

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

F1 = 42"x42"x18" CONCRETE PAD
F2 = 38"x38"x16" CONCRETE PAD
F3 = 30"x30"x12" CONCRETE PAD
F4 = 24"x24"x12" CONCRETE PAD
F5 = 18"x18"x8" CONCRETE PAD
(REFER TO FLOOR PLAN FOR UNUSUAL SIZE PADS NOT ON CHART)

90 KPa ENGINEERED FILL SOIL

F1 = 48"x48"x20" CONCRETE PAD
F2 = 40"x40"x16" CONCRETE PAD
F3 = 34"x34"x14" CONCRETE PAD
F4 = 28"x28"x12" CONCRETE PAD
F5 = 18"x18"x8" CONCRETE PAD

100 KPa NATIVE SOIL

F1 = 46"x46"x20" CONCRETE PAD
F2 = 38"x38"x16" CONCRETE PAD
F3 = 32"x32"x14" CONCRETE PAD
F4 = 26"x26"x12" CONCRETE PAD
F5 = 17"x17"x8" CONCRETE PAD

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 5/16" (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 = 5" 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 = 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 5/16" (100 x 90 x 8)

L3 = 5" x 3 1/2" x 3/8" (125 x 90 x 10)

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)

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'

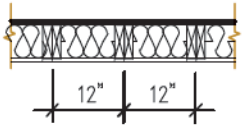
NOTE:

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

MASTER PLAN

MODEL:GARDEN 1 ELEVATION: 1
BEDROOMS: 3
OPTIONS: (SAME AS ABOVE PLUS), SUNKEN
FOYER, SUNKEN MUDROOM, ALT 2ND
FLOOR (4 bedroom), LOOK OUT DECK, WALK
OUT DECK/BASEMENT.

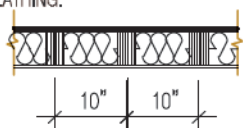
2-2"x6" STUD WALL NAILED TOGETHER AND SPACED @12" O.C.
FULL HT C/W SOLID BLOCKING 4'-0" O.C. VERTICAL AND 7/16"
EXT. PLYWOOD SHEATHING.



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:

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.

NOTE:

THIS IS TO CERTIFY THAT THESE PLANS COMPLY
WITH THE APPLICABLE ARCHITECTURAL DESIGN
GUIDELINES APPROVED BY THE CITY OF
CAMBRIDGE.

AREA CALCULATIONS EL-1

FIRST FLOOR AREA = 995 Sq. Ft.

SECOND FLOOR AREA = 1177 Sq. Ft.

TOTAL FLOOR AREA = 2172 Sq. Ft.

ADD OPEN AREAS = 18 Sq. Ft.

ADD FIN. BASEMENT AREA = 0 Sq. Ft.

GROSS FLOOR AREA = 2190 Sq. Ft.

GROUND FLOOR COVERAGE = 995 Sq. Ft.

GARAGE COVERAGE / AREA = 242 Sq. Ft.

PORCH COVERAGE / AREA = 74 Sq. Ft.

COVERAGE W/ PORCH = 1311 Sq. Ft.

= 121.80Sq. m.

COVERAGE W/O PORCH = 1237 Sq. Ft.

= 114.92Sq. m.

AREA CALCULATIONS EL-2

FIRST FLOOR AREA = 995 Sq. Ft.

SECOND FLOOR AREA = 1177 Sq. Ft.

TOTAL FLOOR AREA = 2172 Sq. Ft.

ADD OPEN AREAS = 18 Sq. Ft.

ADD FIN. BASEMENT AREA = 0 Sq. Ft.

GROSS FLOOR AREA = 2190 Sq. Ft.

GROUND FLOOR COVERAGE = 995 Sq. Ft.

GARAGE COVERAGE / AREA = 242 Sq. Ft.

PORCH COVERAGE / AREA = 74 Sq. Ft.

COVERAGE W/ PORCH = 1311 Sq. Ft.

= 121.80Sq. m.

COVERAGE W/O PORCH = 1237 Sq. Ft.

= 114.92Sq. m.

AREA CALCULATIONS EL-3

FIRST FLOOR AREA = 997 Sq. Ft.

SECOND FLOOR AREA = 1179 Sq. Ft.

TOTAL FLOOR AREA = 2176 Sq. Ft.

ADD OPEN AREAS = 18 Sq. Ft.

ADD FIN. BASEMENT AREA = 0 Sq. Ft.

GROSS FLOOR AREA = 2194 Sq. Ft.

GROUND FLOOR COVERAGE = 997 Sq. Ft.

GARAGE COVERAGE / AREA = 242 Sq. Ft.

PORCH COVERAGE / AREA = 74 Sq. Ft.

COVERAGE W/ PORCH = 1313 Sq. Ft.

= 121.98Sq. m.

COVERAGE W/O PORCH = 1239 Sq. Ft.

= 115.11Sq. m.

2190

9.14m LOTS

GARDEN 1 (GR)

ELEVATION 1, 2 & 3

A1 PACKAGE

O.REG. 332/12

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)

GARDEN 1 EL-1 (3 & 4 BEDROOM) ENERGY EFFICIENCY- A1 PACKAGE

ELEVATION

WALL FT²

OPENING FT²

PERCENTAGE

FRONT

514.75

68.35

13.28 %

LEFT SIDE

1095.28

54.67

4.99 %

RIGHT SIDE

1076.39

0.00

0.00 %

REAR

494.79

121.28

24.51 %

TOTAL

3181.21

244.29

7.68 %

GARDEN 1 EL-2 (3 & 4 BEDROOM) ENERGY EFFICIENCY- A1 PACKAGE

ELEVATION

WALL FT²

OPENING FT²

PERCENTAGE

FRONT

515.08

76.00

14.75 %

LEFT SIDE

1093.67

54.67

5.00 %

RIGHT SIDE

1076.39

0.00

0.00 %

REAR

494.79

121.28

24.51 %

TOTAL

3179.93

251.94

7.92 %

GARDEN 1 EL-3 (3 & 4 BEDROOM) ENERGY EFFICIENCY- A1 PACKAGE

ELEVATION

WALL FT²

OPENING FT²

PERCENTAGE

FRONT

527.50

119.97

22.74 %

LEFT SIDE

1117.90

54.67

4.89 %

RIGHT SIDE

1076.39

0.00

0.00 %

REAR

494.79

121.28

24.51 %

TOTAL

3216.58

295.91

9.20 %

Door Schedule

NO.

WIDTH

HEIGHT
8' TO 9'
CEILINGS

HEIGHT
10' OR MORE
CEILINGS

TYPE

1

2'-10"

6'-8"

(865x2033)

8'-0"

(865x2439)

INSULATED ENTRANCE DOOR

1a

2'-8"

6'-8"

(815x2033)

8'-0"

(815x2439)

INSULATED FRONT DOORS

2

2'-8"

6'-8"

(815x2033)

8'-0"

(815x2439)

WOOD & GLASS DOOR

3

2'-8"

6'-8" x 1-3/4"

(815x2033x45)

8'-0" x 1-3/4"

(815x2439x45)

EXTERIOR SLAB DOOR

4

2'-8"

6'-8" x 1-3/8"

(815x2033x35)

8'-0" x 1-3/8"

(815x2439x35)

INTERIOR SLAB DOOR

5

2'-6"

6'-8" x 1-3/8"

(760x2033x35)

8'-0" x 1-3/8"

(760x2439x35)

INTERIOR SLAB DOOR

6

2'-2"

6'-8" x 1-3/8"

(660x2033x35)

8'-0" x 1-3/8"

(660x2439x35)

INTERIOR SLAB DOOR

7

1'-6"

6'-8" x 1-3/8"

(460x2033x35)

8'-0" x 1-3/8"

(460x2439x35)

INTERIOR SLAB DOOR

8

3'-0"

6'-8" x 1-3/8"


(915x2033x35)

8'-0" x 1-3/8"

(915x2439x35)

INTERIOR SLAB DOOR

STRUDET INC.



FOR STRUCTURE ONLY

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.

Walter Botter

NAME

21031

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 1 (GR)

SCALE:

3/16"=1'-0"

PROJ. No.

21-35

DWG. No.

0

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Inspector: Thomas Weiskopf

2023-03-06

DATE

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DATE

NOTE:

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 Weiskopf

2023-03-06

DATE

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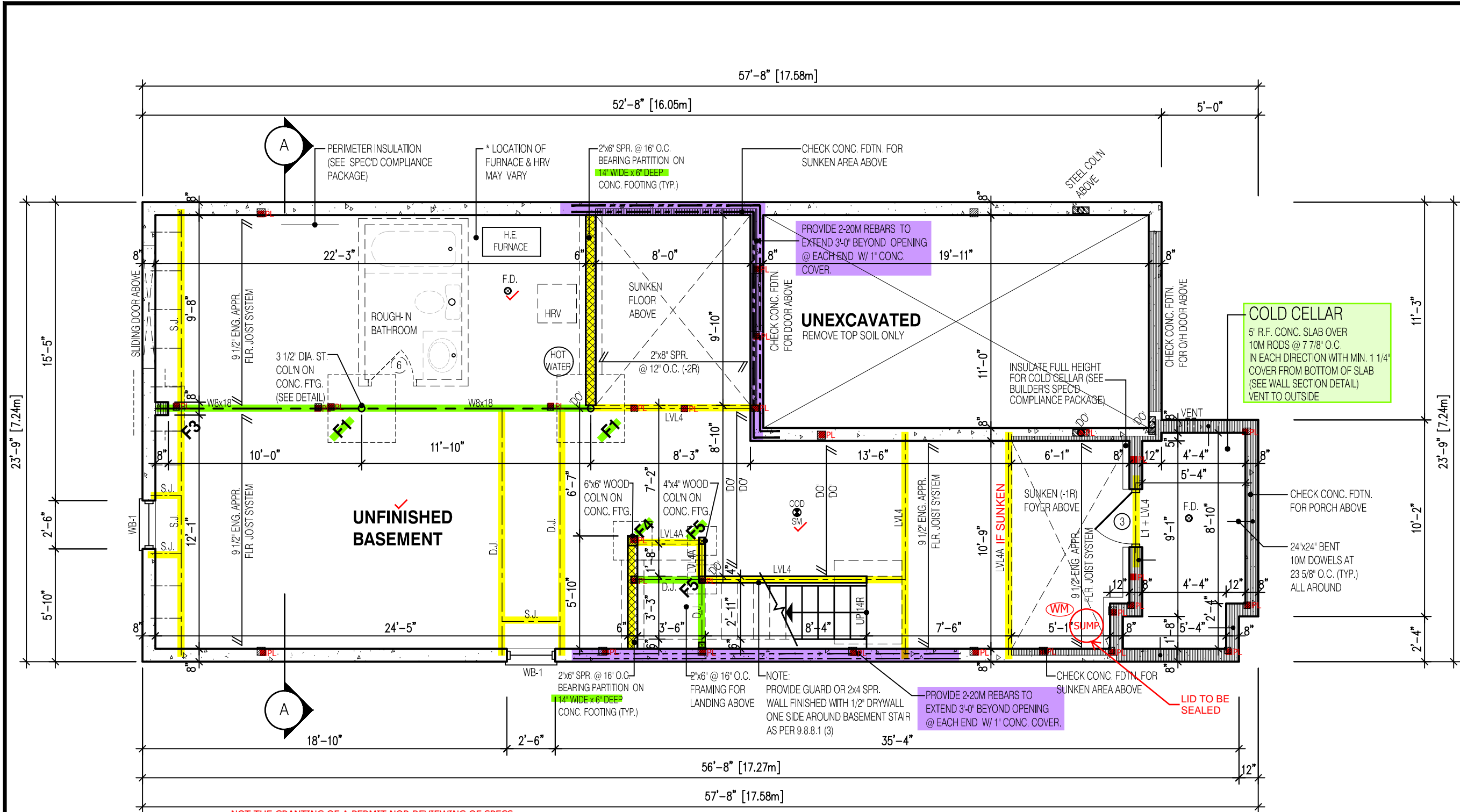
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Inspector: Thomas Weiskopf

2023-03-06

DATE

<



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

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.

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

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

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.

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
Sept 13/2022
FOR STRUCTURE ONLY

2190

9.14m LOTS

GARDEN 1 (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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6	AUG. 10, 2022	ISSUED FOR BUILDING PERMIT
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4	JUN. 2, 2022	REVISED AS PER CLIENT COMMENTS & RE-ISSUED TO CLIENT
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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

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

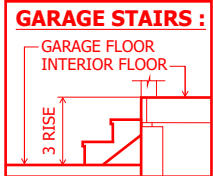
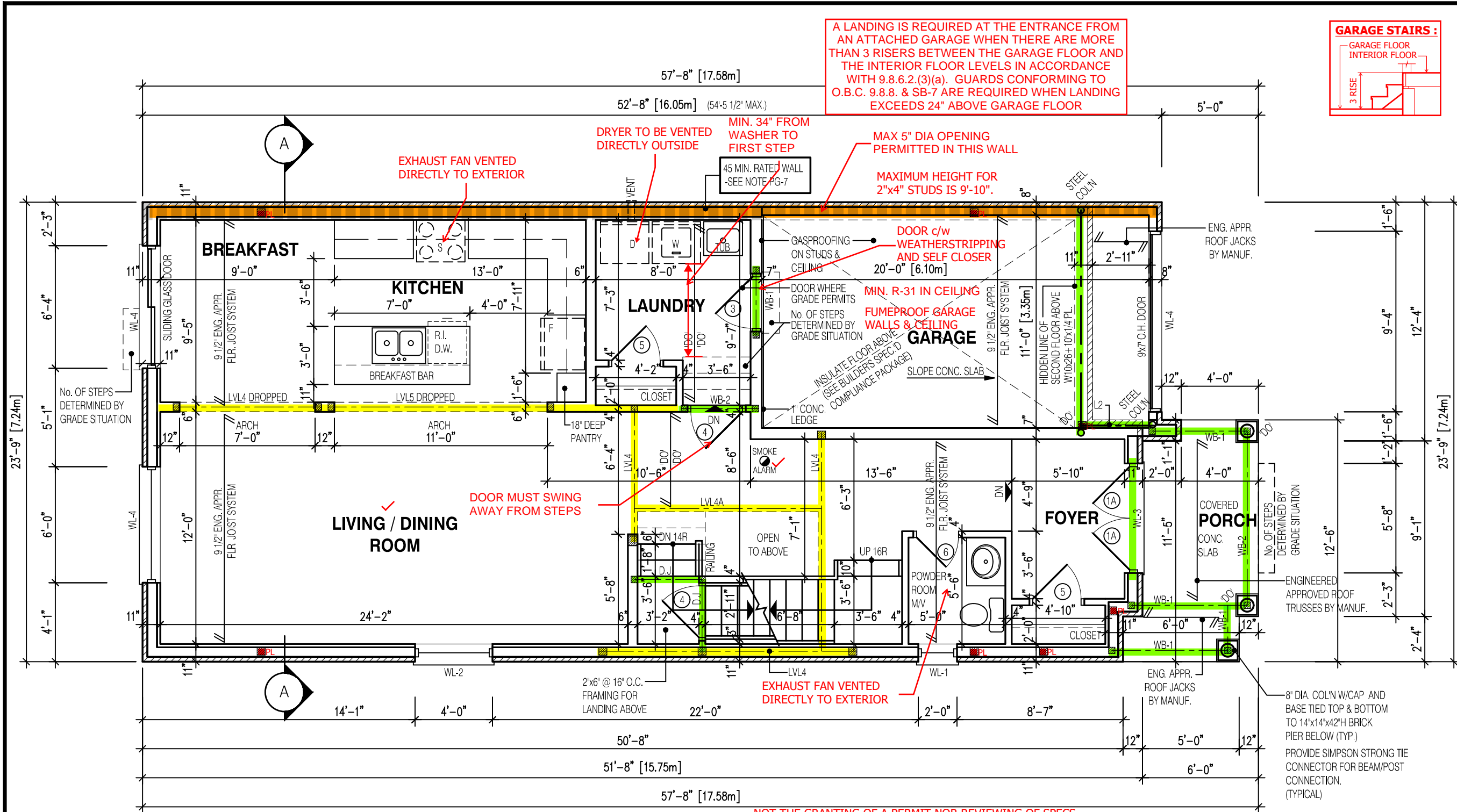
BILD

MODEL:
GARDEN 1 (GR)

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

PROJ. No.
21-35

DWG. No.
1



2190
9.14m LOTS
GARDEN 1 (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

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

FIRST FLOOR PLAN EL-1
BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE

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

*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: REFER TO SHEET NO. 0-1 FOR LINTEL, BEAMS AND DOOR SIZE	NOTE: THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED FLOOR TRUSS LAYOUT BY MANUFACTURER.

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--	---

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STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
Sept 13/2022
FOR STRUCTURE ONLY

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

2190

9.14m LOTS

GARDEN 1 (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: 905 660-3711
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 *Ulbe* 2103
NAME SIGNATURE BCI

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

<i>jardin design group inc.</i>	2776
FIRM NAME	BCI

SEC. FLOOR PLAN EL-1

BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE



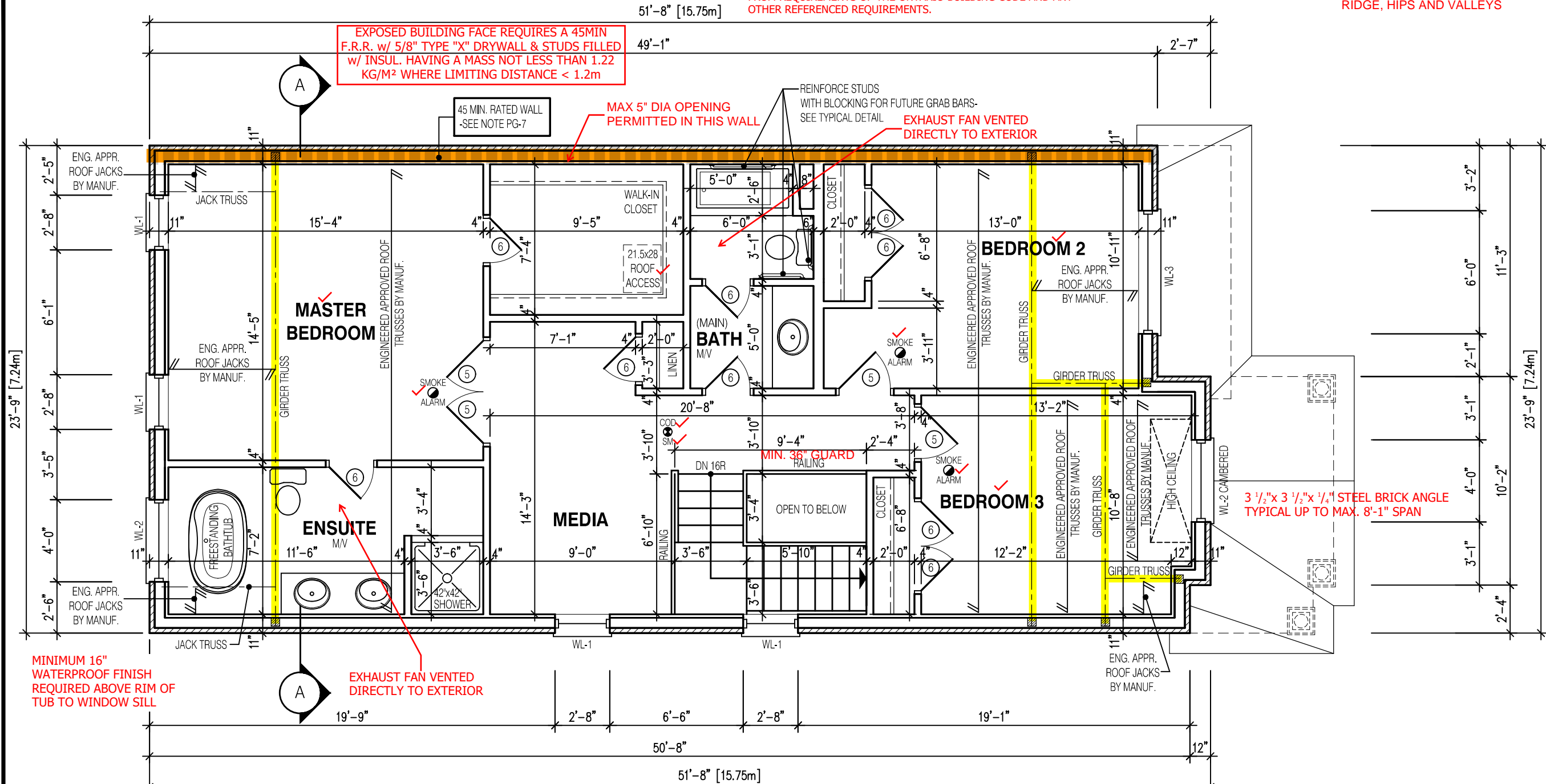
BILD

MODEL:
GARDEN 1 (GR)

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

PROJ. No.	DWG. No.
21-35	3

3








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

EXHAUST FAN VENTED
DIRECTLY TO EXTERIOR

NOTE:

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

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 |
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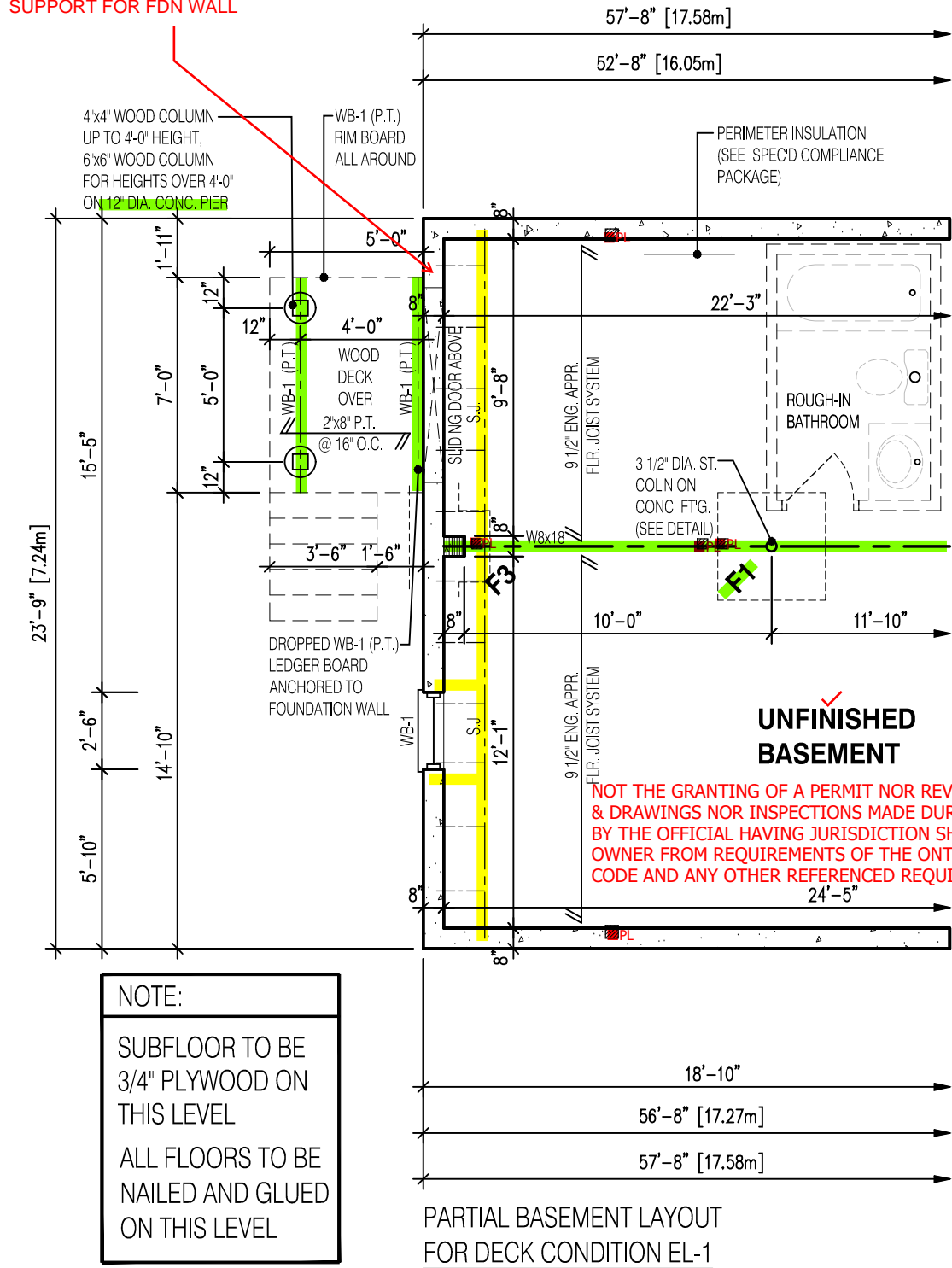
STRUDET INC.



FOR STRUCTURE ONLY

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

BRICK LEDGE TO PROVIDE LATERAL
SUPPORT FOR FDN WALL



NOTE:

SUBFLOOR TO BE
3/4" PLYWOOD ON
THIS LEVEL

ALL FLOORS TO BE
NAILED AND GLUED
ON THIS LEVEL

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 UNTEL, BEAMS AND DOOR SIZE

NOTE:

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ROOF TRUSS DRAWINGS BY MANUFACTURER.

NOTE:

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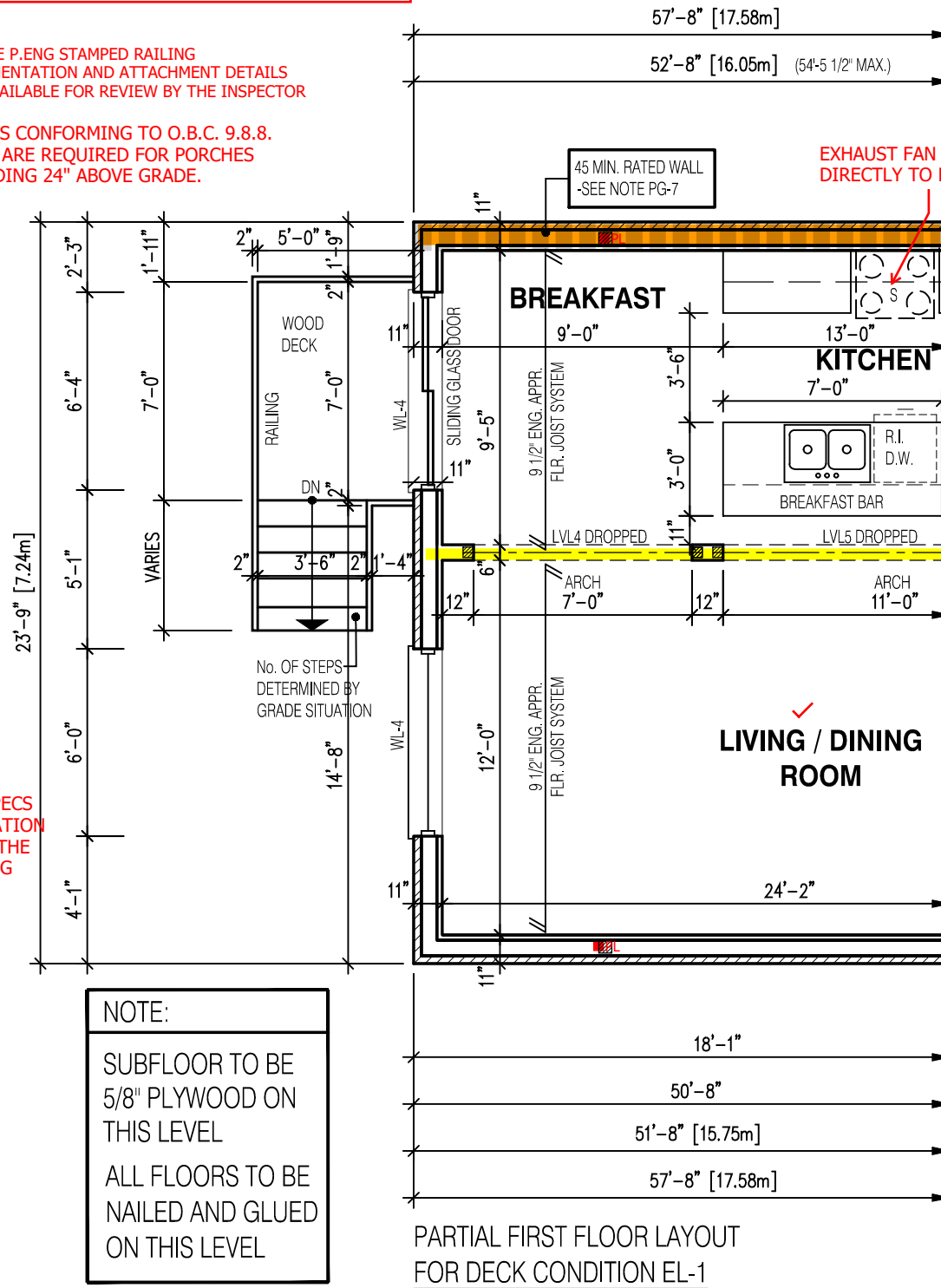
NOTE:

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FLOOR TRUSS LAYOUT BY MANUFACTURER.

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.



NOTE:

SUBFLOOR TO BE
5/8" PLYWOOD ON
THIS LEVEL

ALL FLOORS TO BE
NAILED AND GLUED
ON THIS LEVEL

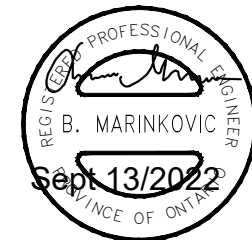
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CAMBRIDGE.

STRUDET INC.



FOR STRUCTURE ONLY

2190
9.14m LOTS
GARDEN 1 (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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QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection
3.2.5 of the building code

Walter Botter 21031
NAME SIGNATURE BCIN

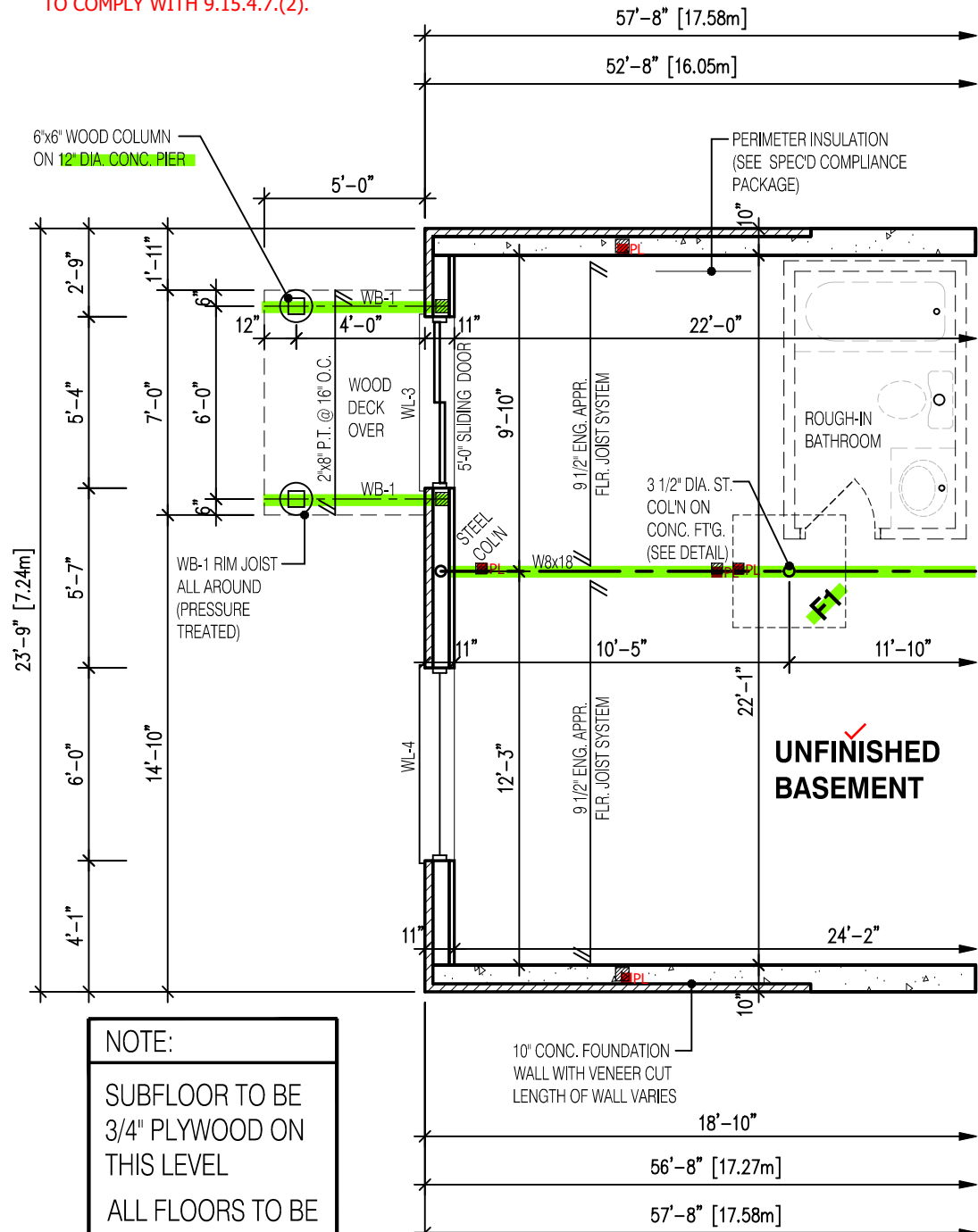
REGISTRATION INFORMATION
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3.2.4 of the building code

jardin design group inc. 27763
FIRM NAME BCIN

DECK CONDITION EL-1
BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE

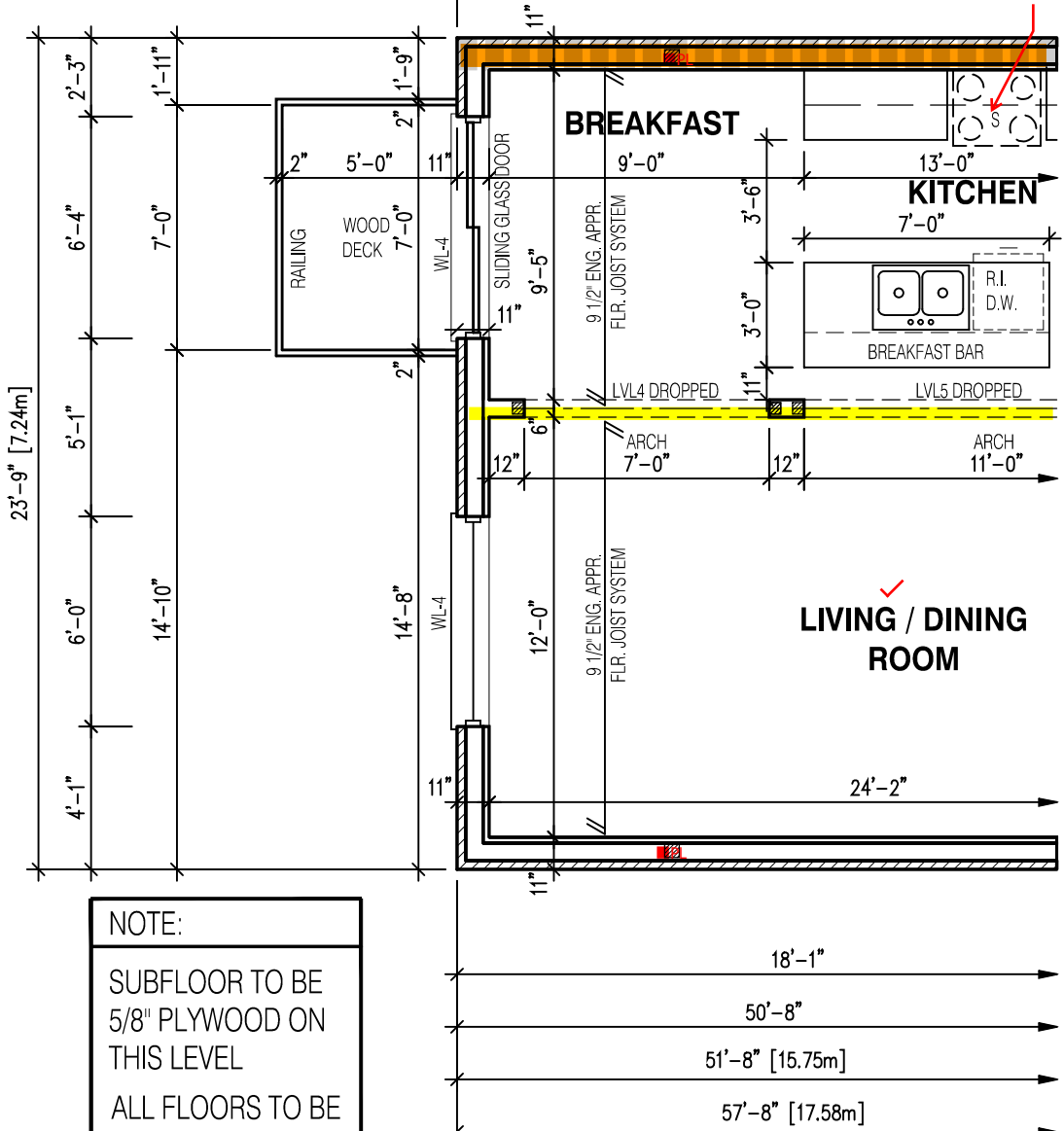
MODEL:
GARDEN 1 (GR)
SCALE:
3/16" = 1'-0"
PROJ. No. 21-35 DWG. No. 3-1

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



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/WALK-OUT CONDITION EL-1



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/WALK-OUT CONDITION EL-1

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.

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)

*FOUNDATION WALL
4'-7" MAX. FROM GRADE TO SLAB FOR 10" UNSUPPORTED SOLID CONC. WALL
3'-11" MAX. FROM GRADE TO SLAB FOR 8" UNSUPPORTED SOLID CONC. WALL
2'-7" MAX. FROM GRADE TO SLAB FOR 6" UNSUPPORTED SOLID CONC. WALL
(AS PER O.B.C. 9.15.4.2)

EXHAUST FAN VENTED
DIRECTLY TO EXTERIOR

STRUDET INC.



FOR STRUCTURE ONLY

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ensure that all plans submitted for approval
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CAMBRIDGE.

2190

9.14m LOTS

GARDEN 1 (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

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

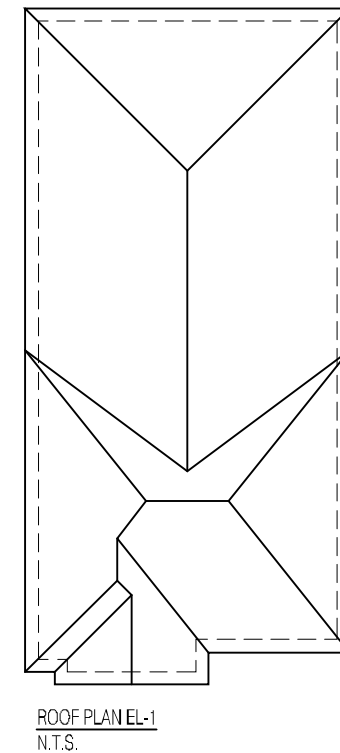
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jardin design group inc. 27763
FIRM NAME BCIN

DECK/WALK-OUT CONDITION EL-1
BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE

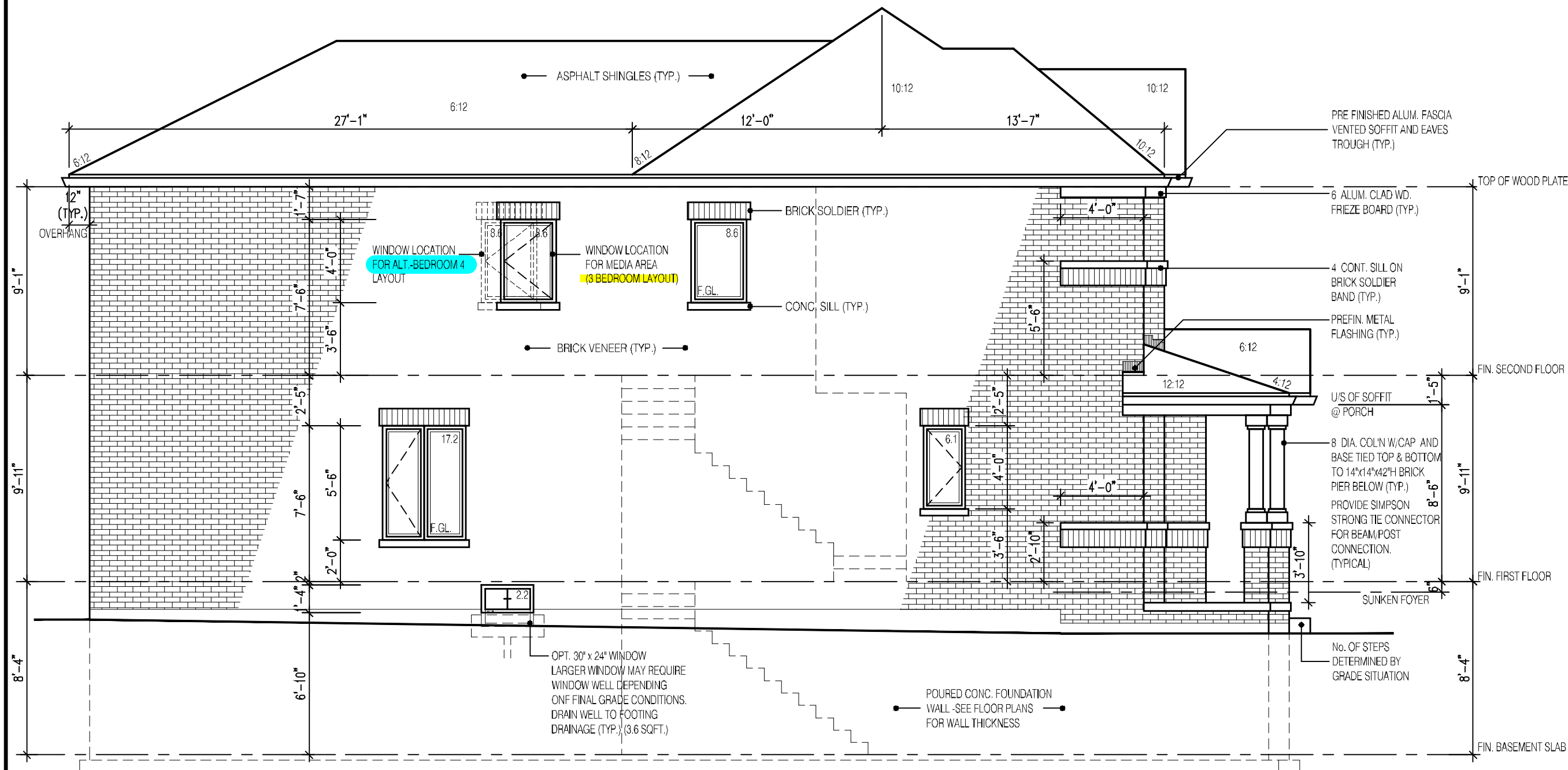


MODEL:
GARDEN 1 (GR)
SCALE:
3/16"=1'-0"
PROJ. No. DWG. No.
21-35 3-2



2190			
9.14m LOTS			
GARDEN 1 (GR) ELEVATION 1			
A1 PACKAGE			
O.REG. 332/12			
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FRONT ELEVATION 1			
BARLASSINA CONSTRUCTION CITY OF CAMBRIDGE			
 BILD®	<p>MODEL: GARDEN 1 (GR)</p> <p>SCALE: 3/16" = 1'-0"</p> <table style="width: 100%; border: none;"> <tr> <td style="border: none; width: 50%;">PRQJ. No. 21-35</td> <td style="border: none; width: 50%;">DWG. No. 4</td> </tr> </table>	PRQJ. No. 21-35	DWG. No. 4
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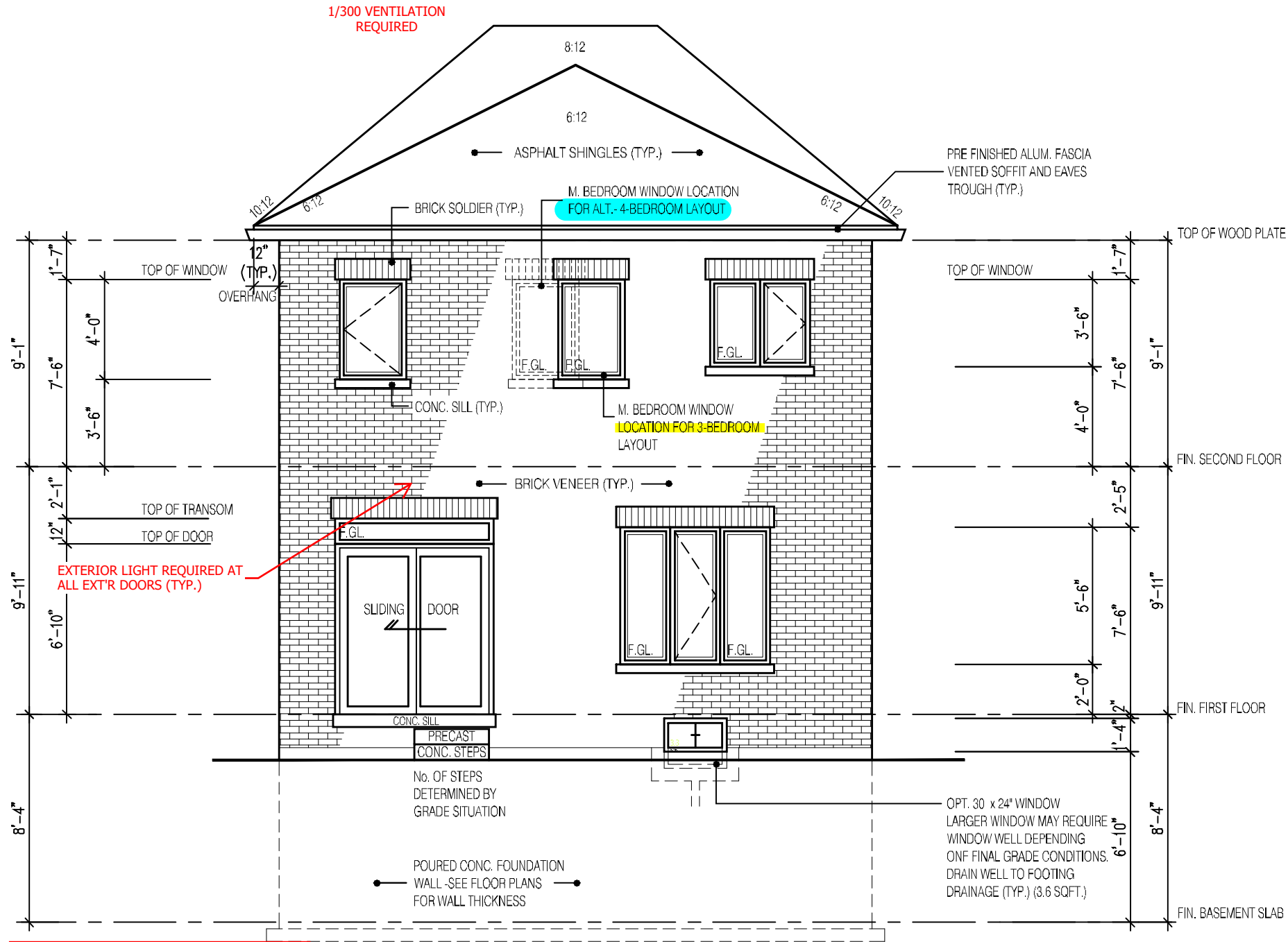
LEFT SIDE ELEVATION 1

UNPROTECTED OPENINGS (3 & 4 BEDROOM LAYOUT)

WALL AREA	1073	⌘
ALLOWABLE WINDOW AREA @ 7.0%(1.2m SIDEYARD)	75.11	⌘
ACTUAL GLAZED AREA	42.61	⌘ ✓
WITH OPTIONAL 30"x24" BASEMENT WINDOWS		
ACTUAL GLASS AREA	46.21	⌘

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2190		
9.14m LOTS		
GARDEN 1 (GR) ELEVATION 1		
A1 PACKAGE		
O.REG. 332/12		
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jardin design group inc. 27763 FIRM NAME BCIN		
SIDE ELEVATION 1		
BARLASSINA CONSTRUCTION CITY OF CAMBRIDGE		
	MODEL: GARDEN 1 (GR)	
	SCALE: 3/16"=1'-0"	
	PROJ. No. 21-35	DWG. No. 5



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)

REAR ELEVATION 1

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2190

9.14m LOTS

GARDEN 1 (GR)
ELEVATION 1

A1 PACKAGE

O.REG. 332/12

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Walter Botter 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 1 (GR)

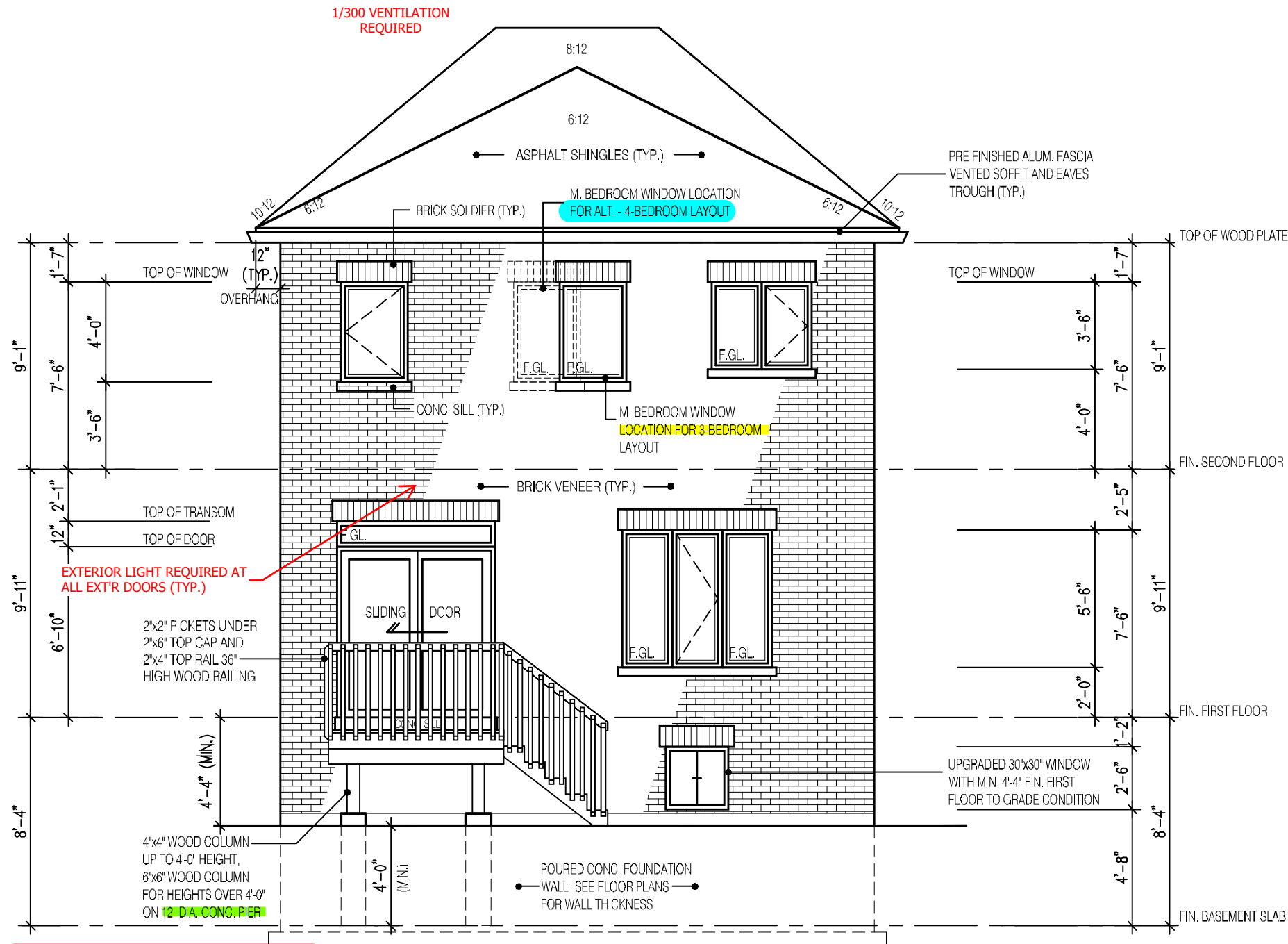
SCALE:
3/16"=1'-0"

PROJ. No. DWG. No.
21-35 6



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REAR ELEVATION 1 DECK CONDITION

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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)**

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2190

9.14m LOTS

GARDEN 1 (GR)
ELEVATION 1

A1 PACKAGE

O.REG. 332/12

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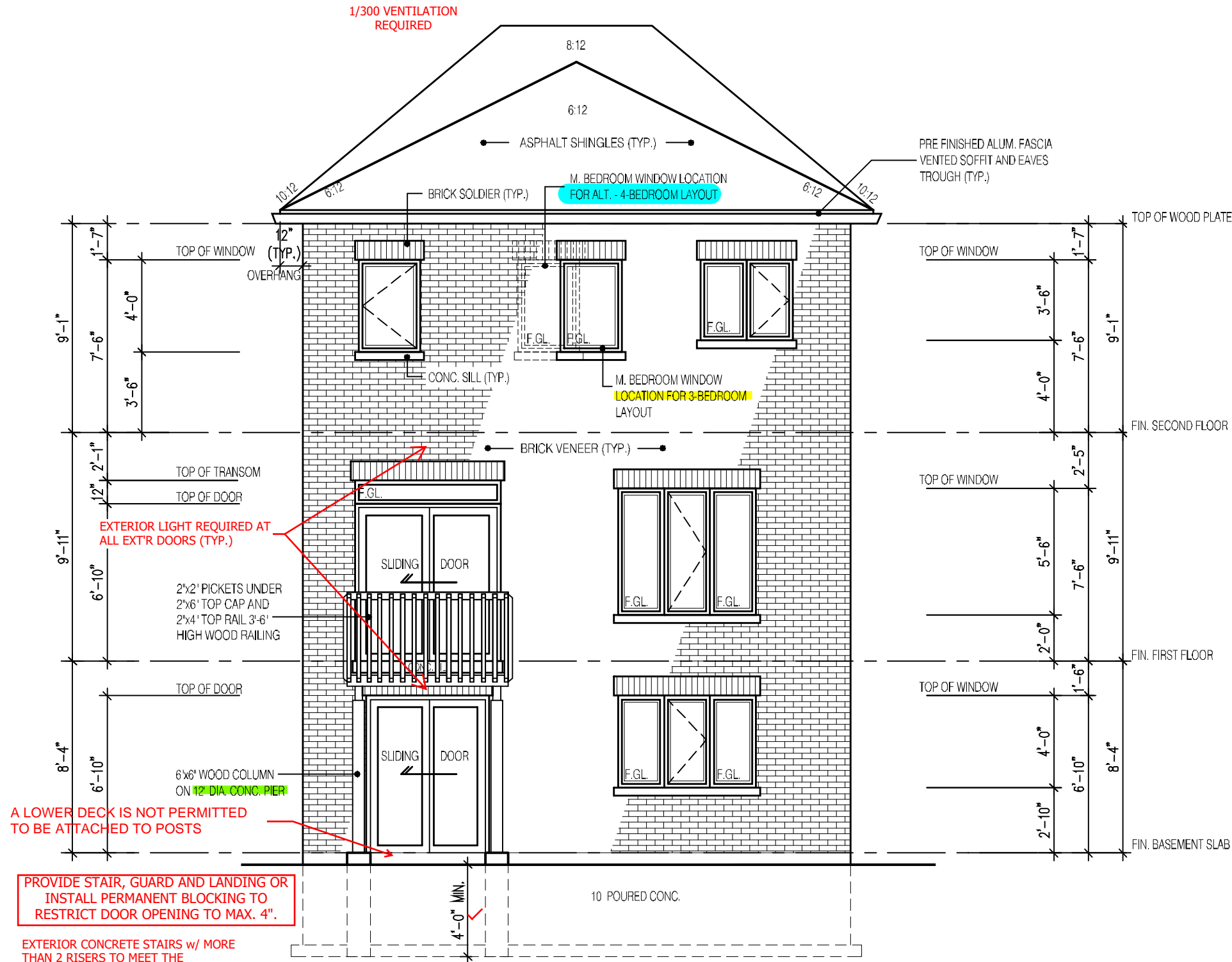
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jardin design group inc. 27763
FIRM NAME BCIN

DECK CONDITION EL-1
BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE



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



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REAR ELEVATION 1 WALK-OUT CONDITION

2190
9.14m LOTS
GARDEN 1 (GR)
ELEVATION 1
A1 PACKAGE
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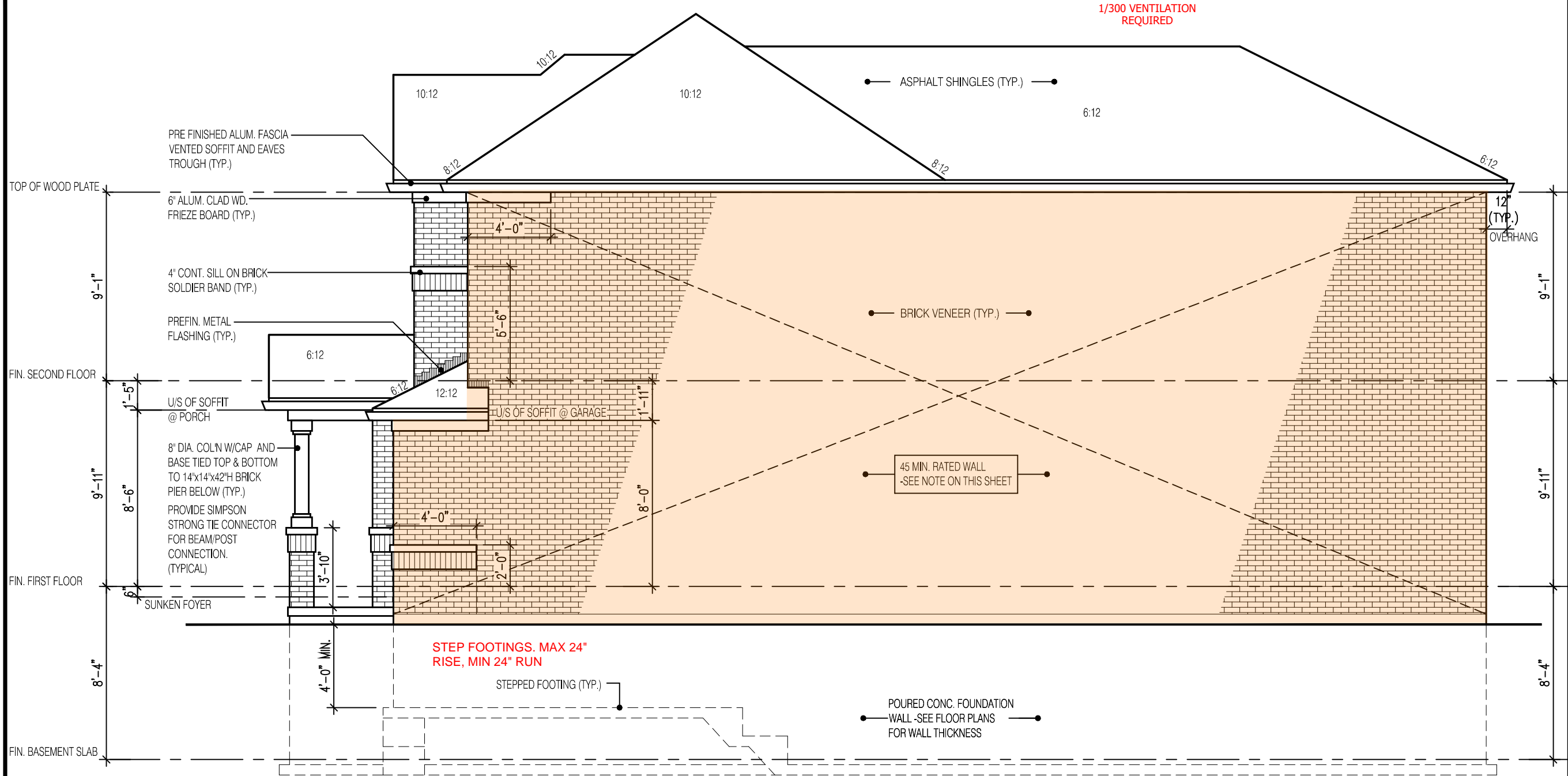
jardin design group inc. 27763
FIRM NAME BCIN

DECK/WALK-OUT CONDITION EL-1
BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE

MODEL:
GARDEN 1 (GR)
SCALE:
3/16" = 1'-0"
PROJ. No. DWG. No.
21-35 6-2

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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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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)

2190
9.14m LOTS
GARDEN 1 (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

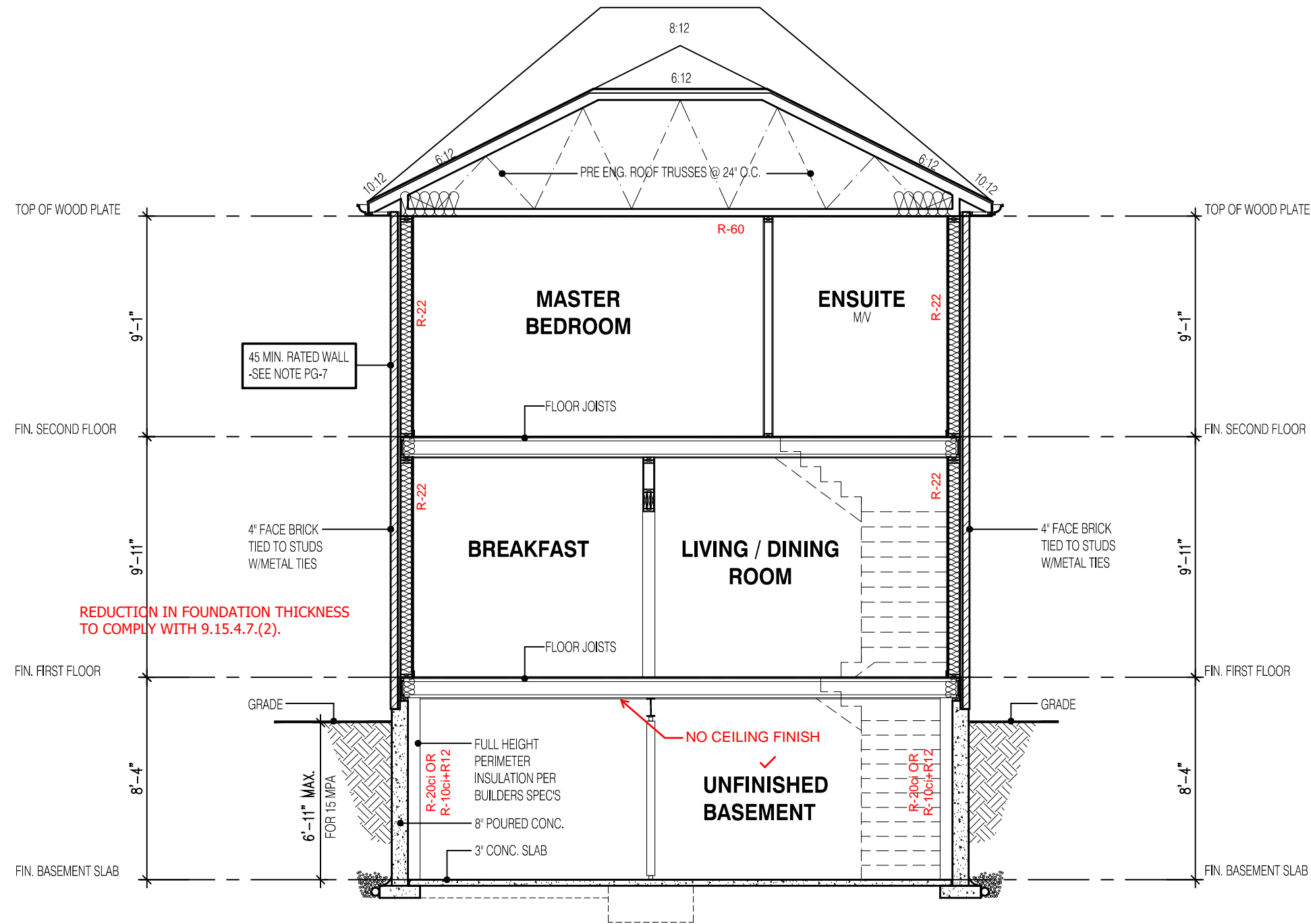
Walter Botter 21031
NAME SIGNATURE BCIN

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

SIDE ELEVATION 1
BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE

MODEL:
GARDEN 1 (GR)
SCALE:
3/16" = 1'-0"
PROJ. No. 21-35
DWG. No. 7



SECTION A-A
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.

2190
9.14m LOTS
GARDEN 1 (GR)
ELEVATION 1
A1 PACKAGE
O.REG. 332/12

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AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

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No: DATE: WORK DESCRIPTION:

STRUDET INC.



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Walter Botter 21031
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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

SECTION ELEVATION 1
BARLASSINA CONSTRUCTION
CITY OF CAMBRIDGE

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.

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