

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

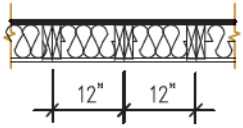
22"x8" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.  
28"x10" CONCRETE STRIP FOOTINGS BELOW PARTY WALLS  
OR  
28"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING BELOW PARTY WALLS

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)

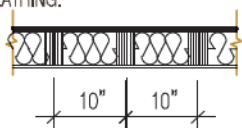
20"x8" STUD WALL NAILED TOGETHER AND SPACED @12" O.C.  
FULL HT C/W SOLID BLOCKING 4"x0" O.C. VERTICAL AND 7/16" EXT. PLYWOOD SHEATHING.



MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 18'-0" AND  
MAXIMUM SUPPORTED LENGTH OF TRUSS IS 40'-0"

TWO STOREY HEIGHT WALL  
DETAIL

2- 1 1/2" x 5 1/2" TIMBERSTRAND (LSL) 1.5E STUD WALL GLUED  
AND NAILED TOGETHER AND SPACED MAX. @10" O.C. FULL HT  
C/W SOLID BLOCKING MAX. 8'-0" O.C. VERTICAL AND 7/16" EXT.  
OSB SHEATHING.



MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 20'-2" AND  
MAXIMUM SUPPORTED LENGTH OF TRUSS IS 40'-0"

TWO STOREY HEIGHT WALL DETAIL

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.

WL2 = 4" x 3 1/2" x 5 1/16" (100x90x8) + 2- 2" x 8" SPR.

WL3 = 5" x 3 1/2" x 5 1/16" (125x90x8) + 2- 2" x 10" SPR.

WL4 = 6" x 3 1/2" x 3/8" (150x90x10) + 2- 2" x 12" SPR.

WL5 = 6" x 4" x 3/8" (150x100x10) + 2- 2" x 12" SPR.

WL6 = 5" x 3 1/2" x 5 1/16" (125x90x8) + 2- 2" x 12" SPR.

WL7 = 5" x 3 1/2" x 5 1/16" (125x90x8) + 3- 2" x 10" SPR.

WL8 = 5" x 3 1/2" x 5 1/16" (125x90x8) + 3- 2" x 12" SPR.

WL9 = 6" x 4" x 3/8" (150x100x10) + 3- 2" x 12" SPR.

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.

WOOD LINTELS:

WB1 = 2- 2" x 8" SPRUCE BEAM

WB2 = 3- 2" x 8" SPRUCE BEAM

WB3 = 2- 2" x 10" SPRUCE BEAM

WB4 = 3- 2" x 10" SPRUCE BEAM

WB5 = 2- 2" x 12" SPRUCE BEAM

WB6 = 3- 2" x 12" SPRUCE BEAM

WB7 = 5- 2" x 12" SPRUCE BEAM

WB10 = 4- 2" x 8" SPRUCE BEAM

WB11 = 4- 2" x 10" SPRUCE BEAM

STEEL LINTELS:

L1 = 3 1/2" x 3 1/2" x 1 1/4" (90 x 90 x 6)

L2 = 4" x 3 1/2" x 5 1/16" (100 x 90 x 8)

L3 = 5" x 3 1/2" x 5 1/16" (125 x 90 x 8)

L4 = 6" x 3 1/2" x 3/8" (150 x 90 x 10)

L5 = 6" x 4" x 3/8" (150 x 100 x 10)

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)

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)

MASTER PLAN

MODEL: GARDEN 4 ELEVATION: 2

BEDROOMS: 4

OPTIONS: (SAME AS ABOVE PLUS), LOOK  
OUT DECK, WALK OUT DECK/BASEMENT.

AREA CALCULATIONS EL-1

FIRST FLOOR AREA = 1179 Sq. Ft.

SECOND FLOOR AREA = 1417 Sq. Ft.

TOTAL FLOOR AREA = 2596 Sq. Ft.

ADD OPEN AREAS = 14 Sq. Ft.

ADD FIN. BASEMENT AREA = 0 Sq. Ft.

GROSS FLOOR AREA = 2610 Sq. Ft.

GROUND FLOOR COVERAGE = 0 Sq. Ft.

GARAGE COVERAGE / AREA = 0 Sq. Ft.

PORCH COVERAGE / AREA = 0 Sq. Ft.

COVERAGE W/ PORCH = 0 Sq. Ft.

= 0Sq. m.

COVERAGE W/O PORCH = 0 Sq. Ft.

= 0Sq. m.

AREA CALCULATIONS EL-2

FIRST FLOOR AREA = 1189 Sq. Ft.

SECOND FLOOR AREA = 1426 Sq. Ft.

TOTAL FLOOR AREA = 2615 Sq. Ft.

ADD OPEN AREAS = 14 Sq. Ft.

ADD FIN. BASEMENT AREA = 0 Sq. Ft.

GROSS FLOOR AREA = 2629 Sq. Ft.

GROUND FLOOR COVERAGE = 0 Sq. Ft.

GARAGE COVERAGE / AREA = 0 Sq. Ft.

PORCH COVERAGE / AREA = 0 Sq. Ft.

COVERAGE W/ PORCH = 0 Sq. Ft.

= 0Sq. m.

COVERAGE W/O PORCH = 0 Sq. Ft.

= 0Sq. m.

AREA CALCULATIONS EL-3

FIRST FLOOR AREA = 1189 Sq. Ft.

SECOND FLOOR AREA = 1426 Sq. Ft.

TOTAL FLOOR AREA = 2615 Sq. Ft.

ADD OPEN AREAS = 14 Sq. Ft.

ADD FIN. BASEMENT AREA = 0 Sq. Ft.

GROSS FLOOR AREA = 2629 Sq. Ft.

GROUND FLOOR COVERAGE = 0 Sq. Ft.

GARAGE COVERAGE / AREA = 0 Sq. Ft.

PORCH COVERAGE / AREA = 0 Sq. Ft.

COVERAGE W/ PORCH = 0 Sq. Ft.

= 0Sq. m.

COVERAGE W/O PORCH = 0 Sq. Ft.

= 0Sq. m.

2610

9.14m LOTS

GARDEN 4 (GR)

ELEVATION 1,2 & 3

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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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

Thomas Weiskopf

2023-03-16

INSPECTOR

DATE

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

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

FLOORING IN KITCHENS, WASHROOMS, LAUNDRY,  
AND STORAGE AREAS, SHALL CONSIST OF  
FELTED-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

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  
9.2.3.9.2.(3), (4) & (5)

GARDEN 4 ELEV.-2

ENERGY EFFICIENCY- A1 PACKAGE

ELEVATION	WALL FT²	OPENING FT²	PERCENTAGE
FRONT	521.13	94.24	18.08 %
LEFT SIDE	1327.90	99.00	7.46 %
RIGHT SIDE	1317.39	0.00	0.00 %
REAR	494.73	116.61	23.57 %
TOTAL	3661.15	309.85	8.46 %

GARDEN 4 ELEV.-2

ENERGY EFFICIENCY- A1 PACKAGE

SLIDING MATERIALS SHALL CONFORM TO SECTION 9.27 OF DIVISION B OR HAVE A CMC OR BMEC APPROVAL, OR A MINISTERS RULING
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PROVIDE P.ENG APPROVED TRUSS & FLOOR  
DRAWINGS AND SPECIFICATIONS TO BUILDING  
INSPECTOR AT FRAMING INSPECTION

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

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

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

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.

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

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.

FOR STRUCTURE ONLY

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER

B. MARINKOVIC

PROVINCE OF ONTARIO

January 16, 2023

Walter Botter

21031

NAME

SIGNATURE

BOIN

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

TITLE SHEET

BARLASSINA CONSTRUCTION

CITY OF CAMBRIDGE

MODEL:

GARDEN 4

SCALE:

3/16"=1'-0"

PROJ. No.

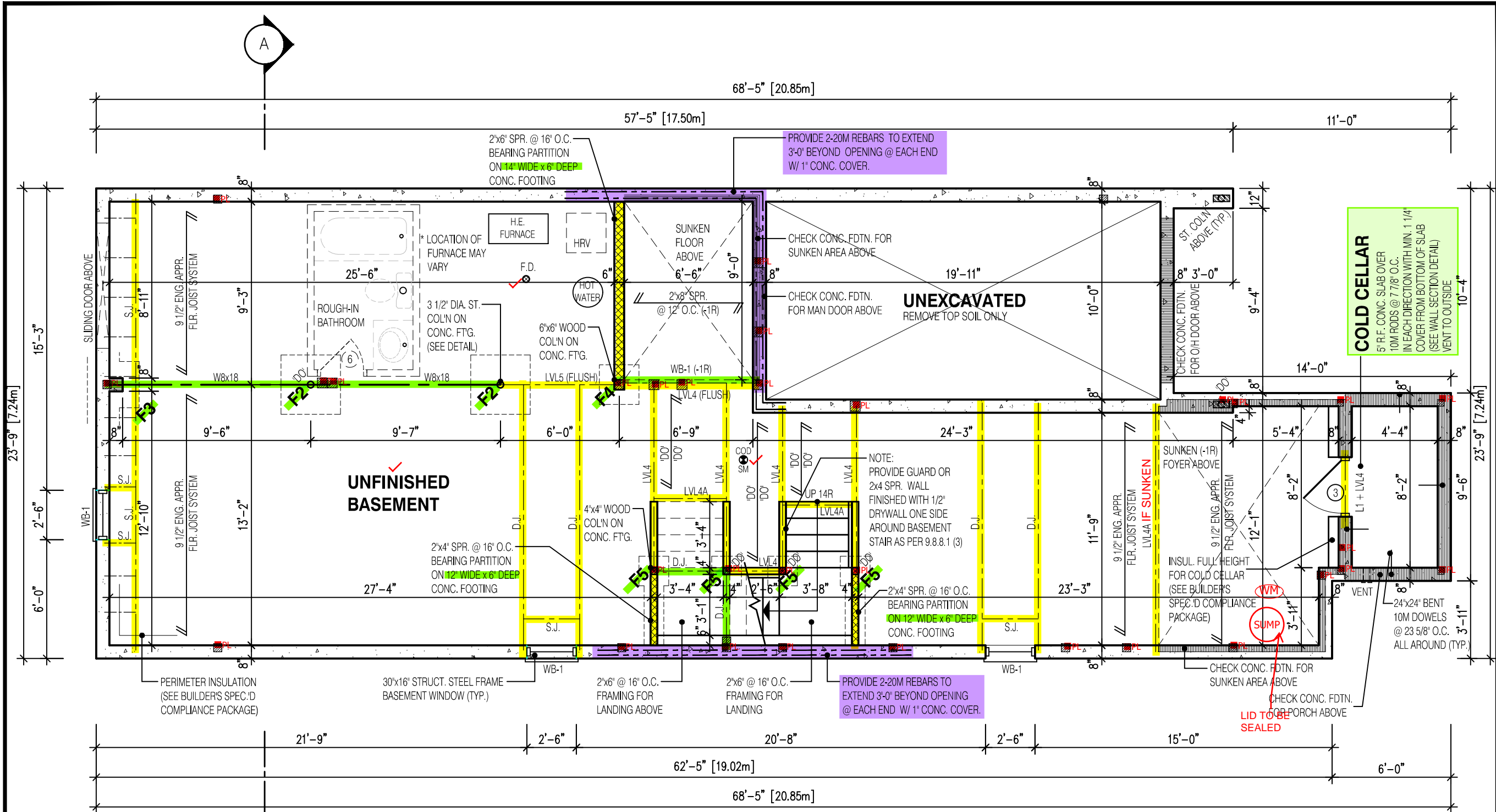
21-35

DWG. No.

0

DRAWN BY:

DRAWING NAME:



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. 0-1 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

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.



FOR STRUCTURE ONLY

# 2610 9.14m LOTS GARDEN 4 (GR) ELEVATION 2 A1 PACKAGE O.REG. 332/12

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND  
CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION.  
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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  
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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 *Walter Botter* 21031  
NAME SIGNATURE BCIN

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

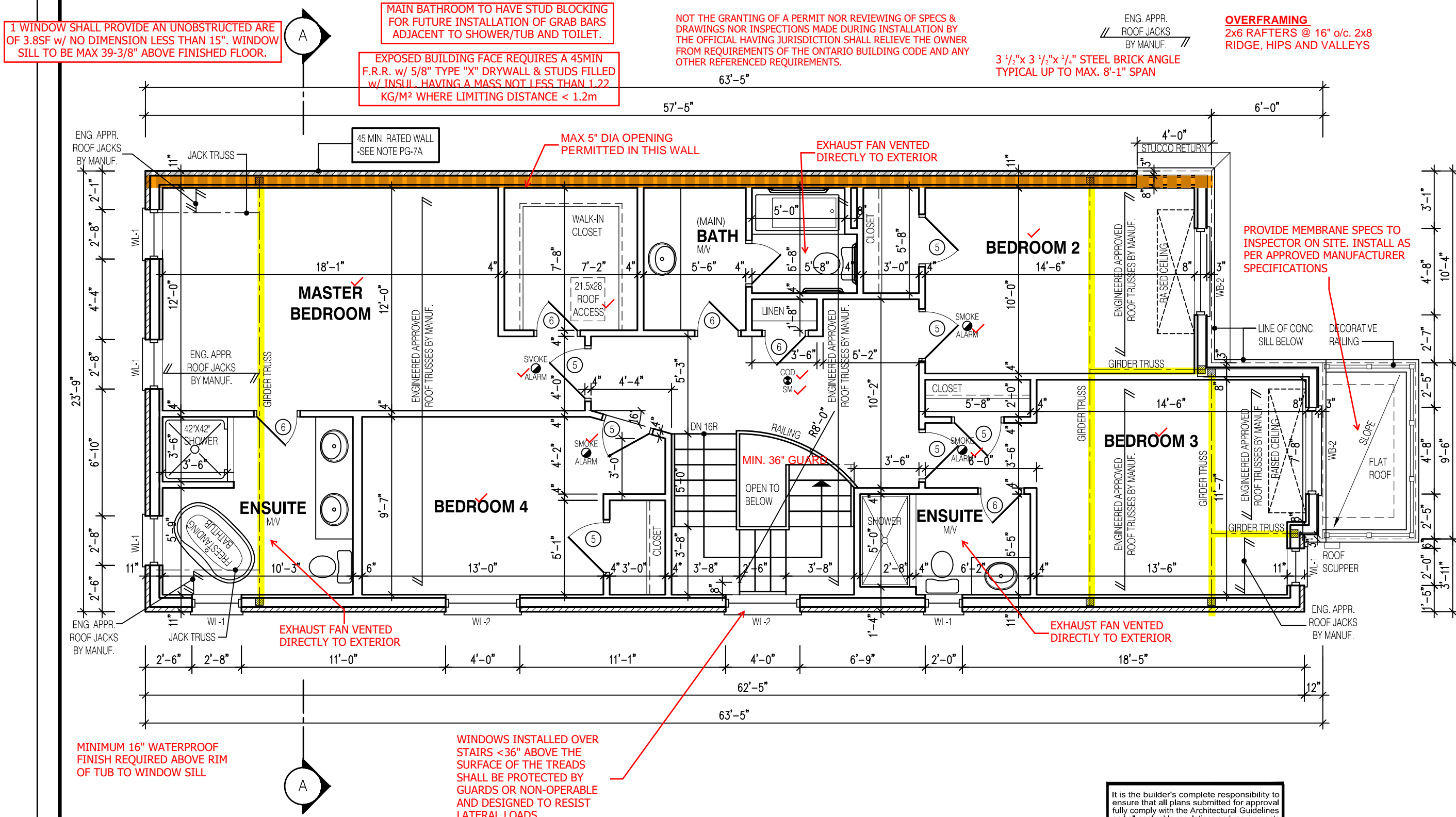
jardin design group inc. 27763  
FIRM NAME BCIN

BASEMENT PLAN EL-2  
BARLASSINA CONSTRUCTION  
CITY OF CAMBRIDGE

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







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.

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/M<sup>2</sup> WHERE LIMITING DISTANCE < 1.2m

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ENG. APPR. ROOF JACKS BY MANUF.

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

MAX 5" DIA OPENING PERMITTED IN THIS WALL

EXHAUST FAN VENTED DIRECTLY TO EXTERIOR

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

MASTER BEDROOM

BEDROOM 2

BEDROOM 3

BEDROOM 4

(MAIN) BATH

ENSUITE

ENSUITE

MINIMUM 16" WATERPROOF FINISH REQUIRED ABOVE RIM OF TUB TO WINDOW SILL

WINDOWS INSTALLED OVER STAIRS <36" ABOVE THE SURFACE OF THE TREADS SHALL BE PROTECTED BY GUARDS OR NON-OPERABLE AND DESIGNED TO RESIST LATERAL LOADS

NOTE:

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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

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STRUDET INC.



FOR STRUCTURE ONLY

2610  
9.14m LOTS  
GARDEN 4 (GR)  
ELEVATION 2  
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  
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

SEC. FLOOR PLAN EL-2  
BARLASSINA CONSTRUCTION  
CITY OF CAMBRIDGE

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



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2610

## 9.14m LOTS

**GARDEN 4 (GR)**  
**ELEVATION 2**

## A1 PACKAGE

**O.REG. 332/12**

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Walter Botter *Ulbe* 21031  
NAME SIGNATURE BCIN

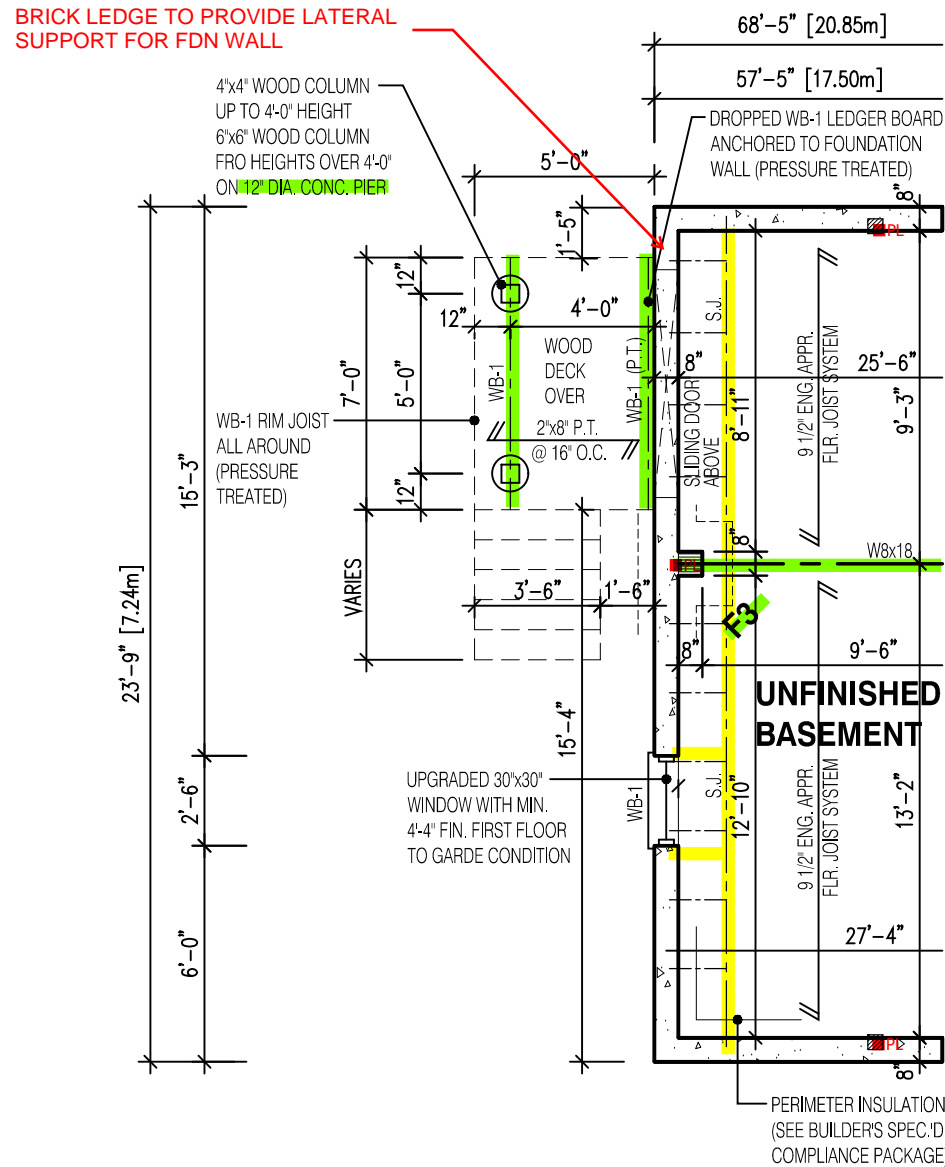
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3.2.4 of the building code

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

DECK CONDITION EL-2

BARLASSINA CONSTRUCTION  
CITY OF CAMBRIDGE

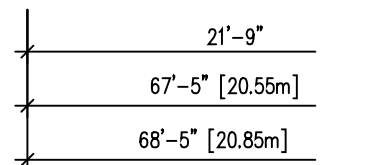
 <b>BILD®</b>	MODEL:	
	GARDEN 4	
	SCALE:	
	3/16" = 1'-0"	
	PROJ. No.	DWG. No.
	21-35	3A-1



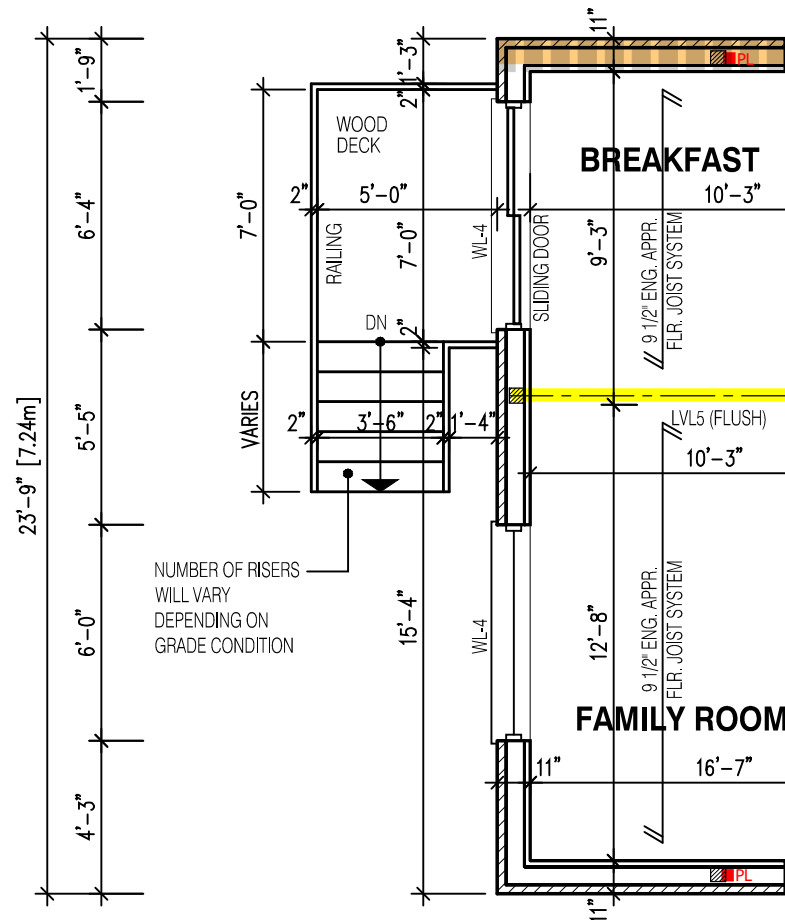
NOTE:

SUBFLOOR TO BE  
3/4" PLYWOOD ON  
THIS LEVEL

ALL FLOORS TO BE  
NAILED AND GLUED  
ON THIS LEVEL



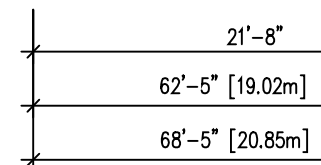
PARTIAL BASEMENT LAYOUT  
FOR DECK CONDITION EL-2  
LOOK OUT DECK



NOTE:

SUBFLOOR TO BE  
5/8" PLYWOOD ON  
THIS LEVEL

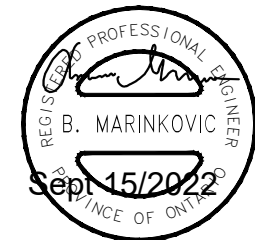
ALL FLOORS TO BE  
NAILED AND GLUED  
ON THIS LEVEL



PARTIAL FIRST FLOOR LAYOUT  
FOR DECK CONDITION EL-2

LOOK OUT DECK

STRUDET INC.



FOR STRUCTURE ONLY

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**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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FLOOR TRUSS LAYOUT BY MANUFACTURER .

**LEGEND:**

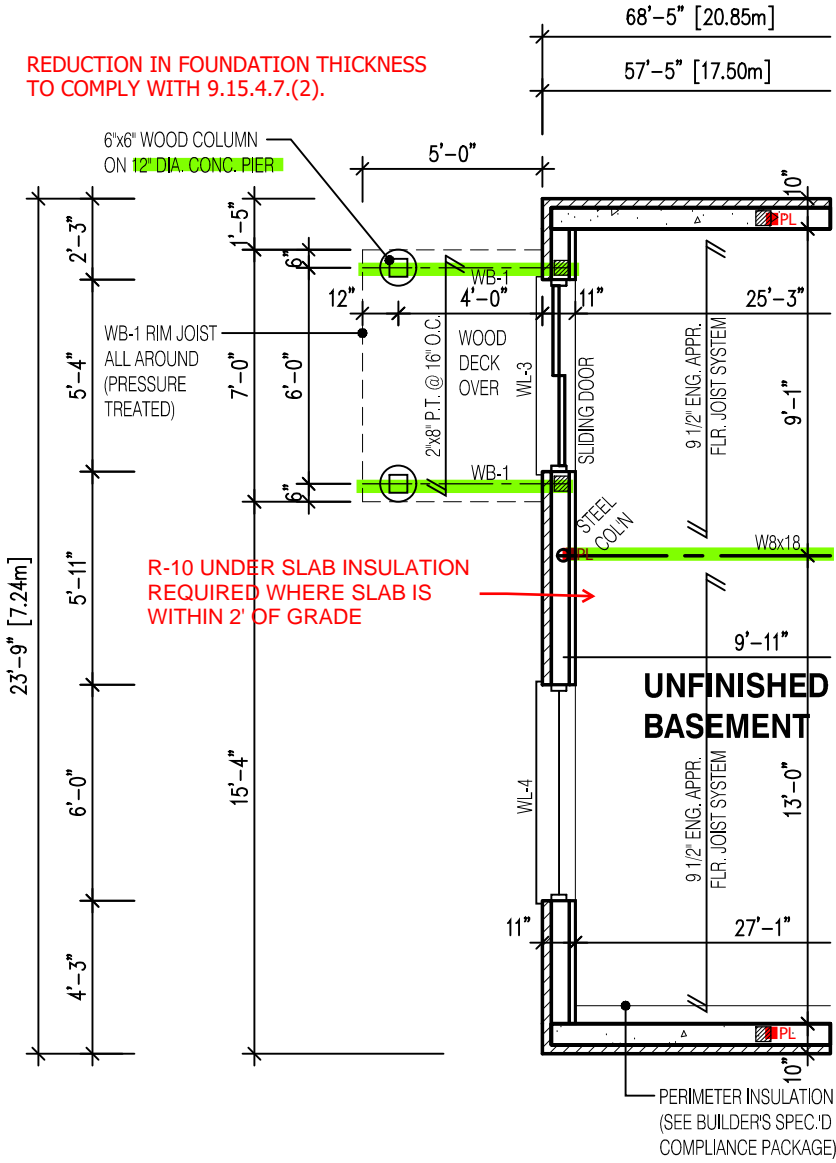
- |   |  |
|---|--|
|  | BUILDING FACE < THAN 4'-0" (1.2m)<br>(45 MIN. FIRE RATING REQ'D) |
|  | INDICATES SOLID BEARING REQUIRED<br>OR POINT LOAD FROM ABOVE     |
|  | STL. PLATE FOR STEEL COL'N ABOVE                                 |
| LVL   | LAMINATED VENEER LUMBER  |
| S.J.  | SINGLE JOIST   |
|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

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)

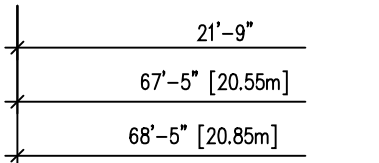
ENSURE P.ENG STAMPED RAILING DOCUMENTATION AND ATTACHMENT DETAILS ARE AVAILABLE FOR REVIEW BY THE INSPECTOR

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

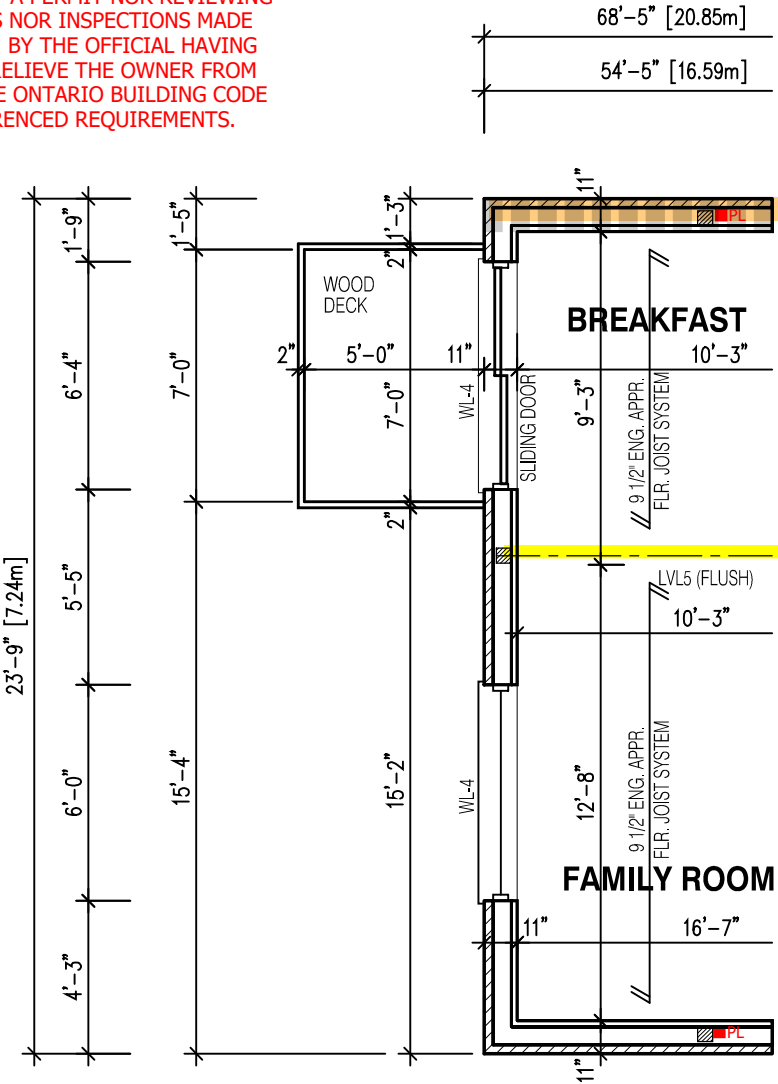
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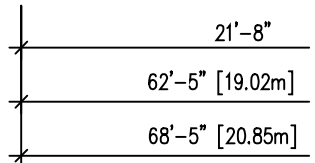
NOTE:  
SUBFLOOR TO BE 3/4" PLYWOOD ON THIS LEVEL  
ALL FLOORS TO BE NAILED AND GLUED ON THIS LEVEL



PARTIAL BASEMENT LAYOUT  
FOR W.O.B. CONDITION EL-2



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



PARTIAL FIRST FLOOR LAYOUT  
FOR W.O.B. CONDITION EL-2

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

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER  
B. MARINKOVIC  
SEP 15/2022  
PROFESSIONAL ENGINEER  
PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

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2610  
9.14m LOTS  
GARDEN 4 (GR)  
ELEVATION 2  
A1 PACKAGE  
O.REG. 332/12

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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

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Walter Botter 21031  
NAME SIGNATURE BCIN

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jardin design group inc. 27763  
FIRM NAME BCIN

W.O.B. CONDITION EL-2  
BARLASSINA CONSTRUCTION  
CITY OF CAMBRIDGE

BILD

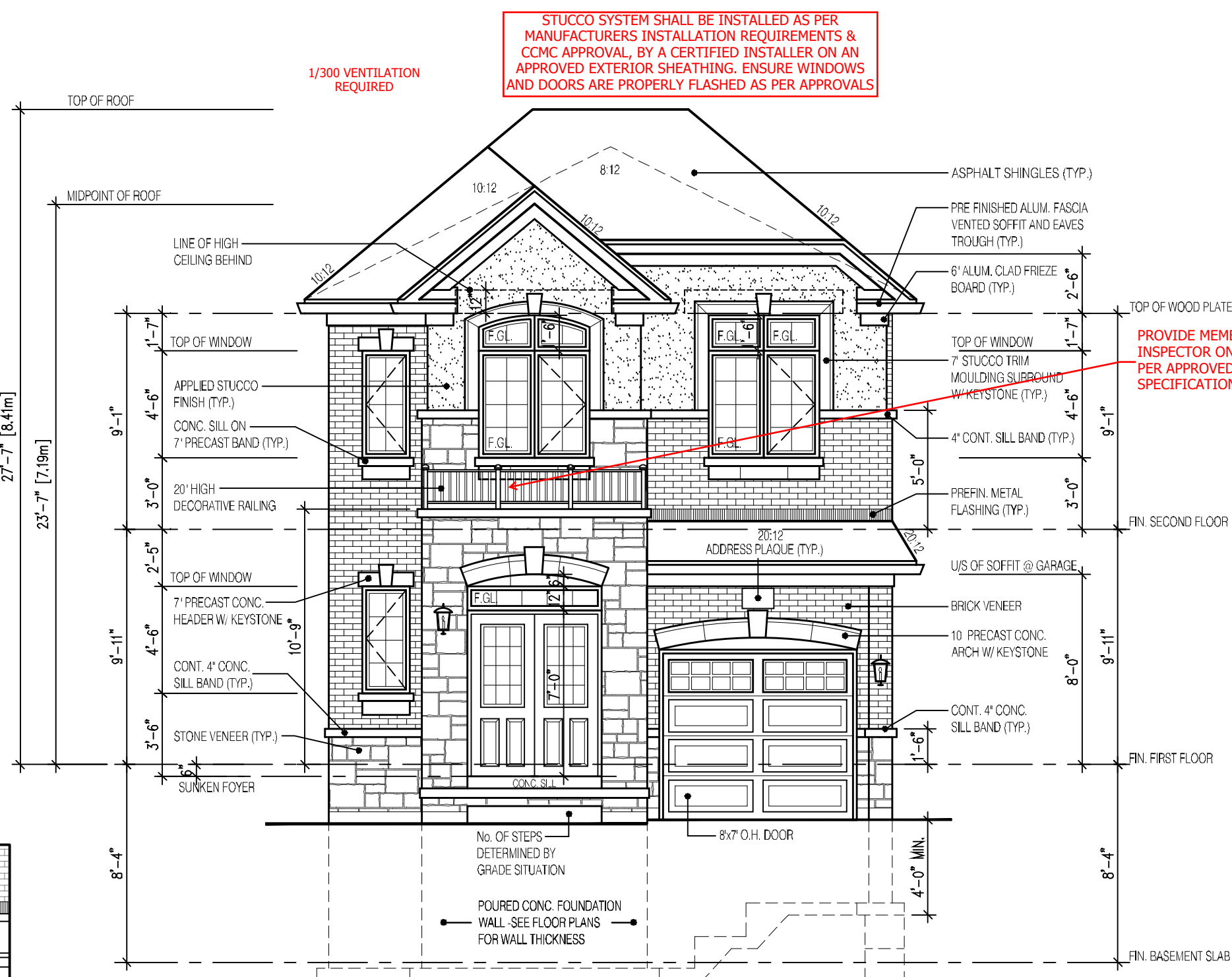
MODEL:  
GARDEN 4

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

PROJ. No.  
21-35

DWG. No.  
3A-2





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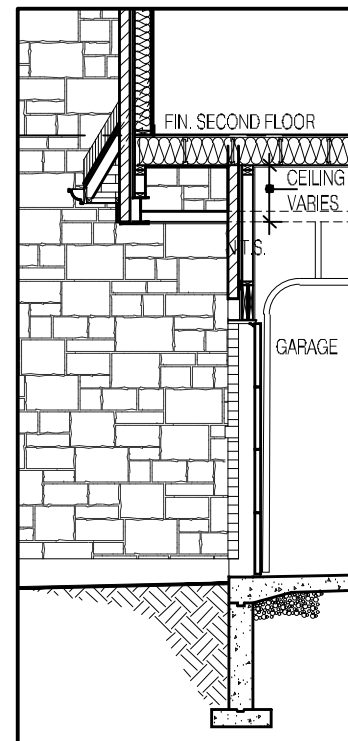
**A LIGHT IS REQUIRED AT ALL ENTRANCES  
TO A SINGLE FAMILY DWELLING**

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)



## SECTION - B

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<b>2610</b>
<b>9.14m LOTS</b>
<b>GARDEN 4 (GR) ELEVATION 2</b>
<b>A1 PACKAGE</b>
<b>O.REG. 332/12</b>

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NAME SIGNATURE BCIN

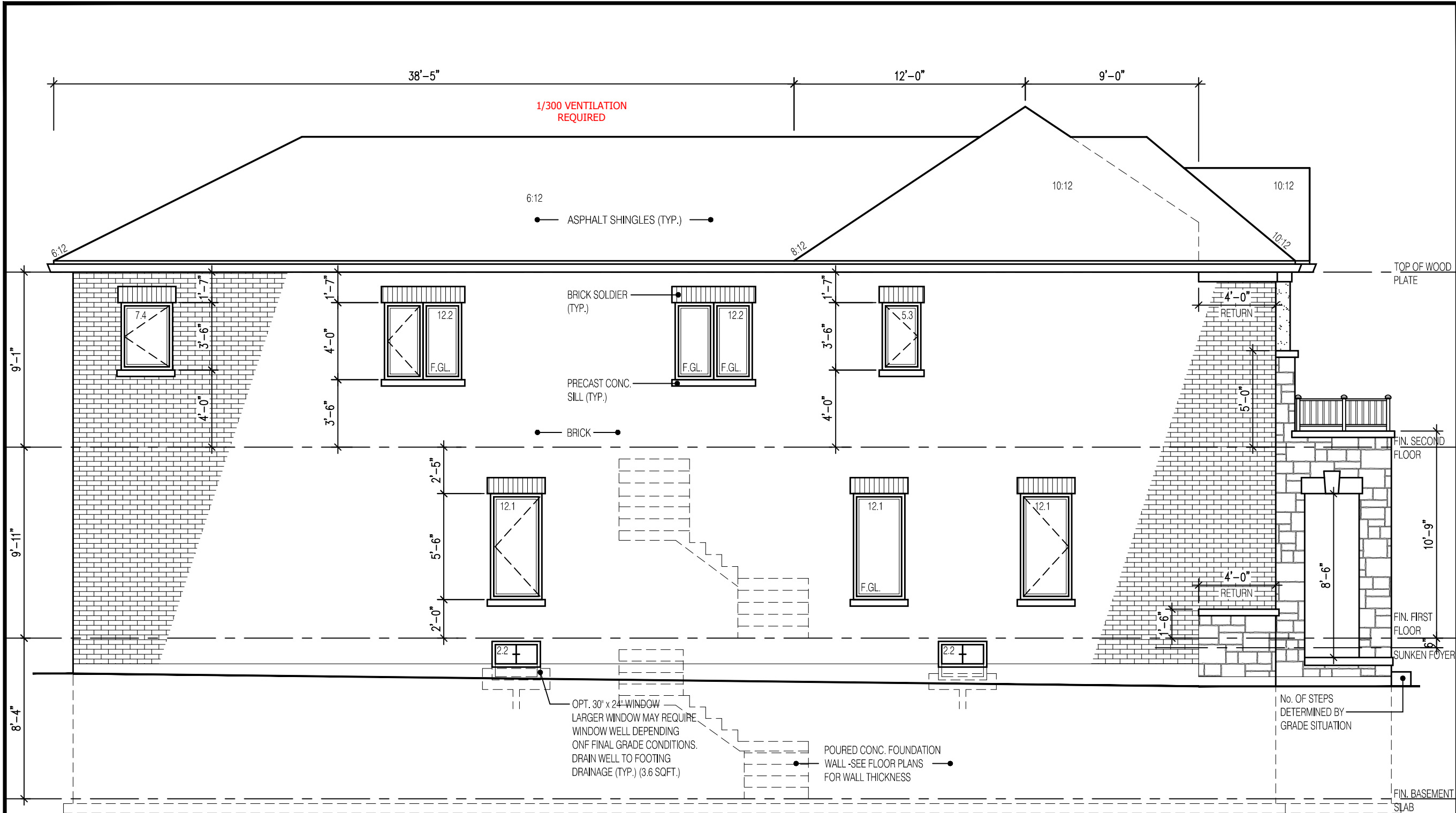
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jardin design group inc.	27763
FIRM NAME	BCIN

## FRONT ELEVATION 2

BARLASSINA CONSTRUCTION  
CITY OF CAMBRIDGE

 <b>BILD®</b>	MODEL:	
	GARDEN 4	
	SCALE:	
	3/16"=1'-0"	
	PROJ. No.	DWG. No.
	21-35	4A



## LEFT SIDE ELEVATION 2

### UNPROTECTED OPENINGS

WALL AREA 13228.8  
ALLOWABLE WINDOW AREA @ 7.0% (1.2m SIDEYARD) 92.54  
ACTUAL GLAZED AREA 77.8

WITH OPTIONAL 30"x24" BASEMENT WINDOWS  
ACTUAL GLASS AREA 80.6

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2610

9.14m LOTS

GARDEN 4 (GR)  
ELEVATION 2

A1 PACKAGE

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Walter Botter

21031

NAME

SIGNATURE

BCIN

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jardin design group inc.

27763

FIRM NAME

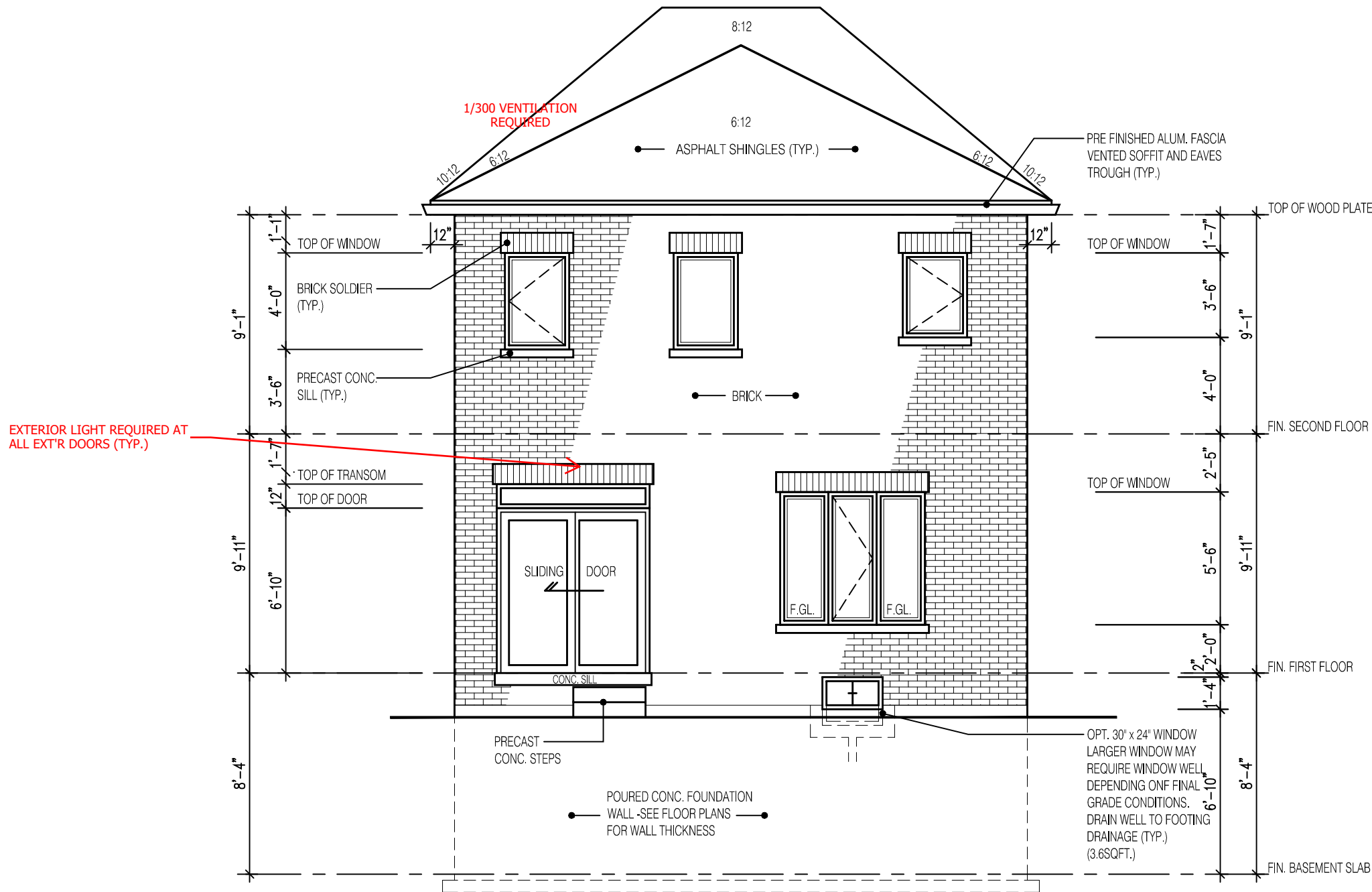
BCIN

SIDE ELEVATION 2

BARLASSINA CONSTRUCTION  
CITY OF CAMBRIDGE

MODEL:  
GARDEN 4  
SCALE:  
3/16" = 1'-0"  
PROJ. No.  
21-35  
DWG. No.  
5A





REAR ELEVATION 2

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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2610

9.14m LOTS

GARDEN 4 (GR)  
ELEVATION 2

A1 PACKAGE

O.REG. 332/12

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jardin design group inc. 27763  
FIRM NAME BCIN

REAR ELEVATION 2

BARLASSINA CONSTRUCTION  
CITY OF CAMBRIDGE



MODEL:  
GARDEN 4  
SCALE:  
3/16" = 1'-0"  
PROJ. No.  
21-35  
DWG. No.  
6A

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

2610  
9.14m LOTS  
GARDEN 4 (GR)  
ELEVATION 2  
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 AN INDEPENDENT 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.

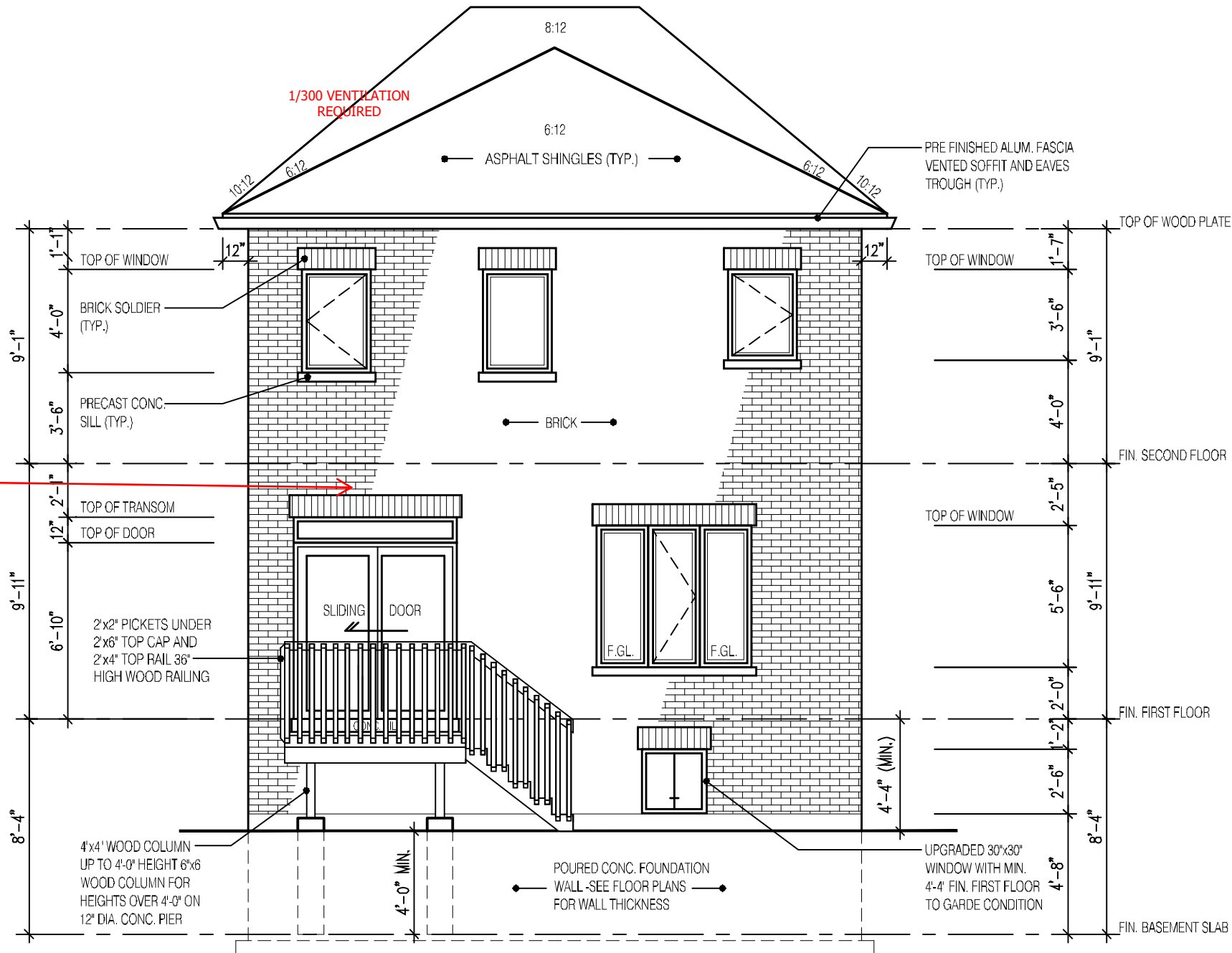
Walter Botter *Walter Botter* 21031  
NAME SIGNATURE BCIN

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

DECK CONDITION EL 2  
BARLASSINA CONSTRUCTION  
CITY OF CAMBRIDGE

MODEL:  
GARDEN 4  
SCALE:  
3/16" = 1'-0"  
PROJ. No. DWG. No.  
21-35 6A-1



REAR ELEVATION 2  
DECK CONDITION

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

**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)**

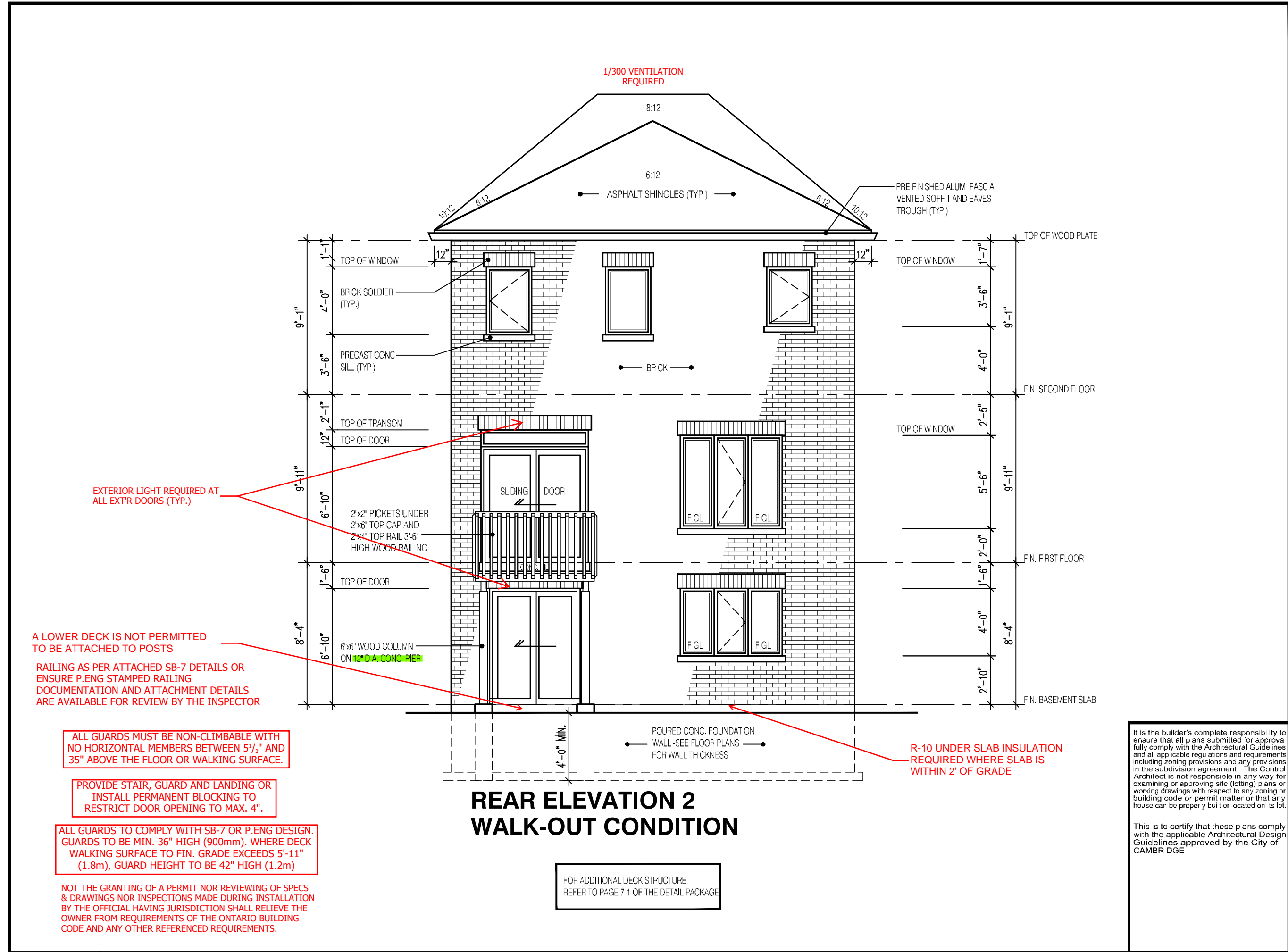
EXTERIOR CONCRETE STAIRS w/ MORE  
THAN 2 RISERS TO MEET THE  
REQUIREMENTS OF 9.8.9.2.(1)

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





2610

9.14m LOTS

GARDEN 4 (GR)

ELEVATION 2

A1 PACKAGE

O.REG. 332/12

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No:      DATE:      WORK DESCRIPTION:

jardin

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

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Walter Botter

21031

NAME

SIGNATURE

BCIN

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jardin design group inc.

27763

FIRM NAME

BCIN

W.O.B. CONDITION EL 2

BARLASSINA CONSTRUCTION

CITY OF CAMBRIDGE

MODEL:  
GARDEN 4

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

PROJ. No.  
21-35

DWG. No.  
6A-2

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.

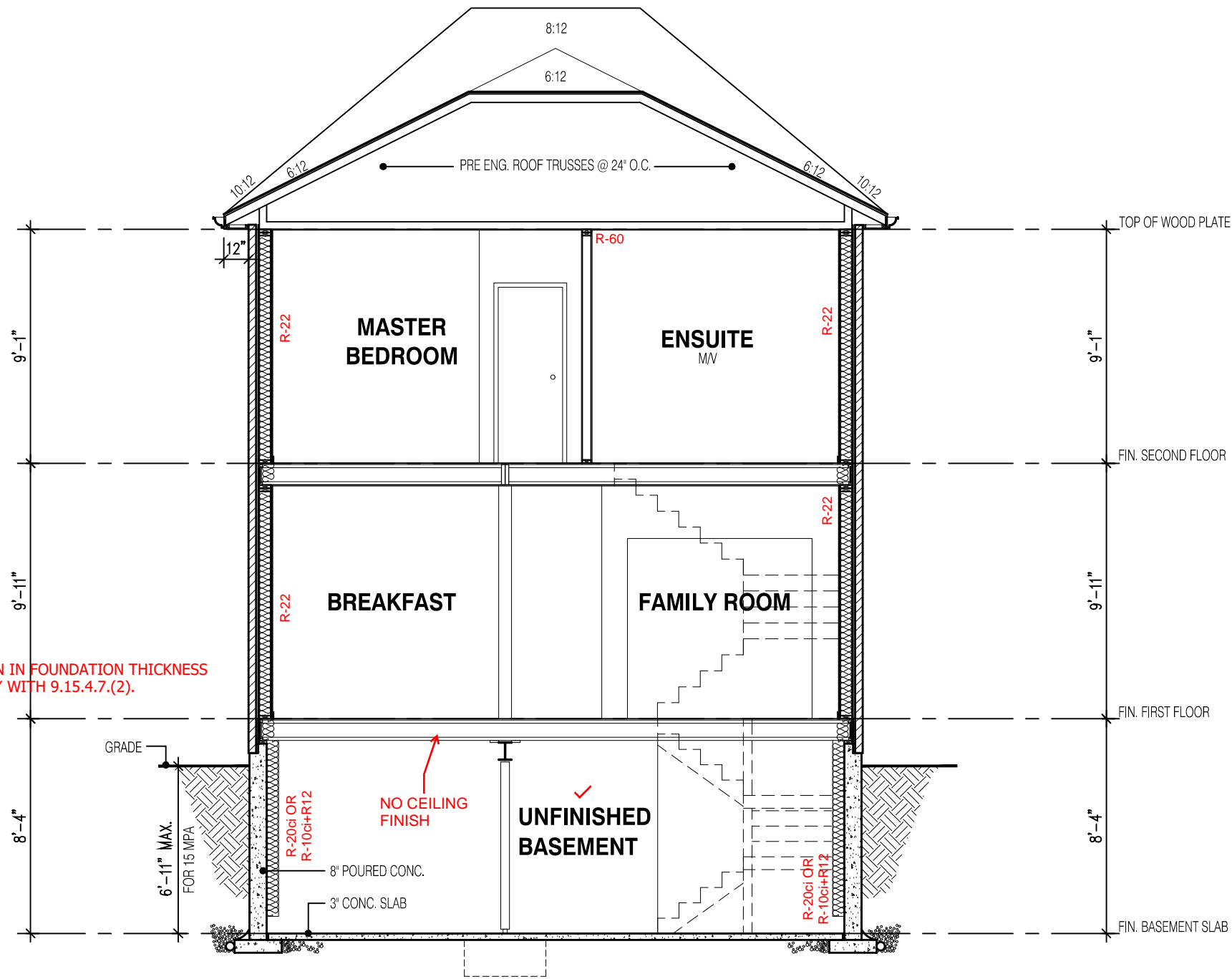
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of CAMBRIDGE

DRAWN BY:

DRAWING NAME:







SECTION A-A  
ELEVATION 2

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.

2610  
9.14m LOTS  
GARDEN 4 (GR)  
ELEVATION 2  
A1 PACKAGE  
O.REG. 332/12

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NAME SIGNATURE BCIN

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jardin design group inc. 27763  
FIRM NAME BCIN

SECTION ELEV-2  
BARLASSINA CONSTRUCTION  
CITY OF CAMBRIDGE

MODEL:  
GARDEN 4  
SCALE:  
3/16" = 1'-0"  
PROJ. No. 21-35  
DWG. No. 8A

STRUDET INC.  
REGISTERED PROFESSIONAL ENGINEER  
B. MARINKOVIC  
Sept 15/2022  
FOR STRUCTURE ONLY

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