

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

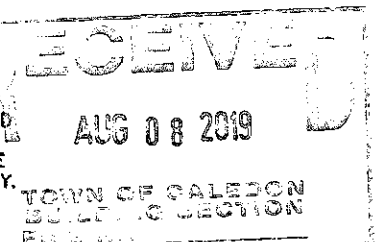
- 1 ROOF CONSTRUCTION** (*SEE OBC 9.19.)
NO. 210 (10.25kg/m²) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS, APPROVED WOOD TRUSSES @600mm (24") o.c. MAX. APPROVED EAVE PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL, 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") o.c. AT BOTTOM CHORD, PREFIN. ALUM. EAVESTROUGH, FASCIA, RVL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF / WALL SURFACES SUSCEPTIBLE TO DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") o.c. ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 408 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES.
- 2 FRAME WALL CONSTRUCTION (2"x6")**
SIDING, HARDIE BOARD, STUCCO BOARD OR EQUAL AS PER ELEVATION, 19x64 (1"x3") VERTICAL WOOD FURRING, APPROVED SHEATHING PAPER, MIN. RSI.0.88 (R-5) RIGID INSULATION, 38x140 (2"x6") STUDS @ 400mm (16") o.c. FILLED WITH MIN. RSI 3.87 (R-22) BATT INSULATION, TOTAL MIN. RSI 4.75 (R-27), APPROVED DIAGONAL WALL BRACING, VAPOUR BARRIER AND CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH.
- 3 BRICK VENEER CONSTRUCTION (2"x6")**
90mm (4") FACE BRICK 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") o.c. HORIZONTAL 600mm (24") o.c. VERTICAL 400mm (16") o.c. APPROVED SHEATHING PAPER, MIN. RSI.0.88 (R-5) RIGID INSULATION, 38x140 (2"x6") STUDS @ 400mm (16") o.c. FILLED WITH MIN. RSI 3.87 (R-22) BATT INSULATION, TOTAL MIN. RSI 4.75 (R-27), APPROVED DIAGONAL WALL BRACING, VAPOUR BARRIER AND CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") o.c. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER.
- 3A STUCCO WALL CONSTRUCTION (2"x6")**
STUCCO CLADDING SYSTEM CONFORMING TO OBC9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 6mm (1/4") DRAINAGE CAVITY BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED AS PER MANUFACTURERS SPECIFICATION ON 25mm (1") MINIMUM EXTRUDED OR EXPANDED RIGID INSULATION, APPROVED SHEATHING PAPER, MIN. RSI.0.88 (R-5) RIGID INSULATION, 38x140 (2"x6") STUDS @ 400mm (16") o.c. FILLED WITH MIN. RSI 3.87 (R-22) BATT INSULATION, TOTAL MIN. RSI 4.75 (R-27), APPROVED DIAGONAL WALL BRACING, VAPOUR BARRIER AND CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. STUCCO TO BE MIN. 200mm (8") ABOVE FINISH GRADE.
- 4 INTERIOR STUD PARTITIONS** (*SEE OBC 9.23.10.6.9.23.11.1)
BEARING PARTITION 38x89 (2"x4") @ 400mm (16") o.c. FOR 2 STOREYS AND 300mm (12") o.c. FOR 3 STOREYS. NON-BEARING PARTITIONS 38x89 (2"x4") @ 600mm (24") o.c. PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 2/38x89 (2-2"x4") TOP PLATE, 13mm (1/2") INTERIOR DRYWALL BOTH SIDES OF STUD, PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.
- 5 FOUNDATION WALL/FOOTINGS:** (*SEE OBC 9.15.3 & 9.15.4.)
200mm (8") OR 255mm (10") POURED CONC. FDN. WALL 15MPa (2200psi) WITH BITUMENOUS DAMPROOFING AND DRAINAGE LAYER. BRACE FOUNDATION WALL PRIOR TO BACKFILLING ON CONC. FOOTINGS C/W CONT. FORMED KEYWAY AND REST ON NATURAL UNDISTURBED SOIL WITH MINIMUM BEARING CAPACITY OF 100kPa (14.5 psi) OR GREATER. FOR FOOTING SIZES SEE ARCHITECTURAL DRAWINGS.
- 6 WEEPING TILE** (*SEE OBC 9.14.3.)
100mm (4") DIA. WEEPING TILE 150mm (6") CRUSHED STONE OVER AND AROUND WEEPING TILES.
- 7 BASEMENT SLAB** (*SEE OBC 9.16.)
80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 15MPa (2200psi) CONC. WITH DAMPROOFING BELOW SLAB.
- 8 WOOD SUBFLOORS** (*SEE OBC 9.23.14. & 9.30.2.)
19mm (3/4") T&G SUBFLOOR UNDER GROUND FLOOR FINISH FLOOR. 16mm (5/8") T&G SUBFLOOR UNDER SECOND FLOOR FINISH FLOOR. 16mm (5/8") PANEL-TYPE UNDERLAY FOR CERAMIC TILE APPLICATION. 6mm (1/4") PANEL-TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING.

- 9 ROOF INSULATION**
RSI 10.56 (R60) ROOF INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL.
- 10 ALL STAIRS/EXTERIOR STAIRS** (*SEE OBC 9.8.-1)
MAX. RISE = 200 (7-7/8")
MIN. RUN = 210 (8-1/4")
MIN. TREAD = 235 (9-1/4")
MAX. NOSING = 25 (1")
MIN. HEADROOM = 1950 (6'-5")
RAIL @ LANDING = 900 (2'-11")
RAIL @ STAIR = 865 (2'-10") TO 965 (3'-2")
MIN. STAIR WIDTH = 860 (2'-10")
FOR CURVED STAIRS
MIN. AVG. RUN = 200 (8")
MIN. RUN = 150 (6")
- 11 RAILING** (*SEE OBC 9.8.8.)
FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS.
INTERIOR GUARDS: = 900mm (2'-11") MIN.
EXTERIOR GUARDS: = 1070mm (3'-6") MIN.
- 12 SILL PLATE** (*SEE OBC 9.23.6 & 9.23.7.)
38x89 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") o.c. CAULKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FDN. WALL. USE MORTAR TO LEVEL SILL PLATE WHEN REQUIRED.
- 13 BASEMENT INSULATION** (*SEE OBC 12.3.)
FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 152mm (6") ABOVE THE FINISHED FLOOR OF THE BASEMENT AND NOT LESS THAN 50mm (2") TO THE SLAB. FOUNDATION WALL INSULATION SHALL BE MINIMUM RSI.3.52 (R20) INSULATION BLANKET OR BATT WITH 38x89 (2"x4") STUD WALL, APPROVED VAPOUR BARRIER, DAMPROOFING W/BLDG. PAPER BETWEEN THE FDN. AND INSUL.
- 14 BASEMENT BEARING STUD PARTITION (2"x4")** (*SEE OBC 9.23.10.)
38x89 (2"x4") STUDS @ 400mm (16") o.c. 38x89 (2"x4") SILL PLATE ON DAMPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") o.c. (4") HIGH CONC. CURB ON 305x155 (12"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.
- 14A BASEMENT BEARING STUD PARTITION (2"x6")**
38x140 (2"x6") STUDS @ 400mm (16") o.c. 38x140 (2"x6") SILL PLATE ON DAMPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") o.c. (4") HIGH CONC. CURB ON 400x155 (16"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.
- 15 STEEL BASEMENT COLUMN** (*SEE OBC 9.17.3.)
90mm (3-1/2") DIA. x 4.78mm (188) STL. COL. WITH 150x150x9.5mm (6"x6"x3/8") STL. TOP & BOTTOM PLATE.
- 15A STEEL COLUMN** (*SEE OBC 9.17.3.)
90mm (3-1/2") DIA. x 4.78mm (188) STL. COLUMN WITH 100x100x6.4mm (4"x4"x1/4") STEEL TOP & BOTTOM PLATE. FIELD WELD BOTTOM PLATE TO 250x100x12.5mm (10"x4"x1/2") BASE PLATE C/W 2-13mm (1/2") DIA. x 300mm (12") LONG x 50mm (2") HOOK ANCHORS.
- 16 NIB WALLS** (*SEE OBC 9.23.8.)
BEAM POCKET OR 200x200 (8"x8") POURED CONCRETE NIB WALLS. MINIMUM BEARING 90mm (3-1/2")
- 17 STEEL BEAM STRAPPING** (*SEE OBC 9.23.4.3.(310))
19x38 (1"x2") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.
- 18 GARAGE SLAB** (*SEE OBC 9.16.-1)
100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL SLOPE TO FRONT 1% MIN.
- 19 INTERIOR GARAGE WALLS & CEILINGS** (*SEE OBC 9.10.9.16.)
13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. MIN. RSI.0.88 (R-5) RIGID INSULATION W/ MIN. RSI 3.87 (R-22) BATT INSULATION, TOTAL MIN. RSI 4.75 (R-27) IN WALLS. RSI 5.46 (R31) IN CEILING. TAPE AND SEAL ALL JOINTS GAS TIGHT.
- 19A EXTERIOR GARAGE WALLS (UN-INSULATED)** (*SEE OBC 9.23.10.1.1)
EXTERIOR FINISH AS PER NOTES (2) (3) & (3A)
APPROVED SHEATHING PAPER
7/16" O.S.B. EXTERIOR SHEATHING
38x89 (2"x4") STUDS @ 400mm (16") o.c.
FOR MAX. 3.0M (9'-10") HEIGHT
38x140 (2"x6") STUDS @ 400mm (16") o.c.
FOR MAX. 3.6M (11'-10") HEIGHT
13mm (1/2") INT. DRYWALL FINISH.

- 20 GARAGE DOOR GASPROOFING**
(*SEE OBC 9.10.13.15.)
DOOR AND FRAME GASPROOFING. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHER STRIPPING.
- 21 EXTERIOR STEP** (*SEE OBC 9.8.9.2, 9.8.9.3 & 9.8.10.)
PRECAST CONCRETE STEP OR WD. STEP WHERE NOT EXPOSED TO WEATHER MAX. RISE 200mm (7-7/8"); MINIMUM TREAD 250mm (9-1/2")
- 22 DRYER VENT** (*SEE OBC 6.2.3.8.(71))
CAPPED DRYER EXHAUST VENTED TO EXTERIOR. USE 1000mm (4") DIA. SMOOTH WALL VENT PIPE.
- 23 ATTIC ACCESS** (*SEE OBC 9.19.2.)
ATTIC ACCESS HATCH 545x700 (22"x28") WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSULATION BACKING.
- 24 FIREPLACE CHIMNEYS** (*OBC 9.21.-1)
TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.
- 25 LINEN CLOSET**
4 SHELVES MIN. 350mm (14") DEEP.
- 26 MECHANICAL EXHAUST**
(*SEE OBC 9.32.3.5, 9.32.3.10.)
MECHANICAL EXHAUST FAN VENTED TO EXTERIOR.
- 27 STEEL BEARING PLATE FOR MASONRY WALLS**
280x280x16 (11"x11"x5/8") STL. PLATE FOR STL. BEAMS AND 280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL, ANCHORED W/ 2-19mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.
- 28 CLASS "B" VENT**
U.L.C. RATED CLASS "B" VENT 610mm (2'-0") ABOVE THE POINT IN CONTACT WITH THE ROOF FOR SLOPES UP TO 9/12, REFER TO THE ONTARIO GAS UTILIZATION CODE.
- 29 WOOD BASEMENT POST** (*OBC 9.17.4.)
3-38x140 (3-2"x6") BUILT-UP POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 (1/2") DIA. BOLT ON 406x406x203 (16"x16"x8") CONC. FOOTING.
- 30 STEP FOOTINGS** (*OBC 9.15.3.9.1)
MIN. HORIZ. STEP = 610mm (24"). MAX. VERT. STEP = 610mm (24").
- 31 SLAB ON GRADE** (*SEE OBC 9.16.-1)
100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL REINFORCED W/ 6x6-W2.9xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB.
- 32 DIRECT VENT FURNACE**
DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR. MIN 300mm (12") ABOVE FIN. GRADE. FROM ALL OPENINGS, EXHAUST & INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.
- 33 DIRECT VENT GAS FIREPLACE**
DIRECT VENT GAS FIREPLACE. VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.
- 34 JOIST STRAPPING & BRIDGING** (*SEE OBC 23.9.4.)
ALL FLOOR JOISTS TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @2100mm (6'-11") o.c. MAX. 19x64 (1"x3") @2100mm (6'-11") o.c. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.
- 35 EXPOSED BUILDING FACE** (*SEE OBC 9.10.15.)
EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45min. WHERE LIMITING DISTANCE IS LESS THAN 1.2M (3'-11") WHERE THE LIMITING DISTANCE IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL.
- 36 COLD CELLAR PORCH SLAB** (*SEE OBC 9.40.)
FOR MAX. 2500mm (8'-2") PORCH DEPTH, 125mm (5") 32MPa (4640 psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @200mm (8") o.c. EACH WAY IN BOTTOM THIRD OF SLAB, ANCHORED IN PERIMETER FDN. WALLS W/ 610x610 (24"x24") 10M @600mm (24") o.c. DOWELS. SLOPE SLAB MIN. 1.0% FROM DOOR. SLAB TO HAVE A MIN. 75mm (3") BEARING ON FDN. WALLS. PROVIDE (W1) LINTELS OVER CELLAR DOOR.

- 37 FDN. WALL REDUCTION IN THICKNESS** (*SEE OBC 9.15.4.7.)
FDN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 560mm (26") FOR 8" FDN. WALL. 10" FDN. WALL WHEN REDUCTION IN THICKNESS IS GREATER THAN 26". FDN. WALL SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") o.c. VERTICALLY AND 900mm (36") o.c. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.
- 38 CONVENTIONAL ROOF FRAMING** (*SEE OBC 9.23.4.2.(11))
FOR MAX. 2240mm (7'-4") SPAN, 38x89 (2"x4") RAFTERS @400mm (16") o.c. FOR MAX. 3530mm (11'-7") SPAN, 38x140 (2"x6") RAFTERS @400mm (16") o.c. RIDGE BOARD TO BE 51mm (2") DEEPER. 38x39 (2"x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2"x4") @400mm (16") o.c. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 400 (16") o.c. FOR MAX. 4450mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @600mm (24") o.c. WITH A 38x89 (2"x4") CENTER POST TO THE TRUSS BELOW, LATERALLY BRACED @1800mm (6'-0") o.c. VERTICALLY.
- 39 TWO STOREY VOLUME SPACES**
FOR A MAXIMUM 5490mm (18'-0") HEIGHT, PROVIDE 2-38x140 (2-2"x6") CONTINUOUS STUDS @300mm (12") o.c. FOR BRICK AND 400mm (16") o.c. FOR SIDING. PROVIDE SOLID WOOD BLOCKING BETWEEN STUDS @1220mm (4'-0") o.c. VERT. 7/16" EXT. PLYWOOD.
- 40 EXPOSED FLOOR TO EXTERIOR**
PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.
- 41 PARTYWALLS**
TYPICAL 1 HOUR RATED PARTYWALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.
- 42 EXTERIOR WALLS FOR WALK-OUT CONDITION**
THE EXTERIOR BASEMENT STUD WALL TO BE 38x140mm (2"x6") STUDS @400mm (16") o.c. MATCH FLOOR JOIST SPACING WHEN PARALLEL WITH FLOOR JOISTS.
- 43 SMOKE ALARM** (*OBC 9.10.19)
WITHIN DWELLING UNITS, SUFFICIENT SMOKE ALARMS SHALL BE INSTALLED SO THAT:
a. THERE IS AT LEAST ONE SMOKE ALARM INSTALLED ON EACH STOREY, INCLUDING BASEMENTS AND
b. ON ANY STOREY OF A DWELLING UNIT CONTAINING SLEEPING ROOMS, A SMOKE ALARM IS INSTALLED,
1. IN EACH SLEEPING ROOM, AND
2. IN A LOCATION BETWEEN THE SLEEPING ROOMS AND THE REMAINDER OF THE STOREY, AND IF THE SLEEPING ROOMS ARE SERVED BY A HALLWAY, THE SMOKE ALARM SHALL BE LOCATED IN THE HALLWAY.
A SMOKE ALARM SHALL HAVE A VISUAL SIGNALING COMPONENT CONFORMING TO THE REQUIREMENTS IN 16.5.3. (LIGHT, COLOR AND PULSE CHARACTERISTIC) OF NFPA 72, "NATIONAL FIRE ALARM AND SIGNALING CODE".
A SMOKE ALARM SHALL BE INSTALLED IN CONFORMANCE WITH CAN/ULC-S553, "INSTALLATION OF SMOKE ALARMS".
SMOKE ALARMS SHALL BE INSTALLED ON OR NEAR THE CEILING.
- 44 CARBON MONOXIDE ALARM** (*OBC 9.33.4.)
WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A SUITE OF RESIDENTIAL OCCUPANCY, A CARBON MONOXIDE ALARM SHALL BE INSTALLED TO EACH SLEEPING AREA IN THE SUITE.
THE CARBON MONOXIDE ALARM SHALL
a. BE PERMANENTLY CONNECTED TO AN ELECTRICAL CIRCUIT AND SHALL HAVE NO DISCONNECT SWITCH BETWEEN THE OVERCURRENT DEVICE AND THE CARBON MONOXIDE ALARM,
b. BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED, WHERE LOCATED ADJACENT TO A SLEEPING AREA, AND CONFORM TO
1. CAN/CSA-6.19, "RESIDENTIAL CARBON MONOXIDE ALARMING DEVICES", OR
2. UL2034, "SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS"
- 45 SOIL GAS CONTROL** (*OBC 9.13.4.)
PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING AS REQUIRED.

THIS STRUCTURE MUST BE
CONSTRUCTED TO MEET
THE ONTARIO BUILDING CODE
REQUIREMENTS.



FEB 14 2019



FOR STRUCTURE ONLY



2012 CODE

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO 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 FOR PRELIMINARY WORK.	6		
AS CONSTRUCTED, INVENTS 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 COMPLY WITH 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 SCALED.	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. 5, 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 2.2.5 of the Building Code. Signature: <i>Walter Botter</i> NAME: Walter Botter REGISTRATION INFORMATION Required unless design is exempt under Division C, Subsection 2.2.4 of the Building Code. FIRM NAME: <i>Jardin Design Group Inc.</i> 21031 BCIN 27763 BCIN	21031 BCIN 27763 BCIN
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GENERAL NOTES
LAMBERTS LANE
TOWN OF CALEDON

MODEL NAME	T
SCALE	N.T.S.
PROJ. No.	18-18
DWG No.	1

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"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" (885x2033) - INSULATED ENTRANCE DOOR
1a = 2'-8" x 6'-8" (815x2033) - INSULATED FRONT DOORS
2 = 2'-8" x 6'-8" (815x2033) - WOOD & GLASS DOOR
3 = 2'-8" x 6'-8" x 1-3/4" (815x2033x45) - EXTERIOR SLAB DOOR
4 = 2'-8" x 6'-8" x 1-3/8" (815x2033x35) - INTERIOR SLAB DOOR
5 = 2'-6" x 6'-8" x 1-3/8" (760x2033x35) - INTERIOR SLAB DOOR
6 = 2'-2" x 6'-8" x 1-3/8" (660x2033x35) - INTERIOR SLAB DOOR
7 = 1'-6" x 6'-8" x 1-3/8" (460x2033x35) - INTERIOR SLAB DOOR

LEGEND

DJ DOUBLE JOIST
TJ TRIPLE JOIST
GT GIRDER TRUSS
POINT LOAD
SOLID WOOD BEARING.
SOLID BEARING TO BE WIDE AT LEAST AS SUPPORTED MEMBER.
MIN. 3 PIECES.
LOAD-BEARING WALL
TWO-STORY WALL. SEE NOTE 39

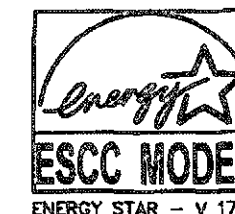
F.D. FLOOR DRAIN
SA SMOKE ALARM. SEE NOTE 43
SA SMOKE ALARM & CARBON MONOXIDE ALARM. SEE NOTE 44

THIS STRUCTURE MUST BE
CONSTRUCTED IN
ACCORDANCE WITH
THE ONTARIO BUILDING CODE



FEB 14 2019

2012 CODE



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. AS CONSTRUCTED, DIMENSIONS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.	6		
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.	5		
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.	4		
	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:			

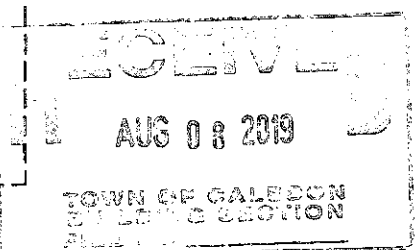
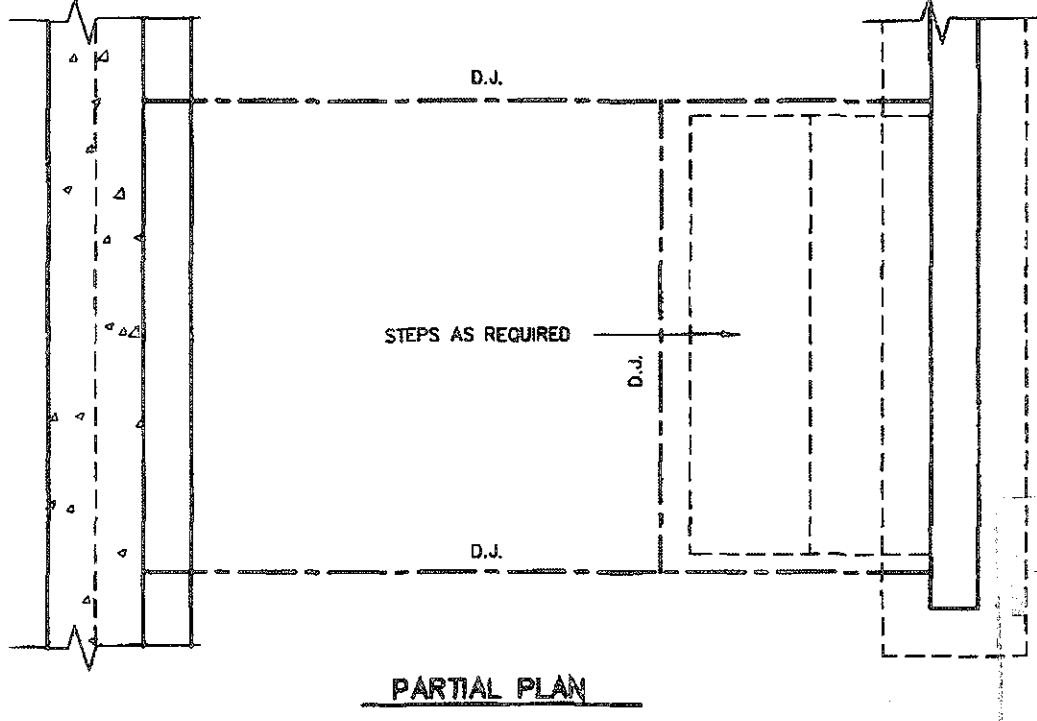
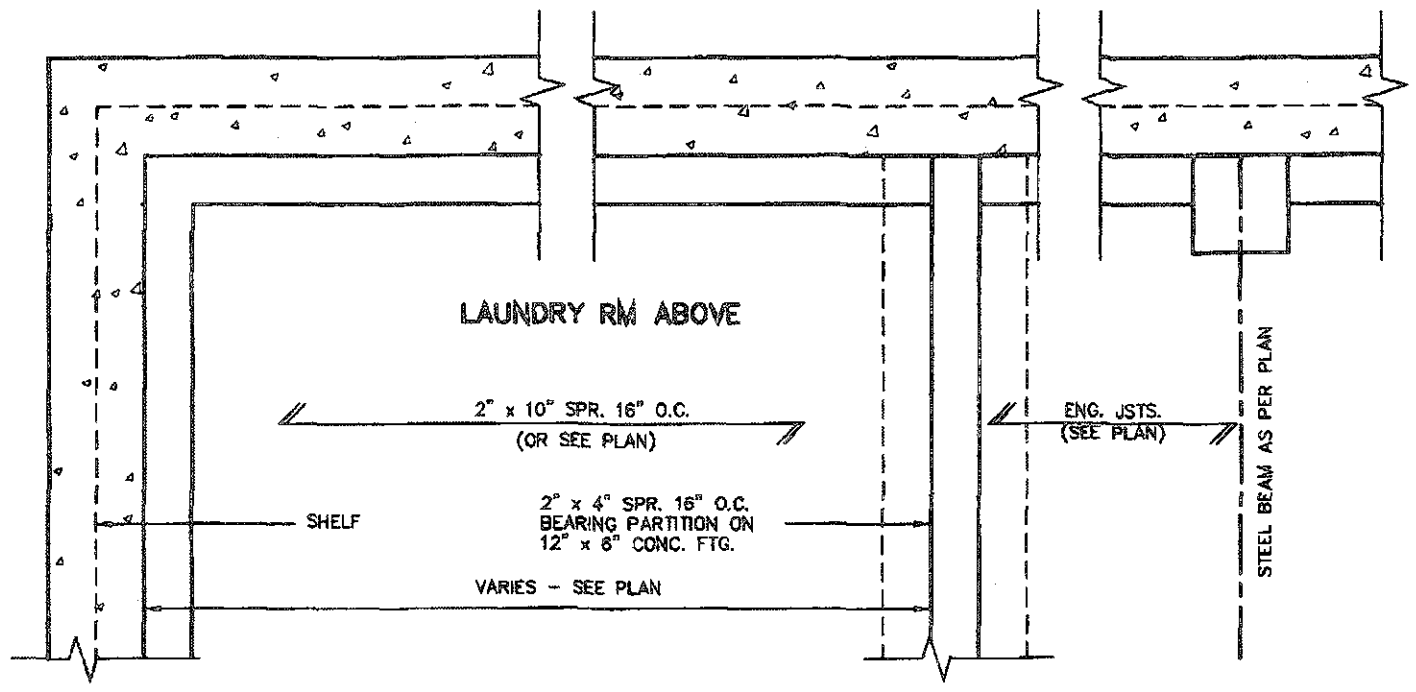
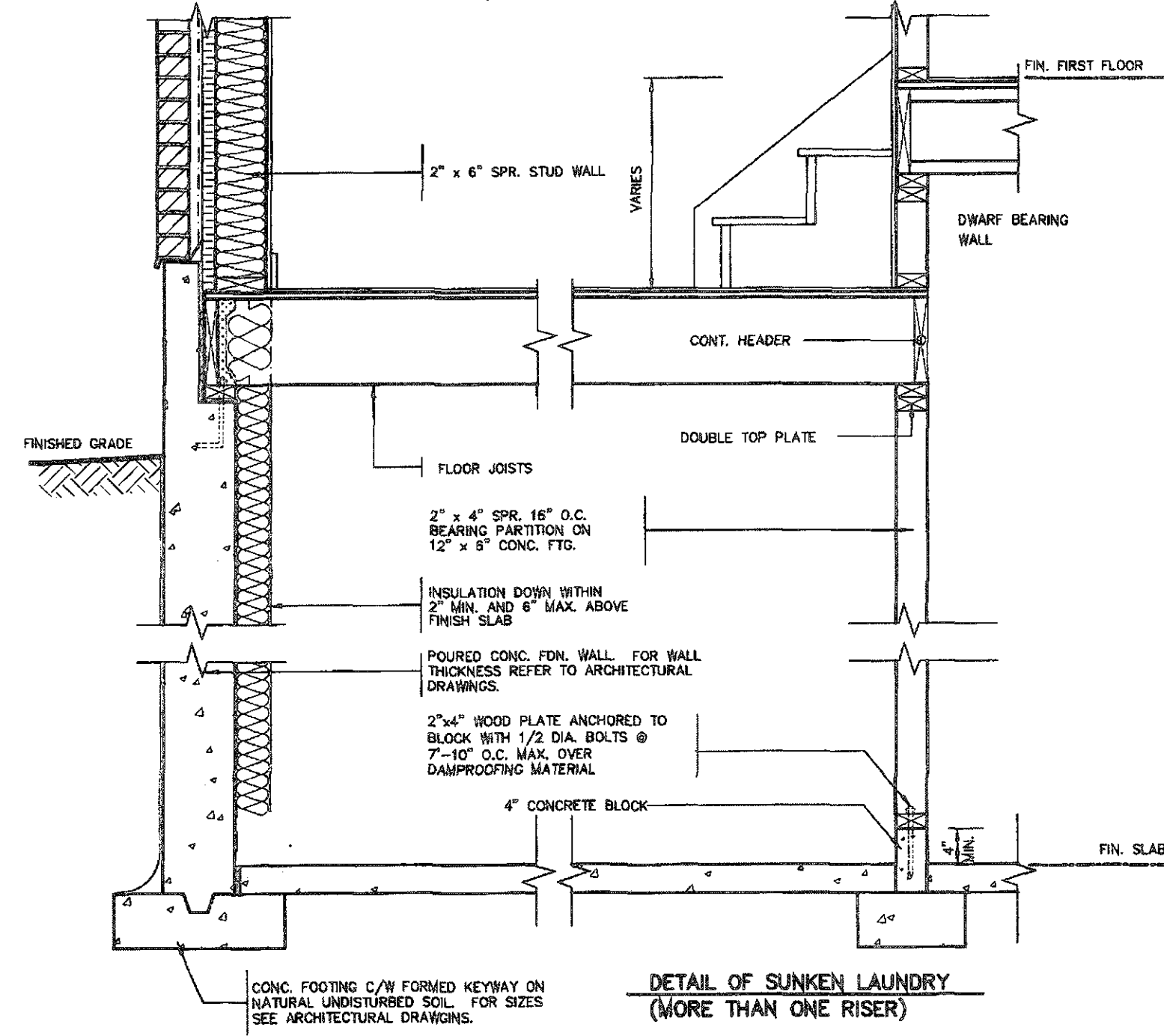
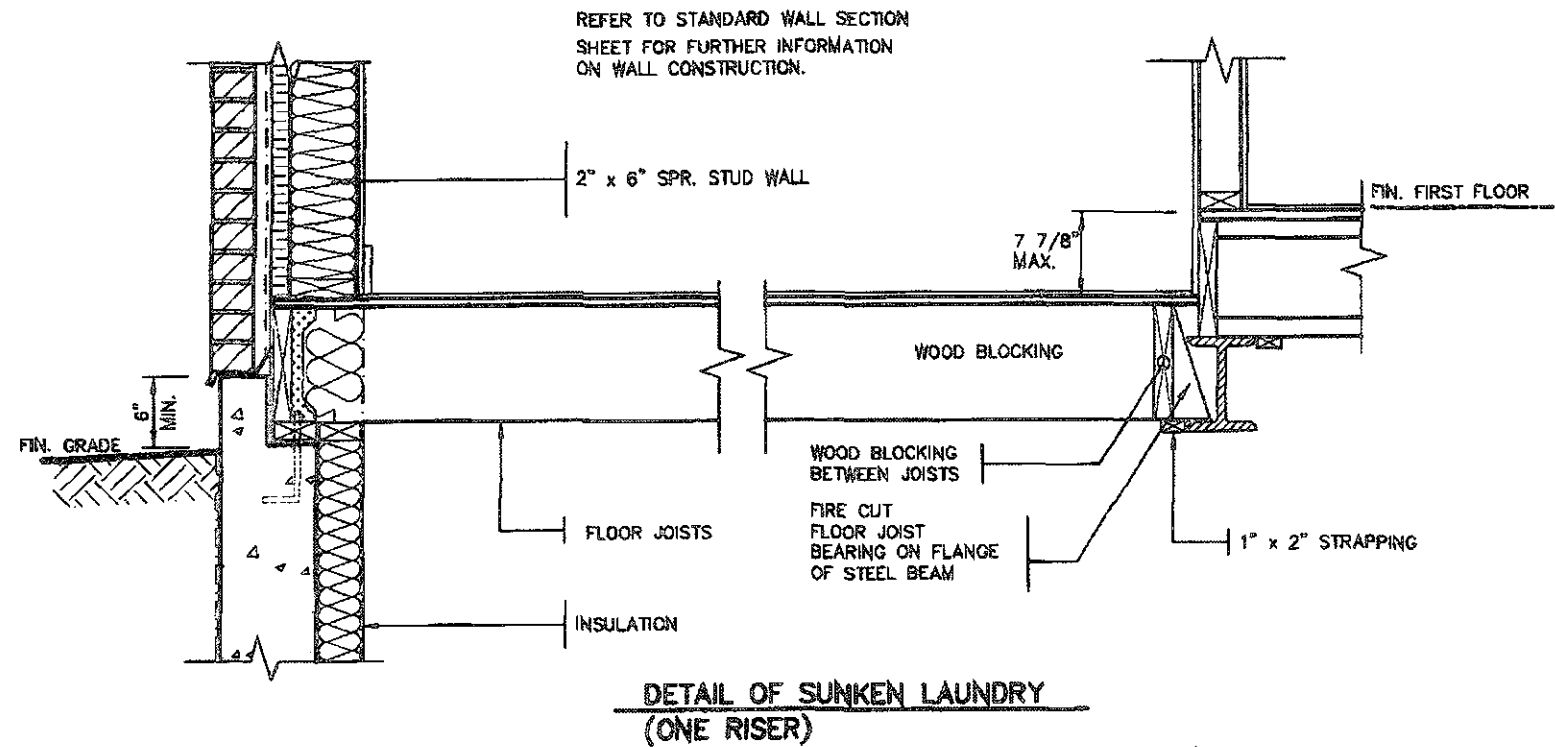
DRAWN BY

DRAWING NAME: GENERAL NOTES

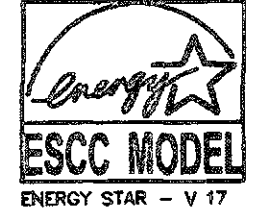
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.	
QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code.	
Walter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

GENERAL NOTES	
LAMBERTS LANE TOWN OF CALEDON	
MODEL NAME T	SCALE: N.T.S.
PROJ. No. 18-18	DWG No. 2



2012 CODE



7		
6		
5		
4		
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 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. 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 BUILDING DEPARTMENT BEFORE PROCEEDING WITH WORK. AS CONSTRUCTED OVERS MUST BE VERIFIED PRIOR TO POURING FOOTINGS. 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. THIS DRAWING IS AN INSTRUMENT OF SERVICE PROVIDED BY AND IS THE PROPERTY OF JARDIN DESIGN GROUP INC. THIS DRAWING IS NOT TO BE REPRODUCED.	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 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

SUNKEN LAUNDRY	
LAMBERTS LANE TOWN OF CALEDON	
MODEL NAME T	SCALE 3/4" = 1'-0"
PROJ. No 16-24	DWG No. 3

RECEIVED
AUG 08 2009
FBI - CALIFORNIA
FBI - LOS ANGELES

REGISTERED PROFESSIONAL ENGINEER
BC MARINKOVIC
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

3mm) DRYWALL FINISH
/AIR
8 MIN. R-31 INSULATION.
ALL ON THE CEILING ONLY.
THERE IS NO SECOND FLOOR
(GARAGE)

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

FINISHED SECOND FLOOR

GARAGE

BUILDING PAPER OVER MIN.
RIGID INSULATION, 2"x6"
STUDS @ 16" o.c. FILLED
MIN. R-22 BATT
INSULATION (TOTAL MIN. R-27)
1 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

SLOPE

FIN. GRADE

PROTECTION REQ'D
FOR FRAMING MEMBERS

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

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

SOLID MORTAR FILL

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

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

WALL FLASHING

WEEP HOLES

CAULKING

7'-1/2"
MAX.

5" MIN. REIN.
PORCH SLAB
ARCHITECTURAL
DRAWINGS.

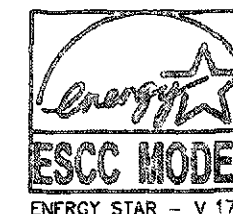
COLD
CELL

DETAIL

DETAIL FOR COLD CELLAR PORCH SLAB

JUN 26 2019

2012 CODE



2 STOREY WALL SECTION
2"x6" BRICK VENEER

LAMBERTS LANE
TOWN OF CALEDON



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

PROVIDE ROOF VENTILATION 1:300 OF INSULATED CEILING DISTRIBUTED

CONVENTIONAL ROOF RAFTER AND CEILING JOISTS OR ROOF TRUSSES @ 24" o.c. MAX.

210 ASPHALT SHINGLES ON 3/8" PLYWOOD SHEATHING USE 'H' CLIPS FOR TRUSSES

SEE PLAN FOR ROOF SLOPE

CEILING JOISTS (SEE PLAN)

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

FINISHED SECOND FLOOR

PARALLEL JOISTS: WOOD BLOCKING AS PER MANUFACTURER

FLOOR JOISTS SEE PLAN

1/2" GYPSUM BOARD CEILING FINISH

SINGLE CONT. TIMBERSTRAND

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

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

SINGLE CONTIN. TIMBERSTRAND

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

FINISHED FIRST FLOOR

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

FIN. SLAB

FIN. GRADE

SLOPE 6" MIN.

HEAVY COAT OF BITUMEN OVER CONC. WALL

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

CEMENT COVE

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

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

MIN. 4'-0" FROST COVERAGE

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-22 BATT INSULATION (TOTAL MIN. R-27) AND 6 MIL. POLY VAPOUR BARRIER

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

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

STARTER STRIP OF ROOF SHINGLES REQUIRED

Baffles AS REQUIRED FOR ROOF VENTILATION

[illegible]

7		
6		
5		
4	JUNE 20, 2019	REV CEILING INSUL TO R-20 RE ISSUED TO CLIENT
3	FEB 11, 2019	REV ENERGY STAR V-2.7 TO ENERGY STAR V-17 PER CLIENT REQ
2	FEB 27, 2016	REV ENERGY STAR VERSION AND DETAIL ISSUED TO CLIENT
1	FEB 8, 2016	PREPARE TO ENERGY STAR & ISSUED TO CLIENT
DATE	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 use as a designer

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the Building Code

Walter Boffler 2103
NAME SIGNATURE BC

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the Building Code

Jardin Design Group Inc. 2776
FIRM'S NAME BC

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

338-4N 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 'M' 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. R-5) W/ GEOMETRICALLY DEFINED DRAINAGE CAVITY HAVING A MIN. CAVITY DEPTH OF 1/4"
- AIR/MOISTURE BARRIER
- 7/16" EXTERIOR GRADE OSB SHEATHING
- 2" x 5" STUDS
- MIN. R-22 BATT INSULATION
- CONT. VAPOUR / AIR BARRIER
- 1/2" DRYWALL

(EFS 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

FINISHED SECOND FLOOR

PARALLEL JOISTS: WOOD BLOCKING AS PER MANUFACTURER

FLOOR JOISTS SEE PLAN

1/2" GYPSUM BOARD CEILING FINISH

SINGLE CONT. TIMBERSTRAND

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

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

SINGLE CONTIN. TIMBERSTRAND

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

FINISHED FIRST FLOOR

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

4" FACE BRICK TIED TO STUDS WITH GALVANIZED 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

STRUDET INC.



FOR STRUCTURE ONLY

WOOD SHEATHING

AIR/MOISTURE BARRIER

FIBRE MESH EMBEDDED IN PREP COAT

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

STARTER MESH (BACKWRAPPED)

CAULK WITH BEAD VENT

FLASHING

CONCRETE SILL

MASONRY CLADDING AS PER ELEVATION

A. TERMINATION AT MASONRY CLADDING WITH SEALANT I

THIS STRUCTURE MUST BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE ONTARIO BUILDING CODE

EVERY OTHER BRICK IS LIMITED TO THE IN CONC. SLAB

MIN. 4" INTO FOUND. WALL

PROTECTION REQ'D FOR FRAMING MEMBERS

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

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

SOLID MORTAR FILL

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

10" FOUNDATION WALL WHEN VENEER CUT IS MORE THAN 26"

DETAIL FOR CONCRETE VENEER DROPPED GRADE

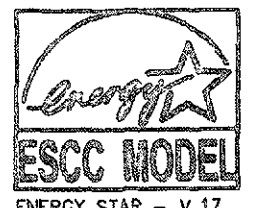
3/4" = 1'0"

DETAIL FOR COLD CELLAR PORCH SLAB

3/4" = 1'0"

JUN 26 2013

2012 CODE



No.	DATE	WORK DESCRIPTION
7		
6		
5		
4	JUNE 20, 2013	REV. CEILING INSUL. TO R-60 RE ISSUED TO CLIENT
3	FEB. 11, 2013	REV. ENERGY STAR V-17 TO ENERGY STAR V-17 PER CLIENT REQUEST
2	FEB. 27, 2016	REV. ENERGY STAR V-17 PER CLIENT REQUEST
1	FEB. 8, 2016	PREPARED TO ENERGY STAR & ISSUED TO CLIENT

DRAWN BY: DRAWING NAME: GENERAL NOTES

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 3.2.4 of the Building Code.

Walter Boffa
NAME
SIGNATURE
21031
BCN

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

Jardin Design Group Inc.
FIRM NAME
27763
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

2 STOREY WALL SECTION
2"x6" STUCCO WALL
LAMBERTS LANE
TOWN OF CALEDON

MODEL NAME
T

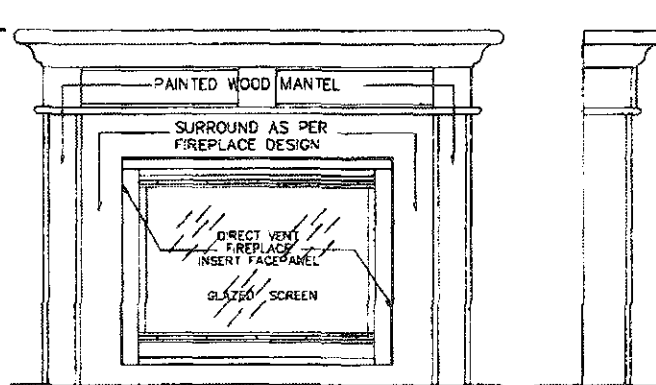
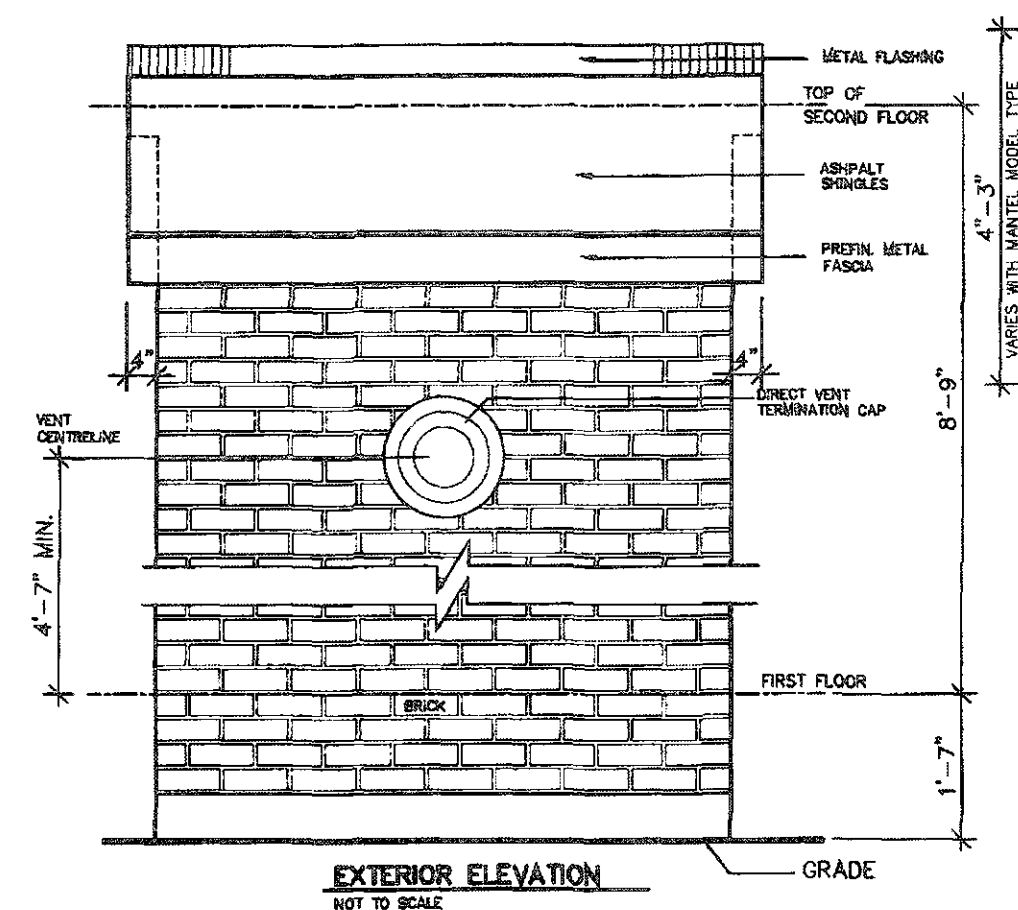
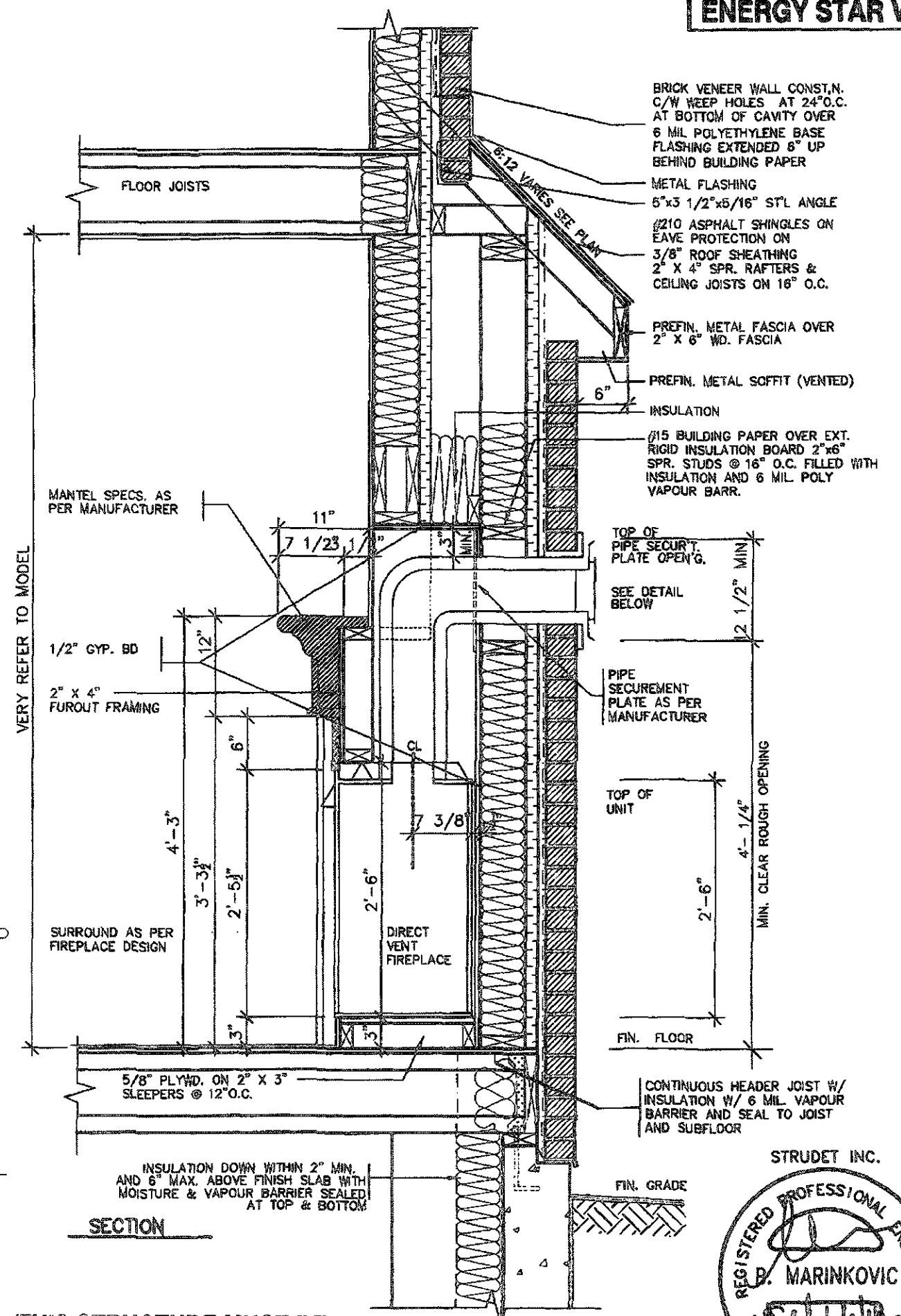
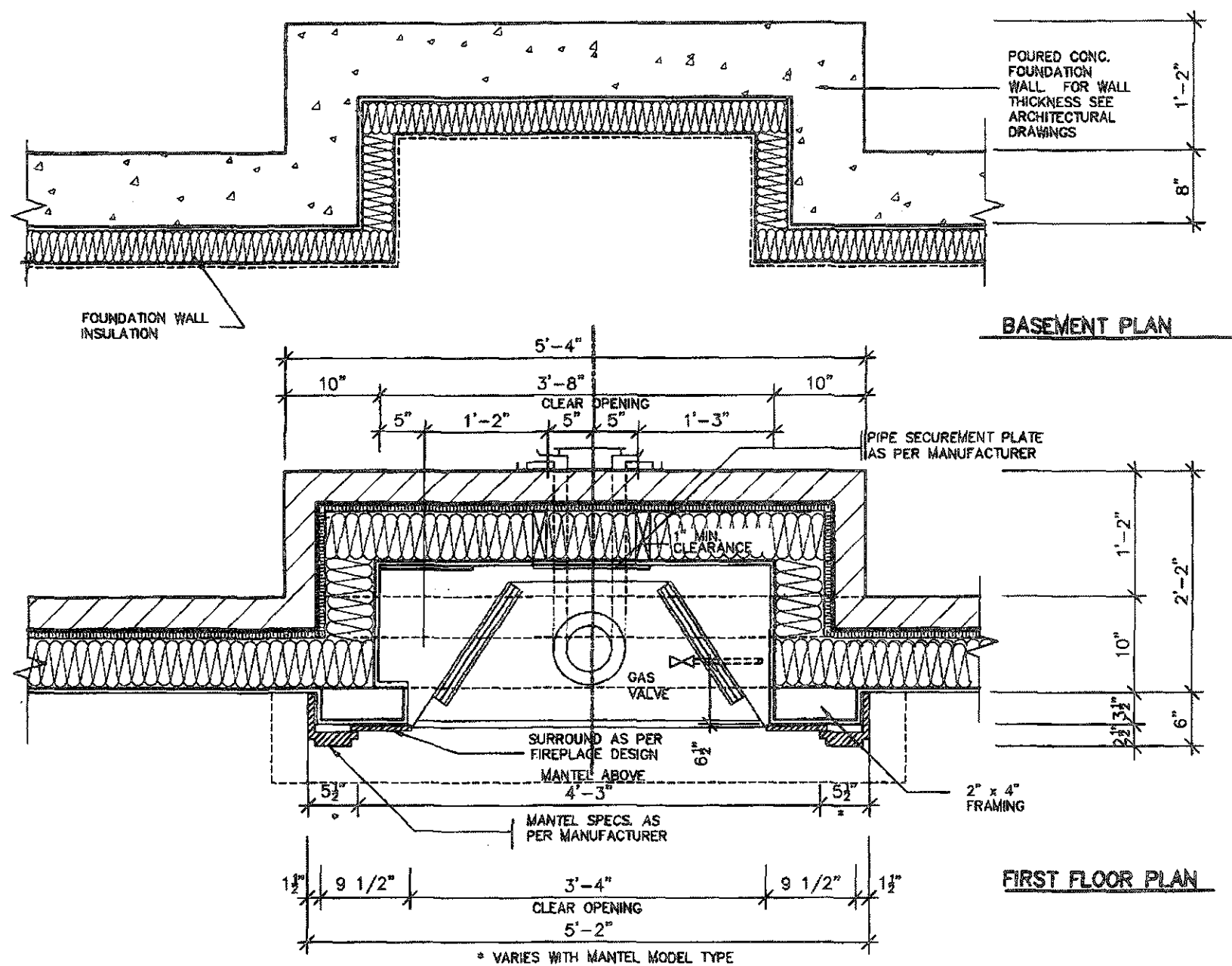
SCALE
AS NOTED

PROJ No
18-18

DWG No
4-1



7		
6	FEB. 11, 2019	REV. ENERGY STAR V-12 7 TO ENERGY STAR V-17 PER CLIENT REQUEST
5	MAY 18 2017	REMOVED R3 & ZIP BOARD INSUL. & ADDED R5 RGD INSUL.
4	FEB. 28, 2016	REV. EXT. WALL TO R5 6 ZIP BOARD INSUL. REV. PARTY AND FIRE WALL
3		WITH POLY WRAP. ISSUED TO CLIENT
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



FRONT/SIDE ELEVATION

NOT TO SCALE

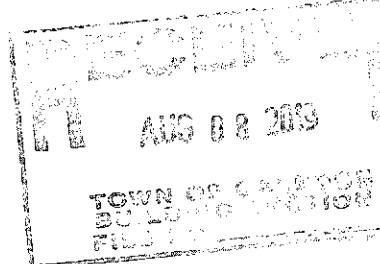
GENERAL INSTALLATION NOTES

- 1.0 UNIT INSTALLATION TO STRICTLY CONFORM TO MANUFACTURERS INSTALLATION MANUAL AND ALL APPLICABLE CODES OF LOCAL AUTHORITIES HAVING JURISDICTION INCLUDING CAN/CSA-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.

THIS STRUCTURE MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE FEB 14 2019



FOR STRUCTURE ONLY



2012 CODE

ENERGY STAR - V 17

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7		
6		
5		
4		
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1	FEB. 8, 2016	PREPARED TO ENERGY STAR & ISSUED TO CLIENT

No. DATE: WORK DESCRIPTION:

DRAWN BY: DRAWING NAME: GENERAL NOTES

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 3.2.4 of the Building Code.

Walter Botter *WBe* 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

LAMBERT'S LANE
TOWN OF CALEDON

MODEL NAME
T

SCALE
3/4" = 1'-0"

PROJ. No. 18-18

OWG No. 5

BILD

INSULATION

5'-4"

10"

3'-8"

CLEAR OPENING

5"

5"

1'-2"

1'-3"

PIPE SECUREMENT PLATE AS PER MANUFACTURER

1'-2"

10"

2'-2"

6"

2 1/2"

3 1/2"

5 1/2"

4'-3"

2" x 4" FRAMING

GAS VALVE

SURROUND AS PER FIREPLACE DESIGN

MANTEL ABOVE

MANTEL SPECS. AS PER MANUFACTURER

PER MANUFACTURER

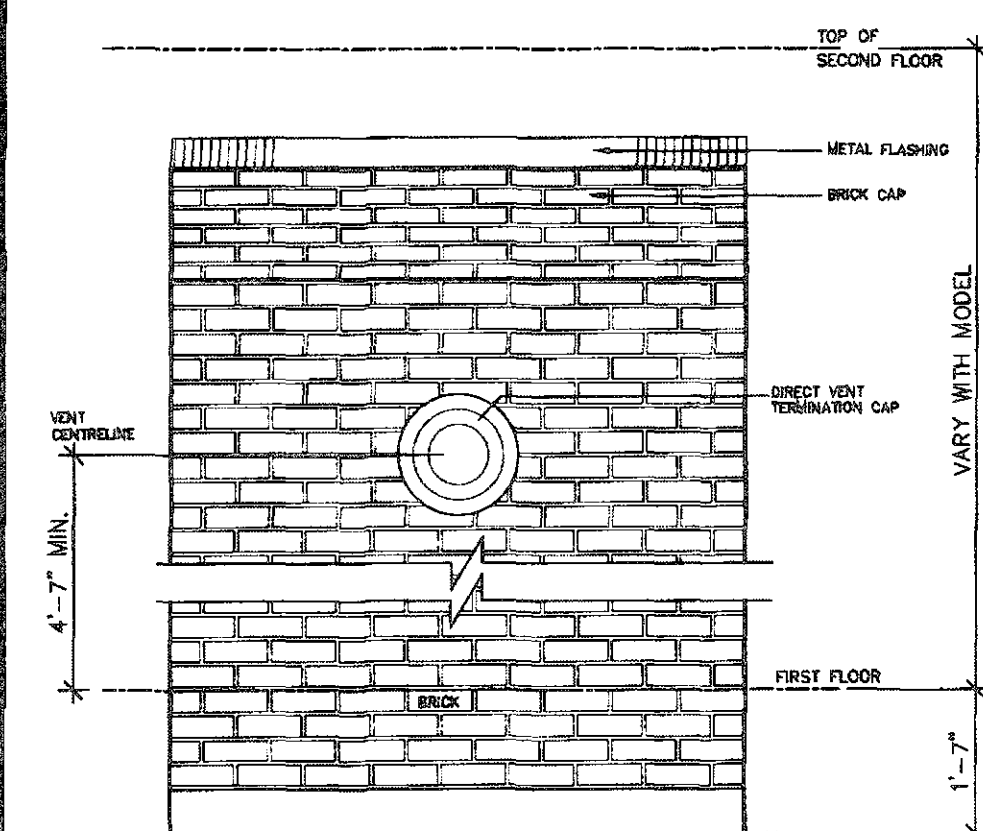
1" 9 1/2" 3'-4" 9 1/2" 1"

CLEAR OPENING

5'-2"

* VARIES WITH MANTEL MODEL TYPE

FIRST FLOOR PLAN



PAINTED WOOD MANTEL

SURROUND AS PER
FIREPLACE DESIGN

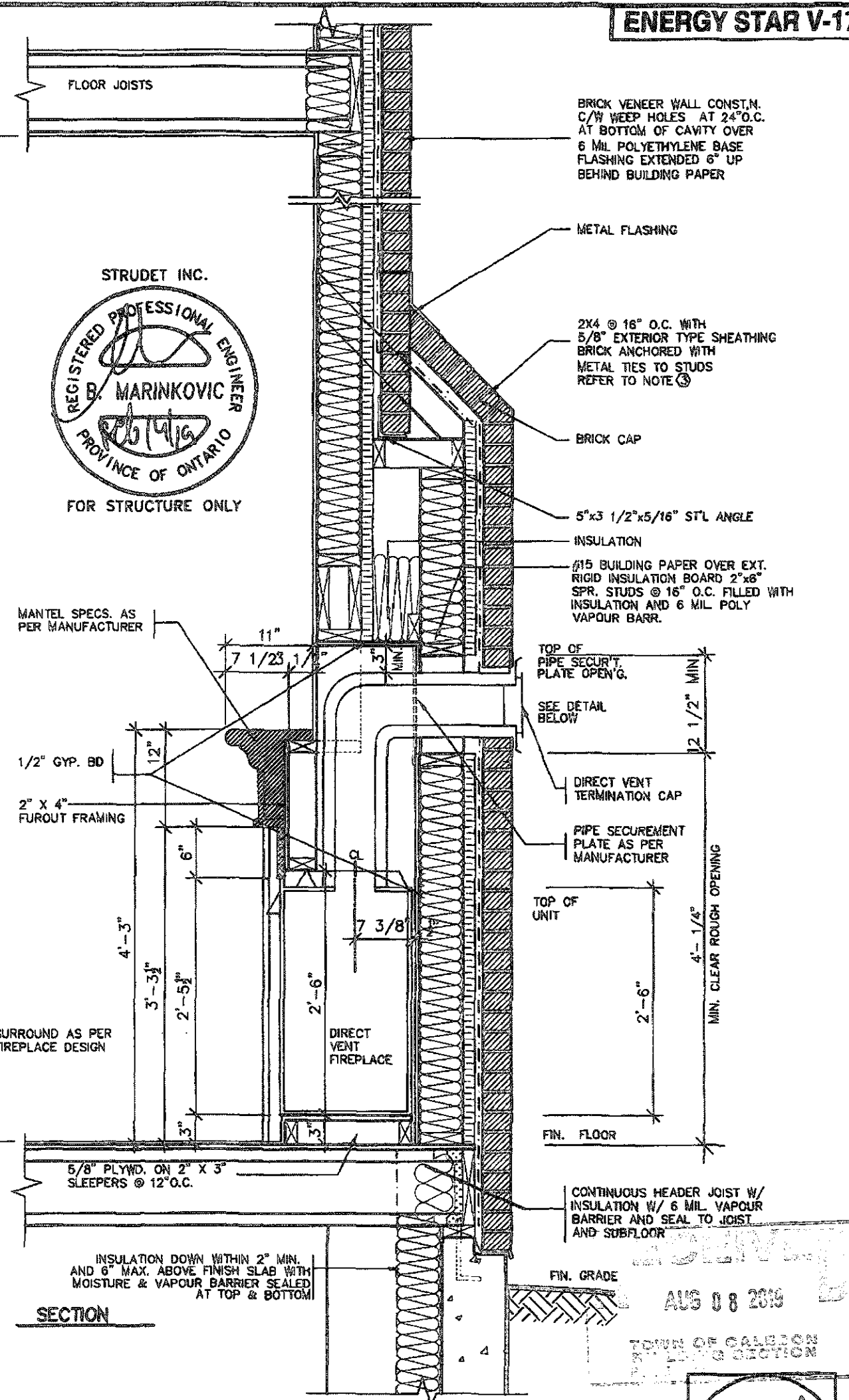
DIRECT VIEW
FIREPLACE
INSERT PAGE/PANEL

GLAZED SCREEN

NOT TO SCALE

- 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.
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 - 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.

VARY REFER TO MODEL



FEB 14 2019

2012 CODE

ESCC MODEL

ENERGY STAR - V 17

FEB 14 2019

2012 CODE



THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN GROUP PRIOR TO COMMENCEMENT OF WORK.

JAYCO 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.

AS CONSTRUCTED, IMPERFS MUST BE VERIFIED PRIOR TO POURING FOOTING.

JAYCO DESIGN GROUP, INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONSTRUCTION OR SIGNS CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

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6		
5		
4		
3	FEB 11, 2019	REV. ENERGY STAR V-127 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
\$		
N	DATE	WORK DESCRIPTION

No:	DATE:	WORK DESCRIPTION
1	1970-01-01	...
2	1970-01-01	...
3	1970-01-01	...
4	1970-01-01	...
5	1970-01-01	...
6	1970-01-01	...
7	1970-01-01	...
8	1970-01-01	...
9	1970-01-01	...
10	1970-01-01	...
11	1970-01-01	...
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98	1970-01-01	...
99	1970-01-01	...
100	1970-01-01	...

DRAWN BY	DRAWING NAME: GENERAL NOTES
----------	-----------------------------

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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 BC

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the Building Code

Jardin design group inc. 2776
FIRM NAME RC

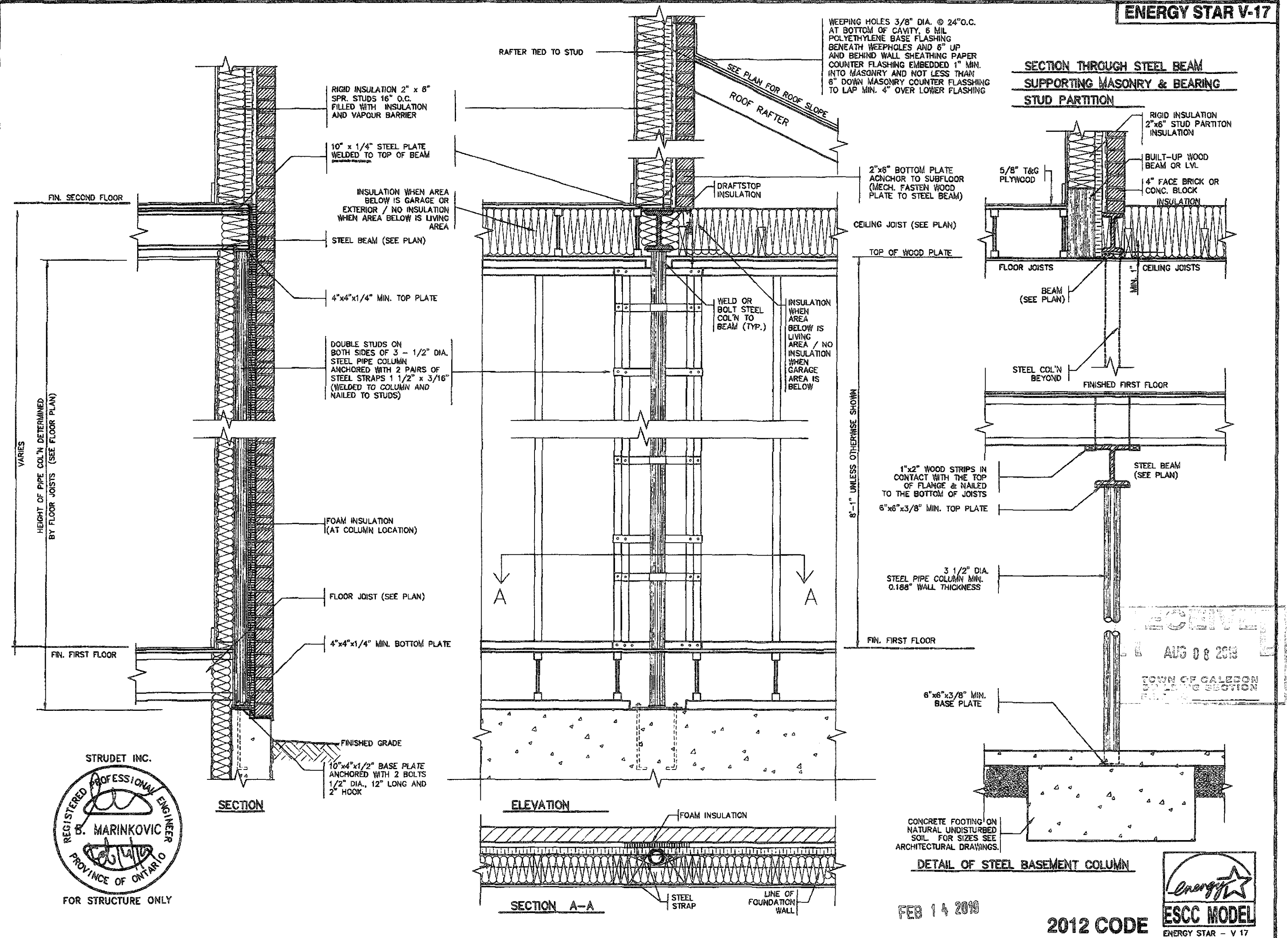
jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

**DIRECT VENT FIREPLACE
WITH BRICK CAP**

**LAMBERTS LANE
TOWN OF CALEDON**



MODEL NAME	
T	
SCALE	
3/4" = 1'-0"	
PROJ No.	DWG
18-18	5-



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7		
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1	FEB. 8, 2016	PREPARED TO ENERGY STAR & ISSUED TO CLIENT

No. DATE: WORK DESCRIPTION:

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

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

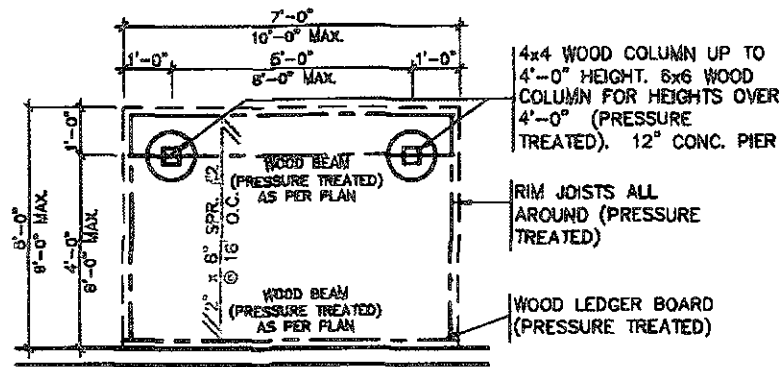
Walter Botter 21037
NAME SIGNATURE BCIN

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

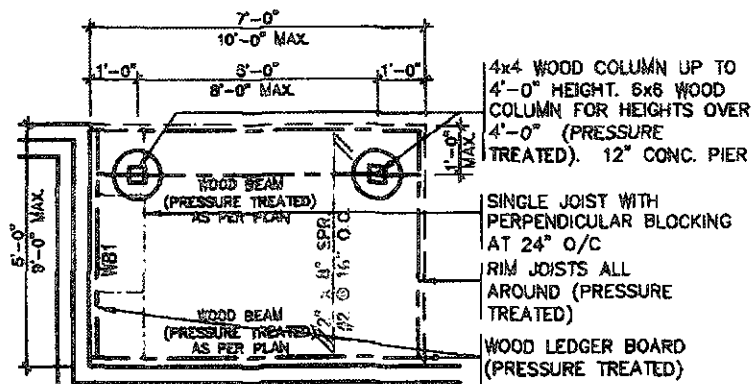
Jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

ST. COLUMN DETAILS			
LAMBERTS LANE TOWN OF CALEDON			
	MODEL NAME	T	
	SCALE	3/4" = 1'-0"	
	PROJ. No.	18-18	DWG. No. 6



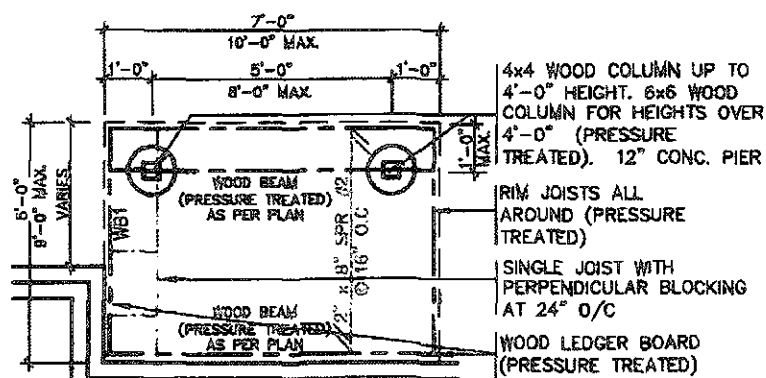
TYPICAL DECK LAYOUT

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



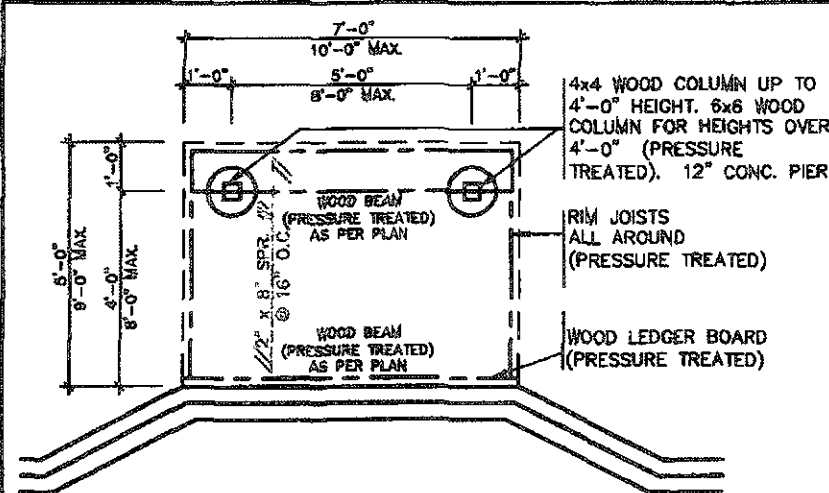
TYPICAL DECK LAYOUT

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



TYPICAL DECK LAYOUT

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



TYPICAL DECK LAYOUT

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

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

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

MAX. 4" OPENING BETWEEN PICKETS

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

RIM JOISTS (PRESSURE TREATED)

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

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

2x12 STRINGER

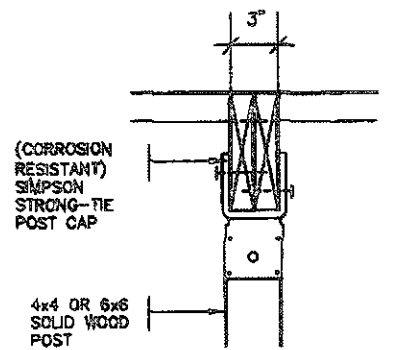
PRECAST CONCRETE SLAB

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

12" CONC. PIER

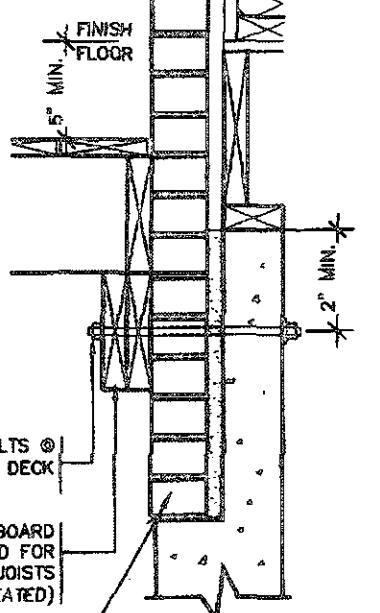
DECK SECTION WITH BRICK VENEER

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



DETAIL 2 - BEAM-TO-POST

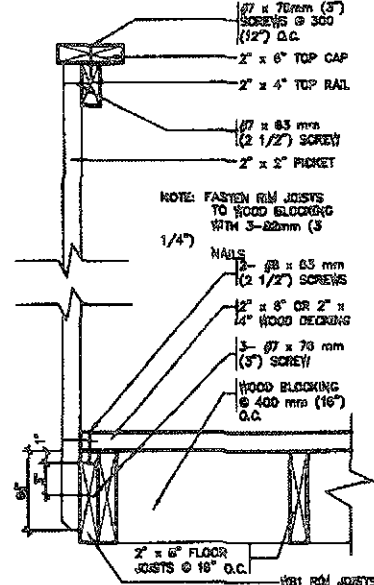
SCALE: 1" = 1'-0"



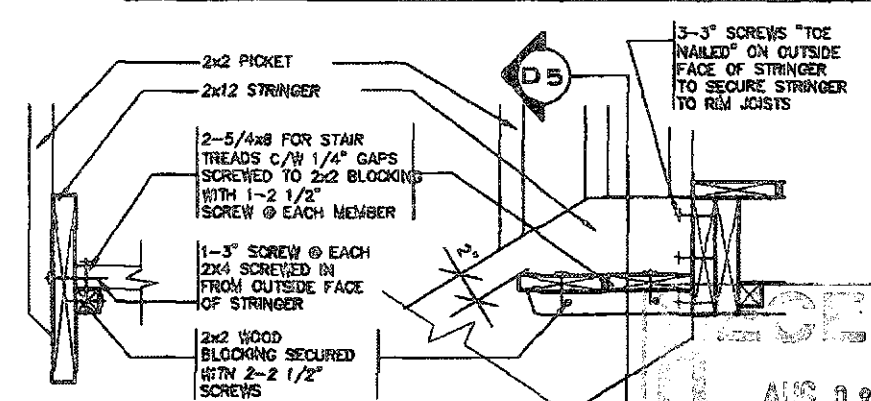
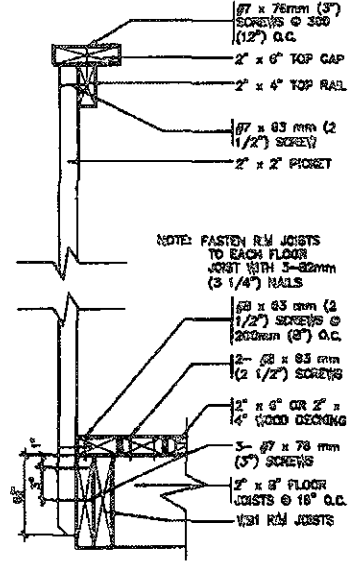
DETAIL 3 - ANCHOR BOLT

SCALE: 1" = 1'-0"

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



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



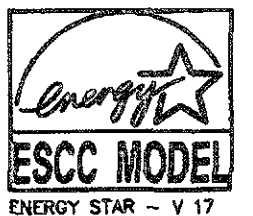
DETAIL 5
SECTION THROUGH STAIR STRINGER
SCALE: 1" = 1'-0"

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

GENERAL NOTES

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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FEB 14 2019

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

Walter Botter 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.1.4 of the building code.

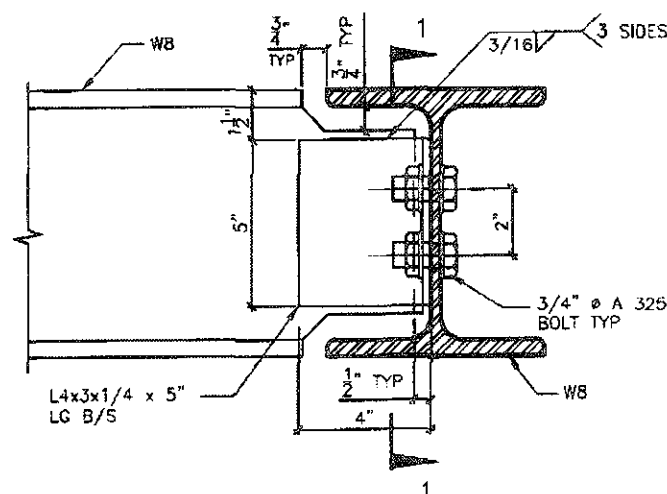
Jardin design group inc. 27763
FIRM NAME BCIN

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

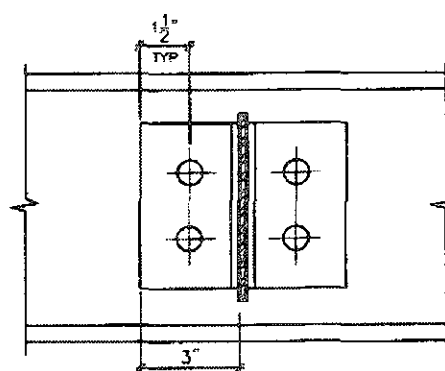
WOOD DECK DETAIL
LAMBERTS LANE
TOWN OF CALEDON

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

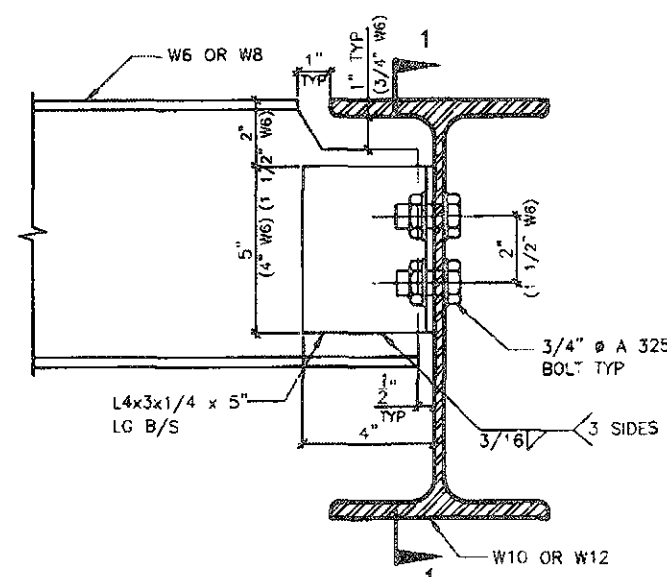
DRAWN BY	DRAWING NAME	GENERAL NOTES
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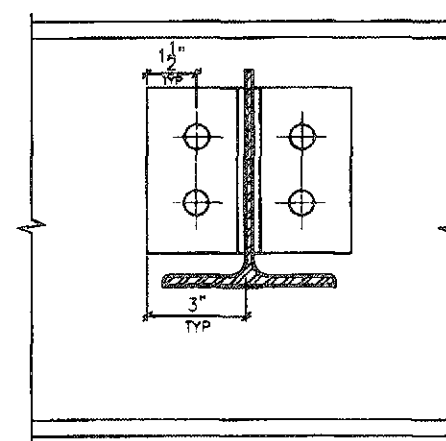
DETAIL 1.

W8
TO
W8
CONNECTION

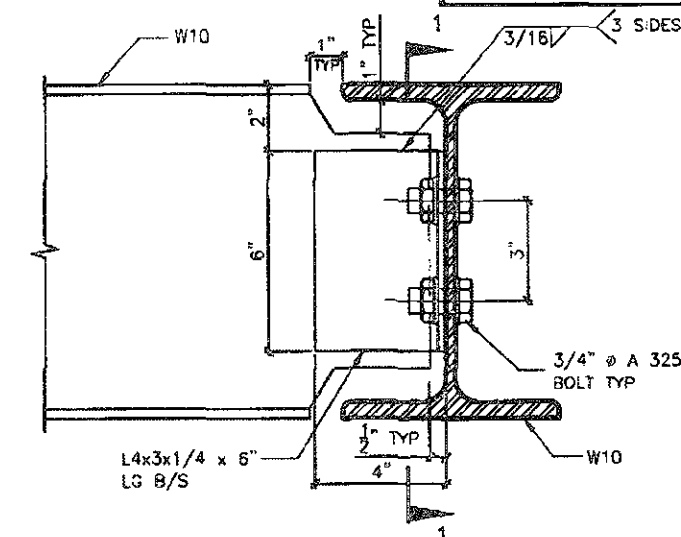
SECTION 1-1



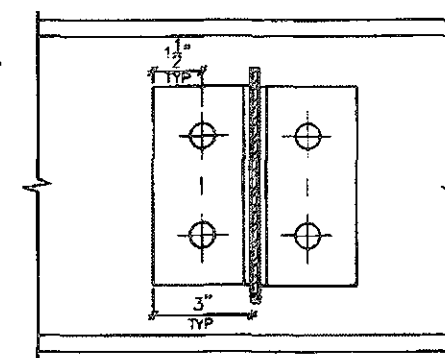
DETAIL 2.

W6(W8)
TO
W10(W12)
CONNECTION

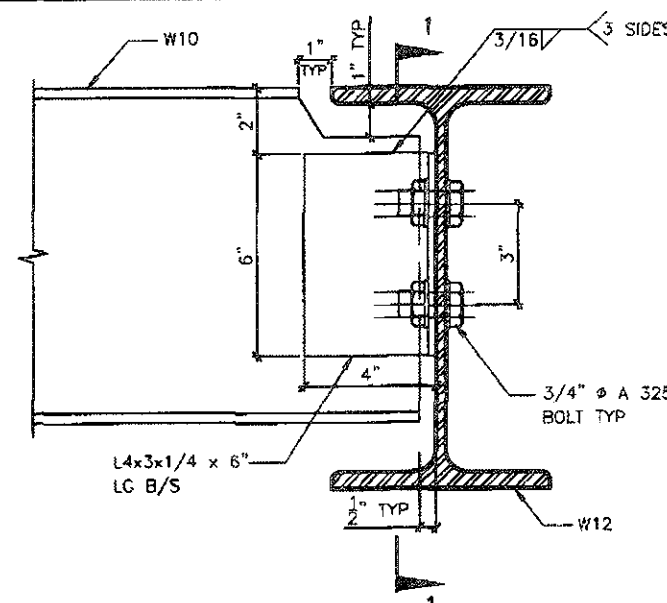
SECTION 1-1



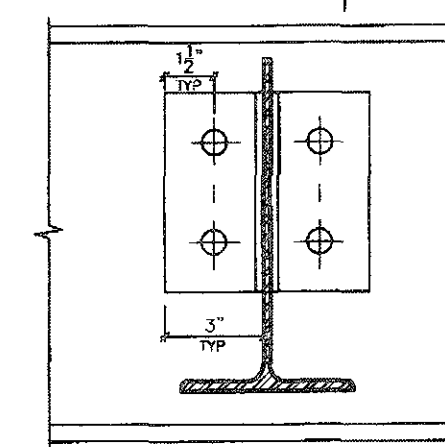
DETAIL 3.

W10
TO
W10
CONNECTION

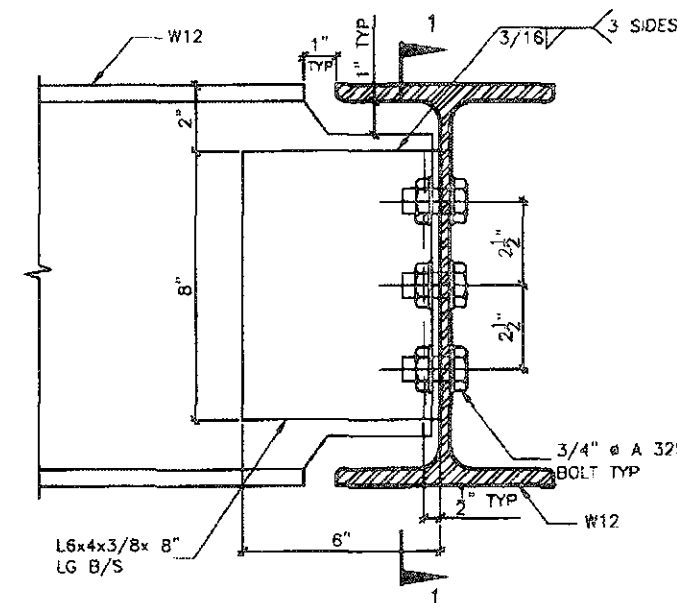
SECTION 1-1



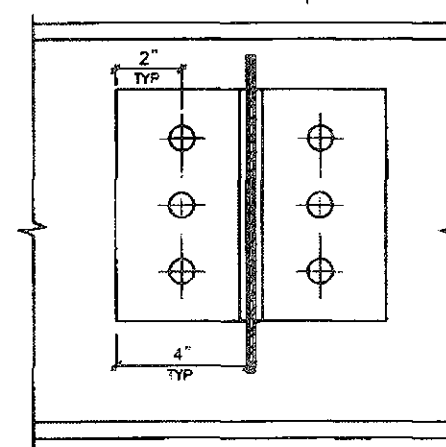
DETAIL 4.

W10
TO
W12
CONNECTION

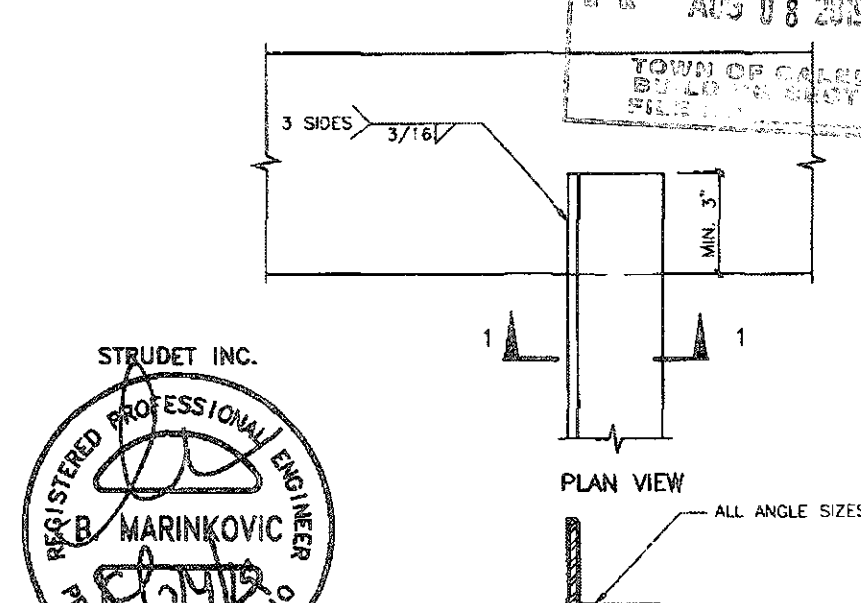
SECTION 1-1



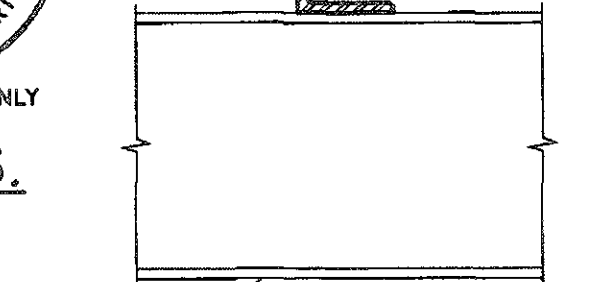
DETAIL 5.

W12
TO
W12
CONNECTION

SECTION 1-1



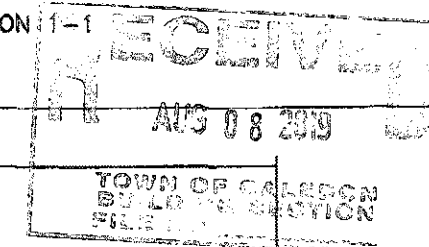
DETAIL 6.

ANGLE
TO
BEAM
CONNECTION

ALL BEAM SIZES SECTION 1-1



FOR STRUCTURE ONLY



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AS CONSTRUCTED, ALL DIMENSIONS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

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7		
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3	FEB 11, 2019	REV. ENERGY STAR V-12 TO ENERGY STAR V-17 PER CLIENT REQUEST
2	FEB 27, 2016	REV. ENERGY STAR V-12 TO ENERGY STAR V-17 PER CLIENT REQUEST
1	FEB 8, 2016	PREPARED TO ENERGY STAR & ISSUED TO CLIENT
No. DATE: WORK DESCRIPTION:		

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

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

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

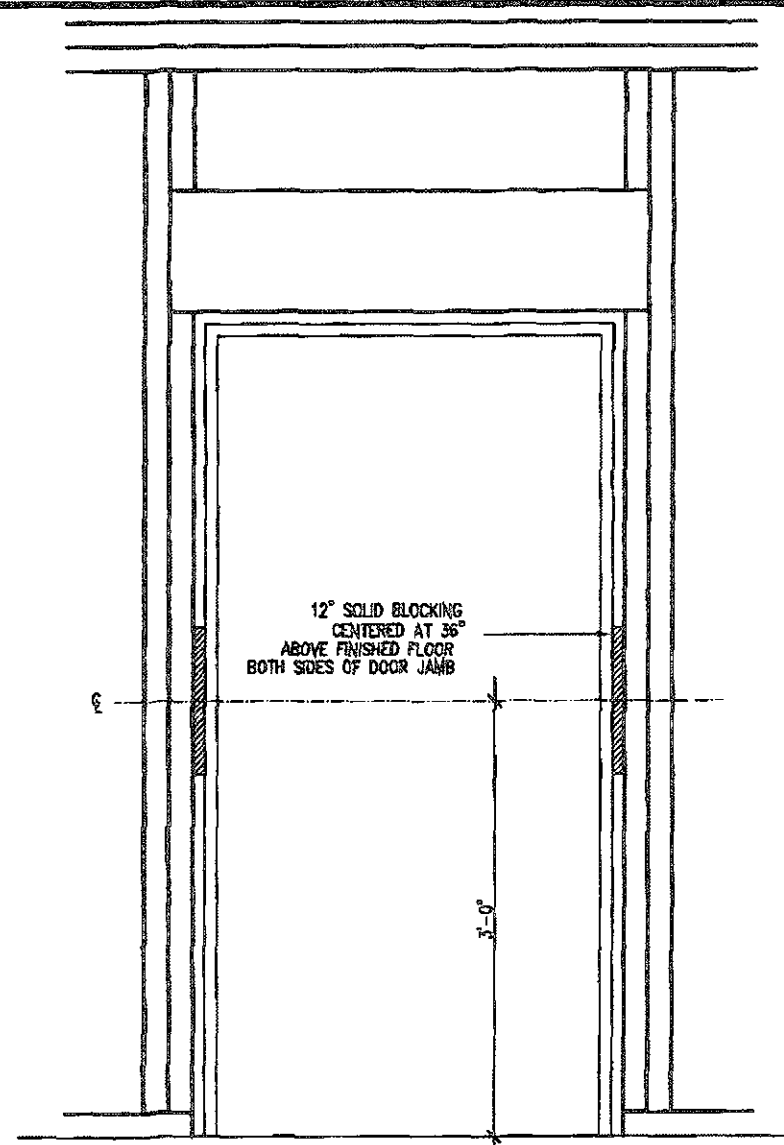
STEEL BEAM DETAILS

LAMBERTS LANE
TOWN OF CALEDON

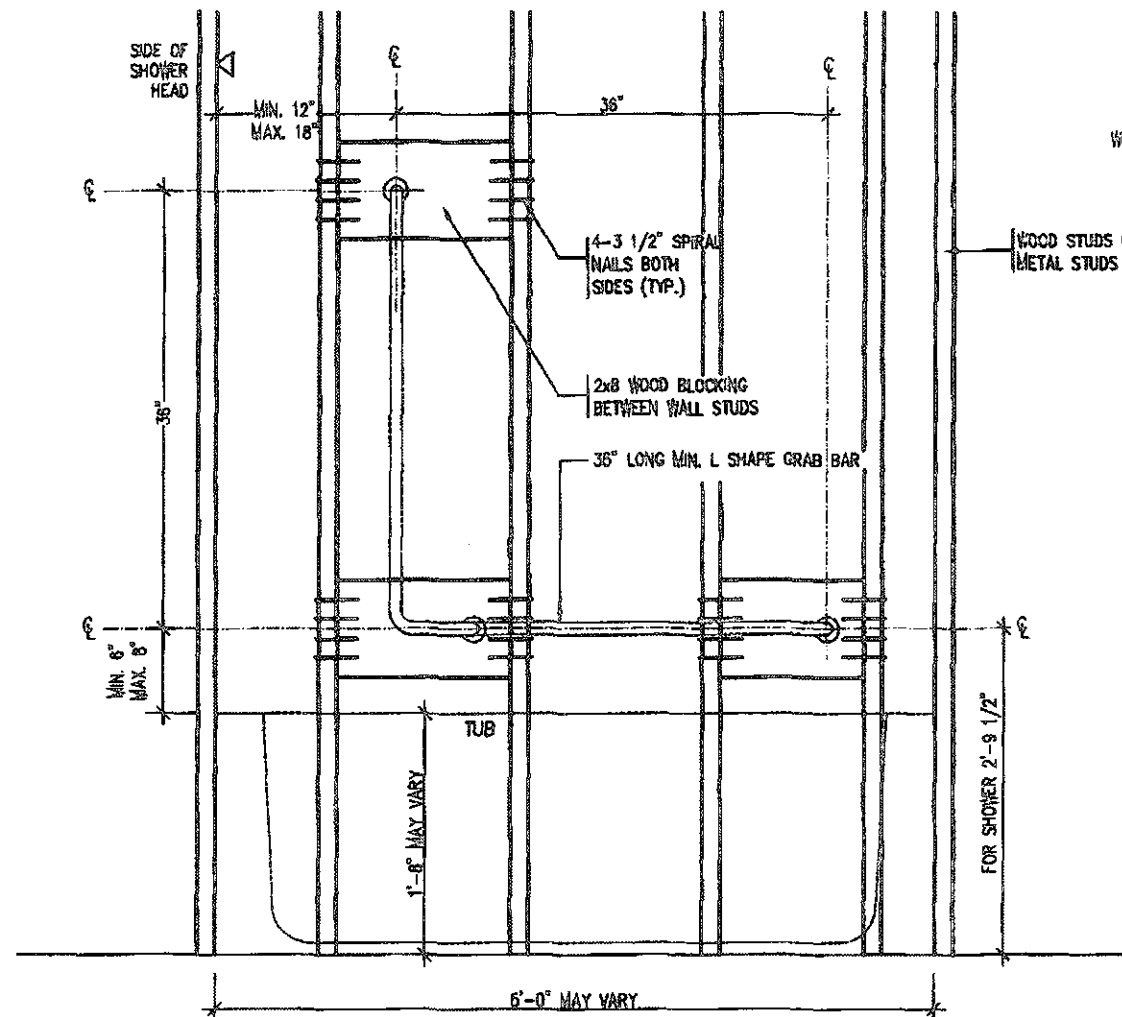
MODEL NAME
T

SCALE:
N.T.S.

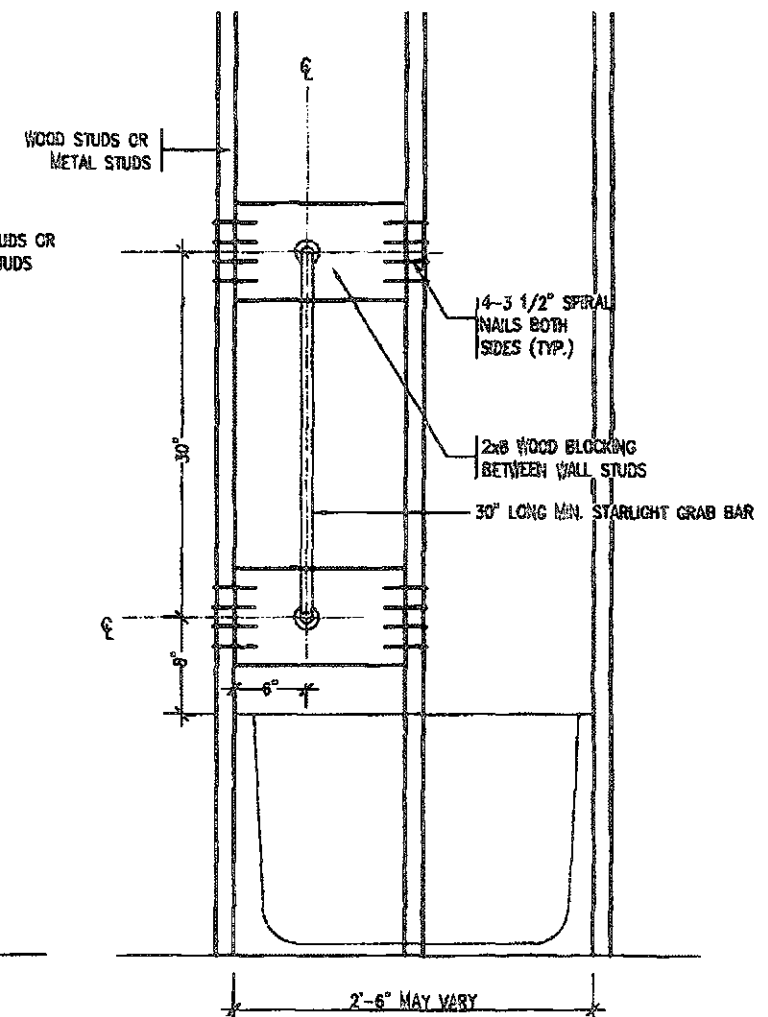
PROJ. No. 18-18
DWG No. 8



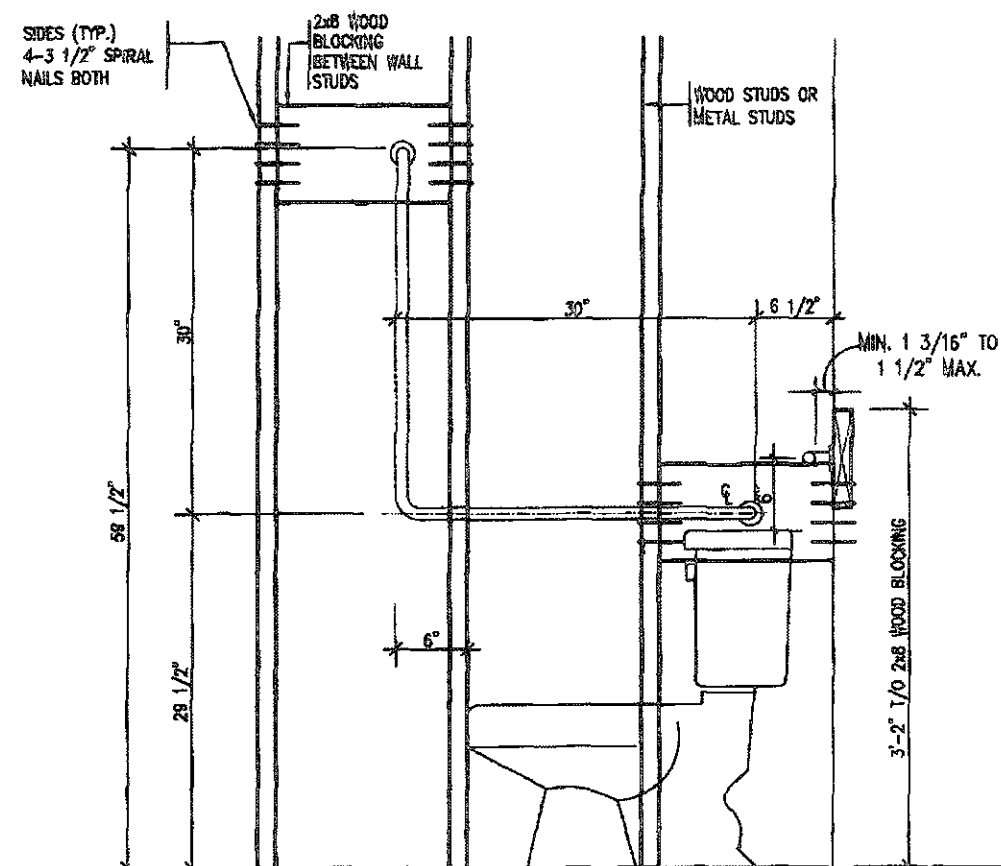
RESISTANCE TO FORCED ENTRY (OBC 9.6.8.)



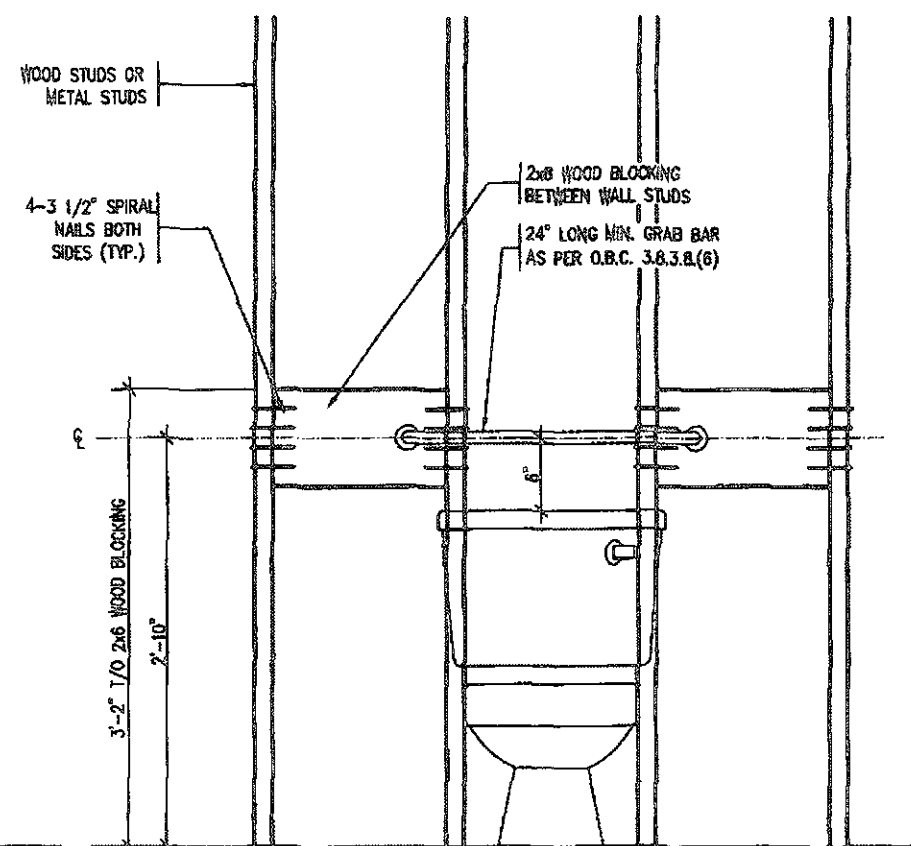
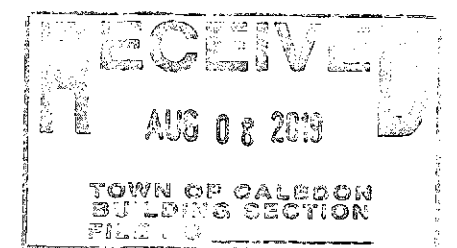
BATH TUB OR SHOWER FRONT ELEVATION



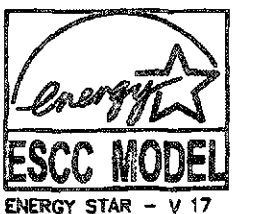
BATH TUB SHOWER HEAD SIDE ELEVATION



TOILET SIDE ELEVATION

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

FOR STRUCTURE ONLY



FEB 14 2019

2012 CODE

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AS CONSTRUCTED, REVISIONS MUST BE VERIFIED PRIOR TO FILING FOR PERMITS.

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7		
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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:		

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

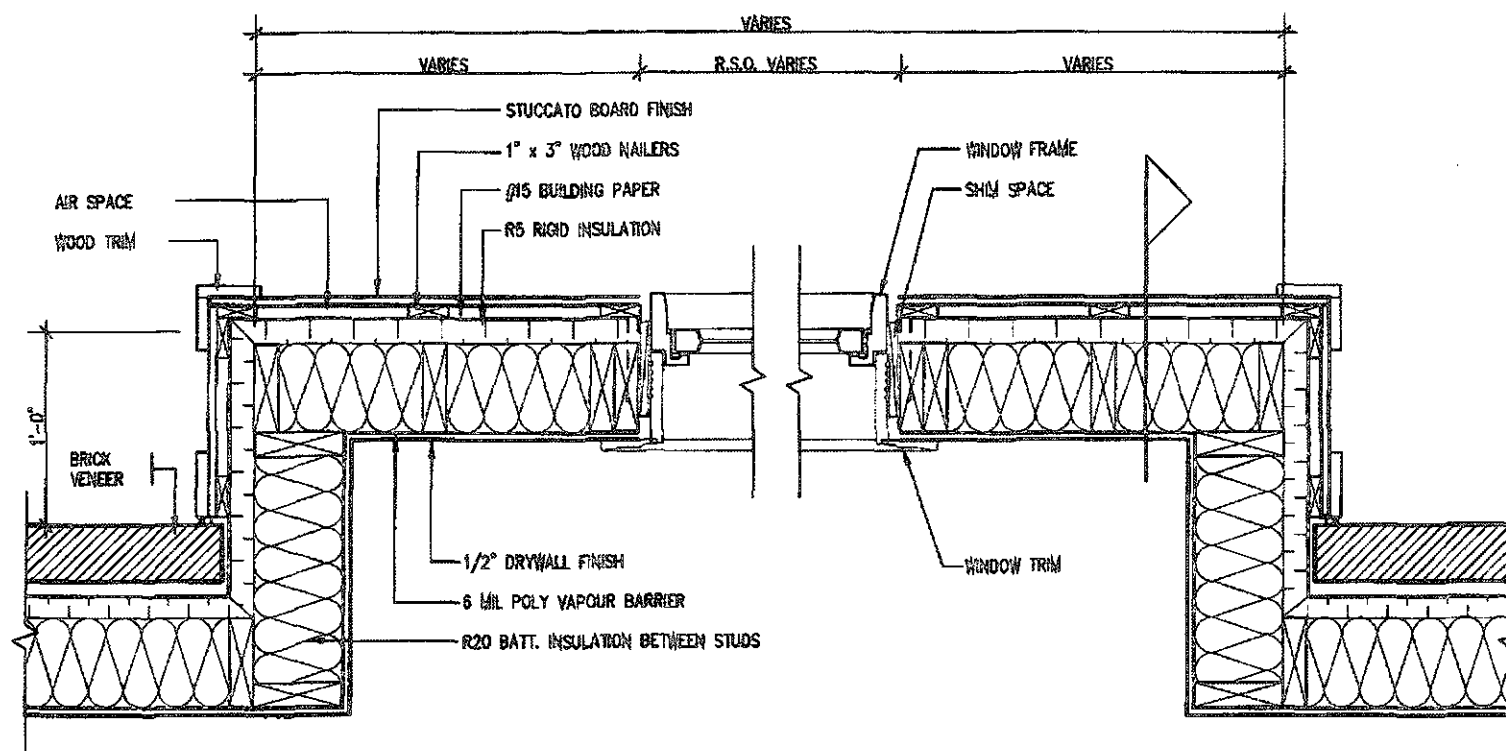
Walter Botter 271037
NAME SIGNATURE BCIN

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

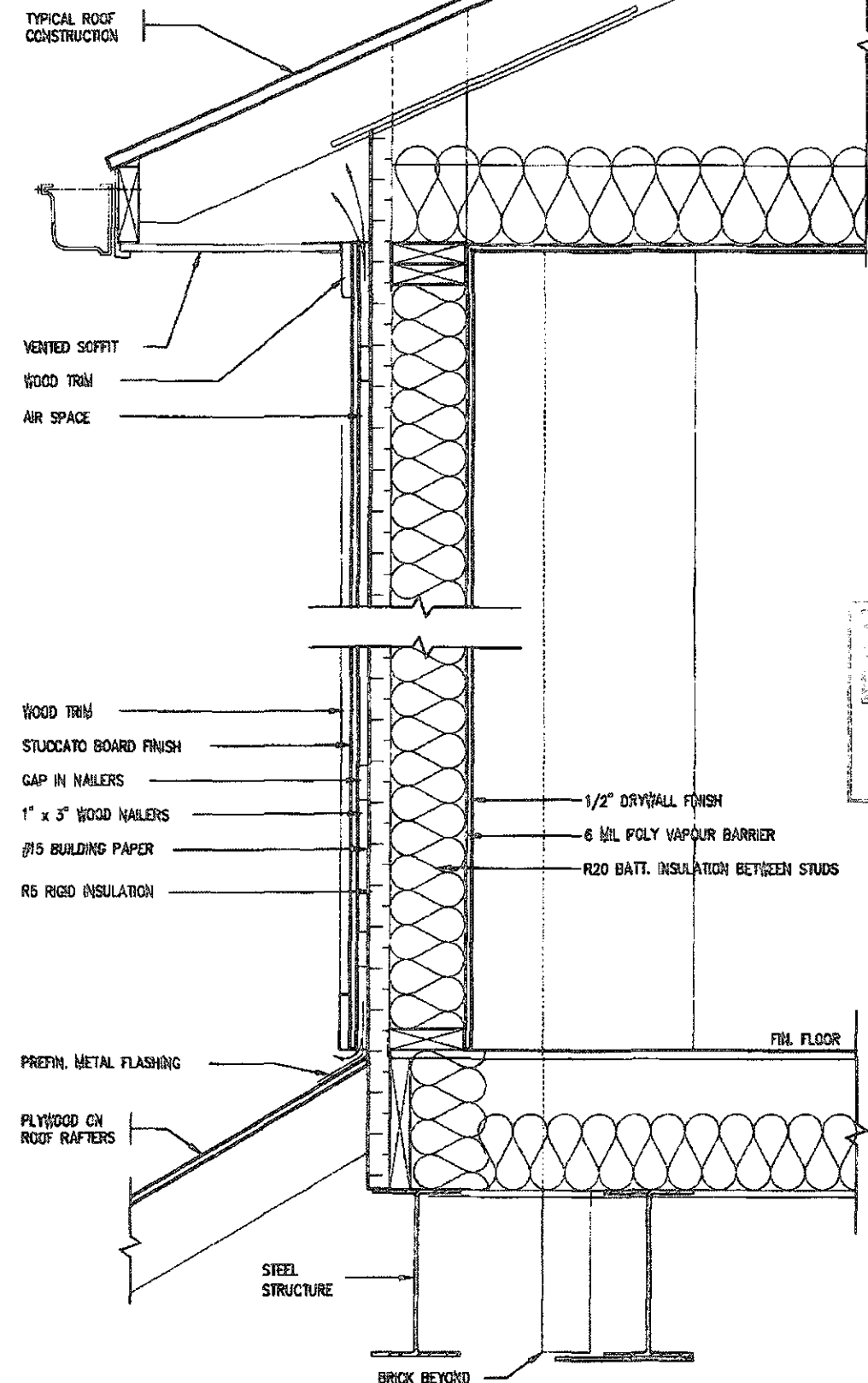
jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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

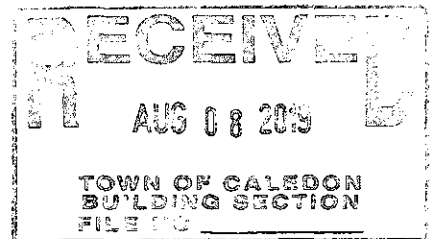


PLAN VIEW

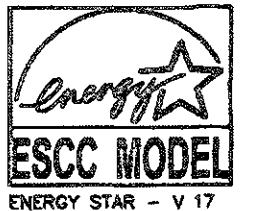
STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.27.)



CROSS SECTION



FOR STRUCTURE ONLY



FEB 14 2019

2012 CODE

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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:

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EXCEED THE REQUIREMENTS OF
THE ONTARIO BUILDING CODE

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 2.2.5 of the Building Code.	
Walter Botter	21031
NAME	SIGNATURE BCIN
REGISTRATION INFORMATION Required unless design is exempt under Division C, Subsection 2.2.4 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

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

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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AS CONSTRUCTED DWYERS MUST BE VERIFIED PRIOR TO POURING FOOTINGS

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3	FEB. 11, 2019	REV. ENERGY STAR V-127 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:		

DRAWN BY		DRAWING NAME: GENERAL NOTES	
----------	--	-----------------------------	--

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QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the Building Code

Water Bottle *UBE* 2103
NAME SIGNATURE

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 2.2.4 of the building code.

jardin design group inc.		2776
FIRM NAME		BC

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

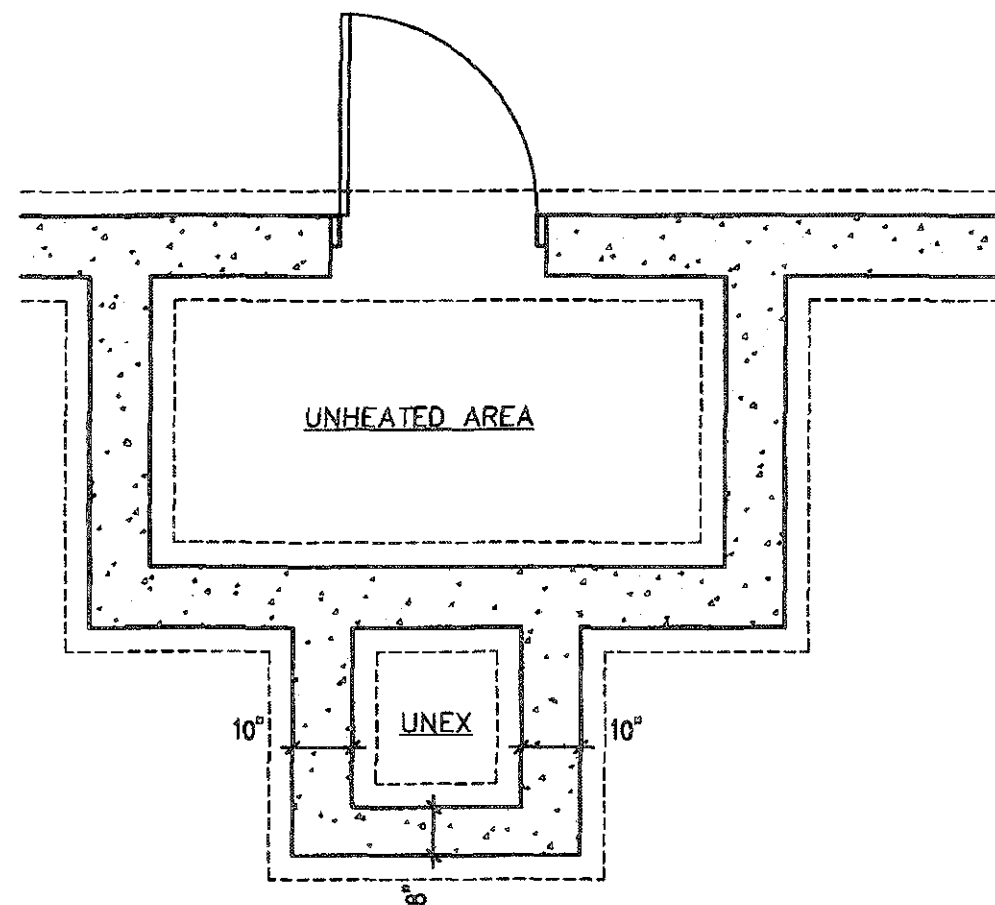
SLAB ON GRADE
WALKOUT BASEMENT

LAMBERTS LANE
TOWN OF CALEDON

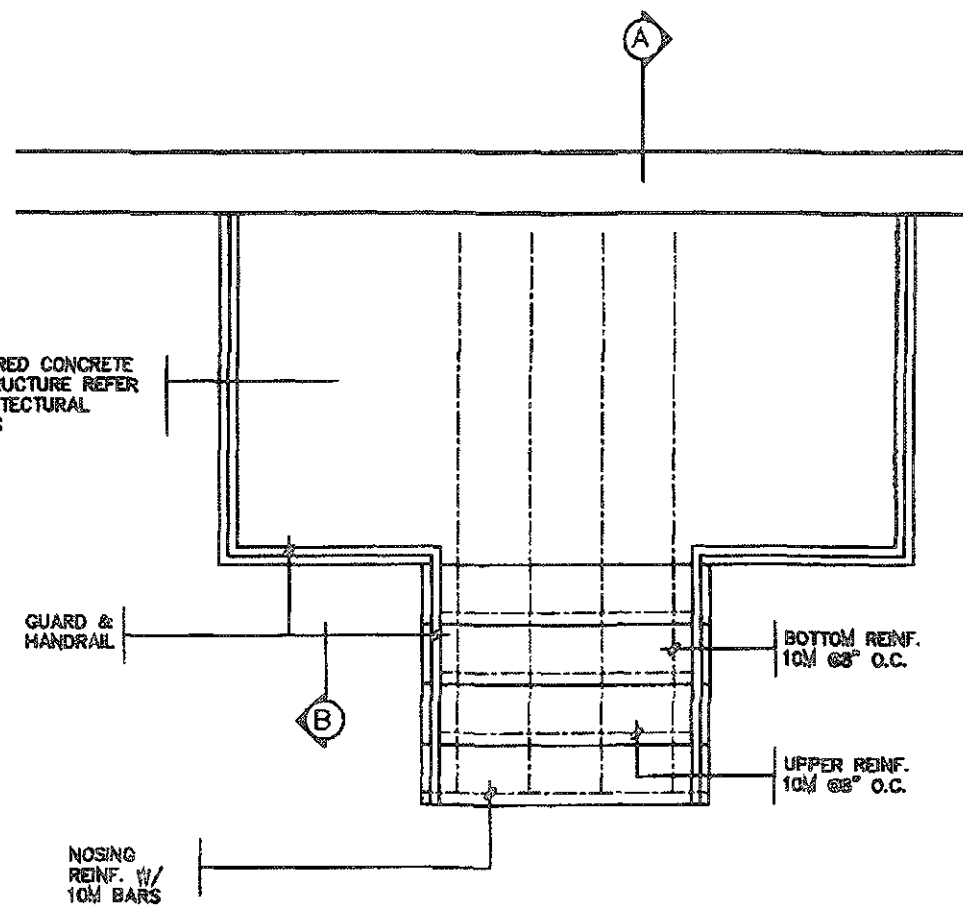
MODEL NAME	T
------------	---

SCALE: N.T.S.

PROJ. No.	DWG. No.
18-18	11



FOR POURED CONCRETE
SLAB STRUCTURE REFER
TO ARCHITECTURAL
DRAWINGS



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 6'-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 28" VENEER CUT HEIGHT 10" FOR
VENEER CUT OVER 28" HIGH

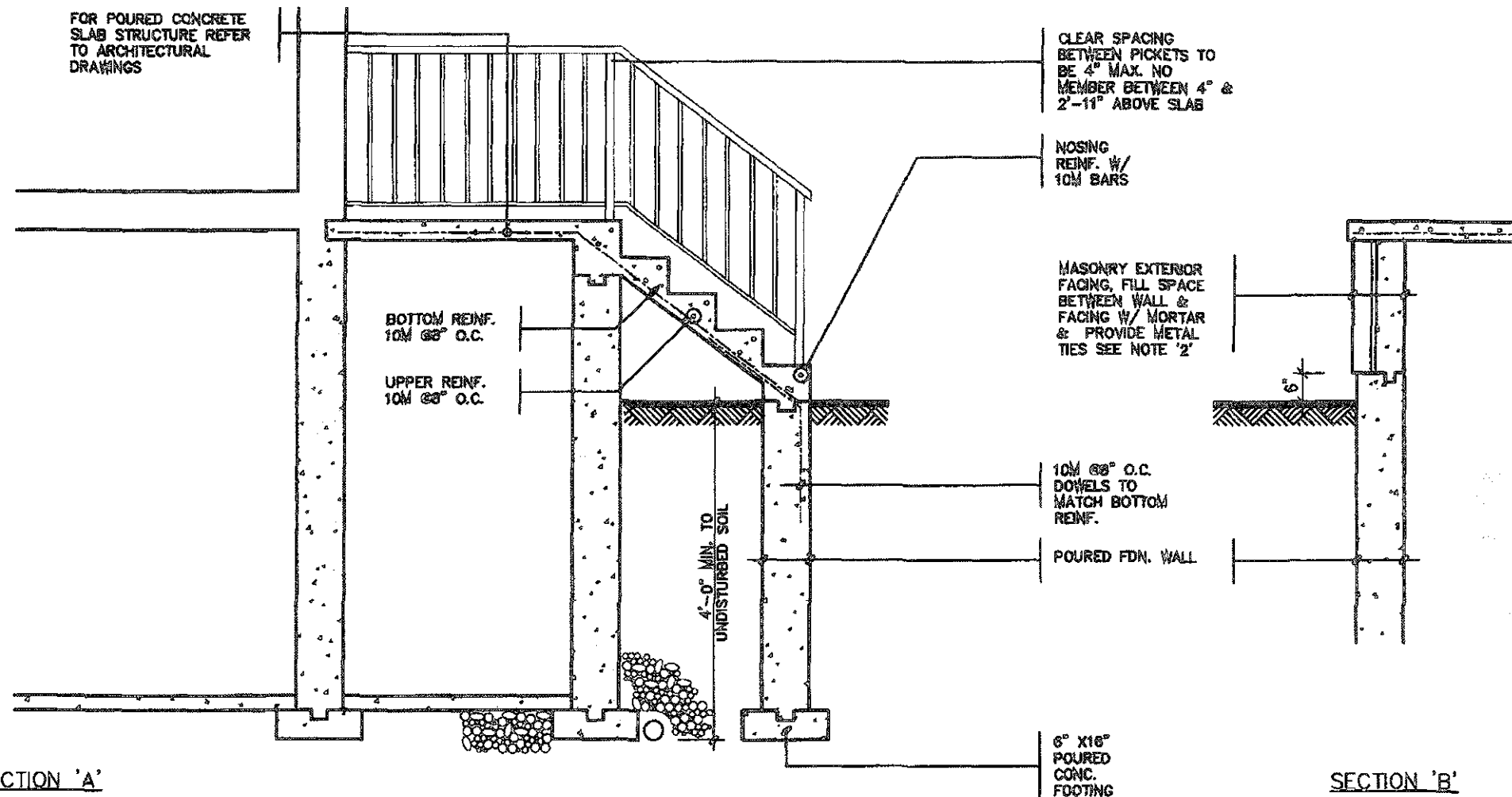
6. CONCRETE

MINIMUM CONCRETE STRENGTH SHALL BE
4650 PSI [32MPa] W/ 5%-8% AIR
ENTRAINMENT MINIMUM CONCRETE SLAB
THICKNESS 6"

7. CONCRETE COVER

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

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 FDN. WALL

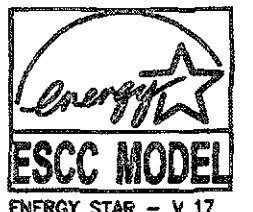
6" X 16"
POURED
CONC.
FOOTING

STRUDET INC.



FOR STRUCTURE ONLY

NOTE:
FOR MORE THAN 8 RISERS



2012 CODE

ENERGY STAR - V 17

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3	FEB 11, 2019	REV. ENERGY STAR V-12.7 TO ENERGY STAR V-17 PER CLIENT REQUEST
2	FEB 27, 2016	REV. ENERGY STAR VERSION AND DECK DETAIL, ISSUED TO CLIENT
1	FEB 6, 2016	PREPARED TO ENERGY STAR & ISSUED TO CLIENT
No.	DATE	WORK DESCRIPTION

DRAWN BY: JARDIN DESIGN GROUP INC. GENERAL NOTES

FEB 14 2019

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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 Botter *WBe* 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

POURED CONCRETE STAIRS

LAMBERTS LANE
TOWN OF CALEDON



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