

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 03/10/2023
DATE

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL, ENGINEERING AND APPROVAL
DATE: 03/10/2023
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.

6.10m TOWNS
WILLOW
MODELS
TH-43 TO TH-48

STRUDET INC.



FOR STRUCTURE ONLY

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5	AUG. 31, 2022	ISSUED FOR BUILDING PERMIT
4	AUG. 29, 2022	COORDINATED FLOOR, ROOF AND ENGINEER COMMENTS
3	JUNE 20, 2022	PREPARED TO PRE-COORDINATION STAGE AND ISSUED TO CLIENT
2	MAR. 28, 2022	ISSUED TO CLIENT FOR BROCHURE
1	FEB. 14, 2022	PREPARED AND ISSUED TO CLIENT FOR A.C. 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 21037
NAME SIGNATURE BCIN
Registration Information
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

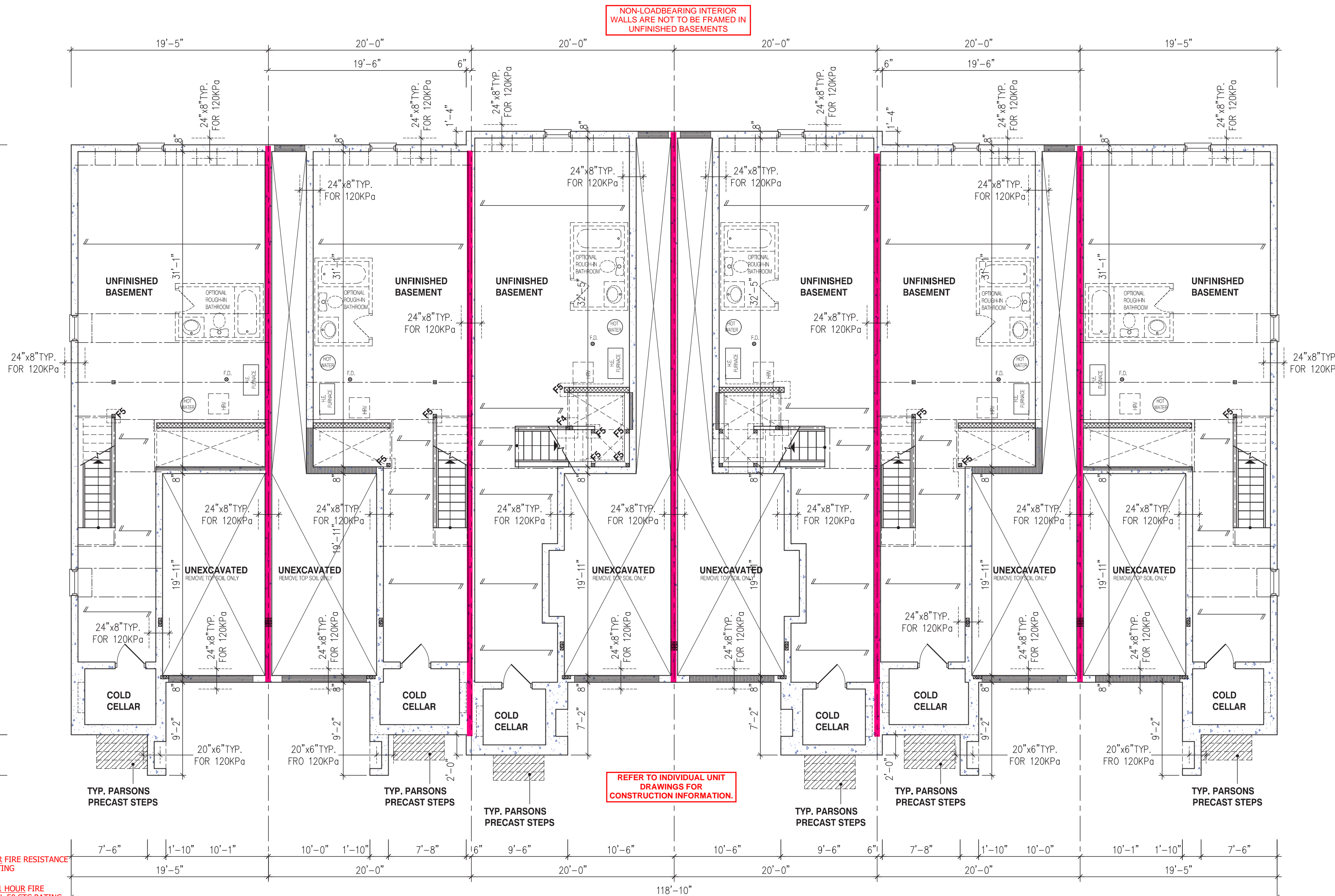
Jardin design group inc. 27763
FIRM NAME BCIN

BASEMENT PLANS ELEV-2

BARLASSINA CONSTRUCTION
CAMBRIDGE, ONTARIO



TYPE T AREA ----
SCALE: 1/8" = 1'-0"
PROJ. No. 21-35 DWG. No. 1



BLOCK 122

STRIP FOOTINGS - FOR 2 STOREY
WILLOW SERIES TOWNHOUSES

REFER TO FOUNDATION PLAN FOR DIMENSIONS AND FOOTING DETAIL FOR REINFORCEMENT

FOOTINGS ON NATIVE SOIL (120kPa / 17.4 psi)
20"x6" CONCRETE STRIP FOOTINGS BELOW EXTERIOR WALLS - AS NOTED ON PLANS
24"x8" CONCRETE STRIP FOOTINGS BELOW EXTERIOR WALLS (UNLESS OTHERWISE NOTED.)
24"x8" CONCRETE STRIP FOOTINGS (WITH REINF.) BELOW PARTY WALLS
32"x8" CONCRETE STRIP FOOTINGS (WITH REINF.) BELOW FIRE WALL

FOOTINGS ON ENGINEERED FILL (90kPa / 13.0 psi)
24"x8" CONCRETE STRIP FOOTINGS - WITH REINF., AS NOTED ON PLANS
32"x8" CONCRETE STRIP FTGS BELOW EXT. WALLS - WITH REINF. (UNLESS OTHERWISE NOTED.)
32"x8" CONCRETE STRIP FOOTINGS - WITH REINF., BELOW PARTY WALLS
44"x8" CONCRETE STRIP FOOTINGS - WITH REINF., BELOW FIRE WALL

ASSUMED 120kPa / 17.4psi BEARING CAPACITY FOR NATIVE SOIL OR 90 kPa / 13.0psi FOR ENGINEERED FILL TO BE VERIFIED ON SITE

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

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

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

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 CMC OR BMEC APPROVAL, OR A MINISTERS RULING

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.

- FLOOR JOIST LAYOUTS & INSTALLATION MANUAL SHALL BE AVAILABLE, AT FRAMING INSPECTION.
- BLOCKING REQUIRED UNDER ALL POINT LOADS MUST BE TO SUITABLE BEARING.
- SEE ATTACHED REQUIREMENTS FOR FIELD GLUED FLOORS WHERE REQUIRED.

NO MODIFICATIONS TO FLOOR FRAMING DESIGN SHALL BE MADE UNLESS A REVISION HAS BEEN SUBMITTED FOR REVIEW AND APPROVED BY BUILDING DEPT. PRIOR TO FRAMING INSPECTION

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

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

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

TIGHTLY FIT ELECTRICAL BOXES WHERE BOXES ARE LOCATED ON BOTH SIDES OF A WALL PROVIDING A F.R.R., OFFSET BOXES AT LEAST ONE STUD SPACE TO MAINTAIN INTEGRITY OF FIRE SEPARATION

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

A CARBON MONOXIDE DETECTOR SHALL BE LOCATED ADJACENT TO SLEEPING AREAS

FIRESTOPPING IN FIRE SEPARATION SHALL BE OF THE BATT INSULATION TYPE TO MAINTAIN REQUIRED STC RATING

UNPROTECTED COMBUSTIBLE PIPING NOT ALLOWED TO PENETRATE A FIRE SEPARATION OR A MEMBRANE FORMING PART OF AN ASSEMBLY REQUIRED TO PROVIDE A FIRE-RESISTANCE RATING

SINGLES - WEEPING TILE REQ'D AROUND EACH UNIT CONNECTED TO SEPARATE SUMPS/DRYWELLS
TOWNHOUSES - WEEPING TILE MAY CIRCLE ENTIRE BUILDING AND BE CONNECTED TO 1 SUMP/DRYWELL

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

REFER TO INDIVIDUAL UNITS
FOR THE FOLLOWING:

- GROUND FLOOR ROOF STRUCTURE
- BASEMENT AND GROUND FLOOR LINTELS
- GROUND FLOOR AND SECOND FLOOR STRUCTURE
- DOUBLE VOLUME WALL LOCATION AND DETAILS
- CONCRETE SLABS

NOTE:

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

NOTE:

REFER TO GRADING PLAN FOR NUMBER OF STEPS

NOTE:

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

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)

TYPICAL PAD FOOTING

120 kPa NATIVE SOIL 90 kPa ENGINEERED FILL SOIL
F1 = 42"x42"x18" CONCRETE PAD F1 = 48"x48"x20" CONCRETE PAD
F2 = 36"x36"x16" CONCRETE PAD F2 = 40"x40"x16" CONCRETE PAD
F3 = 30"x30"x12" CONCRETE PAD F3 = 34"x34"x14" CONCRETE PAD
F4 = 24"x24"x12" CONCRETE PAD F4 = 28"x28"x12" CONCRETE PAD
F5 = 16"x16"x8" CONCRETE PAD F5 = 18"x18"x8" CONCRETE PAD
(REFER TO FLOOR PLAN FOR UNUSUAL SIZE PADS NOT ON CHART)

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL DESIGNER
AND APPROVER

APPROVED BY: [Signature]
DATE: OCT 11, 2022

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6.10m TOWNS WILLOW MODELS TH-43 TO TH-48

STRUDET INC.



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Walter Botter [Signature] 21031
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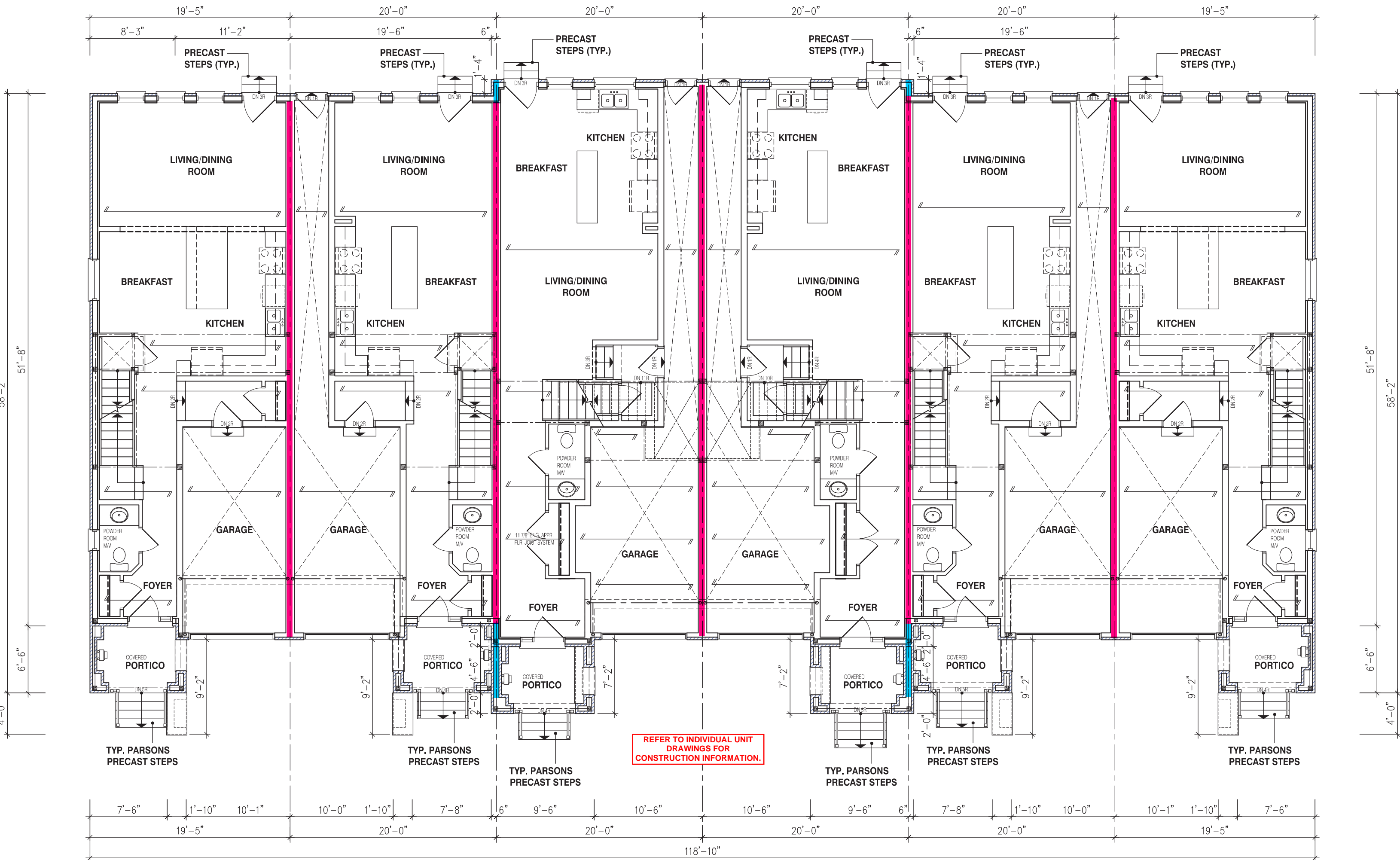
Jardin design group inc. 27763
FIRM NAME BCIN

FIRST FLOOR PLAN ELEV-2

BARLASSINA CONSTRUCTION
CAMBRIDGE, ONTARIO



TYPE T AREA ---
SCALE: 1/8" = 1'-0"
PRJ. NO. 21-35 DWG. NO. 2



TH-43
WILLOW 3E
EL-2

TH-44
WILLOW 1
EL-2

TH-45
WILLOW 2
EL-2

TH-46
WILLOW 2
EL-2

TH-47
WILLOW 1
EL-2

TH-48
WILLOW 3E
EL-2

BLOCK 122

BUILDING AREA

IN ACCORDANCE WITH OBC, DIV.A 1.4.1.2.

BLOCK 122 EL-2 TH-43 TO TH-48

BUILDING AREA = 6322 SQ.FT.
= 587.33 m²

NOTE:

REFER TO INDIVIDUAL PLANS FOR STANDARD WOOD, STEEL BEAMS AND LINTELS OVER WINDOWS

NOTE:

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

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 5/16" (100 x 90 x 8)
L3 = 5" x 3 1/2" x 5/16" (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)

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 5/16" (100x90x8) + 2-2" x 8" SPR.
WL3 = 5" x 3 1/2" x 5/16" (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 = 6" x 3 1/2" x 5/16" (125x90x8) + 2-2" x 12" SPR.
WL7 = 5" x 3 1/2" x 5/16" (125x90x8) + 3-2" x 10" SPR.
WL8 = 5" x 3 1/2" x 5/16" (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 = 2-2" 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
WB12 = 4-2" x 12" SPRUCE BEAM
LSL = TIMBERSTRAND BOARD

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DRAWN BY:

DRAWING NAME: ---

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ARCHITECTURAL DESIGNER
AND APPROVER

APPROVED BY: [Signature]
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Walter Botter 21037
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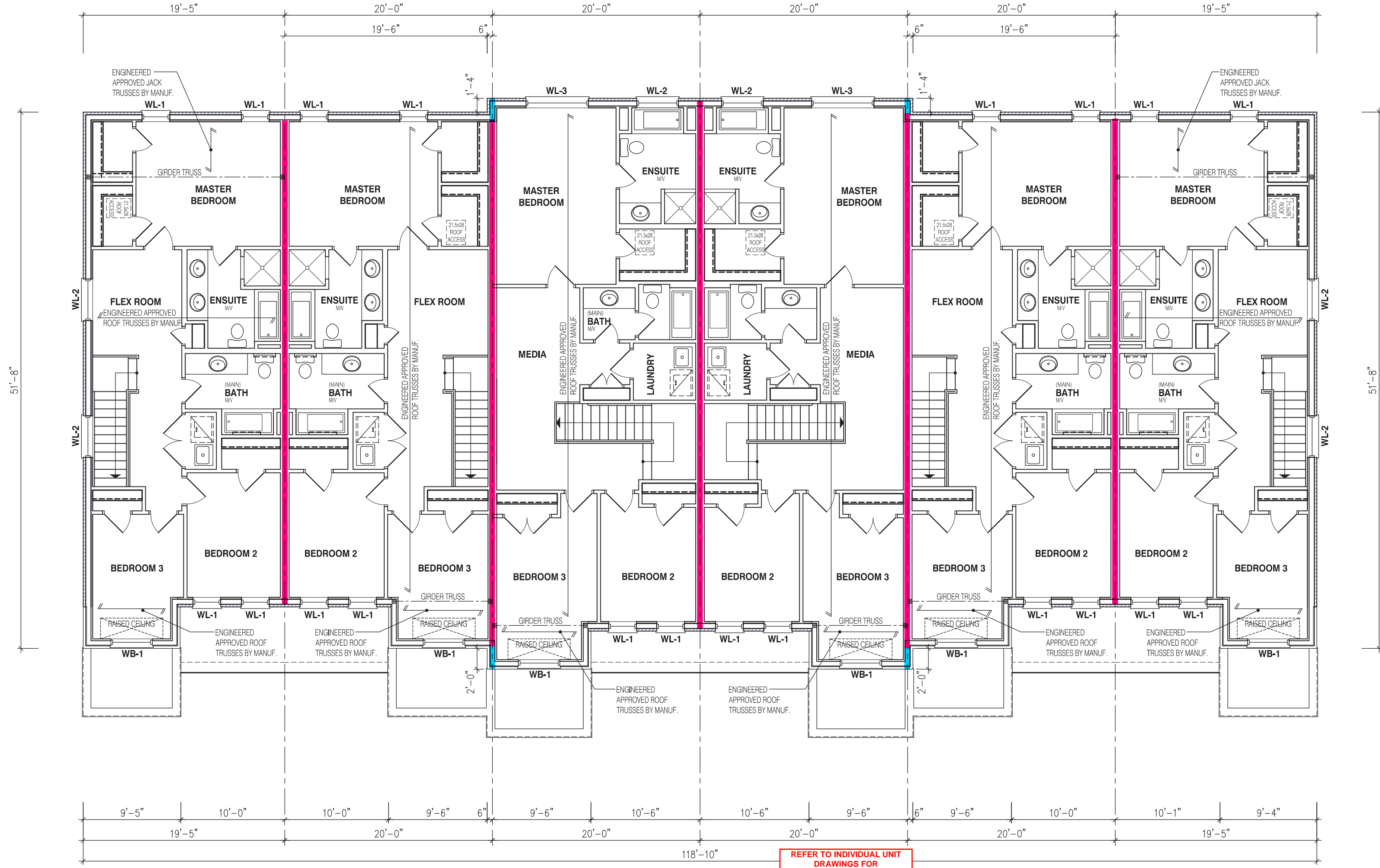
Jardin design group inc. 27763
FIRM NAME BCIN

SECOND FLOOR PLAN ELEV-2

BARLASSINA CONSTRUCTION
CAMBRIDGE, ONTARIO



TYPE	AREA
T	----
SCALE:	1/8" = 1'-0"
PROJ. NO.	21-35
DWG. NO.	3



REFER TO INDIVIDUAL UNIT
DRAWINGS FOR
CONSTRUCTION INFORMATION.

BLOCK 122

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L3 = 5" x 3 1/2" x 5/16" (125 x 90 x 8)
L4 = 6" x 3 1/2" x 3/8" (150 x 90 x 10)
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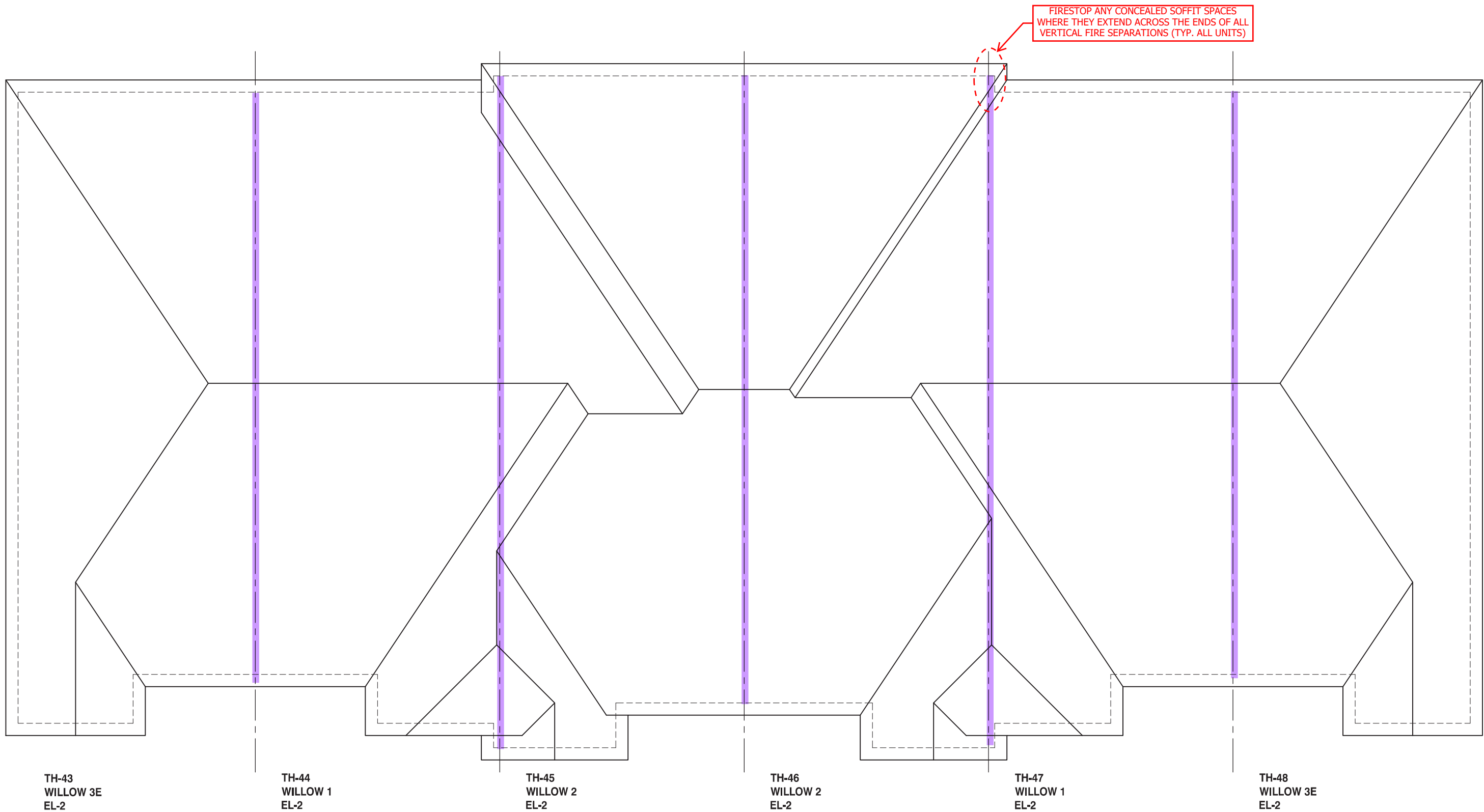
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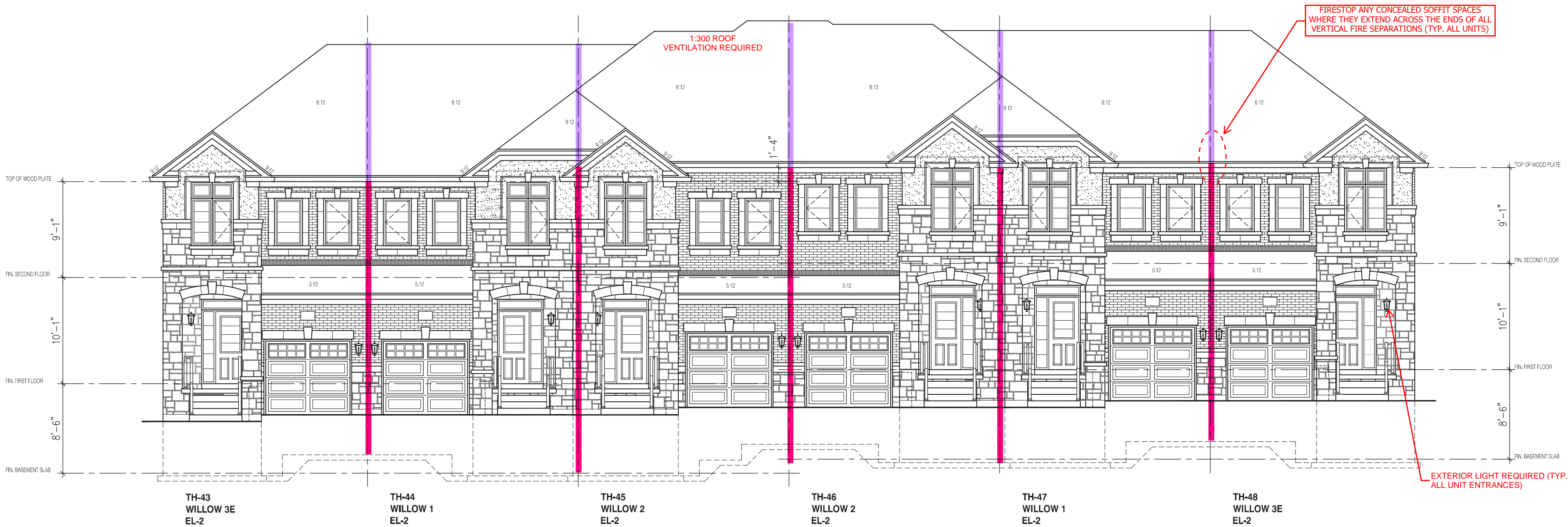
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6.10m TOWNS
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MODELS
TH-43 TO TH-48



ROOF PLAN ELEVATION 2



BLOCK 122
FRONT ELEVATION 2

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

Jardin design group inc. 27763
FIRM NAME BCIN

FRONT & ROOF PLAN ELEV-2

BARLASSINA CONSTRUCTION
CAMBRIDGE, ONTARIO

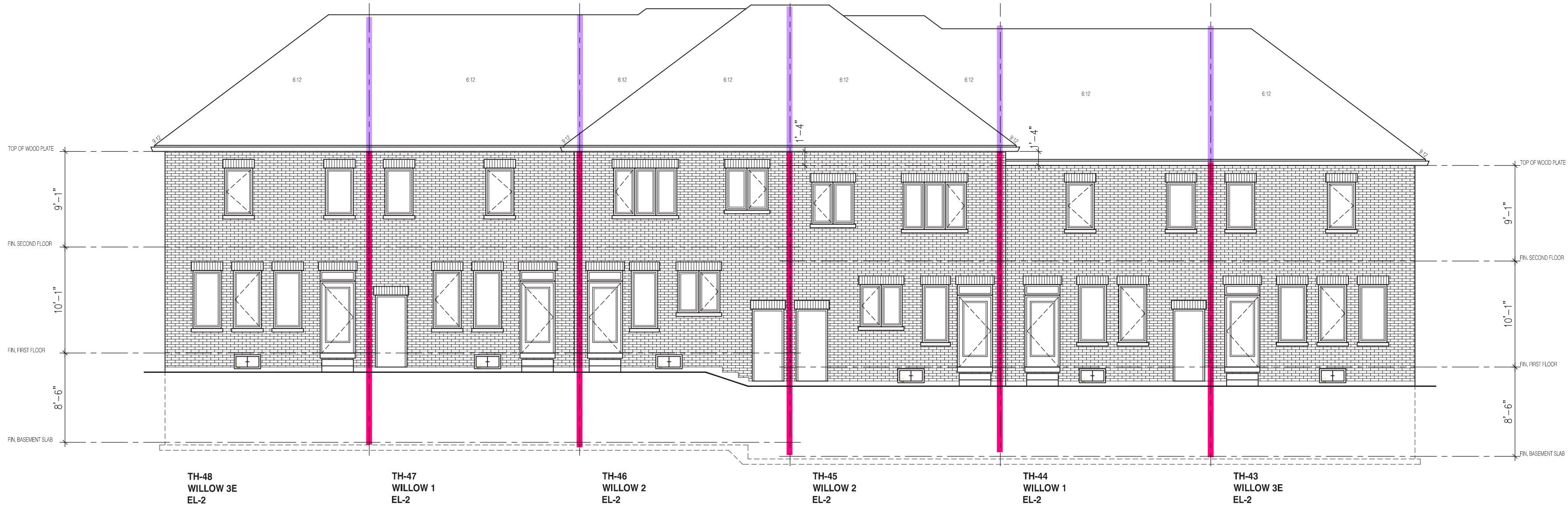
T	AREA	----
SCALE:	1/8" = 1'-0"	
PROJ. No.	21-35	DWG. No.
		4

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 Contractor 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 the lot.

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL DESIGN SERIES
AND APPROVAL
APPROVED BY: [Signature]
DATE: OCT 11, 2022
This stamp certifies compliance with the applicable Design Guidelines only and does not further professional responsibility.

6.10m TOWNS
WILLOW
MODELS
TH-43 TO TH-48



BLOCK 122
REAR ELEVATION 2



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.

10		
9		
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6		
5	AUG. 31, 2022	ISSUED FOR BUILDING PERMIT
4	AUG. 29, 2022	COORDINATED FLOOR, ROOF AND ENGINEER COMMENTS
3	JUNE 20, 2022	PREPARED TO PRE-COORDINATION STAGE AND ISSUED TO CLIENT
2	MAR. 28, 2022	ISSUED TO CLIENT FOR BROCHURE
1	FEB. 14, 2022	PREPARED AND ISSUED TO CLIENT FOR A.C. 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 [Signature] 21037
NAME SIGNATURE BCIN

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

Jardin design group inc. 27763
FIRM NAME BCIN

SIDES & REAR ELEV-2

BARLASSINA CONSTRUCTION
CAMBRIDGE, ONTARIO

BILD	TYPE	T	AREA	----
	SCALE:	1/8" = 1'-0"		
	PROJ. No.	21-35	DWG. No.	5

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.