           | BCIN               | PROJECT NAME    |                                                                                                                                                             | RUSSELL GARDENS III |
|                      |              |  |                                                                                                                                                                                     |                    |                 |                                                                                                                                                             |                     |

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

210 ASPHALT SHINGLES ON 3/8" FLYWOOD SHEATHING USE 'W' CLIPS FOR TRUSSES

BAFFLES AS REQUIRED FOR ROOF VENTILATION

PROVIDE ROOF VENTILATION @ A RATE OF 1:500 OF INSULATED CEILING AREA UNIFORMLY DISTRIBUTED

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

STARTER STRIP OF ROOF SHINGLES REQUIRED

SEE PLAN FOR ROOF SLOPE

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

1/2" (12mm) DRYWALL FINISH OVER CONT. 6 MIL. POLY VAPOR/AIR BARRIER & MIN. R-60 INSULATION

MIN. R-22 INSULATION (6") ABOVE INNER FACE OF EXTERIOR WALL

TOP OF WOOD PLATE

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

4" FACE BRICK TIED TO STUDS WITH GALVANIZED 1/8" WIDE METAL TIES @ 16" o.c. HORIZONTAL AND 24" o.c. VERTICAL

1" AIR SPACE

1/5 BUILDING PAPER OVER 1/16" O.S.B. EXTERIOR SHEATHING, 2"x6" SFR. STUDS @ 16" o.c. FILLED WITH R-22 INSULATION AND 6 MIL. POLY VAPOR BARRIER

PARALLEL JOISTS, TJI WOOD BLOCKING @ 96" o.c. FLOOR JOISTS SEE PLAN

1/2" GYPSUM BOARD CEILING FINISH

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

DOUBLE TOP PLATE

1/2" GYPSUM BOARD SINGLE CONTIN. TIESTRAND

CONTINUOUS HEADER JOIST W/ R-22 INSULATION W/ 6 MIL. VAPOR BARRIER AND SEAL TO JOIST AND SUBFLOOR

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

FINISHED SECOND FLOOR

SCREENED KEEPING HOLES 5/8" DIA. AT 24" o.c. AT BOTTOM OF CAVITY & MIL. POLYETHYLENE BASE FLASHING BENEATH KEEPING AND 6" UP BEHIND BUILDING PAPER

FIN. GRADE

SLOPE 5" MIN.

HEAVY COAT OF BITUMEN OVER CONC. WALL

FOUNDATION WALLS TO BE WATER PROOFED OR PROVIDE A DRAINAGE LAYER ADJACENT TO EXT. SURFACE OF FOUNDATION WALL AND EXTEND TO FOOTING LAYER OR PROVIDE "SYSTEM" PLANTION AIR GAP MEMBRANE

CEMENT COVE

4" DIA. KEEPING TILES W/6" CRUSHED STONE COVER

FIN. SLAB

FINISHED SLAB

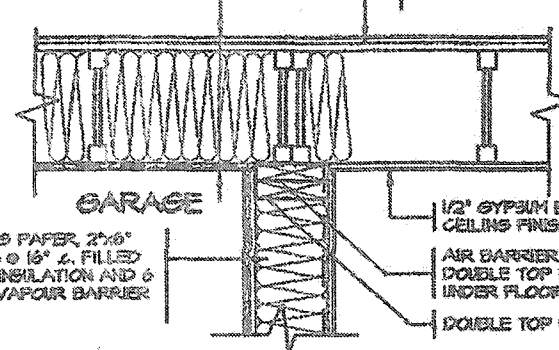
CONC. FOOTING ON FORMED KEYWAY ON NATURAL UNDISTURBED SOIL. FOR FOOTING SIZES SEE ARCHITECTURAL DRAWINGS.

## 2 STOREY WALL SECTION

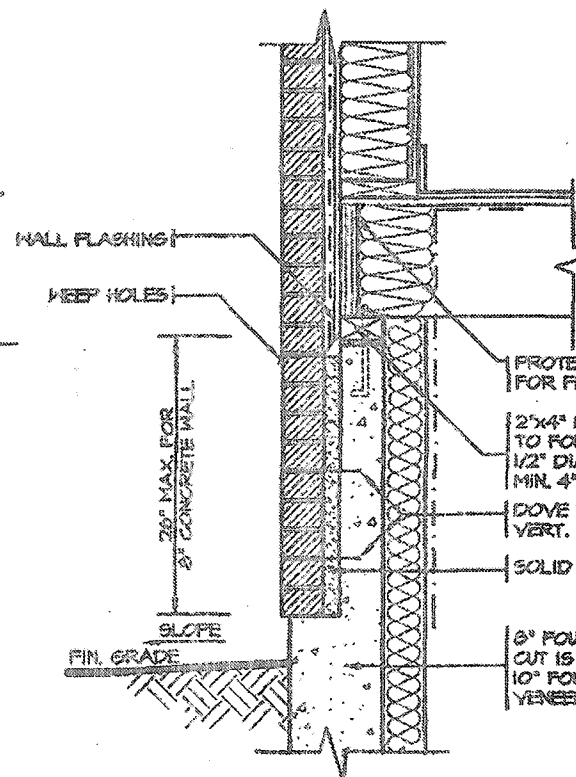
1/2" (12mm) DRYWALL FINISH OVER CONT. 6 MIL. POLY VAPOR/AIR BARRIER & MIN. R-31 INSULATION (DRYWALL ON THE CEILING ONLY WHEN THERE IS NO SECOND FLOOR ABOVE GARAGE)

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

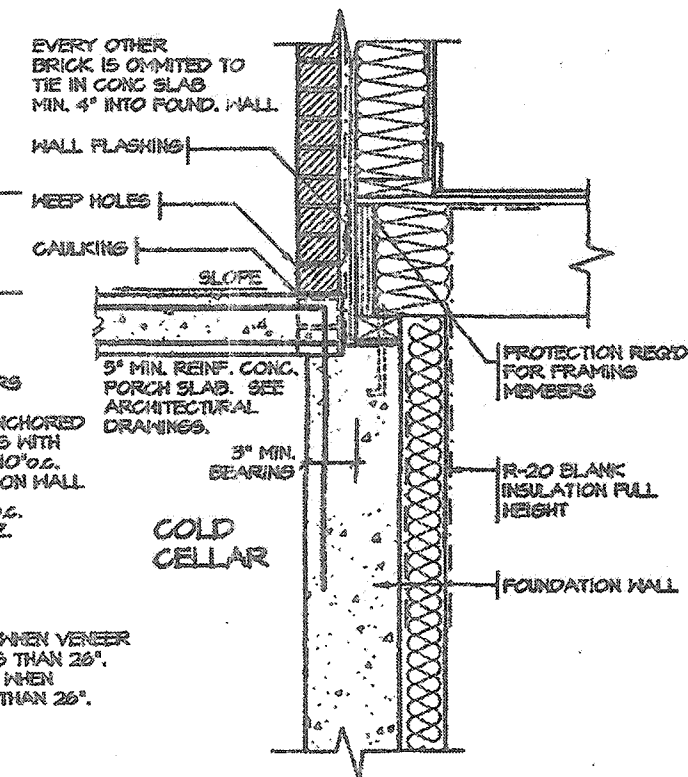
FINISHED SECOND FLOOR



DETAIL FOR INTERIOR GARAGE WALLS & CEILINGS



DETAIL FOR CONCRETE VENEER DROPPED GRADE



DETAIL FOR COLD CELLAR PORCH SLAB

STRUDET INC.



FOR STRUCTURE ONLY

CITY OF HAMILTON Building Division

Permit No. **21-107112**

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 30 2021**

FOR CHIEF BUILDING OFFICIAL

DATE

2012 CODE COMPLIANCE PACKAGE "A1"

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

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QUALIFICATION INFORMATION  
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VIKAS GAJAR  
NAME  
28770  
SIGNATURE  
BCIN

REGION DESIGN INC.  
8700 DUFFERIN ST.  
CONCORD, ONTARIO  
L4K 4S8  
P (416) 733-4095  
F (905) 680-0746

REGION DESIGN INC.

SHEET TITLE  
**2"x6" BRICK VENEER 2 STOREY SECTION**  
SCALE  
**3/4"=1'-0"**  
DATE  
**JULY 2018**

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

PAGE No.  
**6**

**Greenpark.**  
PROJECT NAME  
**RUSSELL GARDENS III**

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 'M' OR TYPE 'S' ASPHALT COATED ROOFING SHEETS.

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

STARTER STRIP OF ROOF SHINGLES REQUIRED

2 1/2" FASCIA BOARD PREFINISHED METAL GUTTER, FASCIA AND VENTED SOFFIT

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

MESH BACK-DRAINED

BAFFLES AS REQUIRED FOR ROOF VENTILATION

PROVIDE ROOF VENTILATION @ A RATE OF 1:500 OF INSULATED CEILING AREA UNIFORMLY DISTRIBUTED

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

TOP OF WOOD PLATE

1/2" (13mm) DRYWALL FINISH OVER CONT. 6 MIL. POLY VAPOUR/AIR BARRIER @ MIN. R-50 INSULATION

MIN. R-22 INSULATION ABOVE INNER FACE OF EXTERIOR WALL

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

2 1/2" BOTTOM PLATE

LAP VAPOUR AND AIR BARRIER 4" AND SECURE TO PLATE

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

FINISHED SECOND FLOOR

PARALLEL JOISTS 13" WOOD BLOCKING @ 66" O.C.

FLOOR JOISTS SEE PLAN

1/2" GYPSUM BOARD CEILING FINISH

SINGLE CONT. TIMBERSTRAND

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

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

SINGLE CONTIN. TIMBERSTRAND

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

FINISHED FIRST FLOOR

(IF APPROVED SYSTEM, ALL MATERIALS AND SYSTEMS SHALL CONFORM TO CANALCO-ST16.1)

CONCRETE SILL

CONTINUOUS HEADER JOIST W/ R-22 INSULATION W/ 6 MIL. VAPOUR BARRIER AND SEAL TO JOIST AND SUBFLOOR

4" FACE BRICK TIED TO STUDS WITH GALVANIZED 1/8" WIDE METAL TIES @ 16" O.C. HORIZONTAL AND 24" O.C. VERTICAL

SCREENED WEAPING HOLES 3/8" DIA. AT 24" O.C. AT BOTTOM OF CAVITY & MIL. POLYETHYLENE BASE FLASHING BENEATH WEAPING 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. WEAPING TILES W/ 1/2" CRUSHED STONE COVER

FIN. SLAB

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

## 2 STOREY WALL SECTION



FOR STRUCTURE ONLY

CITY OF HAMILTON Building Division

21-107112

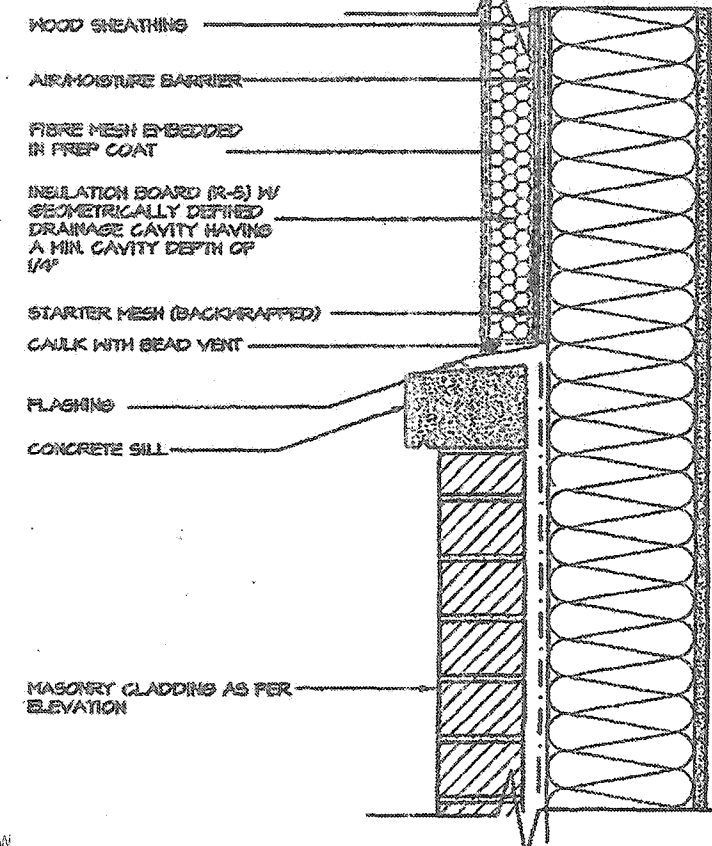
Permit No.

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE. THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW. These drawings and/or specifications have been reviewed by

MAR 30 2021

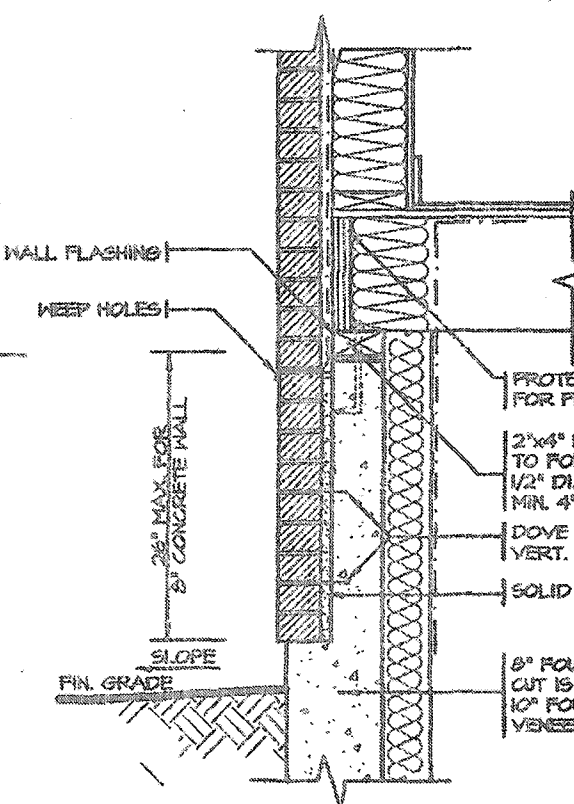
FOR CHIEF BUILDING OFFICIAL

DATE

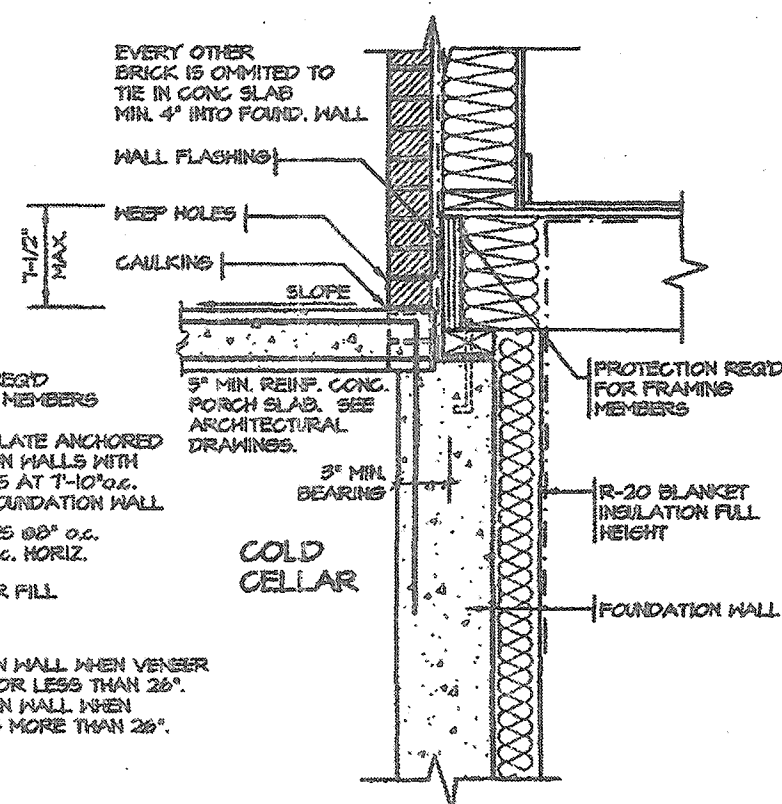


## A. TERMINATION AT MASONRY CLADDING WITH SEALANT

1 1/2" = 1'0"



## DETAIL FOR CONCRETE VENEER DROPPED GRADE



## DETAIL FOR COLD CELLAR PORCH SLAB

## 2012 CODE COMPLIANCE PACKAGE "A1"

| NO. | REVISIONS         | DATE         |
|-----|-------------------|--------------|
| 5.  |                   |              |
| 4.  |                   |              |
| 3.  |                   |              |
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| 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 GAJAR 28770

NAME SIGNATURE BCIN

REGION DESIGN INC.

8700 DUFFERIN ST.

CONCORD, ONTARIO

L1M 4S0

P (416) 736-4006

F (905) 660-0746

REGION DESIGN INC.

SHEET TITLE

2"x6" STUCCO WALL

2 STOREY SECTION

SCALE

AS NOTED

DATE

JULY 2018

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

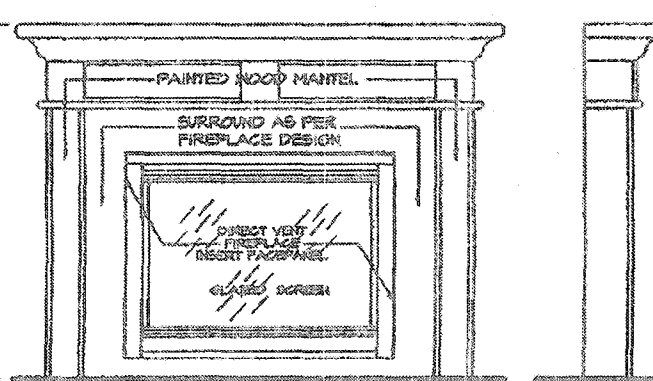
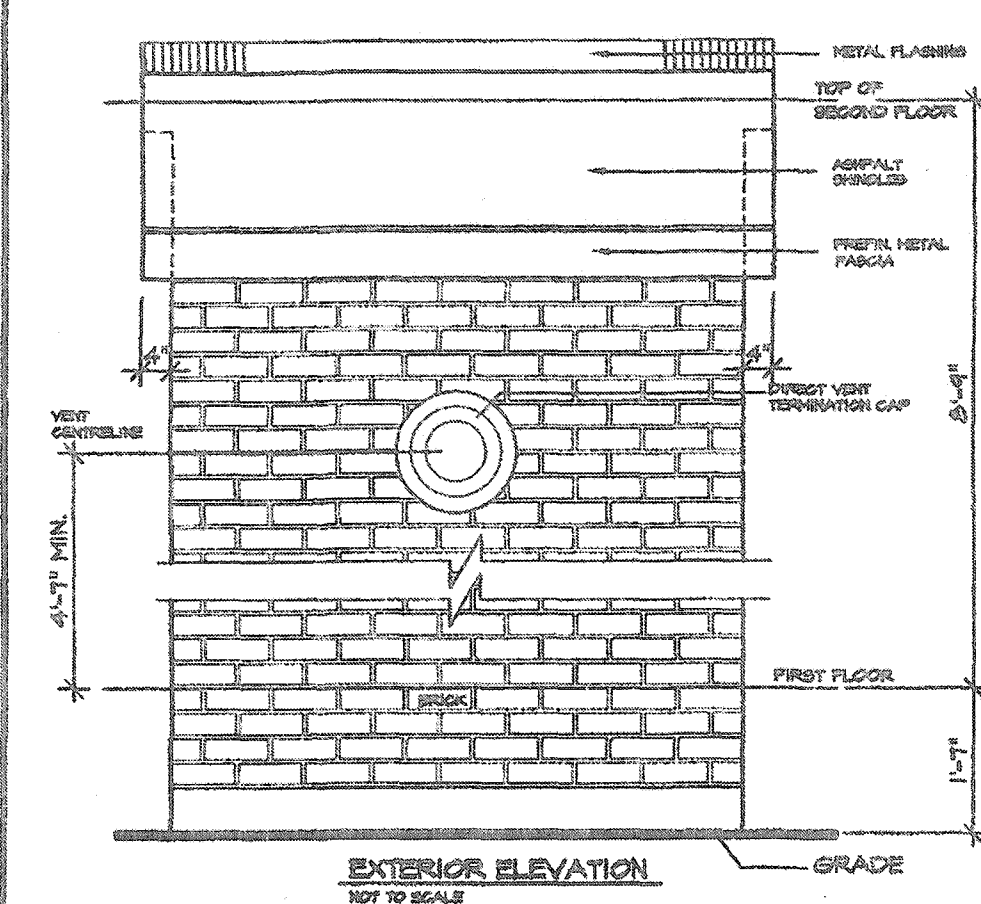
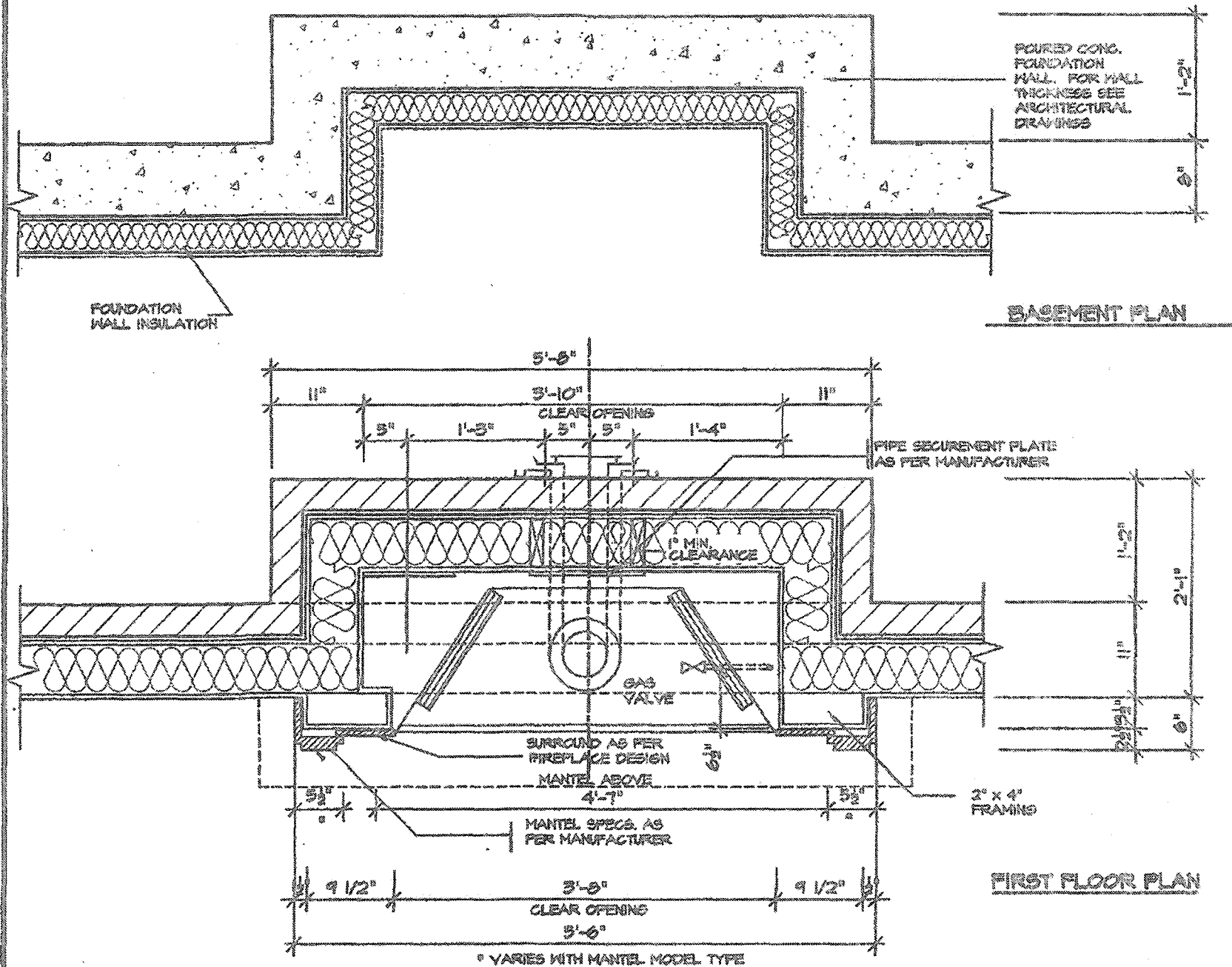
PAGE No.

6-2

PROJECT NAME

RUSSELL GARDENS III

Greenpark.

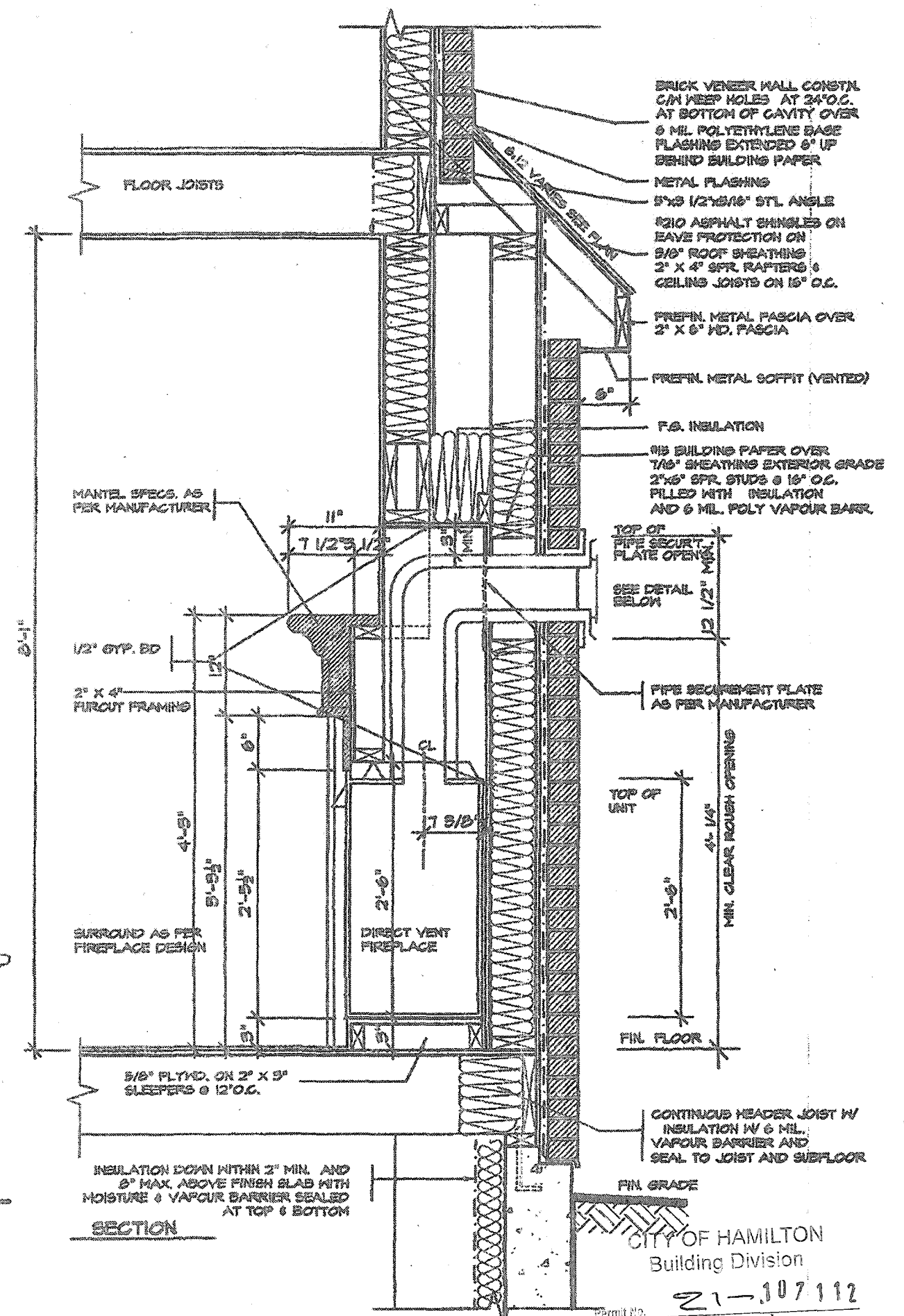


FRONT/SIDE ELEVATION

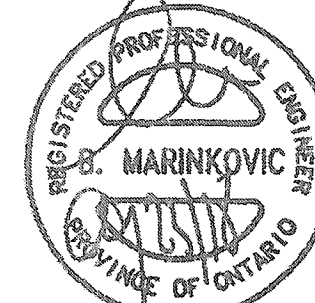
NOT TO SCALE

### 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-B44.1 & 2.
- 2.0 INSTALL WITH THE FOLLOWING MINIMUM CLEARANCES TO COMBUSTIBLES:
  - FROM TOP OF UNIT 0"
  - FROM BACK OF UNIT 1/2"
  - FROM SIDES OF UNIT 1/2"
  - FROM TOP OF HORIZ. VENT 5"
  - FROM SIDES TO VENT 1"
- 3.0 THE DIRECT VENT UNIT ILLUSTRATED IS THE GC250 MODEL AS MANUFACTURED BY HEATILATOR.
- 4.0 THE MANTEL ILLUSTRATED IS THE 6-2 SS AS SUPPLIED BY GREATER TORONTO FIREPLACE.



STRUDET INC.



FOR STRUCTURE ONLY

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by

*[Signature]* MAR 30 2021

FOR CHIEF BUILDING OFFICIAL DATE

**2012 CODE COMPLIANCE PACKAGE "A1"**

|           |                   |               |
|-----------|-------------------|---------------|
| 5.        |                   |               |
| 4.        |                   |               |
| 3.        |                   |               |
| 2.        |                   |               |
| 1.        | ISSUED FOR PERMIT | JULY 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 BCIN

REGION DESIGN INC.

8700 DUFFERIN ST.

CUMBERLAND, ONTARIO

L4K 4S2

P (416) 738-4085

F (905) 460-0746

**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.

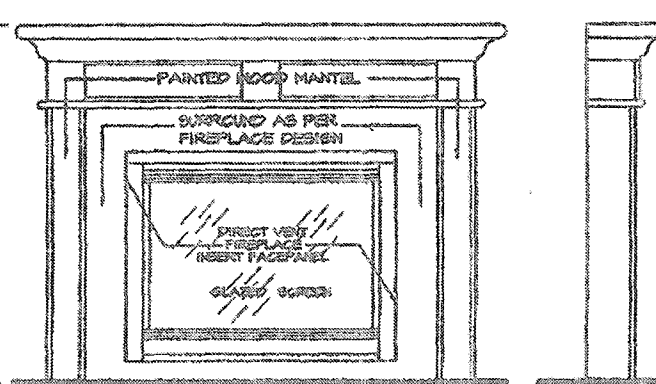
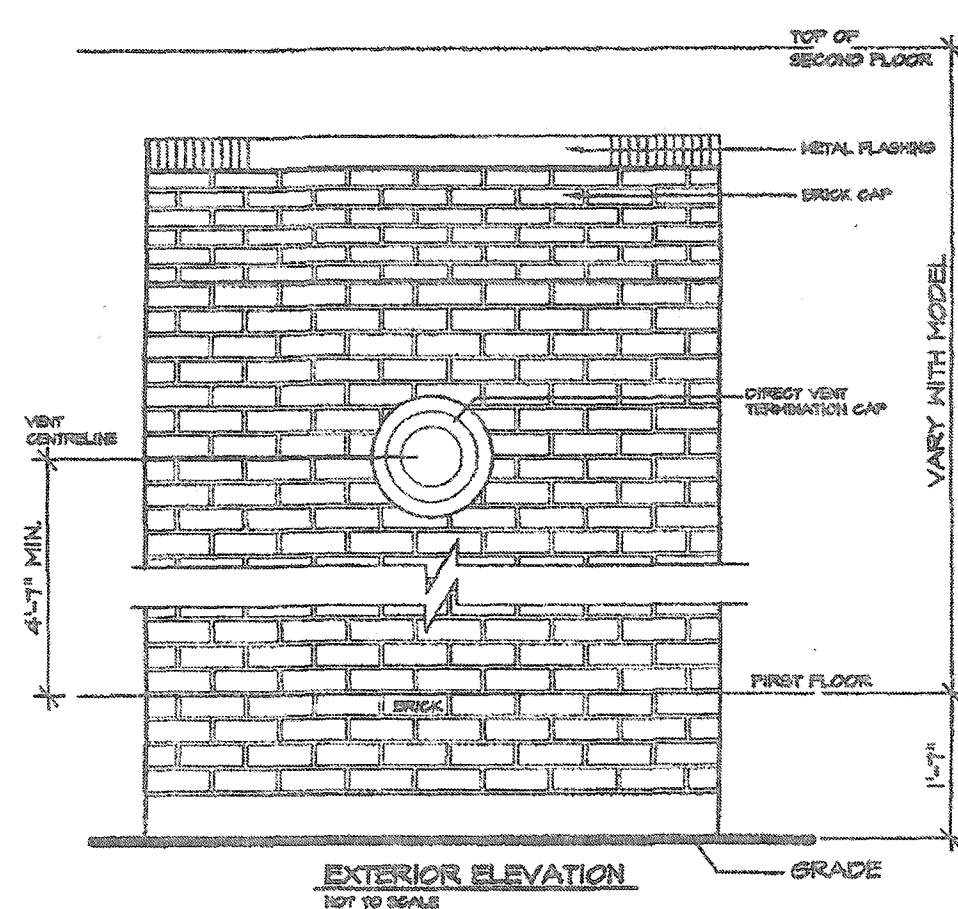
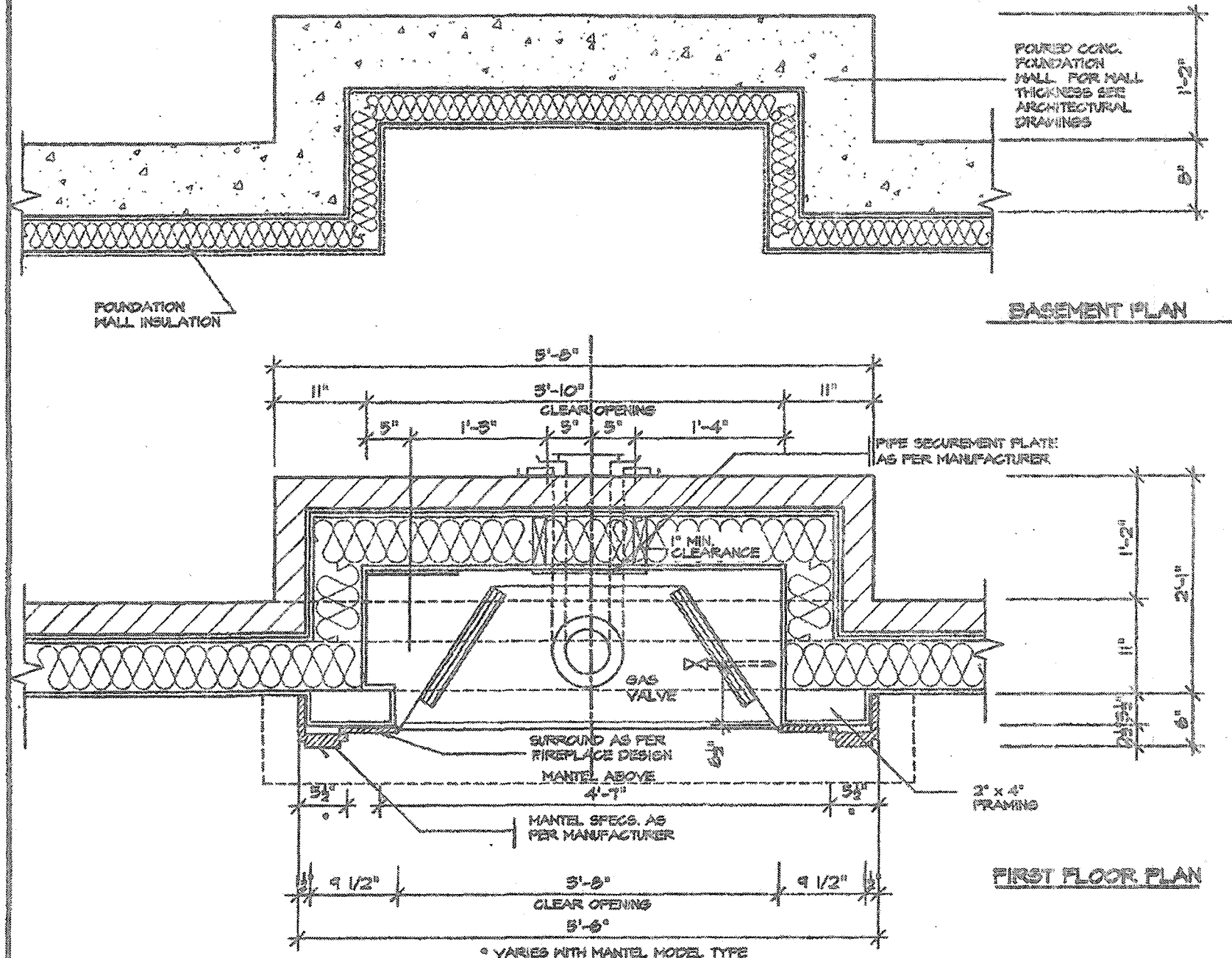
PAGE No.

7

**Greenpark.**

PROJECT NAME

**RUSSELL GARDENS III**



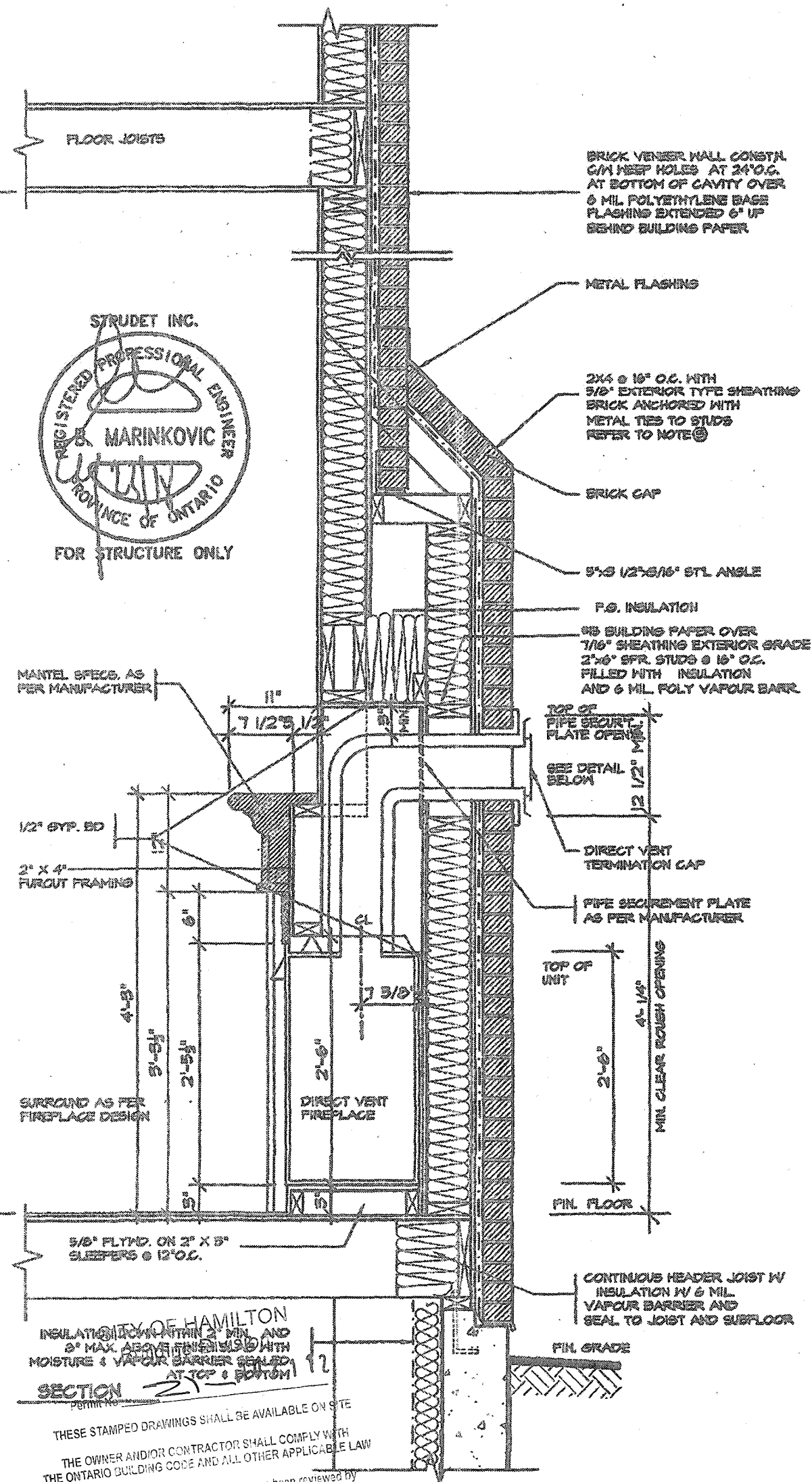
**FRONT/SIDE ELEVATION**

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 SCISO MODEL AS MANUFACTURED BY HEATILATOR.
- 4.0 THE MANTEL ILLUSTRATED IS THE 9-3 SB AS SUPPLIED BY GREATER TORONTO FIREPLACE.

VARY REFERS TO MODEL



**2012 CODE COMPLIANCE PACKAGE "A1"**

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

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VIKAS GAJJAR  
NAME

*[Signature]*  
SIGNATURE

28770  
BCIN

REGION DESIGN INC.  
8700 BURNHAM ST.  
CONCORD, ONTARIO  
L4K 4Z6  
P (416) 734-4000  
F (800) 660-0746

**REGION DESIGN INC.**

**VENT FIREPLACE DIRECT**

SCALE 3/4"=1'-0"

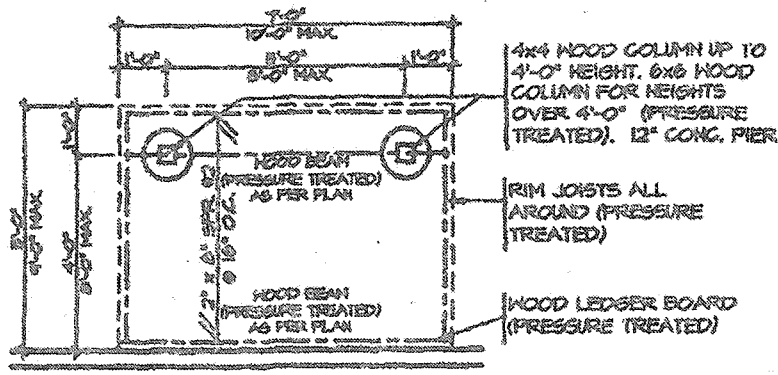
DATE JULY 2018

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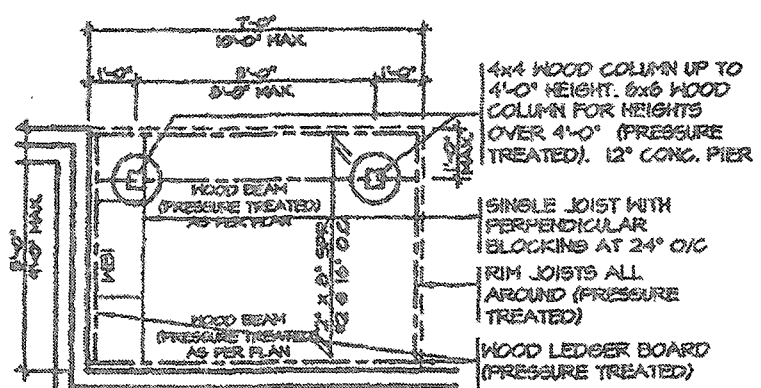
PAGE No. 7-2

**Greenpark.**

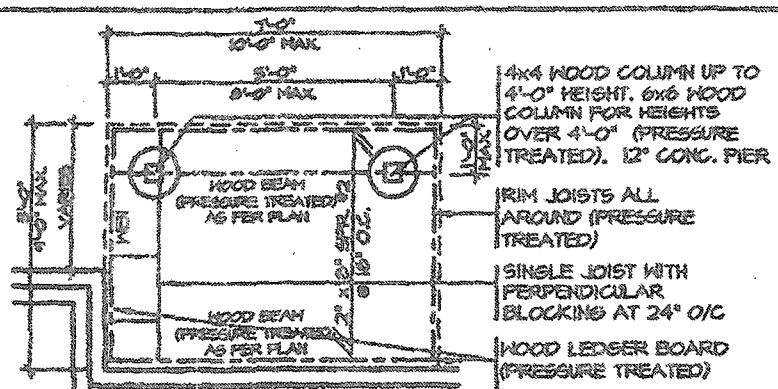
PROJECT NAME  
RUSSELL GARDENS III



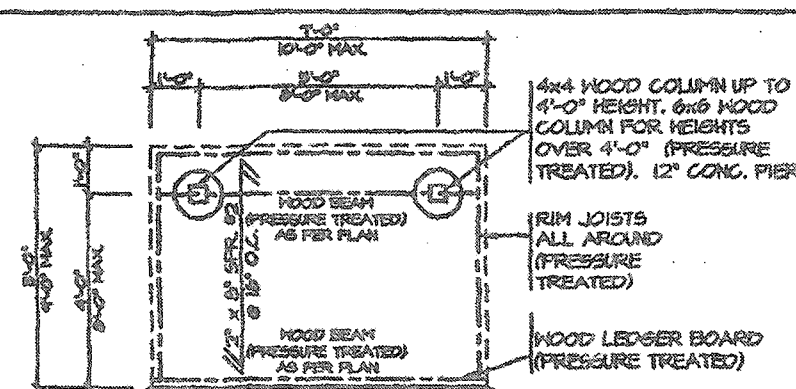
**TYPICAL DECK LAYOUT**  
SCALE: 1/4" = 1'-0"



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



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



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

2" x 2" PICKETS CHAMFERED AT BOTTOM WITH 2" x 6" TOP CAP AND 2" x 4" TOP RAIL (REFER TO DETAIL 1)

3'-6" HIGH WOOD RAILING IF DECK FLOOR IS MORE THAN 5'-11" ABOVE GRADE AND 3'-0" HIGH WOOD RAILING IF DECK IS LESS THAN 5'-11" ABOVE GRADE

MAX. 4" OPENING BETWEEN PICKETS

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

RIM JOISTS (PRESSURE TREATED)

GUARDS FOR STAIRS SHALL NOT BE LESS THAN 2'-11" HIGH MEASURED VERTICALLY FROM A LINE DRAWN THROUGH THE OUTSIDE EDGES OF THE STAIR NOSINGS

2x4 WOOD BLOCKING @ 4'-0" O.C. MIN. BETWEEN STRINGERS

2x12 STRINGER

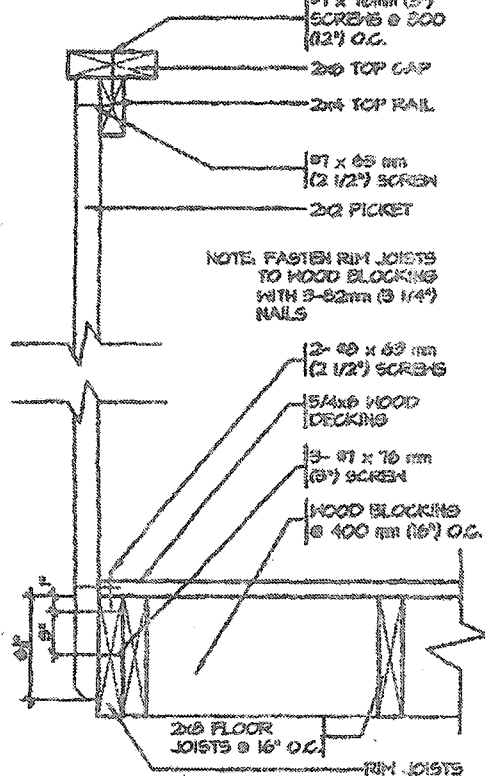
PRECAST CONCRETE SLAB

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

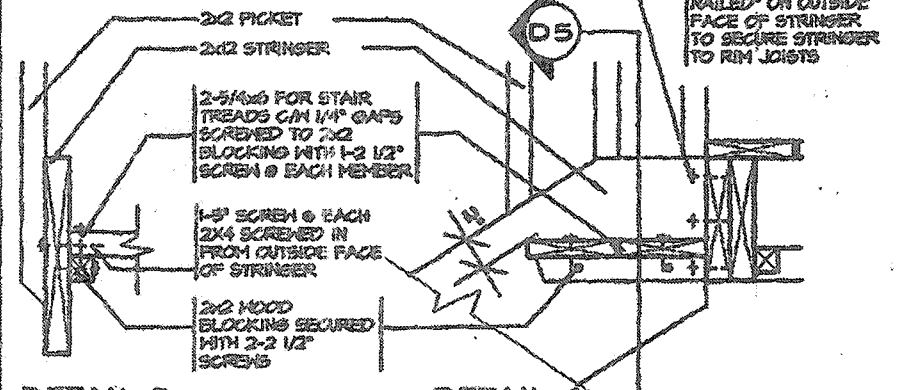
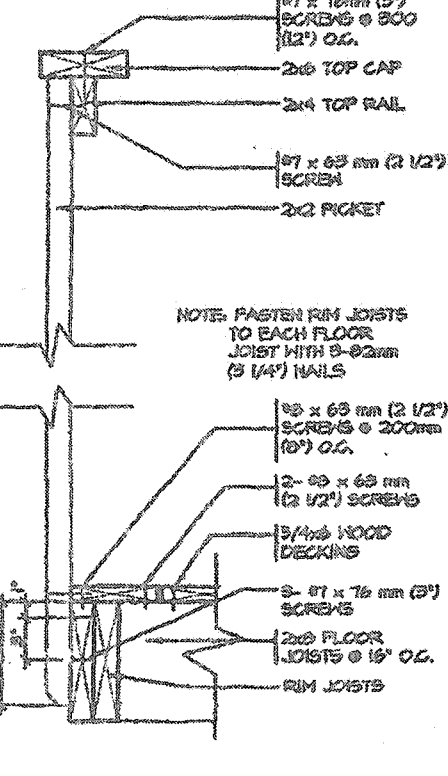
12" CONC. PIER

**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"

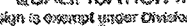
**GENERAL NOTES**

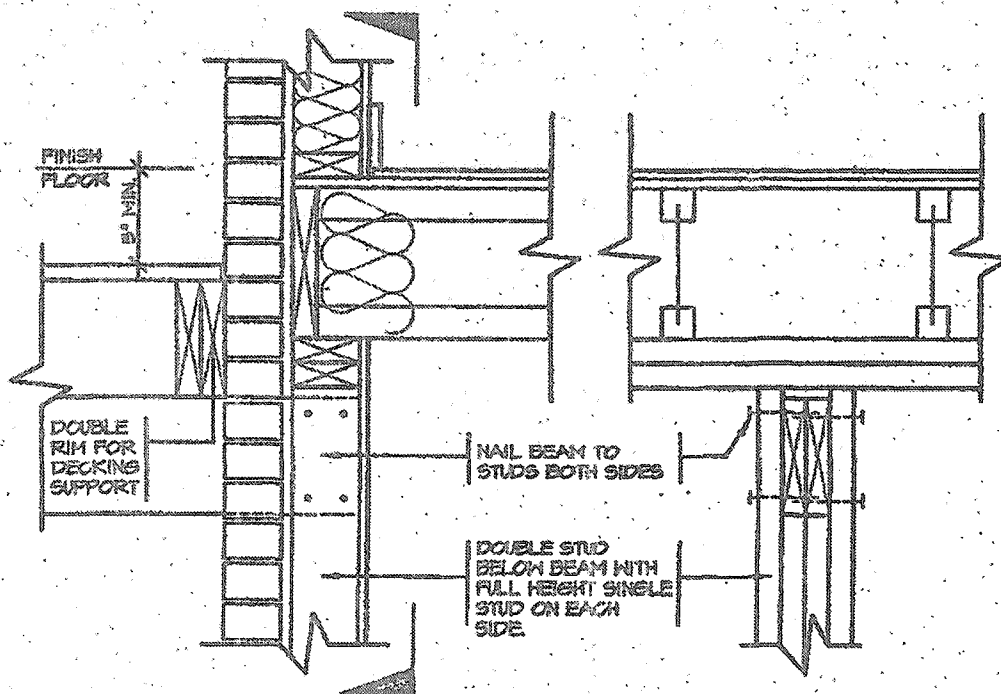
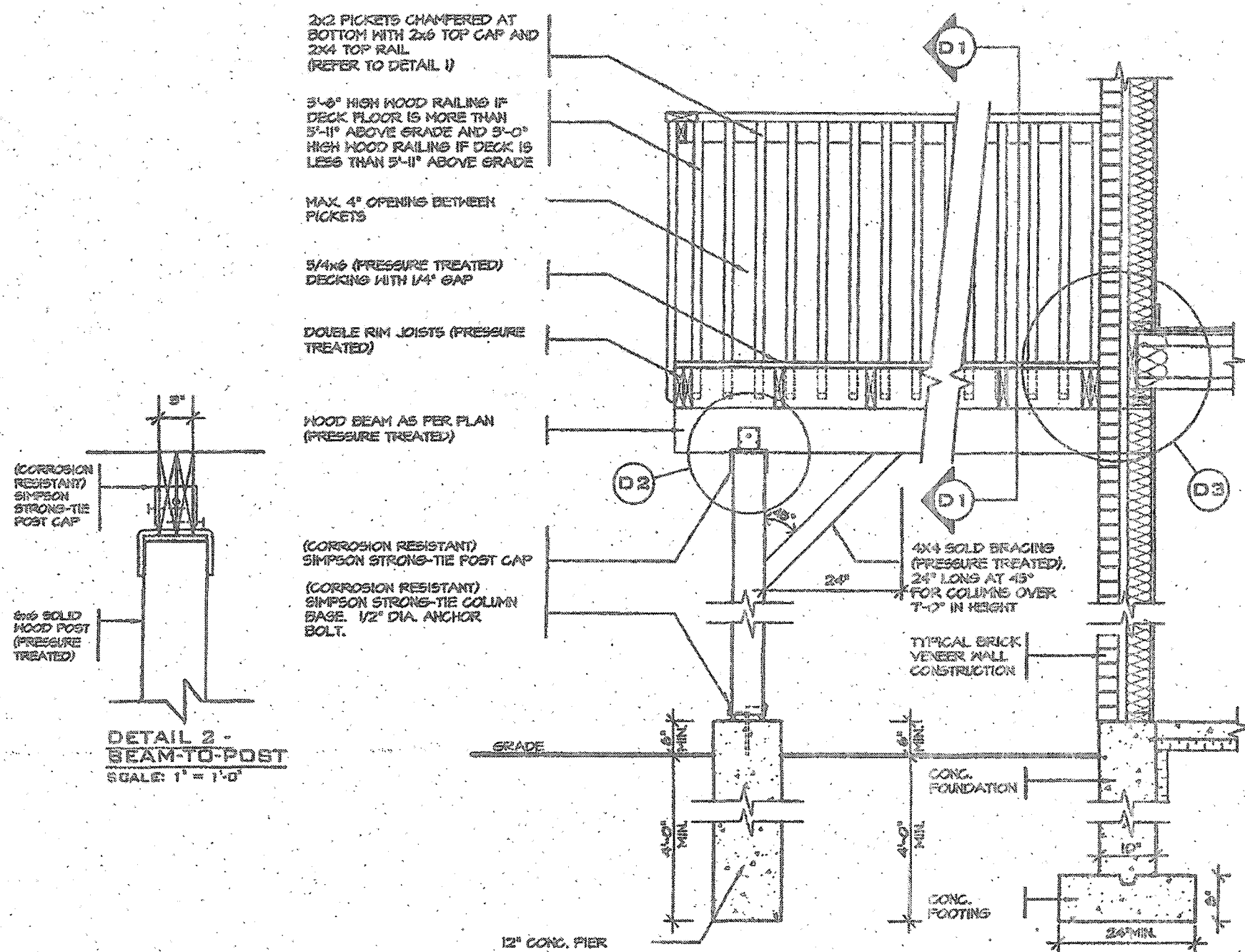
1. BRICK TO BE COMPRESSIVE STRENGTH OF 15 MPa (2200 PSI) MIN. UNITS TO BE LAID WITH FULL HEAD AND BED JOINTS.
2. MORTAR TO BE TYPE S WITH JOINT THICKNESS OF 10mm (3/8") MIN. AND 20mm (3/4") MAX.
3. ALL NAILS AND SCREWS TO BE GALVANIZED.
4. WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PIE-FIR,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



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REV D S 2017

**2012 CODE COMPLIANCE PACKAGE "A1"**

|           |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                            |                                          |              |          |                     |  |                                                                                                                                                                         |          |                                                                                       |              |   |                     |
|-----------|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|------------------------------------------|--------------|----------|---------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------------------------------------------------------------------------------------|--------------|---|---------------------|
| 5.        |                      | <p>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.</p> <p>QUALIFICATION INFORMATION</p> <p>Required unless design is exempt under Division C, Subsection 2.2.5 of the building code</p> <p>VIKAS GAJJAR<br/>NAME</p> <p> SIGNATURE</p> <p>28770<br/>BCIN</p> | <p>REGION DESIGN INC.<br/>8700 DUFFERIN ST.<br/>CONCORD, ONTARIO<br/>L4K 4G5<br/>P (416) 736-6095<br/>F (905) 650-0745</p> | <p><b>REGION<br/>DESIGN<br/>INC.</b></p> | SHEET TITLE: |          | WOOD<br>DECK DETAIL |  | CONTRACTOR SHALL CHECK ALL<br>DIMENSIONS AND ELEVATIONS BEFORE<br>COMMENCING WITH WORK AND REPORT<br>ANY DISCREPANCIES TO THE DESIGNER.<br>PRINTS ARE NOT TO BE SCALED. |          |  |              |   |                     |
| 4.        |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                            |                                          | SCALE        | AS SHOWN | BY                  |  | AREA                                                                                                                                                                    |          |                                                                                       | PAGE NO.     | 8 |                     |
| 3.        |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                            |                                          | DATE         | NOV 2016 | TYPE                |  | PROJECT                                                                                                                                                                 | 00-00-00 |                                                                                       | PROJECT NAME |   | RUSSELL GARDENS III |
| 2.        |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                            |                                          |              |          |                     |  |                                                                                                                                                                         |          |                                                                                       |              |   |                     |
| 1.        | REVISED FOR STARTIME |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                            |                                          | NOV 16       |          |                     |  |                                                                                                                                                                         |          |                                                                                       |              |   |                     |
| REVISIONS |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                            |                                          |              |          |                     |  |                                                                                                                                                                         |          |                                                                                       |              |   |                     |



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

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

CITY OF HAMILTON  
Building Division

Permit No. 21-107112

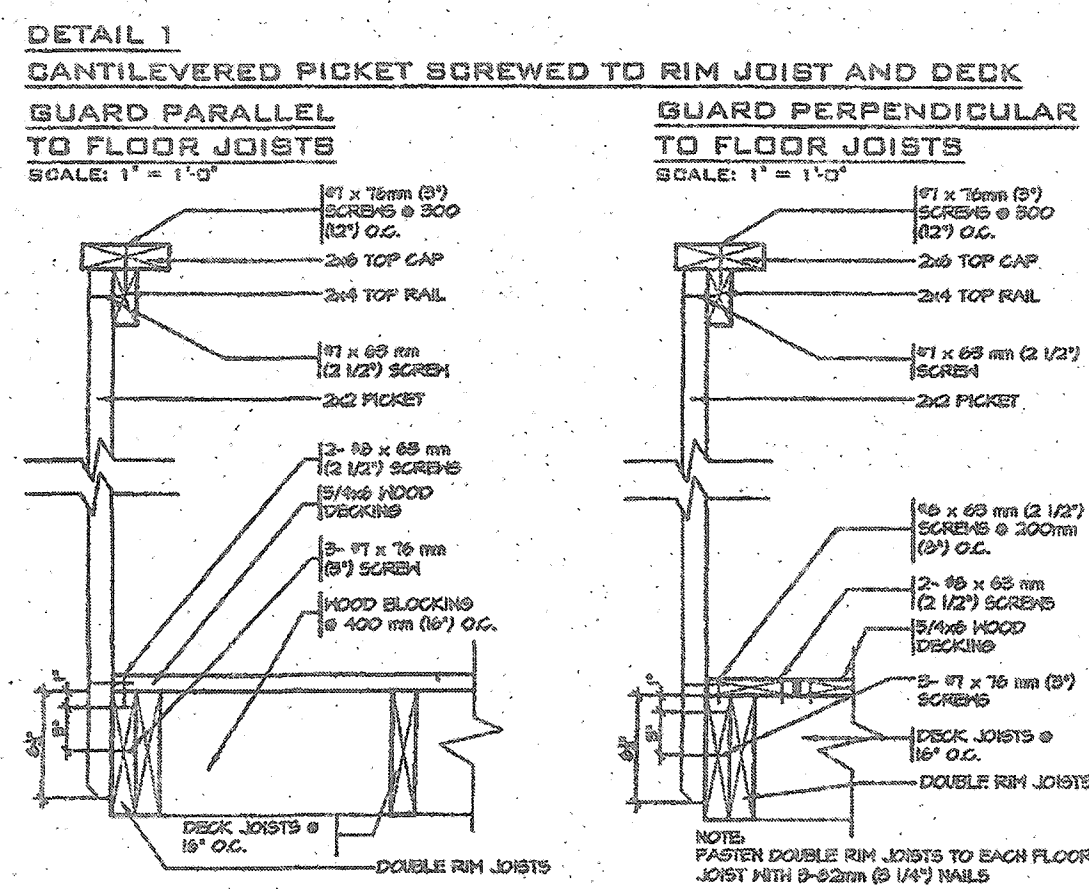
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These drawings and/or specifications have been reviewed by

*[Signature]* **MAR 30 2021**

FOR CHIEF BUILDING OFFICIAL DATE



**GENERAL NOTES**

1. THE DECK HAS BEEN DESIGNED TO SAFELY SUPPORT A SUPERIMPOSED LOAD OF 1.4KPa (40psf).
2. ALL NAILS AND SCREWS TO BE GALVANIZED
3. WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES
4. CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 20MPa AT 28 DAYS AND 5-8% AIR ENTRAINMENT
5. FOOTING TO BE PLACED ON UNDISTURBED SOIL WITH MIN. BEARING PRESSURE OF 150KPa (3300psf)

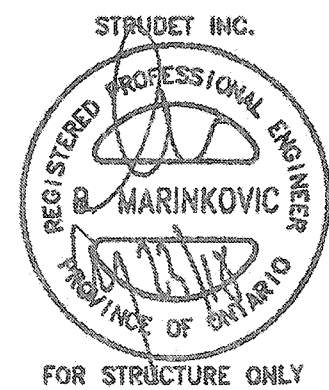
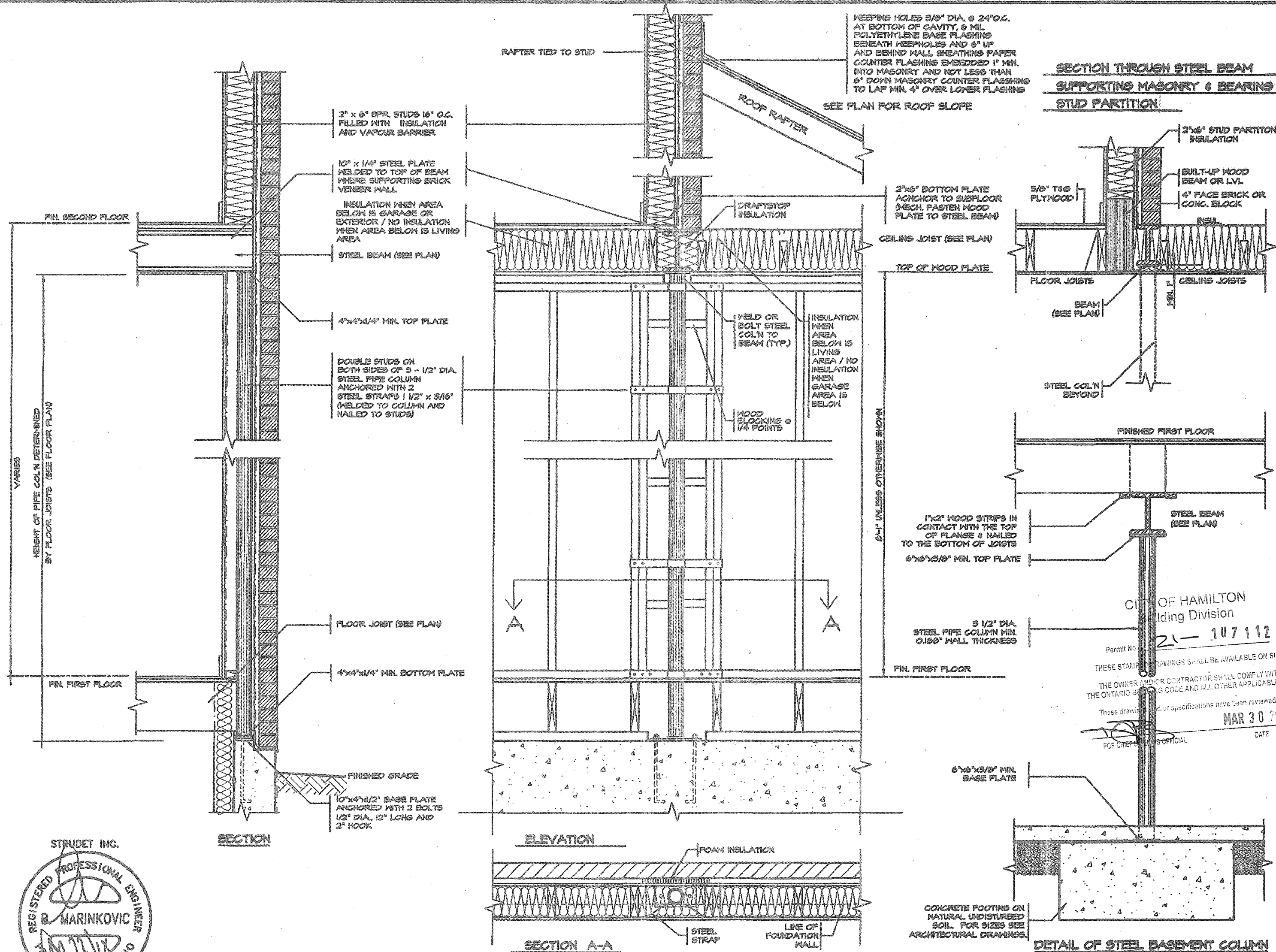
MAR 08 2018

STRUDET INC.  
REGISTERED PROFESSIONAL ENGINEER  
MARINKOVIC  
PROVINCE OF ONTARIO

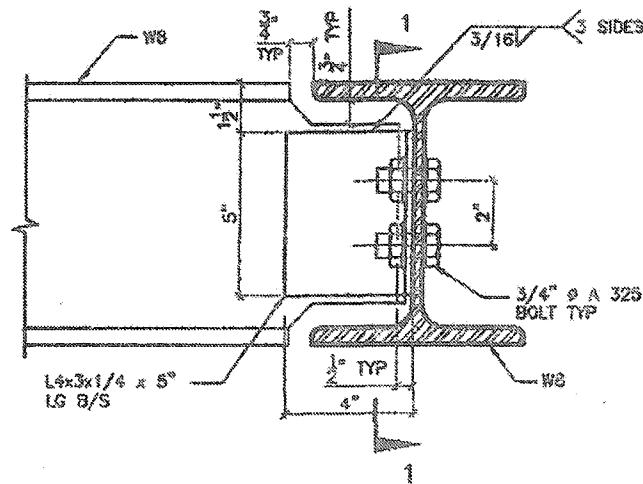
FOR STRUCTURE ONLY  
**2012 CODE**  
COMPLIANCE PACKAGE "A1"

|                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                            |                                                                                                                       |                                                                                                                                                                                                                                  |                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| <p>5. _____</p> <p>4. _____</p> <p>3. _____</p> <p>2. _____</p> <p>1. REVISED FOR RUSSELL GARDENS MAR 2018</p> <p><b>REVISIONS</b></p> | <p>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.</p> <p><b>QUALIFICATION INFORMATION</b></p> <p>Required unless design is exempt under Division C, Subsection 3.2.5 of the building code</p> <p>VIKAS GAJJAR <i>[Signature]</i> <b>28770</b></p> <p>NAME SIGNATURE BCIN</p> | <p>REGION DESIGN INC.</p> <p>8700 DUFFERIN ST.</p> <p>CONCORD, ONTARIO</p> <p>L4K 4G0</p> <p>P (416) 735-4096</p> <p>F (416) 600-0740</p> <p><b>REGION DESIGN INC.</b></p> | <p>SHEET TITLE</p> <p><b>WALK-OUT DECK DETAILS</b></p> <p>SCALE AS SHOWN BY _____</p> <p>DATE MAR 2018 TYPE _____</p> | <p>CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.</p> <p>AREA _____ PAGE No. <b>8-2</b></p> <p>PROJECT 00-00-00</p> | <p><b>Greenpark</b></p> <p>PROJECT NAME <b>RUSSELL GARDENS III</b></p> |
|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|

March 6, 2018 2:22:46 PM STANDARD DETAIL SPEC R.M.I.T. 3 E 1001741 PACKAGE (RUSSELL GARDENS III) 9-2 - WALK-OUT DECK DETAIL PACKAGE A1.DWG

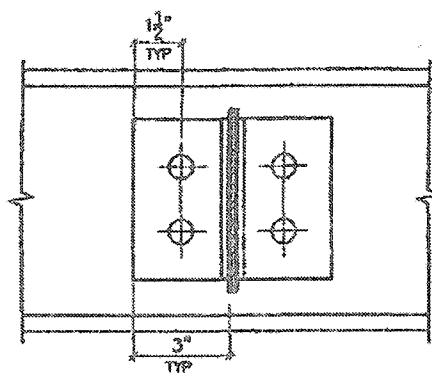


|                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                           |                                                                                                                                                 |                                                                                                                                                                                                                 |                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| <div> <div>3.</div> <div>4.</div> <div>3.</div> <div>2.</div> <div>1. ISSUED FOR PERMIT</div> </div> <div> <div>REVISIONS</div> <div>JUL 30, 2018</div> </div> | <div> <div>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.</div> <div>QUALIFICATION INFORMATION</div> <div>Required unless design is exempt under Division C, Subsection 3.2.5 of the building code</div> <div>VIKAS GAJJAR</div> <div>NAME</div> <div>SIGNATURE</div> <div>28770</div> <div>BCIN</div> </div> | <div> <div>REGION DESIGN INC.</div> <div>9700 DUFFERIN ST.</div> <div>CONCORD, ONTARIO</div> <div>L4K 4S6</div> <div>P (416) 738-4066</div> <div>F (905) 650-0740</div> </div> <div> <div>REGION DESIGN INC.</div> </div> | <div> <div>SHEET TITLE</div> <div>COLUMN DETAILS STEEL</div> <div>SCALE</div> <div>3/4"=1'-0"</div> <div>DATE</div> <div>JULY 2018</div> </div> | <div> <div>CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.</div> <div>PAGE No.</div> <div>9</div> </div> | <div> <div>2012 CODE COMPLIANCE PACKAGE "A1"</div> <div>Greenpark.</div> <div>PROJECT NAME</div> <div>RUSSELL GARDENS III</div> </div> |
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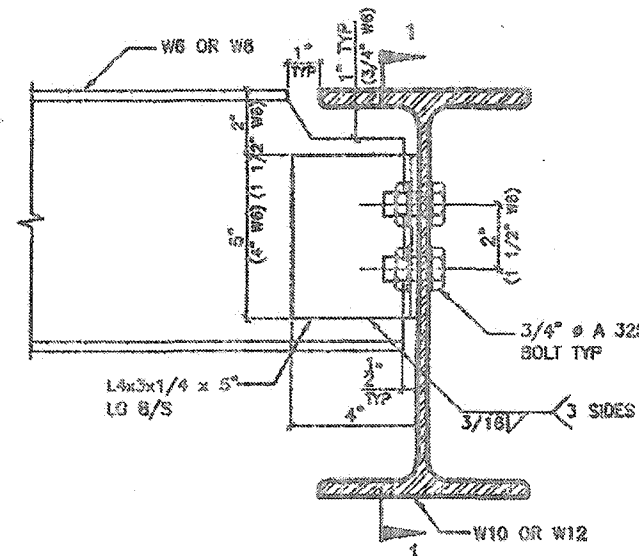


**DETAIL 1.**

W8  
TO  
W8  
CONNECTION

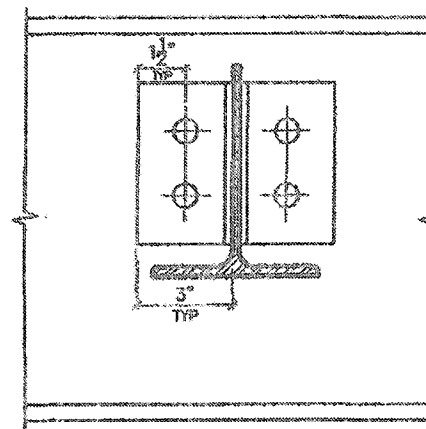


SECTION 1-1

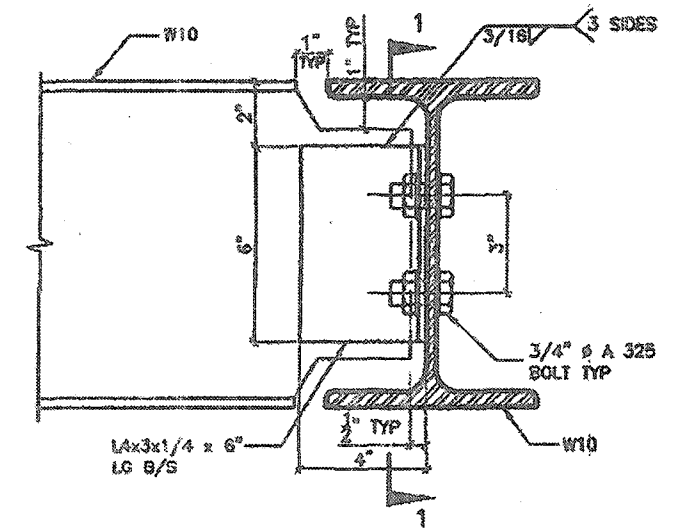


**DETAIL 2.**

W6(W8)  
TO  
W10(W12)  
CONNECTION



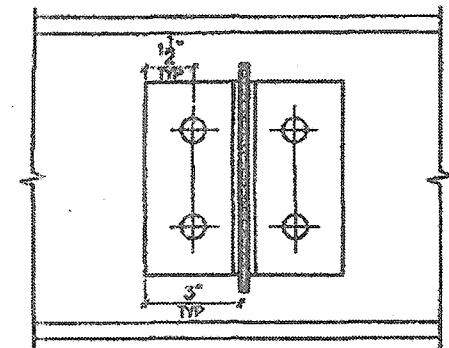
SECTION 1-1



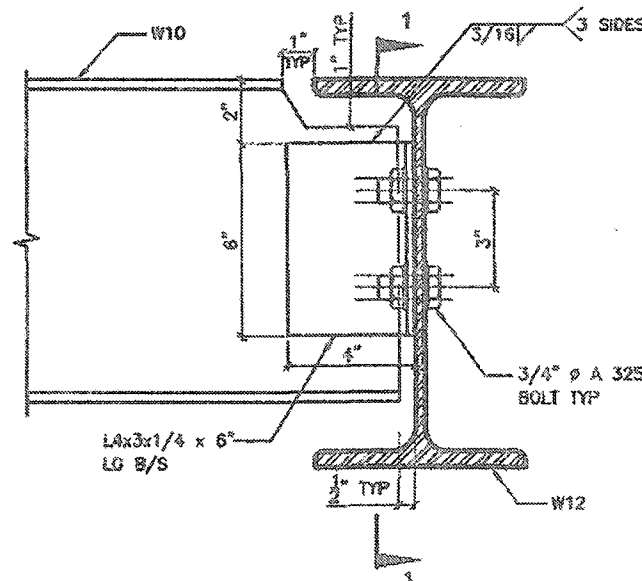
**DETAIL 3.**

W10  
TO  
W10  
CONNECTION

CITY OF HAMILTON  
BUILDING DEPARTMENT  
21-107112

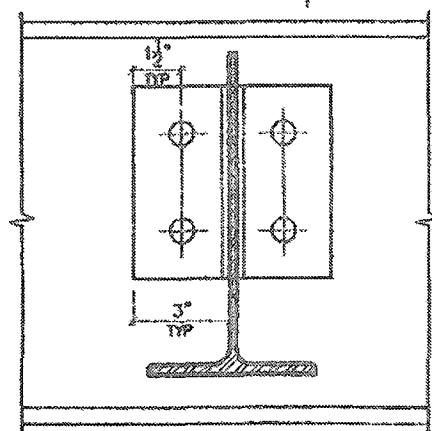


SECTION 1-1

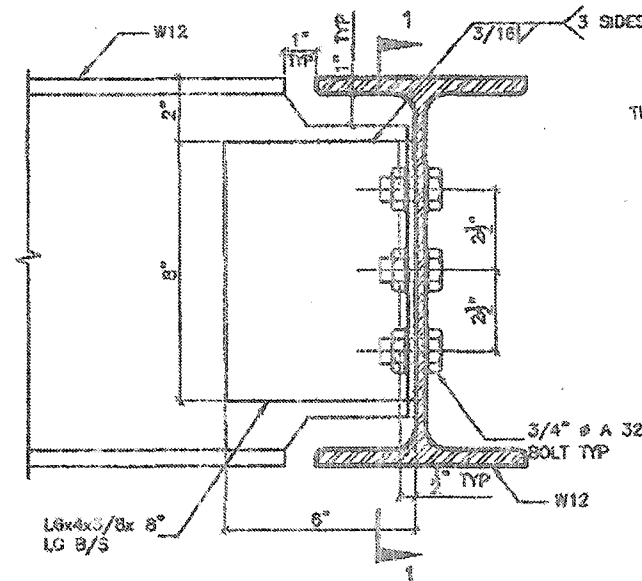


**DETAIL 4.**

W10  
TO  
W12  
CONNECTION

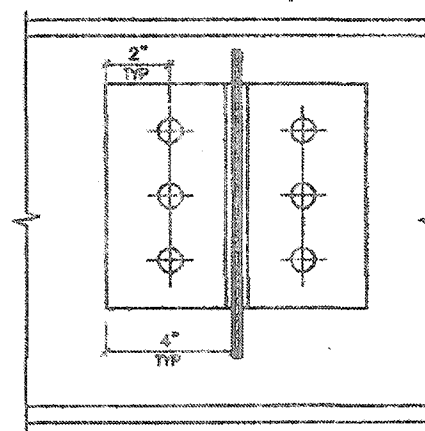


SECTION 1-1



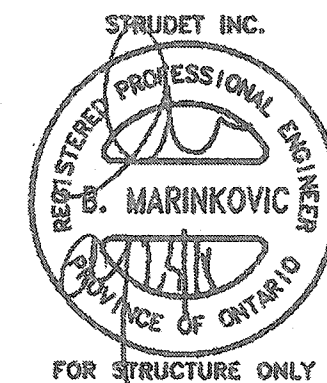
**DETAIL 5.**

W12  
TO  
W12  
CONNECTION



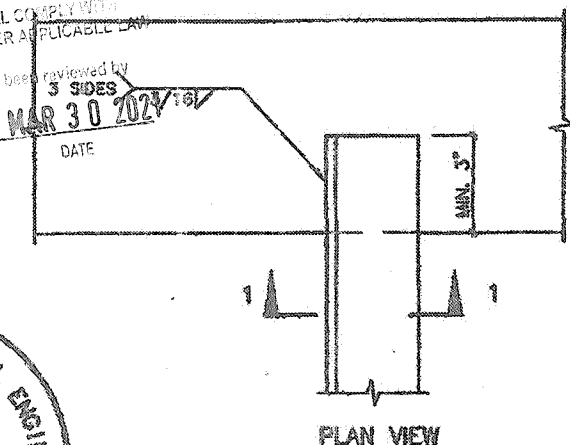
SECTION 1-1

Permit No. \_\_\_\_\_  
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DATE MAR 30 2021  
FOR CHIEF BUILDING OFFICIAL

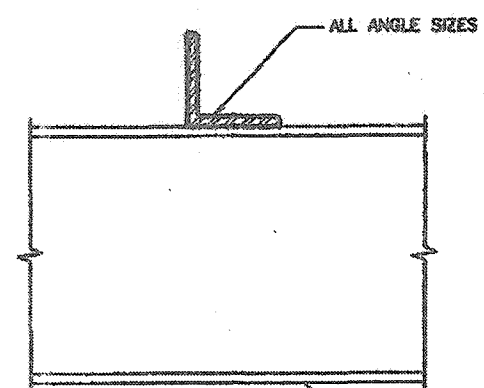


**DETAIL 6.**

ANGLE  
TO  
BEAM  
CONNECTION



PLAN VIEW



SECTION 1-1 ALL BEAM SIZES

2012 CODE  
COMPLIANCE PACKAGE "A1"

|           |                   |               |
|-----------|-------------------|---------------|
| 5.        |                   |               |
| 4.        |                   |               |
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VIKAS GAJJAR  
NAME SIGNATURE  
28770  
BCIN

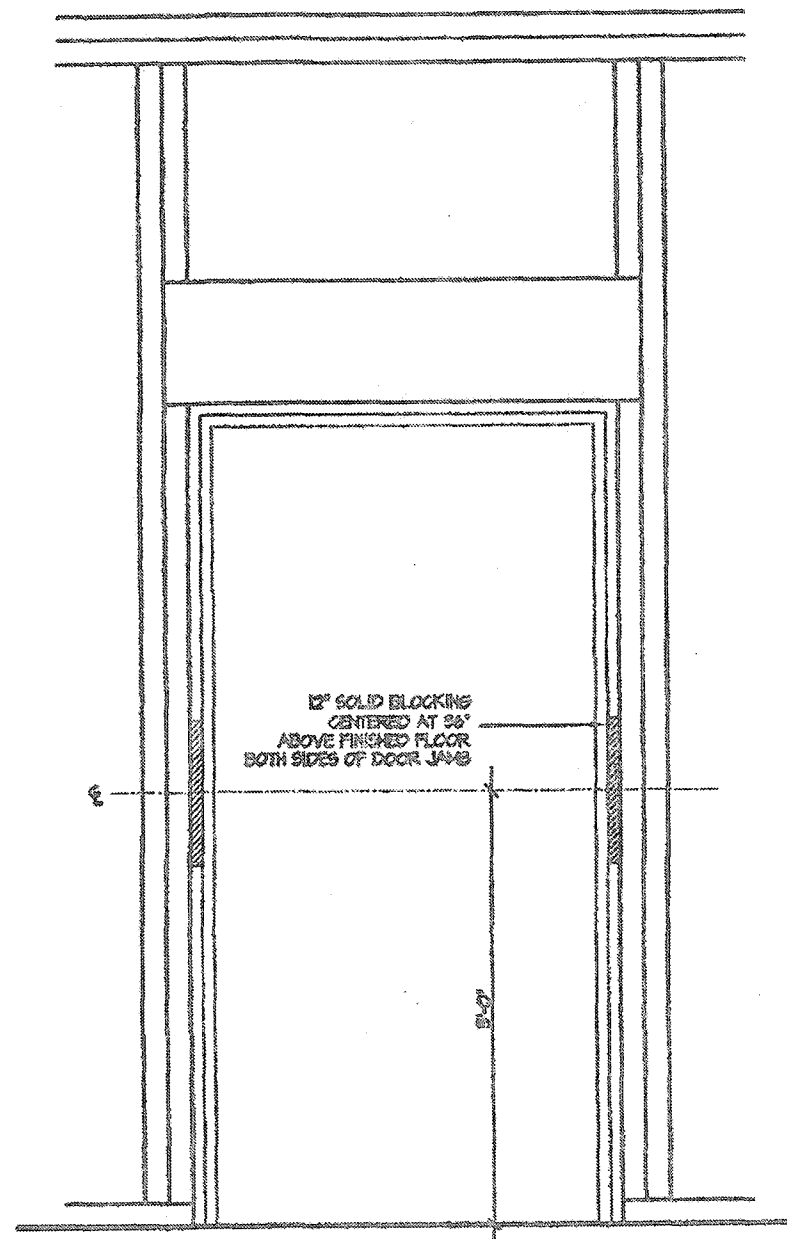
REGION DESIGN INC.  
8760 DUFFERIN ST.  
OAKVILLE, ONTARIO  
L4K 4S5  
P (416) 736-1096  
F (905) 660-0745

REGION  
DESIGN  
INC.

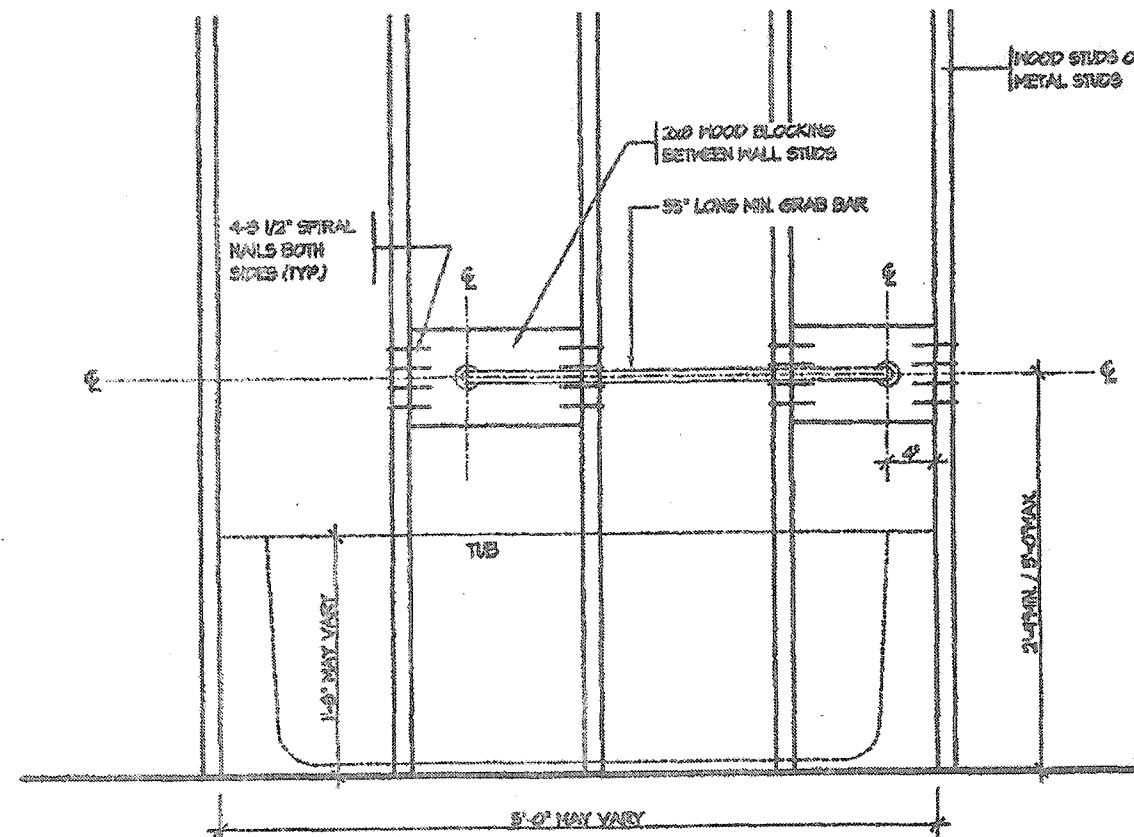
SHEET TITLE  
BEAM DETAILS  
STEEL  
SCALE  
N.T.S.  
DATE  
JULY 2018

CONTRACTOR SHALL CHECK ALL  
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ANY DISCREPANCIES TO THE DESIGNER.  
PRINTS ARE NOT TO BE SCALED.  
PAGE No.  
10

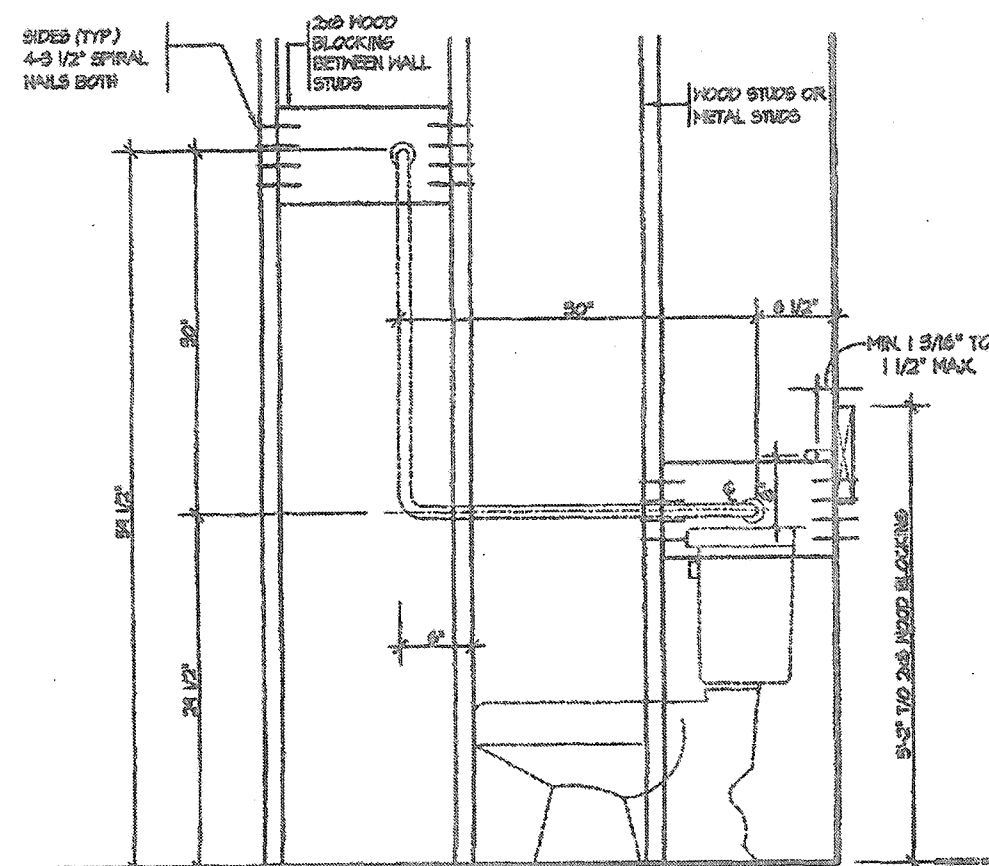
**Greenpark.**  
PROJECT NAME  
RUSSELL GARDENS III



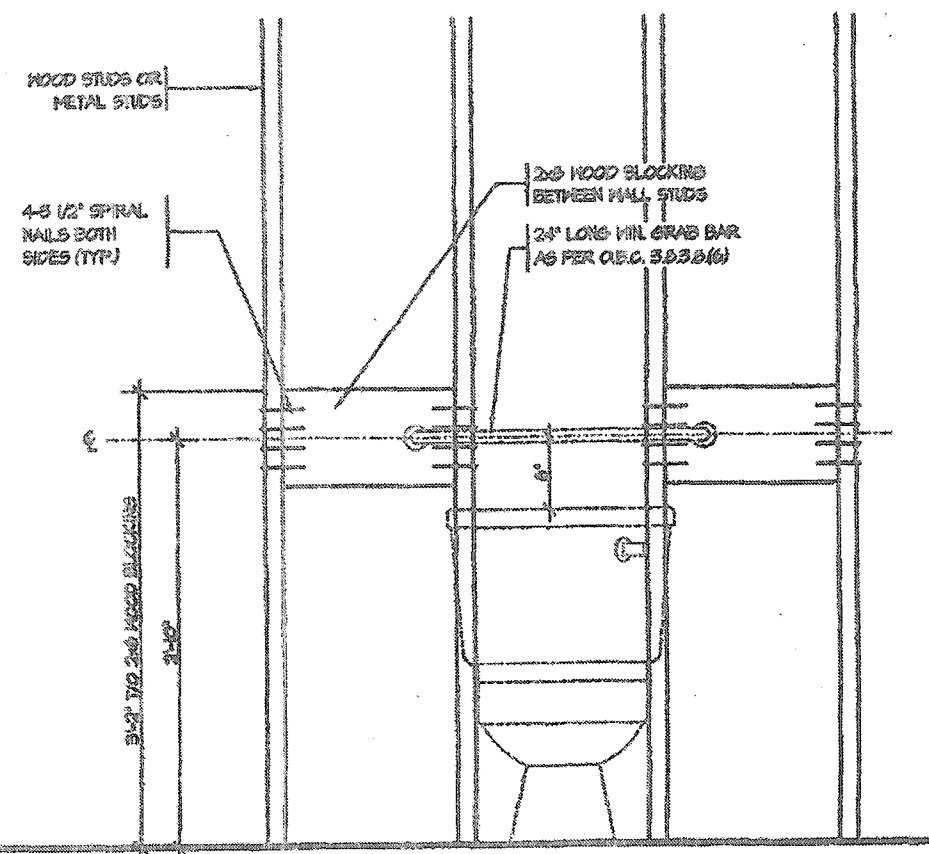
RESISTANCE TO FORCED ENTRY (OBC 9.8.3.)



BATH TUB FRONT ELEVATION



TOILET SIDE ELEVATION



TOILET FRONT ELEVATION

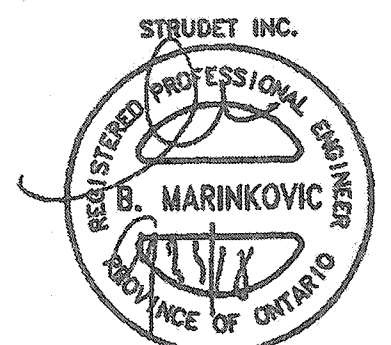
STRUCTURAL REINFORCEMENT FOR GRAB BAR (OBC 4.3.2.5.)

CITY OF HAMILTON  
Building Division

Permit No. **21-107112**

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

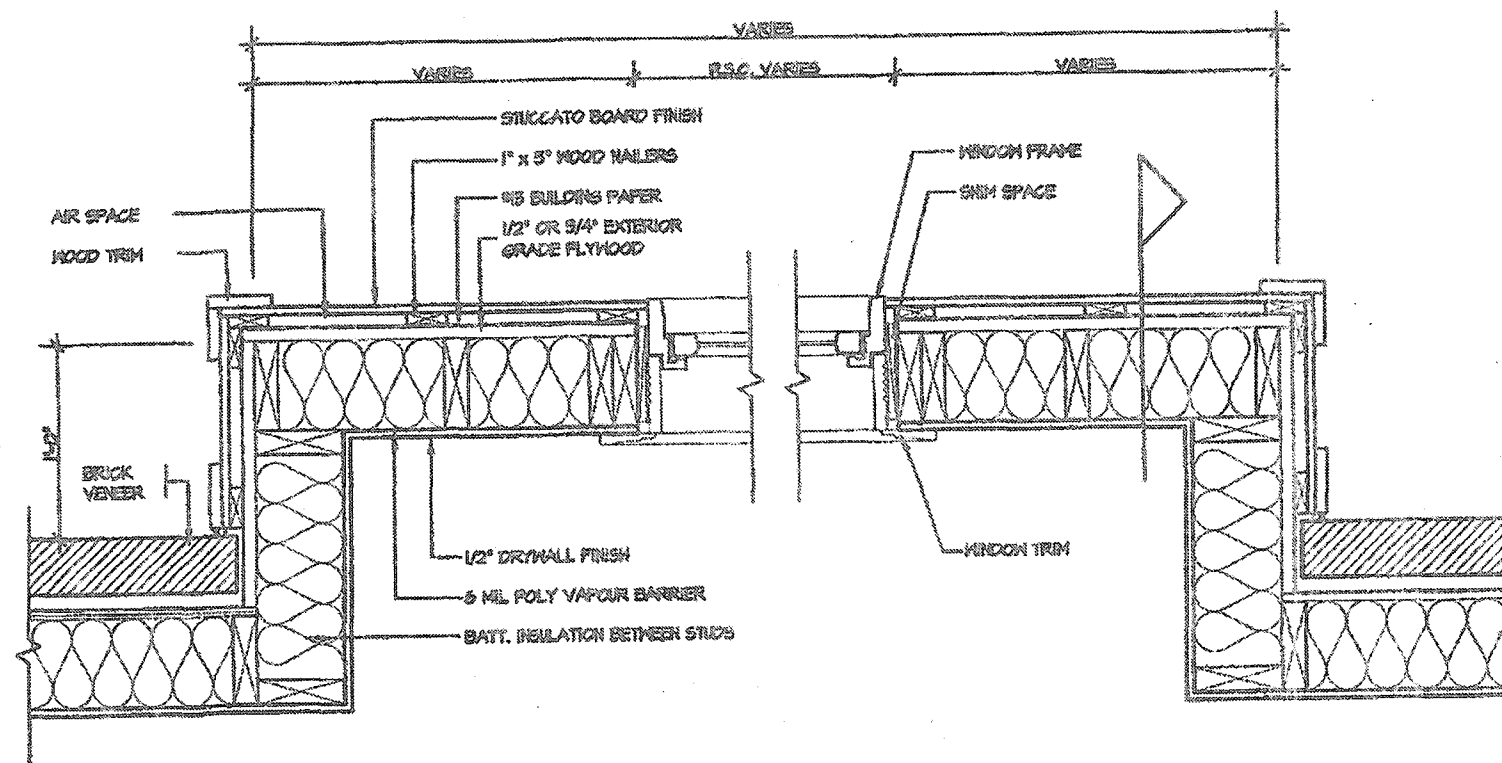
These drawings and/or specifications have been reviewed by  
**AS** **MAR 30 2021**  
FOR CHIEF BUILDING OFFICIAL DATE



FOR STRUCTURE ONLY

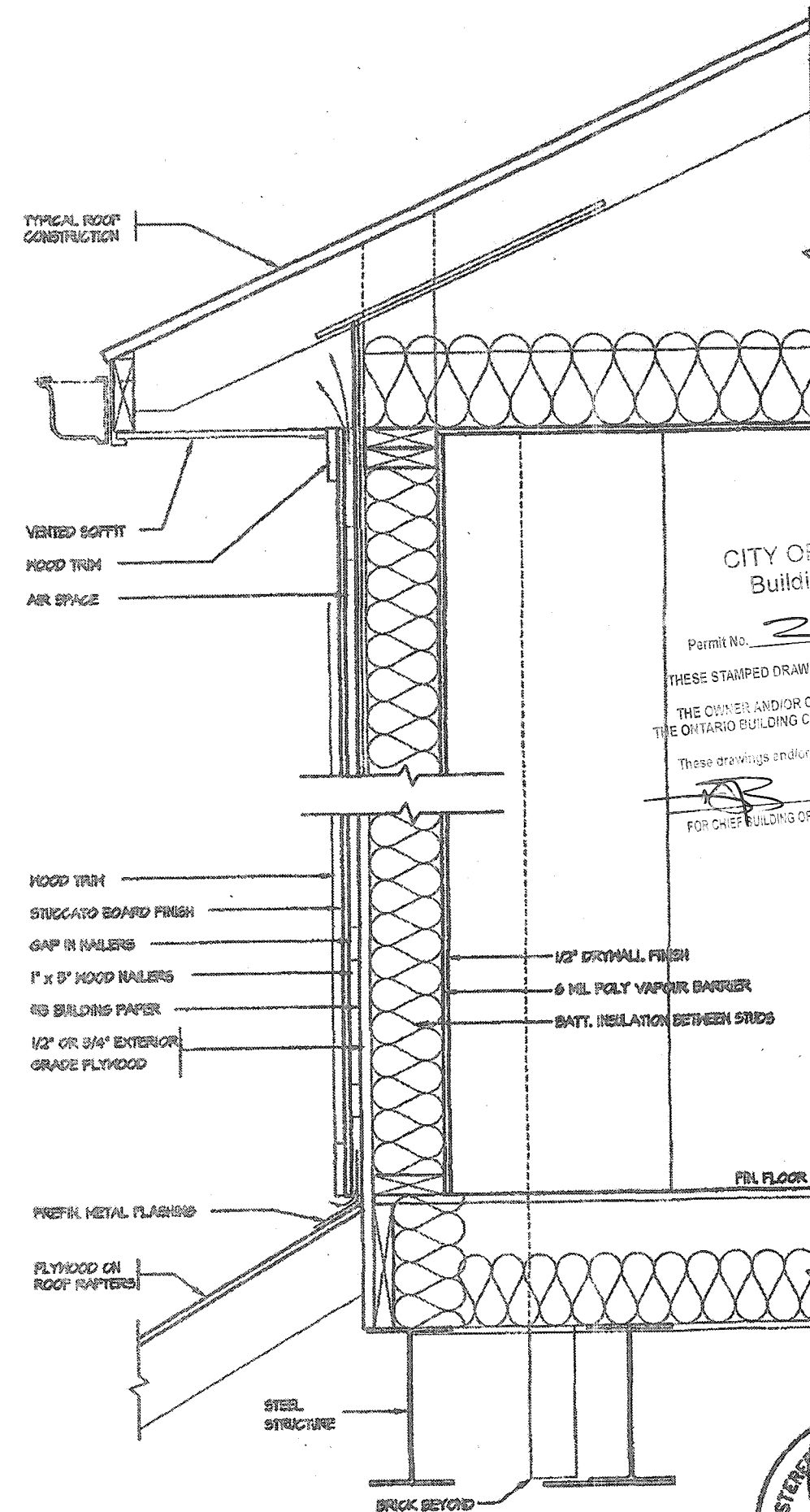
**2012 CODE**  
**COMPLIANCE PACKAGE "A1"**

|                      |              |                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                |                           |                                                            |                                                                                                                                                                                       |                                                                 |
|----------------------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|---------------------------|------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| 5.                   |              | The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.<br><b>QUALIFICATION INFORMATION</b><br>Required unless design is exempt under Division C, Subsection 3.2.5 of the building code.<br><b>VIKAS GAJJAR</b> <b>28770</b><br>NAME SIGNATURE BCIN | REGION DESIGN INC.<br>5700 DUFFERIN ST.<br>CONCORD, ONTARIO<br>L4K 4S8<br>P (416) 738-4036<br>F (905) 860-0748 | <b>REGION DESIGN INC.</b> | SHEET TITLE<br><b>BLOCKING FORCED ENTRY &amp; GRAB BAR</b> | CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.<br><br>PAGE No. <b>11</b> | <b>Greenpark.</b><br>PROJECT NAME<br><b>RUSSELL GARDENS III</b> |
| 4.                   |              |                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                |                           | SCALE<br><b>3/4"=1'-0"</b>                                 |                                                                                                                                                                                       |                                                                 |
| 3.                   |              |                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                |                           | DATE<br><b>JULY 2018</b>                                   |                                                                                                                                                                                       |                                                                 |
| 2.                   |              |                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                |                           |                                                            |                                                                                                                                                                                       |                                                                 |
| 1. ISSUED FOR PERMIT | JUL 30, 2018 |                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                |                           |                                                            |                                                                                                                                                                                       |                                                                 |
| REVISIONS            |              |                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                |                           |                                                            |                                                                                                                                                                                       |                                                                 |



PLAN VIEW

STUCCATO BOARD FINISH CLADDING (OBC 9.21)



CROSS SECTION

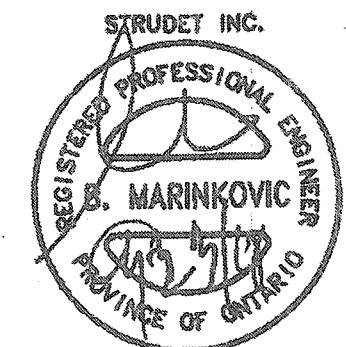
CITY OF HAMILTON  
Building Division

Permit No. **21-107112**

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These drawings and/or specifications have been reviewed by  
**MAR 30 2021**  
DATE

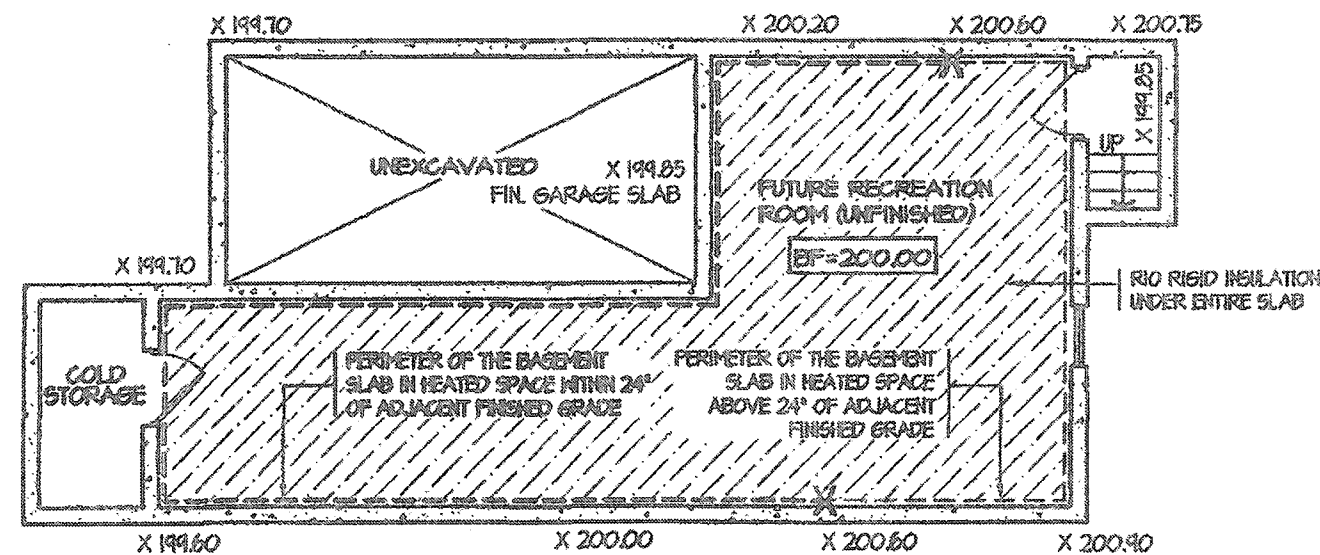
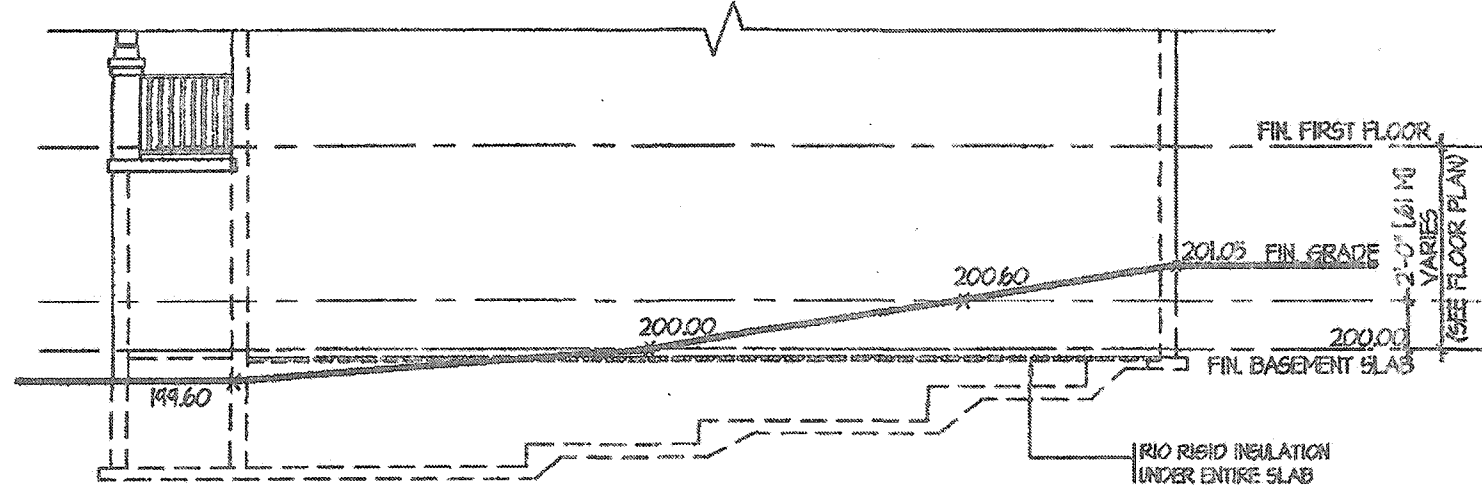
FOR CHIEF BUILDING OFFICIAL



FOR STRUCTURE ONLY

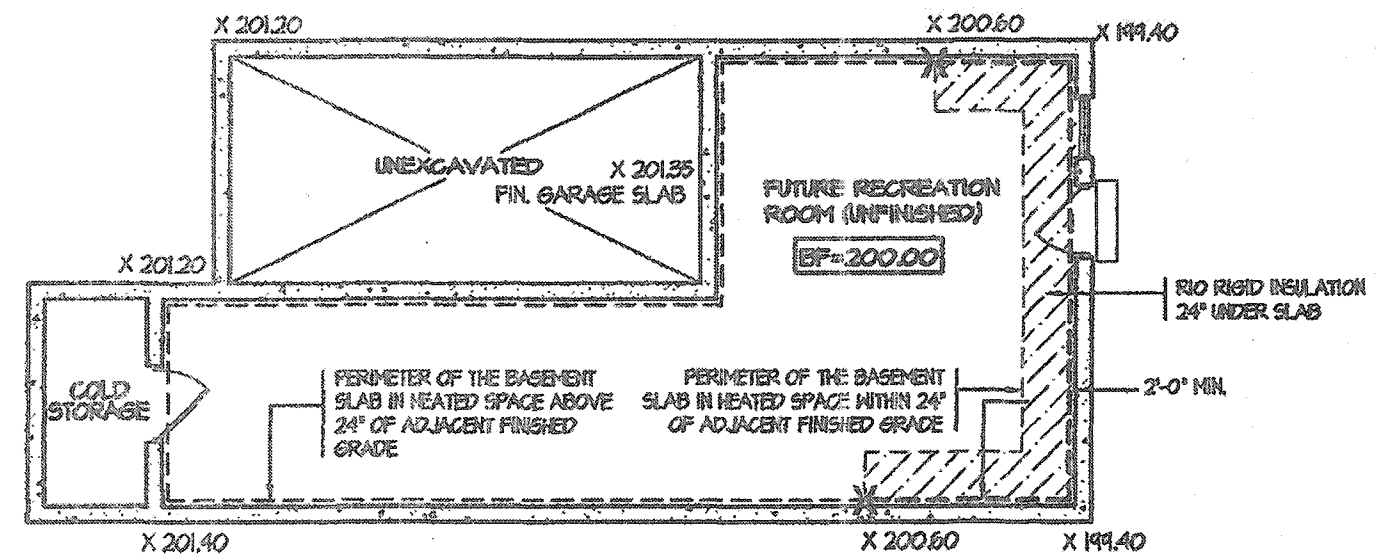
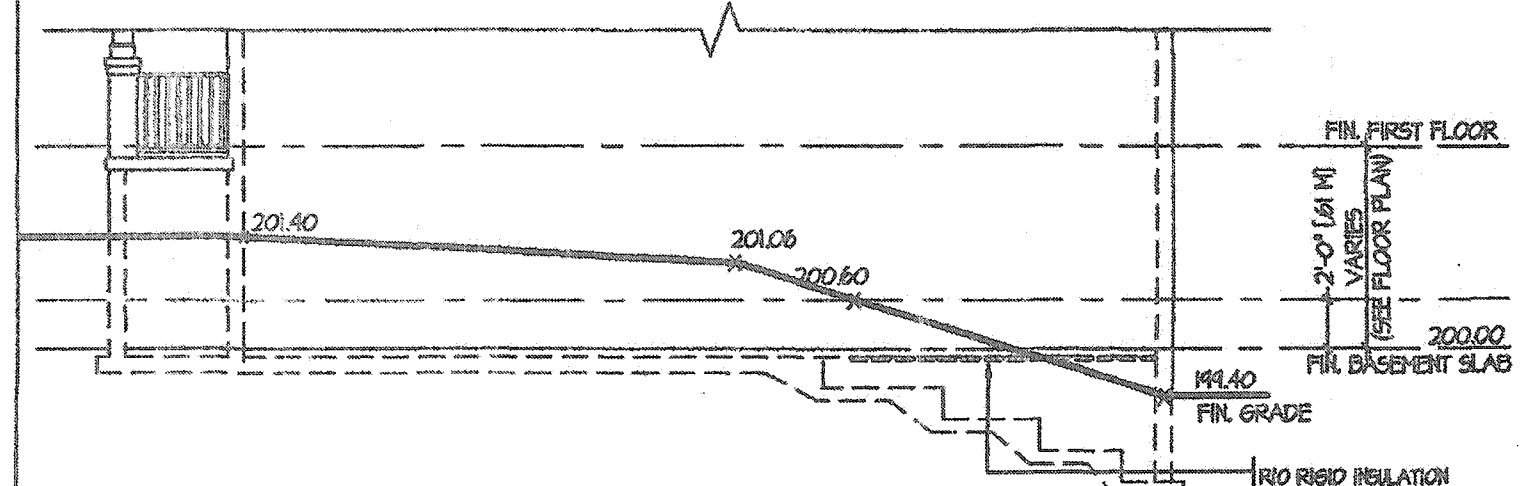
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COMPLIANCE PACKAGE "A1"**

|           |  |                                                                                                                                                                                                                                                                                                                     |                                                                                                                |                                                                                       |                                                          |                       |                                                                                                                                                             |                                                                                       |
|-----------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|----------------------------------------------------------|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
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| 4.        |  |                                                                                                                                                                                                                                                                                                                     |                                                                                                                |                                                                                       | SCALE<br>1/2"=1'-0"                                      | PAGE No.<br><b>12</b> |                                                                                                                                                             |                                                                                       |
| 3.        |  |                                                                                                                                                                                                                                                                                                                     |                                                                                                                |                                                                                       | DATE<br>JULY 2018                                        |                       |                                                                                                                                                             |                                                                                       |
| 2.        |  |                                                                                                                                                                                                                                                                                                                     |                                                                                                                |                                                                                       |                                                          |                       |                                                                                                                                                             |                                                                                       |
| 1.        |  |                                                                                                                                                                                                                                                                                                                     |                                                                                                                |                                                                                       | ISSUED FOR PERMIT                                        |                       |                                                                                                                                                             |                                                                                       |
| REVISIONS |  | JUL 30, 2018                                                                                                                                                                                                                                                                                                        | VIKAS GAJJAR<br>NAME<br>SIGNATURE<br>28770<br>BCIN                                                             |                                                                                       |                                                          |                       | PROJECT NAME<br>RUSSELL GARDENS III                                                                                                                         |                                                                                       |



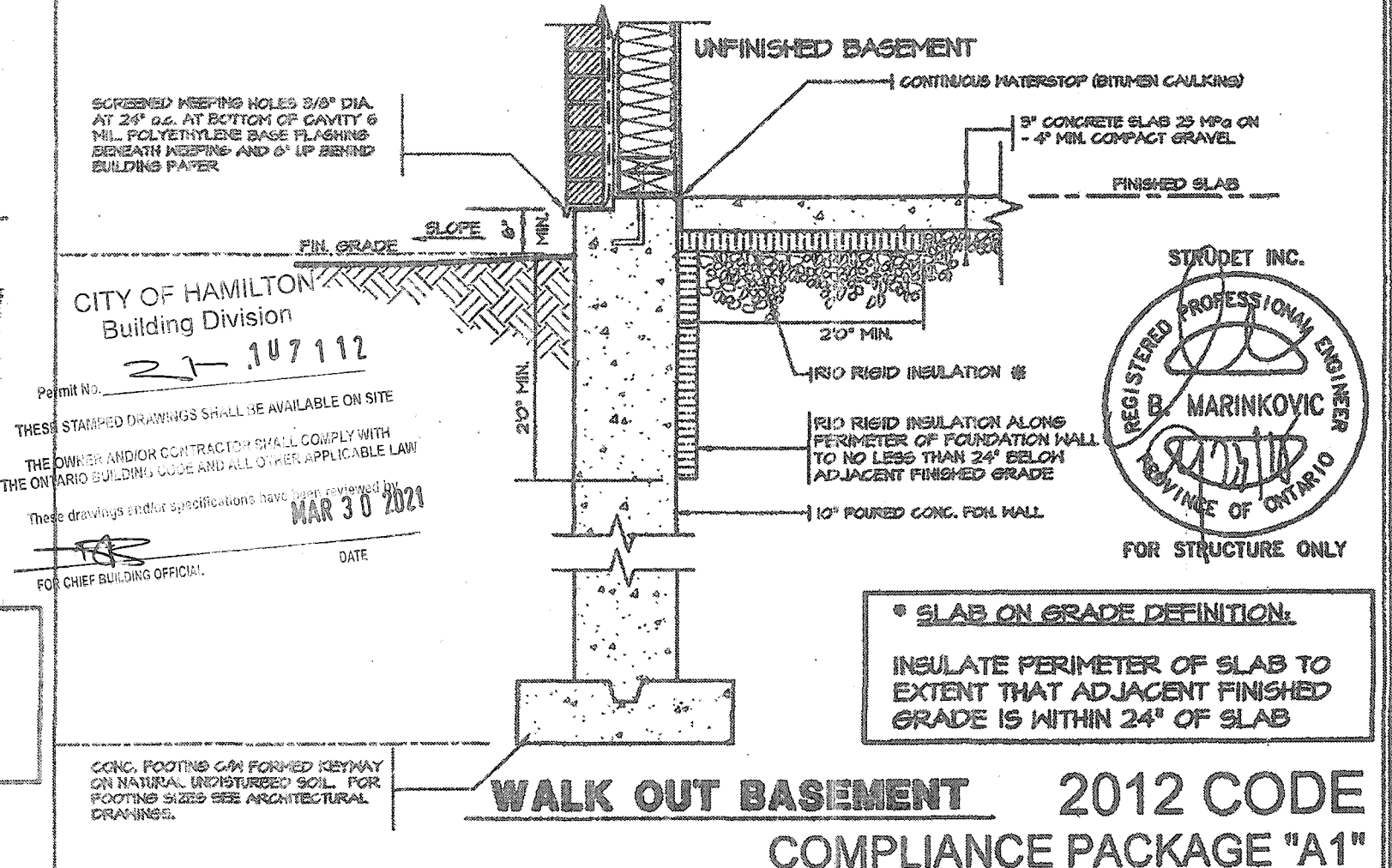
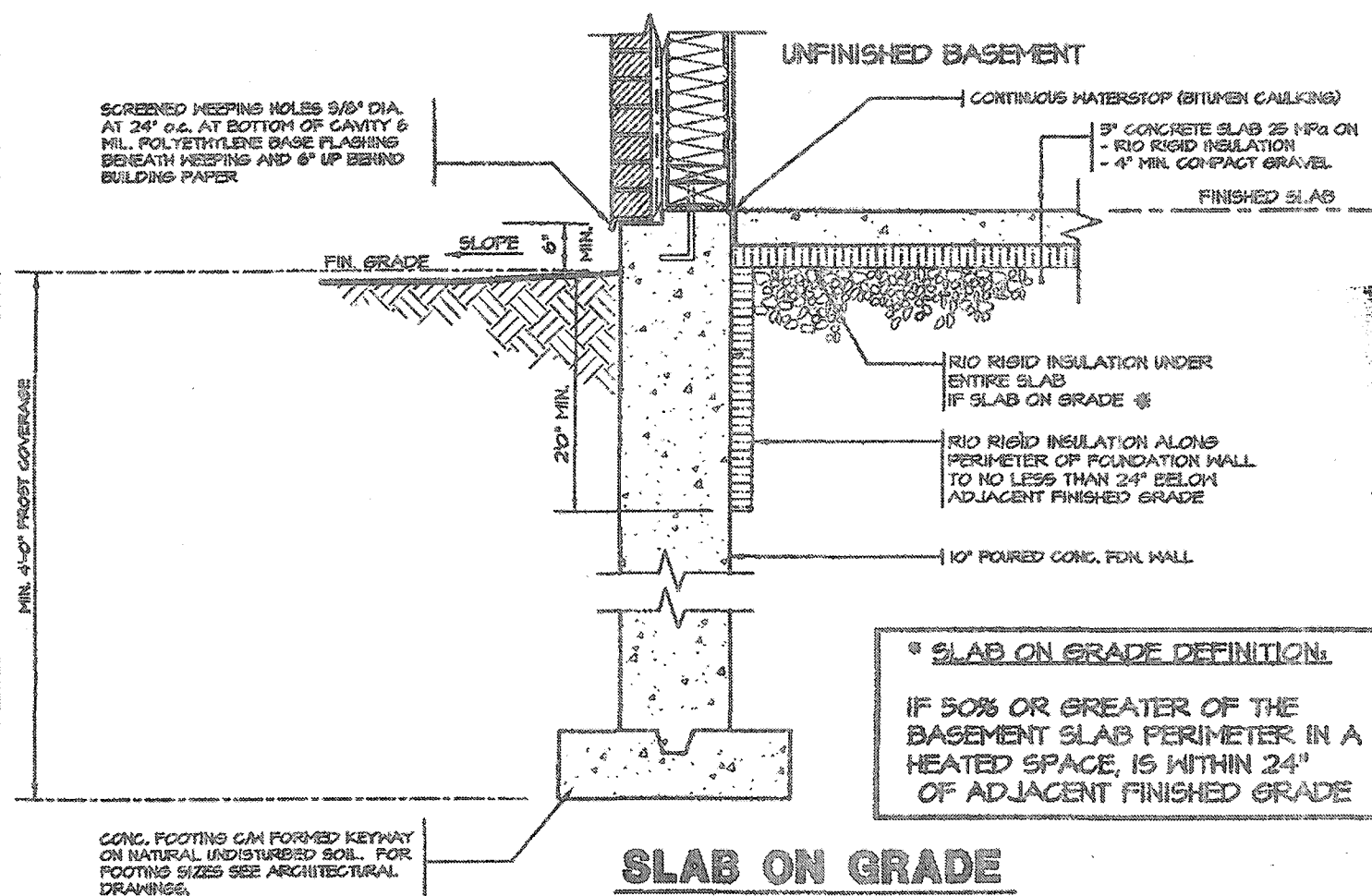
## SLAB ON GRADE CONDITION

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

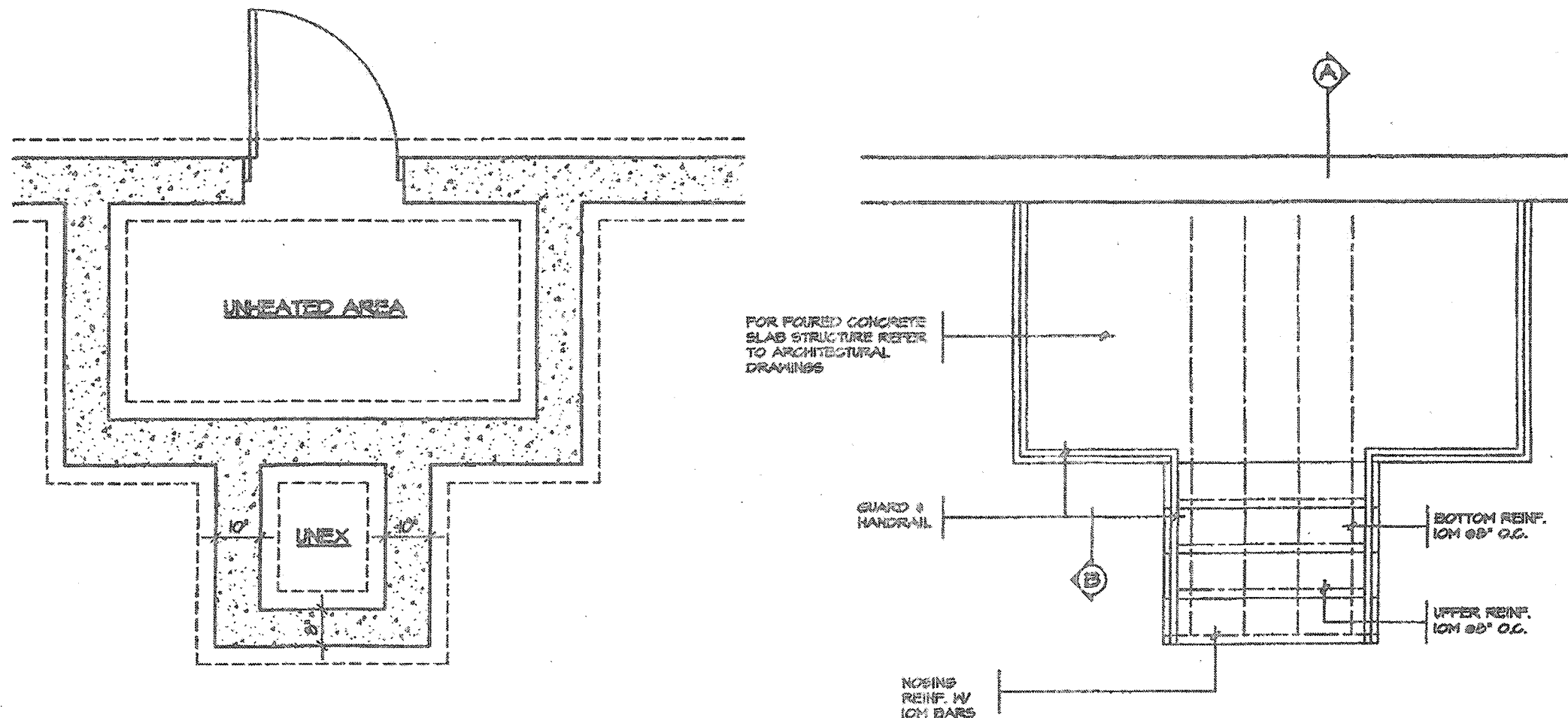


## WALK OUT BASEMENT CONDITION

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

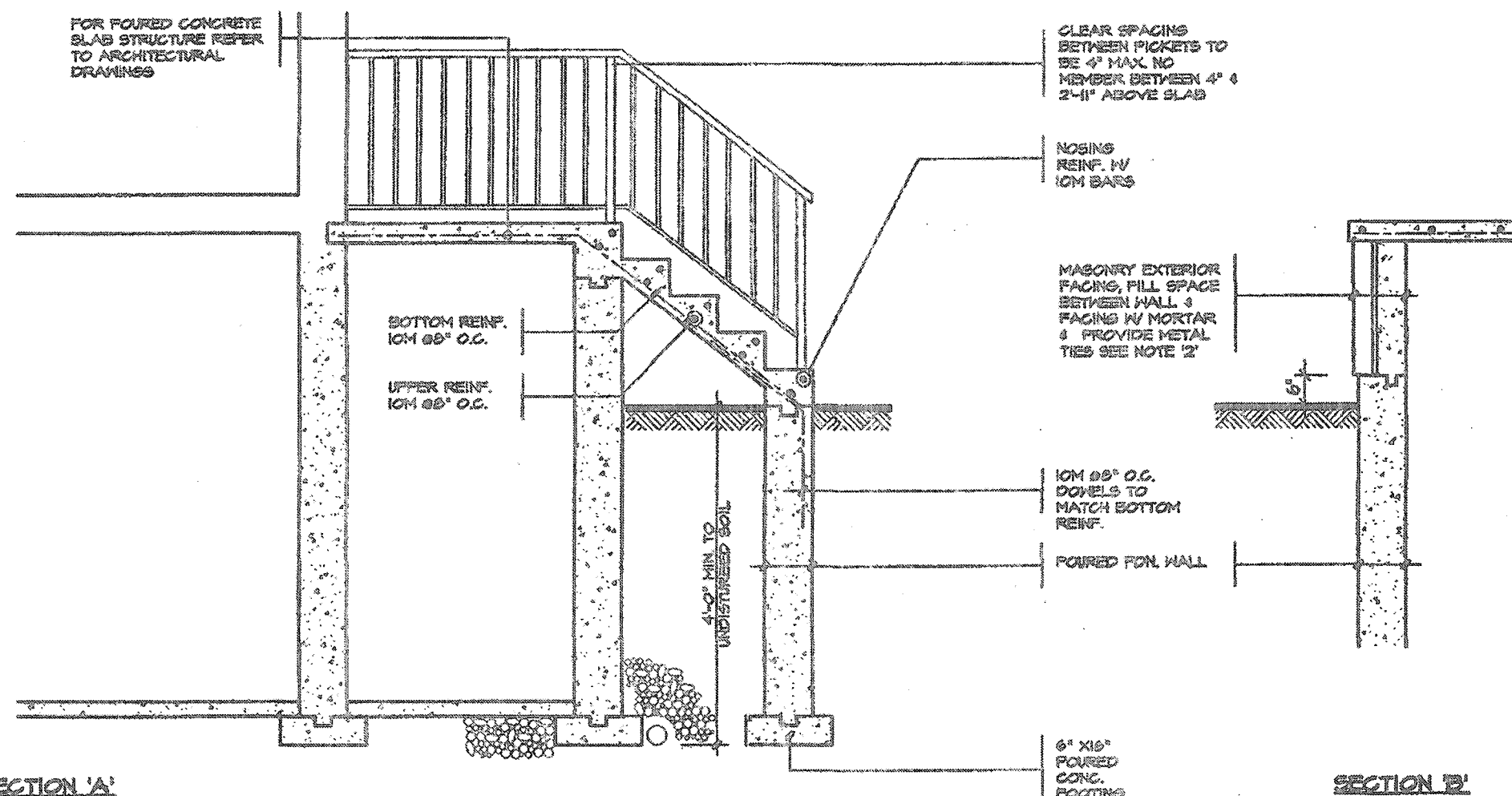


|           |                                |                                                                                                                                                                                                                                                              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



FOUNDATION PLAN

GROUND FLOOR PLAN



SECTION 'A'

SECTION 'B'

NOTE: FOR MORE THAN 8 RISERS

# GENERAL NOTES

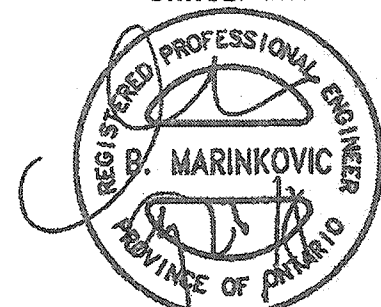
- EXTERIOR STAIRS**  
7 1/8" RISE MAXIMUM  
9 1/4" RUN MINIMUM  
9 1/4" TREAD MINIMUM
- MASONRY TIES**  
WHEN BRICK FACING IS USED ABOVE GROUND LEVEL, PROVIDE 3/16" DIA. CORROSION RESISTANT METAL TIES @ 36" HORIZONTAL & 8" VERTICAL
- GUARDS**  
ARE REQUIRED AROUND CONCRETE SLAB IF MORE THAN 2'-0" ABOVE GRADE & ON BOTH SIDES OF STAIRS CONTAINING MORE THAN 6 RISERS. MINIMUM 31" HIGH FOR STAIRS MINIMUM 36" HIGH FOR PORCHES UP TO 6'-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 VEEER CUT 8" FOR UP TO 26" VEEER CUT HEIGHT 10" FOR VEEER CUT OVER 26" HIGH
- CONCRETE**  
MINIMUM CONCRETE STRENGTH SHALL BE 4000 PSI (28MPa) W/ 50-60 AIR ENTRAINMENT MINIMUM CONCRETE SLAB THICKNESS 8"
- CONCRETE COVER**  
PROVIDE MINIMUM 3/4" CLEAR CONCRETE COVER TO REINFORCING BARS

CITY OF HAMILTON  
Building Division

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

STRUDET INC.



FOR STRUCTURE ONLY

**2012 CODE**  
**COMPLIANCE PACKAGE "A1"**

|           |                   |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                            |                                                  |                           |                                                                                                                                                               |                                                                                                                                      |
|-----------|-------------------|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| 5.        |                   |              | <p>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.</p> <p>QUALIFICATION INFORMATION</p> <p>Required unless design is exempt under Division C, Subsection 3.2.6 of the building code</p> <p>VIKAS GAJJAR  28770</p> <p>NAME SIGNATURE BCIN</p> | <p>REGION DESIGN INC.</p> <p>8700 DUFFERIN ST.</p> <p>CONCORD, ONTARIO</p> <p>P (416) 736-4066</p> <p>F (905) 690-0746</p> | <p>SHEET TITLE</p> <p>POURED CONCRETE STAIRS</p> |                           | <p>CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.</p> |  <p>PROJECT NAME</p> <p>RUSSELL GARDENS III</p> |
| 4.        |                   |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                            | <p>SCALE</p> <p>3/8"=1'-0"</p>                   | <p>PAGE No.</p> <p>14</p> |                                                                                                                                                               |                                                                                                                                      |
| 3.        |                   |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                            | <p>DATE</p> <p>JULY 2016</p>                     |                           |                                                                                                                                                               |                                                                                                                                      |
| 2.        |                   |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                            |                                                  |                           |                                                                                                                                                               |                                                                                                                                      |
| 1.        | ISSUED FOR PERMIT | JUL 30, 2016 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                            |                                                  |                           |                                                                                                                                                               |                                                                                                                                      |
| REVISIONS |                   |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                            |                                                  |                           |                                                                                                                                                               |                                                                                                                                      |