

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'-5")
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 (Fb=2800psi
MIN) OR EQUIVALENT. NAIL EACH FLY 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 3mm.
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-S40-21 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 1/16" (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. 9.54.4

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 1230mm o.c.
(4'-0") FOR STANDARD CONDITIONS.
- 2) USE 95mm (3/8") THICK PLYWOOD OR WAFFERBOARD FOR
THE EXTERIOR WALL SHEATHING.
- 3) TO STIFFEN THE STRUCTURE IN TRANSVERSE DIRECTION
USE 95mm (3/8") THICK PLYWOOD NAILED TO THE
INTERIOR PARTITIONS ON EACH FLOOR FOR A MINIMUM 2
INTERIOR PARTITION WALLS ON BOTH SIDES AND
PERPENDICULAR TO THE LONG WALLS.

BRICK VENEER LINTELS

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

WOOD LINTELS AND BEAMS

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)
MB11 = 4-2"x10" SFR. No.2 (4-38x235 SFR. No.2)
MB12 = 4-2"x12" SFR. No.2 (4-38x286 SFR. No.2)

LOOSE STEEL LINTELS

L1 = 3-1/2"x3-1/2"x1/4" (90x90x6.0L)
L2 = 4"x3-1/2"x3/16" (100x90x8.0L)
L3 = 5"x3-1/2"x3/16" (125x90x8.0L)
L4 = 6"x3-1/2"x3/16" (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" (815x2033x45) - EXTERIOR SLAB DOOR
4 = 2'-8" x 6'-8" x 1-3/8" (815x2033x35) - INTERIOR SLAB DOOR
5 = 2'-6" x 6'-8" x 1-3/8" (760x2033x35) - INTERIOR SLAB DOOR
6 = 2'-2" x 6'-8" x 1-3/8" (660x2033x35) - INTERIOR SLAB DOOR
7 = 1'-6" x 6'-8" x 1-3/8" (460x2033x35) - INTERIOR SLAB DOOR

LEGEND

DJ DOUBLE JOIST
TJ TRIPLE JOIST
GT GIRDER TRUSS
X POINT LOAD
SOLID WOOD BEARING.
SOLID BEARING 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

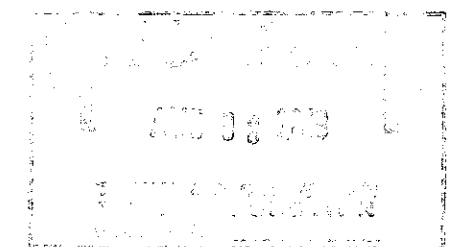
SA SMOKE ALARM. SEE NOTE 43

SA SMOKE ALARM &
CARBON MONOXIDE
ALARM. SEE NOTE 44

MINIMUM CEILING HEIGHT SHALL BE 2100 MM
OVER AT LEAST 75% OF BASEMENT
AREA EXCEPT THAT UNDER BEAMS AND
DUCTS THE CLEARANCE IS PERMITTED TO
BE REDUCED 1800 MM

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

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

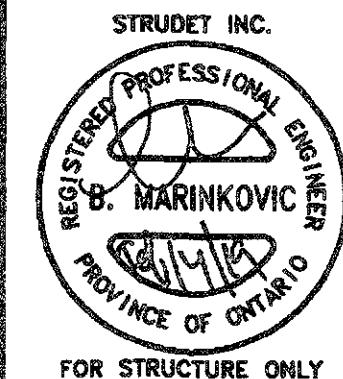


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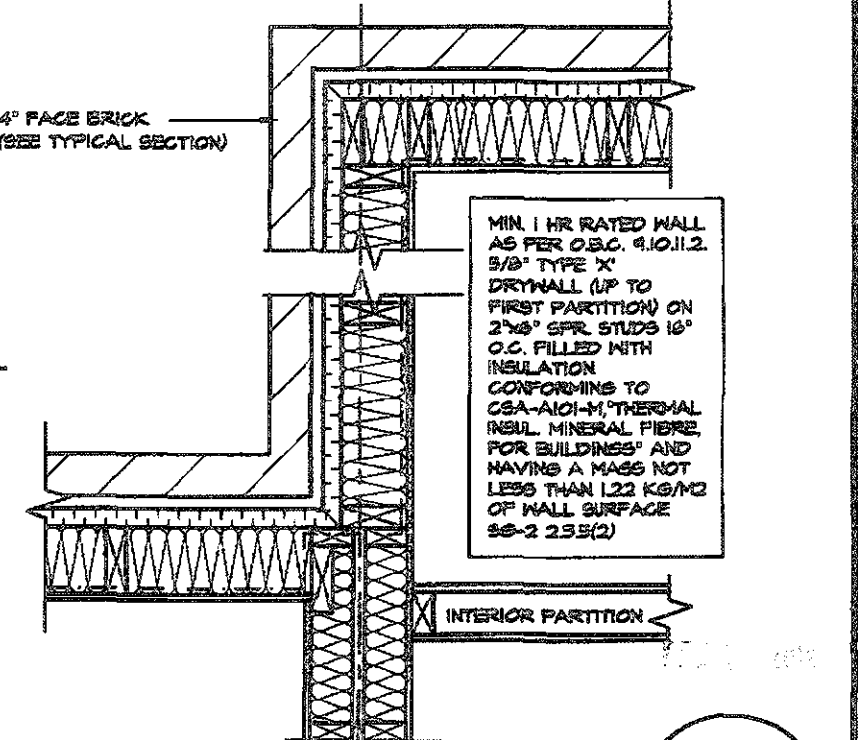
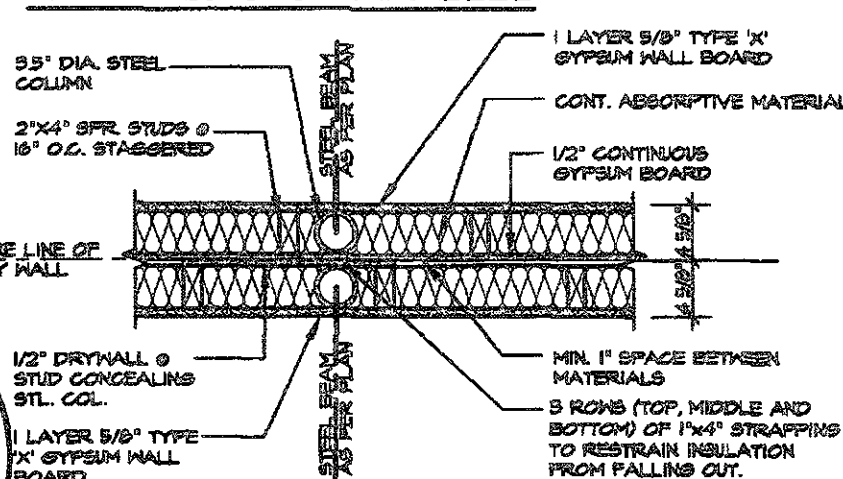
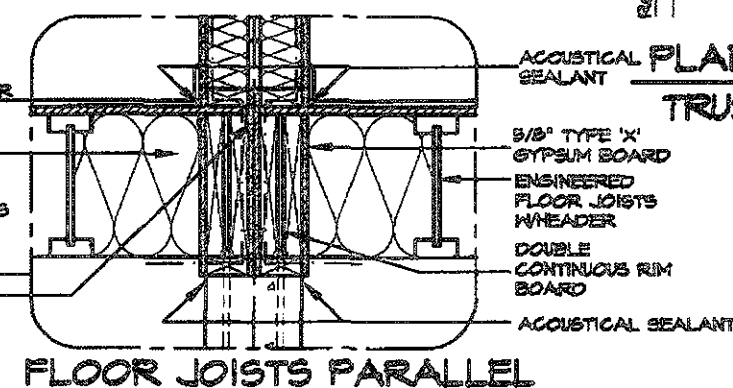
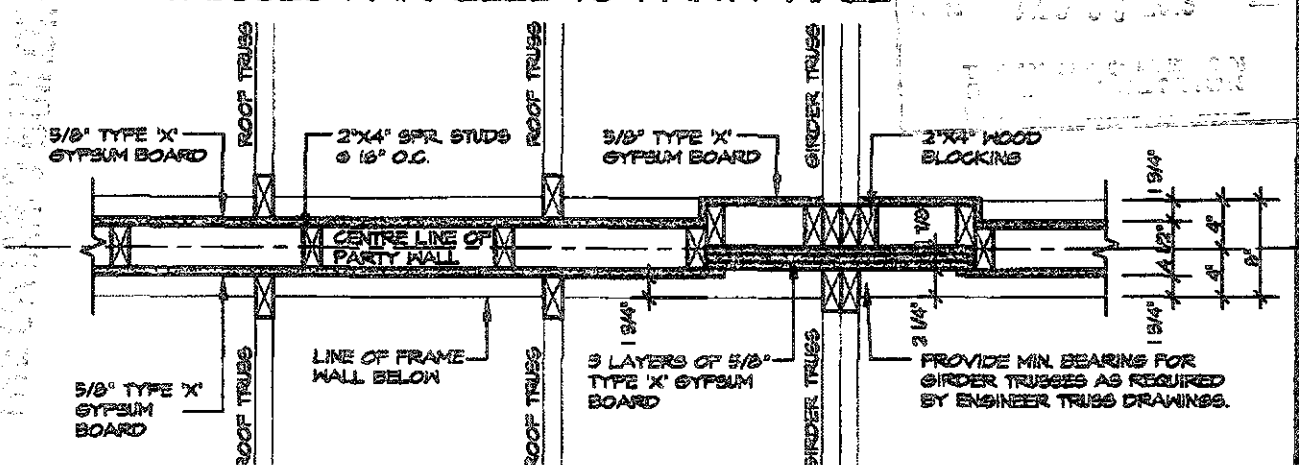
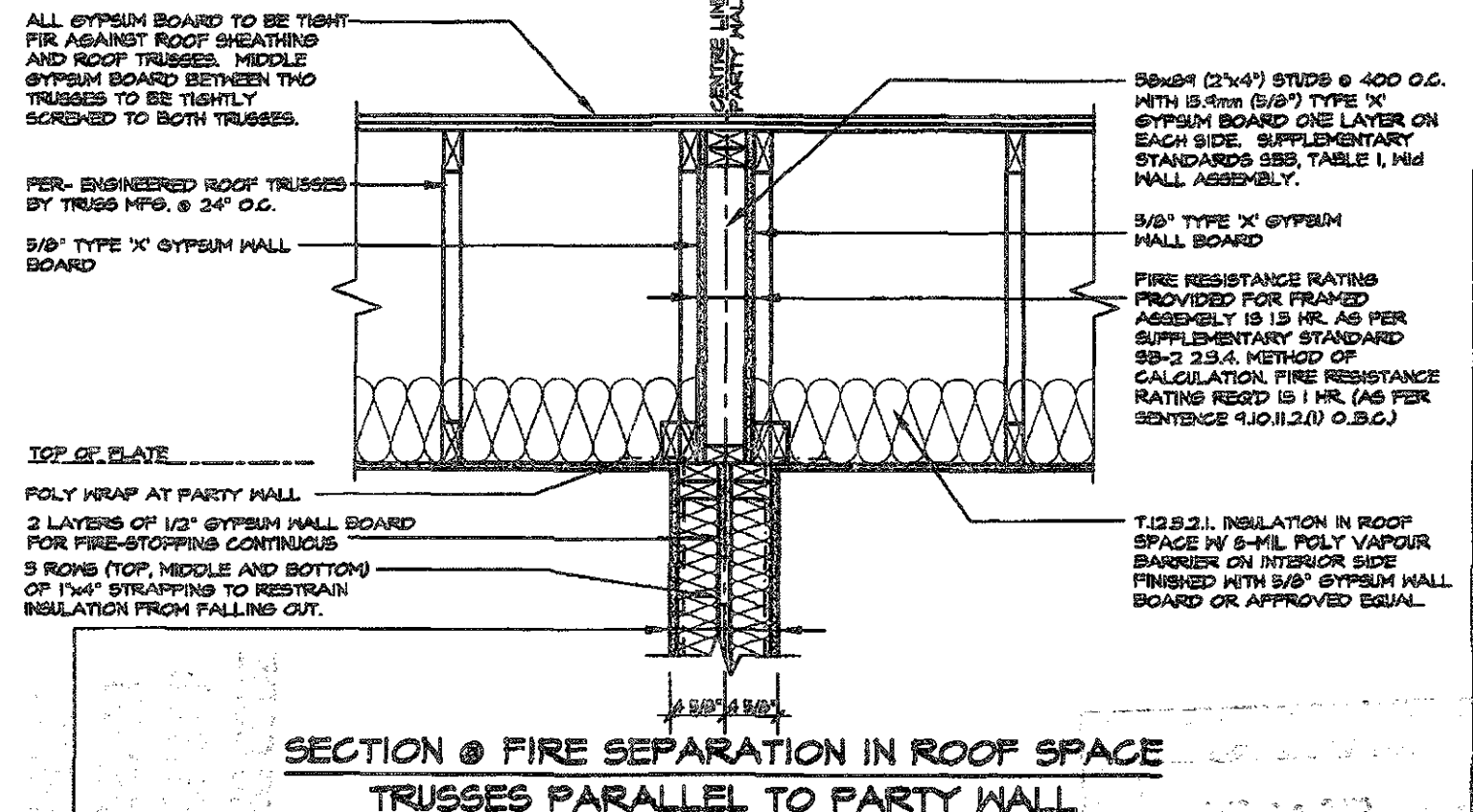
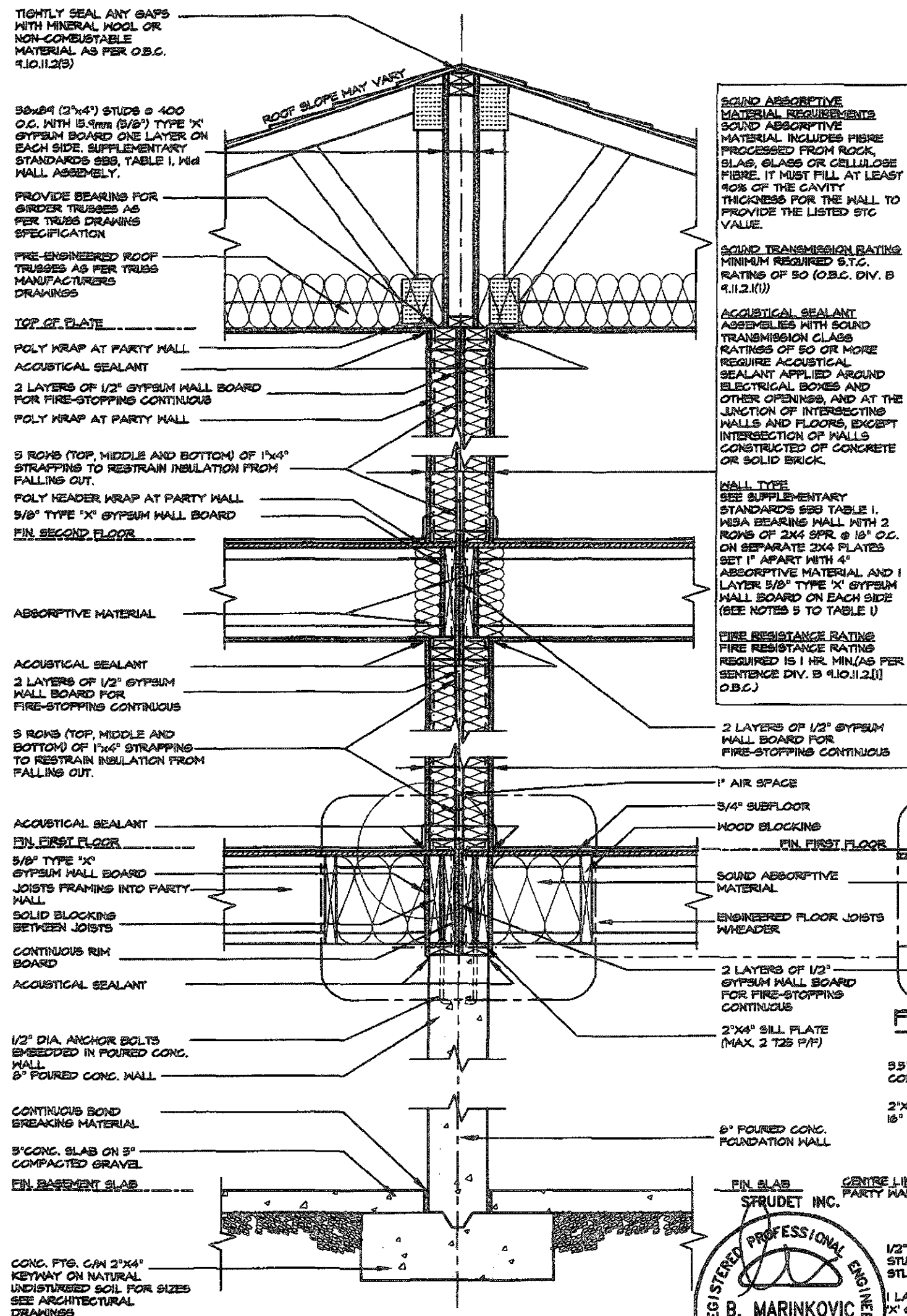
ENERGY STAR V-17 ESCC MODEL

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 28770 BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S8 P (416) 735-0096 F (905) 580-0748	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	PROJECT NAME STANDARD NOTES LAMBERTS LANE II
4.											
3.											
2.											
1.	REVISED FROM TRINAR FEB 19										
REVISIONS											



WOOD FRAME PARTY WALL
TRUSSES PERPENDICULAR TO PARTY WALL

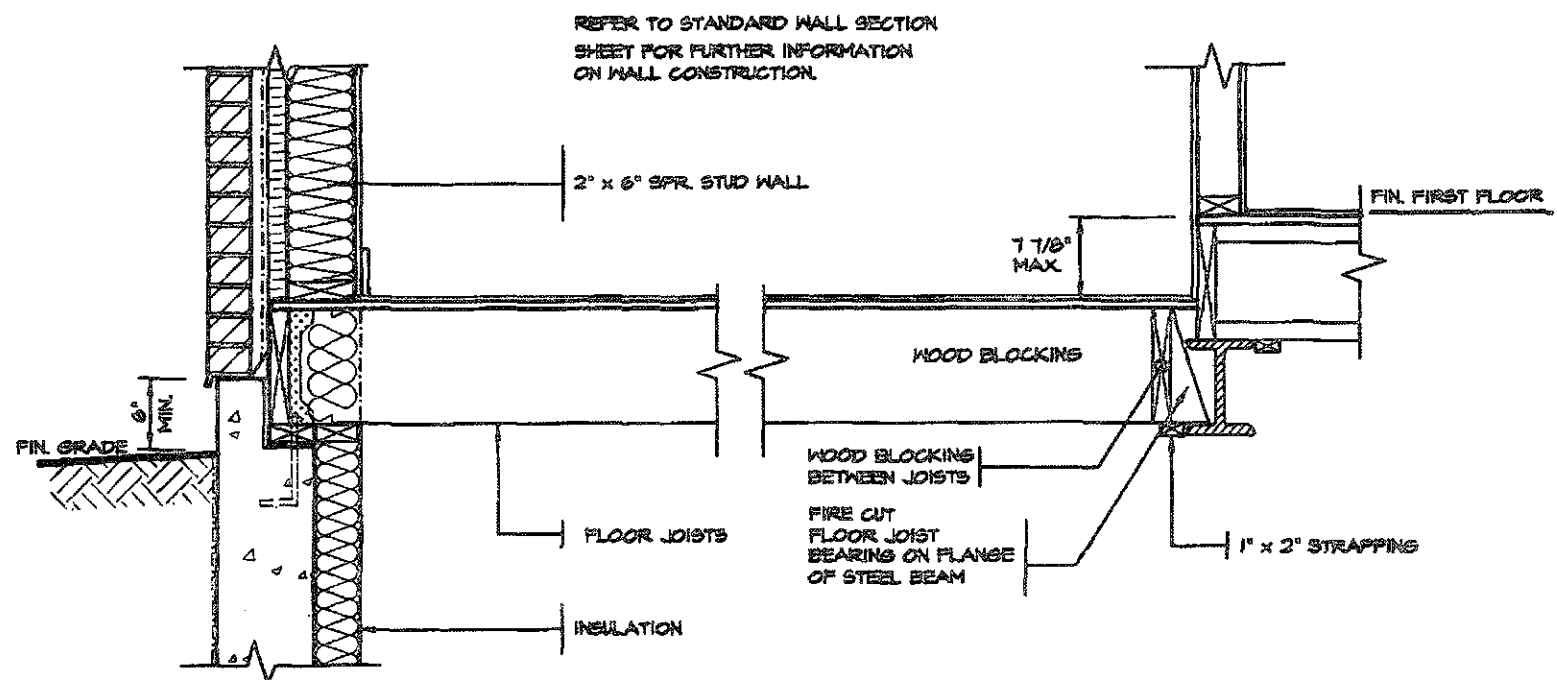
PLAN OF PARTY WALL IN GARAGE

IV
PARTY WALL PLAN SECTION

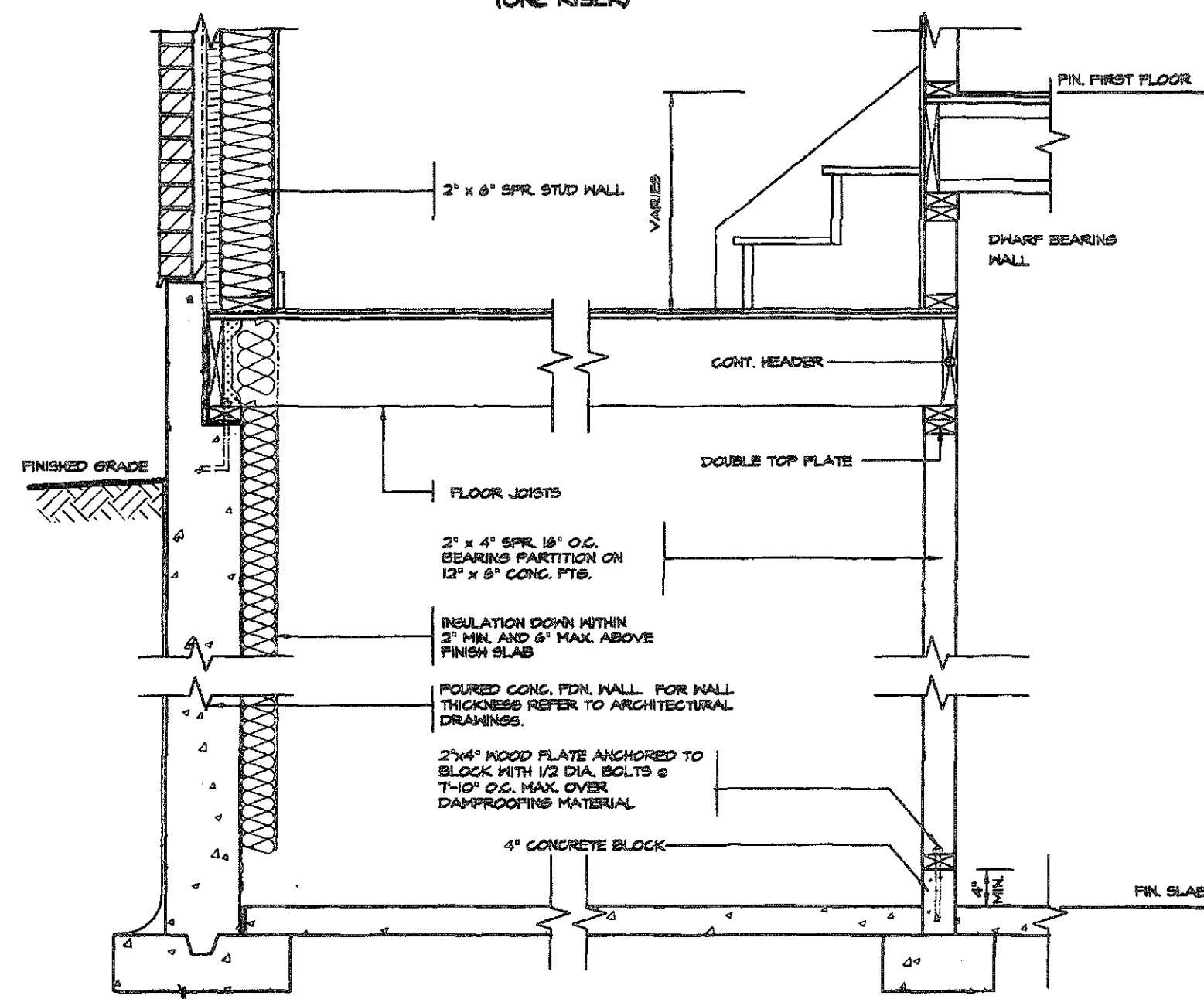


ESCC MODEL

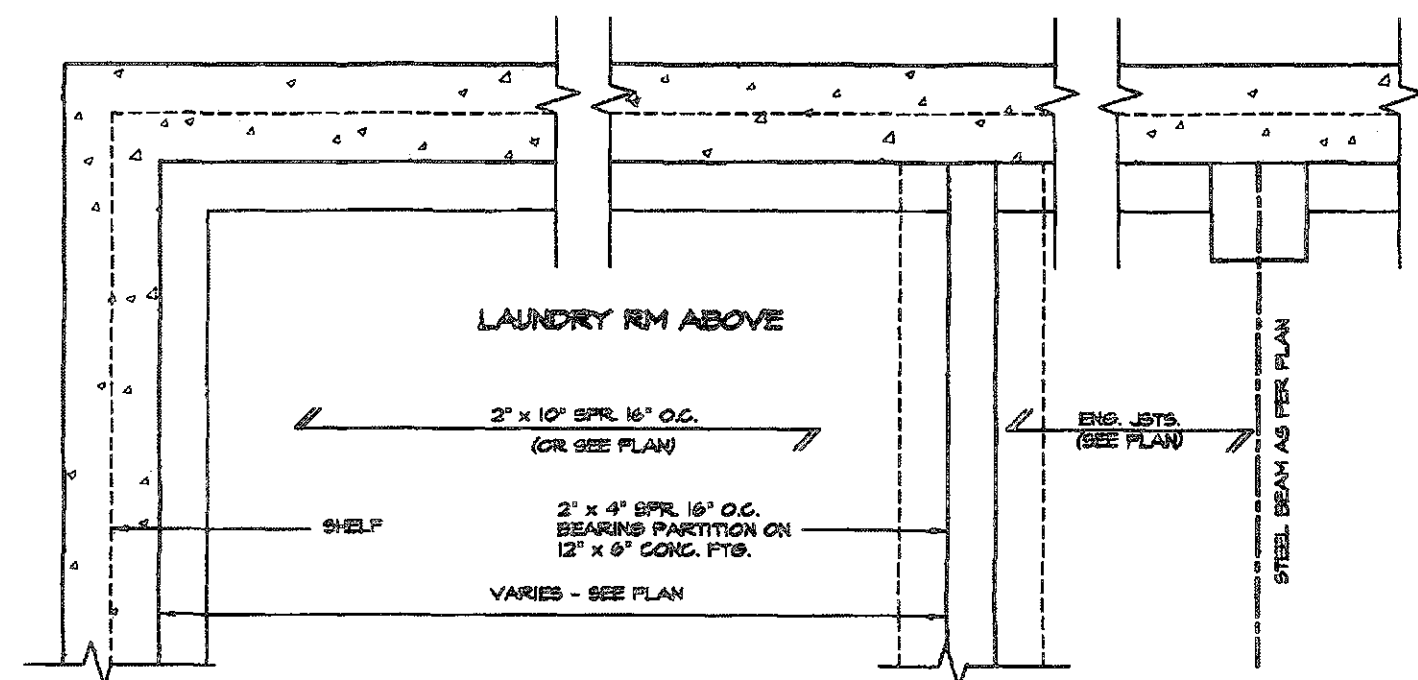
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4.					WOOD PARTY WALL				SCALE 3/4" = 1'-0"	BY	AREA	PAGE No. 3	
3.					DATE NOV 2016	TYPE							PROJECT
2.													
1.	REVISED FROM TRINAR HALL HOMES INC.												
REVISIONS			PROJECT NAME STANDARDS DETAILS LAMBERTS LANE II										



DETAIL OF SUNKEN LAUNDRY
(ONE RISER)



DETAIL OF SUNKEN LAUNDRY
(MORE THAN ONE RISER)

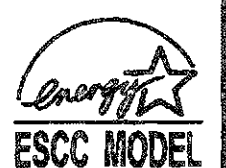


PARTIAL PLAN

THIS STRUCTURE SHALL BE
CONSTRUCTED TO THE
LATEST EDITION OF THE
STANDARD BUILDING CODE



FOR STRUCTURE ONLY



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 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) 736-4086
F (905) 660-0746



SHEET TITLE
SUNKEN
LAUNDRY 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.

BY
AREA
PROJECT

PAGE No.
4

SAVE 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. SAVE PROTECTION SHALL BE LAID BENEATH THE STARTER STRIP AND SHALL CONSIST OF TYPE 'H' OR TYPE 'S' ASPHALT COATED ROOFING SHEETS.

210 ASPHALT SHINGLES ON 5/8" PLYWOOD SHEATHING USE 'H' 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 1:300 OF INSULATED CEILING AREA UNIFORMLY DISTRIBUTED

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

CEILING JOISTS (SEE PLAN)

TOP OF WOOD PLATE

1/2" (12mm) DRYWALL FINISH OVER CONT. 6 MIL. POLY VAPOUR/AIR BARRIER & MIN. R-20 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

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

4/5 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 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/3" CRUSHED STONE COVER

FIN. SLAB

CONC. FOOTING CAN 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

DETAIL FOR INTERIOR GARAGE WALLS & CEILING

1/2" (12mm) DRYWALL FINISH OVER CONT. 6 MIL. POLY VAPOUR/AIR BARRIER & MIN. R-5 INSULATION (DRYWALL ON THE CEILING ONLY WHEN THERE IS NO SECOND FLOOR ABOVE GARAGE)

4/5 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

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

FINISHED SECOND FLOOR

GARAGE

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 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".

DETAIL FOR CONCRETE VENEER DROPPED GRADE

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. BEARING

R-20 INSULATION

FOUNDATION WALL

PROTECTION REQ'D FOR FRAMING MEMBERS

COLD CELLAR

FIN. GRADE

SLOPE

26" MAX. FOR 6" CONCRETE WALL

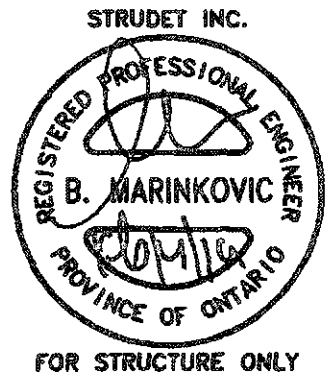
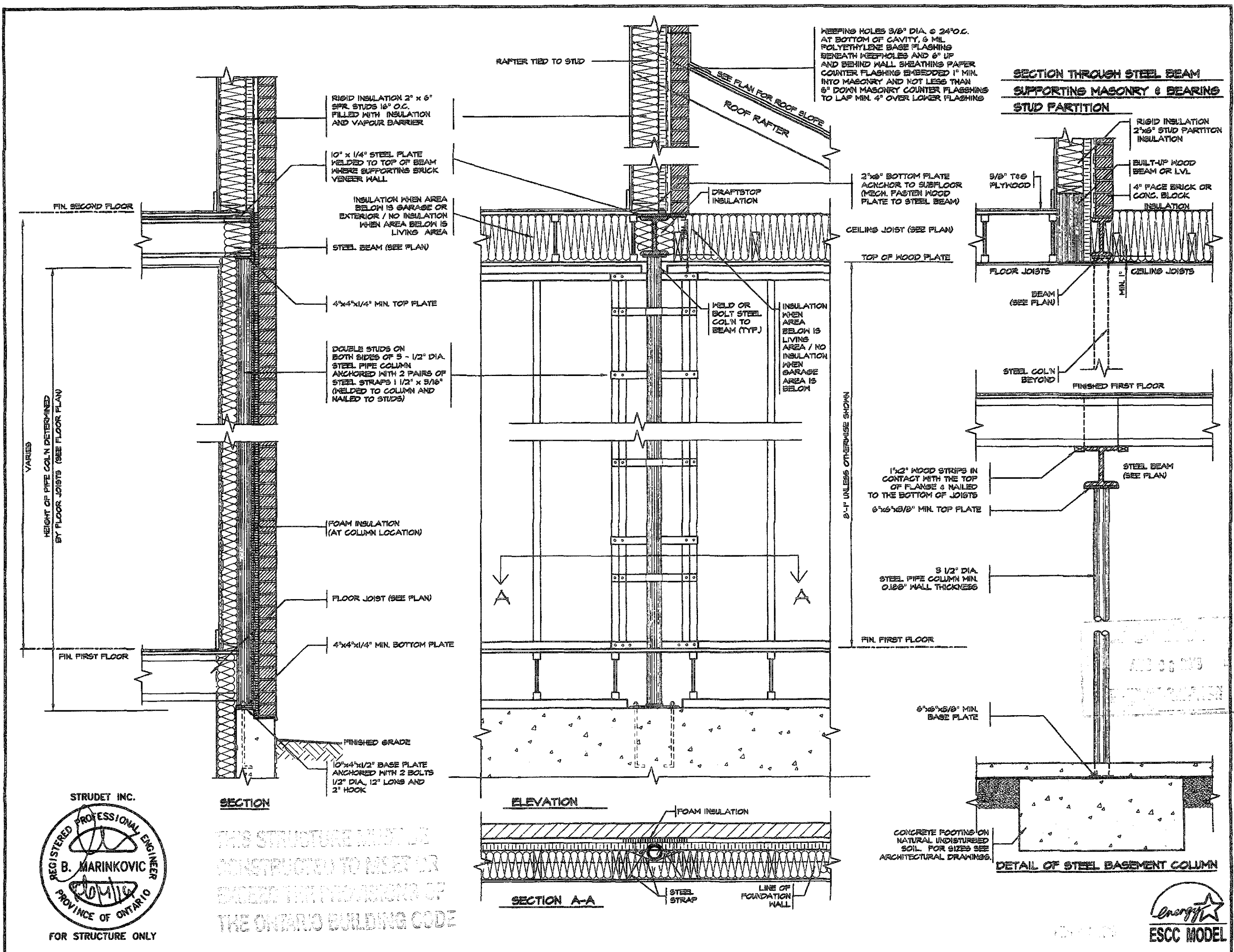
DETAIL FOR COLD CELLAR PORCH SLAB



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 GAJWAR 28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S8 P (416) 736-4098 F (905) 660-0748 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
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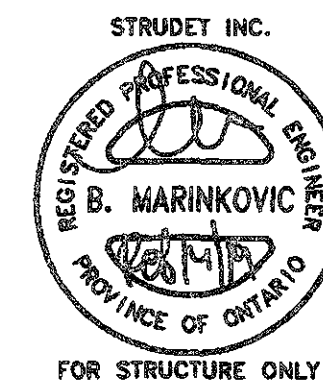
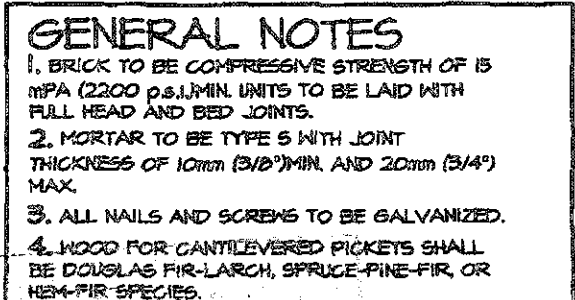
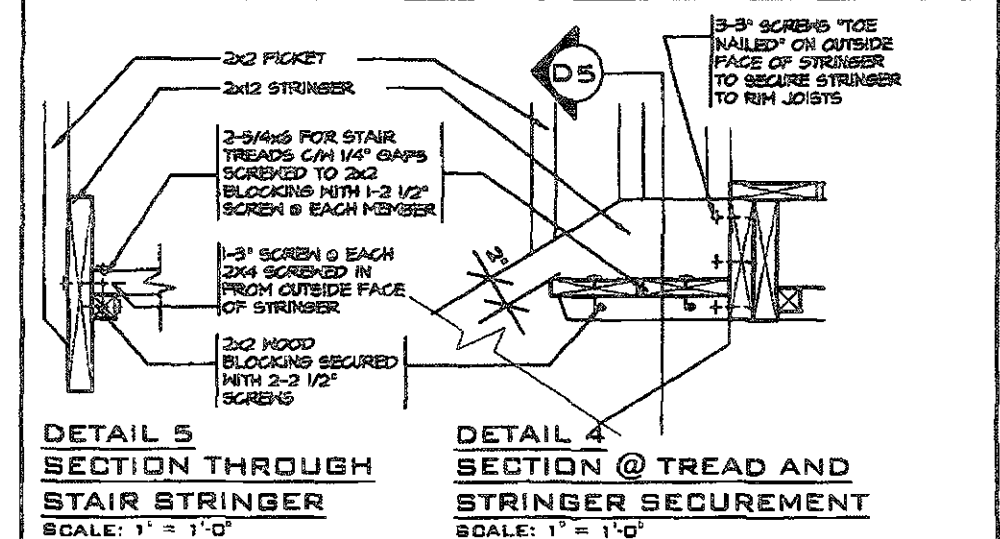
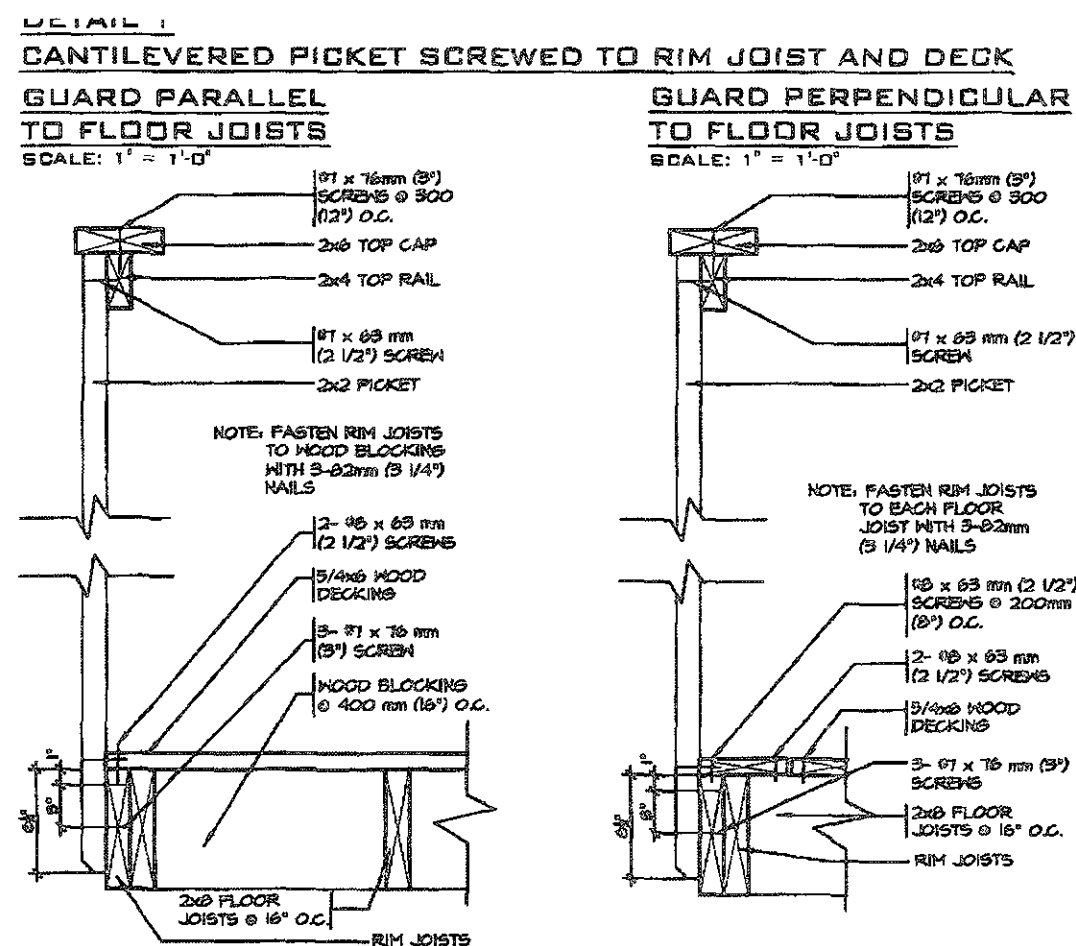
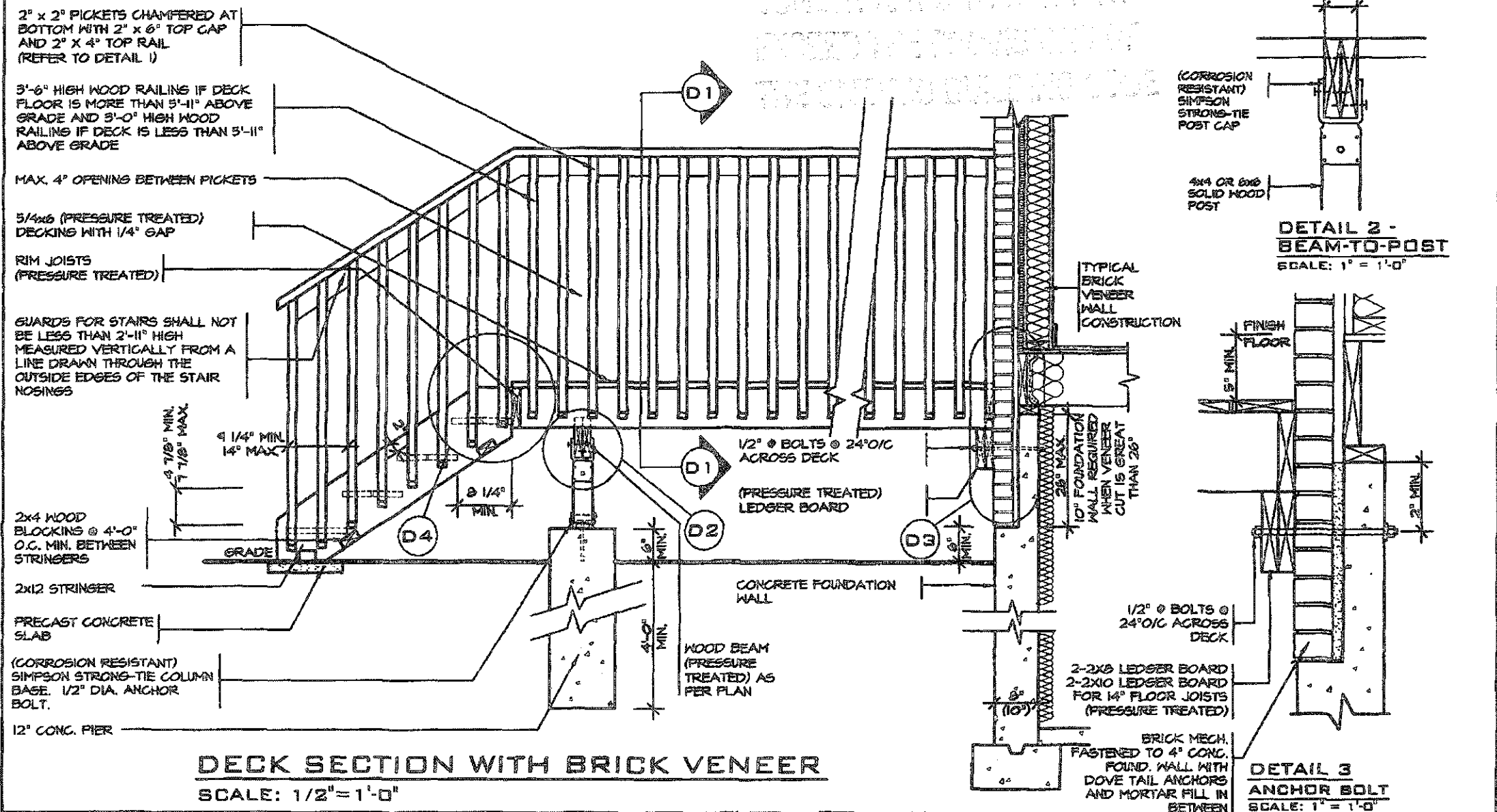
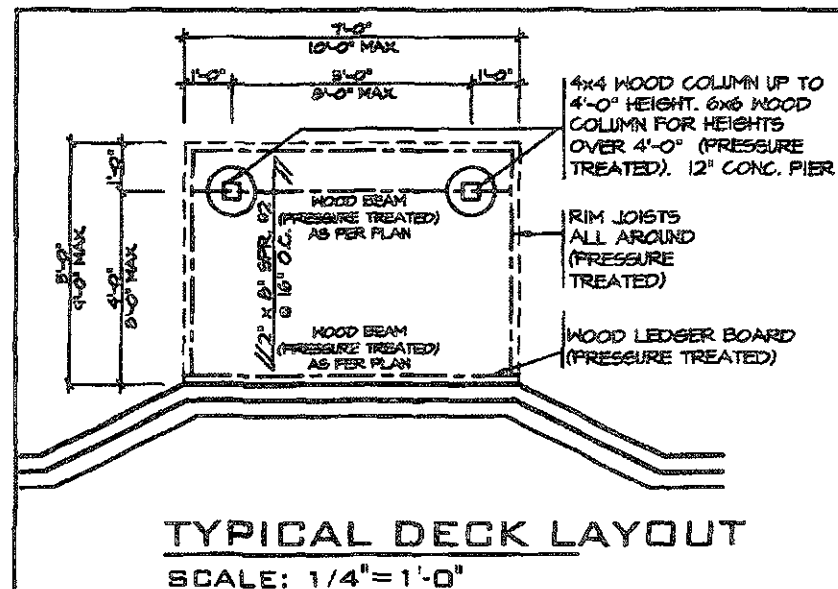
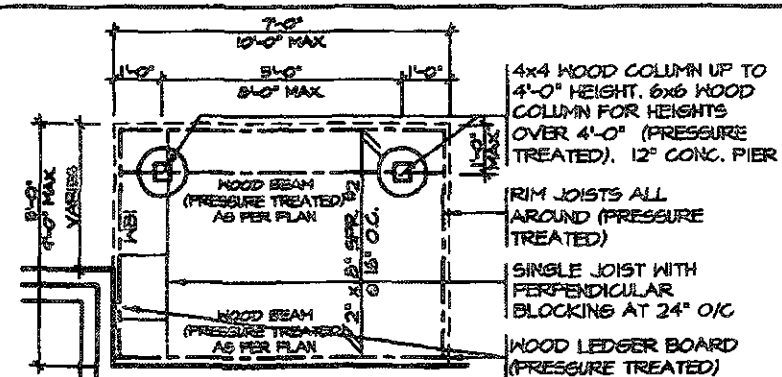
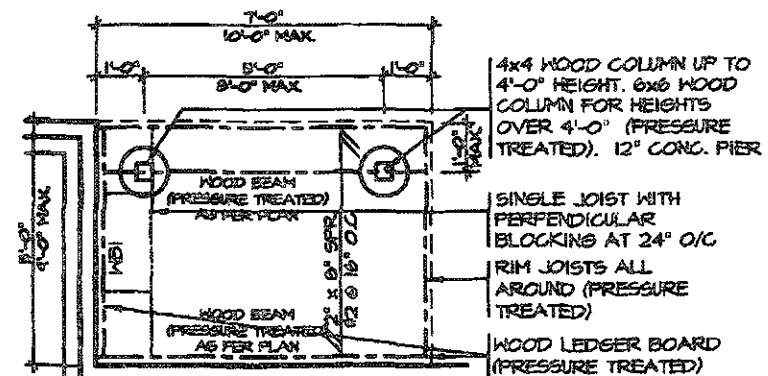
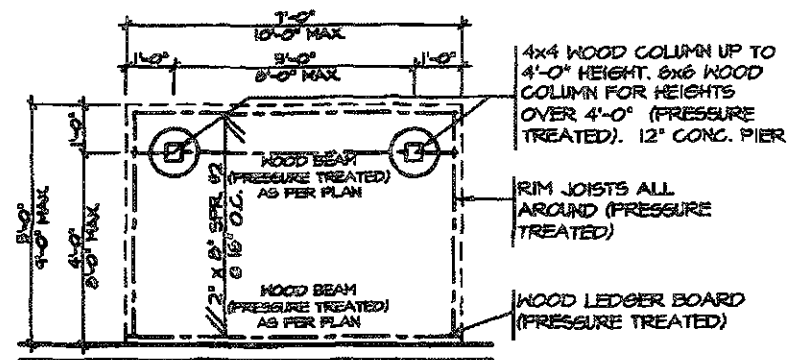
2010 2-10-21 PM M1STANDARD RETAIL KID F R M I T S F TENERGY STATIONING I AMBERTS I ANE II V17P 42.2 STONEY SECTION VIA ENERGY STAB MARS



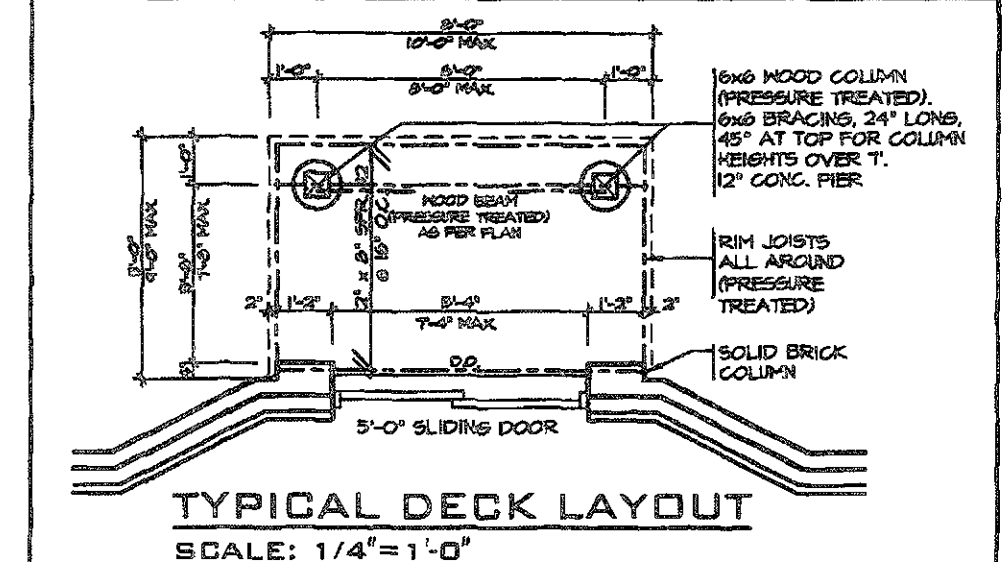
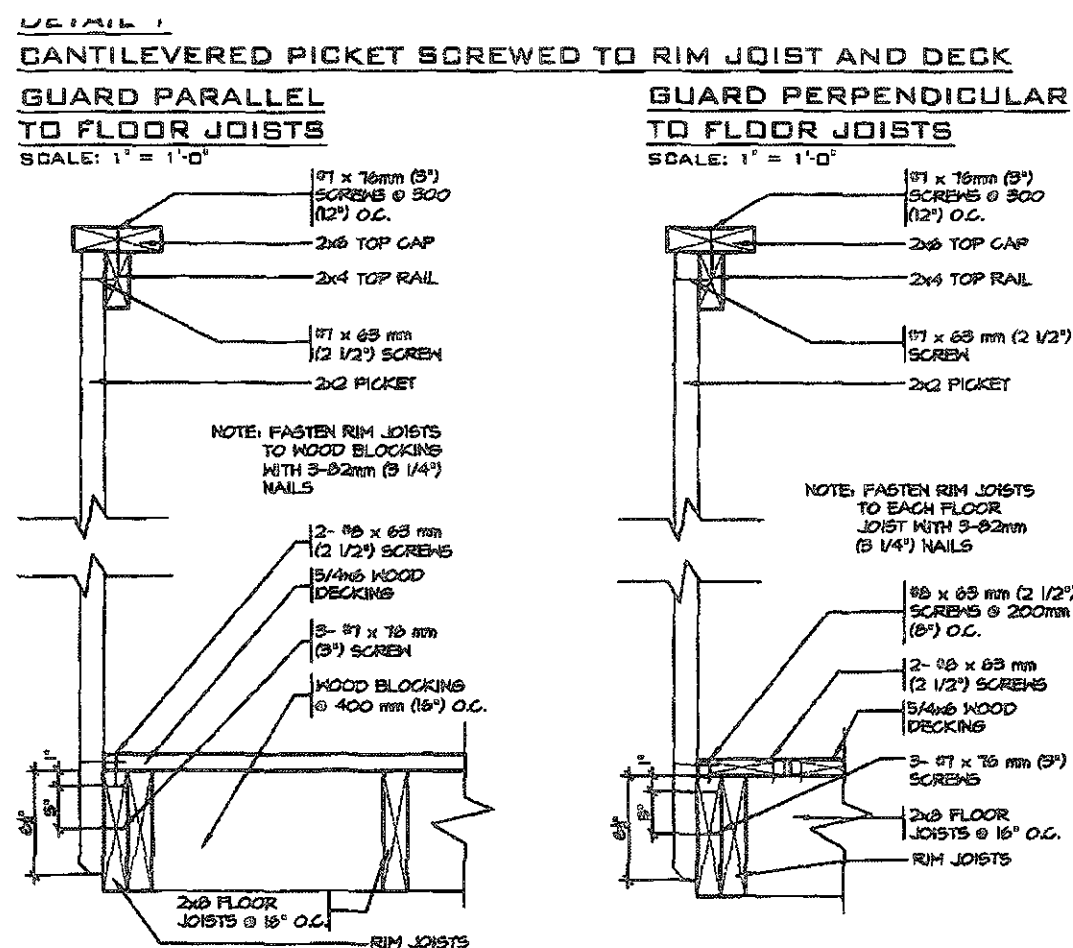
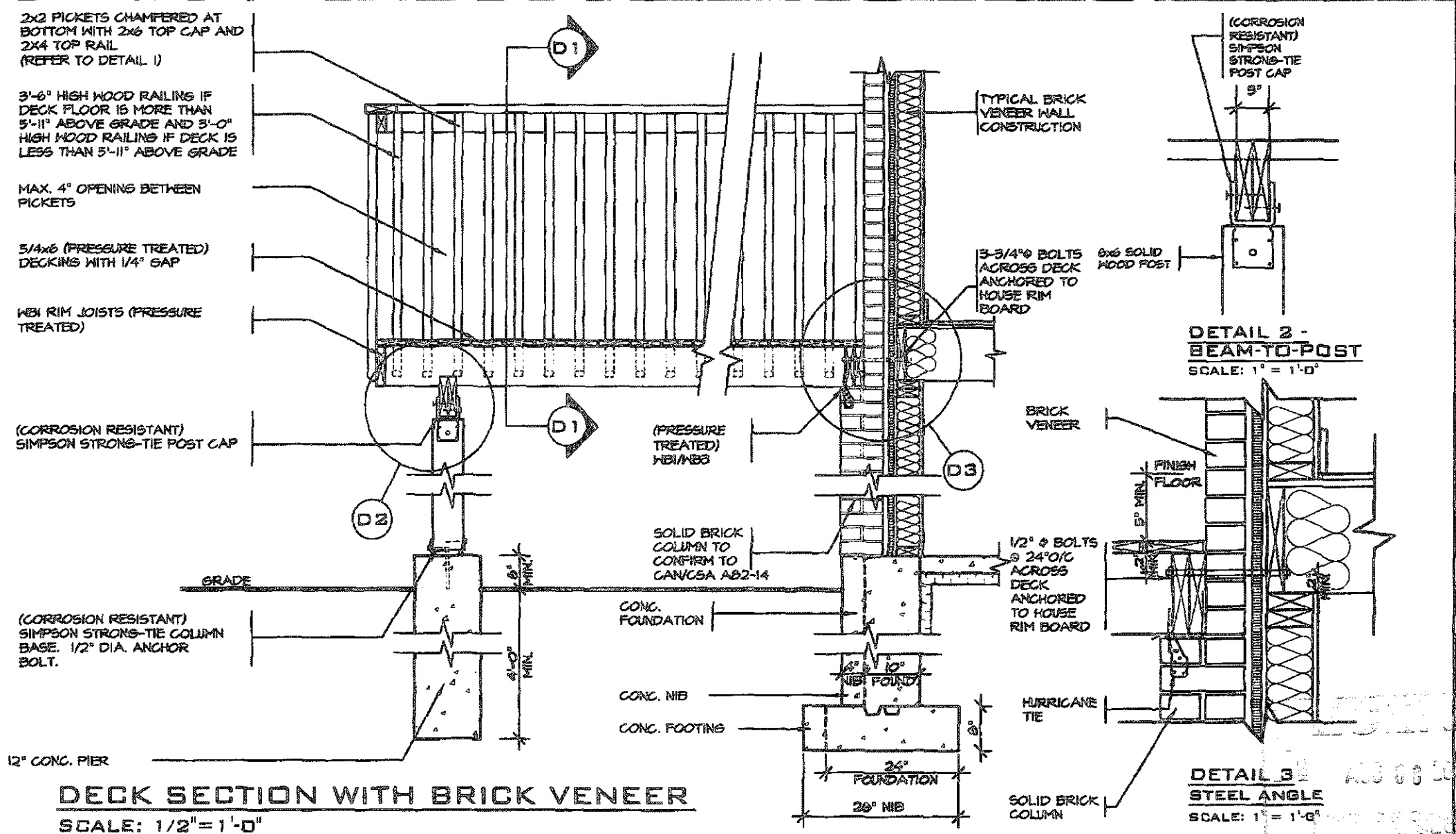
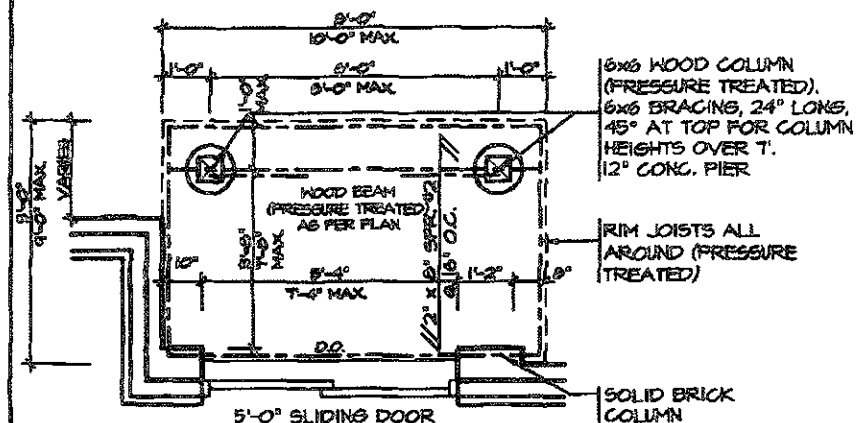
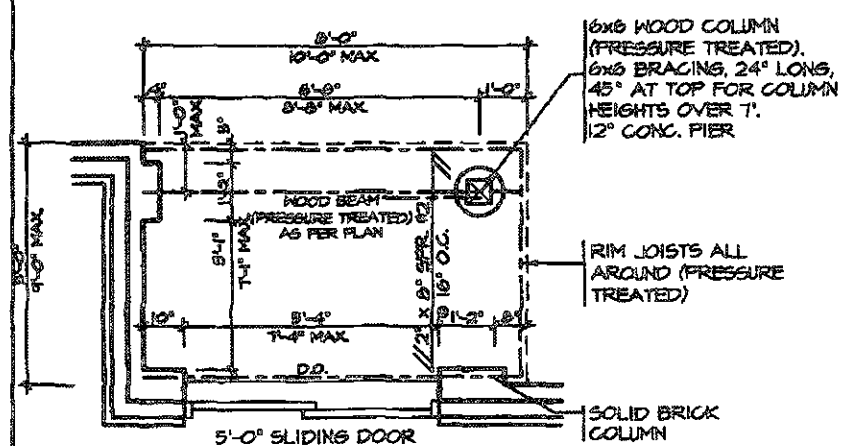
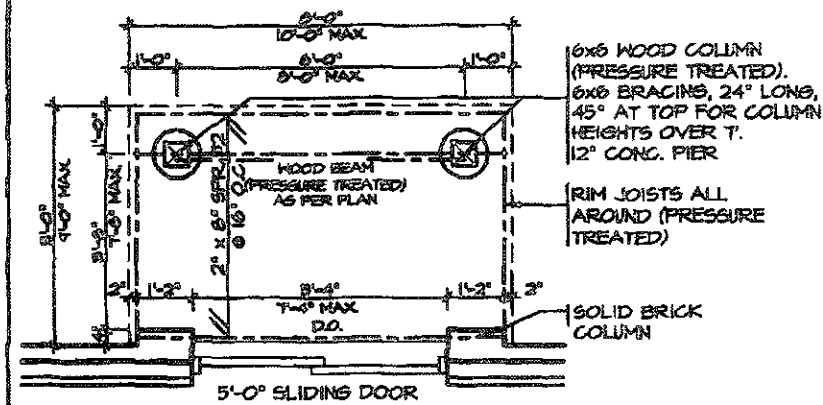


THIS STRUCTURE MUST BE CONSTRUCTED TO MEET OR EXCEED THE PROVISIONS OF THE ONTARIO BUILDING CODE

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 SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4006 F (905) 660-0746	REGION DESIGN INC.	STEEL COLUMN DETAILS SCALE 3/4"=1'-0" DATE FEB 2019	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. 7	Greenpark. PROJECT NAME STANDARD DETAILS LAMBERTS LANE II
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4.				WOOD					PAGE No. 8
3.				DECK DETAIL					
2.				SCALE	BY	AREA			
1.	REVISED FROM TRINAR HALL HOMES INC.			AS SHOWN					
REVISIONS		DATE	TYPE	PROJECT					
		FEB 2019		00-00-00	PROJECT NAME STANDARD DETAILS LAMBERTS LANE II				



GENERAL NOTES

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

STRUDET INC.



FOR STRUCTURE ONLY



5.		
4.		
3.		
2.		
1.	REVISED FROM TRINAR HALL HOMES INC.	FEB 2018
REVISIONS		

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

QUALIFICATION INFORMATION

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

VIKAS GAJJAR	28770
NAME	SIGNATURE
	BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4X 4S6
P (416) 736-4098
F (905) 880-0745

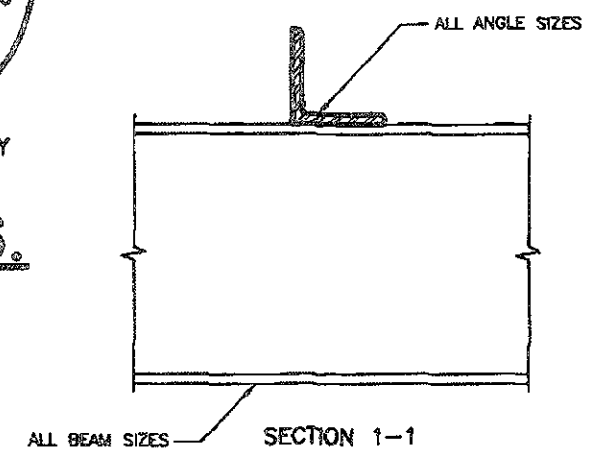
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D
I** REGION
DESIGN
INC.

SHEET TITLE	
WALK-OUT DECK DETAILS	
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.
PROJECT 00-00-00	8-2

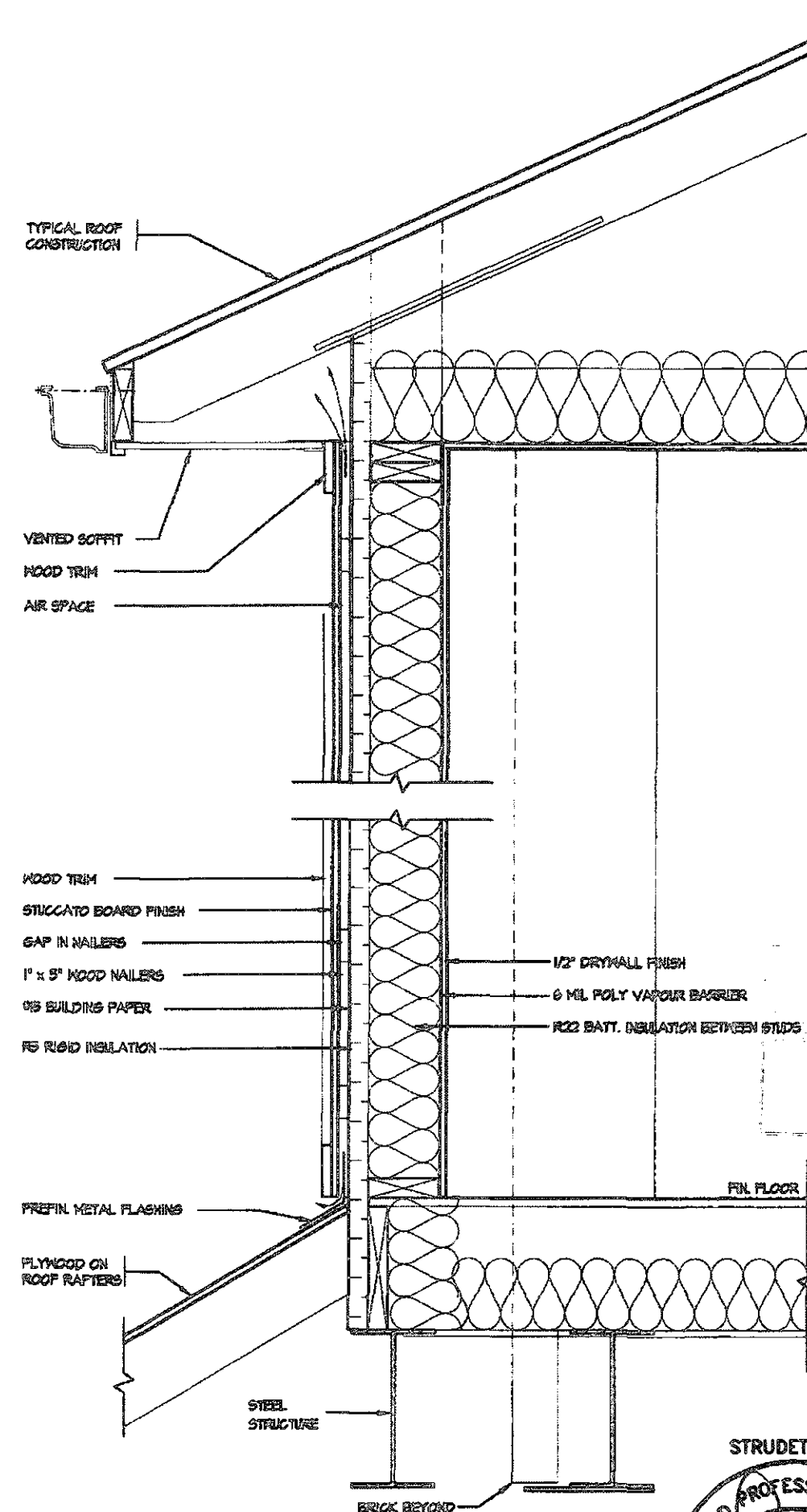
Greenpark™

PROJECT NAME
**STANDARD DETAILS
 LAMBERTS LANE II**

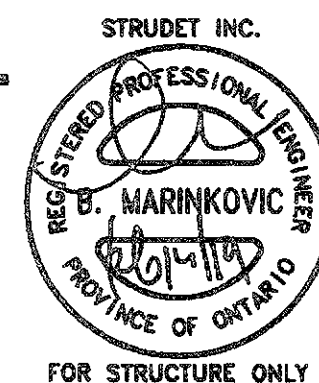


September 14 2010 1:31:28 PM M1STAMMARI NPTAI QIP E R M I T S E T I E N E R G Y S T A R T I N G I A M P E R T S I A N E I I M T P Q . B E A M C O N N E C T I O N S E N E R G Y S T A R T I N G

STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.21)

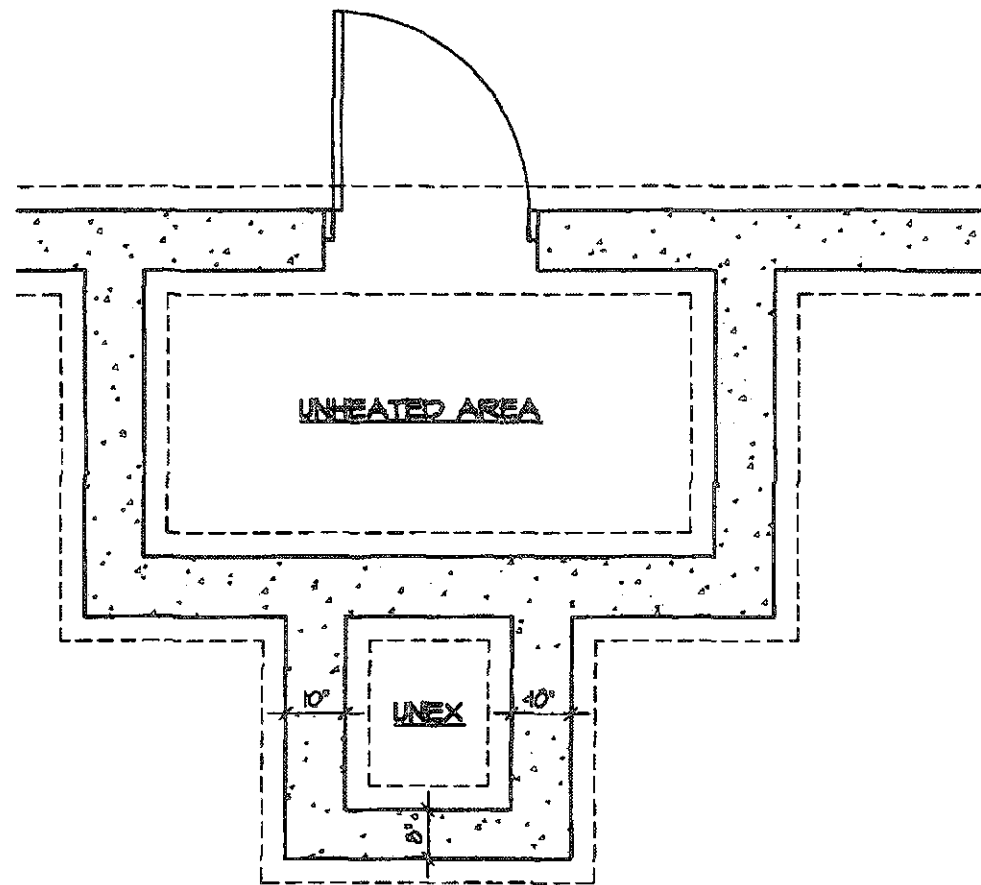


CROSS SECTION



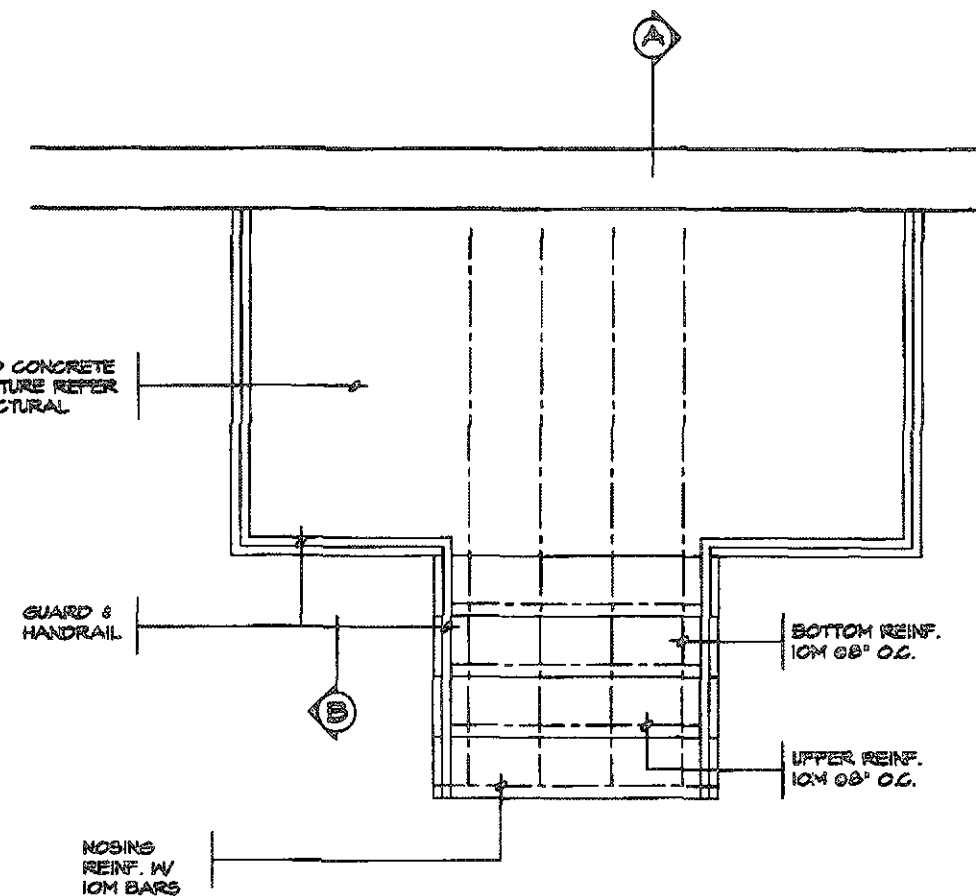
ESCC MODE

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



FOUNDATION PLAN

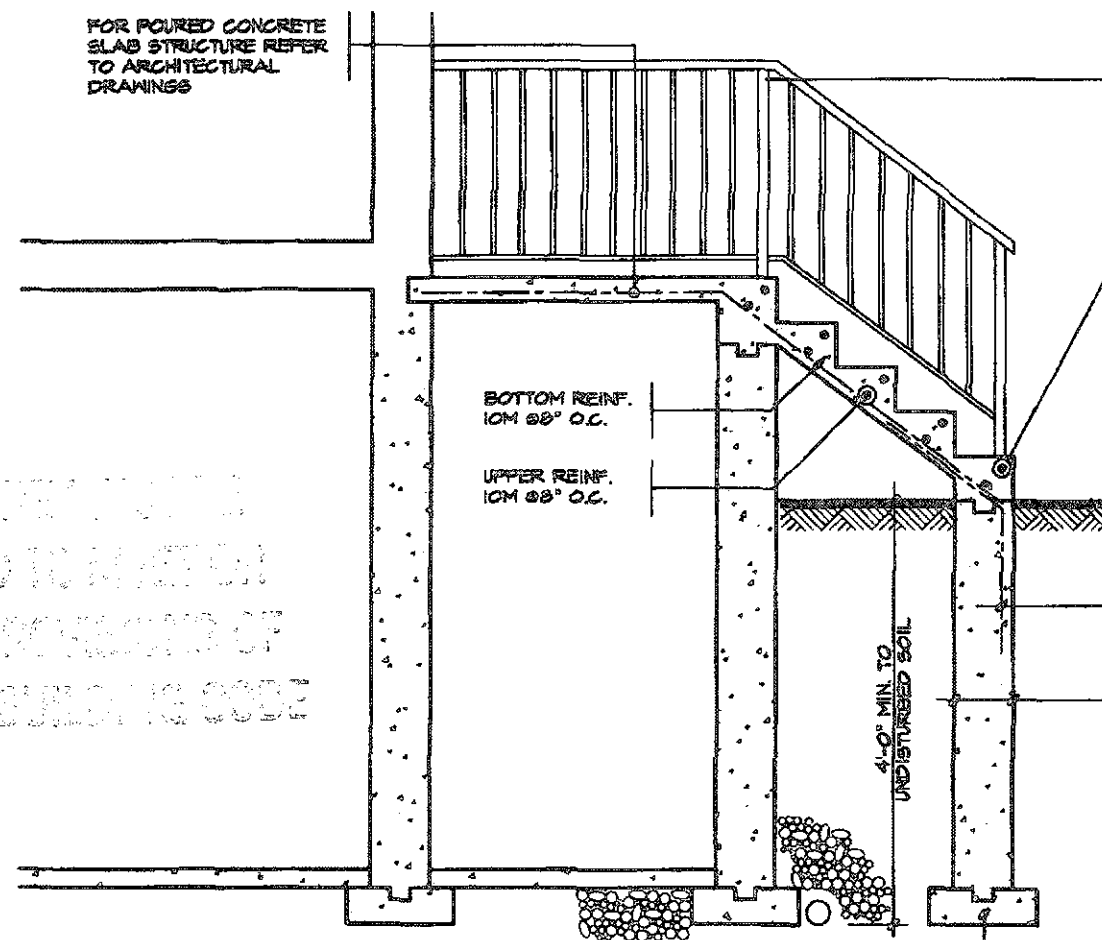
FOR POURED CONCRETE
SLAB STRUCTURE REFER
TO ARCHITECTURAL
DRAWINGS



GROUND FLOOR PLAN

FOR POURED CONCRETE
SLAB STRUCTURE REFER
TO ARCHITECTURAL
DRAWINGS

THIS STRUCTURE MUST BE
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SECTION 'A'

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

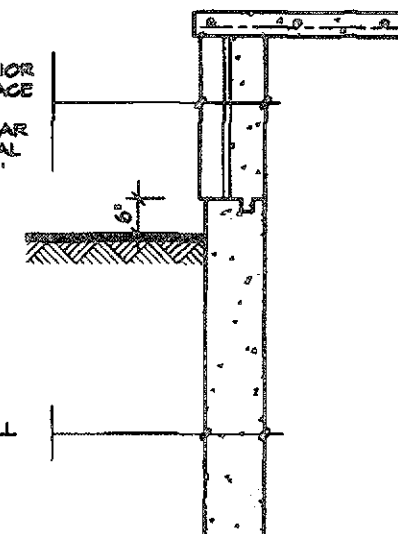
NOSING
REINF. W/
10M BARS

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

1 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 & 8" VERTICAL

3. GUARDS

ARE REQUIRED AROUND CONCRETE SLAB
IF MORE THAN 2'-0" ABOVE GRADE & ON
BOTH SIDES OF STAIRS CONTAINING MORE
THAN 6 RISERS. MINIMUM 31" HIGH FOR
STAIRS MINIMUM 35" HIGH FOR PORCHES
UP TO 5'-11" ABOVE GRADE. MINIMUM 42"
HIGH FOR GREATER HTS.

4. HANDRAIL

ARE REQUIRED WHERE STEPS HAVE MORE
THAN 3 RISERS. HANDRAIL HEIGHT 31" -
38"

5. FOUNDATION WALLS

THICKNESS OF FOUNDATION WALLS IS
DEPENDANT UPON VENEER CUT & FOR UP
TO 28" VENEER CUT HEIGHT 10" FOR
VENEER CUT OVER 28" HIGH

6. CONCRETE

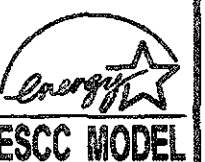
MINIMUM CONCRETE STRENGTH SHALL BE
4550 PSI (31.2 MPa) W/ 58-60% AIR
ENTRAINMENT MINIMUM CONCRETE SLAB
THICKNESS 5"

7. CONCRETE COVER

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



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