

WINDOWS -
CANADA ZONE C

- (1) **MINIMUM BEDROOM WINDOW** (*OBC 9.9.10.1.)
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m² (3.8 SQ.FT.) UNOBSTRUCTED GLAZED OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380mm (1'-3") GLASS AREA NOT MORE THAN 17% OF GROSS PERIPHERAL WALL AREA.
MAXIMUM U-VALUE 1.67 & MIN ER-VALUE 29
- (2) **WINDOW GUARDS** (*OBC 9.8.8.1(6))
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-6") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")

GENERAL:

- (1) **MECHANICAL VENTILATION**
MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.3 AIR CHANGES PER HOUR AVERAGED OVER 24 HOURS.
SEE MECHANICAL DRAWINGS.
- (2) **REINFORCEMENT FOR GRAB BARS** (*OBC 9.5.2.3.)
REINFORCEMENT OF STUD WALLS FOR FUTURE GRAB BARS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. SEE DETAIL

LUMBER:

- 1.) ALL LUMBER SHALL BE SPRUCE-PINE-FIR No.1&2 GRADE, UNLESS NOTED OTHERWISE.
- 2.) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE-PINE-FIR No.1&2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.
- 3.) ALL BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.
- 4.) LVL BEAMS SHALL BE VERSA-LAM 2.0E (Fb=2800psi MIN.) OR EQUIVALENT. NAIL EACH PLY OF LVL WITH 89mm (3-1/2") LONG COMMON WIRE NAILS @300mm (12") o.c. STAGGERED IN 2 ROWS FOR 184, 240, & 300mm (7-1/4", 9-1/2", 11-7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 1/2" (13mm) DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") o.c.
- 5.) PROVIDE TOP MOUNT BEAM HANGERS FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS NOTED OTHERWISE.
- 6.) PROVIDE METAL JOIST HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.
- 7.) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 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.

ELECTRIC VEHICLE CHARGING SYSTEM (EVCS):

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

- A MINIMUM 200 amp PANEL BOARD,
- CONDUIT THAT IS NOT LESS THAN 1 1/16" (27mm) TRADE SIZE,
- A SQUARE 4 11/16" (119mm) TRADE SIZE ELECTRICAL OUTLET BOX,
- FUME-PROFFED ELECTRICAL OUTLET BOX TO BE INSTALLED IN THE GARAGE OR CARPORT OR ADJACENT TO DRIVEWAY.

REFER TO 2012 O.B.C. 9.34.4

STABILITY OF NARROW (20'-25')
& TALL (±30') HOUSES

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

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

BRICK VENEER LINTELS

WL1 = 3'-1/2"x3'-1/2"x1/4" L (90x90x6.0L) + 2-2"x8" SPR. No.2
WL2 = 4"x3'-1/2"x5/16" L (100x90x8.0L) + 2-2"x8" SPR. No.2
WL3 = 5"x3'-1/2"x5/16" L (125x90x8.0L) + 2-2"x10" SPR. No.2
WL4 = 6"x3'-1/2"x5/16" 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"x5/16" L (150x90x10.0L)
L5 = 6"x4"x3/8" L (150x100x10.0L)
L6 = 7"x4"x3/8" L (175x100x10.0L)

LAMINATED VENEER LUMBER (LVL) BEAMS

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

DOOR SCHEDULE

1 = 2'-10" x 6'-8" (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
X P POINT LOAD
SOLID WOOD BEARING.
SOLID BEARING TO BE MADE AT
LEAST AS SUPPORTED MEMBER.
MIN. 3 PIECES.

LOAD-BEARING WALL

TWO-STORY WALL SEE NOTE 39

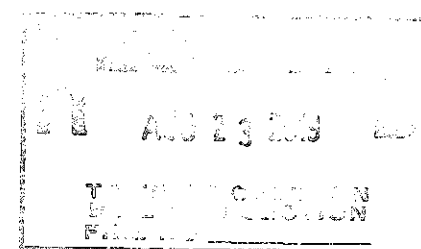
FLAT ARCH

F.D. FLOOR DRAIN

SA SMOKE ALARM SEE NOTE 43

SA SMOKE ALARM & CARBON MONOXIDE ALARM SEE NOTE 44

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



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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	
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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
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 21037
NAME SIGNATURE BON

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 BON

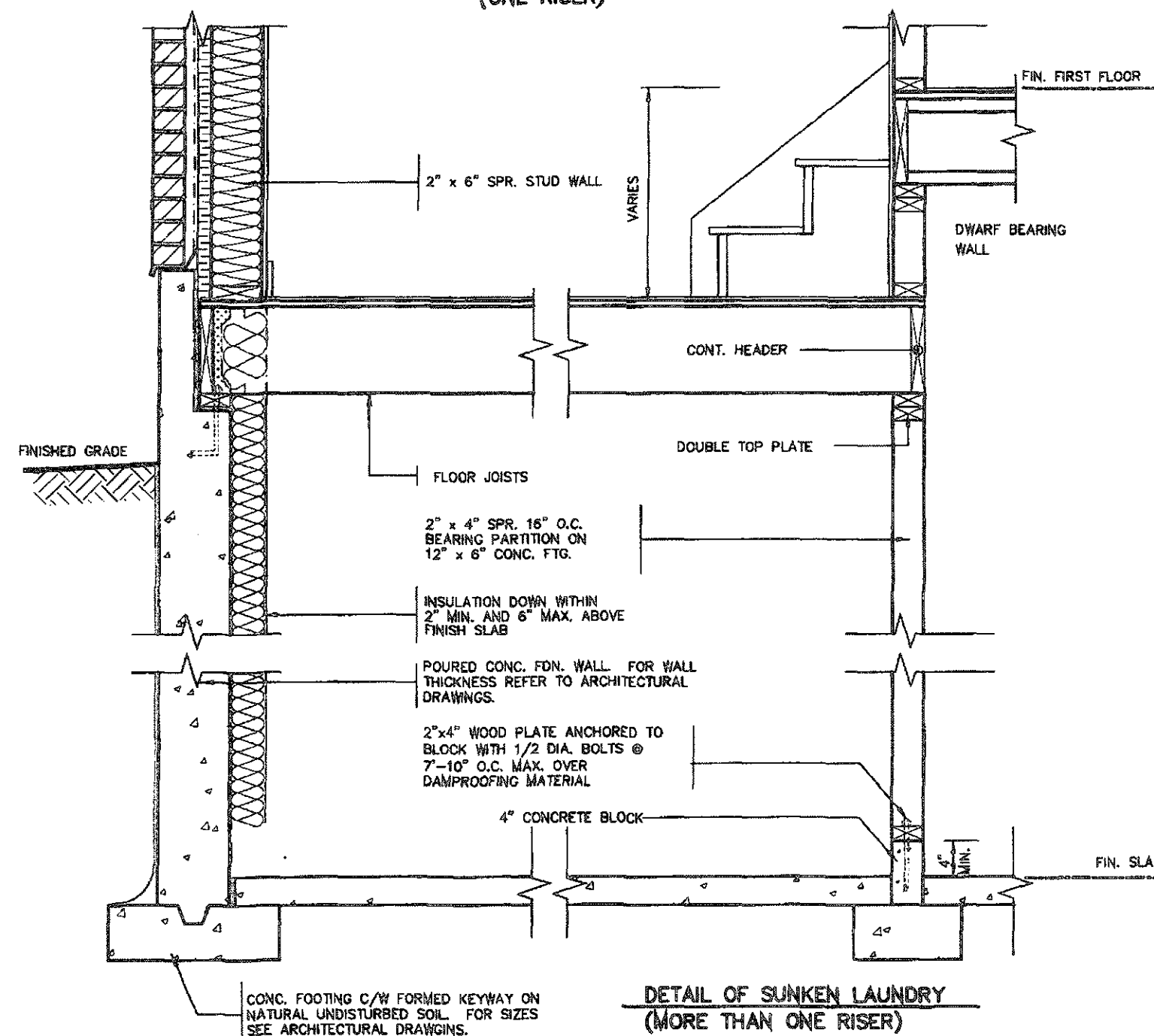
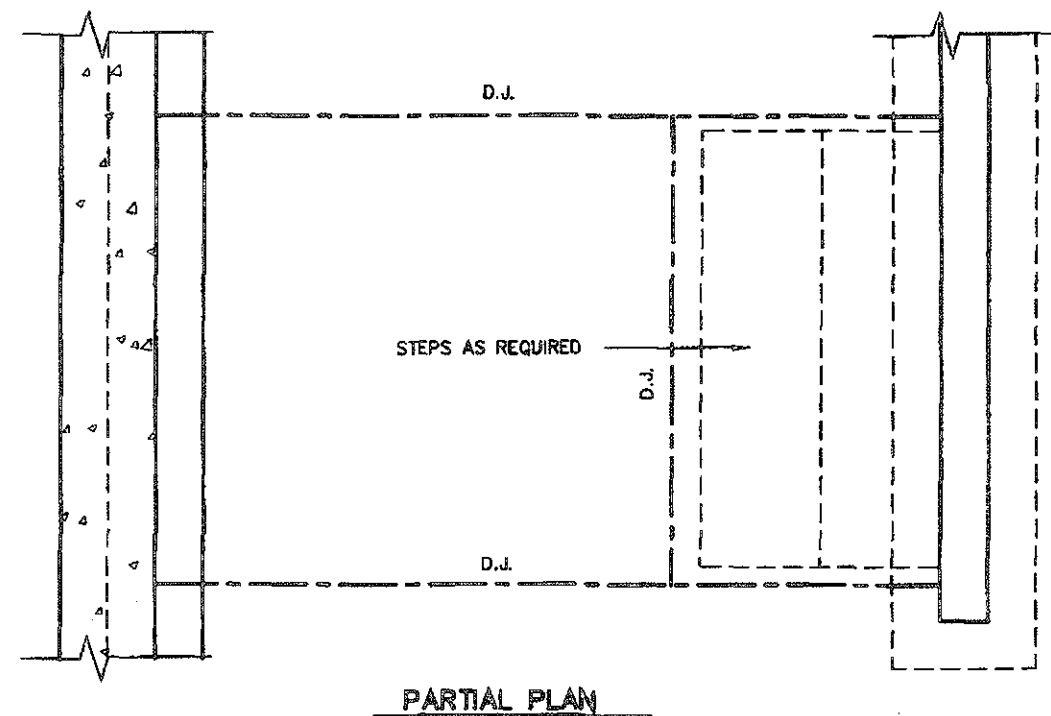
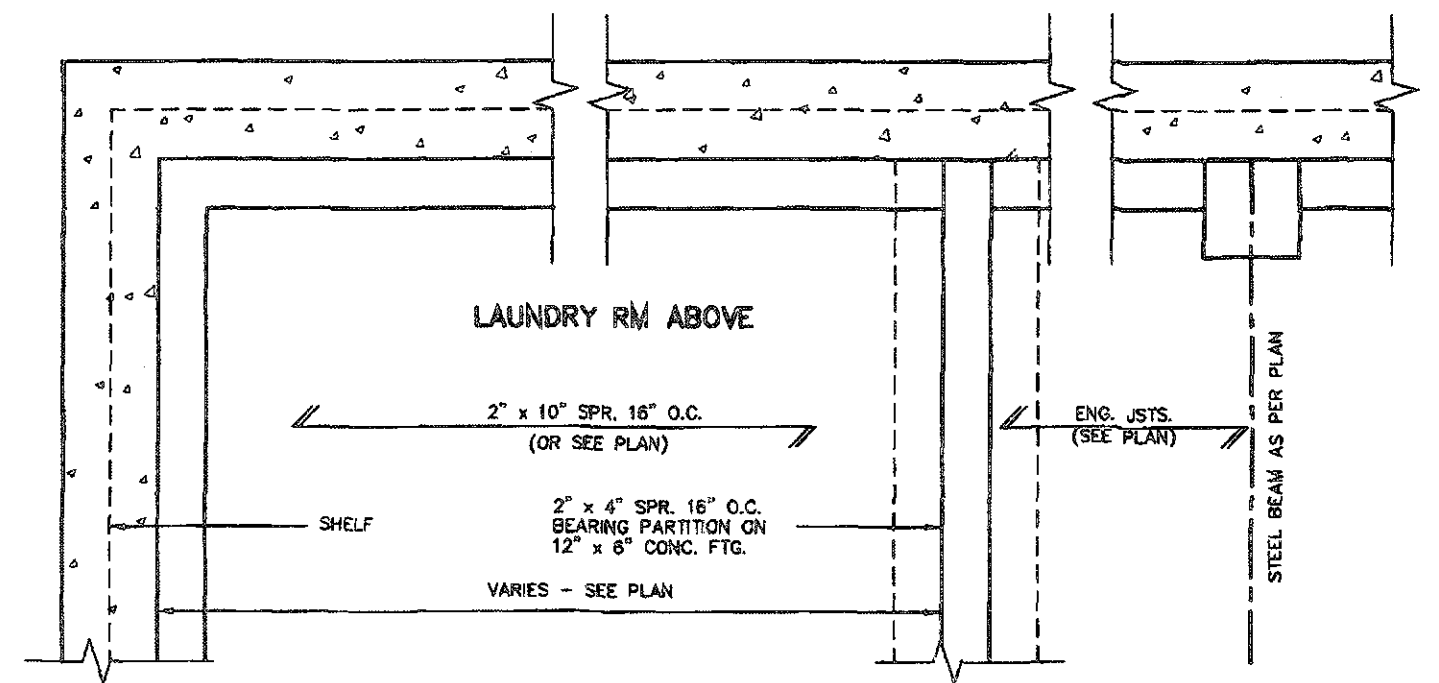
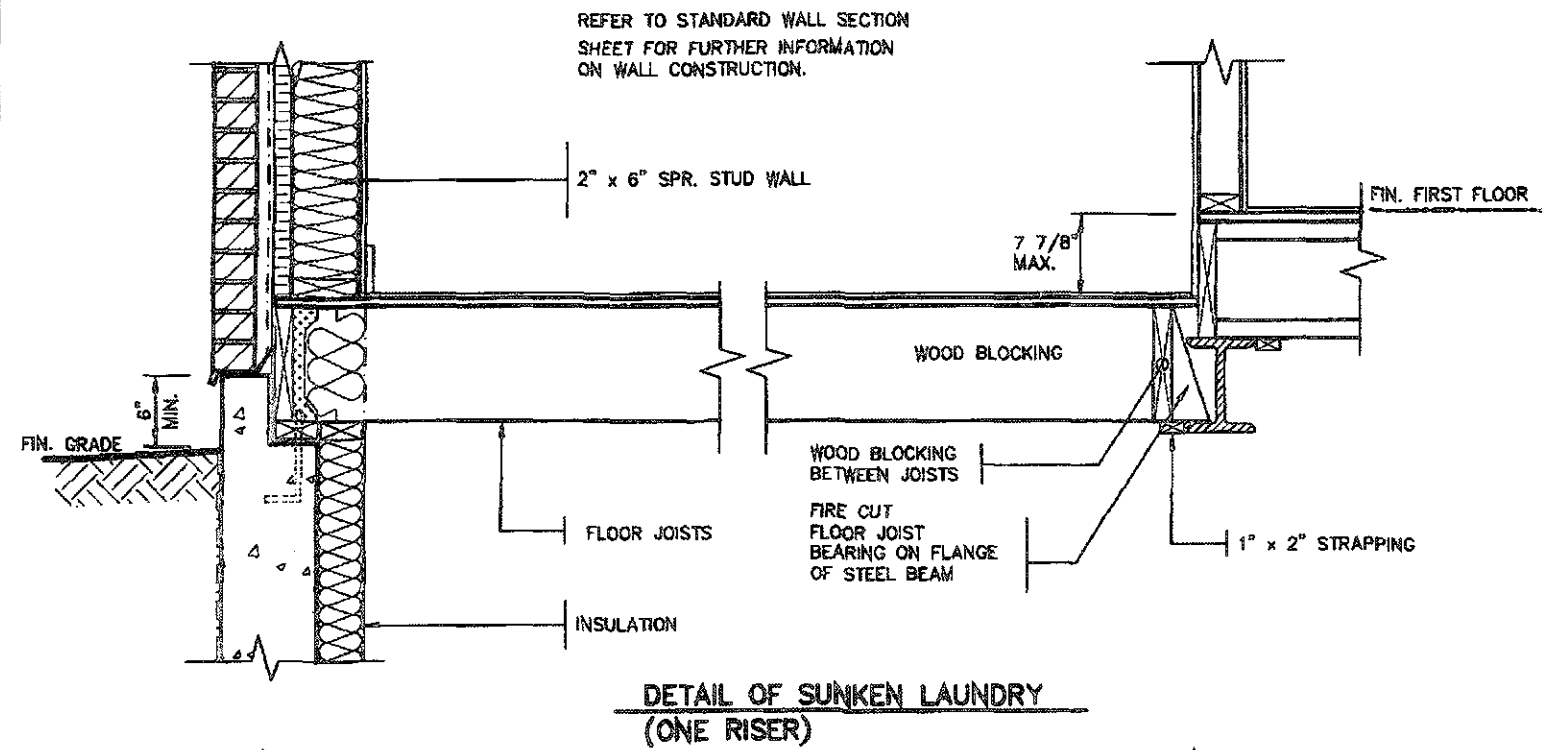
jardin
DESIGN GROUP INC.
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TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

GENERAL NOTES

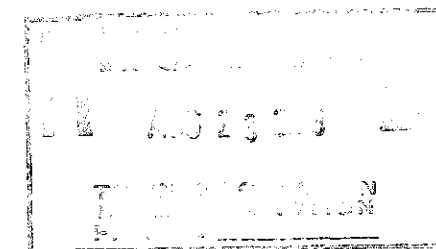
LAMBERTS LANE
TOWN OF CALEDON



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

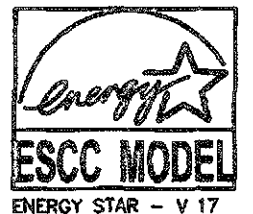


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7		
6		
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4		
3	FEB. 11, 2019	REV. ENERGY STAR V-17 TO ENERGY STAR V-17 PER CLIENT REQUEST
2	FEB. 27, 2016	REV. ENERGY STAR VERSION AND CHECK DETAIL ISSUED TO CLIENT
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QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 1.2.4 of the building code.

Walter Botter *WBE* 21037
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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FIRM NAME BCIN

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VAUGHAN ONT. L4K 3P3
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EMAIL: info@jardindesign.ca

SUNKEN LAUNDRY

LAMBERTS LANE
TOWN OF CALEDON

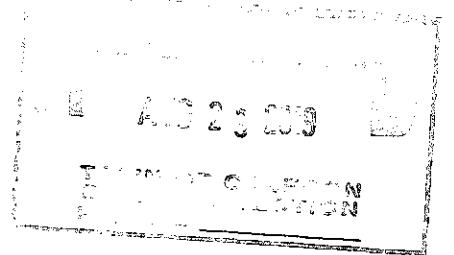
MODEL NAME
T

SCALE
3/4" = 1'-0"

PROJ. No
16-24

DWG. No.
3

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THE ONTARIO BUILDING CODE

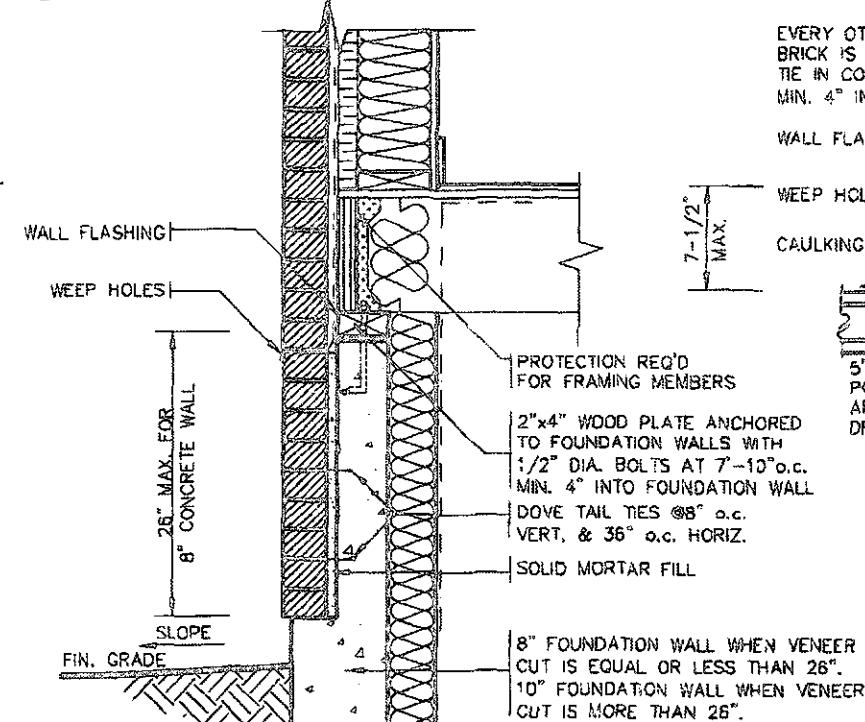
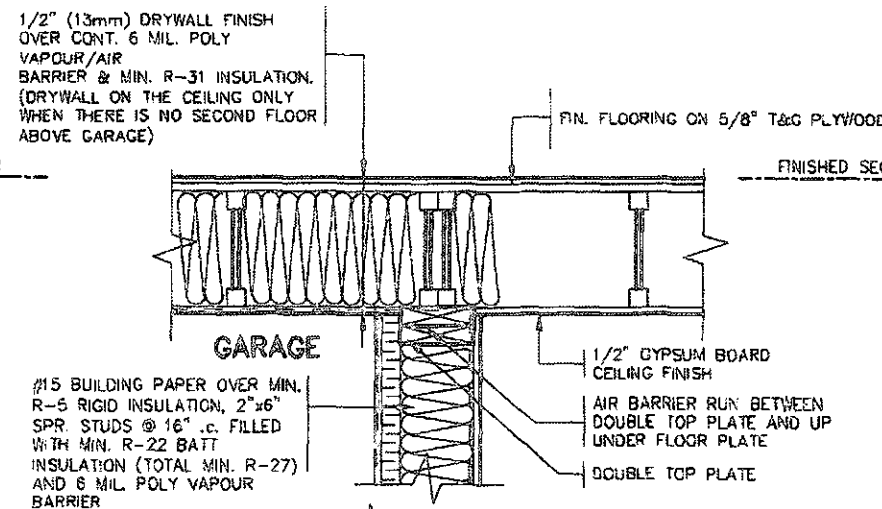


STRUDET INC.



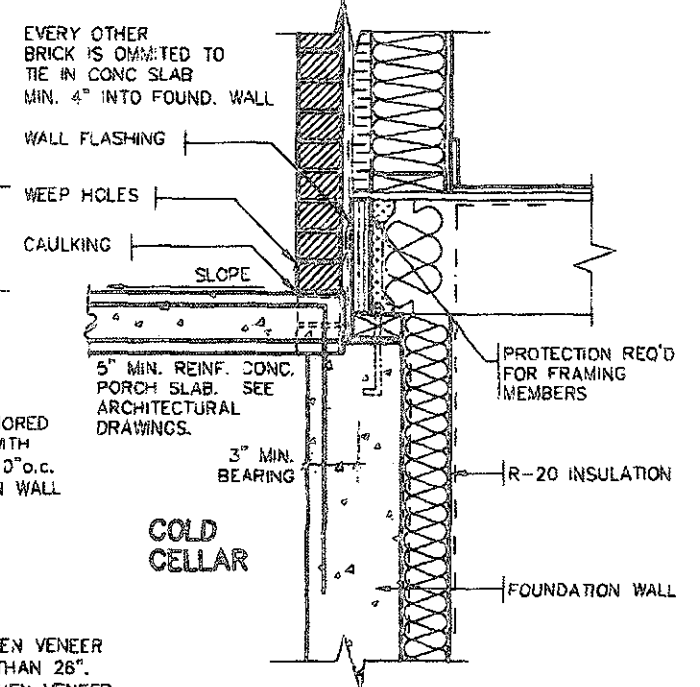
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DETAIL FOR INTERIOR GARAGE WALLS & CEILING



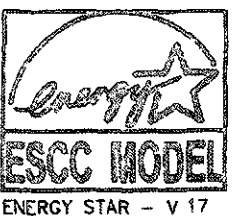
DETAIL FOR CONCRETE VENEER DROPPED GRADE

DETAIL FOR COLD CELLAR PORCH SLAB



JUN 26 2019

2012 CODE



ENERGY STAR - V 17

Jardin
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2 STOREY WALL SECTION
2"x6" BRICK VENEER
LAMBERTS LANE
TOWN OF CALEDON

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

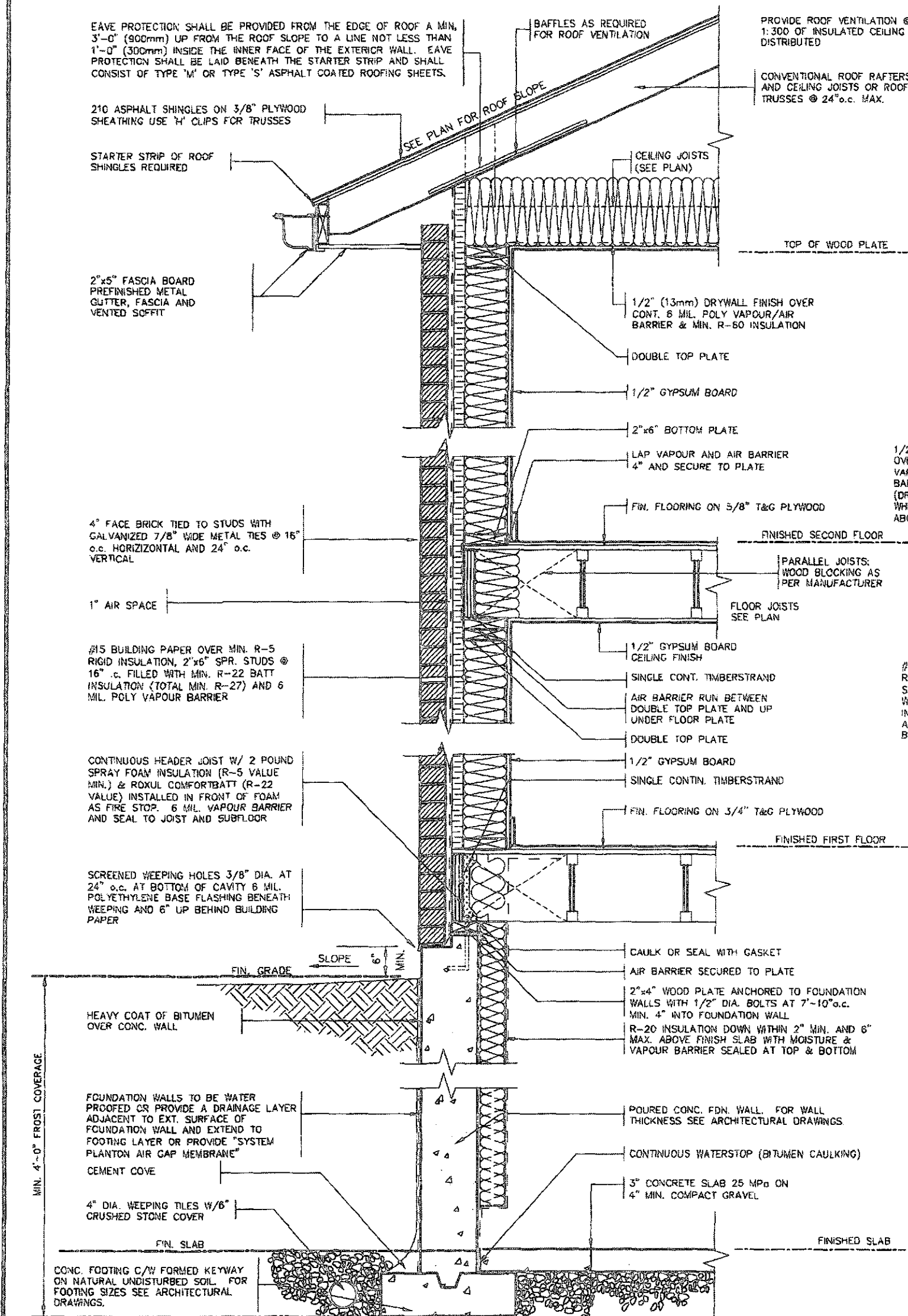
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QUALIFICATION INFORMATION
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Walter Butler 21031
NAME SIGNATURE BCN

REGISTRATION INFORMATION
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Jardin design group inc. 27763
FIRM NAME BCN



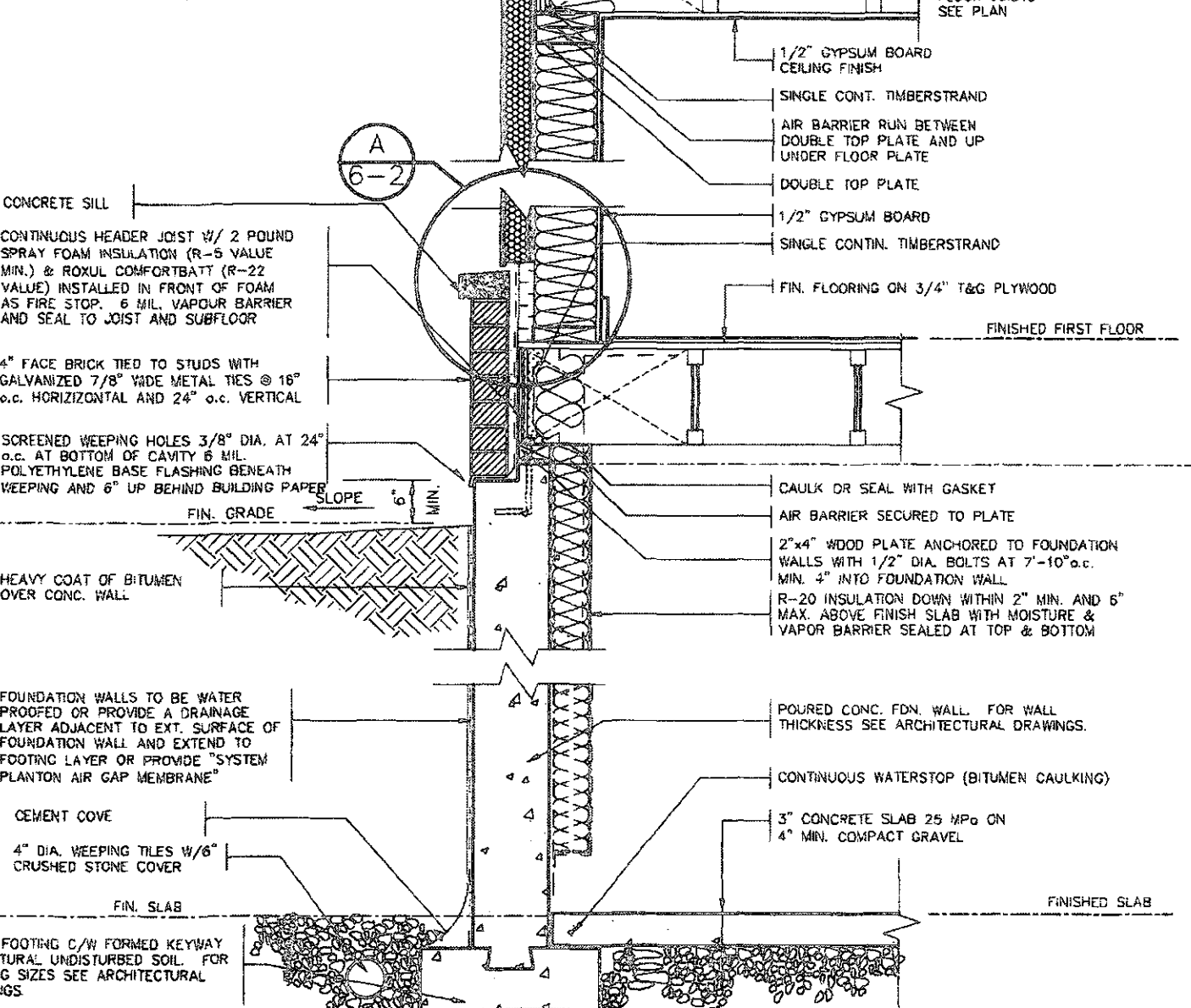
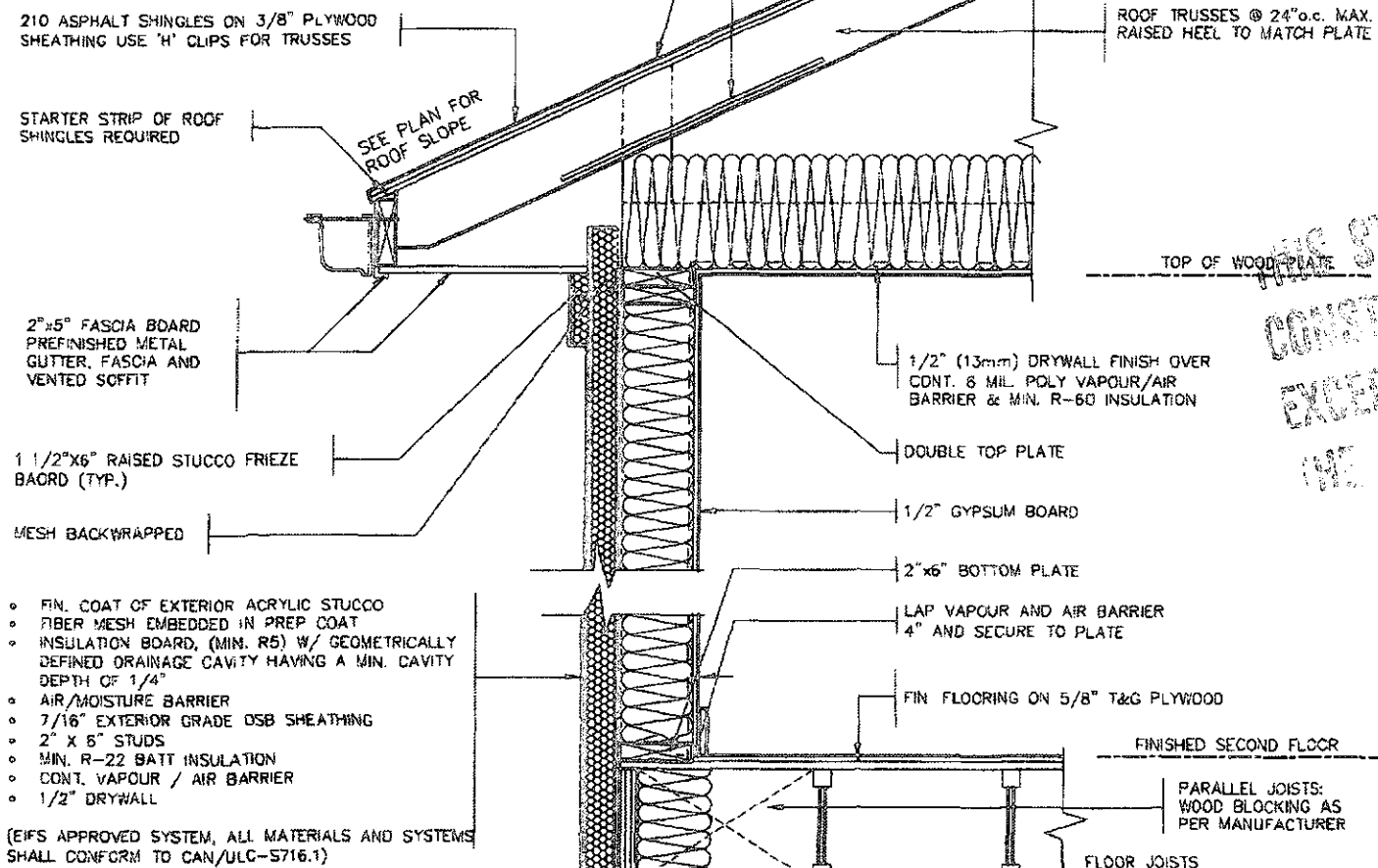
NO.	DATE	WORK DESCRIPTION
7		
6		
5		
4	JUNE 20, 2019	REV CEILING INSUL. TO R-60 RE ISSUED TO CLIENT
3	FEB. 11, 2019	REV ENERGY STAR V-17 TO ENERGY STAR V-17 PER CLIENT REQUEST
2	FEB. 27, 2016	REV ENERGY STAR VERSION AND DETAIL ISSUED TO CLIENT
1	FEB. 8, 2016	PREPARED TO ENERGY STAR & ISSUED TO CLIENT

DRAWN BY: DRAWING NAME: GENERAL NOTES

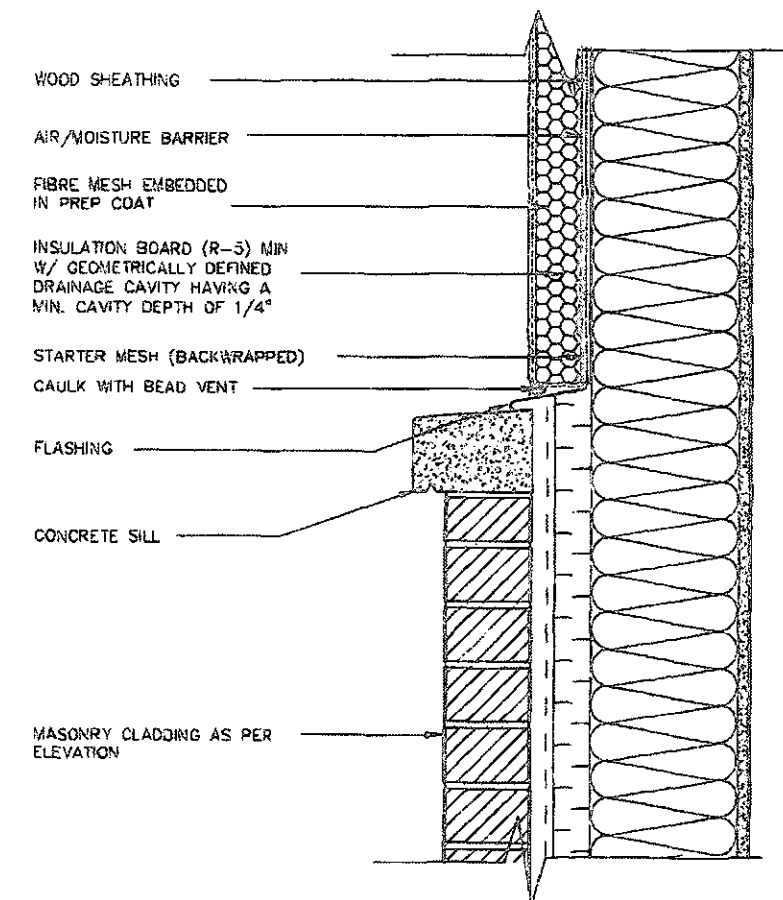
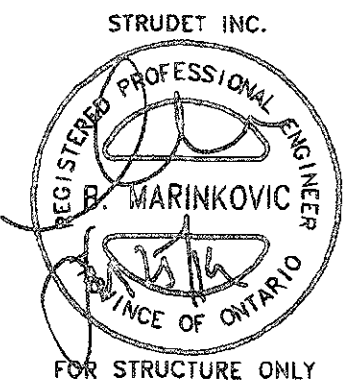
EAVE PROTECTION SHALL BE PROVIDED FROM THE EDGE OF ROOF A MIN. 3'-0" (900mm) UP FROM THE ROOF SLOPE TO A LINE NOT LESS THAN 1'-0" (300mm) INSIDE THE INNER FACE OF THE EXTERIOR WALL. EAVE PROTECTION SHALL BE LAID BENEATH THE STARTER STRIP AND SHALL CONSIST OF TYPE 'M' OR TYPE 'S' ASPHALT COATED ROOFING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

BAFFLES AS REQUIRED FOR ROOF VENTILATION

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

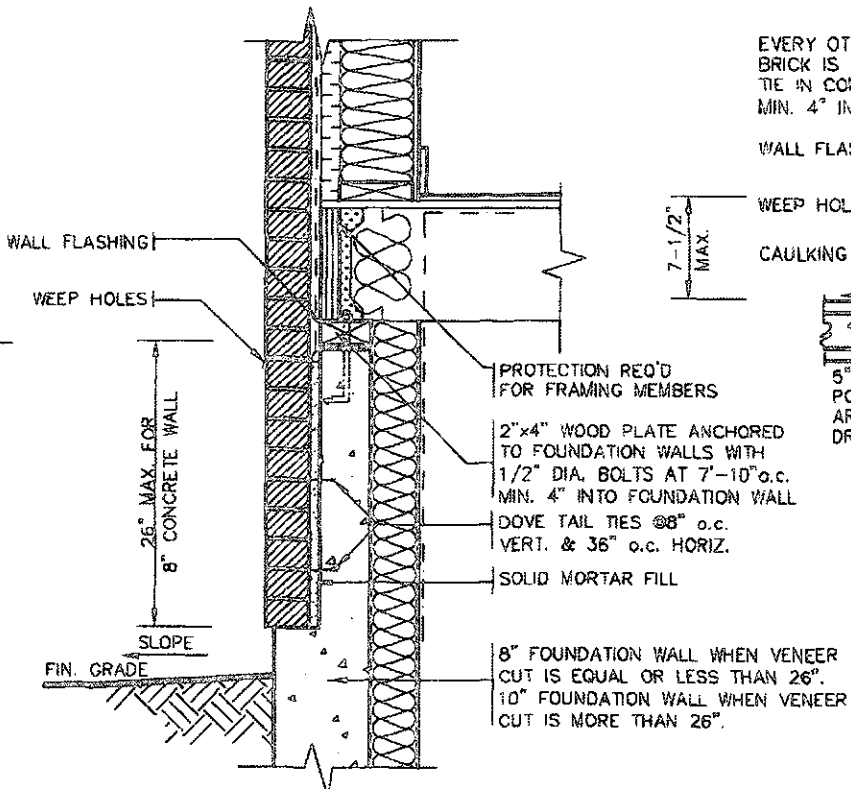


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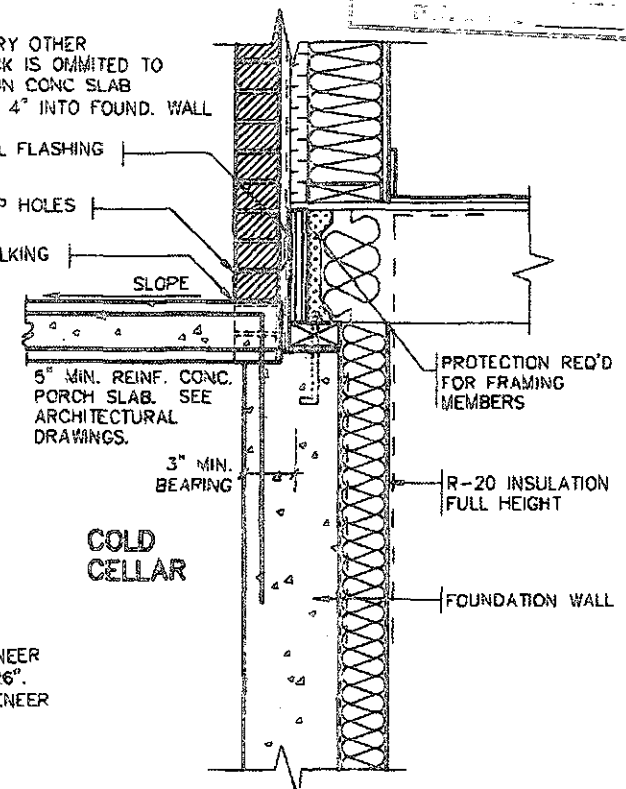
A. TERMINATION AT MASONRY CLADDING WITH SEALANT 1

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"

No.	DATE	WORK DESCRIPTION
7		
6		
5		
4	JUNE 20, 2019	REV. CEILING INSUL. TO R-60 RE ISSUED TO CLIENT
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Walter Boller 21031
NAME SIGNATURE BCIN

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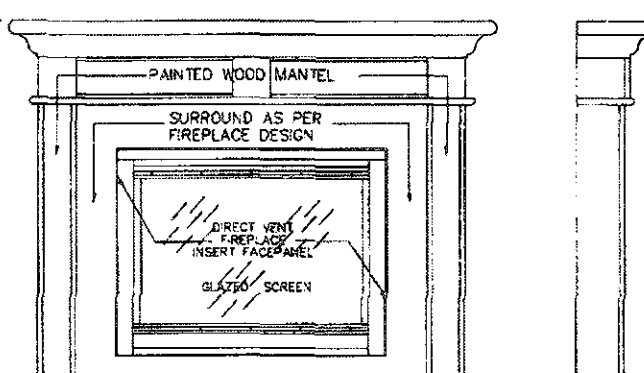
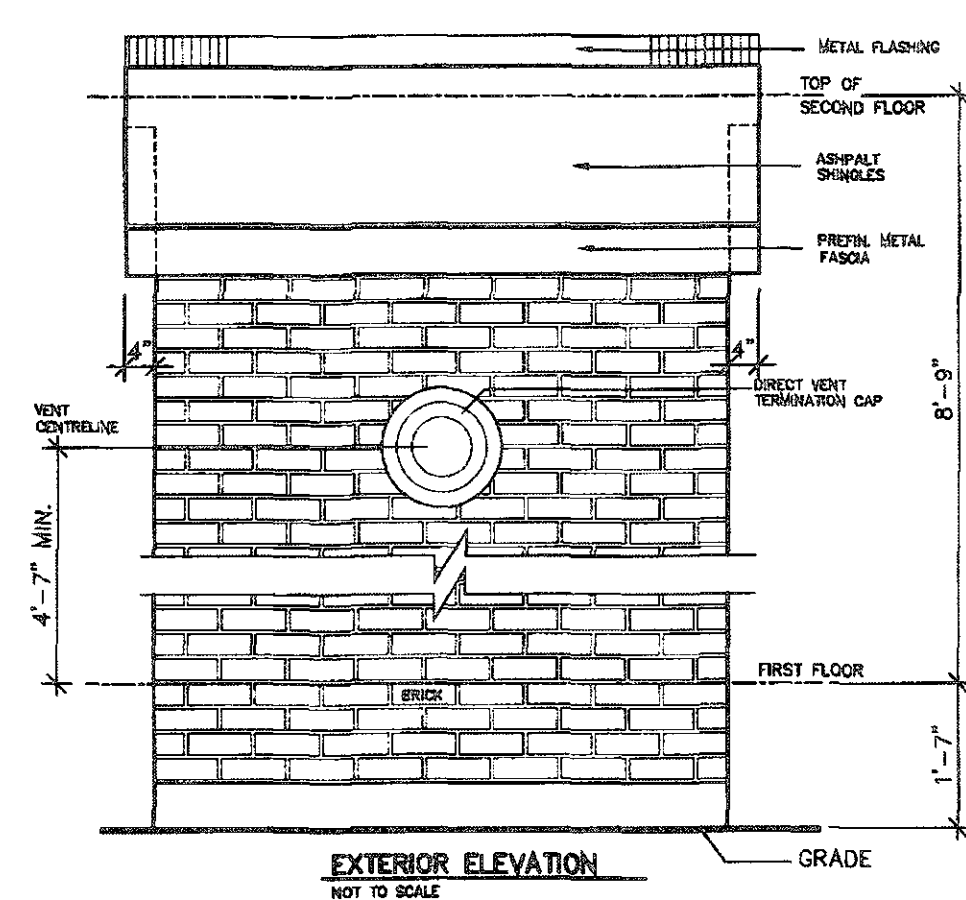
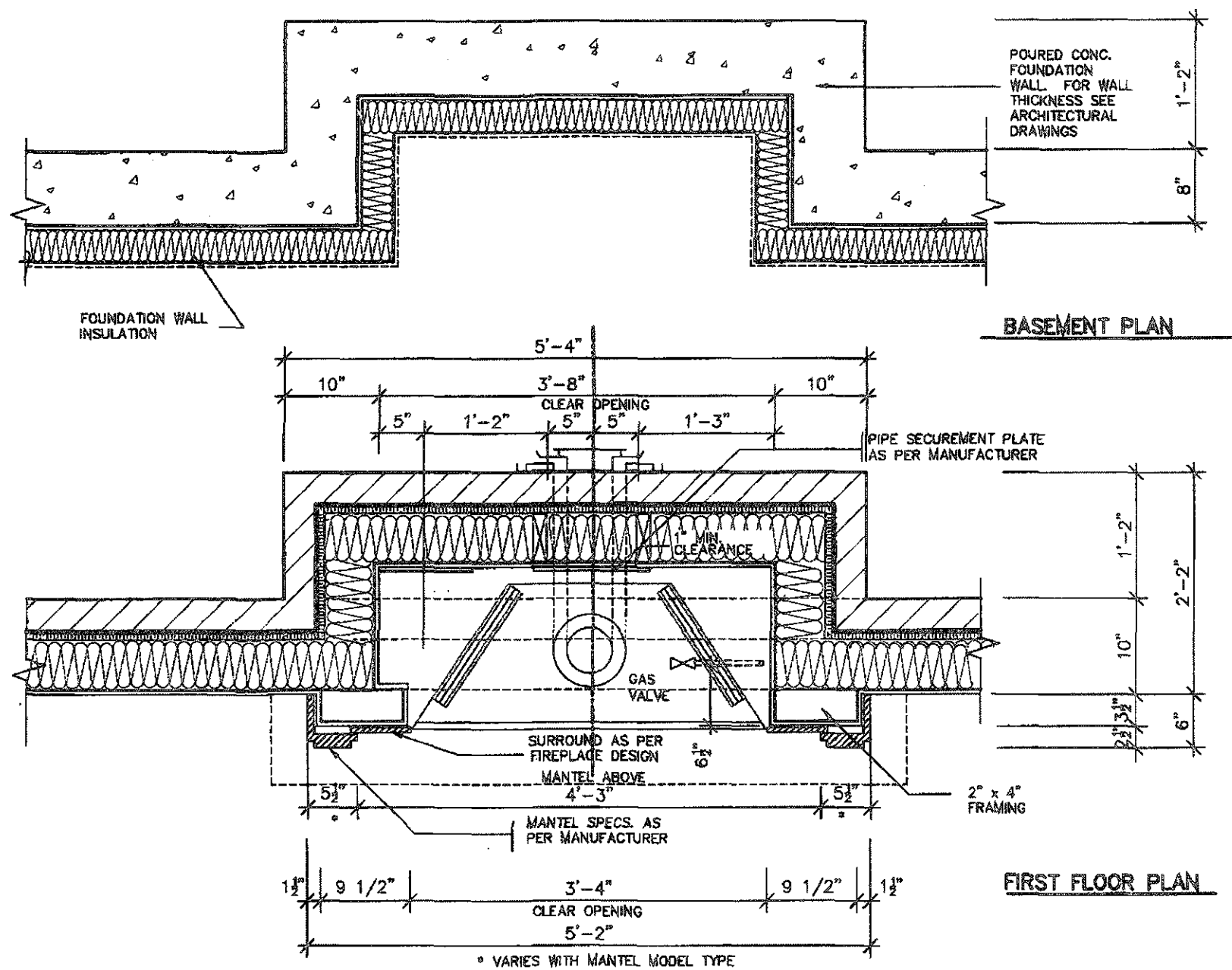
2 STOREY WALL SECTION
2"x6" STUCCO WALL
LAMBERTS LANE
TOWN OF CALEDON

MODEL NAME
T

SCALE
AS NOTED

PROJ No. 18-18
DWG No. 4-1

ENERGY STAR - V-17

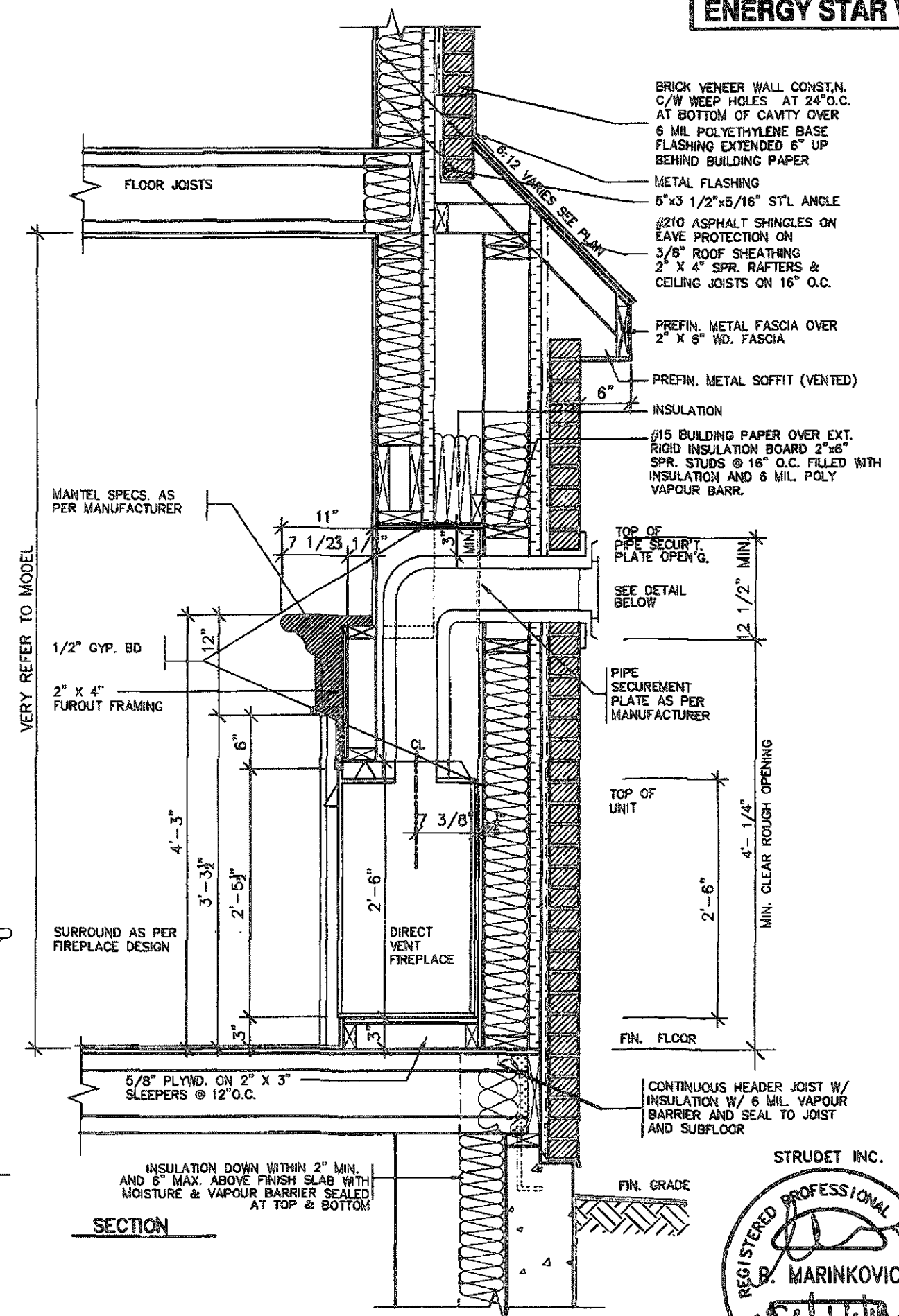


FRONT/SIDE ELEVATION

NOT TO SCALE

GENERAL INSTALLATION NOTES

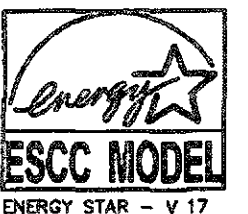
- 1.0 UNIT INSTALLATION TO STRICTLY CONFORM TO MANUFACTURERS INSTALLATION MANUAL AND ALL APPLICABLE CODES OF LOCAL AUTHORITIES HAVING JURISDICTION INCLUDING CAN/CGA-B148.1 & 2.
- 2.0 INSTALL WITH THE FOLLOWING MINIMUM CLEARANCES TO COMBUSTIBLES:
 - FROM TOP OF UNIT 0"
 - FROM BACK OF UNIT 1/2"
 - FROM 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.



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FEB 14 2019

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

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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 *Walter Botter* 21037
NAME SIGNATURE BCIN

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

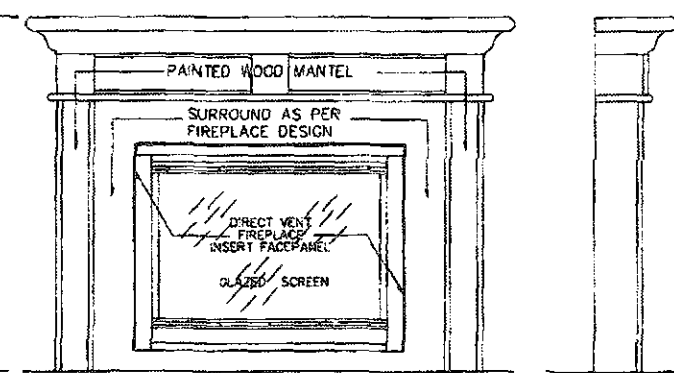
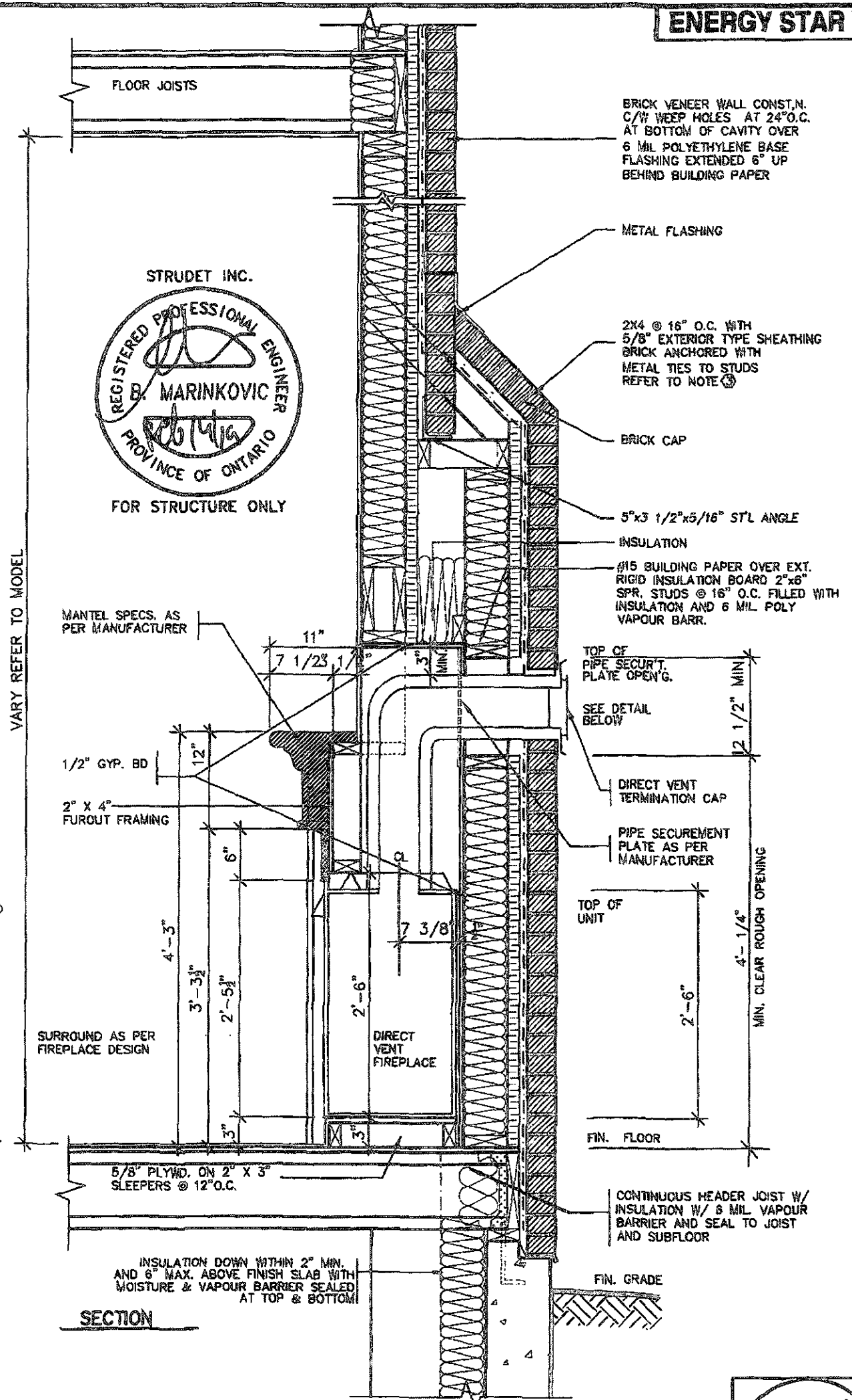
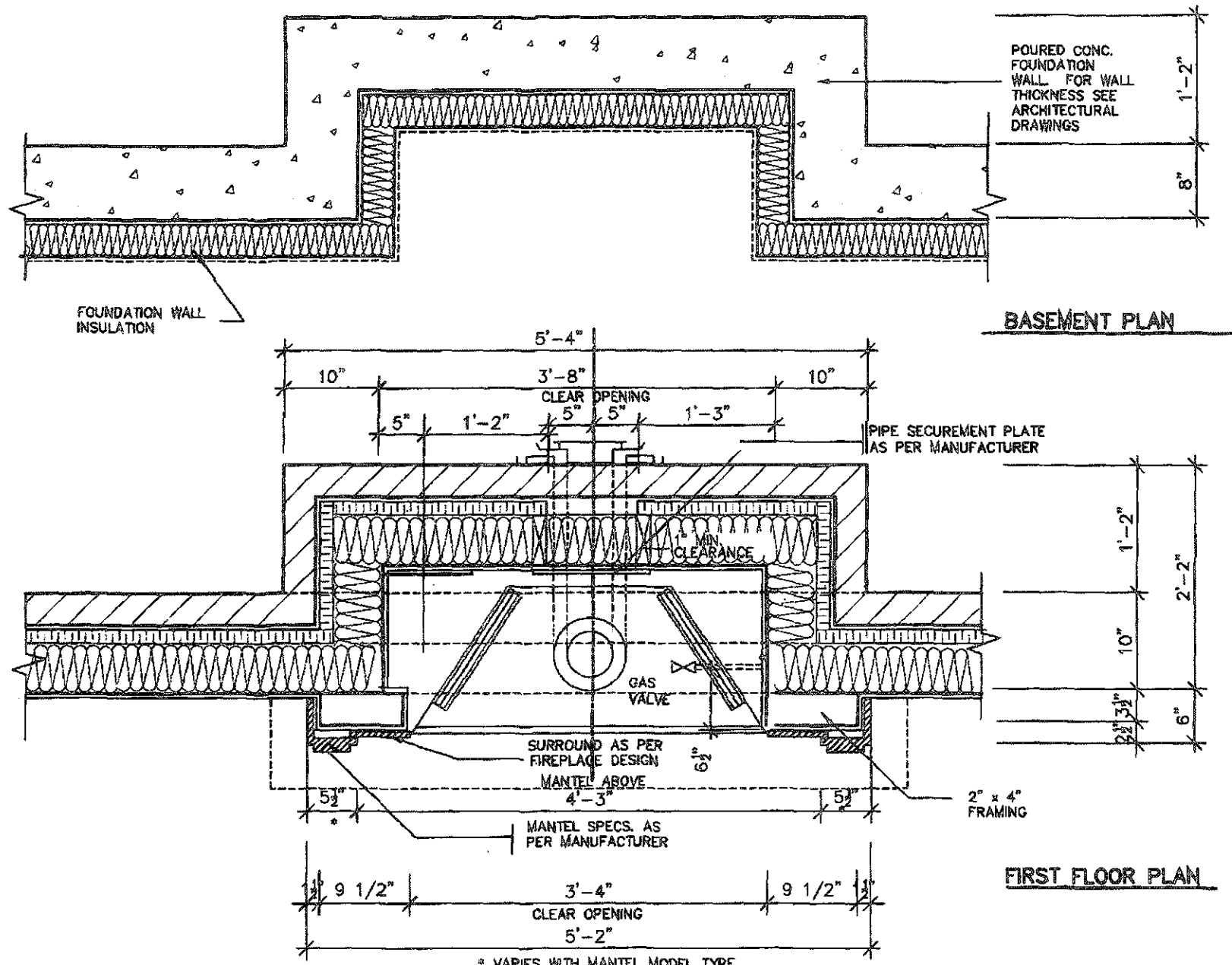
Jardin design group inc. 27763
FIRM NAME BCIN

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

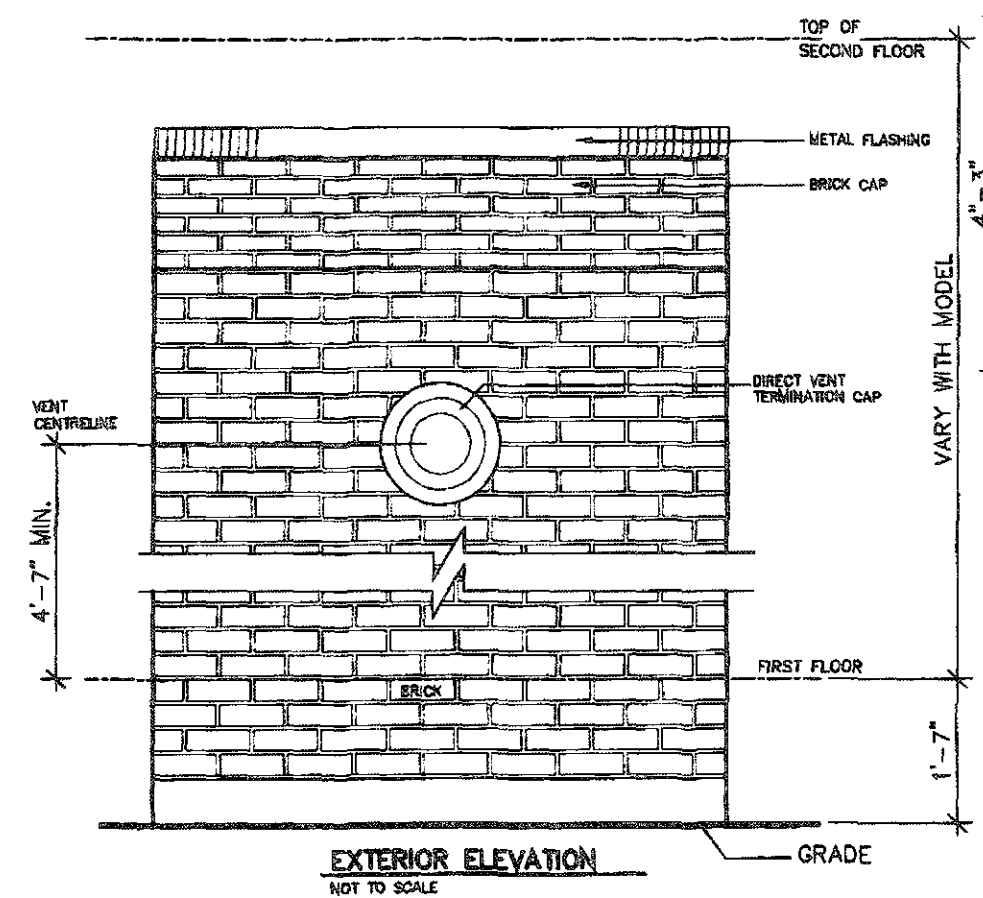
DIRECT VENT FIREPLACE

LAMBERTS LANE
TOWN OF CALEDON

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

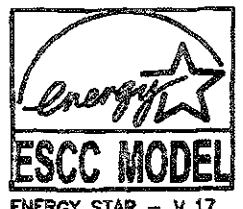


- GENERAL INSTALLATION NOTES**
- 1.0 UNIT INSTALLATION TO STRICTLY CONFORM TO MANUFACTURERS INSTALLATION MANUAL AND ALL APPLICABLE CODES OF LOCAL AUTHORITIES HAVING JURISDICTION INCLUDING CAN/CGA-B149.1 & 2.
 - 2.0 INSTALL WITH THE FOLLOWING MINIMUM CLEARANCES TO COMBUSTIBLES:
 - FROM TOP OF UNIT 0"
 - 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.



FEB 14 2019

2012 CODE



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Walter Botter

27031

BCN

REGISTRATION INFORMATION

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

jardin design group inc.

27763

BCN

jardin

DESIGN GROUP INC

64 JARDIN DR. SUITE 3A

VAUGHAN ONT. L4K 3P3

TEL: 905 660-3377 FAX: 905 660-3713

EMAIL: info@jardindesign.ca

DIRECT VENT FIREPLACE WITH BRICK CAP

LAMBERTS LANE

TOWN OF CALEDON

MODEL NAME

T

SCALE

3/4" = 1'-0"

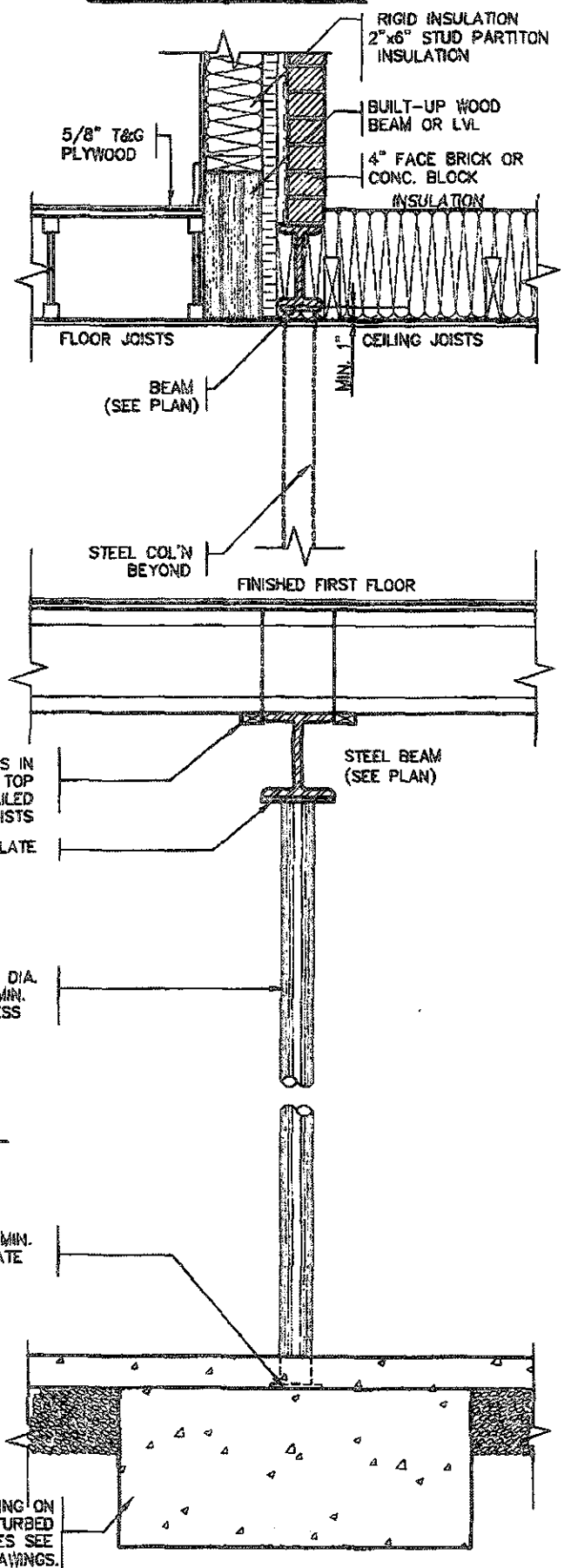
PROJ. No.

18-18

DWG. No.

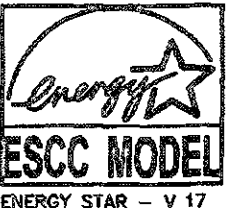
5-1

SECTION THROUGH STEEL BEAM SUPPORTING MASONRY & BEARING STUD PARTITION



DETAIL OF STEEL BASEMENT COLUMN

CONCRETE FOOTING ON
NATURAL UNDISTURBED
SOIL. FOR SIZES SEE
ARCHITECTURAL DRAWINGS.



2012 CODE

ENERGY STAR - V 17

ST. COLUMN DETAILS

LAMBERTS LANE
TOWN OF CALEDON

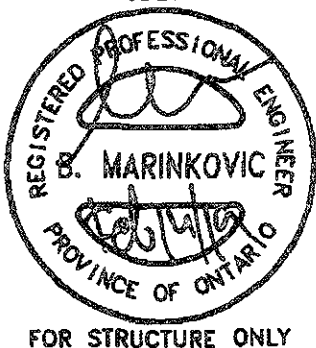
MODEL NAME
7
SCALE:
3/4" = 1'-0"
PROJ. No.
18-18
DWG. No.
6

jardin
DESIGN GROUP INC.
64 JARDIN DR. SUITE 3A
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Walter Botter *Walter Botter* 21037
NAME SIGNATURE BCIN
REGISTRATION INFORMATION
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2.2.4 of the Building Code.
jardin design group inc. 27763
FIRM NAME BCIN

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STRUDET INC.

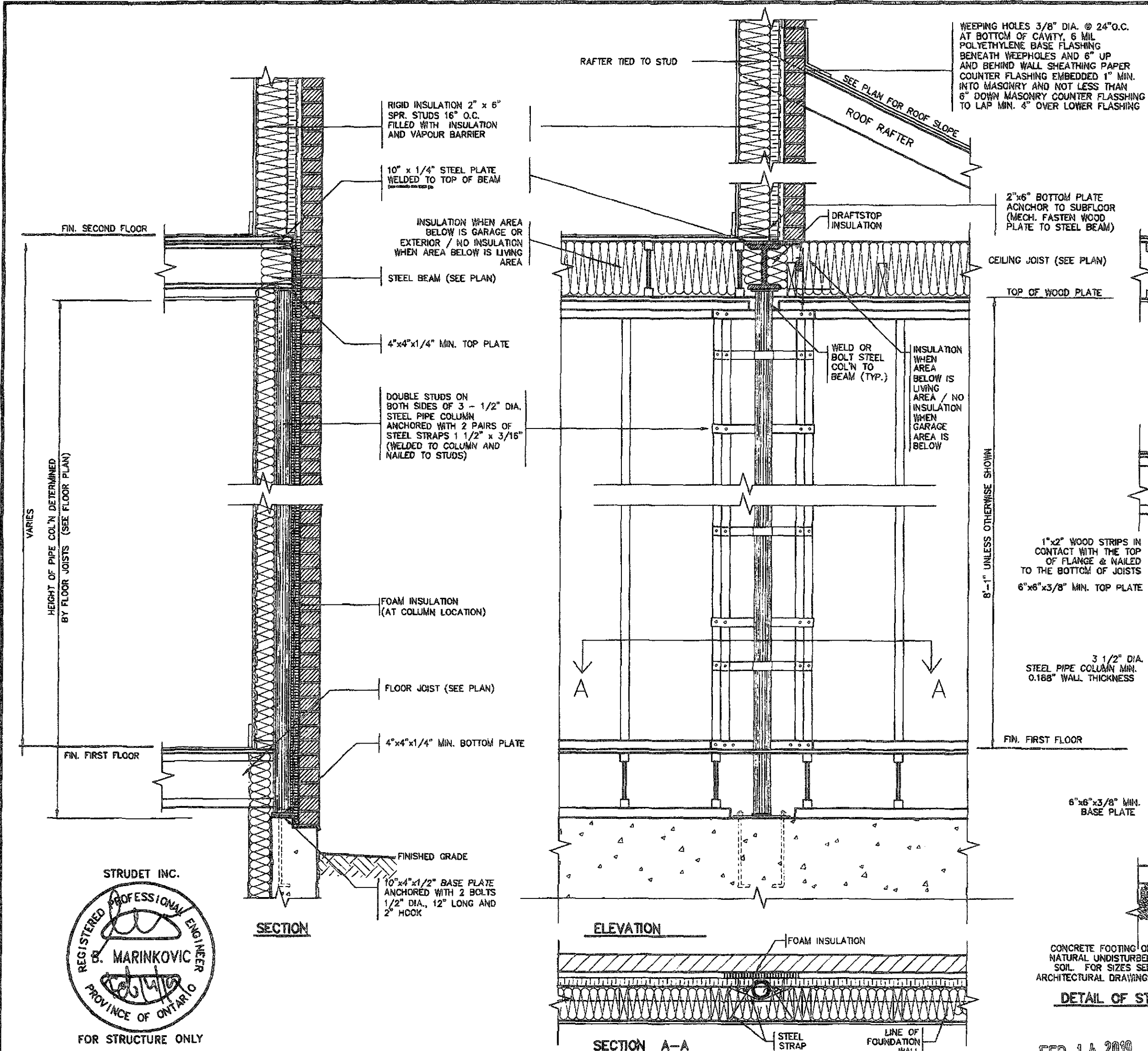


FOR STRUCTURE ONLY

SECTION

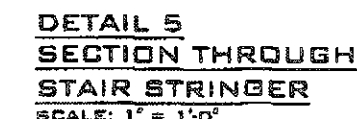
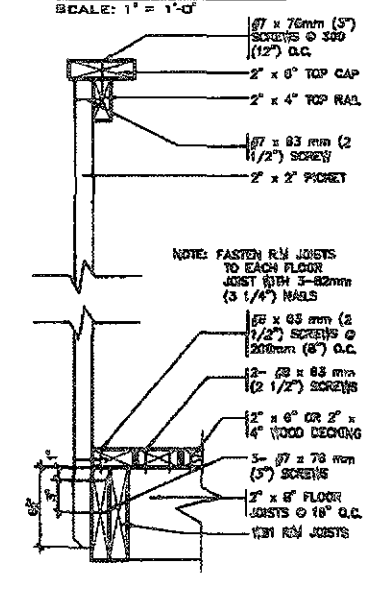
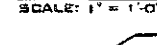
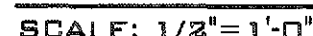
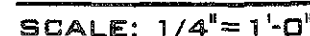
ELEVATION

SECTION A-A



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No. DATE: WORK DESCRIPTION:		

DRAWN BY: DRAWING NAME: GENERAL NOTES



STRUDET INC.



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2012 CODE

FEB 14 2019

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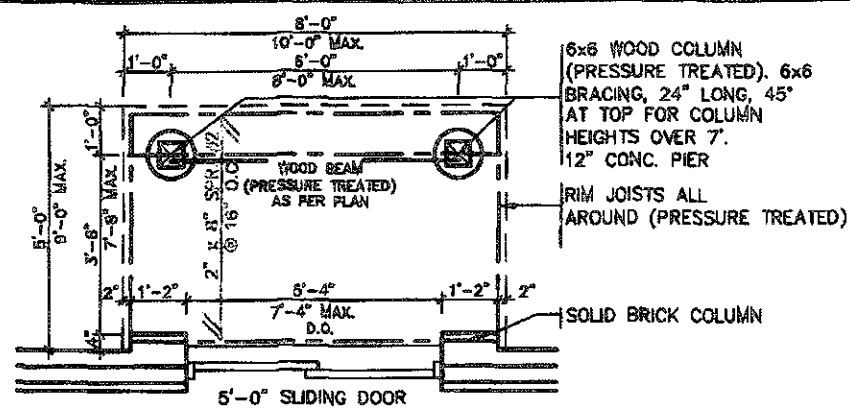


MODEL NAME T	
SCALE AS SHOWN	
PROJ. No 18 18	DWG. No 7

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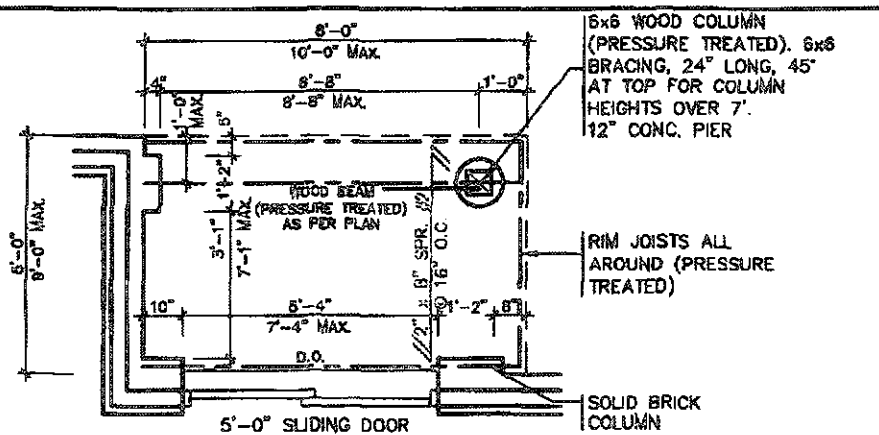
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3	FEB 11, 2019	REV. ENERGY STAR V-12 7 TO ENERGY STAR V-17 PER CLIENT REQUEST
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No.	DATE:	WORK DESCRIPTION:

DRAGON ID	DRAGON NAME	GENERAL NOTE
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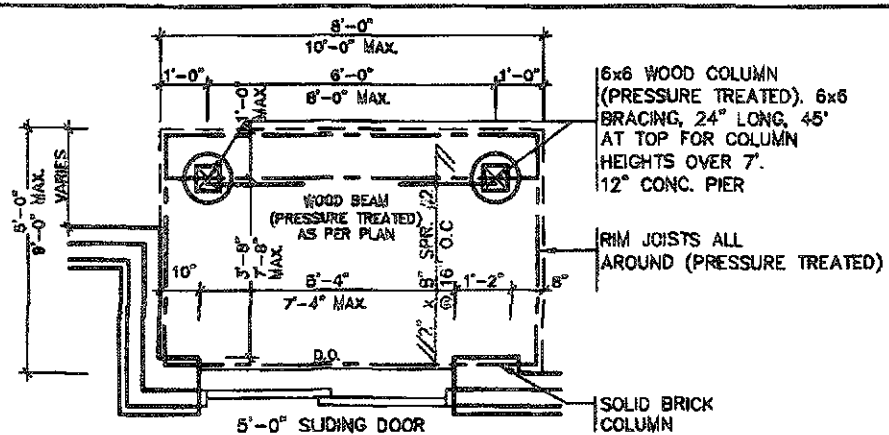
TYPICAL DECK LAYOUT

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



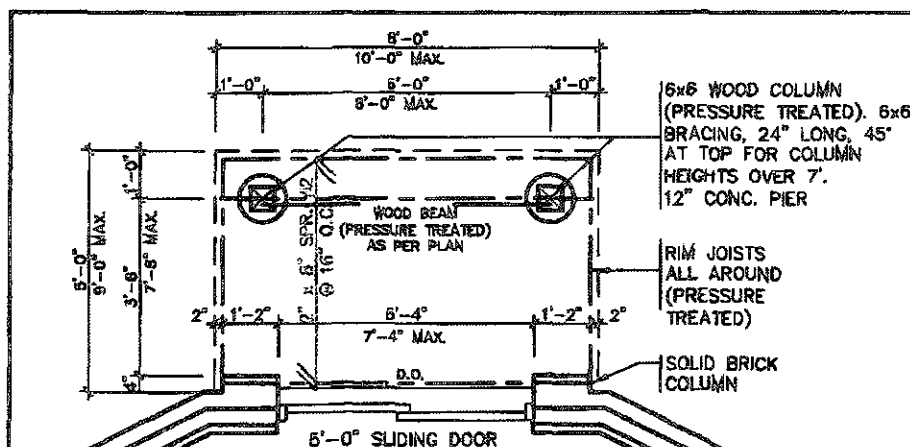
TYPICAL DECK LAYOUT

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



TYPICAL DECK LAYOUT

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



TYPICAL DECK LAYOUT

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

2x2 PICKETS CHAMFERED AT BOTTOM WITH 2x6 TOP CAP AND 2x4 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

WB1 RIM JOISTS (PRESSURE TREATED)

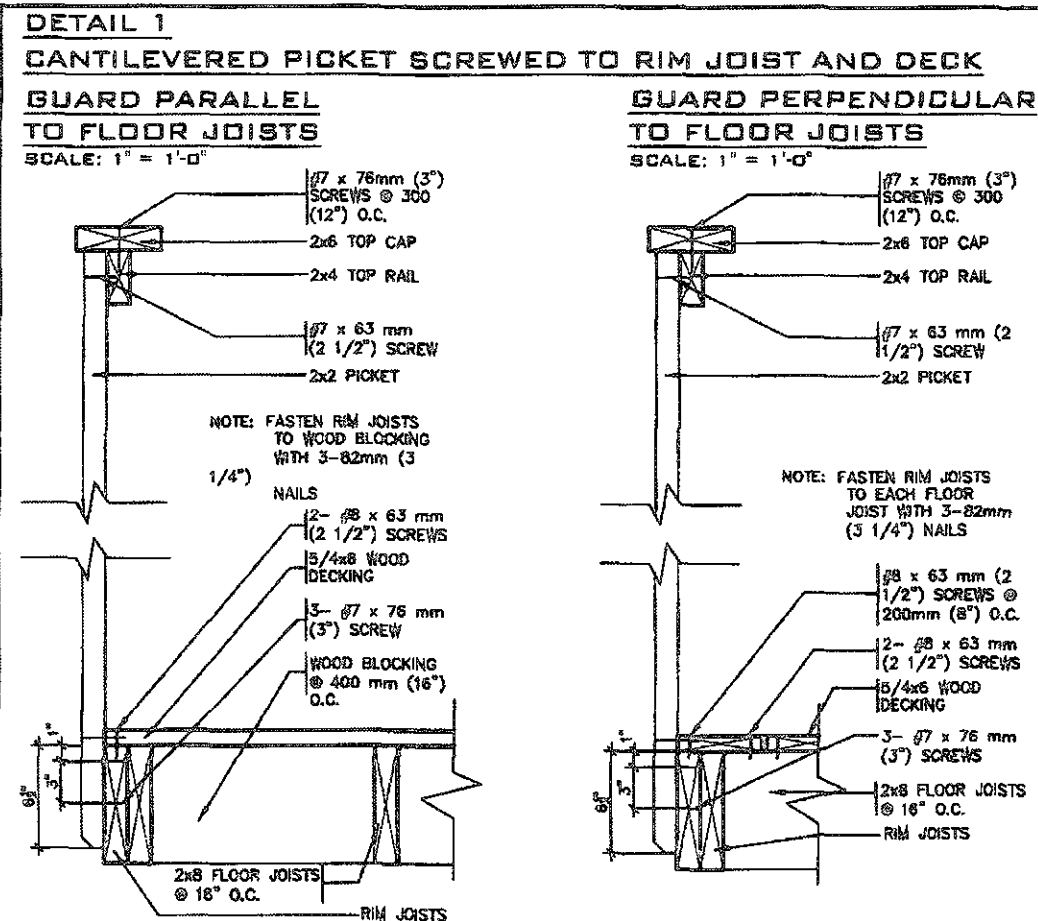
(CORROSION RESISTANT) SIMPSON STRONG-TIE POST CAP

(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"



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

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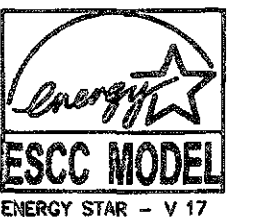
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STRUDET INC.



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NO:	DATE:	WORK DESCRIPTION:	

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

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

Walter Botter 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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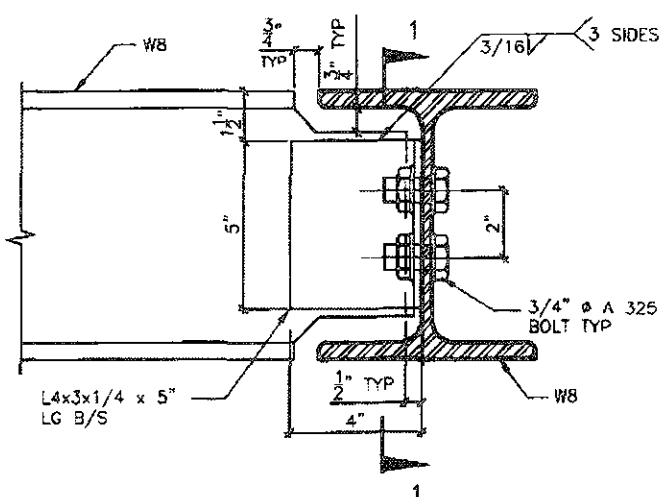
Jardin design group inc. 27763
FIRM NAME BCIN

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

WALK-OUT DECK DETAIL

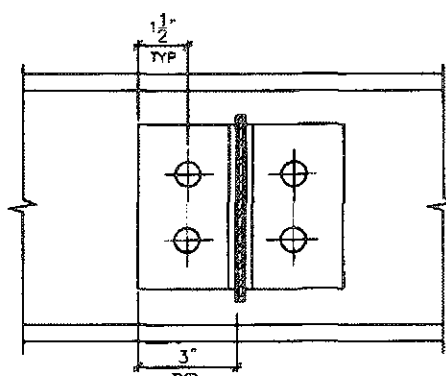
LAMBERTS LANE
TOWN OF CALEDON

MODEL NAME	T
SCALE	AS SHOWN
PROJ. No	18-18
DWG. No	7-1

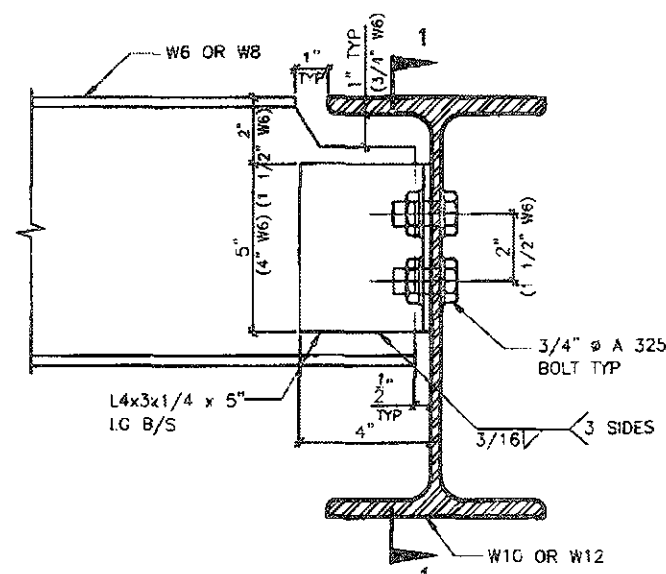


DETAIL 1.

W8
TO
W8
CONNECTION

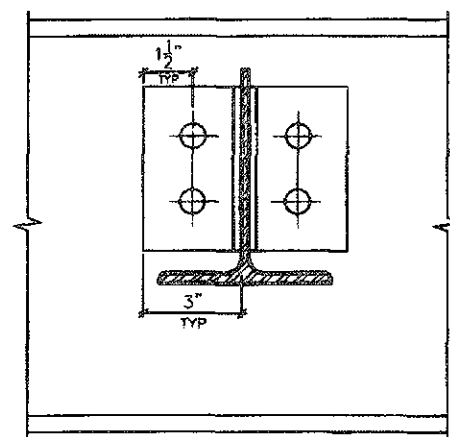


SECTION 1-1

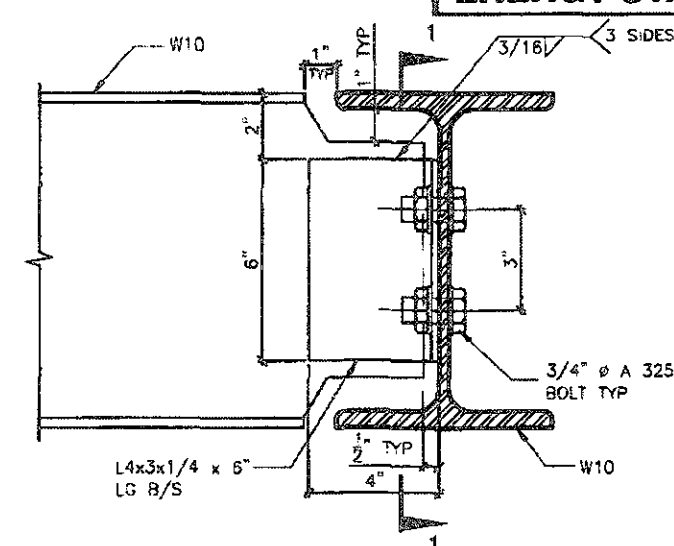


DETAIL 2.

W6(W8)
TO
W10(W12)
CONNECTION

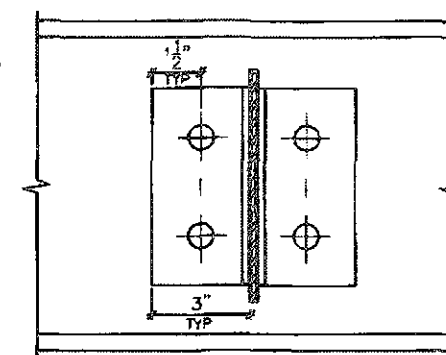


SECTION 1-1

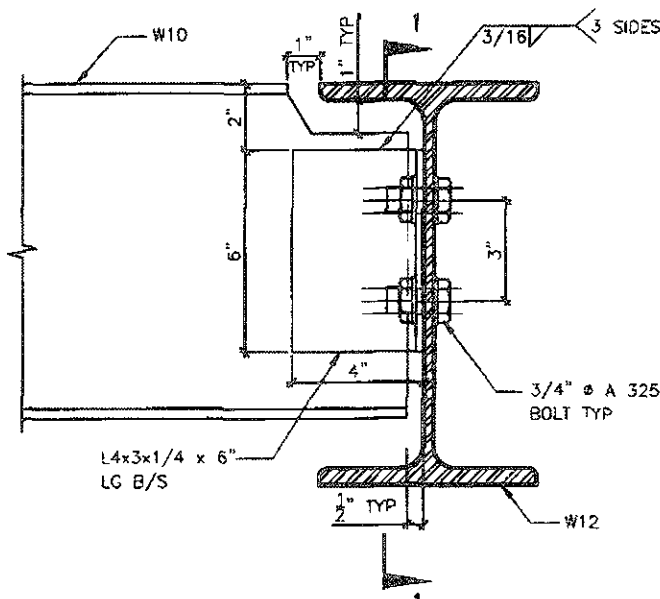


DETAIL 3.

W10
TO
W10
CONNECTION

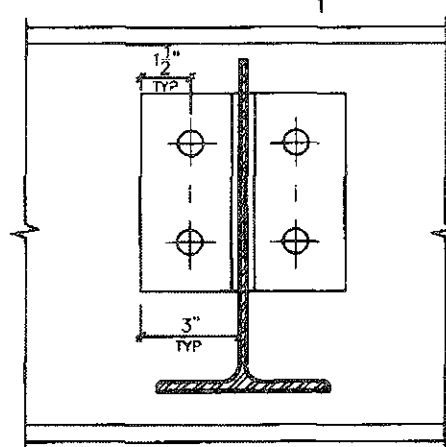


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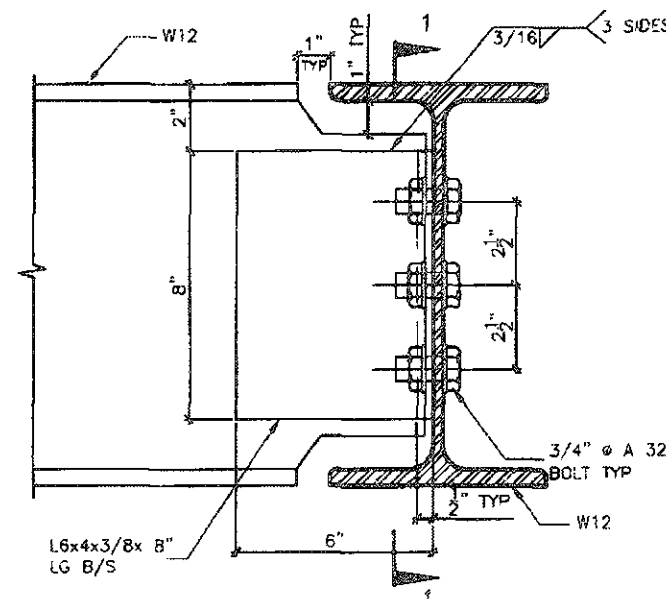


DETAIL 4.

W10
TO
W12
CONNECTION

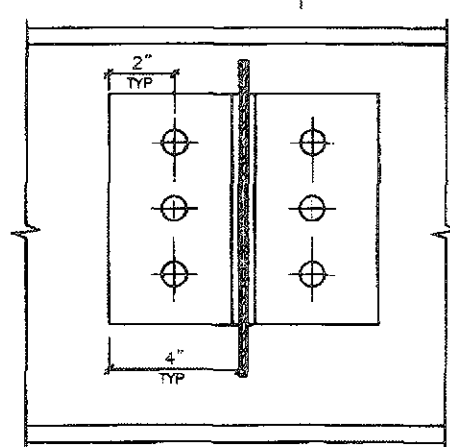


SECTION 1-1

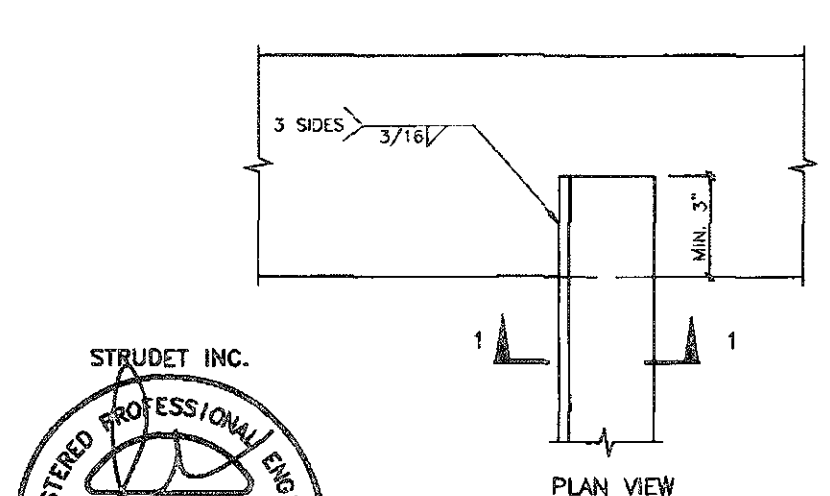


DETAIL 5.

W12
TO
W12
CONNECTION

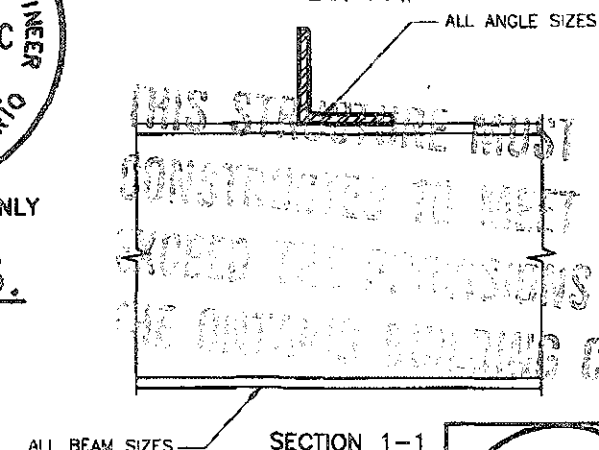


SECTION 1-1



DETAIL 6.

ANGLE
TO
BEAM
CONNECTION



SECTION 1-1



FOR STRUCTURE ONLY

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2012 CODE

STEEL BEAM DETAILS

LAMBERTS LANE
TOWN OF CALEDON

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

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Walter Boller 21037
NAME SIGNATURE BCN

REGISTRATION INFORMATION
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jardin design group inc. 27763
FIRM NAME BCN

jardin
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VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
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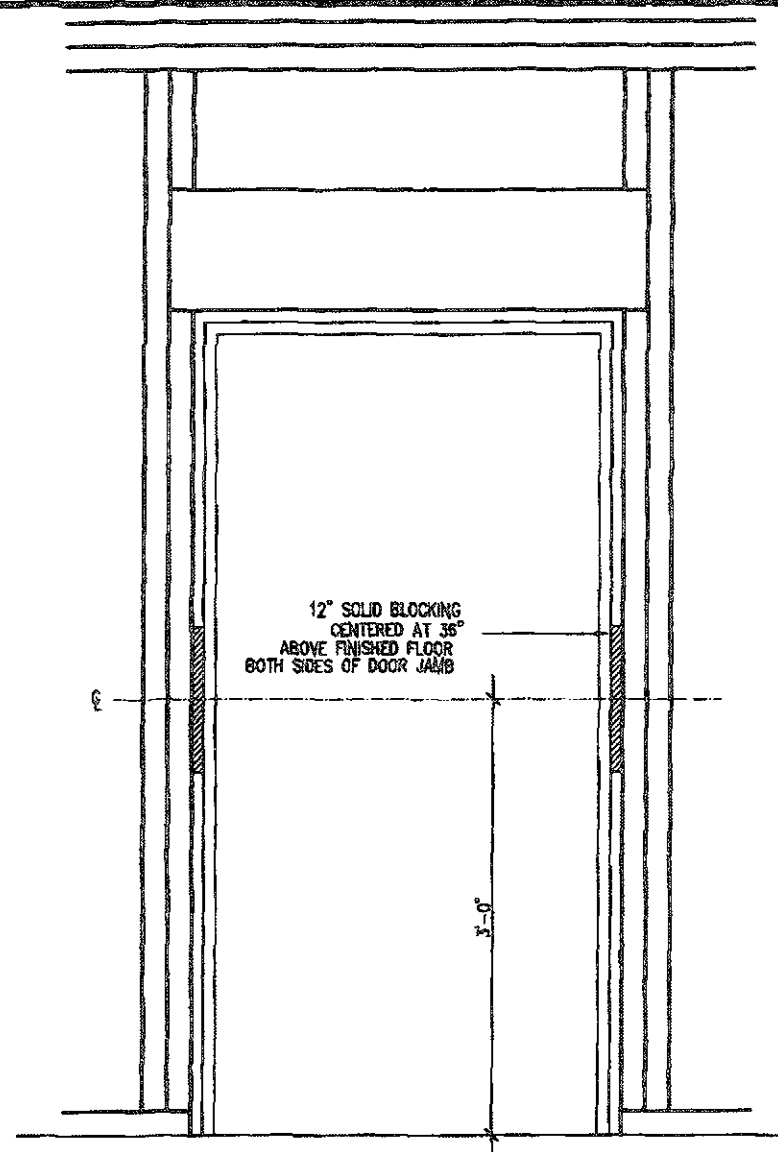
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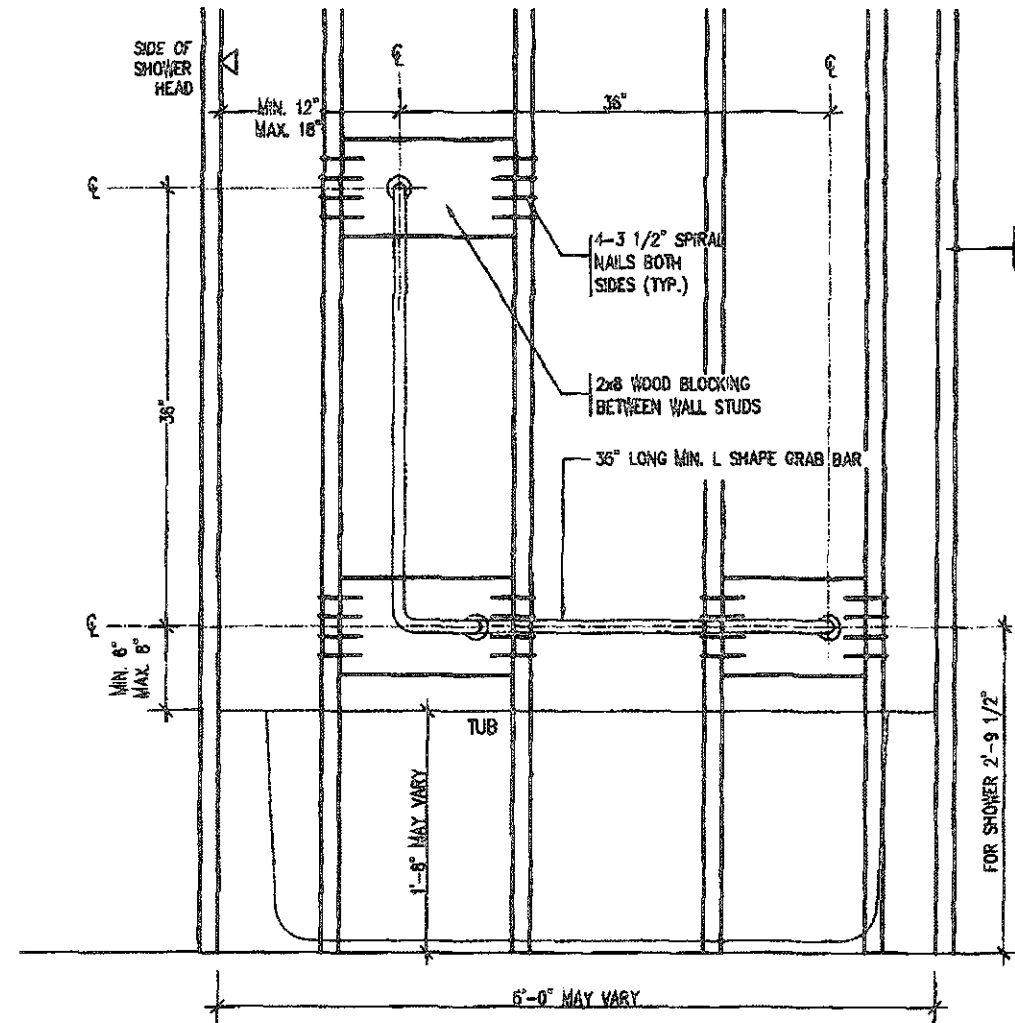
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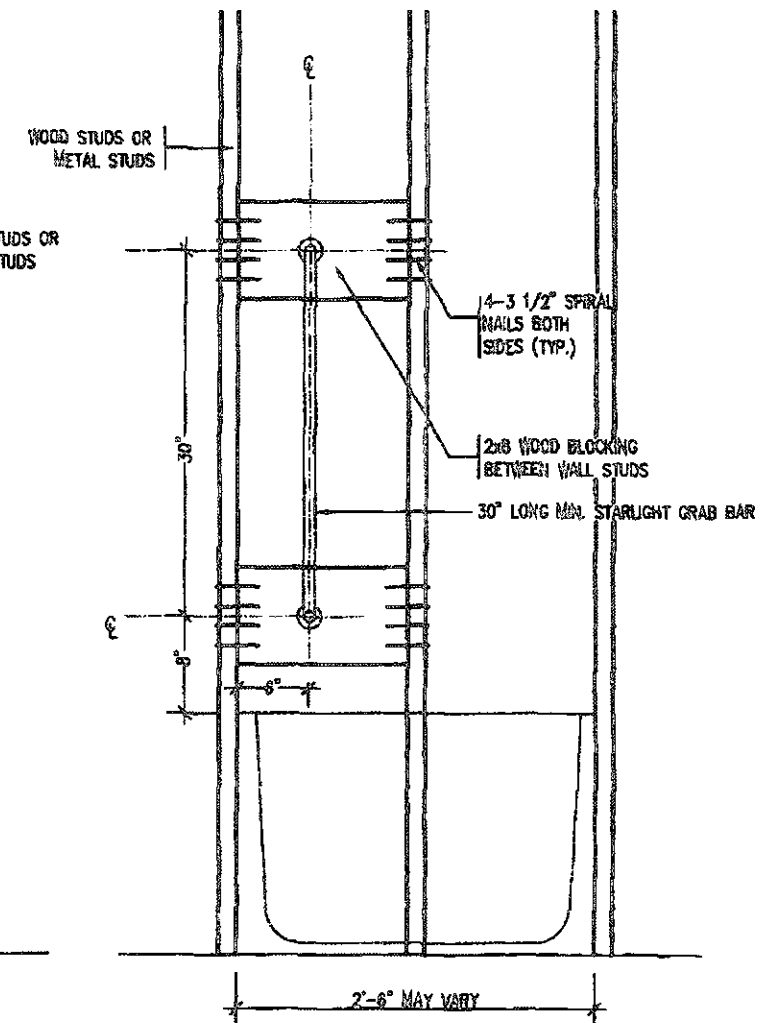
FEB 14 2019



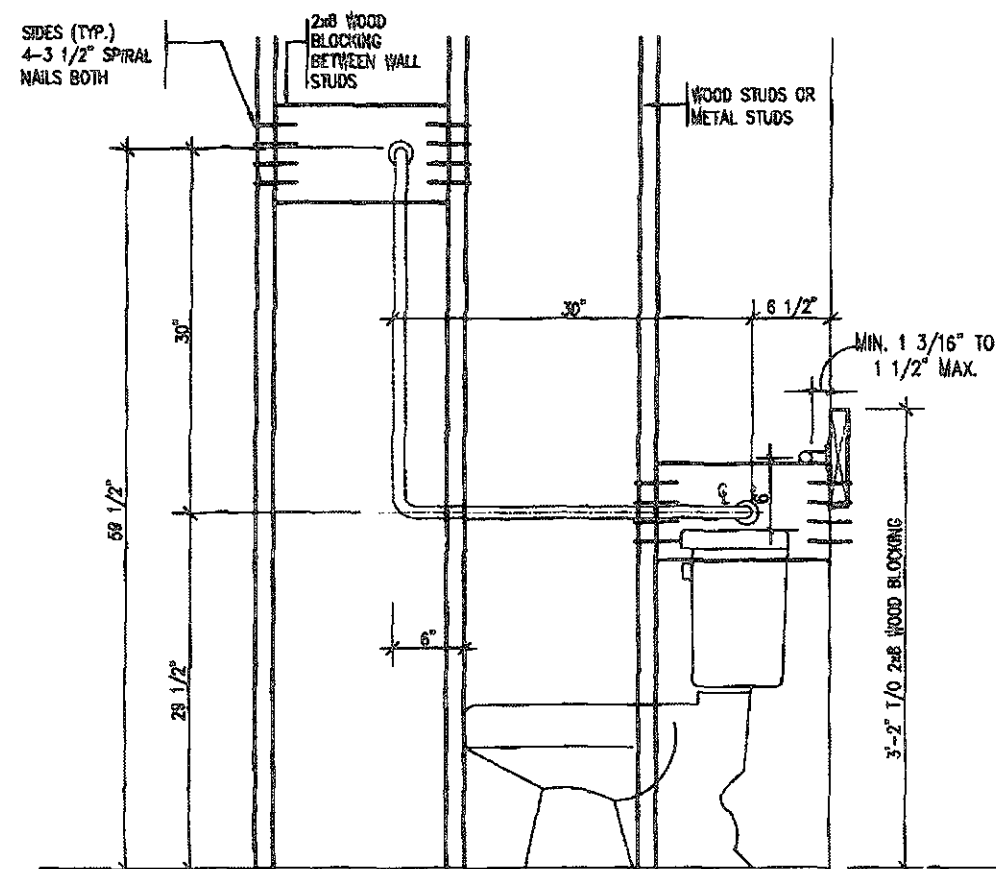
RESISTANCE TO FORCED ENTRY (OBC 9.6.8.)



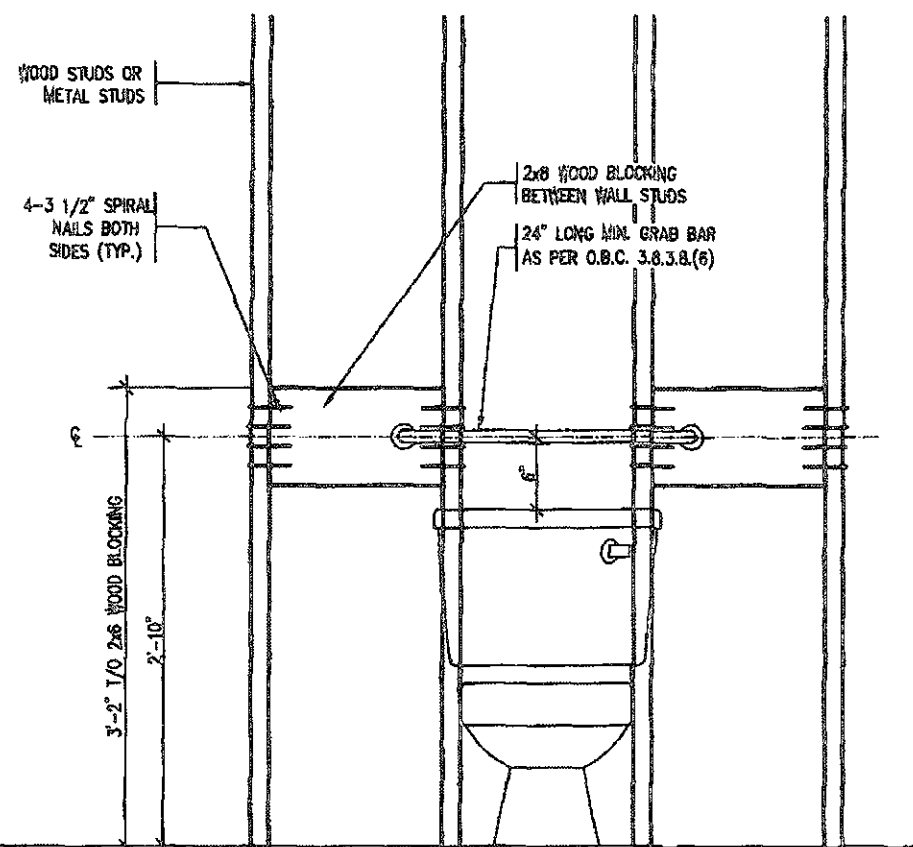
BATH TUB OR SHOWER FRONT ELEVATION



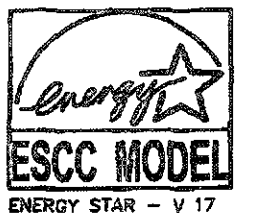
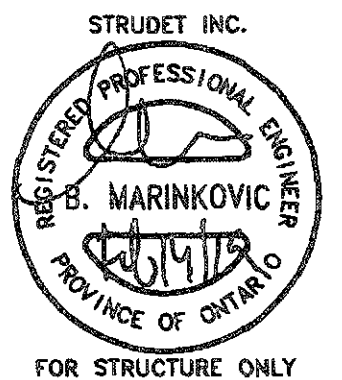
BATH TUB SHOWER HEAD SIDE ELEVATION



TOILET SIDE ELEVATION

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

THIS STRUCTURE MUST BE
CONSTRUCTED TO MEET OR
EXCEED THE PROVISIONS OF
THE APPLICABLE 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.

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AS CONSTRUCTED, ALL WORK 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 CONSTRUCTION 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		
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3	FEB. 11, 2019	REV. ENERGY STAR V-17 TO ENERGY STAR V-17 PER CLIENT REQUEST
2	FEB. 27, 2016	REV. ENERGY STAR VERSION AND DECK DETAIL, ISSUED TO CLIENT
1	FEB. 8, 2016	PREPARED TO ENERGY STAR & ISSUED TO CLIENT

No. DATE: WORK DESCRIPTION:

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 *WBE* 21031
NAME SIGNATURE BCIN

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

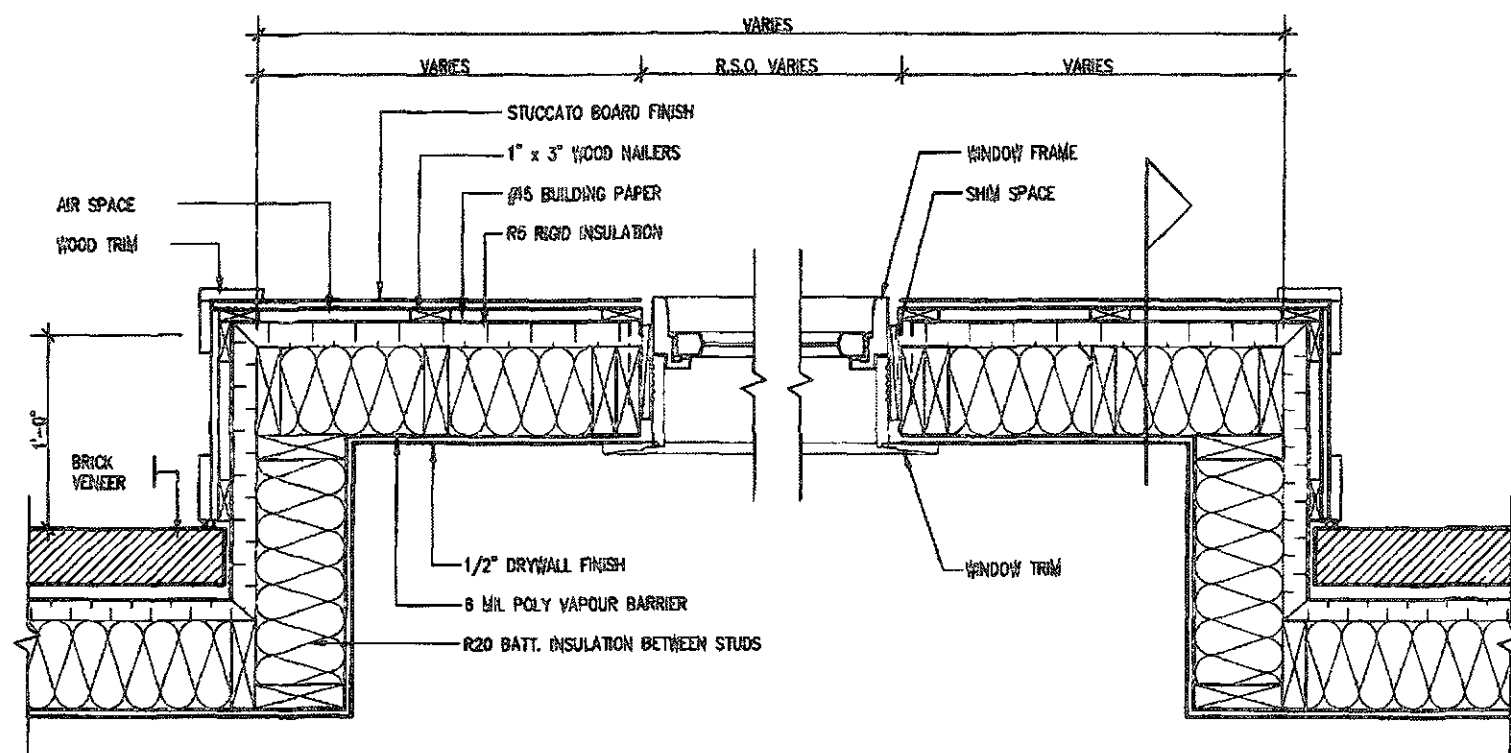
jardin design group inc. 27763
FIRM NAME BCIN

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

BLOCKING
FORCED ENTRY & GRAB BAR
LAMBERTS LANE
TOWN OF CALEDON

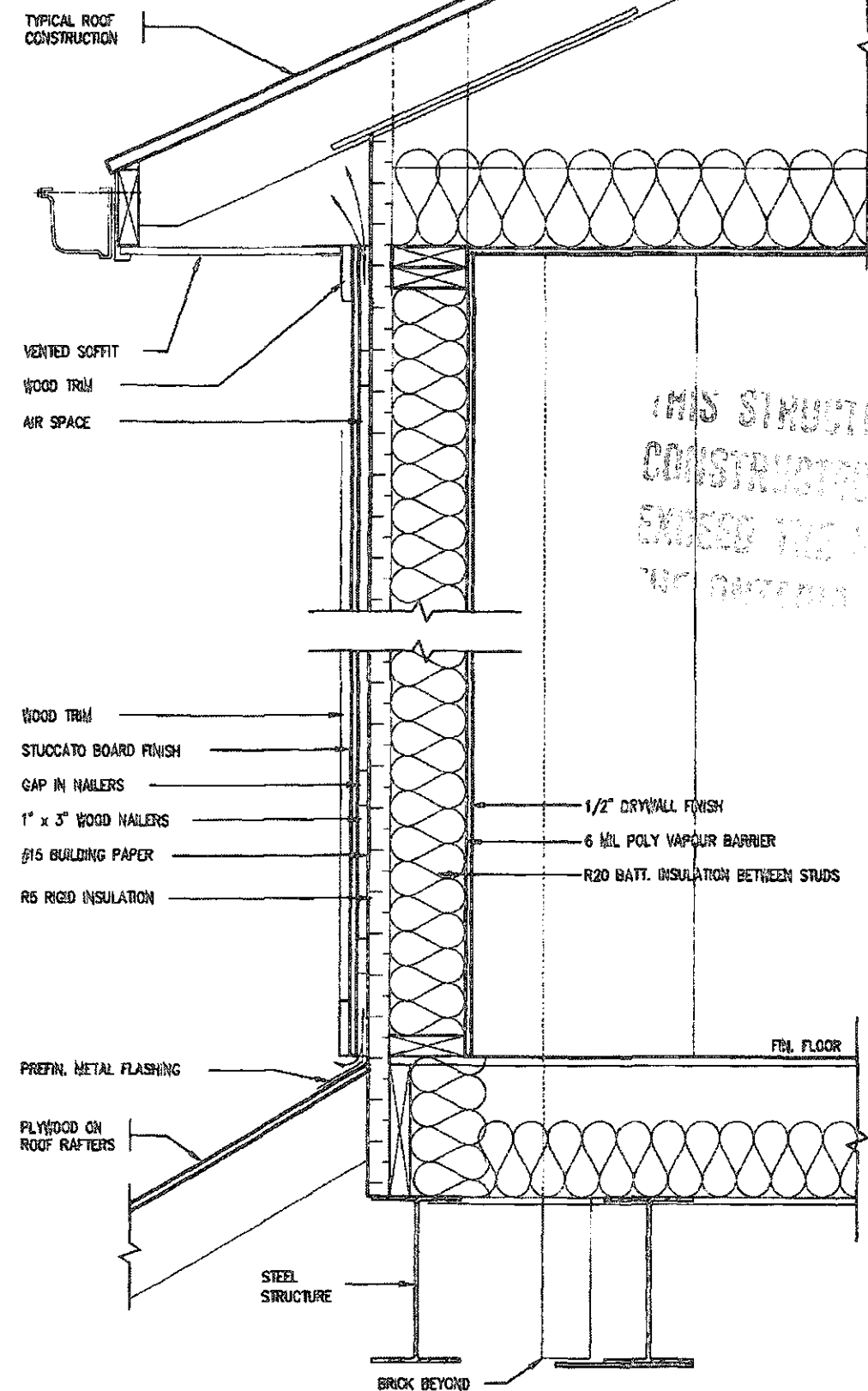
MODEL NAME
T
SCALE
3/4" = 1'-0"

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



PLAN VIEW

STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.27.)

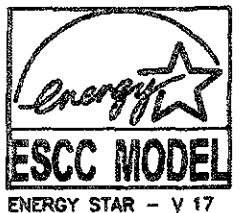


CROSS SECTION

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



FOR STRUCTURE ONLY



FEB 14 2019

2012 CODE

ENERGY STAR - V 17

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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 PLANNING DEPARTMENT FOR MORE INFORMATION.	6		
AS CONSTRUCTED, ALL DIMENSIONS 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 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

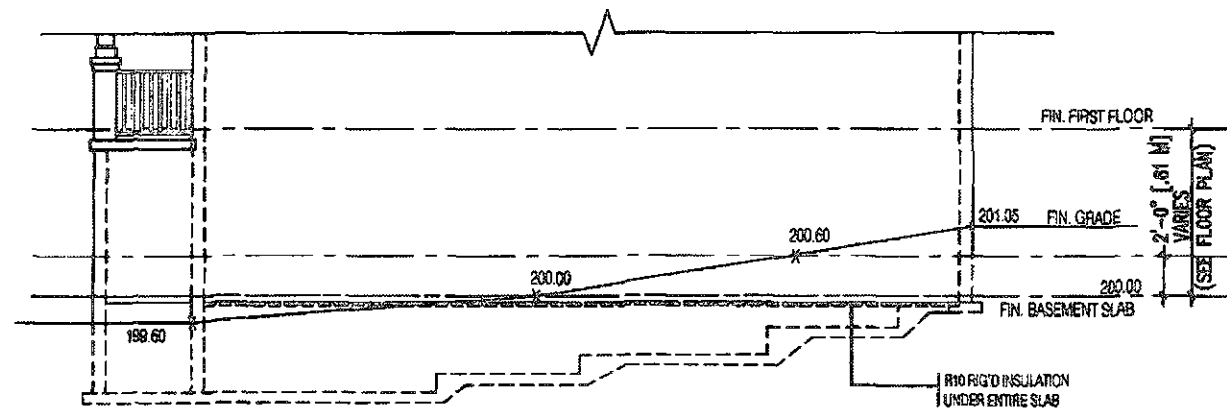
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.	Walter Botter	27031
NAME	SIGNATURE	BCIN
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code.	REGISTRATION INFORMATION	
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

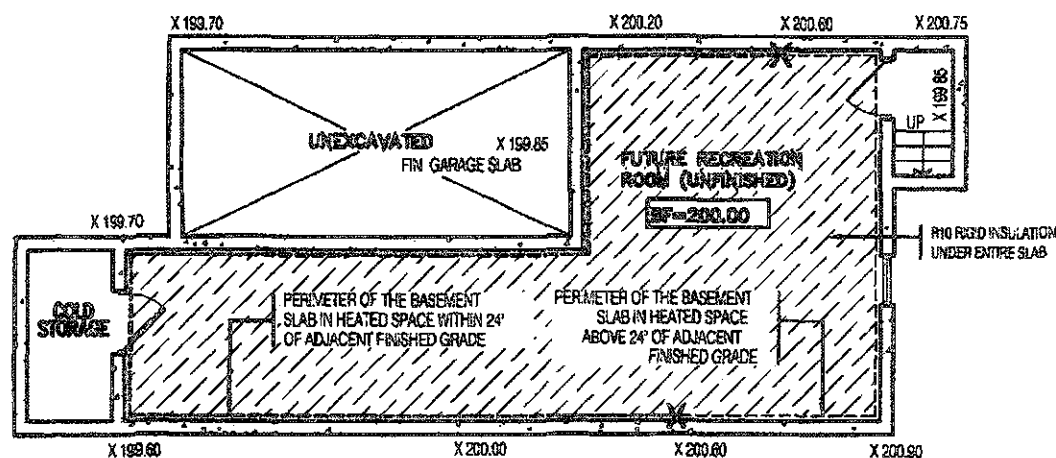
STUCCATO BOARD
FINISH CLADDING
LAMBERTS LANE
TOWN OF CALEDON

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





TYPICAL RIGHT SIDE ELEVATION

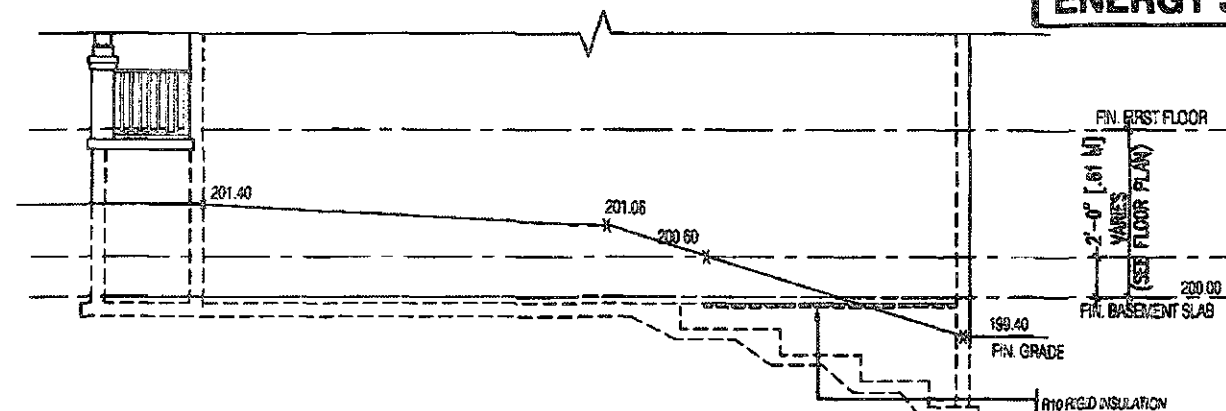


TYPICAL BASEMENT PLAN

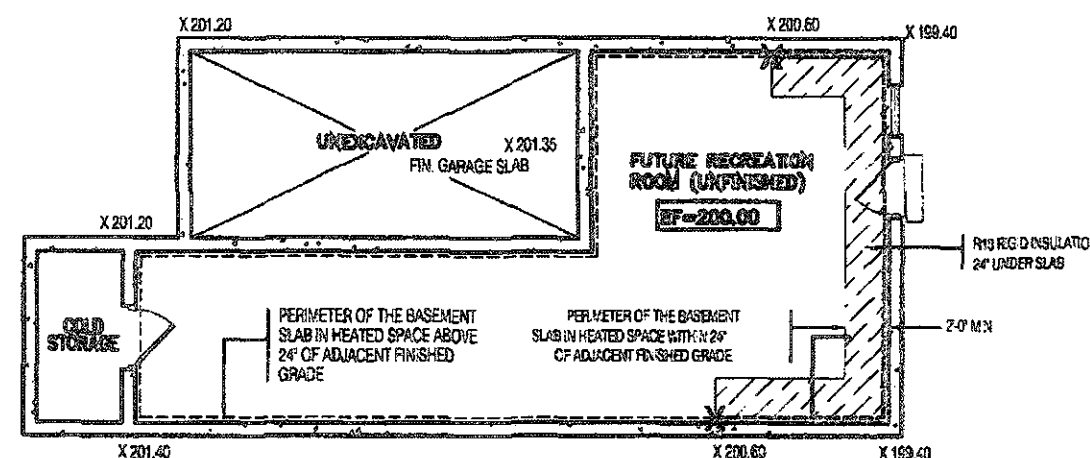
SLAB ON GRADE CONDITION

NOTES:
1. LEVELS SHOWN ON THE PLANS ARE FOR ILLUSTRATION PURPOSE ONLY. SEE FINAL GRADING PLAN FOR ACTUAL LEVELS.
2. ALL LEVELS ARE SHOWN IN METRIC

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



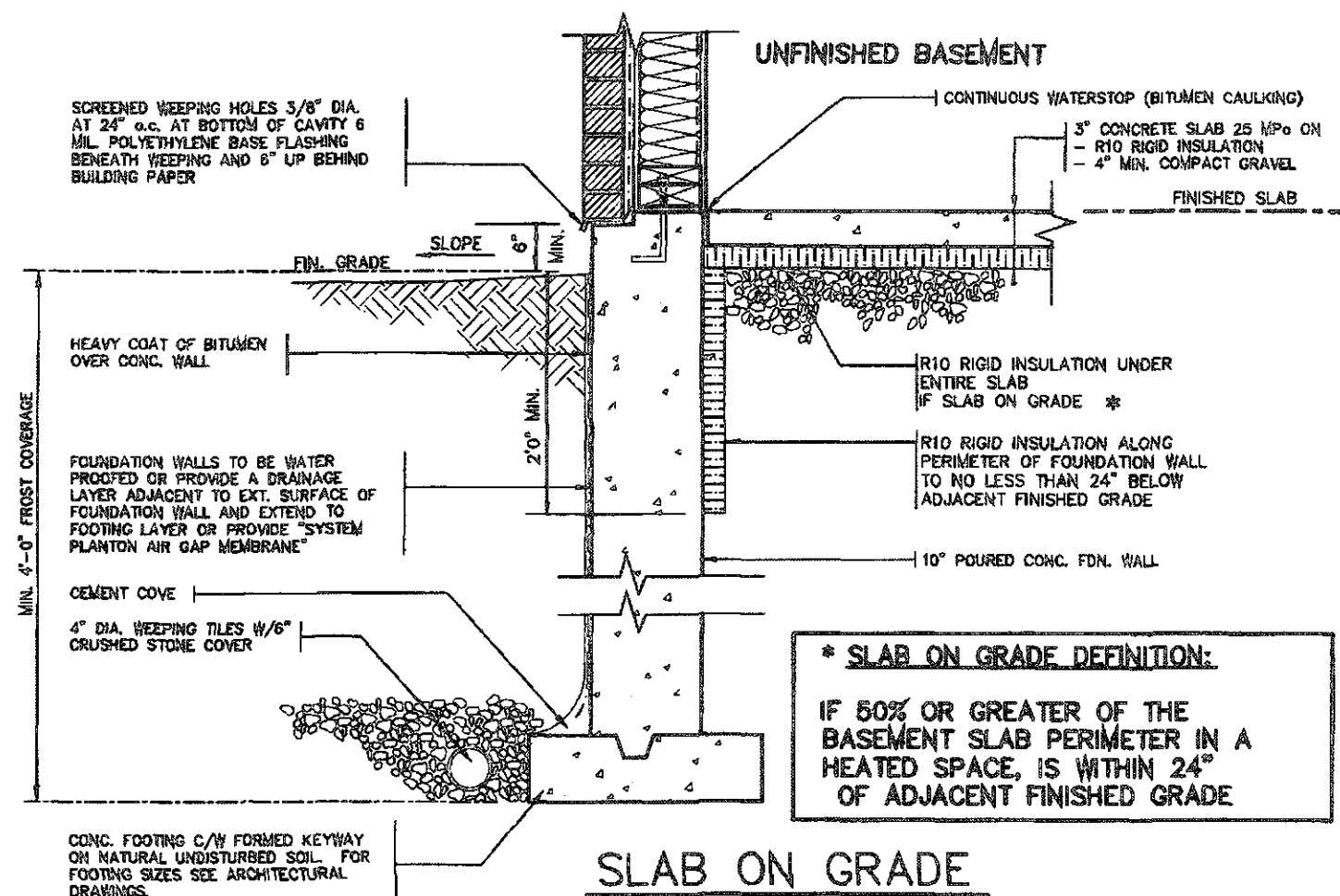
TYPICAL RIGHT SIDE ELEVATION



TYPICAL BASEMENT PLAN

WALK OUT BASEMENT CONDITION

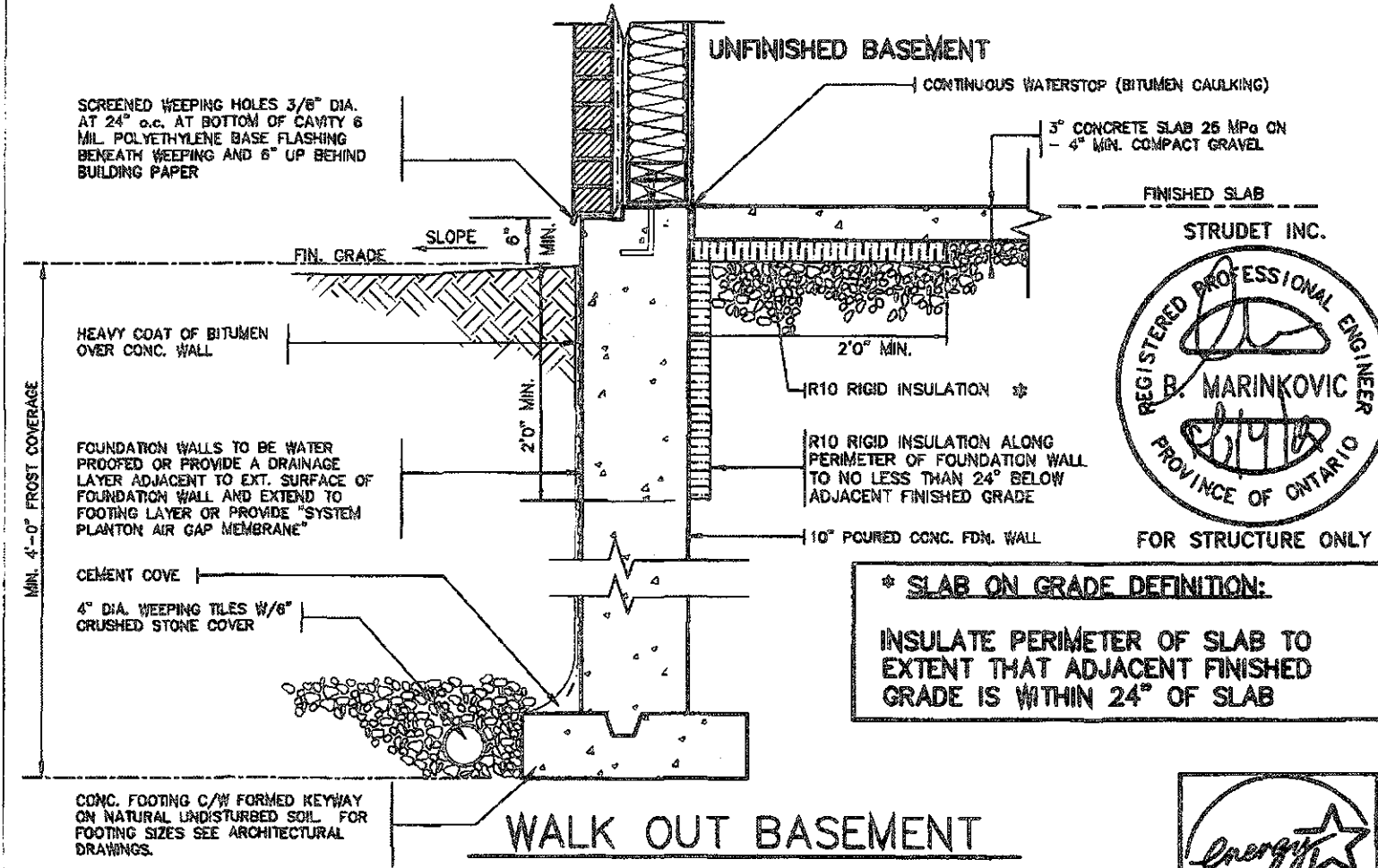
NOTES:
1. LEVELS SHOWN ON THE PLANS ARE FOR ILLUSTRATION PURPOSE ONLY. SEE FINAL GRADING PLAN FOR ACTUAL LEVELS.
2. ALL LEVELS ARE SHOWN IN METRIC



SLAB ON GRADE

* SLAB ON GRADE DEFINITION:

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



WALK OUT BASEMENT

* SLAB ON GRADE DEFINITION:

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



FOR STRUCTURE ONLY

FEB 14 2019

2012 CODE

ENERGY STAR - V 17

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7		
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3	FEB 11, 2019	REV. ENERGY STAR V-17 TO ENERGY STAR V-17 PER CLIENT REQUEST
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No. DATE: WORK DESCRIPTION:

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

Walter Botter 21031
NAME SIGNATURE BCIN

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

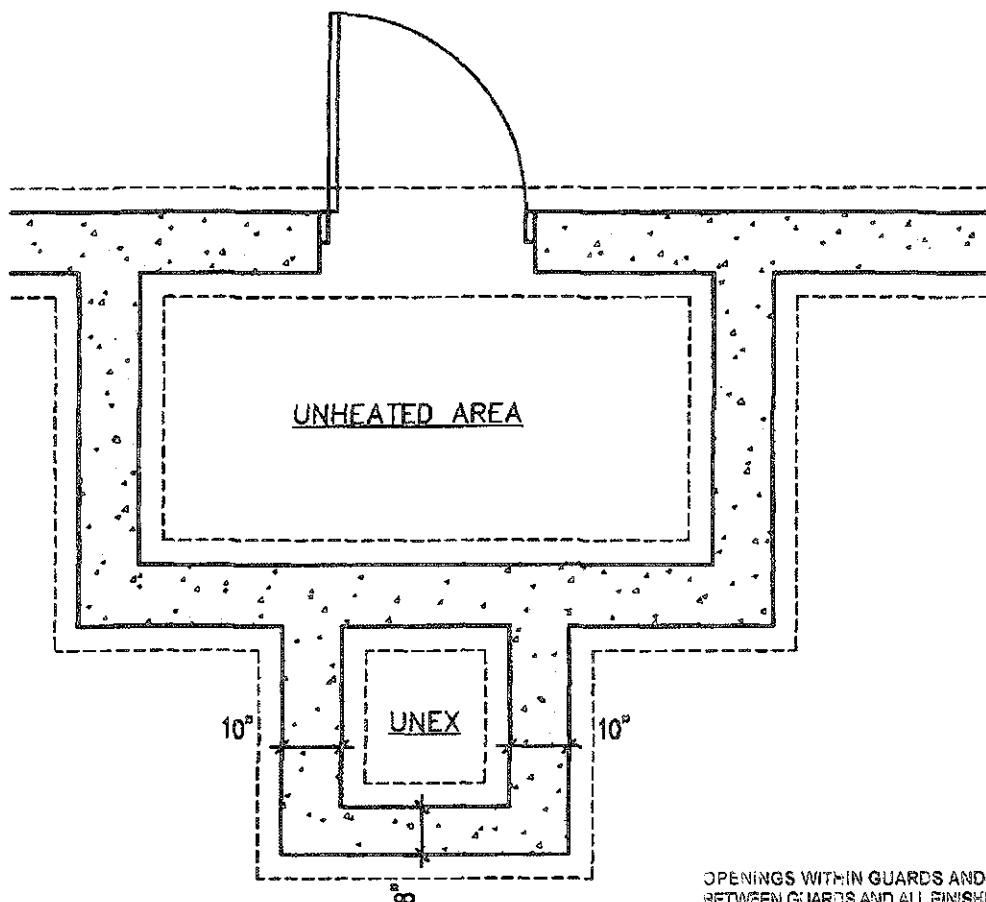
Jardin design group inc. 27763
FIRM NAME BCIN

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

SLAB ON GRADE
WALKOUT BASEMENT
LAMBERTS LANE
TOWN OF CALEDON

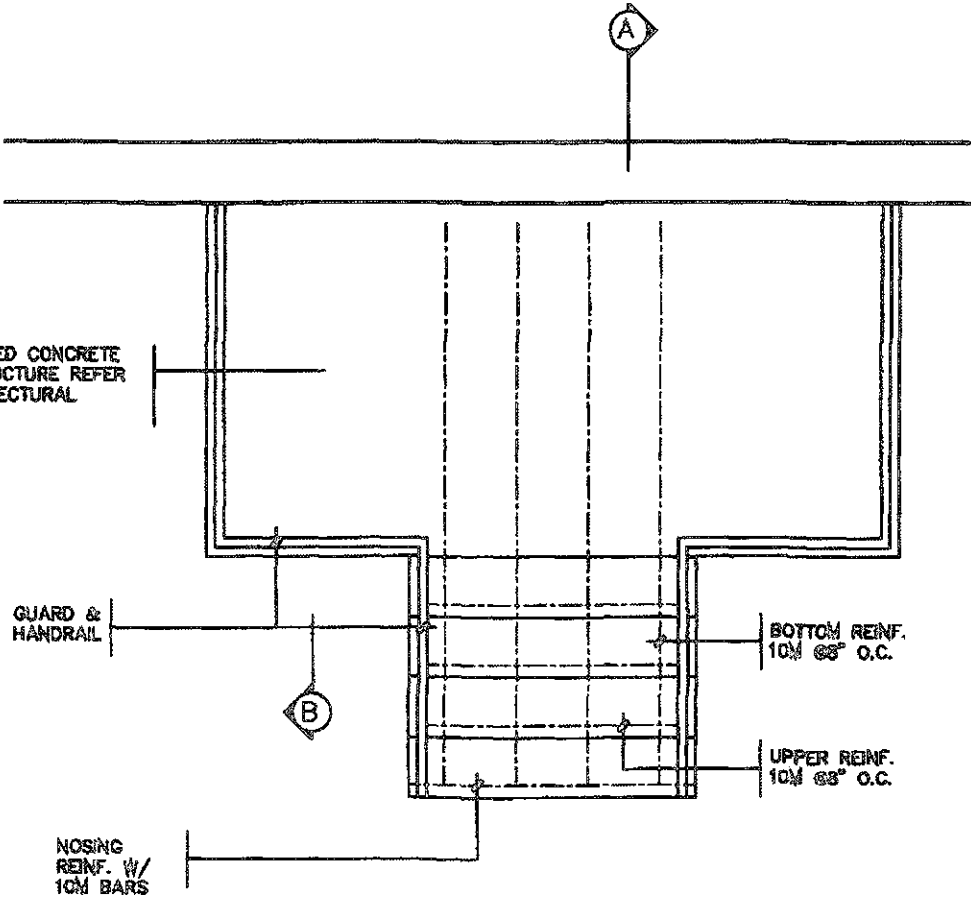
MODEL NAME	T
SCALE	N.T.S.
PROJ. No.	18-18
DWG. No.	11

DRAWN BY: DRAWING NAME: GENERAL NOTES



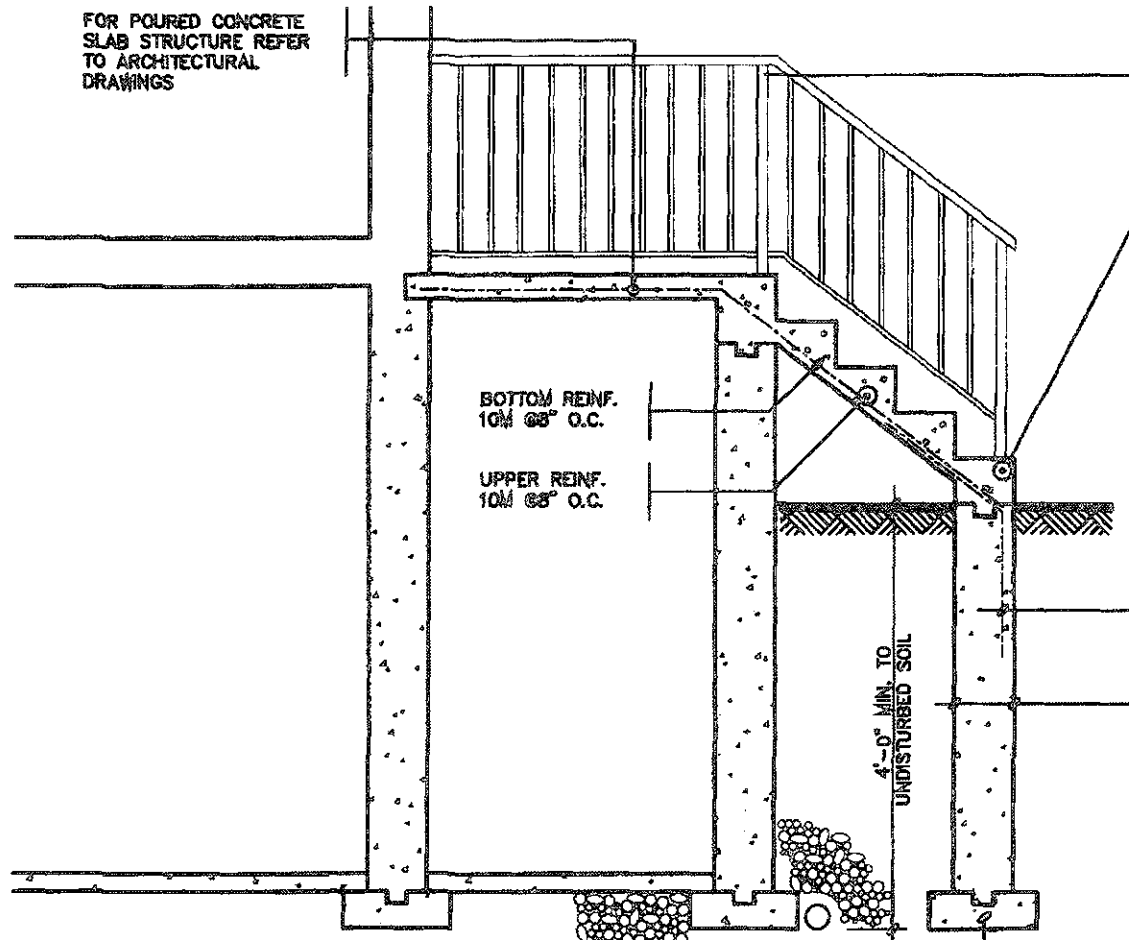
FOUNDATION PLAN

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\"/>

NOSING
REINF. W/
10M BARS

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

10M @8\"/>

POURED FDN. WALL

6\"/>

SECTION 'B'

GENERAL NOTES

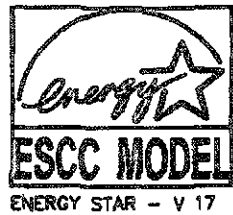
1. EXTERIOR STAIRS
7 7/8\"/>
2. MASONRY TIES
WHEN BRICK FACING IS USED ABOVE
GROUND LEVEL, PROVIDE 3/16\"/>
3. GUARDS
ARE REQUIRED AROUND CONCRETE SLAB
IF MORE THAN 2'-0\"/>
4. HANDRAIL
ARE REQUIRED WHERE STEPS HAVE MORE
THAN 3 RISERS. HANDRAIL HEIGHT 31\"/>
5. FOUNDATION WALLS
THICKNESS OF FOUNDATION WALLS IS
DEPENDANT UPON VENEER CUT 6\"/>
6. CONCRETE
MINIMUM CONCRETE STRENGTH SHALL BE
4650 PS [32MPa] W/ 5%-8% AIR
ENTRAINMENT MINIMUM CONCRETE SLAB
THICKNESS 5"
7. CONCRETE COVER
PROVIDE MINIMUM 3/4\"/>

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NOTE:
FOR MORE THAN 8 RISERS

2012 CODE



7		
6		
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4		
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No. DATE: WORK DESCRIPTION:		

DRAWN BY: DRAWING NAME: GENERAL NOTES

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a designer

QUALIFICATION INFORMATION
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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

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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

POURED CONCRETE STAIRS			
LAMBERTS LANE TOWN OF CALEDON			
	MODEL NAME	T	
	SCALE	3/8"=1'-0"	
	PROJ. No	18-18	DWG No. 12