

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

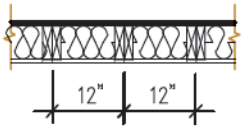
22"x8" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.  
28"x10" CONCRETE STRIP FOOTINGS BELOW PARTY WALLS  
OR  
28"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING BELOW PARTY WALLS

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)

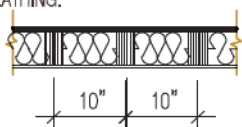
20"x8" STUD WALL NAILED TOGETHER AND SPACED @12" O.C.  
FULL HT C/W SOLID BLOCKING 4'-0" O.C. VERTICAL AND 7/16" EXT. PLYWOOD SHEATHING.



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.

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: 3  
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  
COMMENCEMENT OF WORK.

AN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY  
STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON  
THIS OR FOR CONSTRUCTION STARTED PRIOR TO THE  
A BUILDING PERMIT. REFER TO THE APPROPRIATE  
DRAWINGS BEFORE PROCEEDING WITH WORK.

ATED INVERTS MUST BE VERIFIED PRIOR TO POURING

AN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT  
ANY OF THE WORK AND ASSUMES NO RESPONSIBILITY  
LIFE OF THE CONTRACTOR OR SUB CONTRACTOR TO  
THE WORK IN ACCORDANCE WITH THE CONTRACT

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

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  
FELT-SYNTHETIC-FIBRE FLOOR COVERING,  
CONCRETE, TILE, OR OTHER FLOORING  
PROVIDING A SIMILAR WATER RESISTANCE.

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

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

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

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

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 ROUGH 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

PERCENTAGE

18.08 %

7.46 %

0.00 %

23.57 %

8.46 %

REAR

494.73

116.61

23.57 %

TOTAL

3661.15

309.85

8.46 %

GARDEN 4 ELEV.-3

ENERGY EFFICIENCY- A1 PACKAGE

ELEVATION

WALL FT²

OPENING FT²

PERCENTAGE

FRONT

508.96

93.27

18.33 %

LEFT SIDE

1338.61

99.00

7.40 %

RIGHT SIDE

1333.47

0.00

0.00 %

REAR

494.76

116.61

23.57 %

TOTAL

3675.80

308.88

8.40 %

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

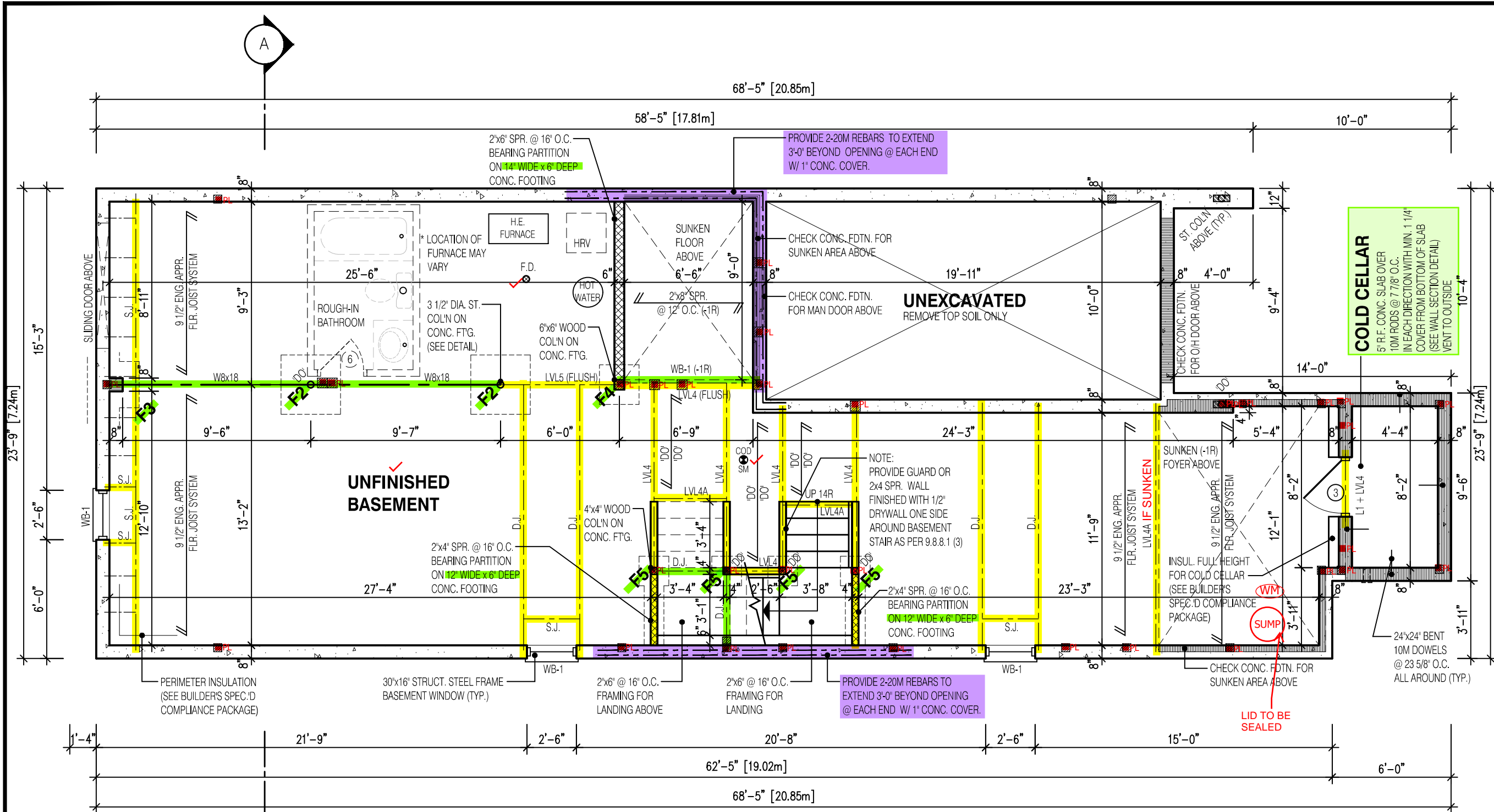
SCALE:  
3/16"=1'-0"

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.

<b>NOTE:</b> REFER TO SHEET NO. 0-1 FOR LINTEL, BEAMS AND DOOR SIZE	<b>NOTE:</b> SUBFLOOR TO BE 3/4" PLYWOOD ON THIS LEVEL  ALL FLOORS TO BE NAILED AND GLUED ON THIS LEVEL
<b>NOTE:</b> 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'	
<b>NOTE:</b> THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED FLOOR TRUSS LAYOUT BY MANUFACTURER.	

<b>LEGEND:</b>
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 3

A1 PACKAGE

O.REG. 332/12

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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 21031  
NAME      SIGNATURE      BCIN

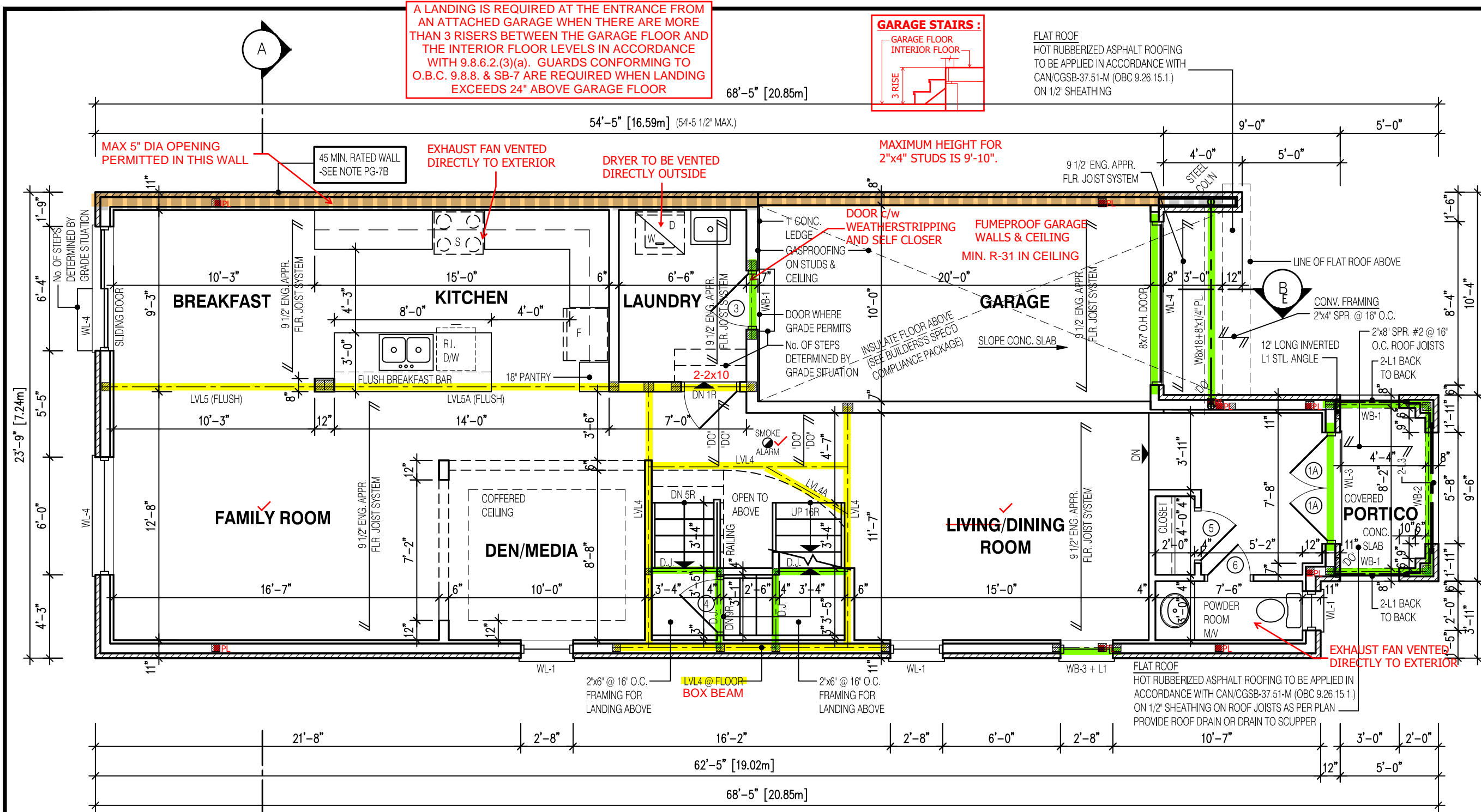
REGISTRATION INFORMATION  
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

jardin design group inc. 27763  
FIRM NAME      BCIN

BASEMENT PLAN EL-3  
BARLASSINA CONSTRUCTION  
CITY OF CAMBRIDGE

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





2610

9.14m LOTS

GARDEN 4 (GR)

ELEVATION 3

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

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QUALIFICATION INFORMATION

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Walter Botter

NAME

21031

SIGNATURE

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

FIRST FLOOR PLAN EL-3

BARLASSINA CONSTRUCTION

CITY OF CAMBRIDGE

MODEL:

GARDEN 4

SCALE:

3/16"=1'-0"

PROJ. No.

21-35

DWG. No.

2B

**NOTE:**  
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**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 5/8" 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

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STRUDET INC.

FOR STRUCTURE ONLY





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2610

## 9.14m LOTS

**GARDEN 4 (GR)**  
**ELEVATION 3**

## A1 PACKAGE

**O.REG. 332/12**

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7		
6	AUG. 10, 2022	ISSUED FOR BUILDING PERMIT
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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](mailto: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

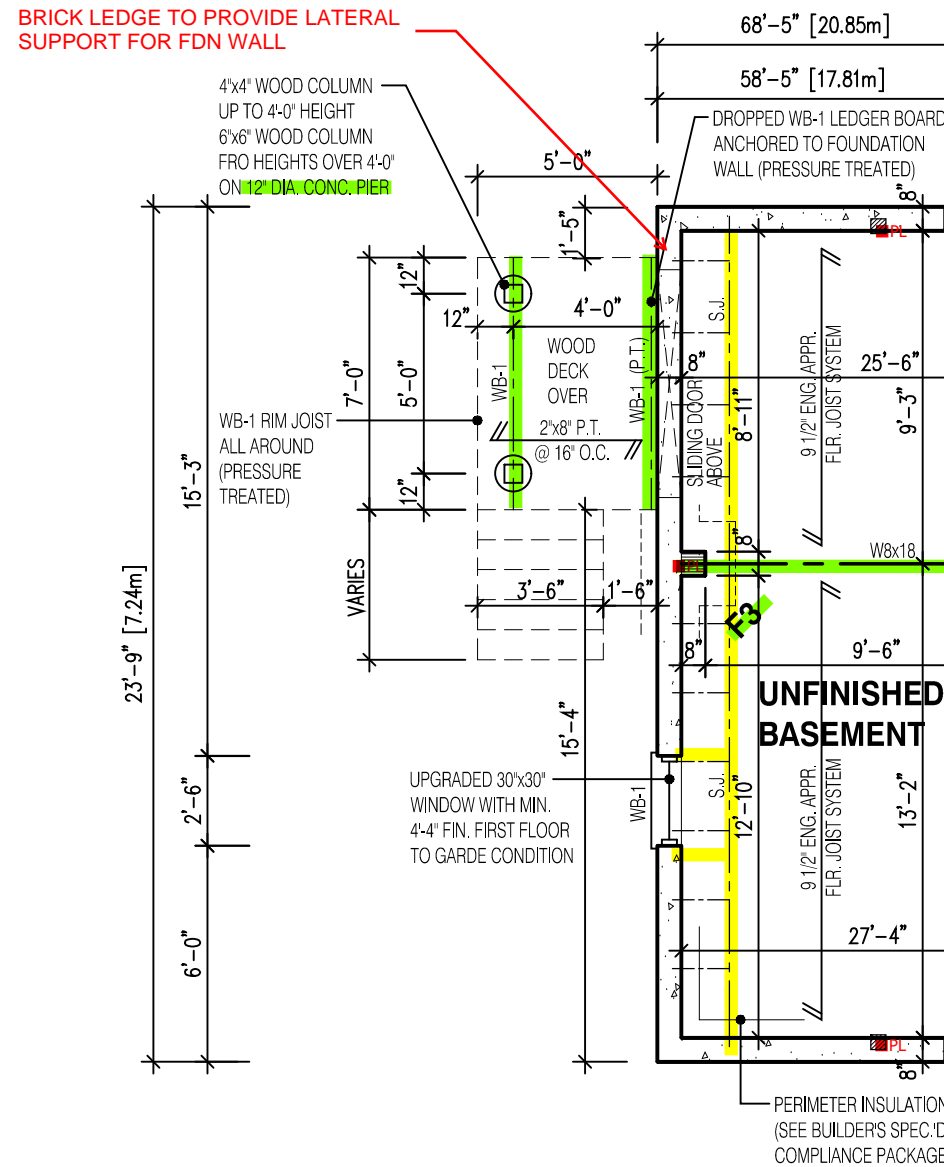
REGISTRATION INFORMATION  
Required unless design is exempt under Division C, Subsection  
3.2.4 of the building code

FIRM NAME	jardin design group inc.	27763
		BCIN

DECK CONDITION EL-3

BARLASSINA CONSTRUCTION  
CITY OF CAMBRIDGE

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



NOTE:

SUBFLOOR TO BE  
3/4" PLYWOOD ON  
THIS LEVEL

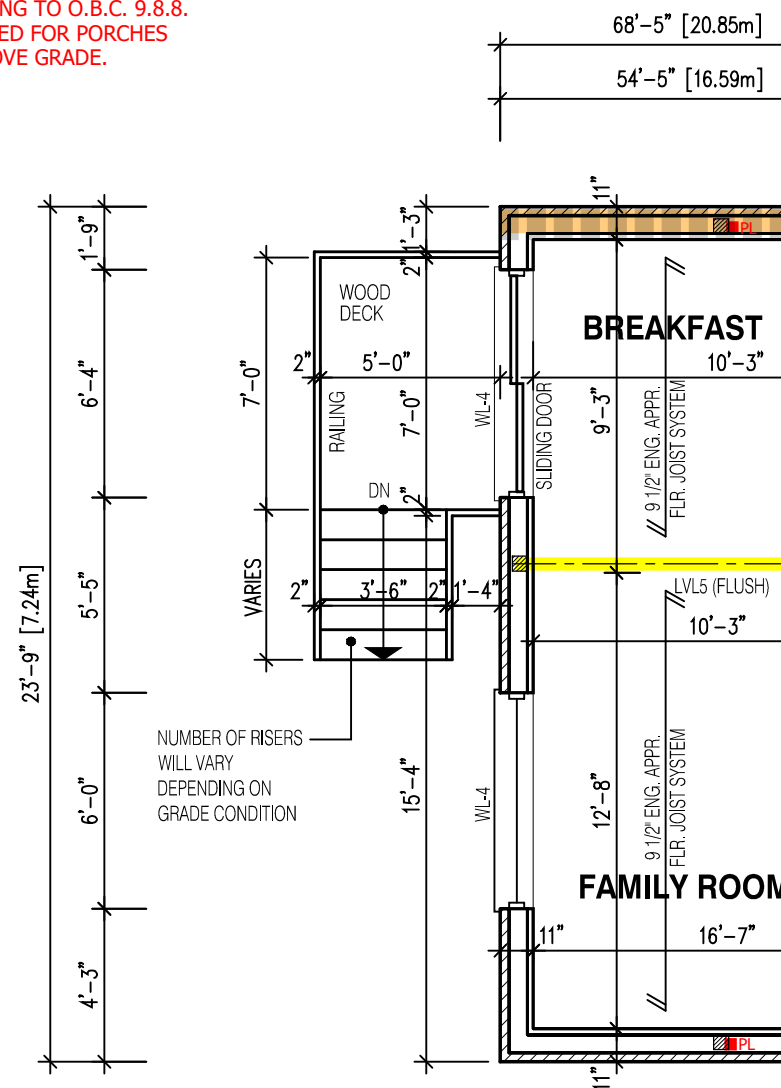
ALL FLOORS TO BE  
NAILED AND GLUED  
ON THIS LEVEL

**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:

SUBFLOOR TO BE  
5/8" PLYWOOD ON  
THIS LEVEL

ALL FLOORS TO BE  
NAILED AND GLUED  
ON THIS LEVEL






**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'

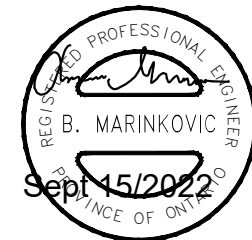
**NOTE:**

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**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.



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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)**

DRAWN BY:

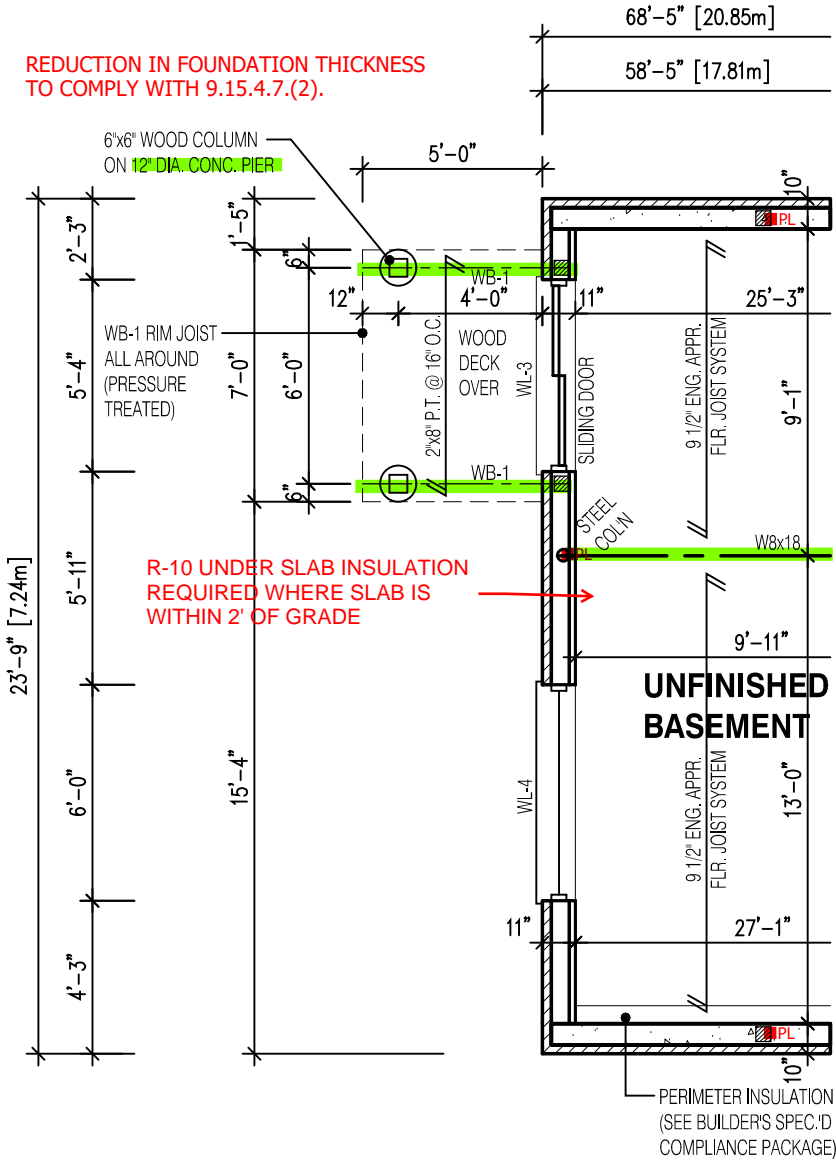
DRAWING NAME:

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

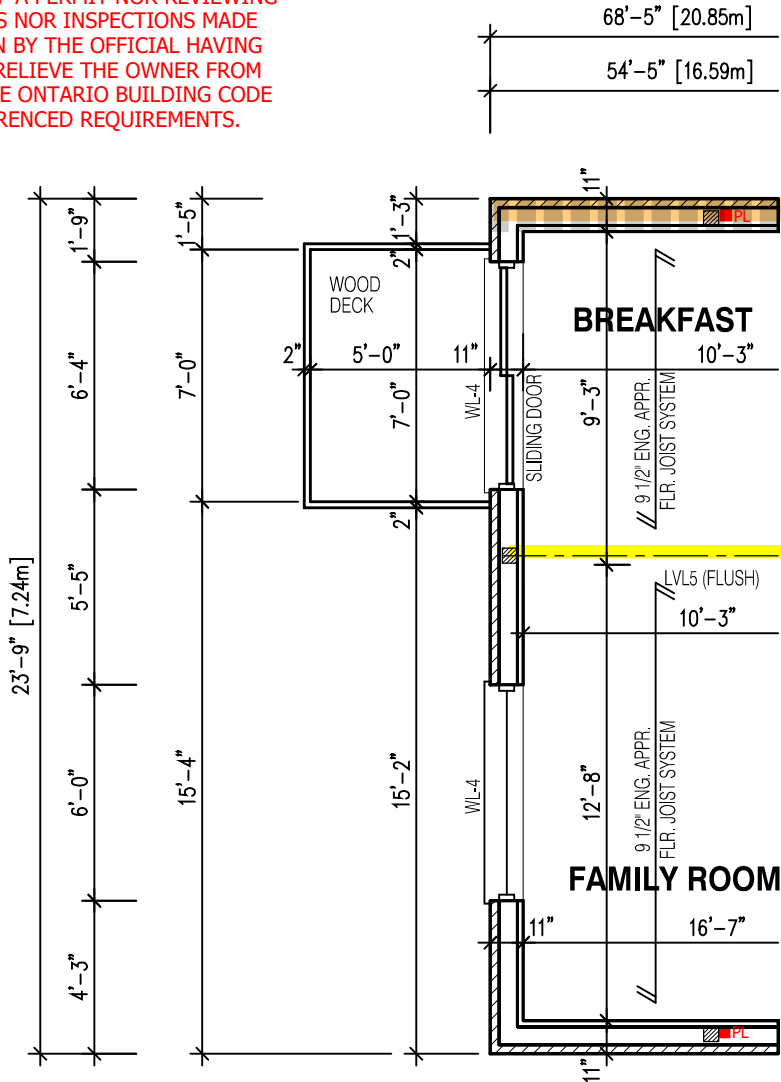
GUARDS CONFORMING TO O.B.C. 9.8.8. & SB-7 ARE REQUIRED FOR PORCHES EXCEEDING 24" ABOVE GRADE.

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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-3



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-3

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
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STRUDET INC.



FOR STRUCTURE ONLY

2610  
9.14m LOTS  
GARDEN 4 (GR)  
ELEVATION 3  
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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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

W.O.B. CONDITION EL-3  
BARLASSINA CONSTRUCTION  
CITY OF CAMBRIDGE

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

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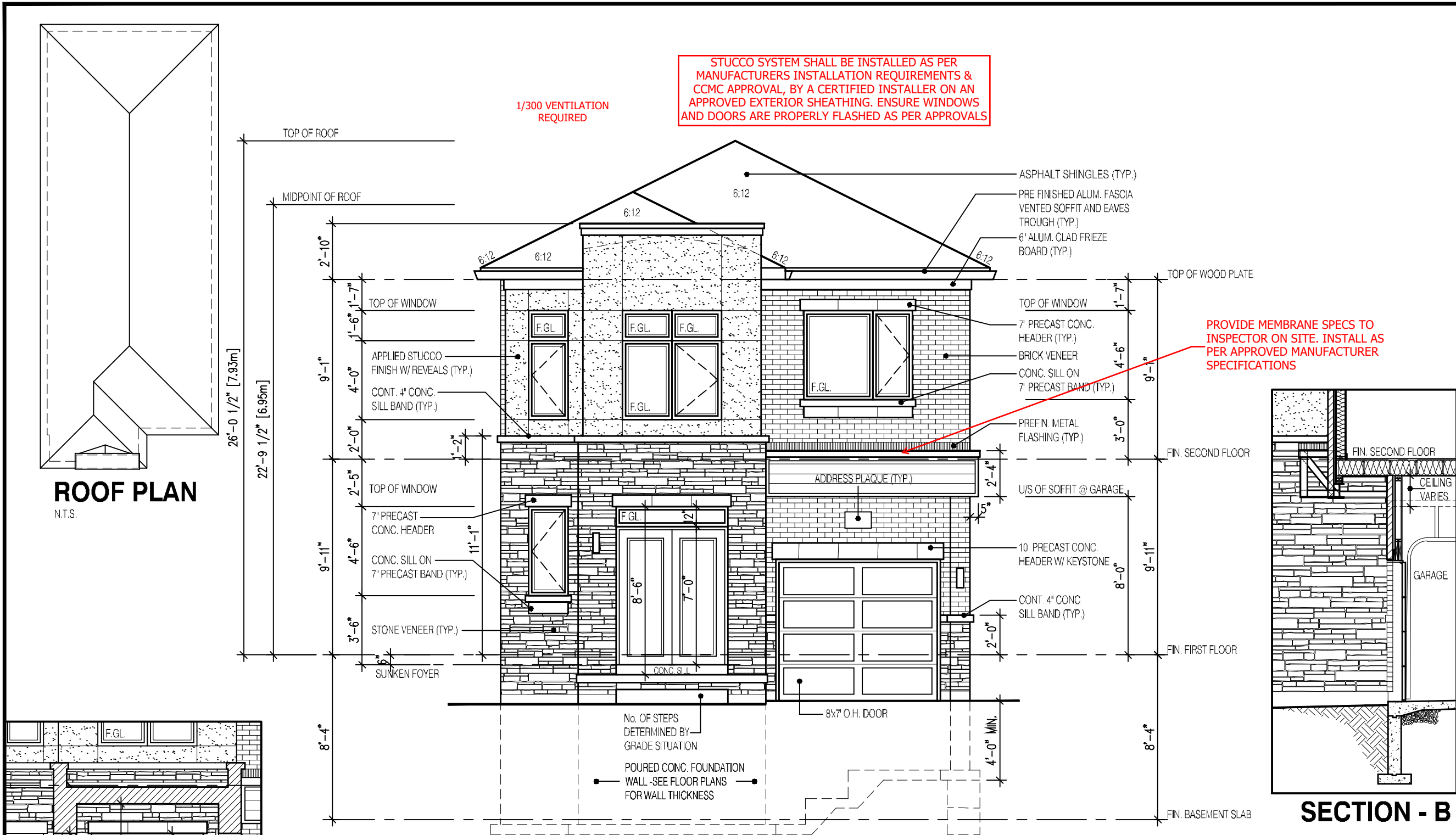
NOTE:  
REFER TO SHEET NO. 0 - FOR UNTEL, BEAMS AND DOOR SIZE

NOTE:  
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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'

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PORTICO INTERIOR  
ELEVATION 3

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

FRONT ELEVATION 3

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)

2610

9.14m LOTS

GARDEN 4 (GR)  
ELEVATION 3

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  
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EMAIL: info@jardindesign.ca

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Walter Botter  
NAME

SIGNATURE

21031  
BCIN

REGISTRATION INFORMATION  
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jardin design group inc.

27763  
FIRM NAME

BCIN

FRONT ELEVATION 2

BARLASSINA CONSTRUCTION  
CITY OF CAMBRIDGE

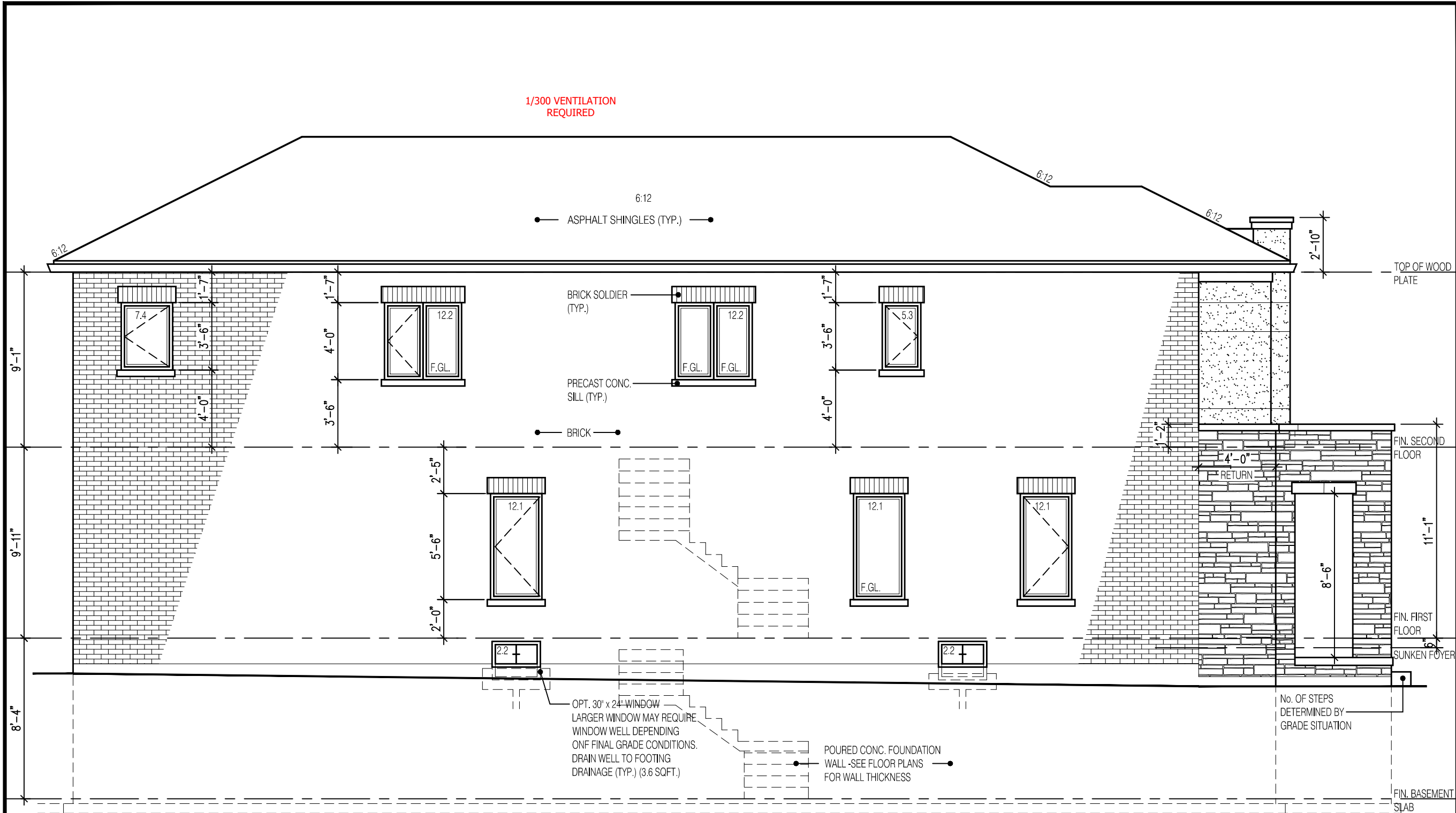
MODEL:  
GARDEN 4

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

PROJ. No.  
21-35

DWG. No.  
4B

DRAWN BY:      DRAWING NAME:



## LEFT SIDE ELEVATION 3

## UNPROTECTED OPENINGS

WALL AREA 1321  $\Phi$   
ALLOWABLE WINDOW AREA @ 7.0% (1.2m SIDEYARD) 92.47  $\Phi$   
ACTUAL GLAZED AREA 77.8  $\Phi$

WITH OPTIONAL 30"x24" BASEMENT WINDOWS  
ACTUAL GLASS AREA 80.6  $\Phi$  ✓

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2610

9.14m LOTS

GARDEN 4 (GR)  
ELEVATION 3

A1 PACKAGE

O.REG. 332/12

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jardin

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SIGNATURE

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jardin design group inc.

27763

FIRM NAME

BCIN

SIDE ELEVATION 3

BARLASSINA CONSTRUCTION  
CITY OF CAMBRIDGE



BILD

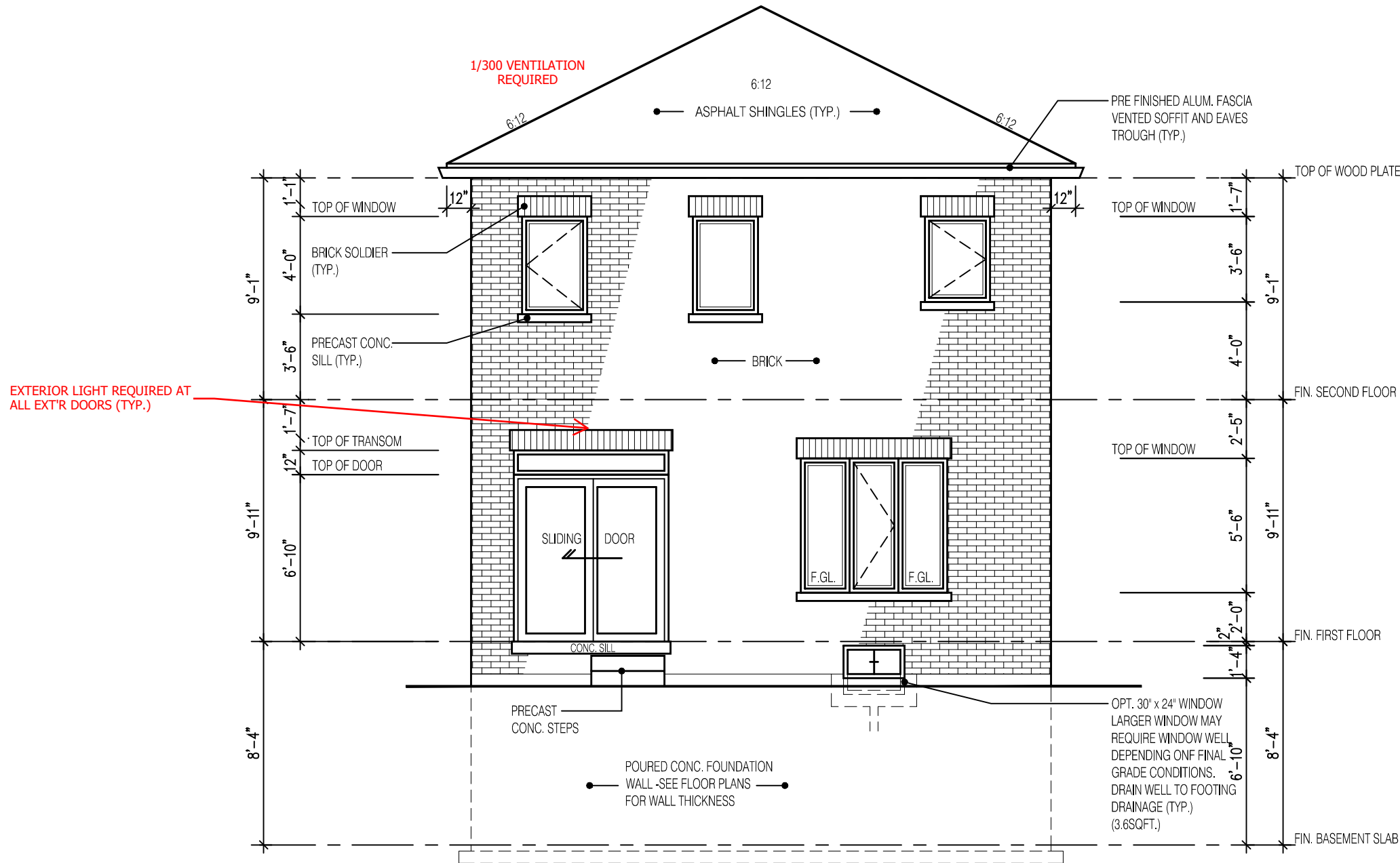
MODEL:  
GARDEN 4

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

PROJ. No.  
21-35

DWG. No.  
5B





REAR ELEVATION 3

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 3

A1 PACKAGE

O.REG. 332/12

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Walter Botter 21031  
NAME SIGNATURE BCIN

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jardin design group inc. 27763  
FIRM NAME BCIN

REAR ELEVATION 3

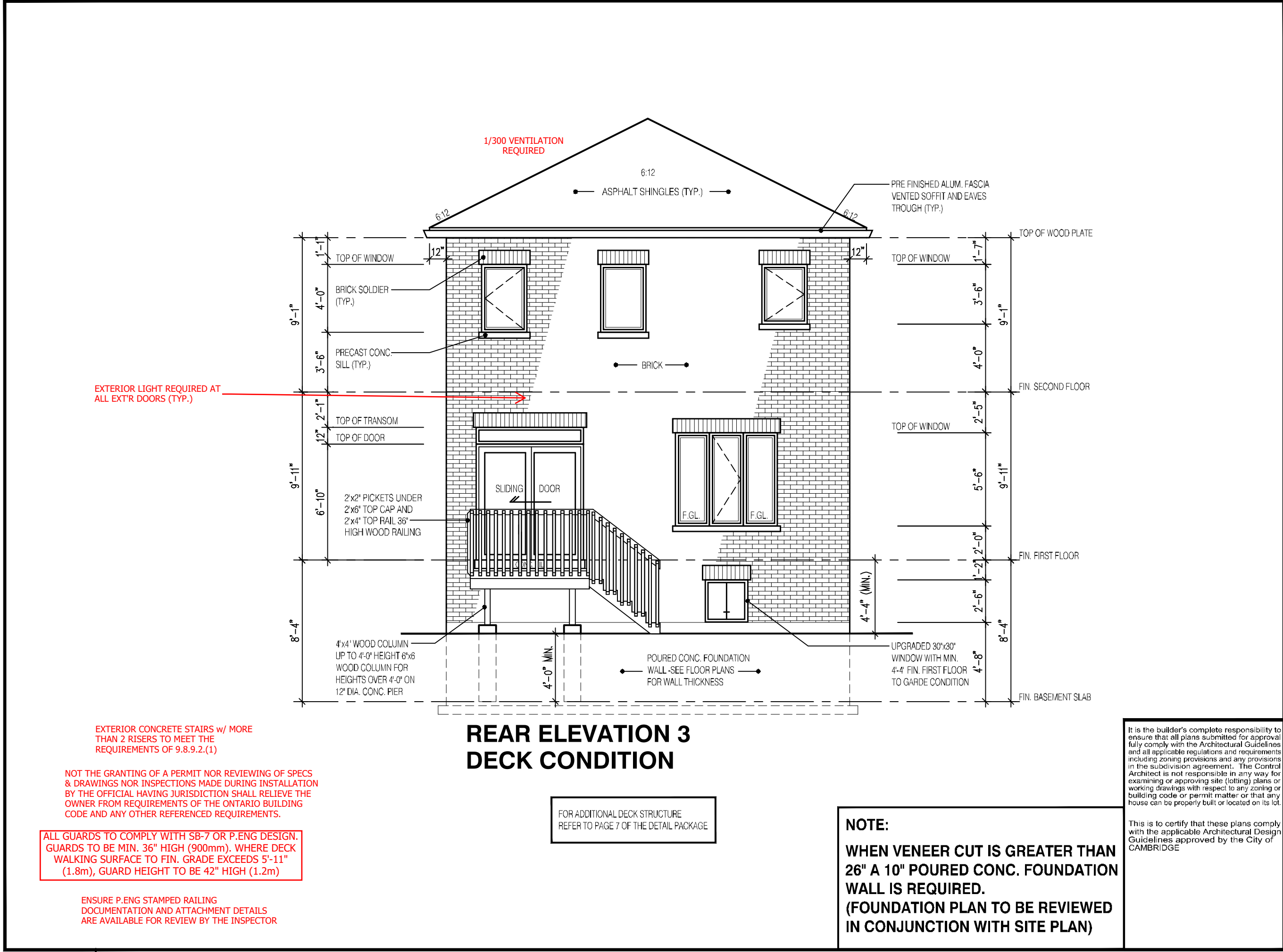
BARLASSINA CONSTRUCTION  
CITY OF CAMBRIDGE



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

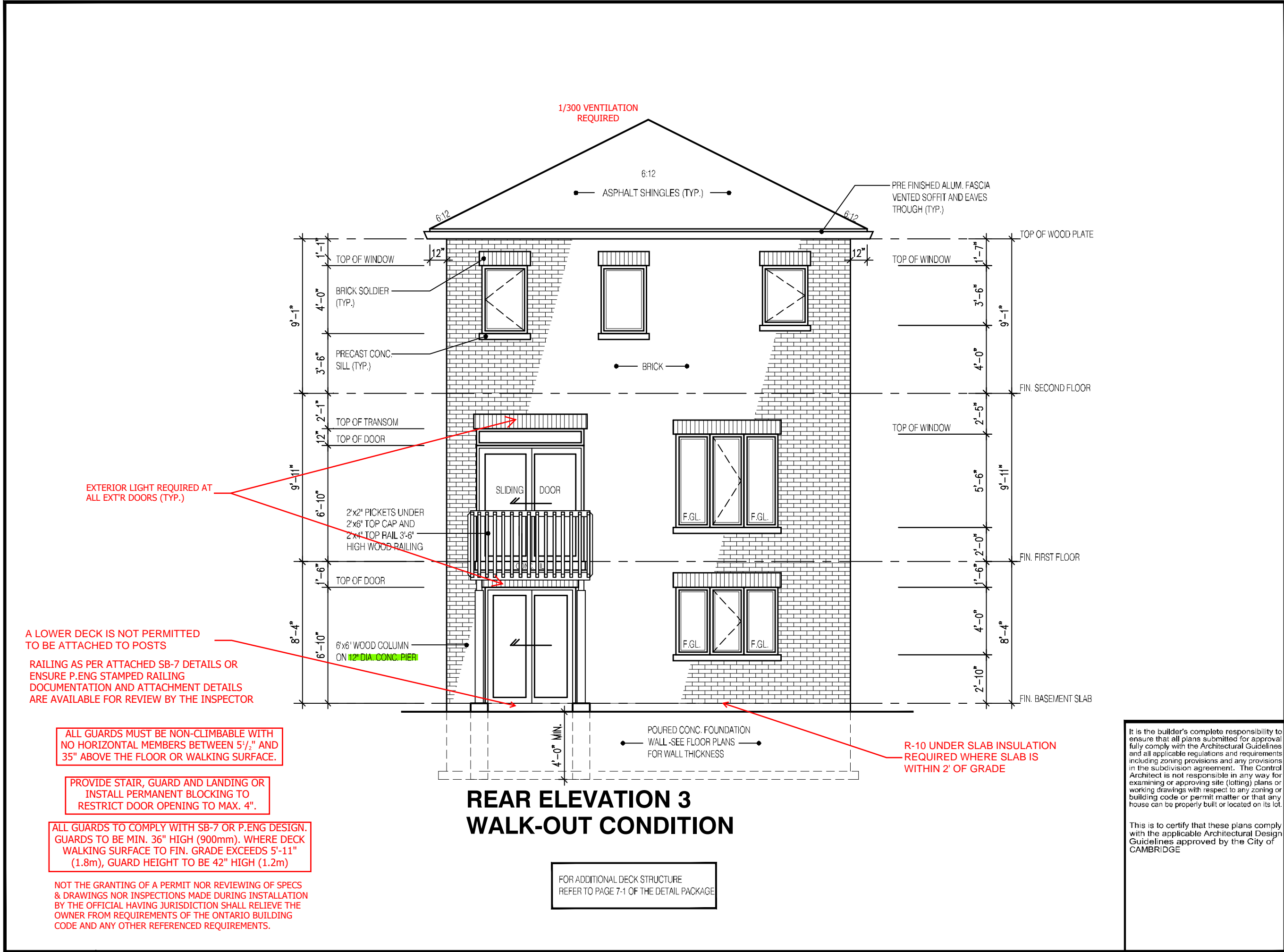
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2610		
9.14m LOTS		
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<b>jardin</b> DESIGN GROUP INC 64 JARDIN DR. SUITE 3A VAUGHAN ONT. L4K 3P3 TEL: 905 660-3377 FAX: 905 660-3713 EMAIL: info@jardindesign.ca		
The undersigned has reviewed and takes 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 <i>Walter Botter</i> 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 3		
BARLASSINA CONSTRUCTION CITY OF CAMBRIDGE		
	MODEL: GARDEN 4	
	SCALE: 3/16" = 1'-0"	
	PROJ. No. 21-35	DWG. No. 6B-1





2610

9.14m LOTS

GARDEN 4 (GR)

ELEVATION 3

A1 PACKAGE

O.REG. 332/12

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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 OFFICIAL 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 REPRODUCED.

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

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jardin design group inc.

27763

FIRM NAME      BCIN

W.O.B. CONDITION EL 3

BARLASSINA CONSTRUCTION

CITY OF CAMBRIDGE

MODEL:  
GARDEN 4

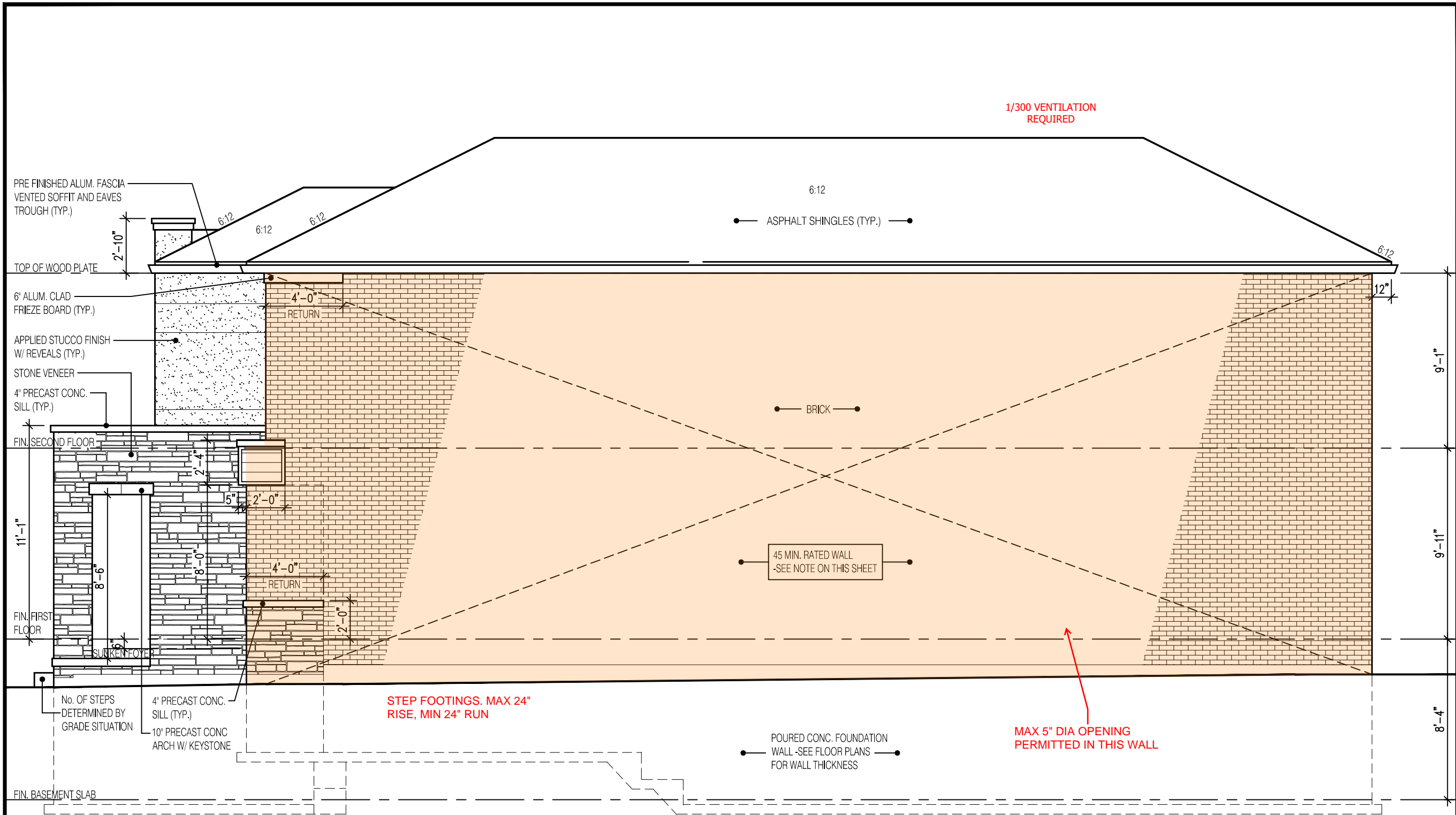
SCALE:  
3/16"=1'-0"

PROJ. No.  
21-35

DWG. No.  
6B-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



## RIGHT SIDE ELEVATION 3

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

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.

### 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)

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