

STRIP FOOTINGS FOR SINGLES AND SEMIS UP TO 2 STOREY	
120 KPa NATIVE SOIL 20"x8" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS. 24"x8" CONCRETE STRIP FOOTINGS BELOW PARTY WALLS.	90 KPa ENGINEERED FILL SOIL 24"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING BELOW FOUNDATION WALLS. 30"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING BELOW PARTY WALLS.
100 KPa NATIVE SOIL 22"x8" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS. 28"x10" CONCRETE STRIP FOOTINGS BELOW PARTY WALLS OR 28"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING BELOW PARTY WALLS	GENERAL NOTE : ASSUMED 120/100 KPa NATIVE SOIL BEARING CAPACITY OR 90 KPa FOR ENGINEERED FILL, TO BE VERIFIED ON SITE. REFER TO ENGINEERED FILL FOOTING DETAIL FOR REINFORCEMENT. (REFER TO ENG. FILL FOOTING DETAIL)

PAD FOOTING		
120 KPa NATIVE SOIL	90 KPa ENGINEERED FILL SOIL	100 KPa NATIVE SOIL
F1 = 42"x42"x18" CONCRETE PAD	F1 = 48"x48"x20" CONCRETE PAD	F1 = 46"x46"x20" CONCRETE PAD
F2 = 36"x36"x16" CONCRETE PAD	F2 = 40"x40"x16" CONCRETE PAD	F2 = 38"x38"x16" CONCRETE PAD
F3 = 30"x30"x12" CONCRETE PAD	F3 = 34"x34"x14" CONCRETE PAD	F3 = 32"x32"x14" CONCRETE PAD
F4 = 24"x24"x12" CONCRETE PAD	F4 = 28"x28"x12" CONCRETE PAD	F4 = 26"x26"x12" CONCRETE PAD
F5 = 18"x18"x8" CONCRETE PAD	F5 = 18"x18"x8" CONCRETE PAD	F5 = 17"x17"x8" CONCRETE PAD
(REFER TO FLOOR PLAN FOR UNUSUAL SIZE PADS NOT ON CHART)		

NOTE:
WHEN VENEER CUT IS GREATER THAN 26" A 10" POURED CONC. FOUNDATION WALL IS REQUIRED.

NOTE:
ALL GARAGE SLABS, PORCH SLABS, STAIRS (EXPOSED CONC. FLAT WORK) TO BE 32 MPa
WITH 5-8% AIR ENTRAINMENT.

BRICK VENEER LINTELS:	
WL1 = 3 1/2" x 3 1/2" x 1 1/4" (90x90x6) + 2- 2" x 8" SPR.	WL6 = 5" x 3 1/2" x 5 1/8" (125x90x8) + 2- 2" x 12" SPR.
WL2 = 4" x 3 1/2" x 5 1/8" (100x90x8) + 2- 2" x 8" SPR.	WL7 = 5" x 3 1/2" x 5 1/8" (125x90x8) + 3- 2" x 10" SPR.
WL3 = 5" x 3 1/2" x 5 1/8" (125x90x8) + 2- 2" x 10" SPR.	WL8 = 5" x 3 1/2" x 5 1/8" (125x90x8) + 3- 2" x 12" SPR.
WL4 = 6" x 3 1/2" x 3/8" (150x90x10) + 2- 2" x 12" SPR.	WL9 = 6" x 4" x 3/8" (150x100x10) + 3- 2" x 12" SPR.
WL5 = 6" x 4" x 3/8" (150x100x10) + 2- 2" x 12" SPR.	

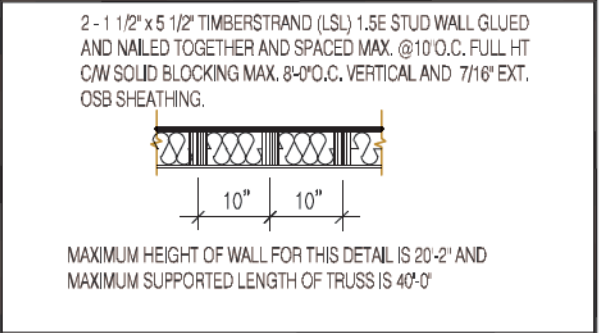
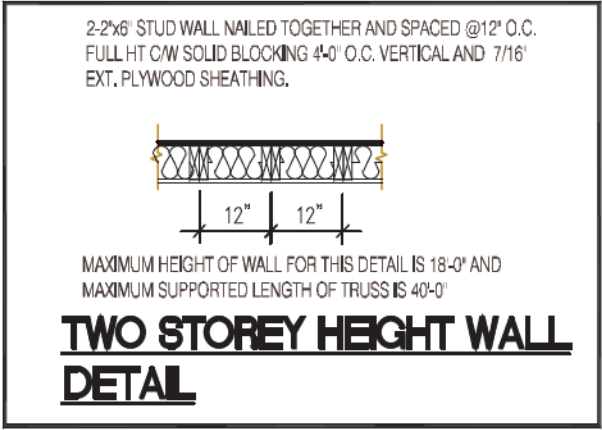
WOOD LINTELS:	
WB1 = 2- 2" x 8" SPRUCE BEAM	WB6 = 3- 2" x 12" SPRUCE BEAM
WB2 = 3- 2" x 8" SPRUCE BEAM	WB7 = 5- 2" x 12" SPRUCE BEAM
WB3 = 2- 2" x 10" SPRUCE BEAM	WB10 = 4- 2" x 8" SPRUCE BEAM
WB4 = 3- 2" x 10" SPRUCE BEAM	WB11 = 4- 2" x 10" SPRUCE BEAM
WB5 = 2- 2" x 12" SPRUCE BEAM	

STEEL LINTELS:	
L1 = 3 1/2" x 3 1/2" x 1 1/4" (90 x 90 x 6)	L4 = 6" x 3 1/2" x 3/8" (150 x 90 x 10)
L2 = 4" x 3 1/2" x 5 1/8" (100 x 90 x 8)	L5 = 6" x 4" x 3/8" (150 x 100 x 10)
L3 = 5" x 3 1/2" x 5 1/8" (125 x 90 x 8)	L6 = 7" x 4" x 3/8" (180 x 100 x 10)

LAMINATED VENEER LUMBER (LVL BEAMS)	
LVL1A = 1-1 3/4" x 7 1/4" (1-45x184)	LVL7A = 4-1 3/4" x 11 7/8" (4-45x300)
LVL1 = 2-1 3/4" x 7 1/4" (2-45x184)	LVL8 = 2-1 3/4" x 14" (2-45x356)
LVL2 = 3-1 3/4" x 7 1/4" (3-45x184)	LVL9 = 3-1 3/4" x 14" (3-45x356)
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)	

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.

P.ENG SOILS REPORT IS REQ'D TO
CONFIRM BEARING CAPACITY OF
SOILS. SEE FIELD INSPECTOR



TWO STOREY HEIGHT WALL DETAIL

NOTE:
THESE DRAWINGS ARE TO BE READ IN
CONJUNCTION WITH ENGINEER APPROVED ROOF
TRUSS DRAWINGS BY MANUFACTURER.

NOTE:
SPACE CONVENTIONAL FLOOR JOISTS @ 12" O.C.
BELOW ALL CERAMIC TILE AREAS. PROVIDE 1 ROW
BRIDGING FOR SPANS OF 5'-7", 2 ROWS FOR SPANS
GREATER THAN 7'

NOTE:
THESE DRAWINGS ARE TO BE READ IN
CONJUNCTION WITH ENGINEER APPROVED
FLOOR TRUSS LAYOUT BY MANUFACTURER.

NOTE:
PLANS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

AREA CALCULATIONS EL-1	
FIRST FLOOR AREA	= 1059 Sq. Ft.
SECOND FLOOR AREA	= 1240 Sq. Ft.
TOTAL FLOOR AREA	= 2299 Sq. Ft.
ADD OPEN AREAS	= 12 Sq. Ft.
ADD FIN. BASEMENT AREA	= 0 Sq. Ft.
GROSS FLOOR AREA	= 2311 Sq. Ft.
GROUND FLOOR COVERAGE	= 1059 Sq. Ft.
GARAGE COVERAGE / AREA	= 241 Sq. Ft.
PORCH COVERAGE / AREA	= 75 Sq. Ft.
COVERAGE W/ PORCH	= 1375 Sq. Ft.
	= 127.74 Sq. m.
COVERAGE W/O PORCH	= 1300 Sq. Ft.
	= 120.77 Sq. m.

AREA CALCULATIONS EL-2	
FIRST FLOOR AREA	= 1059 Sq. Ft.
SECOND FLOOR AREA	= 1247 Sq. Ft.
TOTAL FLOOR AREA	= 2306 Sq. Ft.
ADD OPEN AREAS	= 12 Sq. Ft.
ADD FIN. BASEMENT AREA	= 0 Sq. Ft.
GROSS FLOOR AREA	= 2318 Sq. Ft.
GROUND FLOOR COVERAGE	= 1059 Sq. Ft.
GARAGE COVERAGE / AREA	= 241 Sq. Ft.
PORCH COVERAGE / AREA	= 75 Sq. Ft.
COVERAGE W/ PORCH	= 1375 Sq. Ft.
	= 127.74 Sq. m.
COVERAGE W/O PORCH	= 1300 Sq. Ft.
	= 120.77 Sq. m.

AREA CALCULATIONS EL-3	
FIRST FLOOR AREA	= 1064 Sq. Ft.
SECOND FLOOR AREA	= 1251 Sq. Ft.
TOTAL FLOOR AREA	= 2315 Sq. Ft.
ADD OPEN AREAS	= 12 Sq. Ft.
ADD FIN. BASEMENT AREA	= 0 Sq. Ft.
GROSS FLOOR AREA	= 2327 Sq. Ft.
GROUND FLOOR COVERAGE	= 1064 Sq. Ft.
GARAGE COVERAGE / AREA	= 242 Sq. Ft.
PORCH COVERAGE / AREA	= 76 Sq. Ft.
COVERAGE W/ PORCH	= 1382 Sq. Ft.
	= 128.39 Sq. m.
COVERAGE W/O PORCH	= 1306 Sq. Ft.
	= 121.33 Sq. m.

GARDEN 2 ELEV.-1 (3 BEDROOM) ENERGY EFFICIENCY-A1 PACKAGE			
ELEVATION	WALL FT²	OPENING FT²	PERCENTAGE
FRONT	523.40	82.50	15.76 %
LEFT SIDE	1207.06	81.58	6.76 %
RIGHT SIDE	1162.38	0.00	0.00 %
REAR	494.79	104.27	21.07 %
TOTAL	3387.63	268.35	7.92 %

ALL NEW WINDOWS AND SLIDING GLASS DOORS
TO COMPLY WITH THE THERMAL REQUIREMENTS
OF SB-12. MAX U-1.6, ER-25

FLOORING IN KITCHENS, WASHROOMS, LAUNDRY,
AND STORAGE AREAS, SHALL CONSIST OF
FELT-SYNTHETIC-FIBRE FLOOR COVERING,
CONCRETE, TILE, OR OTHER FLOORING
PROVIDING A SIMILAR WATER RESISTANCE.

MAX. HOT WATER TEMP. SHALL NOT
EXCEED 49°C (120°F) EXCEPT FOR
DISHWASHERS AND CLOTHES WASHERS

SIDING MATERIALS SHALL CONFORM TO
SECTION 9.27 OF DIVISION B OR HAVE A CCMC
OR BMEC APPROVAL, OR A MINISTERS RULING

A SEPARATE PERMIT IS REQUIRED FOR THE
FINISHING OF ALL ROUGH IN PLUMBING FIXTURES

A CARBON MONOXIDE DETECTOR SHALL BE
LOCATED ADJACENT TO SLEEPING AREAS

THE ONTARIO BUILDING CODE REQUIRES THAT A SMOKE ALARM BE INSTALLED
ON EACH FLOOR LEVEL AND WITHIN EACH SLEEPING ROOM. ALL SMOKE
ALARMS SHALL BE INTERCONNECTED. EACH DEVICE SHALL HAVE A VISUAL
SIGNALING COMPONENT IN ADDITION TO THE TEMPORAL PATTERN IN
CONFORMANCE WITH 18.5.3. OF "LIGHT, COLOUR AND PULSE
CHARACTERISTICS" OF NFPA 72

GARDEN 2 ELEV.-1 (ALT. 4 BEDROOM) ENERGY EFFICIENCY-A1 PACKAGE			
ELEVATION	WALL FT²	OPENING FT²	PERCENTAGE
FRONT	523.40	82.50	15.76 %
LEFT SIDE	1207.06	80.92	7.53 %
RIGHT SIDE	1162.38	0.00	0.00 %
REAR	494.79	99.61	20.13 %
TOTAL	3387.63	273.03	8.06 %

ENERGY PERFORMANCE LABELS FOR ALL
GLAZING PRODUCTS IDENTIFYING THE
CERTIFIED VALUES SHALL REMAIN ON
FOR REVIEW DURING CONSTRUCTION

FINAL GRADING CERTIFICATE REQ'D
BEFORE FINAL INSPECTION SIGN-OFF

P.ENG SOILS REPORT MAY BE REQ'D TO
CONFIRM BEARING CAPACITY OF
SOILS. SEE FIELD INSPECTOR

INSTALLATION OF FLUSH STEEL BEAMS
SHALL CONFORM TO THE REQUIREMENTS OF
9.23.9.2.(3), (4) & (5)

PROVIDE P.ENG APPROVED TRUSS & FLOOR
DRAWINGS AND SPECIFICATIONS TO BUILDING
INSPECTOR AT FRAMING INSPECTION

REINFORCING REQUIRED IN FOUNDATION
WALL OR PORCH SLAB SHALL BE
REVIEWED PRIOR TO POURING CONCRETE
(see inspector)

RIGHT SIDE 1170.54 | 0.00 | 0.00 % || REAR | 494.79 | 99.61 | 20.13 % |
| TOTAL | 3357.54 | 272.03 | 8.10 % |

STRUDET INC.



CITY OF CAMBRIDGE
BUILDING DIVISION

THESE PLANS have been examined for compliance
with the Ontario Building Code Requirements. A
Building Permit is in Order to issue subject to any
changes noted under the condition that the building will
be constructed in accordance with the code

Inspector: Thomas Weisheit
Date: 2023-03-09

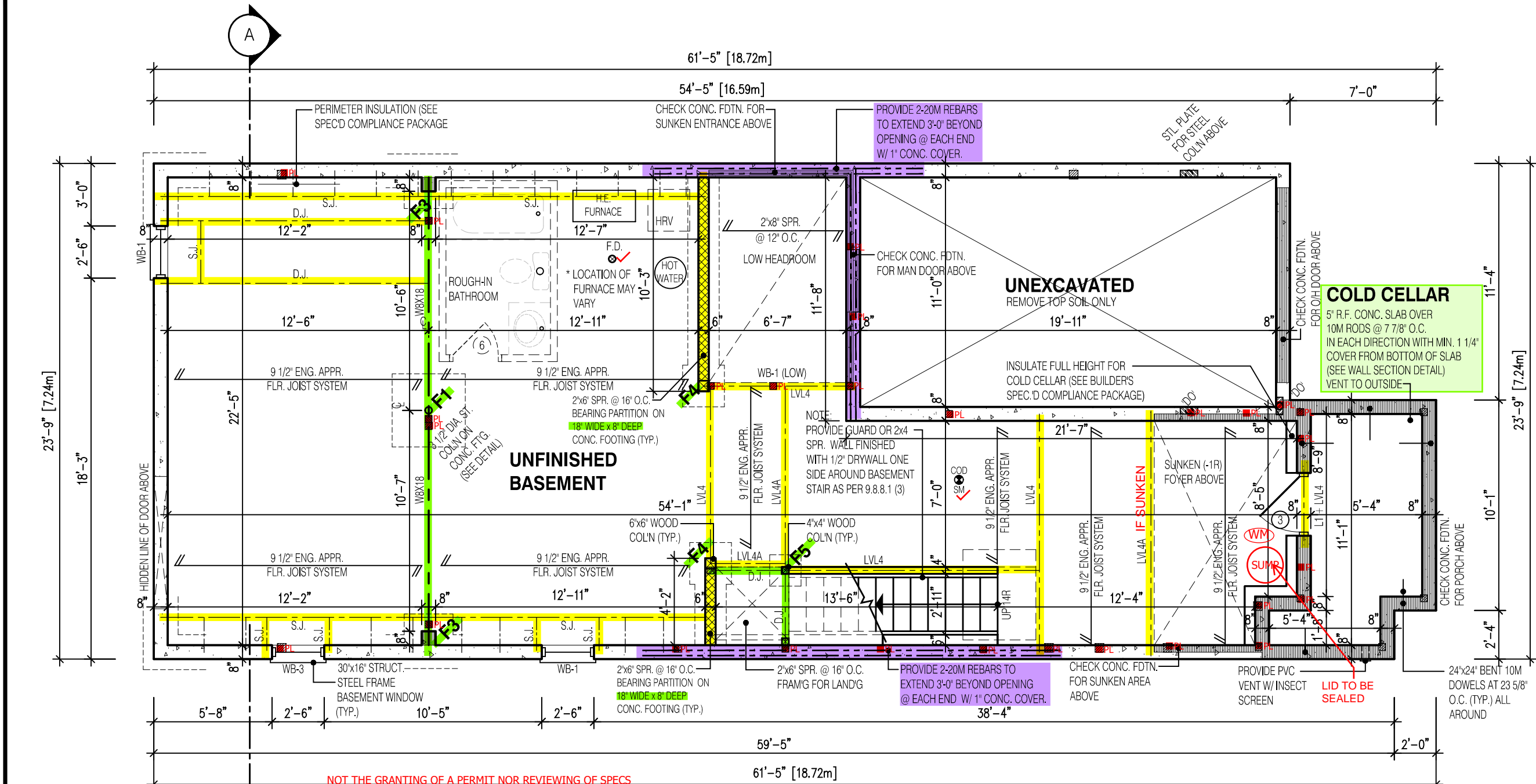
It is the builder's complete responsibility to
ensure that all plans submitted for approval
fully comply with the Architectural Guidelines
and all applicable regulations and requirements
including zoning provisions and any provisions
in the subdivision agreement. The Control
Architect is not responsible in any way for
examining or approving site (lotting) plans or
working drawings with respect to any zoning or
building code or permit matter or that any
house can be properly built or located on its lot.

This is to certify that these plans comply
with the applicable Architectural Design
Guidelines approved by the City of
CAMBRIDGE.

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

FOR STRUCTURE ONLY



REQUIRED CONTINUOUS INSULATION
CANNOT BE INTERRUPTED BY FRAMING
MEMBERS SUCH AS STUDS

NON-LOAD BEARING WALLS NOT
PERMITTED TO BE FRAMED (TYP.)

MINIMUM CEILING HEIGHT 6'-11"
MINIMUM CEILING HEIGHT
UNDER BULKHEADS 6'-5"

3 1/2"x 3 1/2"x 1/4" STEEL BRICK ANGLE
TYPICAL UP TO MAX. 8'-1" SPAN
VERIFY WATER METER AND DWHR
UNIT LOCATION WITH INSPECTOR

SPRAY FOAM/RIGID INSULATION TO BE
PROTECTED AS PER 9.10.17.10.(1)

WATER METER TO BE INSTALLED WITHIN 2m
(6'-6") FROM THE POINT THE WATER SERVICE
PIPE MEETS THE BUILDING LINE

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.

NOTE:
REFER TO SHEET NO. 0 FOR LINTEL, BEAMS AND DOOR SIZE

NOTE:
SPACE CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS.
PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'-7"; 2 ROWS FOR SPANS GREATER THAN 7'

NOTE:
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED
FLOOR TRUSS LAYOUT BY MANUFACTURER.

NOTE:
SUBFLOOR TO BE
3/4" PLYWOOD ON
THIS LEVEL

NOTE:
ALL FLOORS TO BE
NAILED AND GLUED
ON THIS LEVEL

LEGEND:

- BUILDING FACE < THAN 4'-0" (1.2m)
(45 MIN. FIRE RATING REQ'D)
- INDICATES SOLID BEARING REQUIRED
OR POINT LOAD FROM ABOVE
- STL. PLATE FOR STEEL COL'N ABOVE
- LVL LAMINATED VENEER LUMBER
- S.J. SINGLE JOIST
- D.J. DOUBLE JOIST
- T.J. TRIPLE JOIST
- REPEAT NOTE
- SHOWER WEEPERS

It is the builder's complete responsibility to
ensure that all plans submitted for approval
fully comply with the Architectural Guidelines
and all applicable regulations and requirements
including zoning provisions and any provisions
in the subdivision agreement. The Control
Architect is not responsible in any way for
examining or approving site (lotting) plans or
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building code or permit matter or that any
house can be properly built or located on its lot.

This is to certify that these plans comply with
the applicable Architectural Design
Guidelines approved by the City of
CAMBRIDGE.

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
Sept 13/2022
PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

2311

9.14m LOTS

GARDEN 2 (GR)
ELEVATION 1

A1 PACKAGE

O.REG. 332/12

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.

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.

AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING
FOOTINGS.

JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT
GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY
FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO
CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT
DOCUMENTS.

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.

7		
6	AUG. 10, 2022	ISSUED FOR BUILDING PERMIT
5	AUG. 3, 2022	COORDINATED FLOOR, ROOF AND ENGINEER COMMENTS
4	JUN. 2, 2022	REVISED AS PER CLIENT COMMENTS & RE-ISSUED TO CLIENT
3	MAY 10, 2022	PREPARED TO PRE-COORDINATION STAGE & ISSUED TO CLIENT
2	MAR. 23, 2022	REVISED AS PER CLIENT & ISSUED FOR BROCHURE
1	JAN. 26, 2022	ISSUED TO CLIENT FOR PRELIMINARY REVIEW

No: DATE: WORK DESCRIPTION:

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

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

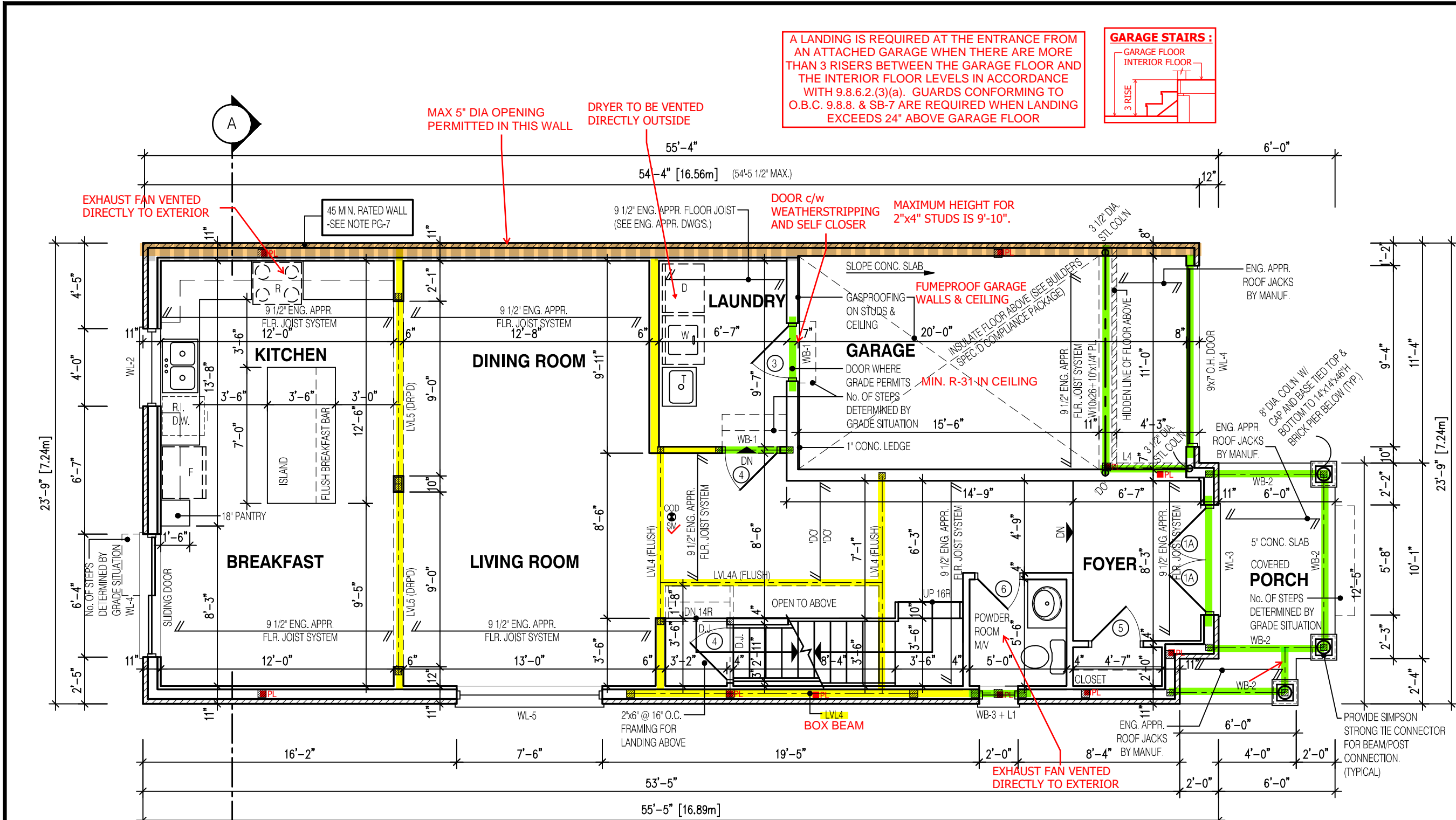
REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection
3.2.4 of the building code

jardin design group inc. 27763
FIRM NAME BCIN

BASEMENT PLAN EL-1
BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE

BILD

MODEL:
GARDEN 2
SCALE:
3/16"=1'-0"
PROJ. No.
21-35
DWG. No.
1



***TRACE ALL POINT LOADS THROUGH FLOOR SYSTEM TO SOLID BEARING BELOW**

NOTE: THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED ROOF TRUSS DRAWINGS BY MANUFACTURER.

NOTE: SPACE CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS. PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'-7", 2 ROWS FOR SPANS GREATER THAN 7"

NOTE: THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED FLOOR TRUSS LAYOUT BY MANUFACTURER.

NOTE: REFER TO SHEET NO. 0 FOR LINTEL, BEAMS AND DOOR SIZE

NOTE: SUBFLOOR TO BE 5/8" PLYWOOD ON THIS LEVEL

ALL FLOORS TO BE NAILED AND GLUED ON THIS LEVEL

LEGEND:

- BUILDING FACE < THAN 4'-0" (1.2m) (45 MIN. FIRE RATING REQ'D)
- INDICATES SOLID BEARING REQUIRED OR POINT LOAD FROM ABOVE
- STL. PLATE FOR STEEL COL'N ABOVE
- LVL LAMINATED VENEER LUMBER
- S.J. SINGLE JOIST
- D.J. DOUBLE JOIST
- T.J. TRIPLE JOIST
- REPEAT NOTE
- SHOWER WEEPERS

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of CAMBRIDGE.

STRUDET INC.

B. MARINKOVIC

21037

27763

21-35

2

2311

9.14m LOTS

GARDEN 2 (GR)

ELEVATION 1

A1 PACKAGE

O.REG. 332/12

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.

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.

AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

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7		
6	AUG. 10, 2022	ISSUED FOR BUILDING PERMIT
5	AUG. 3, 2022	COORDINATED FLOOR, ROOF AND ENGINEER COMMENTS
4	JUN. 2, 2022	REVISED AS PER CLIENT COMMENTS & RE-ISSUED TO CLIENT
3	MAY 10, 2022	PREPARED TO PRE-COORDINATION STAGE & ISSUED TO CLIENT
2	MAR. 23, 2022	REVISED AS PER CLIENT & ISSUED FOR BROCHURE
1	JAN. 26, 2022	ISSUED TO CLIENT FOR PRELIMINARY REVIEW

No: DATE: WORK DESCRIPTION:

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

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

NAME SIGNATURE BCIN

21037

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

FIRST FLOOR PLAN EL-1

BARLASSINA CONSTRUCTION

CITY OF CAMBRIDGE

BILD

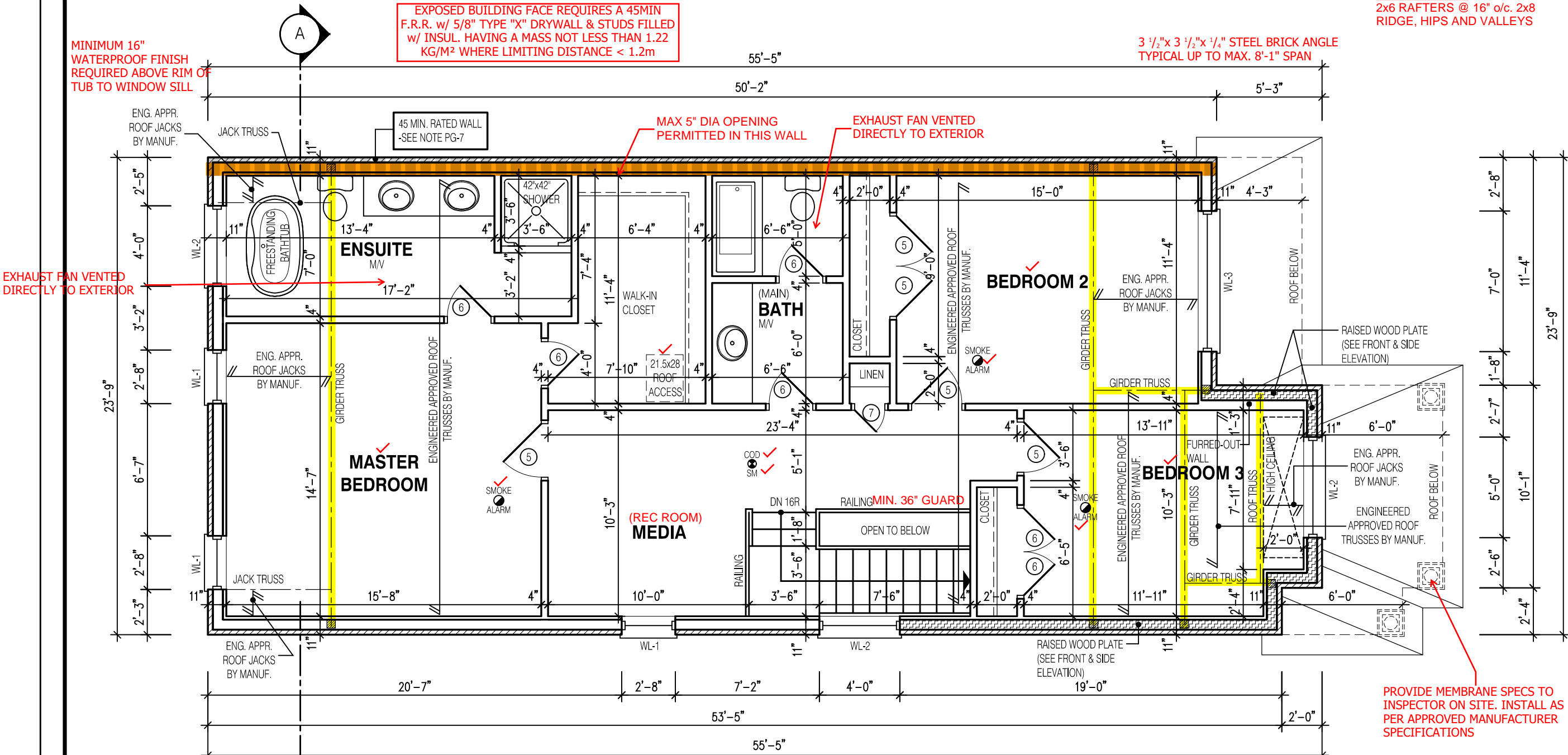
MODEL: GARDEN 2

SCALE: 3/16" = 1'-0"

PROJ. No. 21-35 DWG. No. 2







OVERFRAMING
2x6 RAFTERS @ 16" o/c. 2x8
RIDGE, HIPS AND VALLEYS

3 1/2"x 3 1/2"x 1/4" STEEL BRICK ANGLE
TYPICAL UP TO MAX. 8'-1" SPAN



PROVIDE MEMBRANE SPECS TO INSPECTOR ON SITE. INSTALL AS PER APPROVED MANUFACTURER SPECIFICATIONS

LEGEND:

- | | |
|---|--|
|  | BUILDING FACE < THAN 4'-0" (1.2m) |
|  | (45 MIN. FIRE RATING REQ'D) |
|  | INDICATES SOLID BEARING REQUIRED
OR POINT LOAD FROM ABOVE |
|  | STL. PLATE FOR STEEL COL'N ABOVE |
| LVL | LAMINATED VENEER LUMBER |
| S.J. | SINGLE JOIST |
| D.J. | DOUBLE JOIST |
| T.J. | TRIPLE JOIST |
|  | REPEAT NOTE |
|  | SHOWER WEEPERS |

NOTE:

THESE DRAWINGS ARE TO BE READ IN
CONJUNCTION WITH ENGINEER APPROVED
ROOF TRUSS DRAWINGS BY MANUFACTURER.

NOTE:

REFER TO SHEET NO. 0 FOR LINTEL,
BEAMS AND DOOR SIZE

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STRUDET INC.



FOR STRUCTURE ONLY

2311
9.14m LOTS
GARDEN 2 (GR) ELEVATION 1
A1 PACKAGE
O.REG. 332/12

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.

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AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

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7		
6	AUG. 10, 2022	ISSUED FOR BUILDING PERMIT
5	AUG. 3, 2022	COORDINATED FLOOR, ROOF AND ENGINEER COMMENTS
4	JUN. 2, 2022	REVISED AS PER CLIENT COMMENTS & RE-ISSUED TO CLIENT
3	MAY 10, 2022	PREPARED TO PRE-COORDINATION STAGE & ISSUED TO CLIENT
2	MAR. 23, 2022	REVISED AS PER CLIENT & ISSUED FOR BROCHURE
1	JAN. 26, 2022	ISSUED TO CLIENT FOR PRELIMINARY REVIEW

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

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

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 *WBotter* 21031
NAME SIGNATURE BCIN

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

<i>jardin design group inc.</i>	27763
FIRM NAME	BCIN

SEC. FLOOR PLAN EL-1

BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE

**BILD®**

MODEL:
GARDEN 2

SCALE:
 $3/16" = 1'-0"$

PROJ. No.	DWG. No.
21 35	2

3

1 WINDOW SHALL PROVIDE AN UNOBSTRUCTED AREA OF 3.8SF w/ NO DIMENSION LESS THAN 15". WINDOW SILL TO BE MAX 39-3/8" ABOVE FINISHED FLOOR.

MAIN BATHROOM TO HAVE STUD BLOCKING FOR FUTURE INSTALLATION OF GRAB BARS ADJACENT TO SHOWER/TUB AND TOILET.

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.

3 1/2"x 3 1/2"x 1/4" STEEL BRICK ANGLE TYPICAL UP TO MAX. 8'-1" SPAN

OVERFRAMING
2x6 RAFTERS @ 16" o/c. 2x8 RIDGE, HIPS AND VALLEYS

EXPOSED BUILDING FACE REQUIRES A 45MIN F.R.R. w/ 5/8" TYPE "X" DRYWALL & STUDS FILLED w/ INSUL. HAVING A MASS NOT LESS THAN 1.22 KG/M² WHERE LIMITING DISTANCE < 1.2m

MAX 5" DIA OPENING PERMITTED IN THIS WALL

REINFORCE STUDS WITH BLOCKING FOR FUTURE GRAB BARS- SEE TYPICAL DETAIL

EXHAUST FAN VENTED DIRECTLY TO EXTERIOR

RAISED WOOD PLATE (SEE FRONT & SIDE ELEVATION)

PROVIDE MEMBRANE SPECS TO INSPECTOR ON SITE. INSTALL AS PER APPROVED MANUFACTURER SPECIFICATIONS

ALT. - 4 BEDROOM LAYOUT

NOTE:

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED ROOF TRUSS DRAWINGS BY MANUFACTURER.

NOTE:

REFER TO SHEET NO. 0 FOR LINTEL, BEAMS AND DOOR SIZE

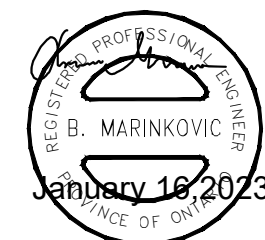
LEGEND:

- BUILDING FACE < THAN 4'-0" (1.2m) (45 MIN. FIRE RATING REQ'D)
- INDICATES SOLID BEARING REQUIRED OR POINT LOAD FROM ABOVE
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- LVL LAMINATED VENEER LUMBER
- S.J. SINGLE JOIST
- D.J. DOUBLE JOIST
- T.J. TRIPLE JOIST
- REPEAT NOTE
- SHOWER WEEPERS

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STRUDET INC.



FOR STRUCTURE ONLY

2311
9.14m LOTS
GARDEN 2 (GR)
ELEVATION 1
A1 PACKAGE
O.REG. 332/12

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7		
6		
5		
4		
3		
2		
1	JAN. 11, 2023	ADDED 4 BEDROOM LAYOUT PER CLIENT REQUEST

No: DATE: WORK DESCRIPTION:

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

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 *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

ALT. SEC. FL. PL. EL-1
BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE

MODEL: GARDEN 2
SCALE: 3/16"=1'-0"
PROJ. No. 21-35 DWG. No. 3-1

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.

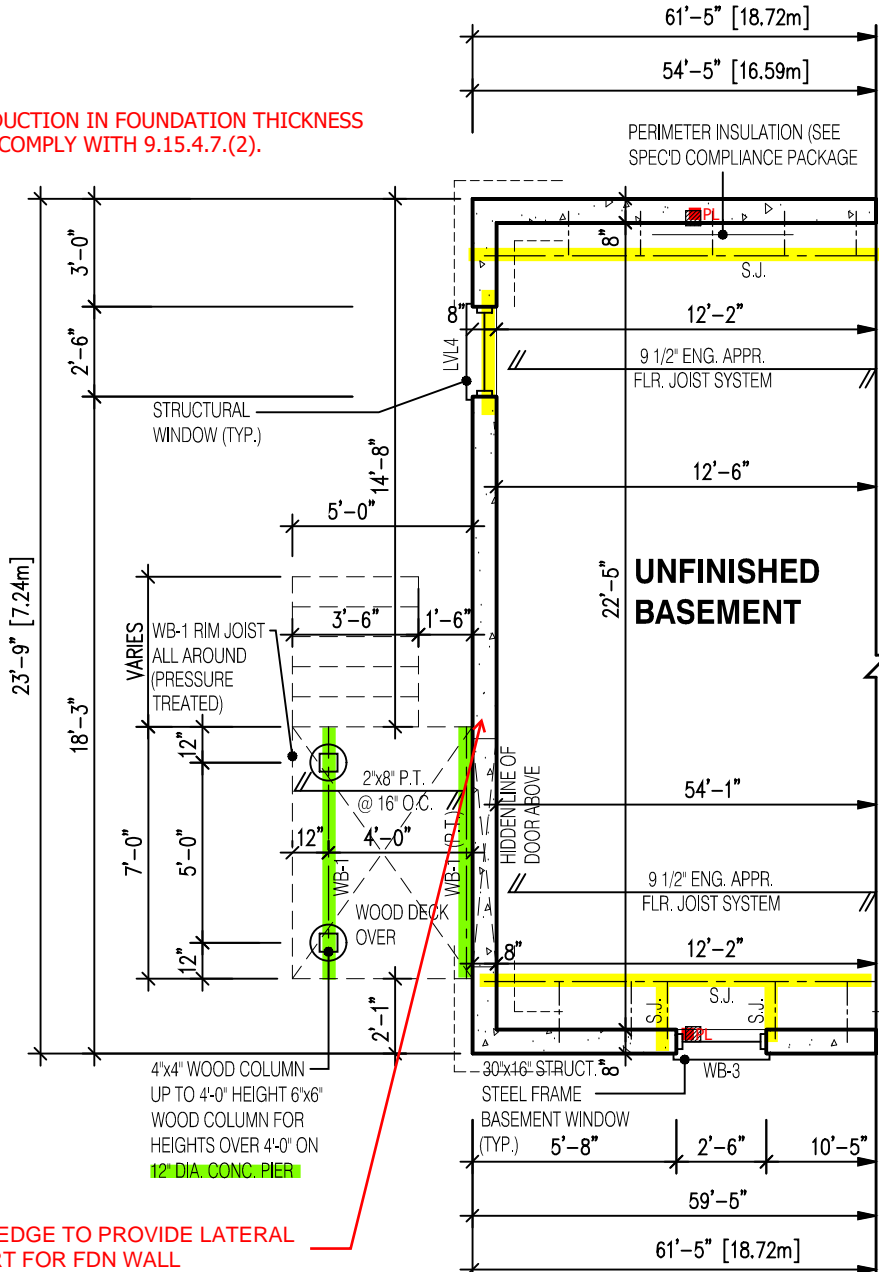
ALL GUARDS TO COMPLY WITH SB-7 OR P.ENG DESIGN. GUARDS TO BE MIN. 36" HIGH (900mm). WHERE DECK WALKING SURFACE TO FIN. GRADE EXCEEDS 5'-11" (1.8m), GUARD HEIGHT TO BE 42" HIGH (1.2m)

ENSURE P.ENG STAMPED RAILING DOCUMENTATION AND ATTACHMENT DETAILS ARE AVAILABLE FOR REVIEW BY THE INSPECTOR

GUARDS CONFORMING TO O.B.C. 9.8.8. & SB-7 ARE REQUIRED FOR PORCHES EXCEEDING 24" ABOVE GRADE.

MAX 5" DIA OPENING PERMITTED IN THIS WALL

REDUCTION IN FOUNDATION THICKNESS TO COMPLY WITH 9.15.4.7.(2).

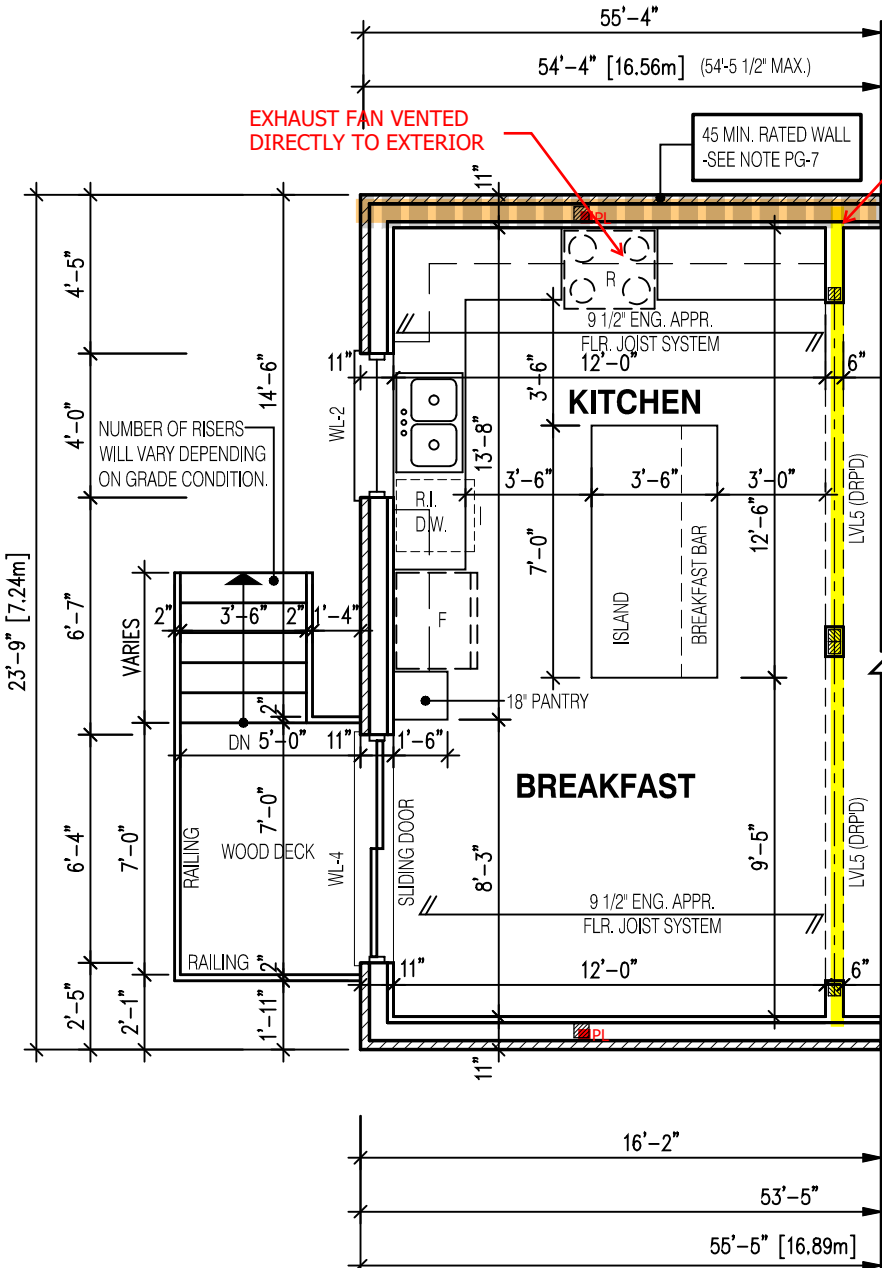


PARTIAL BASEMENT LAYOUT
FOR DECK CONDITION EL-1

LOOK OUT DECK

NOTE:
SUBFLOOR TO BE 3/4" PLYWOOD ON THIS LEVEL
ALL FLOORS TO BE NAILED AND GLUED ON THIS LEVEL

EXHAUST FAN VENTED DIRECTLY TO EXTERIOR



PARTIAL BASEMENT LAYOUT
FOR DECK CONDITION EL-1

LOOK OUT DECK

NOTE:
SUBFLOOR TO BE 5/8" PLYWOOD ON THIS LEVEL
ALL FLOORS TO BE NAILED AND GLUED ON THIS LEVEL

STRUDET INC.



FOR STRUCTURE ONLY

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- LVL LAMINATED VENEER LUMBER
- S.J. SINGLE JOIST
- D.J. DOUBLE JOIST
- T.J. TRIPLE JOIST
- REPEAT NOTE
- SHOWER WEEPERS

NOTE:
WHEN VENEER CUT IS GREATER THAN 26" A 10" POURED CONC. FOUNDATION WALL IS REQUIRED. (FOUNDATION PLAN TO BE REVIEWED IN CONJUNCTION WITH SITE PLAN)

NOTE:
REFER TO SHEET NO. 0 FOR LINTEL, BEAMS AND DOOR SIZE

NOTE:
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED ROOF TRUSS DRAWINGS BY MANUFACTURER.

NOTE:
SPACE CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS. PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'-7", 2 ROWS FOR SPANS GREATER THAN 7'

NOTE:
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2311

9.14m LOTS

GARDEN 2 (GR)
ELEVATION 1

A1 PACKAGE

O.REG. 332/12

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2	MAR. 23, 2022	REVISED AS PER CLIENT & ISSUED FOR BROCHURE
1	JAN. 26, 2022	ISSUED TO CLIENT FOR PRELIMINARY REVIEW

No: DATE: WORK DESCRIPTION:

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

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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

PART. DECK PLAN- EL-1
BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE

MODEL:
GARDEN 2
SCALE:
3/16"= 1'-0"
PROJ. No. 21-35 DWG. No. 2-1

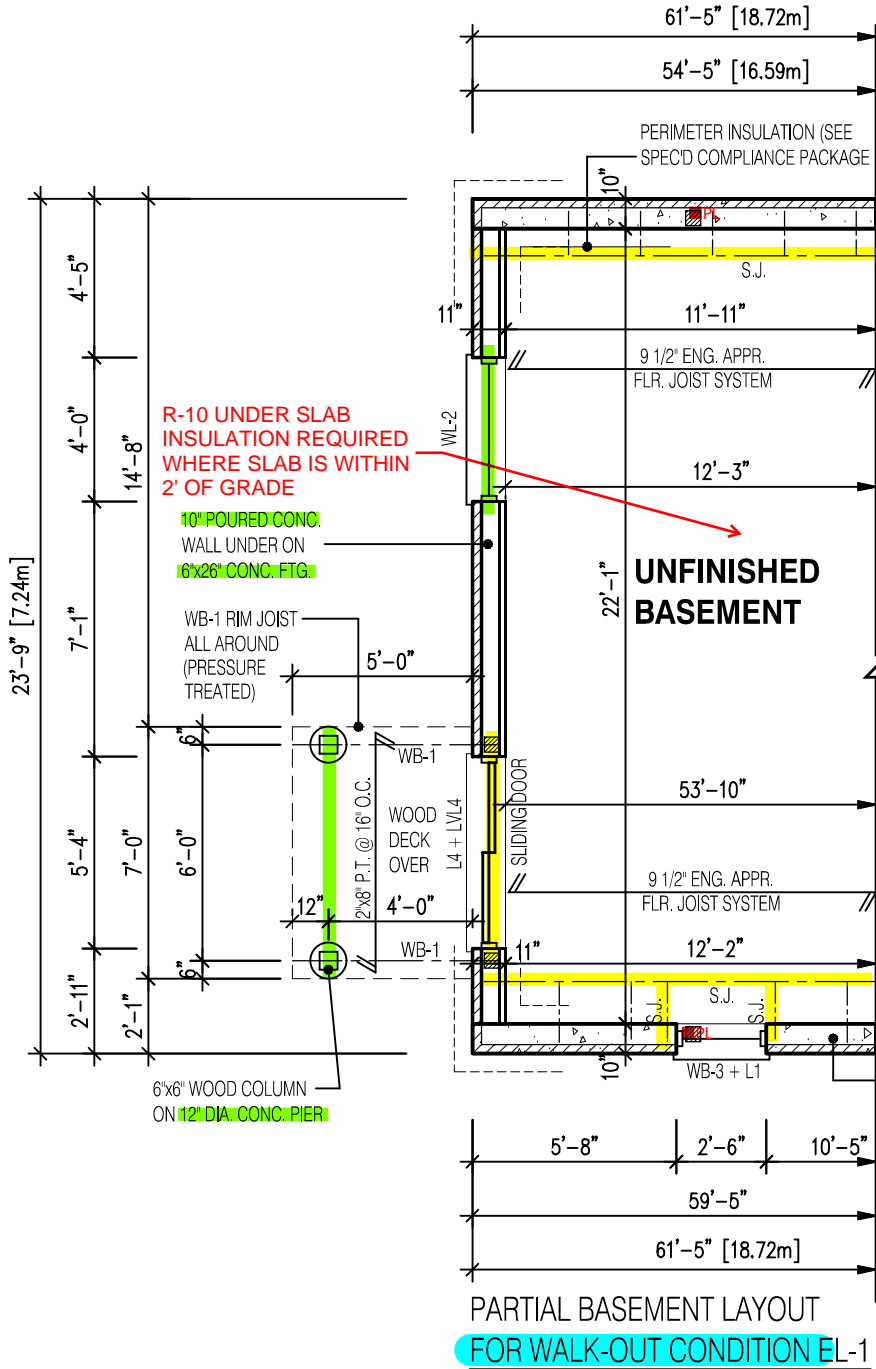
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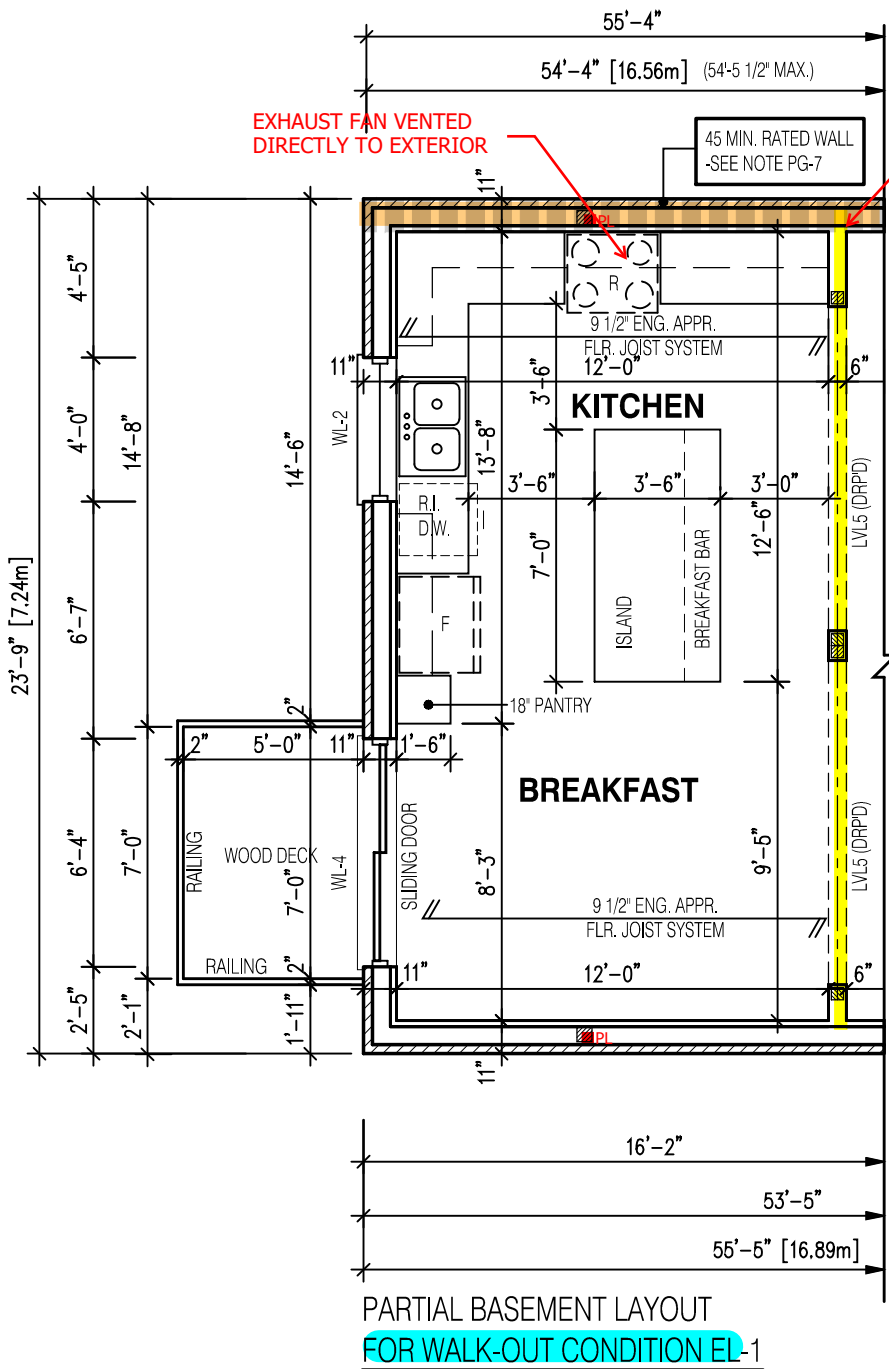
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MAX 5" DIA OPENING PERMITTED IN THIS WALL



NOTE:
SUBFLOOR TO BE 3/4" PLYWOOD ON THIS LEVEL
ALL FLOORS TO BE NAILED AND GLUED ON THIS LEVEL



NOTE:
SUBFLOOR TO BE 5/8" PLYWOOD ON THIS LEVEL
ALL FLOORS TO BE NAILED AND GLUED ON THIS LEVEL

STRUDET INC.



FOR STRUCTURE ONLY

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- STL. PLATE FOR STEEL COL'N ABOVE
- LVL LAMINATED VENEER LUMBER
- S.J. SINGLE JOIST
- D.J. DOUBLE JOIST
- T.J. TRIPLE JOIST
- REPEAT NOTE
- SHOWER WEEPERS

NOTE:
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NOTE:
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NOTE:
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2311
9.14m LOTS
GARDEN 2 (GR)
ELEVATION 1
A1 PACKAGE
O.REG. 332/12

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1	JAN. 26, 2022	ISSUED TO CLIENT FOR PRELIMINARY REVIEW

No: DATE: WORK DESCRIPTION:

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

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
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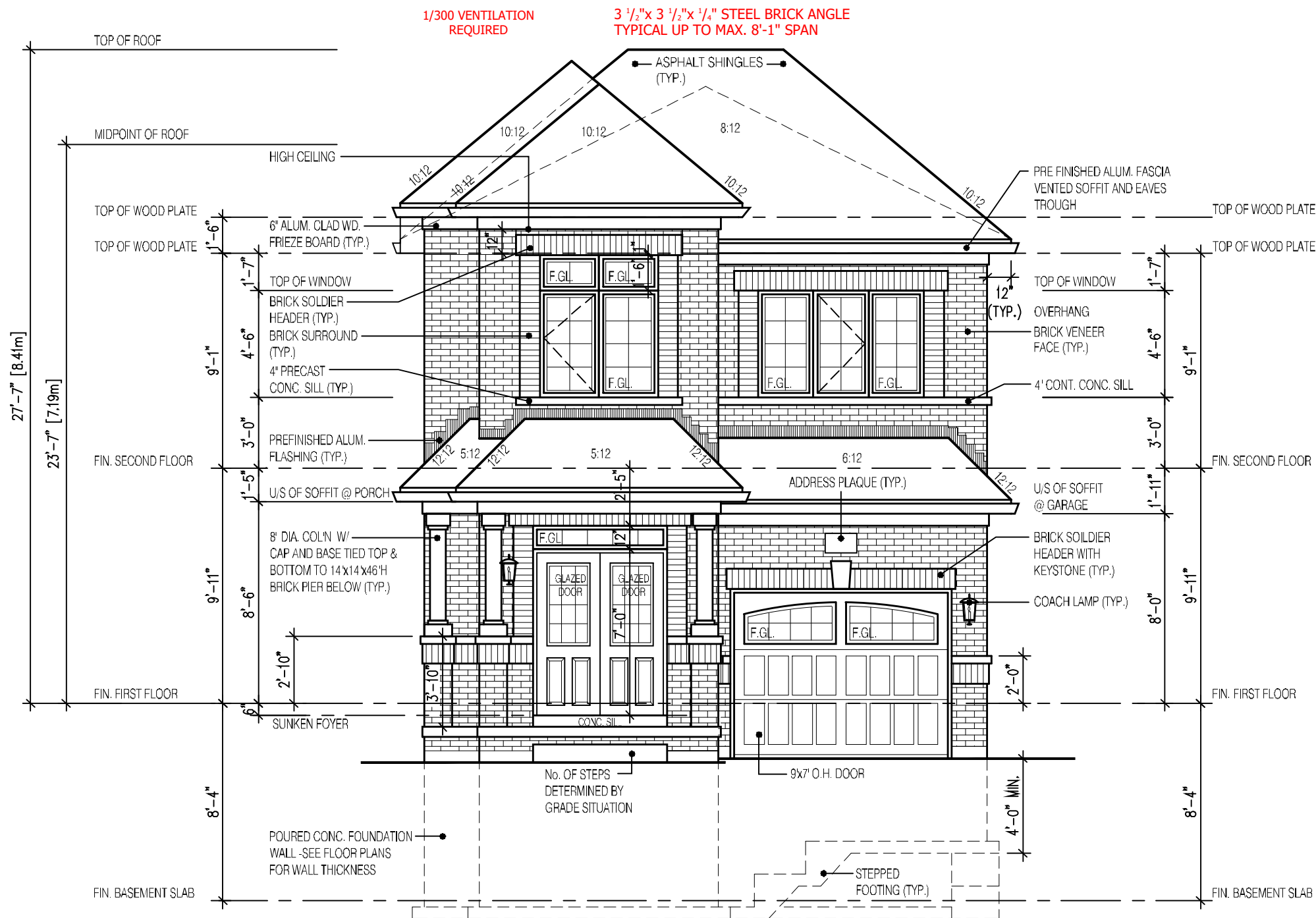
Walter Botter 21031
NAME SIGNATURE BCIN

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

jardin design group inc. 27763
FIRM NAME BCIN

PART. WALK-OUT- EL-1
BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE

MODEL:
GARDEN 2
SCALE:
3/16"= 1'-0"
PROJ. No. 21-35
DWG. No. 2-2



GARDEN 2 FRONT ELEVATION 1

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.

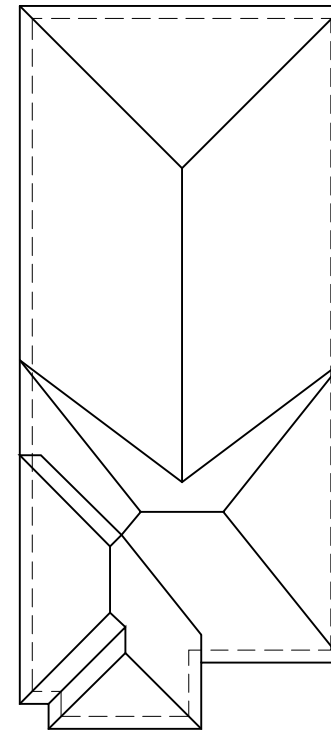
A LIGHT IS REQUIRED AT ALL ENTRANCES TO A SINGLE FAMILY DWELLING

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

GUARDS CONFORMING TO O.B.C. 9.8.8. & SB-7 ARE REQUIRED FOR PORCHES EXCEEDING 24" ABOVE GRADE.

ENSURE P.ENG STAMPED RAILING DOCUMENTATION AND ATTACHMENT DETAILS ARE AVAILABLE FOR REVIEW BY THE INSPECTOR

EXTERIOR CONCRETE STAIRS w/ MORE THAN 2 RISERS TO MEET THE REQUIREMENTS OF 9.8.9.2.(1)



2311
9.14m LOTS
GARDEN 2 (GR)
ELEVATION 1
A1 PACKAGE
O.REG. 332/12

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No: DATE: WORK DESCRIPTION:

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

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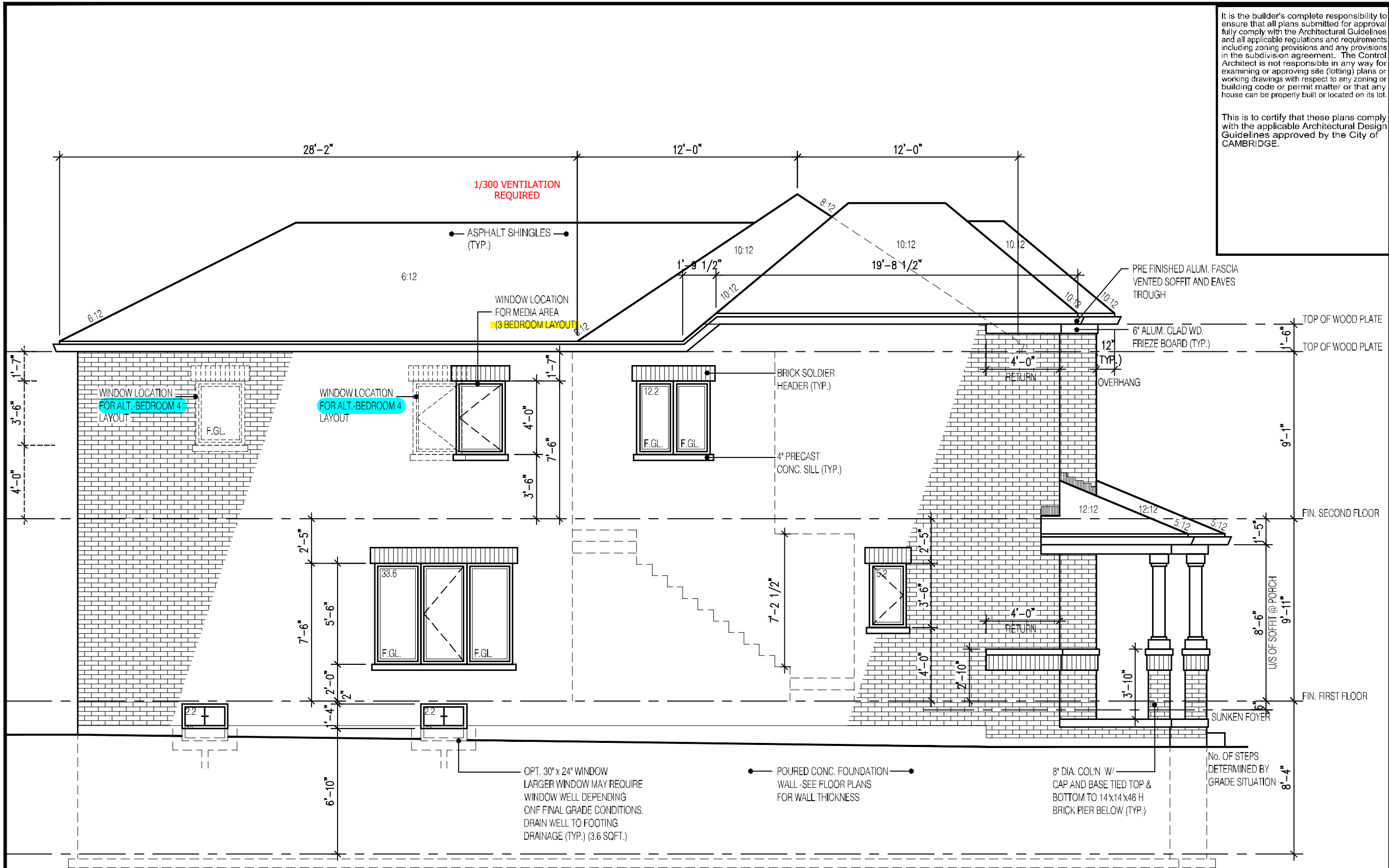
jardin design group inc. 27763
FIRM NAME BCIN

FRONT ELEVATION 1
BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE

BILD
MODEL:
GARDEN 2
SCALE:
3/16" = 1'-0"
PROJ. No. DWG. No.
21-35 4

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2311

9.14m LOTS

GARDEN 2 (GR)

ELEVATION 1

A1 PACKAGE

O.REG. 332/12

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7	JAN. 12, 2023	SHOWED WINDOW LOCATION FOR ALT. 4 BEDROOM LAYOUT PER CLIENT REQUEST
6	AUG. 10, 2022	ISSUED FOR BUILDING PERMIT
5	AUG. 3, 2022	COORDINATED FLOOR, ROOF AND ENGINEER COMMENTS
4	JUN. 2, 2022	REVISED AS PER CLIENT COMMENTS & RE-ISSUED TO CLIENT
3	MAY 10, 2022	PREPARED TO PRE-COORDINATION STAGE & ISSUED TO CLIENT
2	MAR. 23, 2022	REVISED AS PER CLIENT & ISSUED FOR BROCHURE
1	JAN. 26, 2022	ISSUED TO CLIENT FOR PRELIMINARY REVIEW

No: DATE: WORK DESCRIPTION:

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

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 Botherjahn
NAME SIGNATURE 21031 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

SIDE ELEVATION 1

BARLASSINA CONSTRUCTION

CITY OF CAMBRIDGE

BILD

MODEL:
GARDEN 2

SCALE:
3/16"=1'-0"

PROJ. No.
21-35

DWG. No.
5

LEFT SIDE ELEVATION 1

UNPROTECTED OPENINGS 3-BEDROOM LAYOUT

WALL AREA	1170.0	☐
ALLOWABLE WINDOW AREA @ 7.0%1.2MSIDEYARD	81.9	☐
ACTUAL GLAZED AREA	63.97	☐
WITH OPTIONAL 30"x24" BASEMENT WINDOWS ACTUAL GLASS AREA	66.86	☐ ✓

UNPROTECTED OPENINGS ALT. - 4-BEDROOM LAYOUT

WALL AREA	1170.0	☐
ALLOWABLE WINDOW AREA @ 7.0%1.2MSIDEYARD	81.9	☐
ACTUAL GLAZED AREA	71.4	☐
WITH OPTIONAL 30"x24" BASEMENT WINDOWS ACTUAL GLASS AREA	74.3	☐ ✓

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HEADER/RIM JOIST LEVEL

(FOR WALLS LESS THAN 1.2m (3'-11") FROM LOT LINE)

45 MINUTE FIRE RATED AT HEADER

PROVIDE 15.9mm (5/8") TYPE 'X' GYPSUM BOARD BETWEEN FLOOR JOIST AT THE HEADER OR CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR JOISTS ARE PARALLEL TO RIM JOIST TO MAINTAIN 45 MINUTE FIRE RATING.

(REFER TO SUPPLEMENTARY STANDARD SB-2 2.3.

BRICK VENEER CONSTRUCTION

(FOR WALLS LESS THAN 1.2m (3'-11") FROM LOT LINE)

45 MINUTE FIRE RATED WALL

PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PREFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 1.22 Kg/SQ.M. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS

(REFER TO SUPPLEMENTARY STANDARD SB-2 2.3.5.(2)

2311

9.14m LOTS

GARDEN 2 (GR)

ELEVATION 1

A1 PACKAGE

O.REG. 332/12

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7		
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No: DATE: WORK DESCRIPTION:

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

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Walter Botter

SIGNATURE

21031

BCIN

REGISTRATION INFORMATION

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

jardin design group inc.

FIRM NAME

27763

BCIN

SIDE ELEVATION 1

BARLASSINA CONSTRUCTION

CITY OF CAMBRIDGE

BILD

MODEL:

GARDEN 2

SCALE:

3/16"=1'-0"

PROJ. No.

21-35

DWG. No.

7

RIGHT SIDE ELEVATION 1

EXPOSED BUILDING FACE REQUIRES A 45MIN F.R.R. w/ 5/8" TYPE "X" DRYWALL & STUDS FILLED w/ INSUL. HAVING A MASS NOT LESS THAN 1.22 KG/M² WHERE LIMITING DISTANCE < 1.2m

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1/300 VENTILATION REQUIRED

ASPHALT SHINGLES (TYP.)

PRE FINISHED ALUM. FASCIA VENTED SOFFIT AND EAVES TROUGH

TOP OF WOOD PLATE

TOP OF WOOD PLATE

BRICK VENEER FACE (TYP.)

4" CONT. CONC. SILL

PREFINISHED ALUM. FLASHING (TYP.)

U/S OF SOFFIT

U/S OF SOFFIT @ GARAGE

U/S OF SOFFIT

8" DIA. COL'N W/ CAP AND BASE TIED TOP & BOTTOM TO 14"x14"x46"H BRICK PIER BELOW (TYP.)

No. OF STEPS DETERMINED BY GRADE SITUATION

SUNREN FOYER

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

STEPPED FOOTING (TYP.)

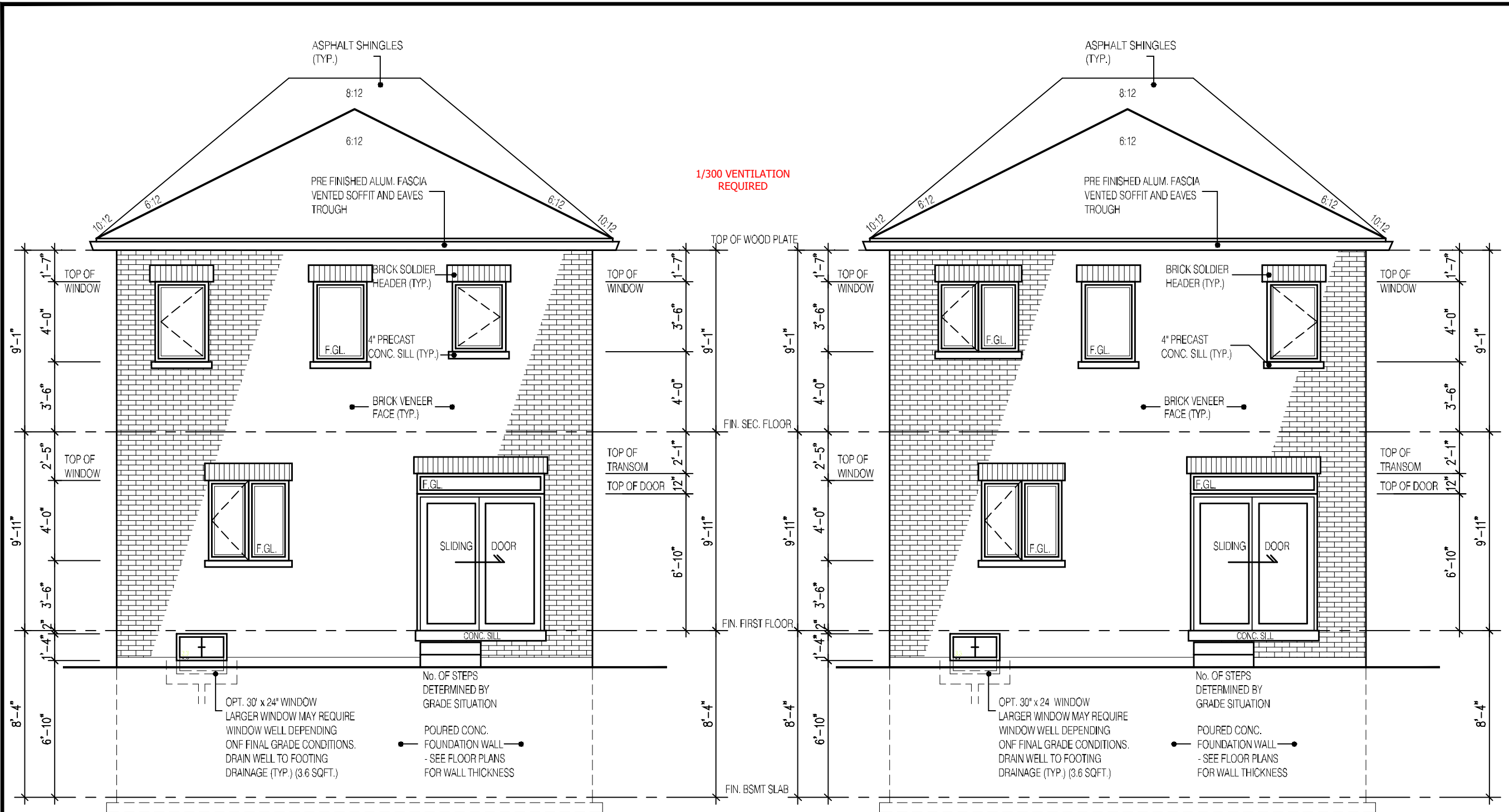
POURED CONC. FOUNDATION WALL -SEE FLOOR PLANS FOR WALL THICKNESS

MAX 5" DIA OPENING PERMITTED IN THIS WALL

45 MIN. RATED WALL -SEE NOTE ON THIS SHEET

DRAWN BY:

DRAWING NAME:



REAR ELEVATION 1
ALT.- 4 -BEDROOM LAYOUT

PROVIDE STAIR, GUARD AND LANDING OR
INSTALL PERMANENT BLOCKING TO
RESTRICT DOOR OPENING TO MAX. 4".

EXTERIOR CONCRETE STAIRS w/ MORE
THAN 2 RISERS TO MEET THE
REQUIREMENTS OF 9.8.9.2.(1)

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CODE AND ANY OTHER REFERENCED REQUIREMENTS.

REAR ELEVATION 1
3-BEDROOM LAYOUT

A LIGHT IS REQUIRED AT ALL ENTRANCES
TO A SINGLE FAMILY DWELLING

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fully comply with the Architectural Guidelines
and all applicable regulations and requirements
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Guidelines approved by the City of
CAMBRIDGE.

2311

9.14m LOTS

GARDEN 2 (GR)

ELEVATION 1

A1 PACKAGE

O.REG. 332/12

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3	MAY 10, 2022	PREPARED TO PRE-COORDINATION STAGE & ISSUED TO CLIENT
2	MAR. 23, 2022	REVISED AS PER CLIENT & ISSUED FOR BROCHURE
1	JAN. 26, 2022	ISSUED TO CLIENT FOR PRELIMINARY REVIEW

No: DATE: WORK DESCRIPTION:

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

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QUALIFICATION INFORMATION
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Walter Botten

21031

NAME

SIGNATURE

BCIN

REGISTRATION INFORMATION
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jardin design group inc.

27763

FIRM NAME

BCIN

REAR ELEVATION 1

BARLASSINA CONSTRUCTION

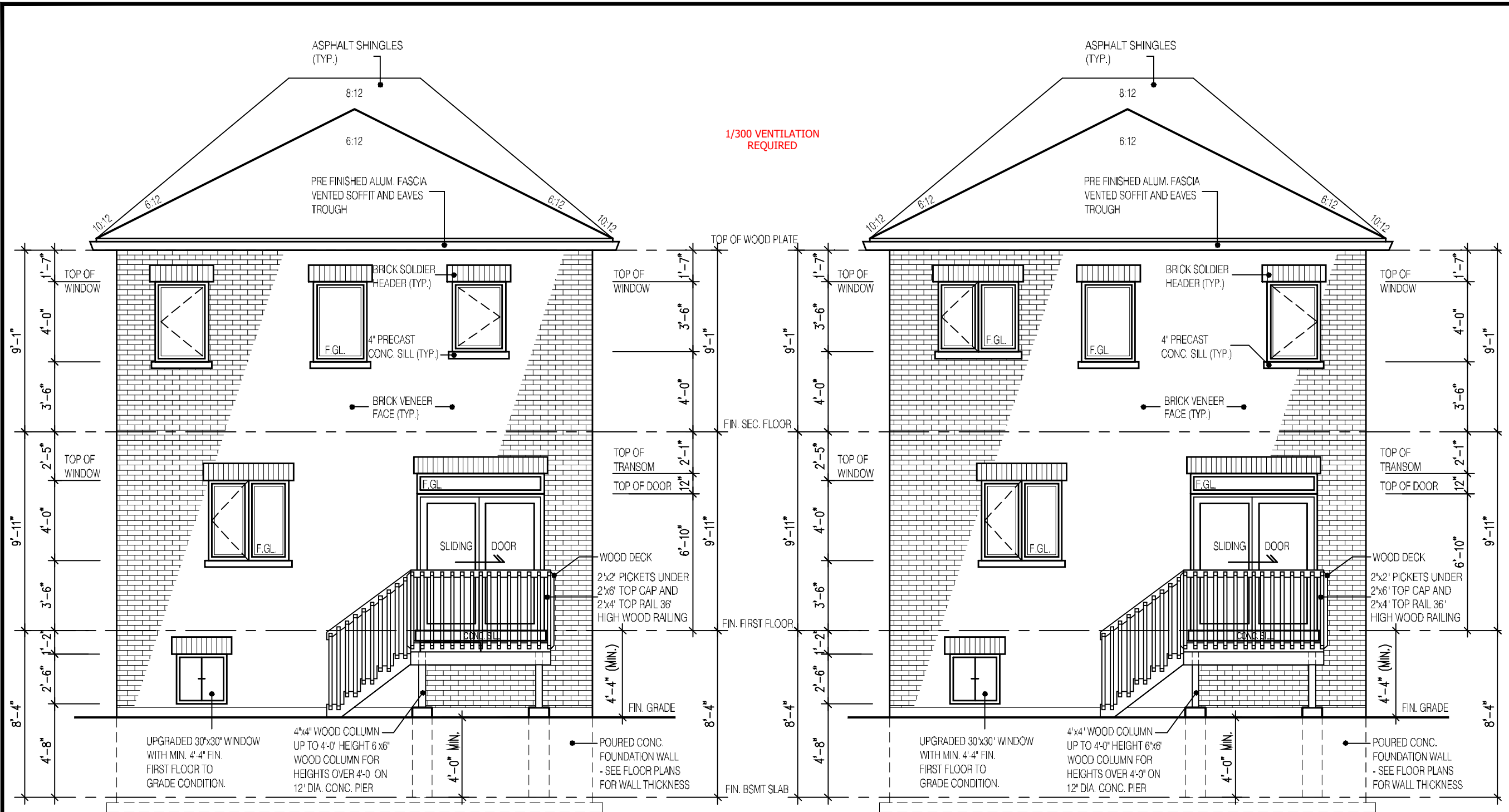
CITY OF CAMBRIDGE

MODEL:
GARDEN 2

SCALE:
3/16"=1'-0"

PROJ. No.
21-35

DWG. No.
6



REAR ELEVATION 1
DECK CONDITION
ALT. - 4 - BEDROOM LAYOUT

REAR ELEVATION 1
DECK CONDITION
3-BEDROOM LAYOUT

FOR ADDITIONAL DECK STRUCTURE
REFER TO PAGE 7 OF THE DETAIL PACKAGE

A LIGHT IS REQUIRED AT ALL ENTRANCES
TO A SINGLE FAMILY DWELLING

NOTE:
WHEN VENEER CUT IS GREATER THAN 26" A 10" POURED CONC. FOUNDATION WALL IS REQUIRED.
(FOUNDATION PLAN TO BE REVIEWED IN CONJUNCTION WITH SITE PLAN)

ALL GUARDS TO COMPLY WITH SB-7 OR P.ENG DESIGN.
GUARDS TO BE MIN. 36" HIGH (900mm). WHERE DECK WALKING SURFACE TO FIN. GRADE EXCEEDS 5'-11" (1.8m), GUARD HEIGHT TO BE 42" HIGH (1.2m)

ENSURE P.ENG STAMPED RAILING
DOCUMENTATION AND ATTACHMENT DETAILS
ARE AVAILABLE FOR REVIEW BY THE INSPECTOR

EXTERIOR CONCRETE STAIRS w/ MORE THAN 2 RISERS TO MEET THE REQUIREMENTS OF 9.8.9.2.(1)

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2311

9.14m LOTS

GARDEN 2 (GR)

ELEVATION 1

A1 PACKAGE

O.REG. 332/12

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7

JAN. 12, 2023

ADDED ELEV. FOR ALT.-4 BEDROOM LAYOUT PER CLIENT REQUEST

6

AUG. 10, 2022

ISSUED FOR BUILDING PERMIT

5

AUG. 3, 2022

COORDINATED FLOOR, ROOF AND ENGINEER COMMENTS

4

JUN. 2, 2022

REVISED AS PER CLIENT COMMENTS & RE-ISSUED TO CLIENT

3

MAY 10, 2022

PREPARED TO PRE-COORDINATION STAGE & ISSUED TO CLIENT

2

MAR. 23, 2022

REVISED AS PER CLIENT & ISSUED FOR BROCHURE

1

JAN. 26, 2022

ISSUED TO CLIENT FOR PRELIMINARY REVIEW

No: DATE: WORK DESCRIPTION:

jardin

DESIGN GROUP INC

64 JARDIN DR. SUITE 3A

VAUGHAN ONT. L4K 3P3

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SIGNATURE

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jardin design group inc.

27763

FIRM NAME

BCIN

REAR DECK COND.EL-1

BARLASSINA CONSTRUCTION

CITY OF CAMBRIDGE

BILD

MODEL:
GARDEN 2

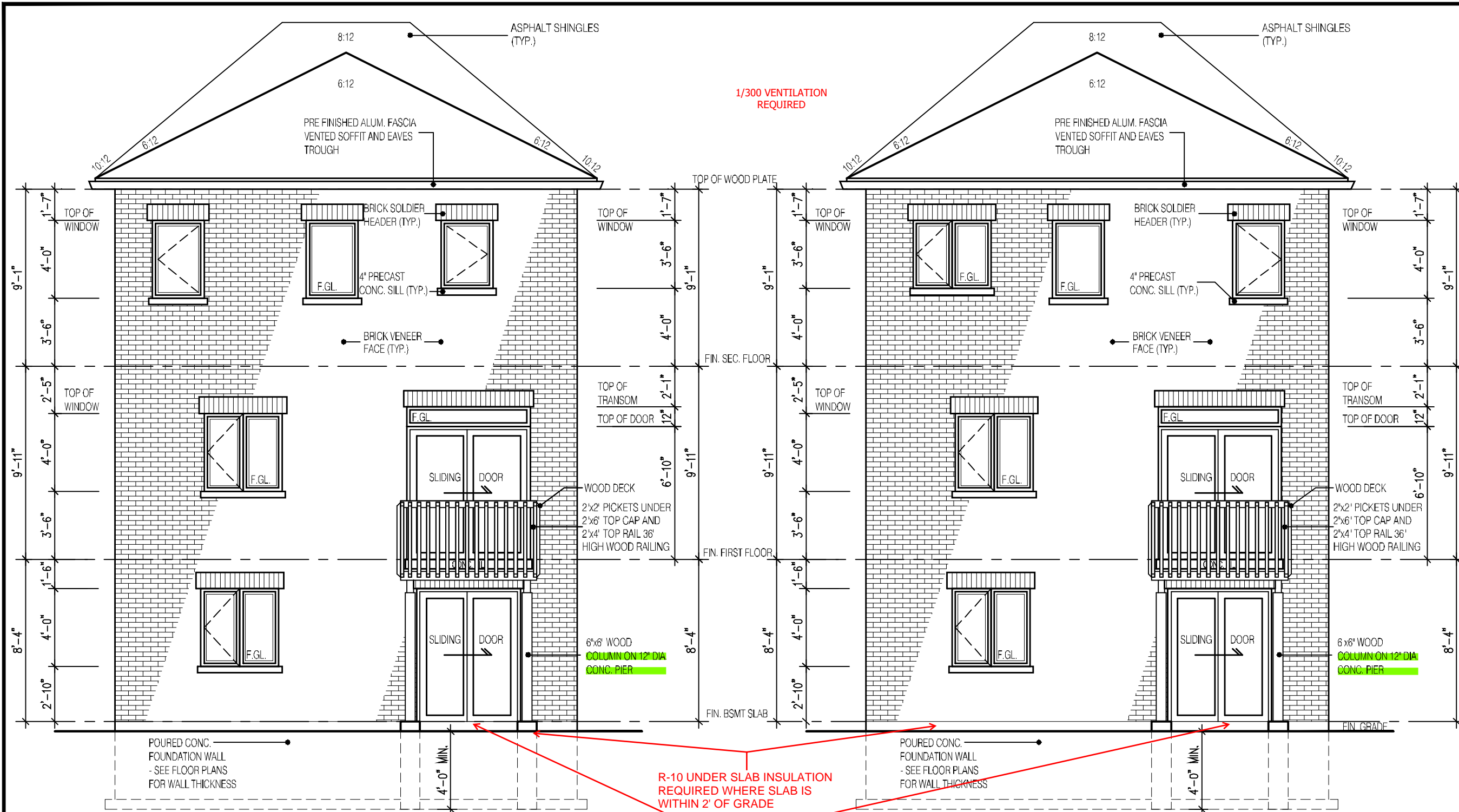
SCALE:
3/16"=1'-0"

PROJ. No.
21-35

DWG. No.
6-1

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REAR ELEVATION 1
WALK-OUT CONDITION
ALT. - 4-BEDROOM LAYOUT

ALL GUARDS MUST BE NON-CLIMBABLE WITH NO HORIZONTAL MEMBERS BETWEEN 5 1/2" AND 35" ABOVE THE FLOOR OR WALKING SURFACE.

A LIGHT IS REQUIRED AT ALL ENTRANCES TO A SINGLE FAMILY DWELLING

A LOWER DECK IS NOT PERMITTED TO BE ATTACHED TO POSTS

PROVIDE STAIR, GUARD AND LANDING OR INSTALL PERMANENT BLOCKING TO RESTRICT DOOR OPENING TO MAX. 4".

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REAR ELEVATION 1
WALK-OUT CONDITION
3-BEDROOM LAYOUT

RAILING AS PER ATTACHED SB-7 DETAILS OR ENSURE P.ENG STAMPED RAILING DOCUMENTATION AND ATTACHMENT DETAILS ARE AVAILABLE FOR REVIEW BY THE INSPECTOR

ALL GUARDS TO COMPLY WITH SB-7 OR P.ENG DESIGN. GUARDS TO BE MIN. 36" HIGH (900mm). WHERE DECK WALKING SURFACE TO FIN. GRADE EXCEEDS 5'-11" (1.8m), GUARD HEIGHT TO BE 42" HIGH (1.2m)

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2311

9.14m LOTS

GARDEN 2 (GR)

ELEVATION 1

A1 PACKAGE

O.REG. 332/12

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7

JAN. 12, 2023

ADDED ELEV. FOR ALT. 4 BEDROOM LAYOUT PER CLIENT REQUEST

6

AUG. 10, 2022

ISSUED FOR BUILDING PERMIT

5

AUG. 3, 2022

COORDINATED FLOOR, ROOF AND ENGINEER COMMENTS

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JUN. 2, 2022

REVISED AS PER CLIENT COMMENTS & RE-ISSUED TO CLIENT

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PREPARED TO PRE-COORDINATION STAGE & ISSUED TO CLIENT

2

MAR. 23, 2022

REVISED AS PER CLIENT & ISSUED FOR BROCHURE

1

JAN. 26, 2022

ISSUED TO CLIENT FOR PRELIMINARY REVIEW

No:

DATE:

WORK DESCRIPTION:

jardin

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64 JARDIN DR. SUITE 3A

VAUGHAN ONT. L4K 3P3

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Walter Botter

21031

NAME

SIGNATURE

BCIN

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jardin design group inc.

27763

FIRM NAME

BCIN

REAR WALK-OUT - EL-1

BARLASSINA CONSTRUCTION

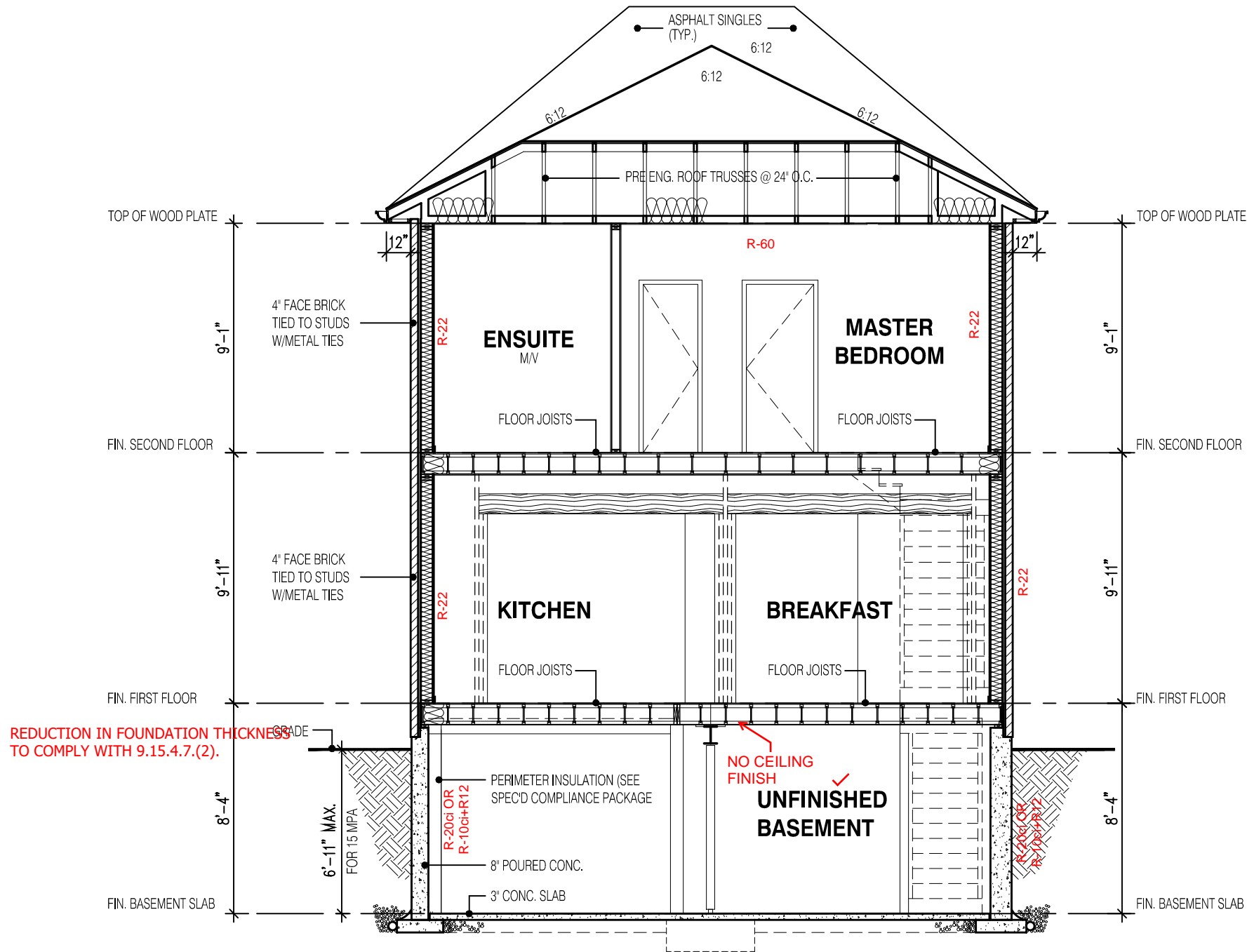
CITY OF CAMBRIDGE

MODEL:
GARDEN 2

SCALE:
3/16"=1'-0"

PROJ. No.
21-35

DWG. No.
6-2



SECTION A-A
ELEVATION 1

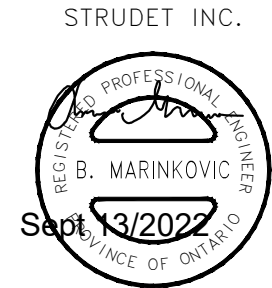
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2311
9.14m LOTS
GARDEN 2 (GR)
ELEVATION 1
A1 PACKAGE
O.REG. 332/12

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FOR STRUCTURE ONLY

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jardin design group inc. 27763
FIRM NAME BCIN

SECTION ELEVATION 1
BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE

MODEL: GARDEN 2
SCALE: 3/16" = 1'-0"
PROJ. No. 21-35 DWG. No. 8