

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		
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AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.	5		
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	2	AUG. 31, 2022	ADDED TO JOB; ISSUED FOR PERMIT
	1	AUG. 17, 2018	PREPARED TO PACKAGE 'A1' ISSUED TO CLIENT
No:	DATE:	WORK DESCRIPTION:	

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer	
QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code	
Walter Botter	21031
NAME	SIGNATURE BCIN
REGISTRATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.4 of the building code	
jardin design group inc.	27763
FIRM NAME	BCIN

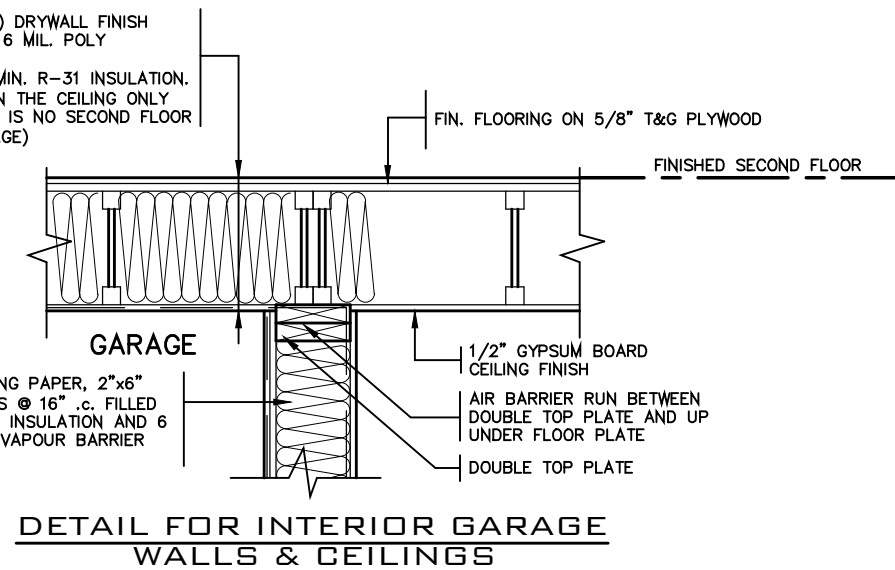
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GENERAL NOTES

BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE



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



DETAIL FOR COLD CELLAR PORCH SLAB



EAVE PROTECTION SHALL BE PROVIDED FROM THE EDGE OF ROOF A MIN. 3'-0" (900mm) UP FROM THE ROOF SLOPE TO A LINE NOT LESS THAN 1'-0" (300mm) INSIDE THE INNER FACE OF THE EXTERIOR WALL. EAVE PROTECTION SHALL BE LAID BENEATH THE STARTER STRIP AND SHALL CONSIST OF TYPE 'M' OR TYPE 'S' ASPHALT COATED ROOFING SHEETS.

BAFFLES AS REQUIRED FOR ROOF VENTILATION

PROVIDE ROOF VENTILATION @ A RATE OF 1:300 OF INSULATED CEILING AREA UNIFORMLY DISTRIBUTED

210 ASPHALT SHINGLES ON 3/8" PLYWOOD SHEATHING USE 'H' CLIPS FOR TRUSSES

STARTER STRIP OF ROOF SHINGLES REQUIRED

SEE PLAN FOR ROOF SLOPE

ROOF TRUSSES @ 24" o.c. MAX. RAISED HEEL TO MATCH PLATE

2"x5" FASCIA BOARD PREFINISHED METAL GUTTER, FASCIA AND VENTED SOFFIT

1 1/2"x6" RAISED STUCCO FRIEZE BOARD (TYP.)

MESH BACKWRAPPED

1/2" (13mm) DRYWALL FINISH OVER CONT. 6 MIL. POLY VAPOUR/AIR BARRIER & MIN. R-60 INSULATION

MIN. R22 INSULATION ABOVE INNER FACE OF EXTERIOR WALL

DOUBLE TOP PLATE

1/2" GYPSUM BOARD

2"x6" BOTTOM PLATE

LAP VAPOUR AND AIR BARRIER 4" AND SECURE TO PLATE

FIN. FLOORING ON 5/8" T&G PLYWOOD

FINISHED SECOND FLOOR

PARALLEL JOISTS: TJI WOOD BLOCKING @ 36" o.c.

FLOOR JOISTS SEE PLAN

- FIN. COAT OF EXTERIOR ACRYLIC STUCCO
- FIBRE MESH EMBEDDED IN PREP COAT
- INSULATION BOARD, (MIN. R5) W/ GEOMETRICALLY DEFINED DRAINAGE CAVITY HAVING A MIN. CAVITY DEPTH OF 1/4"
- AIR/MOISTURE BARRIER
- 7/16" EXTERIOR GRADE OSB SHEATHING
- 2" x 6" STUDS
- MIN. R-22 BATT INSULATION
- CONT. VAPOUR / AIR BARRIER
- 1/2" DRYWALL

(EIFS APPROVED SYSTEM, ALL MATERIALS AND SYSTEMS SHALL CONFORM TO CAN/ULC-S716.1)

A
6-2

CONCRETE SILL

CONTINUOUS HEADER JOIST W/ R-22 INSULATION W/ 6 MIL. VAPOUR BARRIER AND SEAL TO JOIST AND SUBFLOOR

4" FACE BRICK TIED TO STUDS WITH GALVANIZED 7/8" WIDE METAL TIES @ 16" o.c. HORIZONTAL AND 24" o.c. VERTICAL

SCREENED WEEPING HOLES 3/8" DIA. AT 24" o.c. AT BOTTOM OF CAVITY 6 MIL. POLYETHYLENE BASE FLASHING BENEATH WEEPING AND 6" UP BEHIND BUILDING PAPER

FIN. GRADE

HEAVY COAT OF BITUMEN OVER CONC. WALL

FOUNDATION WALLS TO BE WATER PROOFED OR PROVIDE A DRAINAGE LAYER ADJACENT TO EXT. SURFACE OF FOUNDATION WALL AND EXTEND TO FOOTING LAYER OR PROVIDE "SYSTEM PLANTON AIR GAP MEMBRANE"

CEMENT COVE

4" DIA. WEEPING TILES W/ 6" CRUSHED STONE COVER

FIN. SLAB

CAULK OR SEAL WITH GASKET AIR BARRIER SECURED TO PLATE

2"x4" WOOD PLATE ANCHORED TO FOUNDATION WALLS WITH 1/2" DIA. BOLTS AT 7'-10" o.c. MIN. 4" INTO FOUNDATION WALL R-20 BLANKET INSULATION DOWN WITHIN 2" MIN. AND 8" MAX. ABOVE FINISH SLAB WITH MOISTURE & VAPOUR BARRIER SEALED AT TOP & BOTTOM

POURED CONC. FDN. WALL. FOR WALL THICKNESS SEE ARCHITECTURAL DRAWINGS.

CONTINUOUS WATERSTOP (BITUMEN CAULKING)

3" CONCRETE SLAB 25 MPa ON 4" MIN. COMPACT GRAVEL

FINISHED SLAB

2 STOREY WALL SECTION

WOOD SHEATHING

AIR/MOISTURE BARRIER

FIBRE MESH EMBEDDED IN PREP COAT

INSULATION BOARD (R-5) W/ GEOMETRICALLY DEFINED DRAINAGE CAVITY HAVING A MIN. CAVITY DEPTH OF 1/4"

STARTER MESH (BACKWRAPPED)

CAULK WITH BEAD VENT

FLASHING

CONCRETE SILL

MASONRY CLADDING AS PER ELEVATION

A. TERMINATION AT MASONRY CLADDING WITH SEALANT

1 1/2" = 1' 0"

WALL FLASHING

WEEP HOLES

26" MAX. FOR 8" CONCRETE WALL

SLOPE

FIN. GRADE

DETAIL FOR CONCRETE VENEER DROPPED GRADE

PROTECTION REQ'D FOR FRAMING MEMBERS

2"x4" WOOD PLATE ANCHORED TO FOUNDATION WALLS WITH 1/2" DIA. BOLTS AT 7'-10" o.c. MIN. 4" INTO FOUNDATION WALL DOVE TAIL TIES @ 8" o.c. VERT. & 36" o.c. HORIZ.

SOLID MORTAR FILL

REDUCED CONC. MIN. 90mm THICK

8" FOUNDATION WALL WHEN VENEER CUT IS EQUAL OR LESS THAN 26". 10" FOUNDATION WALL WHEN VENEER CUT IS MORE THAN 26".

EVERY OTHER BRICK IS OMITTED TO TIE IN CONC SLAB MIN. 4" INTO FOUND. WALL

WALL FLASHING

WEEP HOLES

CAULKING

SLOPE

5" MIN. REINF. CONC. PORCH SLAB. SEE ARCHITECTURAL DRAWINGS.

3" MIN. BEARING

COLD CELLAR

R-20 BLANKET INSULATION FULL HEIGHT

FOUNDATION WALL

DETAIL FOR COLD CELLAR PORCH SLAB

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6		
5		
4		
3		
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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

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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

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;~~
Wld WALL ASSEMBLY) **SB-3**

5/8" TYPE 'X' GYPSUM WALL BOARD

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

STRUDET INC.

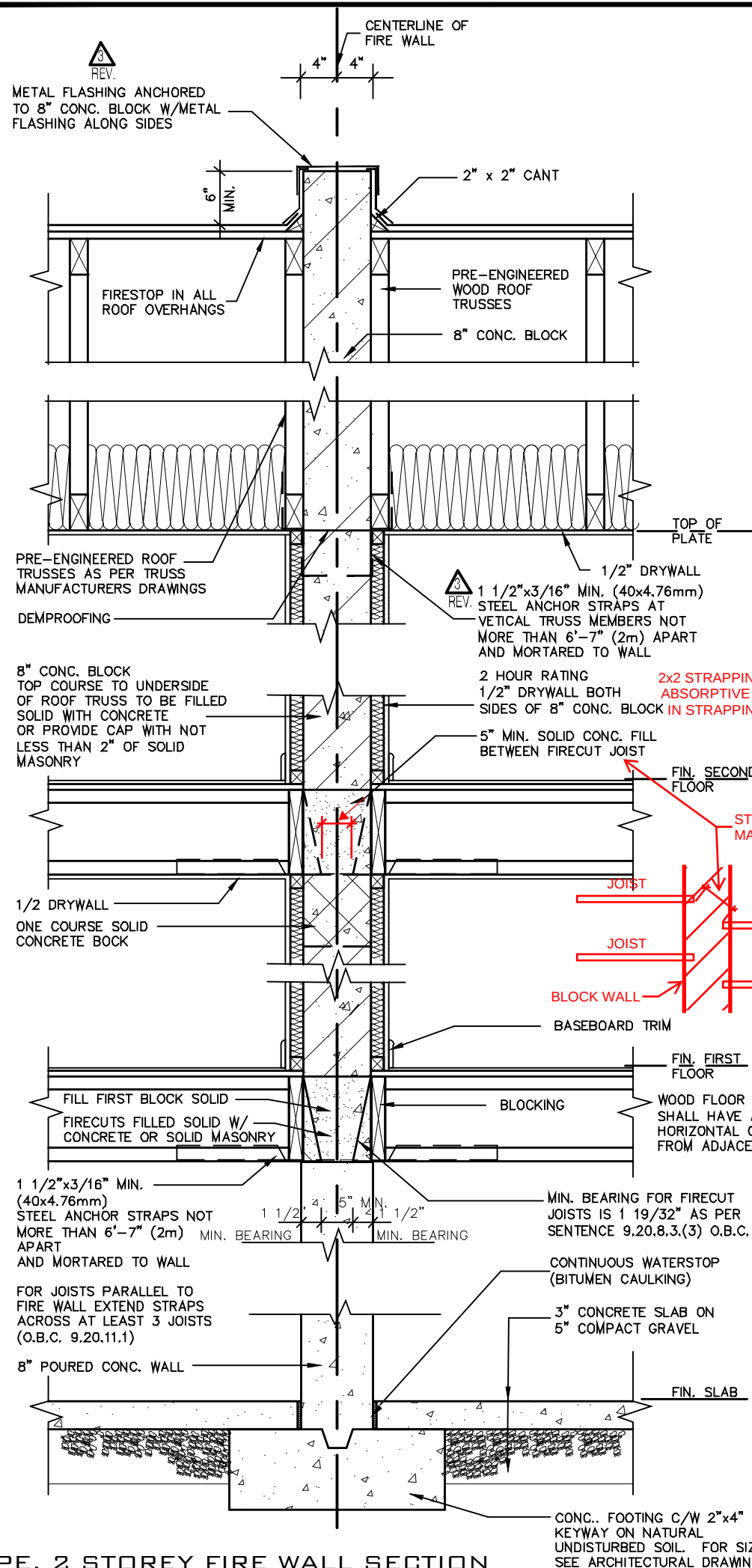


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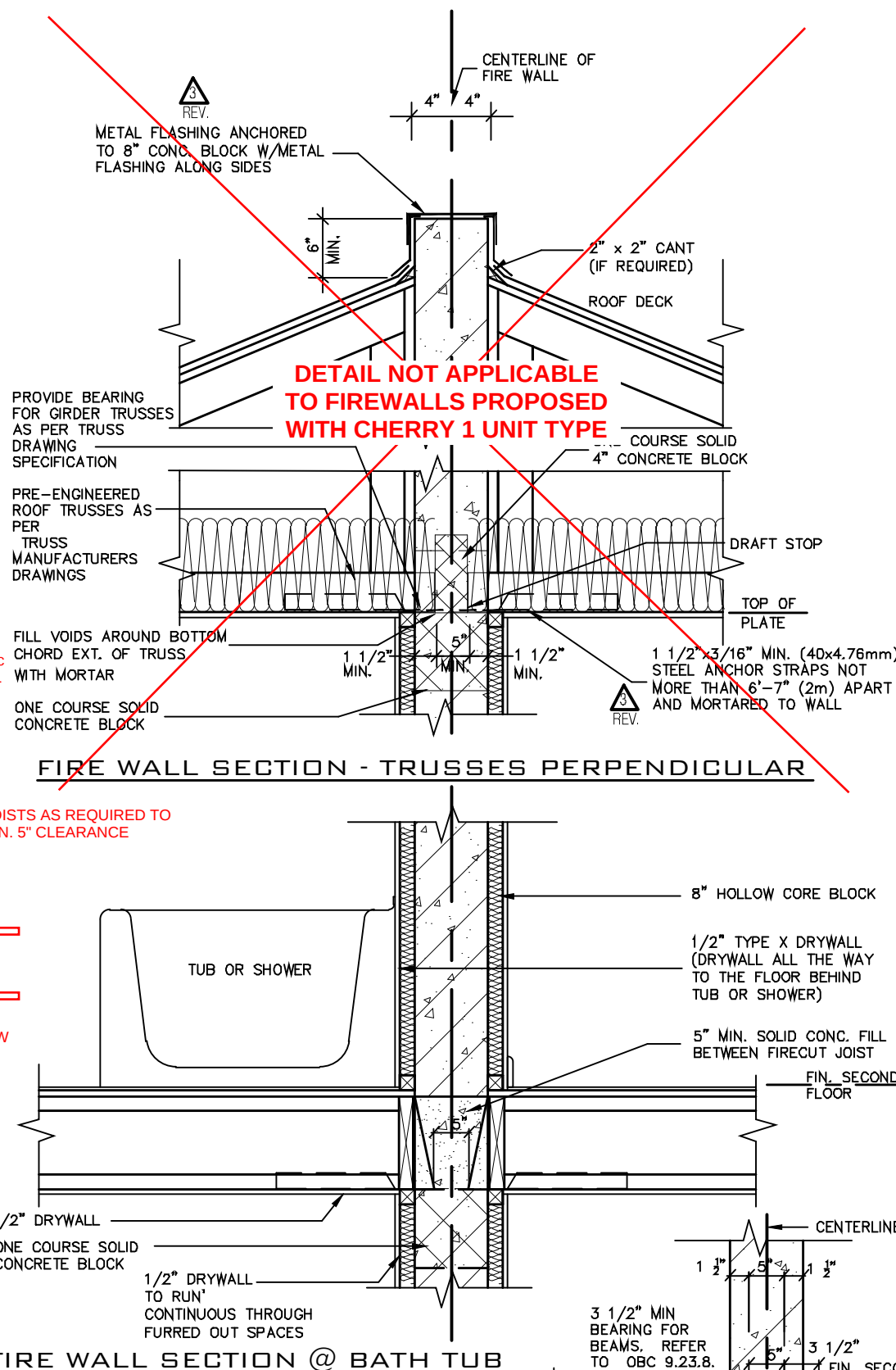


21-35	4
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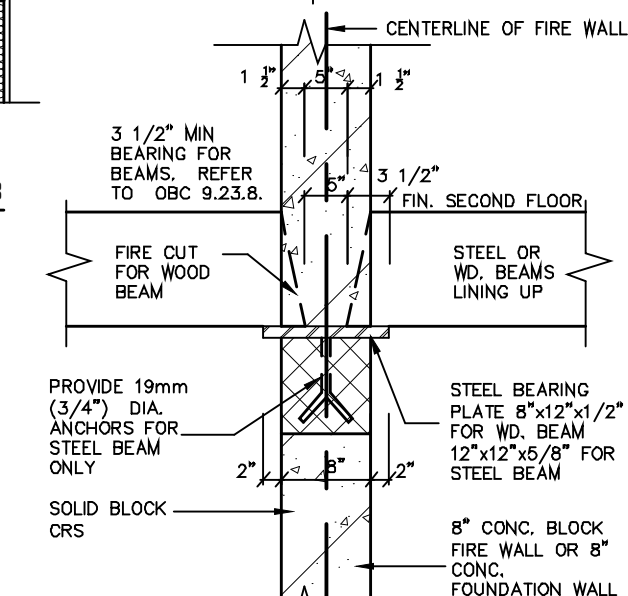
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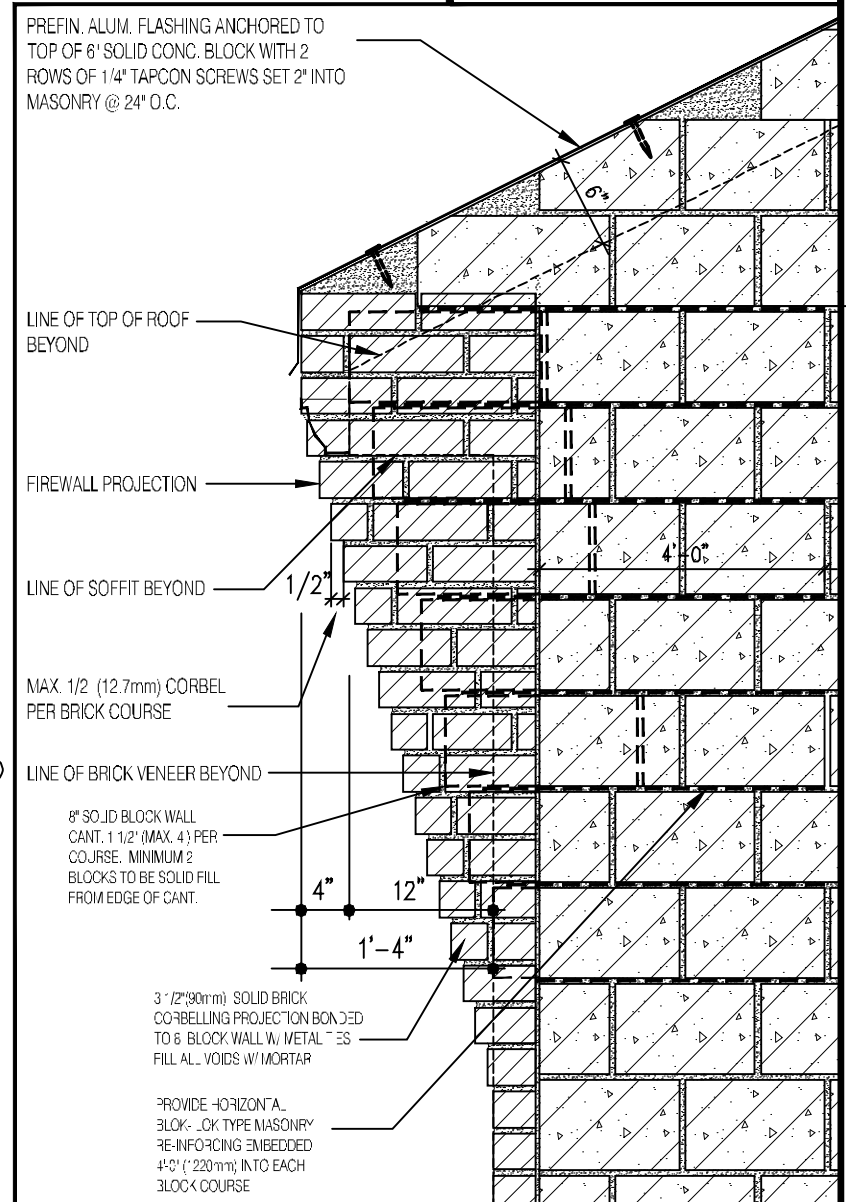
TYPE. 2 STOREY FIRE WALL SECTION
TRUSSES PARALLEL TO FIRE WALL



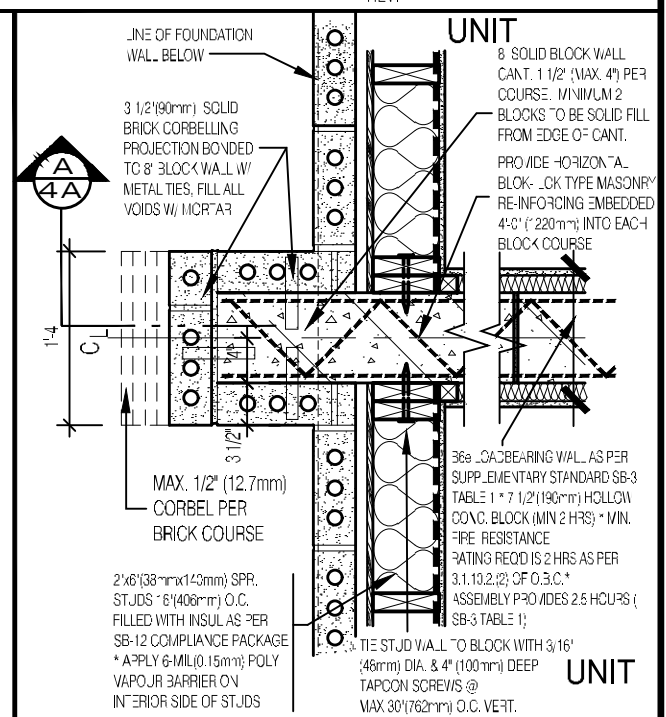
FIRE WALL SECTION @ BATH TUB



STEEL BEARING
PLATE DETAIL



FIREWALL CORBELLING DETAIL SECTION 
FLUSH WALL CONDITION $3/4" = 1'-0"$ 



FIREWALL CORBELLING PLAN
FLUSH WALL CONDITION 3/4" - 1'-0" 

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7		
6		
5		
4	FEB. 8, 2023	REV. CORBELLING 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 'A' ISSUED TO CLIENT
No.	DATE	WORK DESCRIPTION

NOTES

A FIREWALL SHALL
EXTEND FROM THE
GROUND CONTINUOUSLY
THROUGH, OR
ADJACENT TO, ALL
STOREYS OF A
BUILDING. (O.B.C.
3.1.10.3 (1))

ENGINEERED FLOOR
SYSTEM INSTALLATION
TO CONFORM TO
MANUFACTURES
APPROVED DETAILS
AND SPECIFICATIONS

NOTES

SOUND ABSORPTIVE MATERIAL REQUIREMENTS

SOUND ABSORPTIVE MATERIAL INCLUDES FIBRE PROCESSED FROM ROCK, SLAG, GLASS OR CELLULOSE FIBRE. IT MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS FOR THE WALL TO PROVIDE THE LISTED STC VALUE.

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

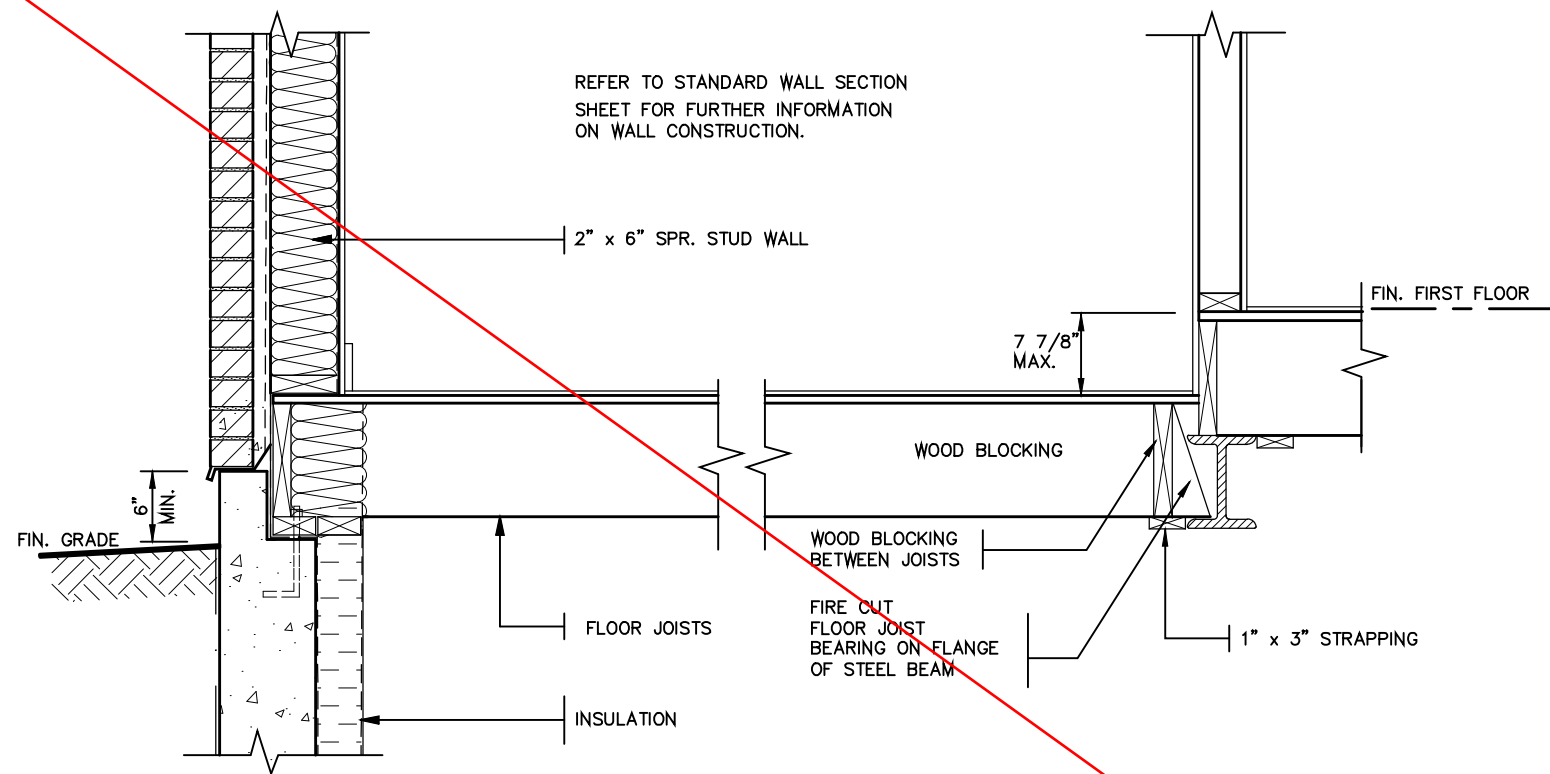
FIRE RESISTANCE RATING
FIRE RESISTANCE RATING
REQUIRED IS 2 HR. MIN.(AS
PER SENTENCE DIV. B 3.1.10.
O.B.C.)

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

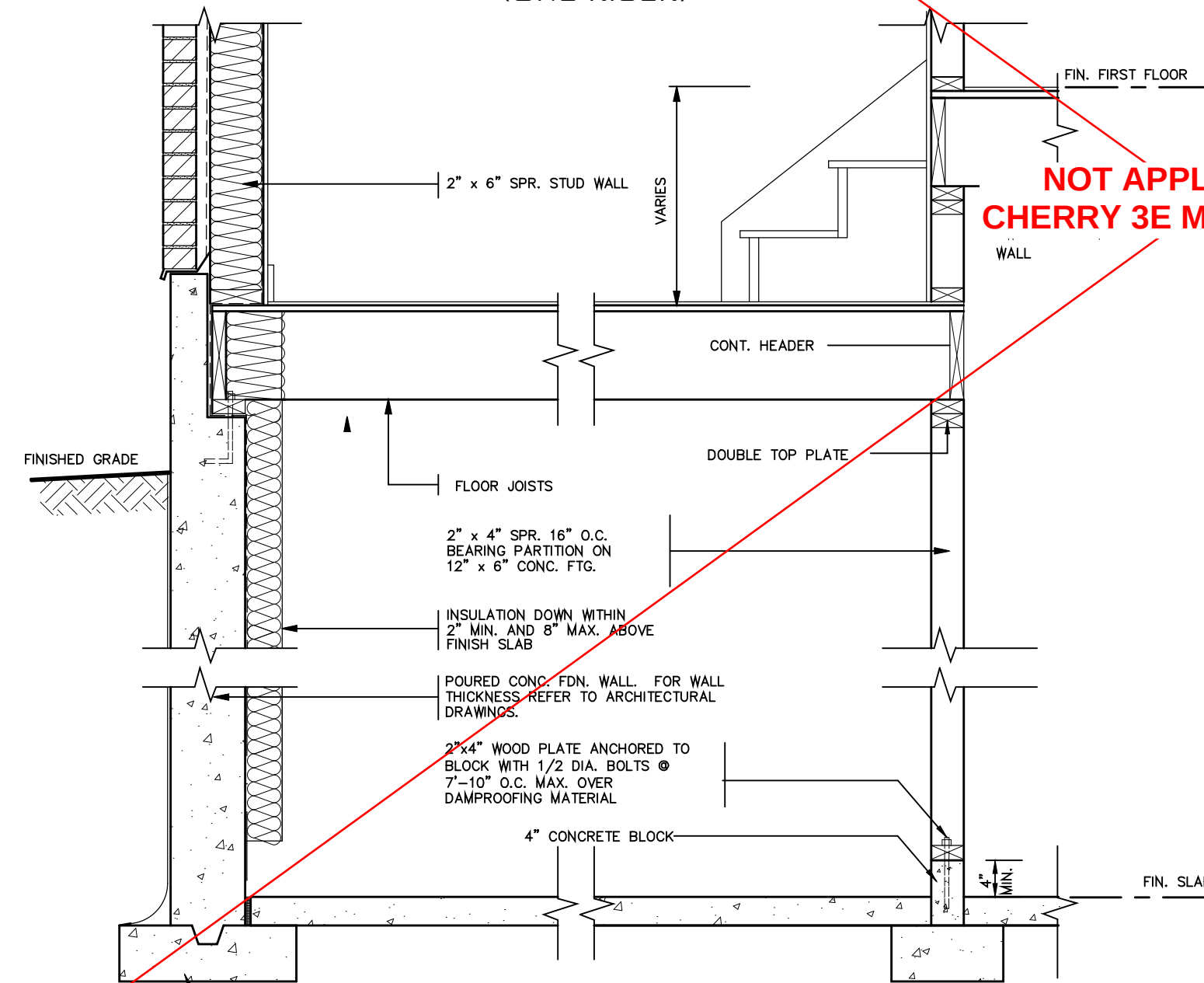
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Walter Botter		2103
NAME	SIGNATURE	BCR
REGISTRATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.4 of the building code		
jardin design group inc.		2776
FIRMA NAME		PCR

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

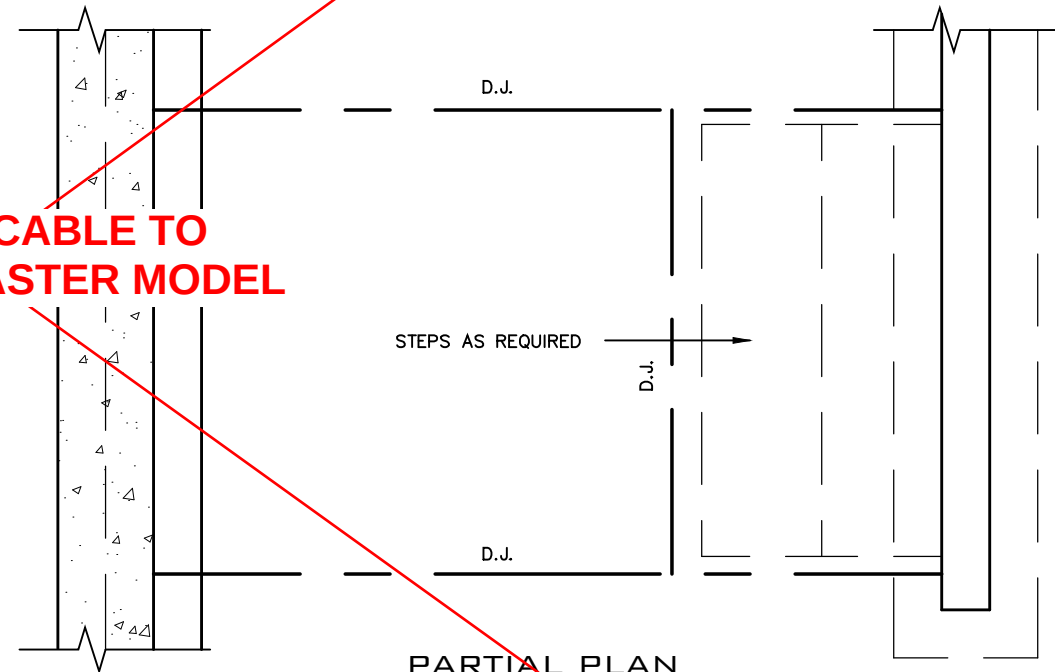
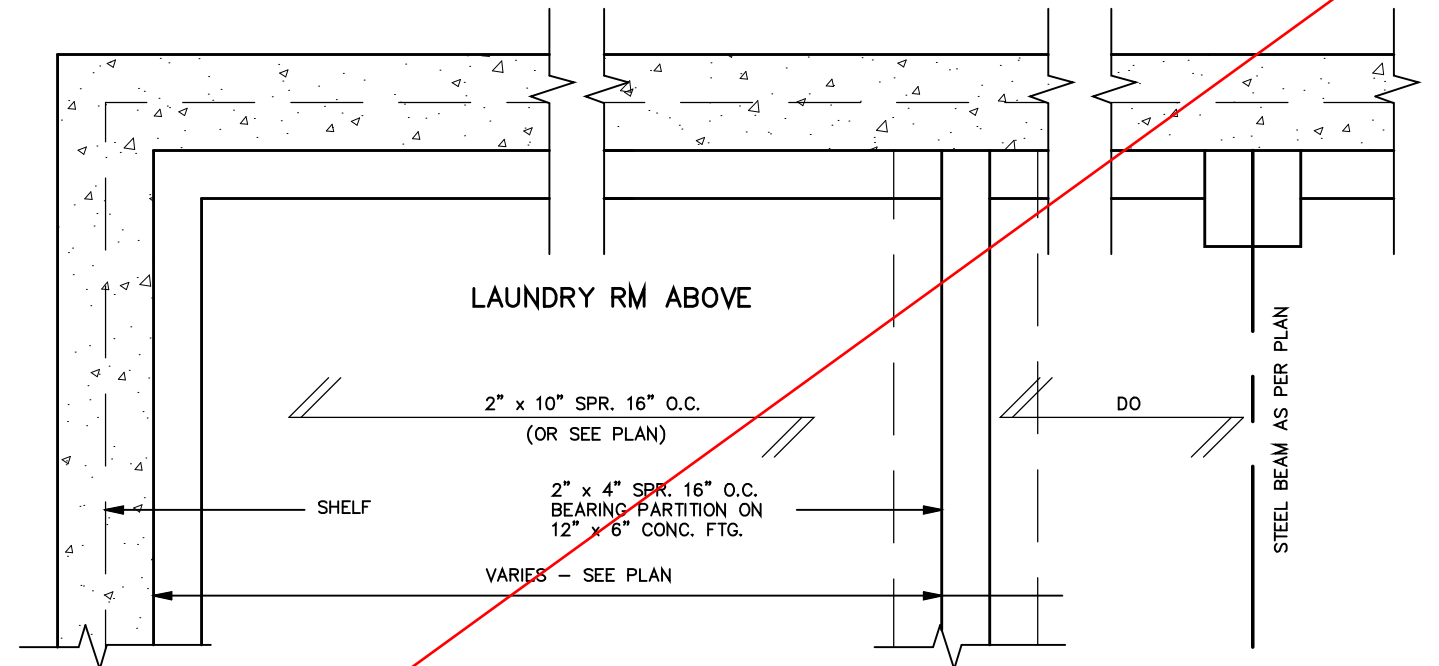
		FIREWALL	
BARLASSINA CONSTRUCTION CITY OF CAMBRIDGE			
MODEL NAME T		----	
SCALE:		$3/4" = 1'-0"$	
PROJ. No. 21-35		DWG. No. 4A	



DETAIL OF SUNKEN LAUNDRY
(ONE RISER)

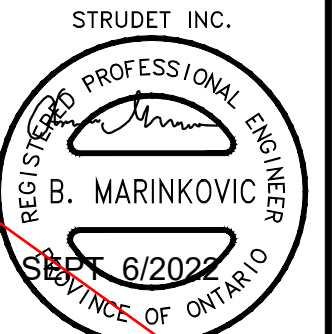


DETAIL OF SUNKEN LAUNDRY
(MORE THAN ONE RISER)



PARTIAL PLAN

NOT APPLICABLE TO
CHERRY 3E MASTER MODEL



FOR STRUCTURE ONLY

2012 CODE

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7		
6		
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4		
3		
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Walter Botter *Walter Botter* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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jardin design group inc. 27763
FIRM NAME BCIN

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

SUNKEN LAUNDRY

BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE

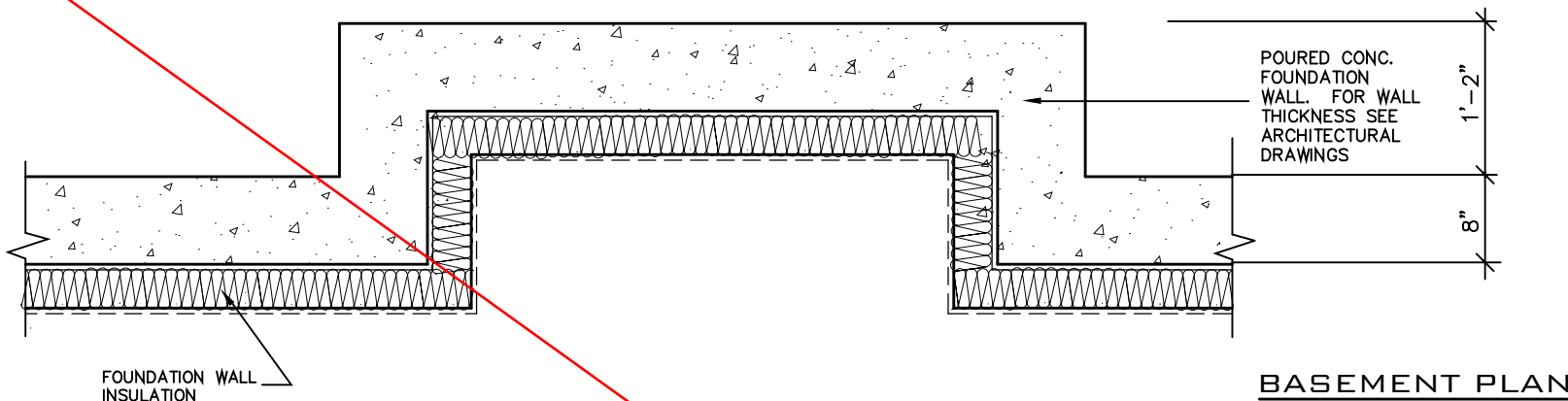
MODEL NAME
T

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

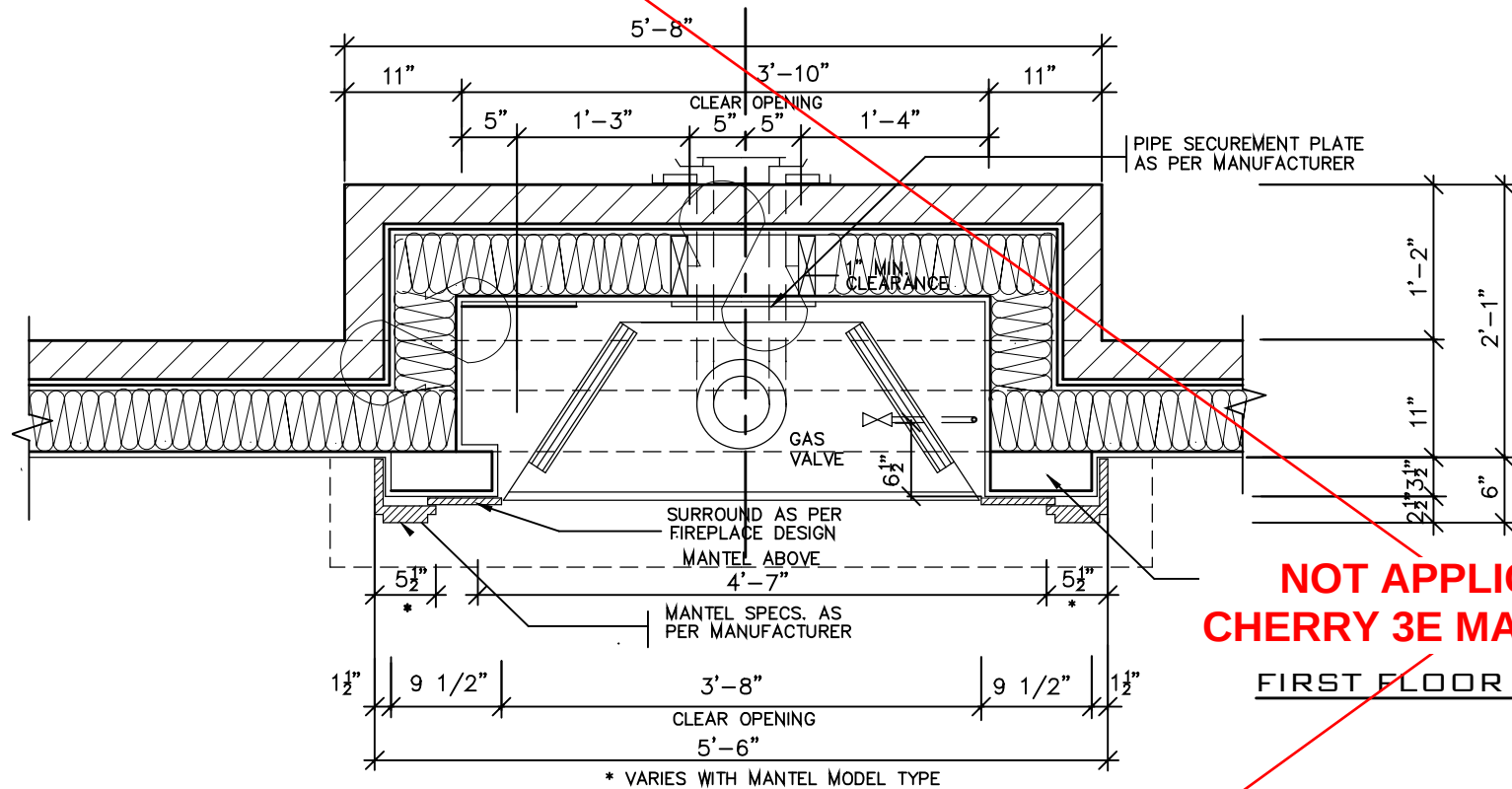
PROJ. No. 21-35

DWG. No. 5

BILD

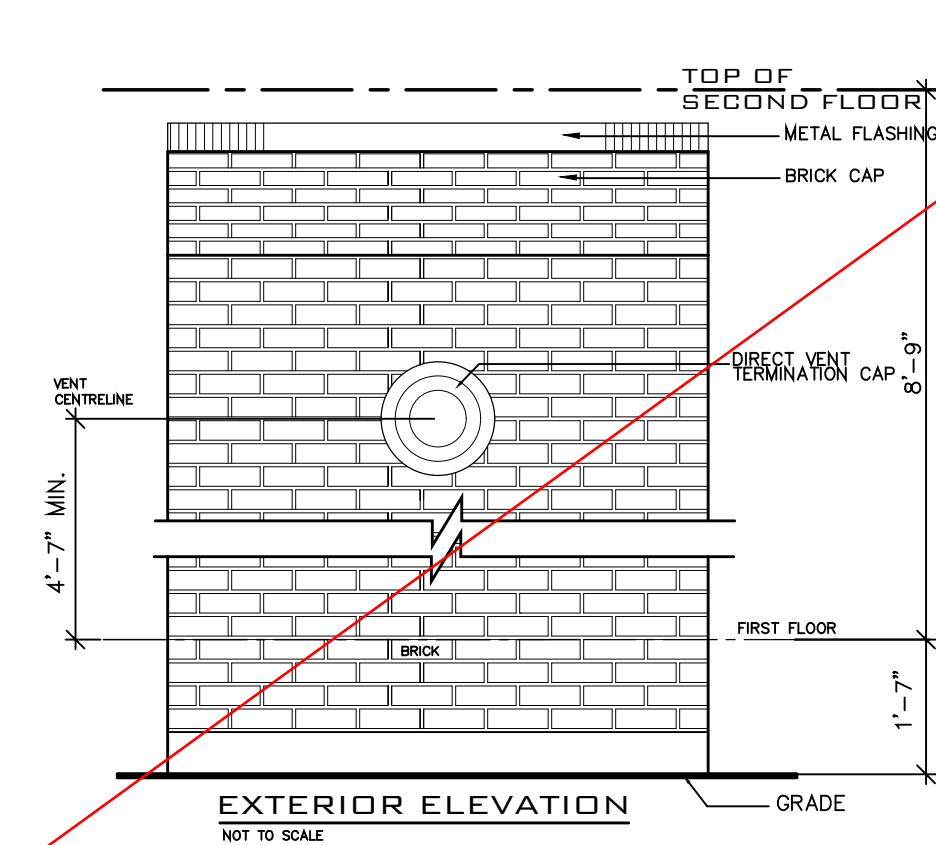


BASEMENT PLAN

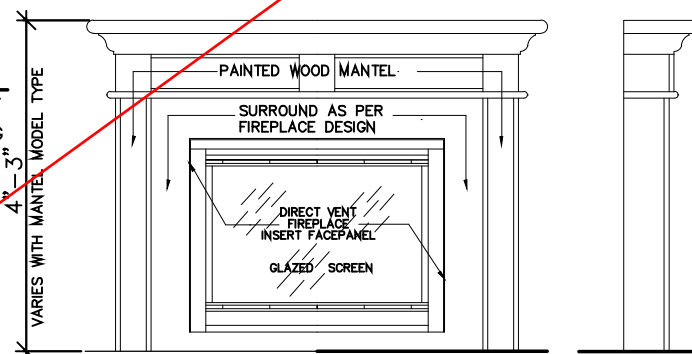


NOT APPLICABLE TO
CHERRY 3E MASTER MODEL

FIRST FLOOR PLAN



EXTERIOR ELEVATION
NOT TO SCALE



FRONT/SIDE ELEVATION
NOT TO SCALE

GENERAL INSTALLATION NOTES

- 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.

ARY REFERS TO MODEL

MANTEL SPECS. AS PER MANUFACTURER

1/2" GYP. BD

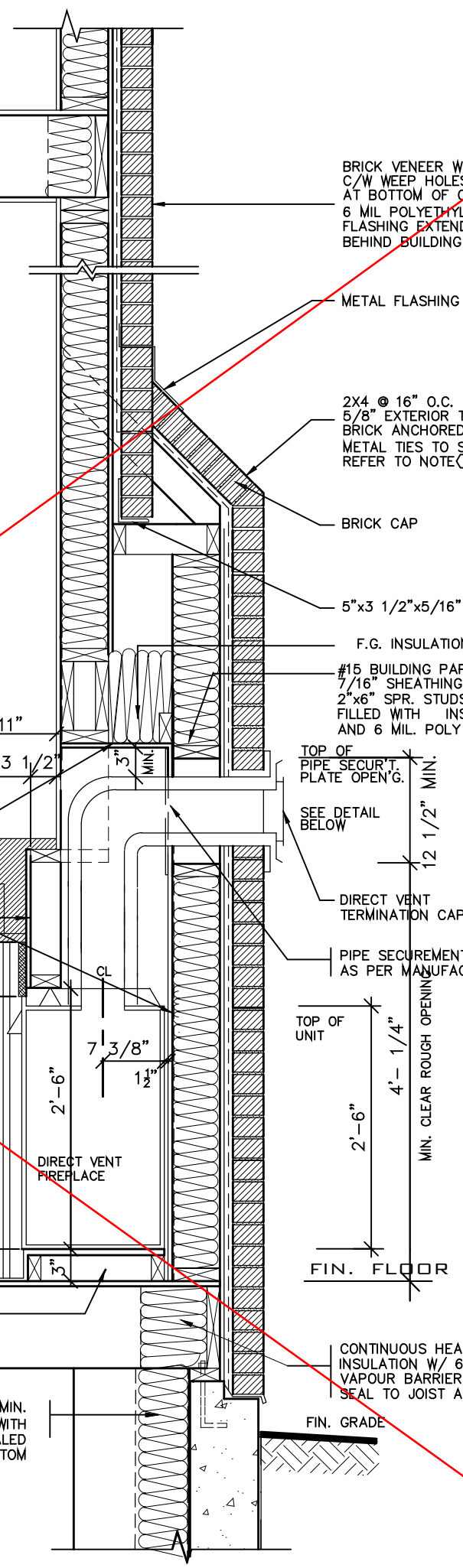
2" X 4" FUROUT FRAMING

SURROUND AS PER FIREPLACE DESIGN

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

SECTION

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



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

METAL FLASHING

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

BRICK CAP

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

F.G. INSULATION

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

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

SEE DETAIL BELOW

DIRECT VENT TERMINATION CAP

PIPE SECUREMENT PLATE AS PER MANUFACTURER

TOP OF UNIT

4'-1 1/4"

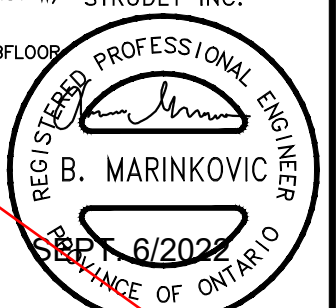
MIN. CLEAR ROUGH OPENING

2'-6"

FIN. FLOOR

FIN. GRADE

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



FOR STRUCTURE ONLY

2012 CODE

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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

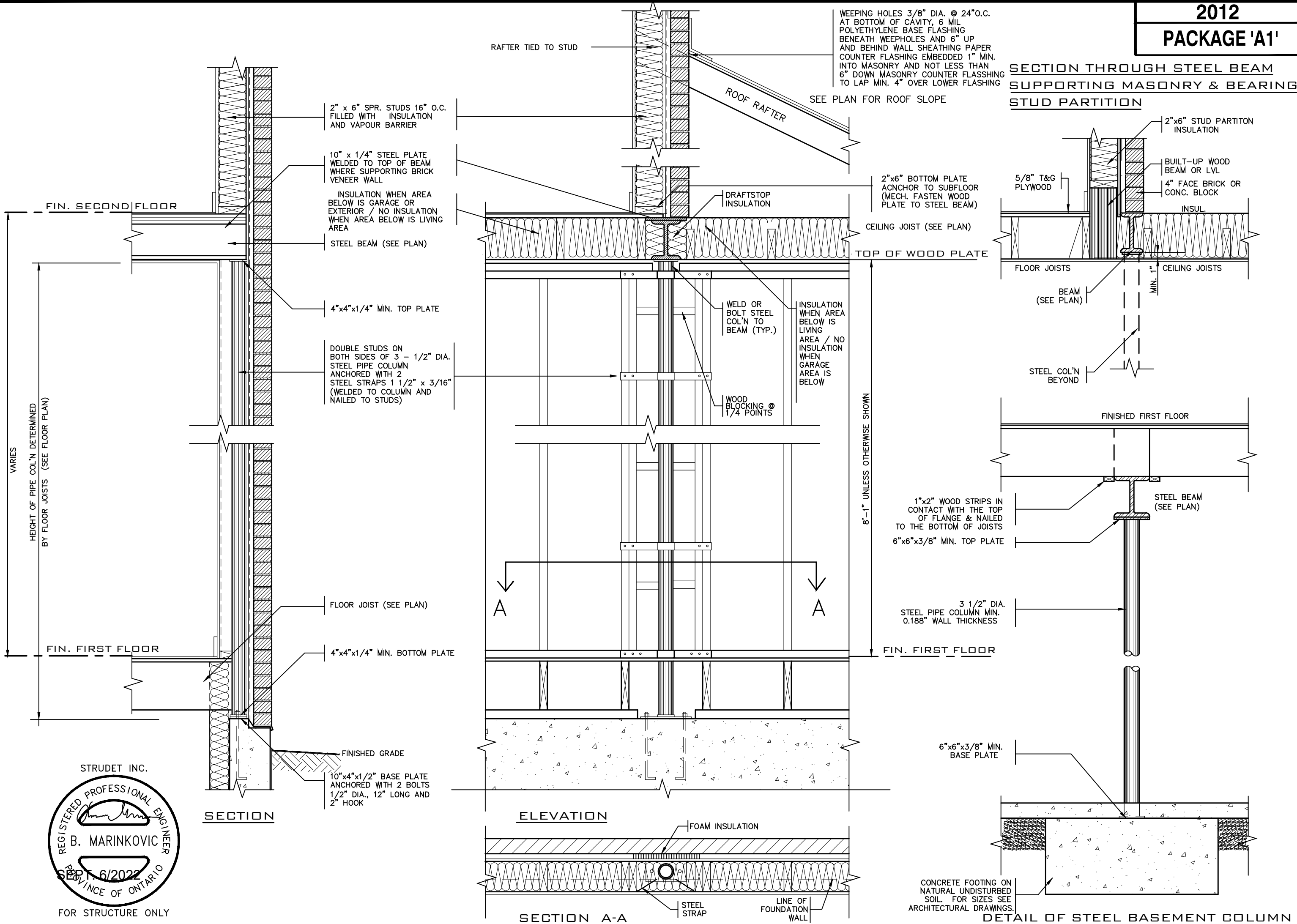
MODEL NAME
T

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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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

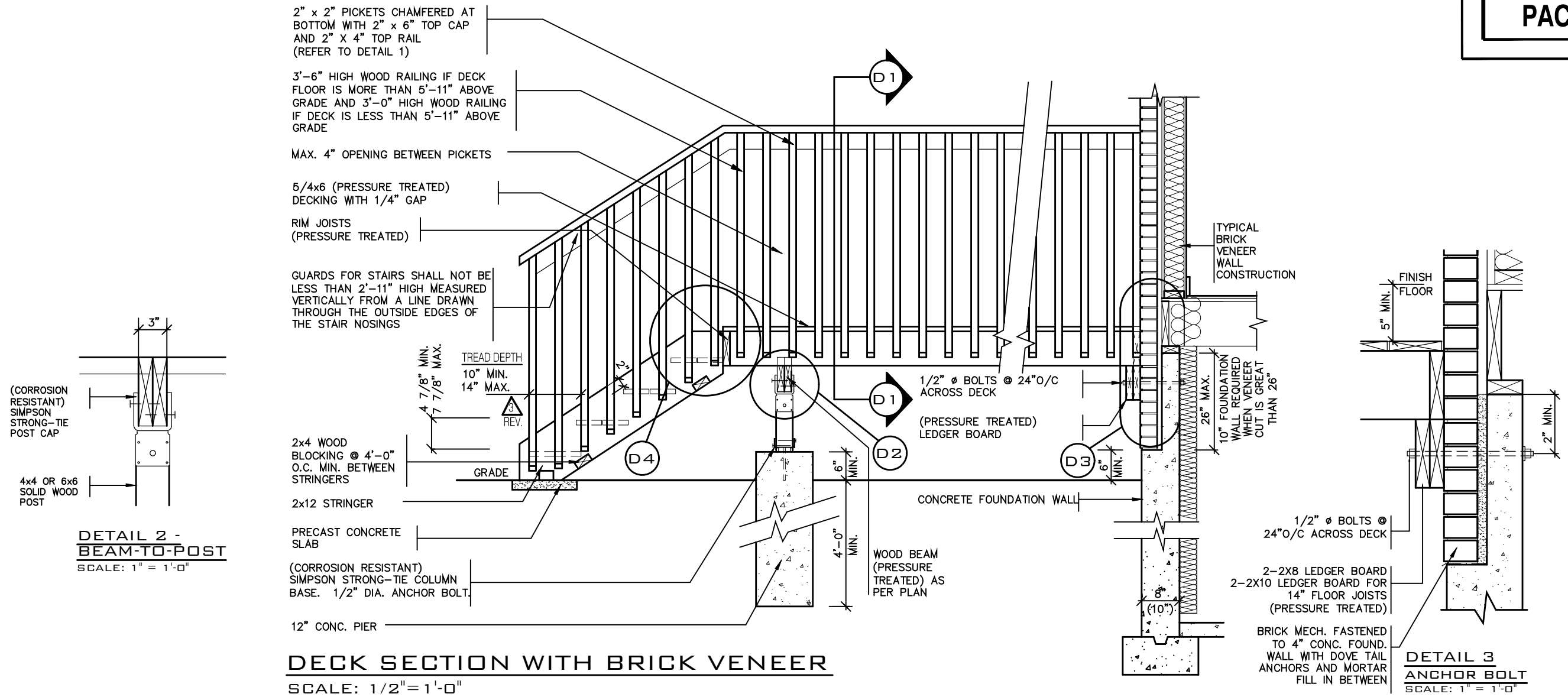


MODEL NAME
T

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

PROJ. No.
21-35

DWG. No.
7

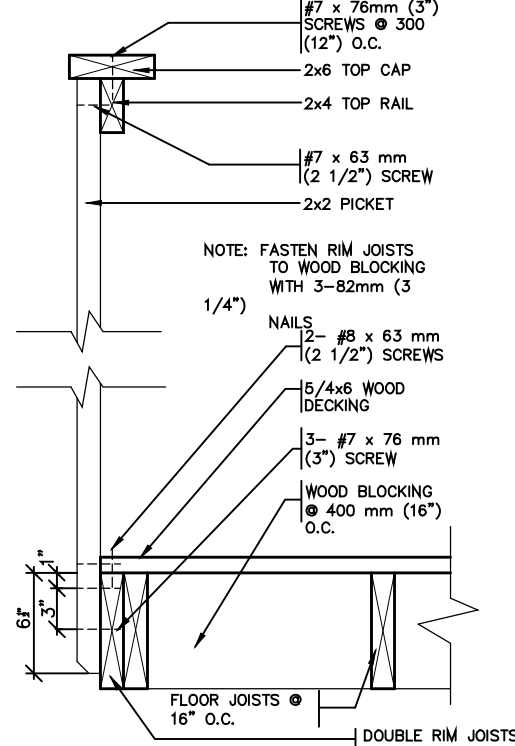


DETAIL 1

CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK

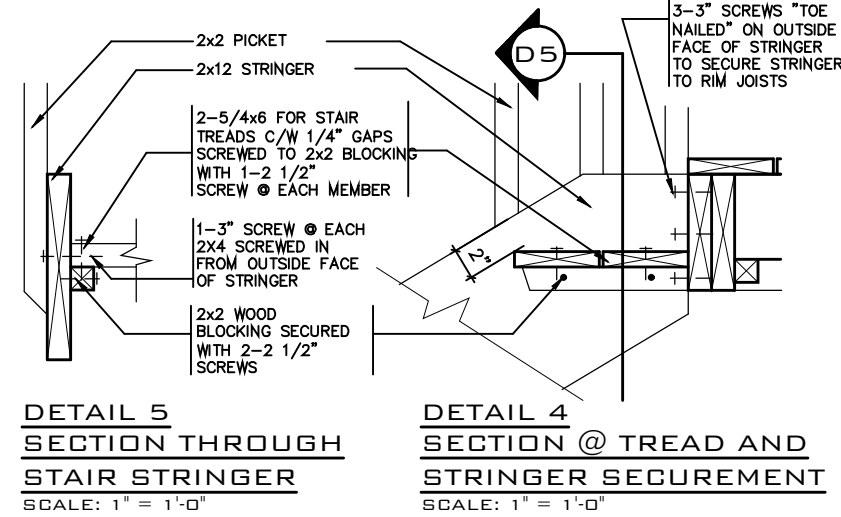
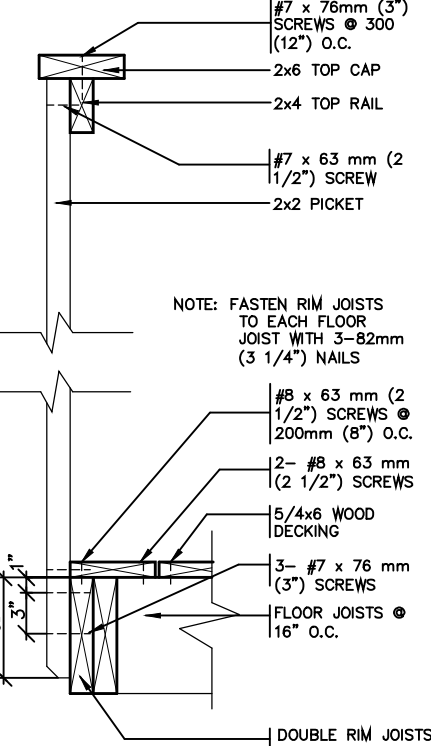
GUARD PARALLEL TO FLOOR JOISTS

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
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Walter Botter 21031
NAME SIGNATURE BCIN

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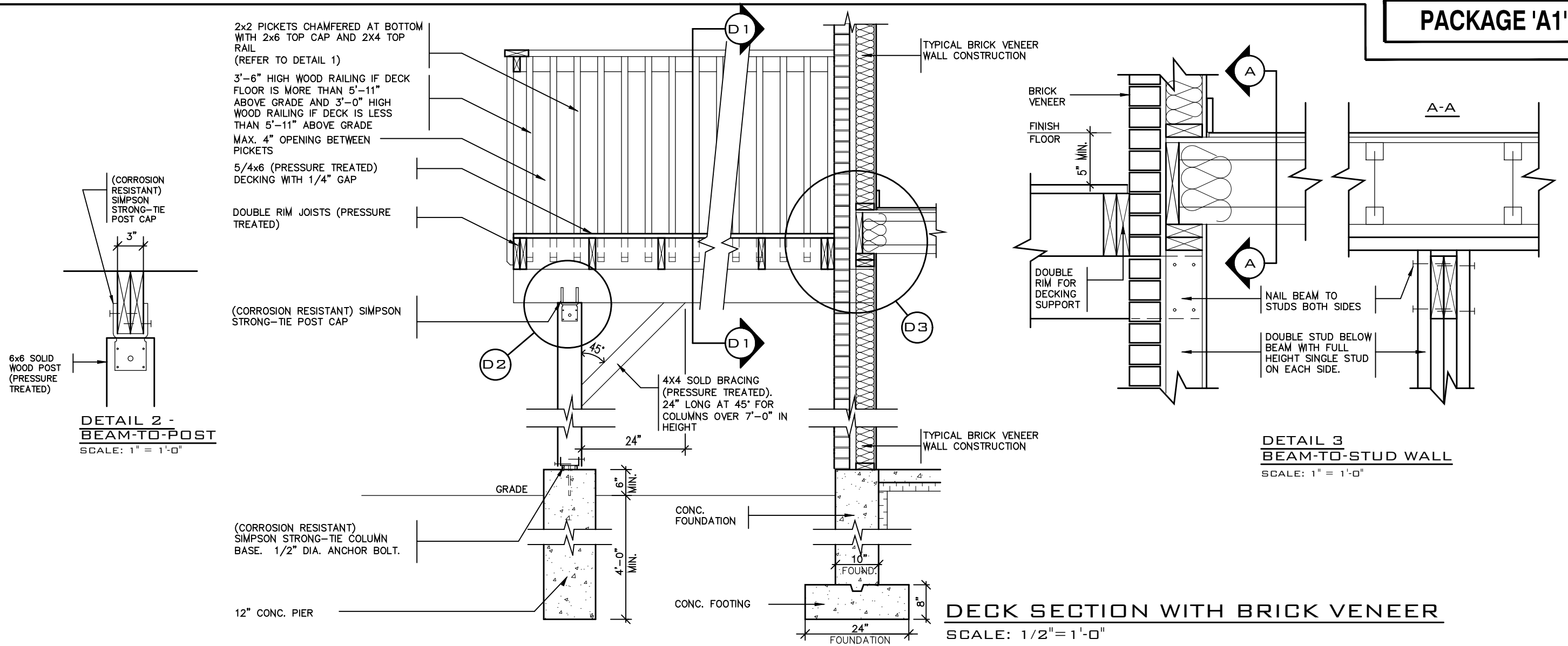
jardin design group inc. 27763
FIRM NAME BCIN

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

WOOD DECK DETAIL
BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE



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

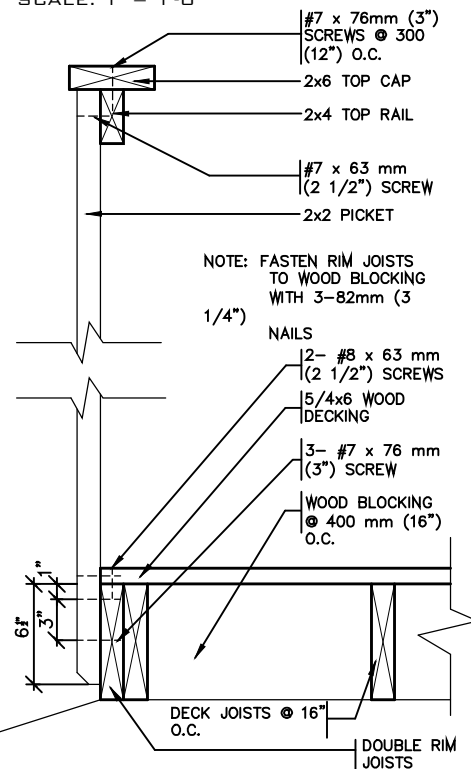


DETAIL 1

CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK

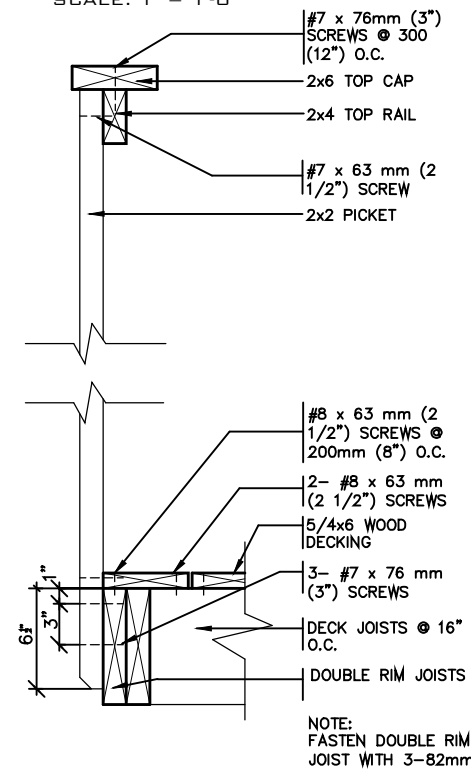
GUARD PARALLEL TO FLOOR JOISTS

SCALE: 1" = 1'-0"



GUARD PERPENDICULAR TO FLOOR JOISTS

SCALE: 1" = 1'-0"



GENERAL NOTES

- THE DECK HAS BEEN DESIGNED TO SAFELY SUPPORT A SUPERIMPOSED LOAD OF 1.9kPa [40psf].
- ALL NAILS AND SCREWS TO BE GALVANIZED.
- WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES.
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STRUDET INC.



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jardin design group inc. 27763
FIRM NAME BCIN

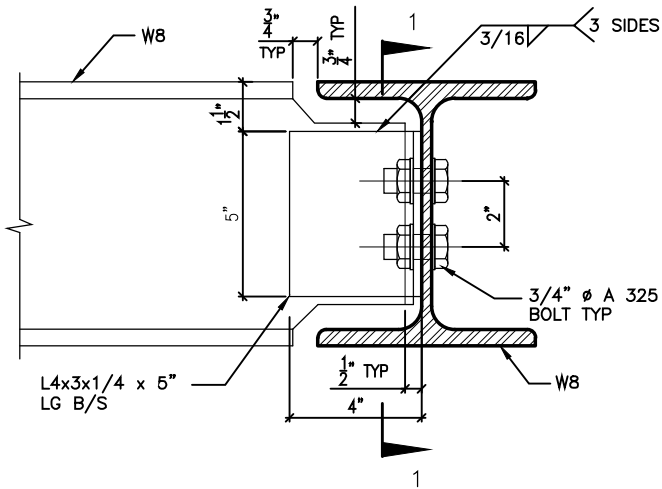
jardin
DESIGN GROUP INC
64 JARDIN DR, SUITE 3A
VAUGHAN ONT, L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

WALK-OUT DECK DETAIL

BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE

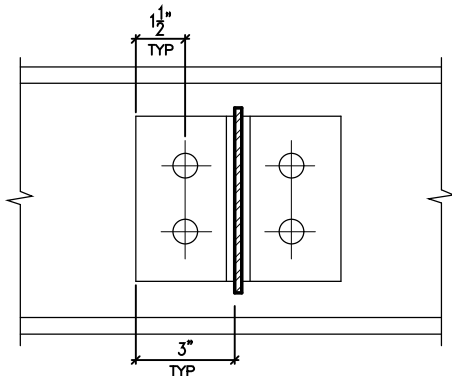


MODEL NAME	T	---
SCALE:	AS SHOWN	
PROJ. No.	21-35	DWG. No. 8-1

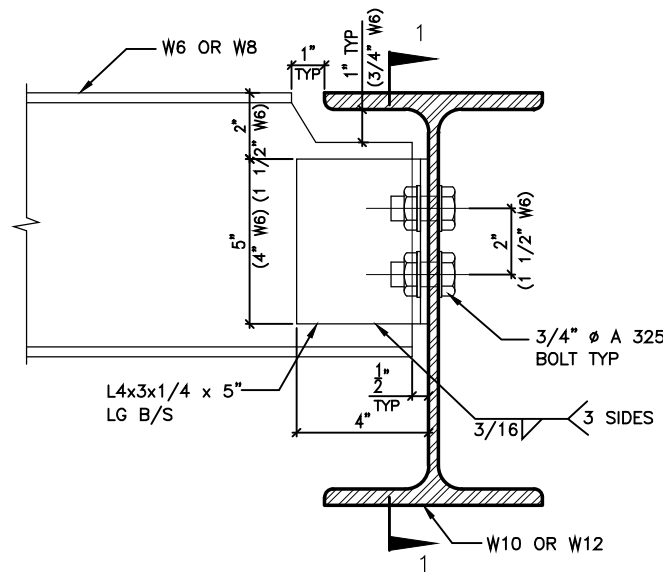


DETAIL 1.

W8
TO
W8
CONNECTION

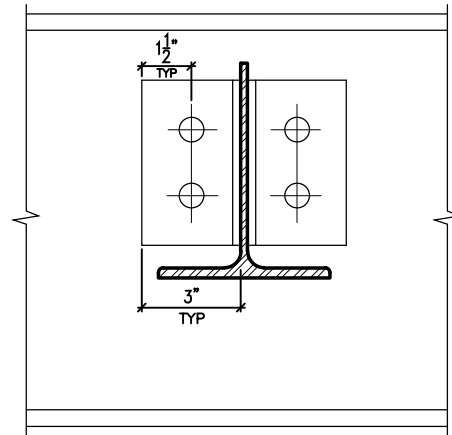


SECTION 1-1

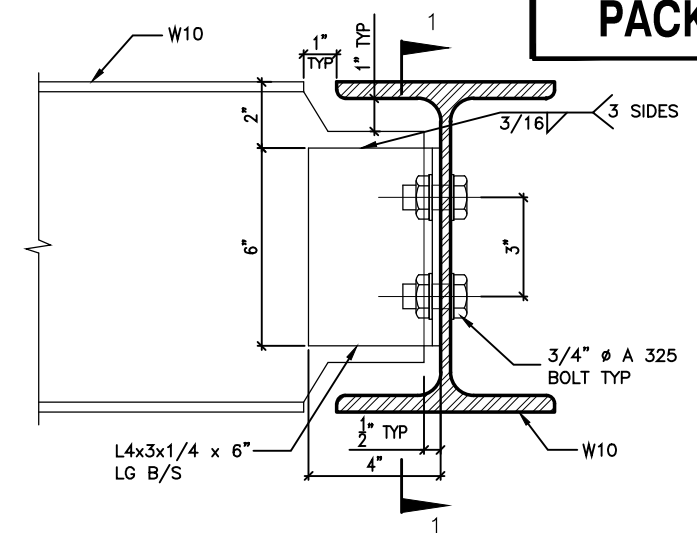


DETAIL 2.

W6(W8)
TO
W10(W12)
CONNECTION

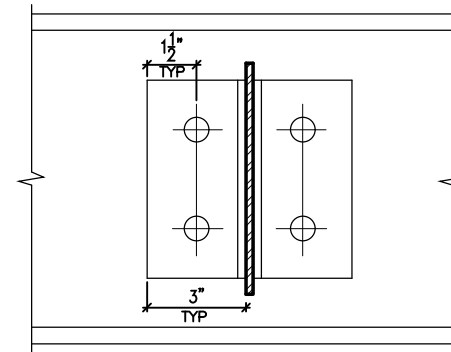


SECTION 1-1

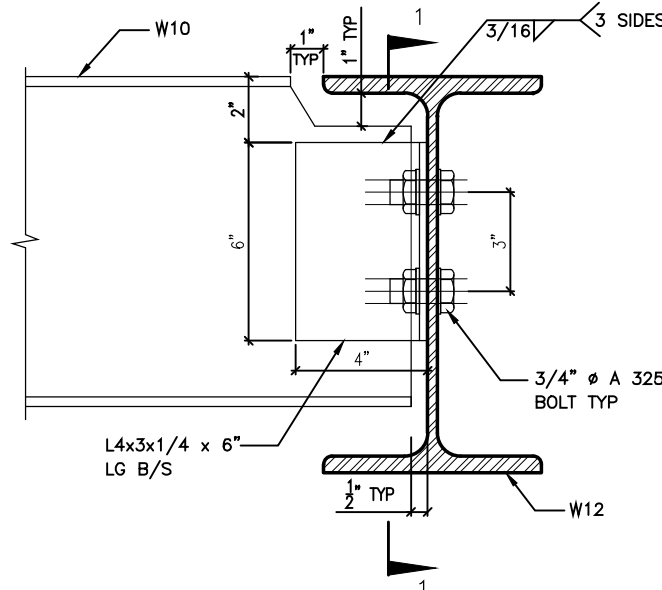


DETAIL 3.

W10
TO
W10
CONNECTION

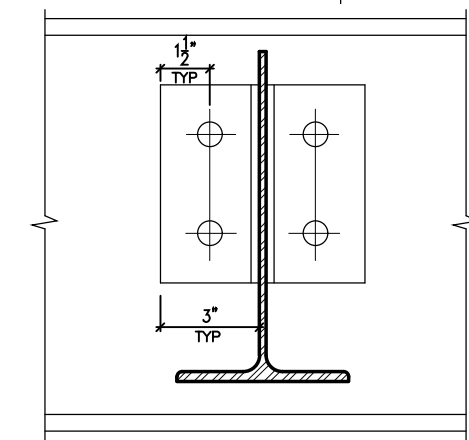


SECTION 1-1

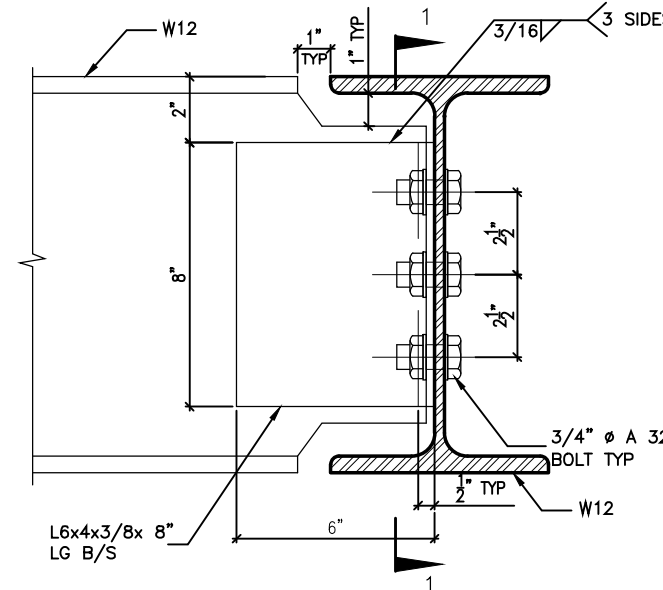


DETAIL 4.

W10
TO
W12
CONNECTION

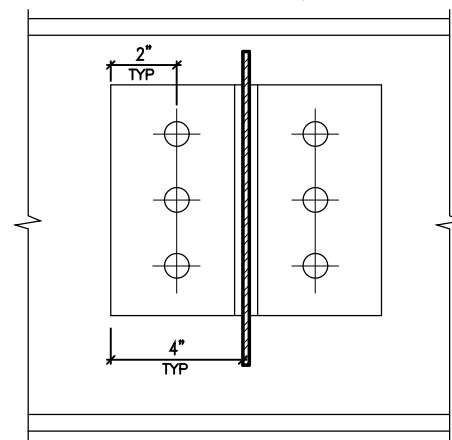


SECTION 1-1

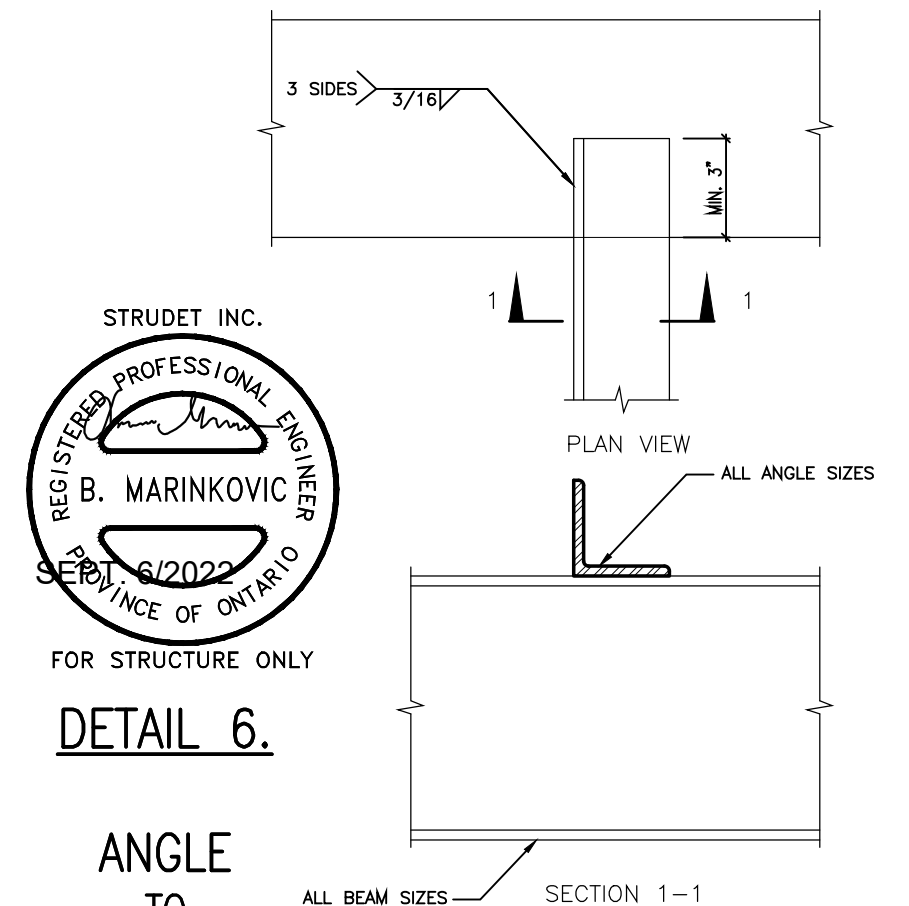


DETAIL 5.

W12
TO
W12
CONNECTION



SECTION 1-1



DETAIL 6.

ANGLE
TO
BEAM
CONNECTION

2012 CODE

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

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Walter Botter 21037
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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jardin design group inc. 27763
FIRM NAME BCIN

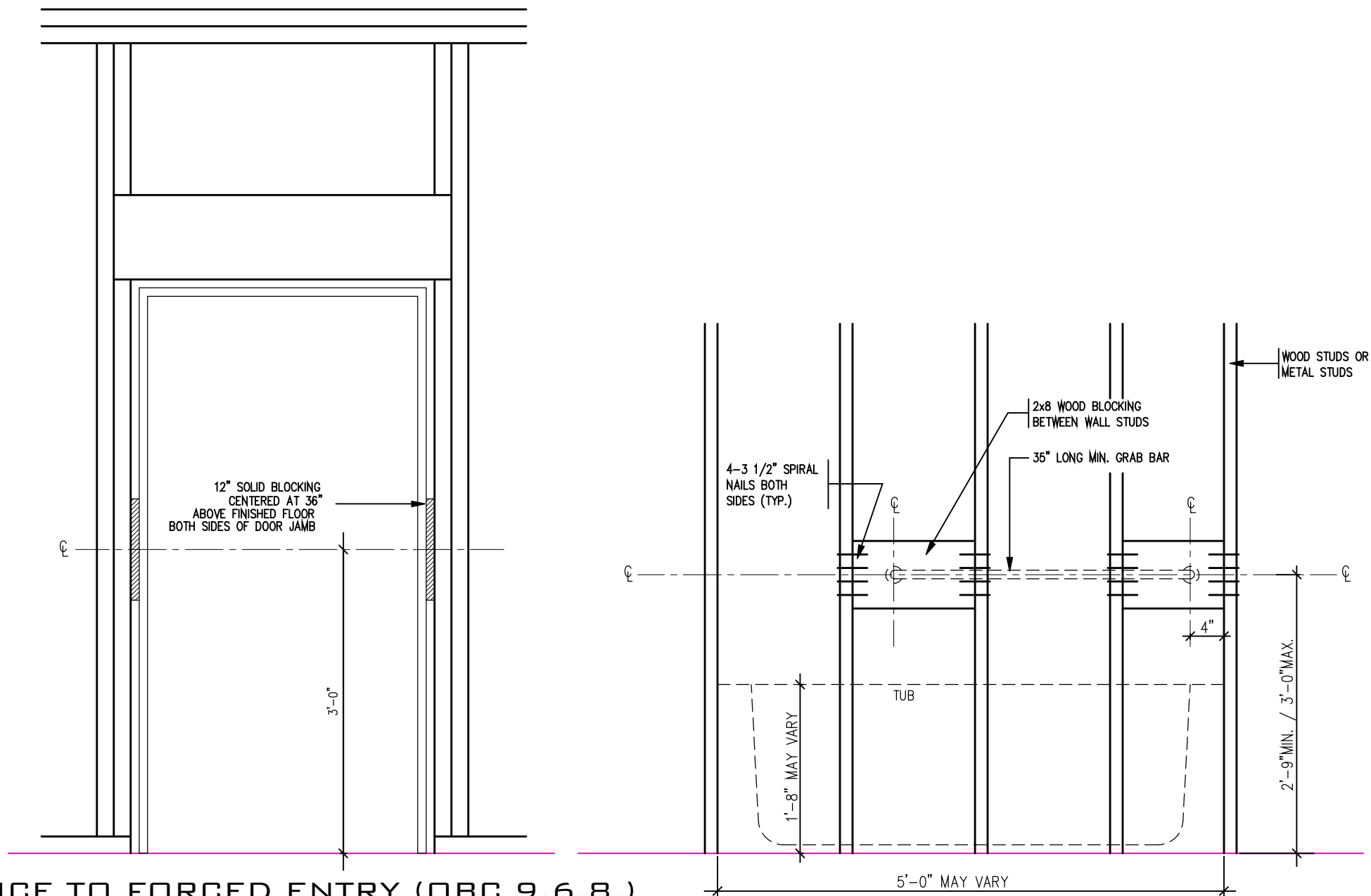
jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

STEEL BEAM DETAILS
BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE

MODEL NAME
T

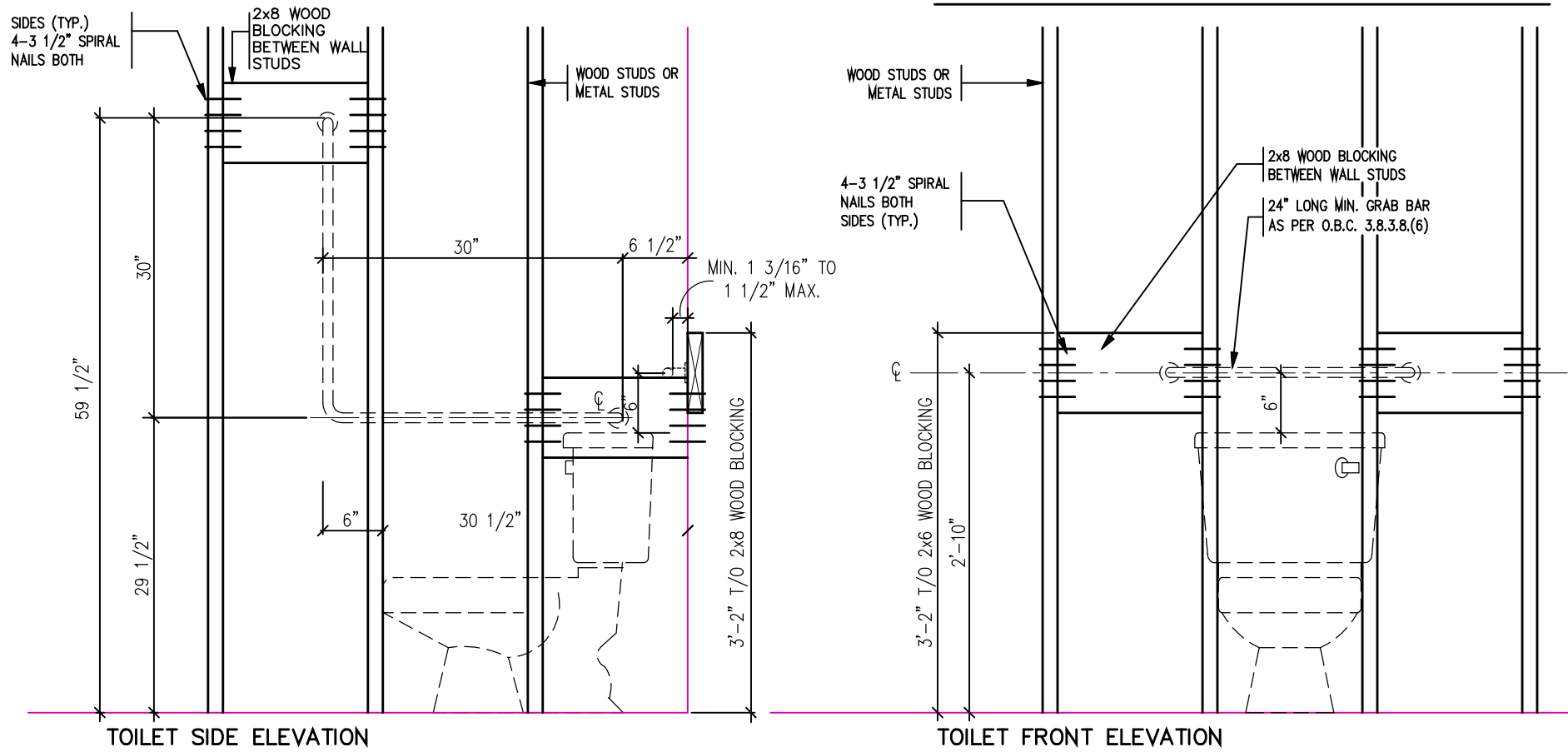
SCALE: N.T.S.

PROJ. No. 21-35
DWG. No. 9



RESISTANCE TO FORCED ENTRY (OBC 9.6.8.)

BATH TUB FRONT ELEVATION



TOILET SIDE ELEVATION

TOILET FRONT ELEVATION

STRUCTURAL
REINFORCEMENT FOR
GRAB BAR (OBC
9.5.2.3.)



2012 CODE

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Walter Botter 21031
NAME SIGNATURE BCIN

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jardin design group inc. 27763
FIRM NAME BCIN

jardin
DESIGN GROUP INC
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VAUGHAN ONT, L4K 3P3
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BLOCKING
FORCED ENTRY & GRAB BAR

BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE

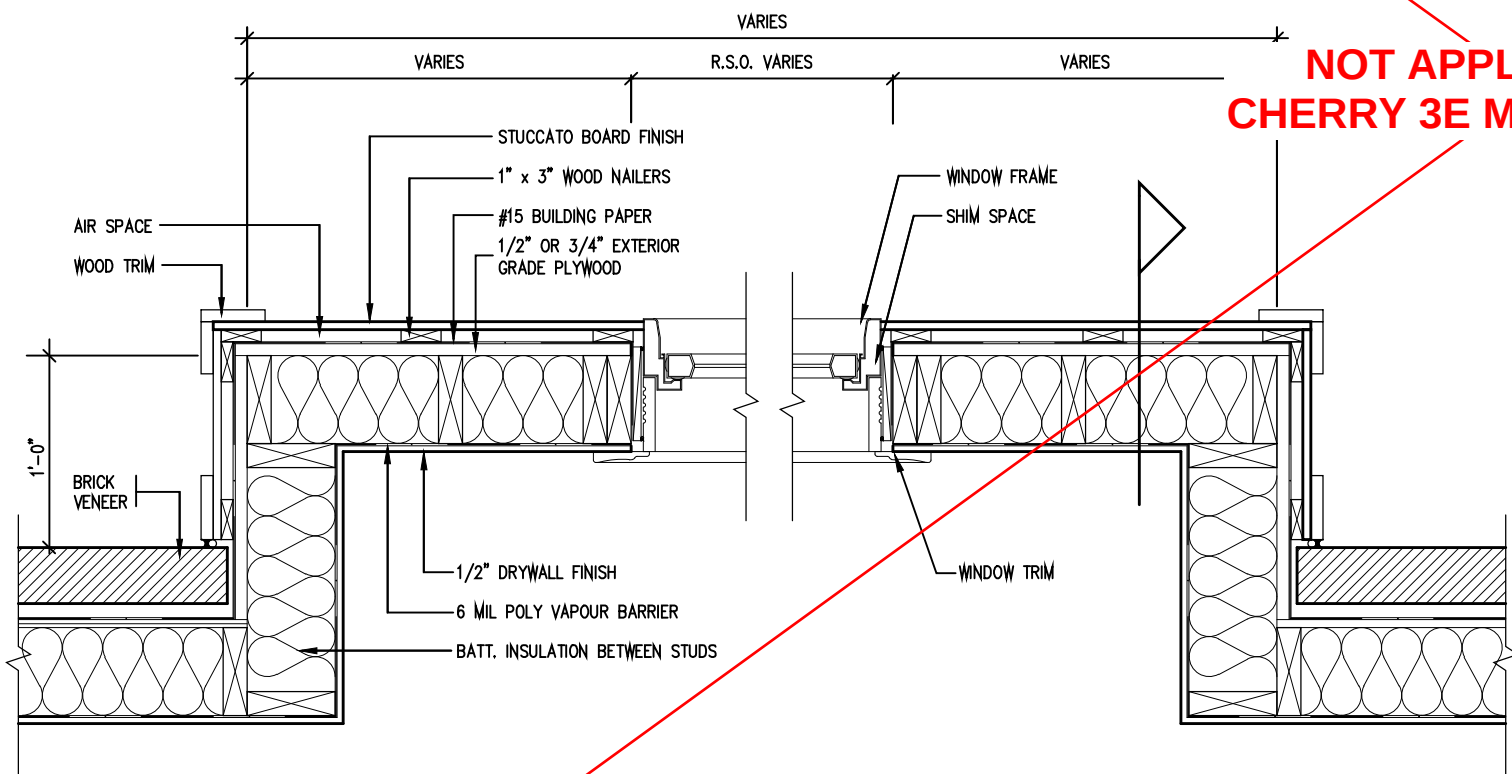
MODEL NAME
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SCALE:
3/4"=1'-0"

PROJ. No.
21-35

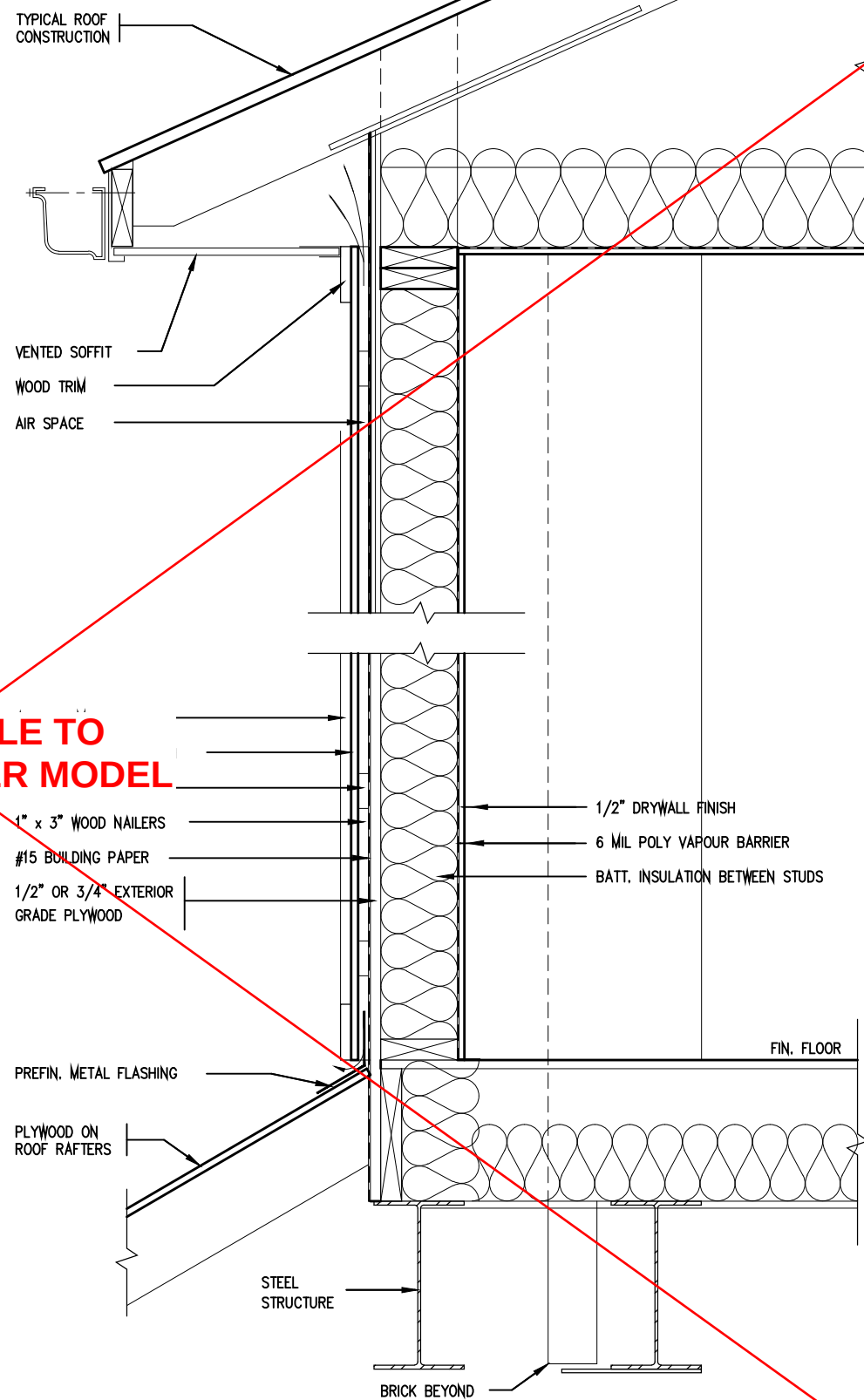
DWG. No.
10

BILD



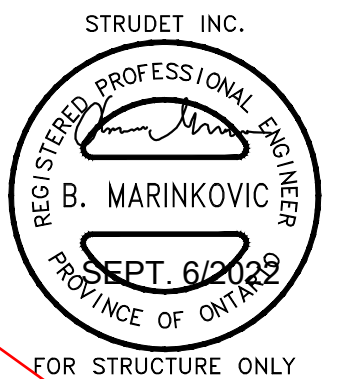
PLAN VIEW

STUCCATO BOARD FINISH CLADDING (OBC 9.27.)



CROSS SECTION

NOT APPLICABLE TO
CHERRY 3E MASTER MODEL



2012 CODE

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Walter Botter *WBe* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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jardin design group inc. 27763
FIRM NAME BCIN

jardin
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EMAIL: info@jardindesign.ca

STUCCATO BOARD
FINISH CLADDING

BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE

MODEL NAME
T

SCALE: 1"=1'-0"

PROJ. No. 21-35

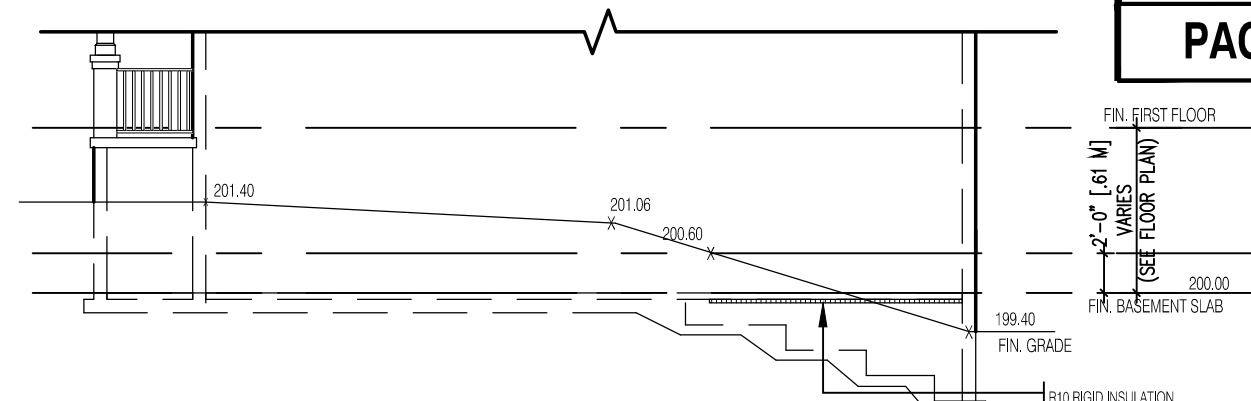
DWG. No. 11

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. Includes a note: **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): Indicated by an arrow pointing upwards.
- Dimensions**: Various dimensions are provided along the perimeter, including X 199.70, X 199.85, X 200.20, X 200.60, X 200.75, X 199.60, X 200.00, X 200.60, and X 200.90.

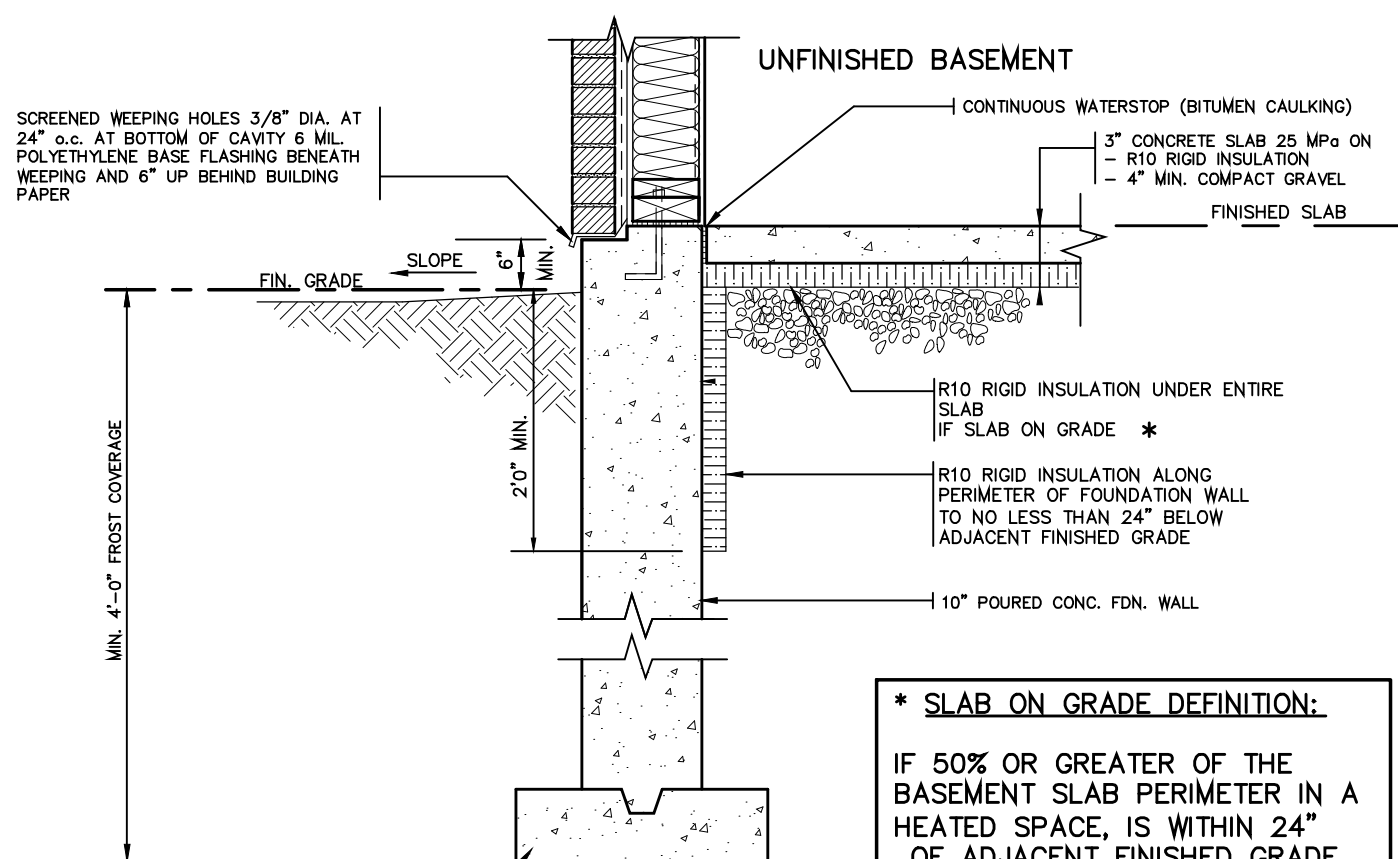
NOTES:
1. LEVELS SHOWN ON THE PLANS ARE FOR ILLUSTRATION PURPOSE ONLY, SEE FINAL GRADING PLAN FOR ACTUAL LEVELS
2. ALL LEVELS ARE SHOWN IN METRIC



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

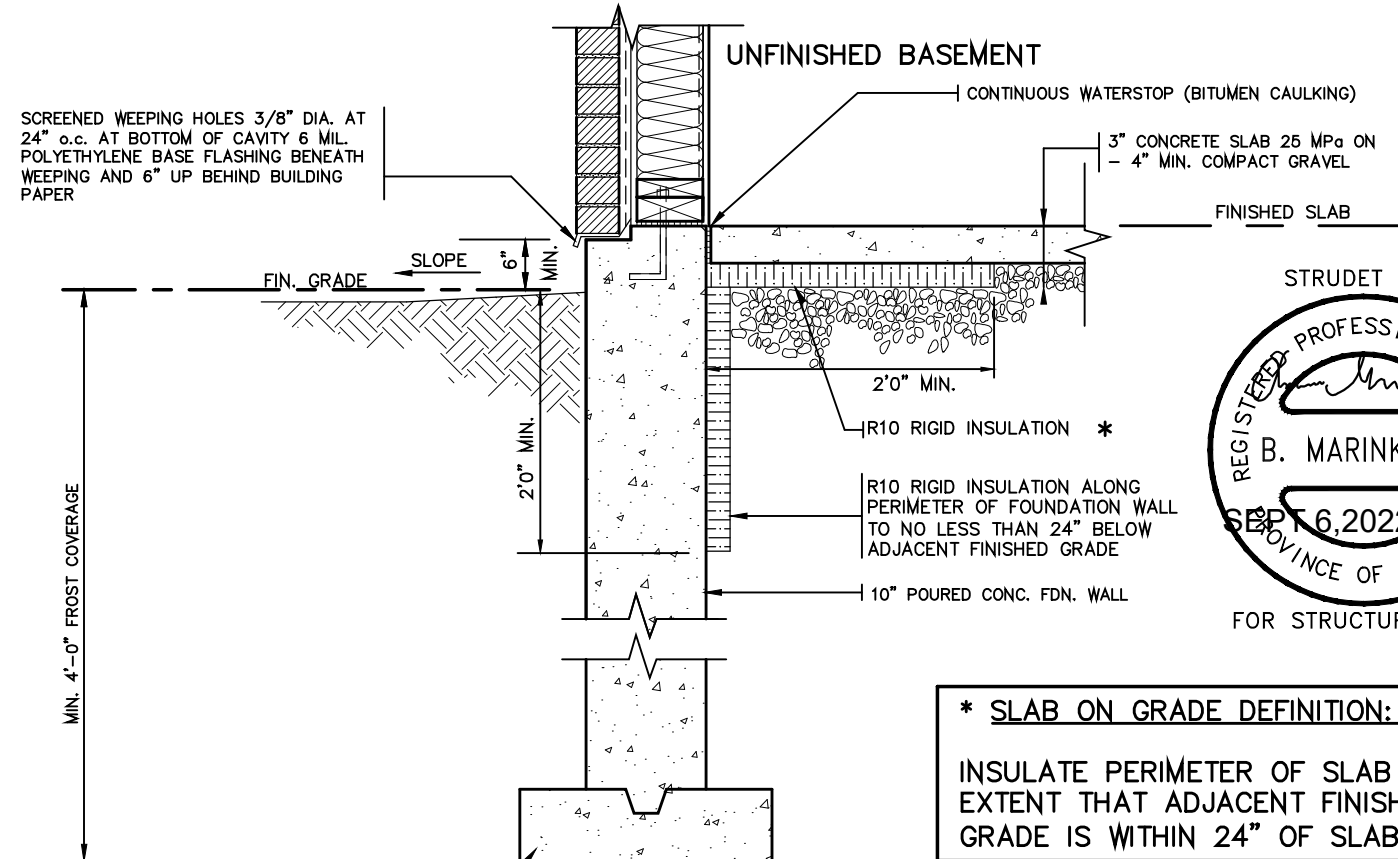
- UNEXCAVATED FIN. GARAGE SLAB:** A rectangular area at the top left, labeled "UNEXCAVATED" and "FIN. GARAGE SLAB". Its right boundary is marked "X 201.35".
- FUTURE RECREATION ROOM (UNFINISHED):** A large area on the right, labeled "FUTURE RECREATION ROOM (UNFINISHED)". A box within this area specifies "BF=200.00".
- COLD STORAGE:** A small room on the bottom left, labeled "COLD STORAGE".
- PERIMETER OF THE BASEMENT SLAB IN HEATED SPACE ABOVE 24" OF ADJACENT FINISHED GRADE:** Indicated by arrows pointing to the inner perimeter of the main basement area.
- PERIMETER OF THE BASEMENT SLAB IN HEATED SPACE WITHIN 24" OF ADJACENT FINISHED GRADE:** Indicated by arrows pointing to the outer perimeter of the main basement area.
- RIGHT SIDE WALL:** Labeled "R10 RIGID INSULATION 24" UNDER SLAB" and "2'-0" MIN.".
- Dimensions:**
 - Top edge: X 201.20 (left), X 200.60 (right).
 - Bottom edge: X 201.40 (left), X 200.60 (right), X 199.40 (far right).
 - Right edge: X 199.40 (top).
- Other Markings:** "X" marks are present at the top-right and bottom-right corners of the main basement area.

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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1	AUG. 17, 2018	PREPARED TO PACKAGE: A1* ISSUED TO CLIENT
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jardin
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SLAB ON GRADE WALKOUT BASEMENT	
BARLASSINA CONSTRUCTION CITY OF CAMBRIDGE	
	MODEL NAME T
	SCALE: N.T.S.
	PROJ. No. 21-35 DWG. No. 12

GENERAL NOTES

- EXTERIOR STAIRS
7 7/8" RISE MAXIMUM
10" RUN MINIMUM
1'-2" RUN MAXIMUM
REV.
- MASONRY TIES
WHEN BRICK FACING IS USED ABOVE GROUND LEVEL, PROVIDE 3/16" DIA. CORROSION RESISTANT METAL TIES @ 36" HORIZONTAL & 8" VERTICAL
- GUARDS
ARE REQUIRED AROUND CONCRETE SLAB IF MORE THAN 2'-0" ABOVE GRADE & ON BOTH SIDES OF STAIRS CONTAINING MORE THAN 6 RISERS. MINIMUM 31" HIGH FOR STAIRS MINIMUM 35" HIGH FOR PORCHES UP TO 5'-11" ABOVE GRADE. MINIMUM 42" HIGH FOR GREATER HTS.
- HANDRAIL
ARE REQUIRED WHERE STEPS HAVE MORE THAN 3 RISERS. HANDRAIL HEIGHT 31" - 38".
- FOUNDATION WALLS
THICKNESS OF FOUNDATION WALLS IS DEPENDANT UPON VENEER CUT 8" FOR UP TO 26" VENEER CUT HEIGHT 10" FOR VENEER CUT OVER 26" HIGH
- CONCRETE
MINIMUM CONCRETE STRENGTH SHALL BE 4650 PSI [32MPa] W/ 5%-8% AIR ENTRAINMENT MINIMUM CONCRETE SLAB THICKNESS 5"
- CONCRETE COVER
PROVIDE MINIMUM 3/4" CLEAR CONCRETE COVER TO REINFORCING BARS

FOUNDATION
PLAN

FOR POURED CONCRETE
SLAB STRUCTURE REFER
TO ARCHITECTURAL
DRAWINGS

GROUND FLOOR
PLAN

NOT APPLICABLE TO
CHERRY 3E MASTER MODEL

SECTION
A

SECTION
B

NOTE: FOR MORE
THAN 8 RISERS



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3	AUG. 31, 2022	ADDED TO JOB; ISSUED FOR PERMIT
2	MAR. 14, 2022	O.B.C UPDATE FOR STAIRS (JAN. 1/2022)
1	AUG. 17, 2018	PREPARED TO PACKAGE 'A1' ISSUED TO CLIENT
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POURED CONCRETE STAIRS
BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE



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