

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

1 ROOF CONSTRUCTION (SEE OBC 9.19.)
NO. 210 (10.25kg/m²) ASPHALT SHINGLES, 10mm (3/8")
PLYWOOD SHEATHING WITH 1" CLIPS, APPROVED WOOD
TRUSSES @600mm (24") o.c. MAX. APPROVED EAVE
PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF
ROOF AND MIN. 500mm (12") BEYOND INNER FACE OF
EXTERIOR WALL, 30x39 (2"x4") TRUSS BRACING @ 1830mm
(6'-0") o.c. AT BOTTOM CHORD, PREFIN. ALUM.
EAVESTROUGH, FASCIA, RAIL & VENTED SOFFIT. PROVIDE
ICE & WATER SHIELD TO ALL ROOF / WALL SURFACES
SUSCEPTIBLE TO DAMMING. ROOF SHEATHING TO BE
FASTENED 150 (6") o.c. ALONG EDGES & INTERMEDIATE
SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406
(16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING
AREA WITH 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 3.81 (R22) INSULATION AND APPROVED
VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER,
13mm (1/2") INT. DRYWALL FINISH.

3 BRICK VENEER CONSTRUCTION (2"x6")
90mm (4") FACE BRICK 25mm (1") AIR SPACE,
22x120x0.75mm (1/8"x1"x0.03") GALV. METAL TIES @
400mm (16") o.c. HORIZONTAL 800mm (24") o.c. VERTICAL
APPROVED SHEATHING PAPER, 1/16" O.S.B. EXTERIOR
SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x140
(2"x6") STUDS @ 400mm (16") o.c. UNAPPROVED DIAGONAL
WALL BRACING, RSI 3.81 (R22) INSUL. APPROVED VAPOUR
BARRIER AND APPROVED CONT. AIR BARRIER, 13mm (1/2")
INT. DRYWALL FINISH. PROVIDE KNEE HOLES @ 800mm
(32") o.c. BOTTOM COURSE AND OVER OPENINGS.
PROVIDE BASE
FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER.

3A STUCCO WALL CONSTRUCTION (2"x6")
STUCCO CLADDING SYSTEM CONFORMING TO OBC 9.21.11.2)
& 4.2B 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
3.81 (R22) INSUL. APPROVED VAPOUR BARRIER AND
APPROVED CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL
FINISH. STUCCO TO BE MIN. 200mm (8") ABOVE FINISH
GRADE.

4 INTERIOR STUD PARTITIONS
(SEE OBC 9.23.10.6, 9.23.11.1)
BEARING PARTITION 38x24 (2"x4") @ 400mm (16") o.c.
FOR 2 STOREYS AND 500mm (12") o.c. FOR 3 STOREYS.
NON-BEARING PARTITIONS 38x24 (2"x4") @ 600mm (24")
o.c. PROVIDE 38x24 (2"x4") BOTTOM PLATE AND
25x39 (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. 480x155 (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 (114 psi) OR GREATER.

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

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

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

9 ROOF INSULATION (SEE SB12-2.1.1.2.A & 2.1.1.7)
RSI 10.51 (R60) ROOF INSULATION AND APPROVED
VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR
APPROVED EQUAL.

10 ALL STAIRS/EXTERIOR STAIRS (SEE OBC 9.6.1)
MAX. RISE = 200 (7-7/8")
MIN. RUN = 210 (8-1/4")
MIN. TREAD = 225 (8-7/8")
MAX. NOSING = 25 (1")
MIN. HEADROOM = 1950 (6'-5")
RAIL @ LANDING = 400 (2'-11")
RAIL @ STAIR = 365 (2'-10") TO 455 (5'-2")
MIN. STAIR WIDTH = 860 (2'-10")
FOR CURVED STAIRS
MIN. AVG. RUN = 200 (8")
MIN. RUN = 150 (6")

11 RAILING (SEE OBC 9.8.8.)
FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm
(4") BETWEEN PICKETS.
INTERIOR GUARDS = 900mm (2'-11") MIN.
EXTERIOR GUARDS = 1010mm (3'-6") MIN.

12 SILL PLATE (SEE OBC 9.23.6 & 9.23.7.)
38x24 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR
BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO
CONC. @ 2400mm (1'-10") o.c. CAULKING OR 25 (1") MIN.
MINERAL WOOL BETWEEN PLATE AND TOP OF FDN. WALL.
USE MORTAR TO LEVEL SILL PLATE WHEN REQUIRED.

13 BASEMENT INSULATION (SEE OBC 12.3.)
FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE
INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO
NOT MORE THAN 152mm (6") ABOVE THE FINISHED FLOOR
OF THE BASEMENT AND NOT LESS THAN 50mm (2") TO THE
SLAB.
FOUNDATION WALL INSULATION SHALL BE MINIMUM RSI
3.52 (R20) BLANKET INSULATION, APPROVED VAPOUR
BARRIER, DAMPROOFING WELDS, PAPER BETWEEN THE
FDN. AND INSUL.

14 BASEMENT BEARING STUD PARTITION
(SEE OBC 9.23.10.1)
38x24 (2"x4") STUDS @ 400mm (16") o.c. 38x24 (2"x4") SILL
PLATE ON DAMPROOFING MATERIAL, 13mm (1/2") DIA.
ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm
(4") INTO CONC. @ 2400mm (1'-10") o.c. (4") HIGH CONC.
CURB ON 30x35 (12"x6") CONC. FOOTING. ADD HORIZ.
BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

15 STEEL BASEMENT COLUMN (SEE OBC 9.17.3.)
90mm (3-1/2") DIA. x 4.75mm (185) STL. COL. WITH
150x150x4.5mm (6"x6"x3/8") STL. TOP & BOTTOM PLATE.

15A STEEL COLUMN (SEE OBC 9.17.3.)
90mm (3-1/2") DIA. x 4.75mm (185) STL. COLUMN WITH
100x100x6.4mm (4"x4"x1/4") STEEL TOP & BOTTOM PLATE.
FIELD WELD BOTTOM PLATE TO 250x100x12.5mm
(10"x4"x1/2") BASE PLATE C/W 2-13mm (1/2") DIA. x 500mm
(12") LONG x 50mm (2") HOOK 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))
4:38 (15x2") CONTINUOUS WOOD STRAPPING BOTH SIDES
OF STEEL BEAM.

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

19 INTERIOR GARAGE WALLS & CEILING
(SEE OBC 9.10.9.1.)
13mm (1/2") GYPSUM BOARD ON WALL AND CEILING
BETWEEN HOUSE AND GARAGE, RSI 3.81 (R22) IN WALLS,
RSI 5.46 (R31) IN CEILING. TAPE AND SEAL ALL JOINTS
GAS TIGHT.

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

21 EXTERIOR STEP
(SEE OBC 9.8.9.2, 9.8.9.3 & 9.8.10.)
PRECAST CONCRETE STEP OR IND. STEP WHERE NOT
EXPOSED TO WEATHER MAX. RISE 200mm (7-7/8")
MINIMUM TREAD 230mm (9-1/2")

22 DRYER VENT (SEE OBC 6.2.3.8.(1))
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 845x100 (22"x25") WITH
WEATHERSTRIPPING, RSI 5.46 (R31) RIGID INSULATION
BACKING.

24 FIREPLACE CHIMNEYS (OBC 9.21.1)
TOP OF FIREPLACE CHIMNEY SHALL BE 45mm (3'-0")
ABOVE THE HIGHEST POINT AT WHICH IT COMES IN
CONTACT WITH THE ROOF AND 60mm (2'-0") ABOVE THE
ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3000mm
(10'-0") FROM THE CHIMNEY.

25 LINEN CLOSET
4 SHELVES MIN. 350mm (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 (10"x10"x5/8") STL. PLATE FOR STL BEAMS
AND 250x250x12 (10"x10"x1/2") STL. PLATE FOR WOOD
BEAMS BEARING ON CONC. BLOCK PARTYWALL,
ANCHORED W/ 2-13mm (1/2") x 200mm (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.)
5-38x140 (3'-2"x6") BUILT-UP POST ON METAL BASE SHOE
ANCHORED TO CONC. WITH 12.7 (1/2") DIA. BOLT ON
406x106x203 (16"x6"x8") CONC. FOOTING.

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

31 SLAB ON GRADE (SEE OBC 9.16.1)
100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR
ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL
WITH COMPACTED SUB-BASE OR COMPACTED NATIVE
FILL, REINFORCED W/ 6-6x12.5mm (1/2"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
500mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE.
REFER TO GAS UTILIZATION CODE

34 JOIST STRAPPING & BRIDGING (SEE OBC 23.9.4.)
ALL FLOOR JOISTS TO BE BRIDGED WITH 38x38 (2"x2")
CROSS 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. 13mm (5") BEARING ON FDN. WALLS.
PROVIDE (4x1) 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 6"
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))
FOR MAX. 2240mm (7'-4") SPAN, 38x24 (2"x4") RAFTERS
@400mm (16") o.c. FOR MAX. 3380mm (11'-1") SPAN,
38x140 (2"x6") RAFTERS @400mm (16") o.c. RIDGE
BOARD TO BE 51mm (2") DEEPER, 38x24 (2"x4") COLLAR
TIES AT MIDSPAN. CEILING JOISTS TO BE 38x24 (2"x4")
@400mm (16") o.c. FOR MAX. 2230mm (7'-3") SPAN &
38x140 (2"x6") @ 400 (16") o.c. FOR MAX. 4430mm (14'-7")
SPAN, RAFTERS FOR BUILT-UP ROOF TO BE 38x24 (2"x4")
@600mm (24") o.c. WITH A 38x24 (2"x4") CENTER POST TO
THE TRUSS BELOW, LATERALLY BRACED @1800mm (6'-0")
o.c. VERTICALLY.

39 TWO STOREY VOLUME SPACES
FOR A MAXIMUM 5410mm (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. 1/8" 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.

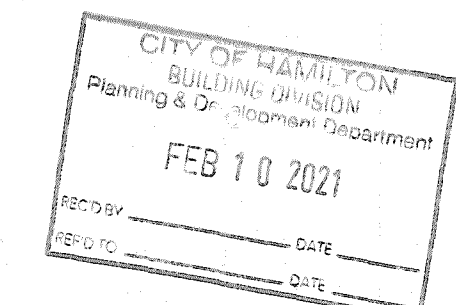
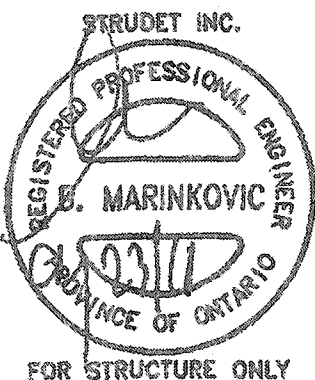
41 PARTYWALLS
TYPICAL HOUR RATED PARTYWALL. REFER TO DETAILS
FOR TYPE AND SPECIFICATIONS.

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.
(9.10.13.3).

44 CARBON MONOXIDE ALARM (OBC 9.33.4.)
WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A
DWELLING UNIT, A CARBON MONOXIDE DETECTOR
CONFORMING TO CAN/CSA-6.19, CSA 6.19 OR UL2034
SHALL BE INSTALLED ADJACENT TO EACH SLEEPING
AREA. CARBON MONOXIDE DETECTOR(S) SHALL BE
PERMANENTLY WIRED SO THAT IT IS ACTIVATION WILL
ACTIVATE ALL CARBON MONOXIDE DETECTORS AND BE
EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN
BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED

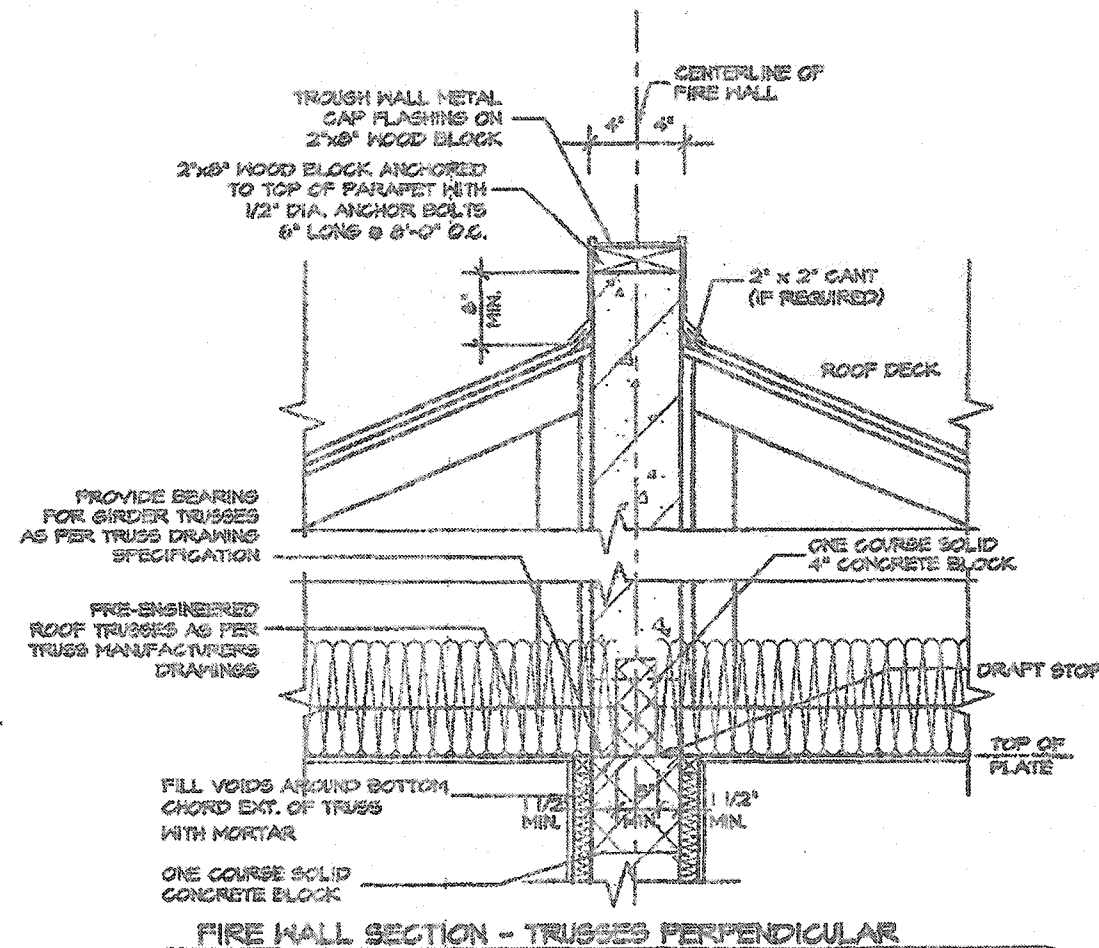
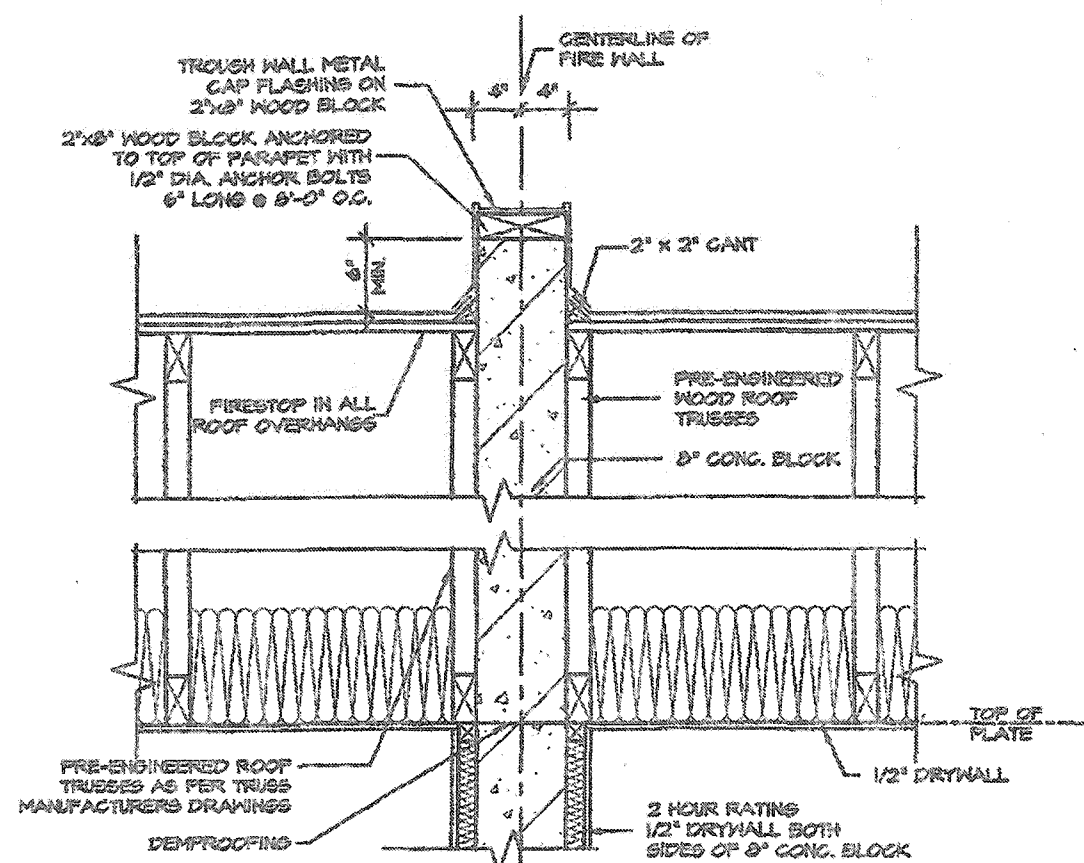
45 SOIL GAS CONTROL (OBC 9.13.4.)
PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL
GAS INTO THE BUILDING AS REQUIRED.



2012 CODE
COMPLIANCE PACKAGE "A1"

5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 2.2.5 of the building code. VIKAS GAJJAR NAME 28770 SIGNATURE BCIN	REGION DESIGN INC. 8709 DUFFERIN ST. CONCORD, ONT L9C 4S6 P (416) 736-4406 F (905) 680-0746	SHEET NO. GENERAL NOTES SCALE N.T.S. DATE JULY 2019	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. PAGE NO. 1	PROJECT NAME RUSSELL GARDENS III
4.						
3.						
2.						
1. ISSUED FOR PERMIT	JUL 30, 2019					
REVISIONS						

August 1 2018 4:44:47 PM 1810STANDARD METAL CLOSURE KIT 3 61202121M PACKAGE (MINI) END 152 - STANDARD NOTES PACKAGE AT QING

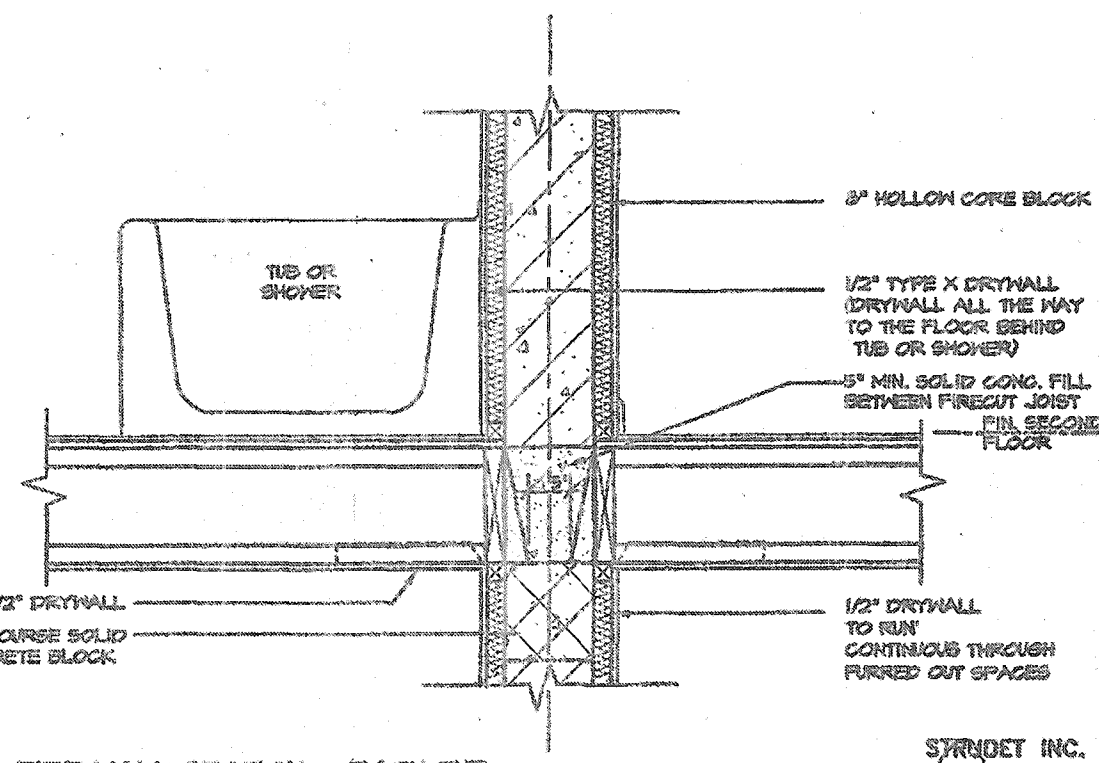
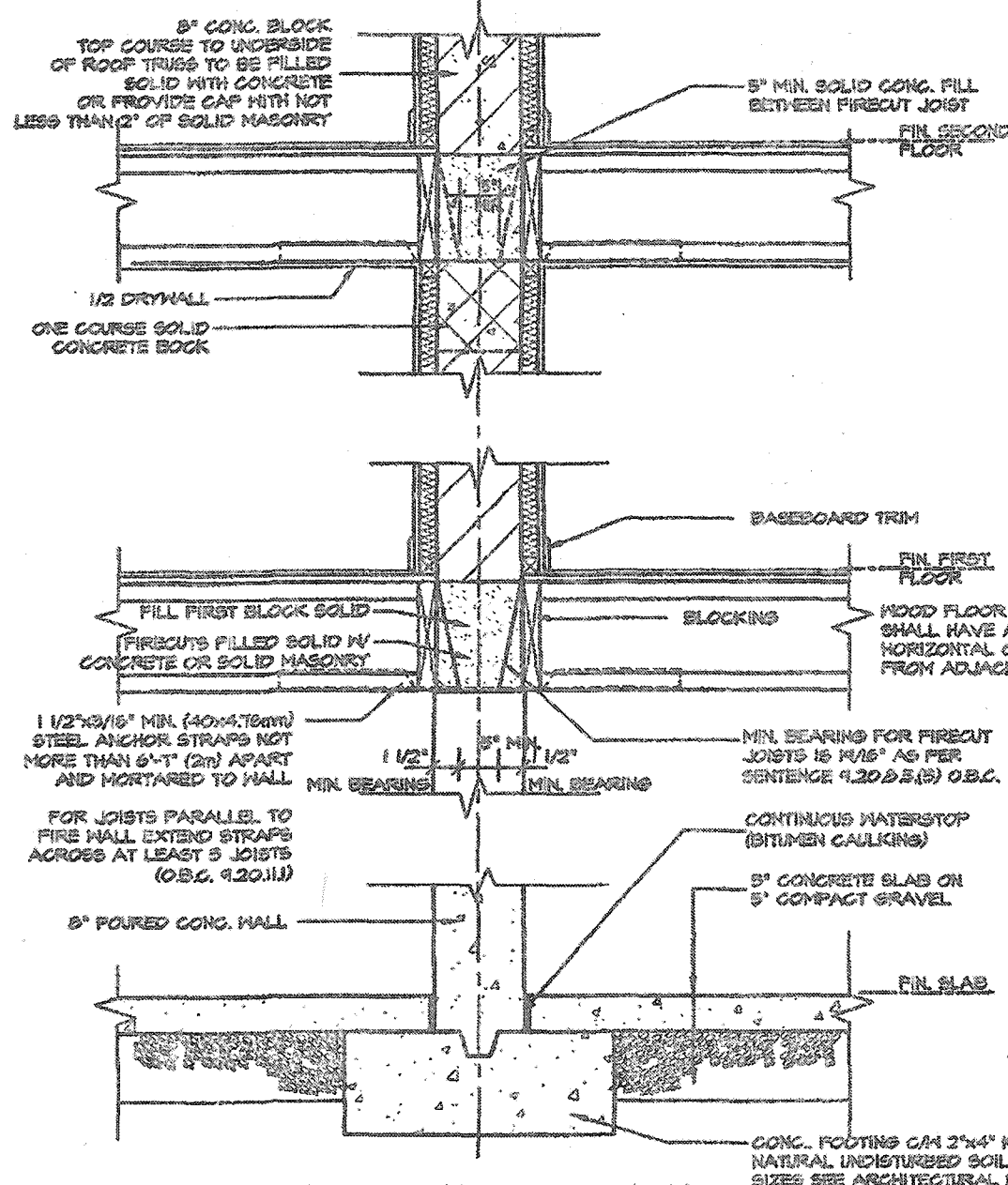


SOUND ABSORPTIVE
MATERIAL REQUIREMENTS
SOUND ABSORPTIVE
MATERIAL INCLUDES FIERE
PROCESSED FROM ROCK,
SLAG, GLASS OR CELLULOSE
FIERE. IT MUST FILL AT LEAST
40% OF THE CAVITY
THICKNESS FOR THE WALL TO
PROVIDE THE LISTED STC
VALUE.

SOUND TRANSMISSION RATING
MINIMUM REQUIRED S.T.C.
RATINGS OF 50 (O.B.C. DIV. 5
9.1.2.10))

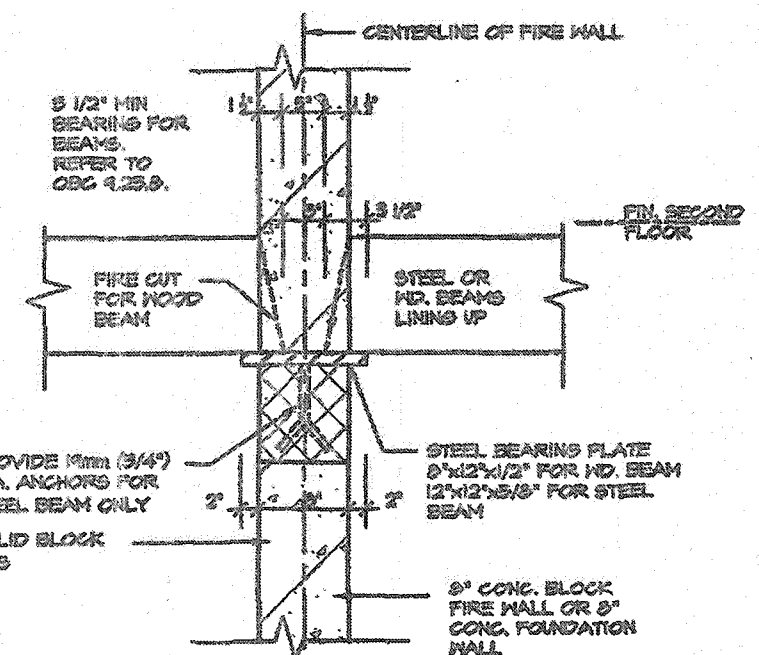
FIRE RESISTANCE RATING
FIRE RESISTANCE RATING
REQUIRED IS 2 HR. MIN.(AS
PER SENTENCE DIV. B 3.10.2
O.B.C.)

WALL TYPE
SEE SUPPLEMENTARY
STANDARDS GBS TABLE I.
(WALL NO. E6E) 8" (203MM)
CONCRETE BLOCK WALL WITH
1/2" x 1/2" STRAPPING & 1/2"
DRYWALL FILLED W/ SOUND
ABSORPTIVE MATERIAL EACH
SIDE (FOR 2N6(5C 5))



FIRE WALL SECTION • BATH TUB

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



STEEL BEARING PLATE DETAIL

STYNDT INC.

REGISTERED PROFESSIONAL ENGINEER
B MARINKOVIC
PROVINCE OF ONTARIO

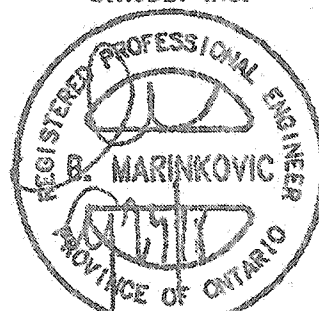
FOR STRUCTURE ONLY

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**2012 CODE
COMPLIANCE PACKAGE "A1"**

5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJAR  28770 NAME SIGNATURE ECIN	REGION DESIGN INC. 6700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S0 P (416) 736-4098 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE	FIRE WALL	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.			
4.					SCALE	3/4"=1'-0"			PAGE No. 3	PROJECT NAME RUSSELL GARDENS III
3.					DATE	JULY 2018				
2.										
1.	ISSUED FOR PERMIT				JUL 30, 2018					
REVISIONS										

STRUDET INC.



FOR STRUCTURE ONLY

30x64 (2"x4") STUDS @ 400 O.C. WITH 15.9mm (5/8") TYPE 'X' GYPSUM BOARD ONE LAYER ON EACH SIDE. SUPPLEMENTARY STANDARDS SEE TABLE 1, MID WALL ASSEMBLY.

SOUND ABSORPTIVE MATERIAL REQUIREMENTS
SOUND ABSORPTIVE MATERIAL INCLUDED FIBRE PROCESSED FROM ROCK, SLAB, SLABS OR CELLULOSE FIBRE. IT MUST FILL AT LEAST 40% OF THE CAVITY THICKNESS FOR THE WALL TO PROVIDE THE LISTED STC VALUE.

SOUND TRANSMISSION RATING
MINIMUM REQUIRED S.T.C. RATING OF 50 (O.B.C. DIV. 5 4.10.1.2.1)

WALL TYPE
SEE SUPPLEMENTARY STANDARDS SEE TABLE 1. WEA 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. 5 4.10.1.2.1) O.B.C.)

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

1" AIR SPACE

5/8" SUBFLOOR

FIN FIRST FLOOR

ENGINEERED FLOOR JOISTS W/WEADER

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

2"x4" SILL PLATE (MAX. 2 T2S P/P)

8" FOUNDED CONC. FOUNDATION WALL

FIN SLAB

5/8" DIA. STEEL COLUMN

2"x4" SFR. STUDS @ 16" O.C. STAGGERED

1 LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD

1/2" DRYWALL @ STUD CONCEALING STL. COL.

MIN. 1" SPACE BETWEEN MATERIALS

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

1 LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD

1/2" CONTINUOUS GYPSUM BOARD

CONT. ABSORPTIVE MATERIAL

1 LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD

1/2" DRYWALL @ STUD CONCEALING STL. COL.

MIN. 1" SPACE BETWEEN MATERIALS

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

1 LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD

1/2" CONTINUOUS GYPSUM BOARD

CONT. ABSORPTIVE MATERIAL

1 LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD

1/2" DRYWALL @ STUD CONCEALING STL. COL.

MIN. 1" SPACE BETWEEN MATERIALS

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

1 LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD

1/2" CONTINUOUS GYPSUM BOARD

CONT. ABSORPTIVE MATERIAL

1 LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD

1/2" DRYWALL @ STUD CONCEALING STL. COL.

MIN. 1" SPACE BETWEEN MATERIALS

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

ALL GYPSUM BOARD TO BE TIGHT-
FIR AGAINST ROOF SHEATHING
AND ROOF TRUSSES. MIDDLE
GYPSUM BOARD BETWEEN TWO
TRUSSES TO BE TIGHTLY
SCREENED TO BOTH TRUSSES.

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

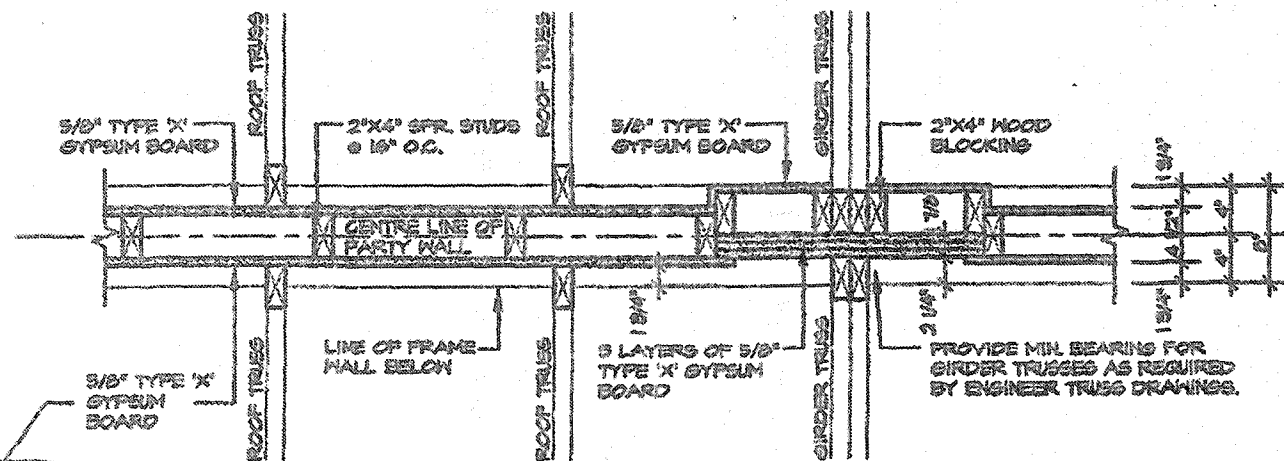
5/8" TYPE 'X' GYPSUM WALL
BOARD

TOP OF PLATE

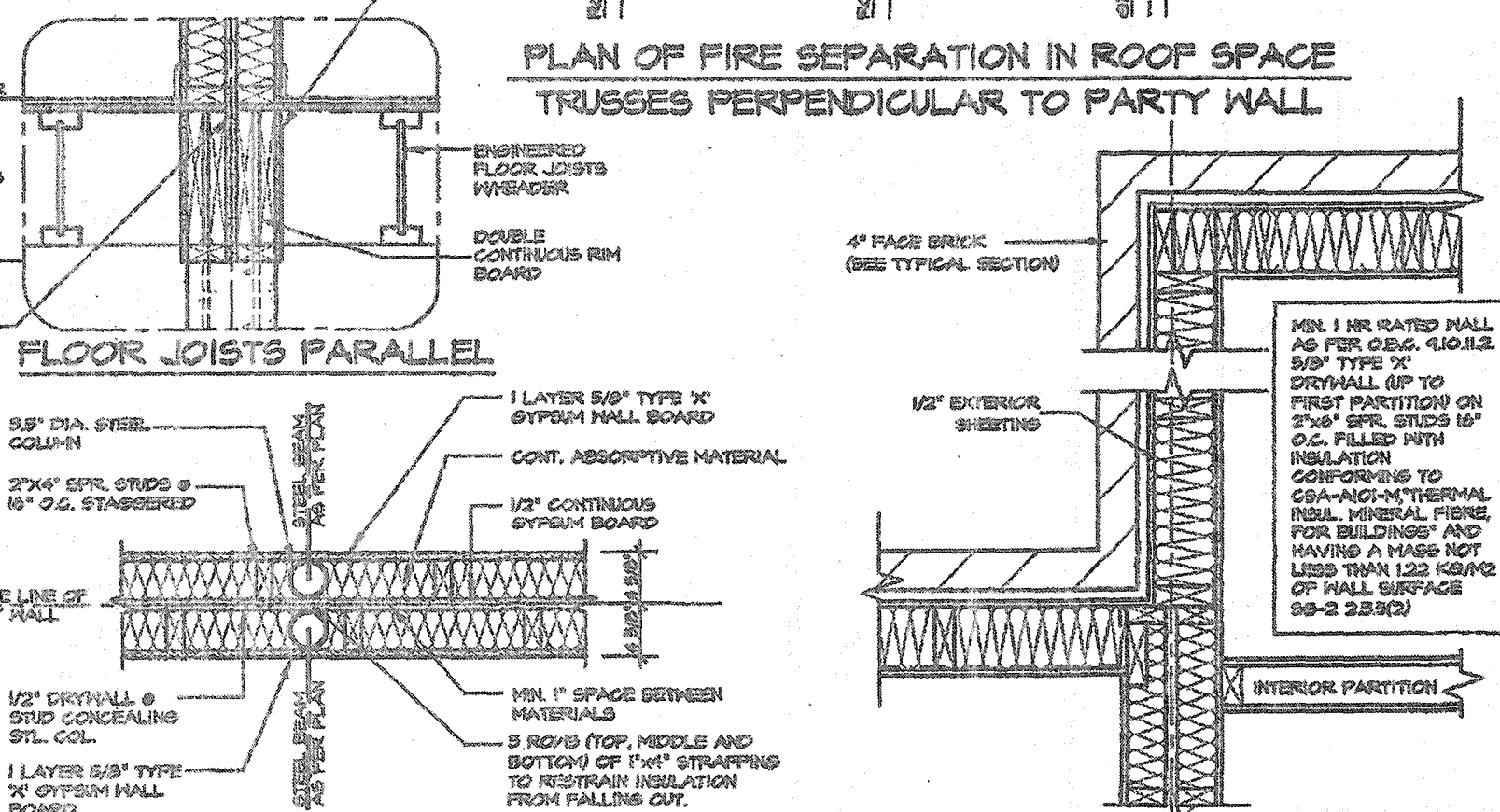
2 LAYERS OF 1/2" GYPSUM
WALL BOARD FOR
FIRE-STOPPING CONTINUOUS

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

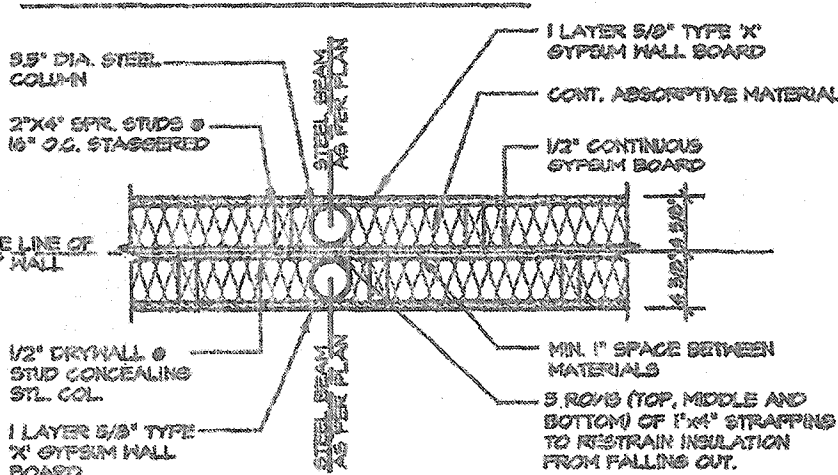
SECTION @ FIRE SEPARATION IN ROOF SPACE TRUSSES PARALLEL TO PARTY WALL



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



FLOOR JOISTS PARALLEL



PLAN OF PARTY WALL IN GARAGE

PARTY WALL PLAN SECTION

2012 CODE
COMPLIANCE PACKAGE "A1"

Greenpark.

PROJECT NAME
RUSSELL GARDENS III

TIGHTLY SEAL ANY GAPS
WITH MINERAL WOOL OR
NON-COMBUSTIBLE
MATERIAL, AS PER O.B.C.
4.10.1.2(2)

PROVIDE BEARING FOR
GIRDER TRUSSES AS
PER TRUSS DRAWING
SPECIFICATION

PRE-ENGINEERED ROOF
TRUSSES AS PER TRUSS
MANUFACTURERS
DRAWINGS

TOP OF PLATE

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

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 FOUNDED CONC.
WALL

8" FOUNDED CONC. WALL

CONTINUOUS BOND
BREAKING MATERIAL

5" CONC. SLAB ON 5" COMPACTED GRAVEL

FIN BASEMENT SLAB

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

WOOD FRAME PARTY WALL TRUSSES PERPENDICULAR TO PARTY WALL

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

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

VIKAS GAJAR
NAME

SIGNATURE

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BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S5
P (416) 735-4096
F (905) 880-0745

**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.

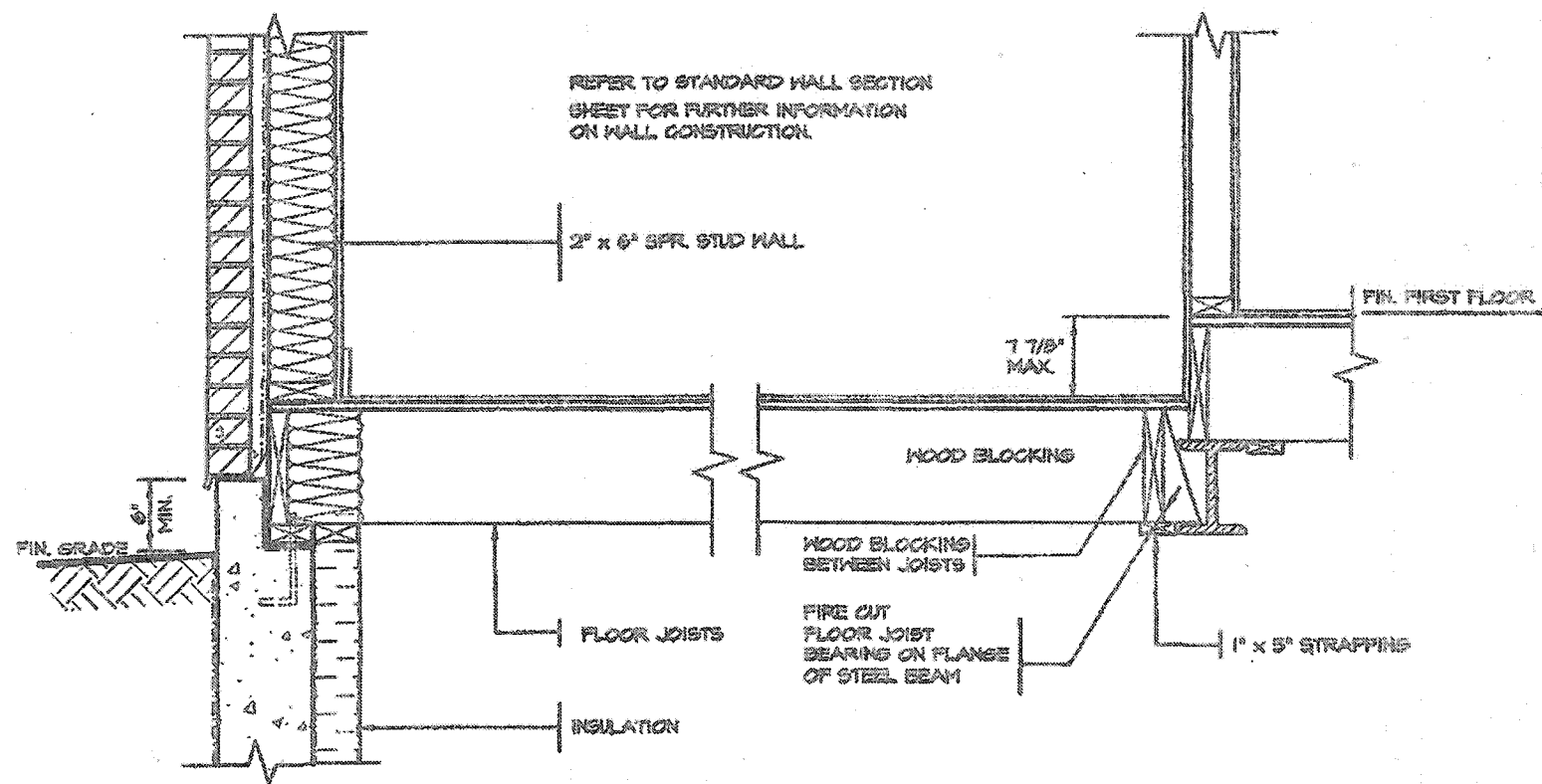
PAGE NO.

4

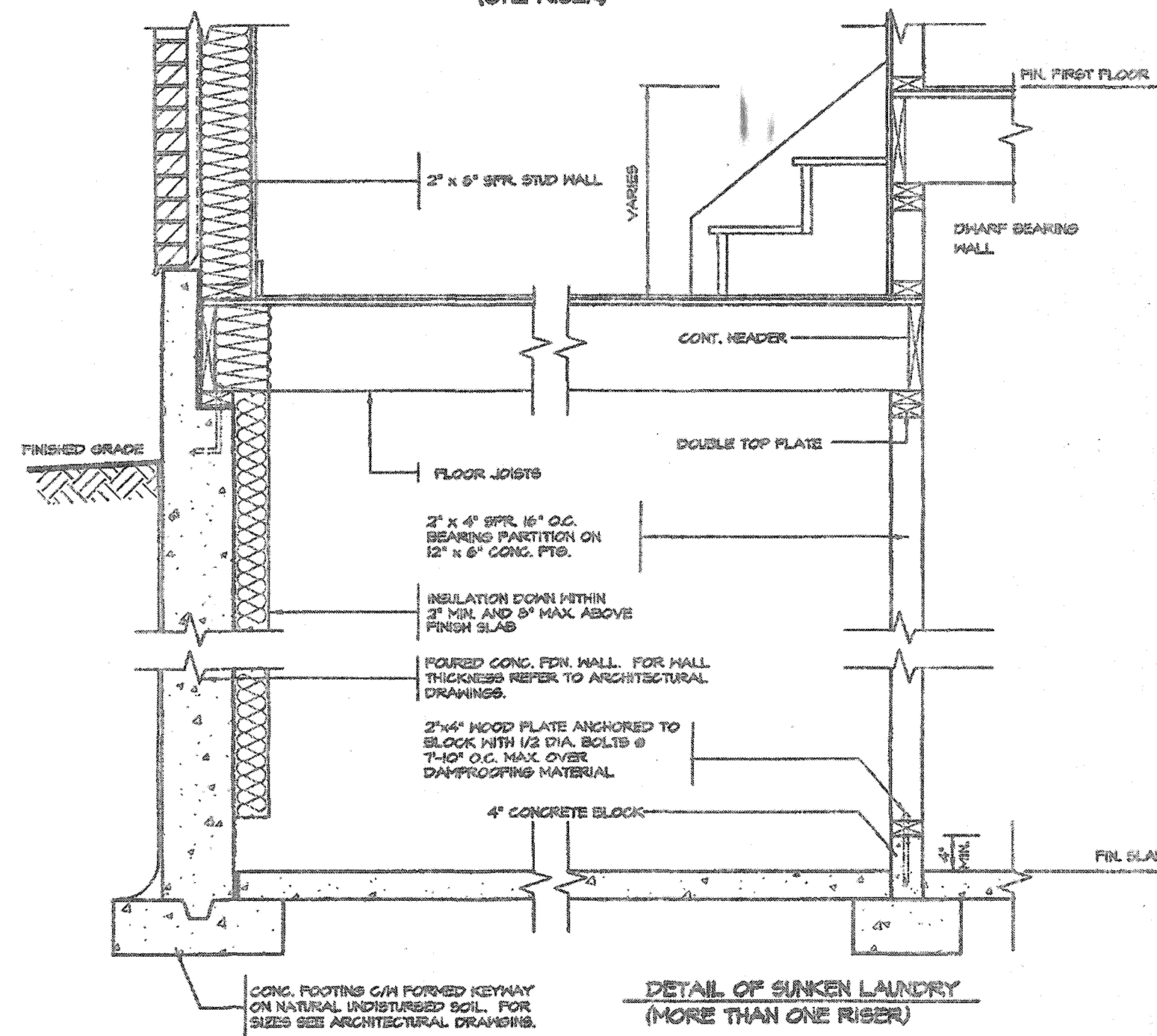
REVISIONS

JUL 30, 2018

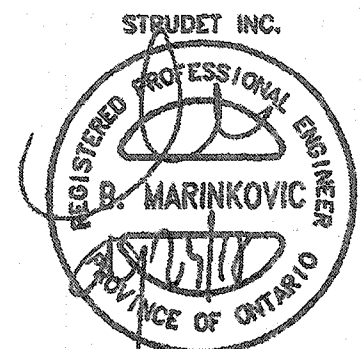
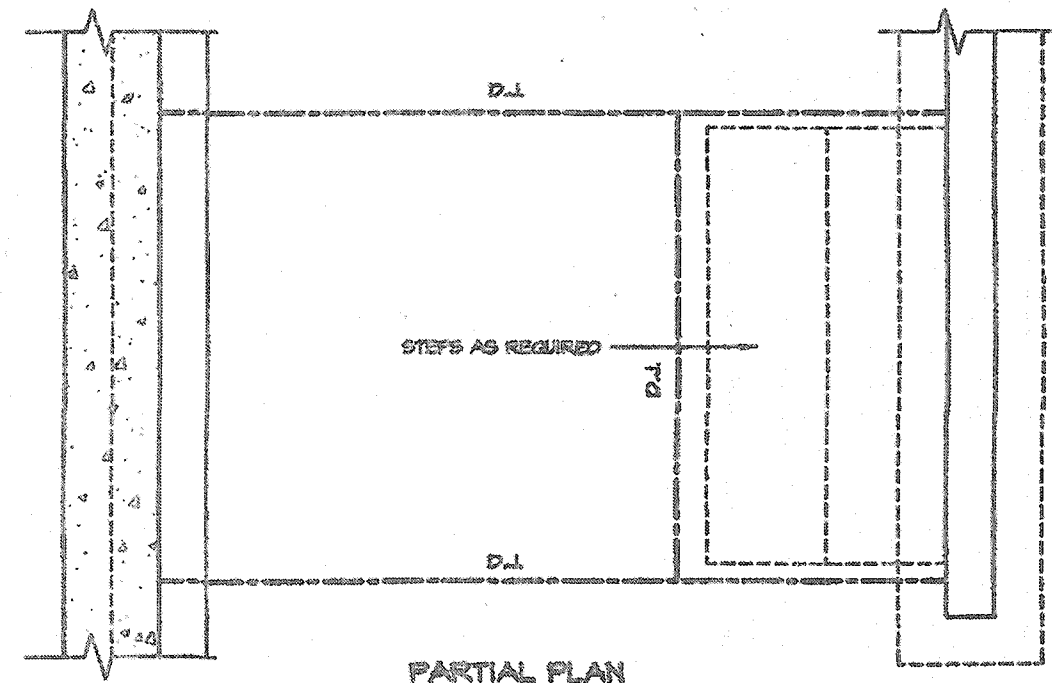
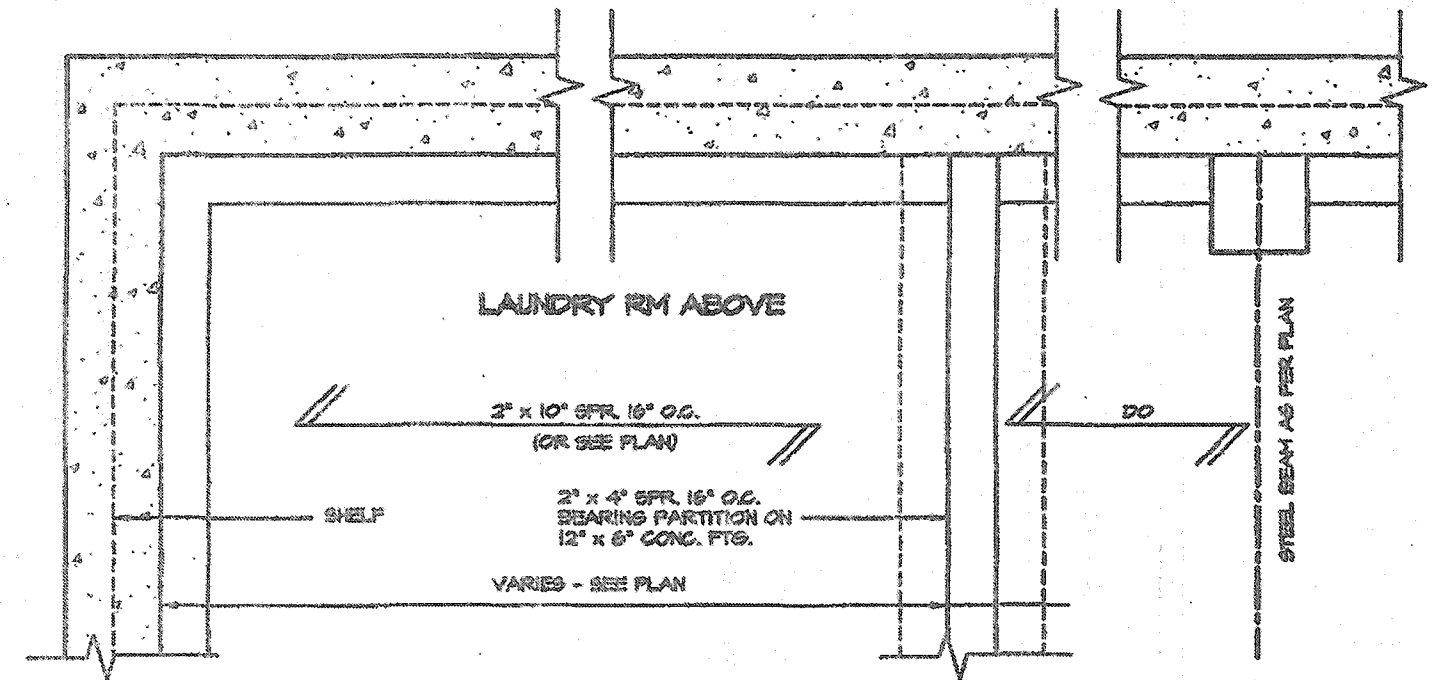
125149 P11 11/20/2014 PACKAGE 0001/01/01 4 - PARTY WALL DETAIL PACKAGE A1.DWG August 1, 2018



DETAIL OF SUNKEN LAUNDRY
(ONE RISER)



DETAIL OF SUNKEN LAUNDRY
(MORE THAN ONE RISER)



FOR STRUCTURE ONLY

2012 CODE
COMPLIANCE PACKAGE "A1"

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

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

QUALIFICATION INFORMATION

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

VIKAS GAJJAR
NAME

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F (905) 860-0746

REGION
DESIGN
INC.

SHEET TITLE
LAUNDRY DETAILS
SUNKEN

SCALE
3/4"=1'-0"

DATE
JULY 2018

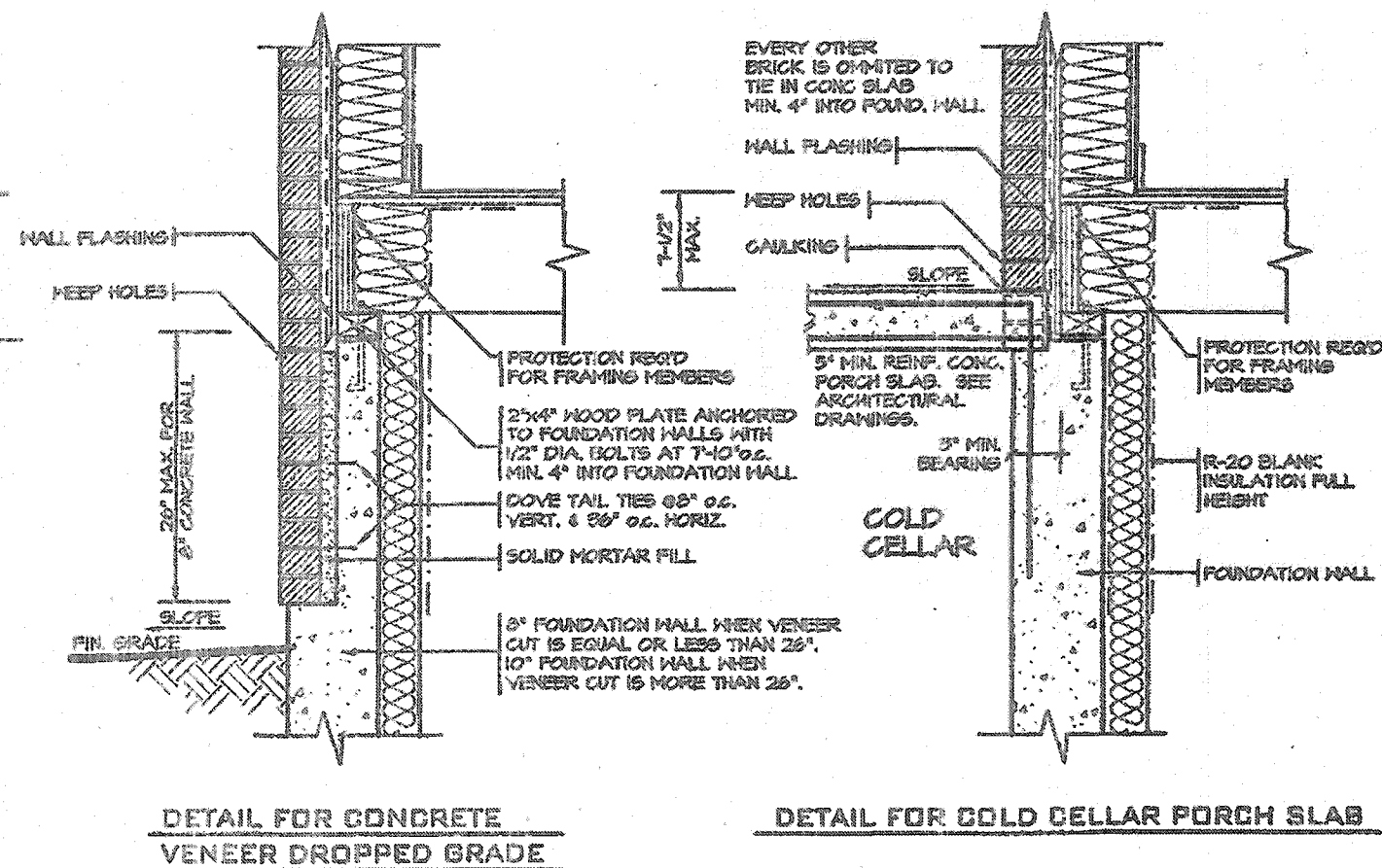
CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

PAGE No.
5

Greenpark.

PROJECT NAME
RUSSELL GARDENS III

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY



**2012 CODE
COMPLIANCE PACKAGE "A1"**

5.			The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR  28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S5 P (416) 738-6096 F (905) 660-0748	REGION DESIGN INC.	SHEET TITLE 2"X6" BRICK VENEER 2 STOREY SECTION	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	
4.								
3.								
2.								
1.	ISSUED FOR PERMIT	JUL 30, 2018						
REVISIONS						SCALE 3/4"=1'-0"	PAGE No. 6	PROJECT NAME RUSSELL GARDENS III
						DATE JULY 2018		

EAVE PROTECTION SHALL BE PROVIDED FROM THE EDGE OF ROOF A MIN. 3'-0" (900mm) UP FROM THE ROOF SLOPE TO A LINE NOT LESS THAN 1'-0" (300mm) INSIDE THE INNER FACE OF THE EXTERIOR WALL. EAVE PROTECTION SHALL BE LAID BENEATH THE STARTER STRIP AND SHALL CONSIST OF TYPE 'M' OR TYPE 'B' ASPHALT COATED ROOFING SHEETS.

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

STARTER STRIP OF ROOF SHINGLES REQUIRED

2x6" FASCIA BOARD PREPARED METAL BUTTER, FASCIA AND VENTED SOFFIT

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

MESH BACKRAPPED

- 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 6 MIL. POLYETHYLENE BASE FLASHING BENEATH WEEPING AND 6" UP BEHIND BUILDING PAPER

HEAVY COAT OF BITUMEN OVER CONC. WALL

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

CEMENT COVE

4" DIA. WEEPING TILES W/5" CRUSHED STONE COVER

FIN. SLAB

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

2 STOREY WALL SECTION

BAFFLES AS REQUIRED FOR ROOF VENTILATION

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

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

TOP OF WOOD PLATE

1/2" (12mm) DRYWALL FINISH OVER CONT. 6 MIL. POLY VAPOUR/AIR BARRIER & MIN. R-30 INSULATION

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

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

2x6" BOTTOM PLATE

LAP VAPOUR AND AIR BARRIER 4" AND SECURE TO PLATE

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

FINISHED SECOND FLOOR

PARALLEL JOISTS, T&G WOOD BLOCKING @ 36" 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

1/2" GYPSUM BOARD

CEILING FINISH

SINGLE CONTIN. TIMBERSTRAND

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

CEILING FINISH

SINGLE CONTIN. TIMBERSTRAND

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

CEILING FINISH

SINGLE CONTIN. TIMBERSTRAND

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

CEILING FINISH

SINGLE CONTIN. TIMBERSTRAND

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

CEILING FINISH

SINGLE CONTIN. TIMBERSTRAND

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

CEILING FINISH

SINGLE CONTIN. TIMBERSTRAND

DOUBLE TOP PLATE

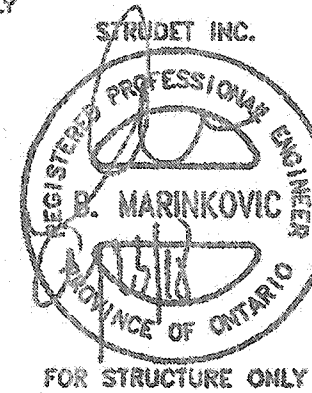
1/2" GYPSUM BOARD

CEILING FINISH

SINGLE CONTIN. TIMBERSTRAND

DOUBLE TOP PLATE

1/2" GYPSUM BOARD



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 (BACKRAPPED)

CAULK WITH BEAD VENT

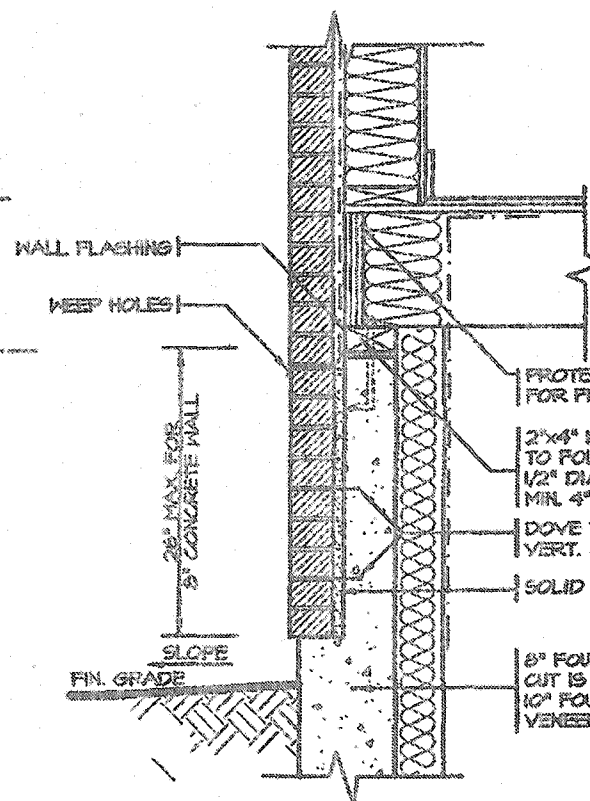
FLASHING

CONCRETE SILL

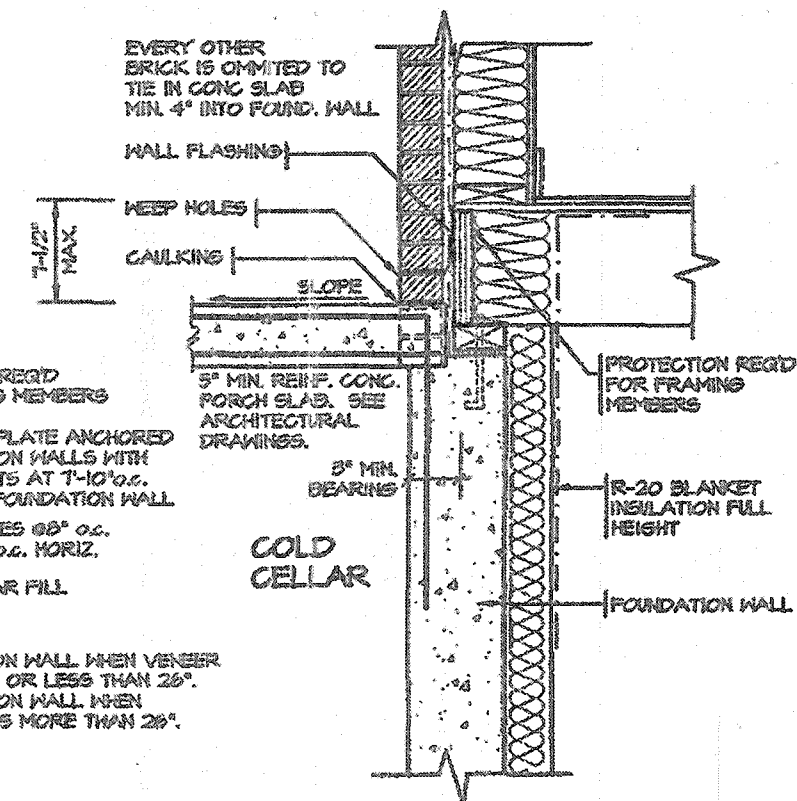
MASONRY GLADDING AS PER ELEVATION

A. TERMINATION AT MASONRY GLADDING WITH SEALANT

1 1/2" = 1'0"



DETAIL FOR CONCRETE VENEER DROPPED GRADE



DETAIL FOR COLD CELLAR PORCH SLAB

2012 CODE COMPLIANCE PACKAGE "A1"

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

REVISIONS

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

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 9.2.5 of the building code

VIKAS GAJJAR
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P (416) 736-6958
F (905) 960-0746

REGION DESIGN INC.

SHEET TITLE
**2"x6" STUCCO WALL
2 STOREY SECTION**

SCALE
AS NOTED

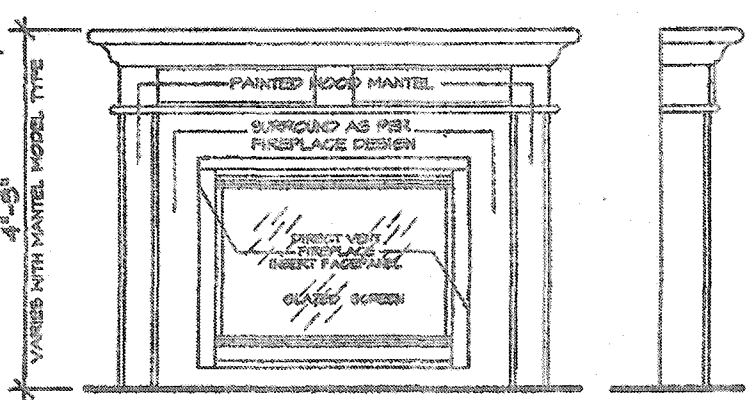
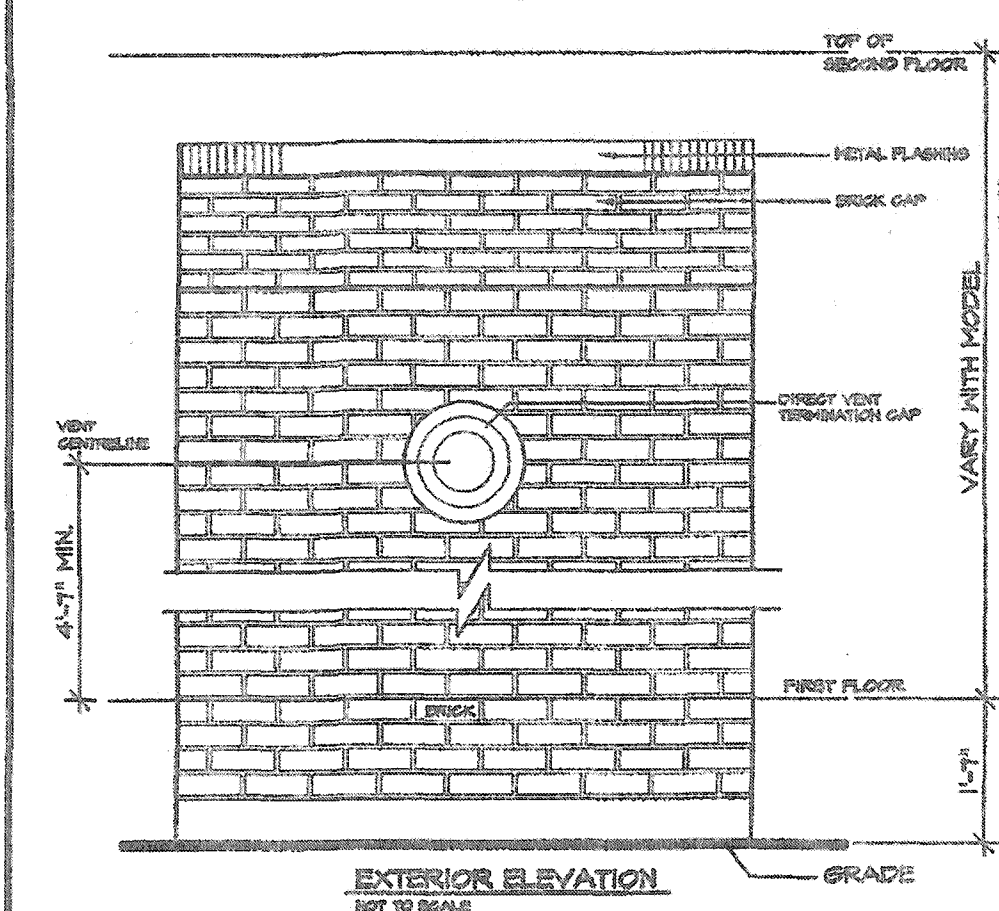
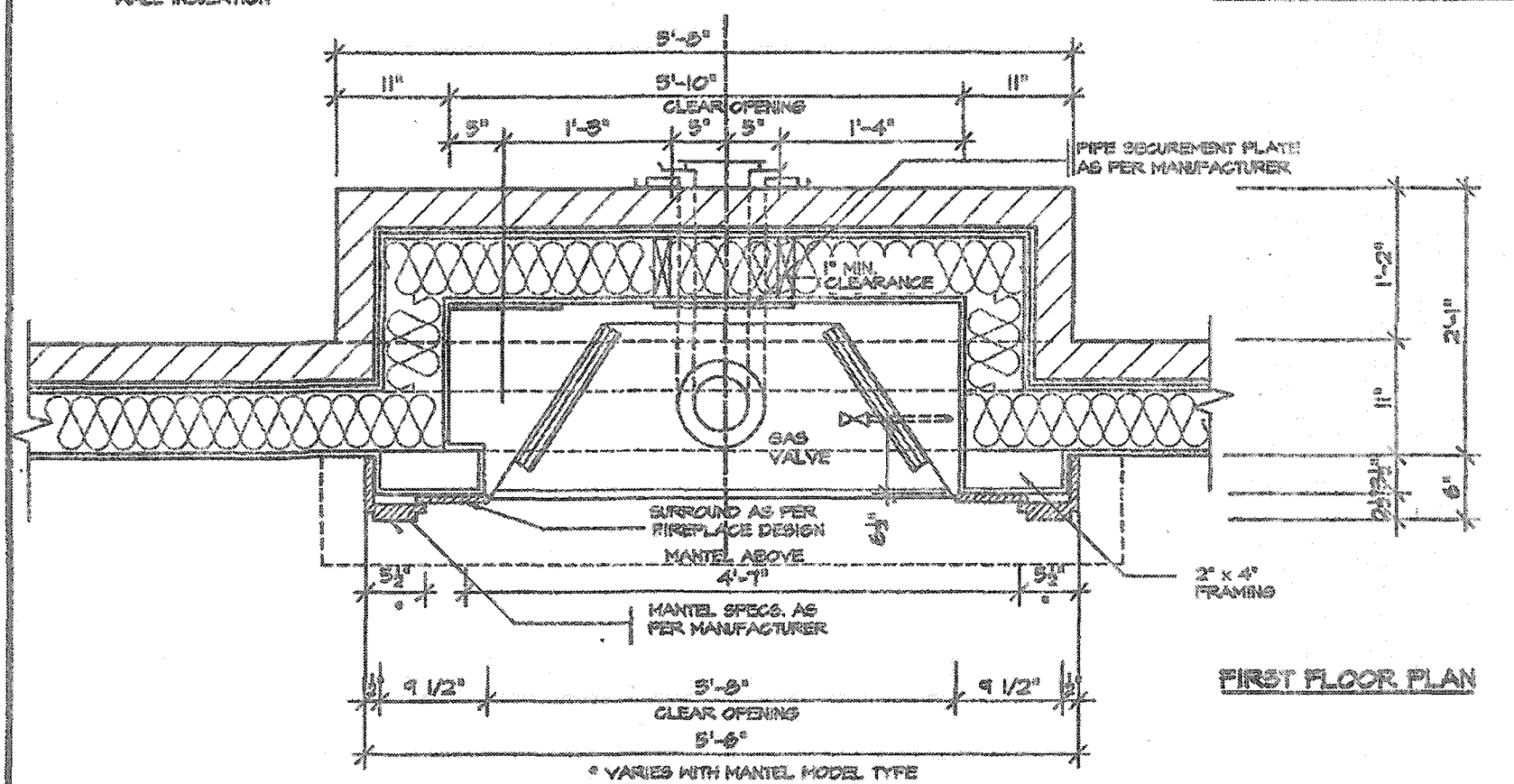
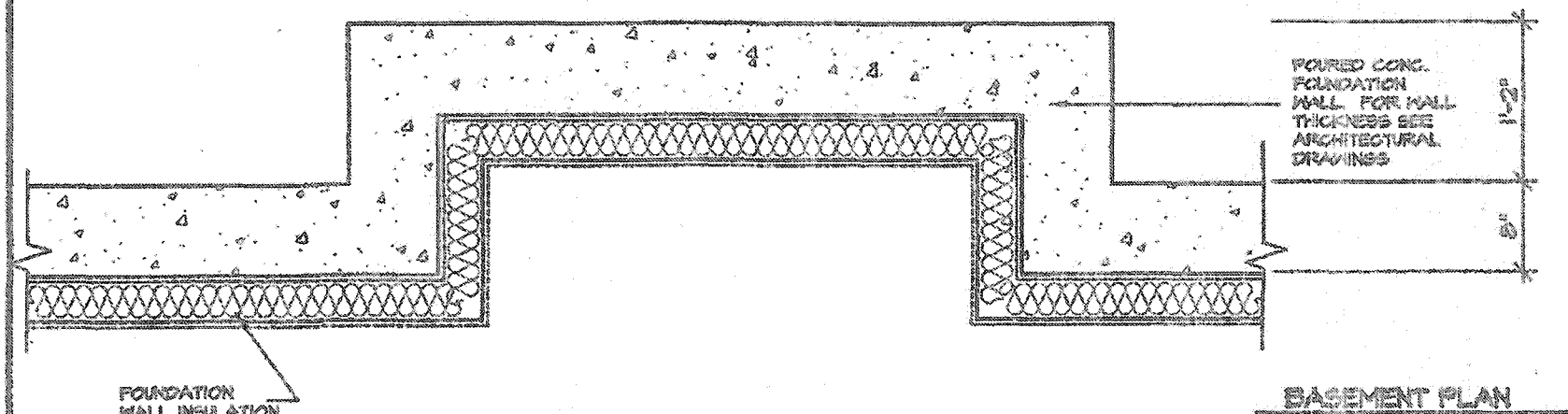
DATE
JULY 2018

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING 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

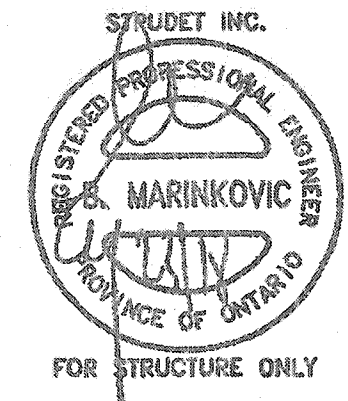
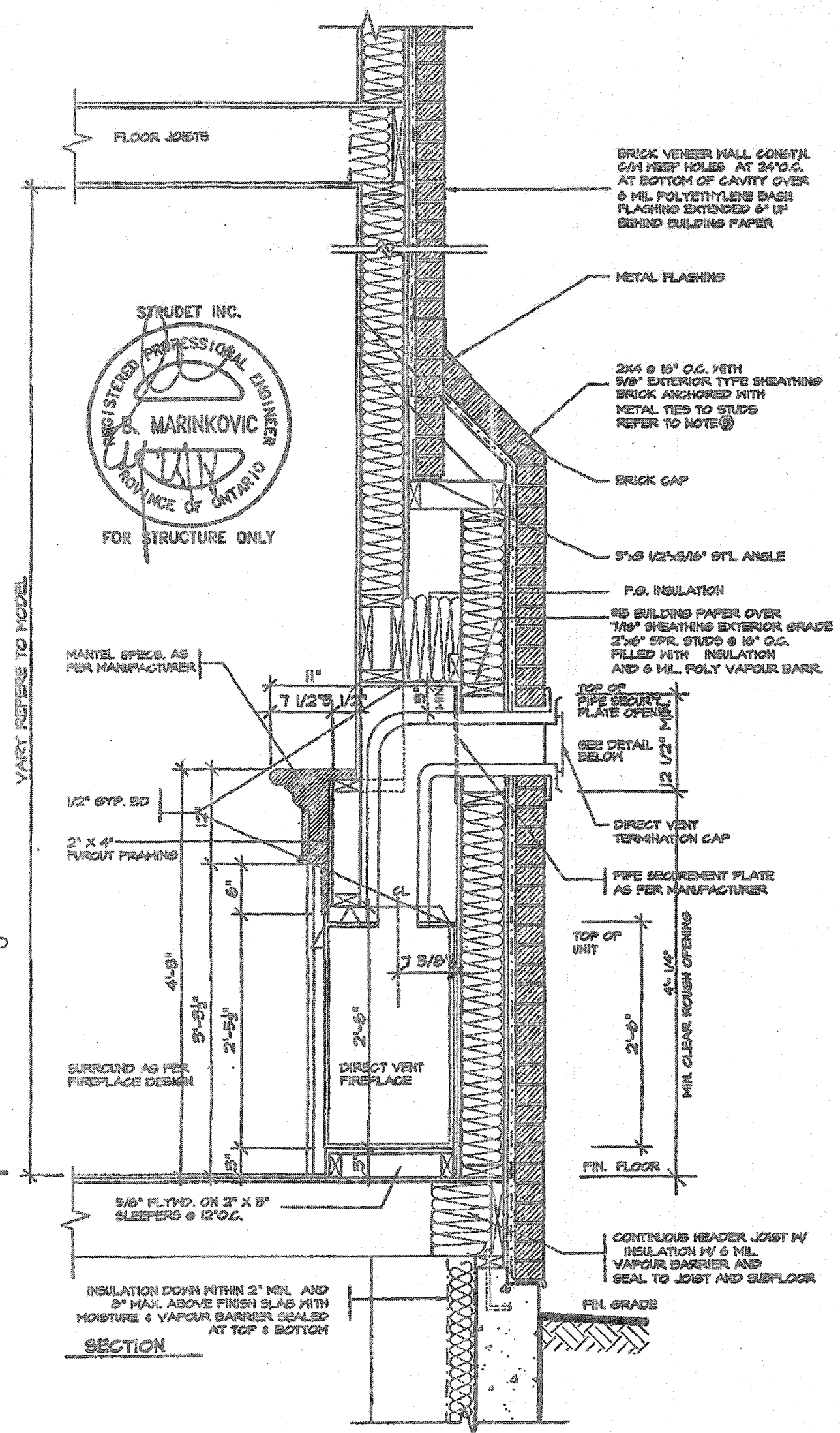
1.0 UNIT INSTALLATION TO STRICTLY CONFORM TO MANUFACTURERS INSTALLATION MANUAL AND ALL APPLICABLE CODES OF LOCAL AUTHORITIES HAVING JURISDICTION INCLUDING CAN/CSA-B149.1 & 2.

2.0 INSTALL WITH THE FOLLOWING MINIMUM CLEARANCES TO COMBUSTIBLES:

- FROM TOP OF UNIT 0"
- FROM BACK OF UNIT 1/2"
- FROM SIDES OF UNIT 1/2"
- FROM TOP OF HORIZ. VENT 5"
- FROM SIDES TO VENT 1"

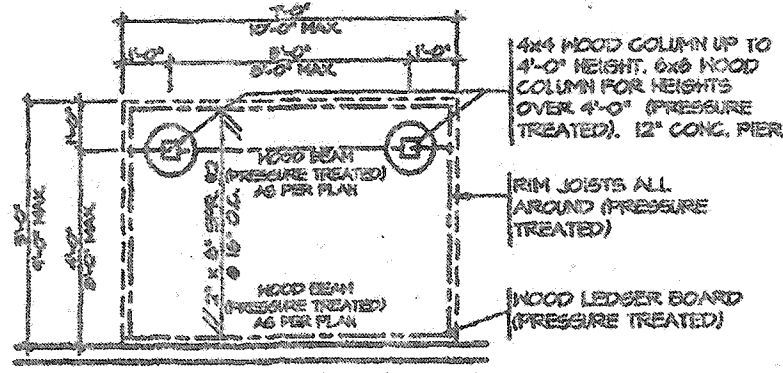
3.0 THE DIRECT VENT UNIT ILLUSTRATED IS THE 60150 MODEL AS MANUFACTURED BY HEATILATOR.

4.0 THE MANTEL ILLUSTRATED IS THE 5-2 50 AS SUPPLIED BY GREATER TORONTO FIREPLACE.



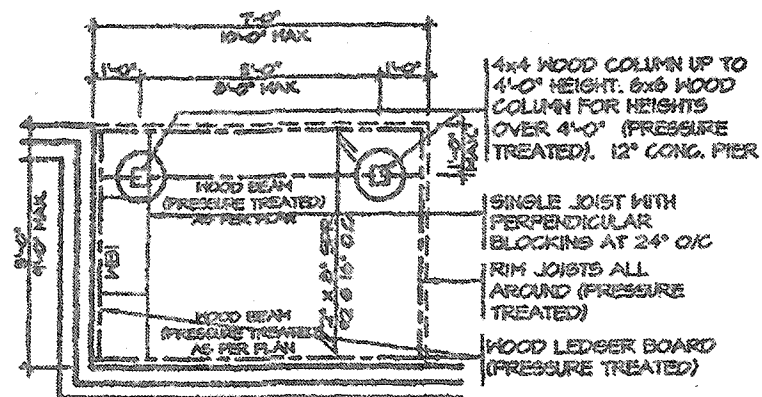
2012 CODE COMPLIANCE PACKAGE "A1"

REVISIONS 1. ISSUED FOR PERMIT JUL 30, 2018	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJAN NAME SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 BURNHAM ST. CONCORD, ONTARIO M/K 156 P (416) 730-4050 F (905) 660-0746	SHEET TITLE VENT FIREPLACE DIRECT SCALE 3/4"=1'-0" DATE JULY 2018	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. PRJ No. 7-2	Greenpark. PROJECT NAME RUSSELL GARDENS III
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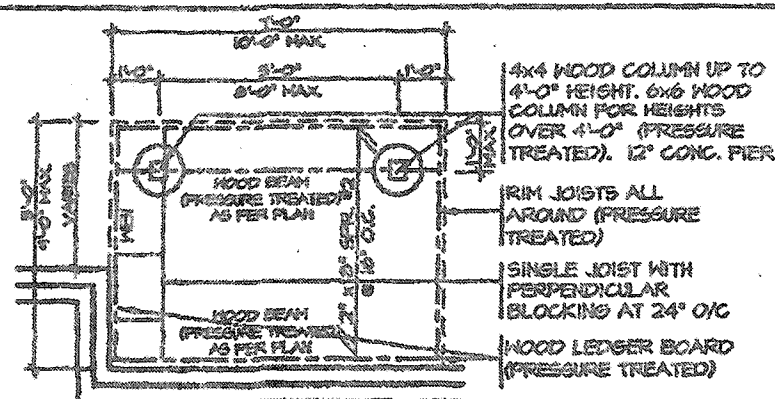
TYPICAL DECK LAYOUT

SCALE: 1/4" = 1'-0"



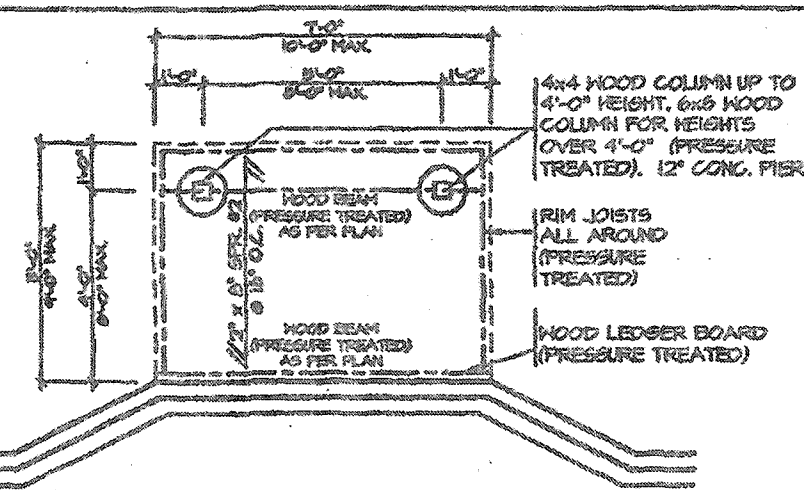
TYPICAL DECK LAYOUT

SCALE: 1/4" = 1'-0"



TYPICAL DECK LAYOUT

SCALE: 1/4" = 1'-0"



TYPICAL DECK LAYOUT

SCALE: 1/4" = 1'-0"

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

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

MAX. 4" OPENING BETWEEN PICKETS

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

RIM JOISTS (PRESSURE TREATED)

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

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

2x12 STRINGER

PRECAST CONCRETE SLAB

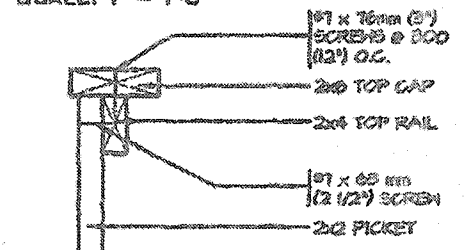
(CORROSION RESISTANT) SIMPSON STRONG-TIE COLUMN BASE, 1/2" DIA. ANCHOR BOLT.

12" CONC. PIER

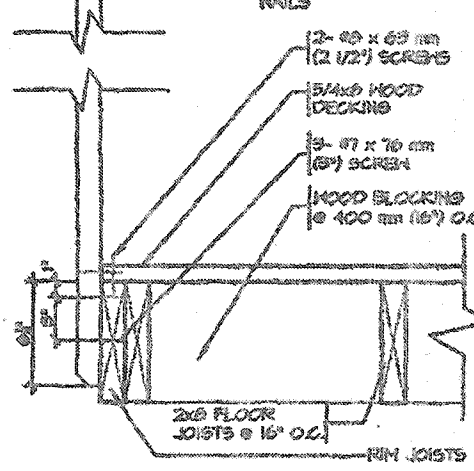
DECK SECTION WITH BRICK VENEER

SCALE: 1/2" = 1'-0"

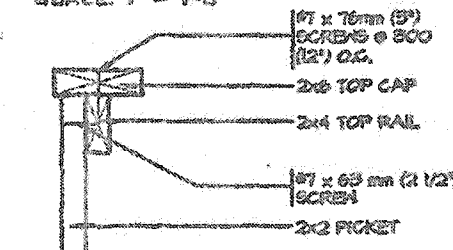
DETAIL 1
CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK
GUARD PARALLEL TO FLOOR JOISTS
SCALE: 1" = 1'-0"



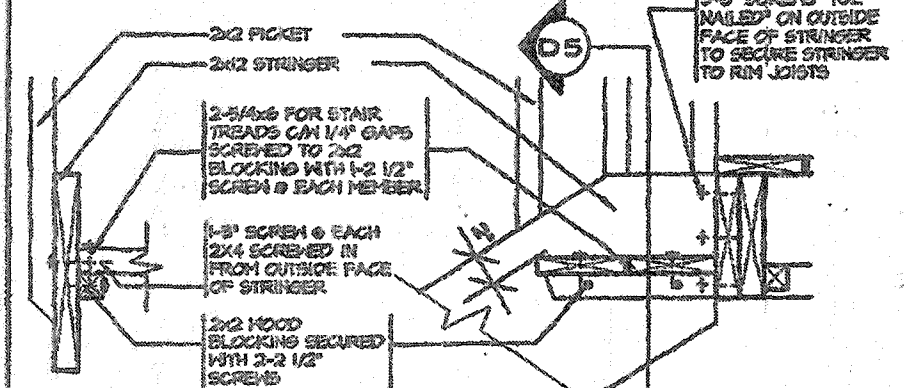
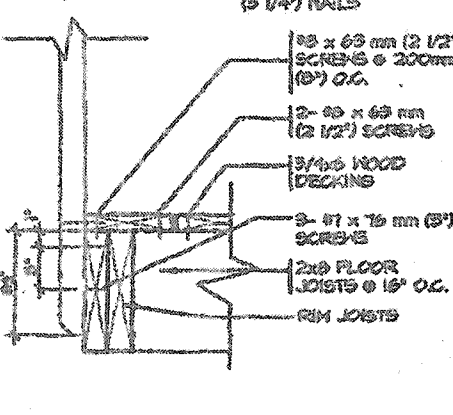
NOTE: FASTEN RIM JOISTS TO WOOD BLOCKING WITH 3-22mm (3/16") NAILS



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



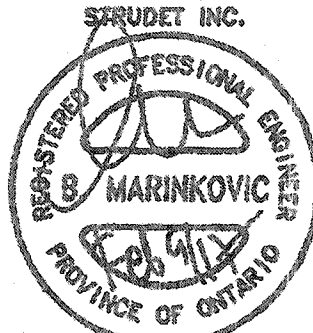
NOTE: FASTEN RIM JOISTS TO EACH FLOOR JOIST WITH 3-22mm (3/16") NAILS



DETAIL 5
SECTION THROUGH STAIR STRINGER
SCALE: 1" = 1'-0"

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

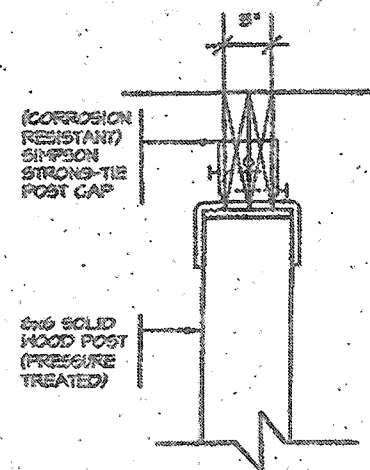
GENERAL NOTES
1. BRICK TO BE COMPRESSIVE STRENGTH OF 15 MPa (2200 PSI) MIN. UNITS TO BE LAID WITH FULL HEAD AND BED JOINTS.
2. MORTAR TO BE TYPE S WITH JOINT THICKNESS OF 10mm (3/8") MIN. AND 20mm (3/4") MAX.
3. ALL NAILS AND SCREWS TO BE GALVANIZED.
4. WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS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



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1-800-855-2617

2012 CODE COMPLIANCE PACKAGE "A1"

5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 2.2.5 of the building code VIKAS GAJAR NAME SIGNATURE 28770 BCIN	REGION DESIGN INC. 2700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S0 P (416) 736-4000 F (905) 660-0740	REGION DESIGN INC.	SHEET TITLE WOOD DECK DETAIL		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.		Greenpark
4.					SCALE AS SHOWN	BY	AREA	PAGE NO.	
3.					DATE NOV 2016	TYPE	PROJECT 00-00-00	8	
2.									
1.	REVISED FOR START/END								
REVISIONS									
		PROJECT NAME RUSSELL GARDENS III							



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

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

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

MAX. 4" OPENING BETWEEN
PICKETS

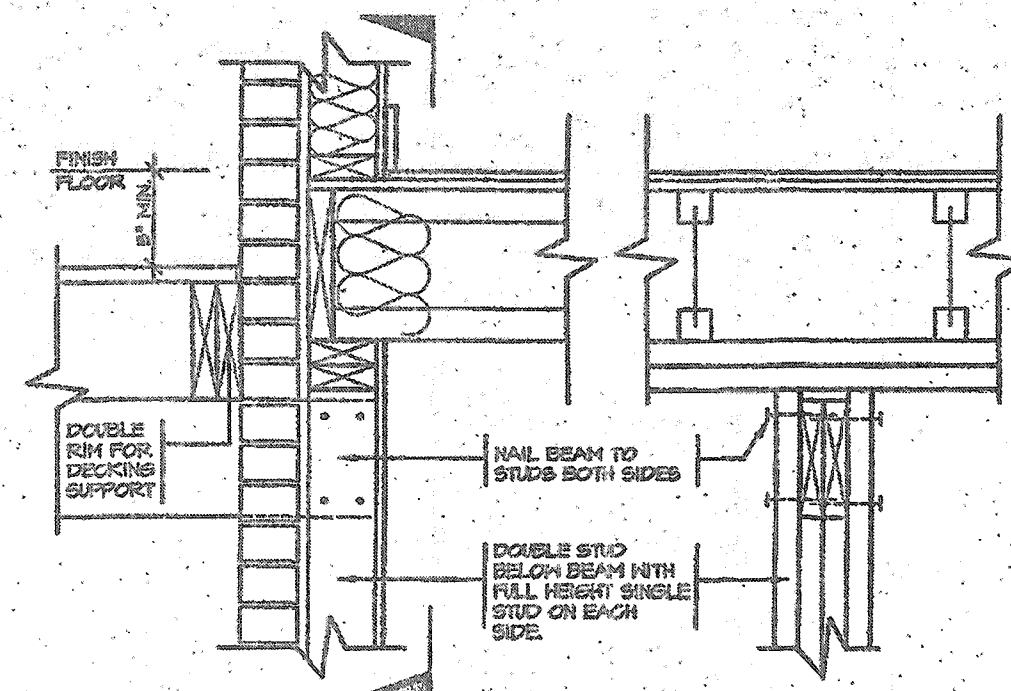
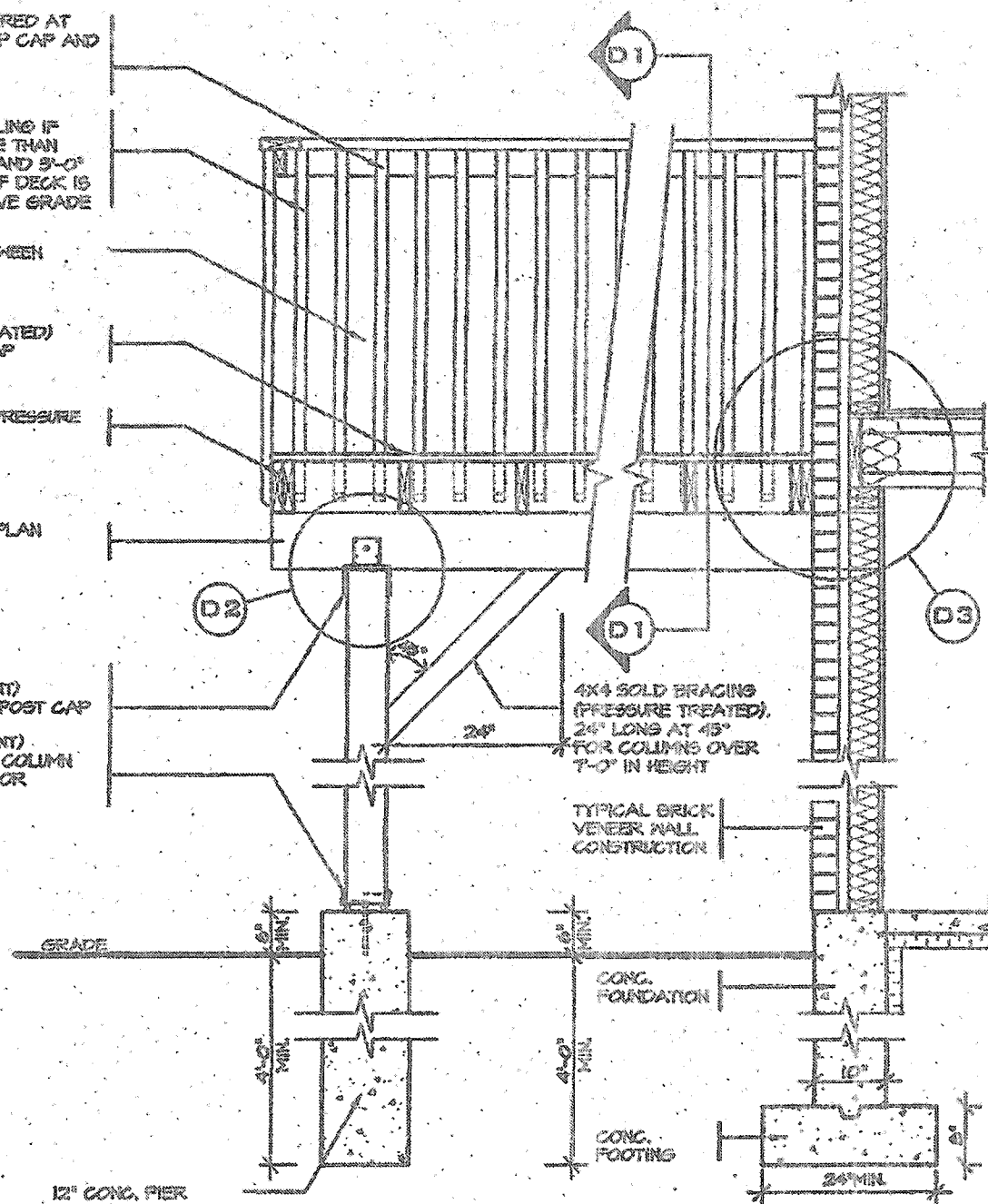
5/4x6 (PRESSURE TREATED)
DECKING WITH 1/4" GAP

DOUBLE RIM JOISTS (PRESSURE
TREATED)

WOOD BEAM AS PER PLAN
(PRESSURE TREATED)

(CORROSION RESISTANT)
SIMPSON STRONG-TIE POST CAP

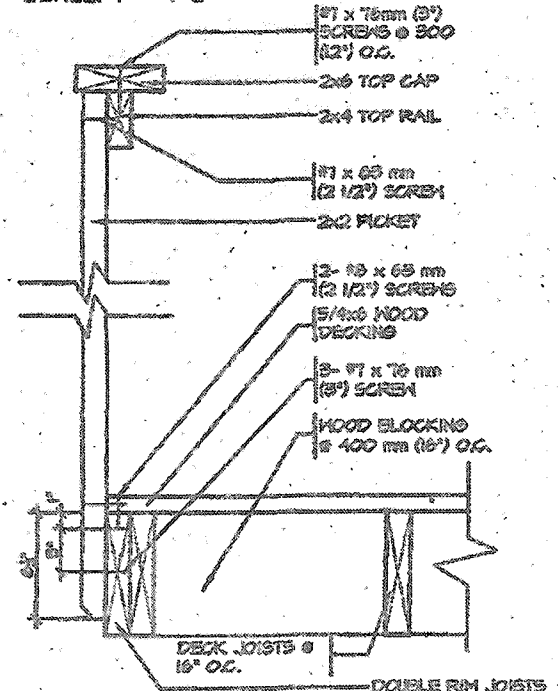
(CORROSION RESISTANT)
SIMPSON STRONG-TIE COLUMN
BASE, 1/2" DIA. ANCHOR
BOLT.



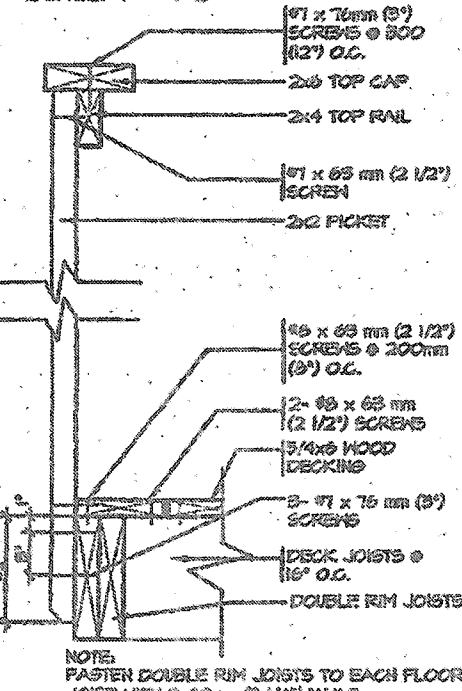
**DETAIL 3 -
BEAM-TO-STUD WALL**
SCALE: 1" = 1'-0"

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

**DETAIL 1
CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK
GUARD PARALLEL
TO FLOOR JOISTS
SCALE: 1" = 1'-0"**



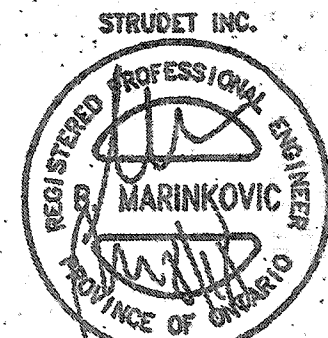
**GUARD PERPENDICULAR
TO FLOOR JOISTS
SCALE: 1" = 1'-0"**



GENERAL NOTES

1. THE DECK HAS BEEN DESIGNED TO SAFELY SUPPORT A SUPERIMPOSED LOAD OF 1.4kPa (40psf)
2. ALL NAILS AND SCREWS TO BE GALVANIZED
3. WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR WEST-PR 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 190kPa (350psf)

MAR 08 2018



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2012 CODE
COMPLIANCE PACKAGE "A1"

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

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

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

VIKAS GAJJAR
NAME
SIGNATURE

28770
BCIN

REGION DESIGN INC.
5700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4G6
P (416) 736-4896
F (416) 660-0740

**REGION
DESIGN
INC.**

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

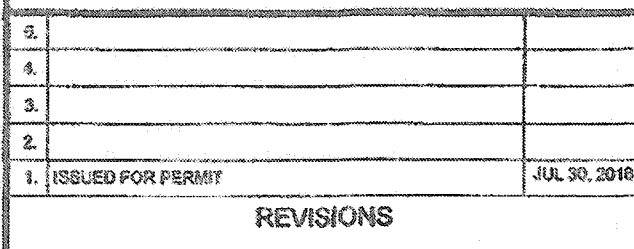
CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	AREA	PAGE No.
		8-2
PROJECT	00-00-00	

Greenpark

PROJECT NAME
RUSSELL GARDENS III



July 20, 2018



REGION DESIGN INC
8700 DUFFERIN ST
CONCORD, ONTARIO
L4K 4S6
F (416) 736-4088
F (905) 660-0740

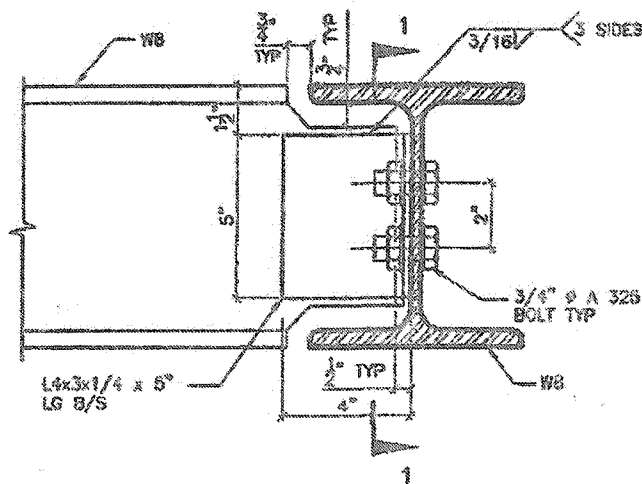
**REGION
DESIGN
INC.**

SHEET TITLE	
COLUMN DETAILS	
STEEL	
SCALE	$3/4"=1'-0"$
DATE	JULY 2018

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

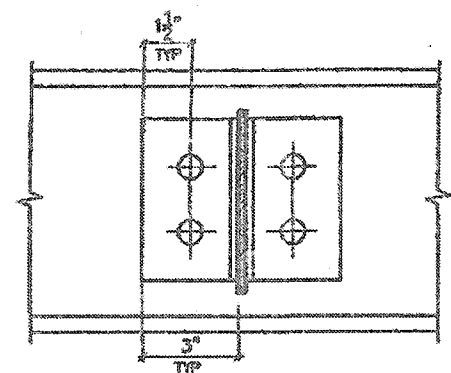
PAGE No. 9

PROJECT NAME
RUSSELL GARDENS III

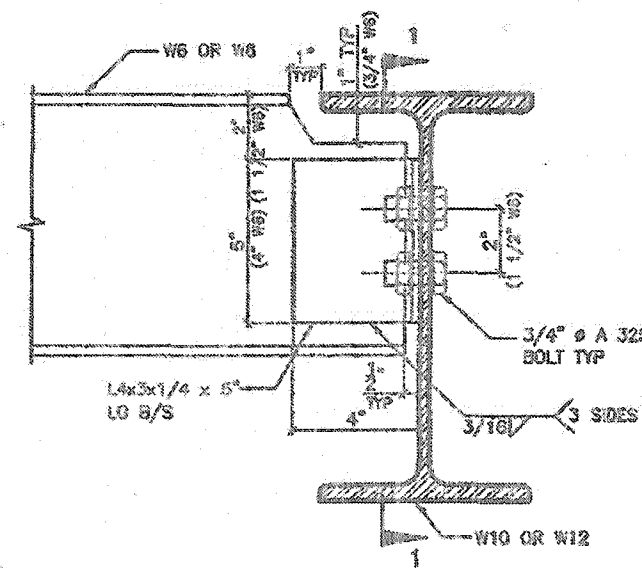


DETAIL 1.

W8
TO
W8
CONNECTION

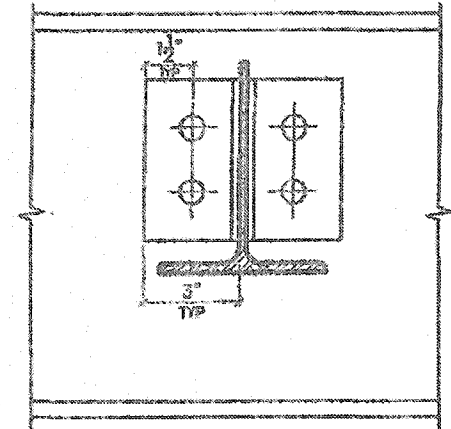


SECTION 1-1

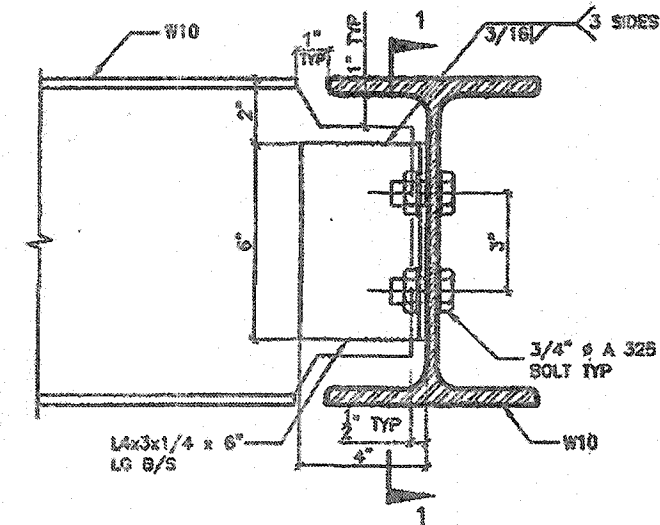


DETAIL 2.

W6(W8)
TO
W10(W12)
CONNECTION

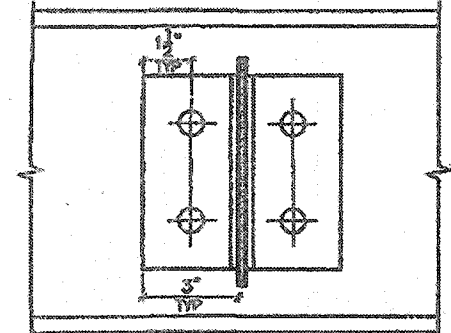


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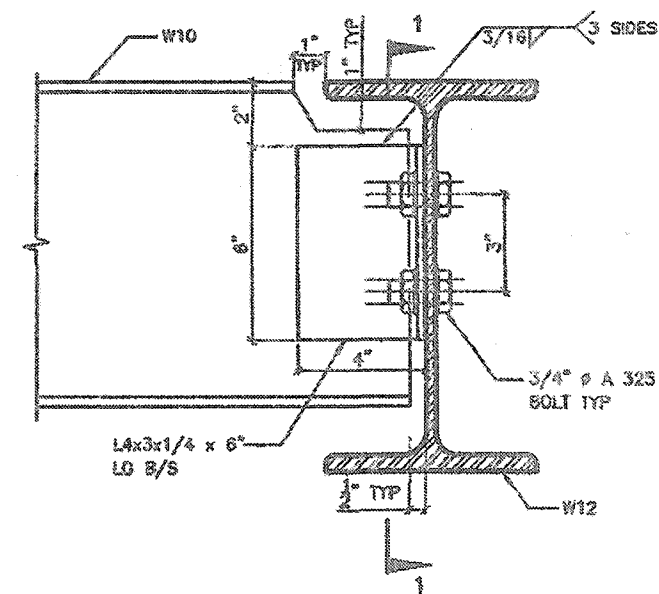


DETAIL 3.

W10
TO
W10
CONNECTION

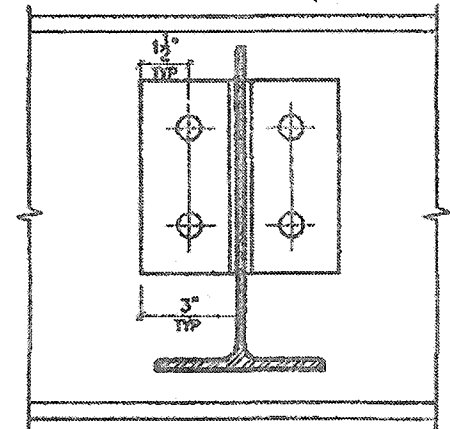


SECTION 1-1

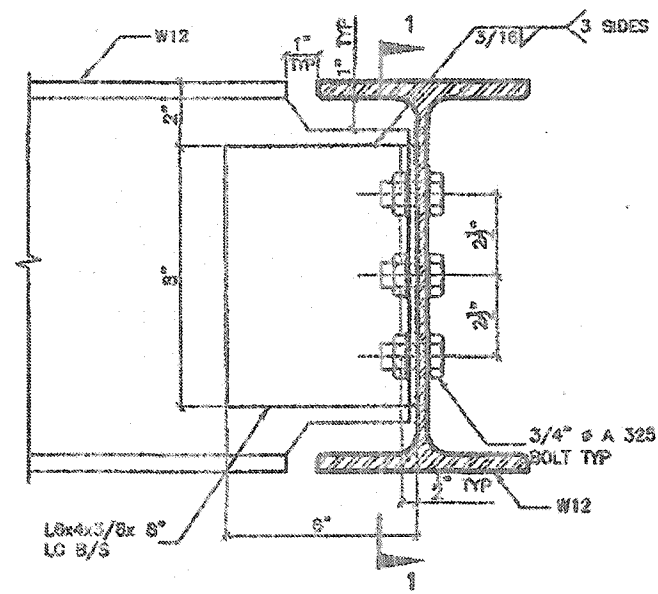


DETAIL 4.

W10
TO
W12
CONNECTION

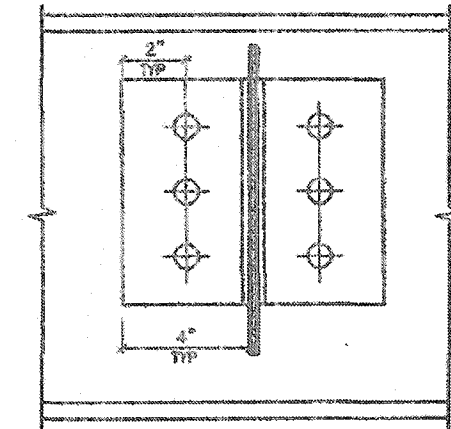


SECTION 1-1

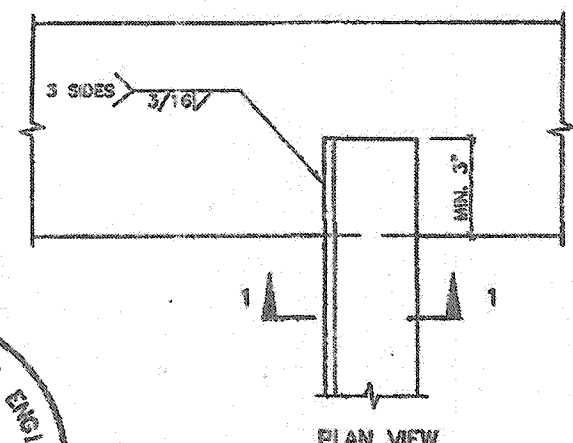


DETAIL 5.

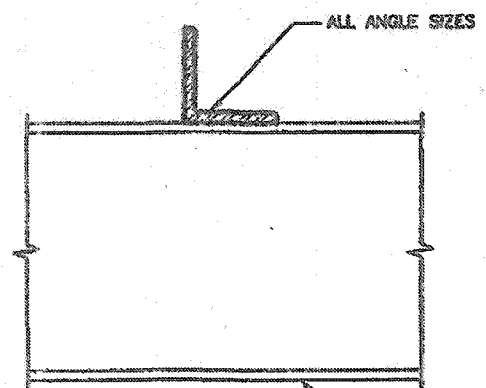
W12
TO
W12
CONNECTION



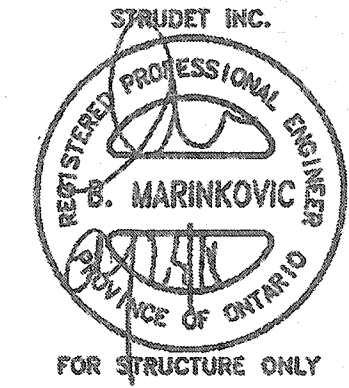
SECTION 1-1



PLAN VIEW



SECTION 1-1



DETAIL 6.

ANGLE
TO
BEAM
CONNECTION

2012 CODE
COMPLIANCE PACKAGE "A1"

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

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

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

VIKAS GAJJAR
NAME
SIGNATURE
28770
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REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4099
F (905) 660-0746

**REGION
DESIGN
INC.**

SHEET TITLE
**BEAM DETAILS
STEEL**

SCALE
N.T.S.

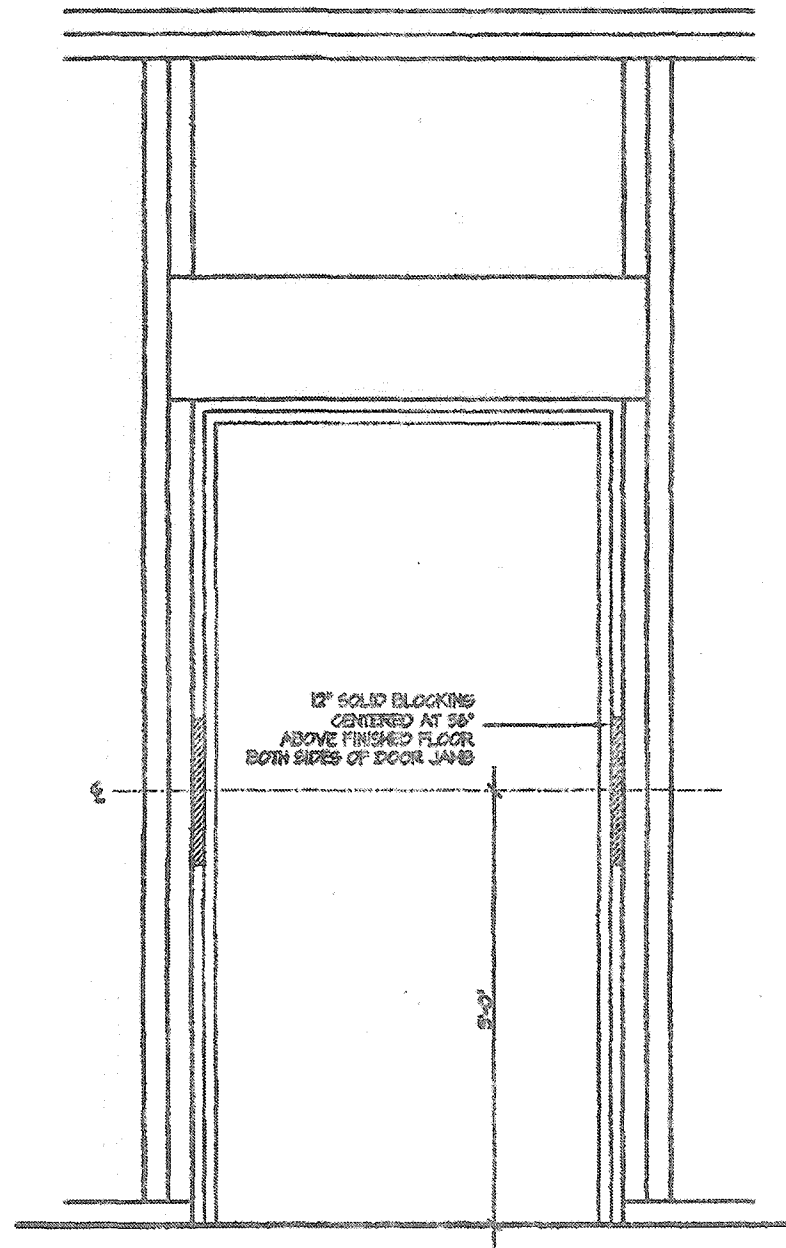
DATE
JULY 2018

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

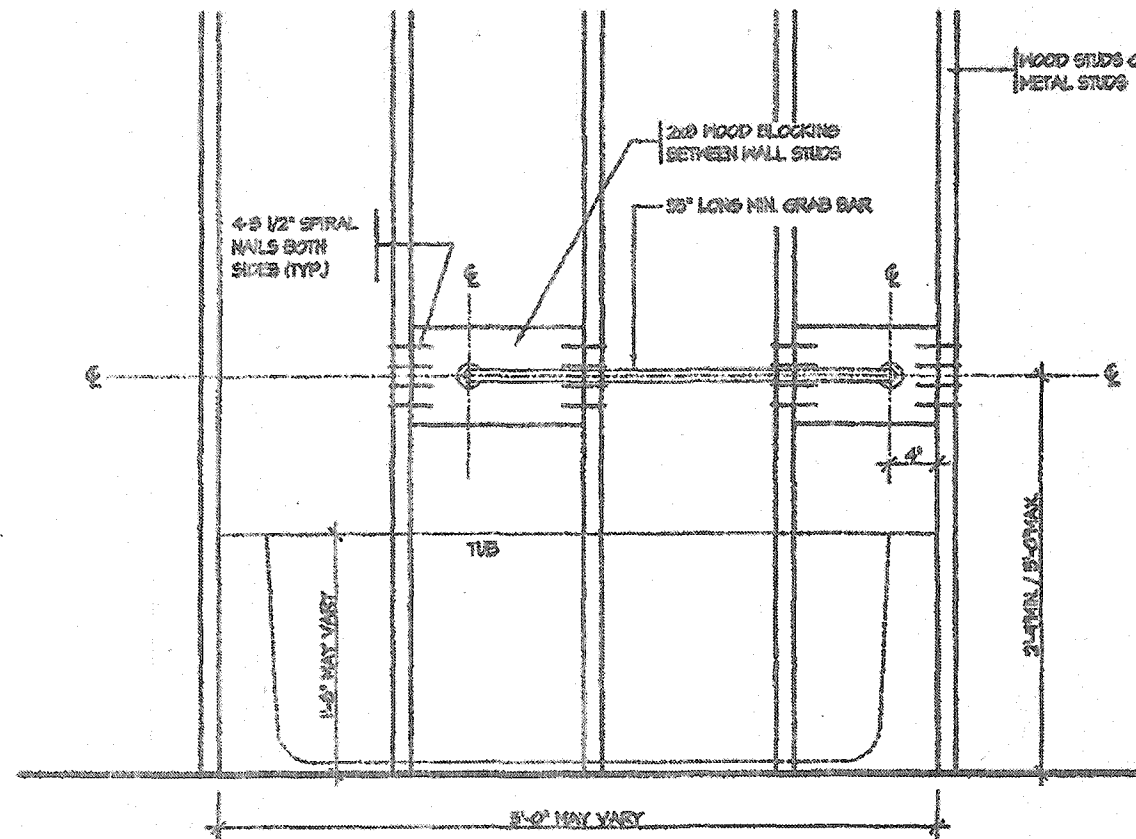
PAGE No.
10

Greenpark.

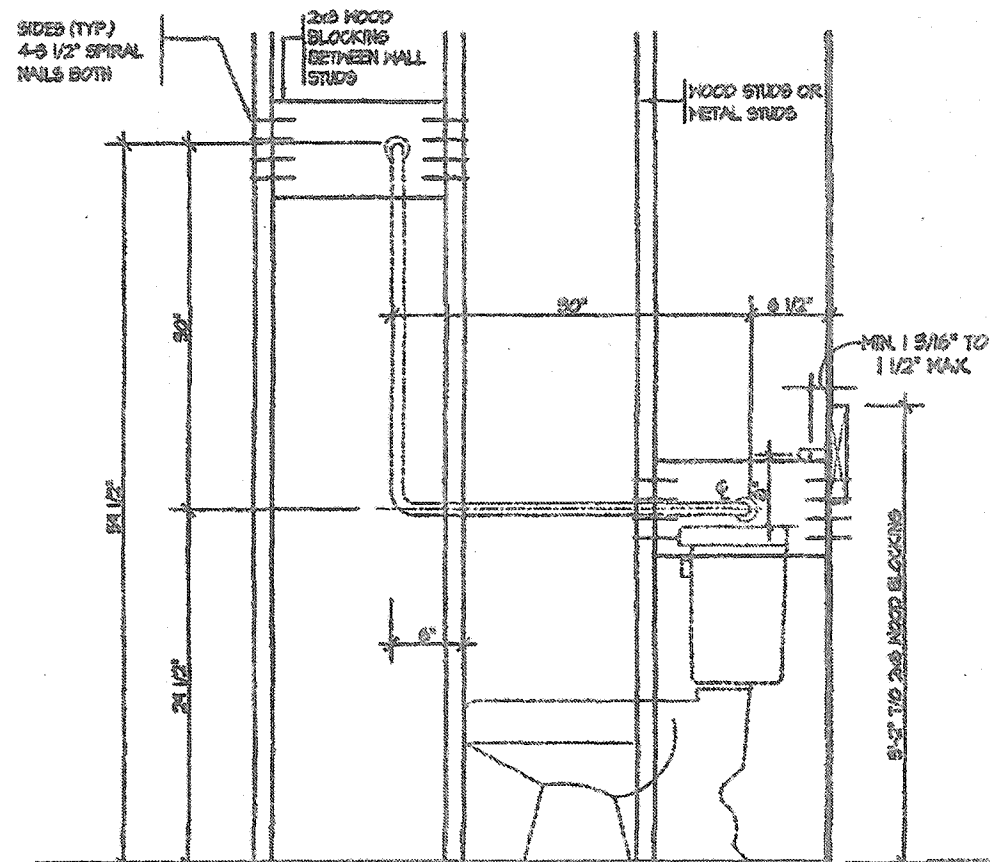
PROJECT NAME
RUSSELL GARDENS III



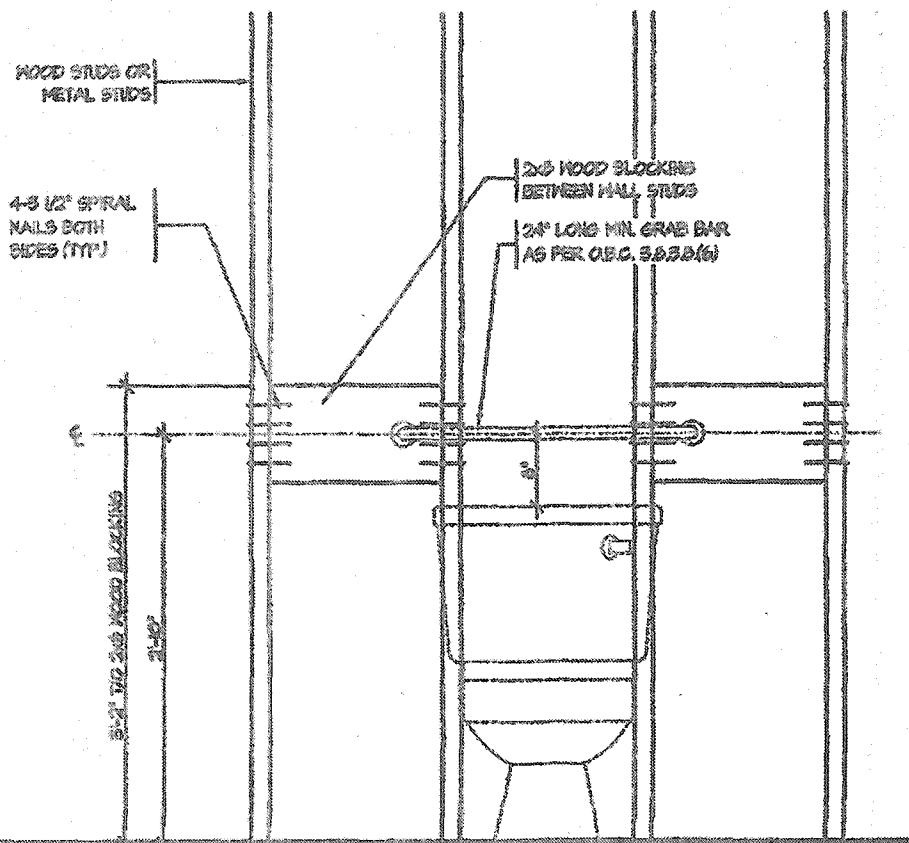
RESISTANCE TO FORCED ENTRY (OBC 9.8.8.)



BATH TUB FRONT ELEVATION

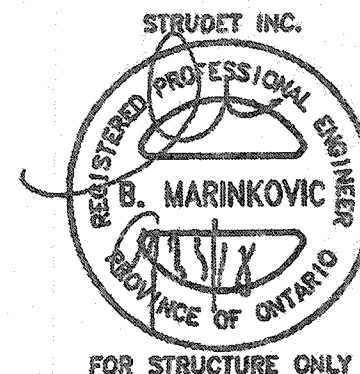


TOILET SIDE ELEVATION



TOILET FRONT ELEVATION

STRUCTURAL REINFORCEMENT FOR GRAB BAR (OBC 9.8.2.5.)



FOR STRUCTURE ONLY

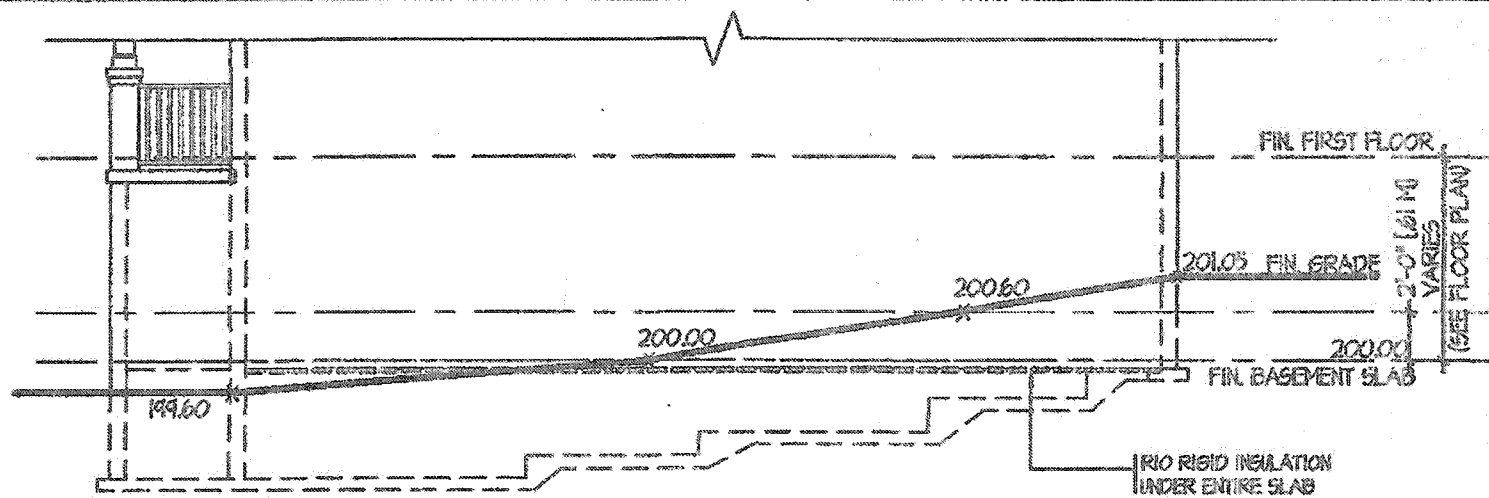
2012 CODE
COMPLIANCE PACKAGE "A1"

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4.					SCALE	3/4"=1'-0"		PAGE No.
3.					DATE	JULY 2016		11
2.								
1.	ISSUED FOR PERMIT				JUL 30, 2016			
REVISIONS					PROJECT NAME		RUSSELL GARDENS III	

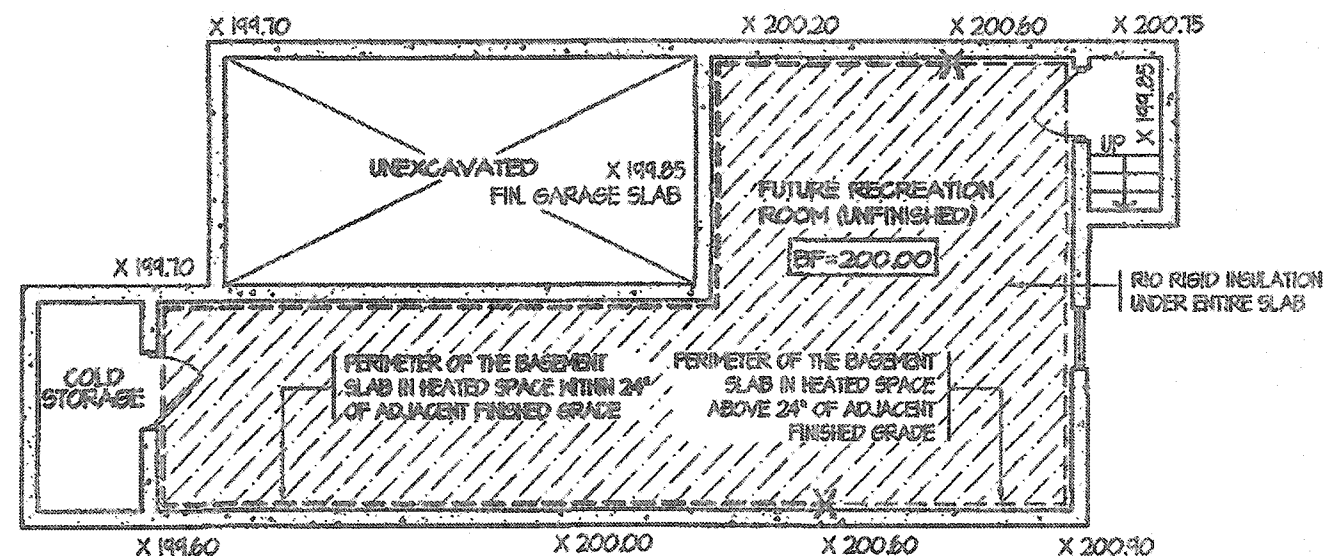


PROJECT NAME
RUSSELL GARDENS III

11:08:38 AM M:STANDARD DETAILS PERMIT SET 2017/11 PACKAGE (MINN) SALE P 12 - STUCCO BOARD PACKAGE A1.DWG



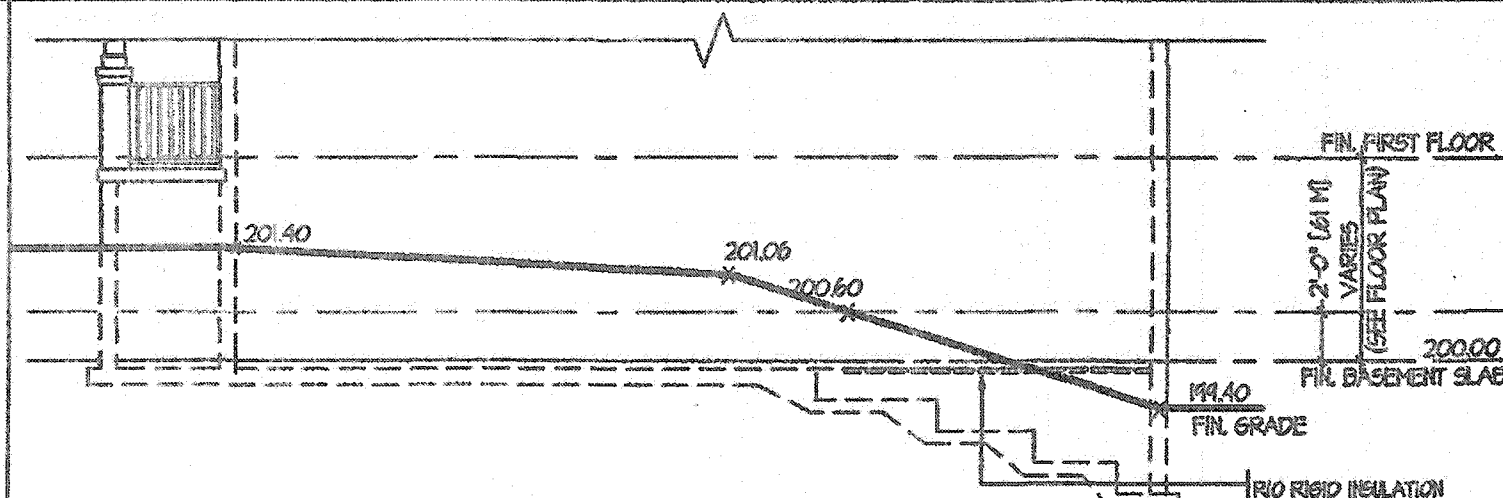
TYPICAL RIGHT SIDE ELEVATION



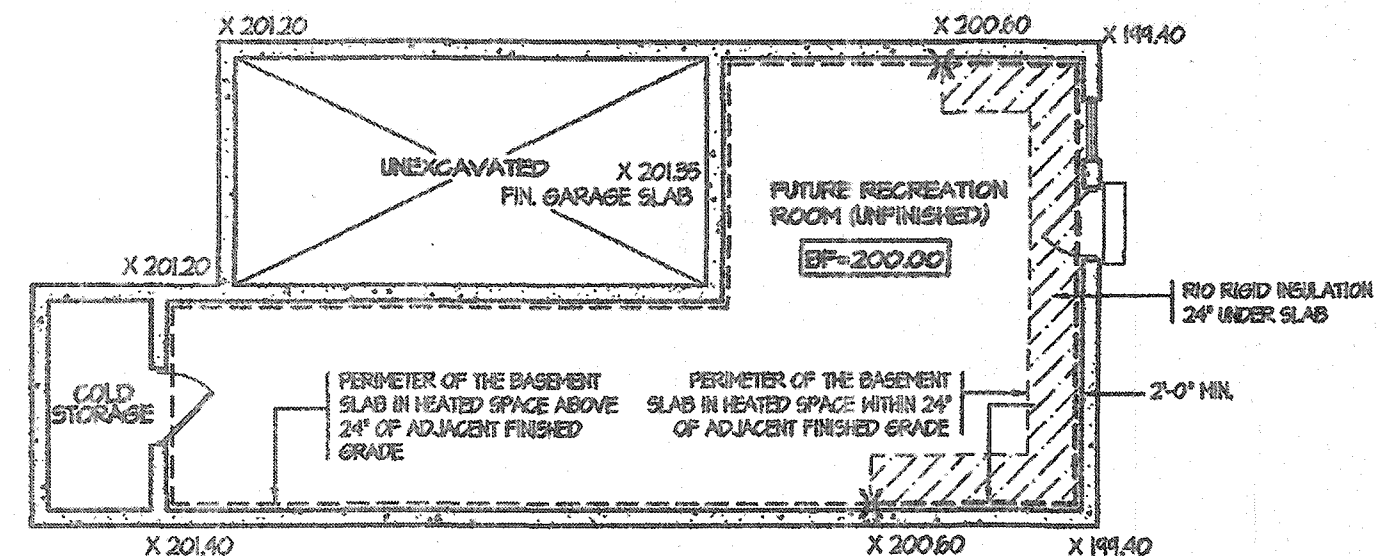
TYPICAL BASEMENT PLAN

SLAB ON GRADE CONDITION

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



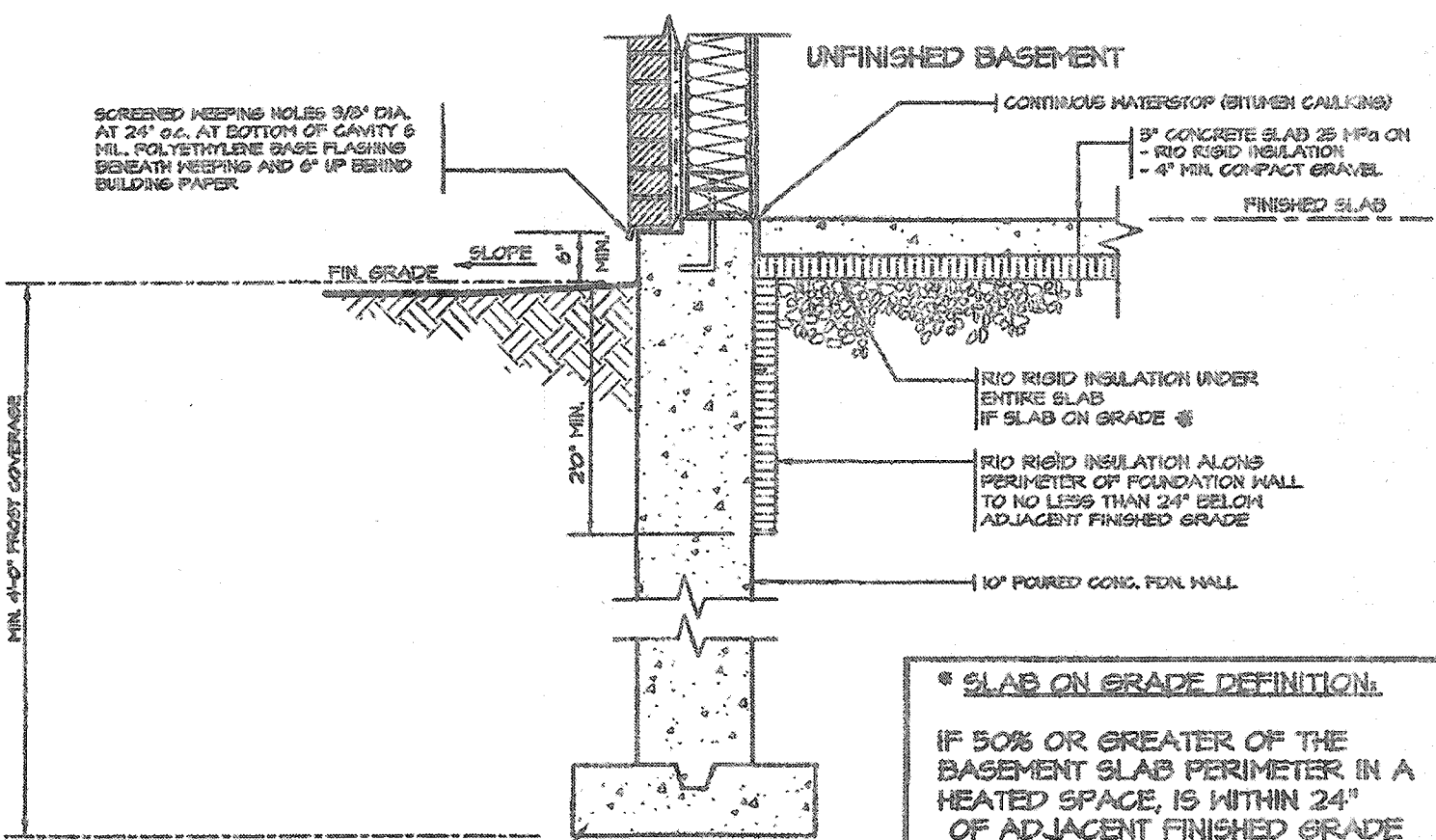
TYPICAL RIGHT SIDE ELEVATION



TYPICAL BASEMENT PLAN

WALK OUT BASEMENT CONDITION

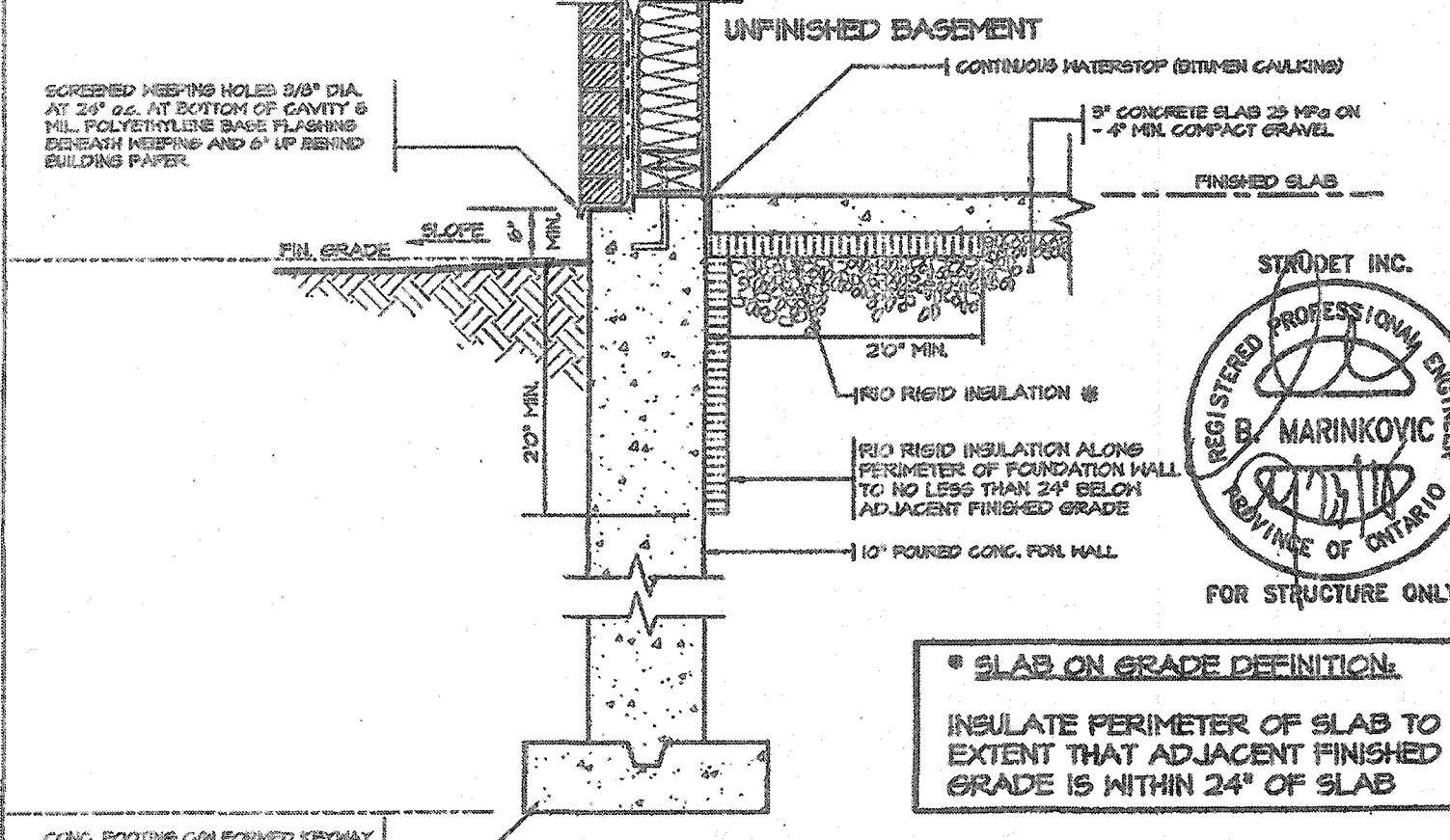
NOTES:
1. LEVELS SHOWN ON THE PLANS ARE FOR ILLUSTRATION PURPOSE ONLY, SEE FINAL GRADING PLAN FOR ACTUAL LEVELS.
2. ALL LEVELS ARE SHOWN IN METRIC



SLAB ON GRADE

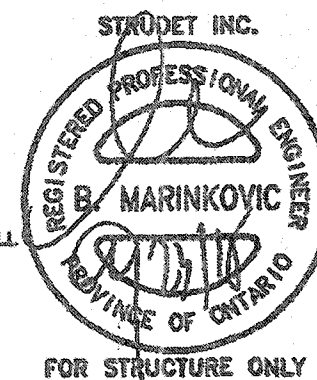
* **SLAB ON GRADE DEFINITION:**
IF 50% OR GREATER OF THE BASEMENT SLAB PERIMETER IN A HEATED SPACE, IS WITHIN 24" OF ADJACENT FINISHED GRADE

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

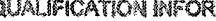


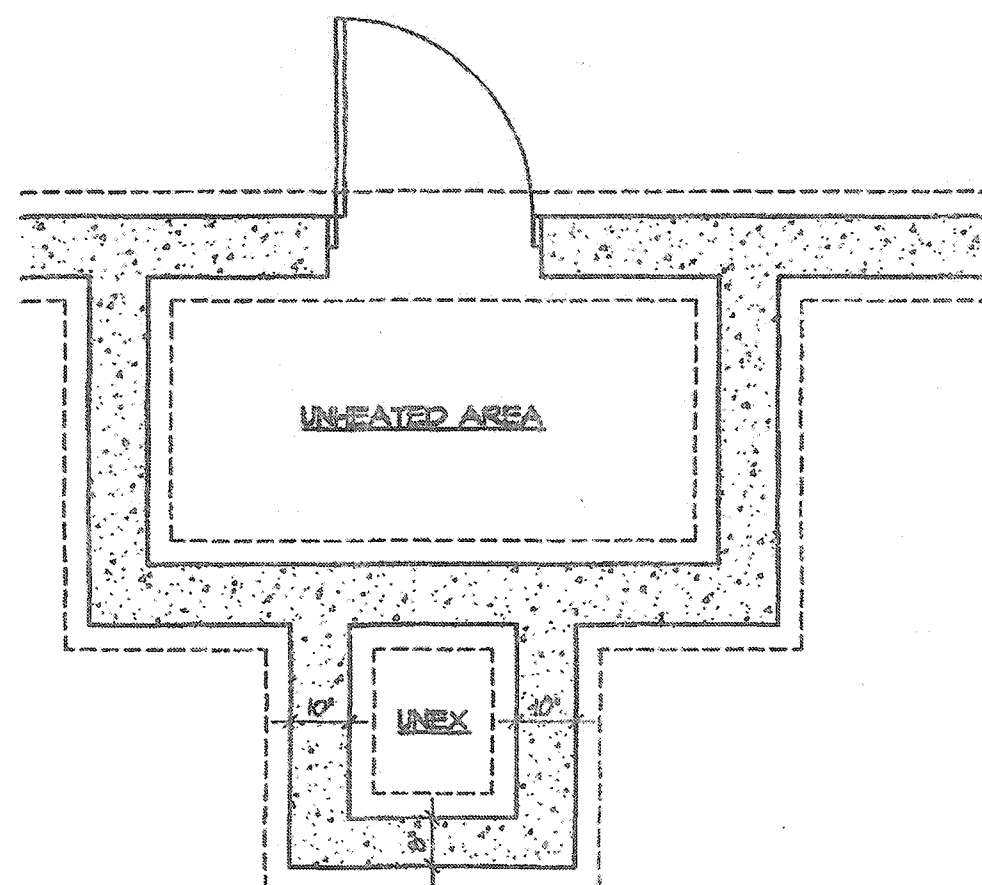
WALK OUT BASEMENT

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



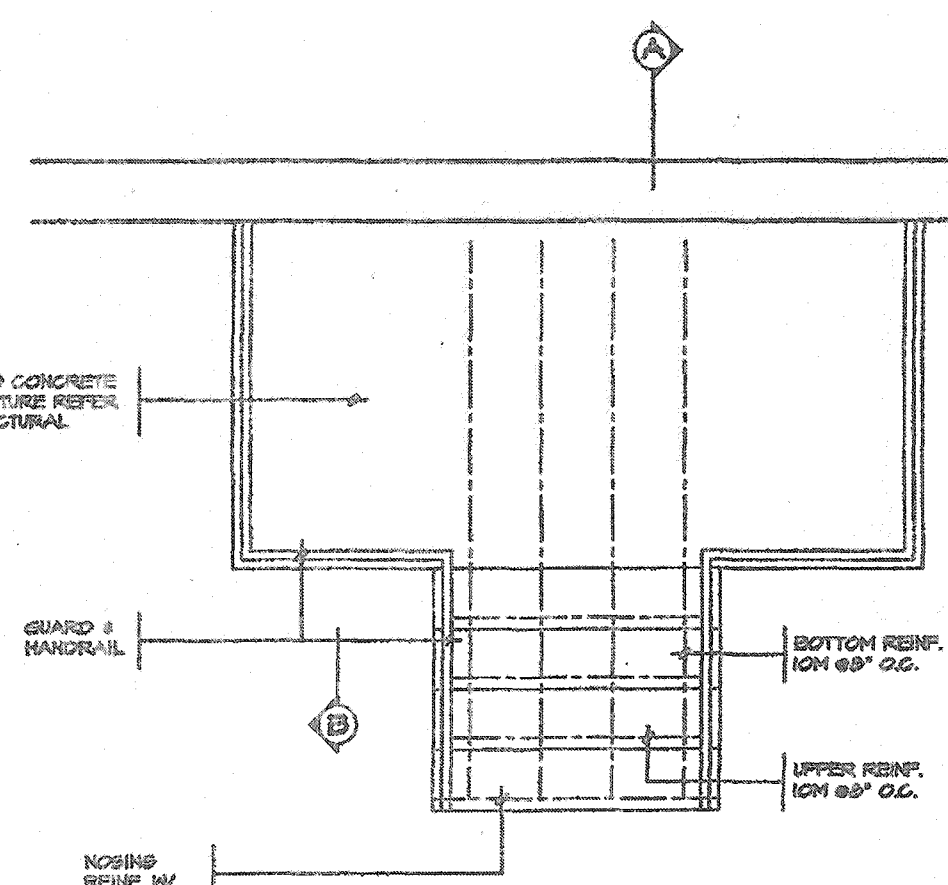
2012 CODE COMPLIANCE PACKAGE "A1"

6.			The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR  28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 6700 CUFFERIN ST. CONCORD, ONTARIO L4K 4S0 P (416) 739-4093 F (905) 660-0745	REGION DESIGN INC.	SHEET TITLE	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.		
4.						SLAB ON GRADE WALKOUT BASEMENT			
3.						SCALE	N.T.S.		PAGE No.
2.						DATE	JULY 2018		13
1.	ISSUED FOR PERMIT	JUL 30, 2018							
REVISIONS			PROJECT NAME RUSSELL GARDENS III						



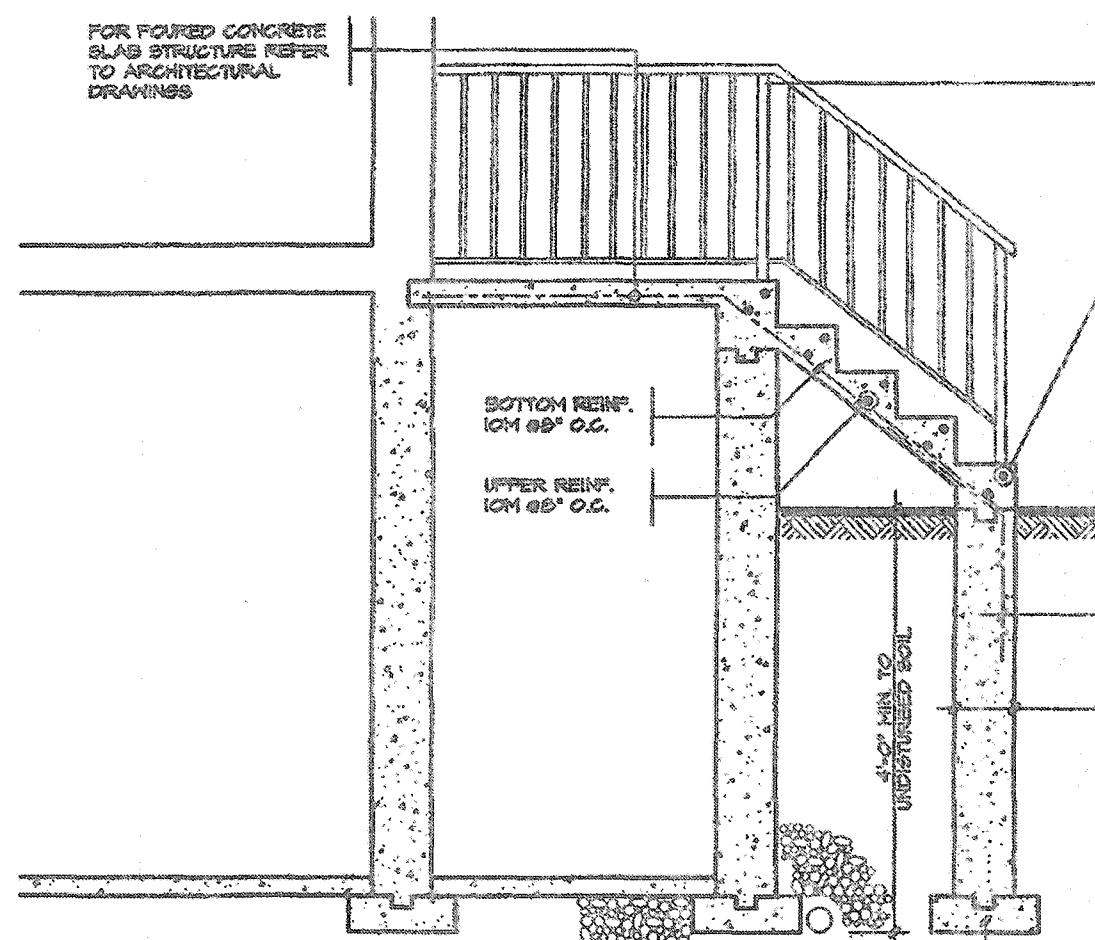
FOUNDATION PLAN

FOR POURED CONCRETE
SLAB STRUCTURE REFER
TO ARCHITECTURAL
DRAWINGS



GROUND FLOOR PLAN

FOR POURED CONCRETE
SLAB STRUCTURE REFER
TO ARCHITECTURAL
DRAWINGS



SECTION 'A'

CLEAR SPACINGS
BETWEEN PICKETS TO
BE 4" MAX. NO
MEMBER BETWEEN 4" &
2-1/2" ABOVE SLAB

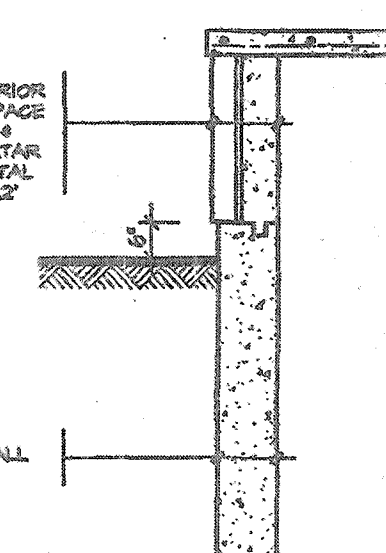
NOSING
REINF. W/
10M BARS

MASONRY EXTERIOR
FACING, FILL SPACE
BETWEEN WALL &
FACING W/ MORTAR
& PROVIDE METAL
TIES SEE NOTE 12

10M @ 9" O.C.
DOVELLS TO
MATCH BOTTOM
REINF.

POURED CON. WALL

6" X 16"
POURED
CONC.
FOOTING



SECTION 'B'

NOTE: FOR MORE THAN 8 RISERS

GENERAL NOTES

1. EXTERIOR STAIRS

7 1/2" RISE MAXIMUM
8 1/4" RUN MINIMUM
4 1/4" TREAD MINIMUM

2. MASONRY TIES

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

3. GUARDS

ARE REQUIRED AROUND CONCRETE SLAB
IF MORE THAN 2'-0" ABOVE GRADE & ON
BOTH SIDES OF STAIRS CONTAINING MORE
THAN 6 RISERS. MINIMUM 31" HIGH FOR
STAIRS MINIMUM 36" HIGH FOR PORCHES
UP TO 5'-11" ABOVE GRADE. MINIMUM 42"
HIGH FOR GREATER HTS.

4. HANDRAIL

ARE REQUIRED WHERE STEPS HAVE MORE
THAN 9 RISERS. HANDRAIL HEIGHT 31" -
36"

5. FOUNDATION WALLS

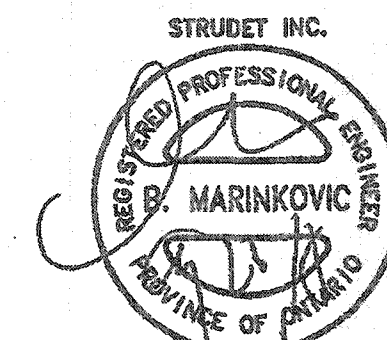
THICKNESS OF FOUNDATION WALLS IS
DEPENDANT UPON VENEER CUT 8" FOR UP
TO 26" VENEER CUT HEIGHT 10" FOR
VENEER CUT OVER 26" HIGH

6. CONCRETE

MINIMUM CONCRETE STRENGTH SHALL BE
4650 PSI (32MPa) W/ 58-82 AIR
ENTRAINMENT MINIMUM CONCRETE SLAB
THICKNESS 9"

7. CONCRETE COVER

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



FOR STRUCTURE ONLY

2012 CODE

COMPLIANCE PACKAGE "A1"

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4.					SCALE	3/8"=1'-0"	PAGE NO.	14
3.					DATE	JULY 2015	PROJECT NAME	RUSSELL GARDENS III
2.								
1.	ISSUED FOR PERMIT				JUL 30, 2015			
REVISIONS								