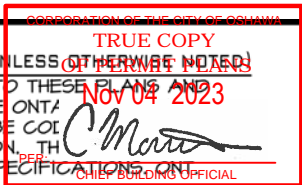


CONSTRUCTION NOTES (UNLESS OTHERWISE NOTED)  
ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONT. CODE AND ALL OTHER APPLICABLE CODE AUTHORITIES HAVING JURISDICTION. THIS REG. 332/12 - 2012 OBC.



1 ROOF CONSTRUCTION (\*SEE OBC 9.19.)

NO. 210 (10.25kg/m<sup>2</sup>) ASPHALT SHINGLES. 10mm (3/8") PLYWOOD SHEATHING WITH "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, RAIL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF / WALL SURFACES SUSCEPTIBLE TO DAMPING. ROOF SHEATHING TO BE FASTENED 150 (6") o.c. ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES.

2 FRAME WALL CONSTRUCTION (2"x6")

SIDING, HARDIE BOARD, STUCCATO BOARD OR EQUAL AS PER ELEVATION. 19x64 (1"x3") VERTICAL WOOD FURRING, APPROVED SHEATHING PAPER, 7/16" O.S.B. EXTERIOR SHEATHING OR OBC COMPLIANT EQUIVALENT. 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 2/38x89 (2-2"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") CONTIN. KEYED CONC. FTG. BRACE FOUNDATION WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL WITH MINIMUM BEARING CAPACITY OF 120KPa (17.4 psi) OR GREATER.

MHP 23024 (\*SEE OBC 9.14.3.)

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 = 900 (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,

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 150x150x9.5mm (6"x6"x3/8") STL. TOP & BOTTOM PLATE.

15A STEEL COLUMN (\*SEE OBC 9.17.3.)

90mm (3-1/2") DIA. x 4.78mm (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.(3)(c))

19x38 (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 (7-1/8"); MINIMUM TREAD 250mm (9-1/2")

22 DRYER VENT (\*SEE OBC 6.2.3.8.(7))

CAPPED DRYER EXHAUST VENTED TO EXTERIOR. USE 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 3050mm (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 GLASS "B" VENT

U.L.C. RATED GLASS "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 BRACINGS OR SOLID BLOCKING @2100mm (6'-11") o.c. MAX. 19x64 (1"x3") @2100mm (6'-11") o.c. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.

35 EXPOSED BUILDING FACE (\*SEE OBC 9.10.15.)

EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45min. WHERE LIMITING DISTANCE IS LESS THAN 1.2M (3'-11") WHERE THE LIMITING DISTANCE IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTABLE MATERIAL.

36 COLD CELLAR PORCH SLAB (\*SEE OBC 9.40.)

FOR MAX. 2500mm (8'-2") PORCH DEPTH, 125mm (5") 32MPa (4640 psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @200mm (8") o.c. EACH WAY IN BOTTOM THIRD OF SLAB, ANCHORED IN PERIMETER FDTN. WALLS W/ 610x610 (24"x24") 10M @600mm (24") o.c. DOWELS. SLOPE SLAB MIN. 1.0% FROM DOOR. SLAB TO HAVE A MIN. 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. 38x34 (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 PARALEL WITH FLOOR JOISTS.

43 SMOKE ALARM • (\*OBC 9.10.19)

PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL AND ALSO 1 IN EACH BEDROOM NEAR HALL DOOR. ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF ONE SOUNDS. BATTERY BACK-UP REQUIRED. SMOKE ALARMS TO INCORPORATE VISUAL SIGNALLING COMPONENT. (9.10.19.3.(3) ).

44 CARBON MONOXIDE ALARM • (\*OBC 9.33.4.)

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

45 SOIL GAS CONTROL (\*OBC 9.13.4.)

PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING AS REQUIRED.

STRUDET INC.



FOR STRUCTURE ONLY

|                      |              |  |
|----------------------|--------------|--|
| 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 3.2.5 of the building code

VIKAS GAJJAR

NAME

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

GENERAL NOTES

SCALE

N.T.S.

DATE

MAY 2023

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

Greenpark™

PROJECT NAME

ZADORRA



WINDOWS -  
CANADA ZONE C

- (1) MINIMUM BEDROOM WINDOW (\*OBC 9.9.10.1.)  
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS  
TO HAVE MIN. 0.35m<sup>2</sup> (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
- (2) 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:

- (1) MECHANICAL VENTILATION  
MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.3  
AIR CHANGES PER HOUR AVERAGED OVER 24 HOURS.  
SEE MECHANICAL DRAWINGS.
- (2) OUTDOOR AIR INTAKE ●  
ALL OUTDOOR AIR INTAKES SHALL BE LOCATED SO THAT  
THEY ARE SEPARATED FROM SOURCES OF  
CONTAMINATION (EXHAUST VENTS) IN COMPLIANCE WITH  
O.B.C. DIV.-B 6.2.3.12. AND TABLE 6.2.3.12.
- (3) REINFORCEMENT FOR GRAB BARS (\*OBC 9.5.2.3.) ●  
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED  
ADJACENT TO WATER CLOSETS AND SHOWER OR  
BATHTUB IN MAIN BATHROOM. REFER TO O.B.C. 9.5.2.3,  
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 11.

LUMBER:

- 1.) ALL LUMBER SHALL BE SPRUCE-PINE-FIR No.1&2 GRADE,  
UNLESS NOTED OTHERWISE.
- 2.) LUMBER EXPOSED TO THE EXTERIOR TO BE  
SPRUCE-PINE-FIR No.1&2 GRADE PRESSURE TREATED OR  
CEDAR, UNLESS NOTED OTHERWISE.
- 3.) ALL BEAMS, GIRDER TRUSSES, AND METAL HANGER  
CONNECTIONS SUPPORTING ROOF FRAMING TO BE  
DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.
- 4.) LVL BEAMS SHALL BE 2.0E (Fb=2800psi MIN). NAIL  
EACH PLY OF LVL WITH 89mm (3-1/2") LONG COMMON  
WIRE NAILS @300mm (12") o.c. STAGGERED IN 2 ROWS  
FOR 184, 240, & 300mm (7-1/4", 9-1/2", 11-7/8") DEPTHS AND  
STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR  
4 PLY MEMBERS ADD 1/2" (13mm) DIA. GALVANIZED  
BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm  
(3'-0") o.c.
- 5.) PROVIDE TOP MOUNT BEAM HANGERS FOR ALL LVL BEAM  
TO BEAM CONNECTIONS UNLESS NOTED OTHERWISE.
- 6.) PROVIDE METAL JOIST HANGERS FOR ALL JOISTS AND  
BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP  
WOOD MEMBERS.
- 7.) WOOD FRAMING NOT TREATED WITH A WOOD  
PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE  
SEPARATED FROM THE CONC. BY AT LEAST 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 350N.

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:

- 1.) REDUCE THE FOUNDATION WALL SILL PLATE ANCHOR  
BOLT SPACING FROM 2400mm o.c. (7'-10") TO 1220mm o.c.  
(4'-0") FOR STANDARD CONDITIONS.
- 2.) USE 9.5mm (3/8") THICK PLYWOOD OR WAFERBOARD FOR  
THE EXTERIOR WALL SHEATHING.
- 3.) TO STIFFEN THE STRUCTURE IN TRANSVERSE DIRECTION  
USE 9.5mm (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

WL1 = 3-1/2"x3-1/2"x1/4"L (90x90x6.OL) + 2-2"x8" SPR. No.2  
WL2 = 4"x3-1/2"x5/16"L (100x90x8.OL) + 2-2"x8" SPR. No.2  
WL3 = 5"x3-1/2"x5/16"L (125x90x8.OL) + 2-2"x10" SPR. No.2  
WL4 = 6"x3-1/2"x3/8"L (150x90x10.OL) + 2-2"x12" SPR. No.2  
WL5 = 6"x4"x3/8"L (150x100x10.OL) + 2-2"x12" SPR. No.2  
WL6 = 5"x3-1/2"x5/16"L (125x90x8.OL) + 2-2"x12" SPR. No.2  
WL7 = 5"x3-1/2"x5/16"L (125x90x8.OL) + 3-2"x10" SPR. No.2  
WL8 = 5"x3-1/2"x5/16"L (125x90x8.OL) + 3-2"x12" SPR. No.2  
WL9 = 6"x4"x3/8"L (150x100x10.OL) + 3-2"x12" SPR. No.2

WOOD LINTELS AND BEAMS

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

LOOSE STEEL LINTELS

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

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)












GLUE LAMINATED LUMBER BEAMS

GLU1 = 3 1/8" x 11 7/8" (80x300)  
GLU2 = 5 1/8" x 11 7/8" (130x300)

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.<br>SOLID BEARING TO BE WIDE<br>AT LEAST AS SUPPORTED<br>MEMBER. MIN. 3 PIECES.                                      |
|          | LOAD-BEARING WALL   |
|          | TWO-STOREY WALL. SEE NOTE                            |
|          | FLAT ARCH   |
| F.D.<br> | FLOOR DRAIN   |
| SA<br>   | SMOKE ALARM. SEE NOTE                                |
| SA<br>   | SMOKE ALARM &<br>CARBON MONOXIDE<br>ALARM. SEE NOTE  |

2012 CODE

COMPLIANCE PACKAGE "A1"



PROJECT NAME  
ZADORRA

2

GENERAL NOTES

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.

N.T.S.

MAY 2023

SHEET TITLE

SCALE

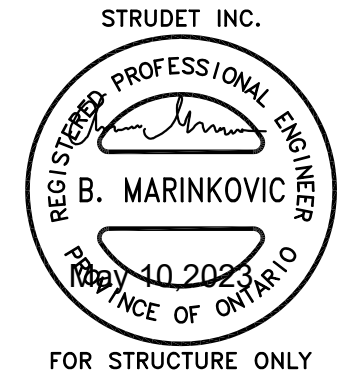
DATE

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



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

REVISIONS

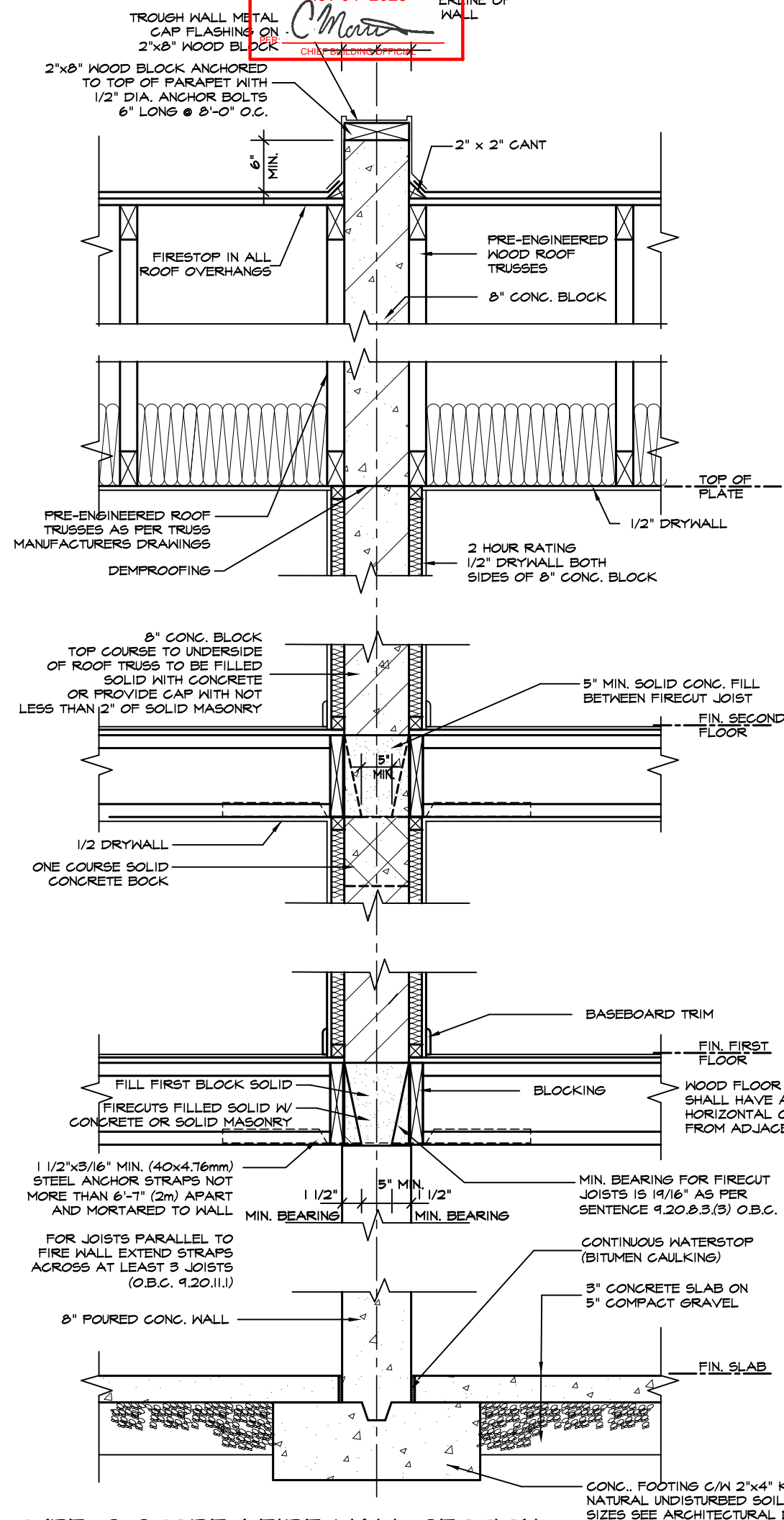


STRUDET INC.

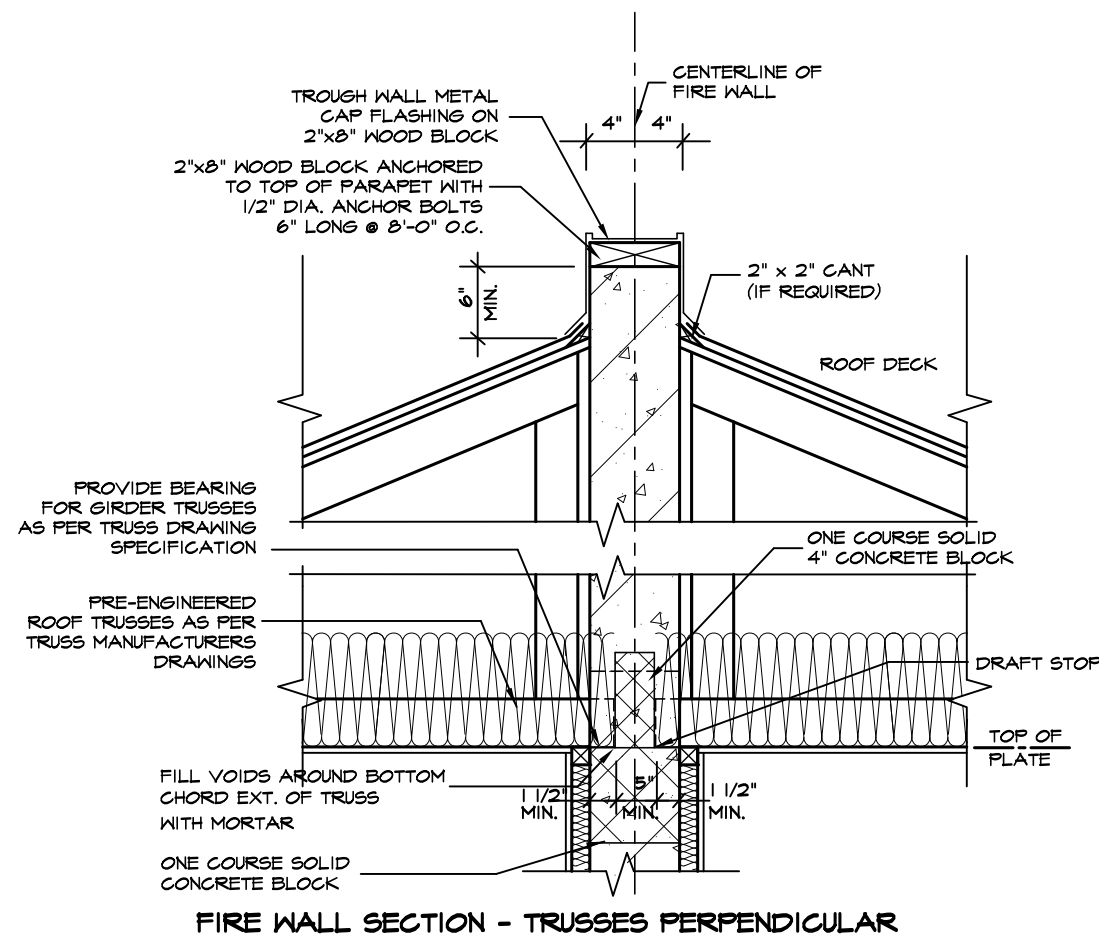
FOR STRUCTURE ONLY

|           |                   |              |
|-----------|-------------------|--------------|
| 5.        |                   |              |
| 4.        |                   |              |
| 3.        |                   |              |
| 2.        |                   |              |
| 1.        | ISSUED FOR PERMIT | JAN 31, 2015 |
| REVISIONS |                   |              |

# MHP 23024



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



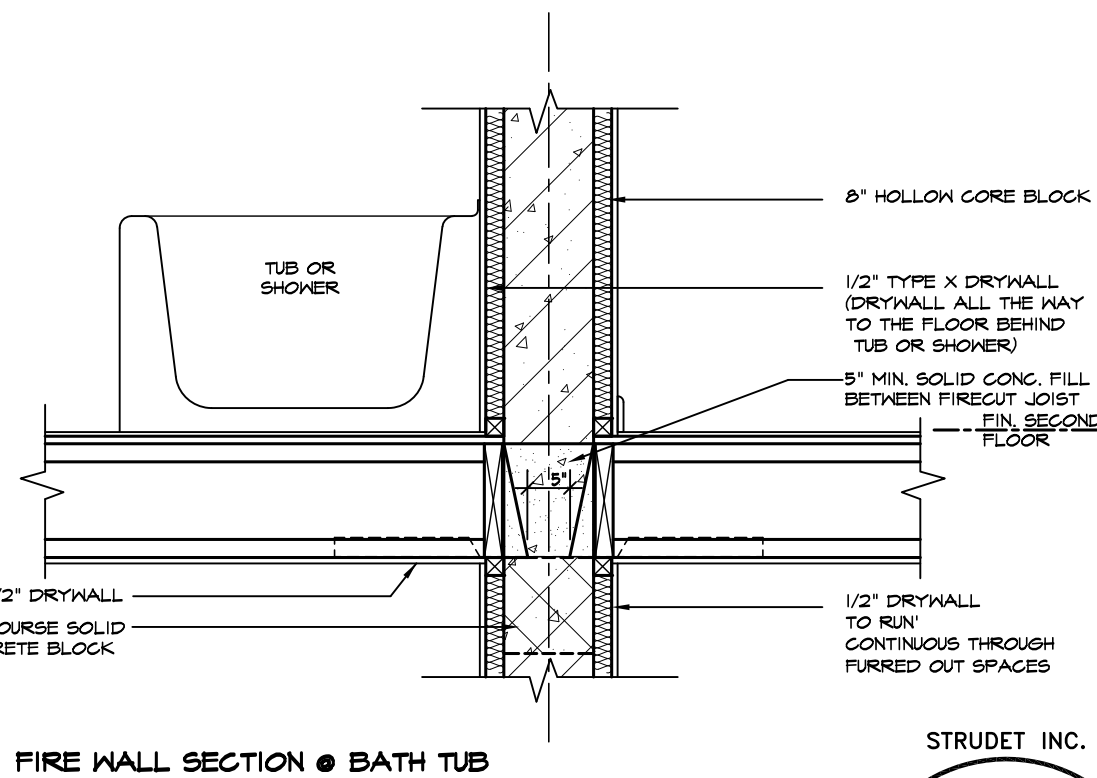
### FIRE WALL SECTION - TRUSSES PERPENDICULAR

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

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

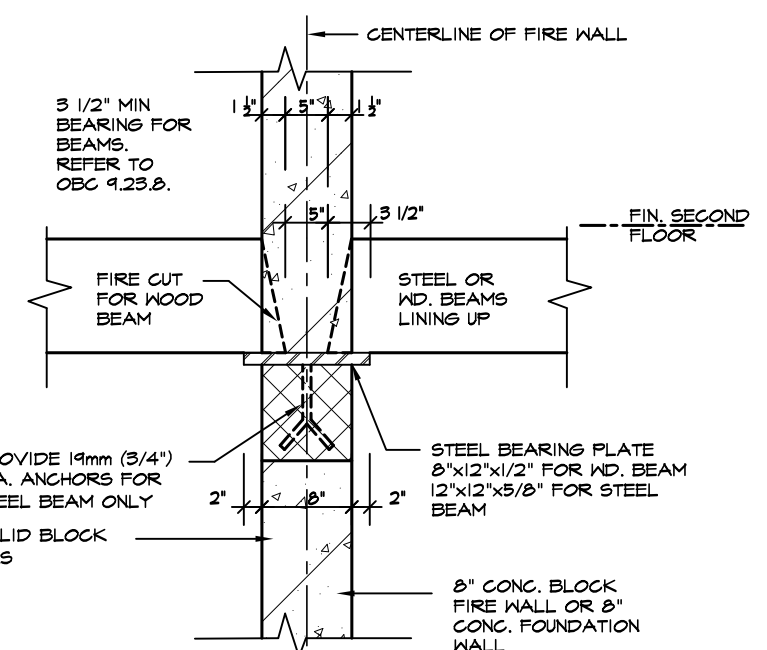
FIRE RESISTANCE RATING  
FIRE RESISTANCE RATING  
REQUIRED IS 2 HR. MIN.(AS  
PER SENTENCE DIV. B 3.1.10.2  
O.B.C.)

WALL TYPE  
SEE SUPPLEMENTARY  
STANDARDS SB3 TABLE 1.  
(WALL NO. B6E) 8"(190MM)  
CONCRETE BLOCK WALL: WITH  
1/2" x 1/2" STRAPPING & 1/2"  
DRYWALL FILLED W/ SOUND  
ABSORPTIVE MATERIAL EACH  
SIDE. (FRR 2H)(STC 57)

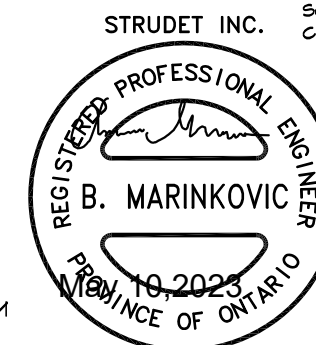


FIRE WALL SECTION @ BATH TUB

A FIREWALL SHALL EXTEND FROM THE GROUND CONTINUOUSLY THROUGH, OR ADJACENT TO, ALL STOREYS OF A BUILDING. (O.B.C. 3.1.10.3 (1))



### STEEL BEARING PLATE DETAIL



FOR STRUCTURE ONLY

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         | SIGNATURE  | BCIN  |

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

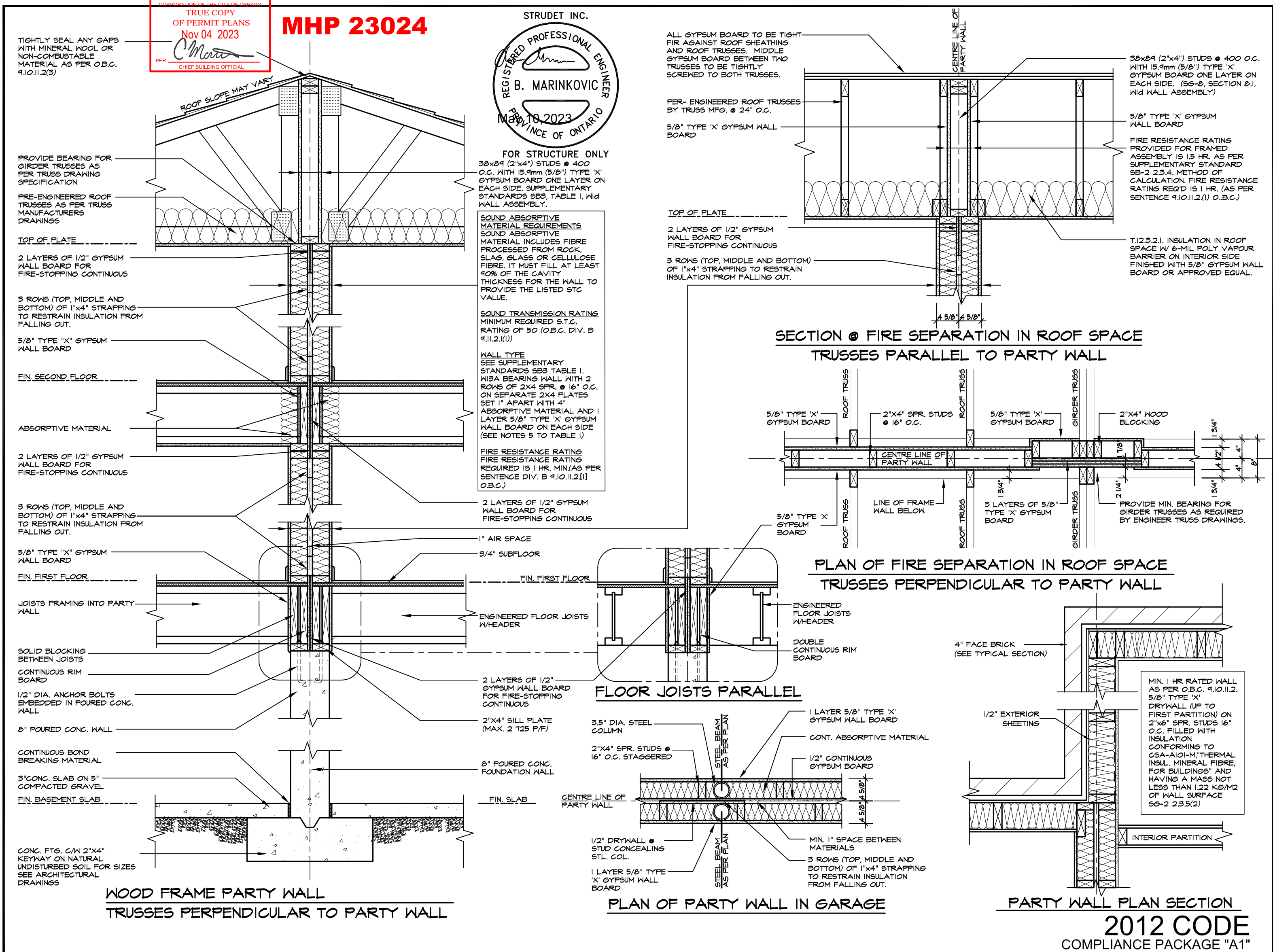
# REGIONAL DESIGN INC.

|             |            |
|-------------|------------|
| SHEET TITLE | FIRE WALL  |
| SCALE       | 3/4"=1'-0" |
| DATE        | MAY 2023   |

|   |   |
|---|---|
| CONTRACTOR SHALL CHECK ALL<br>DIMENSIONS AND ELEVATIONS BEFORE<br>COMMENCING WITH WORK AND REPORT<br>ANY DISCREPANCIES TO THE DESIGNER.<br>PRINTS ARE NOT TO BE SCALED. |   |
| PAGE No.  | 3 |

|   |         |
|---|---------|
|  |         |
| PROJECT NAME  | ZADORRA |

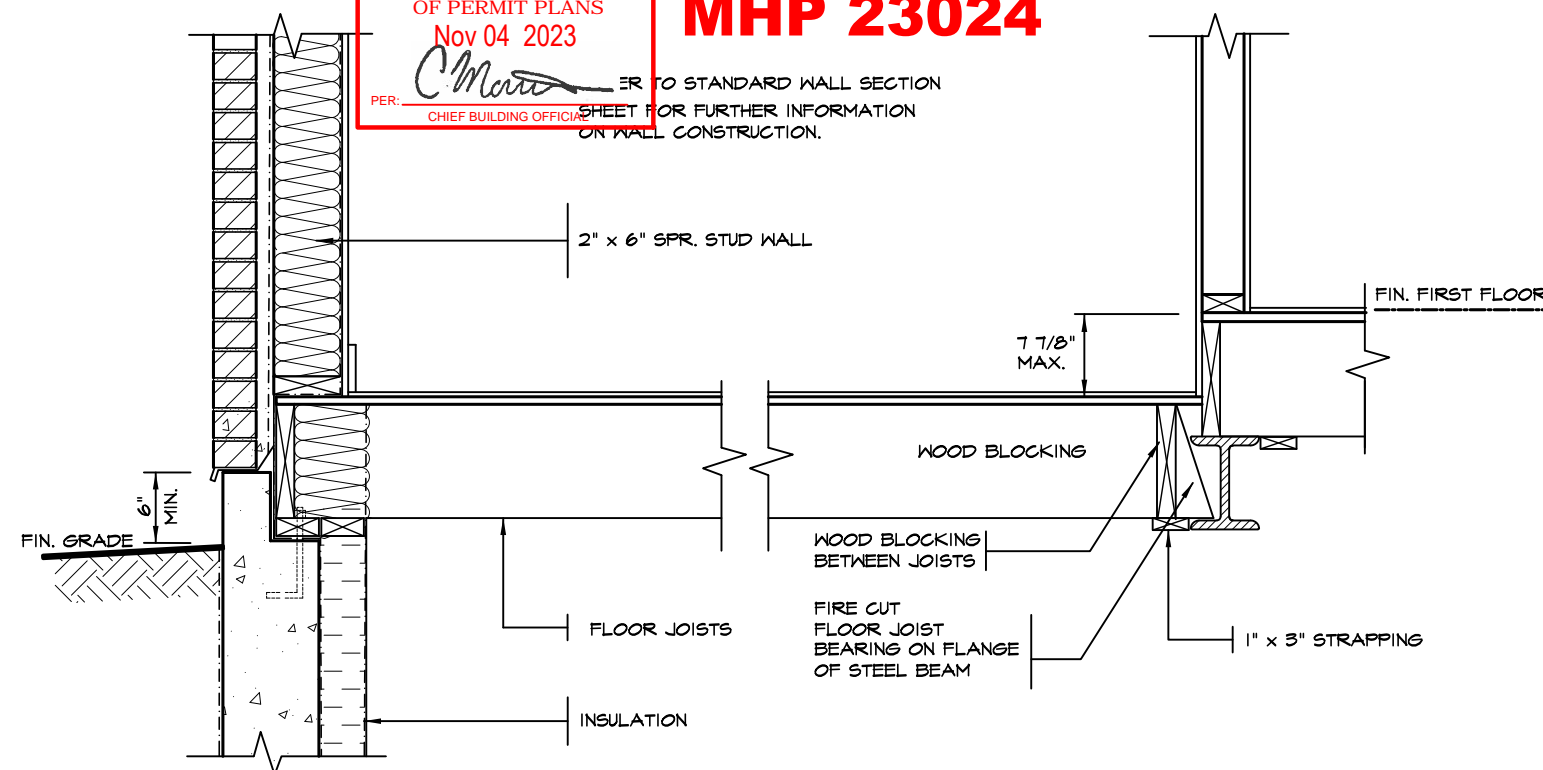




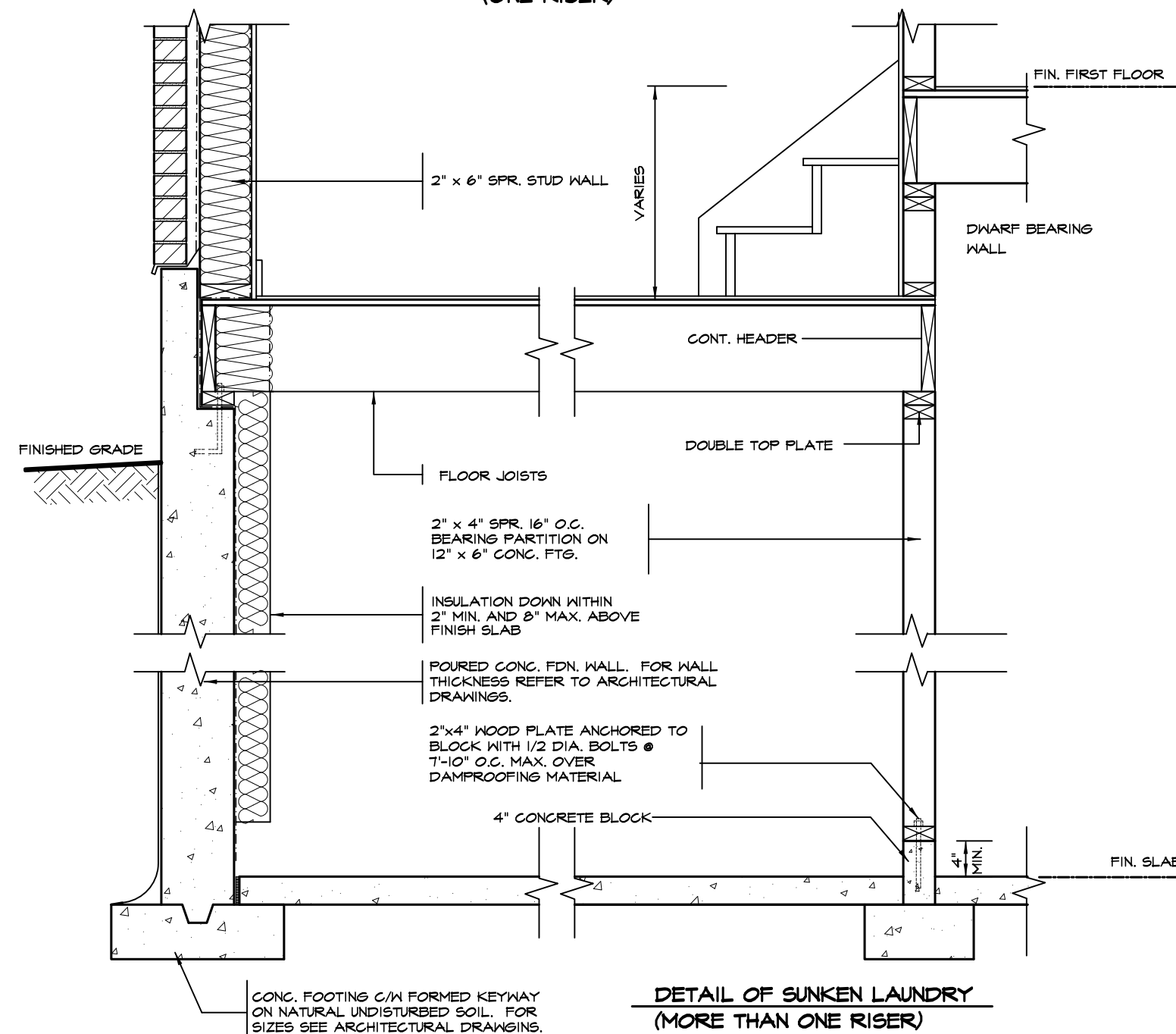
|                      |  |  |   |                               |   |                                  |  |  |
|----------------------|--|--|---|-------------------------------|---|----------------------------------|--|--|
| 5.                   |  | <div>The undersigned has reviewed and takes responsibility 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><div>VIKAS GAJJAR</div><div></div><div>28770</div></div> <div><div>NAME</div><div>SIGNATURE</div><div>BCIN</div></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) 660-0746</div> | <div>REGION DESIGN INC.</div> | <div>SHEET TITLE</div> <div>PARTY WALL WOOD</div> |                                  | <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.                   |  |  |   |                               | <div>SCALE</div> <div>3/4"=1'-0"</div>            | <div>PAGE No.</div> <div>4</div> |  |  |
| 3.                   |  |  |   |                               | <div>DATE</div> <div>MAY 2023</div>               |                                  |  |  |
| 2.                   |  |  |   |                               |   |                                  |  |  |
| 1. ISSUED FOR PERMIT |  |  |   |                               | JUL 30, 2018                                      |                                  |  |  |
| REVISIONS            |  |  |   |                               |   |                                  |  |  |

9:37:51 AM M:\STANDARD DETAILS\PERMIT - SE T2023A1 PACKAGE - ZADORRA\4 - PARTY WALL DETAIL PACKAGE A1.DWG May 9, 2023

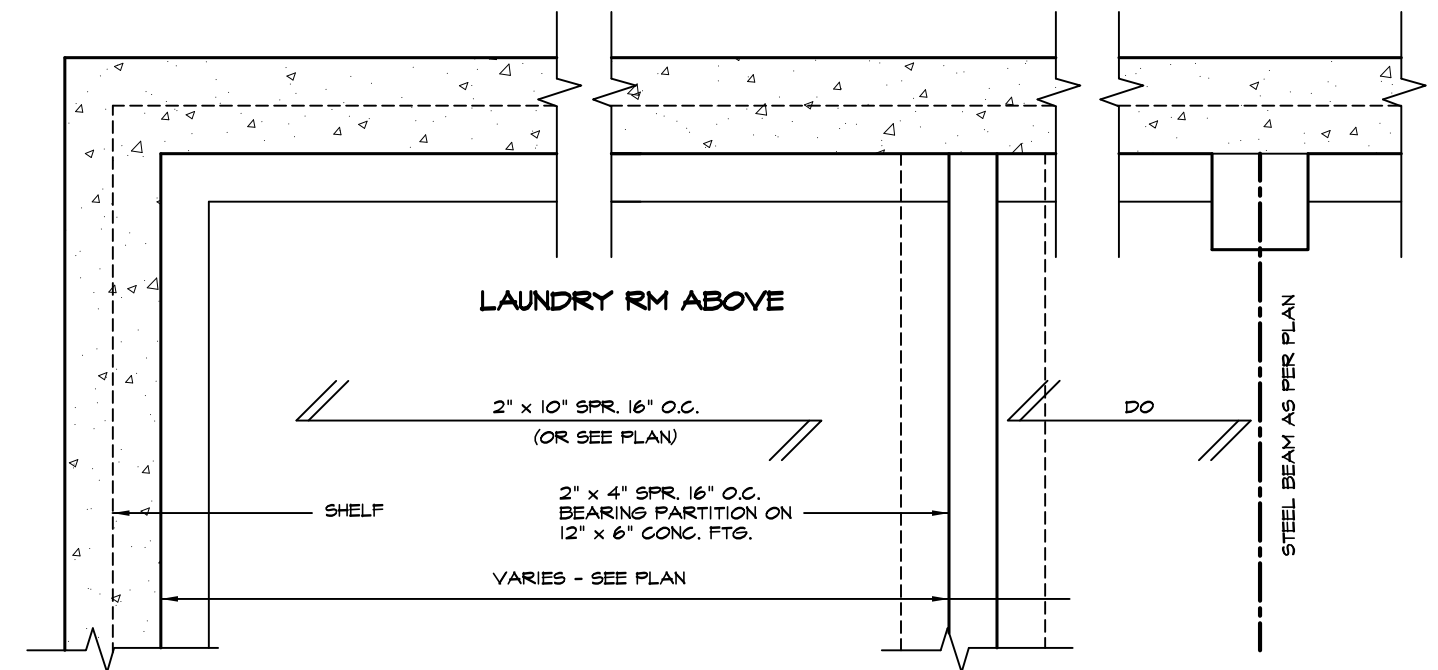
# MHP 23024



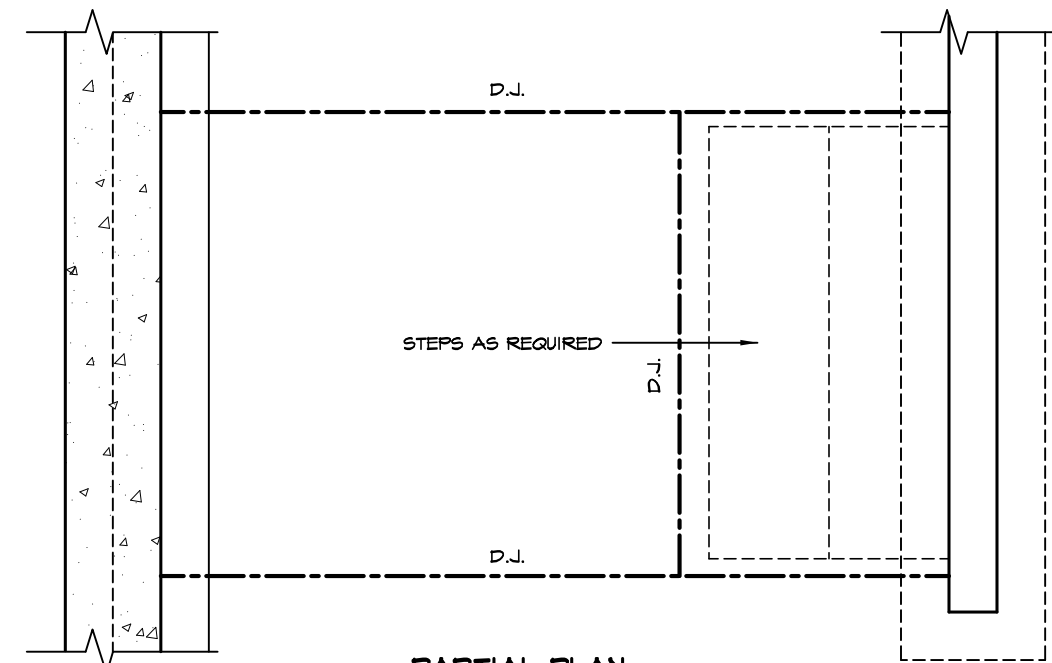
### DETAIL OF SUNKEN LAUNDRY (ONE RISER)



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



## PARTIAL PLAN



STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER

*B. Marinkovic*

B. MARINKOVIC

MAY 10 2023

PROVINCE OF ONTARIO

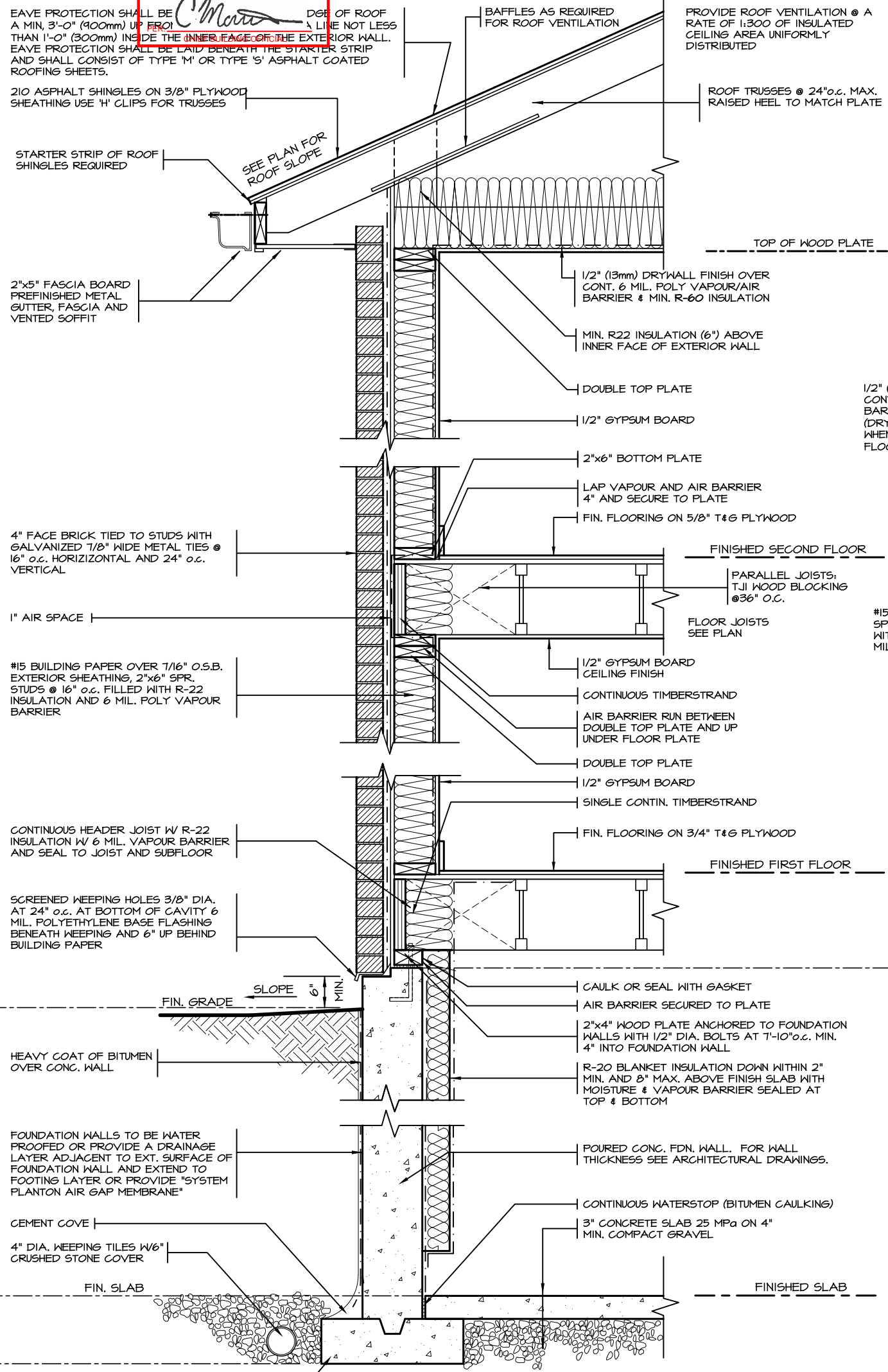
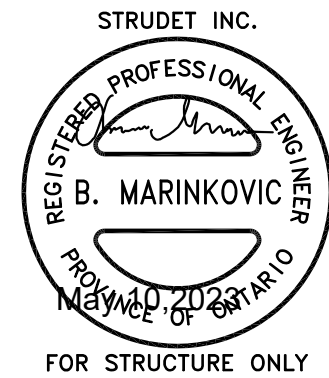
FOR STRUCTURE ONLY  
2012 CODE  
COMPLIANCE PACKAGE "A1"

|    |                   |              |   |   |                                  |                 |            |  |   |          |              |
|----|-------------------|--------------|---|---|----------------------------------|-----------------|------------|--|---|----------|--------------|
| 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> <div><div>VIKAS GAJJAR</div><div></div><div>28770</div></div> <div><div>NAME</div><div>SIGNATURE</div><div>BCIN</div></div> | <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><b>REGION DESIGN INC.</b></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. |                   |              |   |   |                                  | LAUNDRY DETAILS |            |  |   | PAGE No. | PROJECT NAME |
| 3. |                   |              |   |   |                                  | SUNKEN          |            |  |   |          |              |
| 2. |                   |              |   |   |                                  | SCALE           | 3/4"=1'-0" | DATE   | MAY 2023  | 5        | ZADORRA      |
| 1. | ISSUED FOR PERMIT | JUL 30, 2018 |   |   |                                  | REVISIONS       |            |  |   |          |              |

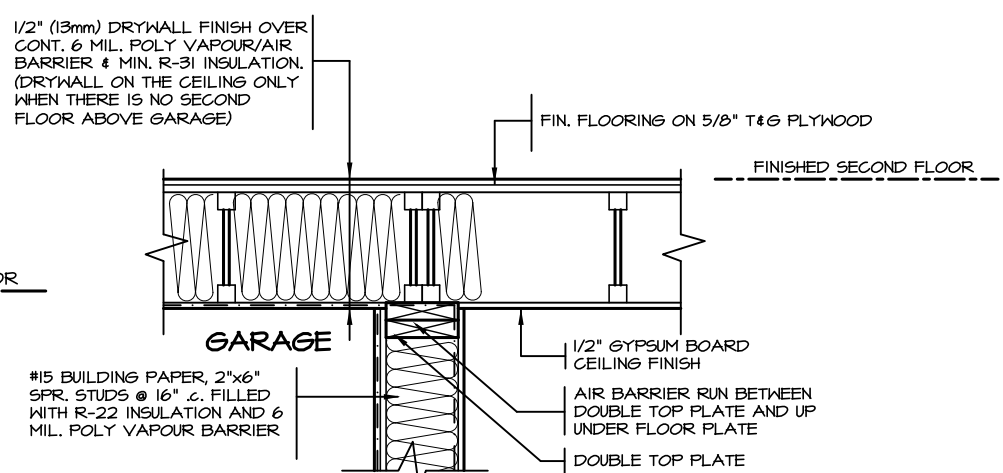


CORPORATION OF THE CITY OF OSHANA  
TRUE COPY  
OF PERMIT PLANS  
Nov 04 2023

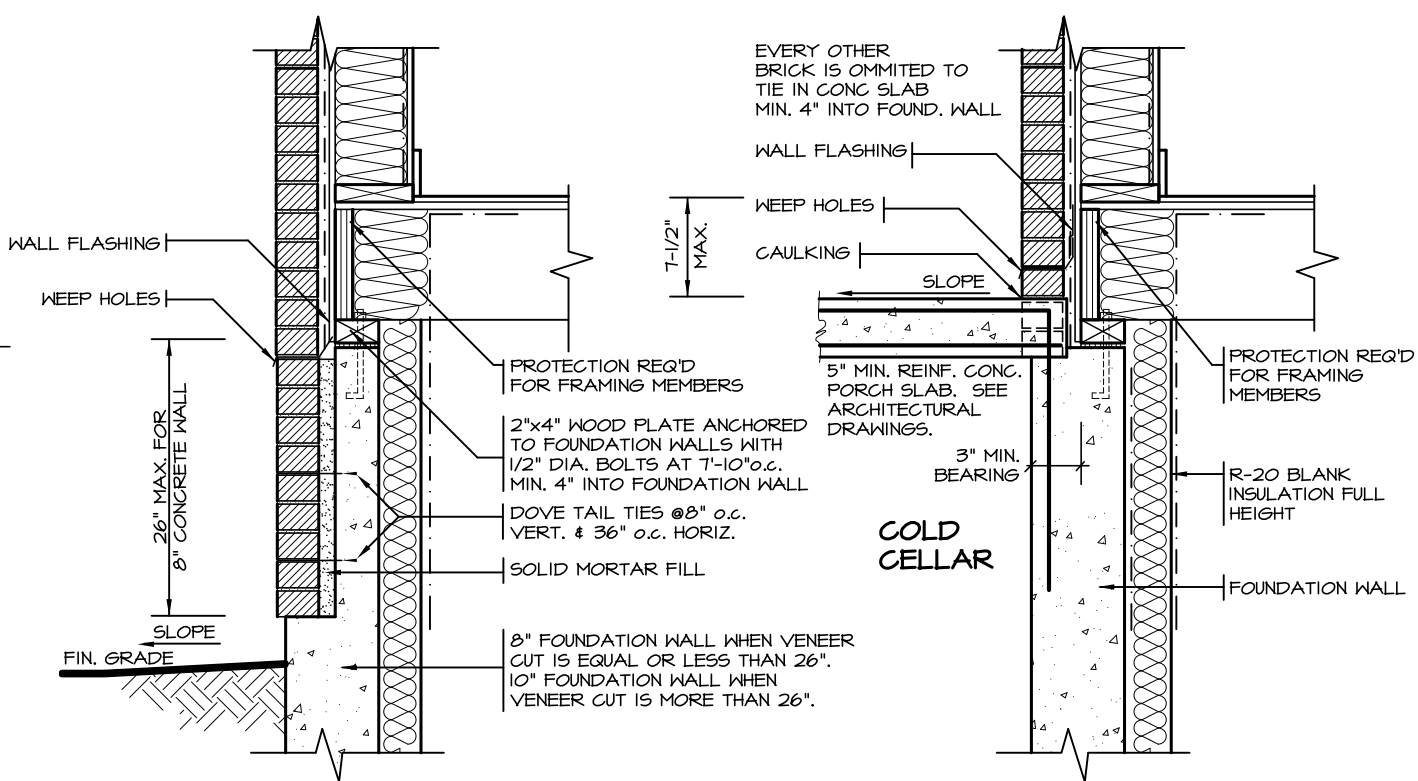
MHP 23024



2 STOREY WALL SECTION



DETAIL FOR INTERIOR GARAGE WALLS & CEILINGS



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><div>VIKAS GAJJAR</div><div></div><div>28770</div></div> <div><div>NAME</div><div>SIGNATURE</div><div>BCIN</div></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) 660-0746</div> <div><div>REGION DESIGN INC.</div></div> | <div>SHEET TITLE</div> <div>2"X6" BRICK VENEER</div> <div>2 STOREY SECTION</div> | <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> <div>PROJECT NAME</div> <div>ZADORRA</div> |
| 4.        |                   |  |  | <div>SCALE</div> <div>3/4"=1'-0"</div>   | <div>PAGE No.</div> <div>6</div>   |   |
| 3.        |                   |  |  | <div>DATE</div> <div>MAY 2023</div>  |  |   |
| 2.        |                   |  |  |  |  |   |
| 1.        | ISSUED FOR PERMIT |  |  | JUL 30, 2018   |  |   |
| REVISIONS |                   |  |  |  |  |   |

EAVE PROTECTION SHALL BE PROVIDED FROM THE EDGE OF ROOF TO A MIN. 3'-0" (900mm) UP FROM THE ROOF SLOPE TO A LINE NOT THAN 1'-0" (300mm) INSIDE THE INTERIOR WALL. EAVE PROTECTION SHALL BE LAID AND SHALL CONSIST OF TYPE 'M' AND SHALL CONSIST OF TYPE 'M' COATED ROOFING SHEETS.

210 ASPHALT SHINGLES ON 3/8" PLYWOOD SHEATHING USE 'H' CLIPS FOR TRUSSES

STARTER STRIP OF ROOF SHINGLES REQUIRED

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

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

MESH BACKWRAPPED

- FIN. COAT OF EXTERIOR ACRYLIC STUCCO
- FIBER MESH EMBEDDED IN PREP COAT
- INSULATION BOARD, (MIN. R5) W/ GEOMETRICALLY DEFINED DRAINAGE CAVITY HAVING A MIN. CAVITY DEPTH OF 1/4"
- AIR/MOISTURE BARRIER
- 1/16" EXTERIOR GRADE OSB SHEATHING
- 2" X 6" STUDS
- MIN. R-22 BATT INSULATION
- CONT. VAPOUR / AIR BARRIER
- 1/2" DRYWALL

(EIFS APPROVED SYSTEM, ALL MATERIALS AND SYSTEMS SHALL CONFORM TO CANULC-5716.1)

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 7/8" 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 WEEPINGS AND 6" UP BEHIND BUILDING PAPER

HEAVY COAT OF BITUMEN OVER CONG. WALL

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

CEMENT COVE

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

CONG. 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 GAJJAR  
NAME

28770  
SIGNATURE

BCIN

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

REGION  
DESIGN  
INC.

SHEET TITLE  
2"X6" STUCCO WALL  
2 STOREY SECTION

SCALE  
AS NOTED

DATE  
MAY 2023

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

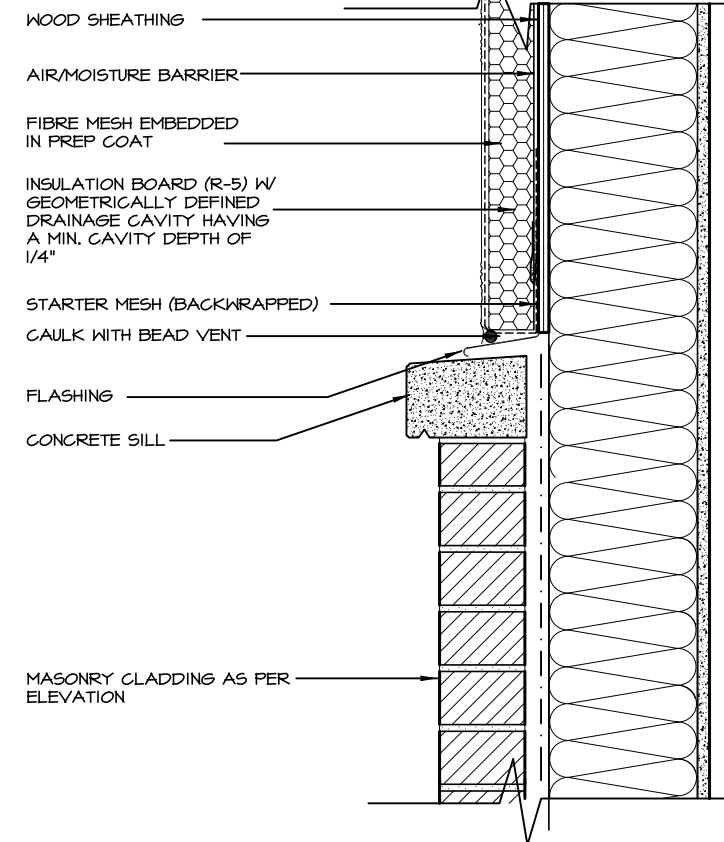
PAGE No.

6-2

Greenpark.

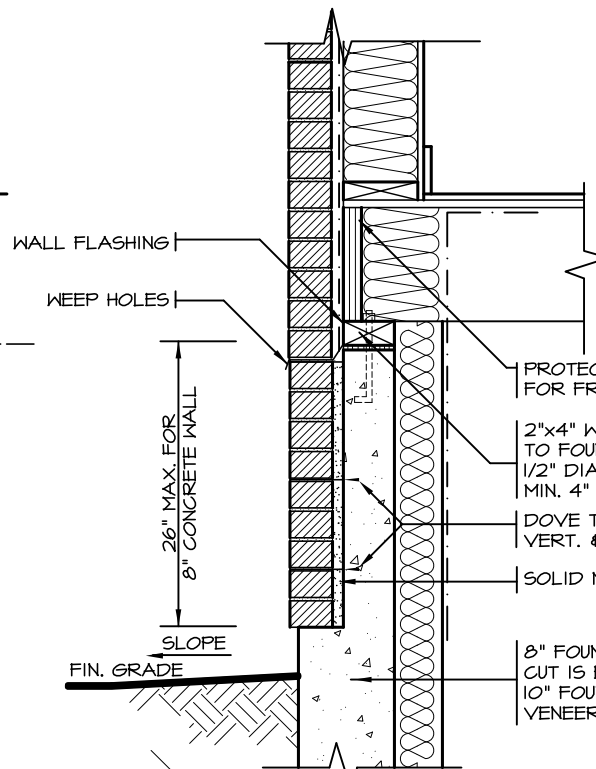
PROJECT NAME

ZADORRA

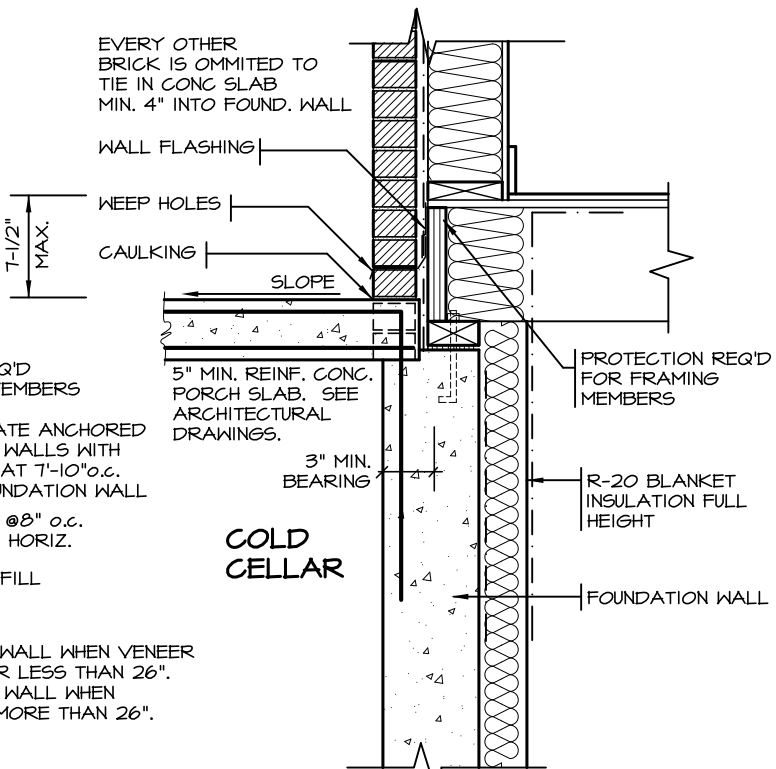


### A. TERMINATION AT MASONRY CLADDING WITH SEALANT

1 1/2" = 1'0"



### DETAIL FOR CONCRETE VENEER DROPPED GRADE



### DETAIL FOR COLD CELLAR PORCH SLAB

2012 CODE  
COMPLIANCE PACKAGE "A1"

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





NOT TO SCALE

## GENERAL INSTALLATION NOTES

- 1.0 UNIT INSTALLATION TO STRICTLY CONFORM TO MANUFACTURERS INSTALLATION MANUAL AND ALL APPLICABLE CODES OF LOCAL AUTHORITIES HAVING JURISDICTION INCLUDING CAN/CSA-B144.1 & 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.



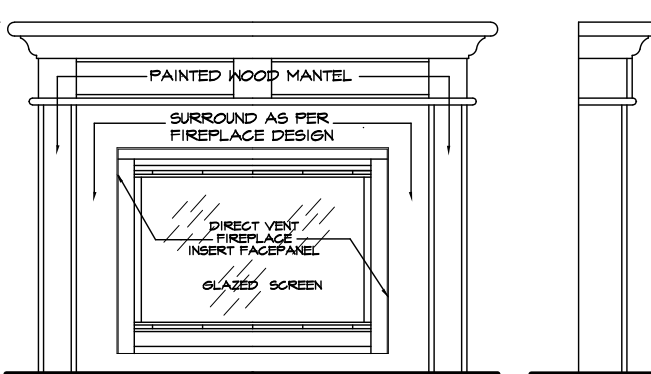
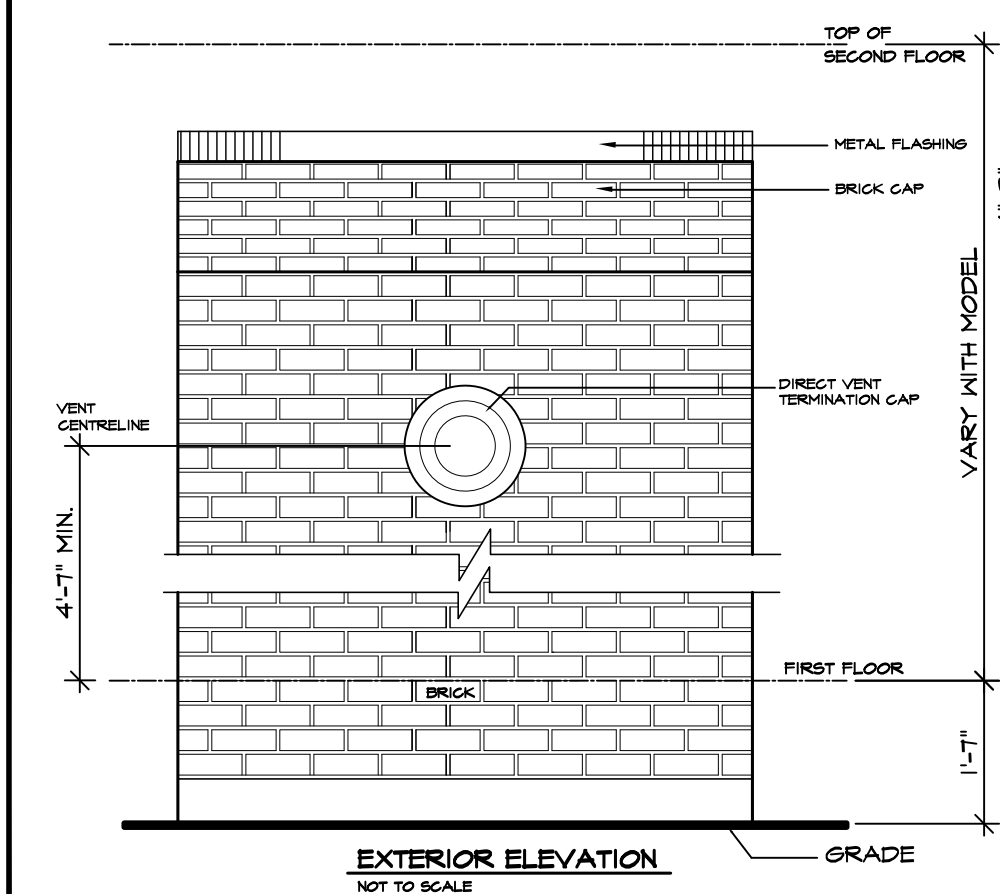
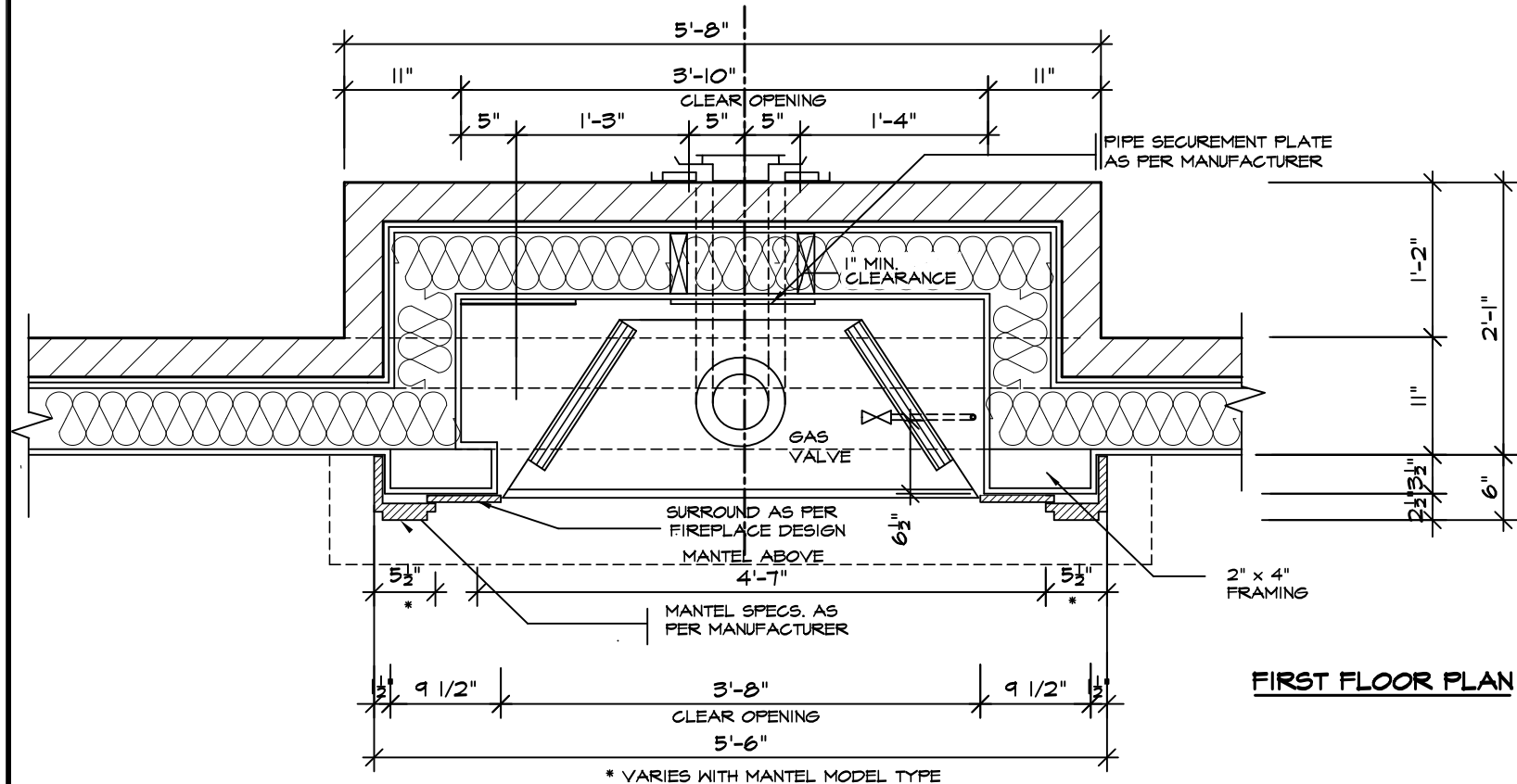
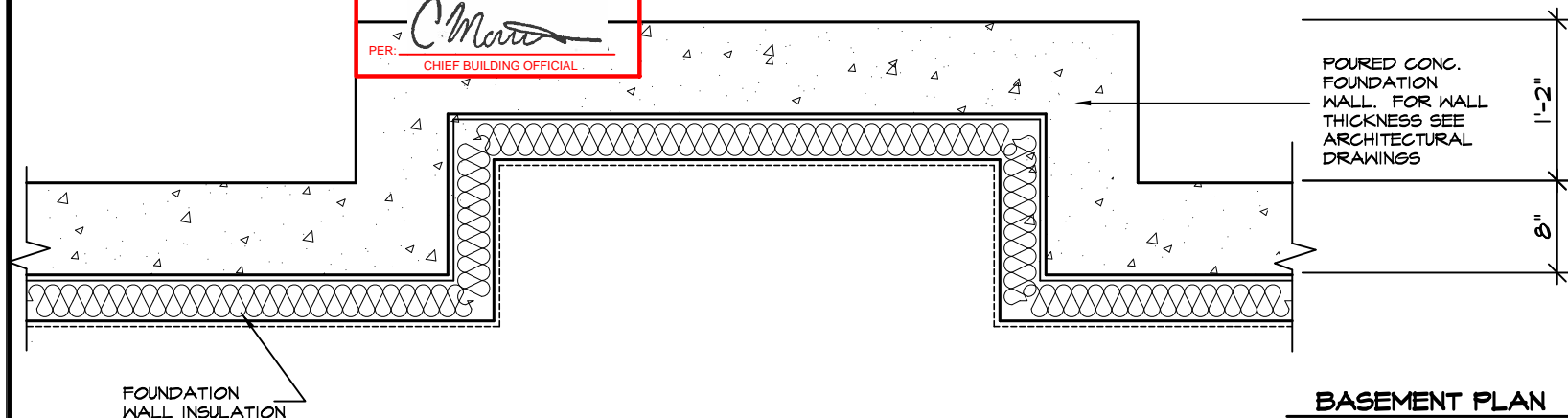
2012 CODE  
COMPLIANCE PACKAGE "A1"

|           |                   |               |  |   |                               |   |  |   |
|-----------|-------------------|---------------|--|---|-------------------------------|---|--|---|
| 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><div>VIKAS GAJJAR</div><div></div><div>28770</div></div> <div><div>NAME</div><div>SIGNATURE</div><div>BCIN</div></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) 660-0746</div> | <div>REGION DESIGN INC.</div> | <div>SHEET TITLE</div> <div>VENT FIREPLACE DIRECT</div> | <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> <div>PROJECT NAME</div> <div>ZADORRA</div> |
| 4.        |                   |               |  |   |                               | <div>SCALE</div> <div>3/4"=1'-0"</div>                  | <div>PAGE No.</div> <div>7</div>   |   |
| 3.        |                   |               |  |   |                               | <div>DATE</div> <div>MAY 2023</div>                     |  |   |
| 2.        |                   |               |  |   |                               |   |  |   |
| 1.        | ISSUED FOR PERMIT | JULY 30, 2018 |  |   |                               |   |  |   |
| REVISIONS |                   |               |  |   |                               |   |  |   |



CORPORATION OF THE CITY OF GREENPARK  
TRUE COPY  
OF PERMIT PLANS  
Nov 04 2023  
PER:   
CHIEF BUILDING OFFICIAL

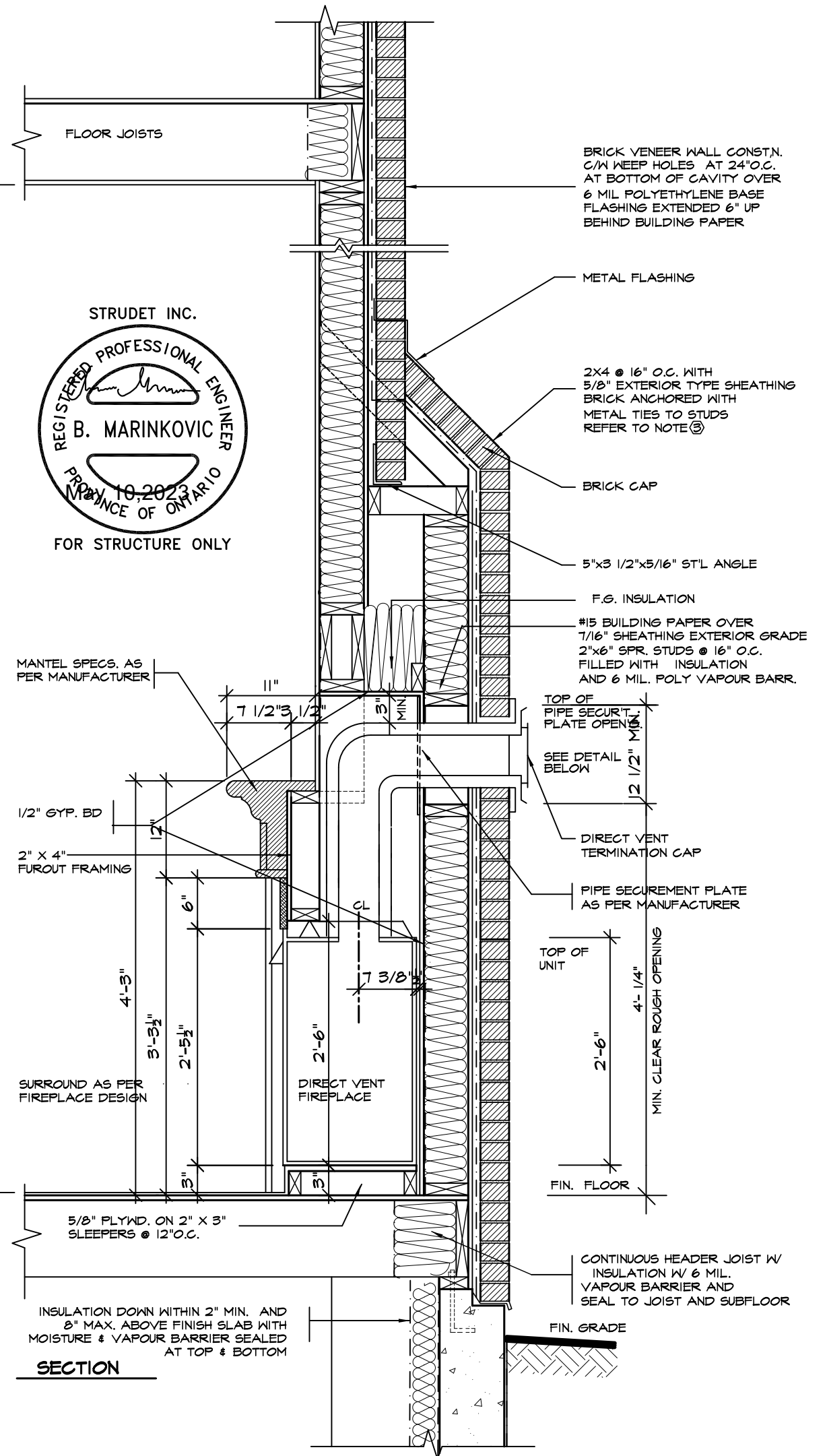
MHP 23024



### 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 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.

VARY REFERENCE TO MODEL



2012 CODE  
COMPLIANCE PACKAGE "A1"

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

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

QUALIFICATION INFORMATION

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

VIKAS GAJJAR

NAME

28770

BCIN

SIGNATURE

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

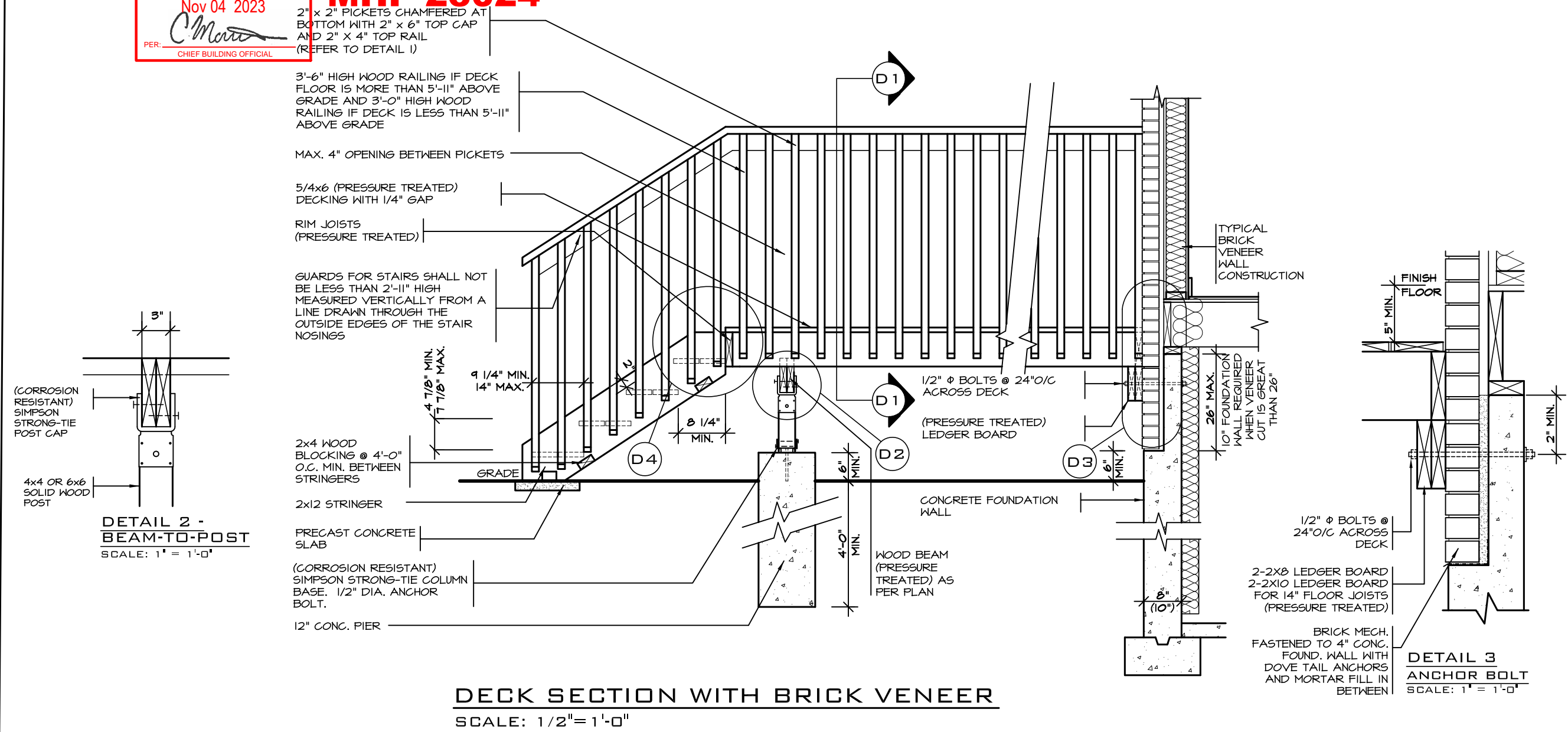
REGION  
DESIGN  
INC.

|   |            |
|---|------------|
| SHEET TITLE<br>VENT FIREPLACE<br>DIRECT |            |
| SCALE                                   | 3/4"=1'-0" |
| DATE                                    | MAY 2023   |

|   |
|---|
| 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.  |
| 7-2   |

  
PROJECT NAME  
ZADORRA

**MHP 23024**

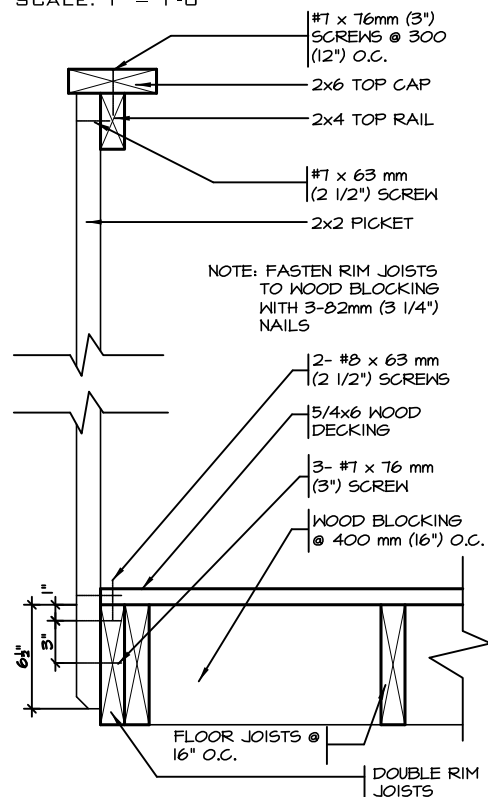


**DETAIL 1**

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

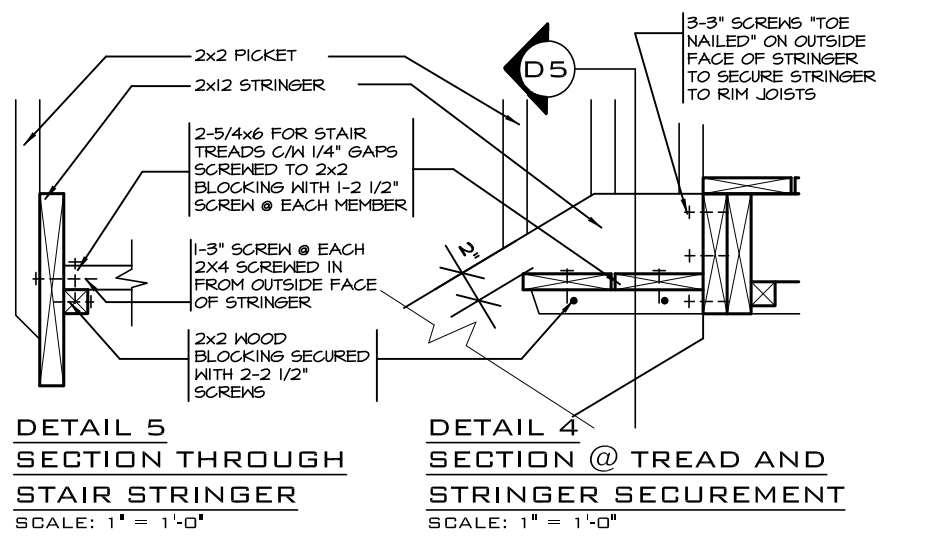
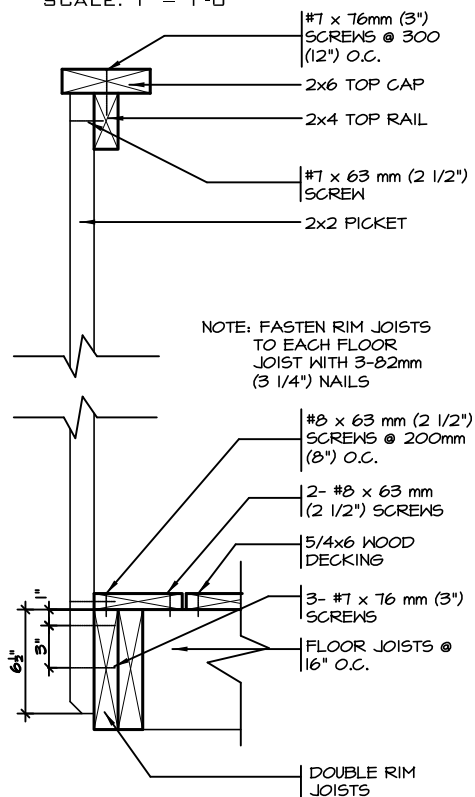
**GUARD PARALLEL TO FLOOR JOISTS**

SCALE: 1" = 1'-0"



**GUARD PERPENDICULAR TO FLOOR JOISTS**

SCALE: 1" = 1'-0"



**GENERAL NOTES**

- BRICK TO BE COMPRESSIVE STRENGTH OF 15MPa (2200 p.s.i.) MIN. UNITS TO BE LAID WITH FULL HEAD AND BED JOINTS.
- MORTAR TO BE TYPE S WITH JOINT THICKNESS OF 10mm (3/8") MIN. AND 20mm (3/4") MAX.
- ALL NAILS AND SCREWS TO BE GALVANIZED.
- WOOD FOR CANTILEVERED PICKETS PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES.
- THE DECK HAS BEEN DESIGNED TO SAFELY SUPPORT A SUPERIMPOSED LOAD OF 1.9kPa [40psf].
- CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 20MPa AT 28 DAYS AND 5-8% AIR ENTRAINMENT.
- FOOTING TO BE PLACED ON UNDISTURBED SOIL WITH MIN. BEARING PRESSURE OF 150kPa [3130psf].



FOR STRUCTURE ONLY

**2012 CODE**

**COMPLIANCE PACKAGE "A1"**

|           |                      |        |
|-----------|----------------------|--------|
| 5.        |                      |        |
| 4.        |                      |        |
| 3.        |                      |        |
| 2.        |                      |        |
| 1.        | REVISED FOR STARTIME | NOV 16 |
| REVISIONS |                      |        |

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

QUALIFICATION INFORMATION

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

VIKAS GAJJAR  
NAME  
28770  
BCIN

*Vikas Gajjar*  
SIGNATURE

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

**REGION  
DESIGN  
INC.**

SHEET TITLE

WOOD  
DECK DETAIL

SCALE  
AS SHOWN

DATE  
MAY 2023

BY

TYPE

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

AREA

PROJECT  
00-00-00

PAGE No.

8

**Greenpark.**

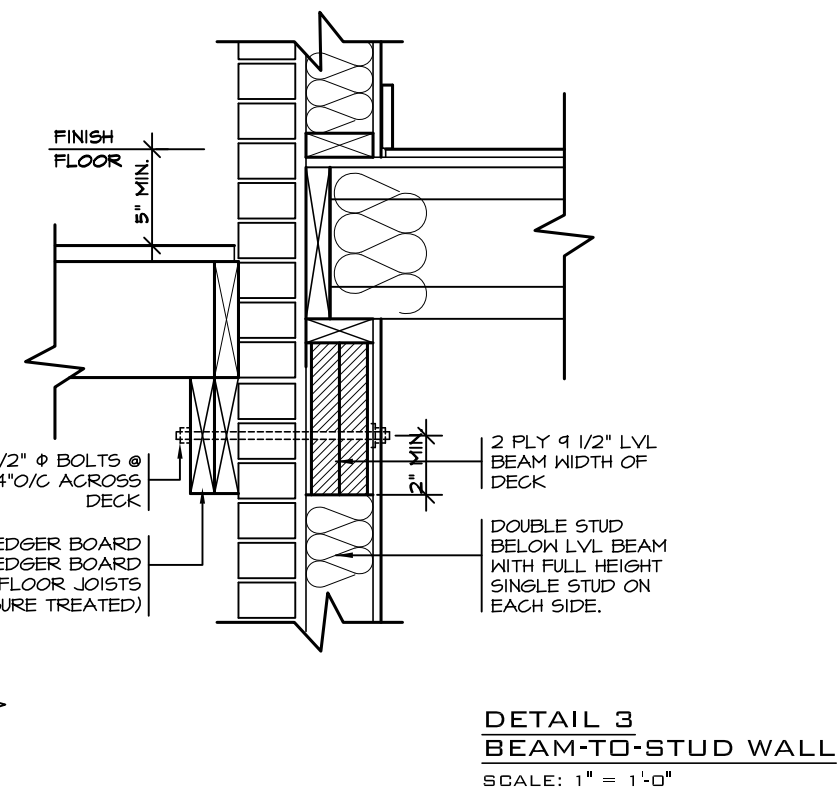
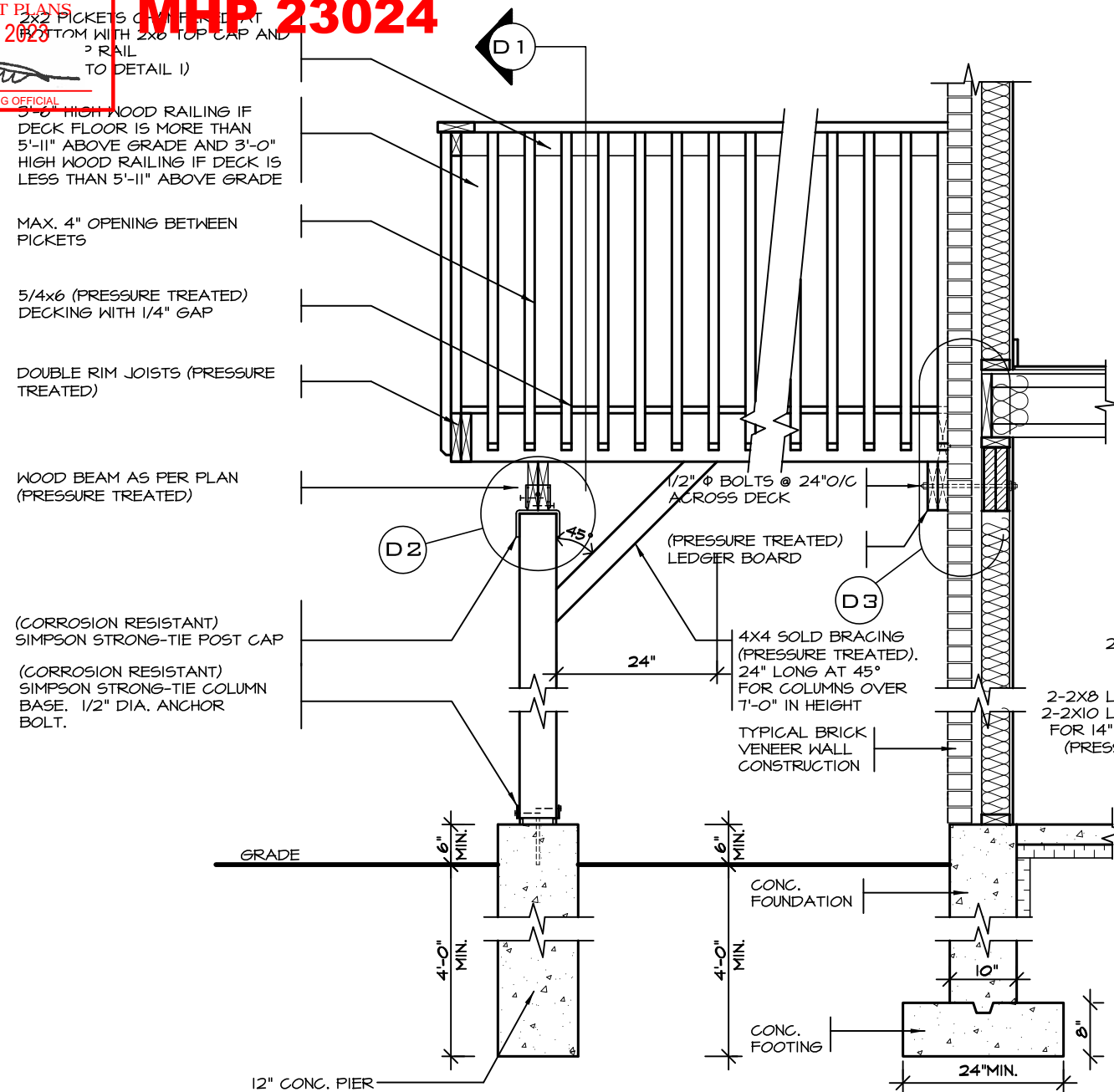
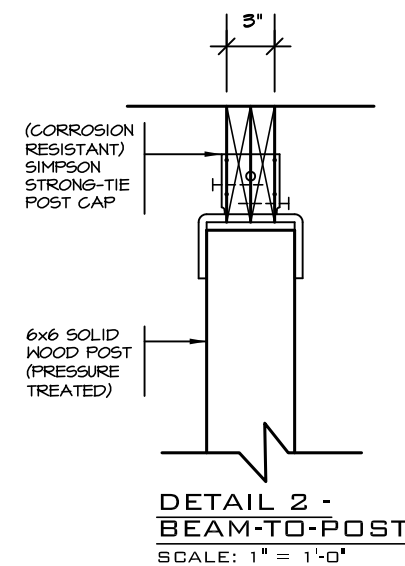
PROJECT NAME

ZADORRA



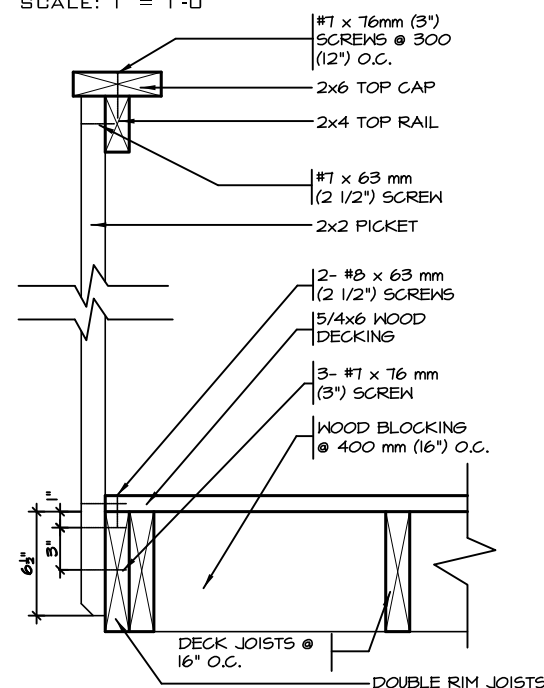
PER: C. W. [Signature]  
CHIEF BUILDING OFFICIAL

# MHP 23024

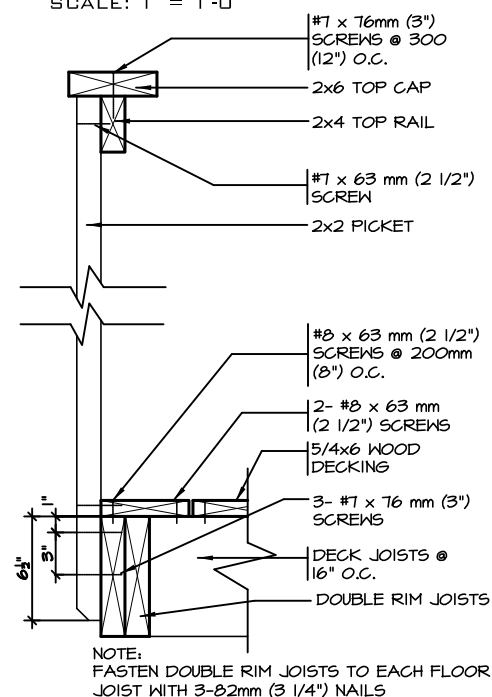


DECK SECTION WITH BRICK VENEER  
SCALE: 1/2"=1'-0"

DETAIL 1  
CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK  
GUARD PARALLEL GUARD PERPENDICULAR  
TO FLOOR JOISTS TO FLOOR JOISTS  
 SCALE: 1" = 1'-0" 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 1.9kPa [40psf]
2. ALL NAILS AND SCREWS TO BE GALVANIZED
3. WOOD FOR CANTILEVERED PICKETS PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES
4. CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 20MPa AT 28 DAYS AND 5-8% AIR ENTRAINED
5. FOOTING TO BE PLACED ON UNDISTURBED SOIL WITH MIN. BEARING PRESSURE OF 150kPa [3130psf]

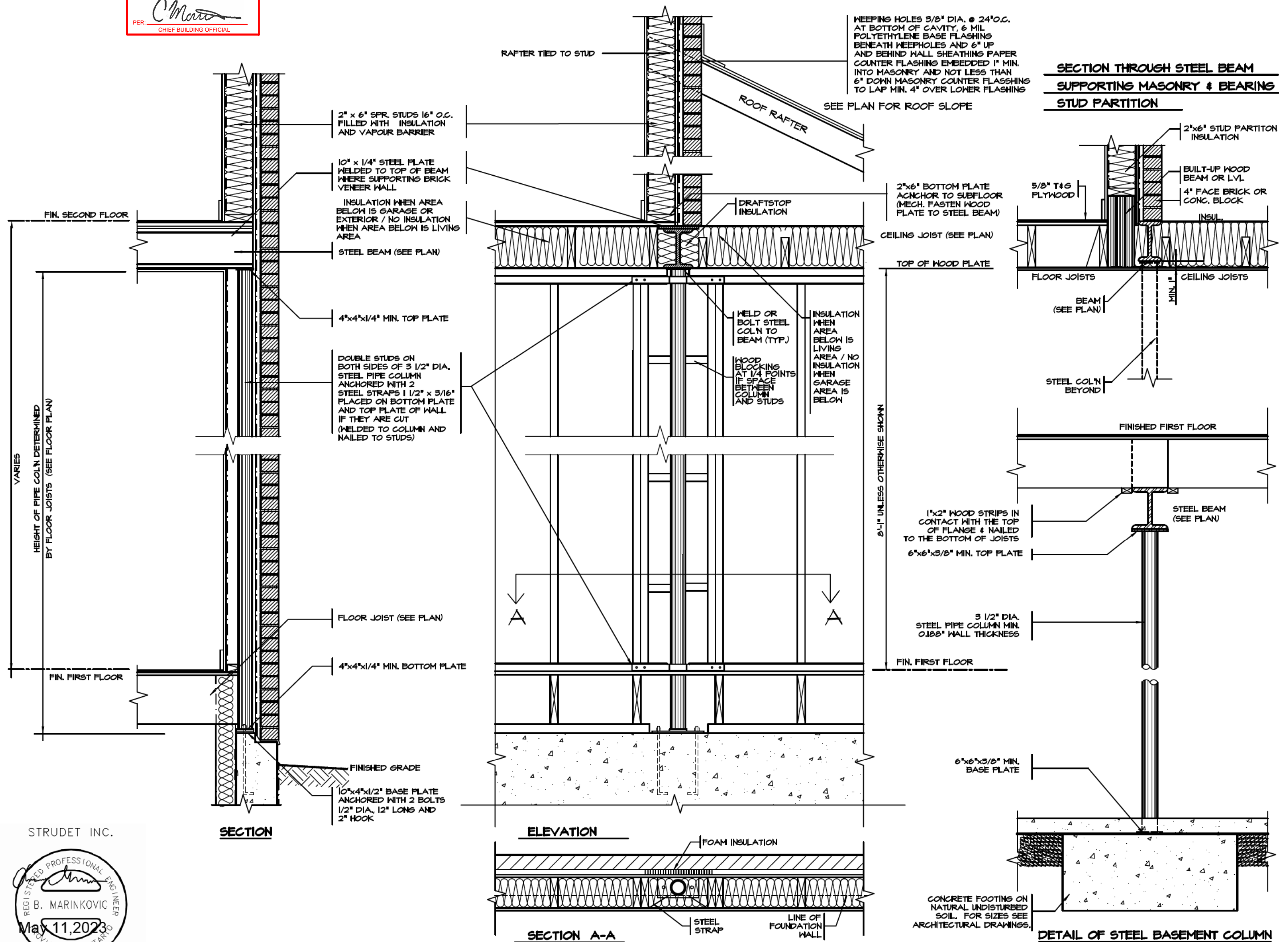
STRUDET INC.



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>L4K 4S6</p> <p>P (416) 736-4096</p> <p>F (905) 660-0746</p> | <p><b>R<br/>D<br/>I<br/>N<br/>C.</b></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. |          |  |                                |
| 4.        |                             |          |  |   |  | WALK-OUT DECK DETAILS |      |   |          |   | PROJECT NAME<br><p>ZADORRA</p> |
| 3.        |                             |          |  |   |  | SCALE AS SHOWN        | BY   | AREA  | PAGE No. |   |                                |
| 2.        |                             |          |  |   |  |                       |      |   | 8-2      |   |                                |
| 1.        | REVISED FOR RUSSELL GARDENS | MAR 2018 |  |   |  | DATE MAY 2023         | TYPE | PROJECT 00-00-00  |          |   |                                |
| REVISIONS |                             |          |  |   |  |                       |      |   |          |   |                                |



STRUDET INC.



FOR STRUCTURE ONLY

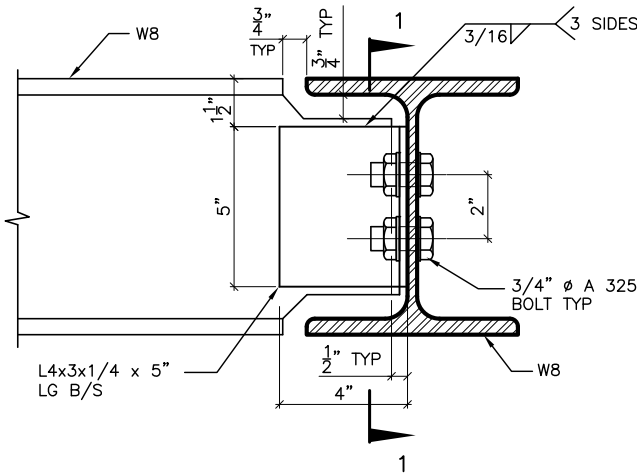
2012 CODE  
COMPLIANCE PACKAGE "A1"

|           |                   |   |   |  |  |  |  |                          |                                    |
|-----------|-------------------|---|---|--|--|--|--|--------------------------|------------------------------------|
| 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>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><b>REGION<br/>DESIGN<br/>INC.</b></p> | <p>SHEET TITLE</p> <p>COLUMN DETAILS<br/>STEEL</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></p> |                          |                                    |
| 4.        |                   |   |   |  | <p>SCALE</p> <p>3/4"=1'-0"</p>                     |  |  | <p>PAGE No.</p> <p>9</p> | <p>PROJECT NAME</p> <p>ZADORRA</p> |
| 3.        |                   |   |   |  | <p>DATE</p> <p>MAY 2023</p>                        |  |  |                          |                                    |
| 2.        |                   |   |   |  |  |  |  |                          |                                    |
| 1.        | ISSUED FOR PERMIT |   |   |  | JUL 30, 2018                                       |  |  |                          |                                    |
| REVISIONS |                   | <p>VIKAS GAJJAR</p> <p>NAME</p>   | <p></p> <p>SIGNATURE</p>                              | <p>28770</p> <p>BCIN</p>                 |  |  |  |                          |                                    |



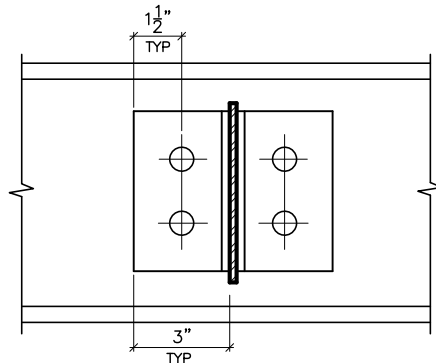
CORPORATION OF THE CITY OF GSWANA  
TRUE COPY  
OF PERMIT PLANS  
Nov 04 2023  
PER: *C. Marinkovic*  
CHIEF BUILDING OFFICIAL

MHP 23024

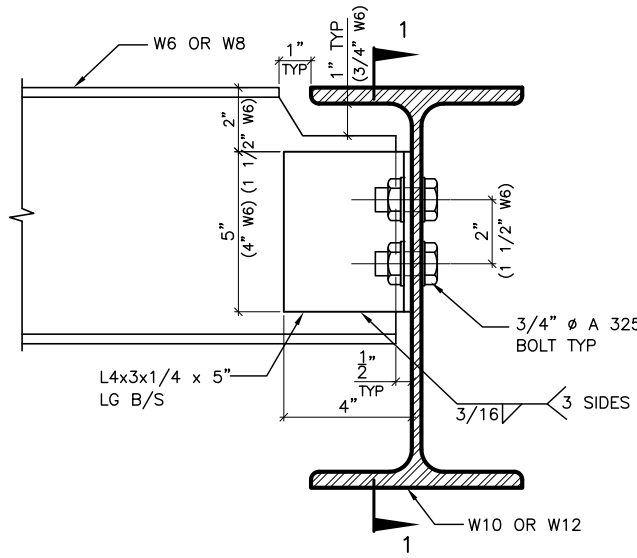


DETAIL 1.

W8  
TO  
W8  
CONNECTION

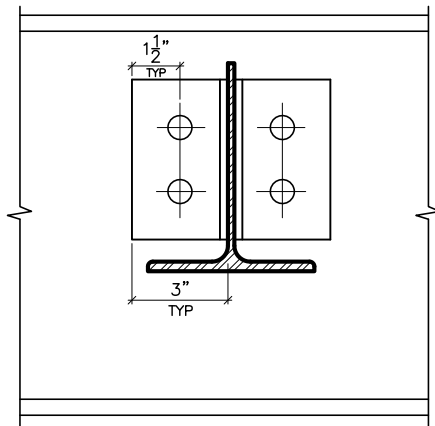


SECTION 1-1

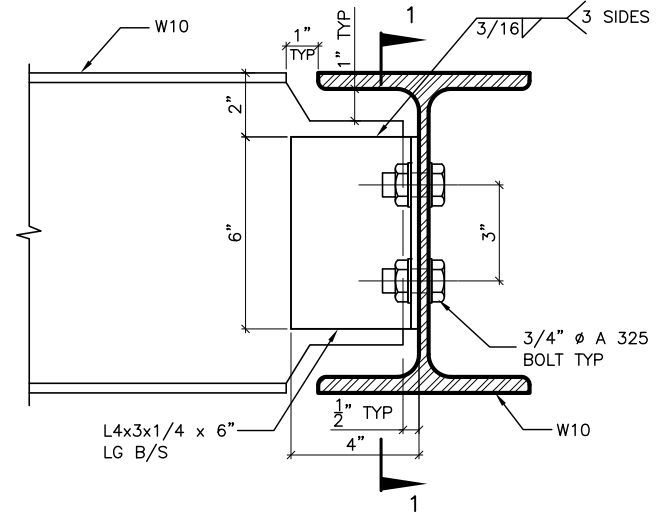


DETAIL 2.

W6(W8)  
TO  
W10(W12)  
CONNECTION

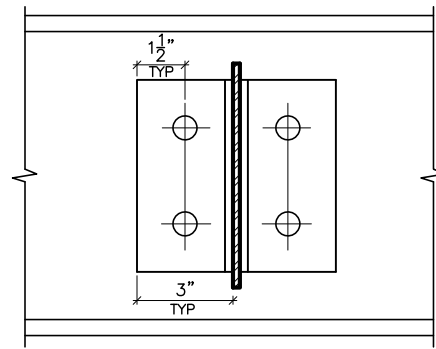


SECTION 1-1

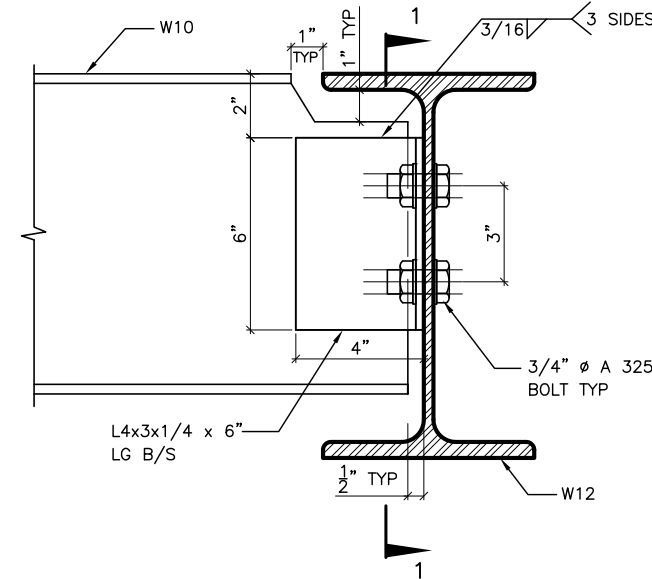


DETAIL 3.

W10  
TO  
W10  
CONNECTION

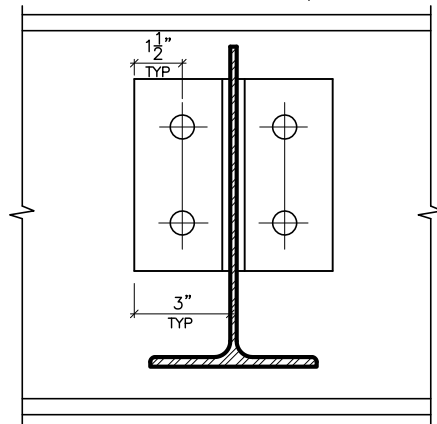


SECTION 1-1

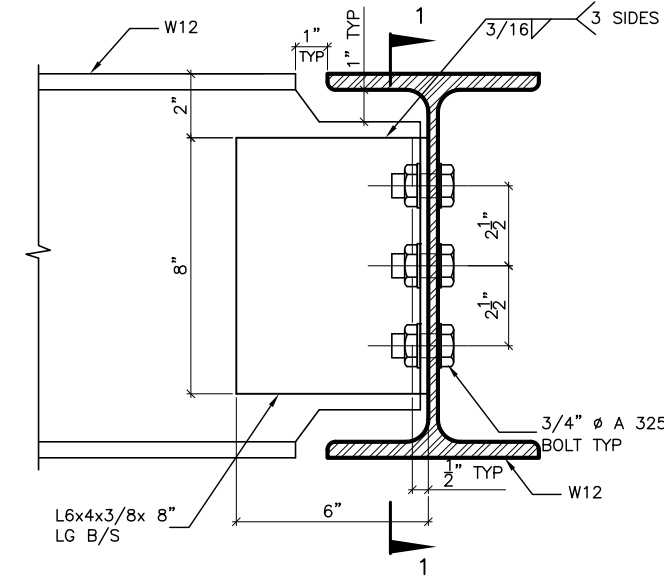


DETAIL 4.

W10  
TO  
W12  
CONNECTION

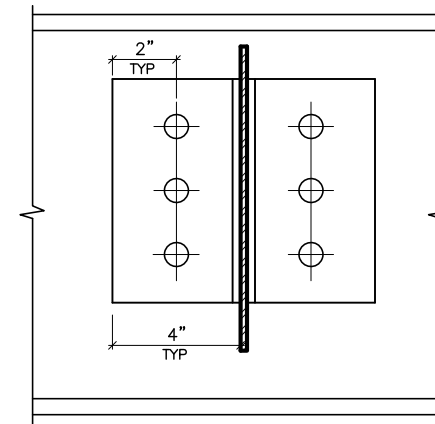


SECTION 1-1



DETAIL 5.

W12  
TO  
W12  
CONNECTION

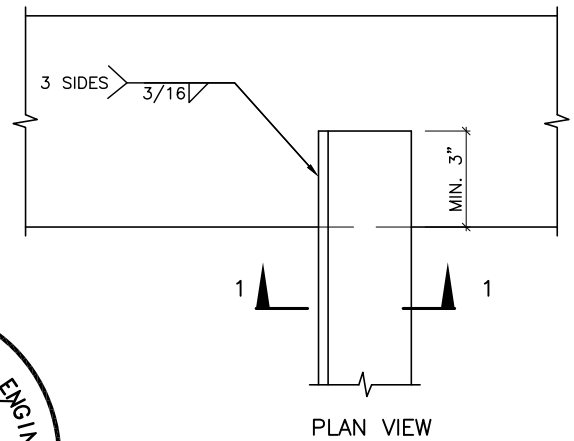


SECTION 1-1

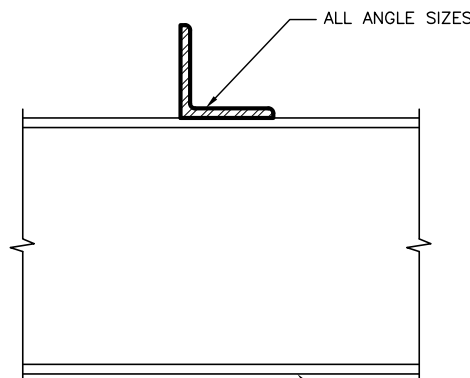


DETAIL 6.

ANGLE  
TO  
BEAM  
CONNECTION



PLAN VIEW



SECTION 1-1

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  
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.

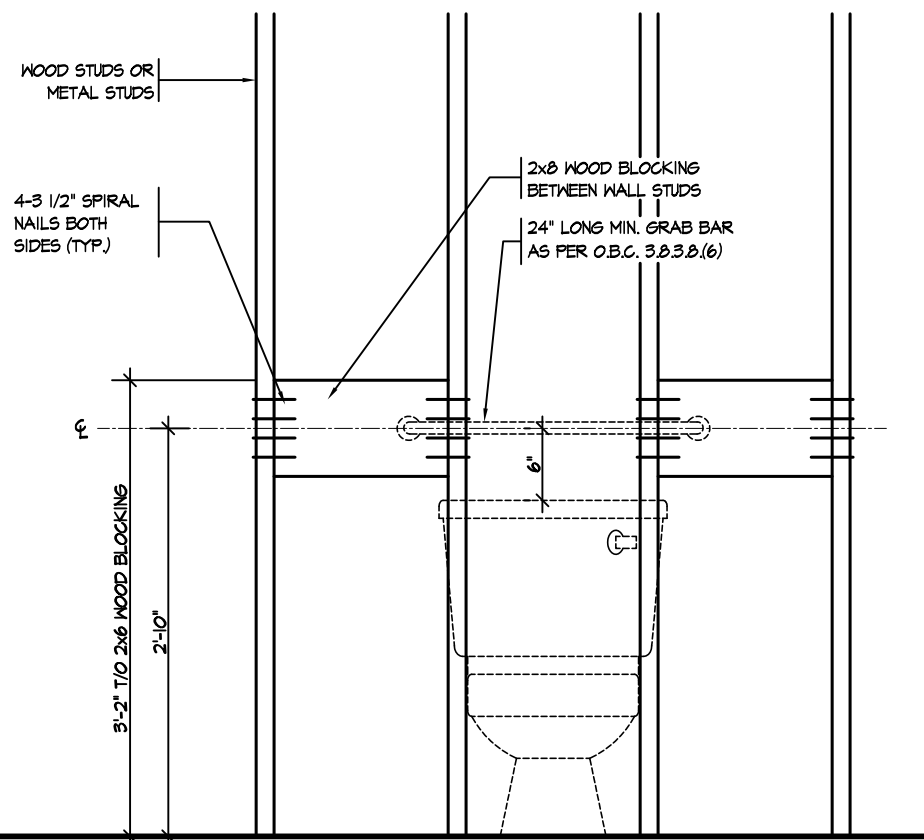
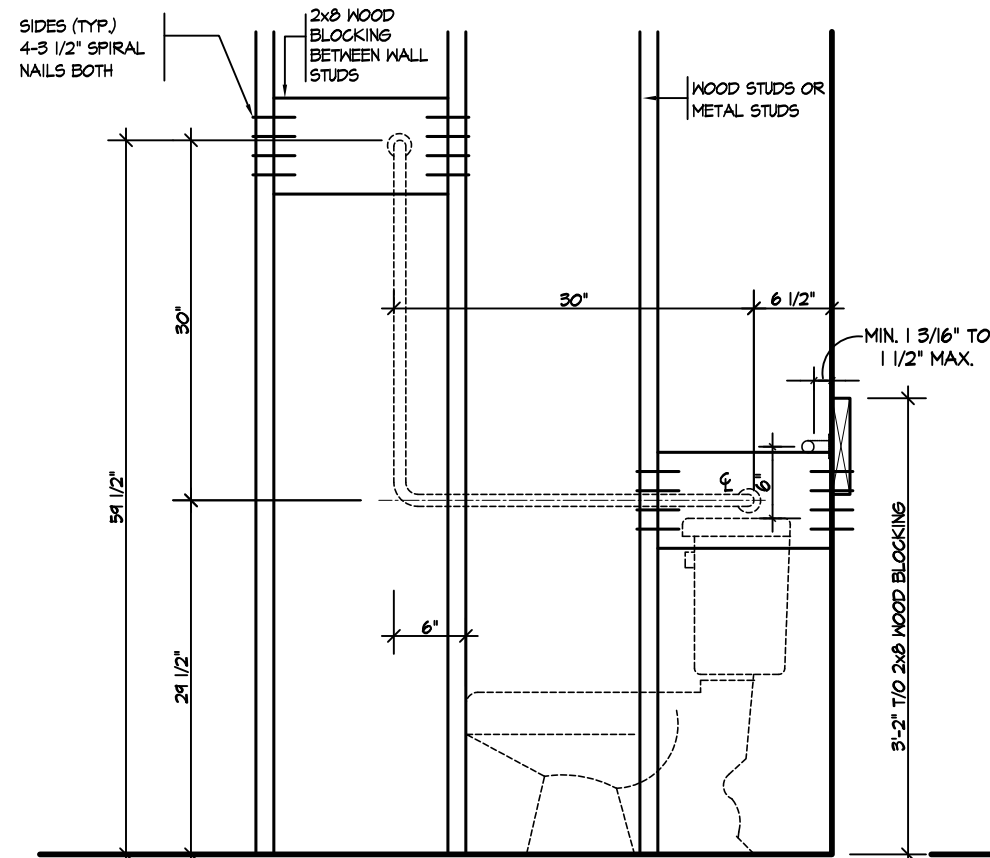
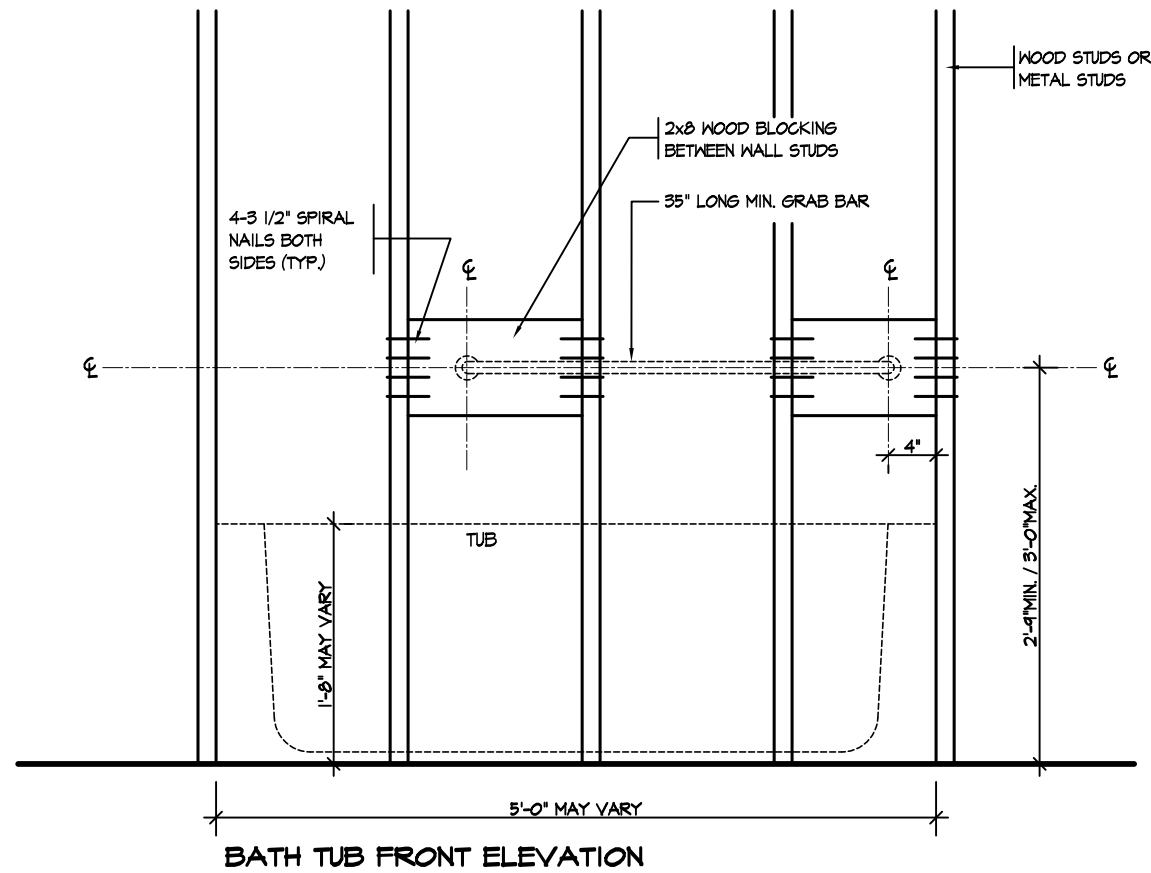
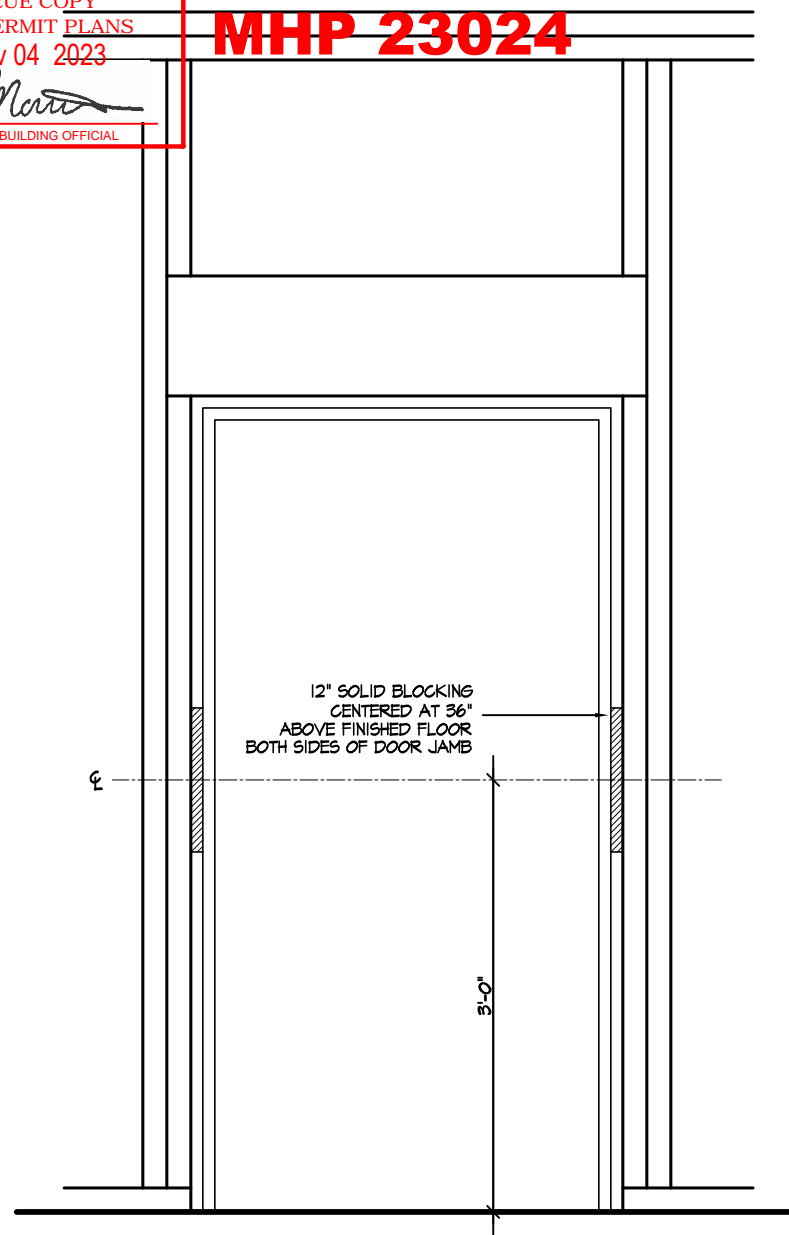
SHEET TITLE  
BEAM DETAILS  
STEEL  
SCALE  
N.T.S.  
DATE  
MAY 2023

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  
ZADORRA

CORPORATION OF THE CITY OF GOSHAWKE  
TRUE COPY  
OF PERMIT PLANS  
Nov 04 2023  
PER:   
CHIEF BUILDING OFFICIAL

MHP 23024



TOILET SIDE ELEVATION

TOILET FRONT ELEVATION

STRUCTURAL REINFORCEMENT FOR GRAB BAR (OBC 9.5.2.3.)



2012 CODE  
COMPLIANCE PACKAGE "A1"

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

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

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

REGION  
DESIGN  
INC.

|             |                                     |
|-------------|-------------------------------------|
| SHEET TITLE | BLOCKING<br>FORCED ENTRY & GRAB BAR |
| SCALE       | 3/4"=1'-0"                          |
| DATE        | MAY 2023                            |

|   |    |
|---|----|
| CONTRACTOR SHALL CHECK ALL<br>DIMENSIONS AND ELEVATIONS BEFORE<br>COMMENCING WITH WORK AND REPORT<br>ANY DISCREPANCIES TO THE DESIGNER.<br>PRINTS ARE NOT TO BE SCALED. |    |
| PAGE No.  | 11 |

  
PROJECT NAME  
ZADORRA

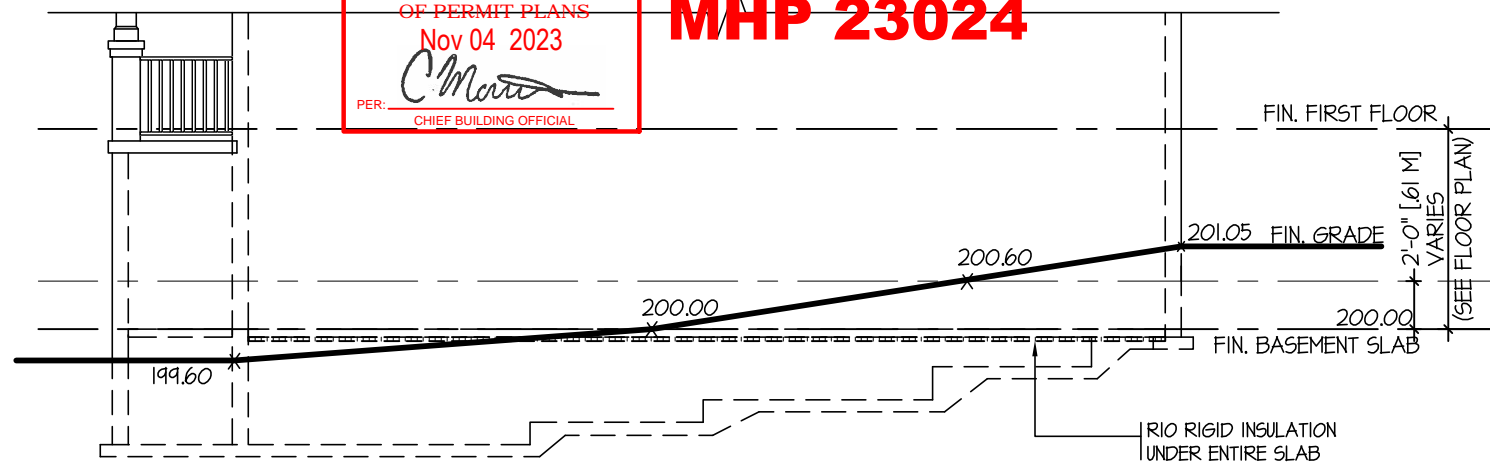




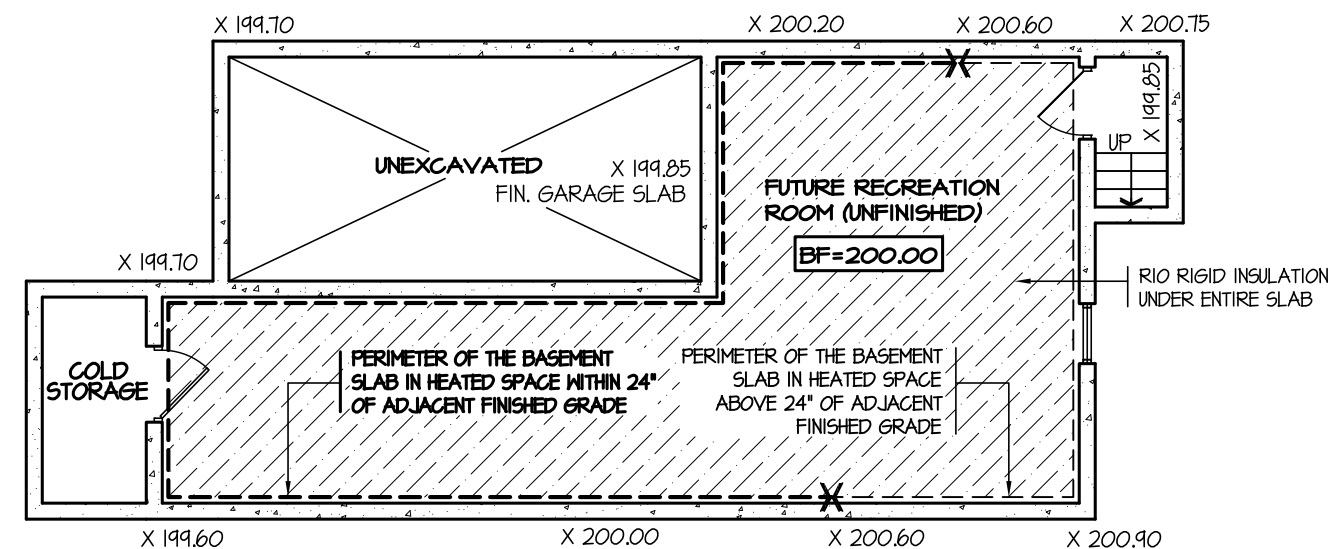
|                      |                   |  |   |                               |  |  |   |
|----------------------|-------------------|--|---|-------------------------------|--|--|---|
| 5.                   |                   | <div>The undersigned has reviewed and takes responsibility for this 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><div>VIKAS GAJJAR</div><div></div><div>28770</div></div> <div><div>NAME</div><div>SIGNATURE</div><div>BCIN</div></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) 660-0746</div> | <div>REGION DESIGN INC.</div> | <div>SHEET TITLE</div> <div>STUCCATO BOARD FINISH CLADDING</div> | <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> <div>PROJECT NAME</div> <div>ZADORRA</div> |
| 4.                   |                   |  |   |                               | <div>SCALE</div> <div>1/2"=1'-0"</div>                           | <div>PAGE No.</div> <div>12</div>  |   |
| 3.                   |                   |  |   |                               | <div>DATE</div> <div>MAY 2023</div>                              |  |   |
| 2.                   |                   |  |   |                               |  |  |   |
| 1.                   | ISSUED FOR PERMIT |  |   |                               | JUL 30, 2018   |  |   |
| <div>REVISIONS</div> |                   |  |   |                               |  |  |   |

CORPORATION OF THE CITY OF GREENPARK  
TRUE COPY  
OF PERMIT PLANS  
Nov 04 2023  
PER: *C. Marinkovic*  
CHIEF BUILDING OFFICIAL

MHP 23024



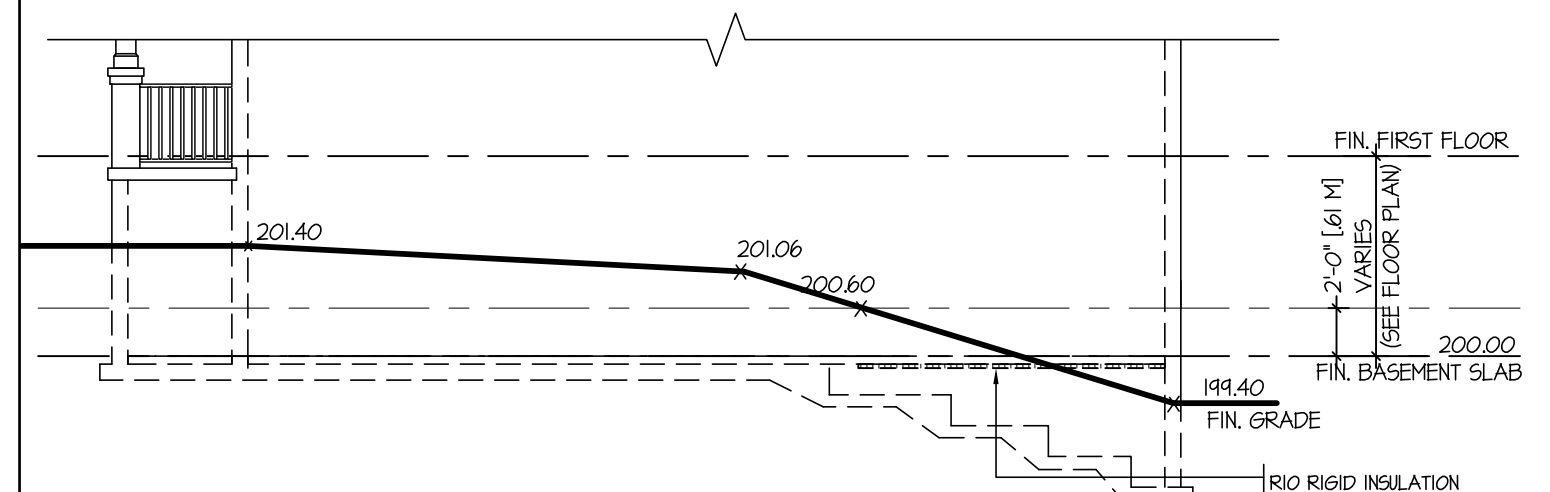
TYPICAL RIGHT SIDE ELEVATION



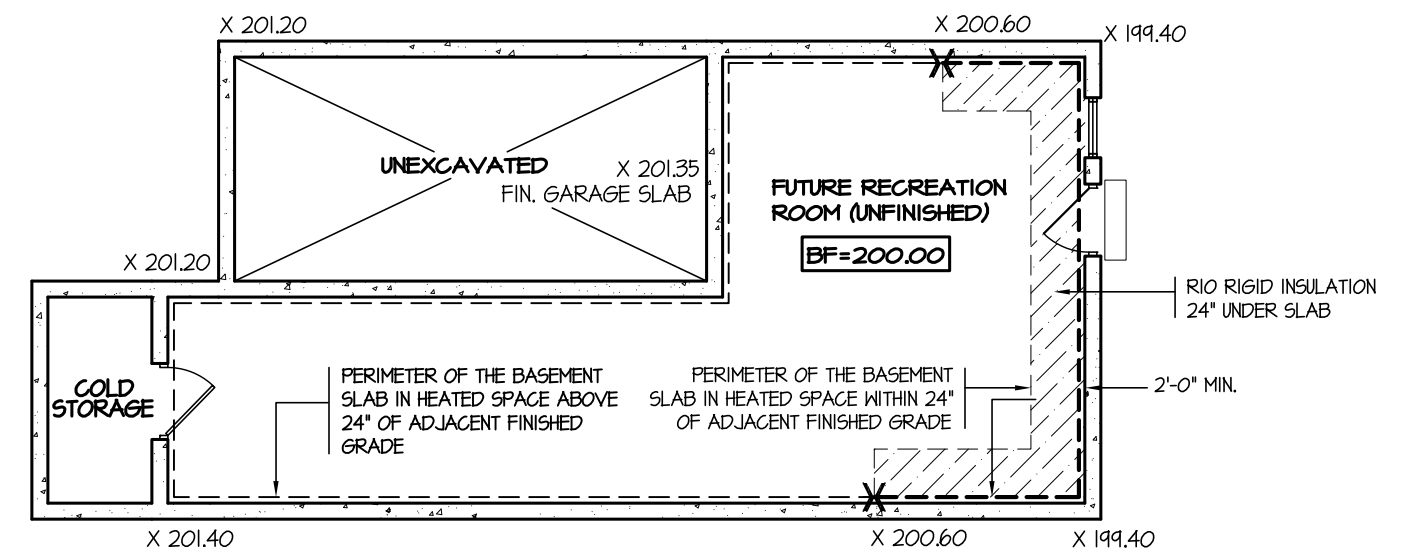
TYPICAL BASEMENT PLAN

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



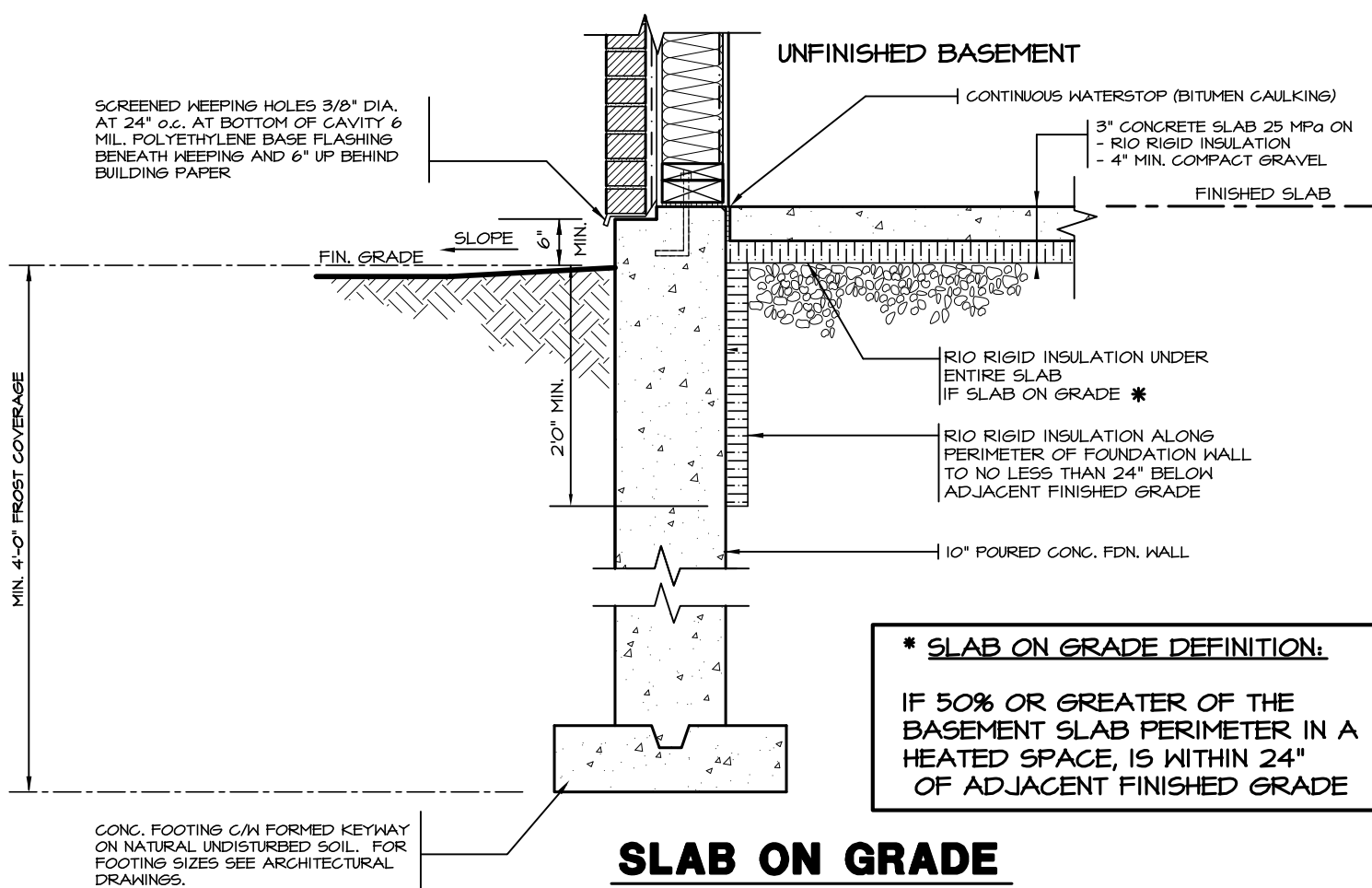
TYPICAL RIGHT SIDE ELEVATION



TYPICAL BASEMENT PLAN

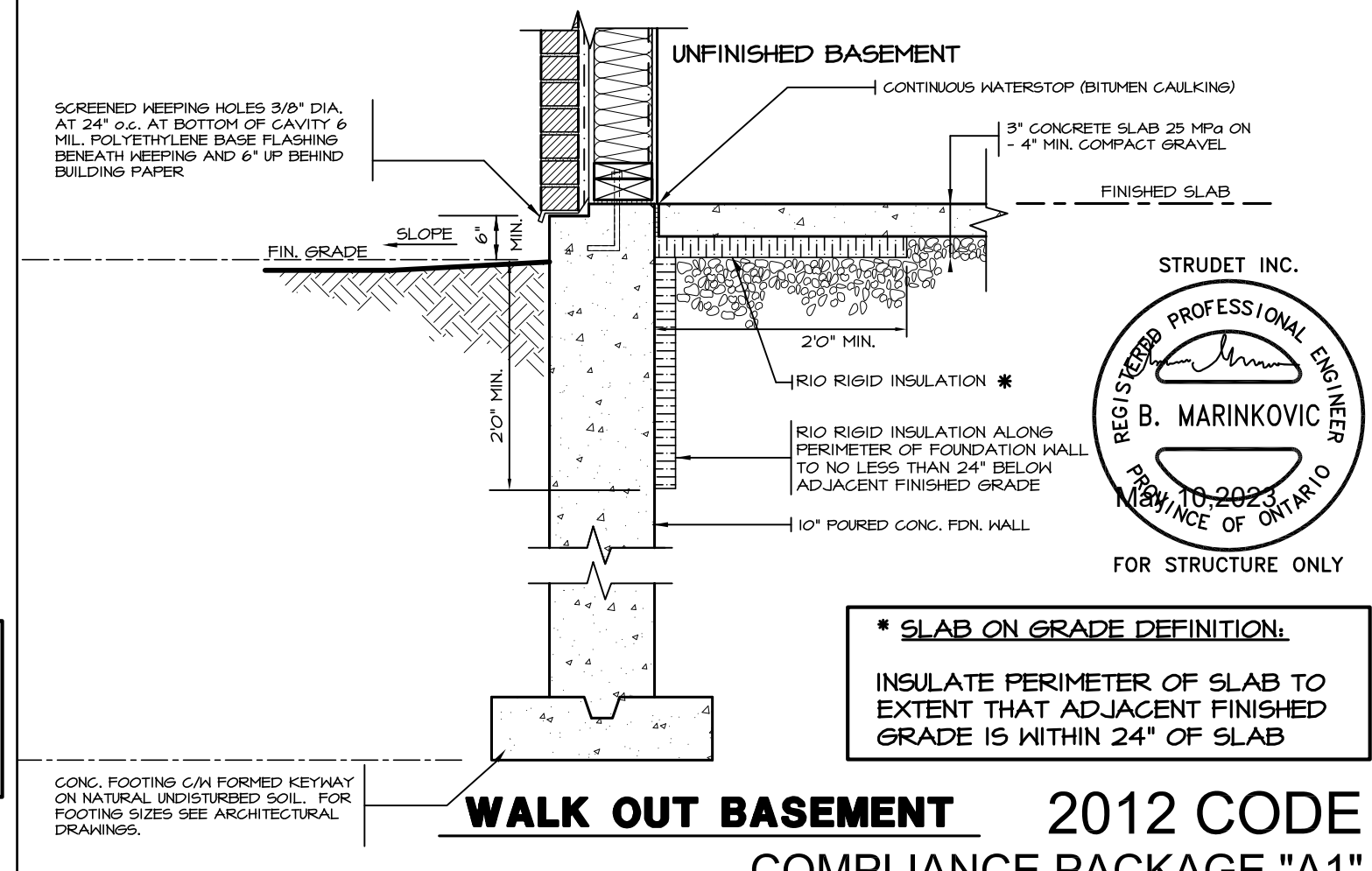
WALK OUT BASEMENT CONDITION

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



WALK OUT BASEMENT 2012 CODE COMPLIANCE PACKAGE "A1"

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

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

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

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

REGION  
DESIGN  
INC.

SHEET TITLE  
SLAB ON GRADE  
WALKOUT BASEMENT  
SCALE  
N.T.S.  
DATE  
MAY 2023

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

PAGE No.

13

Greenpark.

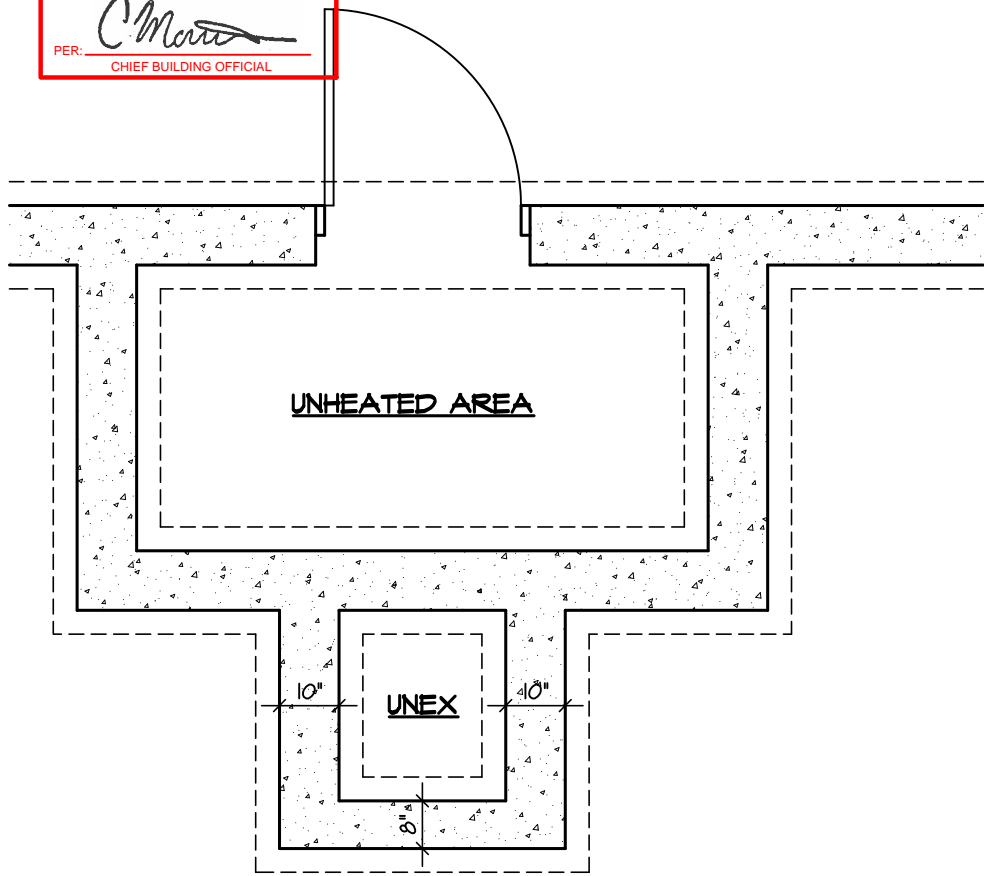
PROJECT NAME

ZADORRA

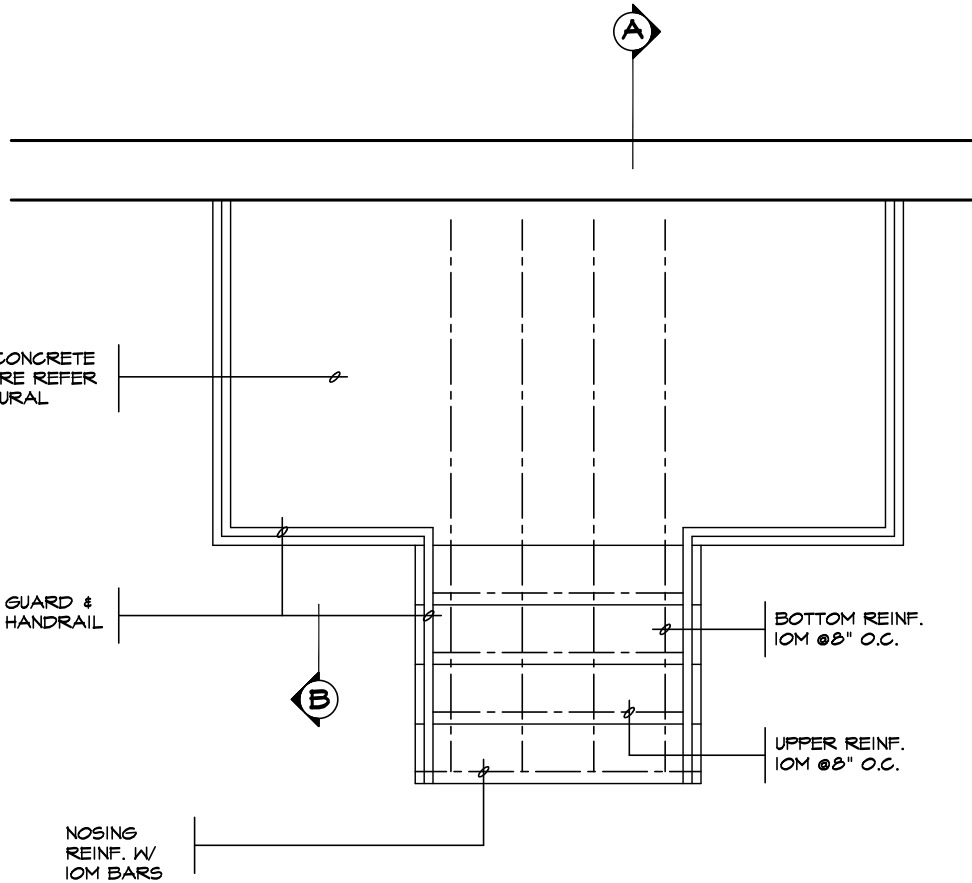


TRUE COPY  
OF PERMIT PLANS  
Nov 04 2023  
PER: *C. Marinkovic*  
CHIEF BUILDING OFFICIAL

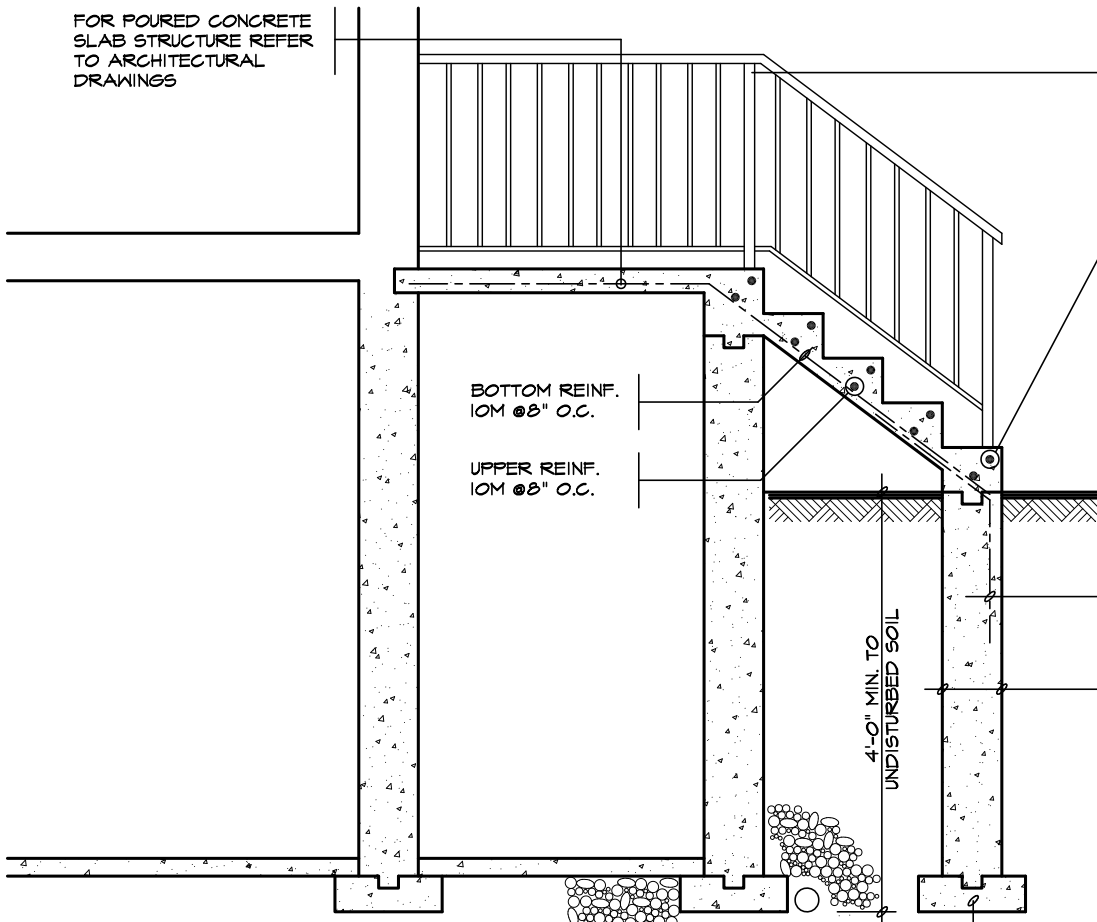
MHP 23024



FOUNDATION PLAN



GROUND FLOOR PLAN



SECTION 'A'

CLEAR SPACING  
BETWEEN PICKETS TO  
BE 4" MAX. NO  
MEMBER BETWEEN 4" &  
2'-11" ABOVE SLAB

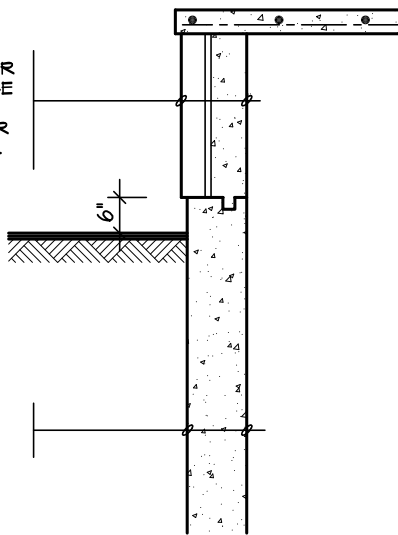
NOSING  
REINF. W/  
10M BARS

MASONRY EXTERIOR  
FACING, FILL SPACE  
BETWEEN WALL &  
FACING W/ MORTAR  
& PROVIDE METAL  
TIES SEE NOTE '2'

10M @ 8" O.C.  
DOWELS TO  
MATCH BOTTOM  
REINF.

POURED FDN. WALL

6" X16"  
POURED  
CONC.  
FOOTING

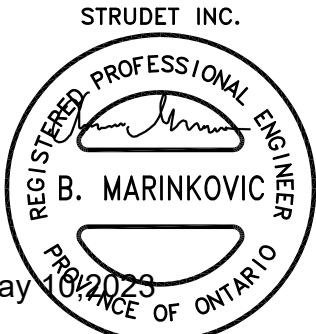


SECTION 'B'

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 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 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" -  
38".
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



FOR STRUCTURE ONLY  
2012 CODE  
COMPLIANCE PACKAGE "A1"

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

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

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

REGION  
DESIGN  
INC.

SHEET TITLE  
POURED CONCRETE  
STAIRS  
SCALE  
3/8"=1'-0"  
DATE  
MAY 2023

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.

14



PROJECT NAME

ZADORRA