

CONSTRUCTION NOTES (UNLESS OTHERWISE NOTED)
ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPECS AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12 - 2012 OBC.

- 1 ROOF CONSTRUCTION (*SEE OBC 9.19.1.)
NO. 210 (10.25kg/m²) ASPHALT SHINGLES, 10mm (5/8") PLYWOOD SHEATHING WITH 1" CLIPS, APPROVED WOOD TRUSSES @ 600mm (24") o.c. MAX. APPROVED EAVE PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL, 30x84 (2"x4") TRUSS BRACING @ 1830mm (6'-0") o.c. AT BOTTOM CHORD, PREFIN. ALUM. EAVESTROUGH, FASCIA, RNL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF / WALL SURFACES SUSCEPTIBLE TO DAMPING. ROOF SHEATHING TO BE FASTENED 150 (6") o.c. ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES.

- 2 FRAME WALL CONSTRUCTION (2"x6")
SIDING, HARDIE BOARD, STUCCO BOARD OR EQUAL AS PER ELEVATION, 19x64 (1"x3") VERTICAL WOOD FURRING, APPROVED SHEATHING PAPER, MIN. RSI 0.88 (R-5) RIGID INSULATION, 30x140 (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, 22x180x16mm (1"x3"x10") GALV. METAL TIES @ 400mm (16") o.c. HORIZONTAL 600mm (24") o.c. VERTICAL APPROVED SHEATHING PAPER, MIN. RSI 0.88 (R-5) RIGID INSULATION, 30x140 (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 HOLE @ 800mm (32") o.c. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER.

- 3A STUCCO WALL CONSTRUCTION (2"x6")
STUCCO CLADDING SYSTEM CONFORMING TO OBC 9.21.1.2) & 9.28 THAT EMPLOY A MINIMUM 6mm (1/4") DRAINAGE CAVITY BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED AS PER MANUFACTURERS SPECIFICATION ON 25mm (1") MINIMUM EXTRUDED OR EXPANDED RIGID INSULATION, APPROVED SHEATHING PAPER, MIN. RSI 0.88 (R-5) RIGID INSULATION, 30x140 (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, 9.23.11.1)
BEARING PARTITION 30x84 (2"x4") @ 400mm (16") o.c. FOR 2 STOREYS AND 300mm (12") o.c. FOR 3 STOREYS. NON-BEARING PARTITIONS 30x84 (2"x4") @ 600mm (24") o.c. PROVIDE 30x84 (2"x4") BOTTOM PLATE AND 2/30x84 (2"x4") TOP PLATE, 15mm (1/2") INTERIOR DRYWALL BOTH SIDES OF STUD, PROVIDE 30x140 (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. FDTN. WALL, 15MPa (2200psi) WITH BITUMENOUS DAMPROOFING AND DRAINAGE LAYER BRACE FOUNDATION WALL PRIOR TO BACKFILLING ON CONC. FOOTINGS C/W CONT. FORMED KEYWAY AND REST ON NATURAL UNDISTURBED SOIL WITH MINIMUM BEARING CAPACITY OF 100kPa (14.3 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 9.16.1)
80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 15MPa (2200psi) CONC. WITH DAMPROOFING BELOW SLAB.

- 8 WOOD SUBFLOORS (*SEE OBC 9.23.14. & 9.30.2.)
19mm (3/4") T&G SUBFLOOR UNDER GROUND FLOOR FINISH FLOOR, 16mm (5/8") T&G SUBFLOOR UNDER SECOND FLOOR FINISH FLOOR, 16mm (5/8") PANEL-TYPE UNDERLAY FOR CERAMIC TILE APPLICATION, 6mm (1/4") PANEL-TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING.

- 9 ROOF INSULATION
RSI 10.56 (R60) ROOF INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL.

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

- 11 RAILING (*SEE OBC 9.8.8.)
FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS.

- 12 SILL PLATE (*SEE OBC 9.23.6 & 9.23.7.1)
30x84 (2"x4") SILL PLATE WITH 15mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") o.c. CAULKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FDTN. WALL. USE MORTAR TO LEVEL SILL PLATE WHEN REQUIRED.

- 13 BASEMENT INSULATION (*SEE OBC 12.3.)
FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 152mm (6") ABOVE THE FINISHED FLOOR OF THE BASEMENT AND NOT LESS THAN 50mm (2") TO THE SLAB. FOUNDATION WALL INSULATION SHALL BE MINIMUM RSI 3.52 (R20) INSULATION BLANKET OR Batts WITH 30x84 (2"x4") STUD WALL, APPROVED VAPOUR BARRIER, DAMPROOFING WELDS, PAPER BETWEEN THE FDTN. AND INSUL.

- 14 BASEMENT BEARING STUD PARTITION (2"x4") (*SEE OBC 9.23.10.1)
30x84 (2"x4") STUDS @ 400mm (16") o.c. 30x84 (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. CURBS ON 30x155 (12"x6") CONC. FOOTINGS. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

- 14A BASEMENT BEARING STUD PARTITION (2"x6")
30x140 (2"x6") STUDS @ 400mm (16") o.c. 30x140 (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. CURBS ON 400x155 (16"x6") CONC. FOOTINGS. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

- 15 STEEL BASEMENT COLUMN (*SEE OBC 9.17.3.1)
40mm (3/2") DIA. x 4.78mm (188) STL. COL. WITH 150x150x4.5mm (6"x6"x3/8") STL. TOP & BOTTOM PLATE.

- 15A STEEL COLUMN (*SEE OBC 9.17.3.1)
40mm (3/2") DIA. x 4.78mm (188) STL. COLUMN WITH 100x100x6.4mm (4"x4"x1/4") STEEL TOP & BOTTOM PLATE. FIELD WELD BOTTOM PLATE TO 250x100x12.5mm (10"x4"x1/2") BASE PLATE C/W 2-13mm (1/2") DIA. x 300mm (12") LONG x 50mm (2") HOOK ANCHORS.

- 16 NIB WALLS (*SEE OBC 9.23.8.1)
BEAM POCKET OR 200x200 (8"x8") POURED CONCRETE NIB WALLS, MINIMUM BEARING 40mm (3/2")

- 17 STEEL BEAM STRAPPING (*SEE OBC 9.23.4.3.13)(11)
19x38 (1"x2") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

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

- 19 INTERIOR GARAGE WALLS & CEILINGS (*SEE OBC 9.10.9.16.1)
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 9.23.10.1.1)
EXTERIOR FINISH AS PER NOTES (2) (9) (3A) APPROVED SHEATHING PAPER 7/16" O.S.B. EXTERIOR SHEATHING 30x84 (2"x4") STUDS @ 400mm (16") o.c. FOR MAX. 3.0M (9'-10") HEIGHT 30x140 (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 KEATHER 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 6.2.3.3.8.(7))
CAPPED DRYER EXHAUST VENTED TO EXTERIOR. USE 1000mm (4") DIA. SMOOTH WALL VENT PIPE.

- 23 ATTIC ACCESS (*SEE OBC 9.19.2.1)
ATTIC ACCESS HATCH 540x100 (22"x28") WITH WEATHERSTRIPPING, RSI 3.52 (R20) RIGID INSULATION BACKING.

- 24 FIREPLACE CHIMNEYS (*OBC 9.21.1)
TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.

- 25 LINEN CLOSET
4 SHELVES MIN. 350mm (14") DEEP.

- 26 MECHANICAL EXHAUST (*SEE OBC 9.32.3.5, 9.32.3.10.1)
MECHANICAL EXHAUST FAN VENTED TO EXTERIOR.

- 27 STEEL BEARING PLATE FOR MASONRY WALLS
280x280x16 (11"x11"x5/8") STL. PLATE FOR STL BEAMS AND 280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL, ANCHORED W/ 2-19mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.

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

- 29 WOOD BASEMENT POST (*OBC 9.17.4.1)
5-30x140 (5-2"x6") BUILT-UP POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 (1/2") DIA. BOLT ON 400x400x203 (16"x16"x8") CONC. FOOTING.

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

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

- 32 DIRECT VENT FURNACE
DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR, MIN 300mm (12") ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST & INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

- 33 DIRECT VENT GAS FIREPLACE
DIRECT VENT GAS FIREPLACE. VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.

- 34 JOIST STRAPPING & BRIDGING (*SEE OBC 23.9.4.1)
ALL FLOOR JOISTS TO BE BRIDGED WITH 30x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") o.c. MAX. 19x64 (1"x3") @ 2100mm (6'-11") o.c. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.

- 35 EXPOSED BUILDING FACE (*SEE OBC 9.10.15.)
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 COLD CELLAR PORCH SLAB (*SEE OBC 9.40.1)
FOR MAX. 2500mm (8'-2") PORCH DEPTH, 125mm (5") 32MPa (4640 psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 200mm (8") o.c. EACH WAY IN BOTTOM THIRD OF SLAB, ANCHORED IN PERIMETER FDTN. WALLS W/ 610x1610 (24"x24") 10M @ 800mm (24") o.c. DOWELS. SLOPE SLAB MIN. 1.0% FROM DOOR. SLAB TO HAVE A MIN. 75mm (3") BEARING ON FDTN. WALLS. PROVIDE (ML) LINTELS OVER CELLAR DOOR.

- 37 FDTN. WALL REDUCTION IN THICKNESS (*SEE OBC 9.15.4.7.)
FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3'-10") THICK TO A MAX. DEPTH OF 600mm (26") FOR 8' FDTN. WALL. 10' FDTN. WALL WHEN REDUCTION IN THICKNESS IS GREATER THAN 26". FDTN. WALL SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") o.c. VERTICALLY AND 900mm (36") o.c. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.

- 38 CONVENTIONAL ROOF FRAMING (*SEE OBC 9.23.4.2.111)
FOR MAX. 2240mm (7'-4") SPAN, 30x84 (2"x4") RAFTERS @ 400mm (16") o.c. FOR MAX. 3550mm (11'-7") SPAN, 30x140 (2"x6") RAFTERS @ 400mm (16") o.c. RIDGE BOARD TO BE 5mm (2") DEEPER. 30x84 (2"x4") COLLAR TIES AT MIDSPAN. CEILING JOISTS TO BE 30x84 (2"x4") @ 400mm (16") o.c. FOR MAX. 2550mm (9'-3") SPAN & 30x140 (2"x6") @ 400 (16") o.c. FOR MAX. 4450mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 30x84 (2"x4") @ 600mm (24") o.c. WITH A 30x84 (2"x4") CENTER POST TO THE TRUSS BELOW, LATERALLY BRACED @ 1800mm (6'-0") o.c. VERTICALLY.

- 39 TWO STOREY VOLUME SPACES
FOR A MAXIMUM 5440mm (18'-0") HEIGHT, PROVIDE 2-30x140 (2-2"x6") CONTINUOUS STUDS @ 600mm (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 30x140mm (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".

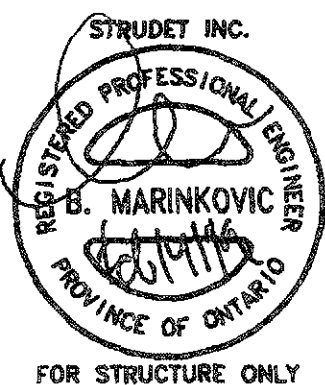
- A SMOKE ALARM SHALL BE INSTALLED IN CONFORMANCE WITH CANULC-5555, "INSTALLATION OF SMOKE ALARMS".

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

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

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

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



FOR STRUCTURE ONLY

NO.	REVISIONS	DATE
1.	REVISED FROM TRINAR HALL HOMES INC.	FEB 19

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

REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-0096 F (905) 680-0746	REGION DESIGN INC.
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SHEET TITLE	
GENERAL NOTES	
SCALE	N.T.S.
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.
		1
PROJECT	00-00-00	

Greenpark	
PROJECT NAME	
STANDARD NOTES LAMBERTS LANE II	

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. 0.33m² (3.6 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 (Fb=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 104, 240, & 300mm
(4-1/4", 9-1/2", 11-1/8") DEPTHS AND STAGGERED IN 3 ROWS
FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD
1/2" (13mm) DIA. GALVANIZED BOLTS BOLTED AT
MID-DEPTH OF BEAM @ 413mm (16-1/8") o.c.
- 5) PROVIDE TOP MOUNT BEAM HANGERS FOR ALL LVL BEAM
TO BEAM CONNECTIONS UNLESS NOTED OTHERWISE.
- 6) PROVIDE METAL JOIST HANGERS FOR ALL JOISTS AND
BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP
WOOD MEMBERS.
- 7) WOOD FRAMING NOT TREATED WITH A WOOD
PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE
SEPARATED FROM THE CONC. BY AT LEAST 2mil.
POLYETHYLENE FILM, No.50 (45lbs) ROLL ROOFING OR
OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE
WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE
GROUND.

STEEL:

STRUCTURAL STEEL AND HOLLOW STRUCTURAL SECTIONS
SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350M.

REINFORCING STEEL SHALL CONFORM TO CSA-G30-10M
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" (21mm)
TRADE SIZE.
- A SQUARE 4 11/16" (119mm) TRADE SIZE ELECTRICAL
OUTLET BOX.
- FUME-PROOFED ELECTRICAL OUTLET BOX TO BE
INSTALLED IN THE GARAGE OR CARPORT OR
ADJACENT TO DRIVENAY.

REFER TO 2012 O.B.C. 4.34.4

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

BUILDER TO PROVIDE SUFFICIENT TEMPORARY BRACING
TO RESIST WIND LOADS 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 4.5mm (3/16") THICK FLYWOOD OR WAFFERBOARD FOR
THE EXTERIOR WALL SHEATHING.
- 3) TO STIFFEN THE STRUCTURE IN TRANSVERSE DIRECTION
USE 4.5mm (3/16") THICK FLYWOOD 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'-3"-1/2"x3'-1/2"x1/4" (100x90x6.0L) + 2-2"x8" SFR. No.2
ML3 = 5'-3"-1/2"x3'-1/2"x1/4" (125x90x6.0L) + 2-2"x10" SFR. No.2
ML4 = 6'-3"-1/2"x3'-1/2"x1/4" (150x90x6.0L) + 2-2"x12" SFR. No.2
ML5 = 6'-3"-1/2"x3'-1/2"x1/4" (150x100x10.0L) + 2-2"x12" SFR. No.2
ML6 = 5'-3"-1/2"x3'-1/2"x1/4" (125x90x6.0L) + 2-2"x12" SFR. No.2
ML7 = 5'-3"-1/2"x3'-1/2"x1/4" (125x90x6.0L) + 3-2"x10" SFR. No.2
ML8 = 5'-3"-1/2"x3'-1/2"x1/4" (125x90x6.0L) + 3-2"x12" SFR. No.2
ML9 = 6'-3"-1/2"x3'-1/2"x1/4" (150x100x10.0L) + 3-2"x12" SFR. No.2
ML10 = 6'-3"-1/2"x3'-1/2"x1/4" (150x100x10.0L) + 3-2"x12" SFR. No.2

WOOD LINTELS AND BEAMS

MB1 = 2'-2"x8" SFR. No.2 (2-38x104 SFR. No.2)
MB2 = 3'-2"x8" SFR. No.2 (3-38x104 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)
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'-3"-1/2"x3'-1/2"x1/4" (100x90x6.0L)
L3 = 5'-3"-1/2"x3'-1/2"x1/4" (125x90x6.0L)
L4 = 6'-3"-1/2"x3'-1/2"x1/4" (150x90x6.0L)
L5 = 6'-3"-1/2"x3'-1/2"x1/4" (150x100x10.0L)
L6 = 7'-3"-1/2"x3'-1/2"x1/4" (175x100x10.0L)

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A = 1'-1 3/4" x 7 1/4" (4-45x104)
LVL1 = 2'-1 3/4" x 7 1/4" (2-45x104)
LVL2 = 3'-1 3/4" x 7 1/4" (3-45x104)
LVL3 = 4'-1 3/4" x 7 1/4" (4-45x104)
LVL4A = 1'-1 3/4" x 9 1/2" (4-45x240)
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" (4-45x300)
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'-0" x 6'-8" (665x2033) - 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

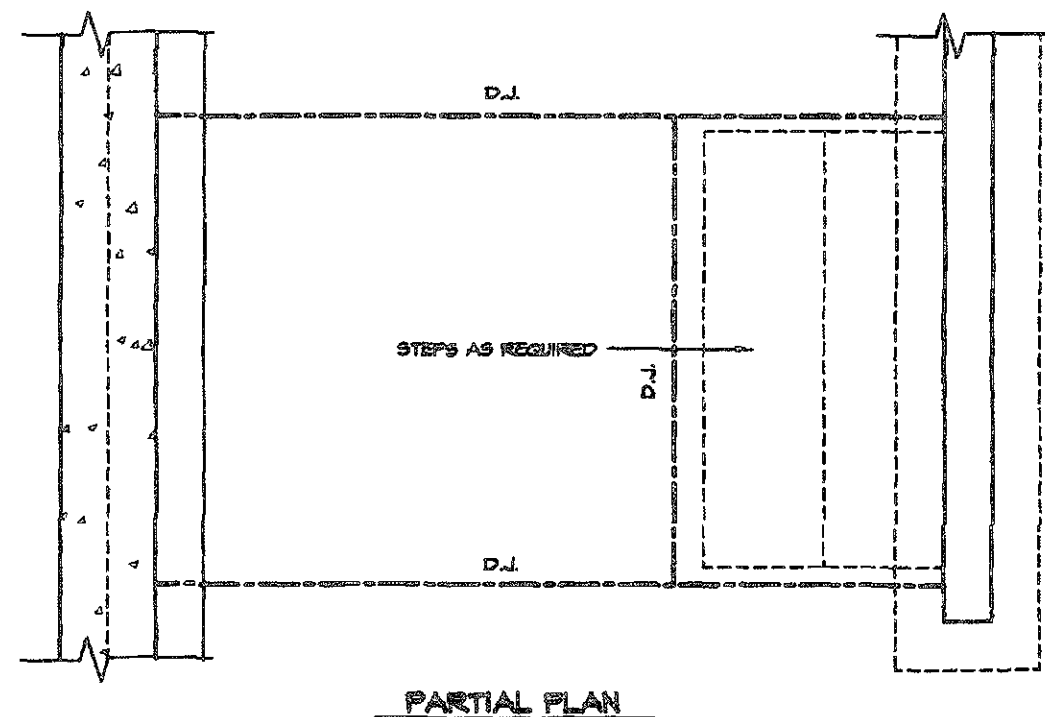
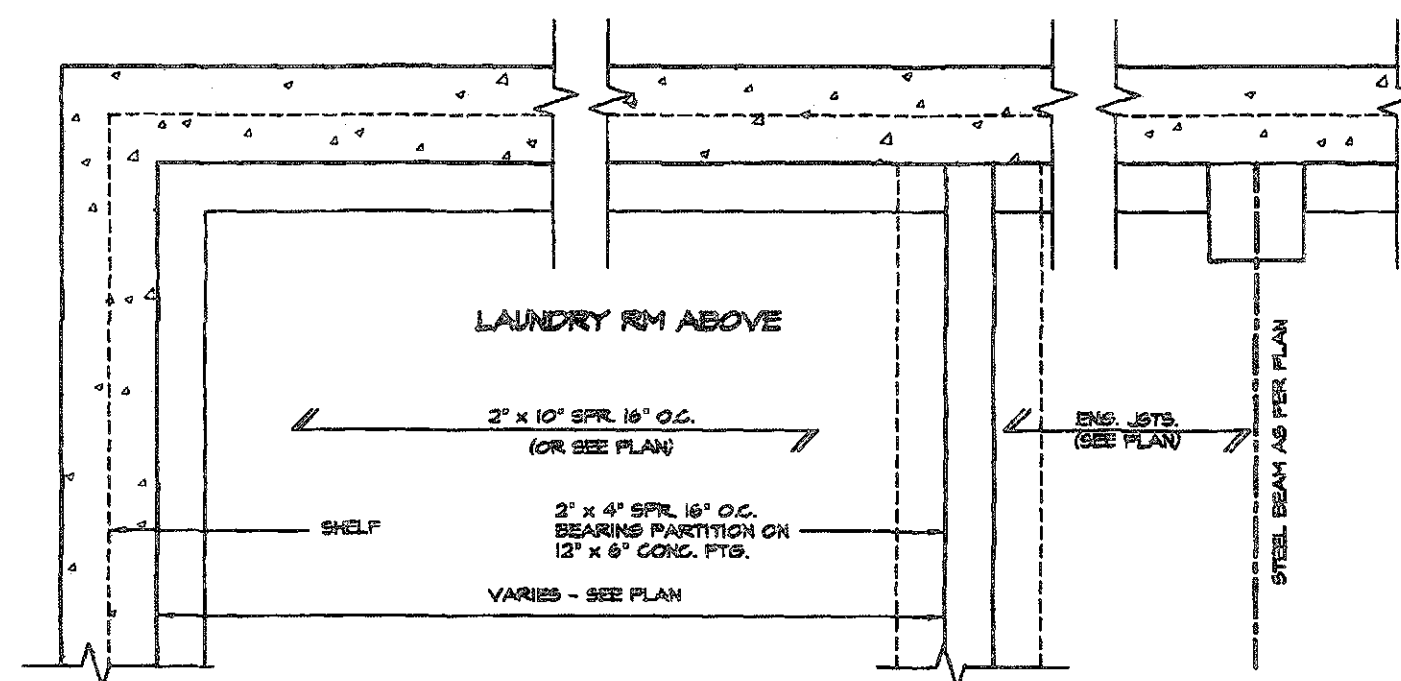
DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
GT	GIRDER TRUSS
X	POINT LOAD
	SOLID WOOD BEARING. SOLID BEARING TO BE WIDE AT LEAST AS SUPPORTED MEMBER. MIN. 3 PIECES.
	LOAD-BEARING WALL
	TWO-STOREY WALL. SEE NOTE 39
	FLAT ARCH
F.D. O	FLOOR DRAIN
SA O	SMOKE ALARM. SEE NOTE 43
SA O GVA	SMOKE ALARM & CARBON MONOXIDE ALARM.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

ONLY APPROVED MUST BE
CONSTRUCTED TO MEET OR
EXCEED THE PROVISIONS OF
THE CANADIAN BUILDING CODE

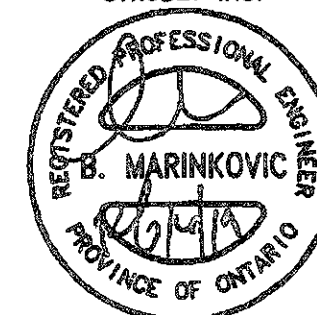
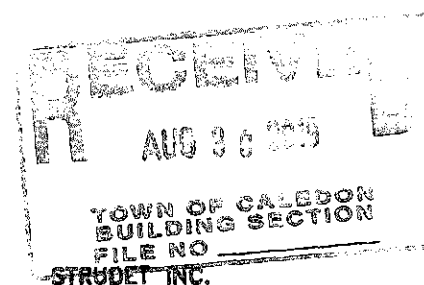


ENERGY STAR V-17 ESCC MODEL

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	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S8 P (416) 736-4098 F (905) 650-0748	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 NAME STANDARD NOTES LAMBERTS LANE II
4.										
3.										
2.										
1.	REVISED FROM TRINAR	FEB 19	VIKAS GAJJAR	28770	NAME	SIGNATURE	BCIN	DATE FEB 2019	TYPE	PROJECT 00-00-00
REVISIONS										



THE STRUCTURE MUST BE
CONSTRUCTED TO MEET OR
EXCEED THE REQUIREMENTS
OF THE APPLICABLE CODES



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. 6700 OUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 739-4086 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.				SUNKEN LAUNDRY DETAILS				PAGE No. 4	
3.				SCALE	BY				AREA
2.				3/4"=1'-0"					
1.	REVISED FROM TRINAR HALL HOMES INC.			FEB 2019	DATE				TYPE
REVISIONS						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 'V' 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-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 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" SPR. 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 & MIL. POLYETHYLENE BASE FLASHING BENEATH KEEPING AND 6" UP BEHIND BUILDING PAPER

FIN. GRADE

SLOPE 6" MIN.

HEAVY COAT OF BITUMEN OVER CONC. WALL

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

CEMENT COVE

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

FIN. SLAB

CONC. FOOTING C/M FORKED KEYWAY ON NATURAL UNDISTURBED SOIL. FOR FOOTING SIZES SEE ARCHITECTURAL DRAWINGS.

DETAIL FOR INTERIOR GARAGE WALLS & CEILINGS

1/2" (12mm) 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 FLYWOOD

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

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

WALL FLASHING

KEEP HOLES

26" MAX FOR 8" CONCRETE WALL

SLOPE

FIN. GRADE

DETAIL FOR CONCRETE VENEER DROPPED GRADE

PROTECTION REQ'D FOR FRAMING MEMBERS

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

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

SOLID MORTAR FILL

8" FOUNDATION WALL WHEN VENEER CUT IS EQUAL OR LESS THAN 26". 10" FOUNDATION WALL WHEN VENEER CUT IS MORE THAN 26".

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

WALL FLASHING

KEEP HOLES

CAULKING

SLOPE

7'-10" MAX.

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

3" MIN. BEARING

R-20 INSULATION

FOUNDATION WALL

COLD CELLAR

DETAIL FOR COLD CELLAR PORCH SLAB



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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 3.2.3 of the building code

VIKAS GAJJAR
NAME
SIGNATURE

28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4096
F (905) 660-0749

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

EAVE PROTECTION SHALL BE PROVIDED FROM THE EDGE OF ROOF A MIN. 3'-0" (900mm) UP FROM THE ROOF SLOPE TO A LINE NOT LESS THAN 1'-0" (300mm) INSIDE THE INNER FACE OF THE EXTERIOR WALL. EAVE PROTECTION SHALL BE LAID BENEATH THE STARTER STRIP AND SHALL CONSIST OF TYPE 'M' OR TYPE 'S' ASPHALT COATED ROOFING SHEETS.

210 ASPHALT SHINGLES ON 5/8" PLYWOOD SHEATHING USE 'M' CLIPS FOR TRUSSES

STARTER STRIP OF ROOF SHINGLES REQUIRED

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

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

MESH BACKDRAFFED

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

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

BAFFLES AS REQUIRED FOR ROOF VENTILATION

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

ROOF TRUSSES @ 24" o.c. MAX. RAISED HEEL TO MATCH PLATE

TOP OF WOOD PLATE

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

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

2"x6" BOTTOM PLATE

LAP VAPOUR AND AIR BARRIER 4" AND SECURE TO PLATE

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

FINISHED SECOND FLOOR

PARALLEL JOISTS, WOOD BLOCKING AS PER MANUFACTURER

FLOOR JOISTS SEE PLAN

1/2" GYPSUM BOARD CEILING FINISH

SINGLE CONT. TIMBERSTRAND

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

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

SINGLE CONTIN. TIMBERSTRAND

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

FINISHED FIRST FLOOR

CONCRETE SILL

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

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 6 MIL. POLYETHYLENE BASE FLASHING BENEATH KEEPINGS AND 6" UP BEHIND BUILDING PAPER

FIN. GRADE SLOPE 6" MIN.

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 1/16" CRUSHED STONE COVER

FIN. SLAB

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

STRUDET INC.



FOR STRUCTURE ONLY

WOOD SHEATHING

AIR/MOISTURE BARRIER

FIBRE MESH EMBEDDED IN PREP COAT

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

STARTER MESH (BACKDRAFFED)

CAULK WITH BEAD VENT

FLASHING

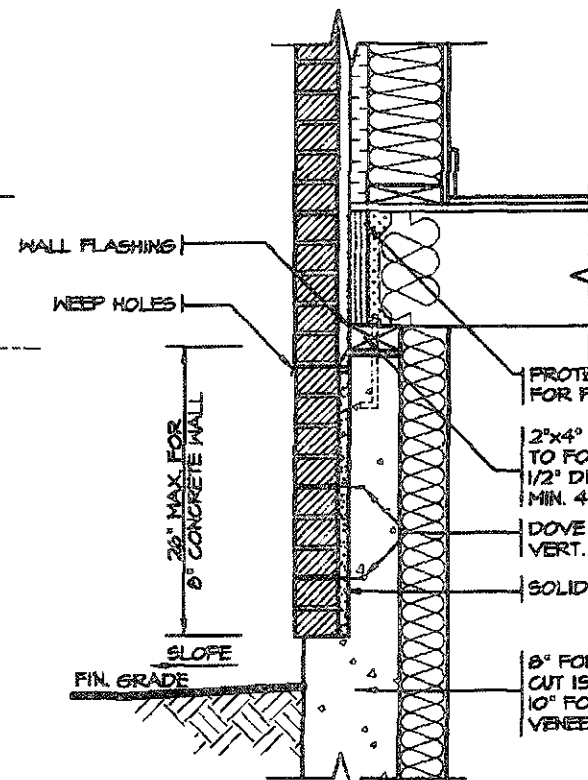
CONCRETE SILL

MASONRY CLADDING AS PER ELEVATION

A. TERMINATION AT MASONRY CLADDING WITH SEALANT 1

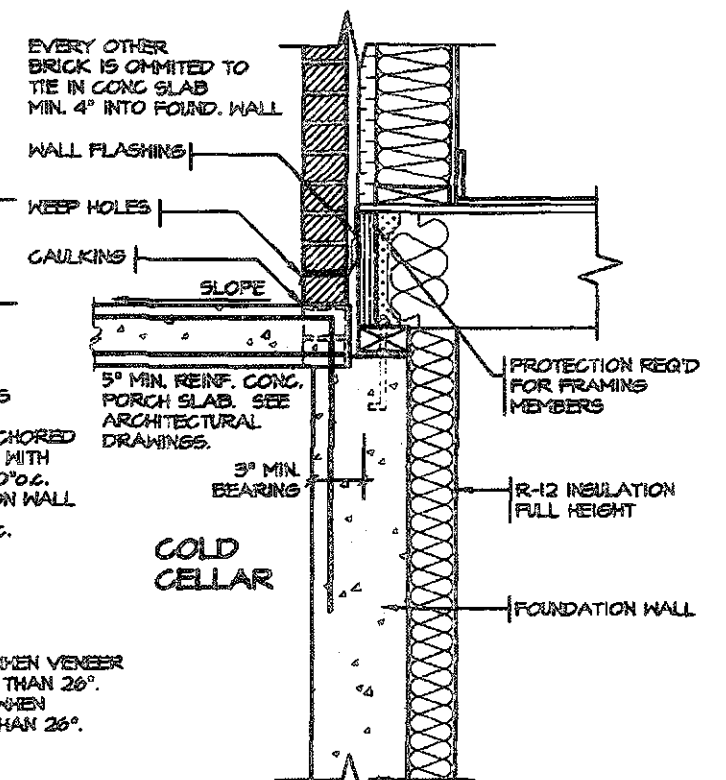
1 1/2" = 1'0"

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



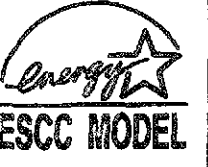
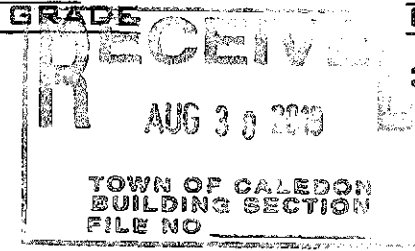
DETAIL FOR CONCRETE VENEER DROPPED GRADE

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

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 BUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4095
F (905) 880-0746



SHEET TITLE
2"X6" STUCCO WALL
2 STOREY SECTION

SCALE AS NOTED
DATE FEB 2019

BY
TYPE

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

AREA
PROJECT 00-00-00

PAGE No.
5-2

PROJECT NAME
STANDARD DETAILS
LAMBERTS LANE II

Greenpark logo



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 HORIZONTAL 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 5-2 GB AS SUPPLIED BY GREATER TORONTO FIREPLACE.



RECEIVED
AUG 30 2019
TOWN OF CALEDON
BUILDING SECTION
FILE NO _____

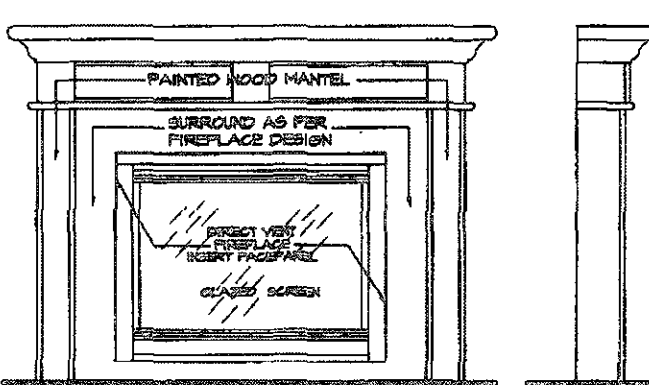
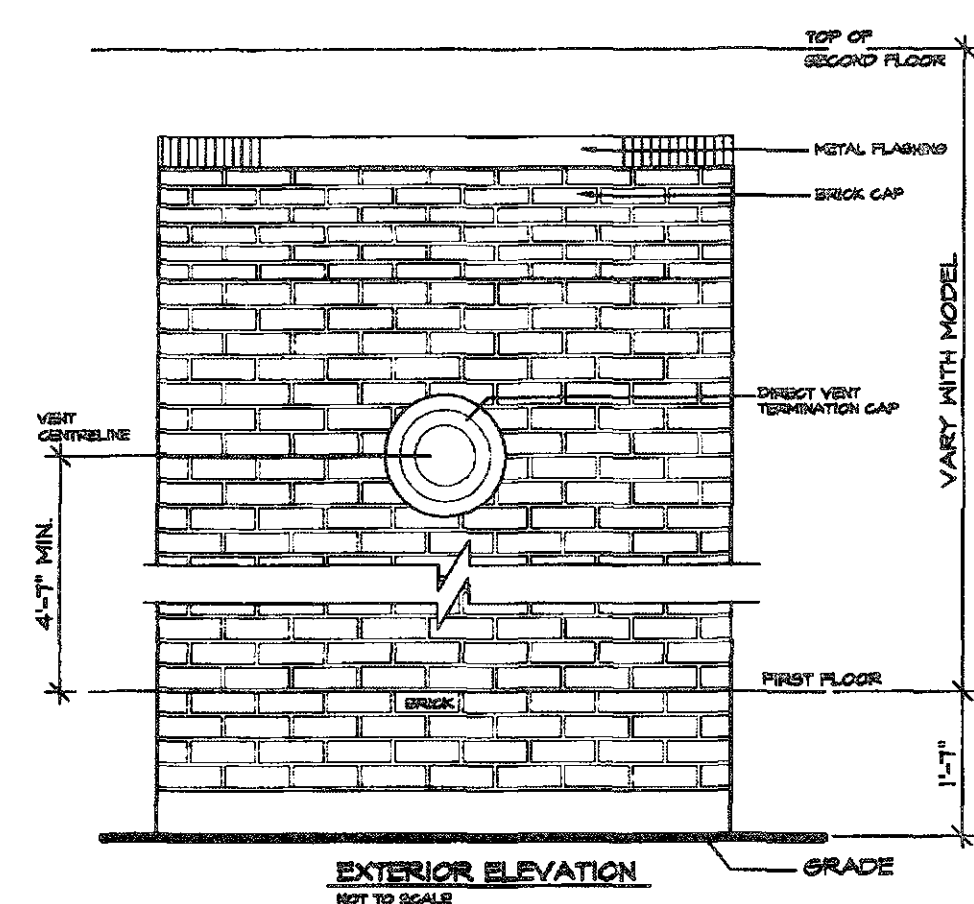
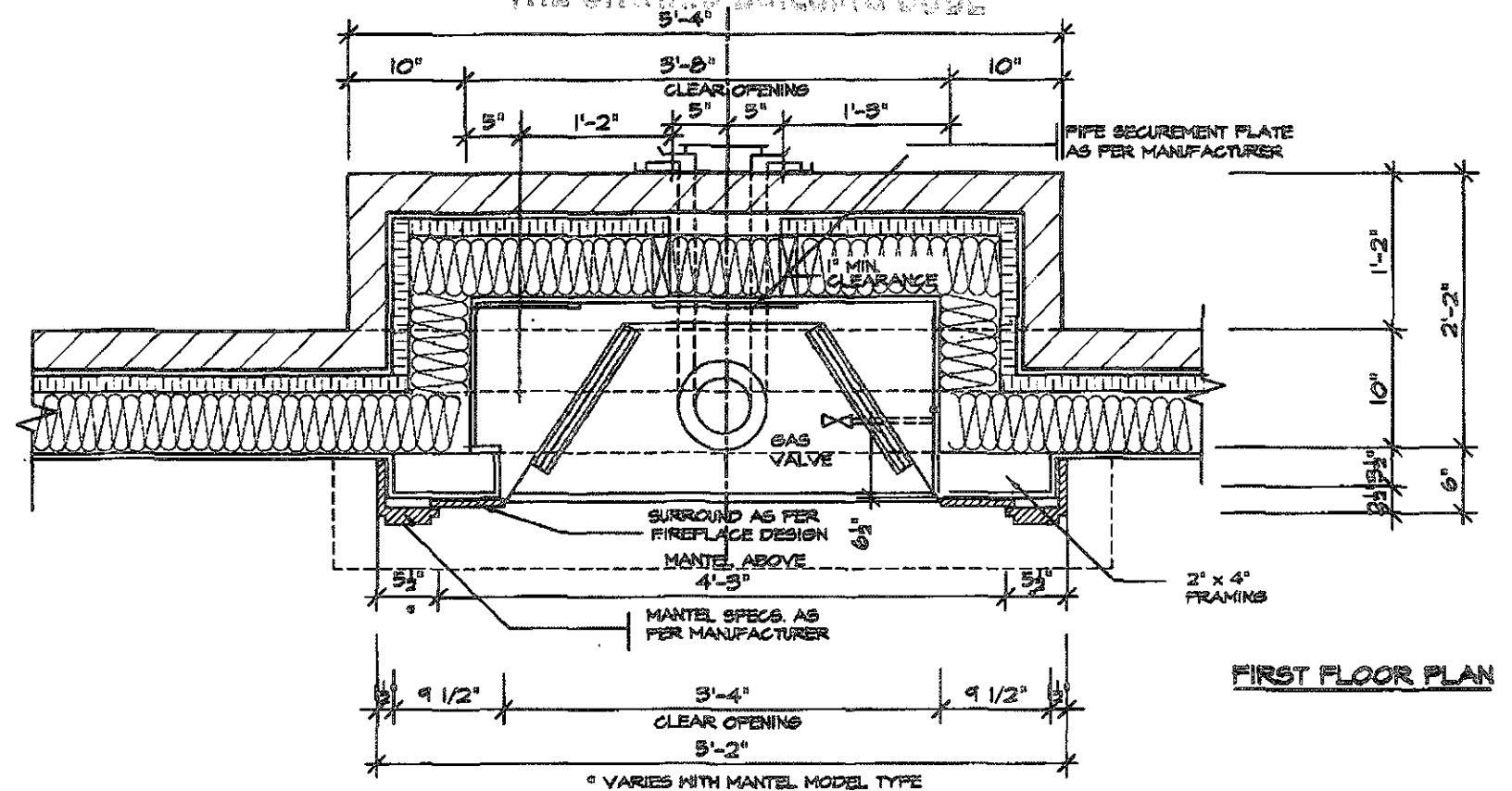
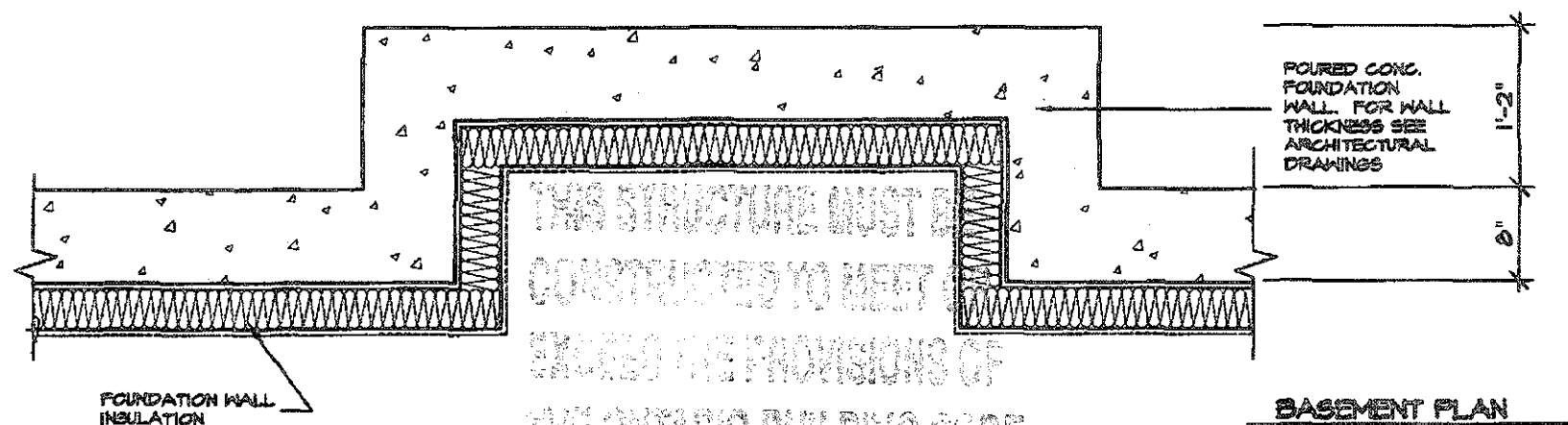
STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
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 4B6 P (416) 736-4096 F (805) 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.	 Greenpark.							
4.					DIRECT VENT FIREPLACE				SCALE 3/4"=1'-0"	BY	AREA	PAGE No. 6			
3.													DATE FEB 2019	TYPE	PROJECT
2.															
1.	REVISED FROM TRINAR HALL HOMES INC.				FEB 2019										
REVISIONS			PROJECT NAME STANDARD DETAILS LAMBERTS LANE II												



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.

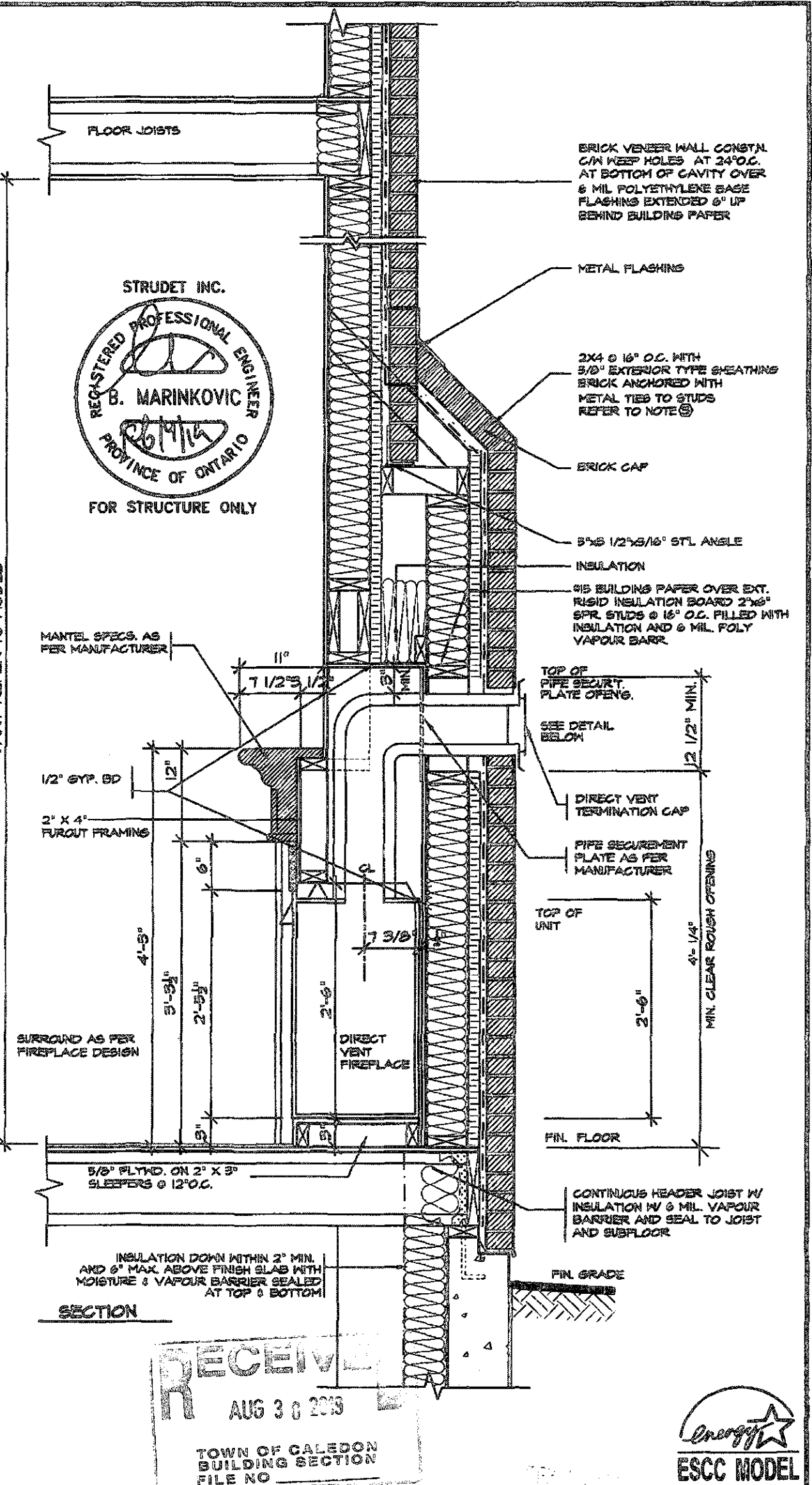
2.0 INSTALL WITH THE FOLLOWING MINIMUM CLEARANCES TO COMBUSTIBLES:

- FROM TOP OF UNIT 0"
- FROM BACK OF UNIT 1/2"
- FROM SIDES OF UNIT 1/2"
- FROM TOP OF HORIZ. VENT 9"
- FROM SIDES TO VENT 1"

3.0 THE DIRECT VENT UNIT ILLUSTRATED IS THE SC50 MODEL AS MANUFACTURED BY HEATILATOR.

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

VARY REFER TO MODEL



5.		
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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
NAME SIGNATURE

28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S8
P (416) 736-4096
F (905) 660-0748

REGION DESIGN INC.

SHEET TITLE
DIRECT VENT FIREPLACE WITH BRICK CAP

SCALE
3/4"=1'-0"

DATE
FEB 2019

BY

TYPE

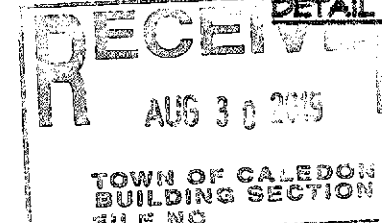
CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

AREA

PAGE No.
6-2

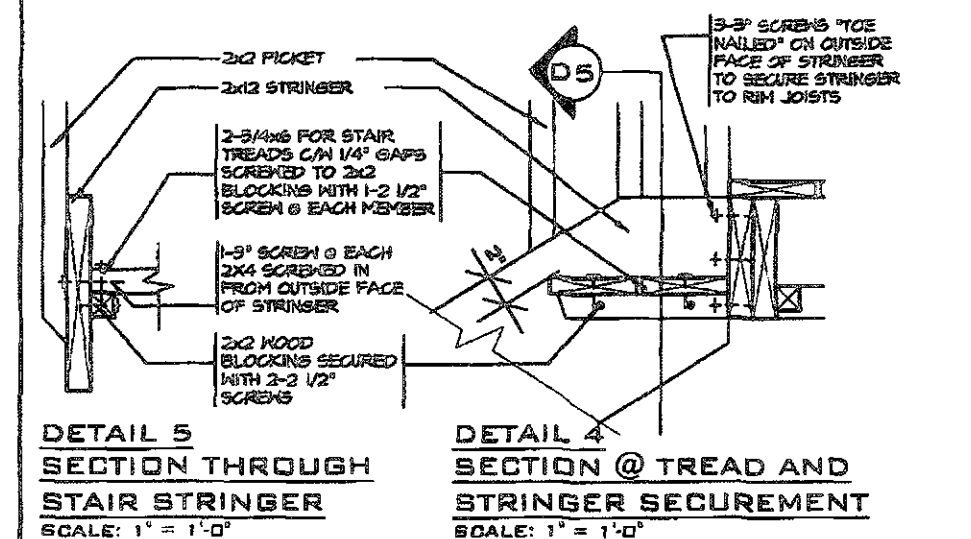
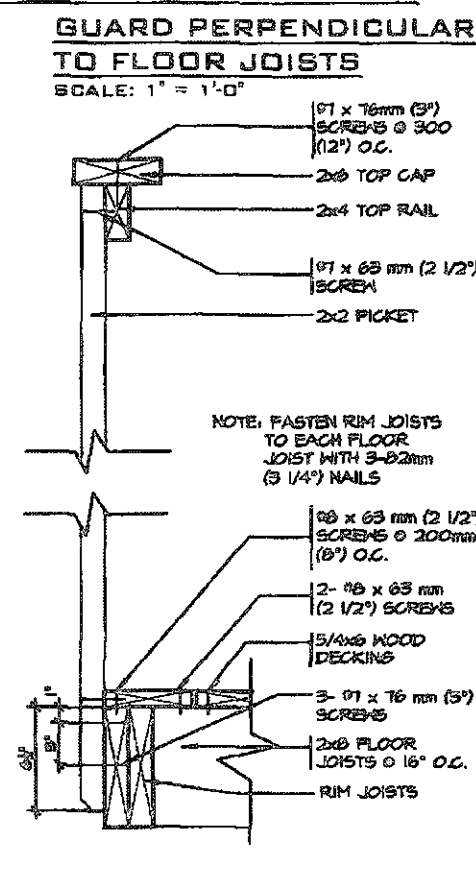
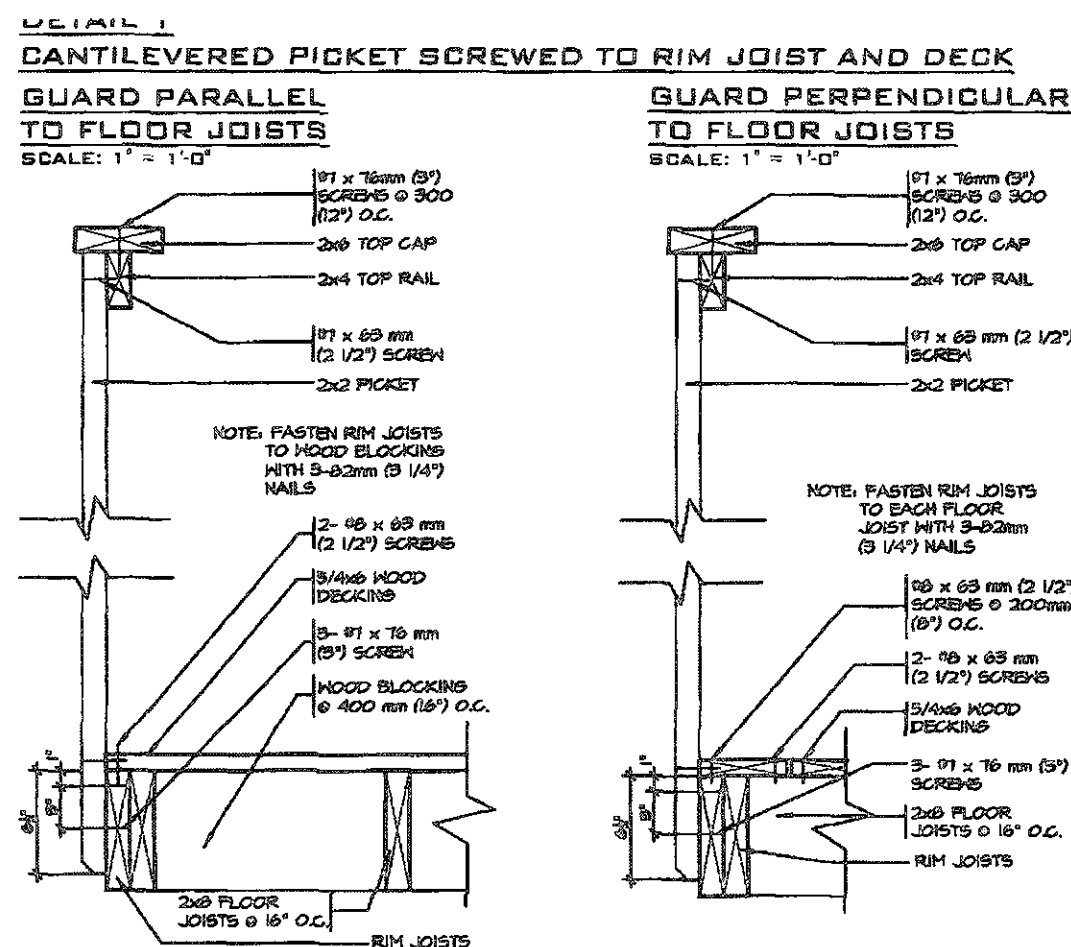
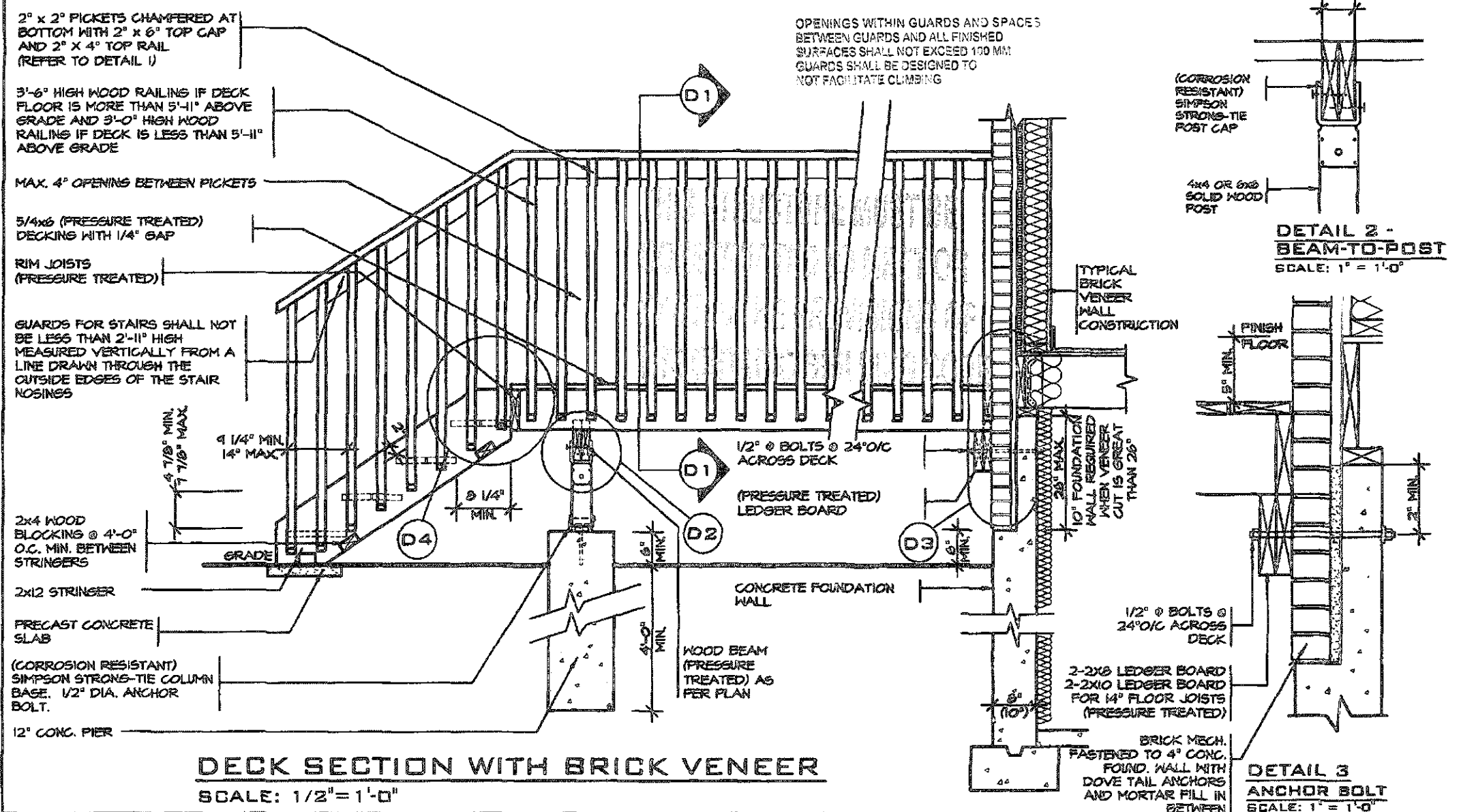
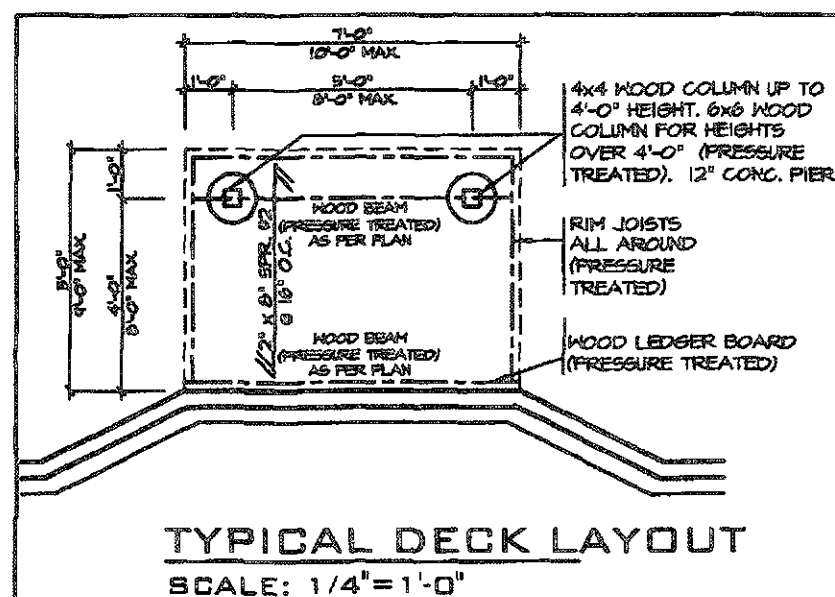
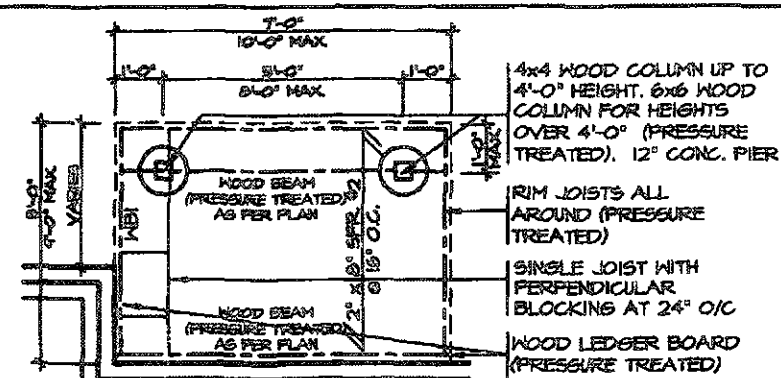
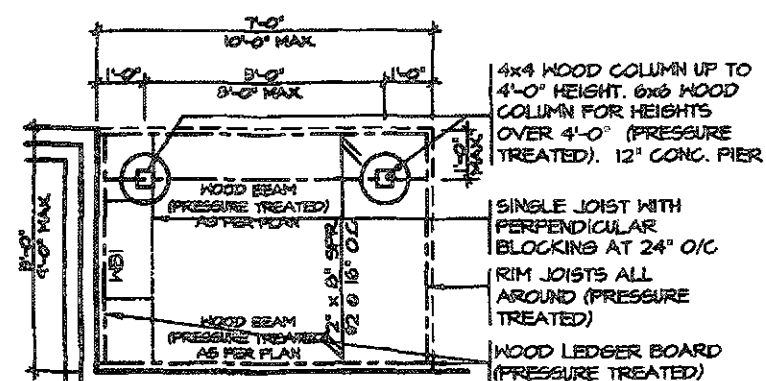
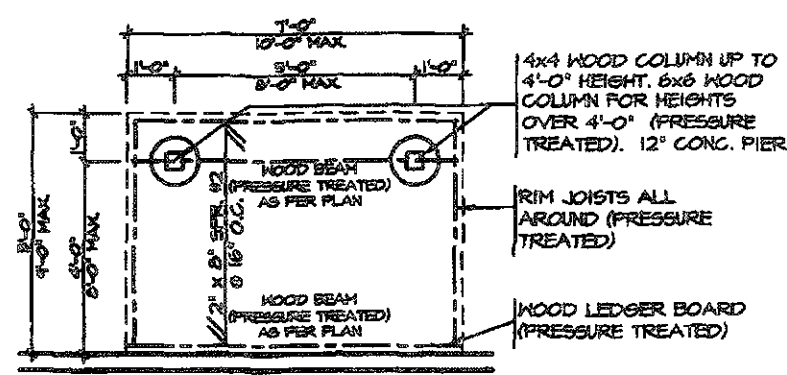
Greenpark.

PROJECT NAME
STANDARD DETAILS LAMBERTS LANE II



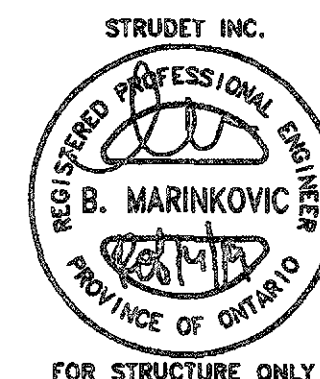
THE SIGNATURE MUST BE
 HANDWRITTEN TO MEET OR
 EXCEED THE REQUIREMENTS OF
 THE CURRENT BUILDING CODE

February 11 2019 1:24:47 PM EAST ENERGY STAR 2010 LAMBERT'S LANE II-VI TP 7 - STEEL COLUMN DETAILS ENERGY STAR.DWG



GENERAL NOTES

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



FOR STRUCTURE ONLY

AUG 30 1963

TOWN OF CALEDON
BUILDING SECTION
FILE NO

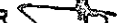
 ENERGY
ESCC MODE

5.		
4.		
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1.	REVISED FROM TRINAR HALL HOMES INC.	JAN 18
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 4S5
P (416) 736-4098
F (905) 880-8748

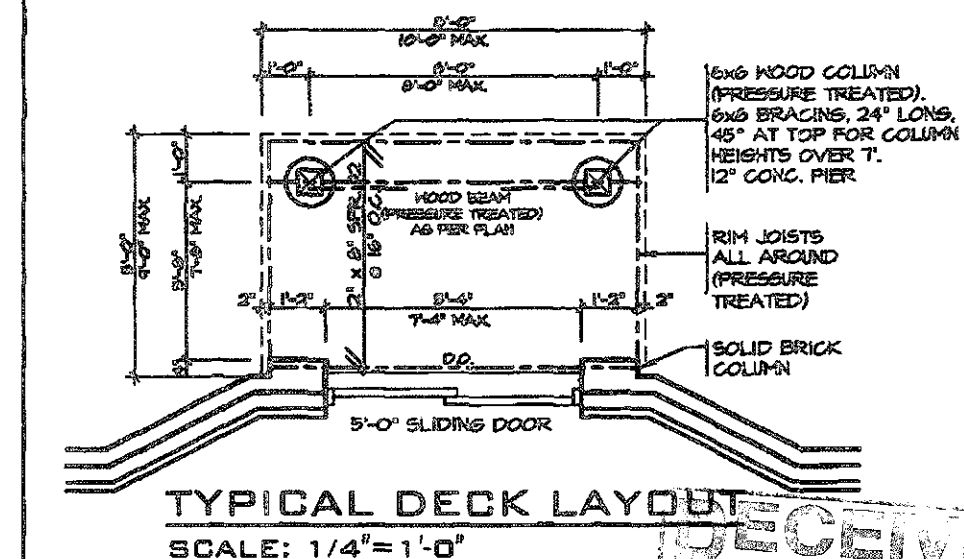
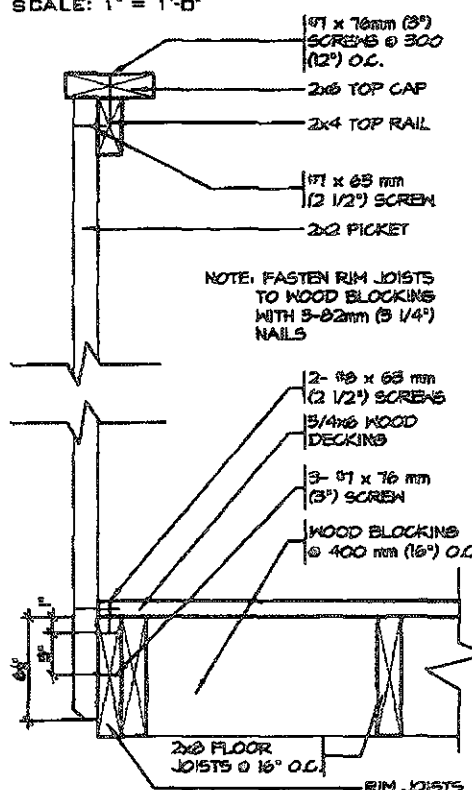
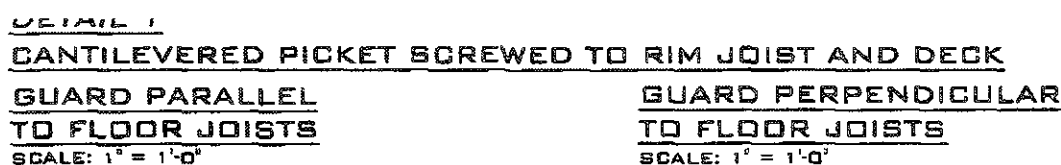
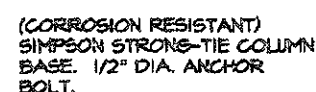
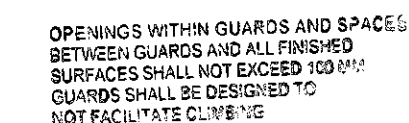
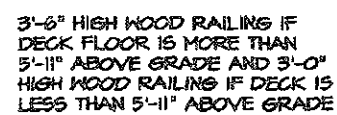
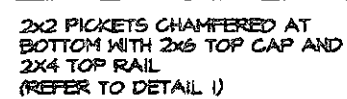
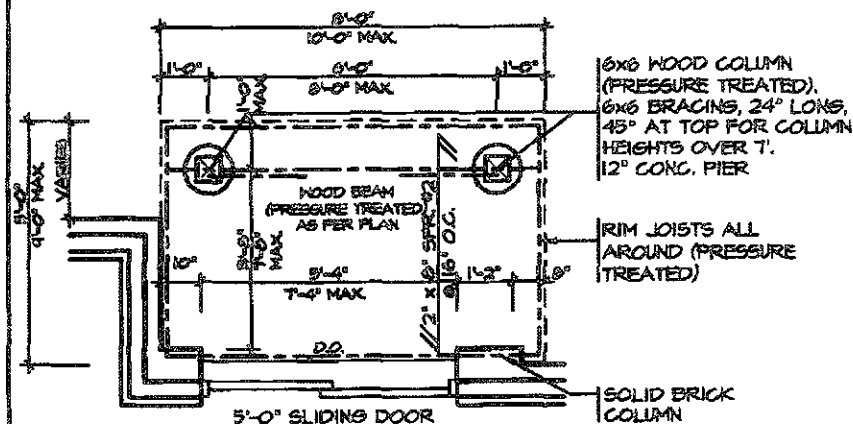
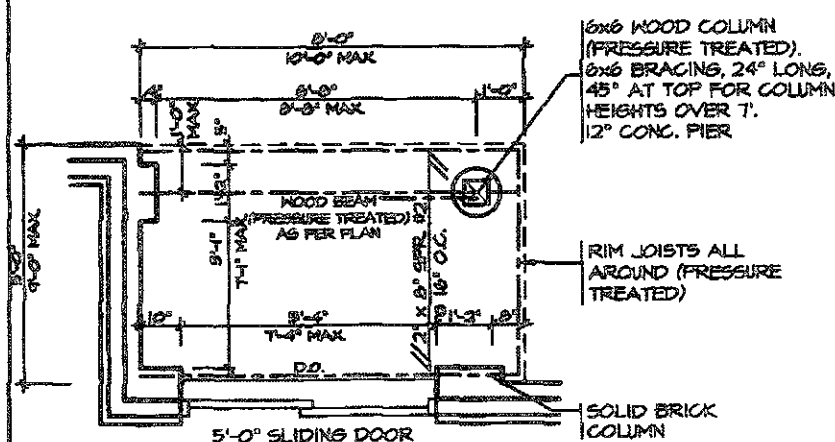
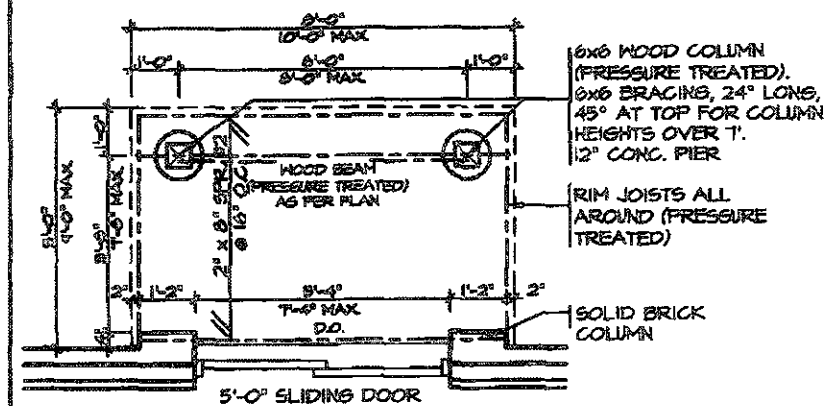
REGION
DESIGN
INC.

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

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

AREA	PAGE No.
PROJECT 00-00-00	

PROJECT NAME STANDARD DETAILS
LAMBERTS LANE II



GENERAL NOTES

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. KBI = 2 - 2 x 8 (PRESSURE TREATED)
WBS = 2 - 2 x 10 (PRESSURE TREATED)
5. WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PIKE-FIR, OR HEM-FIR SPECIES.

STRUDET INC.

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	BCIN
SIGNATURE	

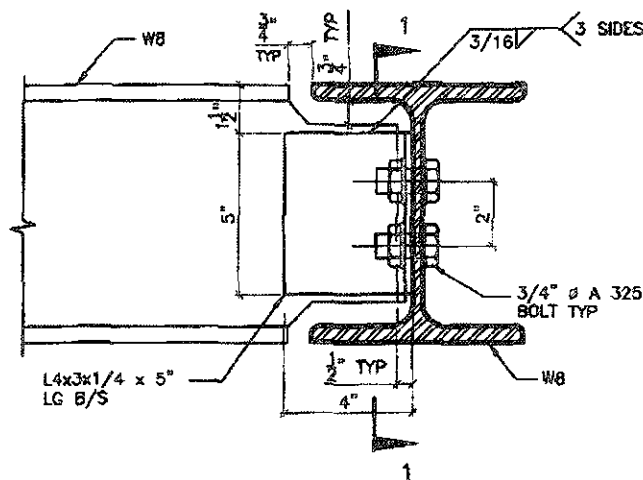
REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 738-4098
F (905) 880-0746

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

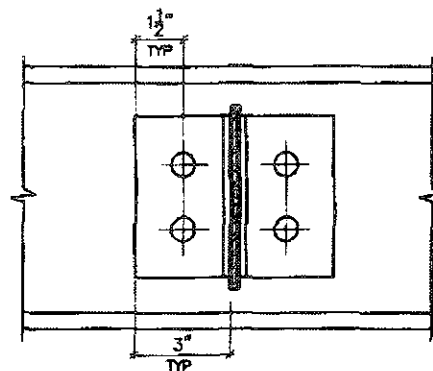


The logo for the Energy ESCC Model. It features the word "Energy" in a cursive script, with a five-pointed star integrated into the letter "y". Above the word is a semi-circular arc. Below the word, the words "ESCC MODEL" are written in a bold, sans-serif, all-caps font.

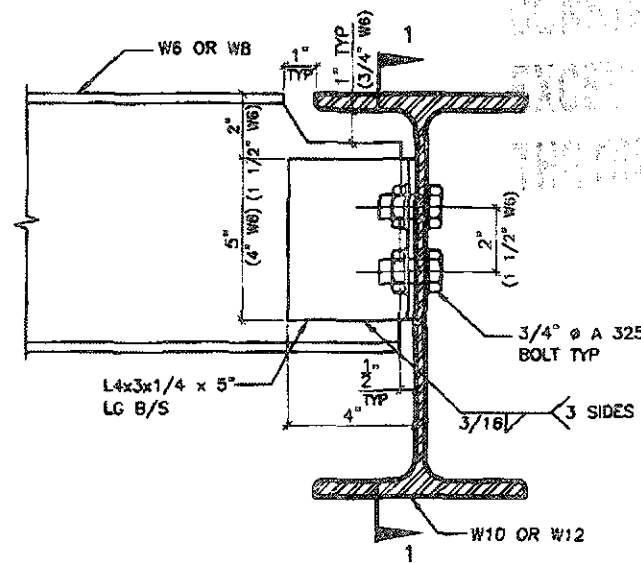


DETAIL 1.

W8
TO
W8
CONNECTION

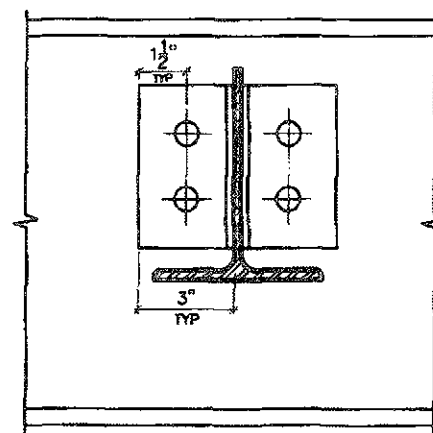


SECTION 1-1

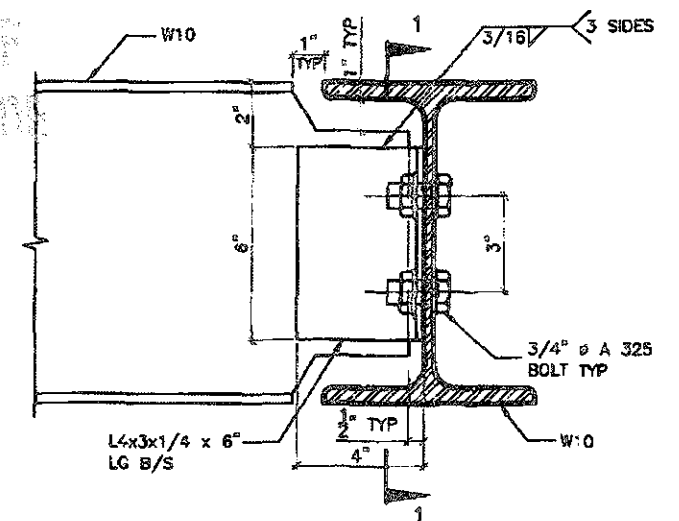


DETAIL 2.

W6(W8)
TO
W10(W12)
CONNECTION

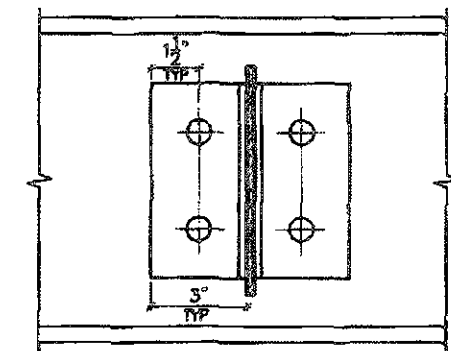


SECTION 1-1

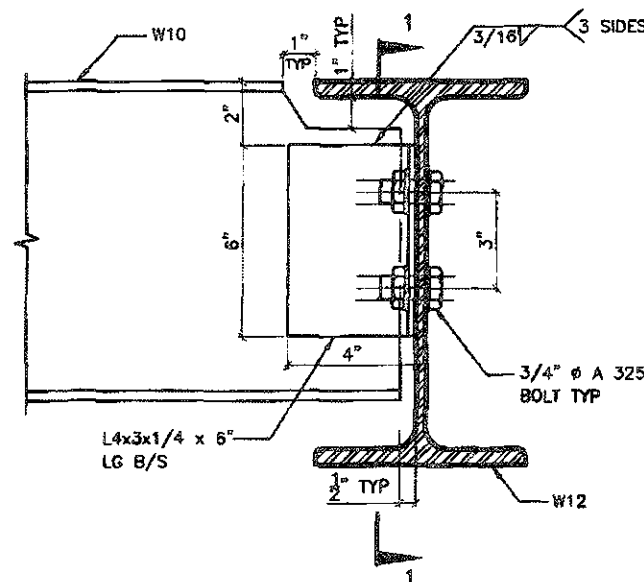


DETAIL 3.

W10
TO
W10
CONNECTION

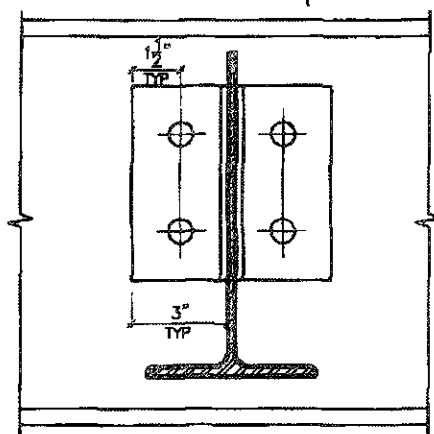


SECTION 1-1

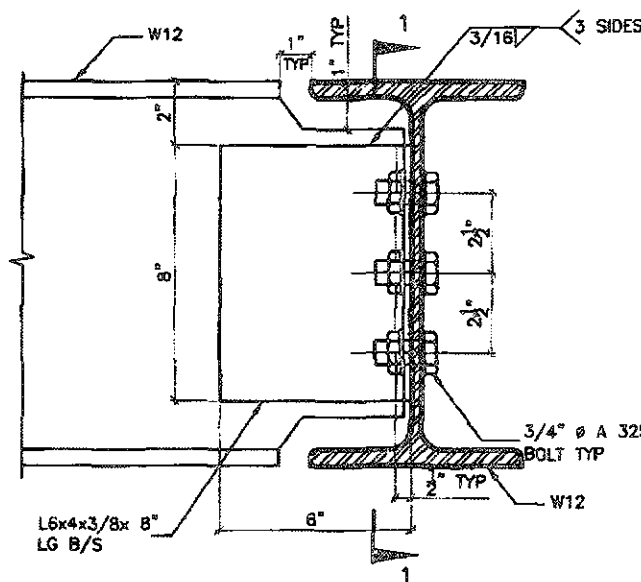


DETAIL 4.

W10
TO
W12
CONNECTION

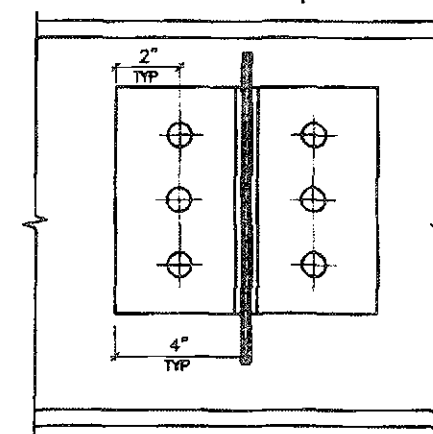


SECTION 1-1

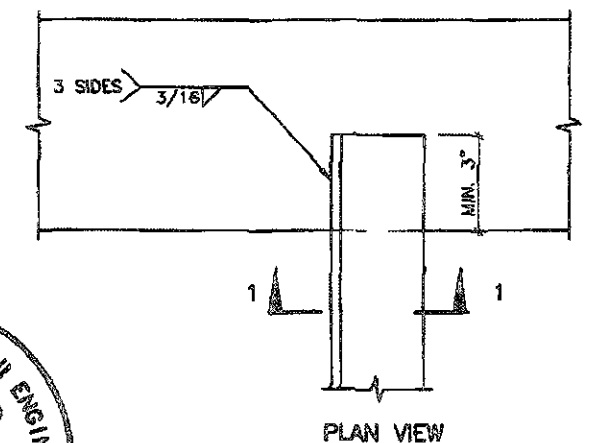


DETAIL 5.

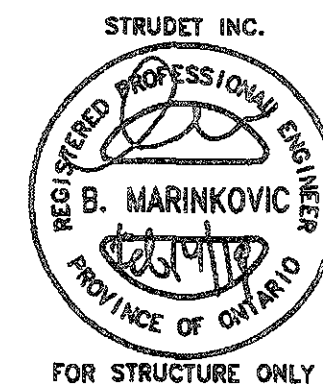
W12
TO
W12
CONNECTION



SECTION 1-1

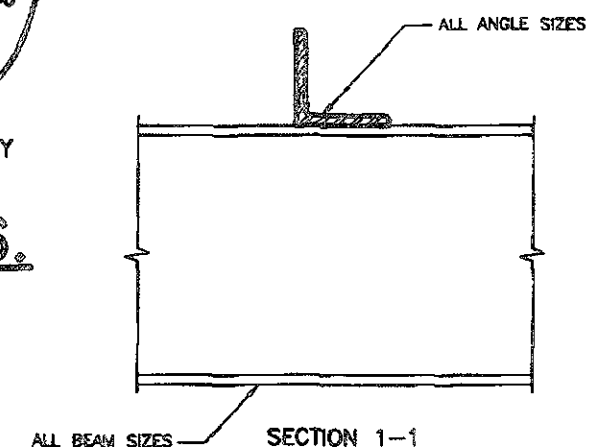


PLAN VIEW



DETAIL 6.

ANGLE
TO
BEAM
CONNECTION



SECTION 1-1



REVISIONS	
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	
VIKAS GAJJAR	28770
NAME	SIGNATURE
	BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-0098
F (905) 880-0746



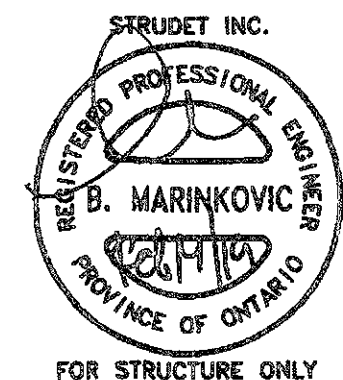
SHEET TITLE	
STEEL BEAM DETAILS	
SCALE	N.T.S.
DATE	FEB 2019
BY	
TYPE	

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	PAGE No.
PROJECT	9
00-00-00	

Greenpark.	
PROJECT NAME	
STANDARD DETAILS	
LAMBERTS LANE II	

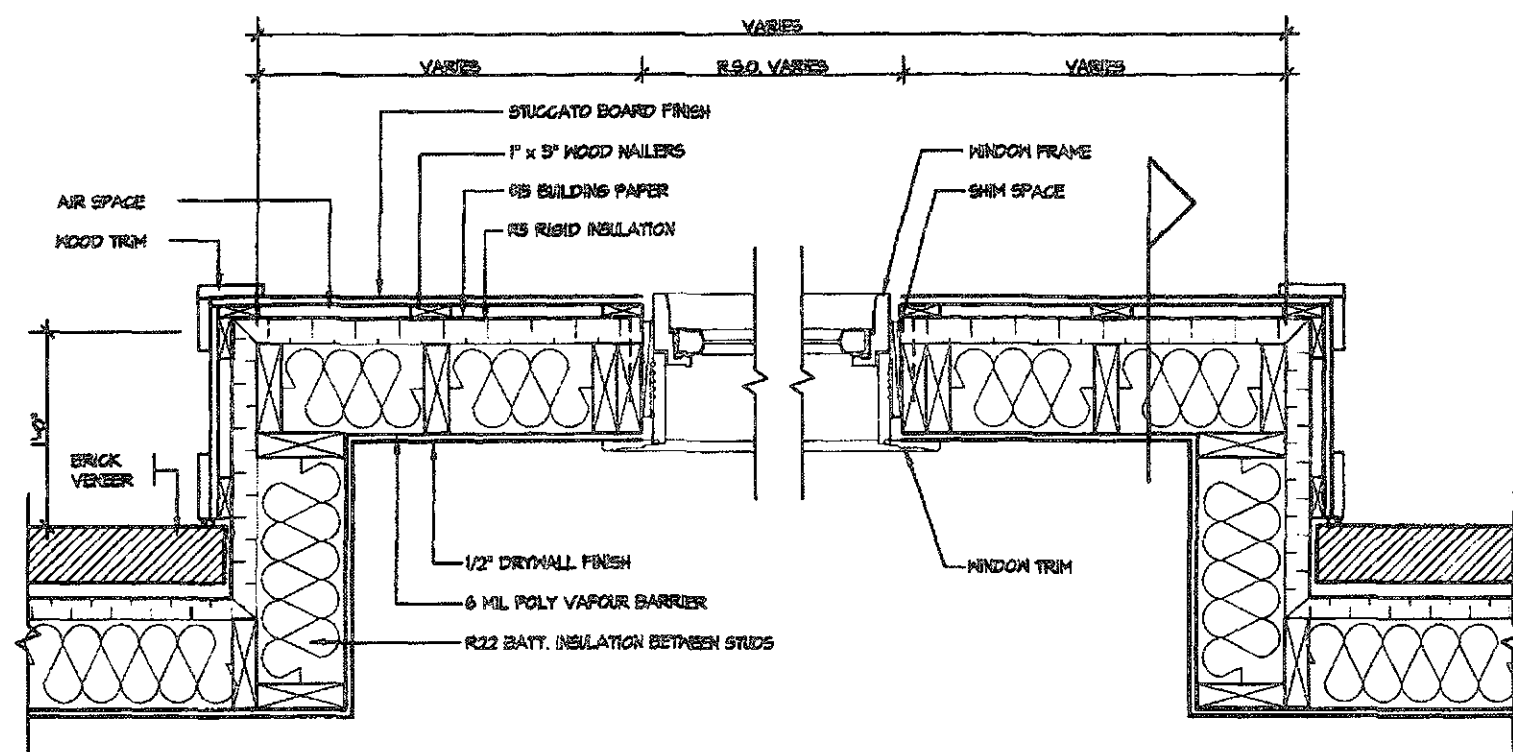


THIS IS A COPY OF THE JUSTICE
DEPARTMENT'S POLICY ON
STUDENT NON-ACADEMIC
DISCIPLINE, EFFECTIVE 2005



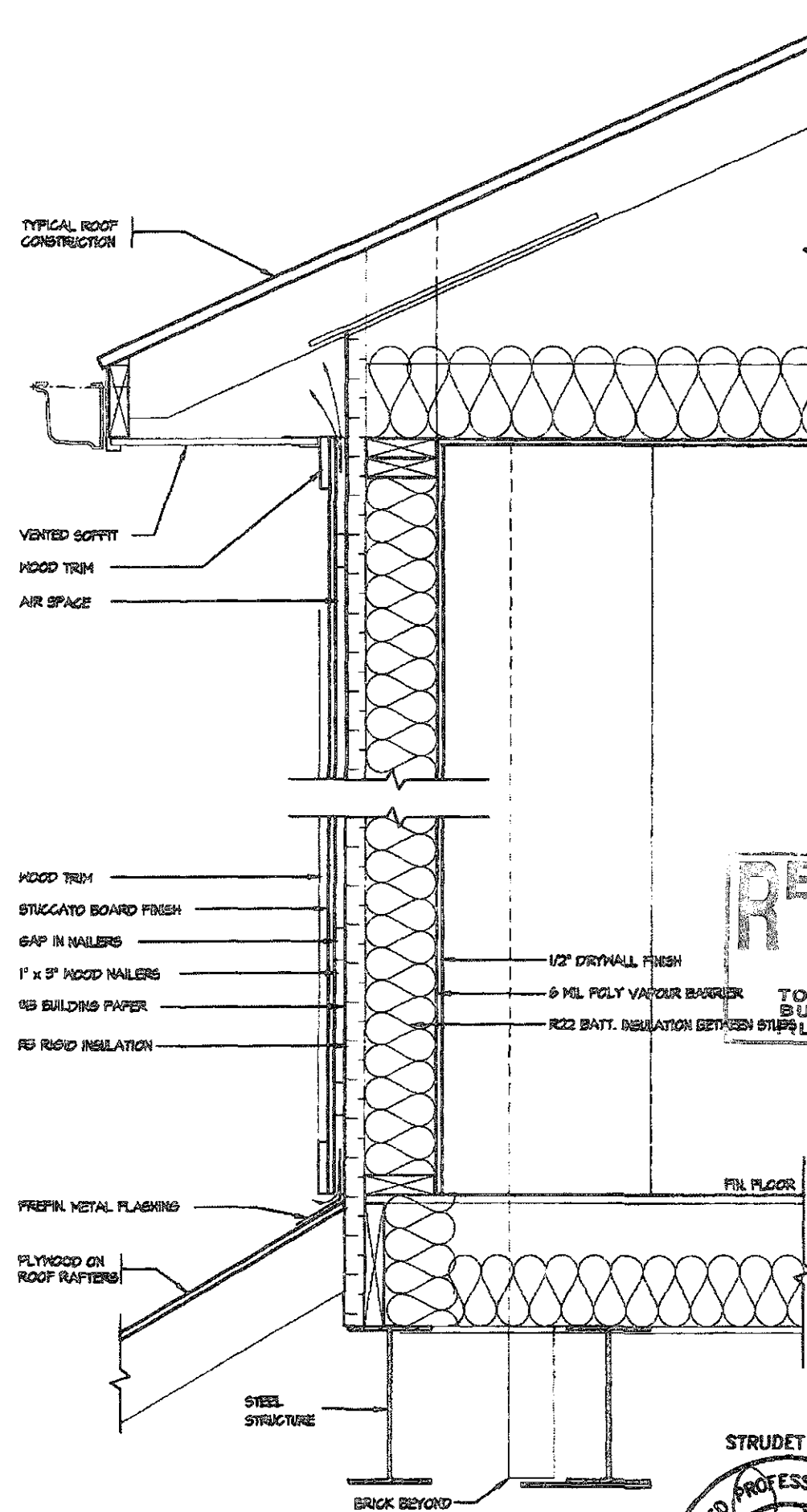
5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR  28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S8 P (416) 736-4036 F (905) 860-0748	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.					BLOCKING				SCALE 3/4" = 1'0"	BY	AREA	PAGE No. 10	
3.					FORCED ENTRY & GRAB BAR								
2.					DATE FEB 2019	TYPE							PROJECT 00-00-00
1.	REVISED FROM TRINAR HALL HOMES INC.				FEB 2019								
REVISIONS		PROJECT NAME STANDARD DETAILS LAMBERTS LANE II											

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

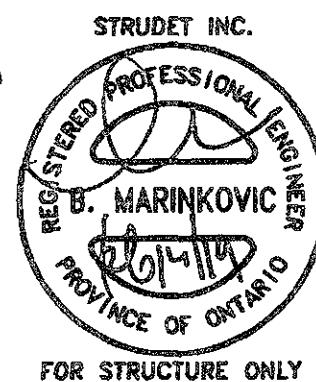
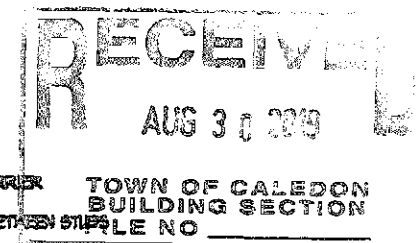


PLAN VIEW

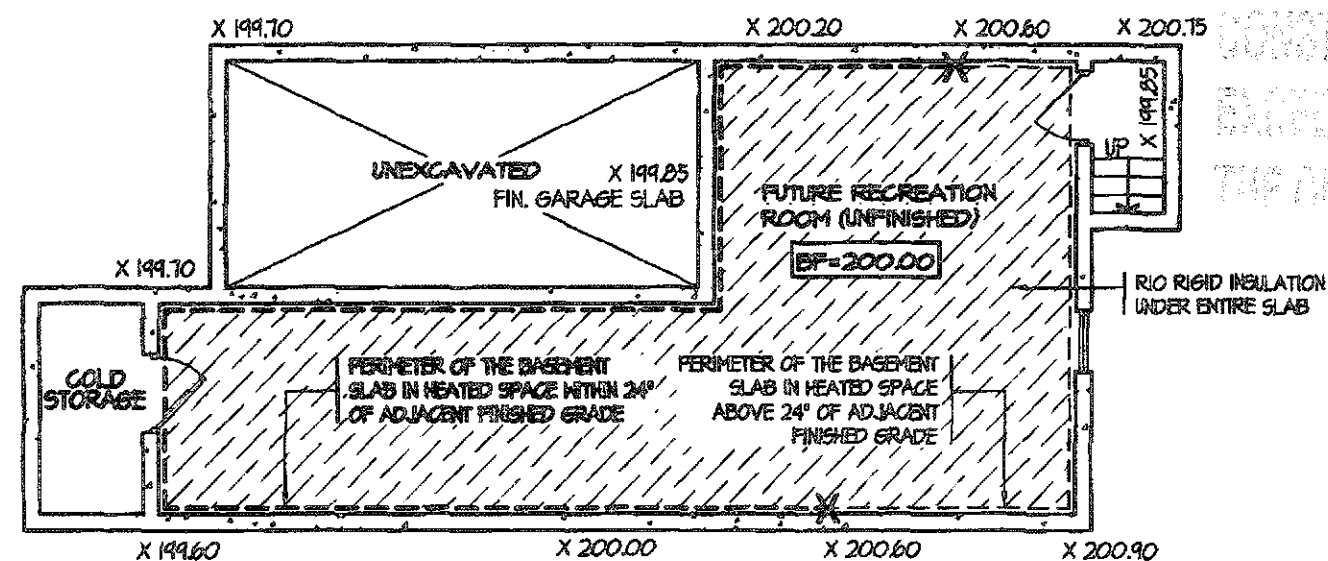
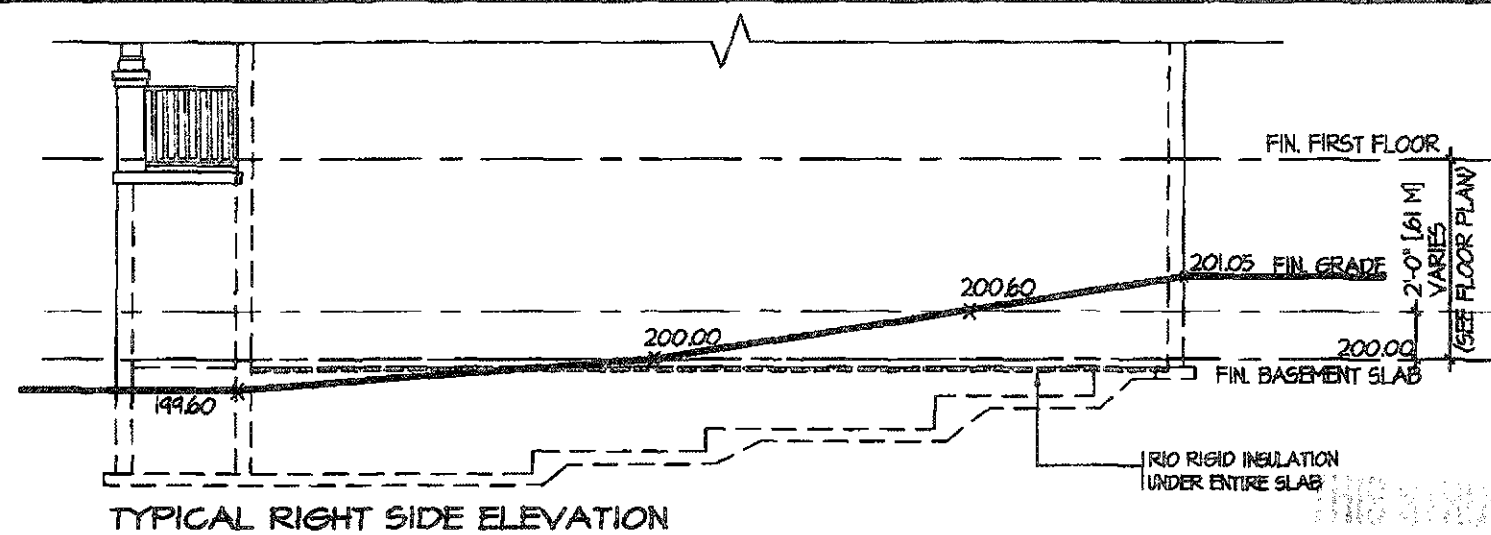
STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.2.1)



CROSS SECTION



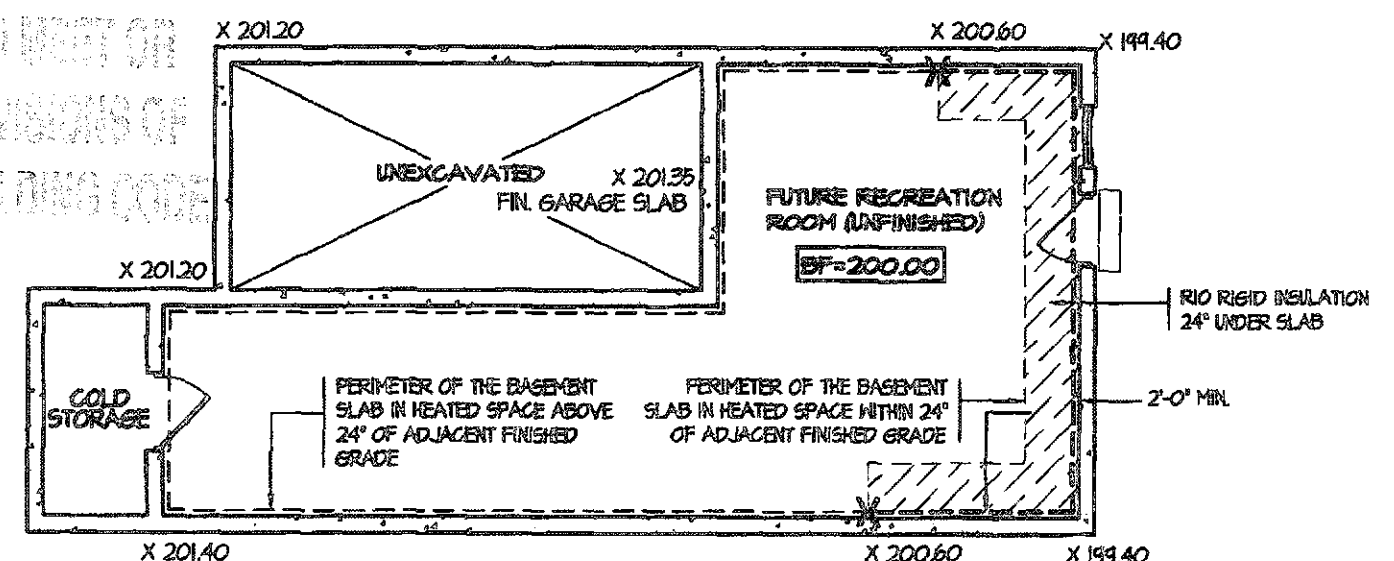
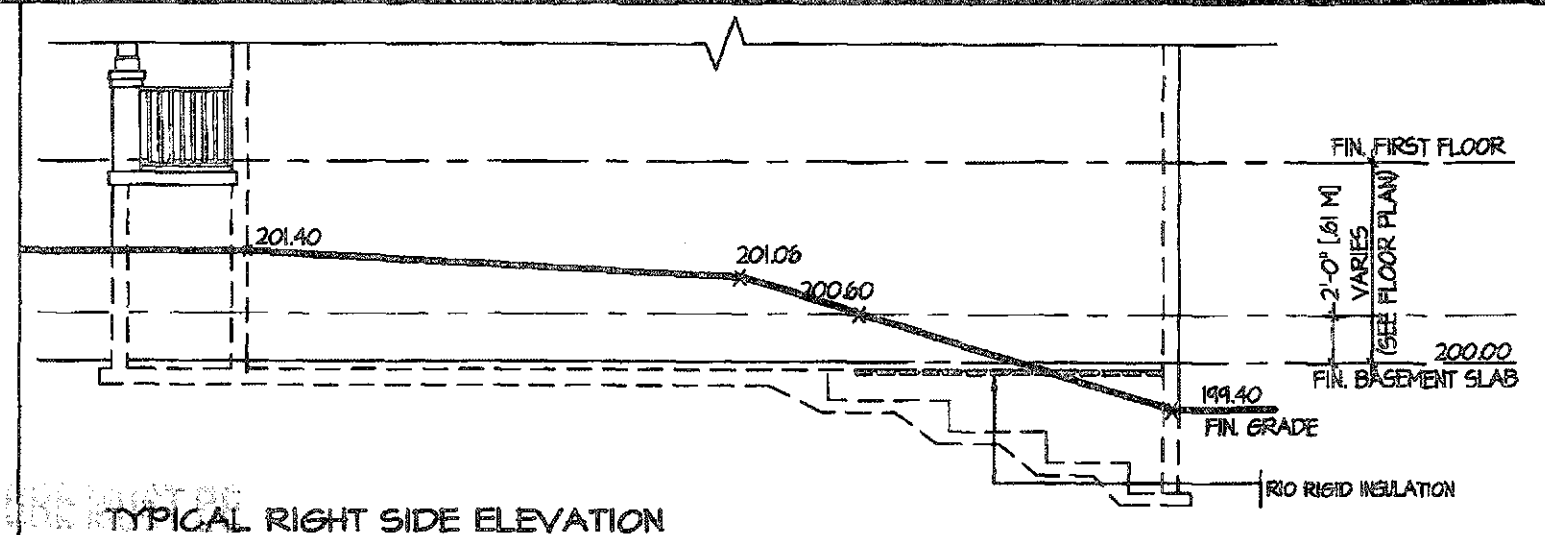
5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR  28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 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.					STUCCATO BOARD FINISH CLADDING				PAGE No. 11	PROJECT NAME STANDARD DETAILS LAMBERTS LANE II	
3.					SCALE	BY					AREA
2.					1/2"=1'0"						
1.	REVISED FROM TRINAR HALL HOMES INC.				DATE	FEB 2019					TYPE
REVISIONS											



SLAB ON GRADE CONDITION

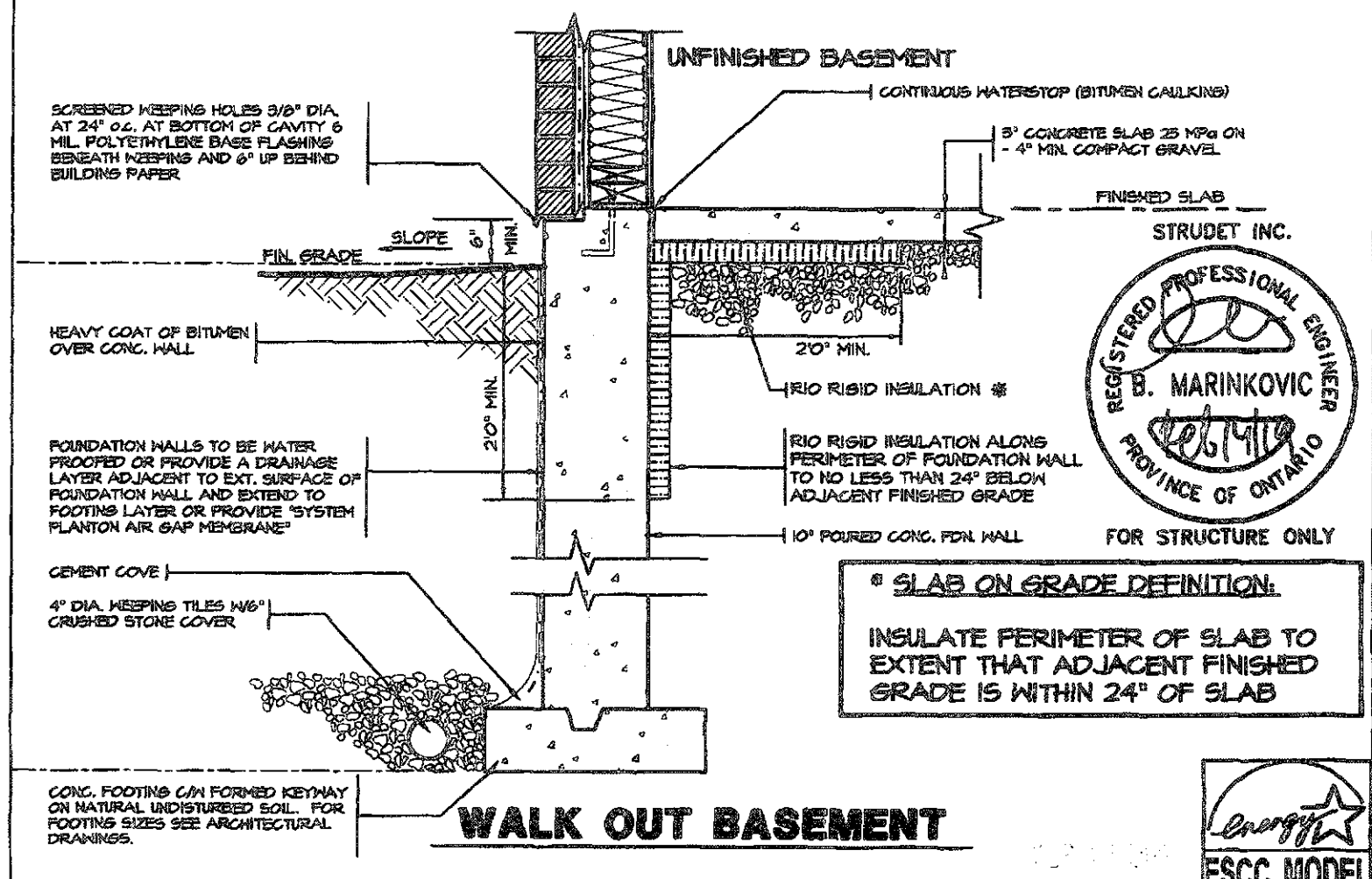
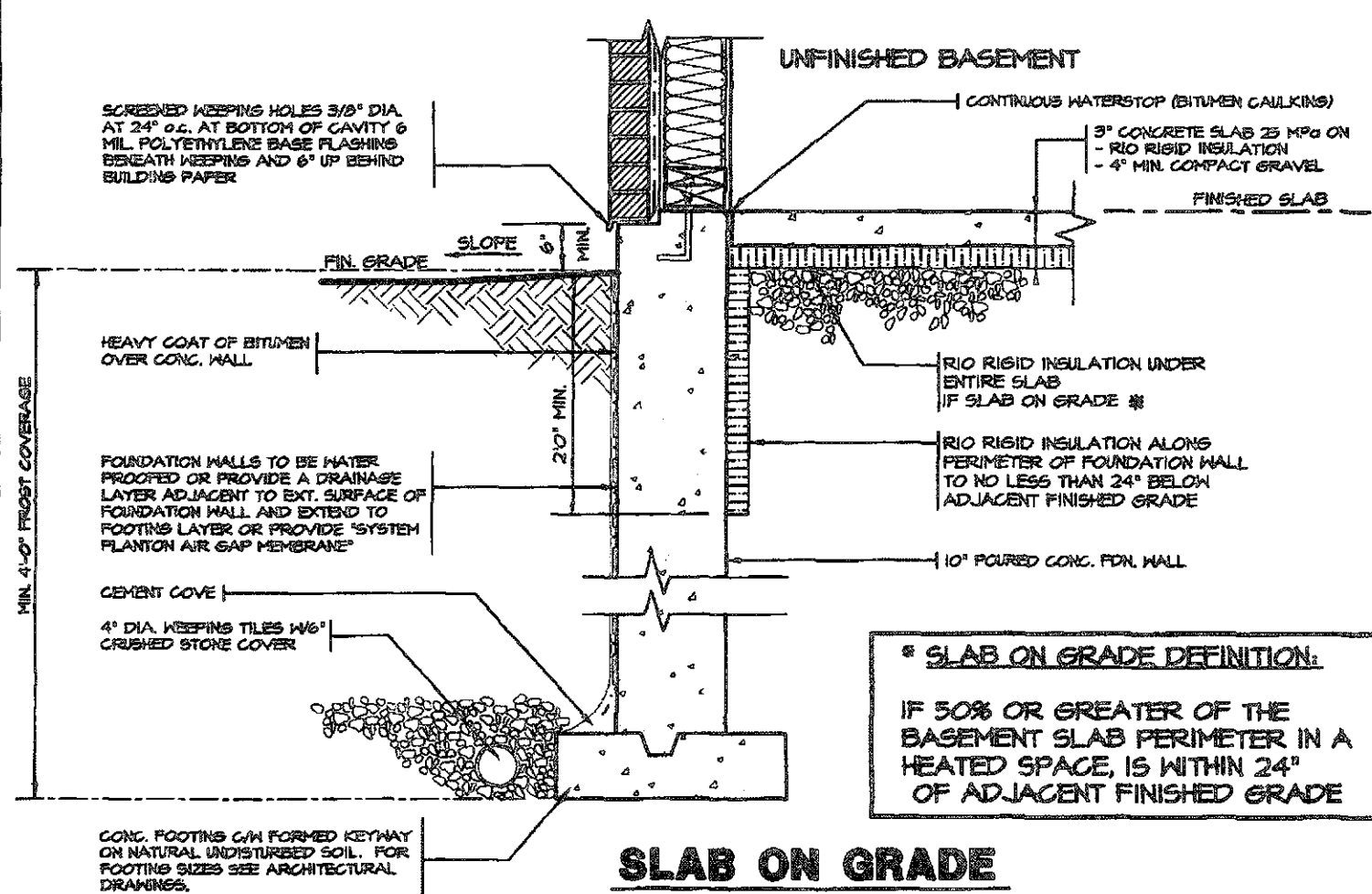
NOTES:

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



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



5.		
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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) 736-4086
F (905) 880-0746

SHEET TITLE
SLAB ON GRADE
WALKOUT BASEMENT

SCALE N.T.S.

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	
PROJECT	00-00-00

PAGE No. 12

 **Greenpark**™

PROJECT NAME **STANDARD DETAILS
LAMBERTS LANE II**

