

WINDOWS -
CANADA ZONE C

- (1) MINIMUM BEDROOM WINDOW (*OBC 9.9.10.1.)
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS
TO HAVE MIN. 0.35m² (3.8 SQ.FT.) UNOBSTRUCTED GLAZED
OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380mm (1'-3")
GLASS AREA NOT MORE THAN 17% OF GROSS
PERIPHERAL WALL AREA.
MAXIMUM U-VALUE 1.67 & MIN ER-VALUE 29
- (2) WINDOW GUARDS (*OBC 9.8.8.1(6))
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW
SILL IS LOCATED LESS THAN 480mm (1'-6") ABOVE FIN.
FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE
ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")

GENERAL:

- (1) MECHANICAL VENTILATION
MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.3
AIR CHANGES PER HOUR AVERAGED OVER 24 HOURS.
SEE MECHANICAL DRAWINGS.
- (2) REINFORCEMENT FOR GRAB BARS (*OBC 9.5.2.3.)
REINFORCEMENT OF STUD WALLS FOR FUTURE GRAB
BARS SHALL BE INSTALLED ADJACENT TO WATER
CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM.
SEE DETAIL.

LUMBER:

- 1) ALL LUMBER SHALL BE SPRUCE-PINE-FIR No.1&2 GRADE,
UNLESS NOTED OTHERWISE.
- 2) LUMBER EXPOSED TO THE EXTERIOR TO BE
SPRUCE-PINE-FIR No.1&2 GRADE PRESURE TREATED OR
CEDAR, UNLESS NOTED OTHERWISE.
- 3) ALL BEAMS, GIRDER TRUSSES, AND METAL HANGER
CONNECTIONS SUPPORTING ROOF FRAMING TO BE
DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.
- 4) LVL BEAMS SHALL BE VERSA-LAM 2.0E (F_b=2800psi
MIN) OR EQUIVALENT. NAIL EACH PLY OF LVL WITH 89mm
(3-1/2") LONG COMMON WIRE NAILS @300mm (12") O.C.
STAGGERED IN 2 ROWS FOR 104, 240, & 300mm
(4-1/4", 9-1/2", 11-7/8") DEPTHS AND STAGGERED IN 3 ROWS
FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD
1/2" (13mm) DIA. GALVANIZED BOLTS BOLTED AT
MID-DEPTH OF BEAM @ 915mm (3'-0") O.C..
- 5) PROVIDE TOP MOUNT BEAM HANGERS FOR ALL LVL BEAM
TO BEAM CONNECTIONS UNLESS NOTED OTHERWISE.
- 6) PROVIDE METAL JOIST HANGERS FOR ALL JOISTS AND
BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP
WOOD MEMBERS.
- 7) WOOD FRAMING NOT TREATED WITH A WOOD
PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE
SEPARATED FROM THE CONC. BY AT LEAST 2mil.
POLYETHYLENE FILM, No.50 (48lbs) 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 350W.

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 1/16" (114mm) TRADE SIZE ELECTRICAL
OUTLET BOX.
- FUME-PROOFED ELECTRICAL OUTLET BOX TO BE
INSTALLED IN THE GARAGE OR CARPORT OR
ADJACENT TO DRIVEWAY.

REFER TO 2012 O.B.C. 4.34.4

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

BUILDER TO PROVIDE SUFFICIENT TEMPORARY BRACING
TO RESIST WIND LOADING WHEN UNDER CONSTRUCTION.
FURTHER RECOMMENDATIONS:

- 1) REDUCE THE FOUNDATION WALL SILL PLATE ANCHOR
BOLT SPACINGS FROM 2400mm O.C. (7'-10") TO 1220mm O.C.
(4'-0") FOR STANDARD CONDITIONS.
- 2) USE 4.5mm (3/8") THICK PLYWOOD OR WAFFERBOARD FOR
THE EXTERIOR WALL SHEATHING.
- 3) TO STIFFEN THE STRUCTURE IN TRANSVERSE DIRECTION
USE 4.5mm (3/8") THICK PLYWOOD NAILED TO THE
INTERIOR PARTITIONS ON EACH FLOOR FOR A MINIMUM 2
INTERIOR PARTITION WALLS ON BOTH SIDES AND
PERPENDICULAR TO THE LONG WALLS.

BRICK VENEER LINTELS

HL1 = 3'-1/2"x3'-1/2"x1/4" (90x90x6.0L) + 2-2"x8" SFR. No.2
HL2 = 4'-3/4"x1/2"x5/16" (100x40x8.0L) + 2-2"x8" SFR. No.2
HL3 = 5'-3/4"x1/2"x5/16" (125x40x8.0L) + 2-2"x10" SFR. No.2
HL4 = 6'-3/4"x1/2"x5/16" (150x40x10.0L) + 2-2"x12" SFR. No.2
HL5 = 6'-3/4"x3/8" (150x100x10.0L) + 2-2"x12" SFR. No.2
HL6 = 5'-3/4"x1/2"x5/16" (125x40x8.0L) + 2-2"x12" SFR. No.2
HL7 = 5'-3/4"x1/2"x5/16" (125x40x8.0L) + 3-2"x10" SFR. No.2
HL8 = 5'-3/4"x1/2"x5/16" (125x40x8.0L) + 3-2"x12" SFR. No.2
HL9 = 6'-3/4"x3/8" (150x100x10.0L) + 3-2"x12" SFR. No.2

WOOD LINTELS AND BEAMS

MB1 = 2-2"x8" SFR. No.2 (2-38x184 SFR. No.2)
MB2 = 3-2"x8" SFR. No.2 (3-38x184 SFR. No.2)
MB3 = 2-2"x10" SFR. No.2 (2-38x235 SFR. No.2)
MB4 = 3-2"x10" SFR. No.2 (3-38x235 SFR. No.2)
MB5 = 2-2"x12" SFR. No.2 (2-38x286 SFR. No.2)
MB6 = 3-2"x12" SFR. No.2 (3-38x286 SFR. No.2)
MB7 = 5-2"x12" SFR. No.2 (5-38x286 SFR. No.2)
MB11 = 4-2"x10" SFR. No.2 (4-38x235 SFR. No.2)
MB12 = 4-2"x12" SFR. No.2 (4-38x286 SFR. No.2)

LOOSE STEEL LINTELS

L1 = 3'-1/2"x3'-1/2"x1/4" (90x90x6.0L)
L2 = 4'-3/4"x1/2"x5/16" (100x40x8.0L)
L3 = 5'-3/4"x1/2"x5/16" (125x40x8.0L)
L4 = 6'-3/4"x1/2"x5/16" (150x40x10.0L)
L5 = 6'-3/4"x3/8" (150x100x10.0L)
L6 = 7'-4"x3/8" (175x100x10.0L)

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A = 1-1 3/4" x 7 1/4" (1-45x184)
LVL1 = 2-1 3/4" x 7 1/4" (2-45x184)
LVL2 = 3-1 3/4" x 7 1/4" (3-45x184)
LVL3 = 4-1 3/4" x 7 1/4" (4-45x184)
LVL4A = 1-1 3/4" x 9 1/2" (1-45x240)
LVL4 = 2-1 3/4" x 9 1/2" (2-45x240)
LVL5 = 3-1 3/4" x 9 1/2" (3-45x240)
LVL5A = 4-1 3/4" x 9 1/2" (4-45x240)
LVL6A = 1-1 3/4" x 11 7/8" (1-45x300)
LVL6 = 2-1 3/4" x 11 7/8" (2-45x300)
LVL7 = 3-1 3/4" x 11 7/8" (3-45x300)
LVL7A = 4-1 3/4" x 11 7/8" (4-45x300)
LVL8 = 2-1 3/4" x 14" (2-45x356)
LVL9 = 3-1 3/4" x 14" (3-45x356)
LVL10 = 2-1 3/4" x 18" (2-45x456)

DOOR SCHEDULE

1 = 2'-10" x 6'-8" (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" (160x2033x35) - INTERIOR SLAB DOOR
6 = 2'-2" x 6'-8" x 1-3/8" (660x2033x35) - INTERIOR SLAB DOOR
7 = 1'-6" x 6'-8" x 1-3/8" (460x2033x35) - INTERIOR SLAB DOOR

LEGEND

DJ DOUBLE JOIST
TJ TRIPLE JOIST
GT GIRDER TRUSS
X POINT LOAD
SOLID WOOD BEARING.
SOLID BEARING TO BE WIDE
AT LEAST AS SUPPORTED
MEMBER. MIN. 3 PIECES.

LOAD-BEARING WALL
TWO-STORY WALL. SEE NOTE 39

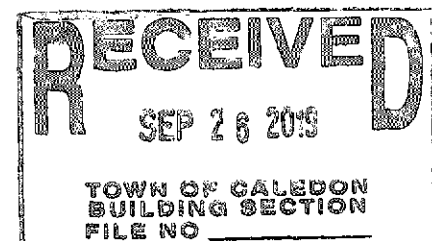
FLAT ARCH

F.D. FLOOR DRAIN

SA SMOKE ALARM. SEE NOTE 43

SA SMOKE ALARM &
CARBON MONOXIDE
ALARM. SEE NOTE 44

THIS STRUCTURE MUST BE
CONSTRUCTED TO MEET OR
EXCEED THE MINIMUM
STANDARD NOTES



FEB 1 2020

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 VIKAS GAJJAR NAME SIGNATURE 28770 BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S8 P (416) 736-4098 F (905) 680-0748	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									
REVISIONS										

RECEIVED
SEP 26 2019

TOWN OF CALEDON
BUILDING SECTION
FILE NO.

TIGHTLY SEAL ANY GAPS
WITH MINERAL WOOL OR
NON-COMBUSTIBLE
MATERIAL AS PER O.B.C.
9.10.11.2(3)

2x4x4 (2"x4") STUDS @ 400
O.C. WITH 15.9mm (5/8") TYPE 'X'
GYPSUM BOARD ONE LAYER ON
EACH SIDE. SUPPLEMENTARY
STANDARDS SEE TABLE 1, MID
WALL ASSEMBLY.

PROVIDE BEARINGS FOR
GIRDER TRUSSES AS
PER TRUSS DRAWING
SPECIFICATION

PRE-ENGINEERED ROOF
TRUSSES AS PER TRUSS
MANUFACTURERS
DRAWINGS

TOP OF PLATE

POLY WRAP AT PARTY WALL

ACOUSTICAL SEALANT

2 LAYERS OF 1/2" GYPSUM WALL BOARD
FOR FIRE-STOPPING CONTINUOUS

POLY WRAP AT PARTY WALL

3 ROWS (TOP, MIDDLE AND BOTTOM) OF 1"x4"
STRAPPING TO RESTRAIN INSULATION FROM
FALLING OUT.

POLY WRAP AT PARTY WALL

5/8" TYPE 'X' GYPSUM WALL BOARD

FIN. SECOND FLOOR

ABSORPTIVE MATERIAL

ACOUSTICAL SEALANT

2 LAYERS OF 1/2" GYPSUM
WALL BOARD FOR
FIRE-STOPPING CONTINUOUS

3 ROWS (TOP, MIDDLE AND
BOTTOM) OF 1"x4" STRAPPING
TO RESTRAIN INSULATION FROM
FALLING OUT.

ACOUSTICAL SEALANT

FIN. FIRST FLOOR

5/8" TYPE 'X' GYPSUM WALL BOARD

JOISTS FRAMING INTO PARTY
WALL

SOLID BLOCKING
BETWEEN JOISTS

CONTINUOUS RIM
BOARD

ACOUSTICAL SEALANT

1/2" DIA. ANCHOR BOLTS
EMBEDDED IN POURED CONC.
WALL

8" POURED CONC. WALL

CONTINUOUS BOND
BREAKING MATERIAL

3" CONC. SLAB ON 5" COMPACTED GRAVEL

FIN. BASEMENT SLAB

CONC. FTS. C/W 2"x4" KEYWAY ON NATURAL UNDISTURBED SOIL FOR SIZES SEE ARCHITECTURAL DRAWINGS

ROOF SLOPE MAY VARY

ACoustical SEALANT
MATERIAL REQUIREMENTS
SOUND ABSORPTIVE
MATERIAL INCLUDES FIBRE
PROCESSED FROM ROCK,
SLAG, GLASS OR CELLULOSE
FIBRE. IT MUST FILL AT LEAST
90% OF THE CAVITY
THICKNESS FOR THE WALL TO
PROVIDE THE LISTED STC
VALUE.

SOUND TRANSMISSION RATING
MINIMUM REQUIRED S.T.C.
RATING OF 50 (O.B.C. DIV. 8
9.11.2.1(1))

ACOUSTICAL SEALANT
ASSEMBLIES WITH SOUND
TRANSMISSION CLASS
RATINGS OF 50 OR MORE
REQUIRE ACOUSTICAL
SEALANT APPLIED AROUND
ELECTRICAL BOXES AND
OTHER OPENINGS, AND AT THE
JUNCTION OF INTERSECTING
WALLS AND FLOORS, EXCEPT
INTERSECTION OF WALLS
CONSTRUCTED OF CONCRETE
OR SOLID BRICK.

WALL TYPE
SEE SUPPLEMENTARY
STANDARDS SEE TABLE 1,
MID BEARING WALL WITH 2
ROWS OF 2"x4" SFR @ 16" O.C.
ON SEPARATE 2"x4" PLATES
SET 1" APART WITH 4"
ABSORPTIVE MATERIAL AND 1
LAYER 5/8" TYPE 'X' GYPSUM
WALL BOARD ON EACH SIDE
(SEE NOTES 5 TO TABLE 1)

FIRE RESISTANCE RATING
FIRE RESISTANCE RATING
REQUIRED IS 1 HR. MIN/AS PER
SENTENCE DIV. 8 9.10.11.2(1)
O.B.C.)

2 LAYERS OF 1/2" GYPSUM
WALL BOARD FOR
FIRE-STOPPING CONTINUOUS

1" AIR SPACE

3/4" SUBFLOOR

WOOD BLOCKING

FIN. FIRST FLOOR

SOUND ABSORPTIVE
MATERIAL

ENGINEERED FLOOR JOISTS
W/HEADER

2 LAYERS OF 1/2" GYPSUM WALL BOARD
FOR FIRE-STOPPING CONTINUOUS

2"x4" SILL PLATE
(MAX. 2 T25 P/P)

8" POURED CONC.
FOUNDATION WALL

FIN. SLAB

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER

B. MARINKOVIC

PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

ALL GYPSUM BOARD TO BE TIGHT
FIT AGAINST ROOF SHEATHING
AND ROOF TRUSSES. MIDDLE
GYPSUM BOARD BETWEEN TWO
TRUSSES TO BE TIGHTLY
SCREWED TO BOTH TRUSSES.

PER-ENGINEERED ROOF TRUSSES
BY TRUSS MFG. @ 24" O.C.

5/8" TYPE 'X' GYPSUM WALL
BOARD

TOP OF PLATE

POLY WRAP AT PARTY WALL

2 LAYERS OF 1/2" GYPSUM WALL BOARD
FOR FIRE-STOPPING CONTINUOUS

3 ROWS (TOP, MIDDLE AND BOTTOM)
OF 1"x4" STRAPPING TO RESTRAIN
INSULATION FROM FALLING OUT.

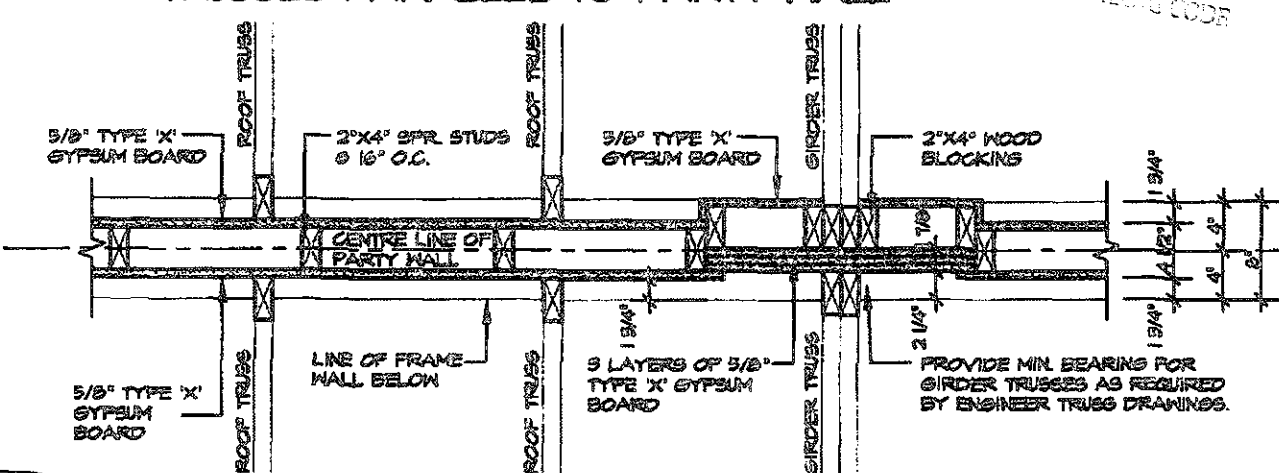
2x4x4 (2"x4") STUDS @ 400 O.C.
WITH 15.9mm (5/8") TYPE 'X'
GYPSUM BOARD ONE LAYER ON
EACH SIDE. SUPPLEMENTARY
STANDARDS SEE TABLE 1, MID
WALL ASSEMBLY.

5/8" TYPE 'X' GYPSUM
WALL BOARD

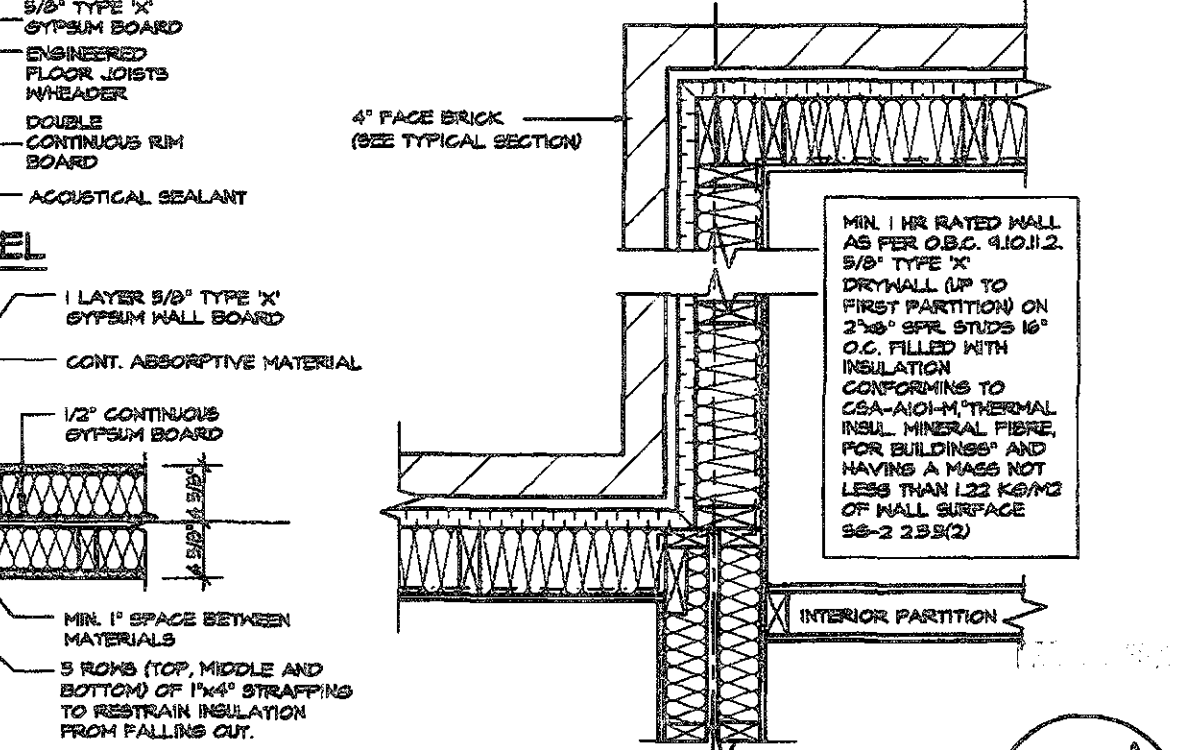
FIRE RESISTANCE RATING
PROVIDED FOR FRAMED
ASSEMBLY IS 15 HR. AS PER
SUPPLEMENTARY STANDARD
SB-2 2.3.4. METHOD OF
CALCULATION. FIRE RESISTANCE
RATING REQ'D IS 1 HR. (AS PER
SENTENCE 9.10.11.2(1) O.B.C.)

T.12.3.2.1. INSULATION IN ROOF
SPACE W/ 6-MIL POLY VAPOUR
BARRIER ON INTERIOR SIDE
FINISHED WITH 5/8" GYPSUM WALL
BOARD OR APPROVED EQUAL.

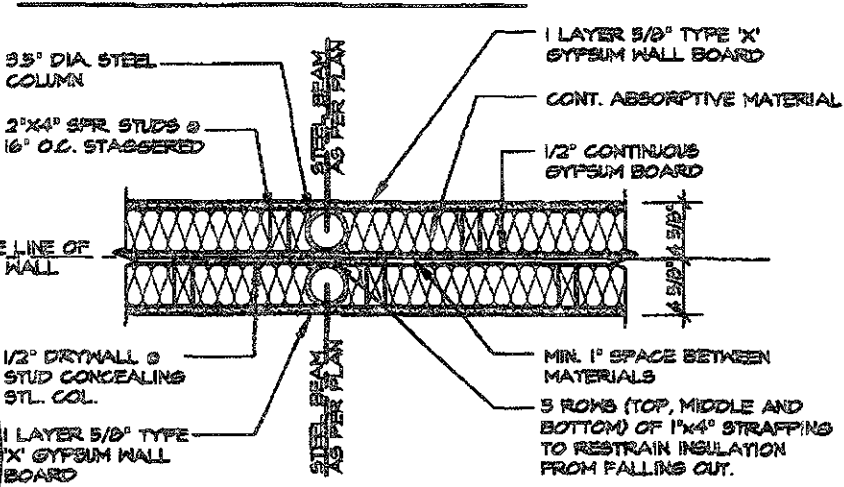
SECTION @ FIRE SEPARATION IN ROOF SPACE TRUSSES PARALLEL TO PARTY WALL



PLAN OF FIRE SEPARATION IN ROOF SPACE TRUSSES PERPENDICULAR TO PARTY WALL



FLOOR JOISTS PARALLEL



PLAN OF PARTY WALL IN GARAGE

PARTY WALL PLAN SECTION

WOOD FRAME PARTY WALL TRUSSES PERPENDICULAR TO PARTY WALL



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

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

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

VIKAS GAJWAR
NAME SIGNATURE

28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4096
F (905) 680-0748

REGION
DESIGN
INC.

SHEET TITLE
WOOD
PARTY WALL

SCALE
3/4"=1'-0"

DATE
NOV 2016

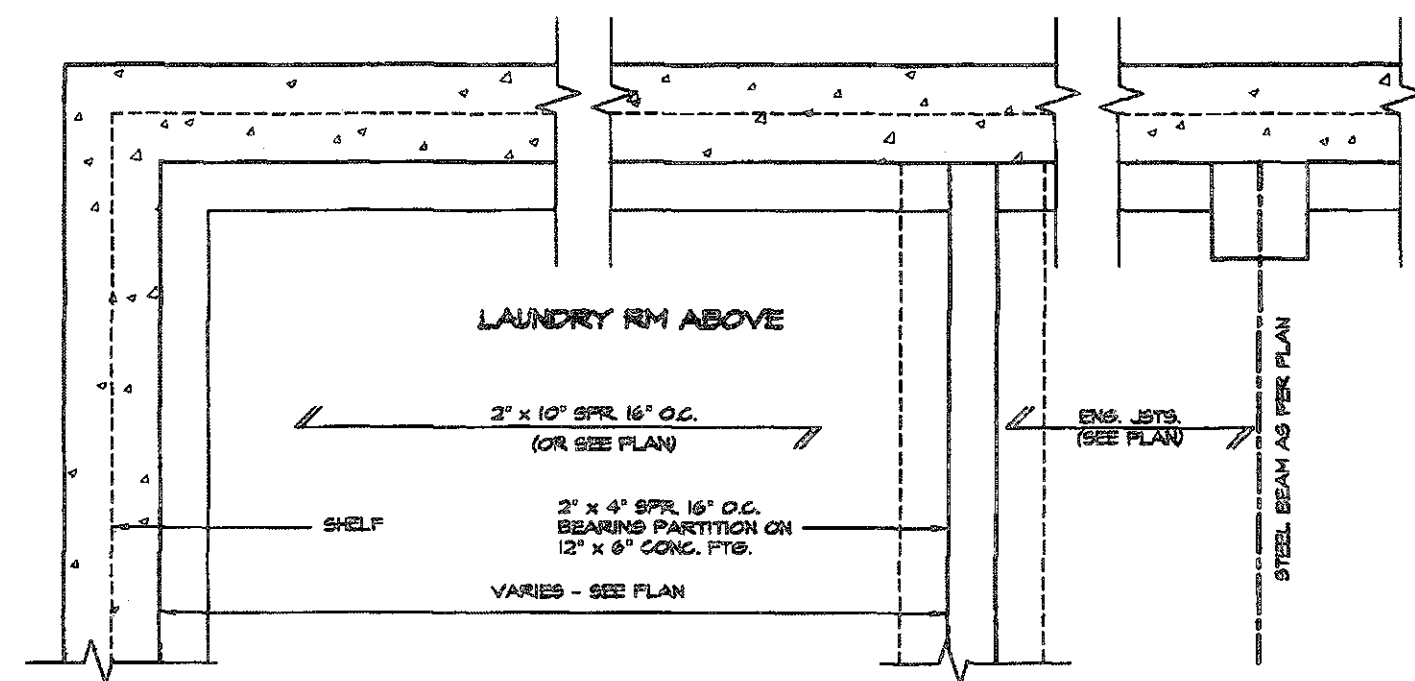
CONTRACTOR SHALL CHECK ALL
DIMENSIONS AND ELEVATIONS BEFORE
COMMENCING WORK AND REPORT
ANY DISCREPANCIES TO THE DESIGNER.
PRINTS ARE NOT TO BE SCALED.

AREA

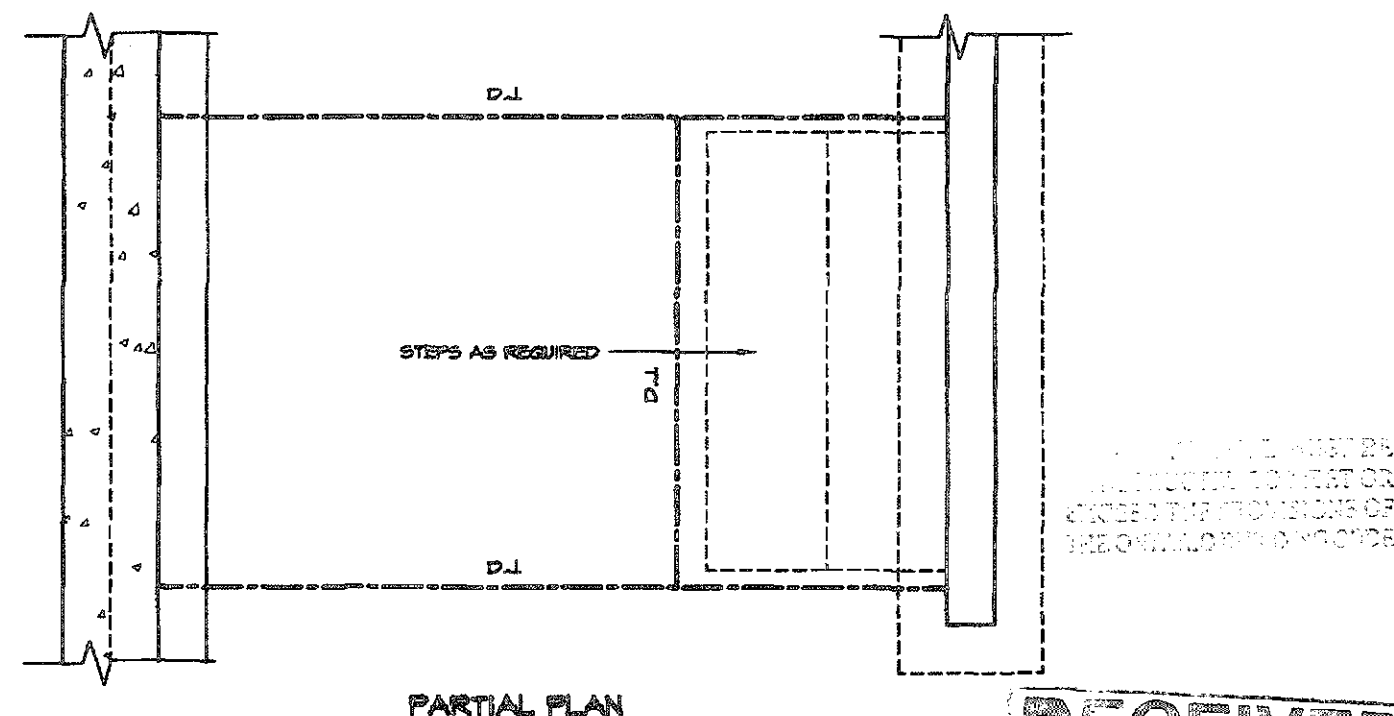
PROJECT

Greenpark.

PROJECT NAME
STANDARDS DETAILS
LAMBERTS LANE II



DETAIL OF SUNKEN LAUNDRY (ONE RISER)



PARTIAL PLAN

RECEIVED
SEP 26 2016
TOWN OF CALEDON
BUILDING SECTION
FILE NO

STRUDET INC.



FOR STRUCTURE ONLY



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

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

210 ASPHALT SHINGLES ON 5/8" FLYWOOD SHEATHING USE 'W' 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-60 INSULATION

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

2"x6" BOTTOM PLATE

LAP VAPOUR AND AIR BARRIER 4" AND SECURE TO PLATE

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

FINISHED SECOND FLOOR

PARALLEL JOISTS WOOD BLOCKING AS PER MANUFACTURER

FLOOR JOISTS SEE PLAN

1/2" GYPSUM BOARD CEILING FINISH

SINGLE CONT. TIMBERSTRAND

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

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

SINGLE CONTIN. TIMBERSTRAND

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

FINISHED FIRST FLOOR

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

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

FIN. GRADE

HEAVY COAT OF BITUMEN OVER CONC. WALL

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

CEMENT COVE

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

FIN. SLAB

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

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

1/2" GYPSUM BOARD

SINGLE CONTIN. TIMBERSTRAND

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

FINISHED FIRST FLOOR

WALL FLASHING

KEEP HOLES

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

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

DETAIL FOR CONCRETE VENEER DROPPED GRADE

DETAIL FOR COLD CELLAR PORCH SLAB

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

WALL FLASHING

KEEP HOLES

CAULKING

SLOPE

7'-1/2" MAX.

PROTECTION REQ'D FOR FRAMING MEMBERS

2"x4" WOOD PLATE ANCHORED TO FOUNDATION WALLS WITH 1/2" DIA. BOLTS AT 7'-0" 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".

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

3" MIN. BEARING

R-20 INSULATION

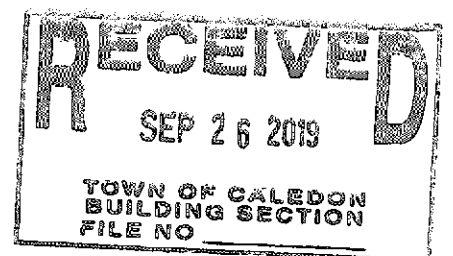
FOUNDATION WALL

STRUDET INC.



FOR STRUCTURE ONLY

THIS DRAWING MUST BE CONSIDERED TO BE THE PROPERTY OF THE TOWN OF CALEDON



ESCC MODEL

Greenpark

PROJECT NAME
STANDARD DETAILS
LAMBERTS LANE II

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.
6700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S8
P (416) 736-0098
F (905) 880-0748

**REGION
DESIGN
INC.**

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

SCALE
3/4"=1'-0"
DATE
FEB 2019

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

AREA
PAGE No.
5
PROJECT

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

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

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

STARTER STRIP OF ROOF SHINGLES REQUIRED

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

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

MESH BACKWRAPPED

- FIN. COAT OF EXTERIOR ACRYLIC STUCCO
- FIBER MESH EMBEDDED IN FIBER COAT
- INSULATION BOARD, (MIN. R5) W/ GEOMETRICALLY DEFINED DRAINAGE CAVITY HAVING A MIN. CAVITY DEPTH OF 1/4"
- AIR/MOISTURE BARRIER
- 7/16" EXTERIOR GRADE OSB SHEATHING
- 2" X 8" STUDS
- MIN. R-22 BATT INSULATION
- CONT. VAPOUR / AIR BARRIER
- 1/2" DRYWALL

(IF APPROVED SYSTEM, ALL MATERIALS AND SYSTEMS SHALL CONFORM TO CANULC-ST16.1)

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 5/8" T&G PLYWOOD

FINISHED FIRST FLOOR

CONCRETE SILL

CONTINUOUS HEADER JOIST W/ 2" FOAM 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 7/8" 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/ 3/8" CRUSHED STONE COVER

FIN. SLAB

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

CAULK OR SEAL WITH GASKET

AIR BARRIER SECURED TO PLATE

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

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

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

CONTINUOUS WATERSTOP (BITUMEN CAULKING)

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

FINISHED SLAB

STRUDET INC.



FOR STRUCTURE ONLY

WOOD SHEATHING

AIR/MOISTURE BARRIER

FIBER MESH EMBEDDED IN FIBER COAT

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

STARTER MESH (BACKWRAPPED)

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 REQUIREMENTS OF THE CANADIAN BUILDING CODE

WALL FLASHING

KEEP HOLES

26" MAX. FOR CONCRETE WALL

SLOPE

FIN. 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".

DETAIL FOR CONCRETE VENEER DROPPED GRADE

3/4" = 1'0"

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

WALL FLASHING

KEEP HOLES

CAULKING

SLOPE

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

5" MIN. BEARING

R-12 INSULATION FULL HEIGHT

FOUNDATION WALL

COLD CELLAR

PROTECTION REQ'D FOR FRAMING MEMBERS

PROTECTION REQ'D FOR FRAMING MEMBERS

PROTECTION REQ'D FOR FRAMING MEMBERS

PROTECTION REQ'D FOR FRAMING MEMBERS

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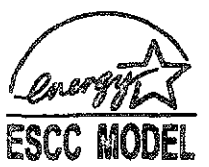
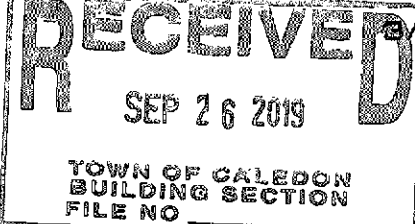
PROTECTION REQ'D FOR FRAMING MEMBERS

PROTECTION REQ'D FOR FRAMING MEMBERS

PROTECTION REQ'D FOR FRAMING MEMBERS

PROTECTION REQ'D FOR FRAMING MEMBERS

PROTECTION REQ'D FOR FRAMING MEMBERS



NO.	REVISIONS	DATE
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 28770

NAME SIGNATURE BCIN

REGION DESIGN INC.

8700 DUFFERIN ST.

CONCORD, ONTARIO

L4K 4S8

P (416) 738-4086

F (905) 880-0746

REGION DESIGN INC.

SHEET TITLE

2"x6" STUCCO WALL

2 STOREY SECTION

SCALE AS NOTED

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.

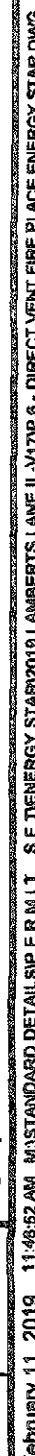
5-2

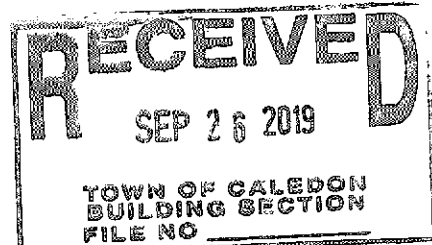
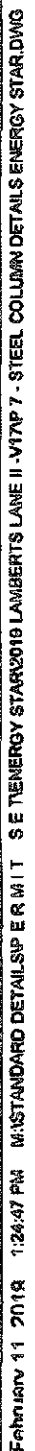
PROJECT 00-00-00

PROJECT NAME

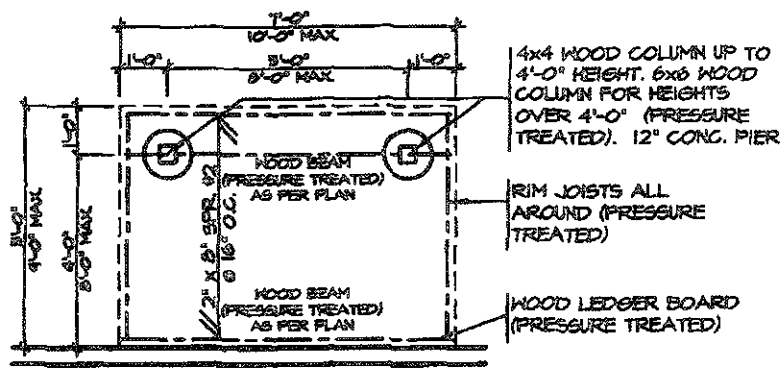
STANDARD DETAILS

LAMBERTS LANE II

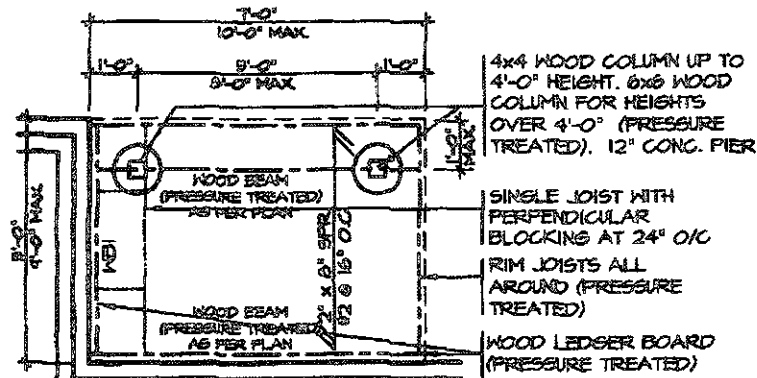




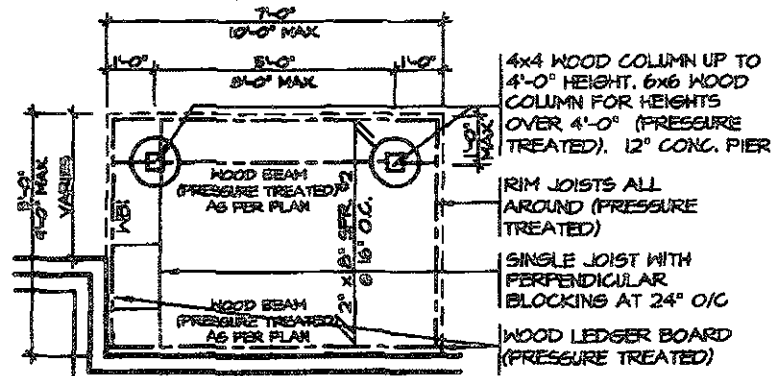
5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR  28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 CUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-0086 F (905) 660-0748 REGION DESIGN INC.	SHEET TITLE STEEL COLUMN DETAILS		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.		 PROJECT NAME STANDARD DETAILS LAMBERTS LANE II
4.				SCALE 3/4"=1'-0"	BY	AREA	PAGE No.	
3.				DATE FEB 2019	TYPE	PROJECT	7	
2.								
1.	REVISED FROM TRINAR HALL HOMES INC.			FEB 2019				
REVISIONS								



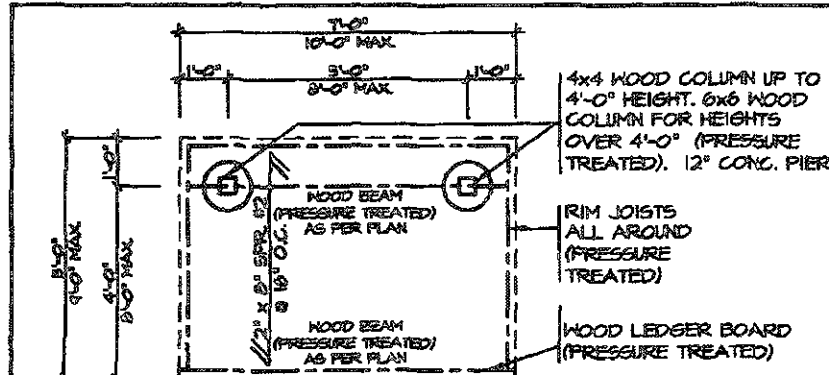
TYPICAL DECK LAYOUT
SCALE: 1/4" = 1'-0"



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



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



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

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

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

MAX. 4" OPENING BETWEEN PICKETS

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

RIM JOISTS (PRESSURE TREATED)

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

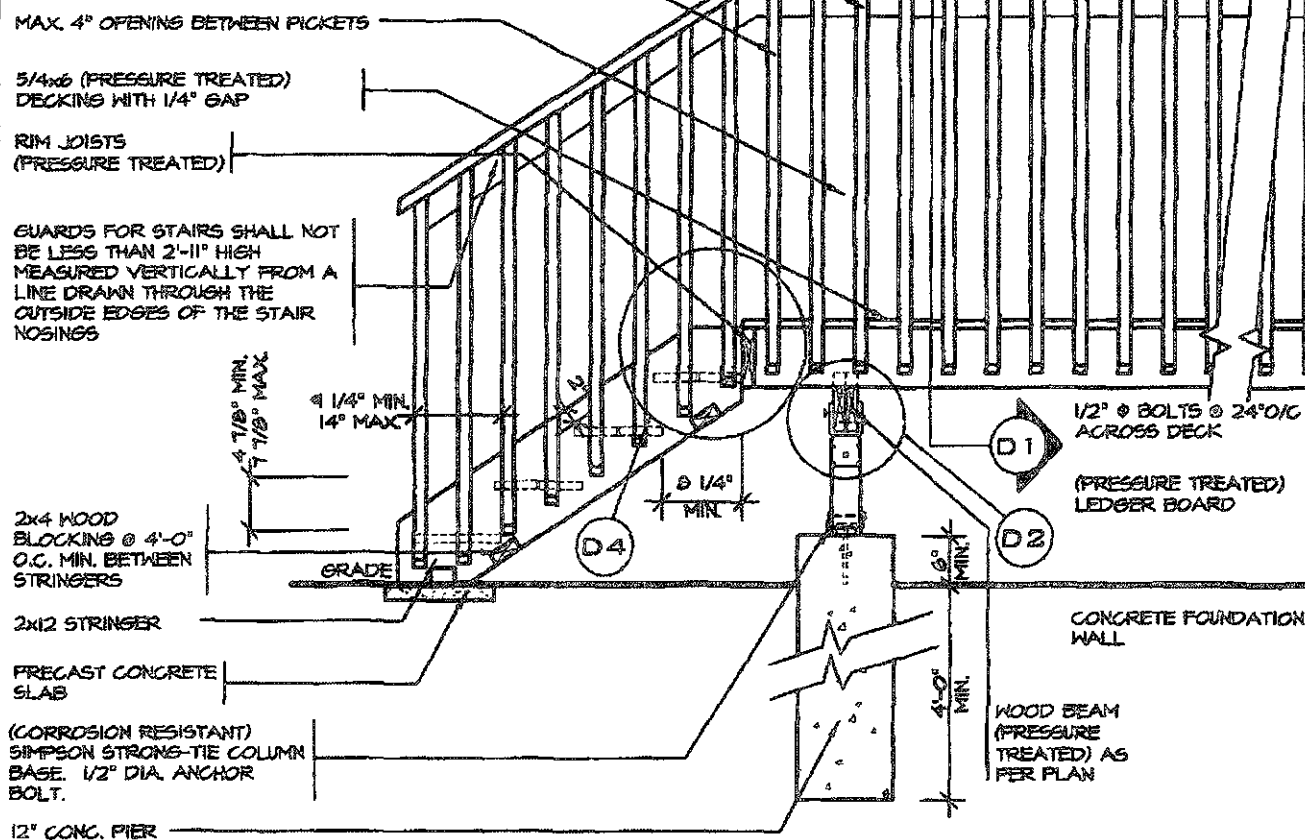
2x4 WOOD BLOCKING @ 4'-0" O.C. MIN. BETWEEN STRINGERS

2x12 STRINGER

PRECAST CONCRETE SLAB

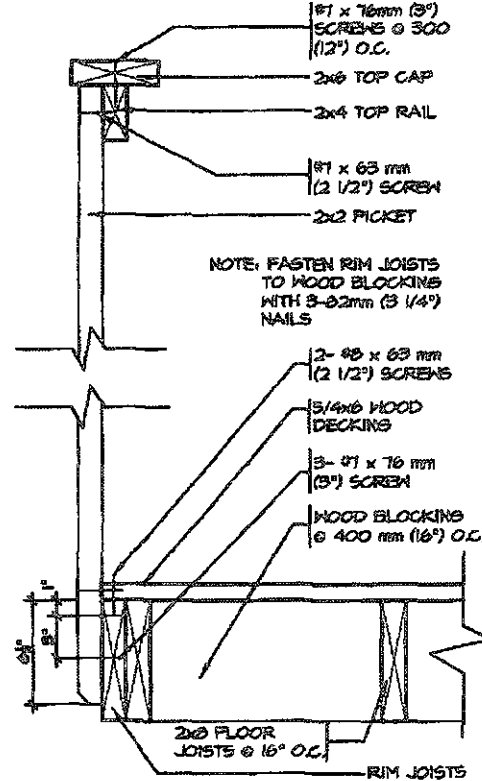
(CORROSION RESISTANT) SIMPSON STRONG-TIE COLUMN BASE. 1/2" DIA. ANCHOR BOLT.

12" CONC. PIER

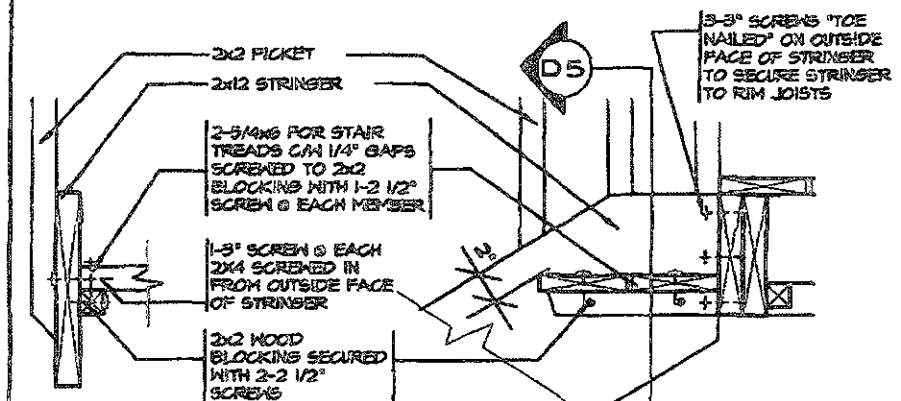
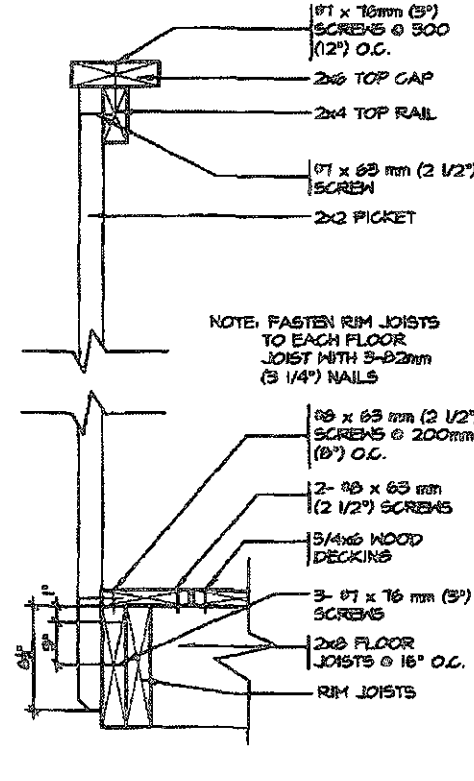


DECK SECTION WITH BRICK VENEER
SCALE: 1/2" = 1'-0"

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"

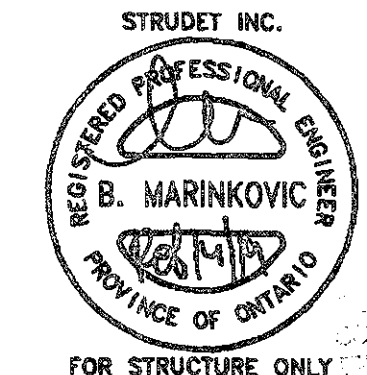


DETAIL 3
SECTION THROUGH STAIR STRINGER
SCALE: 1" = 1'-0"

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

GENERAL NOTES

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



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1.	REVISED FROM TRINAR HALL HOMES INC.	JAN 18
REVISIONS		

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QUALIFICATION INFORMATION
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VIKAS GAJJAR
NAME
SIGNATURE

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8700 DUFFERIN ST.
CONCORD, ONTARIO
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P (416) 736-4026
F (905) 660-0746

REGION DESIGN INC.

WOOD DECK DETAIL

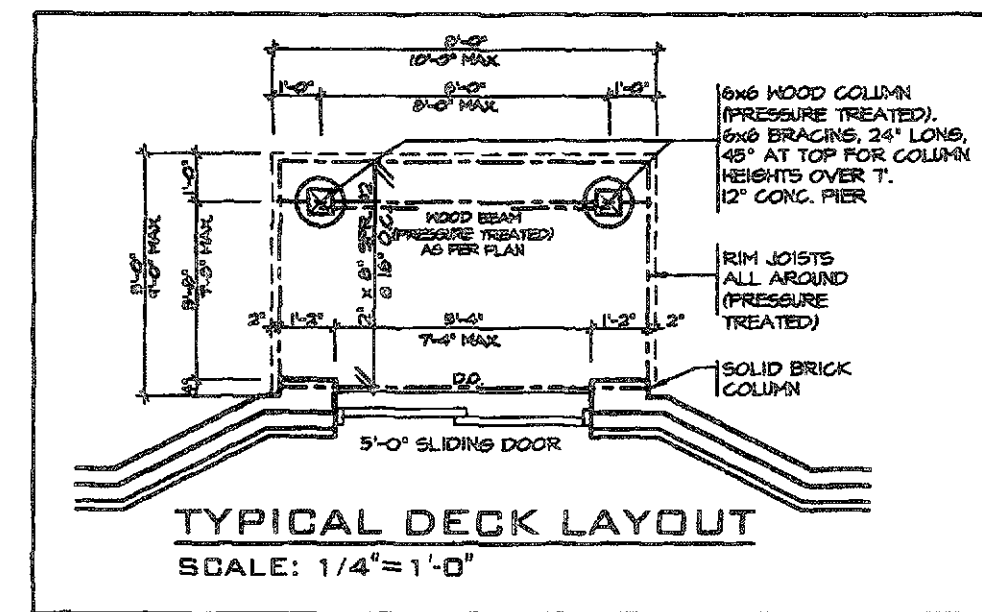
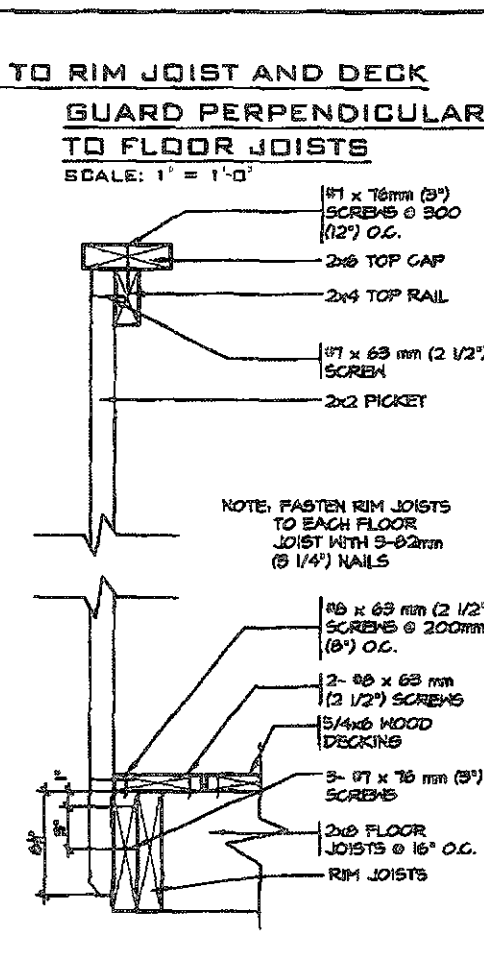
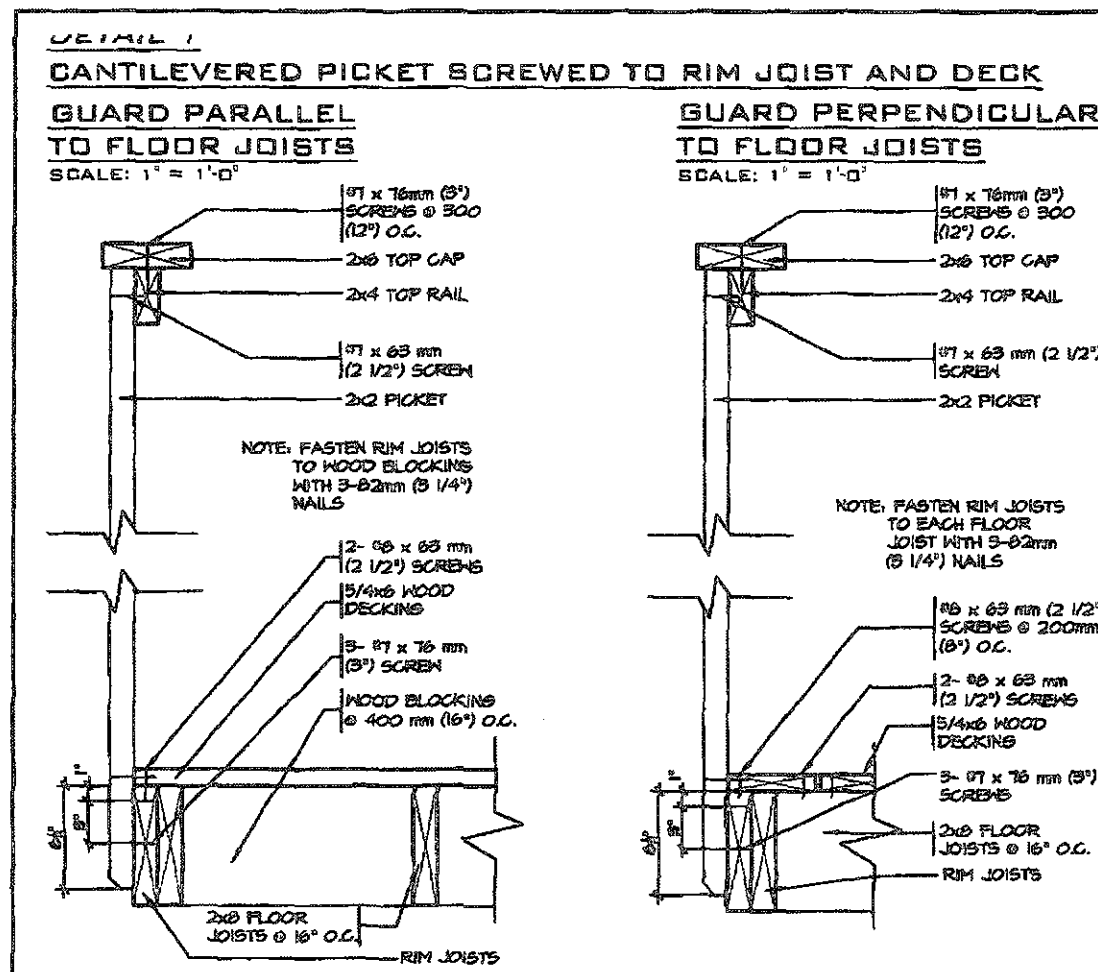
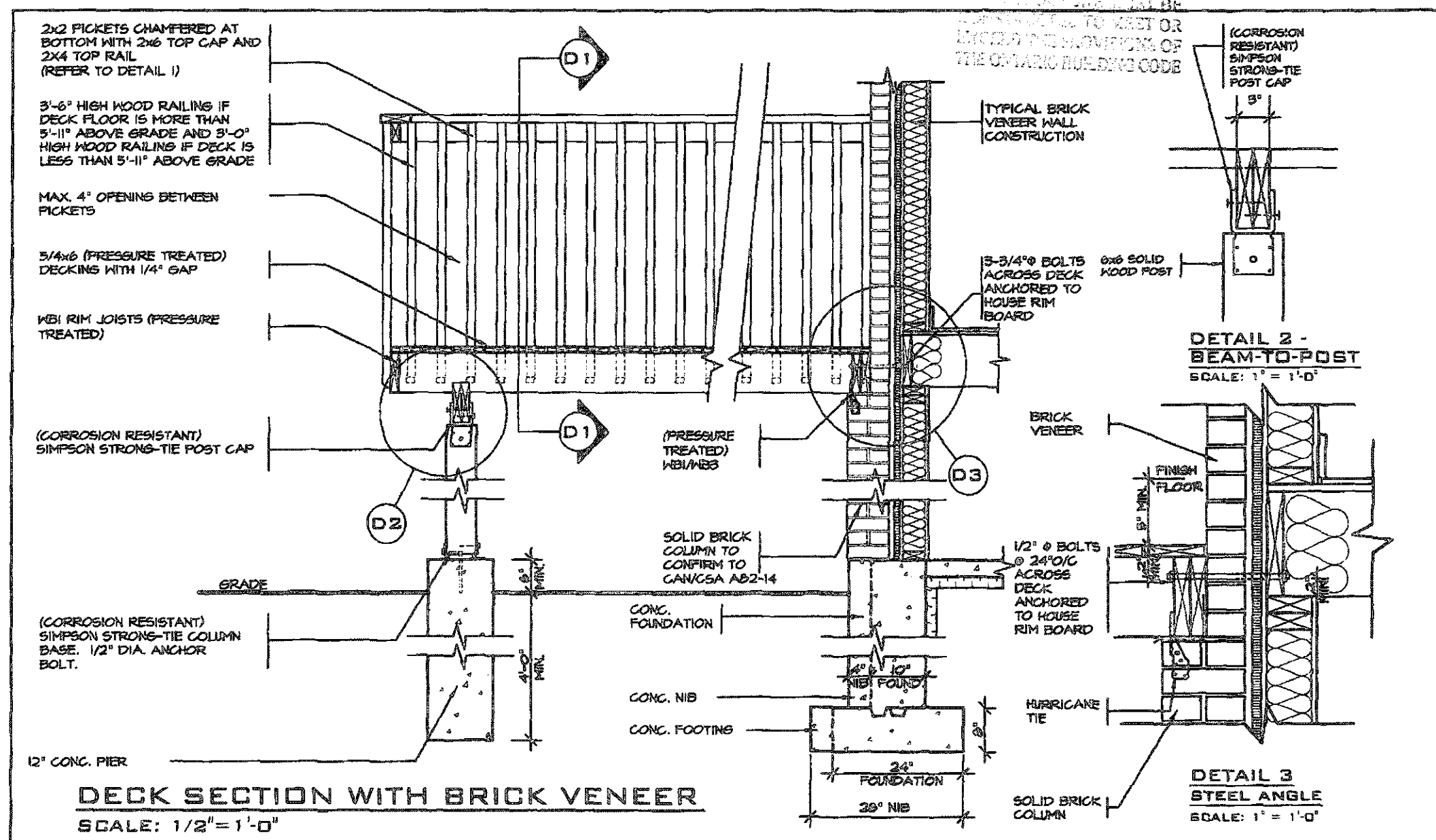
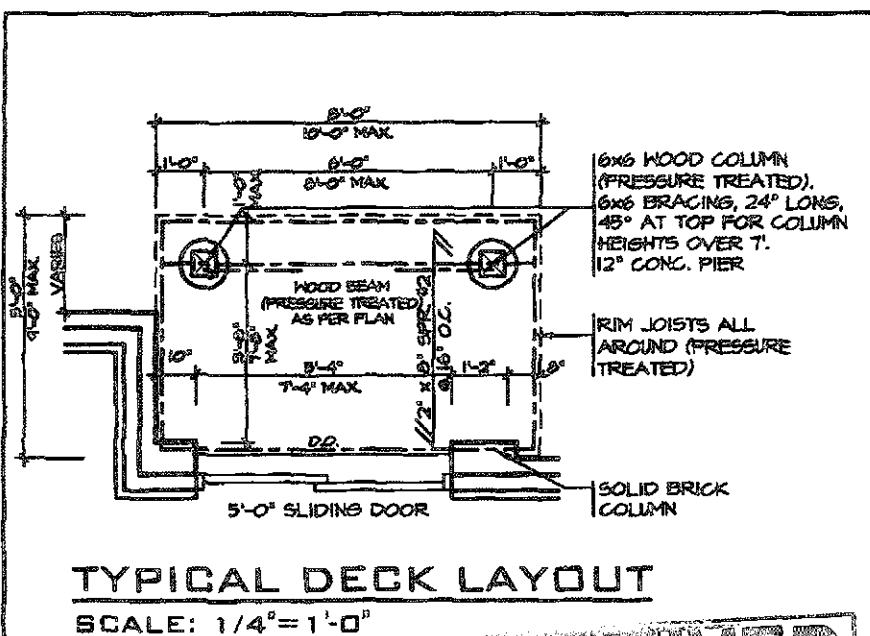
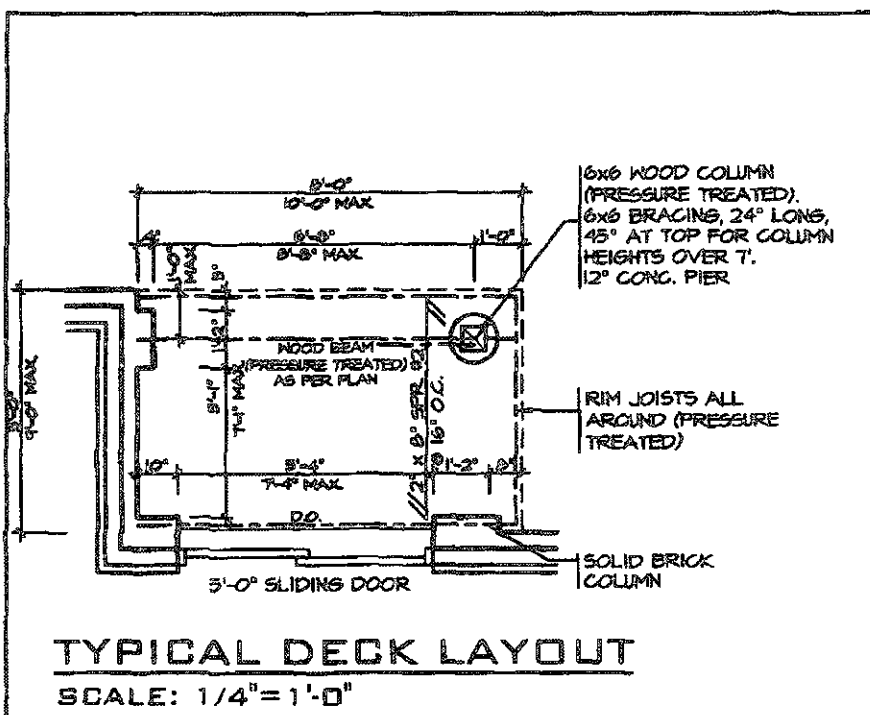
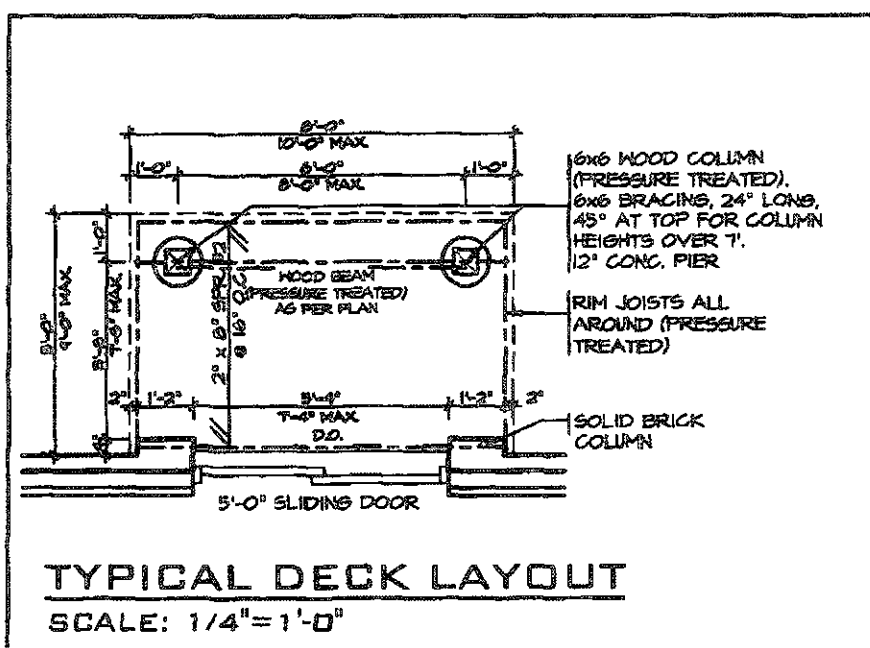
SCALE: AS SHOWN
DATE: FEB 2019

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

AREA: 00-00-00
PAGE No. 8

Greenpark.

PROJECT NAME: STANDARD DETAILS LAMBERTS LANE II



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. W1 = 2 - 2 x 6 (PRESSURE TREATED)
W2 = 2 - 2 x 10 (PRESSURE TREATED)
5. SHOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR W1-FIR SPECIES.

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
19415
FOR STRUCTURE ONLY



Energy
ESCC MODEL

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

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

QUALIFICATION INFORMATION

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VIKAS GALIAR **28770**

NAME **SIGNATURE** **BCIN**

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8700 DUFFERIN ST.
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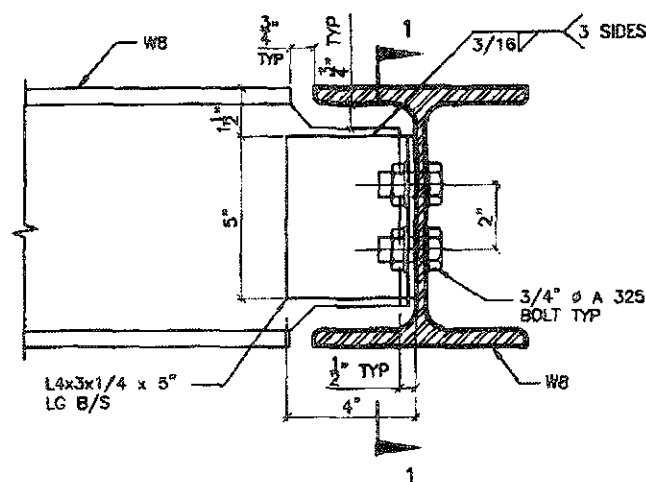
REGION DESIGN INC.

WALK-OUT DECK DETAILS	
AS SHOWN	BY
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.	
DATE PROJECT 00-00-00	PAGE No. 8-2

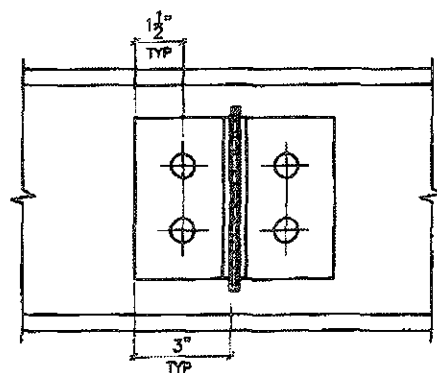
Greenpark™

PROJECT NAME
**STANDARD DETAILS
LAMBERTS LANE II**

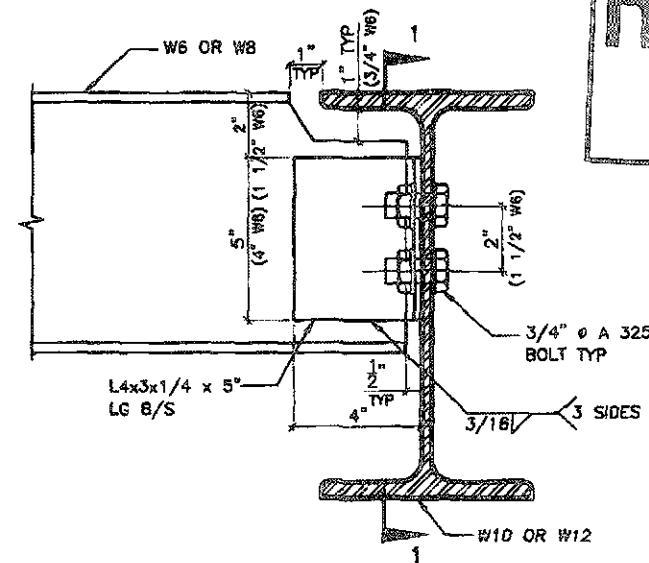


DETAIL 1.

W8
TO
W8
CONNECTION

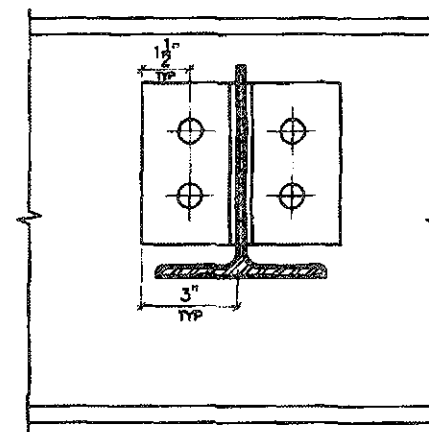


SECTION 1-1

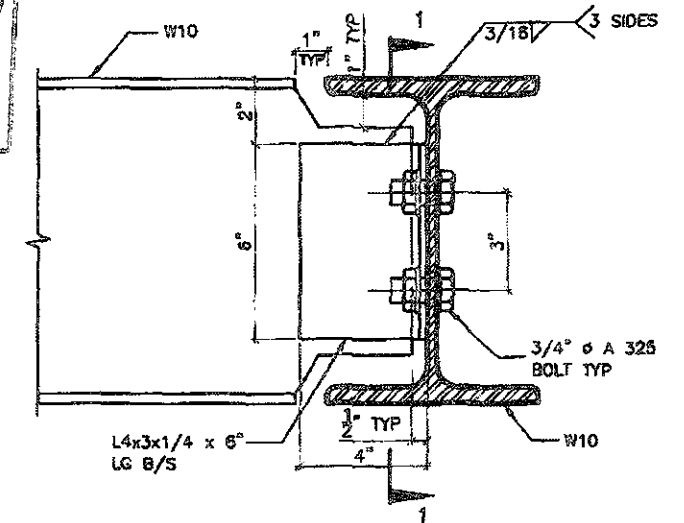


DETAIL 2.

W6(W8)
TO
W10(W12)
CONNECTION

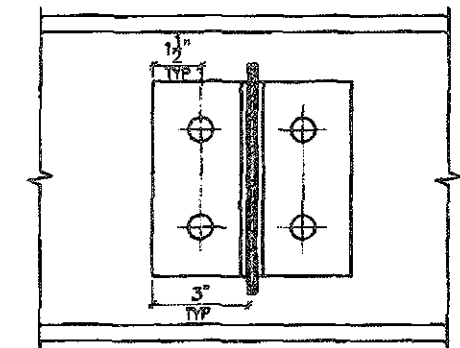


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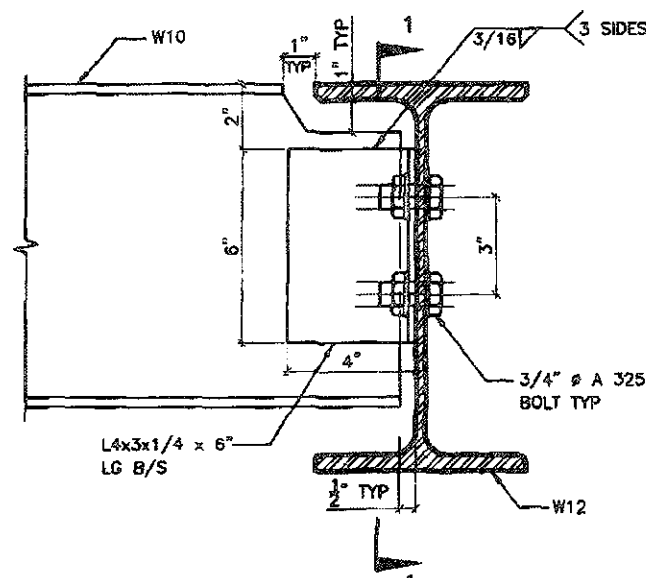


DETAIL 3.

W10
TO
W10
CONNECTION

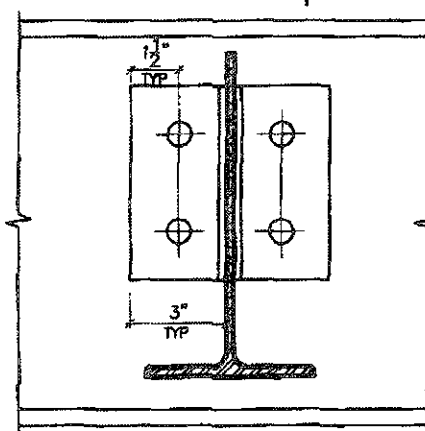


SECTION 1-1

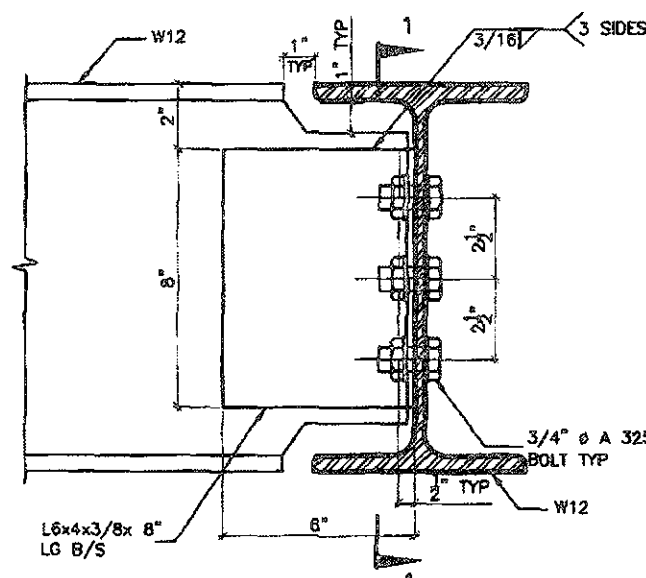


DETAIL 4.

W10
TO
W12
CONNECTION

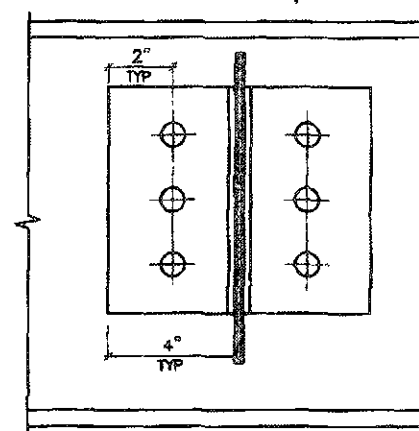


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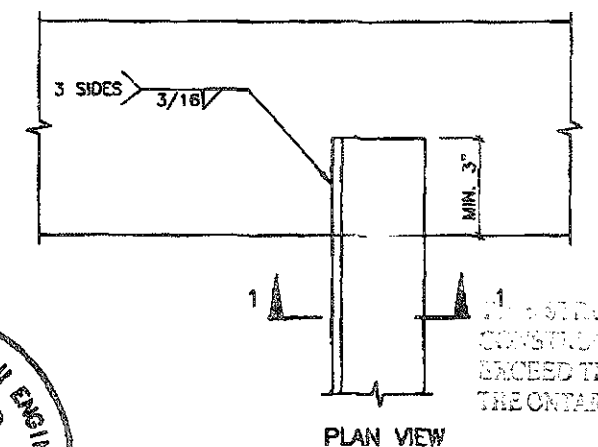


DETAIL 5.

W12
TO
W12
CONNECTION

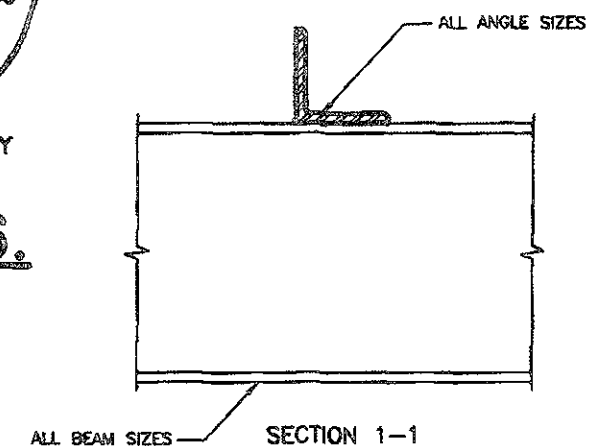


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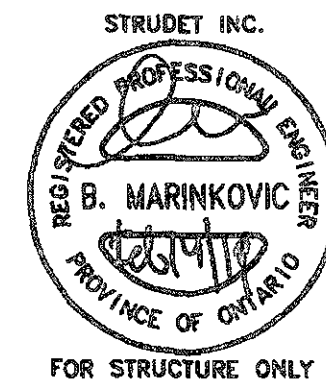


STRUCTURE MUST BE
CONSTRUCTED TO MEET OR
EXCEED THE PROVISIONS OF
THE ONTARIO BUILDING CODE

PLAN VIEW

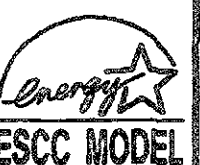


SECTION 1-1



DETAIL 6.

ANGLE
TO
BEAM
CONNECTION



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

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

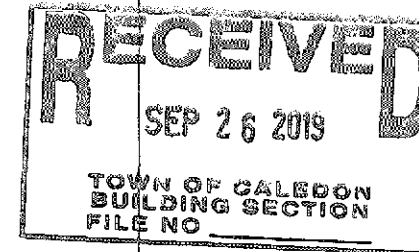
REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S8
P (416) 736-6086
F (905) 880-0746

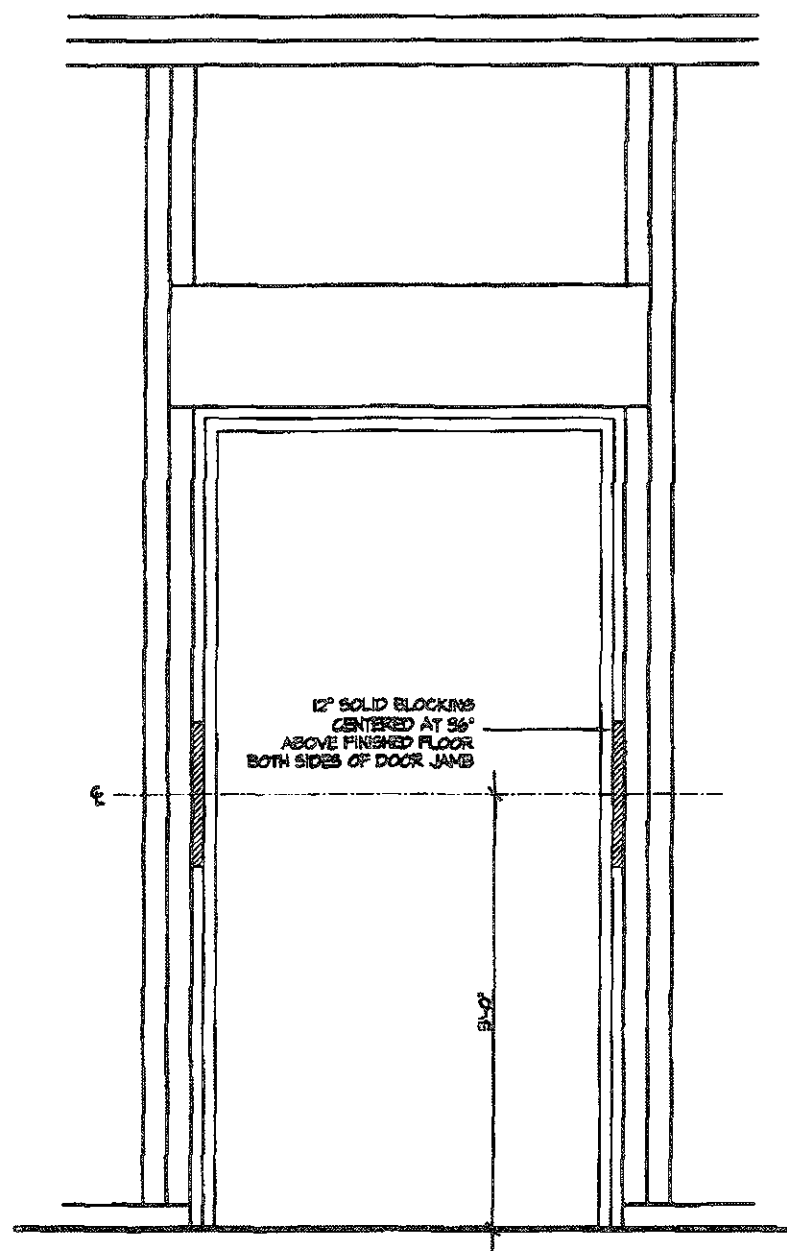


SHEET TITLE	
STEEL BEAM DETAILS	
SCALE	N.T.S.
DATE	FEB 2019
BY	
TYPE	

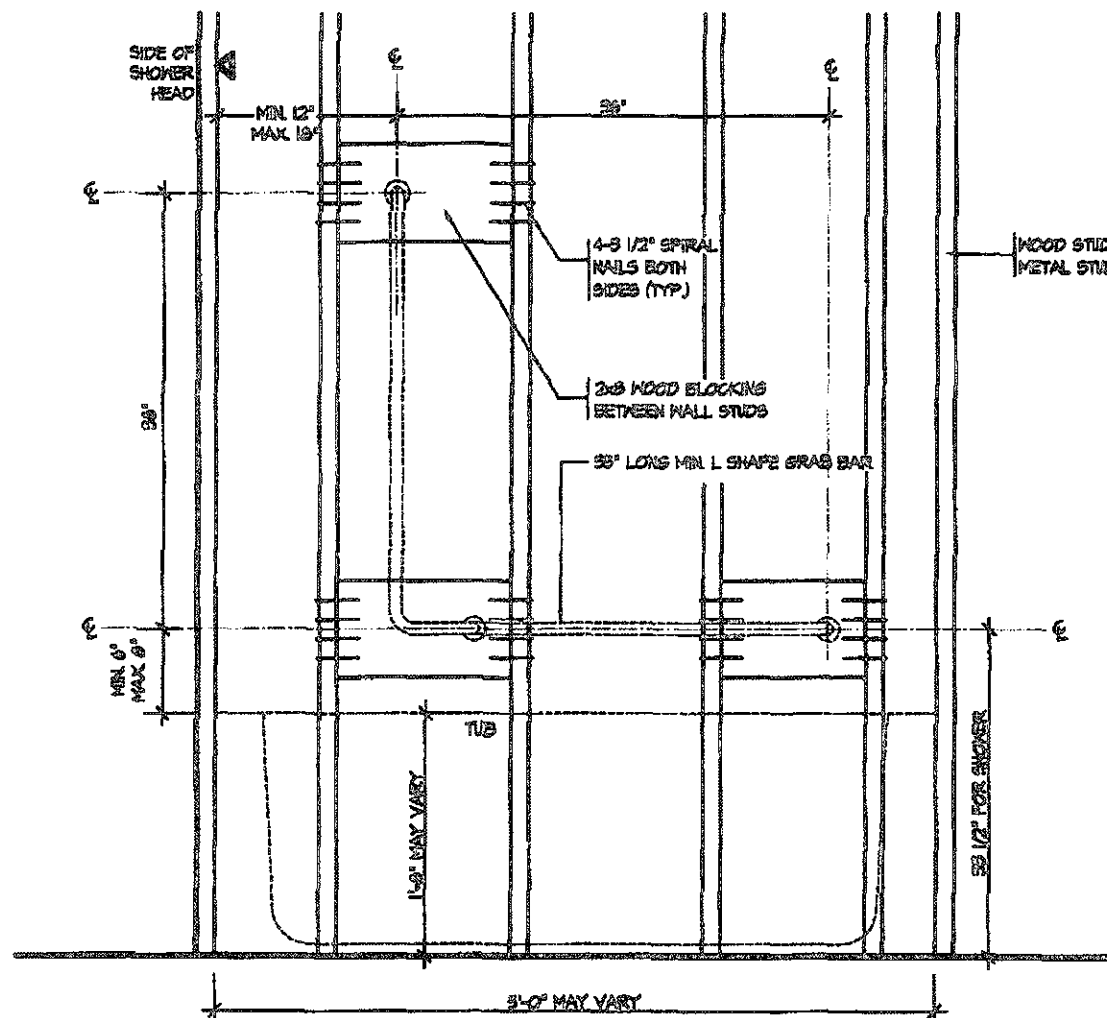
CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	
AREA	PAGE No.
PROJECT	9
00-00-00	

Greenpark.	
PROJECT NAME	
STANDARD DETAILS LAMBERTS LANE II	

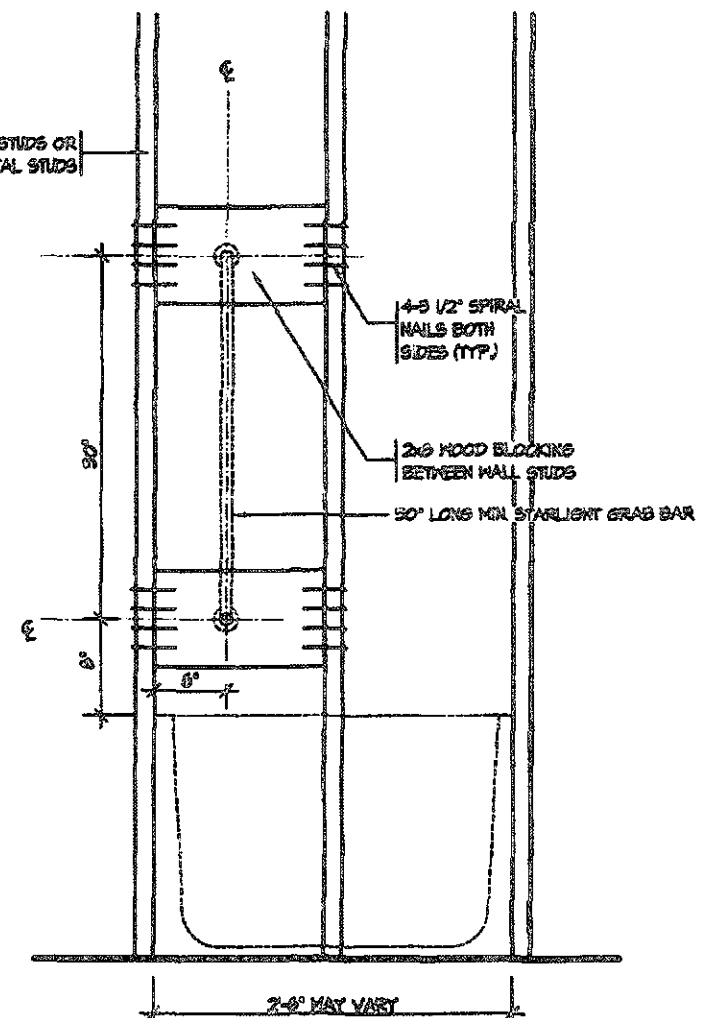




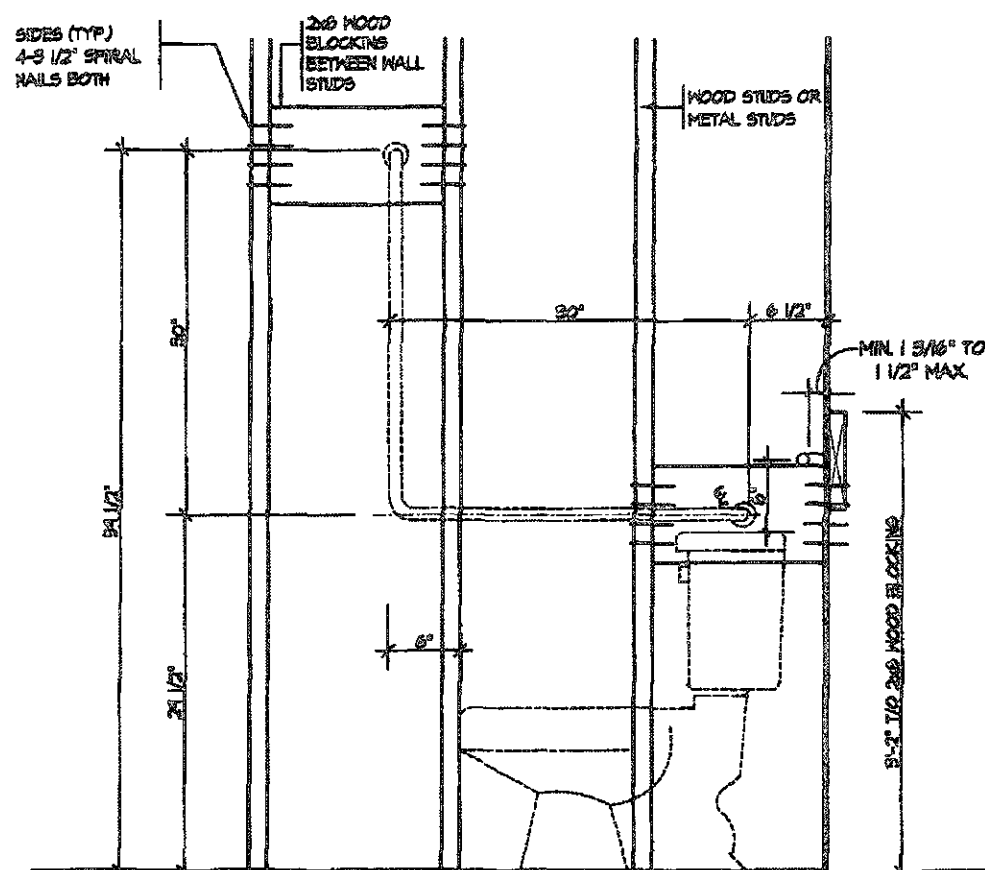
RESISTANCE TO FORCED ENTRY (OBC 9.6.2.)



BATH TUB OR SHOWER FRONT ELEVATION

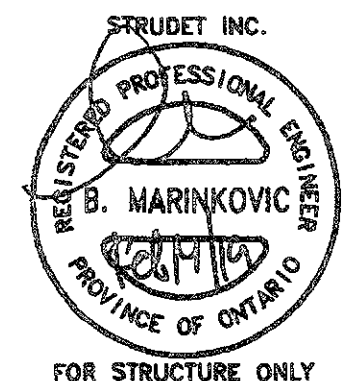
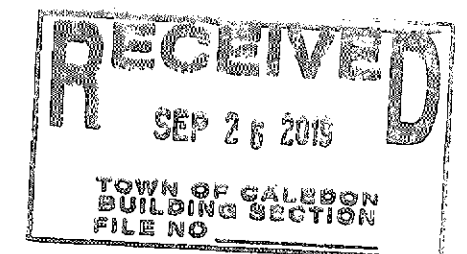
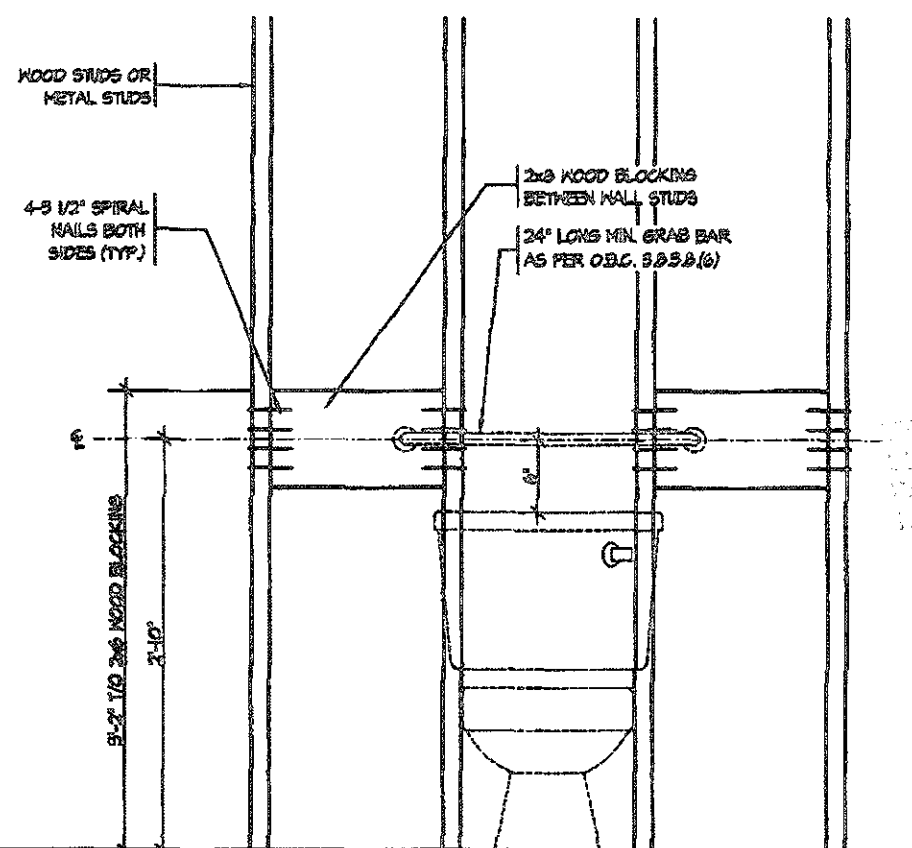


BATH TUB SHOWER HEAD SIDE ELEVATION



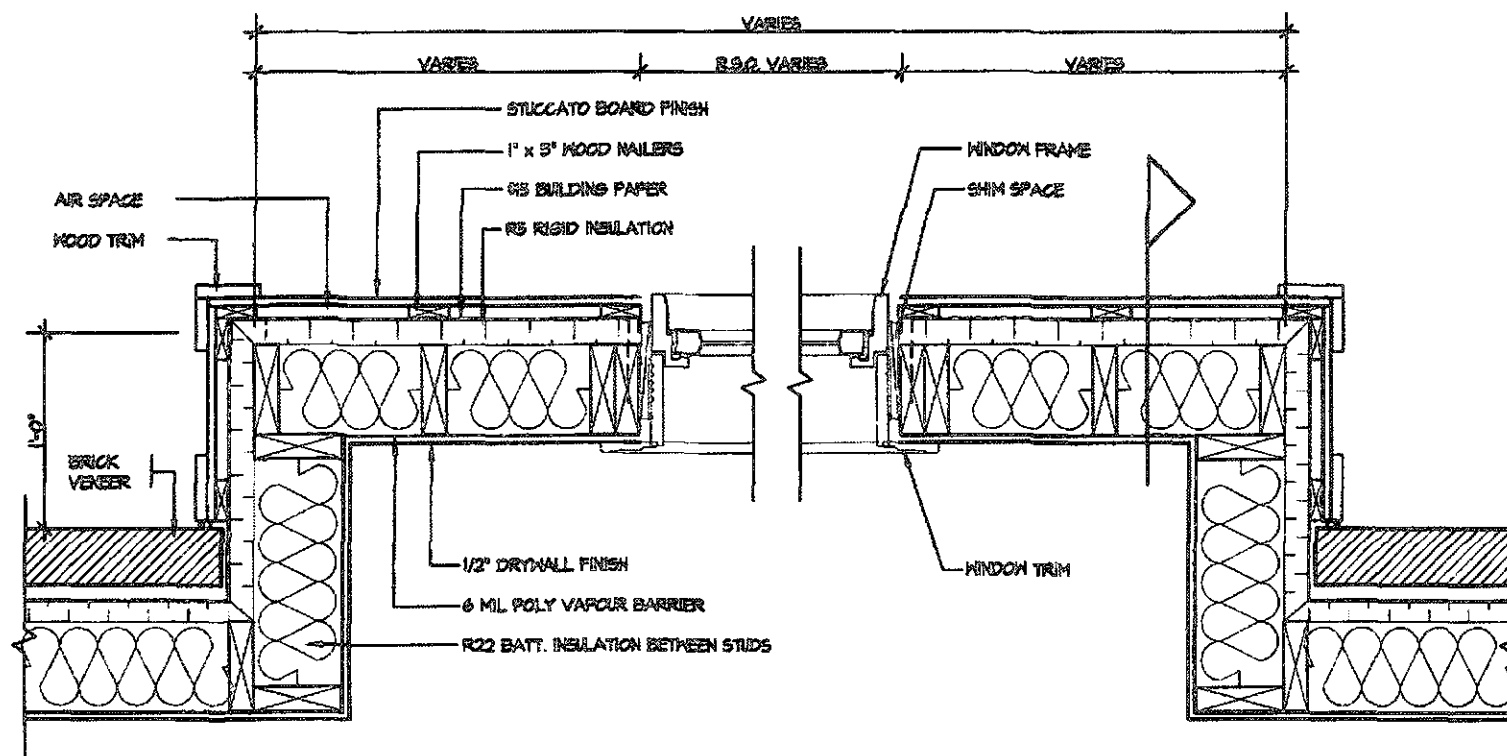
TOILET SIDE ELEVATION

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



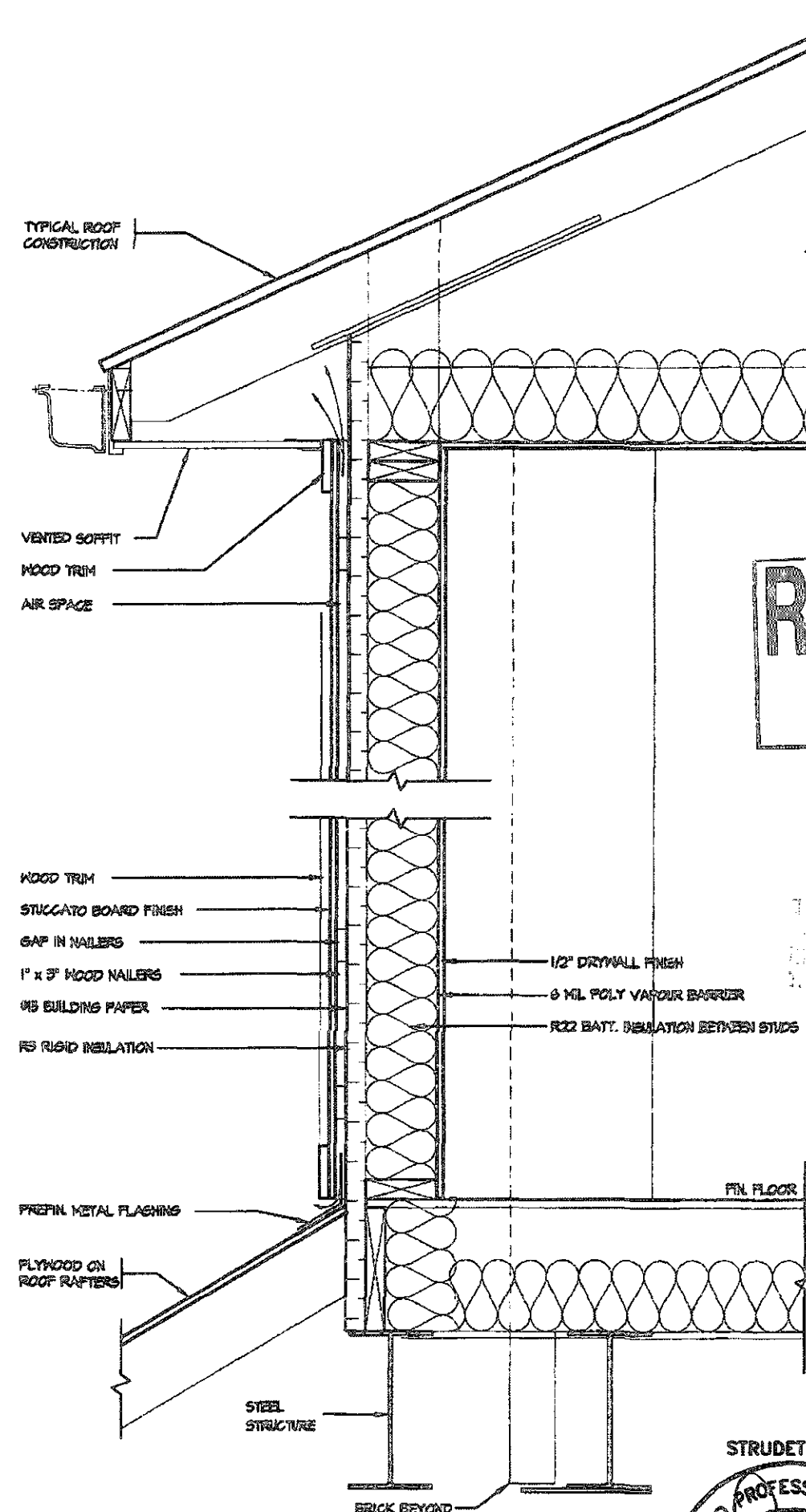
CONTRACTOR MUST BE
INFORMED TO MEET OR
EXCEED THE PROVISIONS OF
THE CANADIAN BUILDING CODE

5. 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 28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 738-4096 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE BLOCKING FORCED ENTRY & GRAB BAR SCALE 3/4" = 1'0" DATE FEB 2019 BY TYPE	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. AREA PROJECT 00-00-00 PAGE No. 10	Greenpark PROJECT NAME STANDARD DETAILS LAMBERTS LANE II
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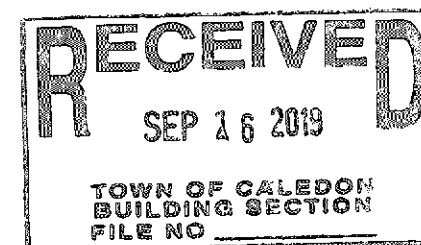


PLAN VIEW

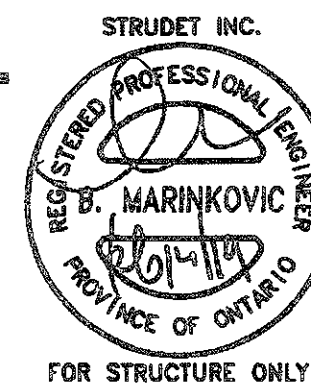
STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.27.1)



CROSS SECTION



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



FOR STRUCTURE ONLY



5. _____ 4. _____ 3. _____ 2. _____ 1. REVISED FROM TRINAR HALL HOMES INC. FEB 2019 REVISIONS	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR 28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4086 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE STUCCATO BOARD FINISH CLADDING SCALE 1/2"=1'0" DATE FEB 2019	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. AREA PROJECT 00-00-00	PAGE No. 11 PROJECT NAME STANDARD DETAILS LAMBERTS LANE II Greenpark
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1-95-03 DBC STANDARD DETAILS LAMBERTS LANE II-VT02 11 - STUCCATO BOARD FINISH CLADDING

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

* SLAB ON GRADE DEFINITION:

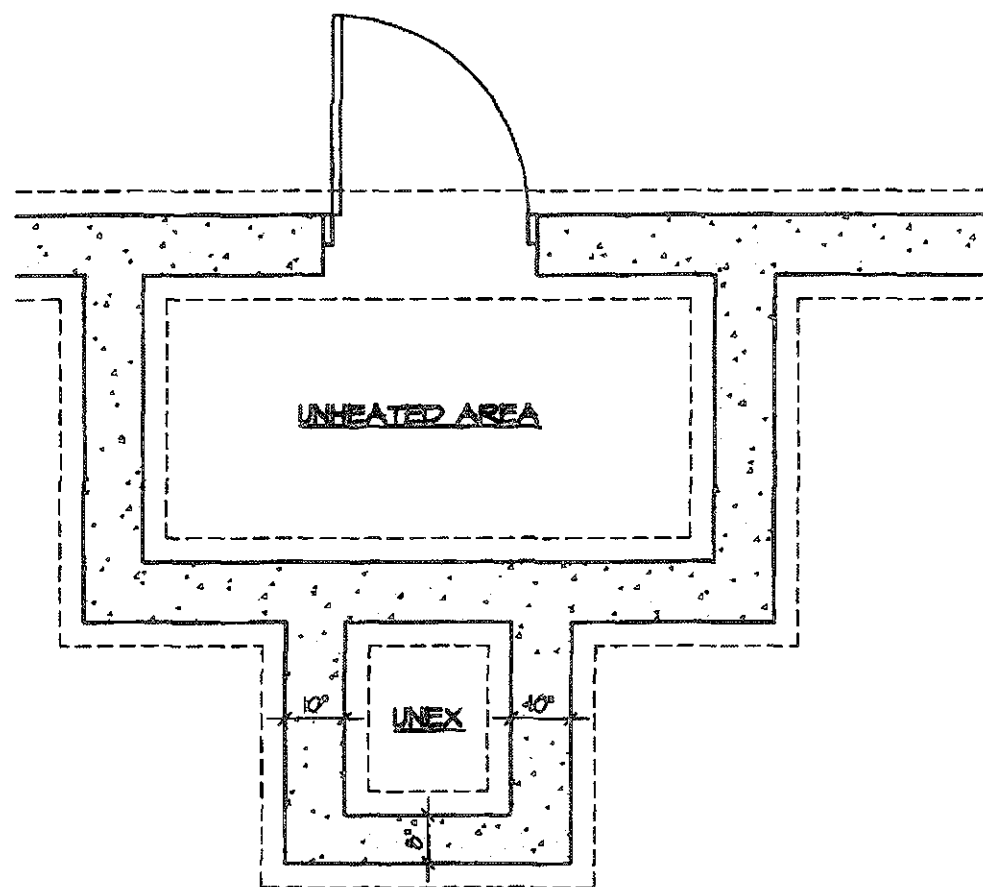
IF 50% OR GREATER OF THE BASEMENT SLAB PERIMETER IN A HEATED SPACE, IS WITHIN 24" OF ADJACENT FINISHED GRADE

WALK OUT BASEMENT

* SLAB ON GRADE DEFINITION:

INSULATE PERIMETER OF SLAB TO
EXTENT THAT ADJACENT FINISHED
GRADE IS WITHIN 24" OF SLAB

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) 736-4098 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.					SLAB ON GRADE WALKOUT BASEMENT					PROJECT NAME STANDARD DETAILS LAMBERTS LANE II	
3.					SCALE	N.T.S.	BY	AREA			PAGE No.
2.					DATE	FEB 2019	TYPE	PROJECT			12
1.	REVISED FROM TRIMAR HALL HOMES INC.							00-00-00			
REVISIONS											

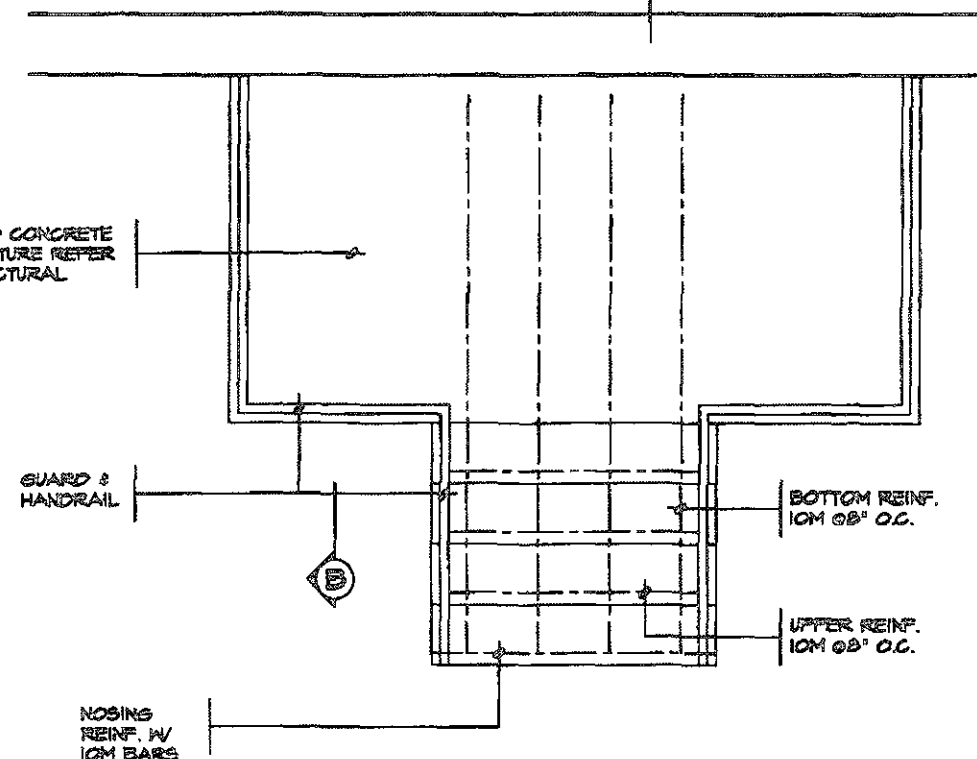


FOUNDATION PLAN

FOR POURED CONCRETE
SLAB STRUCTURE REFER
TO ARCHITECTURAL
DRAWINGS

GUARD &
HANDRAIL

NOSING
REINF. W/
10M BARS



GROUND FLOOR PLAN

FOR POURED CONCRETE
SLAB STRUCTURE REFER
TO ARCHITECTURAL
DRAWINGS

BOTTOM REINF.
10M @ 8" O.C.
UPPER REINF.
10M @ 8" O.C.

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

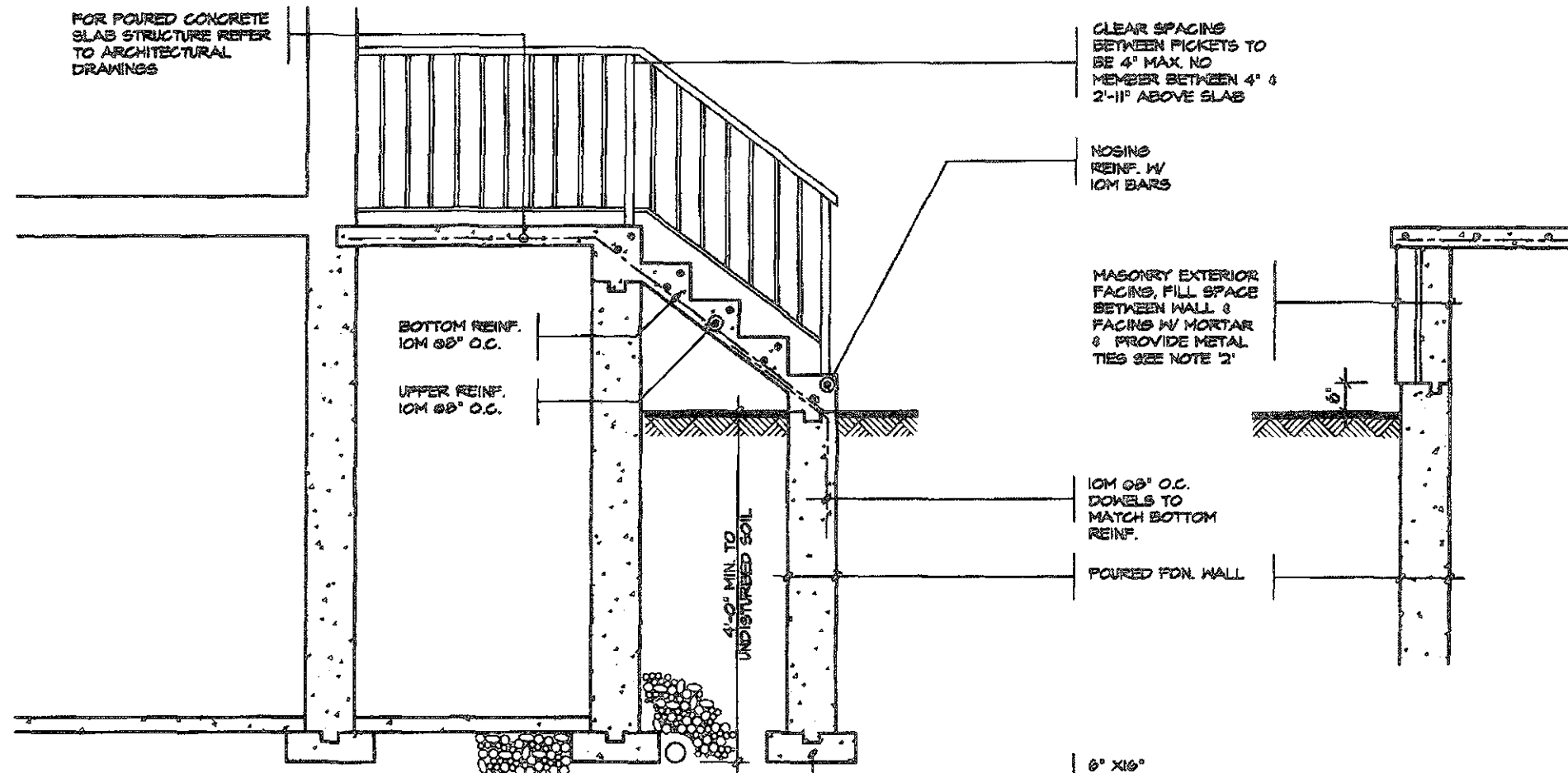
NOSING
REINF. W/
10M BARS

MASONRY EXTERIOR
FACING, FILL SPACE
BETWEEN WALL &
FACING W/ MORTAR
& PROVIDE METAL
TIES SEE NOTE 2'

10M @ 8" O.C.
DOCKELS TO
MATCH BOTTOM
REINF.

POURED FDN. WALL

6" X16"
POURED
CONC.
FOOTING



SECTION 'A'

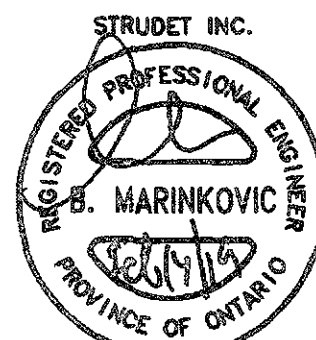
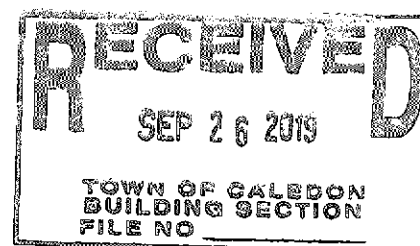
SECTION 'B'

NOTE: FOR MORE THAN 8 RISERS

GENERAL NOTES

1. EXTERIOR STAIRS
7 1/8" RISE MAXIMUM
9 1/4" RUN MINIMUM
9 1/4" TREAD MINIMUM
2. MASONRY TIES
WHEN BRICK FACING IS USED ABOVE
GROUND LEVEL, PROVIDE 3/16" DIA.
CORROSION RESISTANT METAL TIES @ 36"
HORIZONTAL & 8" VERTICAL
3. GUARDS
ARE REQUIRED AROUND CONCRETE SLAB
IF MORE THAN 2'-0" ABOVE GRADE & ON
BOTH SIDES OF STAIRS CONTAINING MORE
THAN 6 RISERS. MINIMUM 31" HIGH FOR
STAIRS MINIMUM 36" HIGH FOR PORCHES
UP TO 5'-11" ABOVE GRADE. MINIMUM 42"
HIGH FOR GREATER HTS.
4. HANDRAIL
ARE REQUIRED WHERE STEPS HAVE MORE
THAN 3 RISERS. HANDRAIL HEIGHT 31" -
33".
5. FOUNDATION WALLS
THICKNESS OF FOUNDATION WALLS IS
DEPENDANT UPON VENEER CUT & FOR UP
TO 28" VENEER CUT HEIGHT 10" FOR
VENEER CUT OVER 28" HIGH
6. CONCRETE
MINIMUM CONCRETE STRENGTH SHALL BE
4500 PSI (30MPa) W/ 55-65% AIR
ENTRAINMENT MINIMUM CONCRETE SLAB
THICKNESS 5"
7. CONCRETE COVER
PROVIDE MINIMUM 3/4" CLEAR CONCRETE
COVER TO REINFORCING BARS

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



FOR STRUCTURE ONLY



5. 4. 3. 2. 1. REVISED FROM TRINAR HALL HOMES INC. FEB 2019 REVISIONS	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR 28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO P (416) 736-4096 F (905) 960-0748	REGION DESIGN INC.	SHEET TITLE POURED CONCRETE STAIRS SCALE 3/8"=1'-0" DATE FEB 2019	BY TYPE	AREA PROJECT 00-00-00	PAGE No. 13	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. STANDARD DETAILS LAMBERTS LANE II
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