

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. 332/2 - 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. 38x89 (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 DAMPING. ROOF SHEATHING TO BE FASTENED 150 (6") o.c. ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 408 (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, 1/16" O.S.B. EXTERIOR SHEATHING OR OBC COMPLIANT EQUIVALENT. 38x140 (2"x6") STUDS @ 400mm (16") o.c. UNAPPROVED DIAGONAL WALL BRACING, RSI 3.87 (R22) INSUL. 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. 22x120x10.76mm (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. 38x140 (2"x6") STUDS @ 400mm (16") o.c. UNAPPROVED DIAGONAL WALL BRACING, RSI 3.87 (R22) INSUL. APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER. 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP 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) & 9.26 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, 1/16" O.S.B. EXTERIOR SHEATHING OR OBC COMPLIANT EQUIVALENT. 38x140 (2"x6") STUDS @ 400mm (16") o.c. UNAPPROVED DIAGONAL WALL BRACING, RSI 3.87 (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 9.23.10.29.23.11.)  
BEARING PARTITION 38x89 (2"x4") @ 400mm (16") o.c. FOR 2 STOREYS AND 300mm (12") o.c. FOR 3 STOREYS. NON-BEARING PARTITIONS 38x89 (2"x4") @ 600mm (24") o.c. PROVIDE 38x89 (2"x4") TOP PLATE AND 2/38x89 (2"x4") TOP PLATE. 13mm (1/2") INTERIOR DRYWALL. BOTH SIDES OF STUD, PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.

5 FOUNDATION WALL/FOOTINGS: (\*SEE OBC 9.15.3 & 9.15.4.)  
MIN. 200mm (8") POURED CONC. FDN. WALL 15MPa (2200psi) WITH BITUMINOUS DAMPROOFING AND DRAINAGE LAYER. MIN. 480x195 (19"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 (11.4 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.)  
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 - 2.1.1.2.A & 2.1.1.7.)  
RSI 10.57 (R60) ROOF INSULATION AND APPROVED VAPOUR BARRIER. 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL.

10 ALL STAIRS/EXTERIOR STAIRS (\*SEE OBC 9.8.)  
MAX. RISE = 200 (7-7/8")  
MIN. RUN = 210 (8-1/4")  
MIN. TREAD = 235 (9-1/4")  
MAX. NOSING = 25 (1")  
MIN. HEADROOM = 1950 (6'-5")  
RAIL @ LANDINGS = 400 (2'-0")  
RAIL @ STAIR = 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: = 1070mm (3'-6") MIN.

12 SILL PLATE (\*SEE OBC 9.23.6 & 9.23.7.)  
38x89 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") o.c. CALKING 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 3.32 (R20) BLANKET INSULATION, APPROVED VAPOUR BARRIER, DAMPROOFING WELDS, PAPER BETWEEN THE FDN. AND INSUL.

14 BASEMENT BEARING STUD PARTITION (\*SEE OBC 9.23.10.)  
38x89 (2"x4") STUDS @ 400mm (16") o.c. 38x89 (2"x4") SILL PLATE ON DAMPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") o.c. (4") HIGH CONC. CURB ON 30x155 (12"x6") CONC. FOOTING. ADD MORE BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

15 STEEL BASEMENT COLUMN (\*SEE OBC 9.17.3.)  
90mm (3-1/2") DIA. x 4.75mm (159) STL. COL. WITH 150x150x9.5mm (6"x6"x3/8") STL. TOP & BOTTOM PLATE.

15A STEEL COLUMN (\*SEE OBC 9.17.3.)  
90mm (3-1/2") DIA. x 4.75mm (159) 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") WOOD ANCHORS.

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

17 STEEL BEAM STRAPPING (\*SEE OBC 9.23.4.3.(3)(c))  
19x38 (1"x3") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

18 GARAGE SLAB (\*SEE OBC 9.16.)  
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 9.8.9.2, 9.8.9.3 & 9.8.10.)  
PRECAST CONCRETE STEP OR WD. STEP WHERE NOT EXPOSED TO WEATHER MAX. RISE 200mm (7-7/8"); MINIMUM TREAD 250mm (9-1/2")

22 DRYER VENT (\*SEE OBC 6.2.3.5.(7))  
CAPPED DRYER EXHAUST VENTED TO EXTERIOR. USE 100mm (4") DIA. SMOOTH WALL VENT PIPE.

23 ATTIC ACCESS (\*SEE OBC 9.19.2.)  
ATTIC ACCESS HATCH 945x100 (2'2"x25") WITH WEATHERSTRIPPING. RSI 5.46 (R31) RIGID INSULATION BACKING.

24 FIREPLACE CHIMNEYS (\*OBC 9.21.)  
TOP OF FIREPLACE CHIMNEY SHALL BE 45mm (2'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.

25 LINEN CLOSET  
4 SHELVES MIN. 380mm (14") DEEP.

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

27 STEEL BEARING PLATE FOR MASONRY WALLS  
250x250x16 (1"x1"x5/8") STL. PLATE FOR STL BEAMS AND 250x250x12 (1"x1"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL, ANCHORED W/ 2-13mm (1/2") 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.)  
3-38x140 (3-2"x6") BUILT-UP POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.1 (1/2") DIA. BOLT ON 408x140x208 (16"x16"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.)  
100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. REINFORCED W/ 6-16x12.9mm (5/8"x1/2") MESH PLACED NEAR MID-DEPTH OF SLAB.

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

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

34 JOIST STRAPPING & BRIDGING (\*SEE OBC 23.9.4.)  
ALL FLOOR JOISTS TO BE BRIDGED WITH 38x88 (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 (5/8") BEARING ON FDN. WALLS. PROVIDE (NLI) 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 9.23.4.2.1.11)  
FOR MAX. 2240mm (7'-4") SPAN, 38x89 (2"x4") RAFTERS @ 400mm (16") o.c. FOR MAX. 3330mm (11'-1") SPAN, 38x140 (2"x6") RAFTERS @ 400mm (16") o.c. RIDGE BOARD TO BE 51mm (2") DEEPER. 38x89 (2"x4") COLLAR TIES AT MIDSPAN. CEILING JOISTS TO BE 38x89 (2"x4") @ 400mm (16") o.c. FOR MAX. 2890mm (9'-6") SPAN & 38x140 (2"x6") @ 400 (16") o.c. FOR MAX. 4450mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 600mm (24") o.c. WITH A 38x89 (2"x4") CENTER POST TO THE TRUSSES BELOW. LATERALLY BRACED @ 1800mm (6'-0") o.c. VERTICALLY.

39 TWO STOREY VOLUME SPACES  
FOR A MAXIMUM 5490mm (18'-0") HEIGHT, PROVIDE 2-38x140 (2-2"x6") CONTINUOUS STUDS @ 300mm (12") o.c. FOR BRICK AND 400mm (16") o.c. FOR SIDING. PROVIDE SOLID WOOD BLOCKING BETWEEN STUDS @ 1220mm (4'-0") o.c. VERT. 1/16" EXT. PLYWOOD.

40 EXPOSED FLOOR TO EXTERIOR (\*SB12 - 2.1.1.2.A)  
PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

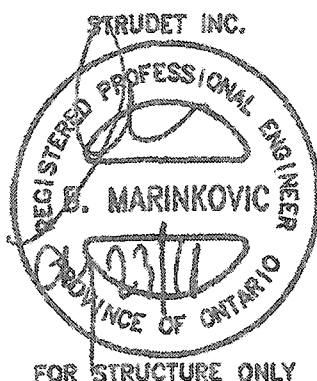
41 PARTYWALLS  
TYPICAL 1 HOUR RATED PARTYWALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

42 EXTERIOR WALLS FOR WALK-OUT CONDITION  
THE EXTERIOR BASEMENT STUD WALL TO BE 38x140mm (2"x6") STUDS @ 400mm (16") o.c. MATCH FLOOR JOIST SPACING WHEN PARALLEL WITH FLOOR JOISTS.

43 SMOKE ALARM (\*OBC 9.10.19)  
PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL AND ALSO 1 IN EACH BEDROOM NEAR HALL DOOR. ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF ONE SOUNDS. BATTERY BACK-UP REQUIRED. SMOKE ALARMS TO INCORPORATE VISUAL SIGNALLING COMPONENT. (9.10.19.3(S)).

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/CGA-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.



FOR STRUCTURE ONLY

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

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GENERAL NOTES  
SCALE N.T.S.  
DATE JULY 2013

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

CITY OF HAMILTON  
Building Division  
Permit No. 2-107138  
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  
APR 12 2021  
DATE  
FOR CHIEF BUILDING OFFICIAL

2012 CODE  
COMPLIANCE PACKAGE "A1"

Greenpark.

# WINDOWS - CANADA ZONE C

- (1) **MINIMUM BEDROOM WINDOW** (OBC 9.9.10.1.)  
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS  
TO HAVE MIN. 0.59m<sup>2</sup> (6.3 SQFT) UNOBSTRUCTED GLAZED  
OPERABLE AREA WITH MIN. CLEAR WIDTH OF 300mm (1'-0")  
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 400mm (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.) \*  
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED  
ADJACENT TO WATER CLOSETS AND SHOWER OR  
BATHTUB IN MAIN BATHROOM. REFER TO O.B.C. 9.5.2.3,  
9.5.2.3.(a), 9.5.2.3.(b)(1), 9.5.2.3.(b)(2)(i) & 9.5.2.3.(4)(a).  
SEE DETAIL ON PAGE II.

## LUMBER:

- 1) ALL LUMBER SHALL BE SPRUCE-PINE-FIR NO.1/2 GRADE,  
UNLESS NOTED OTHERWISE.
- 2) LUMBER EXPOSED TO THE EXTERIOR TO BE  
SPRUCE-PINE-FIR NO.1/2 GRADE PRESURE TREATED OR  
CEDAR, UNLESS NOTED OTHERWISE.
- 3) ALL BEAMS, GIRDER TRUSSES, AND METAL HANGER  
CONNECTIONS SUPPORTING ROOF FRAMING TO BE  
DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.
- 4) LVL BEAMS SHALL BE 2.0E (Fb=2800psi MIN). NAIL  
EACH PLY OF LVL WITH 89mm (3-1/2") LONG COMMON  
WIRE NAILS 830mm (12") O.C. STAGGERED IN 2 ROWS  
FOR 124, 240, & 300mm (1-1/4", 1-1/2", 1-1/8") 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 (45lb) ROLL ROOFING OR  
OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE  
WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE  
GROUND.

## STEEL:

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

REINFORCING STEEL SHALL CONFORM TO CSA-G30-19M  
GRADE 400R.

## REVISION:

\* ONT. REG. 882/12-2012 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 LOADING WHEN UNDER CONSTRUCTION.  
FURNISH RECOMMENDATIONS.

1) REDUCE THE FOUNDATION WALL SILL PLATE ANCHOR  
BOLT SPACING FROM 2400mm o.c. (7'-10") TO 1200mm o.c.  
(4'-0") FOR STANDARD CONDITIONS.

2) USE 95mm (3/8") THICK PLYWOOD OR WAFERBOARD FOR  
THE EXTERIOR WALL SHEATHING.

3) TO STIFFEN THE STRUCTURE IN TRANSVERSE DIRECTION  
USE 13mm (1/2") THICK PLYWOOD NAILED TO THE  
INTERIOR PARTITION ON EACH FLOOR FOR A MINIMUM 2  
INTERIOR PARTITION WALLS ON BOTH SIDES AND  
PERPENDICULAR TO THE LONG WALLS.

## BRICK VENEER LINTELS

KL1 = 5'-1/2" x 12" x 12" (150x100x100) + 3-2"x12" SPR. No.2  
KL2 = 4'-6" x 12" x 12" (100x100x100) + 3-2"x12" SPR. No.2  
KL3 = 5'-6" x 12" x 12" (150x100x100) + 3-2"x12" SPR. No.2  
KL4 = 6'-6" x 12" x 12" (150x100x100) + 3-2"x12" SPR. No.2  
KL5 = 5'-6" x 12" x 12" (150x100x100) + 3-2"x12" SPR. No.2  
KL6 = 5'-6" x 12" x 12" (150x100x100) + 3-2"x12" SPR. No.2  
KL7 = 5'-6" x 12" x 12" (150x100x100) + 3-2"x12" SPR. No.2  
KL8 = 5'-6" x 12" x 12" (150x100x100) + 3-2"x12" SPR. No.2  
KL9 = 6'-6" x 12" x 12" (150x100x100) + 3-2"x12" SPR. No.2

## WOOD LINTELS AND BEAMS

KB1 = 2'-2"x12" SPR. No.2 (2-28x104 SPR. No.2)  
KB2 = 3'-2"x12" SPR. No.2 (3-28x104 SPR. No.2)  
KB3 = 2'-2"x10" SPR. No.2 (2-28x88 SPR. No.2)  
KB4 = 3'-2"x10" SPR. No.2 (3-28x88 SPR. No.2)  
KB5 = 2'-2"x12" SPR. No.2 (2-28x104 SPR. No.2)  
KB6 = 3'-2"x12" SPR. No.2 (3-28x104 SPR. No.2)  
KB7 = 5'-2"x12" SPR. No.2 (5-28x104 SPR. No.2)  
KB8 = 4'-2"x10" SPR. No.2 (4-28x88 SPR. No.2)  
KB9 = 4'-2"x12" SPR. No.2 (4-28x104 SPR. No.2)

## LOOSE STEEL LINTELS

LT1 = 5'-1/2" x 12" x 12" (150x100x100)  
LT2 = 4'-6" x 12" x 12" (100x100x100)  
LT3 = 5'-6" x 12" x 12" (150x100x100)  
LT4 = 6'-6" x 12" x 12" (150x100x100)  
LT5 = 5'-6" x 12" x 12" (150x100x100)  
LT6 = 1'-6" x 12" x 12" (100x100x100)

## LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A = 4'-3/4" x 11 1/4" (1-45x104)  
LVL1 = 2'-1 3/4" x 11 1/4" (2-45x104)  
LVL2 = 3'-1 3/4" x 11 1/4" (3-45x104)  
LVL3 = 4'-1 3/4" x 11 1/4" (4-45x104)  
LVL4A = 4'-1 3/4" x 9 1/2" (4-45x88)  
LVL4 = 2'-1 3/4" x 9 1/2" (2-45x88)  
LVL5 = 3'-1 3/4" x 9 1/2" (3-45x88)  
LVL6A = 4'-1 3/4" x 9 1/2" (4-45x88)  
LVL6 = 2'-1 3/4" x 9 1/2" (2-45x88)  
LVL7 = 3'-1 3/4" x 11 1/8" (3-45x100)  
LVL7A = 4'-1 3/4" x 11 1/8" (4-45x100)  
LVL8 = 2'-1 3/4" x 11 1/8" (2-45x100)  
LVL9 = 3'-1 3/4" x 11 1/8" (3-45x100)  
LVL10 = 2'-1 3/4" x 11 1/8" (2-45x100)

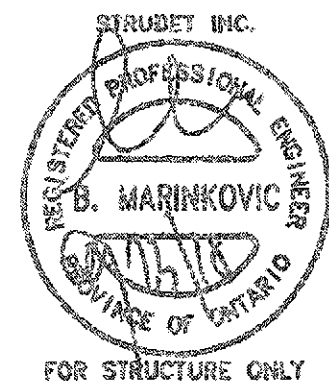
## DOOR SCHEDULE

1 = 2'-0" x 6'-8" (615x2032) - INSULATED ENTRANCE DOOR  
1a = 2'-0" x 6'-8" (615x2032) - INSULATED FRONT DOORS  
2 = 2'-0" x 6'-8" (615x2032) - HOOD & GLASS DOOR  
3 = 2'-0" x 6'-8" x 1-3/4" (615x2032x45) - EXTERIOR SLAB DOOR  
4 = 2'-0" x 6'-8" x 1-3/8" (615x2032x45) - INTERIOR SLAB DOOR  
5 = 2'-0" x 6'-8" x 1-3/8" (615x2032x45) - INTERIOR SLAB DOOR  
6 = 2'-2" x 6'-8" x 1-3/8" (660x2032x45) - INTERIOR SLAB DOOR  
7 = 1'-6" x 6'-8" x 1-3/8" (480x2032x45) - INTERIOR SLAB DOOR

## LEGEND

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

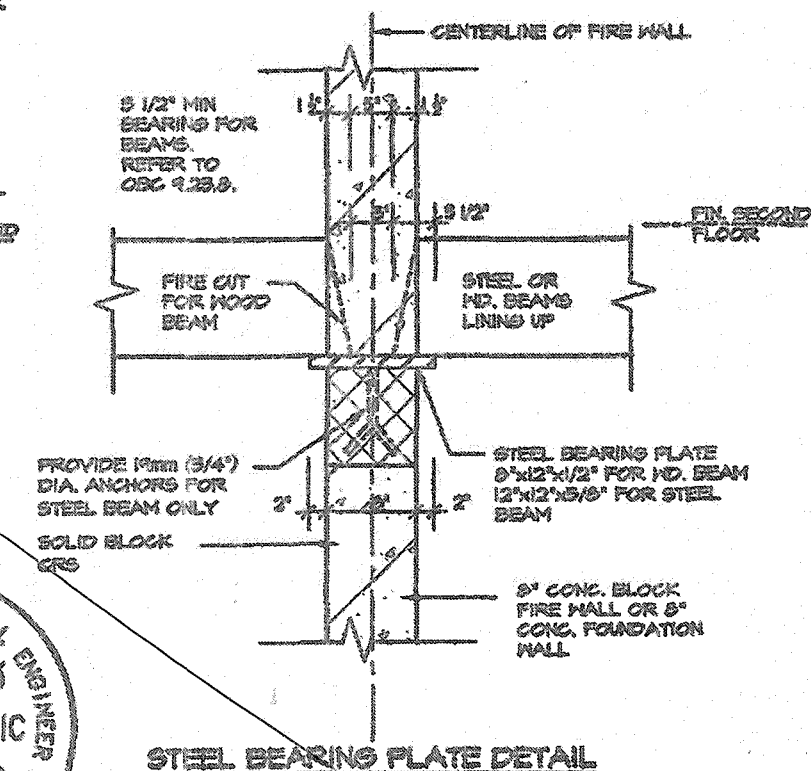
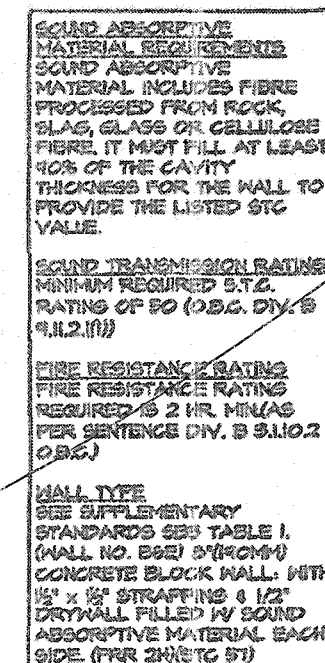
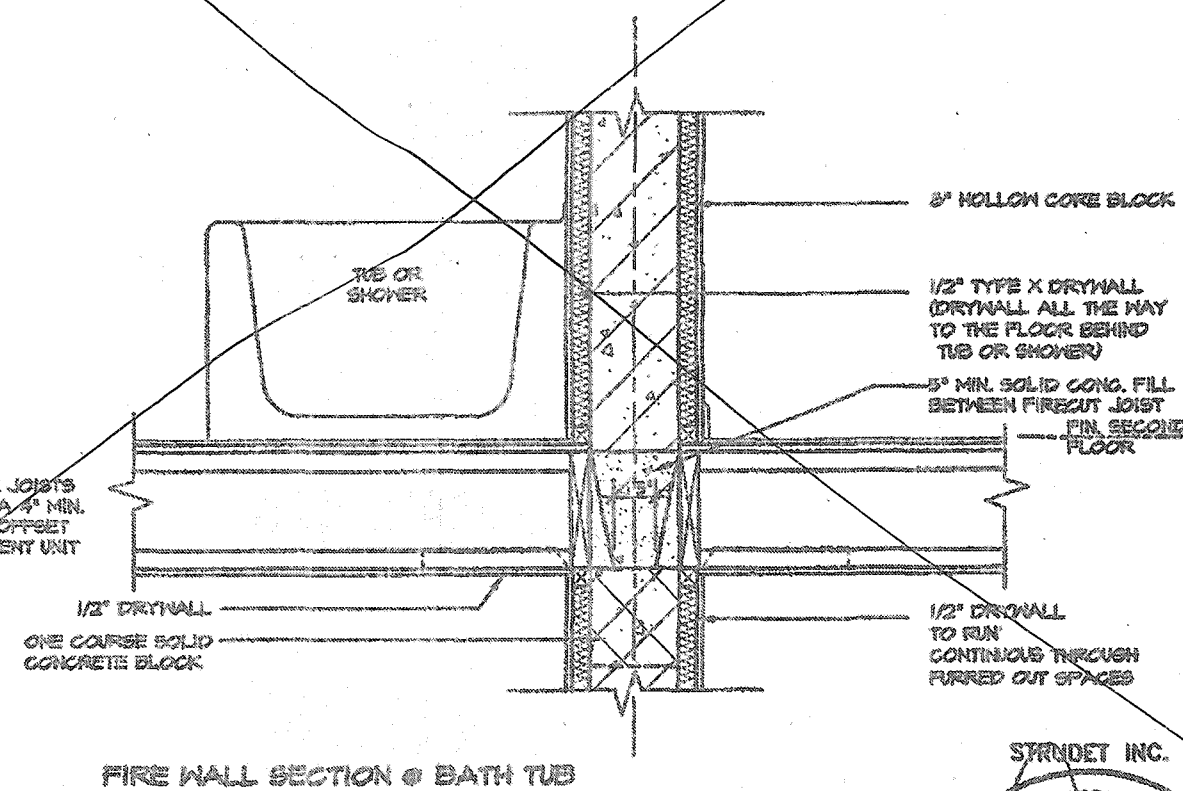
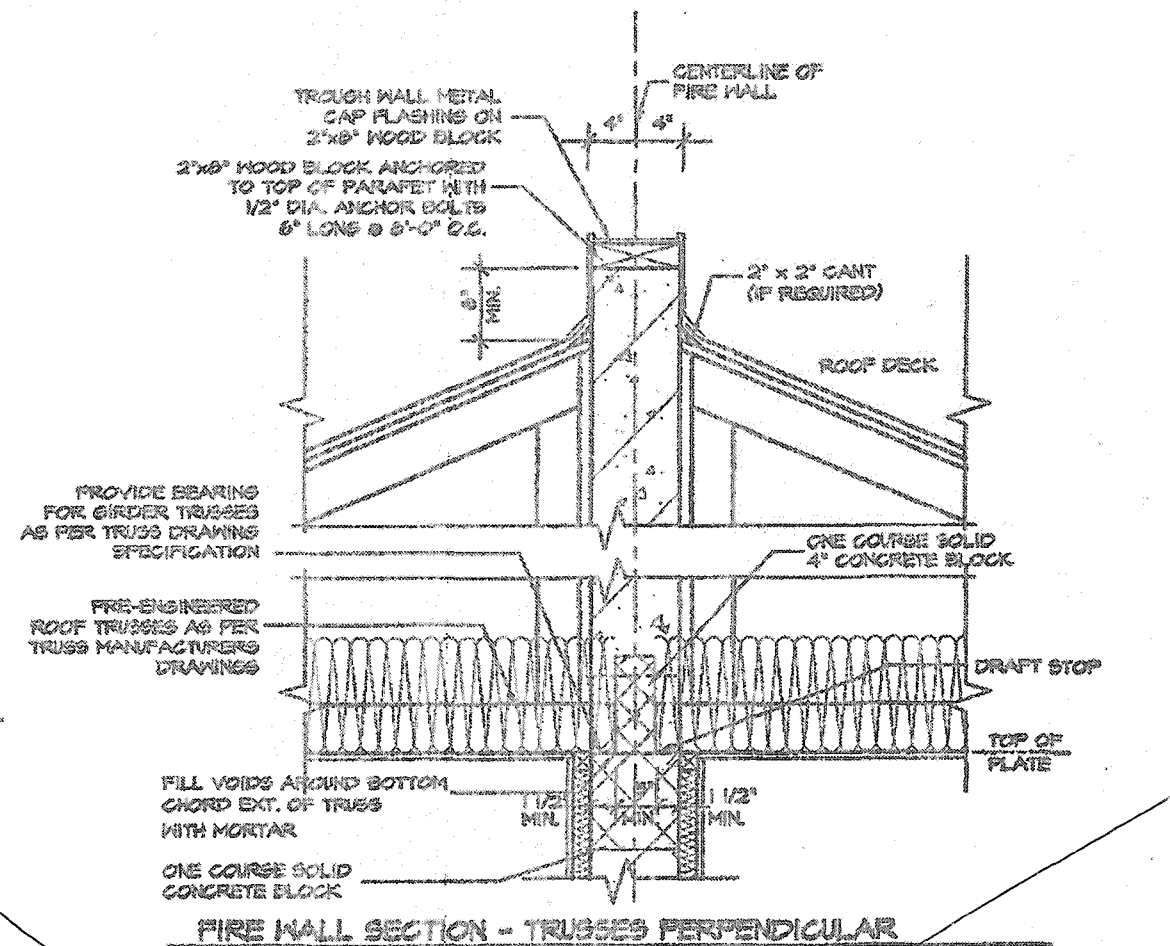
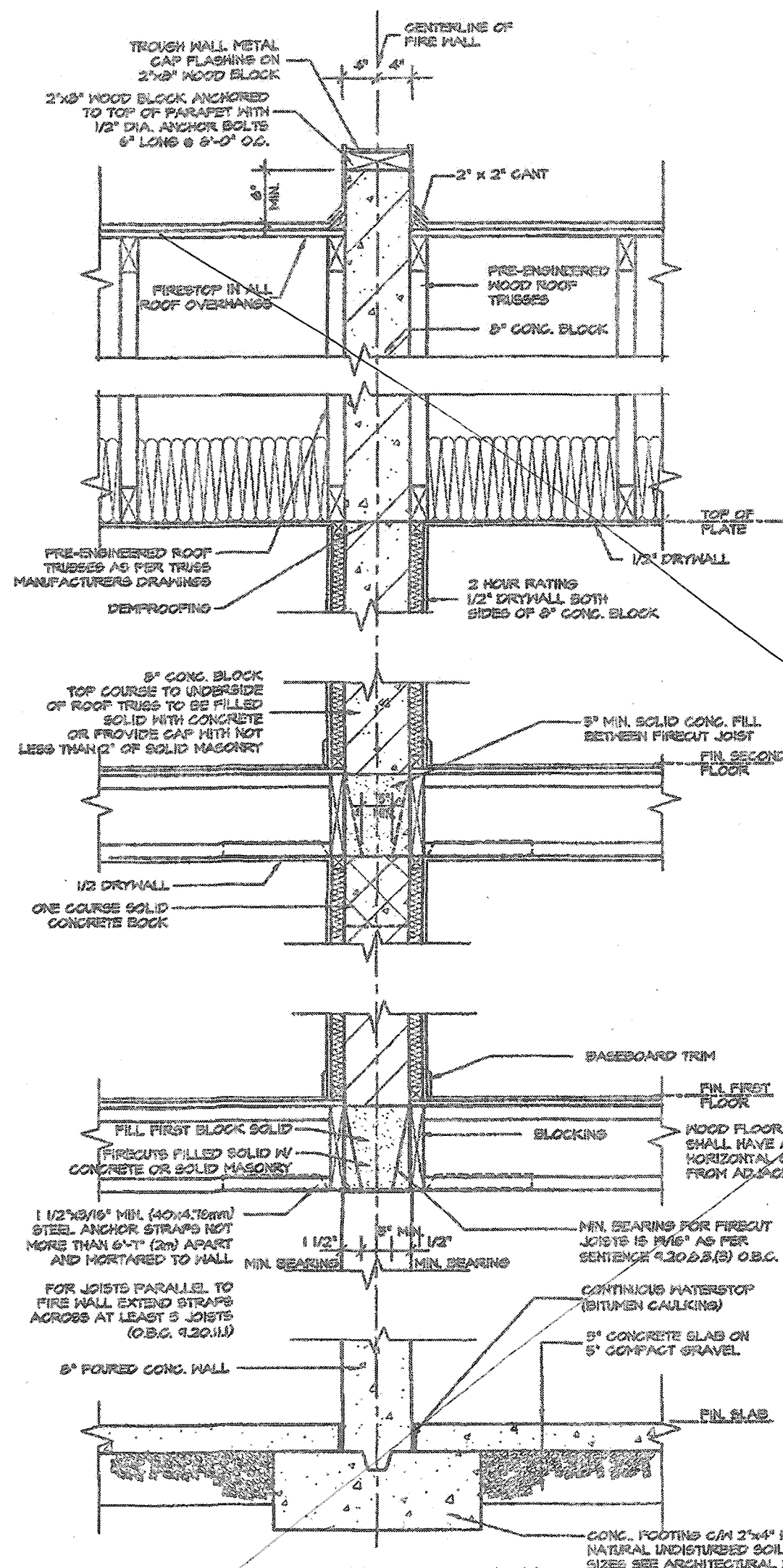
CITY OF HAMILTON  
Building Division  
21-107138  
THIS DRAWING OR THESE SHALL BE AVAILABLE ON SITE  
NO PART OF THIS DRAWING SHALL COMPLY WITH  
THE CITY OF HAMILTON BUILDING CODE AND ALL OTHER APPLICABLE LAWS  
This drawing has been reviewed by  
APR 12 2021  
DATE



|           |                                   |                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                           |                           |                                      |                                                                                                                                                                        |                                     |
|-----------|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|---------------------------|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| 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 3.2.6 of the Building Code<br>VIKAS GAJJAR<br>NAME<br>SIGNATURE<br>28770<br>BORN | REGION DESIGN INC.<br>1700 BURNHAM CT.<br>CONCORD, ONTARIO<br>L4K 4S8<br>(416) 736-4036<br>(905) 660-0740 | <b>REGION DESIGN INC.</b> | GENERAL NOTES<br>N.T.S.<br>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.<br>PAGE 16<br>2 | PROJECT NAME<br>RUSSELL GARDENS III |
| 4.        |                                   |                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                           |                           |                                      |                                                                                                                                                                        |                                     |
| 3.        |                                   |                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                           |                           |                                      |                                                                                                                                                                        |                                     |
| 2.        |                                   |                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                           |                           |                                      |                                                                                                                                                                        |                                     |
| 1.        | ISSUED FOR PERMIT<br>JAN 31, 2020 |                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                           |                           |                                      |                                                                                                                                                                        |                                     |
| REVISIONS |                                   |                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                           |                           |                                      |                                                                                                                                                                        |                                     |

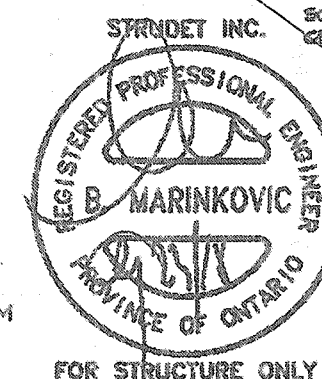
2012 CODE  
COMPLIANCE PACKAGE "A1"





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

**2012 CODE  
COMPLIANCE PACKAGE "A1"**

|           |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                           |                                  |              |            |                                                                                                                                                                    |                                                                                       |          |
|-----------|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|----------|
| 8.        |                   | <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  <b>28770</b></p> <p>NAME SIGNATURE BCIN</p> | <p>REGION DESIGN INC.</p> <p>6700 DUFFERIN ST.</p> <p>CONCORD, ONTARIO</p> <p>L4K 4R6</p> <p>P (416) 756-4096</p> <p>F (905) 660-0746</p> | <p><b>REGION DESIGN INC.</b></p> | SHEET TITLE  | FIRE WALL  | <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> |  |          |
| 4.        |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                           |                                  | SCALE        | 3/4"=1'-0" |                                                                                                                                                                    |                                                                                       | PAGE No. |
| 3.        |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                           |                                  | DATE         | JULY 2018  |                                                                                                                                                                    |                                                                                       |          |
| 2.        |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                           |                                  |              |            |                                                                                                                                                                    |                                                                                       |          |
| 1.        | ISSUED FOR PERMIT |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                           |                                  | JUL 30, 2016 |            |                                                                                                                                                                    |                                                                                       |          |
| REVISIONS |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                           | PROJECT NAME                     |              |            |                                                                                                                                                                    | RUSSELL GARDENS III                                                                   |          |



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

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

TOP OF PLATE

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

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

5/8" TYPE 'X' GYPSUM WALL BOARD

FIN. SECOND FLOOR

ABSORPTIVE MATERIAL

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

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

5/8" TYPE 'X' GYPSUM WALL BOARD

FIN. FIRST FLOOR

JOISTS FRAMING INTO PARTY WALL

SOLID BLOCKING BETWEEN JOISTS

CONTINUOUS RIM BOARD

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

8" POURED CONC. WALL

CONTINUOUS BOND BREAKING MATERIAL

5" CONC. SLAB ON 5" COMPACTED GRAVEL

FIN. BASEMENT SLAB

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

WOOD FRAME PARTY WALL  
TRUSSES PERPENDICULAR TO PARTY WALL

FOR STRUCTURE ONLY  
30x60 (2"x4") STUDS @ 400 O.C. WITH 15.4mm (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.

STC TRANSMISSION RATING  
MINIMUM REQUIRED 57 C.  
RATING OF 50 (O.B.C. DIV. B 4.10.11.2(1))

WALL TYPE  
SEE SUPPLEMENTARY STANDARDS SEE TABLE 1, MSA 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 4.10.11.2(1) O.B.C.)

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

1" AIR SPACE

3/4" SUB-FLOOR

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 1/2" P/F)

8" 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 FIR AGAINST ROOF SHEATHING AND ROOF TRUSSES. MIDDLE GYPSUM BOARD BETWEEN TWO TRUSSES TO BE TIGHTLY SCREWED TO BOTH TRUSSES.

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

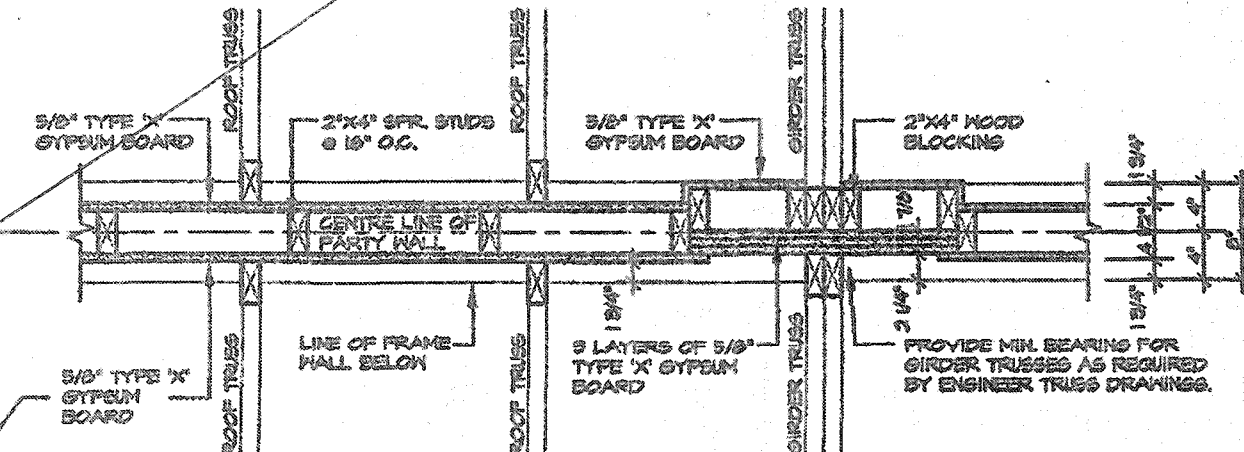
5/8" TYPE 'X' GYPSUM WALL BOARD

TOP OF PLATE

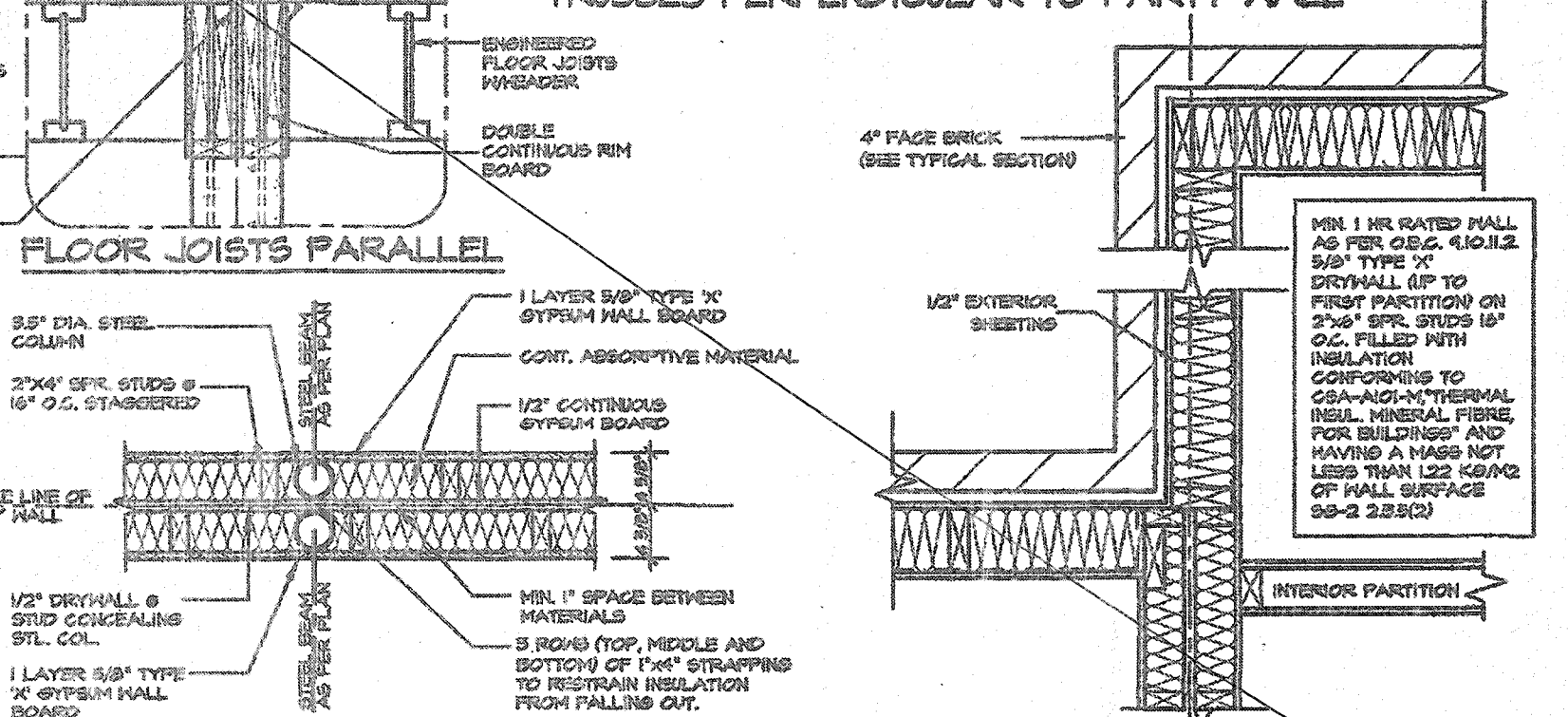
2 LAYERS OF 1/2" GYPSUM WALL BOARD FOR FIRE-STOPPING CONTINUOUS

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

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



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



4" FACE BRICK (SEE TYPICAL SECTION)

1/2" EXTERIOR SHEETING

MIN. 1 HR. RATED WALL AS PER O.B.C. 4.10.11.2 5/8" TYPE 'X' DRYWALL (UP TO FIRST PARTITION) ON 2"x6" SFR. STUDS @ 16" O.C. FILLED WITH INSULATION CONFORMING TO CSA-A101-M THERMAL INSUL. MINERAL FIBRE FOR BUILDINGS AND HAVING A MASS NOT LESS THAN 122 KG/M2 OF WALL SURFACE 55-2.2.5(2)

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

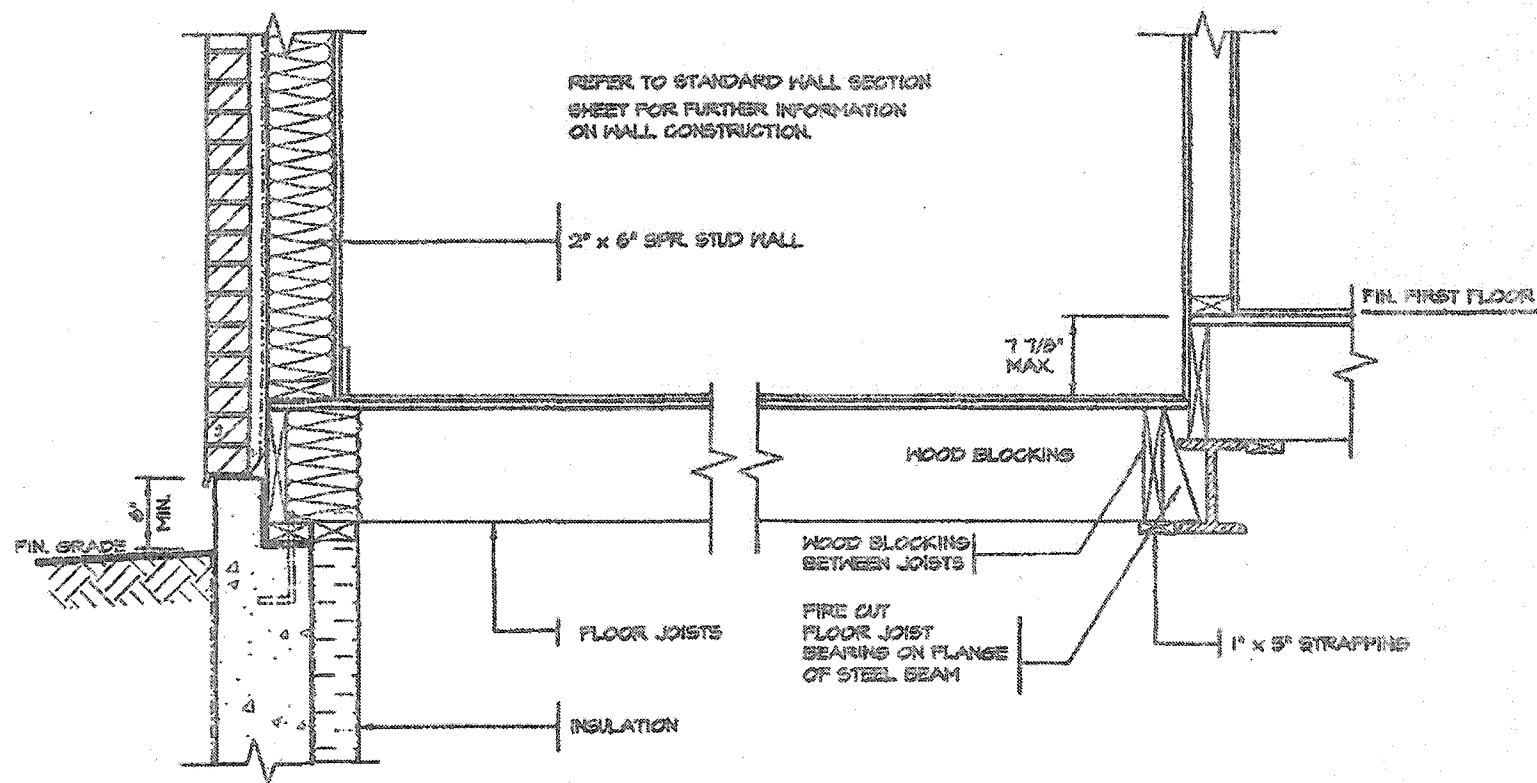
REGION DESIGN INC.  
8700 DUFFERIN ST.  
CONCORD, ONTARIO  
L4K 4S5  
P (416) 738-4004  
F (905) 663-0745

REGION  
DESIGN  
INC.

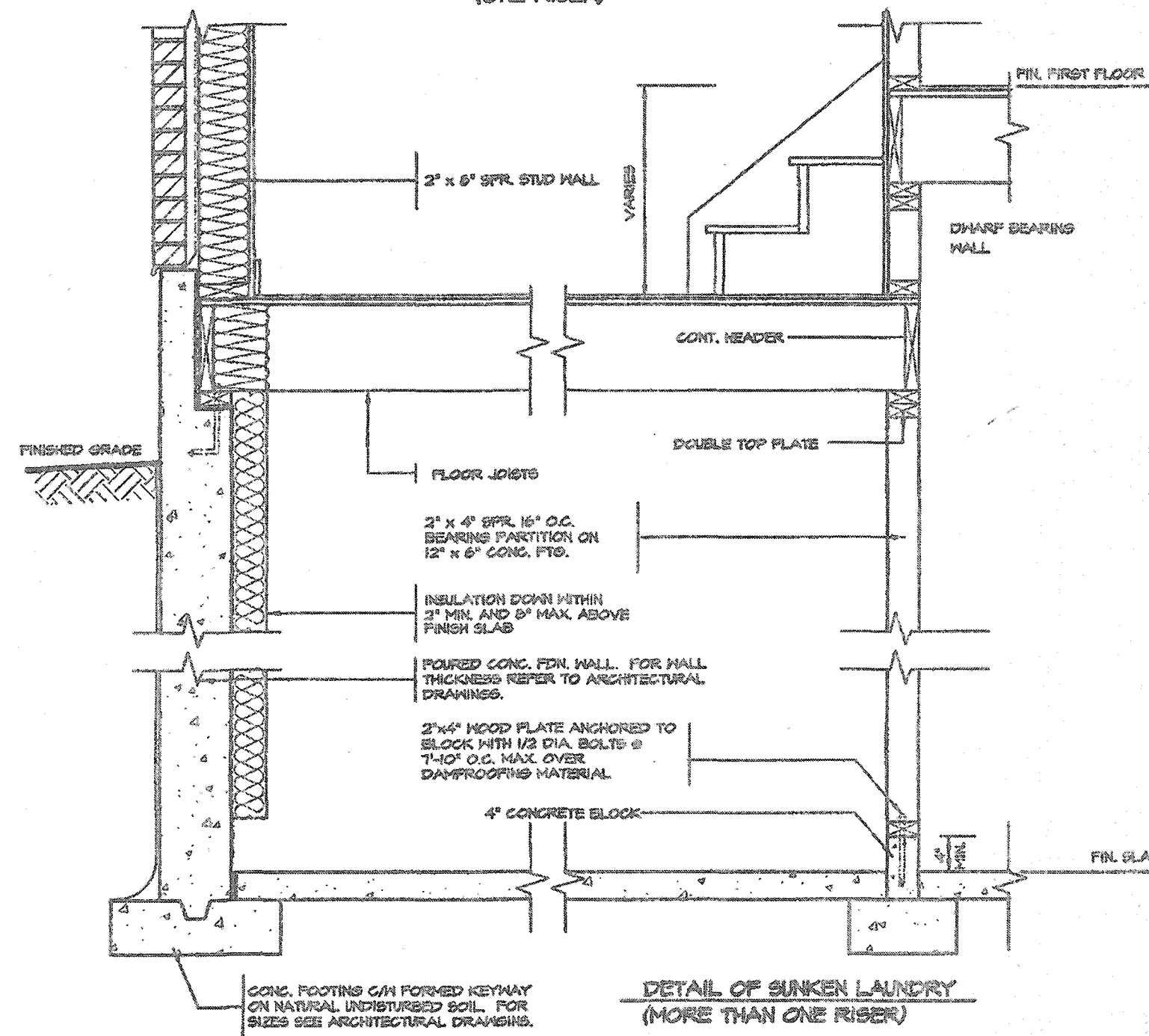
SHEET TITLE  
PARTY WALL  
WOOD  
SCALE  
3/4"=1'-0"  
DATE  
JULY 2018

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.  
PAGE No.  
4

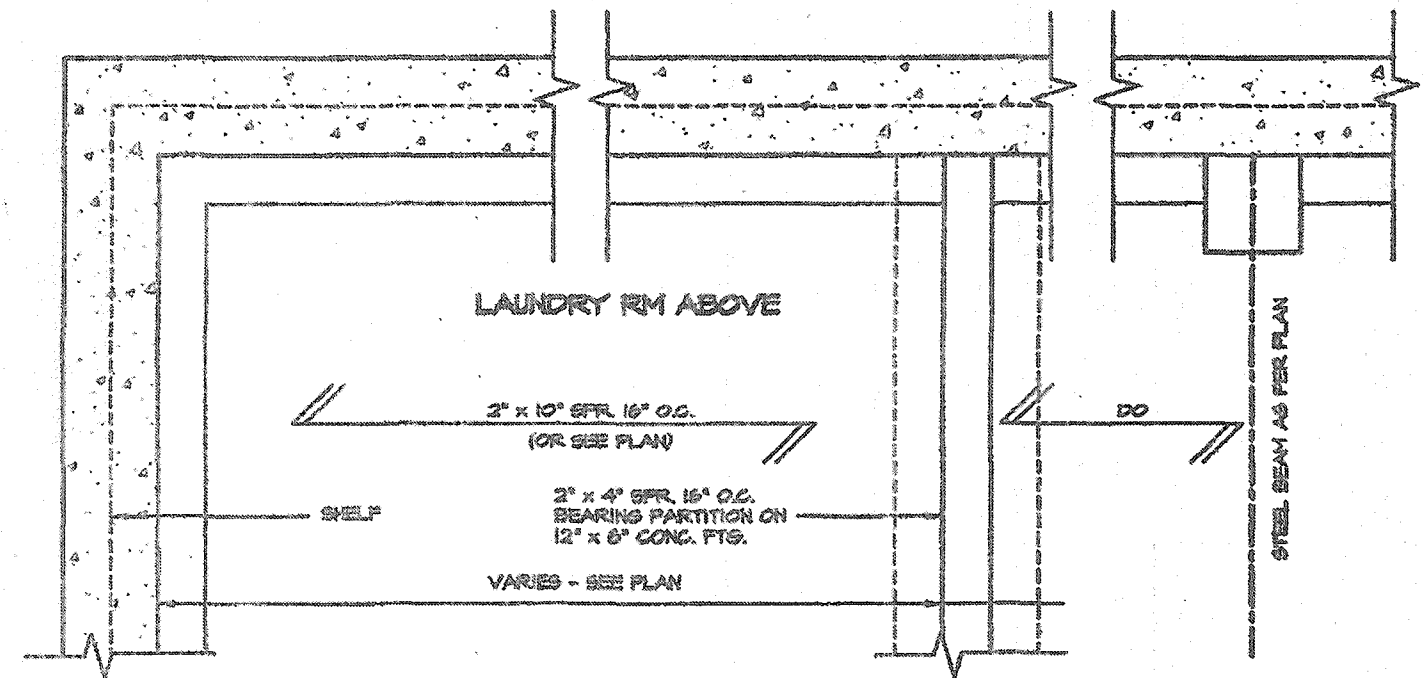
PROJECT NAME  
RUSSELL GARDENS III  
Greenpark.



DETAIL OF SUNKEN LAUNDRY  
(ONE RISER)



DETAIL OF SUNKEN LAUNDRY  
(MORE THAN ONE RISER)



PARTIAL PLAN

CITY OF HAMILTON  
Building Division

Permit No. **21-107138**

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

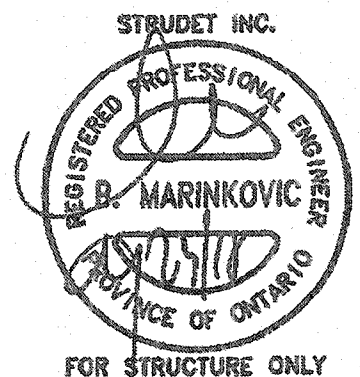
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and/or specifications have been reviewed by

**APR 12 2021**

DATE

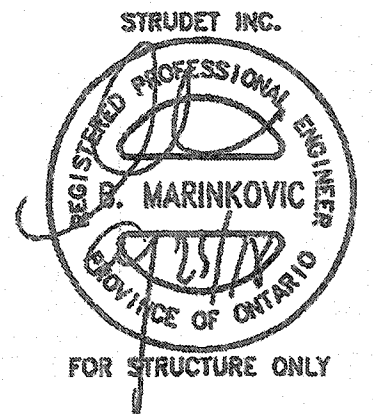
FOR CHIEF BUILDING OFFICIAL



FOR STRUCTURE ONLY

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

|                                                           |                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                           |                                                                                                                              |                                                                                                                                                                                                 |                                                                             |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| <p>1. ISSUED FOR PERMIT JUL 30, 2018</p> <p>REVISIONS</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>QUALIFICATION INFORMATION</p> <p>Required unless design is exempt under Division C, Subsection 3.2.6 of the building code.</p> <p>VIKAS GAJJAR<br/>NAME<br/>SIGNATURE</p> <p>28770<br/>BCIN</p> | <p>REGION DESIGN INC.</p> <p>8700 DUFFERIN ST.</p> <p>CONCORD, ONTARIO</p> <p>L4N 4B0</p> <p>P (416) 730-4098</p> <p>F (905) 880-0746</p> | <p>SHEET TITLE<br/><b>LAUNDRY DETAILS<br/>SUNKEN</b></p> <p>SCALE<br/><b>3/4"=1'-0"</b></p> <p>DATE<br/><b>JULY 2018</b></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>PAGE No.<br/><b>5</b></p> | <p><b>Greenpark.</b></p> <p>PROJECT NAME<br/><b>RUSSELL GARDENS III</b></p> |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|



CITY OF HAMILTON  
Building Division

Permit No. **21-107138**

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  
**APR 12 2021**  
FOR CHIEF BUILDING OFFICIAL

EAVE PROTECTION SHALL BE PROVIDED FROM THE EDGE OF ROOF  
A MIN. 3'-2" (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 3/8" PLYWOOD  
SHEATHING USE 'M' CLIPS FOR TRUSSES

STARTER STRIP OF ROOF  
SHINGLES REQUIRED

SEE PLAN FOR  
ROOF SLOPE

BATTLES AS REQUIRED  
FOR ROOF VENTILATION

PROVIDE ROOF VENTILATION @ A  
RATE OF 1:800 OF INSULATED  
CEILING AREA UNIFORMLY  
DISTRIBUTED

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

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

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

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

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

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

2"x6" BOTTOM PLATE

LAP VAPOR AND AIR BARRIER  
4" AND SECURE TO PLATE

FIN. FLOORING ON 3/4" 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

65 BUILDING PAPER OVER 3/16" O.S.B.  
EXTERIOR SHEATHING, 2"x6" SFR.  
STUDS @ 16" o.c. FILLED WITH R-22  
INSULATION AND 6 MIL. POLY VAPOR  
BARRIER

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

SCORED KEEPING HOLES 3/8" DIA.  
AT 24" o.c. AT BOTTOM OF CAVITY &  
MIL. POLYETHYLENE BASE FLASHING  
BENEATH KEEPING AND 6" UP BEHIND  
BUILDING PAPER

FIN. GRADE

HEAVY COAT OF BITUMEN  
OVER CONG. 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  
FLASHING AIR GAP MEMBRANE"

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

FIN. SLAB

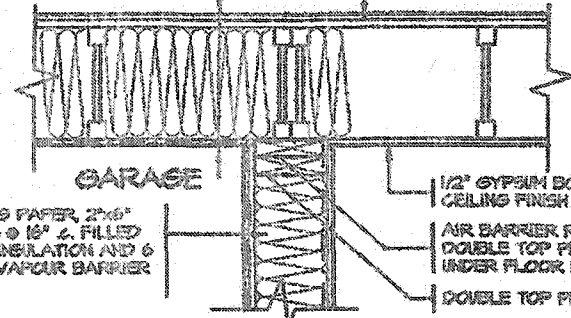
CONG. FOOTING ON FORMED KEYWAY  
ON NATURAL UNDISTURBED SOIL. FOR  
FOOTING SIZES SEE ARCHITECTURAL  
DRAWINGS.

## 2 STOREY WALL SECTION

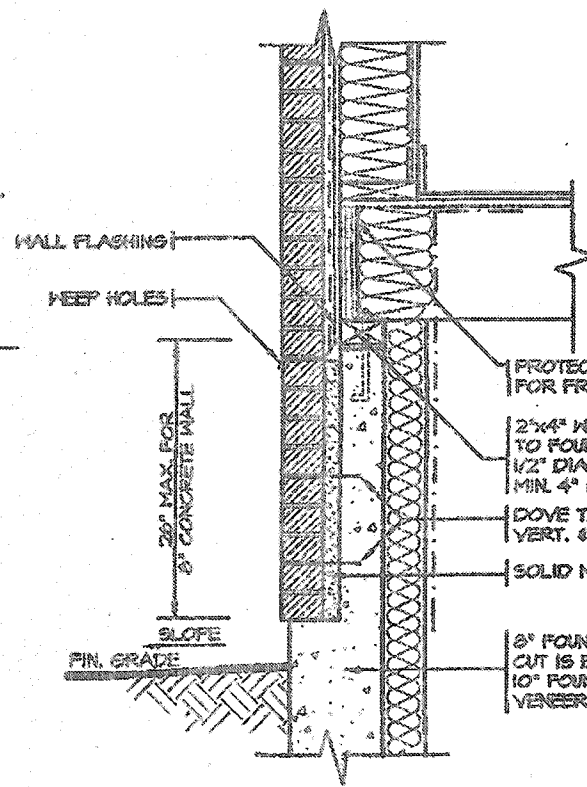
1/2" (12mm) DRYWALL FINISH OVER  
CONT. 6 MIL. POLY VAPOR/VAIR  
BARRIER & MIN. R-31 INSULATION  
(DRYWALL ON THE CEILING ONLY  
WHEN THERE IS NO SECOND  
FLOOR ABOVE GARAGE)

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

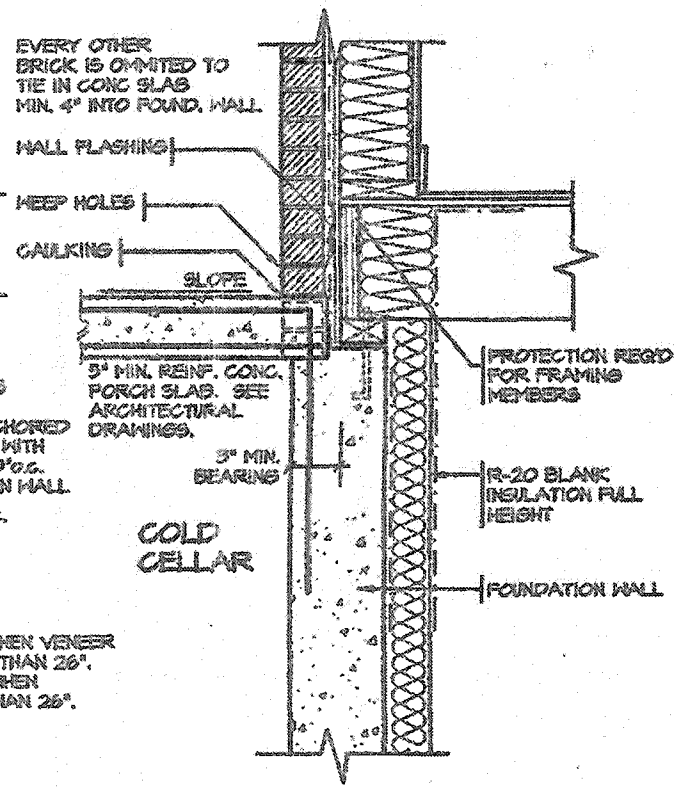
FINISHED SECOND FLOOR



DETAIL FOR INTERIOR GARAGE  
WALLS & CEILINGS



DETAIL FOR CONCRETE  
VENEUR DROPPED GRADE



DETAIL FOR COLD CELLAR PORCH SLAB

2012 CODE  
COMPLIANCE PACKAGE "A1"

**Greenpark.**

PROJECT NAME  
RUSSELL GARDENS III

| REVISIONS            |              |
|----------------------|--------------|
| 1. ISSUED FOR PERMIT | JUL 30, 2019 |

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.  
3750 DUFFERIN ST.  
CONCORD, ONTARIO  
L4K 4S8  
P (416) 735-1095  
F (905) 850-0746

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 WORK AND REPORT  
ANY DISCREPANCIES TO THE DESIGNER.  
PRINTS ARE NOT TO BE SCALED.

PAGE No.  
6

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 3/8" PLYWOOD SHEATHING USE W CLIPS FOR TRUSSES

STARTER STRIP OF ROOF SHINGLES REQUIRED

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

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

MESH BACKDRAINED

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

(IF APPROVED SYSTEM, ALL MATERIALS AND SYSTEMS SHALL CONFORM TO CANULC-516.1)

CONCRETE SILL

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

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

SCREENED WEeping HOLES 3/8" DIA. AT 24" O.C. AT BOTTOM OF CAVITY & MIL. POLYETHYLENE BASE FLASHING BENEATH WEeping AND 6" UP BEHIND BUILDING PAPER

HEAVY COAT OF BITUMEN OVER CONC. WALL

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

CEMENT COVE

4" DIA. WEeping TILES W/ 1/2" CRUSHED STONE COVER

FIN. SLAB

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

## 2 STOREY WALL SECTION

BAFFLES AS REQUIRED FOR ROOF VENTILATION

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

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

TOP OF WOOD PLATE

1/2" (13mm) DRYWALL FINISH OVER CONT. 6 MIL. POLY VAPOUR/AIR BARRIER & MIN. R-20 INSULATION

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

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

2"x6" BOTTOM PLATE

LAP VAPOUR AND AIR BARRIER 4" AND SECURE TO PLATE

FIN. FLOORING ON 3/8" T&G PLYWOOD

FINISHED SECOND FLOOR

PARALLEL JOISTS, T&G BLOCKING @ 8" 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&G PLYWOOD

FINISHED FIRST FLOOR

CAULK OR SEAL WITH GASKET

AIR BARRIER SECURED TO PLATE

2"x4" WOOD PLATE ANCHORED TO FOUNDATION WALLS WITH 1/2" DIA. BOLTS AT 4'-0" O.C. MIN. 4" INTO FOUNDATION WALL

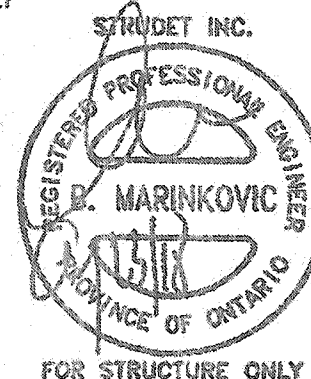
R-20 BLANKET INSULATION DOWN WITHIN 2" MIN. AND 8" MAX. ABOVE FINISH SLAB WITH MOISTURE & VAPOUR BARRIER SEALED AT TOP & BOTTOM

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

CONTINUOUS WATERSTOP (BITUMEN CAULKING)

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

FINISHED SLAB



CITY OF HAMILTON  
Building Division

Permit No.

21-107138

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  
APR 12 2021  
DATE

FOR CHIEF BUILDING OFFICIAL

WOOD SHEATHING

AIR/MOISTURE BARRIER

FIBER MESH EMBEDDED IN PREP COAT

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

STARTER MESH (BACKDRAINED)

CAULK WITH BEAD VENT

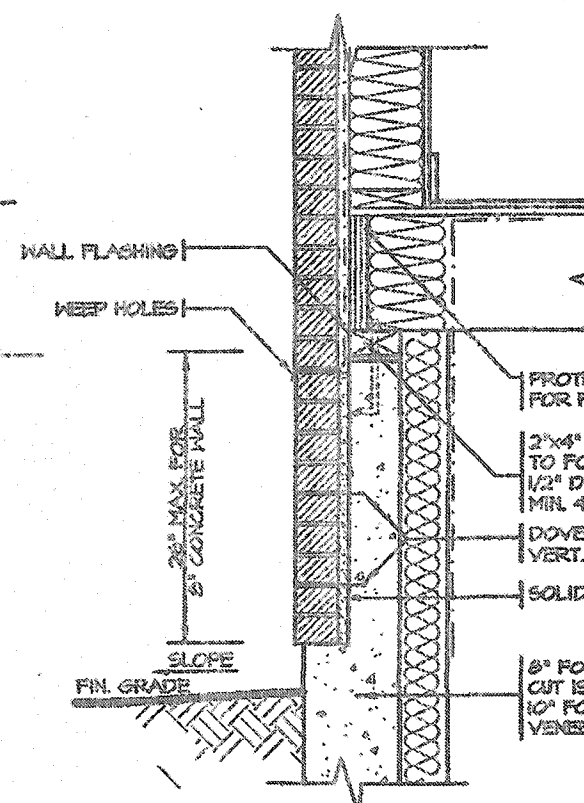
FLASHING

CONCRETE SILL

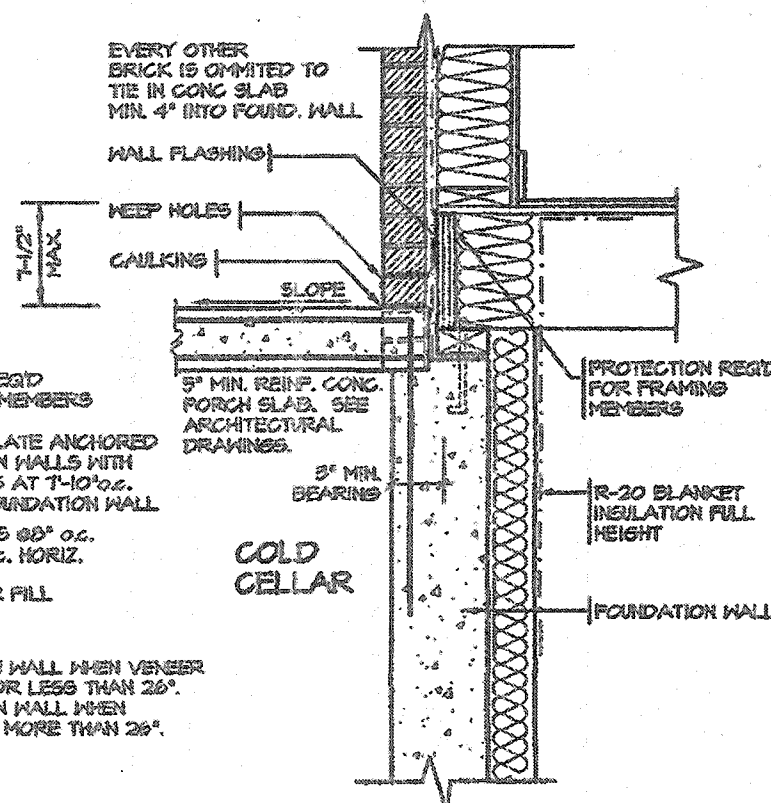
MASONRY CLADDING AS PER ELEVATION

## A. TERMINATION AT MASONRY CLADDING WITH SEALANT

1 1/2" = 1'0"



## DETAIL FOR CONCRETE VENEER DROPPED GRADE



## DETAIL FOR COLD CELLAR PORCH SLAB

2012 CODE  
COMPLIANCE PACKAGE "A1"

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

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

QUALIFICATION INFORMATION  
Required unless design is exempt under Division C, Subsection 9.2.3 of the building code

VIKAS GAJJAR  
NAME  
28770  
BCIN

REGION DESIGN INC.  
8700 DUFFERIN ST.  
CONCORD, ONTARIO  
L4M 4S9  
P (416) 738-4055  
F (905) 520-0745

REGION DESIGN INC.

SHEET TITLE  
2"x6" STUCCO WALL  
2 STOREY SECTION

SCALE  
AS NOTED

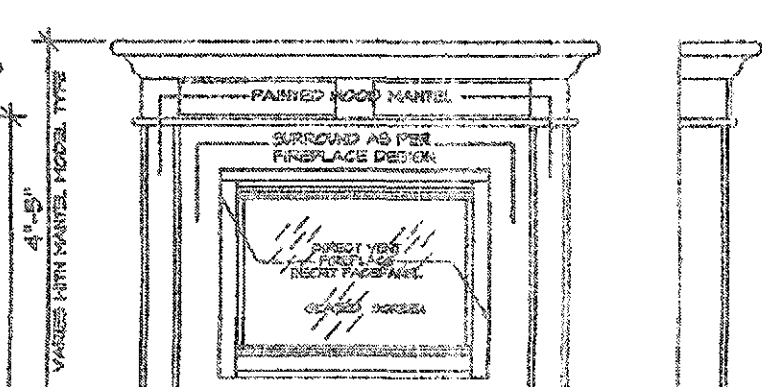
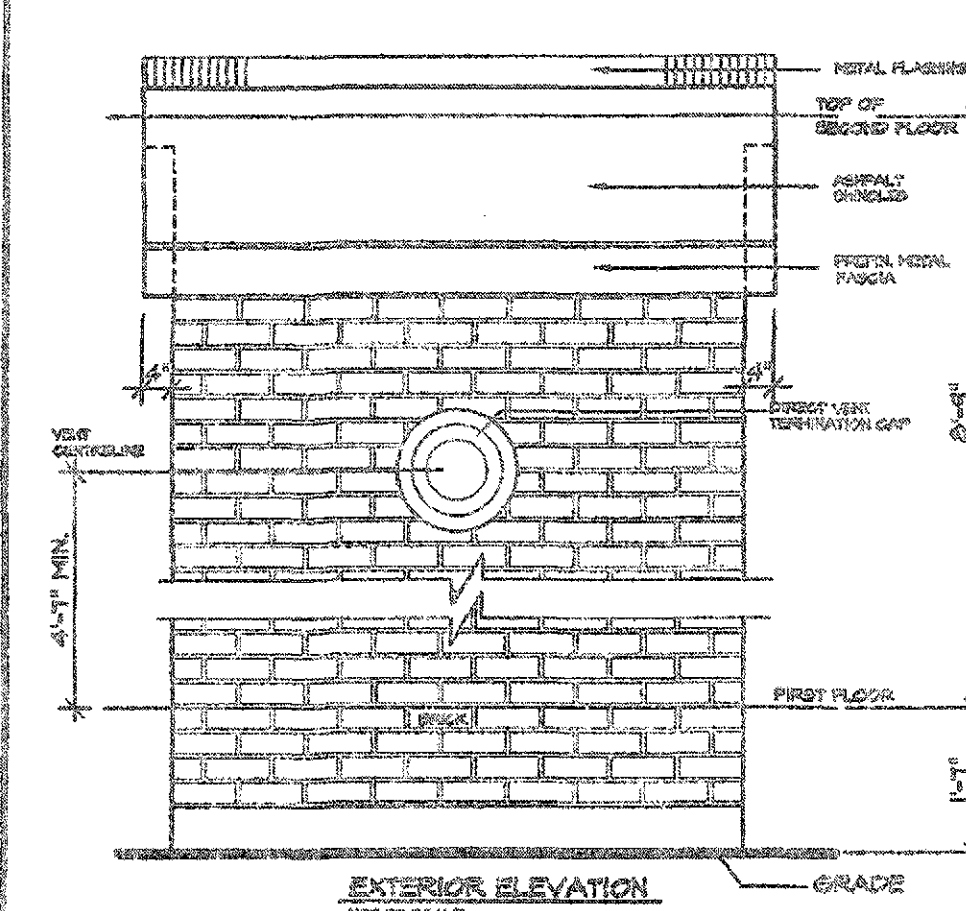
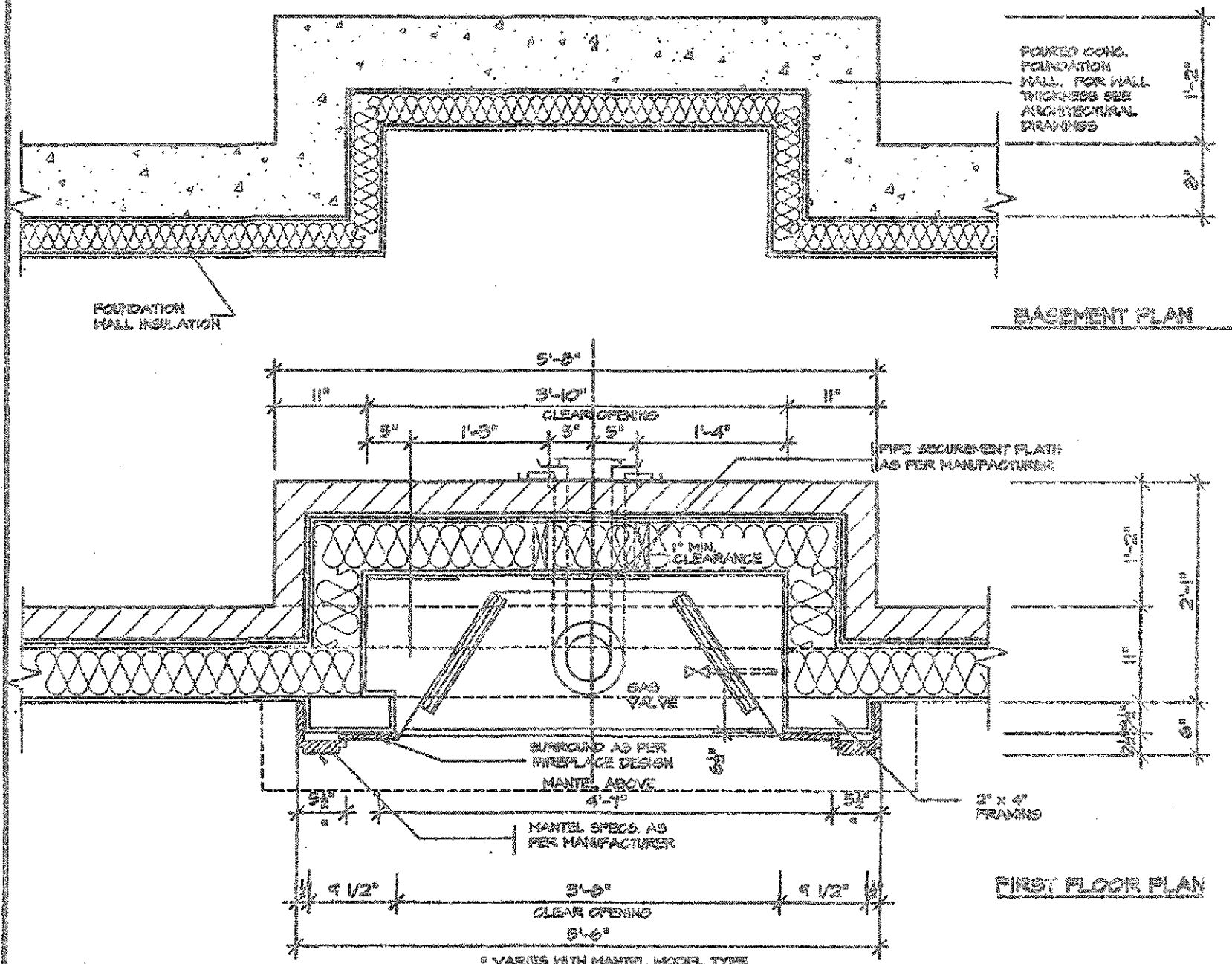
DATE  
JULY 2018

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

PAGE NO.  
6-2

**Greenpark.**

PROJECT NAME  
RUSSELL GARDENS III



**GENERAL INSTALLATION NOTES**

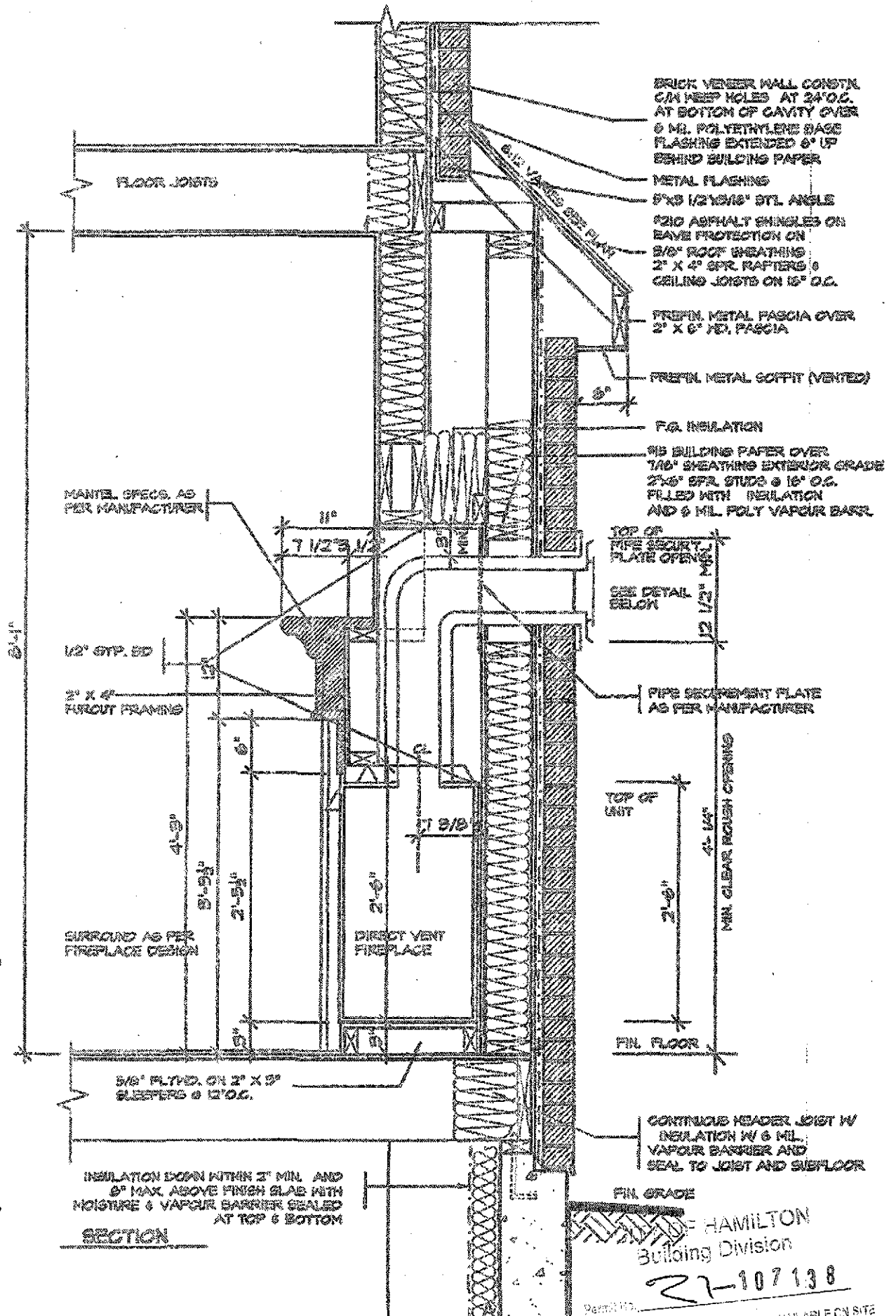
1.0 UNIT INSTALLATION TO STRICTLY CONFORM TO MANUFACTURERS INSTALLATION MANUAL AND ALL APPLICABLE CODES OF LOCAL AUTHORITIES HAVING JURISDICTION INCLUDING CAN/CSA-B44.1 & 2.

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 HORIZONTAL VENT 5"
- FROM SIDES TO VENT 1"

3.0 THE DIRECT VENT UNIT ILLUSTRATED IS THE 03100 MODEL AS MANUFACTURED BY HEATILATOR.

4.0 THE MANTEL ILLUSTRATED IS THE 8-2 SH AS SUPPLIED BY GREATER TORONTO FIREPLACE.



THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

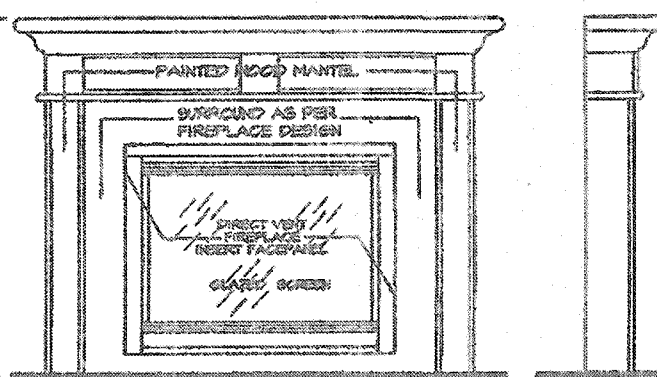
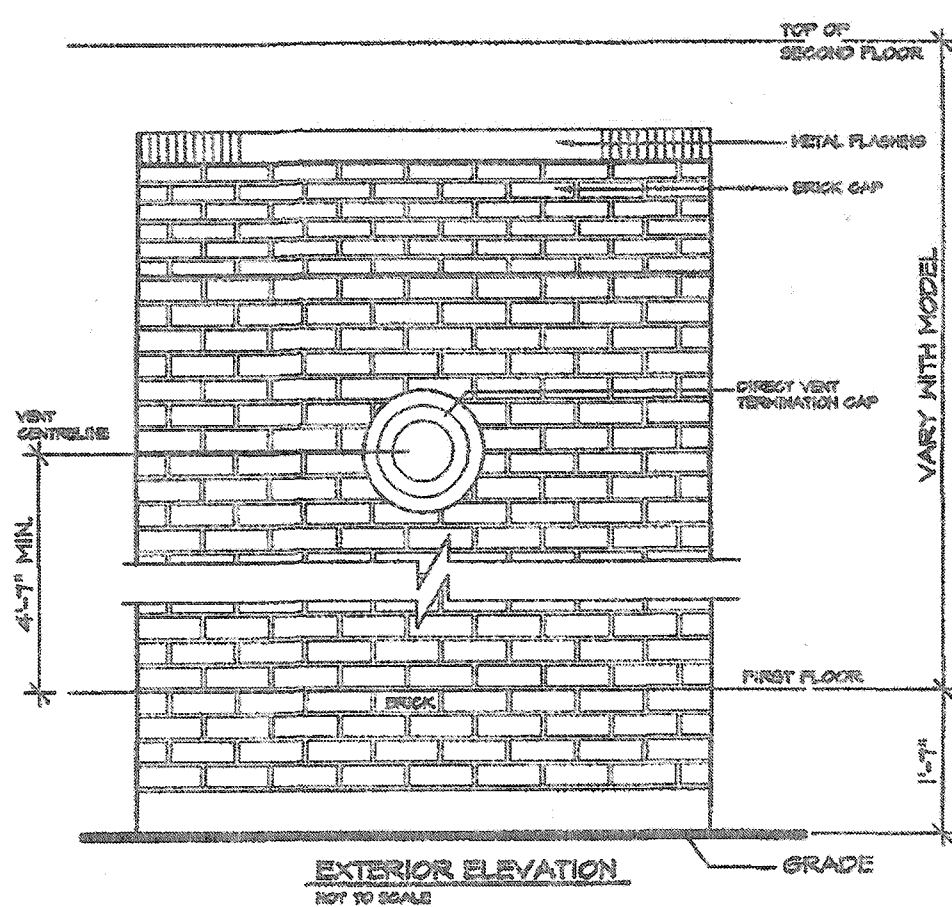
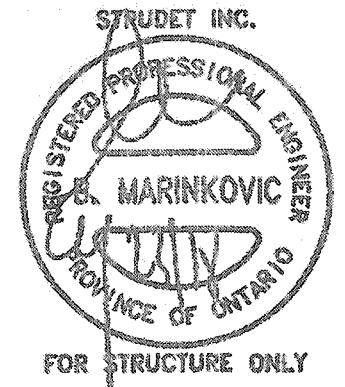
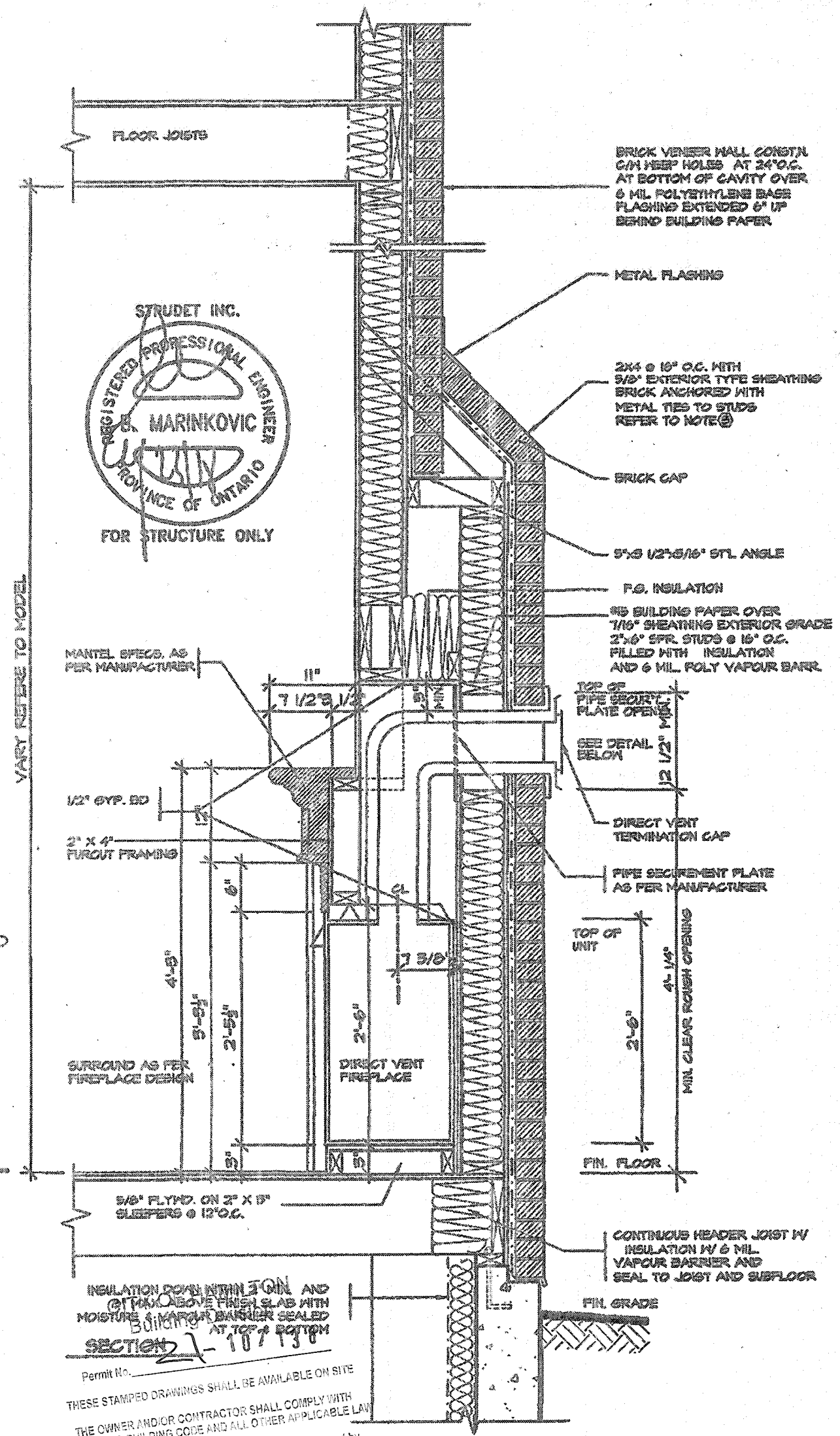
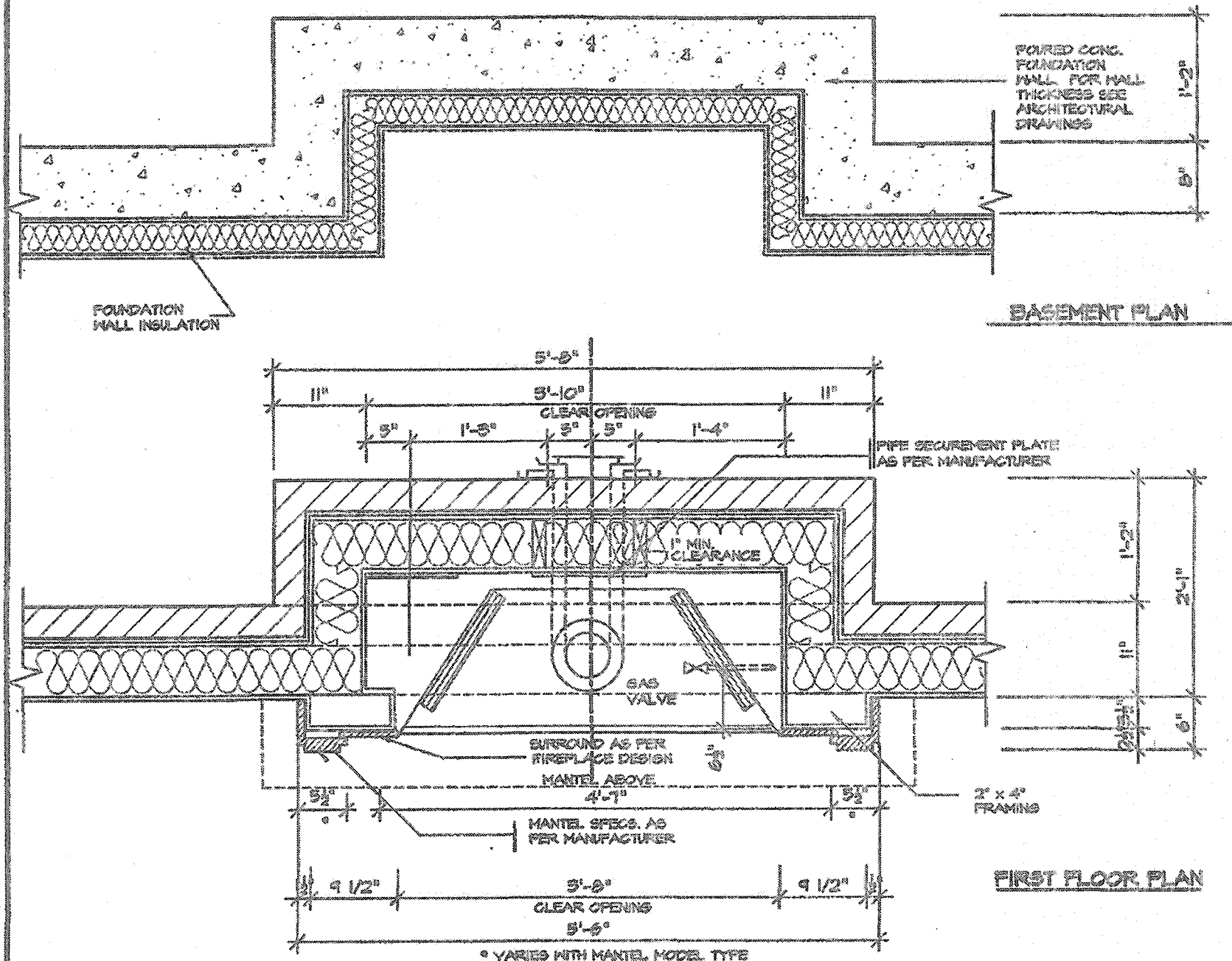
These drawings and/or specifications have been reviewed by

APR 12 2021

DATE

**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><b>QUALIFICATION INFORMATION</b></p> <p>Required unless design is a copy under Division C, Subsection 2.2.5 of the building code</p> <p>VICAS CAJAR 28770</p> <p>NAME SIGNATURE BCIN</p> | <p>REGION DESIGN INC.</p> <p>6700 DUFFERIN ST.</p> <p>CHICAGO, ILL 60630</p> <p>LEV 430</p> <p>P (416) 733-4005</p> <p>F (905) 660-0746</p> | <p>SHEET TITLE</p> <p><b>VENT FIREPLACE DIRECT</b></p> <p>SCALE</p> <p>3/4"=1'-0"</p> <p>DATE</p> <p>JULY 2018</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>PAGE NO.</p> <p>7</p> | <p>PROJECT NAME</p> <p><b>RUSSELL GARDENS III</b></p> |
| 4.                   |               |                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                             |                                                                                                                    |                                                                                                                                                                                             |                                                       |
| 3.                   |               |                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                             |                                                                                                                    |                                                                                                                                                                                             |                                                       |
| 2.                   |               |                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                             |                                                                                                                    |                                                                                                                                                                                             |                                                       |
| 1. ISSUED FOR PERMIT | JULY 30, 2018 |                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                             |                                                                                                                    |                                                                                                                                                                                             |                                                       |
| REVISIONS            |               |                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                             |                                                                                                                    |                                                                                                                                                                                             |                                                       |



**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.

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

4.0 THE MANTLE ILLUSTRATED IS THE S-2 SB AS SUPPLIED BY GREATER TORONTO FIREPLACE.

INSULATION DOWN WITHIN JOIST AND OPTION ABOVE FINISH SLAB WITH MOISTURE BARRIER BARRIER SEALED AT TOP & BOTTOM

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

**APR 12 2021**

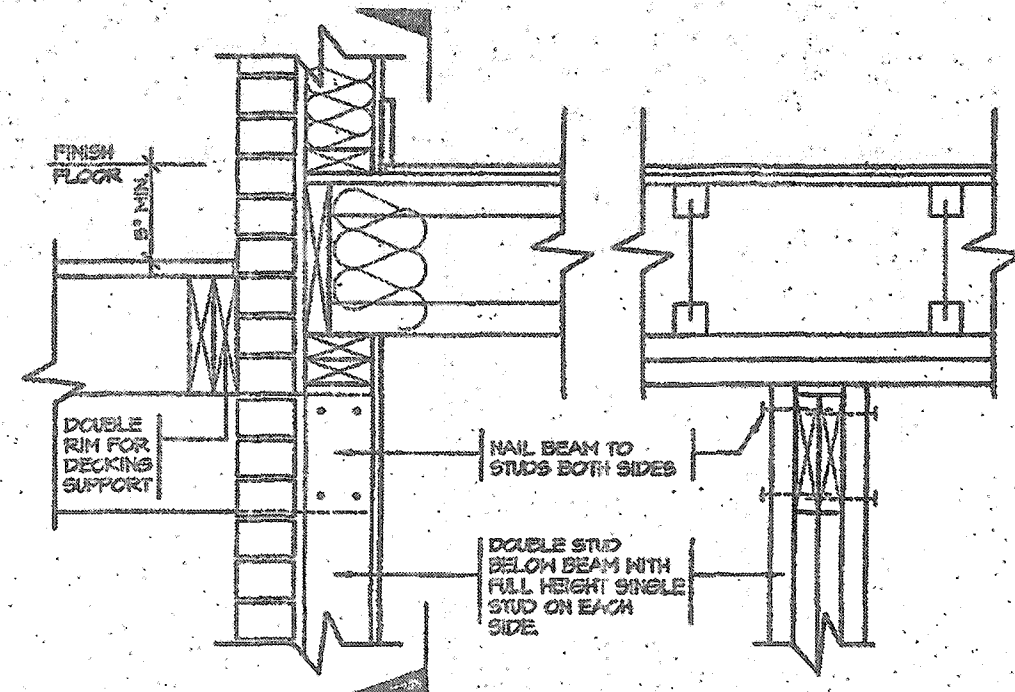
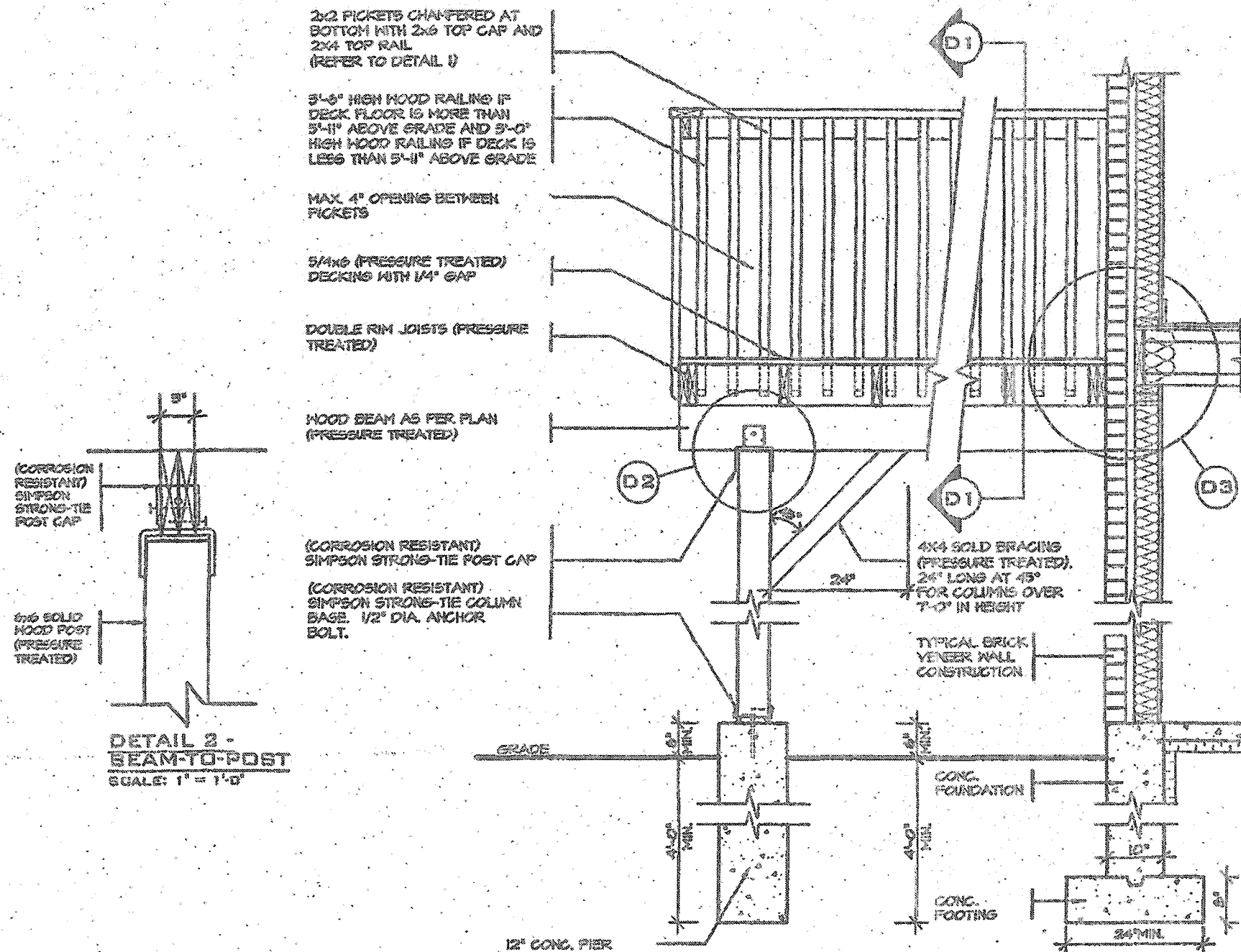
DATE

FOR CHIEF BUILDING OFFICIAL

**2012 CODE COMPLIANCE PACKAGE "A1"**

|                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                          |                                                                                                                    |                                                                                                                                                                                                      |                                                                                |
|---------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| <p>5.</p> <p>4.</p> <p>3.</p> <p>2.</p> <p>1. ISSUED FOR PERMIT JUL 30, 2018</p> <p>REVISIONS</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 GAJAR<br/>NAME SIGNATURE</p> <p>28770<br/>BCIN</p> | <p>REGION DESIGN INC.</p> <p>8700 BURNHAM ST.</p> <p>CONCORD, ONTARIO</p> <p>L4K 4B6</p> <p>P (416) 736-4006</p> <p>F (905) 660-0746</p> | <p>SHEET TITLE</p> <p><b>VENT FIREPLACE DIRECT</b></p> <p>SCALE</p> <p>3/4"=1'-0"</p> <p>DATE</p> <p>JULY 2018</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>PAGE No.</p> <p><b>7-2</b></p> | <p><b>Greenpark.</b></p> <p>PROJECT NAME</p> <p><b>RUSSELL GARDENS III</b></p> |
|---------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|





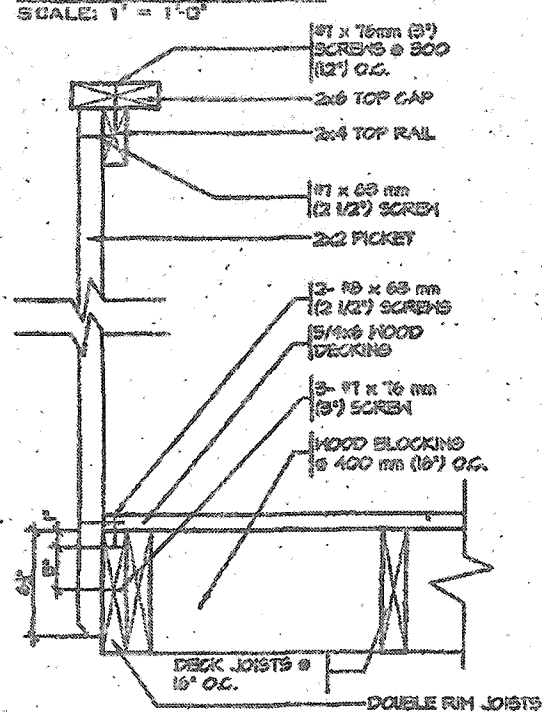
**DECK SECTION WITH BRICK VENEER**  
SCALE: 1/2" = 1'-0"

CITY OF HAMILTON  
Building Division  
Permit No. **21-107138**  
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  
**TAS** **APR 12 2021**  
FOR CHIEF BUILDING OFFICIAL DATE

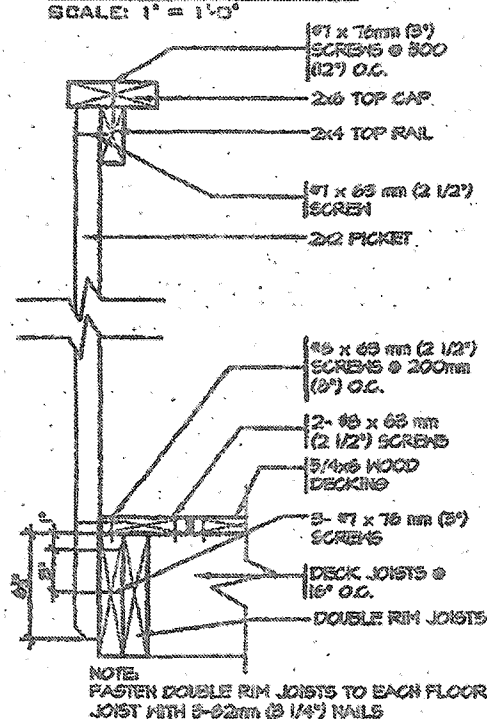
**DETAIL 1**

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

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



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

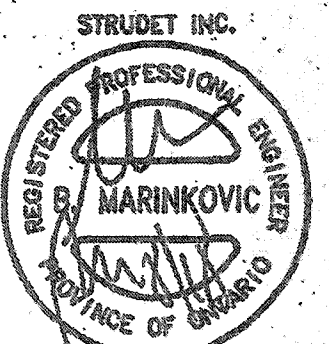


**GENERAL NOTES**

1. THE DECK HAS BEEN DESIGNED TO SAFELY SUPPORT A SUPERIMPOSED LOAD OF 1.1KPa (40psf)
2. ALL NAILS AND SCREWS TO BE GALVANIZED
3. WOOD FOR CANTILEVERED PICKETS PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES
4. CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 20MPa AT 28 DAYS AND 5-8% AIR ENTRAINMENT
5. FOOTING TO BE PLACED ON UNDISTURBED SOIL WITH MIN. BEARING PRESSURE OF 150KPa (3500psf)

MAR 08 2018

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



|           |                             |          |
|-----------|-----------------------------|----------|
| 5.        |                             |          |
| 4.        |                             |          |
| 3.        |                             |          |
| 2.        |                             |          |
| 1.        | REVISED FOR RUSSELL GARDENS | MAR 2018 |
| REVISIONS |                             |          |

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VIKAS GAJAR  
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SIGNATURE  
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REGION DESIGN INC.  
8700 DUFFERIN ST.  
CONCORD, ONTARIO  
L4K 4S6  
P (416) 735-4895  
F (905) 660-0740

**REGION DESIGN INC.**

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

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

**Greenpark**  
PROJECT NAME  
RUSSELL GARDENS III





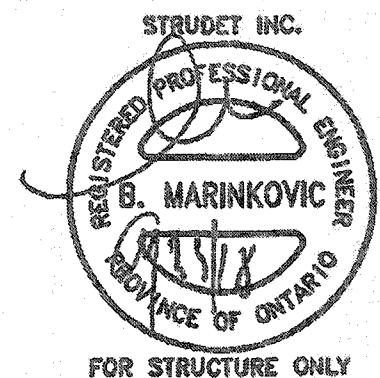
August 1, 2010 9:28:44 AM INSTANDARD DETAIL SPEC RMT SET 02171V1 PACKAGE (MINISALE) 10 - BEAM CONNECTORS PACKAGE AND 10



THESE DRAWINGS AND/OR SPECIFICATIONS HAVE BEEN REVIEWED BY

 APR 12 2021

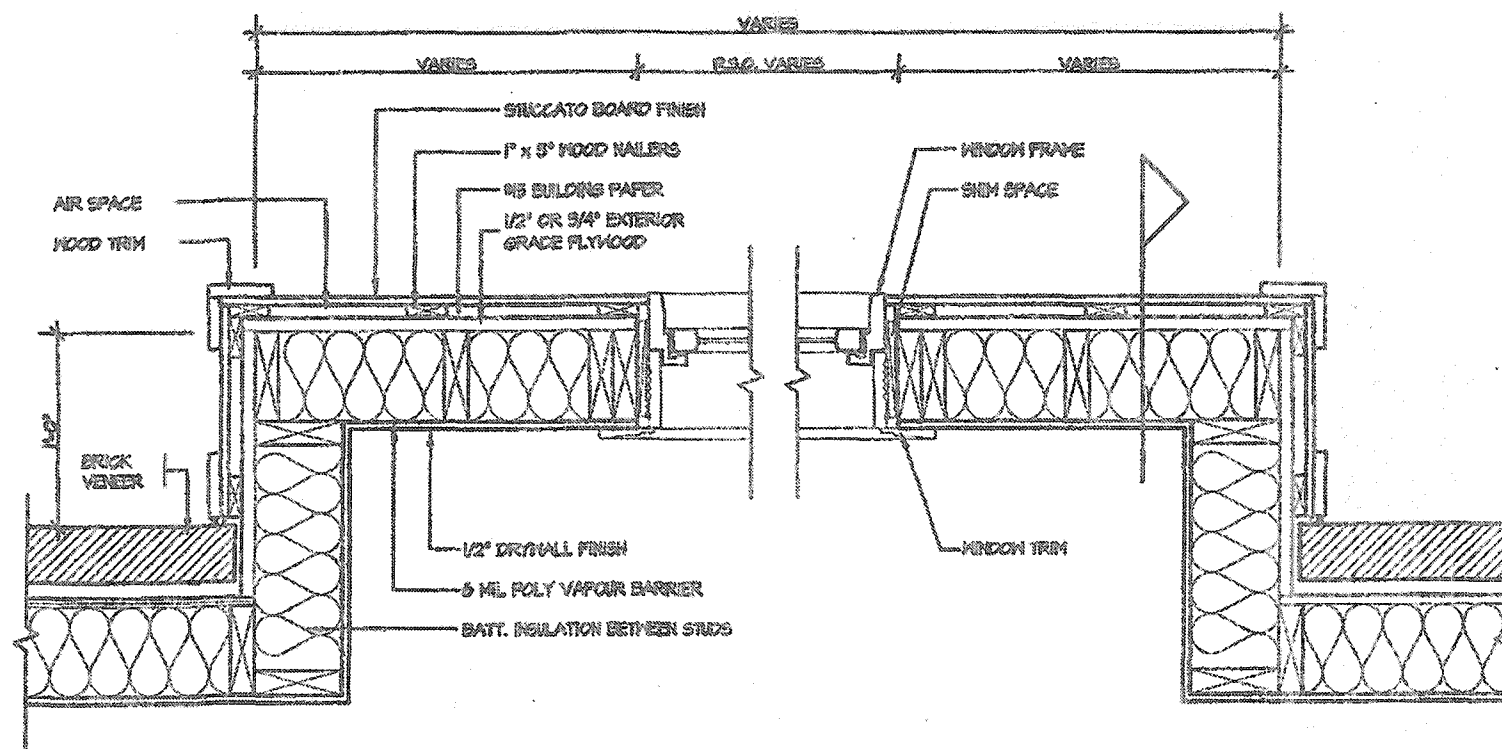
FOR CHIEF BUILDING OFFICIAL DATE



FOR STRUCTURE ONLY

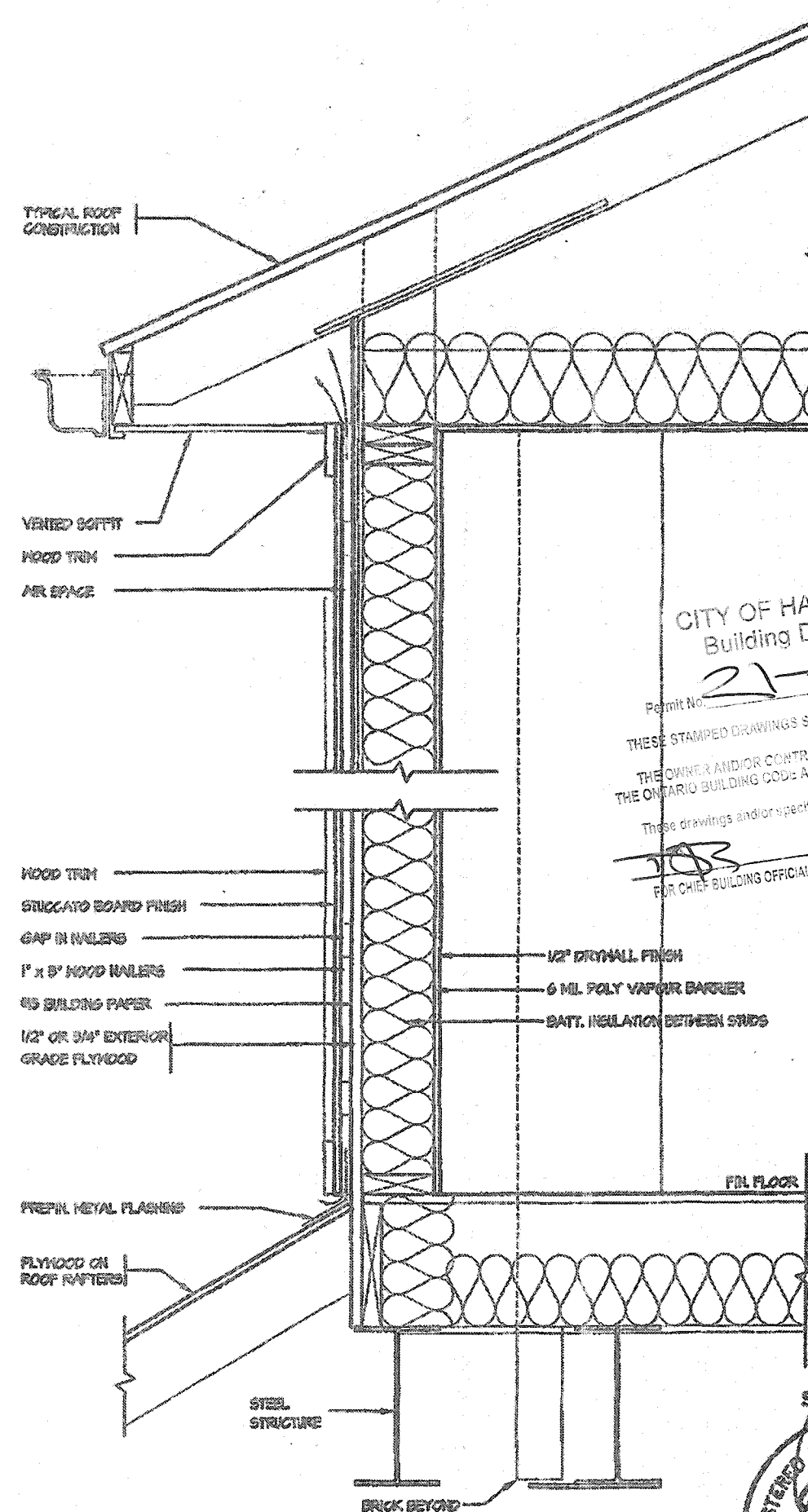
**2012 CODE  
COMPLIANCE PACKAGE "A1"**

|                  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                           |                                  |                      |                                                    |                                                                                                                                                                    |                                                                                       |            |          |                  |                                                       |
|------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------------------|----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|------------|----------|------------------|-------------------------------------------------------|
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| 4.               |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                           |                                  | SCALE                |                                                    |                                                                                                                                                                    |                                                                                       | 3/4"=1'-0" | PAGE No. | <p><b>11</b></p> | <p>PROJECT NAME</p> <p><b>RUSSELL GARDENS III</b></p> |
| 3.               |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                           |                                  | DATE                 |                                                    |                                                                                                                                                                    |                                                                                       | JULY 2018  |          |                  |                                                       |
| 2.               |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                           |                                  | 1. ISSUED FOR PERMIT | JUL 30, 2018                                       |                                                                                                                                                                    |                                                                                       |            |          |                  |                                                       |
| <p>REVISIONS</p> |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                           |                                  |                      |                                                    |                                                                                                                                                                    |                                                                                       |            |          |                  |                                                       |



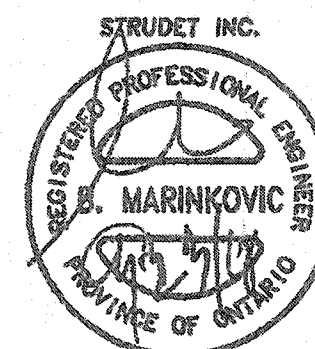
PLAN VIEW

STUCCATO BOARD FINISH CLADDING (OBC 9.21)



CROSS SECTION

CITY OF HAMILTON  
Building Division  
Permit No. **21-107138**  
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  
**APR 12 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.<br>8700 DUFFERIN ST.<br>CONCORD, ONTARIO<br>L4K 4S5<br>P (416) 738-4286<br>F (604) 660-0746 | <b>REGION DESIGN INC.</b> | SHEET TITLE<br><b>STUCCATO BOARD FINISH CLADDING</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. | <b>Greenpark.</b>                          |
| 4.        |                   |              | QUALIFICATION INFORMATION<br>Required unless design is exempt under Division C, Subsection 3.2.5 of the building code                                                               |                                                                                                                |                           | SCALE<br><b>1/2"=1'-0"</b>                           | PAGE No.<br><b>12</b>                                                                                                                                       | PROJECT NAME<br><b>RUSSELL GARDENS III</b> |
| 3.        |                   |              |                                                                                                                                                                                     |                                                                                                                |                           | DATE<br><b>JULY 2018</b>                             |                                                                                                                                                             |                                            |
| 2.        |                   |              |                                                                                                                                                                                     |                                                                                                                |                           |                                                      |                                                                                                                                                             |                                            |
| 1.        | ISSUED FOR PERMIT | JUL 30, 2018 | VIKAS GAJJAR<br>NAME<br>SIGNATURE<br>28770<br>BCIN                                                                                                                                  |                                                                                                                |                           |                                                      |                                                                                                                                                             |                                            |
| REVISIONS |                   |              |                                                                                                                                                                                     |                                                                                                                |                           |                                                      |                                                                                                                                                             |                                            |



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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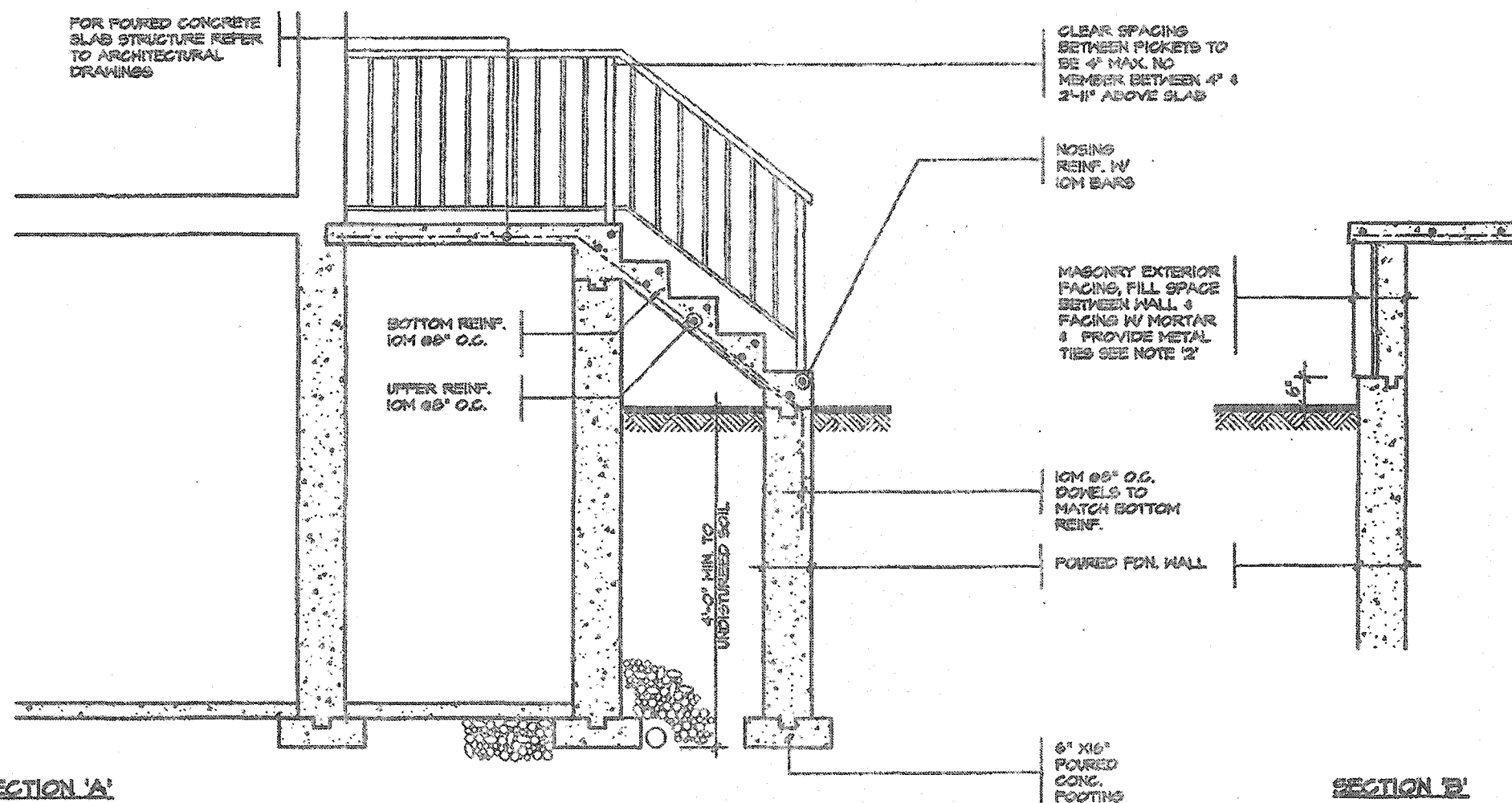


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| 4.                      |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                           |                                                                     |                                                                                                                                                                    |                                                                                              |
| 3.                      |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                           |                                                                     |                                                                                                                                                                    |                                                                                              |
| 2.                      |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                           |                                                                     |                                                                                                                                                                    |                                                                                              |
| 1. ISSUED FOR PERMIT    | JUL 30, 2015 |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                           |                                                                     |                                                                                                                                                                    |                                                                                              |
| <p><b>REVISIONS</b></p> |              | <p>VIKAS GAJJAR  28770</p> <p>NAME SIGNATURE BCIN</p>                                                                                                                                                                                                                                                                                                                      | <p>SCALE N.T.S.</p> <p>DATE JULY 2018</p> | <p>PAGE No. 13</p>                                                  | <p>PROJECT NAME<br/>RUSSELL GARDENS III</p>                                                                                                                        |                                                                                              |

## FOUNDATION PLAN

FOR POURED CONCRETE  
SLAB STRUCTURE REFER  
TO ARCHITECTURAL  
DRAWINGS

### GROUND FLOOR PLAN



**NOTE: FOR MORE THAN 2 RISERS**

### GENERAL NOTES

1. 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. GUARDS  
ARE REQUIRED AROUND CONCRETE SLAB  
IF MORE THAN 2'-0" ABOVE GRADE & ON  
BOTH SIDES OF STAIRS CONTAINING MORE  
THAN 6 RISERS. MINIMUM 31" HIGH FOR  
STAIRS MINIMUM 33" HIGH FOR FORCES  
UP TO 5'-11" ABOVE GRADE. MINIMUM 42"  
HIGH FOR GREATER HTS.
4. HANDRAIL  
ARE REQUIRED WHERE STEPS HAVE MORE  
THAN 3 RISERS. HANDRAIL HEIGHT 31" -  
36".
5. FOUNDATION WALLS  
THICKNESS OF FOUNDATION WALLS IS  
DETERMINED 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  
4050 PSI (32MPa) IN 28-DAY AIR  
ENTRAINED MINIMUM CONCRETE SLAB  
THICKNESS 5"
7. CONCRETE COVER  
PROVIDE MINIMUM 3/4" CLEAR CONCRETE  
COVER TO REINFORCING BARS

CITY OF HAMILTON  
Building Division

Building Dept.  
21-107138  
Permit No. \_\_\_\_\_  
COPIES AVAILABLE ON SITE

Permit No. 21

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Plans and/or specifications have been reviewed by

APR 12 2004

THE ONTARIO BUILDING CODE AND ALL  
These drawings and/or specifications have been reviewed by  
**APR 12 2021**

FOR CHIEF BUILDING OFFICIAL

**STRUDET INC.**

A circular professional engineer seal for the Province of Ontario. The outer ring contains the text "REGISTERED PROFESSIONAL ENGINEER" at the top and "PROVINCE OF ONTARIO" at the bottom. In the center, the name "B. MARINKOVIC" is printed. The seal is crossed out with a large, handwritten "X".

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2012 CODE

COMPLIANCE PACKAGE "A1"

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| 4.        |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                            |                                  | <p>SCALE</p> <p><b>3/8"=1'-0"</b></p>                   | <p>PAGE No.</p> <p><b>14</b></p>                                                                                                                                   |                                                                                                                                             |
| 3.        |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                            |                                  | <p>DATE</p> <p><b>JULY 2015</b></p>                     |                                                                                                                                                                    |                                                                                                                                             |
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| 1.        | ISSUED FOR PERMIT |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                            |                                  | JUL 30, 2016                                            |                                                                                                                                                                    |                                                                                                                                             |
| REVISIONS |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                            |                                  |                                                         |                                                                                                                                                                    |                                                                                                                                             |