

## 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/m<sup>2</sup>) 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 406 (16"). ATTIC VENTILATION 1:500 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. 22x180x76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") o.c. HORIZONTAL 600mm (24") o.c. VERTICAL 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 OBC 9.27.1.1.(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. & 9.23.11.) 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. FDTN. WALL 15MPa (2200psi) WITH BITUMINOUS 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. &amp; 9.30.2.)

19mm (3/4") TAG SUBFLOOR UNDER GROUND FLOOR FINISH FLOOR. 16mm (5/8") TAG 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.)

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.B.) 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 &amp; 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 FDTN. 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/BLOG. PAPER BETWEEN THE FDTN. 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.(3)(c))

19x38 (1"x2") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

## 18 GARAGE SLAB (\*SEE OBC 9.16.)

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 &amp; 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.)

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.(7))

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.)

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 GLASS "B" VENT

U.L.C. RATED GLASS "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.)

MIN. HORIZ. STEP = 610mm (24"). MAX. VERT. STEP = 610mm (24")

## 31 SLAB ON GRADE (\*SEE OBC 9.16.)

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. HAV 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 &amp; BRIDGING (\*SEE OBC 23.9.4.)

ALL FLOOR JOISTS TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (8'-11") o.c. MAX. 19x64 (1"x3") @ 2100mm (8'-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 FDTN. WALLS W/ 610x610 (24"x24") 10M @ 600mm (24") o.c. DOUELS. SLOPE SLAB MIN. 1.0% FROM DOOR. SLAB TO HAVE A MIN. 75mm (3") BEARING ON FDTN. WALLS. PROVIDE (WL1) UNTELS OVER CELLAR DOOR.

## 37 FDTN. WALL REDUCTION IN THICKNESS

(\*SEE OBC 9.15.4.7.)

FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 650mm (26") FOR 8" FDTN. WALL. 10" FDTN. WALL WHEN REDUCTION IN THICKNESS IS GREATER THAN 28". FDTN. 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.(1))

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 5480mm (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:

- THERE IS AT LEAST ONE SMOKE ALARM INSTALLED ON EACH STOREY, INCLUDING BASEMENTS AND
- ON ANY STOREY OF A DWELLING UNIT CONTAINING SLEEPING ROOMS, A SMOKE ALARM IS INSTALLED,
  - IN EACH SLEEPING ROOM, AND
  - 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 18.5.3 (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.)

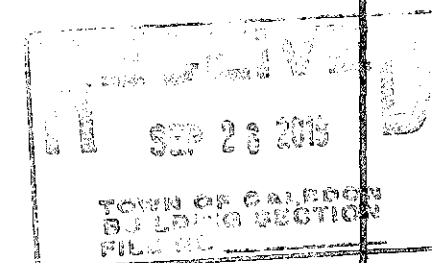
WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A SUITE OF RESIDENTIAL OCCUPANCY, A CARBON MONOXIDE ALARM SHALL BE INSTALLED TO EACH SLEEPING AREA IN THE SUITE.

- THE CARBON MONOXIDE ALARM SHALL
- BE PERMANENTLY CONNECTED TO AN ELECTRICAL CIRCUIT AND SHALL HAVE NO DISCONNECT SWITCH BETWEEN THE OVERCURRENT DEVICE AND THE CARBON MONOXIDE ALARM.
  - 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:
    - CAN/CSA-6.19, "RESIDENTIAL CARBON MONOXIDE ALARMING DEVICES", OR
    - 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 OR EXCEED THE REQUIREMENTS OF THE ONTARIO BUILDING CODE



FEB 14 2019



FOR STRUCTURE ONLY



2012 CODE

## GENERAL NOTES

LAMBERTS LANE  
TOWN OF CALEDON

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

|                                                                                                                                                                                                                                                                                                |      |                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-------------------|
| THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS EXIST 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 OR SURVEYING PROFESSIONAL FOR VERIFICATION. | 6    |                   |
| AS CONSTRUCTED, VENTS 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 SUBS CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.                                                     | 4    |                   |
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|                                                                                                                                                                                                                                                                                                | 2    | FEB. 27, 2016     |
|                                                                                                                                                                                                                                                                                                | 1    | FEB. 8, 2016      |
| 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 Ontario 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 Ontario Building Code.

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WINDOWS -  
CANADA ZONE C

- (1) MINIMUM BEDROOM WINDOW (\*DBC 9.9.10.1.)  
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.36m<sup>2</sup> (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 (\*DBC 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 (\*DBC 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 CUPBOARD TO BE INSTALLED IN THE GARAGE OR OUTLET 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)  
LVL5A = 3-1 3/4" x 9 1/2" (3-45x240)  
LVL5 = 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)

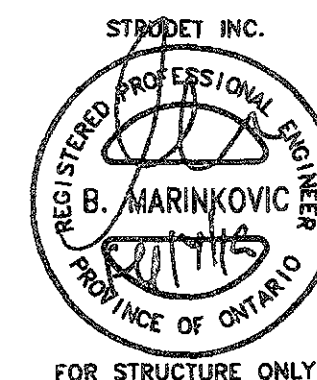
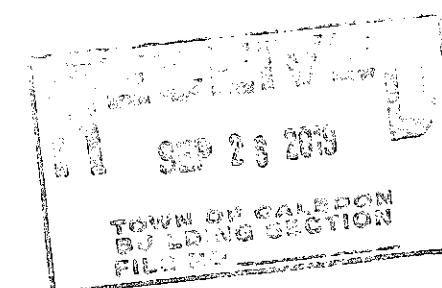
## DOOR SCHEDULE

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

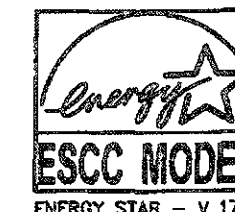
|      |                                                                                                    |
|------|----------------------------------------------------------------------------------------------------|
| DJ   | DOUBLE JOIST                                                           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

THIS STRUCTURE MUST BE  
CONSTRUCTED TO MEET OR  
EXCEED THE REQUIREMENTS OF  
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. | 6                 |               |                                                              |
| AS CONSTRUCTED, WORKS 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 CONSTRUCTION OR SUB-CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.                                              | 4                 |               |                                                              |
| THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT 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                   |
| DATE:                                                                                                                                                                                                                                                                                    | WORK DESCRIPTION: |               |                                                              |

DRAWN BY

DRAWING NAME: GENERAL NOTES

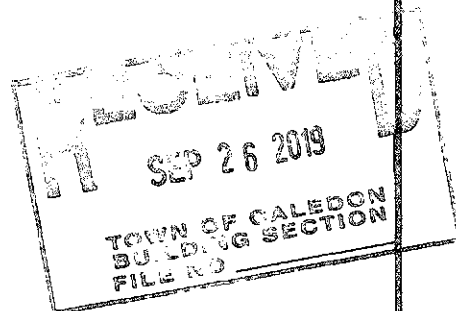
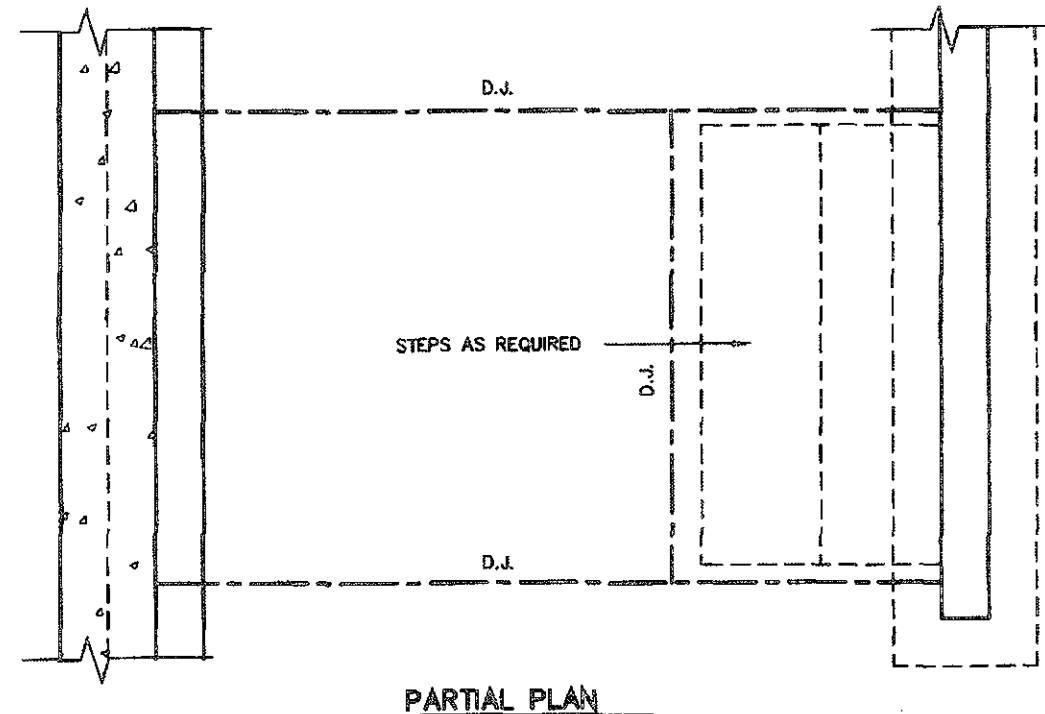
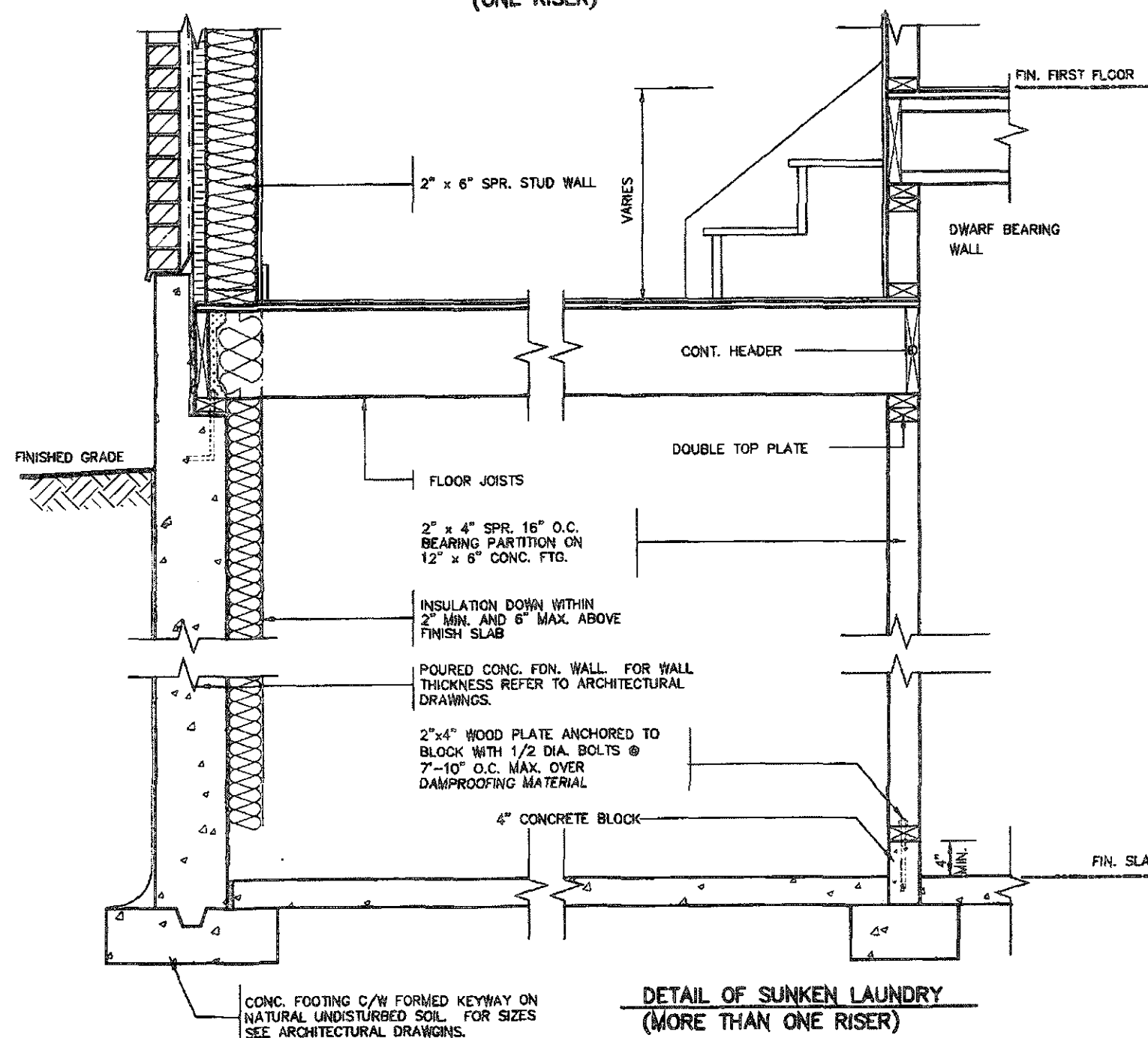
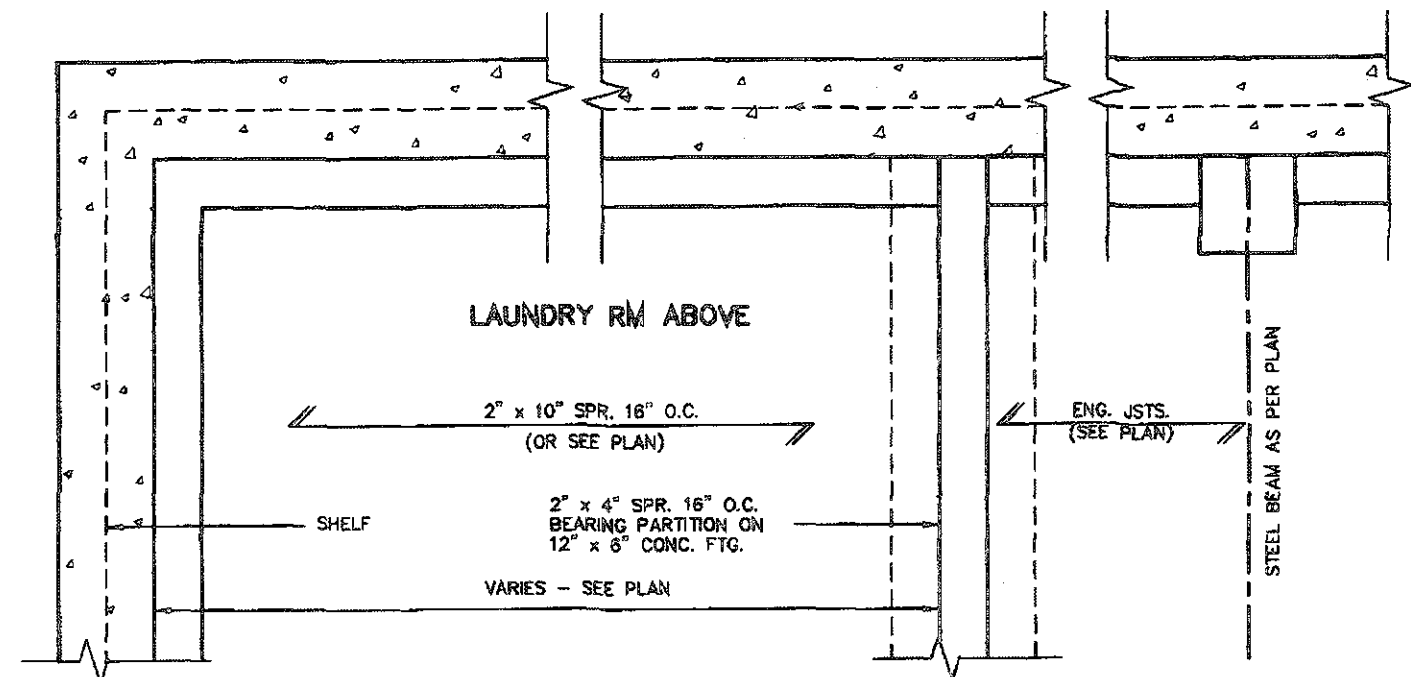
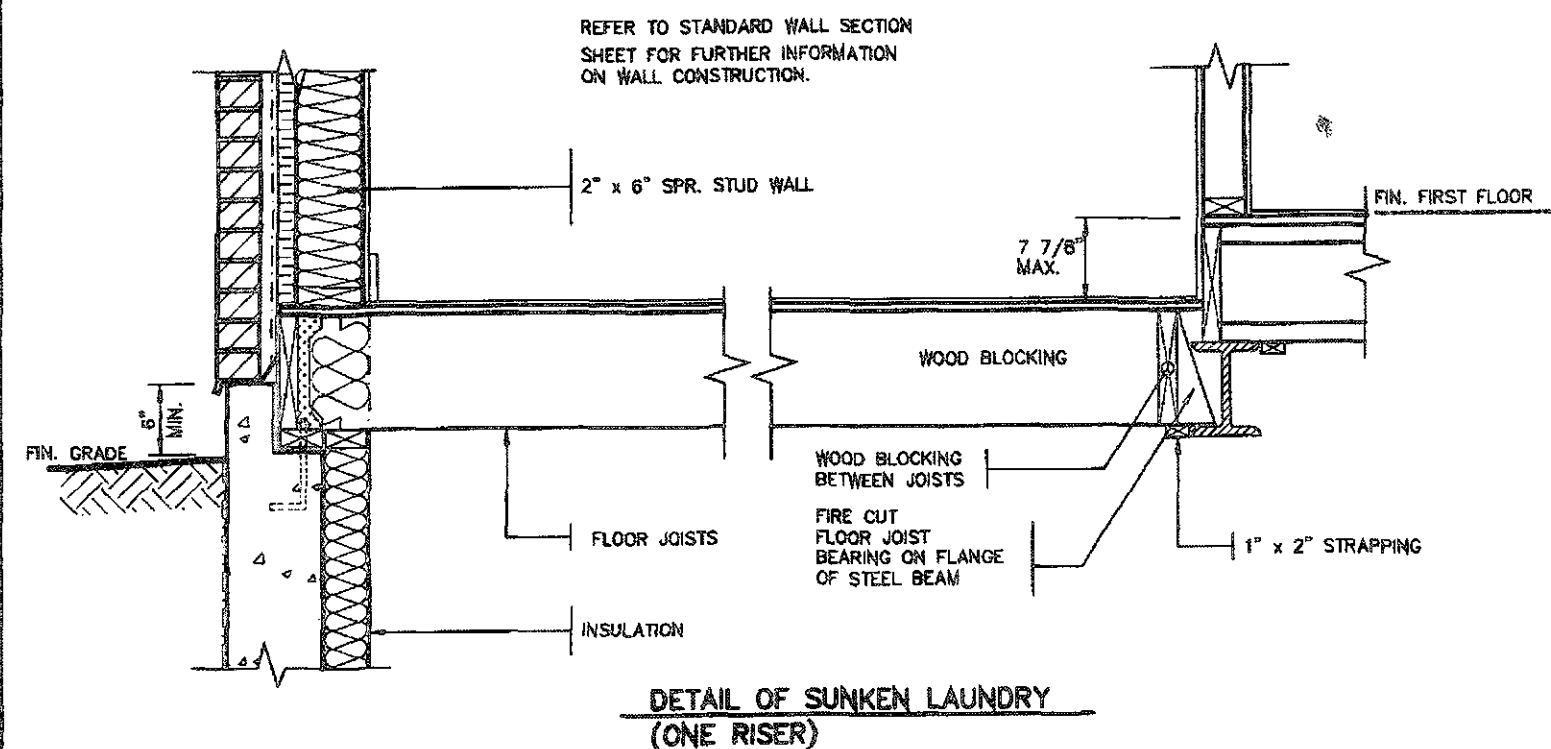
|                                                                                                                                                                                    |           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 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<br>Required unless design is exempt under Division C, Subsection 3.2.5 of the Building Code.                                                             |           |
| Walter Botter                                                                                                                                                                      | 21031     |
| NAME                                                                                                                                                                               | SIGNATURE |
| REGISTRATION INFORMATION<br>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

## GENERAL NOTES

LAMBERTS LANE  
TOWN OF CALEDON

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

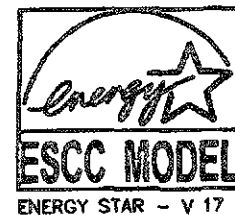


THIS STRUCTURE MUST BE  
CONSTRUCTED TO MEET OR  
EXCEED THE PROVISIONS OF  
THE 2012 O.B.C. BUILDING CODE



FEB 14 2019

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 CHECK DETAIL. ISSUED TO CLIENT  |
| 1   | FEB. 8, 2016  | PREPARED TO ENERGY STAR & ISSUED TO CLIENT                   |
| No. | DATE          | WORK DESCRIPTION                                             |

DRAWN BY: 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 3.2.3 of the building code.

Walter Botter *WBE* 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

SUNKEN LAUNDRY

LAMBERTS LANE  
TOWN OF CALEDON

MODEL NAME  
T

SCALE  
3/4" = 1'-0"

PROJ No  
16-24

CWG No  
3

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

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

STARTER STRIP OF ROOF SHINGLES REQUIRED

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

BAFFLES AS REQUIRED FOR ROOF VENTILATION

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

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

CEILING JOISTS (SEE PLAN)

TOP OF WOOD PLATE

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

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

2"x6" BOTTOM PLATE

LAP VAPOUR AND AIR BARRIER 4" AND SECURE TO PLATE

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

FINISHED SECOND FLOOR

PARALLEL JOISTS: WOOD BLOCKING AS PER MANUFACTURER

FLOOR JOISTS SEE PLAN

1/2" GYPSUM BOARD CEILING FINISH

SINGLE CONT. TIMBERSTRAND

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

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

SINGLE CONT. TIMBERSTRAND

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

FINISHED FIRST FLOOR

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

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

FIN. GRADE

SLOPE 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/ 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

### DETAIL FOR INTERIOR GARAGE WALLS & CEILINGS

1/2" (13mm) DRYWALL FINISH OVER CONT. 6 MIL. POLY VAPOUR/AIR BARRIER & MIN. R-31 INSULATION. (DRYWALL ON THE CEILING ONLY WHEN THERE IS NO SECOND FLOOR ABOVE GARAGE)

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

FINISHED SECOND FLOOR

GARAGE

#15 BUILDING PAPER OVER MIN. R-5 RIGID INSULATION, 2"x6" SPR. STUDS @ 16" o.c. FILLED WITH MIN. R-22 BATT INSULATION (TOTAL MIN. R-27) AND 6 MIL. POLY VAPOUR BARRIER

1/2" GYPSUM BOARD CEILING FINISH

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

DOUBLE TOP PLATE

WALL FLASHING

WEEP HOLES

FIN. GRADE

SLOPE

26" MAX. FOR 8" CONCRETE 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 @ 9" o.c. VERT. & 36" o.c. HORIZ.

SOLID MORTAR FILL

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

### DETAIL FOR CONCRETE VENEER DROPPED GRADE

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

WALL FLASHING

WEEP HOLES

CAULKING

SLOPE

7'-1/2" MAX.

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

3" MIN. BEARING

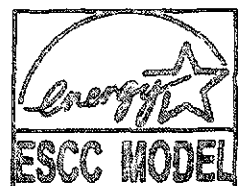
R-20 INSULATION

FOUNDATION WALL

### DETAIL FOR COLD CELLAR PORCH SLAB

JUN 26 2019

2012 CODE



ENERGY STAR - V 17

|   |              |                                                            |
|---|--------------|------------------------------------------------------------|
| 1 | FEB 8 2016   | PREPARED TO ENERGY STAR & ISSUED TO CLIENT                 |
| 2 | FEB 27 2016  | REV. ENERGY STAR VERSION AND DECK DETAIL. ISSUED TO CLIENT |
| 3 | FEB 11 2019  | REV. ENERGY STAR V-17 PER CLIENT REQUEST                   |
| 4 | JUNE 20 2019 | REV. CEILING INSUL. TO R-23 RE ISSUED TO CLIENT            |
| 5 |              |                                                            |
| 6 |              |                                                            |
| 7 |              |                                                            |

DRAWING NAME: GENERAL NOTES

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.</p> <p>QUALIFICATION INFORMATION<br/>Required unless design is exempt under Division C, Subsection 3.2.5 of the Building Code.</p> <p>Walter Boller<br/>NAME<br/>SIGNATURE<br/>21031<br/>BCN</p> <p>REGISTRATION INFORMATION<br/>Required unless design is exempt under Division C, Subsection 3.2.4 of the Building Code.</p> <p>Jardin design group inc.<br/>FIRM NAME<br/>27763<br/>BCN</p> | <p>2 STOREY WALL SECTION<br/>2"x6" BRICK VENEER<br/>LAMBERTS LANE<br/>TOWN OF CALEDON</p> <p>MODEL NAME<br/>T<br/>SCALE<br/>AS NOTED<br/>PROJ. No<br/>18-18<br/>DWG No<br/>4</p> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                                                                                                                        |                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| <p><b>Jardin</b><br/>DESIGN GROUP INC.<br/>64 JARDIN DR. SUITE 3A<br/>VAUGHAN ONT. L4K 3P3<br/>TEL: 905 660-3377 FAX: 905 660-3713<br/>EMAIL: info@jardindesign.ca</p> | <p>2 STOREY WALL SECTION<br/>2"x6" BRICK VENEER<br/>LAMBERTS LANE<br/>TOWN OF CALEDON</p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|

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

RECEIVED  
SEP 2 2019  
TOWN OF CALEDON  
BUILDING SECTION  
FILE NO.

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

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

STARTER STRIP OF ROOF SHINGLES REQUIRED

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

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

MESH BACKWRAPPED

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

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

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/ 6" CRUSHED STONE COVER

FIN. SLAB

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

CAULK OR SEAL WITH GASKET

AIR BARRIER SECURED TO PLATE

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

MIN. 4" INTO FOUNDATION WALL

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

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

CONTINUOUS WATERSTOP (BITUMEN CAULKING)

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

FINISHED SLAB

WOOD SHEATHING

AIR/MOISTURE BARRIER

FIBRE MESH EMBEDDED IN PREP COAT

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

STARTER MESH (BACKWRAPPED)

CAULK WITH BEAD VENT

FLASHING

CONCRETE SILL

MASONRY CLADDING AS PER ELEVATION

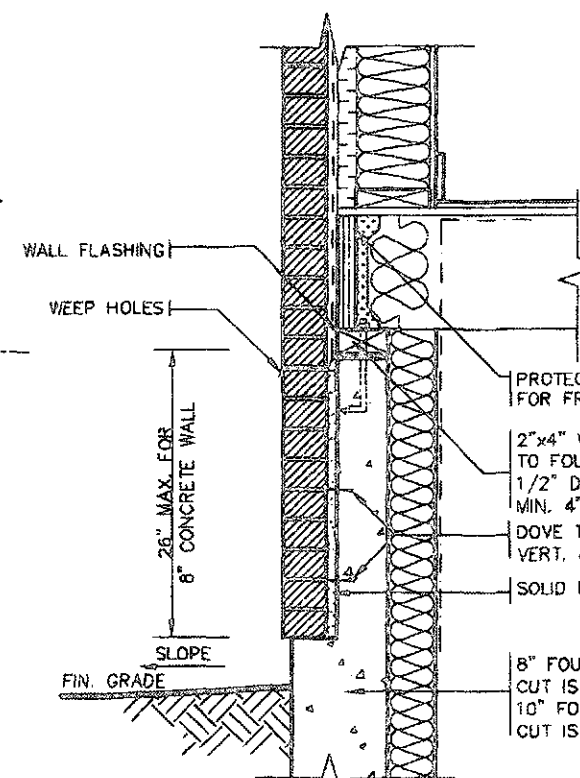
STRUDET INC.



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

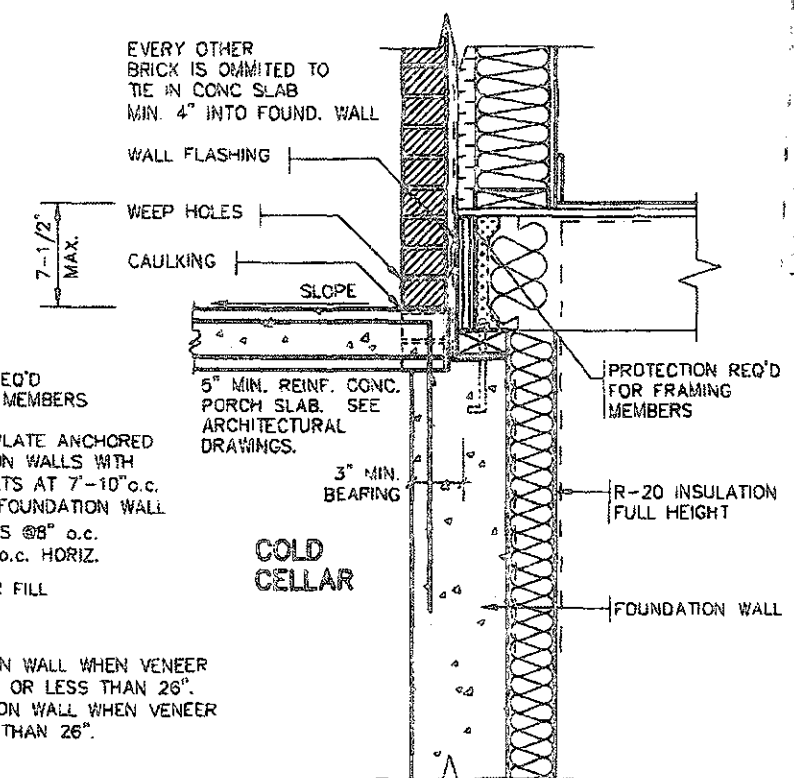
A. TERMINATION AT MASONRY CLADDING WITH SEALANT I

1 1/2" = 1'0"



DETAIL FOR CONCRETE VENEER DROPPED GRADE

3/4" = 1'0"



DETAIL FOR COLD CELLAR PORCH SLAB

3/4" = 1'0"

JUN 26 2019

2012 CODE



| 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, 2016 | REV. ENERGY STAR VERSION AND DETAIL ISSUED TO CLIENT         |
| 1   | FEB. 8, 2016  | PREPARED TO ENERGY STAR & ISSUED TO CLIENT                   |

DRAWN BY: DRAWING NAME: GENERAL NOTES

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

Walter Butler 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

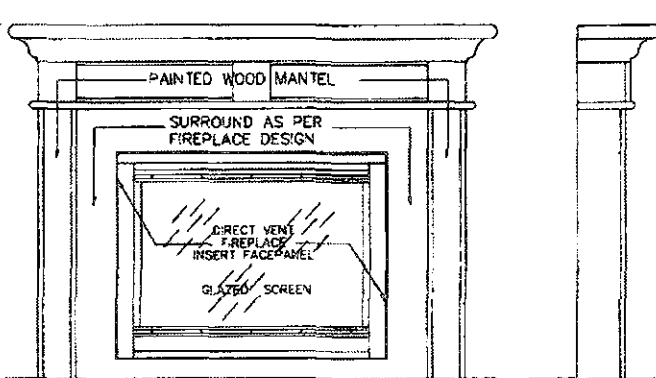
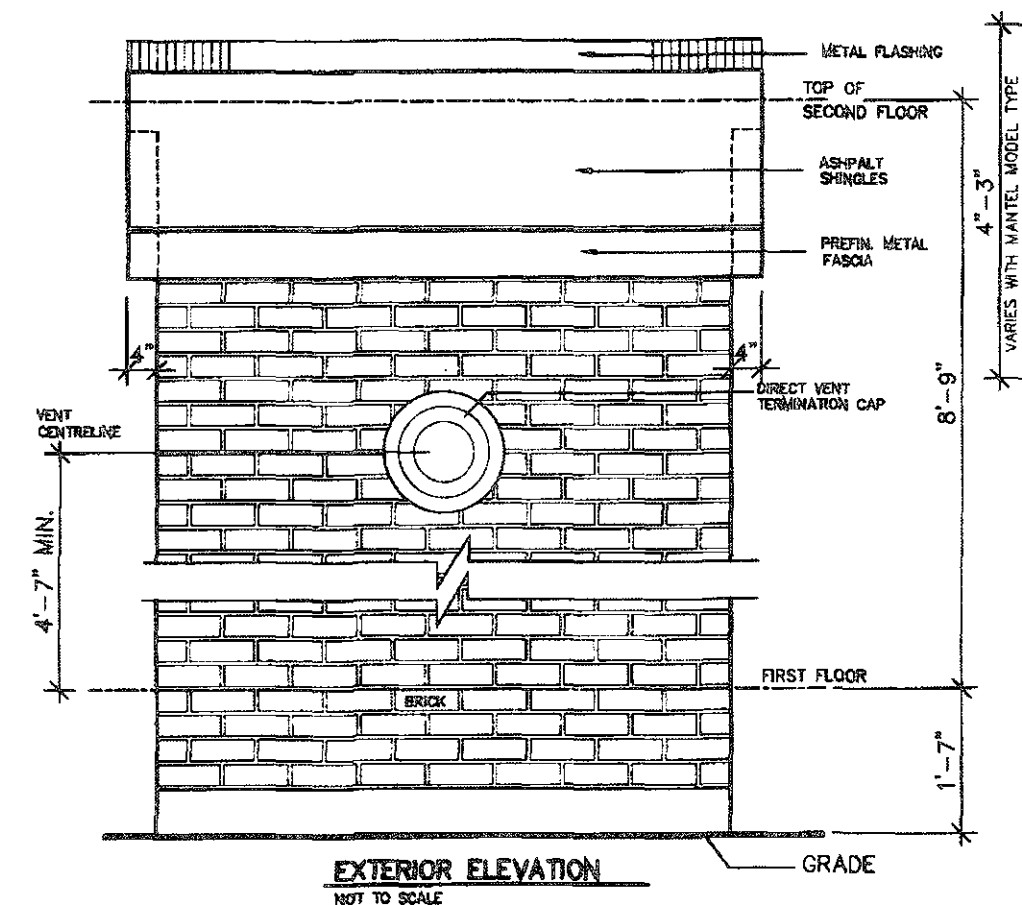
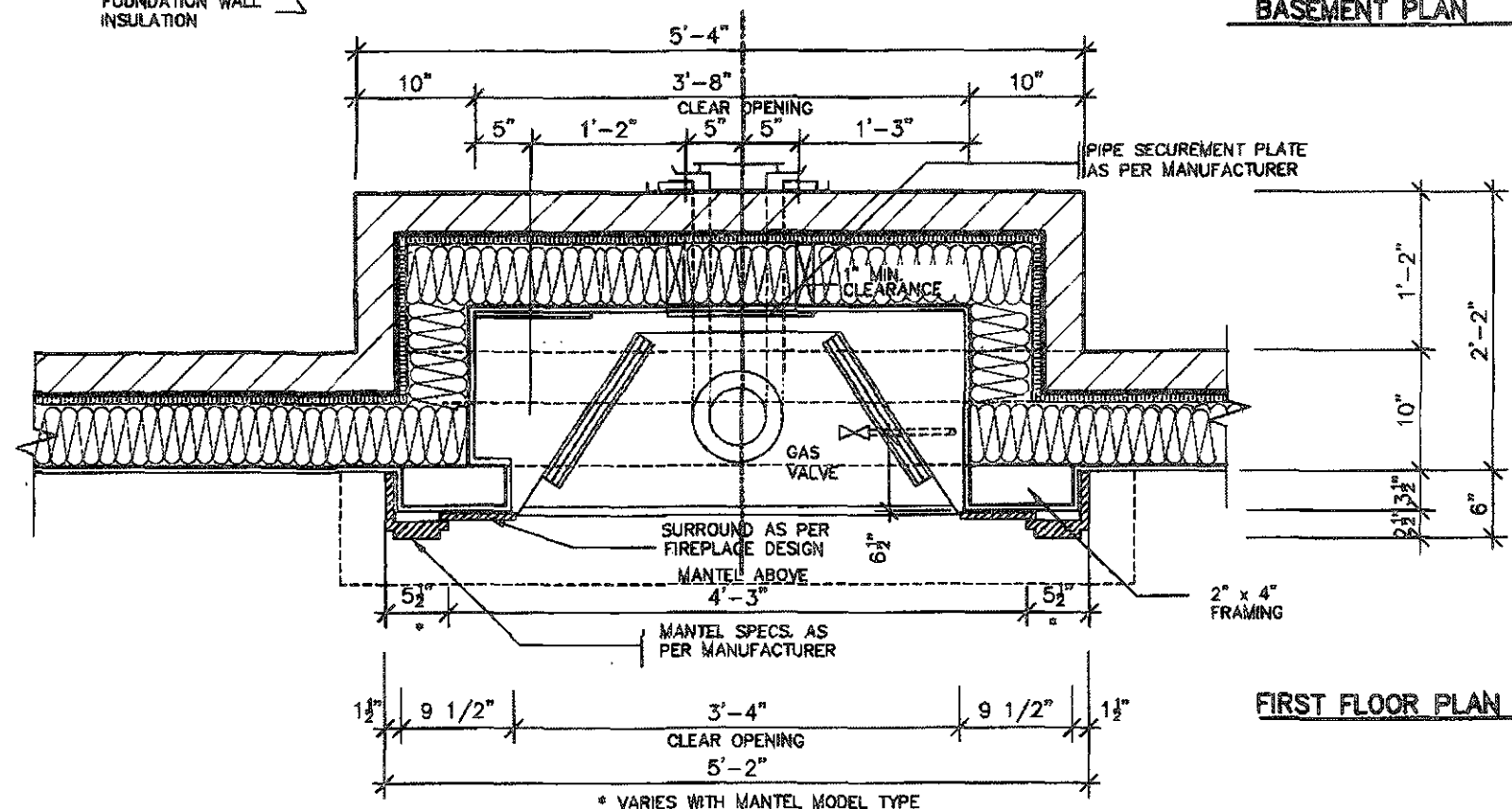
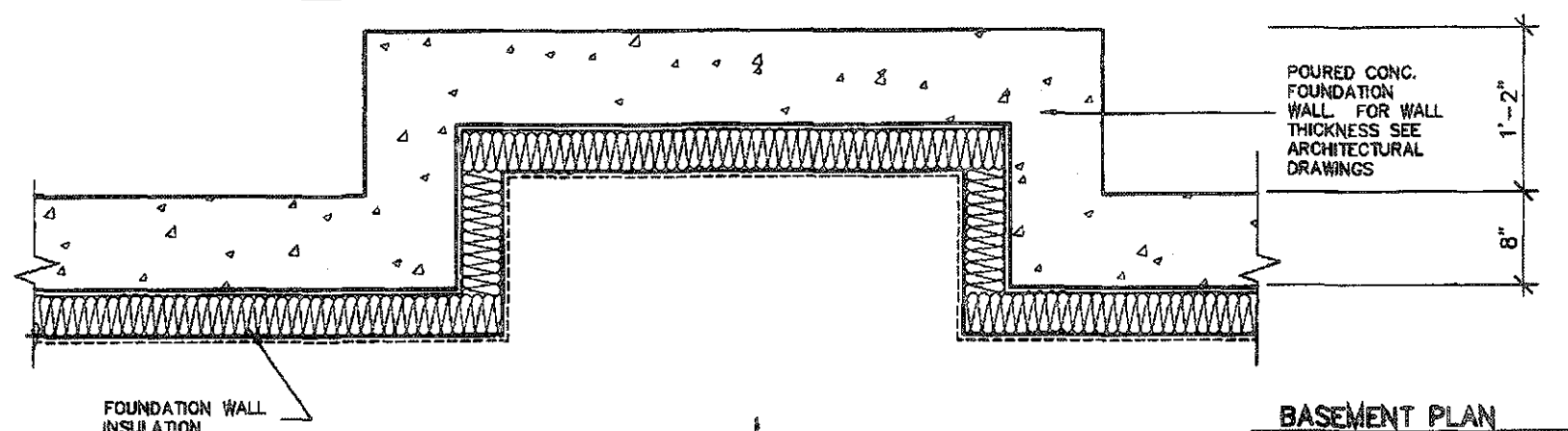
2 STOREY WALL SECTION  
2"x6" STUCCO WALL  
LAMBERTS LANE  
TOWN OF CALEDON

MODEL NAME  
T

SCALE  
AS NOTED

PROJ. No  
18-18

DWG. No  
4-1

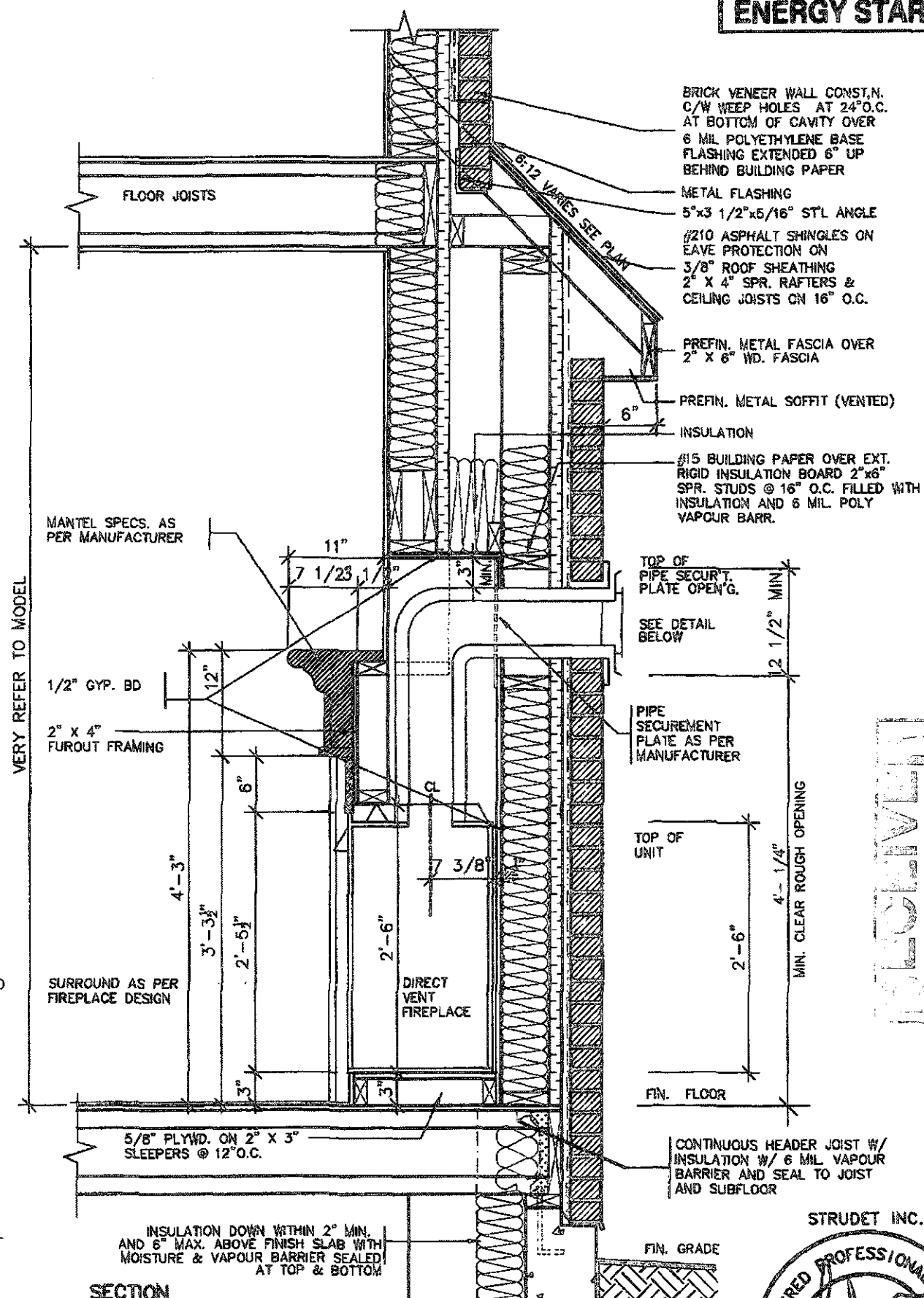


## GENERAL INSTALLATION NOTES

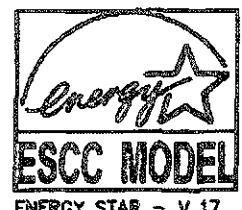
NOT TO SCALE

## GENERAL INSTALLATION NOTES

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



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



2012 CODE

FEB 14 2019

|                             |               |                                                              |
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| No. DATE: WORK DESCRIPTION: |               |                                                              |

DRAWN BY: DRAWING NAME: GENERAL NOTES

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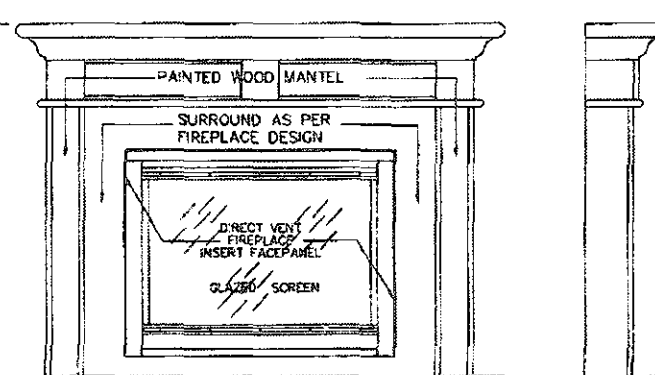
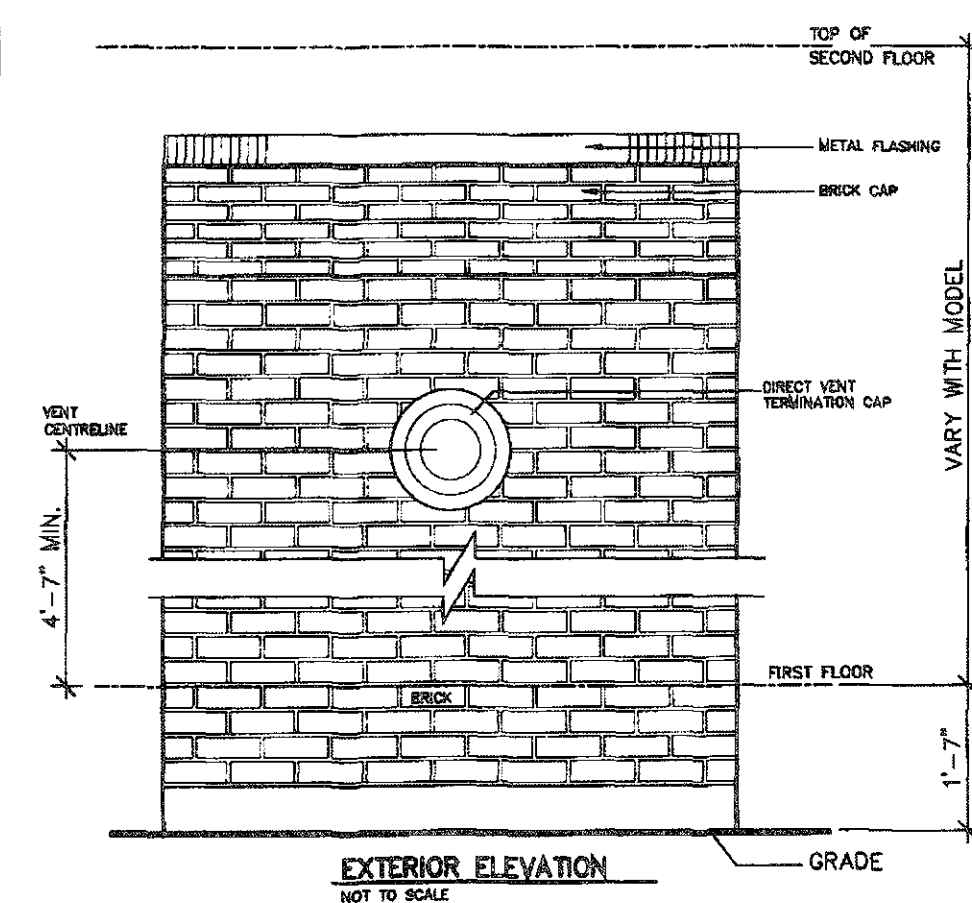
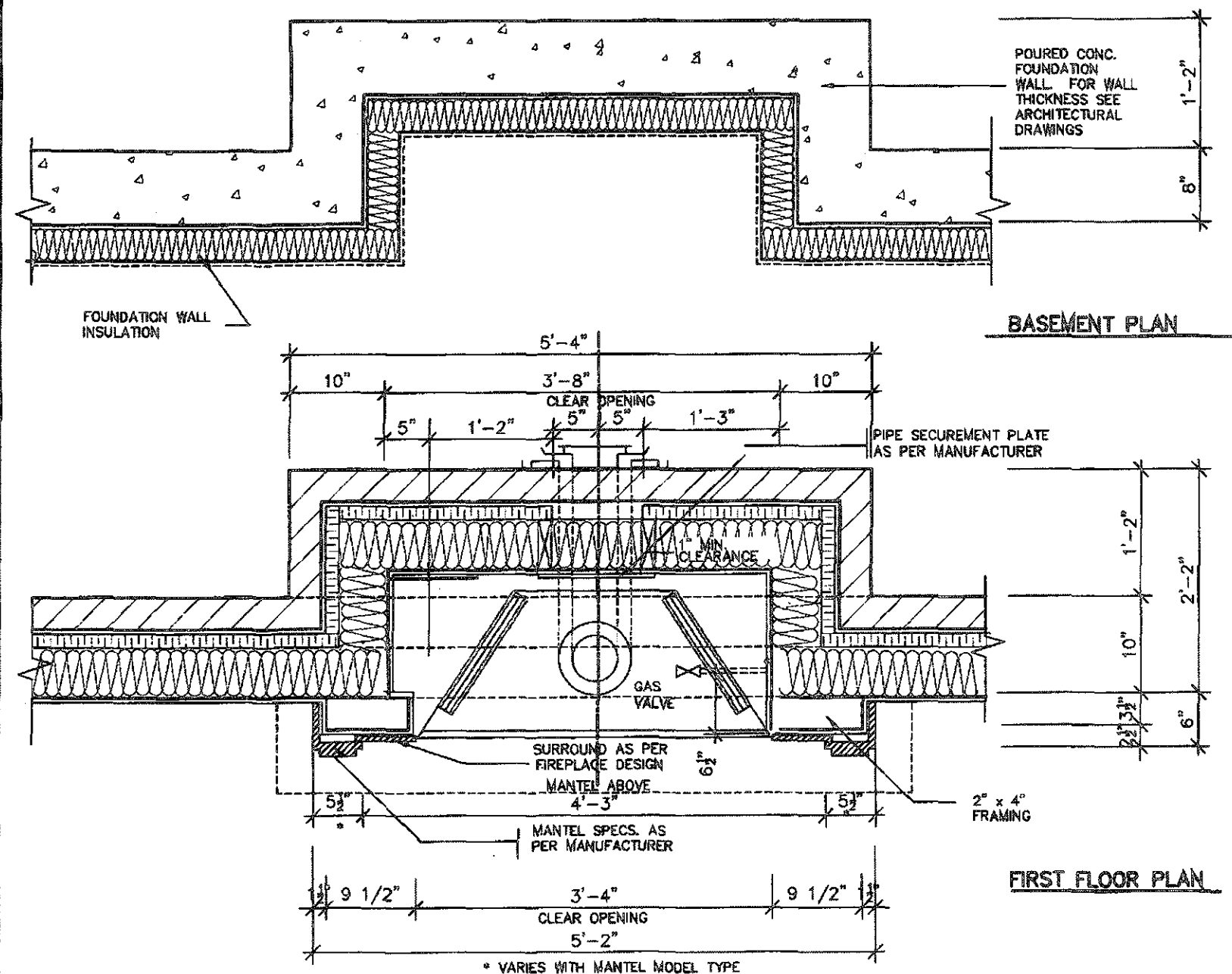
Walter Botter *WBE* 21031 BCIN  
NAME SIGNATURE

REGISTRATION INFORMATION  
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jardin design group inc. 27763 BCIN  
FIRM NAME

**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

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

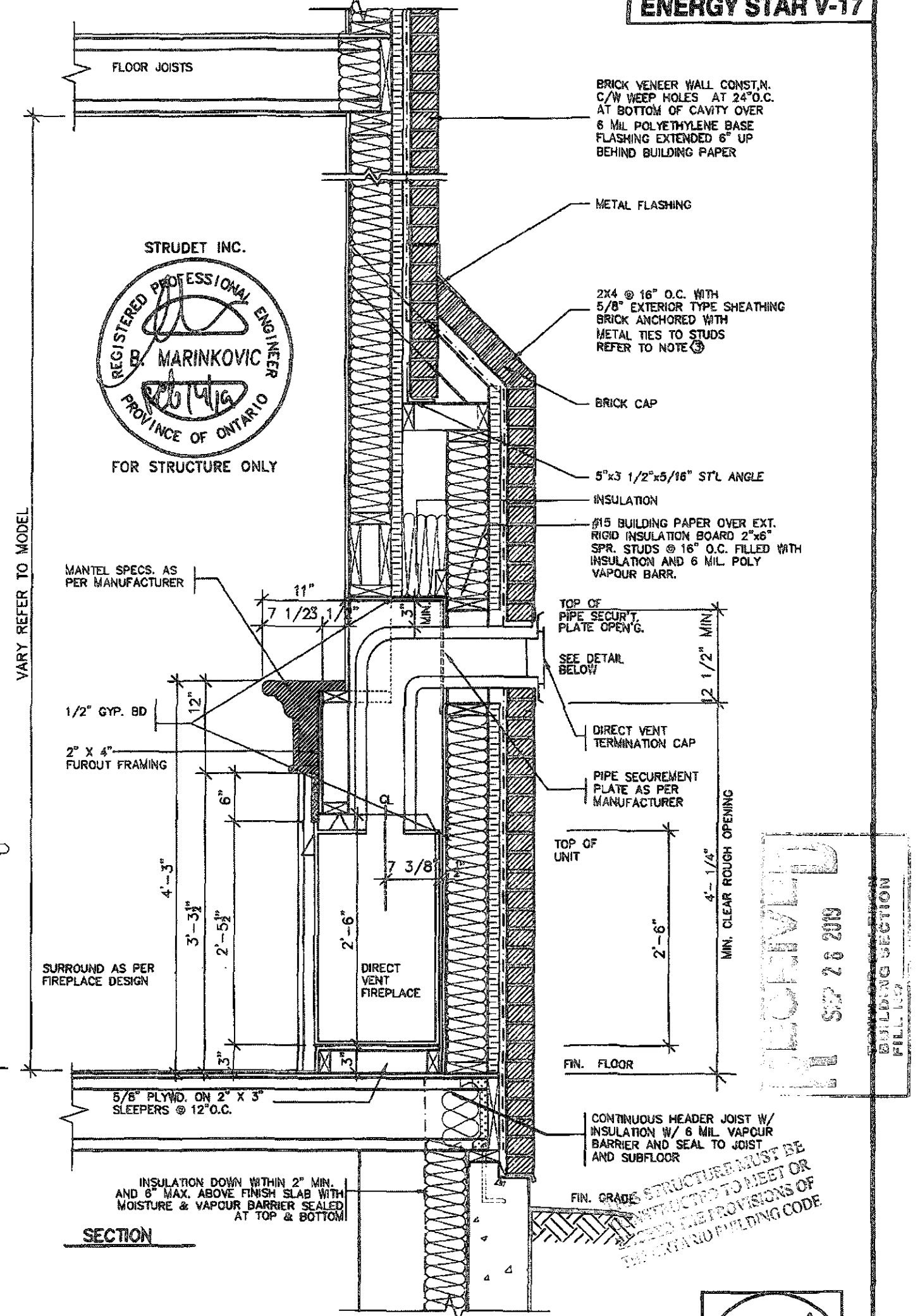


FRONT/SIDE ELEVATION

NOT TO SCALE

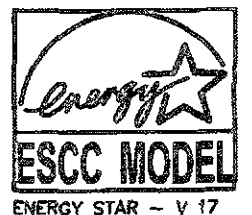
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FEB 14 2019

2012 CODE



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No. DATE: WORK DESCRIPTION:

DRAWN BY: DRAWING NAME: GENERAL NOTES

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QUALIFICATION INFORMATION

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Walter Botter 21037 BCIN

NAME SIGNATURE

REGISTRATION INFORMATION

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Jardin design group inc. 27763 BCIN

FIRM NAME

**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

**DIRECT VENT FIREPLACE WITH BRICK CAP**

LAMBERTS LANE TOWN OF CALEDON

MODEL NAME

T

SCALE

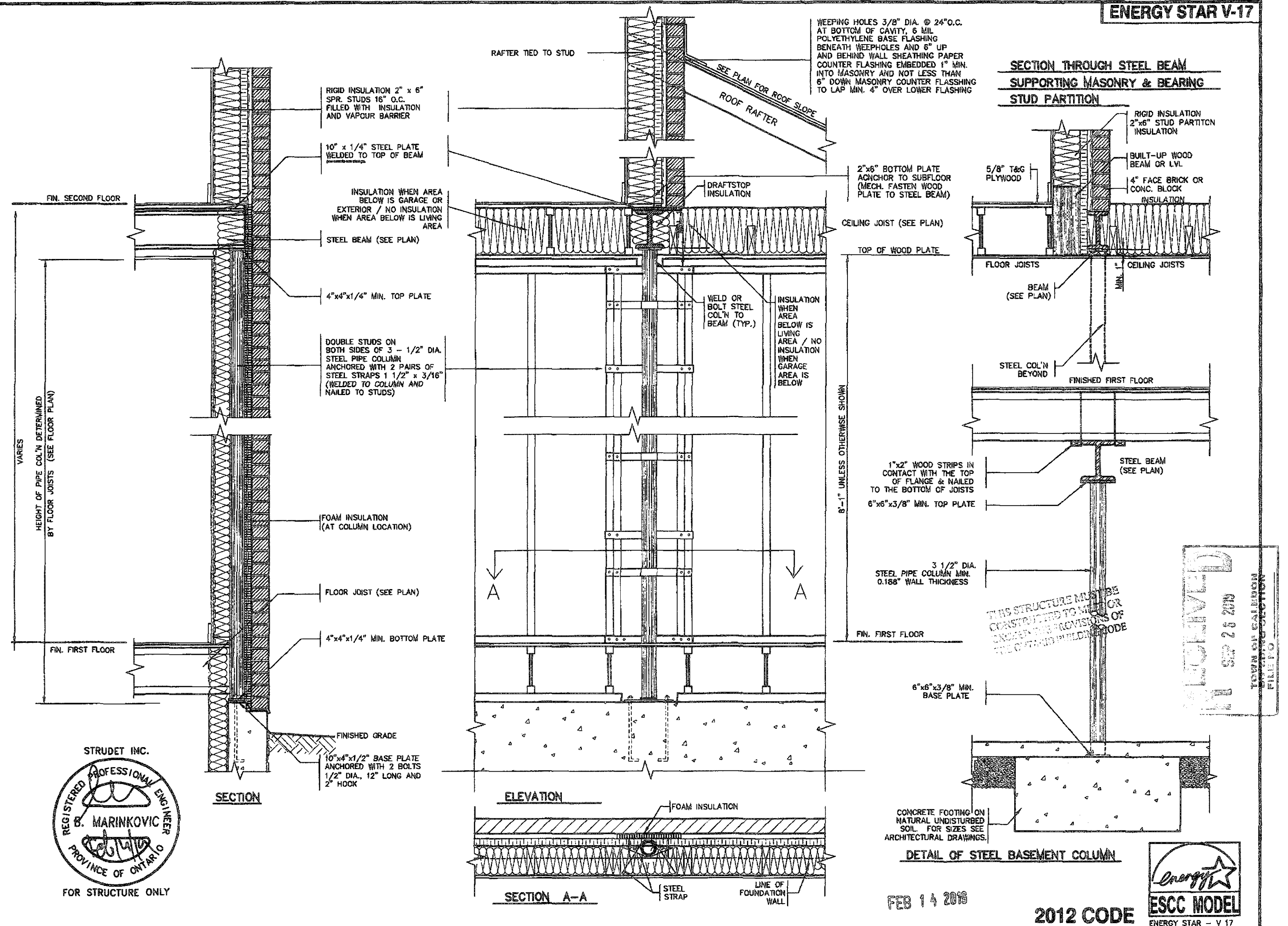
3/4" = 1'-0"

PROJ. No.

18-18

DWG No.

5-1



|     |               |                                                              |
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Walter Botter *Walter Botter* 21037  
NAME SIGNATURE BCIN

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Jardin design group inc. 27763  
FIRM NAME BCIN

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

ST. COLUMN DETAILS

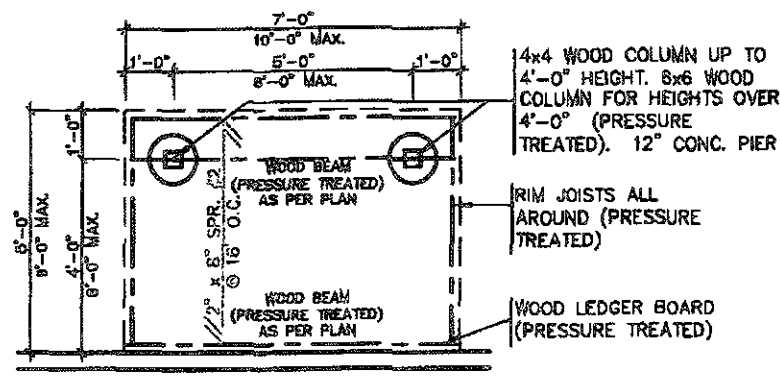
LAMBERTS LANE  
TOWN OF CALEDON

MODEL NAME  
T

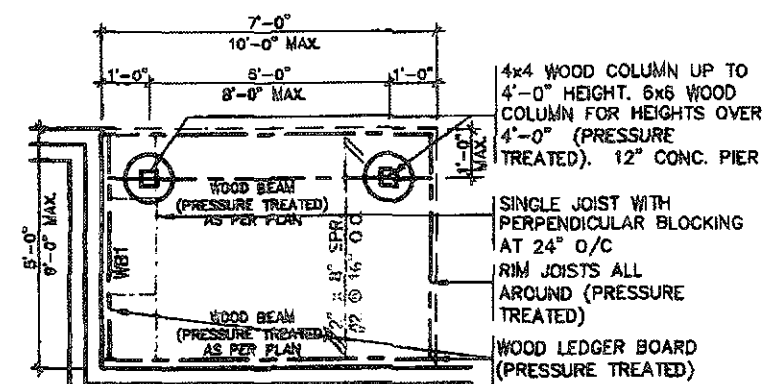
SCALE  
3/4" = 1'-0"

PROJ. No.  
18-18

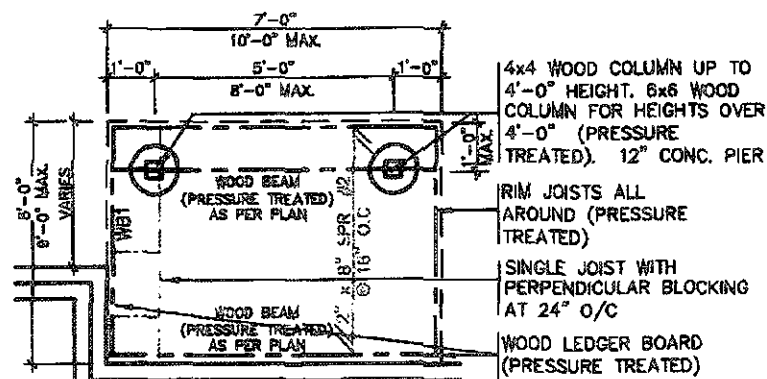
DWG. No.  
6



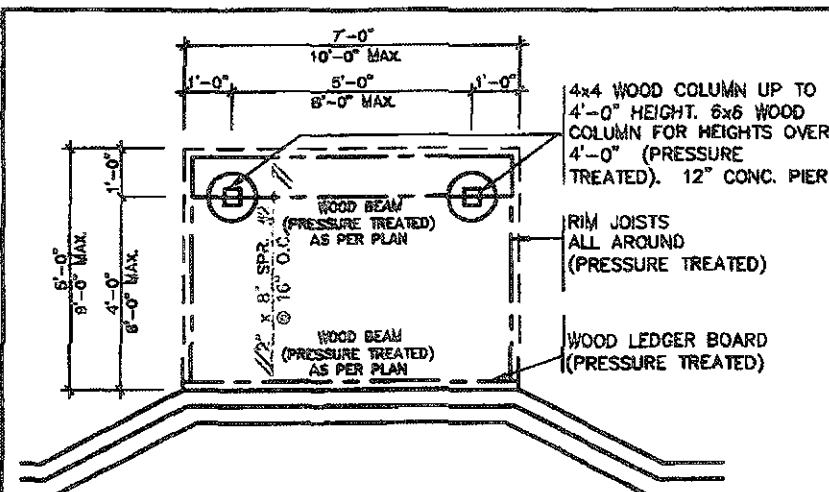
**TYPICAL DECK LAYOUT**  
SCALE: 1/4"=1'-0"



**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

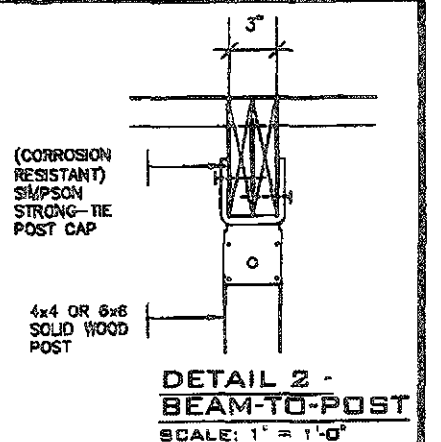
2x12 STRINGER

PRECAST CONCRETE SLAB

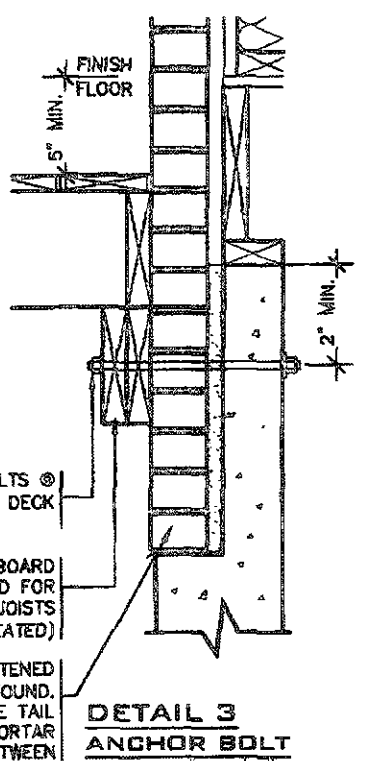
(CORROSION RESISTANT) SIMPSON STRONG-TIE COLUMN BASE, 1/2" DIA. ANCHOR BOLT.

12" CONC. PIER

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

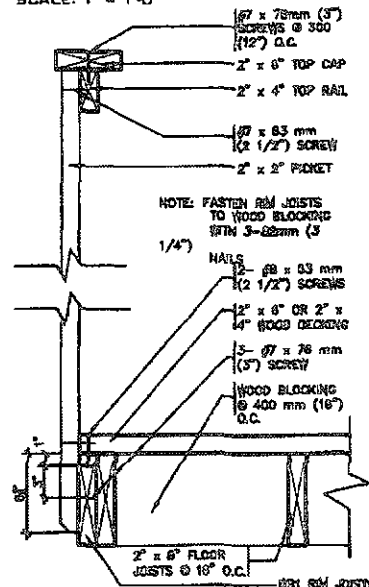


**DETAIL 2 - BEAM-TO-POST**  
SCALE: 1"=1'-0"

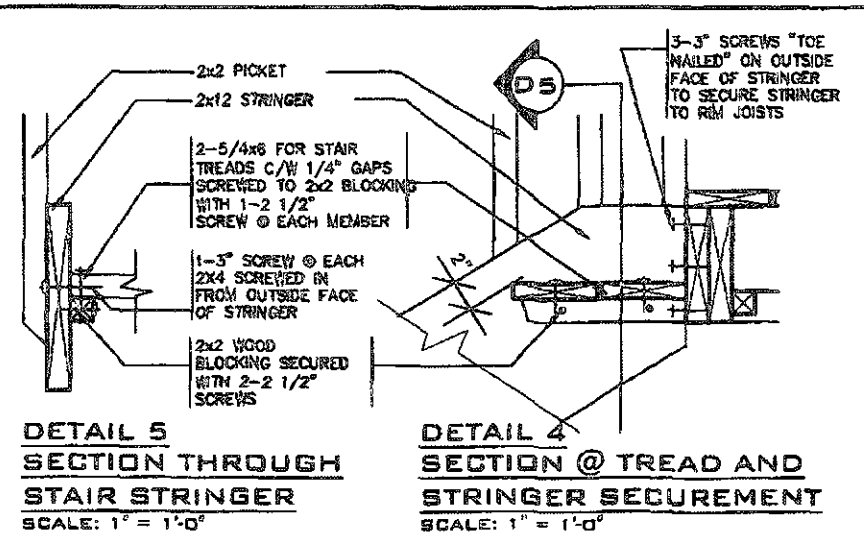
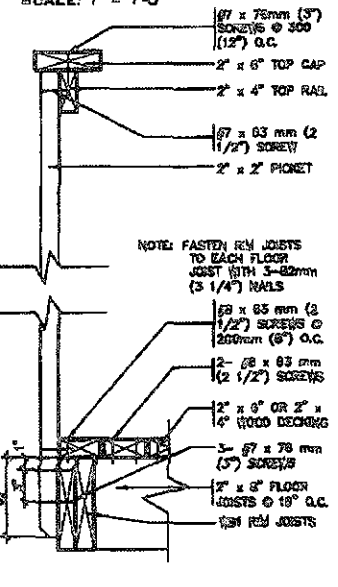


**DETAIL 3 - ANCHOR BOLT**  
SCALE: 1"=1'-0"

**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"



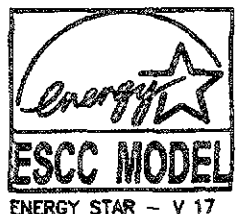
**DETAIL 5**  
SECTION THROUGH STAIR STRINGER  
SCALE: 1"=1'-0"

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

### GENERAL NOTES

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

STRUDET INC.



FOR STRUCTURE ONLY

**2012 CODE**

FEB 14 2019

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Walter Botter *WBe* 21031  
NAME SIGNATURE BCN

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TEL: 905 660-3377 FAX: 905 660-3713  
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**WOOD DECK DETAIL**

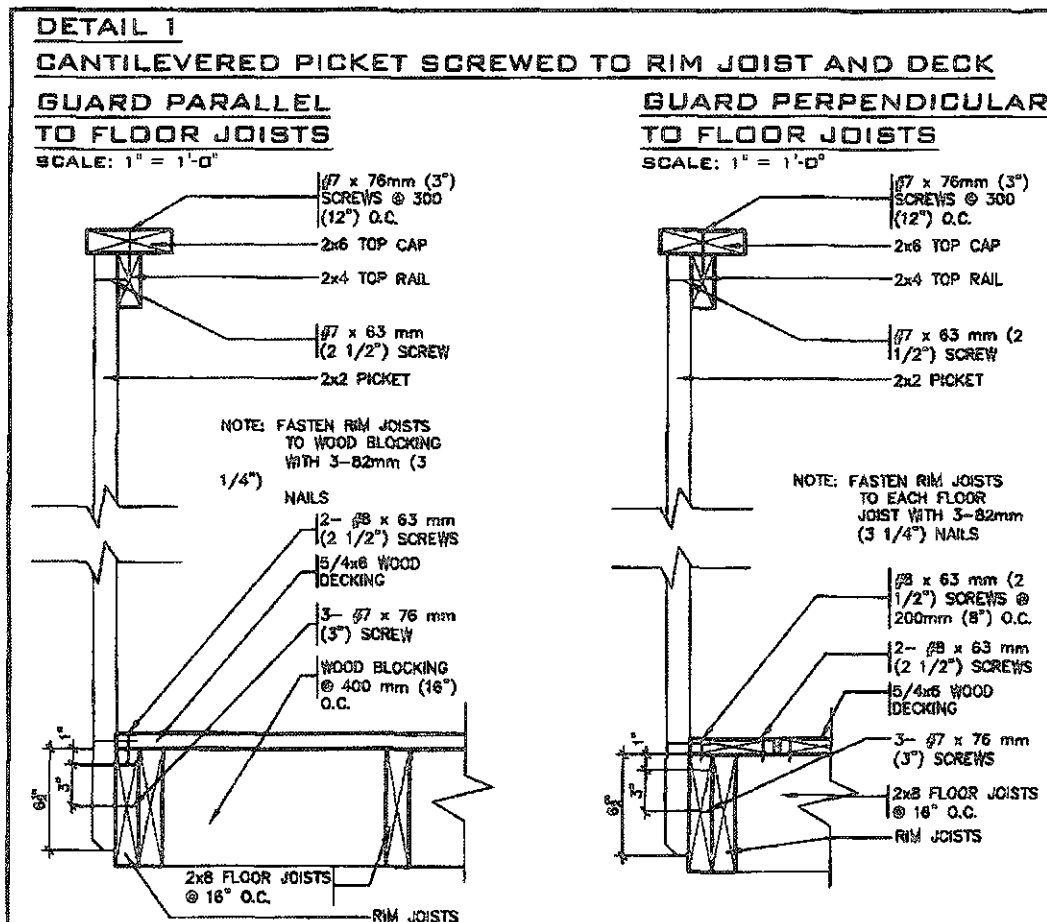
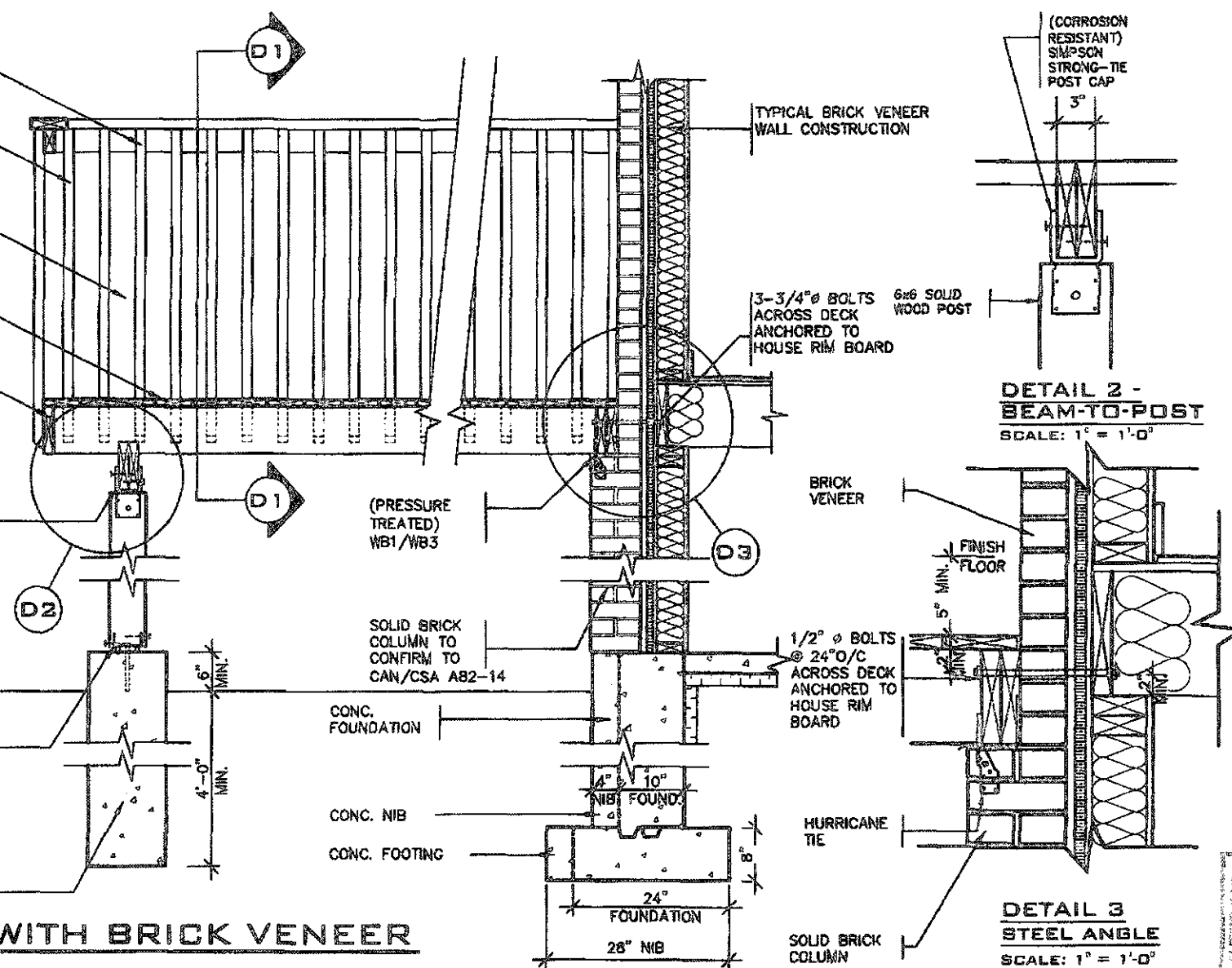
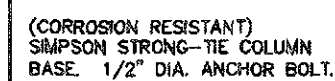
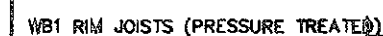
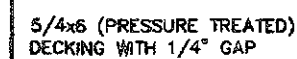
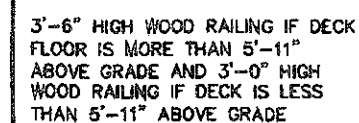
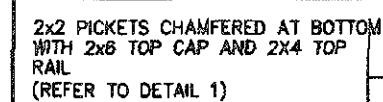
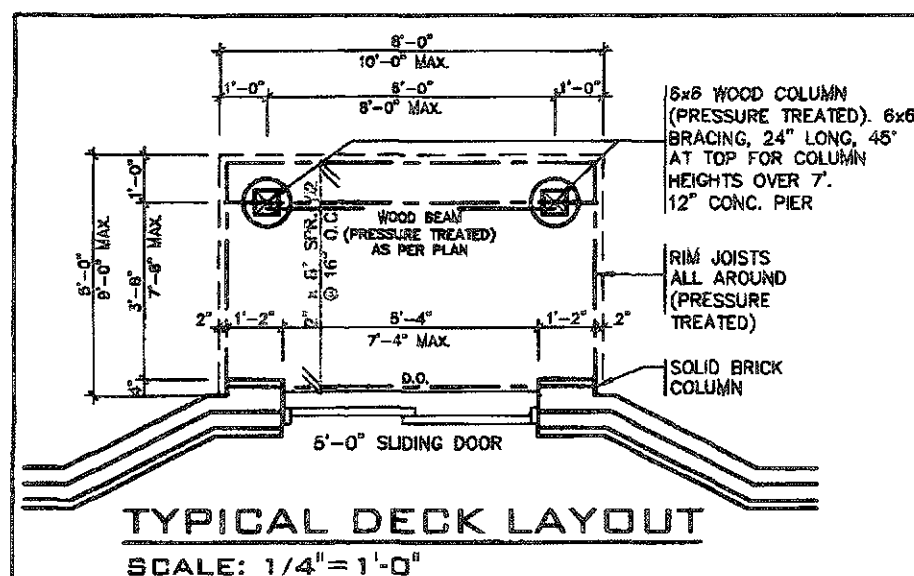
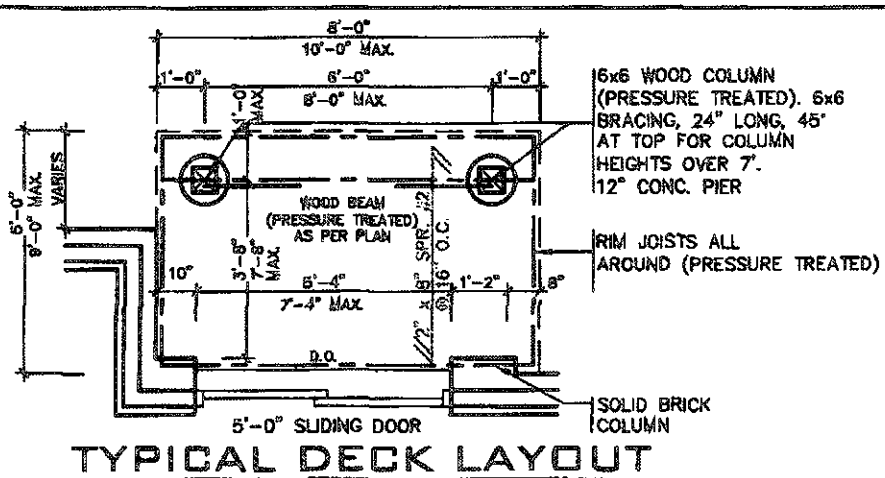
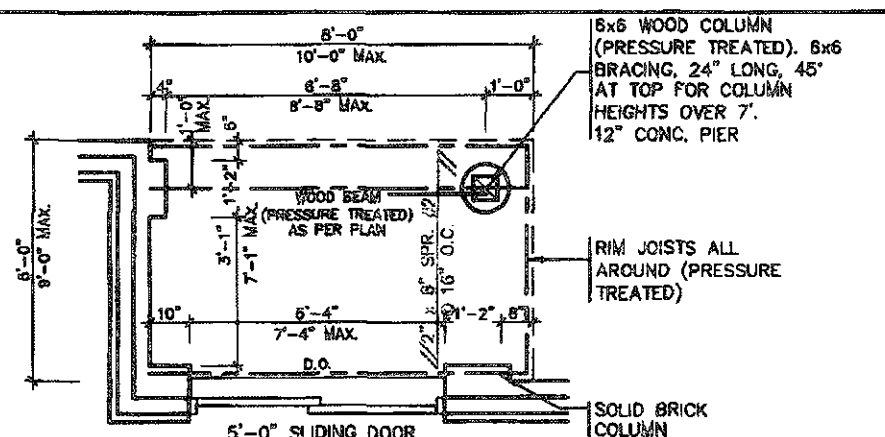
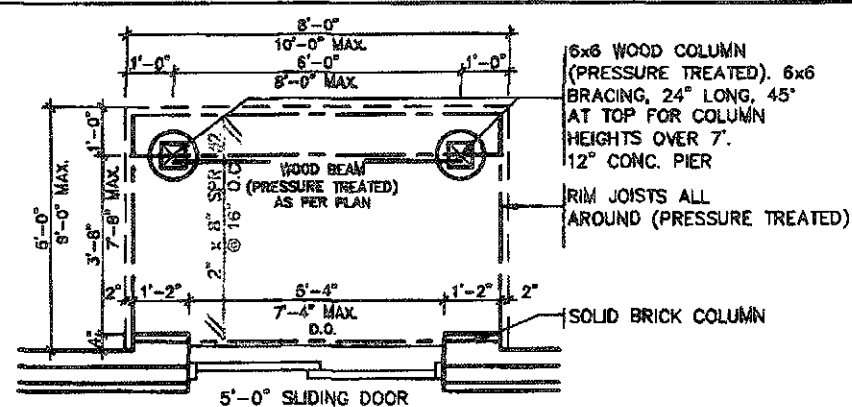
LAMBERTS LANE  
TOWN OF CALEDON

MODEL NAME  
T

SCALE  
AS SHOWN

PROJ. No. 18-18

DWG. No. 7



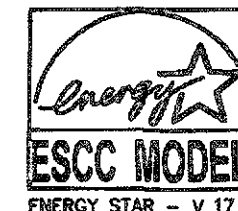
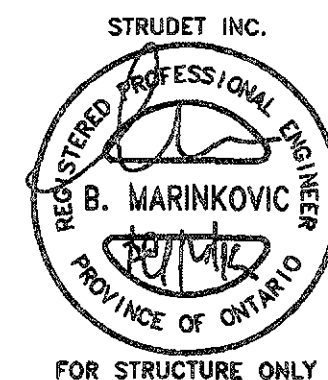
## GENERAL NOTES

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

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

FEB 14 2019

2012 CODE



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |   |                   |                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|-------------------|----------------------------------------------------------------|
| <p>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.</p> <p>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.</p> <p>AS CONSTRUCTED DETAILS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.</p> <p>JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT FINAL 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.</p> <p>THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS PROVIDED BY AND IS THE PROPERTY OF JARDIN DESIGN GROUP INC. THIS DRAWING IS NOT TO BE RE-USED.</p> | 7 |                   |                                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 6 |                   |                                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 5 |                   |                                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 4 |                   |                                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 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. 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 Boffa *WBE* 2103  
NAME SIGNATURE BCI

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 BCI

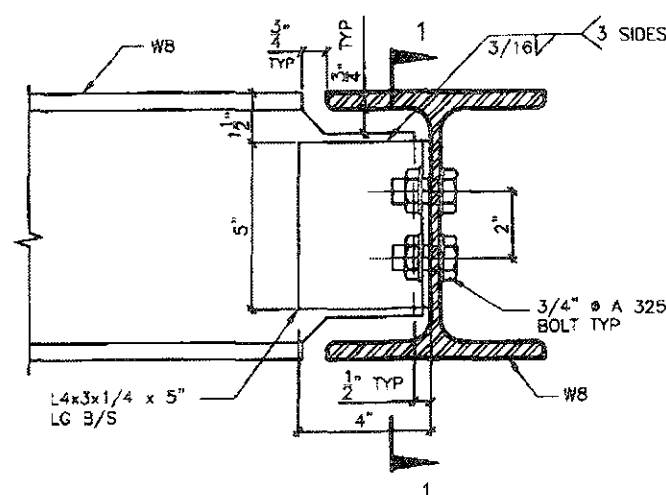
**jardin**  
DESIGN GROUP INC  
64 JARDIN DR. SUITE 3A  
VAUGHAN ONT. L4K 3P3  
TEL: 905 660-3377 FAX: 905 660-3713  
EMAIL: [info@jardindesign.ca](mailto:info@jardindesign.ca)

### WALK-OUT DECK DETAIL

LAMBERTS LANE  
TOWN OF CALEDON

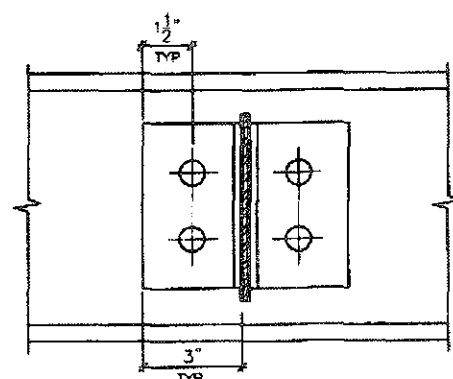


**BILD®**

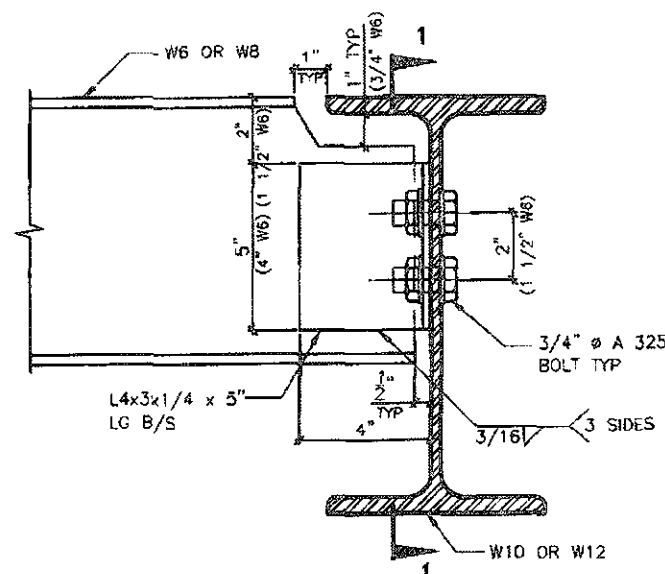


DETAIL 1.

W8  
TO  
W8  
CONNECTION

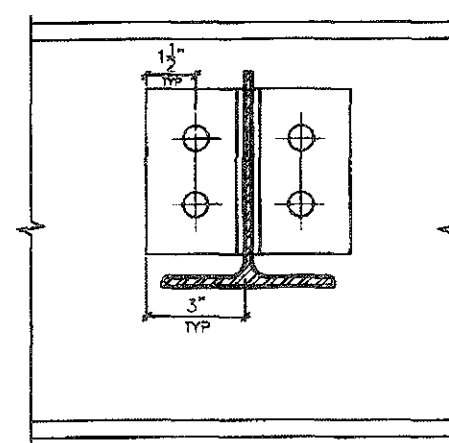


SECTION 1-1

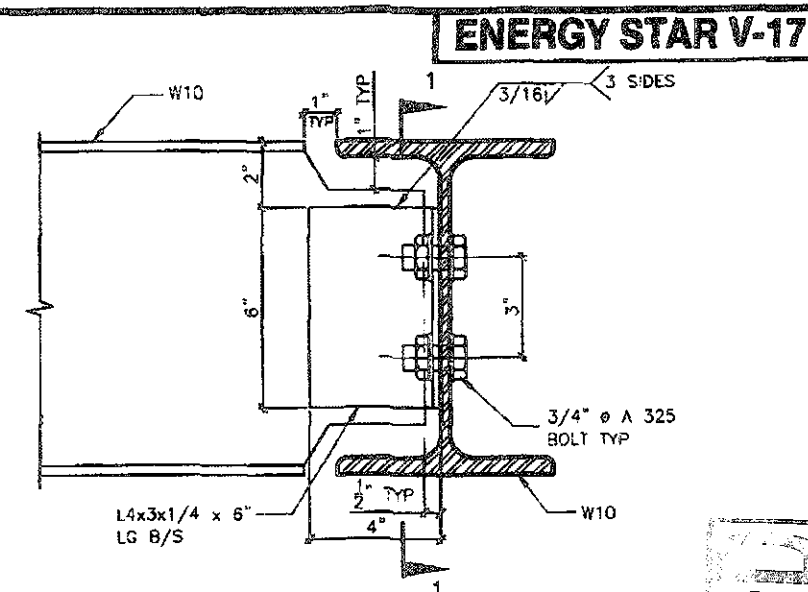


DETAIL 2.

W6(W8)  
TO  
W10(W12)  
CONNECTION

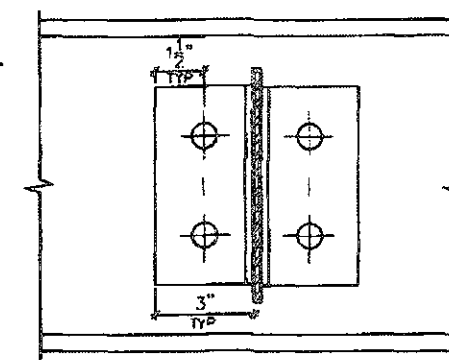


SECTION 1-1

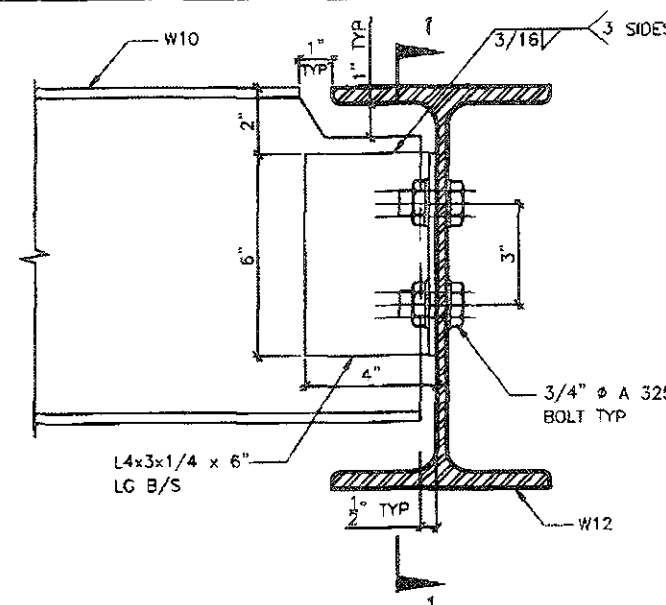


DETAIL 3.

W10  
TO  
W10  
CONNECTION

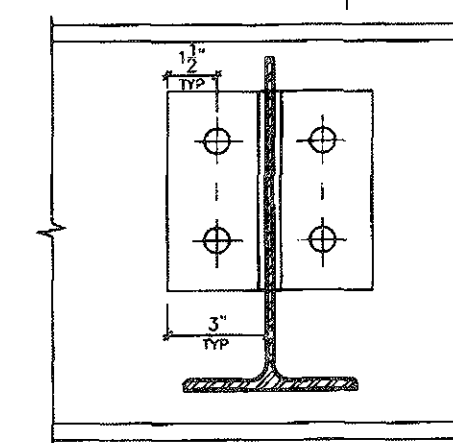


SECTION 1-1

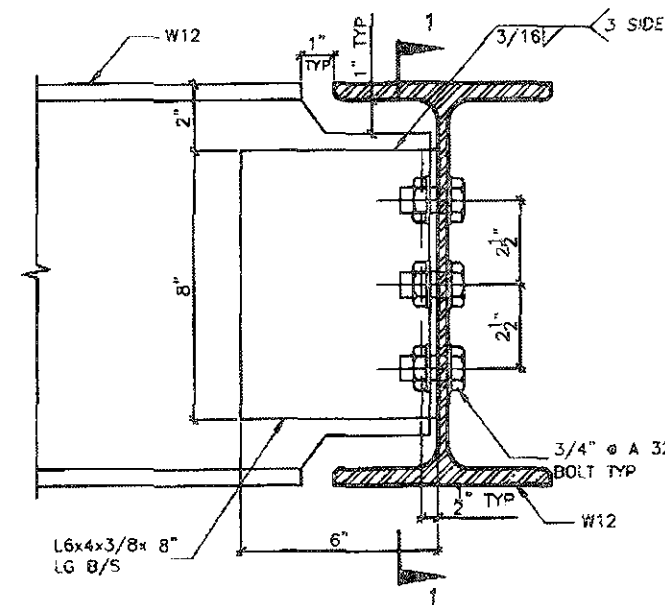


DETAIL 4.

W10  
TO  
W12  
CONNECTION

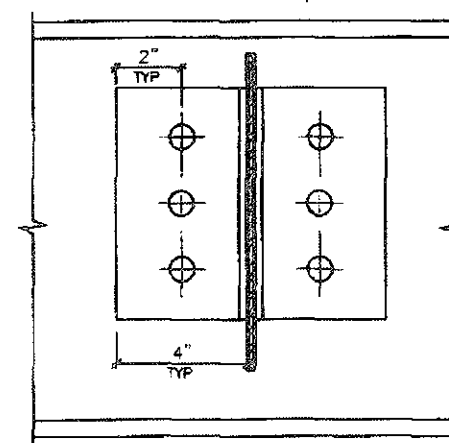


SECTION 1-1



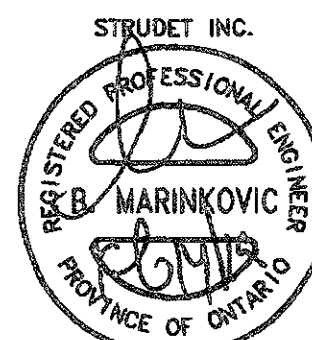
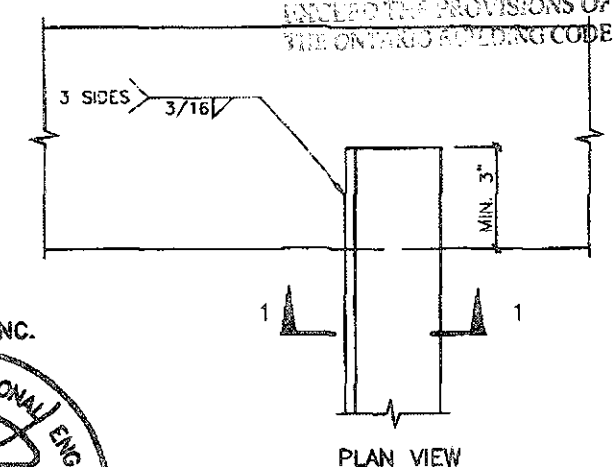
DETAIL 5.

W12  
TO  
W12  
CONNECTION



SECTION 1-1

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

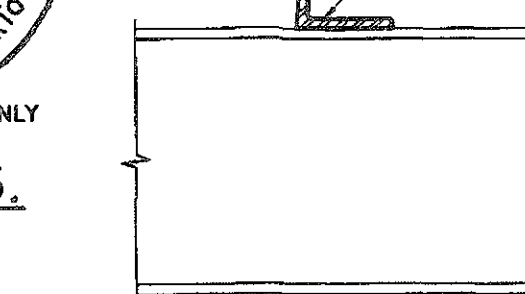


FOR STRUCTURE ONLY

DETAIL 6.

ANGLE  
TO  
BEAM  
CONNECTION

ALL ANGLE SIZES



ALL BEAM SIZES SECTION 1-1

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. |      |                  | 6 |              |                                                              |
| AS CONSTRUCTED, MEMBERS 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 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 V-17 PER CLIENT REQUEST                     |
|                                                                                                                                                                                                                                                                                          |      |                  | 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.

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

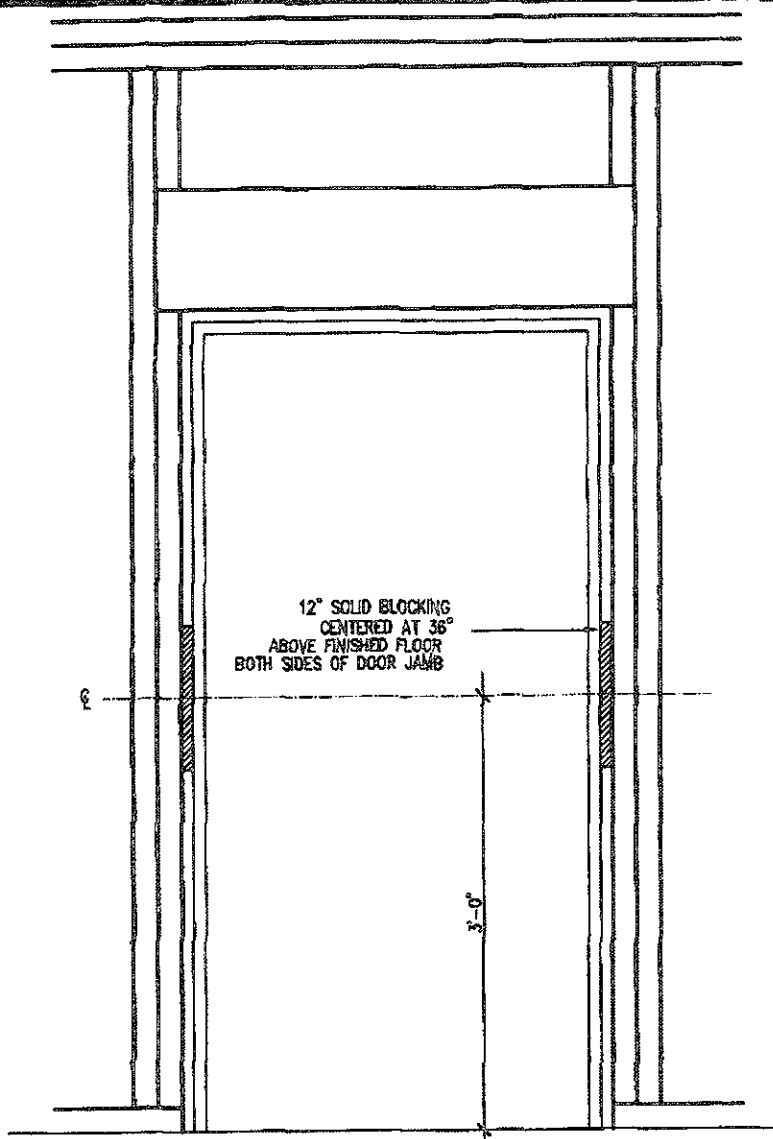
STEEL BEAM DETAILS  
LAMBERTS LANE  
TOWN OF CALEDON

MODEL NAME  
T

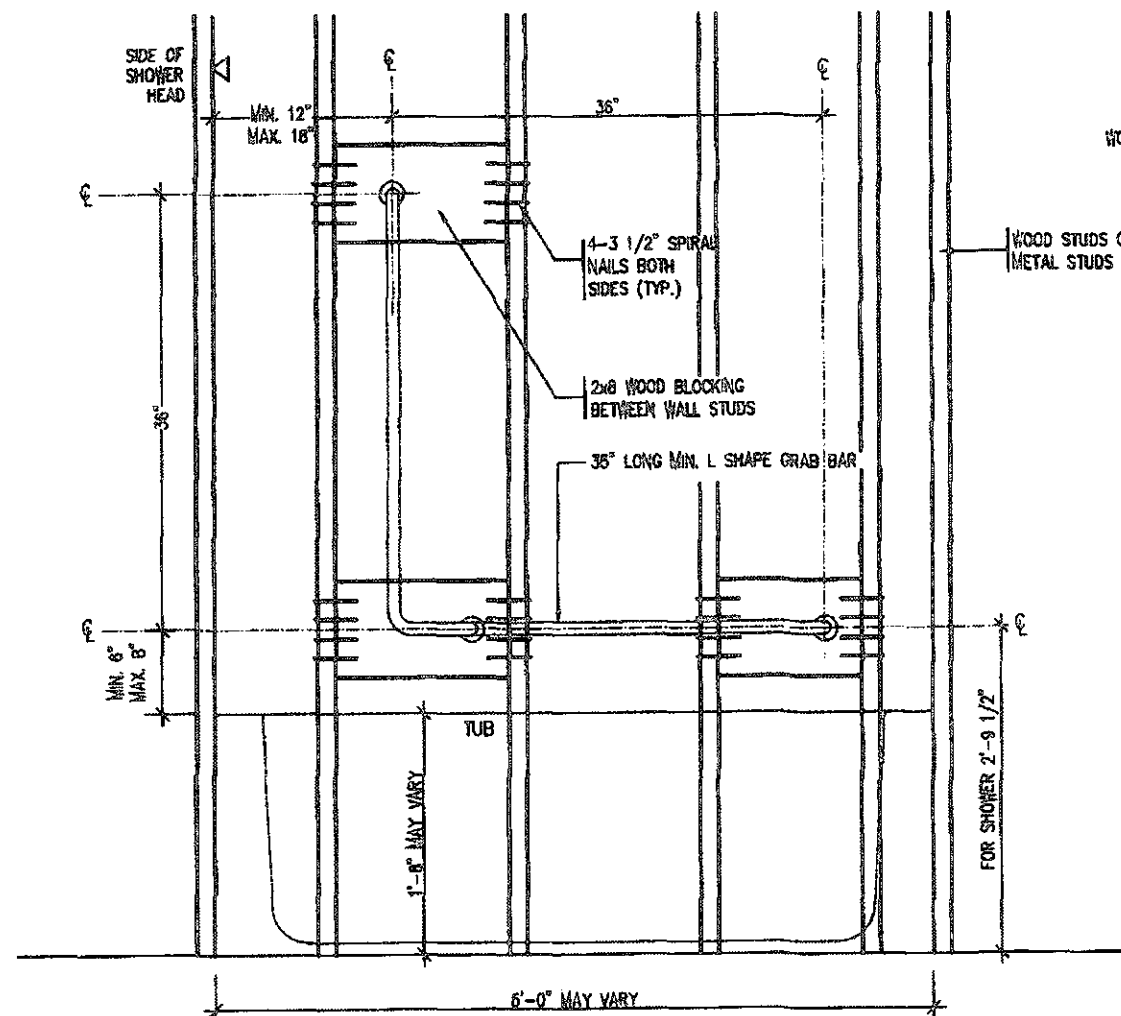
SCALE  
N.T.S.

PROJ. No. 18-18 DWG. No. 8

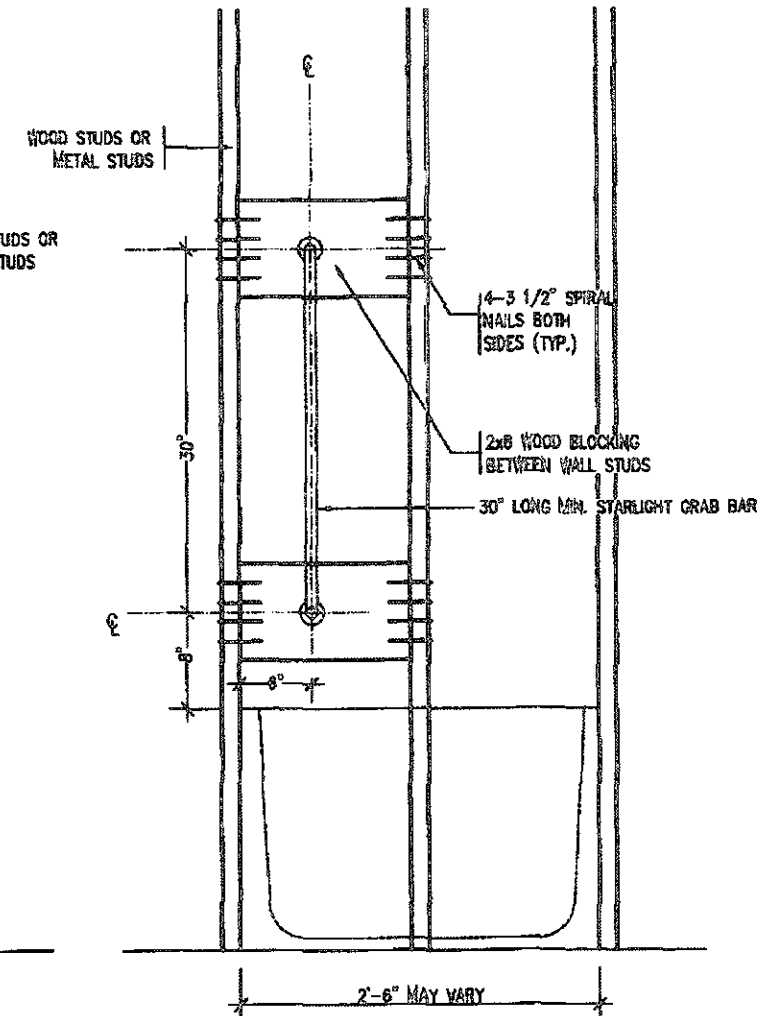
TOWN OF CALEDON  
BUILDING SECTION  
FILE # 18-18



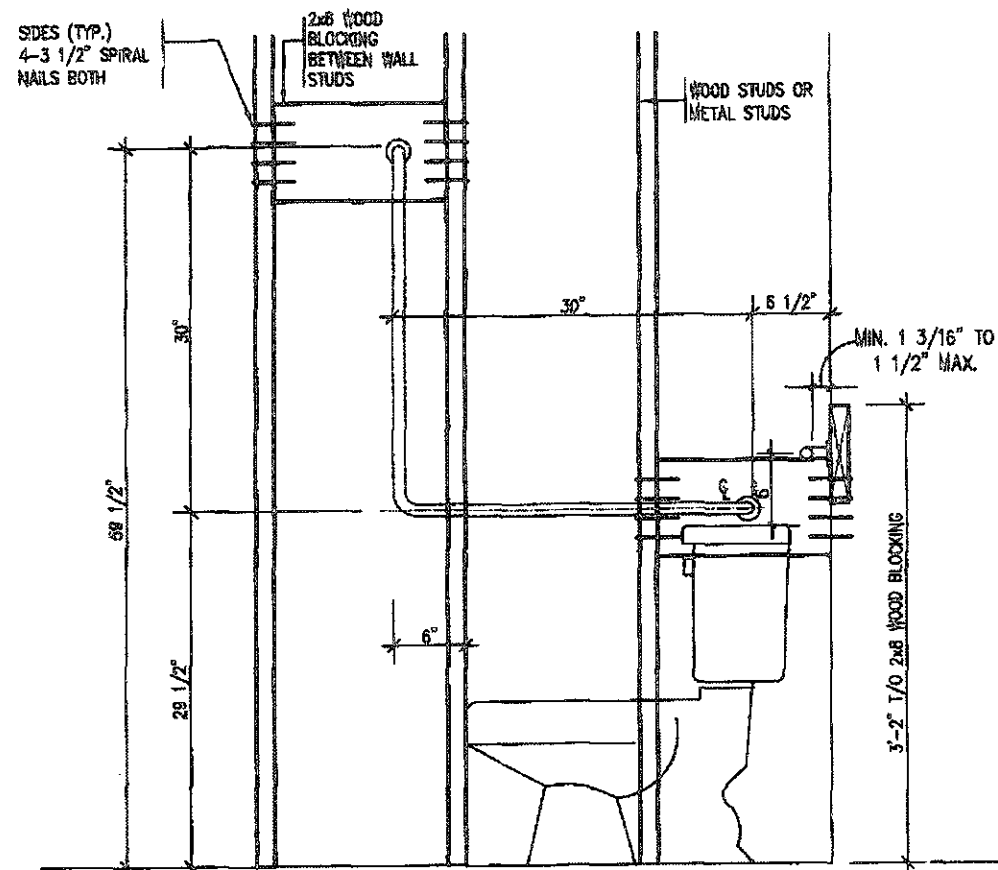
RESISTANCE TO FORCED ENTRY (OBC 9.8.8.)



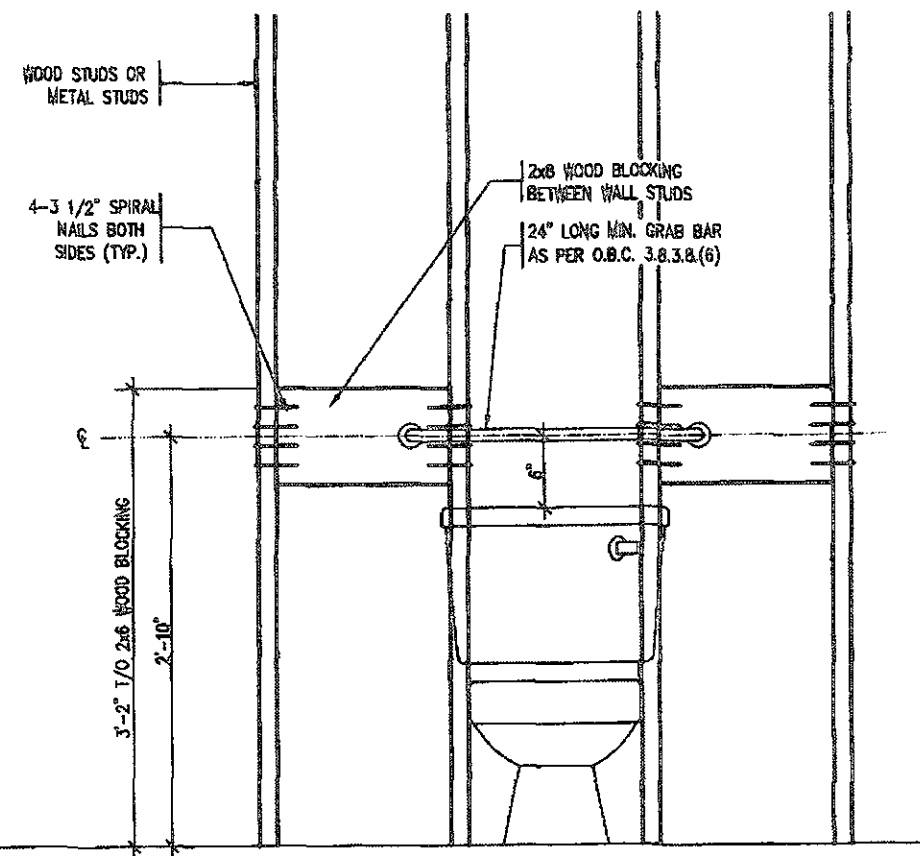
BATH TUB OR SHOWER FRONT ELEVATION



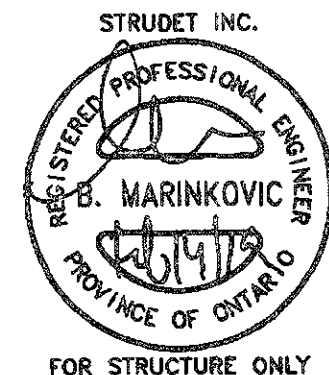
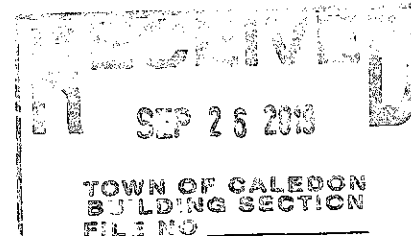
BATH TUB SHOWER HEAD SIDE ELEVATION



TOILET SIDE ELEVATION

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

THIS STRUCTURE MUST BE  
CONSTRUCTED TO MEET OR  
EXCEED THE PROVISIONS OF  
THE 2012 BUILDING CODE



FEB 14 2019

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:                                            |

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 2.2.5 of the building code.

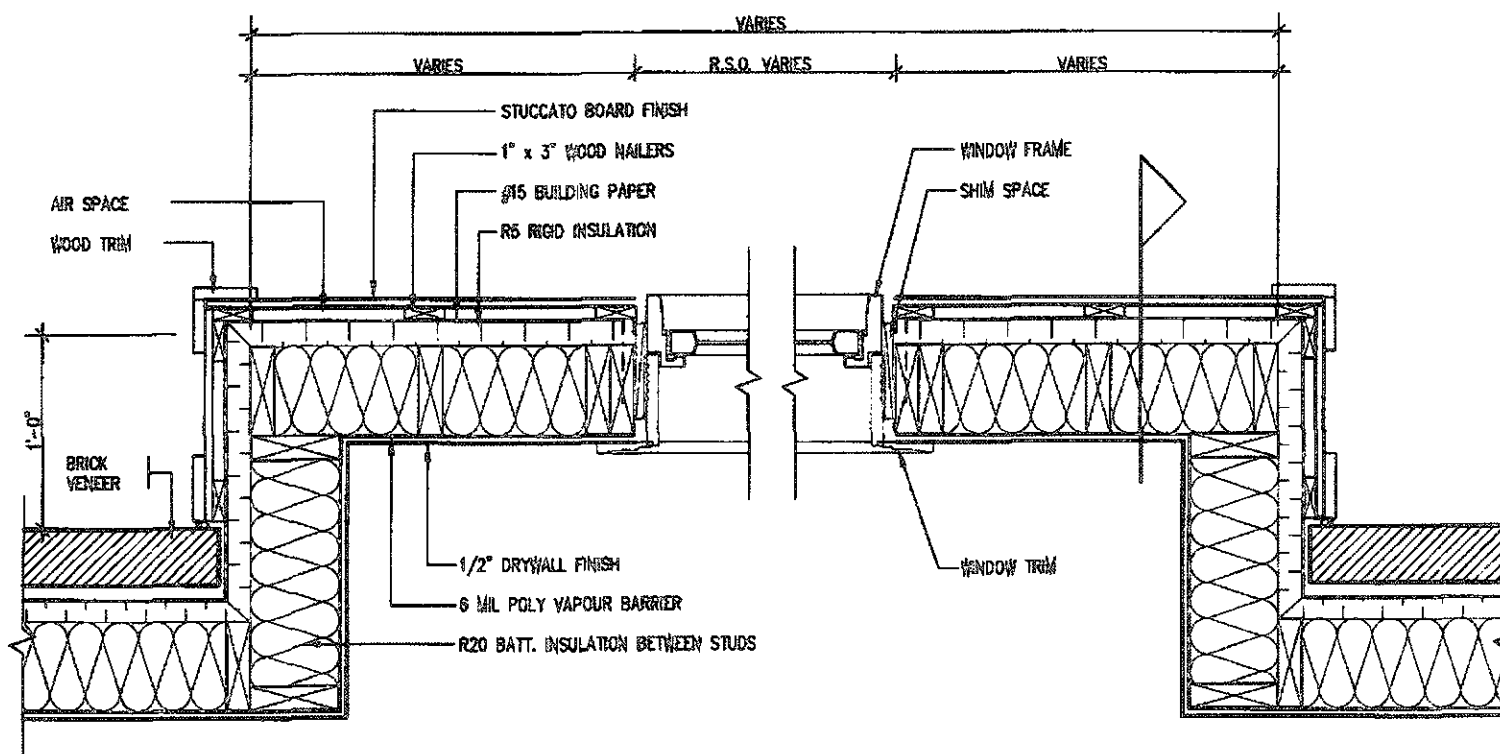
Walter Botter 21037  
NAME SIGNATURE BCIN

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

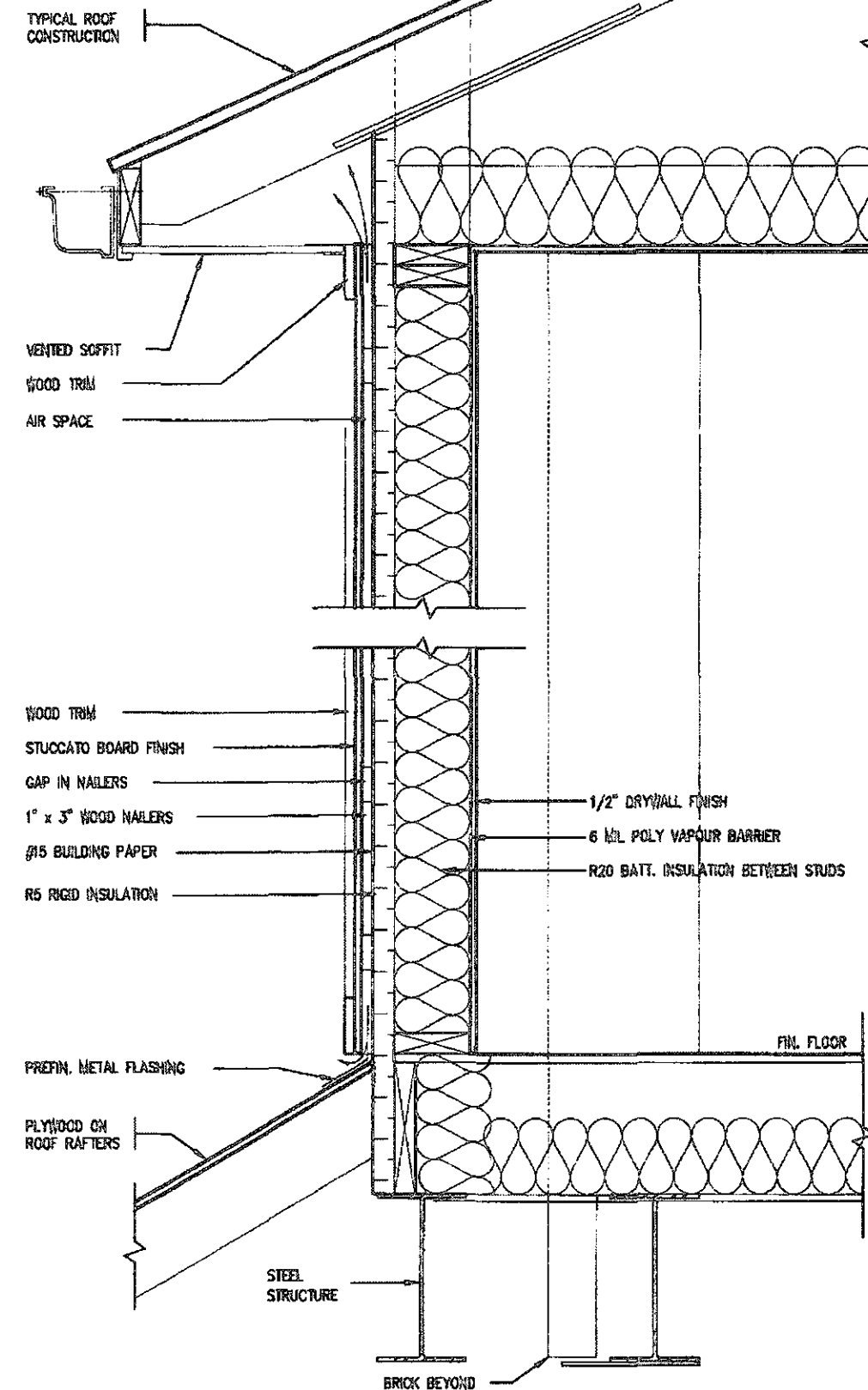
**jardin**  
DESIGN GROUP INC.  
64 JARDIN DR. SUITE 3A  
VAUGHAN ONT. L4K 3P3  
TEL: 905 660-3377 FAX: 905 660-3713  
EMAIL: info@jardindesign.ca

|                                     |                    |
|-------------------------------------|--------------------|
| BLOCKING<br>FORCED ENTRY & GRAB BAR |                    |
| LAMBERTS LANE<br>TOWN OF CALEDON    |                    |
| MODEL NAME<br>T                     | DWG No.<br>9       |
| SCALE<br>3/4" = 1'-0"               | PROJ. No.<br>18-18 |

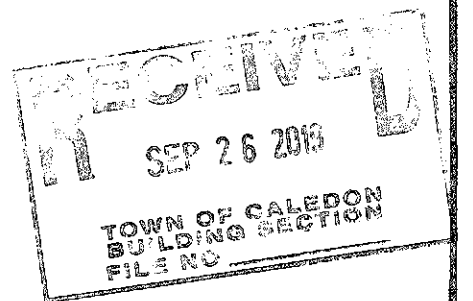


PLAN VIEW

STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.27.)



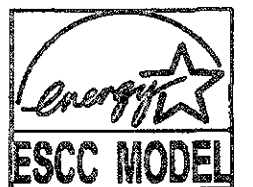
CROSS SECTION



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



FOR STRUCTURE ONLY



ENERGY STAR - V 17

2012 CODE

FEB 14 2019

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|                             |               |                                                              |
|-----------------------------|---------------|--------------------------------------------------------------|
| 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: |               |                                                              |

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 1.2.4 of the building code.

Walter Botter 21031  
NAME SIGNATURE BCIN

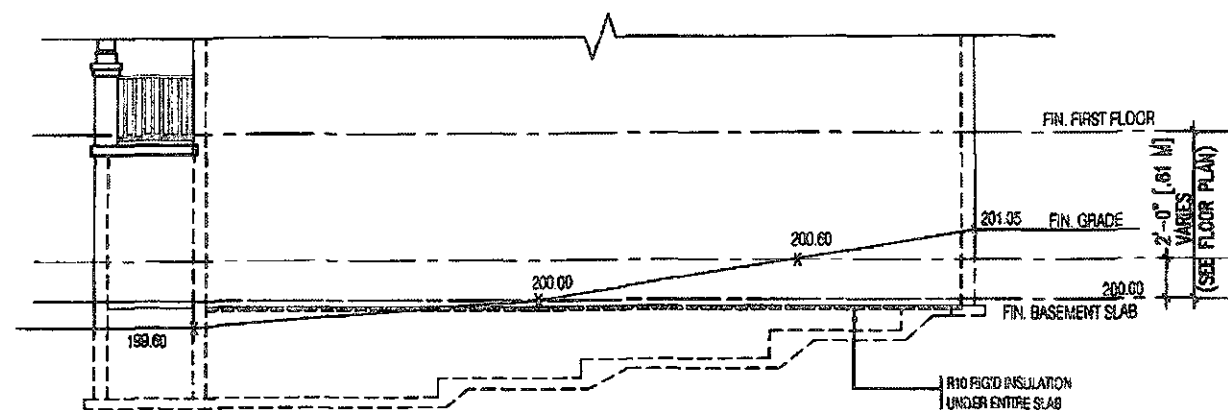
REGISTRATION INFORMATION  
Required unless design is exempt under Division C, Subsection 1.2.4 of the building code.

Jardin design group inc. 27763  
FIRM NAME BCIN

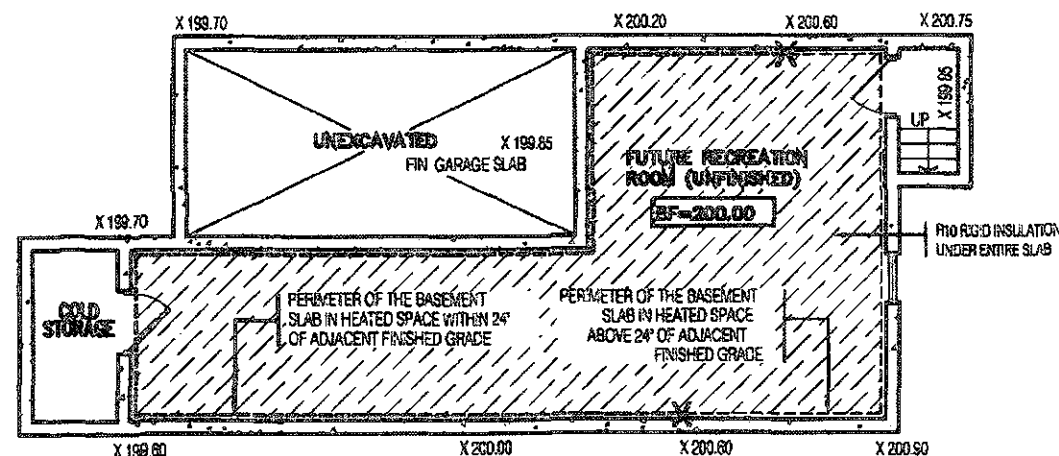
**Jardin**  
DESIGN GROUP INC.  
64 JARDIN DR. SUITE 3A  
VAUGHAN ONT. L4K 3P3  
TEL: 905 660-3377 FAX: 905 660-3713  
EMAIL: info@jardindesign.ca

STUCCATO BOARD  
FINISH CLADDING  
LAMBERTS LANE  
TOWN OF CALEDON

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



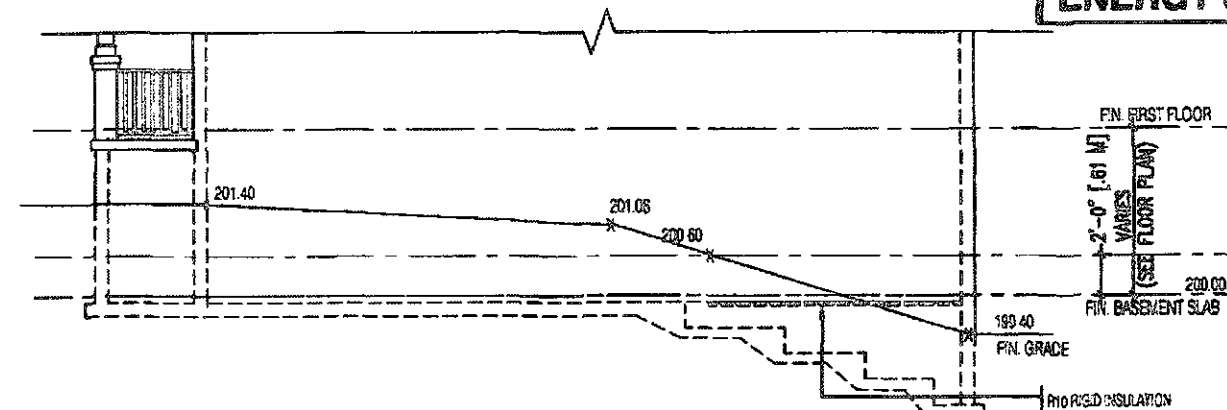
TYPICAL RIGHT SIDE ELEVATION



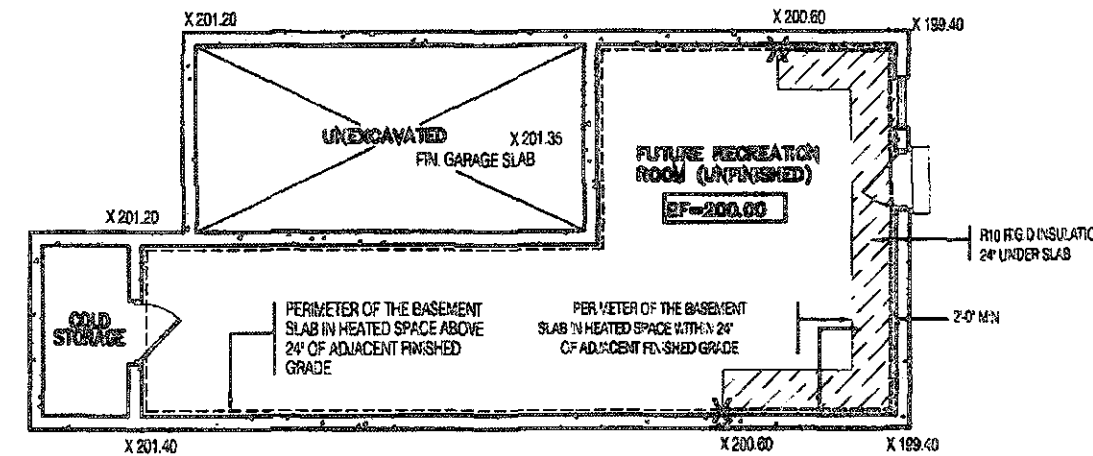
TYPICAL BASEMENT PLAN

### 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

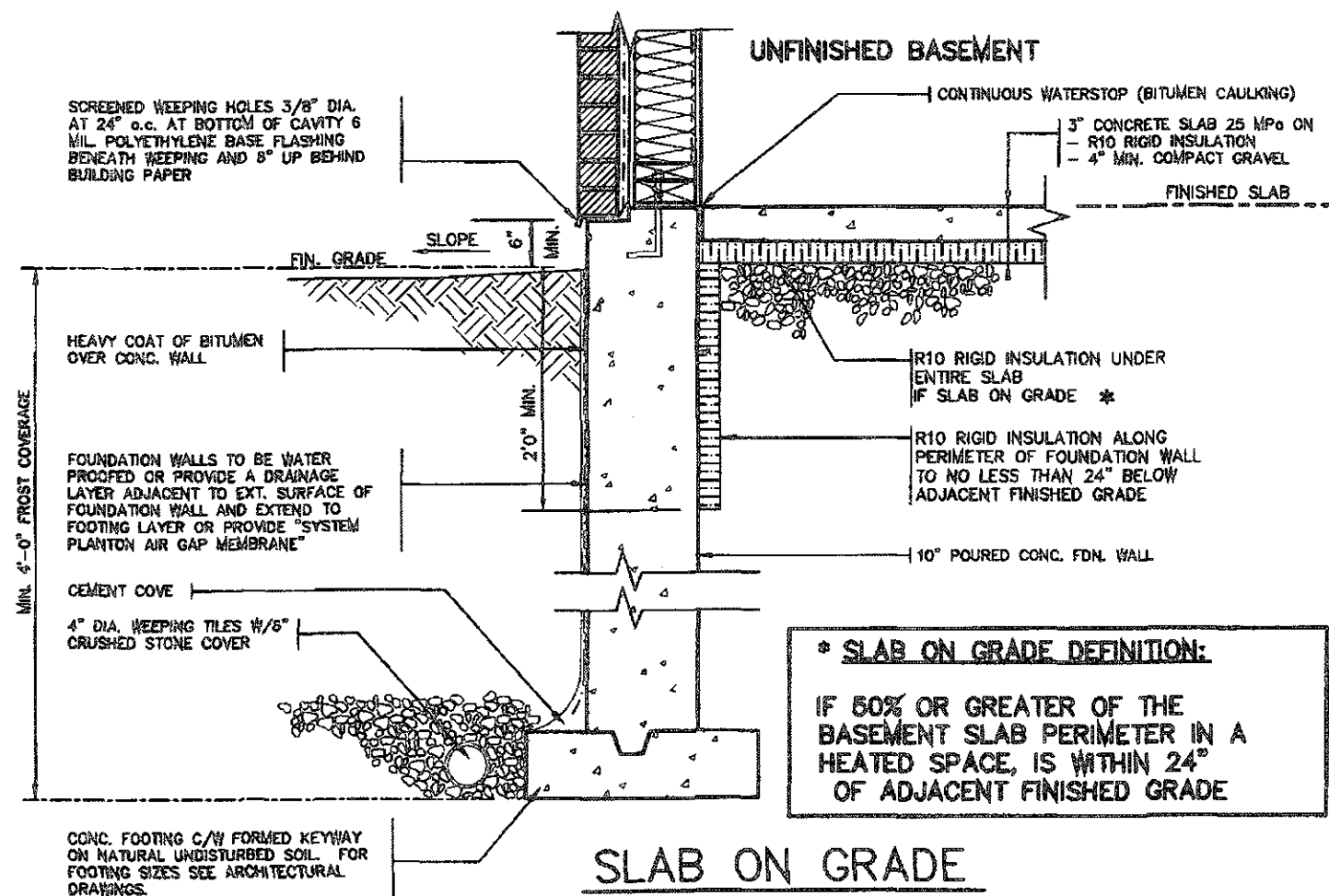


TYPICAL BASEMENT PLAN

### 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

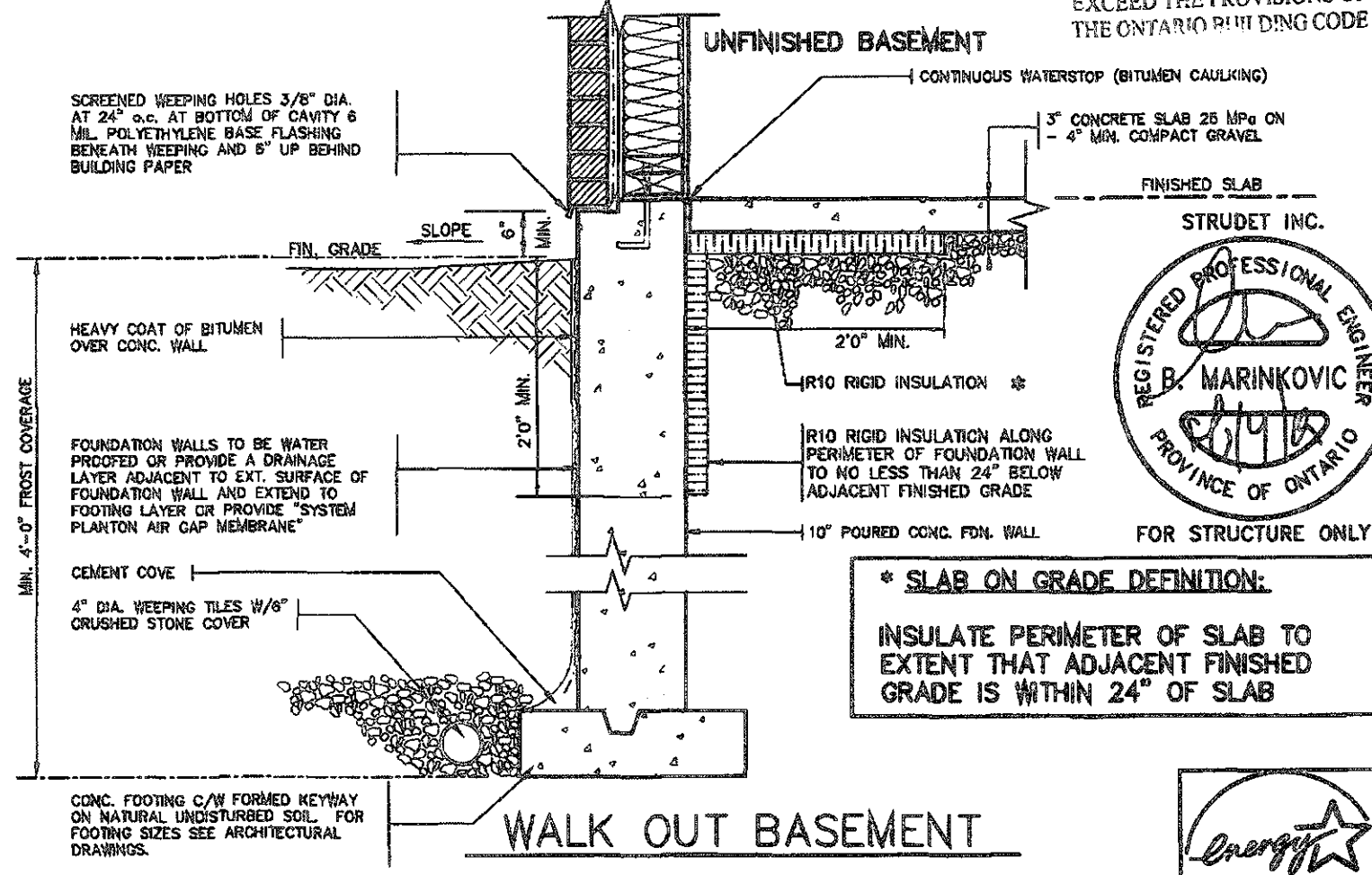
THIS STRUCTURE MUST BE CONSTRUCTED TO MEET OR EXCEED THE PROVISIONS OF THE ONTARIO BUILDING CODE



### SLAB ON GRADE

#### \* SLAB ON GRADE DEFINITION:

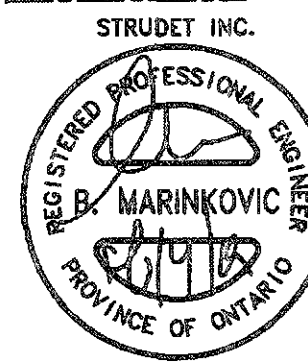
IF 50% OR GREATER OF THE BASEMENT SLAB PERIMETER IN A HEATED SPACE, IS WITHIN 24\"/>



### WALK OUT BASEMENT

#### \* SLAB ON GRADE DEFINITION:

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



FOR STRUCTURE ONLY



FEB 14 2019

2012 CODE

|                             |               |                                                              |
|-----------------------------|---------------|--------------------------------------------------------------|
| 7                           |               |                                                              |
| 6                           |               |                                                              |
| 5                           |               |                                                              |
| 4                           |               |                                                              |
| 3                           | FEB. 11, 2019 | REV. ENERGY STAR V-17 TO ENERGY STAR V-17 FOR 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: |               |                                                              |

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.

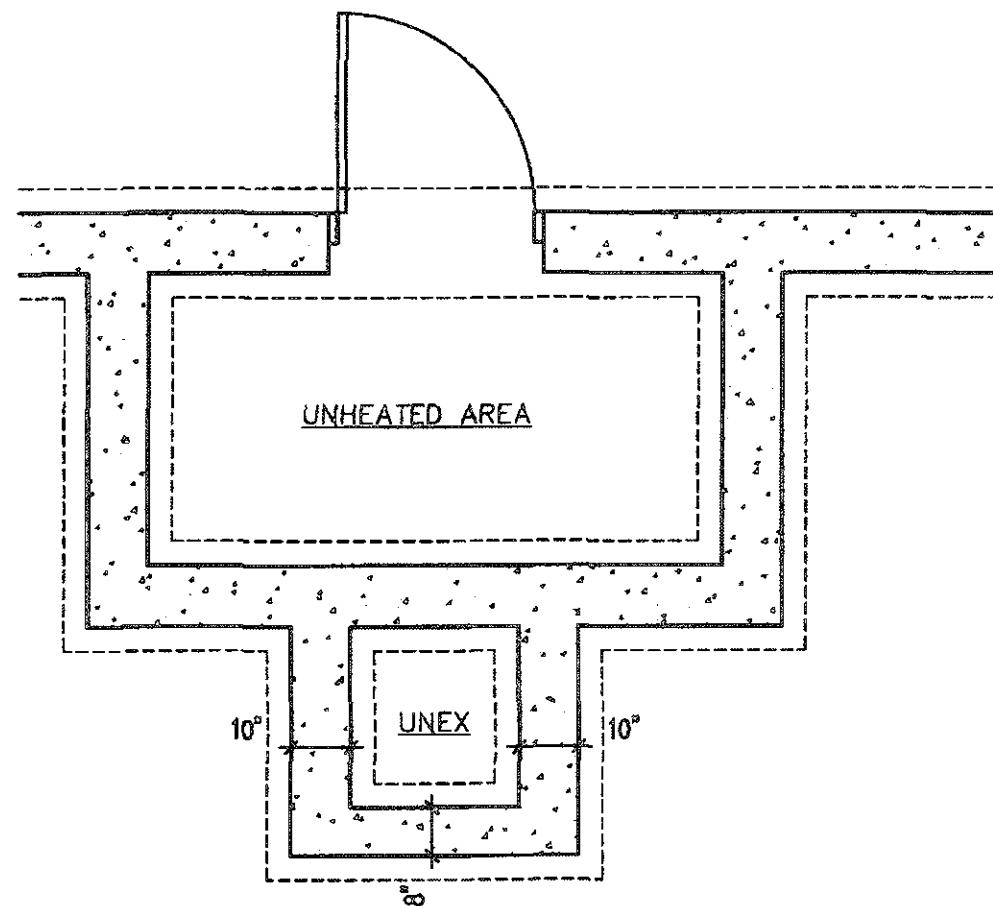
Walter Botter 21037  
NAME SIGNATURE BCIN

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

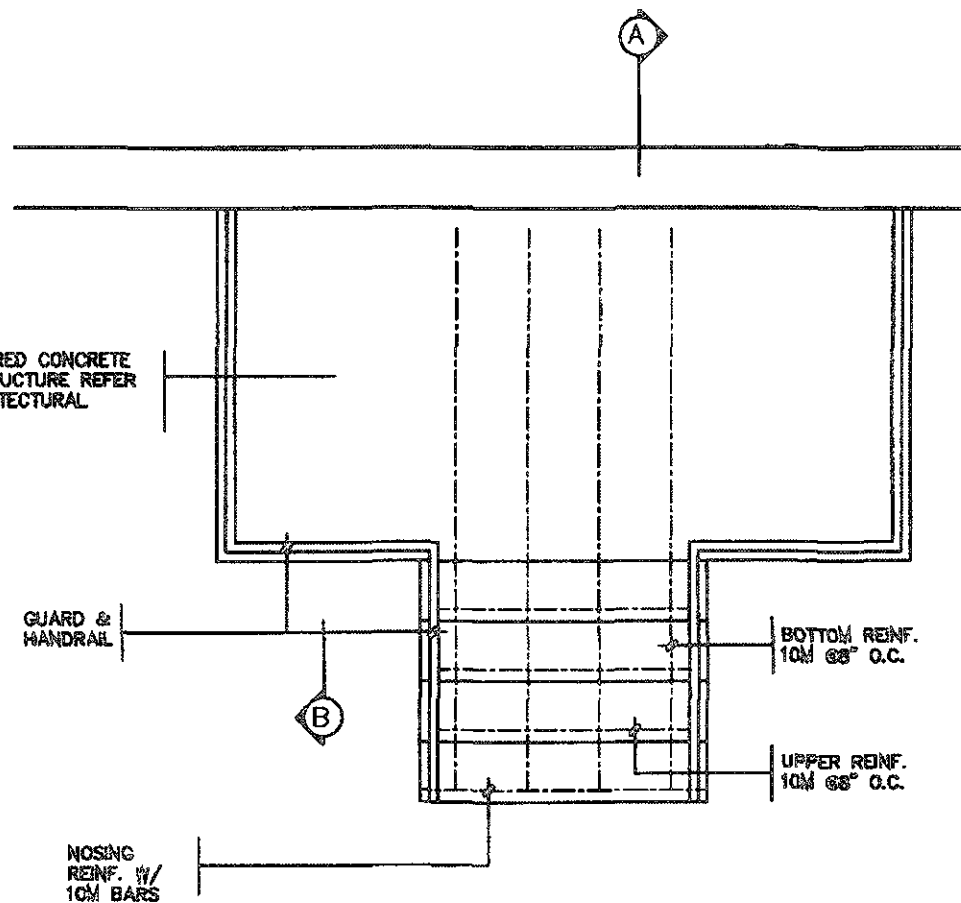
**jardin**  
DESIGN GROUP INC  
64 JARDIN DR. SUITE 3A  
VAUGHAN ONT. L4K 3P3  
TEL: 905 660-3377 FAX: 905 660-3713  
EMAIL: info@jardindesign.ca

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



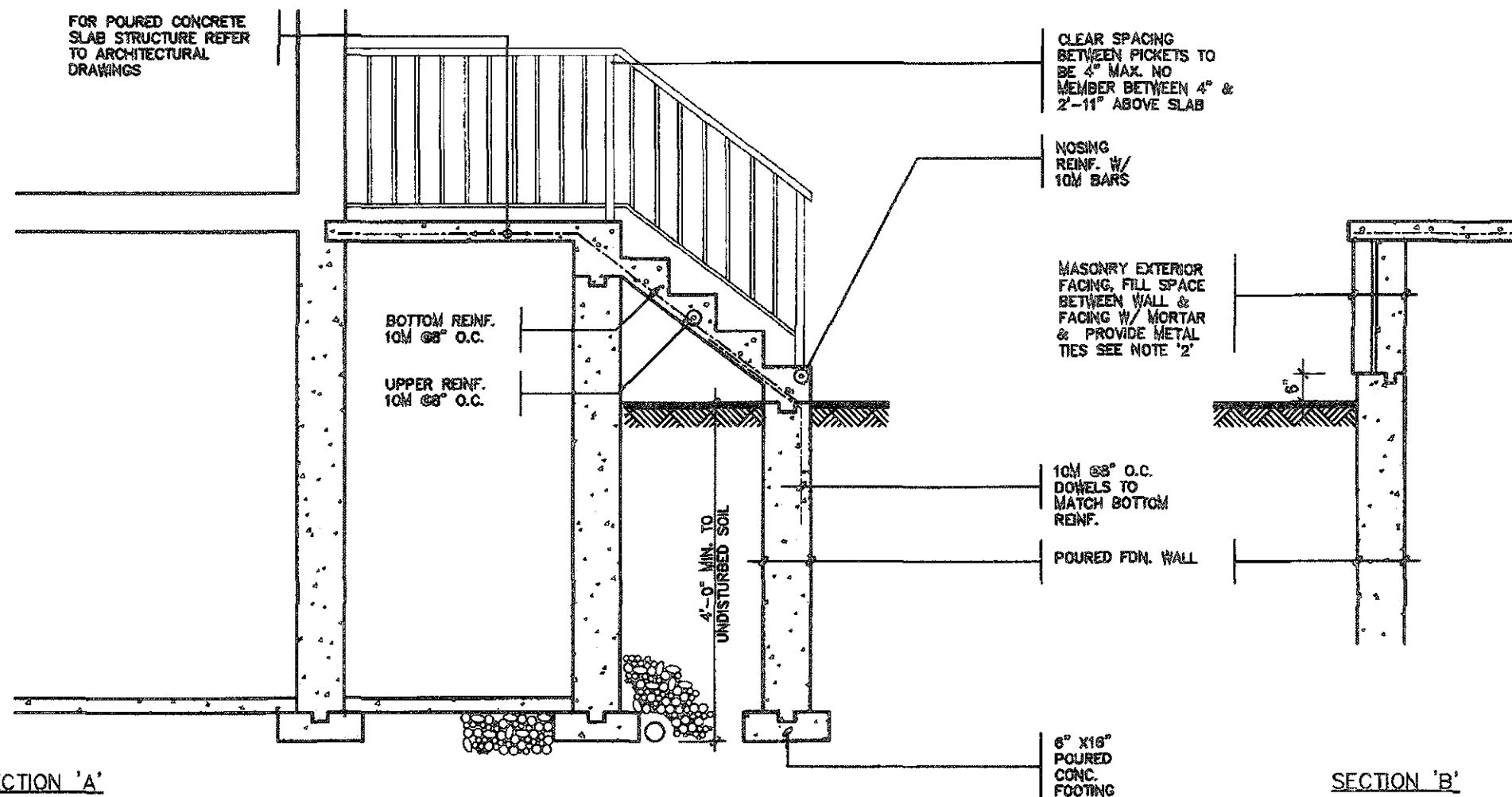
FOUNDATION PLAN

FOR POURED CONCRETE  
SLAB STRUCTURE REFER  
TO ARCHITECTURAL  
DRAWINGS



GROUND FLOOR PLAN

FOR POURED CONCRETE  
SLAB STRUCTURE REFER  
TO ARCHITECTURAL  
DRAWINGS



SECTION 'A'

SECTION 'B'

## 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" -  
36".

## 5. FOUNDATION WALLS

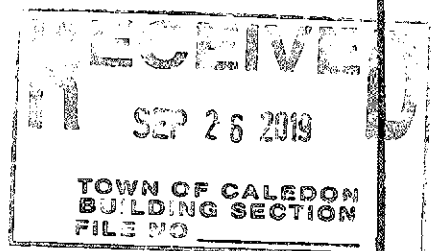
THICKNESS OF FOUNDATION WALLS IS  
DEPENDANT UPON VENEER CUT 6" FOR UP  
TO 28" VENEER CUT HEIGHT 10" FOR  
VENEER CUT OVER 28" HIGH

## 6. CONCRETE

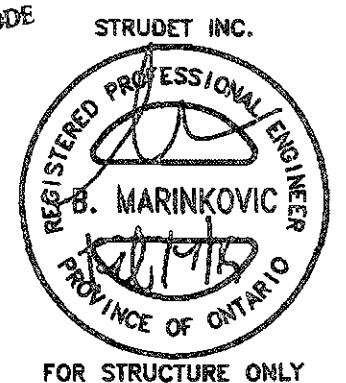
MINIMUM CONCRETE STRENGTH SHALL BE  
4050 PSI [32MPa] W/ 5%-8% AIR  
ENTRAINMENT MINIMUM CONCRETE SLAB  
THICKNESS 6"

## 7. CONCRETE COVER

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



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

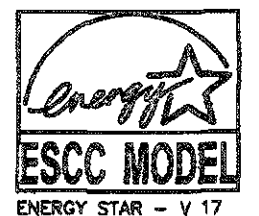


FOR STRUCTURE ONLY

NOTE:  
FOR MORE THAN 8 RISERS

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.

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 INVENTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THIS 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, IS PROVIDED BY AND IS THE PROPERTY OF JARDIN DESIGN GROUP INC. THIS DRAWING IS NOT TO BE COPIED.

|   |              |                                                                |
|---|--------------|----------------------------------------------------------------|
| 7 |              |                                                                |
| 6 |              |                                                                |
| 5 |              |                                                                |
| 4 |              |                                                                |
| 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.

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 21031  
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

## POURED CONCRETE STAIRS

LAMBERTS LANE  
TOWN OF CALEDON

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