

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 0.28

(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")

PROTECTION OF WINDOWS ONLY REQUIRED AT STAIR/LANDINGS PER 9.8.8.1(8). REMAINDER OF UNIT EXEMPT PER 9.8.8.1(6)(a)

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 (*OBC 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)(e). 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.
- 4.)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

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

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

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

BRICK VENEER LINTELS

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

WOOD LINTELS AND BEAMS

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

LOOSE STEEL LINTELS

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

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A = 1-1 3/4" x 7 1/4" (1-45x184)
LVL1 = 2-1 3/4" x 7 1/4" (2-45x184)
LVL2 = 3-1 3/4" x 7 1/4" (3-45x184)
LVL3 = 4-1 3/4" x 7 1/4" (4-45x184)
LVL4A = 1-1 3/4" x 9 1/2" (1-45x240)
LVL4 = 2-1 3/4" x 9 1/2" (2-45x240)
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
	POINT LOAD
	SOLID WOOD BEARING. SOLID BEARING TO BE WIDE AT LEAST AS SUPPORTED MEMBER. MIN. 3 PIECES.
	LOAD-BEARING WALL
	TWO-STOREY WALL. SEE NOTE
	RAISED WOOD PLATE
	FLAT ARCH
F.D. 	FLOOR DRAIN
SA 	SMOKE ALARM. SEE NOTE
SA OMA 	SMOKE ALARM & CARBON MONOXIDE ALARM. SEE NOTE

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'-6"	6'-8" x 1-3/8" (760x2033x35)	8'-0" x 1-3/8" (760x2439x35)	INTERIOR SLAB DOOR
6	2'-2"	6'-8" x 1-3/8" (660x2033x35)	8'-0" x 1-3/8" (660x2439x35)	INTERIOR SLAB DOOR
7	1'-6"	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.



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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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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		
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	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

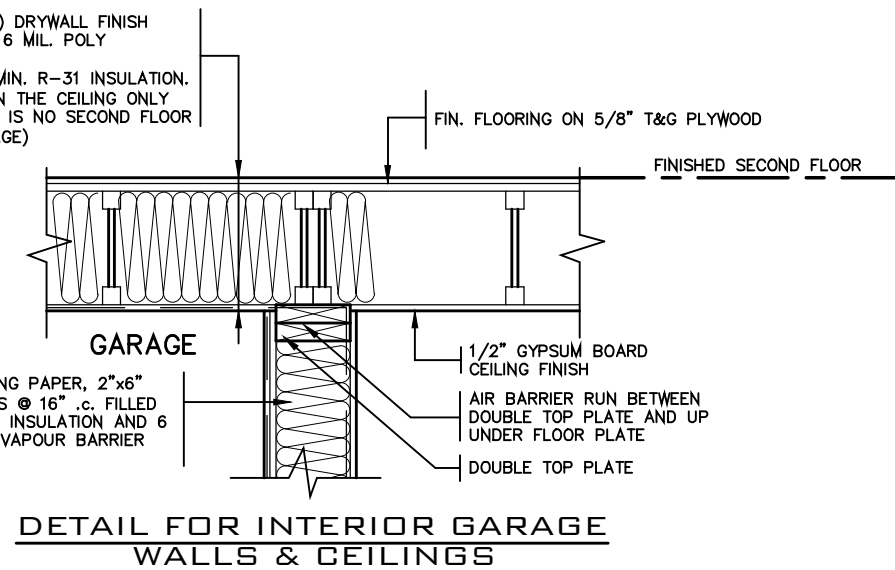
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GENERAL NOTES

BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE



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



DETAIL FOR COLD CELLAR PORCH SLAB

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jardin
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BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE



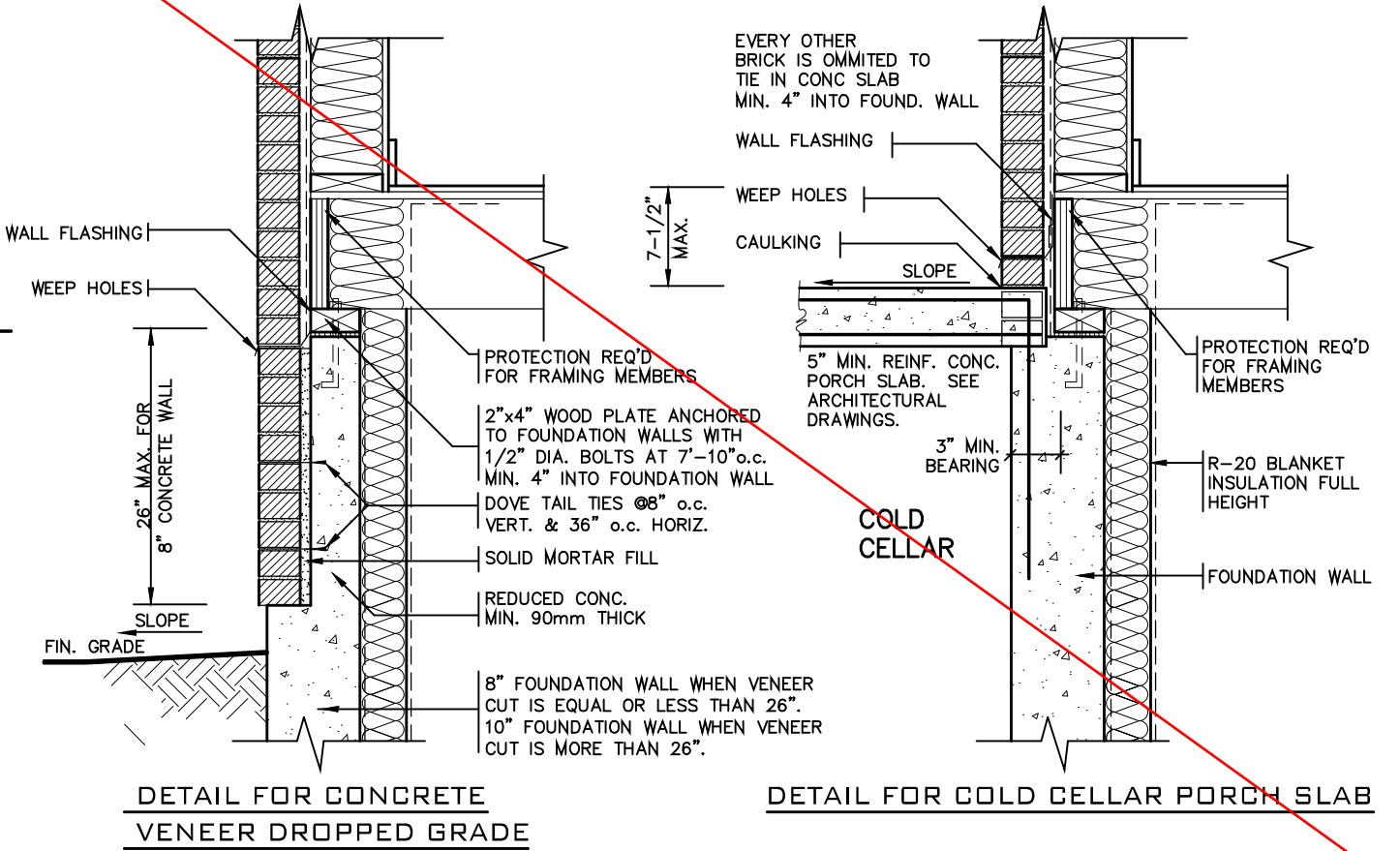
MODEL NAME T	
SCALE: AS NOTED	
PROJ. No. 21-35	DWG. 2



NOT APPLICABLE TO
CHERRY 3E MASTER MODEL

A. TERMINATION AT MASONRY
CLADDING WITH SEALANT

1 1/2" = 1' 0"



2 STOREY WALL SECTION

2012 CODE

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Walter Botter 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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FIRM NAME BCIN

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2 STOREY WALL SECTION 2"x6" STUCCO WALL	
BARLASSINA CONSTRUCTION CITY OF CAMBRIDGE	
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)

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

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

WOOD FRAME PARTY WALL

TRUSSES PERPENDICULAR TO PARTY WALL

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

3.5" 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.

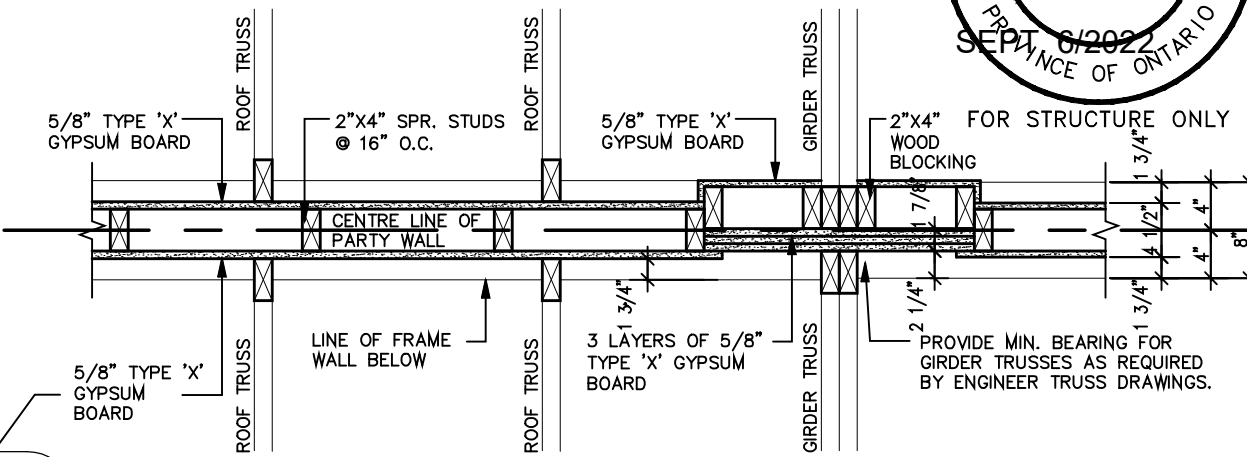
5/8" TYPE 'X' GYPSUM WALL BOARD

TOP OF PLATE

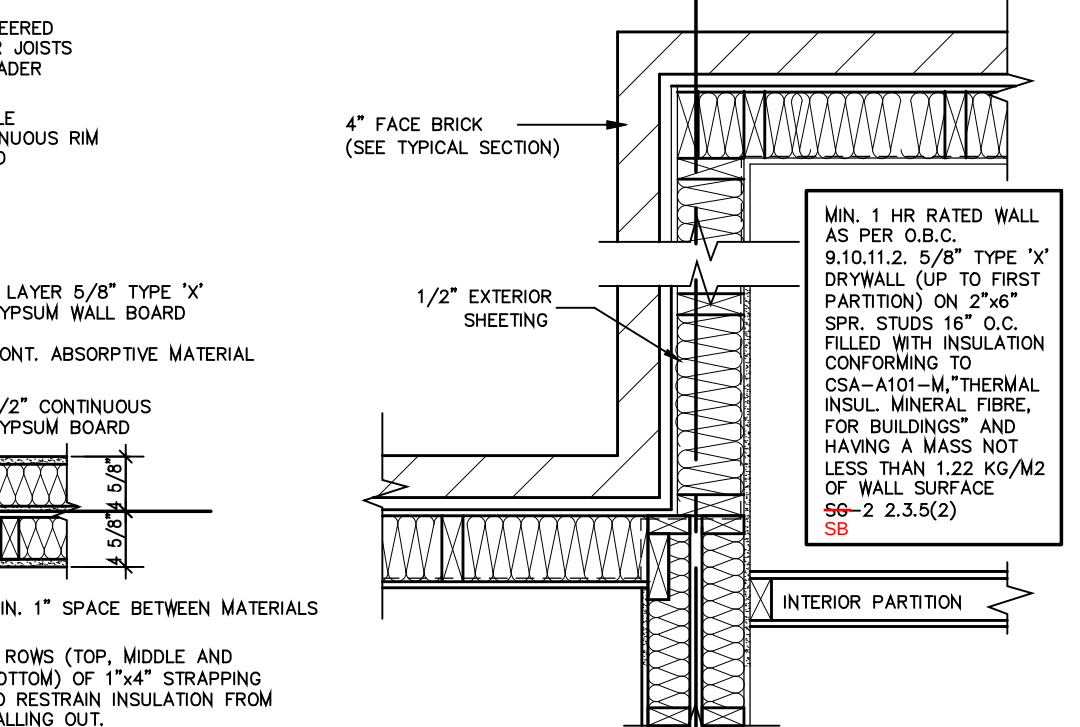
2 LAYERS OF 1/2" GYPSUM WALL BOARD FOR FIRE-STOPPING CONTINUOUS

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



2012
PACKAGE 'A1'

38x89 (2"x4") STUDS @ 400 O.C. WITH 15.9mm (5/8") TYPE 'X' GYPSUM BOARD ONE LAYER ON EACH SIDE. (SEE SB-3, SECTION 8.1, W1d WALL ASSEMBLY) SB-3

5/8" TYPE 'X' GYPSUM WALL BOARD

FIRE RESISTANCE RATING PROVIDED FOR FRAMED ASSEMBLY IS 1.5 HR. AS PER SUPPLEMENTARY STANDARD SB-3.4. METHOD OF CALCULATION FIRE RESISTANCE RATING REQ'D IS 1 HR. (AS PER SENTENCE 9.10.11.2(1) O.B.C.)

T.12.3.2.1. INSULATION IN ROOF SPACE W/ 6-MIL POLY VAPOUR BARRIER ON INTERIOR SIDE FINISHED WITH 5/8" GYPSUM WALL BOARD OR APPROVED EQUAL.

STRUDET INC.



7		
6		
5		
4		
3		
2	AUG. 31, 2022	ADDED TO JOB; ISSUED FOR PERMIT
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No.	DATE	WORK DESCRIPTION
7		
6		
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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 3.2.5 of the building code

Walter Botter 21031
NAME SIGNATURE BCIN

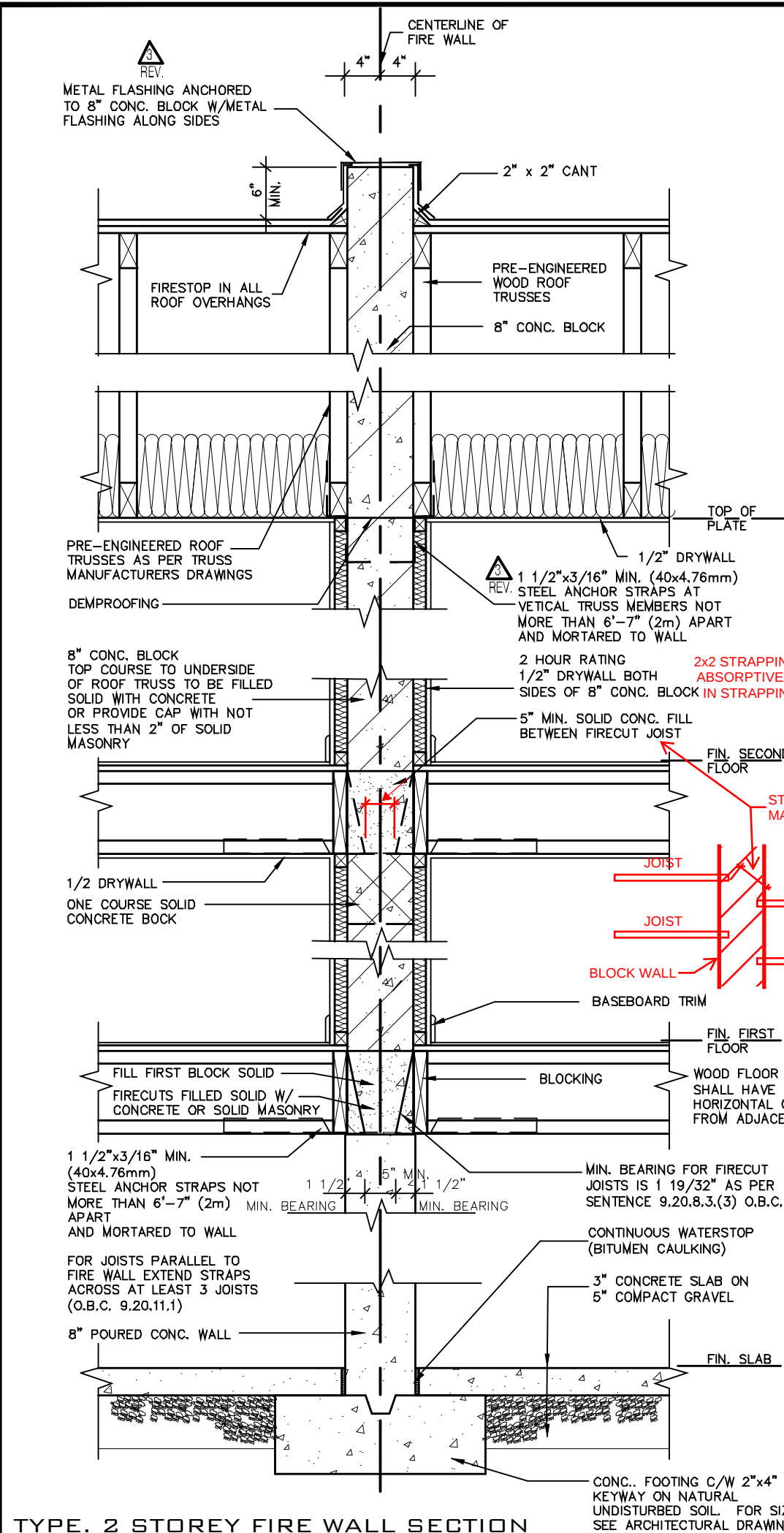
REGISTRATION INFORMATION
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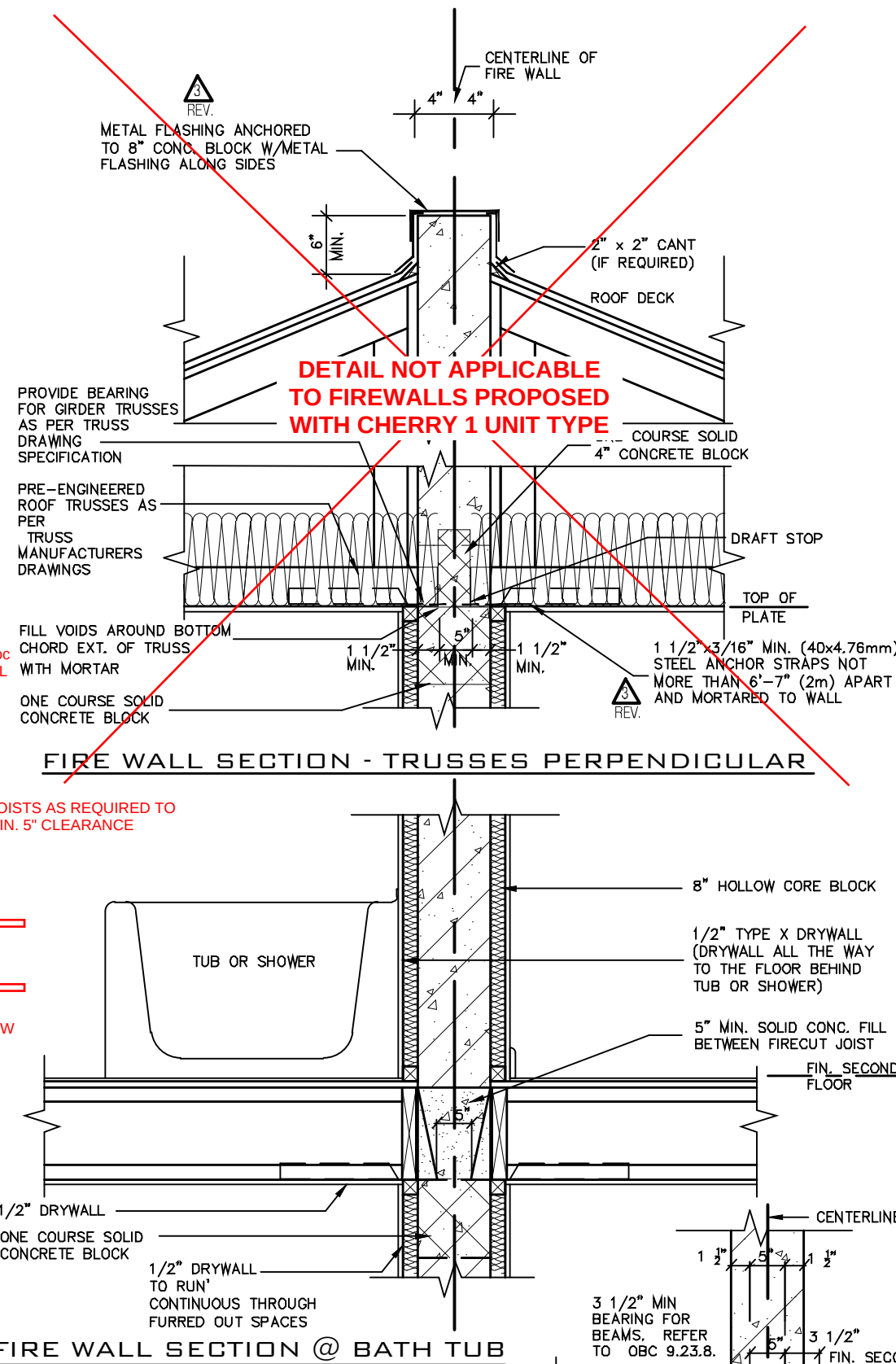
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WOOD PARTY WALL
BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE

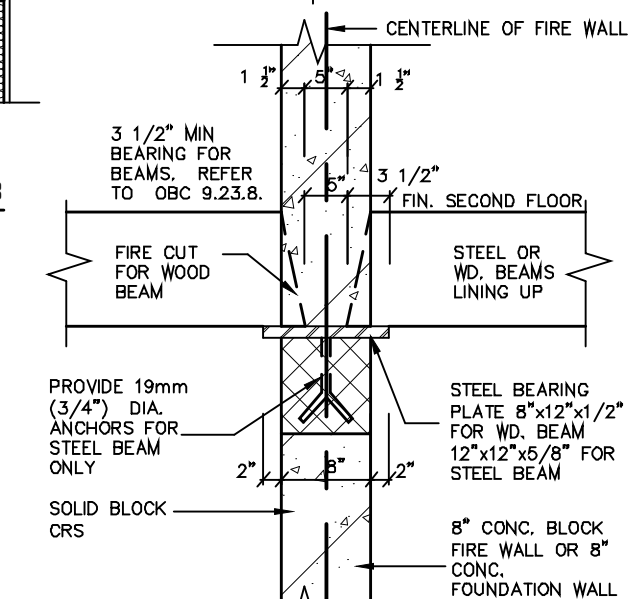
MODEL NAME T	---
SCALE: 3/4" = 1'-0"	
PROJ. No. 21-35	DWG. No. 4



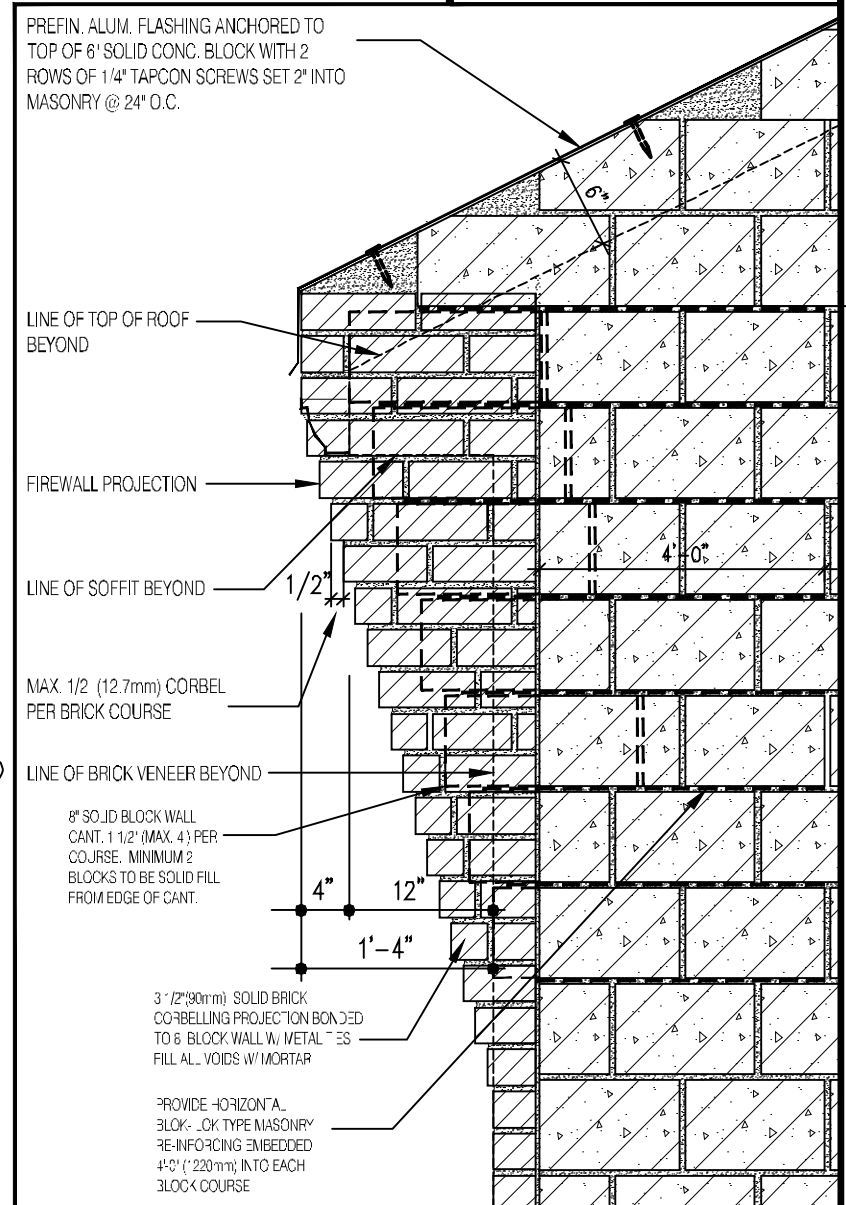
TYPE. 2 STOREY FIRE WALL SECTION
TRUSSES PARALLEL TO FIRE WALL



FIRE WALL SECTION @ BATH TUB

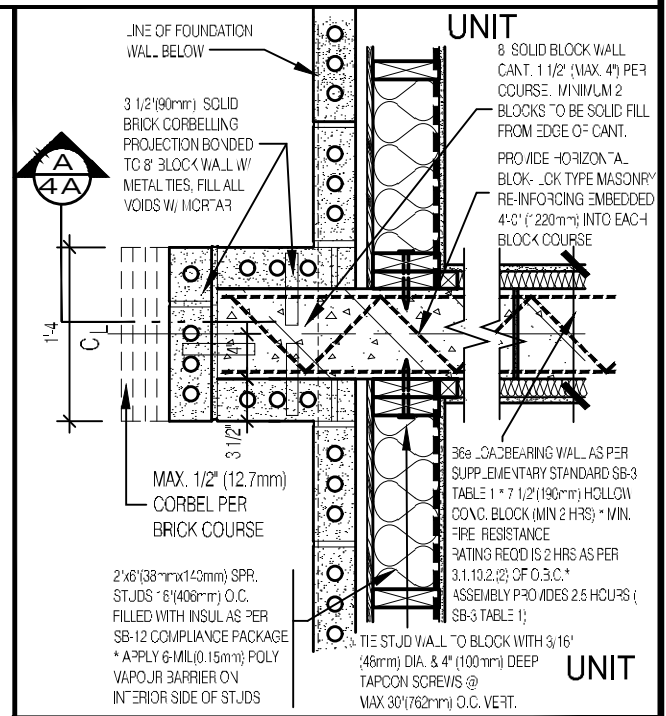


STEEL BEARING PLATE DETAIL



FIREWALL CORBELLING DETAIL SECTION

FLUSH WALL CONDITION 3/4" = 1'-0"  



FIREWALL CORBELLING PLAN

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL CONDITIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH ANY CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.

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7		
6		
5		
4	FEB. 8, 2023	REV. CORRELLING DETAIL; REISSUED FOR PERMIT
3	JAN. 23, 2023	REV. AS PER CITY COMMENTS; REISSUED FOR PERMIT
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:		

NOTES

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
MANUFACTURES
APPROVED DETAILS
AND SPECIFICATIONS

NOTES

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.
O.B.C.)

WALL TYPE
SEE SUPPLEMENTARY
STANDARDS SB3 TABLE 1.
(WALL NO. B6E) 8"(190MM
CONCRETE BLOCK WALL: V
1½" x 1½" STRAPPING SCUN
DRYWALL FILLED W/
ABSORPTIVE MATERIAL EAC
SIDE. (FRR 2H)(STC 57)

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

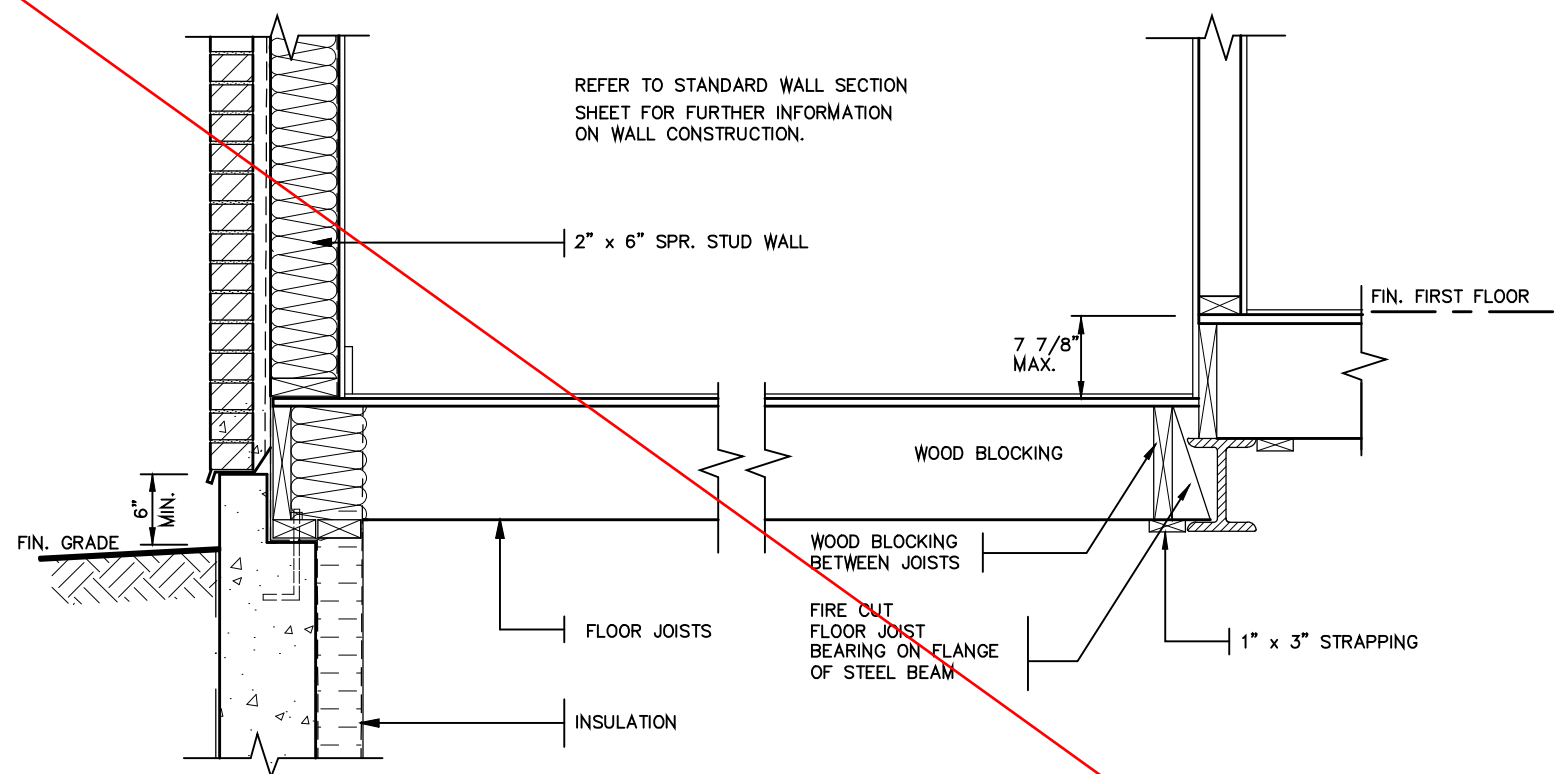
Walter Botter 21031
NAME SIGNATURE BCIN

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

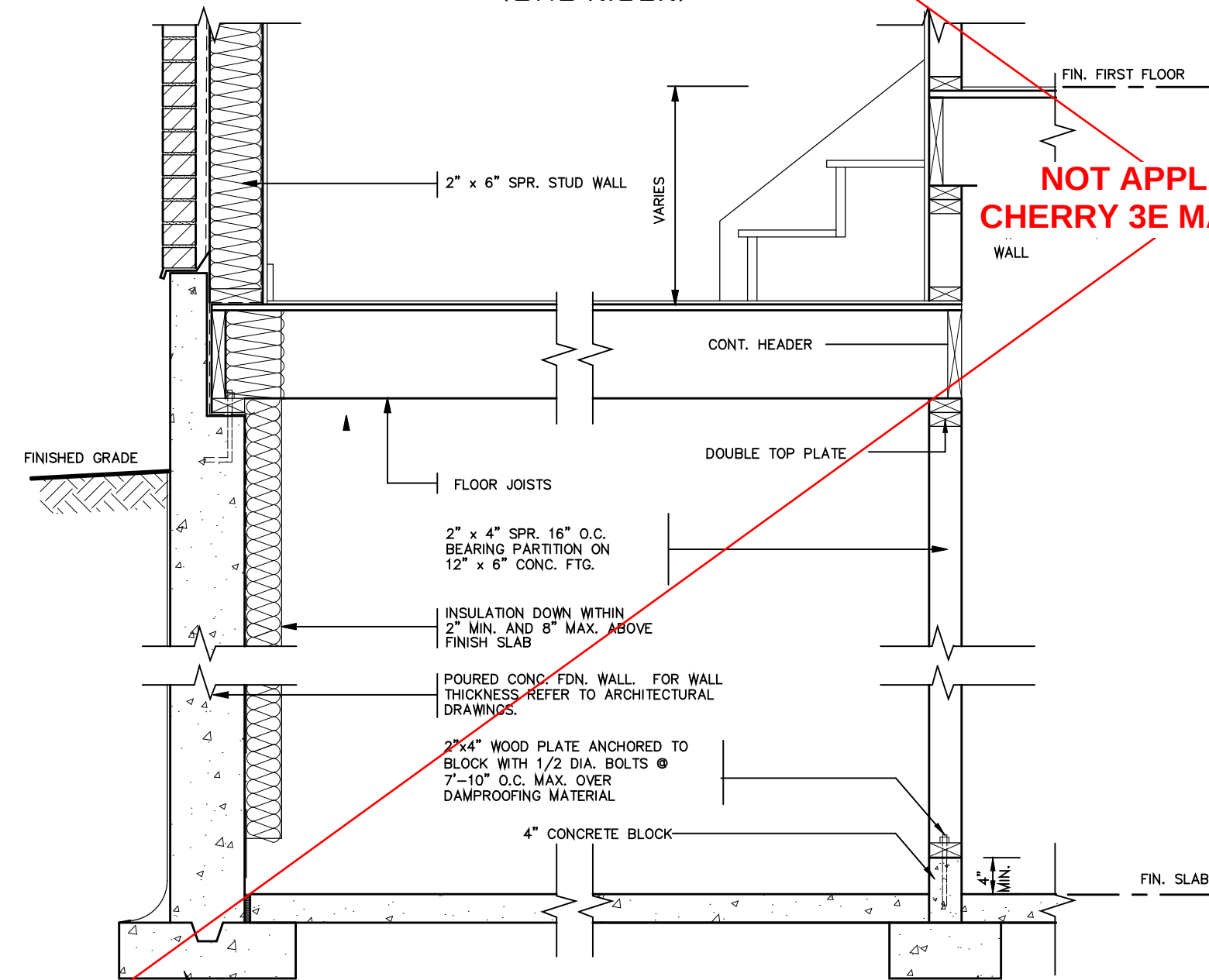
jardin design group inc. 27763
FIRM NAME BCIN

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

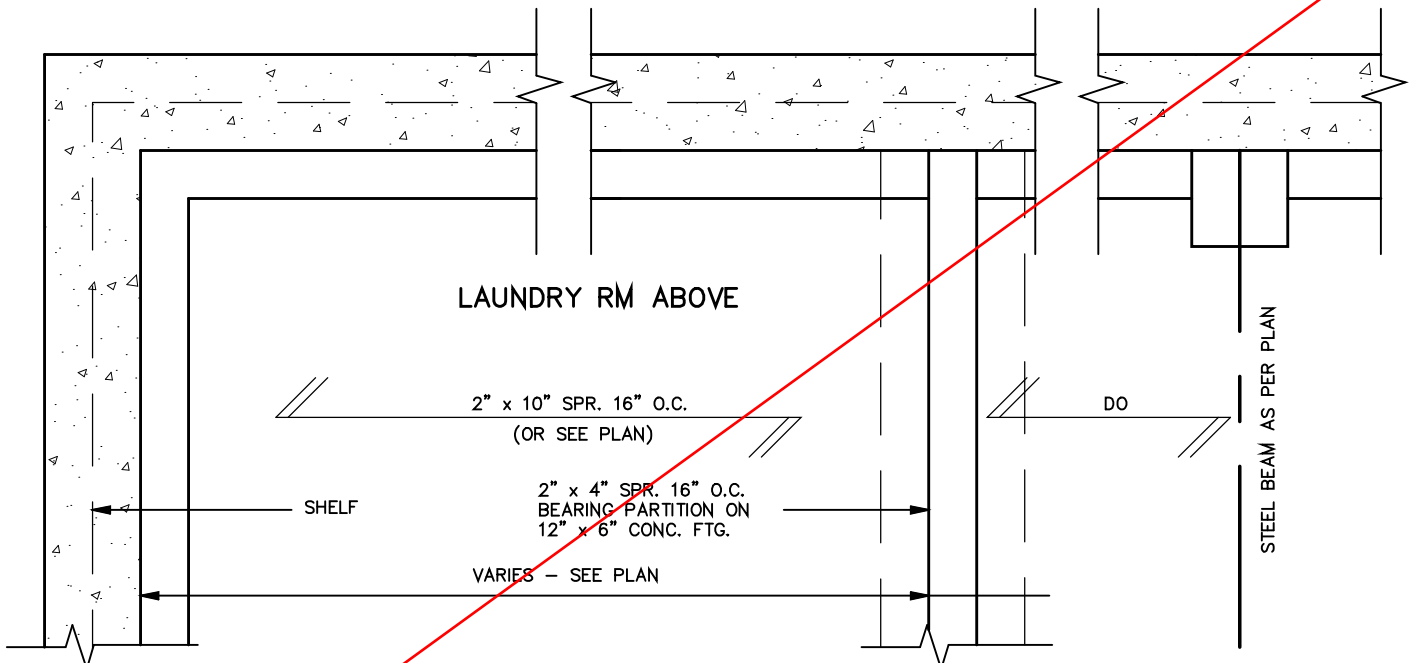
FIREWALL		
BARLASSINA CONSTRUCTION CITY OF CAMBRIDGE		
 BILD®	MODEL NAME T ----	
	SCALE: 3/4" = 1'-0"	
	<table border="1"> <tr> <td>PROJ. No. 21-35</td> <td>DWG. No. 4A</td> </tr> </table>	PROJ. No. 21-35
PROJ. No. 21-35	DWG. No. 4A	



DETAIL OF SUNKEN LAUNDRY
(ONE RISER)

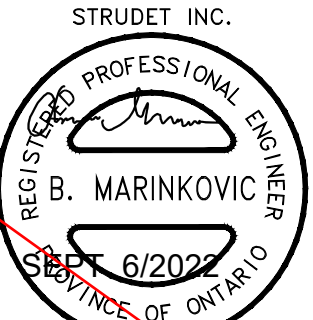


DETAIL OF SUNKEN LAUNDRY
(MORE THAN ONE RISER)



PARTIAL PLAN

NOT APPLICABLE TO
CHERRY 3E MASTER MODEL



FOR STRUCTURE ONLY

2012 CODE

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3		
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Walter Botter *Walter Botter* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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jardin design group inc. 27763
FIRM NAME BCIN

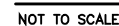
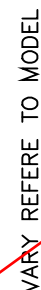
jardin
DESIGN GROUP INC
64 JARDIN DR, SUITE 3A
VAUGHAN ONT, L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

SUNKEN LAUNDRY

BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE

BILD

MODEL NAME	T
SCALE:	3/4" = 1'-0"
PROJ. No.	21-35
DWG. No.	5



- 1.0 UNIT INSTALLATION TO STRICTLY CONFORM TO MANUFACTURERS' INSTALLATION MANUAL AND ALL APPLICABLE CODES OF LOCAL AUTHORITIES HAVING JURISDICTION INCLUDING CAN/OGA-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.

No:	DATE:	WORK DESCRIPTION:
-----	-------	-------------------

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Walter Botter	<i>W Botter</i>	2103
NAME	SIGNATURE	BCI

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

jardin design group inc.	2776
FIRM NAME	BC

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
BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE



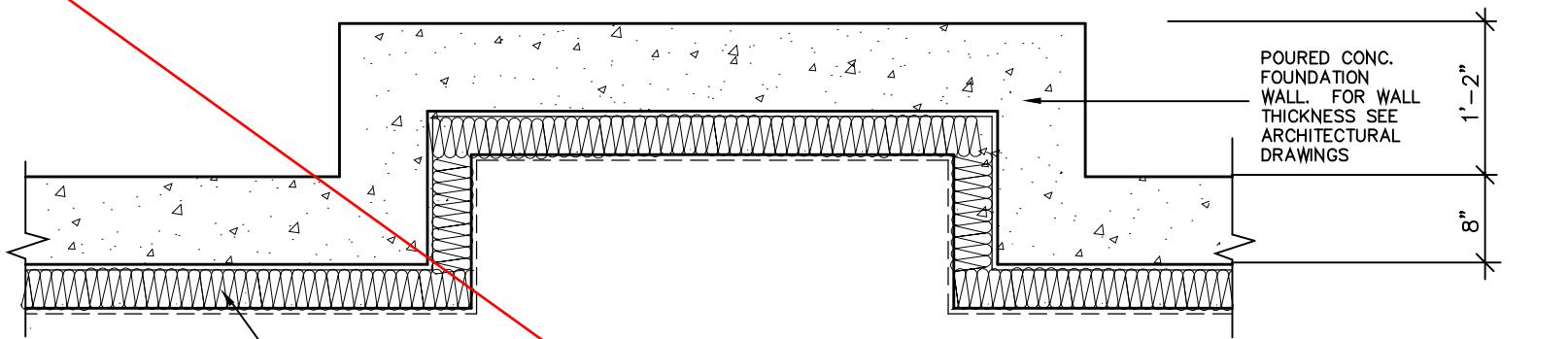
MODEL NAME T	
SCALE: 3/4" = 1'-0"	
PROJ. No. 21-35	DWG. No. 6

STRUDET INC.

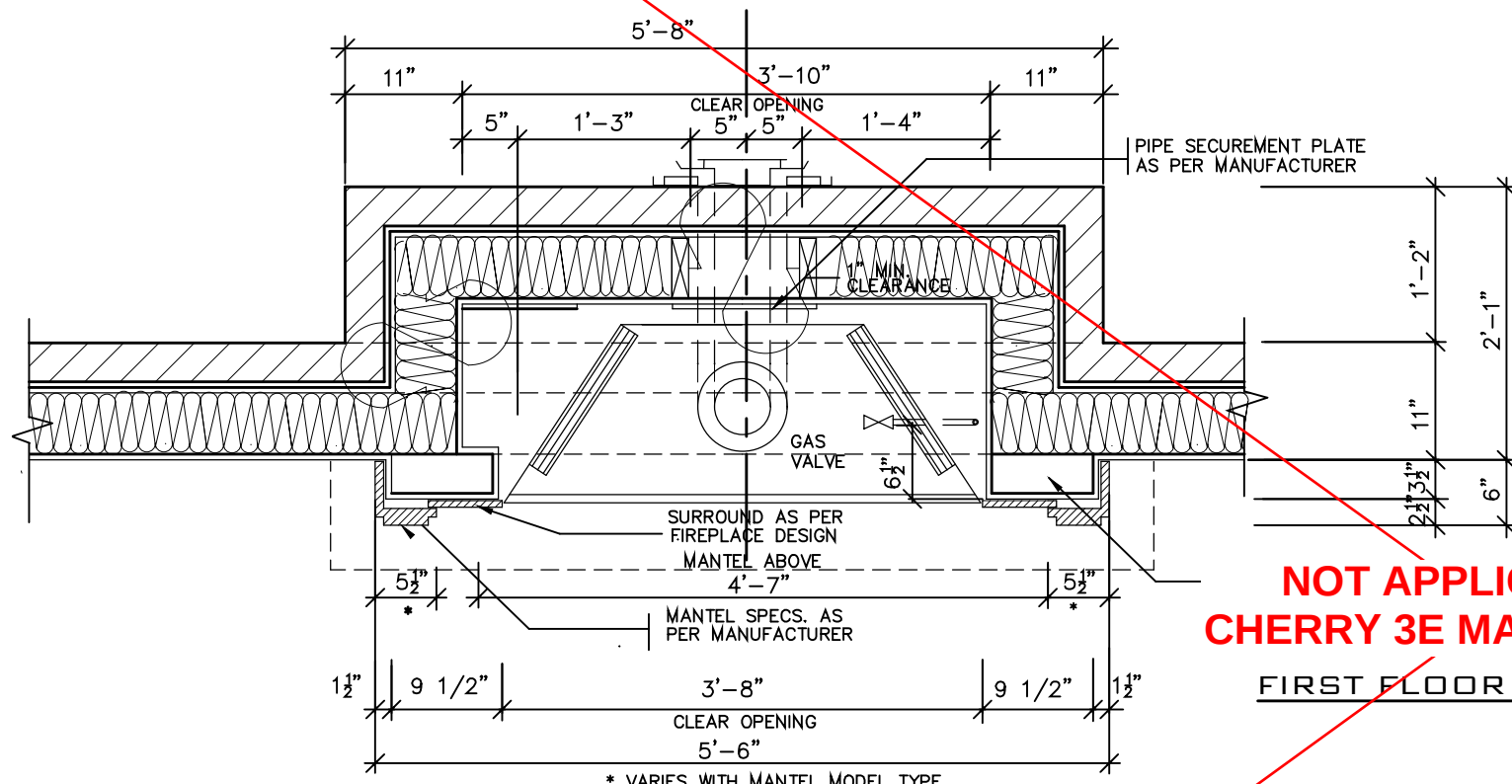


FOR STRUCTURE ONLY

2012 CODE

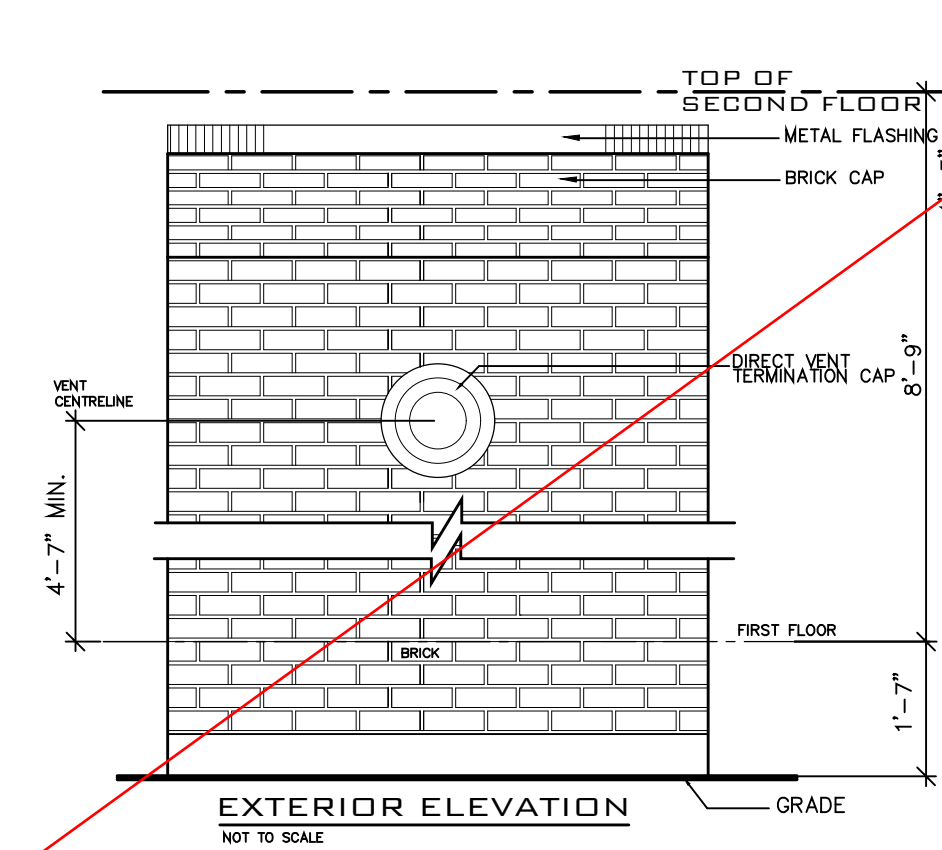


BASEMENT PLAN

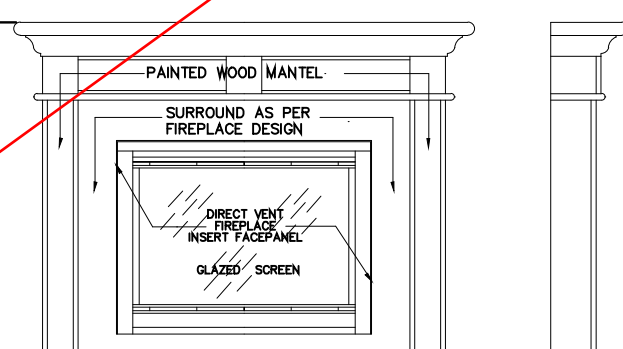


NOT APPLICABLE TO
CHERRY 3E MASTER MODEL

FIRST FLOOR PLAN



EXTERIOR ELEVATION
NOT TO SCALE



FRONT/SIDE ELEVATION
NOT TO SCALE

- GENERAL INSTALLATION NOTES
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 - FROM SIDES OF UNIT 1/2"
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 - FROM SIDES TO VENT 1"
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 - 4.0 THE MANTEL ILLUSTRATED IS THE S-2 GB AS SUPPLIED BY GREATER TORONTO FIREPLACE.

ARY REFERS TO MODEL

MANTEL SPECS. AS PER MANUFACTURER

1/2" GYP. BD

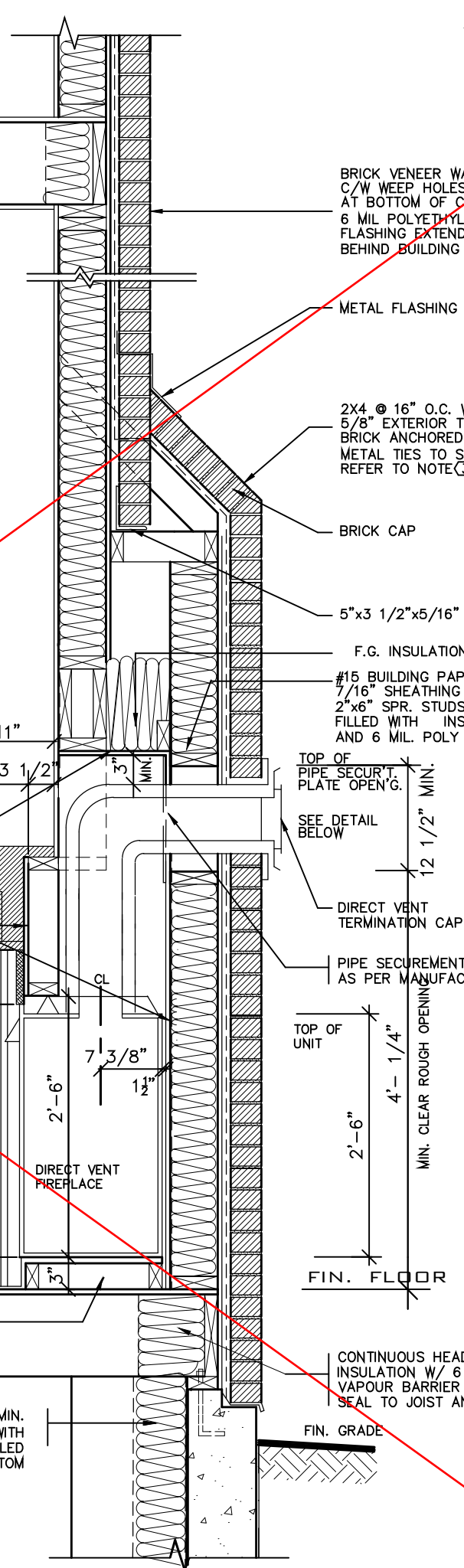
2" X 4" FUROUT FRAMING

SURROUND AS PER FIREPLACE DESIGN

5/8" PLYWD. ON 2" X 3" SLEEPERS @ 12" O.C.

SECTION

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



BRICK VENEER WALL CONST.N. C/W WEEP HOLES AT 24" O.C. AT BOTTOM OF CAVITY OVER 6 MIL POLYETHYLENE BASE FLASHING EXTENDED 6" UP BEHIND BUILDING PAPER

METAL FLASHING

2X4 @ 16" O.C. WITH 5/8" EXTERIOR TYPE SHEATHING BRICK ANCHORED WITH METAL TIES TO STUDS REFER TO NOTE 3

BRICK CAP

5"x3 1/2"x5/16" ST'L ANGLE

F.G. INSULATION

#15 BUILDING PAPER OVER 7/16" SHEATHING EXTERIOR GRADE 2"x6" SPR. STUDS @ 16" O.C. FILLED WITH INSULATION AND 6 MIL. POLY VAPOUR BARR.

TOP OF PIPE SECUR'T. PLATE OPEN'G.

SEE DETAIL BELOW

DIRECT VENT TERMINATION CAP

PIPE SECUREMENT PLATE AS PER MANUFACTURER

TOP OF UNIT

4'-1 1/4"

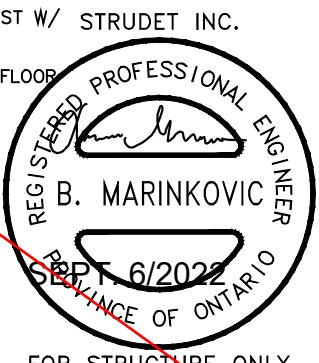
MIN. CLEAR ROUGH OPENING

2'-6"

FIN. FLOOR

FIN. GRADE

CONTINUOUS HEADER JOIST W/ STRUDET INC. INSULATION W/ 6 MIL. VAPOUR BARRIER AND SEAL TO JOIST AND SUBFLOOR



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QUALIFICATION INFORMATION
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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

BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE

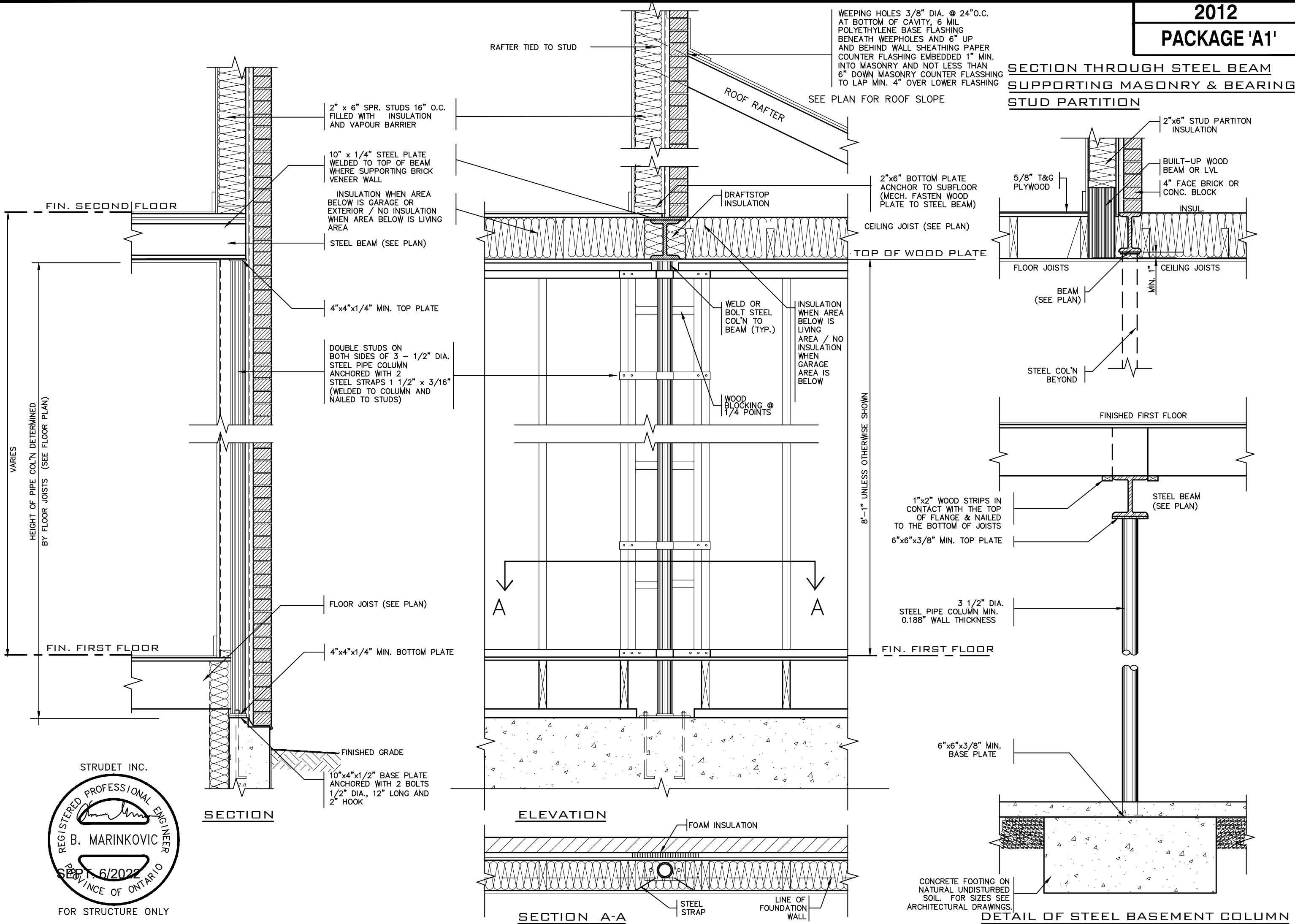
MODEL NAME
T

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

PROJ. No.
21-35

DWG. No.
6-1

SECTION THROUGH STEEL BEAM
SUPPORTING MASONRY & BEARING
STUD PARTITION



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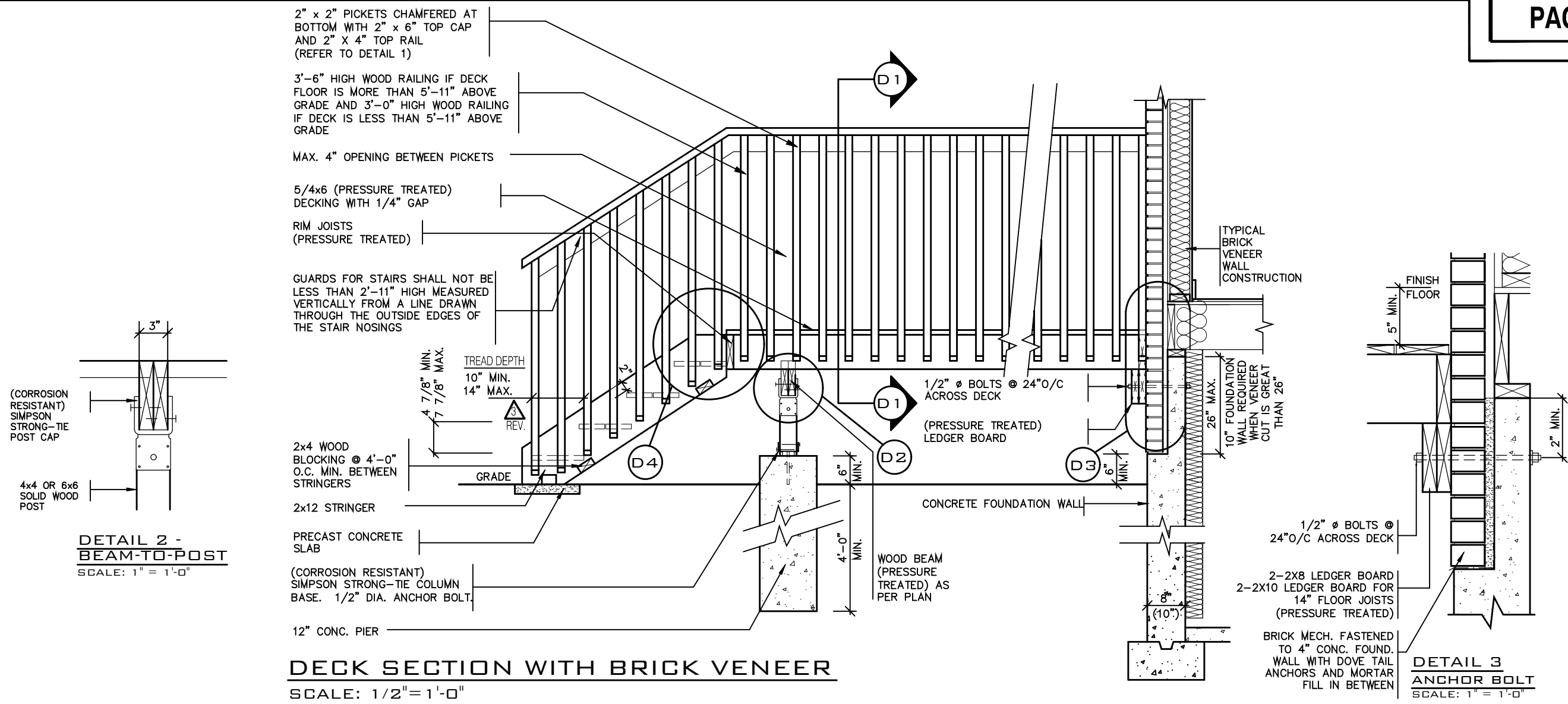
jardin design group inc. 27763
FIRM NAME BCIN

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

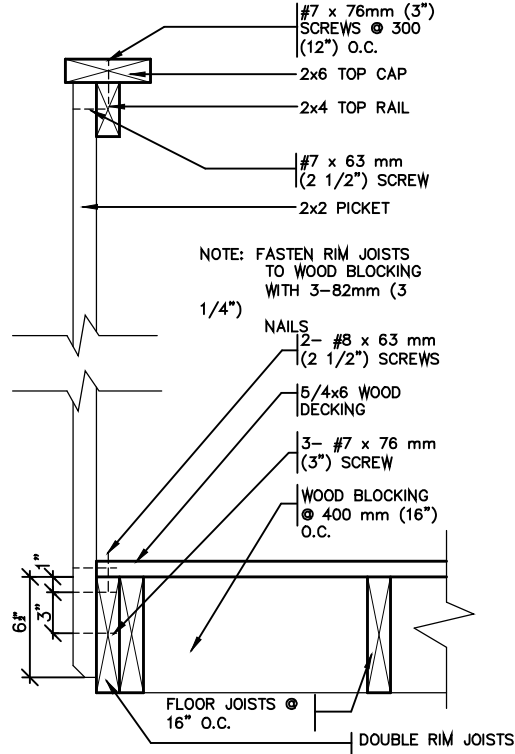
ST. COLUMN DETAILS
BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE



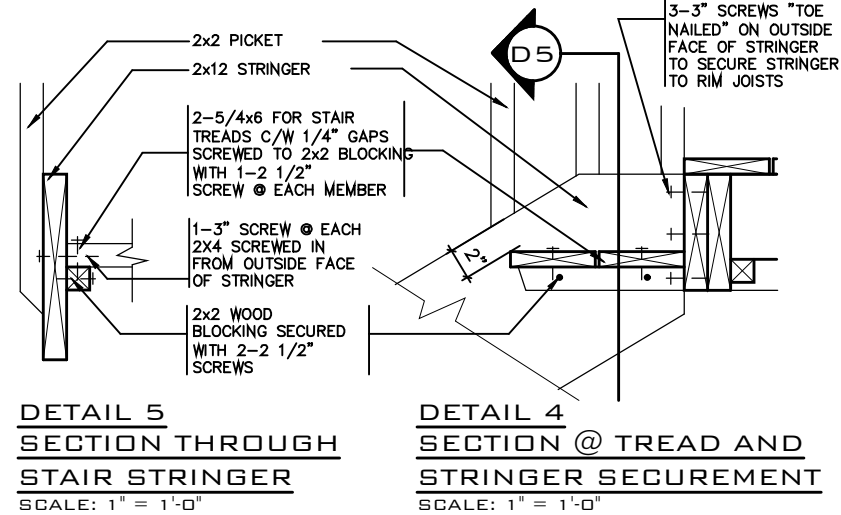
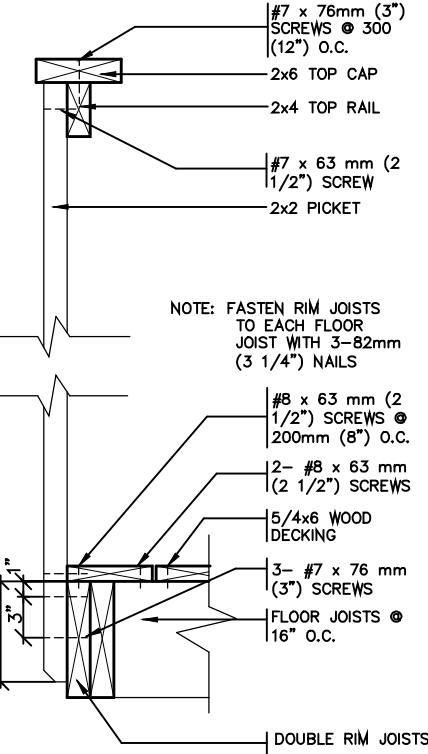
MODEL NAME	T	---
SCALE:	3/4" = 1'-0"	
PROJ. No.	21-35	DWG. No.
		7



DETAIL 1
CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK
GUARD PARALLEL TO FLOOR JOISTS
SCALE: 1" = 1'-0"



DETAIL 2
GUARD PERPENDICULAR TO FLOOR JOISTS
SCALE: 1" = 1'-0"



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



2012 CODE

7		
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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
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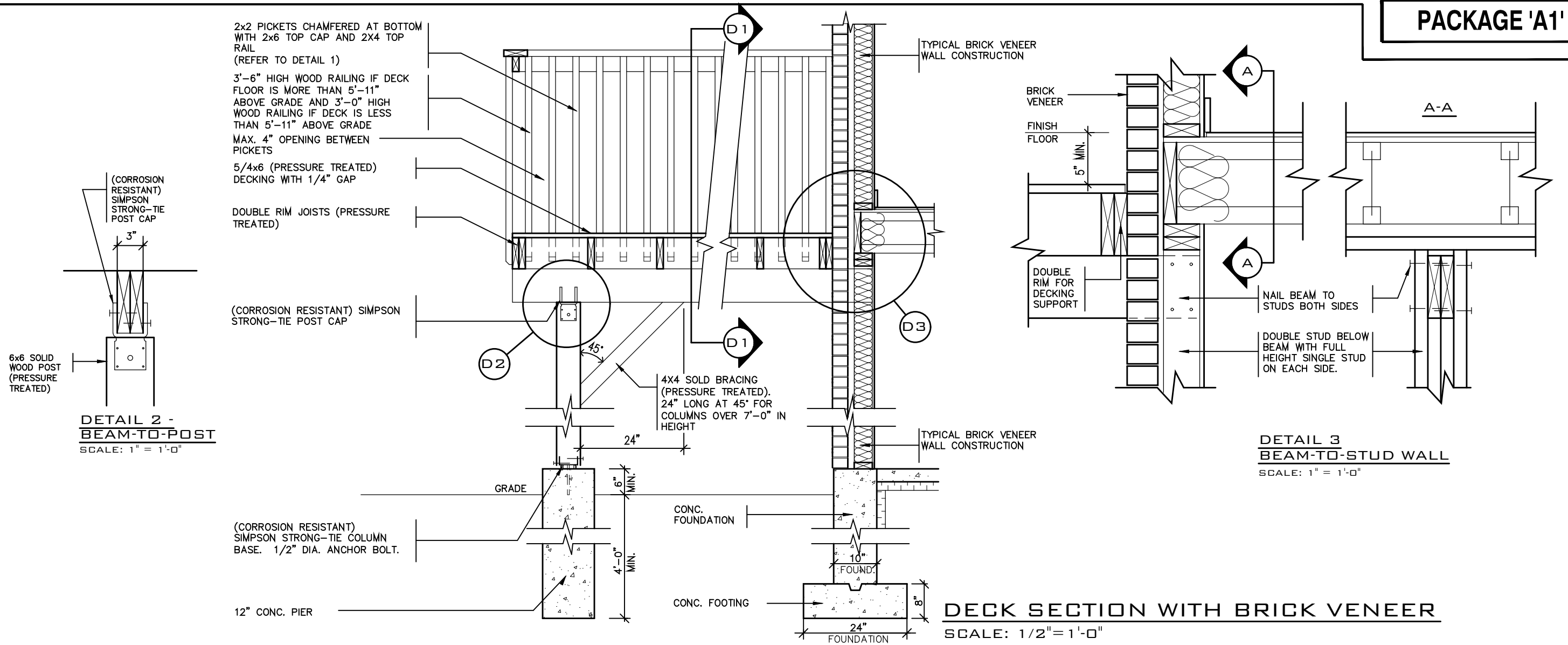
Walter Botter 21031
NAME SIGNATURE BCIN

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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

WOOD DECK DETAIL	
BARLASSINA CONSTRUCTION CITY OF CAMBRIDGE	
MODEL NAME T	---
SCALE: AS SHOWN	
PROJ. No. 21-35	DWG. No. 8



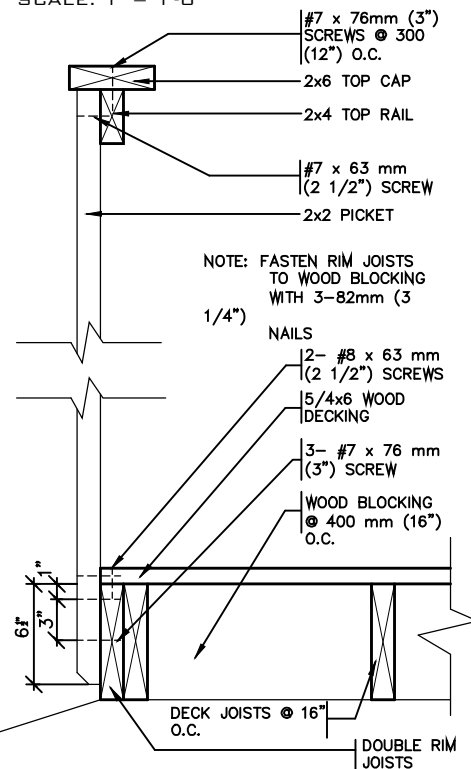
DETAIL 1

CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK

GUARD PARALLEL

TO FLOOR JOISTS

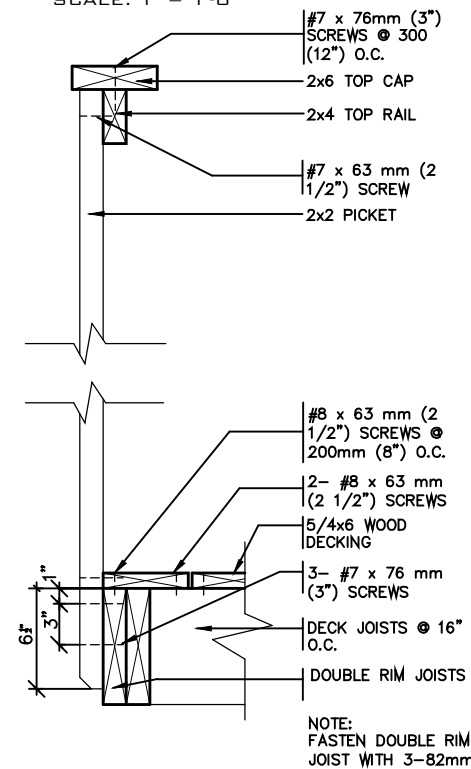
SCALE: 1" = 1'-0"



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 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 ENTRAINED.
- FOOTING TO BE PLACED ON UNDISTURBED SOIL WITH MIN. BEARING PRESSURE OF 150kPa [3130psf].

STRUDET INC.



FOR STRUCTURE ONLY

2012 CODE

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Walter Botter 21031
NAME SIGNATURE BCIN

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jardin design group inc. 27763
FIRM NAME BCIN

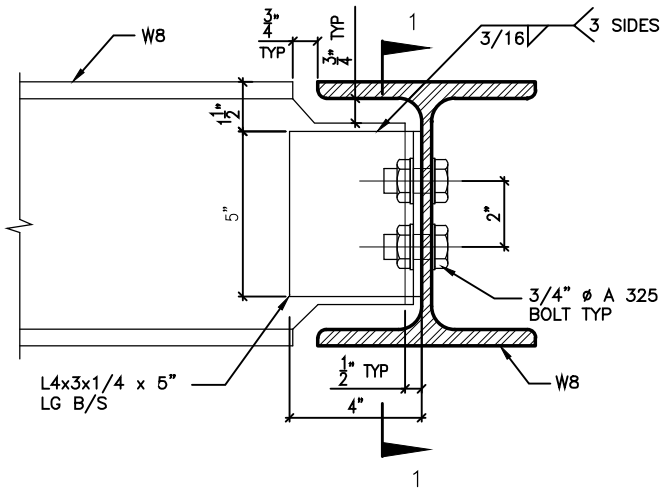
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64 JARDIN DR, SUITE 3A
VAUGHAN ONT, L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

WALK-OUT DECK DETAIL

BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE

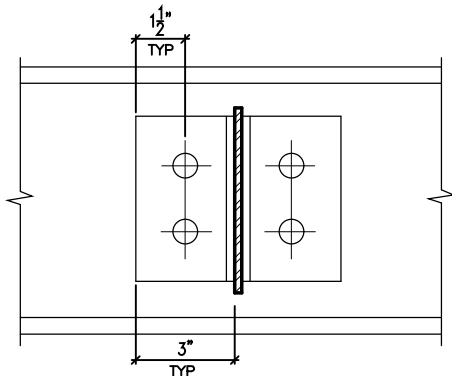


MODEL NAME	T	---
SCALE:	AS SHOWN	
PROJ. No.	21-35	DWG. No. 8-1

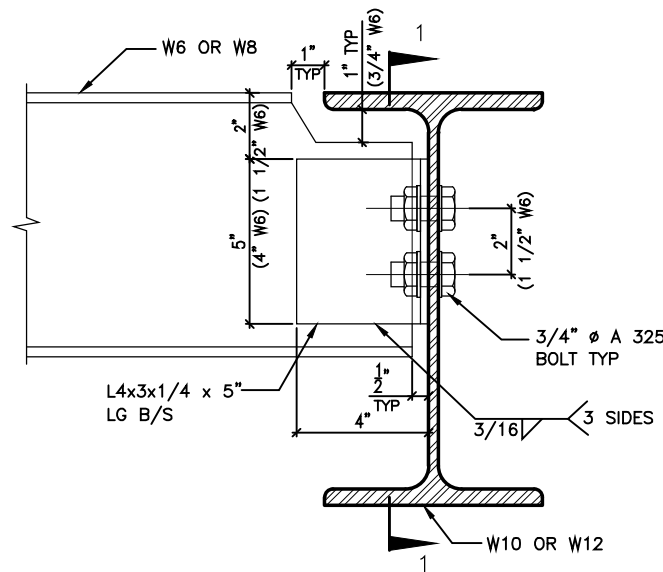


DETAIL 1.

W8
TO
W8
CONNECTION

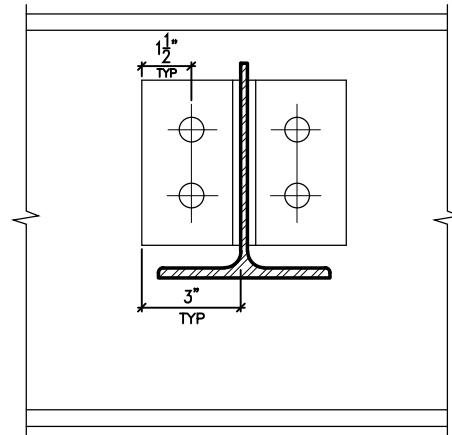


SECTION 1-1

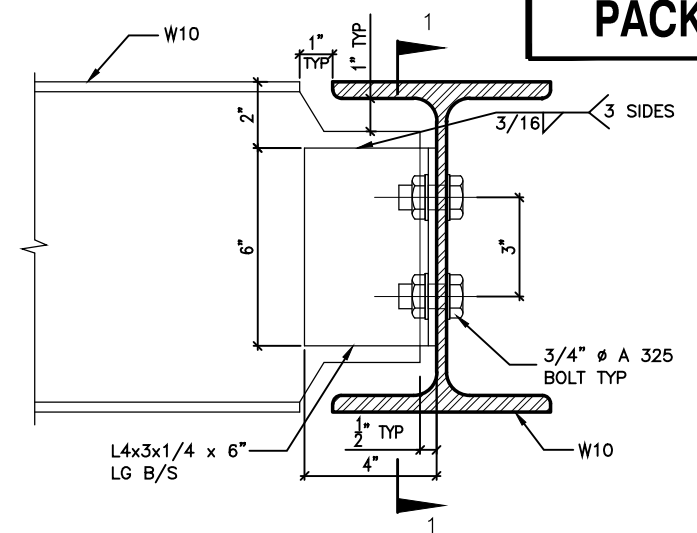


DETAIL 2.

W6(W8)
TO
W10(W12)
CONNECTION

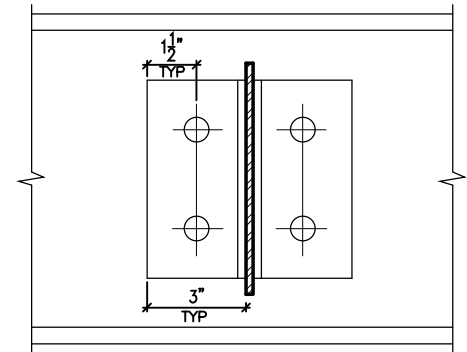


SECTION 1-1

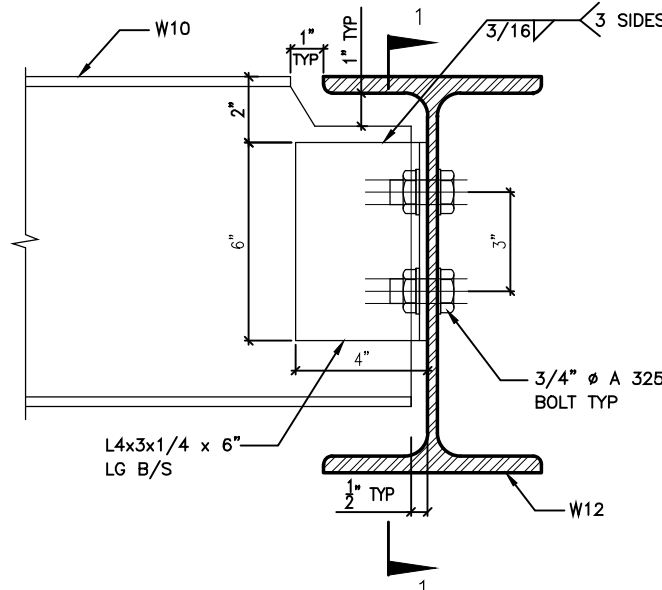


DETAIL 3.

W10
TO
W10
CONNECTION

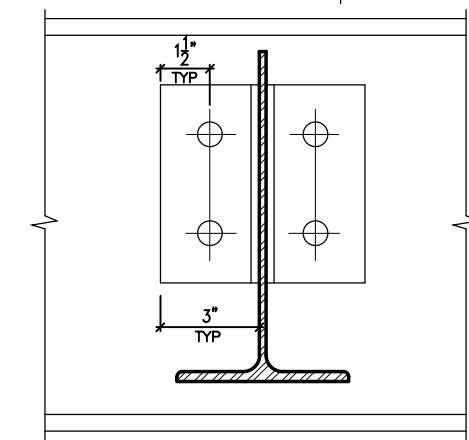


SECTION 1-1

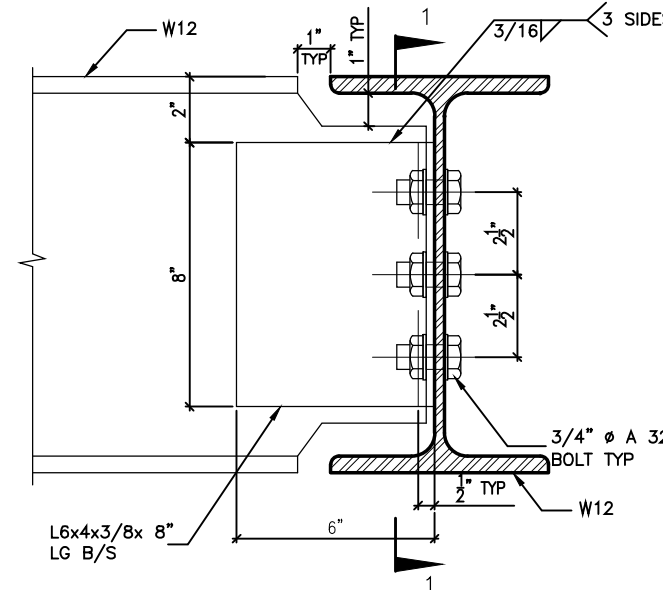


DETAIL 4.

W10
TO
W12
CONNECTION

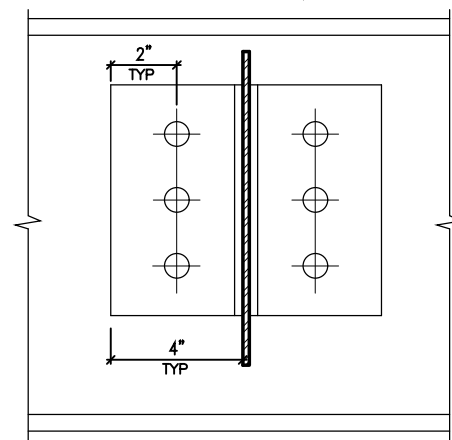


SECTION 1-1



DETAIL 5.

W12
TO
W12
CONNECTION

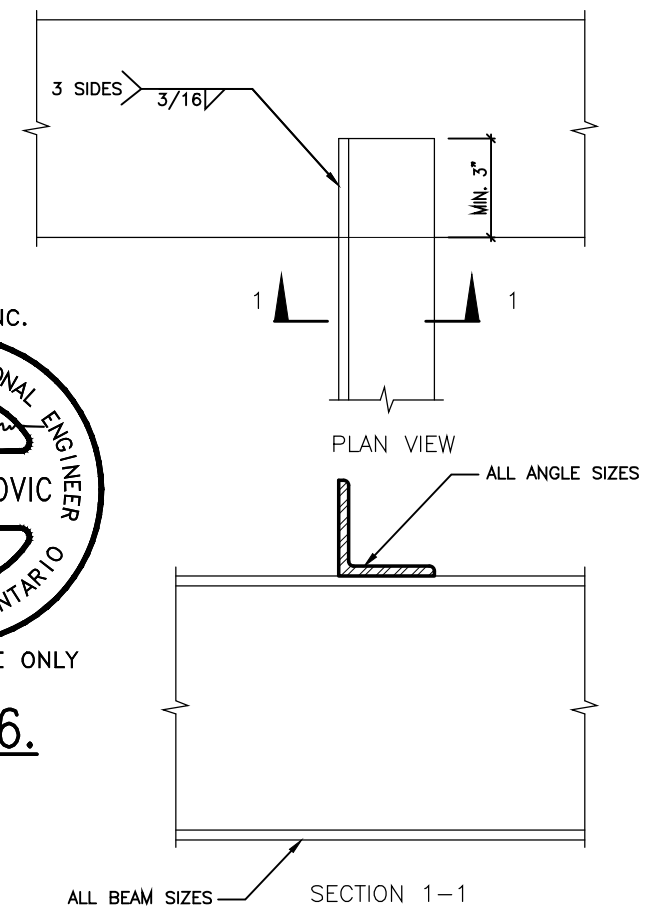


SECTION 1-1



DETAIL 6.

ANGLE
TO
BEAM
CONNECTION



2012 CODE

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2	AUG. 31, 2022	ADDED TO JOB; ISSUED FOR PERMIT
1	AUG. 17, 2018	PREPARED TO PACKAGE 'A1' ISSUED TO CLIENT

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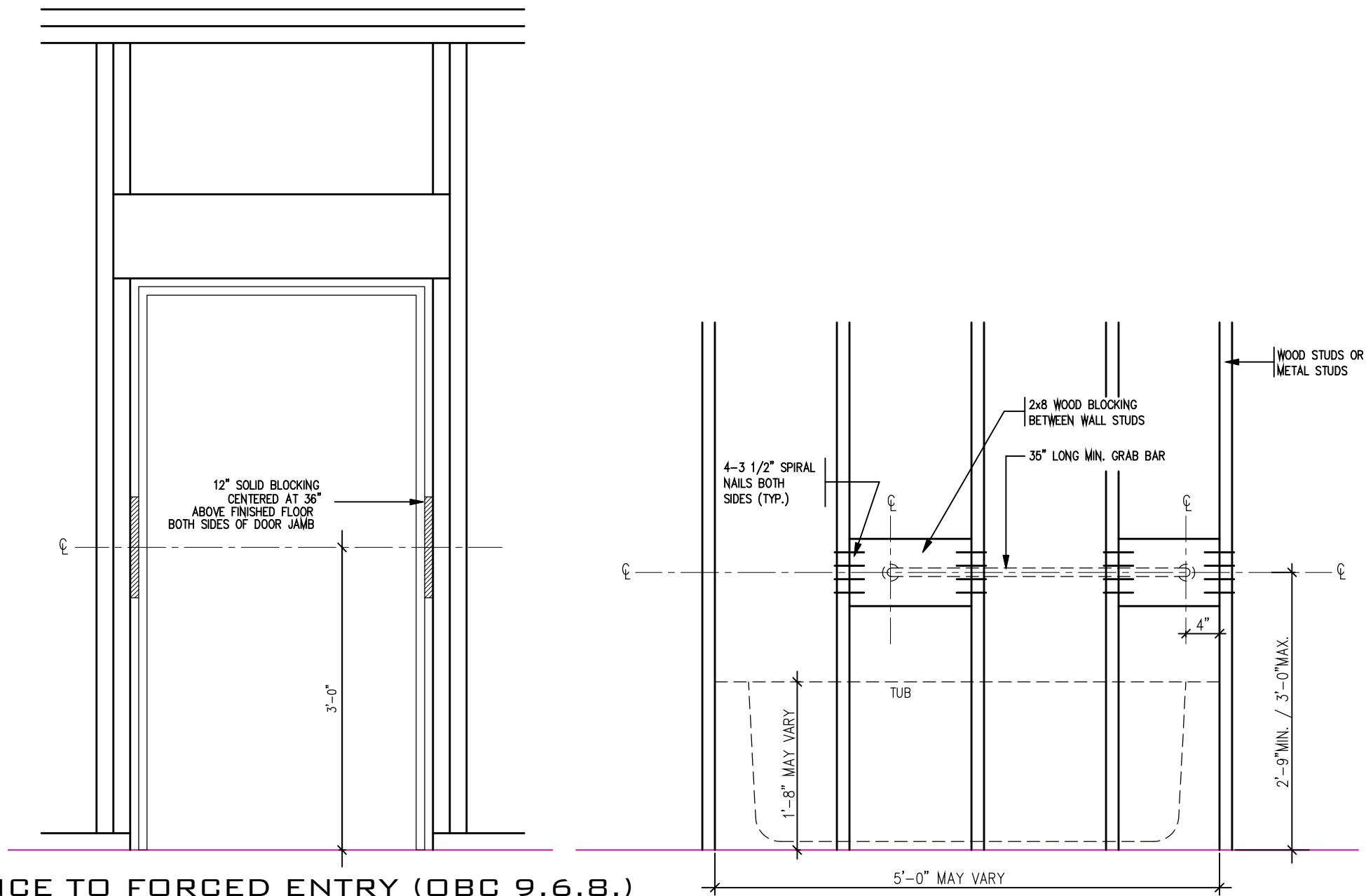
Walter Botter 21037
NAME SIGNATURE BCIN

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

jardin design group inc. 27763
FIRM NAME BCIN

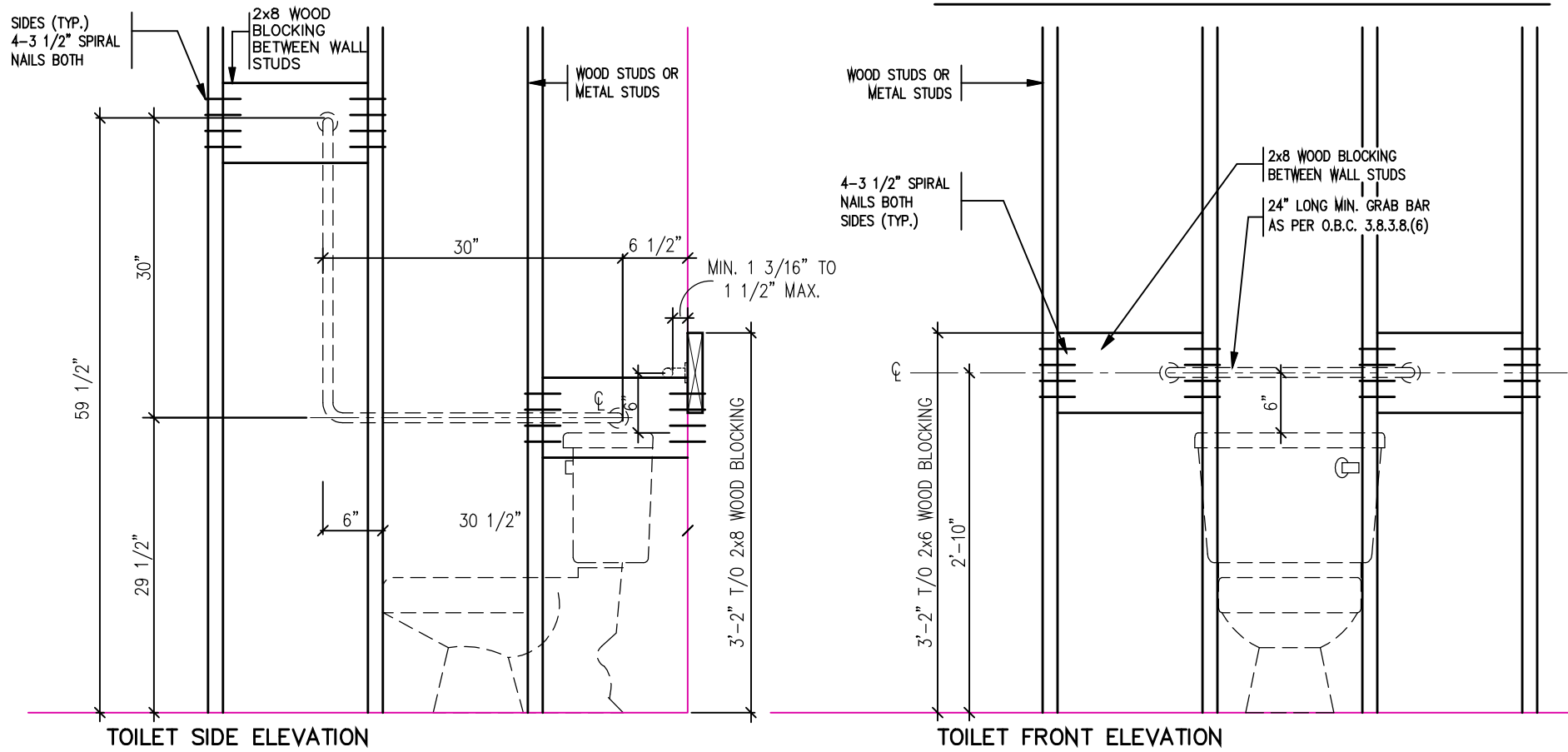
jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

STEEL BEAM DETAILS	
BARLASSINA CONSTRUCTION CITY OF CAMBRIDGE	
MODEL NAME T	---
SCALE: N.T.S.	
PROJ. No. 21-35	DWG. No. 9



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

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2	AUG. 31, 2022	ADDED TO JOB; ISSUED FOR PERMIT
1	AUG. 17, 2018	PREPARED TO PACKAGE 'A1' ISSUED TO CLIENT
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Walter Botter 21031
NAME SIGNATURE BCIN

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jardin design group inc. 27763
FIRM NAME BCIN

jardin
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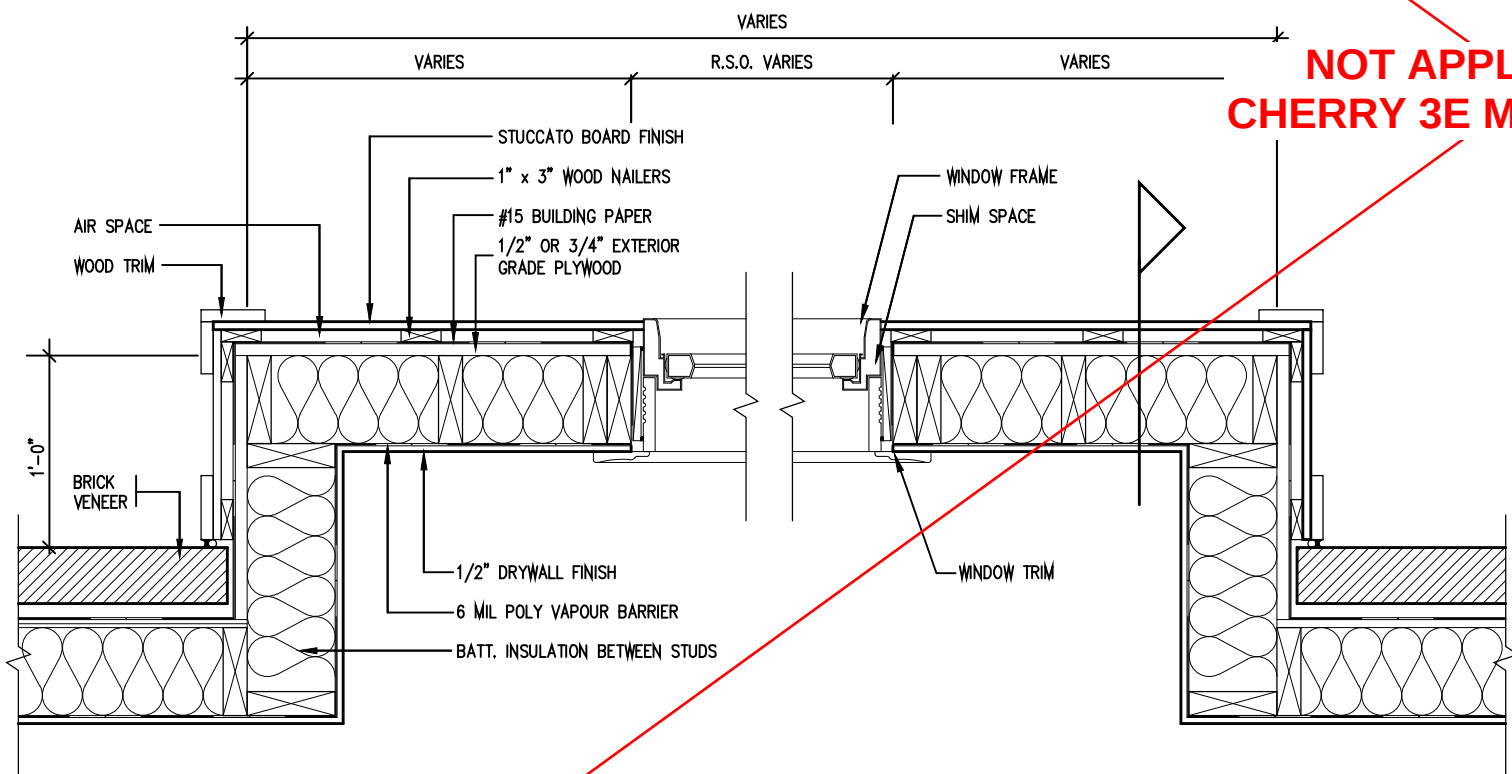
BLOCKING
FORCED ENTRY & GRAB BAR
BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE

MODEL NAME
T

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

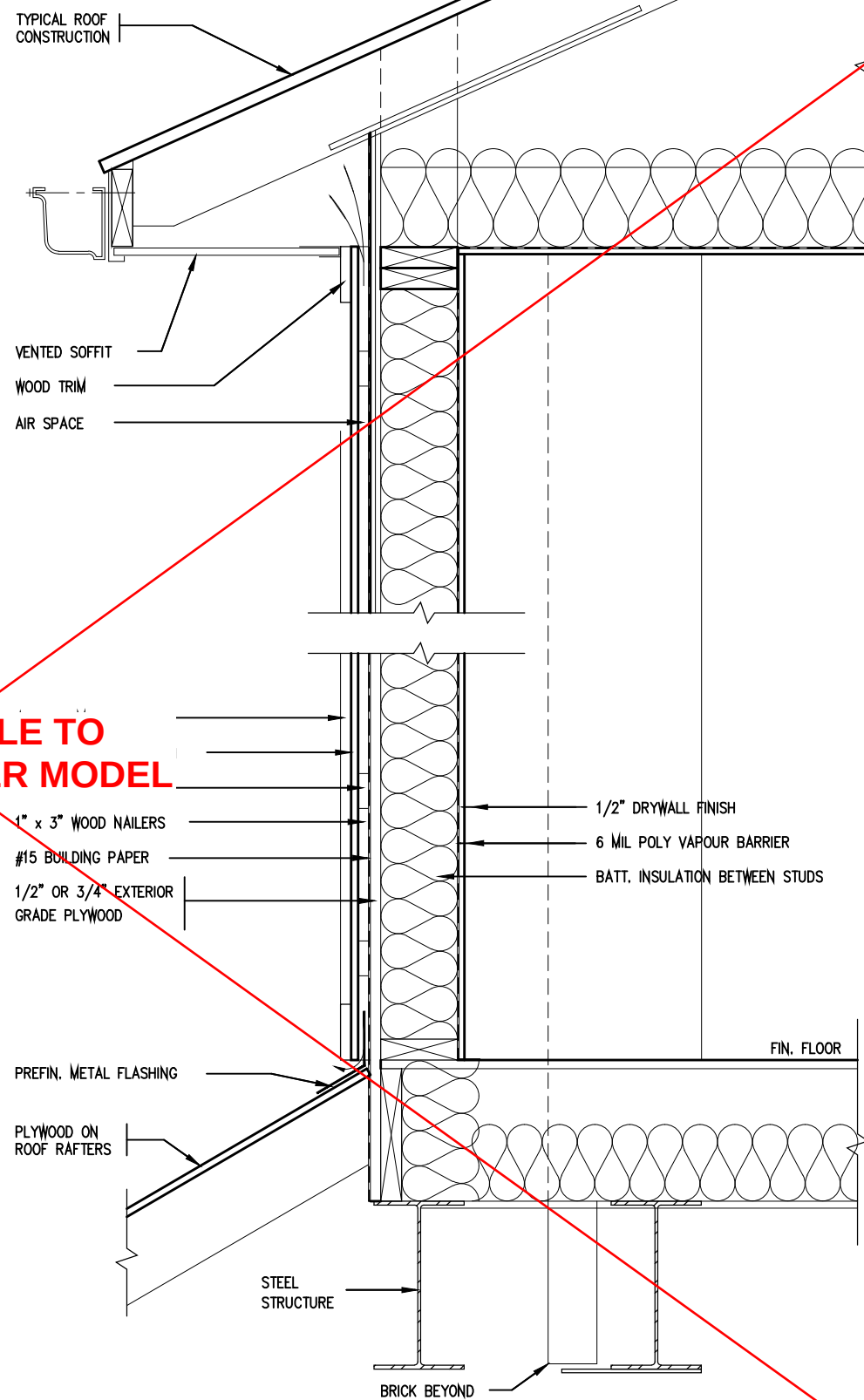
PROJ. No.
21-35

DWG. No.
10



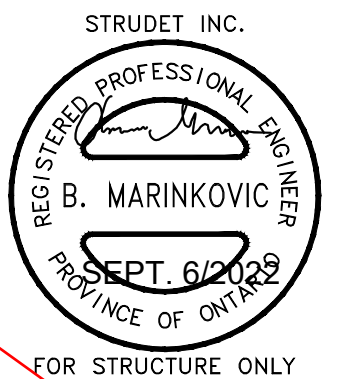
PLAN VIEW

STUCCATO BOARD FINISH CLADDING (OBC 9.27.)



CROSS SECTION

NOT APPLICABLE TO
CHERRY 3E MASTER MODEL



2012 CODE

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Walter Botter *WBe* 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

STUCCATO BOARD
FINISH CLADDING

BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE

MODEL NAME
T

SCALE: 1"=1'-0"

PROJ. No. 21-35

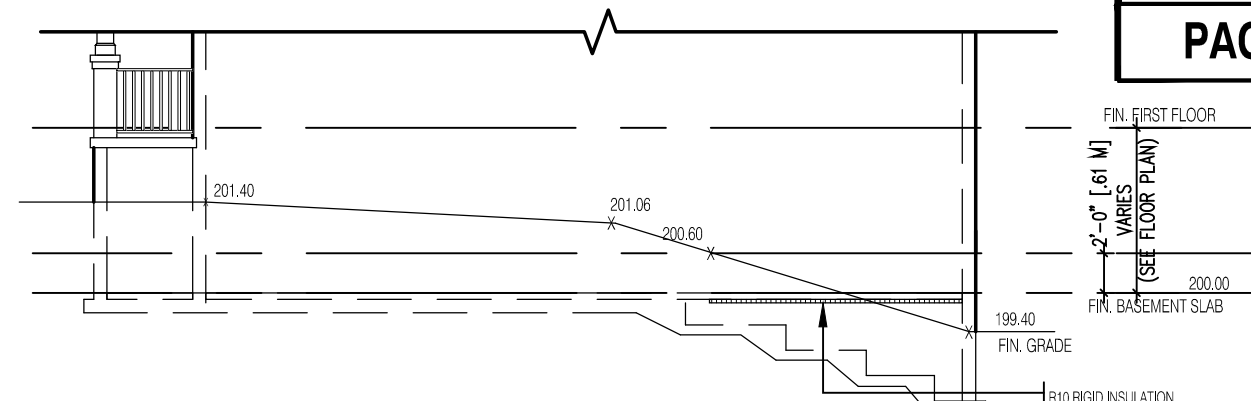
DWG. No. 11

BILD

The basement floor plan includes the following areas and dimensions:

- UNEXCAVATED FIN. GARAGE SLAB:** A rectangular area at the top left with a diagonal line across it. Dimensions: X 199.70 (top), X 199.85 (right), X 199.70 (left), and X 200.20 (bottom).
- FUTURE RECREATION ROOM (UNFINISHED):** A large rectangular area to the right of the garage slab, filled with diagonal hatching. Dimensions: X 200.60 (top), X 200.75 (right), X 200.60 (bottom), and X 200.20 (left). A box within this area contains the text **BF=200.00**.
- COLD STORAGE:** A rectangular area on the far left. Dimensions: X 199.70 (top), X 199.60 (bottom), and X 200.00 (right).
- PERIMETER OF THE BASEMENT SLAB IN HEATED SPACE WITHIN 24" OF ADJACENT FINISHED GRADE:** Two arrows point to the perimeter lines of the garage slab and the recreation room.
- UP:** A small rectangular area at the top right with a door and stairs leading up. Dimensions: X 199.85 (right).
- R10 RIGID INSULATION UNDER ENTIRE SLAB:** A label with an arrow pointing to the right side of the recreation room.
- Dimensions:** The plan is bounded by dimensions: X 199.70 (top left), X 200.20 (top middle), X 200.60 (top right), X 200.75 (top far right), X 199.70 (left), X 199.60 (bottom left), X 200.00 (bottom middle), X 200.60 (bottom right), and X 200.90 (bottom far right).

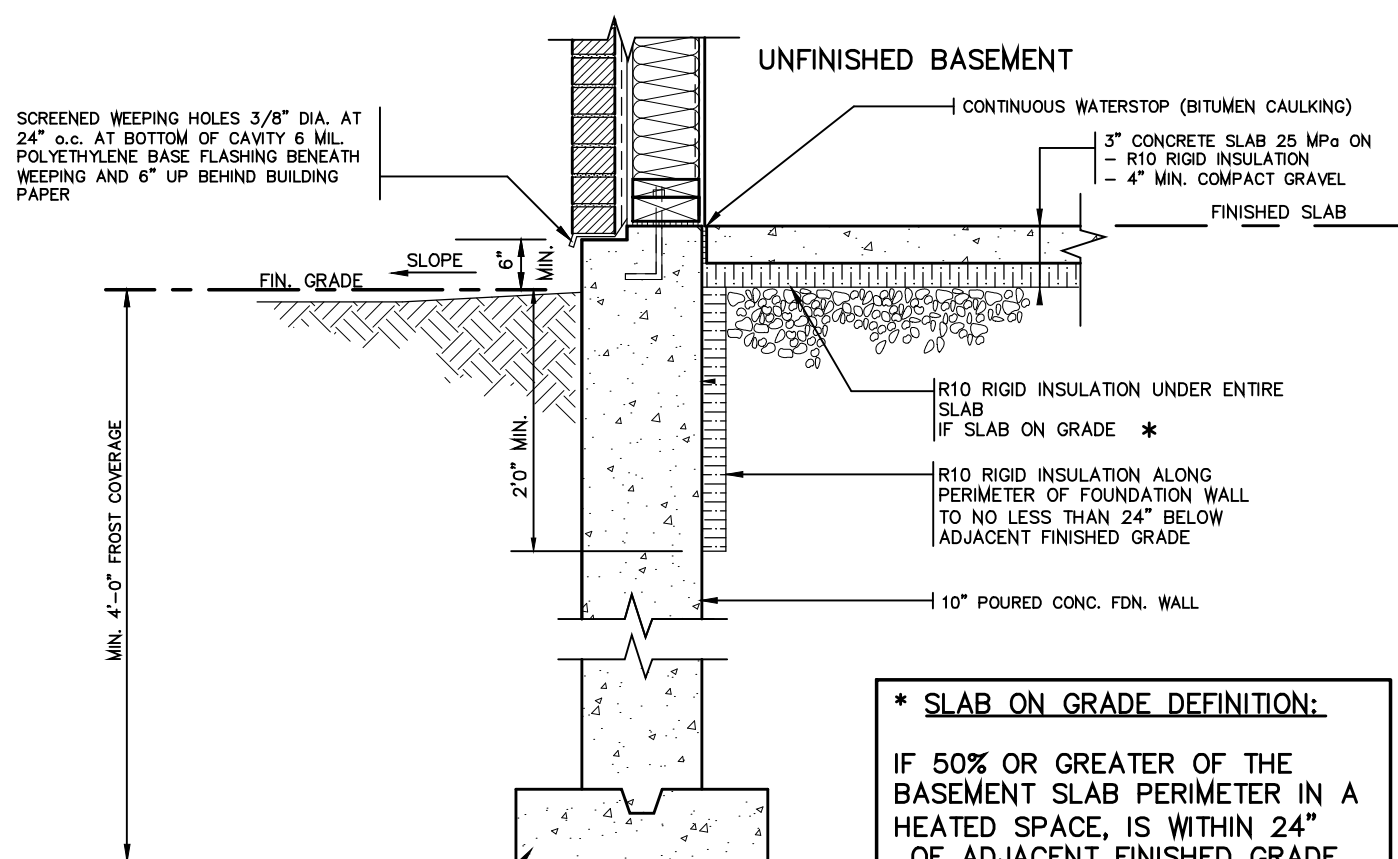
NOTES:
1. LEVELS SHOWN ON THE PLANS ARE FOR ILLUSTRATION PURPOSE ONLY, SEE FINAL GRADING PLAN FOR ACTUAL LEVELS
2. ALL LEVELS ARE SHOWN IN METRIC



The foundation plan shows the layout of the basement slab and footings. Key features include:

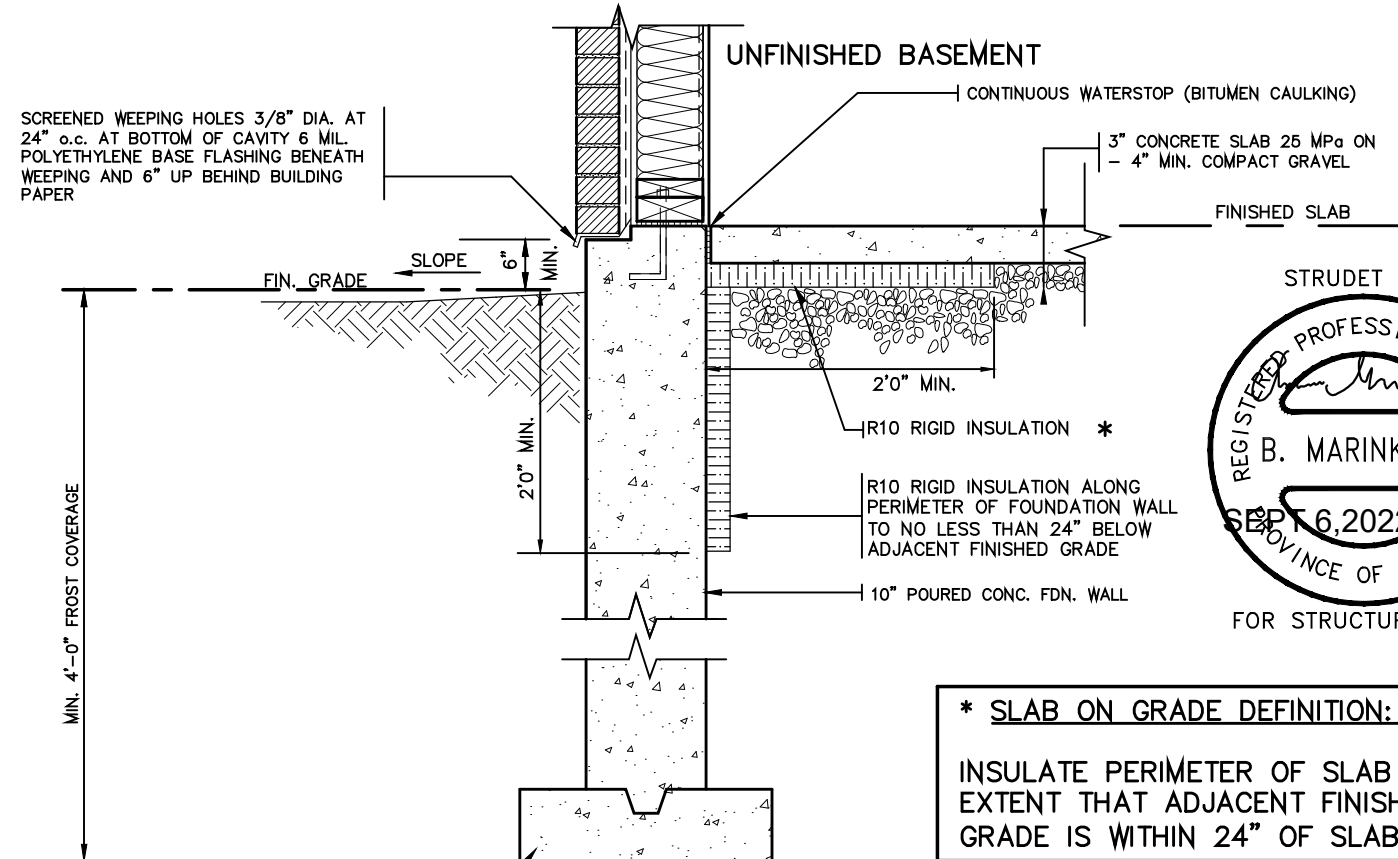
- UNEXCAVATED FIN. GARAGE SLAB:** A rectangular area at the top left, labeled "UNEXCAVATED" and "FIN. GARAGE SLAB". Its right boundary is at X 201.35.
- FUTURE RECREATION ROOM (UNFINISHED):** A large area to the right of the garage slab, labeled "FUTURE RECREATION ROOM (UNFINISHED)". It has a boxed note "BF=200.00".
- COLD STORAGE:** A small rectangular area at the bottom left.
- PERIMETER OF THE BASEMENT SLAB IN HEATED SPACE ABOVE 24" OF ADJACENT FINISHED GRADE:** Indicated by a dashed line with arrows pointing to the perimeter of the main basement area.
- PERIMETER OF THE BASEMENT SLAB IN HEATED SPACE WITHIN 24" OF ADJACENT FINISHED GRADE:** Indicated by a solid line with arrows pointing to the perimeter of the recreation room area.
- REINFORCEMENT:**
 - Top reinforcement bars are labeled "X 201.20" and "X 200.60".
 - Bottom reinforcement bars are labeled "X 201.40" and "X 199.40".
 - Vertical reinforcement bars are labeled "X 201.35" and "X 199.40".
- DETAILS:**
 - "R10 RIGID INSULATION 24" UNDER SLAB" is shown along the right exterior wall.
 - "2'-0" MIN." is indicated for the width of the insulation layer.
 - Diagonal hatching represents the foundation walls.

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



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

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



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

* SLAB ON GRADE DEFINITION:
INSULATE PERIMETER OF SLAB TO
EXTENT THAT ADJACENT FINISHED
GRADE IS WITHIN 24" OF SLAB

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER

B. Marinkovic

B. MARINKOVIC

SEP 6, 2022

PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

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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:

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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
EMAIL: info@jardindesign.ca

SLAB ON GRADE WALKOUT BASEMENT	
BARLASSINA CONSTRUCTION CITY OF CAMBRIDGE	
	MODEL NAME T
	SCALE: N.T.S.
	PROJ. No. 21-35
DWG. No. 12	

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

FOUNDATION
PLAN

FOR POURED CONCRETE
SLAB STRUCTURE REFER
TO ARCHITECTURAL
DRAWINGS

GROUND FLOOR
PLAN

NOT APPLICABLE TO
CHERRY 3E MASTER MODEL
ING
KETS TO
NO MEMBER
& 2'-11"

SECTION
A

SECTION
B

NOTE: FOR MORE
THAN 8 RISERS



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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
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Walter Botter 21031
NAME SIGNATURE BCIN

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jardin design group inc. 27763
FIRM NAME BCIN

jardin
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64 JARDIN DR, SUITE 3A
VAUGHAN ONT, L4K 3P3
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EMAIL: info@jardindesign.ca

POURED CONCRETE STAIRS
BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE

MODEL NAME T	---
SCALE: 3/8" = 1'-0"	
PROJ. No. 21-35	DWG. No. 13