

DRAWN BY:	DRAWING NAME: GENERAL NOTES
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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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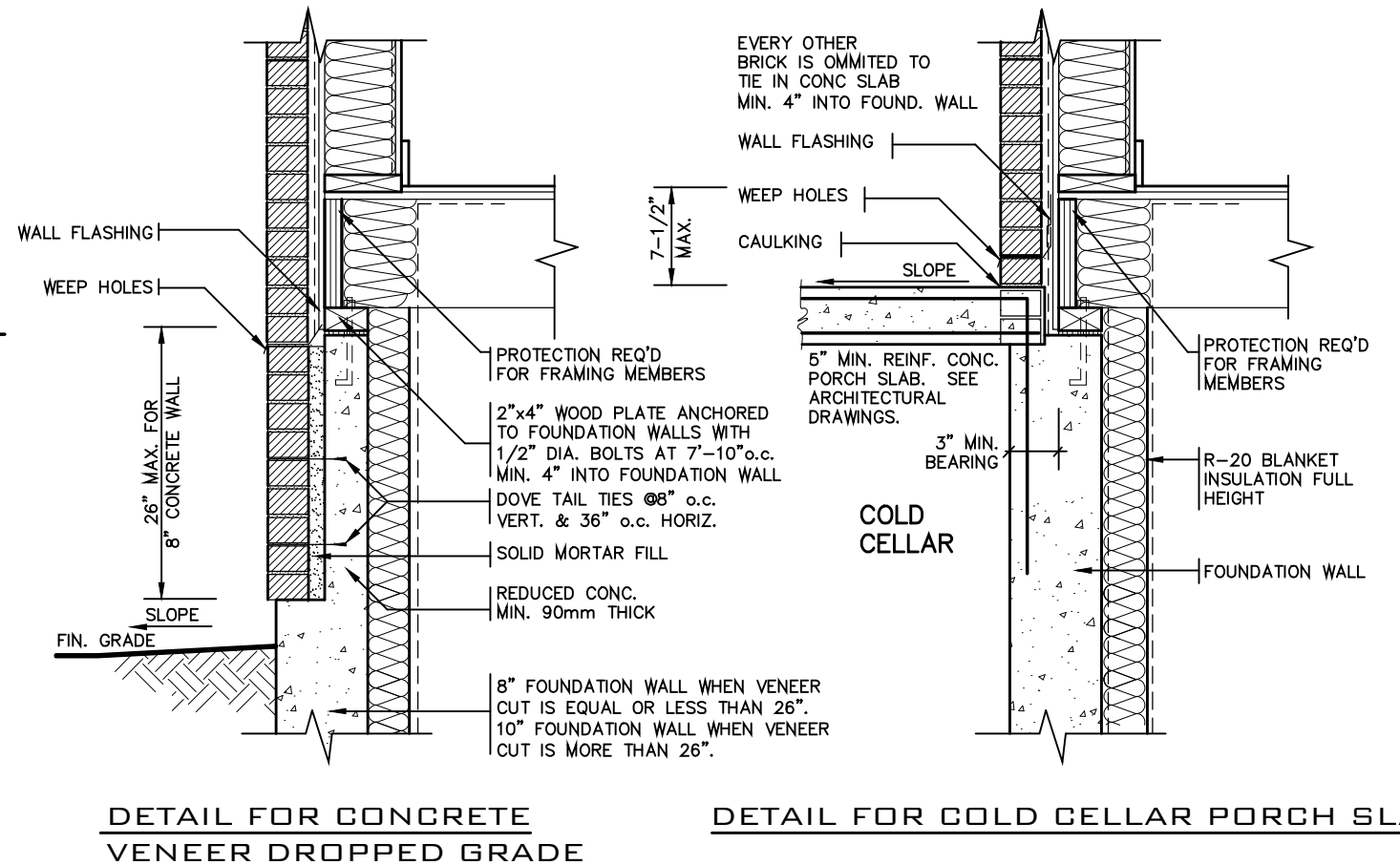
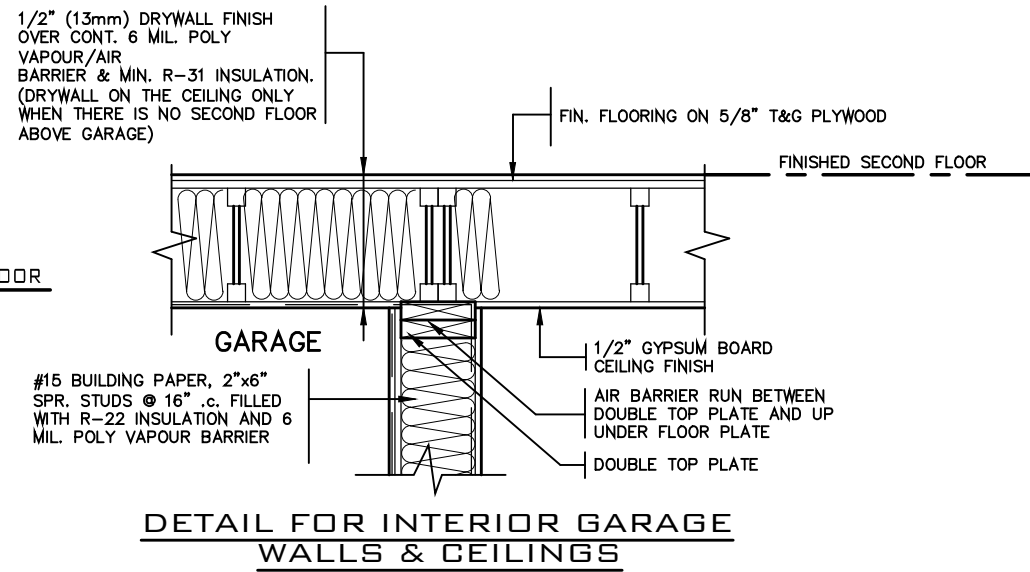
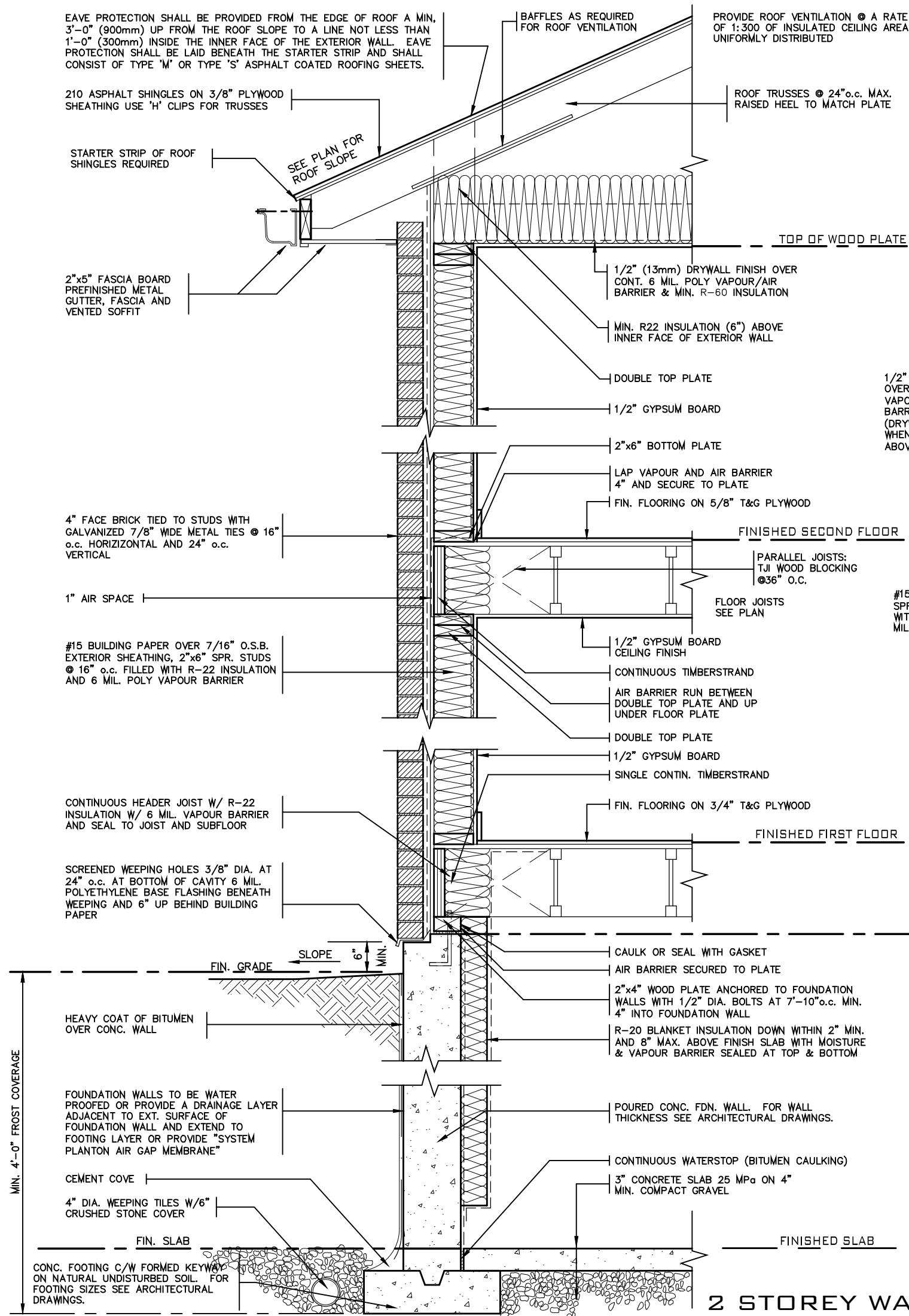
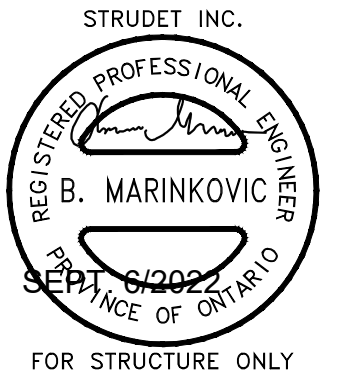
2012 CODE

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		
JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.	6		
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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

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

GENERAL NOTES	
BARLASSINA CONSTRUCTION CITY OF CAMBRIDGE	
	MODEL NAME T ----
	SCALE: N.T.S.
PROJ. No. 21-35	DWG. No. 1A



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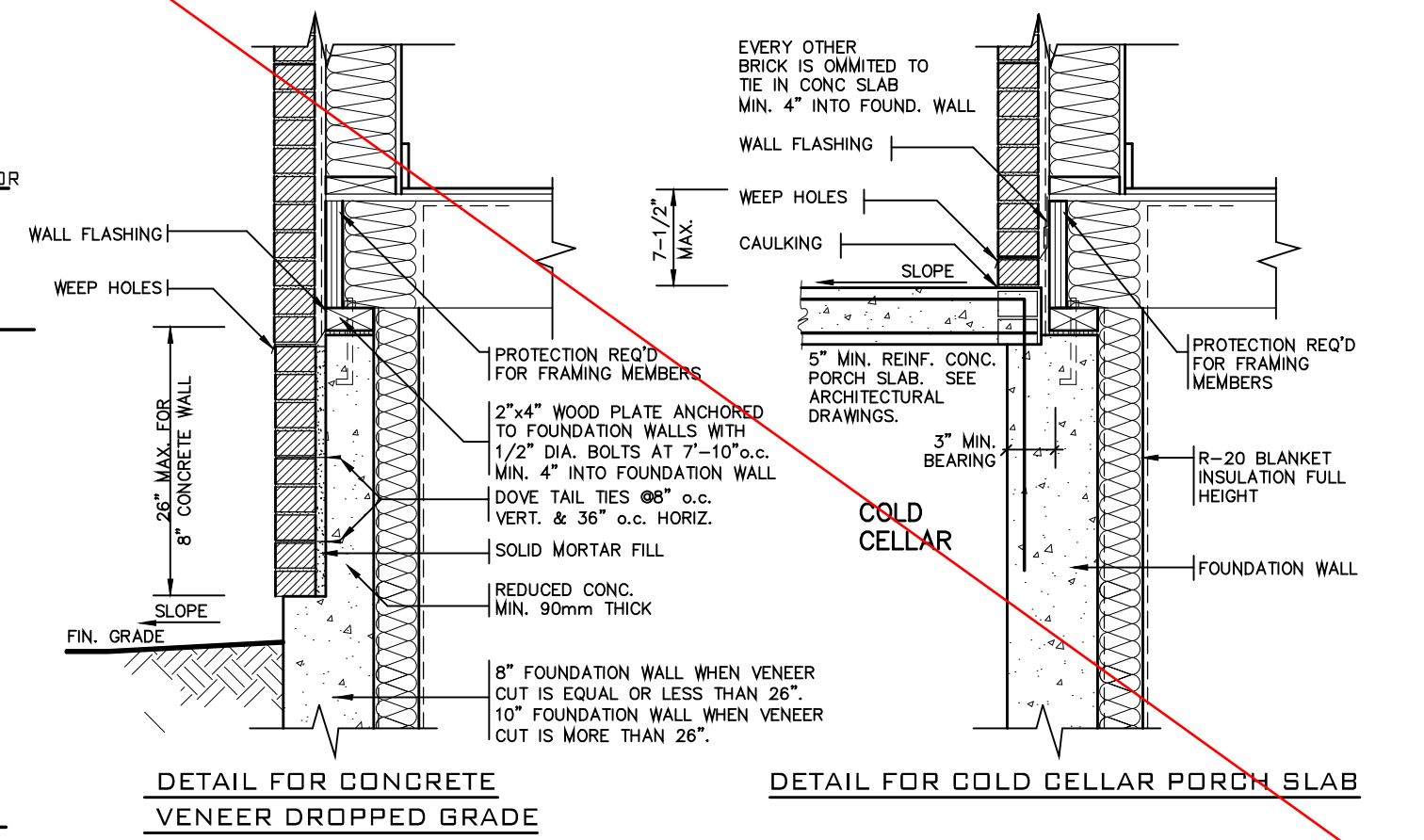
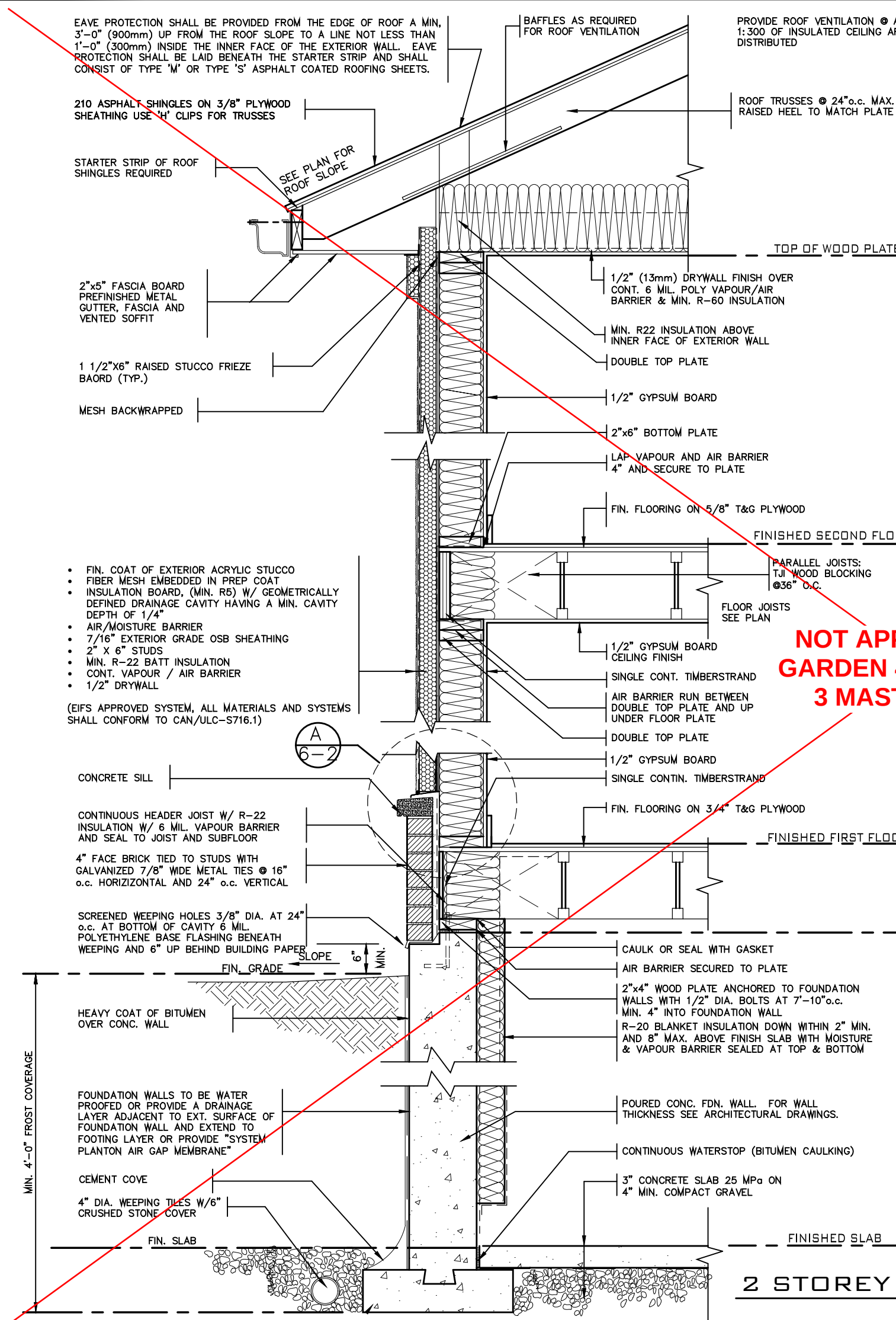
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2 STOREY WALL SECTION 2"x6" BRICK VENEER	
BARLASSINA CONSTRUCTION CITY OF CAMBRIDGE	
MODEL NAME T	---
SCALE: AS NOTED	
PROJ. No. 21-35	DWG. No. 2



NOT APPLICABLE TO
GARDEN 4 - ELEVATION
3 MASTER MODEL

2 STOREY WALL SECTION



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2 STOREY WALL SECTION
2 1/2" x 6" STUCCO WALL
BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE

MODEL NAME
T

SCALE: AS NOTED

PROJ. No. 21-35
DWG. No. 3

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

5/8" TYPE 'X' GYPSUM
WALL BOARD

FIRE RESISTANCE RATING PROVIDED
FOR FRAMED ASSEMBLY IS 1.5 HR.
AS PER SUPPLEMENTARY
STANDARD SB-2 2.3.4. 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.



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.

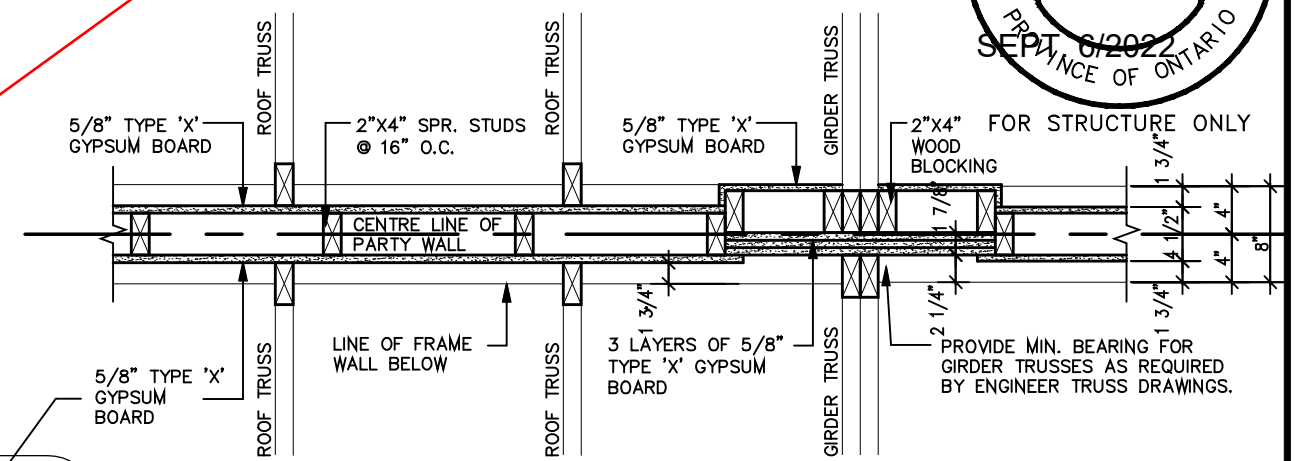
5/8" TYPE 'X' GYPSUM WALL
BOARD

TOP OF PLATE

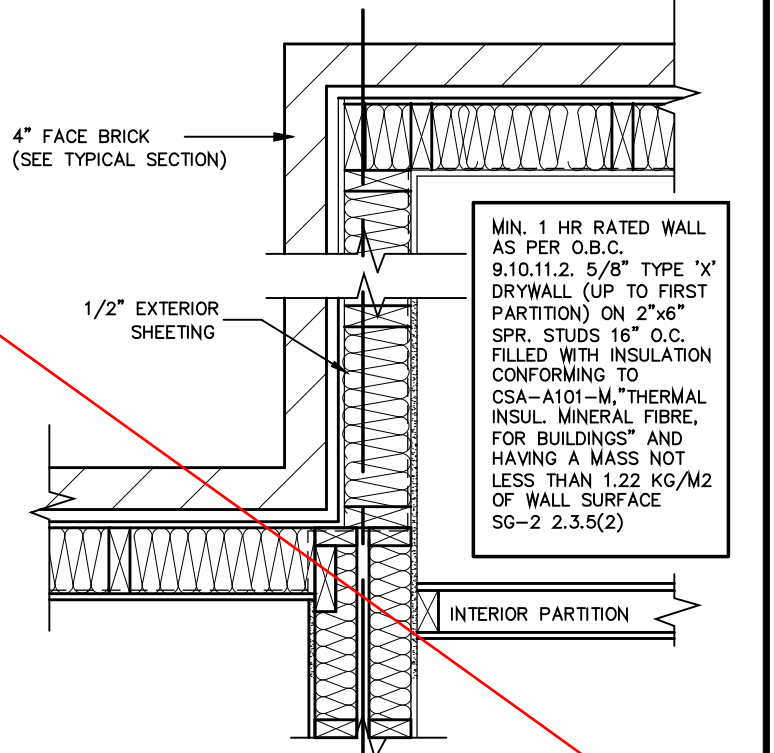
2 LAYERS OF 1/2" GYPSUM WALL
BOARD FOR FIRE-STOPPING
CONTINUOUS

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
SG-2 2.3.5(2)

NOT APPLICABLE TO
GARDEN 4 - ELEVATION
3 MASTER MODEL

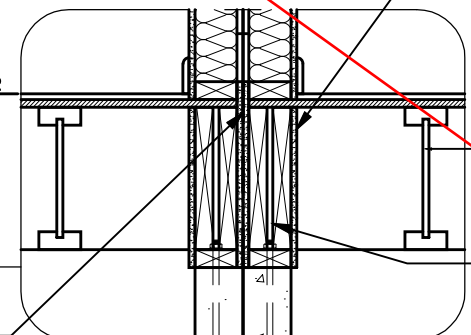
38x89 (2"x4") STUDS @ 400 O.C.
WITH 15.9mm (5/8") TYPE 'X'
GYPSUM BOARD ONE LAYER ON
EACH SIDE. SUPPLEMENTARY
STANDARDS SB3, TABLE 1, W1d
WALL ASSEMBLY.

**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.

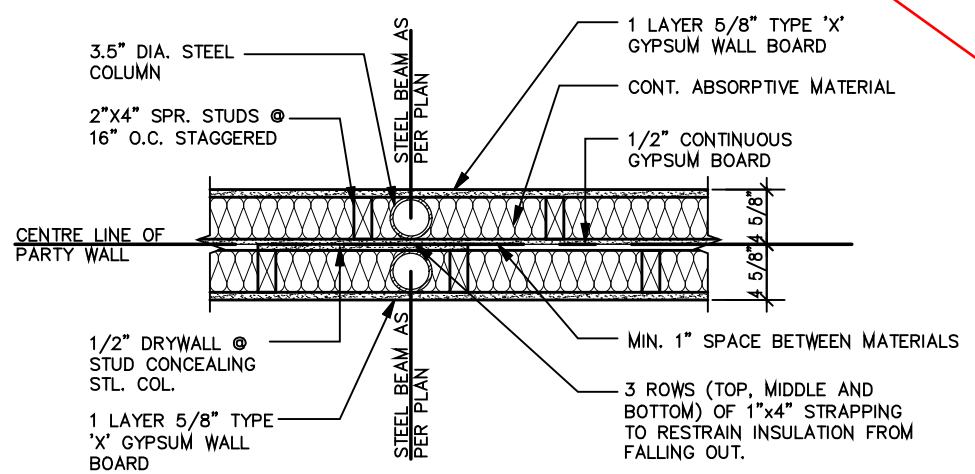
SOUND TRANSMISSION RATING
MINIMUM REQUIRED S.T.C.
RATING OF 50 (O.B.C. DIV. B
9.11.2.1(1))

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
SENTENCE
O.B.C.)



FLOOR JOISTS PARALLEL



PLAN OF PARTY WALL IN GARAGE

TIGHTLY SEAL ANY GAPS WITH
MINERAL WOOL OR
NON-COMBUSTABLE 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

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

7		
6		
5		
4		
3		
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3.2.5 of the building code

Walter Botter *Walter Botter* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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3.2.4 of the building code

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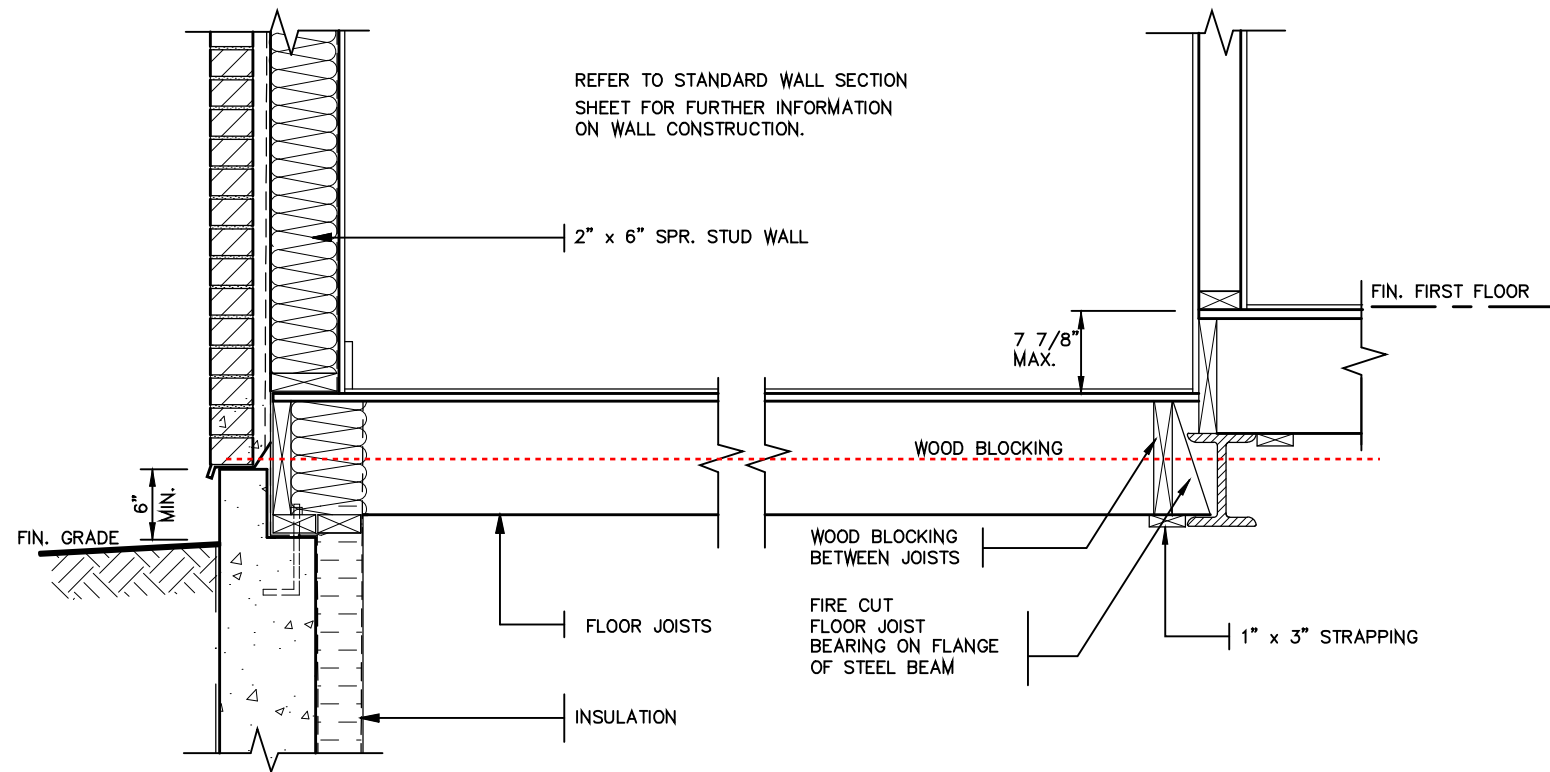
WOOD PARTY WALL
BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE

MODEL NAME
T

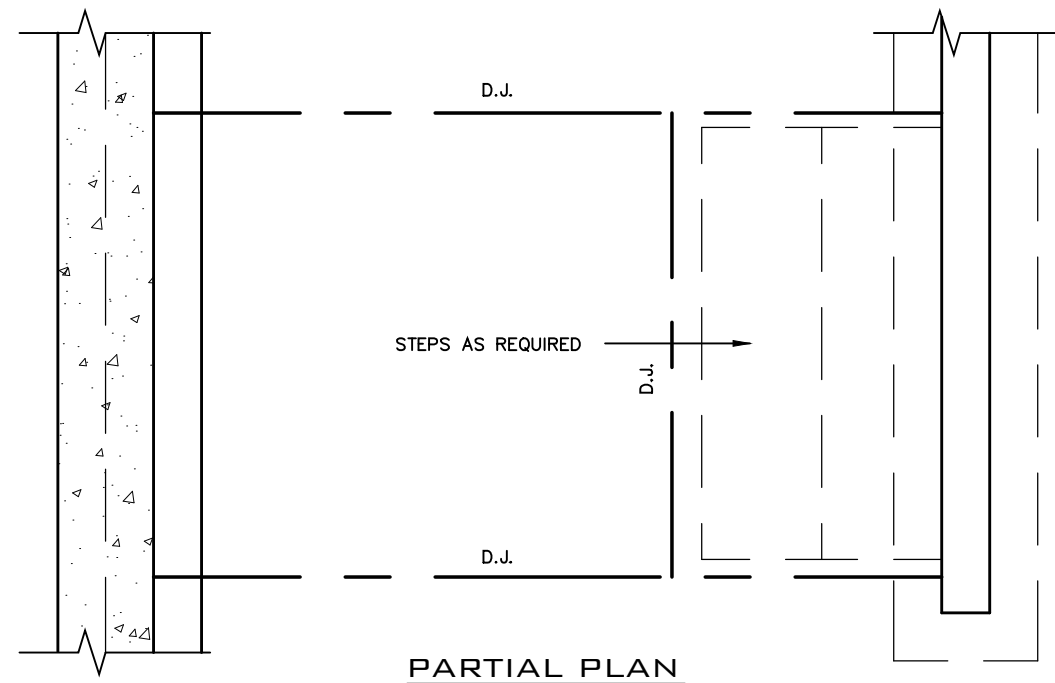
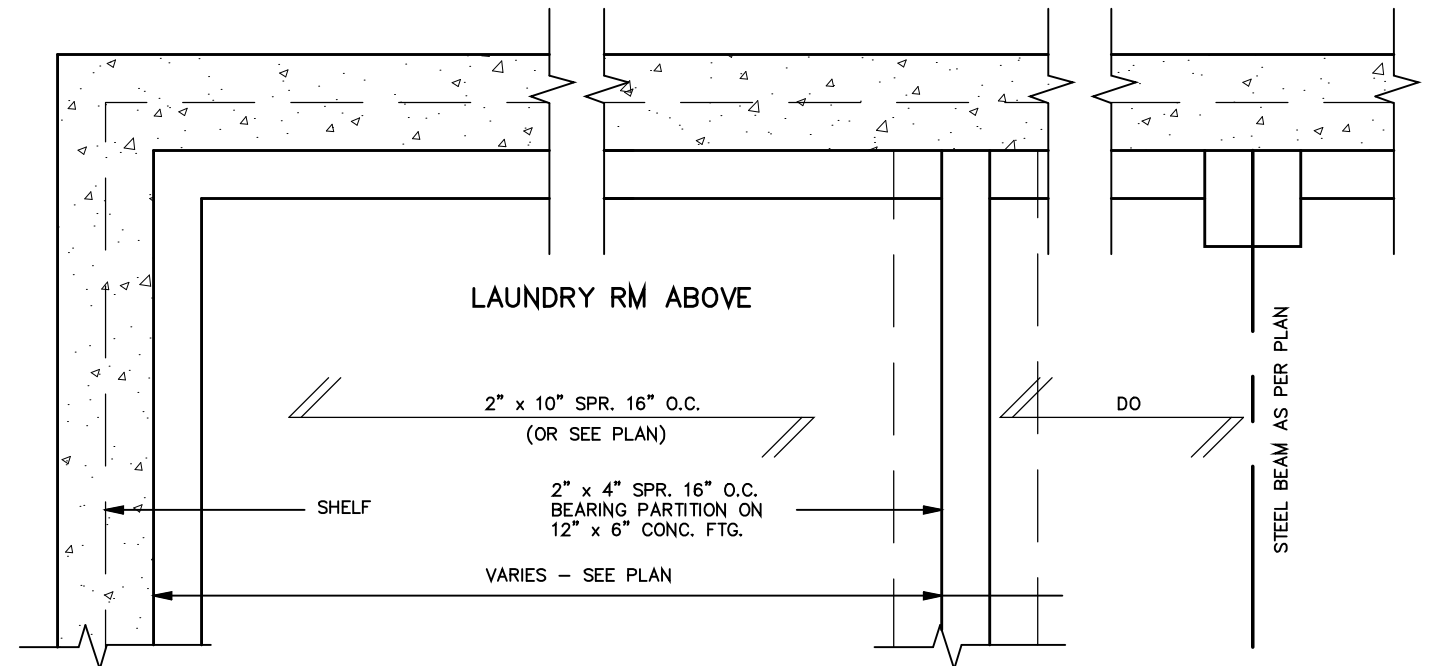
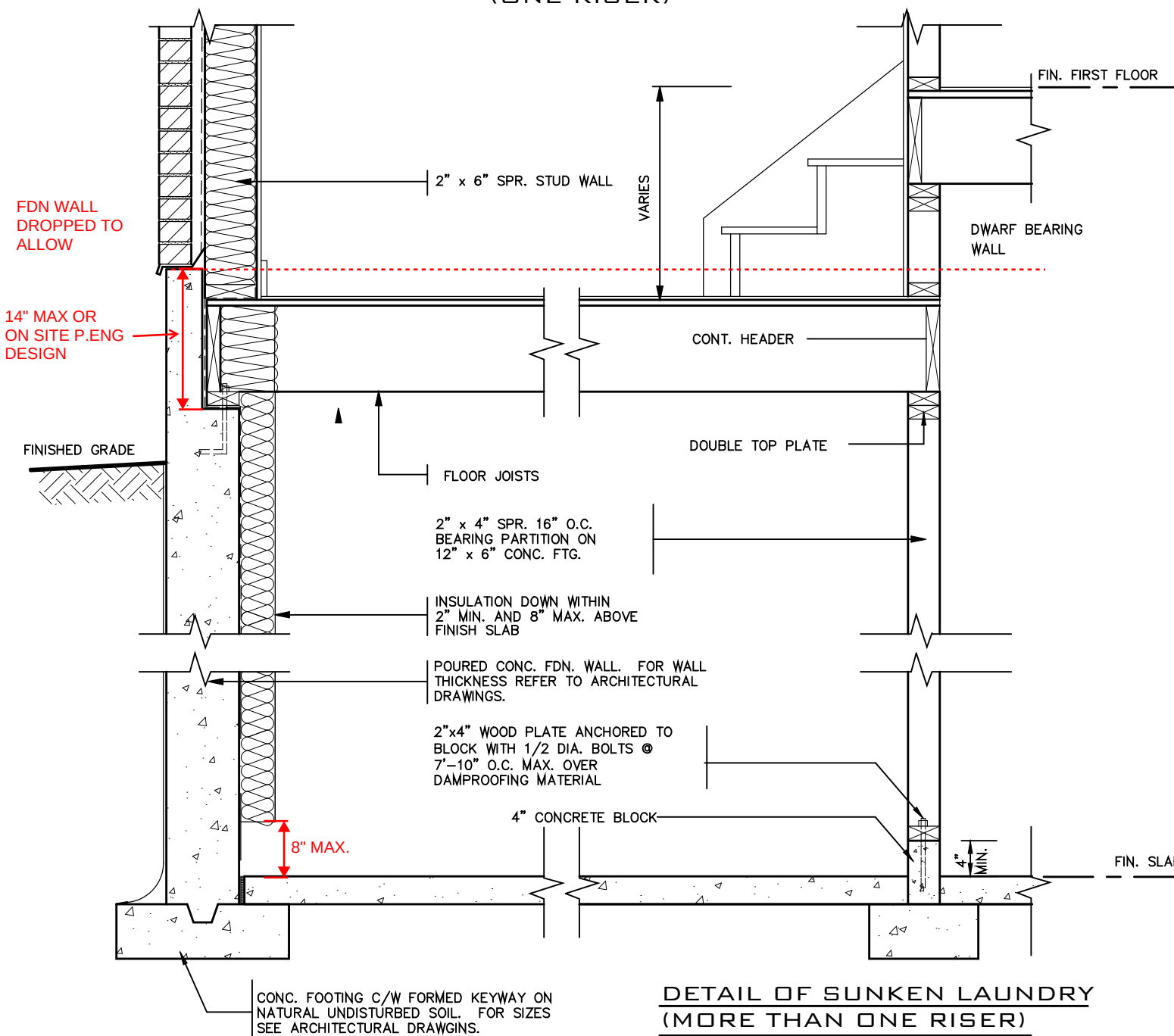
SCALE: 3/4"=1'-0"

PROJ. No. 21-35

DWG. No. 4



DETAIL OF SUNKEN LAUNDRY
(ONE RISER)



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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
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 *Walter Botter* 21031
NAME SIGNATURE BCIN

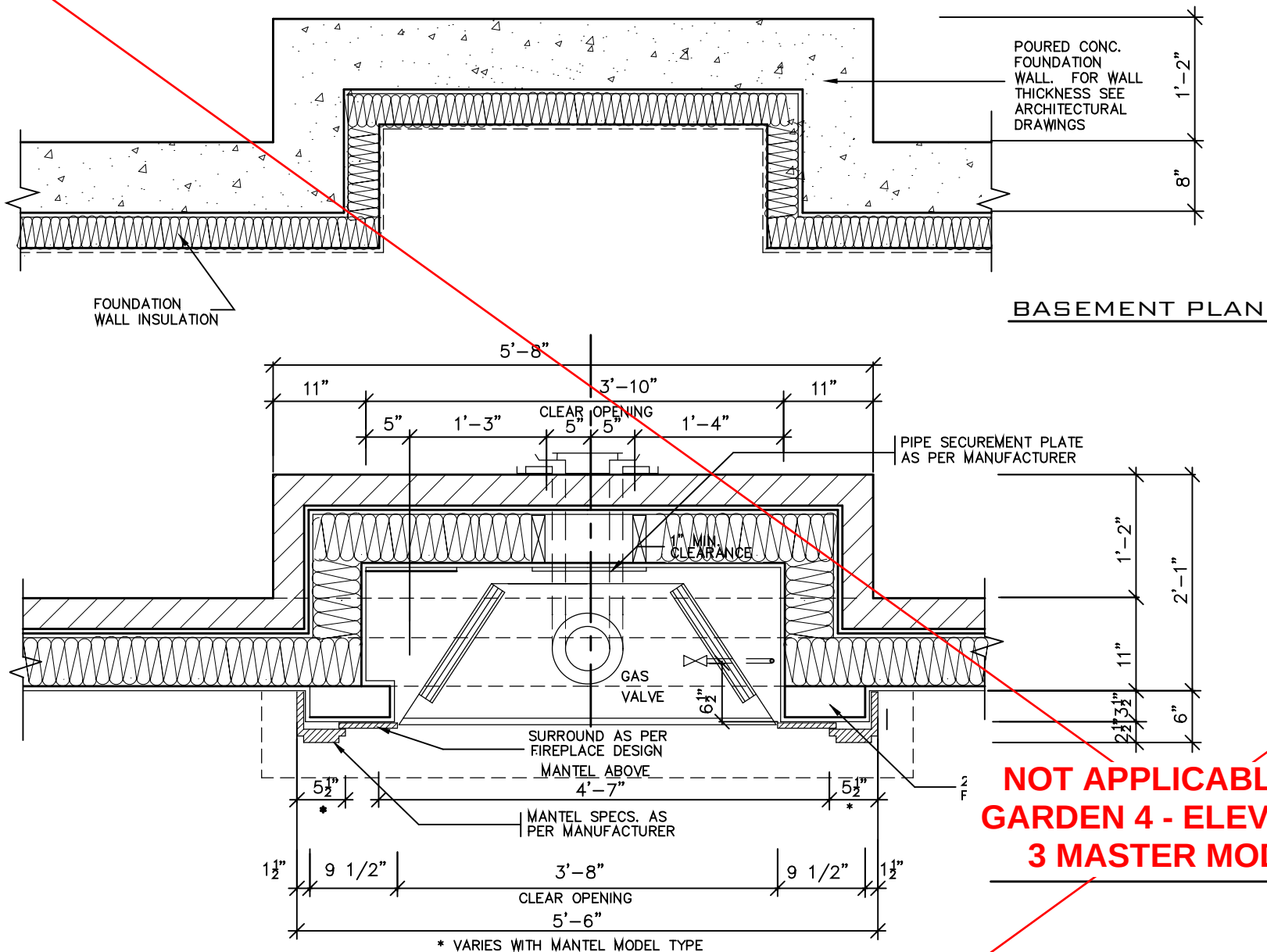
REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code.

jardin design group inc. 27763
FIRM NAME BCIN

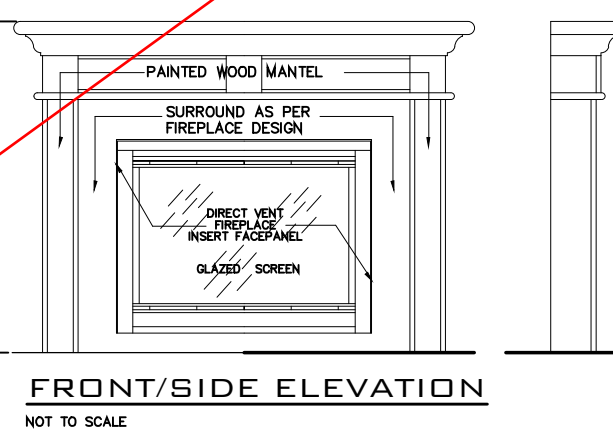
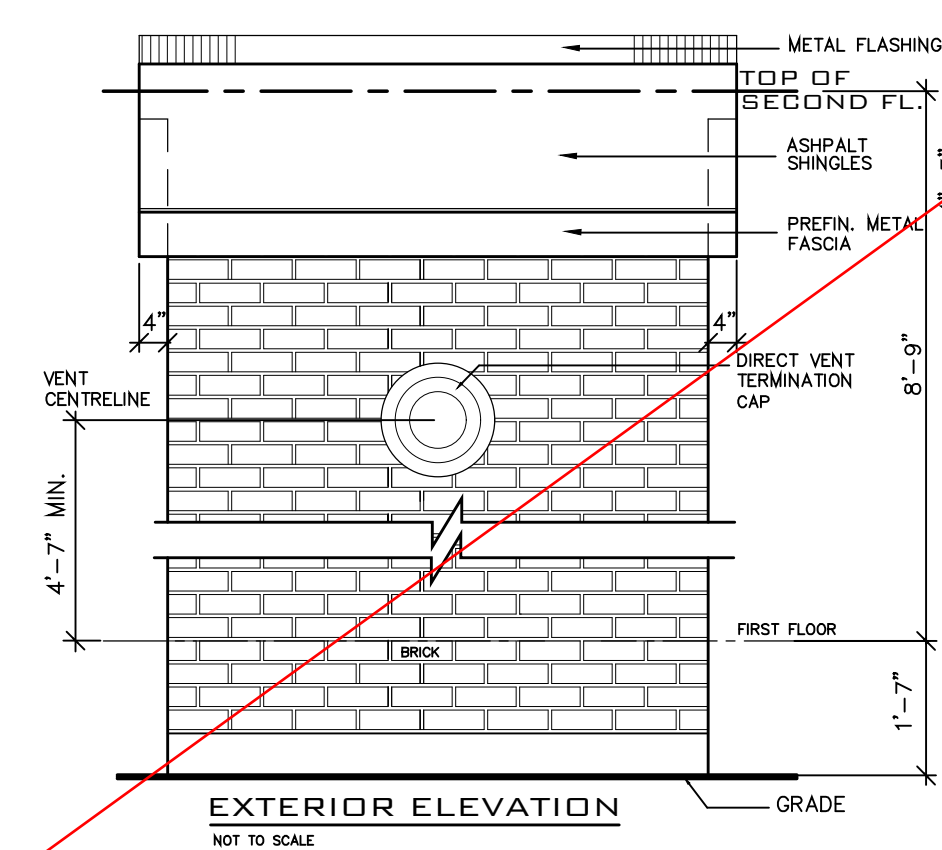
jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

SUNKEN LAUNDRY
BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE

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

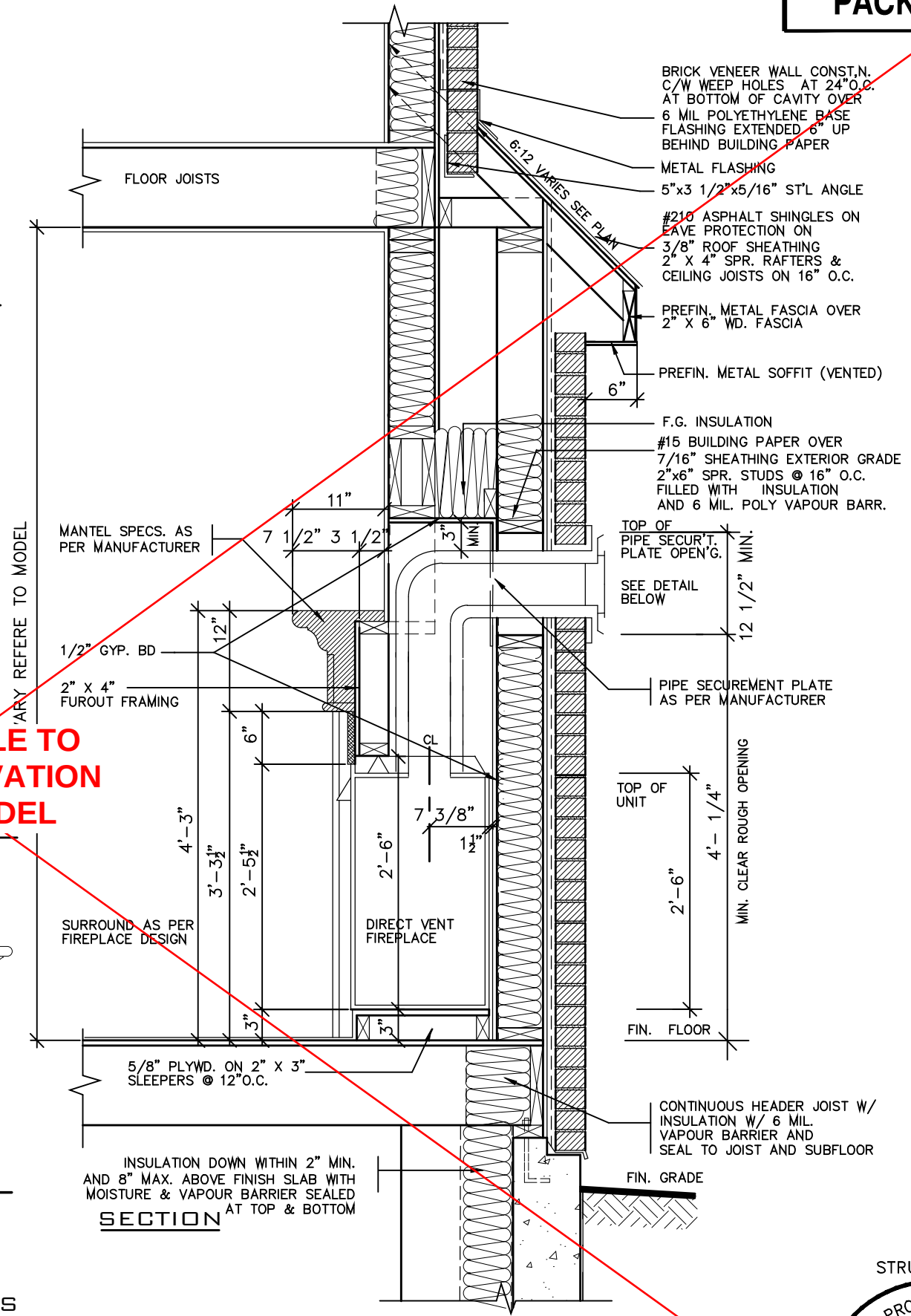


NOT APPLICABLE TO
GARDEN 4 - ELEVATION
3 MASTER MODEL



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/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.



2012 CODE

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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

DIRECT VENT FIREPLACE

BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE

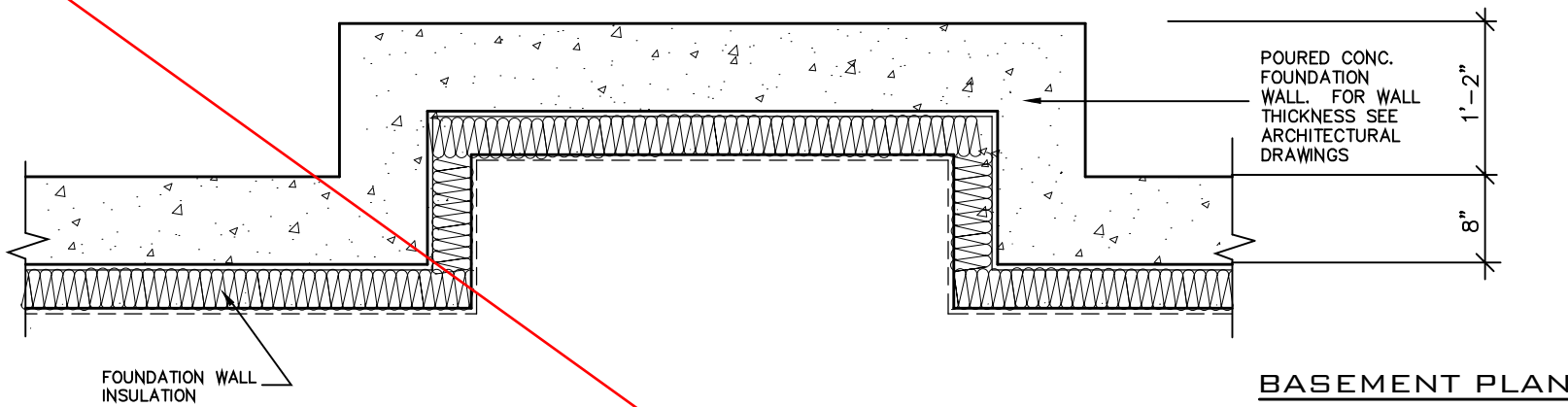
MODEL NAME
T

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

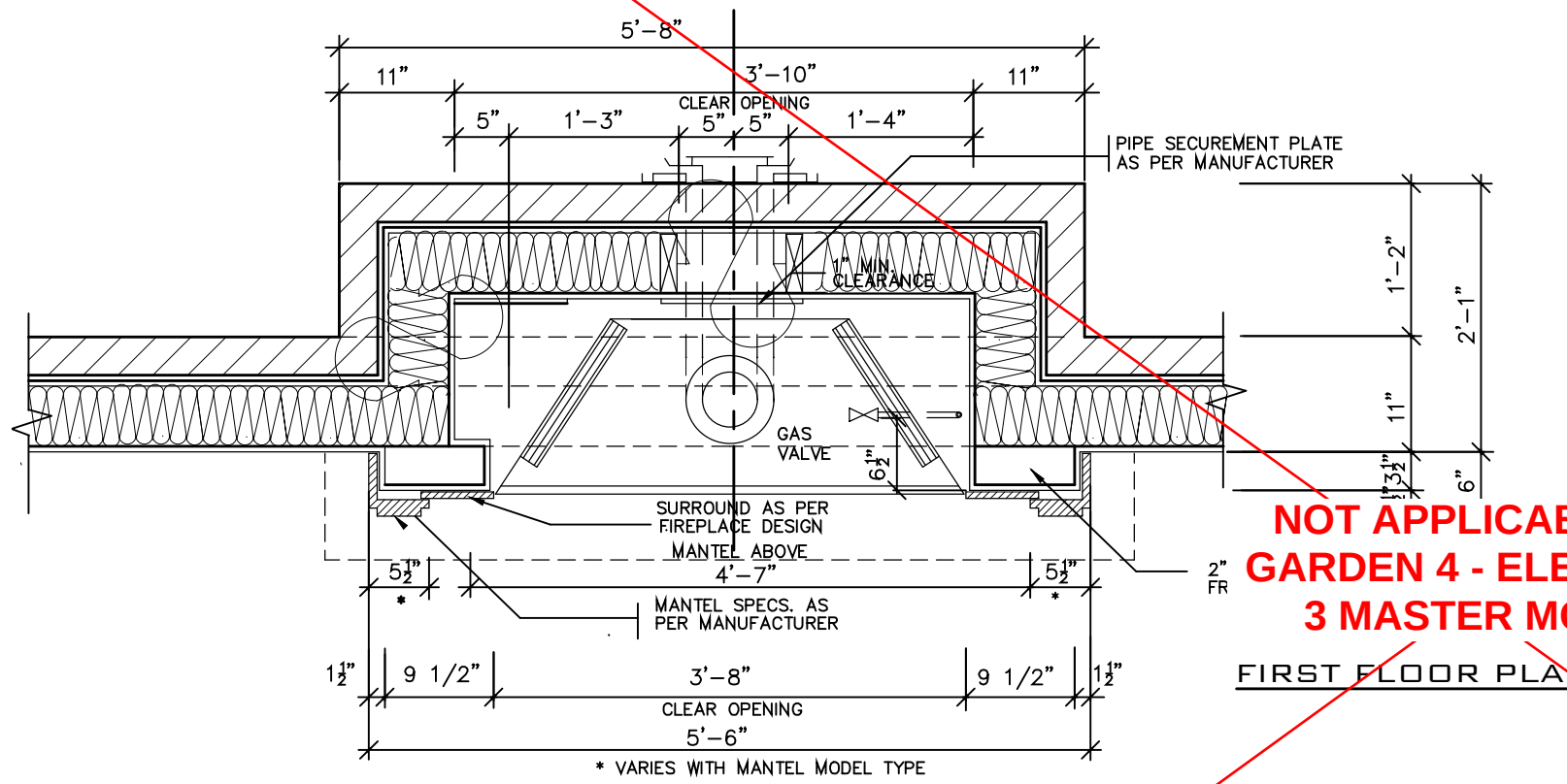
PROJ. No.
21-35

DWG. No.
6

BILD

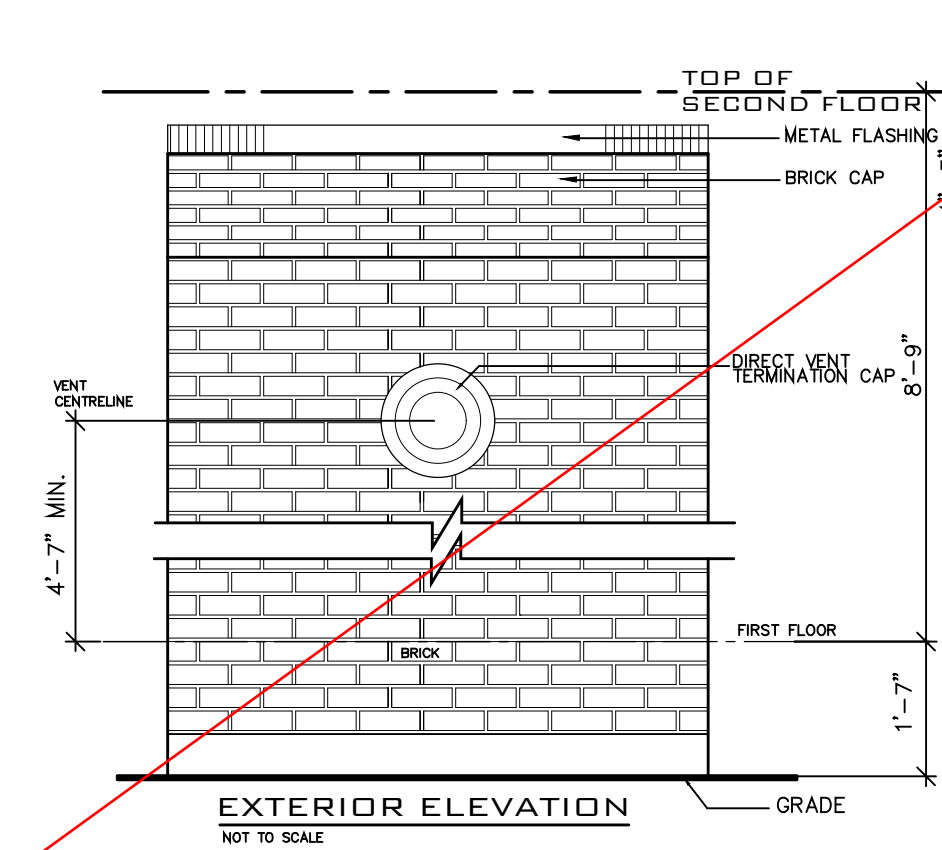


BASEMENT PLAN

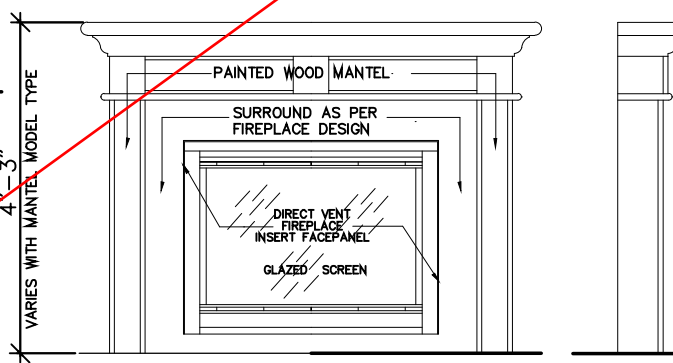


FIRST FLOOR PLAN

NOT APPLICABLE TO
GARDEN 4 - ELEVATION
3 MASTER MODEL

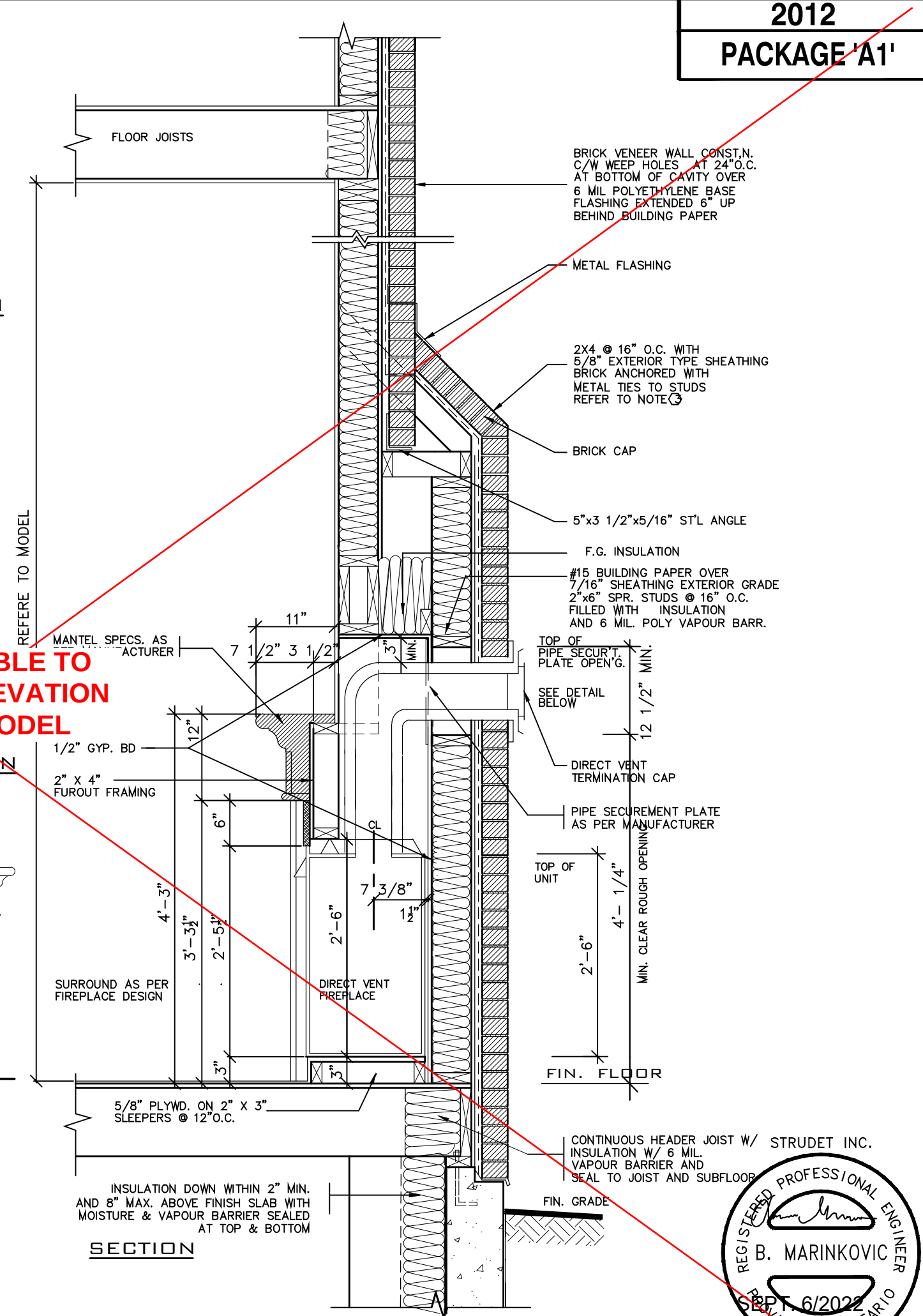


EXTERIOR ELEVATION
NOT TO SCALE

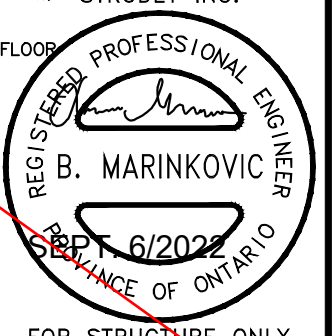


FRONT/SIDE ELEVATION
NOT TO SCALE

- GENERAL INSTALLATION NOTES
- 1.0 UNIT INSTALLATION TO STRICTLY CONFORM TO MANUFACTURERS INSTALLATION MANUAL AND ALL APPLICABLE CODES OF LOCAL AUTHORITIES HAVING JURISDICTION INCLUDING CAN/CGA-B149.1 & 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.



SECTION



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

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

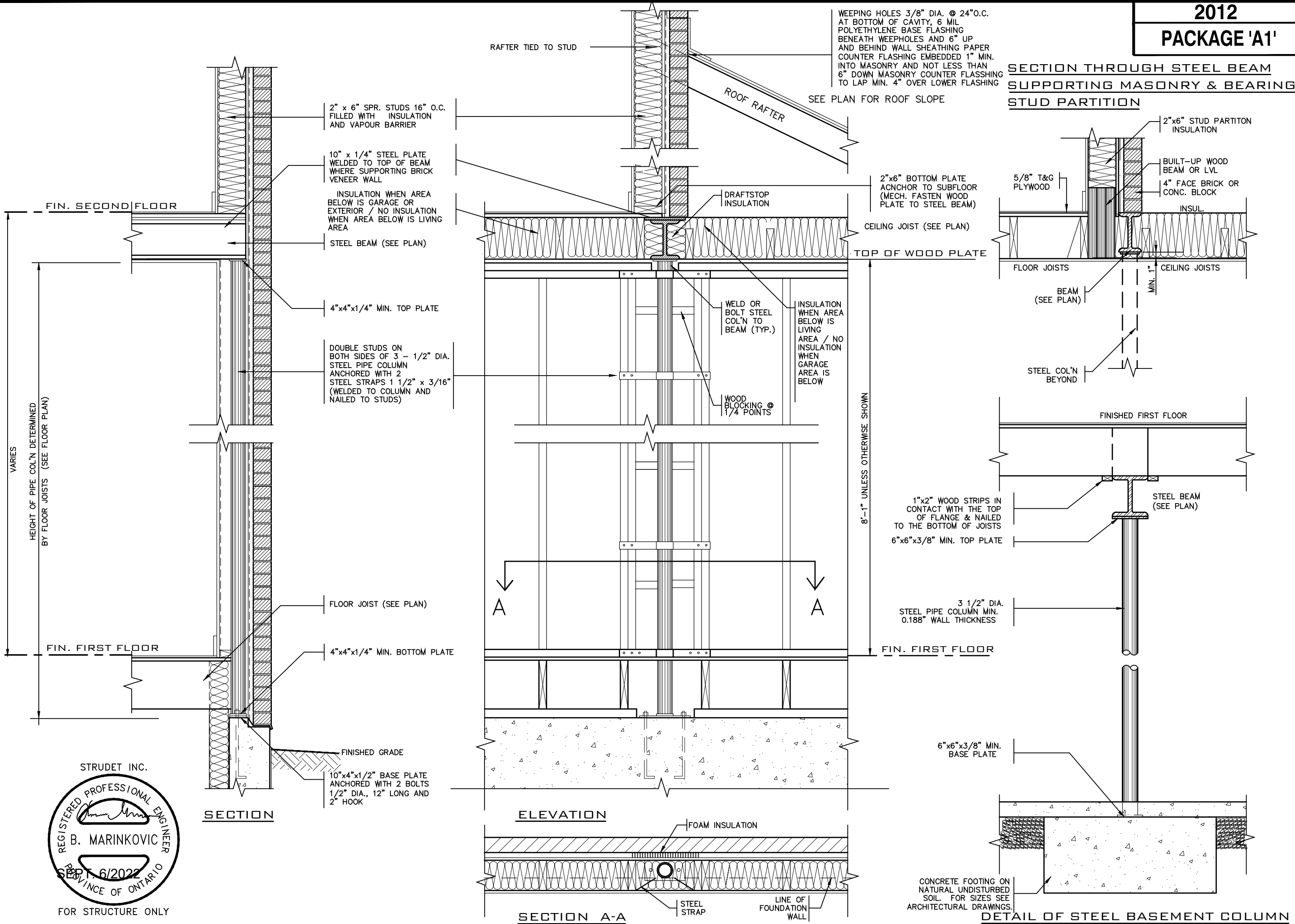
MODEL NAME
T

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
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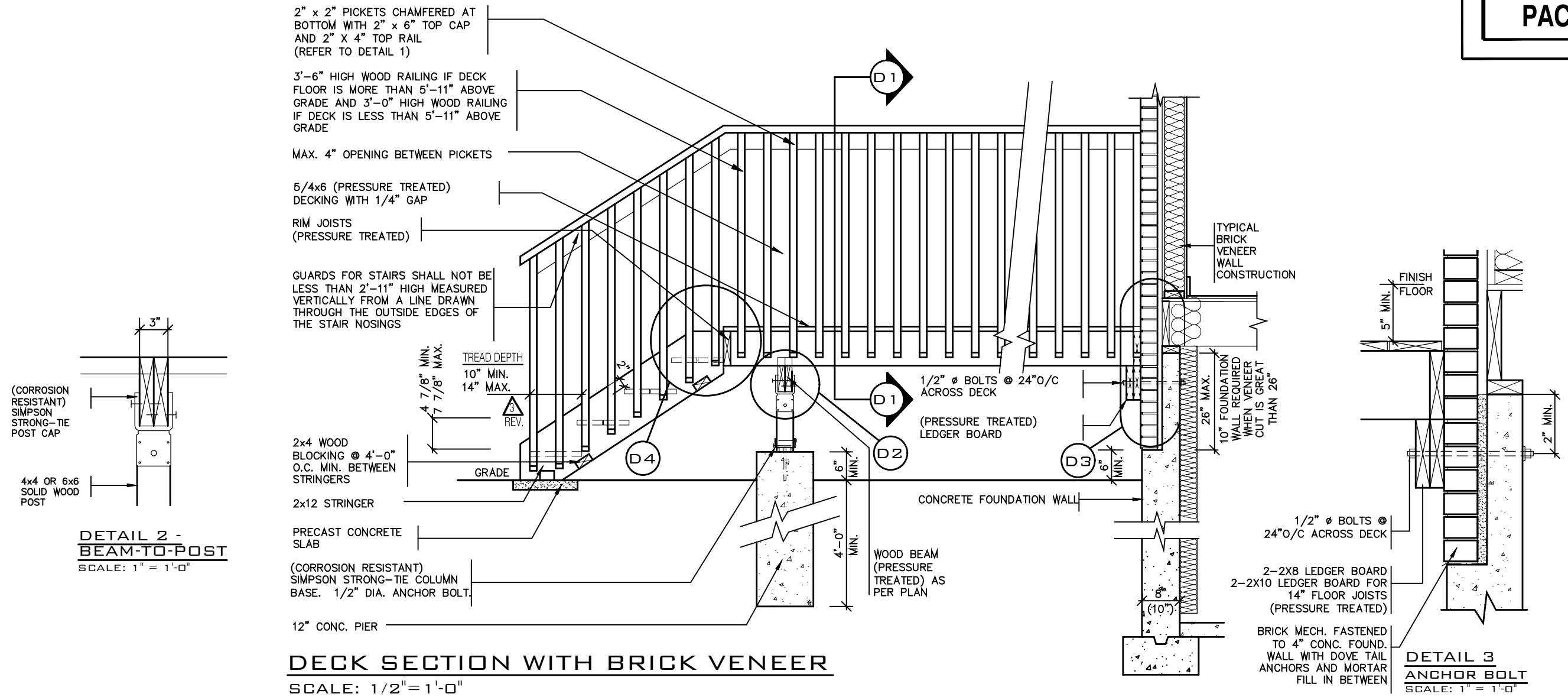
jardin design group inc. 27763
FIRM NAME BCIN

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

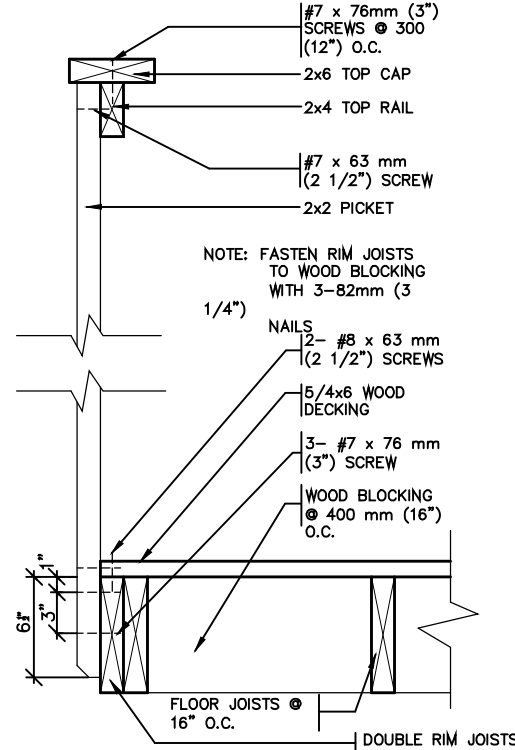


DETAIL 1

CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK

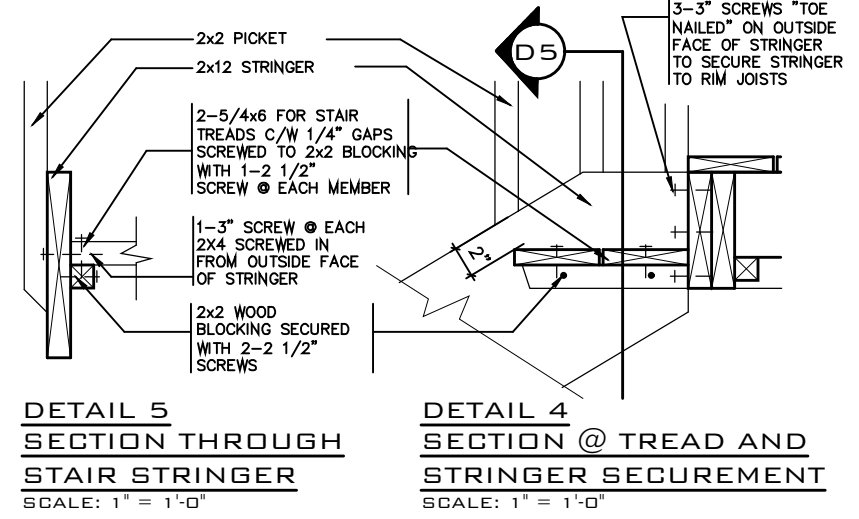
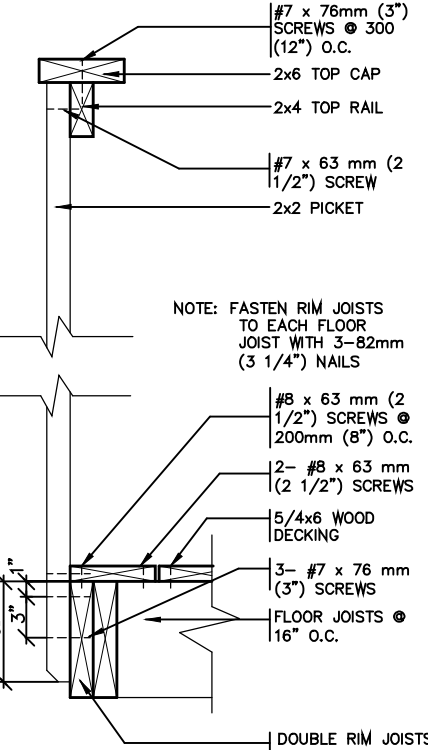
GUARD PARALLEL TO FLOOR JOISTS

SCALE: 1" = 1'-0"



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].

STRUDET INC.



FOR STRUCTURE ONLY

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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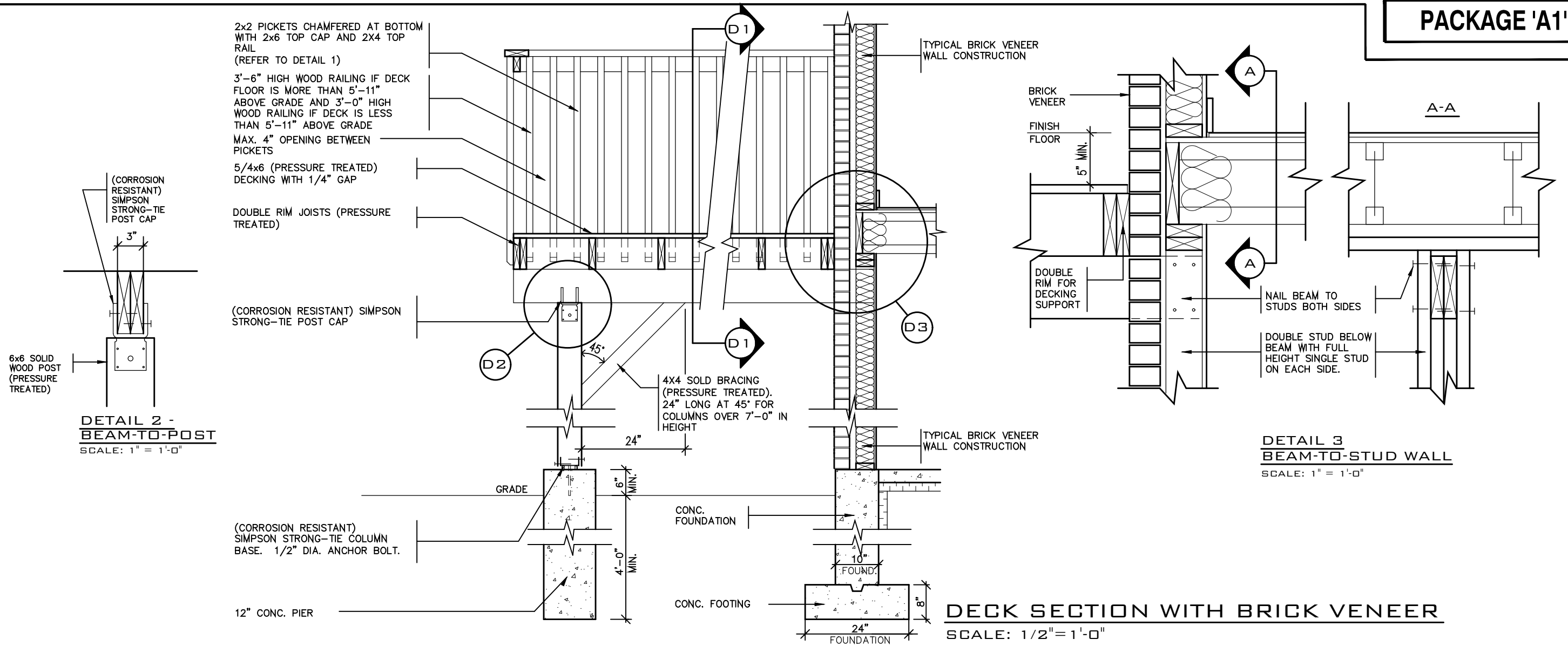
jardin design group inc. 27763
FIRM NAME BCIN

jardin
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



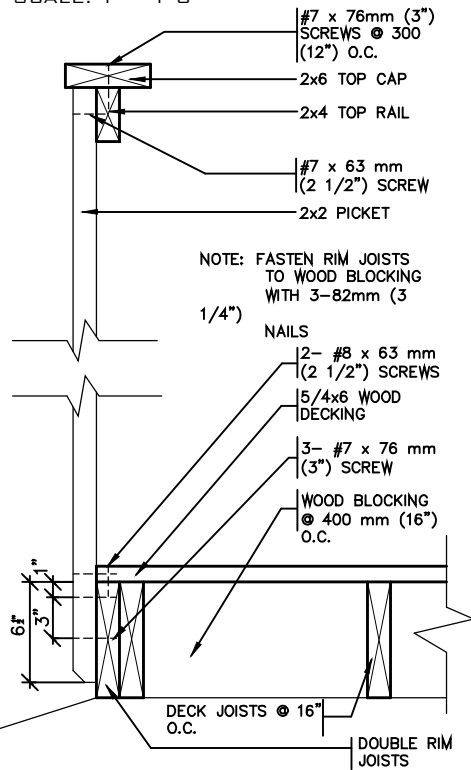
DETAIL 1

CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK

GUARD PARALLEL

TO FLOOR JOISTS

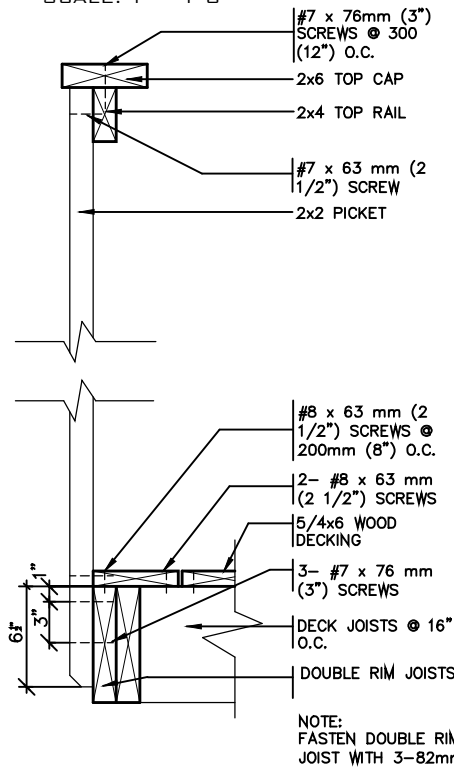
SCALE: 1" = 1'-0"



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 ENTRAINMENT.
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STRUDET INC.



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Walter Botter 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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jardin design group inc. 27763
FIRM NAME BCIN

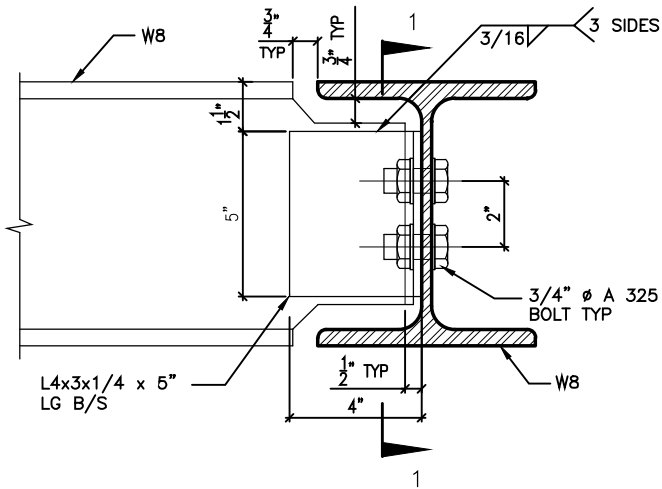
jardin
DESIGN GROUP INC
64 JARDIN DR, SUITE 3A
VAUGHAN ONT, L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

WALK-OUT DECK DETAIL

BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE

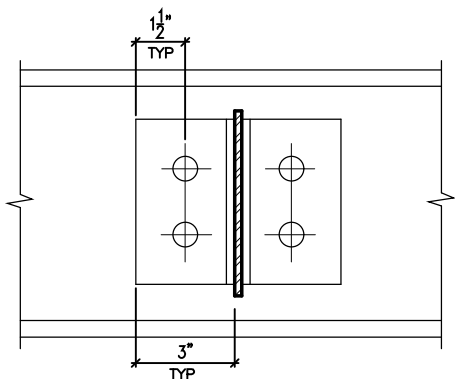


MODEL NAME	T	---
SCALE:	AS SHOWN	
PROJ. No.	21-35	DWG. No.
		8-1

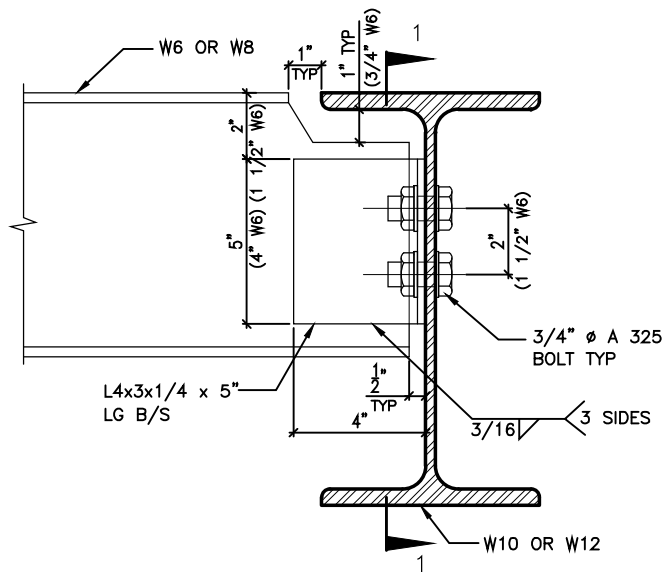


DETAIL 1.

W8
TO
W8
CONNECTION

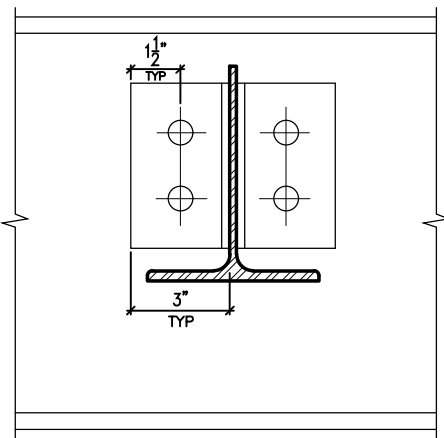


SECTION 1-1

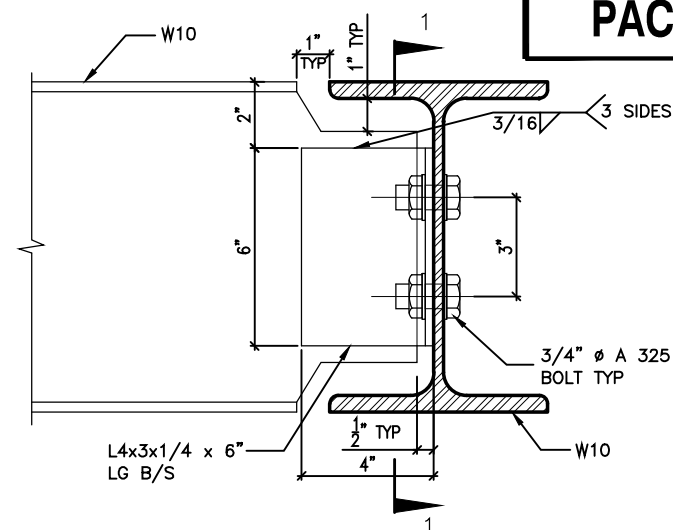


DETAIL 2.

W6(W8)
TO
W10(W12)
CONNECTION

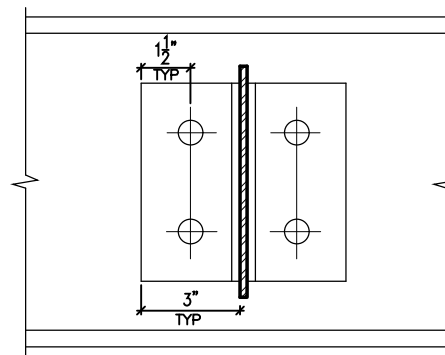


SECTION 1-1

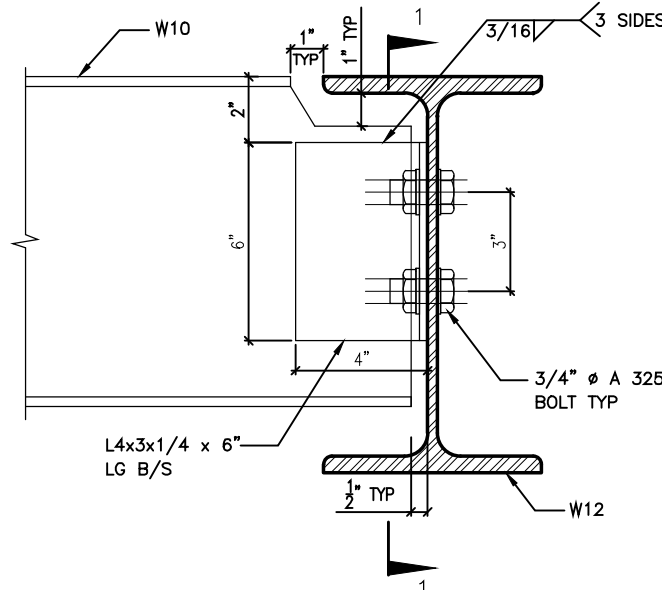


DETAIL 3.

W10
TO
W10
CONNECTION

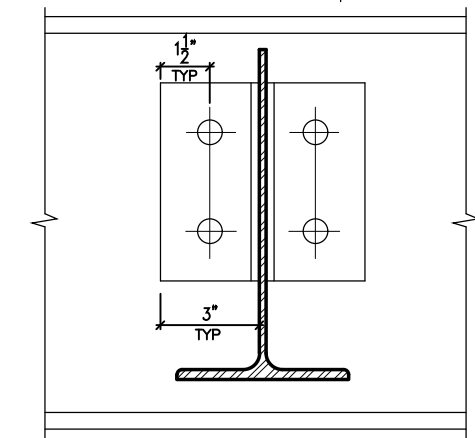


SECTION 1-1

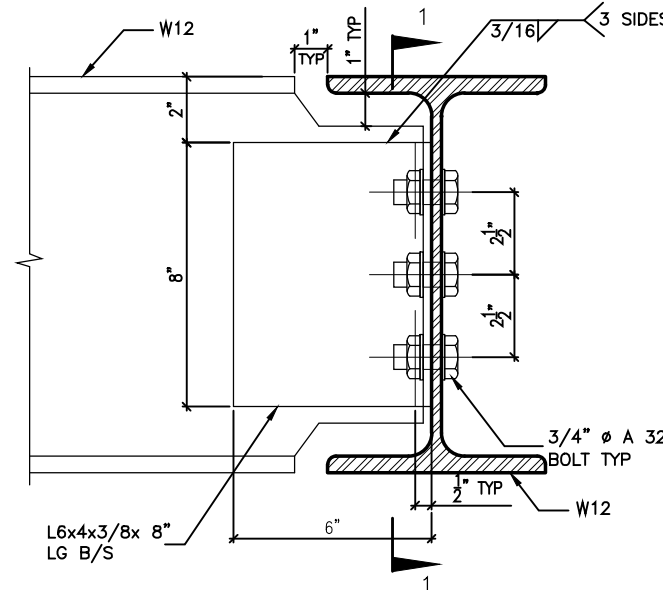


DETAIL 4.

W10
TO
W12
CONNECTION

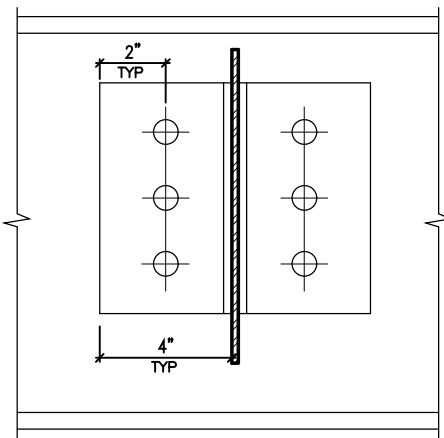


SECTION 1-1

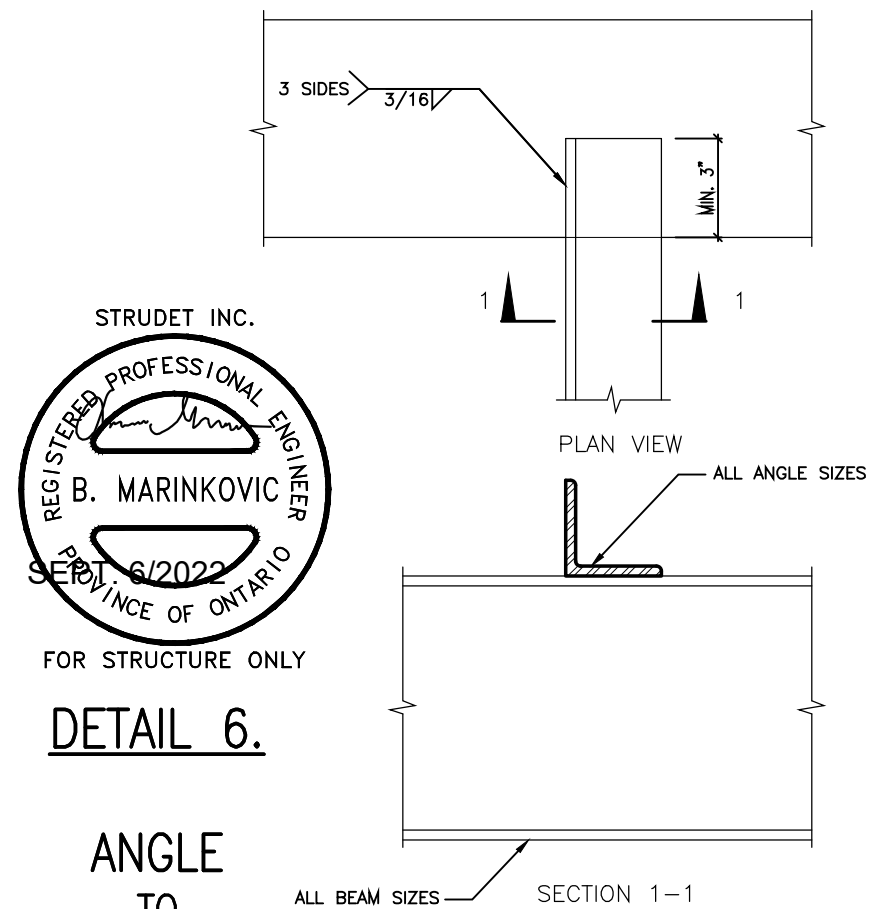


DETAIL 5.

W12
TO
W12
CONNECTION



SECTION 1-1



DETAIL 6.

ANGLE
TO
BEAM
CONNECTION

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

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



Technical drawing of a tub enclosure showing dimensions and materials. The drawing includes the following labels and dimensions:

- WOOD STUDS OR METAL STUDS**: Indicated at the top right corner.
- 2x8 WOOD BLOCKING BETWEEN WALL STUDS**: Indicated near the top center.
- 35" LONG MIN. GRAB BAR**: Indicated near the top center.
- 4-3 1/2" SPIRAL NAILS BOTH SIDES (TYP.)**: Indicated on the left side.
- CL**: Center line markers on the left and right sides.
- TUB**: Label for the tub area.
- 1'-8" MAY VARY**: Dimension for the height of the tub area.
- 5'-0" MAY VARY**: Dimension for the width of the tub area.
- 2'-9" MIN. / 3'-0" MAX.**: Dimension for the height of the enclosure above the tub.
- 4"**: Dimension for the gap between the tub and the enclosure wall.

TOILET SIDE ELEVATION

Diagram illustrating the side elevation of a toilet structure, showing dimensions and components:

- SIDES (TYP.)**: 4-3 1/2" SPIRAL NAILS BOTH
- 2x8 WOOD BLOCKING BETWEEN WALL STUDS**
- WOOD STUDS OR METAL STUDS**
- Dimensions**:
 - Overall height: 59 1/2"
 - Top section height: 30"
 - Bottom section height: 29 1/2"
 - Horizontal distance from wall to centerline: 30"
 - Horizontal distance from centerline to blocking: 6 1/2"
 - Horizontal distance from wall to blocking: 30 1/2"
 - Horizontal distance from centerline to blocking: 6"
 - Horizontal distance from wall to blocking: 3'-2" T/O 2x8 WOOD BLOCKING
 - Minimum height of blocking: MIN. 1 3/16" TO 1 1/2" MAX.

WOOD STUDS OR METAL STUDS

4-3 1/2" SPIRAL NAILS BOTH SIDES (TYP.)

2x8 WOOD BLOCKING BETWEEN WALL STUDS

24" LONG MIN. GRAB BAR AS PER O.B.C. 3.8.3.8.(6)

6"

3'-2" T/O 2x6 WOOD BLOCKING

2'-10"

TOILET FRONT ELEVATION

STRUCTURAL
REINFORCEMENT FOR
GRAB BAR (OBC
9.5.2.3.)

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
SEP 16/2022
PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

9.5.2.3.)

BLOCKING FORCED ENTRY & GRAB BAR

BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE



MODEL NAME

T

SCALE: 0/4 1

$3/4^- = 1$

PROJ. No.

21-35

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Walter Botter *[Signature]* 2103

NAME _____ SIGNATURE _____ BCIN _____

REGISTRATION INFORMATION

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Jardin design group inc. 2776

FIRM NAME	BCI
-----------	-----

jardin

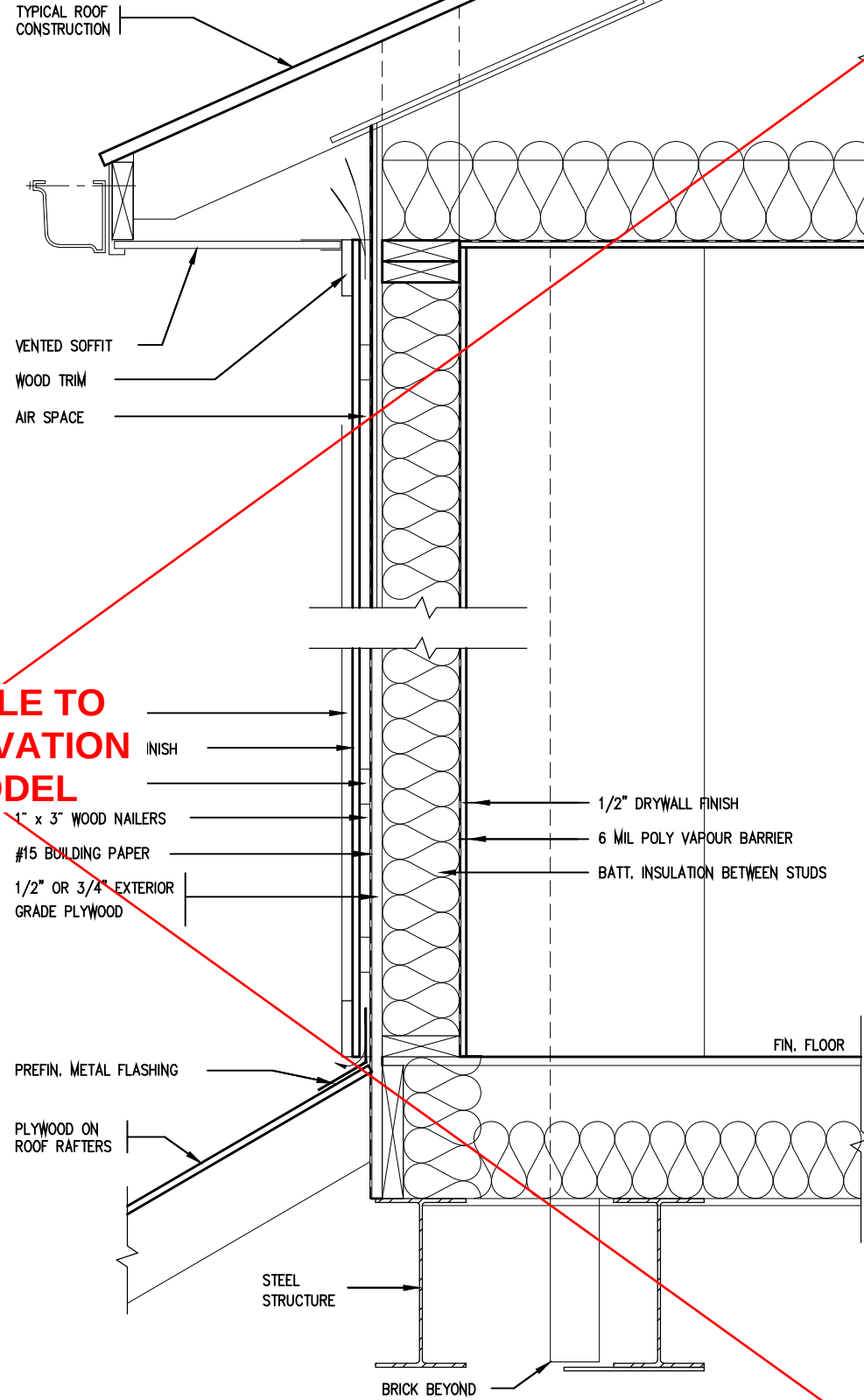
64 JARDIN DR, SUITE 3A

VAUGHAN ONT. L4K 3P3

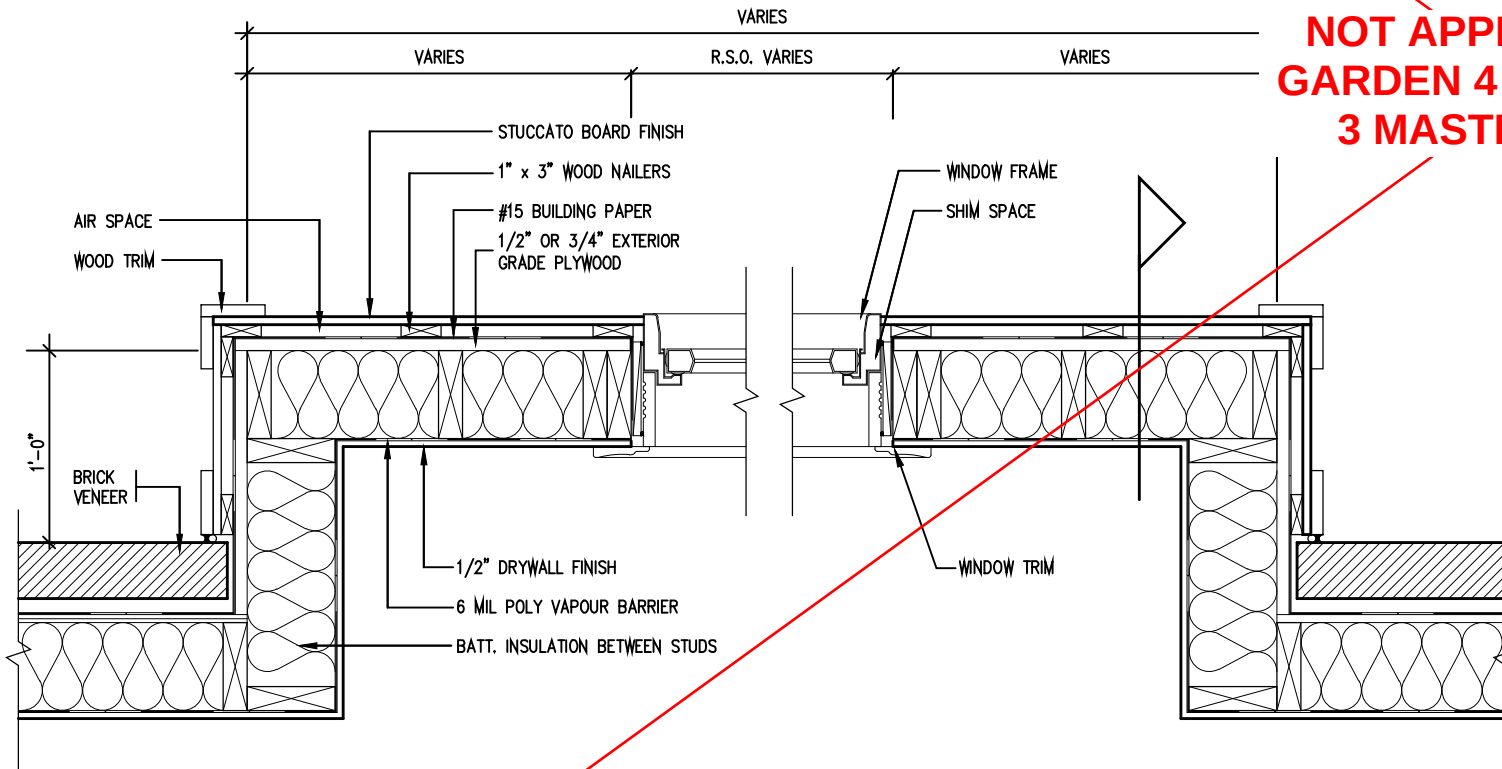
TEL: 905 660-3377 FAX: 905 660-3713

EMAIL: info@jardindesign.ca

202



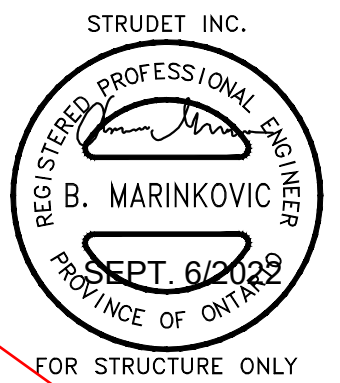
**NOT APPLICABLE TO
GARDEN 4 - ELEVATION
3 MASTER MODEL**



PLAN VIEW

~~STUCCATO BOARD FINISH CLADDING (OBC 9.27.)~~

CROSS SECTION



2012 CODE

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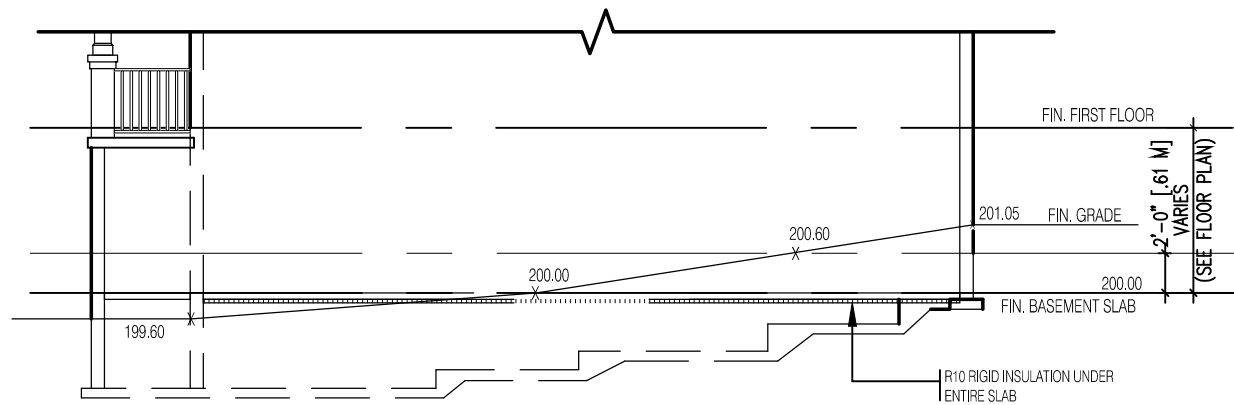
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Walter Botter		2103
NAME	SIGNATURE	BCIN
REGISTRATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.4 of the building code		
jardin design group inc.	2776	
FIRM NAME		BCIN

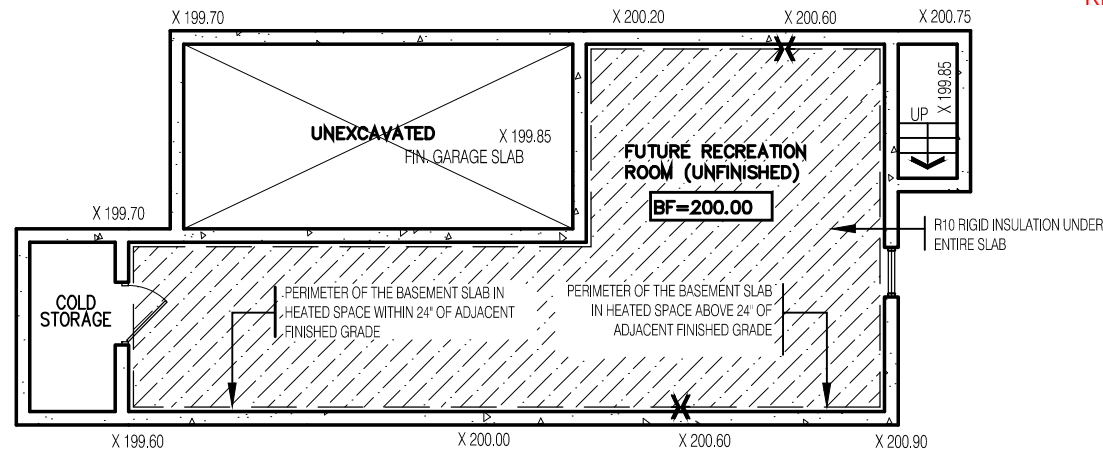
jardin
DESIGN GROUP INC
64 JARDIN DR, SUITE 3A
VAUGHAN ONT, L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

STUCCATO BOARD FINISH CLADDING									
BARLASSINA CONSTRUCTION CITY OF CAMBRIDGE									
 BILD®	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">MODEL NAME</td> <td style="width: 50%; padding: 5px;">T</td> </tr> <tr> <td colspan="2" style="padding: 5px;">SCALE:</td> </tr> <tr> <td style="width: 50%; padding: 5px;">PROJ. No.</td> <td style="width: 50%; padding: 5px;">DWG. No.</td> </tr> <tr> <td style="text-align: center; padding: 20px;">21-35</td> <td style="text-align: center; padding: 20px;">11</td> </tr> </table>	MODEL NAME	T	SCALE:		PROJ. No.	DWG. No.	21-35	11
MODEL NAME	T								
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21-35	11								



TYPICAL RIGHT SIDE ELEVATION

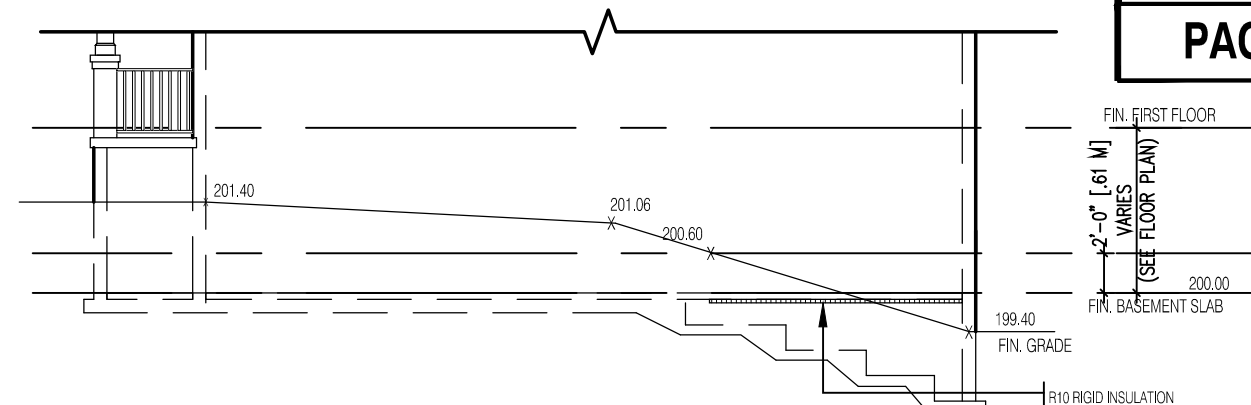
STEP FOOTINGS. MAX 24"
RISE, MIN 24" RUN



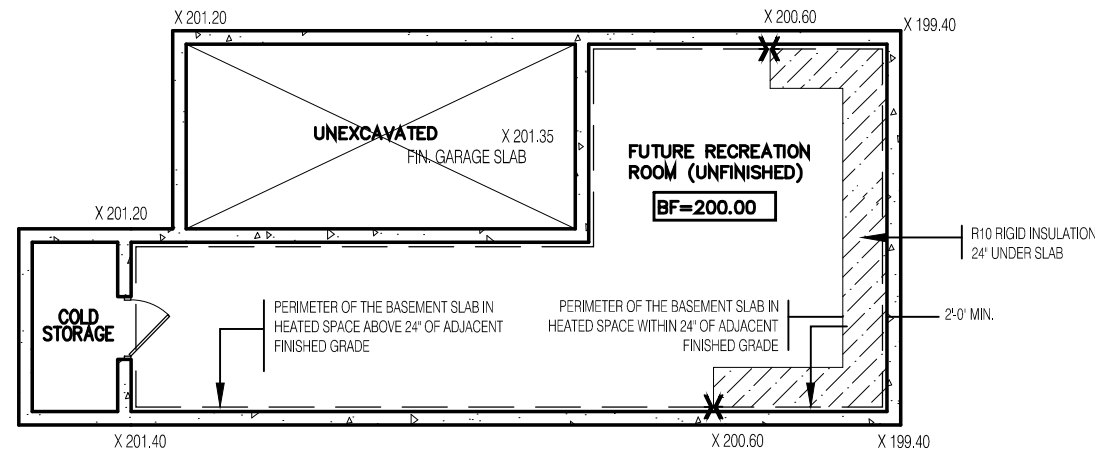
TYPICAL BASEMENT PLAN

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.



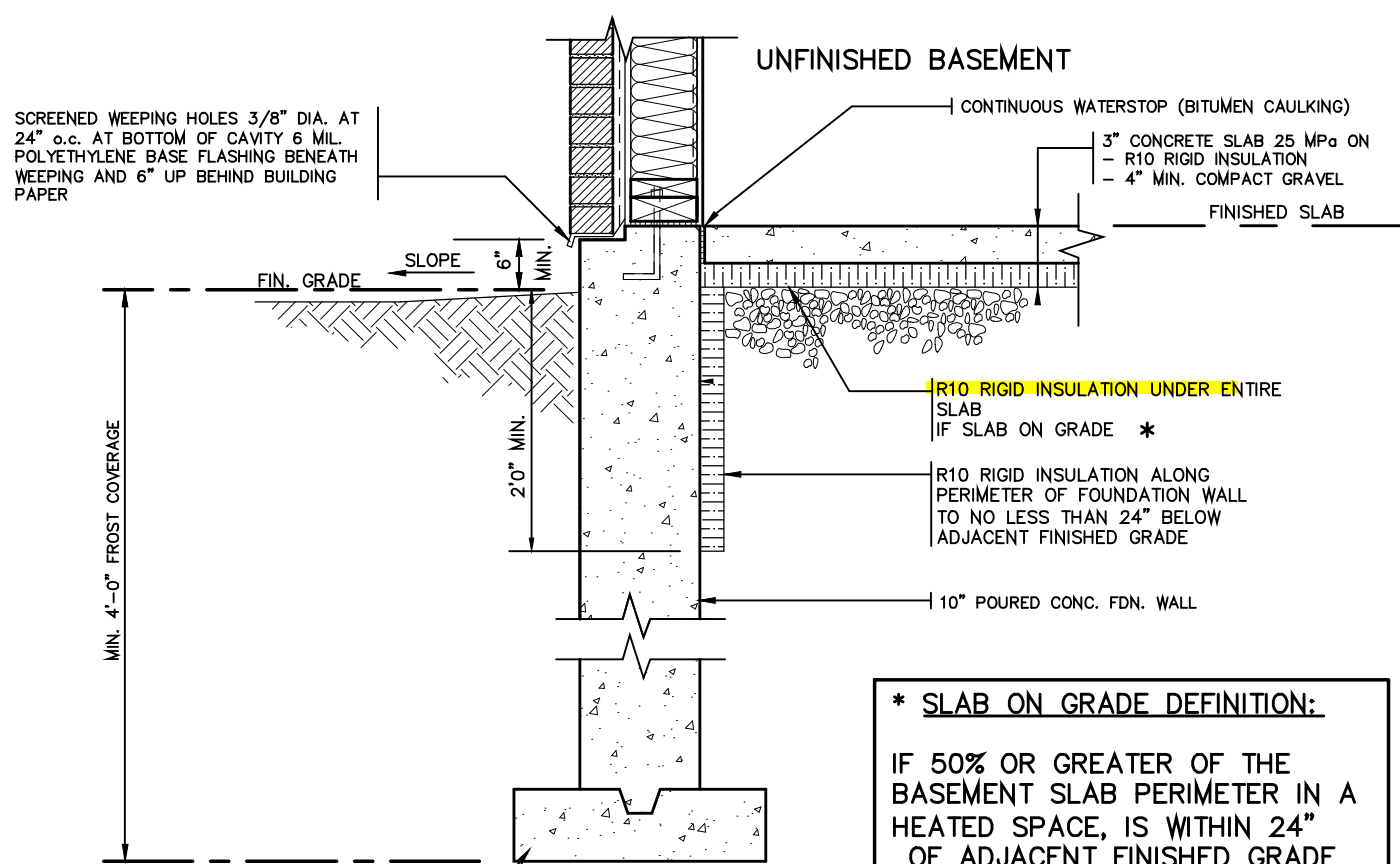
TYPICAL RIGHT SIDE ELEVATION



TYPICAL BASEMENT PLAN

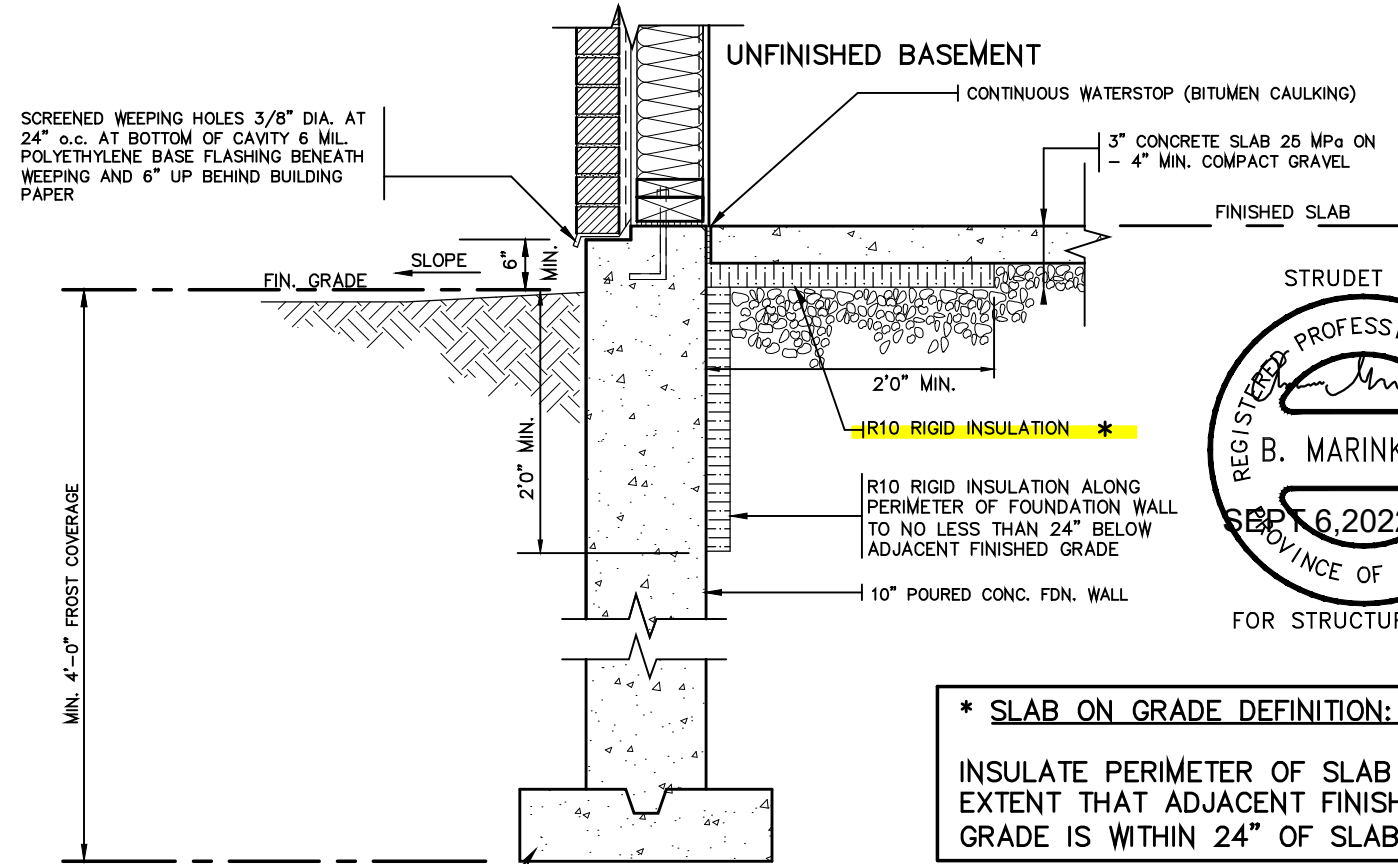
WALK OUT BASEMENT CONDITION

- 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.



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



2012 CODE

SLAB ON GRADE
WALKOUT BASEMENT

BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE



MODEL NAME
T
SCALE: N.T.S.
PROJ. No. 21-35
DWG. No. 12

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3.2.5 of the building code
Walter Botter 21031
NAME SIGNATURE BCIN
REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection
3.2.4 of the building code
jardin design group inc. 27763
FIRM NAME BCIN

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

GENERAL NOTES

- 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
GARDEN 4 - ELEVATION
3 MASTER MODEL

SECTION
A

SECTION
B

NOTE: FOR MORE
THAN 8 RISERS



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64 JARDIN DR, SUITE 3A
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TEL: 905 660-3377 FAX: 905 660-3713
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POURED CONCRETE STAIRS

BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE

MODEL NAME
T

SCALE: 3/8" = 1'-0"

PROJ. No. 21-35

DWG. No. 13

BILD