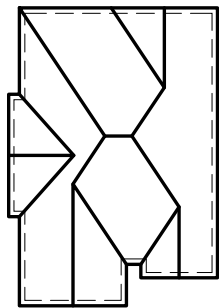


CELESTIAL 2

(MODEL 3289 S.F.)



ROOF PLAN

FRONT ELEVATION 1 LOT 1

AREA CALCULATIONS - EL.1

TOTAL GROUND FLOOR AREA	=	1503 SQ. FT.
TOTAL SECOND FLOOR AREA	=	1786 SQ. FT.
TOTAL GROSS FLOOR AREA	=	3289 SQ. FT.
		305.56 m ²
SUBTRACT OPEN AREAS	=	0 SQ. FT.
		0.00 m ²
TOTAL NET FLOOR AREA	=	3289 SQ. FT.
		305.56 m ²

W Architect Inc.
DESIGN CONTROL REVIEW

FEB. 08, 2019

FINAL BY: MMI

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SB-12 PRESCRIPTIVE ENERGY EFFICIENCY DESIGN MATRIX

PRESCRIPTIVE PACKAGE		GLASS/WALL AREA RATIO		
A1	ELEV. 1	WALL AREA	395.6 m²	
		GLASS AREA	45.9 m²	
		% GLASS	11.61 %	
	ELEV. 2	WALL AREA	0.0 m²	
		GLASS AREA	0.0 m²	
		% GLASS	0.0 %	
SPACE HEATING FUEL		ELEV. 3	WALL AREA	000.00 m²
■ GAS □ OIL	GLASS AREA		00.00 m²	
□ ELECTRIC □ PROPANE	% GLASS		0.00 %	
□ EARTH □ SOLID FUEL				
BUILDING COMPONENTS			PROPOSED (A1)	
INSULATION (RSI)				
CEILING W/ATTIC SPACE			10.57 (R60)	
CEILING W/O ATTIC SPACE			5.46 (R31)	
EXPOSED FLOOR			5.46 (R31)	
WALLS ABOVE GRADE			4.22 (R24)	
BASEMENT WALLS			3.52 (R20)	
BELOW GRADE SLAB ENTIRE SURFACE >600mm BELOW GRADE			-	
EDGE OF BELOW GRADE SLAB ≤600mm BELOW GRADE			1.76 (R10)	
HEATED SLAB ≤600mm BELOW GRADE			1.76 (R10)	
CONC. SLAB ≤600mm) BELOW GRADE			1.76 (R10)	
WINDOWS & DOORS (U-VALUE)				
WINDOWS/SLIDING GLASS DOORS (MAX. U-VALUE)			1.6 (0.28)	
SKYLIGHTS (MAX. U-VALUE)			2.8 (0.49)	
APPLIANCE EFFICIENCY				
SPACE HEATING EQPT. (MIN. AFUE %)			96%	
HRV EFFICIENCY (%) (MIN. SRE)			75%	
DHW HEATER (MIN. EF)			0.8	

TYPICAL BASEMENT FLOOR PLAN NOTES

ALL CONCRETE FOOTINGS SHALL REST ON UNDISTURBED SOIL WITH A MIN. ALLOWABLE BEARING CAPACITY OF 75Kpa (1500 PSF), AND BE FOUNDED A MIN. OF 4'-0" BELOW FINISHED GRADE.

CONCRETE STRENGTH FOR WALLS AND FOOTINGS SHALL BE A MINIMUM OF 15Mpa.

CONCRETE STRENGTH FOR GARAGE SLABS, CONC. PORCHES, AND STEPS SHALL BE A MINIMUM OF 32Mpa. WITH 5-8% AIR ENTRAINMENT.

CONCRETE STRIP FOOTING SIZE FOR 8" POURED CONC. WALLS SHALL BE A MINIMUM OF 6"x20" UNREINFORCED.

THE ABOVE FOOTING SIZE WILL BE USED FOR FOUNDATION WALLS WHICH SUPPORT 2 STOREYS OF BRICK VENEER WALL CONSTRUCTION, 2 FLOORS AND A ROOF OF LIGHT WOOD FRAME CONSTRUCTION, WITH THE SPAN OF SUPPORTED JOISTS THAT DO NOT EXCEED 4.9m (16'-1") AT A SPECIFIED LIVE LOAD OF NOT GREATER THAN 2.4 Kpa (50 PSF).

REFER TO BASEMENT PLAN FOR FOOTING SIZES IN AREAS EXCEEDING THE ABOVE CONDITIONS.

3/4" SUB-FLOOR TO BE GLUED & NAILED (TYP.)

REFER TO APPROVED FLOOR JOIST LAYOUT DRAWINGS, DETAILS AND SPECIFICATIONS FOR ALL FLOOR FRAMING AND DETAILS.

ALL JOISTS UNDER CERAMIC TILES TO BE INSTALLED AS PER JOIST MANUF. SHOP DWGS

CONC. PAD FOOTING LEGEND (75 KPa)

(UNLESS OTHERWISE SPECIFIED)

- F1 = 42"x42"x18" CONCRETE PAD
F2 = 36"x36"x16" CONCRETE PAD
F3 = 34"x34"x14" CONCRETE PAD
F4 = 30"x30"x12" CONCRETE PAD
F5 = 24"x24"x12" CONCRETE PAD
F6 = 18"x18"x10" CONCRETE PAD
F7 = 16"x16"x8" CONCRETE PAD

BRICK VENEER LINTELS:

- WL1 = 3 1/2" x 3 1/2" x 1/4" (90x90x6) + 2- 2" x 8" SPR. No. 2
WL2 = 4" x 3 1/2" x 5/16" (100x90x8) + 2- 2" x 8" SPR. No. 2
WL3 = 5" x 3 1/2" x 5/16" (125x90x8) + 2- 2" x 10" SPR. No. 2
WL4 = 6" x 3 1/2" x 3/8" (150x90x10) + 2- 2" x 12" SPR. No. 2
WL5 = 6" x 4" x 3/8" (150x100x10) + 2- 2" x 12" SPR. No. 2
WL6 = 5" x 3 1/2" x 5/16" (125x90x8) + 2- 2" x 12" SPR. No. 2
WL7 = 5" x 3 1/2" x 5/16" (125x90x8) + 3- 2" x 10" SPR. No. 2
WL8 = 5" x 3 1/2" x 5/16" (125x90x8) + 3- 2" x 12" SPR. No. 2
WL9 = 6" x 4" x 3/8" (150x100x10) + 3- 2" x 12" SPR. No. 2

DOOR SCHEDULE:

- 1 = 2'-10" x 6'-8" (865x2033) INSULATED ENTRANCE DOOR
1A = 2'-8" x 6'-8" (815x2033) INSULATED ENTRANCE DOOR
2 = 2'-8" x 6'-8" (815x2033) EXTERIOR WOOD & GLAZED DOOR
3 = 2'-8" x 6'-8" x 1 3/4" (815x2033x45) EXTERIOR SLAB DOOR
4 = 2'-8" x 6'-8" x 1 3/8" (815x2033x35) INTERIOR SLAB DOOR
5 = 2'-6" x 6'-8" x 1 3/8" (760x2033x35) INTERIOR SLAB DOOR
6 = 2'-2" x 6'-8" x 1 3/8" (660x2033x35) INTERIOR SLAB DOOR
7 = 1'-6" x 6'-8" x 1 3/8" (460x2033x35) INTERIOR SLAB DOOR

WOOD LINTELS:

- WB1 = 2- 2" x 8" (2-38x184) SPR. No. 2
WB2 = 3- 2" x 8" (3-38x184) SPR. No. 2
WB3 = 2- 2" x 10" (2-38x235) SPR. No. 2
WB4 = 3- 2" x 10" (3-38x235) SPR. No. 2
WB5 = 2- 2" x 12" (2-38x286) SPR. No. 2
WB6 = 3- 2" x 12" (3-38x286) SPR. No. 2
WB7 = 5- 2" x 12" (5-38x286) SPR. No. 2
WB10 = 4- 2" x 8" (4-38x184) SPR. No. 2
WB11 = 4- 2" x 10" (4-38x235) SPR. No. 2
WB12 = 4- 2" x 12" (4-38x286) SPR. No. 2
LSL = TIMBERSTRAND BOARD

STEEL LINTELS:

- L1 = 3 1/2" x 3 1/2" x 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)

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" (1-45x235)
LVL4 = 2-1 3/4" x 9" 1/2" (2-45x235)
LVL5 = 3-1 3/4" x 9" 1/2" (3-45x235)
LVL5A = 4-1 3/4" x 9" 1/2" (4-45x235)
LVL6A = 1-1 3/4" x 11" 7/8" (1-45x300)
LVL6 = 2-1 3/4" x 11" 7/8" (2-45x300)

NOTE: LVL BEAMS

ALL LVL BEAMS SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY THE FLOOR TRUSS MANUFACTURER.

STRUDET INC.



FOR STRUCTURE ONLY

3289

13.1m LOTS

CELESTIAL 2-01
ELEVATION 1
(GR)

PACKAGE 'A1'

O.REG. 332/12

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7		
6		
5	DEC. 21, 2018	ISSUED FOR BUILDING PERMIT
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3	JULY 26, 2018	ISSUED FOR STRUCTURAL REVIEW
2	MAY 22, 2018	ISSUED FOR FLOOR & ROOF TRUSSES
1	APR. 25, 2018	ISSUED TO CONTROL ARCHITECT FOR PRELIMINARY APPROVAL

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 *WBe* 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

TITLE SHEET

GRANELLI HOMES
BRAMPTON



MODEL: ----

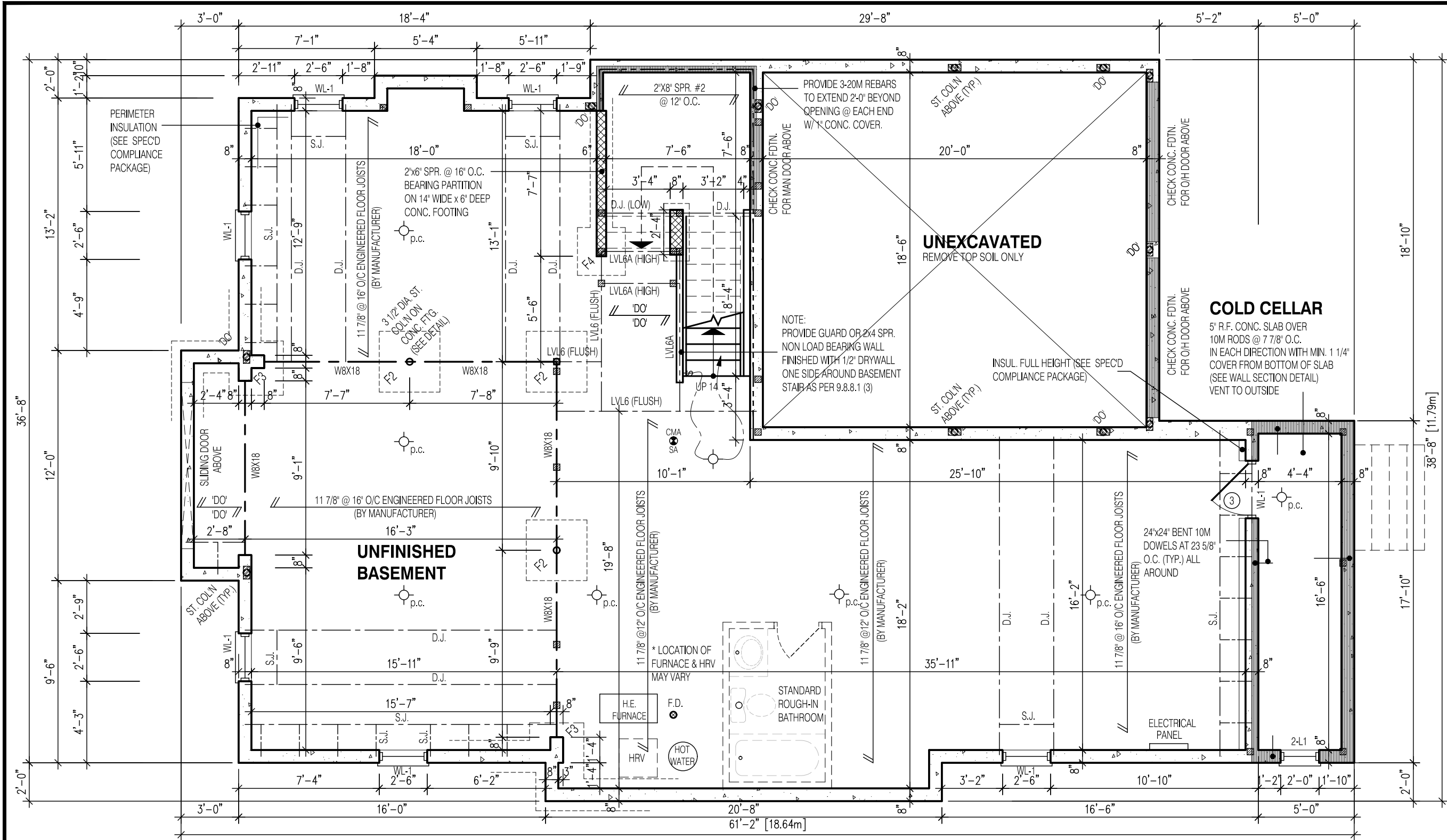
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PROJ. No.

17-55

DWG. No.

0



3289

13.1m LOTS

CELESTIAL 2-01
ELEVATION 1
(GR)

PACKAGE 'A1'

O.REG. 332/12

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Walter Botter

21031

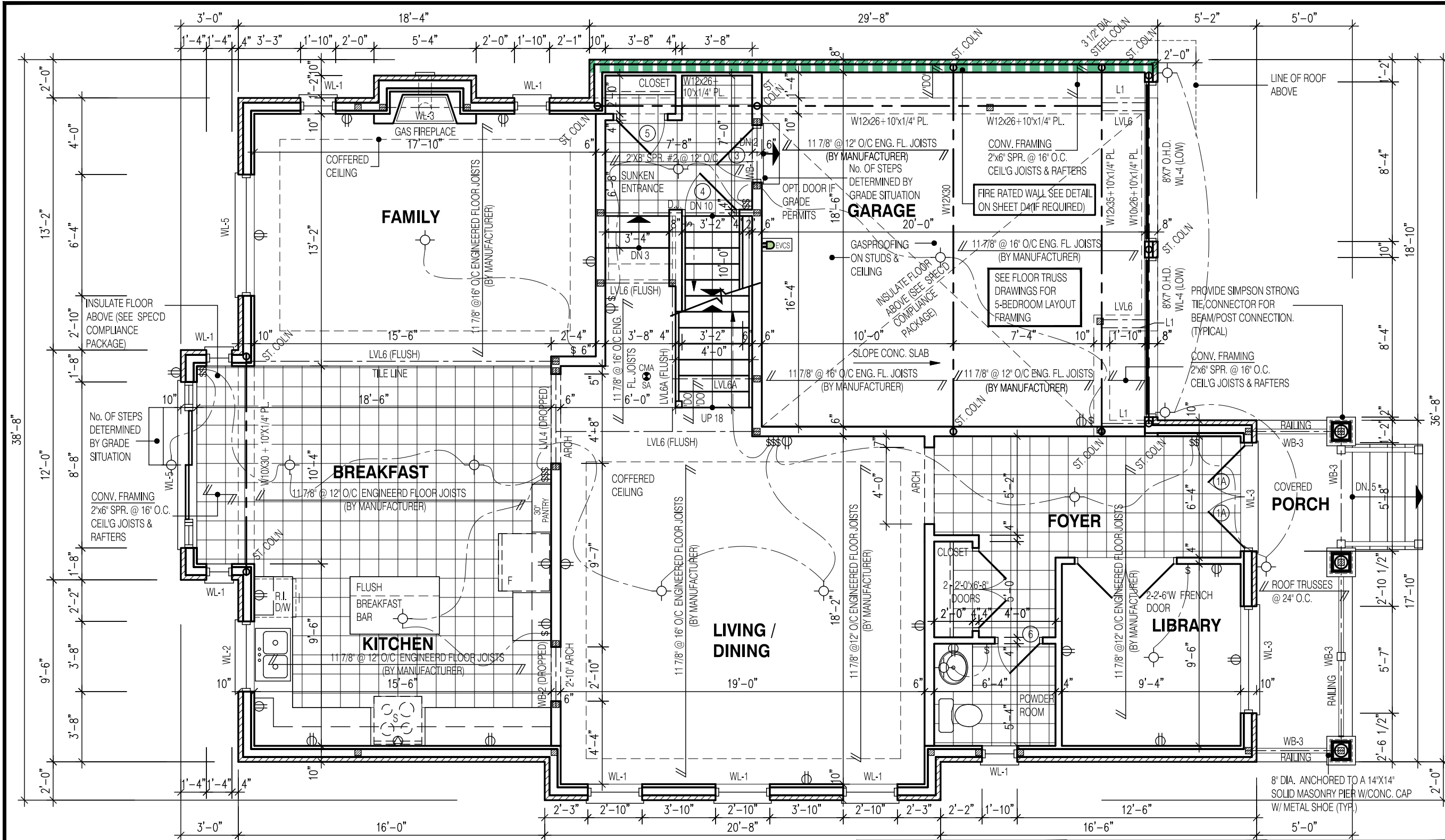
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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jardin design group inc. 27763
FIRM NAME BCIN

BASEMENT PLAN EL-1

GRANELLI HOMES
BRAMPTON

MODEL: ---
SCALE: 3/16"=1'-0"
PROJ. No. 17-55 DWG. No. 1



W Architect Inc.
DESIGN CONTROL REVIEW
FEB. 08, 2019
FINAL BY: **MMI**
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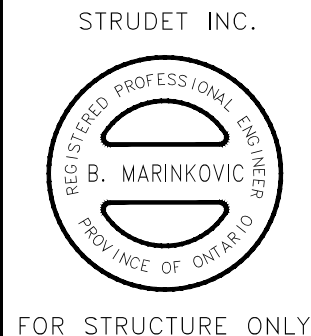
NOTE:
FOR TYP. BASEMENT FLOOR PLAN NOTES, SIZES PERTAINING TO LAMINATED VENEER LUMBER (LVL) BEAMS, WOOD LINTELS, STEEL LINTELS, BRICK VENEER LINTELS, AND DOORS REFER TO SHEET 0

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:
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED FLOOR TRUSS LAYOUT 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 COLN ABOVE LAMINATED VENEER LUMBER
 - SINGLE JOIST
 - DOUBLE JOIST
 - TRIPLE JOIST
 - REPEAT NOTE
 - SHOWER WEEPERS
 - ELECTRIC VEHICLE CHARGING SYSTEM



3289

13.1m LOTS

CELESTIAL 2-01

ELEVATION 1

(GR)

PACKAGE 'A1'

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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Walter Botter

21031

NAME SIGNATURE BCIN

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jardin design group inc. 27763

FIRM NAME BCIN

FIRST FLOOR PLAN EL-1

GRANELLI HOMES

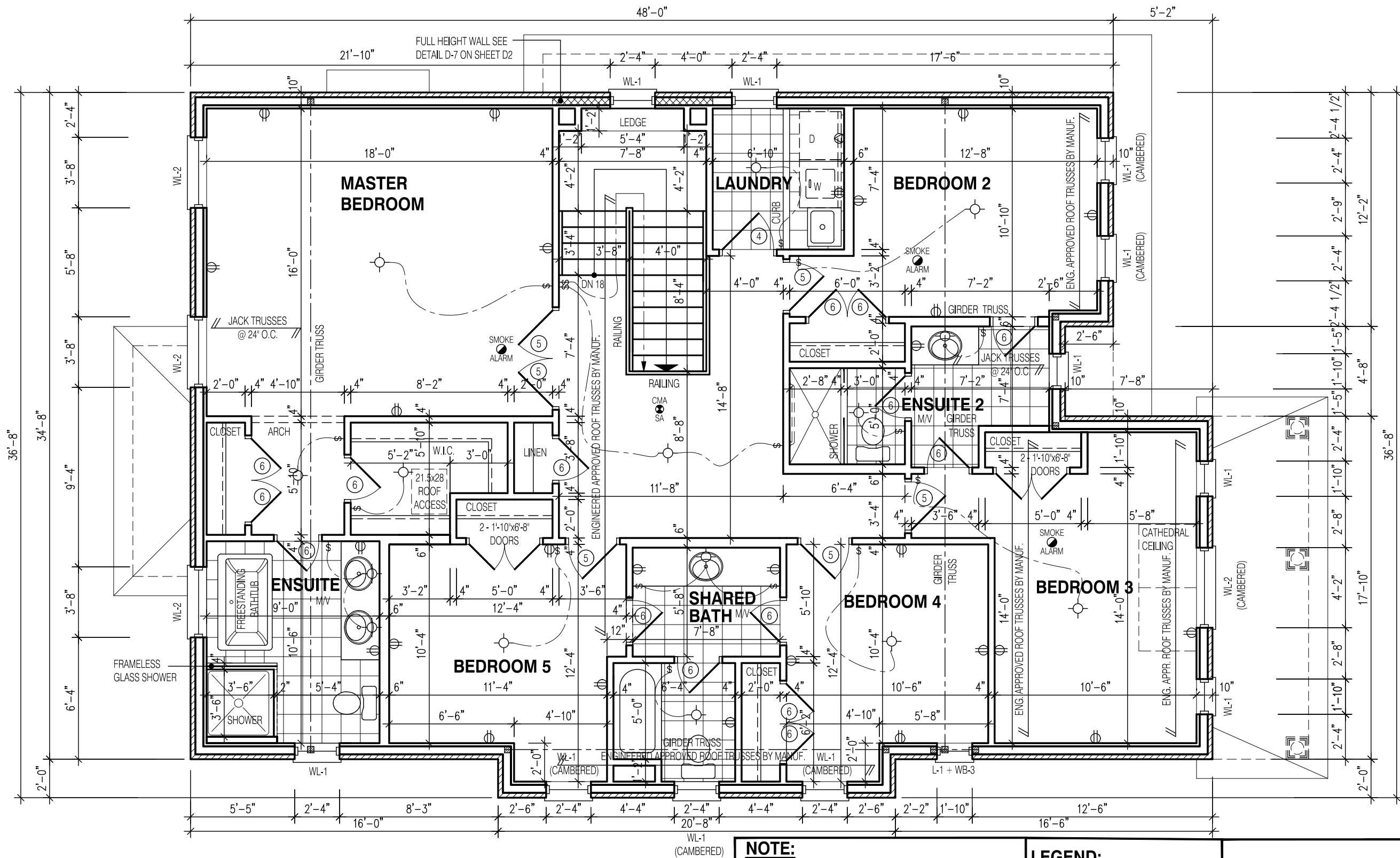
BRAMPTON

MODEL: ---

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

PROJ. No. 17-55

DWG. No. 2



W Architect Inc.
DESIGN CONTROL REVIEW
FEB. 08, 2019
FINAL BY: MMI
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NOTE:
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NOTE:
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER APPROVED ROOF TRUSS DRAWINGS BY MANUFACTURER.

NOTE:
ALL CONVENTIONAL ROOF FRAMING TO CONFORM TO PART 9 OF THE OBC. ROOF RAFTERS THAT MEET OR CROSS OVER TRUSSES ARE TO BE 2"x4" SPF @ 24" O.C. WITH A 2"x4" SPF VERTICAL POST TO THE TRUSS UNDER, AT EACH CROSS POINT. POSTS LONGER THAN 6' TO BE LATERALLY BRACED SO THAT THE DISTANCE BETWEEN END POINTS & BETWEEN ROWS OF BRACING DOES NOT EXCEED 6'.

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
- ELECTRIC VEHICLE CHARGING SYSTEM

STRUDET INC.

FOR STRUCTURE ONLY

3289

13.1m LOTS

CELESTIAL 2-01

ELEVATION 1

(GR)

PACKAGE 'A1'

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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Walter Botte

21031

NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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jardin design group inc. 27763

FIRM NAME BCIN

ALT.SEC. FL.EL-1 5 BEDRM

GRANELLI HOMES

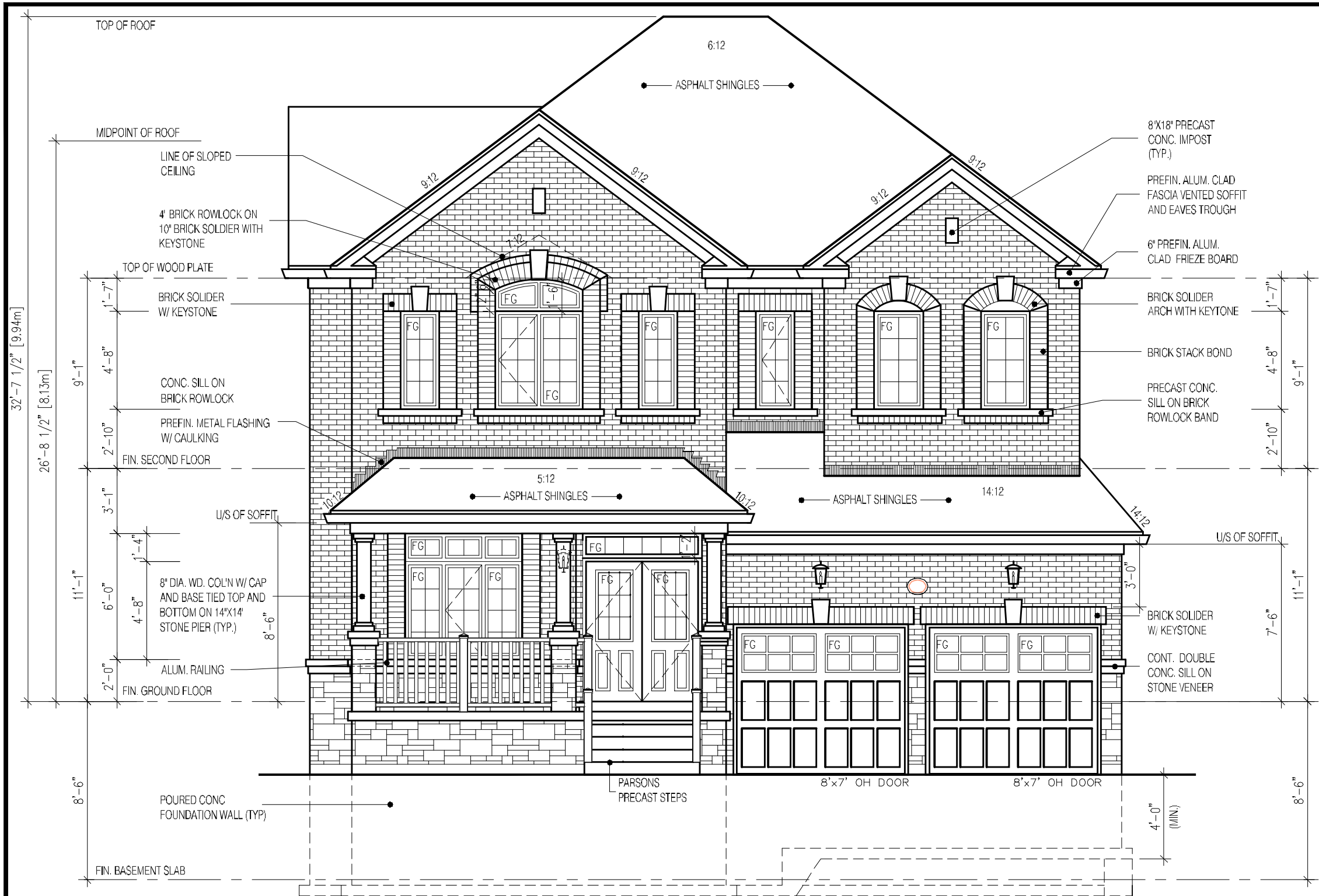
BRAMPTON

MODEL: ---

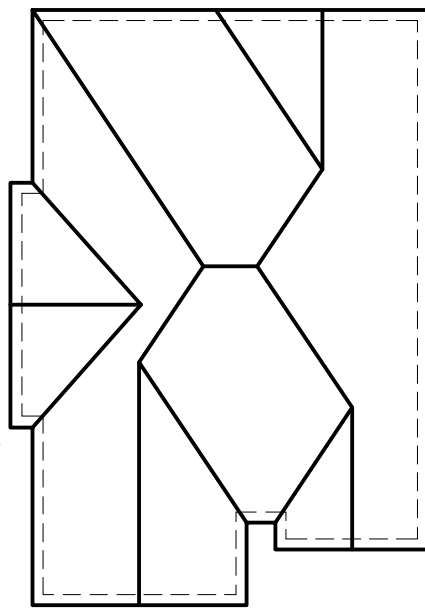
SCALE: 3/16"=1'-0"

PROJ. No. 17-55

DWG. No. 3



FRONT ELEVATION 1
LOT-1



ROOF PLAN
N.T.S.

3289-ELEV.-1 ENERGY EFFICIENCY- SB12			
ELEVATION	WALL FT ²	OPENING FT ²	PERCENTAGE
FRONT	895.00	126.98	14.19 %
LEFT SIDE	1248.00	132.00	10.58 %
RIGHT SIDE	1274.00	54.06	4.24 %
REAR	838.00	181.50	21.66 %
TOTAL	4255.00	494.54	11.62 %

W Architect Inc.
DESIGN CONTROL REVIEW
FEB. 08, 2019
FINAL BY: MMI
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3289

13.1m LOTS

CELESTIAL 2-01
ELEVATION 1
(GR)

PACKAGE 'A1'

O.REG. 332/12

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7		
6	FEB. 4, 2019	DROPPED ROOF OVER GARAGE & RE-ISSUED TO CLIENT
5	DEC. 21, 2018	ISSUED FOR BUILDING PERMIT
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jardin

DESIGN GROUP INC

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VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

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Walter Botter *Walter Botter* 21031
NAME SIGNATURE BCIN

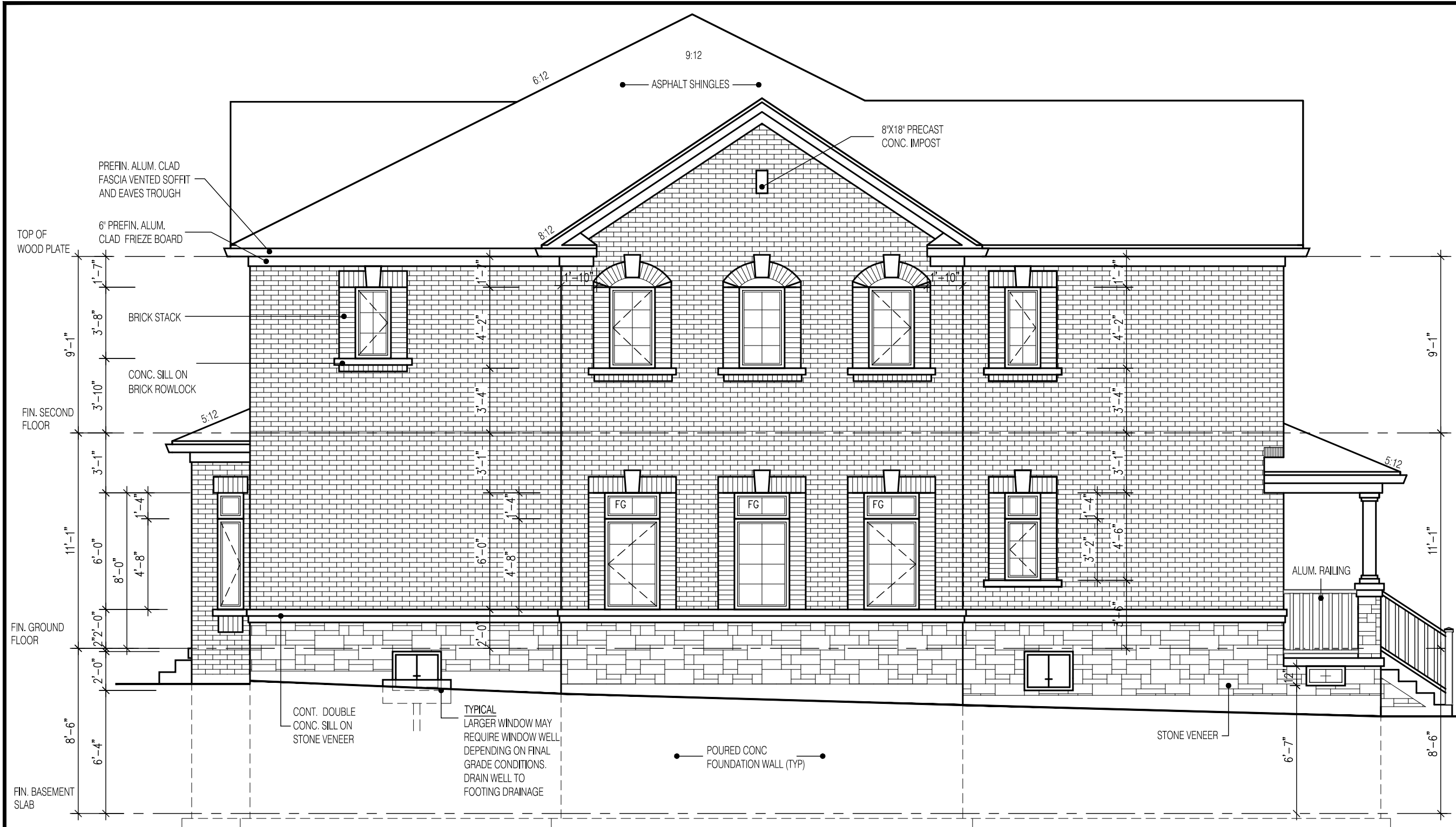
REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

jardin design group inc. 27763
FIRM NAME BCIN

FRONT ELEVATION 1

GRANELLI HOMES
BRAMPTON

MODEL: ---
SCALE: 3/16" = 1'-0"
PROJ. No. 17-55 DWG. No. 4



**SIDE ELEVATION 1
(UPGRADE)
LOT-1**

UNPROTECTED OPENINGS

WALL AREA	1222.0	⌀
ALLOWABLE WINDOW AREA @ 11.0% (3.65m SIDEYARD)	134.4	⌀
ACTUAL GLAZED AREA	87.8	⌀

W Architect Inc.
DESIGN CONTROL REVIEW
FEB. 08, 2019
FINAL BY: MMI
This stamp is only for the purposes of design control and carries no other professional obligations.

3289

13.1m LOTS

CELESTIAL 2-01
ELEVATION 1
(GR)

PACKAGE 'A1'

O.REG. 332/12

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.

JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

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

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7		
6		
5	DEC. 21, 2018	ISSUED FOR BUILDING PERMIT
4	AUG. 15, 2018	COORDINATED AS PER ENGINEER'S COMMENTS
3	JULY 26, 2018	ISSUED FOR STRUCTURAL REVIEW
2	MAY 22, 2018	ISSUED FOR FLOOR & ROOF TRUSSES
1	APR. 25, 2018	ISSUED TO CONTROL ARCHITECT FOR PRELIMINARY APPROVAL

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.

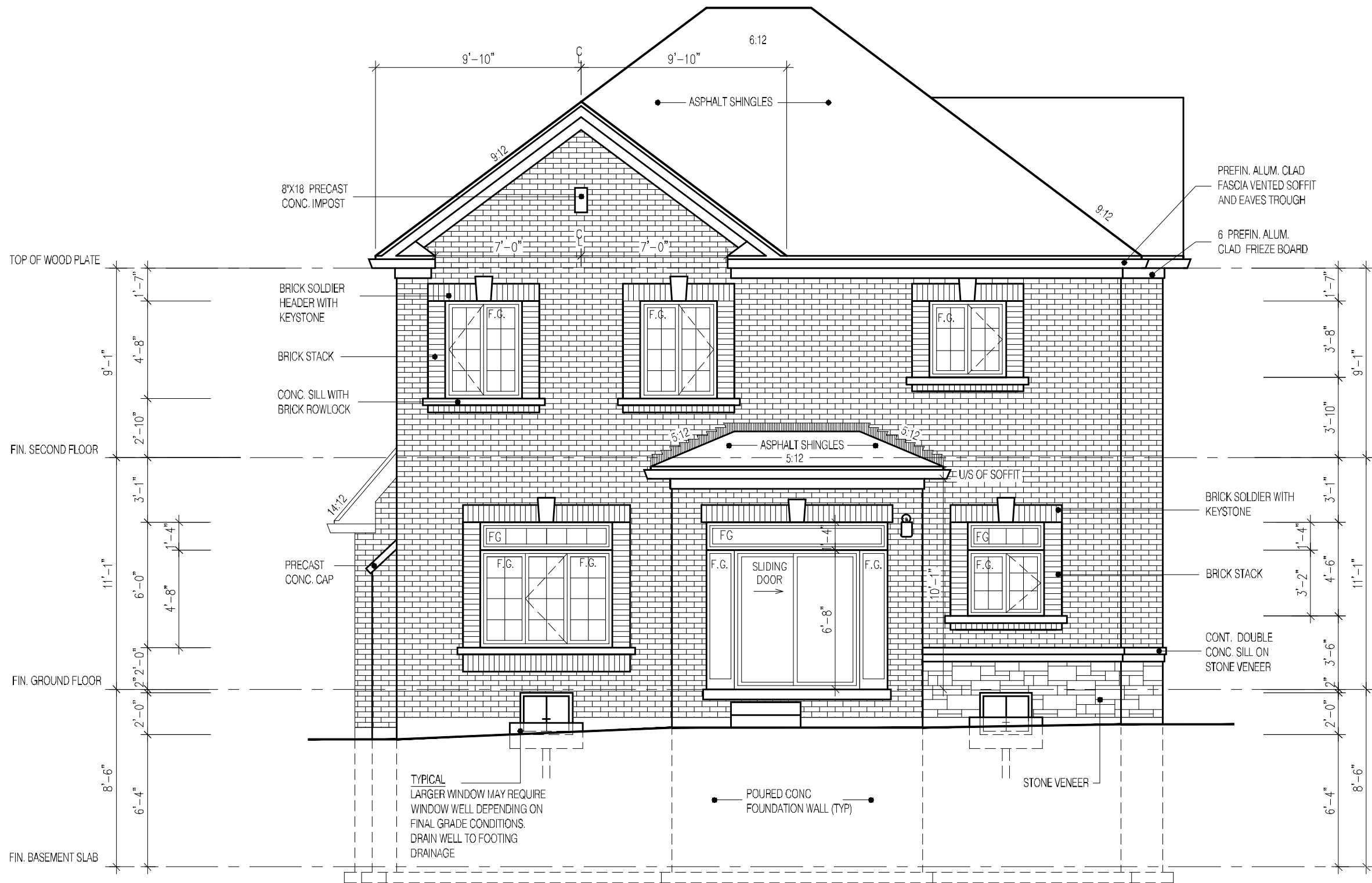
27763

FIRM NAME BCIN

SIDE ELEVATION 1

GRANELLI HOMES
BRAMPTON

MODEL: ---
SCALE: 3/16" = 1'-0"
PROJ. No. 17-55 DWG. No. 5



REAR ELEVATION 1
(UPGRADE)
LOT-1

W Architect Inc.
DESIGN CONTROL REVIEW
FEB. 08, 2019
FINAL BY: MMI
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3289
13.1m LOTS
CELESTIAL 2-01
ELEVATION 1
(GR)
PACKAGE 'A1'
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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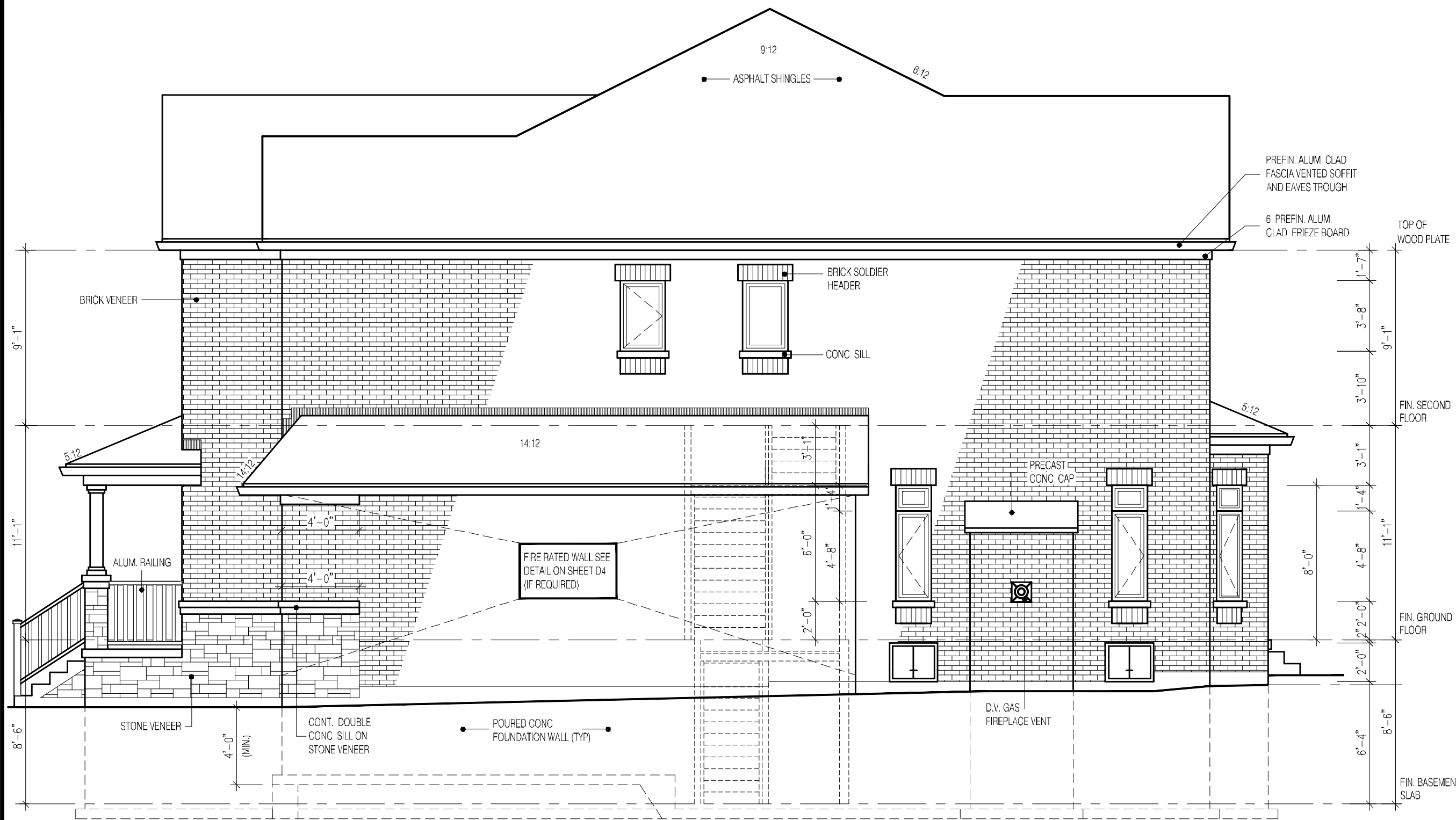
Walter Botter 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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jardin design group inc. 27763
FIRM NAME BCIN

REAR ELEVATION 1
GRANELLI HOMES
BRAMPTON

MODEL: ---
SCALE: 3/16" = 1'-0"
PROJ. No. 17-55 DWG. No. 6



**SIDE ELEVATION 1
(UPGRADE)
LOT-1**

UNPROTECTED OPENINGS

WALL AREA	1274	⌀
ALLOWABLE WINDOW AREA @ 7.0%(1.2m SIDEYARD)	89.2	⌀
ACTUAL GLAZED AREA	43.2	⌀

W Architect Inc.
DESIGN CONTROL REVIEW
FEB. 08, 2019
FINAL BY: MMI
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3289

11.0m LOTS

**CELESTIAL 2-01
ELEVATION 1
(GR)**

PACKAGE 'A1'

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
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Walter Botter *Walter Botter* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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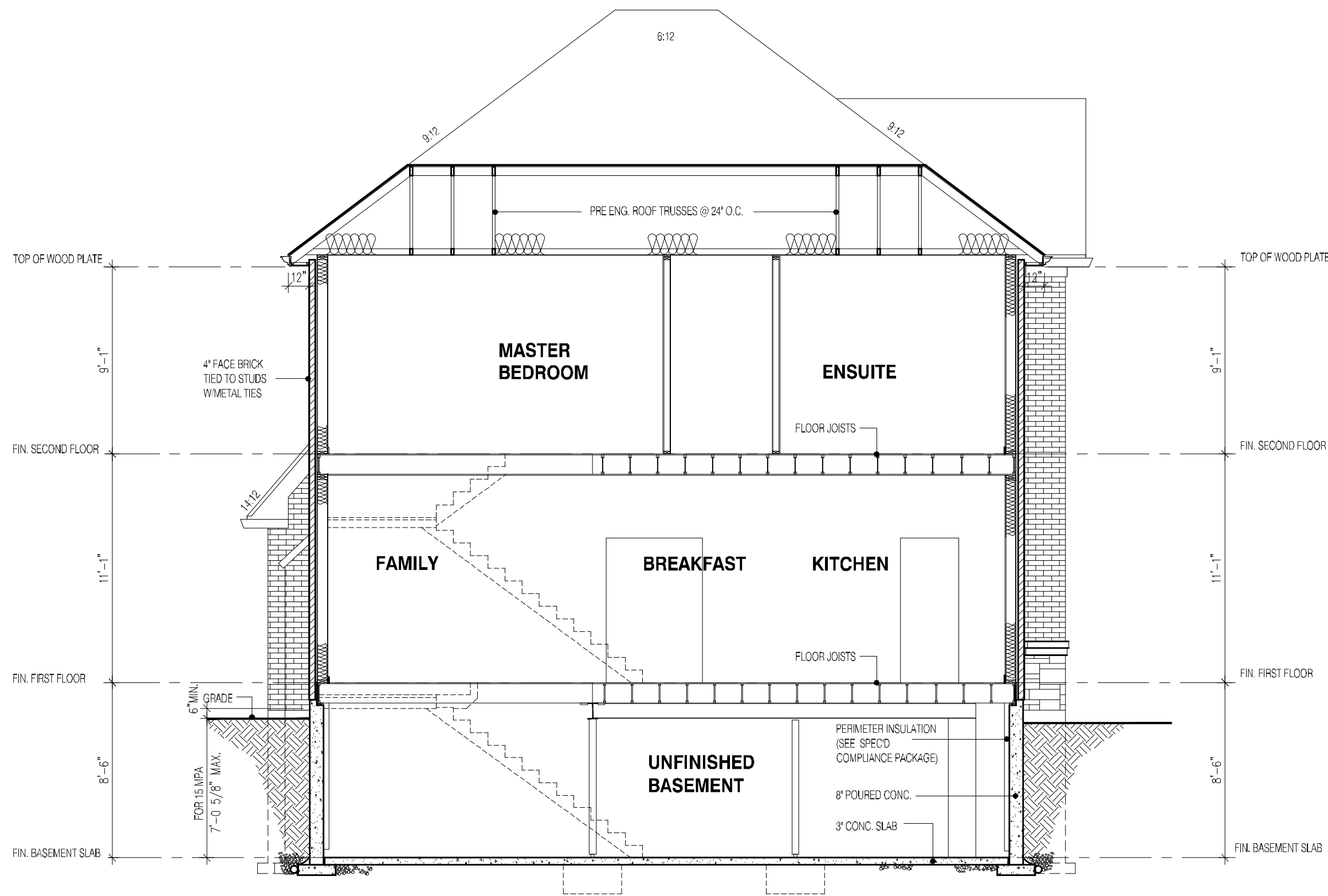
jardin design group inc. 27763
FIRM NAME BCIN

SIDE ELEVATION 1

GRANELLI HOMES
BRAMPTON



MODEL: ---
SCALE: 3/16" = 1'-0"
PROJ. No. 17-55
DWG. No. 7



SECTION A-A
ELEVATION 1

W Architect Inc.
DESIGN CONTROL REVIEW
FEB. 08, 2019
FINAL BY: MMI
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STRUDET INC.



FOR STRUCTURE ONLY

3289

11.0m LOTS

CELESTIAL 2-01
ELEVATION 1
(GR)

PACKAGE 'A1'

O.REG. 332/12

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No: DATE: WORK DESCRIPTION:

jardin

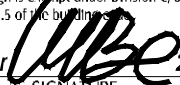
DESIGN GROUP INC

64 JARDIN DR, SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
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Walter Botter



21031

NAME SIGNATURE BCIN


REGISTRATION INFORMATION
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jardin design group inc. 27763

FIRM NAME BCIN

SECTION EL-1

GRANELLI HOMES
BRAMPTON



MODEL: ---
SCALE: 3/16" = 1'-0"
PROJ. No. 17-55 DWG. No. 8