

GLAZING CALCULATIONS
 LIMITING DISTANCE: 43' 1 7/8" (13.2 M.)
 BUILDING FACE AREA: 1089.7 SQ. FT. (101.2 SQ.M.)
 ALLOWABLE OPENINGS: 55%
 PROPOSED OPENINGS: 130.1 SQ.FT (11.9%)

-  HORIZONTAL VINYL SIDING
-  STONE
-  BRICK



4.0 T/O Wall
357.35

PRE-FINISHED ALUMINUM GUTTER AT EAVE AND DOWNSPOUTS AS REQ'D.

3.0 Upper Level
354.88

2.0 Main Level
351.79

1.0 Lower Level
348.70
Reg. Flood Plain

348.00

0.5 Gar. Bk.
346.83

0.5 Gar. Ft.
346.65

00 T/O Footing
345.43

FRONT BUILDING HEIGHT (MIDPOINT OF ROOF TO GRADE)
40' - 0 1/8" (12.2M)

8' - 1 1/8"
1' - 4" TYP.
10' - 1 3/4"
2' - 10 1/4"
10' - 1 3/4"
6' - 10"

GRADE
346.49

MAX. BACKFILL HEIGHT FOR Laterally SUPPORTED WALLS IS 7' 6" W/ 8" OR 10" FOUNDATION WALL (20MPa)

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Design Loads Criteria
Floor Loads:
 Live Load = 40 P.S.F.
 Dead Load = 12 P.S.F.
 Total Floor Load = 52 P.S.F.
Roof Loads:
 Live Loads = 42 P.S.F. (snowload)
 Dead Load = 15 P.S.F.
 Total Roof Load = 57 P.S.F.

CLIENT NAME:
 Crescent Homes
 Rockwood Block 3
LOCATION:
 122 George St. E,
 Guelph/Eramosa



JANSSEN DESIGN
 116063 2nd Line SW,
 Melancthon, ON, L9V 2C5
 Phone #: 519.925.0663
 Fax #: 519.925.1371
 Email: natasha@janssendesign.ca



THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.

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
 Paul Janssen BCIN 25681

REGISTRATION INFORMATION
 Firm Name: Janssen Design & Construction
 (Div. of JDC Custom Homes Inc.)
 BCIN 32079

DRAWING TITLE:
 Front Elevation

DATE:	REVISIONS
JUNE 21, 2021	

DRAWN BY: NJ	
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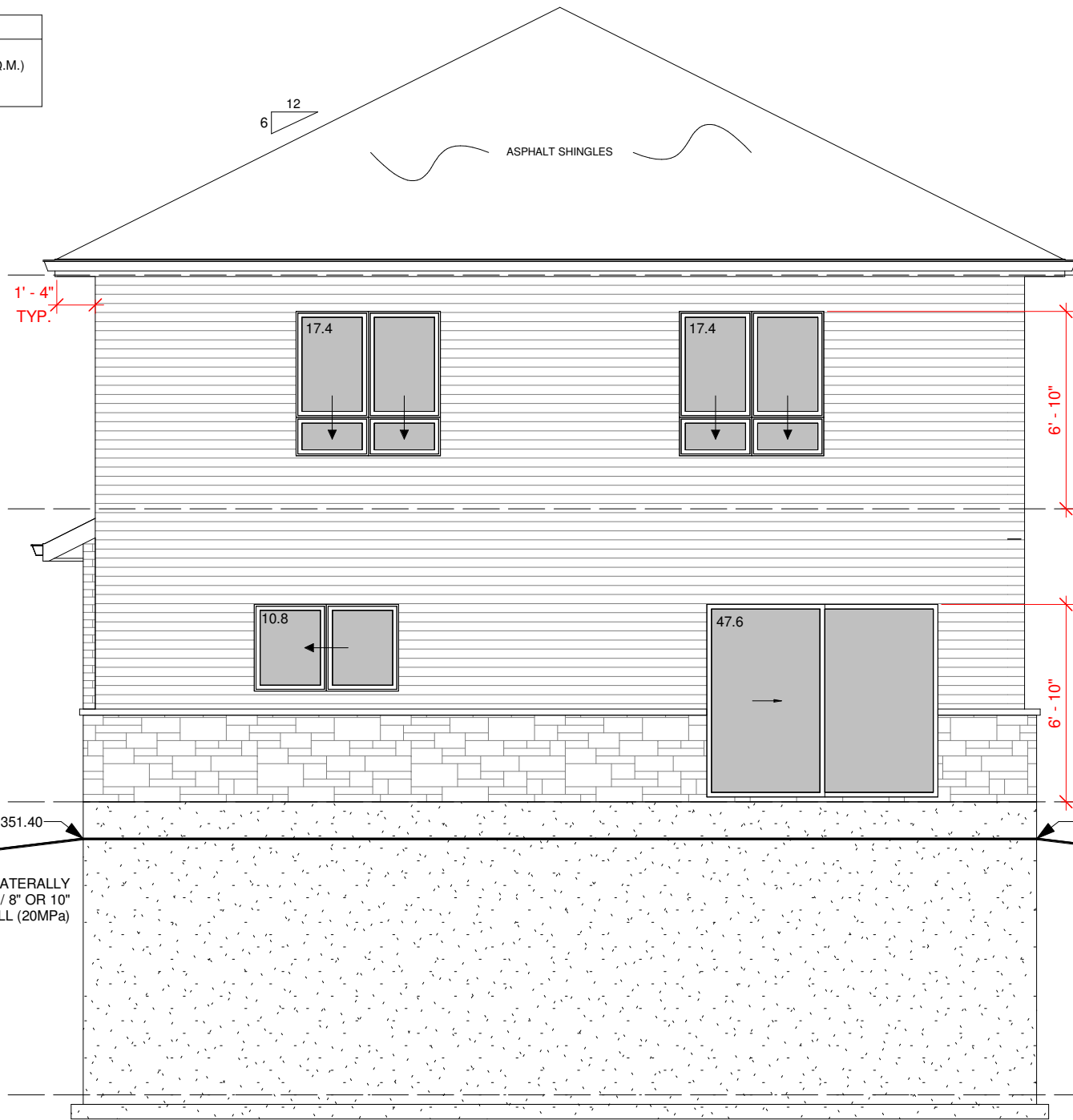
CHECKED BY: PJ	A101
PROJECT NO: 2000-1000	

2021-06-21 6:02:14 PM

1 Front Elevation
 3/16" = 1'-0"

GLAZING CALCULATIONS
 LIMITING DISTANCE: 80' 0 5/8" (24.4 M.)
 BUILDING FACE AREA: 580.4 SQ.FT. (101.2 SQ.M.)
 ALLOWABLE OPENINGS: 100%
 PROPOSED OPENINGS: 93.2 SQ.FT (16.1%)

-  HORIZONTAL VINYL SIDING
-  STONE
-  BRICK



4.0 T/O Wall
357.35

3.0 Upper Level
354.88

2.0 Main Level
351.79

1.0 Lower Level
348.70
Reg. Flood Plain
348.00

1 Rear Elevation
3/16" = 1'-0"

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Design Loads Criteria

Floor Loads:
 Live Load = 40 P.S.F.
 Dead Load = 12 P.S.F.
 Total Floor Load = 52 P.S.F.
Roof Loads:
 Live Loads = 42 P.S.F. (snowload)
 Dead Load = 15 P.S.F.
 Total Roof Load = 57 P.S.F.

CLIENT NAME:

Crescent Homes

Rockwood Block 3

LOCATION:

122 George St. E,
Guelph/Eramosa



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QUALIFICATION INFORMATION
Paul Janssen BCIN 25681

REGISTRATION INFORMATION
Firm Name: Janssen Design & Construction
(Div. of JDC Custom Homes Inc.)
BCIN 32079

DRAWING TITLE:

Rear Elevation

DATE:
JUNE 21, 2021

REVISIONS

DRAWN BY:
NJ

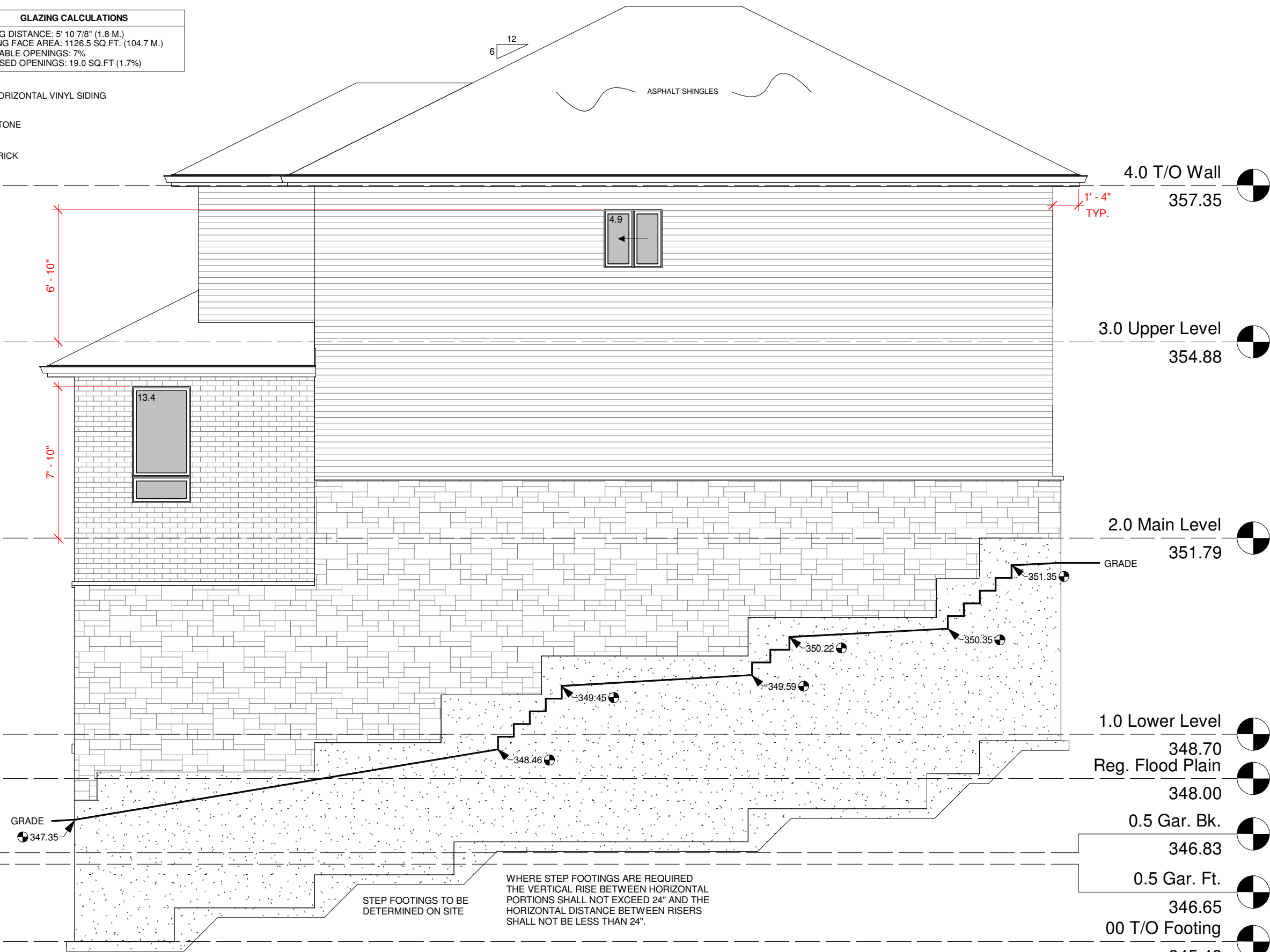
CHECKED BY:
PJ

PROJECT NO:
2000-1000

A102

GLAZING CALCULATIONS
 LIMITING DISTANCE: 5' 10 7/8" (1.8 M.)
 BUILDING FACE AREA: 1126.5 SQ.FT. (104.7 M.)
 ALLOWABLE OPENINGS: 7%
 PROPOSED OPENINGS: 19.0 SQ.FT (1.7%)

-  HORIZONTAL VINYL SIDING
-  STONE
-  BRICK



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Design Loads Criteria
Floor Loads:
 Live Load = 40 P.S.F.
 Dead Load = 12 P.S.F.
 Total Floor Load = 52 P.S.F.
Roof Loads:
 Live Loads = 42 P.S.F. (snowload)
 Dead Load = 15 P.S.F.
 Total Roof Load = 57 P.S.F.

CLIENT NAME:
 Crescent Homes
 Rockwood Block 3
LOCATION:
 122 George St. E,
 Guelph/Eramosa



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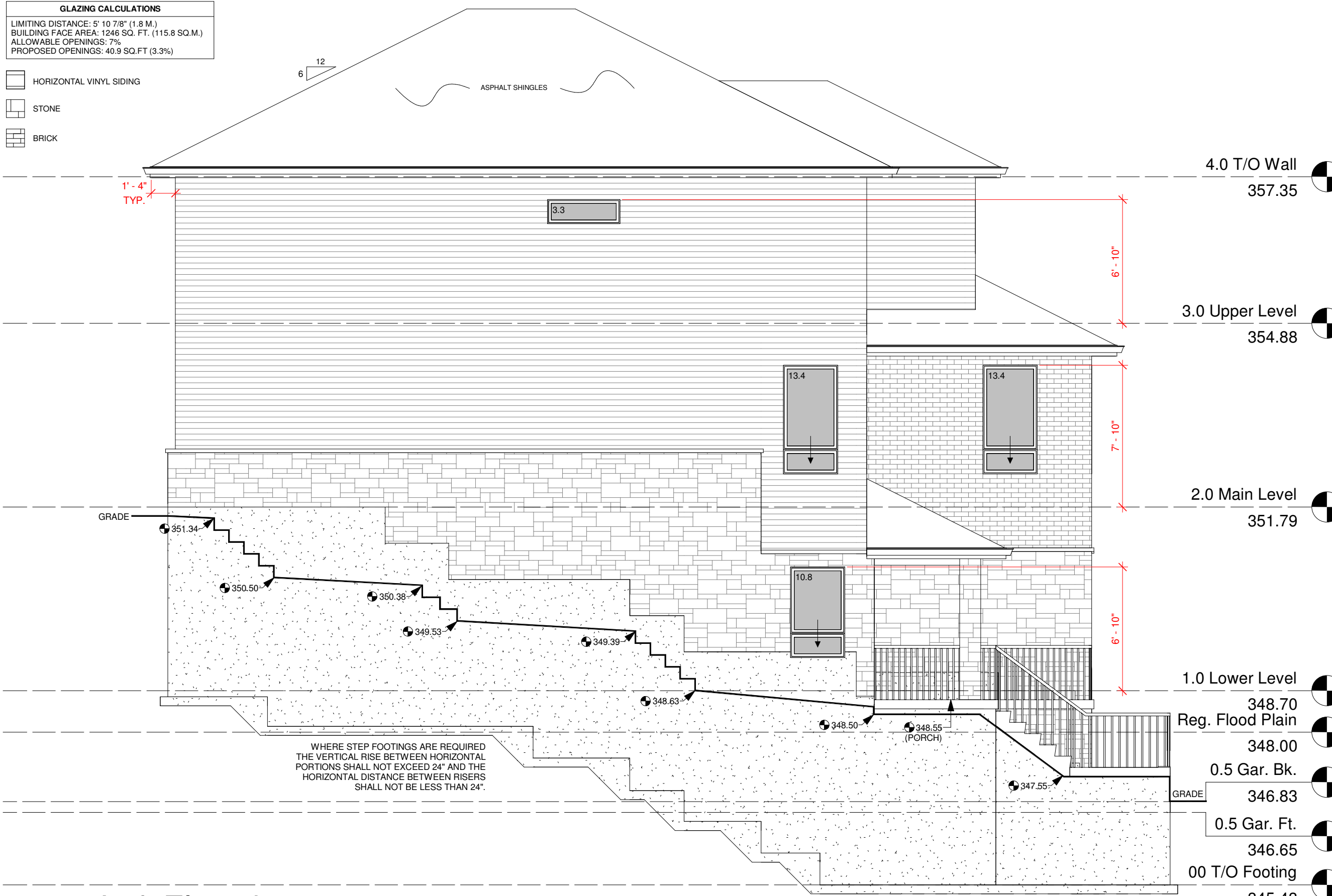
DRAWING TITLE:
 Right Elevation

DATE:	REVISIONS
JUNE 21, 2021	
DRAWN BY: NJ	
CHECKED BY: PJ	
PROJECT NO: 2000-1000	A103

1 Right Elevation
 3/16" = 1'-0"

GLAZING CALCULATIONS
 LIMITING DISTANCE: 5' 10 7/8" (1.8 M.)
 BUILDING FACE AREA: 1246 SQ. FT. (115.8 SQ.M.)
 ALLOWABLE OPENINGS: 7%
 PROPOSED OPENINGS: 40.9 SQ.FT (3.3%)

-  HORIZONTAL VINYL SIDING
-  STONE
-  BRICK



4.0 T/O Wall
357.35

3.0 Upper Level
354.88

2.0 Main Level
351.79

1.0 Lower Level
348.70

Reg. Flood Plain
348.00

0.5 Gar. Bk.
346.83

0.5 Gar. Ft.
346.65

00 T/O Footing
345.43

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Roof Loads:
 Live Loads = 42 P.S.F. (snowload)
 Dead Load = 15 P.S.F.
 Total Roof Load = 57 P.S.F.

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 Rockwood Block 3
LOCATION:
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 Guelph/Eramosa



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REGISTRATION INFORMATION
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 BCIN 32079

DRAWING TITLE:
 Left Elevation

DATE: JUNE 21, 2021

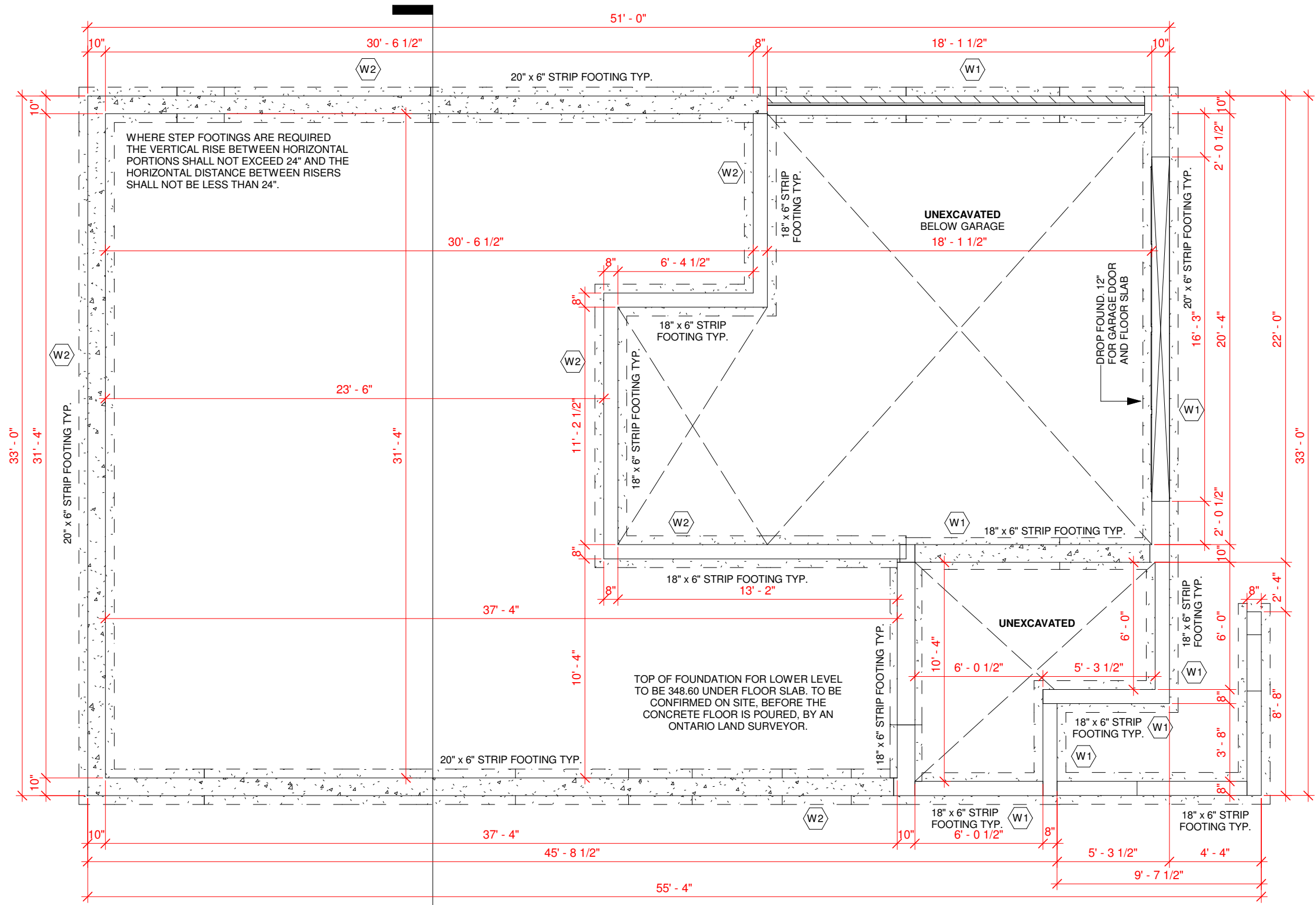
DRAWN BY: NJ

CHECKED BY: PJ

PROJECT NO: 2000-1000

A104

1 Left Elevation
 3/16" = 1'-0"



WHERE STEP FOOTINGS ARE REQUIRED THE VERTICAL RISE BETWEEN HORIZONTAL PORTIONS SHALL NOT EXCEED 24" AND THE HORIZONTAL DISTANCE BETWEEN RISERS SHALL NOT BE LESS THAN 24".

TOP OF FOUNDATION FOR LOWER LEVEL TO BE 348.60 UNDER FLOOR SLAB. TO BE CONFIRMED ON SITE, BEFORE THE CONCRETE FLOOR IS POURED, BY AN ONTARIO LAND SURVEYOR.

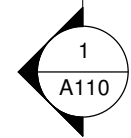
UNEXCAVATED BELOW GARAGE 18' - 1 1/2"

UNEXCAVATED

1

00 T/O Footing

3/16" = 1'-0"



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Roof Loads:
 Live Loads = 42 P.S.F. (snowload)
 Dead Load = 15 P.S.F.
 Total Roof Load = 57 P.S.F.

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Crescent Homes

Rockwood Block 3

LOCATION:

122 George St. E,
 Guelph/Eramosa



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 Paul Janssen BCIN 25681

REGISTRATION INFORMATION
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 (Div. of JDC Custom Homes Inc.)
 BCIN 32079

DRAWING TITLE:

00 T/O Footing

DATE:
 JUNE 21, 2021

REVISIONS

DRAWN BY:
 NJ

CHECKED BY:
 PJ

PROJECT NO:
 2000-1000

A105

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 Dead Load = 12 P.S.F.
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Roof Loads:
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 Dead Load = 15 P.S.F.
 Total Roof Load = 57 P.S.F.

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 Paul Janssen BCIN 25681

REGISTRATION INFORMATION
 Firm Name: Janssen Design & Construction
 (Div. of JDC Custom Homes Inc.)
 BCIN 32079

DRAWING TITLE:

1.0 Lower Level

DATE:

JUNE 21, 2021

REVISIONS

DRAWN BY:

NJ

CHECKED BY:

PJ

PROJECT NO:

2000-1000

A106

NOTE: GARAGE WILL BE WET FLOODPROOFED TO THE REGULATORY FLOOD ELEVATION OF 348.00. ALL MECHANICALS, ELECTRICAL AND HEATING SERVICES MUST BE ABOVE THE REGULATORY FLOOD ELEVATION. DRYWALL TO BEGIN ABOVE REG. FLOOD ELEVATION. MATERIALS USED BELOW THE REG. FLOOD ELEVATION SHALL NOT BE SUBJECT TO FLOOD DAMAGES.

BASEMENT DOOR SCHEDULE			
Confirm all exterior door dimensions with manufacturer's required rough stud opening sizes prior to start of construction.			
EXTERIOR			
D001	36" x 80" SINGLE GLASS ENTRY DOOR W/ 12" SIDELITE	1	
D002	36" x 80" INSULATED STEEL DOOR W/ SELF CLOSER	1	
INTERIOR			
D003	32" x 80" INTERIOR DOOR	1	
D004	36" x 80" INTERIOR DOOR	1	

BASEMENT WINDOW SCHEDULE			
The window schedule on these plans indicates general sizes that reflect available manufacturer's window sizes. Confirm all exterior window dimensions with manufacturers required rough stud opening sizes prior to start of construction.			
W001	36" x 60" SLIDER	1	
W002	24" x 42" FIXED	1	

GENERAL NOTES & SPECS

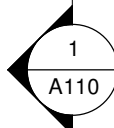
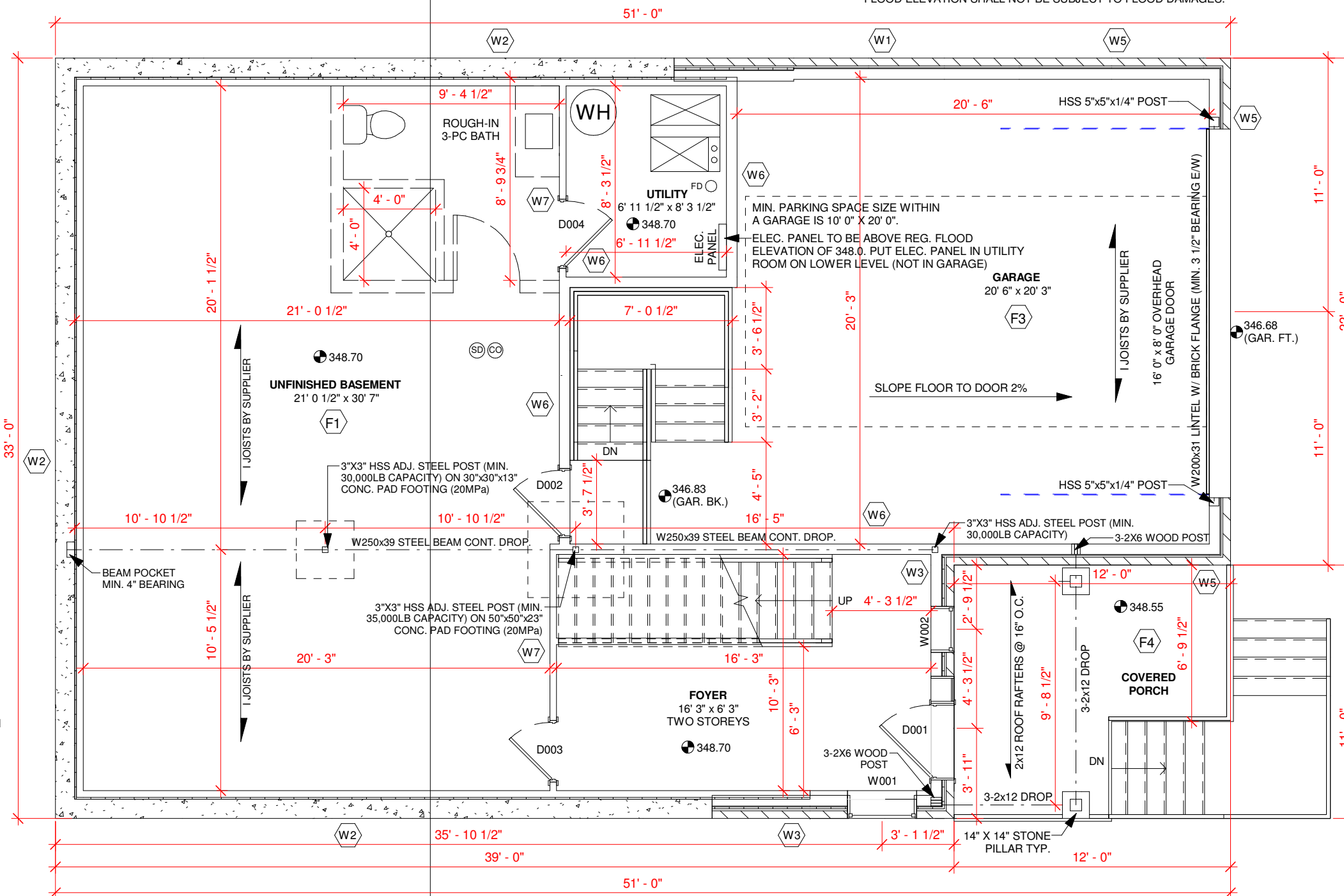
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE.
- BUILDING TO CONFORM TO LATEST VERSION OF THE ONTARIO BUILDING CODE.
- CONSTRUCTION TO BE FREE OF DEFECTS & POSSESS GOOD WORKMANSHIP.
- LUMBER SPECIFICATIONS BASED ON NO. 2 SPF.
- ALL INTERIOR BASEMENT LINTELS TO BE LVL IN THE FLOOR SYSTEM SPEC'D BY SUPPLIER UNLESS NOTED OTHERWISE.
- ALL INTERIOR WALLS TO BE 2X4 CONSTRUCTION UNLESS OTHERWISE SPECIFIED.
- ALL INTERIOR OPENINGS FRAME TO 82 1/2" HIGH & 2" WIDER THAN SHOWN ON DRAWINGS. POCKET DOORS FRAME TO 84 1/2" HIGH.
- UNLESS OTHERWISE NOTED, ALL LINTELS MIN. 1 1/2" BEARING TO 9' 9" SPAN, 3" BEARING > 9' 9" SPAN.
- EXTERIOR OPENINGS ARE SHOWN AS SUGGESTED SIZES. CONTRACTOR/OWNER TO VERIFY ACTUAL SIZES.
- PROTECT ALL WOOD & STEEL SURFACES THAT CONTACT CONCRETE OR MASONRY WITH 6MIL POLY.
- INTERCONNECTED SMOKE DETECTOR ON ALL FLOORS AS INDICATED. ALARM MUST INCLUDE A VISUAL COMPONENT.
- CARBON MONOXIDE DETECTOR REQUIRED WHERE ATTACHED GARAGE OR FUEL BURNING APPLIANCES ARE USED. LOCATE DETECTORS OUTSIDE SLEEPING AREA(S).
- PROVIDE A FAN IN EACH BATHROOM.
- ALL CLOSETS TO BE 24" DEEP UNLESS NOTED OTHERWISE.
- INTERIOR DOORS TO BE MIN. 6" FROM WALLS OR CENTERED ON THE WALL IN THE SPACE.
- ALL BASEMENT EXTERIOR MEASUREMENTS ARE TAKEN TO THE EXTERIOR OF THE FOUNDATION UNLESS OTHERWISE NOTED.
- ALL INTERIOR BASEMENT MEASUREMENTS ARE TAKEN TO THE INSIDE OF THE FOUNDATION WALL.
- ALL BASEMENT & MAIN FLOOR WINDOWS WITH BRICK ABOVE TO HAVE A BRICK LINTEL. LINTELS TO BE MIN. L3 1/2" X 3 1/2" X 1/4" UNLESS NOTED OTHERWISE.

LEGEND

- ⊙ SD SMOKE DETECTOR
- ⊙ CO CARBON MONOXIDE DETECTOR
- ⊙ BF BATHROOM FAN

FLOOR AREAS

LOWER LEVEL: 207 SQ.FT.
 MAIN LEVEL: 1434 SQ.FT.
 UPPER LEVEL: 1315 SQ.FT.
 GARAGE: 433 SQ.FT.



1 1.0 Lower Level
 3/16" = 1'-0"

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 Dead Load = 12 P.S.F.
 Total Floor Load = 52 P.S.F.
Roof Loads:
 Live Loads = 42 P.S.F. (snowload)
 Dead Load = 15 P.S.F.
 Total Roof Load = 57 P.S.F.

CLIENT NAME:

Crescent Homes

Rockwood Block 3

LOCATION:

122 George St. E,
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REGISTRATION INFORMATION
 Firm Name: Janssen Design & Construction
 (Div. of JDC Custom Homes Inc.)
 BCIN 32079

DRAWING TITLE:

2.0 Main Level

DATE:

JUNE 21, 2021

REVISIONS

DRAWN BY:

NJ

CHECKED BY:

PJ

PROJECT NO:

2000-1000

A107

MAIN FLOOR DOOR SCHEDULE

Confirm all exterior door dimensions with manufacturer's required rough stud opening sizes prior to start of construction.

EXTERIOR

D101	96" x 80" SLIDING DOOR	1
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INTERIOR

D102	30" x 80" INTERIOR DOOR	3
------	-------------------------	---

MAIN FLOOR WINDOW SCHEDULE

The window schedule on these plans indicates general sizes that reflect available manufacturer's window sizes. Confirm all exterior window dimensions with manufacturers required rough stud opening sizes prior to start of construction.

W101	36" x 72" CASEMENT	6
------	--------------------	---

W102	60" x 36" SLIDER	1
------	------------------	---

W103	60" x 72" FIXED	1
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GENERAL NOTES & SPECS

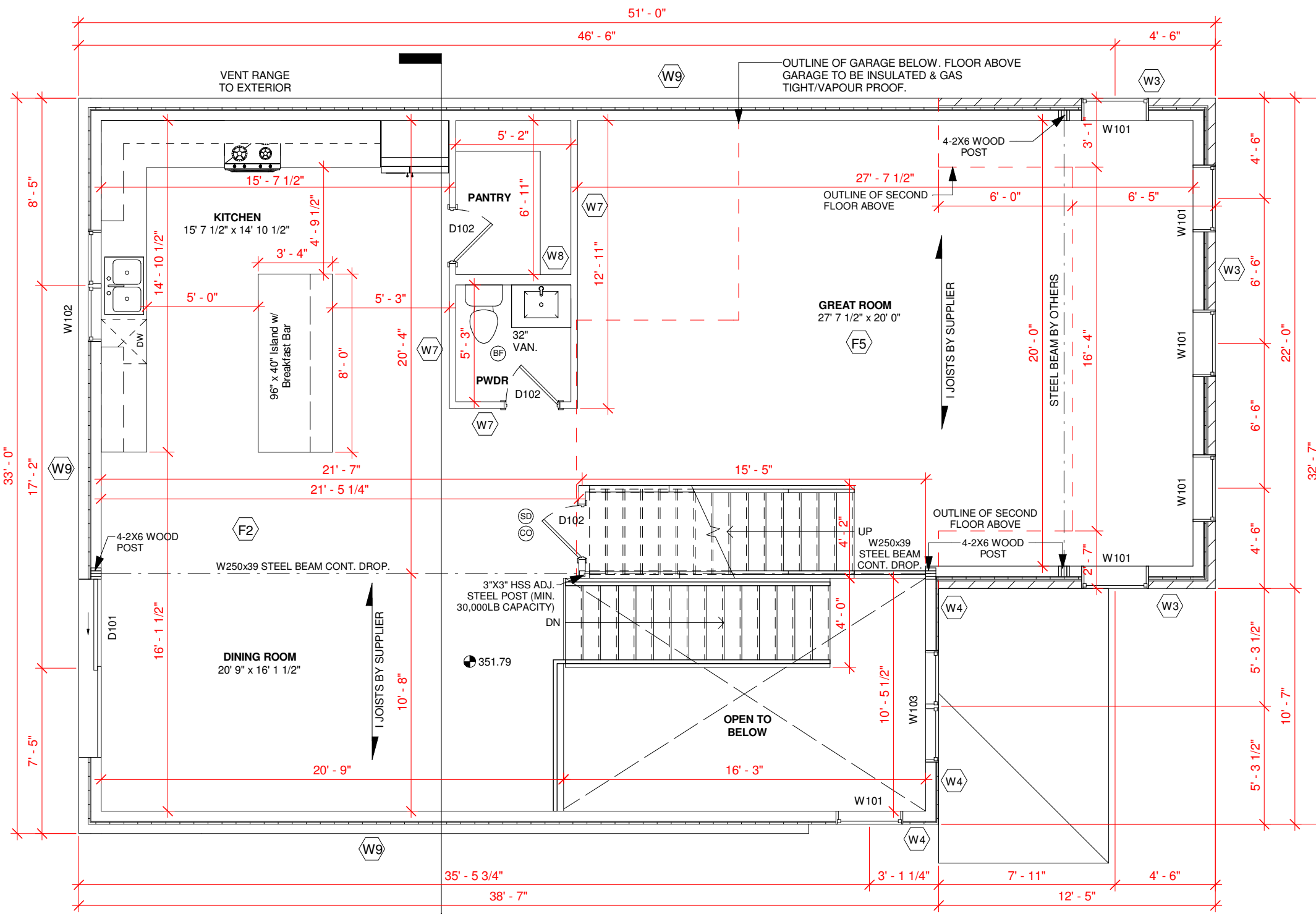
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- BUILDING TO CONFORM TO LATEST VERSION OF THE ONTARIO BUILDING CODE.
- CONSTRUCTION TO BE FREE OF DEFECTS & POSSESS GOOD WORKMANSHIP.
- LUMBER SPECIFICATIONS BASED ON NO. 2 SPF.
- ALL INTERIOR BASEMENT LINTELS TO BE LVL IN THE FLOOR SYSTEM SPEC'D BY SUPPLIER UNLESS NOTED OTHERWISE.
- ALL INTERIOR WALLS TO BE 2X4 CONSTRUCTION UNLESS OTHERWISE SPECIFIED.
- ALL INTERIOR OPENINGS FRAME TO 82 1/2" HIGH & 2" WIDER THAN SHOWN ON DRAWINGS. POCKET DOORS FRAME TO 84 1/2" HIGH.
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- ALL BASEMENT & MAIN FLOOR WINDOWS WITH BRICK ABOVE TO HAVE A BRICK LINTEL. LINTELS TO BE MIN. L3 1/2" X 3 1/2" X 1/4" UNLESS NOTED OTHERWISE.

LEGEND

- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- BATHROOM FAN

FLOOR AREAS

LOWER LEVEL: 207 SQ.FT.
 MAIN LEVEL: 1434 SQ.FT.
 UPPER LEVEL: 1315 SQ.FT.
 GARAGE: 433 SQ.FT.



1 2.0 Main Level
 3/16" = 1'-0"

2021-06-21 6:02:16 PM

SECOND FLOOR DOOR SCHEDULE
Confirm all exterior door dimensions with manufacturer's required rough stud opening sizes prior to start of construction.

D201	32" x 80" INTERIOR DOOR	5
D202	30" x 80" INTERIOR DOOR	3
D203	2-36" x 80" INTERIOR DOUBLE DOOR	2
D204	2-24" x 80" INTERIOR DOUBLE DOOR	2

SECOND FLOOR FLOOR WINDOW SCHEDULE
The window schedule on these plans indicates general sizes that reflect available manufacturer's window sizes. Confirm all exterior window dimensions with manufacturers required rough stud opening sizes prior to start of construction.

W201	60" x 60" SLIDER	2
W202	36" x 42" SLIDER	1
W203	60" x 36" CASEMENT	2
W204	36" x 60" CASEMENT	1
W205	48" x 16" FIXED	1

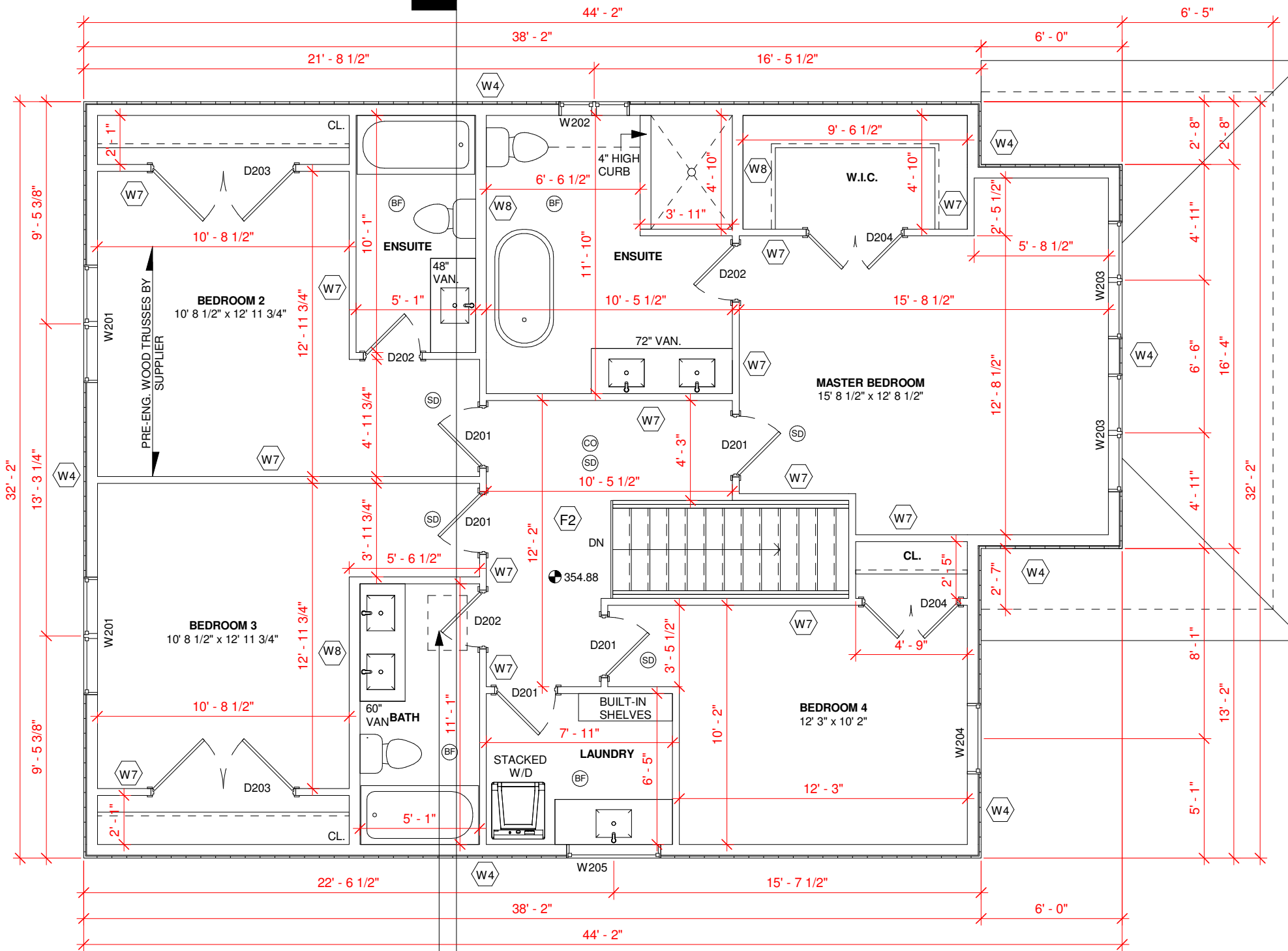
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- LEGEND**
- ⊙ SD SMOKE DETECTOR
 - ⊙ CO CARBON MONOXIDE DETECTOR
 - ⊙ BF BATHROOM FAN

FLOOR AREAS

LOWER LEVEL:	207 SQ.FT.
MAIN LEVEL:	1434 SQ.FT.
UPPER LEVEL:	1315 SQ.FT.
GARAGE:	433 SQ.FT.




1 3.0 Upper Level
3/16" = 1'-0"

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Design Loads Criteria
Floor Loads:
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Dead Load = 12 P.S.F.
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Roof Loads:
Live Loads = 42 P.S.F. (snowload)
Dead Load = 15 P.S.F.
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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
Paul Janssen BCIN 25681

REGISTRATION INFORMATION
Firm Name: Janssen Design & Construction
(Div. of JDC Custom Homes Inc.)
BCIN 32079

DRAWING TITLE:
3.0 Upper Level

DATE:	REVISIONS
JUNE 21, 2021	
DRAWN BY: NJ	
CHECKED BY: PJ	A108
PROJECT NO: 2000-1000	

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Design Loads Criteria

Floor Loads:
 Live Load = 40 P.S.F.
 Dead Load = 12 P.S.F.
 Total Floor Load = 52 P.S.F.
Roof Loads:
 Live Loads = 42 P.S.F. (snowload)
 Dead Load = 15 P.S.F.
 Total Roof Load = 57 P.S.F.

CLIENT NAME:

Crescent Homes
 Rockwood Block 3

LOCATION:

122 George St. E,
 Guelph/Eramosa



JANSSEN DESIGN

116063 2nd Line SW,
 Melancthon, ON, L9V 2C5
 Phone #: 519.925.0663
 Fax #: 519.925.1371
 Email: natasha@janssendesign.ca



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DRAWING TITLE:

Roof Plan

DATE:

JUNE 21, 2021

REVISIONS

DRAWN BY:

NJ

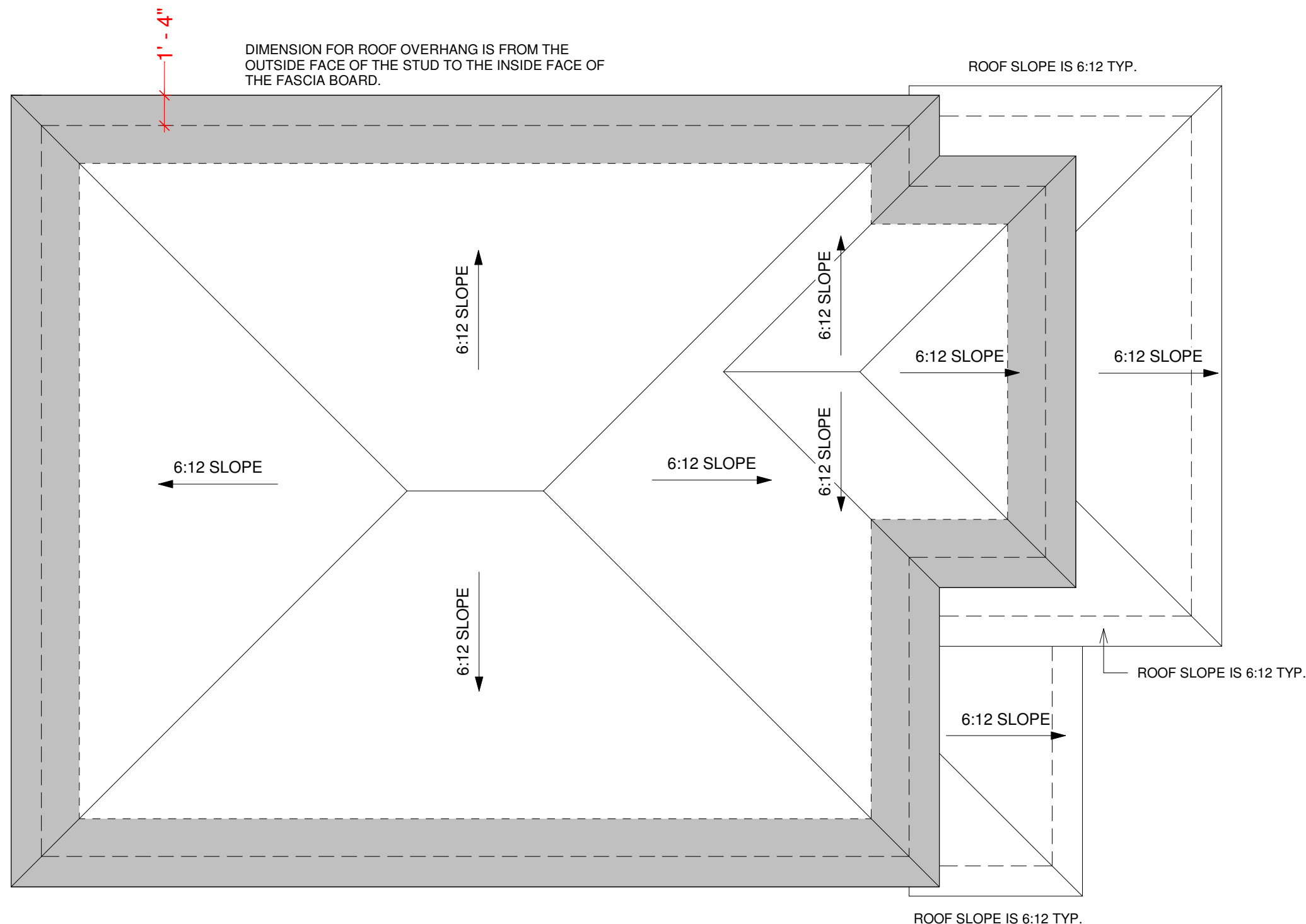
CHECKED BY:

PJ

PROJECT NO:

2000-1000

A109



1

Roof Plan

3/16" = 1'-0"

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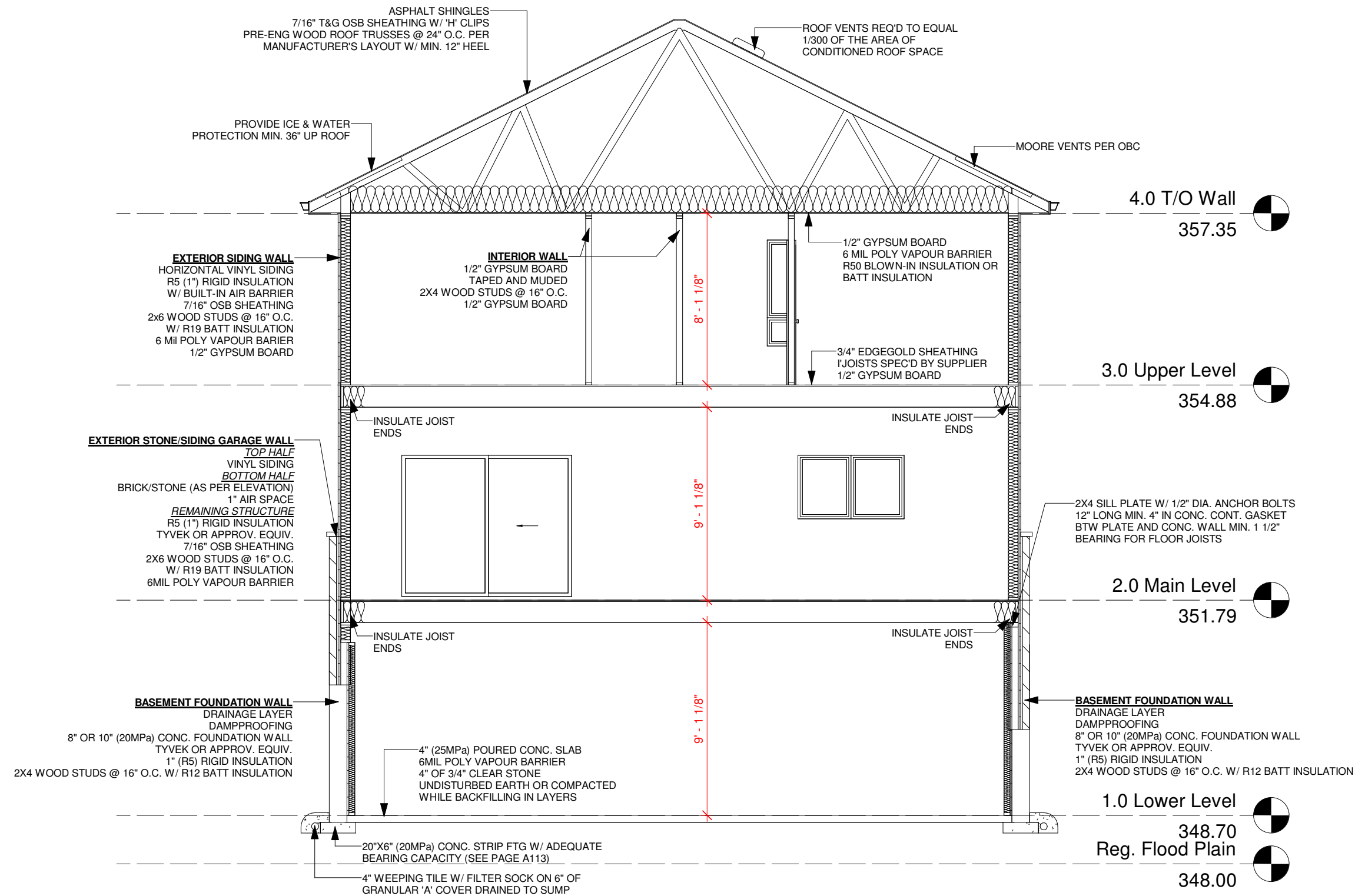
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Building Section

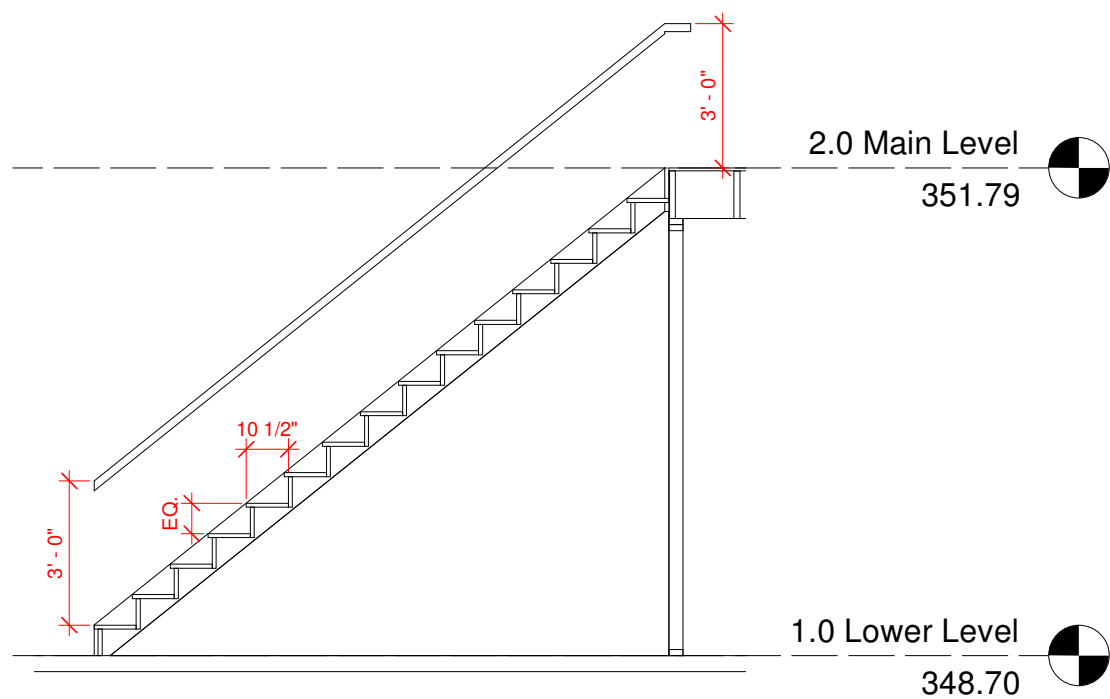
DATE:	REVISIONS
JUNE 21, 2021	

DRAWN BY: NJ	
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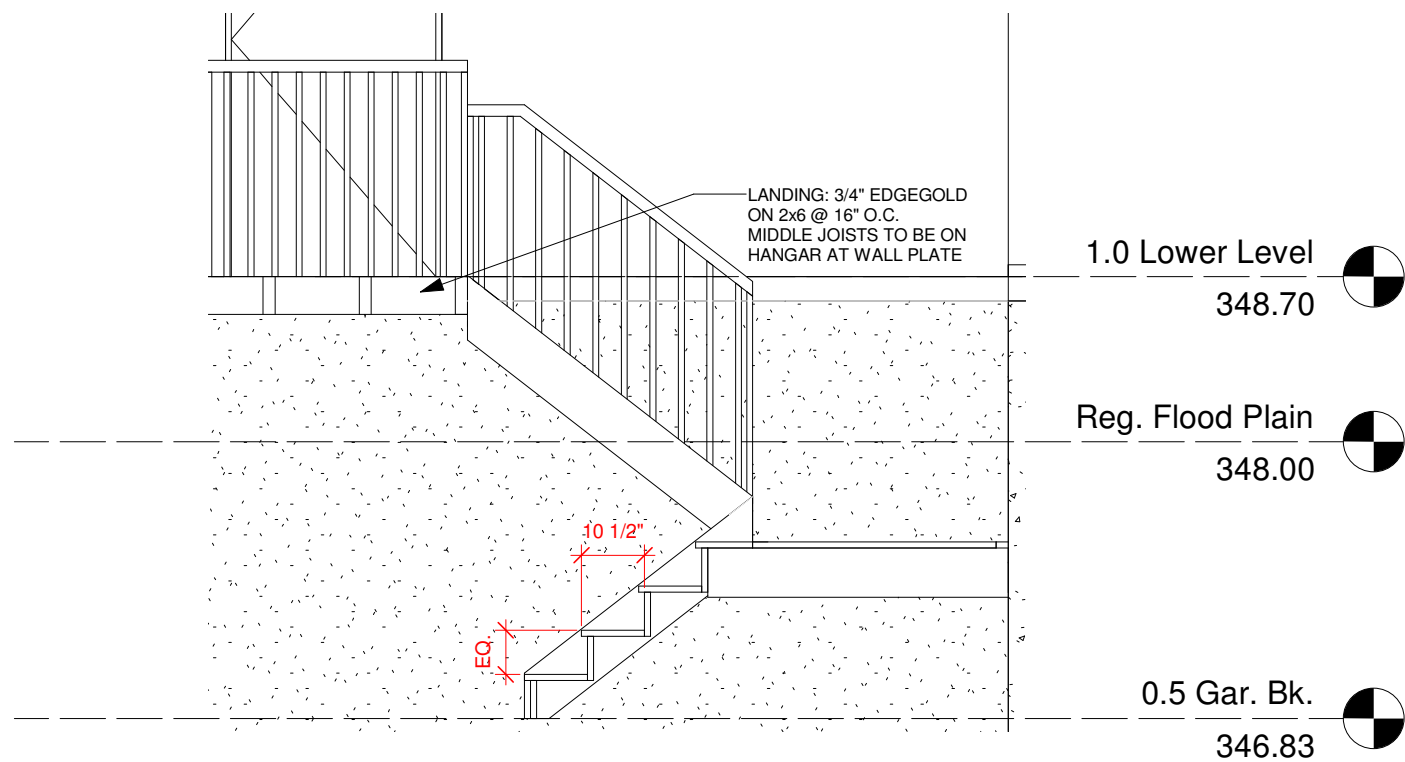
CHECKED BY: PJ	A110
PROJECT NO: 2000-1000	



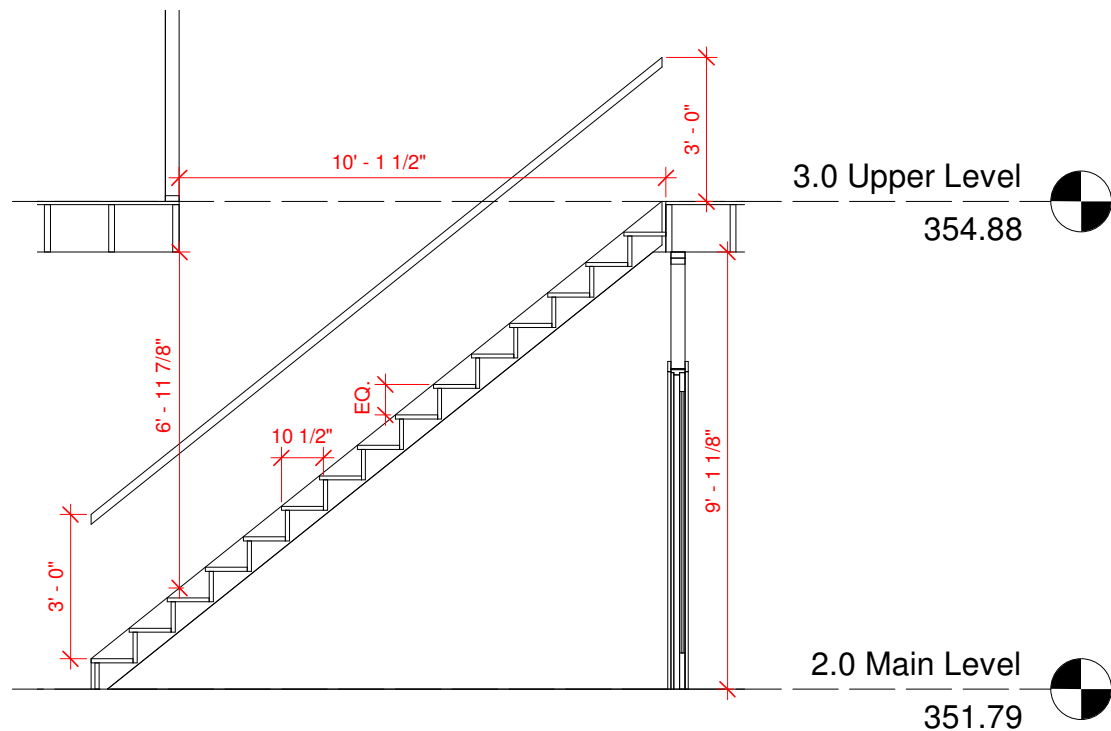
1 Building Section
 3/16" = 1'-0"



1 Foyer Staircase Section
1/4" = 1'-0"



2 Garage Staircase Section
3/8" = 1'-0"



3 Main Staircase Section
1/4" = 1'-0"

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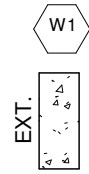
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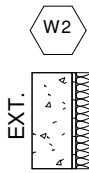
DRAWING TITLE:
 Stair Section

DATE:	REVISIONS
JUNE 21, 2021	
DRAWN BY: NJ	
CHECKED BY: PJ	
PROJECT NO: 2000-1000	A111

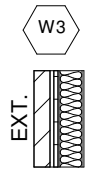
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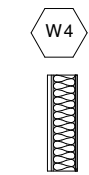
GARAGE FOUNDATION WALL
 10" (20MPa) POURED CONCRETE FOUNDATION WALL (AS NOTED ON PLAN) ON 18"x6" or 20"x6" POURED CONC. STRIP. FTG. (20MPa) MIN. 4' 0" BELOW GRADE



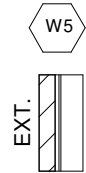
BASEMENT FOUNDATION WALL
 DRAINAGE LAYER
 DAMPPROOFING
 8" OR 10" (20MPa) CONC. FOUNDATION WALL
 TYVEK OR APPROV. EQUIV.
 1" (R5) RIGID INSULATION
 2X4 WOOD STUDS @ 16" O.C. W/ R12 BATT INSULATION



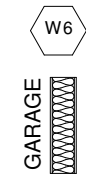
EXTERIOR WALL
 BRICK/STONE (AS PER ELEVATION)
 1" AIRSPACE
 R5 (1") RIGID INSULATION W/ BUILT-IN AIR BARRIER
 7/16" OSB SHEATHING
 2x6 WOOD STUDS @ 16" O.C. W/ R19 BATT INSULATION
 6 MIL POLY VAPOUR BARRIER
 1/2" GYPSUM BOARD



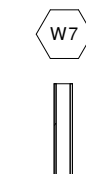
EXTERIOR SIDING WALL
 VINYL SIDING
 R5 (1") RIGID INSULATION W/ BUILT-IN AIR BARRIER
 7/16" OSB SHEATHING
 2x6 WOOD STUDS @ 16" O.C. W/ R19 BATT INSULATION
 6 MIL POLY VAPOUR BARRIER
 1/2" GYPSUM BOARD



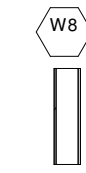
EXTERIOR GARAGE WALL
 BRICK/STONE (AS PER ELEVATION)
 1" AIRSPACE
 TYVEK OR APPROV. EQUIV.
 7/16" OSB SHEATHING



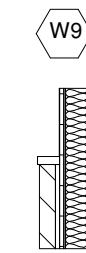
GARAGE/HOUSE WALL
 1/2 GYPSUM BOARD (TAPE AND SEAL JOINTS-GAS TIGHT AND VAPOUR PROOF ON GARAGE SIDE)
 2x6 WOOD STUDS @ 16" O.C. W/ R25 BATT INSULATION
 6 MIL POLY VAPOUR BARRIER
 1/2" GYPSUM BOARD



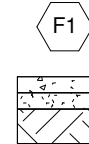
INTERIOR 2x4 WALL
 1/2" GYPSUM BOARD
 2x4 WOOD STUDS @ 16" O.C.
 1/2" GYPSUM BOARD



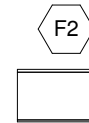
INTERIOR 2x6 WALL
 1/2" GYPSUM BOARD
 2x6 WOOD STUDS @ 16" O.C.
 1/2" GYPSUM BOARD



EXTERIOR STONE/SIDING GARAGE WALL
TOP HALF
 VINYL SIDING
BOTTOM HALF
 BRICK/STONE (AS PER ELEVATION)
 1" AIR SPACE
REMAINING STRUCTURE
 R5 (1") RIGID INSULATION
 TYVEK OR APPROV. EQUIV.
 7/16" OSB SHEATHING
 2X6 WOOD STUDS @ 16" O.C. W/ R19 BATT INSULATION
 6MIL POLY VAPOUR BARRIER



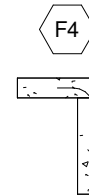
BASEMENT FLOOR
 4" (25MPa) POURED CONC. SLAB
 6 MIL POLY VAPOUR BARRIER
 4" OF 3/4" CELAR STONE
 UNDISTURBED EARTH OR
 COMPACTED WHILE BACKFILLING IN



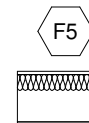
MAIN & SECOND FLOOR
 3/4" EDGE GOLD SHEATHING
 I JOISTS AS PER MANUFACTURER'S LAYOUT



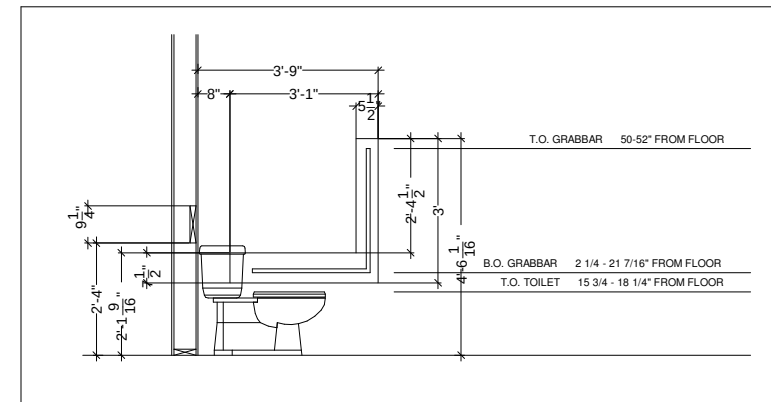
GARAGE FLOOR
 5" (32MPa) POURED CONC. SLAB W/ AIR
 6x6x1/4" WIRE MESH (OR REINFORCED CONCRETE)
 UNDISTURBED EARTH OR COMPACTED WHILE BACKFILLING IN LAYERS
 PROVIDE SAW CUTS @ APPROX. 12' INTERVALS IN FLOOR SLAB EACH WAY



PORCH FLOOR SLAB
 6" (32MPa) POURED CONC. SLAB W/ AIR
 10M BARS @ 8" O.C. E/W W/ 1 1/4" CLEAR COVER
 ANCHOR TO WALL W/ 24"x24" BENT DOWELS @ 24" O.C.



FLOOR ABOVE GARAGE
 3/4" EDGE GOLD SHEATHING
 I JOISTS AS PER MANUFACTURER'S LAYOUT
 MIN. R35 CLOSED CELL POLYURETHANE SPRAY FOAM INSULATION
 1/2" GYPSUM BOARD (TAPE AND SEAL JOINTS-GAS TIGHT AND VAPOUR PROOF ON GARAGE SIDE)



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 (Div. of JDC Custom Homes Inc.)
 BCIN 32079

DRAWING TITLE:

Details

DATE: **REVISIONS**

JUNE 21, 2021

DRAWN BY:

NJ

CHECKED BY:

PJ

PROJECT NO:

2000-1000

A112

GENERAL NOTES

- UNLESS HIRED TO SUPERVISE, THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR ERRORS MADE DURING CONSTRUCTION, DUE TO THE FAILURE OF THE FOLLOWING: THESE DRAWINGS, THE LATEST EDITION OF THE ONTARIO BUILDING CODE, AND GOOD BUILDING PRACTICES.
- ANY TRUSSES USED MUST BE DESIGNED BY A STRUCTURAL ENGINEER AND BEAR HIS SEAL. APPROVED PRE-ENG. TRUSSES & FLOOR DRAWINGS AND SPECIFICATIONS INCLUDING ALL LVL BEAMS ARE TO BE PROVIDED TO THE BUILDING INSPECTOR AT FRAMING INSPECTION.
- THE ONTARIO BUILDING CODE REQUIRES THAT A COPY OF THE DRAWINGS AND SPECIFICATIONS THAT HAVE BEEN REVIEWED BY THE BUILDING DEPARTMENT ARE TO BE KEPT AT THE CONSTRUCTION SITE AT ALL TIMES.
- CAULK AROUND ALL DOORS AND WINDOWS.
- ALL GRADING MUST BE POSITIVE AND AWAY FROM BUILDING.
- PROVIDE OUTSIDE AIR INTAKE FOR ALL SOLID FUEL BURNING FIREPLACES.
- ALL WORK MUST BE PERFORMED IN A PROFESSIONAL MANNER TRUE, PLUMB AND SQUARE
- ALL EXTERIOR MEASUREMENTS ARE TAKEN TO THE EXTERIOR OF THE FOUNDATION UNLESS NOTED OTHERWISE.
- ALL INTERIOR MEASUREMENTS FOR UNFINISHED AREAS ARE TAKEN TO FRAMING AND WHERE THE AREAS ARE FINISHED WITH DRYWALL THE DIMENSIONS ARE TAKEN TO THE FINISHED DRYWALL.

SITE NOTES

- NO PART OF THE CONSTRUCTION DURING THE ENTIRE PROCESS IS PERMITTED TO ENCROACH ONTO ADJACENT PROPERTY, WITHOUT OBTAINING, WRITTEN APPROVAL THROUGH A WRITTEN AGREEMENT BETWEEN THE AFFECTED PARTIES.
- A GEOTECHNICAL ENGINEER SHALL BE RETAINED BY THE OWNER FOR THE INSPECTION OF SOIL AND TO CONFIRM BEARING CAPACITY PRIOR TO THE PLACEMENT OF CONCRETE.
- ANY EXCAVATION THAT EXCEEDS 4' 0" IS REQUIRED TO BE SHORED OR CUT BACK AT THE TOP SO THAT THE ANGLE DOES NOT EXCEED 1:1. ENGINEERED DRAWINGS MUST BE SUBMITTED TO THE MUNICIPALITY FOR APPROVAL IF SHORING IS REQUIRED.
- EXCAVATION TO BE DONE IN A MANNER IN WHICH THE MOVEMENT OR DAMAGE OF ADJACENT STRUCTURES, PROPERTY, SERVICES, ROADS & SIDEWALKS IS AVOIDED DURING CONSTRUCTION.
- CONTRACTOR TO CALL FOR LOCATION OF ALL UNDERGROUND UTILITIES BEFORE THE COMMENCEMENT OF ANY WORK.
- AN ONTARIO LAND SURVEYOR MUST BE RETAINED TO CONFIRM THE GRADING SHOWN ON THE ELEVATIONS IS ACCURATE PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES MUST BE REPORTED TO DESIGNER BEFORE PROCEEDING.

PLAN NOTES

- LATEST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION
- DRAWINGS AND SPECIFICATIONS ARE THE DESIGNER'S PROPERTY. ANY REPRODUCTION WITHOUT WRITTEN CONSENT IS STRICTLY PROHIBITED.
- DRAWINGS ARE NOT TO BE SCALED.
- THE BUILDER IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING W/ CONSTRUCTION INCLUDING EXTERIOR LANDSCAPE. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE CONDITIONS TO THE DESIGNER/OWNER IMMEDIATELY.
- HANDWRITTEN NOTES ON THE DRAWINGS ABBREVIATED BY THE ENGINEER OR BUILDING OFFICIALS HAVE PRECEDENCE.
- CONTRACTOR SHALL COORDINATE AND OBTAIN ALL WRITTEN APPROVALS FROM AUTHORITIES BEFORE THE COMMENCEMENT OF ANY WORK.
- CONTRACTOR TO COORDINATE LOCATION OF ALL ELECTRICAL LAYOUTS WITH HOMEOWNER ON SITE. ALL ELECTRICAL ROUGH-IN AND FIXTURES MUST CONFORM TO AND BE INSTALLED ACCORDING TO THE ONTARIO BUILDING CODE AND CSA REQUIREMENTS.
- CONTRACTOR TO PROVIDE SOLID WOOD BLOCKING FOR SUSPENDED CABINETS. TO BE COORDINATED WITH THE MILLWORK SUBTRADE.
- THE ONTARIO BUILDING CODE REQUIRES THAT A SMOKE ALARM BE INSTALLED ON EACH FLOOR LEVEL AND WITHIN EACH SLEEPING ROOM. ALL SMOKE ALARMS SHALL BE INTERCONNECTED. EACH DEVICE SHALL HAVE A VISUAL SIGNALING COMPONENT IN ADDITION TO THE TEMPORAL PATTERN IN CONFORMANCE WITH 18.5.3 OF "LIGHT, COLOUR, AND PULSE CHARACTERISTICS" OF NFPA 72
- A CARBON MONOXIDE DETECTOR SHALL BE LOCATED ADJACENT TO SLEEPING AREAS.
- FOR WALKOUTS OR FOR FINISHED BASEMENTS, BOTH SUPPLY AND RETURN AIR DUCTS MUST BE AT FLOOR LEVEL.
- A LANDING IS REQUIRED AT THE ENTRANCE FROM AN ATTACHED GARAGE WHEN THERE ARE MORE THAN RISERS BETWEEN THE GARAGE FLOOR AND THE INTERIOR FLOOR LEVELS IN ACCORDANCE WITH 9.8.6.5.(3)(a). GUARDS CONFORMING TO OBC 9.8.8 & SB-7 ARE REQUIRED WHEN LANDING EXCEEDS 24" ABOVE GARAGE FLOOR.
- MAX. 3 RISERS TO OMIT LANDING AT THE TOP OF STAIRS.
- ALL WINDOW MEASUREMENTS ARE WINDOW FRAME SIZE, NOT RSO. ADD MIN. 1/2" PER SIDE FOR EACH WINDOW AND 1" PER SIDE ON EACH DOOR FOR RSO.

MISC. NOTES

- SUMP PUMP PIT SHALL BE INSTALLED AND CONNECTED TO THE STORM SEWER. CONTACT ENGINEERING SERVICES FOR VERIFICATION OF LOCATION.
- MANUFACTURED ITEMS AND MATERIALS MUST COMPLY WITH ALL REQUIREMENTS OF ULC, CSA OR ANY OTHER REGULATING BODIES AS PER APPLICABLE CODE.
- EXTERIOR STRUCTURAL WOOD ELEMENTS SHALL BE PRESSURE-TREATED FOR TERMITE AND DECAY PROTECTION WHERE VERTICAL CLEARANCE BETWEEN WOOD ELEMENTS AND THE FINISHED GROUND LEVEL IS LESS THAN 6".
- FOR ALL WOOD FRAMING MEMBERS THAT ARE IN CONTACT WITH CONCRETE THAT IS LESS THAN 6" ABOVE GRADE OR ON A CONCRETE SLAB, PROVIDE 6 MIL POLY OR SILL GASKET BETWEEN WOOD AND CONCRETE.
- TEMPERED GLASS TO BE USED FOR ALL SHOWER OR BATHTUB ENCLOSURES AND GUARDS.

- ROOF OR ATTIC SPACE ABOVE AN INSULATED CEILING SHALL BE VENTED WITH OPENINGS TO THE EXTERIOR HAVING A TOTAL UNOBSTRUCTED AREA NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA (HALF TO BE LOCATED IN THE SOFFIT, THE OTHER HALF SHALL BE LOCATED AT OR NEAR THE RIDGE).
- FLASHING IS REQUIRED AT ALL INTERSECTIONS OF ROOF AND WALL AS WELL AS UNDER ALL SILLS AND OVERHEAD OF WINDOWS AND OR DOORS IN EXTERIOR WALLS.
- CHECK AND VERIFY ALL BEARING AND STRUCTURAL DISCREPANCIES AND REPORT TO DESIGNER IMMEDIATELY, PRIOR TO CONSTRUCTION OR BEFORE PROCEEDING.

FRAMING NOTES

- WOOD CONSTRUCTION SHALL CONFORM TO CSA STANDARD 068 AND TO THE ONTARIO BUILDING CODE.
- WHERE MULTIPLE TRUSSES ARE REQUIRED IN THE ROOF STRUCTURE (SUCH AS A GIRDER TRUSS), PROVIDE AN EQUAL AMOUNT OF WALL STUDS TO FORM A POST DIRECTLY BELOW DOWN TO FOUNDATION.
- LUMBER, UNLESS OTHERWISE NOTED, IS TO BE SPF SPECIES GRADE NO. 1 OR 2 CONFORMING TO CSA STANDARD 0141 W/ A MAX. MOISTURE CONTENT OF 15% AT THE TIME OF INSTALLATION. LUMBER SHALL BEAR THE GRADING STAMP OF AN AGENCY APPROVED BY THE CANADIAN LUMBER STANDARDS ADMINISTRATION BOARD.
- FLOOR JOISTS AND ROOF TRUSSES ARE SPECIFIED ON THE PLANS ACCORDING TO SIZE, SPACING AND SPAN. WHERE TRUSSES OR JOISTS ARE FLUSH FRAMED INTO THE SIDE OF A BEAM, PROVIDE APPROVED APPROPRIATELY SIZED FACE MOUNT HANGERS UNLESS NOTED OTHERWISE.
- PROVIDE DOUBLE JOISTS UNDER PARTITION WALLS PARALLEL TO JOISTS.
- PROVIDE BLOCKING OR BRIDGING IN ACCORDANCE WITH THE ONTARIO BUILDING CODE SPACING TO BE AT THE END AND AT 2100mm (7' 0") MAX. CENTERS, UNLESS THE JOIST SPAN IS WITHIN 450mm (1' 6") OF THE MAX. SPAN PERMITTED BY THE ONTARIO BUILDING CODE, IN WHICH CASE BLOCKING OR BRIDGING SHALL BE AT MAX. EVERY 1370mm (4' 3") O.C.
- NOTCHING AND DRILLING ONLY ALLOWED WITHIN THE LIMITATIONS SET OUT IN THE ONTARIO BUILDING CODE (9.23.5) OR APPROVED BY ENGINEERED WOOD PRODUCTS MANUFACTURER.
- CONTRACTOR SHALL ENSURE ALL CONSTRUCTION IS BRACED TEMPORARILY UNTIL ROOF AND FLOOR SHEATHING, AND ANY OTHER PERMANENT BRACING IS IN PLACE.
- ALL LUMBER AND TIMBER CONNECTIONS SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND WITH GOOD CARPENTRY PRACTICES.
- STUD WALLS TO BE SIZED AND SPACED AS NOTED ON THE DRAWINGS. UNLESS NOTED OTHERWISE, PROVIDE A MIN. OF 2 STUDS AT CORNERS, INTERSECTIONS AND EACH SIDE OF OPENINGS. ALL STUDS TO BE CONTINUOUS FOR THE FULL STOREY HEIGHT WITH NO SPLICING, BLOCKING REQUIRED AT 9' 10" FOR ALL STUD WALLS OVER 9' 10" TALL UNLESS NOTED OTHERWISE. PROVIDE DOUBLE TOP PLATE FOR LOAD BEARING WALLS. TOP PLATES TO BE LAPPED AT CORNERS AND INTERSECTIONS. NON-LOAD BEARING WALLS TO CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE.
- NAILS, SPIKES AND STAPLES SHALL CONFORM TO CSA STANDARDS B111 AND BE GALVANIZED FOR EXTERIOR WORK OR IN HIGHLY HUMID AREAS AND IN TREATED LUMBER. PLAIN ELSEWHERE. UNLESS OTHERWISE NOTED, NAILING OF FRAMING SHALL CONFORM TO TABLES 9.23.3 A AND B OF THE ONTARIO BUILDING CODE.
- METAL CONNECTORS AND ROUGH HARDWARE, SUCH AS BOLTS, WASHERS, LAGS, AND SCREWS, TO BE HOT DIP GALVANIZED. ALL BOLTS SHALL BE A307 AND PROVIDE STANDARD WASHERS AT FACE OF WOOD SURFACE.
- WOOD PRESERVATIVE, WHERE REQUIRED, IS TO CONFORM TO CSA STANDARD 080. ALL EXTERIOR LUMBER EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.
- FRAMING ANCHORS, JOIST HANGERS, BEAM HANGERS, POST CAPS, POST ANCHORS, AND ANGLES ARE ALL TO BE BY SIMPSON CONNECTORS OR AN APPROVED EQUAL, SIZED ACCORDING TO THEIR USE IN THIS PROJECT. ALL ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND UTILIZING "SPECIAL" NAILS WHERE REQUIRED. ANGLES SHALL CONFORM TO G40.21 M300W.
- SHEATHING SHALL BE EXTERIOR TYPE PLYWOOD CONFORMING TO CSA 0121-M1978 "DOUGLAS FIR PLYWOOD" OR CSA 0151-M1978 "CANADIAN SOFTWOOD PLYWOOD". ALL SHEATHING TO BE TONGUE AND GROOVE WHERE POSSIBLE OR UTILIZE GALVANIZED H'CLIPS WHERE SHEATHING IS TOO THIN TO T&G.
- PLYWOOD SHEATHING SHALL BE INSTALLED WITH THE SURFACE GRAIN AT RIGHT ANGLES TO THE SHEATHING AND WITH THE END JOISTS STAGGARED. LAYOUT SHEATHING IN A STAGGERED PATTERN SUCH THAT EACH SHEET IS AT LEAST TWO SPAN CONTINUOUS WHEREVER POSSIBLE.
- ALL END JOINTS TO BE POSITIONED ALONG CENTER LINE OF SUPPORT BEHIND. SHEATHING SHALL BE INSTALLED WITH AT LEAST 3/32" GAP BETWEEN SHEETS.
- SHEATHING FASTENERS SHALL BE SPIRAL RING OR THREAD NAILS 2" MIN., UNLESS NOTED OTHERWISE.
- FRAMING NAILS TO BE MIN. 3 1/4" UNLESS OTHERWISE NOTED.
- SHEATHING SHALL BE NAILED TO SUPPORTS AT 6" O.C. ALONG EDGES AND 10" O.C. ALONG INTERMEDIATE SUPPORTS, UNLESS NOTED OTHERWISE.
- CEMENT SHALL BE PORTLAND CEMENT TYPE 10 UNLESS NOTED OTHERWISE. CONCRETE SHALL BE STONE CONCRETE WITH A UNIT WEIGHT OF 23.5 KN/M3.
- NO CALCIUM CHLORIDE, IN ANY FORM, IS PERMITTED IN ANY CONCRETE MIX.
- CURING AND PROTECTION OF CONCRETE FROM HOT, COLD, OR DRY WEATHER SHALL BE IN ACCORDANCE WITH CSA-A23.1.

MAXIMUM ALLOWABLE BEARING PRESSURE

DENSE OR COMPACT SAND OR GRAVEL:	150 kPa
LOOSE SAND OR GRAVEL:	50 kPa
DENSE OR COMPACT SILT:	100 kPa
STIFF CLAY:	150 kPa
FIRM CLAY:	75 kPa
SOFT CLAY:	40 kPa
TILL:	200 kPa
CLAY SHALE:	300 kPa
SOUND ROCK:	500 kPa

Drawings are only valid for permits after they have been signed. They are only Valid for the original address in the titleblock. Do not scale drawings.

Design Loads Criteria

Floor Loads:
 Live Load = 40 P.S.F.
 Dead Load = 12 P.S.F.
 Total Floor Load = 52 P.S.F.

Roof Loads:
 Live Loads = 42 P.S.F. (snowload)
 Dead Load = 15 P.S.F.
 Total Roof Load = 57 P.S.F.

CLIENT NAME:

Crescent Homes

Rockwood Block 3

LOCATION:

122 George St. E,
Guelph/Eramosa



JANSSEN DESIGN

116063 2nd Line SW,
 Melancthon, ON, L9V 2C5
 Phone #: 519.925.0663
 Fax #: 519.925.1371
 Email: natasha@janssendesign.ca



THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.

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
Paul Janssen BCIN 25681

REGISTRATION INFORMATION
Firm Name: Janssen Design & Construction
(Div. of JDC Custom Homes Inc.)
BCIN 32079

DRAWING TITLE:

Construction Notes

DATE: JUNE 21, 2021	REVISIONS
DRAWN BY: NJ	
CHECKED BY: PJ	A113
PROJECT NO: 2000-1000	