

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 2mm, 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.

ELECTRIC VEHICLE CHARGING SYSTEM (EVCS):

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

- A MINIMUM 200 amp PANEL BOARD,
- CONDUIT THAT IS NOT LESS THAN 1 1/16" (27mm) TRADE SIZE,
- A SQUARE 4 11/16" (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 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" (90x90x6.0L) + 2-2"x8" SPR. No.2
WL2 = 4"x3-1/2"x5/16" (100x90x8.0L) + 2-2"x8" SPR. No.2
WL3 = 5"x3-1/2"x5/16" (125x90x8.0L) + 2-2"x10" SPR. No.2
WL4 = 6"x3-1/2"x3/8" (150x90x10.0L) + 2-2"x12" SPR. No.2
WL5 = 6"x4"x3/8" (150x100x10.0L) + 2-2"x12" SPR. No.2
WL6 = 5"x3-1/2"x5/16" (125x90x8.0L) + 2-2"x12" SPR. No.2
WL7 = 5"x3-1/2"x5/16" (125x90x8.0L) + 3-2"x10" SPR. No.2
WL8 = 6"x3-1/2"x5/16" (125x90x8.0L) + 3-2"x12" SPR. No.2
WL9 = 6"x4"x3/8" (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" (90x90x6.0L)
L2 = 4"x3-1/2"x5/16" (100x90x8.0L)
L3 = 5"x3-1/2"x5/16" (125x90x8.0L)
L4 = 6"x3-1/2"x3/8" (150x90x10.0L)
L5 = 6"x4"x3/8" (150x100x10.0L)
L6 = 7"x4"x3/8" (175x100x10.0L)

LAMINATED VENEER LUMBER (LVL) BEAMS

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

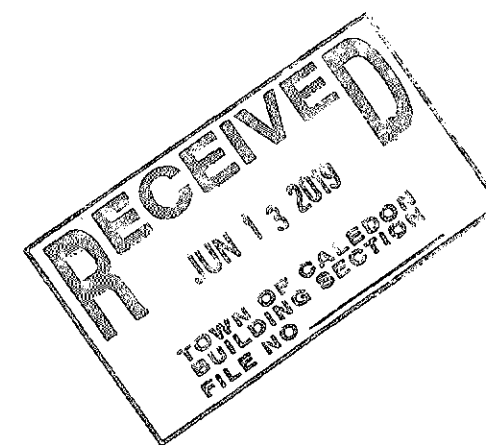
DOOR SCHEDULE

1 = 2'-10" x 6'-8" (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'-6" x 6'-8" x 1-3/8" (760x2033x35) - INTERIOR SLAB DOOR
6 = 2'-2" x 6'-8" x 1-3/8" (660x2033x35) - INTERIOR SLAB DOOR
7 = 1'-6" x 6'-8" x 1-3/8" (480x2033x35) - INTERIOR SLAB DOOR

LEGEND

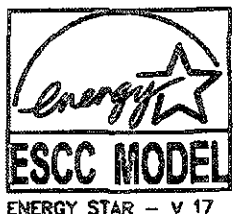
DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
GT	GIRDER TRUSS
	POINT LOAD
	SOLID WOOD BEARING. SOLID BEARING TO BE MADE AT LEAST AS SUPPORTED MEMBER. MIN. 3 PIECES.
	LOAD-BEARING WALL
	TWO-STOREY WALL. SEE NOTE 39
	FLAT ARCH
F.D.	FLOOR DRAIN
D	
SA	SMOKE ALARM. SEE NOTE 43
SA	SMOKE ALARM & CARBON MONOXIDE ALARM. SEE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

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



FEB 14 2019

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THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.	7	
JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.	6	
AS CONSTRUCTED, DRAWINGS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.	5	
JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.	4	
THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF JARDIN DESIGN GROUP INC. THIS DRAWING IS NOT TO BE COPIED.	3	FEB. 11, 2019 REV. ENERGY STAR V-17 TO ENERGY STAR V-17 PER CLIENT REQUEST
	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:		

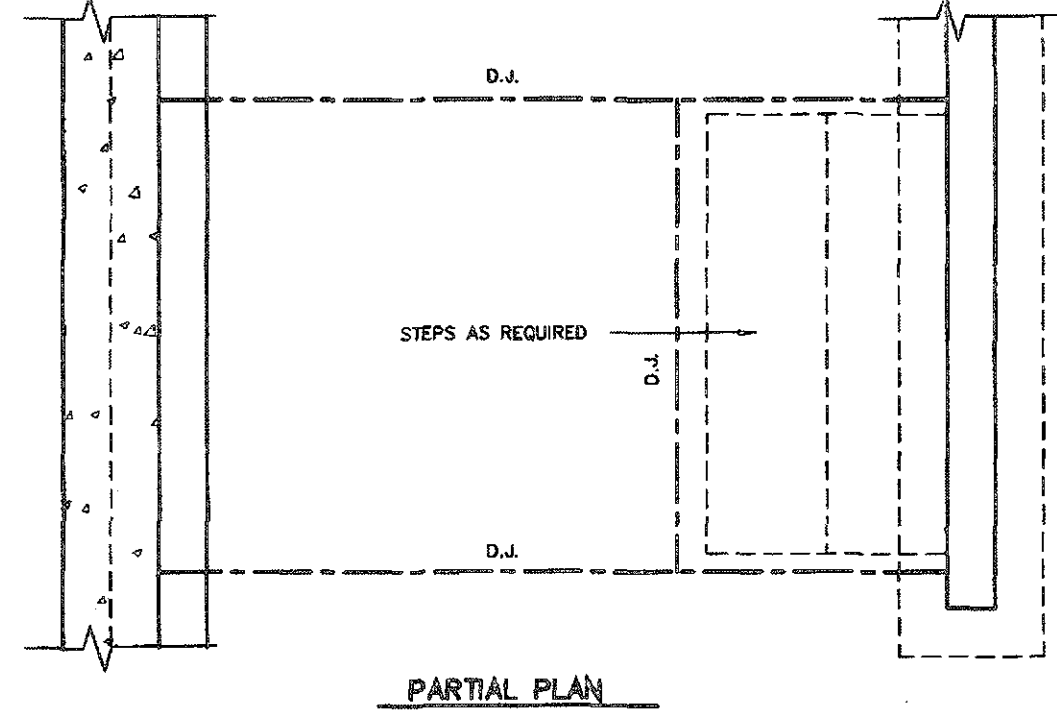
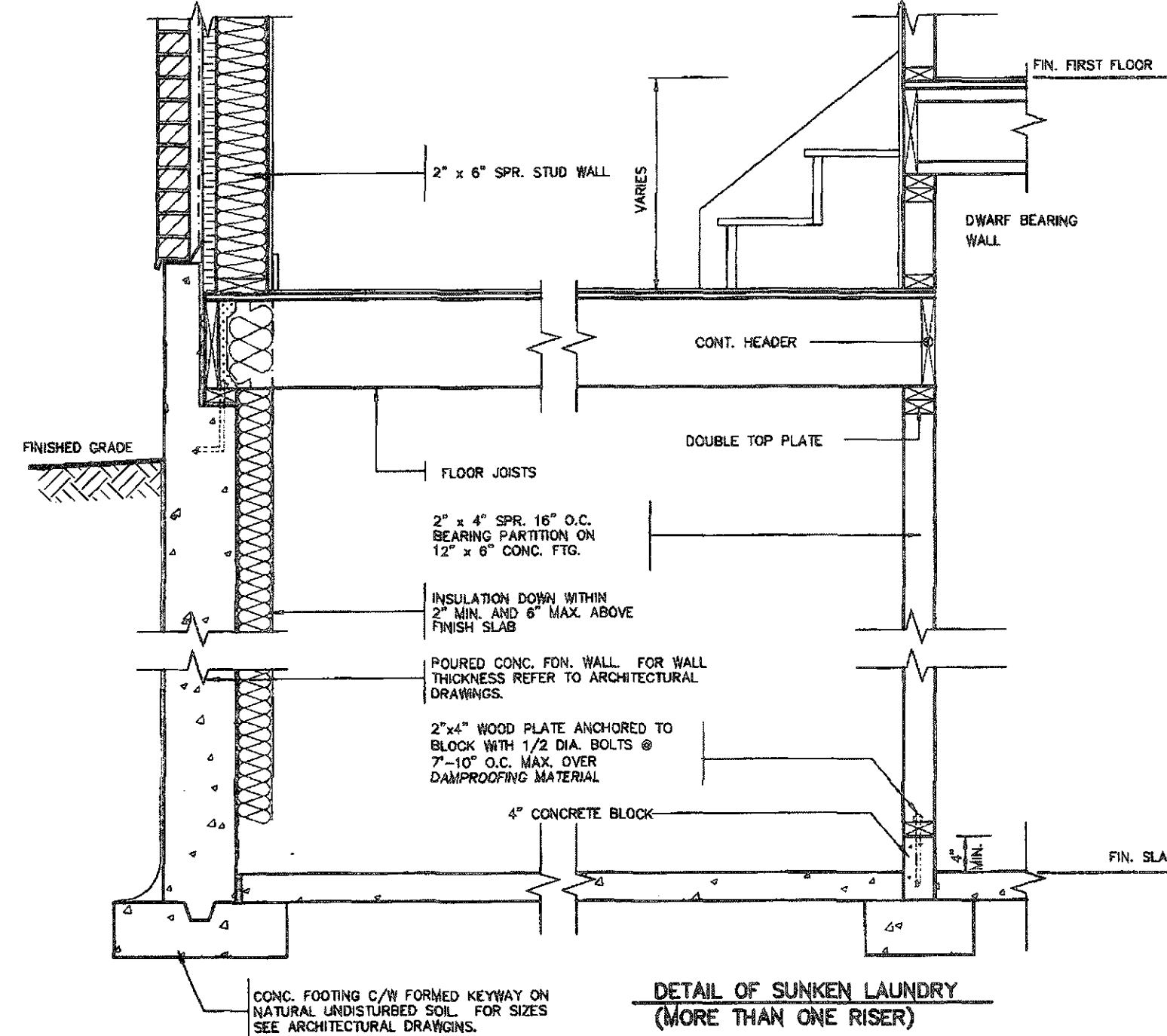
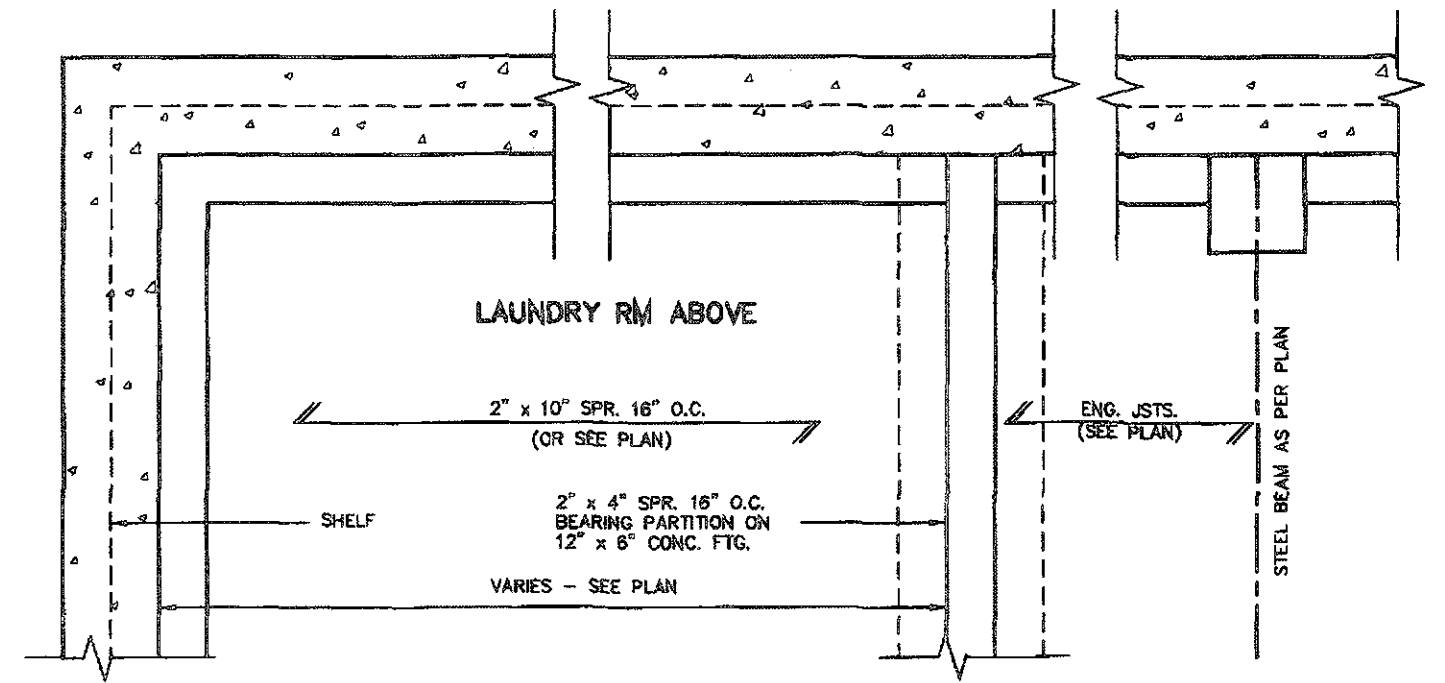
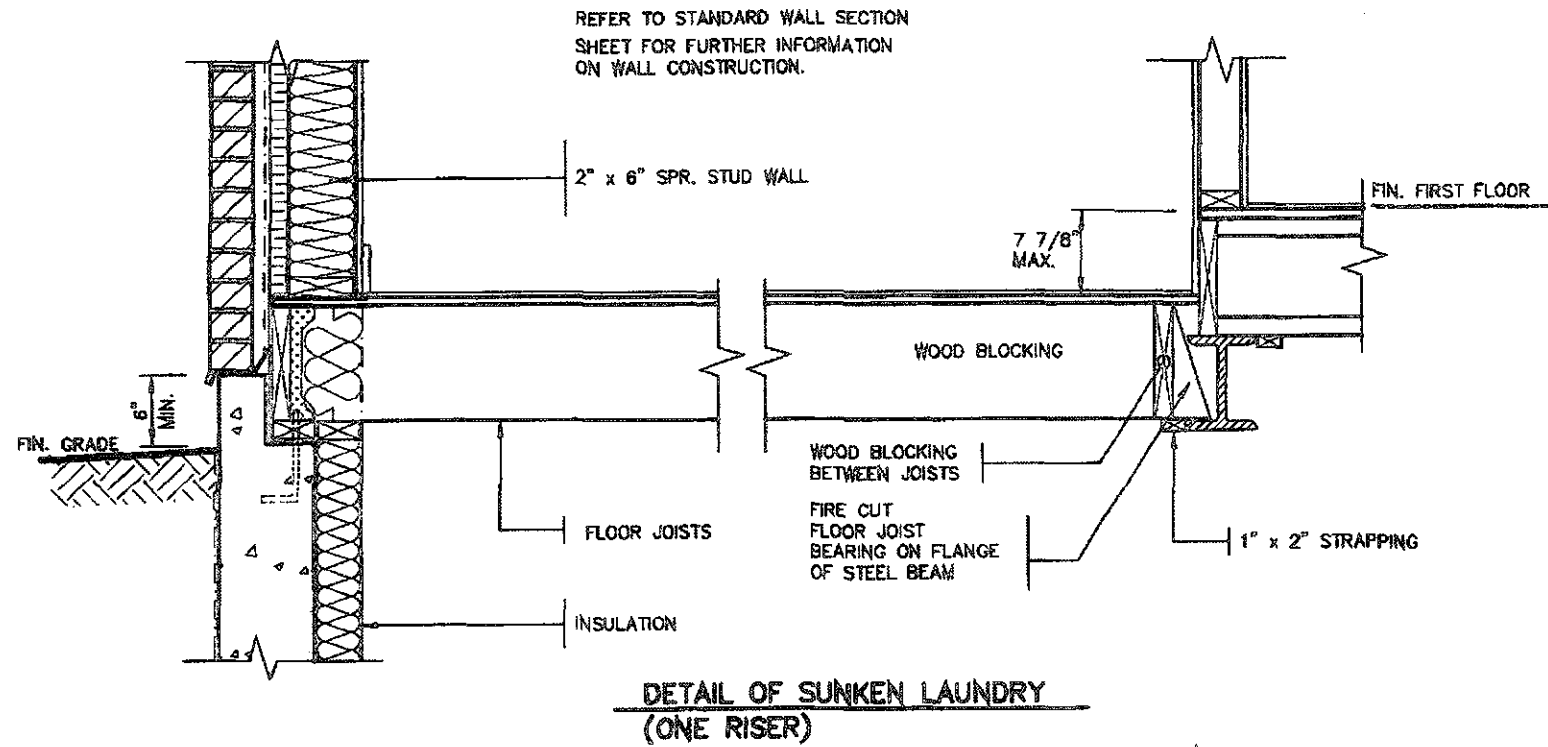
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.		
QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code.		
Walter Botter	21031	BCIN
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	BCIN
FIRM NAME		BCIN

jardin
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TEL: 905 660-3377 FAX: 905 660-3713
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GENERAL NOTES

LAMBERTS LANE
TOWN OF CALEDON

MODEL NAME	T
SCALE:	N.T.S.
PROJ. No.	18-18
DWG. No.	2



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TOWN OF CALEDON
BUILDING SECTION
FILE NO.

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
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FEB 14 2019

2012 CODE

ENERGY STAR
ESCC MODEL
ENERGY STAR - V 17

7		
6		
5		
4		
3	FEB. 11, 2019	REV. ENERGY STAR V-17 TO ENERGY STAR V-17 PER CLIENT REQUEST
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Walter Boller 21037
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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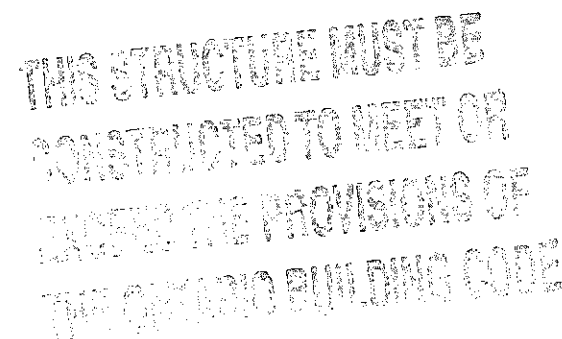
SUNKEN LAUNDRY
LAMBERTS LANE
TOWN OF CALEDON

MODEL NAME
T

SCALE
3/4" = 1'-0"

PROJ. No
16-24

DWG. No
3

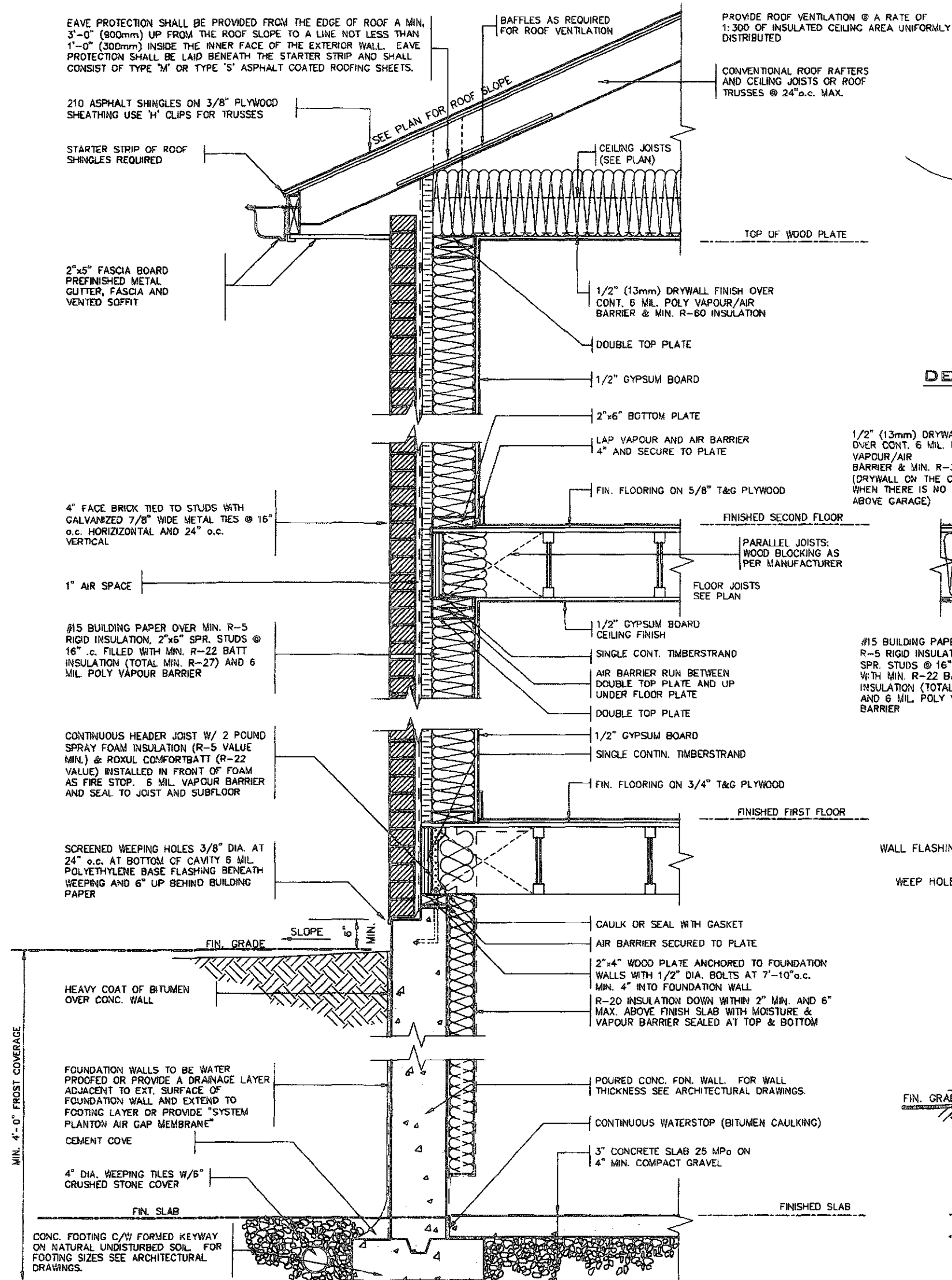


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TOWN OF CALEDON
BUILDING SECTION
FILE NO. _____

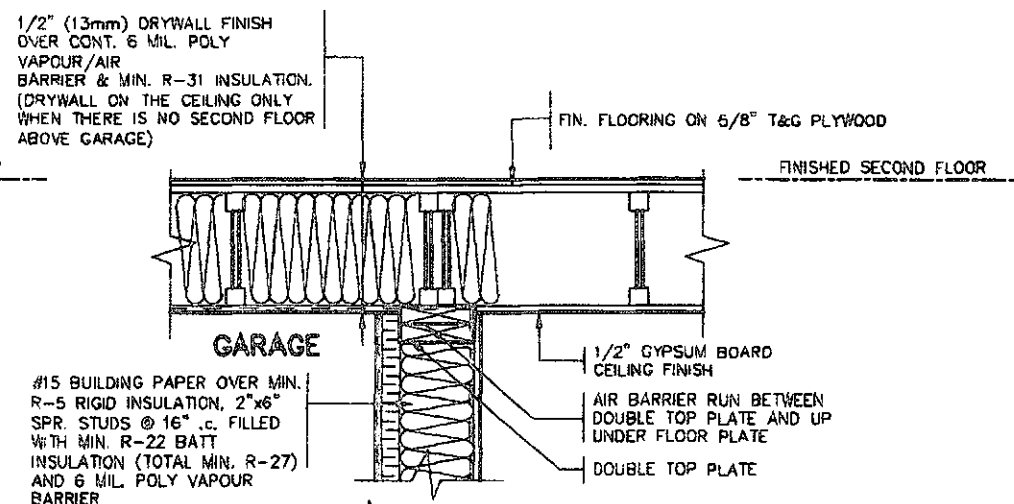
STRUPET INC.



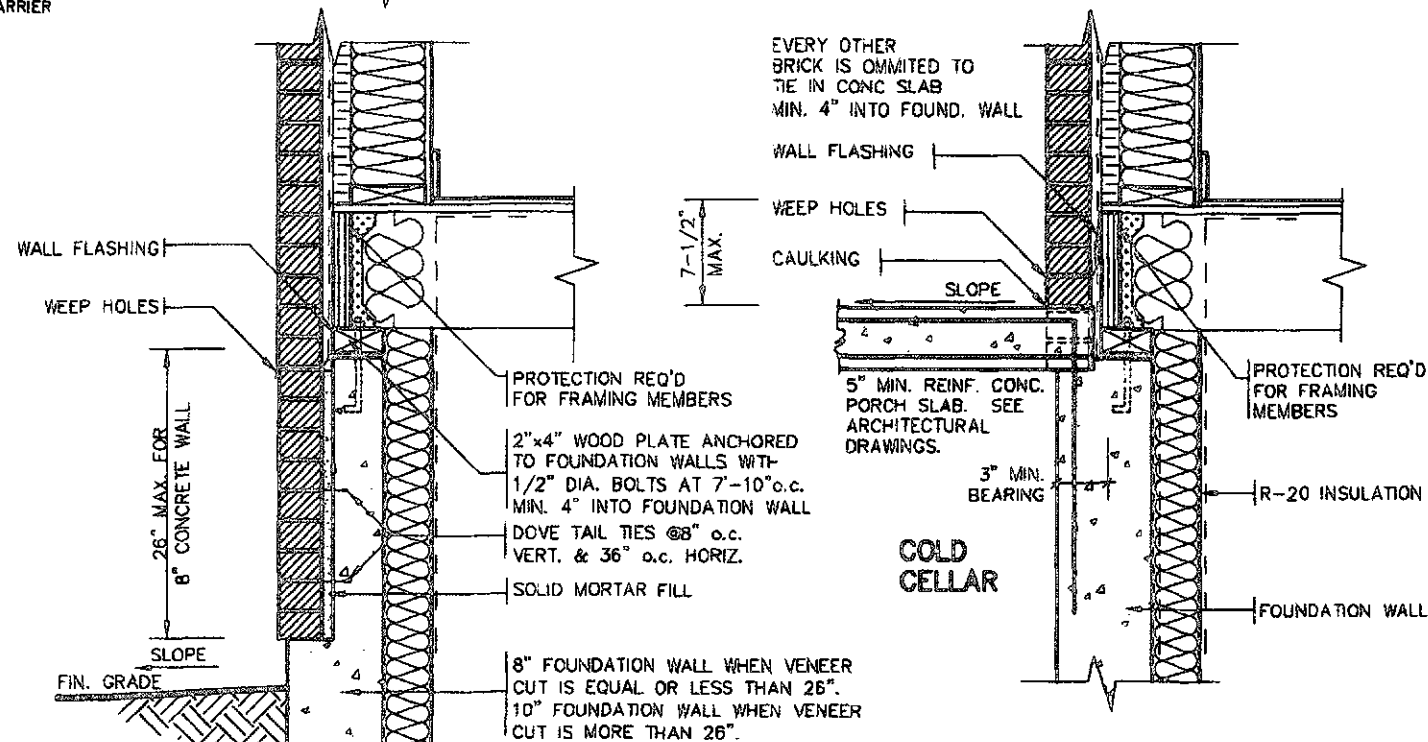
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DETAIL FOR INTERIOR GARAGE WALLS & CEILINGS



DETAIL FOR CONCRETE VENEER DROPPED GRADE



DETAIL FOR GOLD CELLAR PORCH SLAB

JUN 20 2019

2012 CODE



2 STOREY WALL SECTION
2"x6" BRICK VENEER

LAMBERTS LANE
TOWN OF CALEDON



MODEL NAME

SCALE AS NOTED

PROJ. No. _____

18-18

Dwg No.

4

THE COORDINATION SHALL BE DONE AND VERIFY ALL DIMENSIONS AND CONDITIONS AS STATED BEFORE PROCEEDING WITH CONSTRUCTION AND DISCREPANCIES SHALL BE REPORTED TO JAFSA DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK. JAFSA DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY STRUCTURAL OR IS CHECKING INFORMATION SHOWN ON THEIR DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING CHARGES BEFORE PROCEEDING WITH WORK. AS CONSTRUCTED, INVENT MUST BE VERIFIED PRIOR TO POURING FOOTINGS. JAFSA DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FINAL USE OR THE CONSTRUCTION OR SUBSEQUENT TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THIS DRAWING IS AN INSTRUMENT OF SERVICE AS PROVIDED BY AND IS THE PROPERTY OF JAFSA DESIGN GROUP INC. THIS DRAWING IS NOT TO BE LOANED.	7		
	6		
	5		
	4	JUNE 20, 2019	REV CEILING INSUL TO R-60 RE ISSUED TO CLIENT
	3	FEB. 11, 2019	REV ENERGY STAR V-27 TO ENERGY STAR V-17 PER CLIENT REQUEST
		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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QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code.

Walter Botter *WBE* 2103

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

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2 STOREY WALL SECTION				
2"x6" BRICK VENEER				
LAMBERTS LANE				
TOWN OF CALEDON				
	MODEL NAME	T	---	
	SCALE	AS NOTED		
	PROJ. No	18-18	DWG. No	4

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"x6" FASCIA BOARD PREFINISHED METAL GUTTER, FASCIA AND VENTED SCOFFIT

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 8" STUDS
- MIN. R-22 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-60 INSULATION

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

2"x6" BOTTOM PLATE

LAP VAPOUR AND AIR BARRIER 4" AND SECURE TO PLATE

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

PARALLEL JOISTS: WOOD BLOCKING AS PER MANUFACTURER

FLOOR JOISTS SEE PLAN

1/2" GYPSUM BOARD CEILING FINISH

SINGLE CONT. TIMBERSTRAND

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

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

SINGLE CONTIN. TIMBERSTRAND

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

FINISHED FIRST FLOOR

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

4" FACE BRICK TIED TO STUDS WITH GALVANIZED 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 & 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 & VAPOR 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

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

STRUDET INC.



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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 1

1 1/2" = 1'0"

RECEIVED
JUL 11 2019
FROM SALES/TEAM

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

WALL FLASHING

WEEP HOLES

CAULKING

SLOPE

7-1/2" MAX.

PROTECTION REQ'D FOR FRAMING MEMBERS

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

WALL FLASHING

WEEP HOLES

CAULKING

SLOPE

7-1/2" MAX.

PROTECTION REQ'D FOR FRAMING MEMBERS

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

3" MIN. BEARING

R-20 INSULATION FULL HEIGHT

FOUNDATION WALL

COLD CELLAR

3/4" = 1'0"

DETAIL FOR CONCRETE VENEER DROPPED GRADE

3/4" = 1'0"

DETAIL FOR COLD CELLAR PORCH SLAB

3/4" = 1'0"

2012 CODE



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No.	DATE	WORK DESCRIPTION
7		
6		
5		
4	JUNE 20, 2019	REV. CEILING INSUL. TO R-60 ISSUED TO CLIENT
3	FEB. 11, 2019	REV. ENERGY STAR V-17 TO ENERGY STAR V-17 PER CLIENT REQUEST
2	FEB. 27, 2018	REV. ENERGY STAR VERSION AND DETAIL. ISSUED TO CLIENT
1	FEB. 8, 2016	PREPARED TO ENERGY STAR & ISSUED TO CLIENT

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QUALIFICATION INFORMATION
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Walter Boffer 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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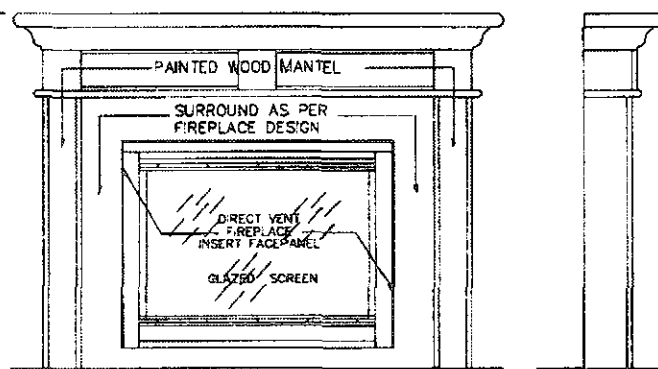
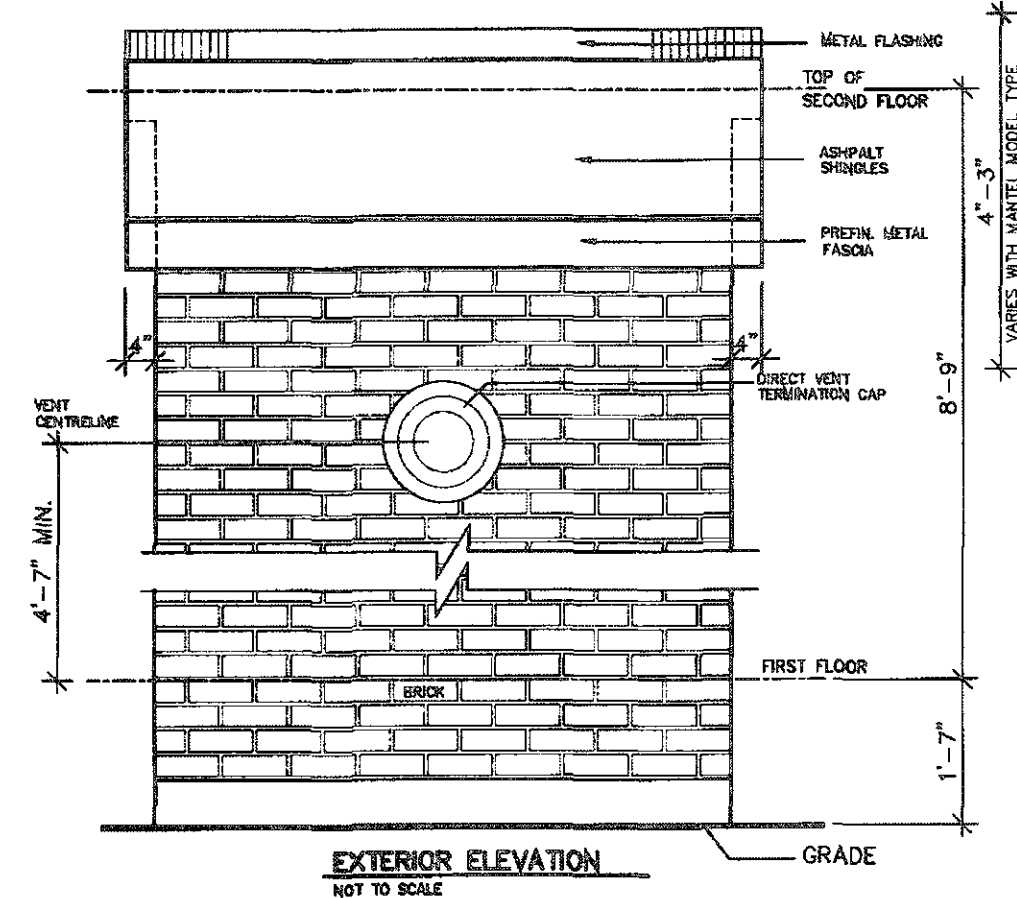
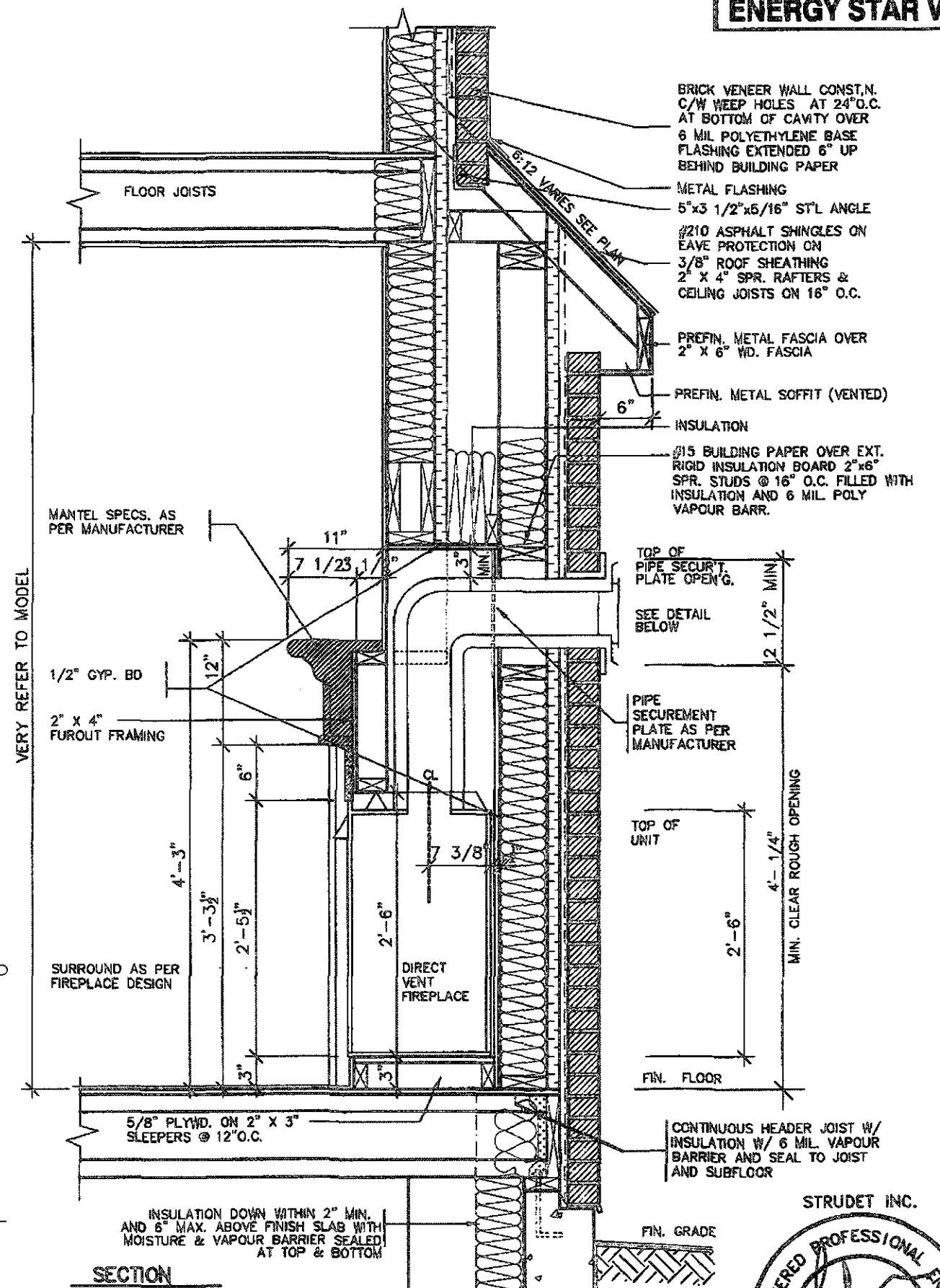
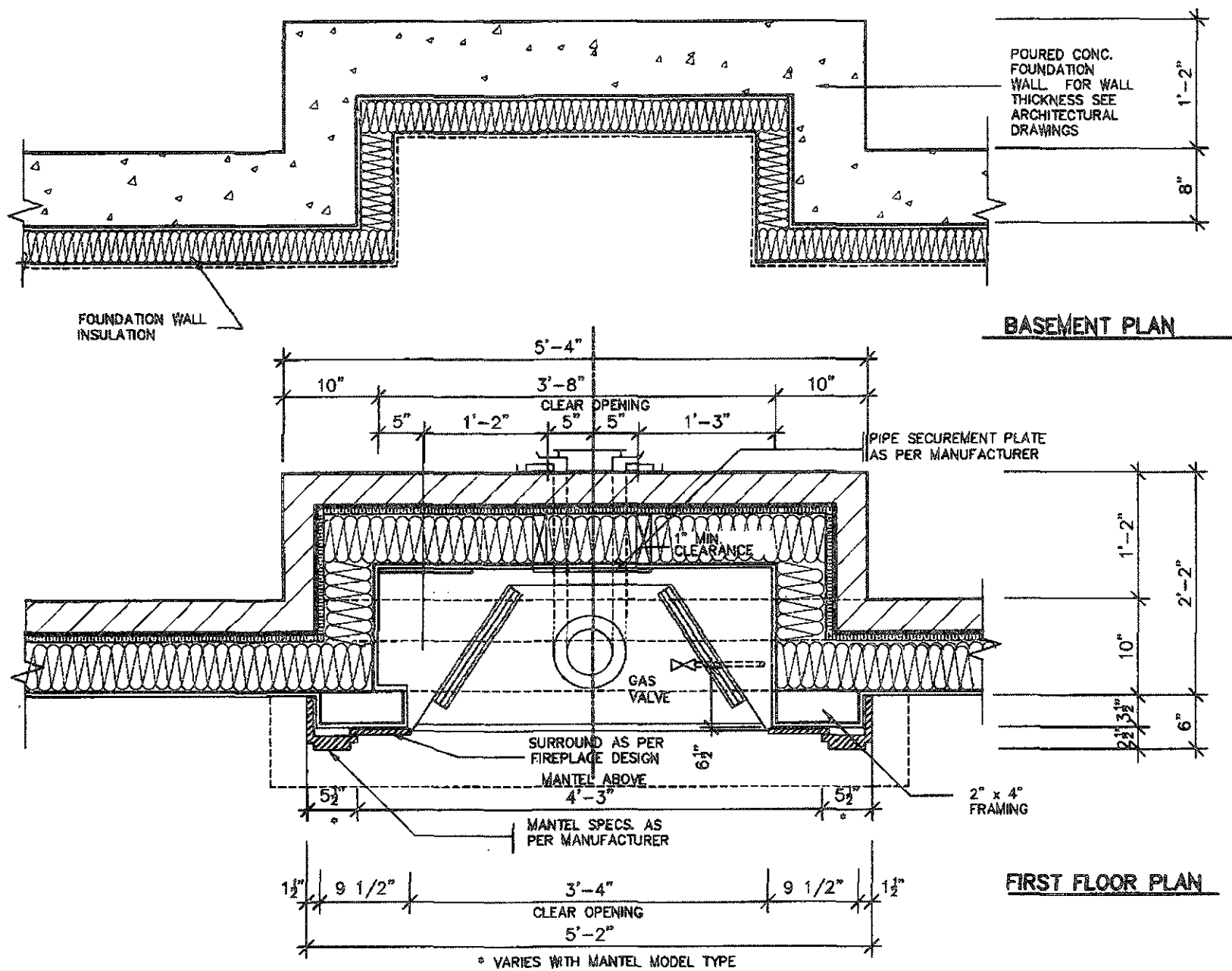
Jardin design group inc. 27763
FIRM NAME BCIN

Jardin
DESIGN GROUP INC.
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
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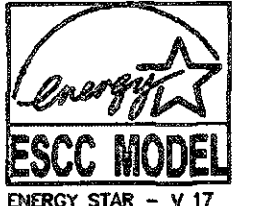
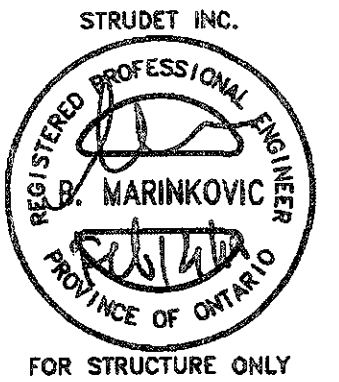
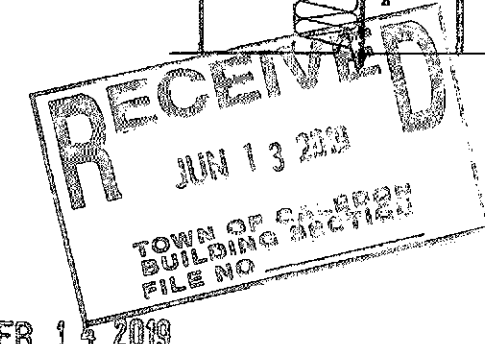
2 STOREY WALL SECTION
2"x6" STUCCO WALL
LAMBERTS LANE
TOWN OF CALEDON

MODEL NAME
T
SCALE
AS NOTED
PROJ. No.
18-18
DWG. No.
4-1

BILD



- 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.



2012 CODE

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6		
5		
4		
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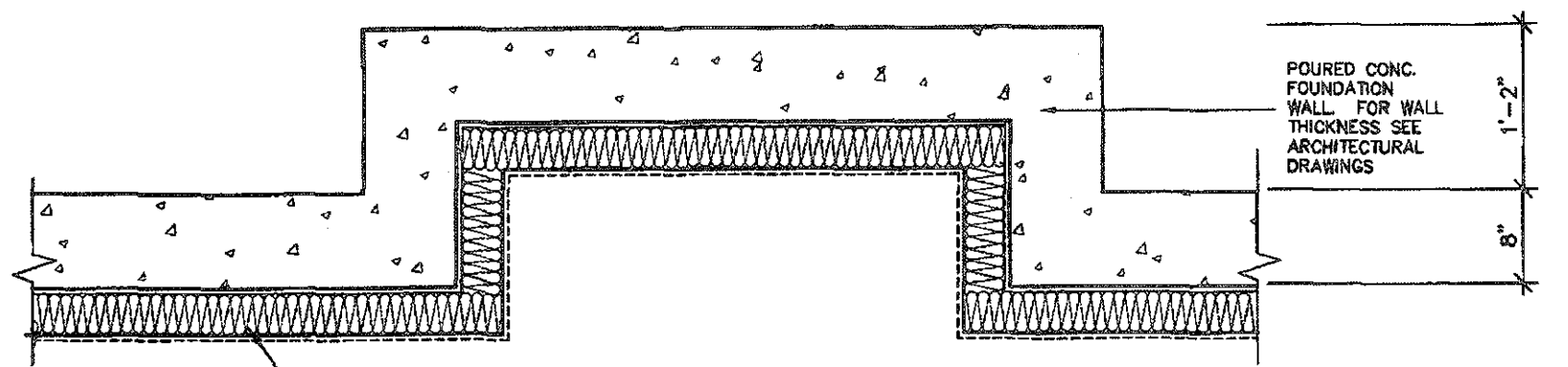
Walter Botter 21031
NAME SIGNATURE BCIN

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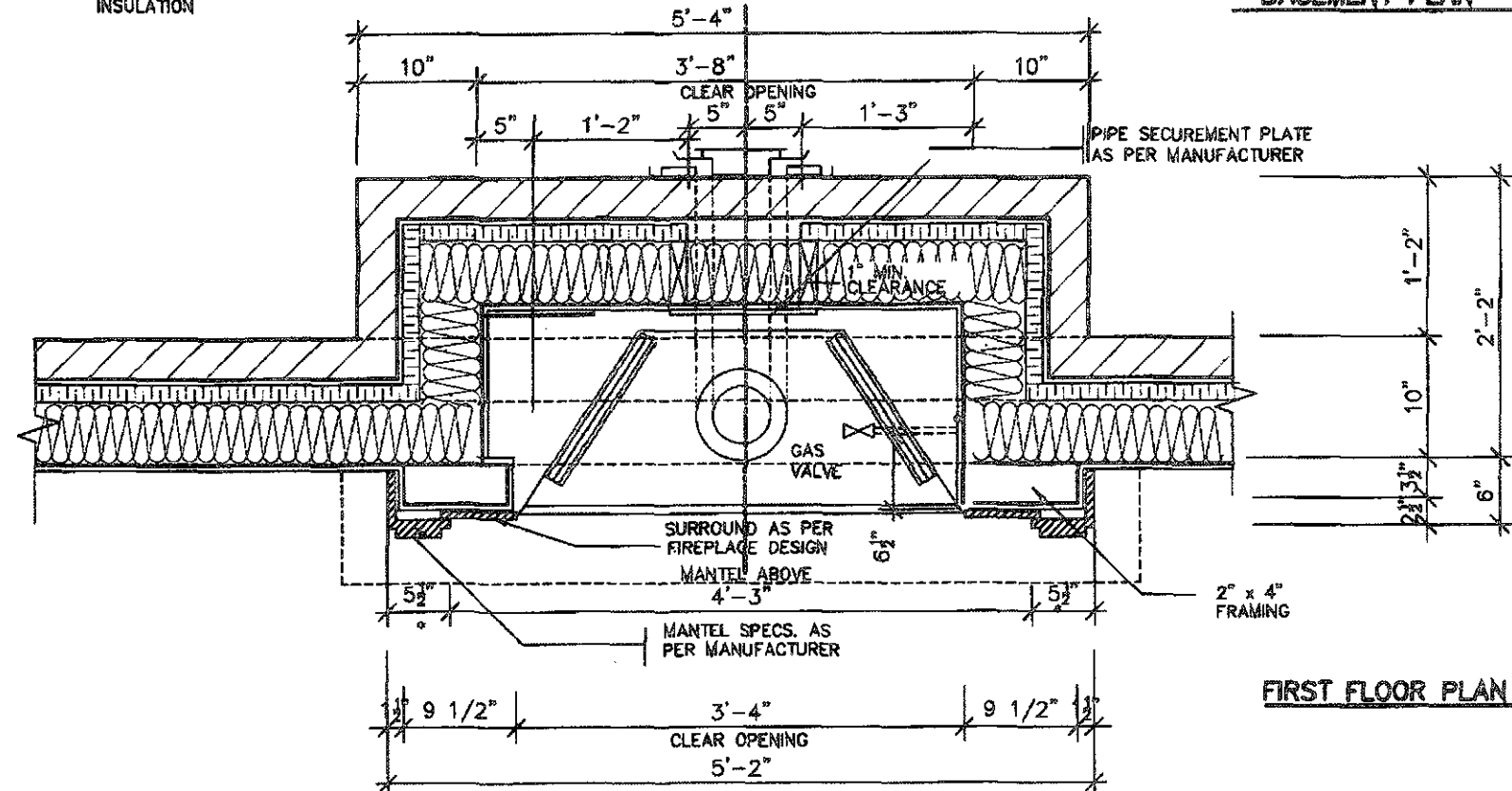
jardin design group inc. 27763
FIRM NAME BCIN

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

DIRECT VENT FIREPLACE	
LAMBERTS LANE TOWN OF CALEDON	
MODEL NAME T	---
SCALE: 3/4" = 1'-0"	
PROJ. No. 18-18	DWG. No. 5

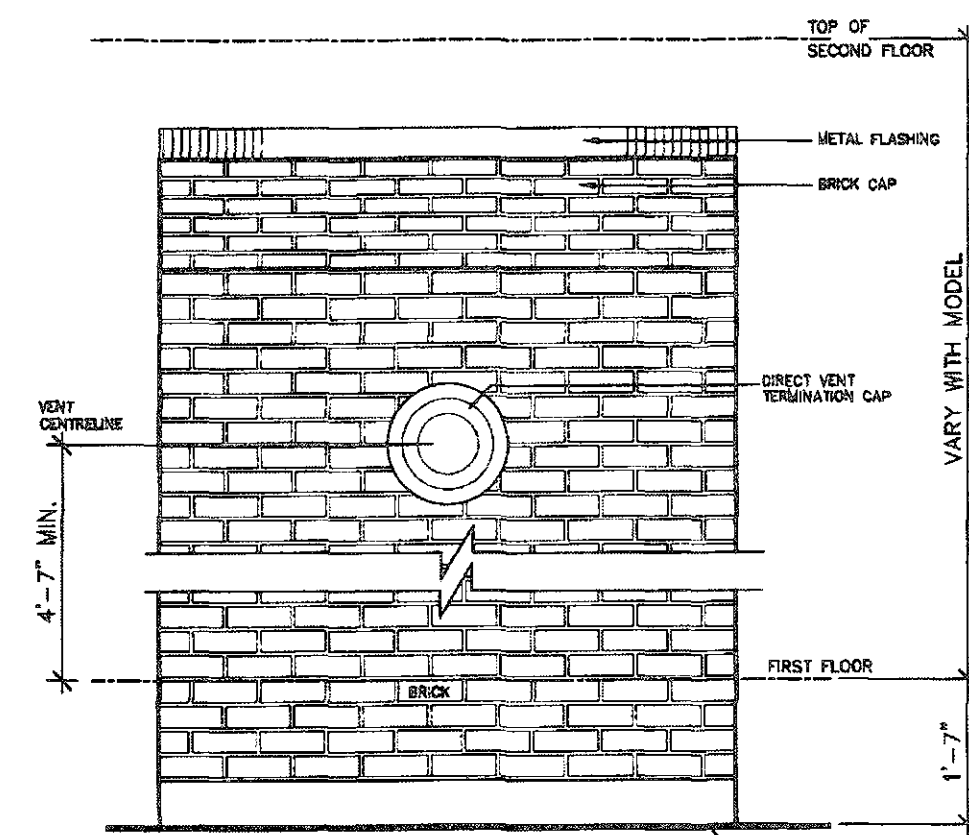


BASEMENT PLAN

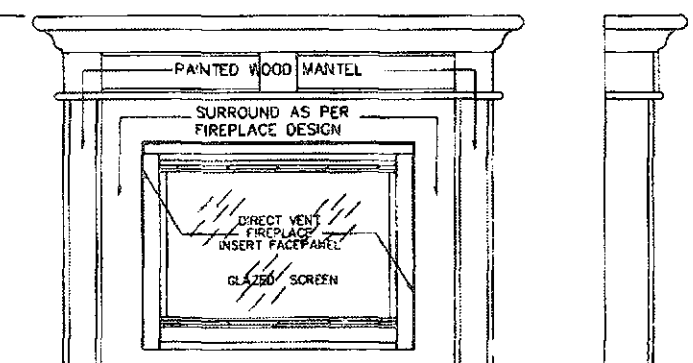


FIRST FLOOR PLAN

* VARIES WITH MANTEL MODEL TYPE



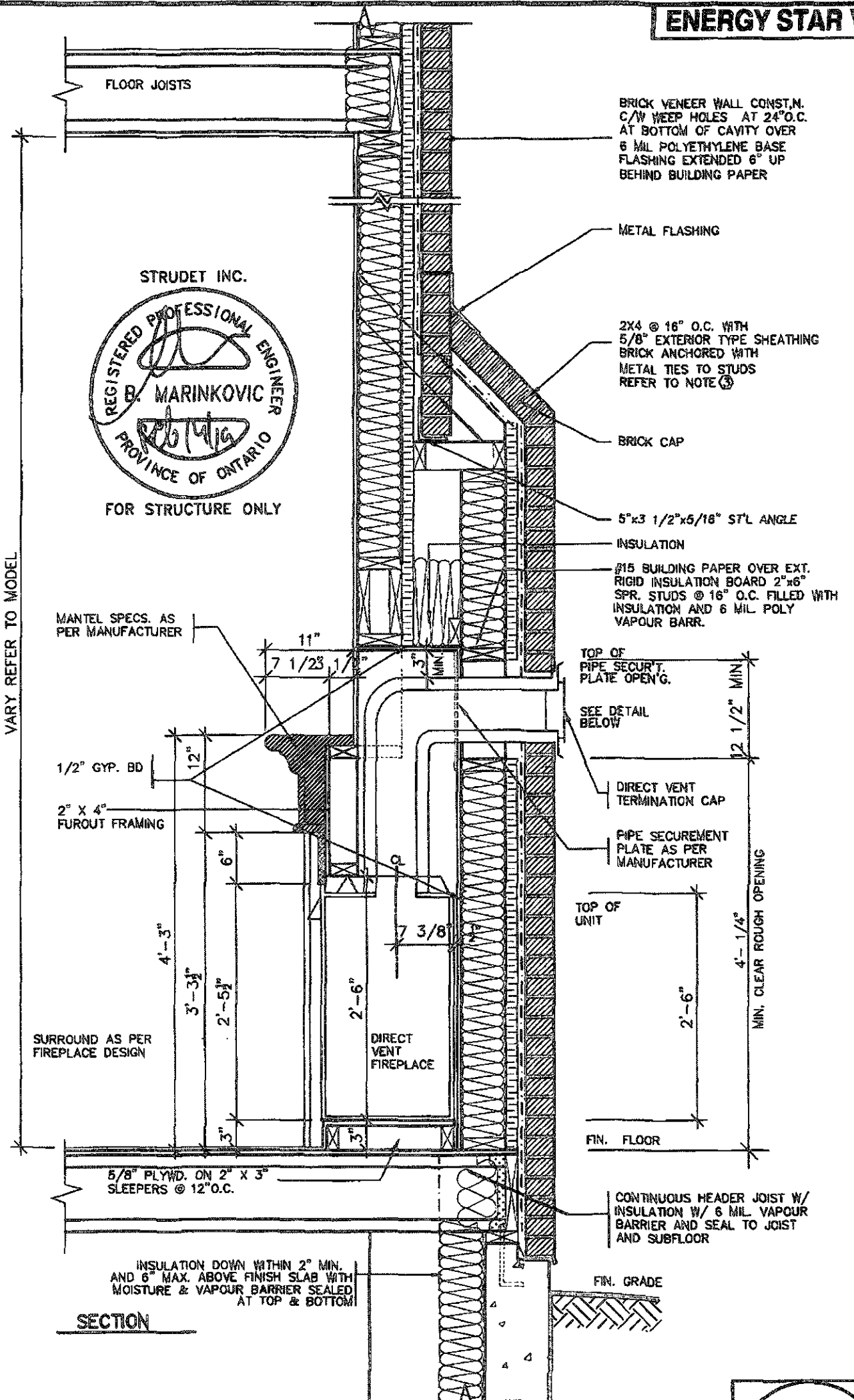
EXTERIOR ELEVATION
NOT TO SCALE



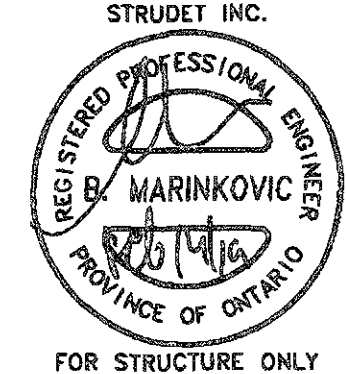
FRONT/SIDE ELEVATION
NOT TO SCALE

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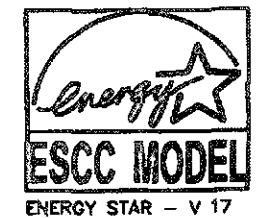


SECTION



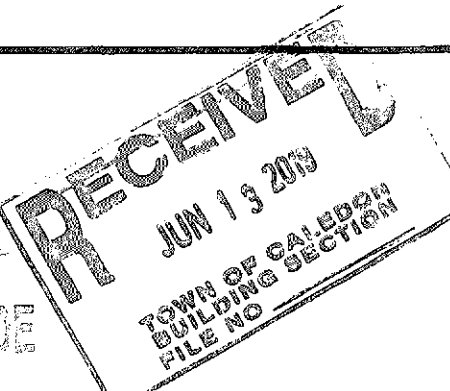
FEB 14 2019

2012 CODE



7		
6		
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Walter Botter *Walter Botter* 21037
NAME SIGNATURE BCIN

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Jardin Design Group Inc. 27763
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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

LAMBERTS LANE
TOWN OF CALEDON

MODEL NAME
T

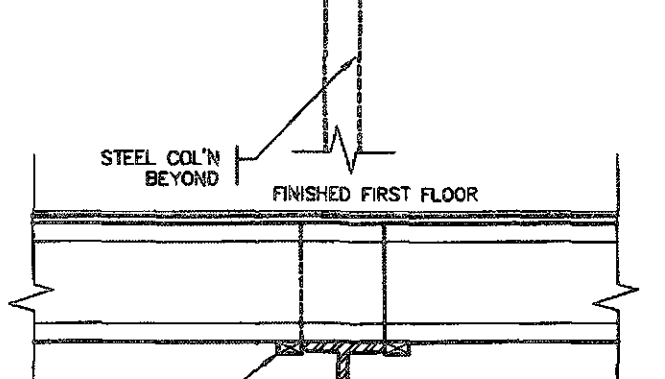
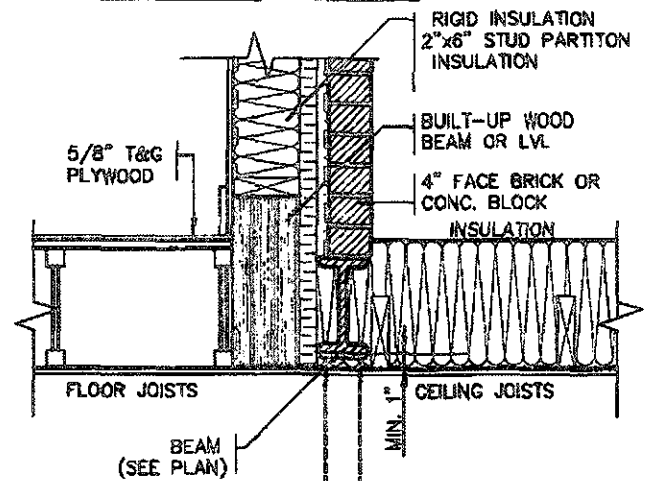
SCALE
3/4"=1'-0"

PROJ. No. 18-18

DWG. No. 5-1

WEeping HOLES 3/8" DIA. @ 24" O.C.
AT BOTTOM OF CAVITY, 6 MIL.
POLYETHYLENE BASE FLASHING
BENEATH WEEPHOLES AND 6" UP
AND BEHIND WALL SHEATHING PAPER
COUNTER FLASHING EMBEDDED 1" MIN.
INTO MASONRY AND NOT LESS THAN
6" DOWN MASONRY COUNTER FLASHING
TO LAP MIN. 4" OVER LOWER FLASHING

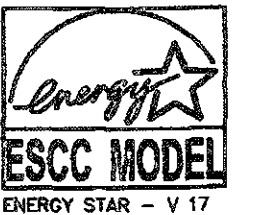
SECTION THROUGH STEEL BEAM
SUPPORTING MASONRY & BEARING
STUD PARTITION



DETAIL OF STEEL BASEMENT COLUMN

FEB 14 2019

2012 CODE



ST. COLUMN DETAILS

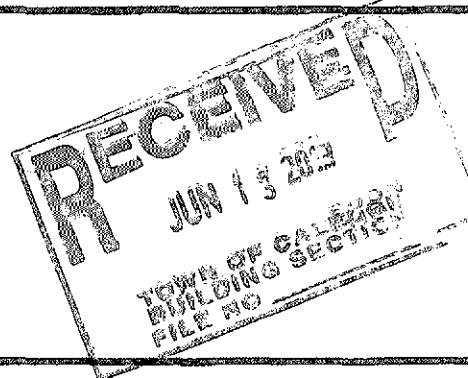
LAMBERTS LANE
TOWN OF CALEDON



MODEL NAME	T
SCALE	3/4" = 1'-0"
PROJ. No.	18-18
DWG. No.	6

Jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
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Walter Botter *Walter Botter* 21037
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jardin design group inc. 27763
FIRM NAME BON

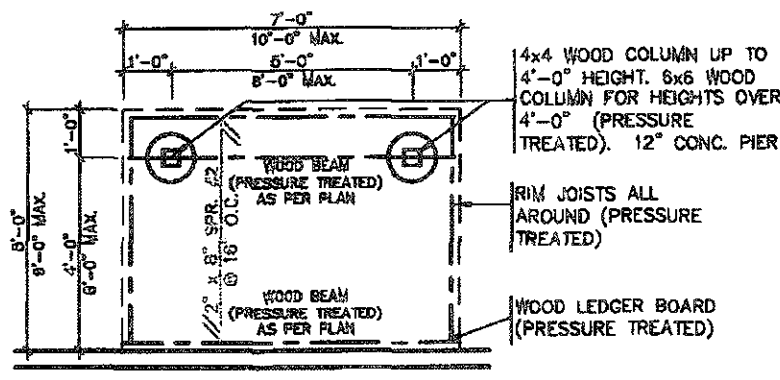


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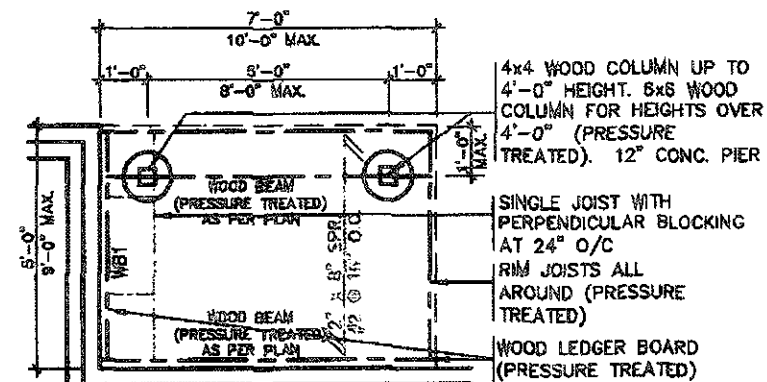


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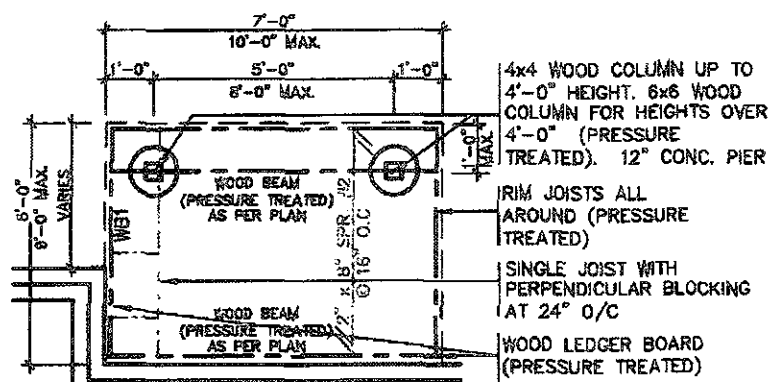
TYPICAL DECK LAYOUT

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



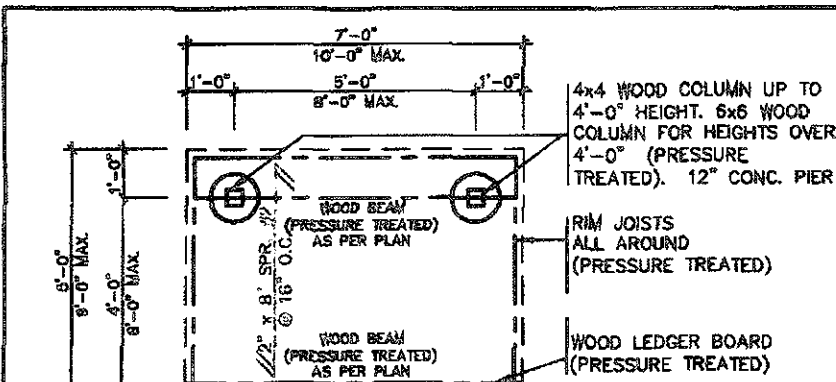
TYPICAL DECK LAYOUT

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



TYPICAL DECK LAYOUT

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



TYPICAL DECK LAYOUT

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

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

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

MAX. 4" OPENING BETWEEN PICKETS

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

RIM JOISTS (PRESSURE TREATED)

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

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

2x12 STRINGER

PRECAST CONCRETE SLAB

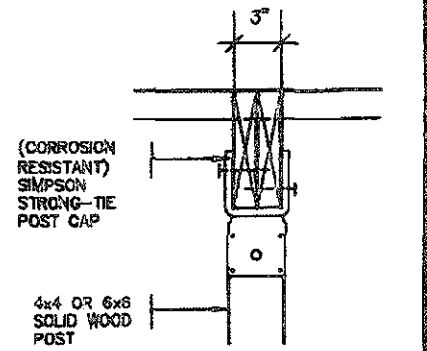
(CORROSION RESISTANT) SIMPSON STRONG-TIE COLUMN BASE, 1/2" DIA. ANCHOR BOLT

12" CONC. PIER

DECK SECTION WITH BRICK VENEER

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

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



DETAIL 2 - BEAM-TO-POST

SCALE: 1" = 1'-0"

1/2" Ø BOLTS @ 24" O/C ACROSS DECK (PRESSURE TREATED) LEDGER BOARD

CONCRETE FOUNDATION WALL

WOOD BEAM (PRESSURE TREATED) AS PER PLAN

TYPICAL BRICK VENEER WALL CONSTRUCTION

FINISH FLOOR

10" FOUNDATION WALL REQUIRED WHEN VENEER CUT IS GREATER THAN 26"

26" MAX.

1/2" Ø BOLTS @ 24" O/C ACROSS DECK

2-2X8 LEDGER BOARD FOR 14" FLOOR JOISTS (PRESSURE TREATED)

BRICK MECH. FASTENED TO 4" CONC. FOUND. WALL WITH DOVE TAIL ANCHORS AND MORTAR FILL IN BETWEEN

4" MIN.

2" MIN.

2" MIN.

2" MIN.

2" MIN.

2" MIN.

2" MIN.

2" MIN.

2" MIN.

2" MIN.

2" MIN.

2" MIN.

2" MIN.

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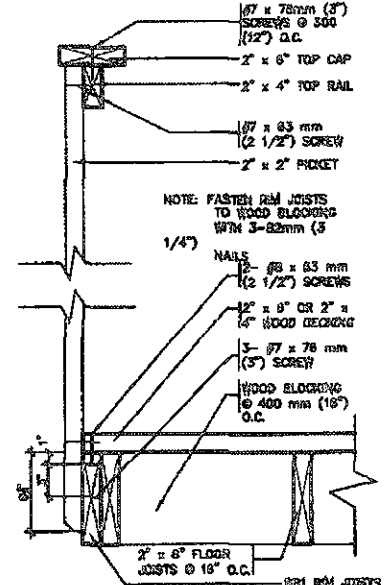
2" MIN.

2" MIN.

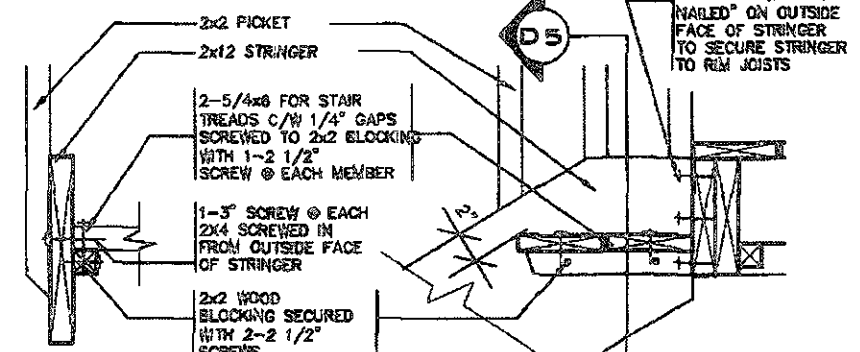
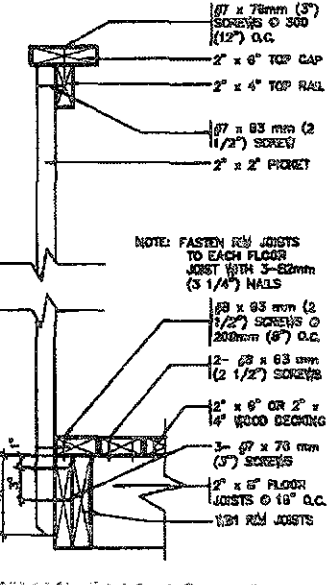
2" MIN.

2" MIN.

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



DETAIL 2 GUARD PERPENDICULAR TO FLOOR JOISTS



DETAIL 5 SECTION THROUGH STAIR STRINGER

SCALE: 1" = 1'-0"

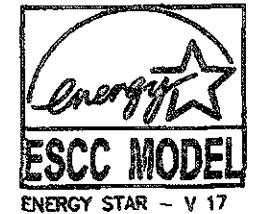
DETAIL 4 SECTION @ TREAD AND STRINGER SECUREMENT

SCALE: 1" = 1'-0"

GENERAL NOTES

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

STRUDET INC.



FOR STRUCTURE ONLY

2012 CODE

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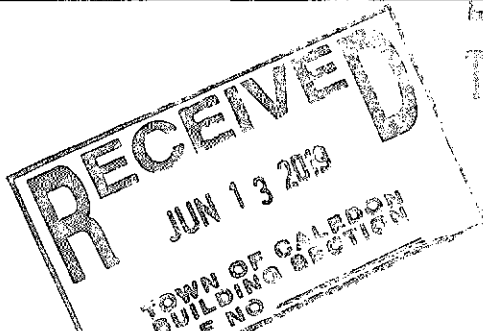
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Walter Botter *WBE* 21031
NAME SIGNATURE BCIN

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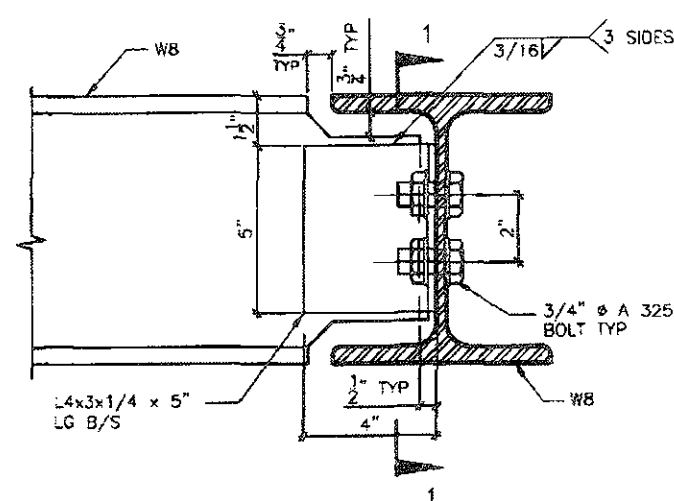
Jardin design group inc. 27763
FIRM NAME BCIN

Jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
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TEL: 905 660-3377 FAX: 905 660-3713
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WOOD DECK DETAIL

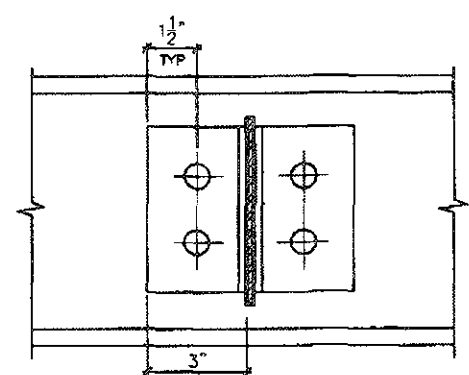
LAMBERTS LANE
TOWN OF CALEDON

MODEL NAME	T
SCALE	AS SHOWN
PROJ. No	18-18
DWG. No.	7

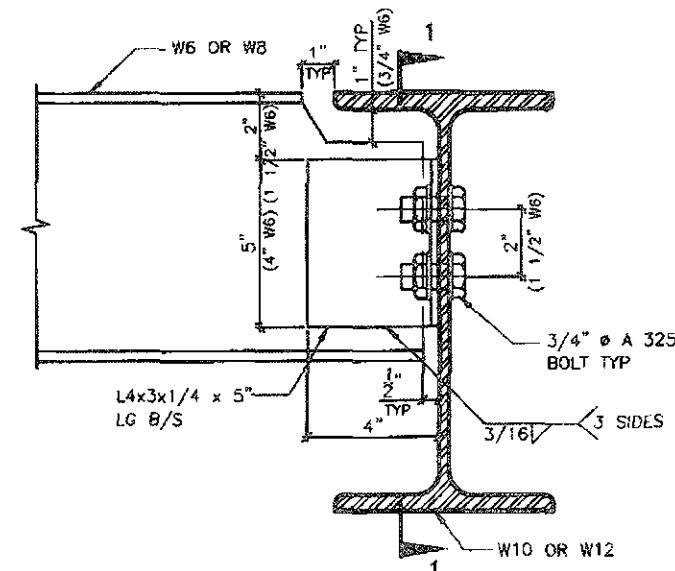


DETAIL 1.

W8
TO
W8
CONNECTION

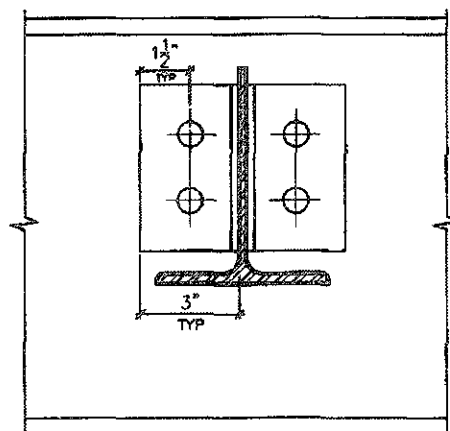


SECTION 1-1

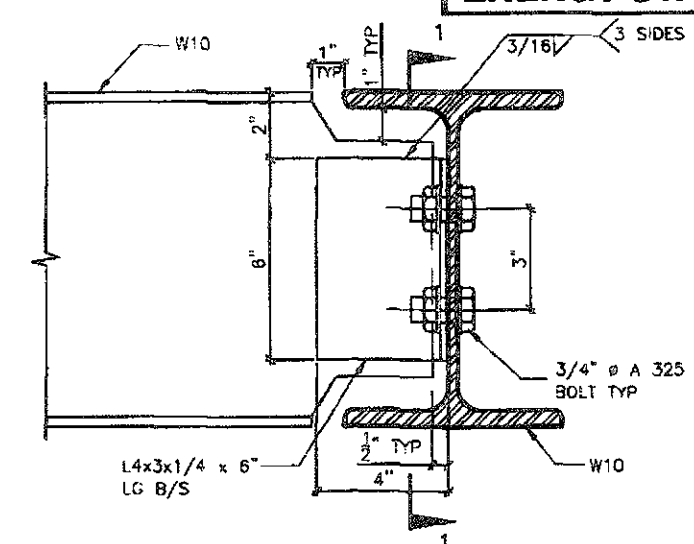


DETAIL 2.

W6(W8)
TO
W10(W12)
CONNECTION

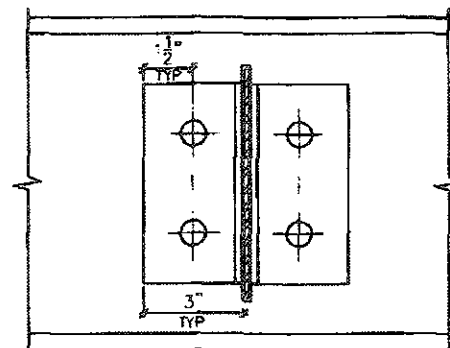


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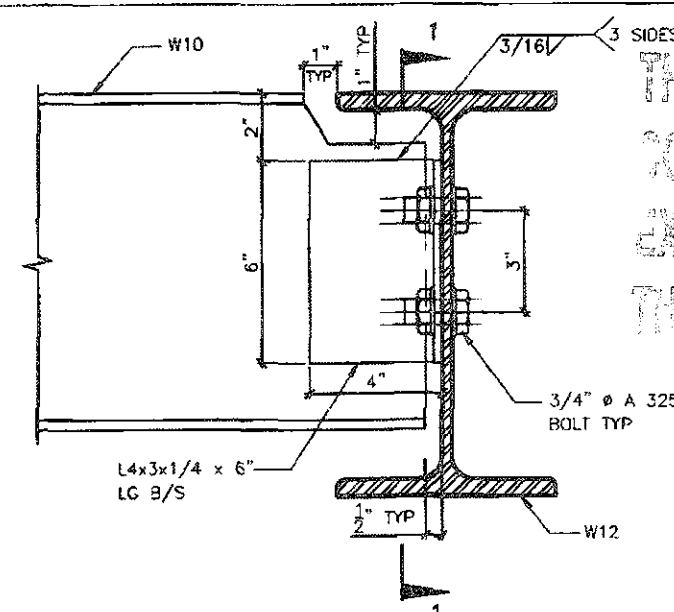


DETAIL 3.

W10
TO
W10
CONNECTION

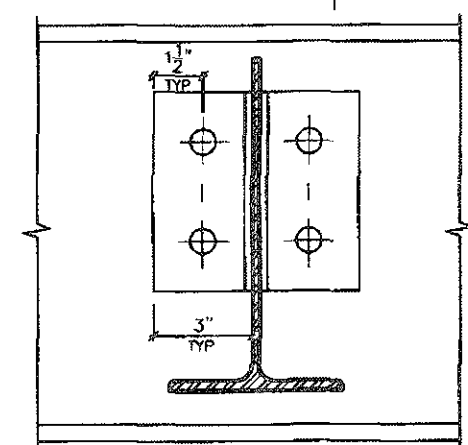


SECTION 1-1



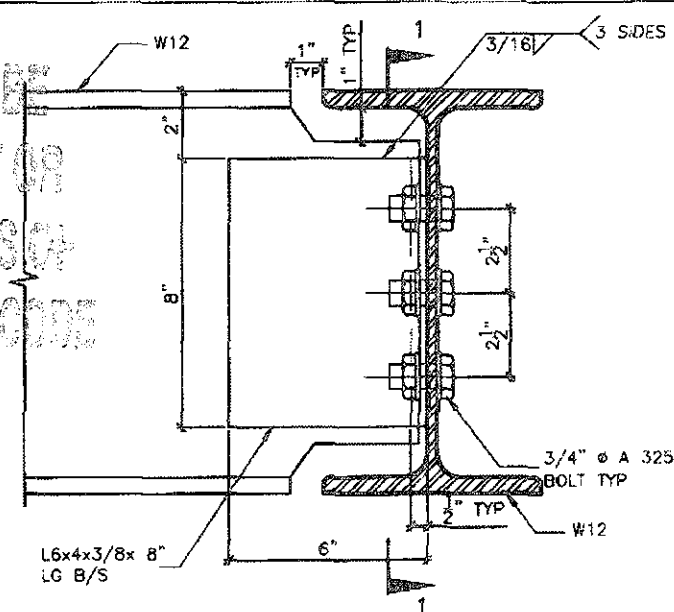
DETAIL 4.

W10
TO
W12
CONNECTION



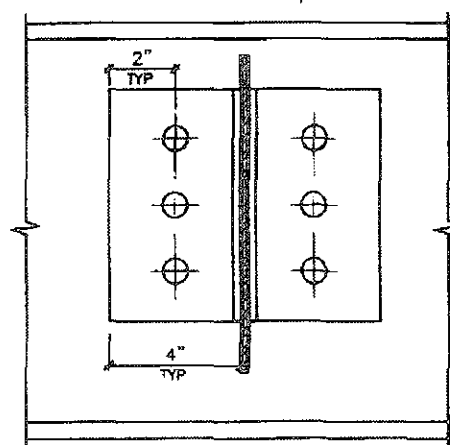
SECTION 1-1

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EXCEED THE PROVISIONS OF
THE ONTARIO BUILDING CODE

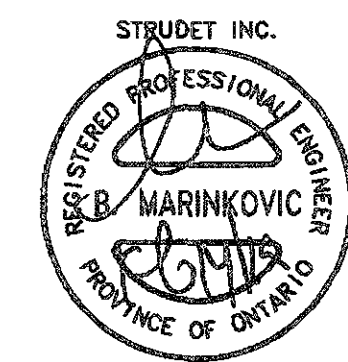


DETAIL 5.

W12
TO
W12
CONNECTION



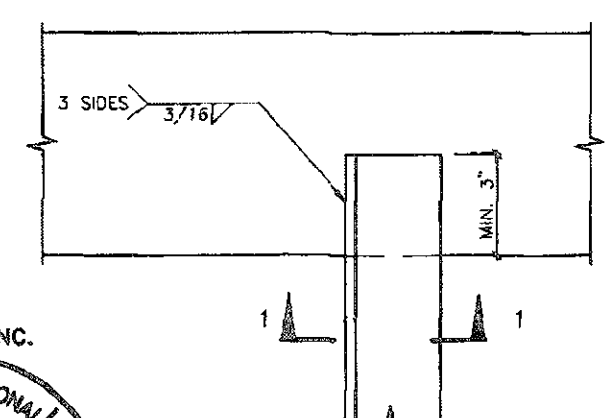
SECTION 1-1



FOR STRUCTURE ONLY

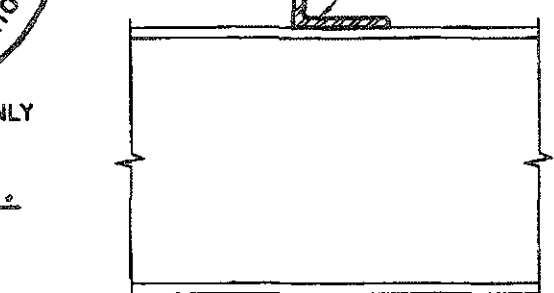
DETAIL 6.

ANGLE
TO
BEAM
CONNECTION



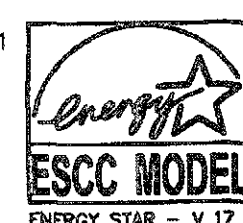
PLAN VIEW

ALL ANGLE SIZES



SECTION 1-1

2012 CODE



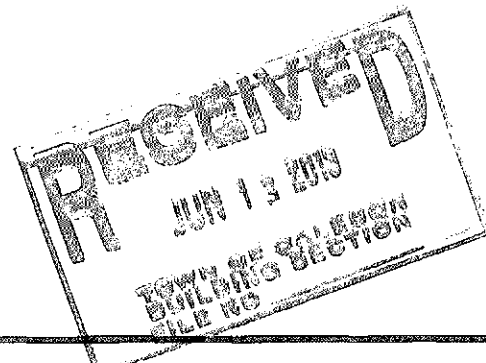
STEEL BEAM DETAILS

LAMBERTS LANE
TOWN OF CALEDON

MODEL NAME	T
SCALE	N.T.S.
PROJ. No.	18-18
DWG. No.	8

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3	FEB. 11, 2019	REV. ENERGY STAR V-17 TO ENERGY STAR V-17 PER CLIENT REQUEST
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1	FEB. 8, 2016	PREPARED TO ENERGY STAR & ISSUED TO CLIENT

NO. DATE: WORK DESCRIPTION:



FEB 14 2019

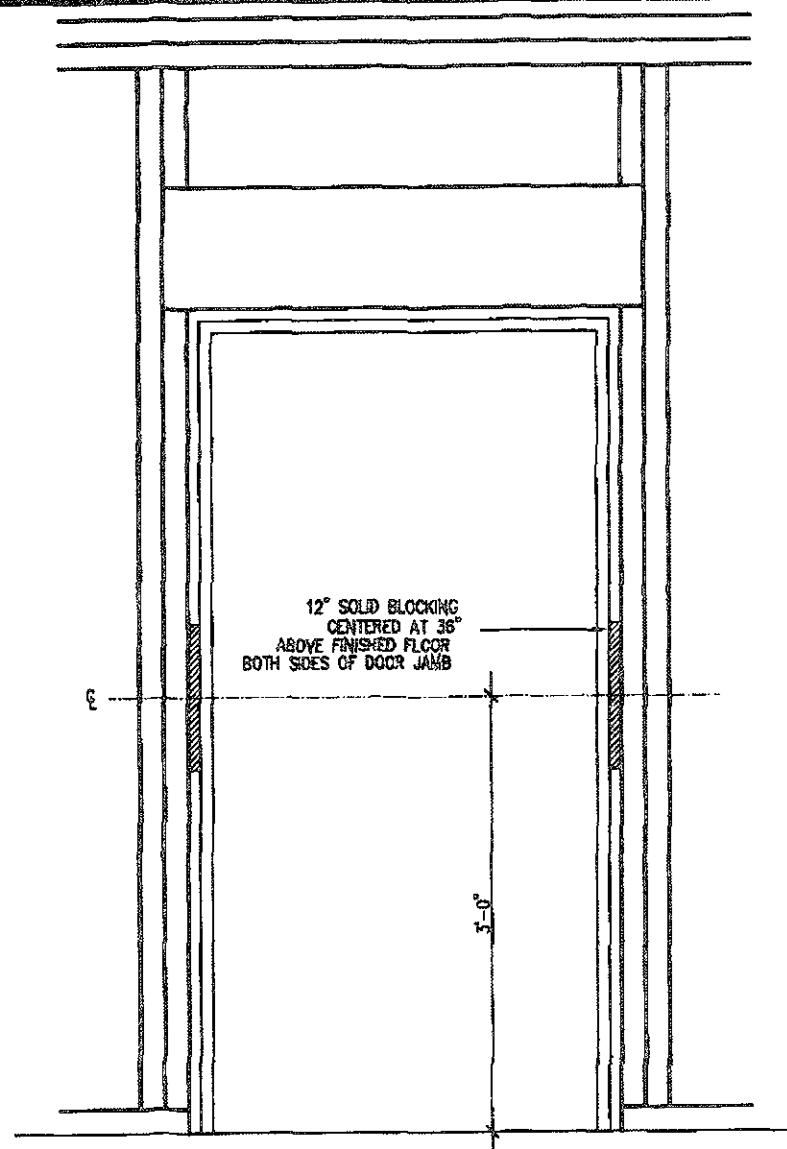
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

Walter Botter
NAME
SIGNATURE
21037 BCIN

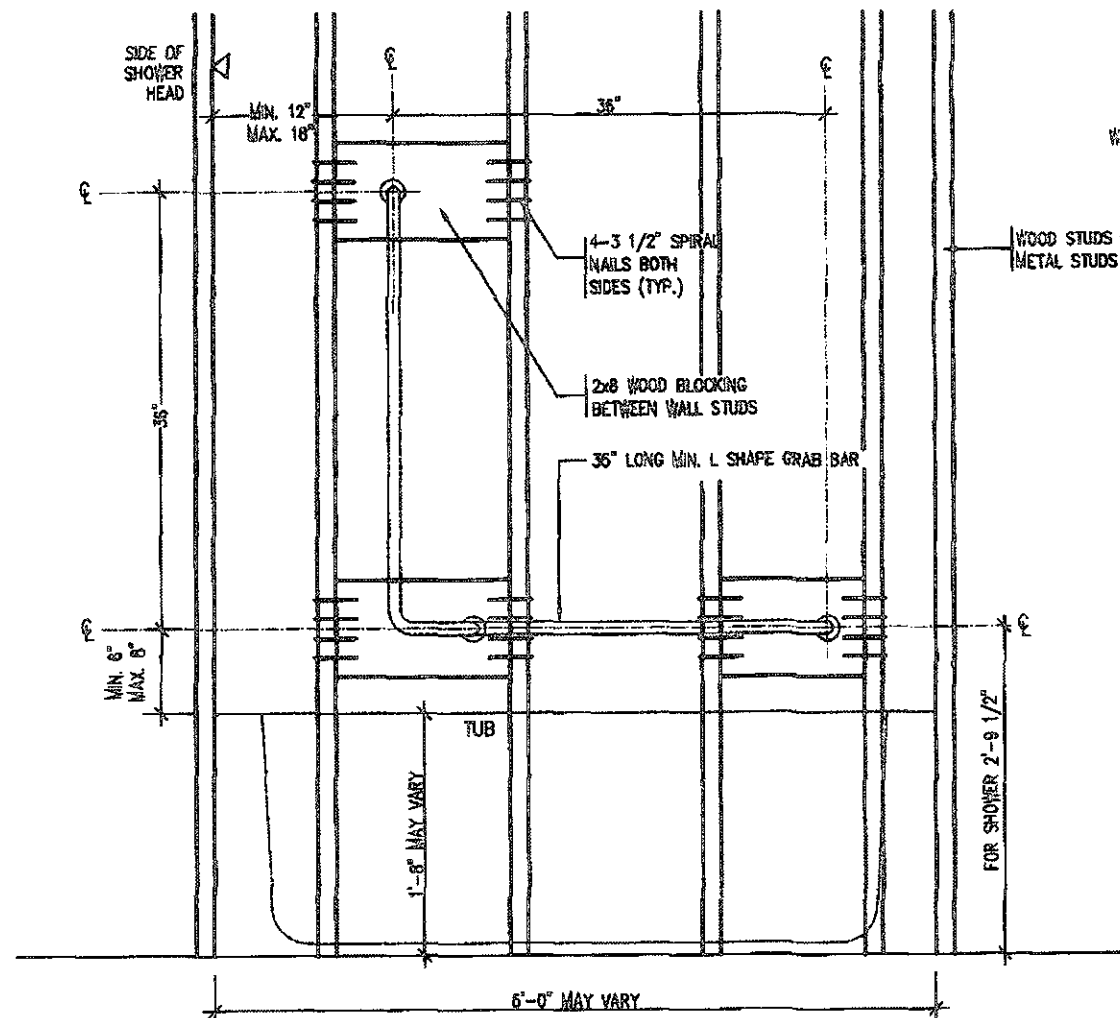
REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code.

jardin design group inc. 27763
FIRM NAME BCIN

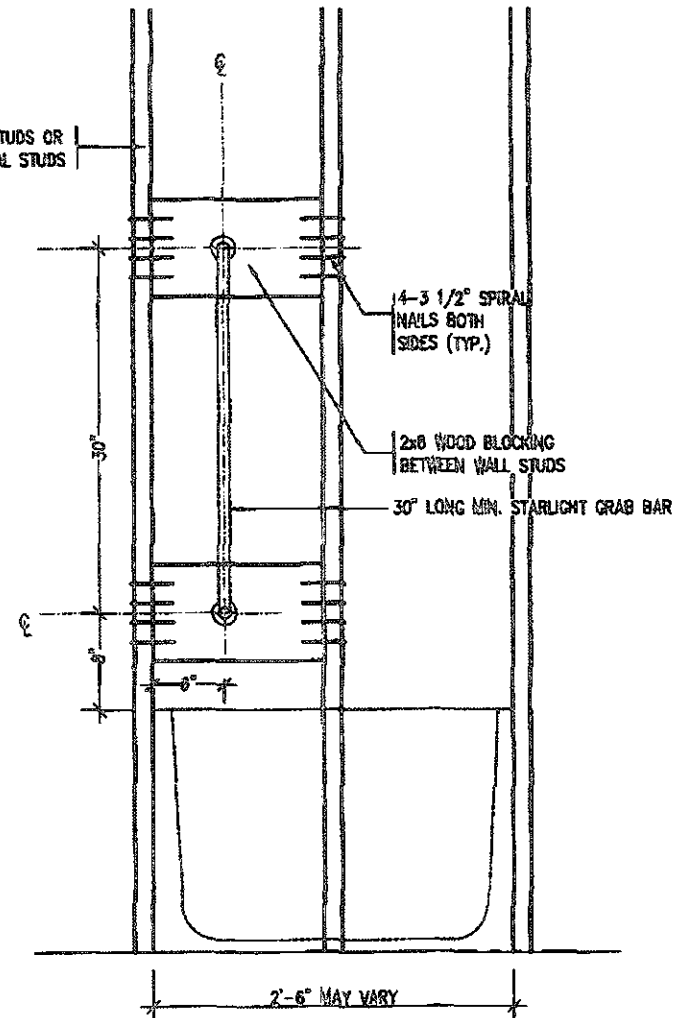
jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca



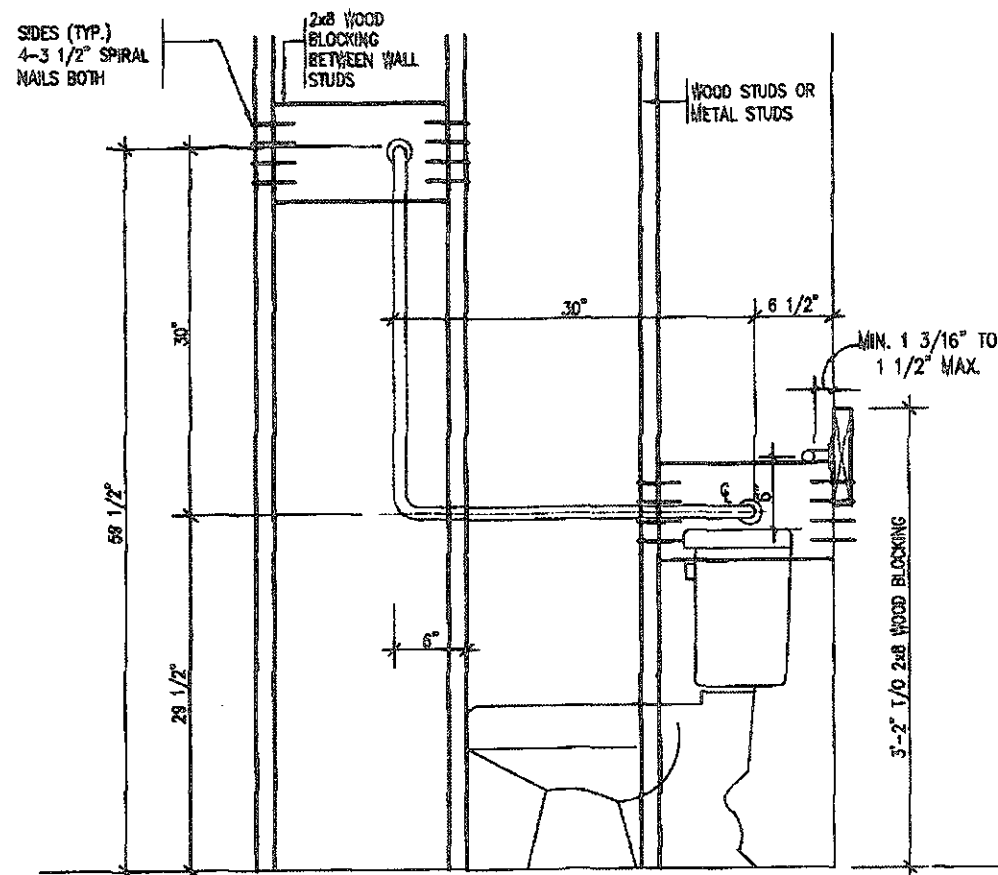
RESISTANCE TO FORCED ENTRY (OBC 9.6.8.)



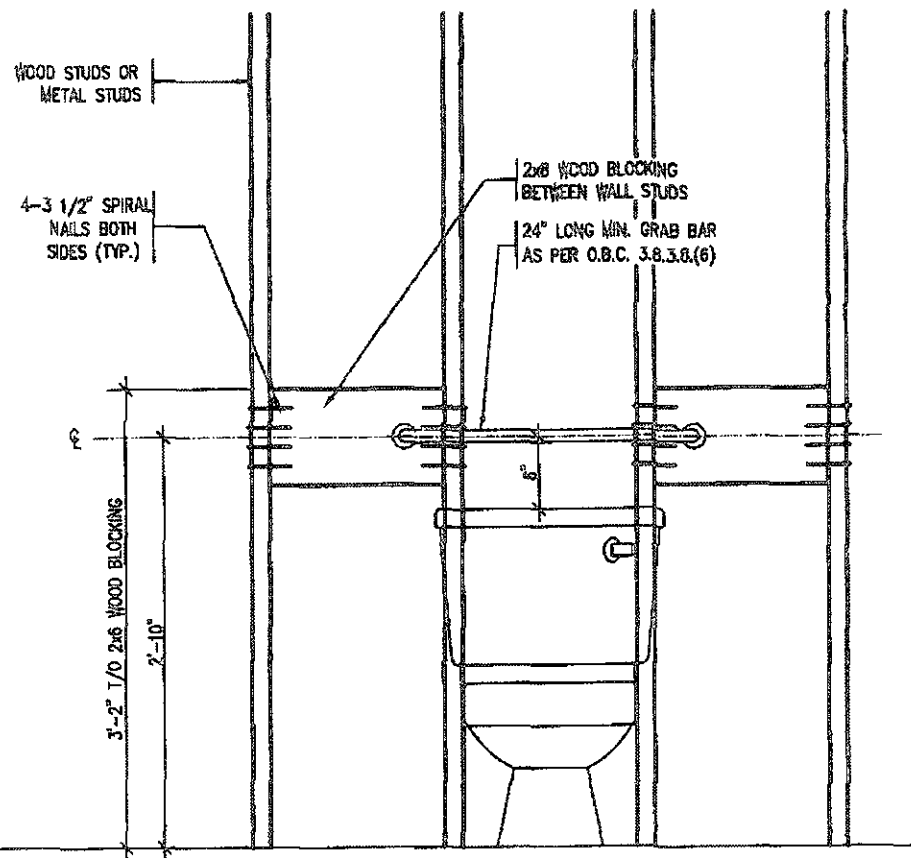
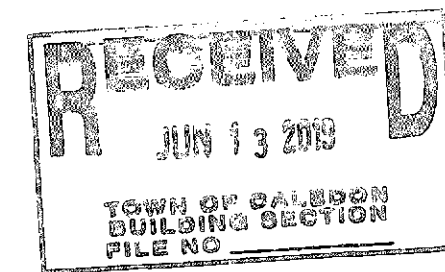
BATH TUB OR SHOWER FRONT ELEVATION



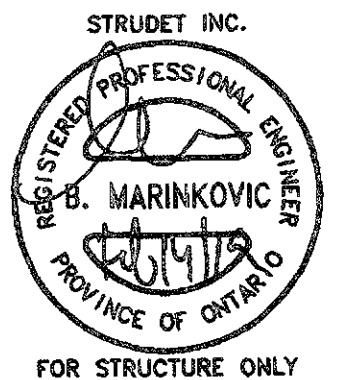
BATH TUB SHOWER HEAD SIDE ELEVATION



TOILET SIDE ELEVATION

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

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2012 CODE

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AS CONSTRUCTED, INVENTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

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No. DATE: WORK DESCRIPTION:

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QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 1.2.5 of the Building Code.

Walter Botter *Walter Botter* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 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

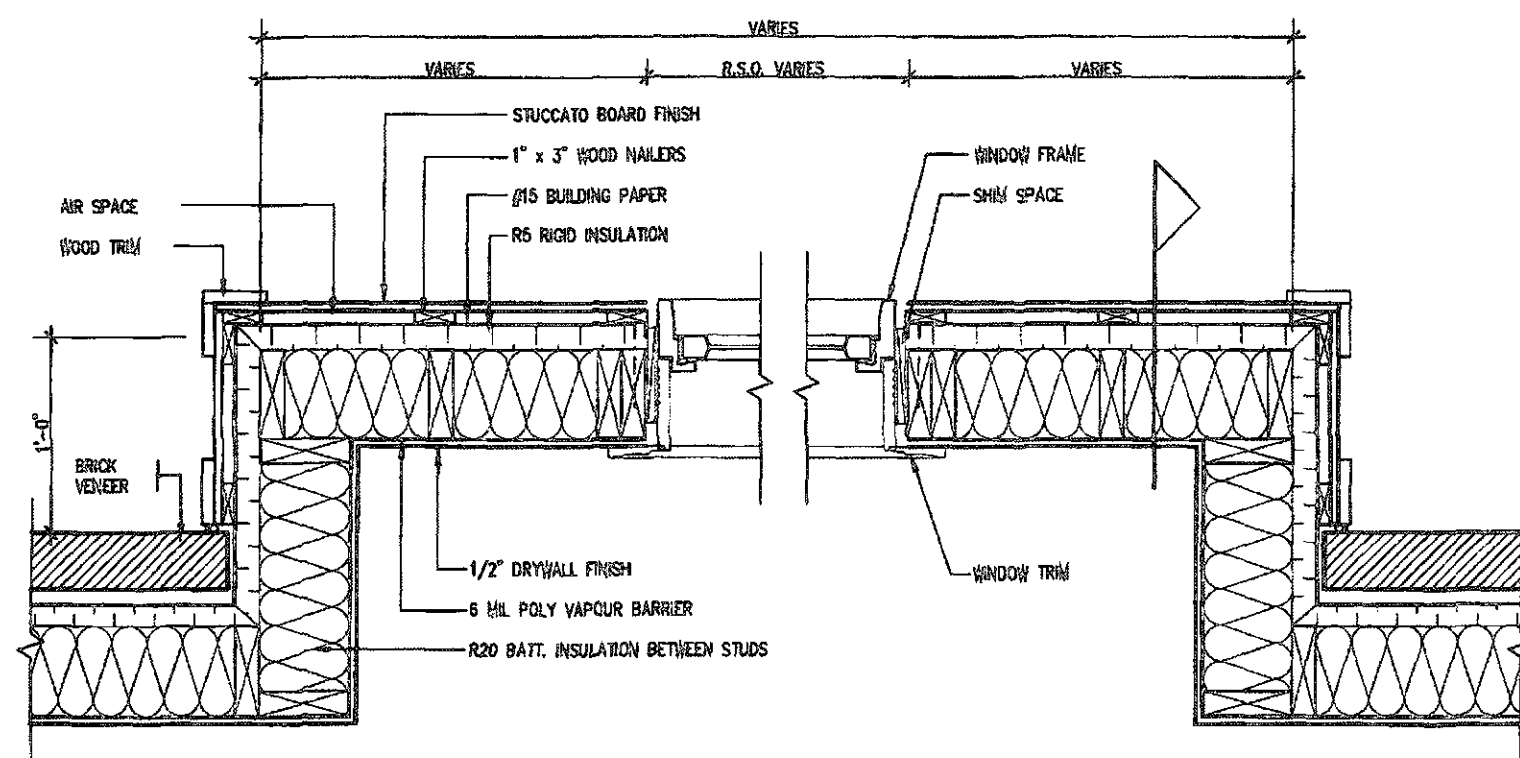
**BLOCKING
FORCED ENTRY & GRAB BAR**
LAMBERTS LANE
TOWN OF CALEDON

MODEL NAME
T

SCALE
3/4" = 1'-0"

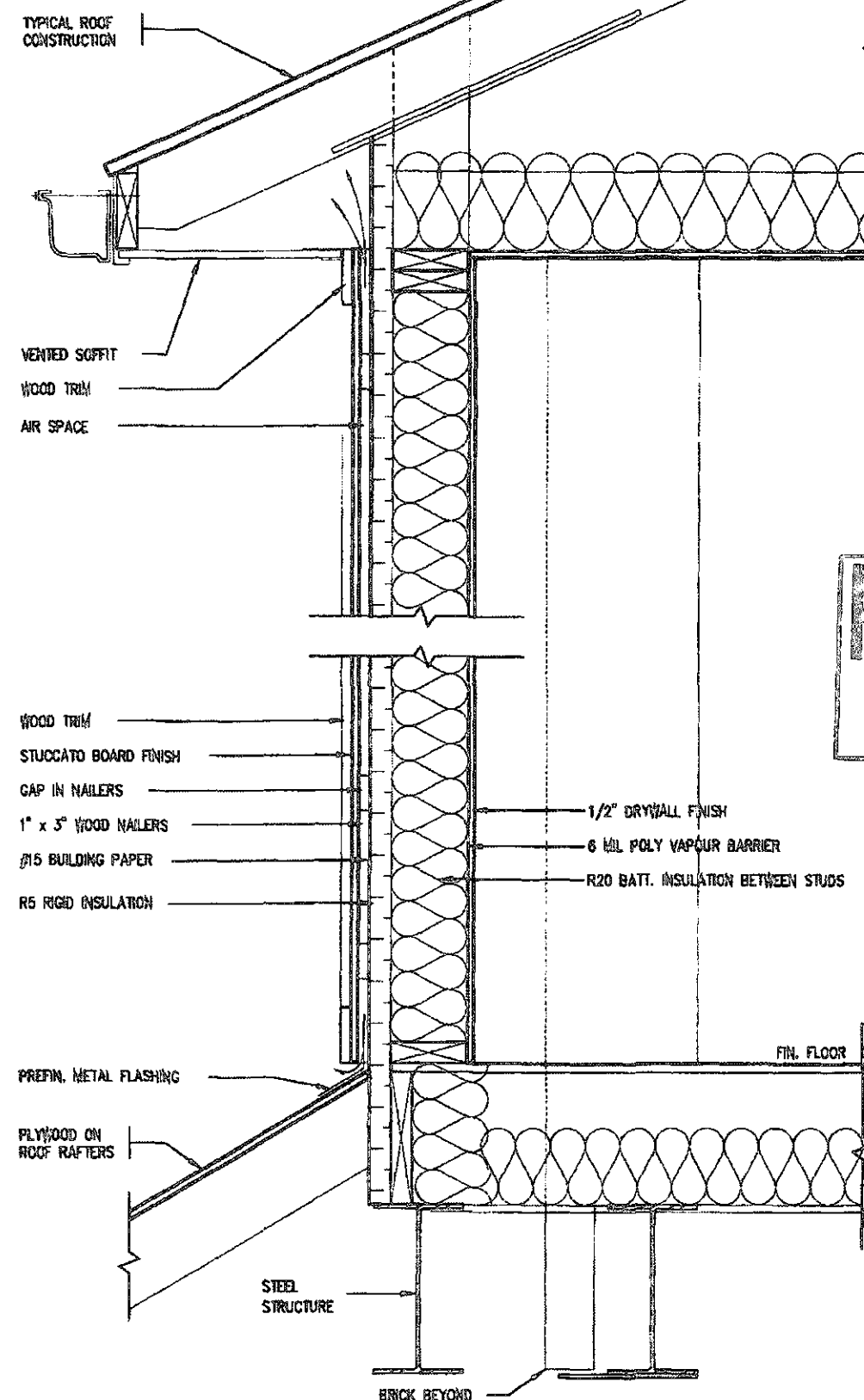
PROJ. No. 18-18
DWG. No. 9

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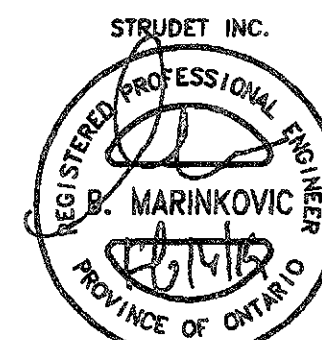
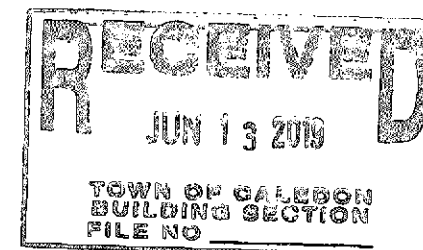


PLAN VIEW

STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.27.)



CROSS SECTION



FOR STRUCTURE ONLY



ESCC MODEL
ENERGY STAR - V 17

FEB 14 2019

2012 CODE

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No: DATE: WORK DESCRIPTION:			

DRAWN BY: DRAWING NAME: GENERAL NOTES

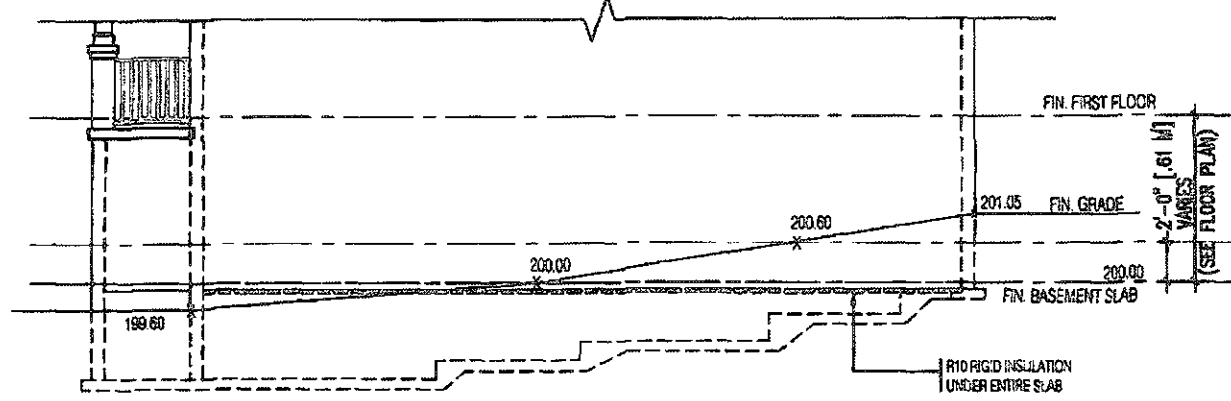
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Walter Botter	21037	
NAME	SIGNATURE	BCN
REGISTRATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.4 of the Building Code.		
jardin design group inc.	27763	
FIRM NAME		BCN

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

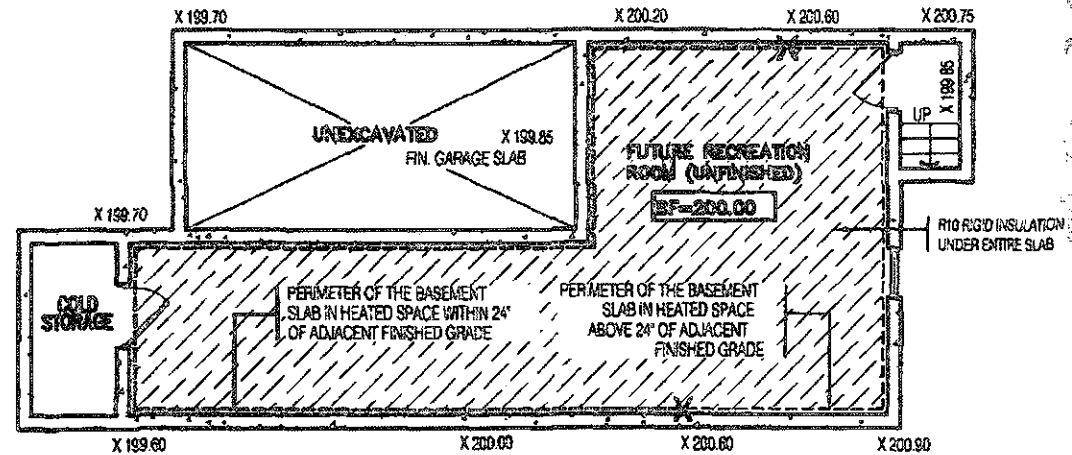
STUCCATO BOARD
FINISH CLADDING
LAMBERTS LANE
TOWN OF CALEDON



MODEL NAME	T
SCALE	1" = 1'-0"
PROJ. No.	18-18
DWG. No.	10



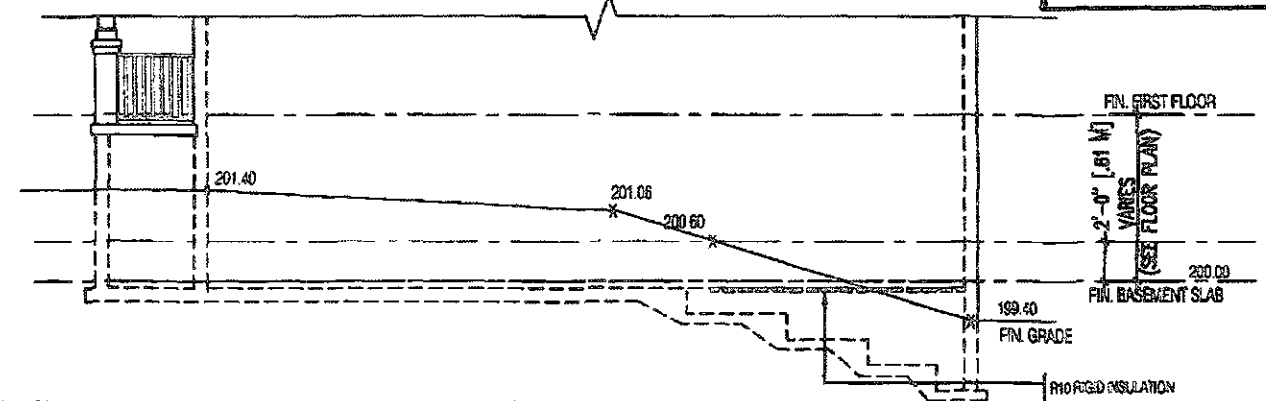
TYPICAL RIGHT SIDE ELEVATION



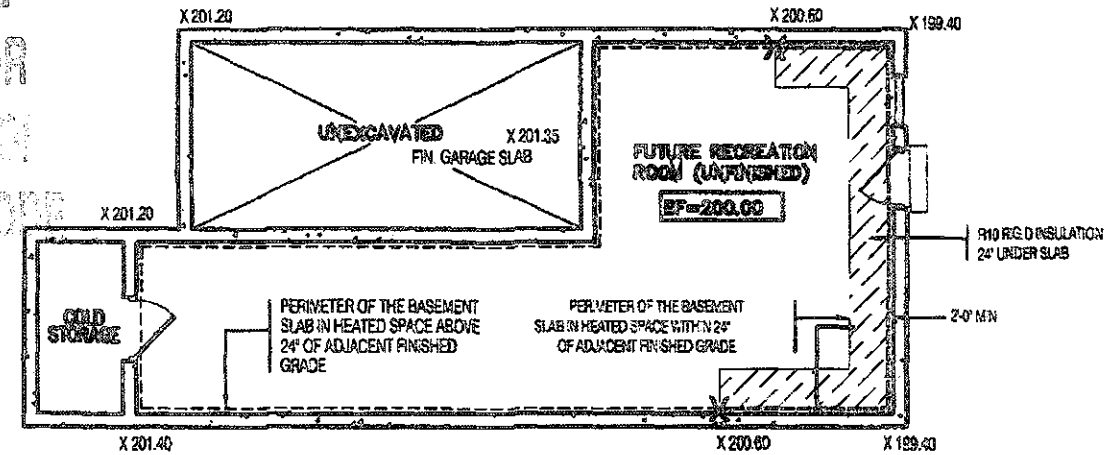
TYPICAL BASEMENT PLAN

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



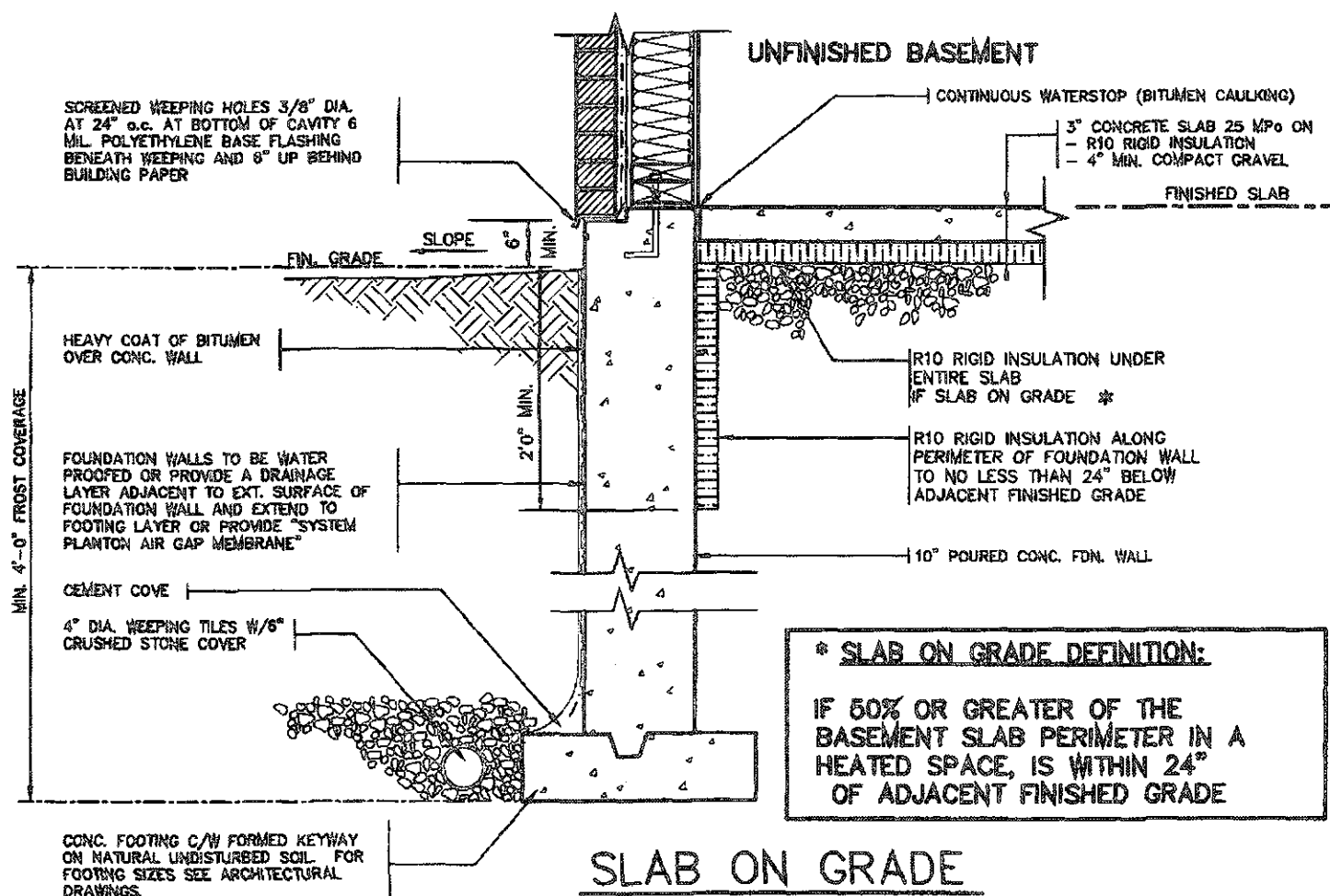
TYPICAL BASEMENT PLAN

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

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

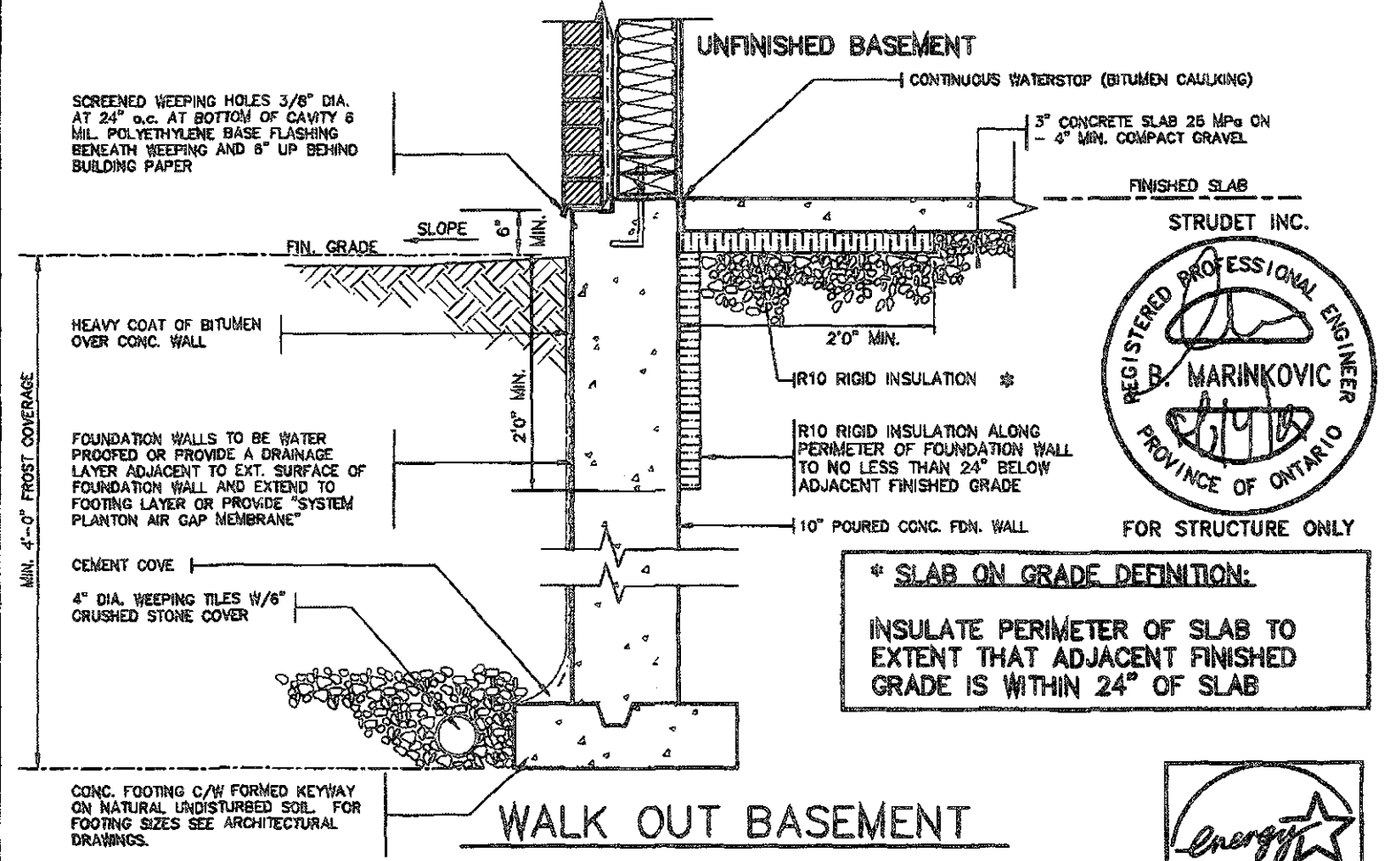
OPENINGS WITHIN GUARDS AND SPACES BETWEEN GUARDS AND ALL FINISHED SURFACES SHALL NOT EXCEED 100 MM. GUARDS SHALL BE DESIGNED TO NOT FACILITATE CLIMBING



SLAB ON GRADE

* SLAB ON GRADE DEFINITION:

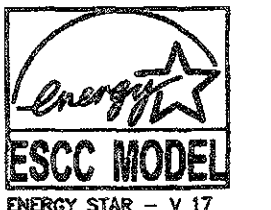
IF 50% OR GREATER OF THE BASEMENT SLAB PERIMETER IN A HEATED SPACE, IS WITHIN 24" OF ADJACENT FINISHED GRADE



WALK OUT BASEMENT

* SLAB ON GRADE DEFINITION:

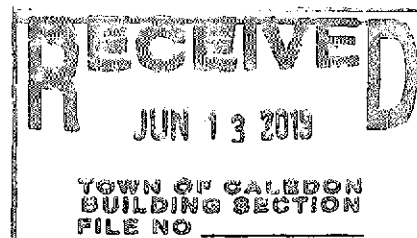
INSULATE PERIMETER OF SLAB TO EXTENT THAT ADJACENT FINISHED GRADE IS WITHIN 24" OF SLAB



FEB 14 2019

2012 CODE

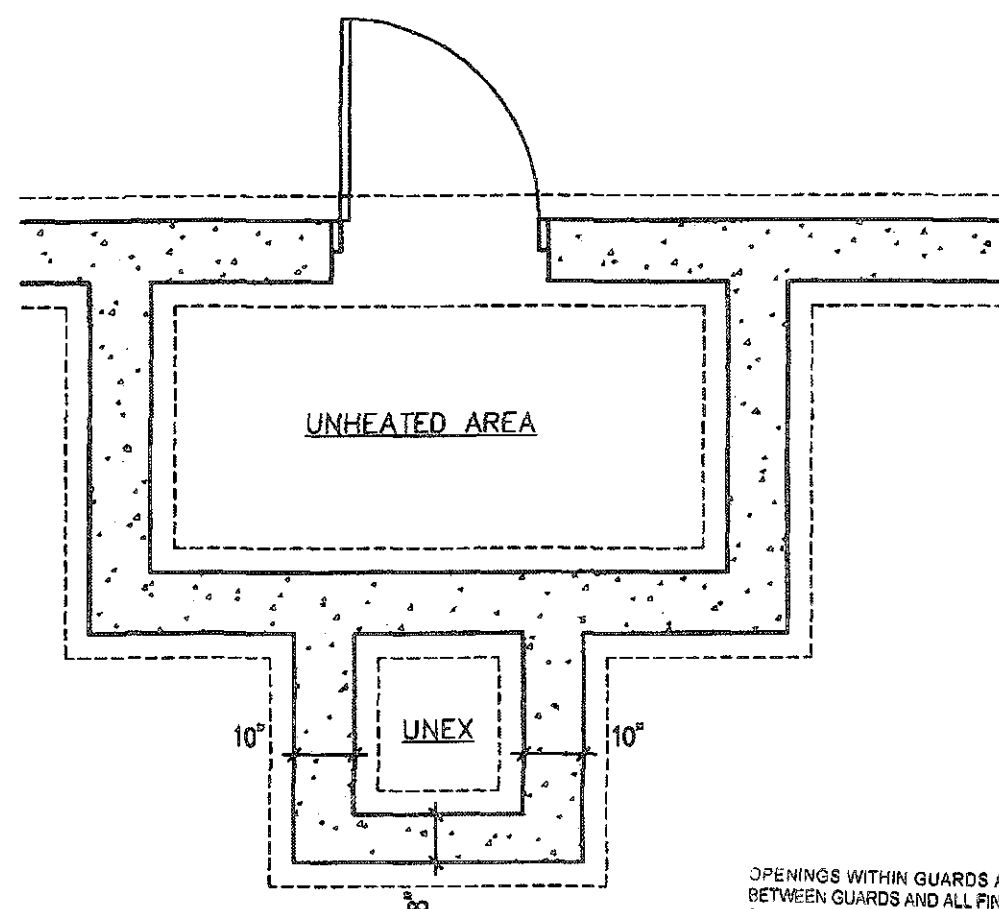
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Walter Botter 21037
 NAME SIGNATURE BCIN
 REGISTRATION INFORMATION
 Required unless design is exempt under Division C, Subsection 3.2.4 of the Building Code
jardin design group inc. 27763
 FIRM NAME BCIN

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

SLAB ON GRADE WALKOUT BASEMENT	
LAMBERTS LANE TOWN OF CALEDON	
MODEL NAME	T
SCALE	N.T.S.
PROJ. No.	18-18
DWG. No.	11



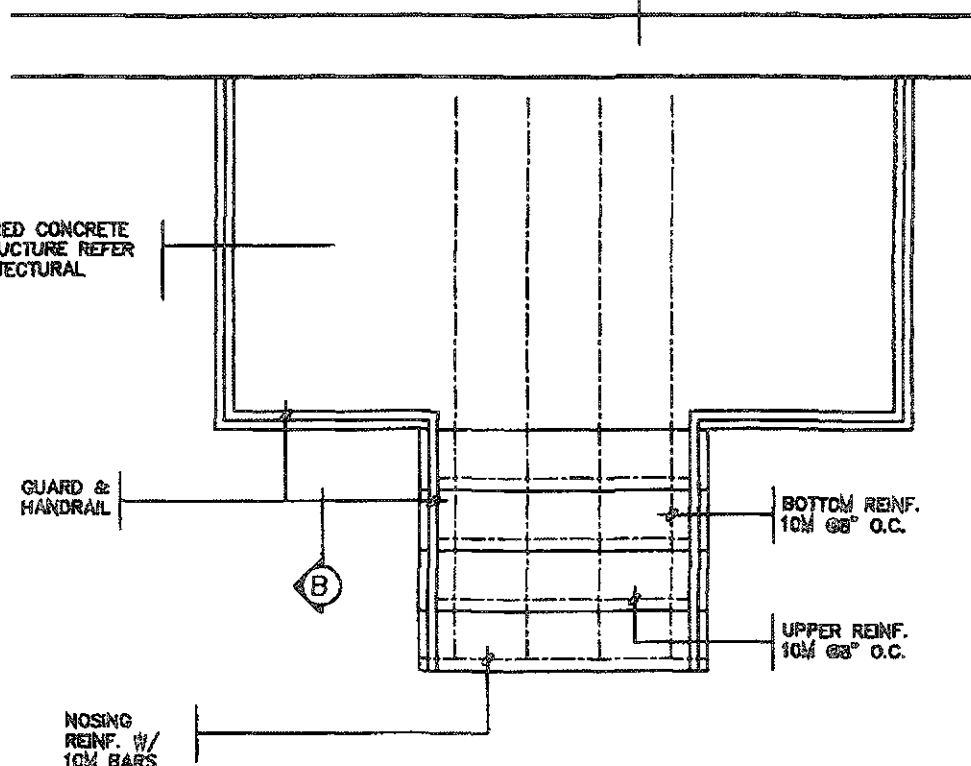
FOUNDATION PLAN

FOR POURED CONCRETE
SLAB STRUCTURE REFER
TO ARCHITECTURAL
DRAWINGS

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

GUARD &
HANDRAIL

NOSING
REINF. W/
10M BARS



GROUND FLOOR PLAN

FOR POURED CONCRETE
SLAB STRUCTURE REFER
TO ARCHITECTURAL
DRAWINGS

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

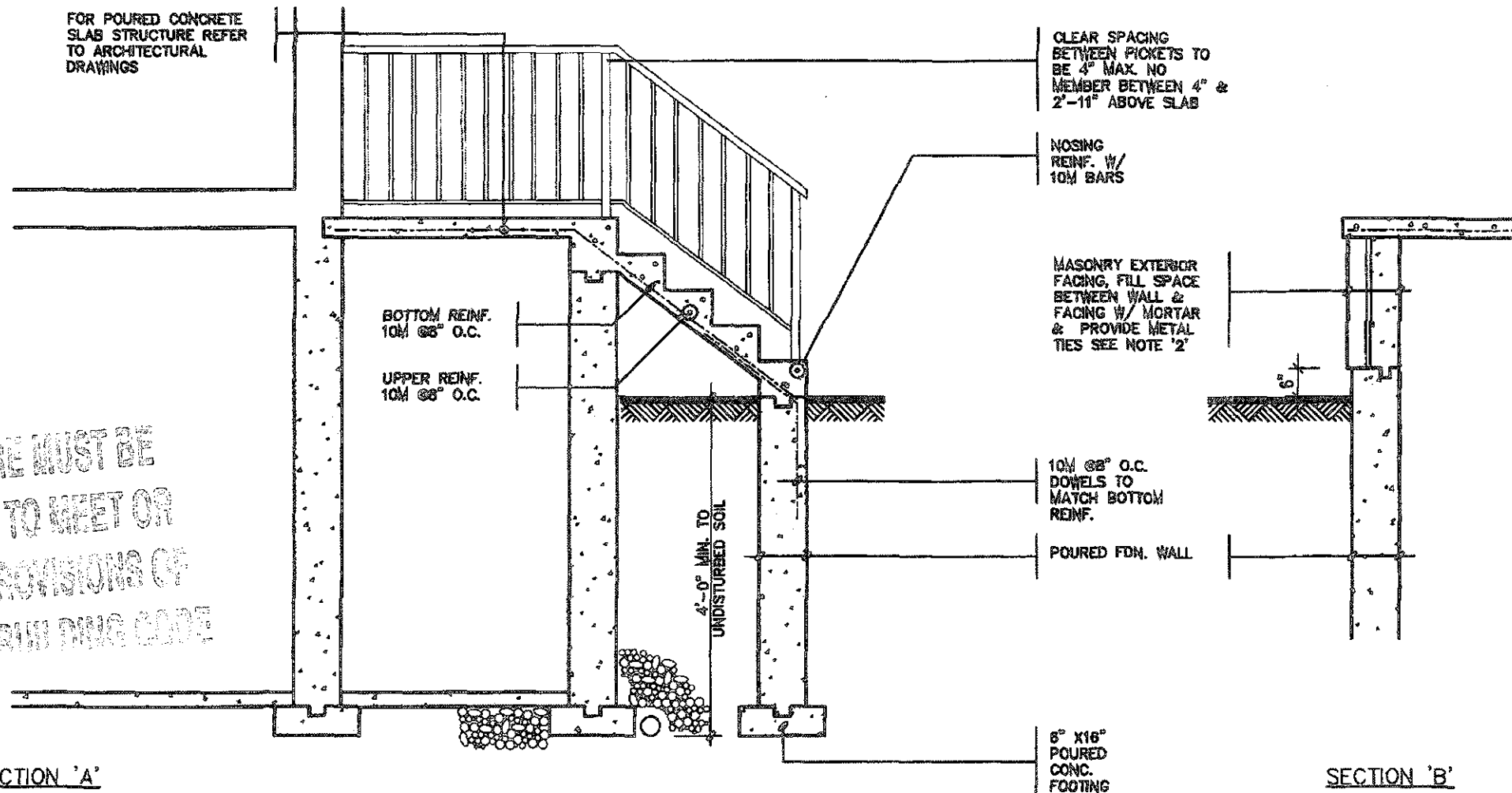
NOSING
REINF. W/
10M BARS

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

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

POURED FDM. WALL

8" X16"
POURED
CONC.
FOOTING



SECTION 'A'

SECTION 'B'

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

GENERAL NOTES

1. EXTERIOR STAIRS

7 7/8" RISE MAXIMUM
8 1/4" RUN MINIMUM
9 1/4" TREAD MINIMUM

2. MASONRY TIES

WHEN BRICK FACING IS USED ABOVE
GROUND LEVEL, PROVIDE 3/16" DIA.
CORROSION RESISTANT METAL TIES @ 36"
HORIZONTAL & 6" VERTICAL

3. GUARDS

ARE REQUIRED AROUND CONCRETE SLAB
IF MORE THAN 2'-0" ABOVE GRADE & ON
BOTH SIDES OF STAIRS CONTAINING MORE
THAN 6 RISERS. MINIMUM 31" HIGH FOR
STAIRS MINIMUM 35" HIGH FOR PORCHES
UP TO 8'-11" ABOVE GRADE. MINIMUM 42"
HIGH FOR GREATER HTS.

4. HANDRAIL

ARE REQUIRED WHERE STEPS HAVE MORE
THAN 3 RISERS. HANDRAIL HEIGHT 31" -
38".

5. 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

6. CONCRETE

MINIMUM CONCRETE STRENGTH SHALL BE
4650 PSI [32MPa] W/ 52-62 AIR
ENTRAINMENT MINIMUM CONCRETE SLAB
THICKNESS 6"

7. CONCRETE COVER

PROVIDE MINIMUM 3/4" CLEAR CONCRETE
COVER TO REINFORCING BARS

STRUDET INC.

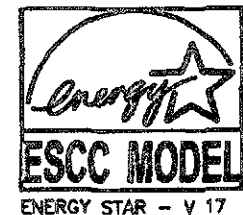


FOR STRUCTURE ONLY

NOTE:
FOR MORE THAN 8 RISERS

FEB 14 2019

2012 CODE



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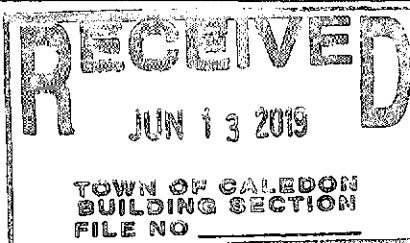
AS CONSTRUCTED INVENTS MUST BE VERIFIED PRIOR TO POURING
FOOTINGS

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No. DATE: WORK DESCRIPTION:



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a designer

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

Walter Boller 21037
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

POURED CONCRETE STAIRS

LAMBERTS LANE
TOWN OF CALEDON

MODEL NAME T	SCALE 3/8" = 1'-0"
PROJ. No. 18-18	DWG. No. 12