

2012  
PACKAGE 'A1'

CONSTRUCTION NOTES

ALL CONSTRUCTION TO ADHERE TO THESE NOTES AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ANY AMENDMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS.  
2012 OBC.

CORPORATION OF THE CITY OF OSHAWA  
TRUE COPY  
OF PERMIT PLANS  
Nov 04, 2022  
CHIEF BUILDING OFFICIAL

MHP 23021

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 408 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES.

2 FRAME WALL CONSTRUCTION (2"x6")

SIDING, HARDIE BOARD, STUCCO BOARD OR EQUAL AS PER ELEVATION. 19x64 (1"x3") VERTICAL WOOD FURRING. APPROVED SHEATHING PAPER. 7/16" O.S.B. EXTERIOR SHEATHING. 38x140 (2"x6") STUDS @ 400mm (16") o.c. W/APPROVED DIAGONAL WALL BRACING. RSI 3.87 (R22) INSUL. INSULATION AND APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER. 13mm (1/2") INT. DRYWALL FINISH.

3 BRICK VENEER CONSTRUCTION (2"x6")

90mm (4") FACE BRICK 25mm (1") AIR SPACE. 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") o.c. HORIZONTAL 600mm (24") o.c. VERTICAL. APPROVED SHEATHING PAPER, 7/16" O.S.B. EXTERIOR SHEATHING. 38x140 (2"x6") STUDS @ 400mm (16") o.c. W/APPROVED DIAGONAL WALL BRACING. RSI 3.87 (R22) INSUL. APPROVED VAPOUR BARRIER AND APPROVED 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 CONFIRMING TO OBC9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 6mm (1/4") DRAINAGE CAVITY BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED AS PER MANUFACTURERS SPECIFICATION ON 25mm (1") MINIMUM EXTRUDED OR EXPANDED RIGID INSULATION. APPROVED SHEATHING PAPER, 7/16" O.S.B. EXTERIOR SHEATHING. 38x140 (2"x6") STUDS @ 400mm (16") o.c. W/APPROVED DIAGONAL WALL BRACING. RSI 3.87 (R22) INSUL. APPROVED VAPOUR BARRIER AND APPROVED 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.

NON-LOADBEARING WALLS PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED BY JOIST BENEATH OR ON BLOCKING BETWEEN THE JOISTS, AS PER 9.23.9.8

5 FOUNDATION WALL/FOOTINGS:

(\*SEE OBC 9.15.3 & 9.15.4.)

MIN. 200mm (8") POURED CONC. FDTN. WALL 15MPa (2200psi) WITH BITUMENOUS DAMPROOFING AND DRAINAGE LAYER. MIN. 480x155 (19"x6") CONTIN. KEYED CONC. FTG. BRACE FOUNDATION WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL WITH MINIMUM BEARING CAPACITY OF 120kPa (17.4 psi) OR GREATER.

WEEDING

100mm (4") CRUSHED TILE 150mm (6") CRUSHED STONE OVER AND AROUND WEEDING TILES.

7 BASEMENT SLAB

(\*SEE OBC 9.16.)

80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 15MPa (2200psi) CONC. WITH DAMPROOFING BELOW SLAB.

8 WOOD SUBFLOORS

(\*SEE OBC 9.23.14 & 9.30.2.)

19mm (3/4") T&G SUBFLOOR UNDER GROUND FLOOR FINISH FLOOR. 16mm (5/8") T&G SUBFLOOR UNDER SECOND FLOOR FINISH FLOOR. 16mm (5/8") PANEL-TYPE UNDERLAY FOR CERAMIC TILE APPLICATION. 6mm (1/4") PANEL-TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING.

9 ROOF INSULATION

(\*SEE SB12 - 2.1.1.2.A & 2.1.1.7)

RSI 10.57 (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 = 255 (10")  
MAX. RUN = 355 (1'-2")  
MAX. NOSING = 25 (1")  
MIN. HEADROOM = 1950 (6'-5")  
RAIL @ LANDING = 900 (2'-11")  
RAIL @ STAIR = 865 (2'-10")  
MIN. STAIR WIDTH = 860 (2'-10")  
TO 965 (3'-2")  
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 & 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) BLANKET INSULATION, APPROVED VAPOUR BARRIER.

14 BASEMENT BEARING STUD PARTITION

(\*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.

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 & CEILING

(\*SEE OBC 9.10.9.16.)

13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. RSI 3.87 (R22) IN WALLS, RSI 5.46 (R31) IN CEILING. TAPE AND SEAL ALL JOINTS GAS TIGHT.

20 GARAGE DOOR GASPROOFING

(\*SEE OBC 9.10.13.16.)

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 5.46 (R31) 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") x200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.

28 CLASS "B" VENT

U.L.C. RATED CLASS "B" VENT 610mm (2'-0") ABOVE THE POINT IN CONTACT WITH THE ROOF FOR SLOPES UP TO 9/12, REFER TO THE ONTARIO GAS UTILIZATION CODE.

29 WOOD BASEMENT POST

(\*OBC 9.17.4.)

3-38x140 (3-2"x6") BUILT-UP POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 (1/2") DIA. BOLT ON 406x406x203 (16"x16"x8") CONC. FOOTING.

30 STEP FOOTINGS

(\*OBC 9.15.3.9.)

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. HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE. ALL AIR INTAKES SHALL BE LOCATED SO THAT THEY ARE SEPARATED FROM KITCHEN EXHAUST BY 3.0m IN COMPLIANCE WITH O.B.C. DIV.-B TABLE 6.2.3.12..

33 DIRECT VENT GAS FIREPLACE

DIRECT VENT GAS FIREPLACE. VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE

34 JOIST STRAPPING & BRIDGING

(\*SEE OBC 23.9.4.)

ALL FLOOR JOISTS TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @2100mm (6'-11") o.c. MAX. 19x64 (1"x3") @2100mm (6'-11") o.c. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.

35 EXPOSED BUILDING FACE

(\*SEE OBC 9.10.15.)

EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45min. WHERE LIMITING DISTANCE IS LESS THAN 1.2M (3'-11") WHERE THE LIMITING DISTANCE IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTABLE MATERIAL

36 GOLF 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. DOWELS. SLOPE SLAB MIN. 1.0% FROM DOOR. SLAB TO HAVE A MIN. 75mm (3") BEARING ON FDTN. WALLS. PROVIDE (WL1) LINTELS 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 660mm (26") FOR 8" FDTN. WALL. 10" FDTN. WALL WHEN REDUCTION IN THICKNESS IS GREATER THAN 26". 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 5490mm (18'-0") HEIGHT, PROVIDE 2-38x140 (2-2"x6") CONTINUOUS STUDS @300mm (12") o.c. FOR BRICK AND 400mm (16") o.c. FOR SIDING. PROVIDE SOLID WOOD BLOCKING BETWEEN STUDS @1220mm (4'-0") o.c. VERT. 7/16" EXT. PLYWOOD.

40 EXPOSED FLOOR TO EXTERIOR

(\*SB12 - 2.1.1.2.A)

PROVIDE RSI 6.46 (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)

PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL AND ALSO 1 IN EACH BEDROOM NEAR HALL DOOR. ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF ONE SOUNDS. BATTERY BACK-UP REQUIRED. SMOKE ALARMS TO INCORPORATE VISUAL SIGNALLING COMPONENT. (9.10.19.3.(3) ).

44 CARBON MONOXIDE ALARM

(\*OBC 9.33.4.)

WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A DWELLING UNIT, A CARBON MONOXIDE DETECTOR CONFORMING TO CAN/CGA-6.19, CSA 6.19 OR UL2034 SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE DETECTOR(S) SHALL BE PERMANENTLY WIRED SO THAT IT IS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE DETECTORS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED

45 SOIL GAS CONTROL

(\*OBC 9.13.4.)

PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING AS REQUIRED.

STRUDET INC.



FOR STRUCTURE ONLY

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, ALL WORK MUST BE VERIFIED PRIOR TO PICKING UP HOODINGS.

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 REPRODUCED.

7		
6		
5		
4		
3	AUG. 31, 2022	ADDED TO JOB, ISSUED FOR PERMIT
2	MAR. 14, 2022	O.B.C. UPDATE FOR STA 15 (JAN. 1/2022)
1	AUG. 17, 2018	PREPARED TO PACKAGE 'A1' ISSUED TO CLIENT

No: DATE: WORK DESCRIPTION:

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

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

Walter Botter 21031  
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

GENERAL NOTES

ZADORRA ESTATES CORP.  
CITY OF OSHAWA

MODEL NAME T	----
SCALE: N.T.S.	
PROJ. No. 21-35	DWG. No. 1

DRAWN BY: DRAWING NAME: GENERAL NOTES



WINDOWS -  
CANADA ZONE C

CORPORATION OF THE CITY OF OSHAWA  
TRUE COPY  
OF PERMIT PLANS  
Nov 04 2023  
CHIEF BUILDING OFFICIAL

MHP 23021

STABILIZED NARROW (20'-25')  
& TALL (2-85') HOUSES

(1) MINIMUM BEDROOM WINDOW (MBC 9.8.8.1(6))

AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m<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 0.28

(2) WINDOW GUARDS (MBC 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) OUTDOOR AIR INTAKE

ALL OUTDOOR AIR INTAKES SHALL BE LOCATED SO THAT THEY ARE SEPARATED FROM SOURCES OF CONTAMINATION (EXHAUST VENTS) IN COMPLIANCE WITH O.B.C. DIV.-B 6.2.3.12. AND TABLE 6.2.3.12.

(3) REINFORCEMENT FOR GRAB BARS (MBC 9.5.2.3.)

REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO O.B.C. 9.5.2.3, 3.8.3.8.(3)(a), 3.8.3.8.(3)(c), 3.8.3.13.(2)(g) & 3.8.3.13.(4)(a), SEE DETAIL ON PAGE 11.

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.

ALL BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

LVL BEAMS SHALL BE 2.0E (Fb=2800psi MIN.). NAIL EACH PLY OF LVL WITH 89mm (3-1/2") LONG COMMON WIRE NAILS @300mm (12") o.c. STAGGERED IN 2 ROWS FOR 184, 240, & 300mm (7-1/4", 9-1/2", 11-7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 1/2" (13mm) DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") o.c.

5.) PROVIDE TOP MOUNT BEAM HANGERS FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS NOTED OTHERWISE.

6.) PROVIDE METAL JOIST HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.

7.) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE. IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2mil. POLYETHYLENE FILM, No.50 (45lbs) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

STEEL:

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

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

REVISION:

● ONT. REG. 332/12-2012 OBC AMENDMENT O. REG. 88/19 JAN. 01, 2020

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

- 1.) REDUCE THE FOUNDATION WALL SILL PLATE ANCHOR BOLT SPACING FROM 2400mm o.c. (7'-10") TO 1220mm o.c. (4'-0") FOR STANDARD CONDITIONS.
- 2.) USE 9.5mm (3/8") THICK PLYWOOD OR WAFERBOARD FOR THE EXTERIOR WALL SHEATHING.
- 3.) TO STIFFEN THE STRUCTURE IN TRANSVERSE DIRECTION USE 9.5mm (3/8") THICK PLYWOOD NAILED TO THE INTERIOR PARTITIONS ON EACH FLOOR FOR A MINIMUM 2 INTERIOR PARTITION WALLS ON BOTH SIDES AND PERPENDICULAR TO THE LONG WALLS.

BRICK VENEER LINTELS

WL1 = 3-1/2"x3-1/2"x1/4"L (90x90x6.0L) + 2-2"x8" SPR. No.2  
WL2 = 4"x3-1/2"x5/16"L (100x90x8.0L) + 2-2"x8" SPR. No.2  
WL3 = 5"x3-1/2"x5/16"L (125x90x8.0L) + 2-2"x10" SPR. No.2  
WL4 = 6"x3-1/2"x3/8"L (150x90x10.0L) + 2-2"x12" SPR. No.2  
WL5 = 6"x4"x3/8"L (150x100x10.0L) + 2-2"x12" SPR. No.2  
WL6 = 5"x3-1/2"x5/16"L (125x90x8.0L) + 2-2"x12" SPR. No.2  
WL7 = 5"x3-1/2"x5/16"L (125x90x8.0L) + 3-2"x10" SPR. No.2  
WL8 = 5"x3-1/2"x5/16"L (125x90x8.0L) + 3-2"x12" SPR. No.2  
WL9 = 6"x4"x3/8"L (150x100x10.0L) + 3-2"x12" SPR. No.2

WOOD LINTELS AND BEAMS

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

LOOSE STEEL LINTELS

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

LAMINATED VENEER LUMBER (LVL) BEAMS

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

LEGEND

DJ DOUBLE JOIST  
TJ TRIPLE JOIST  
GT GIRDER TRUSS  
PL POINT LOAD  
S SOLID WOOD BEARING.  
SB SOLID BEARING TO BE WIDE AT LEAST AS SUPPORTED MEMBER. MIN. 3 PIECES.

LD LOAD-BEARING WALL  
TW TWO-STORY WALL SEE NOTE  
RP RAISED WOOD PLATE

FA FLAT ARCH  
FD FLOOR DRAIN  
SA SMOKE ALARM. SEE NOTE  
SA SMOKE ALARM & CARBON MONOXIDE ALARM. SEE NOTE  
CMA

EXTERIOR LIGHTING OUTLET WITH A FIXTURE CONTROLLED BY A WALL SWITCH LOCATED WITHIN THE BUILDING SHALL BE PROVIDED AT EVERY ENTRANCE TO THE BUILDING OF RESIDENTIAL OCCUPANCY AS PER 9.34.2.1.(1)

Door Schedule

NO.	WIDTH	HEIGHT 8 TO 9' CEILINGS	HEIGHT 10 OR MORE CEILINGS	TYPE
1	2'-10"	6'-8" (865x2033)	8'-0" (865x2439)	INSULATED ENTRANCE DOOR
1a	2'-8"	6'-8" (815x2033)	8'-0" (815x2439)	INSULATED FRONT DOORS
2	2'-8"	6'-8" (815x2033)	8'-0" (815x2439)	WOOD & GLASS DOOR
3	2'-8"	6'-8" x 1-3/4" (815x2033x45)	8'-0" x 1-3/4" (815x2439x45)	EXTERIOR SLAB DOOR
4	2'-8"	6'-8" x 1-3/8" (815x2033x35)	8'-0" x 1-3/8" (815x2439x35)	INTERIOR SLAB DOOR
5	2'-8"	6'-8" x 1-3/8" (760x2033x35)	8'-0" x 1-3/8" (760x2439x35)	INTERIOR SLAB DOOR
6	2'-8"	6'-8" x 1-3/8" (660x2033x35)	8'-0" x 1-3/8" (660x2439x35)	INTERIOR SLAB DOOR
7	1'-8"	6'-8" x 1-3/8" (460x2033x35)	8'-0" x 1-3/8" (460x2439x35)	INTERIOR SLAB DOOR
8	3'-0"	6'-8" x 1-3/8" (915x2033x35)	8'-0" x 1-3/8" (915x2439x35)	INTERIOR SLAB DOOR

STRUDET INC.



FOR STRUCTURE ONLY

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 INVERTS 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 REPRODUCED.	3		
	2	AUG. 31, 2022	ADDED TO JOB, ISSUED FOR PERMIT
	1	AUG. 17, 2018	PREPARED TO PACKAGE 'A1' ISSUED TO CLIENT
No:	DATE:	WORK DESCRIPTION:	

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

GENERAL NOTES

ZADORRA ESTATES CORP.  
CITY OF OSHAWA



MODEL NAME  
T  
SCALE: N.T.S.  
PROJ. No. 21-35  
DWG. No. 1A



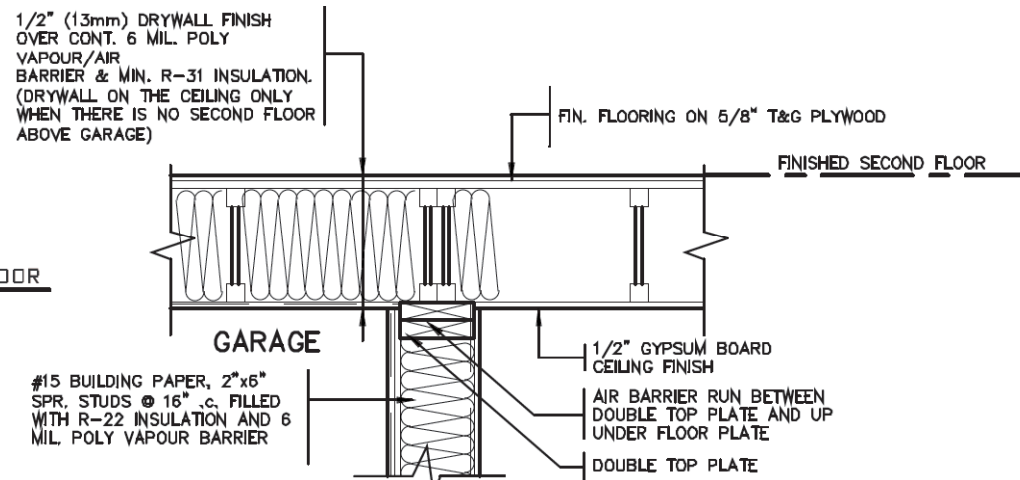


Diagram illustrating the construction details of a foundation wall, showing the relationship between the wall, footing, and various components.

Labels and Dimensions:

- EVERY OTHER BRICK IS CUT IN CONCRETE MIN. 4" INTO WALL FLASHING
- WEEP HOLES
- 26" MAX. FOR 8" CONCRETE WALL
- FIN. GRADE
- SLOPE
- REDUCED CONC. MIN. 90mm THICK
- SOLID MORTAR FILL
- DOVE TAIL TIES @ 8" o.c. VERT. & 36" o.c. HORIZ.
- 2"x4" WOOD PLATE ANCHORED TO FOUNDATION WALLS WITH 1/2" DIA. BOLTS AT 7'-10" o.c. MIN. 4" INTO FOUNDATION WALL
- PROTECTION REQ'D FOR FRAMING MEMBERS
- 7'-1/2" MAX.
- WEEP HOLES
- CAULKING
- 5" POLYURETHANE INSULATION
- DRY LAY BRICK

Foundation Wall Details:

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

### DETAIL FOR COLD CELLAR PORCH SLAB

**2012 CODE**

<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</p> <p>Required unless design is exempt under Division C, Subsection 3.2.5 of the building code</p>		
<p><i>Walter Botter</i></p> <p>NAME</p>	<p><i>Walter Botter</i></p> <p>SIGNATURE</p>	<p>2103</p> <p>BCIN</p>
<p>REGISTRATION INFORMATION</p> <p>Required unless design is exempt under Division C, Subsection 3.2.4 of the building code</p>		
<p><i>jardin design group inc.</i></p> <p>FIRM NAME</p>	<p>2776</p> <p>BCIN</p>	



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.

BAFFLES AS REQUIRED FOR ROOF VENTILATION

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

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)

CONCRETE SILL

CONTINUOUS HEADER JOIST W/ R-22 INSULATION W/ 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

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

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

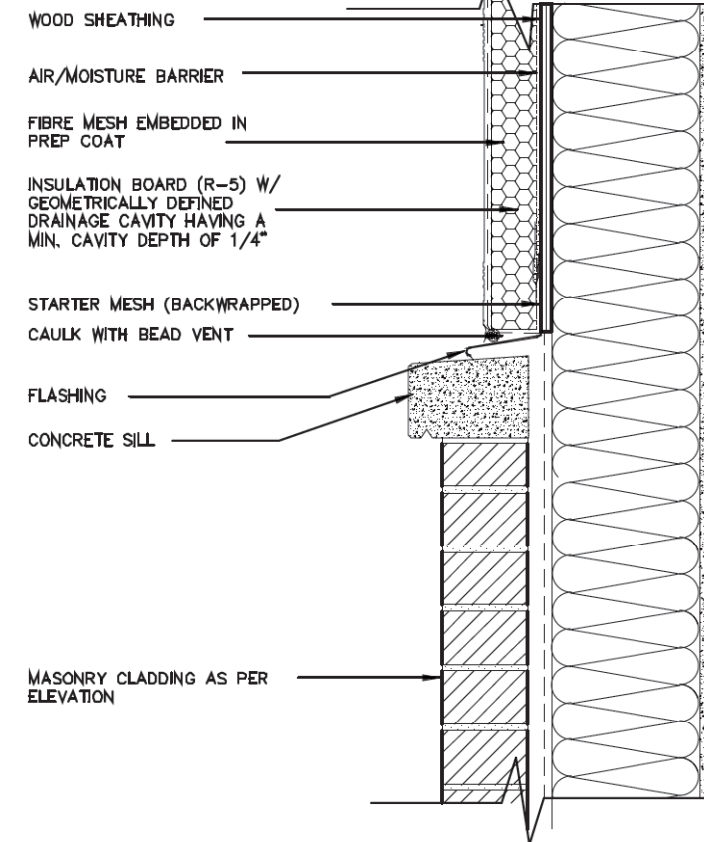
R-20 BLANKET INSULATION DOWN WITHIN 2" MIN. AND 8" MAX. ABOVE FINISH SLAB WITH MOISTURE & VAPOUR BARRIER SEALED AT TOP & BOTTOM

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

CONTINUOUS WATERSTOP (BITUMEN CAULKING)

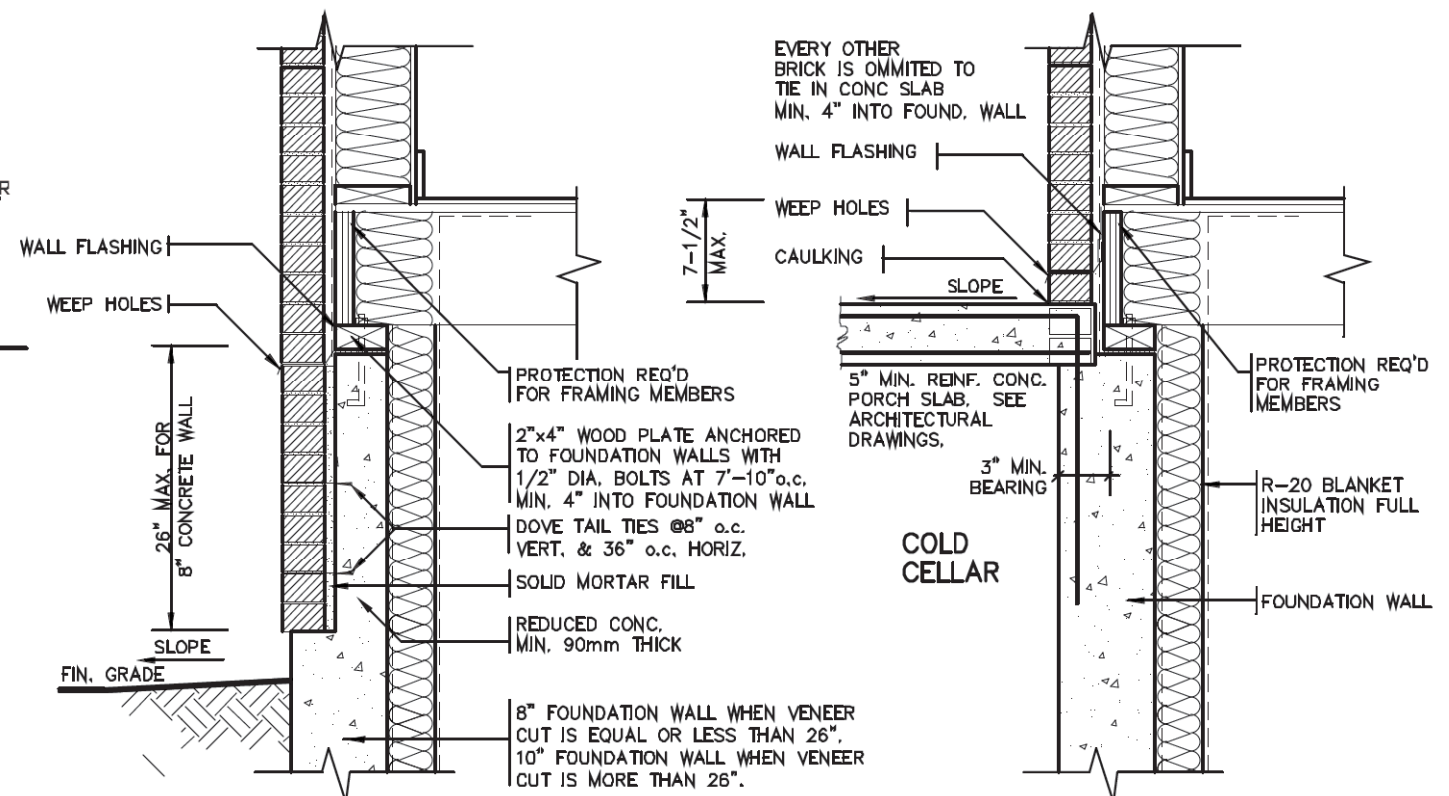
3" CONCRETE SLAB 25 MPa ON 4" MIN. COMPACT GRAVEL

## 2 STOREY WALL SECTION



### A. TERMINATION AT MASONRY CLADDING WITH SEALANT

1 1/2" = 1'0"



### DETAIL FOR CONCRETE VENEER DROPPED GRADE

### DETAIL FOR COLD CELLAR PORCH SLAB

## 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 INVERTS 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 REPRODUCED.

7		
6		
5		
4		
3		
2	AUG. 31, 2022	ADDED TO JOB, ISSUED FOR PERMIT
1	AUG. 17, 2018	PREPARED TO PACKAGE 'A1' ISSUED TO CLIENT
No.	DATE:	WORK DESCRIPTION:

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

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

Walter Botter *Walter Botter* 21031  
NAME SIGNATURE BCIN

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

jardin design group inc. 27763  
FIRM NAME BCIN

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

2 STOREY WALL SECTION 2"x6" STUCCO WALL	
ZADORRA ESTATES CORP. CITY OF OSHAWA	
MODEL NAME T	---
SCALE: AS NOTED	
PROJ. No. 21-35	DWG. No. 3



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

CORPORATION OF THE CITY OF OSHAWA  
TRUE COPY  
OF PERMIT PLANS  
Nov 04 2023

MHP 23021

PROVIDE BEARING FOR GIRDER TRUSSES AS PER TRUSS DRAWING SPECIFICATION

PRE-ENGINEERED ROOF TRUSSES AS PER TRUSS MANUFACTURERS DRAWINGS

TOP OF PLATE

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

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

5/8" TYPE "X" GYPSUM WALL BOARD

FIN. SECOND FLOOR

ABSORPTIVE MATERIAL

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

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

5/8" TYPE "X" GYPSUM WALL BOARD

FIN. FIRST FLOOR

JOISTS FRAMING INTO PARTY WALL

SOLID BLOCKING BETWEEN JOISTS  
CONTINUOUS RIM BOARD

1/2" DIA. ANCHOR BOLTS EMBEDDED IN POURED CONC. WALL

8" POURED CONC. WALL

CONTINUOUS BOND BREAKING MATERIAL

3" CONC. SLAB ON 5" COMPACTED GRAVEL

FIN. BASEMENT SLAB

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

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

**SOUND ABSORPTIVE MATERIAL REQUIREMENTS**  
SOUND ABSORPTIVE MATERIAL INCLUDES FIBRE PROCESSED FROM ROCK, SLAG, GLASS OR CELLULOSE FIBRE. IT MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS FOR THE WALL TO PROVIDE THE LISTED STC VALUE.

**SOUND TRANSMISSION RATING**  
MINIMUM REQUIRED S.T.C. RATING OF 50 (O.B.C. DIV. B 9.11.2.1(1))

**WALL TYPE**  
SEE SUPPLEMENTARY STANDARDS SB3 TABLE 1, W13A BEARING WALL WITH 2 ROWS OF 2X4 SPR. @ 16" O.C. ON SEPARATE 2X4 PLATES SET 1" APART WITH 4" ABSORPTIVE MATERIAL AND 1 LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD ON EACH SIDE (SEE NOTES 5 TO TABLE 1)

**FIRE RESISTANCE RATING**  
FIRE RESISTANCE RATING REQUIRED IS 1 HR. MIN. (AS PER SENTENCE DIV. B 9.10.11.2.1 [1] O.B.C.)

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

1" AIR SPACE

3/4" SUBFLOOR

ENGINEERED FLOOR JOISTS W/HEADER

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

2"x4" SILL PLATE (MAX. 2 725 P/F)

8" POURED CONC. FOUNDATION WALL

FIN. SLAB

FLOOR JOISTS PARALLEL

3.6" DIA. STEEL COLUMN  
2"x4" SPR. STUDS @ 16" O.C. STAGGERED

CENTRE LINE OF PARTY WALL

1/2" DRYWALL @ STUD CONCEALING STL. COL.  
1 LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD

PLAN OF PARTY WALL IN GARAGE

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

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

5/8" TYPE 'X' GYPSUM WALL BOARD

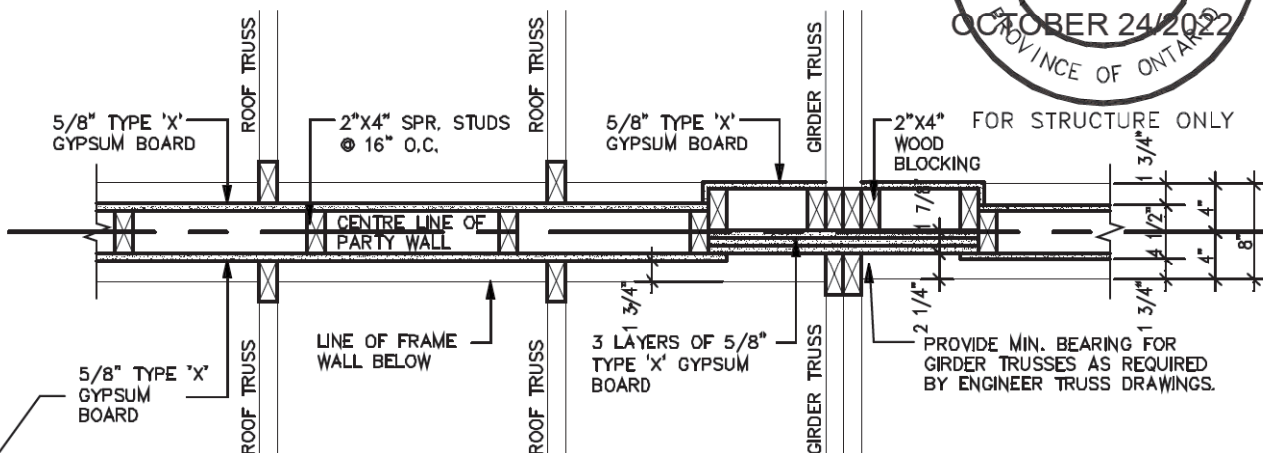
TOP OF PLATE

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

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

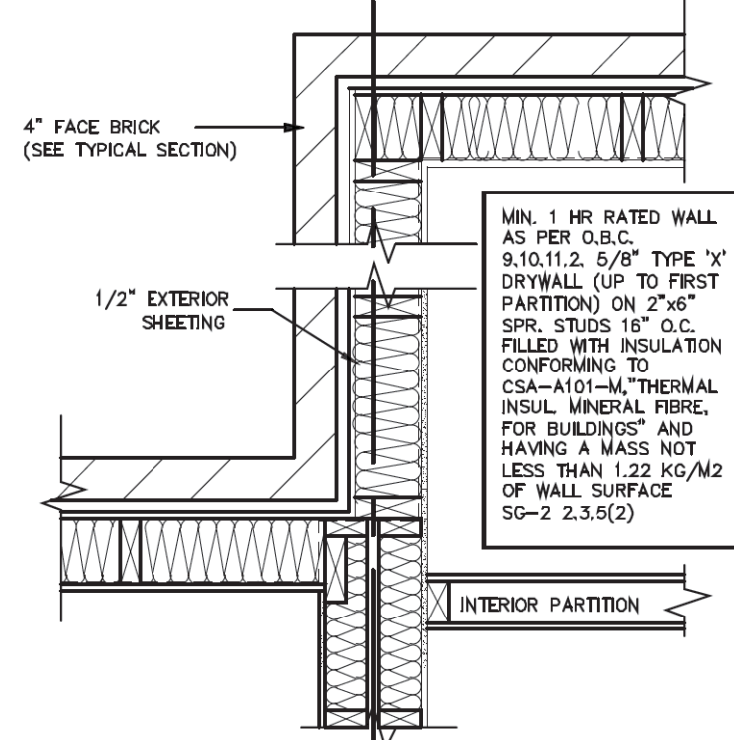
SECTION @ FIRE SEPARATION IN ROOF SPACE

TRUSSES PARALLEL TO PARTY WALL



PLAN OF FIRE SEPARATION IN ROOF SPACE

TRUSSES PERPENDICULAR TO PARTY WALL



PARTY WALL PLAN SECTION

2012 CODE

WOOD FRAME PARTY WALL

TRUSSES PERPENDICULAR TO PARTY WALL

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 INVERTS 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 REPRODUCED.

7		
6		
5		
4		
3		
2	AUG. 31, 2022	ADDED TO JOB, ISSUED FOR PERMIT
1	AUG. 17, 2018	PREPARED TO PACKAGE 'A1' ISSUED TO CLIENT
No.	DATE:	WORK DESCRIPTION:

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

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

Walter Botter 21031  
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

WOOD PARTY WALL

ZADORRA ESTATES CORP.  
CITY OF OSHAWA

MODEL NAME	T
SCALE:	3/4"=1'-0"
PROJ. No.	21-35
DWG. No.	4

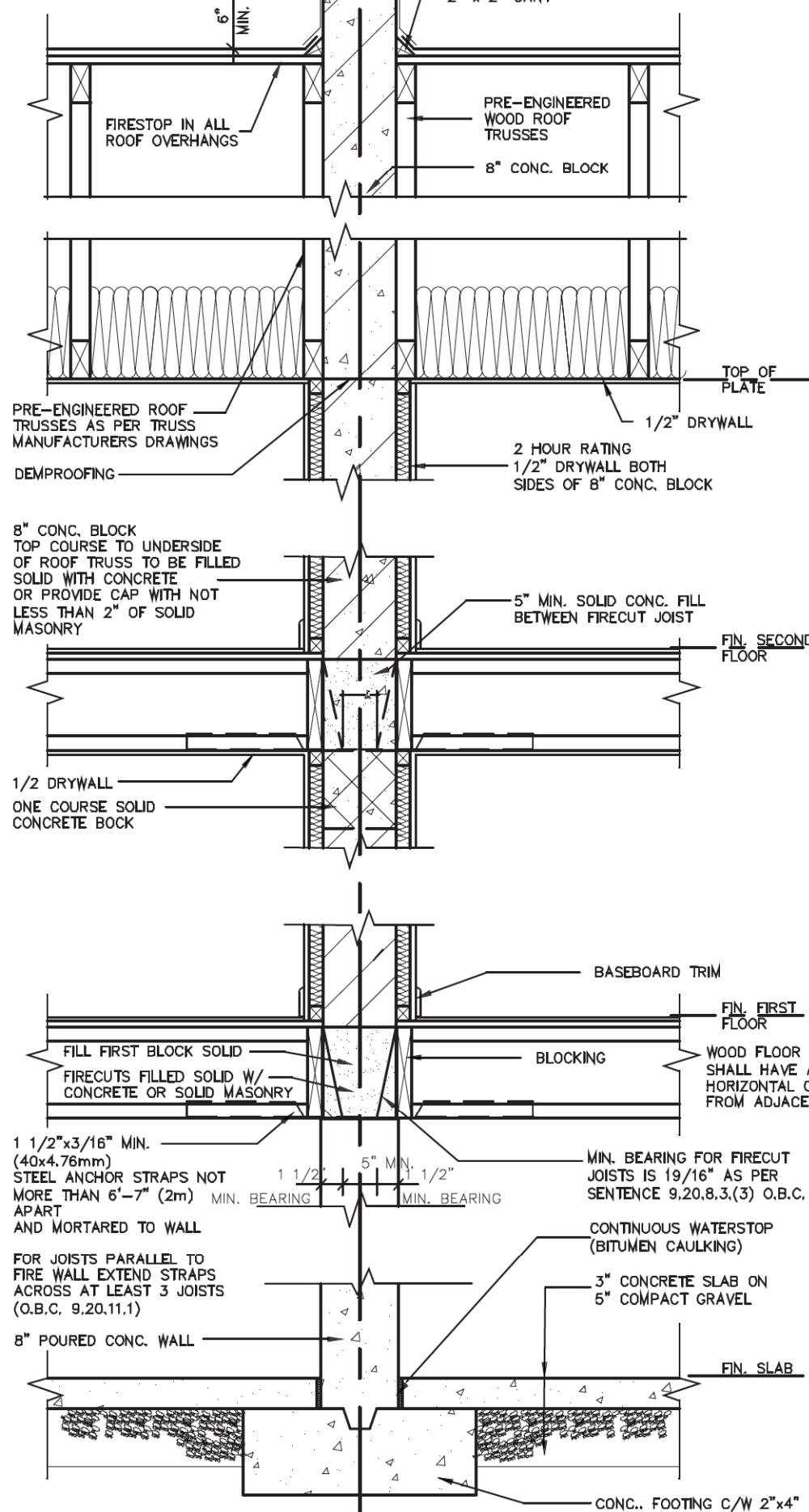


TROUGH WALL METAL  
CAP FLASHING ON  
2"x8" WOOD BLOCK

2"x8" WOOD BLOCK ANCHORED  
TO TOP OF PARAPET WITH  
1/2" DIA. ANCHOR BOLTS  
6" LONG @ 8'-0" O.C.

CORPORATION OF THE CITY OF OSHAWA  
TRUE COPY  
OF PERMIT PLANS  
Nov 04 2023  
C. Marinkovic  
BUILDING OFFICIAL

MHP 23021



TYPE 2 STOREY FIRE WALL SECTION  
TRUSSES PARALLEL TO FIRE WALL

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.

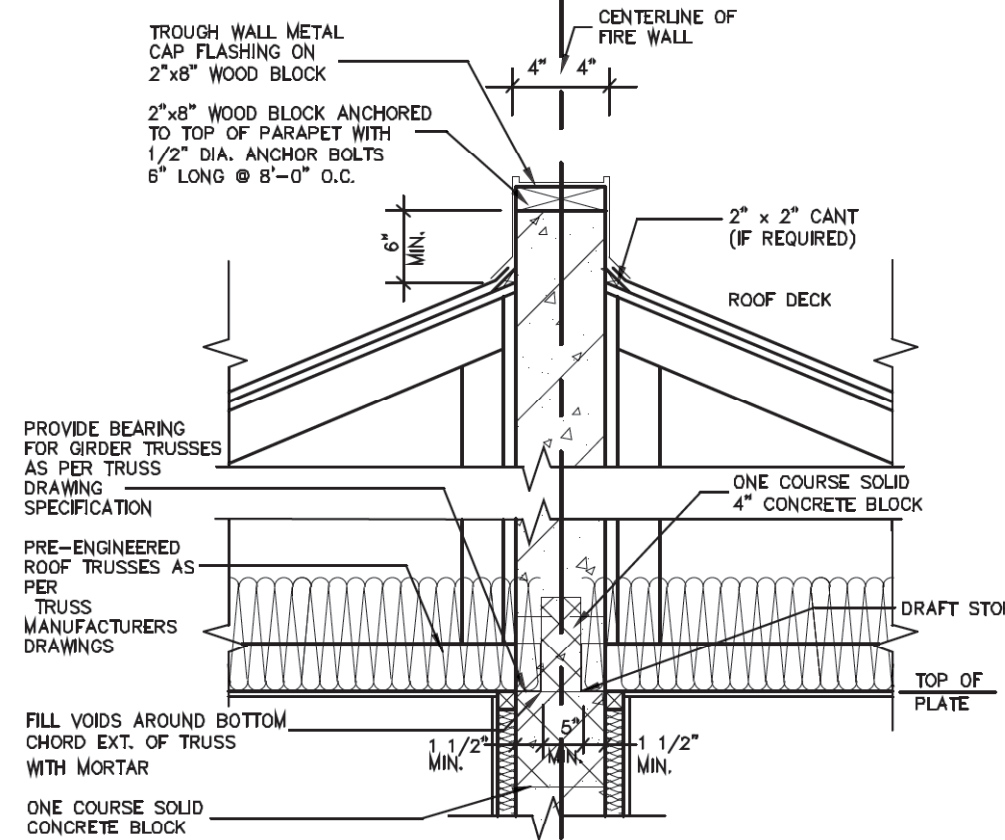
AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

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.

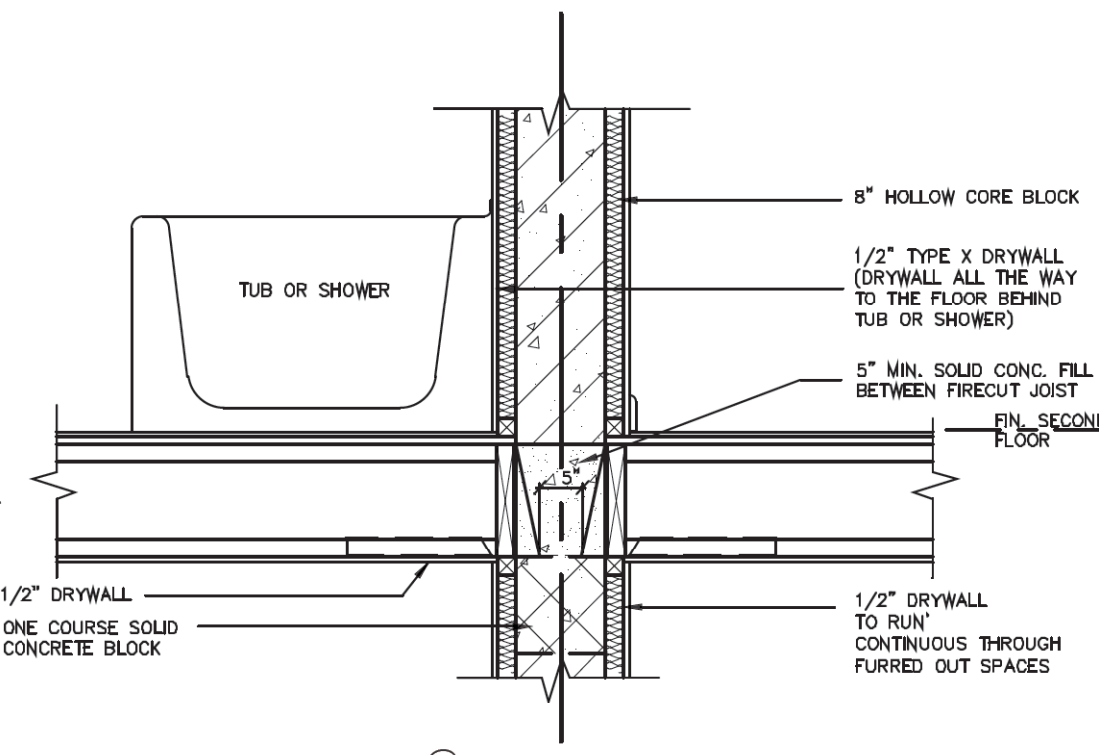
THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF JARDIN DESIGN GROUP INC. THIS DRAWING IS NOT TO BE REPRODUCED.

7		
6		
5		
4		
3		
2	AUG. 31, 2022	ADDED TO JOB; ISSUED FOR PERMIT
1	AUG. 17, 2018	PREPARED TO PACKAGE 'A1' ISSUED TO CLIENT
No.	DATE:	WORK DESCRIPTION:

DRAWN BY: DRAWING NAME: GENERAL NOTES



FIRE WALL SECTION - TRUSSES PERPENDICULAR



FIRE WALL SECTION @ BATH TUB

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

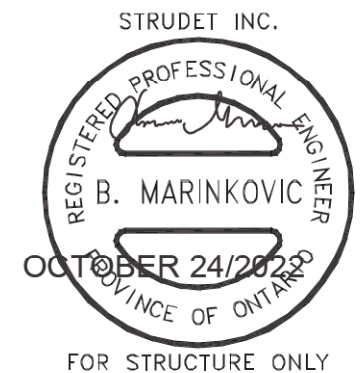
ENGINEERED FLOOR SYSTEM INSTALLATION TO CONFORM TO MANUFACTURERS APPROVED DETAILS AND SPECIFICATIONS

**SOUND ABSORPTIVE MATERIAL REQUIREMENTS**  
SOUND ABSORPTIVE MATERIAL INCLUDES FIBRE PROCESSED FROM ROCK, SLAG, GLASS OR CELLULOSE FIBRE. IT MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS FOR THE WALL TO PROVIDE THE LISTED STC VALUE.

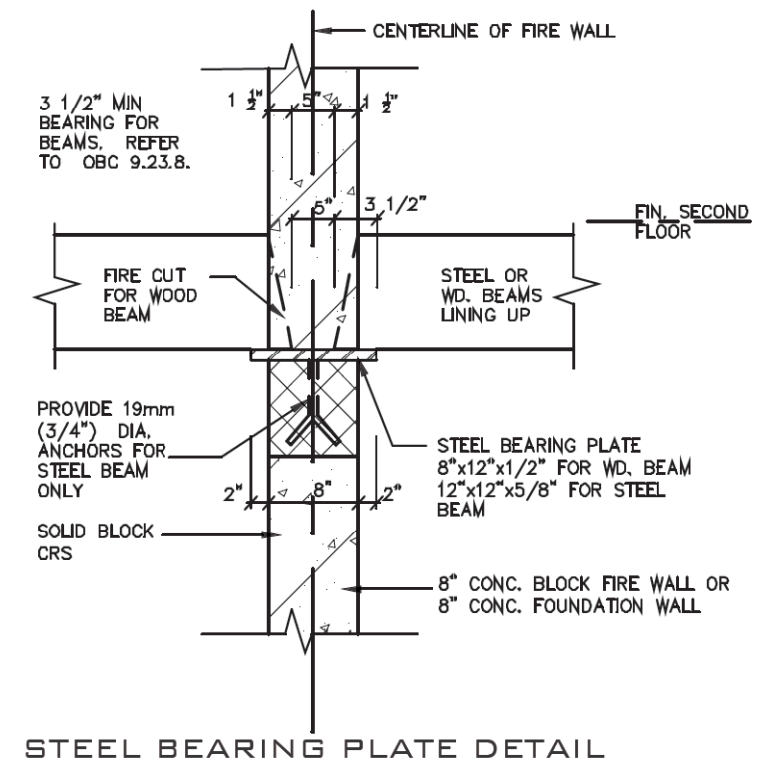
**SOUND TRANSMISSION RATING**  
MINIMUM REQUIRED S.T.C. RATING OF 50 (O.B.C. DIV. B 9.11.2.1(1))

**FIRE RESISTANCE RATING**  
FIRE RESISTANCE RATING REQUIRED IS 2 HR. MIN. (AS PER SENTENCE DIV. B 3.1.10.2 O.B.C.)

**WALL TYPE**  
SEE SUPPLEMENTARY STANDARDS SB3 TABLE 1. (WALL NO. B6E) 8" (190MM) CONCRETE BLOCK WALL: WITH 1/2" x 1/2" STRAPPING & 1/2" DRYWALL FILLED W/ SOUND ABSORPTIVE MATERIAL EACH SIDE. (FRR 2H) (STC 57)



FOR STRUCTURE ONLY



STEEL BEARING PLATE DETAIL

2012 CODE

FIREWALL

ZADORRA ESTATES CORP.  
CITY OF OSHAWA



MODEL NAME	T
SCALE:	3/4" = 1'-0"
PROJ. No.	21-35
DWG. No.	4A

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

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

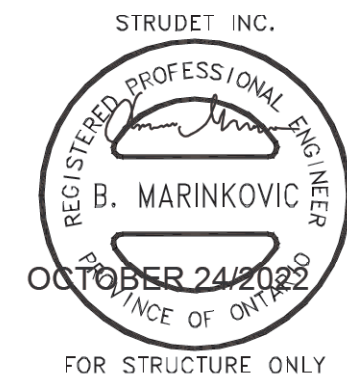
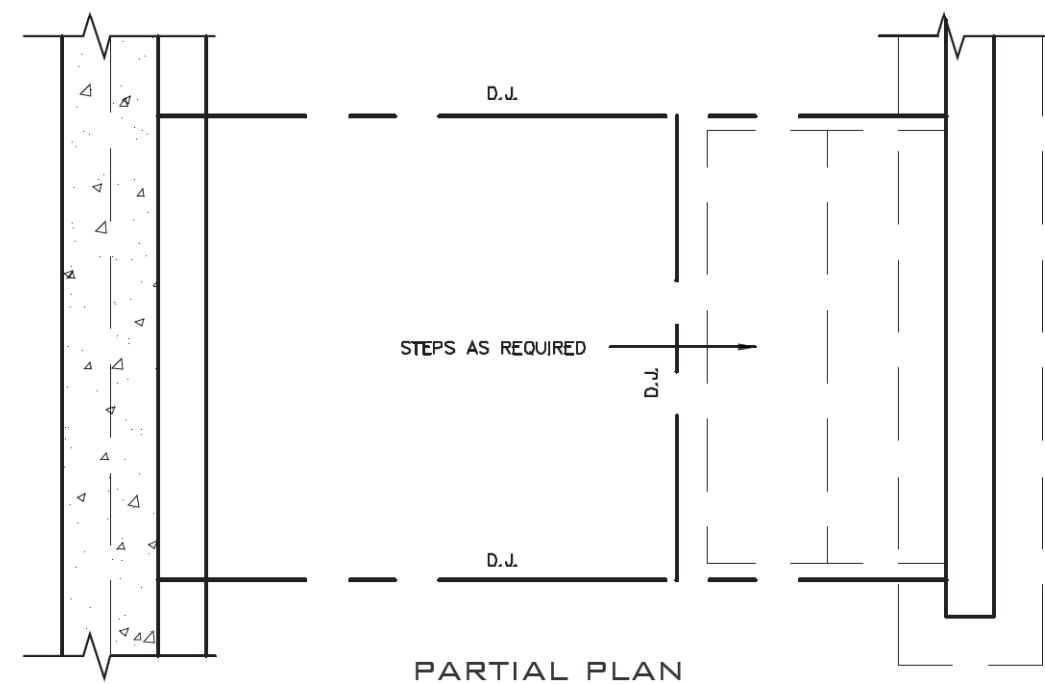
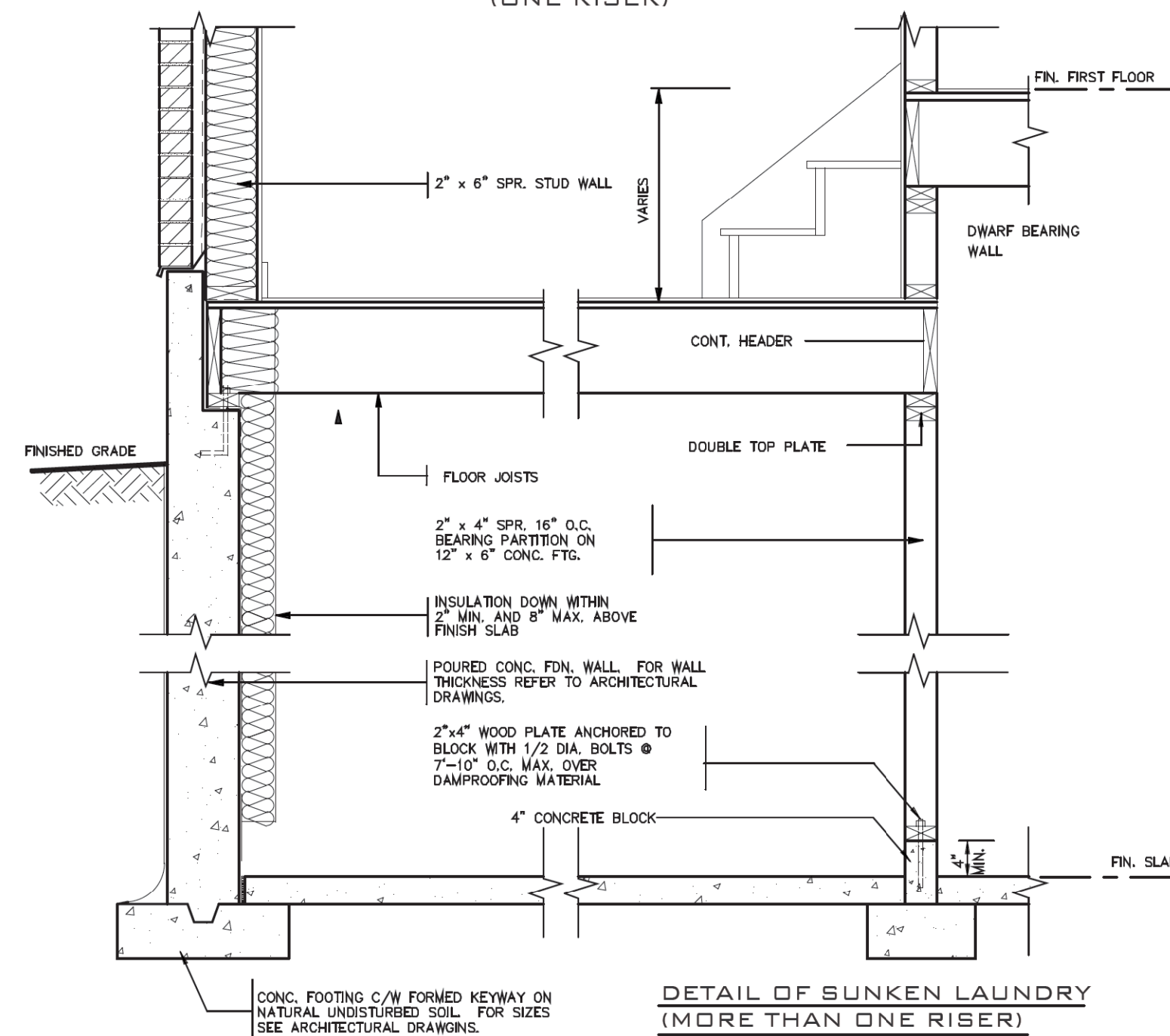
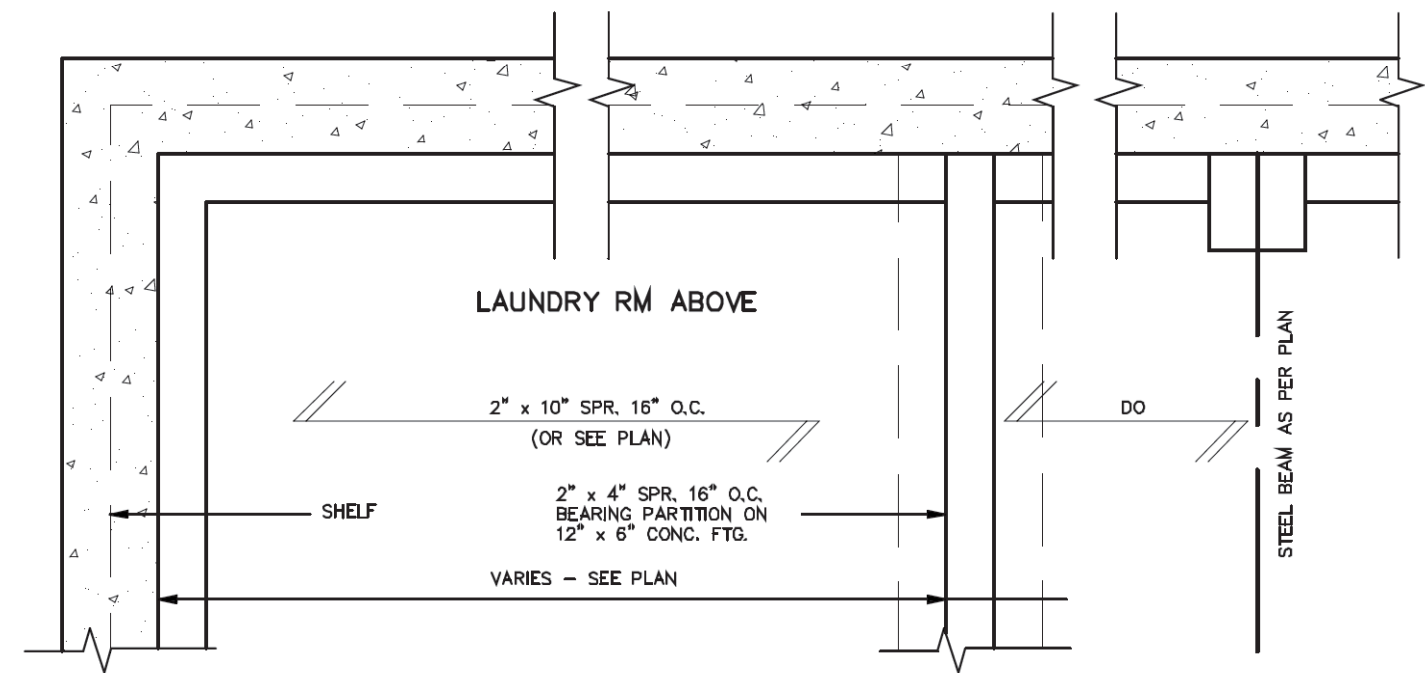
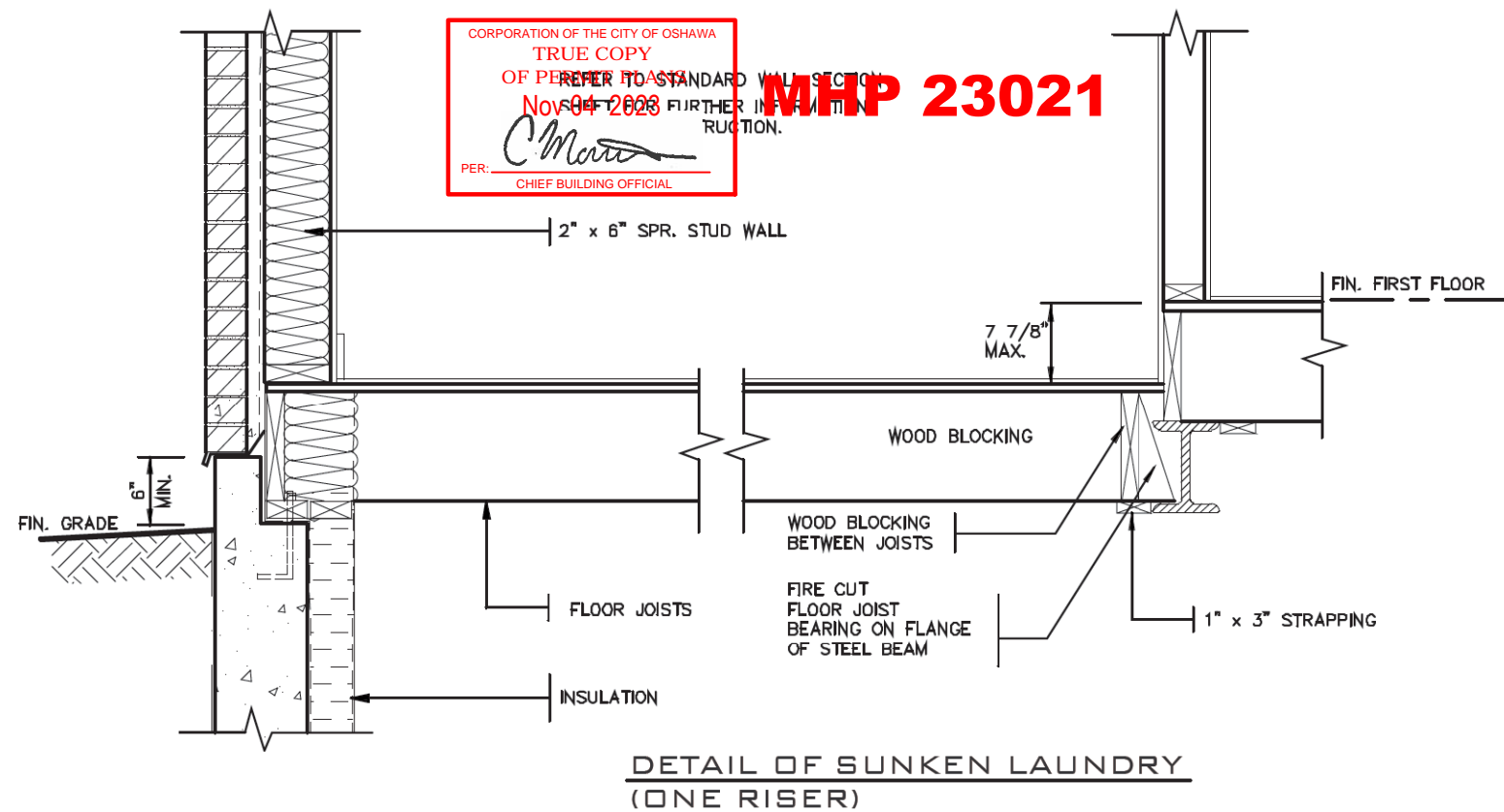
Walter Botter 21031  
NAME SIGNATURE BCIN

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

jardin design group inc. 27763  
FIRM NAME BCIN

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





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 INVERTS 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 REPRODUCED.	7		
	6		
	5		
	4		
	3		
	2	AUG. 31, 2022	ADDED TO JOB, ISSUED FOR PERMIT
	1	AUG. 17, 2018	PREPARED TO PACKAGE 'A1' ISSUED TO CLIENT
No:	DATE:	WORK DESCRIPTION:	


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

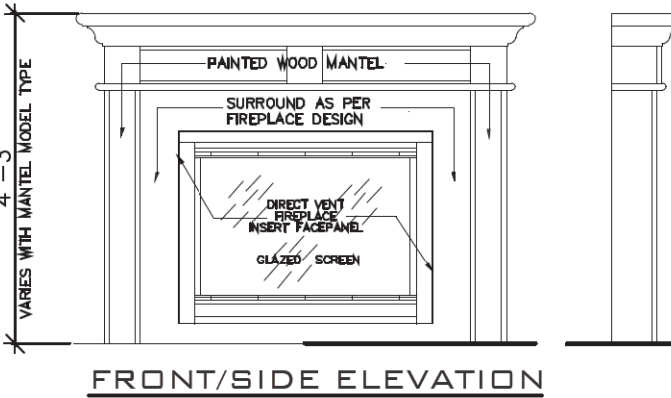
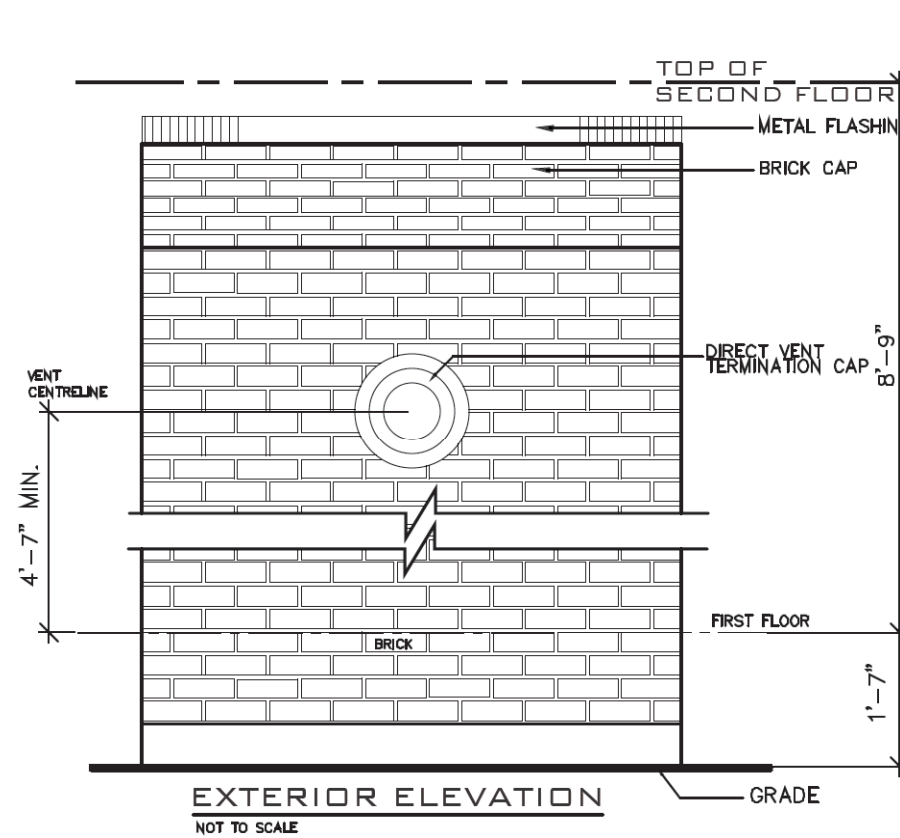
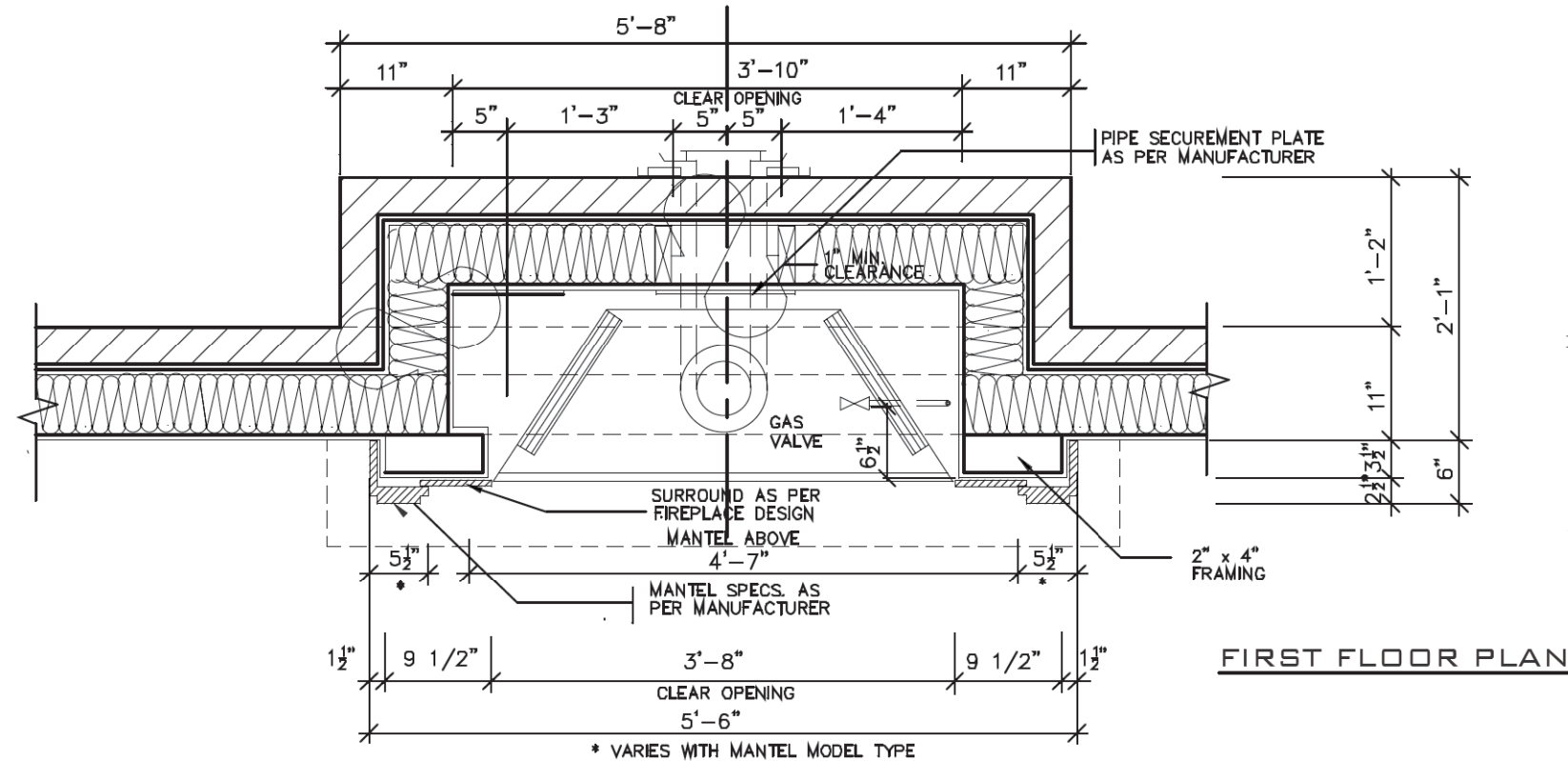
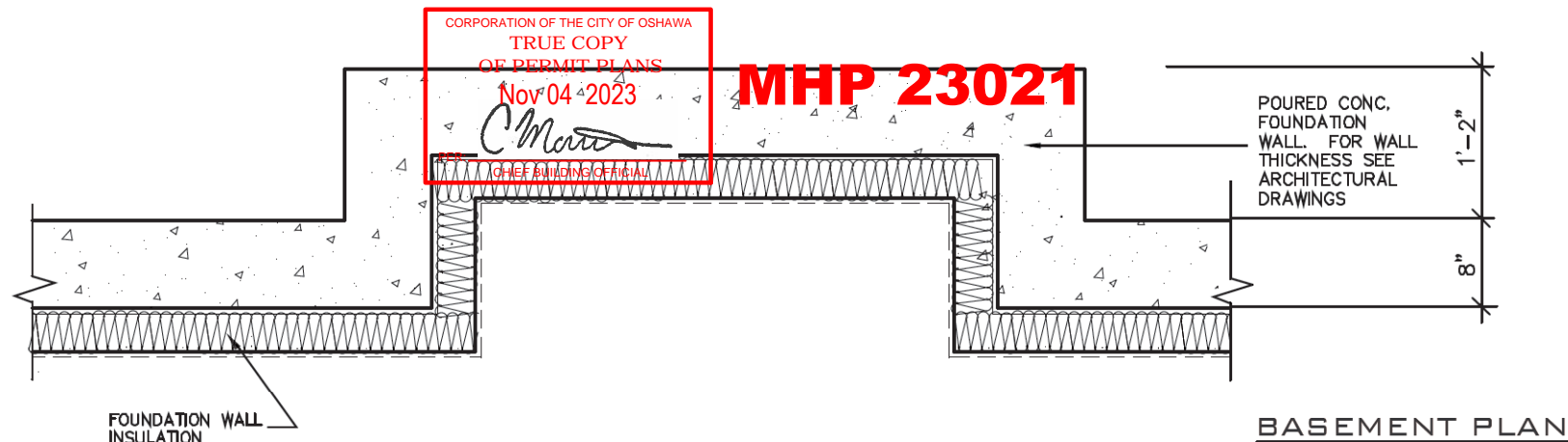
SUNKEN LAUNDRY	
ZADORRA ESTATES CORP. CITY OF OSHAWA	
MODEL NAME T	---
SCALE: 3/4"=1'-0"	
PROJ. No. 21-35	DWG. No. 5



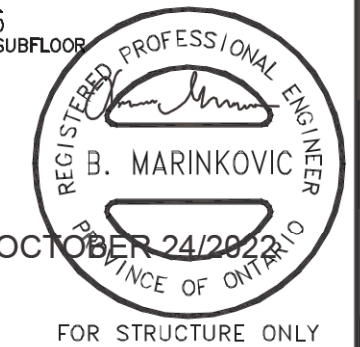
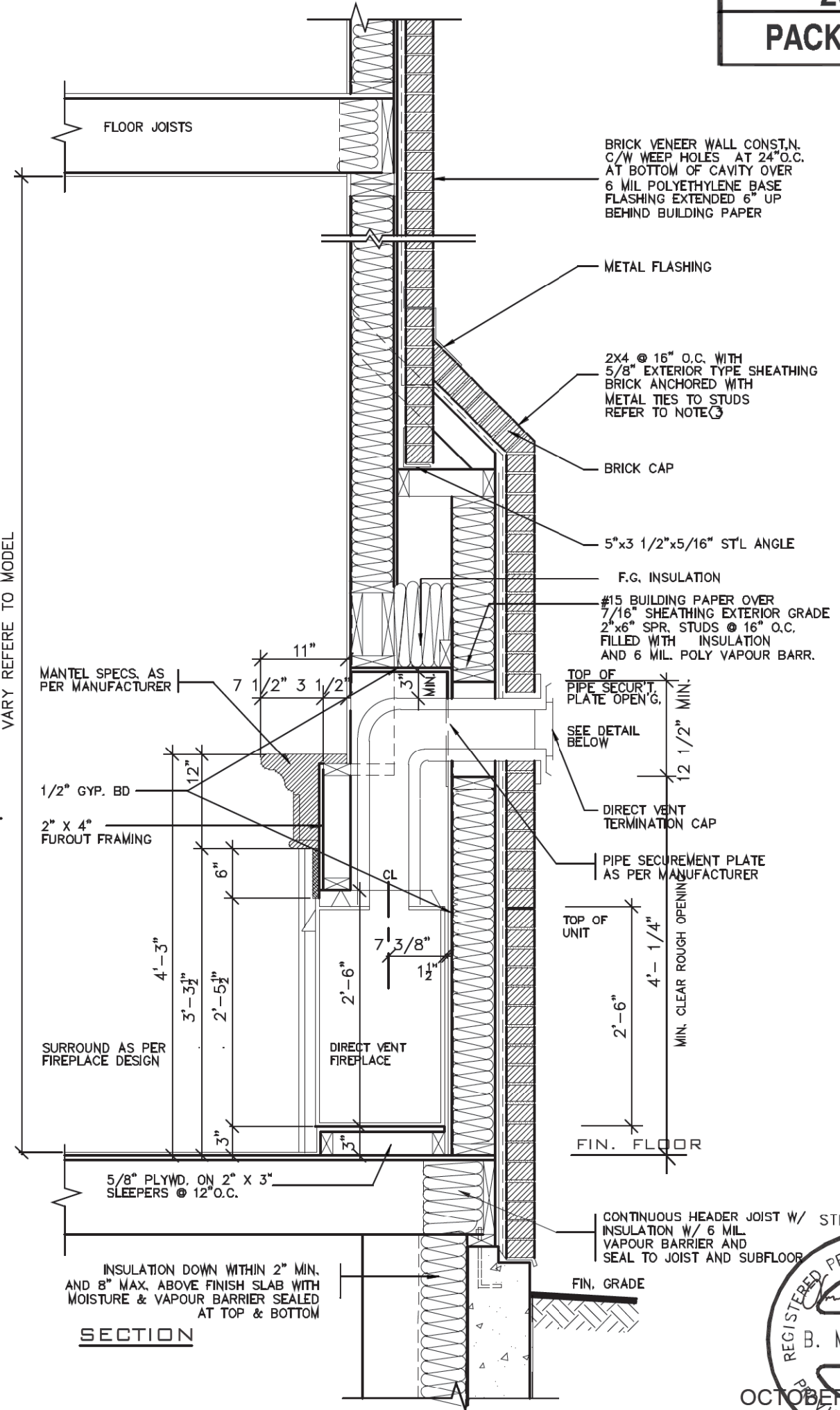


DIRECT VENT FIREPLACE	
ZADORRA ESTATES CORP. CITY OF OSHAWA	
 <b>BILD®</b>	MODEL NAME T
	SCALE: 3/4" = 1'-0"
	PROJ. No. 21-35





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



2012 CODE

7		
6		
5		
4		
3		
2	AUG. 31, 2022	ADDED TO JOB, ISSUED FOR PERMIT
1	AUG. 17, 2018	PREPARED TO PACKAGE 'A1' ISSUED TO CLIENT
No.	DATE:	WORK DESCRIPTION:

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

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

Walter Botter *Walter Botter* 21031  
NAME SIGNATURE BCIN

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

jardin design group inc. 27763  
FIRM NAME BCIN

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

DIRECT VENT FIREPLACE  
WITH BRICK CAP

ZADORRA ESTATES CORP.  
CITY OF OSHAWA

MODEL NAME  
T

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

PROJ. No.  
21-35

DWG. No.  
6-1

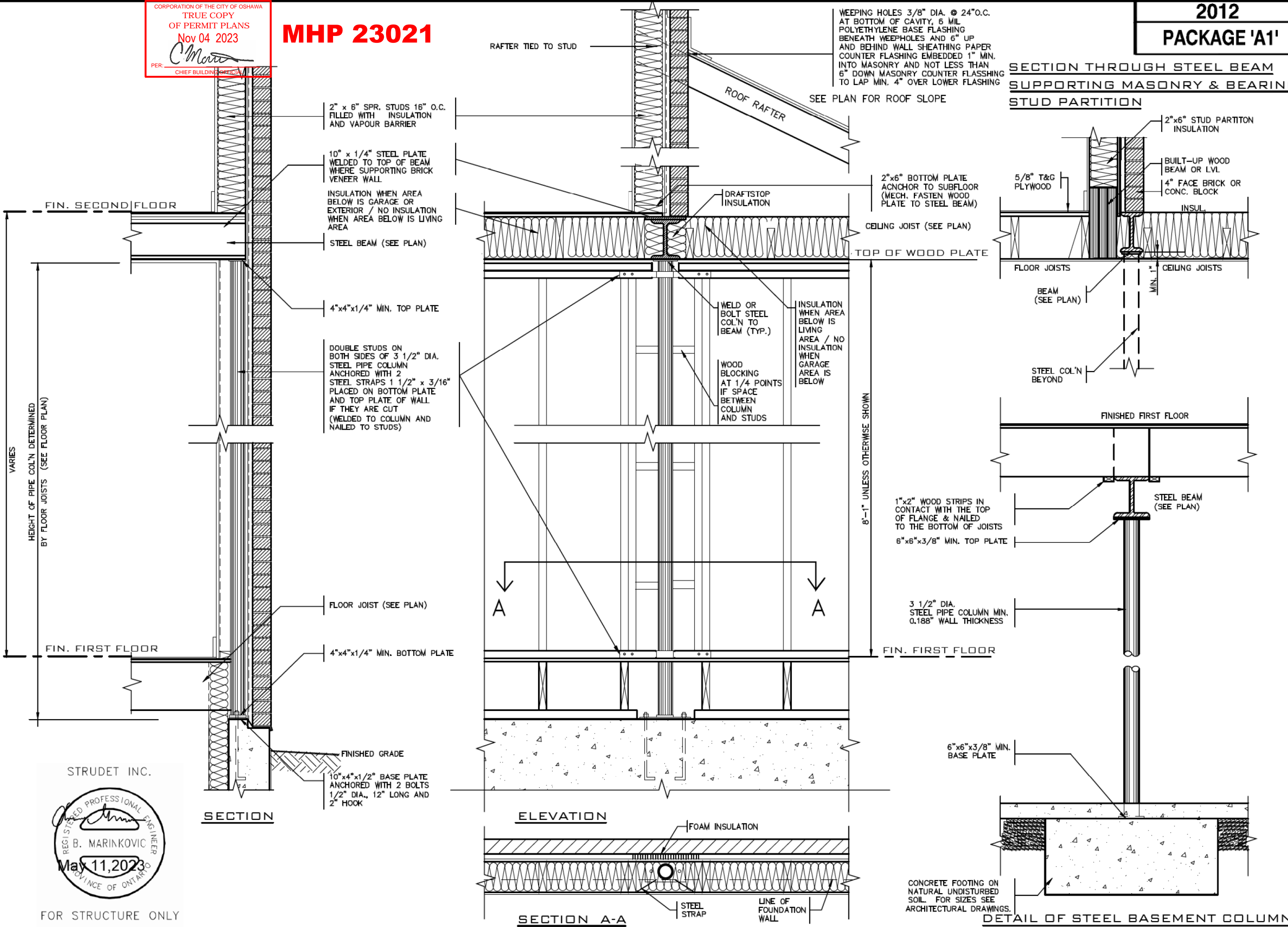
**BILD**



CORPORATION OF THE CITY OF OSHAWA  
TRUE COPY  
OF PERMIT PLANS  
Nov 04 2023  
PER: *C. Morris*  
CHIEF BUILDING OFFICIAL

**MHP 23021**

**2012**  
**PACKAGE 'A1'**



STRUDET INC.



FOR STRUCTURE ONLY

7		
6		
5		
4		
3	MAY 11, 2023	REV. ST. STRAP NOTE WITH 2 STRAPS WELDED TO COL. AT BOTTOM & TOP PL.
2	AUG. 31, 2022	ADDED TO JOB, ISSUED FOR PERMIT
1	AUG. 17, 2018	PREPARED TO PACKAGE 'A1' ISSUED TO CLIENT

No:      DATE:      WORK DESCRIPTION:

DRAWN BY:      DRAWING NAME: GENERAL NOTES

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

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

*Walter Botter* 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

**ST. COLUMN DETAILS**

ZADORRA ESTATES CORP.  
CITY OF OSHAWA

MODEL NAME  
T

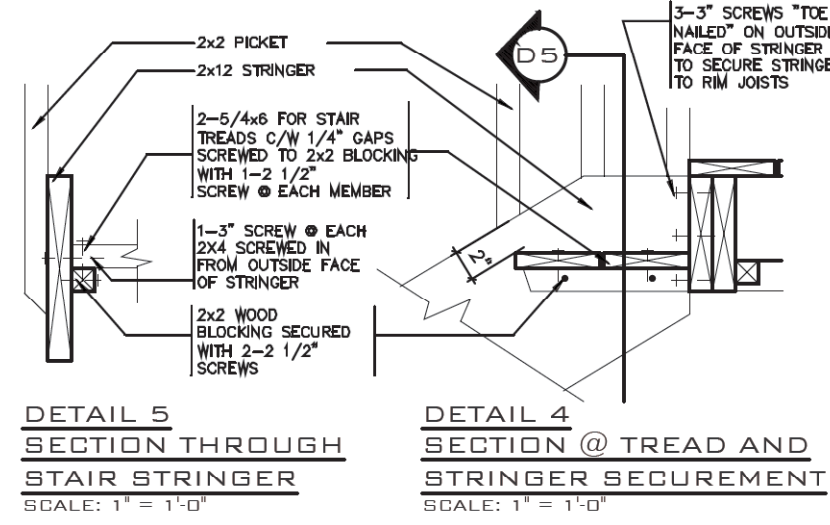
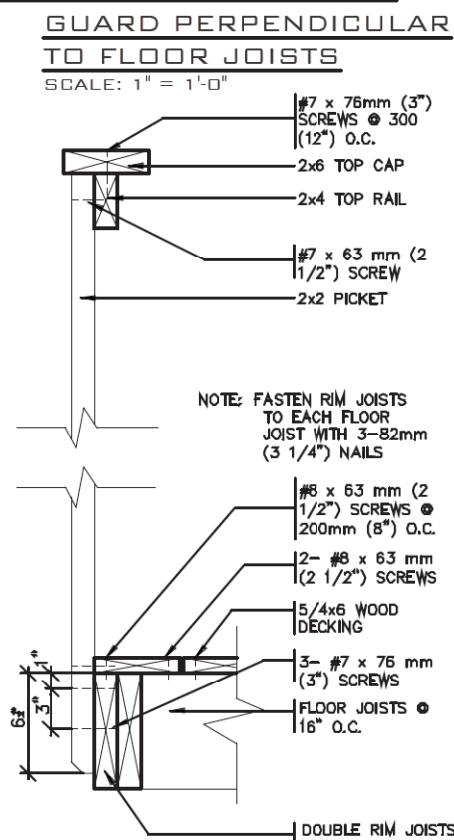
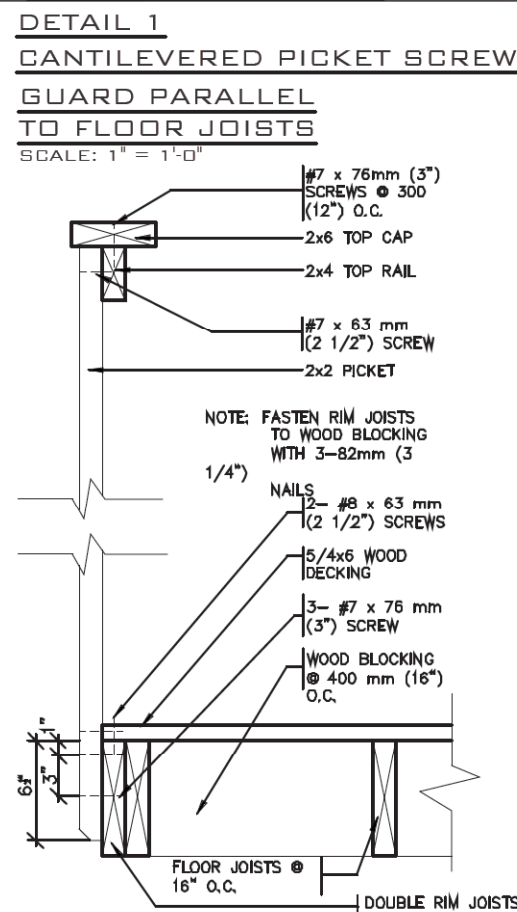
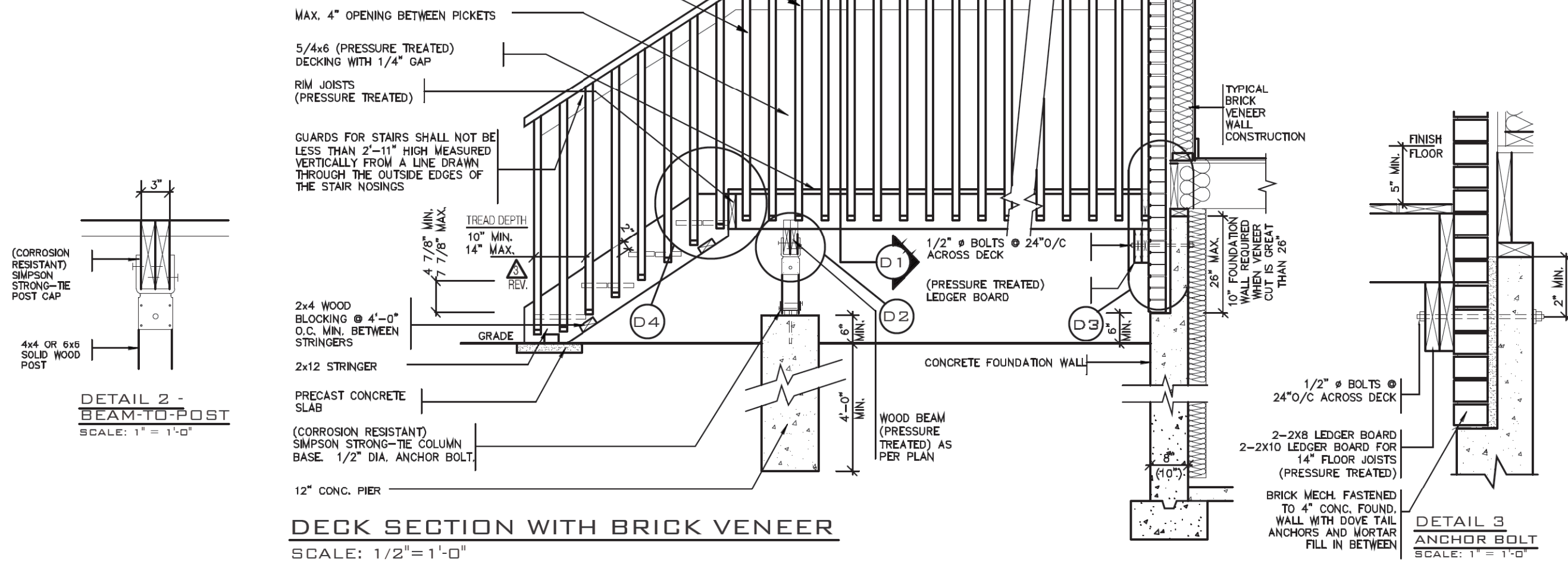
SCALE:  
3/4" = 1'-0"

PROJ. No.  
21-35

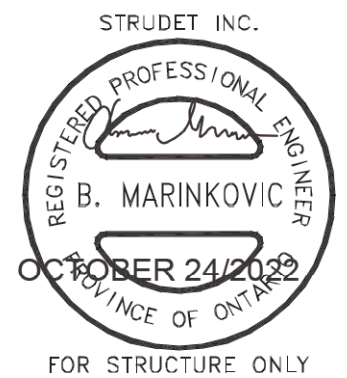
DWG. No.  
7



CORPORATION OF THE CITY OF OSHAWA  
TRUE COPY  
OF PERMIT PLANS  
Nov 04 2023  
MHP 23021  
PER: *C. Marinkovic*  
CHIEF BUILDING OFFICIAL



- GENERAL NOTES**
1. BRICK TO BE COMPRESSIVE STRENGTH OF 15MPa (2200 p.s.i.) MIN. UNITS TO BE LAID WITH FULL HEAD AND BED JOINTS.
  2. MORTAR TO BE TYPE S WITH JOINT THICKNESS OF 10mm (3/8") MIN. AND 20mm (3/4") MAX.
  3. ALL NAILS AND SCREWS TO BE GALVANIZED.
  4. WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES.
  5. THE DECK HAS BEEN DESIGNED TO SAFELY SUPPORT A SUPERIMPOSED LOAD OF 1.9kPa [40psf].
  6. CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 20MPa AT 28 DAYS AND 5-8% AIR ENTRAINED.
  7. FOOTING TO BE PLACED ON UNDISTURBED SOIL WITH MIN. BEARING PRESSURE OF 150kPa [3130psf].



2012 CODE

7		
6		
5		
4		
3	AUG. 31, 2022	ADDED TO JOB, ISSUED FOR PERMIT
2	MAR. 14, 2022	O.B.C. UPDATE FOR STAIRS (JAN. 1/2022)
1	AUG. 17, 2018	PREPARED TO PACKAGE 'A1' ISSUED TO CLIENT
No:	DATE:	WORK DESCRIPTION:

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

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

*Walter Botter* 21031  
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

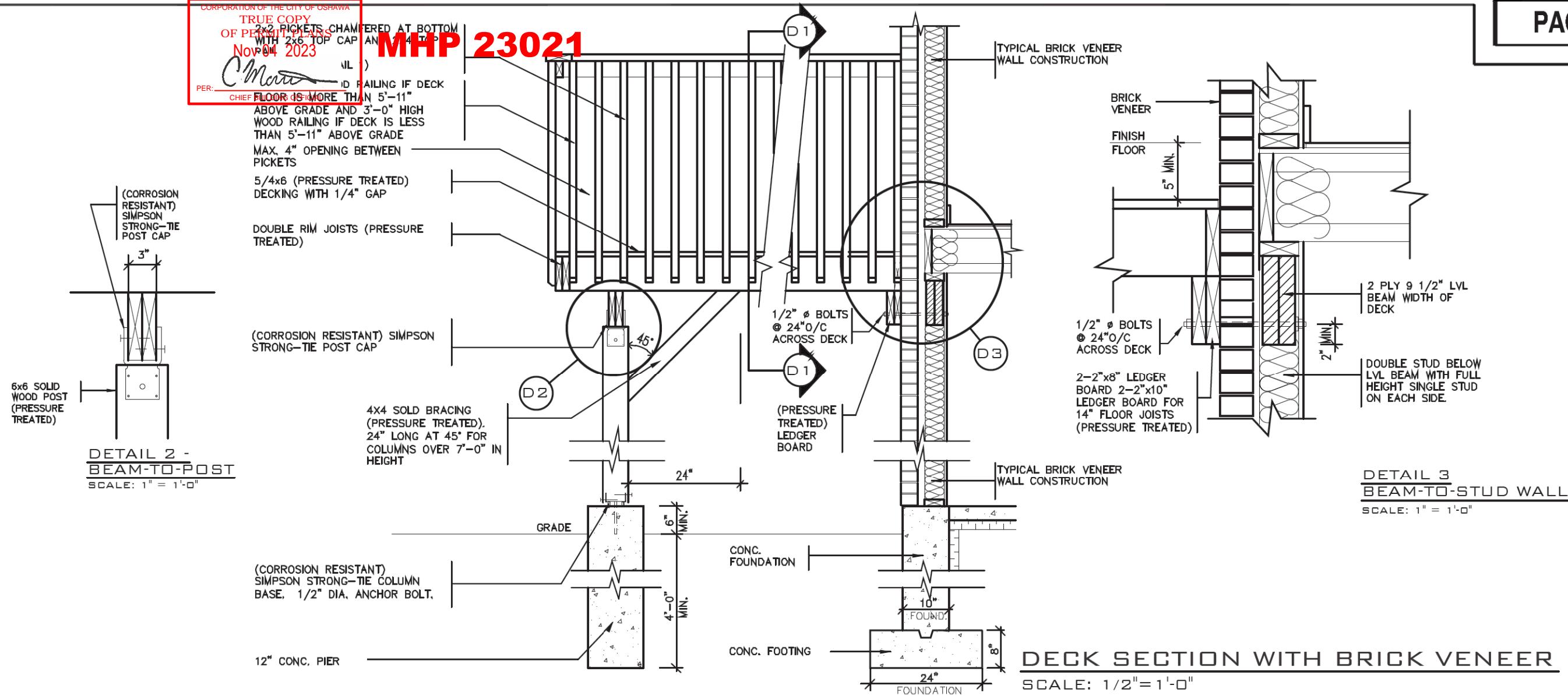
**jardin**  
DESIGN GROUP INC  
64 JARDIN DR. SUITE 3A  
VAUGHAN ONT. L4K 3P3  
TEL: 905 660-3377 FAX: 905 660-3713  
EMAIL: info@jardindesign.ca

WOOD DECK DETAIL	
ZADORRA ESTATES CORP. CITY OF OSHAWA	
MODEL NAME T	SCALE: AS SHOWN
PROJ. No. 21-35	DWG. No. 8



CORPORATION OF THE CITY OF OSHAWA  
TRUE COPY  
OF PLANNING PERMIT  
NOV 04 2023  
PER: CHIEF ENGINEER

MHP 23021

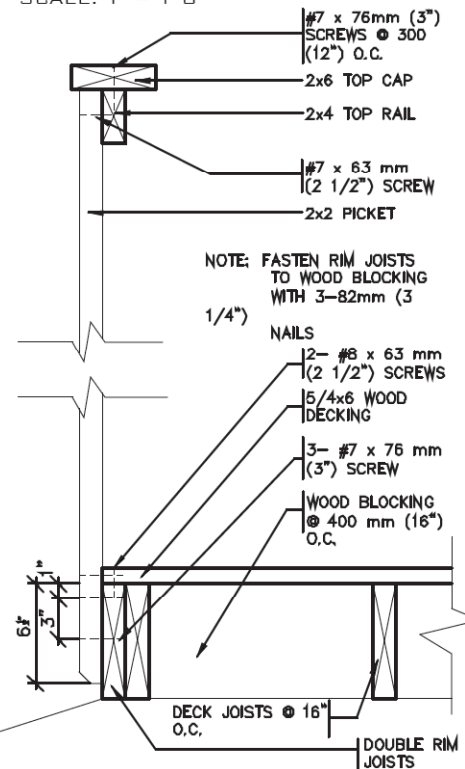


DETAIL 1

CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK

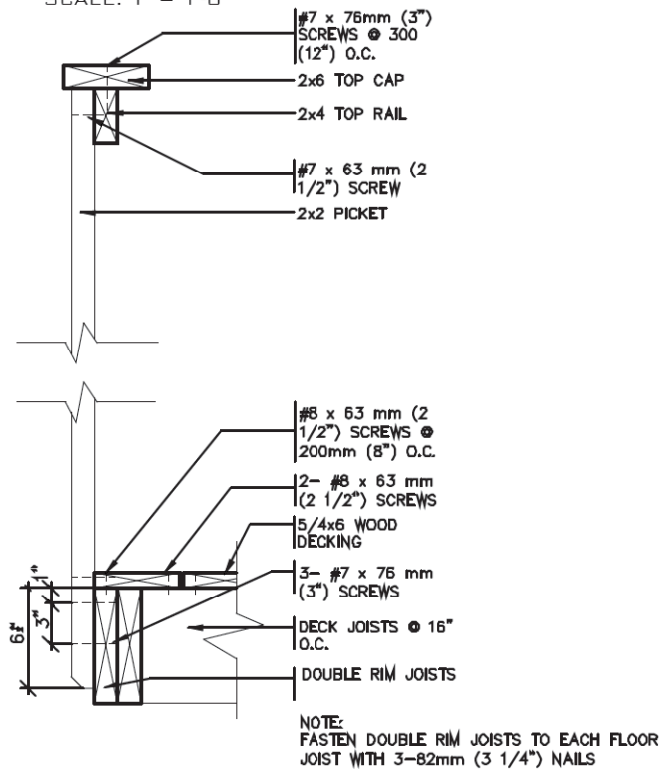
GUARD PARALLEL TO FLOOR JOISTS

SCALE: 1" = 1'-0"



GUARD PERPENDICULAR TO FLOOR JOISTS

SCALE: 1" = 1'-0"



GENERAL NOTES

- THE DECK HAS BEEN DESIGNED TO SAFELY SUPPORT A SUPERIMPOSED LOAD OF 1.9kPa [40psf]
- ALL NAILS AND SCREWS TO BE GALVANIZED.
- WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES.
- CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 20MPa AT 28 DAYS AND 5-8% AIR ENTRAINMENT.
- FOOTING TO BE PLACED ON UNDISTURBED SOIL WITH MIN. BEARING PRESSURE OF 150kPa [3130psf]



FOR STRUCTURE ONLY

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 INVERTS 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 REPRODUCED.

7		
6		
5		
4		
3	MAR. 20, 2022	REV. DECK ADDING 2 PLY 9 1/2" LVL BEAM WIDTH OF DECK
2	AUG. 31, 2022	ADDED TO JOB, ISSUED FOR PERMIT
1	AUG. 17, 2018	PREPARED TO PACKAGE 'A1' ISSUED TO CLIENT
No.	DATE:	WORK DESCRIPTION:

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

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

Walter Botter 21031  
NAME SIGNATURE BCIN

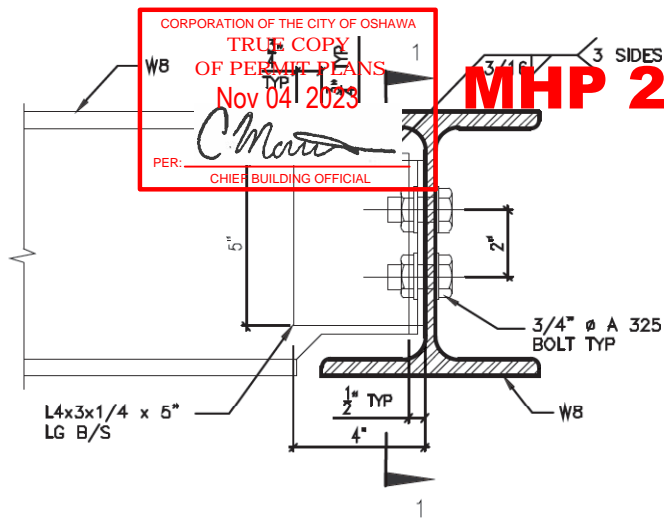
REGISTRATION INFORMATION  
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code.

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

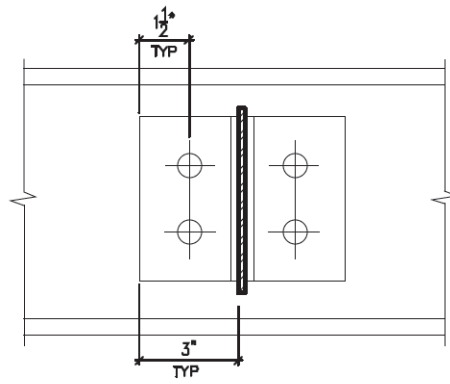
WALK-OUT DECK DETAIL	
ZADORRA ESTATES CORP. CITY OF OSHAWA	
MODEL NAME T	---
SCALE: AS SHOWN	
PROJ. No. 21-35	DWG. No. 8-1



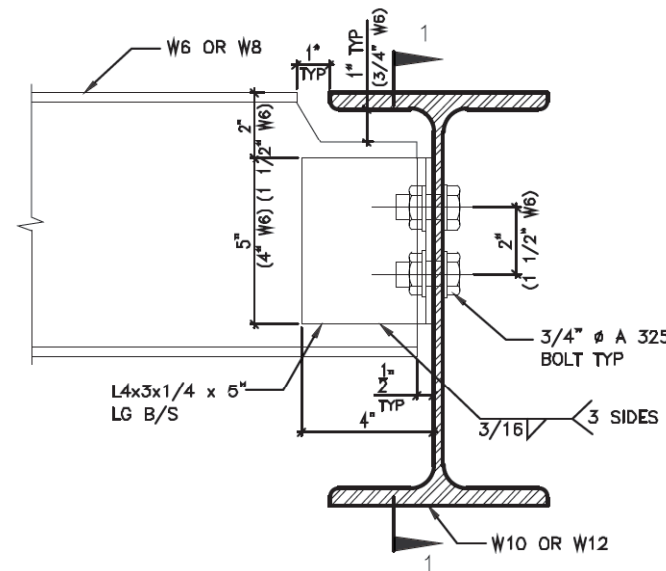


DETAIL 1.

W8  
TO  
W8  
CONNECTION

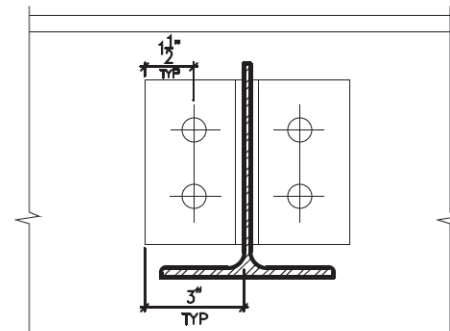


SECTION 1-1

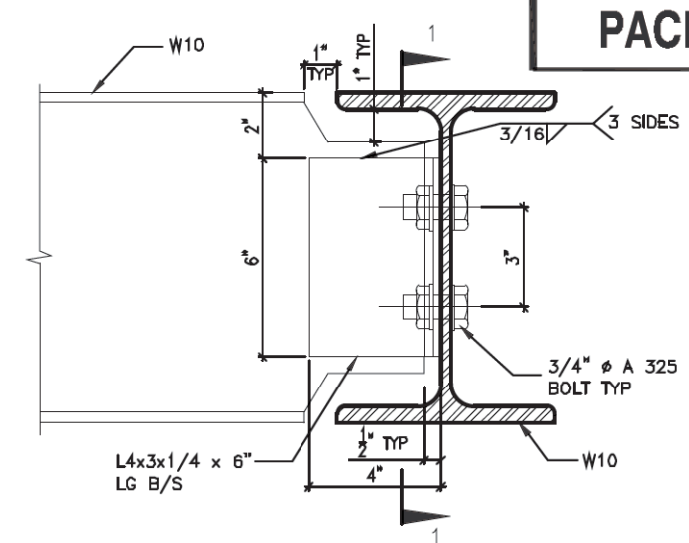


DETAIL 2.

W6(W8)  
TO  
W10(W12)  
CONNECTION

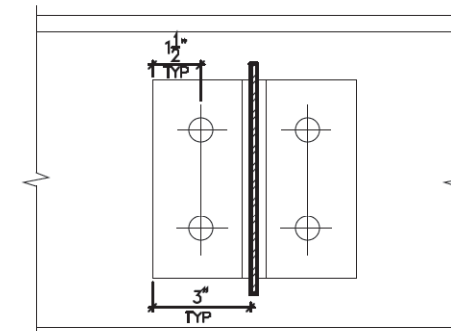


SECTION 1-1

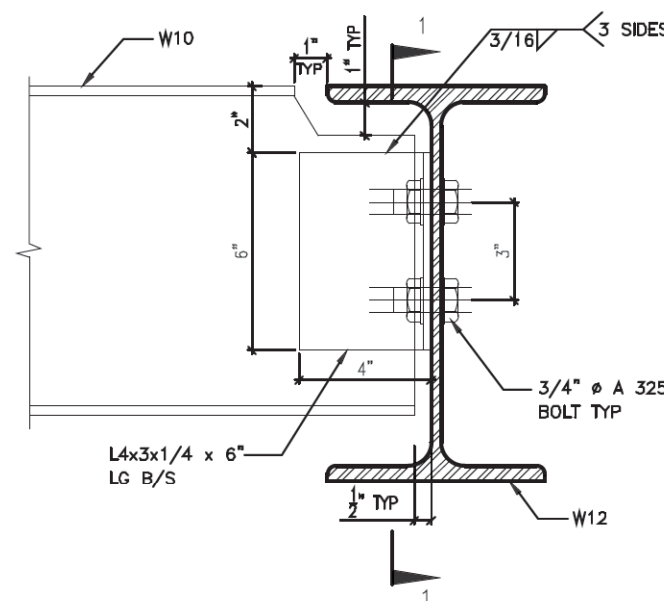


DETAIL 3.

W10  
TO  
W10  
CONNECTION

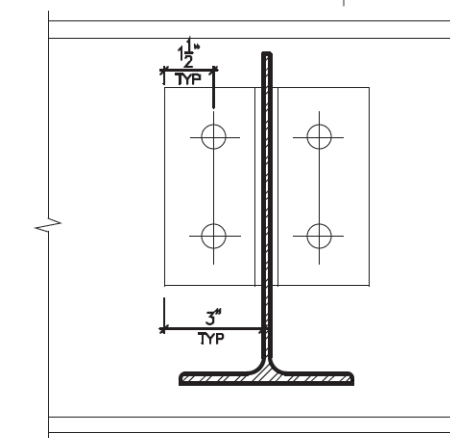


SECTION 1-1

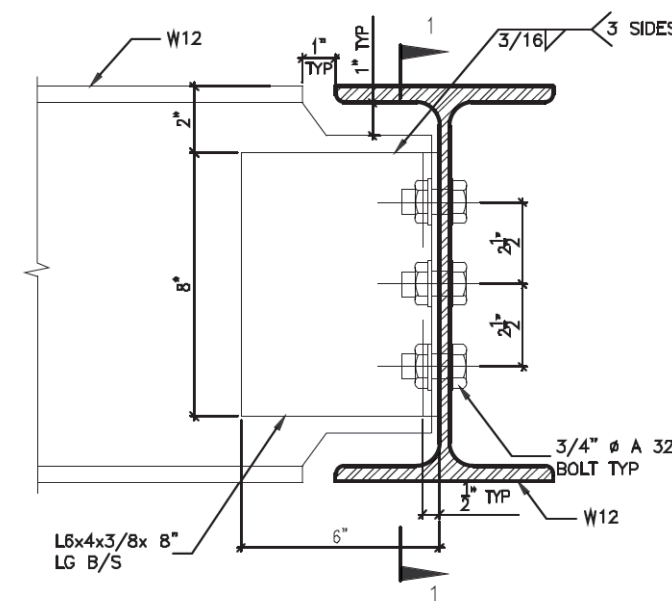


DETAIL 4.

W10  
TO  
W12  
CONNECTION

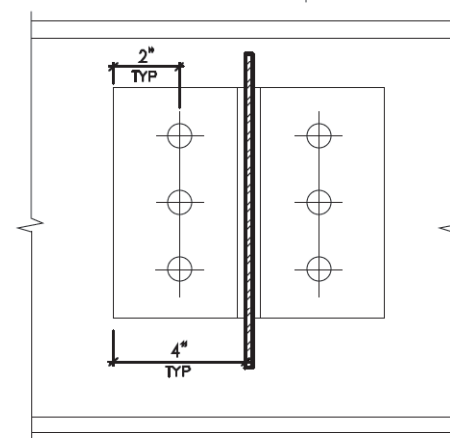


SECTION 1-1

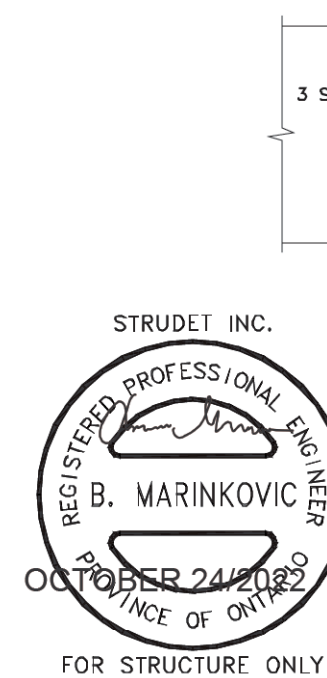


DETAIL 5.

W12  
TO  
W12  
CONNECTION

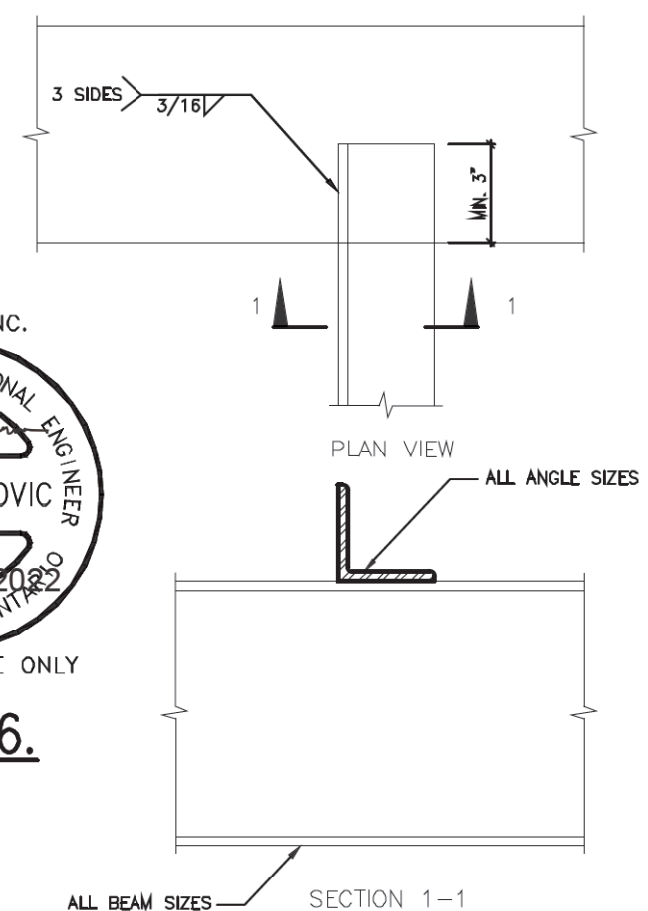


SECTION 1-1



DETAIL 6.

ANGLE  
TO  
BEAM  
CONNECTION



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 INVERTS 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 REPRODUCED.

7		
6		
5		
4		
3		
2	AUG. 31, 2022	ADDED TO JOB, ISSUED FOR PERMIT
1	AUG. 17, 2018	PREPARED TO PACKAGE 'A1' ISSUED TO CLIENT
No.	DATE:	WORK DESCRIPTION:

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

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

Walter Botter *Walter Botter* 21031  
NAME SIGNATURE BCIN

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

jardin design group inc. 27763  
FIRM NAME BCIN

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

STEEL BEAM DETAILS

ZADORRA ESTATES CORP.  
CITY OF OSHAWA

MODEL NAME  
T

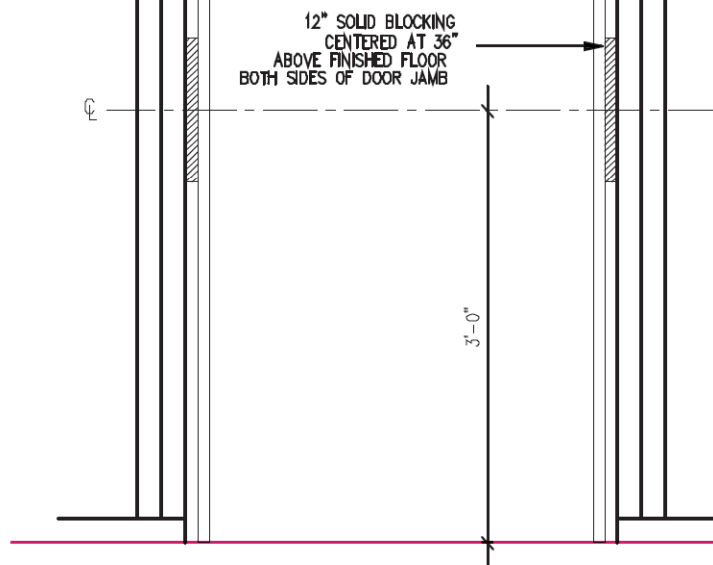
SCALE: N.T.S.

PROJ. No. 21-35  
DWG. No. 9

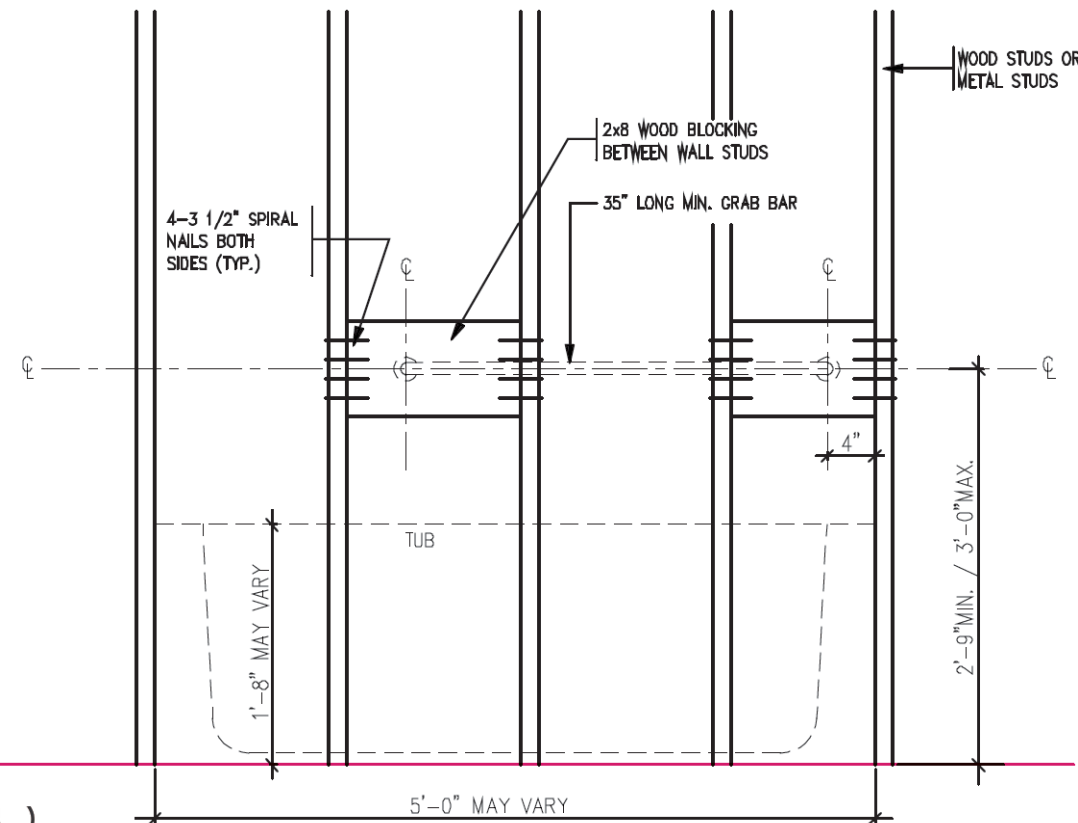


CORPORATION OF THE CITY OF OSHAWA  
TRUE COPY  
OF PERMIT PLANS  
Nov 04 2023  
PER:   
CHIEF BUILDING OFFICIAL

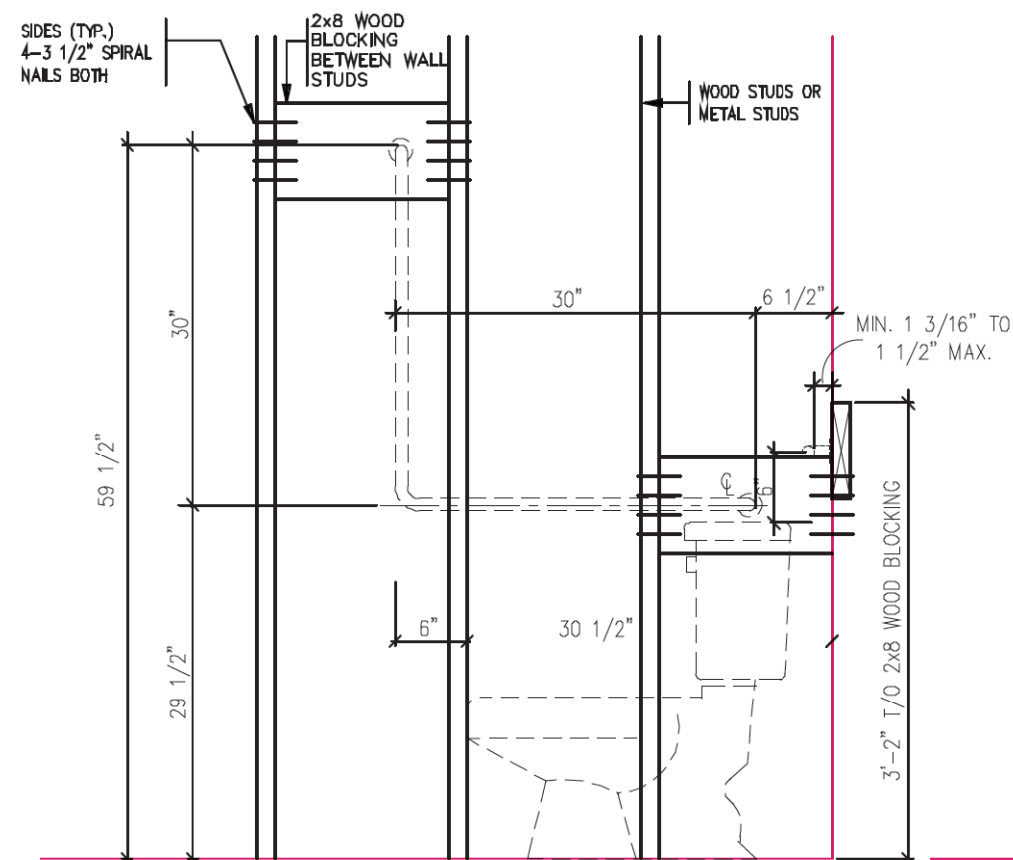
# MHP 23021



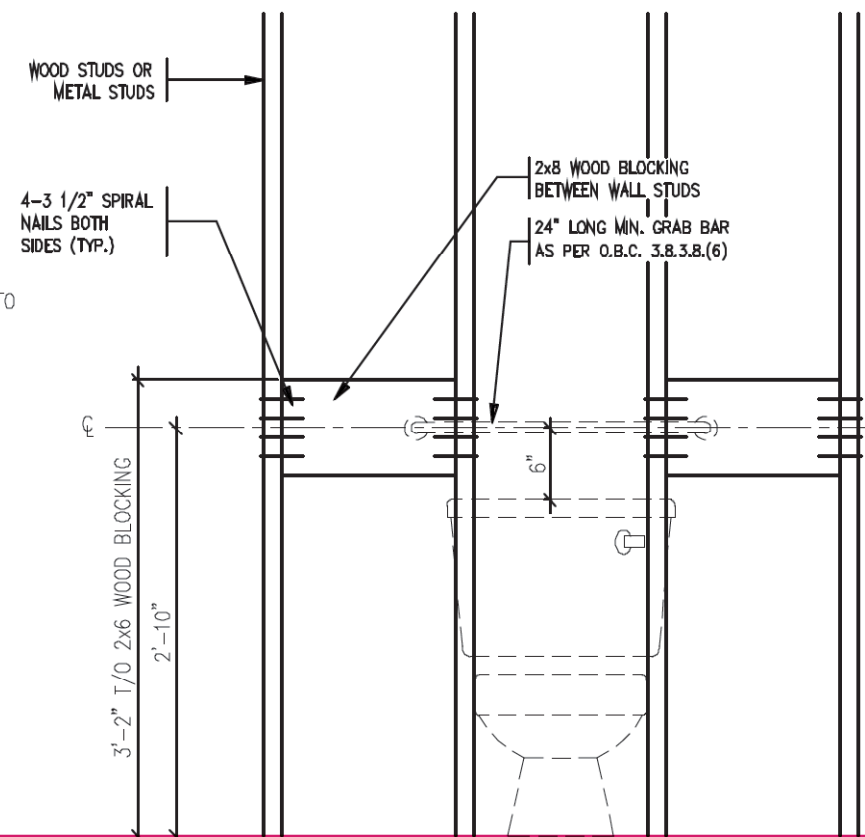
### RESISTANCE TO FORCED ENTRY (OBC 9.6.8.)



### BATH TUB FRONT ELEVATION



TOILET SIDE ELEVATION



TOILET FRONT ELEVATION

STRUCTURAL  
REINFORCEMENT FOR  
GRAB BAR (OBC  
9.5.2.3.)



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 INVERTS 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		
	3		
	2	AUG. 31, 2022	ADDED TO JOB; ISSUED FOR PERMIT
	1	AUG. 17, 2018	PREPARED TO PACKAGE 'A1' ISSUED TO CLIENT
No. DATE WORK DESCRIPTION:			

<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</p> <p>Required unless design is exempt under Division C, Subsection 3.2.5 of the building code</p>		
Walter Botter		2103
NAME	SIGNATURE	BCIN
<p>REGISTRATION INFORMATION</p> <p>Required unless design is exempt under Division C, Subsection 3.2.4 of the building code</p>		
jardin design group inc.		2776
FIRM NAME		BCIN

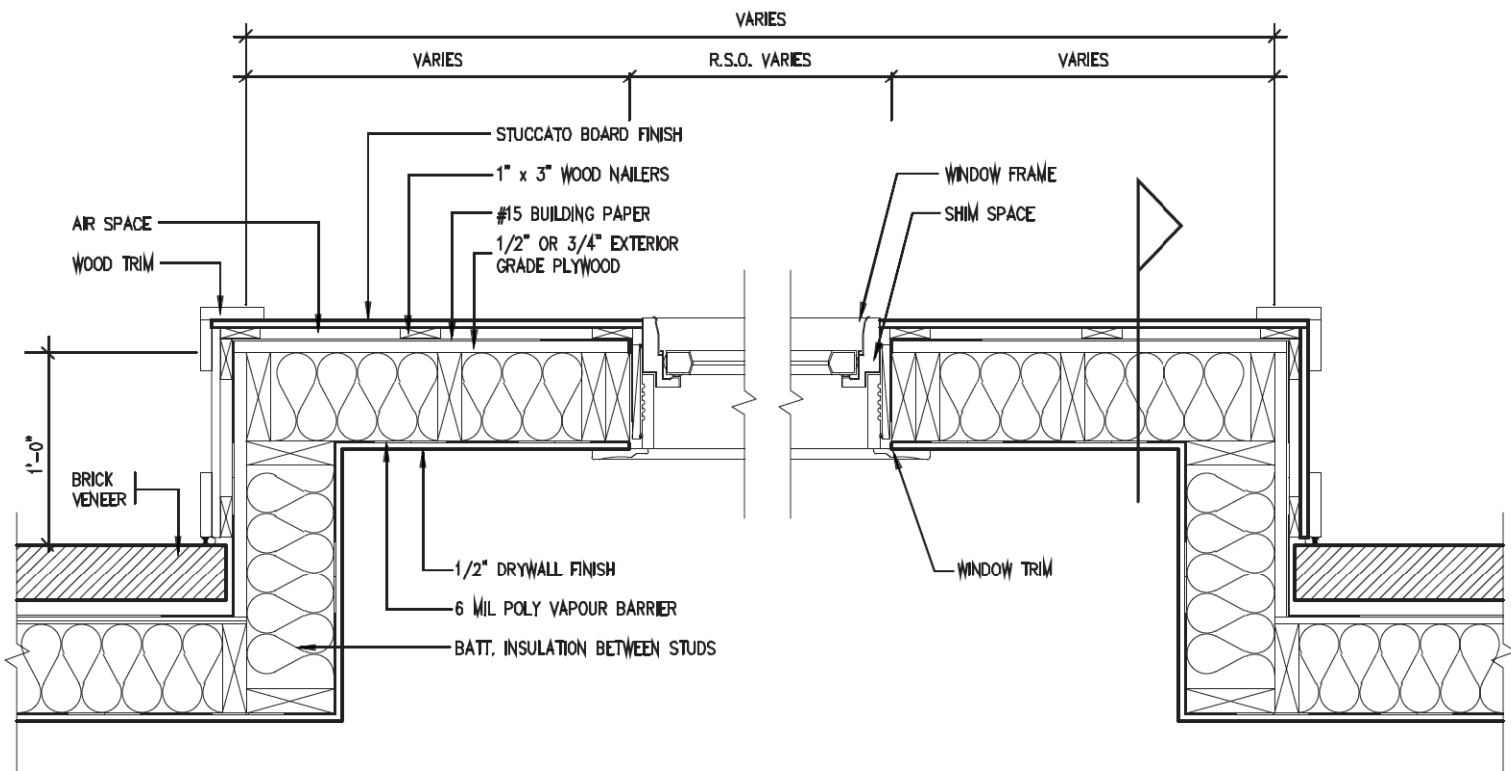
**jardin**  
DESIGN GROUP INC  
64 JARDIN DR, SUITE 3A  
VAUGHAN ONT. L4K 3P3  
TEL: 905 660-3377 FAX: 905 660-3713  
EMAIL: info@jardindesign.ca



CORPORATION OF THE CITY OF OSHAWA  
TRUE COPY  
OF PERMIT PLANS  
Nov 04 2023  
PER: *C. Marinkovic*  
CHIEF BUILDING OFFICIAL

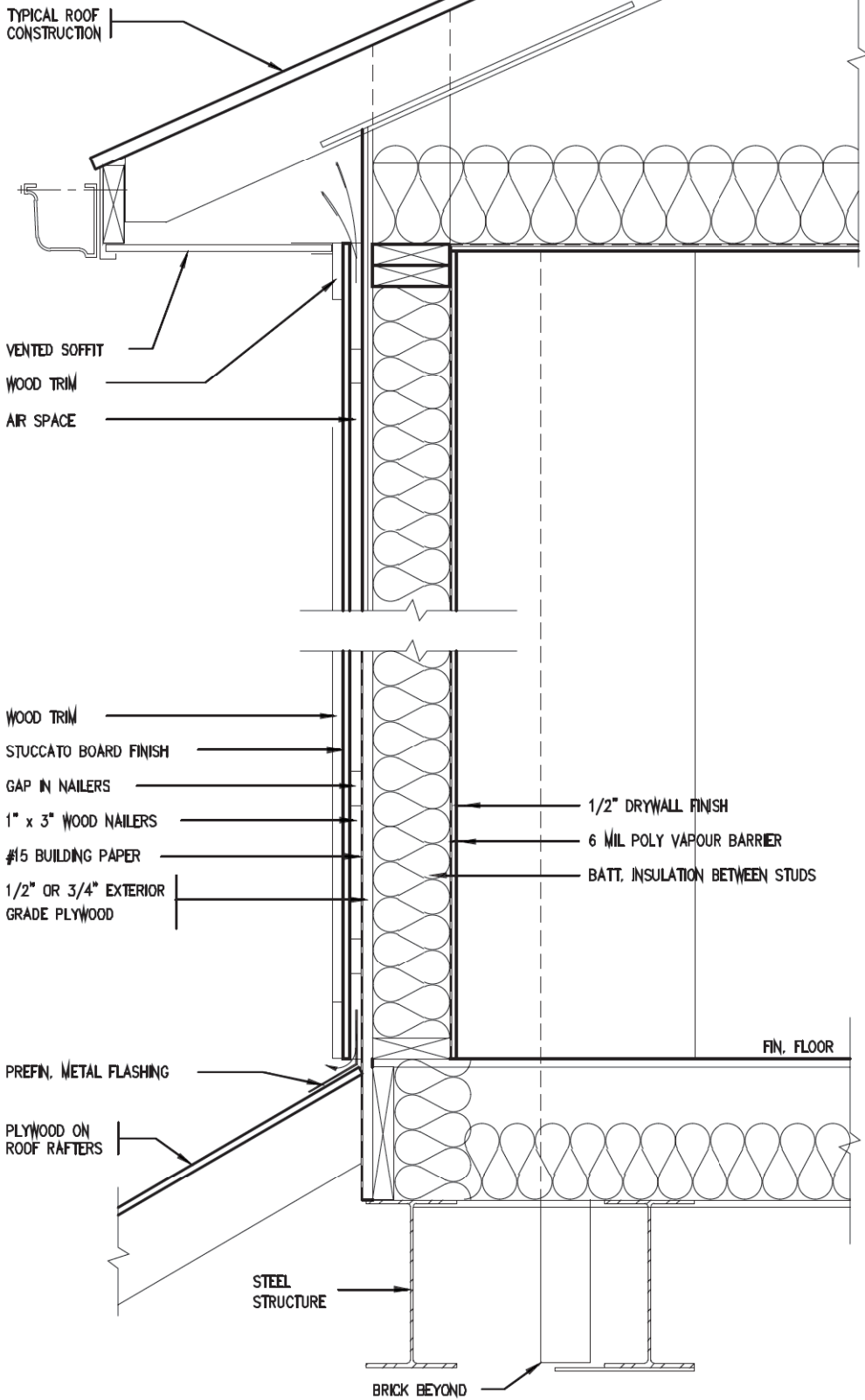
MHP 23021

2012  
PACKAGE 'A1'



PLAN VIEW

STUCCATO BOARD FINISH CLADDING (OBC 9.27.)



CROSS SECTION

STRUDET INC.  
REGISTERED PROFESSIONAL ENGINEER  
B. MARINKOVIC  
OCTOBER 24/2022  
PROVINCE OF ONTARIO  
FOR STRUCTURE ONLY

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 INVERTS 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 REPRODUCED.

7		
6		
5		
4		
3		
2	AUG. 31, 2022	ADDED TO JOB; ISSUED FOR PERMIT
1	AUG. 17, 2018	PREPARED TO PACKAGE 'A1' ISSUED TO CLIENT
No:      DATE:      WORK DESCRIPTION:		

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

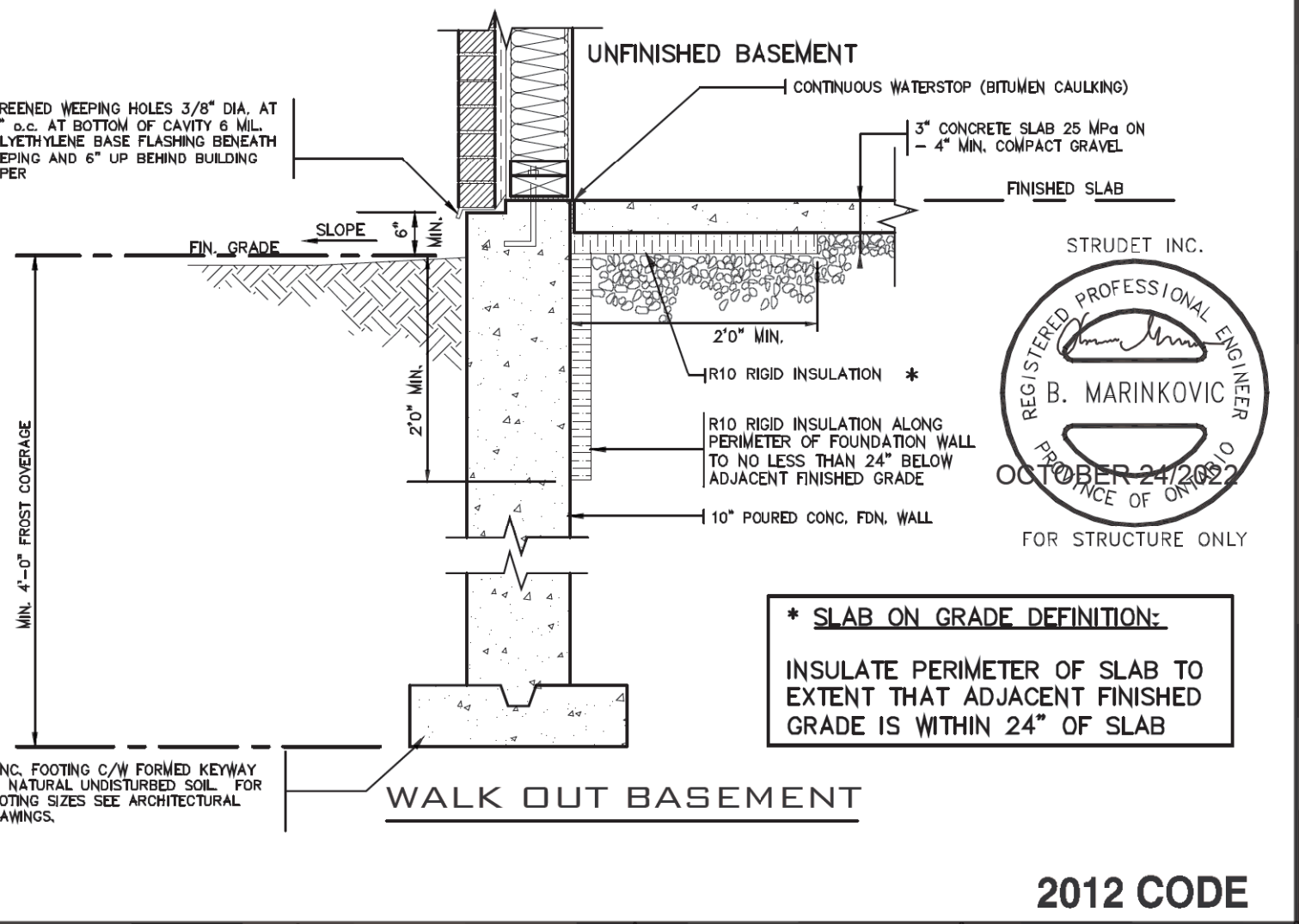
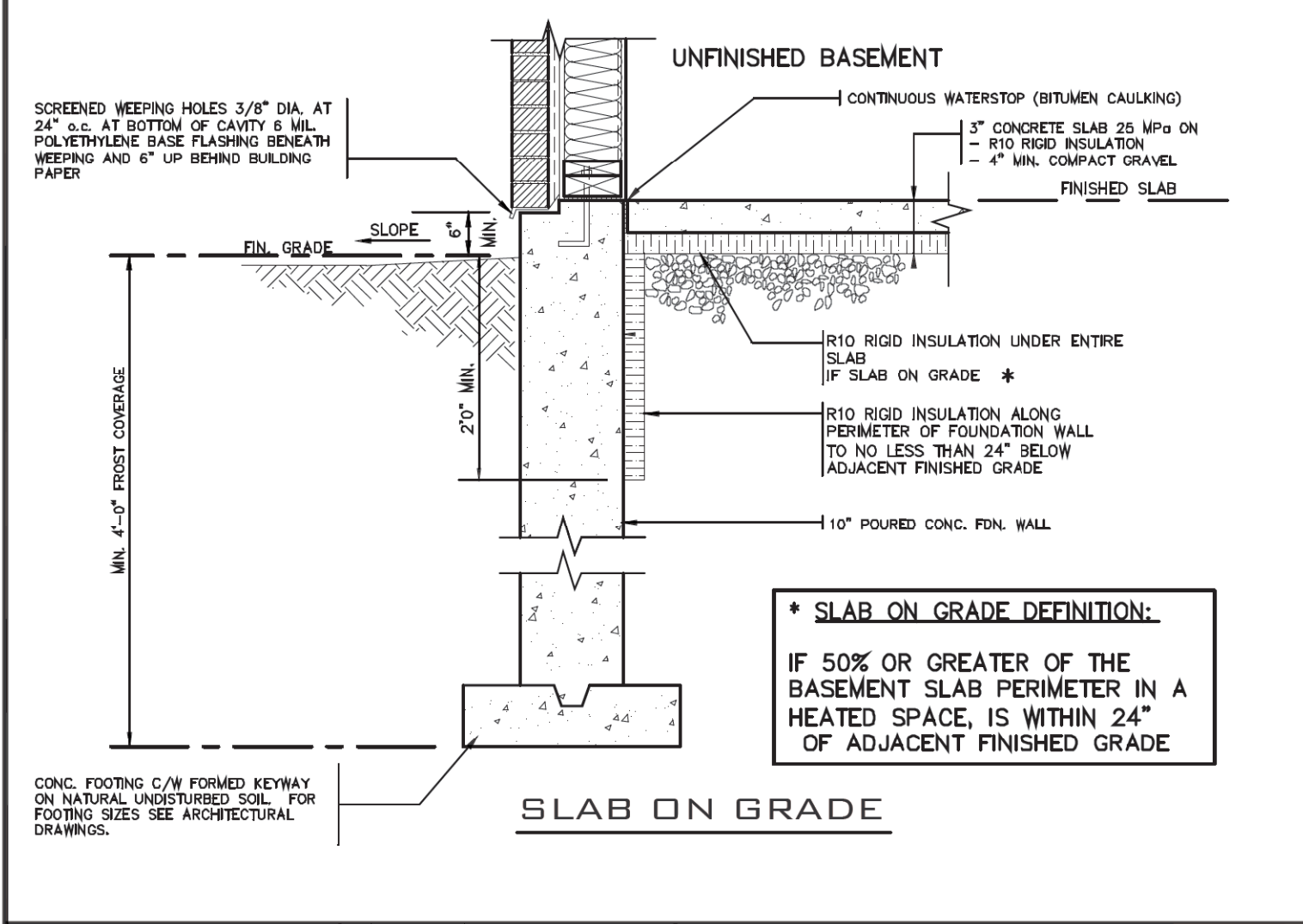
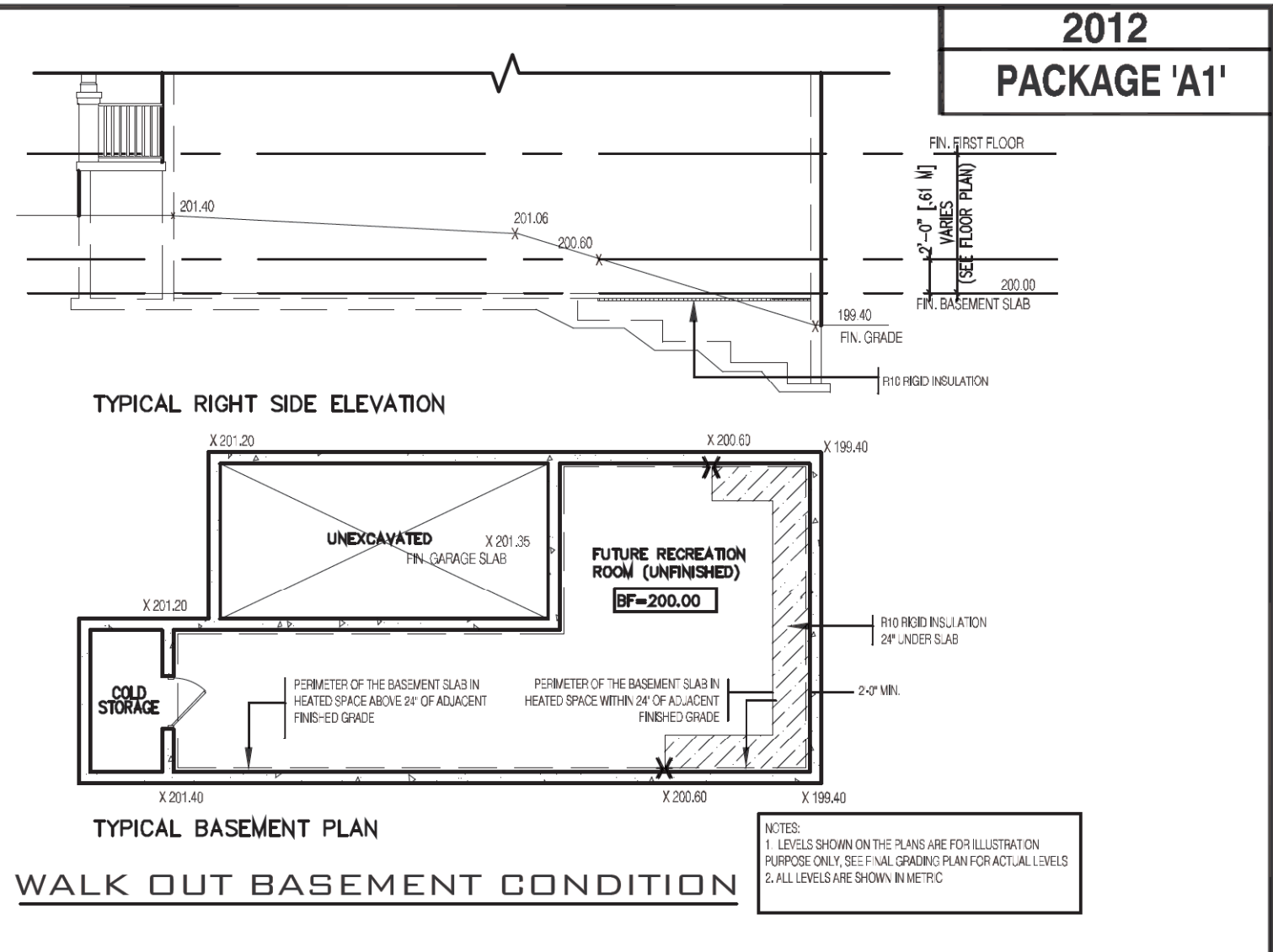
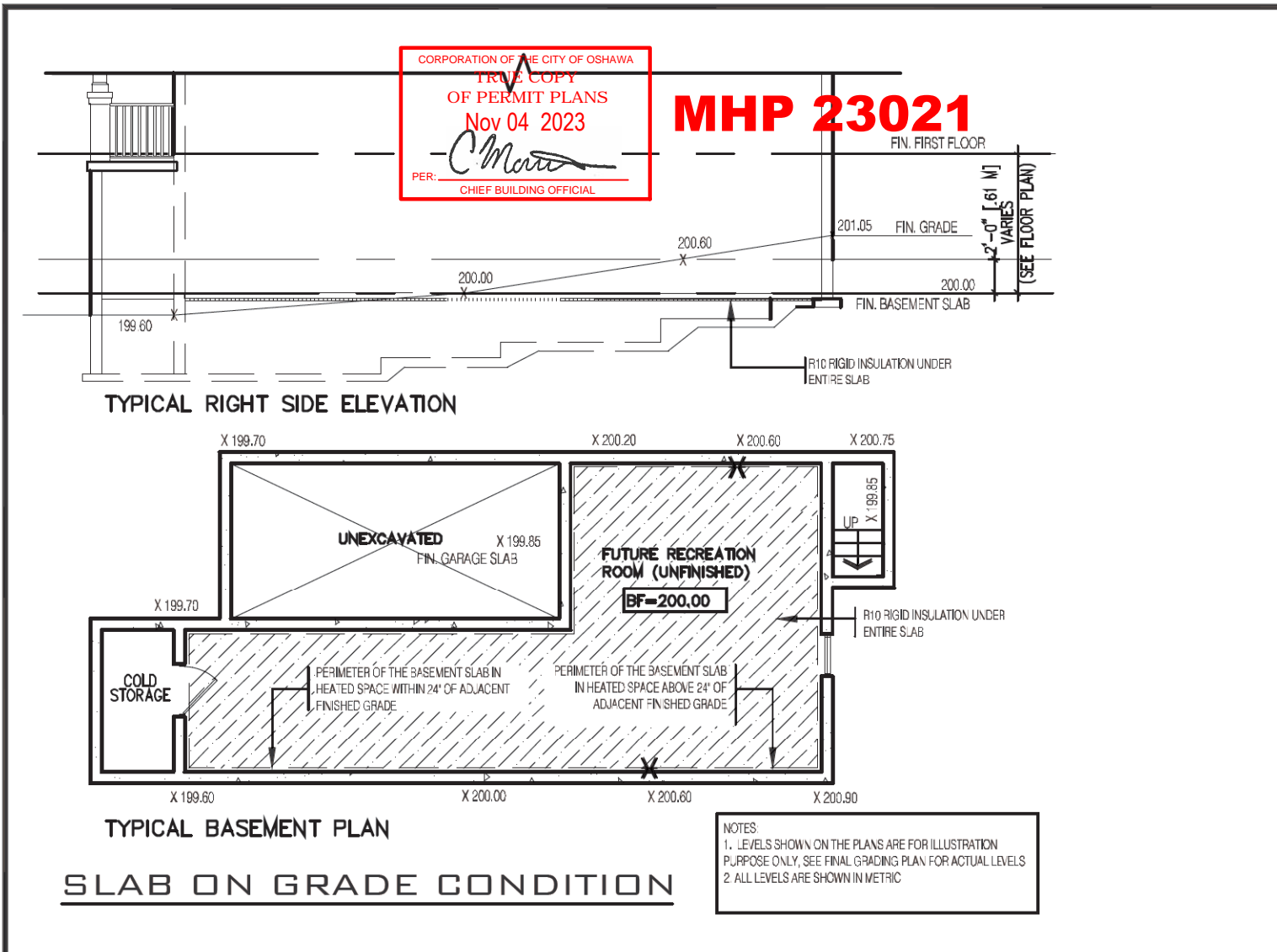
jardin  
DESIGN GROUP INC  
64 JARDIN DR., SUITE 3A  
VAUGHAN ONT. L4K 3P3  
TEL: 905 660-3377 FAX: 905 660-3713  
EMAIL: info@jardindesign.ca

STUCCATO BOARD  
FINISH CLADDING  
ZADORRA ESTATES CORP.  
CITY OF OSHAWA



MODEL NAME  
T  
SCALE: 1"=1'-0"  
PROJ. No. 21-35  
DWG. No. 11





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 INVERTS 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 REPRODUCED.	3		
	2	AUG. 31, 2022	ADDED TO JOB, ISSUED FOR PERMIT
	1	AUG. 17, 2018	PREPARED TO PACKAGE 'A1' ISSUED TO CLIENT
No:	DATE:	WORK DESCRIPTION:	

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.		QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code.	
Walter Botter	<i>Walter Botter</i>	21031	BCIN
NAME	SIGNATURE	REGISTRATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.4 of the building code.	
jardin design group inc.	27763		BCIN
FIRM NAME			

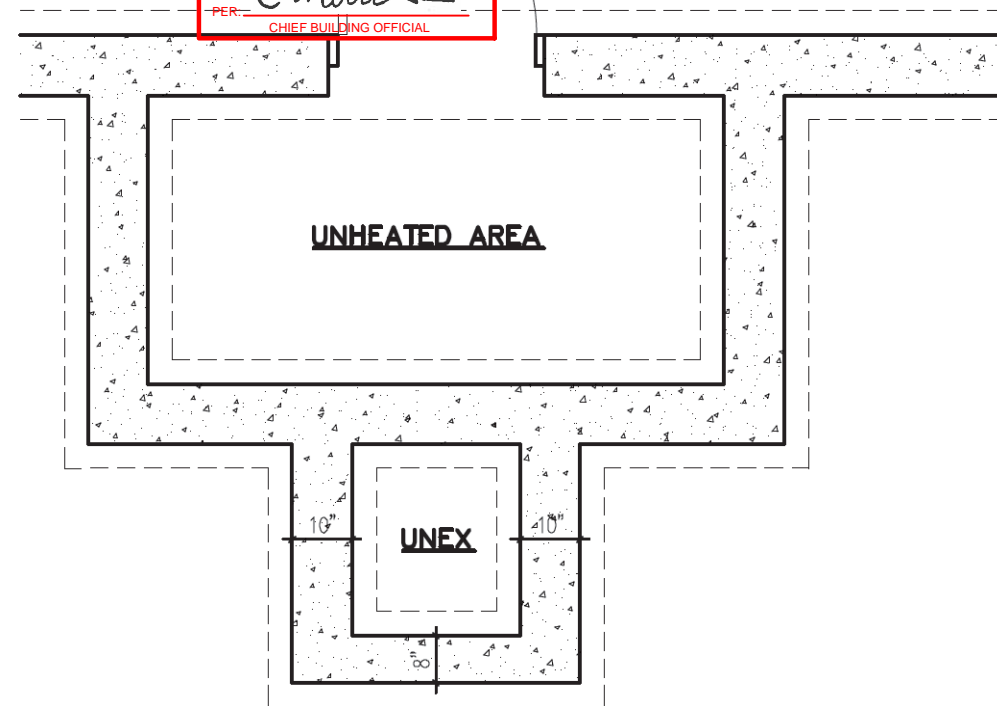
**jardin**  
DESIGN GROUP INC  
64 JARDIN DR. SUITE 3A  
VAUGHAN ONT. L4K 3P3  
TEL: 905 660-3377 FAX: 905 660-3713  
EMAIL: info@jardindesign.ca

2012 CODE	
SLAB ON GRADE WALKOUT BASEMENT	
ZADORRA ESTATES CORP. CITY OF OSHAWA	
MODEL NAME T	---
SCALE: N.T.S.	
PROJ. No. 21-35	DWG. No. 12



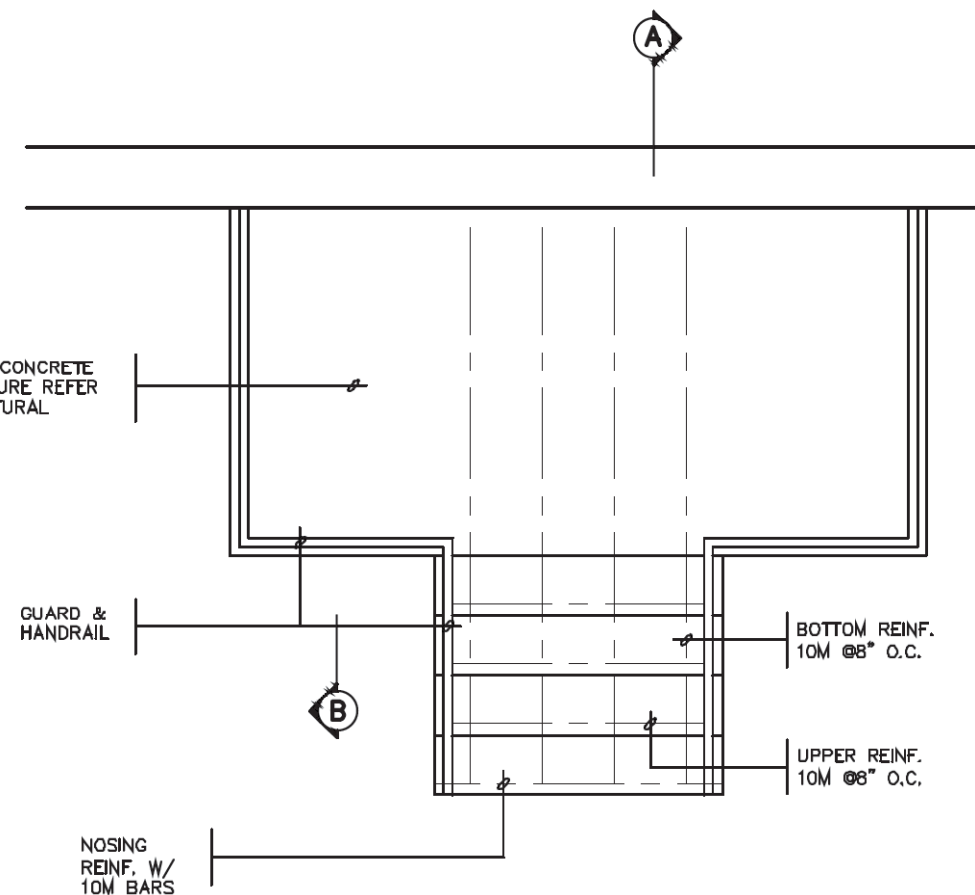
CORPORATION OF THE CITY OF OSHAWA  
TRUE COPY  
OF PERMIT PLANS  
Nov 04 2023  
PER: *CM*  
CHIEF BUILDING OFFICIAL

MHP 23021



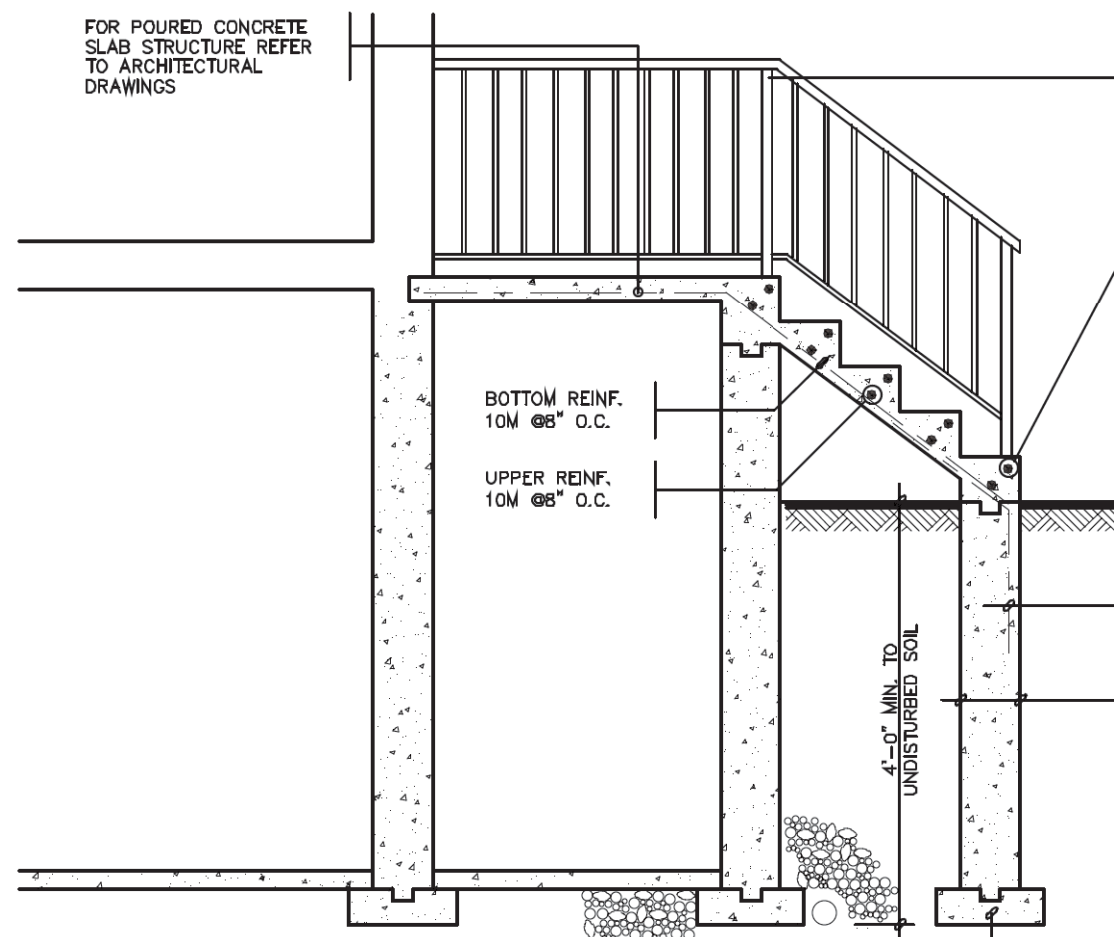
FOUNDATION  
PLAN

FOR POURED CONCRETE  
SLAB STRUCTURE REFER  
TO ARCHITECTURAL  
DRAWINGS



GROUND FLOOR  
PLAN

FOR POURED CONCRETE  
SLAB STRUCTURE REFER  
TO ARCHITECTURAL  
DRAWINGS



SECTION  
A

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

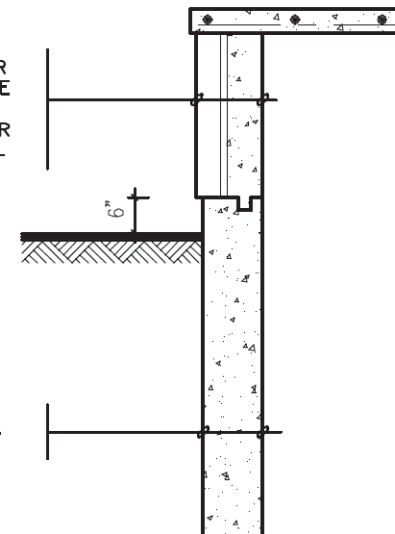
NOSING  
REINF. W/  
10M BARS

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

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

POURED FDN. WALL

6" X16"  
POURED CONC.  
FOOTING



SECTION  
B

NOTE: FOR MORE  
THAN 8 RISERS

GENERAL NOTES

- EXTERIOR STAIRS**  
7 7/8" RISE MAXIMUM  
10" RUN MINIMUM  
1'-2" RUN MAXIMUM  
REV.
- MASONRY TIES**  
WHEN BRICK FACING IS USED ABOVE GROUND LEVEL, PROVIDE 3/16" DIA. CORROSION RESISTANT METAL TIES @ 36" HORIZONTAL & 8" VERTICAL
- GUARDS**  
ARE REQUIRED AROUND CONCRETE SLAB IF MORE THAN 2'-0" ABOVE GRADE & ON BOTH SIDES OF STAIRS CONTAINING MORE THAN 6 RISERS. MINIMUM 31" HIGH FOR STAIRS MINIMUM 35" HIGH FOR PORCHES UP TO 5'-11" ABOVE GRADE MINIMUM 42" HIGH FOR GREATER HTS.
- HANDRAIL**  
ARE REQUIRED WHERE STEPS HAVE MORE THAN 3 RISERS, HANDRAIL HEIGHT 31" - 38".
- FOUNDATION WALLS**  
THICKNESS OF FOUNDATION WALLS IS DEPENDANT UPON VENEER CUT 8" FOR UP TO 26" VENEER CUT HEIGHT 10" FOR VENEER CUT OVER 26" HIGH
- CONCRETE**  
MINIMUM CONCRETE STRENGTH SHALL BE 4650 PSI [32MPa] W/ 5%-8% AIR ENTRAINMENT MINIMUM CONCRETE SLAB THICKNESS 5"
- CONCRETE COVER**  
PROVIDE MINIMUM 3/4" CLEAR CONCRETE COVER TO REINFORCING BARS

STRUDET INC.  
REGISTERED PROFESSIONAL ENGINEER  
B. MARINKOVIC  
OCTOBER 24/2022  
PROVINCE OF ONTARIO  
FOR STRUCTURE ONLY

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 INVERTS 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 REPRODUCED.

7		
6		
5		
4		
3	AUG. 31, 2022	ADDED TO JOB, ISSUED FOR PERMIT
2	MAR. 14, 2022	O.B.C. UPDATE FOR STAIRS (JAN. 1/2022)
1	AUG. 17, 2018	PREPARED TO PACKAGE 'A1' ISSUED TO CLIENT
No:	DATE:	WORK DESCRIPTION:

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.  
QUALIFICATION INFORMATION  
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code.  
Walter Botter *Walter Botter* 21031  
NAME SIGNATURE BCIN  
REGISTRATION INFORMATION  
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code.  
jardin design group inc. 27763  
FIRM NAME BCIN

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

POURED CONCRETE STAIRS  
ZADORRA ESTATES CORP.  
CITY OF OSHAWA  
MODEL NAME  
T  
SCALE: 3/8"=1'-0"  
PROJ. No. 21-35  
DWG. No. 13