

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 	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

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	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

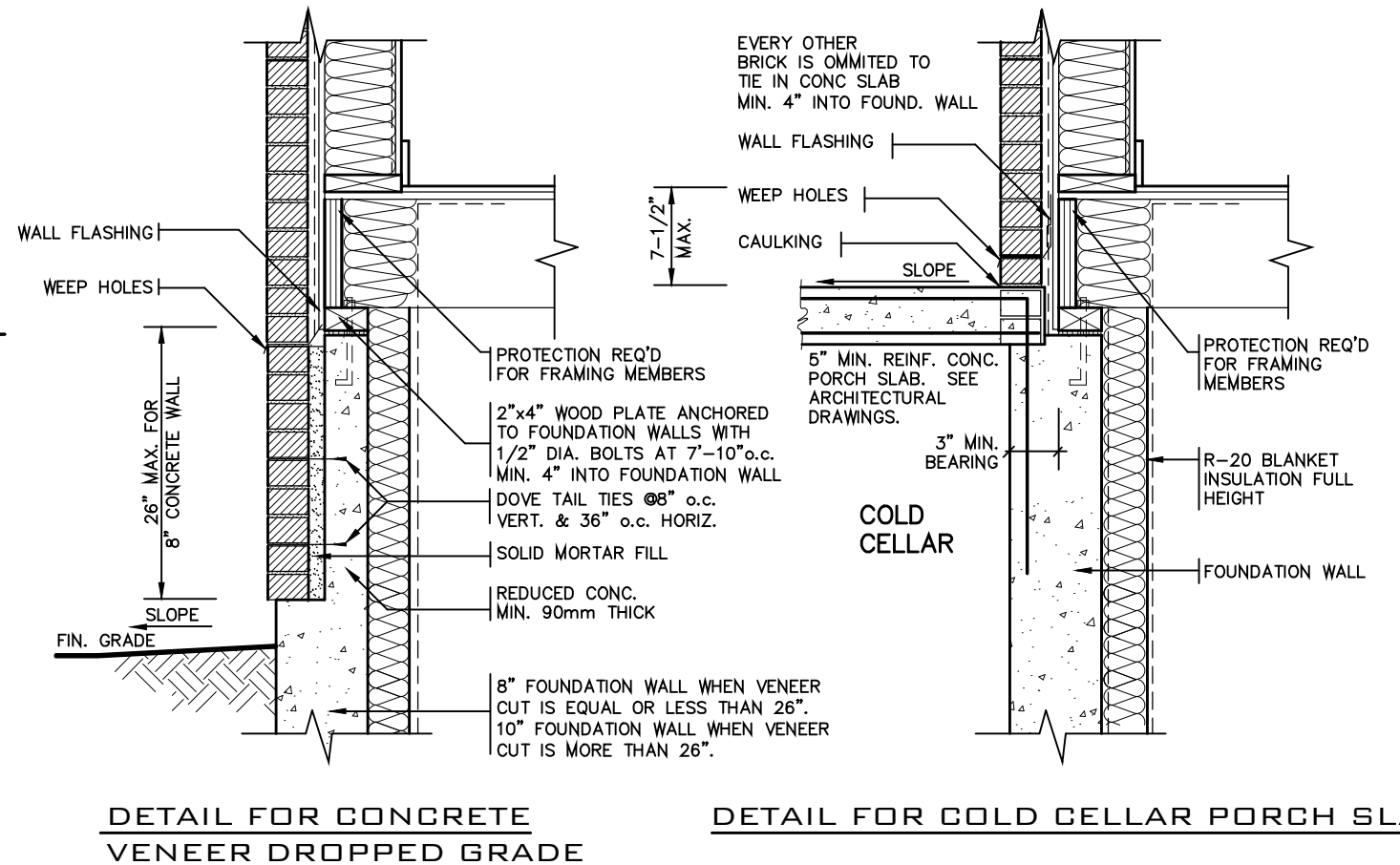
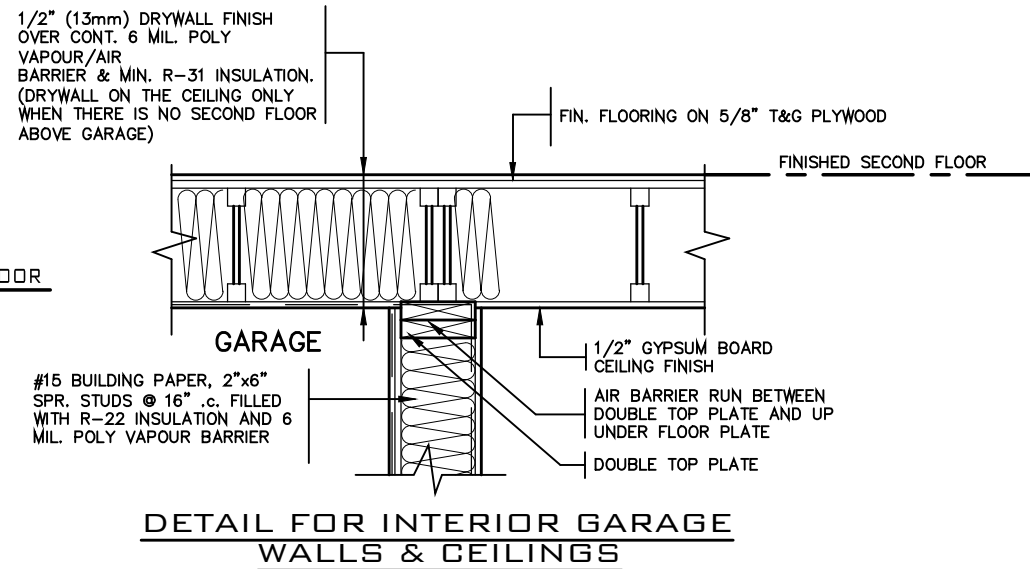
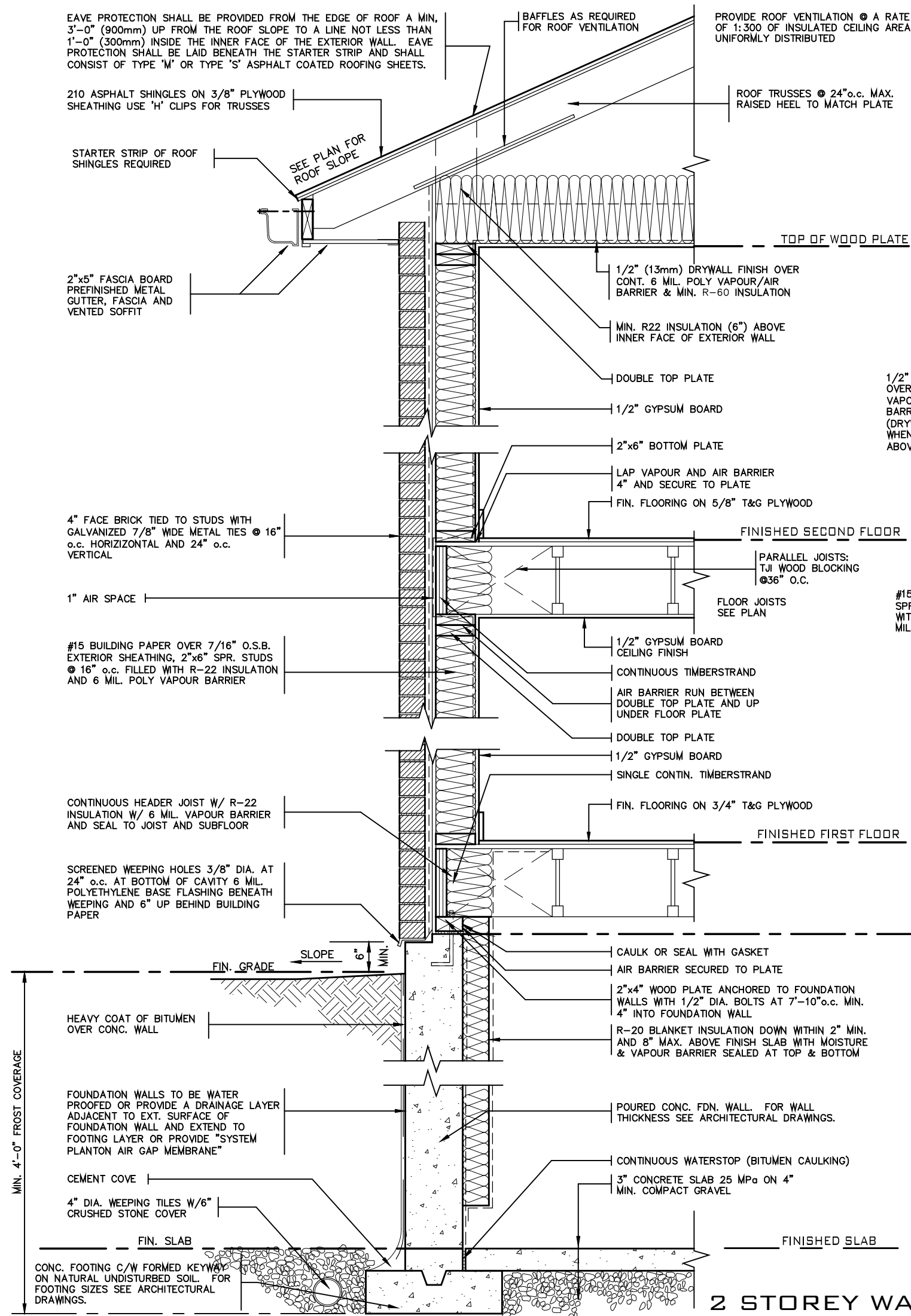
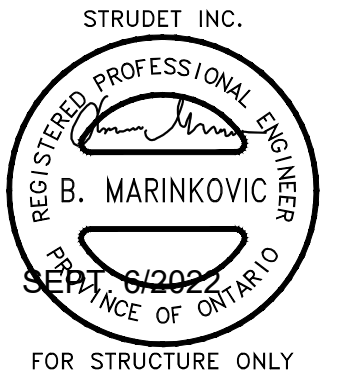
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GENERAL NOTES

BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE



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



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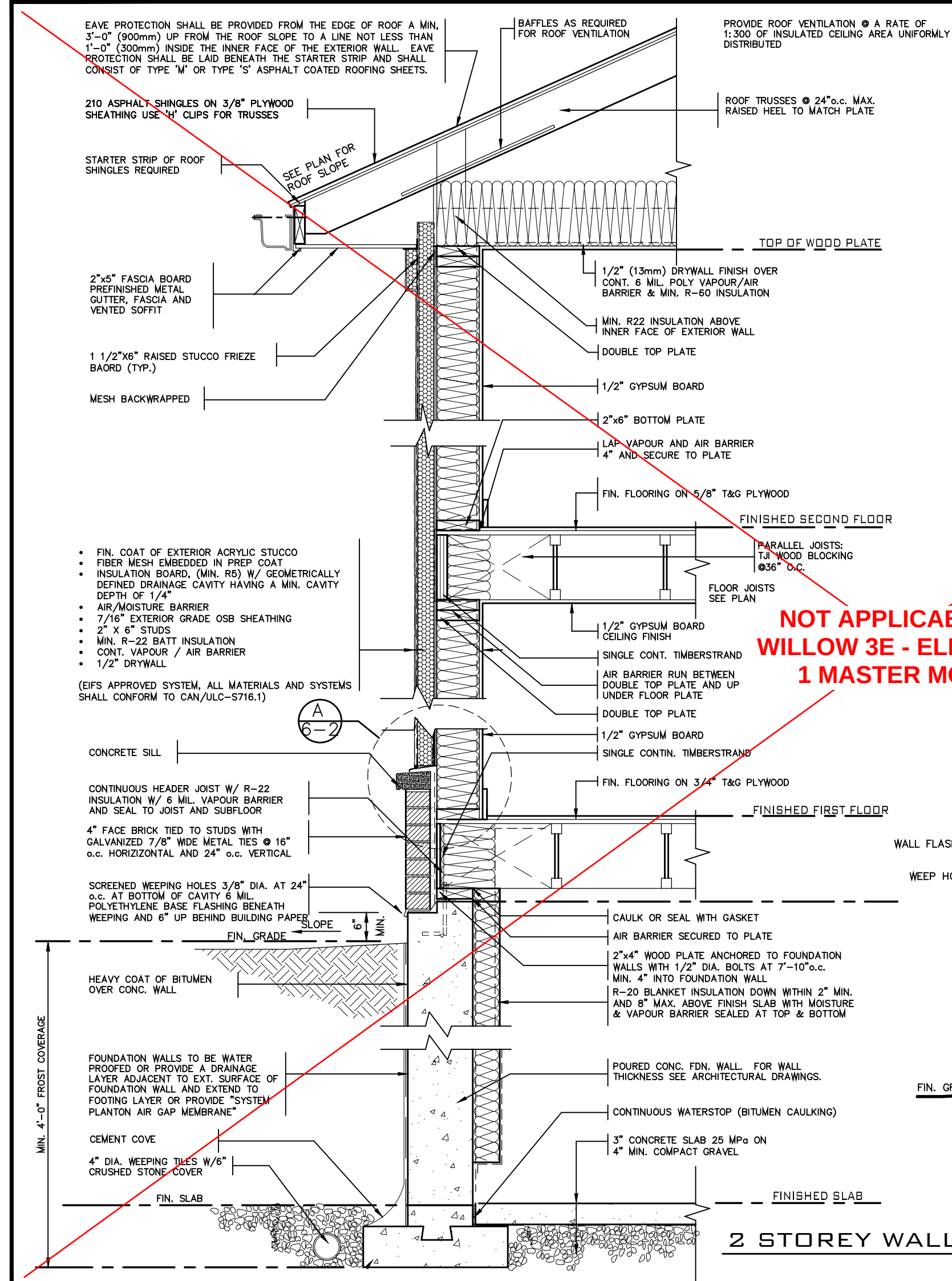
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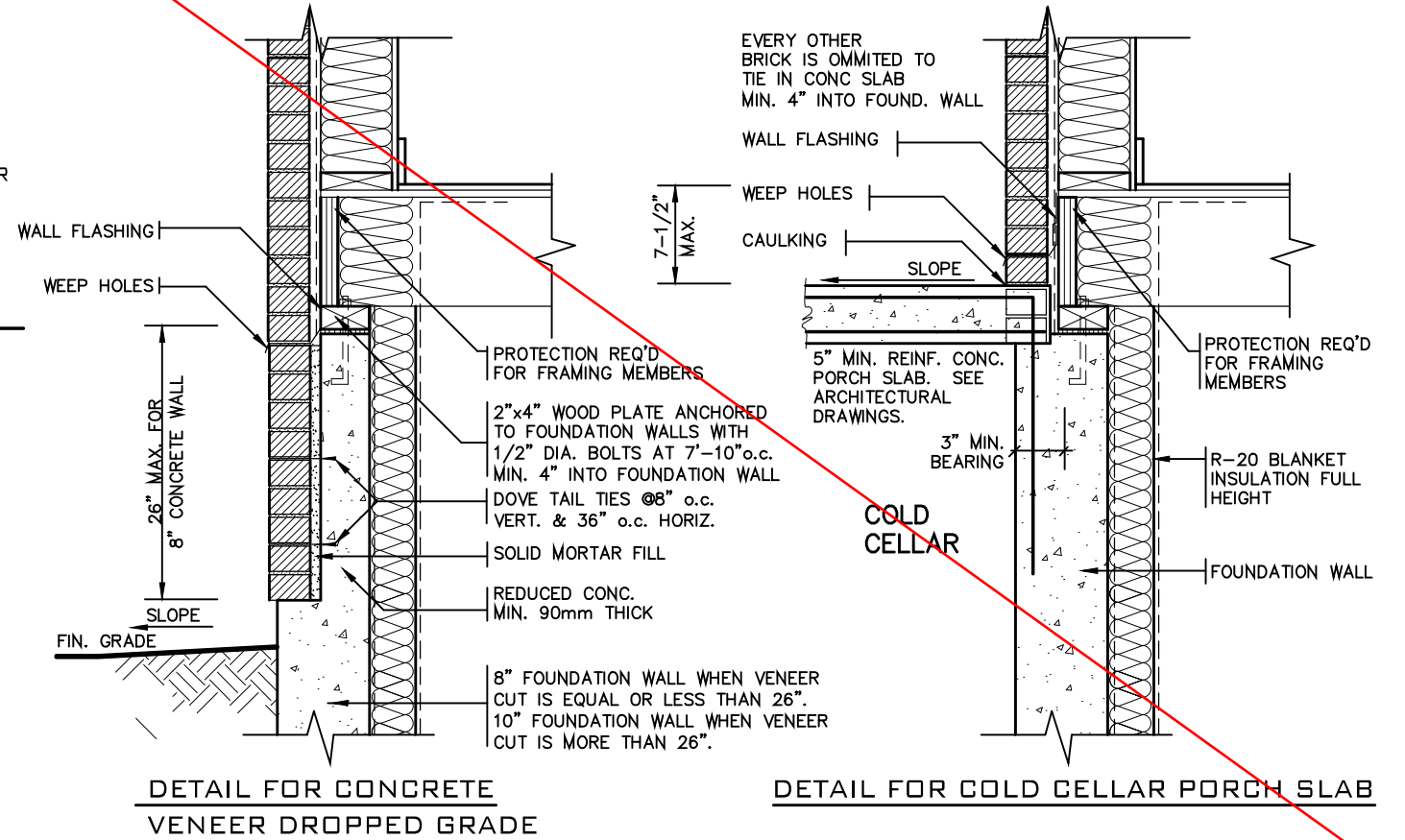
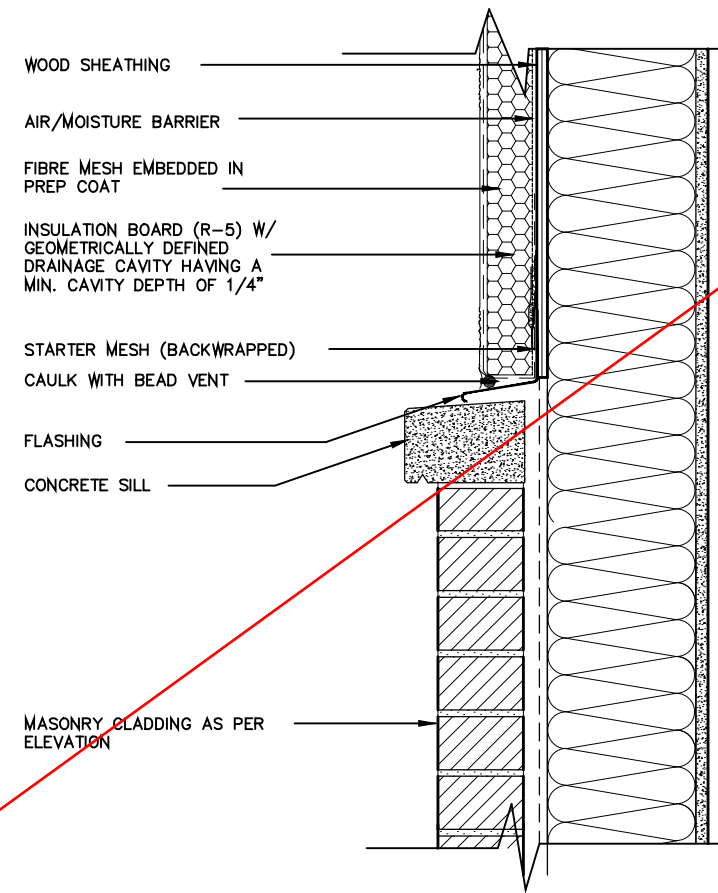
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2 STOREY WALL SECTION 2"x6" BRICK VENEER	
BARLASSINA CONSTRUCTION CITY OF CAMBRIDGE	
MODEL NAME T	---
SCALE: AS NOTED	
PROJ. No. 21-35	DWG. No. 2



NOT APPLICABLE TO
WILLOW 3E - ELEVATION
1 MASTER MODEL



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Walter Botter 21031
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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
ABSORPTIVE MATERIAL

SOLID BLOCKING BETWEEN JOISTS
CONTINUOUS RIM BOARD

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

8" POURED CONC. WALL

CONTINUOUS BOND BREAKING MATERIAL

3" CONC. SLAB ON 5" COMPACTED GRAVEL

FIN. BASEMENT SLAB

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

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

ONLY 1 LAYER PERMITTED. 2 LAYERS WILL REMOVE STC RATING FROM ASSEMBLY. SEE TABLE 1 NOTE 10, SB-3

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.

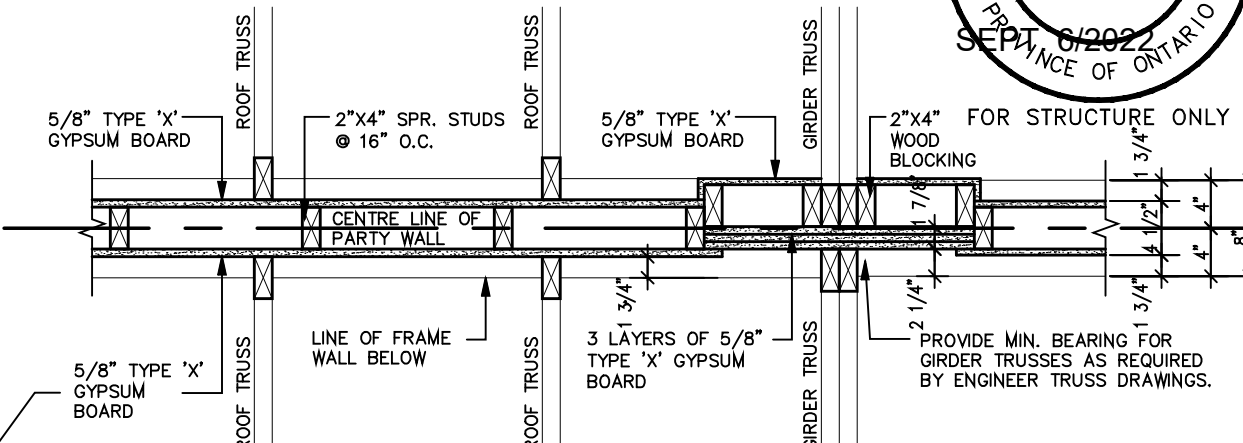
5/8" TYPE 'X' GYPSUM WALL BOARD

TOP OF PLATE

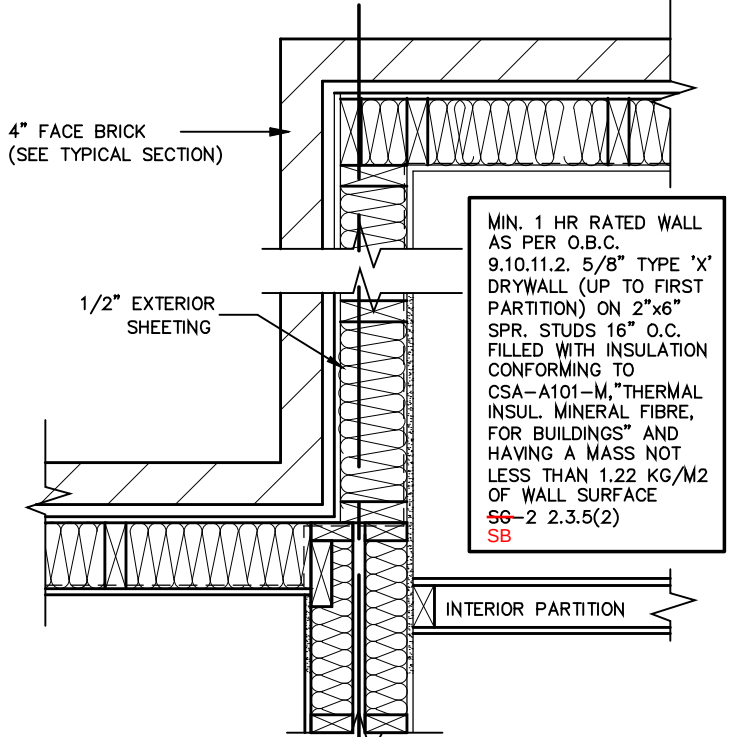
2 LAYERS OF 1/2" GYPSUM WALL BOARD FOR FIRE-STOPPING CONTINUOUS

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



MIN. 1 HR RATED WALL AS PER O.B.C. 9.10.11.2. 5/8" TYPE 'X' DRYWALL (UP TO FIRST PARTITION) ON 2"x6" SPR. STUDS 16" O.C. FILLED WITH INSULATION CONFORMING TO CSA-A101-M, "THERMAL INSUL. MINERAL FIBRE, FOR BUILDINGS" AND HAVING A MASS NOT LESS THAN 1.22 KG/M2 OF WALL SURFACE
SB-2 2.3.5(2)

PARTY WALL PLAN SECTION

2012 CODE

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Walter Botter 21031
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REGISTRATION INFORMATION
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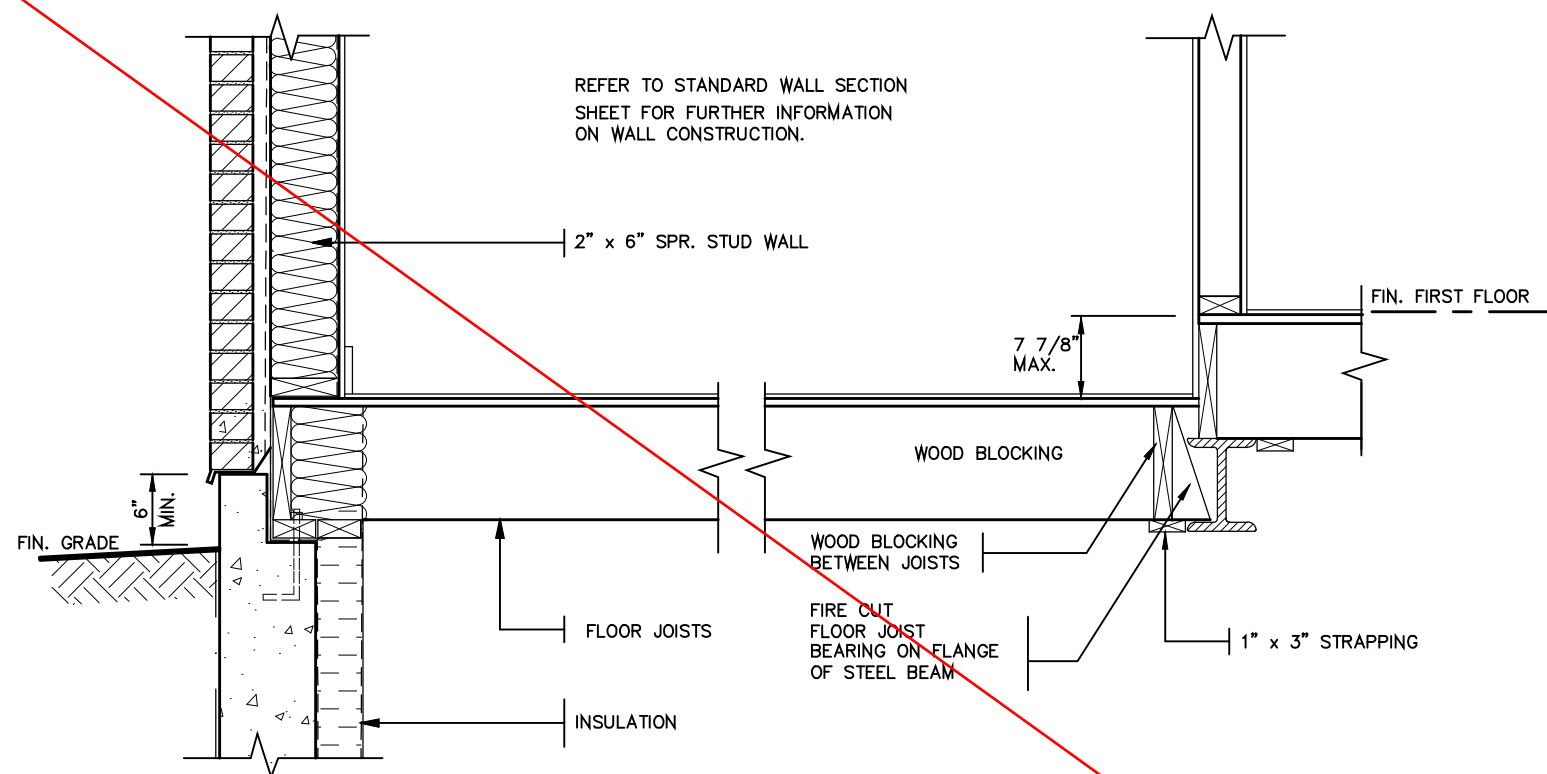
WOOD PARTY WALL
BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE

MODEL NAME
T

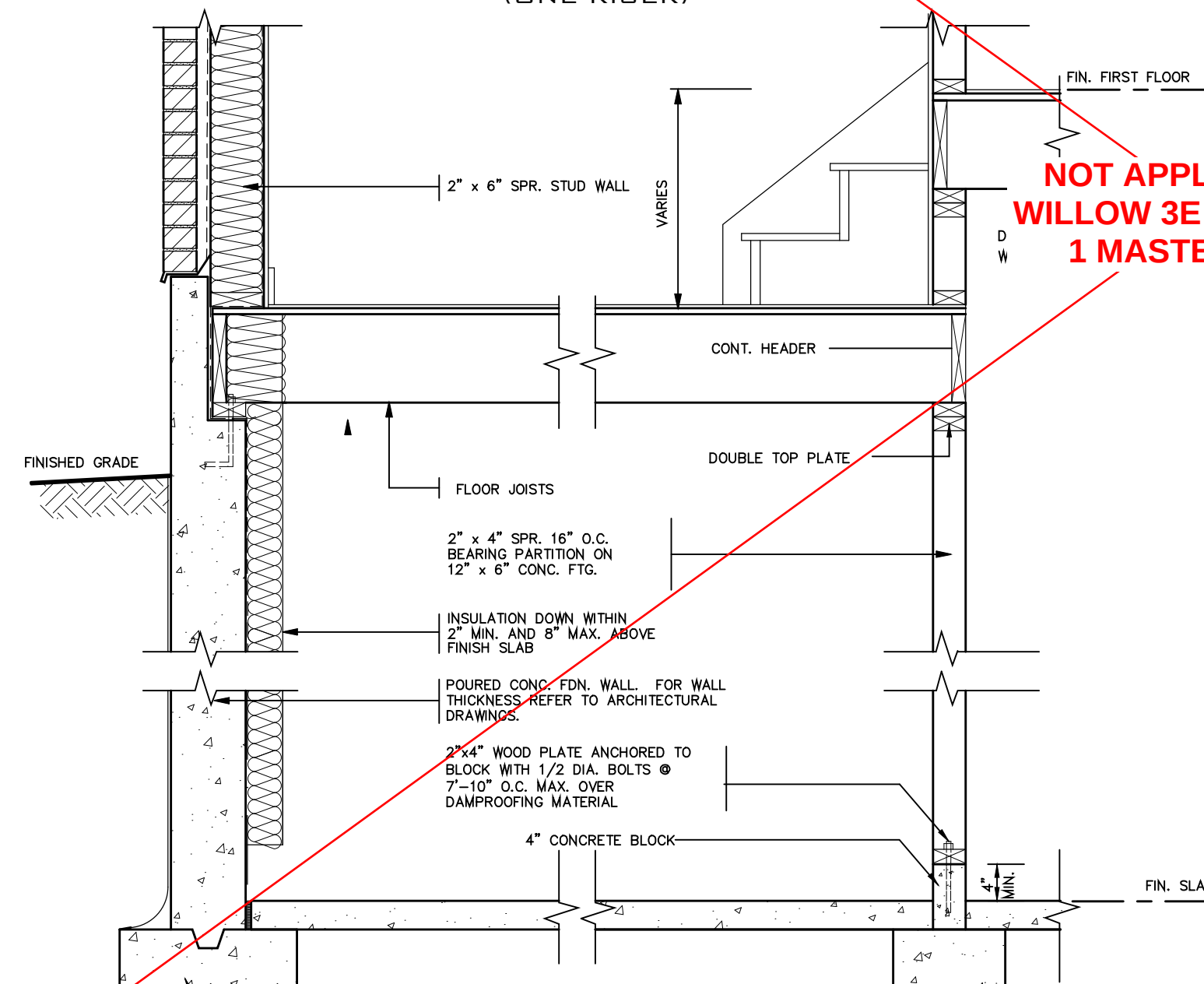
SCALE: 3/4" = 1'-0"

PROJ. No. 21-35

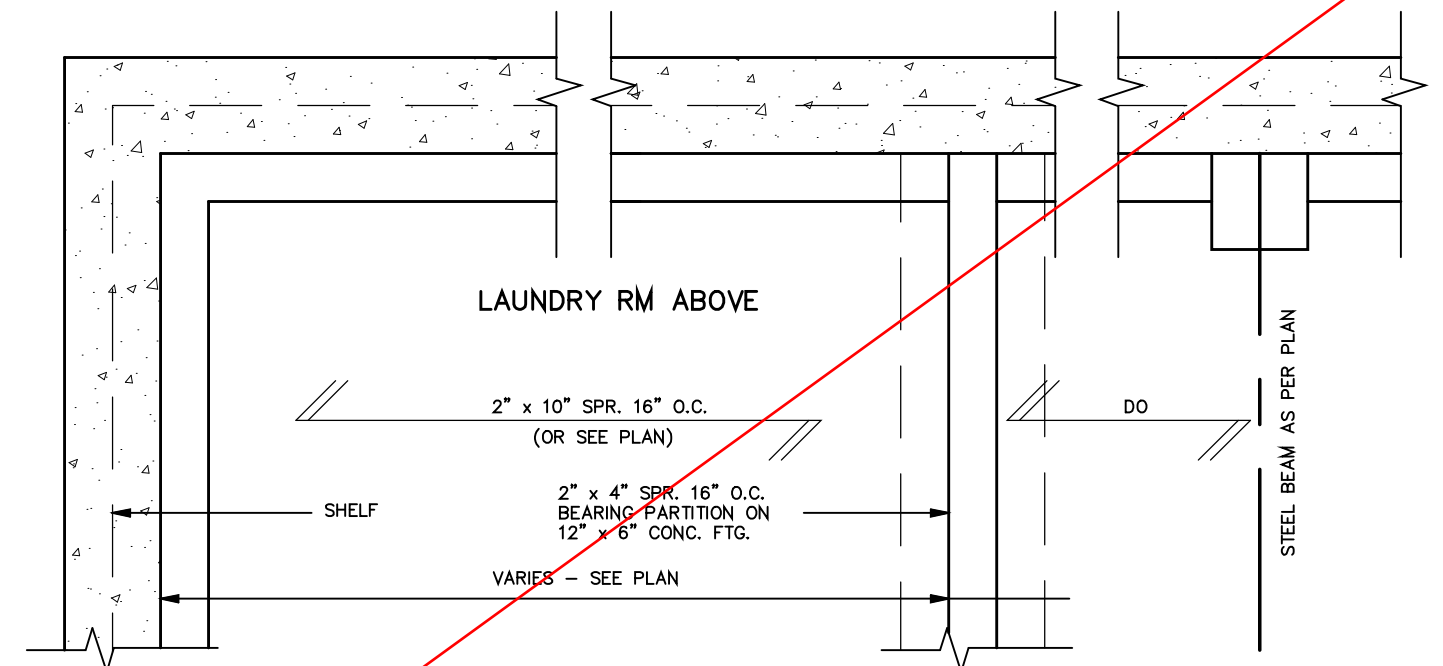
DWG. No. 4



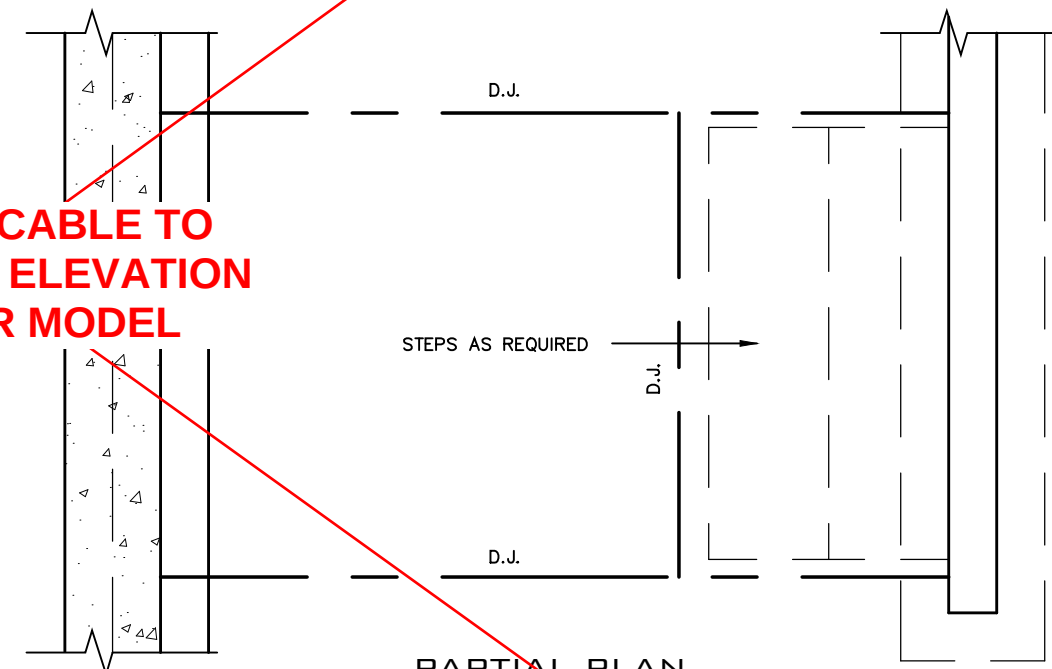
DETAIL OF SUNKEN LAUNDRY
(ONE RISER)



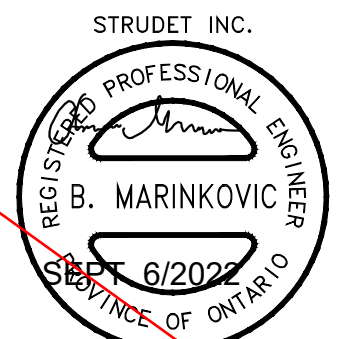
DETAIL OF SUNKEN LAUNDRY (MORE THAN ONE RISER)



~~PARTIAL PLAN~~



**NOT APPLICABLE TO
WILLOW 3E - ELEVATION
1 MASTER MODEL**



~~FOR STRUCTURE ONLY~~

2012 CODE

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.	7		
	6		
JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.	5		
	4		
AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.			
JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.	3		
	2	AUG. 31, 2022	ADDED TO JOB; ISSUED FOR PERMIT
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.	1	AUG. 17, 2018	PREPARED TO PACKAGE 'A1' ISSUED TO CLIENT
	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		2103
NAME	SIGNATURE	BCIN

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

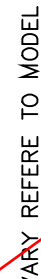
FIRM NAME	jardin design group inc.	27763
BCIN		

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



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 MANTLE ILLUSTRATED IS THE S-2 GB AS SUPPLIED BY GREATER TORONTO FIREPLACE.

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

Walter Botter	<i>[Signature]</i>	2103
NAME	SIGNATURE	BCI

jardin design group inc.	2776
FIRM NAME	BCI

DESIGN GROUP INC
64 JARDIN DR. SUITE 3A

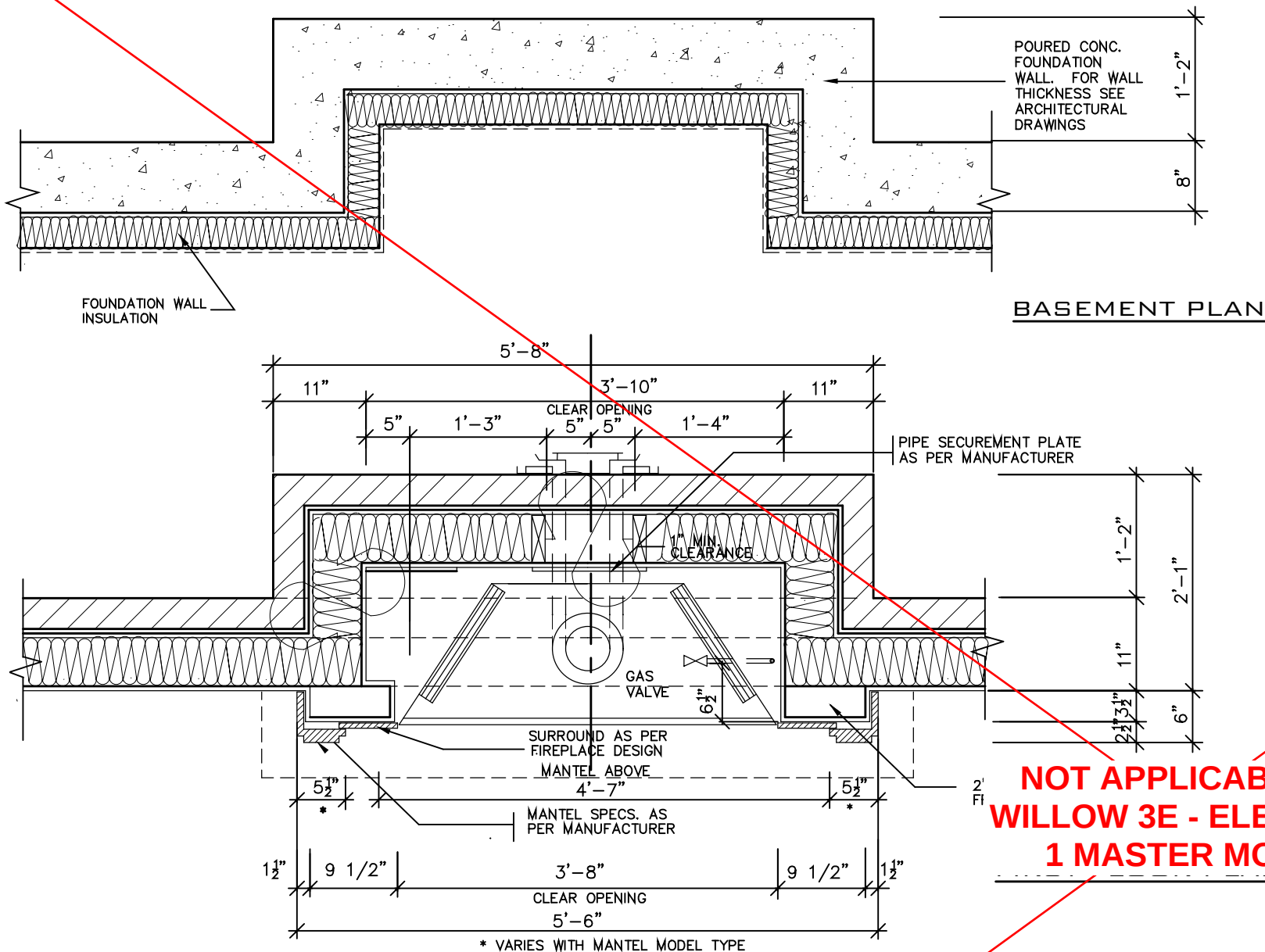
EMAIL: info@jardindesign.ca

	MODEL NAME T	---
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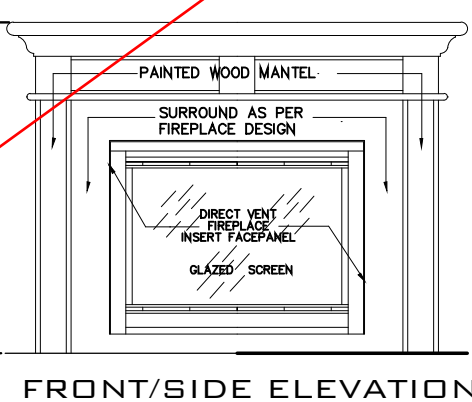
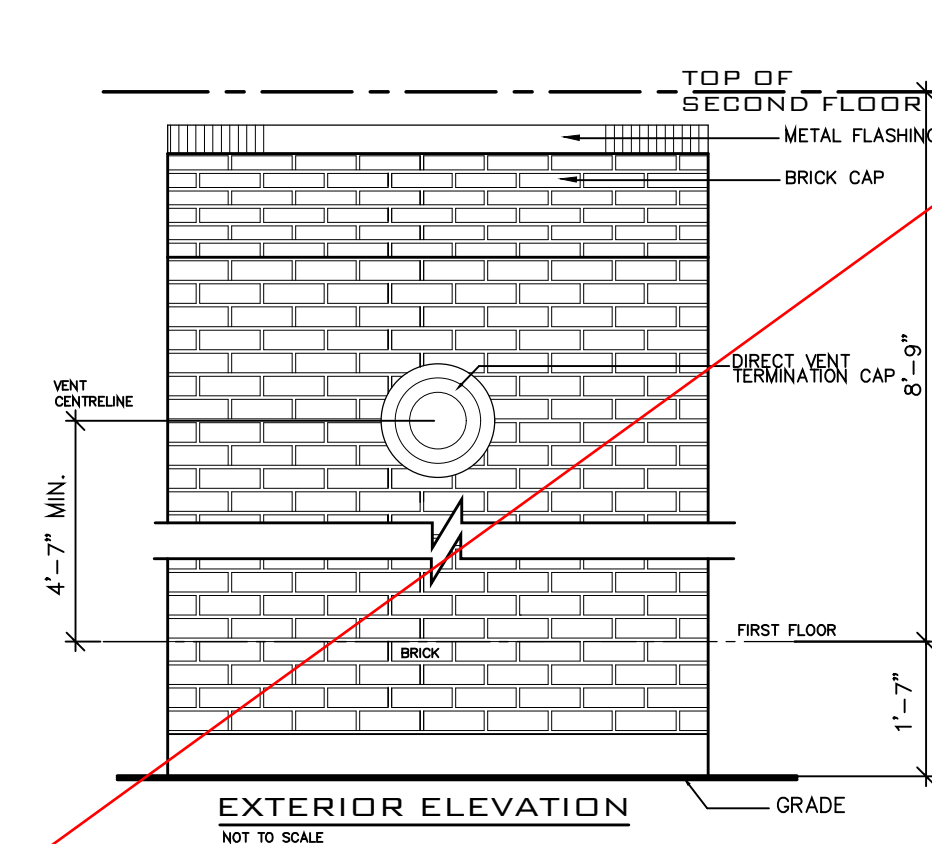
BILD °	PROJ. No.	DWG. No.
	21-35	6

FOR STRUCTURE ONLY

2012 CODE



NOT APPLICABLE TO
WILLOW 3E - ELEVATION
1 MASTER MODEL



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 GO150 MODEL AS MANUFACTURED BY HEATILATOR.
- 4.0 THE MANTEL ILLUSTRATED IS THE S-2 GB AS SUPPLIED BY GREATER TORONTO FIREPLACE.

RY REFERE TO MODEL

MANTEL SPECS. AS PER MANUFACTURER

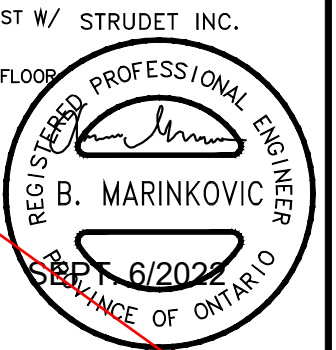
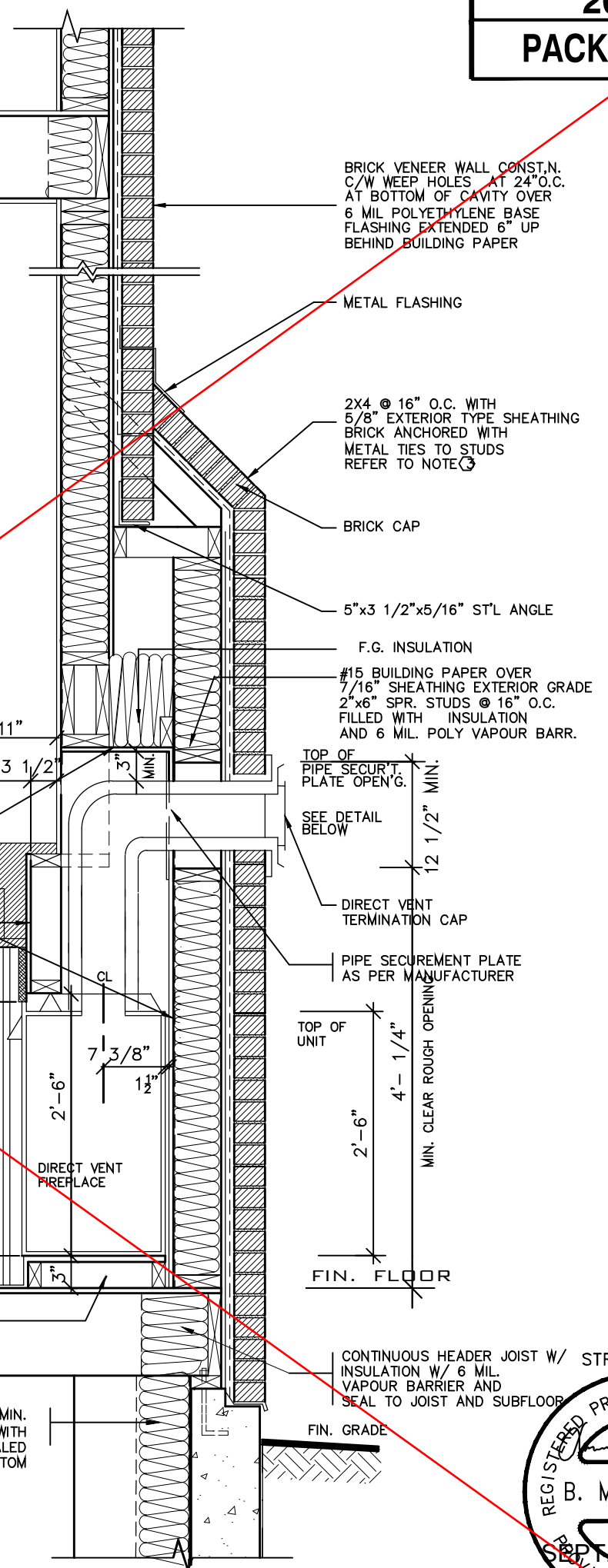
2" X 4" FUROUT FRAMING

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



FOR STRUCTURE ONLY

2012 CODE

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7		
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3		
2	AUG. 31, 2022	ADDED TO JOB; ISSUED FOR PERMIT
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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

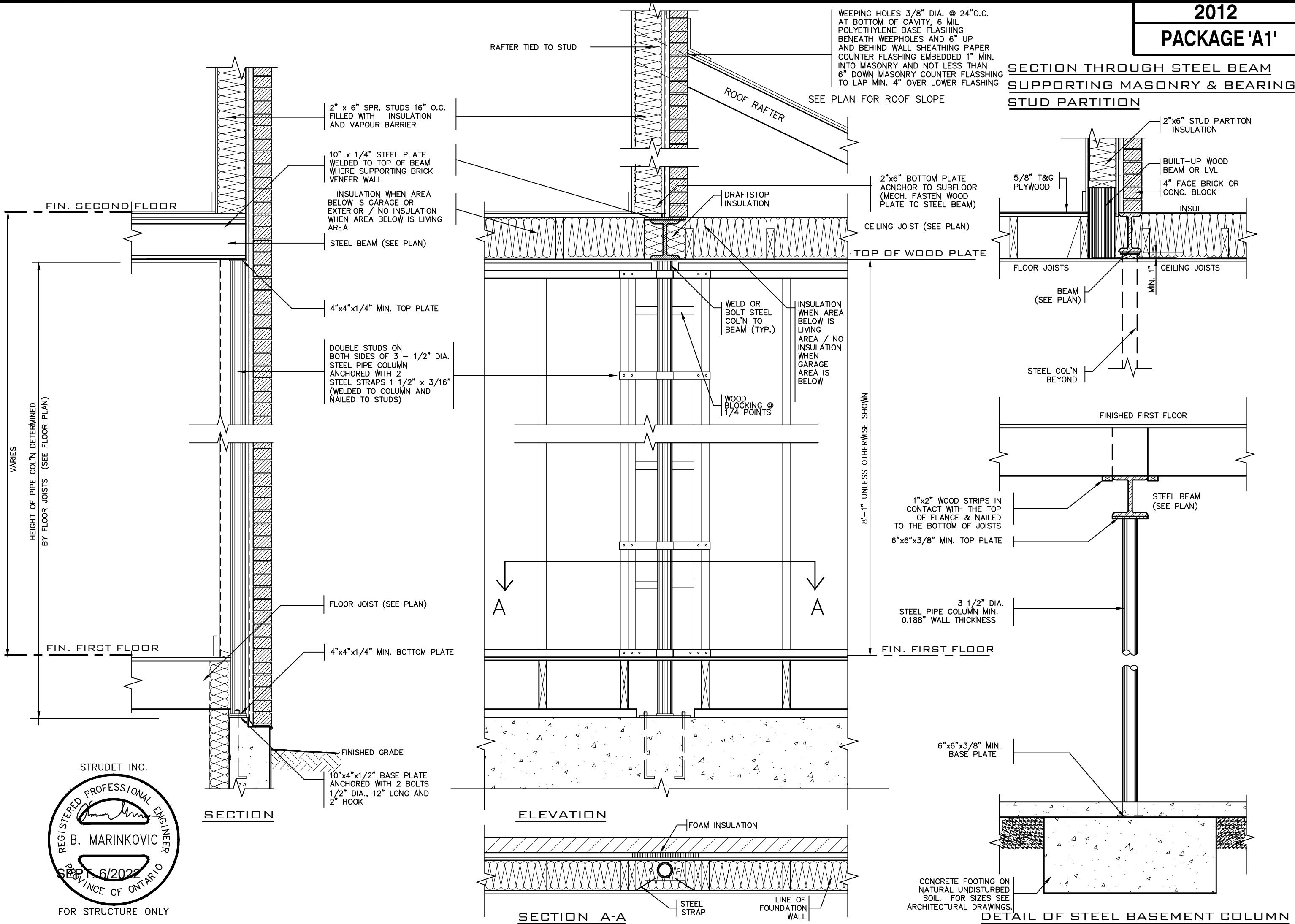
MODEL NAME
T

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

PROJ. No.
21-35

DWG. No.
6-1

SECTION THROUGH STEEL BEAM
SUPPORTING MASONRY & BEARING
STUD PARTITION



STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
SEP 6/2022
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

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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

ST. COLUMN DETAILS
BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE

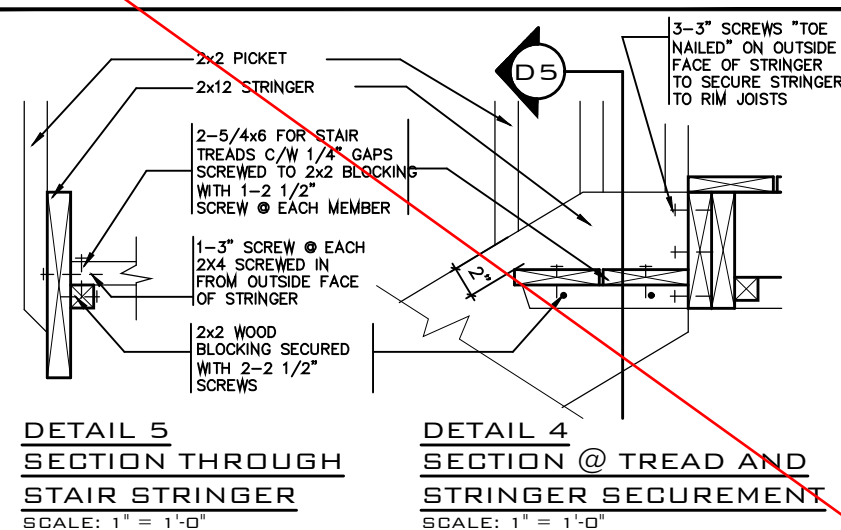
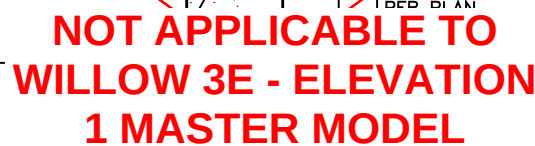
MODEL NAME
T

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

PROJ. No. 21-35

DWG. No. 7

BILD



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

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
No. 12345
Exp. Date: Sept. 8/2022

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
No.	DATE:	WORK DESCRIPTION:

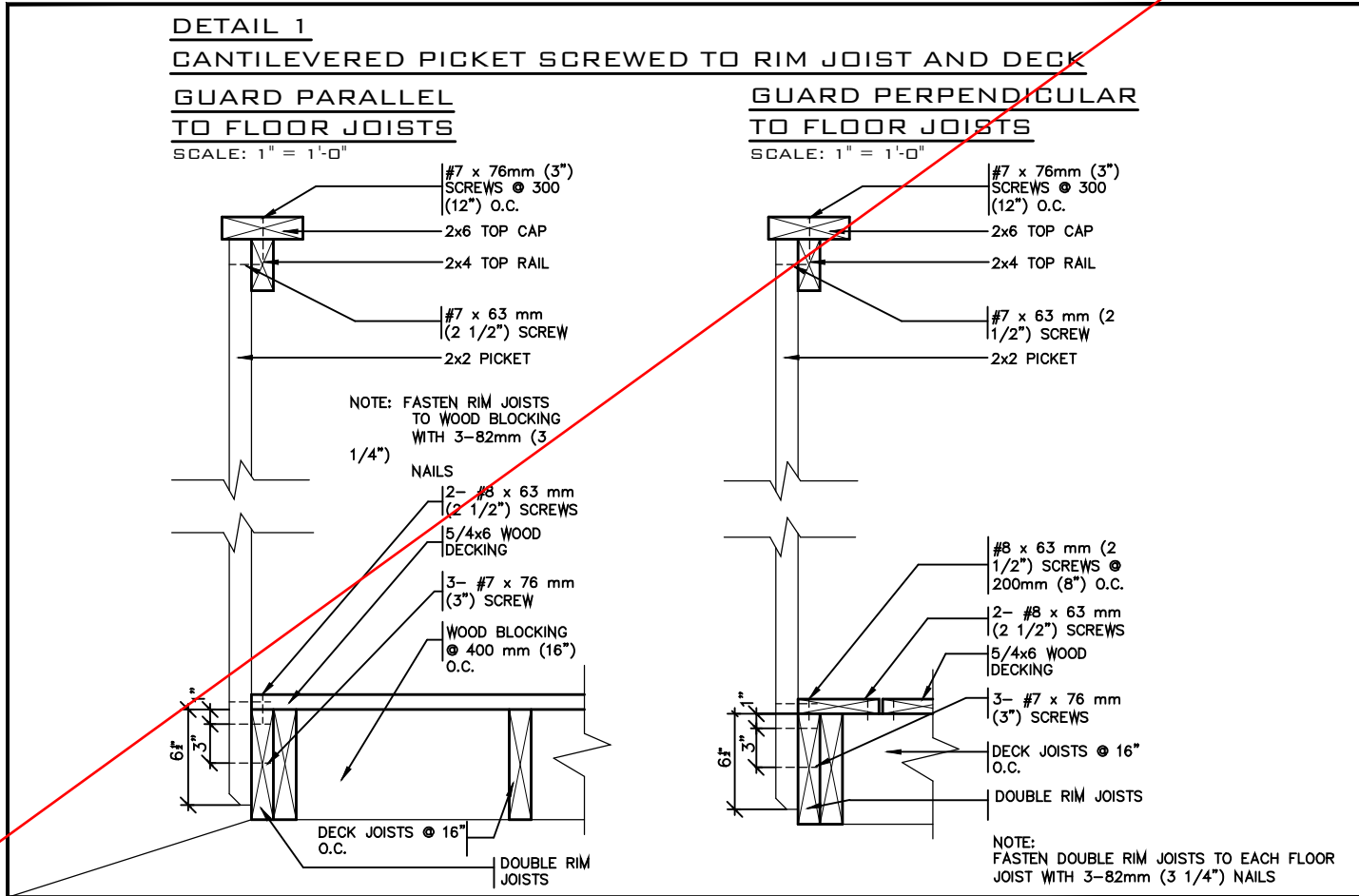
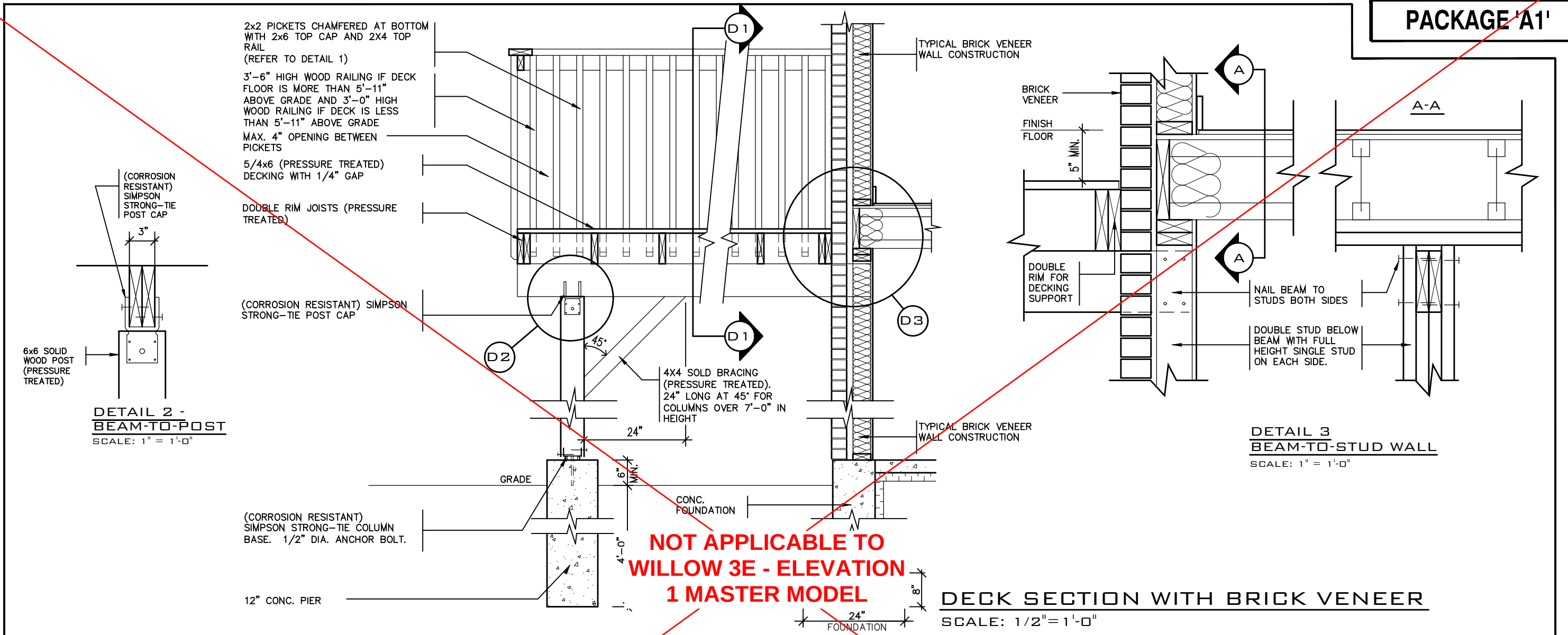
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Walter Botter		2103
NAME	SIGNATURE	BCIN
REGISTRATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.4 of the building code		
jardin design group inc.		2776
FIRM NAME		BCIN

WOOD DECK DETAIL

BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE

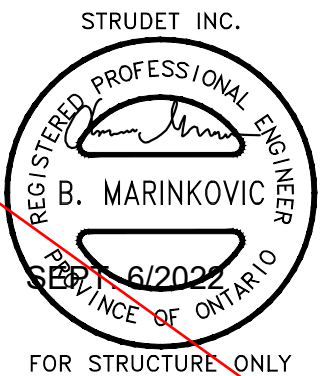


MODEL NAME T	
SCALE: AS SHOWN	
PROJ. No. 21-35	DWG. No. 8



GENERAL NOTES

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



2012 CODE

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7		
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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.

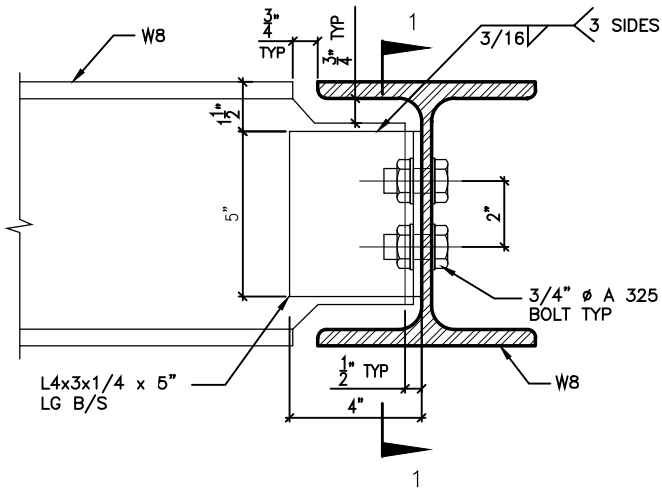
jardin design group inc. 27763
FIRM NAME BCIN

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

WALK-OUT DECK DETAIL
BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE

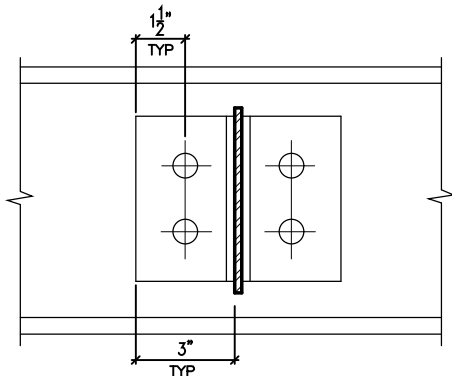


MODEL NAME T	---
SCALE: AS SHOWN	
PROJ. No. 21-35	DWG. No. 8-1

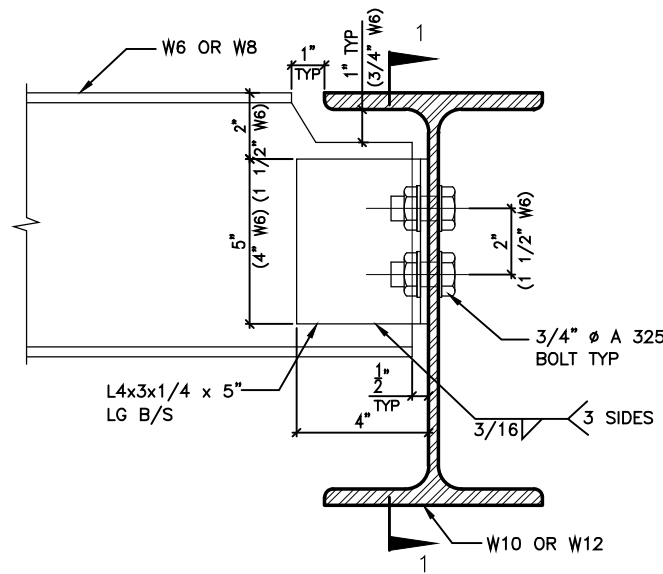


DETAIL 1.

W8
TO
W8
CONNECTION

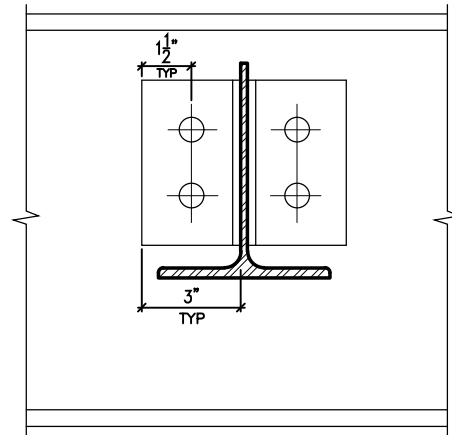


SECTION 1-1

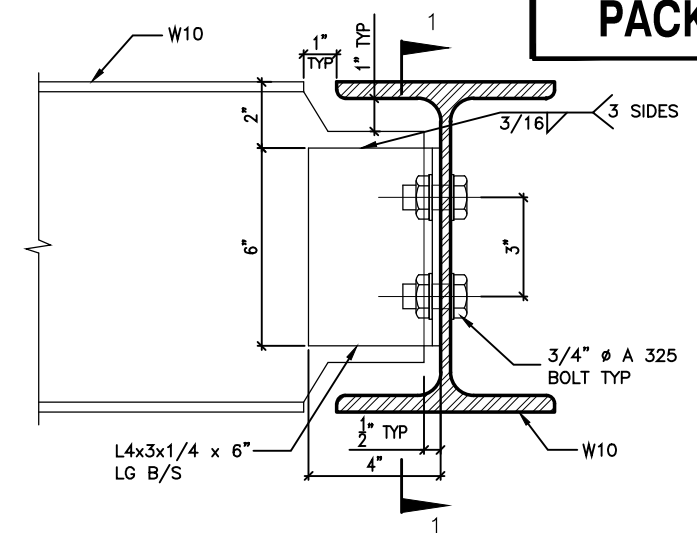


DETAIL 2.

W6(W8)
TO
W10(W12)
CONNECTION

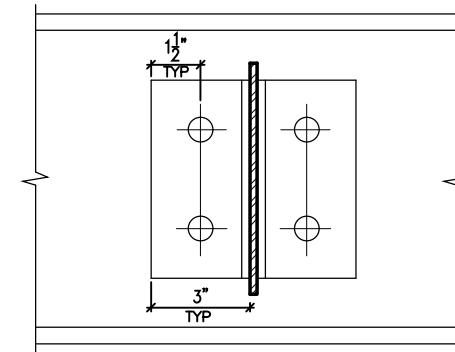


SECTION 1-1

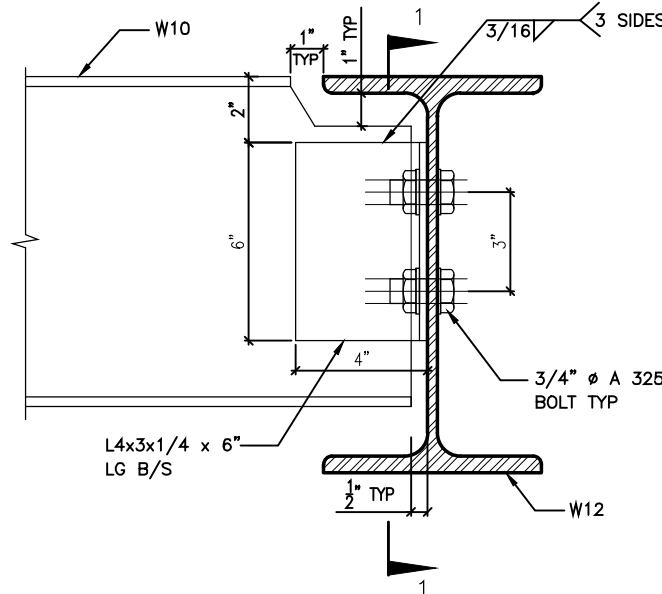


DETAIL 3.

W10
TO
W10
CONNECTION

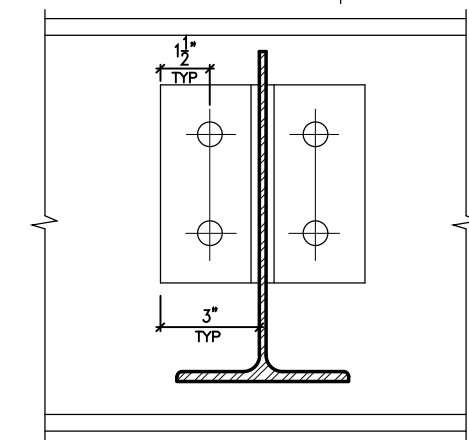


SECTION 1-1

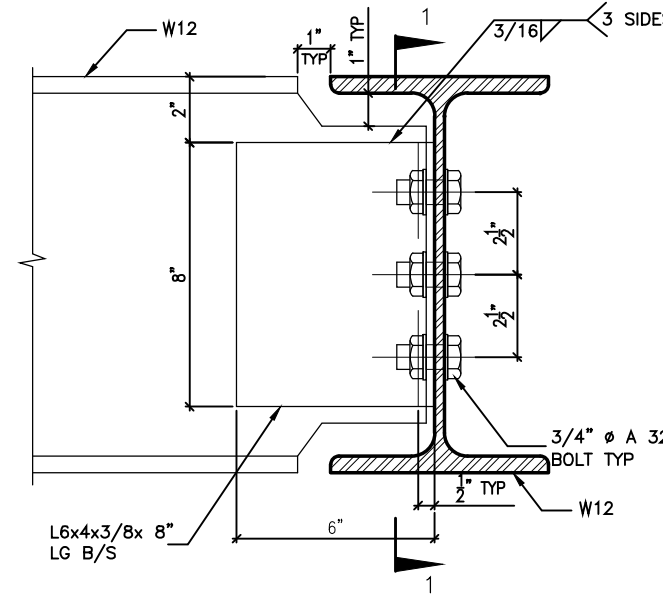


DETAIL 4.

W10
TO
W12
CONNECTION

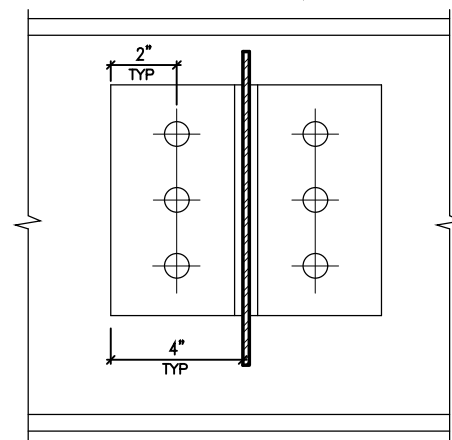


SECTION 1-1

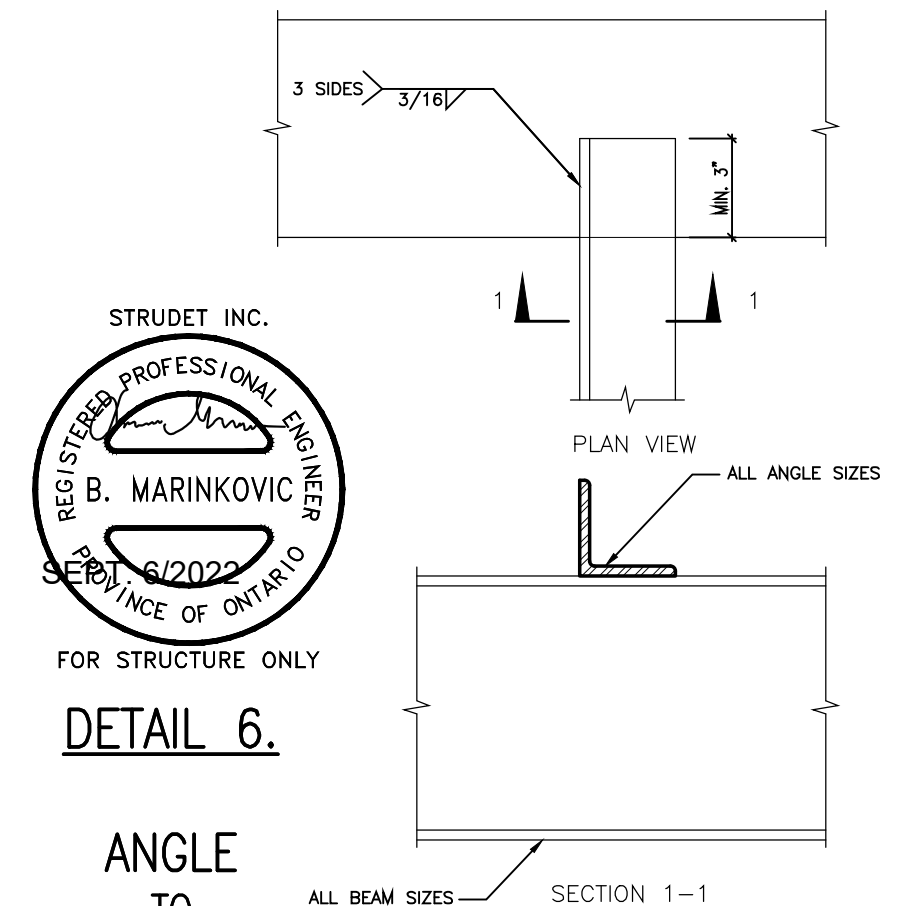


DETAIL 5.

W12
TO
W12
CONNECTION



SECTION 1-1



DETAIL 6.

ANGLE
TO
BEAM
CONNECTION

2012 CODE

7		
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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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QUALIFICATION INFORMATION
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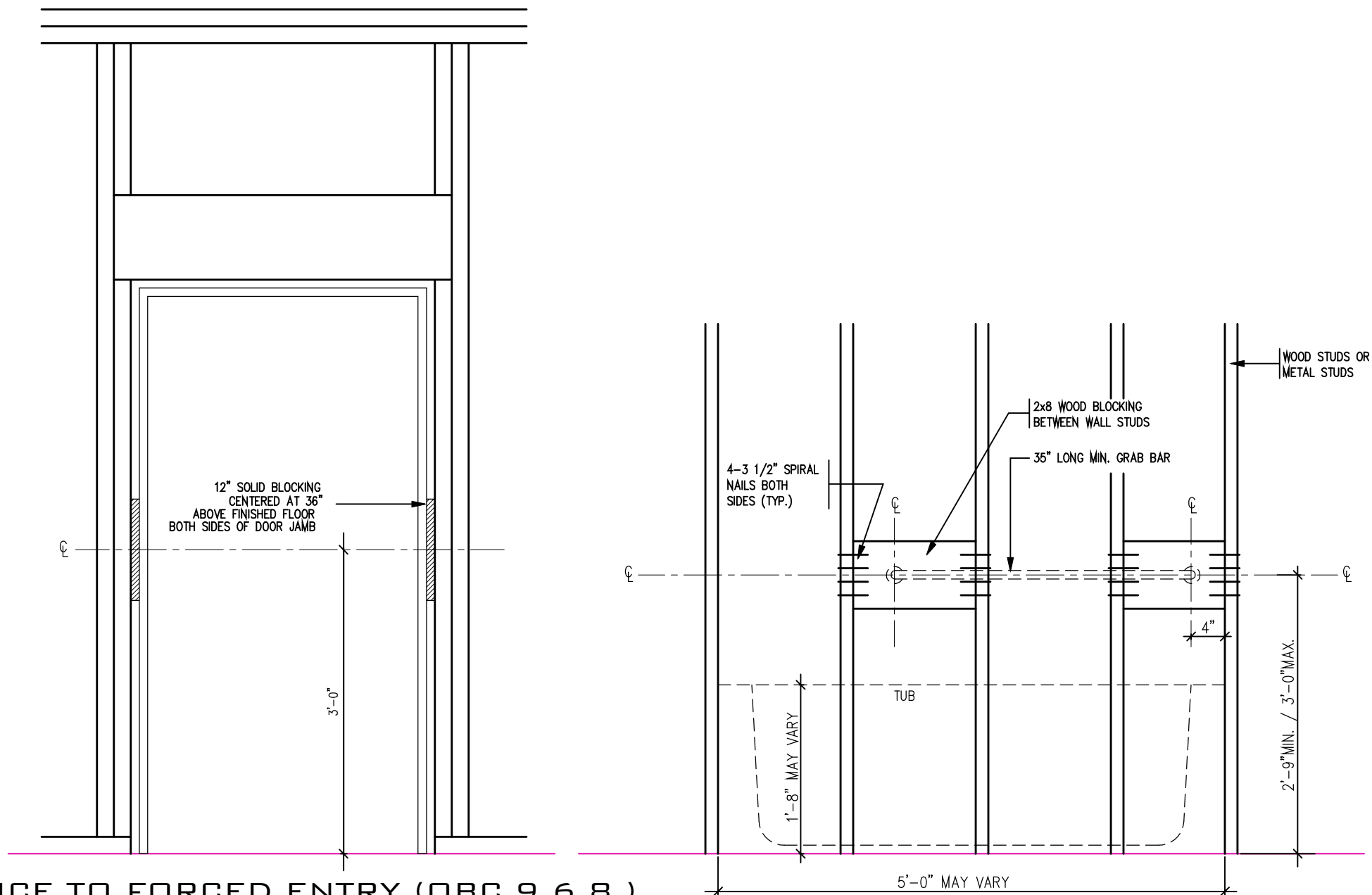
Walter Botter 21037
NAME SIGNATURE BCIN

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

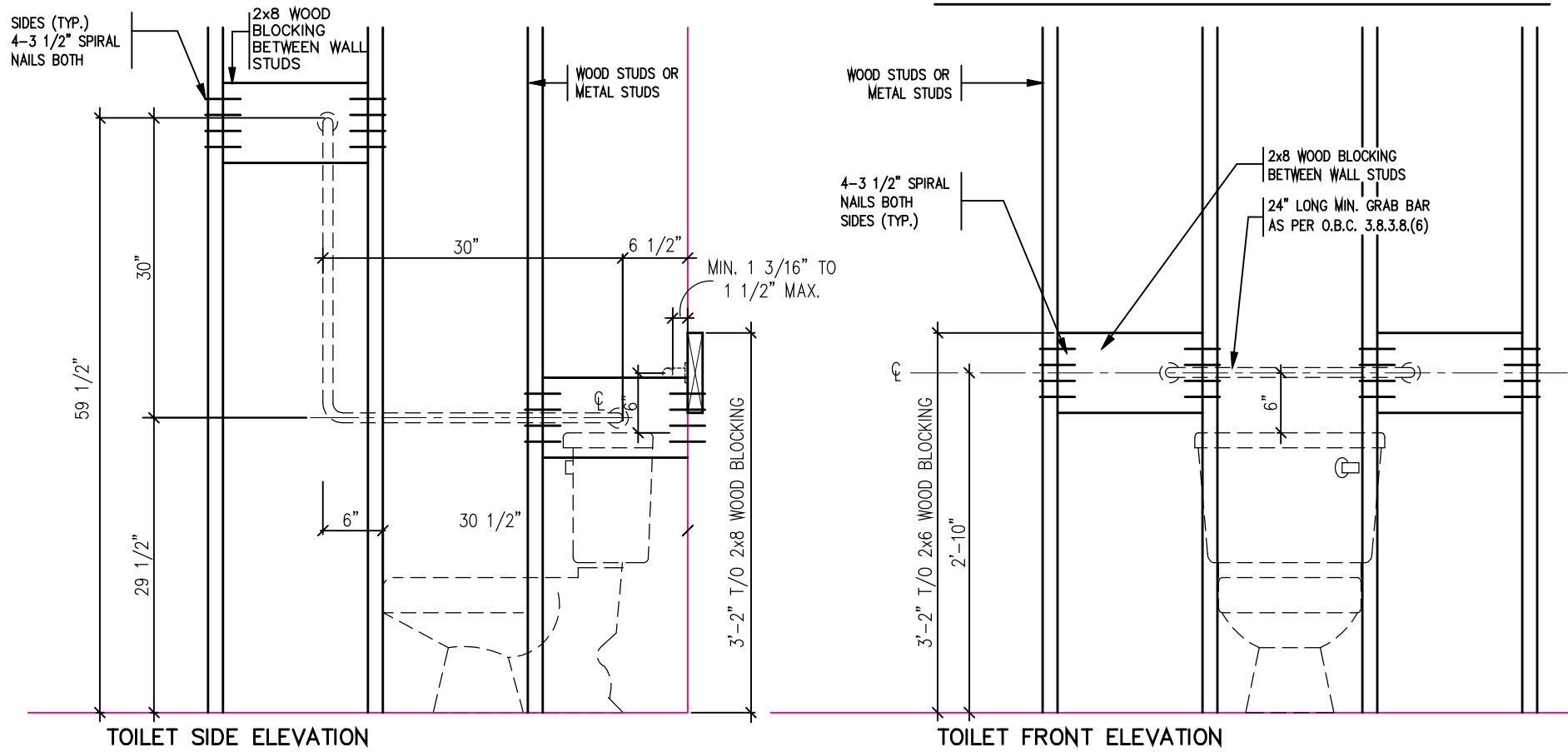
jardin
DESIGN GROUP INC
64 JARDIN DR, SUITE 3A
VAUGHAN ONT, L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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

7		
6		
5		
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3		
2	AUG. 31, 2022	ADDED TO JOB; ISSUED FOR PERMIT
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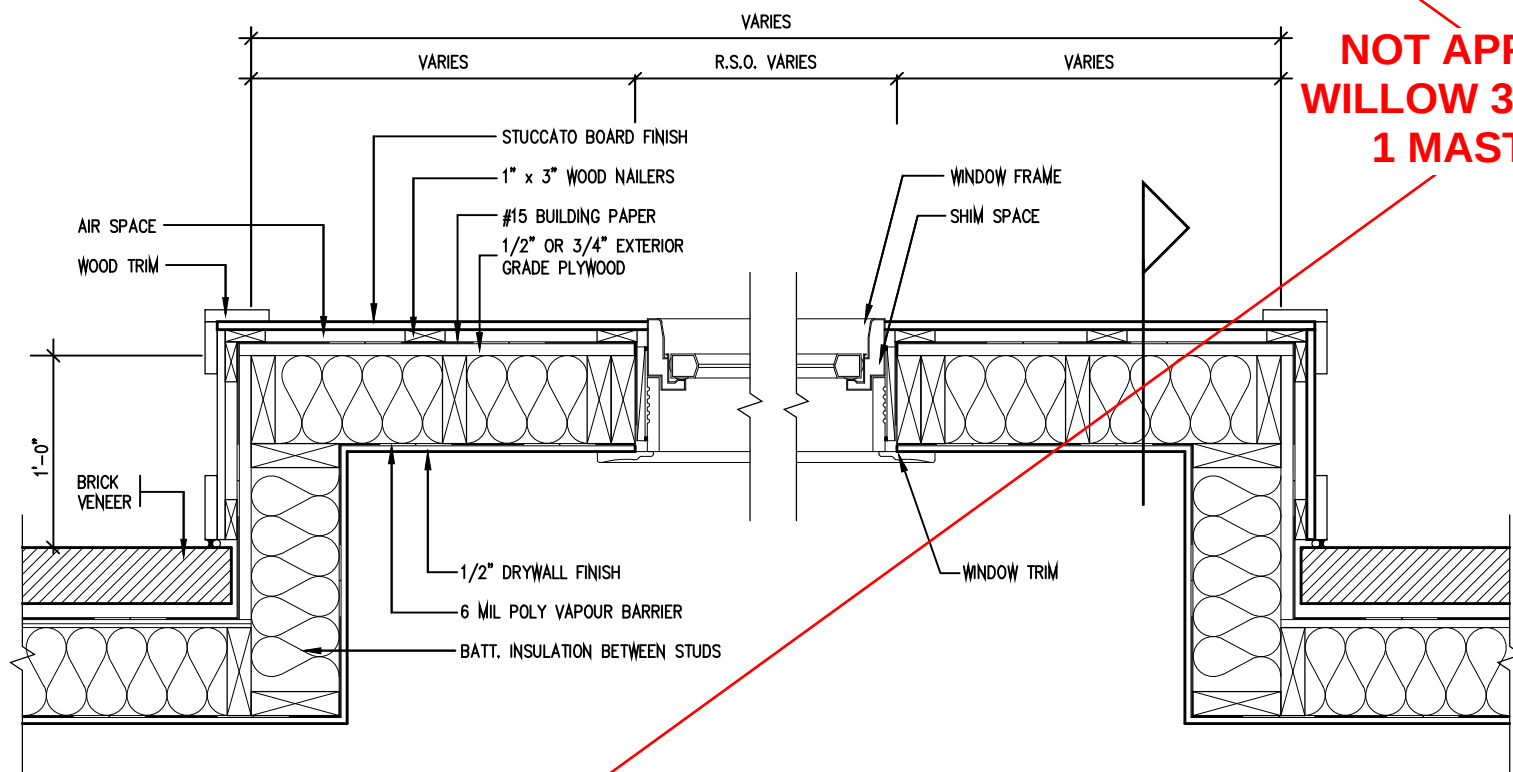
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& DRAWINGS NOR INSPECTIONS MADE DURING INSTALLATION
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Walter Botter	21031
NAME	SIGNATURE
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jardin design group inc. 27763	
FIRM NAME	BCIN

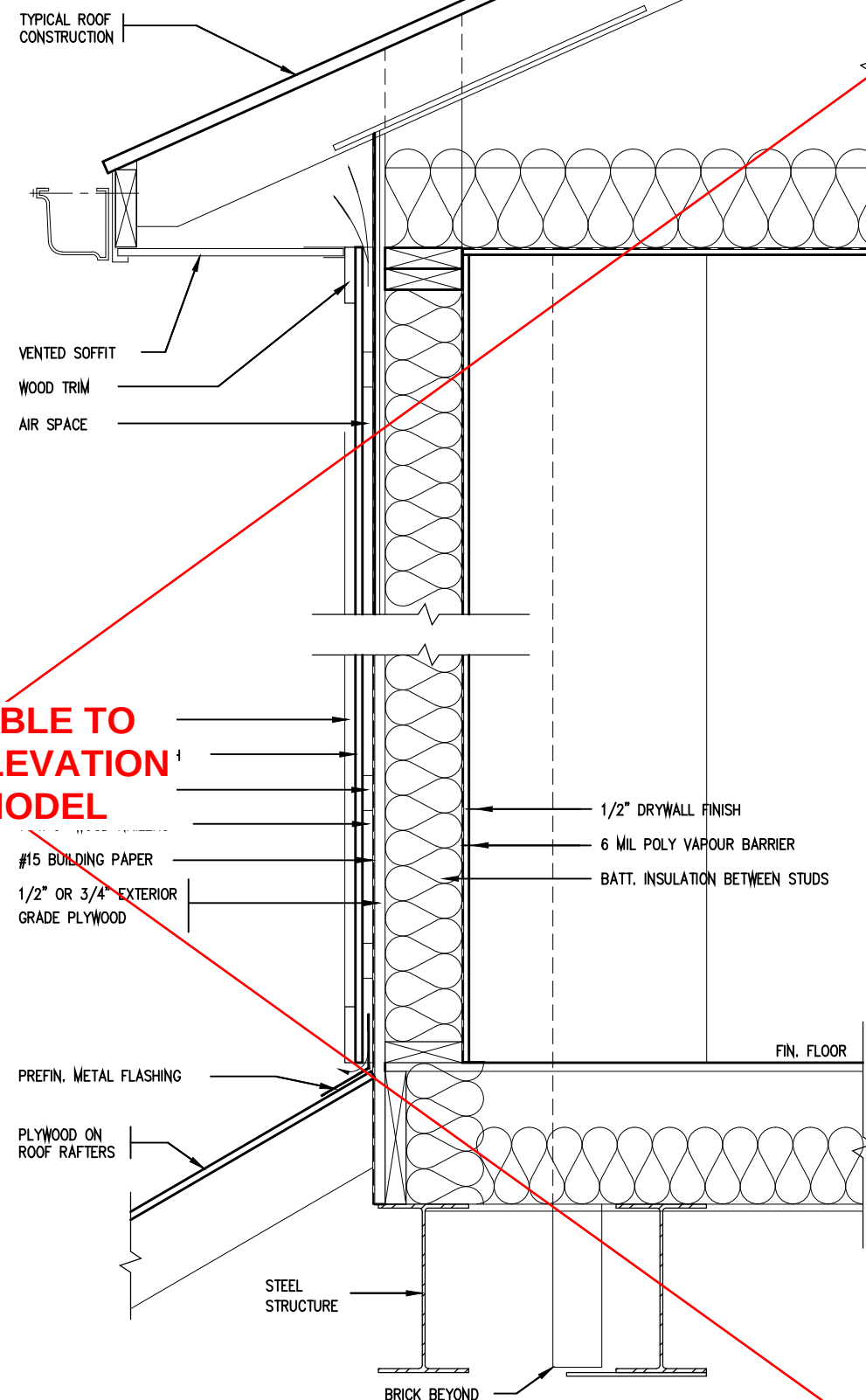
jardin	
DESIGN GROUP INC	
64 JARDIN DR. SUITE 3A	
VAUGHAN ONT. L4K 3P3	
TEL: 905 660-3377 FAX: 905 660-3713	
EMAIL: info@jardindesign.ca	

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



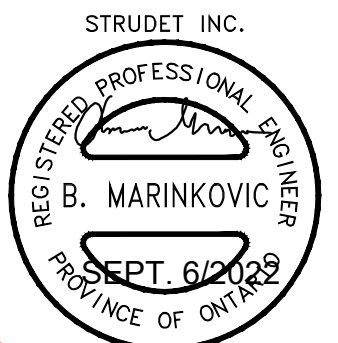
PLAN VIEW

STUCCATO BOARD FINISH CLADDING (OBC 9.27.)



CROSS SECTION

**NOT APPLICABLE TO
WILLOW 3E - ELEVATION
1 MASTER MODEL**



FOR STRUCTURE ONLY

2012 CODE

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AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

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

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

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

Walter Botter *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

STUCCATO BOARD
FINISH CLADDING

BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE

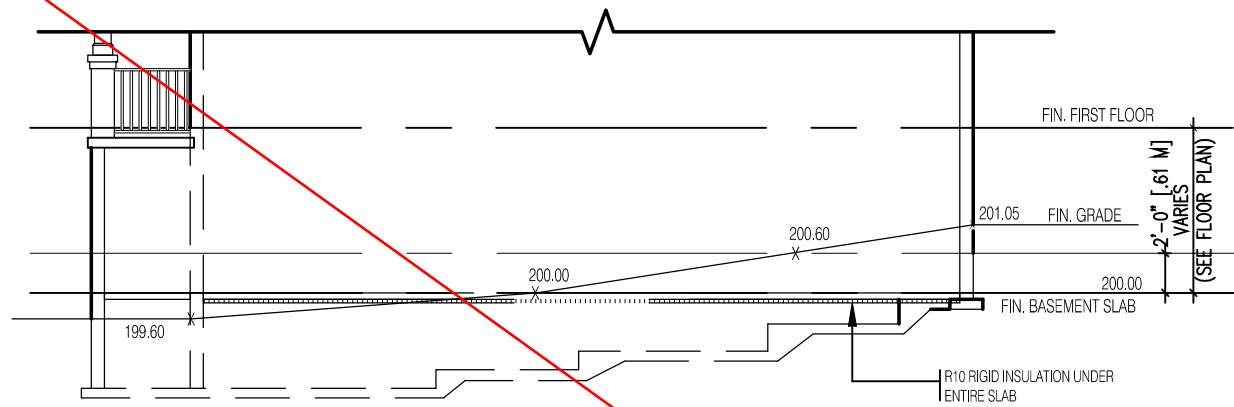
MODEL NAME
T

SCALE: 1"=1'-0"

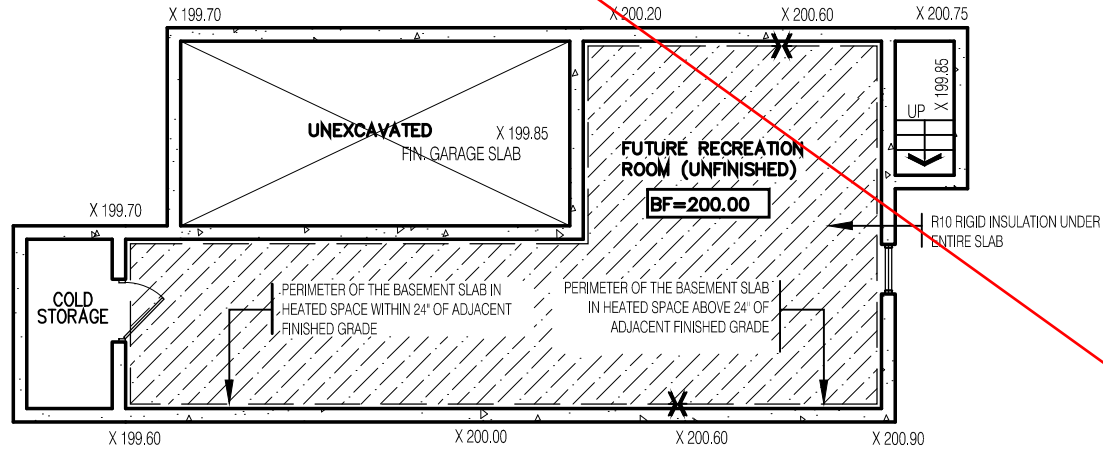
PROJ. No. 21-35

DWG. No. 11

BILD



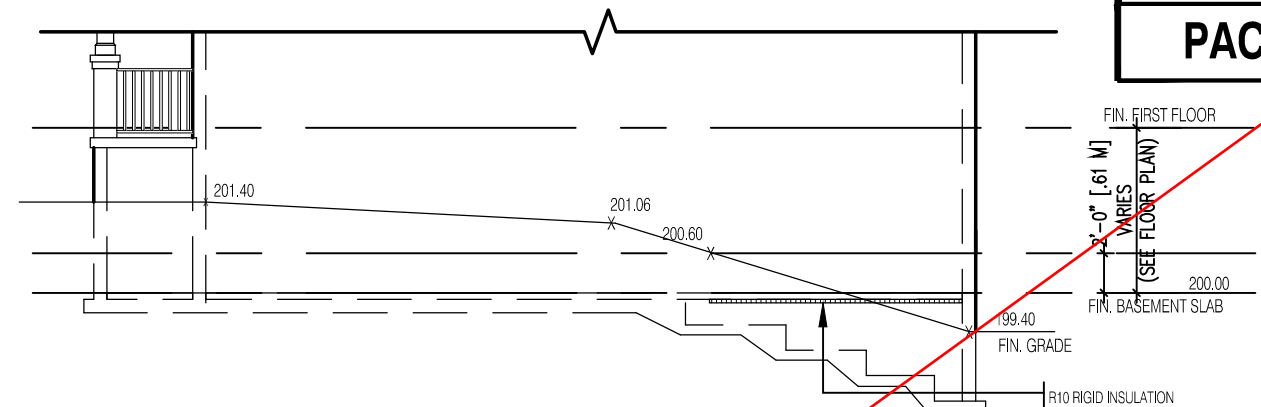
TYPICAL RIGHT SIDE ELEVATION



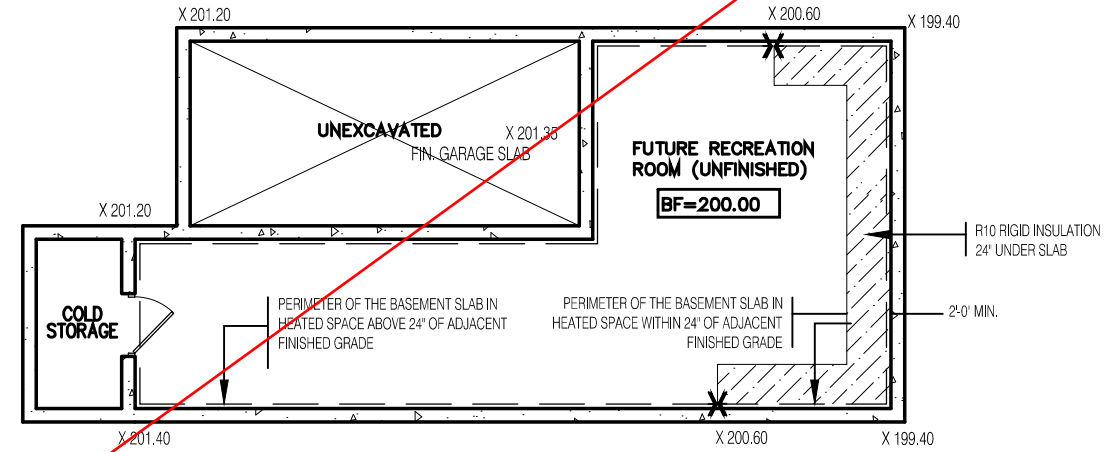
TYPICAL BASEMENT PLAN

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.



TYPICAL RIGHT SIDE ELEVATION

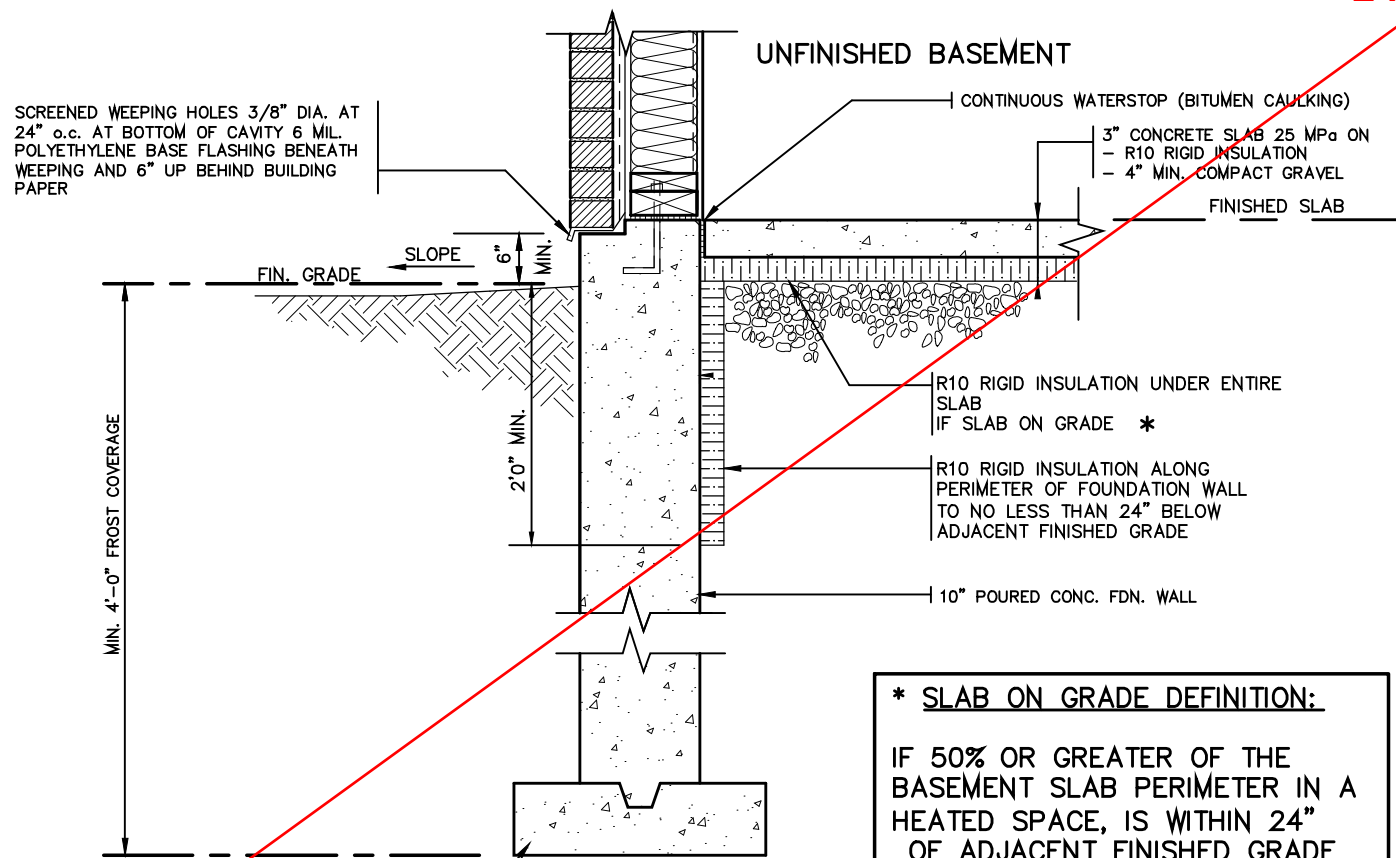


TYPICAL BASEMENT PLAN

WALK OUT BASEMENT CONDITION

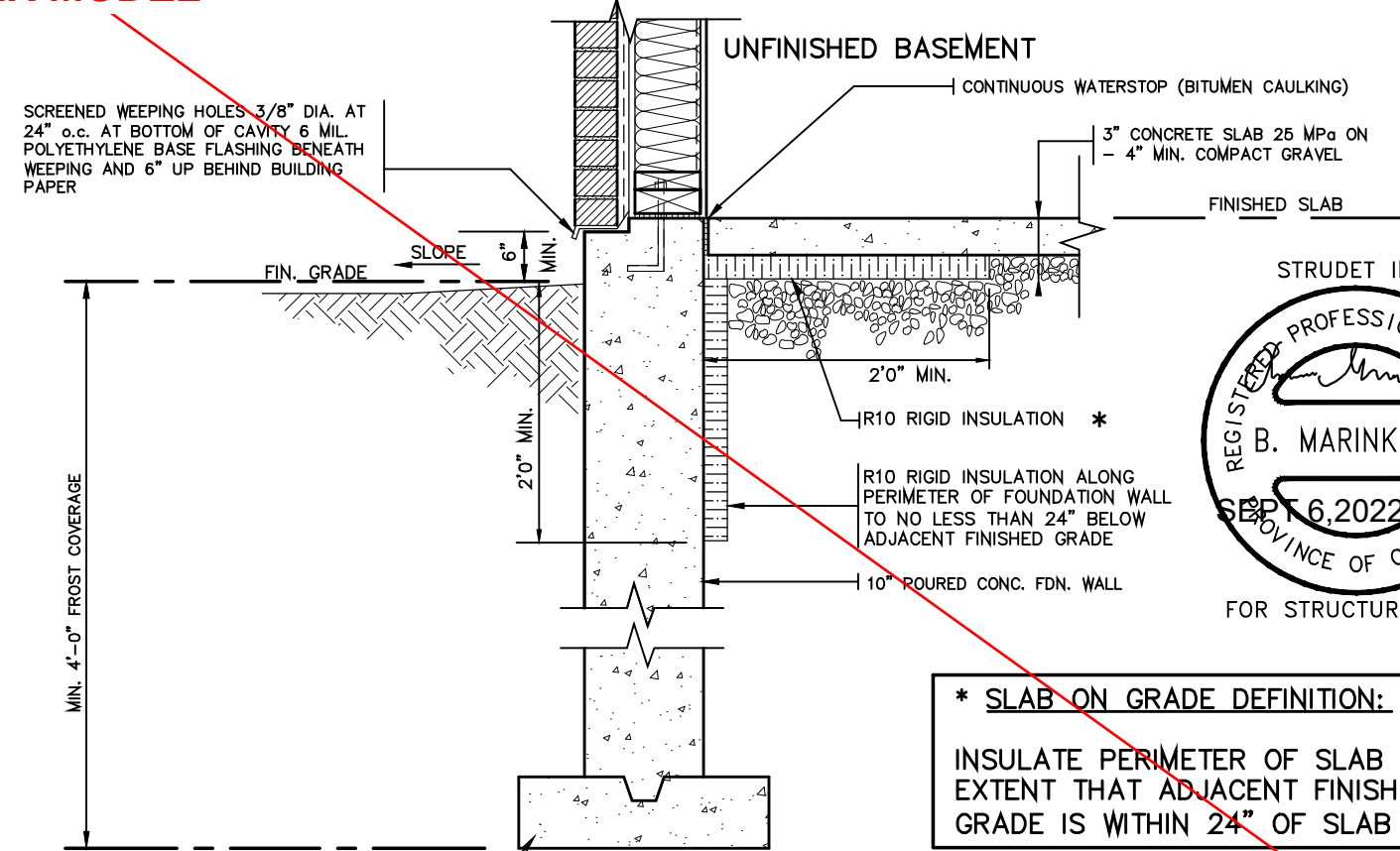
NOTES:
1. LEVELS SHOWN ON THE PLANS ARE FOR ILLUSTRATION PURPOSE ONLY. SEE FINAL GRADING PLAN FOR ACTUAL LEVELS.
2. ALL LEVELS ARE SHOWN IN METRIC.

NOT APPLICABLE TO
WILLOW 3E - ELEVATION
1 MASTER MODEL



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



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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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2	AUG. 31, 2022	ADDED TO JOB; ISSUED FOR PERMIT
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NOT THE GRANTING OF A PERMIT NOR REVIEWING OF SPECS & DRAWINGS NOR INSPECTIONS MADE DURING INSTALLATION BY THE OFFICIAL HAVING JURISDICTION SHALL RELIEVE THE OWNER FROM REQUIREMENTS OF THE ONTARIO BUILDING CODE AND ANY OTHER REFERENCED REQUIREMENTS.

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
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code	REGISTRATION INFORMATION
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	MODEL NAME T
BARLASSINA CONSTRUCTION CITY OF CAMBRIDGE	SCALE: N.T.S.
BILD	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
WILLOW 3E - ELEVATION
1 MASTER MODEL

SECTION
A

SECTION
B

NOTE: FOR MORE
THAN 8 RISERS



2012 CODE

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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
No:	DATE:	WORK DESCRIPTION:

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Walter Botter 21031
NAME SIGNATURE BCIN

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