

O.REG. 332/12

**GARAGE  
GALE 1B  
BLOCK 95  
BLOCK 96  
ELEVATION 1**

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.

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AS CONSTRUCTED DIMENSIONS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

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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.

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| 1 | DEC. 13, 2018 | ISSUED FOR BUILDING PERMIT |

No: DATE: WORK DESCRIPTION:

**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

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 Section C, Subsection 3.2.3 of the building code.

Walter Boller *WBe* 21031  
NAME SIGNATURE BCIN

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

Jardin design group inc. 27763  
FIRM NAME BCIN

**FOUNDATION PLAN**  
LAMBERTS LANE - PHASE 2  
TOWN OF CALEDON

MODEL: ---  
SCALE: 3/16" = 1'-0"  
PROJ. No. 18-18 DWG. No. 1

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

**RECEIVED**  
AUG 15 2019

TOWN OF CALEDON  
BUILDING SECTION  
FILE NO.

**APPLICANT COPY** FEB 06 2019

**NOTE:**  
FOR STRUCTURAL INFORMATION SEE BLOCK PLAN DRAWINGS

**NOTE:**  
ALL GARAGE SLABS, PORCH SLABS,  
STAIRS (EXPOSED CONC. FLAT WORK) TO  
BE 32 MPa WITH 5-8% AIR ENTRAINMENT

**GARAGE SLAB**  
100MM (4") 32MPa (4640psi) CONC. SLAB WITH 5-8%  
AIR ENTRAINMENT ON OPT. 100mm (4") COARSE GRANULAR  
FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE  
FILL SLOPE TO FRONT AT 1% MIN.

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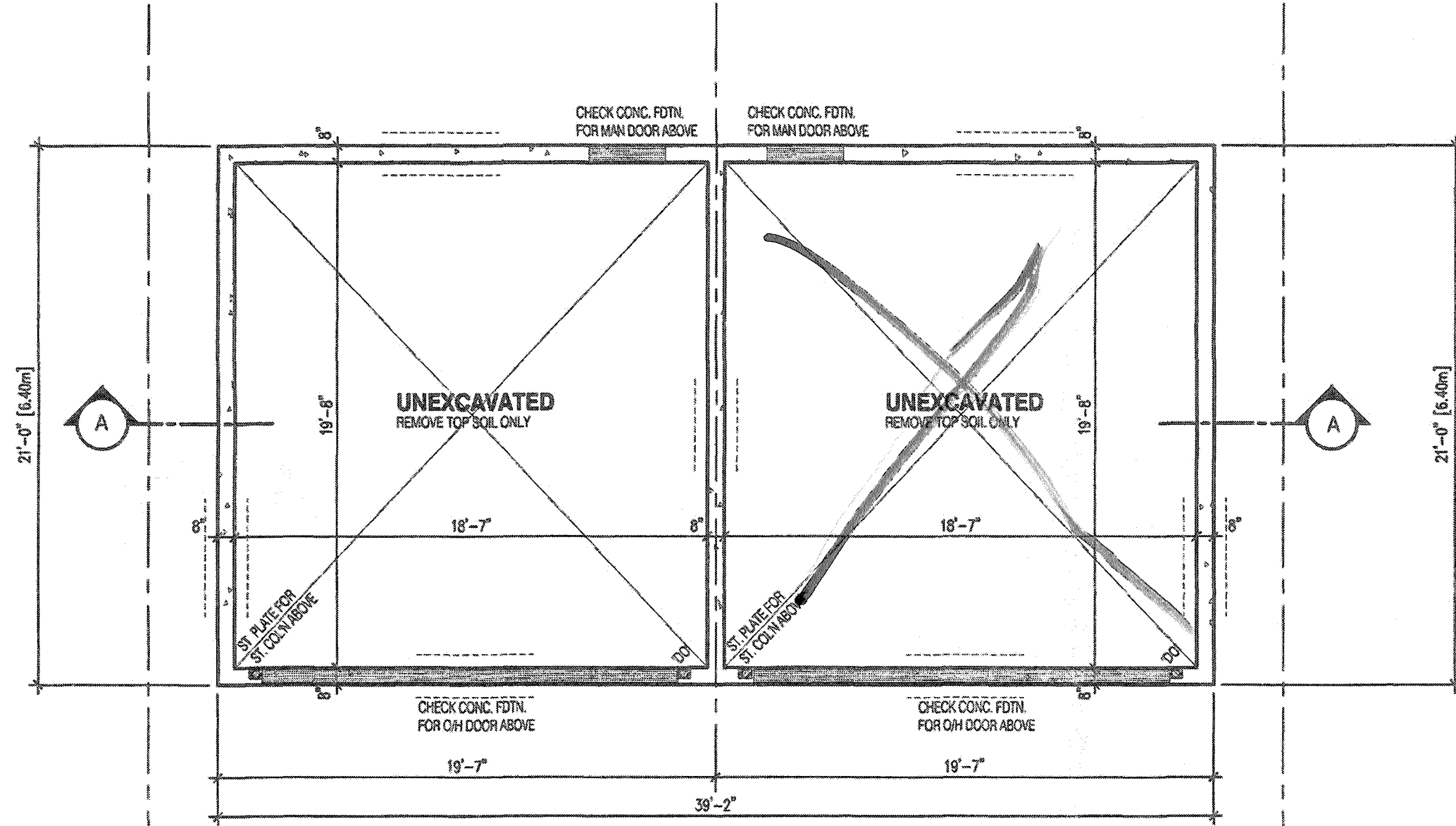
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of CALEDON.

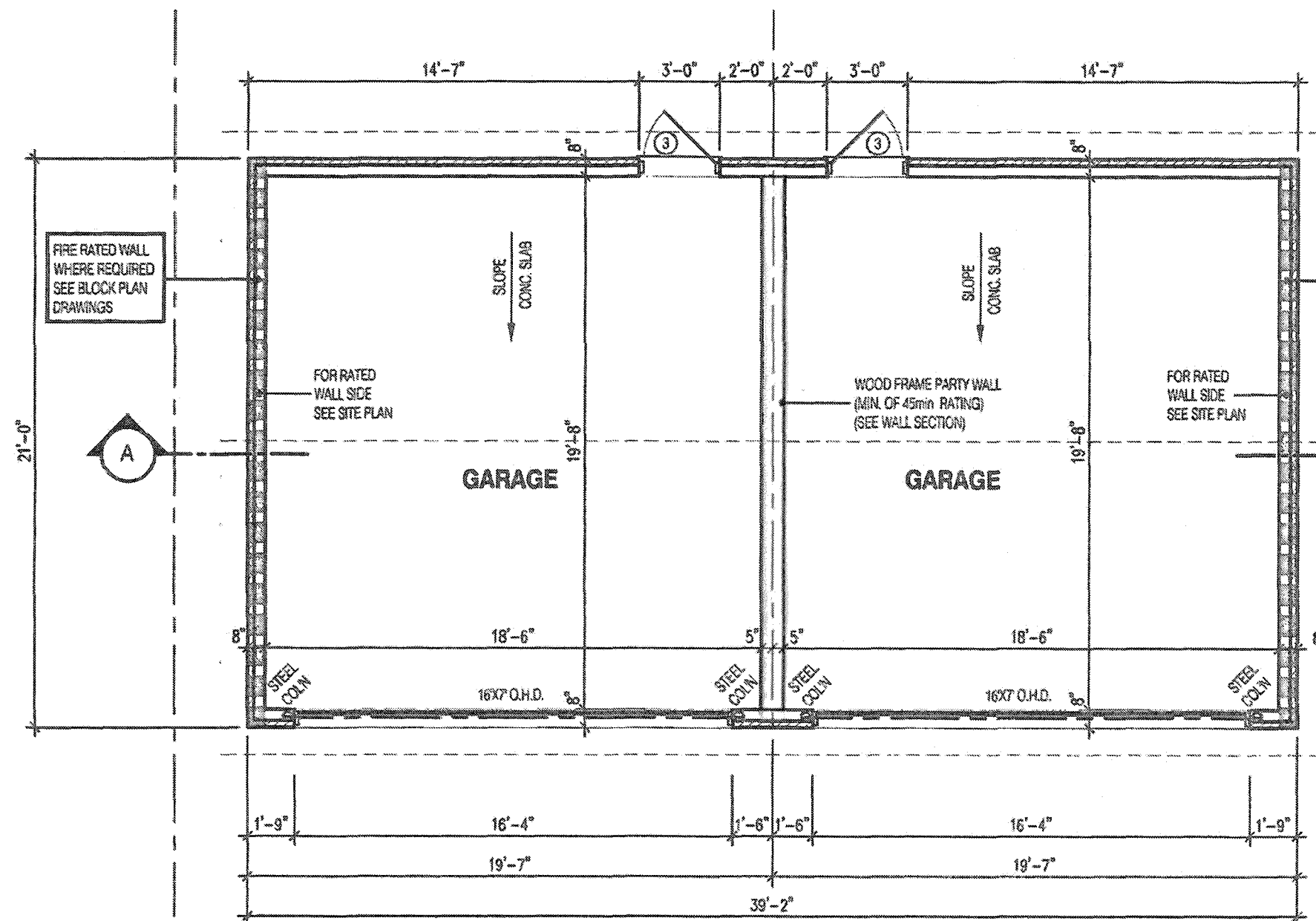
JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY: *[Signature]*  
DATE: MAY 23, 2019  
The stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

**GALE 1B  
ELEV. - 1  
TH 95-2  
TH 96-3**

**GALE 1B  
ELEV. - 1  
TH 95-1  
TH 96-2**

Block 96-3





GALE 1B  
ELEV. - 1  
TH 95-2  
TH 96-3

GALE 1B  
ELEV. - 1  
TH 95-1  
TH 96-2

O.REG. 332/12

GALE 1B  
BLOCK 95  
BLOCK 96  
ELEVATION 1

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TOWN OF CALEDON  
BUILDING SECTION  
FILE NO.

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AS CONTRACTED DIMENSIONS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.  
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| 1 | DEC. 13, 2018 | ISSUED FOR BUILDING PERMIT |

No. DATE WORK DESCRIPTION:

**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

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 12.3 of the building code.

Walter Boffa *[Signature]* 21031  
NAME SIGNATURE BCIN

REGISTRATION INFORMATION  
Required unless design is exempt under Division C, Subsection 12.4 of the building code.

Jardin design group inc. 27763  
FIRM NAME BCIN

GALE 1B  
LAMBERTS LANE - PHASE 2  
TOWN OF CALEDON

MODEL  
SCALE 3/16" = 1'-0"  
PROJ. No. 18-18 DWG No. 2

**NOTE:**  
FOR STRUCTURAL INFORMATION SEE BLOCK PLAN DRAWINGS

**NOTE:**  
ALL GARAGE SLABS, PORCH SLABS, STAIRS (EXPOSED CONC. FLAT WORK) TO BE 32 MPa WITH 5-8% AIR ENTRAINMENT

**GARAGE SLAB**  
100MM (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 100mm (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL SLOPE TO FRONT AT 1% MIN.

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JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW AND APPROVAL  
APPROVED BY *[Signature]*  
DATE MAY 29, 2019  
This stamp certifies compliance with the applicable Design Guidelines only and does not further professional responsibility.

O.REG. 332/12

**GARAGE**  
**GALE 1B**  
**BLOCK 95**  
**BLOCK 96**  
**ELEVATION 1**

**THIS STRUCTURE MUST BE  
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No. DATE. WORK DESCRIPTION

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

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a designer.

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

Walter Batten *WBE* 21031  
NAME SIGNATURE BCIN

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

jardin design group inc. 27763  
FIRM NAME BCIN

**FRONT & REAR ELEV.**

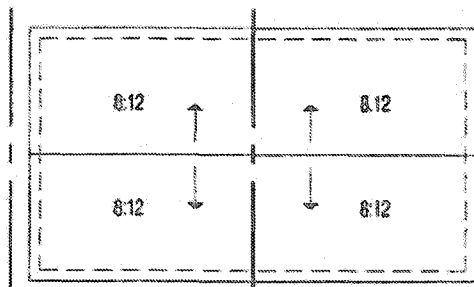
**LAMBERTS LANE - PHASE 2**  
**TOWN OF CALEDON**

MODEL  
SCALE 3/16" = 1'-0"  
PROJ. No. 18-18 DWG. No. 3

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ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY: *[Signature]*  
DATE: MAY 29, 2019  
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responsibility.



ROOF PLAN  
N.T.S.

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AUG 15 2019

TOWN OF CALEDON  
BUILDING SECTION  
FILE NO.

FEB 06 2019

TOP OF  
WOOD PLATE

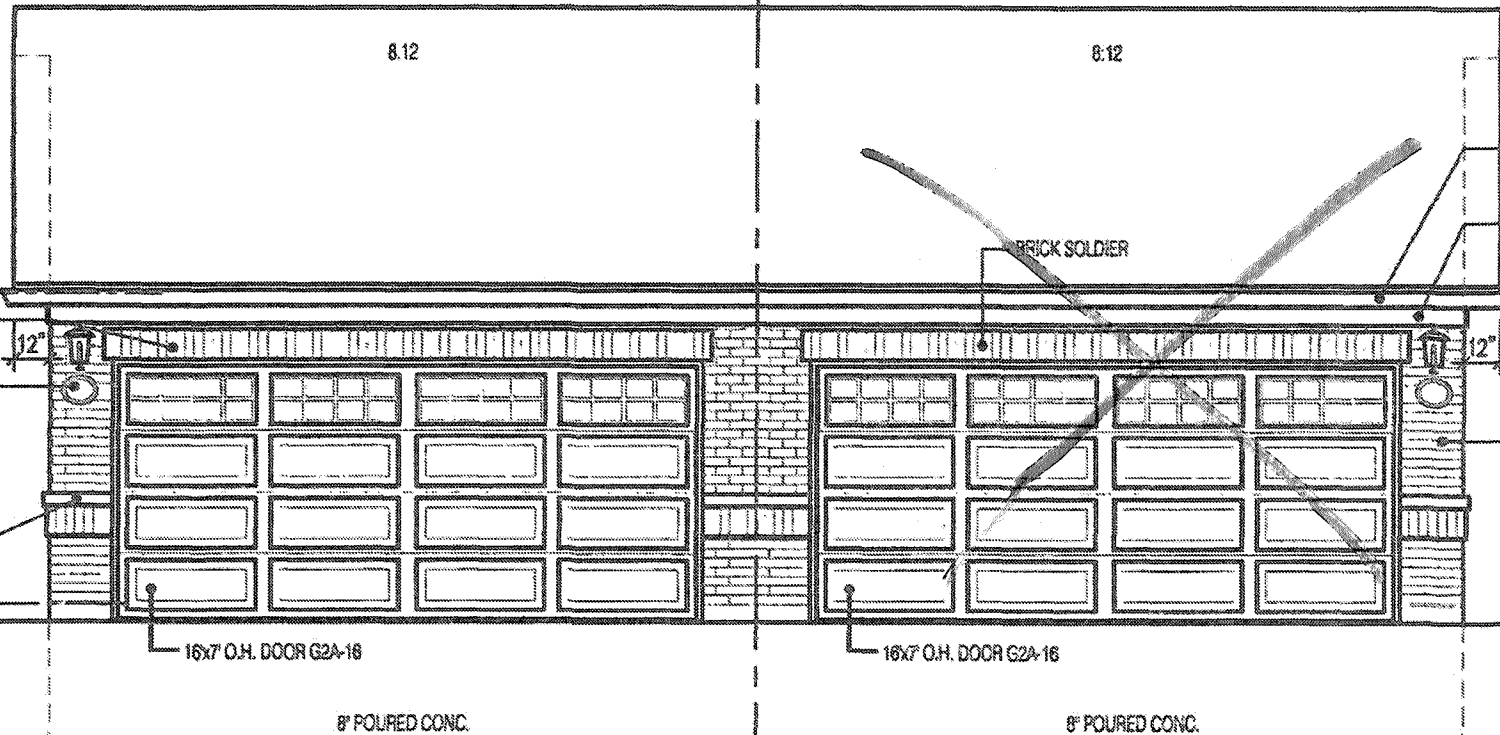
BRICK SOLDIER  
ADDRESS  
PLAQUE (TYP.)

8'-6"  
3'-0"  
CONTIN. CONC  
SILL ON  
BRICK SOLDIER

TOP OF WALL  
FIN. SLAB

4'-0"  
(MIN.)

U/S OF FOOTING



**GALE 1B FRONT EL-1**  
**TH 95-2**  
**TH 96-3**

**GALE 1B FRONT EL-1**  
**TH 95-1**  
**TH 96-2**

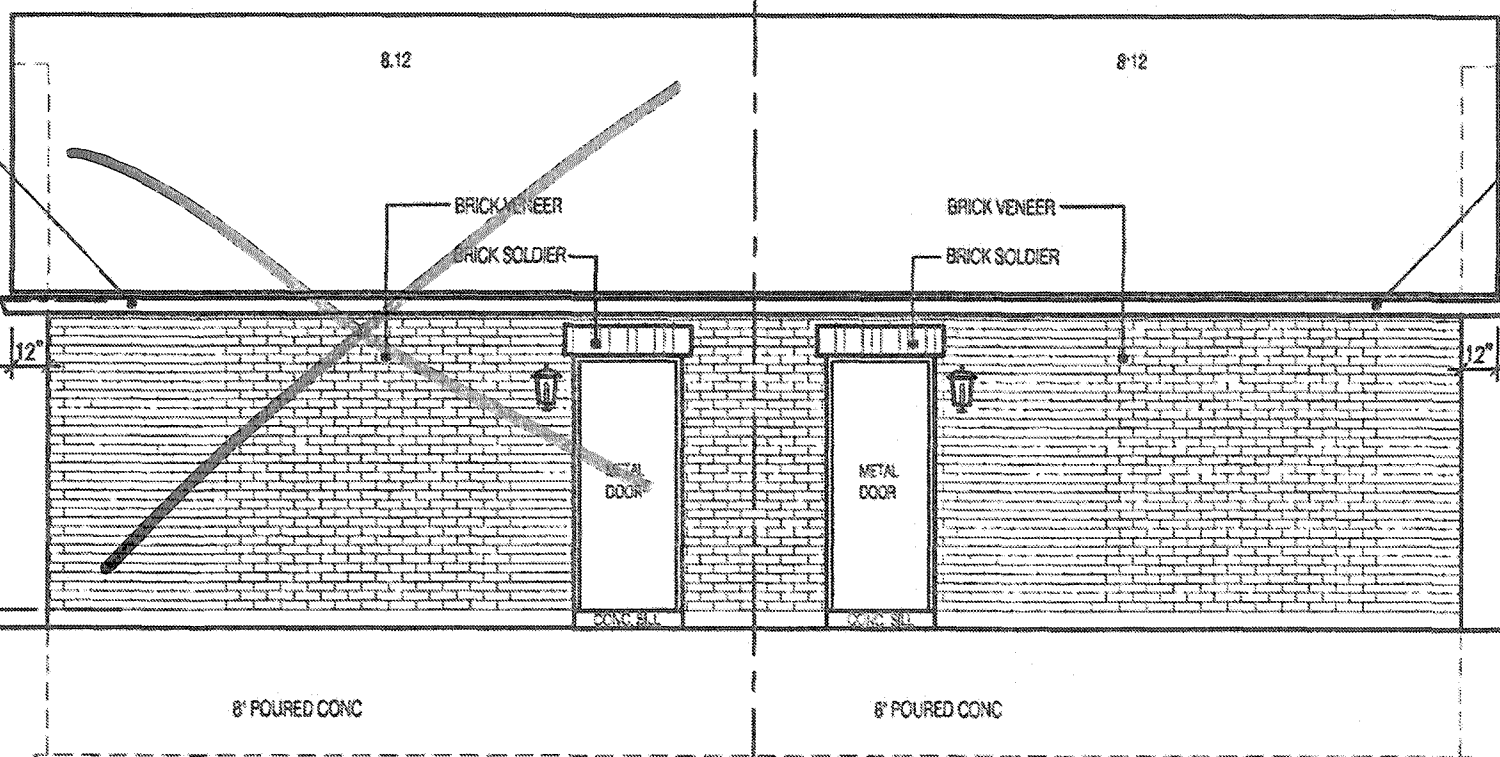
TOP OF  
WOOD PLATE

PREFIN. ALUM. R.W.L.  
FASCIA, GUTTER &  
VENTED SOFFIT

8'-6"  
TOP OF WALL  
FIN. SLAB

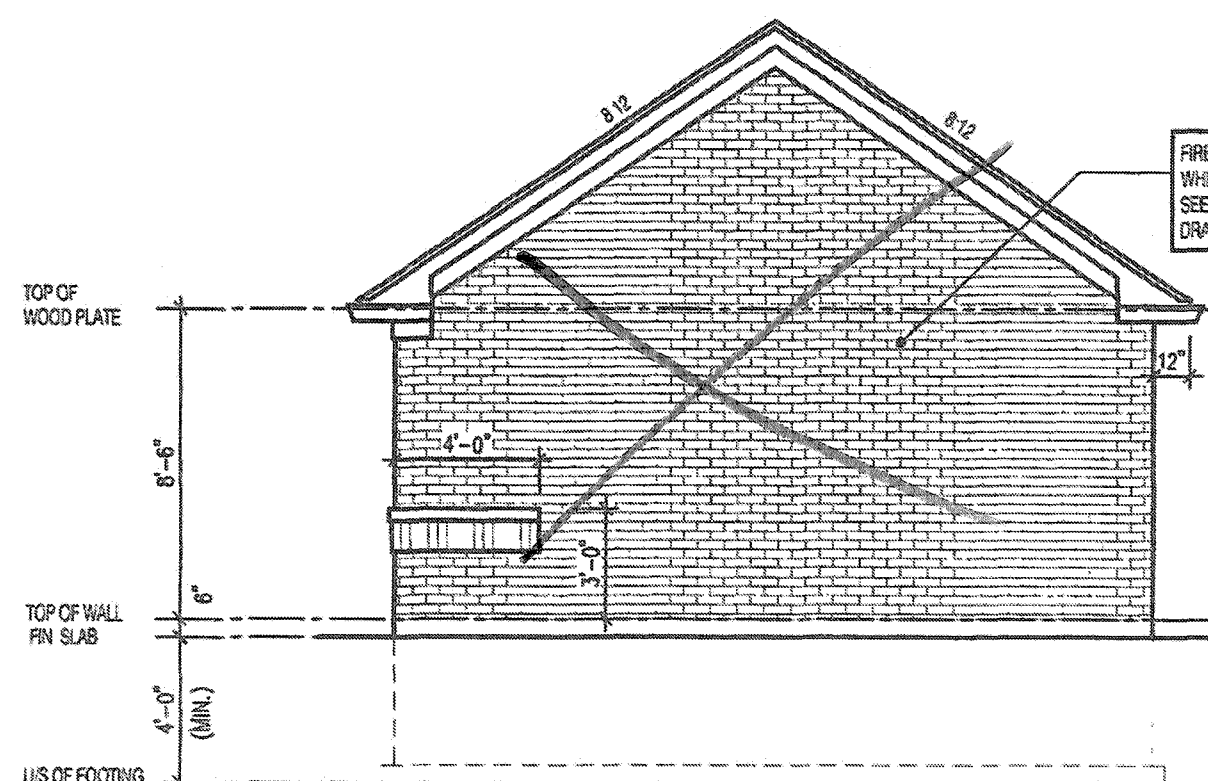
4'-0"  
(MIN.)

U/S OF FOOTING

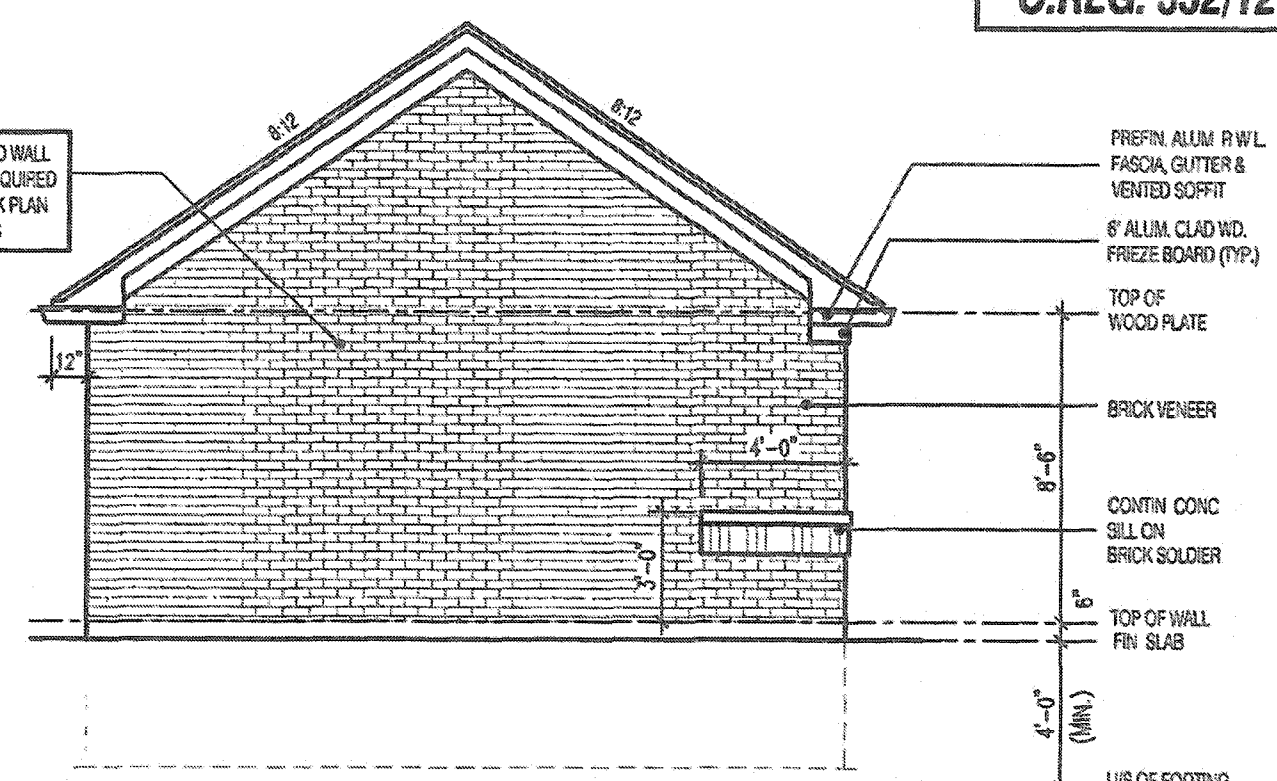


**GALE 1B REAR EL-1**  
**TH 95-1**  
**TH 96-2**

**GALE 1B REAR EL-1**  
**TH 95-2**  
**TH 96-3**



**GALE 1B SIDE EL-1**  
**TH 95-1**  
**TH 96-2**



**GALE 1B SIDE EL-1**  
**TH 95-2**  
**TH 96-3**

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**RECEIVED**  
 AUG 15 2019

TOWN OF CALEDON  
 BUILDING SECTION  
 FILE NO.

**FEB 06 2019**

**O.REG. 332/12**

**GARAGE**  
**GALE 1B**  
**BLOCK 95**  
**BLOCK 96**  
**ELEVATION 1**

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| 1   | DEC. 13, 2010 | ISSUED FOR BUILDING PERMIT |
| No. | DATE          | WORK DESCRIPTION           |

**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

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

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

**Walter Botter** 21031  
 NAME SIGNATURE BCIN

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

**jardin design group inc.** 27763  
 FIRM NAME BCIN

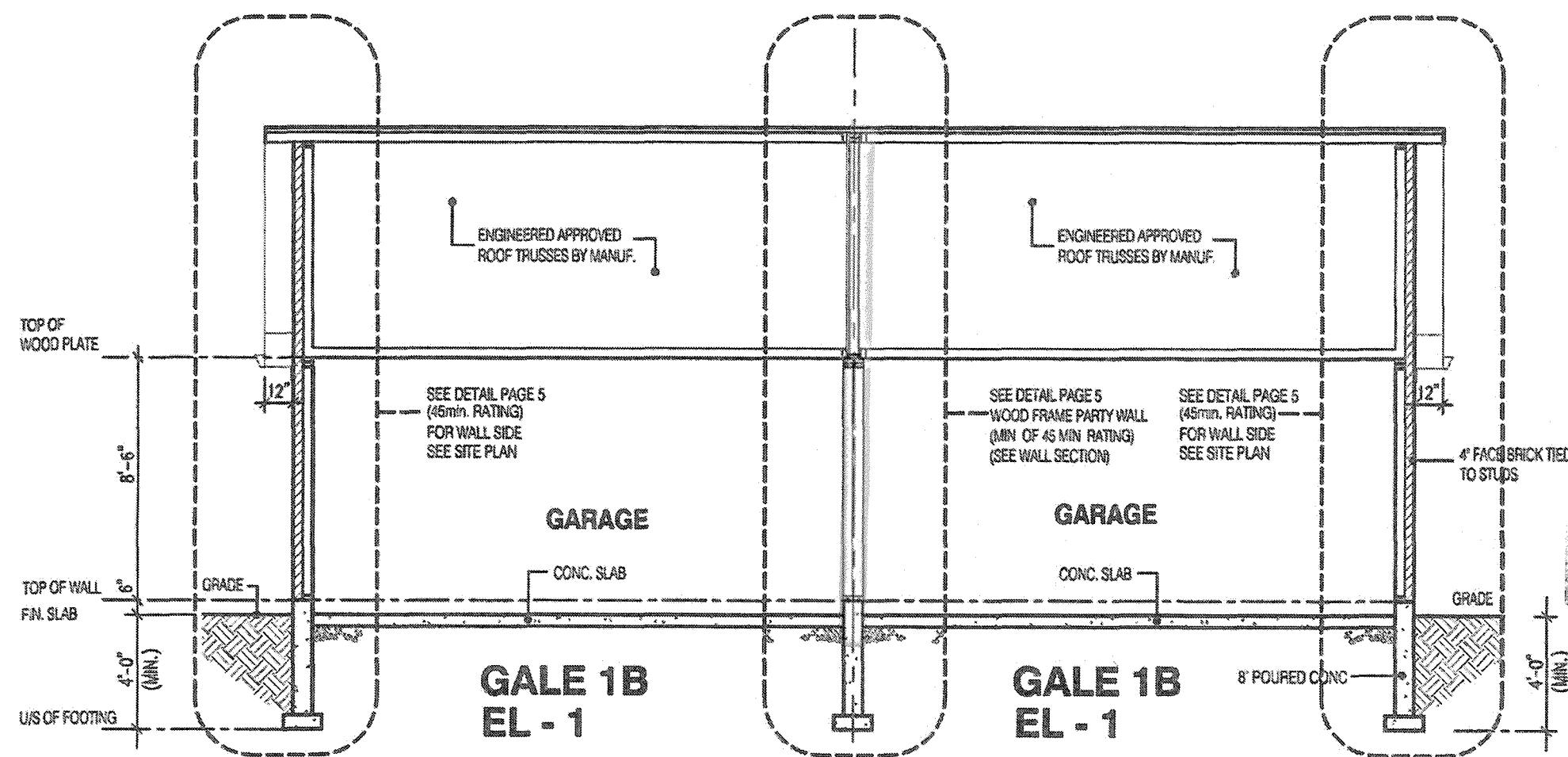
**SIDE ELEVATION**  
**LAMBERTS LANE - PHASE 2**  
**TOWN OF CALEDON**

**BILD**  
 MODEL  
 SCALE 3/16" = 1'-0"  
 PROJ. No. 18-18 DWG. No. 4

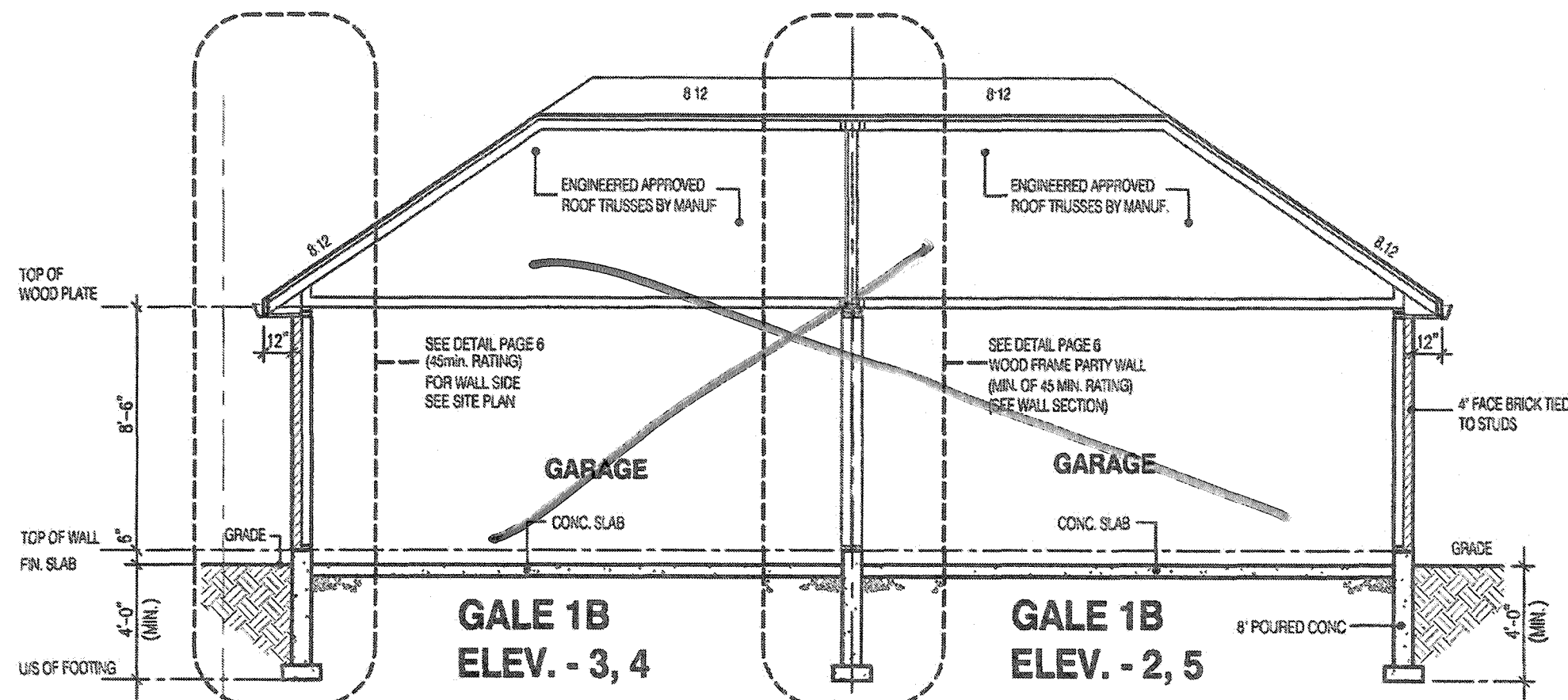
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JOHN G. WILLIAMS LTD., ARCHITECT  
 ARCHITECTURAL CONTROL REVIEW  
 AND APPROVAL  
 APPROVED BY: [Signature]  
 DATE: MAY 29, 2019  
 This stamp certifies compliance with the applicable Design Guidelines only and does not further professional responsibility.



SECTION A-A



SECTION A-A

O.REG. 332/12

THIS STRUCTURE MUST BE  
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RECEIVED  
AUG 15 2019

TOWN OF CALEDON  
BUILDING SECTION  
FILE NO.

STRUDET INC.



FOR STRUCTURE ONLY

FEB 06 2019

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**GARAGE  
GALE 1B  
BLOCK 95  
BLOCK 96  
ELEVATION 1**

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

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QUALIFICATION INFORMATION  
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Walter Boller 21037  
NAME SIGNATURE BCIN

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

Jardin design group inc. 27763  
FIRM NAME BCIN

**SECTION**  
LAMBERTS LANE - PHASE 2  
TOWN OF CALEDON

**BILD**  
MODEL  
SCALE 3/16" = 1'-0"  
PROJ. No. 18-18 DWG No. 5

# ROOF CONSTRUCTION

210 LB. (10.25kg/m<sup>2</sup>) ASPHALT SHINGLES, 3/8" (9.5 mm) PLYWOOD SHEATHING WITH "H" CLIPS, APPROVED WOOD TRUSSES @ 24" (600 mm) o.c. MAX., 2"x4" (38X89 mm) TRUSS BRACING @ 6'-0" (1830 mm) o.c. AT BOTTOM CHORD, PREFIN. ALUM. FASCIA, VENTED SOFFIT, EAVESTROUGH, & RWL.

# BRICK VENEER EXTERIOR WALL CONSTRUCTION (2"x4") (45min. RATING)

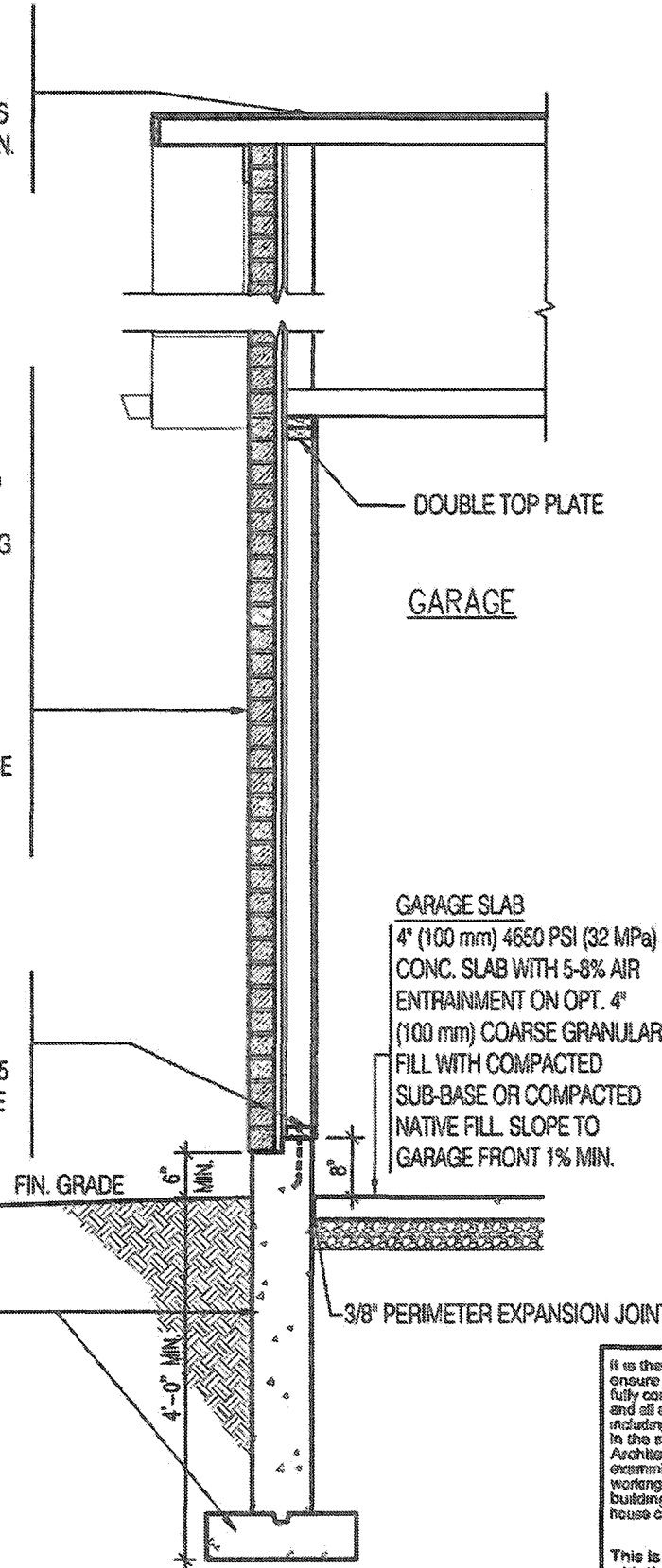
4" (90MM) FACE BRICK, 7/8"x7"x0.03" (22 X 180 X 0.76 mm) GALV. METAL TIES @ 16" (400 mm) o.c. HORIZONTAL 24" (600 mm) o.c. VERTICAL, 1" (25 mm) AIR SPACE, APPROVED SHEATHING PAPER ON 3/8" (9.5 mm) EXT. GRADE SHEATHING ON 2"x4" (38 X 89 mm) STUDS @ 16" (400 mm) o.c. (MAX. HGT. - 9'-10" (3000 mm)) WITH APPROVED DIAGONAL WALL BRACING, 1/2" (13 mm) TYPE "X" GYPSUM BOARD. ALL JOINTS TO BE TAPED AND SEALED. ALL EDGES TO BE SUPPORTED. FASTENER TYPES AND SPACING SHALL CONFORM TO CSA-A82.31-M. PROVIDE WEEP HOLES @ 32" (800 mm) o.c. BOTTOM COURSE AND OVER ALL OPENINGS. PROVIDE BASE WALL FLASHING UP MIN. 6" (150 mm) BEHIND BUILDING PAPER.

# SILL PLATE

2" X 4" (38 mm X 89 mm) SILL PLATE WITH 1/2" (13 mm) DIA. ANCHOR BOLTS 8" (200 mm) LONG, EMBEDDED MIN. 4" (100 mm) INTO CONC. @ 7'-10" (2400 mm) o.c.. CAULKING OR 1" (25 mm) MIN. MINERAL WOOL OR POLY GASKET BETWEEN PLATE AND TOP OF FNDTN. WALL. USE MORTAR TO LEVEL SILL PLATE WHEN REQUIRED.

# FOUNDATION WALL/FOOTING: OBC 9.15.3 & 9.15.4

8" (200 mm) POURED CONC. FNDTN. WALL 2200 PSI (15 MPa). FOR STRIP FOOTING SIZES, SEE CHART ON BASEMENT PLAN PAGE OF BLOCK PLAN DRAWINGS.



**EXTERIOR WALL SECTION**  
(45min. RATING)

# TYPICAL ROOF CONSTRUCTION

1/2" TYPE "X" GYPSUM BOARD TIGHTLY SEALED TO U/S OF ROOF SHEATHING  
2"x4" WOOD STUDS AT MAX. 16" O.C.  
DOUBLE TOP PLATE

# PARTY WALL CONSTRUCTION (2"x4") (45min. RATING)

OBC WALL TYPE W13f  
TWO ROWS 2"x4" (38mmX89mm) WOOD STUDS EACH SPACED 16" O.C. ON SEPERATE 2"x4" (38mmX89mm) SILL PLATES SET 1" APART.  
1/2" TYPE "X" GYPSUM BOARD ON EACH SIDE.  
ALL JOINTS TO BE TAPED AND SEALED. ALL EDGES TO BE SUPPORTED. FASTENER TYPES AND SPACING SHALL CONFORM TO CSA-A82.31-M.

# SILL PLATE

SEPERATE 2" X 4" (38 mm X 89 mm) SET APART 1" SILL PLATE WITH 1/2" (13 mm) DIA. ANCHOR BOLTS 8" (200 mm) LONG, EMBEDDED MIN. 4" (100 mm) INTO CONC. @ 7'-10" (2400 mm) o.c.. CAULKING OR 1" (25 mm) MIN. MINERAL WOOL OR POLY GASKET BETWEEN PLATE AND TOP OF FNDTN. WALL. USE MORTAR TO LEVEL SILL PLATE WHEN REQUIRED.

# GARAGE SLAB

4" (100 mm) 4650 PSI (32 MPa) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 4" (100 mm) COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO GARAGE FRONT 1% MIN.

# 3/8" PERIMETER EXPANSION JOINT

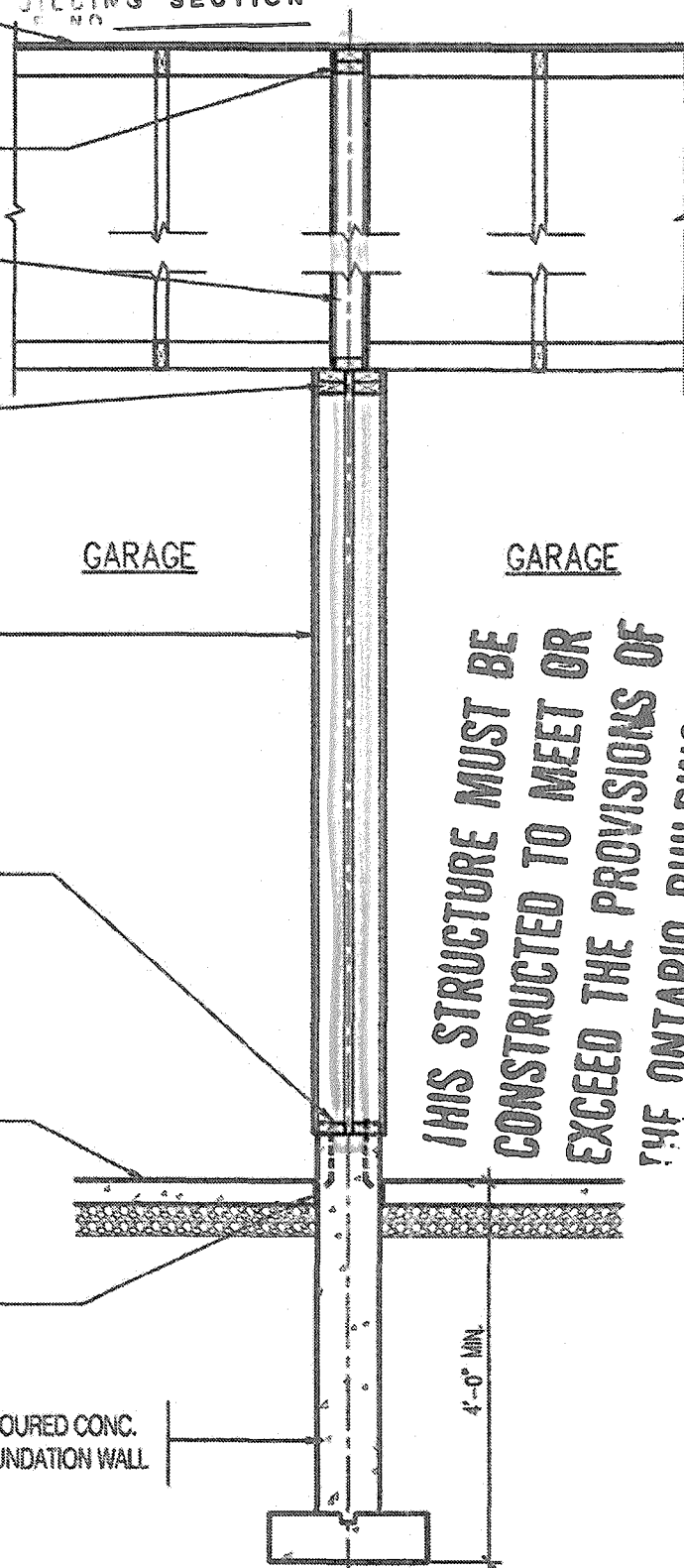
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of CALEDON.



FOR STRUCTURE ONLY

# TOWN OF CALEDON BUILDING SECTION



**PARTY WALL SECTION**

FEB 06 2019

O.REG. 332/12

# **GARAGE** **GALE 1B** **BLOCK 95** **BLOCK 96** **ELEVATION 1**

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 THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.  
THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF JARDIN DESIGN GROUP INC. THIS DRAWING IS NOT TO BE SCALED.

|     |              |                            |
|-----|--------------|----------------------------|
| 7   |              |                            |
| 6   |              |                            |
| 5   |              |                            |
| 4   |              |                            |
| 3   |              |                            |
| 2   |              |                            |
| 1   | DEC.13. 2018 | ISSUED FOR BUILDING PERMIT |
| No: | DATE:        | WORK DESCRIPTION:          |

**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

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.

QUANTIFICATION INFORMATION  
Required unless design is exempt under Division C, Subsection 3.2.4 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

# **WALL SECTION**

LAMBERTS LANE - PHASE 2  
TOWN OF CALEDON

|           |        |
|-----------|--------|
| MODEL     | —      |
| SCALE     | N.T.S. |
| PROJ. No. | 18-18  |
| DWG. No.  | 6      |

