

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.



FOR STRUCTURE ONLY

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.

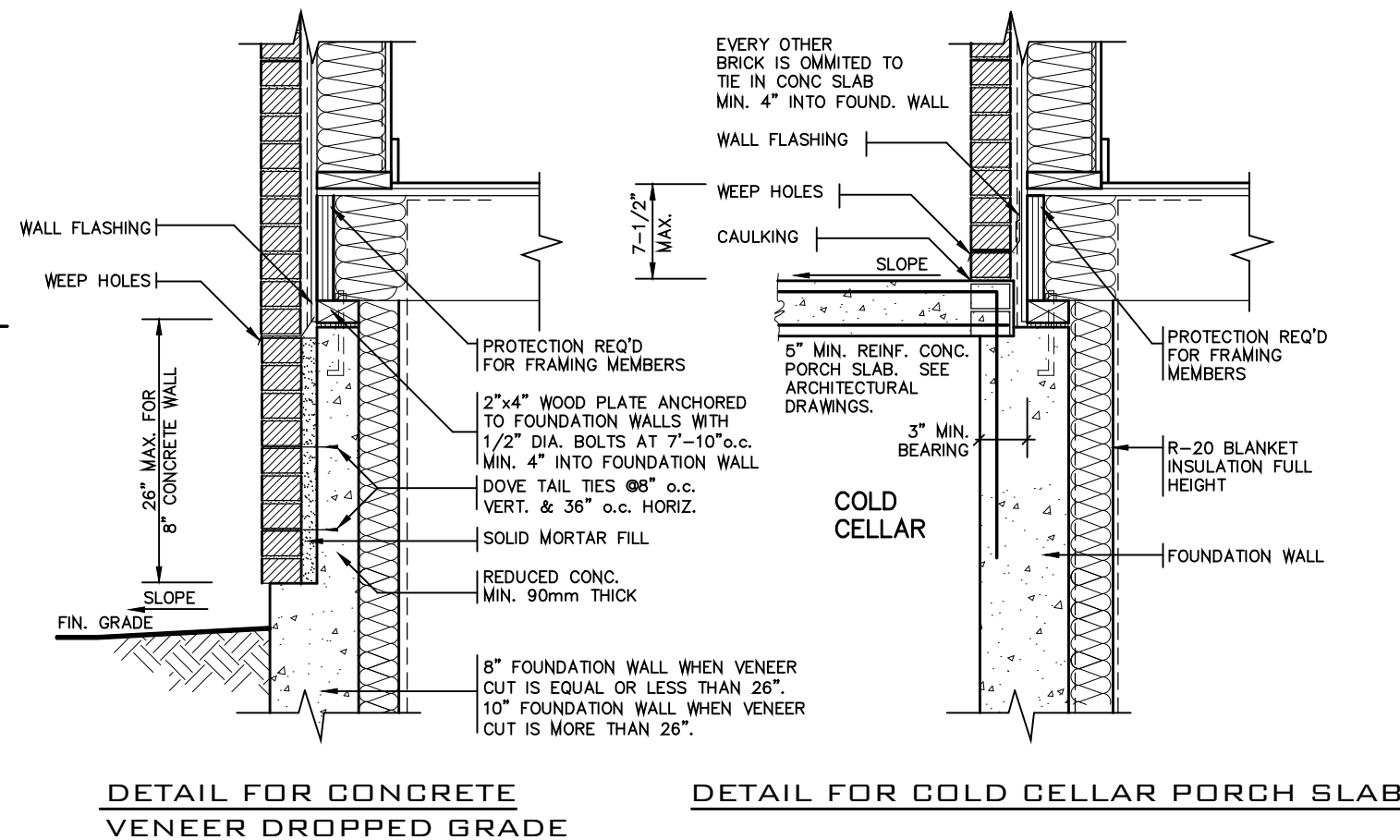
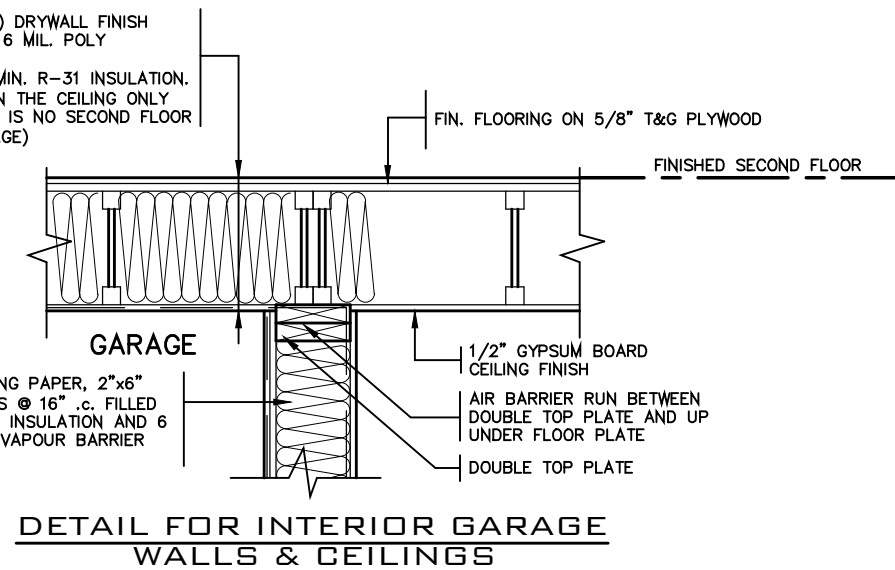
2012 CODE

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		
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		
THIS DRAWING IS AN INSTRUMENT OF SERVICE. IS PROVIDED BY AND IS THE PROPERTY OF JARDIN DESIGN GROUP INC. THIS DRAWING IS NOT TO BE SCALED.	3		
	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



DETAIL FOR COLD CELLAR PORCH SLAB

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Walter Botter		2103
NAME	SIGNATURE	BCI
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jardin design group inc.	2776	
FIRM NAME		BCI

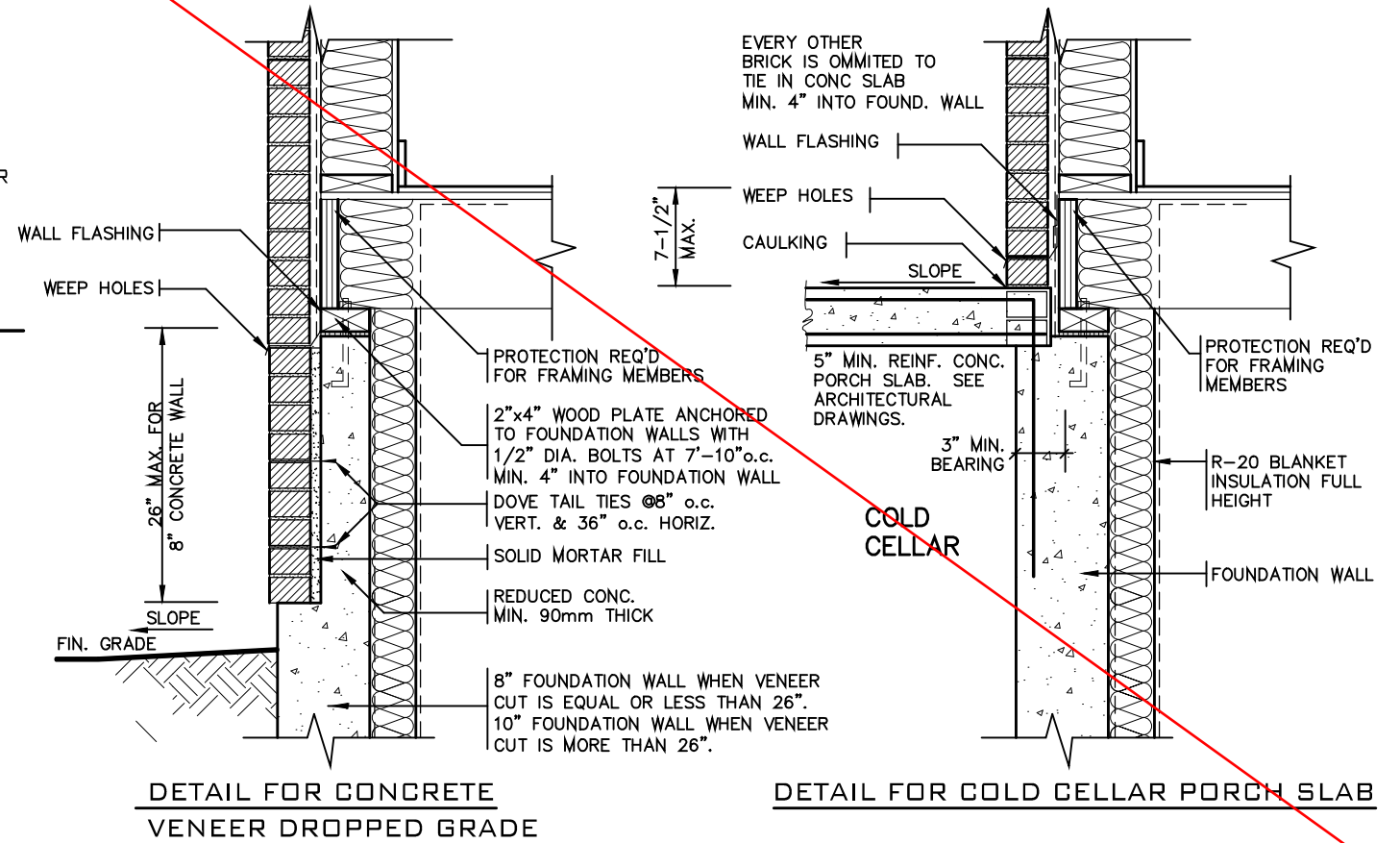
 BILD ®	MODEL NAME	
	T	
	SCALE:	
	AS NOTED	
PROJ. No.	DWG.	
21-35	2	



NOT APPLICABLE TO
CHERRY 12 MASTER MODEL

A. TERMINATION AT MASONRY
CLADDING WITH SEALANT

1 1/2" = 1'0"



2 STOREY WALL SECTION

2012 CODE

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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-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

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

FIN. SLAB

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.

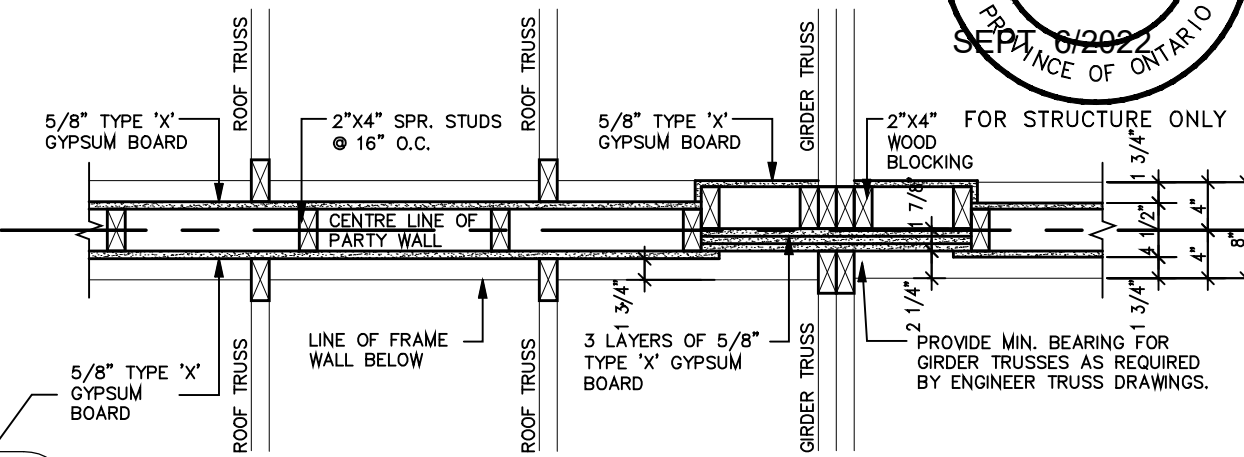
5/8" TYPE 'X' GYPSUM WALL BOARD

TOP OF PLATE

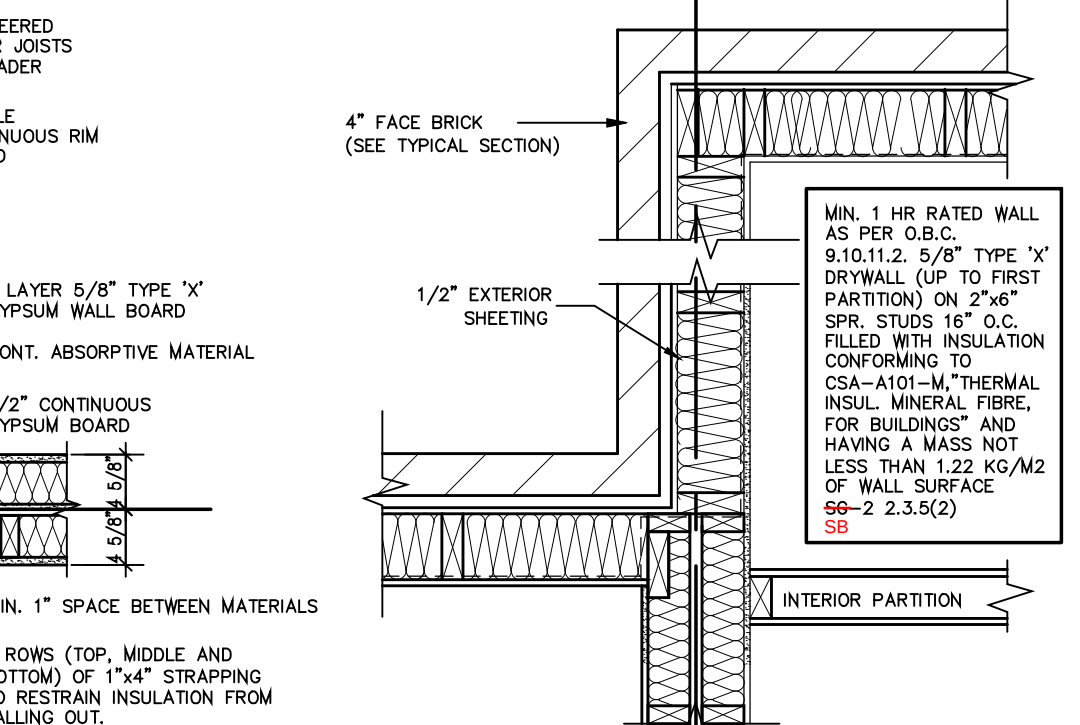
2 LAYERS OF 1/2" GYPSUM WALL BOARD FOR FIRE-STOPPING CONTINUOUS

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



4" FACE BRICK (SEE TYPICAL SECTION)

1/2" EXTERIOR SHEETING

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)

INTERIOR PARTITION

PARTY WALL PLAN SECTION

2012 CODE

7		
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5		
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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

C OF FIRE WALL

GROUND FLOOR

FIRE BEARING
TE 8"x12"x1/2"
WD. BEAM
12"x5/8" FOR
EL BEAM

CONC. BLOCK
WALL OR 8"
C.
FOUNDATION WALL

UNIT

LINE OF FOUNDATION WAL. BELOW

3 1/2"(90mm) SOLID BRICK CORBELLING PROJECTION BONDED TO 8" BLOCK WALL W/ METAL TIES, FULL ALL VOIDS W/ MCR/A3

MAX. 1/2" (12.7mm) CORBEL PER BRICK COURSE

2'x6"(38mm x 142mm) SPR. STUJS - 6(1406mm) O.C. FILLED WITH INSUL AS PER SB-12 COMPLIANCE PACKAGE * APPLY 6-MIL(0.15mm) POLY VAPOUR BARRIER ON INTERIOR SIDE OF STUJS

UNIT

8" SOLID BLOCK WALL CANT. 1 1/2" (VIA 4") PER COURSE 1/16"/1/16" 2 BLOCKS TO BE SOLID FILL FROM EDGE OF CANT.

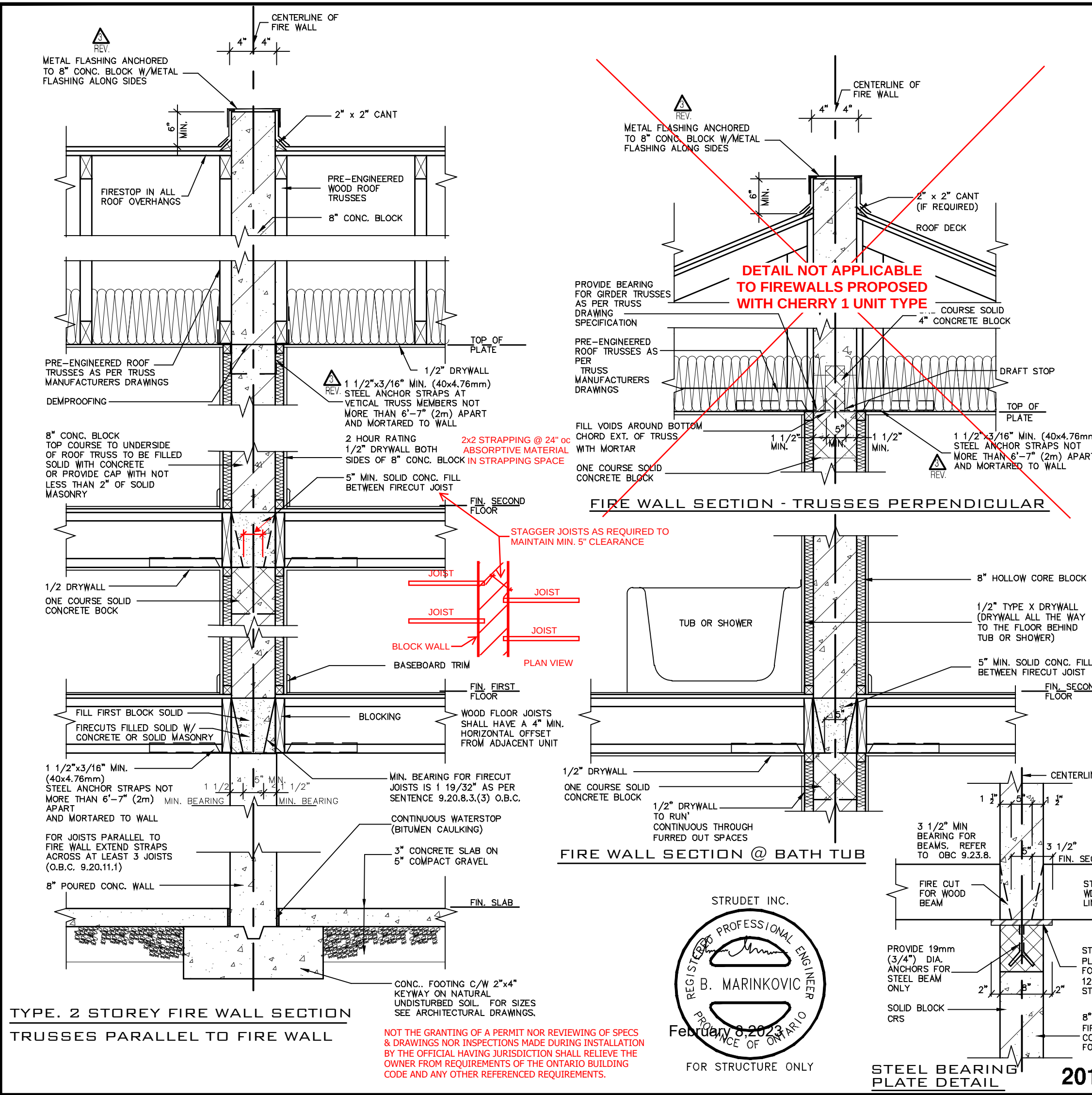
PROVIDE "HORIZON" A-BLOCK - "CK TYPE MASONRY RE-INFORCING EMBEDDED 4"x4" @ 220mm INTO EACH BLOCK COURSE

36# 3/8" CARBEARING WALL AS PER SUPPLEMENTARY STANDARD SB-3 TABLE 1 + 7 1/2"(190mm) HOLLOW CONC. BLOCK (MIN 2 HRS) + MIN. FIRE RESISTANCE RATING REQD IS 2 HRS AS PER 3.1.10.2.2; CF 0.3.C * ASSEMBLY P30 AIDES 2.5 HOURS (SB-3 TABLE 1)

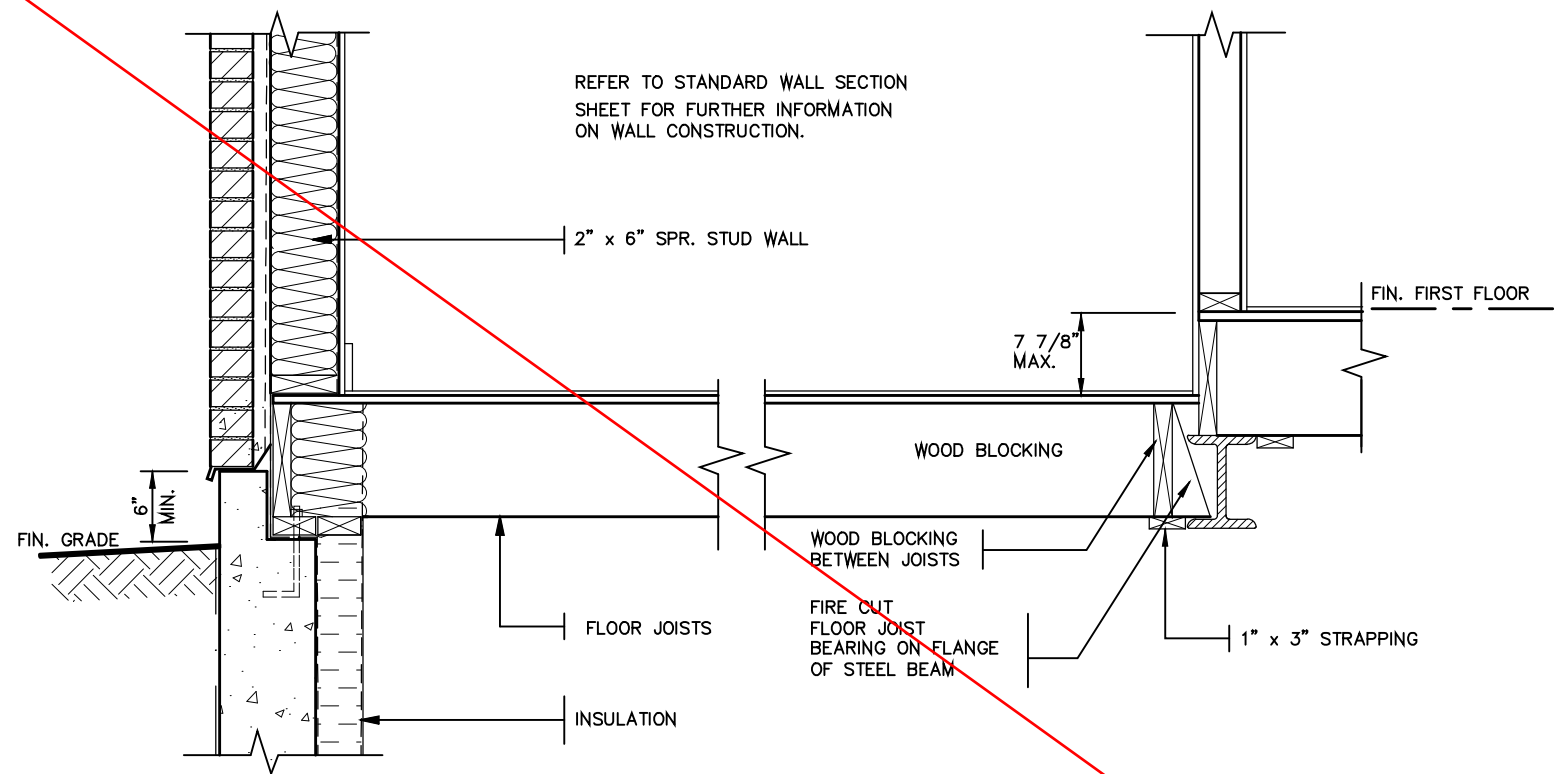
TIE STJD VIA/LA TO BLOCK WITH 3/16" 46mm DIA. & 4" (100mm) DEEP TAPOON SCREWS @ MAX 30"/762mm O.C. VERT.

UNIT

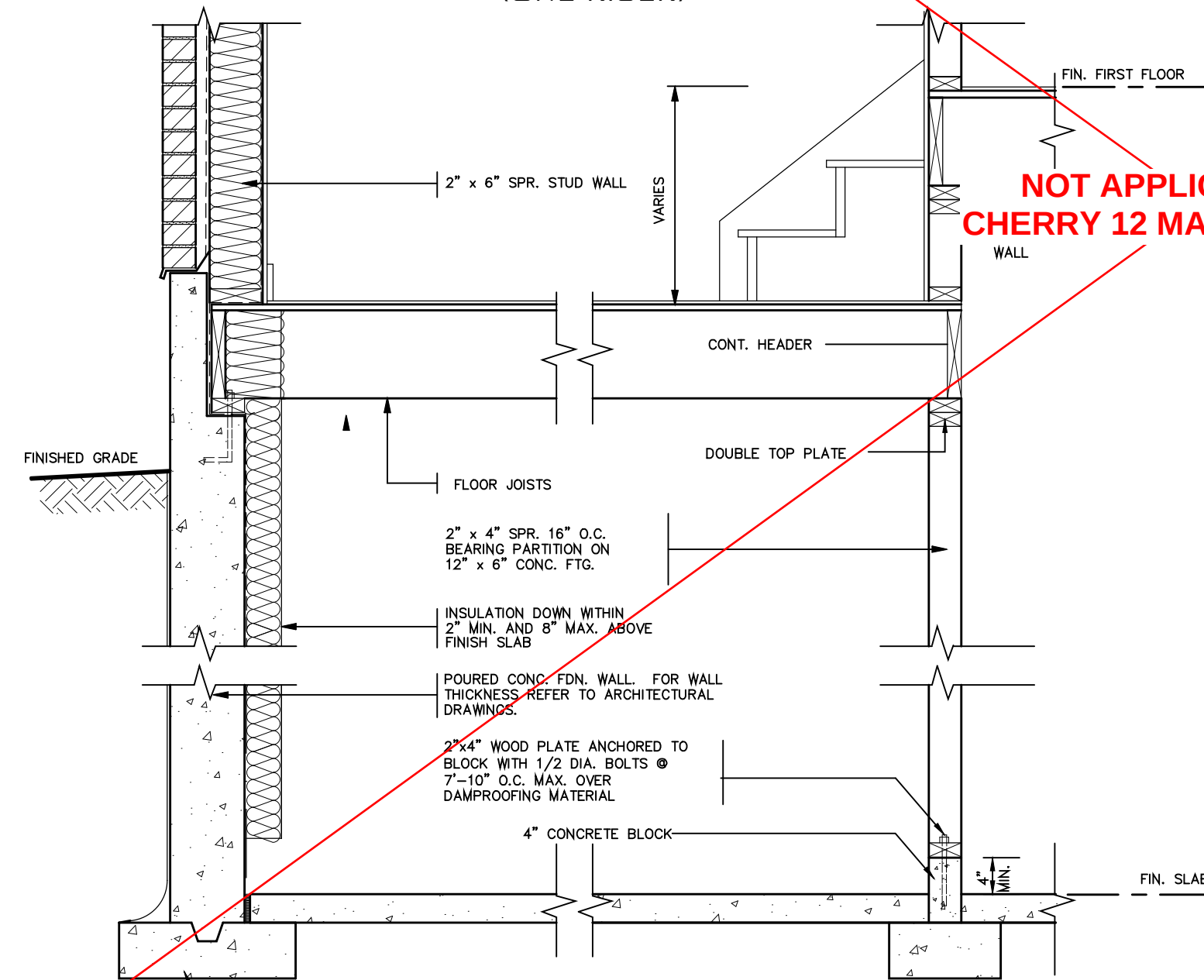
ibility sets the le to be bsection 21031 BCIN bsection 2763 BCIN	jardin DESIGN GROUP INC 64 JARDIN DR. SUITE 3A VAUGHAN ONT. L4K 3P3 TEL: 905 660-3377 FAX: 905 660-3713 EMAIL: info@jardindesign.ca		FIREWALL BARLASSINA CONSTRUCTION CITY OF CAMBRIDGE													
	 BILD®		<table border="1"> <tr> <td colspan="2">MODEL NAME</td> </tr> <tr> <td>T</td> <td>----</td> </tr> <tr> <td colspan="2">SCALE:</td> </tr> <tr> <td colspan="2">3/4" = 1'-0"</td> </tr> <tr> <td>PROJ. No.</td> <td>DWG. No.</td> </tr> <tr> <td>21-35</td> <td>4A</td> </tr> </table>		MODEL NAME		T	----	SCALE:		3/4" = 1'-0"		PROJ. No.	DWG. No.	21-35	4A
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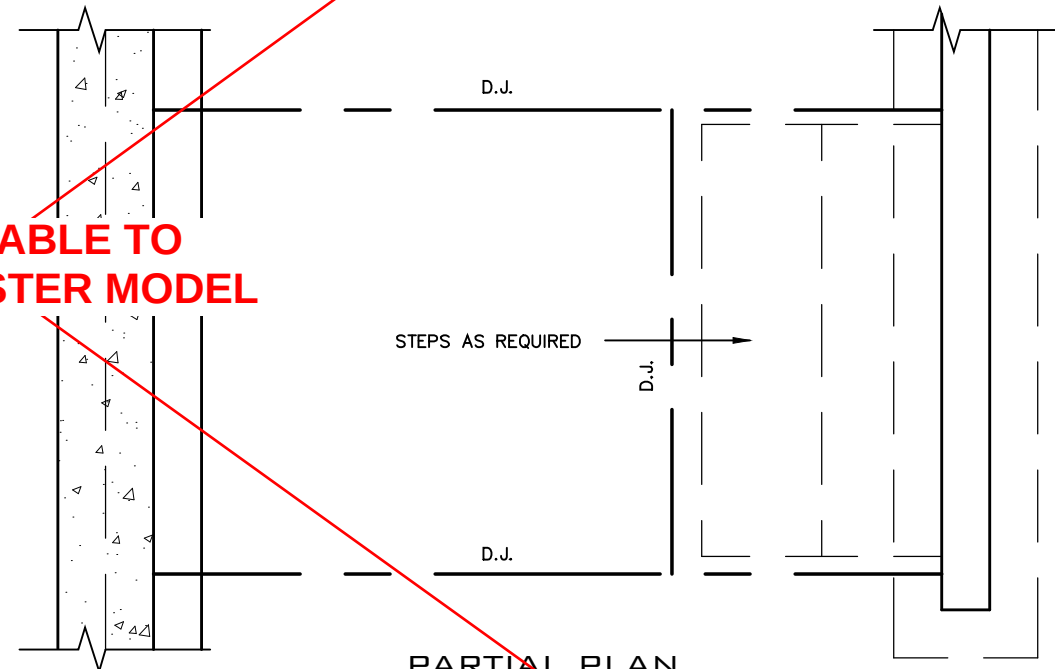
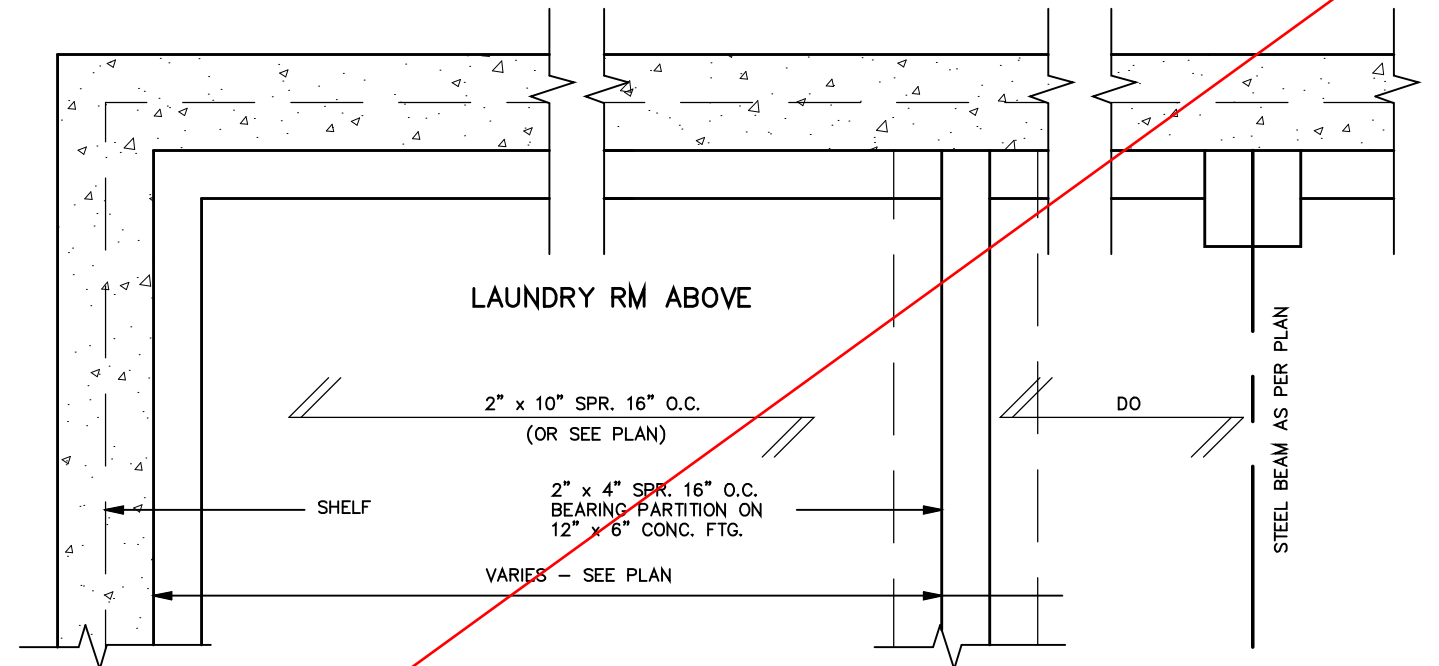
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	6							
	5							
	4	FEB. 8, 2023	REV. CORRELATING DETAIL; REISSUED FOR PERMIT					
	3	JAN. 23, 2023	REV. AS PER CITY COMMENTS; REISSUED FOR PERMIT					
	2	AUG. 31, 2022	ADDED TO JOB. ISSUED FOR PERMIT					
	1	AUG. 17, 2018	PREPARED TO PACKAGE 'A1' ISSUED TO CLIENT					
No: _____ DATE: _____ WORK DESCRIPTION: _____								



DETAIL OF SUNKEN LAUNDRY
(ONE RISER)

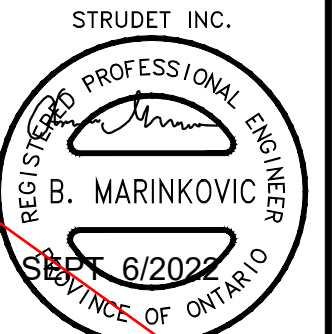


DETAIL OF SUNKEN LAUNDRY
(MORE THAN ONE RISER)



PARTIAL PLAN

NOT APPLICABLE TO
CHERRY 12 MASTER MODEL



FOR STRUCTURE ONLY

2012 CODE

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Walter Botter *Walter Botter* 21031
NAME SIGNATURE BCIN

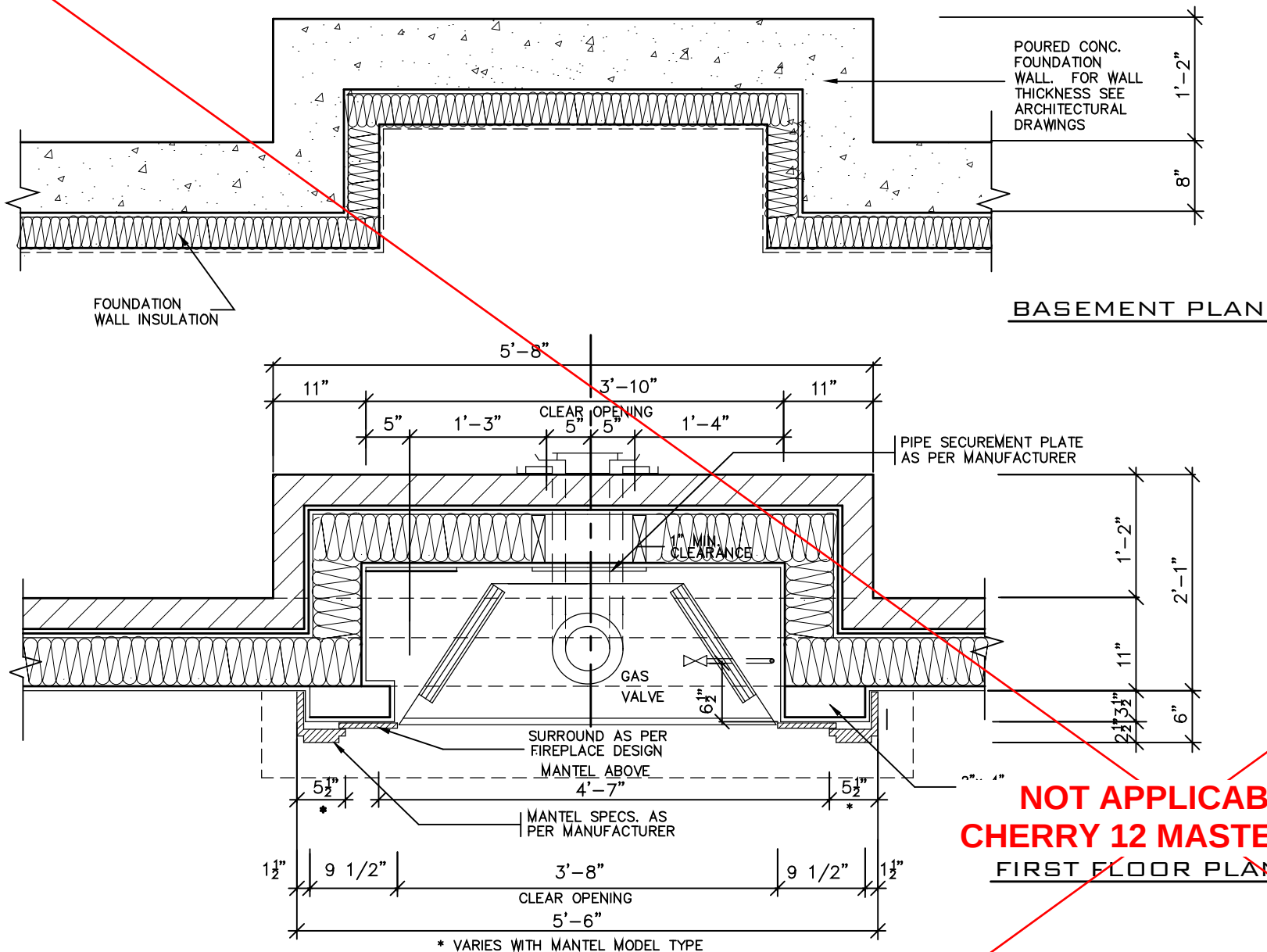
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jardin design group inc. 27763
FIRM NAME BCIN

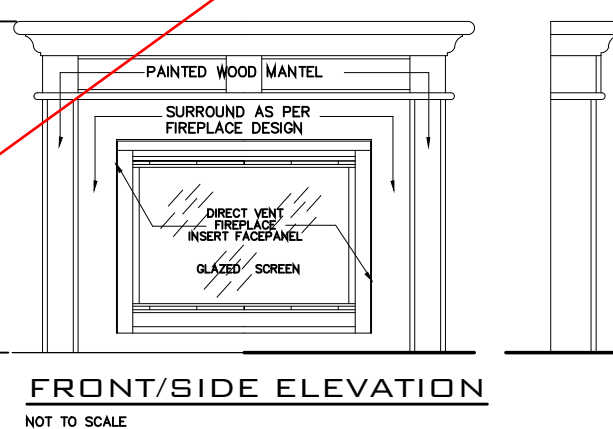
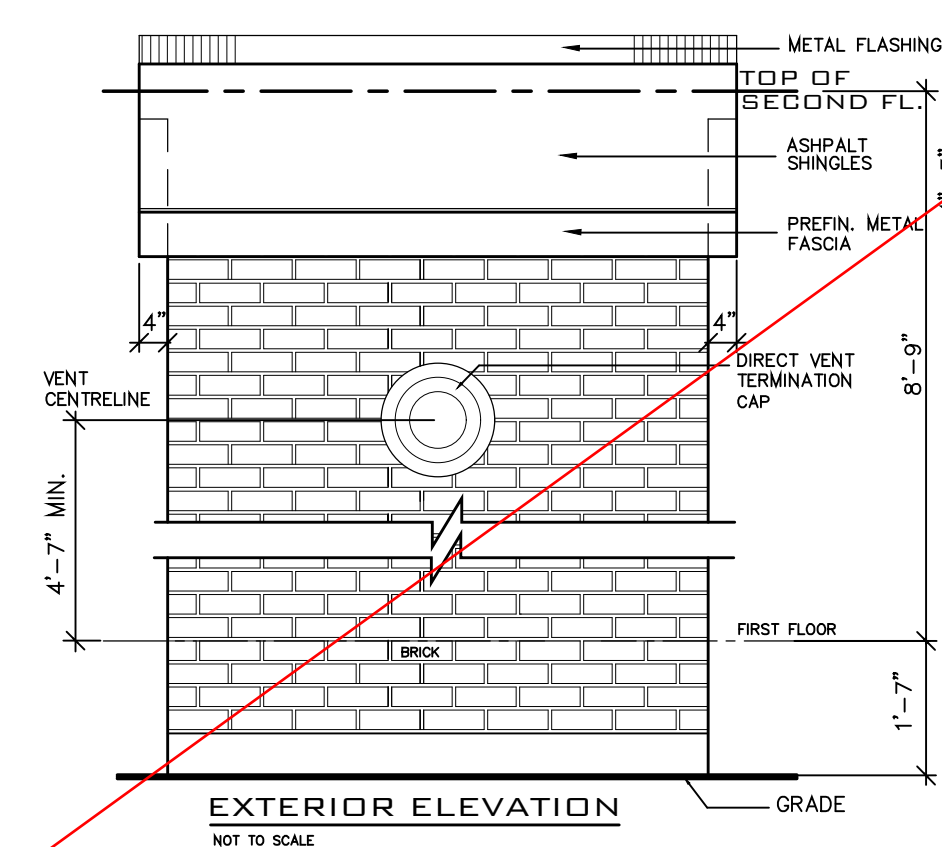
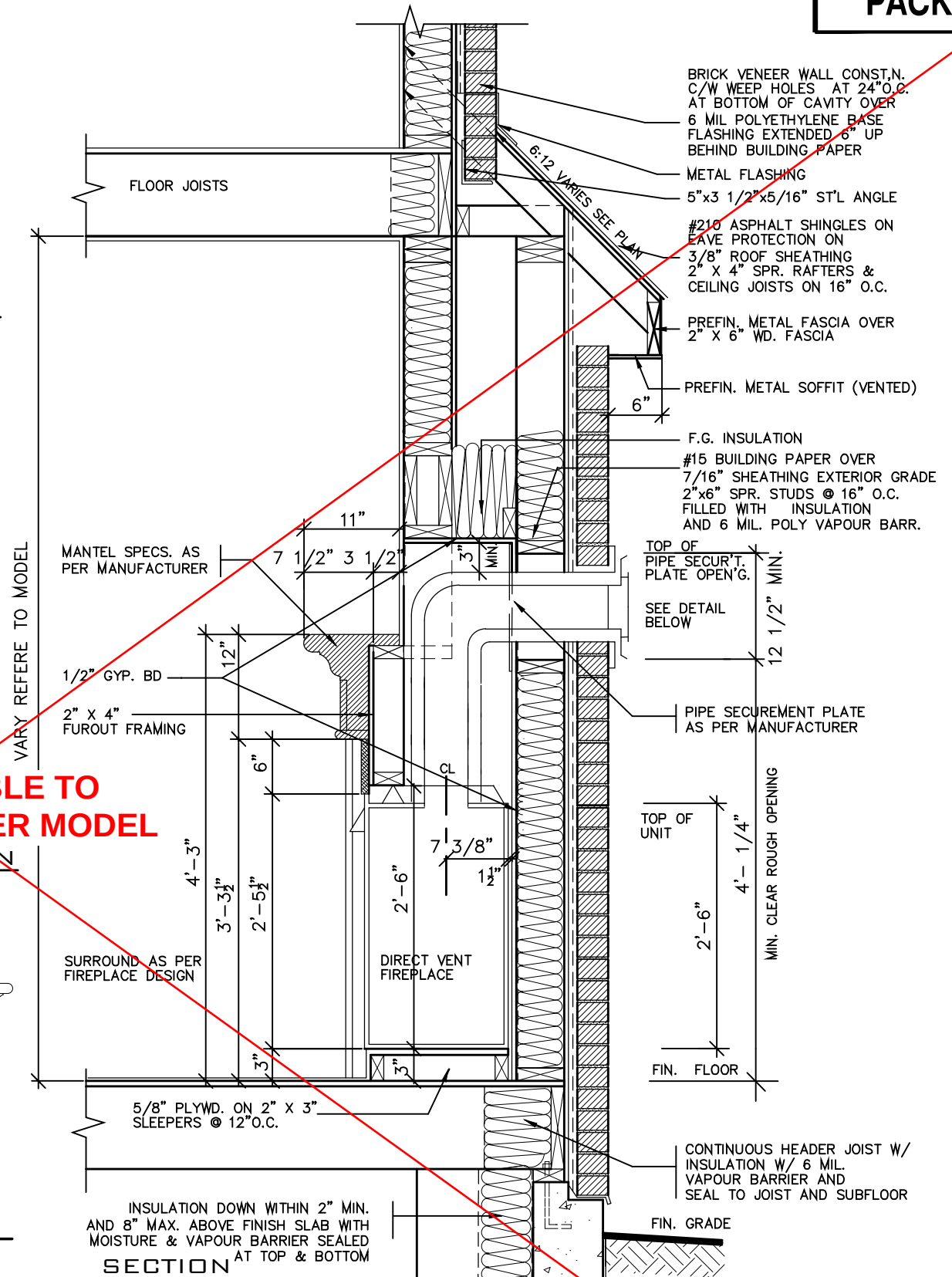
jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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
CHERRY 12 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.



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jardin design group inc. 27763
FIRM NAME BCIN

jardin
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VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

DIRECT VENT FIREPLACE

BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE

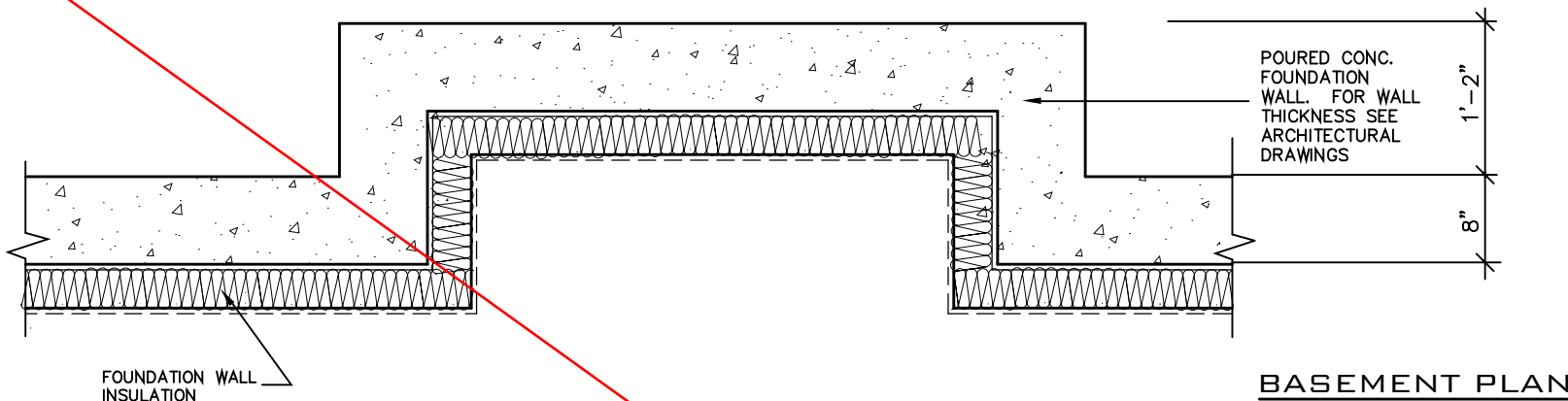
MODEL NAME
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SCALE:
3/4"=1'-0"

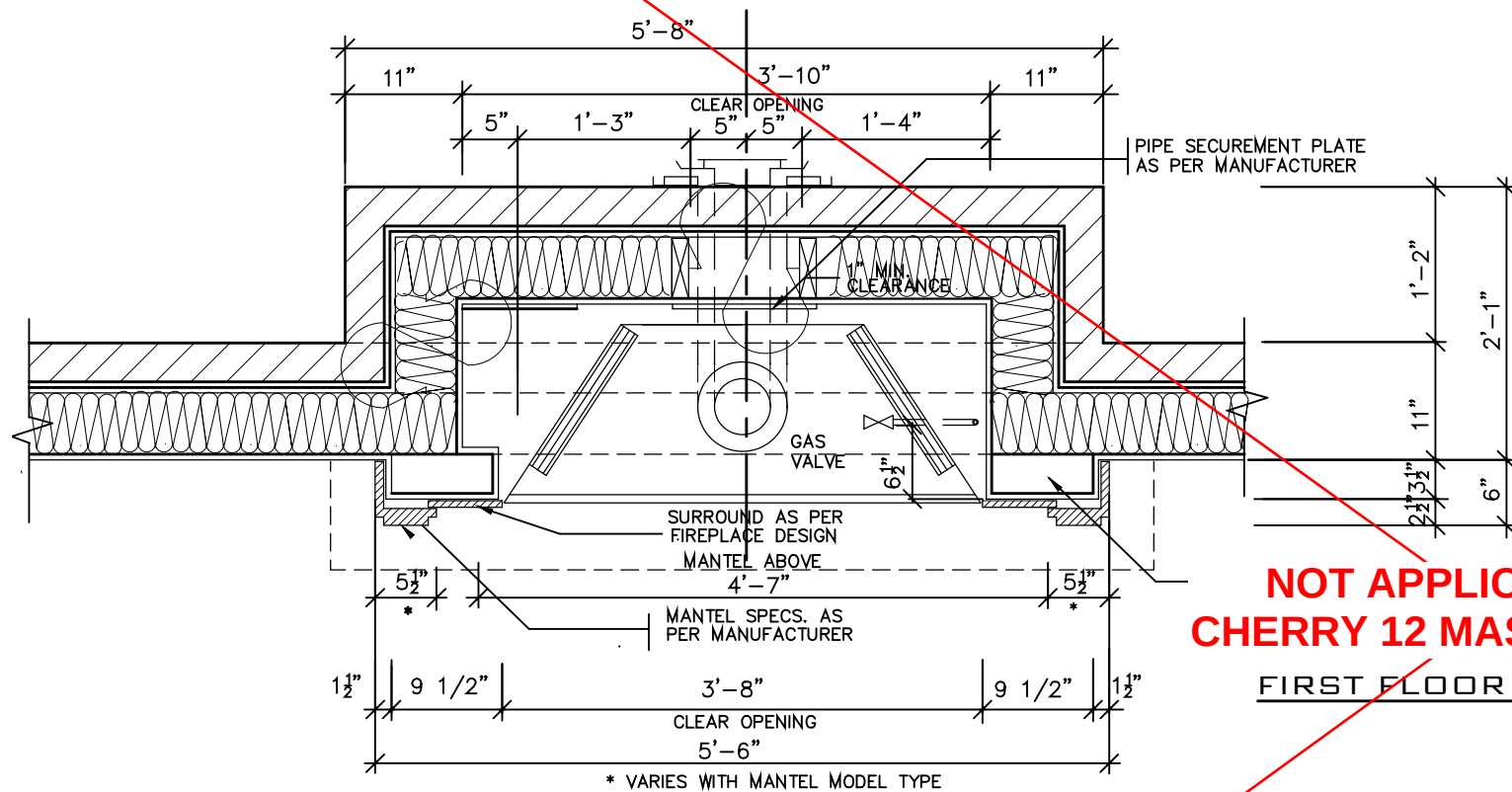
PROJ. No.
21-35

DWG. No.
6

BILD

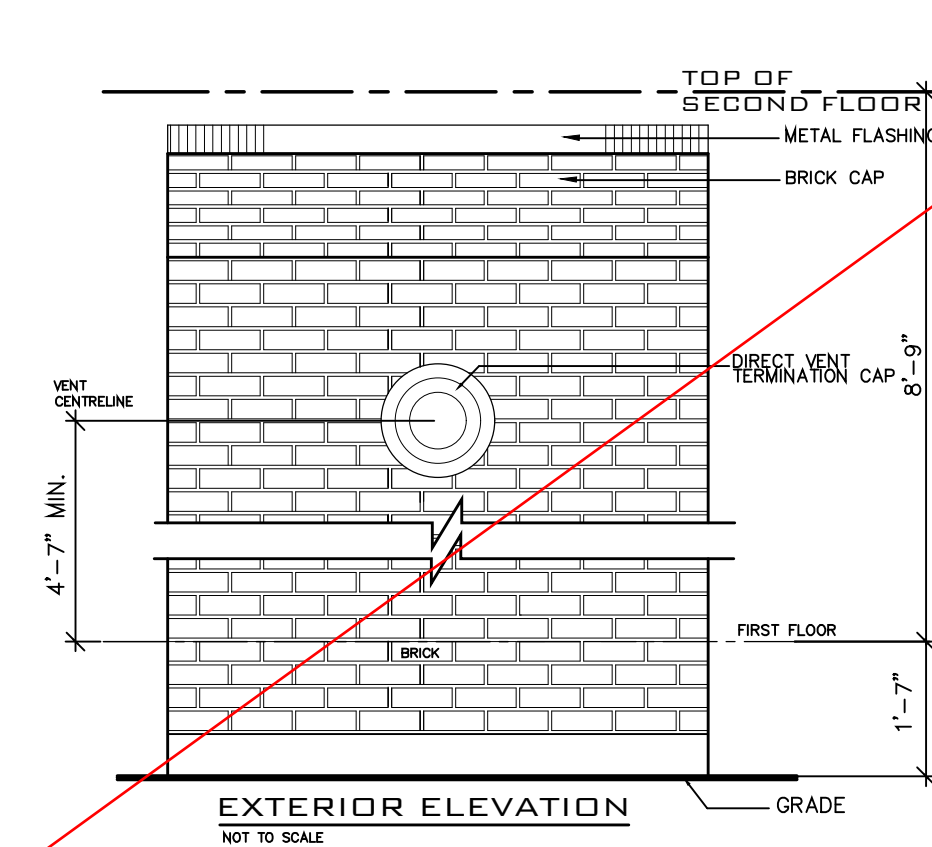


BASEMENT PLAN

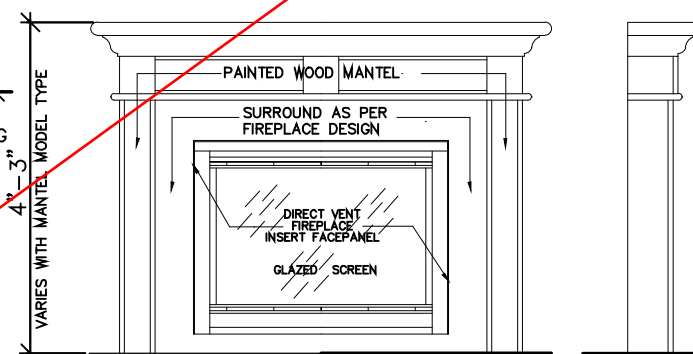


NOT APPLICABLE TO
CHERRY 12 MASTER MODEL

FIRST FLOOR PLAN



EXTERIOR ELEVATION
NOT TO SCALE



FRONT/SIDE ELEVATION
NOT TO SCALE

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ARY REFERS TO MODEL

MANTEL SPECS. AS PER MANUFACTURER

1/2" GYP. BD

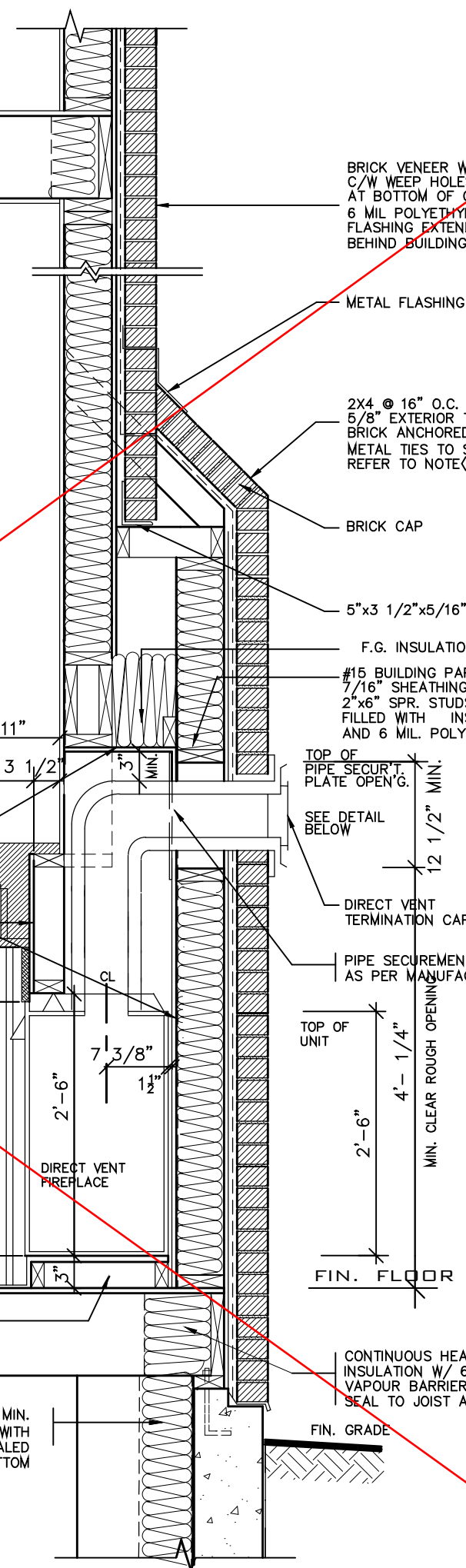
2" X 4" FURROUT FRAMING

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

MIN. CLEAR ROUGH OPENING

4'-1 1/4"

2'-6"

FIN. FLOOR

TOP OF UNIT

4'-1 1/4"

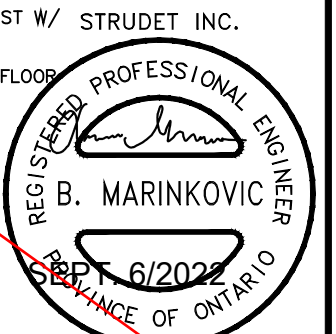
MIN. CLEAR ROUGH OPENING

2'-6"

FIN. GRADE

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

FIN. GRADE



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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

DIRECT VENT FIREPLACE
WITH BRICK CAP

BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE

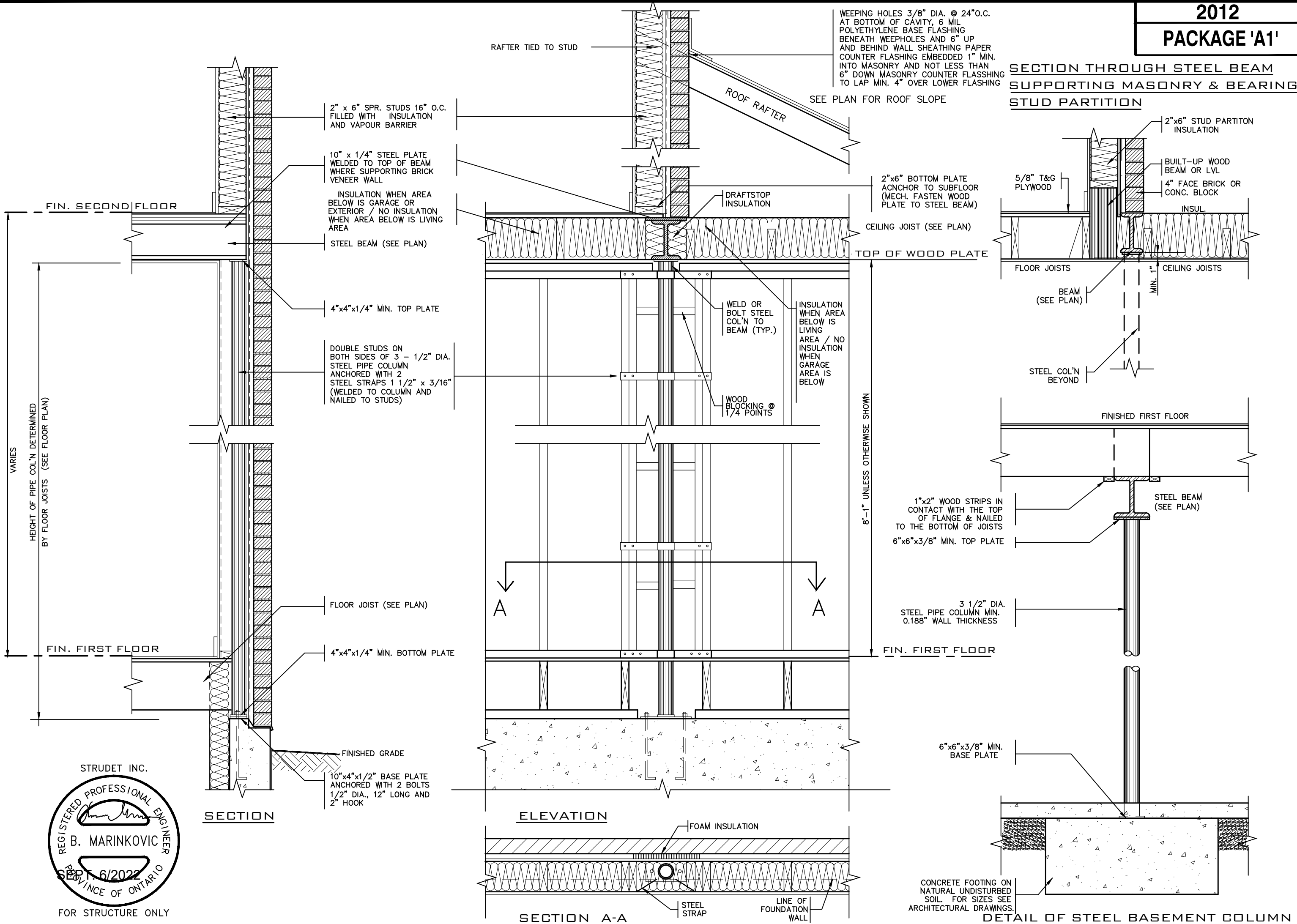
MODEL NAME
T

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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ST. COLUMN DETAILS
BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE

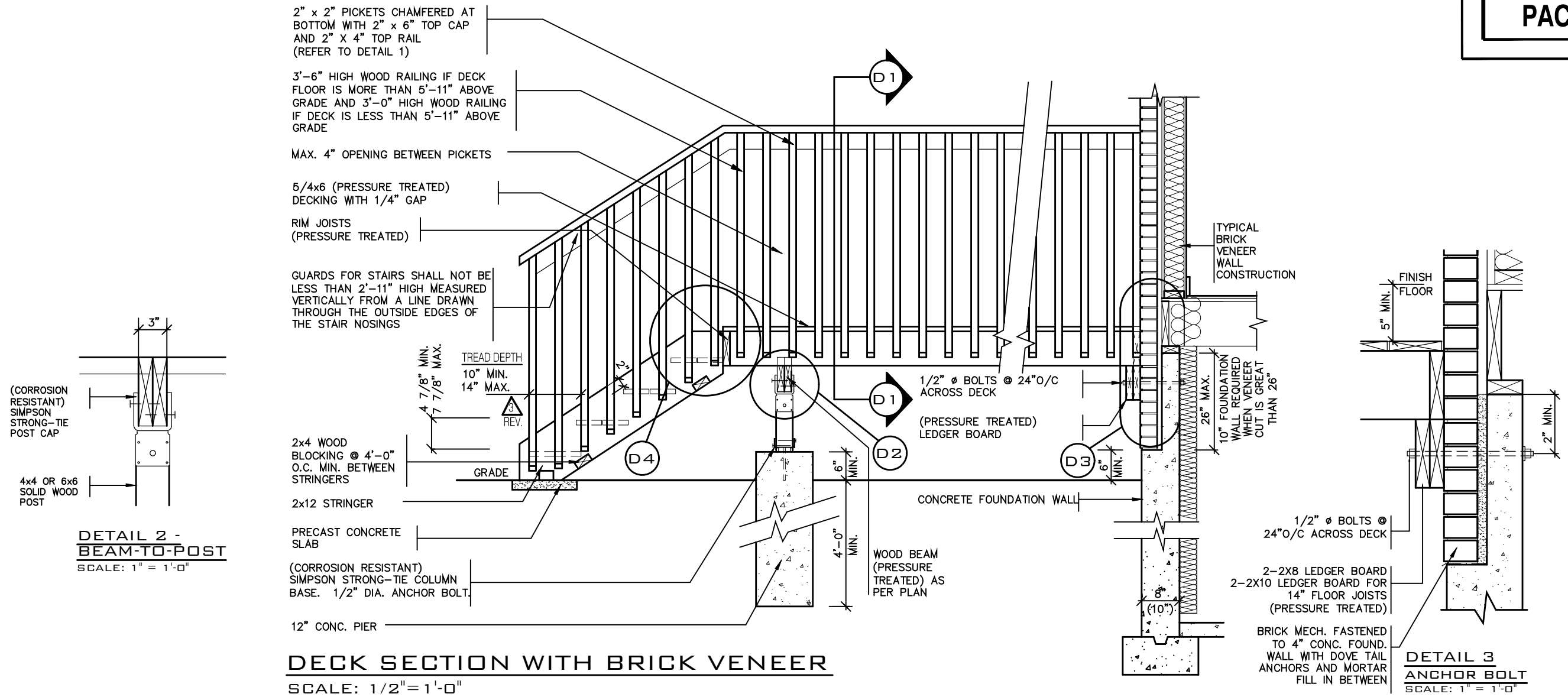


MODEL NAME
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SCALE:
3/4" = 1'-0"

PROJ. No.
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DWG. No.
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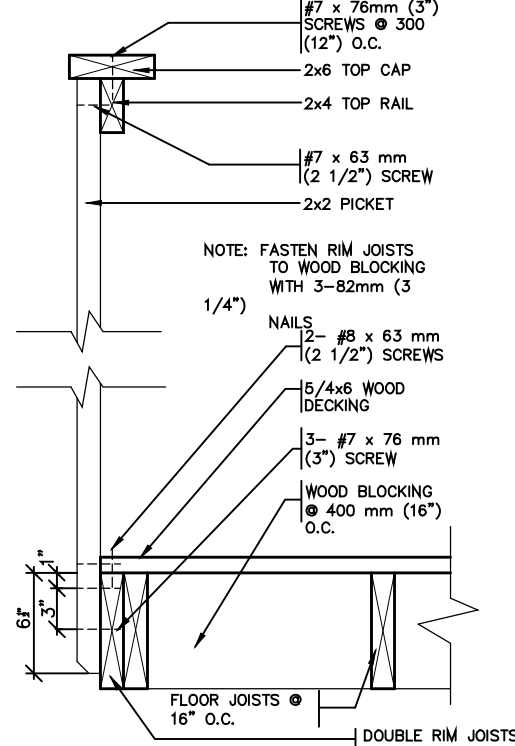


DETAIL 1

CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK

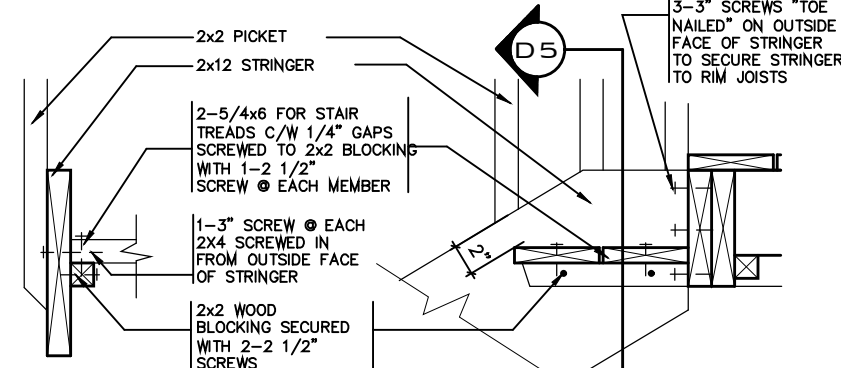
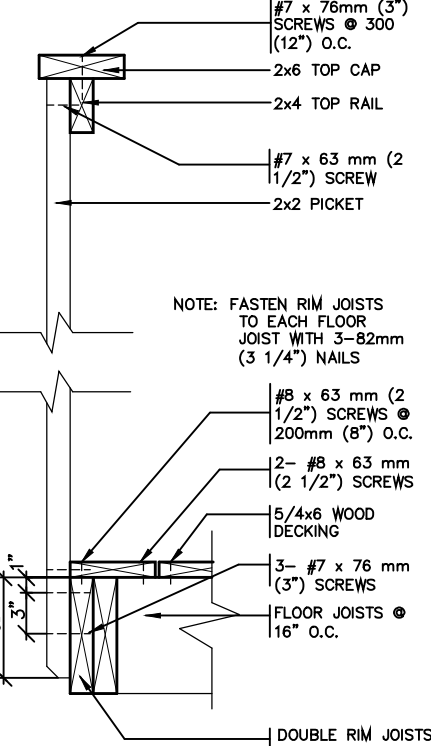
GUARD PARALLEL TO FLOOR JOISTS

SCALE: 1" = 1'-0"



GUARD PERPENDICULAR TO FLOOR JOISTS

SCALE: 1" = 1'-0"



DETAIL 5 - SECTION THROUGH STAIR STRINGER
SCALE: 1" = 1'-0"

DETAIL 4 - SECTION @ TREAD AND STRINGER SECUREMENT
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.



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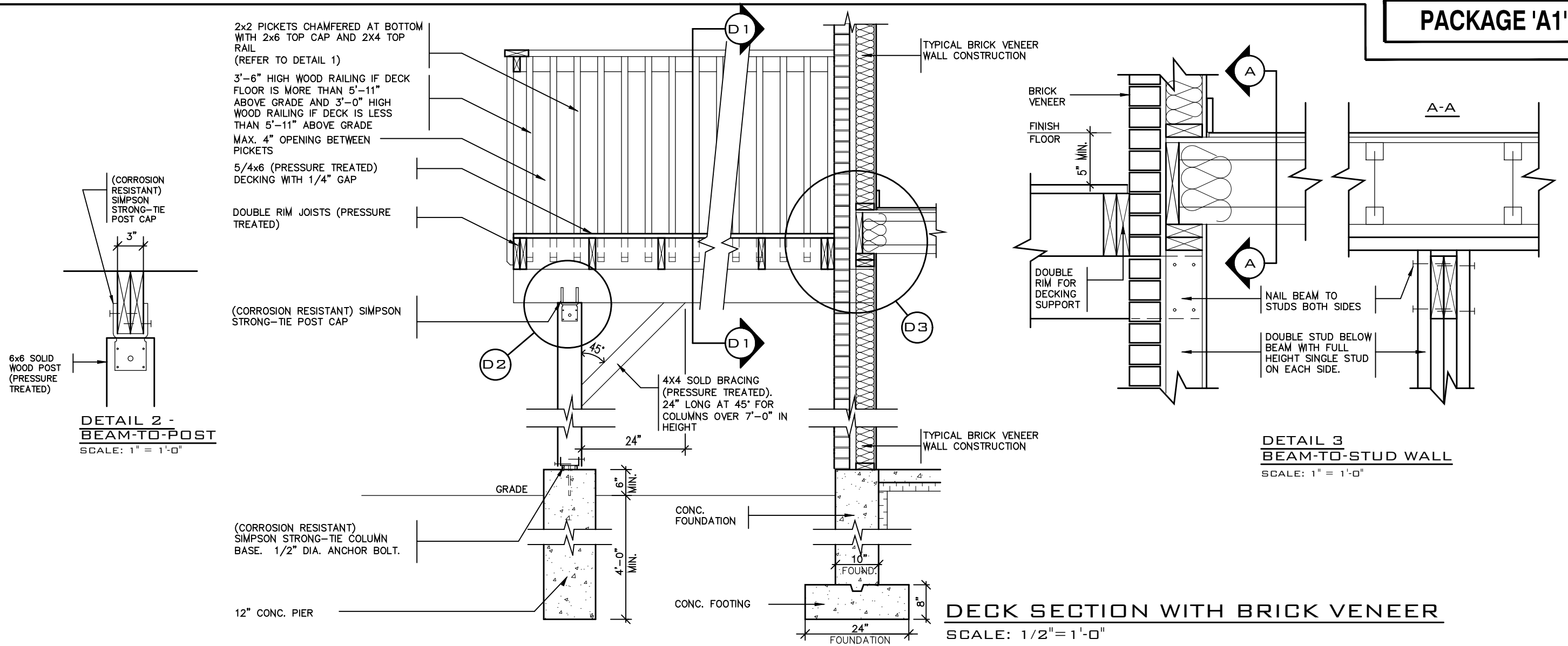
jardin design group inc. 27763
FIRM NAME BCIN

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

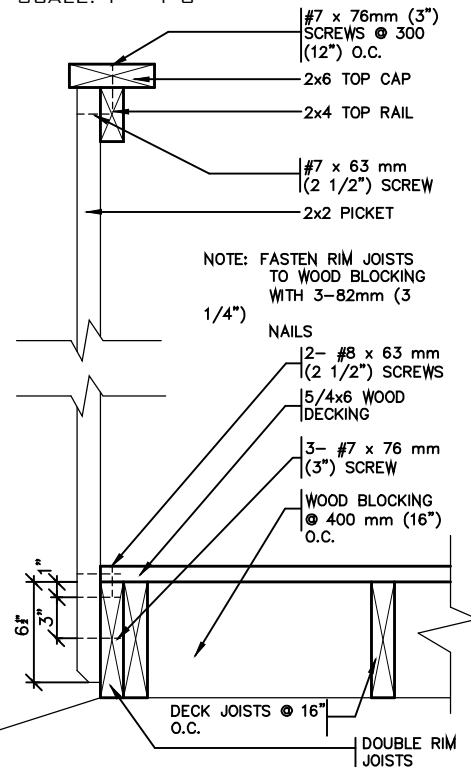


DETAIL 1

CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK

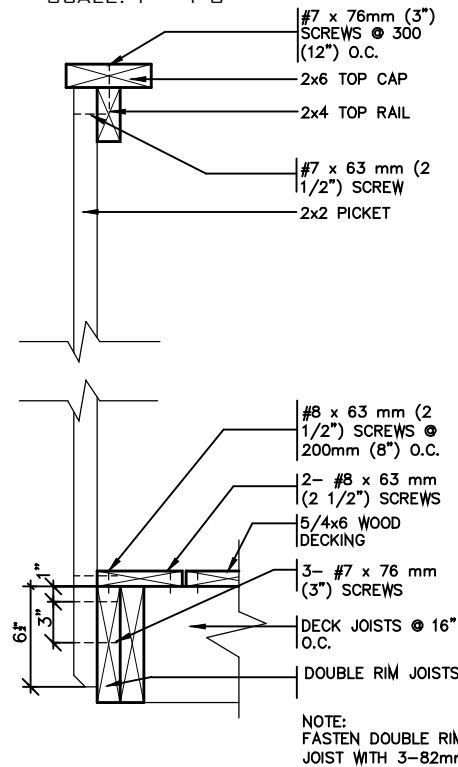
GUARD PARALLEL TO FLOOR JOISTS

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.
- 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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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 21031
NAME SIGNATURE BCIN

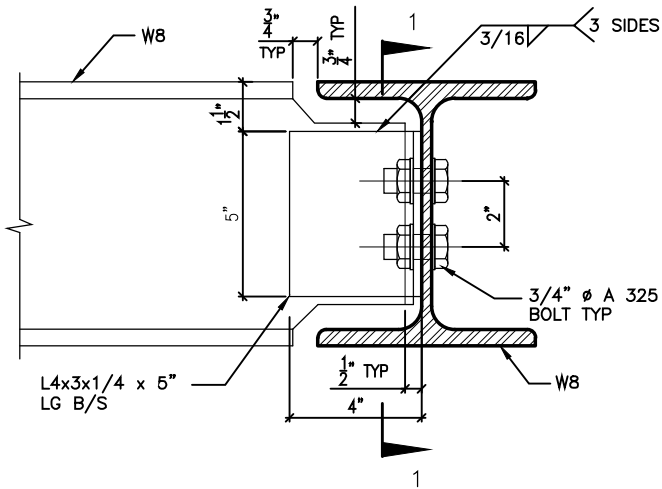
REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

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

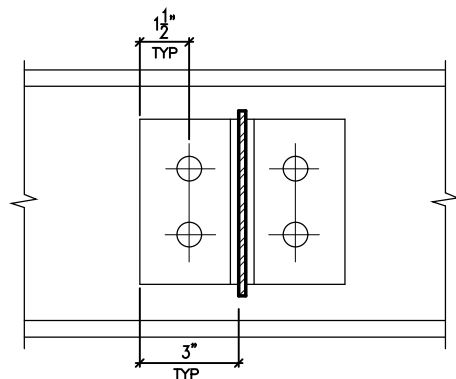
WALK-OUT DECK DETAIL
BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE

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

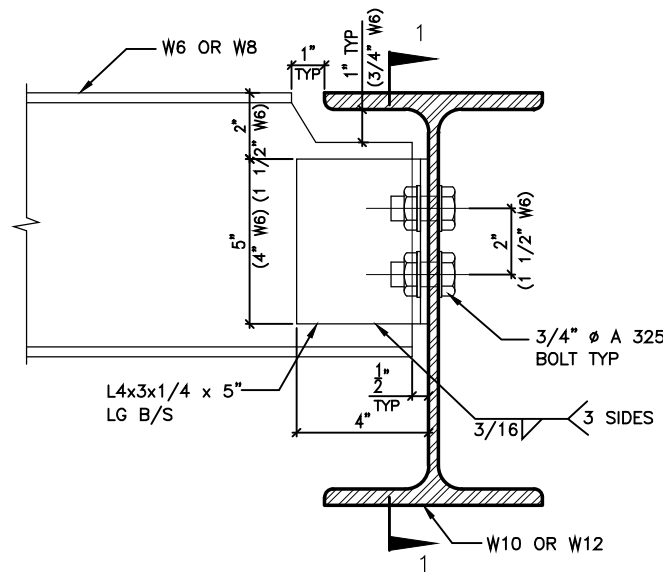


DETAIL 1.

W8
TO
W8
CONNECTION

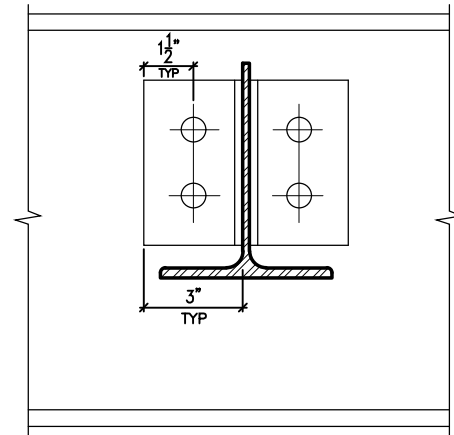


SECTION 1-1

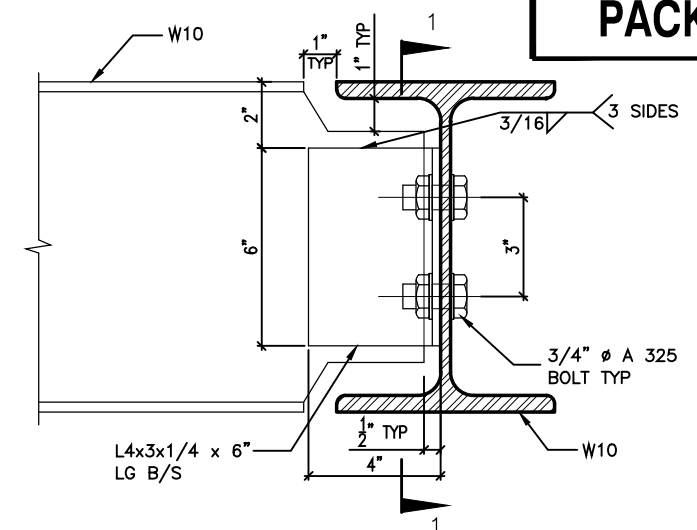


DETAIL 2.

W6(W8)
TO
W10(W12)
CONNECTION

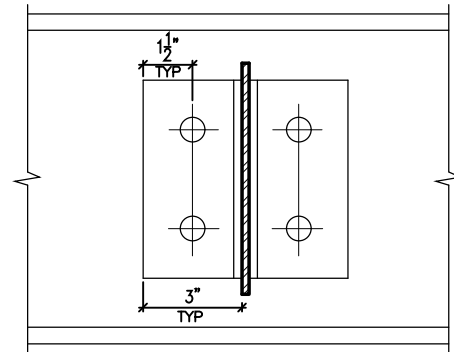


SECTION 1-1

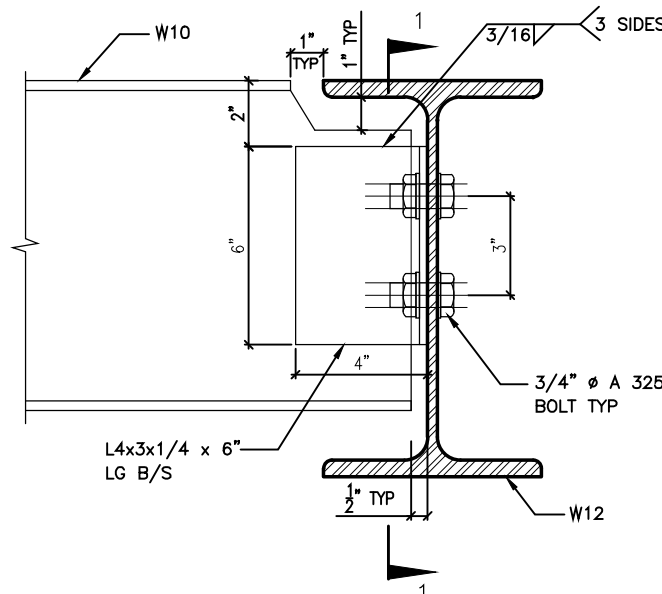


DETAIL 3.

W10
TO
W10
CONNECTION

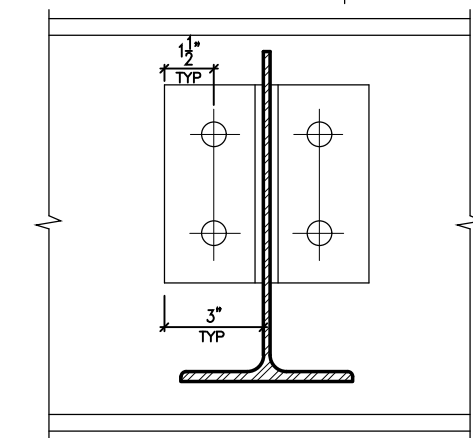


SECTION 1-1

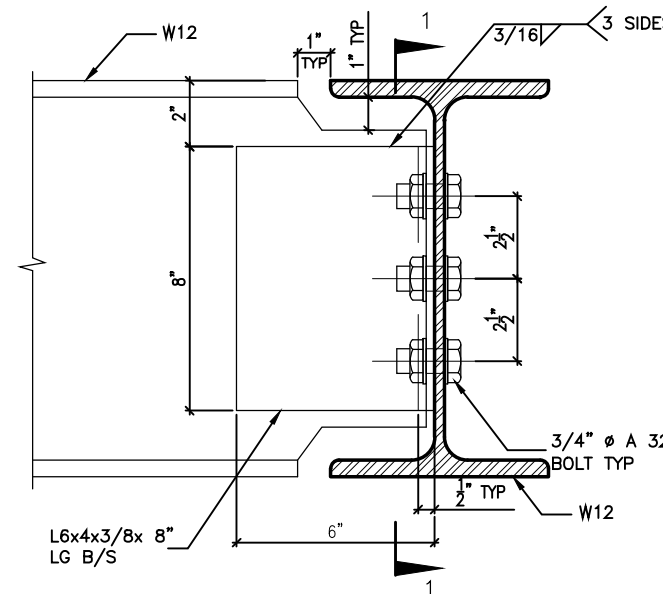


DETAIL 4.

W10
TO
W12
CONNECTION

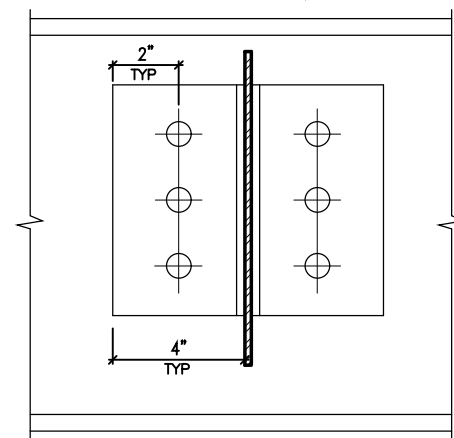


SECTION 1-1



DETAIL 5.

W12
TO
W12
CONNECTION

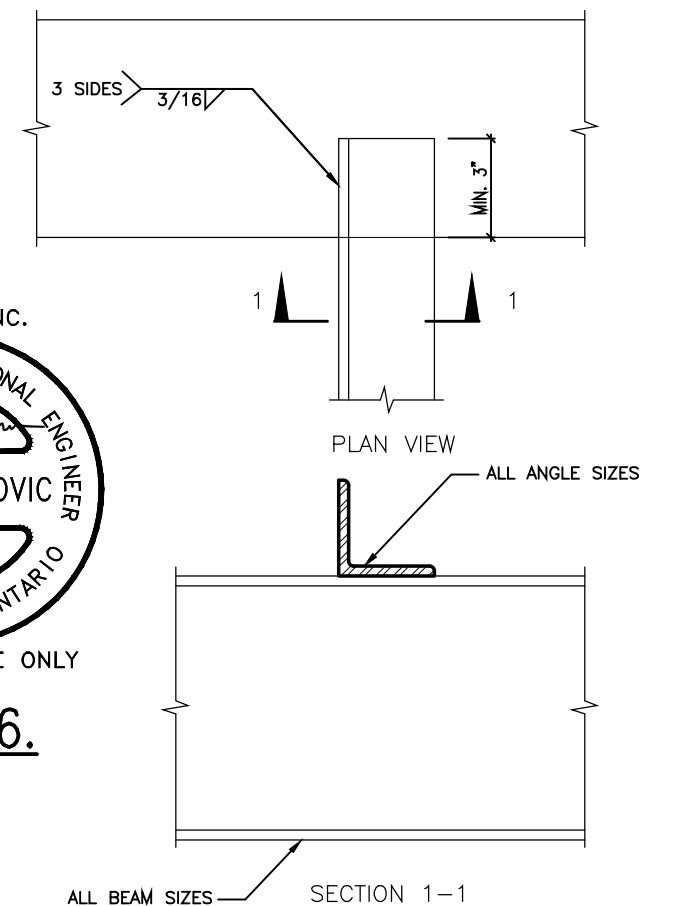


SECTION 1-1



DETAIL 6.

ANGLE
TO
BEAM
CONNECTION



2012 CODE

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2	AUG. 31, 2022	ADDED TO JOB; ISSUED FOR PERMIT
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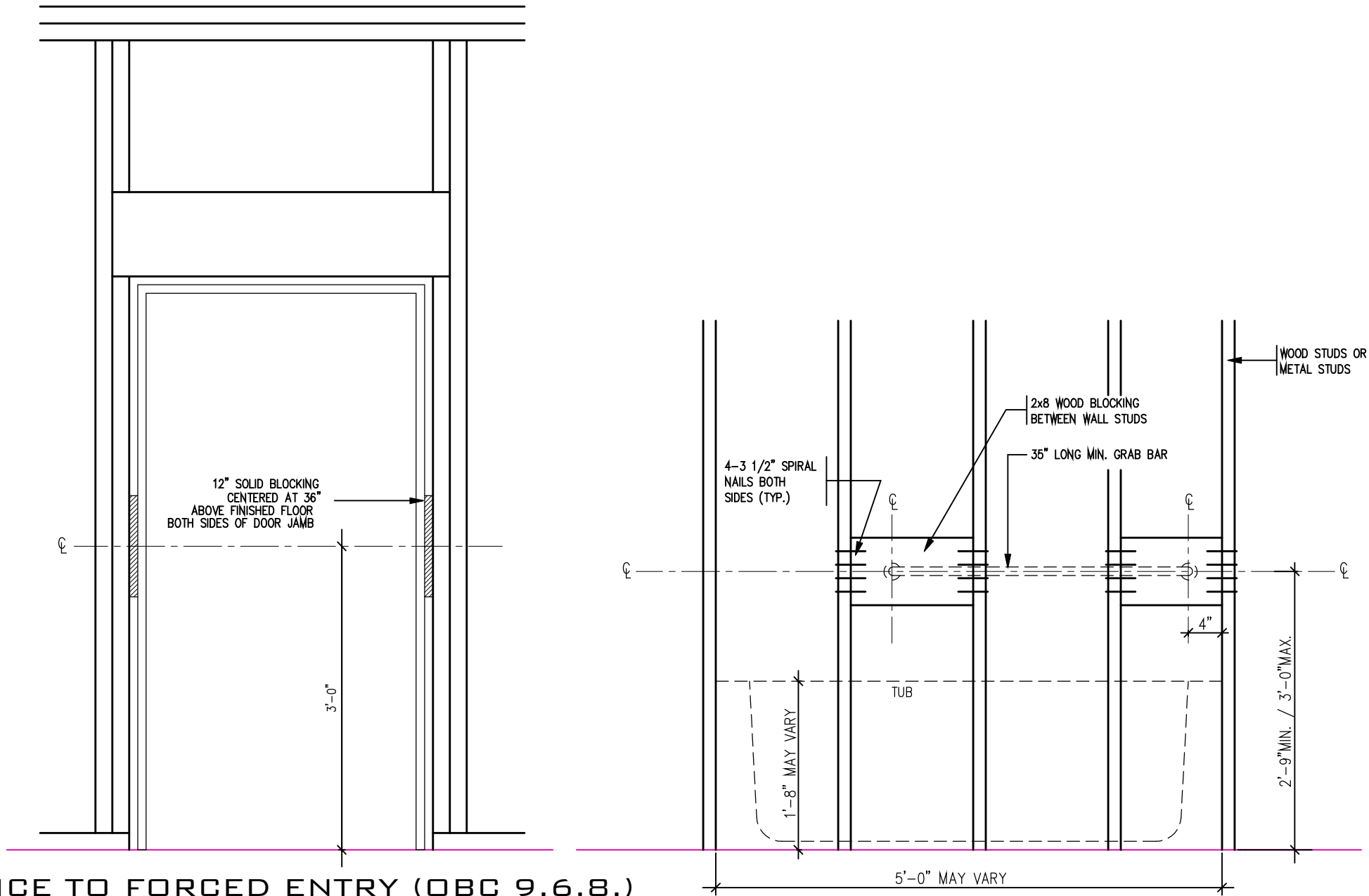
Walter Botter 21037
NAME SIGNATURE BCIN

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

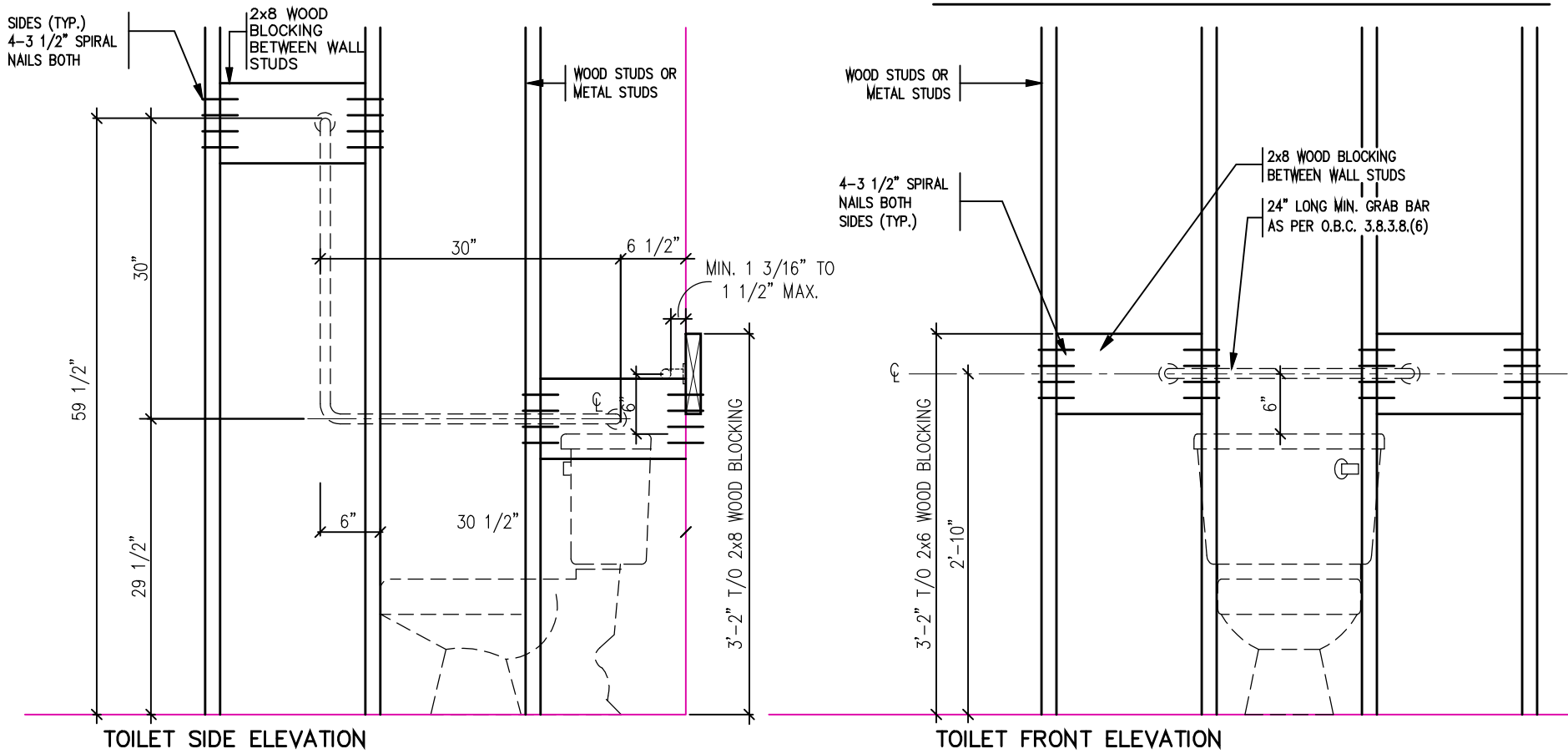
jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

STEEL BEAM DETAILS	MODEL NAME T
BARLASSINA CONSTRUCTION CITY OF CAMBRIDGE	SCALE: N.T.S.
BILD	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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7		
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2	AUG. 31, 2022	ADDED TO JOB; ISSUED FOR PERMIT
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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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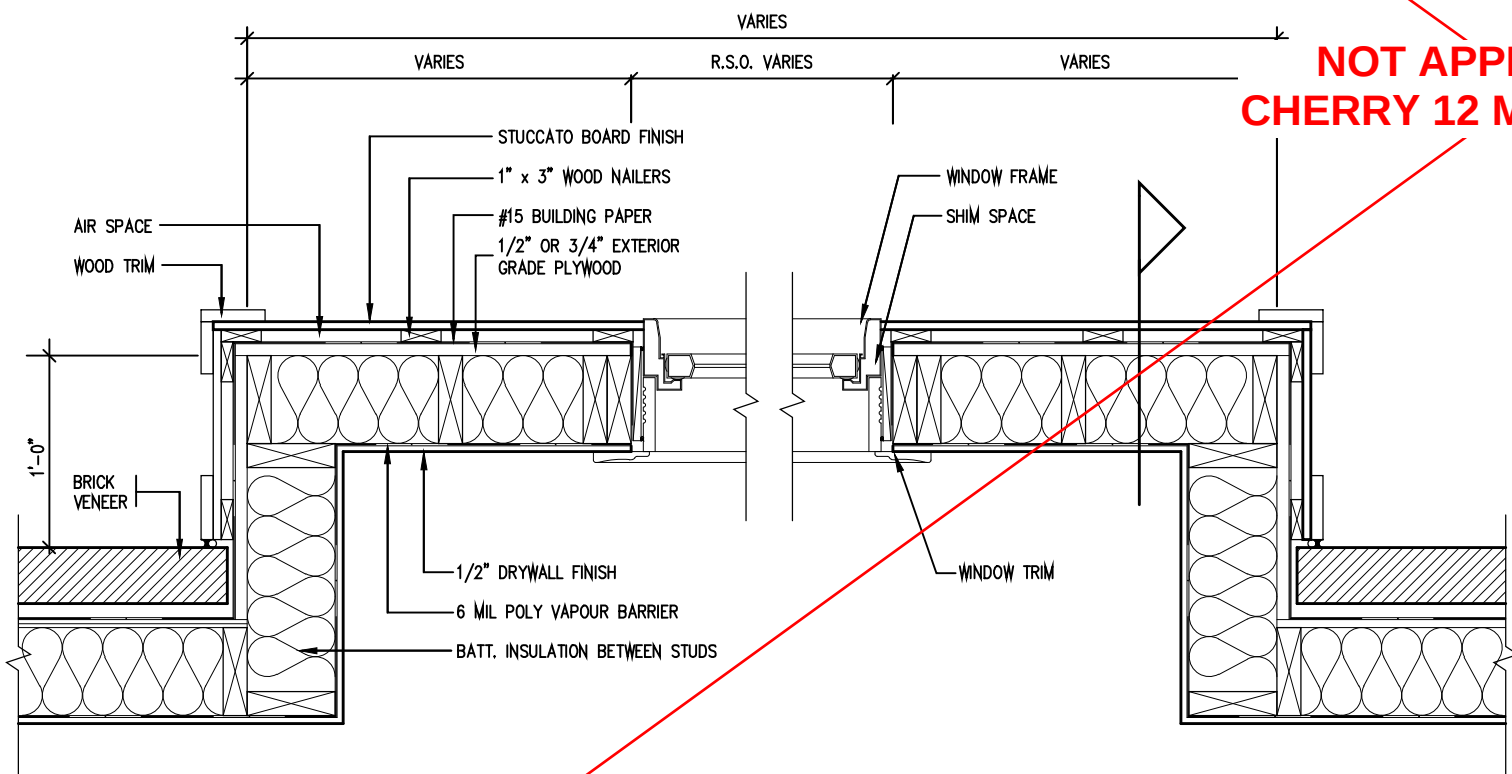
BLOCKING
FORCED ENTRY & GRAB BAR
BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE

MODEL NAME
T

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

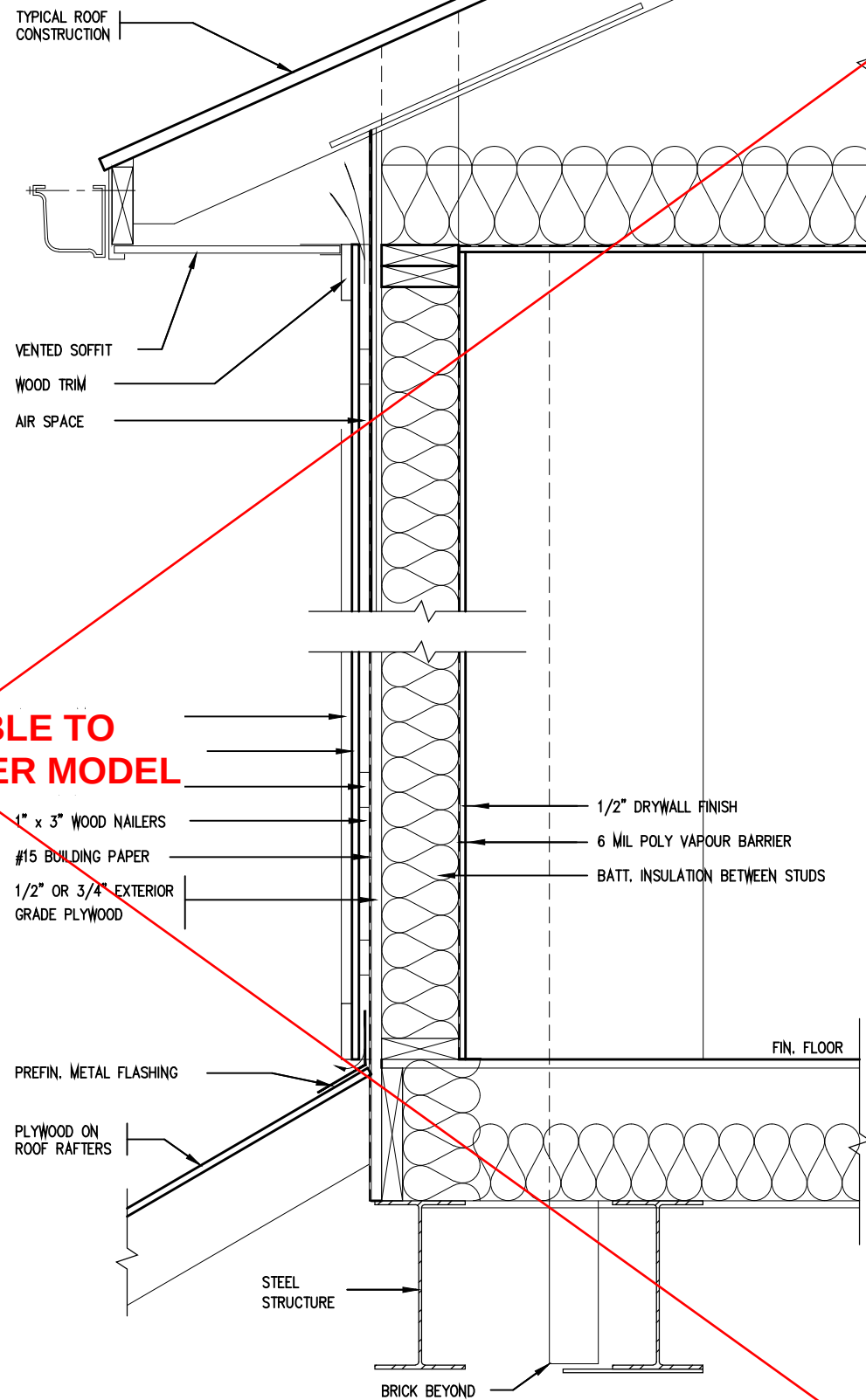
PROJ. No.
21-35

DWG. No.
10

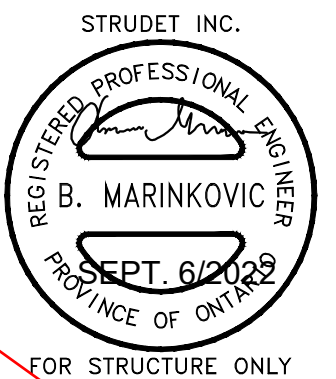


PLAN VIEW

STUCCATO BOARD FINISH CLADDING (OBC 9.27.)



CROSS SECTION



2012 CODE

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7		
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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

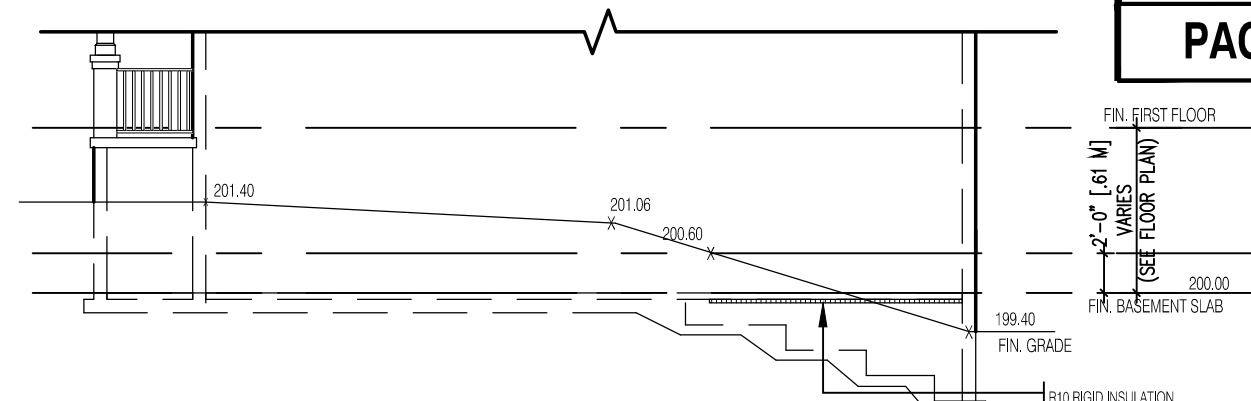
DWG. No. 11

BILD

Basement floor plan showing various areas and dimensions:

- UNEXCAVATED FIN. GARAGE SLAB** (Top Left): Dimensions include X 199.70, X 199.85, and X 200.20.
- FUTURE RECREATION ROOM (UNFINISHED)** (Top Right): Dimensions include X 200.60, X 200.75, and X 199.85. A note indicates **BF=200.00**.
- COLD STORAGE** (Bottom Left): Dimensions include X 199.70 and X 199.60.
- PERIMETER OF THE BASEMENT SLAB IN HEATED SPACE WITHIN 24" OF ADJACENT FINISHED GRADE** (Bottom Left): Indicated by a dashed line and arrows.
- PERIMETER OF THE BASEMENT SLAB IN HEATED SPACE ABOVE 24" OF ADJACENT FINISHED GRADE** (Bottom Right): Indicated by a dashed line and arrows.
- R10 RIGID INSULATION UNDER ENTIRE SLAB** (Far Right): Indicated by a note and arrows pointing to the slab area.
- UP** (Far Right): A small rectangular area with a note "UP" and an arrow pointing upwards.

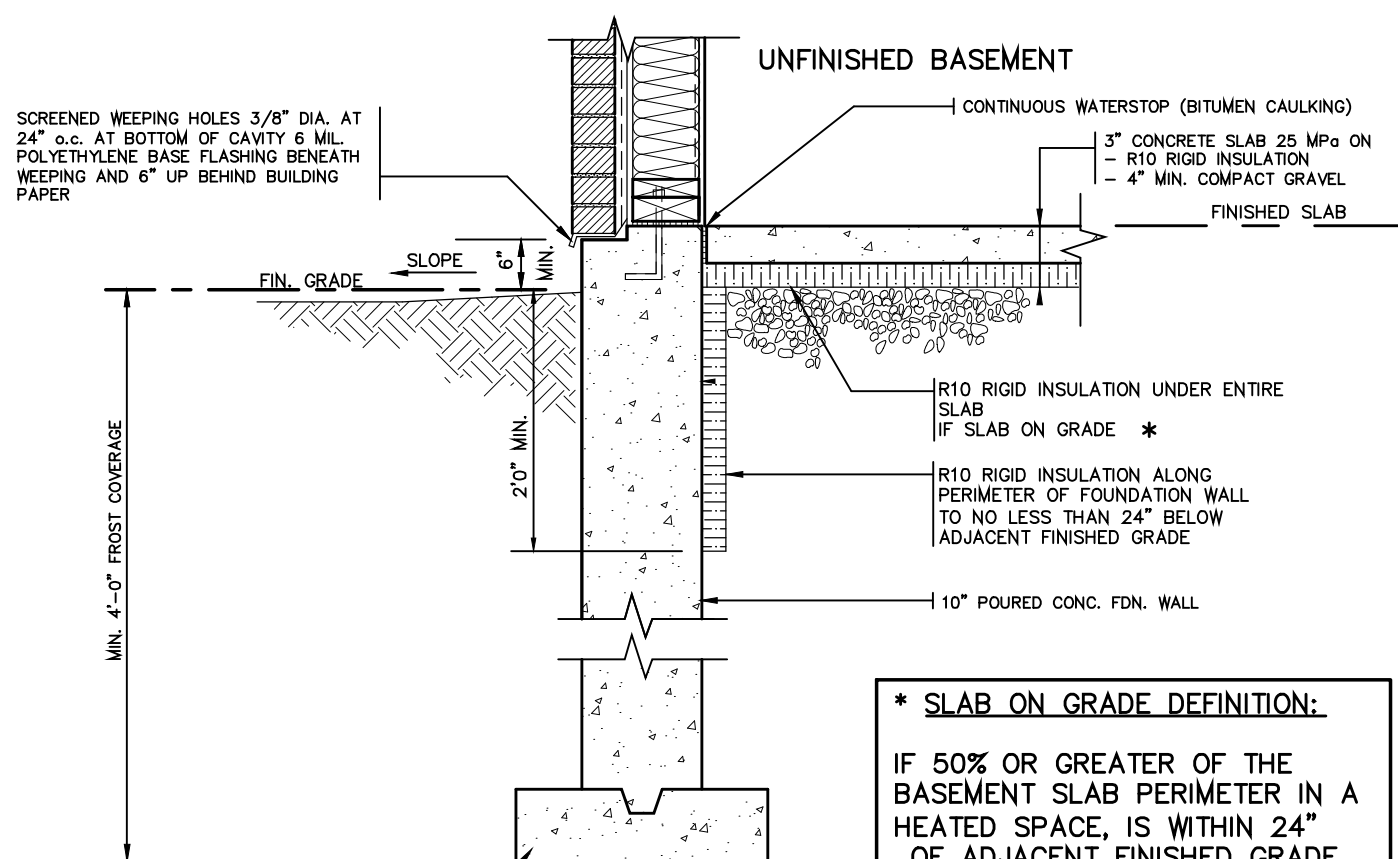
NOTES:
1. LEVELS SHOWN ON THE PLANS ARE FOR ILLUSTRATION PURPOSE ONLY, SEE FINAL GRADING PLAN FOR ACTUAL LEVELS
2. ALL LEVELS ARE SHOWN IN METRIC



The foundation plan illustrates the layout for a basement. Key features include:

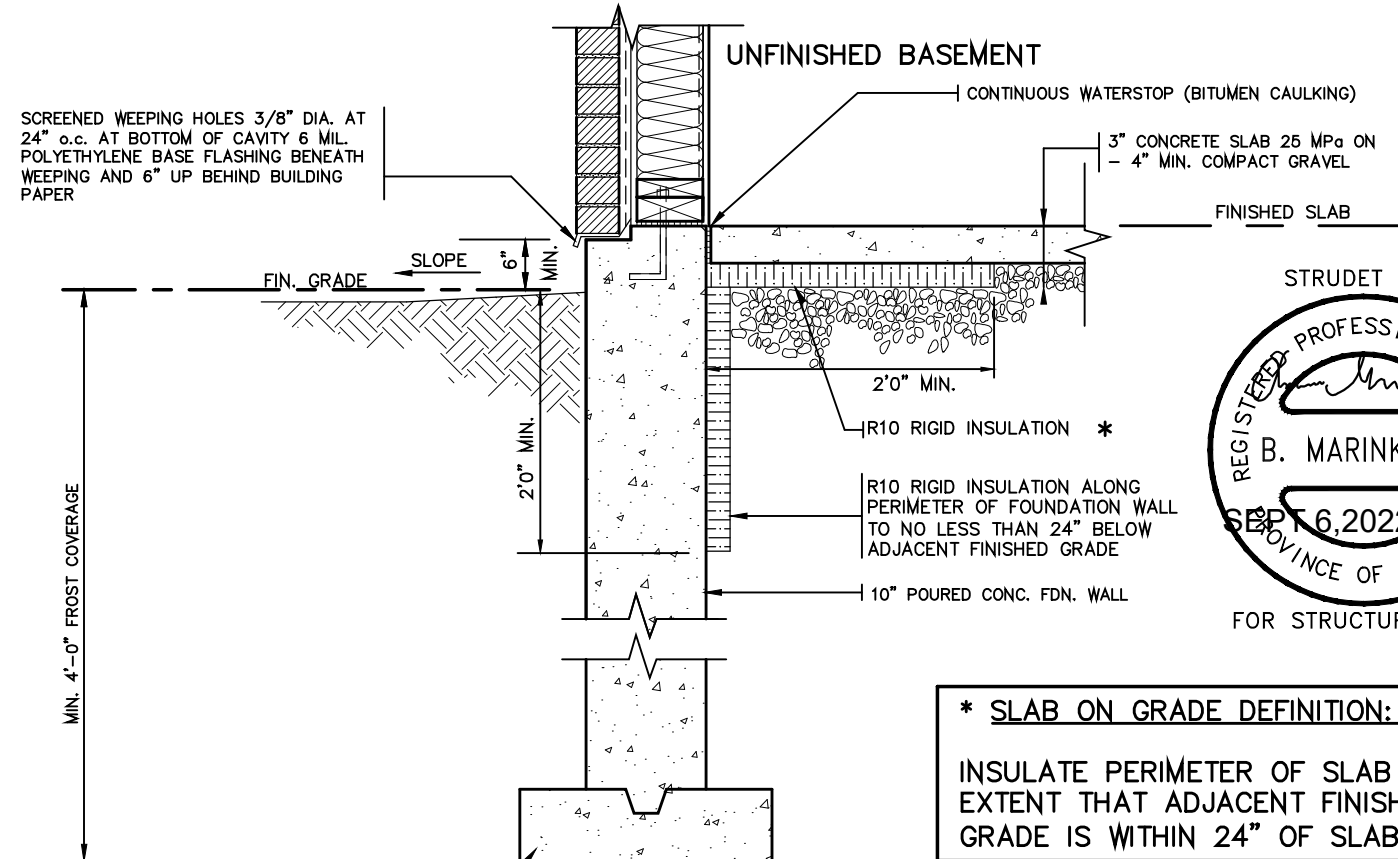
- UNEXCAVATED FIN. GARAGE SLAB:** A rectangular area at the top left, labeled "UNEXCAVATED" and "FIN. GARAGE SLAB", with a corner point marked X 201.35.
- FUTURE RECREATION ROOM (UNFINISHED):** A large rectangular area on the right, labeled "FUTURE RECREATION ROOM (UNFINISHED)".
- BF=200.00:** A label indicating the basement floor finish elevation.
- COLD STORAGE:** A small rectangular area on the bottom left.
- PERIMETER OF THE BASEMENT SLAB IN HEATED SPACE ABOVE 24" OF ADJACENT FINISHED GRADE:** Two lines with arrows pointing to the perimeter of the heated space, one for the garage slab and one for the recreation room.
- R10 RIGID INSULATION 24" UNDER SLAB:** A label with an arrow pointing to the insulation area under the recreation room.
- 2'-0" MIN.:** A label with an arrow pointing to the minimum width of the insulation area.
- Dimensions:** Various dimensions are provided, including X 201.20, X 200.60, X 199.40, and X 201.40.

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
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 12 MASTER MODEL
NG
KETS TO
NO MEMBER
& 2'-11"
1' ABOVE SLAB

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
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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

POURED CONCRETE STAIRS
BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE



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