

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. 352/12 - 2012 OBC.

1 ROOF CONSTRUCTION (*SEE OBC 9.19.)

NO. 310 (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 400mm (16") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. 38x84 (2"x4") TRUSS BRACING @ 1800mm (6'-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RVL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF / WALL SURFACES SUSCEPTIBLE TO DAMPING. ROOF SHEATHING TO BE FASTENED ISO (6") O.C. ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 400 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES.

2 FRAME WALL CONSTRUCTION (2"x6")

SIDING, HARDIE BOARD, STUCCO BOARD OR EQUAL AS PER ELEVATION. 14x64 (1"x3") VERTICAL WOOD FURRING. APPROVED SHEATHING PAPER, MIN. RSI 0.88 (R-5) RIGID INSULATION. 38x140 (2"x6") STUDS @ 400mm (16") O.C. FILLED WITH MIN. RSI 3.81 (R-22) BATT INSULATION. TOTAL MIN. RSI 4.75 (R-21). APPROVED DIAGONAL WALL BRACING, VAPOUR BARRIER AND CONT. AIR BARRIER. 15mm (1/2") INT. DRYWALL FINISH.

3 BRICK VENEER CONSTRUCTION (2"x6")

90mm (4") FACE BRICK 25mm (1") AIR SPACE. 22x180x10.16mm (11/8"x7"x0.03") 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 3.81 (R-22) BATT INSULATION. TOTAL MIN. RSI 4.75 (R-21). APPROVED DIAGONAL WALL BRACING, VAPOUR BARRIER AND CONT. AIR BARRIER. 15mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 600mm (24") 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 9.21.11.2) & 9.22 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 3.81 (R-22) BATT INSULATION. TOTAL MIN. RSI 4.75 (R-21). APPROVED DIAGONAL WALL BRACING, VAPOUR BARRIER AND CONT. AIR BARRIER. 15mm (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.)
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 2/38x84 (2"x4") TOP PLATE. 15mm (1/2") INTERIOR DRYWALL BOTH SIDES OF STUD, PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.

5 FOUNDATION WALL/FOOTINGS:

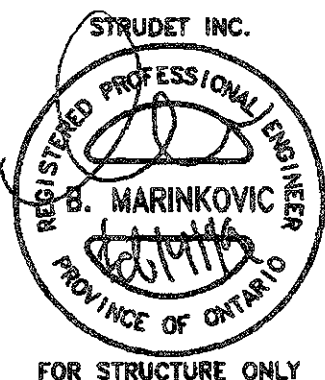
(*SEE OBC 9.15.3 & 9.15.4.)
200mm (8") OR 250mm (10") POURED CONC. FDN. WALL 15MPa (2200psi) WITH BITUMINOUS DAMPROOFING AND DRAINAGE LAYER. BRACE FOUNDATION WALL PRIOR TO BACKFILLING ON CONC. FOOTINGS C/M CONT. FORMED KEYWAY AND REST ON NATURAL UNDISTURBED SOIL WITH MINIMUM BEARING CAPACITY OF 100kPa (14.5 psi) OR GREATER. FOR FOOTING SIZES SEE ARCHITECTURAL DRAWINGS.

6 WEeping TILE (*SEE OBC 9.14.3.)

100mm (4") DIA. WEeping TILE 150mm (6") CRUSHED STONE OVER AND AROUND WEeping TILES.

7 BASEMENT SLAB (*SEE OBC 9.16.)

80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 15MPa (2200psi) CONC. WITH DAMPROOFING BELOW SLAB.



FOR STRUCTURE ONLY

8 WOOD SUBFLOORS (*SEE OBC 9.23.14. & 9.30.2.)

14mm (5/8") 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 FLOORINGS.

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.)

MAX. RISE	= 200 (7'-10")
MIN. RUN	= 210 (8'-10")
MIN. TREAD	= 235 (9'-10")
MAX. NOSING	= 25 (1")
MIN. HEADROOM	= 1930 (6'-5")
RAIL @ LANDING	= 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.)

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.)

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 FDN. WALL. USE MORTAR TO LEVEL SILL PLATE WHEN REQUIRED.

13 BASEMENT INSULATION (*SEE OBC 12.3.)

FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 152mm (6") ABOVE THE FINISHED FLOOR OF THE BASEMENT AND NOT LESS THAN 50mm (2") TO THE SLAB. FOUNDATION WALL INSULATION SHALL BE MINIMUM RSI 3.52 (R20) INSULATION BLANKET OR BATTS WITH 38x84 (2"x4") STUD WALL, APPROVED VAPOUR BARRIER, DAMPROOFING WELDS, PAPER BETWEEN THE FDN. AND INSUL.

14 BASEMENT BEARING STUD PARTITION (2"x4")

(*SEE OBC 9.23.10.)
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. FOOTING. 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. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

15 STEEL BASEMENT COLUMN (*SEE OBC 9.17.3.)

40mm (3/2") DIA. x 4.78mm (1/8") STL. COL. WITH 150x150x4.5mm (6"x6"x3/8") STL. TOP & BOTTOM PLATE.

15A STEEL COLUMN (*SEE OBC 9.17.3.)

40mm (3/2") 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/M 2-13mm (1/2") DIA. x 300mm (12") LONG x 50mm (2") HOOK ANCHORS.

16 NIB WALLS (*SEE OBC 9.23.8.)

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

17 STEEL BEAM STRAPPING (*SEE OBC 9.23.4.3.(3)(c))

14x38 (1"x2") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

18 GARAGE SLAB (*SEE OBC 9.16.)

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

19 INTERIOR GARAGE WALLS & CEILINGS

(*SEE OBC 9.10.9.16.)
15mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. MIN. RSI 0.88 (R-5) RIGID INSULATION W/ MIN. RSI 3.81 (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.)
EXTERIOR FINISH AS PER NOTES (2) (3) (4) (5) (6) 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 15mm (1/2") INT. DRYWALL FINISH.

20 GARAGE DOOR GASPROOFING

(*SEE OBC 9.10.13.15.)
DOOR AND FRAME GASPROOFING. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHER STRIPPING.

21 EXTERIOR STEP

(*SEE OBC 9.8.9.2, 9.8.9.3 & 9.8.10.)
PRECAST CONCRETE STEP OR WD. STEP WHERE NOT EXPOSED TO WEATHER MAX. RISE 200mm (7'-10") MINIMUM TREAD 250mm (9'-10")

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

CAFFED DRYER EXHAUST VENTED TO EXTERIOR. USE 100mm (4") DIA. SMOOTH WALL VENT PIPE.

23 ATTIC ACCESS (*SEE OBC 9.19.2.)

ATTIC ACCESS HATCH 345x100 (22"x25") WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSULATION BACKINGS.

24 FIREPLACE CHIMNEYS (*OBC 9.21.)

TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.

25 LINEN CLOSET

4 SHELVES MIN. 550mm (14") DEEP.

26 MECHANICAL EXHAUST

(*SEE OBC 9.32.3.5, 9.32.3.10.)
MECHANICAL EXHAUST FAN VENTED TO EXTERIOR.

27 STEEL BEARING PLATE FOR MASONRY WALLS

280x280x16 (11"x11"x5/8") STL. PLATE FOR STL BEAMS AND 280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL, ANCHORED W/ 2-19mm (3/4") x200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.

28 CLASS 'B' VENT

U.L.C. RATED CLASS 'B' VENT 610mm (2'-0") ABOVE THE POINT IN CONTACT WITH THE ROOF FOR SLOPES UP TO 4/12, REFER TO THE ONTARIO GAS UTILIZATION CODE.

29 WOOD BASEMENT POST (*OBC 9.17.4.)

3-38x140 (3"x6") BUILT-UP POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 (1/2") DIA. BOLT ON 405x405x203 (16"x16"x8") CONC. FOOTING.

30 STEP FOOTINGS (*OBC 9.15.3.9.)

MIN. HORIZ. STEP = 610mm (24"). MAX. VERT. STEP = 610mm (24")

31 SLAB ON GRADE (*SEE OBC 9.16.)

100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. REINFORCED W/ 6x6-12.5x12.5 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. HRY INTAKE TO BE A MIN. OF 1800mm (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.)

ALL FLOOR JOISTS TO BE BRIDGED WITH 38x88 (2"x4") CROSS BRACING OR SOLID BLOCKING @ 2100mm (8'-10") O.C. MAX. 14x54 (1"x3") @ 2100mm (8'-10") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.

35 EXPOSED BUILDING FACE (*SEE OBC 9.10.15.)

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

36 GOLD CELLAR PORCH SLAB (*SEE OBC 9.40.)

FOR MAX. 2500mm (8'-2") PORCH DEPTH, 125mm (5") 32MPa (4640 psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 200mm (8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, ANCHORED IN PERIMETER FDN. WALLS W/ 610x610 (24"x24") 10M @ 600mm (24") O.C. DOWELS. SLOPE SLAB MIN. 1.0% FROM DOOR. SLAB TO HAVE A MIN. 75mm (3") BEARING ON FDN. WALLS. PROVIDE (ML) LINTELS OVER CELLAR DOOR.

37 FDN. WALL REDUCTION IN THICKNESS

(*SEE OBC 9.15.4.7.)
FDN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 650mm (26") FOR 8" FDN. WALL. 10" FDN. WALL WHEN REDUCTION IN THICKNESS IS GREATER THAN 26". FDN. WALL SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.

38 CONVENTIONAL ROOF FRAMING

(*SEE OBC 9.23.4.2.(1))
FOR MAX. 2240mm (7'-4") SPAN, 38x84 (2"x4") RAFTERS @ 400mm (16") O.C. FOR MAX. 3530mm (11'-7") SPAN, 38x140 (2"x6") RAFTERS @ 400mm (16") O.C. RIDGE BOARD TO BE 51mm (2") DEEPER. 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"x6") CONTINUOUS STUDS @ 500mm (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 18.5.3. (LIGHT, COLOR AND PULSE CHARACTERISTIC) OF NFPA 72, 'NATIONAL FIRE ALARM AND SIGNALING CODE'.

A SMOKE ALARM SHALL BE INSTALLED IN CONFORMANCE WITH CANULC-9553, 'INSTALLATION OF SMOKE ALARMS'.

SMOKE ALARMS SHALL BE INSTALLED ON OR NEAR THE CEILING.

44 CARBON MONOXIDE ALARM (*OBC 9.33.4.)

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

- BE PERMANENTLY CONNECTED TO AN ELECTRICAL CIRCUIT AND SHALL HAVE NO DISCONNECT SWITCH BETWEEN THE OVERCURRENT DEVICE AND THE CARBON MONOXIDE ALARM.
- BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED, WHERE LOCATED ADJACENT TO A SLEEPING AREA, AND
- CONFORM TO
1. CAN/CSA-6.19, 'RESIDENTIAL CARBON MONOXIDE ALARMING DEVICES', OR
2. UL2094, 'SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS'

45 SOIL GAS CONTROL (*OBC 9.13.4.)

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

FEB 2019

ENERGY STAR V-17

ESCC MODEL

Greenpark

STANDARD NOTES

LAMBERTS LANE II

PROJECT NAME

00-00-00

1

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

REGION DESIGN INC.

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SHEET TITLE

GENERAL NOTES

SCALE

N.T.S.

DATE

FEB 2019

BY

TYPE

AREA

PAGE No.

1

PROJECT

00-00-00

REVISIONS

1. REVISED FROM TRINAR HALL HOMES INC. FEB 19

REVISIONS

FOR STRUCTURE ONLY

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

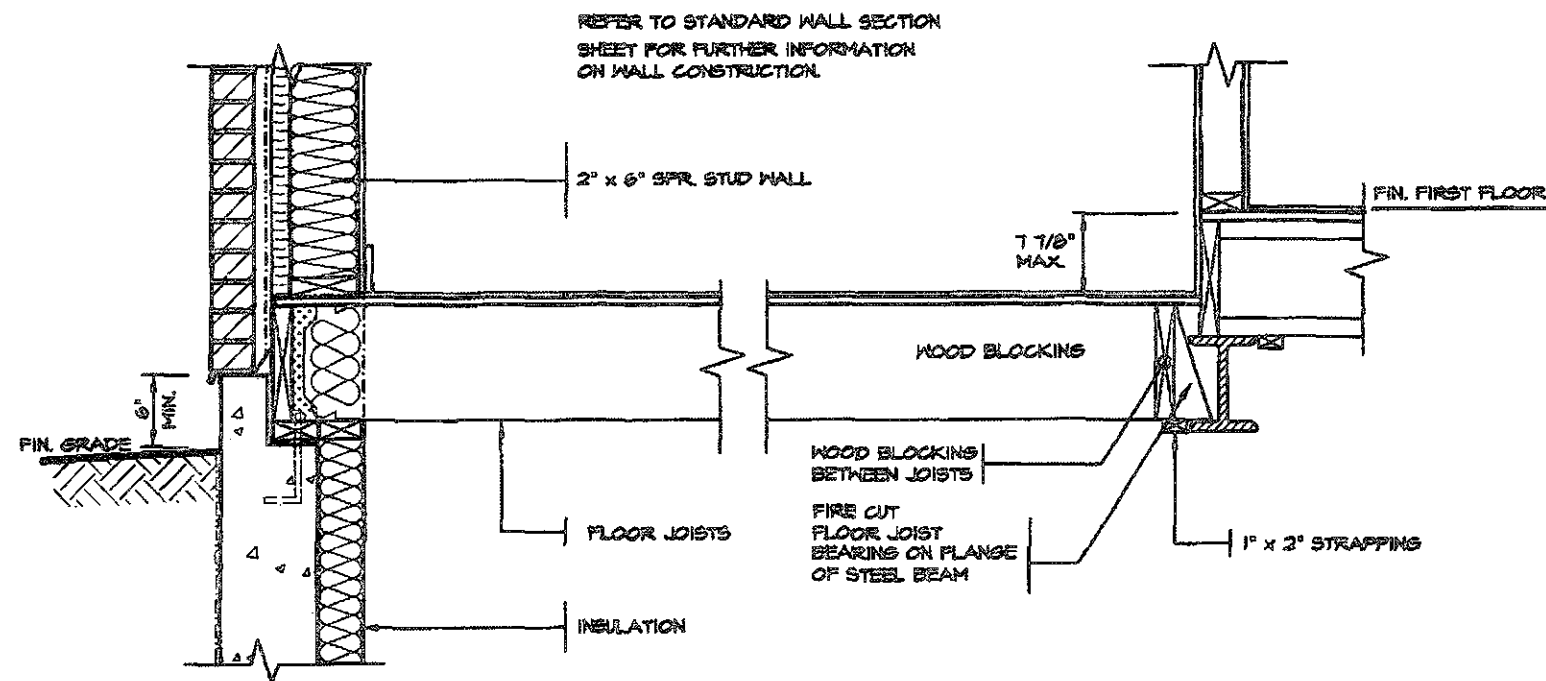
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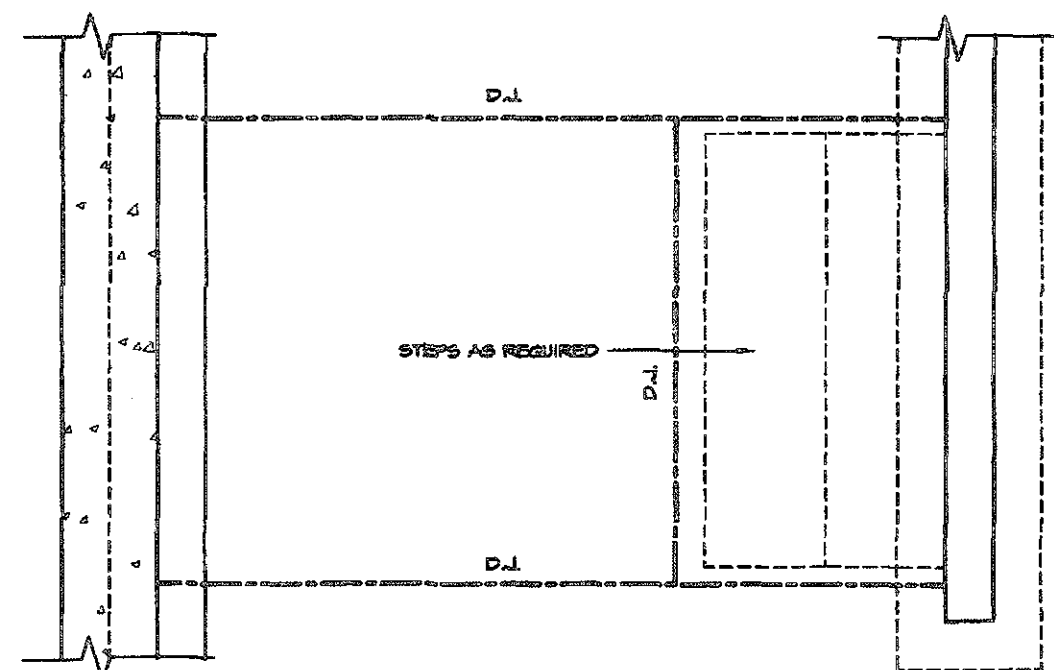
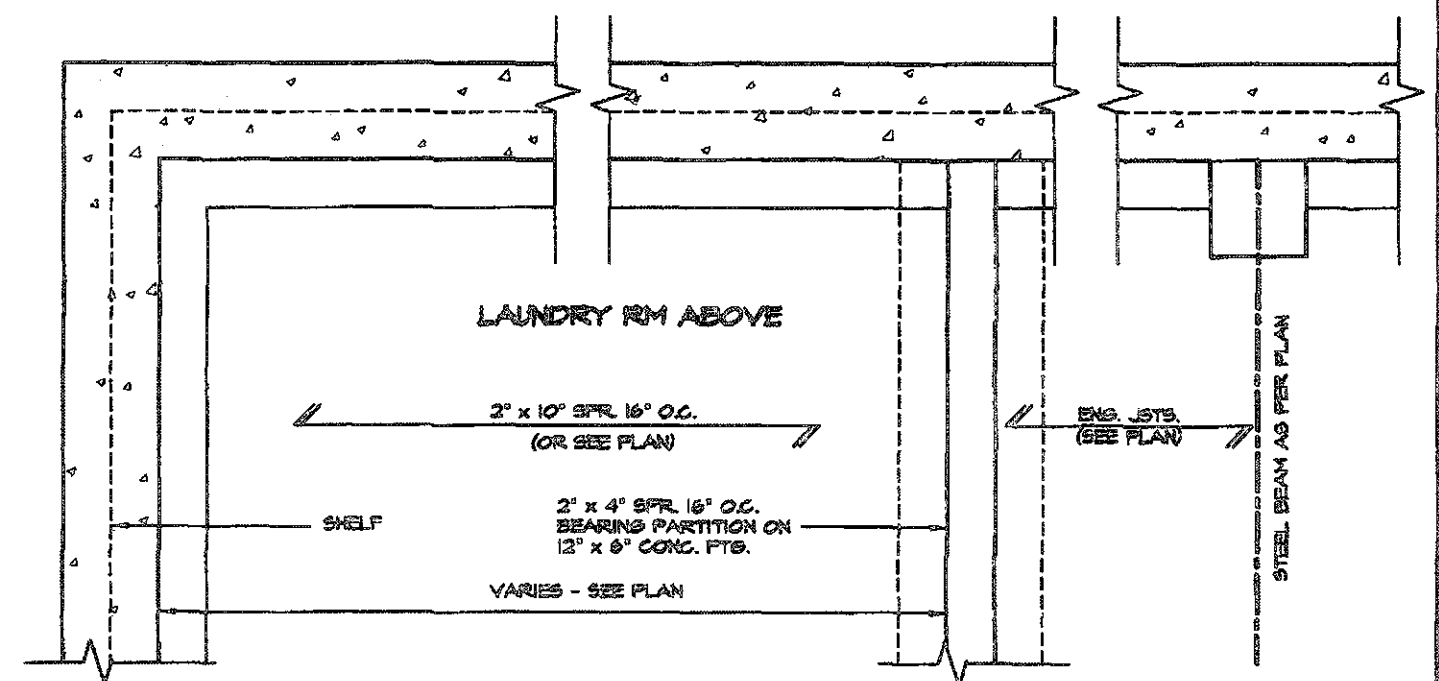
28770

BCIN

Johnston, R 2010 7-52-27 PM MAXIMIZING METAL RIDER MIT REFERENCE STABILITY AND EFFICIENCY STAP PAINS



DETAIL OF SUNKEN LAUNDRY
(ONE RISER)



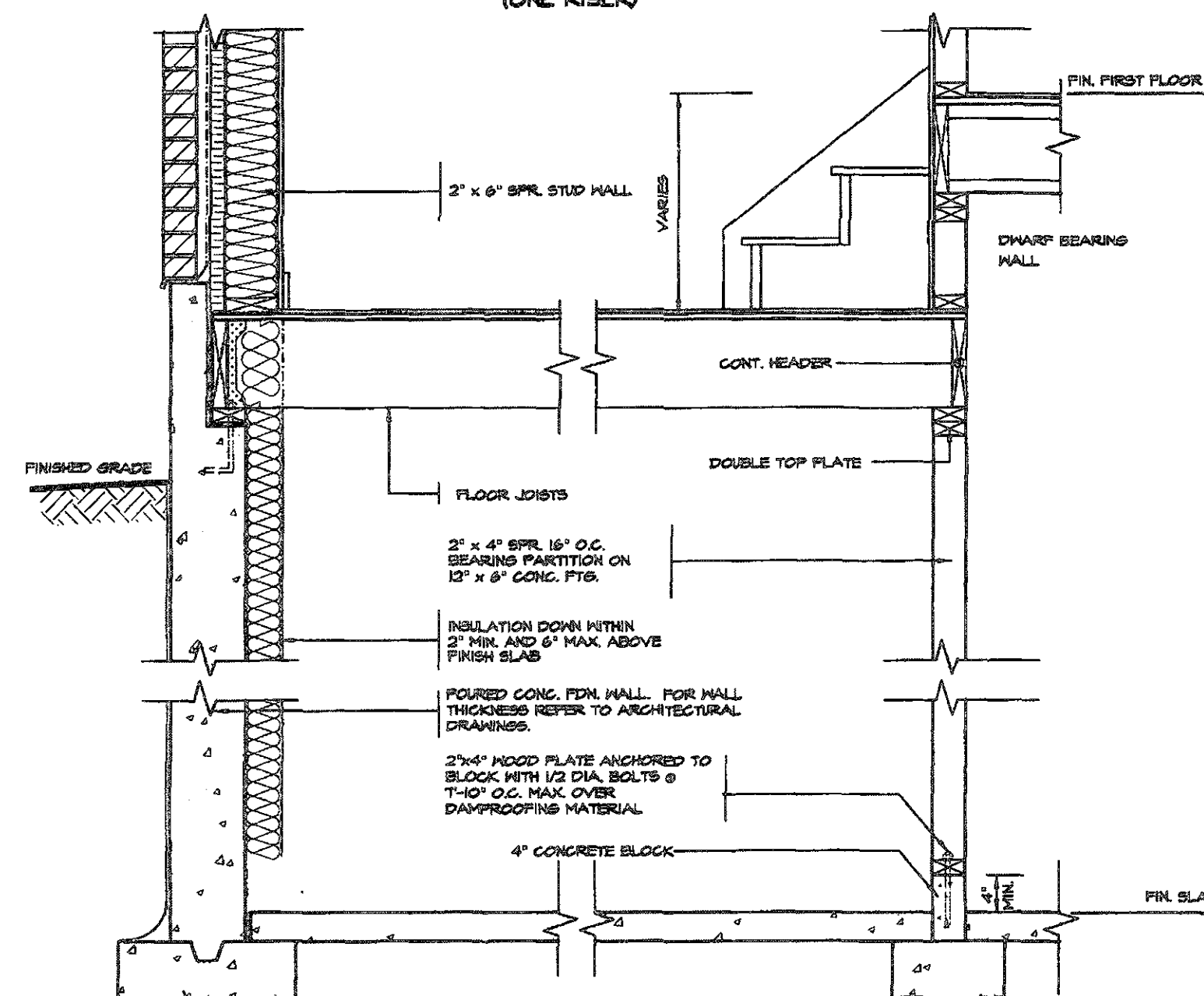
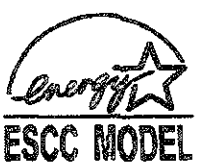
THIS STRUCTURE MUST BE
CONSTRUCTED IN ACCORDANCE
WITH THE 2015 NATIONAL BUILDING
CODE

RECEIVED
10-10-2019

STRUDET INC.



FOR STRUCTURE ONLY



DETAIL OF SUNKEN LAUNDRY
(MORE THAN ONE RISER)

5.		
4.		
3.		
2.		
1.	REVISED FROM TRINAR WALL 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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REGION
DESIGN
INC.

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.

AREA
PAGE No.
4

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" FLYWOOD 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.

TOP OF WOOD PLATE

1/2" (12mm) DRYWALL FINISH OVER CONT. 6 MIL. POLY VAPOUR/AIR BARRIER & MIN. R-50 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

1" AIR SPACE

#15 BUILDING PAPER OVER MIN. R-5 RIGID INSULATION, 2"x6" SFR. STUDS @ 16" o.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.) & RIGID 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 & 6 MIL. POLYETHYLENE BASE FLASHING BENEATH KEEPING AND 6" UP BEHIND BUILDING PAPER

FIN. GRADE

SLOPE 6" MIN.

HEAVY COAT OF BITUMEN OVER CONG. WALL

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

CEMENT COVE

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

FIN. SLAB

CONG. 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 CONG. FON. 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" (12mm) DRYWALL FINISH OVER CONT. 6 MIL. POLY VAPOUR/AIR BARRIER & MIN. R-51 INSULATION. (DRYWALL ON THE CEILING ONLY WHEN THERE IS NO SECOND FLOOR ABOVE GARAGE)

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

FINISHED SECOND FLOOR

GARAGE

#15 BUILDING PAPER OVER MIN. R-5 RIGID INSULATION, 2"x6" SFR. STUDS @ 16" o.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

CAULKING

SLOPE

7-1/2" MAX.

26" MAX. FOR CONCRETE WALL

FIN. GRADE

SLOPE

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

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

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 @ 6" o.c. VERT. & 36" o.c. HORIZ.

SOLID MORTAR FILL

PROTECTION REQ'D FOR FRAMING MEMBERS

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

3" MIN. BEARING

R-20 INSULATION

FOUNDATION WALL

WALL FLASHING

KEEP HOLES

CAULKING

SLOPE

7-1/2" MAX.

26" MAX. FOR CONCRETE WALL

FIN. GRADE

SLOPE

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

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

PROTECTION REQ'D FOR FRAMING MEMBERS

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

3" MIN. BEARING

R-20 INSULATION

FOUNDATION WALL

WALL FLASHING

KEEP HOLES

CAULKING

SLOPE

7-1/2" MAX.

26" MAX. FOR CONCRETE WALL

FIN. GRADE

SLOPE

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

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

PROTECTION REQ'D FOR FRAMING MEMBERS

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

3" MIN. BEARING

R-20 INSULATION

FOUNDATION WALL

WALL FLASHING

KEEP HOLES

CAULKING

SLOPE

7-1/2" MAX.

26" MAX. FOR CONCRETE WALL

FIN. GRADE

SLOPE

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

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

PROTECTION REQ'D FOR FRAMING MEMBERS

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

3" MIN. BEARING

R-20 INSULATION

FOUNDATION WALL

WALL FLASHING

KEEP HOLES

CAULKING

SLOPE

7-1/2" MAX.

26" MAX. FOR CONCRETE WALL

FIN. GRADE

SLOPE

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

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

PROTECTION REQ'D FOR FRAMING MEMBERS

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

3" MIN. BEARING

R-20 INSULATION

FOUNDATION WALL

WALL FLASHING

KEEP HOLES

CAULKING

SLOPE

7-1/2" MAX.

26" MAX. FOR CONCRETE WALL

FIN. GRADE

SLOPE

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

3" MIN. BEARING

R-20 INSULATION

FOUNDATION WALL

WALL FLASHING

KEEP HOLES

CAULKING

SLOPE

7-1/2" MAX.

26" MAX. FOR CONCRETE WALL

FIN. GRADE

SLOPE

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

3" MIN. BEARING

R-20 INSULATION

FOUNDATION WALL

WALL FLASHING

KEEP HOLES

CAULKING

SLOPE

7-1/2" MAX.

26" MAX. FOR CONCRETE WALL

FIN. GRADE

SLOPE

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

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

3" MIN. BEARING

R-20 INSULATION

FOUNDATION WALL

WALL FLASHING

KEEP HOLES

CAULKING

SLOPE

7-1/2" MAX.

26" MAX. FOR CONCRETE WALL

FIN. GRADE

SLOPE

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

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PROTECTION REQ'D FOR FRAMING MEMBERS

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

3" MIN. BEARING

R-20 INSULATION

FOUNDATION WALL

WALL FLASHING

KEEP HOLES

CAULKING

SLOPE

7-1/2" MAX.

26" MAX. FOR CONCRETE WALL

FIN. GRADE

SLOPE

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

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PROTECTION REQ'D FOR FRAMING MEMBERS

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

3" MIN. BEARING

R-20 INSULATION

FOUNDATION WALL

WALL FLASHING

KEEP HOLES

CAULKING

SLOPE

7-1/2" MAX.

26" MAX. FOR CONCRETE WALL

FIN. GRADE

SLOPE

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

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PROTECTION REQ'D FOR FRAMING MEMBERS

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

3" MIN. BEARING

R-20 INSULATION

FOUNDATION WALL

WALL FLASHING

KEEP HOLES

CAULKING

SLOPE

7-1/2" MAX.

26" MAX. FOR CONCRETE WALL

FIN. GRADE

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3" MIN. BEARING

R-20 INSULATION

FOUNDATION WALL

WALL FLASHING

KEEP HOLES

CAULKING

SLOPE

7-1/2" MAX.

26" MAX. FOR CONCRETE WALL

FIN. GRADE

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PROTECTION REQ'D FOR FRAMING MEMBERS

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3" MIN. BEARING

R-20 INSULATION

FOUNDATION WALL

WALL FLASHING

KEEP HOLES

CAULKING

SLOPE

7-1/2" MAX.

26" MAX. FOR CONCRETE WALL

FIN. GRADE

SLOPE

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

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PROTECTION REQ'D FOR FRAMING MEMBERS

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

3" MIN. BEARING

R-20 INSULATION

FOUNDATION WALL

WALL FLASHING

KEEP HOLES

CAULKING

SLOPE

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 'B' 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

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

MESH BACKDRAINED

- 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
- 1/8" EXTERIOR GRADE OSB SHEATHING
- 2" X 6" STUDS
- MIN. R-22 BATT INSULATION
- CONT. VAPOUR / AIR BARRIER
- 1/2" DRYWALL

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

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-50 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 5/8" T&G PLYWOOD

FINISHED FIRST FLOOR

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

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

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 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'-0" 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

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 (BACKDRAINED)

CAULK WITH BEAD VENT

FLASHING

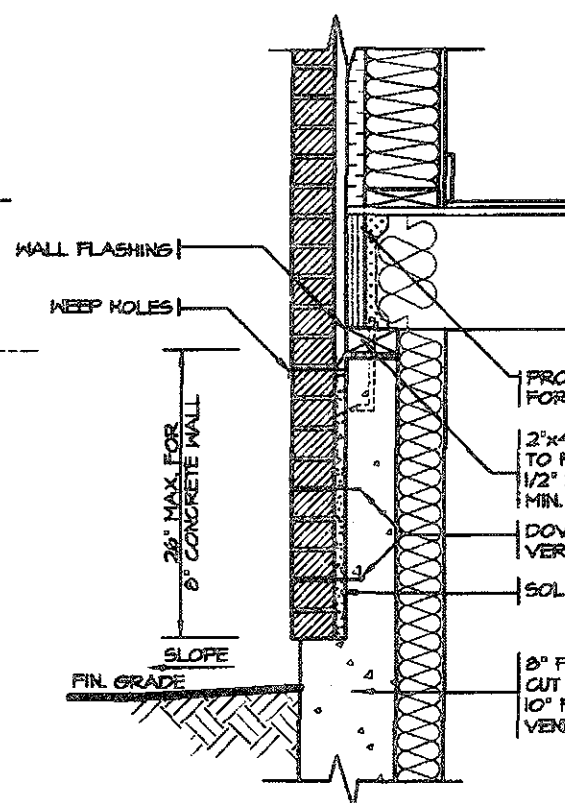
CONCRETE SILL

MASONRY CLADDING AS PER ELEVATION

A. TERMINATION AT MASONRY CLADDING WITH SEALANT T

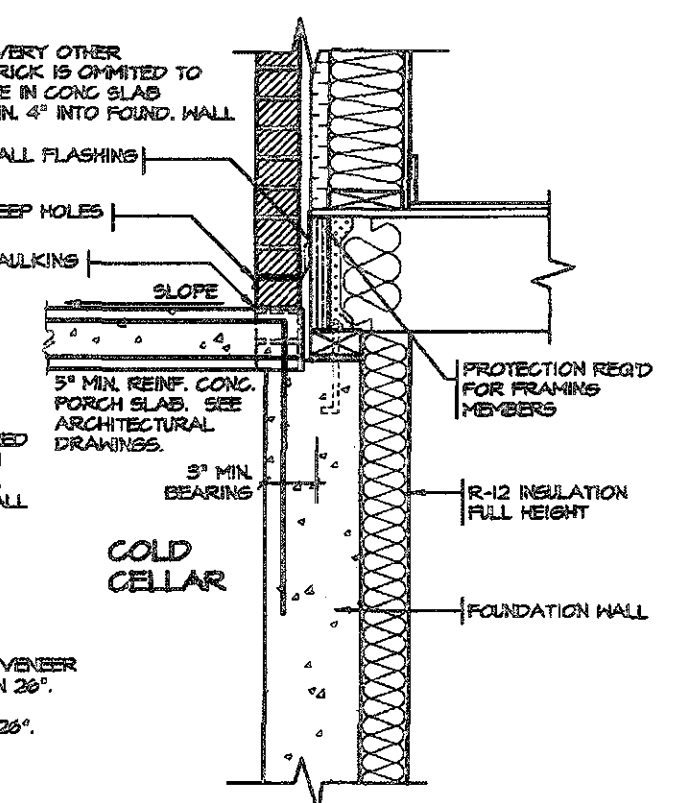
1 1/2" = 1'0"

THIS STRUCTURE MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE



DETAIL FOR CONCRETE VENEER DROPPED GRADE

3/4" = 1'0"



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

NAME SIGNATURE BCIN

REGION DESIGN INC.

5700 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

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

Greenpark.

PROJECT NAME STANDARD DETAILS LAMBERTS LANE II



BASEMENT PLAN

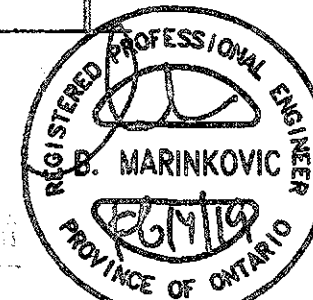


GENERAL INSTALLATION NOTES

- 1.0 UNIT INSTALLATION TO STRICTLY CONFORM TO MANUFACTURERS INSTALLATION MANUAL AND ALL APPLICABLE CODES OF LOCAL AUTHORITIES HAVING JURISDICTION INCLUDING CAN/CSA-B141.1 & 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 5"
 - FROM SIDES TO VENT 1"
- 3.0 THE DIRECT VENT UNIT ILLUSTRATED IS THE GC150 MODEL AS MANUFACTURED BY HEATILATOR.
- 4.0 THE MANTLE ILLUSTRATED IS THE 5-2 GB AS SUPPLIED BY GREATER TORONTO FIREPLACE.



STRUDET INC.

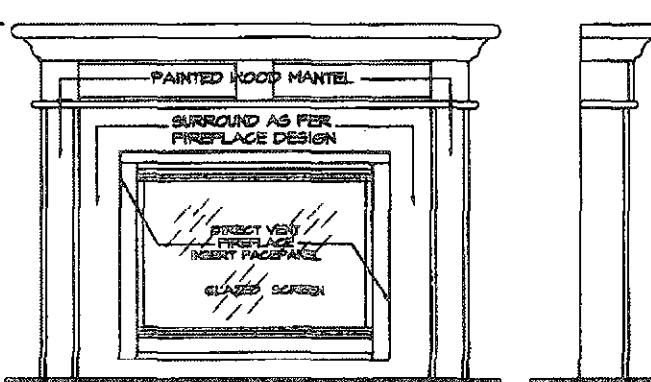
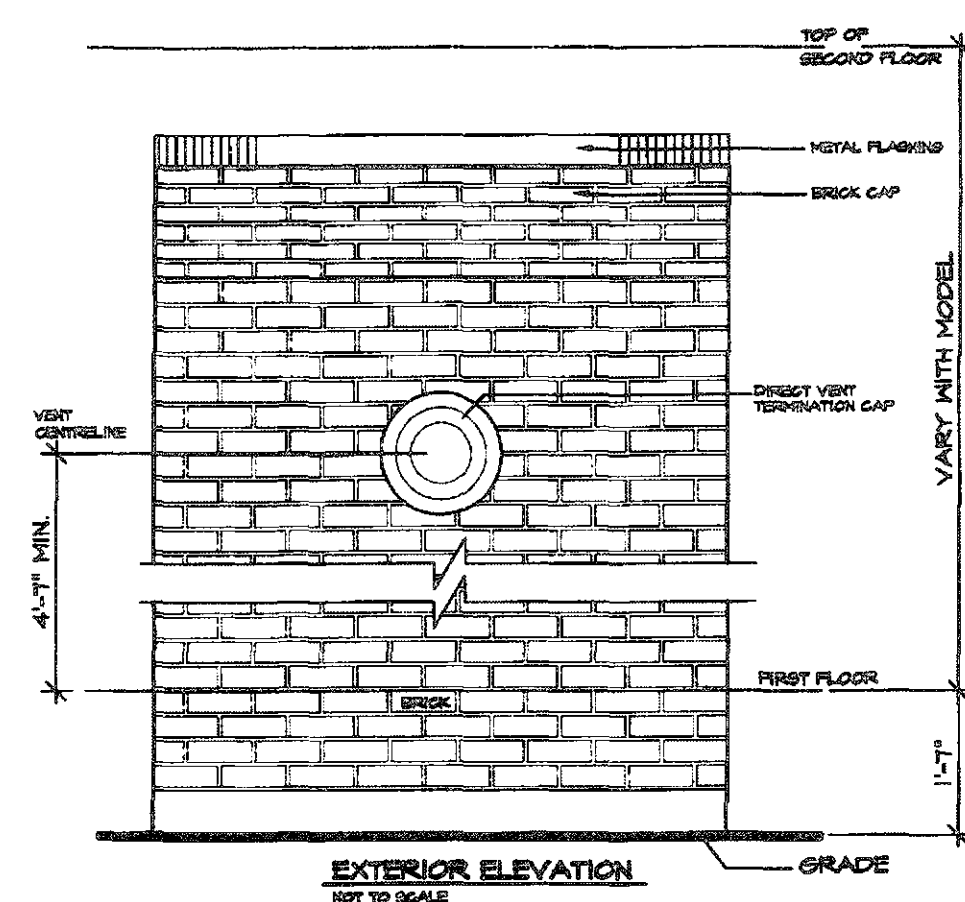
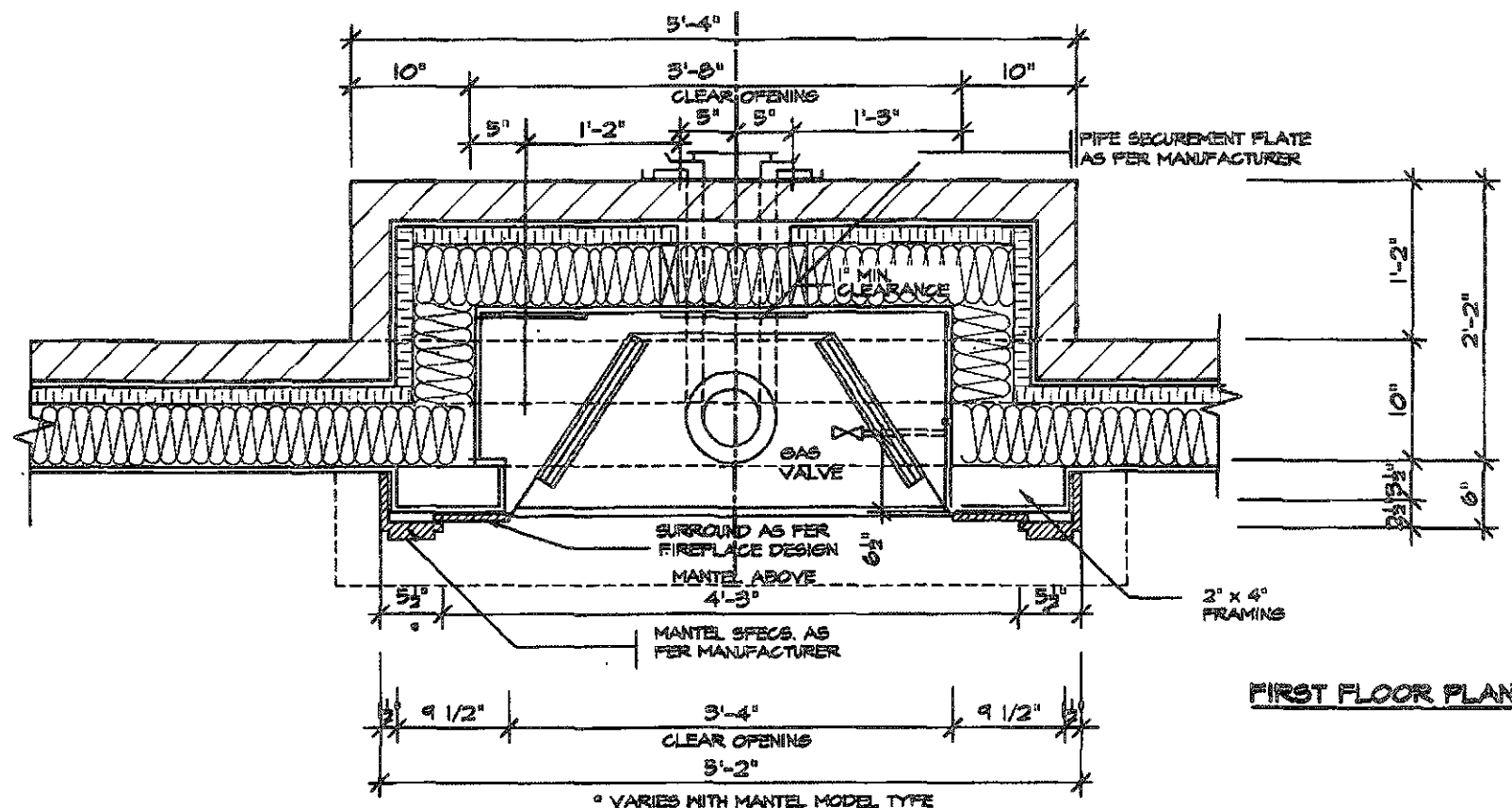
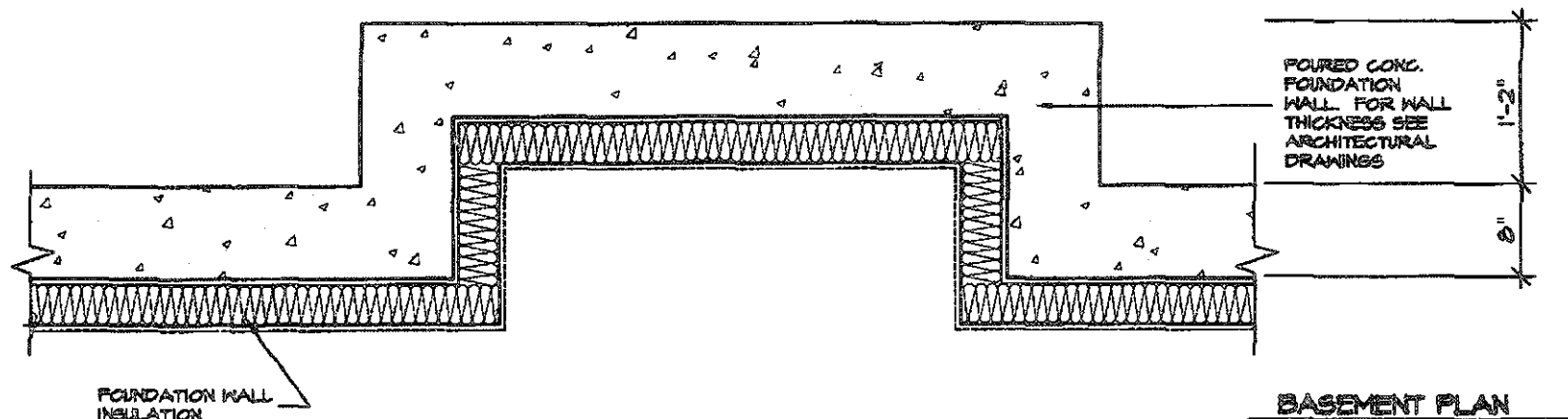


FOR STRUCTURE ONLY



ESCC MODEL

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 4S6 F (416) 736-4096 F (905) 680-0746	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.					DIRECT VENT FIREPLACE				SCALE 3/4"=1'-0" DATE FEB 2019	BY TYPE	AREA PROJECT	PAGE No. 6	PROJECT NAME STANDARD DETAILS LAMBERTS LANE II				
3.																	
2.																	
1.	REVISED FROM TRINAR HALL HOMES INC.				FEB 2019												
REVISIONS																	

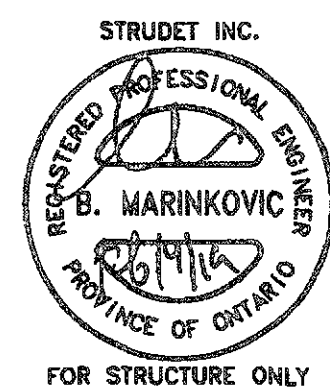
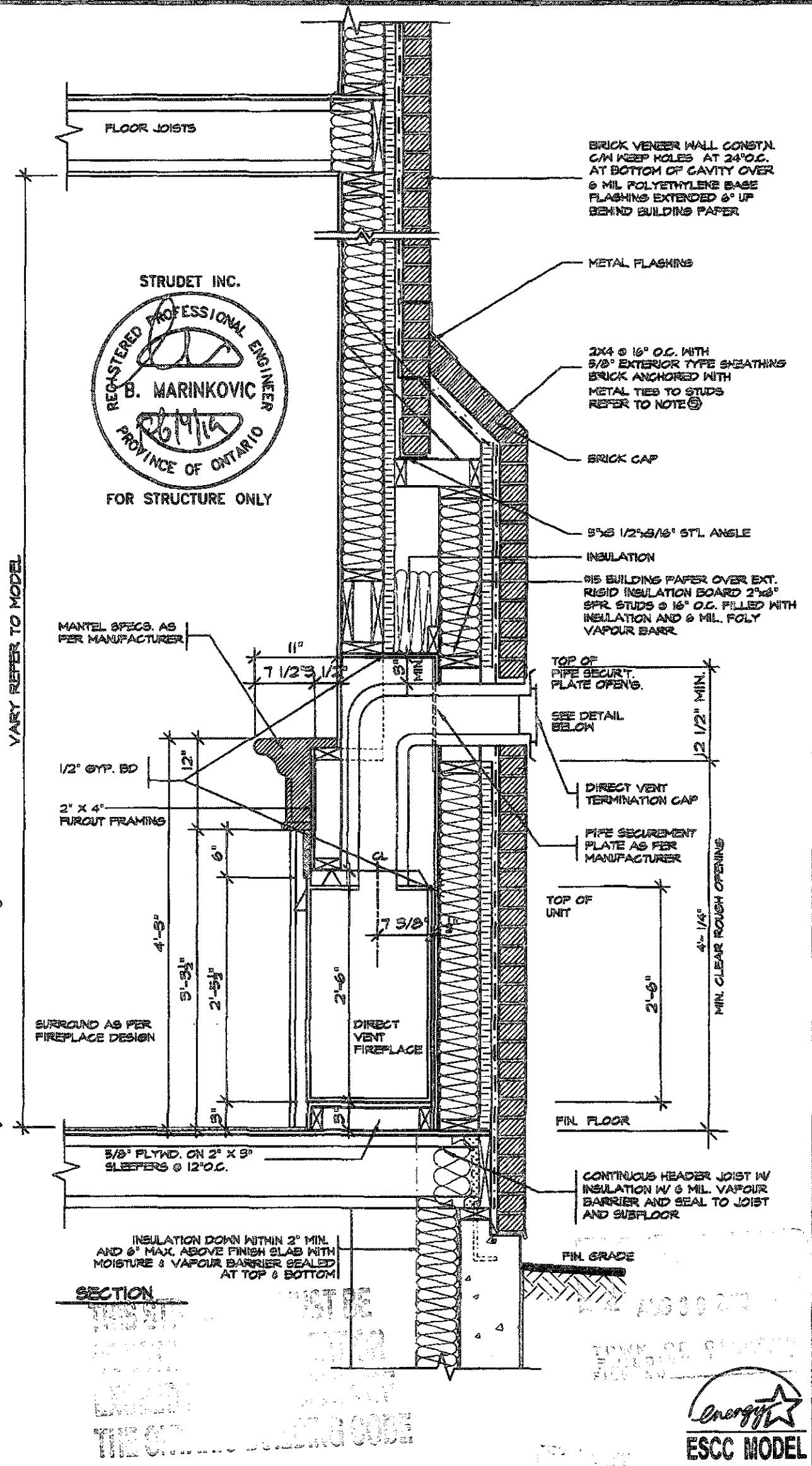


FRONT/SIDE ELEVATION

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 GC150 MODEL AS MANUFACTURED BY HEATILATOR.
- 4.0 THE MANTEL ILLUSTRATED IS THE 9-2 GB AS SUPPLIED BY GREATER TORONTO FIREPLACE.



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

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VIKAS GAJJAR
NAME

SIGNATURE

28770
BCIN

REGION DESIGN INC.

8700 DUFFERIN ST.

CONCORD, ONTARIO

L4K 4S8

P (416) 738-4096

F (809) 660-0748

REGION DESIGN INC.

SHEET TITLE

DIRECT VENT FIREPLACE WITH BRICK CAP

SCALE

3/4"=1'-0"

DATE

FEB 2019

BY

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.

AREA

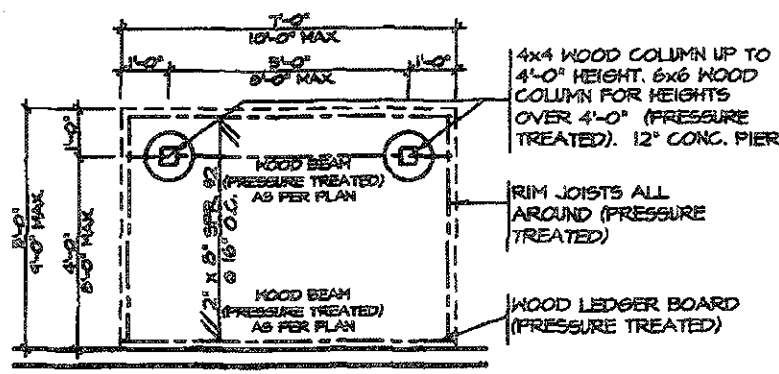
PAGE No.

6-2

Greenpark.

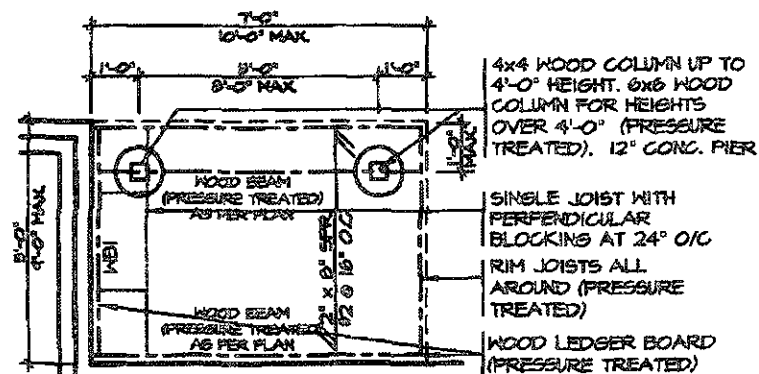
PROJECT NAME

STANDARD DETAILS LAMBERTS LANE II



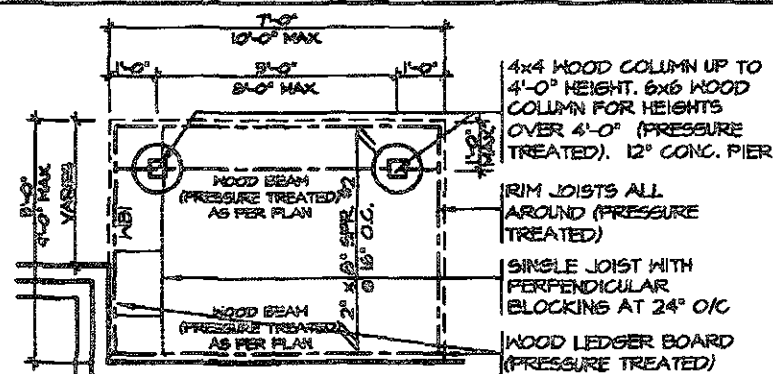
TYPICAL DECK LAYOUT

SCALE: 1/4" = 1'-0"



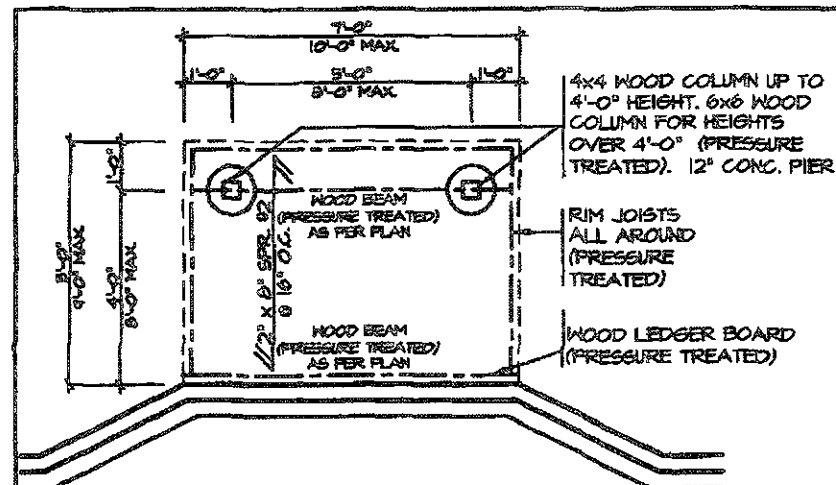
TYPICAL DECK LAYOUT

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

WOOD BEAM (PRESSURE TREATED) AS PER PLAN

CONCRETE FOUNDATION WALL

WOOD BEAM (PRESSURE TREATED) AS PER PLAN

WOOD BEAM (PRESSURE TREATED) AS PER PLAN

WOOD BEAM (PRESSURE TREATED) AS PER PLAN

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WOOD BEAM (PRESSURE TREATED) AS PER PLAN

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WOOD BEAM (PRESSURE TREATED) AS PER PLAN

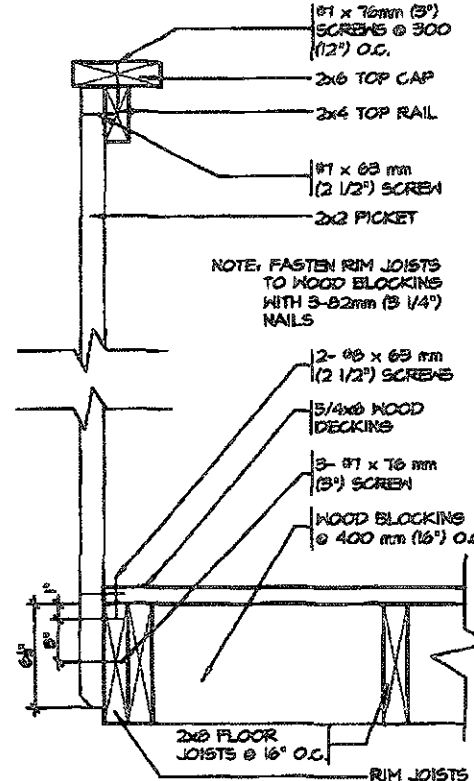
WOOD BEAM (PRESSURE TREATED) AS PER PLAN

DECK SECTION WITH BRICK VENEER

SCALE: 1/2" = 1'-0"

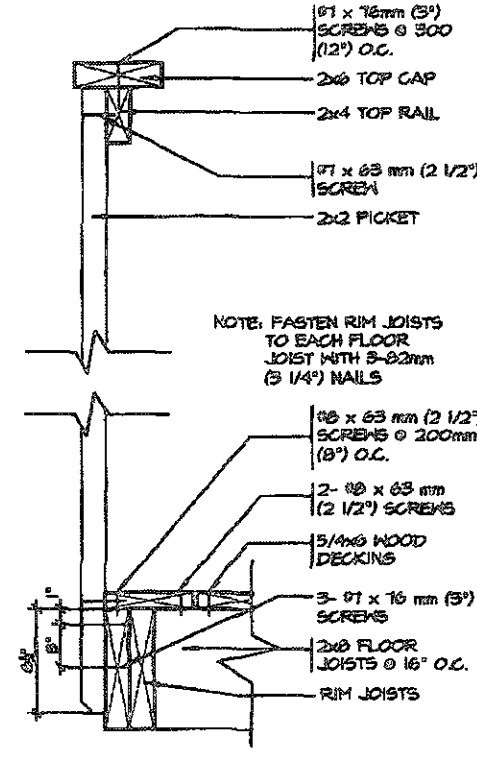
**DETAIL 1
CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK
GUARD PARALLEL
TO FLOOR JOISTS**

SCALE: 1" = 1'-0"



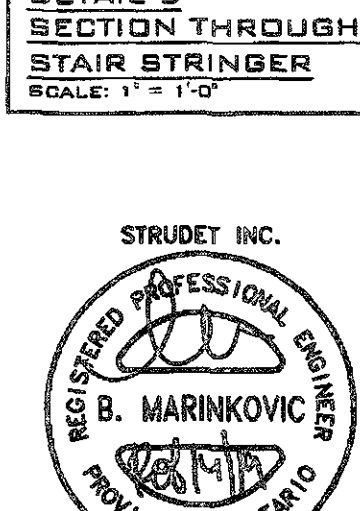
**GUARD PERPENDICULAR
TO FLOOR JOISTS**

SCALE: 1" = 1'-0"



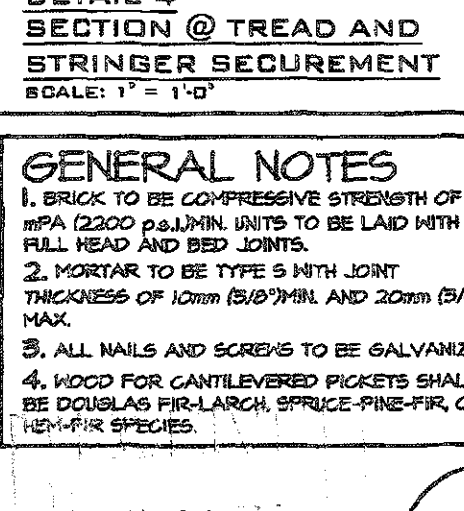
**DETAIL 5
SECTION THROUGH
STAIR STRINGER**

SCALE: 1" = 1'-0"



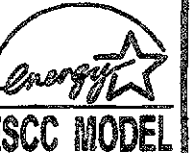
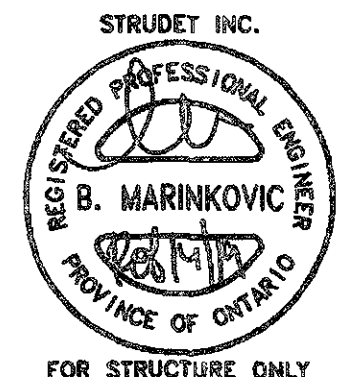
**DETAIL 4
SECTION @ TREAD AND
STRINGER SECUREMENT**

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 (5/4") MAX.
3. ALL NAILS AND SCREWS TO BE GALVANIZED.
4. WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES.



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 2.2.5 of the building code

VIKAS GAJAR 28770
NAME SIGNATURE BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S8
P (416) 738-4085
F (905) 880-0748

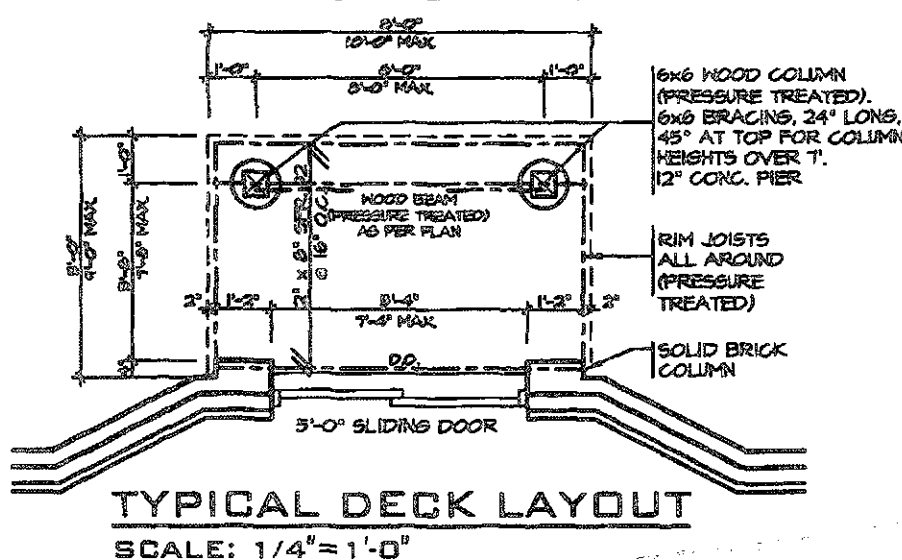
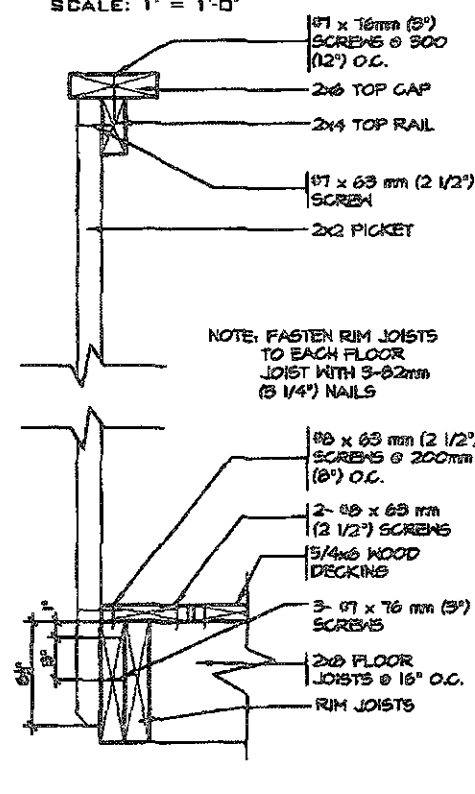
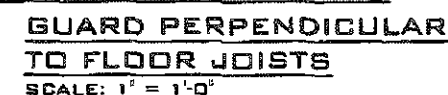
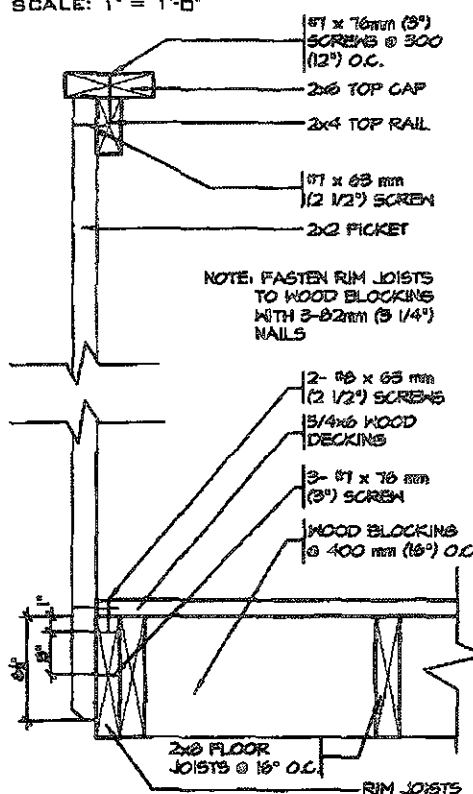
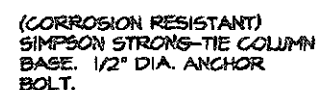
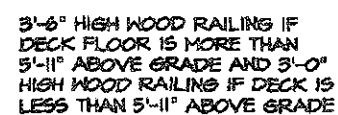
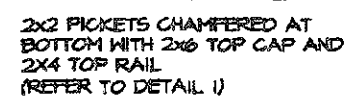
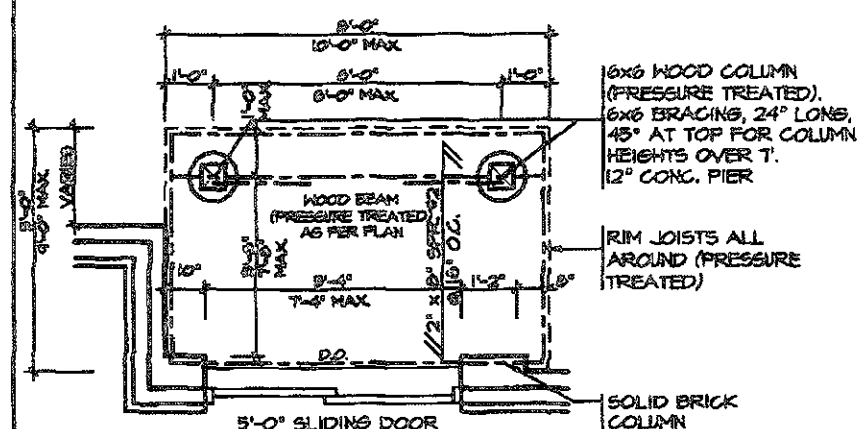
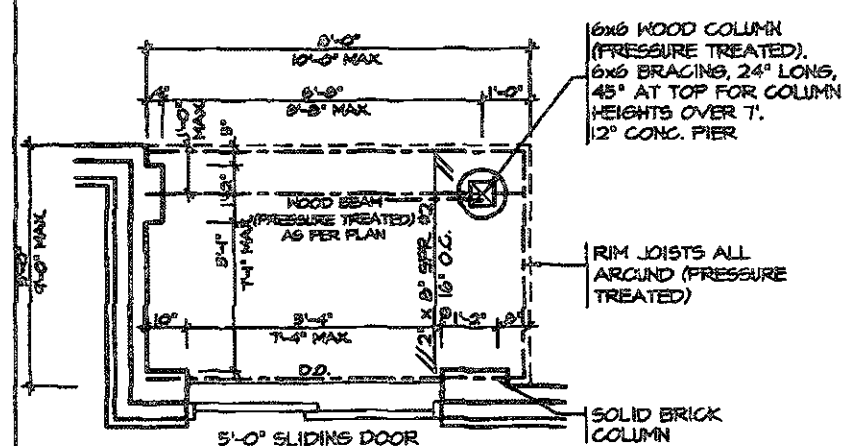
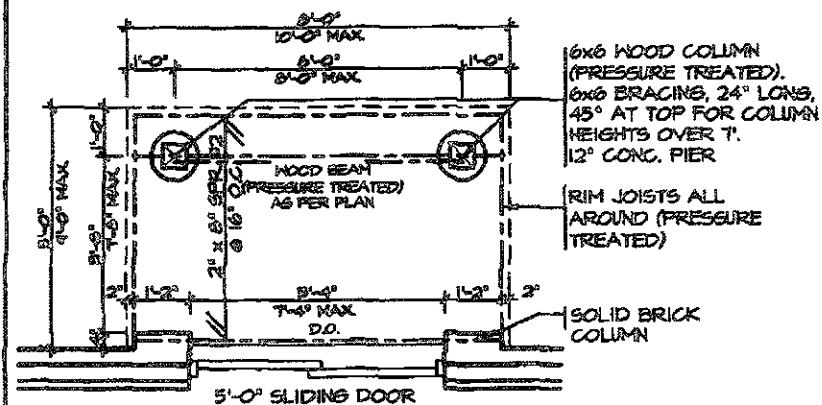
**REGION
DESIGN
INC.**

**WOOD
DECK DETAIL**

SCALE AS SHOWN
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 00-00-00



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. W3 = 2 - 2 x 8 (PRESSURE TREATED)
W3S = 2 - 2 x 10 (PRESSURE TREATED)
5. MOOD 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 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

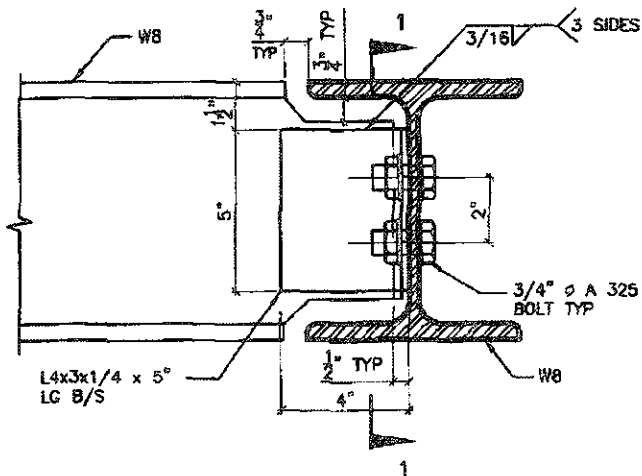
REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S8
P (416) 735-4098
F (905) 880-0746

REGION DESIGN INC.

SHEET TITLE	
WALK-OUT DECK DETAILS	
SCALE AS SHOWN	BY
DATE FEB 2019	TYPE

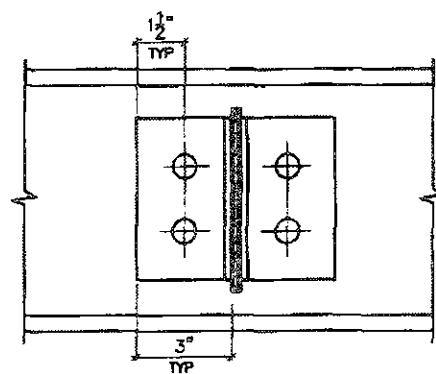
CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	
AREA	PAGE No.
PROJECT 00-00-00	8-2

Greenpark. PROJECT NAME **STANDARD DETAILS**

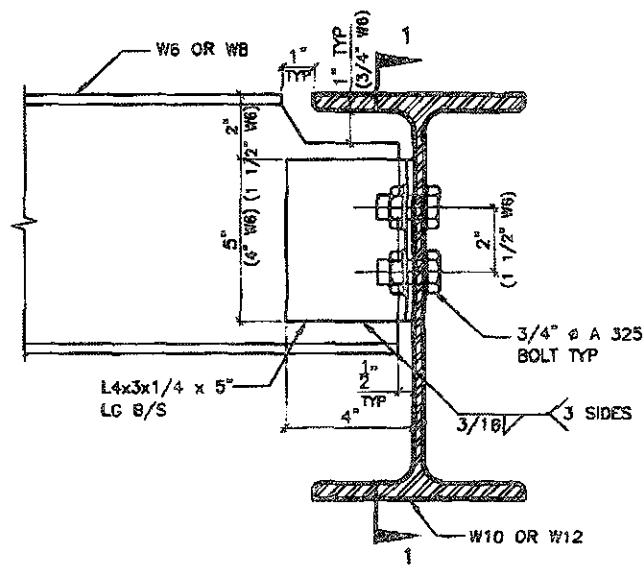


DETAIL 1.

W8
TO
W8
CONNECTION

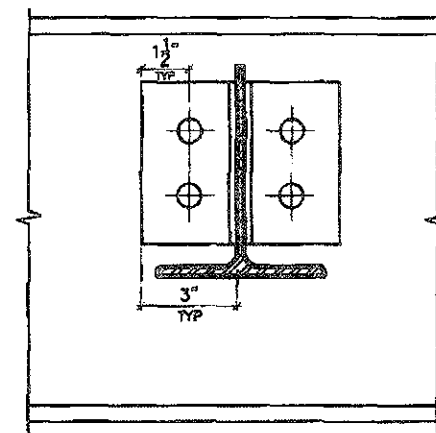


SECTION 1-1

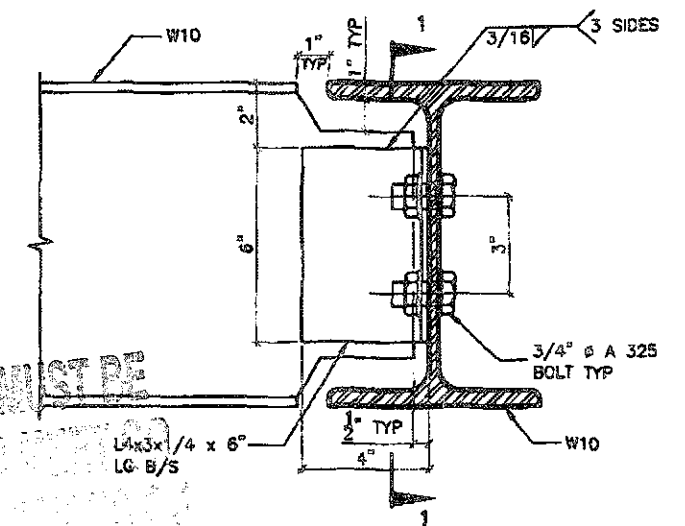


DETAIL 2.

W6(W8)
TO
W10(W12)
CONNECTION

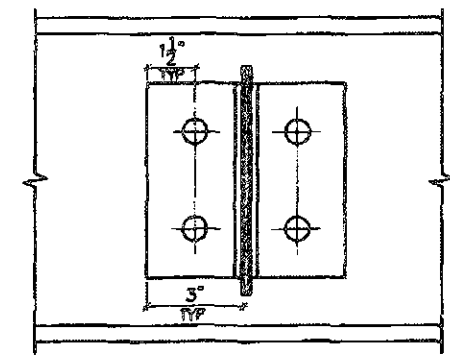


SECTION 1-1

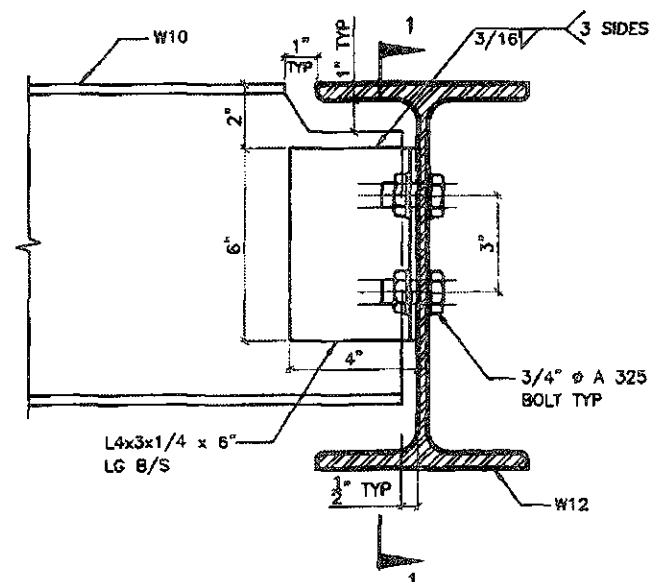


DETAIL 3.

W10
TO
W10
CONNECTION

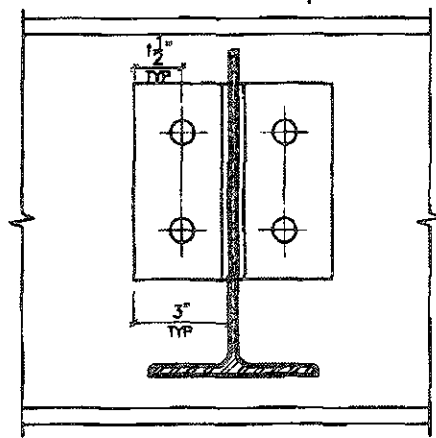


SECTION 1-1

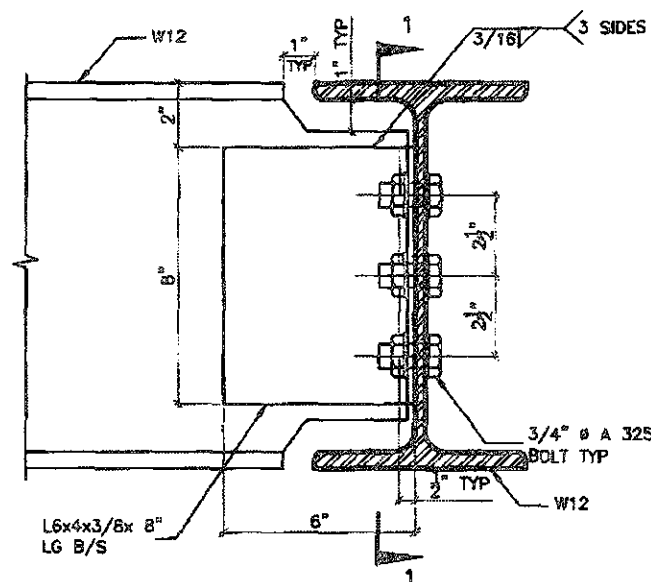


DETAIL 4.

W10
TO
W12
CONNECTION

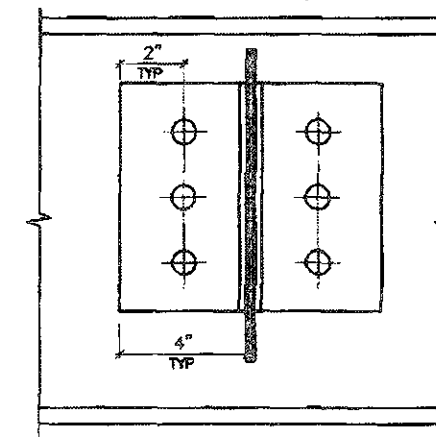


SECTION 1-1

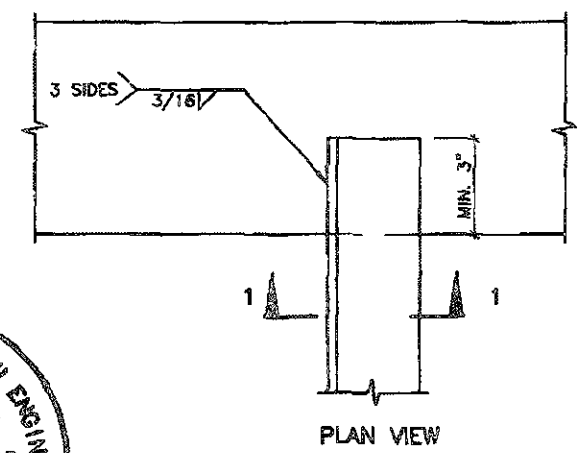


DETAIL 5.

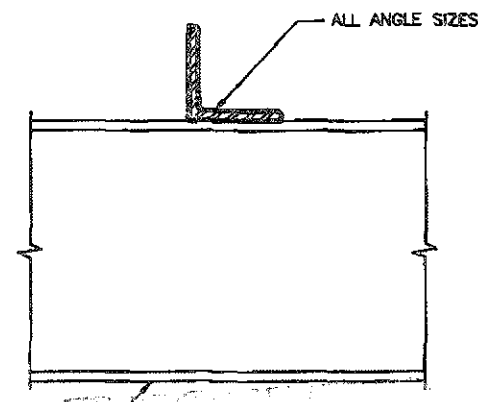
W12
TO
W12
CONNECTION



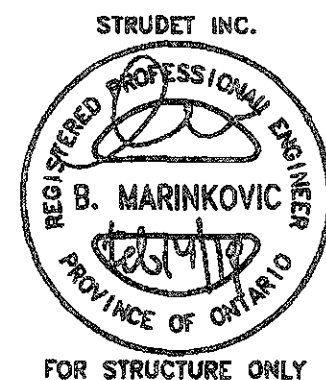
SECTION 1-1



PLAN VIEW



SECTION 1-1



DETAIL 6.

ANGLE
TO
BEAM
CONNECTION

ALL BEAM SIZES

SECTION 1-1



REVISIONS	
5.	
4.	
3.	
2.	
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 4S8
P (416) 738-6098
F (905) 980-0748

**REGION
DESIGN
INC.**

SHEET TITLE
**STEEL
BEAM DETAILS**

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.

AREA
PROJECT
00-00-00

PAGE No.
9

Greenpark

PROJECT NAME
**STANDARD DETAILS
LAMBERTS LANE II**

13-1-2019 09:14:28 PM MASTHEAD DETAIL SUB P 9 OF 11 S.E. TEMERARY STATION 1010 LAMBERTS LANE II L4798 8. BEAM CONNECTIONS ENERGY STAR PLAN

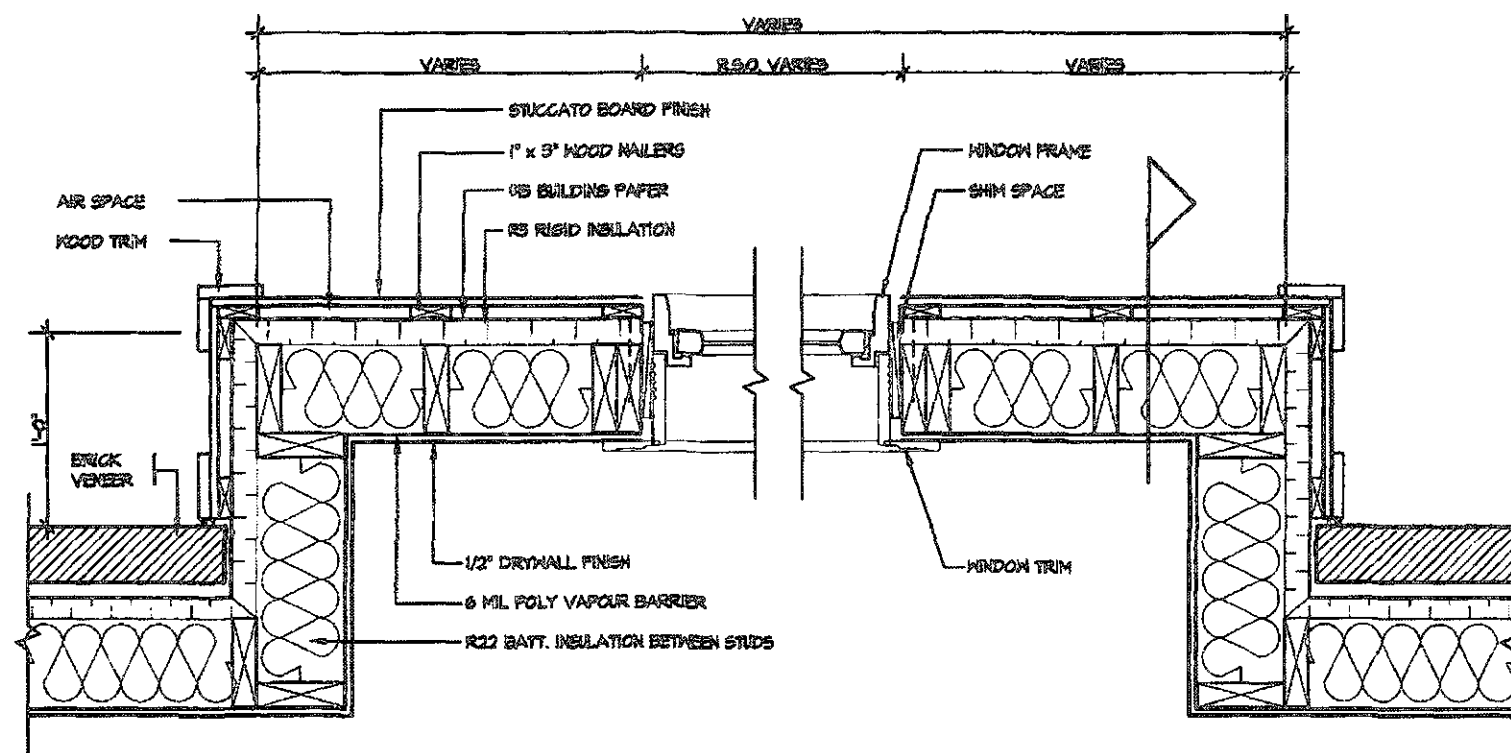
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FOR STRUCTURE ONLY



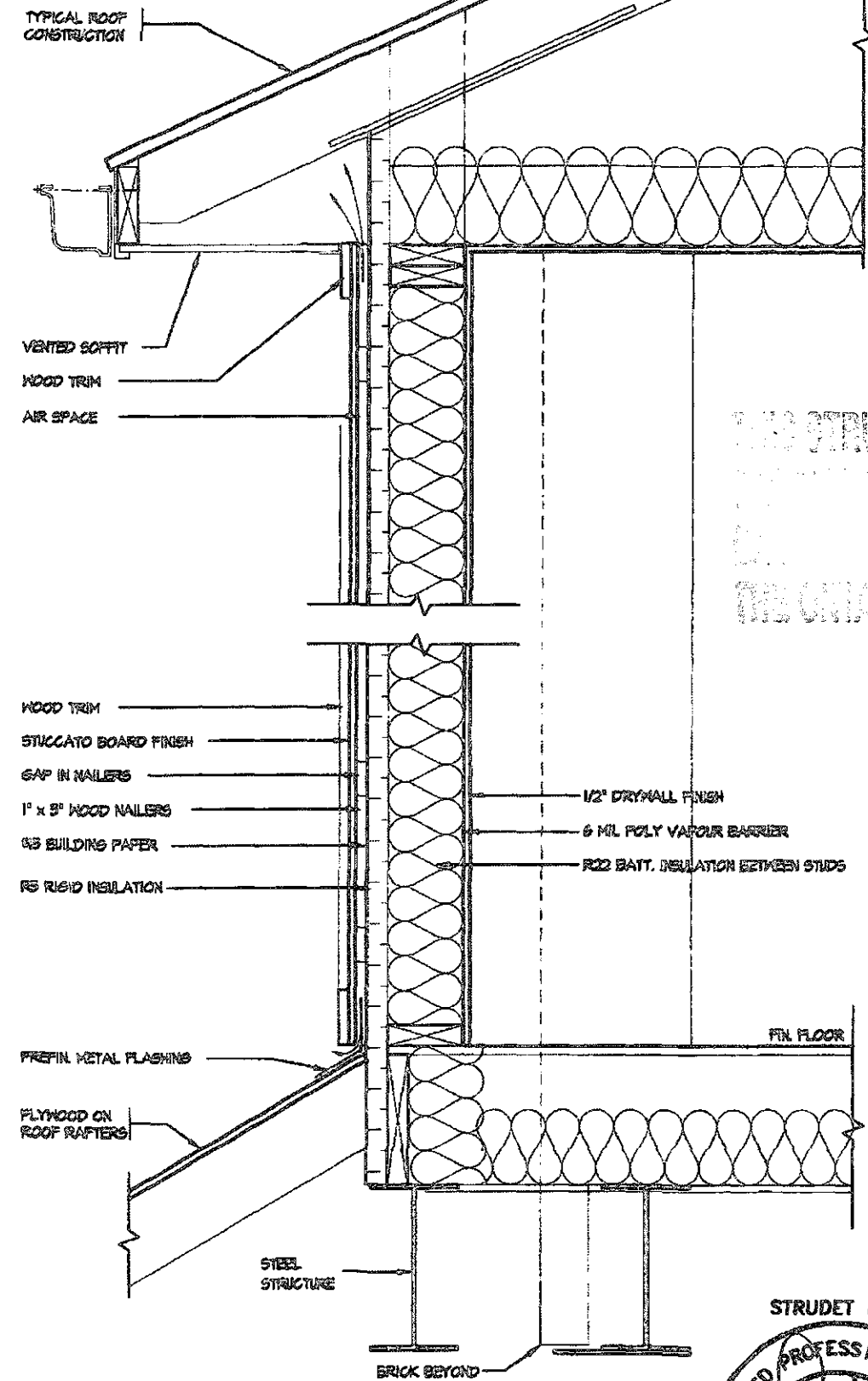
5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR  28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 CUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4095 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.					BLOCKING					PAGE No. 10
3.					FORCED ENTRY & GRAB BAR					
2.					SCALE	BY	AREA			
1.	REVISED FROM TRINAR HALL HOMES INC.				FEB 2019	3/4" = 1'0"				
REVISIONS						DATE	TYPE	PROJECT		
						FEB 2019		00-00-00		

PROJECT NAME	
STANDARD DETAILS LAMBERTS LANE II	



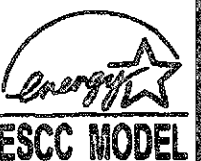
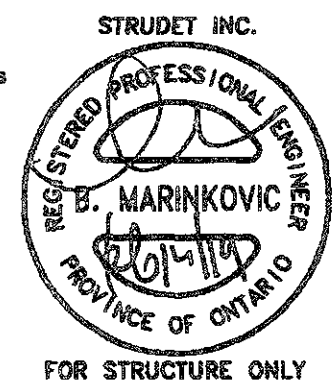
PLAN VIEW

STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.21)



CROSS SECTION

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



5.		
4.		
3.		
2.		
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
NAME

28770
BCIN

SIGNATURE

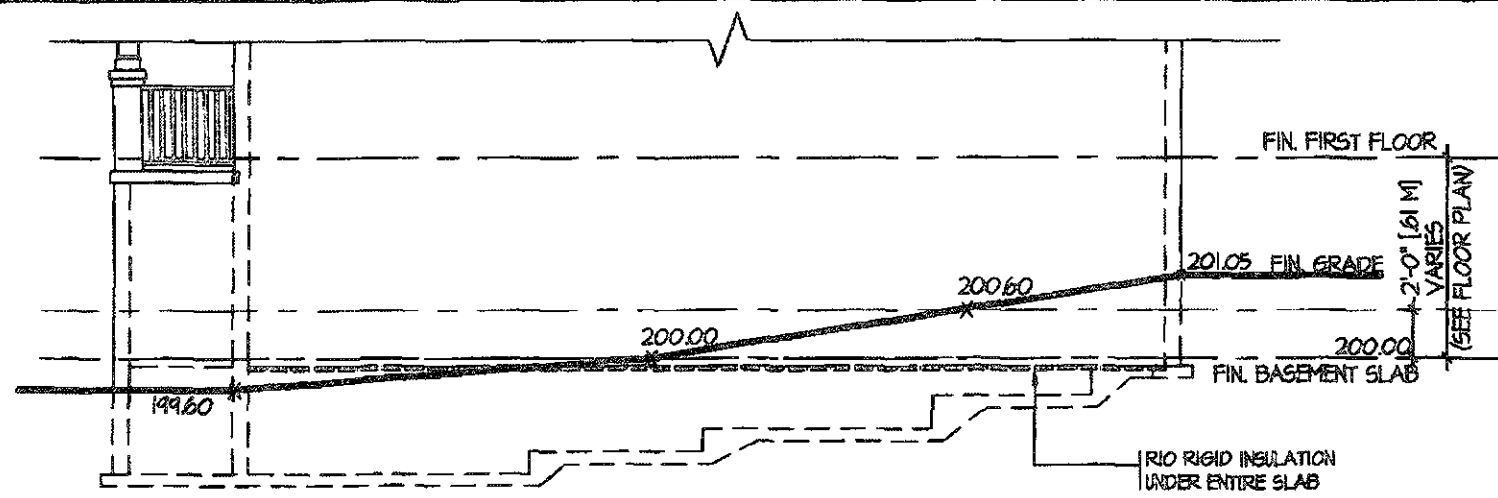
REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4096
F (905) 860-0746



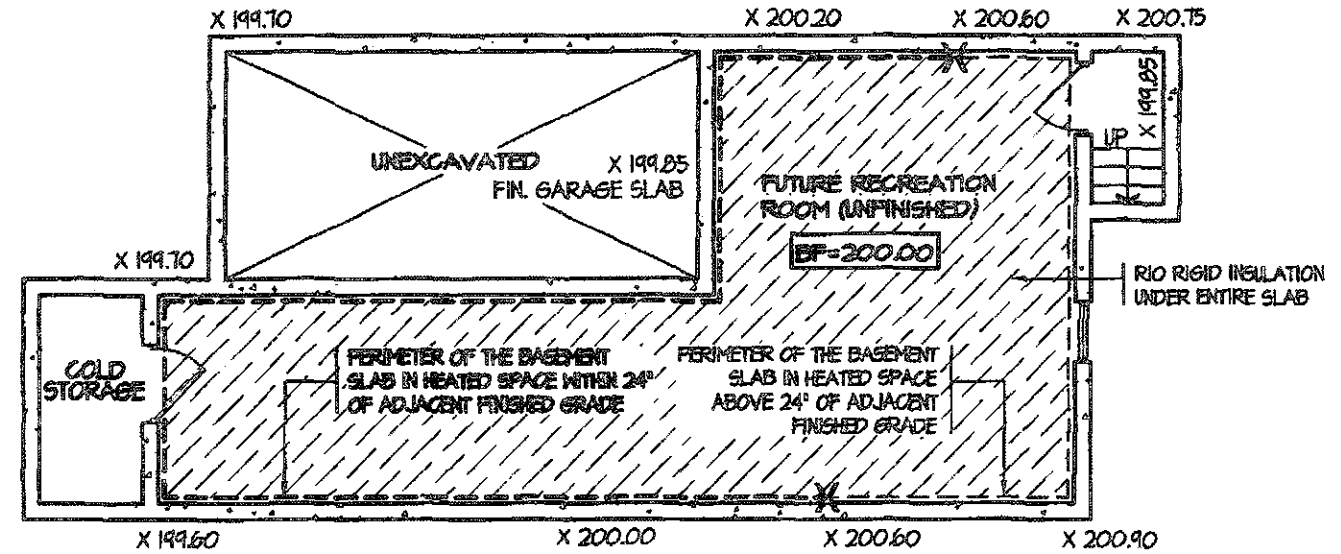
SHEET TITLE	
STUCCATO BOARD FINISH CLADDING	
SCALE	BY
1/2"=1'0"	
DATE	TYPE
FEB 2019	

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.
	11
PROJECT	00-00-00

Greenpark.	
PROJECT NAME	
STANDARD DETAILS LAMBERTS LANE II	



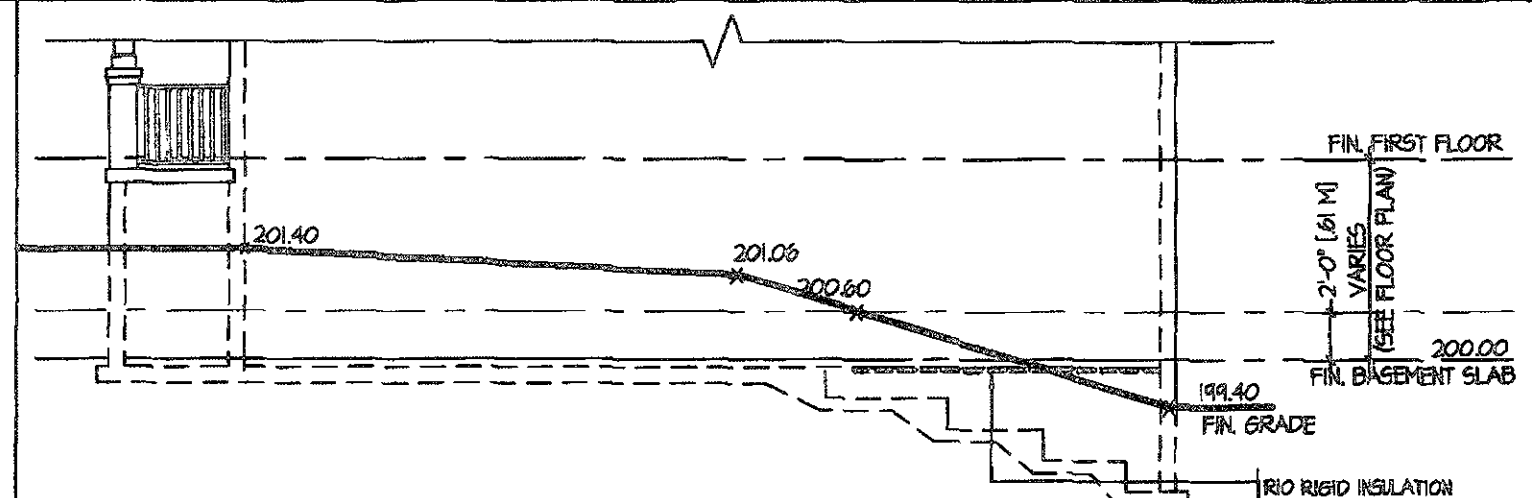
TYPICAL RIGHT SIDE ELEVATION



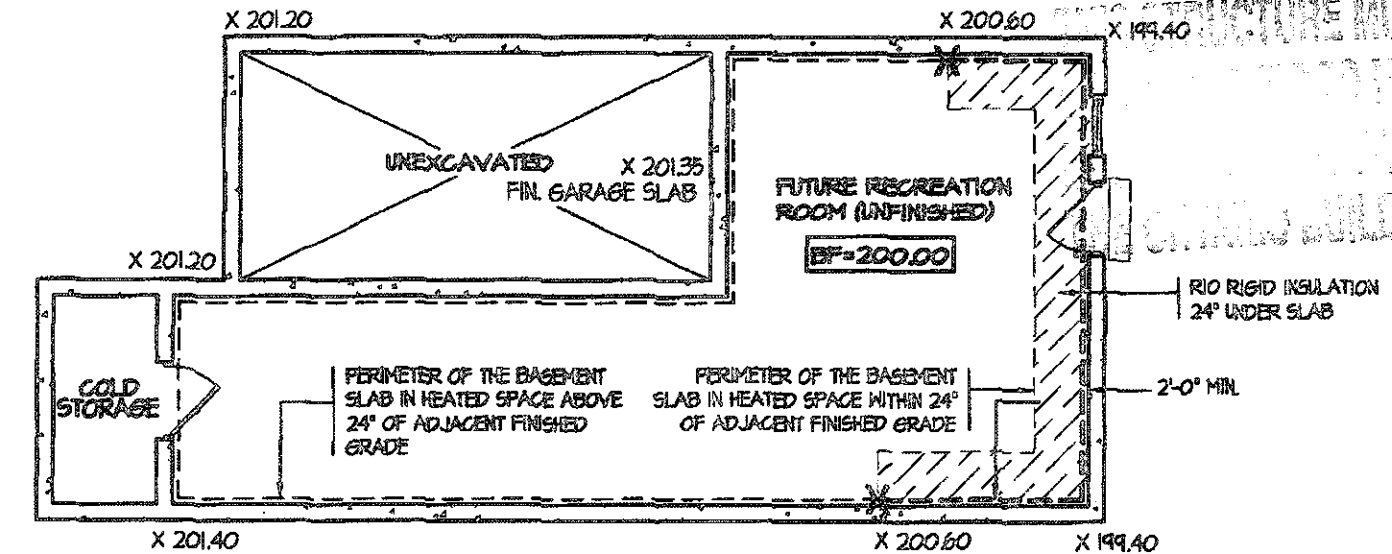
TYPICAL BASEMENT PLAN

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



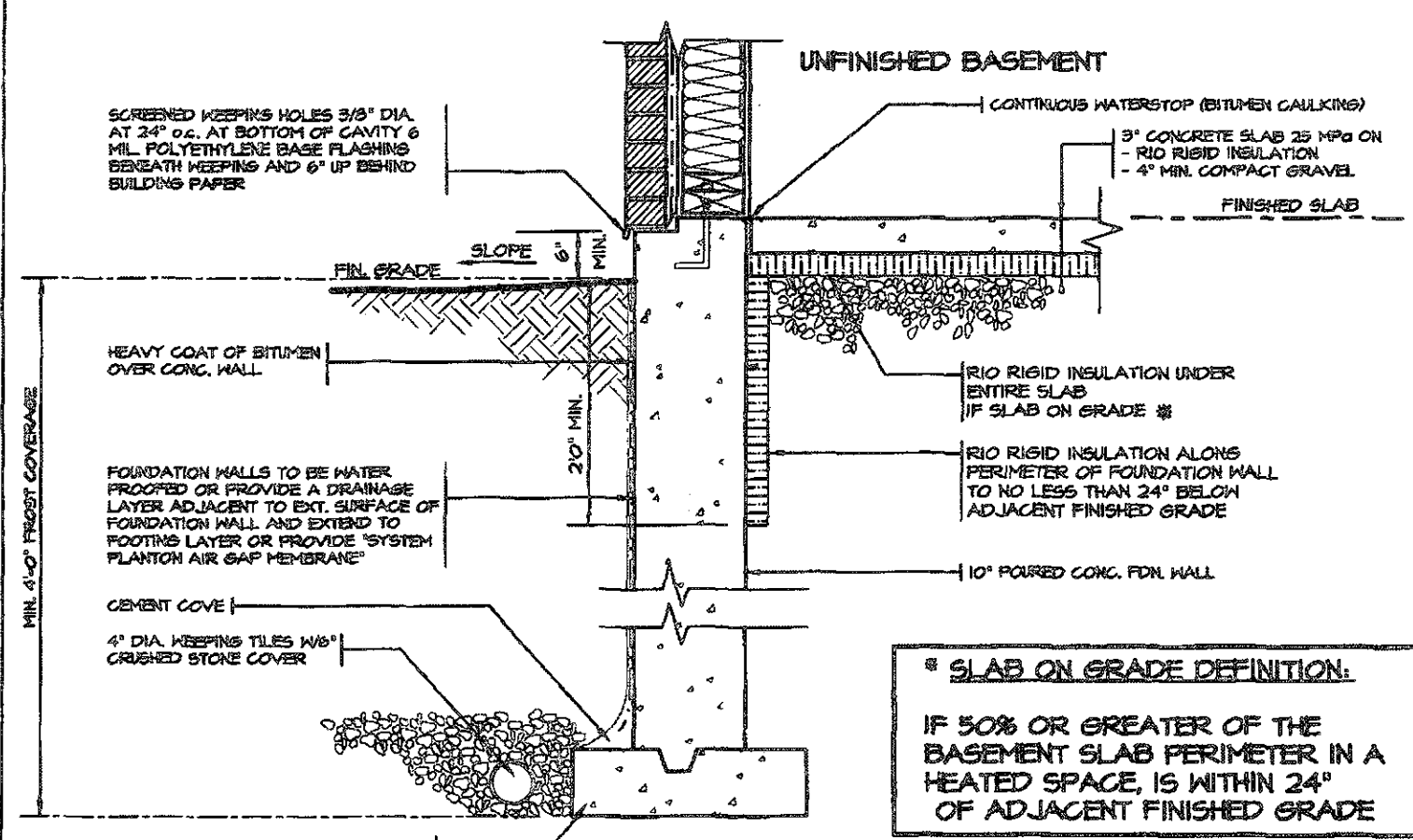
TYPICAL RIGHT SIDE ELEVATION



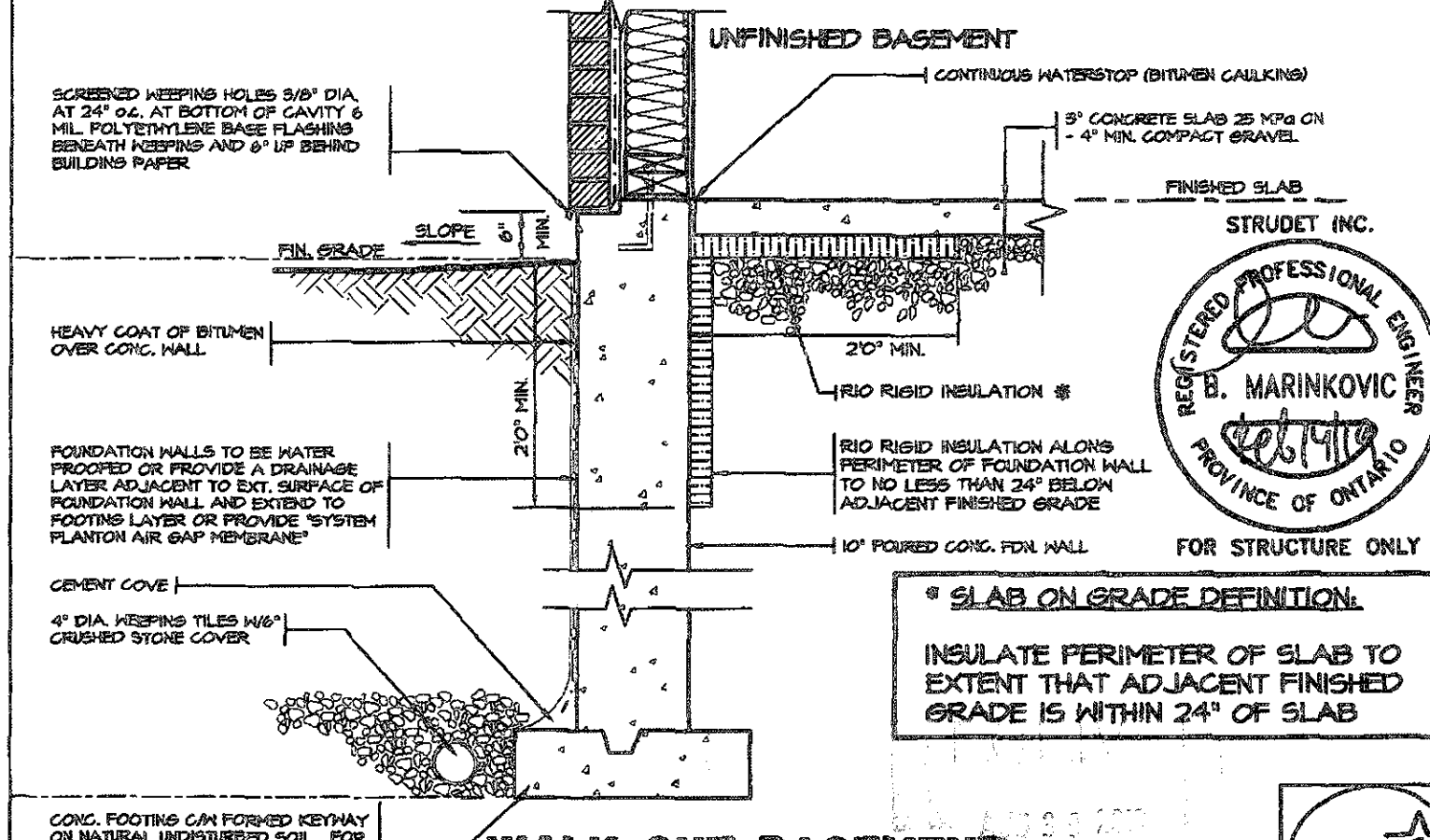
TYPICAL BASEMENT PLAN

WALK OUT BASEMENT CONDITION

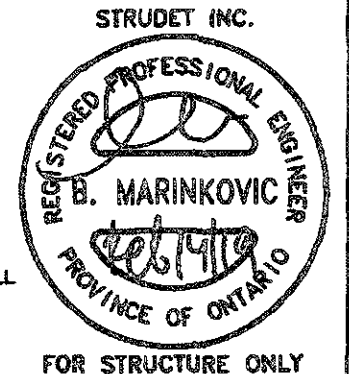
NOTES:
1. LEVELS SHOWN ON THE PLANS ARE FOR ILLUSTRATION PURPOSE ONLY, SEE FINAL GRADING PLAN FOR ACTUAL LEVELS
2. ALL LEVELS ARE SHOWN IN METRIC



SLAB ON GRADE



WALK OUT BASEMENT



REVISIONS	
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

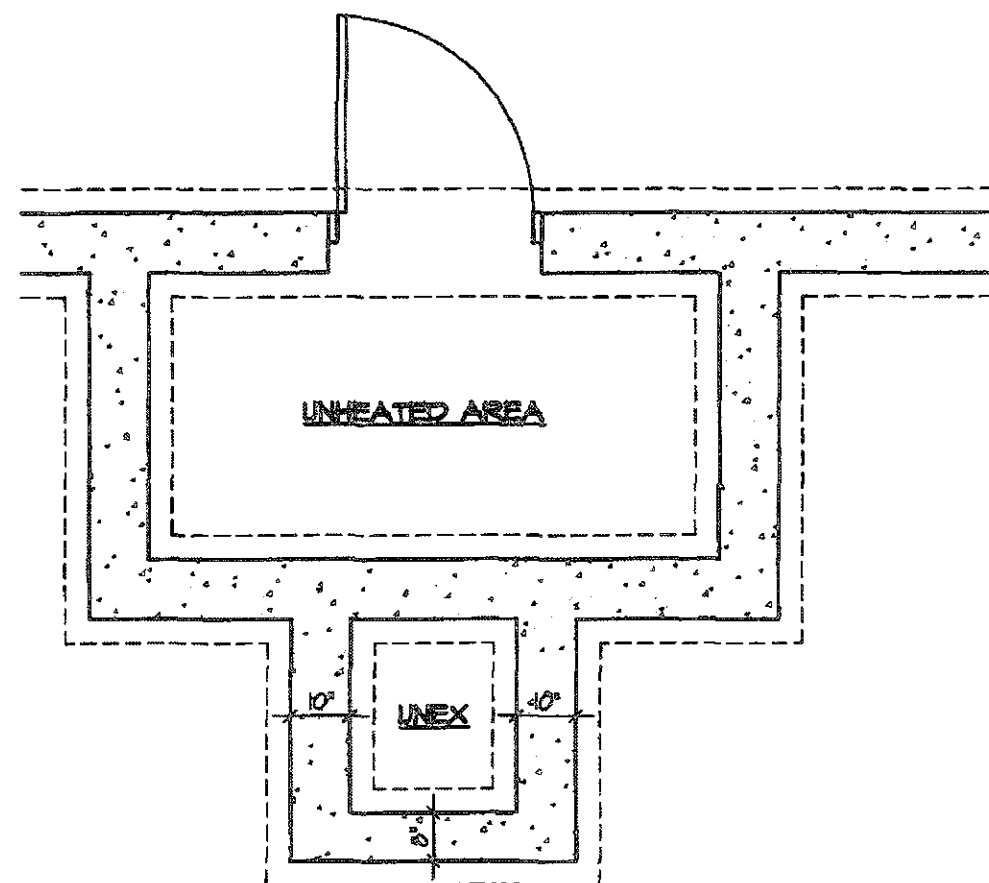
REGION DESIGN INC.
 8700 DUFFERIN ST.
 CONCORD, ONTARIO
 L4K 4S6
 P (416) 736-4096
 F (905) 860-0746

REGION DESIGN INC.

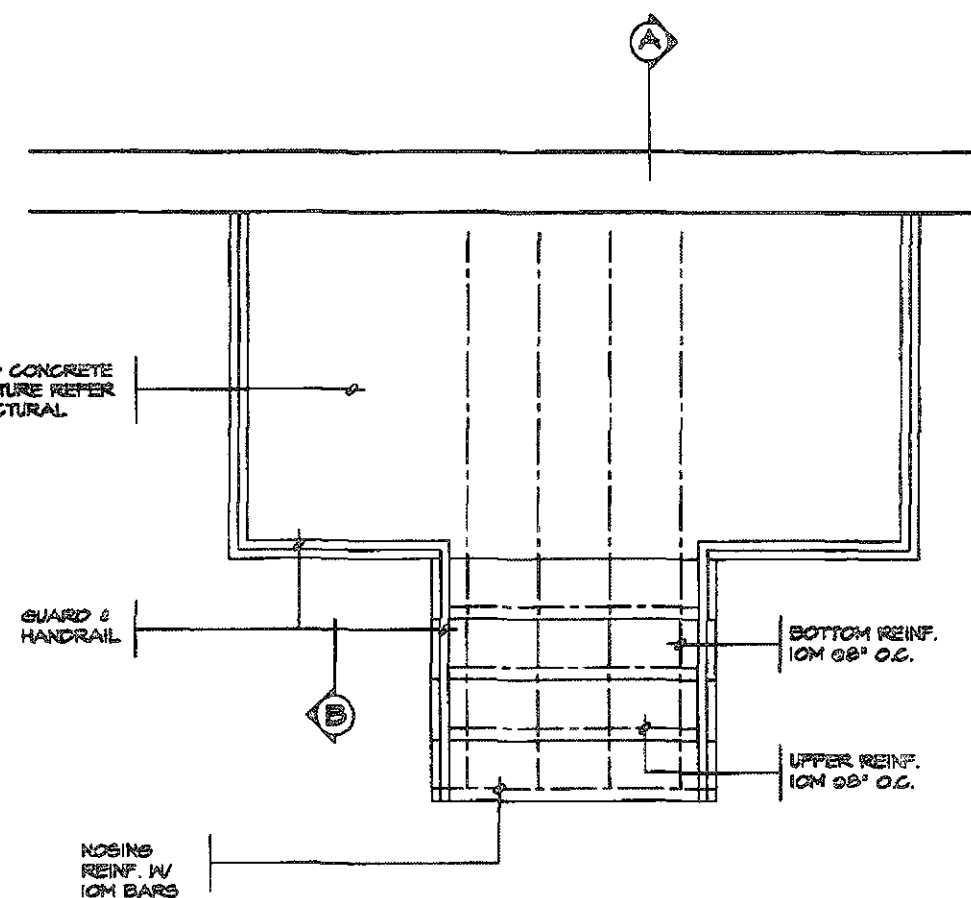
SHEET TITLE
SLAB ON GRADE WALKOUT BASEMENT
 SCALE N.T.S.
 DATE FEB 2019
 TYPE

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. **12**
 PROJECT 00-00-00

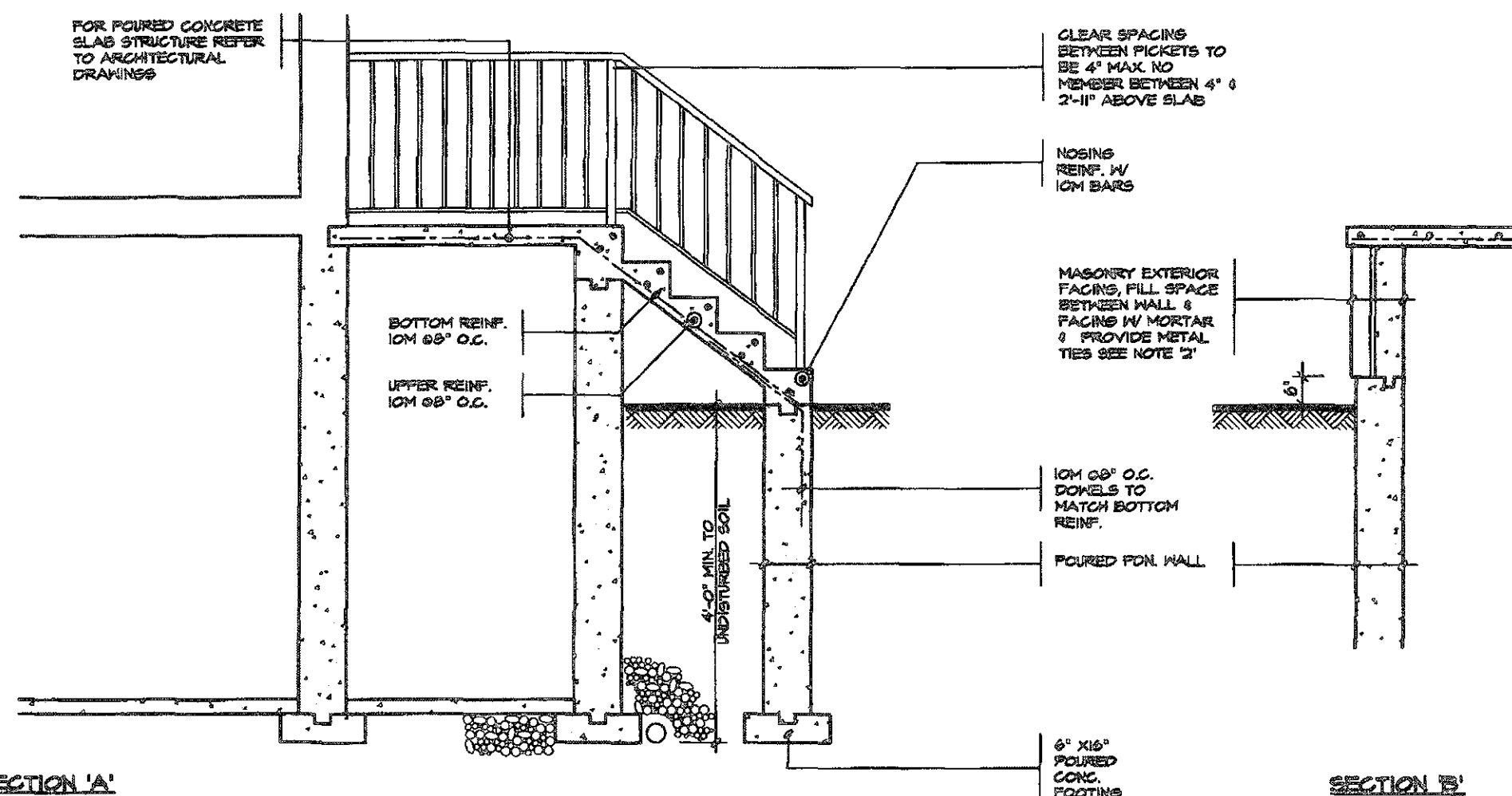
Greenpark
 STANDARD DETAILS
 LAMBERTS LANE II



FOUNDATION PLAN



GROUND FLOOR PLAN



SECTION 'A'

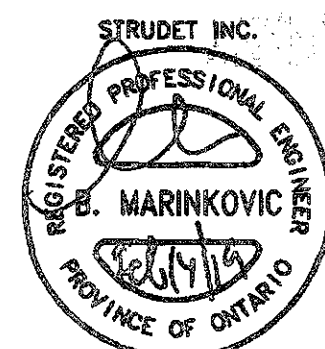
SECTION 'B'

NOTE: FOR MORE THAN 8 RISERS

GENERAL NOTES

- EXTERIOR STAIRS**
7 1/8" RISE MAXIMUM
9 1/4" RUN MINIMUM
9 1/4" TREAD MINIMUM
- MASONRY TIES**
WHEN BRICK FACING IS USED ABOVE GROUND LEVEL, PROVIDE 5/16" DIA. CORROSION RESISTANT METAL TIES @ 36" HORIZONTAL & 8" VERTICAL
- 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'-4" ABOVE GRADE. MINIMUM 42" HIGH FOR GREATER HTS.
- HANDRAIL**
ARE REQUIRED WHERE STEPS HAVE MORE THAN 5 RISERS. HANDRAIL HEIGHT 31" - 36".
- FOUNDATION WALLS**
THICKNESS OF FOUNDATION WALL IS DEPENDANT UPON VEEBEE CUT @ FOR UP TO 26" VEEBEE CUT HEIGHT 10" FOR VEEBEE CUT OVER 26" HIGH
- CONCRETE**
MINIMUM CONCRETE STRENGTH SHALL BE 4000 PSI (28MPa) W/ 5% AIR ENTRAINMENT MINIMUM CONCRETE SLAB THICKNESS 5"
- CONCRETE COVER**
PROVIDE MINIMUM 3/4" CLEAR CONCRETE COVER TO REINFORCING BARS

THIS STRUCTURE MUST BE CONSTRUCTED IN ACCORDANCE WITH 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) 660-0748	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.						POURED CONCRETE STAIRS					
3.						SCALE 3/8"=1'-0"	BY			AREA	PAGE No.
2.						DATE FEB 2019	TYPE			PROJECT 00-00-00	13
1.	REVISED FROM TRINAR HALL HOMES INC.	FEB 2019									
REVISIONS											