

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 "H" 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, RVL & 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, 14x64 (1"x3") VERTICAL WOOD FURRING,
APPROVED SHEATHING PAPER, 7/16" O.S.B. EXTERIOR
SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x140 (2"x6")
STUDS @ 400mm (16") o.c. W/APPROVED DIAGONAL WALL
BRACING, RSI 3.87 (R22) INSULATION AND APPROVED
VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER,
13mm (1/2") INT. DRYWALL FINISH.

3 BRICK VENEER CONSTRUCTION (2"x6")
90mm (4") FACE BRICK 25mm (1") AIR SPACE,
22x180x0.16mm (1/8"x1"x0.03") GALV. METAL TIES @
400mm (16") o.c. HORIZONTAL 600mm (24") o.c. VERTICAL.
APPROVED SHEATHING PAPER, 7/16" O.S.B. EXTERIOR
SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x140
(2"x6") STUDS @ 400mm (16") o.c. W/APPROVED 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 CONFIRMING TO OBC 9.27.1.1.2) &
9.28 THAT EMPLOY A MINIMUM 6mm (1/4") DRAINAGE
CAVITY BEHIND THE CLADDING WITH POSITIVE DRAINAGE
TO THE EXTERIOR AND APPLIED AS PER MANUFACTURERS
SPECIFICATION ON 25mm (1") MINIMUM EXTRUDED OR
EXPANDED RIGID INSULATION, APPROVED SHEATHING
PAPER, 7/16" O.S.B. EXTERIOR SHEATHING OR OBC
COMPLIANT EQUIVALENT, 38x140 (2"x6") STUDS @ 400mm
(16") o.c. W/APPROVED 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. & 9.23.11.)
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") BOTTOM PLATE AND
2x8x89 (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. FDTN. WALL 15MPa
(2200psi) WITH BITUMENOUS DAMPROOFING AND
DRAINAGE LAYER. MIN. 480x155 (19"x6") CONT. KEYED
CONC. FTG. BRACE FOUNDATION WALL PRIOR TO
BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL
UNDISTURBED SOIL WITH MINIMUM BEARING CAPACITY OF
120kPa (17.4 psi) OR GREATER.

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

7 BASEMENT SLAB (*SEE OBC 9.16.)
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 (7-1/8")
MIN. RUN = 210 (8-1/4")
MIN. TREAD = 235 (9-1/4")
MAX. NOSING = 25 (1")
MIN. HEADROOM = 1950 (6'-5")
RAIL @ LANDING = 400 (2'-11")
RAIL @ STAIR = 865 (2'-10") TO 965 (3'-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. CAULKING OR 25 (1") MIN.
MINERAL WOOL BETWEEN PLATE AND TOP OF FDTN. WALL.
USE MORTAR TO LEVEL SILL PLATE WHEN REQUIRED.

13 BASEMENT INSULATION (*SEE OBC 12.3.)
FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE
INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO
NOT MORE THAN 152mm (6") ABOVE THE FINISHED FLOOR
OF THE BASEMENT AND NOT LESS THAN 50mm (2") TO THE
SLAB.
FOUNDATION WALL INSULATION SHALL BE MINIMUM RSI.
3.52 (R20) BLANKET INSULATION, APPROVED VAPOUR
BARRIER, DAMPROOFING W/BLDG. PAPER BETWEEN THE
FDTN. 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 305x155 (12"x6") CONC. FOOTING. ADD HORIZ.
BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

15 STEEL BASEMENT COLUMN (*SEE OBC 9.17.3.)
90mm (3-1/2") DIA. x 4.78mm (188) STL. COL. WITH
150x150x4.5mm (6"x6"x3/8") STL. TOP & BOTTOM PLATE.

15A STEEL COLUMN (*SEE OBC 9.17.3.)
90mm (3-1/2") DIA. x 4.78mm (188) STL. COLUMN WITH
100x100x6.4mm (4"x4"x1/4") STEEL TOP & BOTTOM PLATE.
FIELD WELD BOTTOM PLATE TO 250x100x12.5mm
(10"x4"x1/2") BASE PLATE C/W 2-13mm (1/2") DIA. x 300mm
(12") LONG x 50mm (2") HOOK ANCHORS.

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

17 STEEL BEAM STRAPPING (*SEE OBC 9.23.4.3.(c))
14x38 (1"x2") 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.)
13mm (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 6.2.3.8.(7))
CAPPED DRYER EXHAUST VENTED TO EXTERIOR. USE
1000mm (4") DIA. SMOOTH WALL VENT PIPE.

23 ATTIC ACCESS (*SEE OBC 9.19.2.)
ATTIC ACCESS HATCH 545x100 (22"x28") WITH
WEATHERSTRIPPING. RSI 5.46 (R31) RIGID INSULATION
BACKING.

24 FIREPLACE CHIMNEYS (*OBC 9.21.)
TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0")
ABOVE THE HIGHEST POINT AT WHICH IT COMES IN
CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE
ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 900mm
(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
280x280x16 (11"x11"x5/8") STL. PLATE FOR STL BEAMS
AND 280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD
BEAMS BEARING ON CONC. BLOCK PARTYWALL,
ANCHORED W/ 2-19mm (3/4") x200mm (8") LONG GALV.
ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH
NON-SHRINK GROUT.

28 CLASS "B" VENT
U.L.C. RATED CLASS "B" VENT 610mm (2'-0") ABOVE THE
POINT IN CONTACT WITH THE ROOF FOR SLOPES UP TO
9/12, 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 12.7 (1/2") DIA. BOLT ON
406x406x203 (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/ 6x6-W2.9xW2.9 MESH PLACED NEAR
MID-DEPTH OF SLAB.

32 DIRECT VENT FURNACE
DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM
A GAS REGULATOR. MIN 300mm (12") ABOVE FIN. GRADE,
FROM ALL OPENINGS, EXHAUST & INTAKE VENTS. 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 38x38 (2"x2")
CROSS BRACING OR SOLID BLOCKING @2100mm (6'-11")
o.c. MAX. 14x64 (1"x3") @2100mm (6'-11") o.c. UNLESS A
PANEL TYPE CEILING FINISH IS APPLIED.

35 EXPOSED BUILDING FACE (*SEE OBC 9.10.15.)
EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING
OF NOT LESS THAN 45min. WHERE LIMITING DISTANCE IS
LESS THAN 1.2M (3'-11") WHERE THE LIMITING DISTANCE IS
LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE
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 FDTN.
WALLS W/ 610x610 (24"x24") 10M @600mm (24") o.c.
DOWNELS. SLOPE SLAB MIN. 1.0% FROM DOOR. SLAB TO
HAVE A MIN. 75mm (3") BEARING ON FDTN. WALLS.
PROVIDE (NLI) LINTELS OVER CELLAR DOOR.

37 FDTN. WALL REDUCTION IN THICKNESS
(*SEE OBC 9.15.4.7.)
FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm
(3-1/2") THICK TO A MAX. DEPTH OF 660mm (26") FOR 8"
FDTN. WALL. 10" FDTN. WALL WHEN REDUCTION IN
THICKNESS IS GREATER THAN 26". FDTN. WALL SHALL BE
TIED TO THE FACING MATERIAL WITH METAL TIES SPACED
200mm (8") o.c. VERTICALLY AND 900mm (36") 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, 38x89 (2"x4") RAFTERS
@400mm (16") o.c.. FOR MAX. 3530mm (11'-7") SPAN,
38x140 (2"x6") RAFTERS @400mm (16") o.c.. RIDGE
BOARD TO BE 51mm (2") DEEPER. 38x39 (2"x4") COLLAR
TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2"x4")
@400mm (16") o.c. FOR MAX. 2830mm (9'-3") 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 TRUSS 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. 7/16" 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.
(9.10.14.3.3).

44 CARBON MONOXIDE ALARM (*OBC 9.33.4.)
WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A
DWELLING UNIT, A CARBON MONOXIDE DETECTOR
CONFORMING TO CAN/CSA-6.14, CSA 6.14 OR UL2034
SHALL BE INSTALLED ADJACENT TO EACH SLEEPING
AREA. CARBON MONOXIDE DETECTOR(S) SHALL BE
PERMANENTLY WIRED SO THAT IT IS ACTIVATION WILL
ACTIVATE ALL CARBON MONOXIDE DETECTORS AND BE
EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN
BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED

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

CITY OF HAMILTON
BUILDING DIVISION
Planning & Development Department

NOV 16 2021

REC'D BY _____ DATE _____
REPL'D BY _____ DATE _____

CITY OF HAMILTON
Building Division

Permit No. _____
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL _____ DATE _____

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	28770
NAME	BCIN
SIGNATURE	

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4096
F (905) 660-0748



SHEET TITLE	
GENERAL NOTES	
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.	1

PROJECT NAME	
RUSSELL GARDENS IV	

WINDOWS - CANADA ZONE C

- MINIMUM BEDROOM WINDOW** (*OBC 9.9.10.1.)
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m² (3.8 SQ.FT.) UNOBSTRUCTED GLAZED OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380mm (1'-3")
GLASS AREA NOT MORE THAN 17% OF GROSS PERIPHERAL WALL AREA.
MAXIMUM U-VALUE 0.28
- WINDOW GUARDS** (*OBC 9.8.8.1(6))
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-6") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")

GENERAL:

- MECHANICAL VENTILATION**
MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.3 AIR CHANGES PER HOUR AVERAGED OVER 24 HOURS. SEE MECHANICAL DRAWINGS.
- OUTDOOR AIR INTAKE** ●
ALL OUTDOOR AIR INTAKES SHALL BE LOCATED SO THAT THEY ARE SEPARATED FROM SOURCES OF CONTAMINATION (EXHAUST VENTS) IN COMPLIANCE WITH O.B.C. DIV.-B 6.2.3.12. AND TABLE 6.2.3.12.
- RAINFORCEMENT FOR GRAB BARS** (*OBC 9.5.2.3.) ●
RAINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO O.B.C. 9.5.2.3, 3.8.3.8.(3)(a), 3.8.3.8.(3)(c), 3.8.3.13.(2)(g) & 3.8.3.13.(4)(e). SEE DETAIL ON PAGE II.

LUMBER:

- ALL LUMBER SHALL BE SPRUCE-PINE-FIR No.1&2 GRADE, UNLESS NOTED OTHERWISE.
- LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE-PINE-FIR No.1&2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.
- ALL BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.
- LVL BEAMS SHALL BE 2.0E (F_b=2800psi MIN). NAIL EACH PLY OF LVL WITH 84mm (3-1/2") LONG COMMON WIRE NAILS @300mm (12") O.C. STAGGERED IN 2 ROWS FOR 184, 240, & 300mm (7-1/4", 9-1/2", 11-7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 1/2" (13mm) DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C.
- PROVIDE TOP MOUNT BEAM HANGERS FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS NOTED OTHERWISE.
- PROVIDE METAL JOIST HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.
- WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2mil. POLYETHYLENE FILM, No.50 (45lbs) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

STEEL:

STRUCTURAL STEEL AND HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W.
REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

REVISION:

- ONT. REG. 332/12-2012 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. FURTHER RECOMMENDATIONS:

- REDUCE THE FOUNDATION WALL SILL PLATE ANCHOR BOLT SPACING FROM 2400mm o.c. (7'-10") TO 1220mm o.c. (4'-0") FOR STANDARD CONDITIONS.
- USE 4.5mm (3/8") THICK PLYWOOD OR WAFFERBOARD FOR THE EXTERIOR WALL SHEATHING.
- TO STIFFEN THE STRUCTURE IN TRANSVERSE DIRECTION USE 4.5mm (3/8") THICK PLYWOOD NAILED TO THE INTERIOR PARTITIONS ON EACH FLOOR FOR A MINIMUM 2 INTERIOR PARTITION WALLS ON BOTH SIDES AND PERPENDICULAR TO THE LONG WALLS.

BRICK VENEER LINTELS

ML1 = 3-1/2"x3-1/2"x1/4" (90x90x6.0L) + 2-2"x8" SFR. No.2
ML2 = 4"x3-1/2"x5/16" (100x90x8.0L) + 2-2"x8" SFR. No.2
ML3 = 5"x3-1/2"x5/16" (125x90x8.0L) + 2-2"x10" SFR. No.2
ML4 = 6"x3-1/2"x3/8" (150x90x10.0L) + 2-2"x12" SFR. No.2
ML5 = 6"x4"x3/8" (150x100x10.0L) + 2-2"x12" SFR. No.2
ML6 = 5"x3-1/2"x5/16" (125x90x8.0L) + 2-2"x12" SFR. No.2
ML7 = 5"x3-1/2"x5/16" (125x90x8.0L) + 3-2"x10" SFR. No.2
ML8 = 5"x3-1/2"x5/16" (125x90x8.0L) + 3-2"x12" SFR. No.2
ML9 = 6"x4"x3/8" (150x100x10.0L) + 3-2"x12" SFR. No.2

WOOD LINTELS AND BEAMS

WB1 = 2-2"x8" SFR. No.2 (2-38x184 SFR. No.2)
WB2 = 3-2"x8" SFR. No.2 (3-38x184 SFR. No.2)
WB3 = 2-2"x10" SFR. No.2 (2-38x235 SFR. No.2)
WB4 = 3-2"x10" SFR. No.2 (3-38x235 SFR. No.2)
WB5 = 2-2"x12" SFR. No.2 (2-38x286 SFR. No.2)
WB6 = 3-2"x12" SFR. No.2 (3-38x286 SFR. No.2)
WB7 = 5-2"x12" SFR. No.2 (5-38x286 SFR. No.2)
WB11 = 4-2"x10" SFR. No.2 (4-38x235 SFR. No.2)
WB12 = 4-2"x12" SFR. No.2 (4-38x286 SFR. No.2)

LOOSE STEEL LINTELS

L1 = 3-1/2"x3-1/2"x1/4" (90x90x6.0L)
L2 = 4"x3-1/2"x5/16" (100x90x8.0L)
L3 = 5"x3-1/2"x5/16" (125x90x8.0L)
L4 = 6"x3-1/2"x3/8" (150x90x10.0L)
L5 = 6"x4"x3/8" (150x100x10.0L)
L6 = 7"x4"x3/8" (175x100x10.0L)

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A = 1-1 3/4" x 7 1/4" (1-45x184)
LVL1 = 2-1 3/4" x 7 1/4" (2-45x184)
LVL2 = 3-1 3/4" x 7 1/4" (3-45x184)
LVL3 = 4-1 3/4" x 7 1/4" (4-45x184)
LVL4A = 1-1 3/4" x 9 1/2" (1-45x240)
LVL4 = 2-1 3/4" x 9 1/2" (2-45x240)
LVL5 = 3-1 3/4" x 9 1/2" (3-45x240)
LVL5A = 4-1 3/4" x 9 1/2" (4-45x240)
LVL6A = 1-1 3/4" x 11 7/8" (1-45x300)
LVL6 = 2-1 3/4" x 11 7/8" (2-45x300)
LVL7 = 3-1 3/4" x 11 7/8" (3-45x300)
LVL7A = 4-1 3/4" x 11 7/8" (4-45x300)
LVL8 = 2-1 3/4" x 14" (2-45x356)
LVL9 = 3-1 3/4" x 14" (3-45x356)
LVL10 = 2-1 3/4" x 18" (2-45x456)

DOOR SCHEDULE

1 = 2'-10" x 6'-8" (865x2033) - INSULATED ENTRANCE DOOR
1a = 2'-8" x 6'-8" (815x2033) - INSULATED FRONT DOORS
2 = 2'-8" x 6'-8" (815x2033) - WOOD & GLASS DOOR
3 = 2'-8" x 6'-8" x 1-3/4" (815x2033x45) - EXTERIOR SLAB DOOR
4 = 2'-8" x 6'-8" x 1-3/8" (815x2033x35) - INTERIOR SLAB DOOR
5 = 2'-6" x 6'-8" x 1-3/8" (760x2033x35) - INTERIOR SLAB DOOR
6 = 2'-2" x 6'-8" x 1-3/8" (660x2033x35) - INTERIOR SLAB DOOR
7 = 1'-6" x 6'-8" x 1-3/8" (460x2033x35) - INTERIOR SLAB DOOR

LEGEND

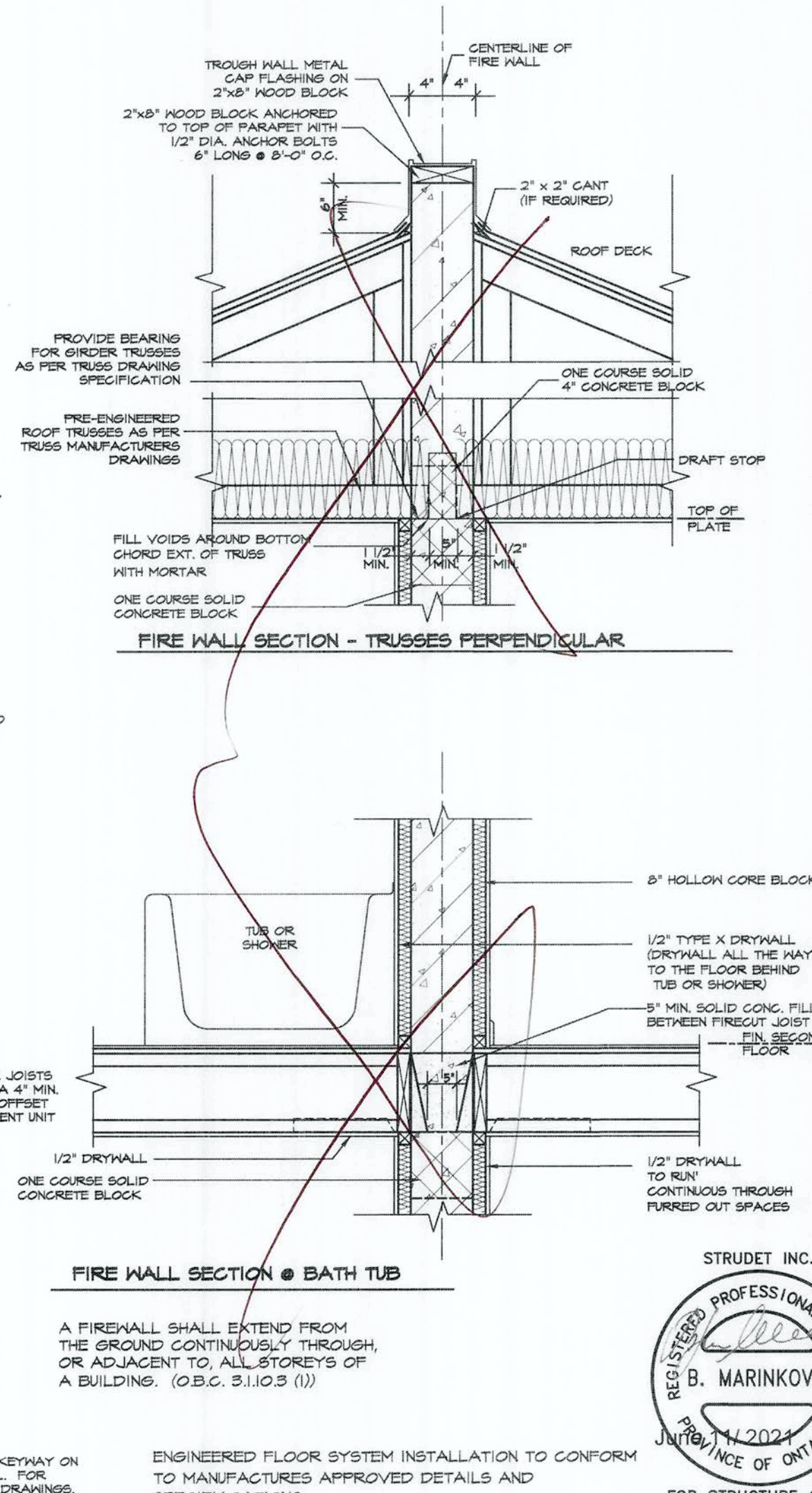
DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
GT	GIRDER TRUSS
	POINT LOAD
	SOLID WOOD BEARING. SOLID BEARING TO BE WIDE AT LEAST AS SUPPORTED MEMBER. MIN. 3 PIECES.
	LOAD-BEARING WALL
	TWO-STOREY WALL. SEE NOTE 39
	FLAT ARCH
F.D.	FLOOR DRAIN
SA	SMOKE ALARM. SEE NOTE 43
SA CMA	SMOKE ALARM & CARBON MONOXIDE ALARM. SEE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



CITY OF HAMILTON
Building Division
Permit No. _____
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE L.A.V.
These drawings and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL _____

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	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746	SHEET TITLE GENERAL NOTES 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. 2	PROJECT NAME RUSSELL GARDENS IV
4.							
3.							
2.							
1.	ISSUED FOR PERMIT JAN 31, 2015						
REVISIONS		VIKAS GAJJAR NAME SIGNATURE 28770 BCIN					



CITY OF HAMILTON
Building Division

Permit No. _____

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

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

These drawings and/or specifications have been reviewed by _____
FOR CHIEF BUILDING OFFICIAL _____ DATE _____

CENTERLINE OF FIRE WALL

3 1/2" MIN BEARING FOR BEAMS. REFER TO OBC 9.23.2.

1 1/4" 5" 1 1/4" 5" 3 1/2"

FIN. SECOND FLOOR

FIRE CUT FOR WOOD BEAM

STEEL OR WD. BEAMS LINING UP

STEEL BEARING PLATE 8"x12"x1/2" FOR WD. BEAM 12"x12"x5/8" FOR STEEL BEAM

2" 2" 2" 2"

8" CONG. BLOCK FIRE WALL OR 8" CONG. FOUNDATION WALL

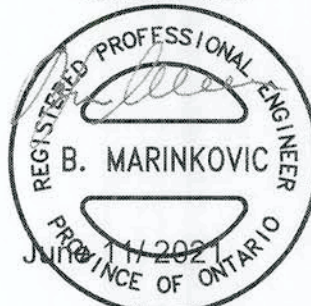
STEEL BEARING PLATE DETAIL

STUDET INC. SO CR

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
JUNE 11/2021
PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

5.		<p>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.</p> <p>QUALIFICATION INFORMATION</p> <p>Required unless design is exempt under Division C, Subsection 3.2.5 of the building code</p> <p>VIKAS GAJJAR  28770</p> <p>NAME SIGNATURE BCIN</p>	<p>REGION DESIGN INC.</p> <p>8700 DUFFERIN ST.</p> <p>CONCORD, ONTARIO</p> <p>L4K 4S6</p> <p>P (416) 736-4096</p> <p>F (905) 660-0748</p>	<p>REGION DESIGN INC.</p>	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.	 <p>PROJECT NAME</p> <p>RUSSELL GARDENS IV</p>
4.					FIRE WALL	PAGE No.	
3.					SCALE	3/4"=1'-0"	
2.					DATE	JULY 2018	
1.	ISSUED FOR PERMIT				JUL 30, 2018		
REVISIONS							



TIGHTLY SEAL ANY GAPS WITH MINERAL WOOL OR NON-COMBUSTIBLE MATERIAL AS PER O.B.C. 9.10.11.2(3)

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

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

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

5/8" TYPE 'X' GYPSUM WALL BOARD

FIN. SECOND FLOOR

ABSORPTIVE MATERIAL

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

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

5/8" TYPE 'X' GYPSUM WALL BOARD

FIN. FIRST FLOOR

JOISTS FRAMING INTO PARTY WALL

SOLID BLOCKING BETWEEN JOISTS
CONTINUOUS RIM BOARD

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

8" POURED CONC. WALL

CONTINUOUS BOND BREAKING MATERIAL

3" CONC. SLAB ON 5" COMPACTED GRAVEL
FIN. BASEMENT SLAB

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

WOOD FRAME PARTY WALL TRUSSES PERPENDICULAR TO PARTY WALL

FOR STRUCTURE ONLY
38x89 (2"x4") STUDS @ 400 O.C. WITH 15.9mm (5/8") TYPE 'X' GYPSUM BOARD ONE LAYER ON EACH SIDE. SUPPLEMENTARY STANDARDS SB3, TABLE 1, MID WALL ASSEMBLY.

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

SOUND TRANSMISSION RATING
MINIMUM REQUIRED S.T.C. RATINGS OF 50 (O.B.C. DIV. B 9.11.2.1(1))

WALL TYPE
SEE SUPPLEMENTARY STANDARDS SB3 TABLE 1. WISA BEARING WALL WITH 2 ROWS OF 2X4 SFR. @ 16" O.C. ON SEPARATE 2X4 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. (AS PER SENTENCE DIV. B 9.10.11.2.1(1) O.B.C.)

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

1" AIR SPACE

3/4" SUBFLOOR

FIN. FIRST FLOOR

ENGINEERED FLOOR JOISTS W/HEADER

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

2"x4" SILL PLATE (MAX. 2 T25 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.

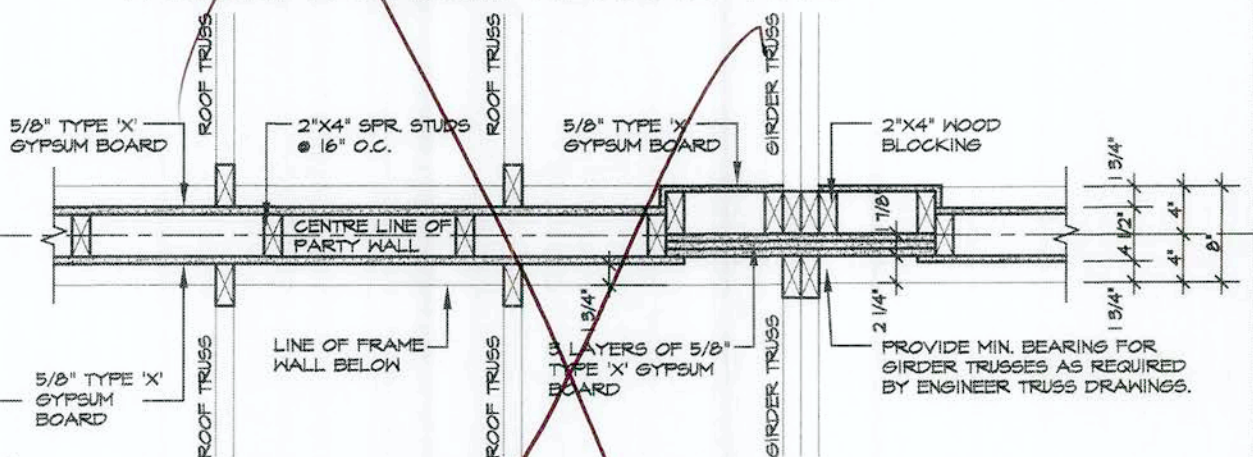
PER- ENGINEERED ROOF TRUSSES BY TRUSS MFG. @ 24" O.C.

5/8" TYPE 'X' GYPSUM WALL BOARD

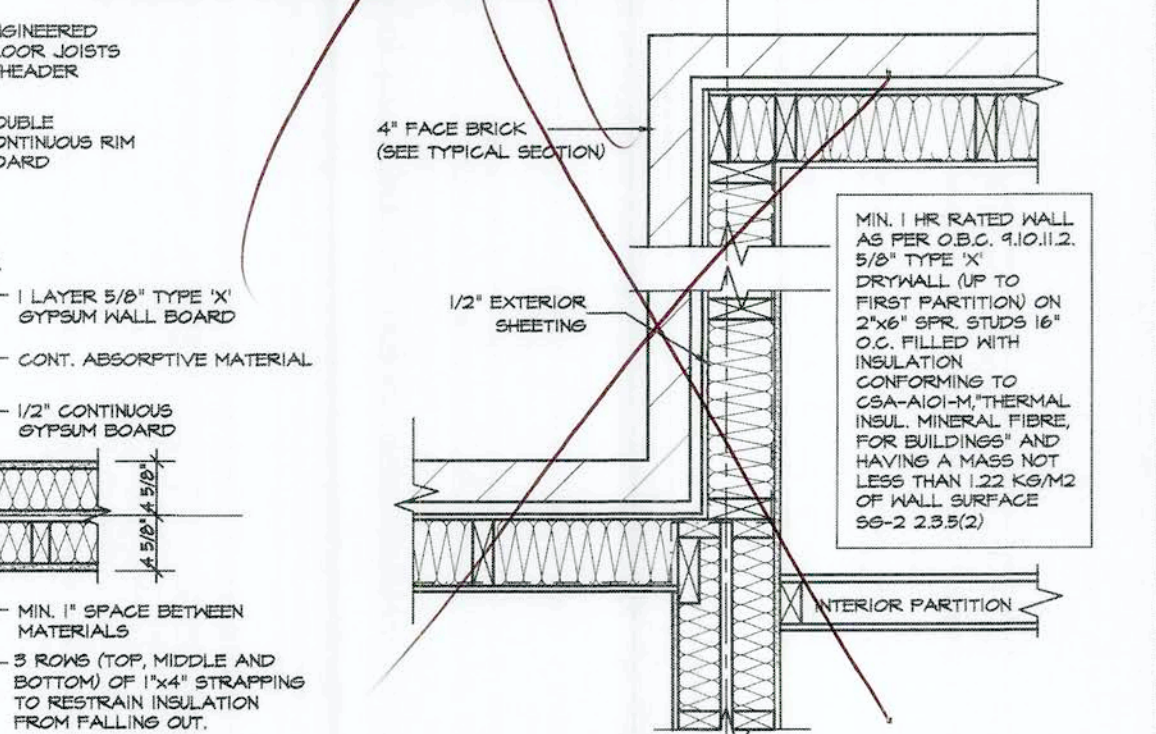
TOP OF PLATE
2 LAYERS OF 1/2" GYPSUM WALL BOARD FOR FIRE-STOPPING CONTINUOUS

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

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



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



PARTY WALL PLAN SECTION

2012 CODE
COMPLIANCE PACKAGE "A1"

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

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QUALIFICATION INFORMATION		
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code		
VIKAS GAJJAR	28770	BCIN
NAME	SIGNATURE	

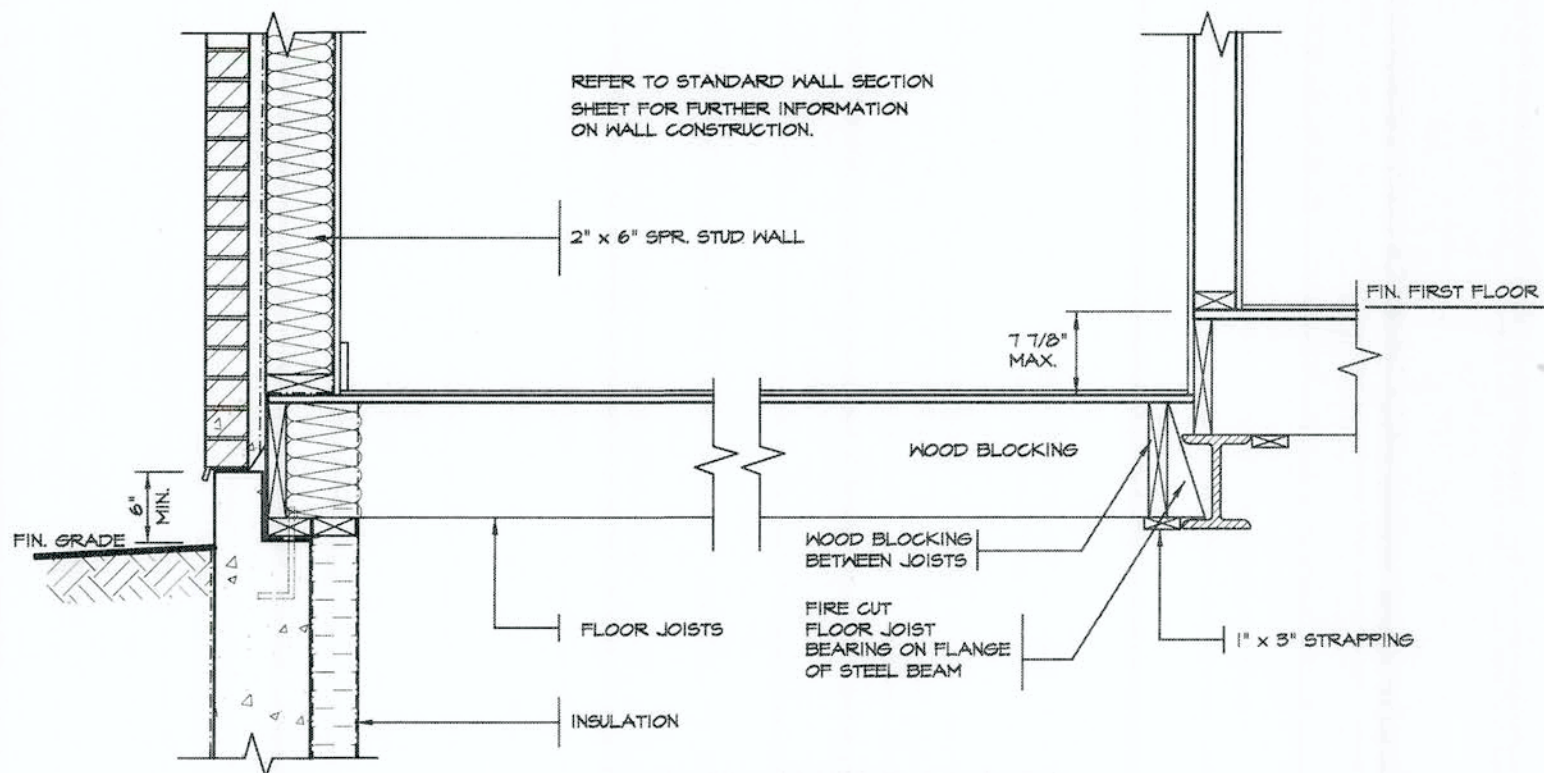
REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4096
F (905) 660-0746

REGION
DESIGN
INC.

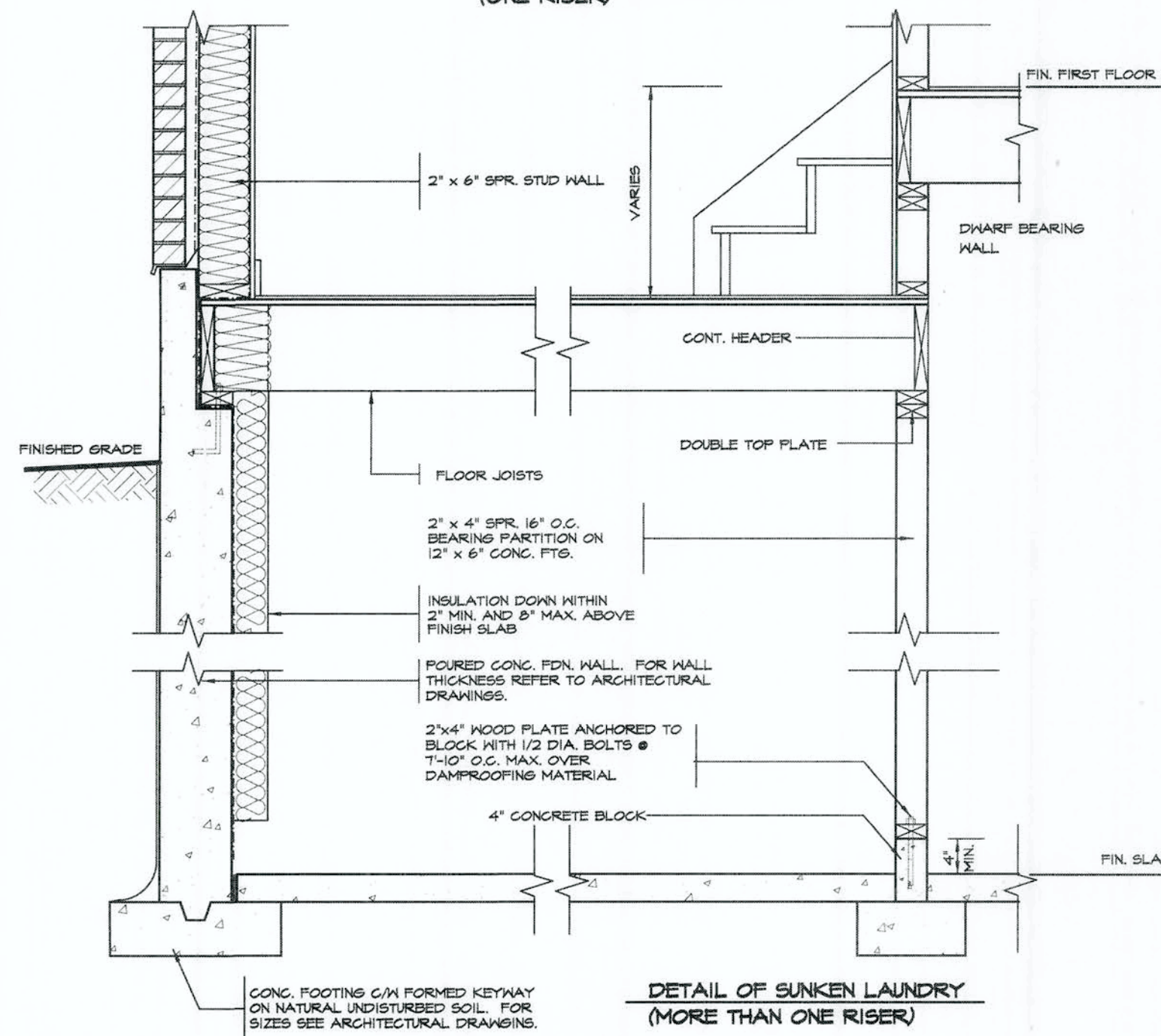
SHEET TITLE PARTY WALL WOOD	
SCALE	3/4"=1'-0"
DATE	JULY 2018

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

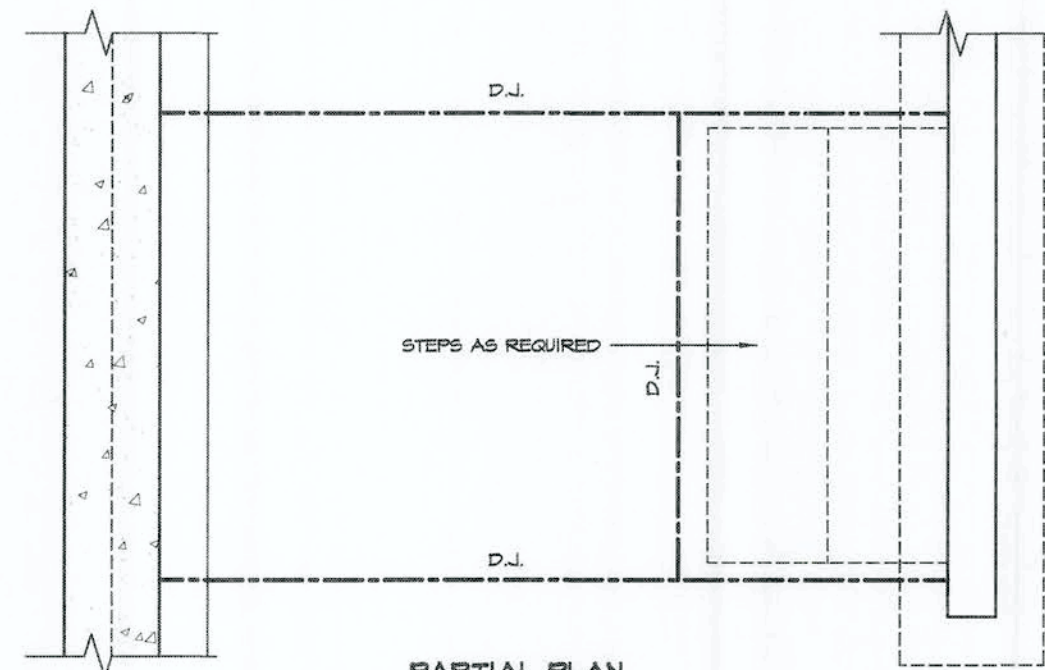
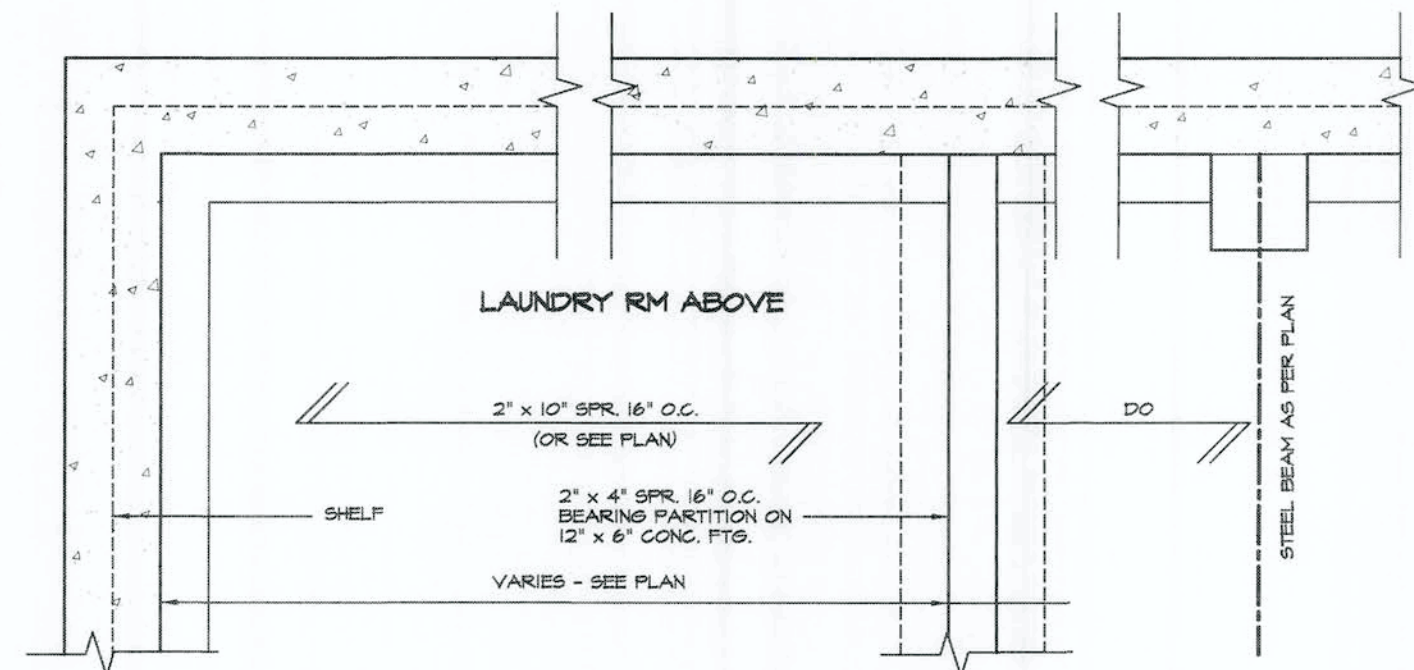
PROJECT NAME RUSSELL GARDENS IV	
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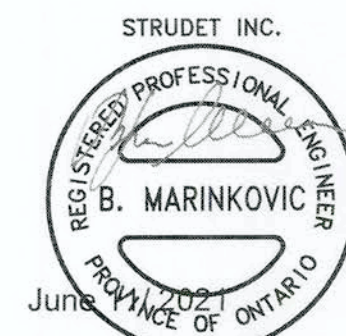
**DETAIL OF SUNKEN LAUNDRY
(ONE RISER)**



**DETAIL OF SUNKEN LAUNDRY
(MORE THAN ONE RISER)**



PARTIAL PLAN



FOR STRUCTURE ONLY

**2012 CODE
COMPLIANCE PACKAGE "A1"**

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

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

VIKAS GAJJAR
NAME

SIGNATURE

28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4096
F (905) 660-0746

**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 IV

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

EAVE PROTECTION SHALL BE PROVIDED FROM THE EDGE OF ROOF A MIN. 3'-0" (300mm) 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 'H' CLIPS FOR TRUSSES.

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 HEEL TO MATCH PLATE

2"x5" FASCIA BOARD
PREFINISHED METAL
GUTTER, FASCIA AND
VENTED SOFFIT

4" FACE BRICK TIED TO STUDS WITH GALVANIZED 7/8" WIDE METAL TIES @ 16" O.C. HORIZONTAL AND 24" O.C. VERTICAL

#15 BUILDING PAPER OVER 7/16" O.S.B.
EXTERIOR SHEATHING, 2"x6" SPR.
STUDS @ 16" O.C. FILLED WITH R-22
INSULATION AND 6 MIL. POLY VAPOUR
BARRIER

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

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 BITUM
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/6"
CRUSHED STONE COVER

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

2 STOREY WALL SECTION

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 GALLIAE

NAME _____ SIGNATURE _____

28770

BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4096
F (905) 660-0746

SHEET TITLE
2"X6" BRICK VENEER
2 STOREY SECTION

SCALE $3/4"=1'-0"$

DATE JULY 2018

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

	PAGE No
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6

Greenpark.

PROJECT NAME

RUSSELL GARDENS IV

JAN 24 2024 4:08 PM MISTANDABO DETAIL SIDE MIT 8 E T024141 BACKAGE /DISUSE1 CARDENS INMINISALE PACES USEWB 6 3 STADEY SECTION 2V6 BACKAGE A4 PWC

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 'H' CLIPS FOR TRUSSES

STARTER STRIP OF ROOF SHINGLES REQUIRED

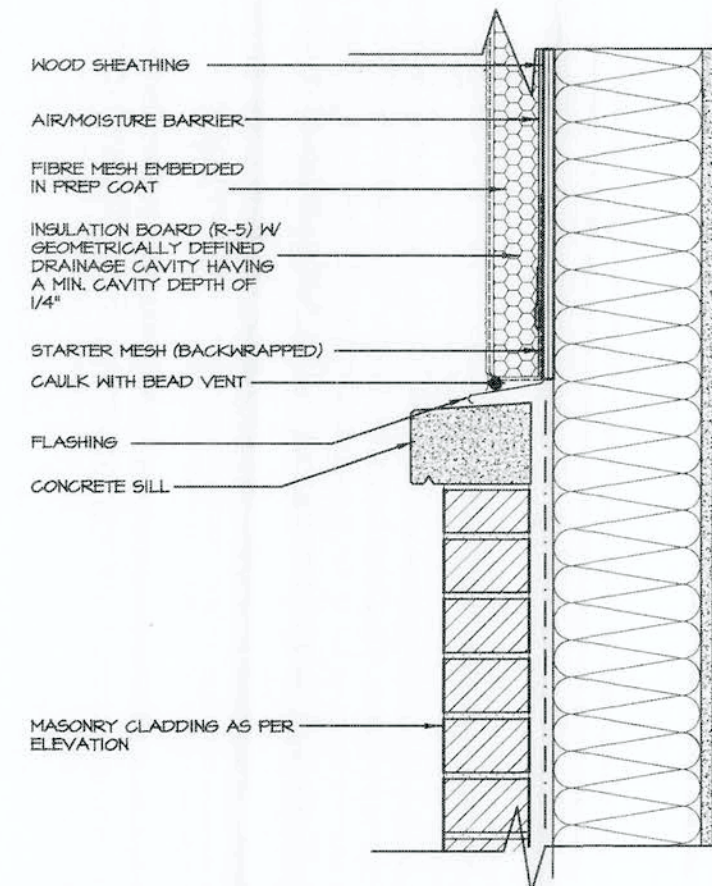
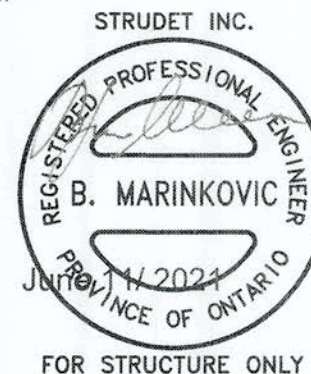
SEE PLAN FOR ROOF SLOPE

BAFFLES AS REQUIRED FOR ROOF VENTILATION

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

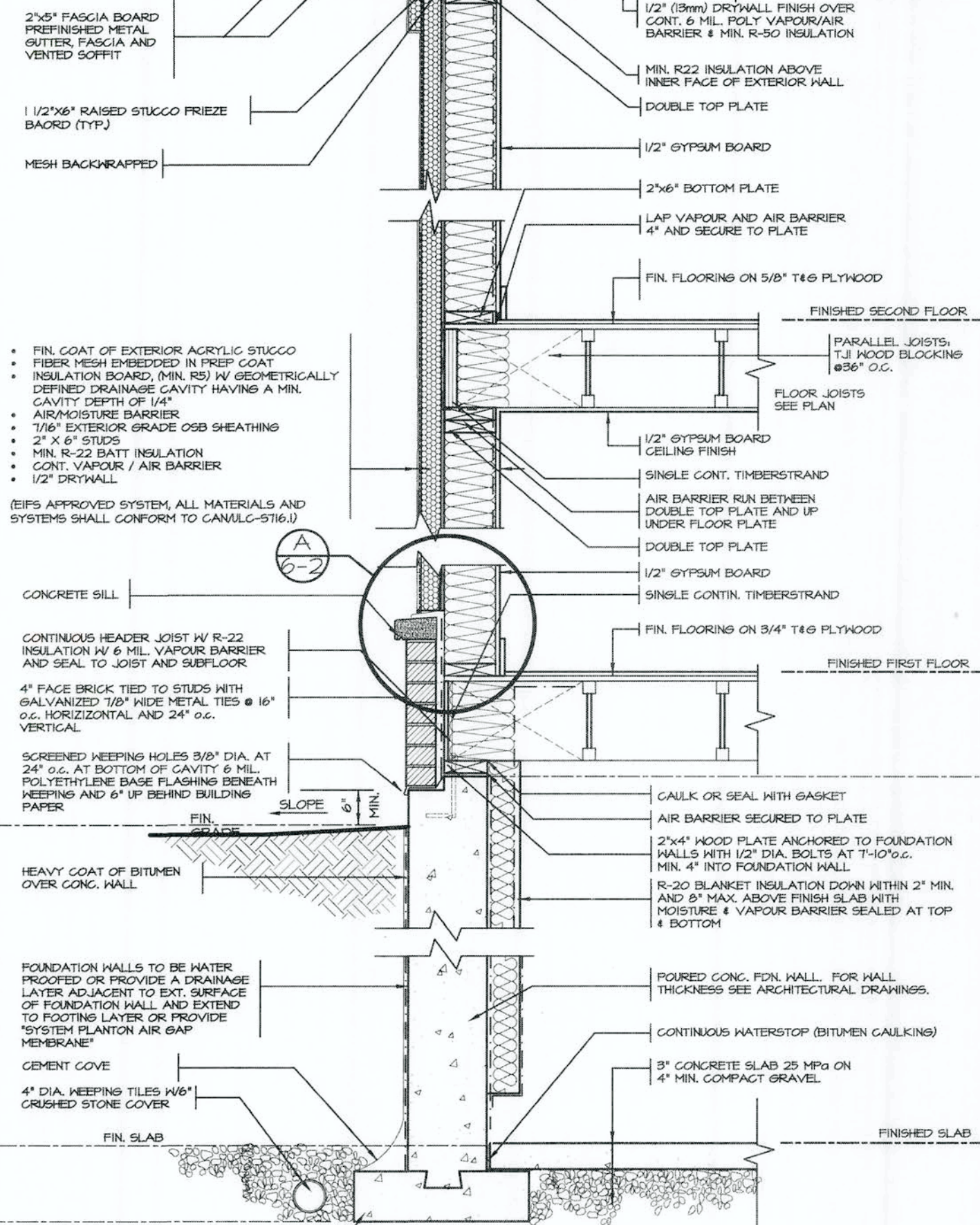
ROOF TRUSSES @ 24" o.c. MAX. RAISED HEEL TO MATCH PLATE

TOP OF WOOD PLATE

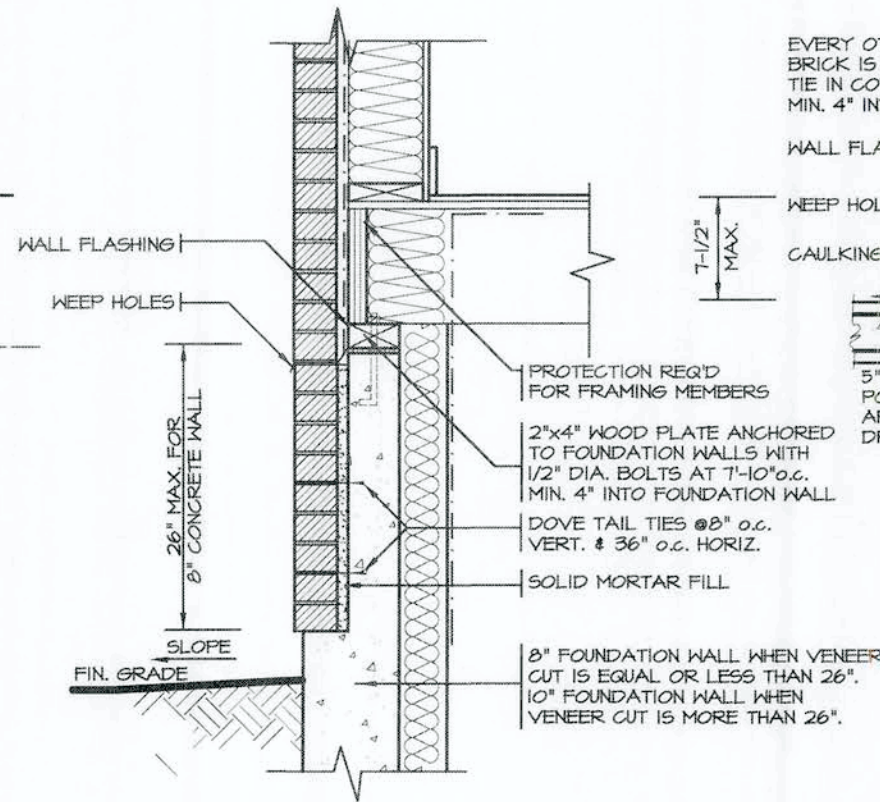


A. TERMINATION AT MASONRY CLADDING WITH SEALANT

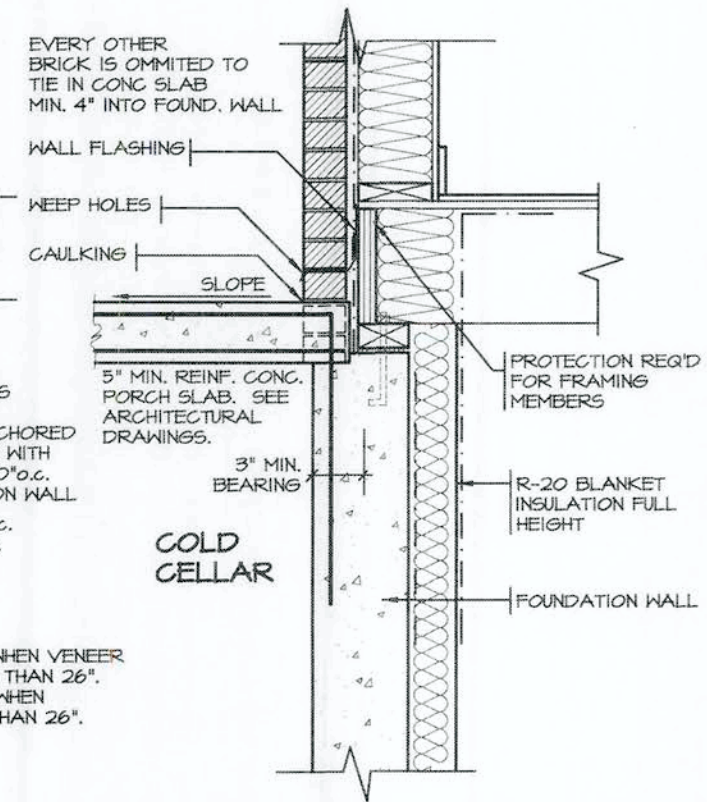
1 1/2" = 1'0"



2 STOREY WALL SECTION




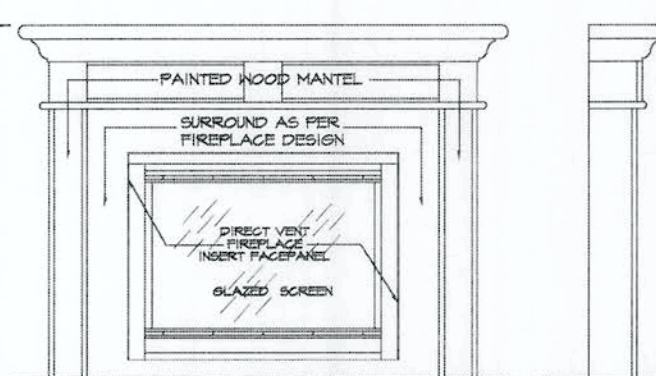
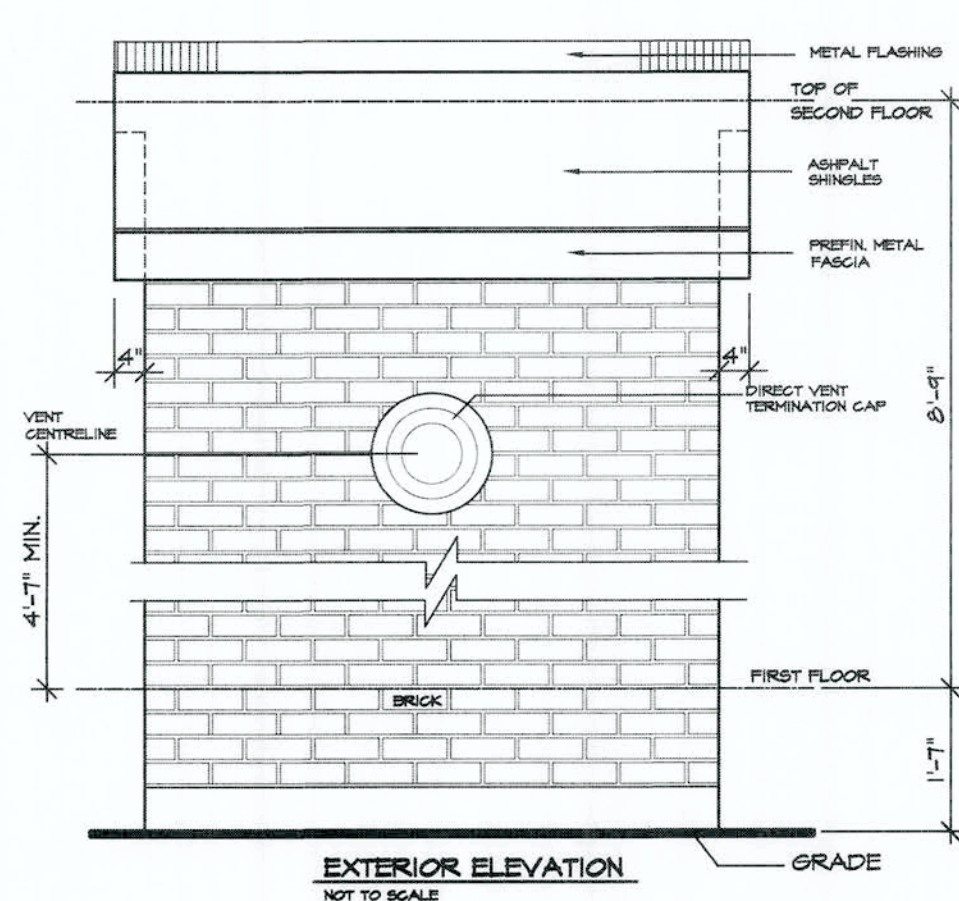
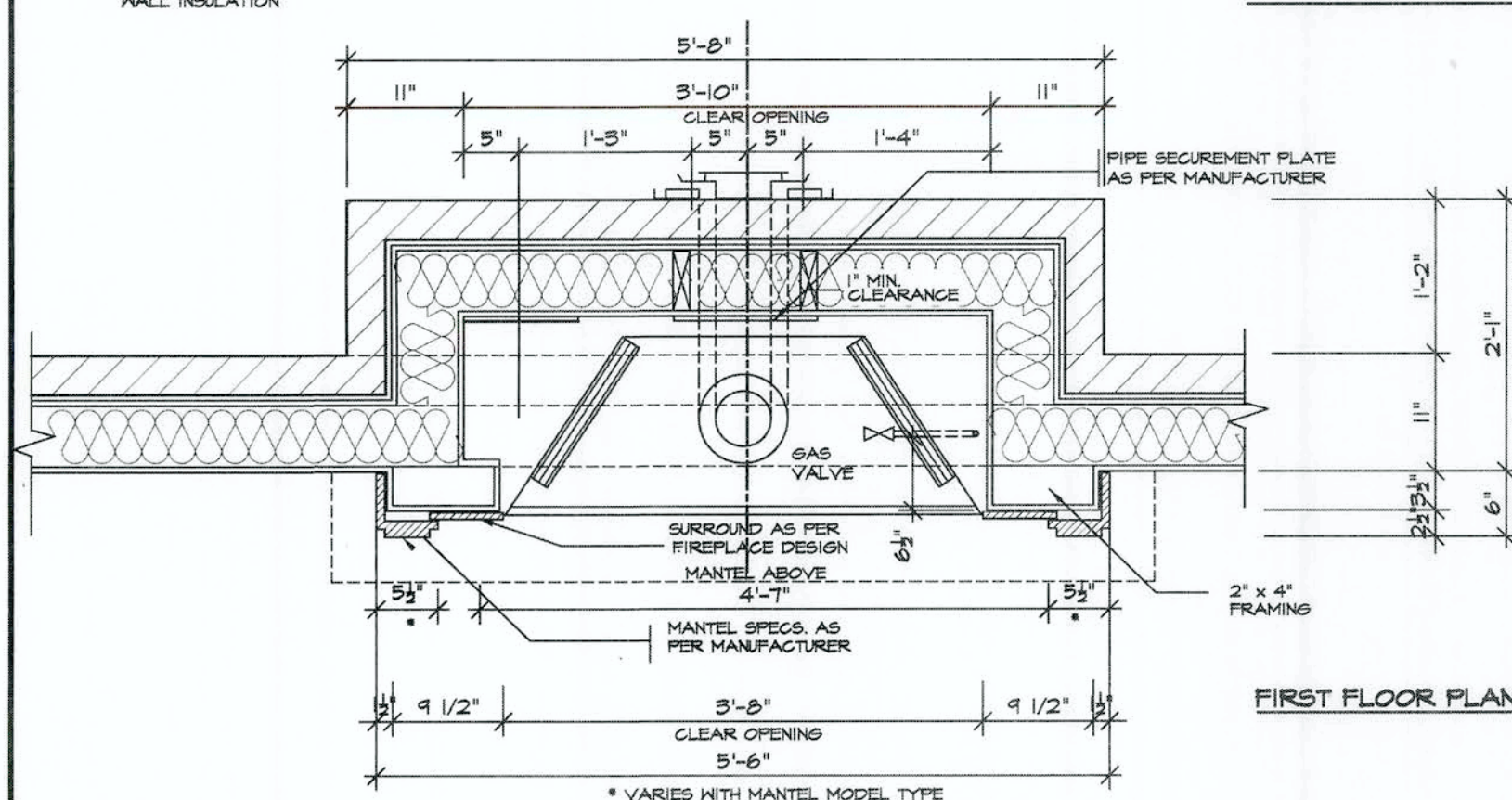
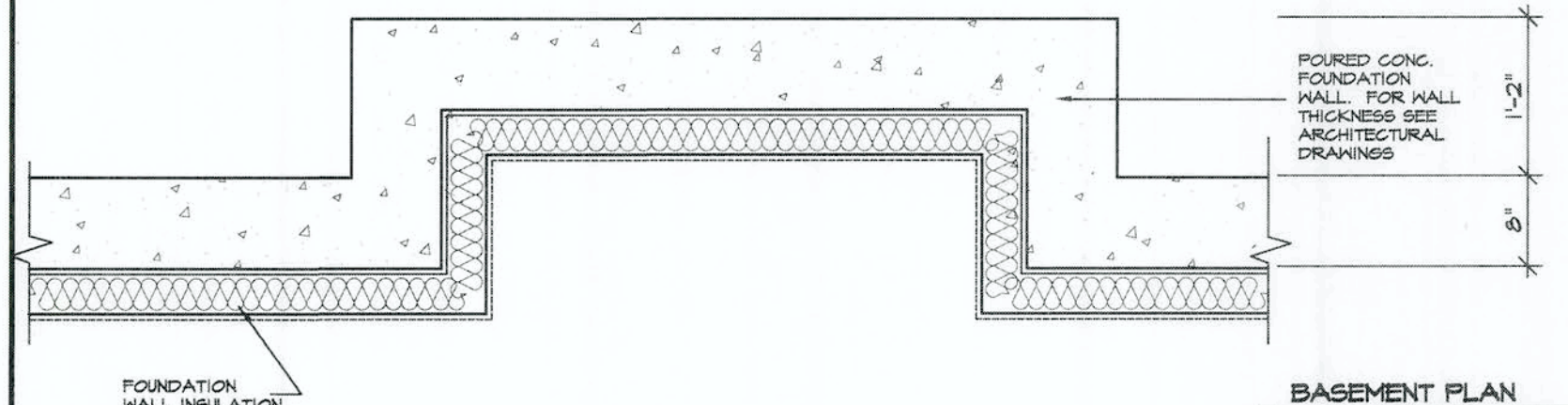
DETAIL FOR CONCRETE VENEER DROPPED GRADE



DETAIL FOR COLD CELLAR PORCH SLAB

2012 CODE COMPLIANCE PACKAGE "A1"

5.			<div>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.</div> <div>QUALIFICATION INFORMATION</div> <div>Required unless design is exempt under Division C, Subsection 3.2.5 of the building code</div> <div>VIKAS GAJJAR</div> <div>NAME</div> <div>SIGNATURE</div> <div>28770</div> <div>BCIN</div>	<div>REGION DESIGN INC.</div> <div>8700 DUFFERIN ST.</div> <div>CONCORD, ONTARIO</div> <div>L4K 4S6</div> <div>P (416) 736-4096</div> <div>F (905) 660-0748</div>	<div>REGION DESIGN INC.</div>	SHEET TITLE		<div>CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.</div>	<div></div>		
4.						2"X6" STUCCO WALL				<div>PAGE No.</div> <div>6-2</div>	PROJECT NAME
3.						2 STOREY SECTION					
2.						SCALE	AS NOTED				
1.	ISSUED FOR PERMIT	JUL 30, 2018				DATE	JULY 2018				
REVISIONS								RUSSELL GARDENS IV			

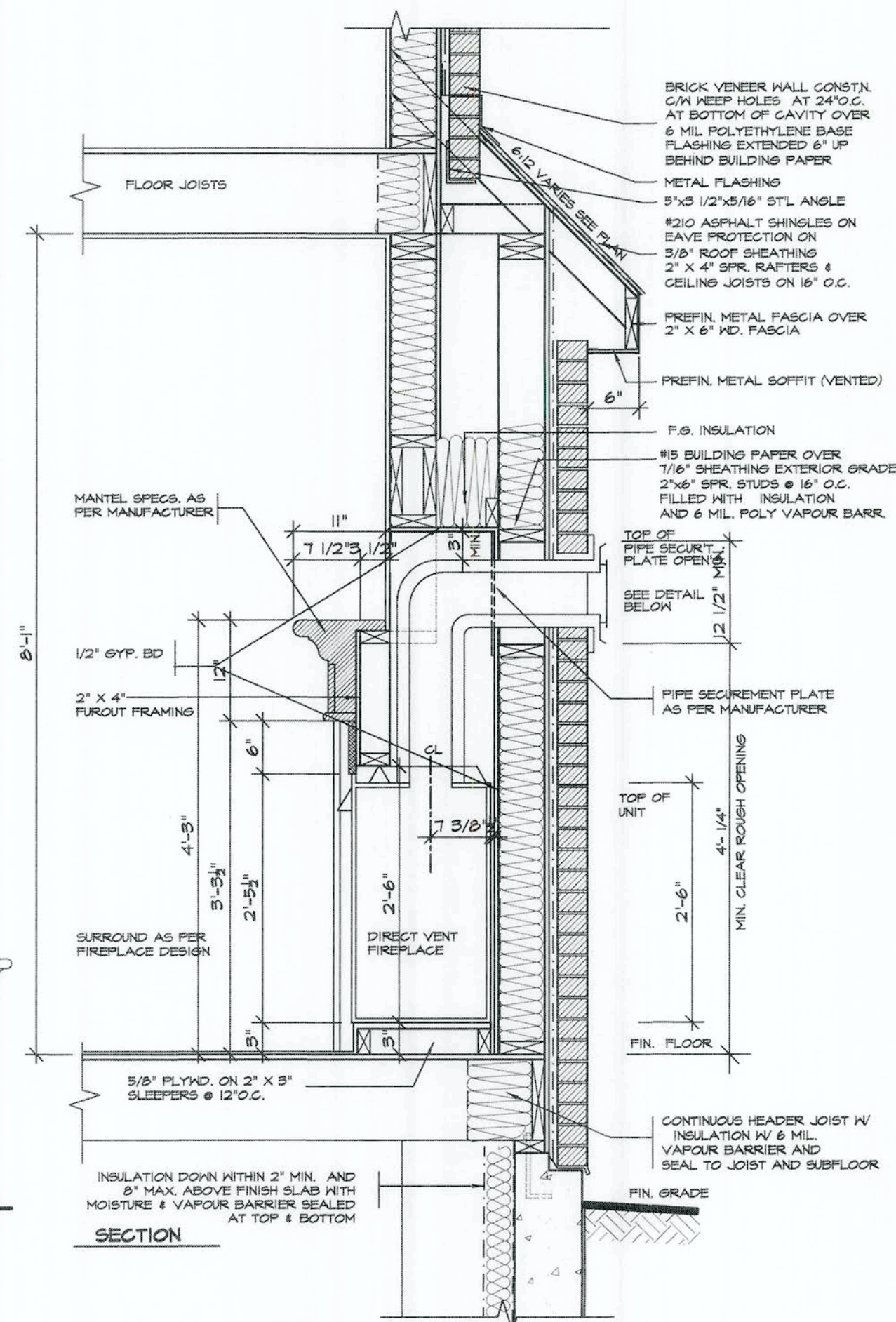


FRONT/SIDE ELEVATION

NOT TO SCALE

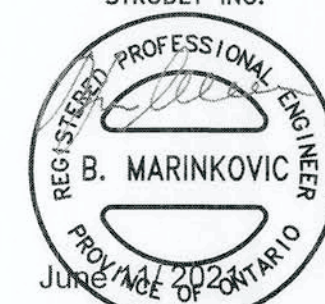
GENERAL INSTALLATION NOTES

- 1.0 UNIT INSTALLATION TO STRICTLY CONFORM TO MANUFACTURERS INSTALLATION MANUAL AND ALL APPLICABLE CODES OF LOCAL AUTHORITIES HAVING JURISDICTION INCLUDING CAN/OSA-B149.1 & 2.
- 2.0 INSTALL WITH THE FOLLOWING MINIMUM CLEARANCES TO COMBUSTIBLES:
 - FROM TOP OF UNIT 0"
 - FROM BACK OF UNIT 1/2"
 - FROM SIDES OF UNIT 1/2"
 - FROM TOP OF HORIZ. VENT 3"
 - FROM SIDES TO VENT 1"
- 3.0 THE DIRECT VENT UNIT ILLUSTRATED IS THE GC150 MODEL AS MANUFACTURED BY HEATILATOR.
- 4.0 THE MANTEL ILLUSTRATED IS THE S-2 GB AS SUPPLIED BY GREATER TORONTO FIREPLACE.



SECTION

STRUDET INC.



FOR STRUCTURE ONLY

2012 CODE COMPLIANCE PACKAGE "A1"

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

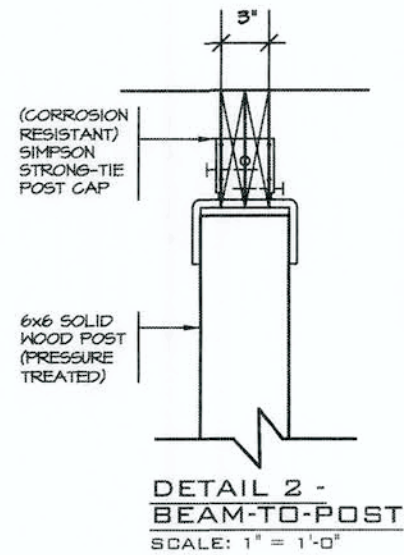
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.		
QUALIFICATION INFORMATION		
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code		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

REGION DESIGN INC.	REGION DESIGN INC.
6700 DUFFERIN ST.	
CONCORD, ONTARIO	
L4K 4S6	
P (416) 736-4096	
F (905) 660-0746	

VENT FIREPLACE DIRECT	
SCALE	3/4"=1'-0"
DATE	JULY 2018

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	
PAGE No.	7

Greenpark.
PROJECT NAME
RUSSELL GARDENS IV



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

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

MAX. 4" OPENING BETWEEN PICKETS

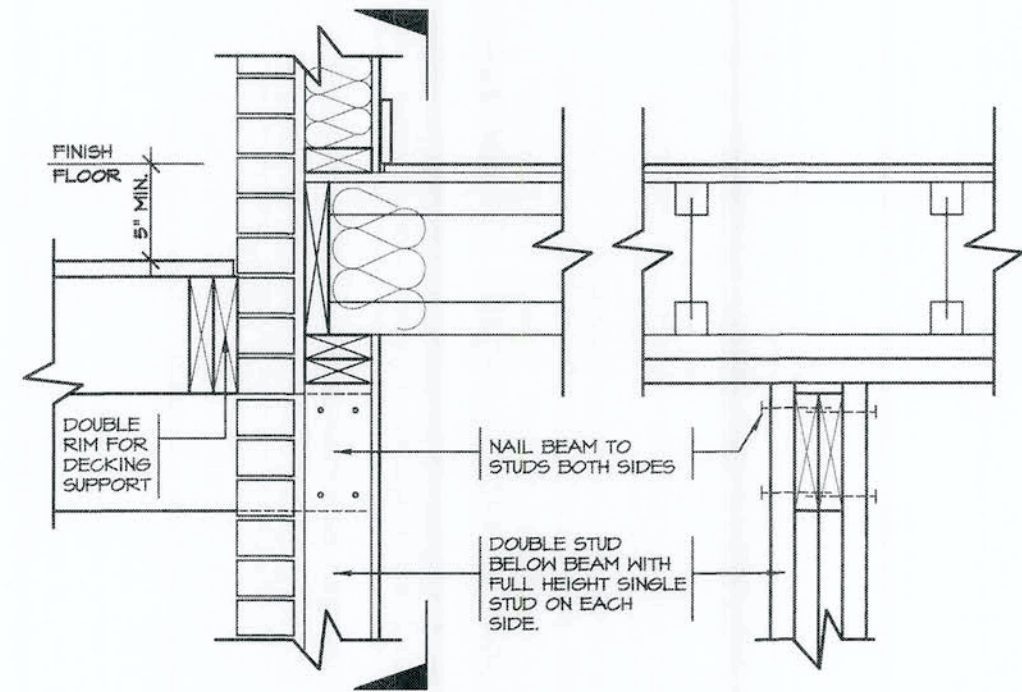
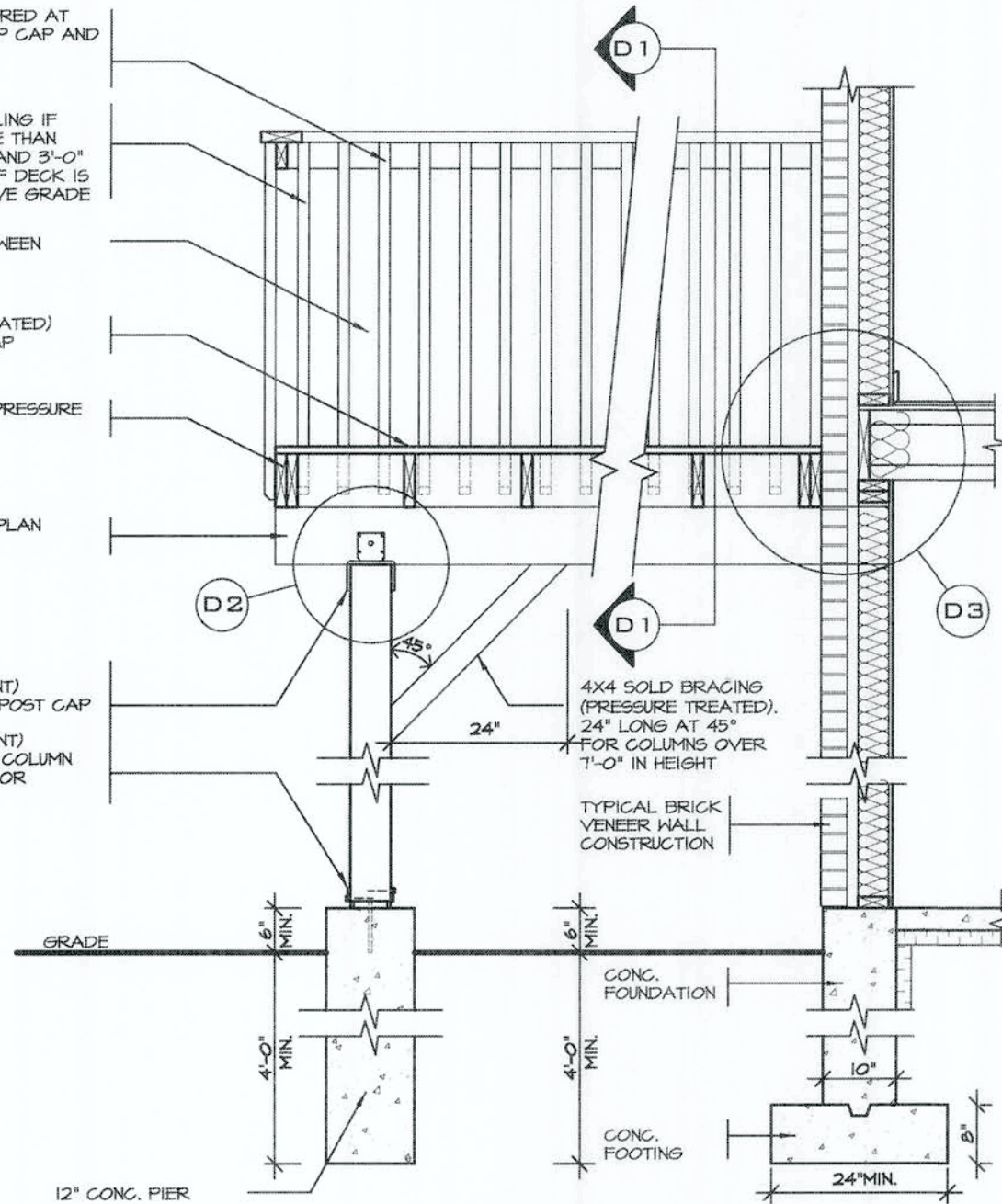
5/4x6 (PRESSURE TREATED) DECKING WITH 1/4" GAP

DOUBLE RIM JOISTS (PRESSURE TREATED)

WOOD BEAM AS PER PLAN (PRESSURE TREATED)

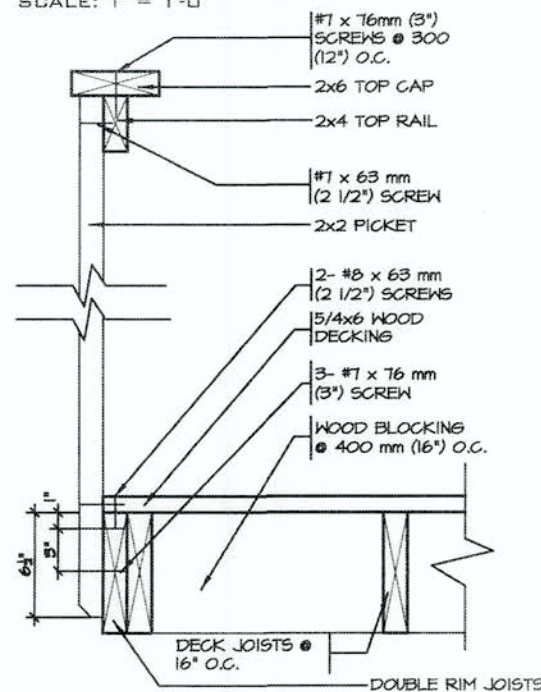
(CORROSION RESISTANT) SIMPSON STRONG-TIE POST CAP

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

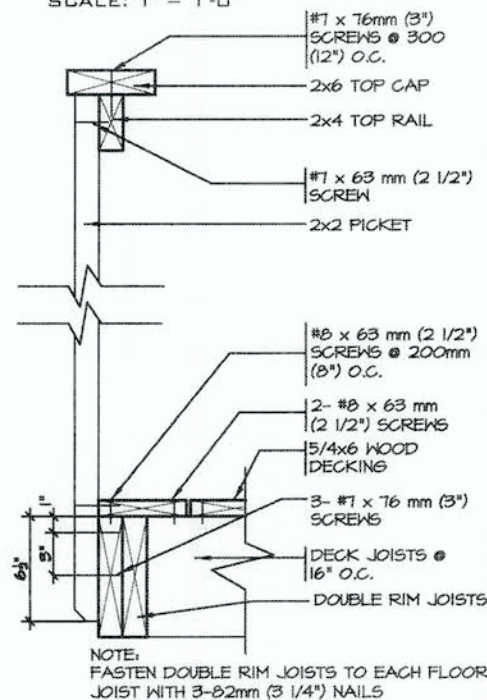


DECK SECTION WITH BRICK VENEER
SCALE: 1/2" = 1'-0"

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

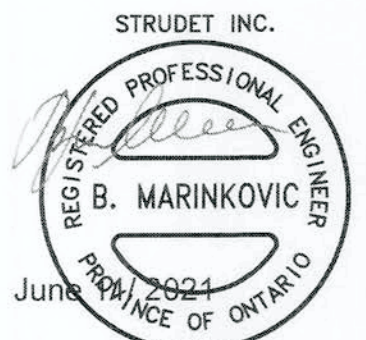


GUARD PERPENDICULAR TO FLOOR JOISTS
SCALE: 1" = 1'-0"



GENERAL NOTES

1. THE DECK HAS BEEN DESIGNED TO SAFELY SUPPORT A SUPERIMPOSED LOAD OF 1.4kPa [40psf]
2. ALL NAILS AND SCREWS TO BE GALVANIZED
3. WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES
4. CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 20MPa AT 28 DAYS AND 5-8% AIR ENTRAINMENT
5. FOOTING TO BE PLACED ON UNDISTURBED SOIL WITH MIN. BEARING PRESSURE OF 150kPa [3130psf]

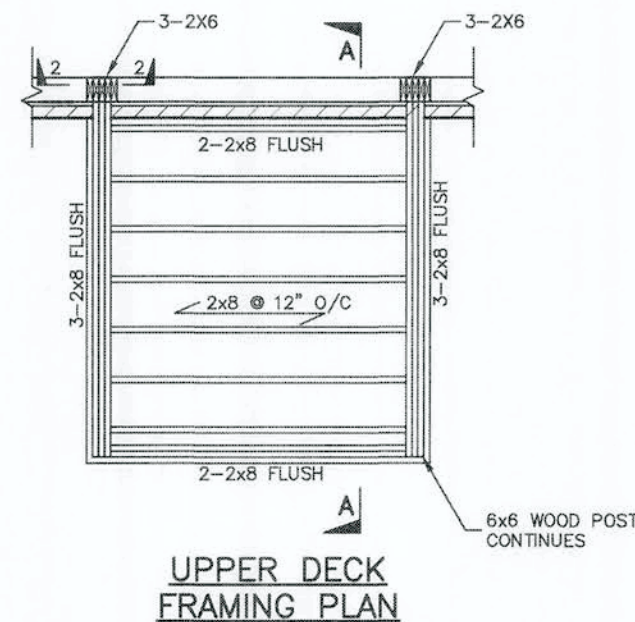
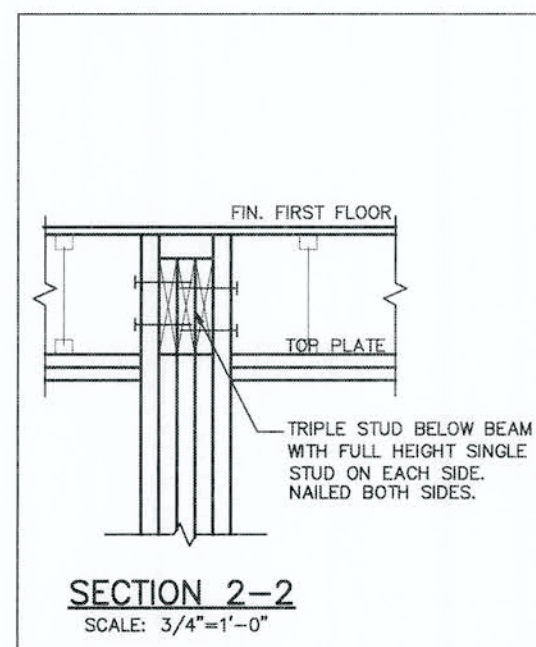


FOR STRUCTURE ONLY
2012 CODE
COMPLIANCE PACKAGE "A1"

<p>5.</p> <p>4.</p> <p>3.</p> <p>2.</p> <p>1. REVISED FOR RUSSELL GARDENS MAR 2018</p> <p>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 3.2.5 of the building code</p> <p>VIKAS GAJJAR NAME</p> <p>28770 BCIN</p> <p>SIGNATURE</p>	<p>REGION DESIGN INC.</p> <p>8700 DUFFERIN ST.</p> <p>CONCORD, ONTARIO</p> <p>L4K 4S6</p> <p>P (416) 738-4096</p> <p>F (905) 660-0746</p>	<p>REGION DESIGN INC.</p>	<p>SHEET TITLE</p> <p>WALK-OUT DECK DETAILS</p> <p>SCALE AS SHOWN</p> <p>DATE MAR 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>AREA</p> <p>PAGE No.</p> <p>8-2</p>	<p>PROJECT NAME</p> <p>RUSSELL GARDENS IV</p>
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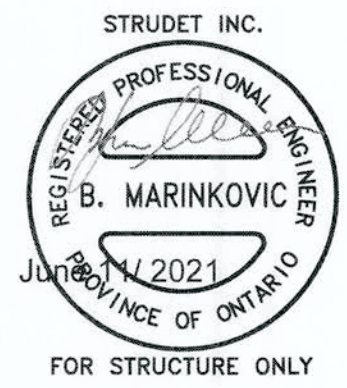
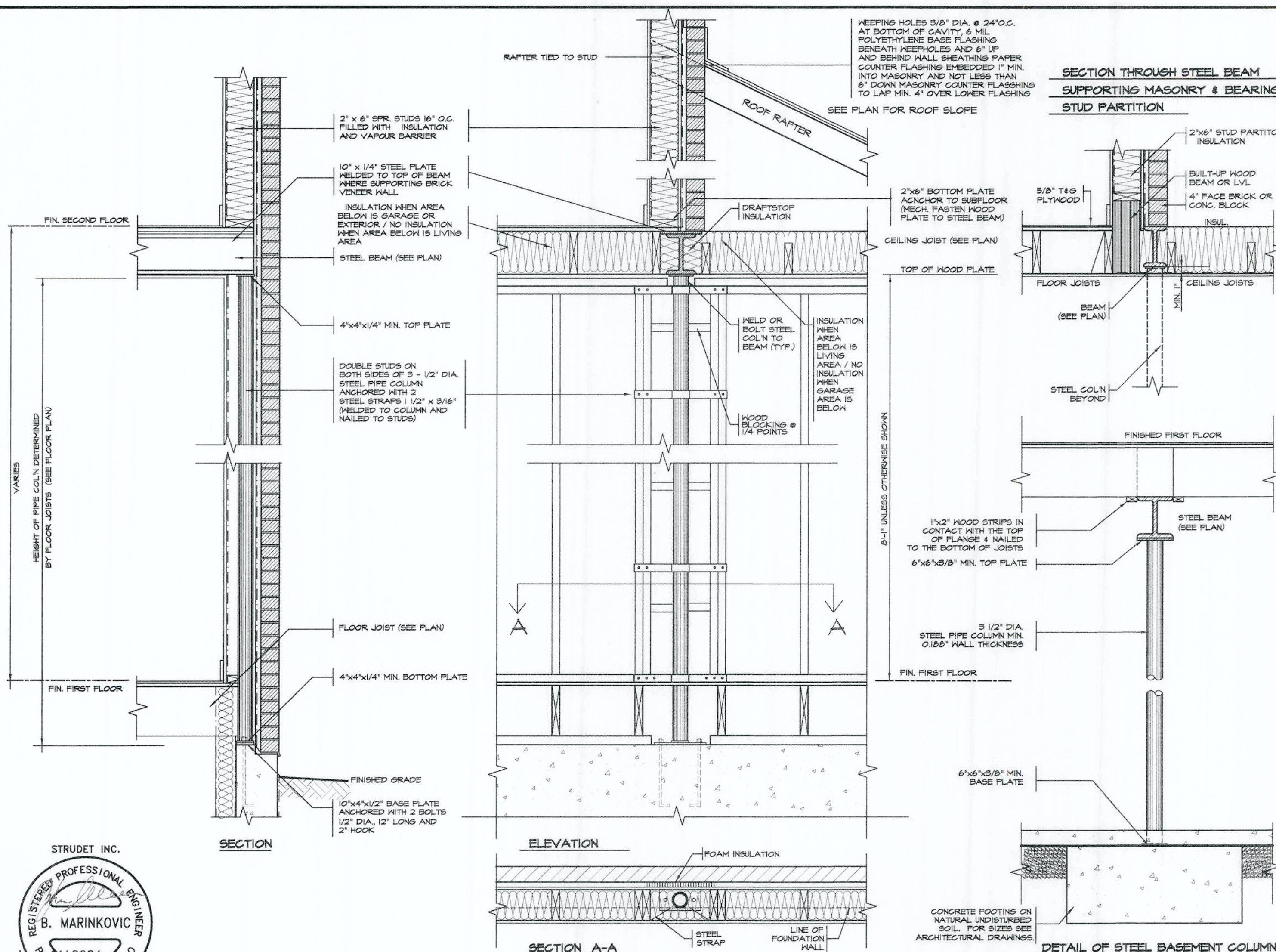
4'-7" MAX. FROM GRADE TO SLAB FOR 10"
UNSUPPORTED SOLID CONC. WALL (14" WITH VENEER)
3'-11" MAX. FROM GRADE TO SLAB FOR 8"
UNSUPPORTED SOLID CONC. WALL (12" WITH VENEER)
2'-7" MAX. FROM GRADE TO SLAB FOR 6"
UNSUPPORTED SOLID CONC. WALL (10" WITH VENEER)
(AS PER O.B.C. 9.15.4.2)



1. MATERIAL AND WORKMANSHIP SHALL CONFORM TO ONTARIO BUILDING CODE LATEST ADDITION.
2. THE DECK HAS BEEN DESIGNED TO SAFELY SUPPORT A SUPERIMPOSED LOAD OF 1.9 KPa (40 psf).
3. WOOD SHALL BE PRESSURE TREATED S.P.F. No.1/No.2 GRADE OR EQUIVALENT.
4. CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 20 MPa AT 28 DAYS AND 5-8% AIR ENTRAINED.
5. FOOTING TO BE PLACED ON UNDISTURBED SOIL WITH MIN. BEARING PRESSURE OF 150 KPa (3130 psf) MIN.

WALKOUT DECK COMPLIANCE PACKAGE "A1"

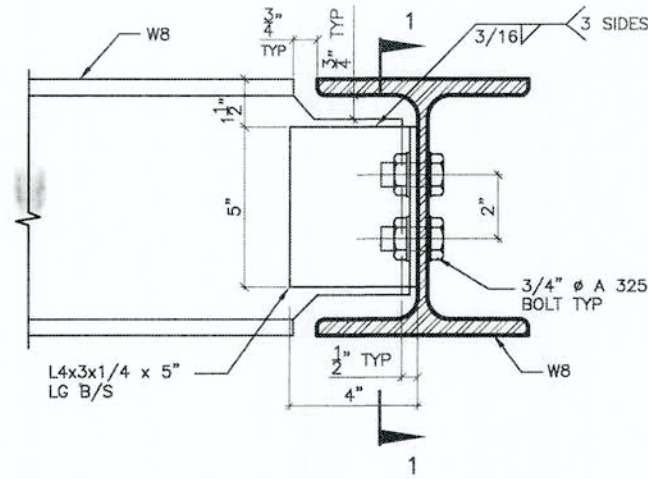
5.		<p>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.</p> <p>QUALIFICATION INFORMATION</p> <p>Required unless design is exempt under Division C, Subsection 3.2.5 of the building code</p> <p>VIKAS GAJJAR  28770</p> <p>NAME SIGNATURE BCIN</p>	<p>REGION DESIGN INC.</p> <p>8700 DUFFERIN ST.</p> <p>CONCORD, ONTARIO</p> <p>L4K 4S6</p> <p>P (416) 736-4096</p> <p>F (905) 660-0746</p> <p>REGION DESIGN INC.</p>	SHEET TITLE		<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.				DOUBLE DECK CONDITION DETAILS					
3.				SCALE AS SHOWN	BY MB			AREA	PAGE No.
2.				DATE JUNE 2021	TYPE			PROJECT -	8-3
1.	REVISED FOR PHASE 4			JUNE 18 2021	PROJECT NAME RUSSEL GARDENS IV				
REVISIONS									



2012 CODE
COMPLIANCE PACKAGE "A1"

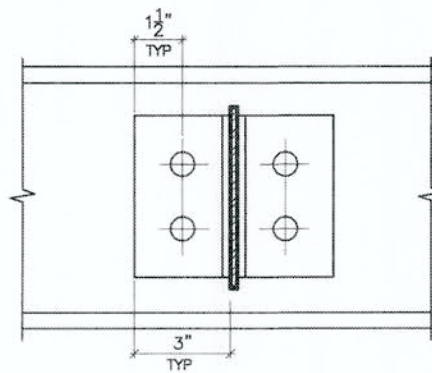
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M:\STANDARD DETAILS\IP E R M I T - S E T\2021\A1 PACKAGE (RUSSELL GARDENS IV)\MINISALE PAGES USED\IP 9 - STEEL COLUMN DETAILS PACKAGE A1.DWG 4/29/23 PM 2/2/24

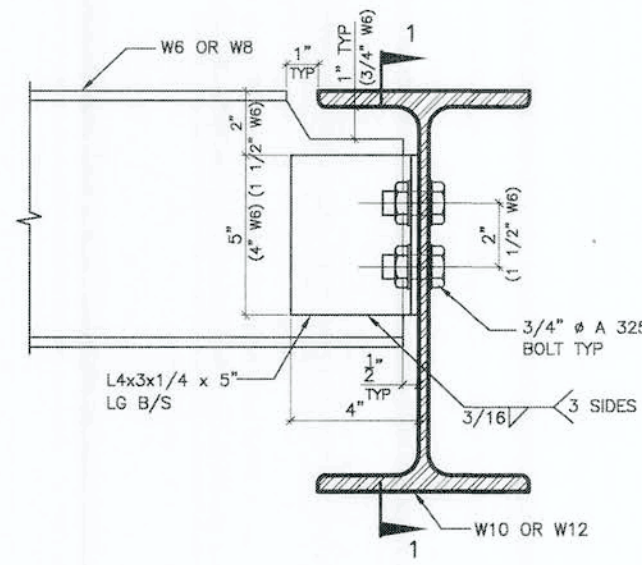


DETAIL 1.

W8
TO
W8
CONNECTION

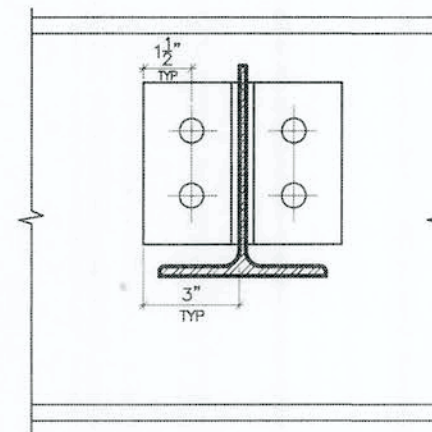


SECTION 1-1

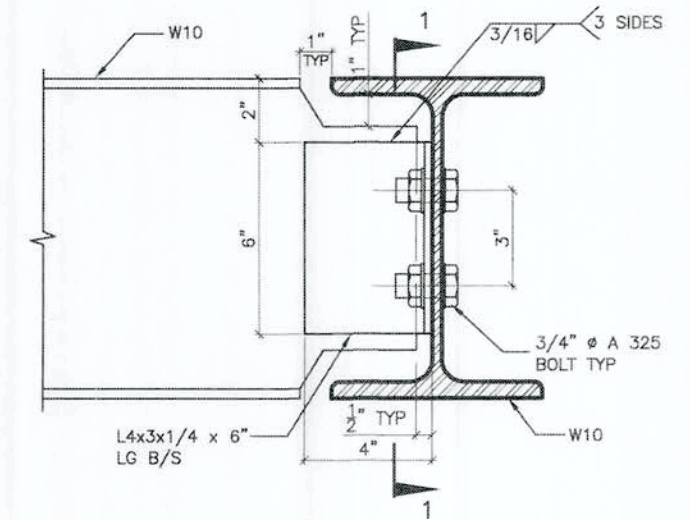


DETAIL 2.

W6(W8)
TO
W10(W12)
CONNECTION

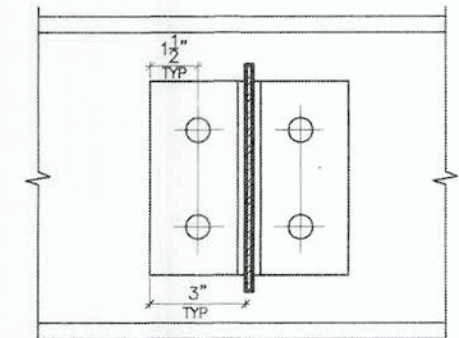


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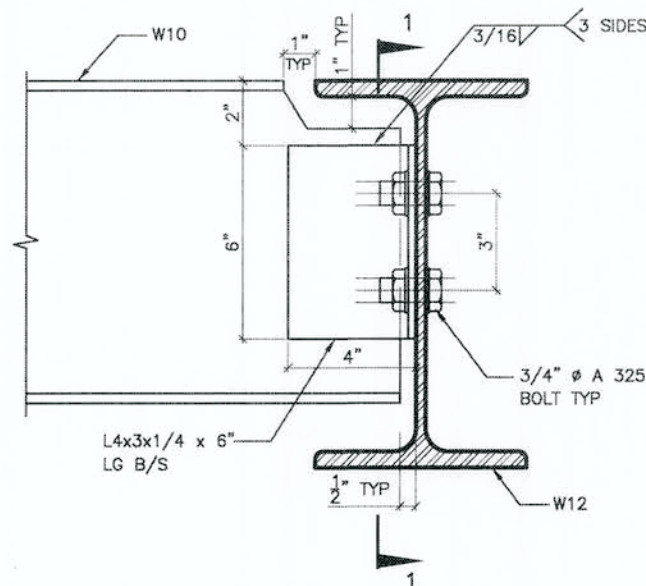


DETAIL 3.

W10
TO
W10
CONNECTION

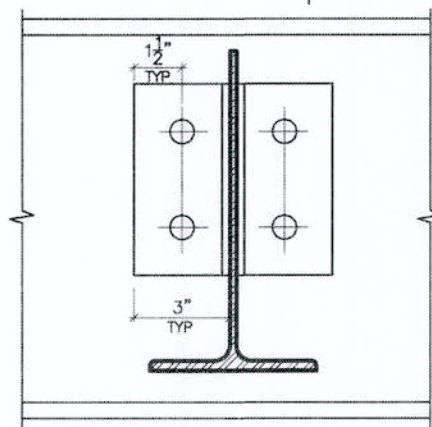


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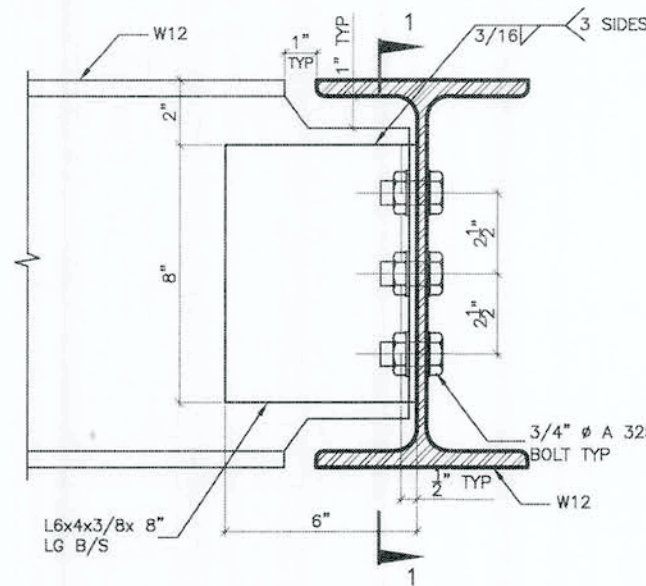


DETAIL 4.

W10
TO
W12
CONNECTION

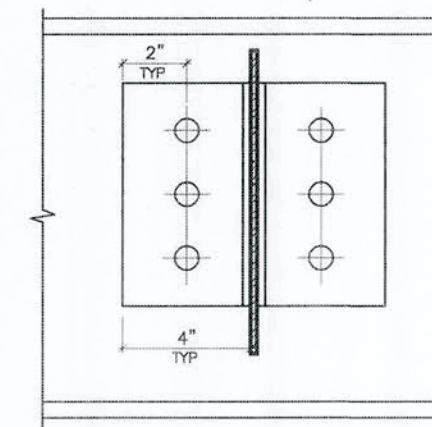


SECTION 1-1

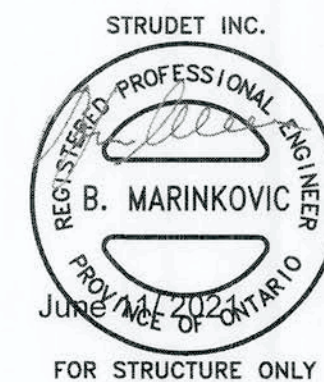


DETAIL 5.

W12
TO
W12
CONNECTION

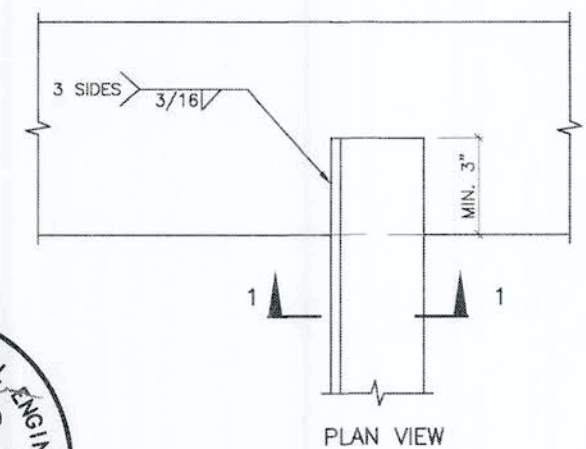


SECTION 1-1

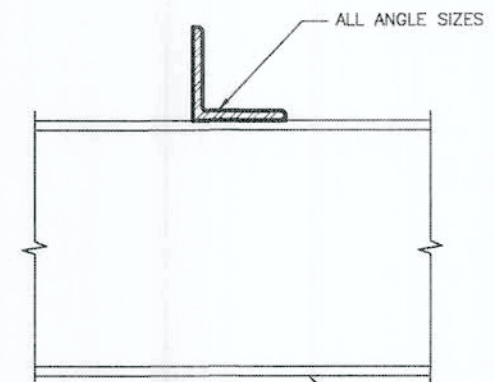


DETAIL 6.

ANGLE
TO
BEAM
CONNECTION



PLAN VIEW



SECTION 1-1 ALL BEAM SIZES

2012 CODE
COMPLIANCE PACKAGE "A1"

5.		
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2.		
1.	ISSUED FOR PERMIT	JULY 30, 2018
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QUALIFICATION INFORMATION
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VIKAS GAJJAR
NAME

28770
BCIN

SIGNATURE

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4096
F (905) 660-0746

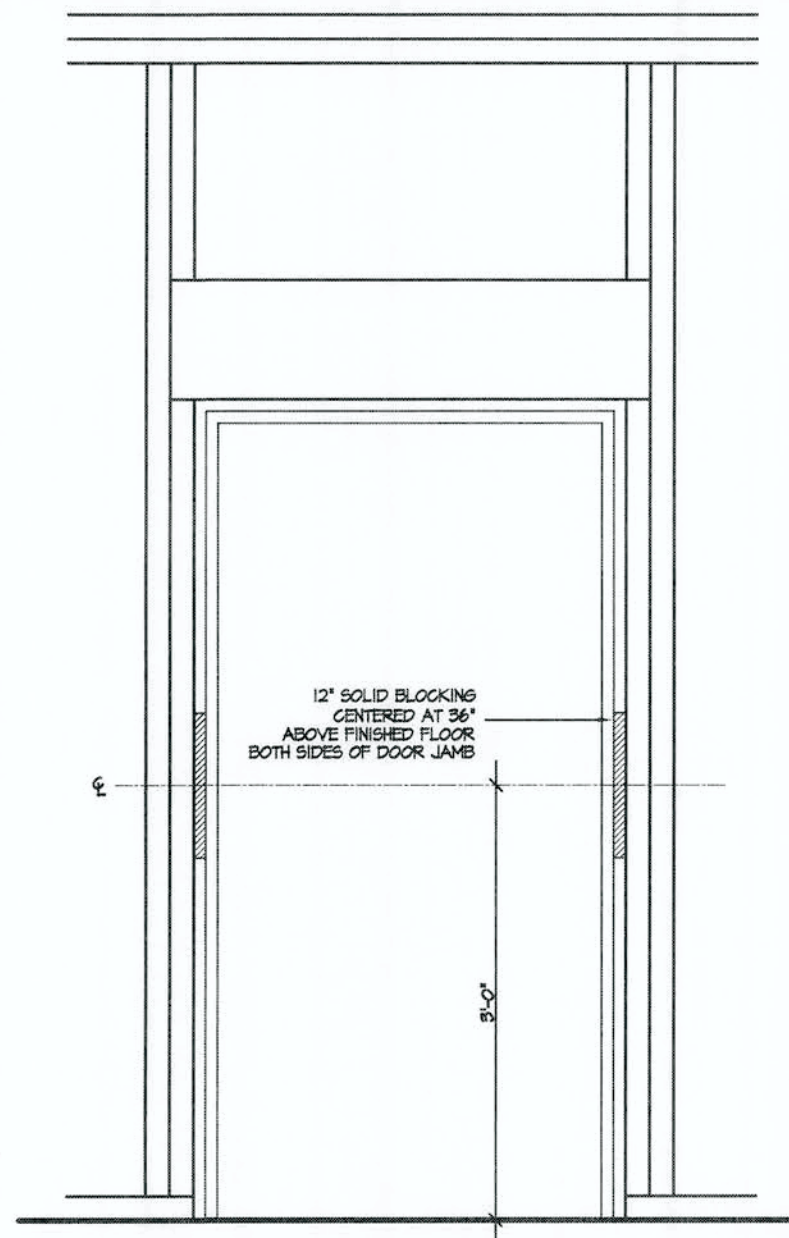
**REGION
DESIGN
INC.**

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

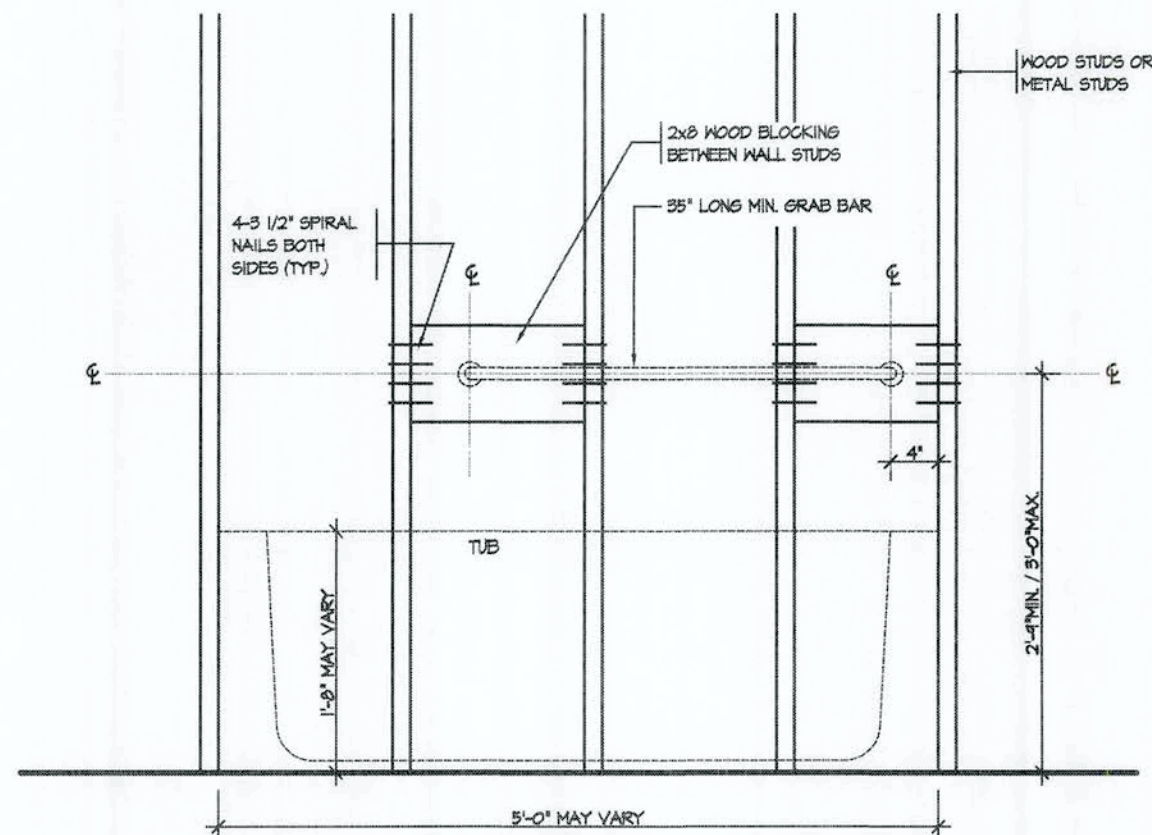
CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	
PAGE No.	10

Greenpark.

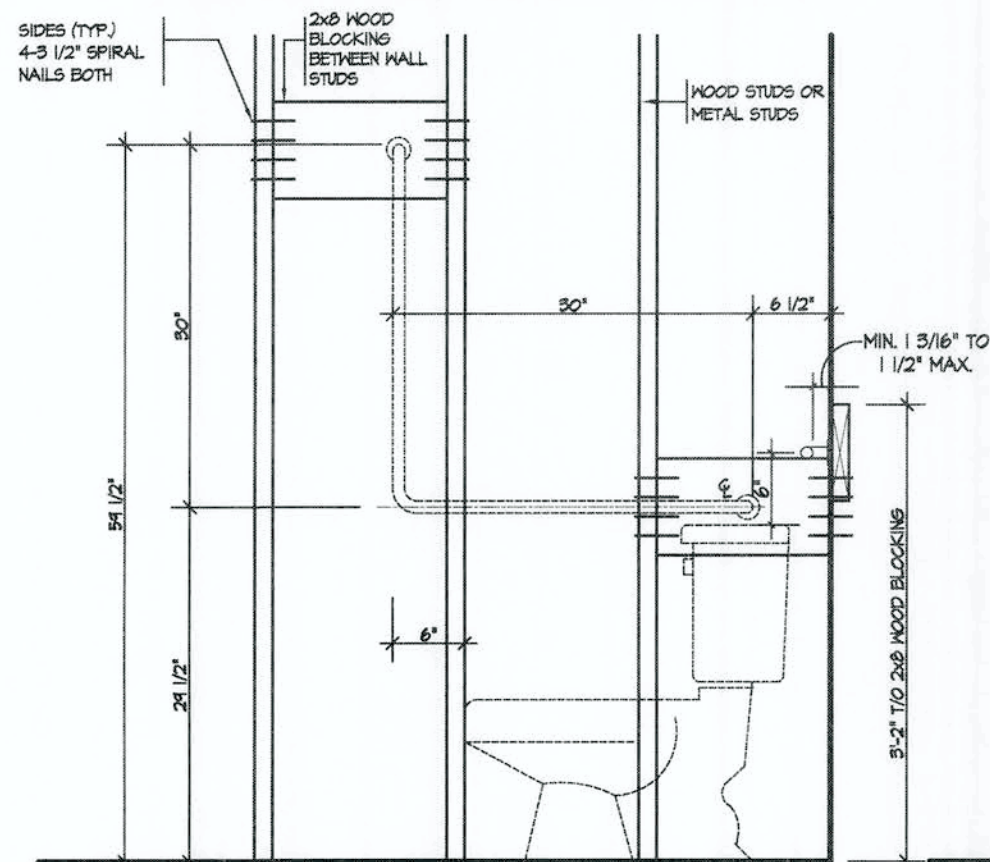
PROJECT NAME
RUSSELL GARDENS IV



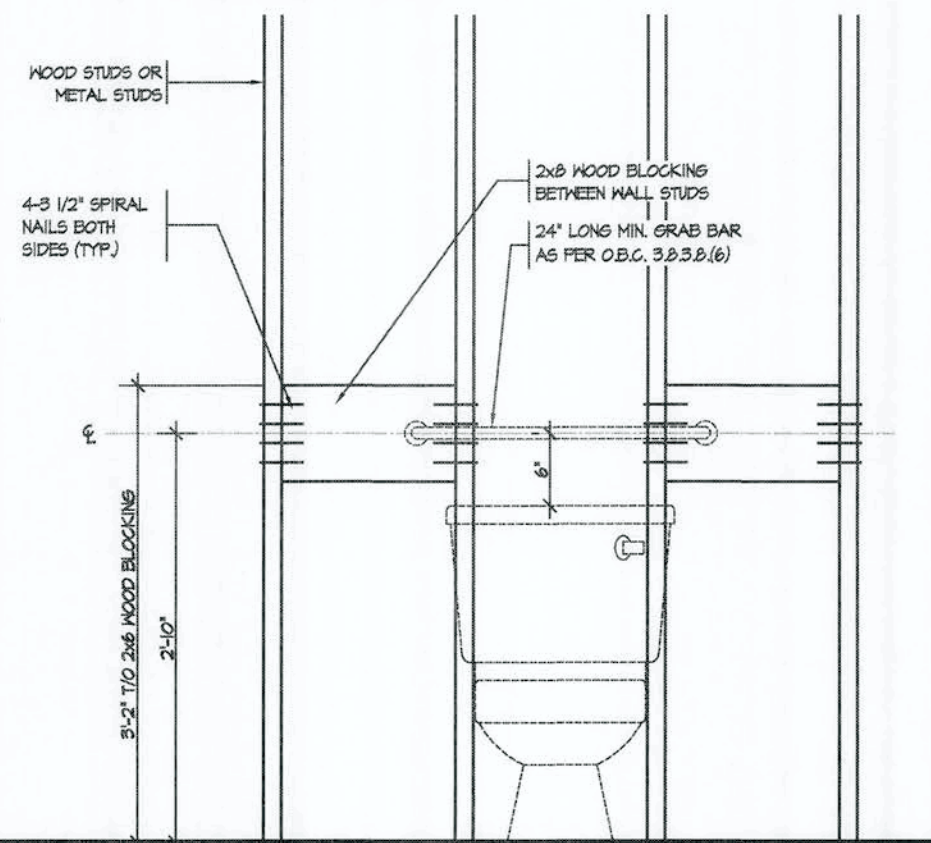
RESISTANCE TO FORCED ENTRY (OBC 9.6.B.)



BATH TUB FRONT ELEVATION

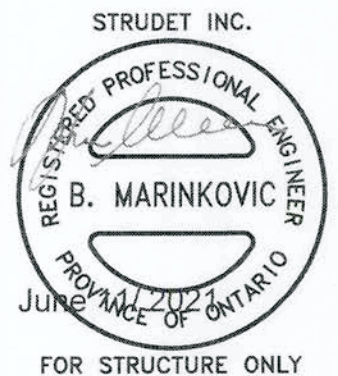


TOILET SIDE ELEVATION



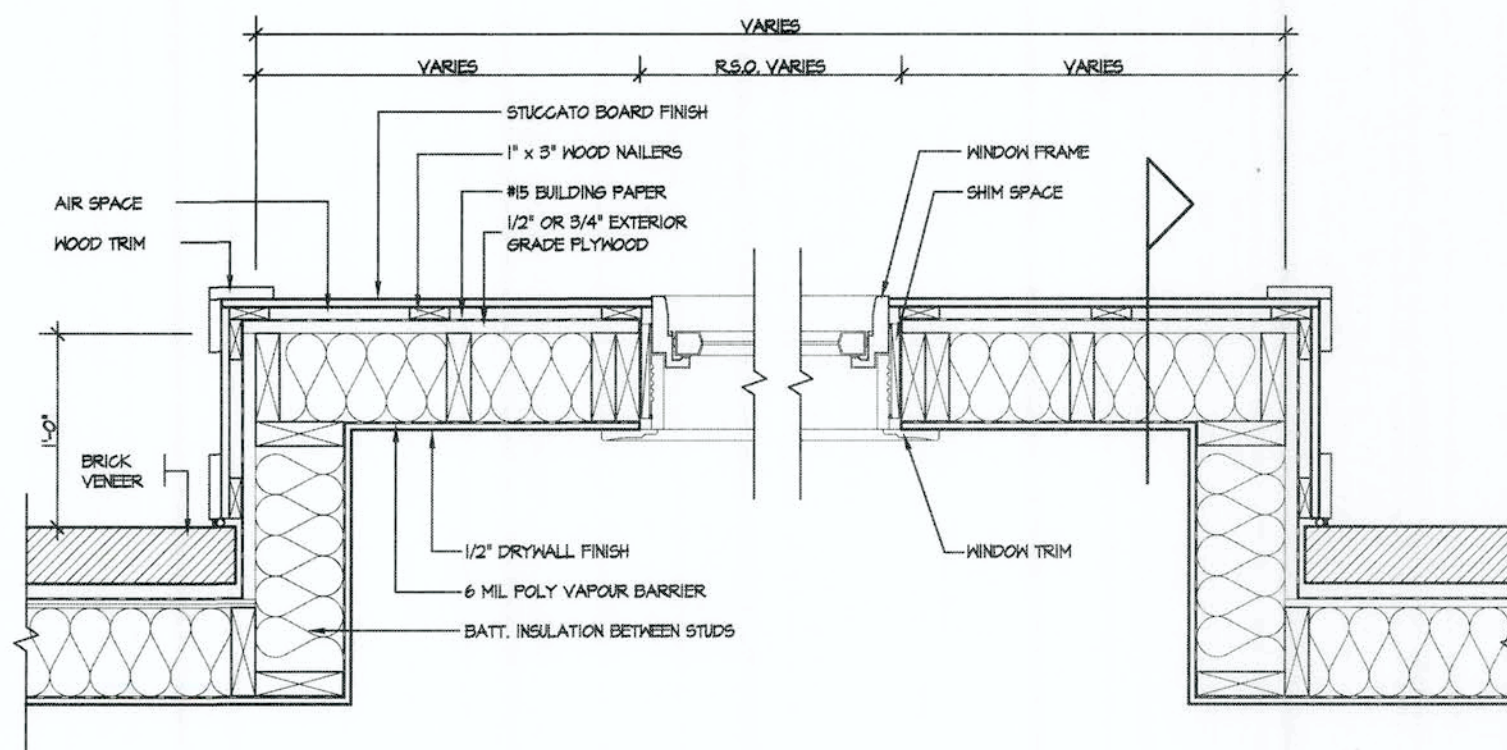
TOILET FRONT ELEVATION

STRUCTURAL REINFORCEMENT FOR GRAB BAR (OBC 9.5.2.3.)



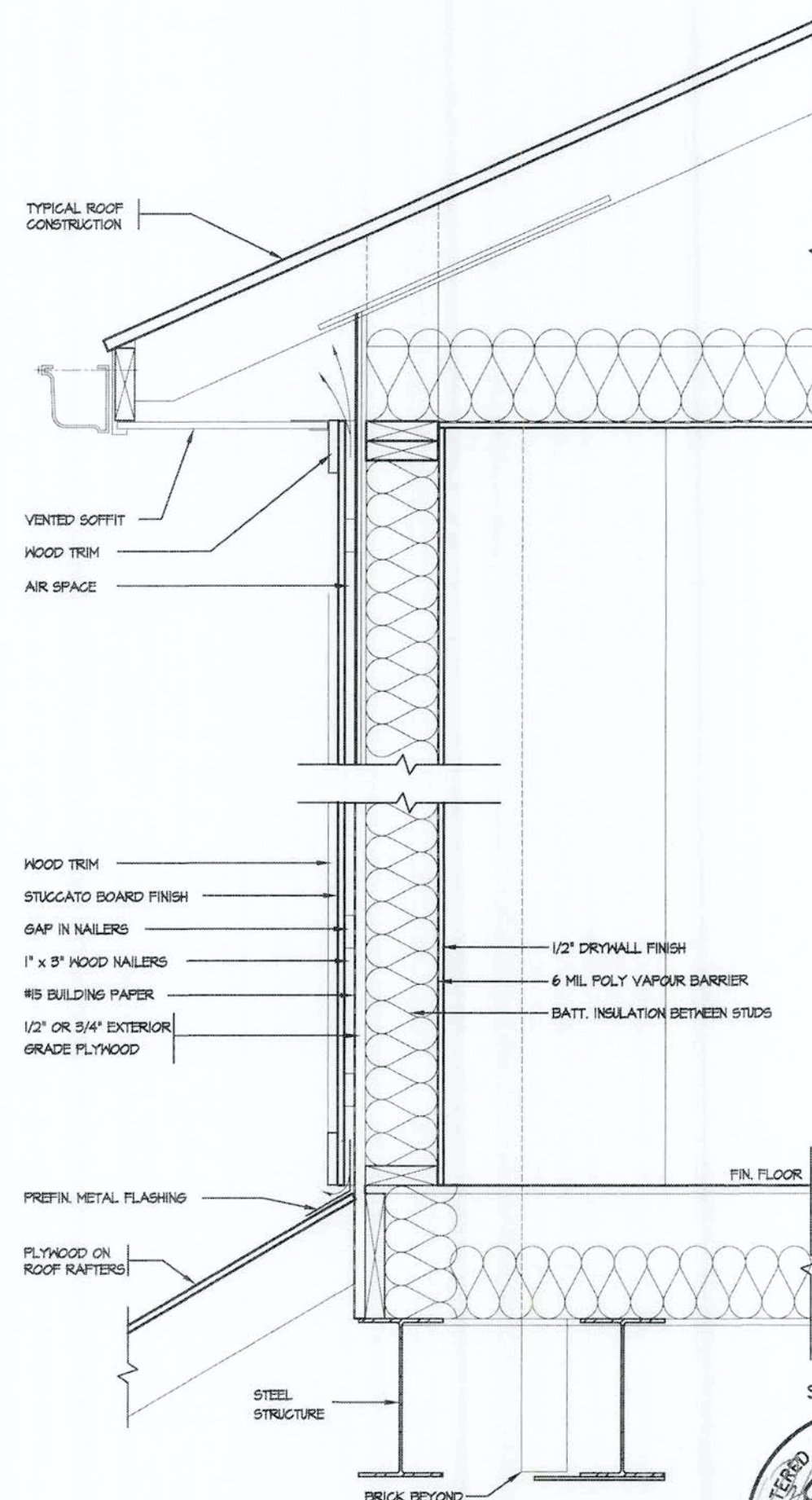
2012 CODE
COMPLIANCE PACKAGE "A1"

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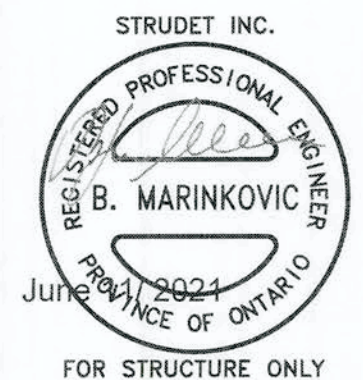


PLAN VIEW

STUCCATO BOARD FINISH CLADDING (OBC 9.27.)



CROSS SECTION



2012 CODE
COMPLIANCE PACKAGE "A1"

5.	
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F (905) 660-0746

**REGION
DESIGN
INC.**

SHEET TITLE
**STUCCATO BOARD
FINISH CLADDING**

SCALE
1/2"=1'-0"

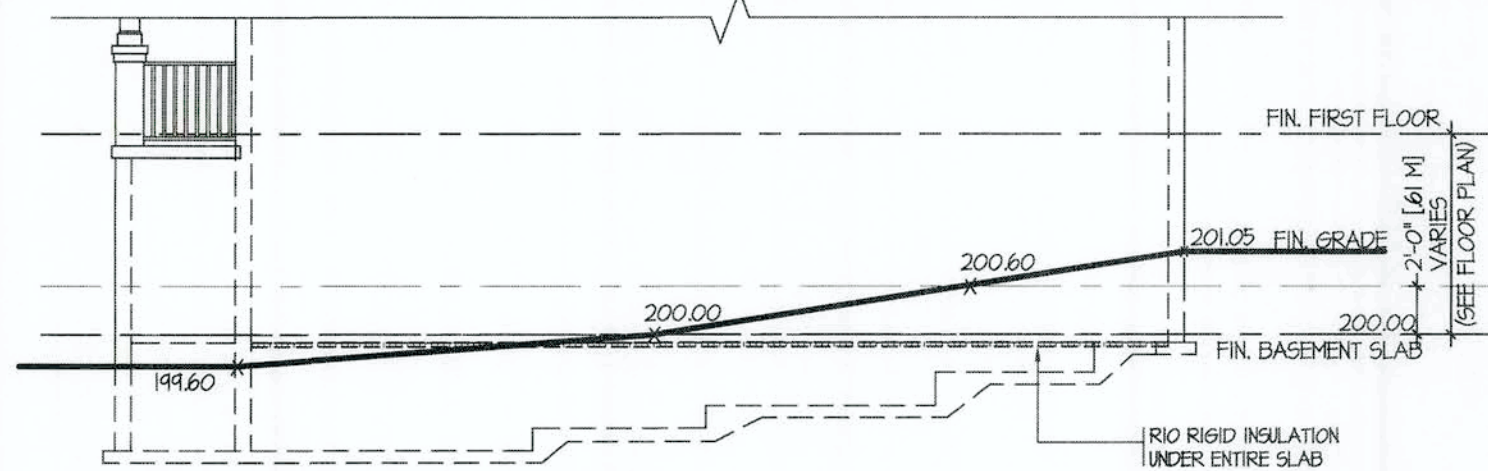
DATE
JULY 2018

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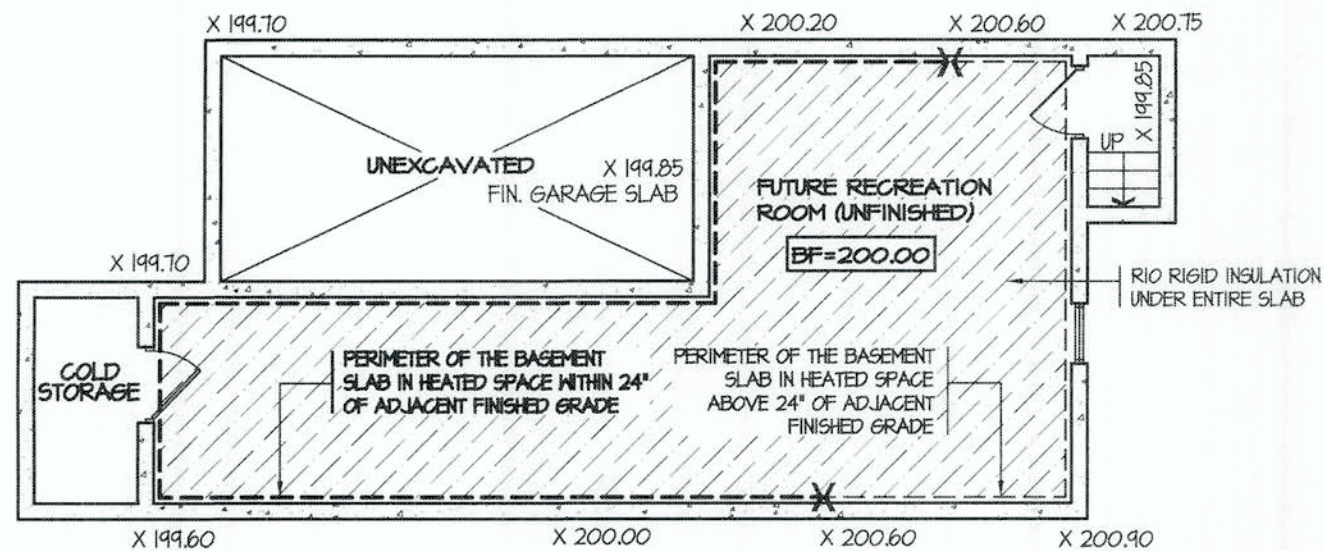
PAGE No.
12

Greenpark™

PROJECT NAME
RUSSELL GARDENS IV



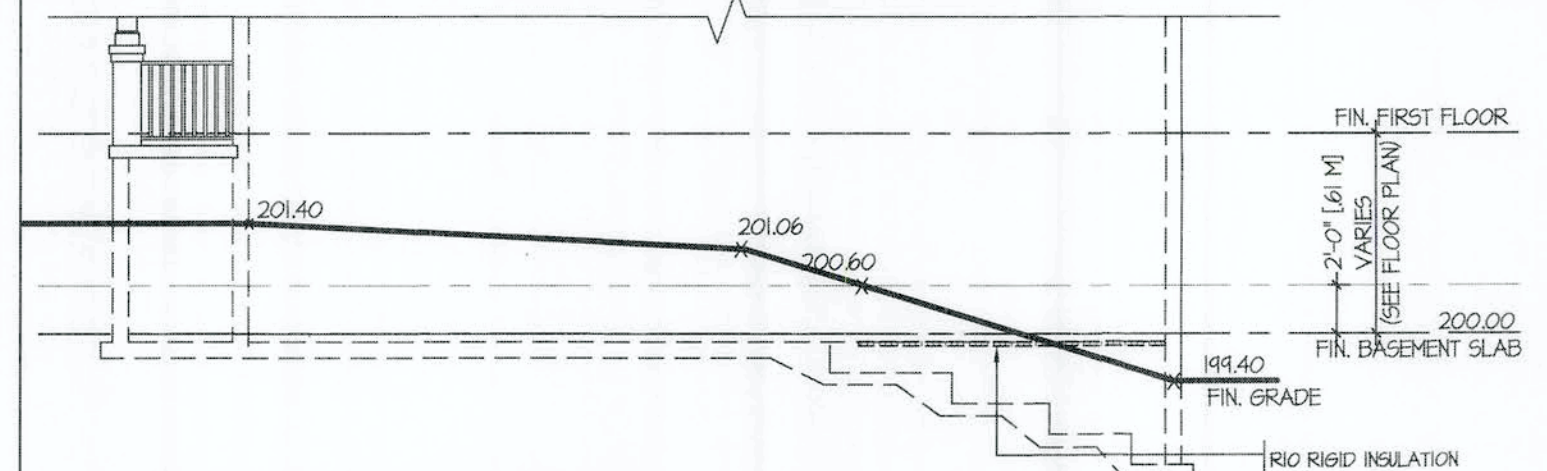
TYPICAL RIGHT SIDE ELEVATION



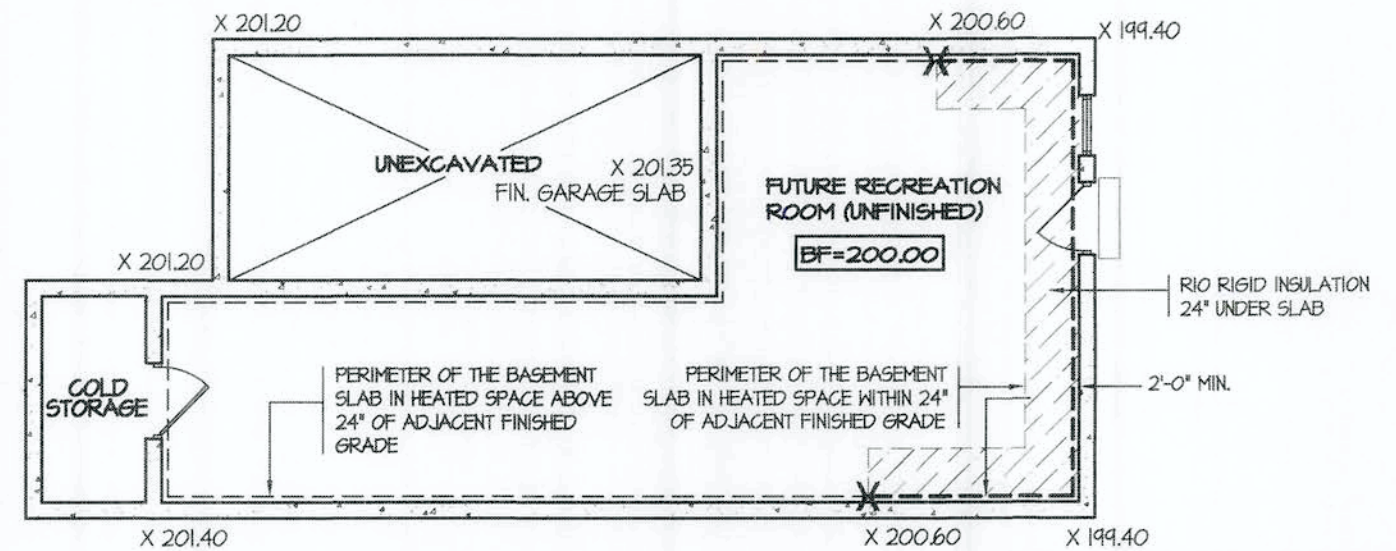
TYPICAL BASEMENT PLAN

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



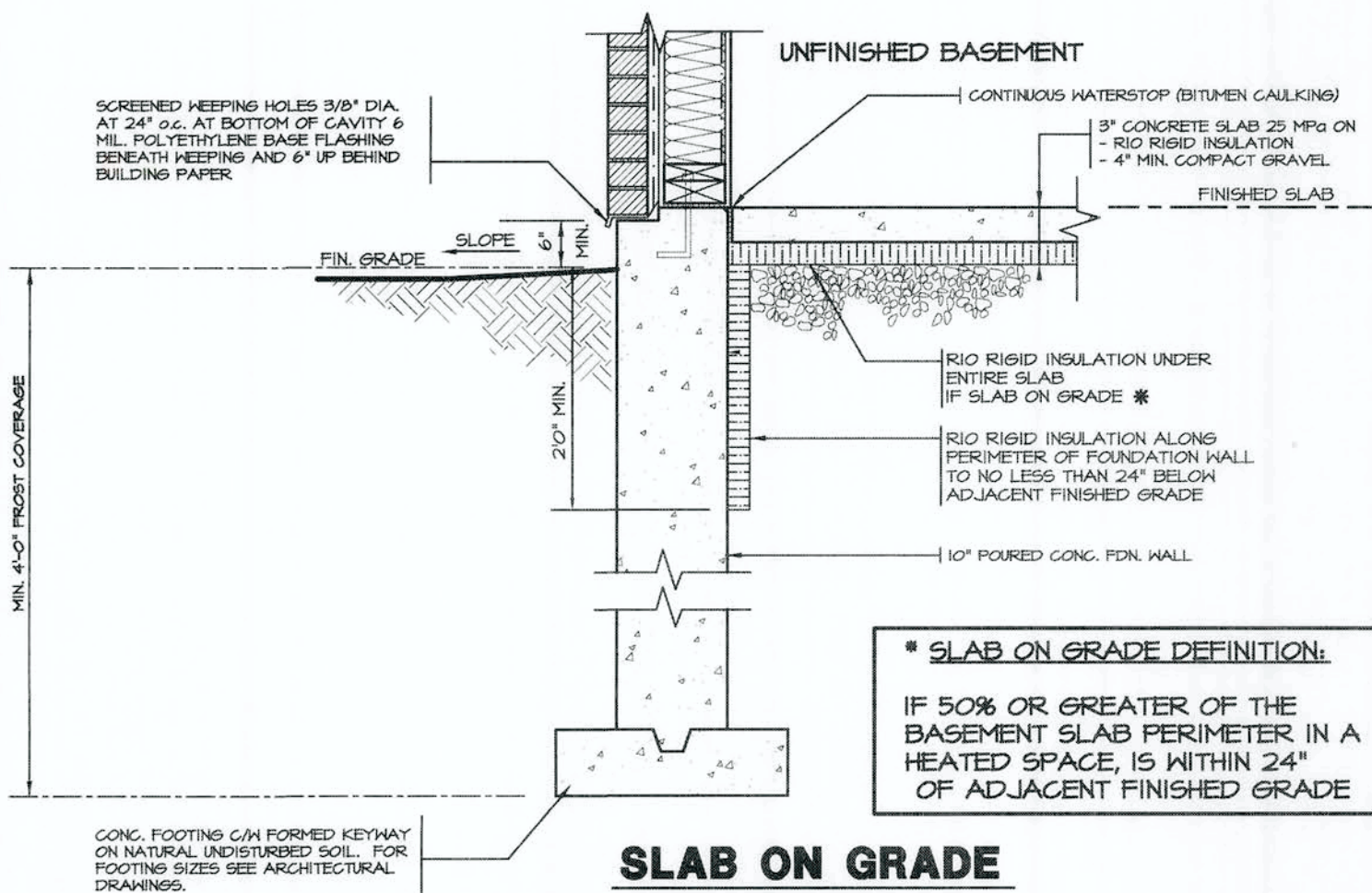
TYPICAL RIGHT SIDE ELEVATION



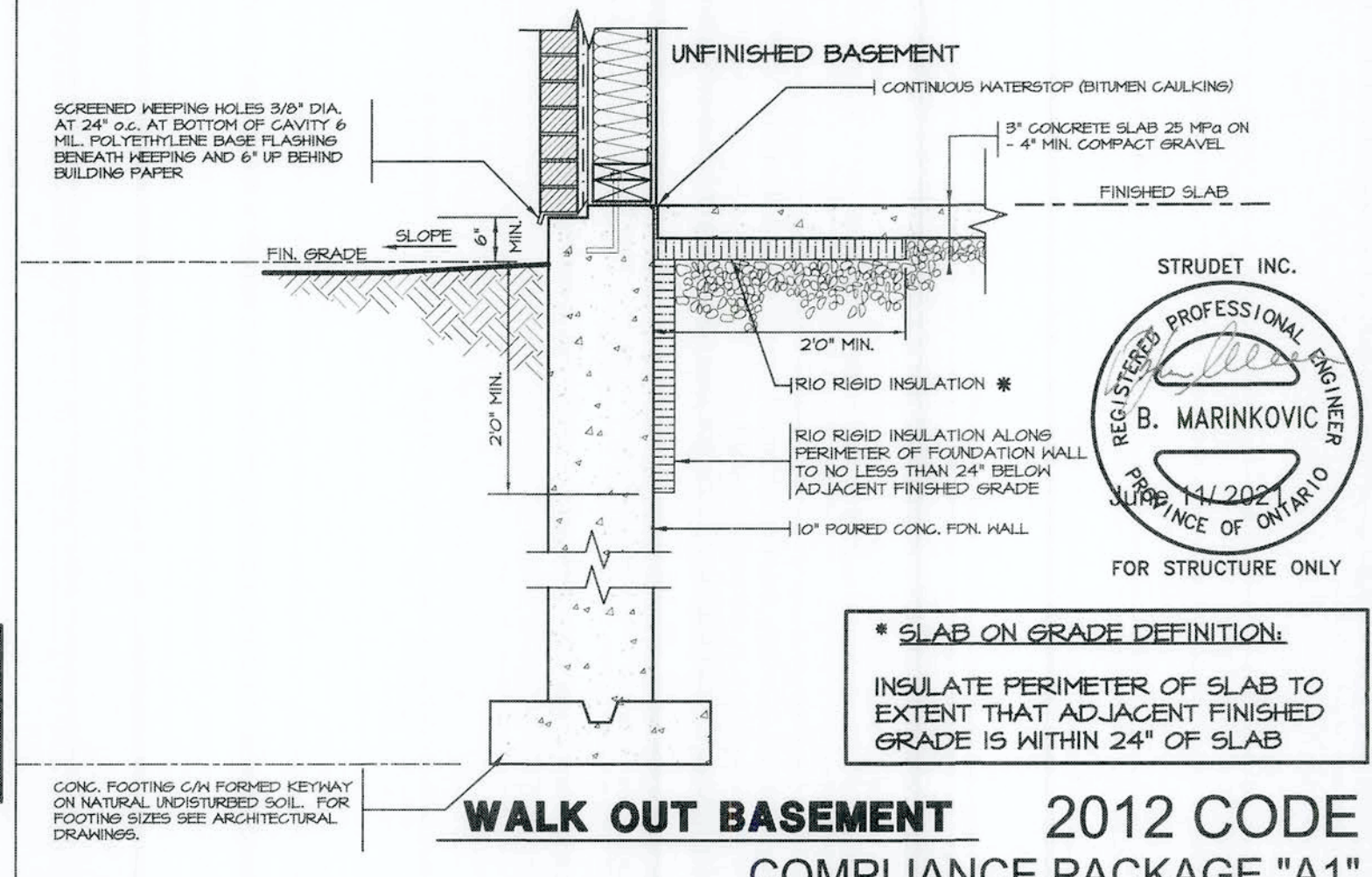
TYPICAL BASEMENT PLAN

WALK OUT BASEMENT CONDITION

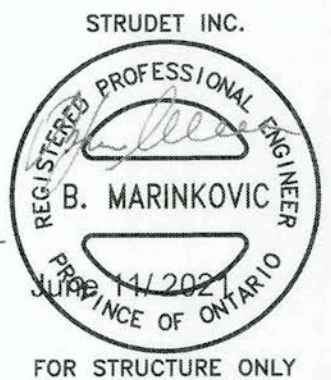
NOTES:
1. LEVELS SHOWN ON THE PLANS ARE FOR ILLUSTRATION PURPOSE ONLY, SEE FINAL GRADING PLAN FOR ACTUAL LEVELS
2. ALL LEVELS ARE SHOWN IN METRIC



SLAB ON GRADE



WALK OUT BASEMENT 2012 CODE COMPLIANCE PACKAGE "A1"



5.	
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	JUL 30, 2018

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BCIN

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8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4086
F (905) 660-0746

REGION
DESIGN
INC.

SHEET TITLE
SLAB ON GRADE
WALKOUT BASEMENT

SCALE
N.T.S.

DATE
JULY 2018

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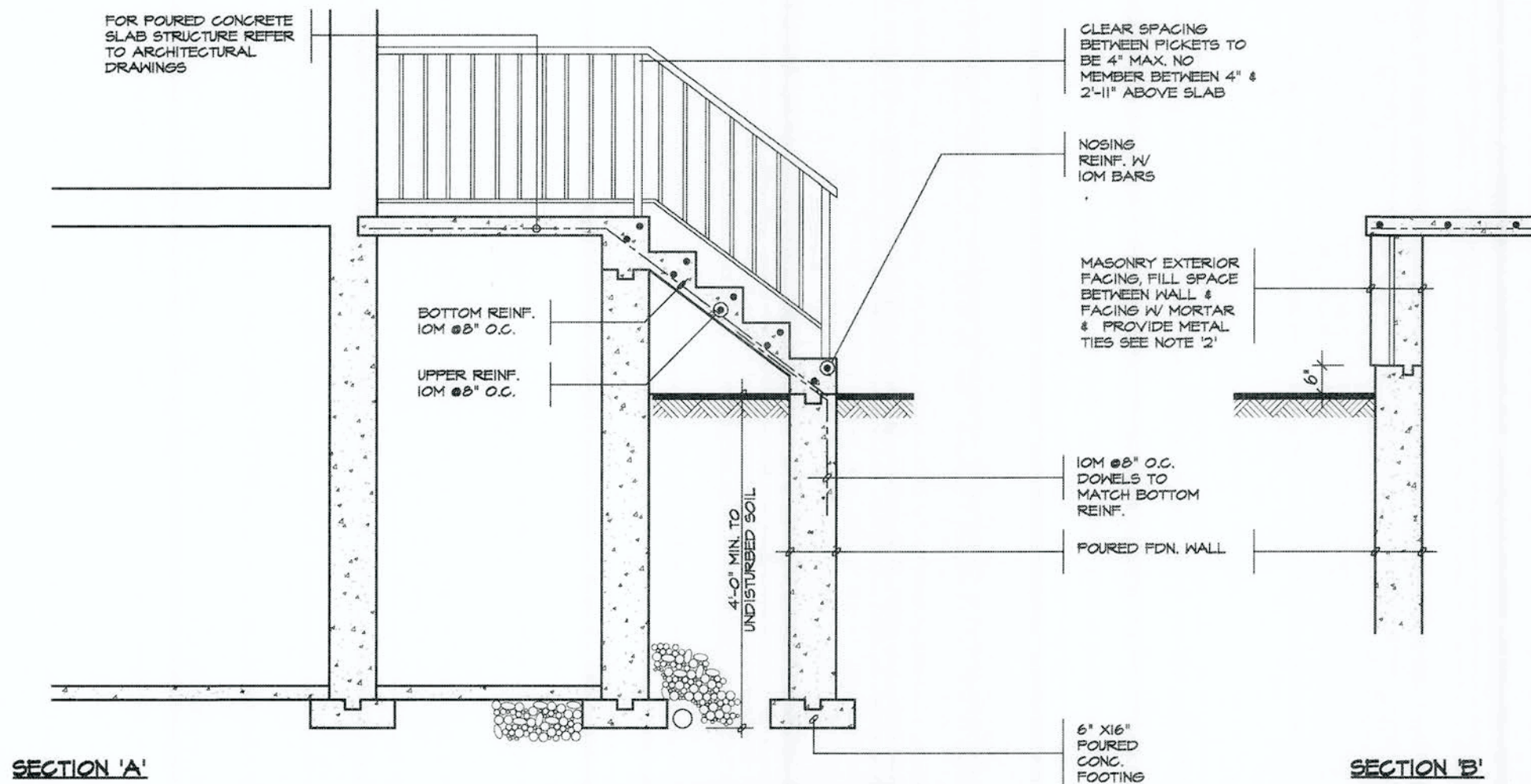
PAGE No.
13

PROJECT NAME
RUSSELL GARDENS IV

Greenpark

FOUNDATION PLAN

GROUND FLOOR PLAN



NOTE: FOR MORE THAN 8 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 FACINGS IS USED ABOVE
GROUND LEVEL, PROVIDE 3/16" DIA.
CORROSION RESISTANT METAL TIES @ 36"
HORIZONTAL & 8" VERTICAL
3. GUARDS
ARE REQUIRED ABOVE 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 35" HIGH FOR PORCHES
UP TO 5'-11" ABOVE GRADE. MINIMUM 42"
HIGH FOR GREATER HTS.
4. HANDRAIL
ARE REQUIRED WHERE STEPS HAVE MORE
THAN 3 RISERS. HANDRAIL HEIGHT 31" -
35".
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/ 5%-8% AIR
ENTRAINMENT MINIMUM CONCRETE SLAB
THICKNESS 5"
7. CONCRETE COVER
PROVIDE MINIMUM 3/4" CLEAR CONCRETE
COVER TO REINFORCING BARS

STRUDET INC.



FOR STRUCTURE ONLY

2012 CODE

COMPLIANCE PACKAGE "A1"

5.		<p>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.</p> <p>QUALIFICATION INFORMATION</p> <p>Required unless design is exempt under Division C, Subsection 3.2.5 of the building code</p> <p>VIKAS GAJJAR  28770</p> <p>NAME SIGNATURE BCIN</p>	<p>REGION DESIGN INC.</p> <p>8700 DUFFERIN ST.</p> <p>CONCORD, ONTARIO</p> <p>P (416) 736-4096</p> <p>F (905) 660-0746</p>	<p>REGION DESIGN INC.</p>	SHEET TITLE		<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.					POURED CONCRETE STAIRS					
3.					SCALE	3/8"=1'-0"			PAGE No.	14
2.					DATE	JULY 2018				
1.	ISSUED FOR PERMIT				JUL 30, 2018				PROJECT NAME	
REVISIONS										