

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 PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.
- 3.) ALL BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.
- 4.) LVL BEAMS SHALL BE VERSA-LAM 2.0E (Fb=2800psi MIN.) OR EQUIVALENT. NAIL EACH PLY OF LVL WITH 89mm (3-1/2") LONG COMMON WIRE NAILS @300mm (12") o.c. STAGGERED IN 2 ROWS FOR 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 2mil. POLYETHYLENE FILM, No.50 (45lbs) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

STEEL:

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

REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

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

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

- 1.) REDUCE THE FOUNDATION WALL SILL PLATE ANCHOR BOLT SPACING FROM 2400mm o.c. (7'-10") TO 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"L (90x90x6.0L) + 2-2"x8" SPR. No.2
- WL2 = 4"x3-1/2"x5/16"L (100x90x8.0L) + 2-2"x8" SPR. No.2
- WL3 = 5"x3-1/2"x5/16"L (125x90x8.0L) + 2-2"x10" SPR. No.2
- WL4 = 6"x3-1/2"x3/8"L (150x90x10.0L) + 2-2"x12" SPR. No.2
- WL5 = 6"x4"x3/8"L (150x100x10.0L) + 2-2"x12" SPR. No.2
- WL6 = 5"x3-1/2"x5/16"L (125x90x8.0L) + 2-2"x12" SPR. No.2
- WL7 = 5"x3-1/2"x5/16"L (125x90x8.0L) + 3-2"x10" SPR. No.2
- WL8 = 5"x3-1/2"x5/16"L (125x90x8.0L) + 3-2"x12" SPR. No.2
- WL9 = 6"x4"x3/8"L (150x100x10.0L) + 3-2"x12" SPR. No.2

WOOD LINTELS AND BEAMS

- WB1 = 2-2"x8" SPR. No.2 (2-38x184 SPR. No.2)
- WB2 = 3-2"x8" SPR. No.2 (3-38x184 SPR. No.2)
- WB3 = 2-2"x10" SPR. No.2 (2-38x235 SPR. No.2)
- WB4 = 3-2"x10" SPR. No.2 (3-38x235 SPR. No.2)
- WB5 = 2-2"x12" SPR. No.2 (2-38x286 SPR. No.2)
- WB6 = 3-2"x12" SPR. No.2 (3-38x286 SPR. No.2)
- WB7 = 5-2"x12" SPR. No.2 (5-38x286 SPR. No.2)
- WB11 = 4-2"x10" SPR. No.2 (4-38x235 SPR. No.2)
- WB12 = 4-2"x12" SPR. No.2 (4-38x286 SPR. No.2)

LOOSE STEEL LINTELS

- L1 = 3-1/2"x3-1/2"x1/4"L (90x90x6.0L)
- L2 = 4"x3-1/2"x5/16"L (100x90x8.0L)
- L3 = 5"x3-1/2"x5/16"L (125x90x8.0L)
- L4 = 6"x3-1/2"x3/8"L (150x90x10.0L)
- L5 = 6"x4"x3/8"L (150x100x10.0L)
- L6 = 7"x4"x3/8"L (175x100x10.0L)

LAMINATED VENEER LUMBER (LVL) BEAMS

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

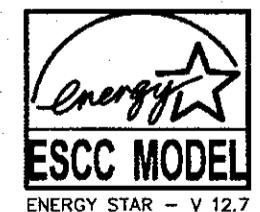
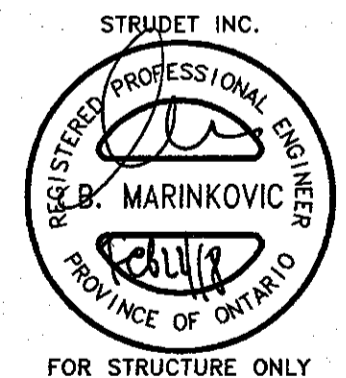
DOOR SCHEDULE

- 1 = 2'-10" x 6'-8" (865x2033) - INSULATED ENTRANCE DOOR
- 1a = 2'-8" x 6'-8" (815x2033) - INSULATED FRONT DOORS
- 2 = 2'-8" x 6'-8" (815x2033) - WOOD & GLASS DOOR
- 3 = 2'-8" x 6'-8" x 1-3/4" (815x2033x45) - EXTERIOR SLAB DOOR
- 4 = 2'-8" x 6'-8" x 1-3/8" (815x2033x35) - INTERIOR SLAB DOOR
- 5 = 2'-8" x 6'-8" x 1-3/8" (860x2033x35) - INTERIOR SLAB DOOR
- 6 = 2'-6" x 6'-8" x 1-3/8" (860x2033x35) - INTERIOR SLAB DOOR
- 7 = 2'-2" x 6'-8" x 1-3/8" (860x2033x35) - INTERIOR SLAB DOOR
- 8 = 1'-6" x 6'-8" x 1-3/8"

LEGEND

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

FEB 22 2018



2012 CODE

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AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

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7		
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2	FEB. 27, 2016	REV. ENERGY STAR VERSION AND DECK DETAIL. ISSUED TO CLIENT
1	FEB. 8, 2016	PREPARED TO ENERGY STAR & ISSUED TO CLIENT
No:	DATE:	WORK DESCRIPTION:

Walter Botter *Walter Botter* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

jardin design group inc. 27763
FIRM NAME BCIN

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

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

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VAUGHAN ONT. L4K 3P3
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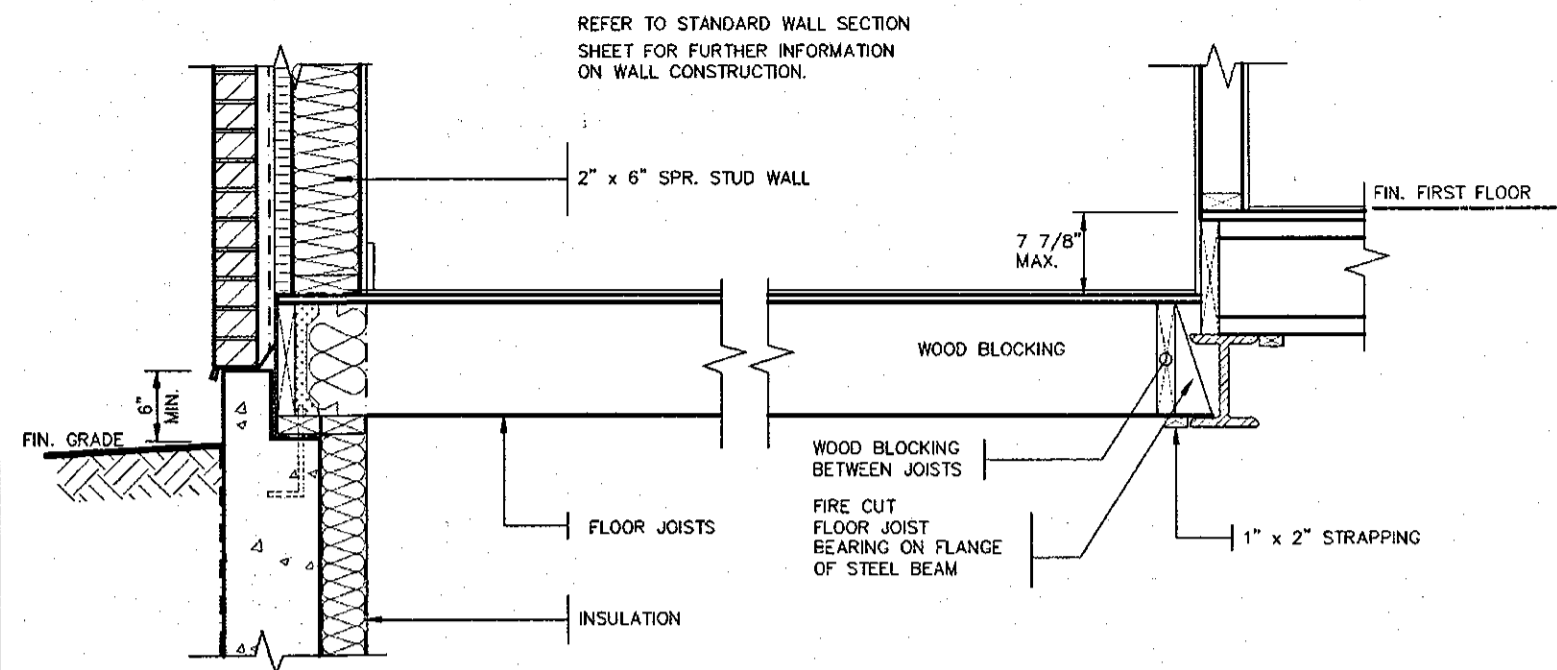
GENERAL NOTES

SECONDO VALES ESTATES
TOWN OF EAST GWILLIMBURY

MODEL NAME
T

SCALE: N.T.S.

PROJ. No. 17-41
DWG. No. 2



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

2" x 6" SPR. STUD WALL

7 7/8" MAX.

FIN. FIRST FLOOR

WOOD BLOCKING

WOOD BLOCKING BETWEEN JOISTS

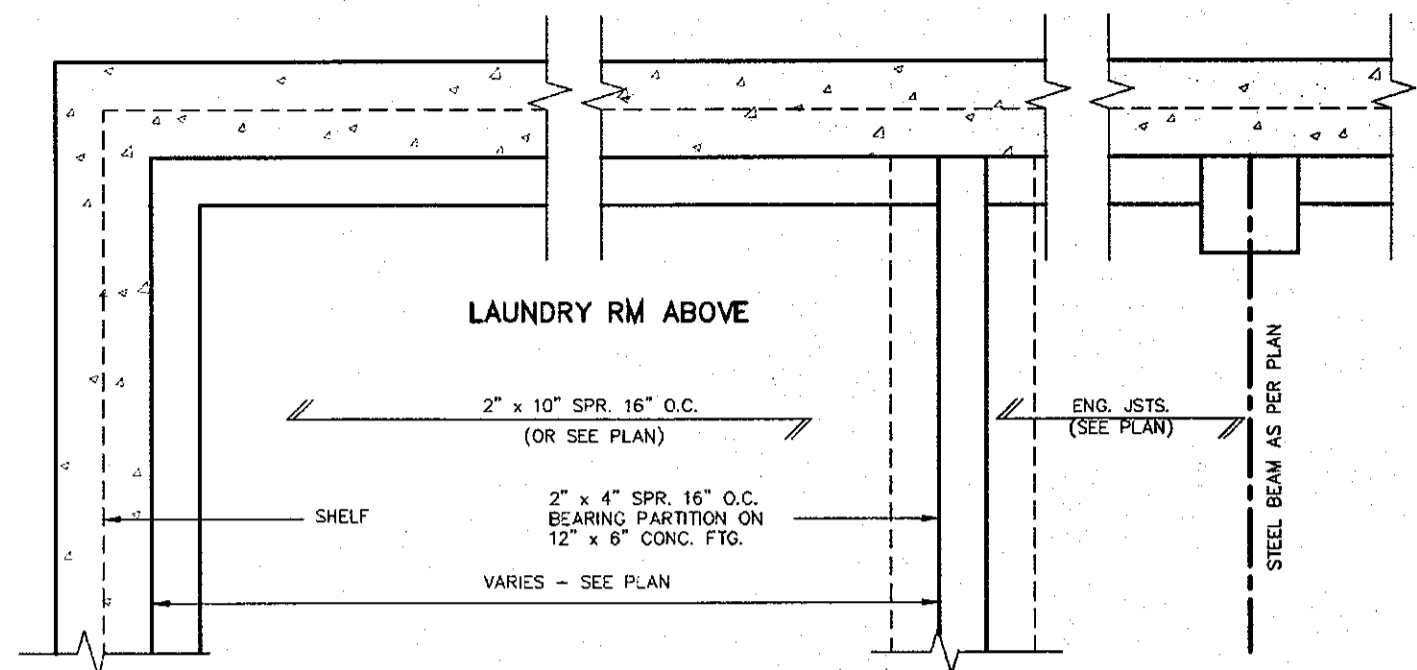
FIRE CUT FLOOR JOIST BEARING ON FLANGE OF STEEL BEAM

1" x 2" STRAPPING

FLOOR JOISTS

INSULATION

DETAIL OF SUNKEN LAUNDRY (ONE RISER)



LAUNDRY RM ABOVE

2" x 10" SPR. 16" O.C. (OR SEE PLAN)

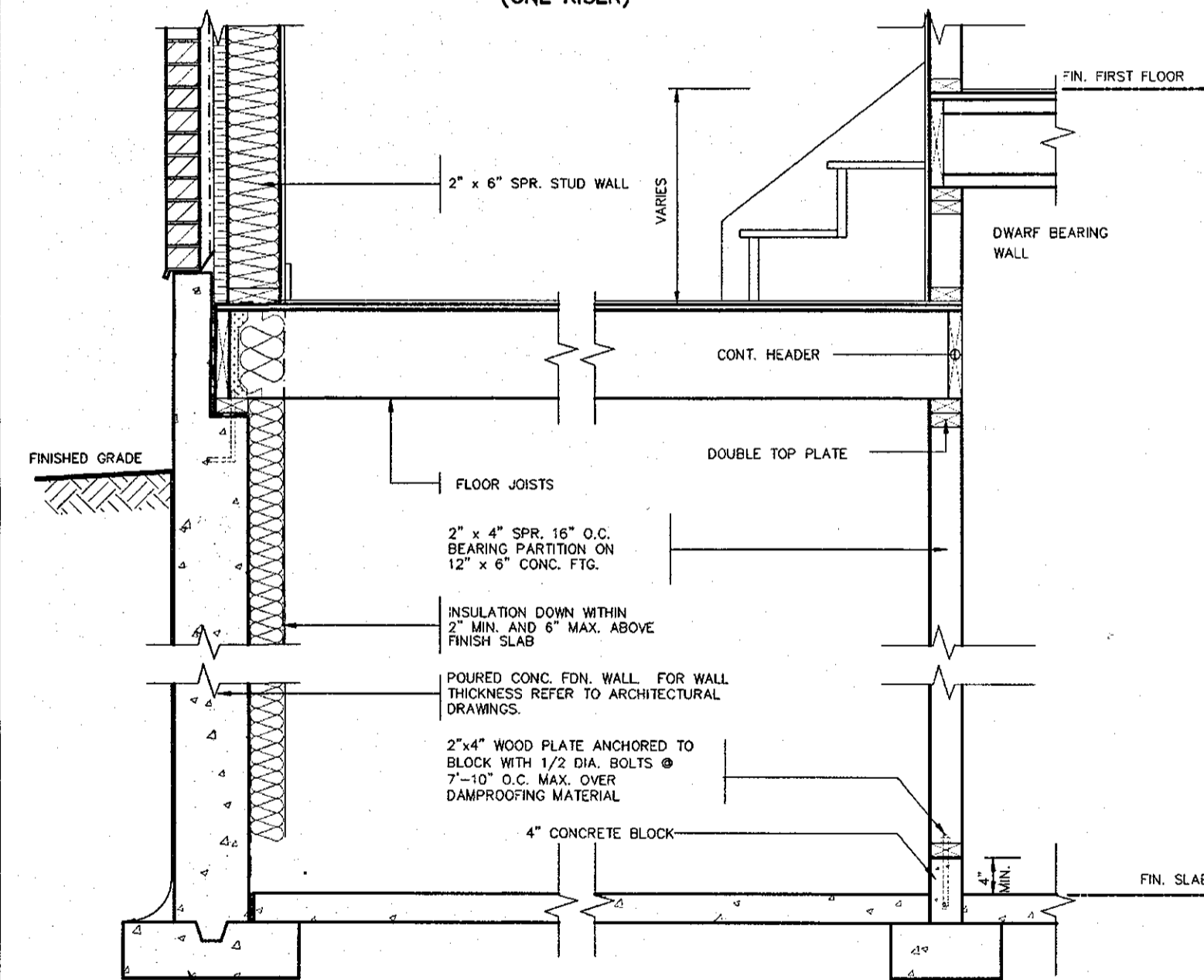
SHELF

2" x 4" SPR. 16" O.C. BEARING PARTITION ON 12" x 6" CONC. FTG.

VARIES - SEE PLAN

ENG. JSTS. (SEE PLAN)

STEEL BEAM AS PER PLAN



2" x 6" SPR. STUD WALL

VARIES

FIN. FIRST FLOOR

DWARF BEARING WALL

CONT. HEADER

DOUBLE TOP PLATE

FLOOR JOISTS

2" x 4" SPR. 16" O.C. BEARING PARTITION ON 12" x 6" CONC. FTG.

INSULATION DOWN WITHIN 2" MIN. AND 6" MAX. ABOVE FINISH SLAB

POURED CONC. FDN. WALL FOR WALL THICKNESS REFER TO ARCHITECTURAL DRAWINGS.

2"x4" WOOD PLATE ANCHORED TO BLOCK WITH 1/2 DIA. BOLTS @ 7"-10" O.C. MAX. OVER DAMPROOFING MATERIAL

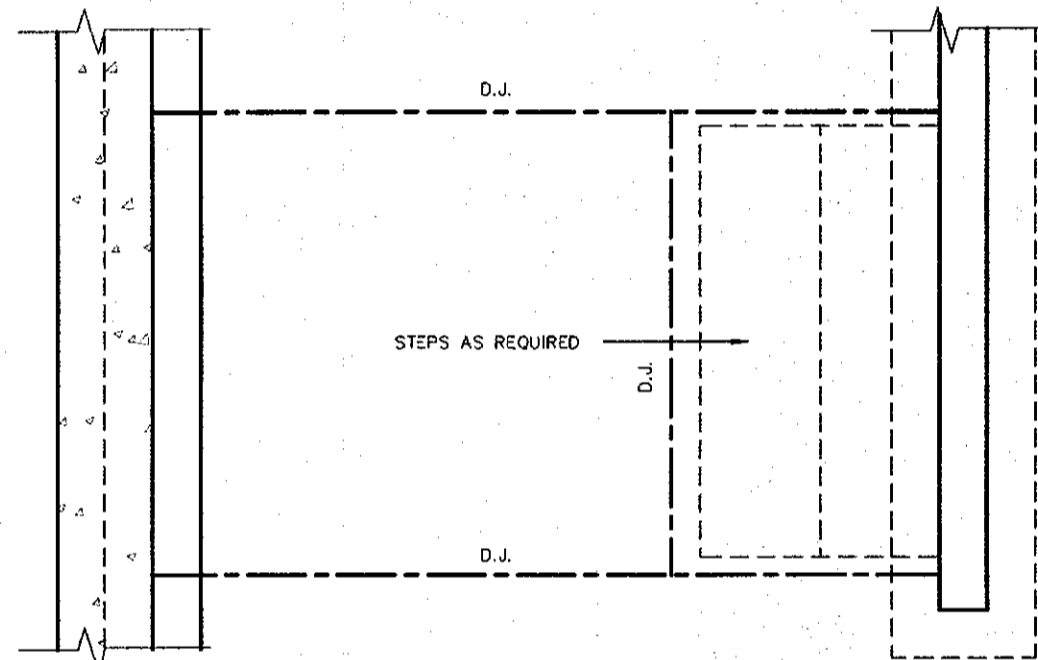
4" CONCRETE BLOCK

4" MIN.

FIN. SLAB

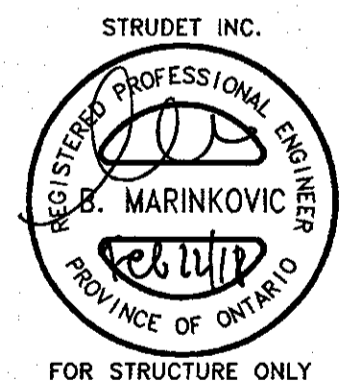
CONC. FOOTING C/W FORMED KEYWAY ON NATURAL UNDISTURBED SOIL. FOR SIZES SEE ARCHITECTURAL DRAWINGS.

DETAIL OF SUNKEN LAUNDRY (MORE THAN ONE RISER)

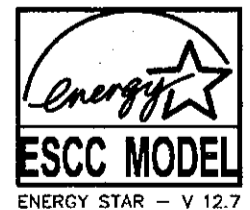


PARTIAL PLAN

FEB 22 2018



2012 CODE



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Walter Botter	21031
NAME	SIGNATURE BCIN
REGISTRATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.4 of the building code	
jardin design group inc.	27763
FIRM NAME	BCIN

Walter Botter

21031

NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

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SUNKEN LAUNDRY

SECONDO VALES ESTATES
TOWN OF EAST GWILLIMBURY

MODEL NAME
T

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

PROJ. No. DWG. No.
16-24 3

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 3/8" PLYWOOD SHEATHING USE 'H' CLIPS FOR TRUSSES

STARTER STRIP OF ROOF SHINGLES REQUIRED

2"x5" 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" (13mm) DRYWALL FINISH OVER CONT. 6 MIL. POLY VAPOUR/AIR BARRIER & MIN. R-50 INSULATION

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

2"x6" BOTTOM PLATE

LAP VAPOUR AND AIR BARRIER 4" AND SECURE TO PLATE

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

FINISHED SECOND FLOOR

PARALLEL JOISTS: WOOD BLOCKING AS PER MANUFACTURER

FLOOR JOISTS SEE PLAN

4" FACE BRICK TIED TO STUDS WITH GALVANIZED 7/8" 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-20 BATT INSULATION (TOTAL MIN. R-25) AND 6 MIL. POLY VAPOUR BARRIER

CONTINUOUS HEADER JOIST W/ 2 POUND SPRAY FOAM INSULATION (R-3 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 WEEPING HOLES 3/8" DIA. AT 24" o.c. AT BOTTOM OF CAVITY 6 MIL. POLYETHYLENE BASE FLASHING BENEATH WEEPING AND 6" UP BEHIND BUILDING PAPER

FIN. GRADE

SLOPE 1/4" MIN.

HEAVY COAT OF BITUMEN OVER CONC. WALL

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

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/6" CRUSHED STONE COVER

FIN. SLAB

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

FINISHED SLAB

DETAIL FOR INTERIOR GARAGE WALLS & CEILINGS

1/2" (13mm) 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 PLYWOOD

FINISHED SECOND FLOOR

GARAGE

#15 BUILDING PAPER OVER MIN. R-5 RIGID INSULATION, 2"x6" SPR. STUDS @ 16" o.c. FILLED WITH MIN. R-20 BATT INSULATION (TOTAL MIN. R-25) AND 6 MIL. POLY VAPOUR BARRIER

1/2" GYPSUM BOARD CEILING FINISH

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

DOUBLE TOP PLATE

WALL FLASHING

WEEP HOLES

26" MAX. FOR 8" CONCRETE WALL

FIN. GRADE

SLOPE

PROTECTION REQ'D FOR FRAMING MEMBERS

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

DOVE TAIL TIES @8" o.c. VERT. & 36" o.c. HORIZ.

SOLID MORTAR FILL

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

DETAIL FOR CONCRETE VENEER DROPPED GRADE

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

WALL FLASHING

WEEP HOLES

CAULKING

7-1/2" MAX.

SLOPE

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

3" MIN. BEARING

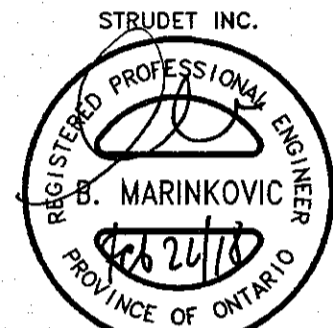
COLD CELLAR

FOUNDATION WALL

R-20 INSULATION

PROTECTION REQ'D FOR FRAMING MEMBERS

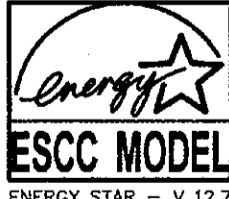
DETAIL FOR COLD CELLAR PORCH SLAB



FOR STRUCTURE ONLY

FEB 22 2018

2012 CODE



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<p>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.</p> <p>QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code</p> <p>Walter Botter <i>Walter Botter</i> 21031 NAME SIGNATURE BCIN</p> <p>REGISTRATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.4 of the building code</p> <p>jardin design group inc. 27763 FIRM NAME BCIN</p>	

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jardin
DESIGN GROUP INC.

2 STOREY WALL SECTION	
2"x6" BRICK VENEER	
SECONDO VALES ESTATES	
TOWN OF EAST GWILLIMBURY	
MODEL NAME	T
SCALE:	AS NOTED
PROJ. No.	17-41
DWG. No.	4



DRAWN BY: _____ DRAWING NAME: GENERAL NOTES

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 3/8" PLYWOOD SHEATHING USE 'H' CLIPS FOR TRUSSES

STARTER STRIP OF ROOF SHINGLES REQUIRED

2"x5" FASCIA BOARD PREFINISHED METAL GUTTER, FASCIA AND VENTED SOFFIT

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

MESH BACKWRAPPED

- FIN. COAT OF EXTERIOR ACRYLIC STUCCO
- FIBER MESH EMBEDDED IN PREP COAT
- INSULATION BOARD, (MIN. R5) W/ GEOMETRICALLY DEFINED DRAINAGE CAVITY HAVING A MIN. CAVITY DEPTH OF 1/4"
- AIR/MOISTURE BARRIER
- 7/16" EXTERIOR GRADE OSB SHEATHING
- 2" X 6" STUDS
- MIN. R-20 BATT INSULATION
- CONT. VAPOUR / AIR BARRIER
- 1/2" DRYWALL

(EIFS APPROVED SYSTEM. ALL MATERIALS AND SYSTEMS SHALL CONFORM TO CAN/ULC-S716.1)

BAFFLES AS REQUIRED FOR ROOF VENTILATION

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

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

TOP OF WOOD PLATE

1/2" (13mm) DRYWALL FINISH OVER CONT. 6 MIL. POLY VAPOUR/AIR BARRIER & MIN. R-50 INSULATION

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

2"x6" BOTTOM PLATE

LAP VAPOUR AND AIR BARRIER 4" AND SECURE TO PLATE

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

FINISHED SECOND FLOOR

PARALLEL JOISTS: WOOD BLOCKING AS PER MANUFACTURER

FLOOR JOISTS SEE PLAN

1/2" GYPSUM BOARD CEILING FINISH

SINGLE CONT. TIMBERSTRAND

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

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

SINGLE CONT. TIMBERSTRAND

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

FINISHED FIRST FLOOR

CONCRETE SILL
CONTINUOUS HEADER JOIST W/ 2 POUND SPRAY FOAM INSULATION (R-3 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 WEEPING HOLES 3/8" DIA. AT 24" o.c. AT BOTTOM OF CAVITY 6 MIL. POLYETHYLENE BASE FLASHING BENEATH WEEPING AND 6" UP BEHIND BUILDING PAPER

FIN. GRADE

HEAVY COAT OF BITUMEN OVER CONC. WALL

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

CEMENT COVE

4" DIA. WEEPING TILES W/ 6" 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



WOOD SHEATHING

AIR/MOISTURE BARRIER

FIBRE MESH EMBEDDED IN PREP COAT

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

STARTER MESH (BACKWRAPPED)

CAULK WITH BEAD VENT

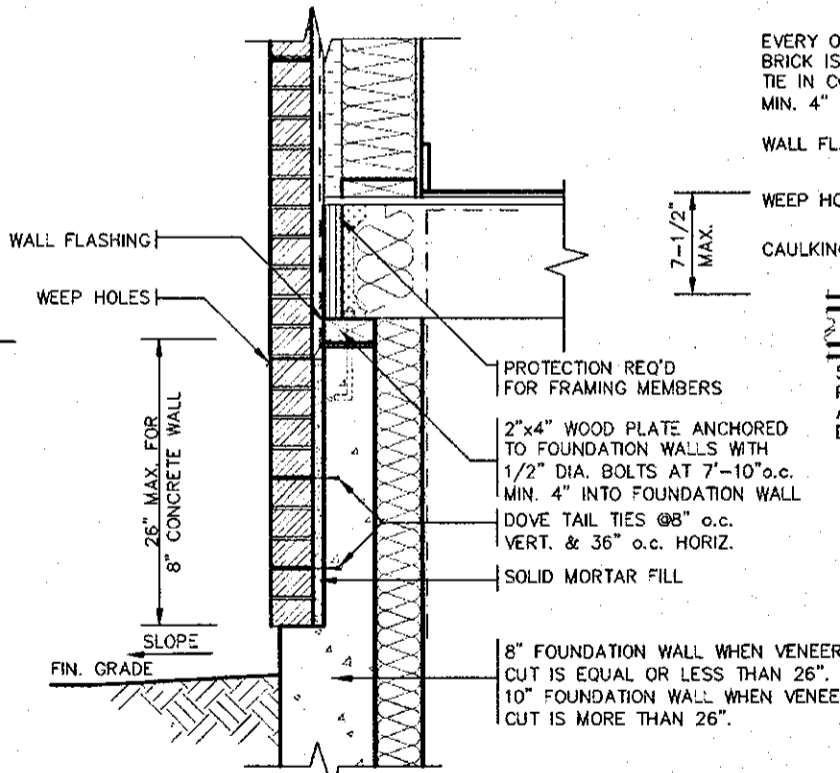
FLASHING

CONCRETE SILL

MASONRY CLADDING AS PER ELEVATION

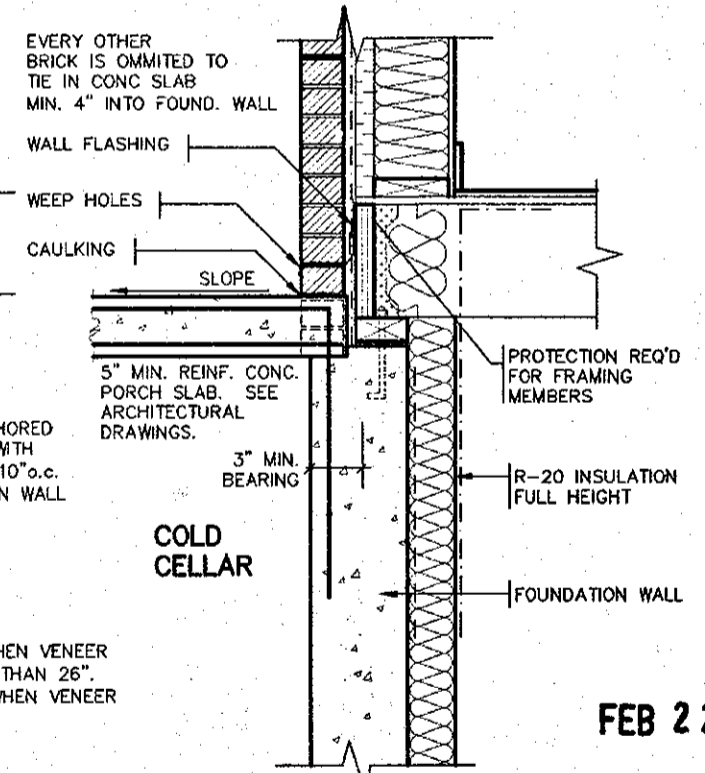
A. TERMINATION AT MASONRY CLADDING WITH SEALANT I

1 1/2" = 1'0"



DETAIL FOR CONCRETE VENEER DROPPED GRADE

3/4" = 1'0"

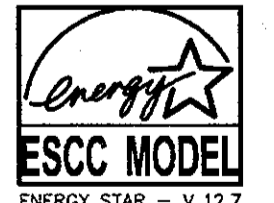


DETAIL FOR COLD CELLAR PORCH SLAB

3/4" = 1'0"

FEB 22 2018

2012 CODE



7		
6		
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4		
3		
2	FEB. 27, 2016	REV. ENERGY STAR VERSION AND DECK DETAIL. ISSUED TO CLIENT
1	FEB. 8, 2016	PREPARED TO ENERGY STAR & ISSUED TO CLIENT

No.	DATE:	WORK DESCRIPTION:
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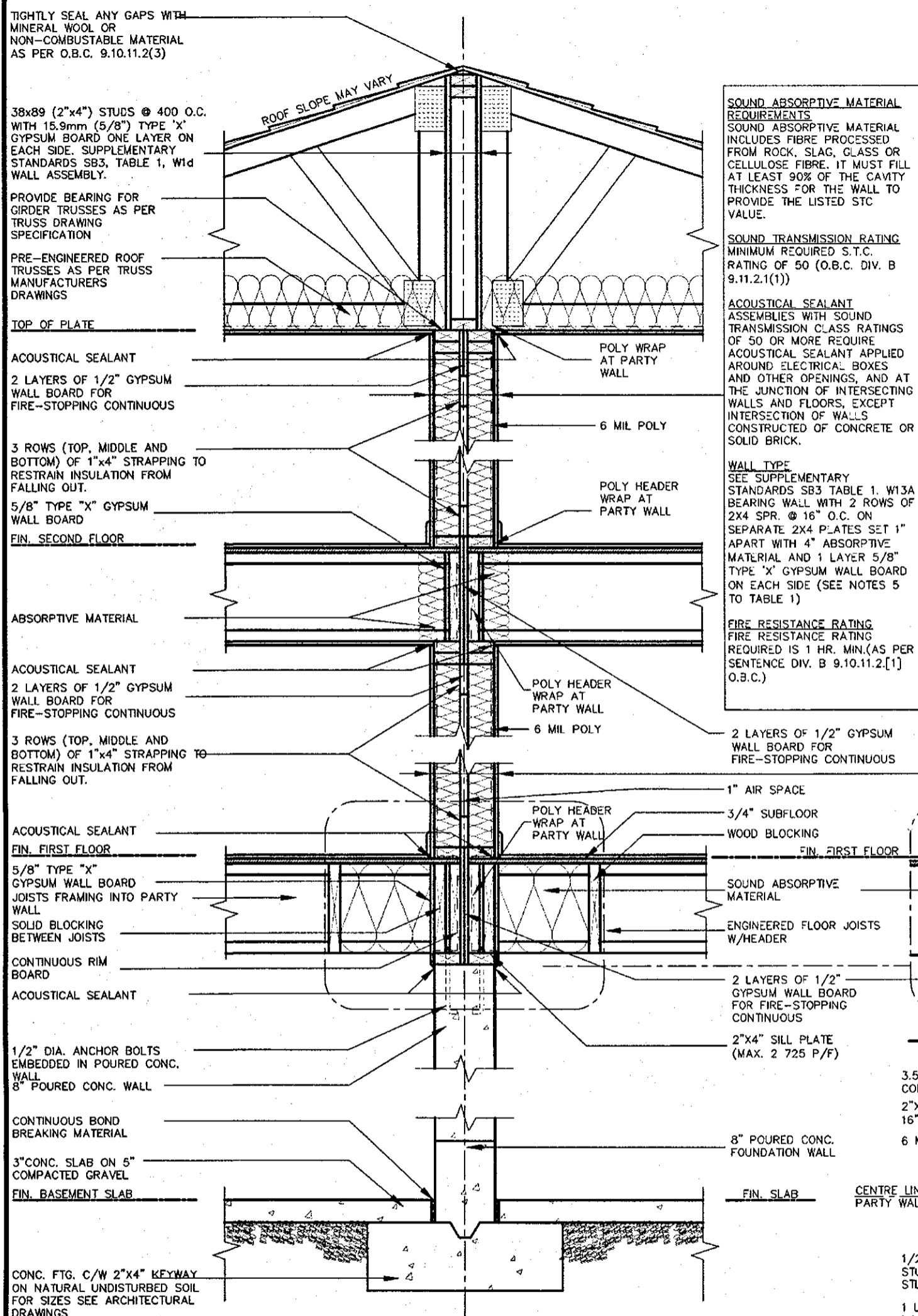
Walter Botter *Walter Botter* 21031
NAME SIGNATURE BCIN

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jardin design group inc. 27763
FIRM NAME BCIN

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
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2 STOREY WALL SECTION 2"x6" STUCCO WALL	
SECONDO VALES ESTATES TOWN OF EAST GWILLIMBURY	
MODEL NAME T	SCALE: AS NOTED
PROJ. No. 17-41	DWG. No. 4-1



**WOOD FRAME PARTY WALL
TRUSSES PERPENDICULAR TO PARTY WALL**

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

38x89 (2"x4") STUDS @ 400 O.C. WITH 15.9mm (5/8") TYPE 'X' GYPSUM BOARD ONE LAYER ON EACH SIDE. SUPPLEMENTARY STANDARDS SB3, TABLE 1, W1d WALL ASSEMBLY.

PROVIDE BEARING FOR GIRDER TRUSSES AS PER TRUSS DRAWING SPECIFICATION

PRE-ENGINEERED ROOF TRUSSES AS PER TRUSS MANUFACTURERS DRAWINGS

TOP OF PLATE

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.

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

No.	DATE	WORK DESCRIPTION
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6		
5	MAY 18, 2017	REMOVED R3.6 ZIP BOARD INSUL & ADDED R5 RIGID INSUL.
4	FEB. 28, 2016	REV. EXT. WALL TO R3.6 ZIP BOARD INSUL.; REV. PARTY AND FIRE WALL WITH POLY WRAP; ISSUED TO CLIENT
3		
2	FEB. 27, 2015	REV. ENERGY STAR VERSION AND DECK DETAIL. ISSUED TO CLIENT
1	FEB. 8, 2016	PREPARED TO ENERGY STAR & ISSUED TO CLIENT

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SOUND ABSORPTIVE 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. B 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 SB3 TABLE 1, W13A BEARING WALL WITH 2 ROWS OF 2X4 SPR. @ 16" O.C. ON SEPARATE 2X4 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. B 9.10.11.2.1] O.B.C.)

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

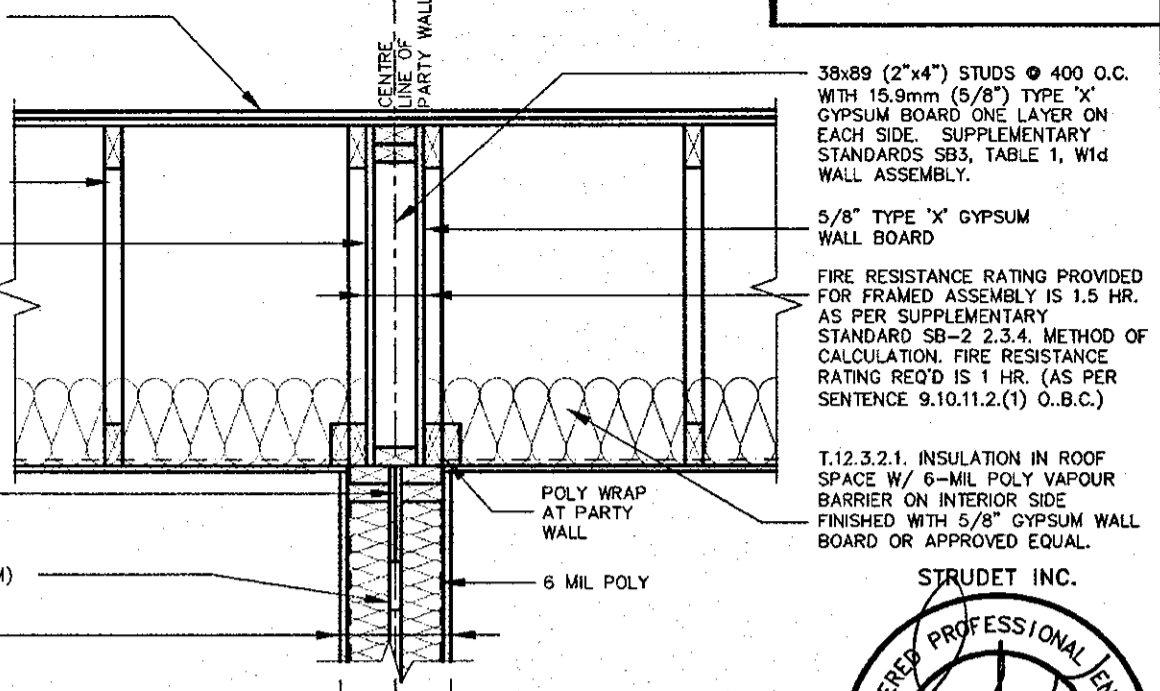
PER-ENGINEERED ROOF TRUSSES BY TRUSS MFG. @ 24" O.C.

5/8" TYPE 'X' GYPSUM WALL BOARD

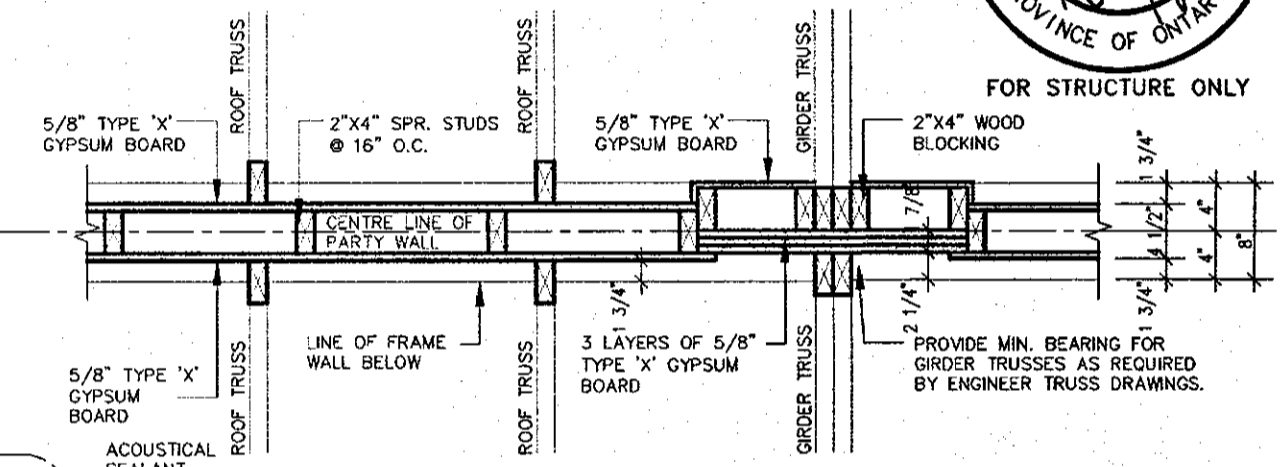
TOP OF PLATE

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

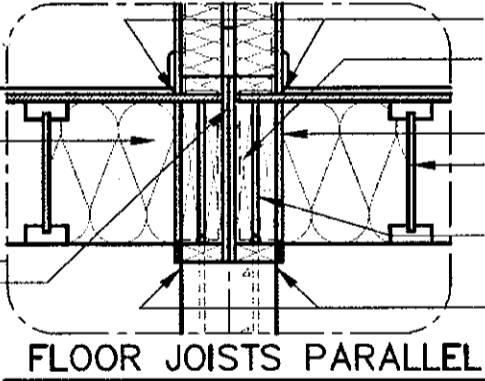
3 ROWS (TOP, MIDDLE AND BOTTOM) OF 1"x4" STRAPPING TO RESTRAIN INSULATION FROM FALLING OUT.



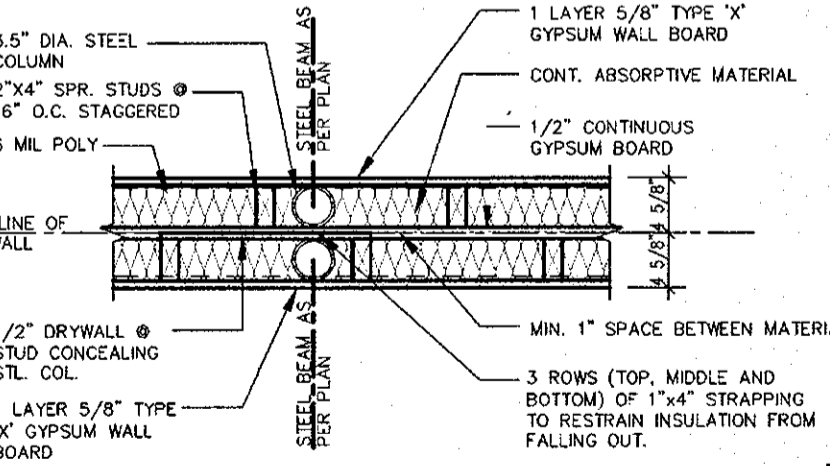
**SECTION @ FIRE SEPARATION IN ROOF SPACE
TRUSSES PARALLEL TO PARTY WALL**



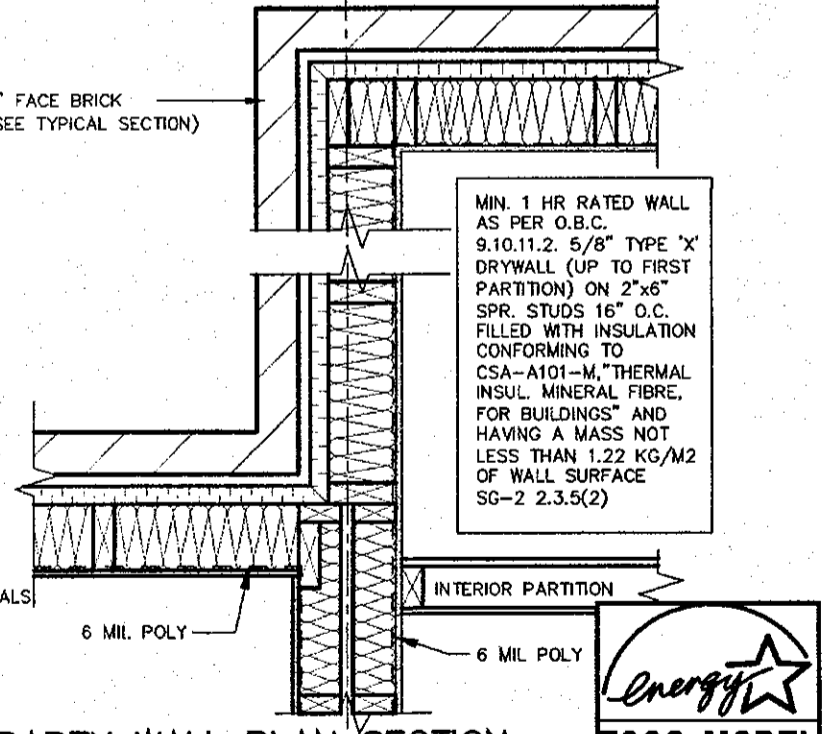
**PLAN OF FIRE SEPARATION IN ROOF SPACE
TRUSSES PERPENDICULAR TO PARTY WALL**



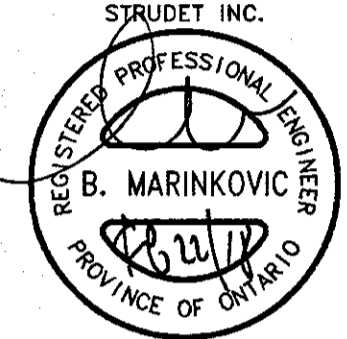
FLOOR JOISTS PARALLEL



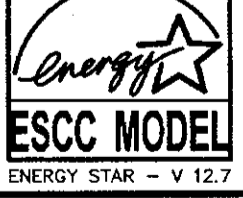
PLAN OF PARTY WALL IN GARAGE



**PARTY WALL PLAN SECTION
2012 CODE**



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FEB 22 2018

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Walter Botter *Walter Botter* 21037
NAME SIGNATURE BCIN

REGISTRATION INFORMATION:
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jardin design group inc. 27763
FIRM NAME BCIN

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

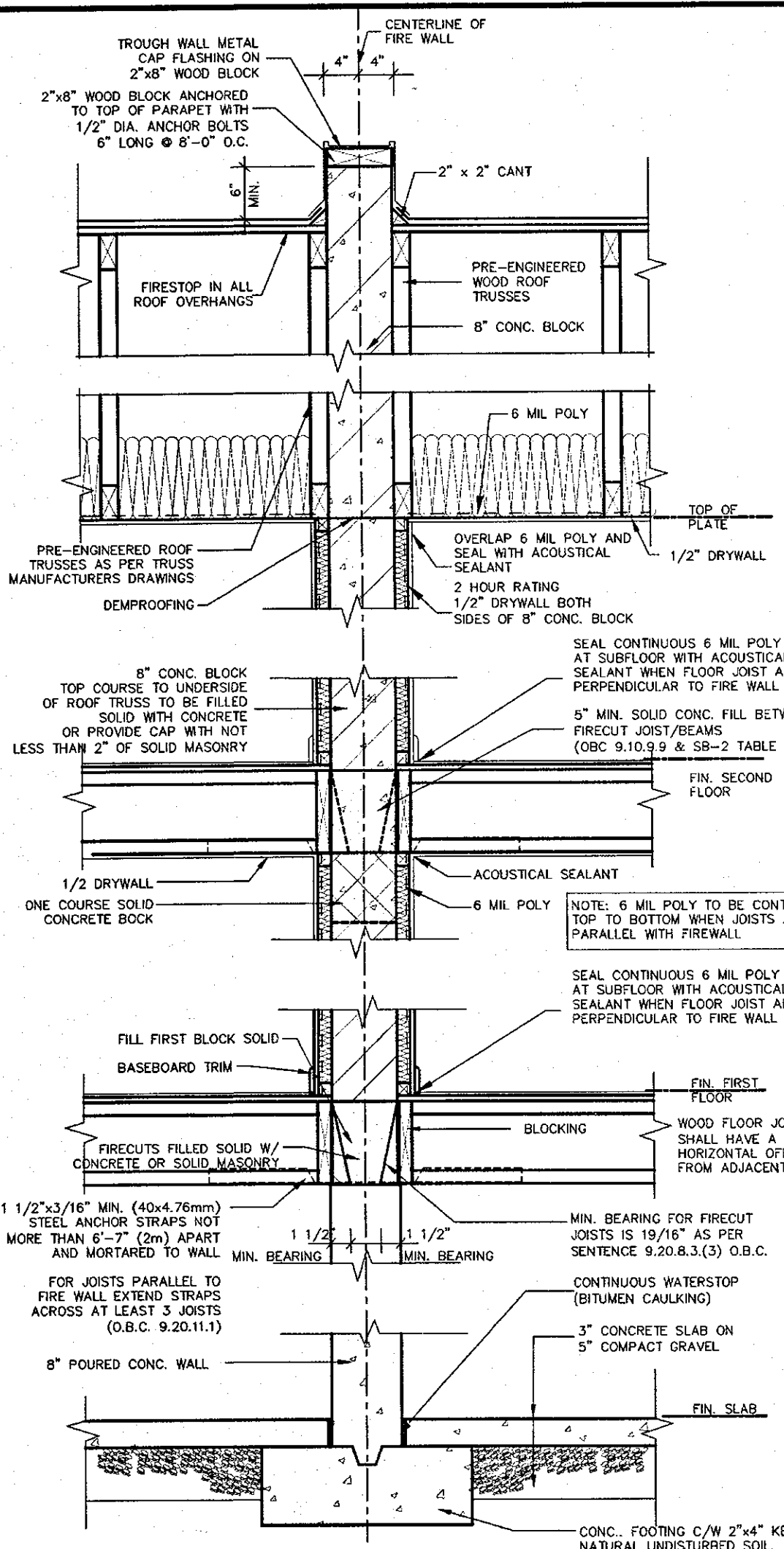
WOOD PARTY WALL

SECONDO VALES ESTATES
TOWN OF EAST GWILLIMBURY

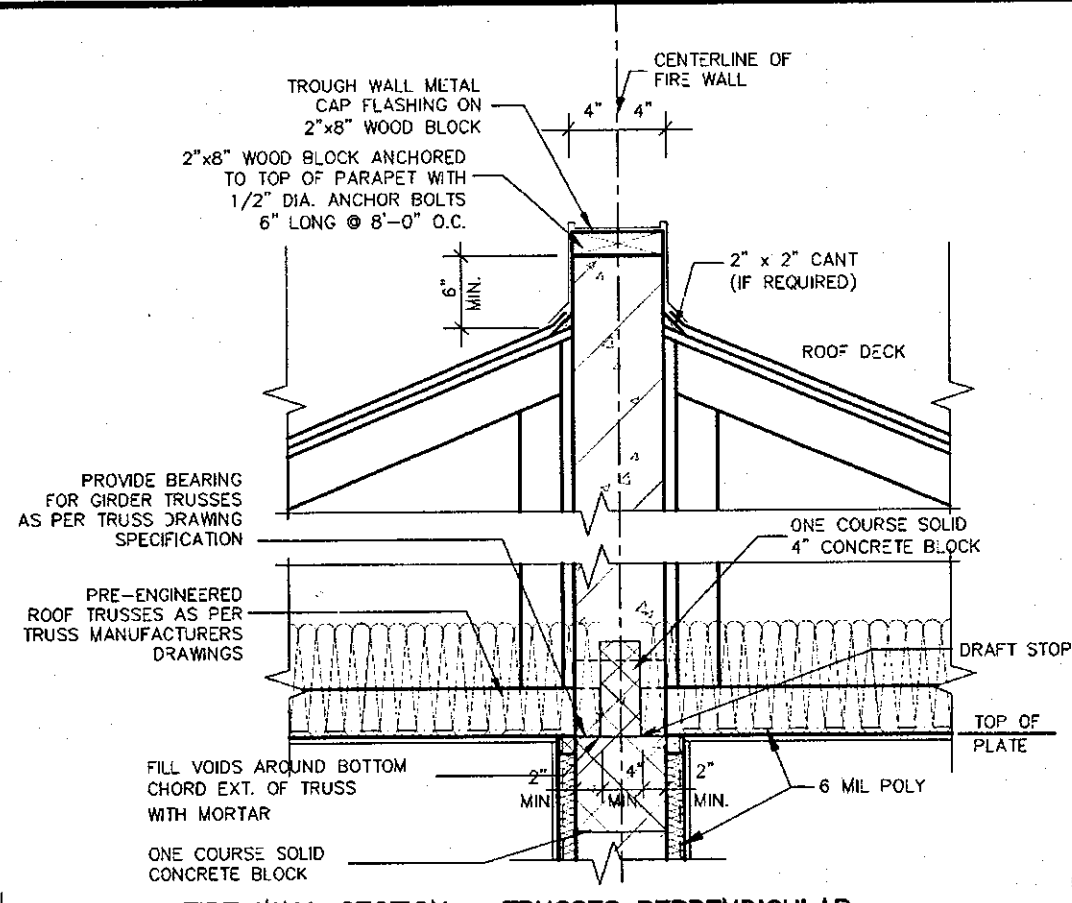
MODEL NAME
T

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

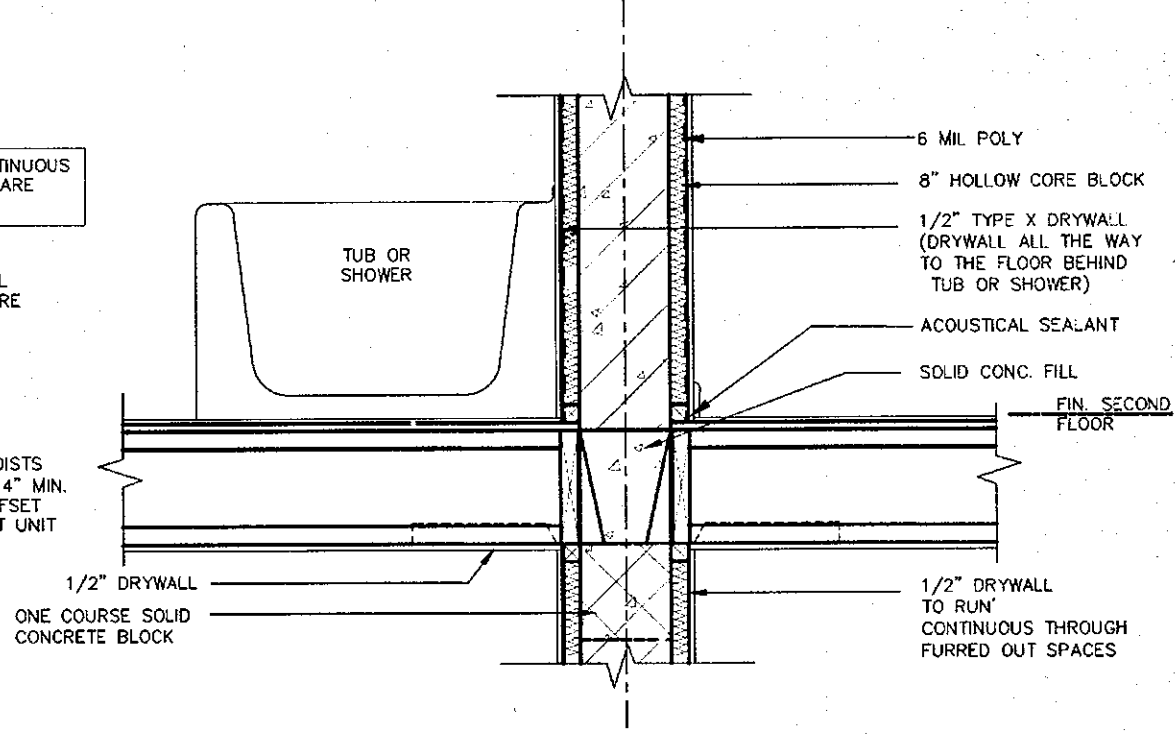
PROJ. No. 17-41
DWG. No. 4-2



**TYPE. 2 STOREY FIRE WALL SECTION
TRUSSES PARALLEL TO PARTY WALL**



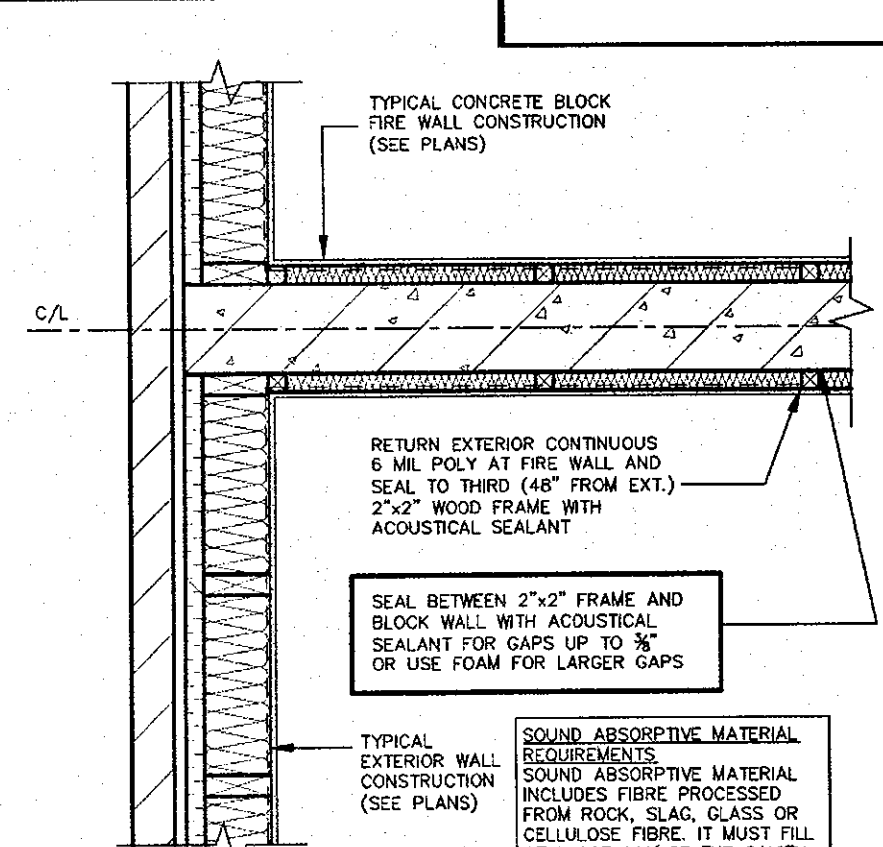
FIRE WALL SECTION - TRUSSES PERPENDICULAR



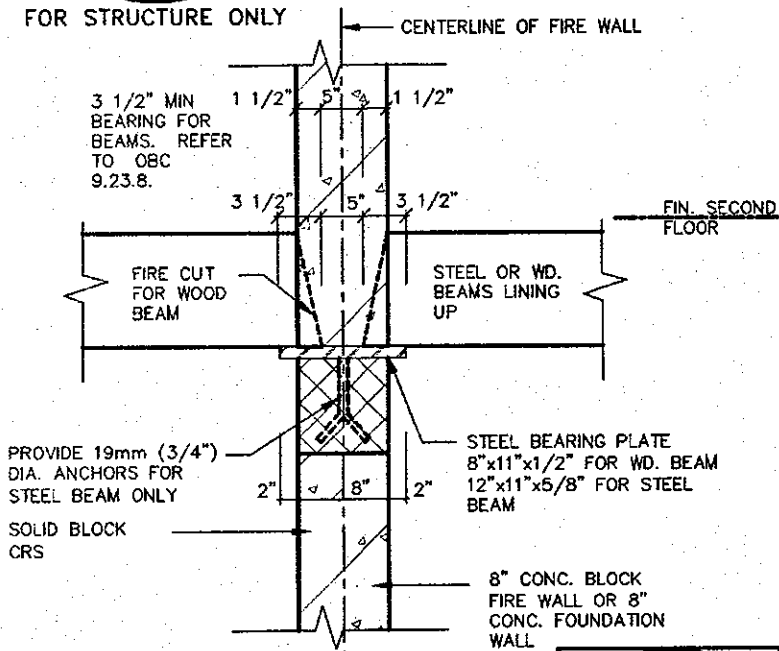
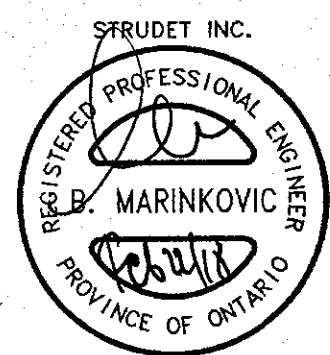
FIRE WALL SECTION @ BATH TUB

A FIREWALL SHALL EXTEND FROM THE GROUND CONTINUOUSLY THROUGH, OR ADJACENT TO, ALL STOREYS OF A BUILDING. (O.B.C. 3.1.10.3 (1))

ENGINEERED FLOOR SYSTEM INSTALLATION TO CONFORM TO MANUFACTURERS APPROVED DETAILS AND SPECIFICATIONS



**6 MIL POLY AIR BARRIER
RETURN AT FIRE WALL
PLAN VIEW**



STEEL BEARING PLATE DETAIL

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DRAWN BY: DRAWINGS NAME: GENERAL NOTES

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Walter Botter 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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FIREWALL

SECONDO VALES ESTATES
TOWN OF EAST GWILLIMBURY

MODEL NAME
T

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

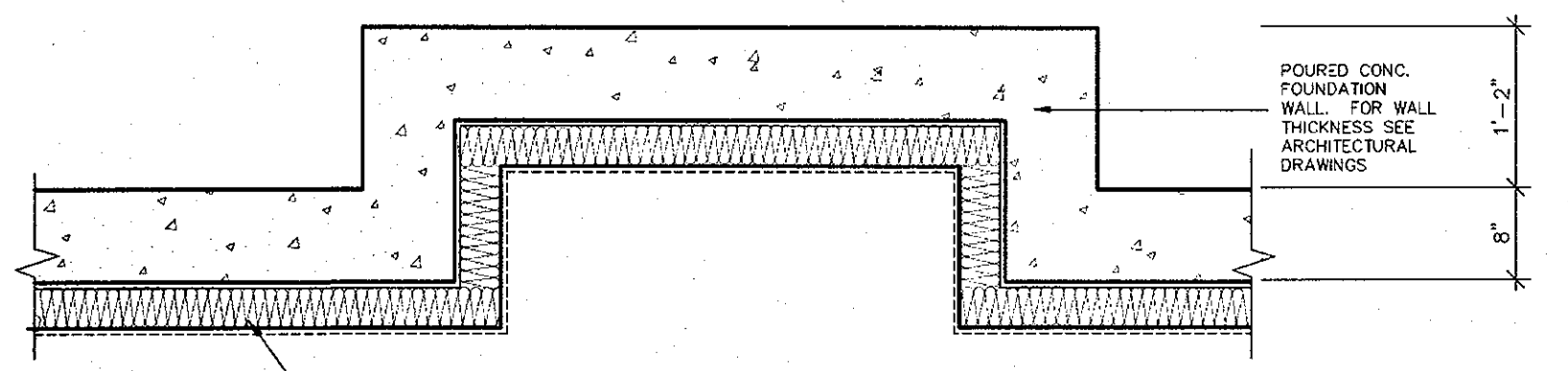
PROJ. No. 17-41
DWG. No. 4-3

BILD

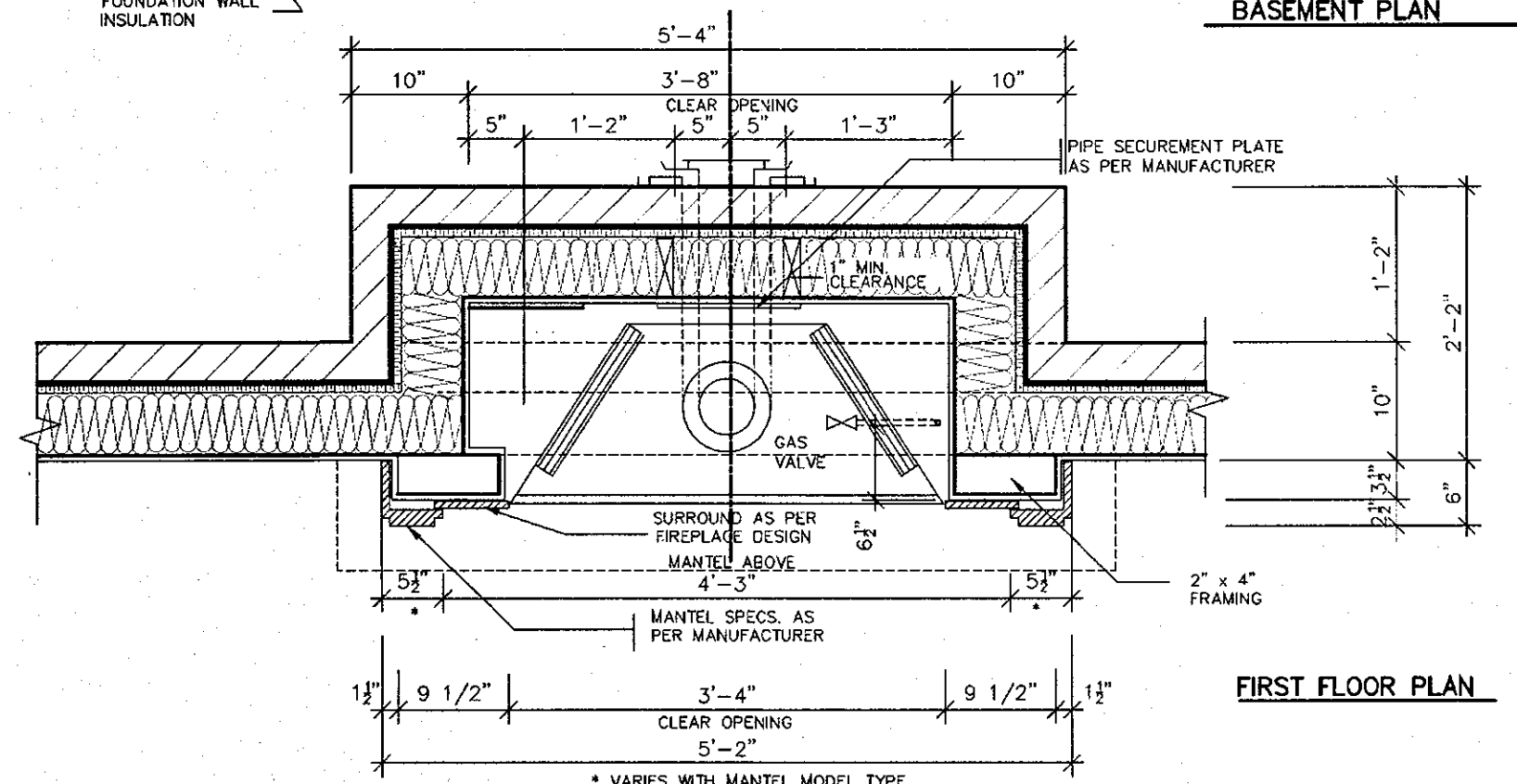
ENERGY STAR - V 12.7

FEB 22 2018

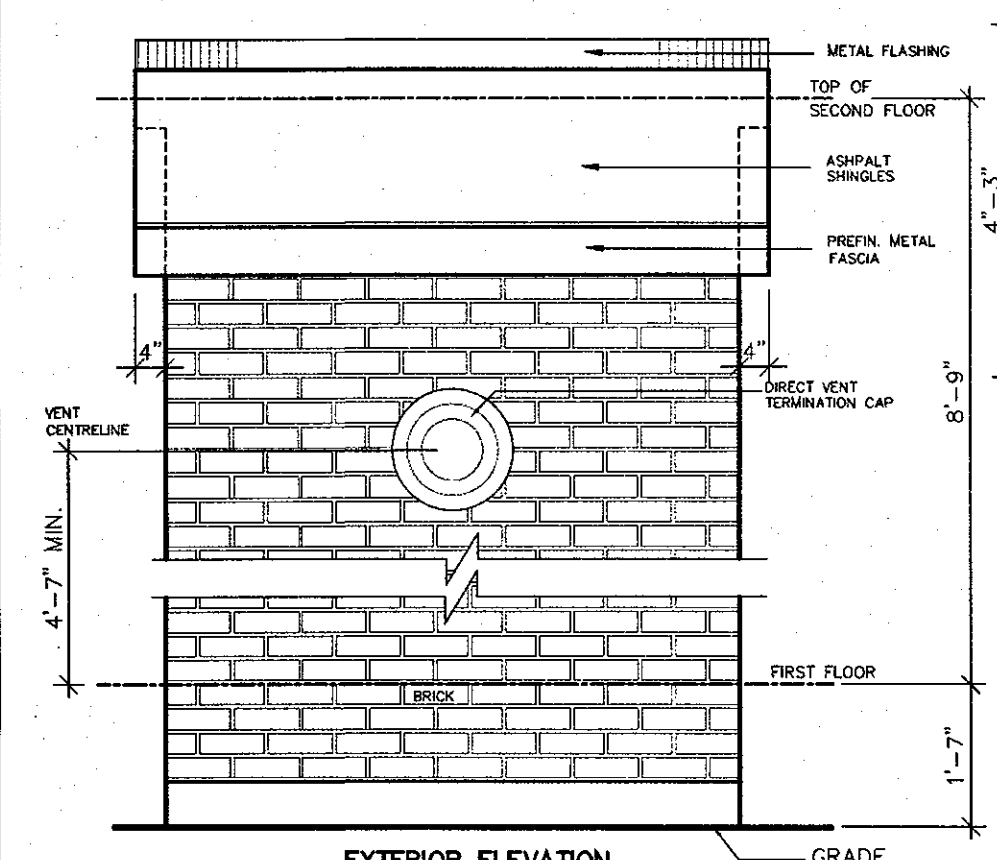
2012 CODE



BASEMENT PLAN

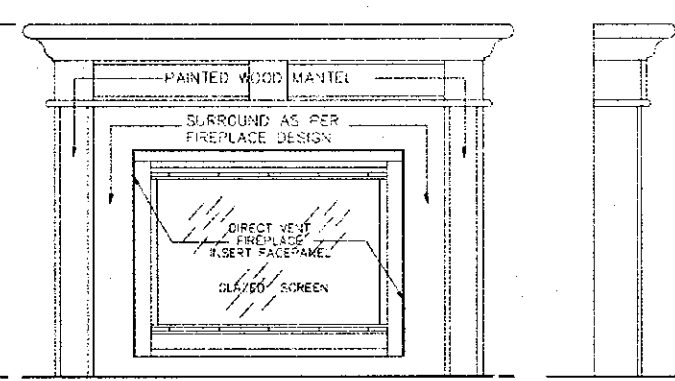


FIRST FLOOR PLAN



EXTERIOR ELEVATION

NOT TO SCALE

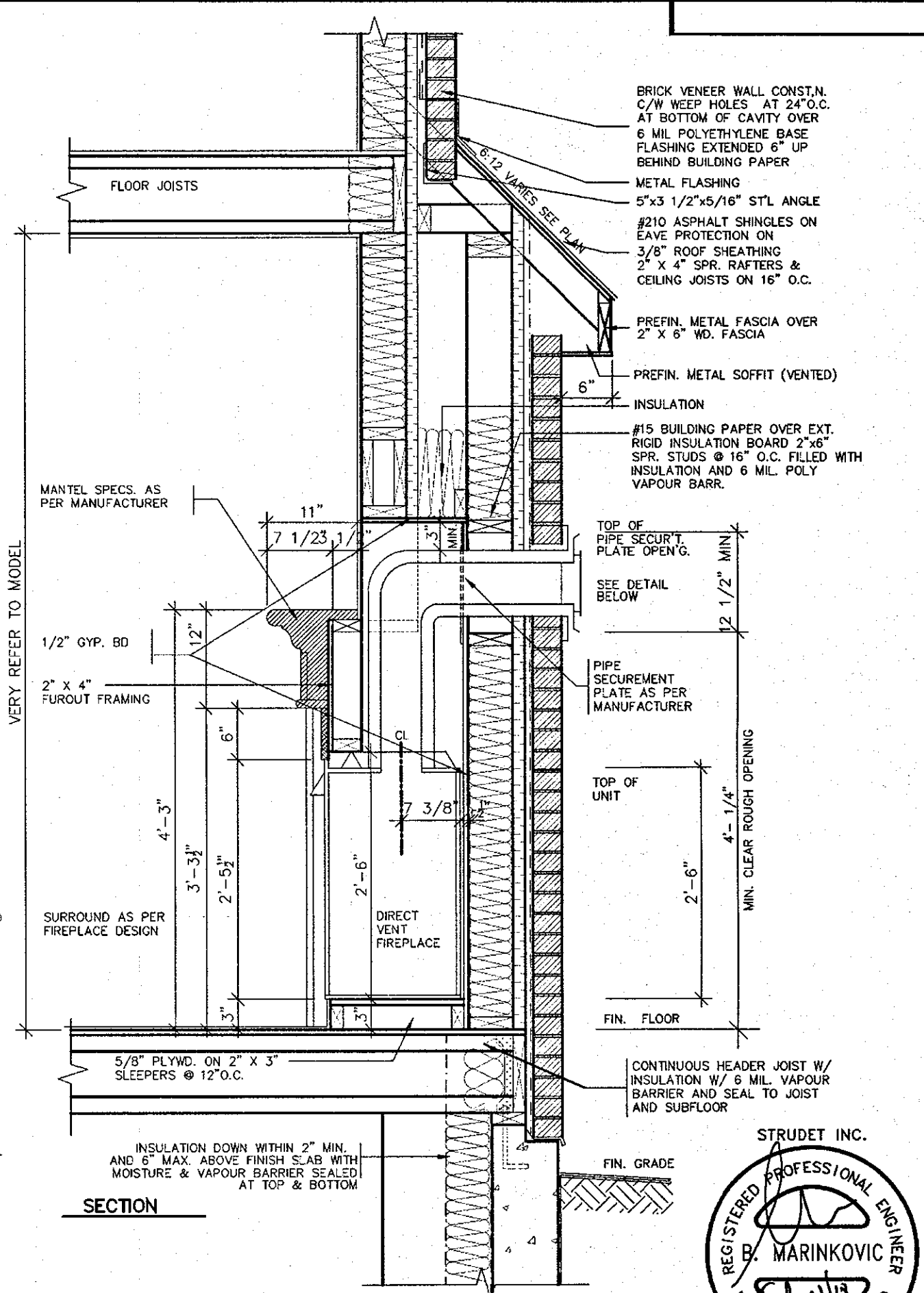


FRONT/SIDE ELEVATION

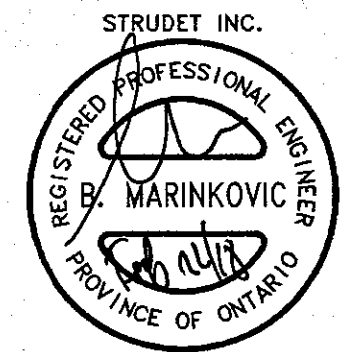
NOT TO SCALE

GENERAL INSTALLATION NOTES

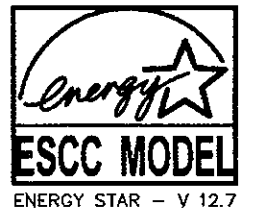
- 1.0 UNIT INSTALLATION TO STRICTLY CONFORM TO MANUFACTURERS INSTALLATION MANUAL AND ALL APPLICABLE CODES OF LOCAL AUTHORITIES HAVING JURISDICTION INCLUDING CAN/CGA-B149.1 & 2.
- 2.0 INSTALL WITH THE FOLLOWING MINIMUM CLEARANCES TO COMBUSTIBLES:
 - FROM TOP OF UNIT 0"
 - FROM BACK OF UNIT 1/2"
 - FROM SIDES OF UNIT 1/2"
 - FROM TOP OF HORIZ. VENT 3"
 - FROM SIDES TO VENT 1"
- 3.0 THE DIRECT VENT UNIT ILLUSTRATED IS THE GC150 MODEL AS MANUFACTURED BY HEATILATOR.
- 4.0 THE MANTEL ILLUSTRATED IS THE S-2 GB AS SUPPLIED BY GREATER TORONTO FIREPLACE.



SECTION



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FEB 22 2018

2012 CODE

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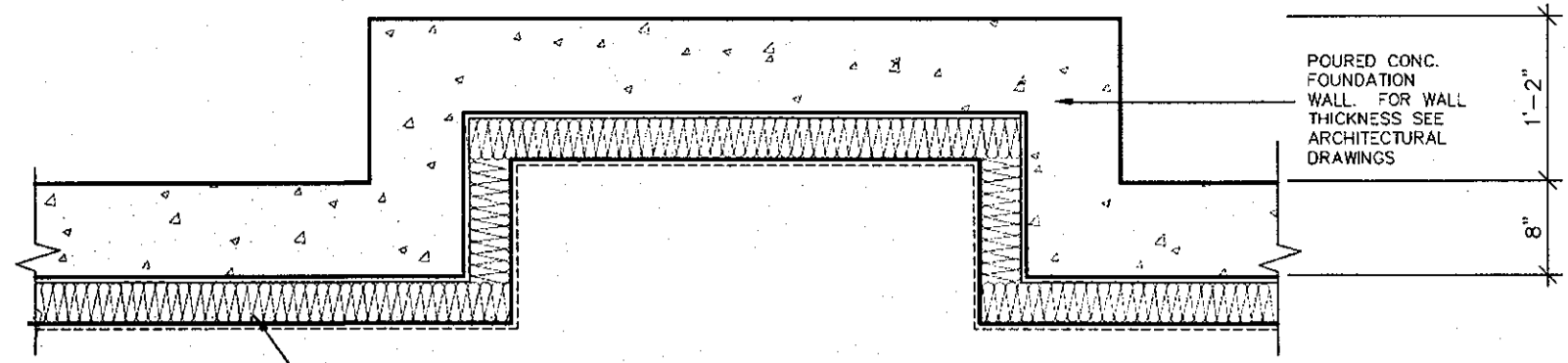
MODEL NAME
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SCALE:
3/4" = 1'-0"

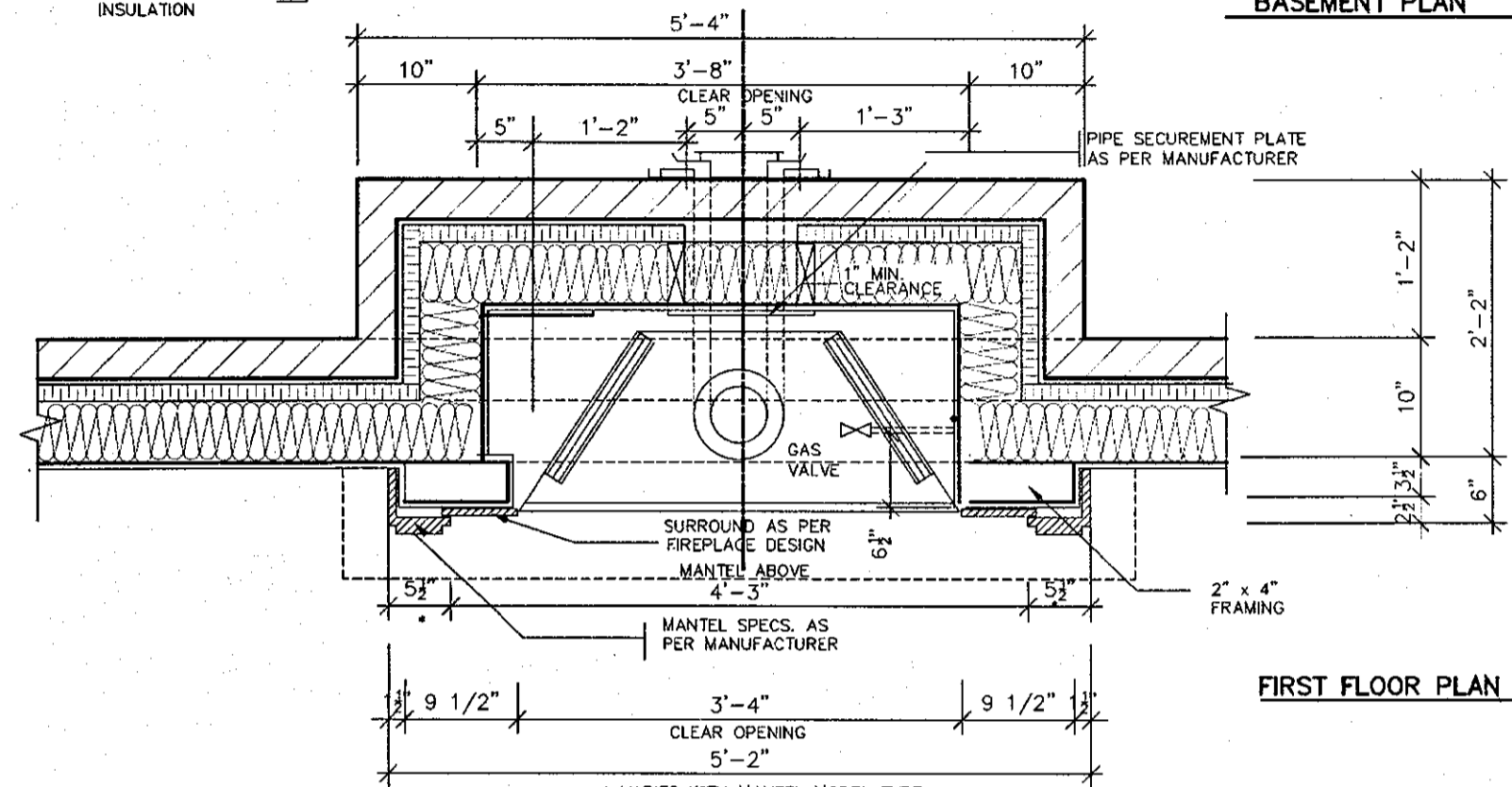
PROJ. No.
17-41

DWG. No.
5

BILD

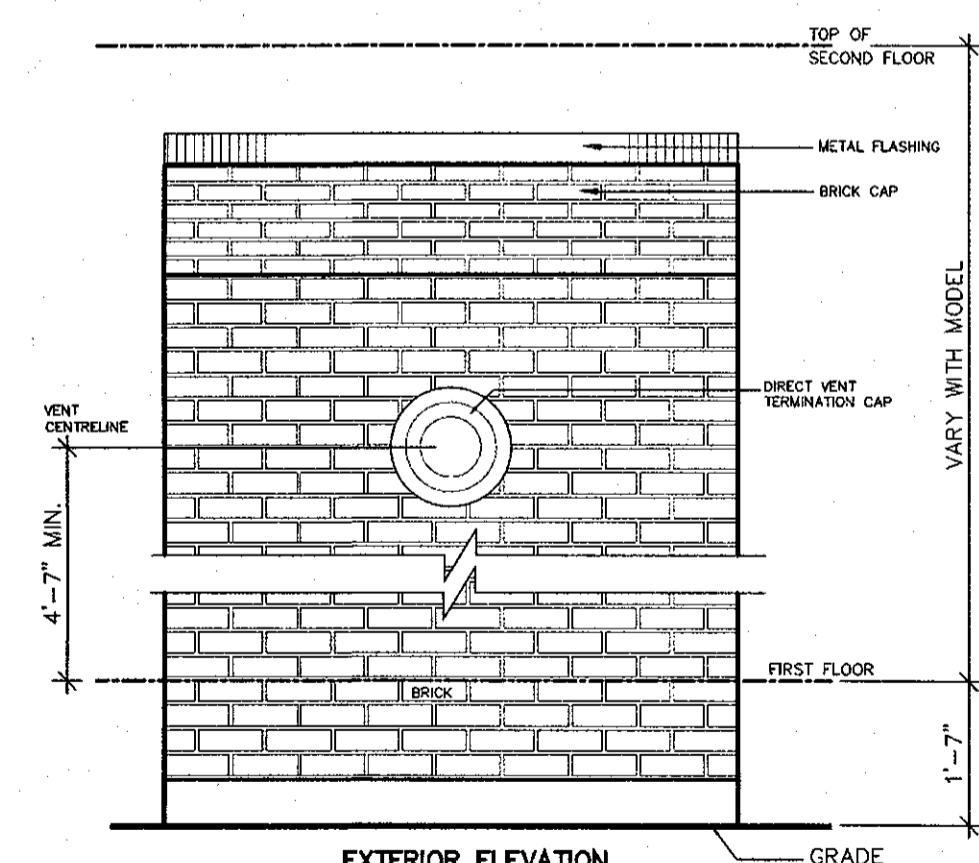


BASEMENT PLAN

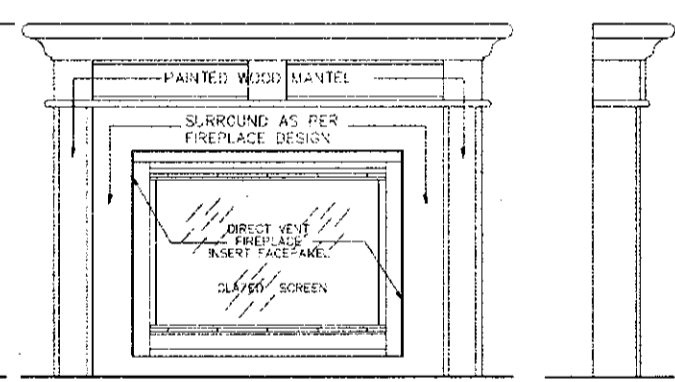


FIRST FLOOR PLAN

* VARIES WITH MANTEL MODEL TYPE



EXTERIOR ELEVATION
NOT TO SCALE

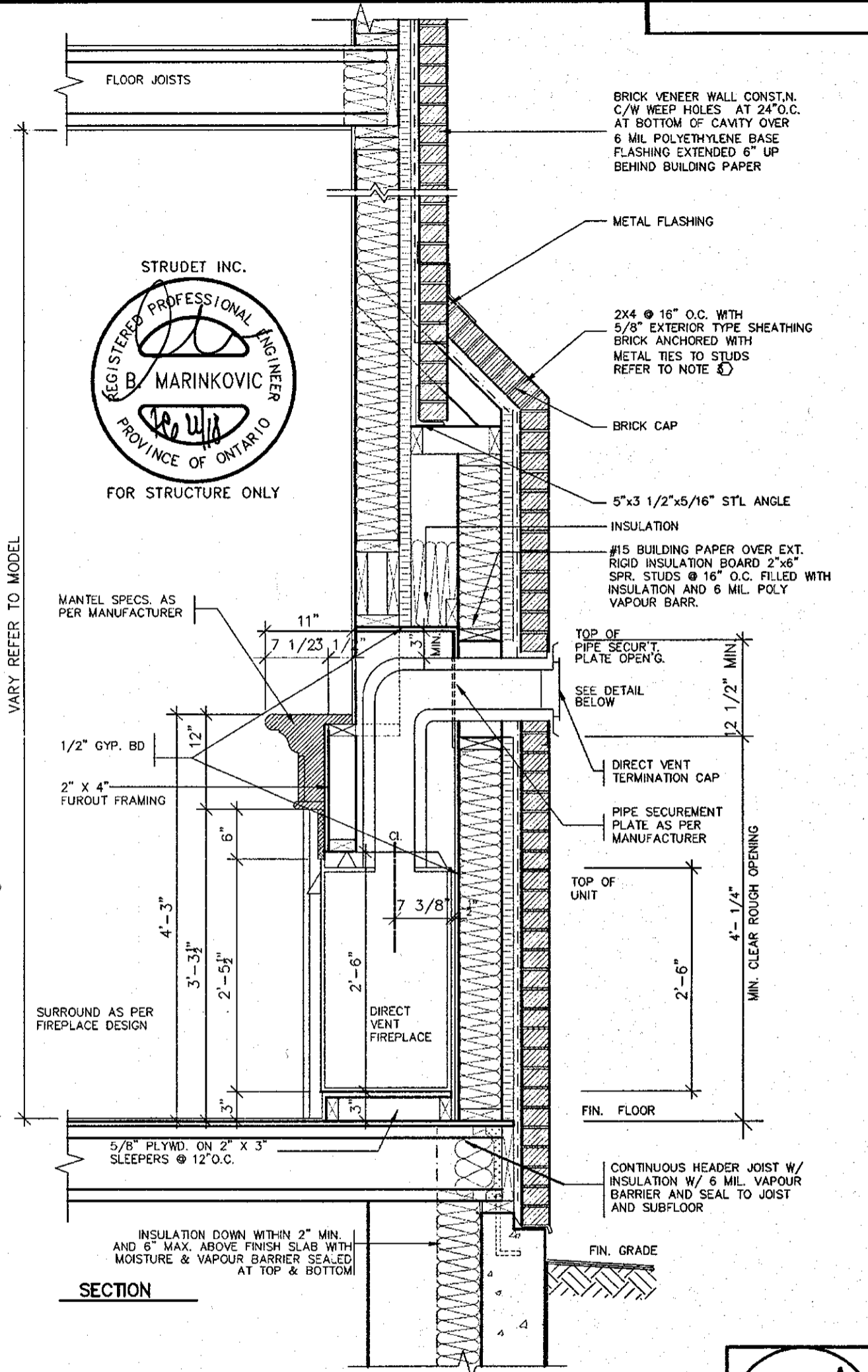


FRONT/SIDE ELEVATION

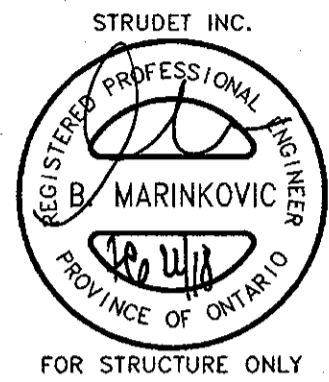
NOT TO SCALE

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/CGA-B149.1 & 2.
- 2.0 INSTALL WITH THE FOLLOWING MINIMUM CLEARANCES TO COMBUSTIBLES:
 - FROM TOP OF UNIT 0"
 - FROM BACK OF UNIT 1/2"
 - FROM SIDES OF UNIT 1/2"
 - FROM TOP OF HORIZ VENT 3"
 - FROM SIDES TO VENT 1"
- 3.0 THE DIRECT VENT UNIT ILLUSTRATED IS THE GC150 MODEL AS MANUFACTURED BY HEATLATOR.
- 4.0 THE MANTEL ILLUSTRATED IS THE S-2 GB AS SUPPLIED BY GREATER TORONTO FIREPLACE.



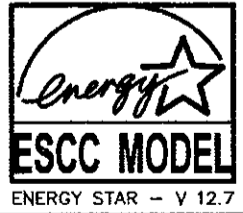
SECTION



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No.	DATE	WORK DESCRIPTION
7		
6		
5		
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3		
2	FEB. 27, 2016	REV. ENERGY STAR VERSION AND DECK DETAIL, ISSUED TO CLIENT
1	FEB. 8, 2016	PREPARED TO ENERGY STAR & ISSUED TO CLIENT

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

Walter Botter *Walter Botter* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

jardin design group inc. 27763
FIRM NAME BCIN

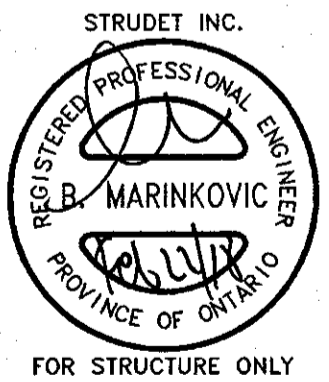
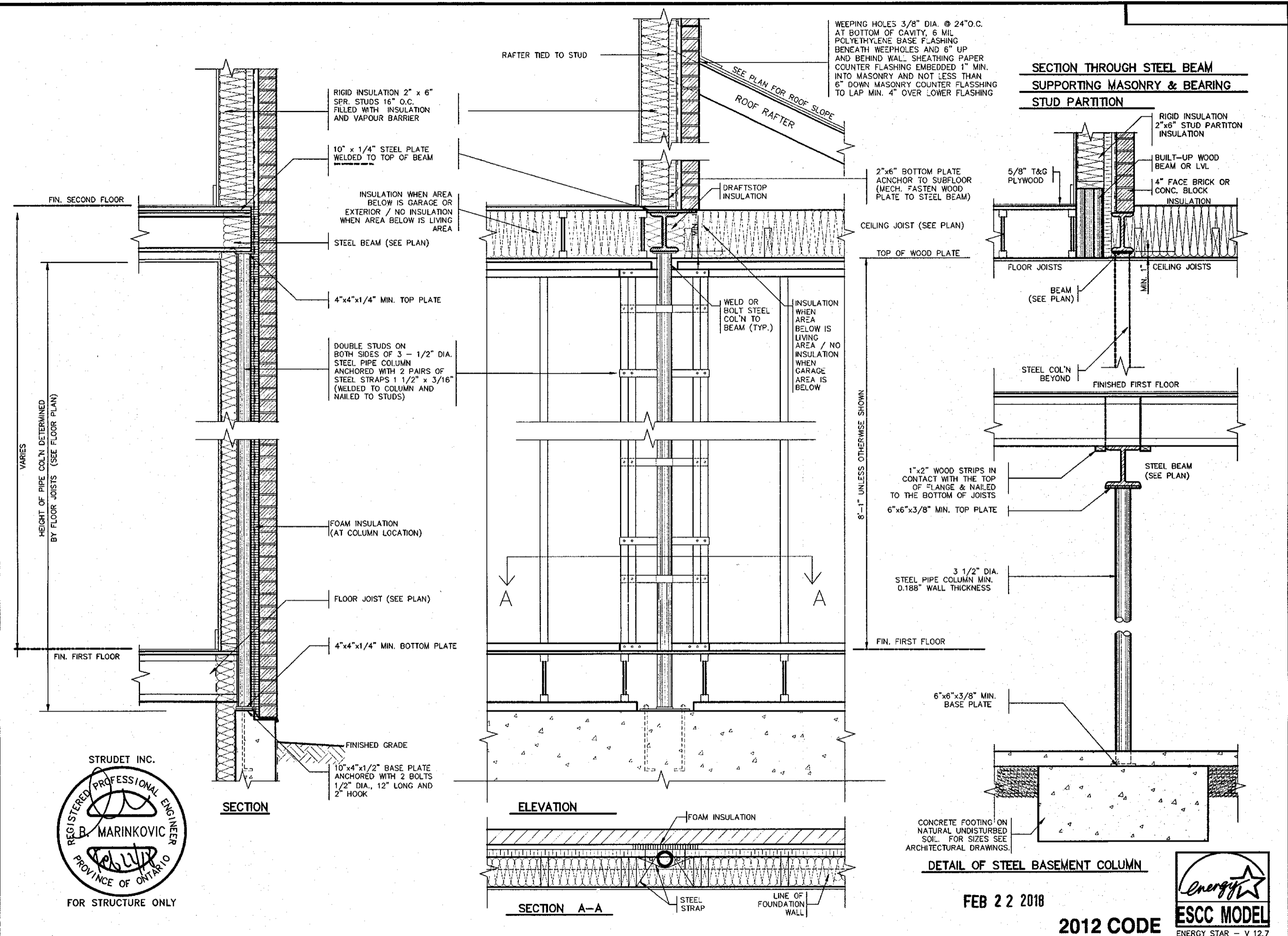
jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

DIRECT VENT FIREPLACE WITH BRICK CAP

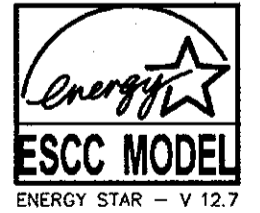
SECONDO VALES ESTATES
TOWN OF EAST GWILLIMBURY

MODEL NAME: T
SCALE: 3/4"=1'-0"
PROJ. No.: 17-41
DWG. No.: 5-1

DRAWN BY: DRAWING NAME: GENERAL NOTES



FEB 22 2018
2012 CODE



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jardin design group inc. 27763
FIRM NAME BCIN

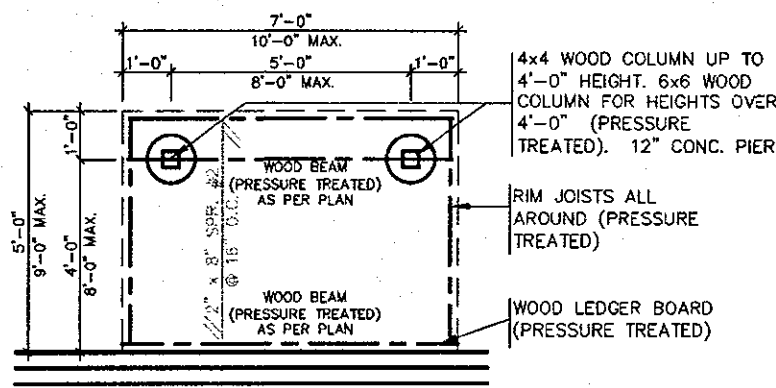
jardin
DESIGN GROUP INC
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VAUGHAN ONT. L4K 3P3
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EMAIL: info@jardindesign.ca

ST. COLUMN DETAILS

SECONDO VALES ESTATES
TOWN OF EAST GWILLIMBURY

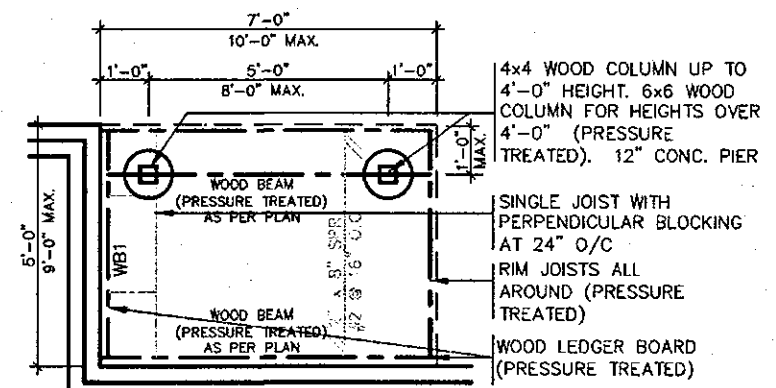
MODEL NAME	T
SCALE:	3/4" = 1'-0"
PROJ. No.	17-41
DWG. No.	6

DRAWN BY: DRAWING NAME: GENERAL NOTES



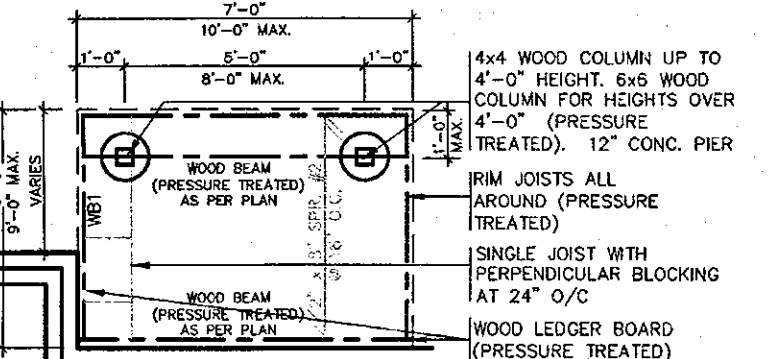
TYPICAL DECK LAYOUT

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



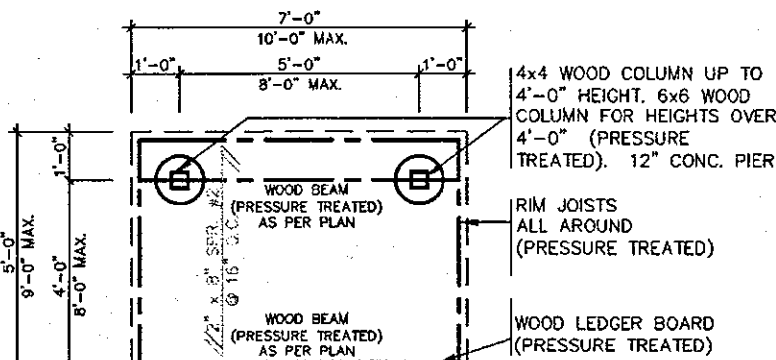
TYPICAL DECK LAYOUT

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



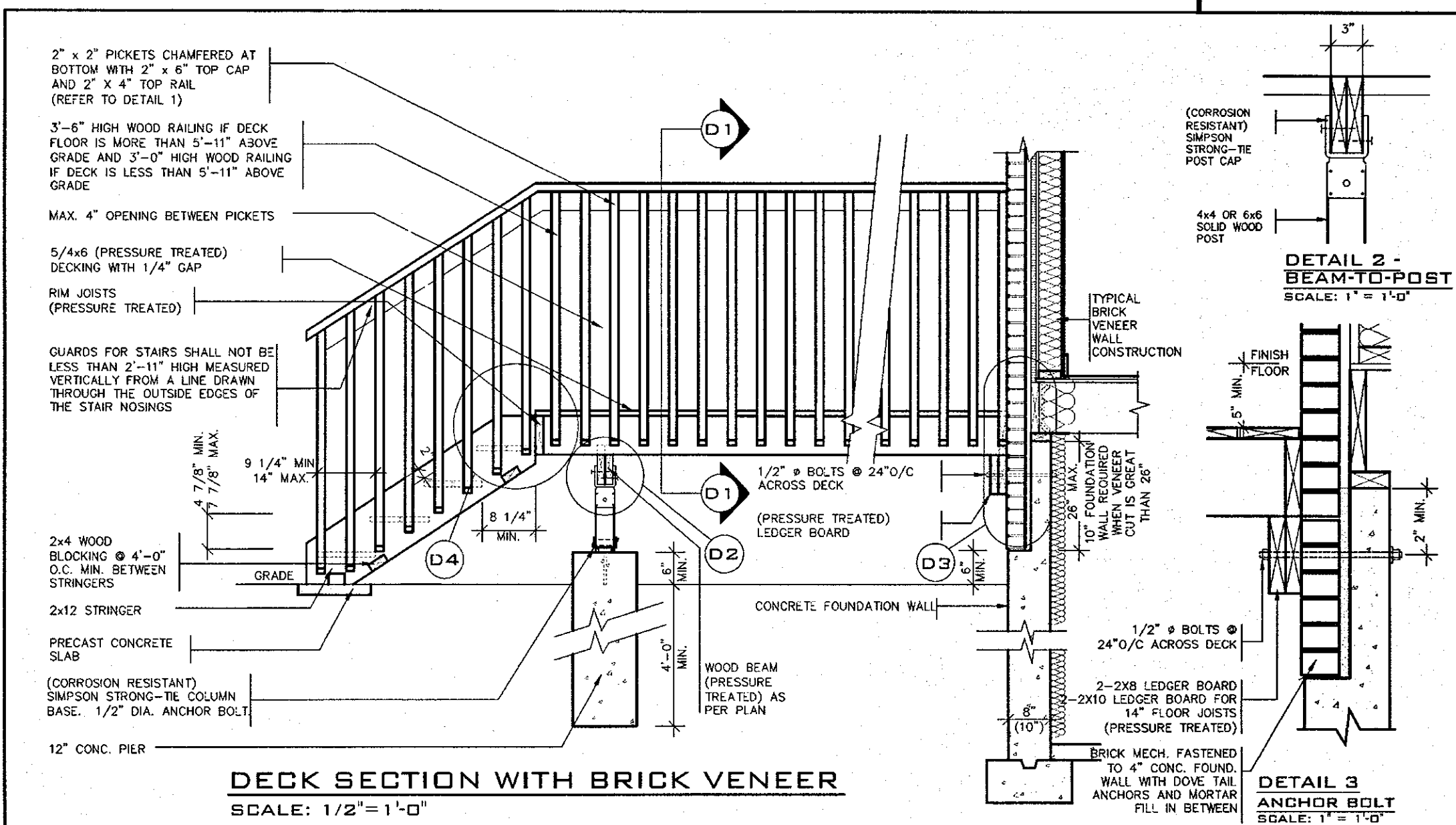
TYPICAL DECK LAYOUT

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



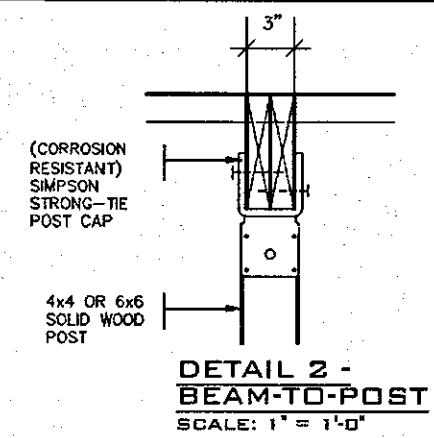
TYPICAL DECK LAYOUT

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



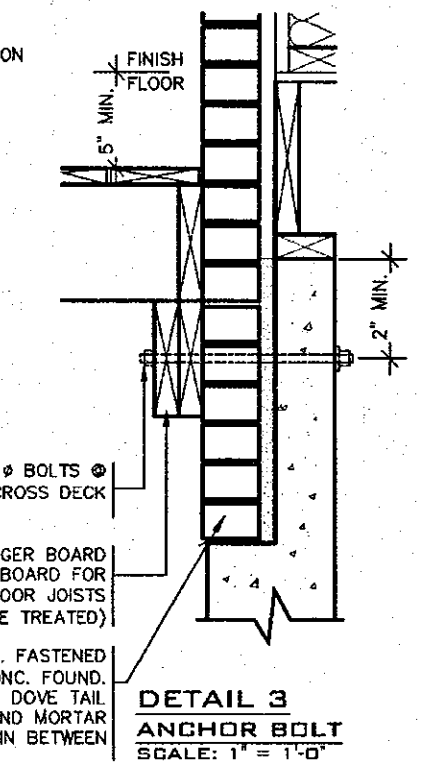
DECK SECTION WITH BRICK VENEER

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



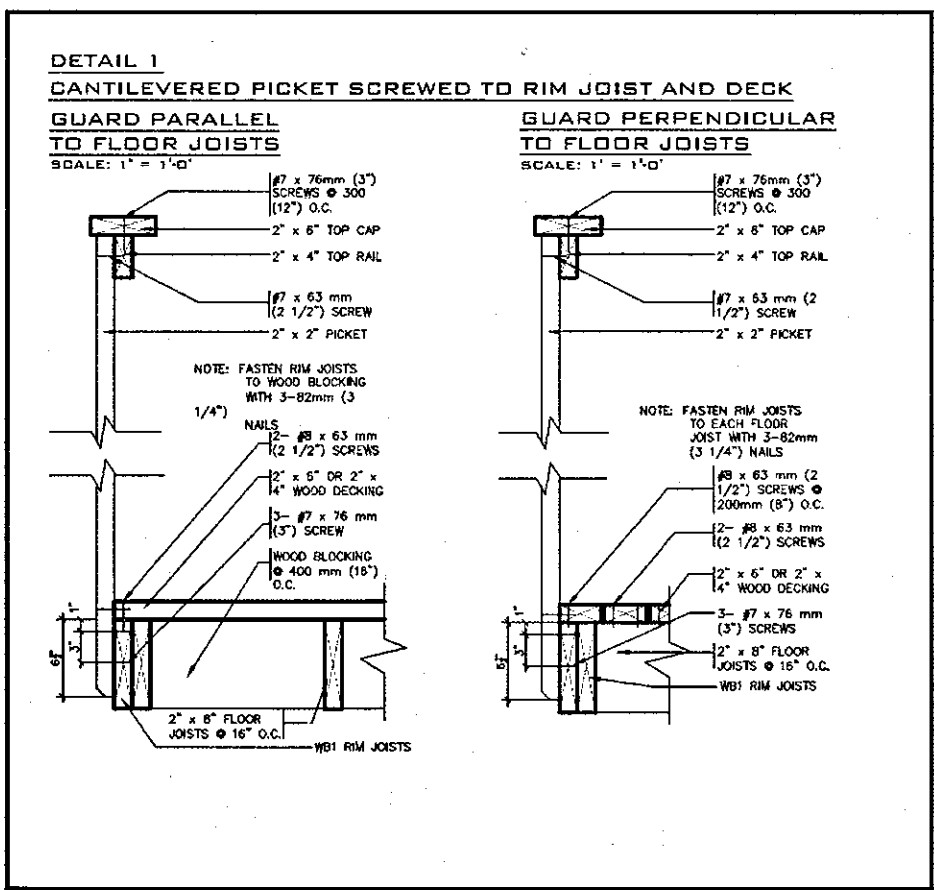
DETAIL 2 - BEAM-TO-POST

SCALE: 1" = 1'-0"



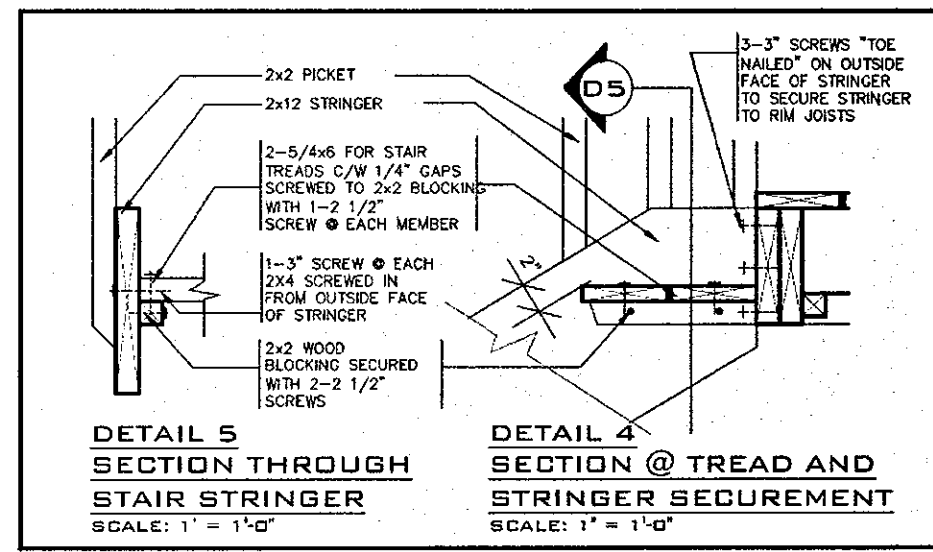
DETAIL 3 ANCHOR BOLT

SCALE: 1" = 1'-0"



DETAIL 1 CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK

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 HEM-FIR SPECIES.

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO

Energy ESCC MODEL
ENERGY STAR - V 12.7

FOR STRUCTURE ONLY 2012 CODE

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FEB 22 2018

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Walter Botter *Walter Botter* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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jardin design group inc. 27763
FIRM NAME BCIN

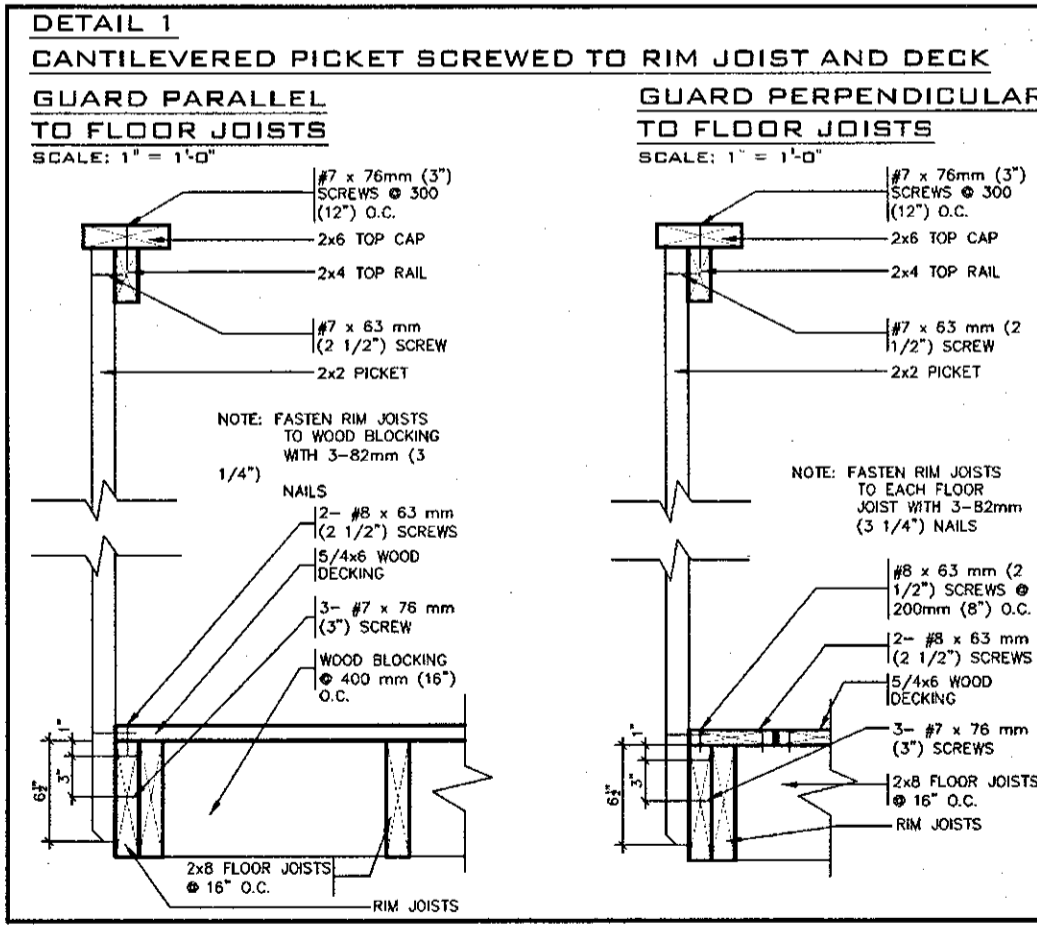
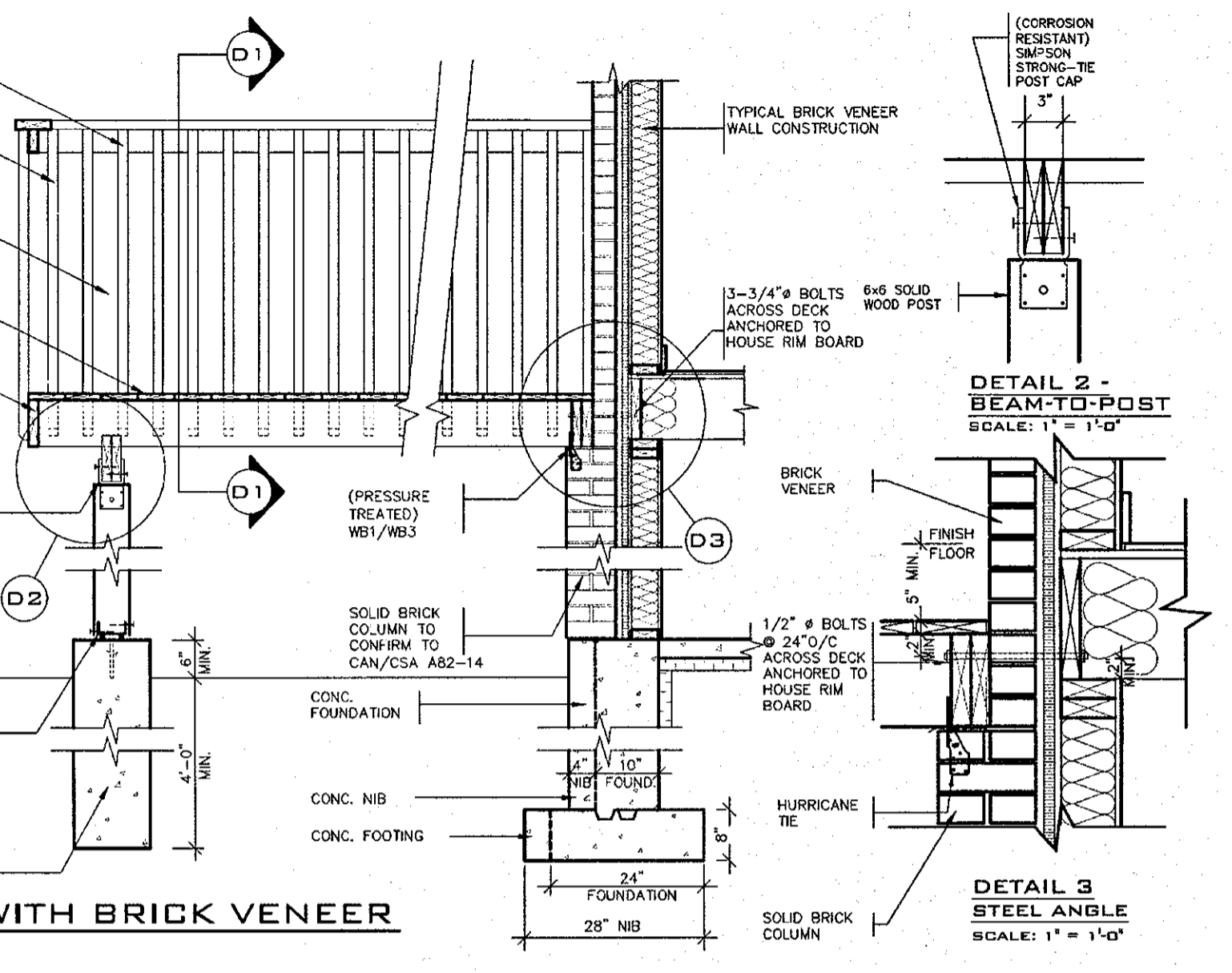
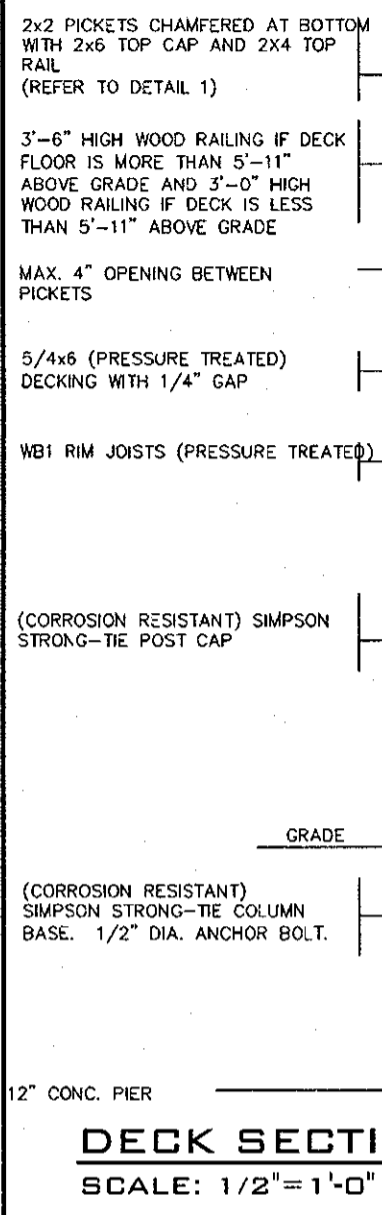
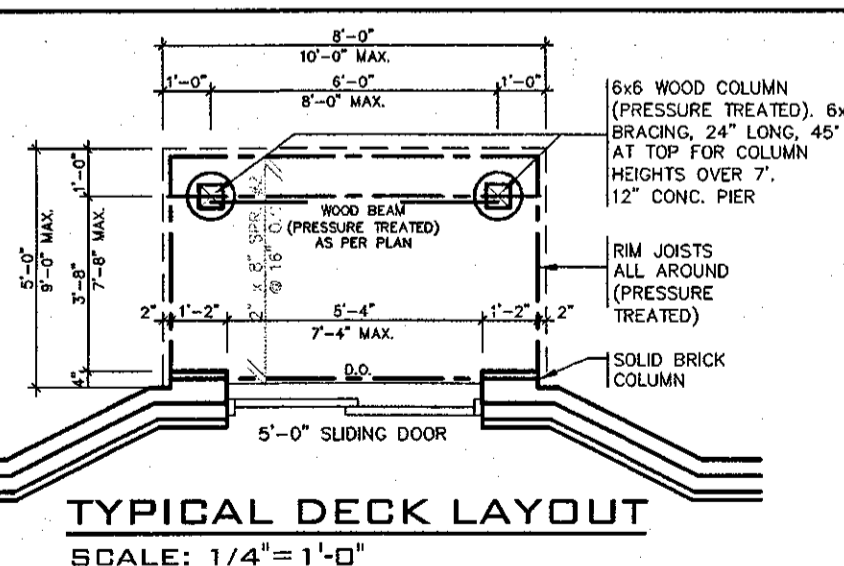
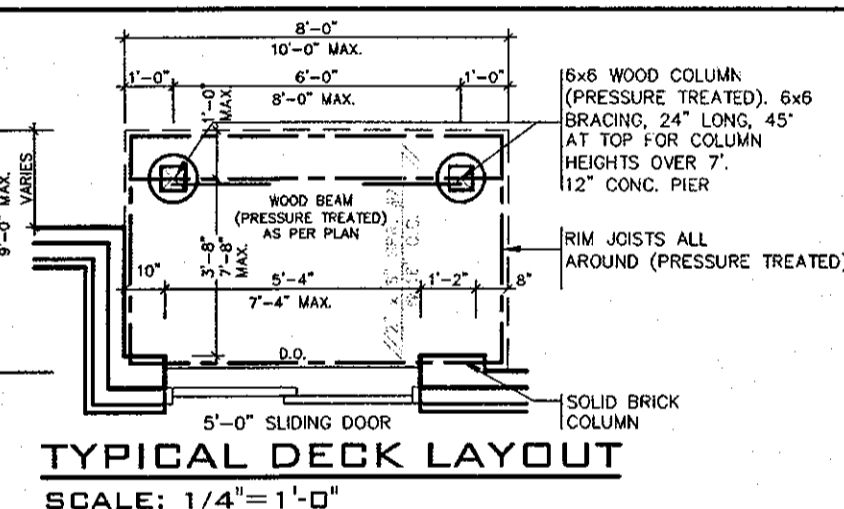
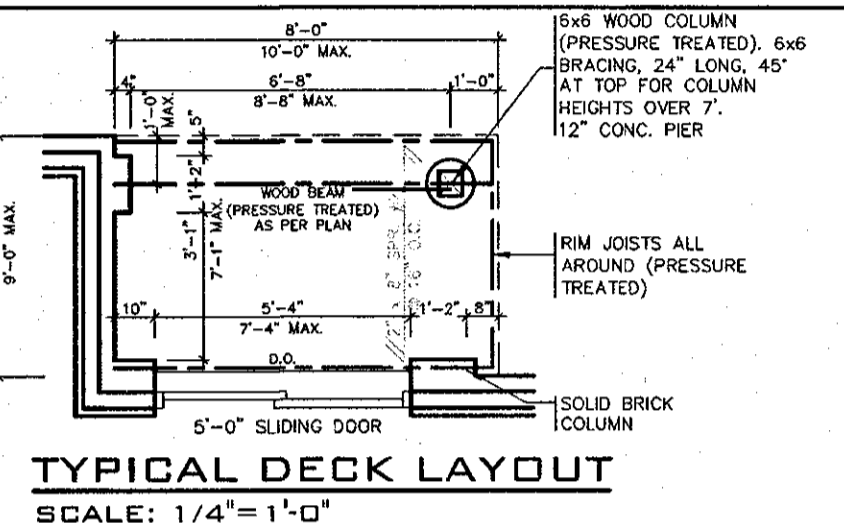
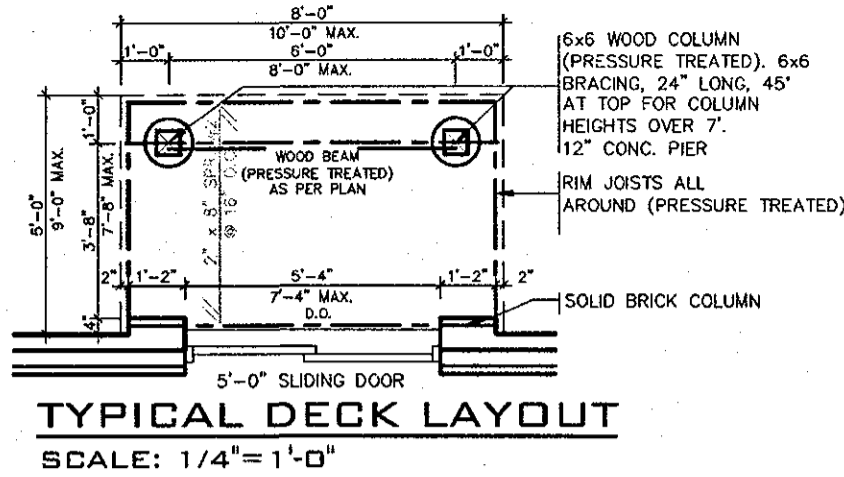
jardin
DESIGN GROUP INC
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VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

WOOD DECK DETAIL

SECONDO VALES ESTATES
TOWN OF EAST GWILLIMBURY

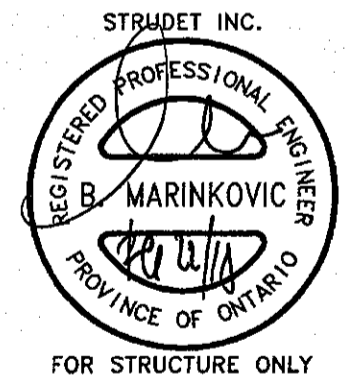
MODEL NAME	T
SCALE:	AS SHOWN
PROJ. No.	17-41
DWG. No.	7

BILD



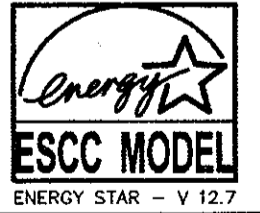
GENERAL NOTES

- 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.
- WB1 = 2- 2 x 8 (PRESSURE TREATED)
WB3 = 2- 2 x 10 (PRESSURE TREATED)
- WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES.



FEB 22 2016

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Walter Botter *Walter Botter* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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Jardin design group inc. 27763
FIRM NAME BCIN

Jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

WALK-OUT DECK DETAIL

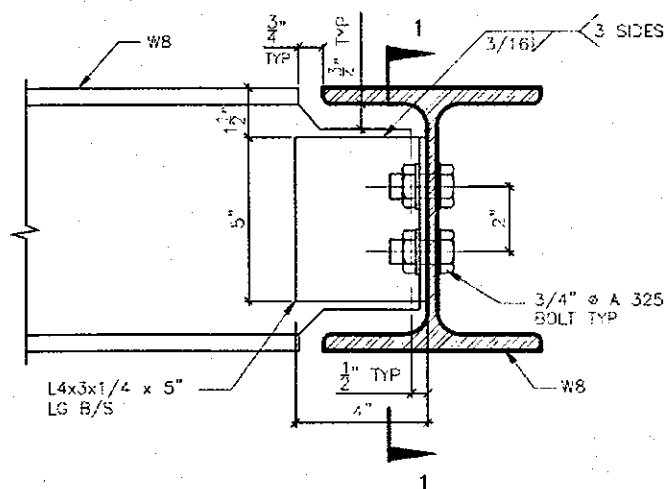
SECONDO VALES ESTATES
TOWN OF EAST GWILLIMBURY

MODEL NAME
T

SCALE:
AS SHOWN

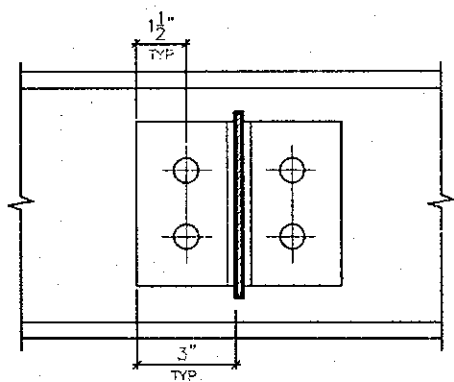
PROJ. No. DWG. No.
17-41 7-1

BILD

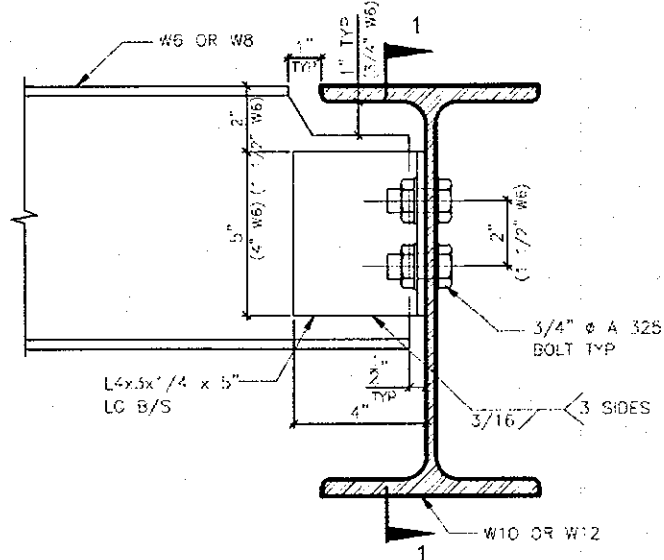


DETAIL 1.

**W8
TO
W8
CONNECTION**

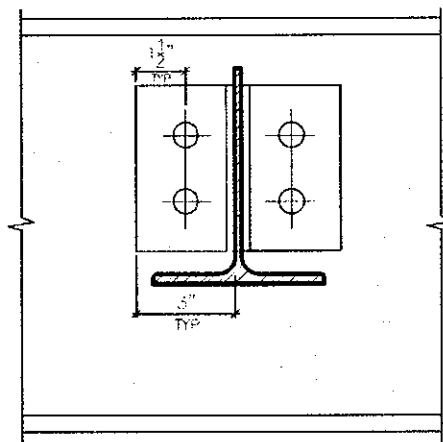


SECTION 1-1

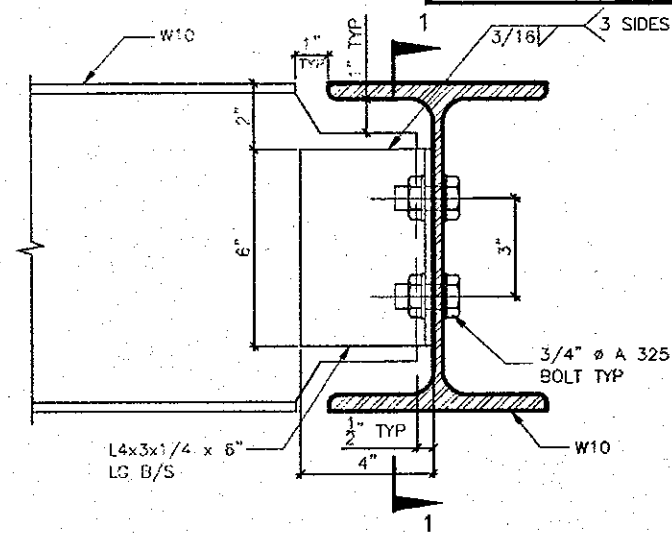


DETAIL 2.

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

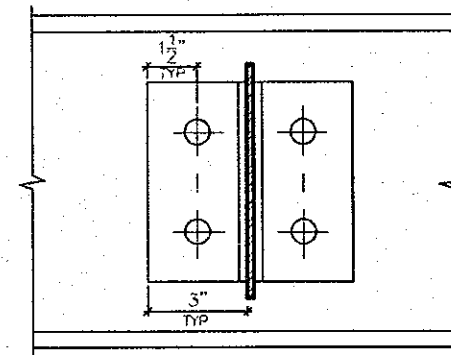


SECTION 1-1

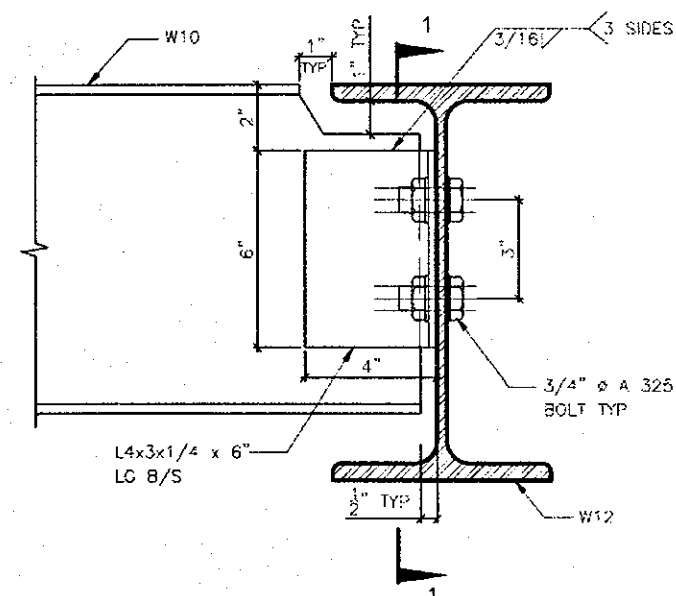


DETAIL 3.

**W10
TO
W10
CONNECTION**

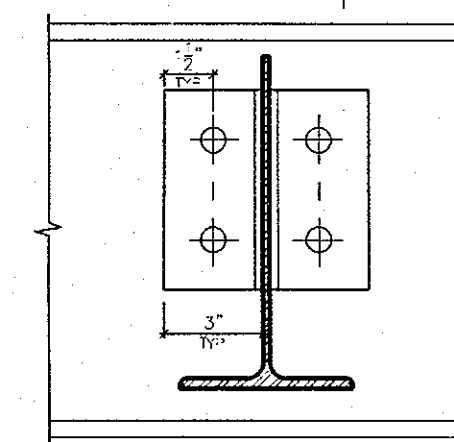


SECTION 1-1

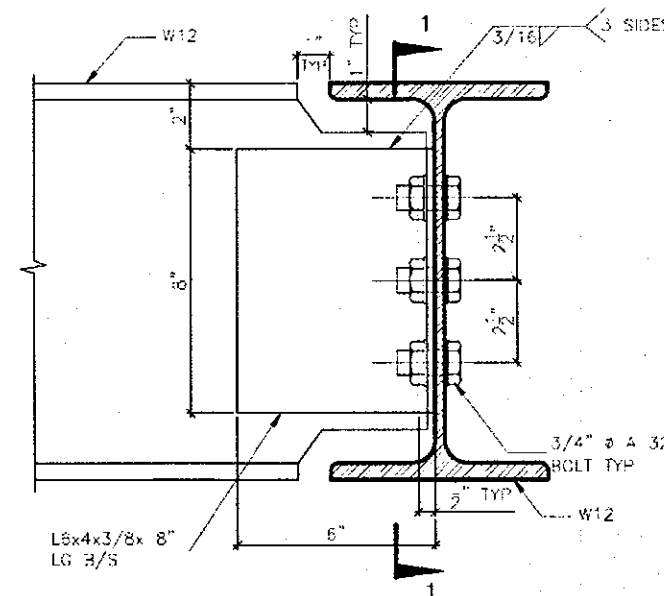


DETAIL 4.

**W10
TO
W12
CONNECTION**

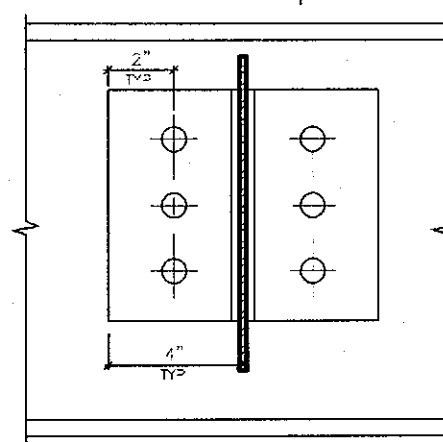


SECTION 1-1

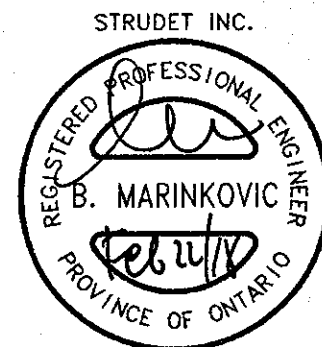
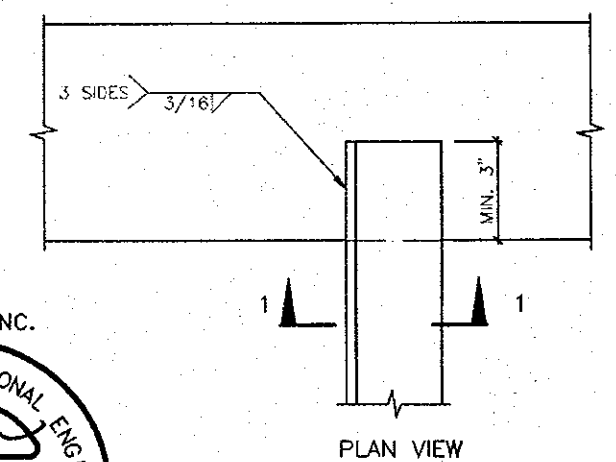


DETAIL 5.

**W12
TO
W12
CONNECTION**



SECTION 1-1

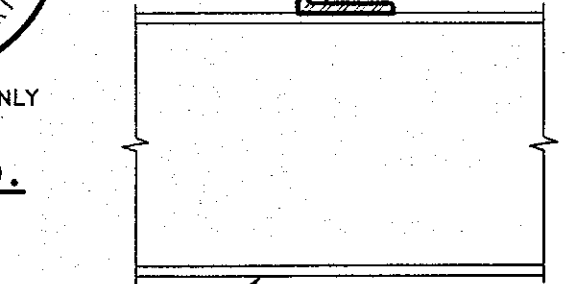


FOR STRUCTURE ONLY

DETAIL 6.

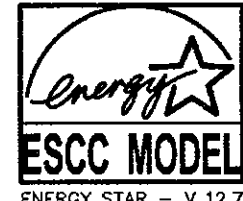
**ANGLE
TO
BEAM
CONNECTION**

ALL ANGLE SIZES



ALL BEAM SIZES SECTION 1-1

2012 CODE



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DRAWN BY: DRAWING NAME: GENERAL NOTES

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Walter Botter *Walter Botter* 21037
NAME SIGNATURE BCIN

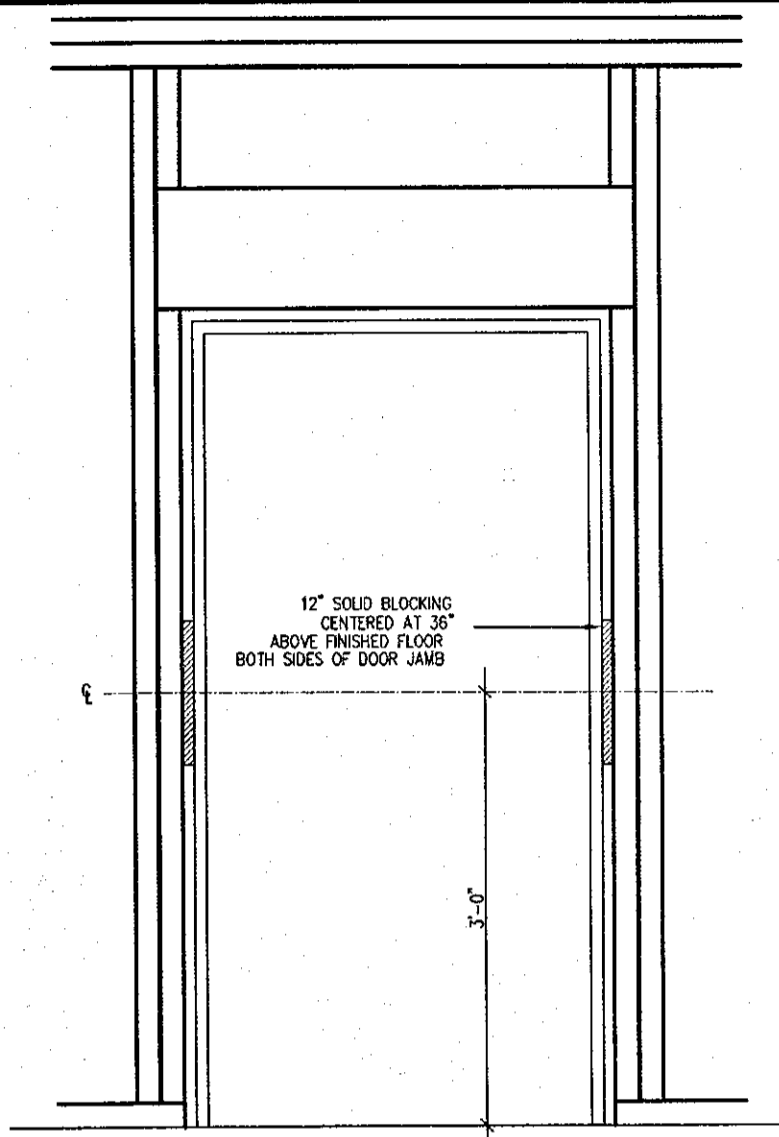
REGISTRATION INFORMATION
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jardin design group inc. 27763
FIRM NAME BCIN

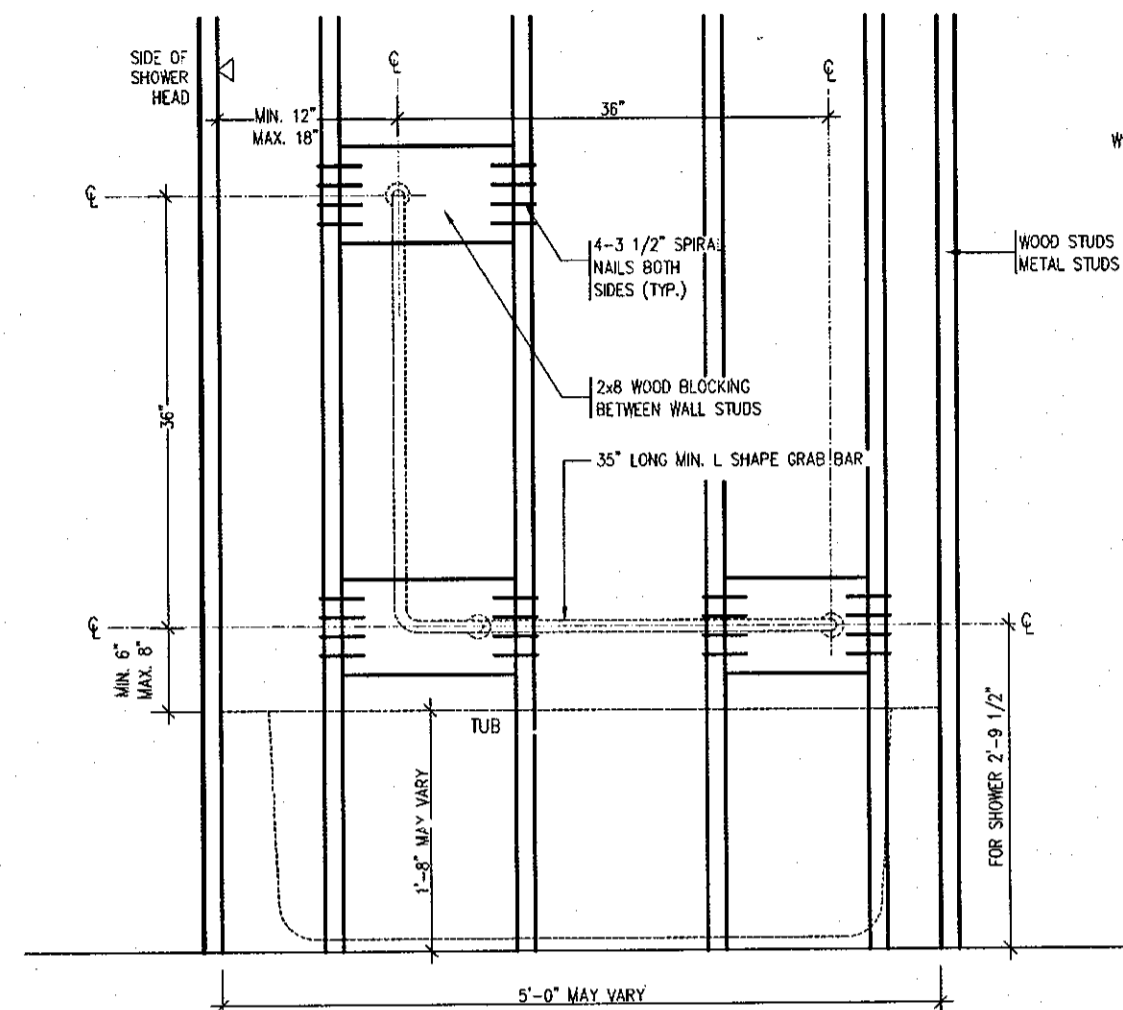
FEB 22 2018

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

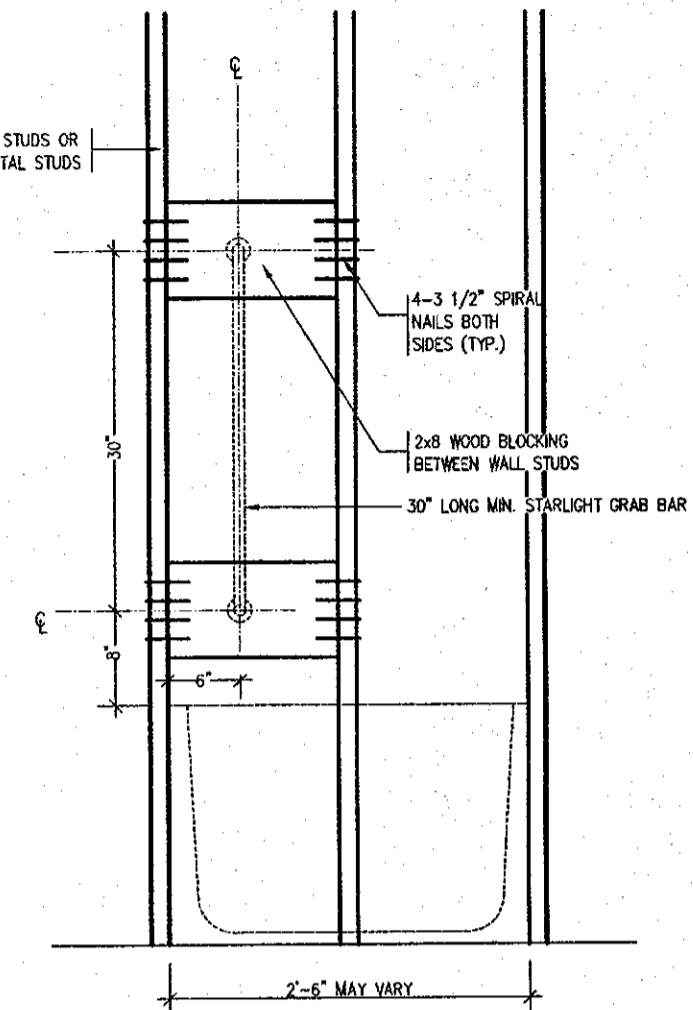
STEEL BEAM DETAILS	
SECONDO VALES ESTATES TOWN OF EAST GWILLIMBURY	
MODEL NAME T	---
SCALE: N.T.S.	
PROJ. No. 17-41	DWG. No. 8



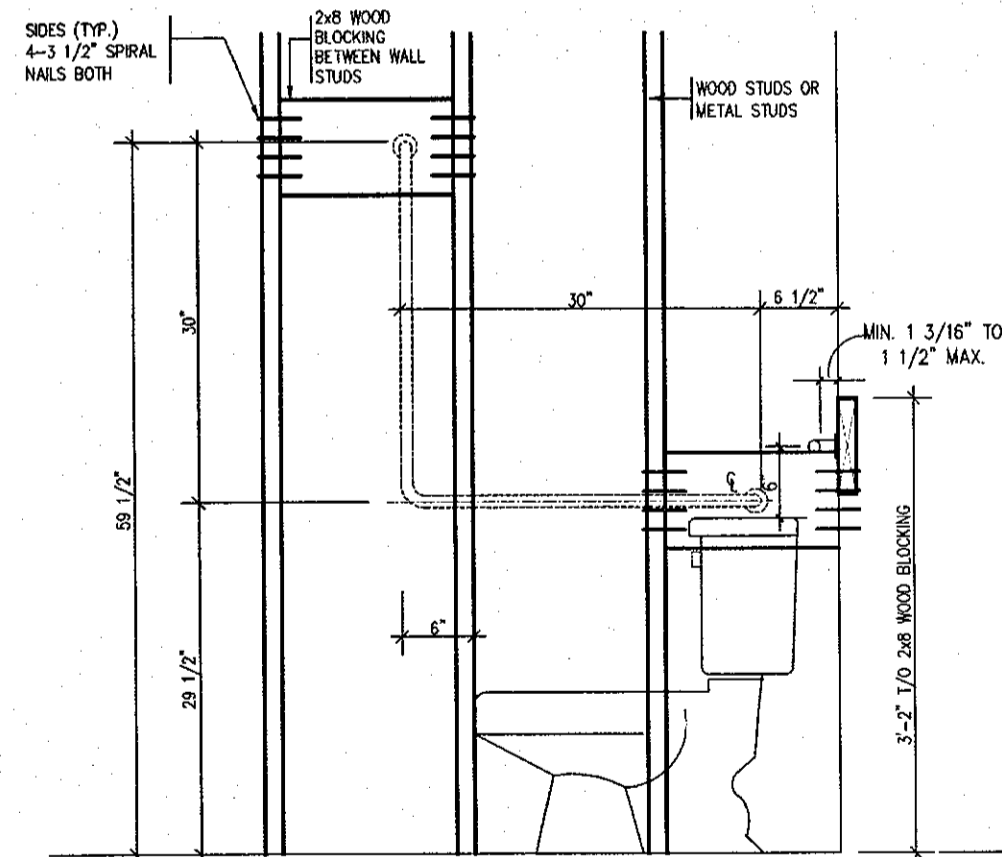
RESISTANCE TO FORCED ENTRY (OBC 9.6.8.)



BATH TUB OR SHOWER FRONT ELEVATION

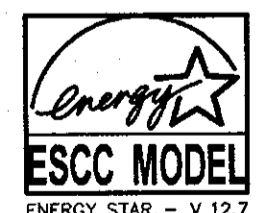
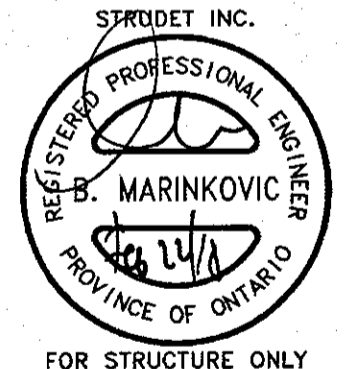
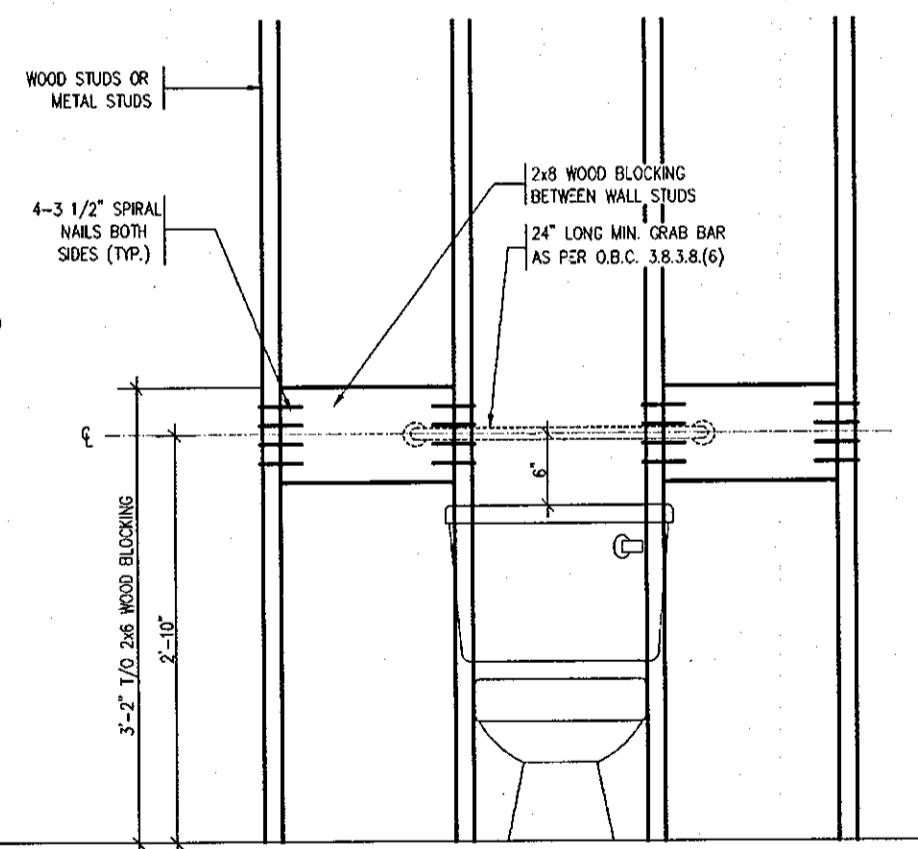


BATH TUB SHOWER HEAD SIDE ELEVATION



TOILET SIDE ELEVATION

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



FEB 22 2018

2012 CODE

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1	FEB. 8, 2016	PREPARED TO ENERGY STAR & ISSUED TO CLIENT

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 1.2.3 of the building code.

Walter Botter *Walter Botter* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 1.2.4 of the building code.

Jardin design group inc. 27763
FIRM NAME BCIN

Jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

BLOCKING
FORCED ENTRY & GRAB BAR

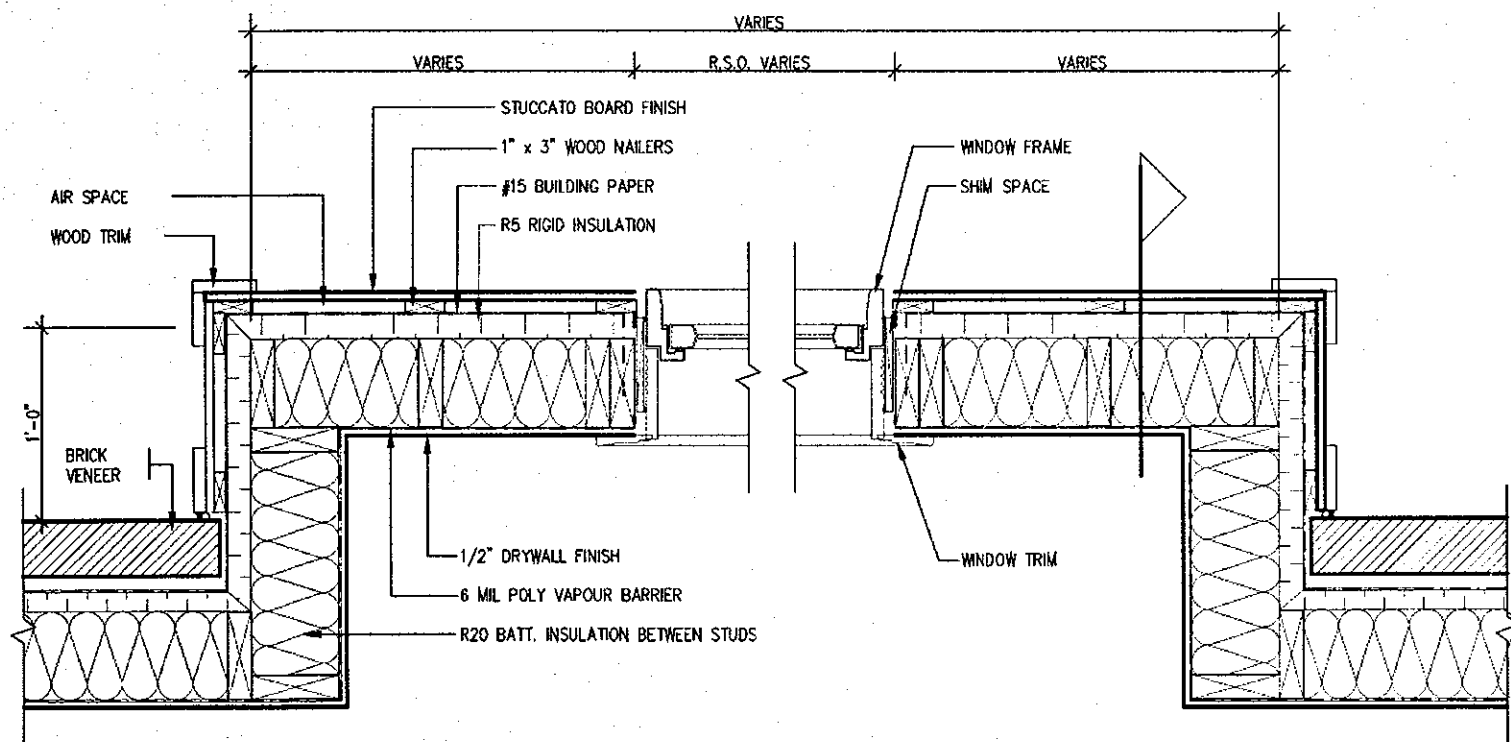
SECONDO VALES ESTATES
TOWN OF EAST GWILLIMBURY

MODEL NAME
T

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

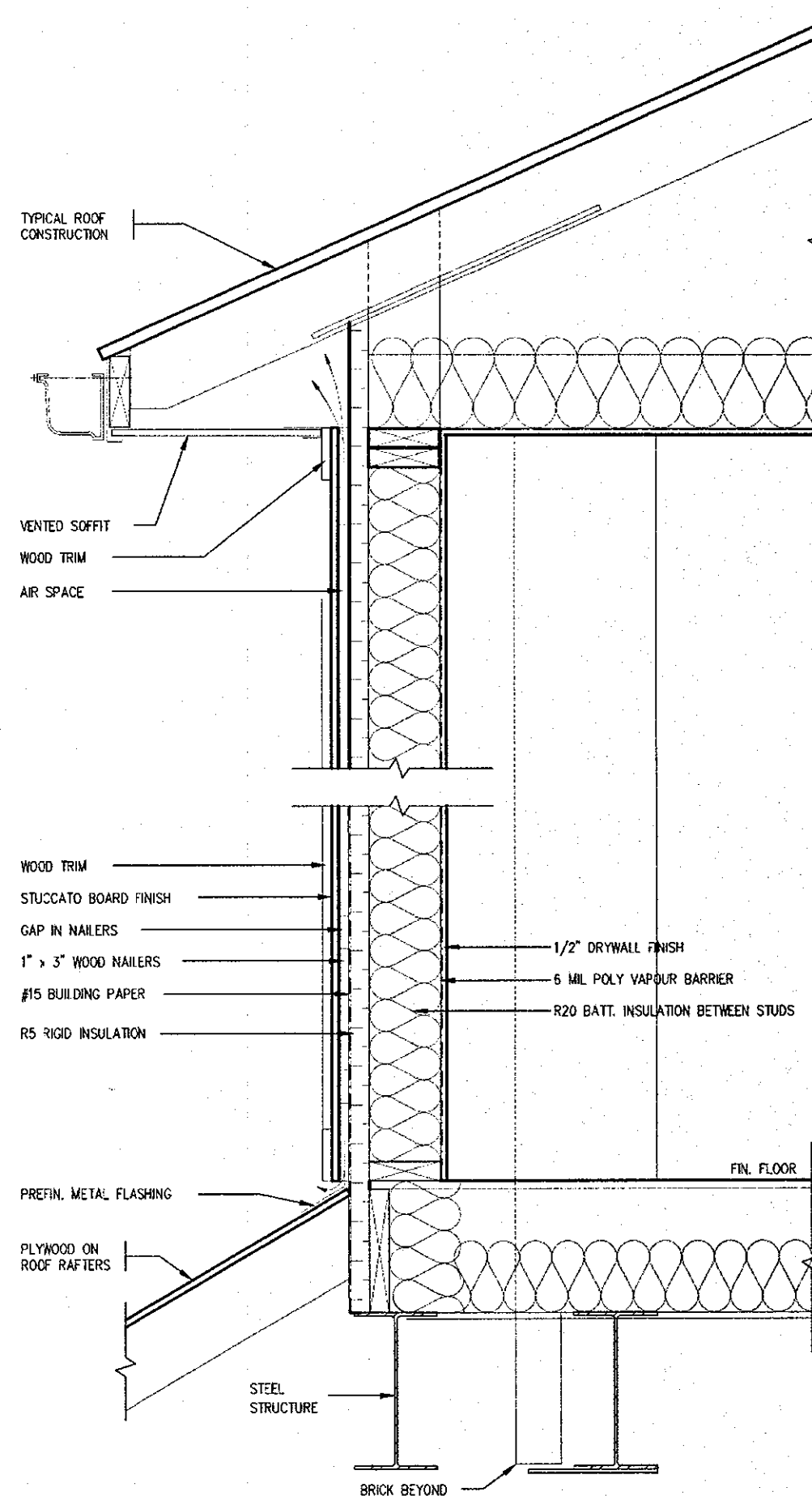
PROJ. No. DWG. No.
17-41 9

BILD

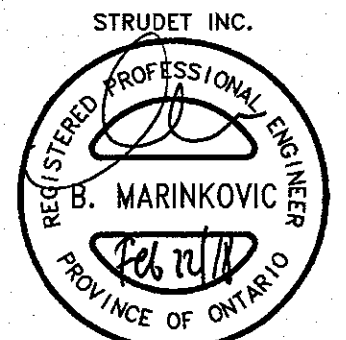


PLAN VIEW

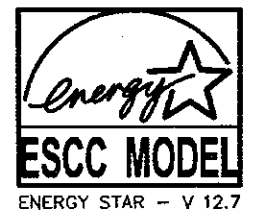
STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.27.)



CROSS SECTION



FOR STRUCTURE ONLY



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DRAWN BY: DRAWING NAME: GENERAL NOTES

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QUALIFICATION INFORMATION
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Walter Botter *Walter Botter* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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FIRM NAME BCIN

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STUCCATO BOARD FINISH CLADDING

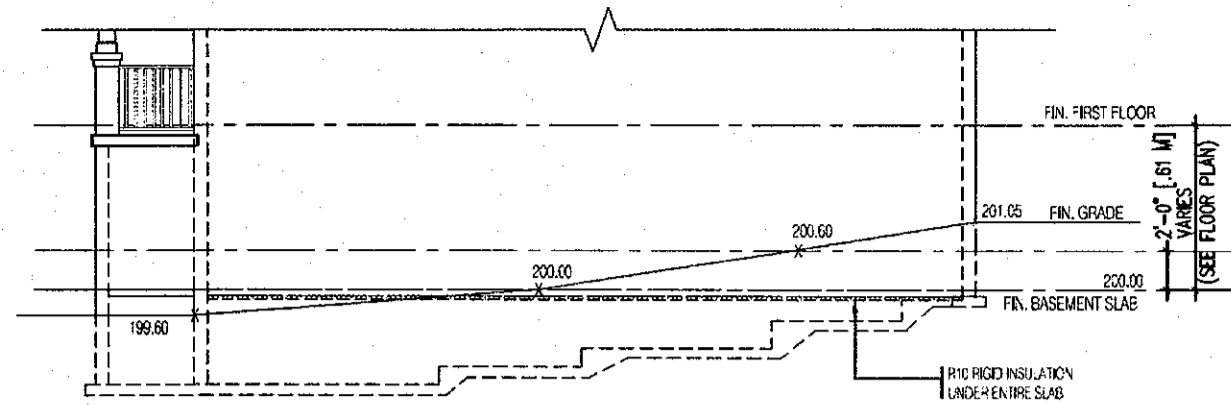
SECONDO VALES ESTATES
TOWN OF EAST GWILLIMBURY

MODEL NAME
T

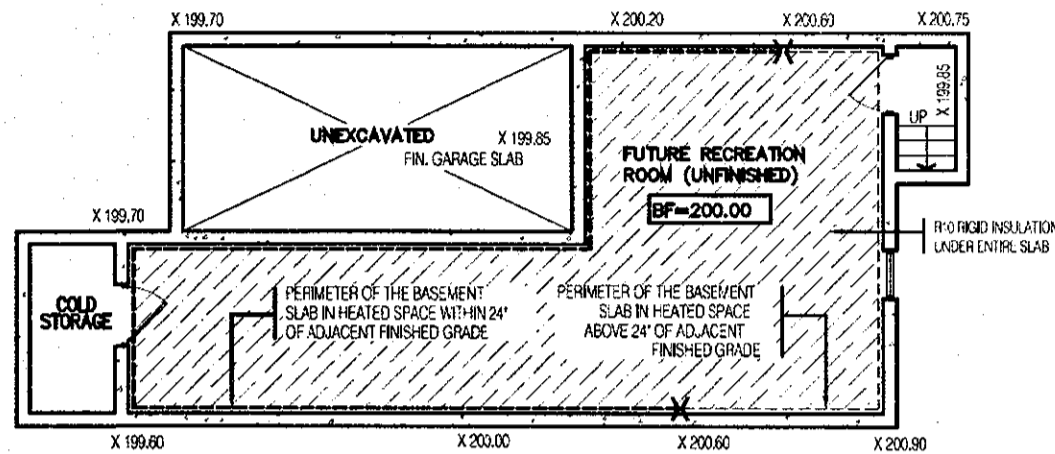
SCALE: 1"=1'-0"

PRQJ. No. DWG. No.
17-41 10

BILD



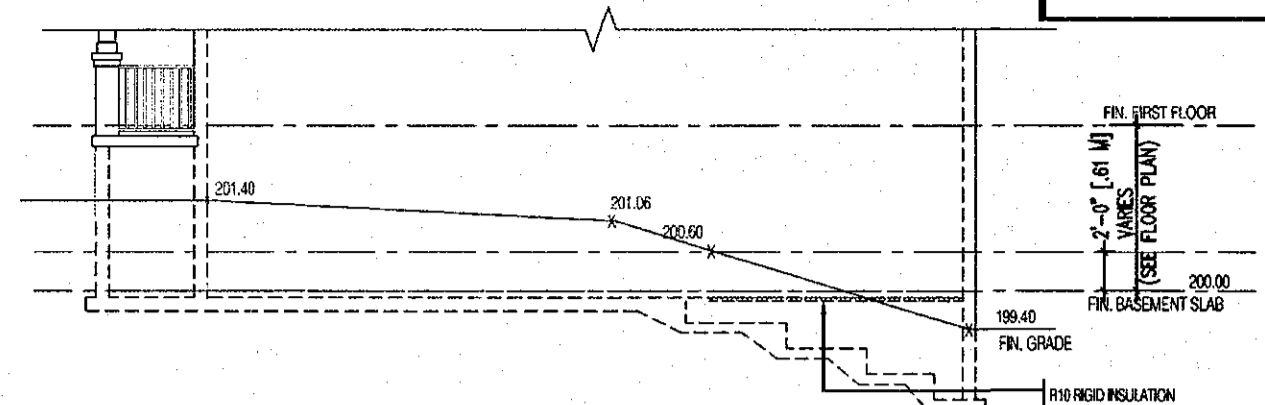
TYPICAL RIGHT SIDE ELEVATION



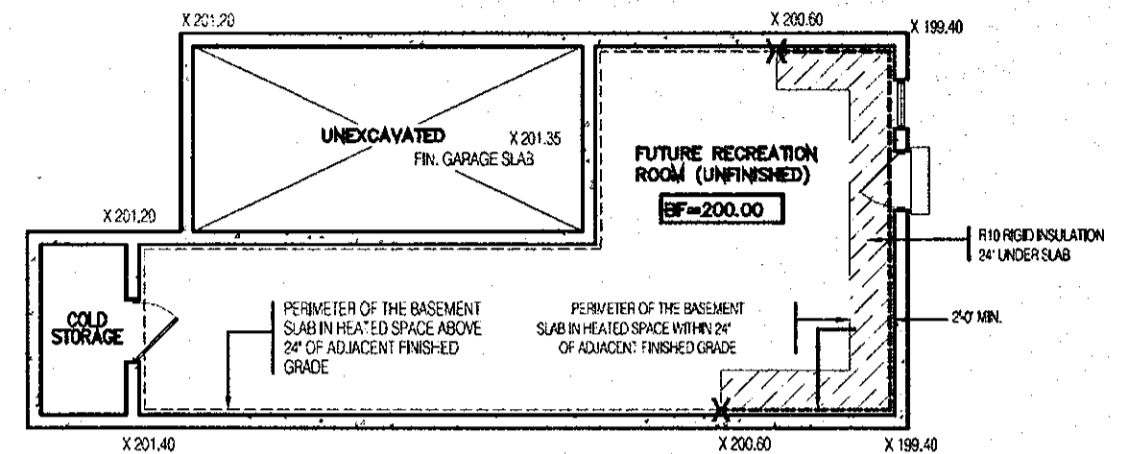
TYPICAL BASEMENT PLAN

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



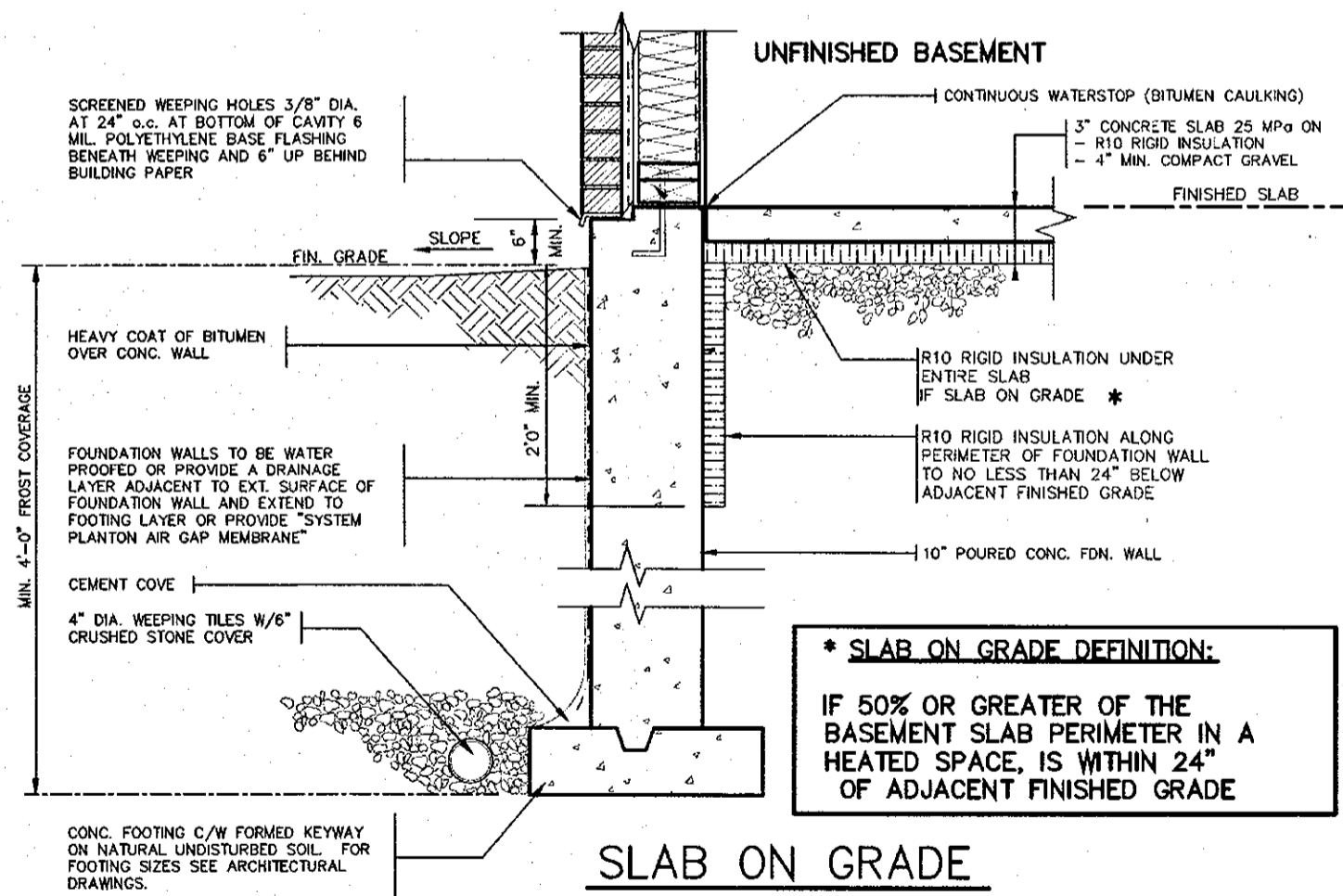
TYPICAL RIGHT SIDE ELEVATION



TYPICAL BASEMENT PLAN

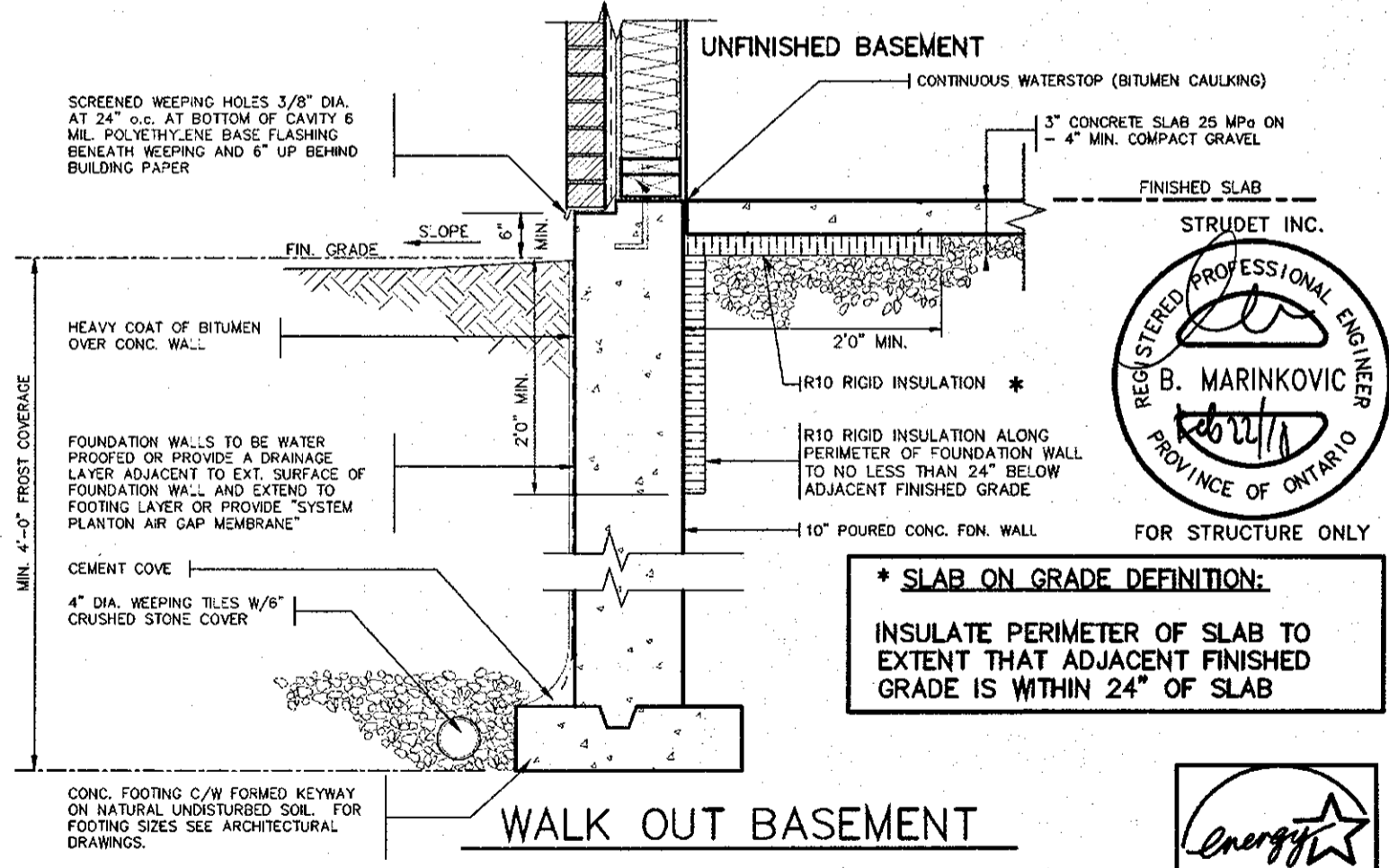
WALK OUT BASEMENT CONDITION

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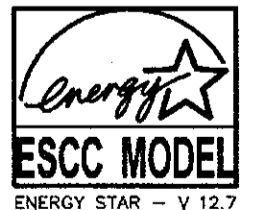
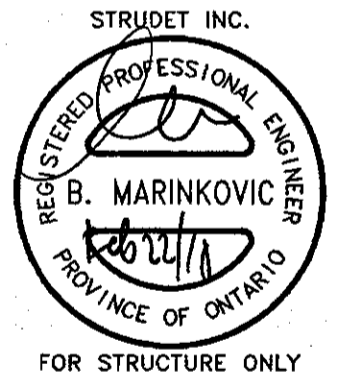
SLAB ON GRADE

* 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



FEB 22 2018

2012 CODE

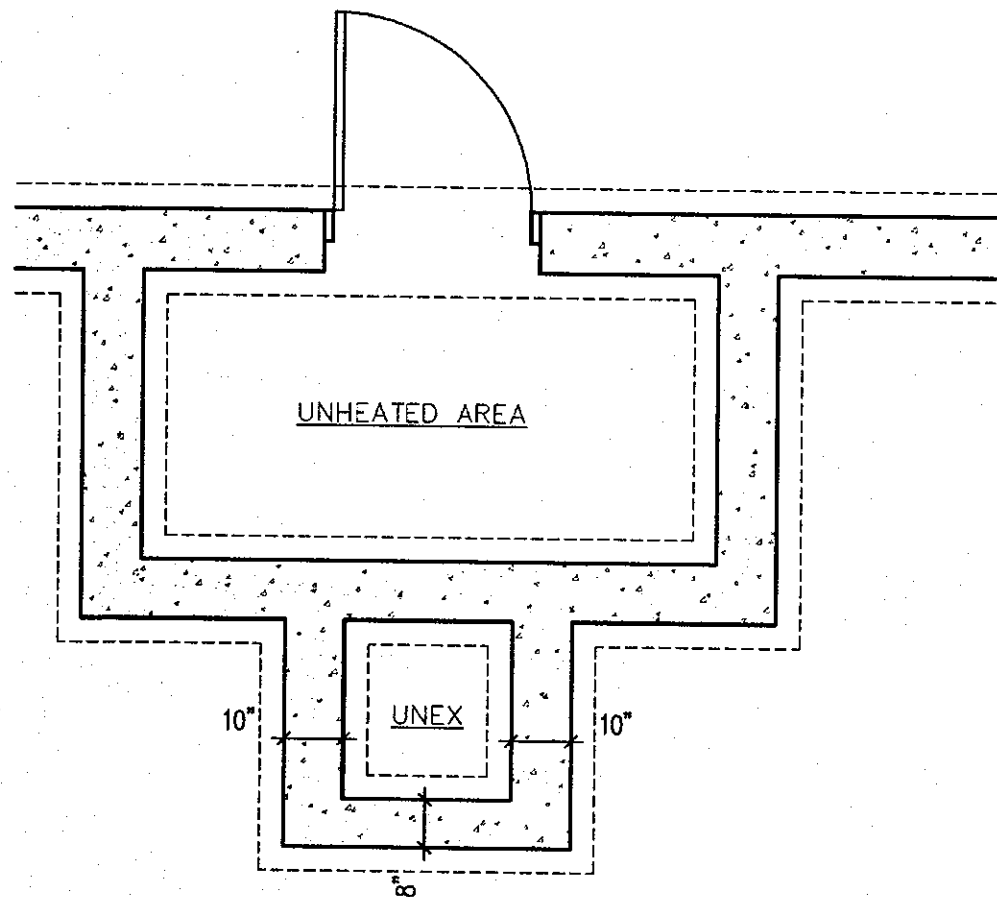
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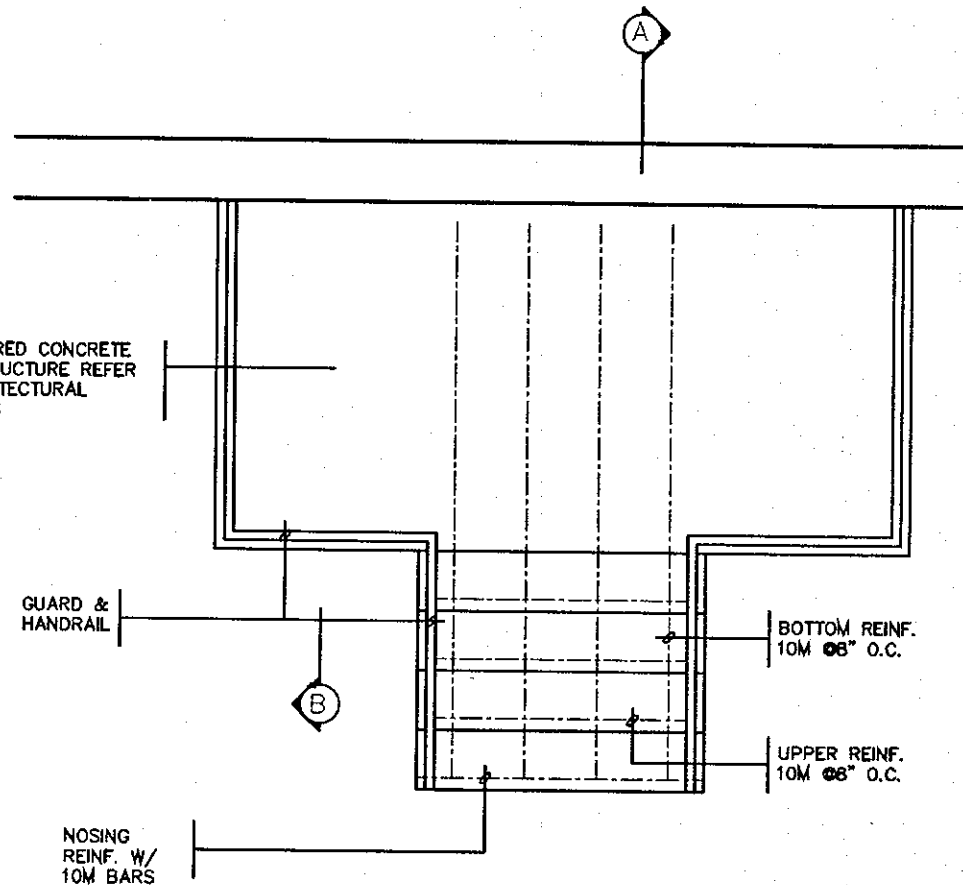
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 QUALIFICATION INFORMATION:
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 Walter Botter *Walter Botter* 21031
 NAME SIGNATURE BCIN
 REGISTRATION INFORMATION:
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 Jardin design group inc. 27763
 FIRM NAME BCIN

jardin
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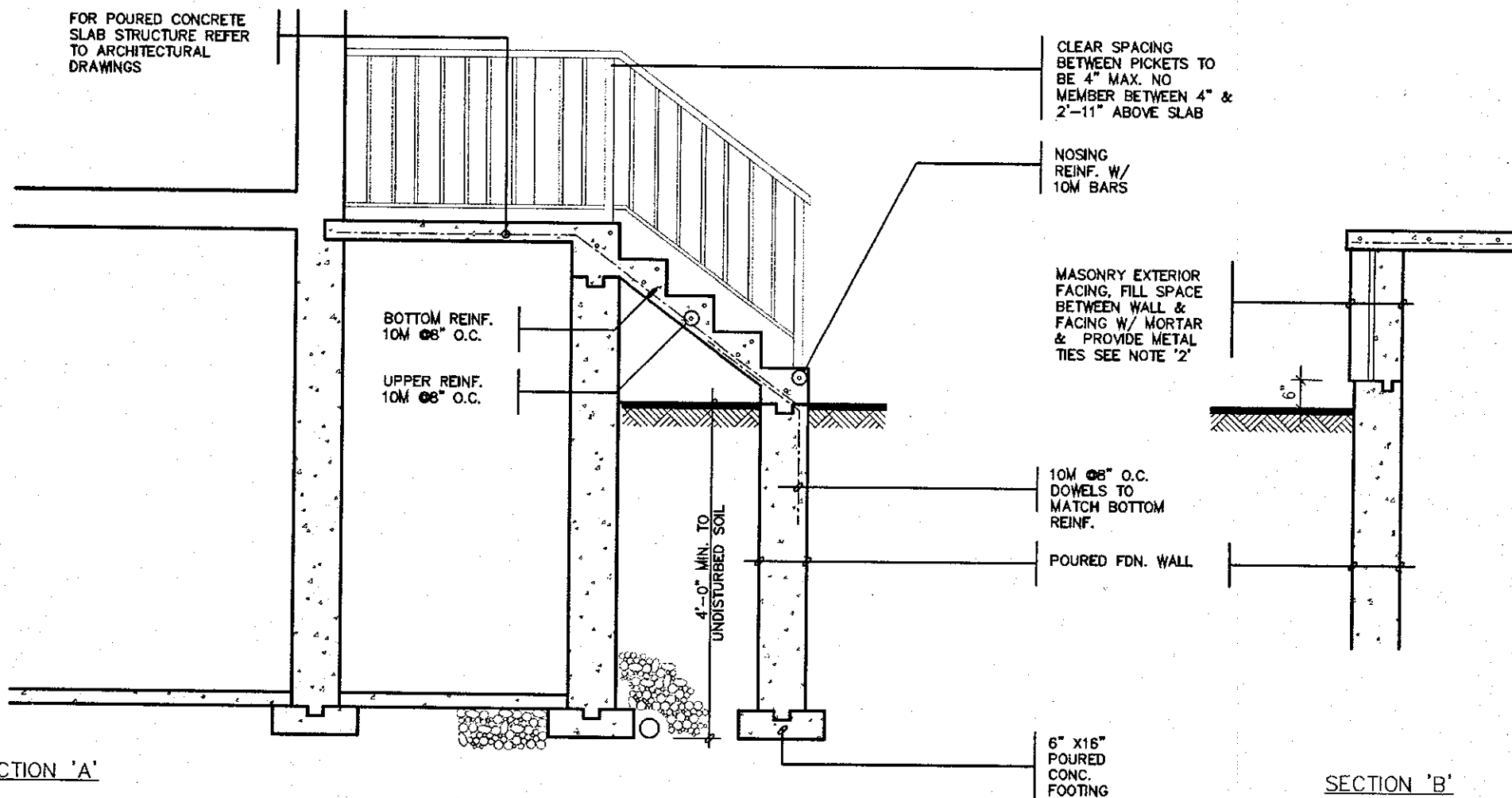
SLAB ON GRADE WALKOUT BASEMENT	
SECONDO VALES ESTATES TOWN OF EAST GWILLIMBURY	
MODEL NAME	T
SCALE:	N.T.S.
PROJ. No.	17-41
DWG. No.	11



FOUNDATION PLAN



GROUND FLOOR PLAN

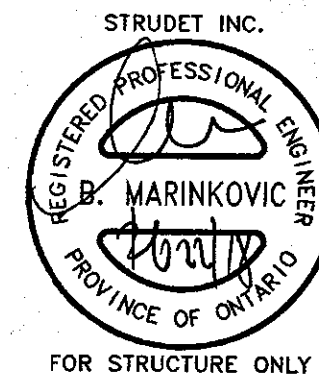


SECTION 'A'

SECTION 'B'

GENERAL NOTES

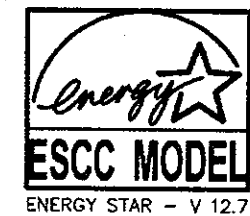
- EXTERIOR STAIRS**
7 7/8" RISE MAXIMUM
8 1/4" RUN MINIMUM
9 1/4" TREAD MINIMUM
- MASONRY TIES**
WHEN BRICK FACING IS USED ABOVE GROUND LEVEL, PROVIDE 3/16" DIA. CORROSION RESISTANT METAL TIES @ 36" HORIZONTAL & 8" VERTICAL
- GUARDS**
ARE REQUIRED AROUND CONCRETE SLAB IF MORE THAN 2'-0" ABOVE GRADE & ON BOTH SIDES OF STAIRS CONTAINING MORE THAN 6 RISERS. MINIMUM 31" HIGH FOR STAIRS MINIMUM 36" HIGH FOR PORCHES UP TO 5'-11" ABOVE GRADE. MINIMUM 42" HIGH FOR GREATER HTS.
- HANDRAIL**
ARE REQUIRED WHERE STEPS HAVE MORE THAN 3 RISERS. HANDRAIL HEIGHT 31" - 38".
- FOUNDATION WALLS**
THICKNESS OF FOUNDATION WALLS IS DEPENDANT UPON VENEER CUT 8" FOR UP TO 26" VENEER CUT HEIGHT 10" FOR VENEER CUT OVER 26" HIGH
- CONCRETE**
MINIMUM CONCRETE STRENGTH SHALL BE 4650 PSI [32MPa] W/ 5%-8% AIR ENTRAINMENT MINIMUM CONCRETE SLAB THICKNESS 5"
- CONCRETE COVER**
PROVIDE MINIMUM 3/4" CLEAR CONCRETE COVER TO REINFORCING BARS



NOTE:
FOR MORE THAN 8 RISERS

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POURED CONCRETE STAIRS
SECONDO VALES ESTATES
TOWN OF EAST GWILLIMBURY

MODEL NAME
T

SCALE:
3/8" = 1'-0"

PROJ. No. DWG. No.
17-41 12