

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

1 ROOF CONSTRUCTION (*SEE OBC 9.19.)
NO. 210 (10.25kg/m²) ASPHALT SHINGLES. 10mm (3/8") PLYWOOD SHEATHING WITH 1" CLIPS. APPROVED WOOD TRUSSES @600mm (24") o.c. MAX. APPROVED EAVE PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 900mm (12') BEYOND INNER FACE OF EXTERIOR WALL. 30x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") o.c. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RAIL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF / WALL SURFACES SUSCEPTIBLE TO DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") o.c. ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 30% AT EAVES.

2 FRAME WALL CONSTRUCTION (2"x6")
SIDING, HARDIE BOARD, STUCCO BOARD OR EQUAL AS PER ELEVATION. 19x64 (1"x3") VERTICAL WOOD FURRING, APPROVED SHEATHING PAPER, 1/16" O.S.B. EXTERIOR SHEATHING OR OBC COMPLIANT EQUIVALENT. 30x140 (2"x6") STUDS @ 400mm (16") o.c. W/APPROVED DIAGONAL WALL BRACING. RSI 3.81 (R22) INSULATION AND APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER. 13mm (1/2") INT. DRYWALL FINISH.

3 BRICK VENEER CONSTRUCTION (2"x6")
40mm (4") FACE BRICK 25mm (1") AIR SPACE. 22x100x0.16mm (1/8"x1"x0.03") GALV. METAL TIES @ 400mm (16") o.c. HORIZONTAL 600mm (24") o.c. VERTICAL. APPROVED SHEATHING PAPER, 1/16" O.S.B. EXTERIOR SHEATHING OR OBC COMPLIANT EQUIVALENT. 30x140 (2"x6") STUDS @ 400mm (16") o.c. W/APPROVED DIAGONAL WALL BRACING. RSI 3.81 (R22) INSUL. APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER. 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEAP HOLES @ 800mm (32") o.c. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER.

3A STUCCO WALL CONSTRUCTION (2"x6")
STUCCO CLADDING SYSTEM CONFORMING TO OBC 9.21.1.1.2) & 4.28 THAT EMPLOY A MINIMUM 6mm (1/4") DRAINAGE CAVITY BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED AS PER MANUFACTURER'S SPECIFICATION ON 25mm (1") MINIMUM EXTRUDED OR EXPANDED RIGID INSULATION, APPROVED SHEATHING PAPER, 1/16" O.S.B. EXTERIOR SHEATHING OR OBC COMPLIANT EQUIVALENT. 30x140 (2"x6") STUDS @ 400mm (16") o.c. W/APPROVED DIAGONAL WALL BRACING. RSI 3.81 (R22) INSUL. APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER. 13mm (1/2") INT. DRYWALL FINISH. STUCCO TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

4 INTERIOR STUD PARTITIONS
(*SEE OBC 9.23.10.9.23.11.)
BEARING PARTITION 30x24 (2"x4") @ 400mm (16") o.c. FOR 2 STOREYS AND 300mm (12") o.c. FOR 3 STOREYS. NON-BEARING PARTITIONS 30x24 (2"x4") @ 600mm (24") o.c. PROVIDE 30x89 (2"x4") BOTTOM PLATE AND 238x89 (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. FDN. WALL 15MPa (2200psi) WITH BITUMINOUS DAMPROOFING AND DRAINAGE LAYER. MIN. 400x100 (16"x4") CONTIN. KEYED CONC. PTS. BRACE FOUNDATION WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL WITH MINIMUM BEARING CAPACITY OF 120kPa (1.14 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 9.16.3.)
100mm (4") 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 9.12 - 2.1.1.2.A & 2.1.1.7.)
RSI 10.51 (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 (8")
MIN. RUN = 210 (8-1/4")
MIN. TREAD = 235 (9-1/4")
MAX. NOSING = 25 (1")
MIN. HEADROOM = 1950 (6'-5")
RAIL @ LANDING = 400 (2'-0")
RAIL @ STAIR = 365 (2'-10") TO 465 (5'-2")
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 = 1010mm (3'-4") MIN.

12 SILL PLATE (*SEE OBC 9.23.5 & 9.23.7.)
30x89 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (1'-10") o.c. CAULKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FDN. WALL. USE MORTAR TO LEVEL SILL PLATE WHEN REQUIRED.

13 BASEMENT INSULATION (*SEE OBC 12.3.)
FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 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 5.52 (R30) BLANKET INSULATION, APPROVED VAPOUR BARRIER, DAMPROOFING W/LDG. PAPER BETWEEN THE FDN. AND INSUL.

14 BASEMENT BEARING STUD PARTITION
(*SEE OBC 9.23.10.)
30x24 (2"x4") STUDS @ 400mm (16") o.c. 30x89 (2"x4") SILL PLATE ON DAMPROOFING MATERIAL. 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (1'-10") o.c. (4") HIGH CONC. CURB ON 30x155 (12"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

15 STEEL BASEMENT COLUMN (*SEE OBC 9.17.3.)
40mm (3/2") DIA. x 4.75mm (189) STL. COL. WITH 150x150x9.5mm (6"x6"x3/8") STL. TOP & BOTTOM PLATE.

15A STEEL COLUMN (*SEE OBC 9.17.3.)
40mm (3/2") DIA. x 4.75mm (189) STL. COLUMN WITH 100x100x6.4mm (4"x4"x1/4") STEEL TOP & BOTTOM PLATE. FIELD WELD BOTTOM PLATE TO 250x100x12.5mm (10"x4"x1/2") BASE PLATE C/W 2-13mm (1/2") DIA. x 300mm (12") LONG x 50mm (2") HOOK ANCHORS.

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

17 STEEL BEAM STRAPPING (*SEE OBC 9.23.4.3.(3kg))
19x38 (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.)
13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. RSI 3.81 (R22) IN WALLS. RSI 5.46 (R31) IN CEILING. TAPE AND SEAL ALL JOINTS GAS TIGHT.

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

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

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

23 ATTIC ACCESS (*SEE OBC 9.19.2.1.)
ATTIC ACCESS HATCH 945x100 (22"x26") WITH WEATHERSTRIPPING. RSI 5.46 (R31) RIGID INSULATION BACKING.

24 FIREPLACE CHIMNEYS (*OBC 9.21.1.)
TOP OF FIREPLACE CHIMNEY SHALL BE 45mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3030mm (10'-0") FROM THE CHIMNEY.

25 LINEN CLOSET
4 SHELVES MIN. 390mm (14") DEEP.

26 MECHANICAL EXHAUST
(*SEE OBC 9.32.3.5, 9.32.3.10.)
MECHANICAL EXHAUST FAN VENTED TO EXTERIOR.

27 STEEL BEARING PLATE FOR MASONRY WALLS
200x200x16 (8"x8"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-SHRINK GROUT.

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

29 WOOD BASEMENT POST (*OBC 9.17.4.)
30x140 (2"x6") BUILT-UP POST ON METAL BASE SHOE ANCHORED TO CONC. WITH (2.7 (1/2") DIA. BOLT ON 406x100x203 (16"x6"x8") CONC. FOOTING.

30 STEP FOOTINGS (*OBC 9.15.3.9.)
MIN. HORIZ. STEP = 610mm (24"). MAX. VERT. STEP = 610mm (24")

31 SLAB ON GRADE (*SEE OBC 9.16.1.)
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/ 610x12.5x12.5 MESH PLACED NEAR MID-DEPTH OF SLAB.

32 DIRECT VENT FURNACE
DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR. MIN 300mm (12") ABOVE FIN. GRADE. FROM ALL OPENINGS, EXHAUST & INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE. ALL AIR INTAKES SHALL BE LOCATED SO THAT THEY ARE SEPARATED FROM KITCHEN EXHAUST BY 3.0m IN COMPLIANCE WITH O.B.C. DIV.-B TABLE 6.2.3.12.

33 DIRECT VENT GAS FIREPLACE
DIRECT VENT GAS FIREPLACE. VENT TO BE A MINIMUM 900mm (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 30x88 (2"x2") CROSS BRACING OR SOLID BLOCKING @2100mm (6'-11") o.c. MAX. 19x64 (1"x3") @2100mm (6'-11") o.c. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.

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

36 COLD CELLAR PORCH SLAB (*SEE OBC 9.40.)
FOR MAX. 2500mm (8'-2") PORCH DEPTH. 125mm (5") 32MPa (4640 psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @200mm (8") o.c. EACH WAY IN BOTTOM THIRD OF SLAB, ANCHORED IN PERIMETER FDN. WALLS W/ 610x610 (24"x24") 10M @600mm (24") o.c. DOWELS. SLOPE SLAB MIN. 1.0% FROM DOOR. SLAB TO HAVE A MIN. 15mm (3/4") BEARING ON FDN. WALLS. PROVIDE (4L) LINTELS OVER CELLAR DOOR.

37 FDN. WALL REDUCTION IN THICKNESS
(*SEE OBC 9.15.4.7.)
FDN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 660mm (26") FOR 8' FDN. WALL. 10' FDN. WALL. WHEN REDUCTION IN THICKNESS IS GREATER THAN 26". FDN. WALL SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") o.c. VERTICALLY AND 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. 30x89 (2"x4") RAFTERS @400mm (16") o.c. FOR MAX. 5530mm (18'-1") SPAN. 30x140 (2"x6") RAFTERS @400mm (16") o.c. RIDGE BOARD TO BE 51mm (2") DEEPER. 30x89 (2"x4") COLLAR TIES AT MIDSPAN. CEILING JOISTS TO BE 30x89 (2"x4") @400mm (16") o.c. FOR MAX. 2830mm (9'-3") SPAN & 30x140 (2"x6") @ 400 (16") o.c. FOR MAX. 4430mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 30x89 (2"x4") @600mm (24") o.c. WITH A 30x89 (2"x4") CENTER POST TO THE TRUSS BELOW. LATERALLY BRACED @1800mm (6'-0") o.c. VERTICALLY.

39 TWO STOREY VOLUME SPACES
FOR A MAXIMUM 5140mm (16'-0") HEIGHT, PROVIDE 2-30x140 (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. 1/16" EXT. PLYWOOD.

40 EXPOSED FLOOR TO EXTERIOR (*9.12.1.2.A)
PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

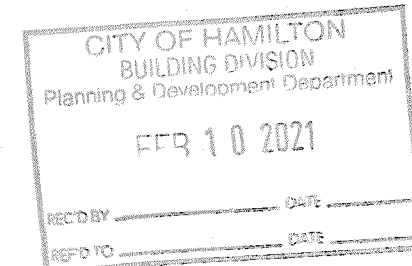
41 PARTYWALLS
TYPICAL 1 HOUR RATED PARTYWALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

42 EXTERIOR WALLS FOR WALK-OUT CONDITION
THE EXTERIOR BASEMENT STUD WALL TO BE 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)).

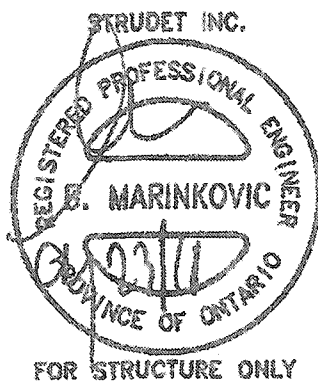
44 CARBON MONOXIDE ALARM (*OBC 9.33.4.)
WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A DWELLING UNIT, A CARBON MONOXIDE DETECTOR CONFORMING TO CAN/CSA-6.19, CSA 6.19 OR UL2034 SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE DETECTOR(S) SHALL BE PERMANENTLY WIRED SO THAT IT IS ACTIVATION 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.



2012 CODE COMPLIANCE PACKAGE "A1"

5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Ontario C. Succession 22.5 of the building code VIKAS GAJJAR 28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L6K 1S6 P (416) 738-4006 F (905) 609-0748	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	PROJECT NAME RUSSELL GARDENS III
4.						
3.						
2.						
1.	ISSUED FOR PERMIT JUL 30, 2018					
REVISIONS						



WINDOWS - CANADA ZONE C

- (1) MINIMUM BEDROOM WINDOW (OBC 9.8.10.1.)
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS
TO HAVE MIN. 0.85m² (9.2 SQFT.) UNOBSTRUCTED GLAZED
OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380mm (1'-3")
GLASS AREA NOT MORE THAN 17% OF GROSS
PERIPHERAL WALL AREA.
MAXIMUM U-VALUE 0.28
- (2) WINDOW GUARDS (OBC 9.8.8.116)
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW
SILL IS LOCATED LESS THAN 480mm (1'-6") ABOVE FIN.
FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE
ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")

GENERAL:

- (1) MECHANICAL VENTILATION
MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.3
AIR CHANGES PER HOUR AVERAGED OVER 24 HOURS.
SEE MECHANICAL DRAWINGS.
- (2) OUTDOOR AIR INTAKE
ALL OUTDOOR AIR INTAKES SHALL BE LOCATED SO THAT
THEY ARE SEPARATED FROM SOURCES OF
CONTAMINATION (EXHAUST VENTS) IN COMPLIANCE WITH
O.B.C. DIV-B 6.2.3.12. AND TABLE 6.2.3.12.
- (3) REINFORCEMENT FOR GRAB BARS (OBC 9.5.2.3.1)
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED
ADJACENT TO WATER CLOSETS AND SHOWER OR
BATHUB IN MAIN BATHROOM. REFER TO O.B.C. 9.5.2.3,
3.8.3.2.(3)(a), 3.8.3.2.(3)(c), 3.8.3.13.(2)(g) & 3.8.3.13.(4)(e).
SEE DETAIL ON PAGE 11.
- LUMBER:
1) ALL LUMBER SHALL BE SPRUCE-PINE-FIR No.1&2 GRADE,
UNLESS NOTED OTHERWISE.
- 2) LUMBER EXPOSED TO THE EXTERIOR TO BE
SPRUCE-PINE-FIR No.1&2 GRADE PRESSURE TREATED OR
CEDAR, UNLESS NOTED OTHERWISE.
- 3) ALL BEAMS, GIRDER TRUSSES, AND METAL HANGER
CONNECTIONS SUPPORTING ROOF FRAMING TO BE
DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.
- 4) LVL BEAMS SHALL BE 2.0E (F_o = 2800psi MIN.). NAIL
EACH PLY OF LVL WITH 84mm (3-1/2") LONG COMMON
WIRE NAILS @300mm (12") o.c. STAGGERED IN 2 ROWS
FOR 184, 240, & 300mm (7-1/4", 9-1/2", 11-7/8") DEPTHS AND
STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR
4 PLY MEMBERS ADD 1/2" (13mm) DIA. GALVANIZED
BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm
(3'-0") o.c.
- 5) PROVIDE TOP MOUNT BEAM HANGERS FOR ALL LVL BEAM
TO BEAM CONNECTIONS UNLESS NOTED OTHERWISE.
- 6) PROVIDE METAL JOIST HANGERS FOR ALL JOISTS AND
BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP
WOOD MEMBERS.
- 7) WOOD FRAMING NOT TREATED WITH A WOOD
PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE
SEPARATED FROM THE CONC. BY AT LEAST 2mm.
POLYETHYLENE FILM, No.50 (45lbs) ROLL ROOFING OR
OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE
WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE
GROUND.

STEEL:

STRUCTURAL STEEL AND HOLLOW STRUCTURAL SECTIONS
SHALL CONFORM TO CAN/CSA-S40-21 GRADE 350W.

REINFORCING STEEL SHALL CONFORM TO CSA-G30-12M
GRADE 400R.

REVISION:

© ONT. REG. 252/12-2012 OBC AMENDMENT O. REG. 88/19
JAN. 01, 2020

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

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

- 1) REDUCE THE FOUNDATION WALL SILL PLATE ANCHOR
BOLT SPACING FROM 2400mm o.c. (7'-10") TO 1210mm o.c.
(4'-0") FOR STANDARD CONDITIONS.
- 2) USE 45mm (5/8") THICK PLYWOOD OR WAFFERBOARD FOR
THE EXTERIOR WALL SHEATHING.
- 3) TO STIFFEN THE STRUCTURE IN TRANSVERSE DIRECTION
USE 45mm (5/8") THICK PLYWOOD NAILED TO THE
INTERIOR PARTITIONS ON EACH FLOOR FOR A MINIMUM 2
INTERIOR PARTITION WALLS ON BOTH SIDES AND
PERPENDICULAR TO THE LONG WALLS.

BRICK VENEER LINTELS

KL1 = 3'-1/2" x 8'-1/2" x 1/4" (90x100x6.0L) + 2-2"x8" SFR. No.2
KL2 = 4'-0" x 12'-1/2" x 1/4" (100x100x6.0L) + 2-2"x8" SFR. No.2
KL3 = 5'-0" x 12'-1/2" x 1/4" (125x100x6.0L) + 2-2"x10" SFR. No.2
KL4 = 6'-0" x 12'-1/2" x 1/4" (150x100x6.0L) + 2-2"x12" SFR. No.2
KL5 = 6'-6" x 8'-1/2" x 1/4" (160x100x6.0L) + 2-2"x12" SFR. No.2
KL6 = 5'-0" x 12'-1/2" x 1/4" (125x100x6.0L) + 2-2"x12" SFR. No.2
KL7 = 5'-6" x 12'-1/2" x 1/4" (135x100x6.0L) + 2-2"x10" SFR. No.2
KL8 = 5'-0" x 12'-1/2" x 1/4" (125x100x6.0L) + 2-2"x12" SFR. No.2
KL9 = 6'-0" x 8'-1/2" x 1/4" (150x100x6.0L) + 2-2"x12" SFR. No.2

WOOD LINTELS AND BEAMS

KB1 = 2'-2"x8" SFR. No.2 (2-35x184 SFR. No.2)
KB2 = 3'-2"x8" SFR. No.2 (3-35x184 SFR. No.2)
KB3 = 2'-2"x10" SFR. No.2 (2-35x235 SFR. No.2)
KB4 = 3'-2"x10" SFR. No.2 (3-35x235 SFR. No.2)
KB5 = 2'-2"x12" SFR. No.2 (2-35x286 SFR. No.2)
KB6 = 3'-2"x12" SFR. No.2 (3-35x286 SFR. No.2)
KB7 = 3'-2"x12" SFR. No.2 (3-35x286 SFR. No.2)
KB8 = 4'-2"x10" SFR. No.2 (4-35x235 SFR. No.2)
KB9 = 4'-2"x12" SFR. No.2 (4-35x286 SFR. No.2)

LOOSE STEEL LINTELS

L1 = 3'-1/2" x 8'-1/2" x 1/4" (90x100x6.0L)
L2 = 4'-0" x 12'-1/2" x 1/4" (100x100x6.0L)
L3 = 5'-0" x 12'-1/2" x 1/4" (125x100x6.0L)
L4 = 6'-0" x 12'-1/2" x 1/4" (150x100x6.0L)
L5 = 6'-6" x 8'-1/2" x 1/4" (160x100x6.0L)
L6 = 7'-0" x 8'-1/2" x 1/4" (175x100x6.0L)

LAMINATED VENEER LUMBER (LVL) BEAMS

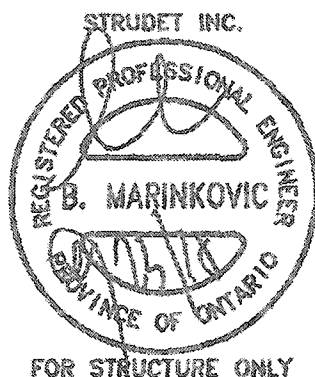
LVL1A = 1'-1/4" x 7'-1/4" (1-45x184)
LVL1 = 2'-1/4" x 7'-1/4" (2-45x184)
LVL2 = 3'-1/4" x 7'-1/4" (3-45x184)
LVL3 = 4'-1/4" x 7'-1/4" (4-45x184)
LVL4A = 1'-1/4" x 9'-1/2" (1-45x240)
LVL4 = 2'-1/4" x 9'-1/2" (2-45x240)
LVL5 = 3'-1/4" x 9'-1/2" (3-45x240)
LVL5A = 4'-1/4" x 9'-1/2" (4-45x240)
LVL6A = 1'-1/4" x 11'-7/8" (1-45x300)
LVL6 = 2'-1/4" x 11'-7/8" (2-45x300)
LVL7 = 3'-1/4" x 11'-7/8" (3-45x300)
LVL7A = 4'-1/4" x 11'-7/8" (4-45x300)
LVL8 = 2'-1/4" x 14" (2-45x356)
LVL9 = 3'-1/4" x 14" (3-45x356)
LVL10 = 2'-1/4" x 17" (2-45x456)

DOOR SCHEDULE

1 = 2'-10" x 6'-8" (665x2033) - INSULATED ENTRANCE DOOR
1a = 2'-8" x 6'-8" (615x2033) - INSULATED FRONT DOORS
2 = 2'-8" x 6'-8" (615x2033) - WOOD & GLASS DOOR
3 = 2'-8" x 6'-8" x 1-3/4" (615x2033x45) - EXTERIOR SLAB DOOR
4 = 2'-8" x 6'-8" x 1-3/8" (615x2033x35) - INTERIOR SLAB DOOR
5 = 2'-6" x 6'-8" x 1-3/8" (600x2033x35) - INTERIOR SLAB DOOR
6 = 2'-2" x 6'-8" x 1-3/8" (560x2033x35) - INTERIOR SLAB DOOR
7 = 1'-6" x 6'-8" x 1-3/8" (460x2033x35) - INTERIOR SLAB DOOR

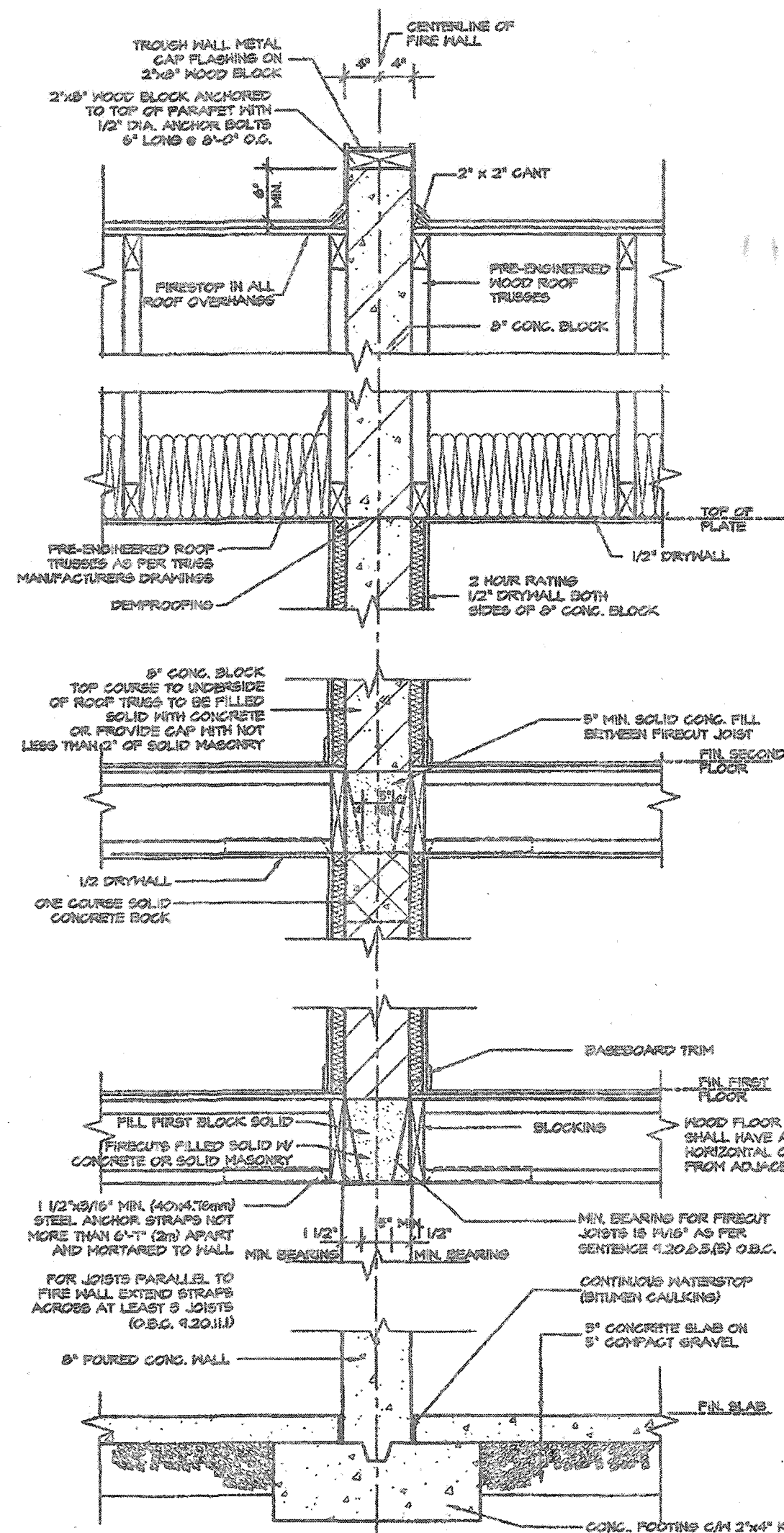
LEGEND

DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
GT	GIRDER TRUSS
X	POINT LOAD
W	SOLID WOOD BEARINGS. SOLID BEARINGS TO BE WIDE AT LEAST AS SUPPORTED MEMBER. MIN. 3 PIECES.
W	LOAD-BEARING WALL
W	TWO-STORY WALL. SEE NOTE 39
I	FLAT ARCH
F.D.	FLOOR DRAIN
SA	SMOKE ALARM. SEE NOTE 43
SA	SMOKE ALARM & CARBON MONOXIDE ALARM. SEE NOTE 44

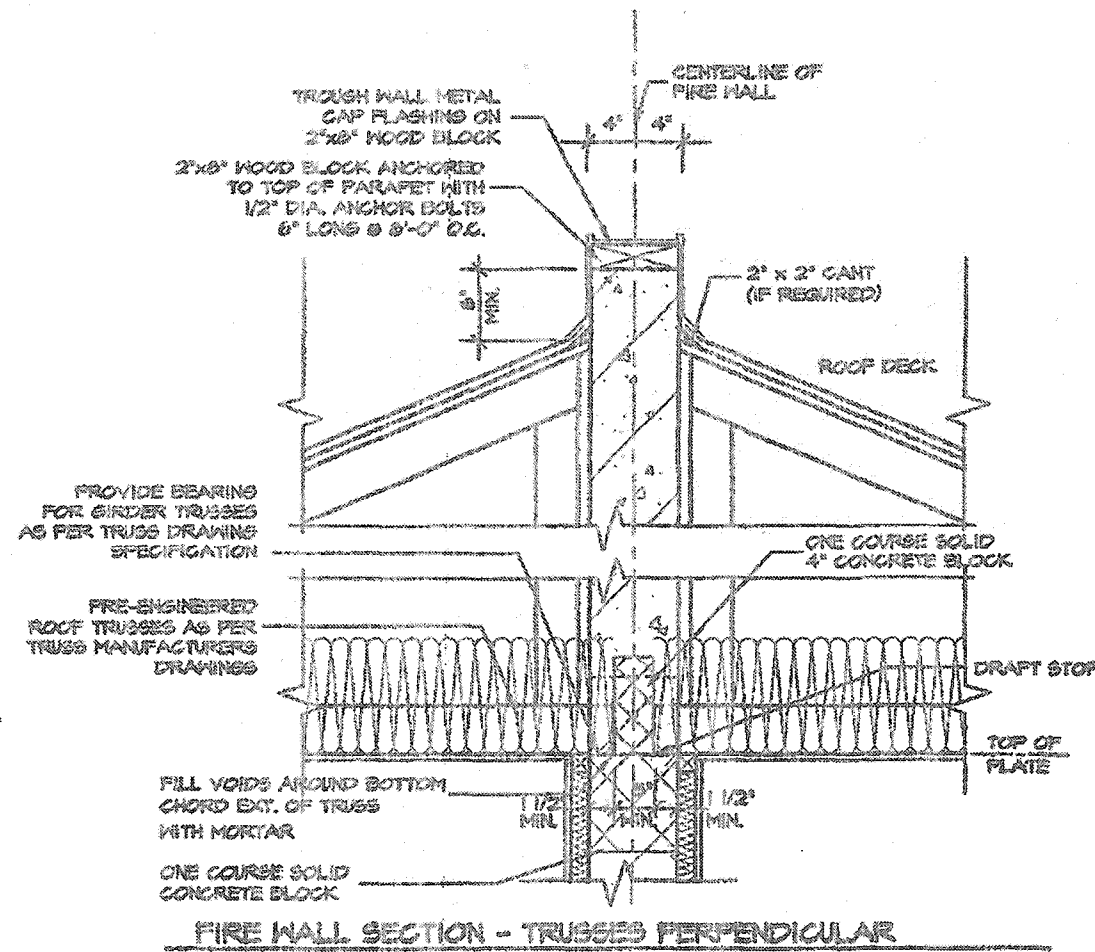


2012 CODE
COMPLIANCE PACKAGE "A1"

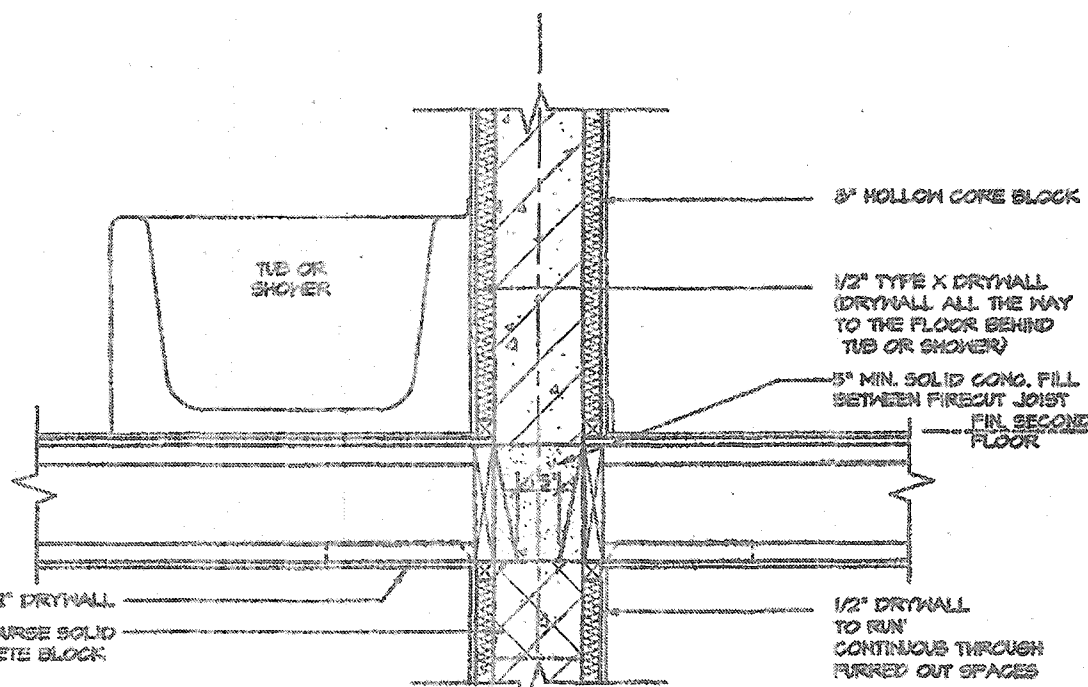
5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR 28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4B8 P (416) 736-1036 F (905) 660-0740	REGION DESIGN INC.	SHEET TITLE		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	PROJECT NAME RUSSELL GARDENS III
4.					GENERAL NOTES			
3.					SCALE N.T.S.			
2.					DATE JULY 2018			
1.	ISSUED FOR PERMIT				PAGE No. 2			
REVISIONS								



TYPE 2 STOREY FIRE WALL SECTION
TRUSSES PARALLEL TO PARTY WALL



FIRE WALL SECTION - TRUSSES PERPENDICULAR



FIRE WALL SECTION @ BATH TUB

A FIREWALL SHALL EXTEND FROM THE GROUND CONTINUOUSLY THROUGH, OR ADJACENT TO, ALL STOREYS OF A BUILDING. (O.B.C. 3.11.0.5 (1))

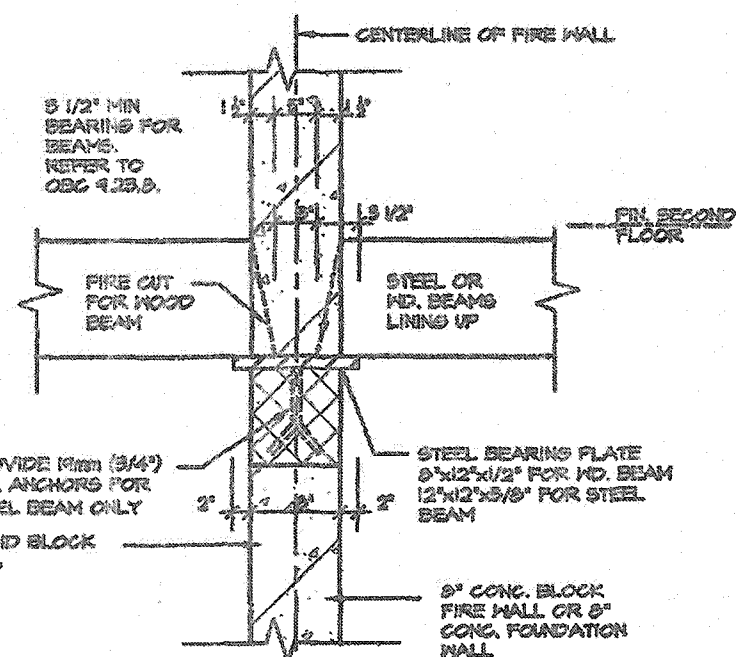
ENGINEERED FLOOR SYSTEM INSTALLATION TO CONFORM TO MANUFACTURER'S APPROVED DETAILS AND SPECIFICATIONS

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

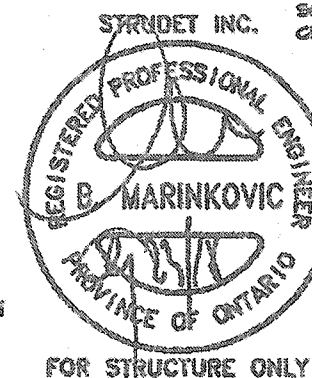
SOUND TRANSMISSION RATING
MINIMUM REQUIRED 57.0.
RATING OF 50 (O.B.C. DIV. 9 9.11.2.(1))

FIRE RESISTANCE RATING
FIRE RESISTANCE RATING REQUIRED IS 2 HR. MIN. (AS PER SENTENCE DIV. 9 3.11.0.2 O.B.C.)

WALL TYPE
SEE SUPPLEMENTARY STANDARDS 533 TABLE 1. (WALL NO. 533) 8" (100MM) CONCRETE BLOCK WALL WITH 1/2" x 1/2" STRAPPING & 1/2" DRYWALL FILLED W/ SOUND ABSORPTIVE MATERIAL EACH SIDE (FR 2HR/STC 57)



STEEL BEARING PLATE DETAIL



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COMPLIANCE PACKAGE "A1"

5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4J6 P (416) 736-4096 F (905) 650-0746	REGION DESIGN INC.	SHEET TITLE	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	
4.					FIRE WALL		
3.					SCALE	PAGE No.	
2.					3/4"=1'-0"	3	
1.	ISSUED FOR PERMIT				DATE	JULY 2018	
REVISIONS		VIKAS GAJJAR NAME SIGNATURE 28770 BCIN	PROJECT NAME RUSSELL GARDENS III				

TIGHTLY SEAL ANY GAPS WITH MINERAL WOOL OR NON-COMBUSTIBLE MATERIAL AS PER O.B.C. 4.10.12(5)

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

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

5/8" TYPE 'X' GYPSUM WALL BOARD

FIN. SECOND FLOOR

ABSORPTIVE MATERIAL

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

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

5/8" TYPE 'X' GYPSUM WALL BOARD

FIN. FIRST FLOOR

JOISTS FRAMING INTO PARTY WALL

SOLID BLOCKING BETWEEN JOISTS

CONTINUOUS RIM BOARD

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

9" POURED CONC. WALL

CONTINUOUS BOND BREAKING MATERIAL

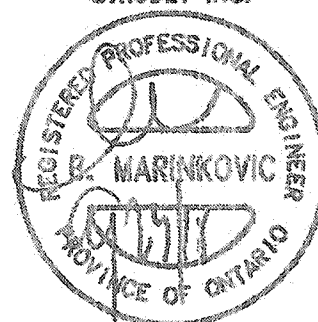
5" CONC. SLAB ON 5" COMPACTED GRAVEL

FIN. BASEMENT SLAB

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

WOOD FRAME PARTY WALL TRUSSES PERPENDICULAR TO PARTY WALL

STRUDET INC.



FOR STRUCTURE ONLY
50x100 (2"x4") STUDS @ 400 O.C. WITH 15.9mm (5/8") TYPE 'X' GYPSUM BOARD ONE LAYER ON EACH SIDE. SUPPLEMENTARY STANDARDS SEE TABLE 1, MID WALL ASSEMBLY.

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

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

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

FIRE RESISTANCE RATING
FIRE RESISTANCE RATING REQUIRED IS 1 HR. MIN. (AS PER SENTENCE DIV. B 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 WREADER

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

2"x4" GILL PLATE (MAX. 2 TDS P/T)

9" POURED CONC. FOUNDATION WALL

FIN. SLAB

FLOOR JOISTS PARALLEL

3.5" 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 SCREENED TO BOTH TRUSSES.

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

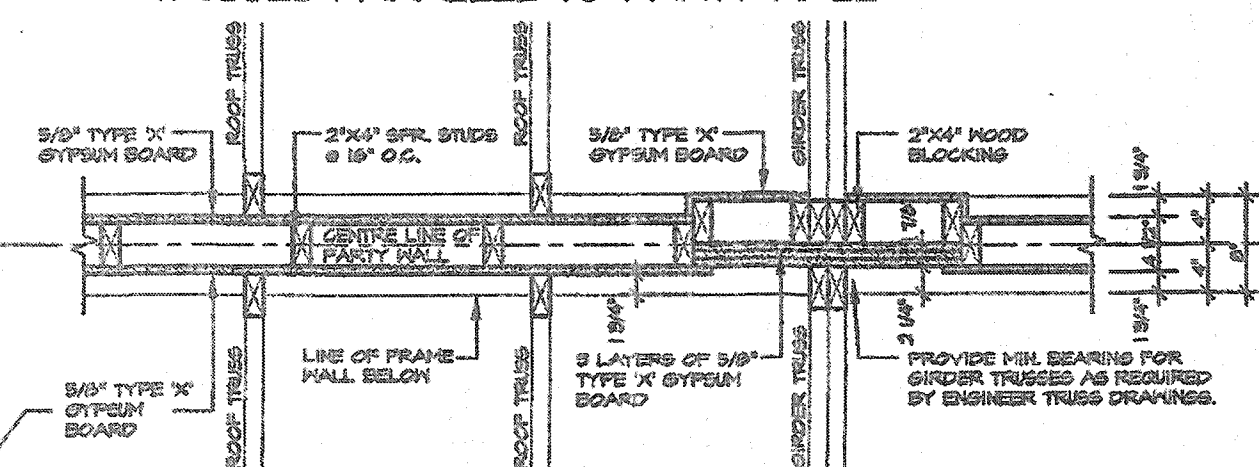
5/8" TYPE 'X' GYPSUM WALL BOARD

TOP OF PLATE

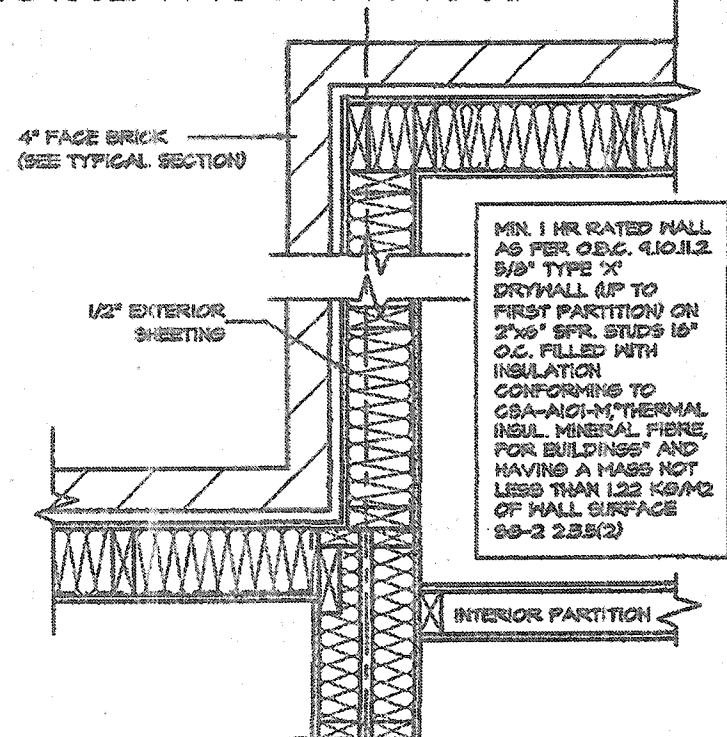
2 LAYERS OF 1/2" GYPSUM WALL BOARD FOR FIRE-STOPPING CONTINUOUS

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

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



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



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 GAJJAR
NAME
SIGNATURE

28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 735-6006
F (905) 650-0746

REGION
DESIGN
INC.

SHEET TITLE
PARTY WALL
WOOD

SCALE
3/4"=1'-0"

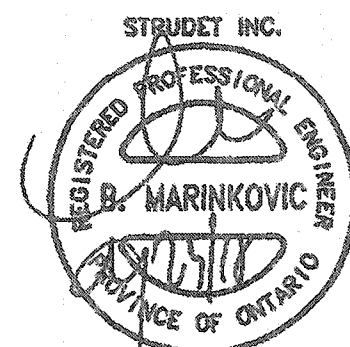
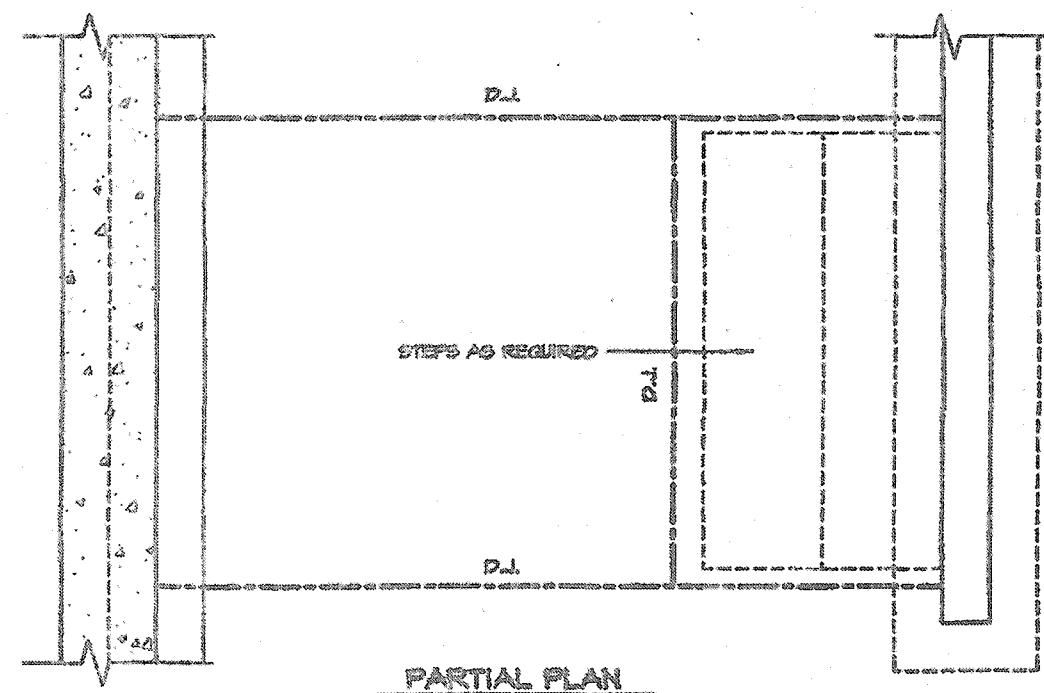
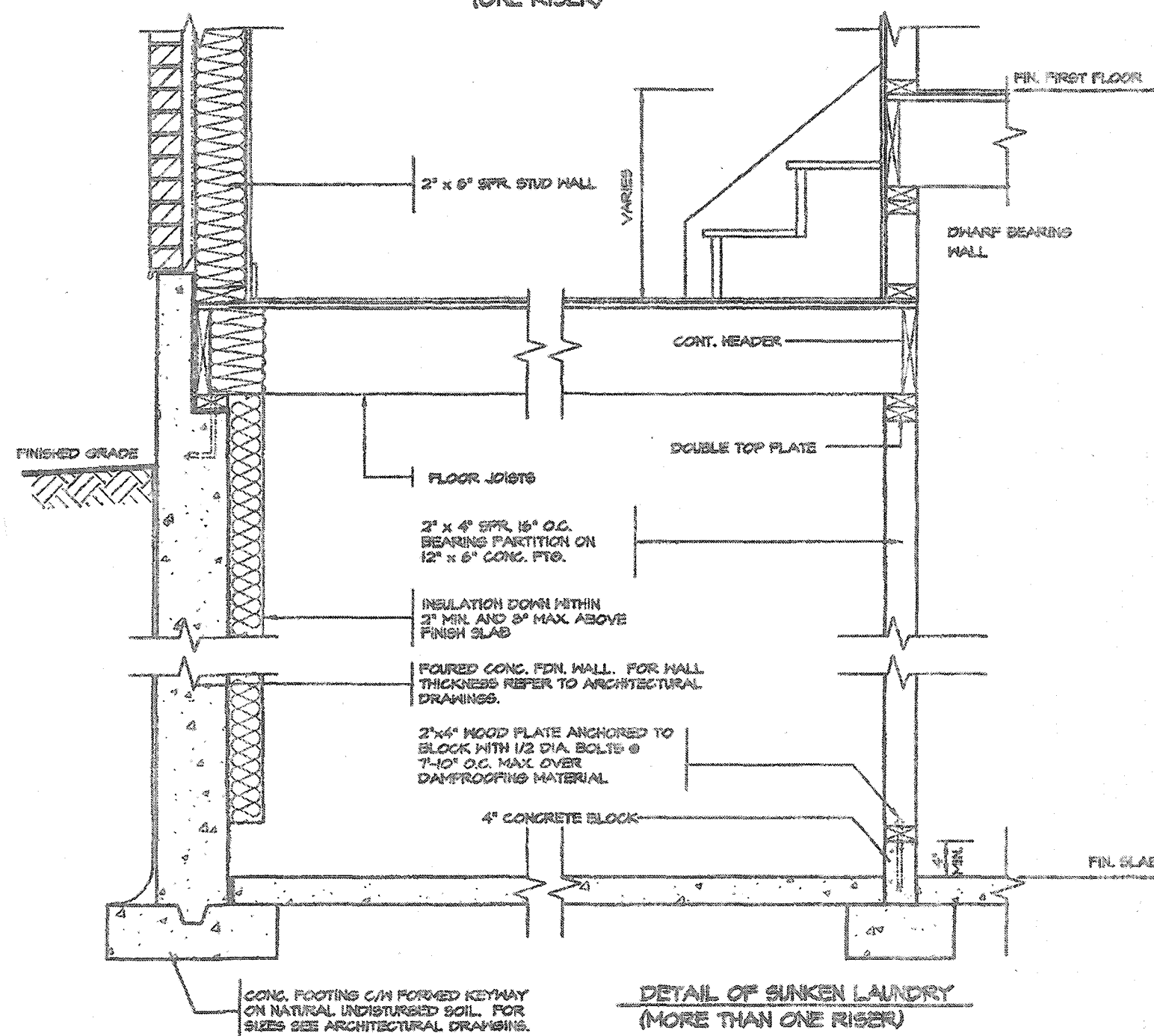
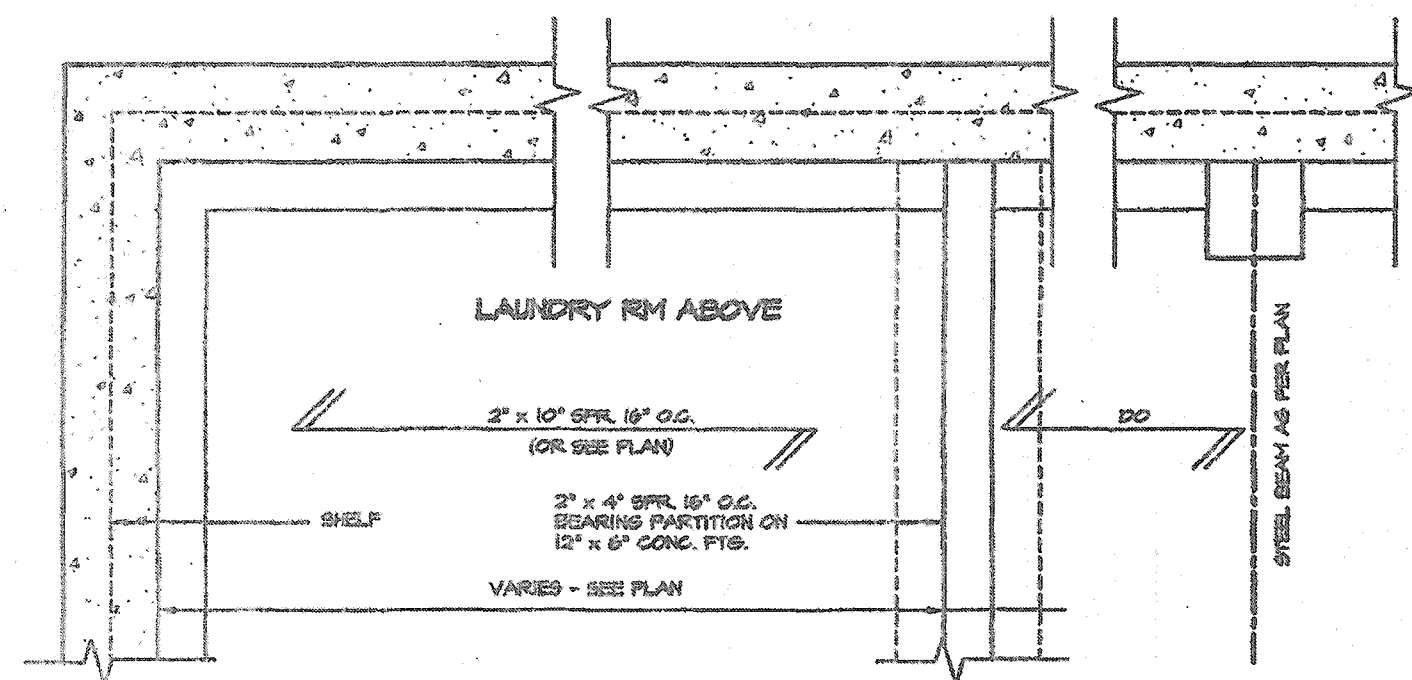
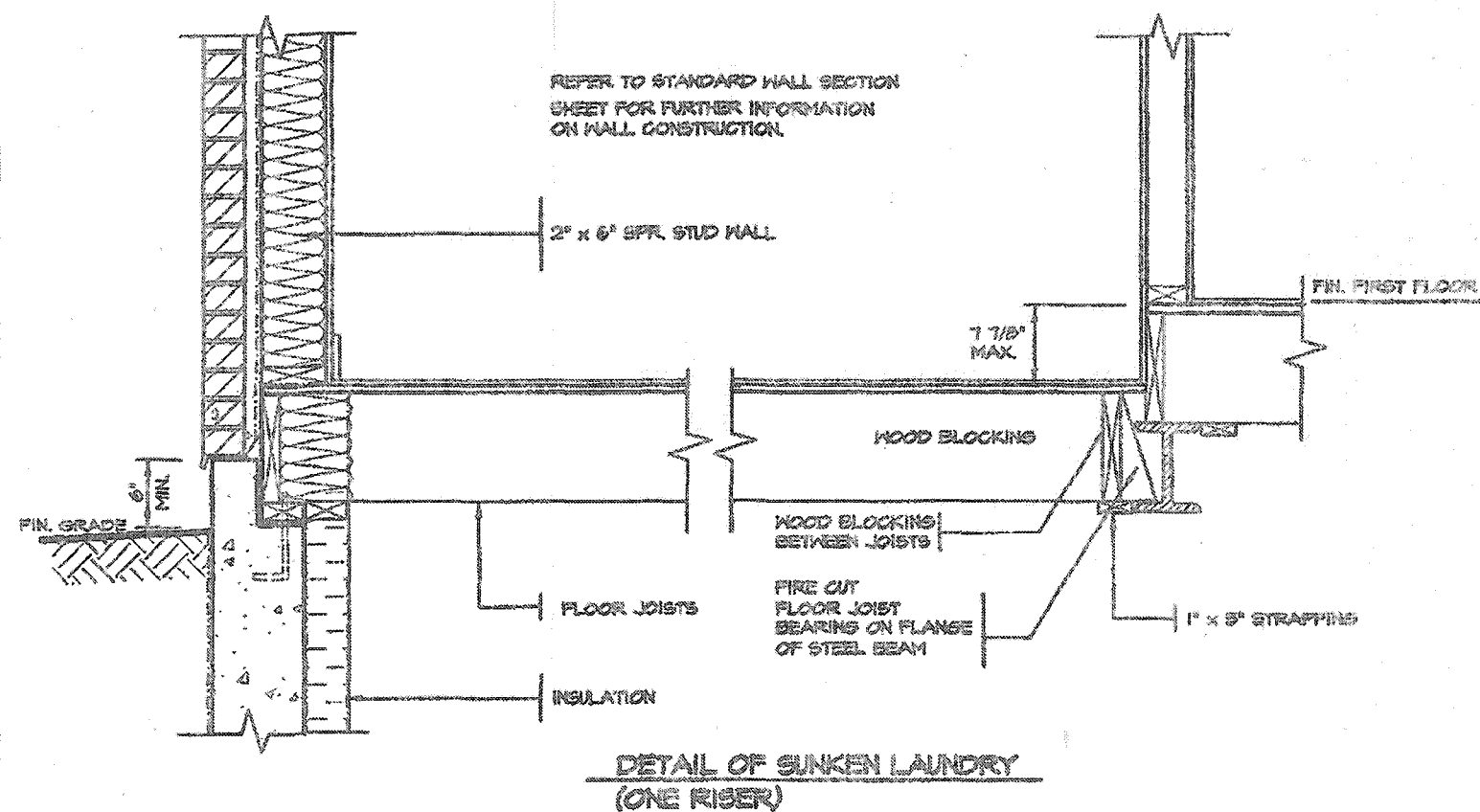
DATE
JULY 2018

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

PAGE NO.
4

PROJECT NAME
RUSSELL GARDENS III

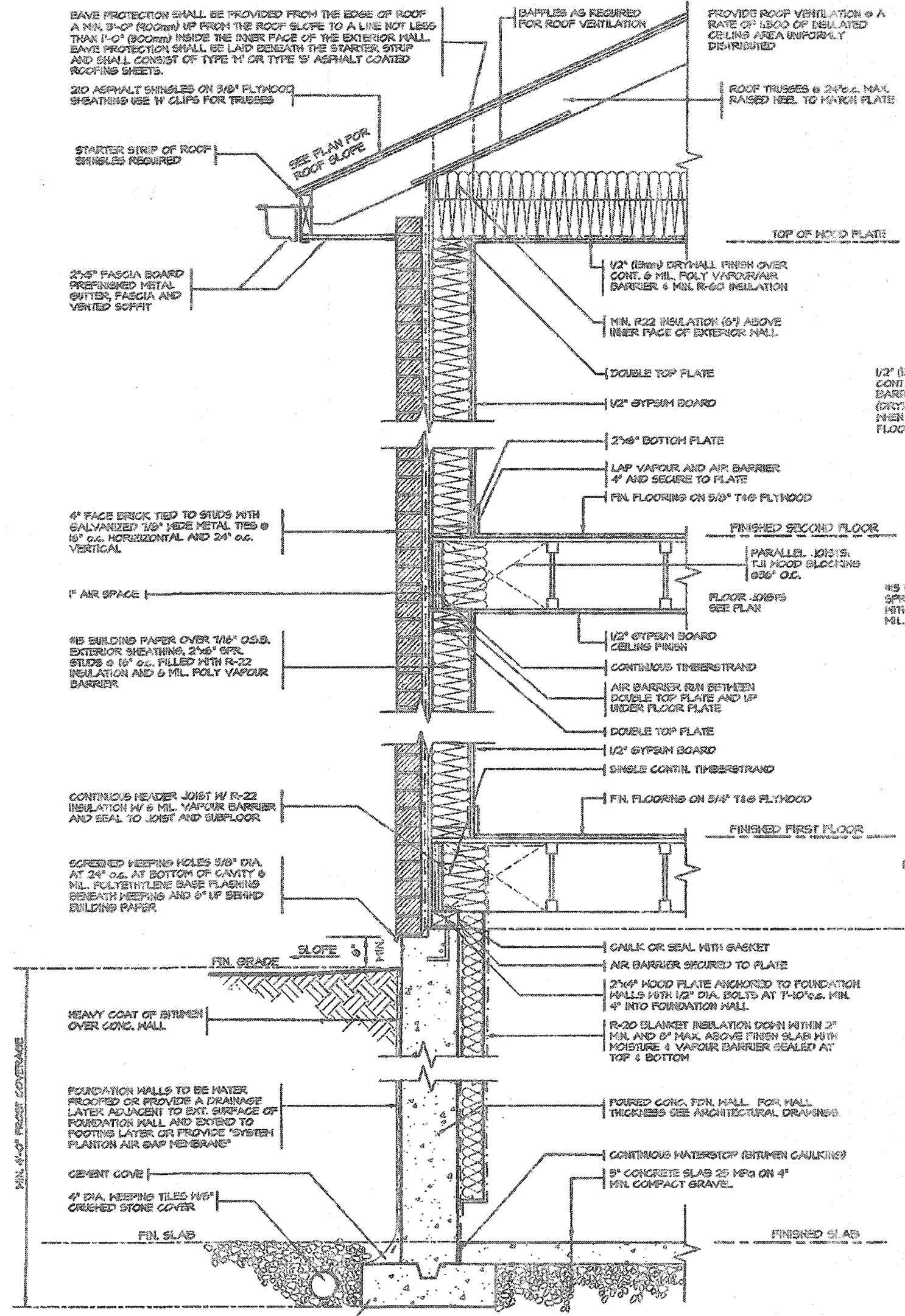
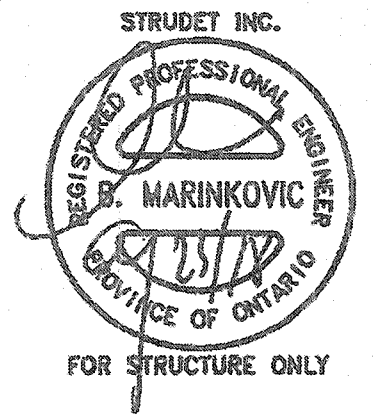
Greenpark.



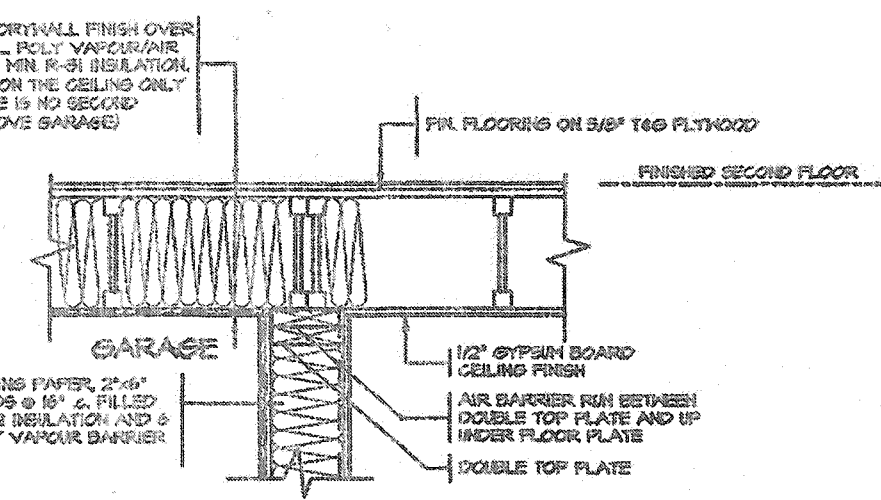
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**2012 CODE
COMPLIANCE PACKAGE "A1"**

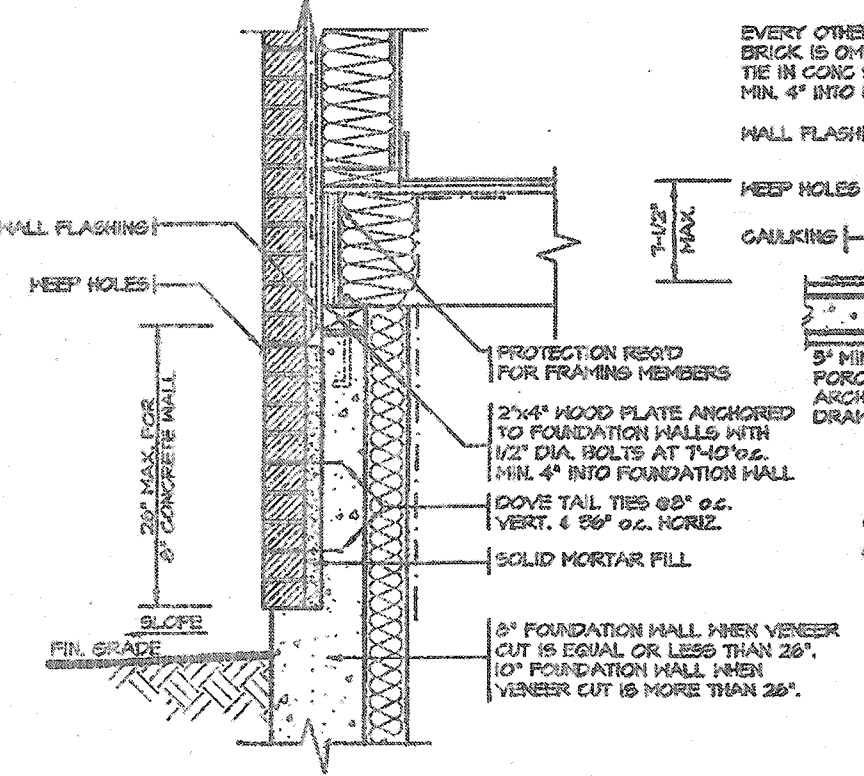
5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.6 of the building code VIKAS GAJJAR  28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 3700 DAFFURN ST. CONCORD, ONTARIO L4K 4S6 P (416) 730-4095 F (805) 660-0740	REGION DESIGN INC.	SHEET TITLE LAUNDRY DETAILS SUNKEN	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.		
4.					SCALE 3/4"=1'-0"	PAGE NO. 5		
3.					DATE JULY 2018			PROJECT NAME RUSSELL GARDENS III
2.								
1.	ISSUED FOR PERMIT				JUL 30, 2018			
REVISIONS								



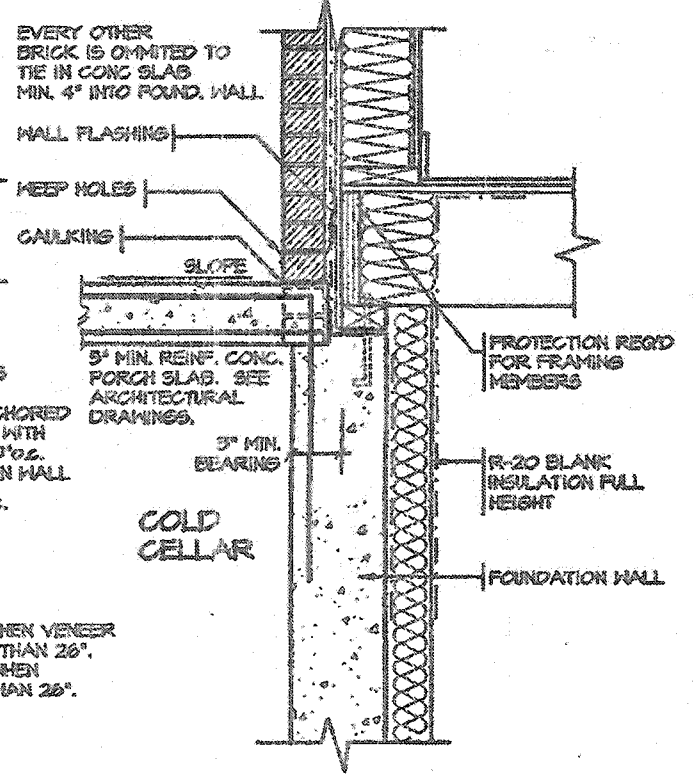
2 STOREY WALL SECTION



DETAIL FOR INTERIOR GARAGE WALLS & CEILING



DETAIL FOR CONCRETE VENEER DROPPED GRADE



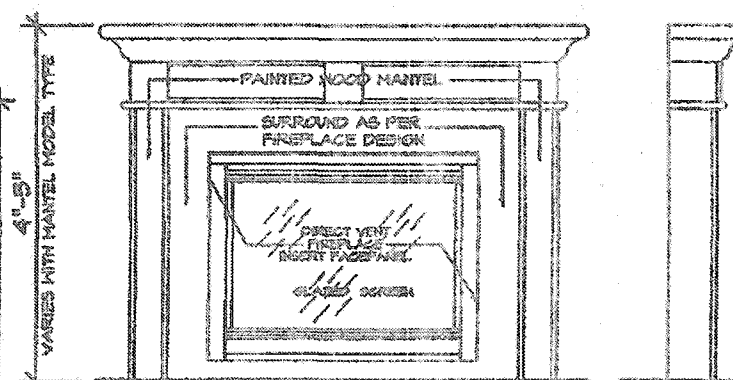
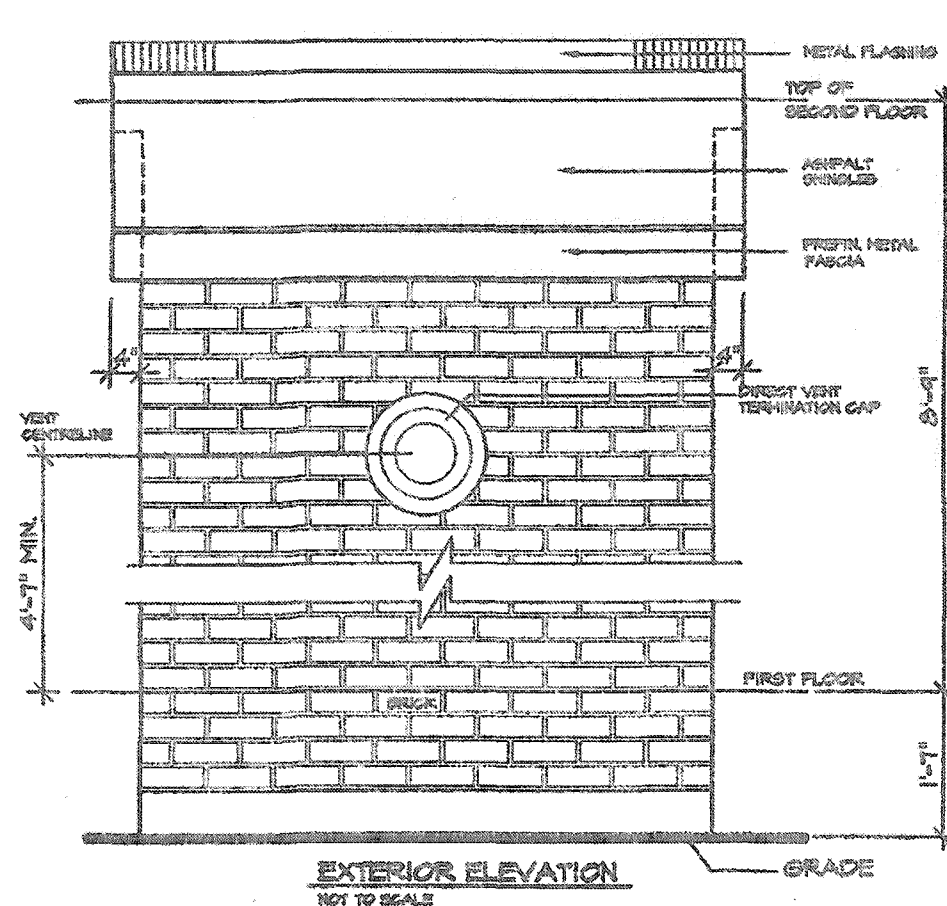
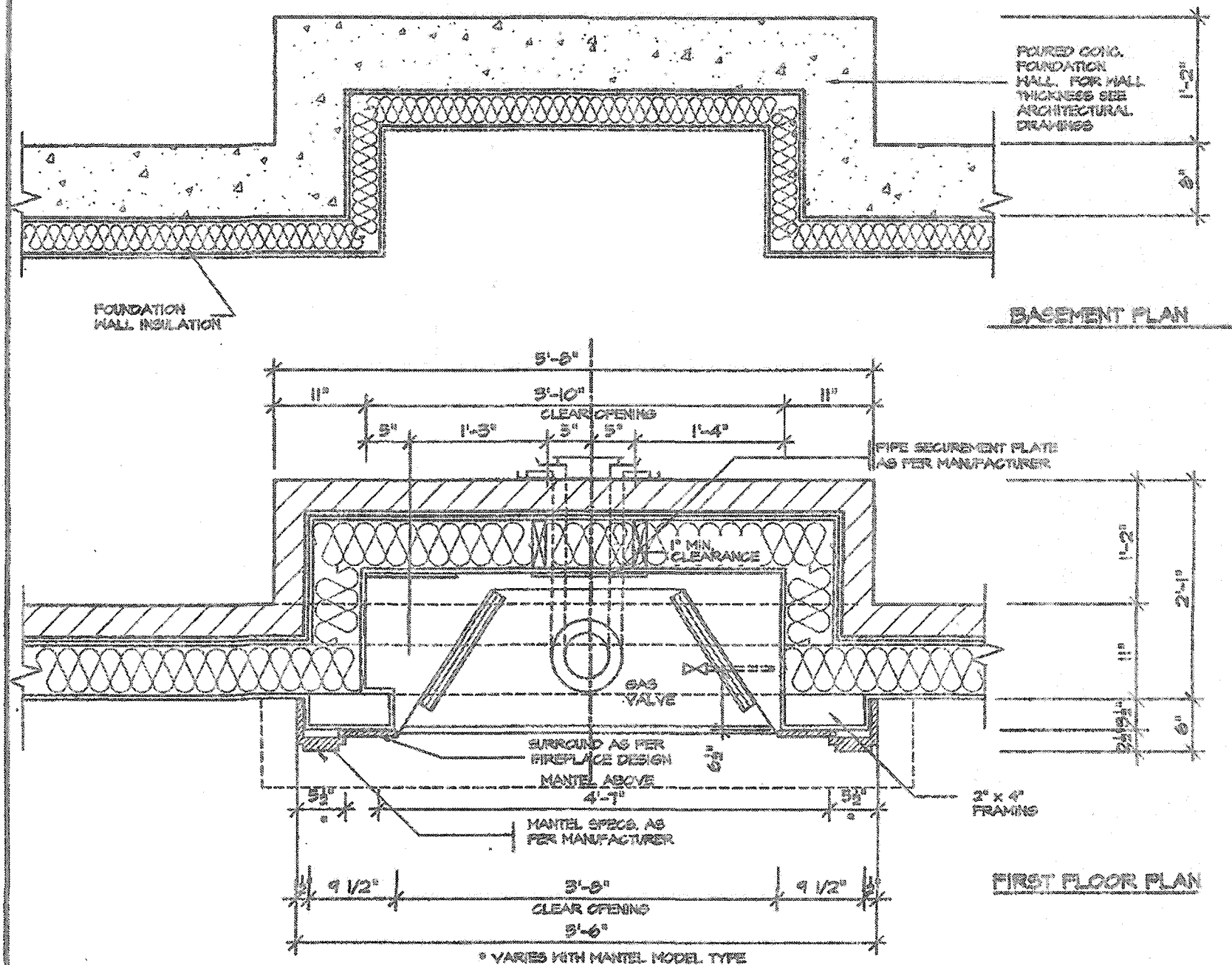
DETAIL FOR COLD CELLAR PORCH SLAB

2012 CODE COMPLIANCE PACKAGE "A1"

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.		REGION DESIGN INC.		SHEET TITLE		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.		Greenpark.	
5.		QUALIFICATION INFORMATION		8700 DUFFERIN ST.		2"X6" BRICK VENEER		PAGE NO.		PROJECT NAME	
4.		Required unless design is exempt under Division C, Subsection 3.2.8 of the building code		CONCORD, ONTARIO		2 STOREY SECTION		6		RUSSELL GARDENS III	
3.		VIKAS GAJJAR		LAK 438		SCALE		3/4"=1'-0"			
2.		NAME		P (416) 735-4098		DATE		JULY 2018			
1.	ISSUED FOR PERMIT	SIGNATURE		F (905) 860-0740							
		28770		BCIN							
		JUL 30, 2018									

12.5013 FH STANDARD DETAIL SP E R M IT \$ E T 2017 A1 PACKAGE (MINI) SALE P 6 - 2 STOREY SECTION 2X6 PACKAGE ALONG August 1, 2018

100

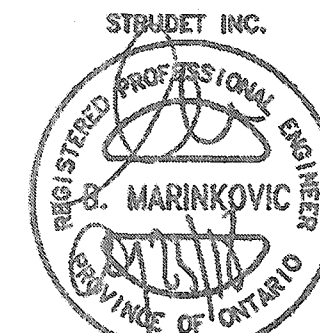
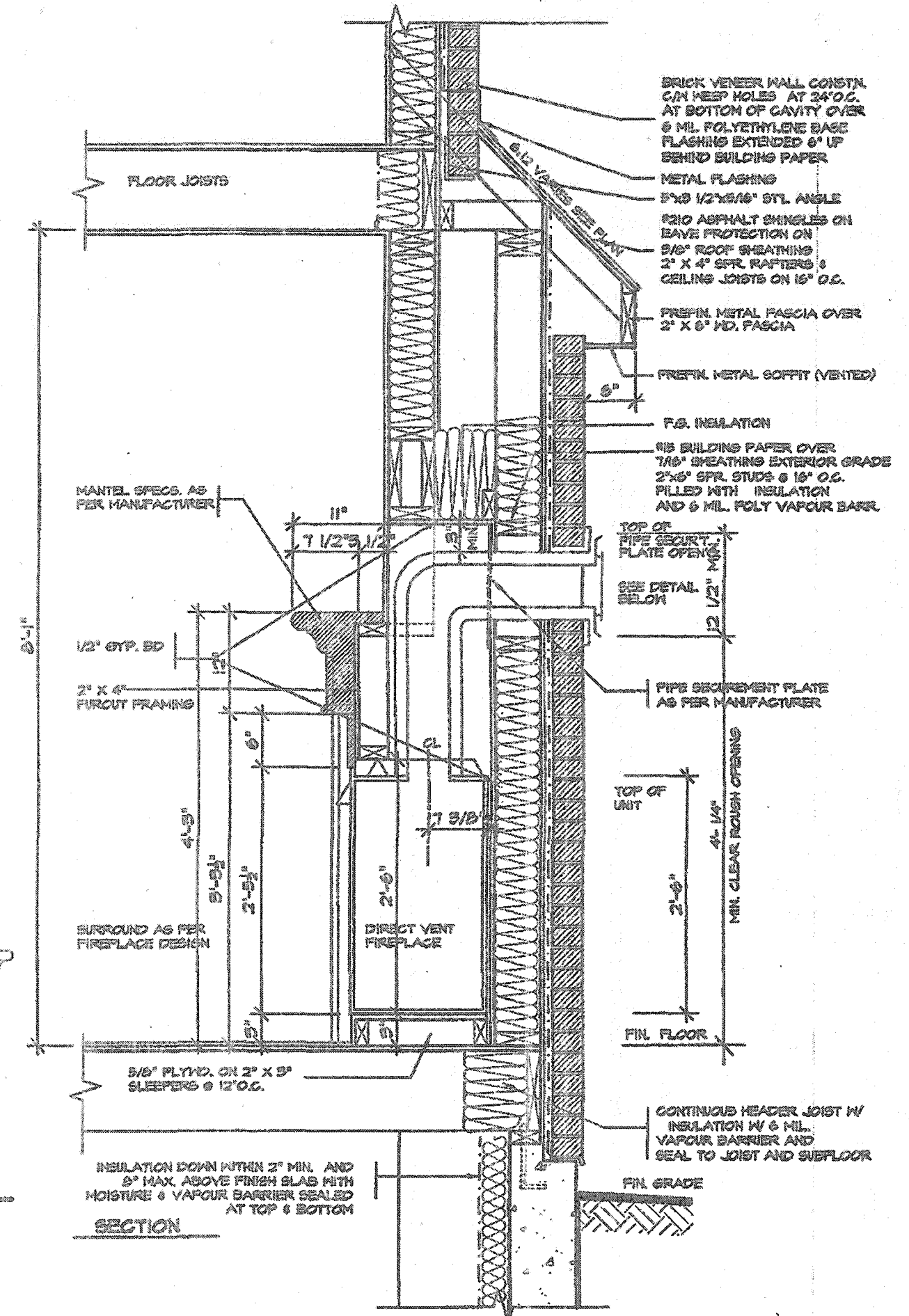


FRONT/SIDE ELEVATION

NOT TO SCALE

GENERAL INSTALLATION NOTES

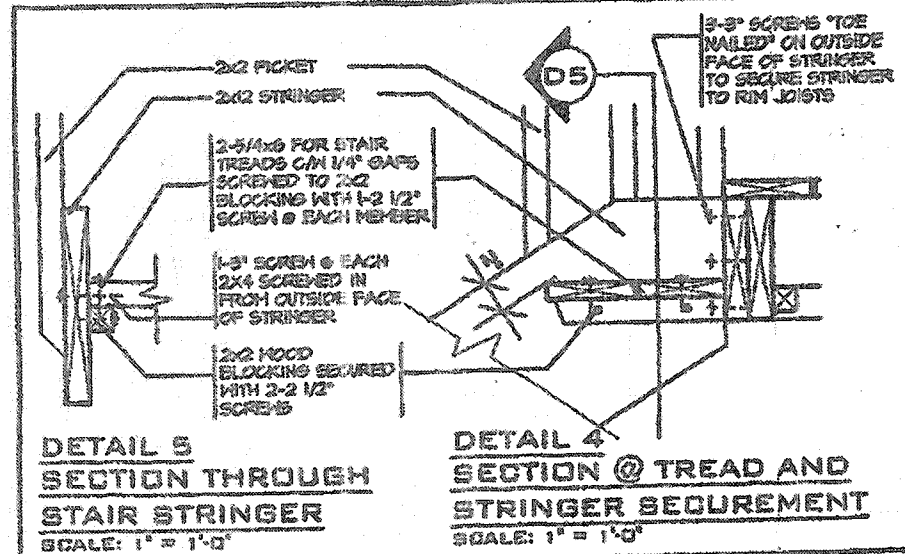
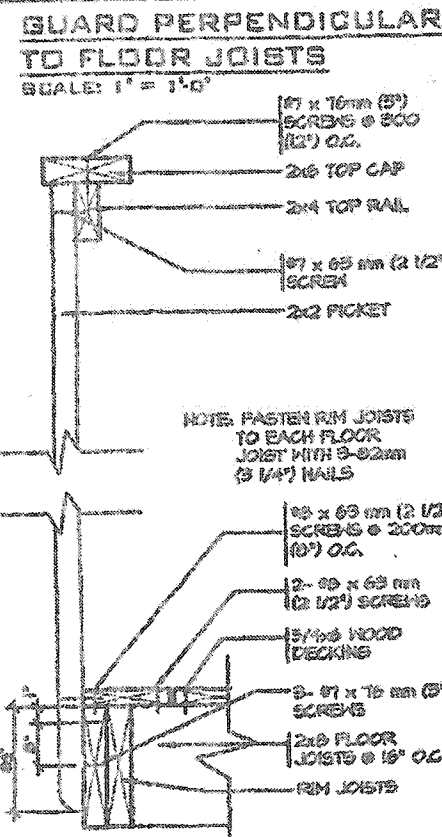
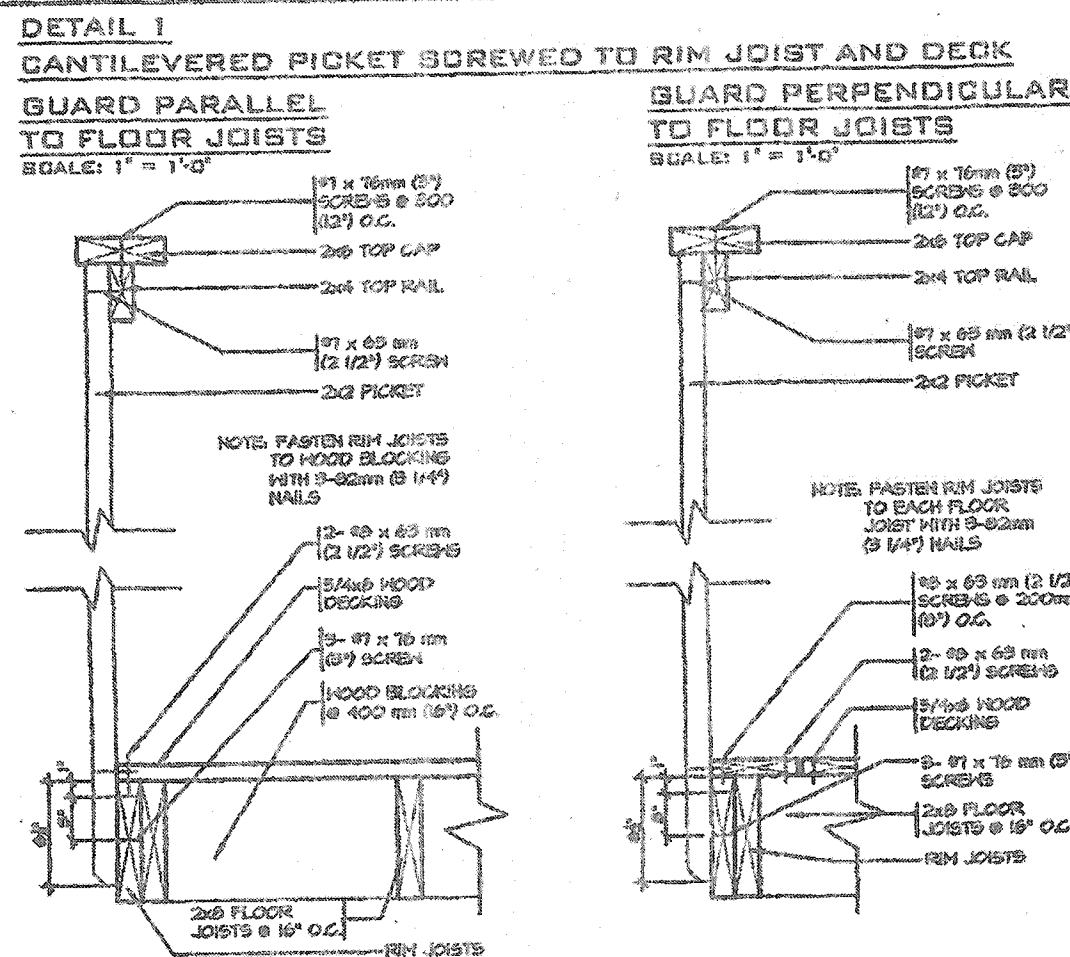
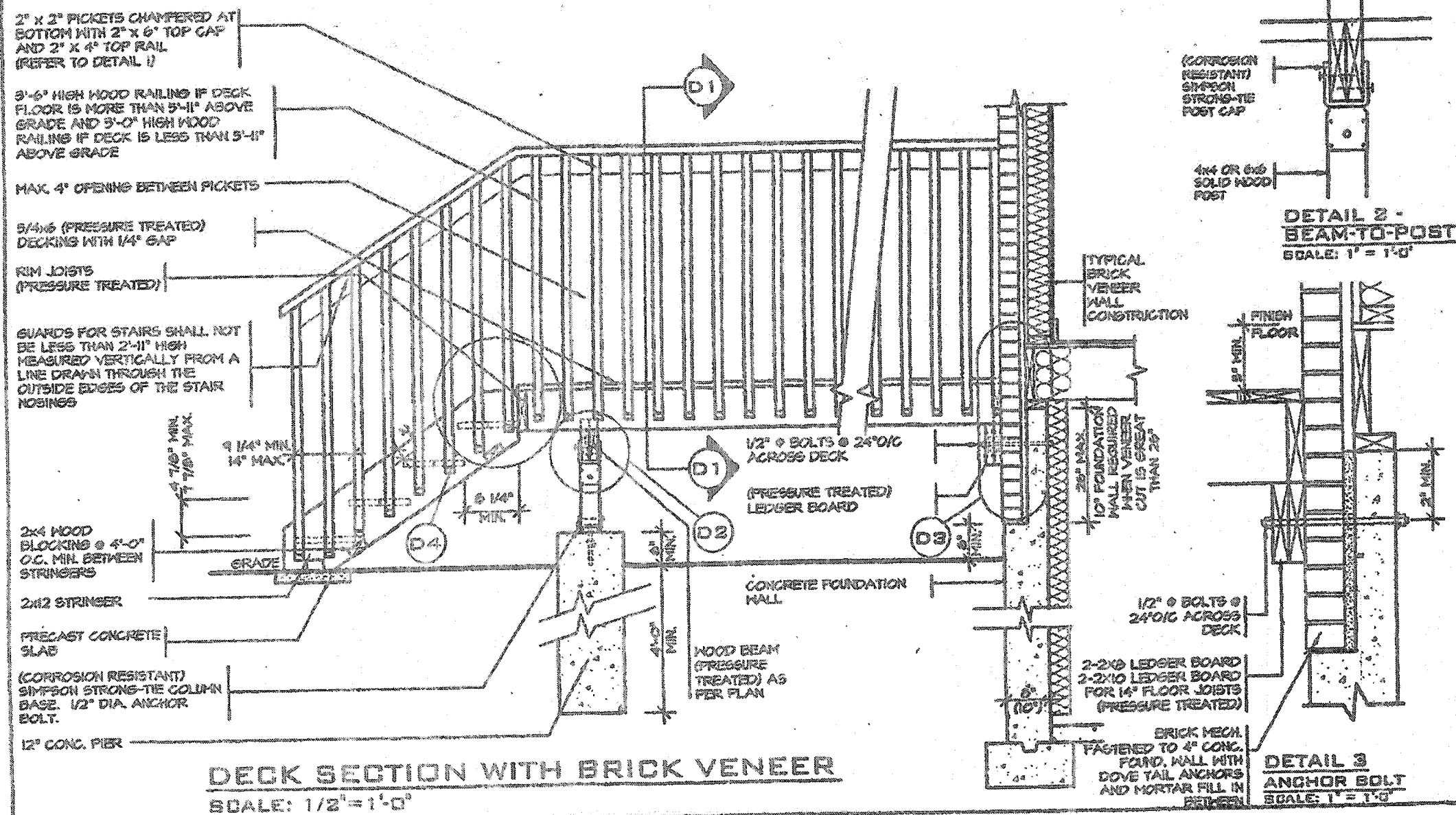
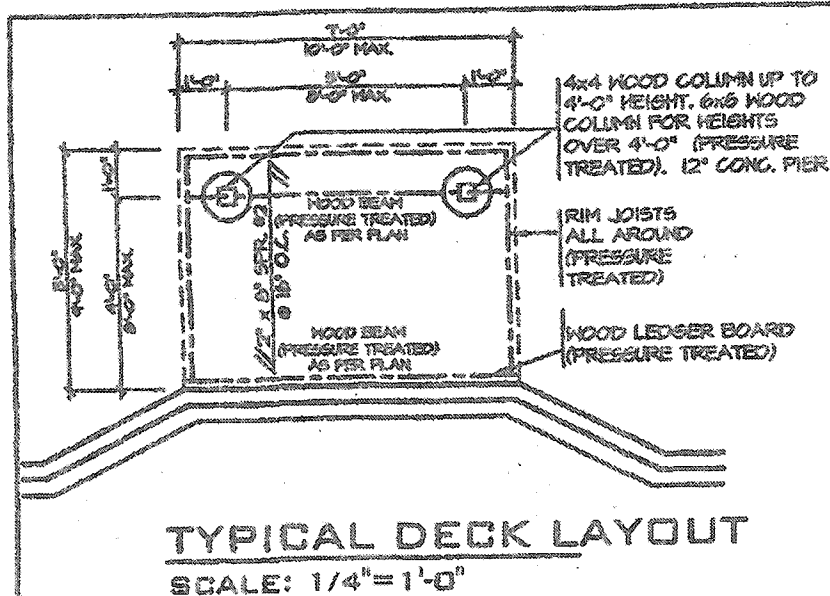
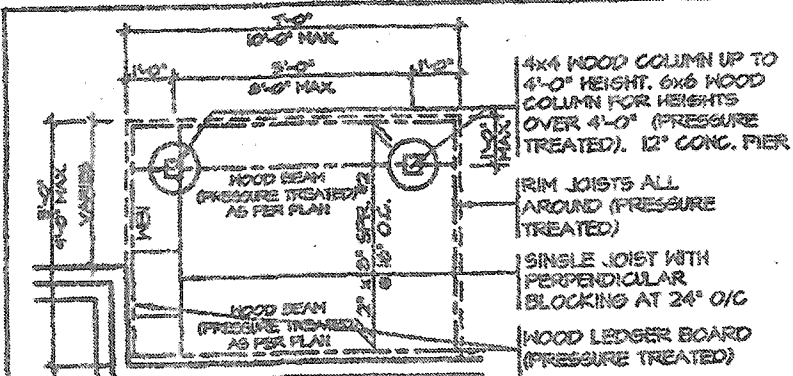
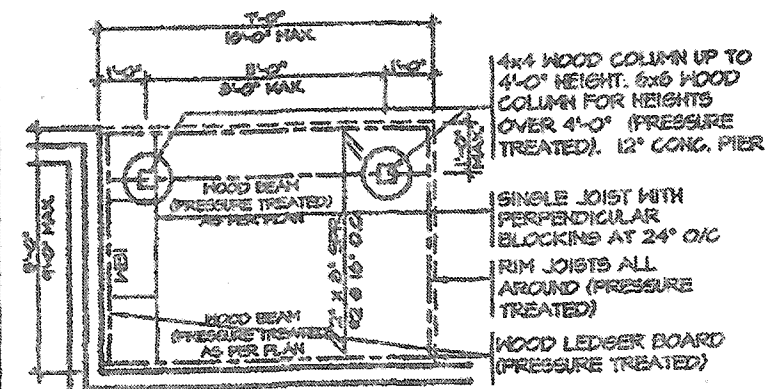
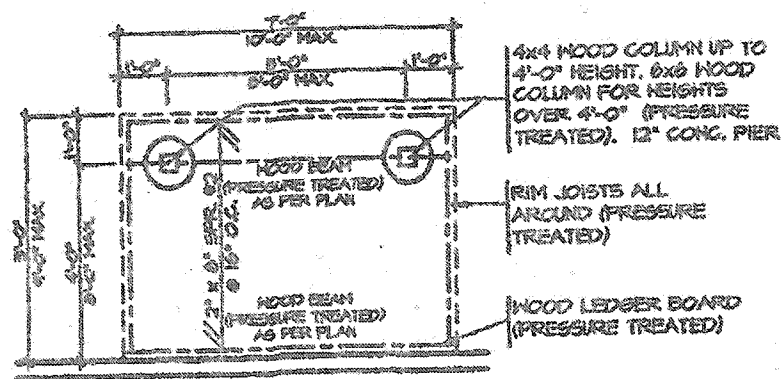
- 1.0 UNIT INSTALLATION TO STRICTLY CONFORM TO MANUFACTURERS INSTALLATION MANUAL AND ALL APPLICABLE CODES OF LOCAL AUTHORITIES HAVING JURISDICTION INCLUDING CAN/CSA-B149.1 & 2.
- 2.0 INSTALL WITH THE FOLLOWING MINIMUM CLEARANCES TO COMBUSTIBLES:
- FROM TOP OF UNIT 0"
 - FROM BACK OF UNIT 1/2"
 - FROM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



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5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 2.2.5 of the building code VIKAS GAJAR  28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S8 P (416) 736-4006 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE VENT FIREPLACE DIRECT	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.		
4.					SCALE 3/4"=1'-0"	PAGE No. 7		PROJECT NAME RUSSELL GARDENS III
3.					DATE JULY 2018			
2.								
1.	ISSUED FOR PERMIT				JULY 30, 2018			
REVISIONS								



GENERAL NOTES

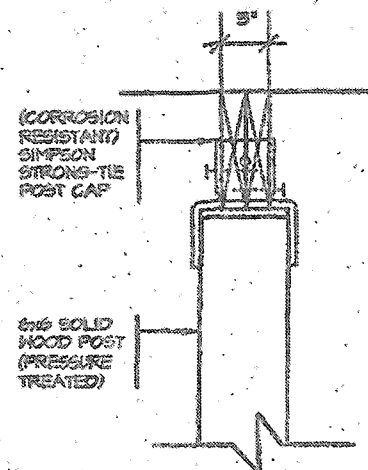
1. BRICK TO BE COMPRESSIVE STRENGTH OF 15 MPa (2200 P.S.I.) MIN. UNITS TO BE LAID WITH FULL HEAD AND BED JOINTS.
2. MORTAR TO BE TYPE S WITH JOINT THICKNESS OF 10mm (3/8") MIN. AND 20mm (3/4") MAX.
3. ALL NAILS AND SCREWS TO BE GALVANIZED.
4. WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH,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

STRUDET INC.
 REGISTERED PROFESSIONAL ENGINEER
 MARINKOVIC
 22694
 PROVINCE OF ONTARIO
 FOR STRUCTURE ONLY

ONLY

**2012 CODE
COMPLIANCE PACKAGE "A1"**

5.			The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 2.2.5 of the building code VIKAS GAJWAR NAME  28770 BCIN	REGION DESIGN INC. 8700 BURNETT ST. CONCORD, ONTARIO L4K 4S5 P (416) 736-4085 F (905) 660-0740	SHEET TITLE WOOD DECK DETAIL	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.			
4.									
3.									
2.									
1.	REVISED FOR STARTIME	NOV 16							
REVISIONS					SCALE AS SHOWN DATE NOV 2016	BY TYPE	AREA PROJECT 00-00-00	PAGE NO. 8	PROJECT NAME RUSSELL GARDENS III



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

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

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

MAX. 4" OPENING BETWEEN
PICKETS

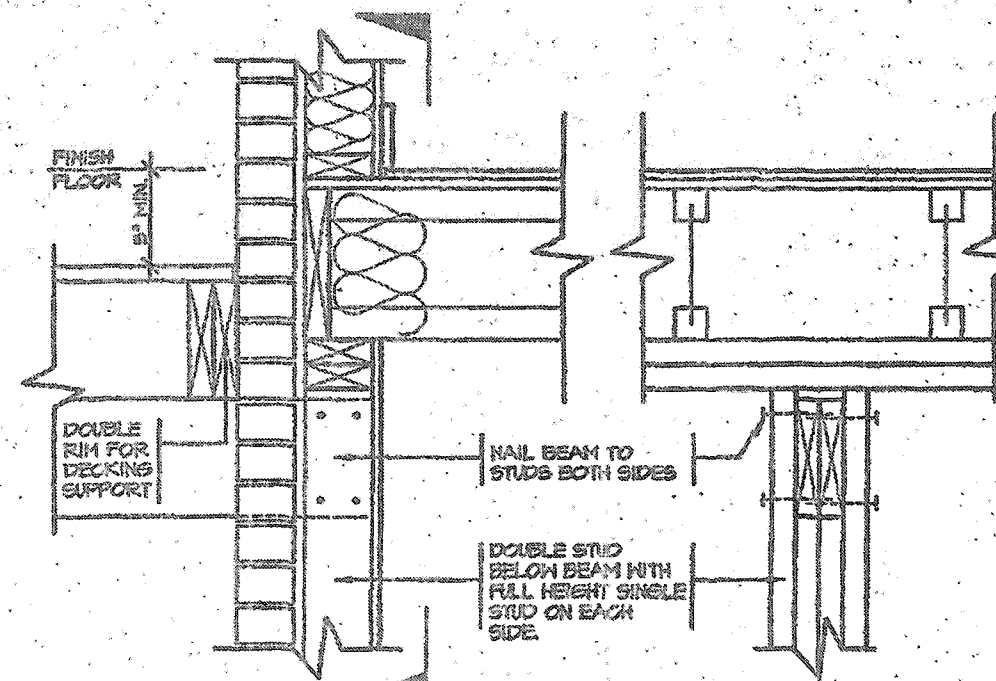
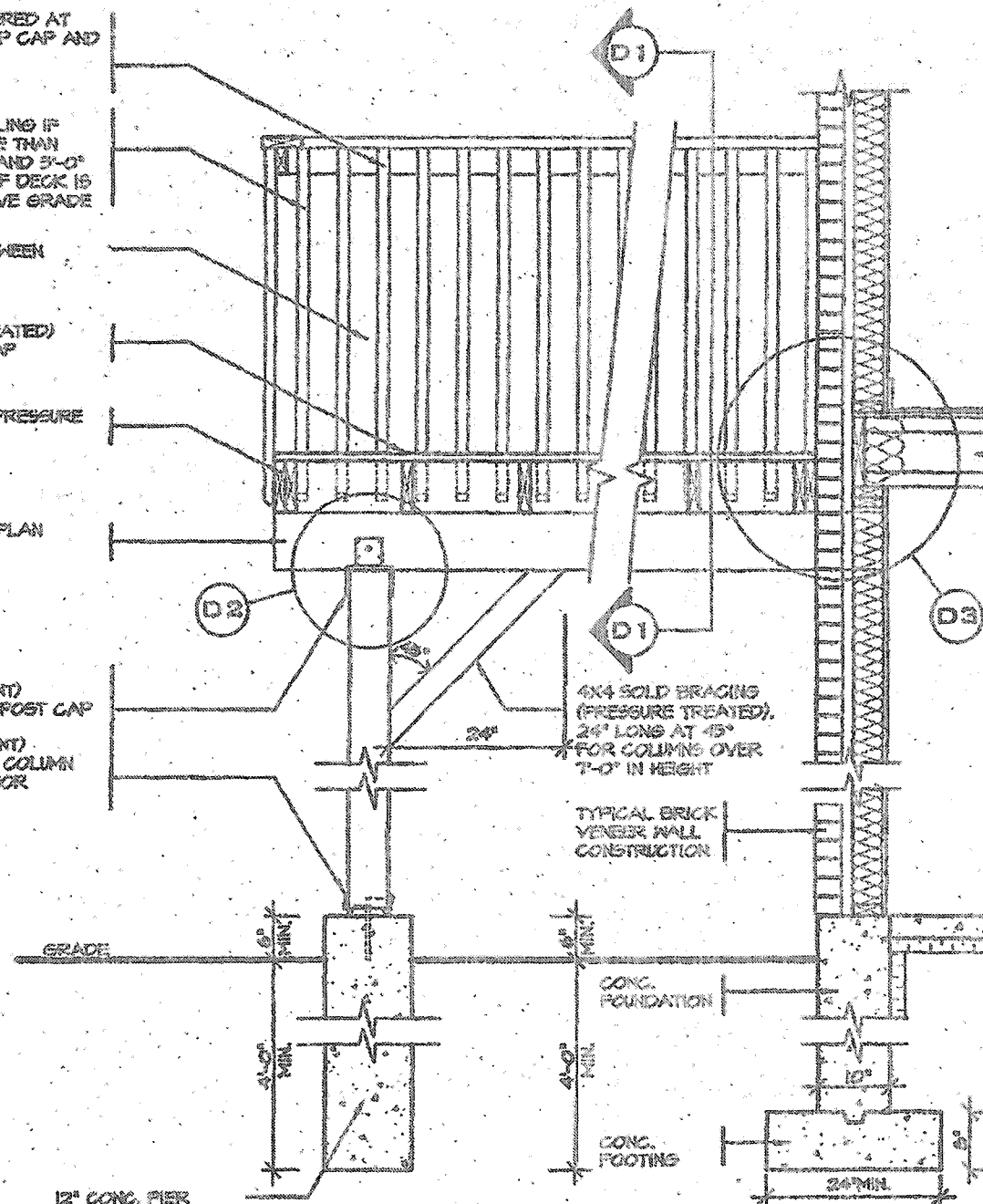
5/4x6 (PRESSURE TREATED)
DECKING WITH 1/4" GAP

DOUBLE RIM JOISTS (PRESSURE
TREATED)

WOOD BEAM AS PER PLAN
(PRESSURE TREATED)

(CORROSION RESISTANT)
SIMPSON STRONG-TIE POST CAP

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

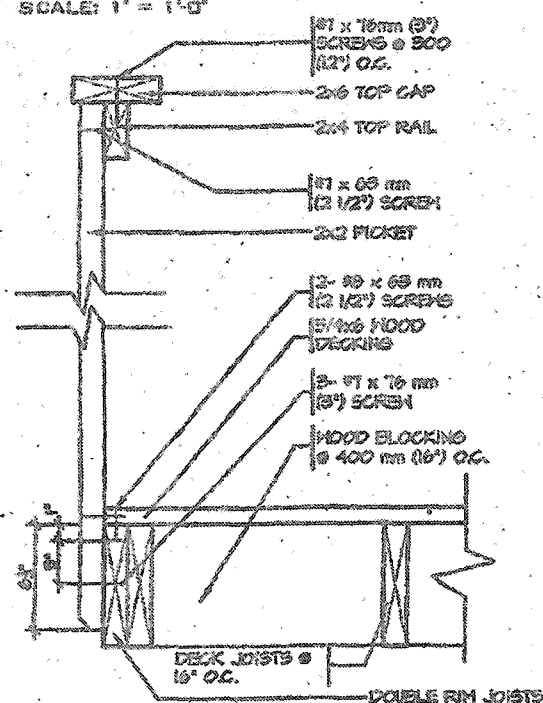


**DETAIL 3 -
BEAM-TO-STUD WALL**
SCALE: 1" = 1'-0"

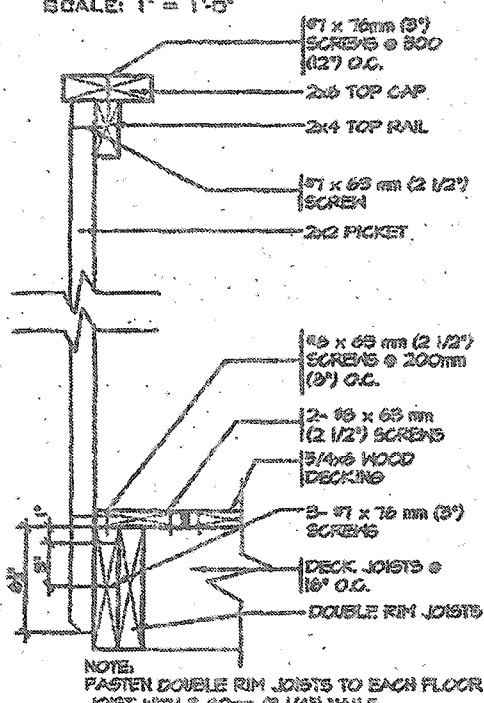
DECK SECTION WITH BRICK VENEER
SCALE: 1/2" = 1'-0"

**DETAIL 1
CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK**

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



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

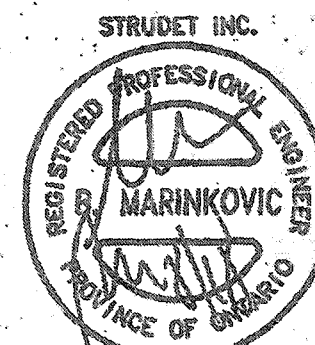


GENERAL NOTES

1. THE DECK HAS BEEN DESIGNED TO SAFELY SUPPORT A SUPERIMPOSED LOAD OF 1.4kPa (40psf)
2. ALL NAILS AND SCREWS TO BE GALVANIZED
3. WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES
4. CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 20MPa AT 28 DAYS AND 5-8% AIR ENTRAINED
5. FOOTING TO BE PLACED ON UNDISTURBED SOIL WITH MIN. BEARING PRESSURE OF 150kPa (3180psf)

MAR 08 2018

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COMPLIANCE PACKAGE "A1"



NO.	REVISIONS	DATE
1.	REVISED FOR RUSSELL GARDENS	MAR 2018

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

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.6 of the building code

VIKAS GAJJAR
NAME
SIGNATURE
28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4895
F (905) 600-6740

**REGION
DESIGN
INC.**

SHEET TITLE
**WALK-OUT
DECK DETAILS**

SCALE: AS SHOWN
DATE: MAR 2018
BY: TYPE: PROJECT: 00-00-00

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.
8-2

Greenpark

PROJECT NAME
RUSSELL GARDENS III

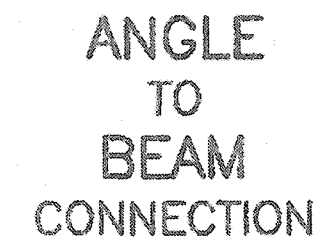


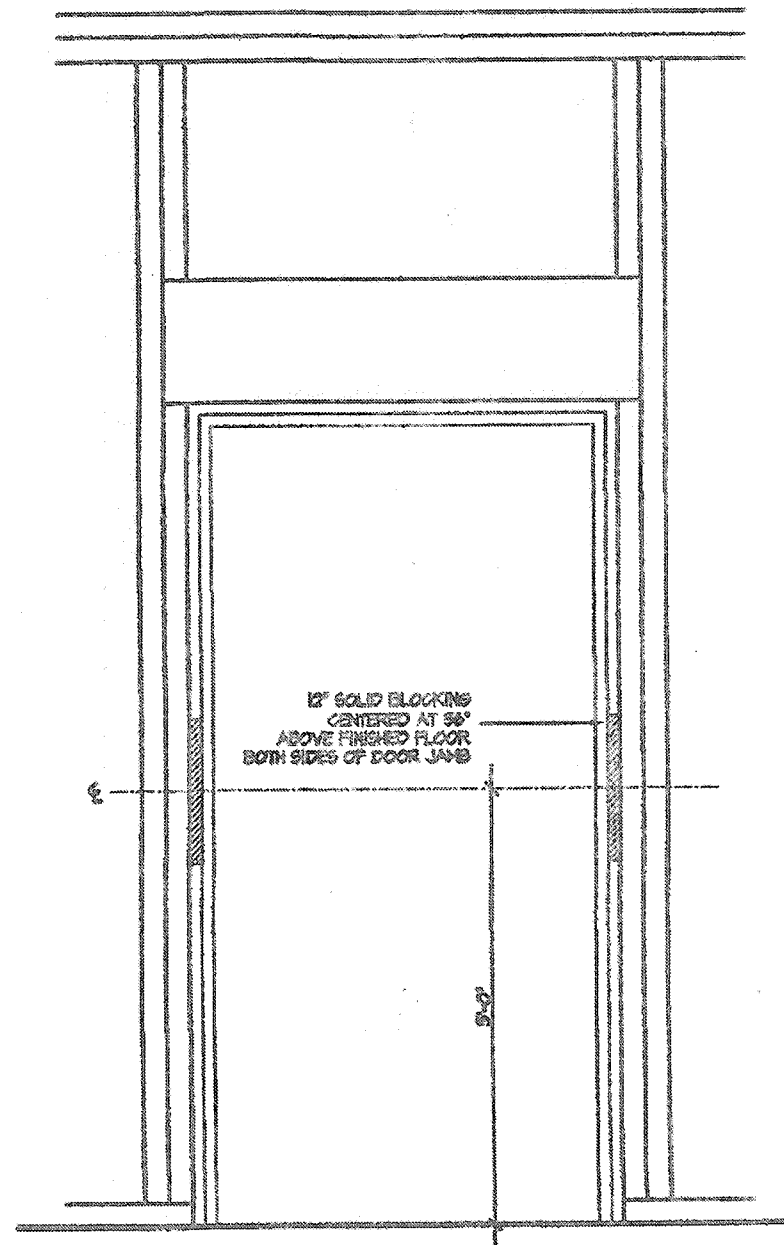
PROJECT NAME
RUSSELL GARDENS III

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4.					SCALE	3/4"=1'-0"			PAGE No.	9	PROJECT NAME RUSSELL GARDENS III
3.					DATE	JULY 2018					
2.											
1.	ISSUED FOR PERMIT				JUL 30, 2018						
REVISIONS											

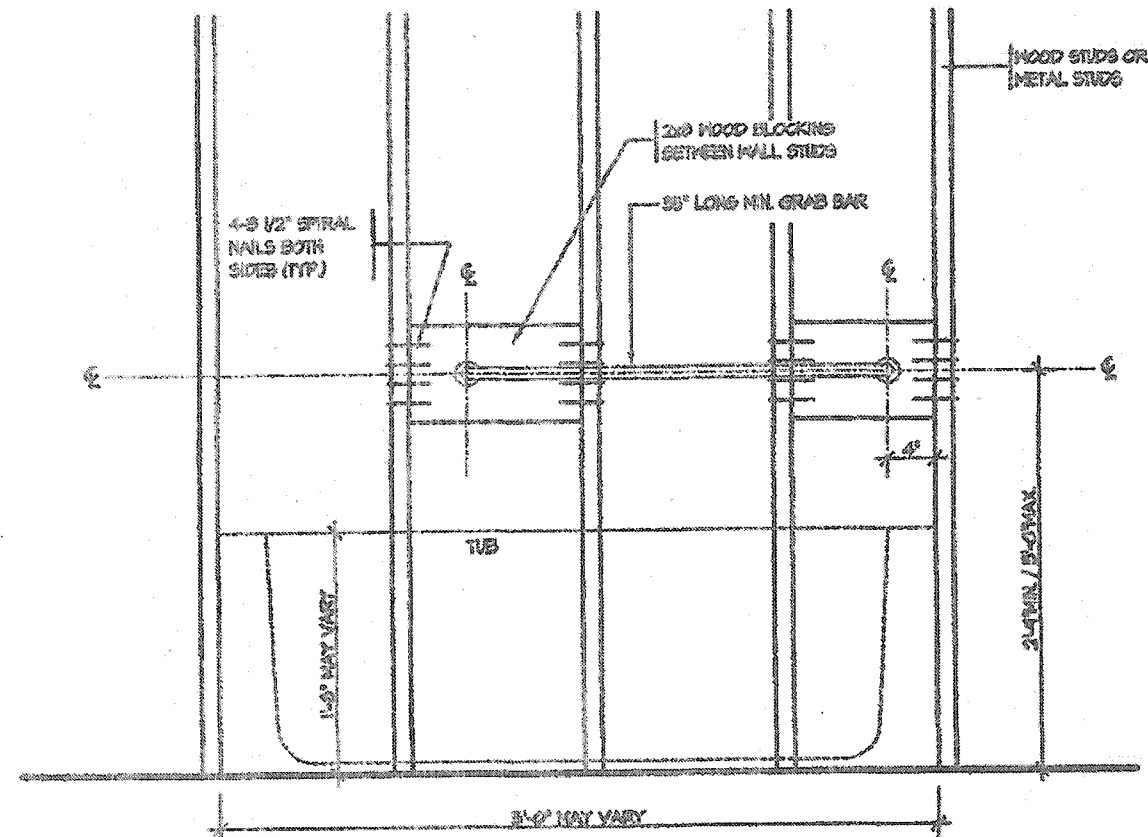


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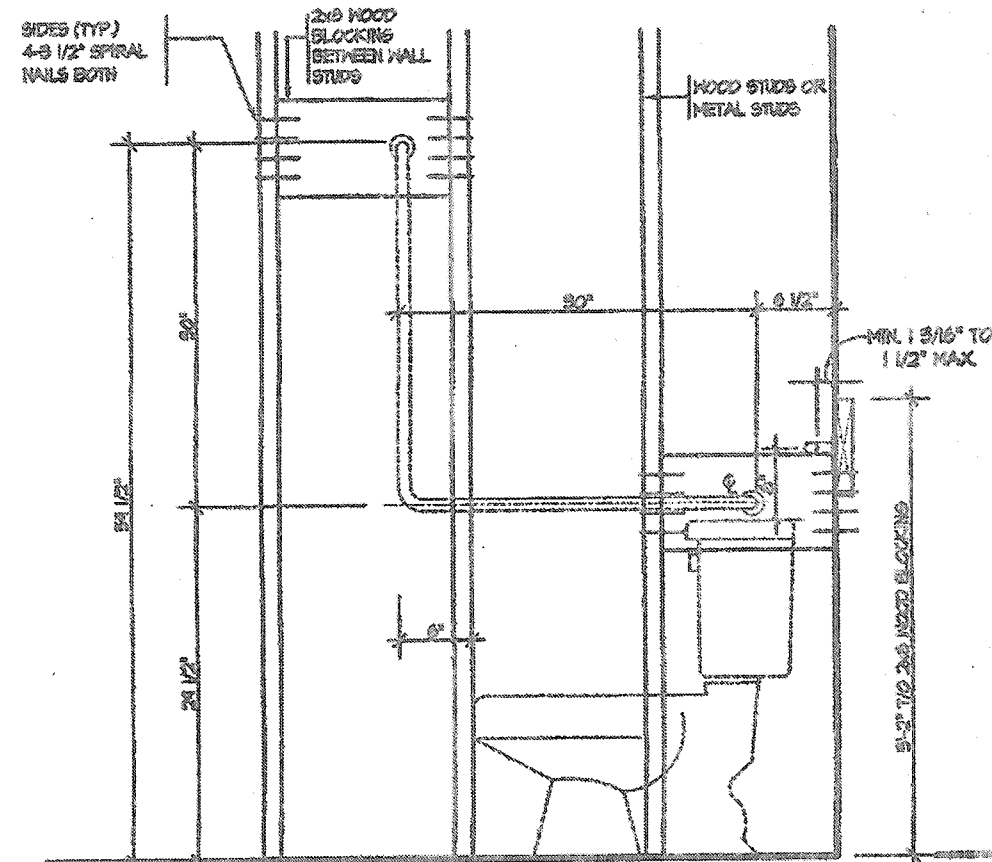
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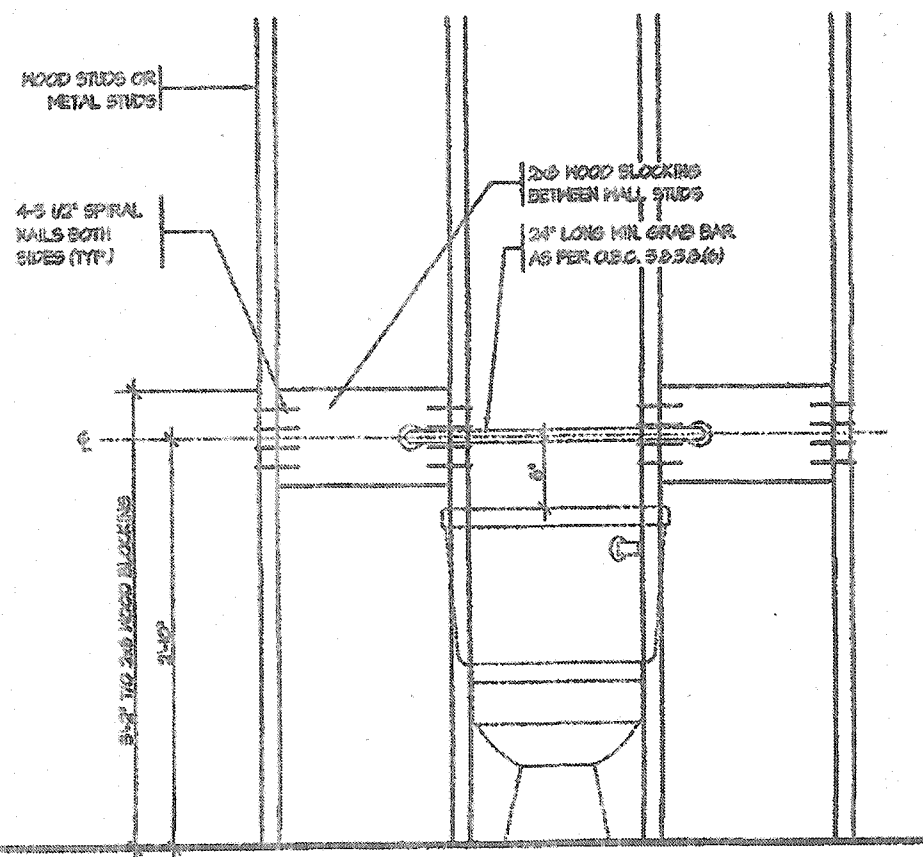
RESISTANCE TO FORCED ENTRY (OBC 9.6.3.)



BATH TUB FRONT ELEVATION

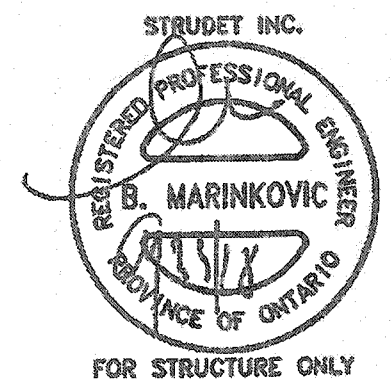


TOILET SIDE ELEVATION



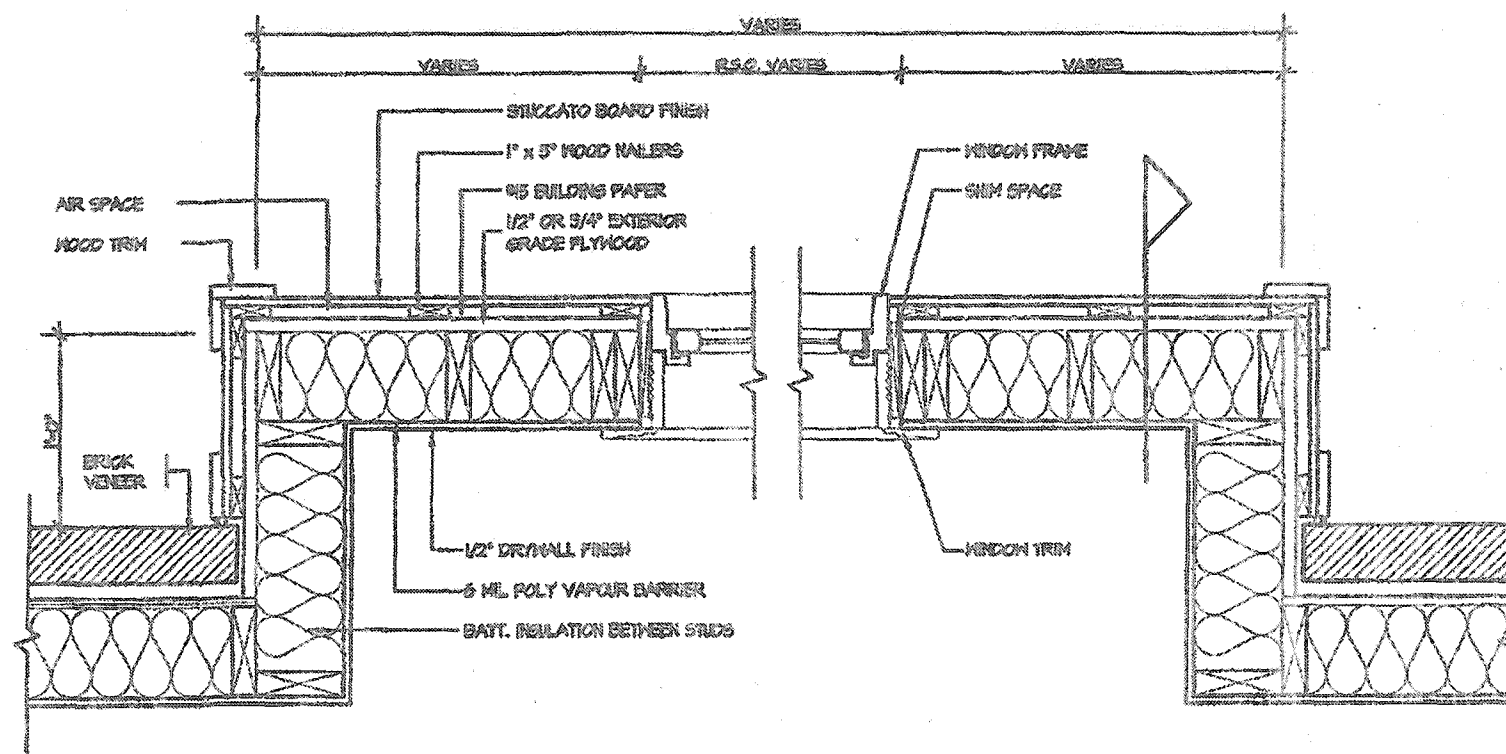
TOILET FRONT ELEVATION

STRUCTURAL REINFORCEMENT FOR GRAB BAR (OBC 9.5.2.3.)



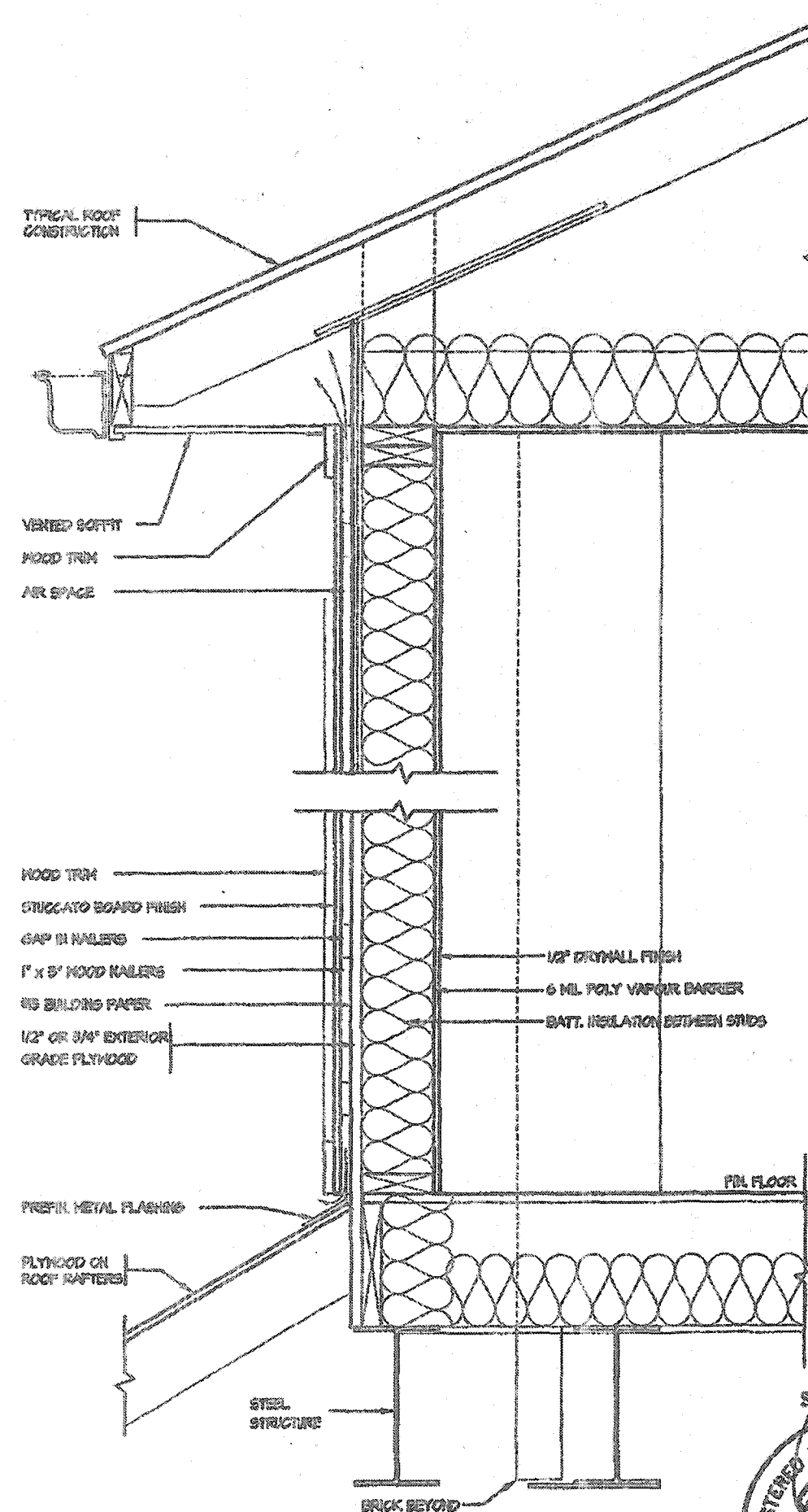
2012 CODE
COMPLIANCE PACKAGE "A1"

5. _____ 4. _____ 3. _____ 2. _____ 1. ISSUED FOR PERMIT JUL 30, 2018		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code. VIKAS GAJJAR 28770 NAME SIGNATURE BCIN		REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S8 P (416) 738-4886 F (905) 880-0746		REGION DESIGN INC. BLOCKING FORCED ENTRY & GRAB BAR SCALE 3/4"=1'-0" DATE JULY 2018		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. PAGE NO. 11		 PROJECT NAME RUSSELL GARDENS III	
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PLAN VIEW

STUCCATO BOARD FINISH CLADDING (OBC 9.21)

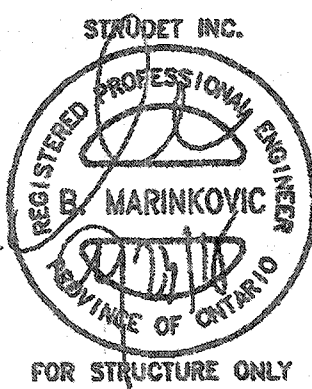
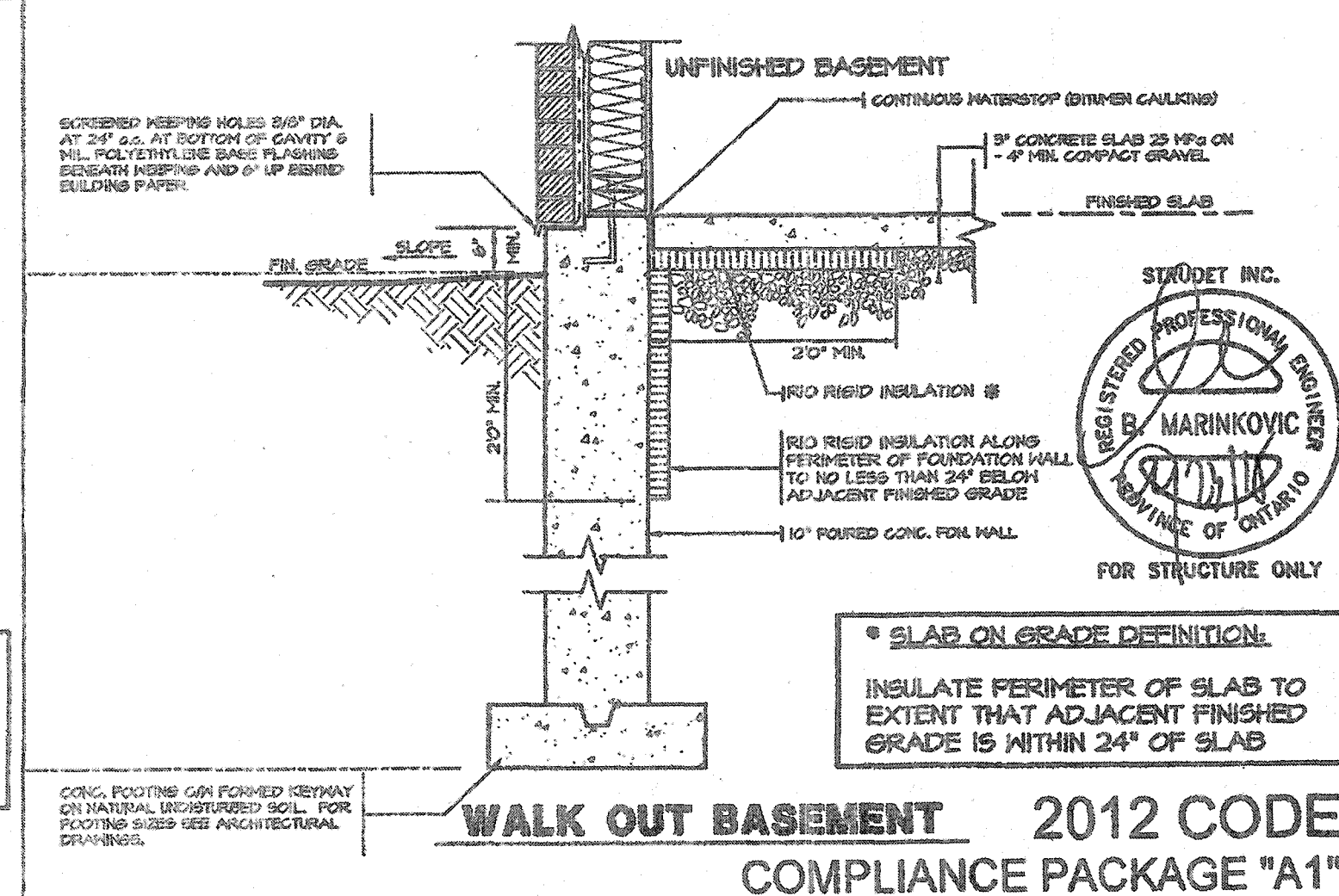
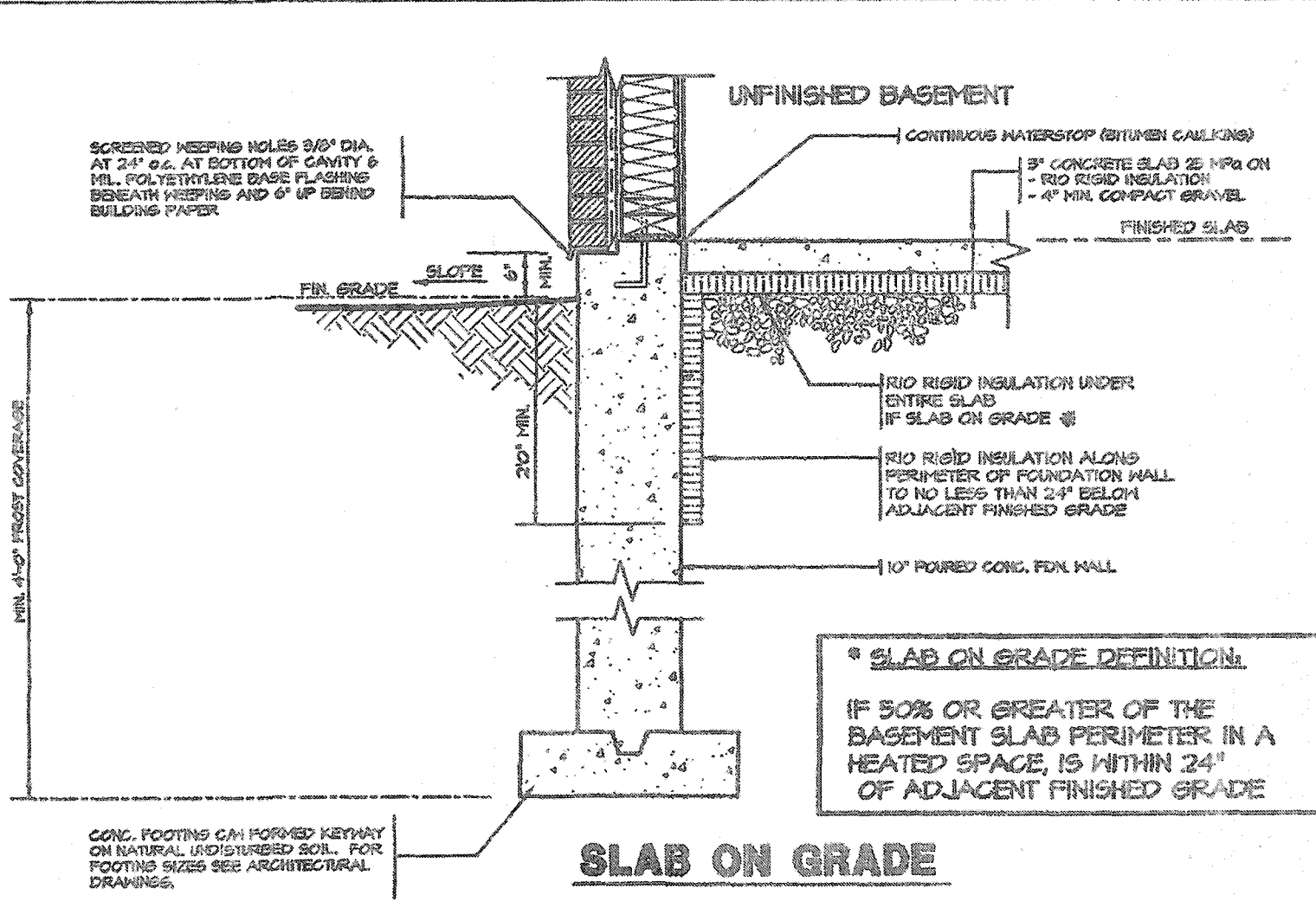
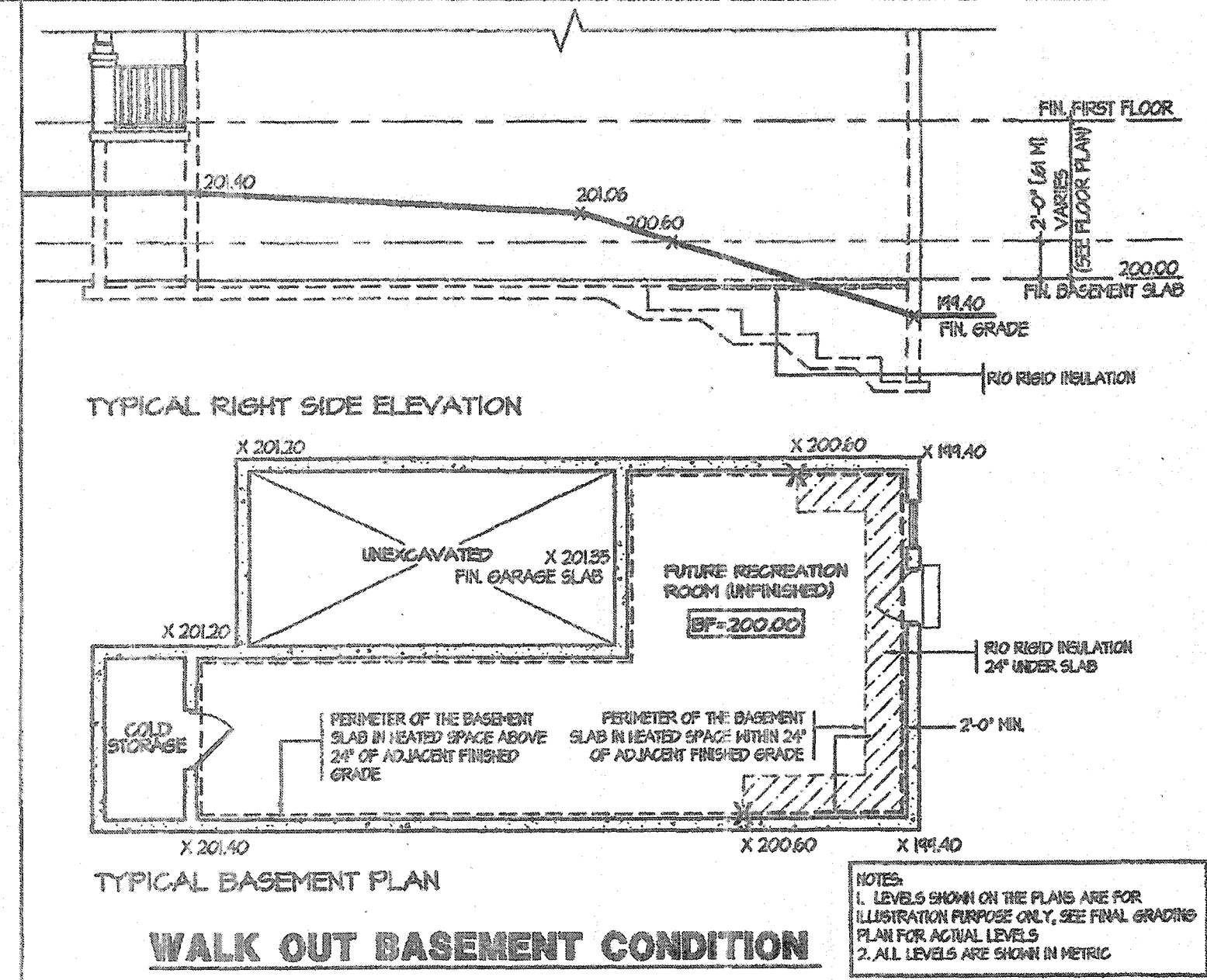
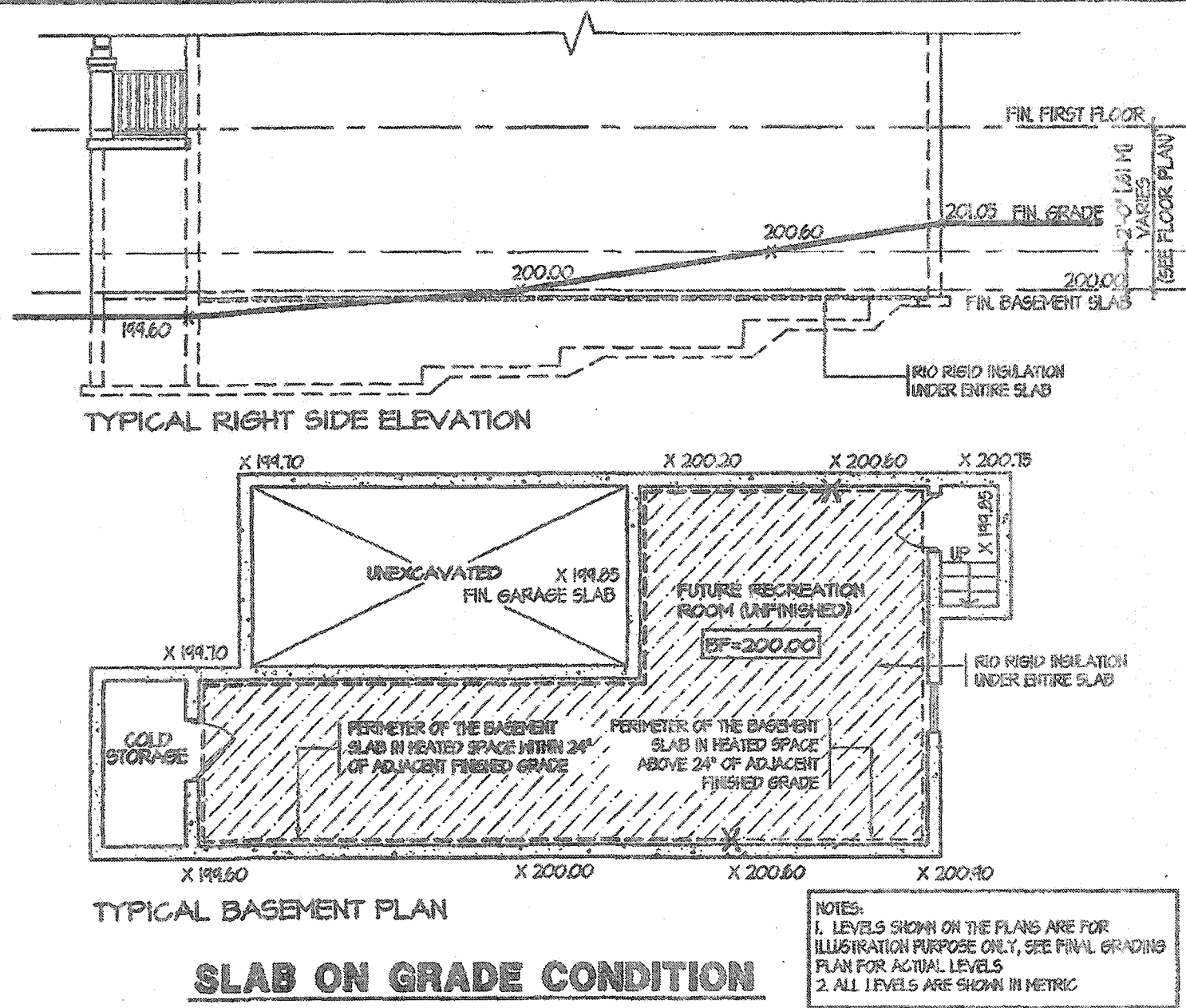


CROSS SECTION



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COMPLIANCE PACKAGE "A1"

5. 4. 3. 2. 1. ISSUED FOR PERMIT JUL 30, 2013 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. CONCORD, ONTARIO L4K 1S8 P (416) 730-4099 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE STUCCATO BOARD FINISH CLADDING SCALE 1/2"=1'-4" DATE JULY 2018	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. PAGE NO. 12	Greenpark. PROJECT NAME RUSSELL GARDENS III
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REVISIONS	
5.	
4.	
3.	
2.	
1. ISSUED FOR PERMIT	JUL 30, 2018

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

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

VIKAS GAJJAR
NAME
SIGNATURE

28770
BCIN

REGION DESIGN INC.
6700 DUFFERIN ST.
DONMILTON, ONTARIO
L4N 4S8
P (516) 738-4038
F (905) 650-0748

REGION DESIGN INC.

SHEET TITLE
SLAB ON GRADE WALKOUT BASEMENT

SCALE
N.T.S.

DATE
JULY 2018

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

PAGE No.
13

Greenpark

PROJECT NAME
RUSSELL GARDENS III

FOUNDATION PLAN

GROUND FLOOR PLAN

SECTION 'A'

SECTION B

NOTE: FOR MORE THAN 8 RISERS

GENERAL NOTES

I. EXTERIOR STAIRS

7 7/8" RISE MAXIMUM
8 1/4" RUN MINIMUM
9 1/4" TREAD MINIMUM

2. MASONRY TIES

WHEN BRICK PACING IS USED ABOVE
GROUND LEVEL, PROVIDE 3/16" DIA.
CORROSION RESISTANT METAL TIES @ 36"
HORIZONTAL & 8" VERTICAL

3. GUARDIA

ARE REQUIRED AROUND CONCRETE SLAB IF MORE THAN 2'-0" ABOVE GRADE & ON BOTH SIDES OF STAIRS CONTAINING MORE THAN 6 RISERS. MINIMUM 31" HIGH FOR STAIRS MINIMUM 33" HIGH FOR PORCHES UP TO 5'-11" ABOVE GRADE. MINIMUM 42" HIGH FOR GREATER HTS.

4. HANZAIL

ARE REQUIRED WHERE STEPS HAVE MORE
THAN 9 RISERS, HANDRAIL HEIGHT 3' -
3 1/2'

5. FOUNDATION BILLS

THICKNESS OF FOUNDATION WALLS IS
DEPENDANT UPON VENEER CUT 8" FOR UP
TO 26' VENEER CUT HEIGHT 10" FOR
VENEER CUT OVER 26' HIGH

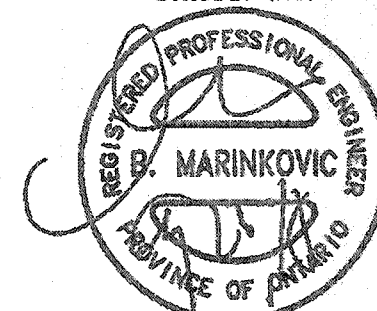
6. CONCRETE

MINIMUM CONCRETE STRENGTH SHALL BE
4650 PSI (52MPa) W/ 5%-8% AIR
ENTRAIMENT MINIMUM CONCRETE SLAB
THICKNESS 5"

7. CONCRETE COVERS

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

STRUDET INC.



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