

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 9.19.1)
NO. 210 (10.25kg/m²) ASPHALT SHINGLES. 10mm (3/8")
PLYWOOD SHEATHING WITH 1" CLIPS. APPROVED WOOD
TRUSSES @ 600mm (24") o.c. MAX. APPROVED EAVE
PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF
ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF
EXTERIOR WALL. 38x84 (2"x4") TRUSS BRACINGS @ 1830mm
(6'-0") o.c. AT BOTTOM CHORD. FIBERGLASS 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, STUCCO BOARD OR EQUAL AS
PER ELEVATION. 19x64 (1"x3") VERTICAL WOOD FURRINS,
APPROVED SHEATHING PAPER, MIN. RSI 0.88 (R-5) RIGID
INSULATION. 38x140 (2"x6") STUDS @ 400mm (16") o.c.
FILLED WITH MIN. RSI 3.87 (R-22) BATT INSULATION.
TOTAL MIN. RSI 4.75 (R-21). APPROVED DIAGONAL WALL
BRACINGS, VAPOUR BARRIER AND CONT. AIR BARRIER.
13mm (1/2") INT. DRYWALL FINISH.

- 3 BRICK VENEER CONSTRUCTION (2"x6")
90mm (4") FACE BRICK 25mm (1") AIR SPACE.
22x180x10mm (1"x6"x1"x0.3") GALV. METAL TIES @
400mm (16") o.c. HORIZONTAL 600mm (24") o.c. VERTICAL.
APPROVED SHEATHING PAPER, MIN. RSI 0.88 (R-5) RIGID
INSULATION. 38x140 (2"x6") STUDS @ 400mm (16") o.c.
FILLED WITH MIN. RSI 3.87 (R-22) BATT INSULATION.
TOTAL MIN. RSI 4.75 (R-21). APPROVED DIAGONAL WALL
BRACINGS, VAPOUR BARRIER AND CONT. AIR BARRIER.
13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @
800mm (32") o.c. BOTTOM COURSE AND OVER OPENINGS.
PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND
BUILDING PAPER.

- 3A STUCCO WALL CONSTRUCTION (2"x6")
STUCCO CLADDING SYSTEM CONFORMING TO OBC 9.21.1.1.2
& 9.28 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, MIN. RSI 0.88 (R-5) RIGID INSULATION. 38x140
(2"x6") STUDS @ 400mm (16") o.c. FILLED WITH MIN. RSI
3.87 (R-22) BATT INSULATION. TOTAL MIN. RSI 4.75 (R-21).
APPROVED DIAGONAL WALL BRACINGS, VAPOUR BARRIER
AND CONT. AIR BARRIER. 13mm (1/2") INT. DRYWALL FINISH.
STUCCO TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

- 4 INTERIOR STUD PARTITIONS (*SEE OBC 9.23.10.8.9.23.11.1)
BEARING PARTITION 38x84 (2"x4") @ 400mm (16") o.c.
FOR 2 STOREYS AND 300mm (12") o.c. FOR 3 STOREYS.
NON-BEARING PARTITIONS 38x84 (2"x4") @ 600mm (24")
o.c. PROVIDE 38x84 (2"x4") BOTTOM PLATE AND
2x38x84 (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 & 9.15.4.1)
200mm (8") OR 255mm (10") POURED CONC. FDTN. WALL
15MPa (2200psi) WITH BITUMENOUS DAMPROOFING AND
DRAINAGE LAYER. BRACE FOUNDATION WALL PRIOR TO
BACKFILLING ON CONC. FOOTINGS C/M CONT. FORMED
KEYWAY AND REST ON NATURAL UNDISTURBED SOIL WITH
MINIMUM BEARING CAPACITY OF 100KPa (143 psi) OR
GREATER. FOR FOOTING SIZES SEE ARCHITECTURAL
DRAWINGS.

- 6 WEEPING TILE (*SEE OBC 9.14.3.1)
100mm (4") DIA. WEEPING TILE 150mm (6") CRUSHED STONE
OVER AND AROUND WEEPING TILES.

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

- 8 WOOD SUBFLOORS (*SEE OBC 9.23.14. & 9.30.2.1)
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
RSI 10.56 (R60) ROOF INSULATION AND APPROVED
VAPOUR BARRIER. 16mm (5/8") INT. DRYWALL FINISH OR
APPROVED EQUAL.

- 10 ALL STAIRS/EXTERIOR STAIRS (*SEE OBC 9.8.1)
MAX. RISE = 200 (7'-8")
MIN. RUN = 210 (8'-10")
MIN. TREAD = 235 (9'-10")
MAX. NOSING = 25 (1")
MIN. HEADROOM = 1950 (6'-5")
RAIL @ LANDINGS = 900 (2'-11")
RAIL @ STAIR = 865 (2'-10") TO 965 (3'-2")
MIN. STAIR WIDTH FOR CURVED STAIRS = 860 (2'-10")
MIN. AVG. RUN = 200 (8")
MIN. RUN = 150 (6")

- 11 RAILING (*SEE OBC 9.8.8.1)
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 & 9.23.7.1)
38x84 (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 12.3.1)
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) INSULATION BLANKET OR BATTS WITH 38x84 (2"x4")
STUD WALL, APPROVED VAPOUR BARRIER, DAMPROOFING
W/LDS. PAPER BETWEEN THE FDTN. AND INSUL.

- 14 BASEMENT BEARING STUD PARTITION (2"x4") (*SEE OBC 9.23.10.1)
38x84 (2"x4") STUDS @ 400mm (16") o.c. 38x84 (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. FOOTINGS. ADD HORIZ.
BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

- 14A BASEMENT BEARING STUD PARTITION (2"x6")
38x140 (2"x6") STUDS @ 400mm (16") o.c. 38x140 (2"x6")
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 400x155 (16"x6") CONC. FOOTINGS. ADD HORIZ.
BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

- 15 STEEL BASEMENT COLUMN (*SEE OBC 9.17.3.1)
40mm (5/16") DIA. x 4.78mm (1/8") STL. COL. WITH
150x150x4.5mm (6"x6"x3/16") STL. TOP & BOTTOM PLATE.

- 15A STEEL COLUMN (*SEE OBC 9.17.3.1)
40mm (5/16") DIA. x 4.78mm (1/8") 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 9.23.8.1)
BEAM POCKET OR 200x200 (8"x8") POURED CONCRETE
NIB WALLS. MINIMUM BEARING 90mm (3-1/2")

- 17 STEEL BEAM STRAPPING (*SEE OBC 9.23.4.3.3HGL)
4x38 (1/2") CONTINUOUS WOOD STRAPPING BOTH SIDES
OF STEEL BEAM.

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

- 19 INTERIOR GARAGE WALLS & CEILINGS (*SEE OBC 9.10.9.16.1)
13mm (1/2") GYPSUM BOARD ON WALL AND CEILING
BETWEEN HOUSE AND GARAGE. MIN. RSI 0.88 (R-5) RIGID
INSULATION W/ MIN. RSI 3.87 (R-22) BATT INSULATION.
TOTAL MIN. RSI 4.75 (R-21) IN WALLS. RSI 5.46 (R31) IN
CEILING. TAPE AND SEAL ALL JOINTS GAS TIGHT.

- 19A EXTERIOR GARAGE WALLS (UN-INSULATED) (*SEE OBC 9.23.10.1.1)
EXTERIOR FINISH AS PER NOTES (2) (3) & 6A
APPROVED SHEATHING PAPER
7/16" O.S.B. EXTERIOR SHEATHING
38x84 (2"x4") STUDS @ 400mm (16") o.c.
FOR MAX. 3.0M (9'-10") HEIGHT
38x140 (2"x6") STUDS @ 400mm (16") o.c.
FOR MAX. 3.6M (11'-10") HEIGHT
13mm (1/2") INT. DRYWALL FINISH.

- 20 GARAGE DOOR GASPROOFING (*SEE OBC 9.10.13.15.1)
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 & 9.8.10.1)
PRECAST CONCRETE STEP OR WD. STEP WHERE NOT
EXPOSED TO WEATHER. MAX. RISE 200mm (7'-10");
MINIMUM TREAD 250mm (9'-10")

- 22 DRYER VENT (*SEE OBC 6.2.3.8.7.1)
CAPPED DRYER EXHAUST VENTED TO EXTERIOR. USE
1000mm (4") DIA. SMOOTH WALL VENT PIPE.

- 23 ATTIC ACCESS (*SEE OBC 9.19.2.1)
ATTIC ACCESS MATCH 545x100 (22"x28") WITH
WEATHERSTRIPPING. RSI 5.52 (R20) RIGID INSULATION
BACKING.

- 24 FIREPLACE CHIMNEYS (*OBC 9.21.1)
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. 550mm (14") DEEP.

- 26 MECHANICAL EXHAUST (*SEE OBC 9.32.3.5, 9.32.3.10.1)
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") x 200mm (8") LONG GALV.
ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH
NON-SHRINK GROUT.

- 28 GLASS "B" VENT (ULC. RATED GLASS "B" VENT 610mm (2'-0") ABOVE THE
POINT IN CONTACT WITH THE ROOF FOR SLOPES UP TO
9/12, REFER TO THE ONTARIO GAS UTILIZATION CODE.

- 29 WOOD BASEMENT POST (*OBC 9.17.4.1)
3-38x140 (3-2"x6") BUILT-UP POST ON METAL BASE SHOE
ANCHORED TO CONC. WITH 12.7 (1/2") DIA. BOLT ON
40x40x203 (16"x16"x8") CONC. FOOTINGS.

- 30 STEP FOOTINGS (*OBC 9.15.3.9.1)
MIN. HORIZ. STEP = 610mm (24"). MAX. VERT. STEP =
610mm (24")

- 31 SLAB ON GRADE (*SEE OBC 9.16.1)
100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR
ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL
WITH COMPACTED SUB-BASE OR COMPACTED NATIVE
FILL. REINFORCED W/ 6x6-12.9x12.9 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.

- 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 23.9.4.1)
ALL FLOOR JOISTS TO BE BRIDGED WITH 38x38 (2"x2")
CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11")
o.c. MAX. 19x64 (1"x3") @ 2100mm (6'-11") o.c. UNLESS A
PANEL TYPE CEILING FINISH IS APPLIED.

- 35 EXPOSED BUILDING FACE (*SEE OBC 9.10.15.1)
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 GOLD CELLAR PORCH SLAB (*SEE OBC 9.40.1)
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/ 10x610 (24"x24") 10M @ 600mm (24") o.c.
DOWELS. SLOPE SLAB MIN. 1.0% FROM DOOR. SLAB TO
HAVE A MIN. 15mm (5") BEARING ON FDTN. WALLS.
PROVIDE (4L) LINTELS OVER CELLAR DOOR

- 37 FDTN. WALL REDUCTION IN THICKNESS (*SEE OBC 9.15.4.7.1)
FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 40mm
(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 9.23.4.2.1.1)
FOR MAX. 2240mm (7'-4") SPAN, 38x84 (2"x4") RAFTERS
@ 400mm (16") o.c. FOR MAX. 3580mm (11'-7") SPAN,
38x140 (2"x6") RAFTERS @ 400mm (16") o.c. RIDGE
BOARD TO BE 51mm (2") DEEPER. 38x84 (2"x4") COLLAR
TIES AT MIDSPANS. CEILING JOISTS TO BE 38x84 (2"x4")
@ 400mm (16") o.c. FOR MAX. 2850mm (9'-5") SPAN &
38x140 (2"x6") @ 400 (16") o.c. FOR MAX. 4450mm (14'-7")
SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38x84 (2"x4")
@ 600mm (24") o.c. WITH A 38x84 (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
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)
WITHIN DWELLING UNITS, SUFFICIENT SMOKE ALARMS SHALL
BE INSTALLED SO THAT:
a. THERE IS AT LEAST ONE SMOKE ALARM INSTALLED ON
EACH STOREY, INCLUDING BASEMENTS AND
b. ON ANY STOREY OF A DWELLING UNIT CONTAINING
SLEEPING ROOMS, A SMOKE ALARM IS INSTALLED,
1. IN EACH SLEEPING ROOM, AND
2. IN A LOCATION BETWEEN THE SLEEPING ROOMS
AND THE REMAINDER OF THE STOREY, AND IF THE
SLEEPING ROOMS ARE SERVED BY A HALLWAY,
THE SMOKE ALARM SHALL BE LOCATED IN THE
HALLWAY.

- A SMOKE ALARM SHALL HAVE A VISUAL SIGNALING
COMPONENT CONFORMING TO THE REQUIREMENTS IN 10.5.3.
(LIGHT, COLOR AND PULSE CHARACTERISTIC) OF NFPA 72,
"NATIONAL FIRE ALARM AND SIGNALING CODE".

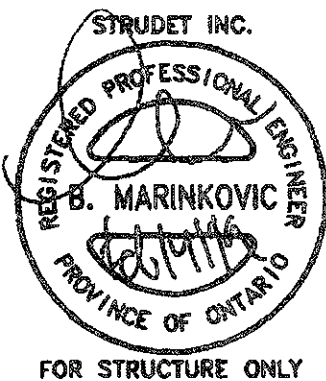
- A SMOKE ALARM SHALL BE INSTALLED IN CONFORMANCE
WITH CANULC-5533, "INSTALLATION OF SMOKE ALARMS".

- SMOKE ALARMS SHALL BE INSTALLED ON OR NEAR THE
CEILING.

- 44 CARBON MONOXIDE ALARM (*OBC 9.33.4.1)
WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A
SUITE OF RESIDENTIAL OCCUPANCY, A CARBON
MONOXIDE ALARM SHALL BE INSTALLED TO EACH
SLEEPING AREA IN THE SUITE.

- THE CARBON MONOXIDE ALARM SHALL
a. BE PERMANENTLY CONNECTED TO AN ELECTRICAL
CIRCUIT AND SHALL HAVE NO DISCONNECT SWITCH
BETWEEN THE OVERCURRENT DEVICE AND THE
CARBON MONOXIDE ALARM.
b. BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN
BEDROOMS WHEN THE INTERVENING DOORS ARE
CLOSED, WHERE LOCATED ADJACENT TO A SLEEPING
AREA, AND
c. CONFORM TO
1. CAN/CSA-6.19, "RESIDENTIAL CARBON
MONOXIDE ALARMING DEVICES" OR
2. UL2034, "SINGLE AND MULTIPLE STATION
CARBON MONOXIDE ALARMS"

- 45 SOIL GAS CONTROL (*OBC 9.13.4.1)
PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL
GAS INTO THE BUILDING AS REQUIRED.



FOR STRUCTURE ONLY

REVISIONS	
5.	
4.	
3.	
2.	
1.	REVISED FROM TRINAR HALL HOMES INC. FEB 19

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.	REGION DESIGN INC.
8700 DUFFERIN ST.	
CONCORD, ONTARIO	
L4K 4S6	
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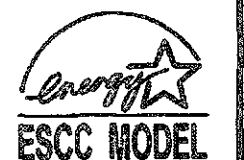
SHEET TITLE	
GENERAL NOTES	
SCALE	N.T.S.
DATE	FEB 2019
BY	
TYPE	

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	PAGE No. 1
AREA	PROJECT 00-00-00

Greenpark.	
PROJECT NAME STANDARD NOTES LAMBERTS LANE II	

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JUN 1 2019
TOWN OF CALEDON
BUILDING SECTION
FILE NO.

FEB 14 2019



WINDOWS -
CANADA ZONE G

- (1) 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 1/3 OF GROSS
PERIPHERAL WALL AREA.
MAXIMUM U-VALUE 1.67 & MIN ER-VALUE 24
- (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) REINFORCEMENT FOR GRAB BARS (*OBC 9.5.2.3.)
REINFORCEMENT OF STUD WALLS FOR FUTURE GRAB
BARS SHALL BE INSTALLED ADJACENT TO WATER
CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM.
SEE DETAIL.

LUMBER:

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

REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M
GRADE 400R.

ELECTRIC VEHICLE CHARGING SYSTEM (EVCS):

ROUGH-IN FOR FUTURE VEHICLE SUPPLY EQUIPMENT
(CHARGING SYSTEM) TO BE INSTALLED. ROUGH-IN SHALL
INCLUDE:

- A MINIMUM 200amp PANEL BOARD,
- CONDUIT THAT IS NOT LESS THAN 1 1/8" (27mm)
TRADE SIZE,
- A SQUARE 4 1/16" (114mm) TRADE SIZE ELECTRICAL
OUTLET BOX,
- FUME-PROOFED ELECTRICAL OUTLET BOX TO BE
INSTALLED IN THE GARAGE OR CARPORT OR
ADJACENT TO DRIVEWAY.

REFER TO 2012 O.B.C. 9.34.4

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 WAFFERBOARD 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"x8'-1/2"x1/4" (90x90x6.0L) + 2-2"x8" SPR. No.2
WL2 = 4'-x3'-1/2"x5/16" (100x90x8.0L) + 2-2"x8" SPR. No.2
WL3 = 5'-x3'-1/2"x5/16" (125x90x8.0L) + 2-2"x10" SPR. No.2
WL4 = 6'-x3'-1/2"x5/16" (150x90x10.0L) + 2-2"x12" SPR. No.2
WL5 = 6'-x4'-x3/8" (150x100x10.0L) + 2-2"x12" SPR. No.2
WL6 = 5'-x3'-1/2"x5/16" (125x90x8.0L) + 2-2"x12" SPR. No.2
WL7 = 5'-x3'-1/2"x5/16" (125x90x8.0L) + 3-2"x10" SPR. No.2
WL8 = 5'-x3'-1/2"x5/16" (125x90x8.0L) + 3-2"x12" SPR. No.2
WL9 = 6'-x4'-x3/8" (150x100x10.0L) + 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 (2-38x238 SPR. No.2)
WB4 = 3-2"x10" SPR. No.2 (3-38x238 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)
WB8 = 4-2"x10" SPR. No.2 (4-38x238 SPR. No.2)
WB9 = 4-2"x12" SPR. No.2 (4-38x286 SPR. 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"x5/16" (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" (815x2033x43) - 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
PL	POINT LOAD
SW	SOLID WOOD BEARINGS. SOLID BEARINGS TO BE WIDE AT LEAST AS SUPPORTED MEMBER. MIN. 3 PIECES.
LB	LOAD-BEARING WALL
TS	TWO-STORY WALL. SEE NOTE 39
FA	FLAT ARCH
F.D.	FLOOR DRAIN
SA	SMOKE ALARM. SEE NOTE 43
SA	SMOKE ALARM & CARBON MONOXIDE ALARM. SEE NOTE 44

THIS STRUCTURE MUST BE
CONSTRUCTED TO MEET OR
EXCEED ALL REQUIREMENTS OF
THE 2012 O.B.C. 9.34.4

RECEIVED
JUN 10 2019

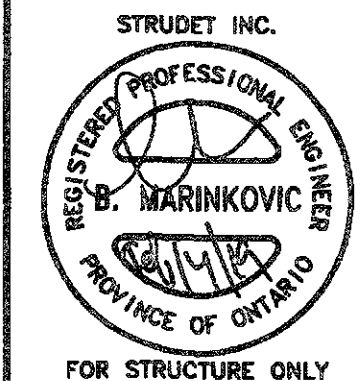
TOWN OF CALEDON
BUILDING SECTION
FILE NO.

FEB 4 2019

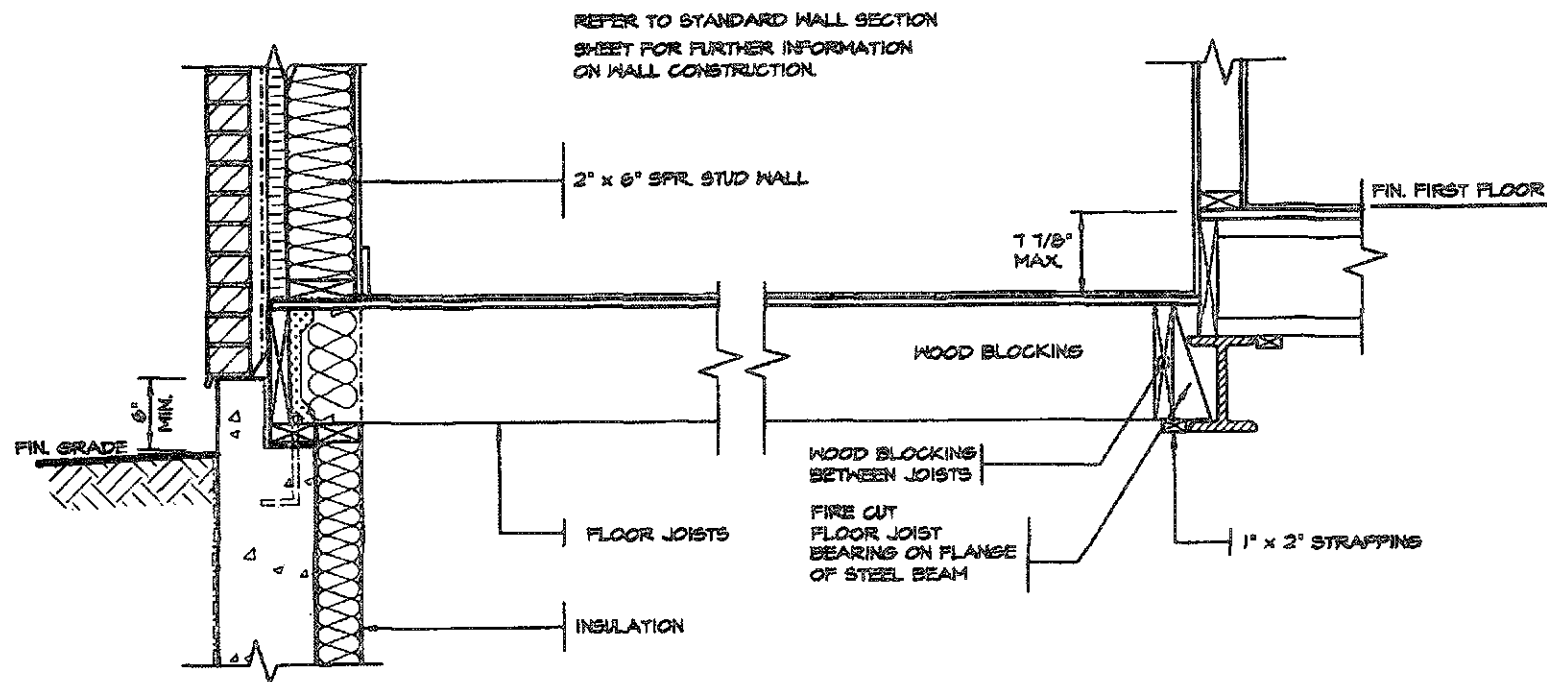
ENERGY STAR V-17 ESCC MODEL

Greenpark

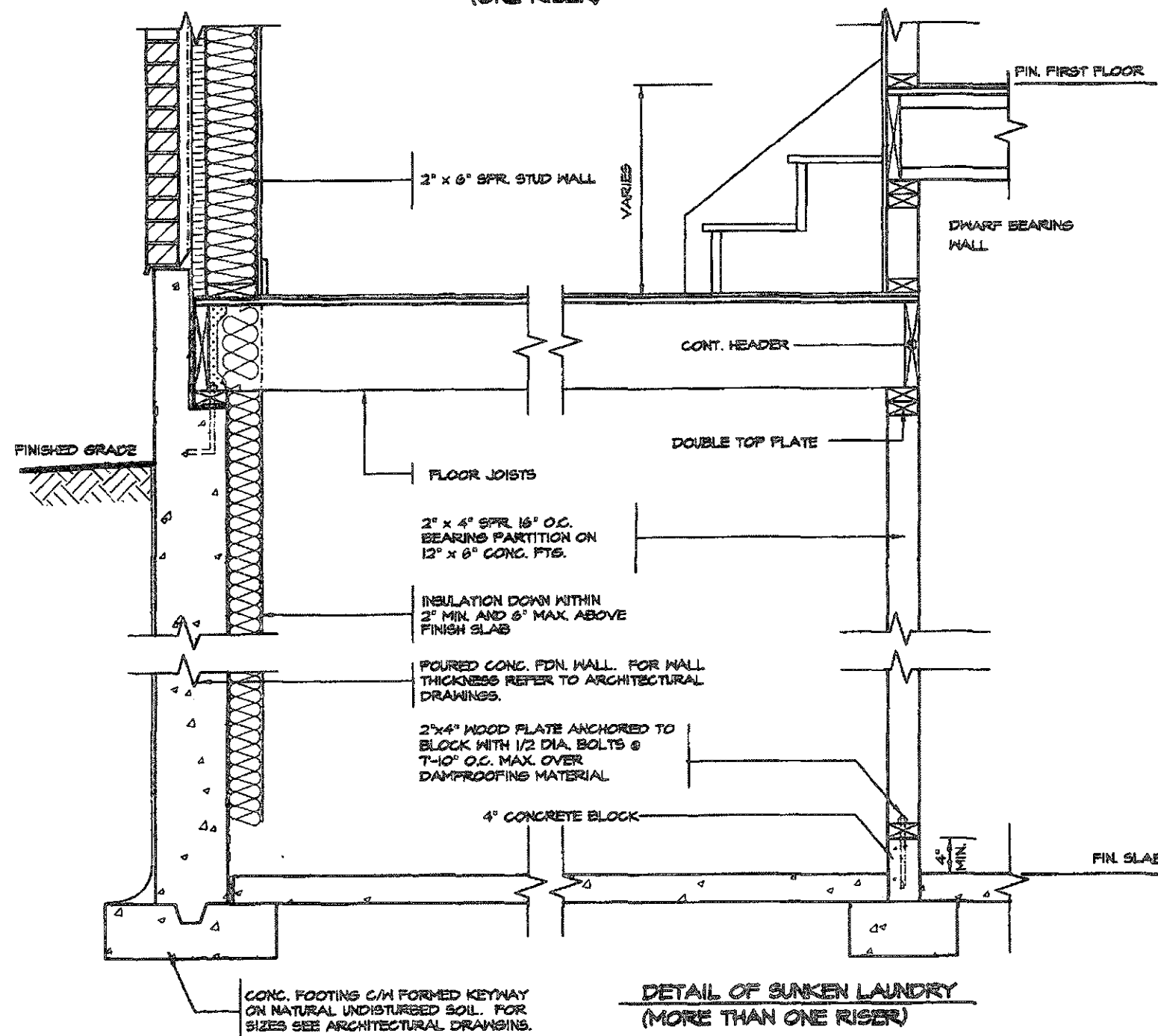
PROJECT NAME
STANDARD NOTES
LAMBERTS LANE II



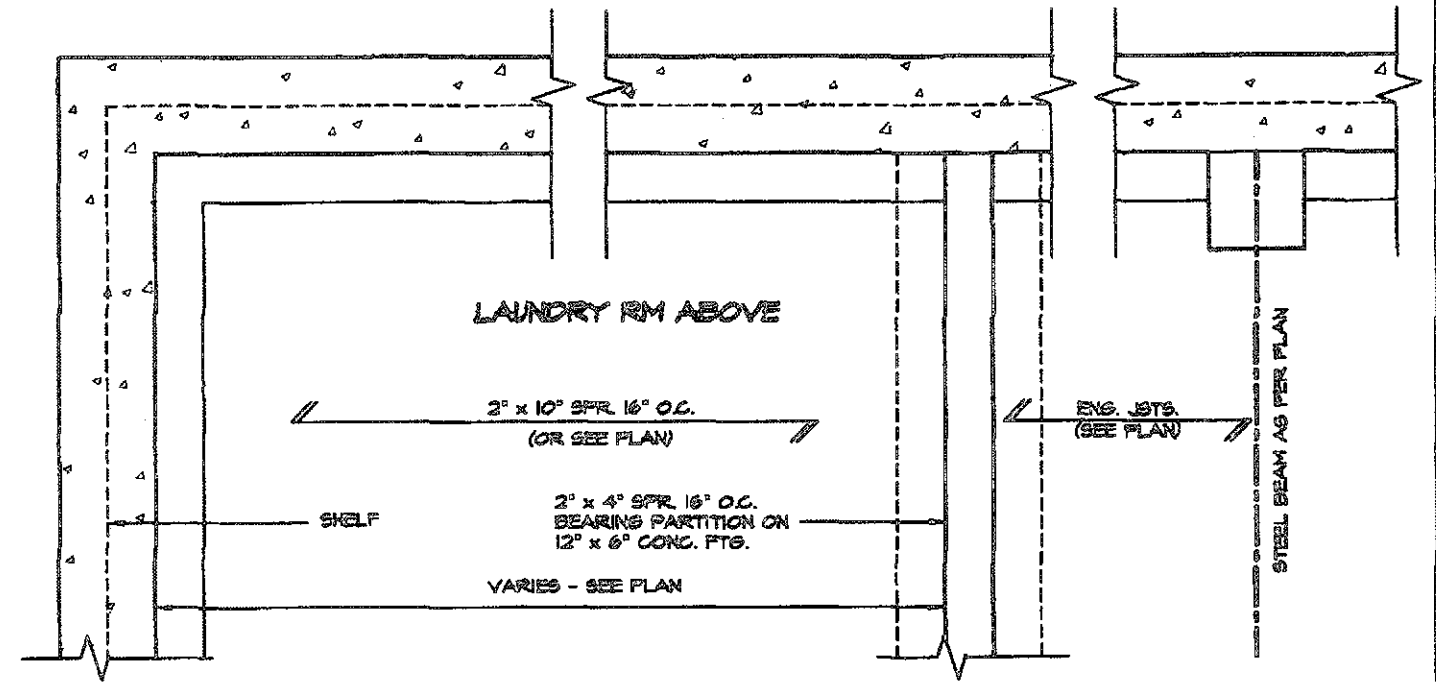
5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR NAME SIGNATURE BCIN 28770	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-0096 F (905) 880-0746	SHEET TITLE LAMBERTS LANE II	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	SCALE N.T.S.	BY	AREA	PAGE No. 2	PROJECT 00-00-00
4.										
3.										
2.										
1.	REVISED FROM TRINAR									
REVISIONS										



DETAIL OF SUNKEN LAUNDRY
(ONE RISER)



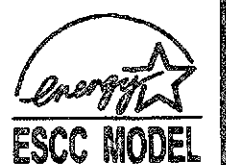
DETAIL OF SUNKEN LAUNDRY
(MORE THAN ONE RISER)



PARTIAL PLAN

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TOWN OF CALEDON
BUILDING SECTION
FILE NO.

THIS STRUCTURE MUST BE
CONSTRUCTED TO MEET OR
EXCEED THE PROVISIONS OF
THE ONTARIO BUILDING CODE



5.			The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR  28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S8 P (416) 738-4086 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.			
4.						SUNKEN LAUNDRY DETAILS					PROJECT NAME STANDARD DETAILS LAMBERTS LANE II
3.						SCALE 3/4"=1'-0"	BY	AREA	PAGE No.		
2.						DATE FEB 2019	TYPE	PROJECT	4		
1.	REVISED FROM TRINAR HALL HOMES INC.	FEB 2019				REVISIONS					

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 5/8" PLYWOOD SHEATHING USE 'M' CLIPS FOR TRUSSES

STARTER STRIP OF ROOF SHINGLES REQUIRED

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

BAFFLES AS REQUIRED FOR ROOF VENTILATION

PROVIDE ROOF VENTILATION @ A RATE OF 1:500 OF INSULATED CEILING AREA UNIFORMLY DISTRIBUTED

CONVENTIONAL ROOF RAFTERS AND CEILING JOISTS OR ROOF TRUSSES @ 24" O.C. MAX.

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JUN 10 2019
TOWN OF CALEDON
BUILDING SECTION
FILE NO.



DETAIL FOR INTERIOR GARAGE WALLS & CEILINGS

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

1" AIR SPACE

#15 BUILDING PAPER OVER MIN. R-5 RIGID INSULATION, 2"x6" SPR. STUDS @ 16" C. FILLED WITH MIN. R-22 BATT INSULATION (TOTAL MIN. R-27) AND 6 MIL. POLY VAPOUR BARRIER

CONTINUOUS HEADER JOIST W/ 2 POUND SPRAY FOAM INSULATION (R-5 VALUE MIN) & ROXUL COMFORTBATT (R-22 VALUE) INSTALLED IN FRONT OF FOAM AS FIRE STOP. 6 MIL. VAPOUR BARRIER AND SEAL TO JOIST AND SUBFLOOR

SCREENED KEEPING HOLES 3/8" DIA. AT 24" O.C. AT BOTTOM OF CAVITY & MIL. POLYETHYLENE BASE FLASHING BENEATH KEEPINGS 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 PLANTION AIR GAP MEMBRANE

CEMENT COVE

4" DIA. KEEPINGS TILES 1/8" CRUSHED STONE COVER

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

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

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

2"x6" BOTTOM PLATE

LAP VAPOUR AND AIR BARRIER 4" AND SECURE TO PLATE

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

FINISHED SECOND FLOOR
PARALLEL JOISTS, WOOD BLOCKING AS PER MANUFACTURER

FLOOR JOISTS SEE PLAN

1/2" GYPSUM BOARD CEILING FINISH

SINGLE CONT. TIMBERSTRAND

AIR BARRIER RUN BETWEEN DOUBLE TOP PLATE AND UP UNDER FLOOR PLATE

DOUBLE TOP PLATE

1/2" GYPSUM BOARD
SINGLE CONTIN. TIMBERSTRAND

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

FINISHED FIRST FLOOR

CAULK OR SEAL WITH GASKET

AIR BARRIER SECURED TO PLATE

2"x4" WOOD PLATE ANCHORED TO FOUNDATION WALLS WITH 1/2" DIA. BOLTS AT 7'-10" O.C. MIN. 4" INTO FOUNDATION WALL

R-20 INSULATION DOWN WITHIN 2" MIN. AND 6" MAX. ABOVE FINISH SLAB WITH MOISTURE & VAPOUR BARRIER SEALED AT TOP & BOTTOM

POURED CONG. FDN. WALL FOR WALL THICKNESS SEE ARCHITECTURAL DRAWINGS.

CONTINUOUS WATERSTOP (BITUMEN CAULKING)

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

FINISHED SLAB

1/2" (12mm) DRYWALL FINISH OVER CONT. 6 MIL. POLY VAPOUR/AIR BARRIER & MIN. R-61 INSULATION (DRYWALL ON THE CEILING ONLY WHEN THERE IS NO SECOND FLOOR ABOVE GARAGE)

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

FINISHED SECOND FLOOR

GARAGE

#15 BUILDING PAPER OVER MIN. R-5 RIGID INSULATION, 2"x6" SPR. STUDS @ 16" C. FILLED WITH MIN. R-22 BATT INSULATION (TOTAL MIN. R-27) AND 6 MIL. POLY VAPOUR BARRIER

1/2" GYPSUM BOARD CEILING FINISH

AIR BARRIER RUN BETWEEN DOUBLE TOP PLATE AND UP UNDER FLOOR PLATE

DOUBLE TOP PLATE

WALL FLASHING
KEEP HOLES

PROTECTION REQD FOR FRAMING MEMBERS

2"x4" WOOD PLATE ANCHORED TO FOUNDATION WALLS WITH 1/2" DIA. BOLTS AT 7'-10" O.C. MIN. 4" INTO FOUNDATION WALL

DOVE TAIL TIES @ 8" O.C. VERT. & 36" O.C. HORIZ.

SOLID MORTAR FILL

8" FOUNDATION WALL WHEN VENEER CUT IS EQUAL OR LESS THAN 26".

10" FOUNDATION WALL WHEN VENEER CUT IS MORE THAN 26".

DETAIL FOR CONCRETE VENEER DROPPED GRADE

DETAIL FOR COLD CELLAR PORCH SLAB

EVERY OTHER BRICK IS OMITTED TO TIE IN CONG. SLAB MIN. 4" INTO FOUND. WALL

WALL FLASHING

KEEP HOLES

CAULKING

SLOPE

5" MIN. REINF. CONG. PORCH SLAB. SEE ARCHITECTURAL DRAWINGS.

3" MIN. BEARINGS

R-20 INSULATION

FOUNDATION WALL

ESCC MODEL

5.		
4.		
3.		
2.		
1.	REVISED FROM TRINAR HALL HOMES INC.	FEB 2019
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 4S8
P (416) 736-4098
F (800) 360-0748

REGION
DESIGN
INC.

SHEET TITLE
2 STOREY SECTION
2"x6" BRICK VENEER
ENERGY STAR

SCALE
3/4"=1'-0"

DATE
FEB 2019

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

AREA
PAGE NO.
5

PROJECT NAME
STANDARD DETAILS
LAMBERTS LANE II

February 11, 2019 2:18:34 PM M:\STANDARD DETAILS\SPR E R M I T - 2 STOREY SECTION 2018- ENERGY STAR.DWG

EAVE PROTECTION SHALL BE PROVIDED FROM THE EDGE OF ROOF A MIN. 9'-0" (800mm) 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 5/8" PLYWOOD SHEATHING USE W CLIPS FOR TRUSSES

STARTER STRIP OF ROOF SHINGLES REQUIRED

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

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

MESH BACKDRAFFED

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

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

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

1/2" (13mm) DRYWALL FINISH OVER CONT. 6 MIL. POLY VAPOUR/AIR BARRIER @ MIN. R-60 INSULATION

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

2"x6" BOTTOM PLATE

LAP VAPOUR AND AIR BARRIER 4" AND SECURE TO PLATE

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

FINISHED SECOND FLOOR

PARALLEL JOISTS, WOOD BLOCKING AS PER MANUFACTURER

FLOOR JOISTS SEE PLAN

1/2" GYPSUM BOARD CEILING FINISH

SINGLE CONT. TIMBERSTRAND

AIR BARRIER RUN BETWEEN DOUBLE TOP PLATE AND UP UNDER FLOOR PLATE

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

SINGLE CONTIN. TIMBERSTRAND

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

FINISHED FIRST FLOOR

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

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

FIN. GRADE

HEAVY COAT OF BITUMEN OVER 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. KEEPING TILES W/6" CRUSHED STONE COVER

FIN. SLAB

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

CAULK OR SEAL WITH GASKET

AIR BARRIER SECURED TO PLATE

2"x4" WOOD PLATE ANCHORED TO FOUNDATION WALLS WITH 1/2" DIA. BOLTS AT 7'-10" O.C. MIN. 4" INTO FOUNDATION WALL

R-20 INSULATION DOWN WITHIN 2" MIN. AND 6" MAX. ABOVE FINISH SLAB WITH MOISTURE & VAPOUR BARRIER SEALED AT TOP & BOTTOM

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

CONTINUOUS WATERSTOP (BITUMEN CAULKING)

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

FINISHED SLAB

STRUDET INC.



FOR STRUCTURE ONLY

THIS STRUCTURE MUST BE CONSTRUCTED TO MEET OR EXCEED THE PROVISIONS OF THE ONTARIO BUILDING CODE

RECEIVED JUN 10 2019

TOWN OF CALEDON BUILDING SECTION FILE NO.

WOOD SHEATHING

AIR/MOISTURE BARRIER

FIBER MESH EMBEDDED IN PREP COAT

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

STARTER MESH (BACKDRAFFED)

CAULK WITH BEAD VENT

FLASHING

CONCRETE SILL

MASONRY CLADDING AS PER ELEVATION

A. TERMINATION AT MASONRY CLADDING WITH SEALANT 1

1 1/2" = 1'0"

WALL FLASHING

KEEP HOLES

26" MAX FOR 8" CONCRETE WALL

SLOPE

FIN. GRADE

DETAIL FOR CONCRETE VENEER DROPPED GRADE

3/4" = 1'0"

PROTECTION REQ'D FOR FRAMING MEMBERS

2"x4" WOOD PLATE ANCHORED TO FOUNDATION WALLS WITH 1/2" DIA. BOLTS AT 7'-10" O.C. MIN. 4" INTO FOUNDATION WALL

DOVE TAIL TIES @ 8" O.C. VERT. & 36" O.C. HORIZ.

SOLID MORTAR FILL

8" FOUNDATION WALL WHEN VENEER CUT IS EQUAL OR LESS THAN 26".

10" FOUNDATION WALL WHEN VENEER CUT IS MORE THAN 26".

EVERY OTHER BRICK IS OMITTED TO TIE IN CONC. SLAB MIN. 4" INTO FOUND. WALL

WALL FLASHING

KEEP HOLES

CAULKING

SLOPE

5" MIN. REINF. CONC. PORCH SLAB. SEE ARCHITECTURAL DRAWINGS.

3" MIN. BEARINGS

R-12 INSULATION FULL HEIGHT

FOUNDATION WALL

COLD CELLAR

DETAIL FOR COLD CELLAR PORCH SLAB

3/4" = 1'0"



5.		
4.		
3.		
2.		
1.	REVISED FROM TRINAR HALL HOMES INC.	FEB 2019
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.

8700 DUFFERIN ST.

CONCORD, ONTARIO

L4K 4S6

P (416) 736-4086

F (905) 680-0748

REGION DESIGN INC.

SHEET TITLE

2"x6" STUCCO WALL

2 STOREY SECTION

SCALE AS NOTED

DATE FEB 2019

BY

TYPE

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

AREA

PAGE No.

5-2

PROJECT 00-00-00

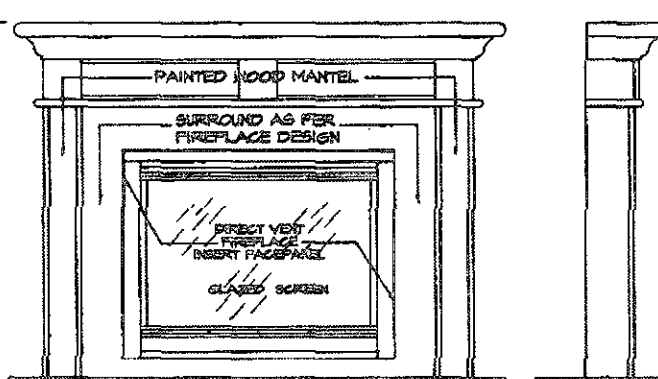
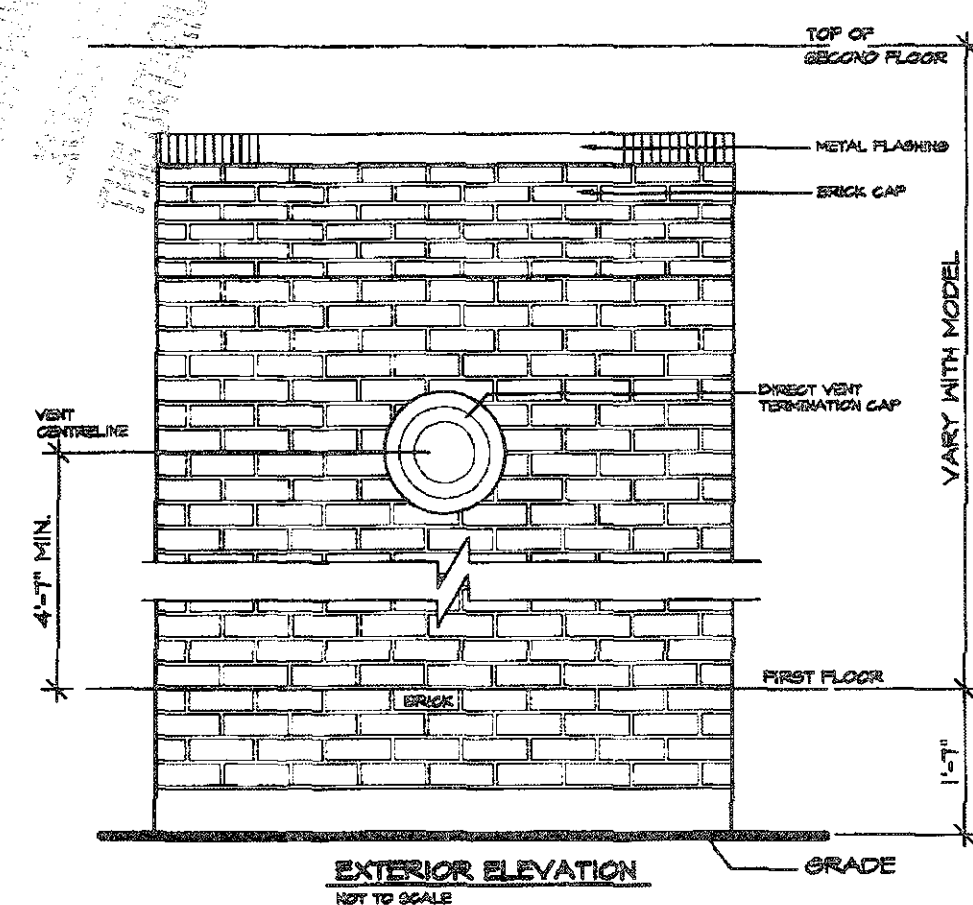
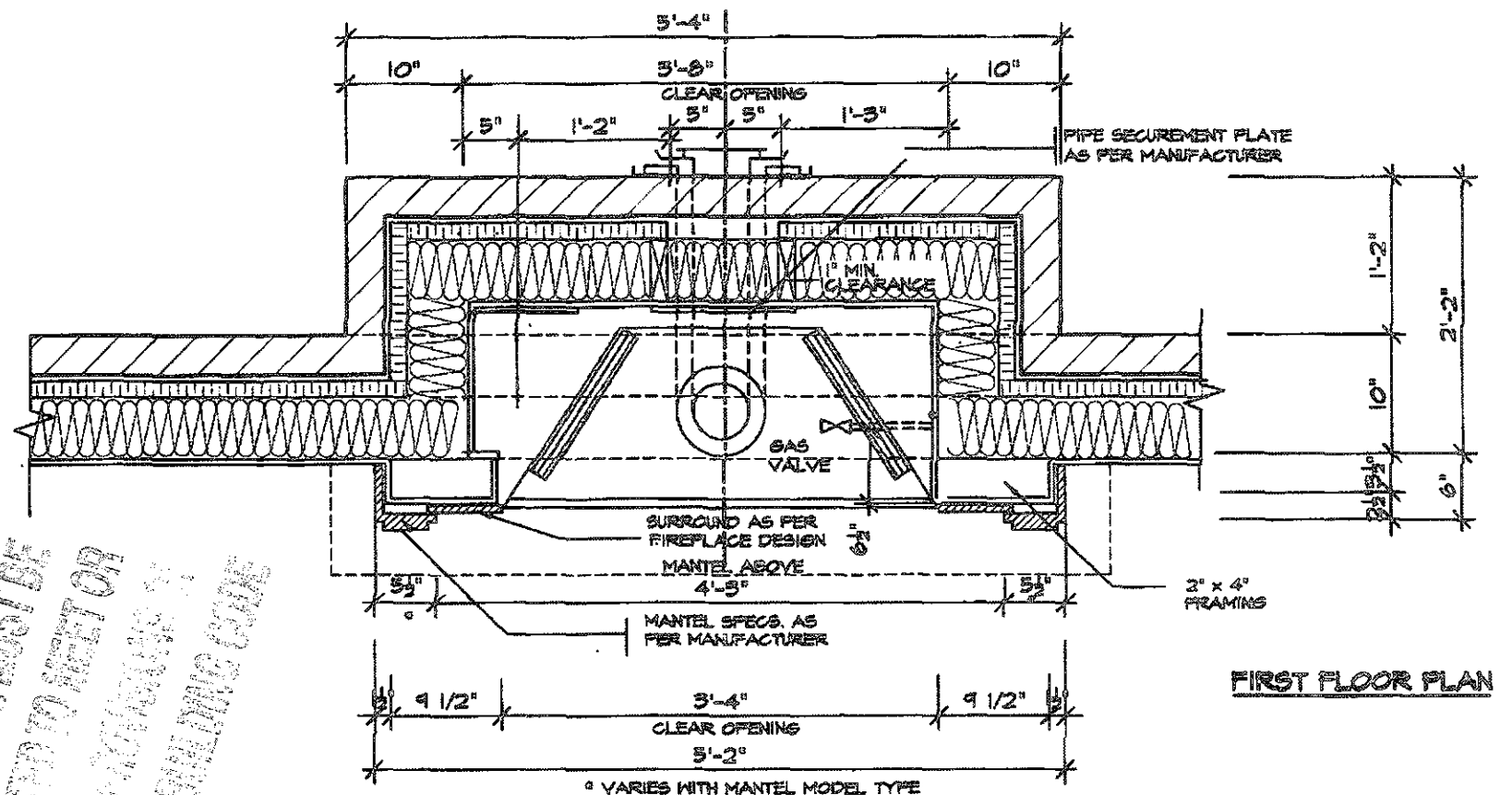
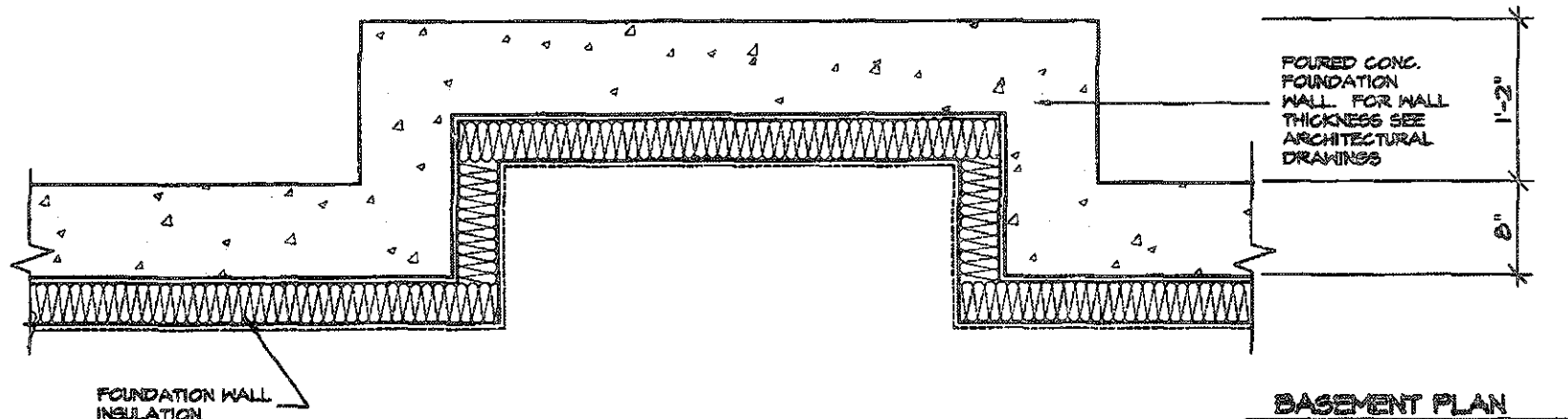
PROJECT NAME

STANDARD DETAILS

LAMBERTS LANE II

Greenpark.

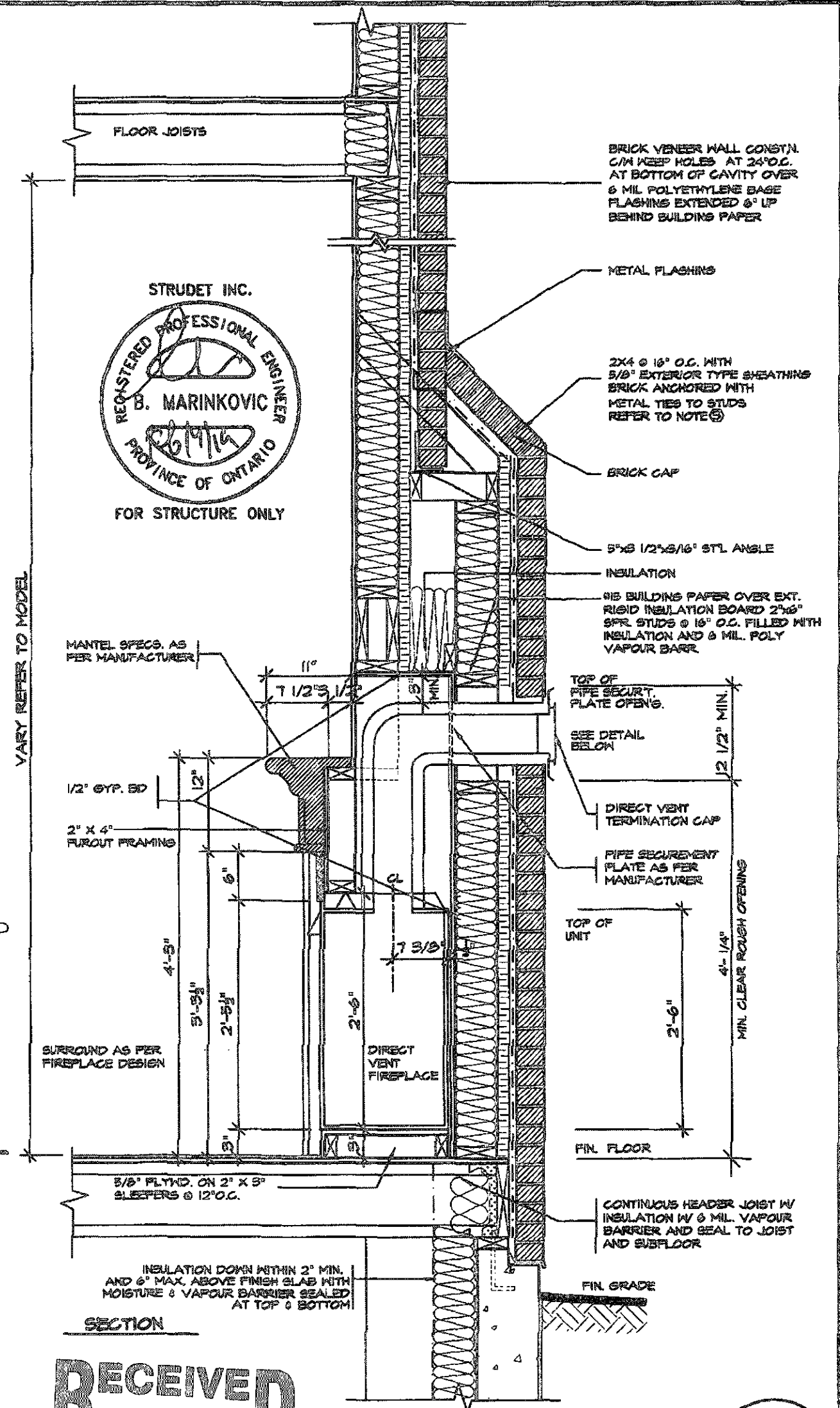




FRONT/SIDE ELEVATION
NOT TO SCALE

GENERAL INSTALLATION NOTES

- 1.0 UNIT INSTALLATION TO STRICTLY CONFORM TO MANUFACTURERS INSTALLATION MANUAL AND ALL APPLICABLE CODES OF LOCAL AUTHORITIES HAVING JURISDICTION INCLUDING CAN/CSA-B149.1 & 2.
- 2.0 INSTALL WITH THE FOLLOWING MINIMUM CLEARANCES TO COMBUSTIBLES:
- FROM TOP OF UNIT 0"
- FROM BACK OF UNIT 1/2"
- FROM SIDES OF UNIT 1/2"
- FROM TOP OF HORIZ. VENT 3"
- FROM SIDES TO VENT 1"
- 3.0 THE DIRECT VENT UNIT ILLUSTRATED IS THE SC80 MODEL AS MANUFACTURED BY HEATILATOR
- 4.0 THE MANTEL ILLUSTRATED IS THE S-2 GB AS SUPPLIED BY GREATER TORONTO FIREPLACE



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TOWN OF CALEDON
BUILDING SECTION
FILE NO.

Energy
ESCC MODEL

REVISIONS	DATE
1. REVISED FROM TRINAR HALL HOMES INC.	FEB 2019

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

QUALIFICATION INFORMATION

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

VIKAS GAJJAR
NAME
SIGNATURE

28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 738-4096
F (800) 660-0745

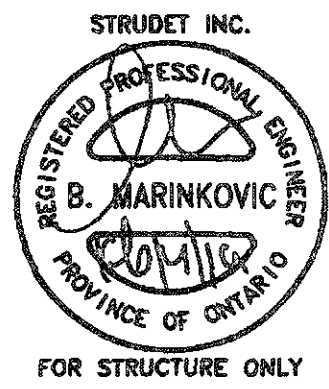
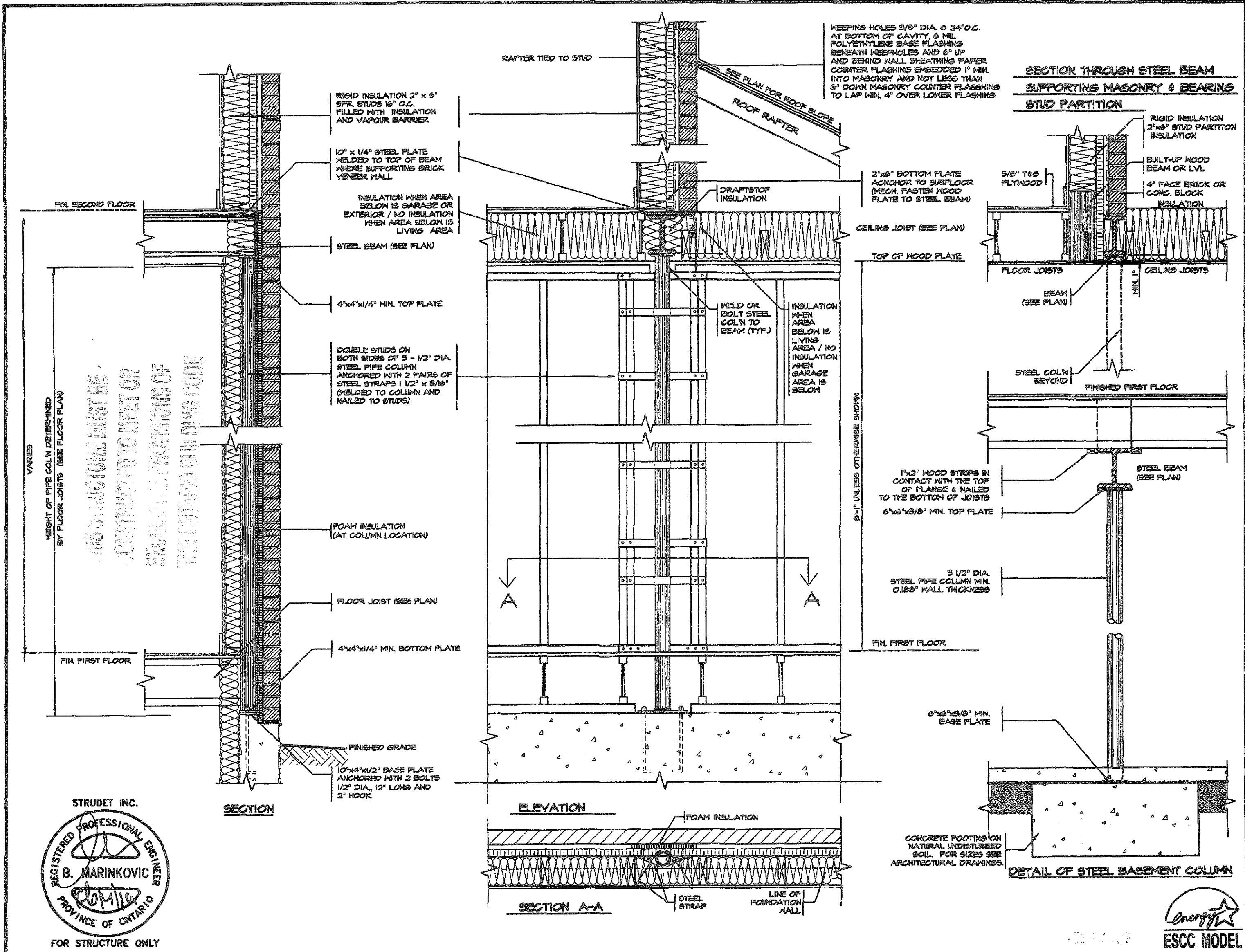
REGION DESIGN INC.

SHEET TITLE			
DIRECT VENT FIREPLACE WITH BRICK CAP			
SCALE	BY	AREA	PAGE No.
3/4"=1'-0"			6-2
DATE	TYPE	PROJECT	
FEB 2019			

Greenpark

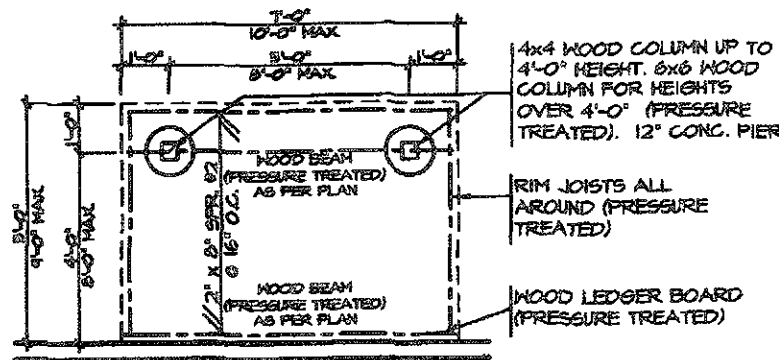
PROJECT NAME

STANDARD DETAILS
LAMBERTS LANE II

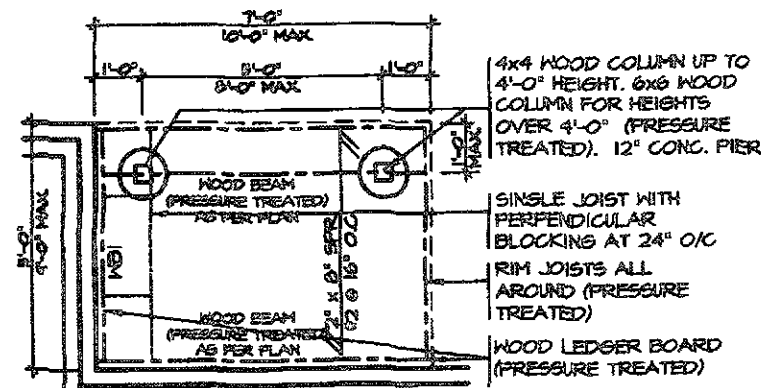


5. 4. 3. 2. 1. REVISED FROM TRINAR HALL HOMES INC. FEB 2019 REVISIONS	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design to 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 4S8 P (416) 736-4096 F (905) 860-0748	REGION DESIGN INC.	SHEET TITLE STEEL COLUMN DETAILS SCALE 3/4"=1'-0" DATE FEB 2019	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. AREA PAGE No. 7	Greenpark. PROJECT NAME STANDARD DETAILS LAMBERTS LANE II
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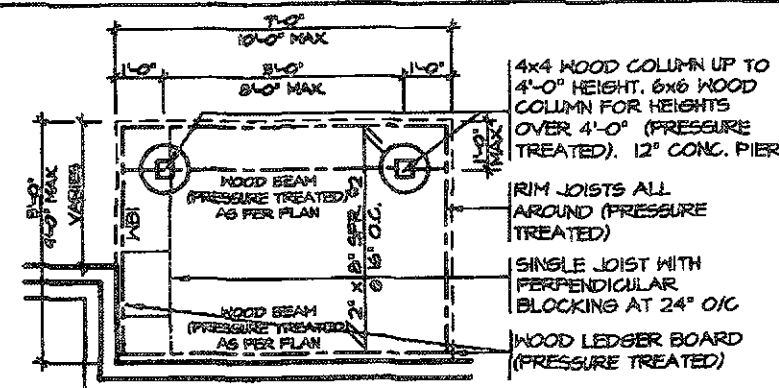
FEBRUARY 11 2019 1:20:47 PM H:\STANDARD DETAILS\SPR E R M I T - SE TENERGY STAR2019 LAMBERTS LANE II-V1707-7 - STEEL COLUMN DETAILS ENERGY STAR.DWG



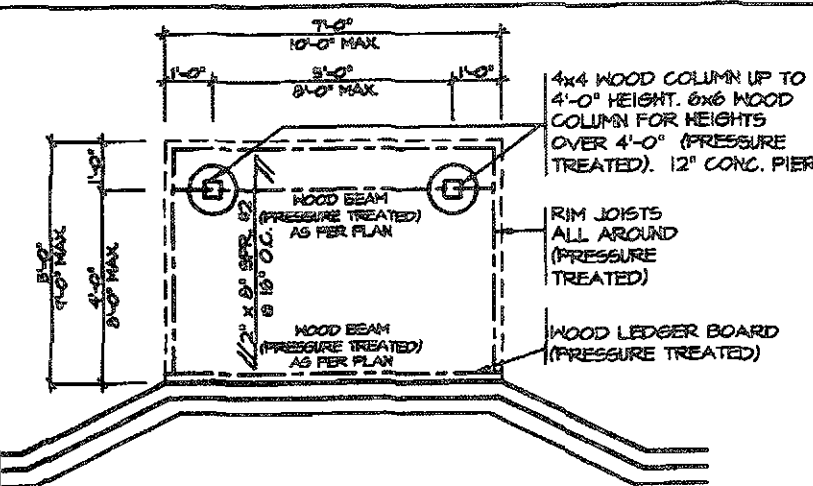
TYPICAL DECK LAYOUT
SCALE: 1/4" = 1'-0"



TYPICAL DECK LAYOUT
SCALE: 1/4" = 1'-0"



TYPICAL DECK LAYOUT
SCALE: 1/4" = 1'-0"



TYPICAL DECK LAYOUT
SCALE: 1/4" = 1'-0"

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

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

MAX. 4" OPENING BETWEEN PICKETS

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

RIM JOISTS (PRESSURE TREATED)

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

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

2x12 STRINGER

PRECAST CONCRETE SLAB

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

12" CONC. PIER

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

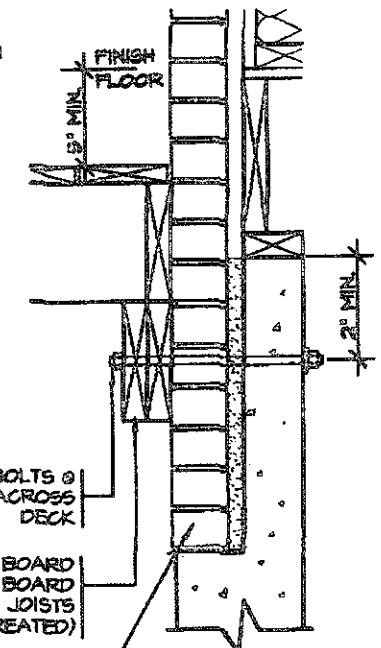
OPENINGS WITHIN GUARDS AND SPACES BETWEEN GUARDS AND ALL FINISHED SURFACES SHALL NOT EXCEED 100 MM. GUARDS SHALL BE DESIGNED TO NOT FACILITATE CLIMBING

(CORROSION RESISTANT) SIMPSON STRONG-TIE POST CAP

4x4 OR 6x6 SOLID WOOD POST

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

TYPICAL BRICK VENEER WALL CONSTRUCTION

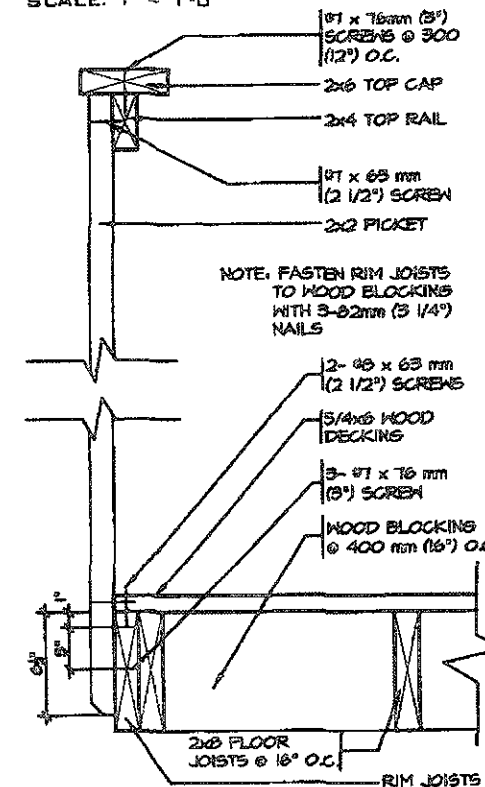


DETAIL 3 - ANCHOR BOLT
SCALE: 1" = 1'-0"

DETAIL 1
CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK

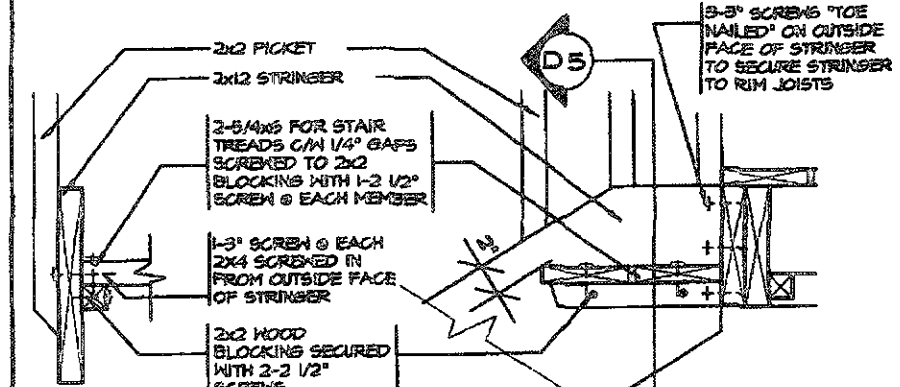
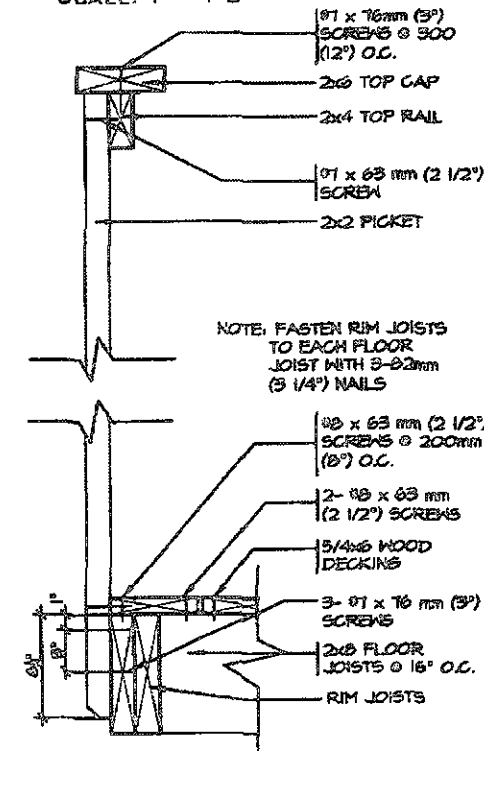
GUARD PARALLEL TO FLOOR JOISTS

SCALE: 1" = 1'-0"



GUARD PERPENDICULAR TO FLOOR JOISTS

SCALE: 1" = 1'-0"



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

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

GENERAL NOTES

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



FOR STRUCTURE ONLY



NO.	REVISIONS	DATE
5.		
4.		
3.		
2.		
1.	REVISED FROM TRINAR HALL HOMES INC.	JAN 18

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 4S8
P (416) 738-4088
F (905) 660-0748

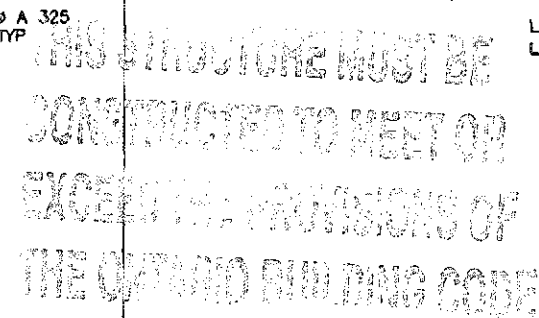
REGION DESIGN INC.

SHEET TITLE
WOOD DECK DETAIL
SCALE AS SHOWN
BY
DATE FEB 2019
TYPE

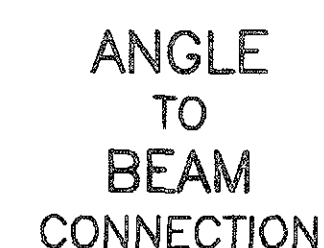
CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

AREA
PAGE No.
8
PROJECT
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Greenpark.
PROJECT NAME
STANDARD DETAILS
LAMBERTS LANE II

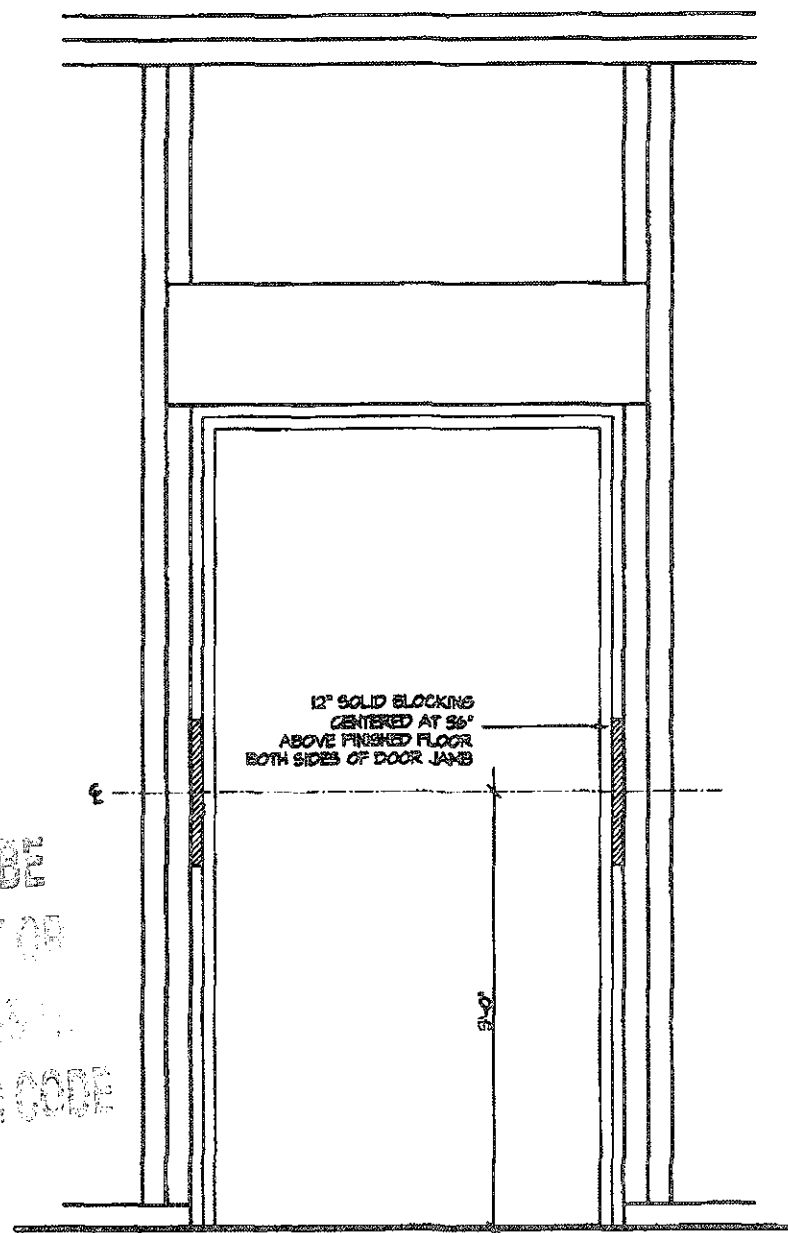


W8
TO
W8
CONNECTION

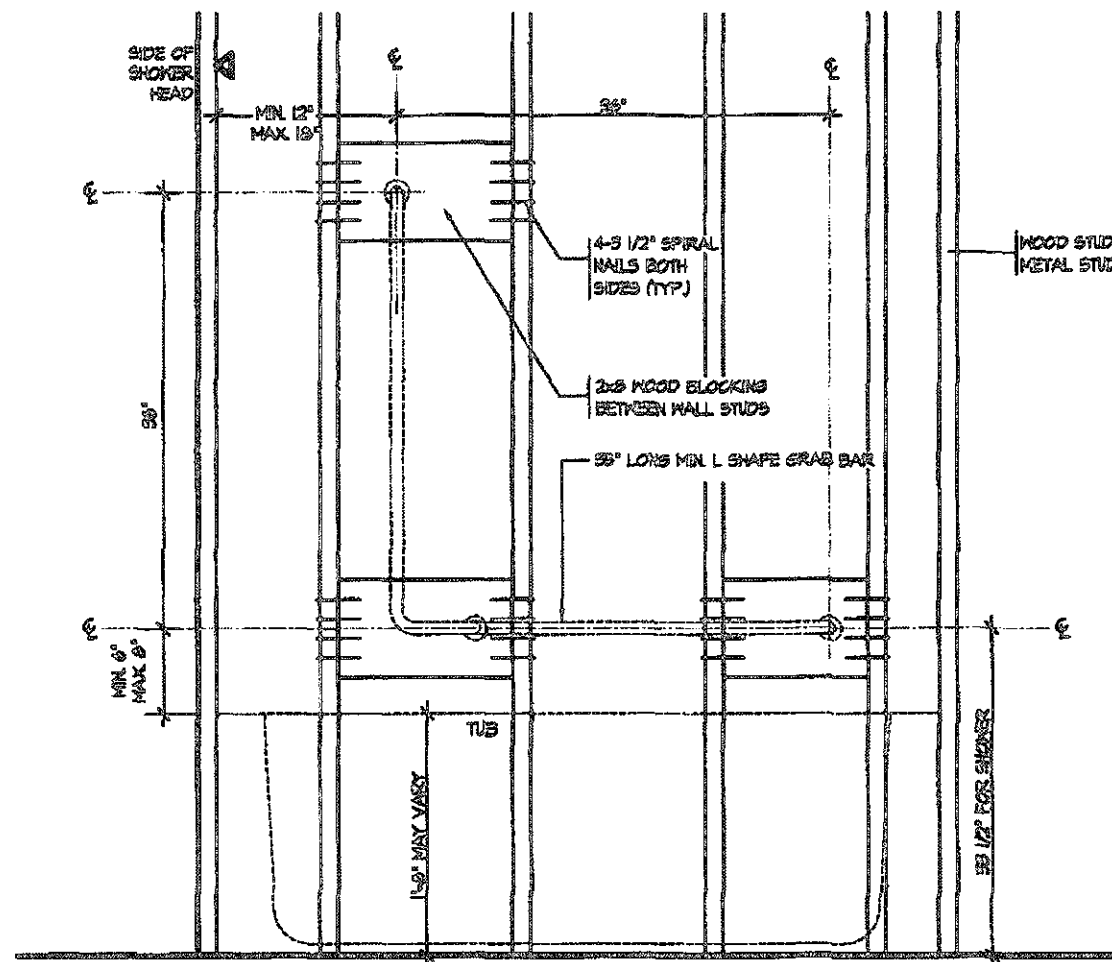


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4.					STEEL BEAM DETAILS					
3.					SCALE	BY			AREA	PAGE No.
2.					N.T.S.					9
1.	REVISED FROM TRINAR HALL HOMES INC.				FEB 2019	DATE			TYPE	PROJECT
REVISIONS			FEB 2019		00-00-00	PROJECT NAME	STANDARD DETAILS LAMBERTS LANE II			

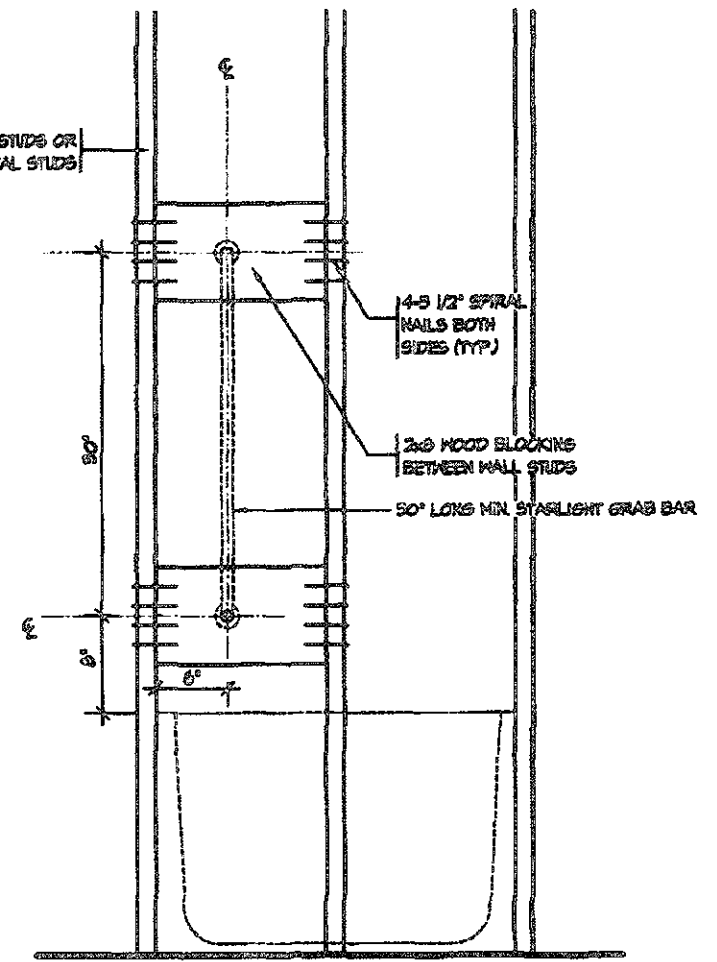
THIS STRUCTURE MUST BE
DESIGNED TO MEET OR
EXCEED THE PROVISIONS OF
THE 2015 BUILDING CODE



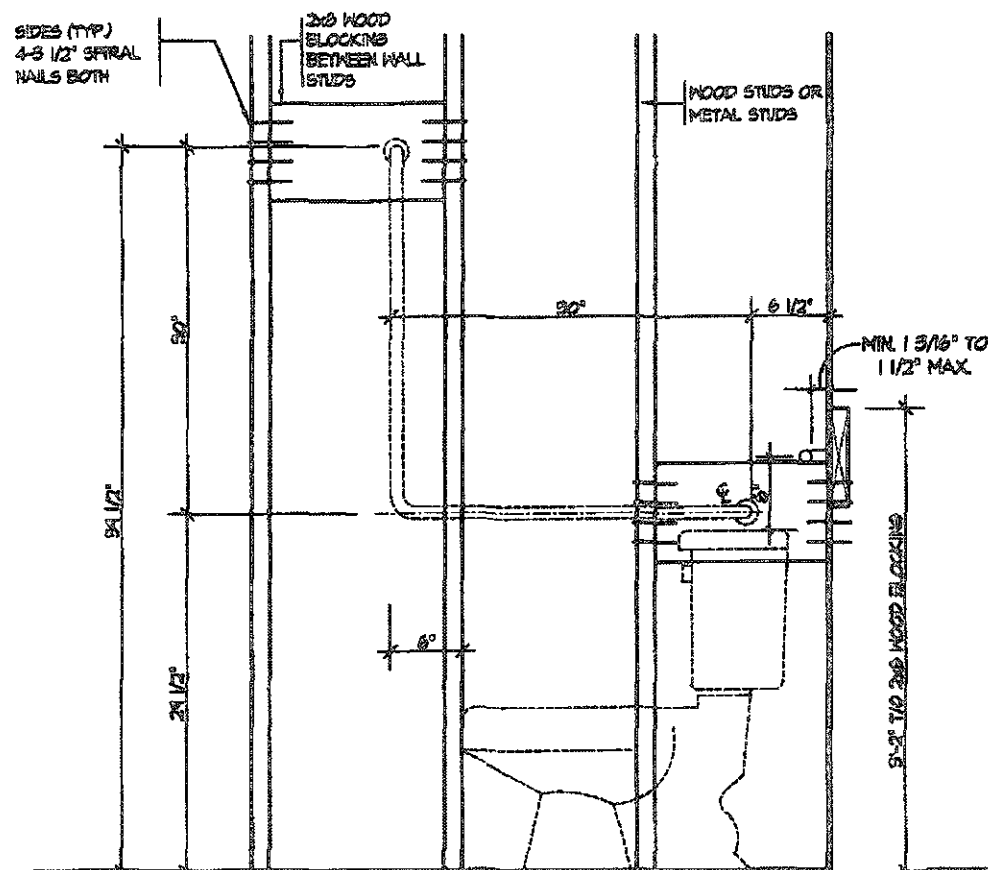
RESISTANCE TO FORCED ENTRY (CBC 9.6.2)



BATH TUB OR SHOWER FRONT ELEVATION

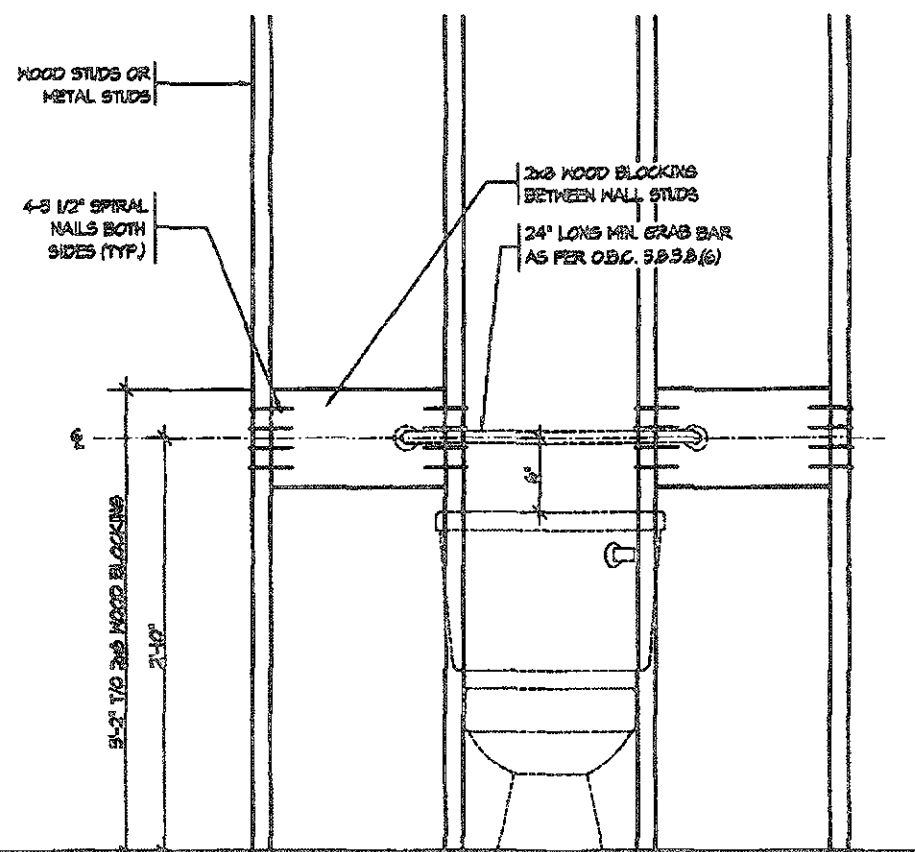


BATH TUB SHOWER HEAD SIDE ELEVATION

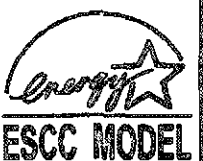


TOILET SIDE ELEVATION

STRUCTURAL REINFORCEMENT FOR GRAB BAR (CBC 9.5.2.3)
FOR MAIN BATH ONLY



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REVISIONS	
5.	
4.	
3.	
2.	
1.	REVISED FROM TRINAR HALL HOMES INC. FEB 2019

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VIKAS GAJJAR	28770
NAME	SIGNATURE
	BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 738-4086
F (905) 660-0748

**REGION
DESIGN
INC.**

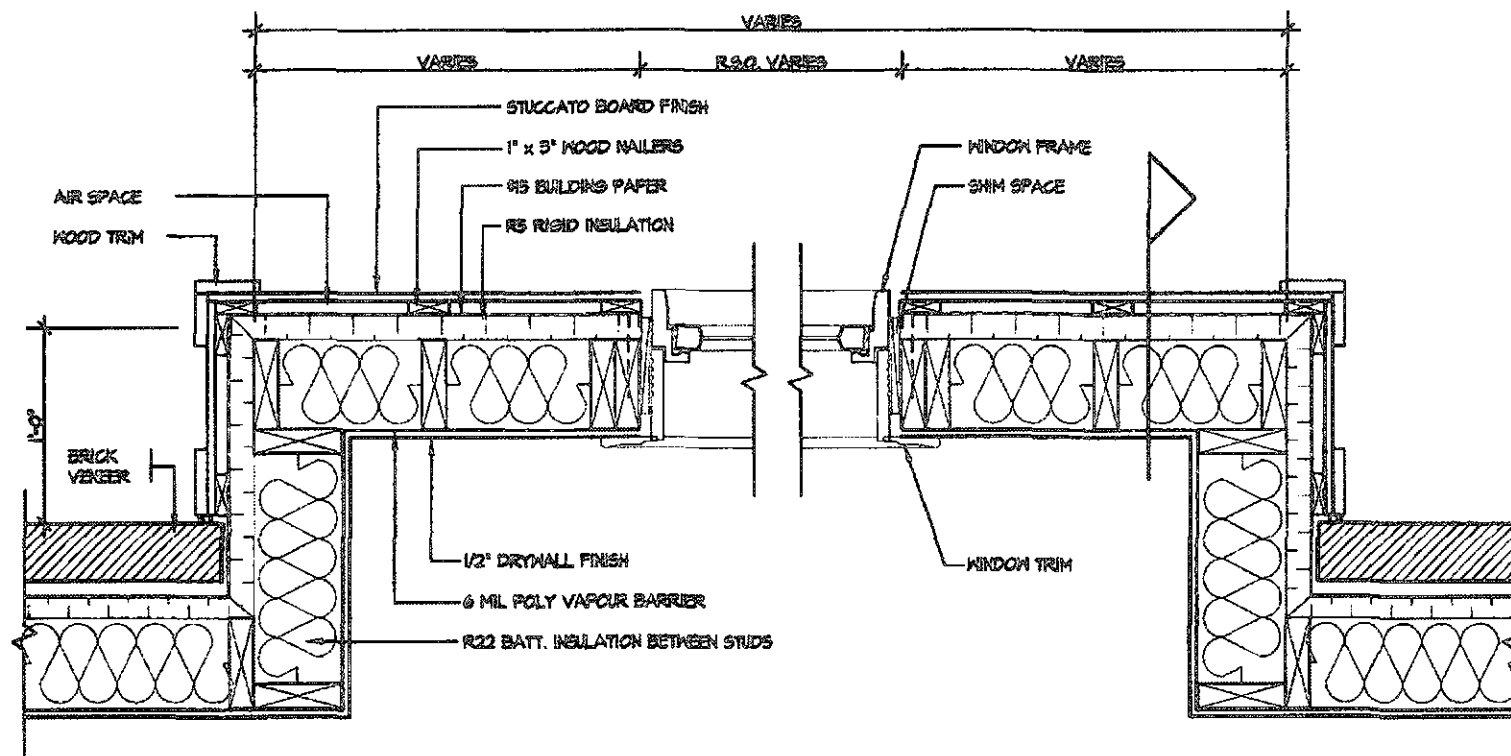
SHEET TITLE	
BLOCKING FORCED ENTRY & GRAB BAR	
SCALE	BY
3/4"=1'0"	
DATE	TYPE
FEB 2019	

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	
AREA	PAGE No.
	10
PROJECT	
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Greenpark.
PROJECT NAME
STANDARD DETAILS
LAMBERTS LANE II

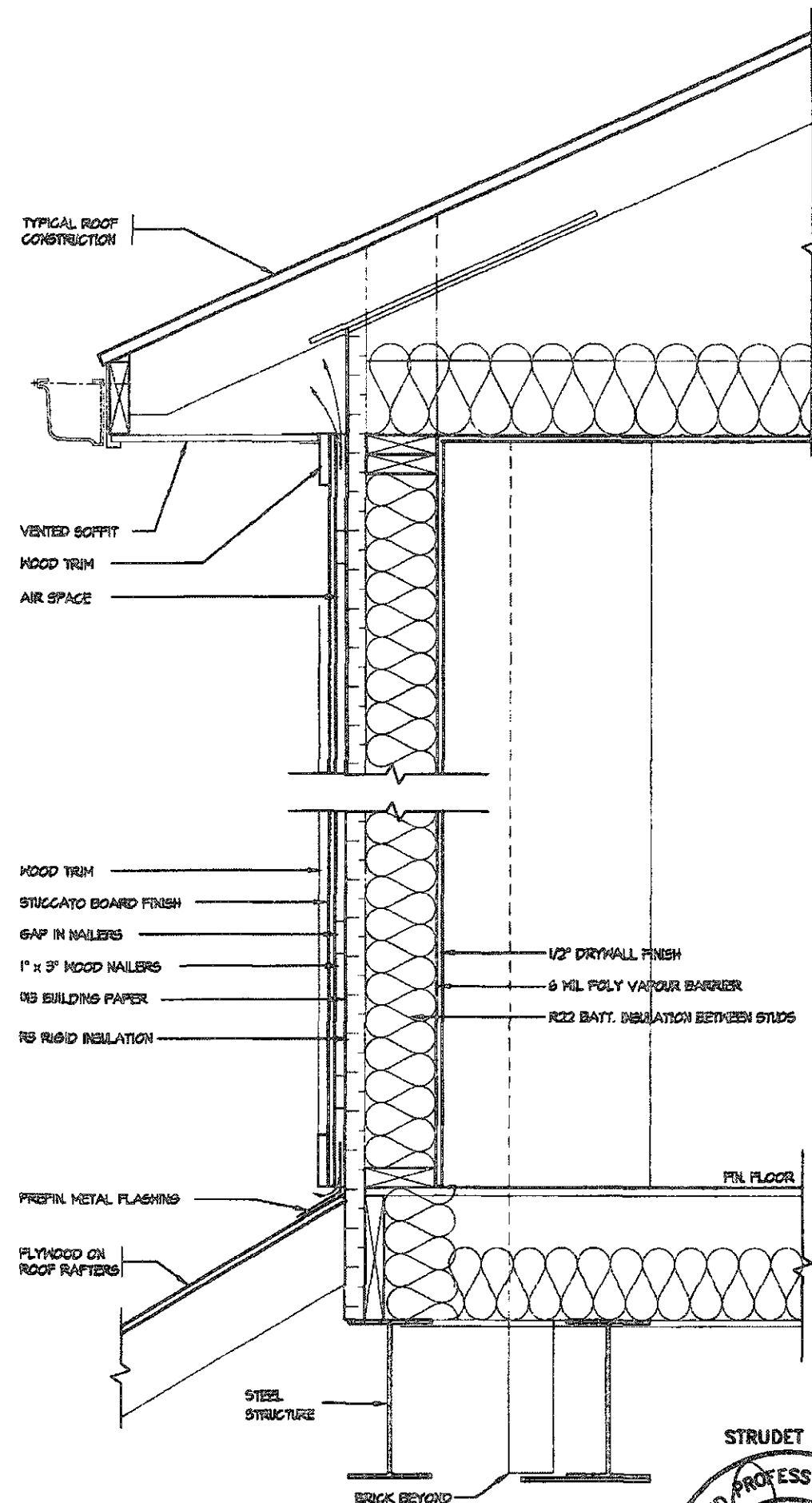
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TOWN OF CALEDON
BUILDING SECTION
FILE NO.

THIS STRUCTURE MUST BE
CONSTRUCTED TO MEET OR
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THE 2010 BUILDING CODE

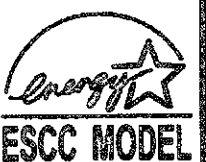
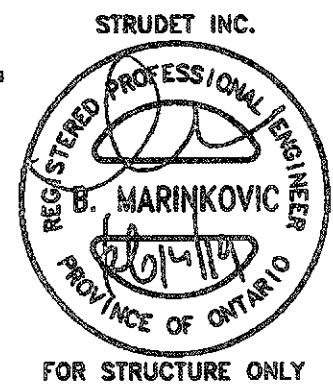


PLAN VIEW

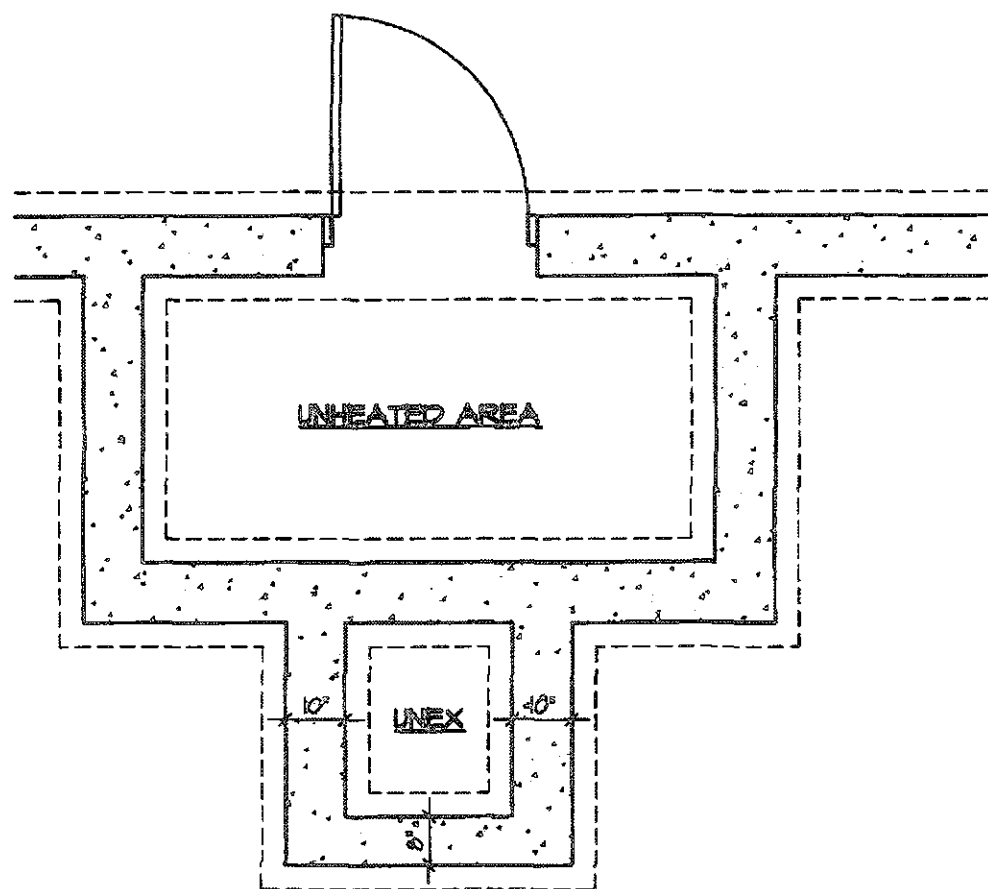
STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.27.1)



CROSS SECTION

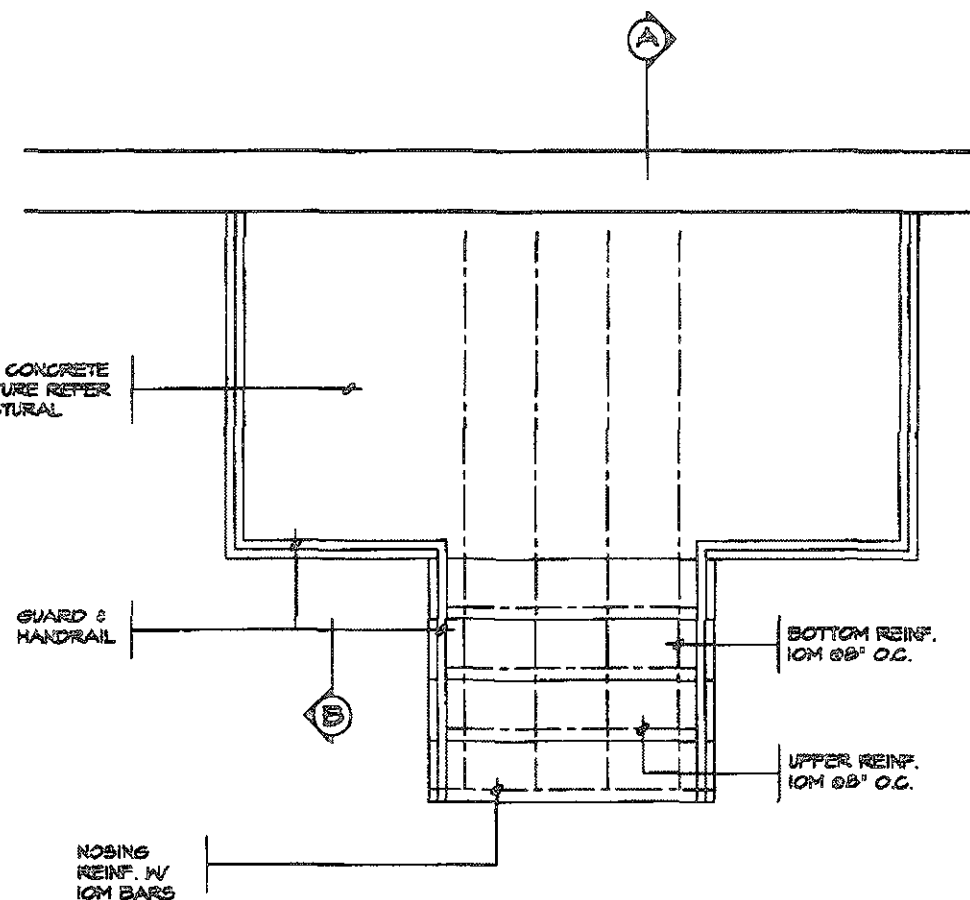


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4.					STUCCATO BOARD FINISH CLADDING				PAGE No. 11	PROJECT NAME STANDARD DETAILS LAMBERTS LANE II	
3.					SCALE 1/2"=1'0"	BY					AREA
2.					DATE FEB 2019	TYPE					PROJECT 00-00-00
1.	REVISED FROM TRINAR HALL HOMES INC.				FEB 2019	REVISIONS					



FOUNDATION PLAN

FOR POURED CONCRETE
SLAB STRUCTURE REFER
TO ARCHITECTURAL
DRAWINGS

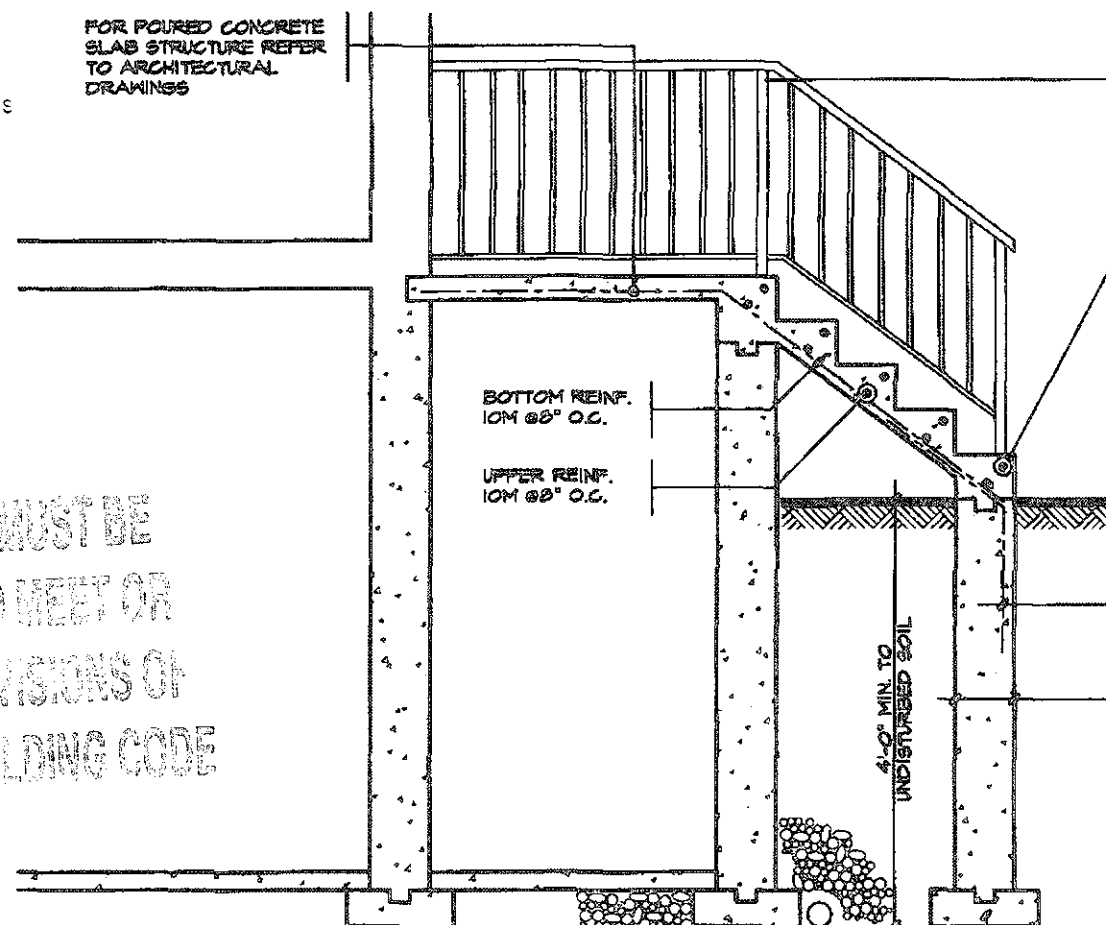


GROUND FLOOR PLAN

OPENINGS WITHIN GUARDS AND SPACES
BETWEEN GUARDS AND ALL FINISHED
SURFACES SHALL NOT EXCEED 100 MM.
GUARDS SHALL BE DESIGNED TO
NOT FACILITATE CLIMBING

FOR POURED CONCRETE
SLAB STRUCTURE REFER
TO ARCHITECTURAL
DRAWINGS

THIS STRUCTURE MUST BE
CONSTRUCTED TO MEET OR
EXCEED THE PROVISIONS OF
THE ONTARIO BUILDING CODE



SECTION 'A'

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

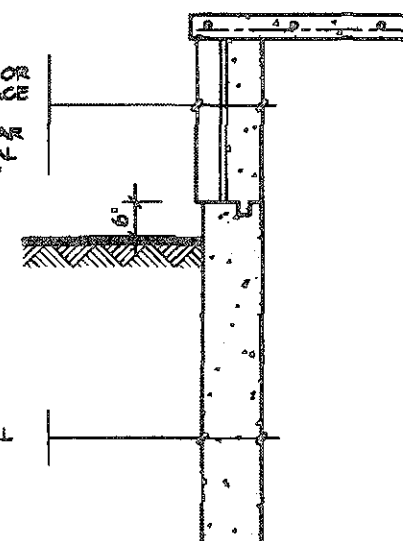
NOSING
REINF. W/
10M BARS

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

2. MASONRY TIES

WHEN BRICK FACING IS USED ABOVE
GROUND LEVEL, PROVIDE 5/16" DIA.
CORROSION RESISTANT METAL TIES @ 36"
HORIZONTAL & 8" VERTICAL

3. GUARDS

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

4. HANDRAIL

ARE REQUIRED WHERE STEPS HAVE MORE
THAN 5 RISERS. HANDRAIL HEIGHT 31" -
36"

5. FOUNDATION WALLS

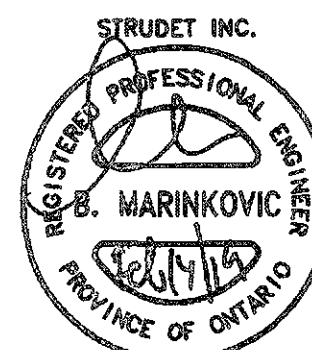
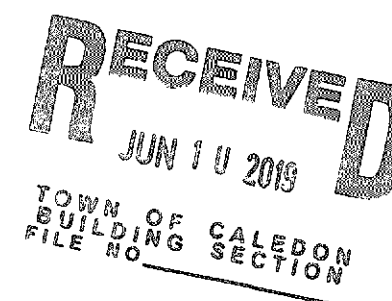
THICKNESS OF FOUNDATION WALLS IS
DEPENDANT UPON VENEER CUT @' FOR UP
TO 26" VENEER CUT HEIGHT 10" FOR
VENEER CUT OVER 26" HIGH

6. CONCRETE

MINIMUM CONCRETE STRENGTH SHALL BE
4650 PSI (32MPa) W/ 5%± AIR
ENTRAINED MINIMUM CONCRETE SLAB
THICKNESS 5"

7. CONCRETE COVER

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



FOR STRUCTURE ONLY



5. 4. 3. 2. 1. REVISED FROM TRINAR HALL HOMES INC. FEB 2019 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 P (416) 736-4096 F (905) 660-0748	REGION DESIGN INC.	SHEET TITLE POURED CONCRETE STAIRS SCALE 3/8"=1'-0" DATE FEB 2019	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. AREA PAGE No. 13	PROJECT NAME STANDARD DETAILS LAMBERTS LANE II
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