

WINDOWS - CANADA ZONE G

- (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 11% 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 9.5.2.3.1)
REINFORCEMENT OF STUD WALLS FOR FUTURE GRAB BARS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHUB 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 @500mm (12") o.c. STAGGERED IN 2 ROWS FOR 184, 240, & 300mm (7-1/4", 9-1/2", 11-7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 1/2" (13mm) DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") o.c.
- 5) PROVIDE TOP MOUNT BEAM HANGERS FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS NOTED OTHERWISE.
- 6) PROVIDE METAL JOIST HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.
- 7) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2mm. POLYETHYLENE FILM, No.50 (49lbs) 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-650-18M GRADE 400R.

ELECTRIC VEHICLE CHARGING SYSTEM (EVCS):

ROUGH-IN FOR FUTURE VEHICLE SUPPLY EQUIPMENT (CHARGING SYSTEM) TO BE INSTALLED. ROUGH-IN SHALL INCLUDE:

- A MINIMUM 200amp PANEL BOARD,
- CONDUIT THAT IS NOT LESS THAN 1 1/8" (27mm) TRADE SIZE,
- A SQUARE 4 1/16" (119mm) TRADE SIZE ELECTRICAL OUTLET BOX,
- FUME-PROFFED ELECTRICAL OUTLET BOX TO BE INSTALLED IN THE GARAGE OR CARPORT OR ADJACENT TO DRIVEWAY.

REFER TO 2012 O.B.C. 9.34.4

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

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

- 1) REDUCE THE FOUNDATION WALL SILL PLATE ANCHOR BOLT SPACING FROM 2400mm o.c. (7'-10") TO 1220mm o.c. (4'-0") FOR STANDARD CONDITIONS.
- 2) USE 9.5mm (3/8") THICK PLYWOOD OR WAferBOARD FOR THE EXTERIOR WALL SHEATHING.
- 3) TO STIFFEN THE STRUCTURE IN TRANSVERSE DIRECTION USE 9.5mm (3/8") THICK PLYWOOD 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

- WL1 = 3'-1/2"x3'-1/2"x1/4" (40"x40"x6.0L) + 2-2"x8" SFR. No.2
- WL2 = 4'-3"-1/2"x3/8" (100"x40"x8.0L) + 2-2"x8" SFR. No.2
- WL3 = 5'-3"-1/2"x3/8" (125"x40"x8.0L) + 2-2"x10" SFR. No.2
- WL4 = 6'-3"-1/2"x3/8" (150"x40"x10.0L) + 2-2"x12" SFR. No.2
- WL5 = 6'-4"x3/8" (150"x100"x10.0L) + 2-2"x12" SFR. No.2
- WL6 = 5'-3"-1/2"x3/8" (125"x40"x8.0L) + 2-2"x12" SFR. No.2
- WL7 = 5'-3"-1/2"x3/8" (125"x40"x8.0L) + 3-2"x10" SFR. No.2
- WL8 = 5'-3"-1/2"x3/8" (125"x40"x8.0L) + 3-2"x12" SFR. No.2
- WL9 = 6'-4"x3/8" (150"x100"x10.0L) + 3-2"x12" SFR. No.2

WOOD LINTELS AND BEAMS

- WB1 = 2-2"x8" SFR. No.2 (2-38"x184 SFR. No.2)
- WB2 = 3-2"x8" SFR. No.2 (3-38"x184 SFR. No.2)
- WB3 = 2-2"x10" SFR. No.2 (2-38"x235 SFR. No.2)
- WB4 = 3-2"x10" SFR. No.2 (3-38"x235 SFR. No.2)
- WB5 = 2-2"x12" SFR. No.2 (2-38"x286 SFR. No.2)
- WB6 = 3-2"x12" SFR. No.2 (3-38"x286 SFR. No.2)
- WB7 = 5-2"x12" SFR. No.2 (5-38"x286 SFR. No.2)
- WB8 = 4-2"x10" SFR. No.2 (4-38"x235 SFR. No.2)
- WB9 = 4-2"x12" SFR. No.2 (4-38"x286 SFR. No.2)

LOOSE STEEL LINTELS

- L1 = 3'-1/2"x3'-1/2"x1/4" (40"x40"x6.0L)
- L2 = 4'-3"-1/2"x3/8" (100"x40"x8.0L)
- L3 = 5'-3"-1/2"x3/8" (125"x40"x8.0L)
- L4 = 6'-3"-1/2"x3/8" (150"x40"x10.0L)
- L5 = 6'-4"x3/8" (150"x100"x10.0L)
- L6 = 7'-4"x3/8" (175"x100"x10.0L)

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)

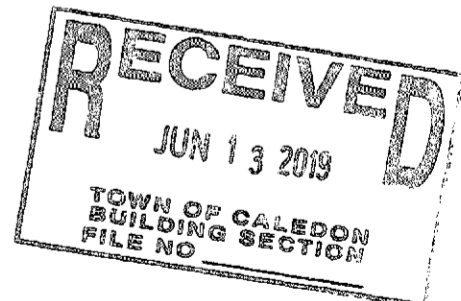
DOOR SCHEDULE

- 1 = 2'-10" x 6'-0" (865x2033) - INSULATED ENTRANCE DOOR
- 1a = 2'-0" x 6'-0" (615x2033) - INSULATED FRONT DOORS
- 2 = 2'-0" x 6'-0" (615x2033) - WOOD & GLASS DOOR
- 3 = 2'-0" x 6'-0" x 1-3/4" (615x2033x45) - EXTERIOR SLAB DOOR
- 4 = 2'-0" x 6'-0" x 1-3/8" (615x2033x35) - INTERIOR SLAB DOOR
- 5 = 2'-0" x 6'-0" x 1-3/8" (615x2033x35) - INTERIOR SLAB DOOR
- 6 = 2'-2" x 6'-0" x 1-3/8" (660x2033x35) - INTERIOR SLAB DOOR
- 7 = 1'-6" x 6'-0" x 1-3/8" (460x2033x35) - INTERIOR SLAB DOOR

LEGEND

- DJ DOUBLE JOIST
- TJ TRIPLE JOIST
- GT GIRDER TRUSS
- PL 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 & CO SMOKE ALARM & CARBON MONOXIDE ALARM. SEE NOTE 44

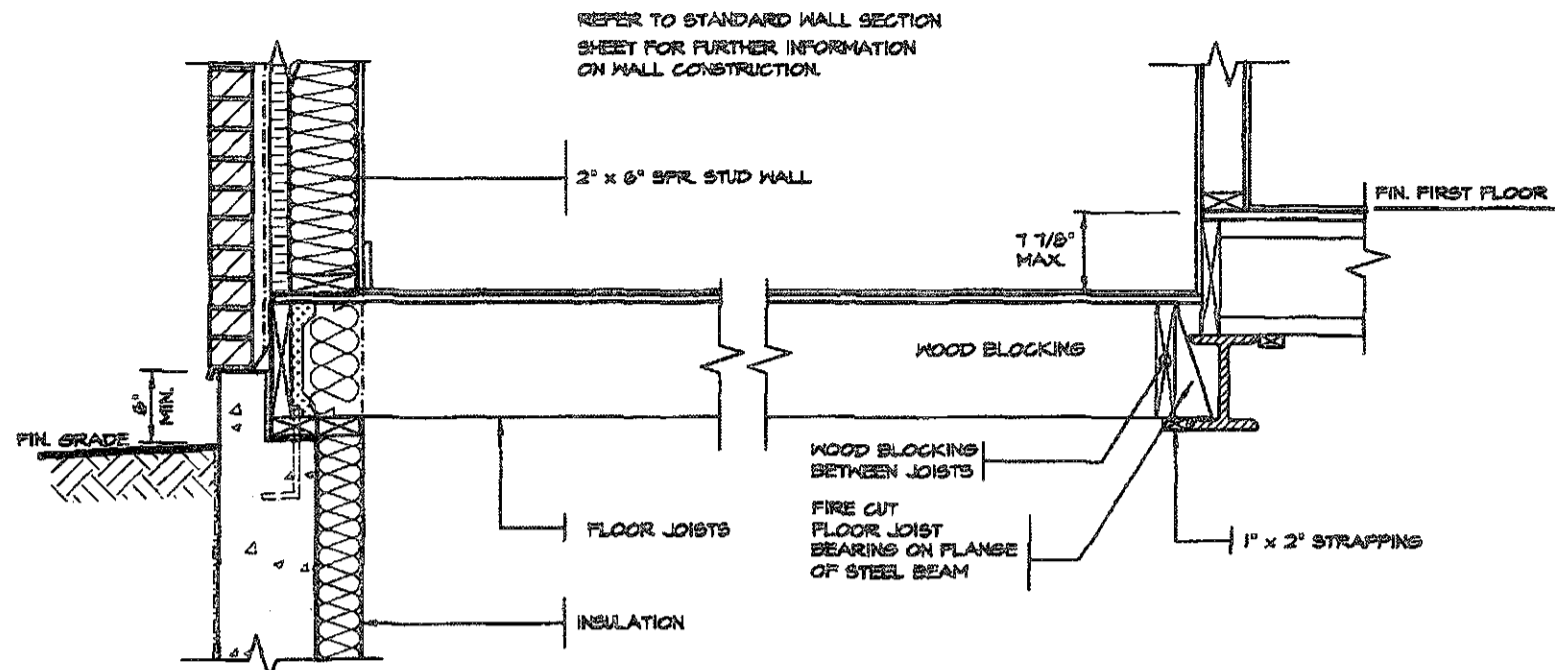
THIS STRUCTURE MUST BE CONSTRUCTED TO MEET OR EXCEED THE PROVISIONS OF THE CURRENT BUILDING CODE



ENERGY STAR V-17 ESCC MODEL

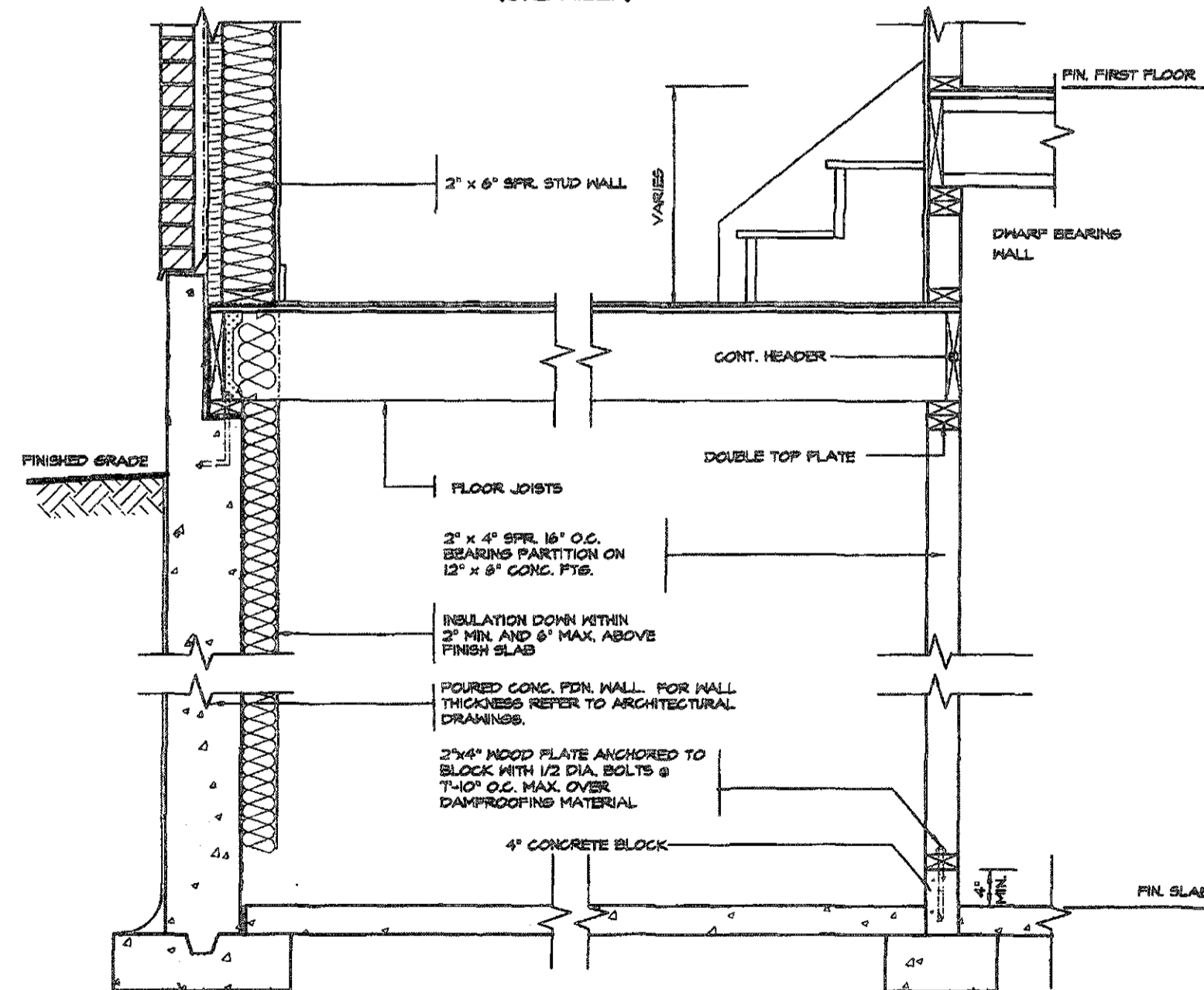
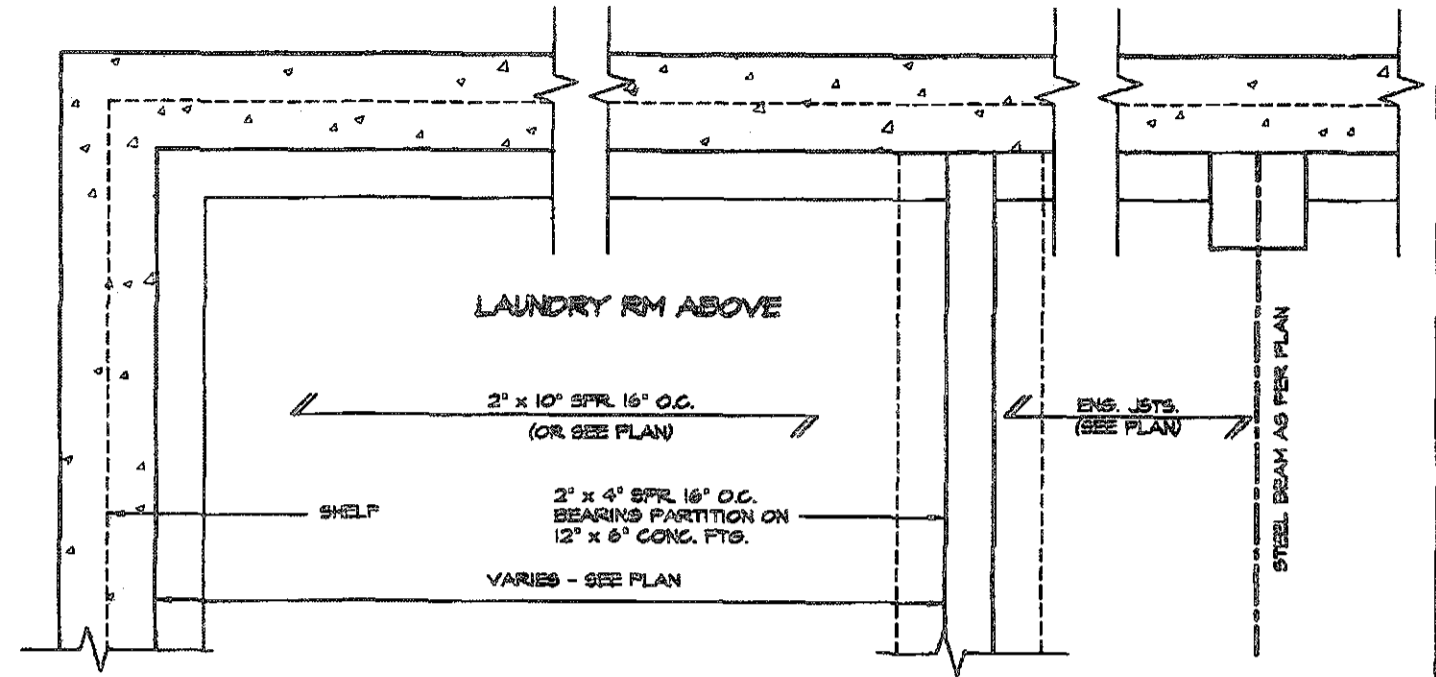
5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR 28770 NAME SIGNATURE BCIN	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S8 P (416) 736-4096 F (905) 880-0748	REGION DESIGN INC.	SHEET TITLE LAMBERTS LANE II		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.		
4.					SCALE N.T.S.	BY	AREA	PAGE No. 2	PROJECT NAME STANDARD NOTES LAMBERTS LANE II
3.					DATE FEB 2019	TYPE	PROJECT 00-00-00		
2.									
1.	REVISED FROM TRINAR FEB 19								
REVISIONS									



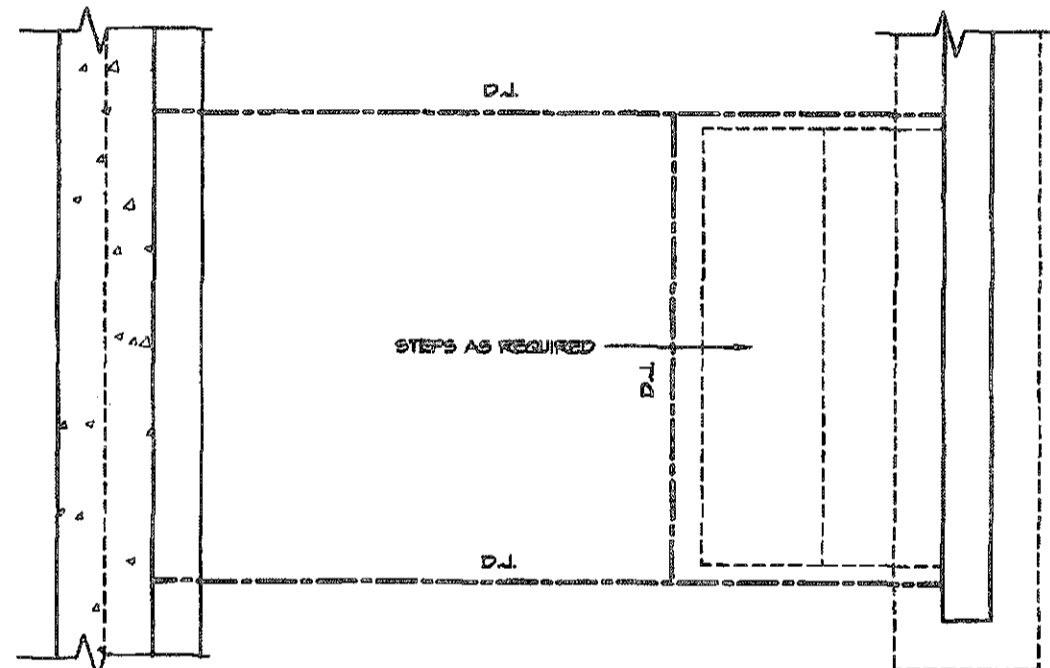


REFER TO STANDARD WALL SECTION SHEET FOR FURTHER INFORMATION ON WALL CONSTRUCTION

DETAIL OF SUNKEN LAUNDRY (ONE RISER)



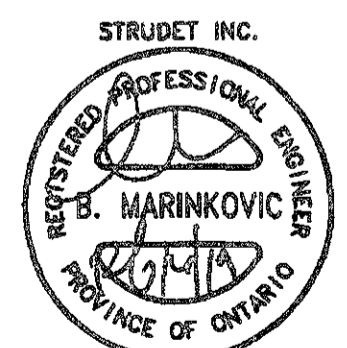
DETAIL OF SUNKEN LAUNDRY (MORE THAN ONE RISER)



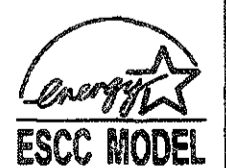
PARTIAL PLAN

RECEIVED
 JUN 13 2019
 TOWN OF CALEDON
 BUILDING SECTION
 FILE NO. _____

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
 NAME SIGNATURE
 28770
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SHEET TITLE
SUNKEN LAUNDRY DETAILS

SCALE
 3/4" = 1'-0"

DATE
 FEB 2019

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

BY
 AREA
 PROJECT

PAGE No.
4

Greenpark.

PROJECT NAME
 STANDARD DETAILS
 LAMBERTS LANE II

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

210 ASPHALT SHINGLES ON 5/8" PLYWOOD SHEATHING USE 1" 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.

SEE PLAN FOR ROOF SLOPE

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

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 COMFORT BATT (R-22 VALUE) INSTALLED IN FRONT OF FOAM AS FIRE STOP, 6 MIL. VAPOUR BARRIER AND SEAL TO JOIST AND SUBFLOOR

SCREENED WEEPING HOLES 5/8" DIA. AT 24" o.c. AT BOTTOM OF CAVITY & MIL. POLYETHYLENE BASE FLASHING BENEATH WEEPING AND 6" UP BEHIND BUILDING PAPER

FIN. GRADE SLOPE 6" MIN.

HEAVY COAT OF BITUMEN OVER CONG. WALL

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

CEMENT COVE

4" DIA. WEEPING TILES W/8" CRUSHED STONE COVER

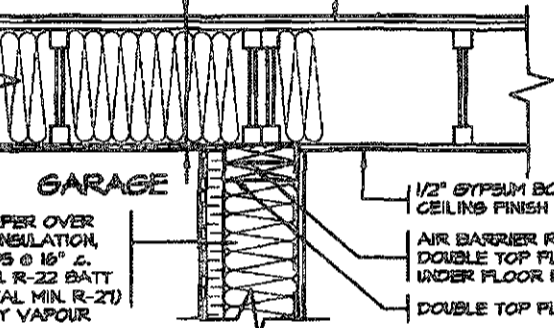
FIN. SLAB

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

1/2" (12mm) DRYWALL FINISH OVER CONT. 6 MIL. POLY VAPOUR/AIR BARRIER & MIN. R-31 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



DETAIL FOR INTERIOR GARAGE WALLS & CEILINGS

#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

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 3/4" 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'-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".

FIN. GRADE SLOPE

26" MAX. FOR 8" CONCRETE WALL

PROTECTION REQ'D FOR FRAMING MEMBERS

PROTECTION REQ'D FOR FRAMING MEMBERS

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

3" MIN. BEARINGS

R-20 INSULATION

FOUNDATION WALL

DETAIL FOR CONCRETE VENEER DROPPED GRADE

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

WALL FLASHING

KEEP HOLES

CAULKING

SLOPE

7'-1/2" MAX.

PROTECTION REQ'D FOR FRAMING MEMBERS

PROTECTION REQ'D FOR FRAMING MEMBERS

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

3" MIN. BEARINGS

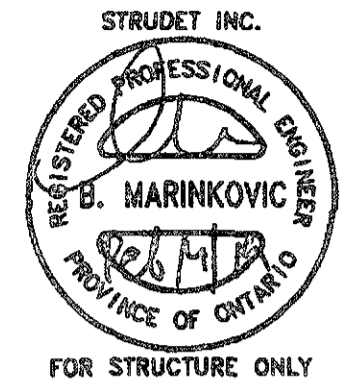
R-20 INSULATION

FOUNDATION WALL

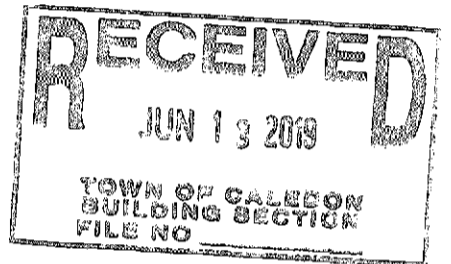
COLD CELLAR

FOUNDATION WALL

DETAIL FOR COLD CELLAR PORCH SLAB



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



NO.	REVISIONS	DATE
5.		
4.		
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2.		
1.	REVISED FROM TRIMAR 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 GAJAR
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F (905) 660-0748



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



February 11 2019 2:18:34 PM E:\ENERGY STAR\2019 LAMBERTS LANE II - V1719 5 - 2 STOREY SECTION 2X6- ENERGY STAR.DWG

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.

2x10 ASPHALT SHINGLES ON 3/8" FLYWOOD SHEATHING USE 'N' 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
- FIBER MESH EMBEDDED IN PREF. COAT
- INSULATION BOARD, (MIN. R5) W/ GEOMETRICALLY DEFINED DRAINAGE CAVITY HAVING A MIN. CAVITY DEPTH OF 1/4"
- AIR/MOISTURE BARRIER
- 1/8" EXTERIOR GRADE OSB SHEATHING
- 2" X 6" STUDS
- MIN. R-22 BATT INSULATION
- CONT. VAPOUR / AIR BARRIER
- 1/2" DRYWALL

(EPS APPROVED SYSTEM, ALL MATERIALS AND SYSTEMS SHALL CONFORM TO CANULC-576.1)

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-50 INSULATION

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

2"x6" BOTTOM PLATE

LAP VAPOUR AND AIR BARRIER 4" AND SECURE TO PLATE

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

FINISHED SECOND FLOOR

PARALLEL JOISTS, WOOD BLOCKING AS PER MANUFACTURER

FLOOR JOISTS SEE PLAN

1/2" GYPSUM BOARD CEILING FINISH

SINGLE CONT. TIMBERSTRAND

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

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

SINGLE CONTIN. TIMBERSTRAND

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

FINISHED FIRST FLOOR

CONCRETE SILL
CONTINUOUS HEADER JOIST W/ 2" FOUND 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 5/8" 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

CONCRETE COVE

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

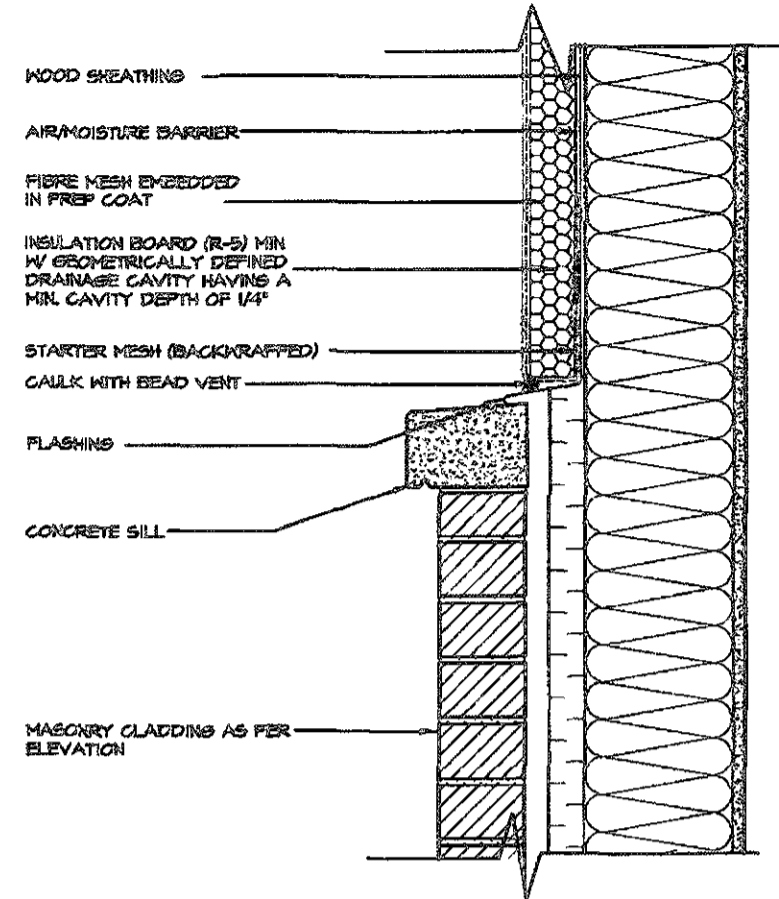
FIN. SLAB

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

A
2-2

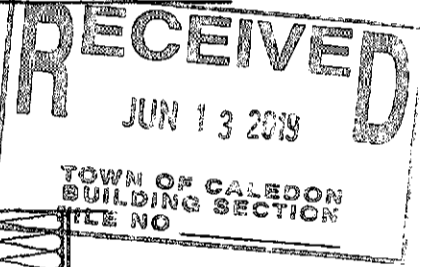


FOR STRUCTURE ONLY

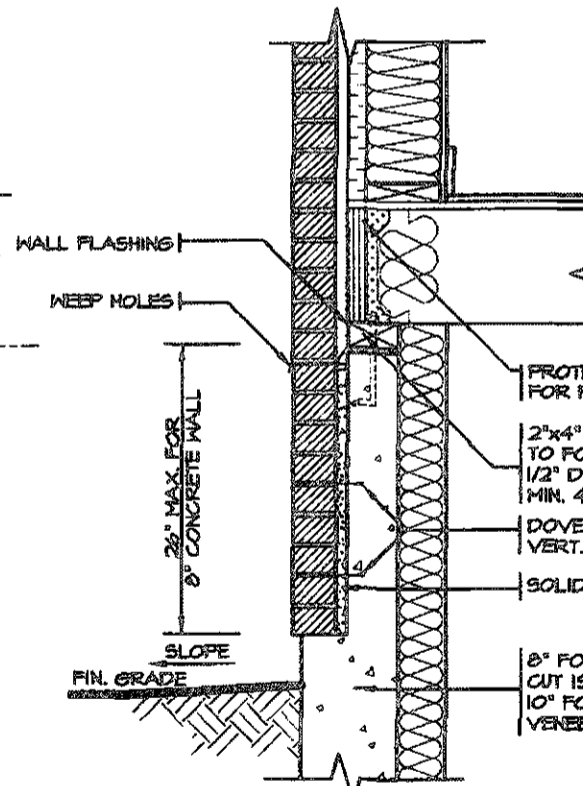


A. TERMINATION AT MASONRY CLADDING WITH SEALANT 1

1 1/2" = 1'0"

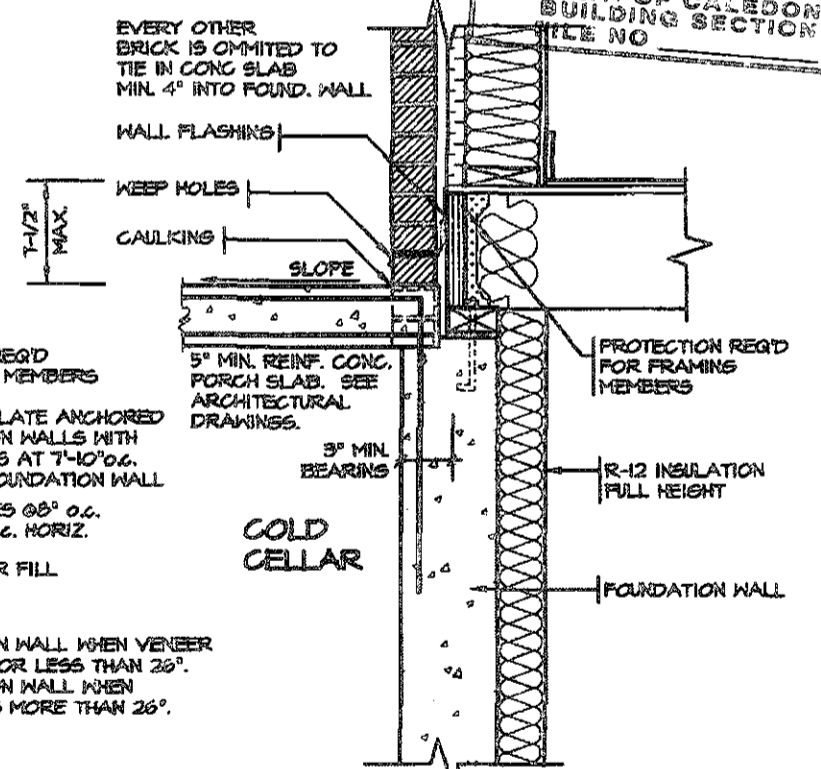


THIS STRUCTURE MUST BE CONSTRUCTED TO MEET OR EXCEED THE PROVISIONS OF THE ONTARIO BUILDING CODE



DETAIL FOR CONCRETE VENEER DROPPED GRADE

3/4" = 1'0"



DETAIL FOR COLD CELLAR PORCH SLAB

3/4" = 1'0"

NO.	REVISIONS	DATE
5.		
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 GAJAR (Signature) **28770** (BCIN)
 NAME SIGNATURE BCIN

REGION DESIGN INC.
 8700 DUFFERIN ST.
 CONCORD, ONTARIO
 L4K 4S6
 P (416) 736-4096
 F (905) 880-0748

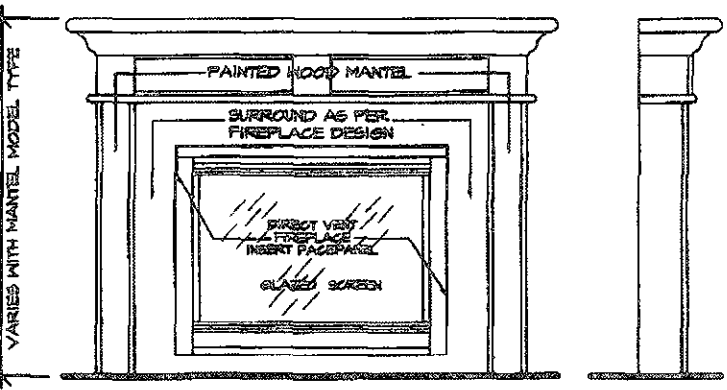
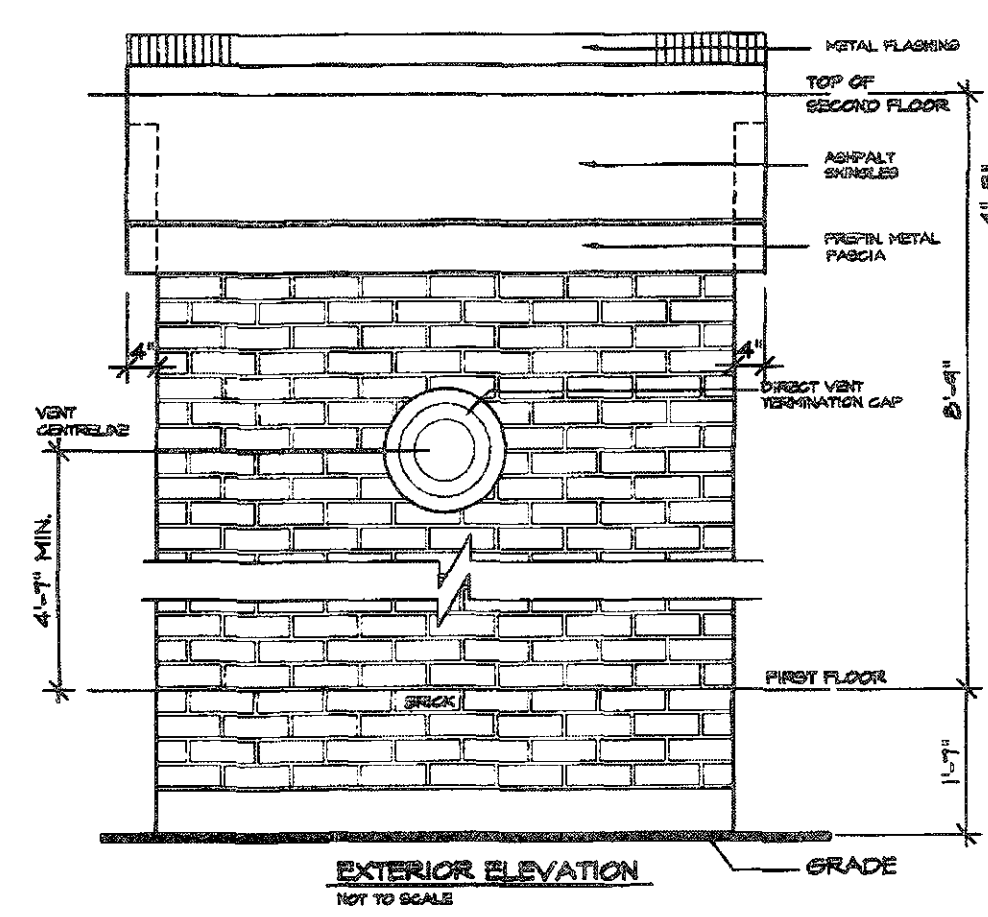
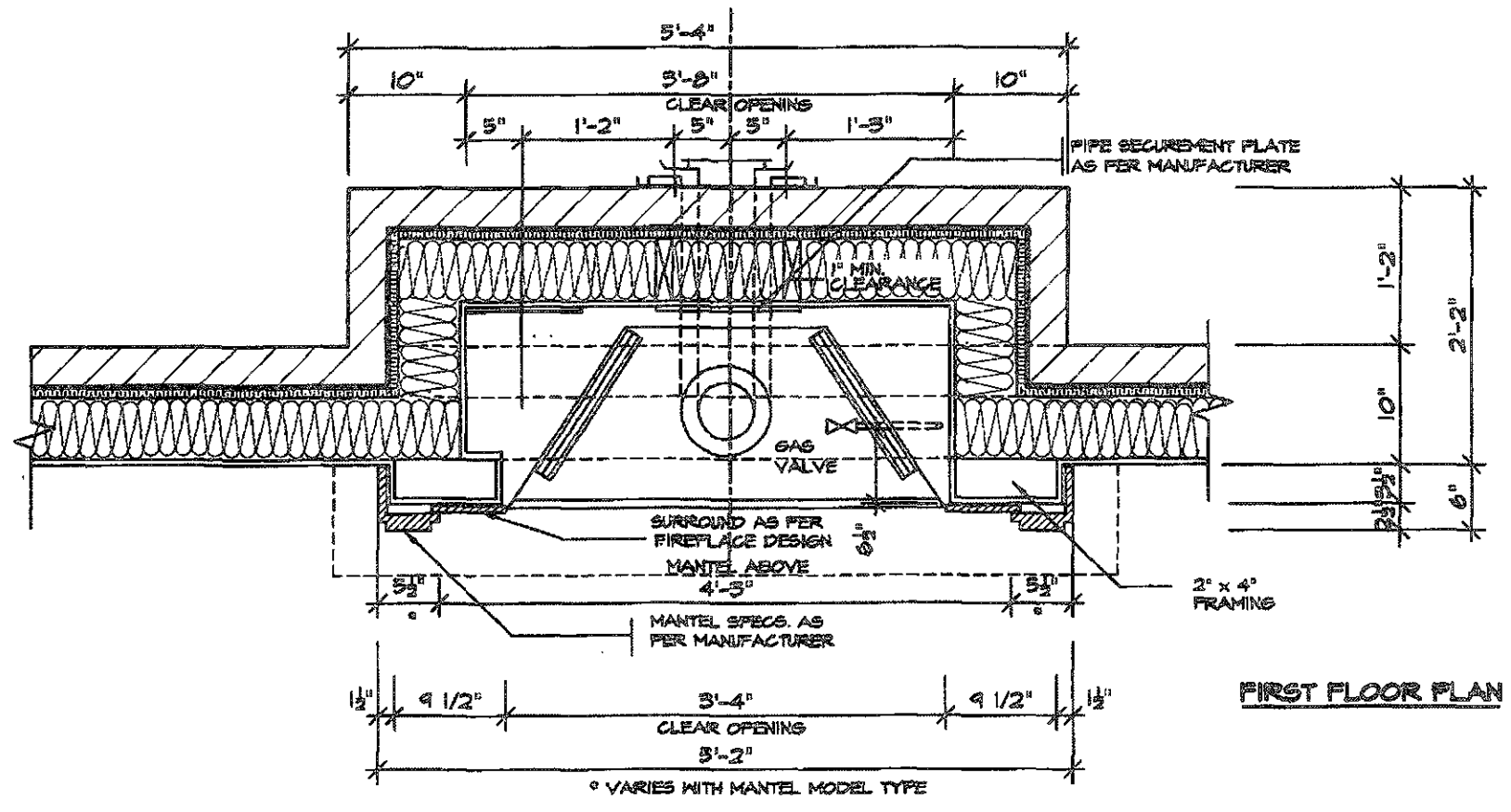
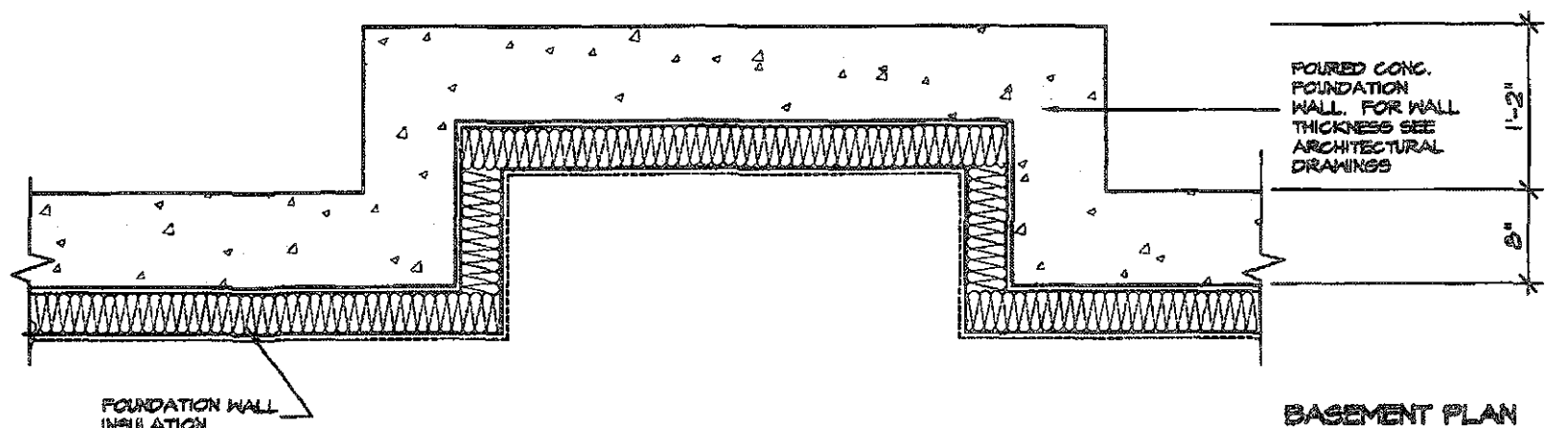


SHEET TITLE
2"X6" STUCCO WALL
2 STOREY SECTION
 SCALE AS NOTED
 DATE FEB 2019
 BY
 TYPE

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

Greenpark.
 PROJECT NAME **STANDARD DETAILS**
LAMBERTS LANE II

2-19-21 PM. W/STANDARD DETAIL SID PER M.I.T. S.F. ENERGY STAR/0161 AIRBERRST AIRB 11.47740 4.7. 2 STOREY SECTION 7X6L ENERGY STAR PLAN

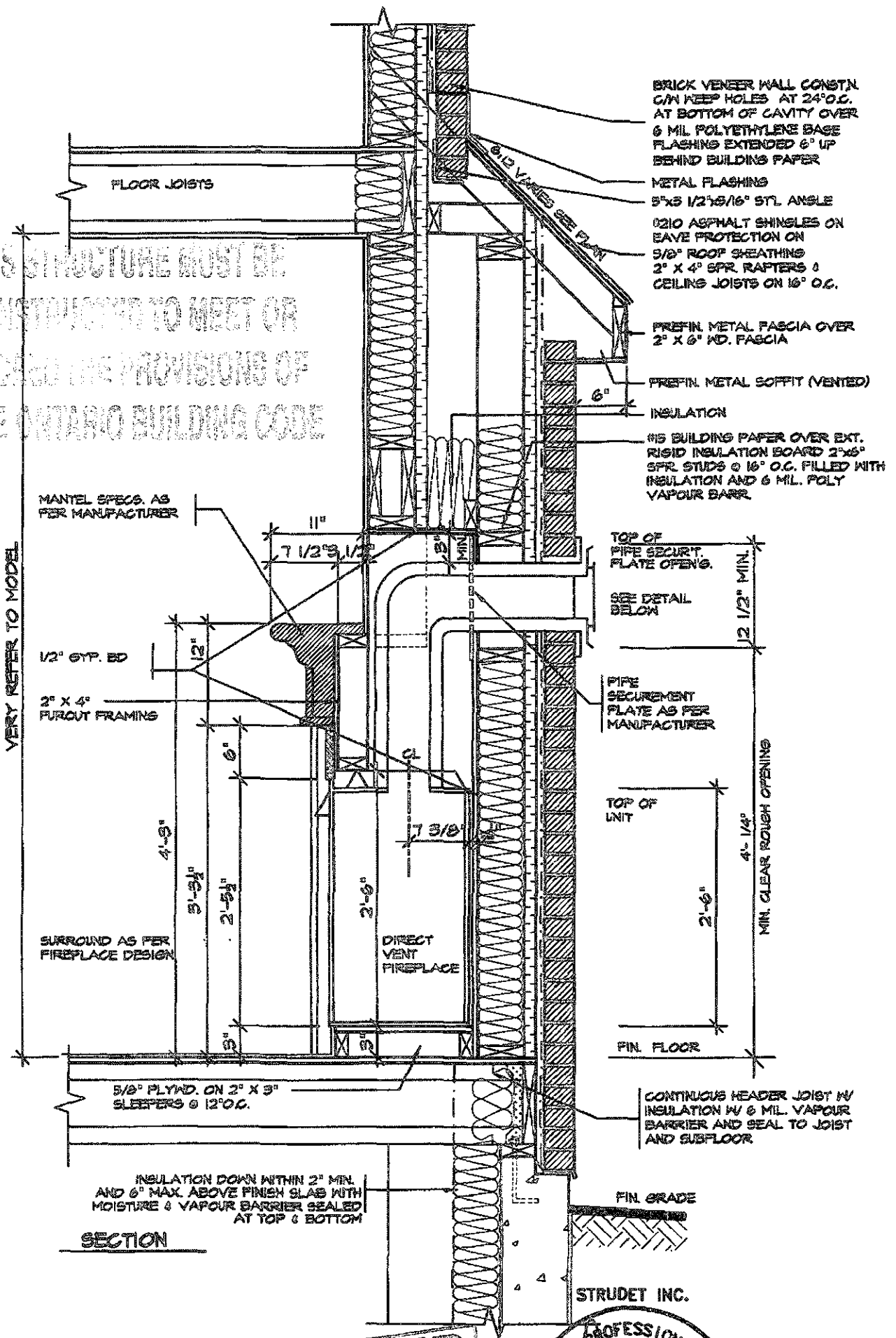


FRONT/SIDE ELEVATION
NOT TO SCALE

GENERAL INSTALLATION NOTES

- 1.0 UNIT INSTALLATION TO STRICTLY CONFORM TO MANUFACTURERS INSTALLATION MANUAL AND ALL APPLICABLE CODES OF LOCAL AUTHORITIES HAVING JURISDICTION INCLUDING CAN/CSA-B449.1 & 2.
- 2.0 INSTALL WITH THE FOLLOWING MINIMUM CLEARANCES TO COMBUSTIBLES:
 - FROM TOP OF UNIT 0"
 - FROM BACK OF UNIT 1/2"
 - FROM SIDES OF UNIT 1/2"
 - FROM TOP OF HORIZ. VENT 3"
 - FROM SIDES TO VENT 1"
- 3.0 THE DIRECT VENT UNIT ILLUSTRATED IS THE GC150 MODEL AS MANUFACTURED BY HEATILATOR.
- 4.0 THE MANTEL ILLUSTRATED IS THE S-2 GB AS SUPPLIED BY GREATER TORONTO FIREPLACE.

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



RECEIVED
JUN 13 2019
TOWN OF BALDWIN
BUILDING SECTION
FILE NO.

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO

FOR STRUCTURE ONLY
ESCC MODEL

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

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QUALIFICATION INFORMATION
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VIKAS GAJJAR
NAME SIGNATURE

28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4096
F (905) 680-0746

REGION DESIGN INC.

SHEET TITLE
DIRECT VENT FIREPLACE

SCALE
3/4"=1'-0"

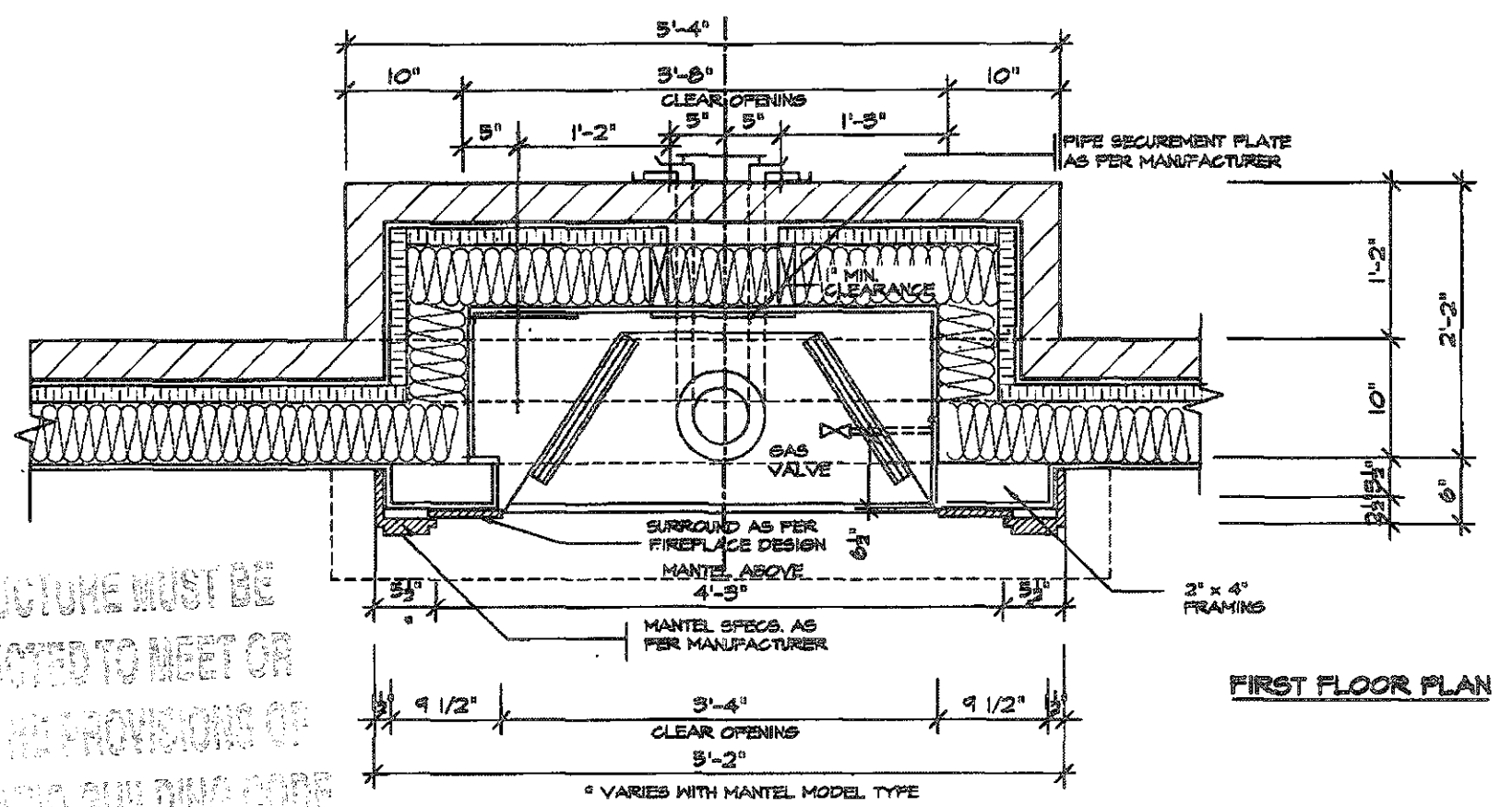
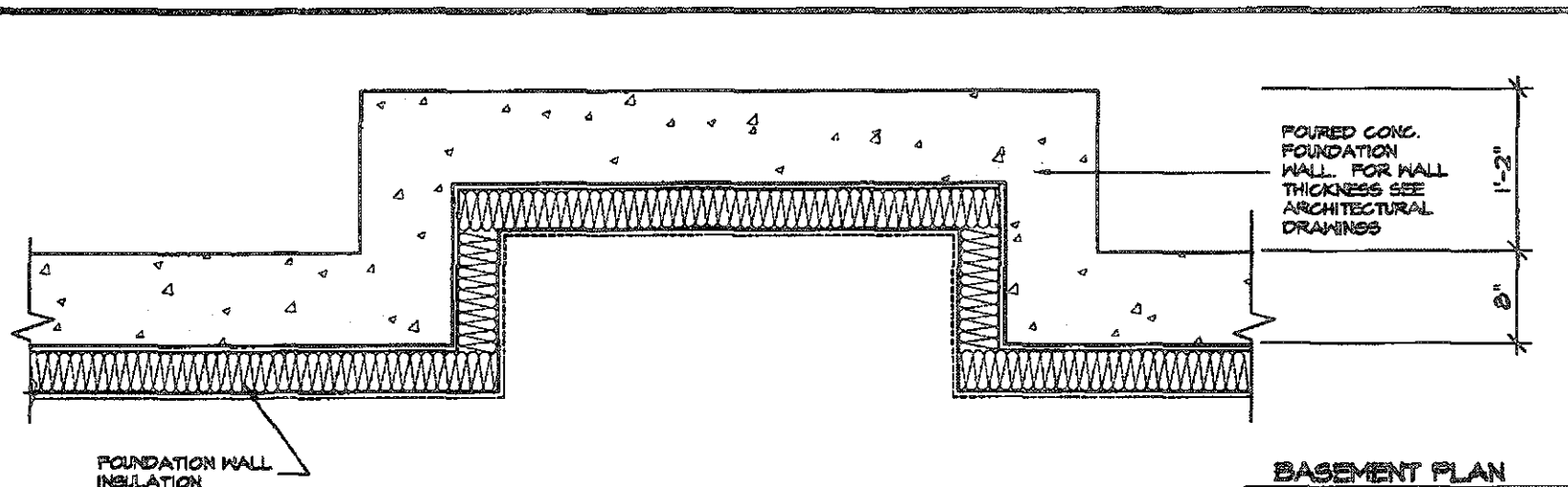
DATE
FEB 2019

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

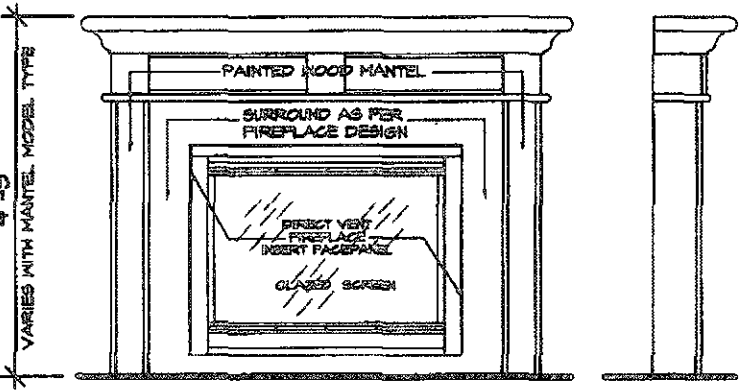
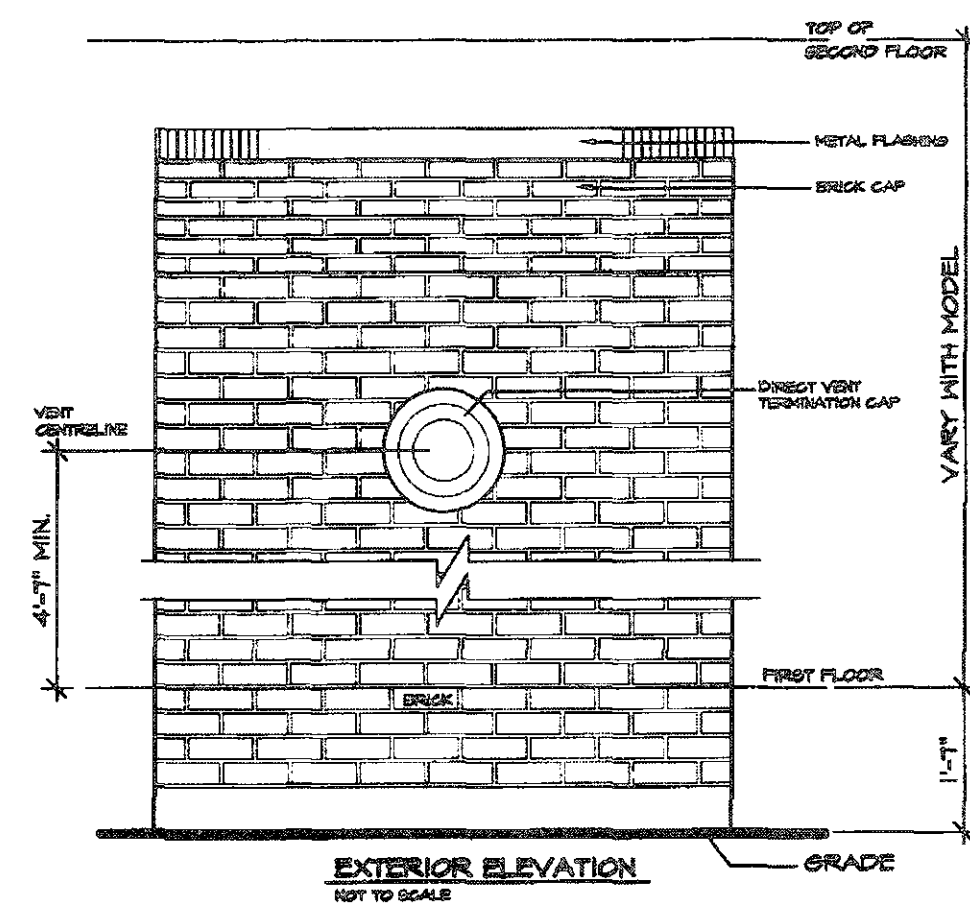
AREA
PAGE NO.
6

PROJECT NAME
STANDARD DETAILS
LAMBERTS LANE II

Greenpark.



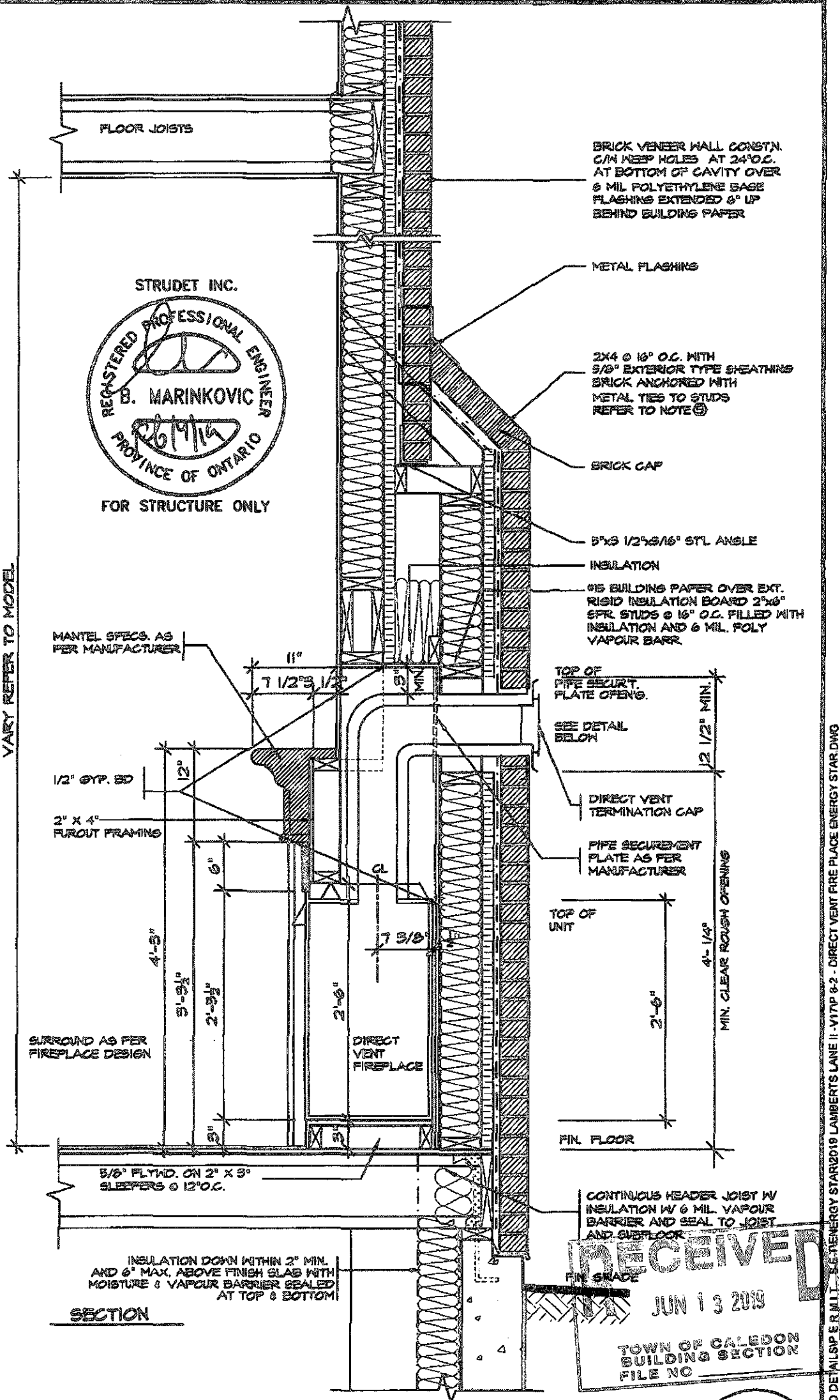
THIS STRUCTURE MUST BE CONSTRUCTED TO MEET OR EXCEED THE PROVISIONS OF THE ONTARIO BUILDING CODE



FRONT/SIDE ELEVATION NOT TO SCALE

GENERAL INSTALLATION NOTES

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- 2.0 INSTALL WITH THE FOLLOWING MINIMUM CLEARANCES TO COMBUSTIBLES:
 - FROM TOP OF UNIT 0"
 - FROM BACK OF UNIT 1/2"
 - FROM SIDES OF UNIT 1/2"
 - FROM TOP OF HORIZ. VENT 3"
 - FROM SIDES TO VENT 1"
- 3.0 THE DIRECT VENT UNIT ILLUSTRATED IS THE SC50 MODEL AS MANUFACTURED BY HEATILATOR.
- 4.0 THE MANTEL ILLUSTRATED IS THE S-2 68 AS SUPPLIED BY GREATER TORONTO FIREPLACE.



RECEIVED JUN 13 2019 TOWN OF CALEDON BUILDING SECTION FILE NO.



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

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

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

VIKAS GAJJAR
NAME SIGNATURE

28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-0286
F (905) 660-0746



SHEET TITLE
DIRECT VENT FIREPLACE WITH BRICK CAP

SCALE
3/4" = 1'-0"

DATE
FEB 2019

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

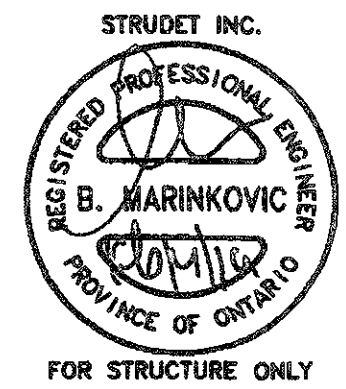
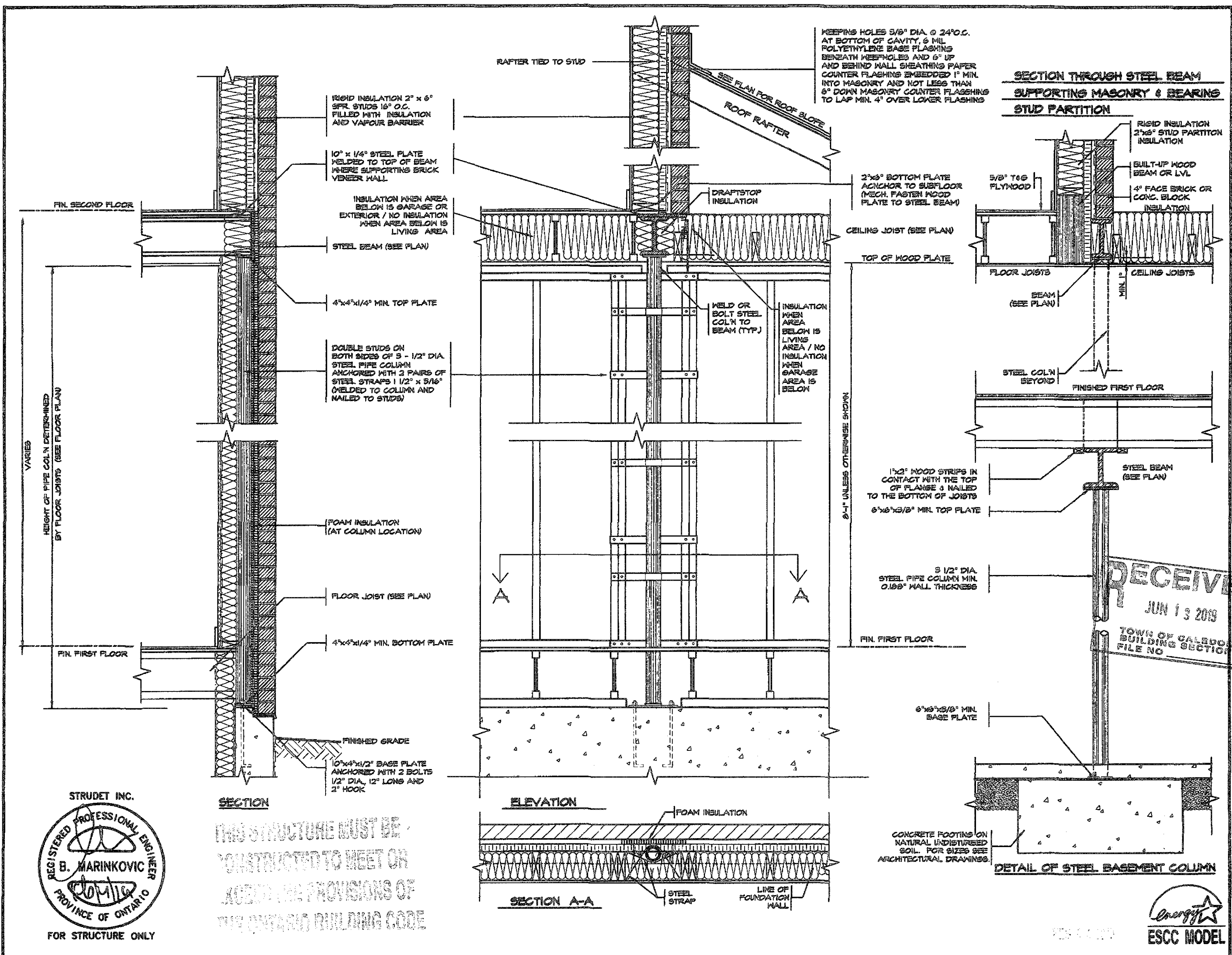
AREA

PROJECT

PAGE No.
6-2

Greenpark.

PROJECT NAME
STANDARD DETAILS LAMBERTS LANE II



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

NO.	REVISIONS	DATE
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NAME SIGNATURE
28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 738-4096
F (905) 680-0746



SHEET TITLE: STEEL COLUMN DETAILS

SCALE: 3/4" = 1'-0"

DATE: FEB 2019

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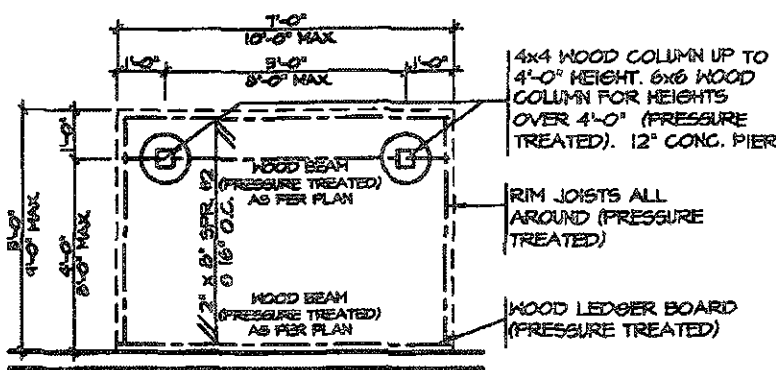
AREA: PROJECT: PAGE NO. 7

Greenpark

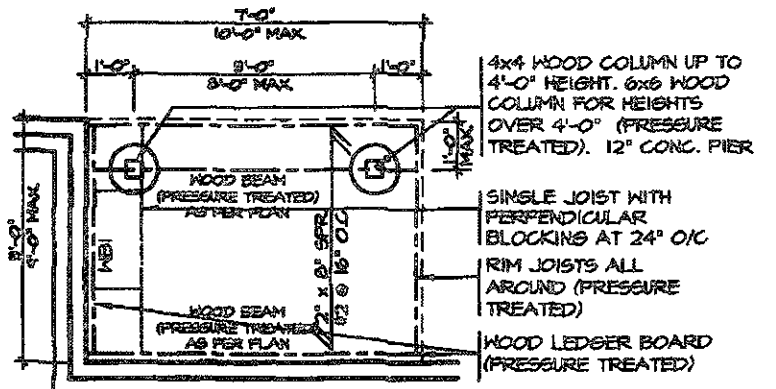
PROJECT NAME: STANDARD DETAILS LAMBERTS LANE II

ESCC MODEL

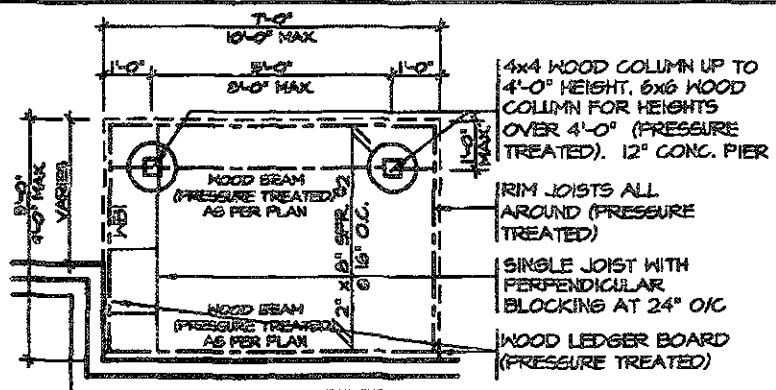
F:\04\11 2019 1:26:47 PM I:\STANDARD DETAILS\SP ER.MIT - SE ENERGY STAR\2019 LAMBERTS LANE II-V17P 7 - STEEL COLUMN DETAILS ENERGY STAR.DWG



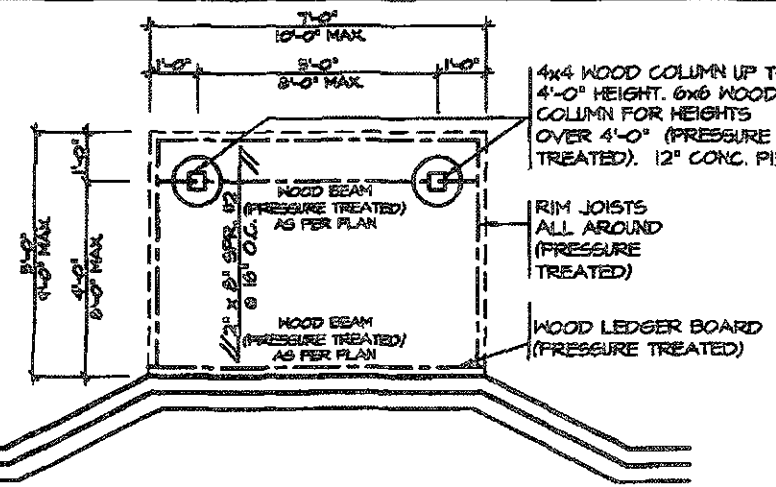
TYPICAL DECK LAYOUT
SCALE: 1/4" = 1'-0"



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



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



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

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

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

MAX. 4" OPENING BETWEEN PICKETS

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

RIM JOISTS (PRESSURE TREATED)

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

4 7/8" MIN. 1 7/8" MAX.

4 1/4" MIN. 1 1/4" MAX.

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

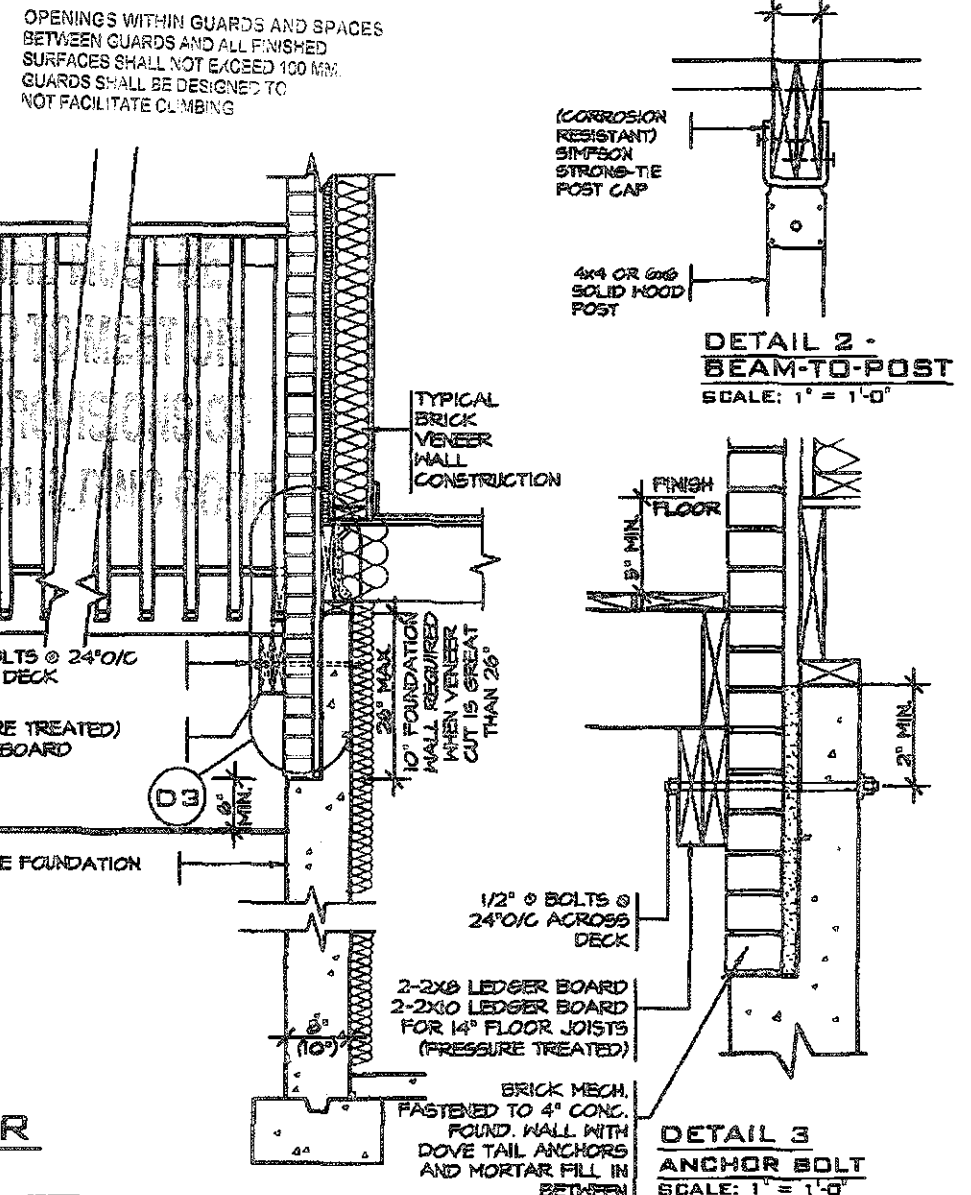
2x12 STRINGER

PRECAST CONCRETE SLAB

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

12" CONC. PIER

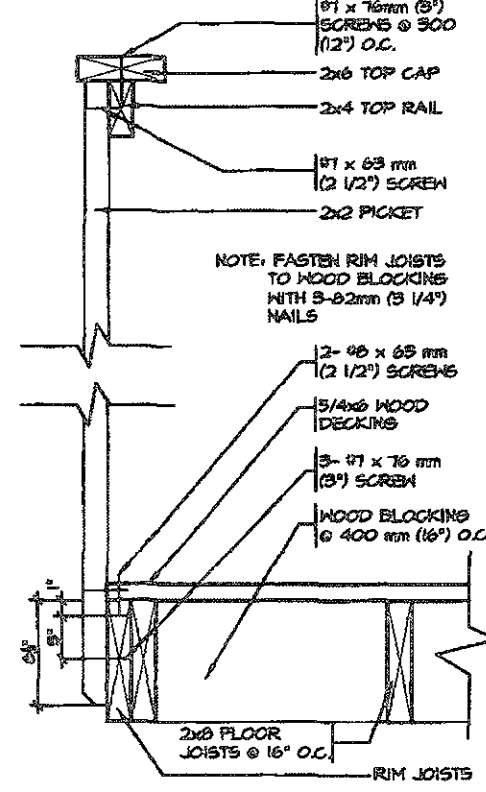
DECK SECTION WITH BRICK VENEER
SCALE: 1/2" = 1'-0"



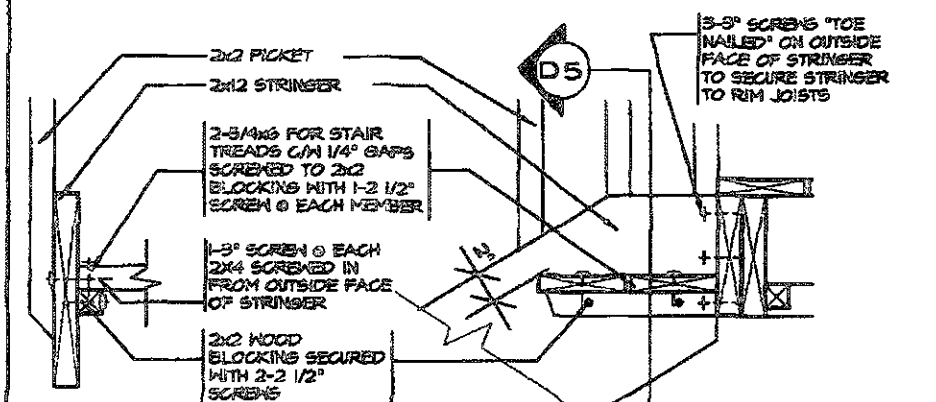
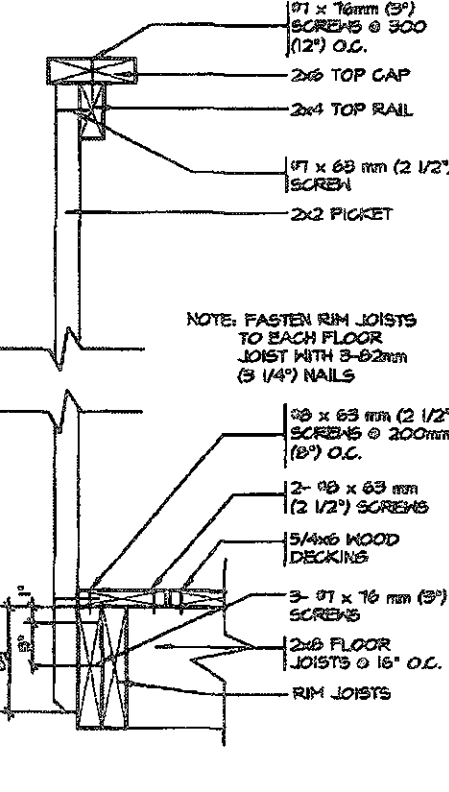
DETAIL 2 - BEAM-TO-POST
SCALE: 1" = 1'-0"

DETAIL 3 ANCHOR BOLT
SCALE: 1" = 1'-0"

DETAIL 1 CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK GUARD PARALLEL TO FLOOR JOISTS
SCALE: 1" = 1'-0"



GUARD PERPENDICULAR TO FLOOR JOISTS
SCALE: 1" = 1'-0"

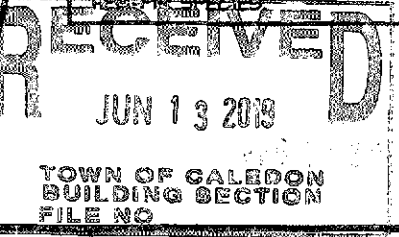
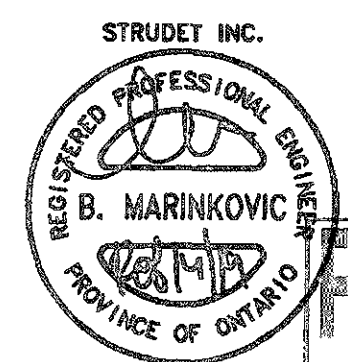


DETAIL 5 SECTION THROUGH STAIR STRINGER
SCALE: 1" = 1'-0"

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

GENERAL NOTES

- 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 RED FIR SPECIES.



NO.	REVISIONS	DATE
5.		
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2.		
1.	REVISED FROM TRINAR HALL HOMES INC.	JAN 18

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

QUALIFICATION INFORMATION

Required unless design is exempt under Division C, Subsection 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) 680-0746



SHEET TITLE
WOOD DECK DETAIL

SCALE AS SHOWN
DATE FEB 2019

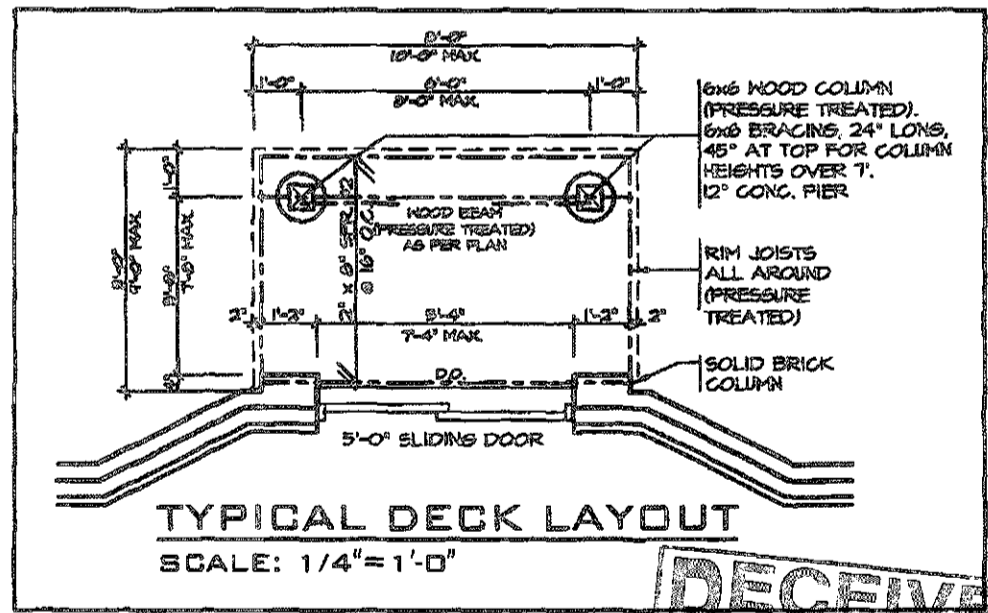
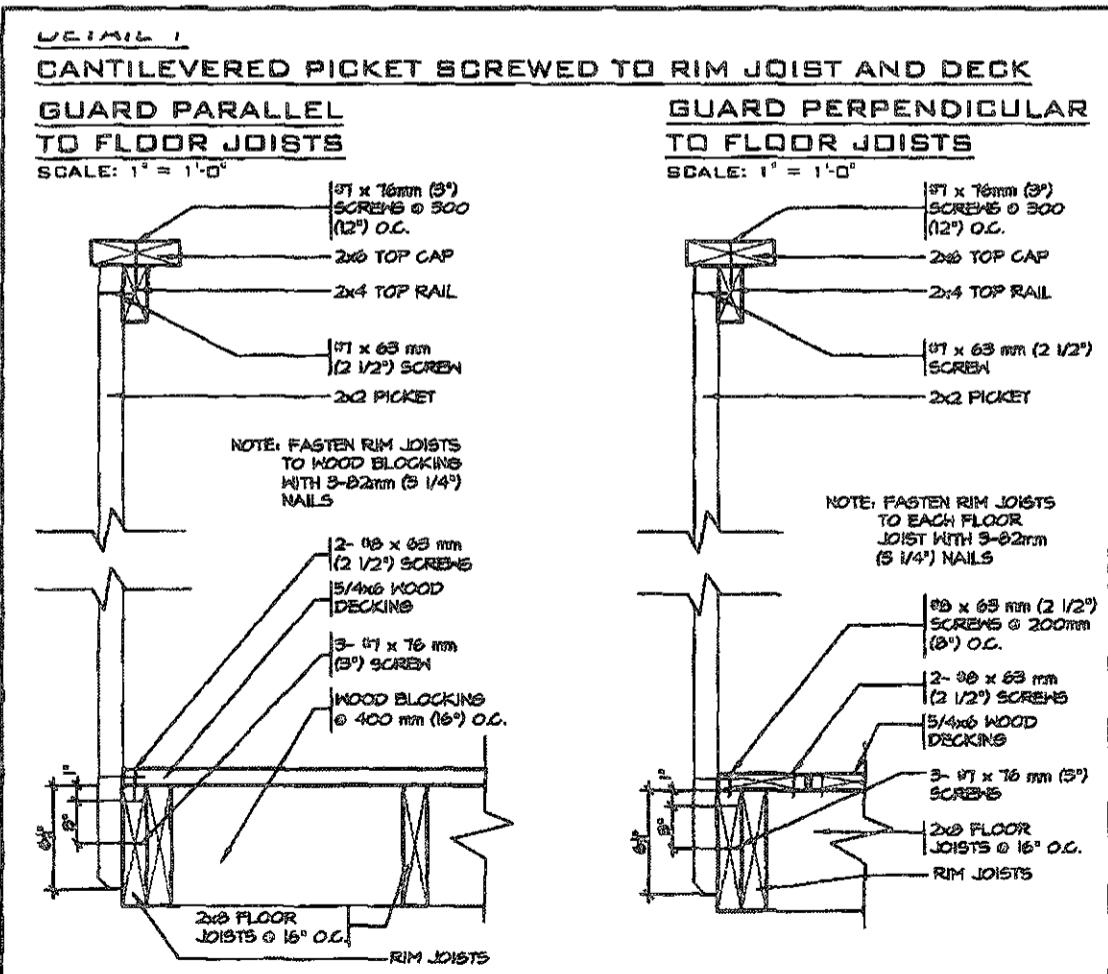
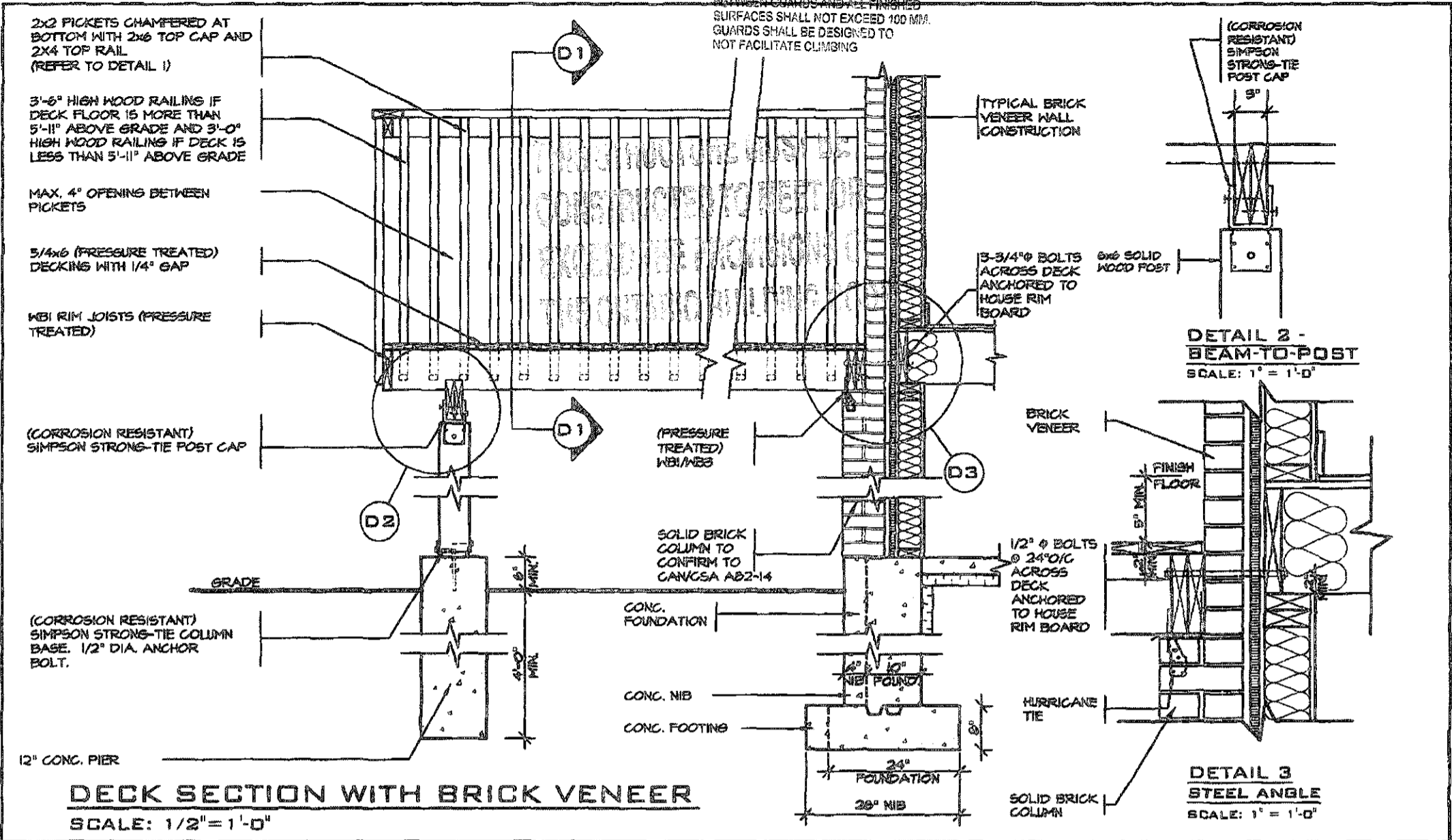
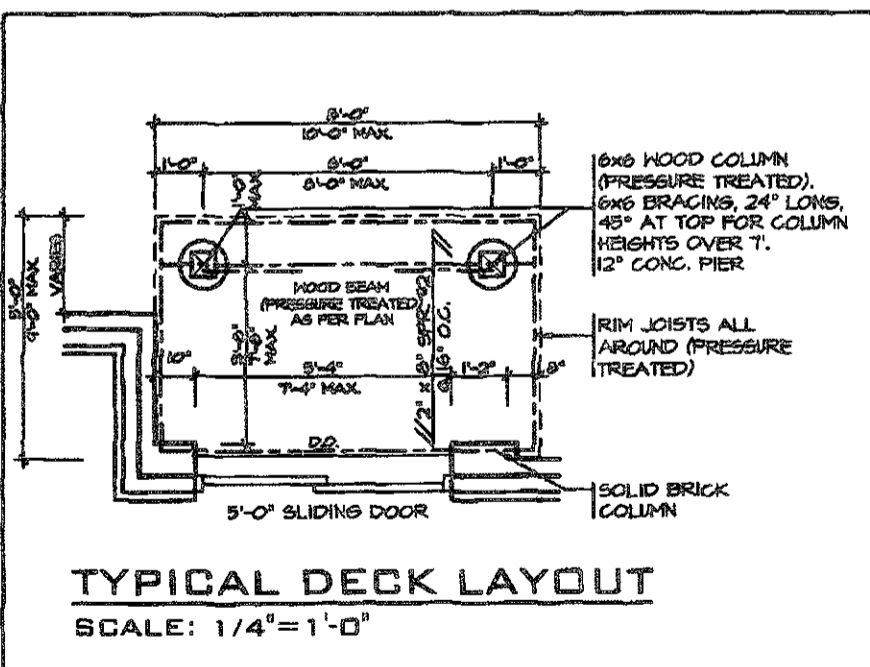
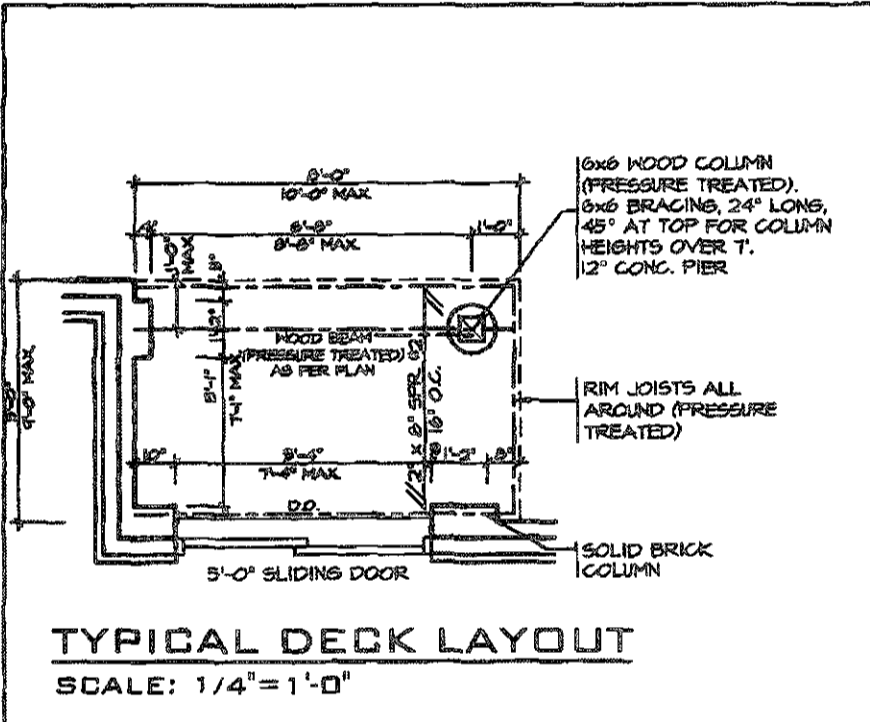
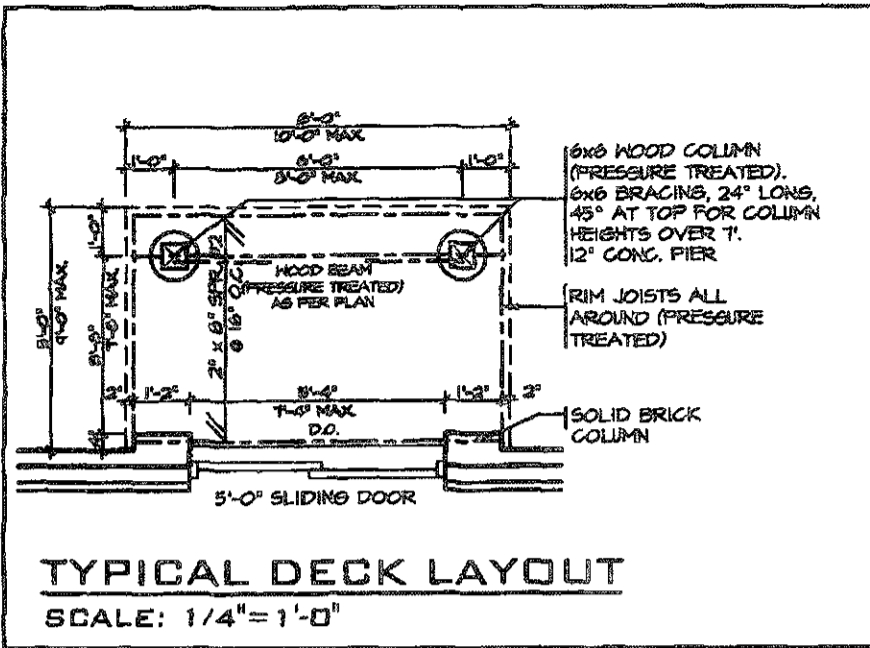
CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.

AREA
PROJECT 00-00-00

PROJECT NAME
STANDARD DETAILS LAMBERTS LANE II

FILE NO.

February 11, 2019 1:27:45 PM B:\STANDARD DETAILS\LAMBERTS LANE II\JAYD R. HESTER\STAIR STRINGER.PDF



GENERAL NOTES

- BRICK TO BE COMPRESSIVE STRENGTH OF 15 MPa (2200 ps.i)/MIN. UNITS TO BE LAID WITH FULL HEAD AND BED JOINTS.
- MORTAR TO BE TYPE S WITH JOINT THICKNESS OF 10mm (5/8") MIN. AND 20mm (3/4") MAX.
- ALL NAILS AND SCREWS TO BE GALVANIZED.
- WBI = 2-2 x 6 (PRESSURE TREATED) WEBB = 2-2 x 10 (PRESSURE TREATED)
- WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES.

RECEIVED

STRUDET INC. JUN 13 2019

REGISTERED PROFESSIONAL ENGINEER

B. MARINKOVIC

PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

ESCC MODEL

NO.	REVISIONS	DATE
5.		
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VIKAS GAJJAR
NAME SIGNATURE

28770
BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 736-4098
F (905) 660-0746



SHEET TITLE
WALK-OUT DECK DETAILS

SCALE AS SHOWN
DATE FEB 2019

BY
TYPE

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

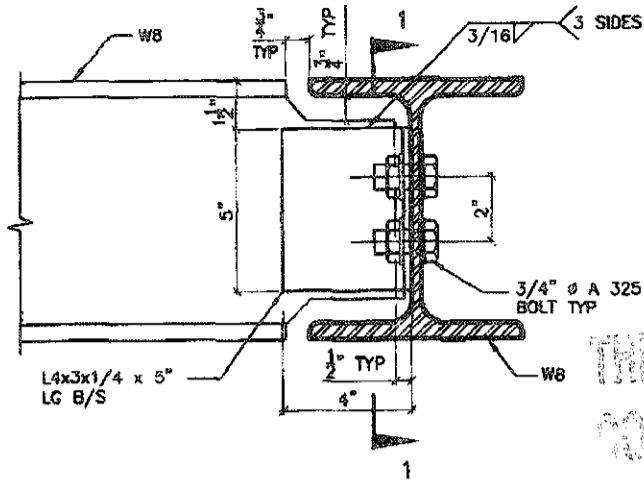
AREA
PROJECT 00-00-00

PAGE No.
8-2

Greenpark.

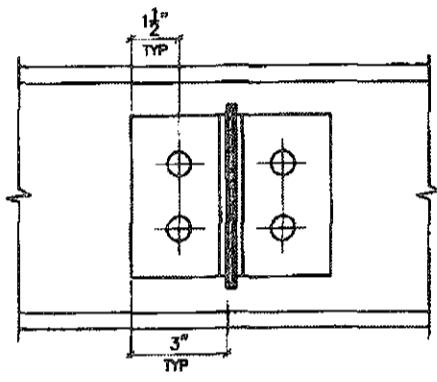
PROJECT NAME
STANDARD DETAILS LAMBERTS LANE II

19-05-2019 11:29:53 AM 0110 DISTANCE DETAIL 1018 LAMBERTS LANE II - 11700 R3 - UMI KCI IT DECK DETAIL ENERGY STAR PLAN

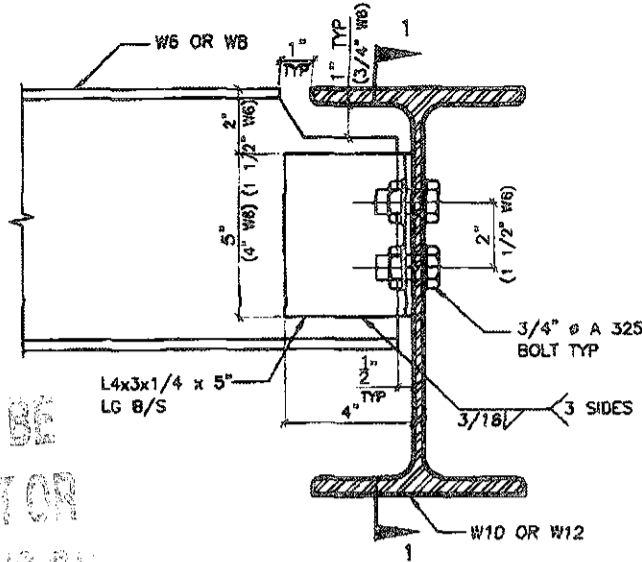


DETAIL 1.

**W8
TO
W8
CONNECTION**



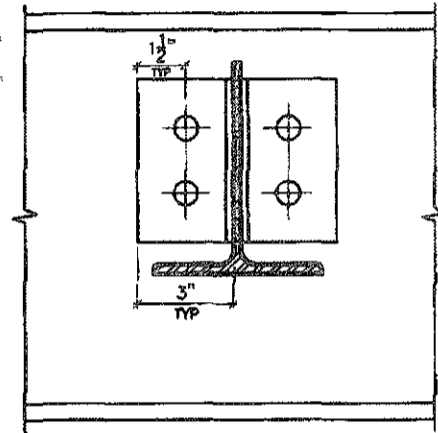
SECTION 1-1



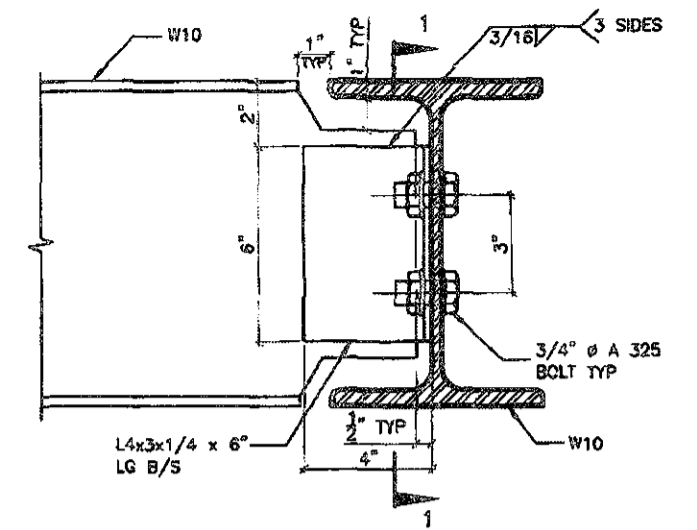
**THIS STRUCTURE MUST BE
CONSTRUCTED TO MEET OR
EXCEED THE PROVISIONS OF
THE ONTARIO BUILDING CODE**

DETAIL 2.

**W6(W8)
TO
W10(W12)
CONNECTION**

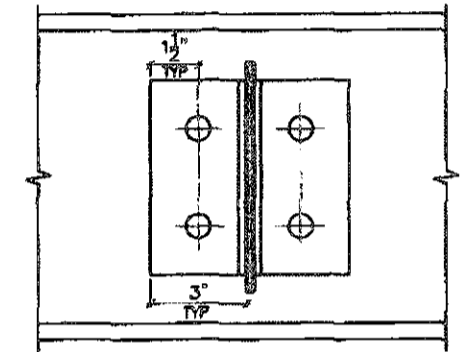


SECTION 1-1

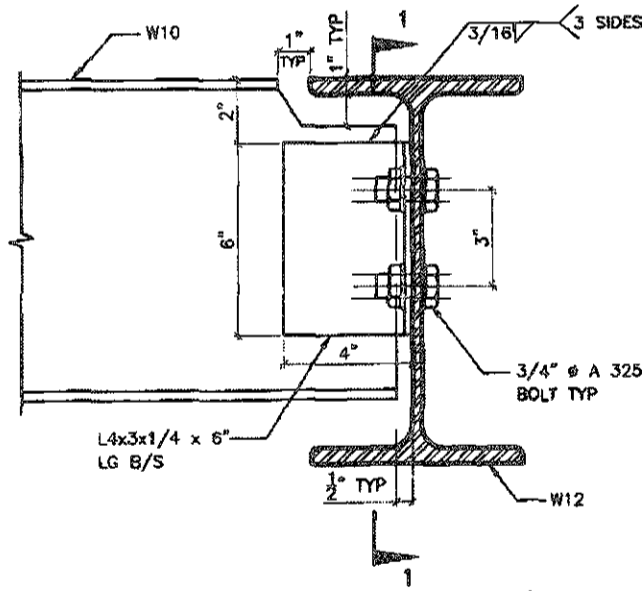


DETAIL 3.

**W10
TO
W10
CONNECTION**

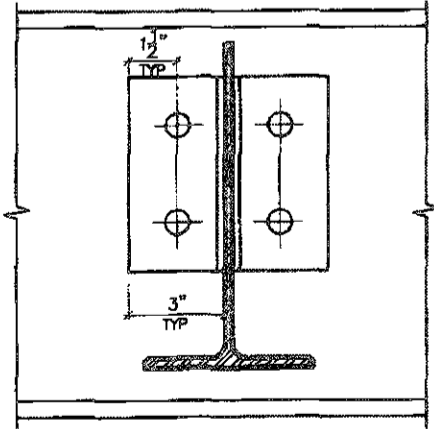


SECTION 1-1

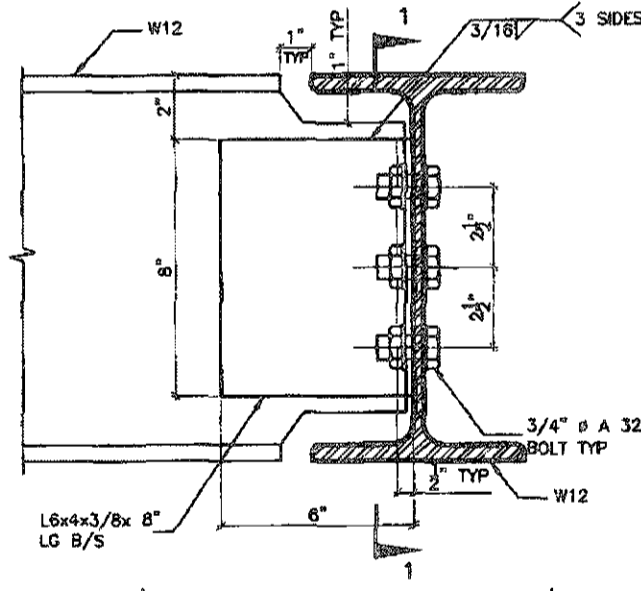


DETAIL 4.

**W10
TO
W12
CONNECTION**

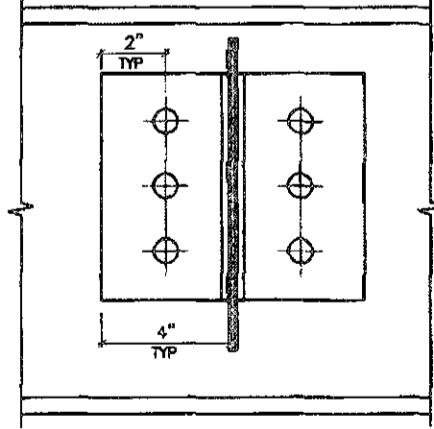


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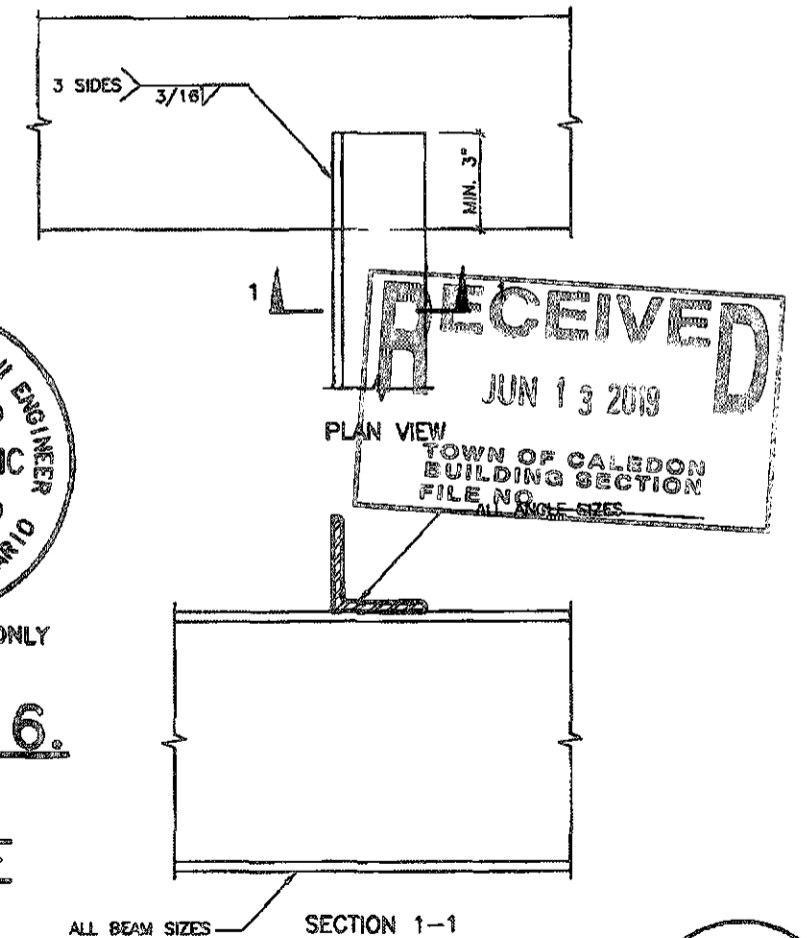


DETAIL 5.

**W12
TO
W12
CONNECTION**



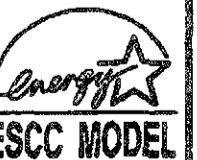
SECTION 1-1



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

DETAIL 6.

**ANGLE
TO
BEAM
CONNECTION**



NO.	REVISIONS	DATE
5.		
4.		
3.		
2.		
1.	REVISED FROM TRINAR HALL HOMES INC.	FEB 2019

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 P (416) 738-4096
 F (905) 880-0746



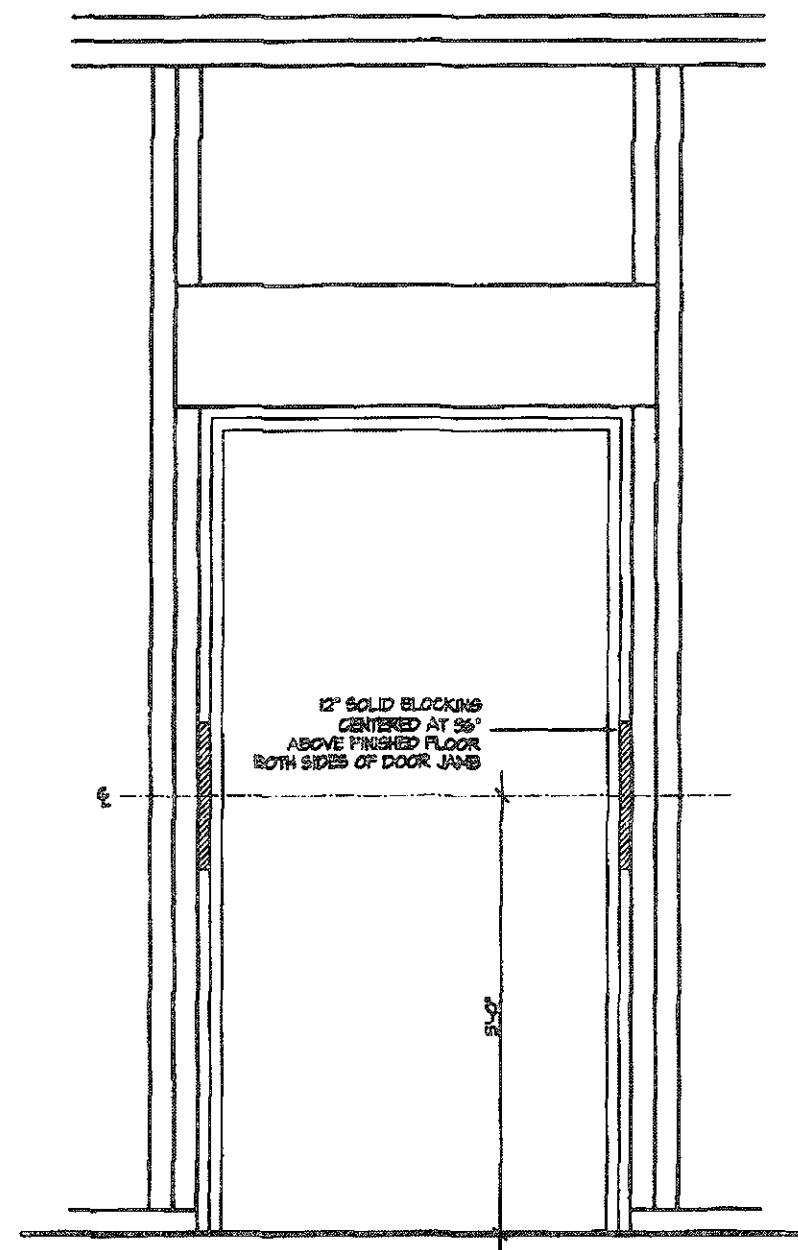
SHEET TITLE
STEEL BEAM DETAILS
 SCALE N.T.S. BY DATE FEB 2019 TYPE AREA PAGE No. 9 PROJECT 00-00-00

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

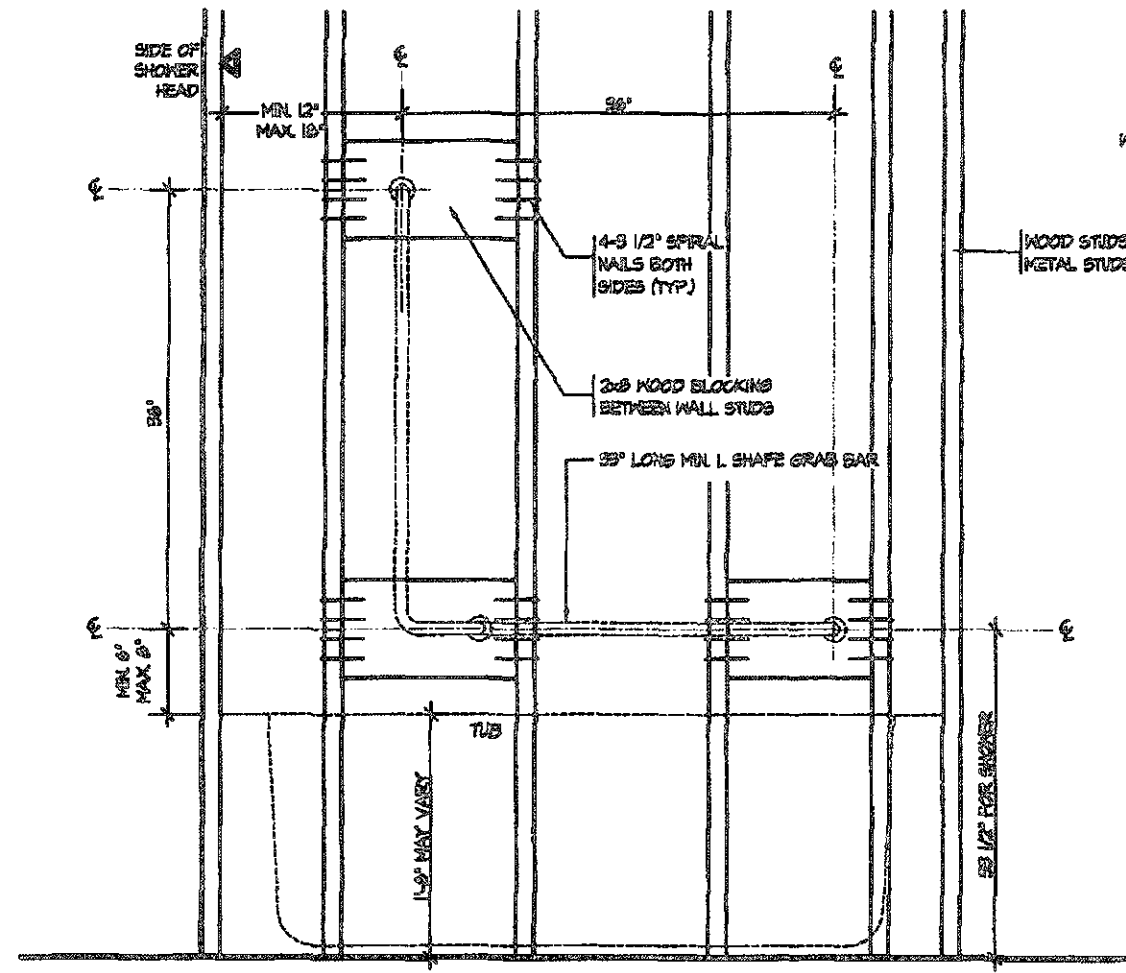
Greenpark.
 PROJECT NAME **STANDARD DETAILS LAMBERTS LANE II**

ESCC MODEL 1-21-2019 PM STANDARD DETAILS LAMBERTS LANE II JUTPDR - BEAM CONNECTIONS ENERGY STAR DRG

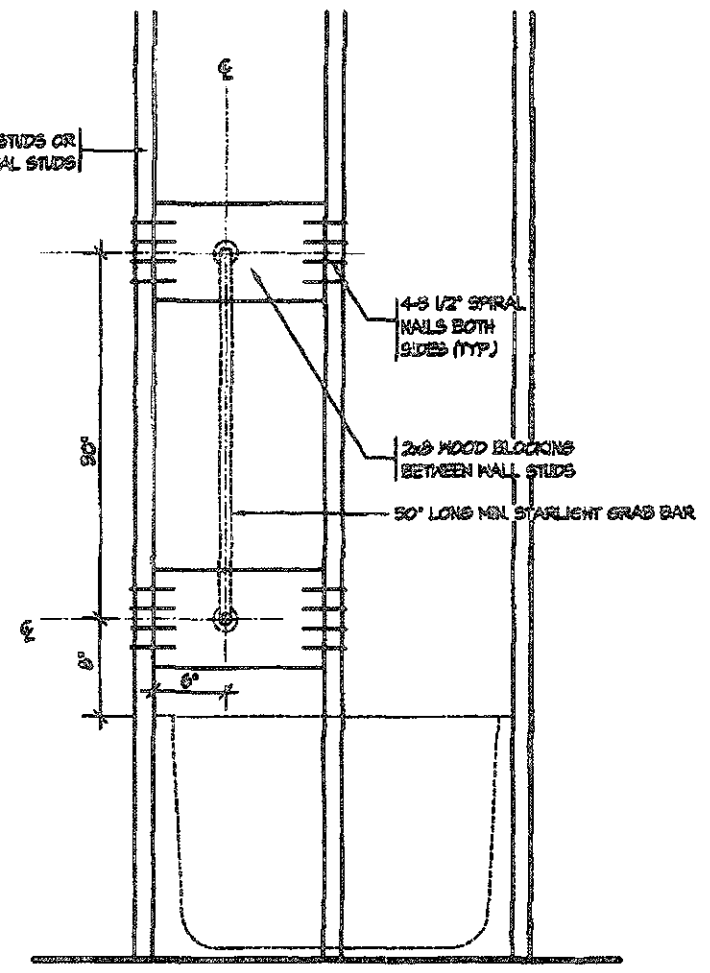
THIS STRUCTURE MUST BE
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EXCEED THE PROVISIONS OF
THE ONTARIO BUILDING CODE



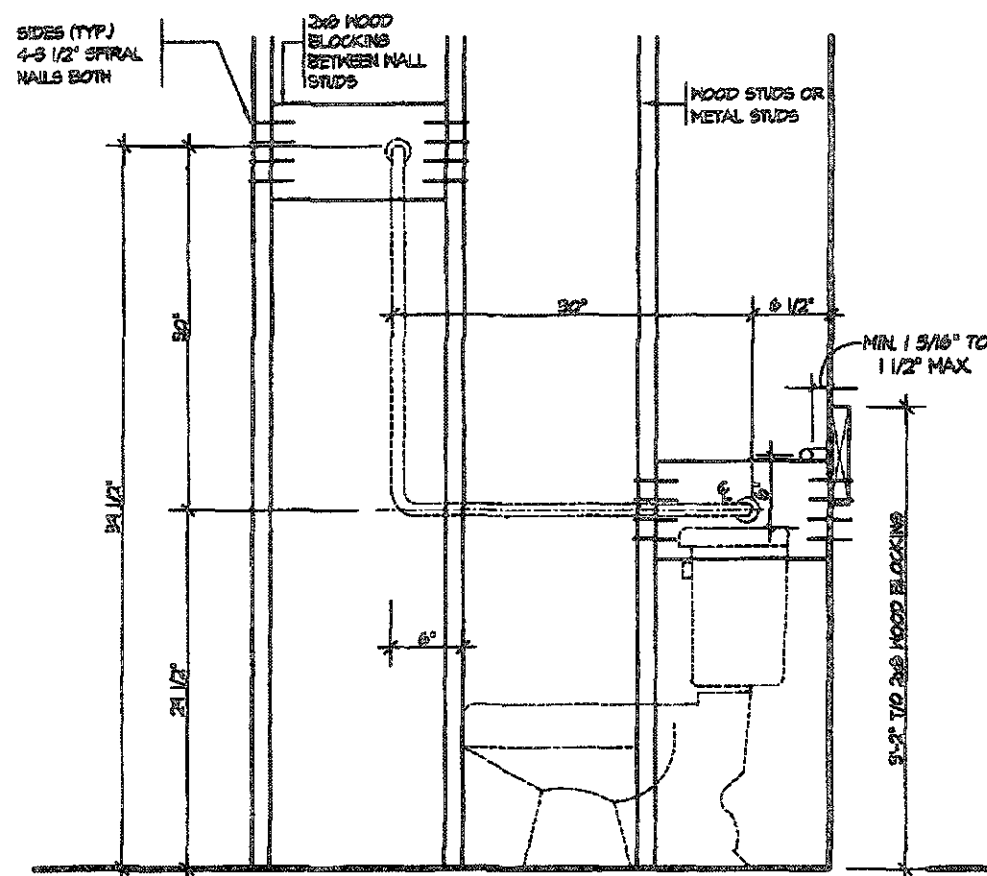
RESISTANCE TO FORCED ENTRY (OBC 9.6.3.)



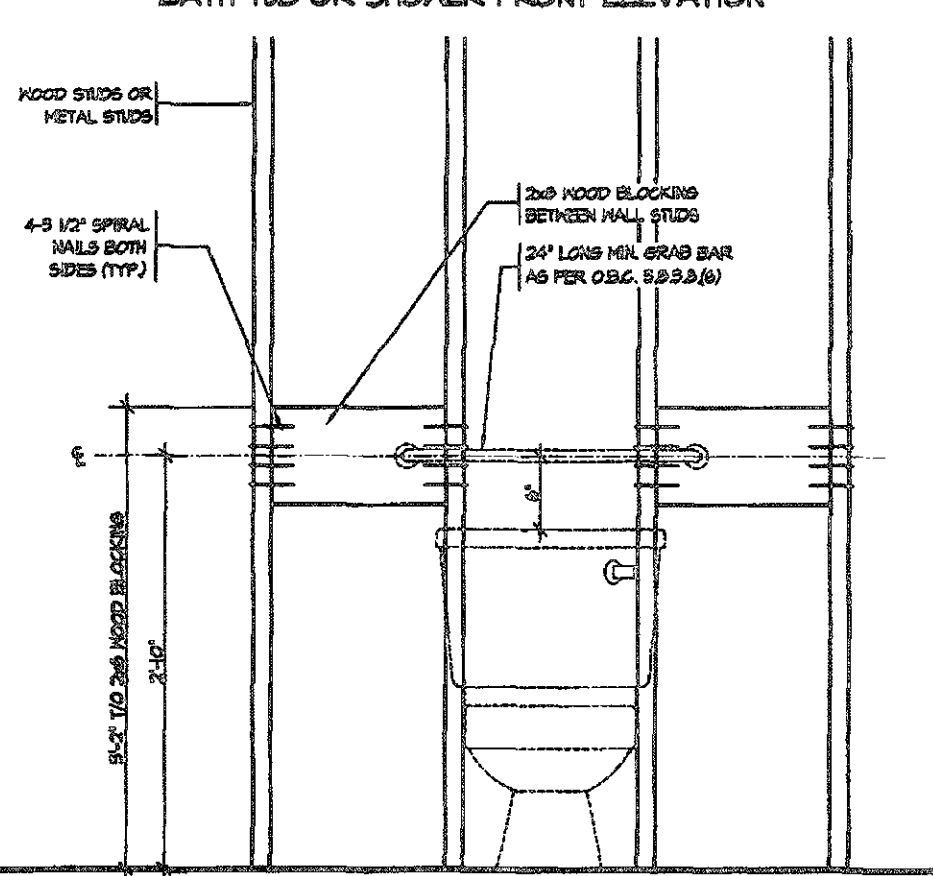
BATH TUB OR SHOWER FRONT ELEVATION



BATH TUB SHOWER HEAD SIDE ELEVATION



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



RECEIVED
JUN 13 2019
TOWN OF CALESON
BUILDING SECTION
FILE NO.

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

Energy
ESCC MODEL

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
 NAME SIGNATURE
28770
 BCIN

REGION DESIGN INC.
8700 DUFFERIN ST.
CONCORD, ONTARIO
L4K 4S6
P (416) 738-4086
F (905) 880-0748

REGION DESIGN INC.

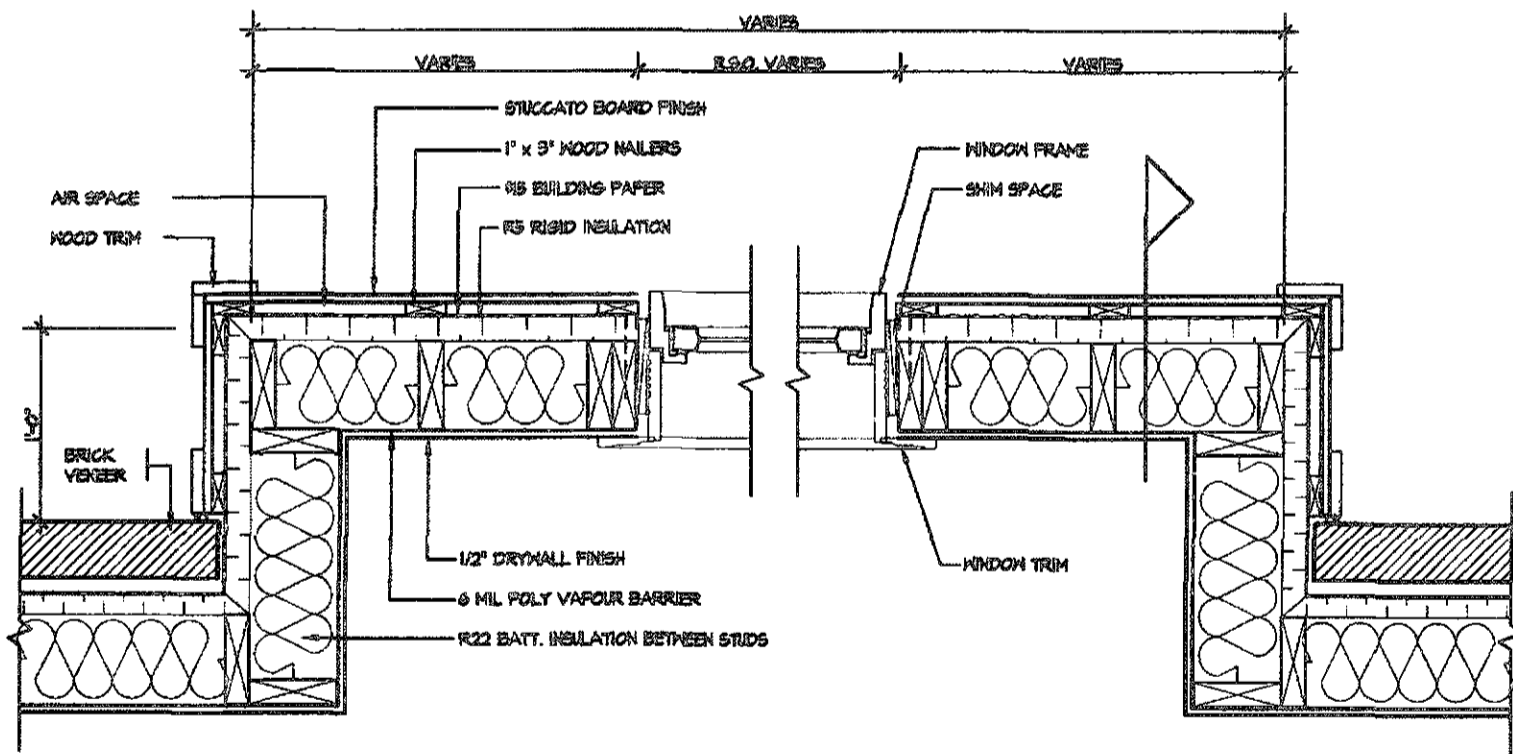
SHEET TITLE
BLOCKING FORCED ENTRY & GRAB BAR
SCALE 3/4" = 1'-0"
DATE FEB 2019

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. **10**
 PROJECT 00-00-00

Greenpark
PROJECT NAME
STANDARD DETAILS LAMBERTS LANE II

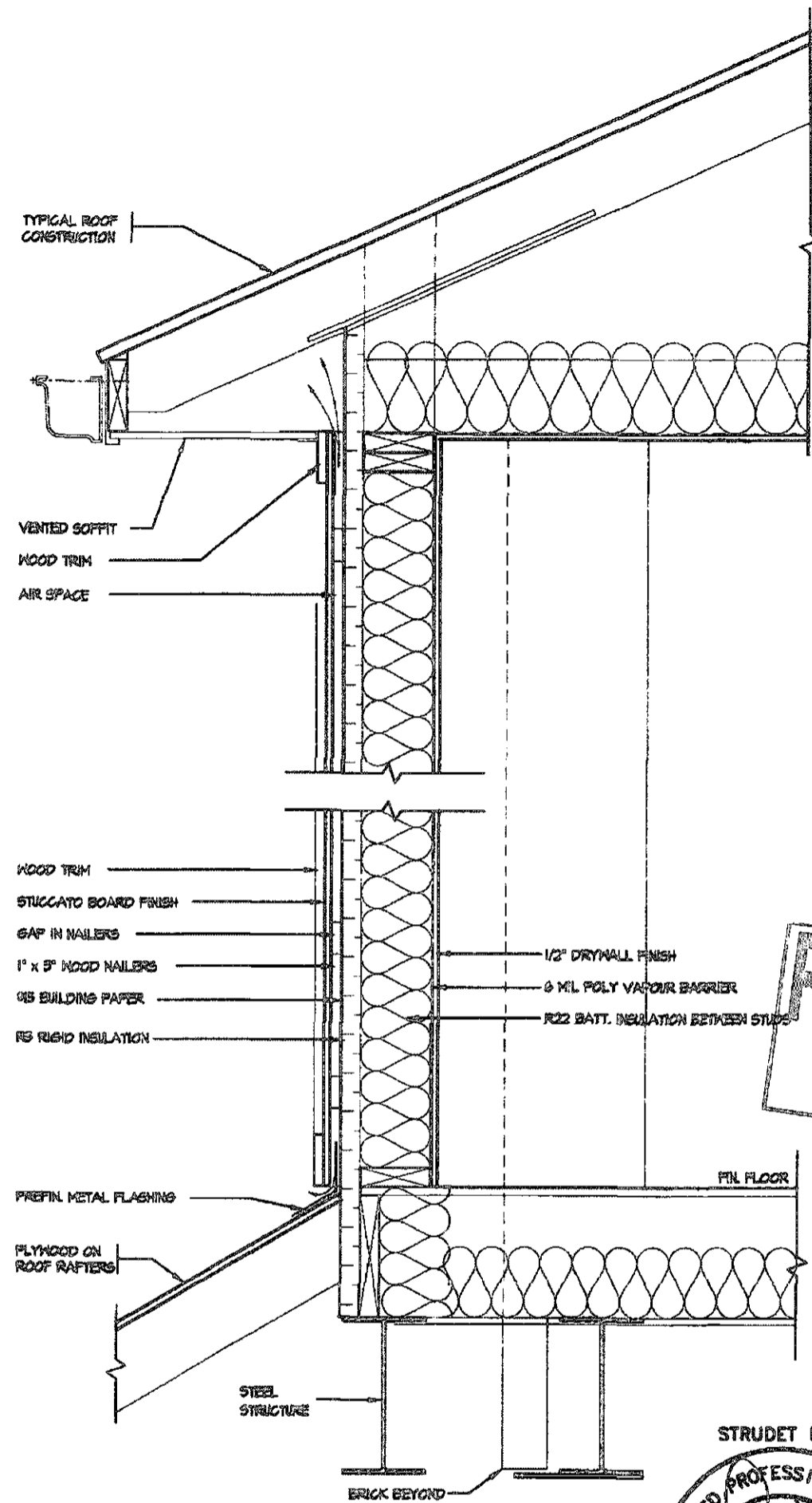
1:28/23 DW 11/STANDARD DETAIL SDF R M IT © E THEBERRY STAGORVA 1 ADRIEN T AME II JUTD 10 - R OYRICE ENERGY STAR TUES

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PLAN VIEW

STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.27)



CROSS SECTION

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BUILDING SECTION
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5.		
4.		
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REVISIONS		

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CONCORD, ONTARIO
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P (416) 736-4085
F (905) 660-0746



SHEET TITLE
STUCCATO BOARD FINISH CLADDING

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

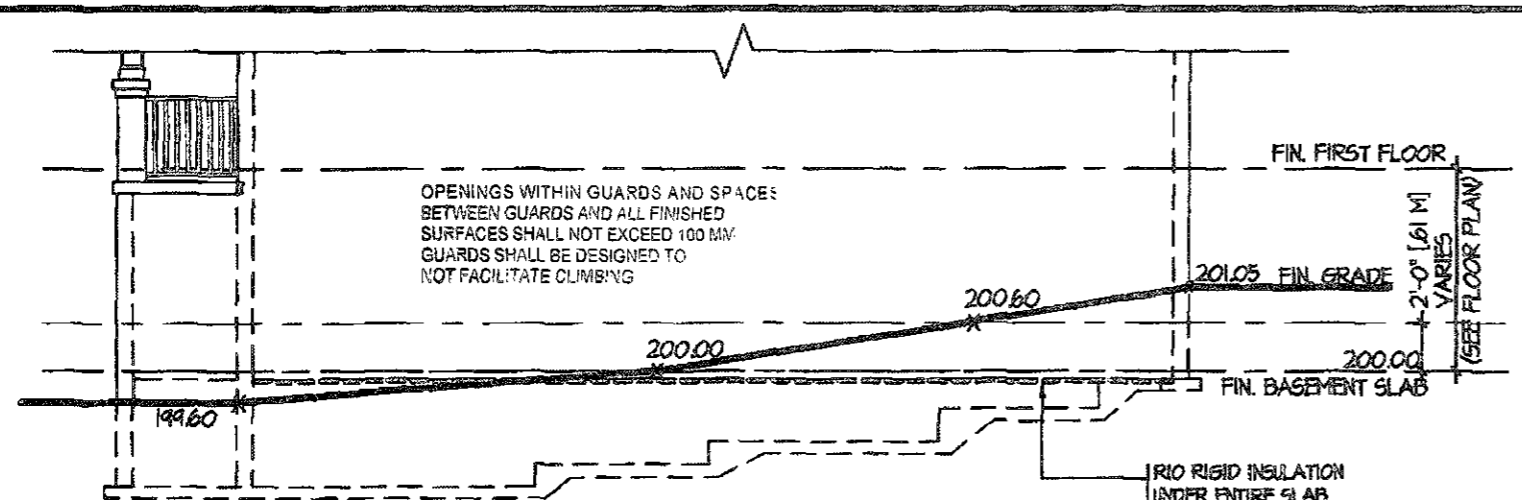
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AREA
PAGE No. 11
PROJECT 00-00-00

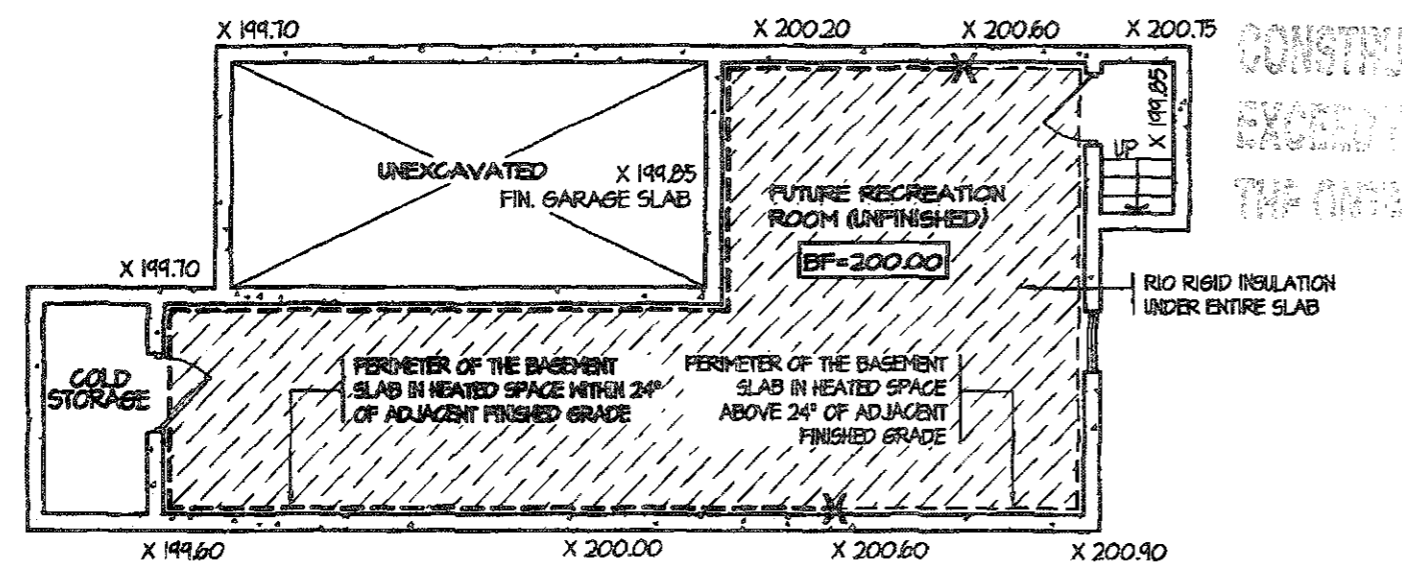
Greenpark.

PROJECT NAME
STANDARD DETAILS
LAMBERTS LANE II

1:35-24-R33 MASTHEAD DETAIL SIB P.M.I.T. S.P. ENERGY STAR/ENERGY STAR FINISH 11. STUCCATO BOARD FINISH ENERGY STAR FINISH



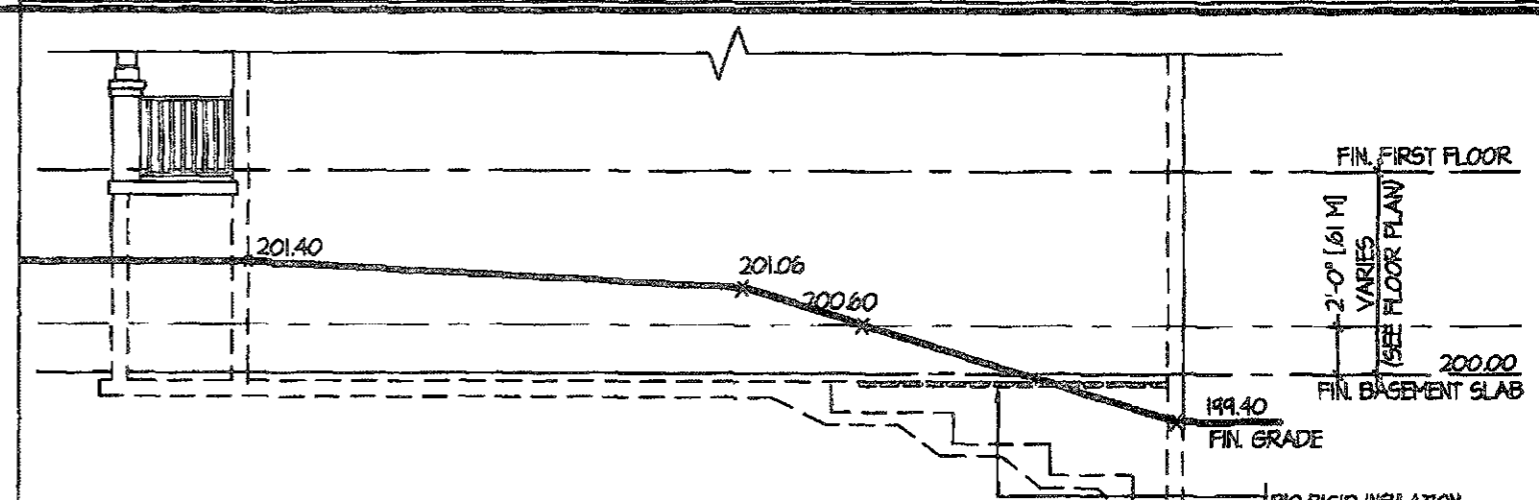
TYPICAL RIGHT SIDE ELEVATION



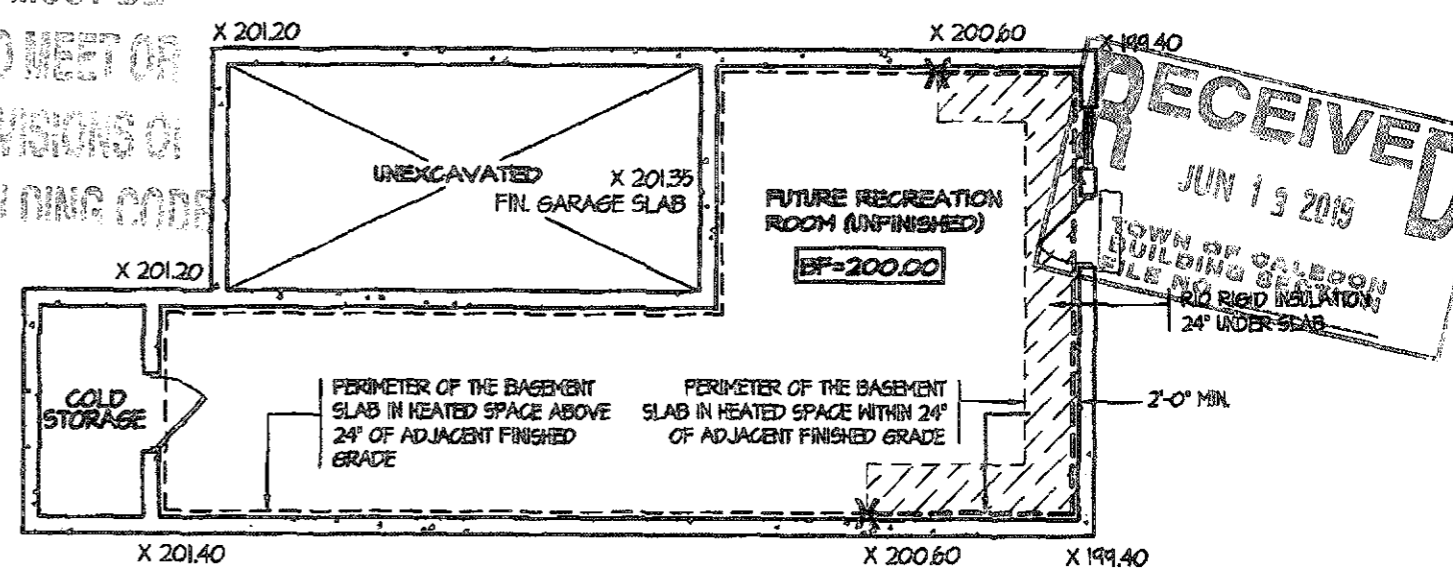
TYPICAL BASEMENT PLAN

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



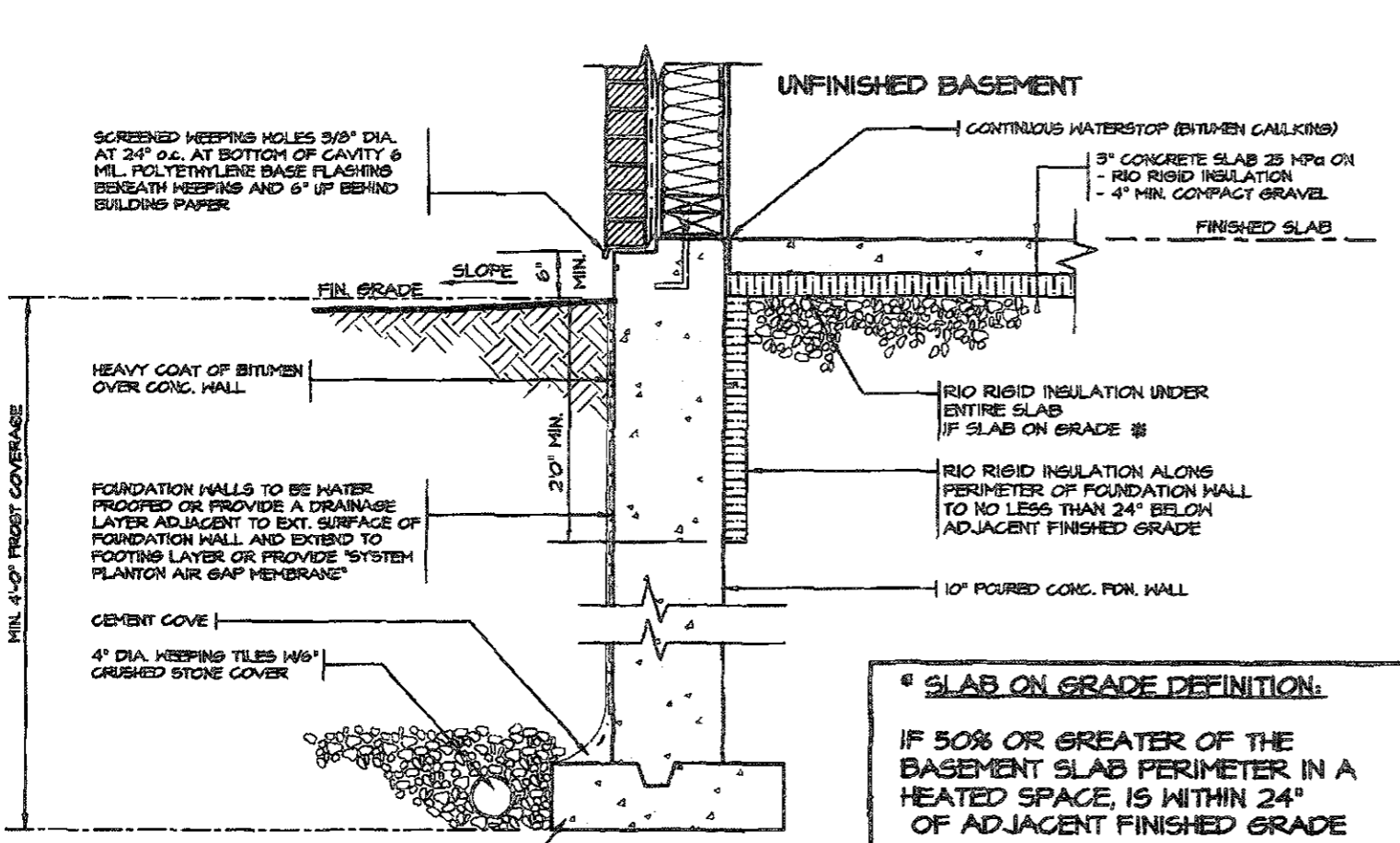
TYPICAL RIGHT SIDE ELEVATION



TYPICAL BASEMENT PLAN

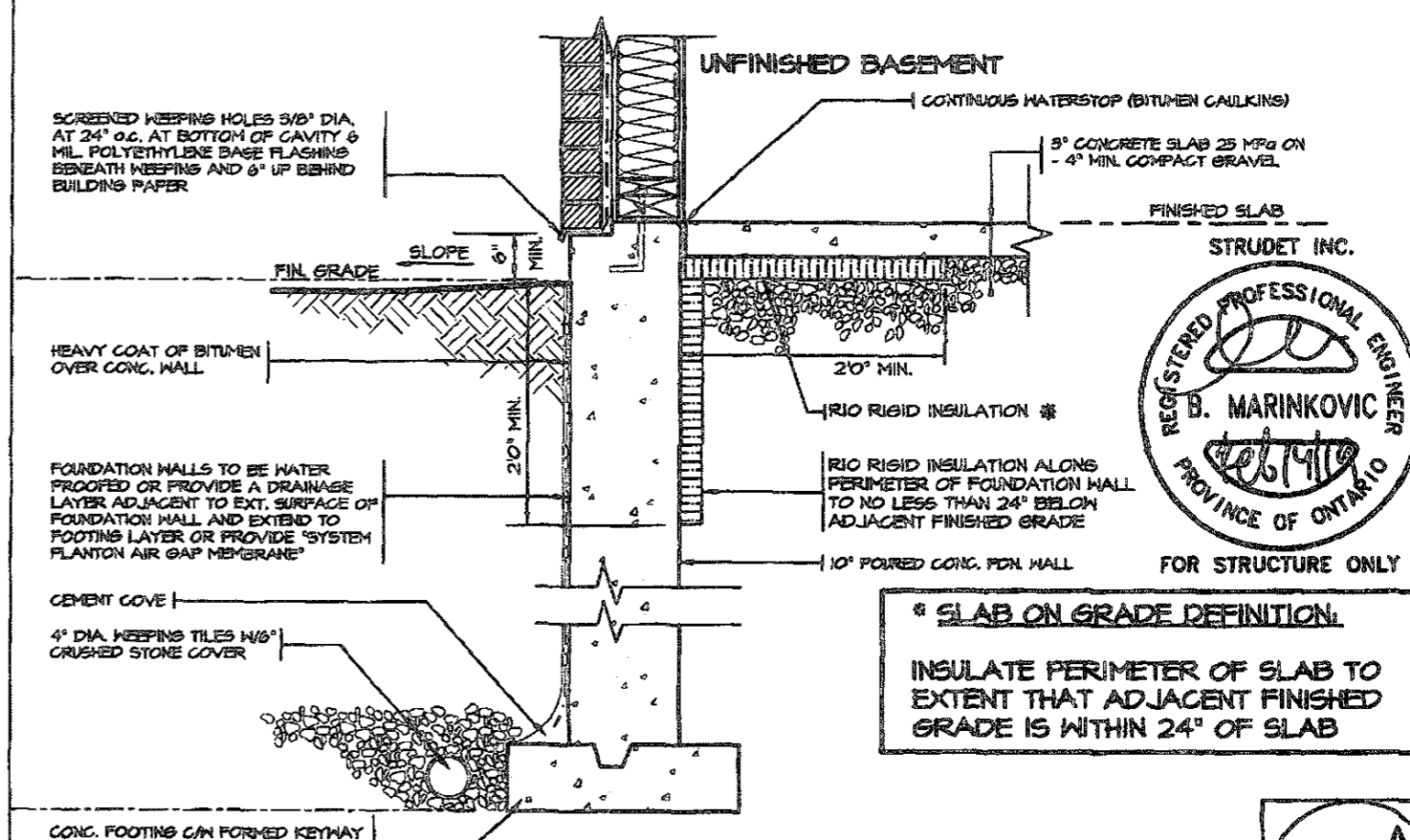
WALK OUT BASEMENT CONDITION

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



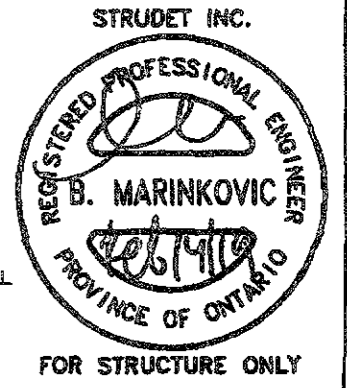
SLAB ON GRADE

SLAB ON GRADE DEFINITION:
 IF 50% OR GREATER OF THE BASEMENT SLAB PERIMETER IN A HEATED SPACE, IS WITHIN 24\"/>



WALK OUT BASEMENT

SLAB ON GRADE DEFINITION:
 INSULATE PERIMETER OF SLAB TO EXTENT THAT ADJACENT FINISHED GRADE IS WITHIN 24\"/>



NO.	REVISIONS	DATE
5.		
4.		
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 VIKAS GAJJAR
 NAME SIGNATURE
 28770
 BCIN

REGION DESIGN INC.
 8700 DUFFERIN ST.
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 F (905) 860-0746

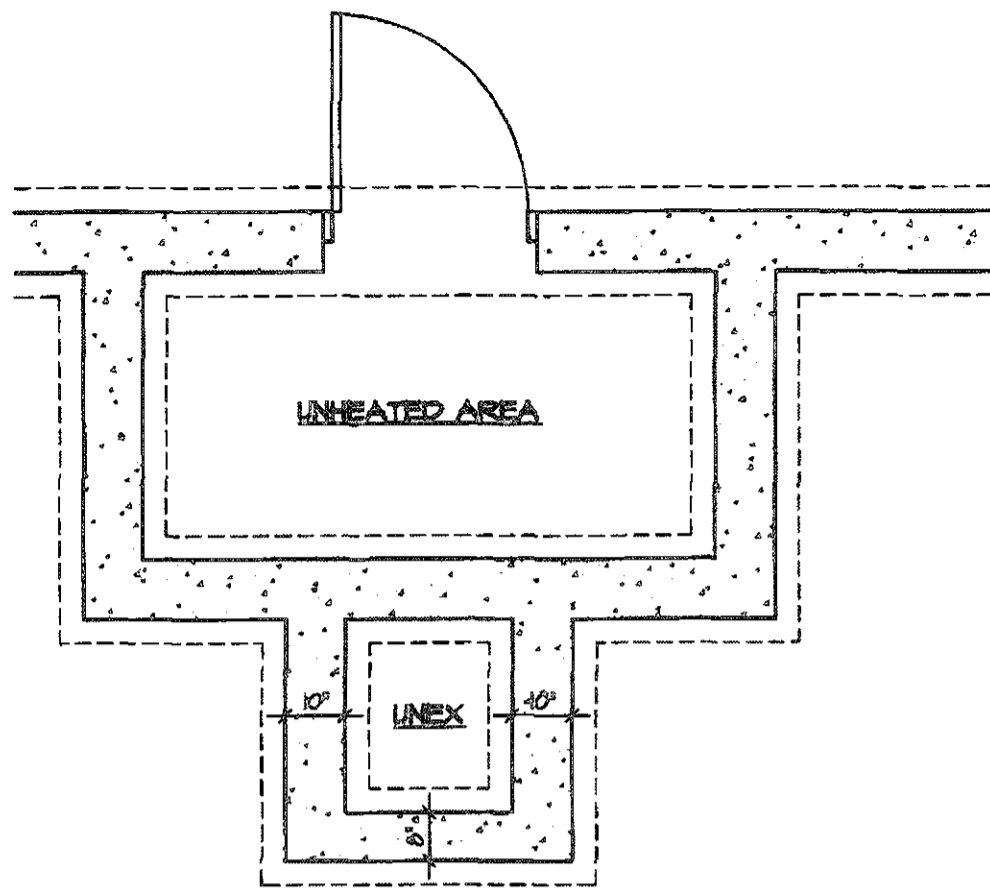


SHEET TITLE
SLAB ON GRADE WALKOUT BASEMENT
 SCALE N.T.S.
 DATE FEB 2019
 BY
 TYPE

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.
 AREA
 PROJECT 00-00-00
 PAGE No. 12

Greenpark
 PROJECT NAME
STANDARD DETAILS LAMBERTS LANE II

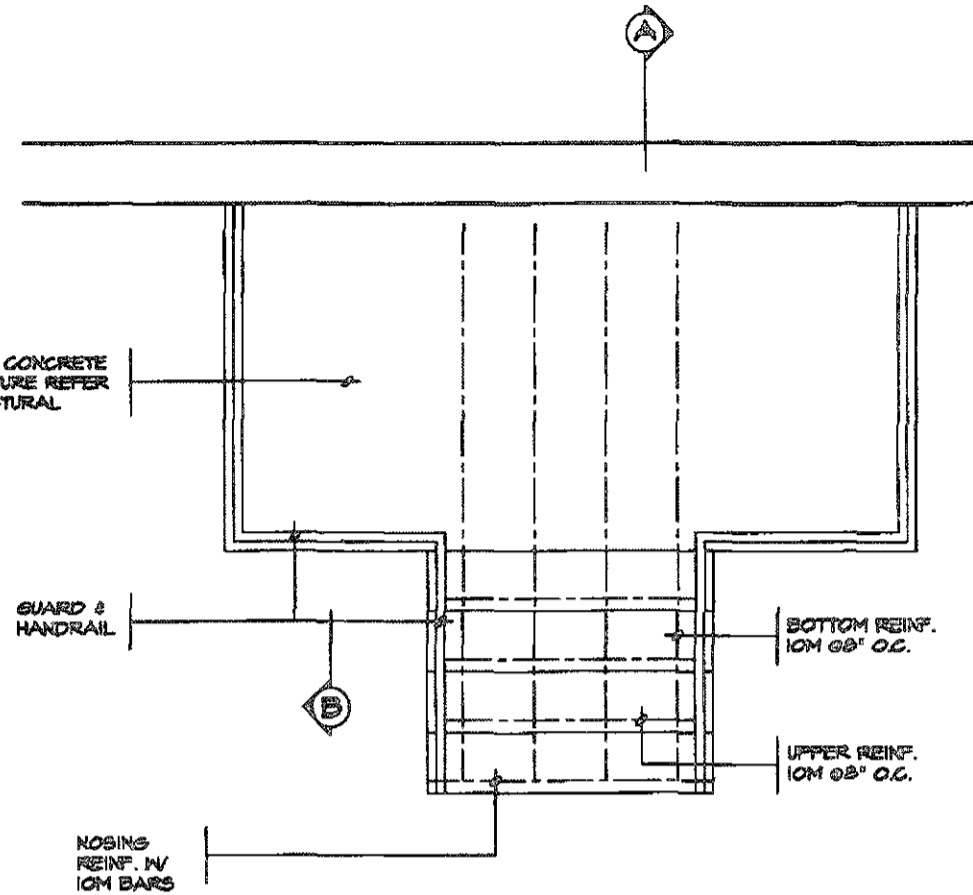
1:47:07 PM STANDARD DETAIL SUB E.R.M.I.T. S.F. ENERGY STAR 016 / LAMBERTS LANE II - 04/19/19 - 10:41 AM '19 - 10:41 AM '19 - 10:41 AM '19 - 10:41 AM '19



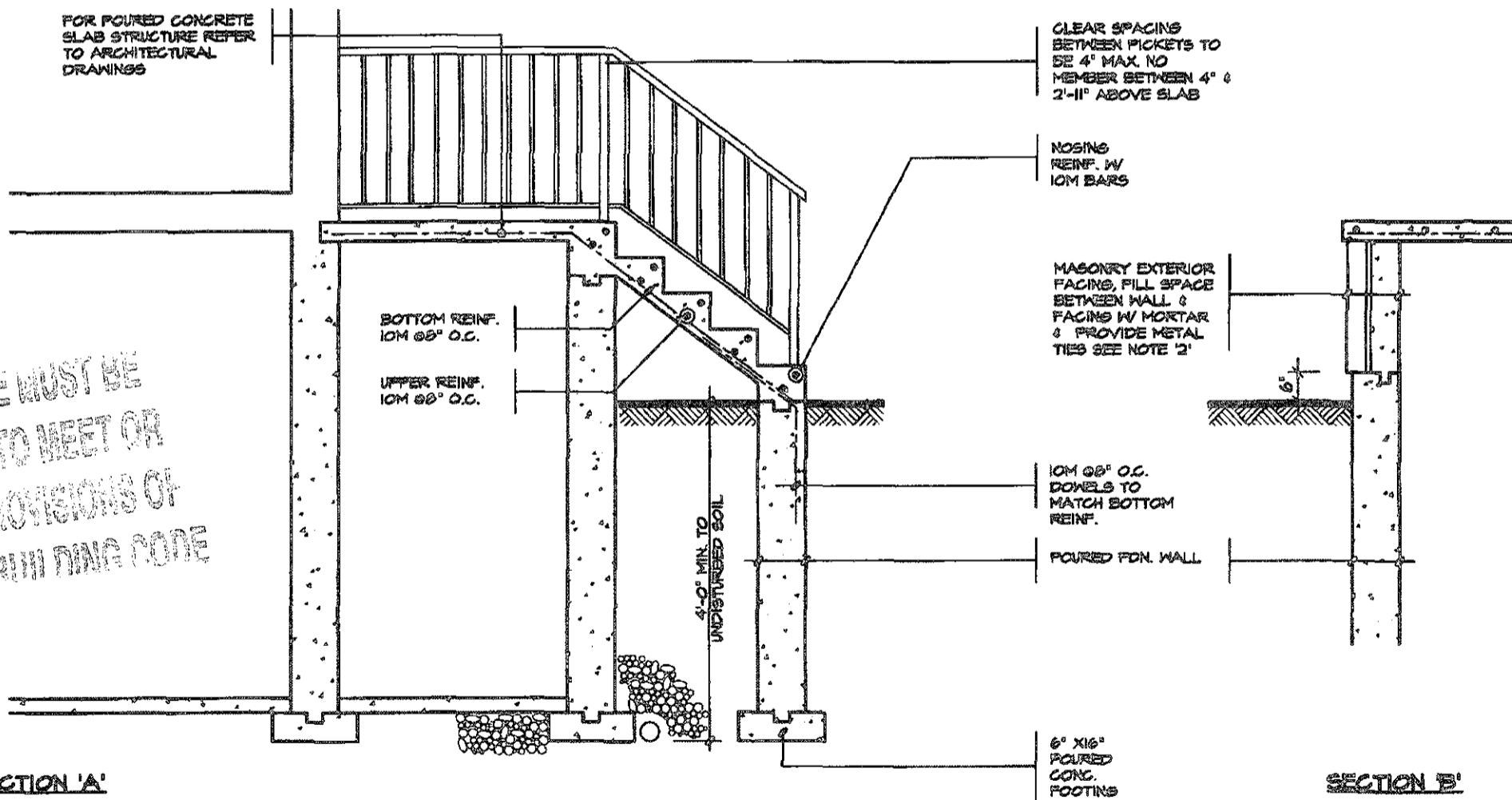
FOUNDATION PLAN

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

FOR POURED CONCRETE SLAB STRUCTURE REFER TO ARCHITECTURAL DRAWINGS



GROUND FLOOR PLAN



SECTION 'A'

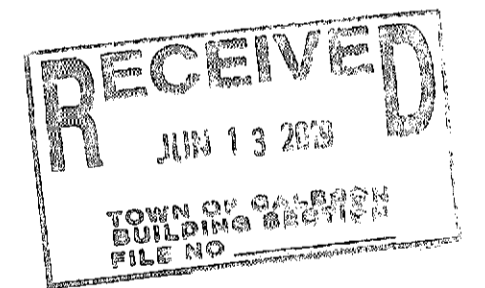
SECTION 'B'

NOTE: FOR MORE THAN 8 RISERS

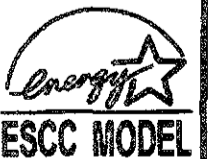
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GENERAL NOTES

- EXTERIOR STAIRS**
1 7/8" RISE MAXIMUM
9 1/4" RUN MINIMUM
9 1/4" TREAD MINIMUM
- MASONRY TIES**
WHEN BRICK FACING IS USED ABOVE GROUND LEVEL, PROVIDE 3/16" DIA. CORROSION RESISTANT METAL TIES @ 36" HORIZONTAL & 3" VERTICAL
- GUARDS**
ARE REQUIRED AROUND CONCRETE SLAB IF MORE THAN 2'-0" ABOVE GRADE & ON BOTH SIDES OF STAIRS CONTAINING MORE THAN 6 RISERS. MINIMUM 31" HIGH FOR STAIRS MINIMUM 56" HIGH FOR PORCHES UP TO 5'-11" ABOVE GRADE. MINIMUM 42" HIGH FOR GREATER HTS.
- HANDRAIL**
ARE REQUIRED WHERE STEPS HAVE MORE THAN 3 RISERS. HANDRAIL HEIGHT 31" - 36"
- FOUNDATION WALLS**
THICKNESS OF FOUNDATION WALLS IS DEPENDANT UPON VEEKER CUT @ FOR UP TO 26" VEEKER CUT HEIGHT 10" FOR VEEKER CUT OVER 26" HIGH
- CONCRETE**
MINIMUM CONCRETE STRENGTH SHALL BE 4050 PSI (28MPa) W/ 33-25 AIR ENTRAINMENT MINIMUM CONCRETE SLAB THICKNESS 5"
- CONCRETE COVER**
PROVIDE MINIMUM 3/4" CLEAR CONCRETE COVER TO REINFORCING BARS



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	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO	REGION DESIGN INC.	SHEET TITLE POURED CONCRETE STAIRS	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.			
4.			P (416) 736-4096 F (905) 660-0748		SCALE 3/8" = 1'-0"	BY _____	AREA _____	PAGE No. 13	
3.			VIKAS GAJJAR NAME SIGNATURE	28770 BCIN		DATE FEB 2019	TYPE _____	PROJECT 00-00-00	PROJECT NAME STANDARD DETAILS LAMBERTS LANE II
2.									
1.	REVISED FROM TRINAR HALL HOMES INC. FEB 2019								
REVISIONS									