

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. 0.35m² (3.8 SQ.FT.) UNOBSTRUCTED GLAZED OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380mm (1'-3")
GLASS AREA NOT MORE THAN 17% OF GROSS PERIPHERAL WALL AREA.
MAXIMUM U-VALUE 1.67 & MIN ER-VALUE 29
- (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 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 VERSA-LAM 2.0E (F_b=2800psi) MIN. OR EQUIVALENT. 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 (43mic) 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-640-21 GRADE 350H.
REINFORCING STEEL SHALL CONFORM TO CSA-630-18M 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 1/16" (2mm) TRADE SIZE,
- A SQUARE 4 1/16" (119mm) TRADE SIZE ELECTRICAL OUTLET BOX,
- FUME-PROFFED ELECTRICAL OUTLET BOX TO BE INSTALLED IN THE GARAGE OR CARPORT OR ADJACENT TO DRIVENAY.

REFER TO 2012 O.B.C. 9.34.4

STABILITY OF NARROW (20'-25') & TALL (±30') HOUSES

BUILDER TO PROVIDE SUFFICIENT TEMPORARY BRACINGS TO RESIST WIND LOADINGS 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 NAILLED TO THE INTERIOR PARTITIONS ON EACH FLOOR FOR A MINIMUM 2 INTERIOR PARTITION WALLS ON BOTH SIDES AND PERPENDICULAR TO THE LONG WALLS.

BRICK VENEER LINTELS

- ML1 = 3'-1/2"x3'-1/2"x1/4" (90x90x3.OL) + 2-2"x8" SFR. No.2
- ML2 = 4'-3'-1/2"x3'-1/2"x1/4" (100x90x3.OL) + 2-2"x8" SFR. No.2
- ML3 = 5'-3'-1/2"x3'-1/2"x1/4" (125x90x3.OL) + 2-2"x10" SFR. No.2
- ML4 = 6'-3'-1/2"x3'-1/2"x1/4" (150x90x3.OL) + 2-2"x12" SFR. No.2
- ML5 = 6'-4'-3/8"x3'-1/2"x1/4" (150x100x3.OL) + 2-2"x12" SFR. No.2
- ML6 = 5'-3'-1/2"x3'-1/2"x1/4" (125x90x3.OL) + 2-2"x12" SFR. No.2
- ML7 = 5'-3'-1/2"x3'-1/2"x1/4" (125x90x3.OL) + 3-2"x10" SFR. No.2
- ML8 = 5'-3'-1/2"x3'-1/2"x1/4" (125x90x3.OL) + 3-2"x12" SFR. No.2
- ML9 = 6'-4'-3/8"x3'-1/2"x1/4" (150x100x3.OL) + 3-2"x12" SFR. No.2

WOOD LINTELS AND BEAMS

- MB1 = 2-2"x8" SFR. No.2 (2-38x184 SFR. No.2)
- MB2 = 3-2"x8" SFR. No.2 (3-38x184 SFR. No.2)
- MB3 = 2-2"x10" SFR. No.2 (2-38x235 SFR. No.2)
- MB4 = 3-2"x10" SFR. No.2 (3-38x235 SFR. No.2)
- MB5 = 2-2"x12" SFR. No.2 (2-38x286 SFR. No.2)
- MB6 = 3-2"x12" SFR. No.2 (3-38x286 SFR. No.2)
- MB7 = 5-2"x12" SFR. No.2 (5-38x286 SFR. No.2)
- MB8 = 4-2"x10" SFR. No.2 (4-38x235 SFR. No.2)
- MB9 = 4-2"x12" SFR. No.2 (4-38x286 SFR. No.2)

LOOSE STEEL LINTELS

- L1 = 3'-1/2"x3'-1/2"x1/4" (90x90x3.OL)
- L2 = 4'-3'-1/2"x3'-1/2"x1/4" (100x90x3.OL)
- L3 = 5'-3'-1/2"x3'-1/2"x1/4" (125x90x3.OL)
- L4 = 6'-3'-1/2"x3'-1/2"x1/4" (150x90x3.OL)
- L5 = 6'-4'-3/8"x3'-1/2"x1/4" (150x100x3.OL)
- L6 = 7'-4'-3/8"x3'-1/2"x1/4" (175x100x3.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)

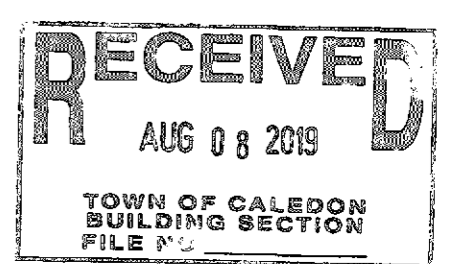
DOOR SCHEDULE

- 1 = 2'-10" x 6'-8" (665x2033) - INSULATED ENTRANCE DOOR
- 1a = 2'-8" x 6'-8" (615x2033) - INSULATED FRONT DOORS
- 2 = 2'-8" x 6'-8" (615x2033) - WOOD & GLASS DOOR
- 3 = 2'-8" x 6'-8" x 1-3/4" (615x2033x45) - EXTERIOR SLAB DOOR
- 4 = 2'-8" x 6'-8" x 1-3/8" (615x2033x35) - INTERIOR SLAB DOOR
- 5 = 2'-6" x 6'-8" x 1-3/8" (160x2033x35) - 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

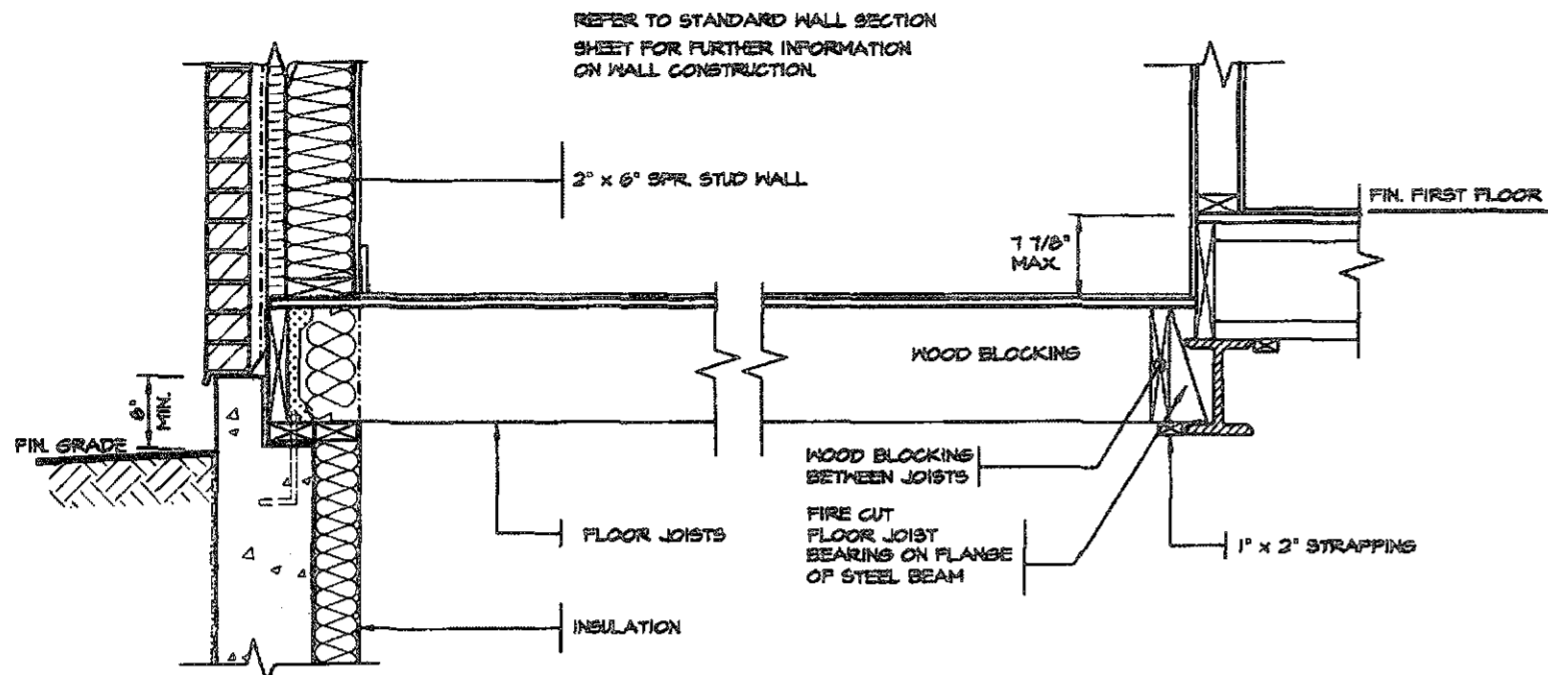
LEGEND

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

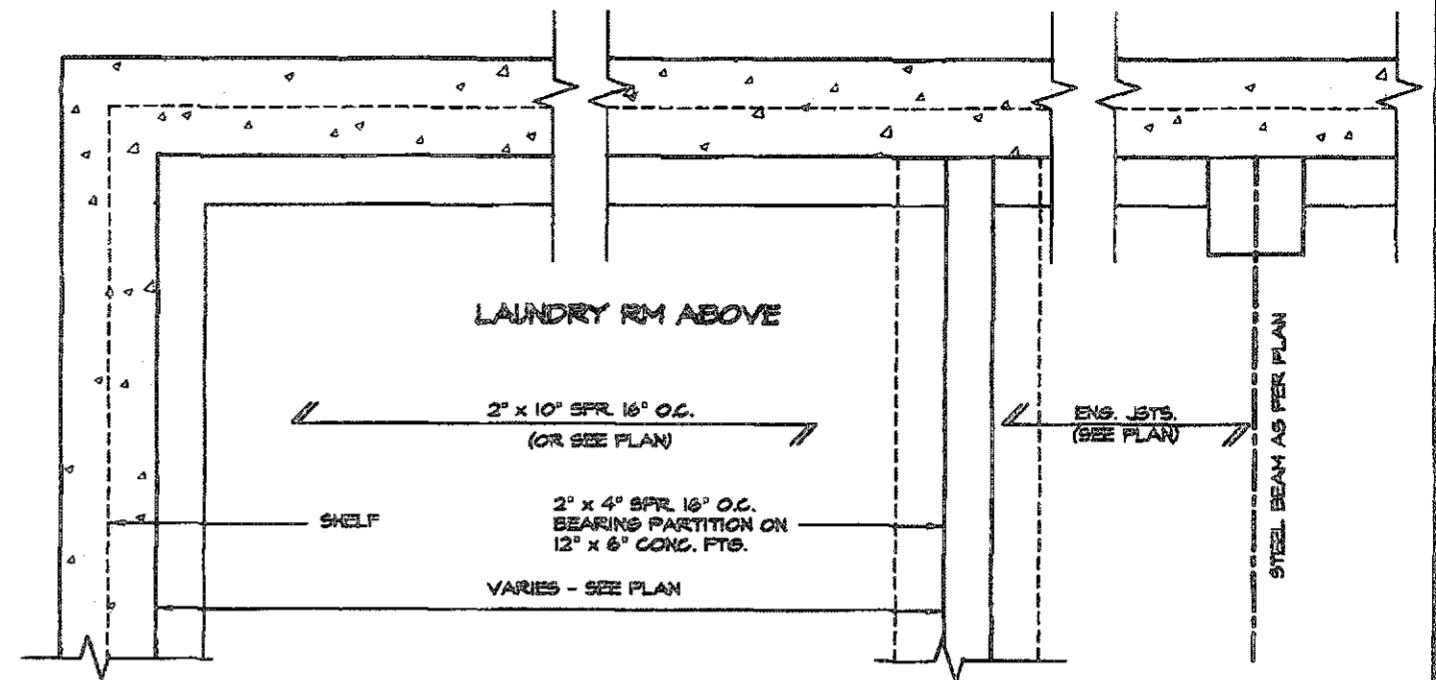
THIS DOCUMENT MUST BE CONSIDERED TO MEET OR EXCEED THE PROVISIONS OF THE ONTARIO BUILDING CODE



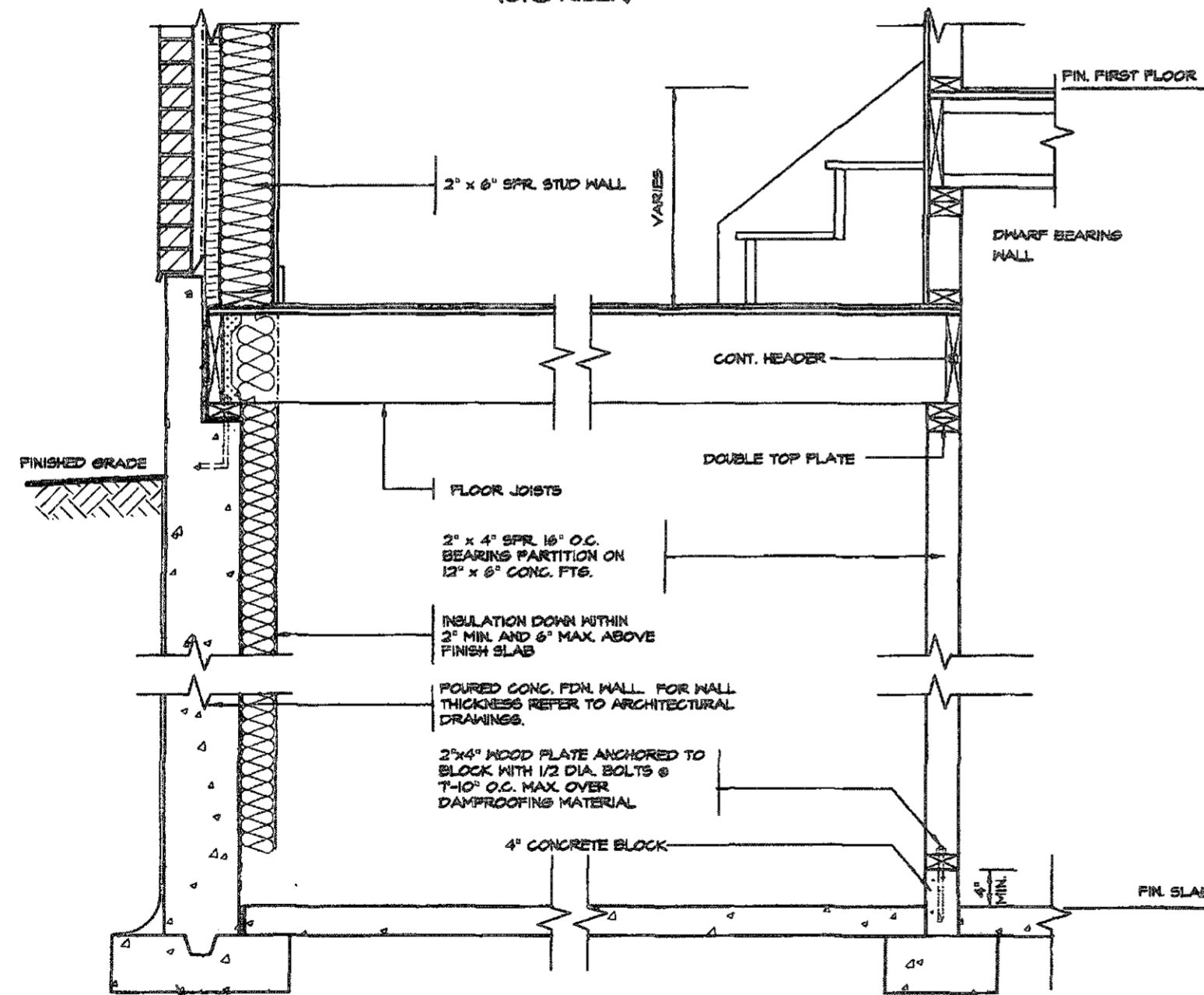
5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 680-0746	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.
4.				SCALE N.T.S.	PAGE No. 2
3.				DATE FEB 2019	PROJECT 00-00-00
2.					PROJECT NAME STANDARD NOTES LAMBERTS LANE II
1.	REVISED FROM TRINAR REVISIONS	FEB 19 VIKAS GAJJAR NAME SIGNATURE 28770 BCIN			



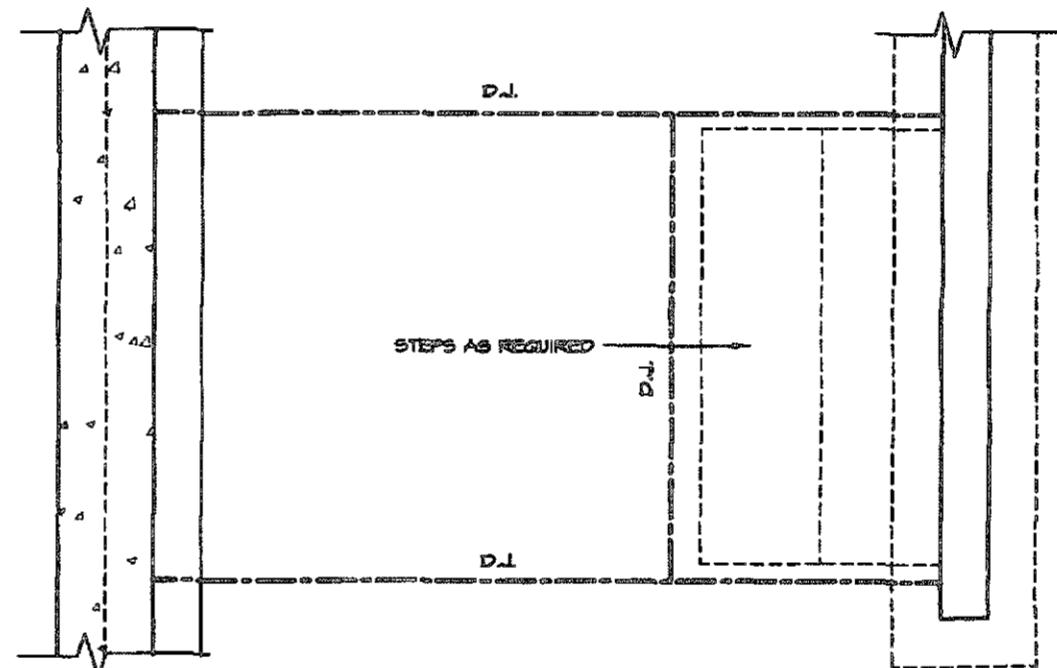
DETAIL OF SUNKEN LAUNDRY (ONE RISER)



PARTIAL PLAN



DETAIL OF SUNKEN LAUNDRY (MORE THAN ONE RISER)



RECEIVED
AUG 08 2019
TOWN OF GALEON
BUILDING SECTION
FILE NO.

STRUDET INC.



FOR STRUCTURE ONLY



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

5.		
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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

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P (416) 756-4086
F (905) 660-0748

REGION DESIGN INC.

SHEET TITLE
SUNKEN LAUNDRY DETAILS

SCALE
3/4"=1'-0"

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.
4

PROJECT

Greenpark

PROJECT NAME
**STANDARD DETAILS
LAMBERTS LANE II**

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 W CLIPS FOR TRUSSES

STARTER STRIP OF ROOF SHINGLES REQUIRED

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

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

R5 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) & ROUNAL 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 KEEPING AND 6" UP BEHIND BUILDING PAPER

HEAVY COAT OF BITUMEN OVER CONC. WALL

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

CEMENT COVE

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

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

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

SEE PLAN FOR ROOF SLOPE

CEILING JOISTS (SEE PLAN)

TOP OF WOOD PLATE

1/2" (13mm) DRYWALL FINISH OVER CONT. 6 MIL. POLY VAPOUR/AIR BARRIER & MIN. R-30 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 CONC. FDN. WALL. FOR WALL THICKNESS SEE ARCHITECTURAL DRAWINGS.

CONTINUOUS WATERSTOP (BITUMEN CAULKING)

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

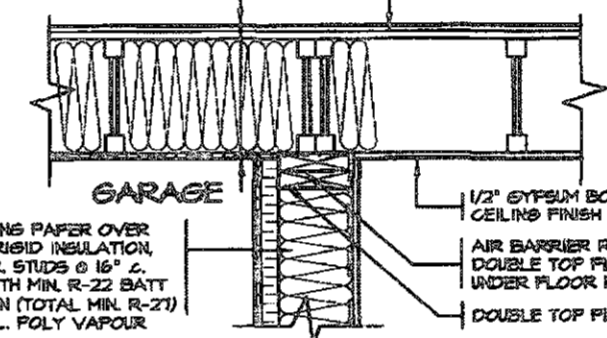
FINISHED SLAB

DETAIL FOR INTERIOR GARAGE WALLS & CEILINGS

1/2" (13mm) DRYWALL FINISH OVER CONT. 6 MIL. POLY VAPOUR/AIR BARRIER & MIN. R-30 INSULATION (DRYWALL ON THE CEILING ONLY WHEN THERE IS NO SECOND FLOOR ABOVE GARAGE)

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

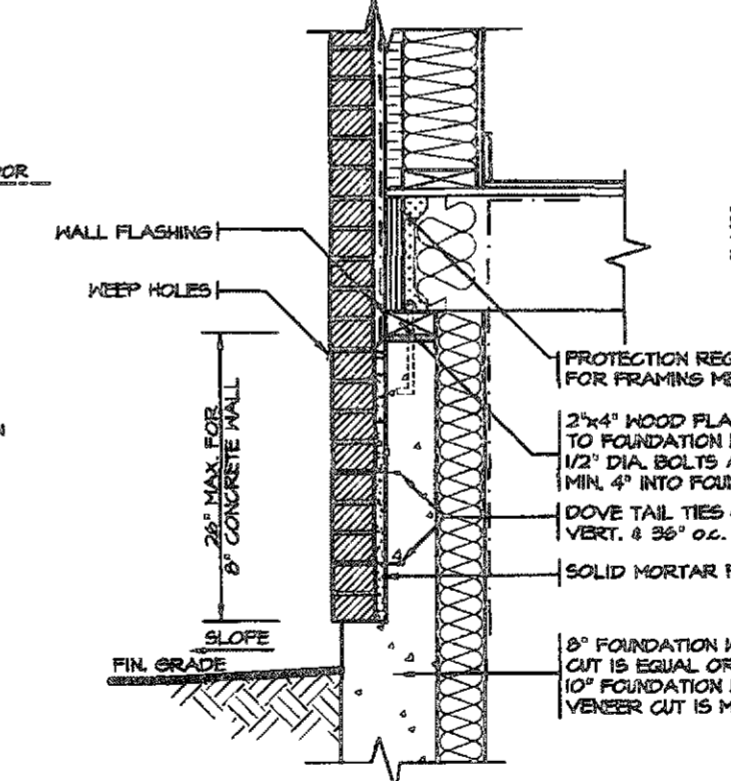
FINISHED SECOND FLOOR



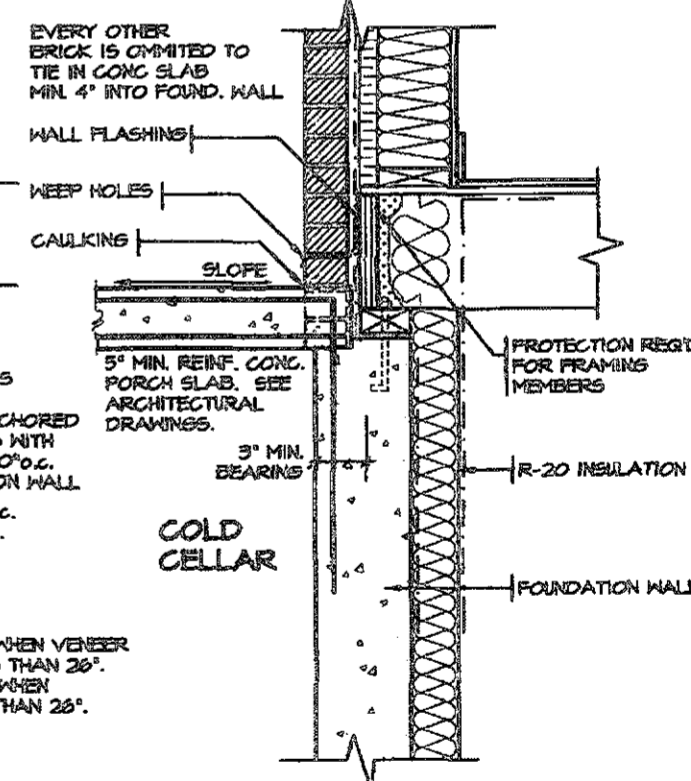
R5 BUILDING PAPER OVER MIN. R-5 RIGID INSULATION, 2"x6" SPR. STUDS @ 16" C. FILLED WITH MIN. R-22 BATT INSULATION (TOTAL MIN. R-27) AND 6 MIL. POLY VAPOUR BARRIER

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

DOUBLE TOP PLATE

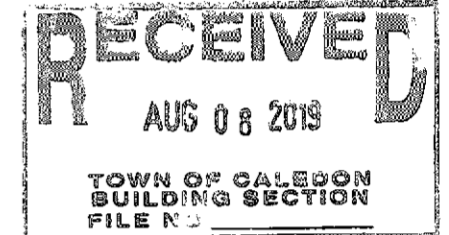
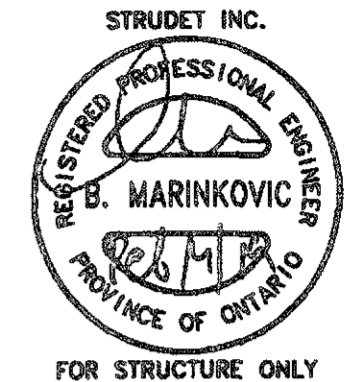


DETAIL FOR CONCRETE VENEER DROPPED GRADE



DETAIL FOR COLD CELLAR PORCH SLAB

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



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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 2.2.5 of the building code

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REGION DESIGN INC.

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

SCALE 3/4"=1'-0" BY AREA PAGE No. 5

DATE FEB 2019 TYPE PROJECT

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

ESCC MODEL

Greenpark

PROJECT NAME
**STANDARD DETAILS
LAMBERTS LANE II**

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

SEE PLAN FOR ROOF SLOPE

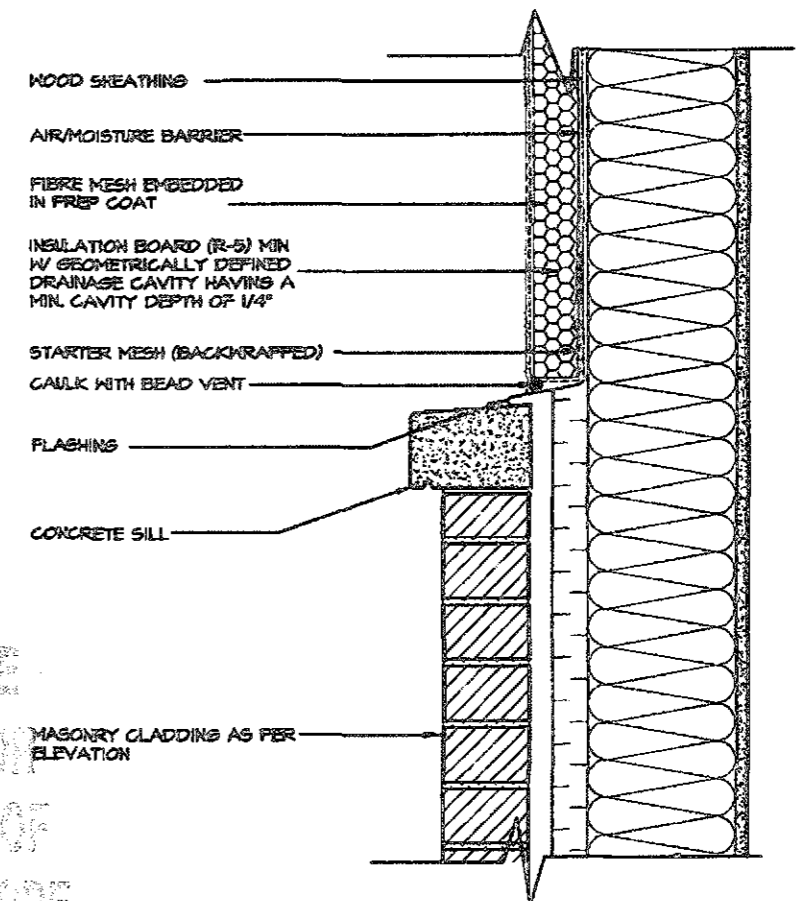
BAFFLES AS REQUIRED FOR ROOF VENTILATION

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

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

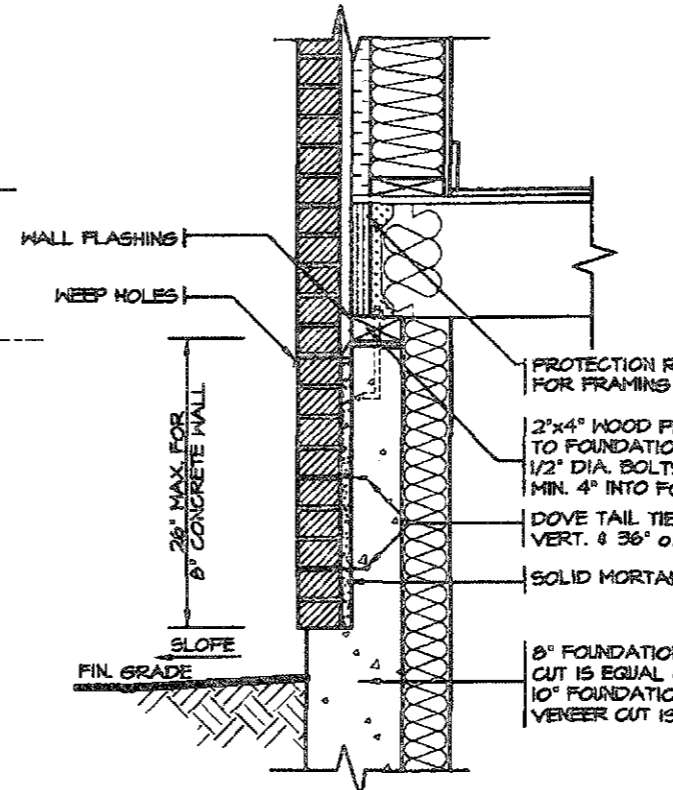
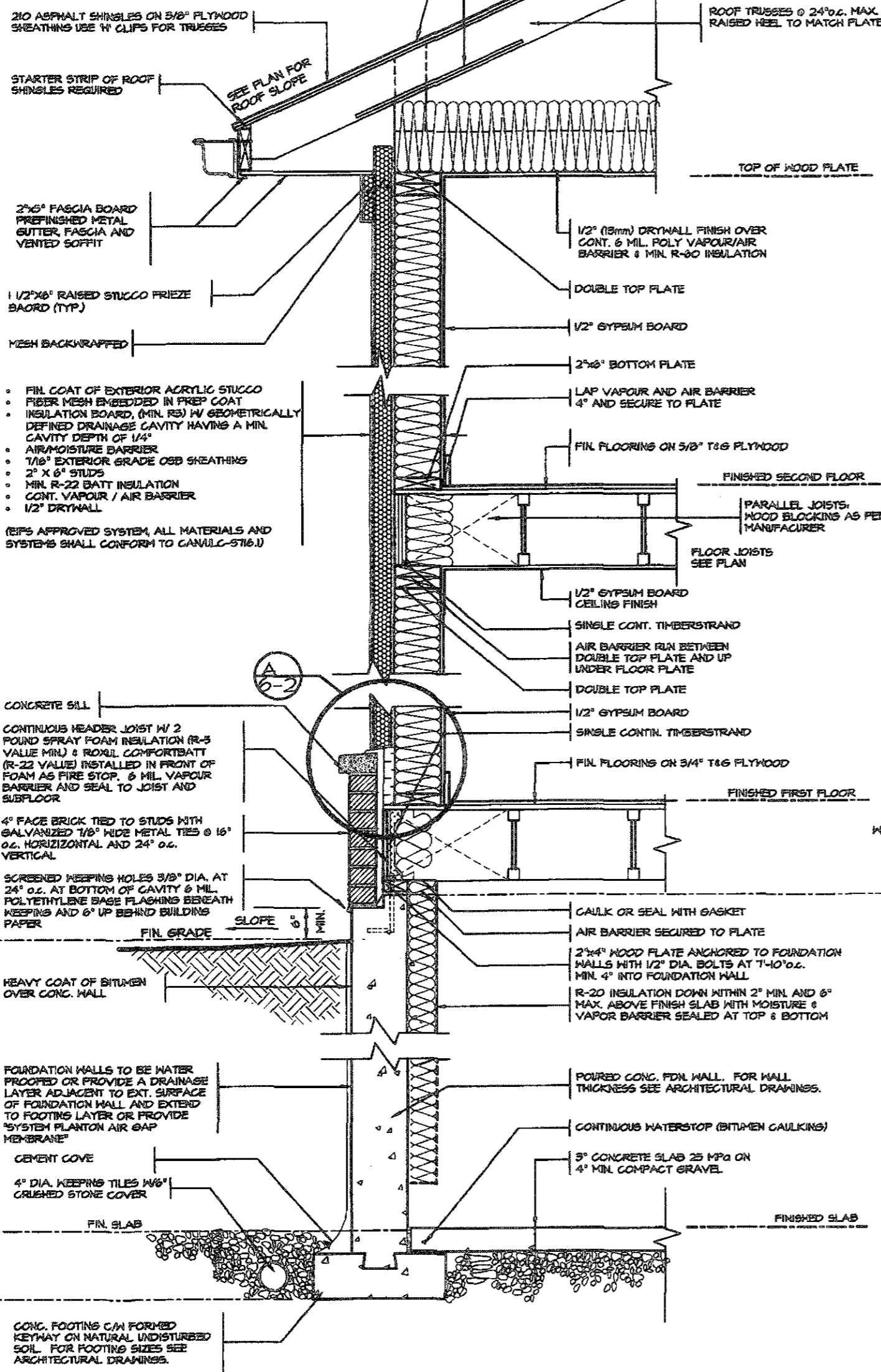
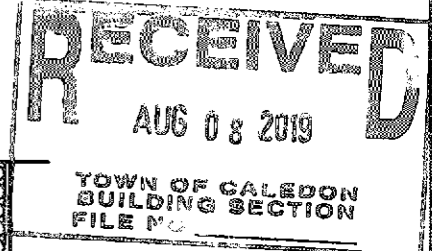


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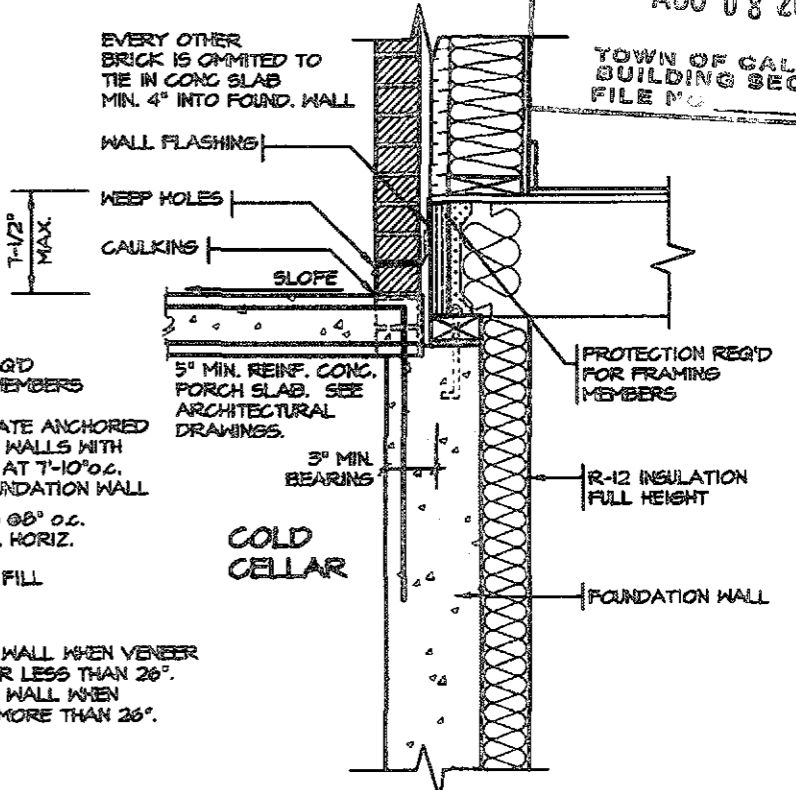
A. TERMINATION AT MASONRY CLADDING WITH SEALANT 1

1 1/2" = 1'0"



DETAIL FOR CONCRETE VENEER DROPPED GRADE

3/4" = 1'0"



DETAIL FOR COLD CELLAR PORCH SLAB

3/4" = 1'0"

NO.	REVISIONS	DATE
5.		
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1.	REVISED FROM TRINAR HALL HOMES INC.	FEB 2019

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

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SHEET TITLE
**2"X6" STUCCO WALL
2 STOREY SECTION**

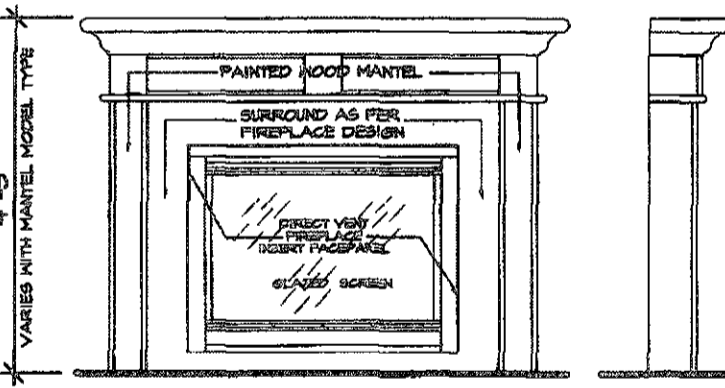
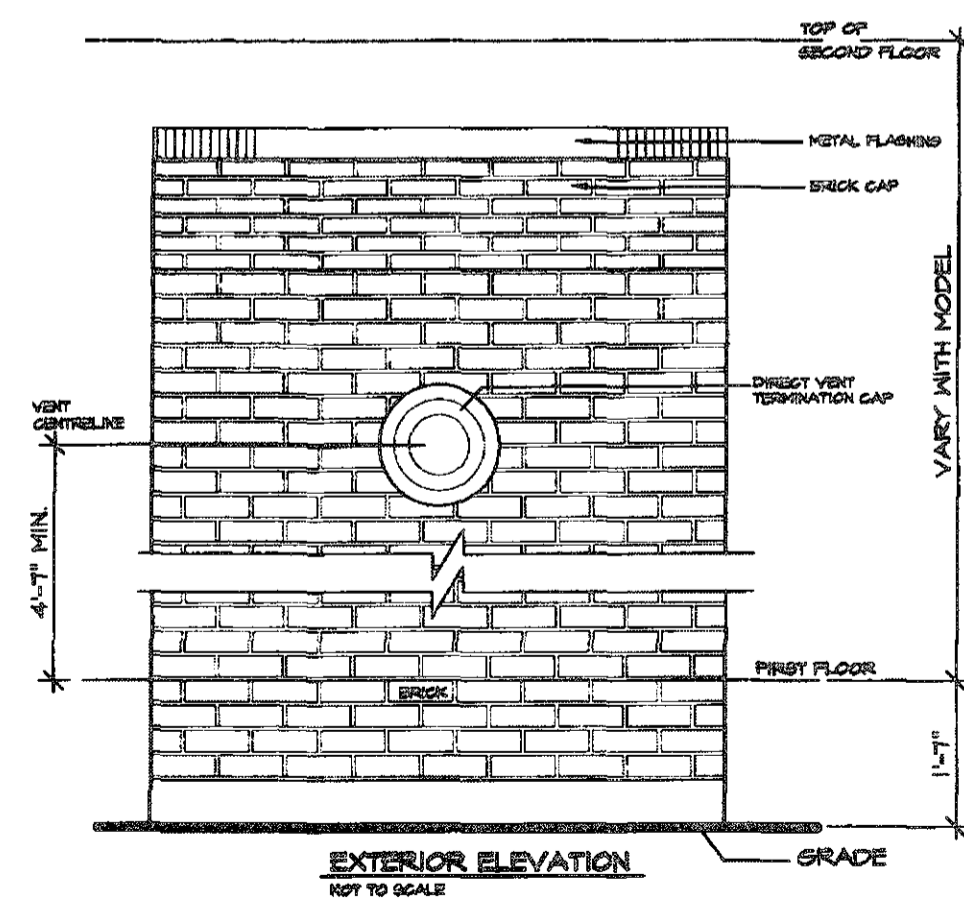
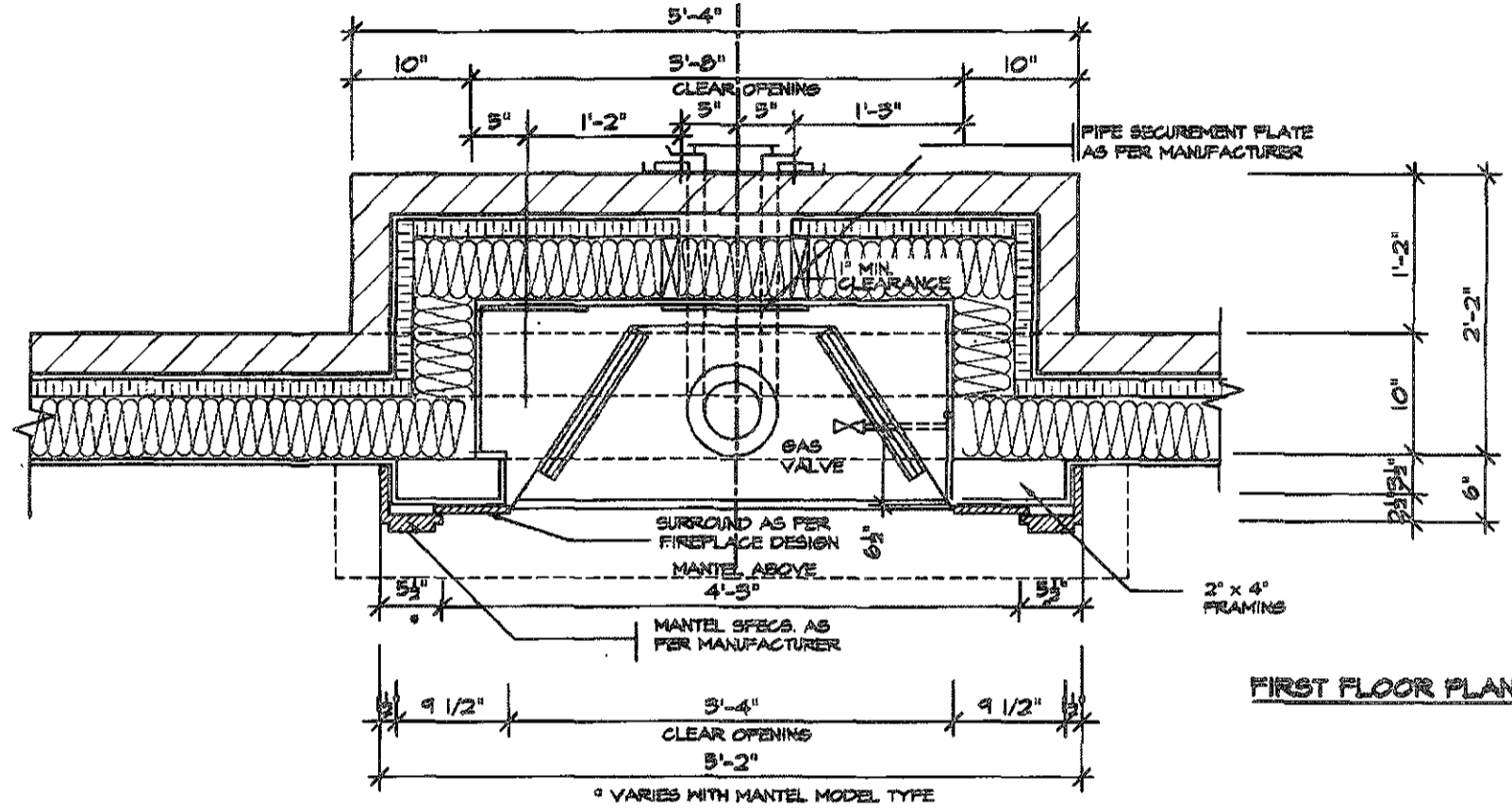
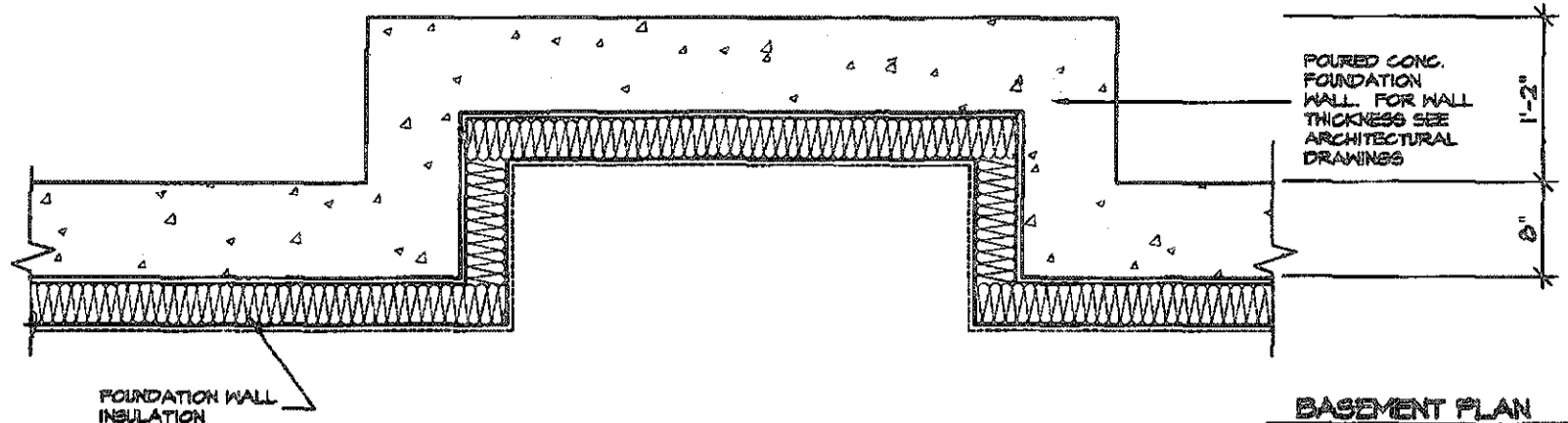
SCALE AS NOTED BY
DATE FEB 2019 TYPE

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AREA PAGE No.
PROJECT 00-00-00
5-2



2-19-21 P10 MASTANBAGH DETAIL SUB E B B M I T S F TENERGY STAIRWAYS LAMBERTS LANE II, AVT19 L3 - 2 STOREY SECTION 2X6 ENERGY STAR PWS



GENERAL INSTALLATION NOTES

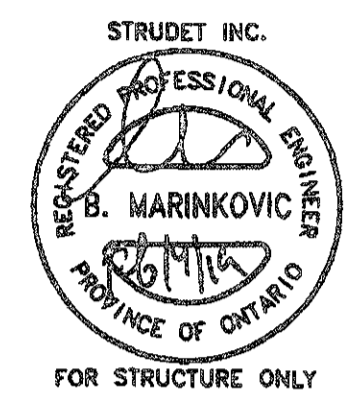
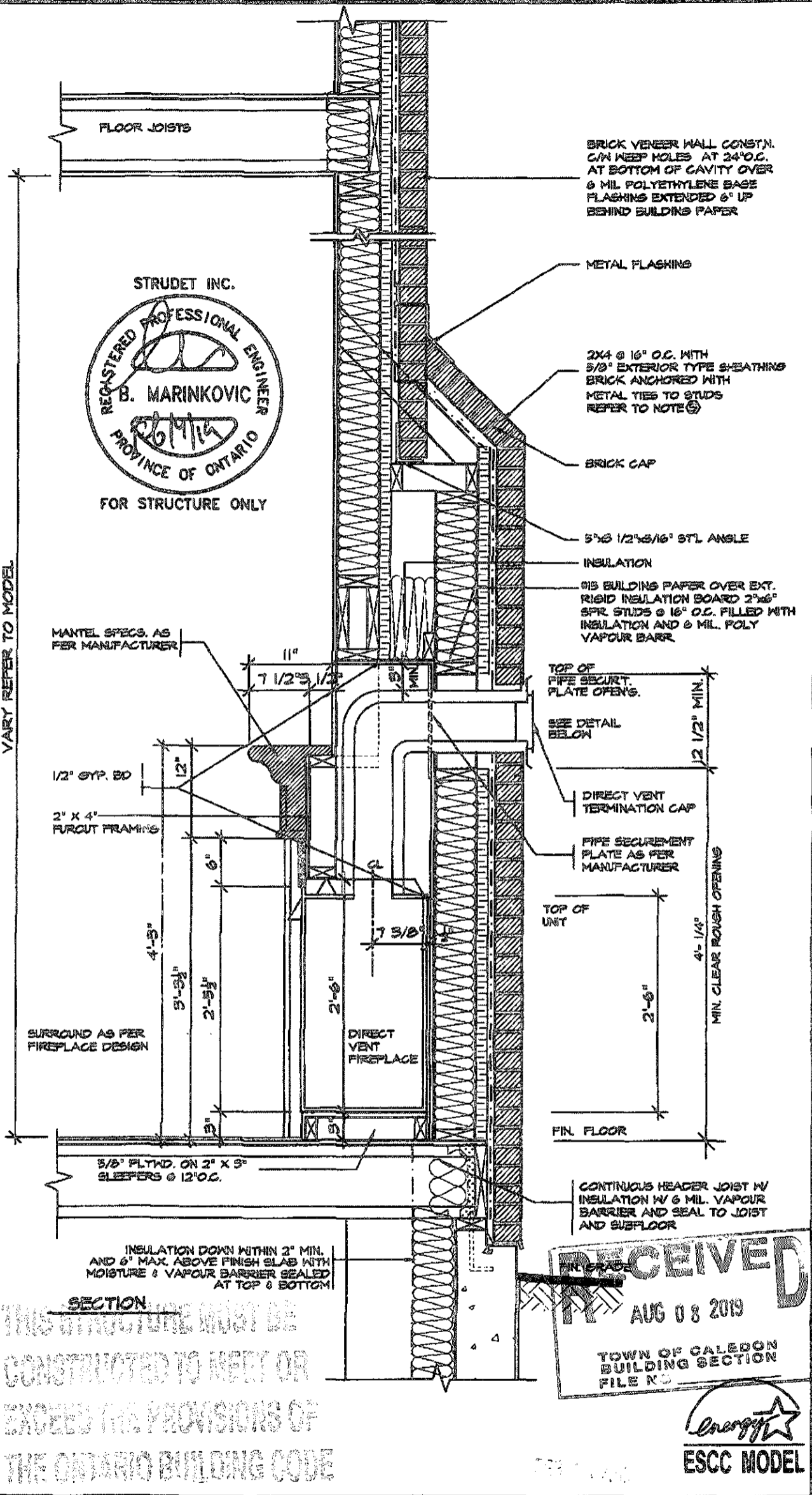
1.0 UNIT INSTALLATION TO STRICTLY CONFORM TO MANUFACTURERS INSTALLATION MANUAL AND ALL APPLICABLE CODES OF LOCAL AUTHORITIES HAVING JURISDICTION INCLUDING CAN/CSA-B149.1 & 2.

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"

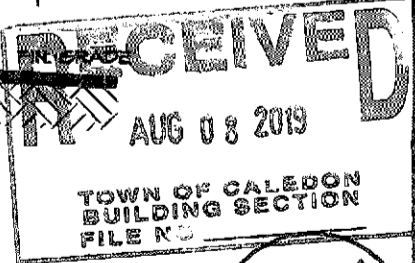
3.0 THE DIRECT VENT UNIT ILLUSTRATED IS THE SC10 MODEL AS MANUFACTURED BY HEATILATOR.

4.0 THE MANTEL ILLUSTRATED IS THE S-2 GB AS SUPPLIED BY GREATER TORONTO FIREPLACE.



VARY REFER TO MODEL

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



5.		
4.		
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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**

NAME SIGNATURE BCIN

REGION DESIGN INC.

8700 DUFFERIN ST.

CONCORD, ONTARIO

L4K 4S6

P (416) 736-4096

F (905) 660-0746

REGION DESIGN INC.

DIRECT VENT FIREPLACE WITH BRICK CAP

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.

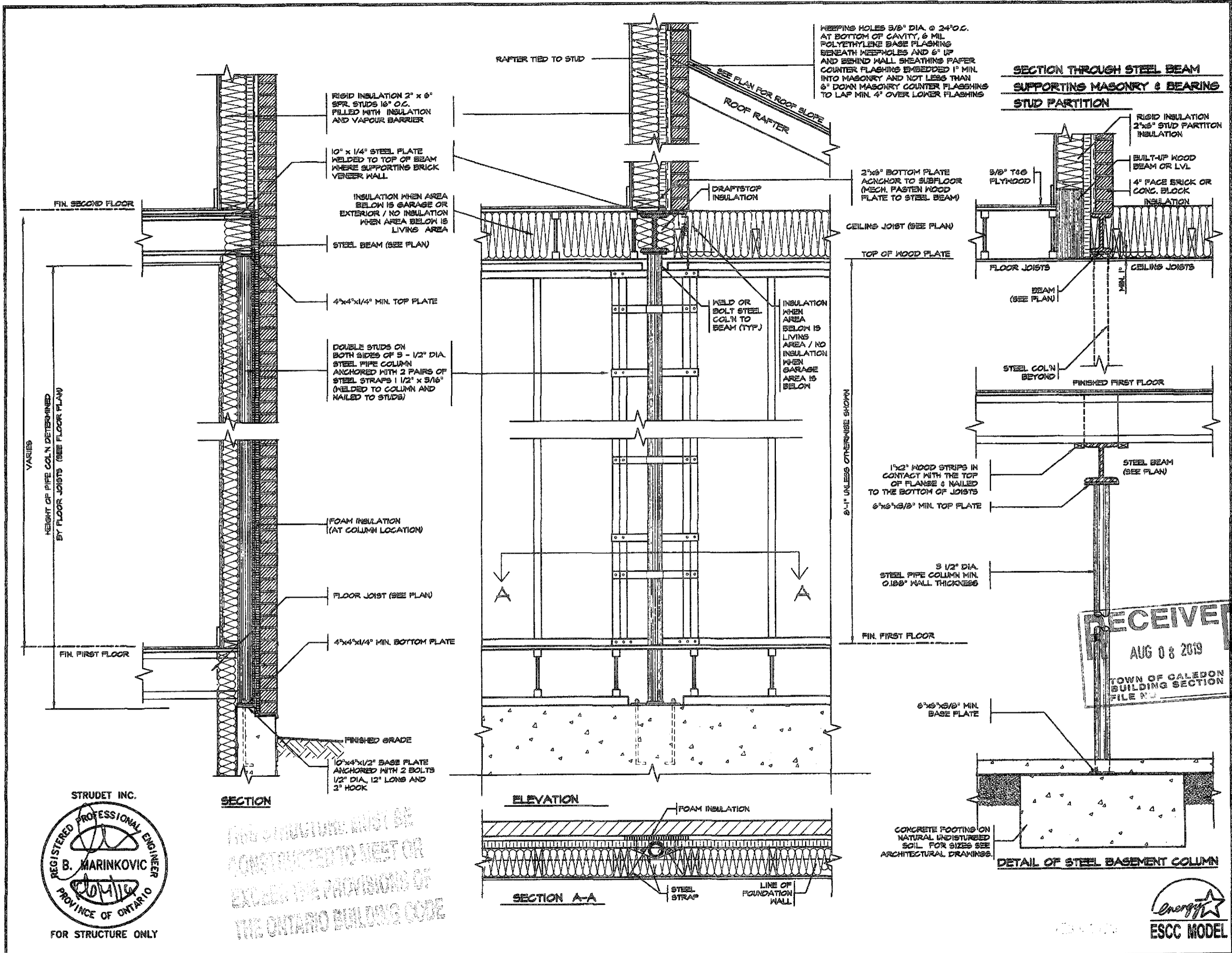
AREA

PAGE No. **6-2**

PROJECT

Greenpark.

PROJECT NAME: **STANDARD DETAILS LAMBERTS LANE II**



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

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

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REVISIONS		

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VIKAS GAJJAR
NAME SIGNATURE
28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S5
F (416) 736-4086
F (905) 880-0748

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

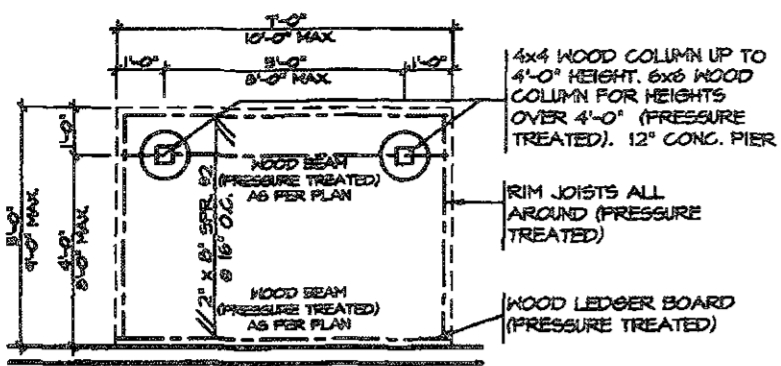
PAGE No.
7

PROJECT

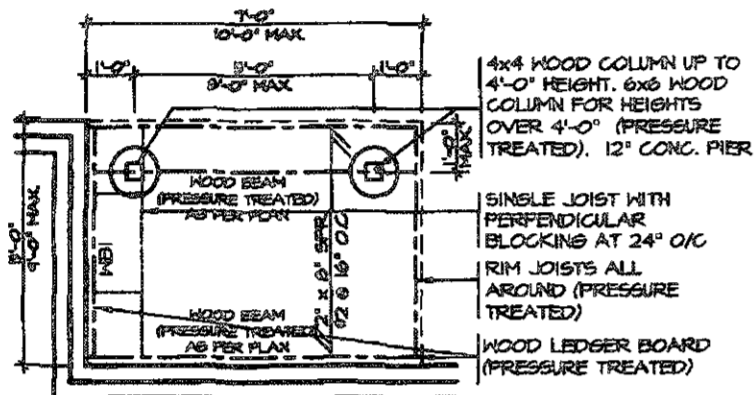
Greenpark

PROJECT NAME
STANDARD DETAILS LAMBERTS LANE II

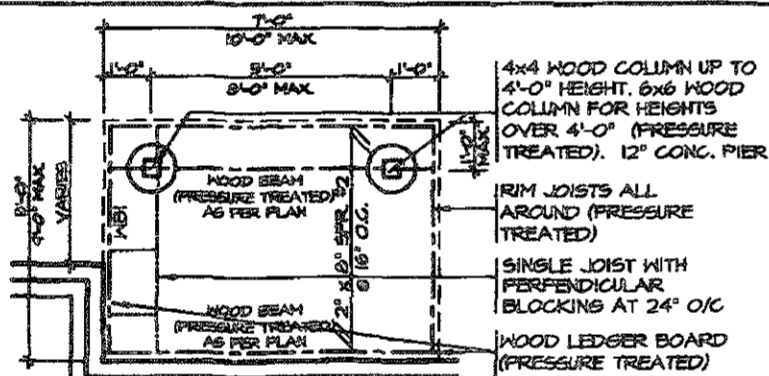
FEBRUARY 11 2019 1:24:37 PM STANDARD DETAILS PER M.I.T. S.E. ENERGY STAR 2019 LAMBERTS LANE II - ENERGY STAR COLUMN DETAILS ENERGY STAR.DWG



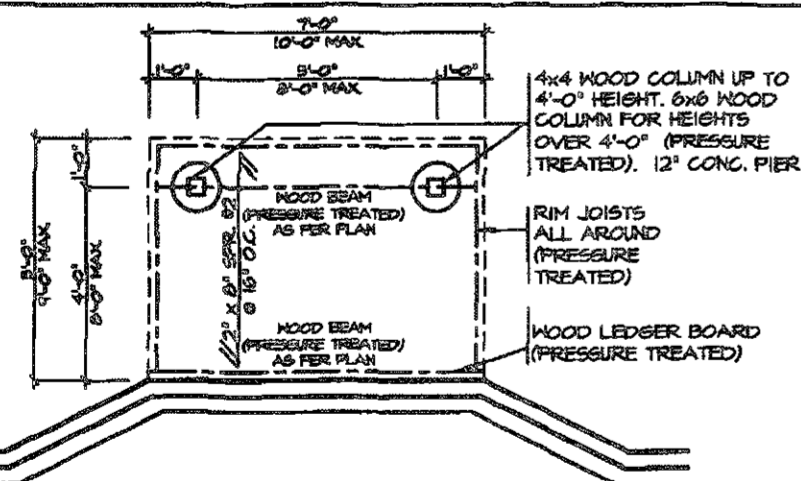
TYPICAL DECK LAYOUT
SCALE: 1/4" = 1'-0"



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

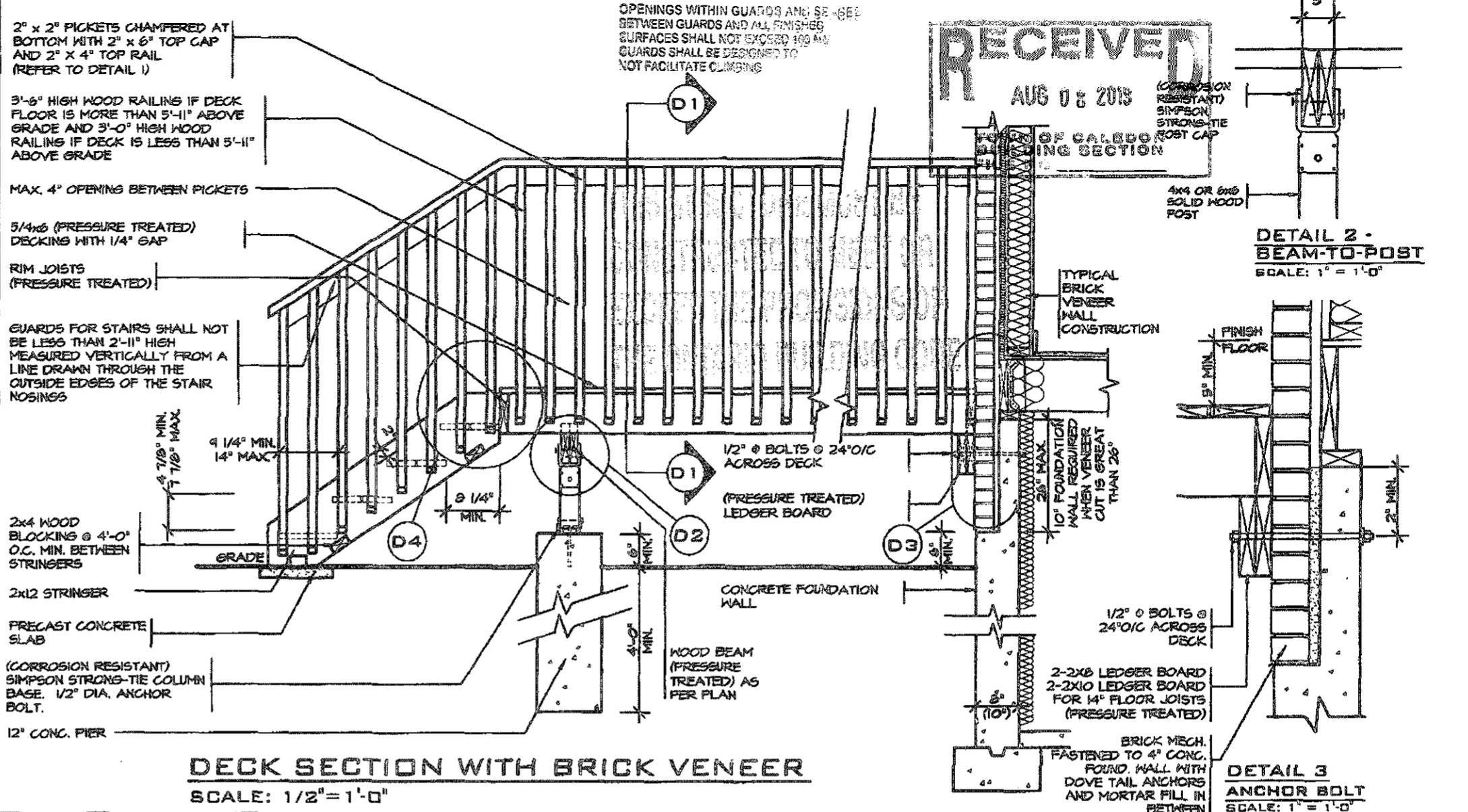
PRECAST CONCRETE SLAB

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

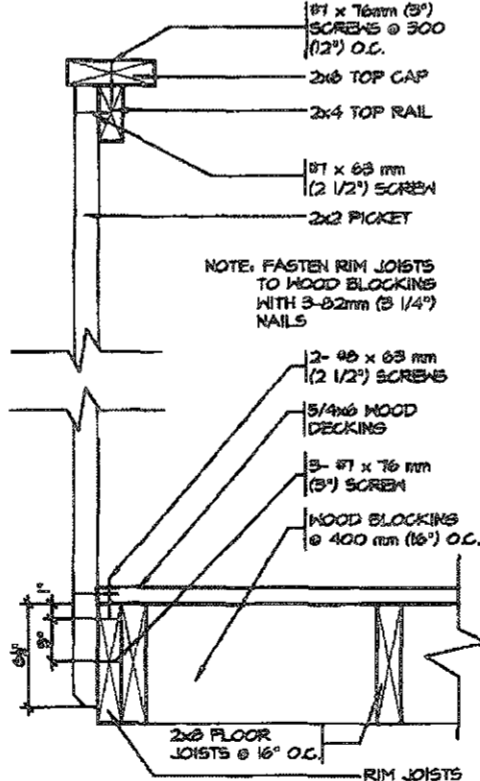
12" CONC. PIER

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

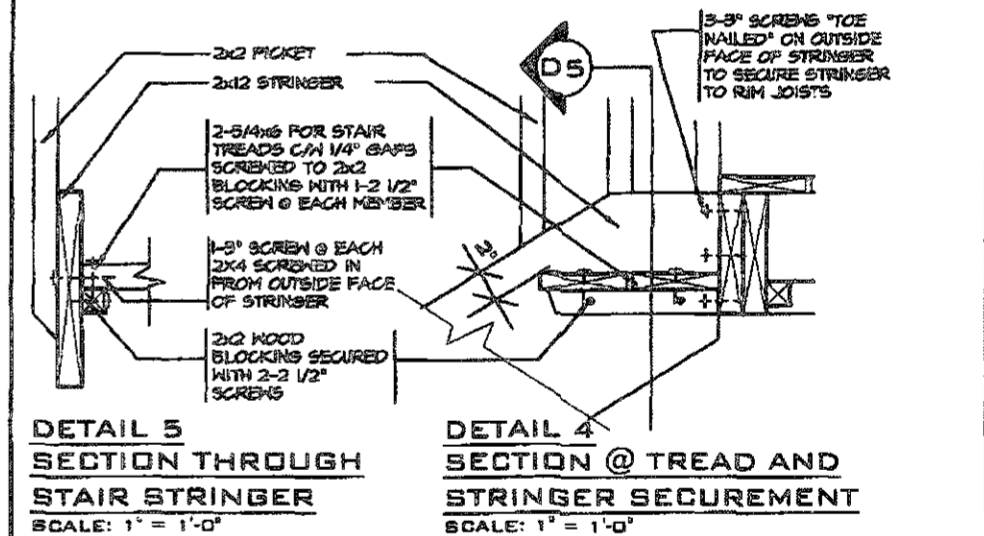
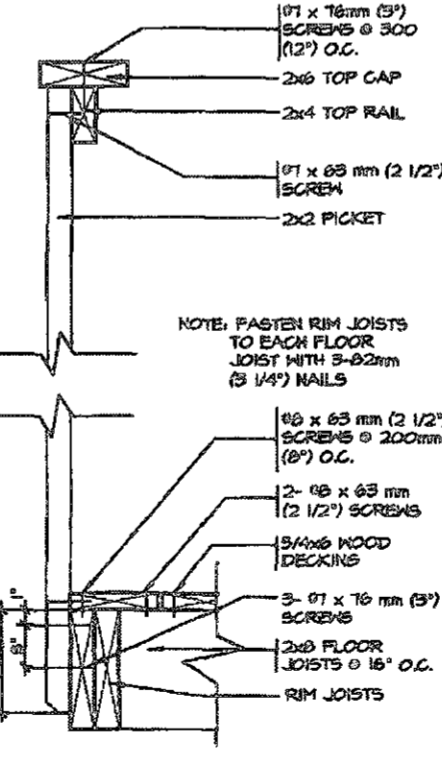
OPENINGS WITHIN GUARDS AND BETWEEN GUARDS AND ALL FINISHED SURFACES SHALL NOT EXCEED 100 MM. GUARDS SHALL BE DESIGNED TO NOT FACILITATE CLIMBING



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 15 MPa (2200 psi) 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 SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES.



NO.	REVISIONS	DATE
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) 738-4098
F (905) 660-0748

REGION DESIGN INC.

SHEET TITLE
WOOD DECK DETAIL

SCALE: AS SHOWN
DATE: FEB 2019

BY: []
TYPE: []

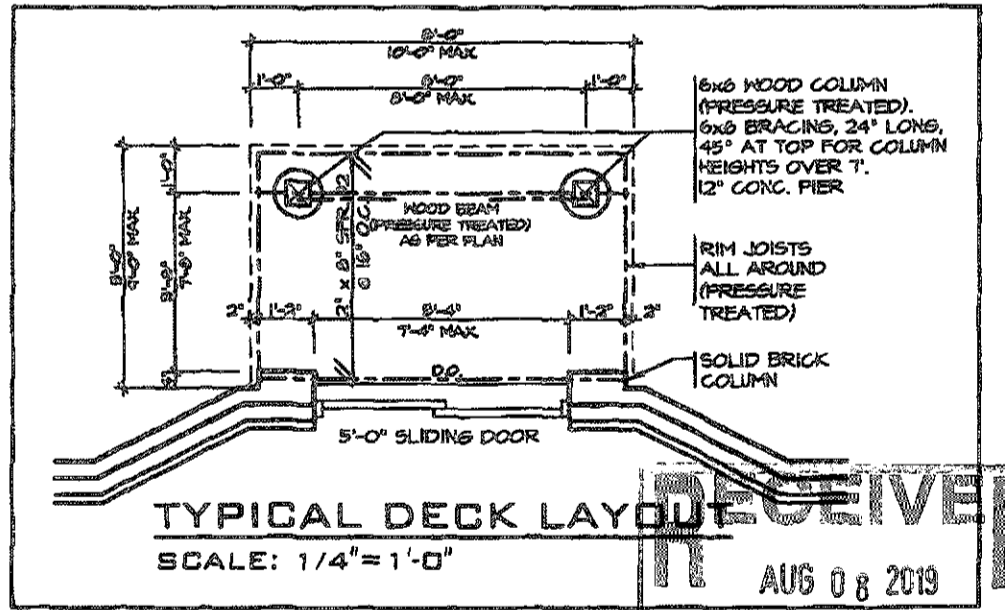
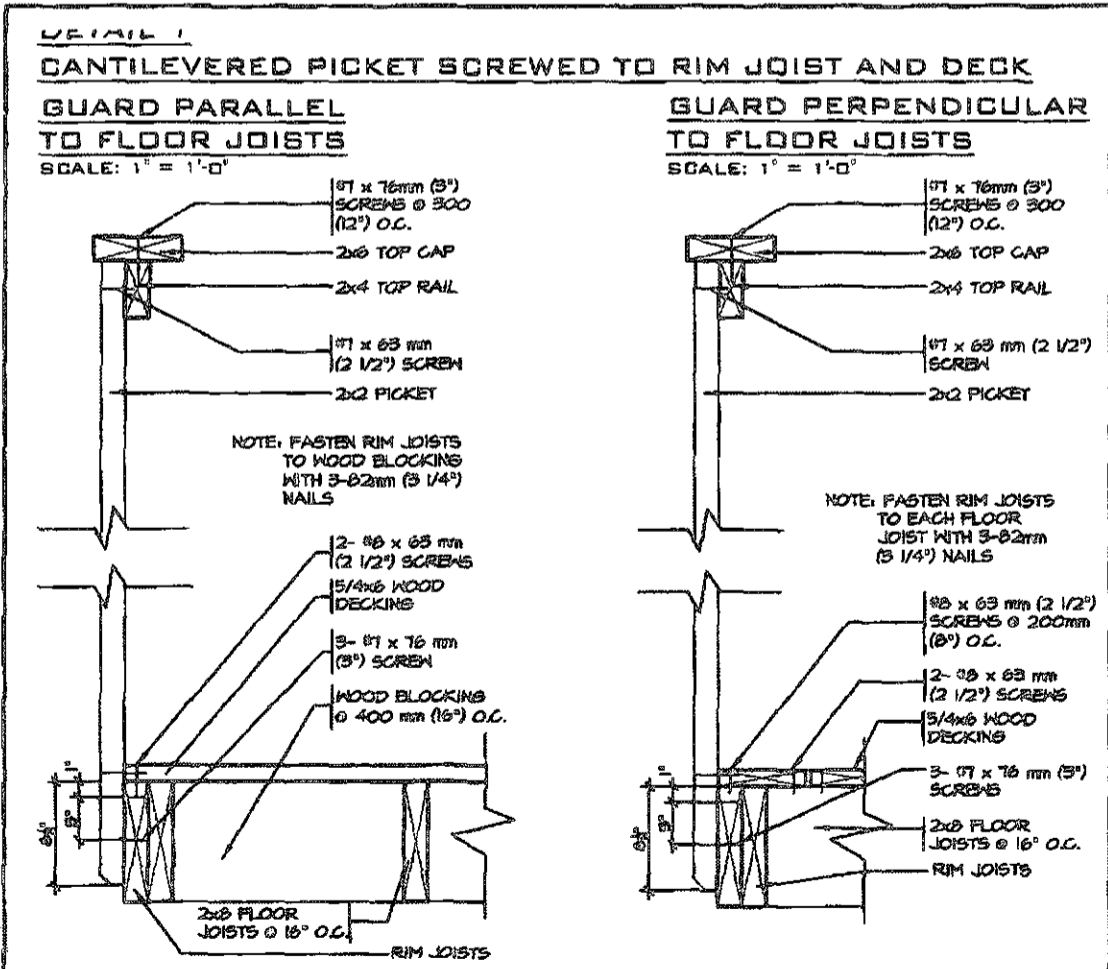
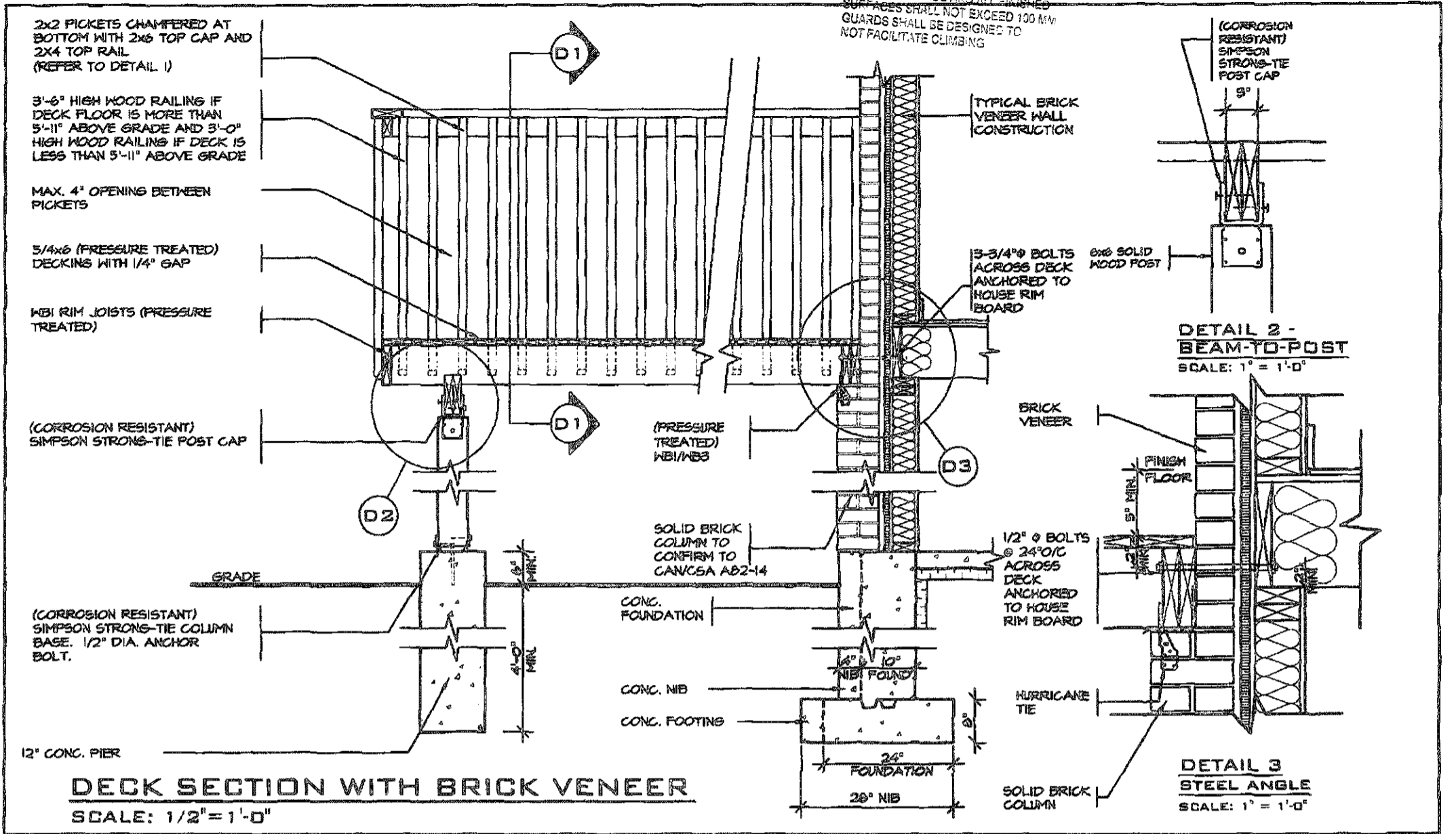
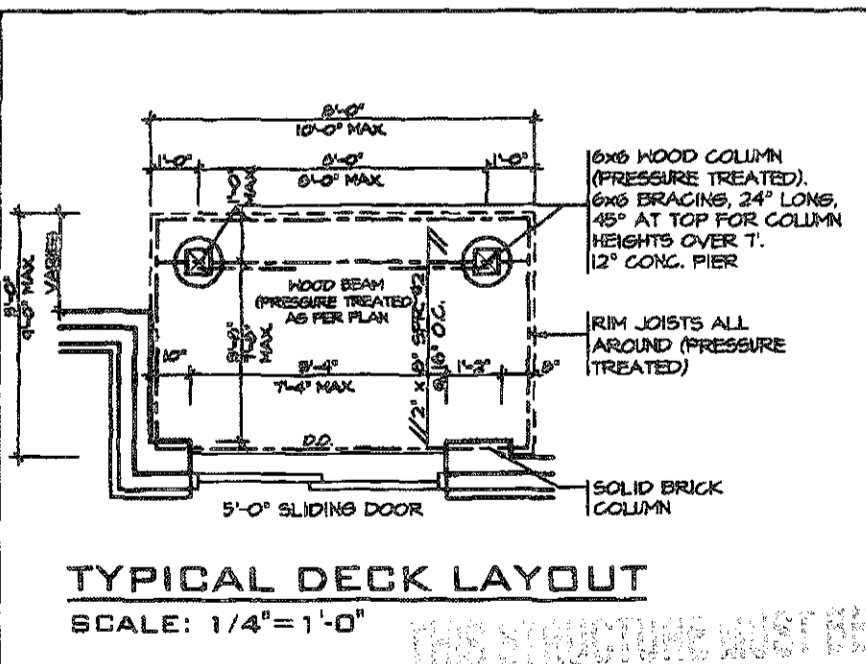
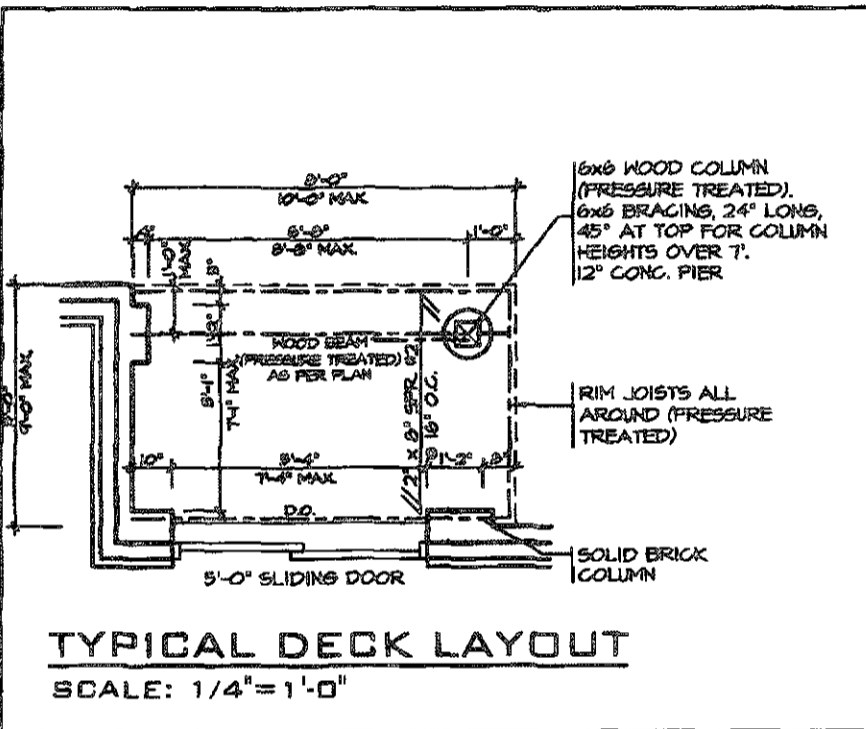
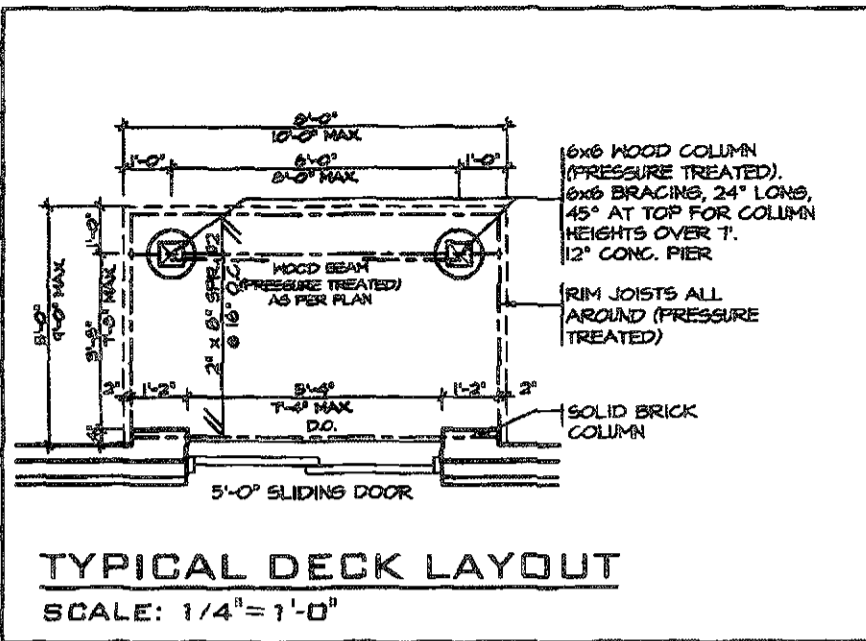
CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

AREA: []
PAGE No. 8

PROJECT: 00-00-00

Greenpark

PROJECT NAME: STANDARD DETAILS LAMBERTS LANE II



GENERAL NOTES

- BRICK TO BE COMPRESSIVE STRENGTH OF 15 MPa (2200 psi) 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.
- MBI = 2-2 x 6 (PRESSURE TREATED) MBS = 2-2 x 10 (PRESSURE TREATED)
- WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PIKE-FIR, OR HEM-FIR SPECIES.



STRUDET INC. TOWN OF CALEDON BUILDING SECTION FILE NO. _____

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

ESCC MODEL

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

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QUALIFICATION INFORMATION
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VIKAS GAJJAR
NAME SIGNATURE

28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S8
P (416) 736-4088
F (905) 880-0746



SHEET TITLE
WALK-OUT DECK DETAILS

SCALE: AS SHOWN

DATE: FEB 2019

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AREA

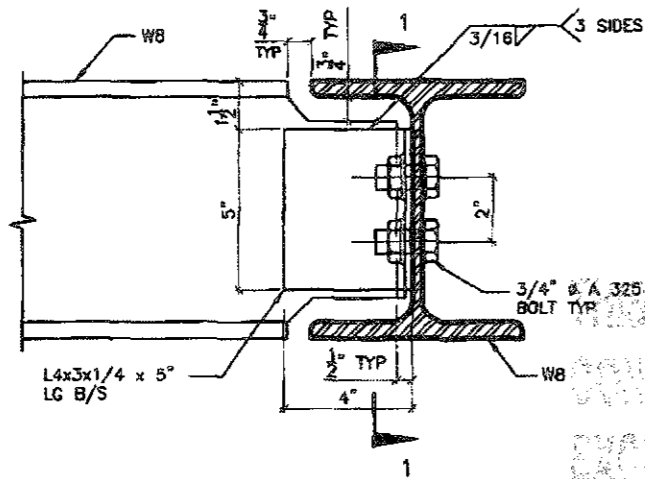
PAGE No. **8-2**

PROJECT: 00-00-00

Greenpark

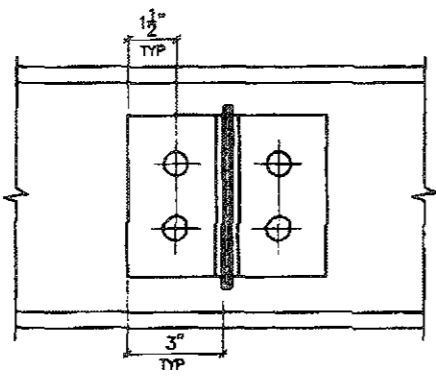
PROJECT NAME: STANDARD DETAILS LAMBERTS LANE II

February 14 2019 1:26:51 PM B:\STANDARD DETAIL\RD E.B.M.I.T. S.E. THERESA RETARDON\18\SUBJECTS\1 AMF II\30739.DWG - WALK-OUT DECK DETAIL BRUSHY STAR.DWG

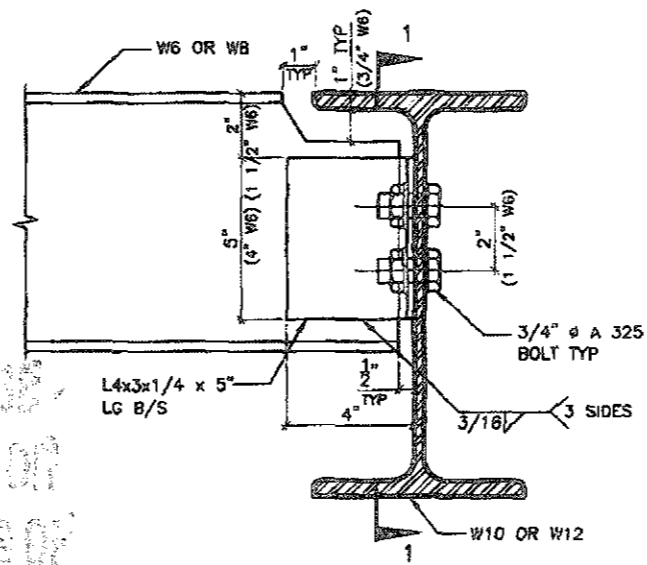


DETAIL 1.

W8
TO
W8
CONNECTION

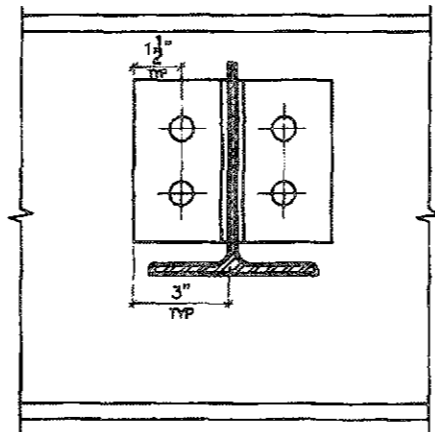


SECTION 1-1

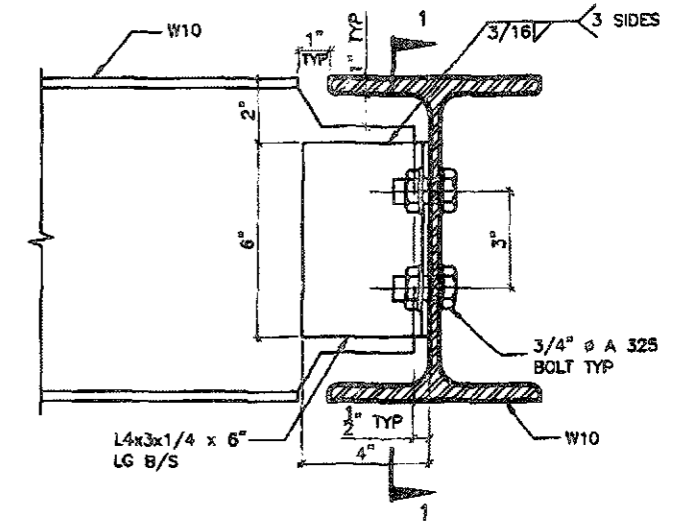


DETAIL 2.

W6(W8)
TO
W10(W12)
CONNECTION

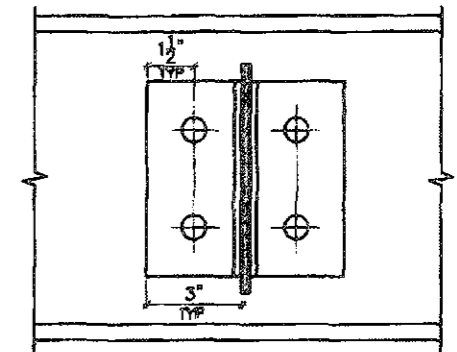


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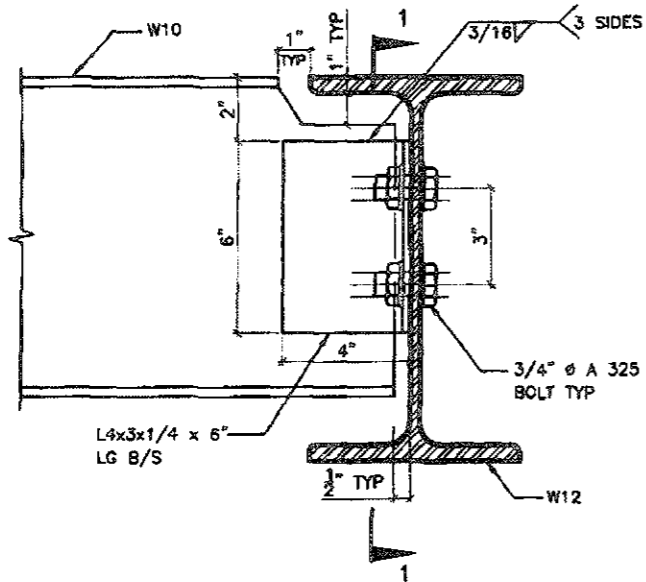


DETAIL 3.

W10
TO
W10
CONNECTION

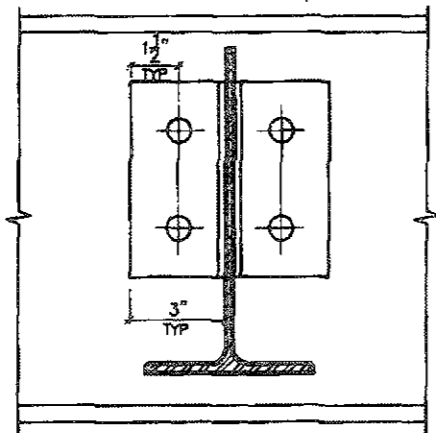


SECTION 1-1

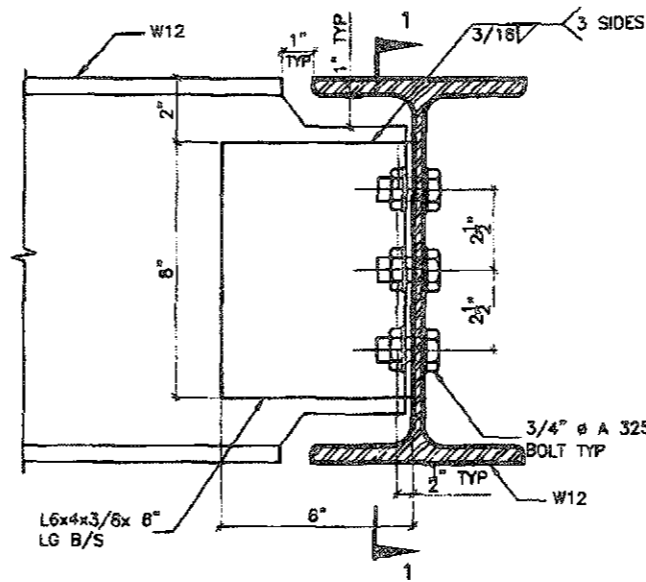


DETAIL 4.

W10
TO
W12
CONNECTION

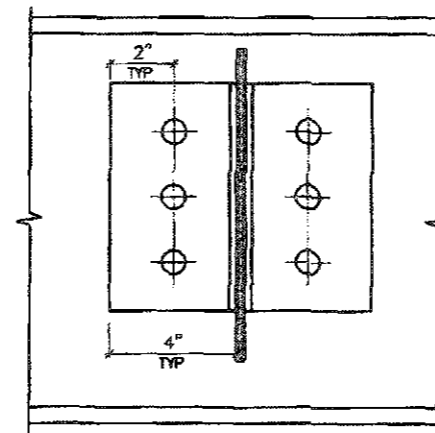


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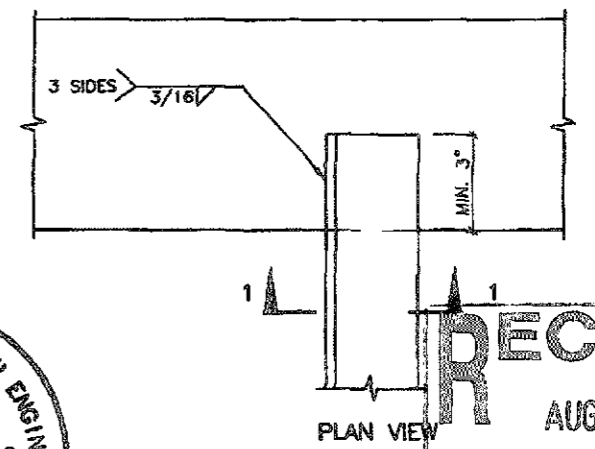


DETAIL 5.

W12
TO
W12
CONNECTION



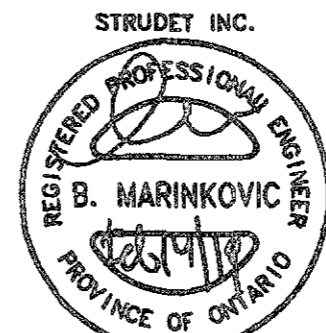
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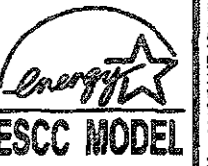
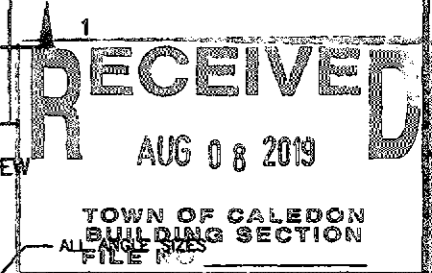
DETAIL 6.

ANGLE
TO
BEAM
CONNECTION

ALL BEAM SIZES SECTION 1-1




FOR STRUCTURE ONLY



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

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

VIKAS GAJJAR  **28770**

NAME SIGNATURE BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4095
F (905) 660-0746

REGION DESIGN INC.

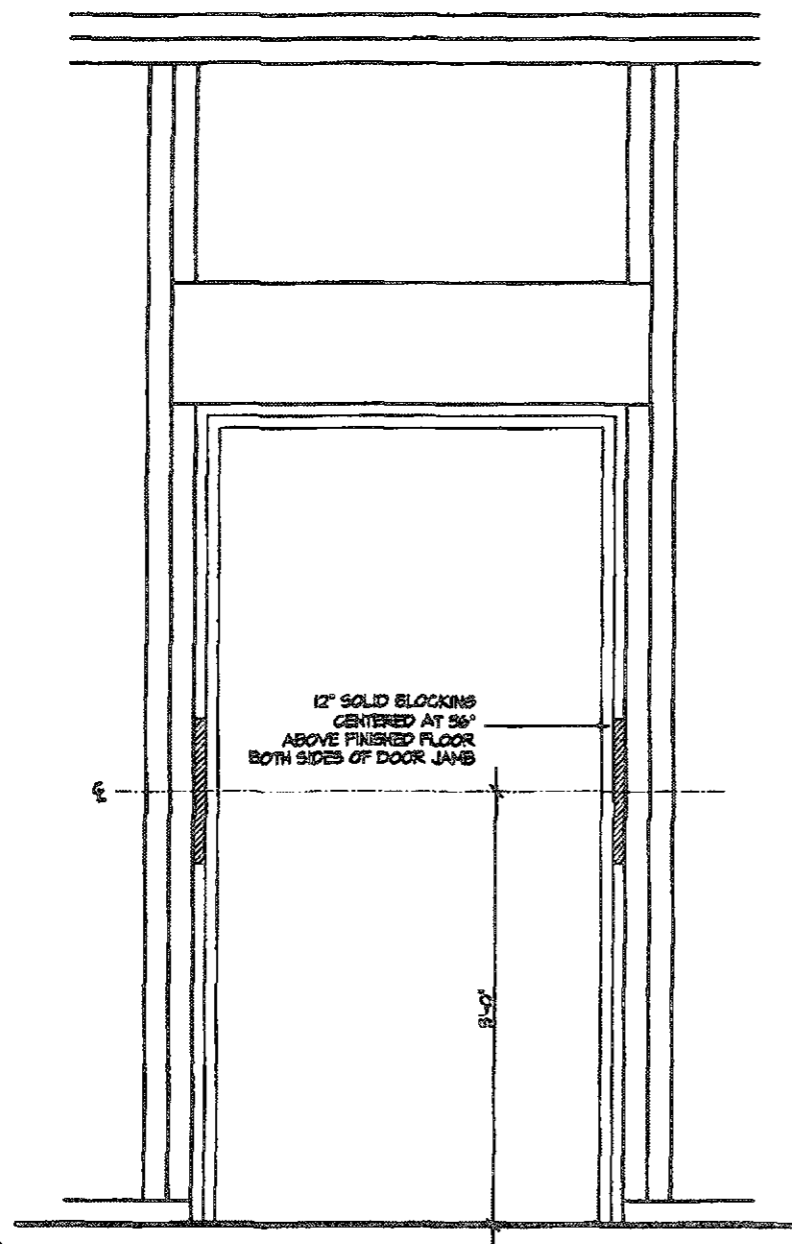
SHEET TITLE
STEEL BEAM DETAILS

SCALE	N.T.S.	BY	AREA	PAGE No.
DATE	FEB 2019	TYPE	PROJECT	9
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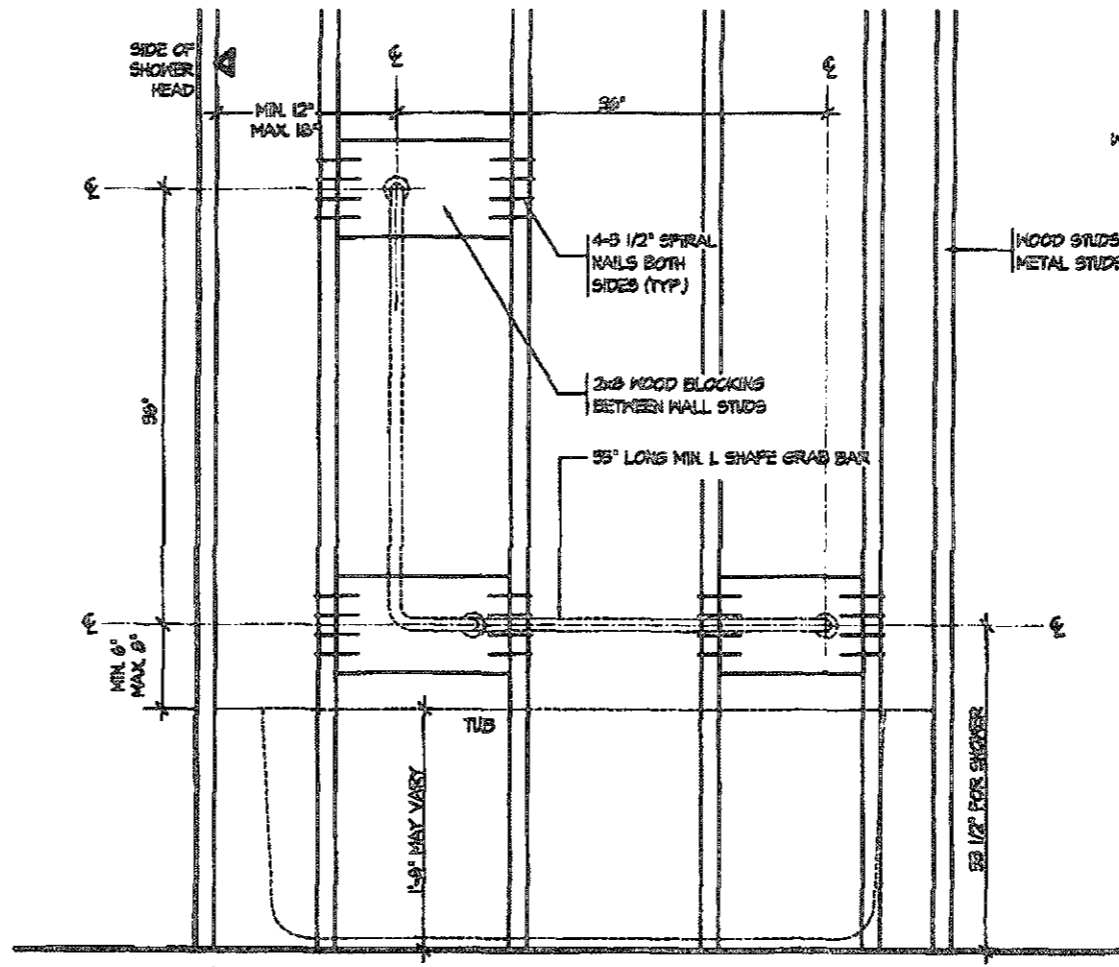
CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

Greenpark

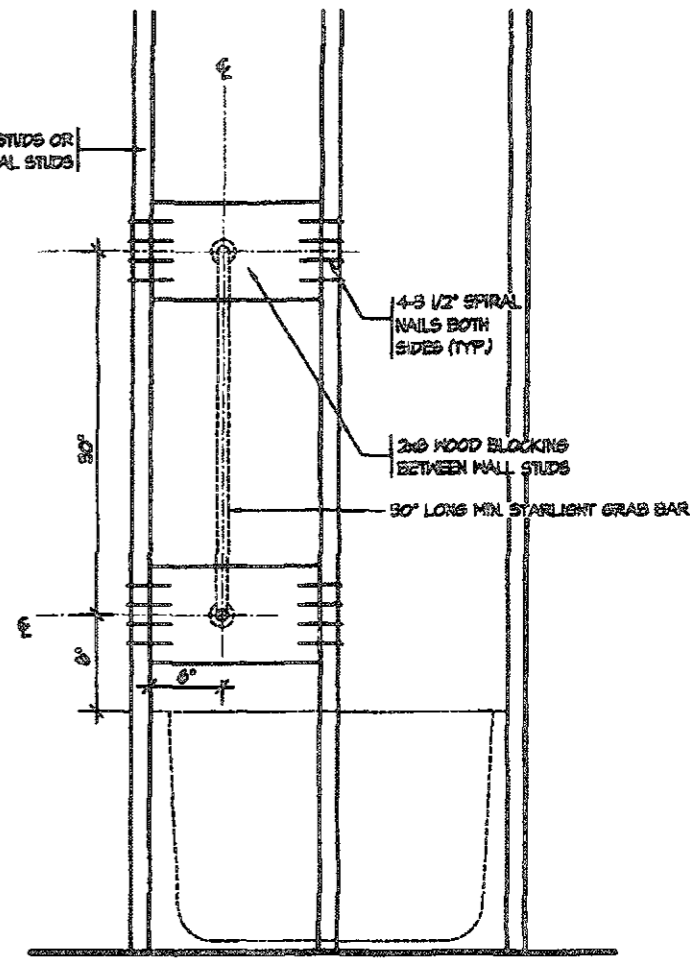
PROJECT NAME
STANDARD DETAILS
LAMBERTS LANE II



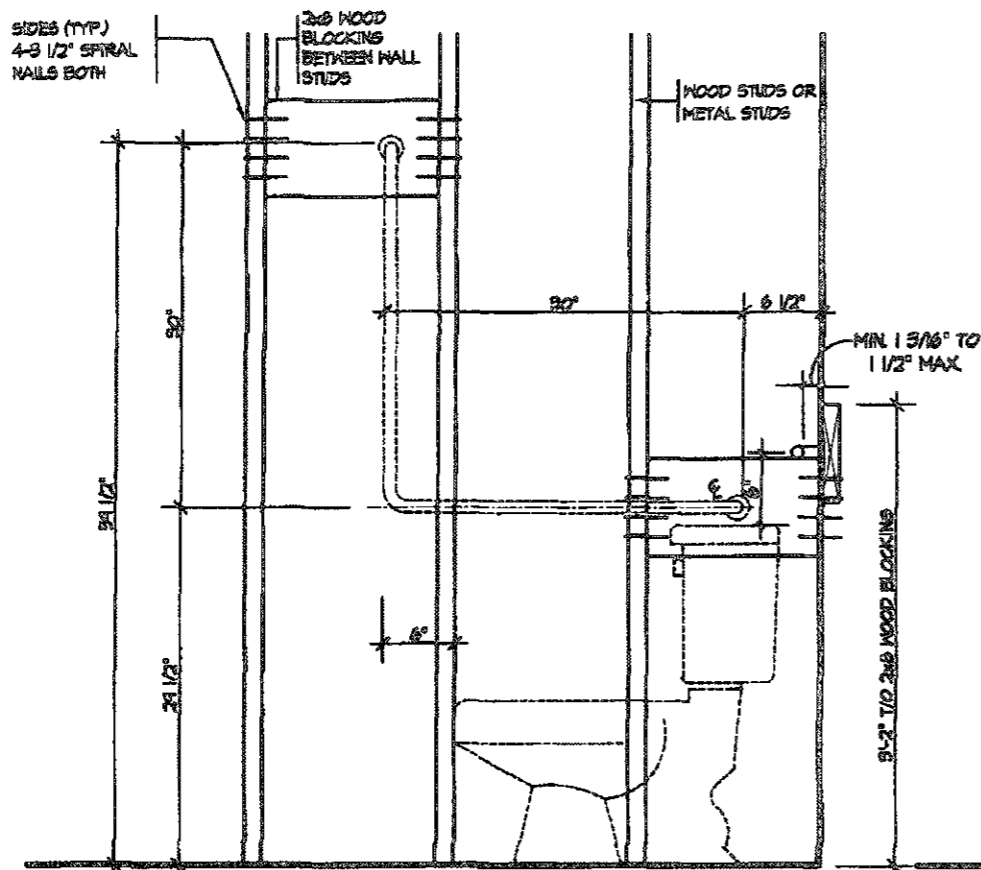
RESISTANCE TO FORCED ENTRY (OBC 4.6.8)



BATH TUB OR SHOWER FRONT ELEVATION

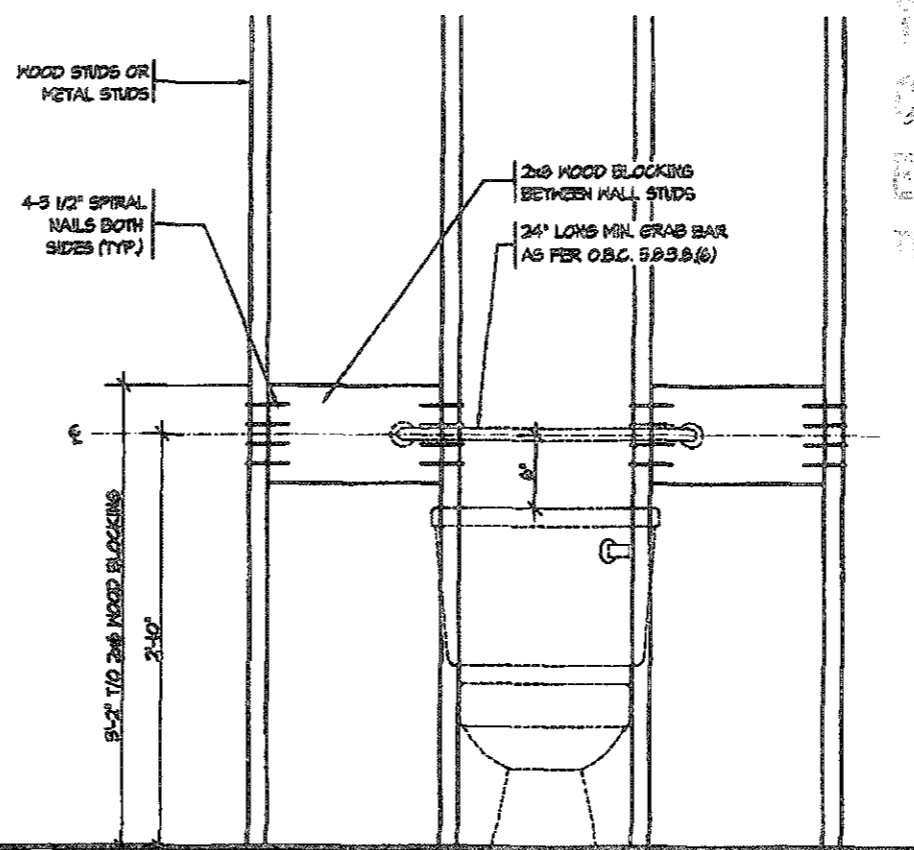


BATH TUB SHOWER HEAD SIDE ELEVATION



TOILET SIDE ELEVATION

STRUCTURAL REINFORCEMENT FOR GRAB BAR (OBC 4.5.2.3)
FOR MAIN BATH ONLY



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

RECEIVED
AUG 08 2019
TOWN OF CALEDON
BUILDING SECTION
FILE NO.

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

Energy
ESCC MODEL

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

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

**REGION
DESIGN
INC.**

SHEET TITLE
**BLOCKING
FORCED ENTRY & GRAB BAR**

SCALE
3/4" = 1'0"

DATE
FEB 2019

BY

TYPE

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

AREA

PAGE No.
10

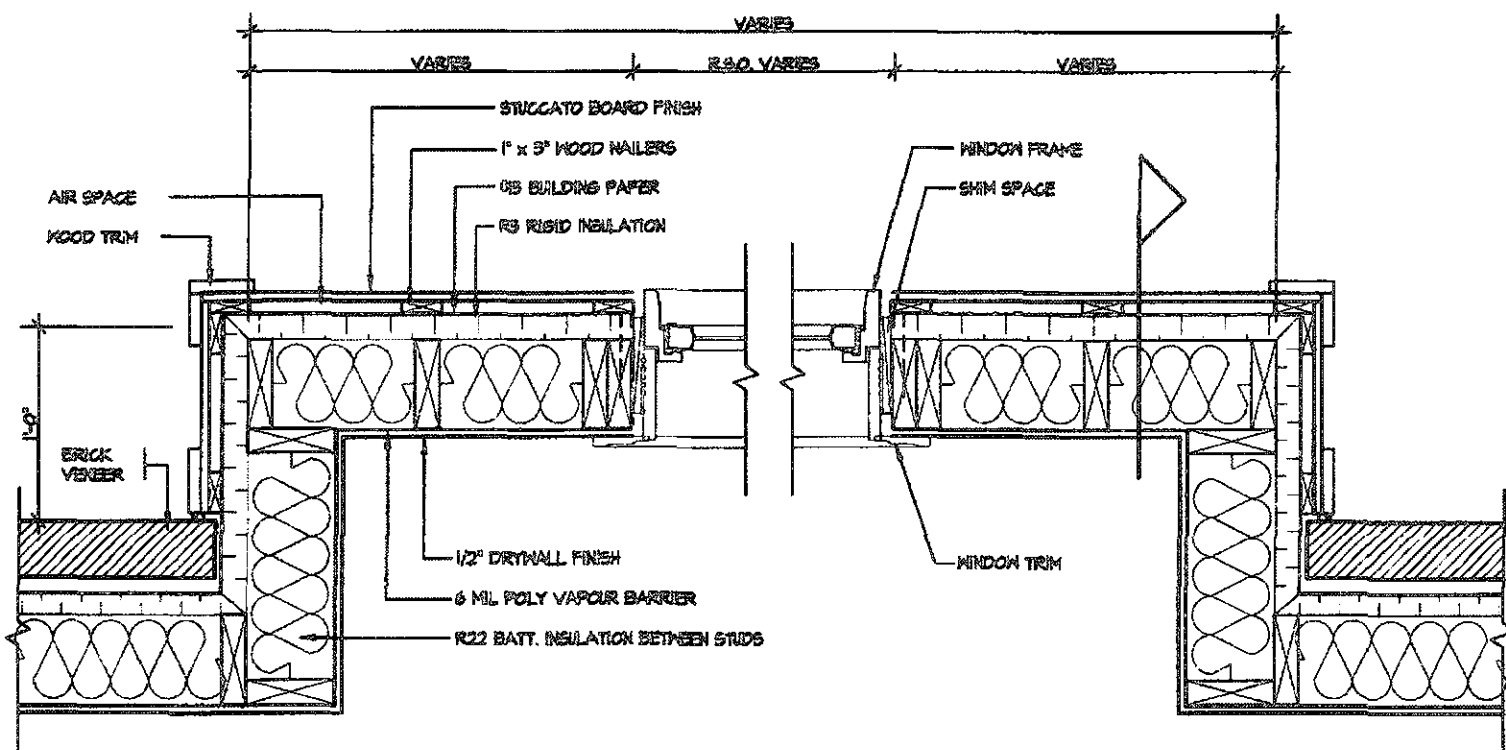
PROJECT
00-00-00

Greenpark

PROJECT NAME
STANDARD DETAILS
LAMBERTS LANE II

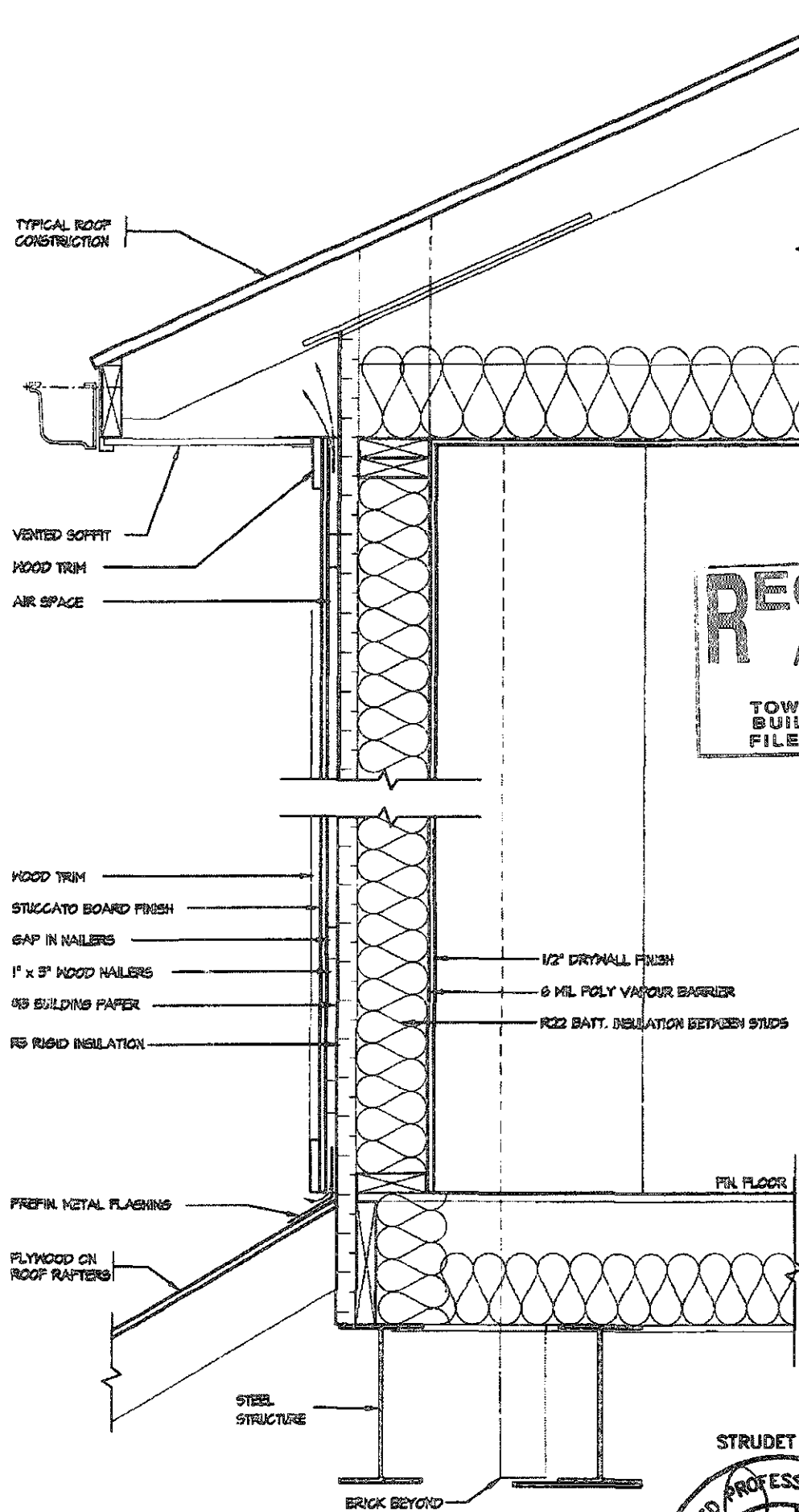
1-888-888-8888 STANDARD DETAILS LAMBERTS LANE II, V1910-10 - R1 CHECKING ENERGY STAR DWG

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



PLAN VIEW

STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.21)



CROSS SECTION

RECEIVED
AUG 08 2019
TOWN OF CALEDON
BUILDING SECTION
FILE NO.

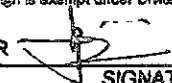
STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

Energy
ESCC MODEL

5.	
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CONCORD, ONTARIO
L4K 4S6
P (416) 736-4086
F (905) 650-0746

REGION DESIGN INC.

SHEET TITLE
STUCCATO BOARD FINISH CLADDING

SCALE 1/2"=1'0"
DATE FEB 2019

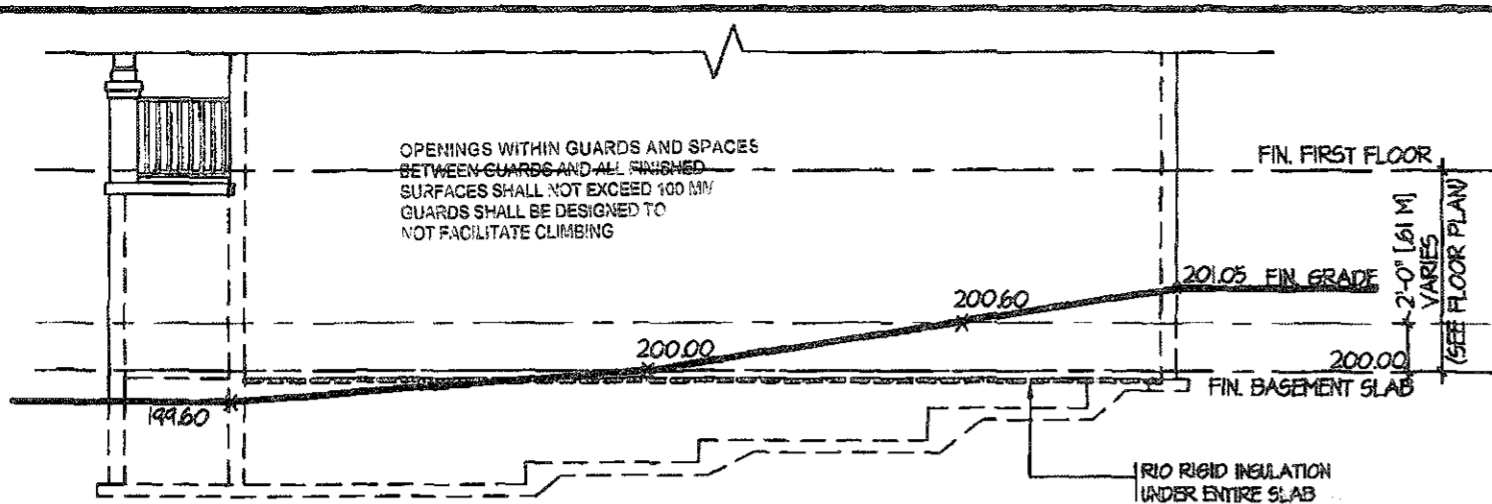
CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

AREA
PAGE No. 11
PROJECT 00-00-00

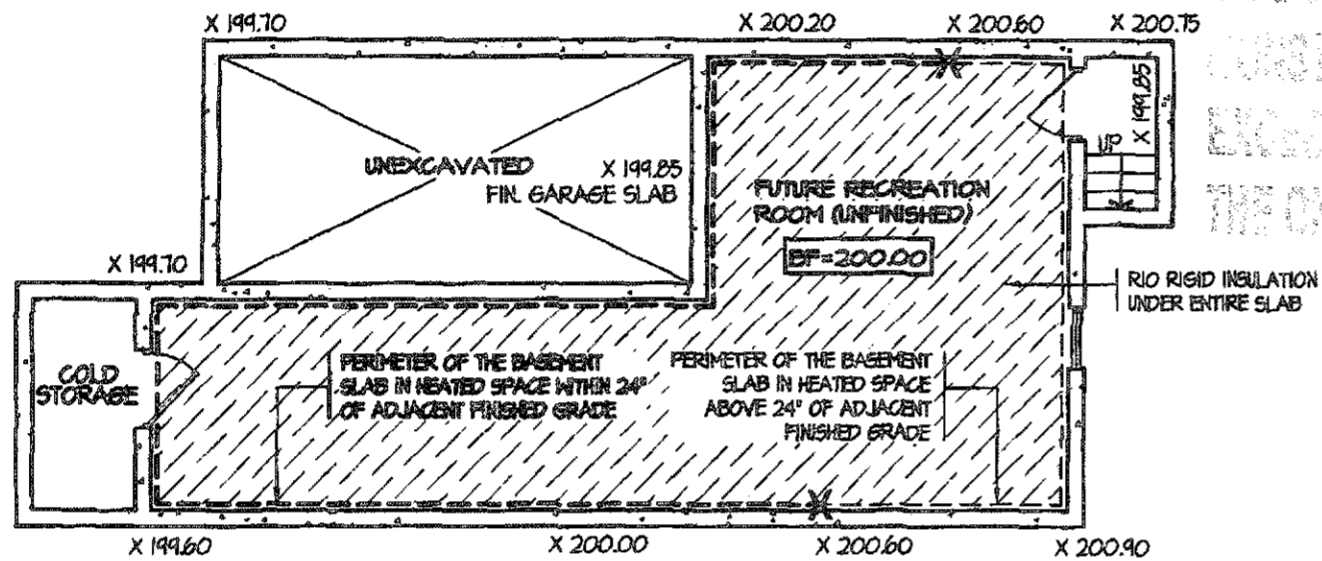
Greenpark

PROJECT NAME
STANDARD DETAILS
LAMBERTS LANE II

February 11 2019 1:35:34 PM H:\STANDARD DETAIL SID P R M I T S P TEMPERY STAIRS181 LAMBERTS LANE II W730 11 - STUCCATO BOARD FINISH ENERGY STAIRS.DWG



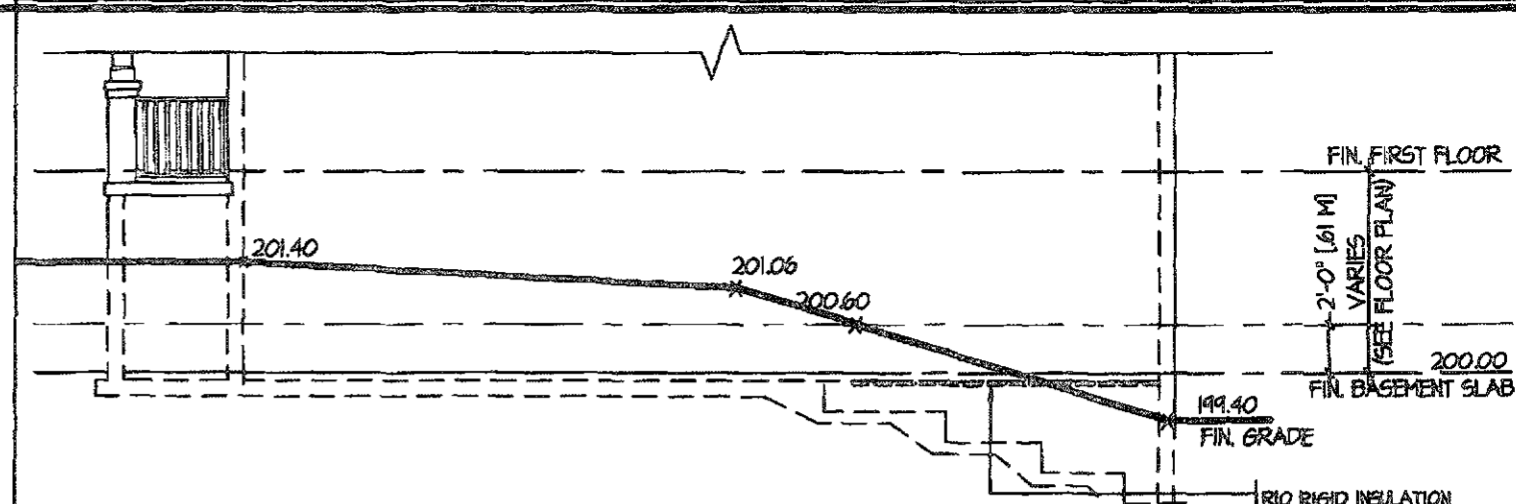
TYPICAL RIGHT SIDE ELEVATION



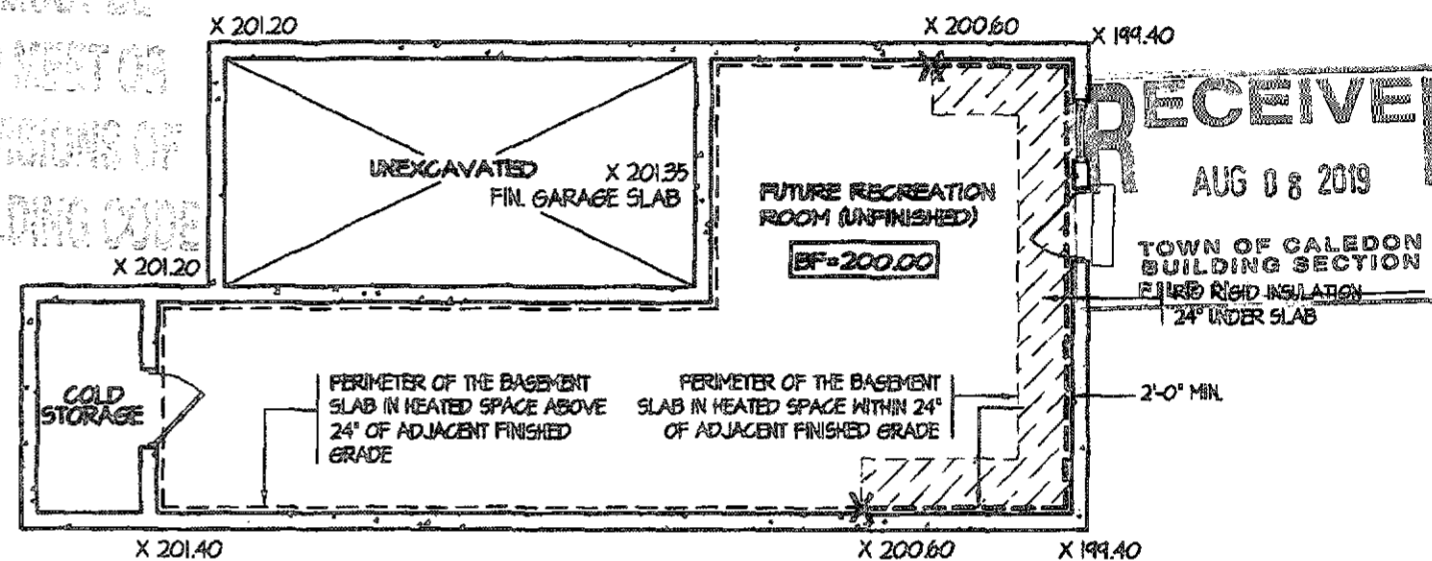
TYPICAL BASEMENT PLAN

SLAB ON GRADE CONDITION

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



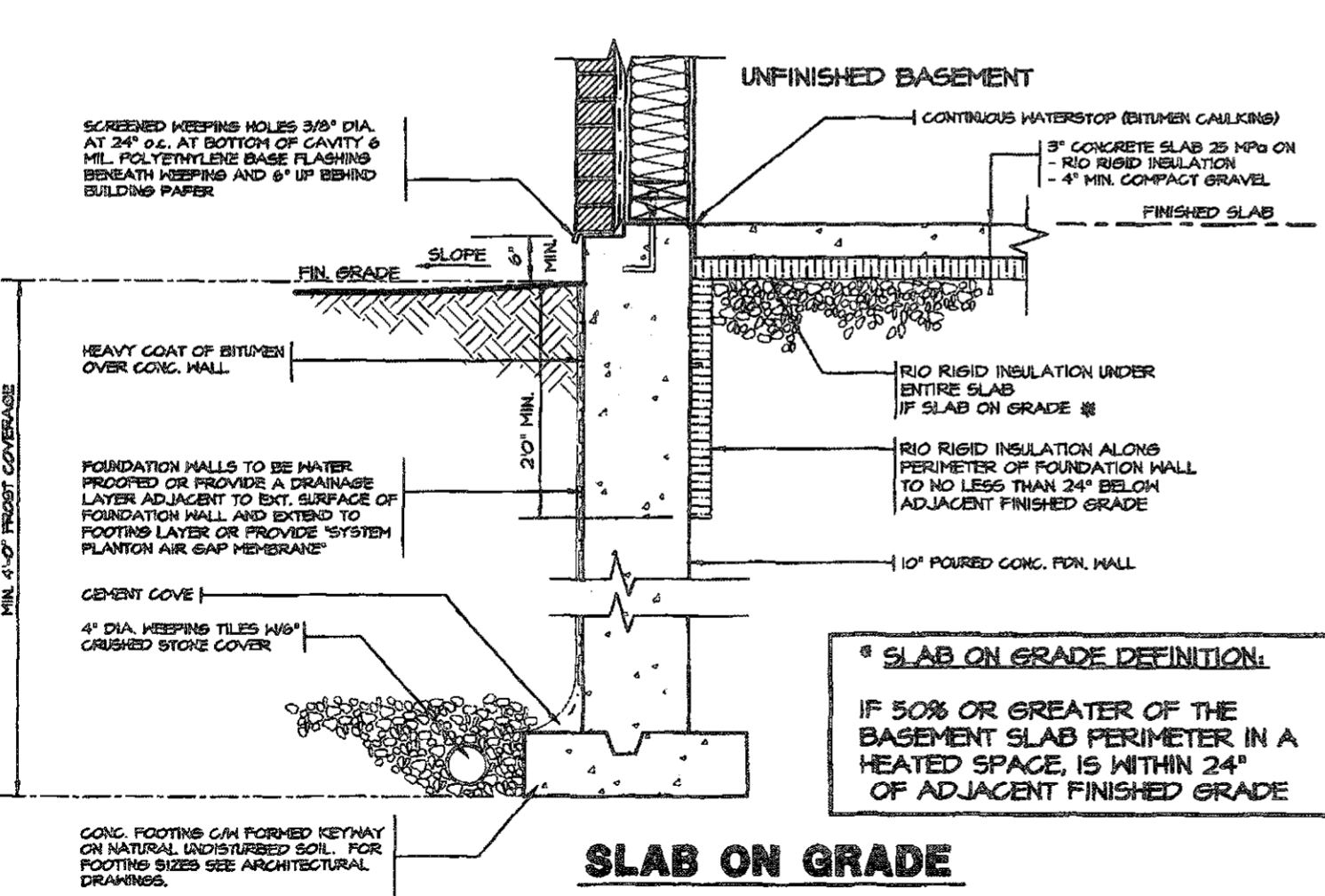
TYPICAL RIGHT SIDE ELEVATION



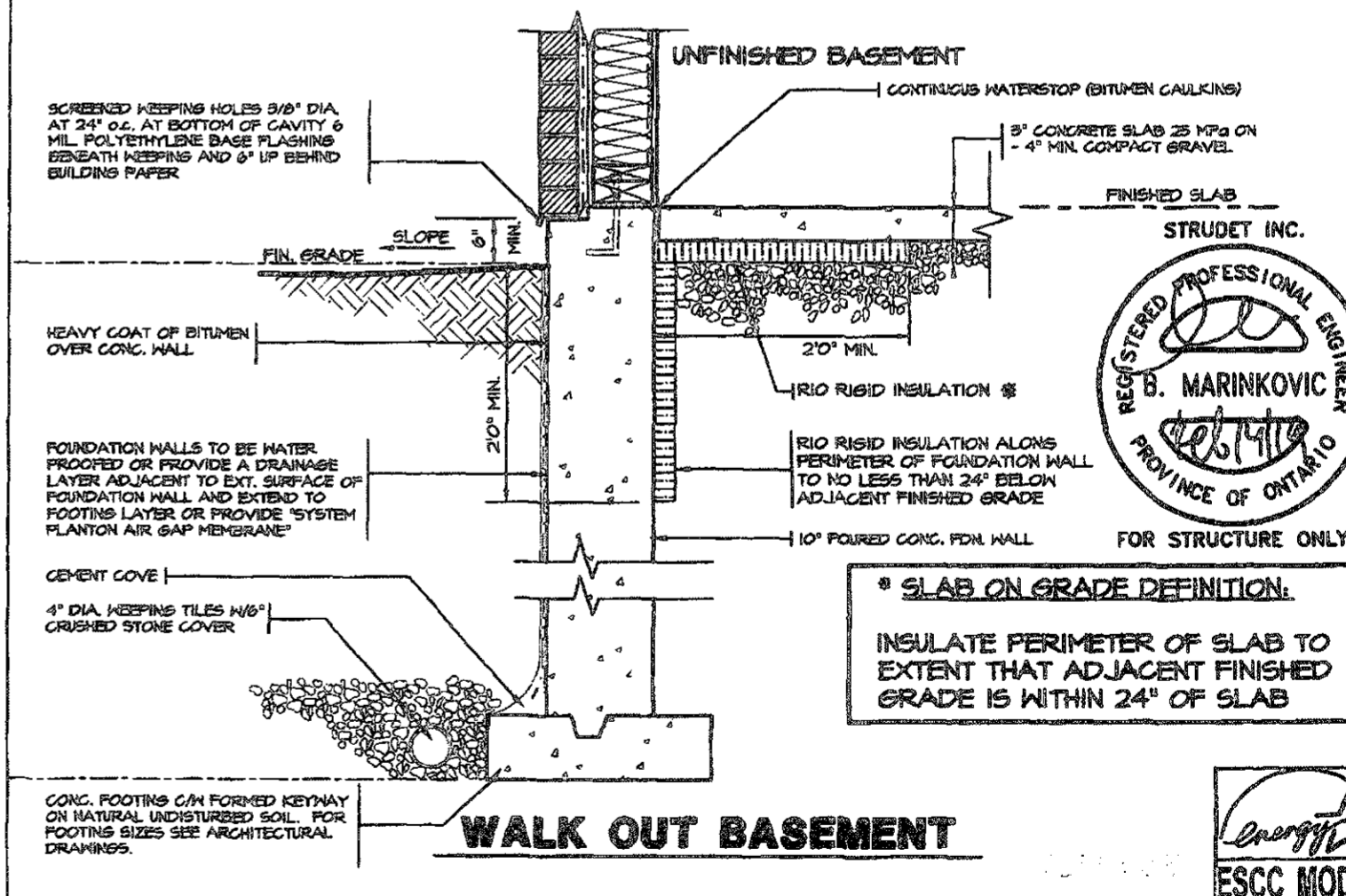
TYPICAL BASEMENT PLAN

WALK OUT BASEMENT CONDITION

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



SLAB ON GRADE




WALK OUT BASEMENT

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**
 NAME SIGNATURE BCIN

REGION DESIGN INC.
 8700 OUFFERIN ST.
 CONCORD, ONTARIO
 L4K 4S6
 P (416) 738-4096
 F (905) 880-0746



SHEET TITLE
SLAB ON GRADE WALKOUT BASEMENT

SCALE N.T.S. BY AREA PAGE No. 12

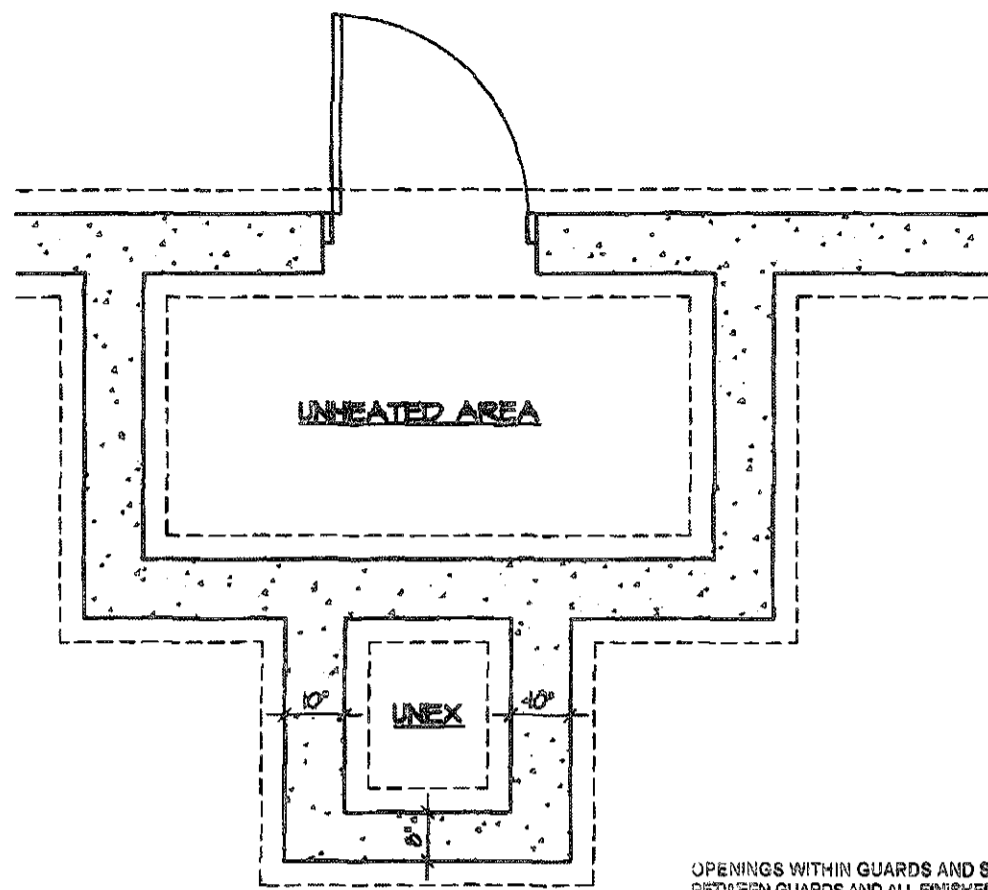
DATE FEB 2019 TYPE PROJECT 60-00-00

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

Greenpark.

PROJECT NAME
STANDARD DETAILS LAMBERTS LANE II

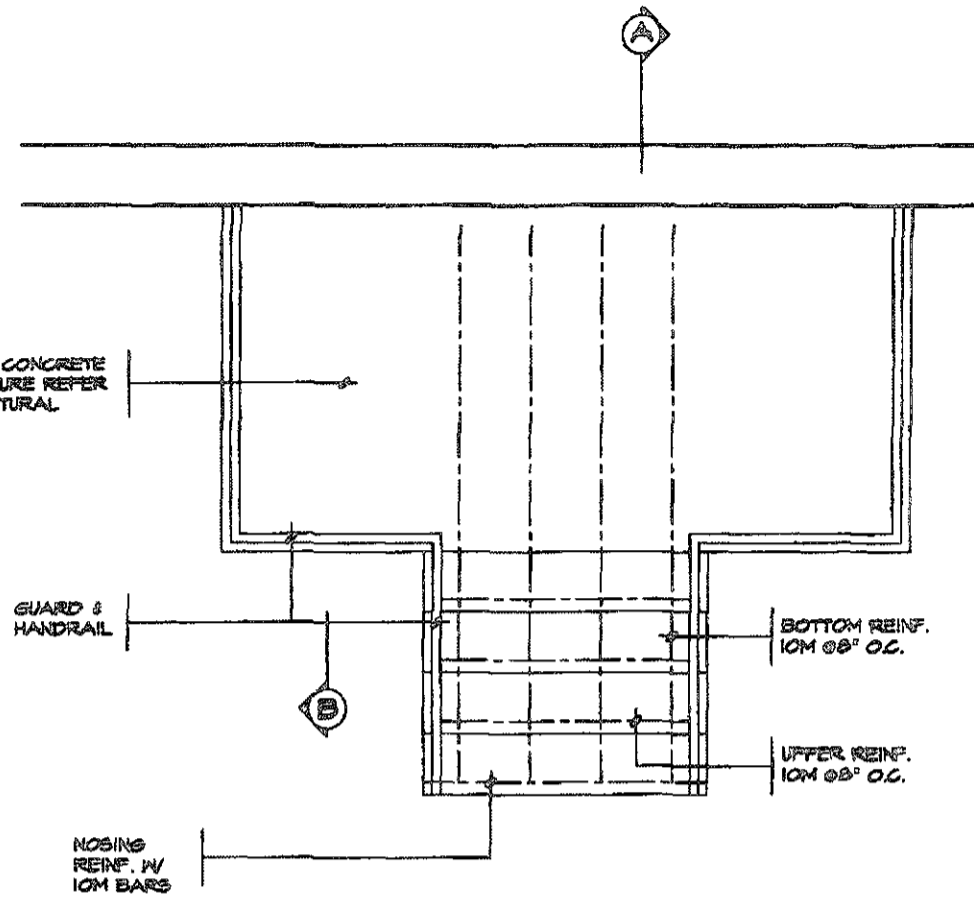
ESCC MODEL 1-3707 DM 51-STANDARD DETAIL SP R P M T S E THEROBY STAR 2018 LAMBERTS LANE II 47708 19 1-3707 DM 51-111P ENERGY STAR PWS



FOUNDATION PLAN

FOR POURED CONCRETE SLAB STRUCTURE REFER TO ARCHITECTURAL DRAWINGS

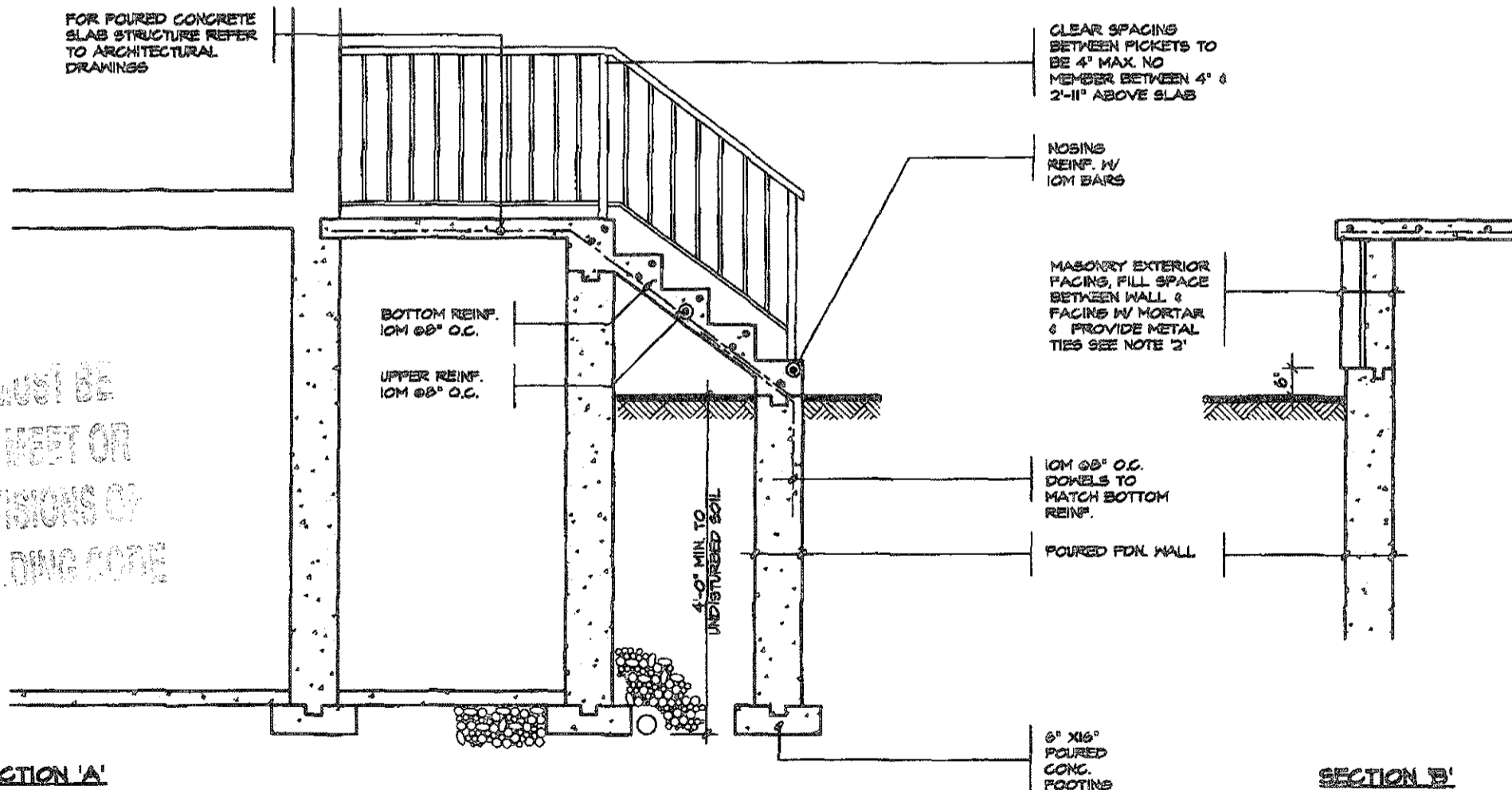
OPENINGS WITHIN GUARDS AND SPACES BETWEEN GUARDS AND ALL FINISHED SURFACES SHALL NOT EXCEED 100 MM. GUARDS SHALL BE DESIGNED TO NOT FACILITATE CLIMBING



GROUND FLOOR PLAN

GENERAL NOTES

1. **EXTERIOR STAIRS**
7 7/8" RISE MAXIMUM
9 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 & 2" 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 3 RISERS. HANDRAIL HEIGHT 31" - 36"
5. **FOUNDATION WALLS**
THICKNESS OF FOUNDATION WALLS IS DEPENDANT UPON VENEER CUT 2" FOR UP TO 26" VENEER CUT HEIGHT 10" FOR VENEER CUT OVER 26" HIGH
6. **CONCRETE**
MINIMUM CONCRETE STRENGTH SHALL BE 4850 PSI (32MPa) W/ 58-28 AIR ENTRAINMENT MINIMUM CONCRETE SLAB THICKNESS 3"
7. **CONCRETE COVER**
PROVIDE MINIMUM 3/4" CLEAR CONCRETE COVER TO REINFORCING BARS

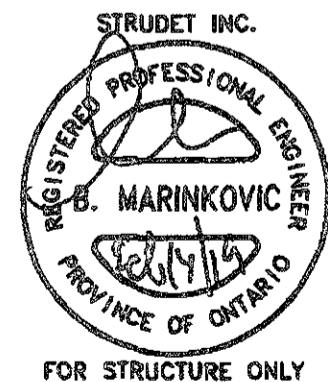
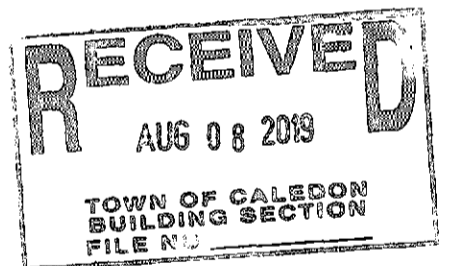


SECTION 'A'

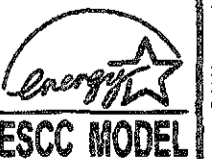
SECTION 'B'

NOTE: FOR MORE THAN 8 RISERS

This structure must be constructed to meet or exceed the provisions of the ONTARIO BUILDING CODE



FOR STRUCTURE ONLY



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 P (416) 736-4096 F (905) 860-0748	REGION DESIGN INC.	SHEET TITLE POURED CONCRETE STAIRS		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.					SCALE 3/8"=1'-0"	BY	AREA	PAGE No. 13		PROJECT NAME STANDARD DETAILS LAMBERTS LANE II
3.					DATE FEB 2019	TYPE	PROJECT 00-00-00			
2.										
1.	REVISED FROM TRINAR HALL HOMES INC.				FEB 2019					
REVISIONS										

15-08-2019 1:08:28 PM M:\STANDARD DETAILS\STAIRS\STAIRS.DWG R.F. TENERGY STAIRS\19 LAMBERTS LANE II\19014 - POURED CONCRETE STAIRS.DWG