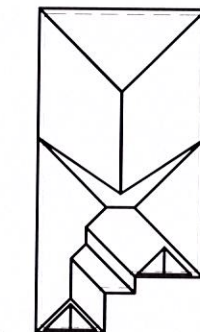


AMELIA 1

(MODEL 2831 S.F.)

SB-12 PRESCRIPTIVE ENERGY EFFICIENCY DESIGN MATRIX

PRESCRIPTIVE PACKAGE		GLASS/WALL AREA RATIO			
A1	ELEV. 1	WALL AREA	370.22 m ²		
		GLASS AREA	30.18 m ²		
		% GLASS	8.15 %		
	ELEV. 2	WALL AREA	368.96 m ²		
		GLASS AREA	30.79 m ²		
		% GLASS	8.35 %		
SPACE HEATING FUEL		ELEV. 3	WALL AREA	000.00 m ²	
☒ GAS	☐ OIL		GLASS AREA	00.00 m ²	
☐ 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	

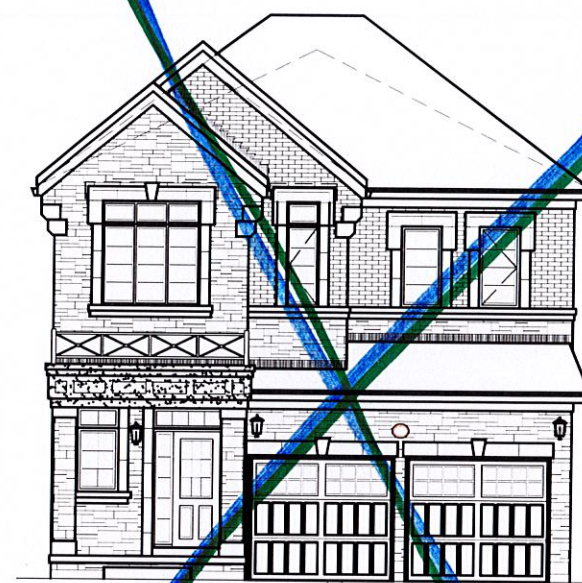


ROOF PLAN



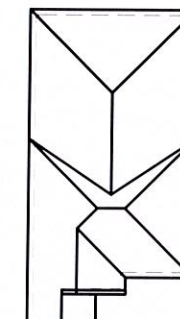
FRONT ELEVATION 1

AREA CALCULATIONS - EL. 1	
TOTAL GROUND FLOOR AREA	= 1272 SQ. FT.
TOTAL SECOND FLOOR AREA	= 1611 SQ. FT.
TOTAL GROSS FLOOR AREA	= 2883 SQ. FT.
	267.84 m ²
SUBTRACT OPEN AREAS	= 52 SQ. FT.
	4.83 m ²
TOTAL NET FLOOR AREA	= 2831 SQ. FT.
	263.01 m ²



FRONT ELEVATION 2

AREA CALCULATIONS - EL. 2	
TOTAL GROUND FLOOR AREA	= 1272 SQ. FT.
TOTAL SECOND FLOOR AREA	= 1611 SQ. FT.
TOTAL GROSS FLOOR AREA	= 2883 SQ. FT.
	267.84 m ²
SUBTRACT OPEN AREAS	= 52 SQ. FT.
	4.83 m ²
TOTAL NET FLOOR AREA	= 2831 SQ. FT.
	263.01 m ²



ROOF PLAN

W Architect Inc.
DESIGN CONTROL REVIEW
JAN. 23, 2019
FINAL BY: MMI
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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 1/4" (90x90x6) + 2-2" x 8" SPR. No. 2
- WL2 = 4" x 3 1/2" x 5 1/6" (100x90x8) + 2-2" x 8" SPR. No. 2
- WL3 = 5" x 3 1/2" x 5 1/6" (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 1/6" (125x90x8) + 2-2" x 12" SPR. No. 2
- WL7 = 5" x 3 1/2" x 5 1/6" (125x90x8) + 3-2" x 10" SPR. No. 2
- WL8 = 5" x 3 1/2" x 5 1/6" (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
- WB8 = 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 1/4" (90 x 90 x 6)
- L2 = 4" x 3 1/2" x 5 1/6" (100 x 90 x 8)
- L3 = 5" x 3 1/2" x 5 1/6" (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

2831

11.0m LOTS

AMELIA 1
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 ANY SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS. FOR CONSTRUCTION, THE CONTRACTOR SHALL REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK. AS CONSTRUCTED, THE WORK MUST BE VERIFIED PRIOR TO POURING FOOTINGS. JARDIN DESIGN GROUP INC. HAS BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE DRAWINGS 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 A PART OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF JARDIN DESIGN GROUP INC. THIS DRAWING IS NOT TO BE SCALED.

7		
6		
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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

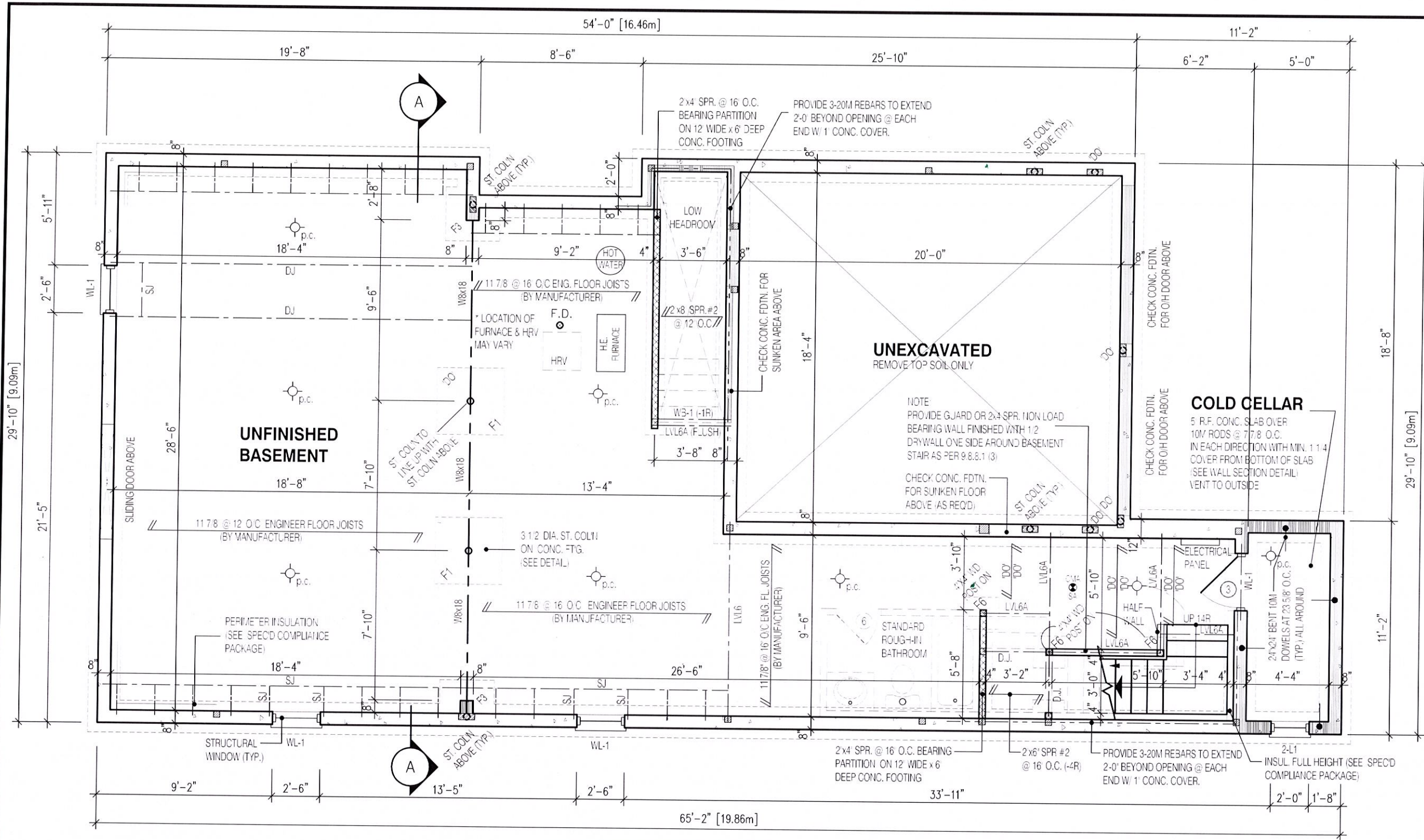
REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code.
jardin design group inc. 27763
FIRM NAME BCIN

TITLE SHEET

GRANELLI HOMES
BRAMPTON



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



W Architect Inc.
DESIGN CONTROL REVIEW
JAN. 23, 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

CONC. PAD FOOTING LEGEND (150 KPa)
(UNLESS OTHERWISE SPECIFIED)
F1 = 42x42x18" CONCRETE PAD F5 = 24x24x12" CONCRETE PAD
F2 = 36x36x16" CONCRETE PAD F6 = 18x18x10" CONCRETE PAD
F3 = 34x34x14" CONCRETE PAD F7 = 16x16x8" CONCRETE PAD
F4 = 30x30x12" CONCRETE PAD

NOTE:
SUBFLOOR TO BE 3/4" 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
- LVL LAMINATED VENEER LUMBER
- S.J. SINGLE JOIST
- D.J. DOUBLE JOIST
- T.J. TRIPLE JOIST
- REPEAT NOTE
- SHOWER WEEPERS
- EVCS ELECTRIC VEHICLE CHARGING SYSTEM

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

2831

11.0m LOTS

AMELIA 1

ELEVATION 1

(GR)

PACKAGE 'A1'

O.REG. 332/12

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AS CONSTRUCTED, IMPRINTS 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	
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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

BASEMENT PLAN EL-1

GRANELLI HOMES

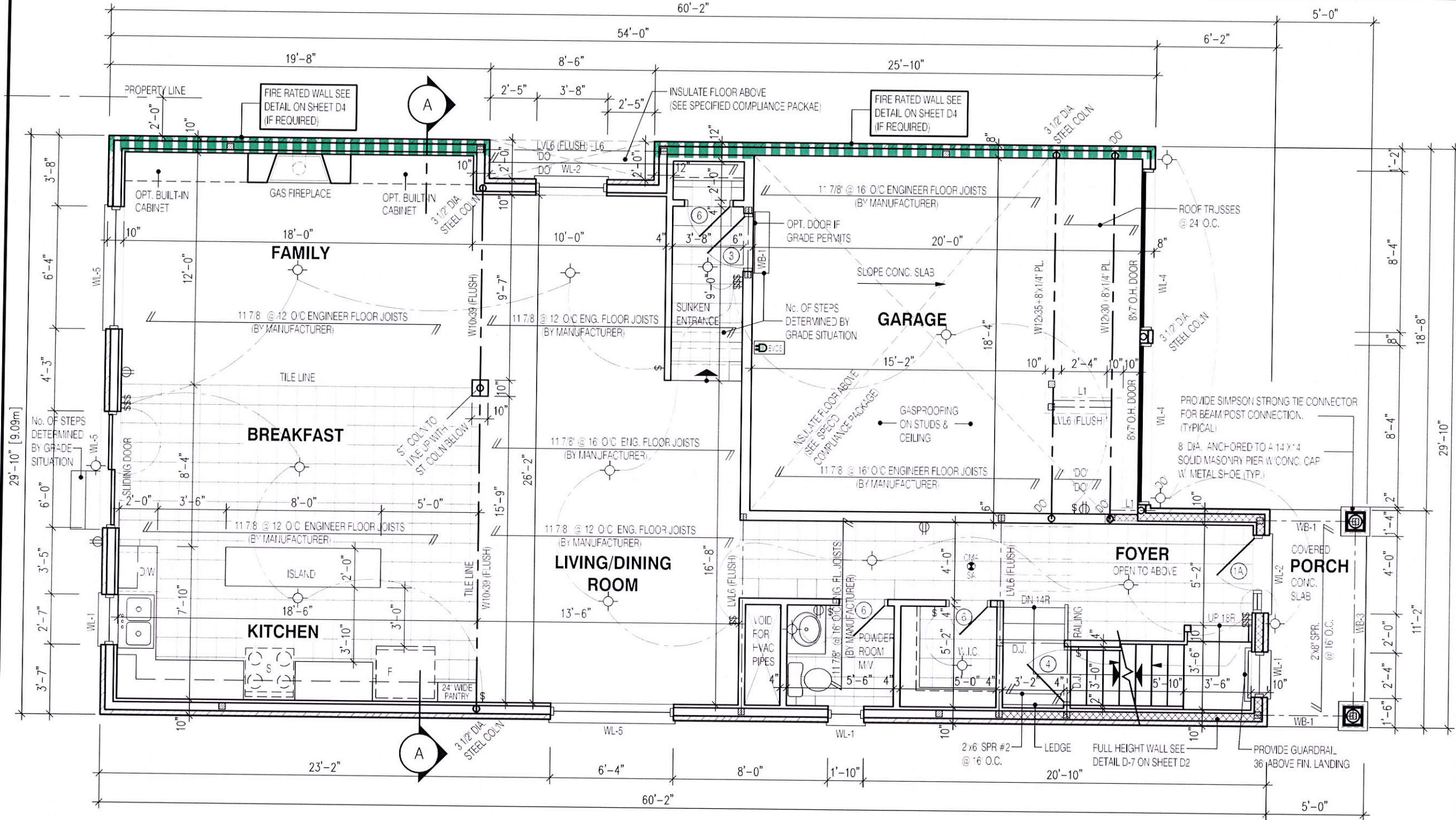
BRAMPTON

MODEL: ---

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

PROJ. No. 17-55

DWG. No. 1



W Architect Inc.
DESIGN CONTROL REVIEW
JAN. 23, 2019
FINAL BY: MMI
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NOTE:
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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 COL'N ABOVE LAMINATED VENEER LUMBER
 - LVL SINGLE JOIST
 - S.J. DOUBLE JOIST
 - D.J. TRIPLE JOIST
 - T.J. REPEAT NOTE
 - SHOWER WEEPERS
 - ELECTRIC VEHICLE CHARGING SYSTEM

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

2831
11.0m LOTS
AMELIA 1
ELEVATION 1
(GR)
PACKAGE 'A1'
O.REG. 332/12

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AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT 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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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* 21037
NAME SIGNATURE BCIN

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

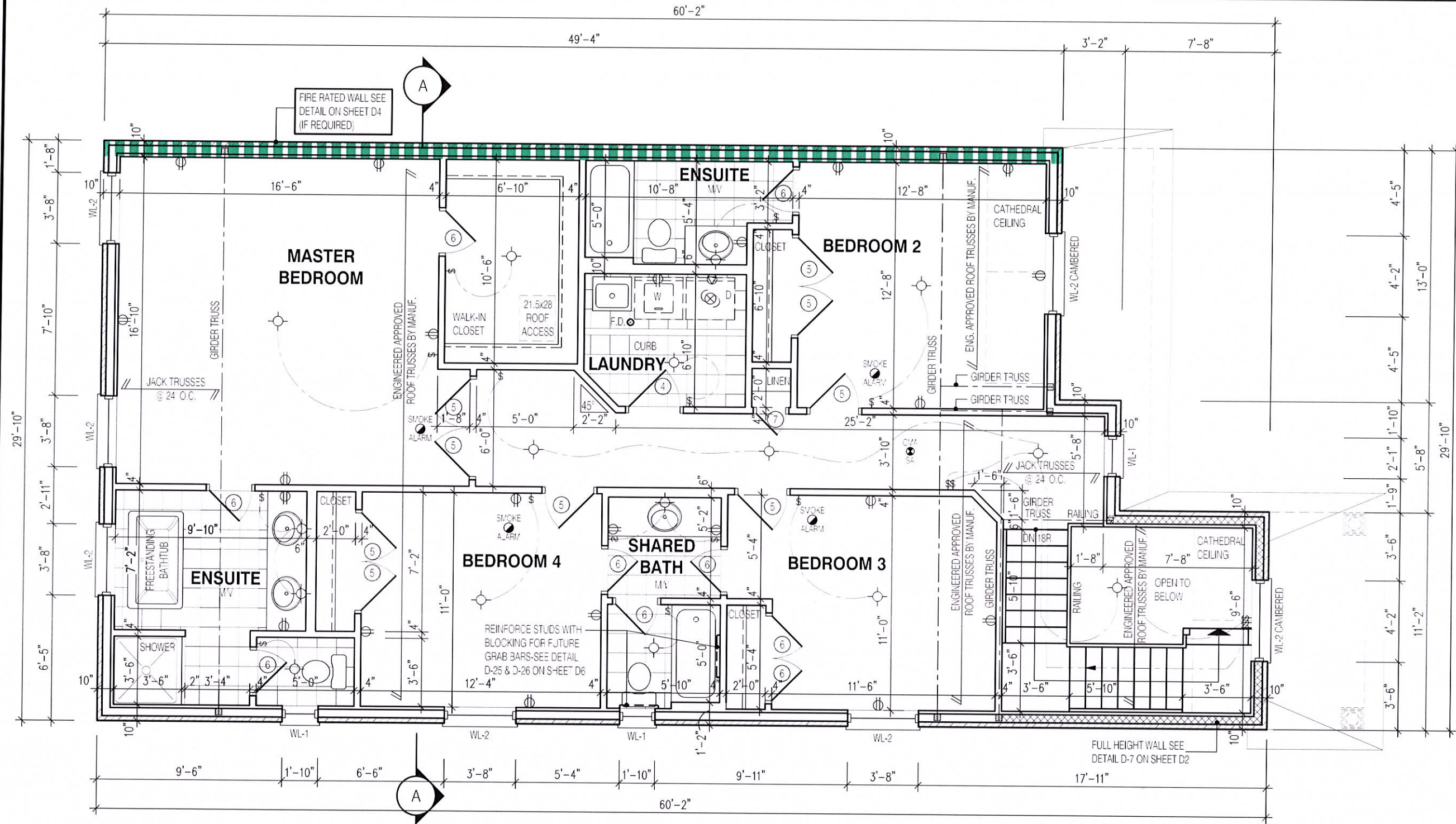
jardin design group inc. 27763
FIRM NAME BCIN

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
JAN. 23, 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 2x4' SPF, @ 24" O.C. WITH A 2x4' 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
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STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

2831

11.0m LOTS

AMELIA 1

ELEVATION 1

(GR)

PACKAGE 'A1'

O.REG. 332/12

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7

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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 *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

SECOND FL. PLAN EL-1

GRANELLI HOMES

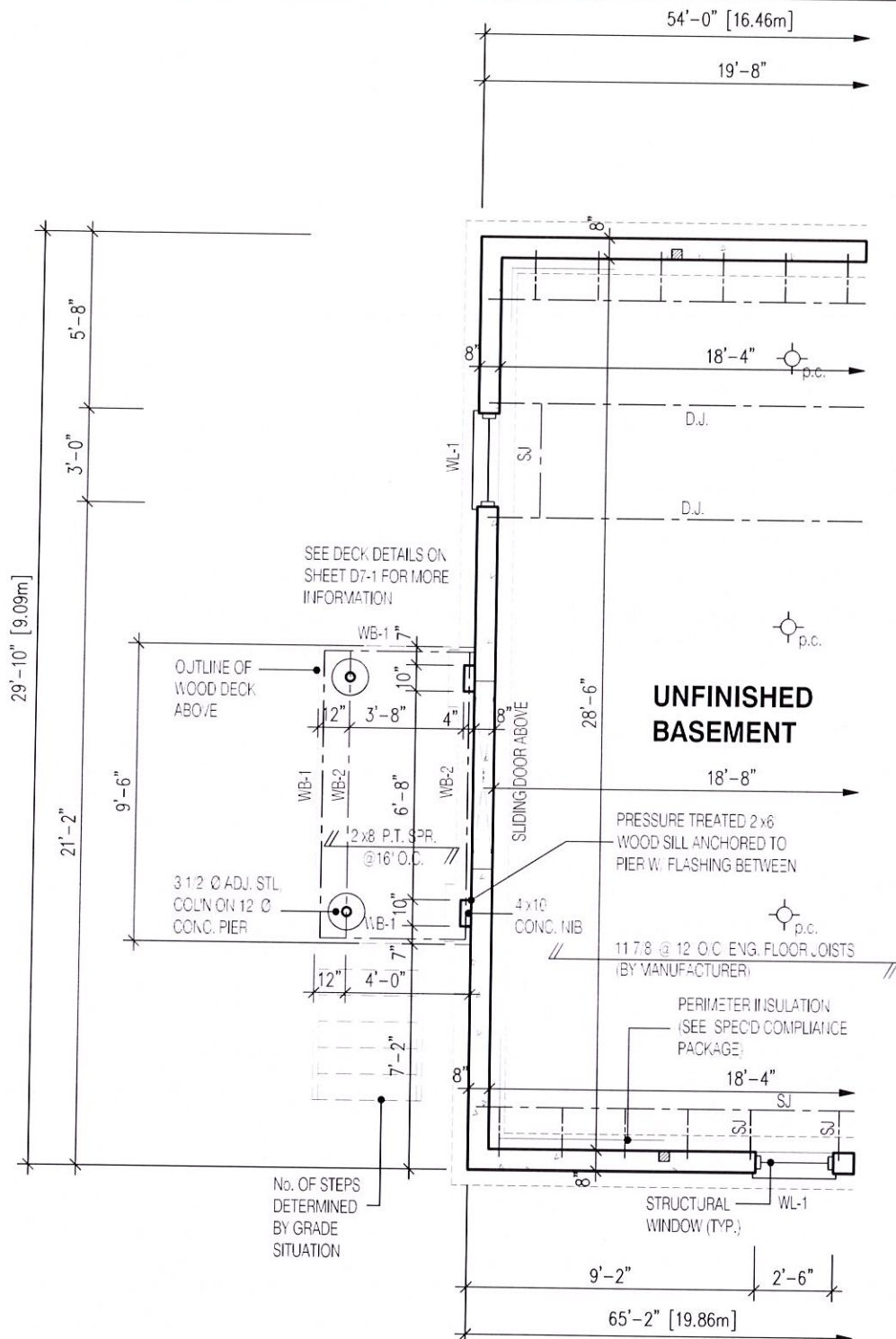
BRAMPTON

MODEL: ---

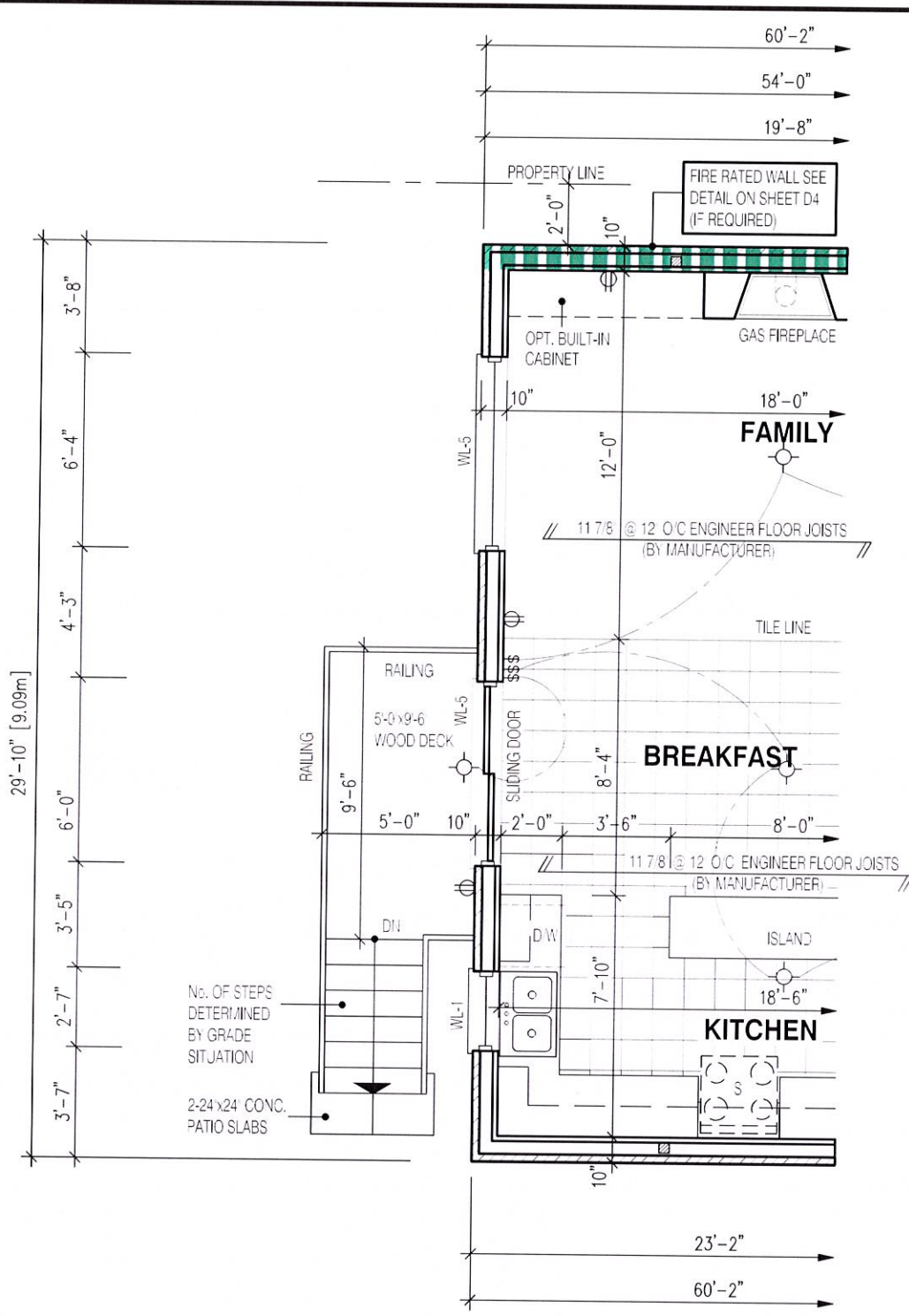
SCALE: 3/16"=1'-0"

PROJ. No. 17-55

DWG. No. 3



PARTIAL BASEMENT PLAN EL-1
FOR WOOD DECK CONDITION



PARTIAL FIRST FLOOR PLAN EL-1
FOR WOOD DECK CONDITION

**REAR ELEVATION BASEMENT WINDOW
NOTES FOR DECK CONDITIONS**

- USE 1'-4"x2'-6" STANDARD STRUCTURAL BASEMENT WINDOWS AS SHOWN ON BASIC PLAN FOR DECKS WITH 3 RISERS.
- USE 2'-0"x3'-0" WINDOWS AS SHOWN BETWEEN JOISTS FOR DECKS WITH 4 RISERS TO 6 RISERS.
- USE 2'-0"x3'-0" WINDOWS AS SHOWN BUT LOWER BELOW JOISTS FOR DECK CONDITIONS OVER 6 RISERS.

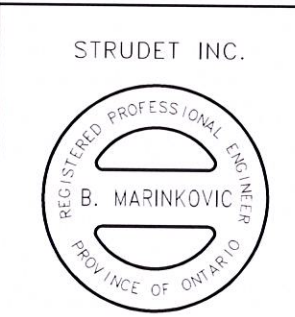
RISERS NOTED ARE IN ADDITION TO 6" RISER AT DOOR

NOTE:
RAILING REQUIRED WHEN GRADE IS MORE THAN 2'-0"

NOTE:
WHEN VENEER CUT IS GREATER THAN 26", A 10" POURED CONCRETE FOUNDATION WALL IS REQUIRED

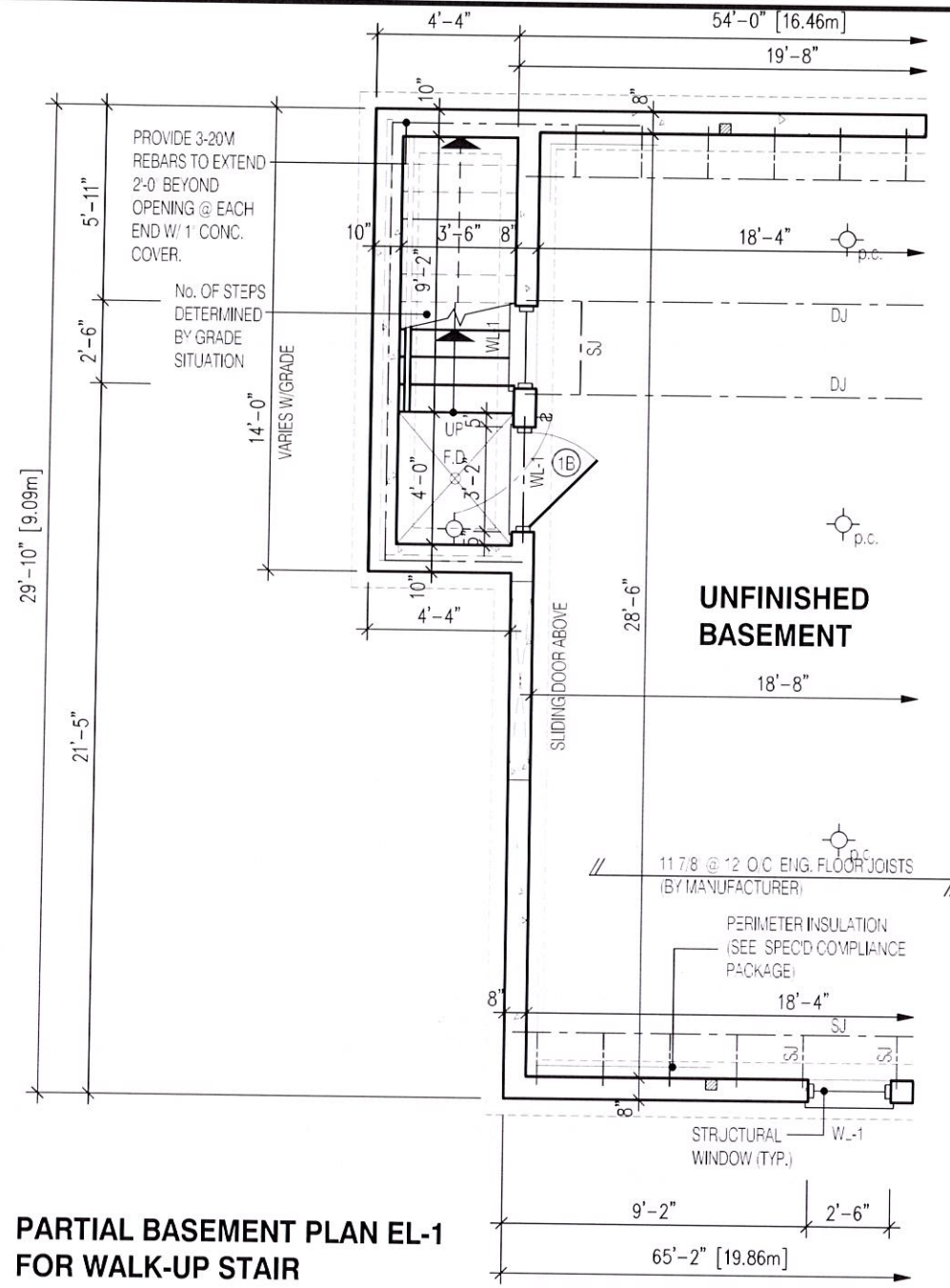
NOTE:
ACTUAL FINISH GRADES MAY VARY DEPENDING ON LOT CONDITIONS. (REFER TO GRADING PLANS)

W Architect Inc.
DESIGN CONTROL REVIEW
JAN. 23, 2019
FINAL BY: **MMI**
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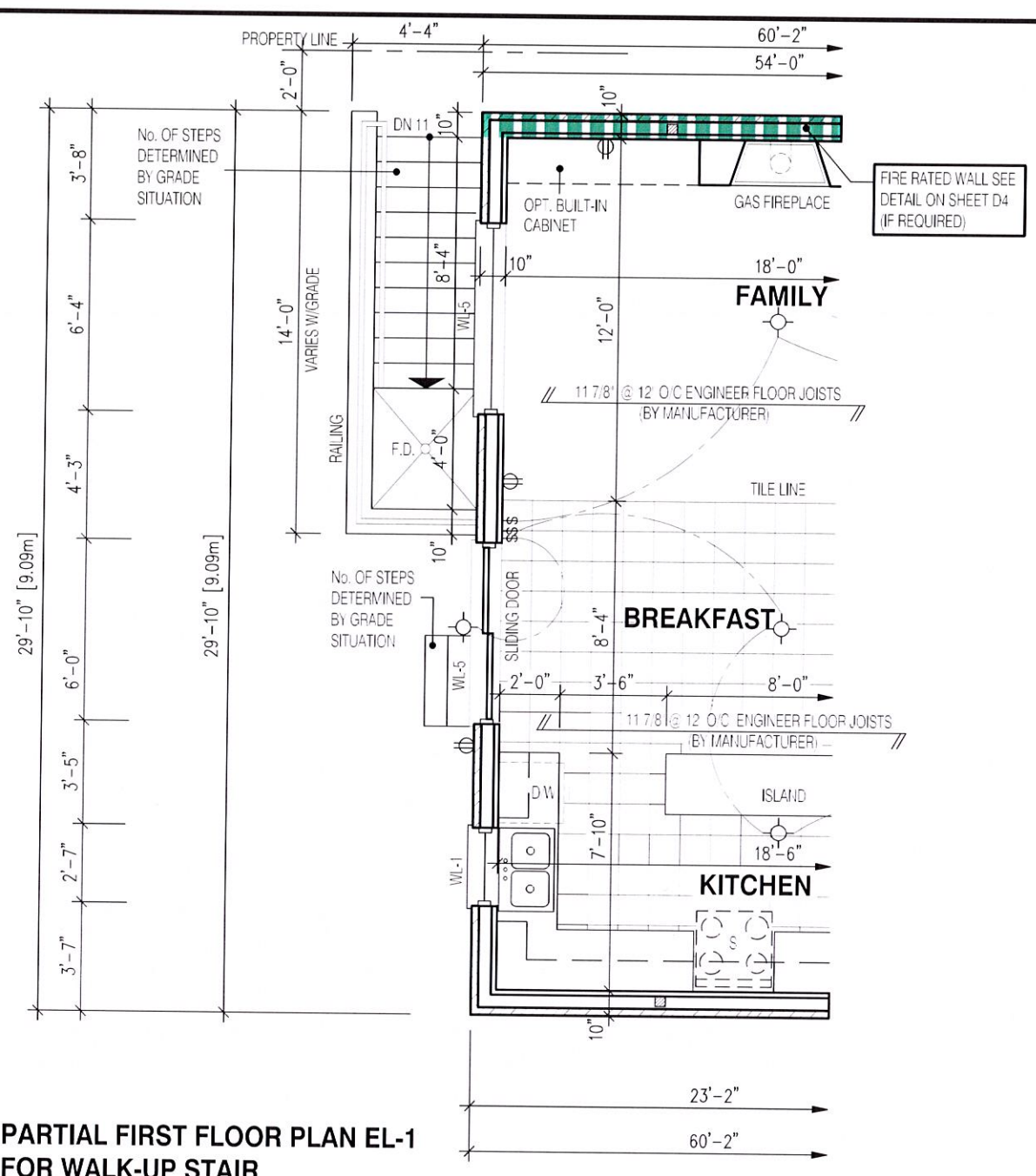


FOR STRUCTURE ONLY

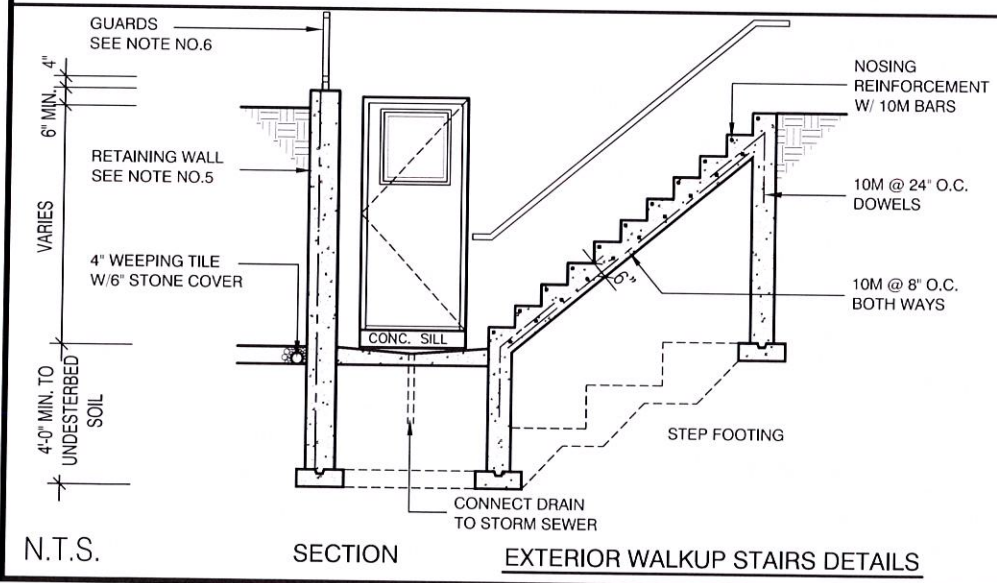
2831	
11.0m LOTS	
AMELIA 1	
ELEVATION 1 (GR)	
PACKAGE 'A1'	
O.REG. 332/12	
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AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.	
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7	
6	
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4	
3	DEC. 21, 2018 ISSUED FOR BUILDING PERMIT
2	AUG. 15, 2018 COORDINATED AS PER ENGINEER'S COMMENTS
1	JULY 26, 2018 ISSUED FOR STRUCTURAL 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	
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	
WOOD DECK CONDITION EL.-1	
GRANELLI HOMES BRAMPTON	
MODEL: ----	
SCALE: 3/16"=1'-0"	
PROJ. No. 17-55	DWG. No. 3-1



PARTIAL BASEMENT PLAN EL-1
FOR WALK-UP STAIR

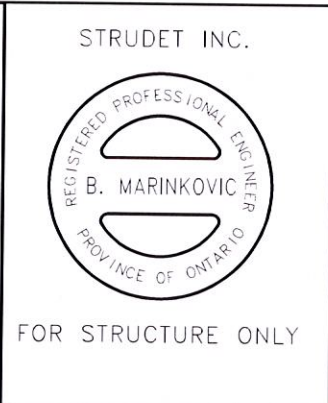


PARTIAL FIRST FLOOR PLAN EL-1
FOR WALK-UP STAIR



SECTION
EXTERIOR WALKUP STAIRS DETAILS

- GENERAL NOTES:
- FOOTING
24"x8" POURED CONC. FOOTING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED GRANULAR FILL.
 - CONCRETE
MINIMUM COMPRESSIVE STRENGTH OF 32 MPa (4650 psi) @ 28 DAYS W/ 5% TO 8% AIR ENTRAINMENT.
 - EXTERIOR STAIRS
7 7/8" RISE MAXIMUM
8 1/4" RUN MINIMUM
9 1/4" TREAD MINIMUM
INSULATION
FOR INSULATION VALUE & VAPOUR BARRIER LOCATION REFER TO NOTE 13 OF STANDARD NOTES.
 - RETAINING WALL
10" POURED CONCRETE W/ NO REINFORCING REQUIRED FOR WALL HEIGHTS TO A MAX. OF 4'-7". PROVIDE 15M VERTICAL REINFORCEMENT @ 16" O.C. AND 15M HORIZONTAL REINFORCEMENT @ 24" O.C. FOR WALL HEIGHTS TO 7'-0". RETAINING WALL TO RESIST LATERAL DESIGN LOADS AS PER OBC DIVISION B SECTION 4.1.5.16.
 - GUARDS
3'-6" HIGH WHERE DISTANCE FROM GRADE TO BOTTOM OF WALKOUT EXCEEDS 5'-11"; 2'-11" FOR LESSER HEIGHTS. MAXIMUM 4" BETWEEN VERTICAL PICKETS.
 -



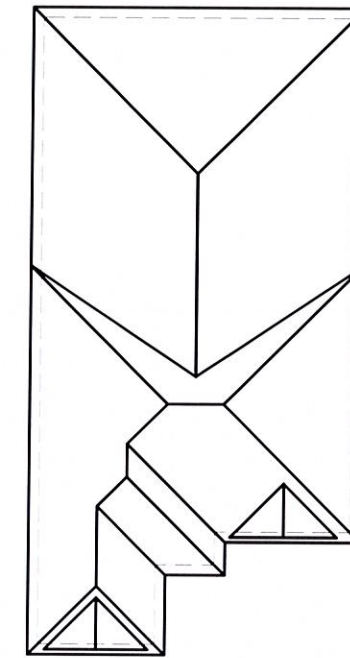
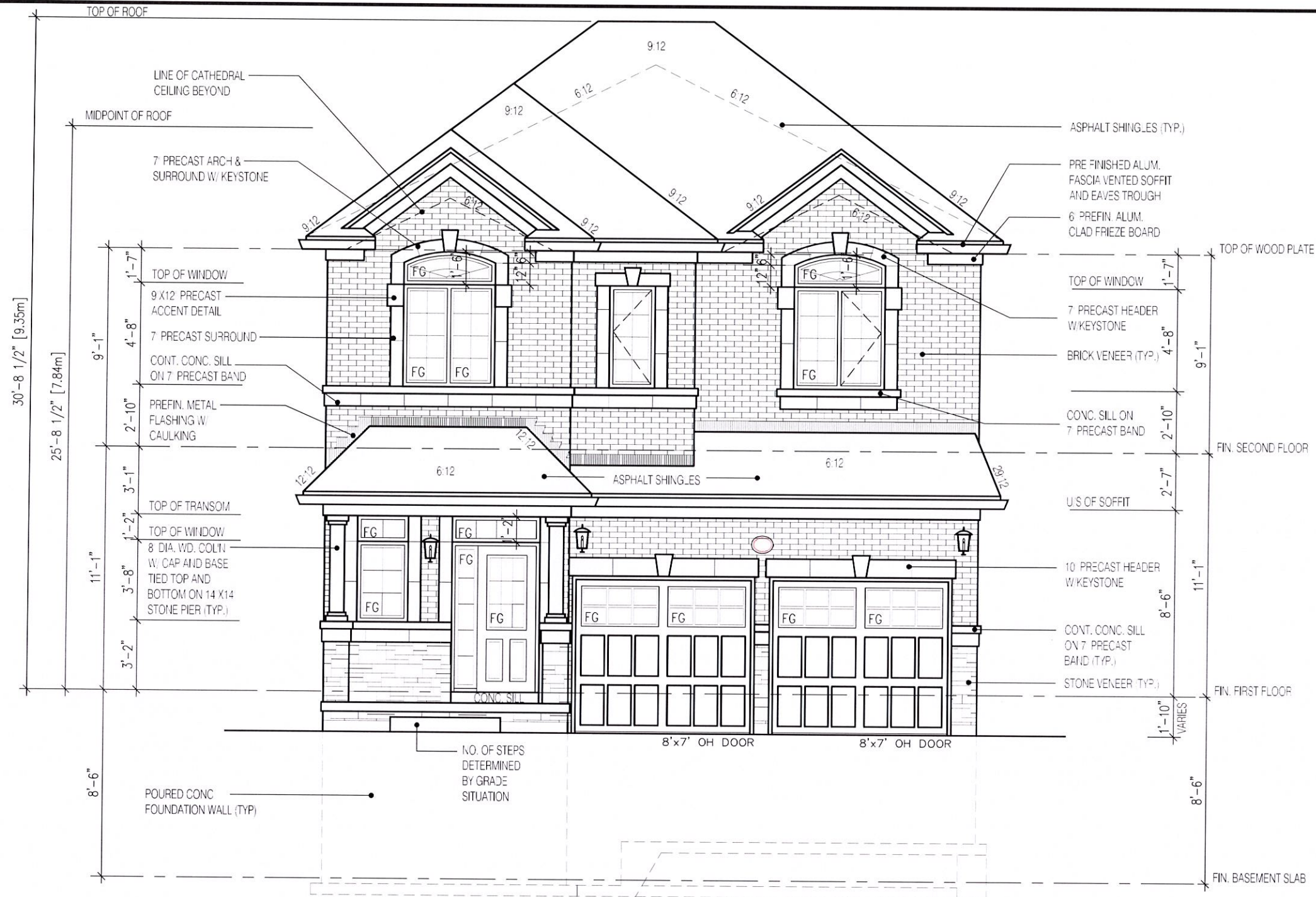
NOTE:
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NOTE:
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NOTE:
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2831	
11.0m LOTS	
AMELIA 1 ELEVATION 1 (GR)	
PACKAGE 'A1'	
O.REG. 332/12	
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Walter Botter <i>WBe</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	
WALK-UP CONDITION EL-1	
GRANELLI HOMES BRAMPTON	
MODEL: ----	
SCALE: 3/16" = 1'-0"	
PROJ. No. 17-55	DWG. No. 3-2



ROOF PLAN

N.T.S.

2831

11.0m LOTS

AMELIA 1
ELEVATION 1
(GR)

PACKAGE 'A1'

O.REG. 332/12

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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

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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
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jardin design group inc. 27763
FIRM NAME BCIN

FRONT ELEVATION 1

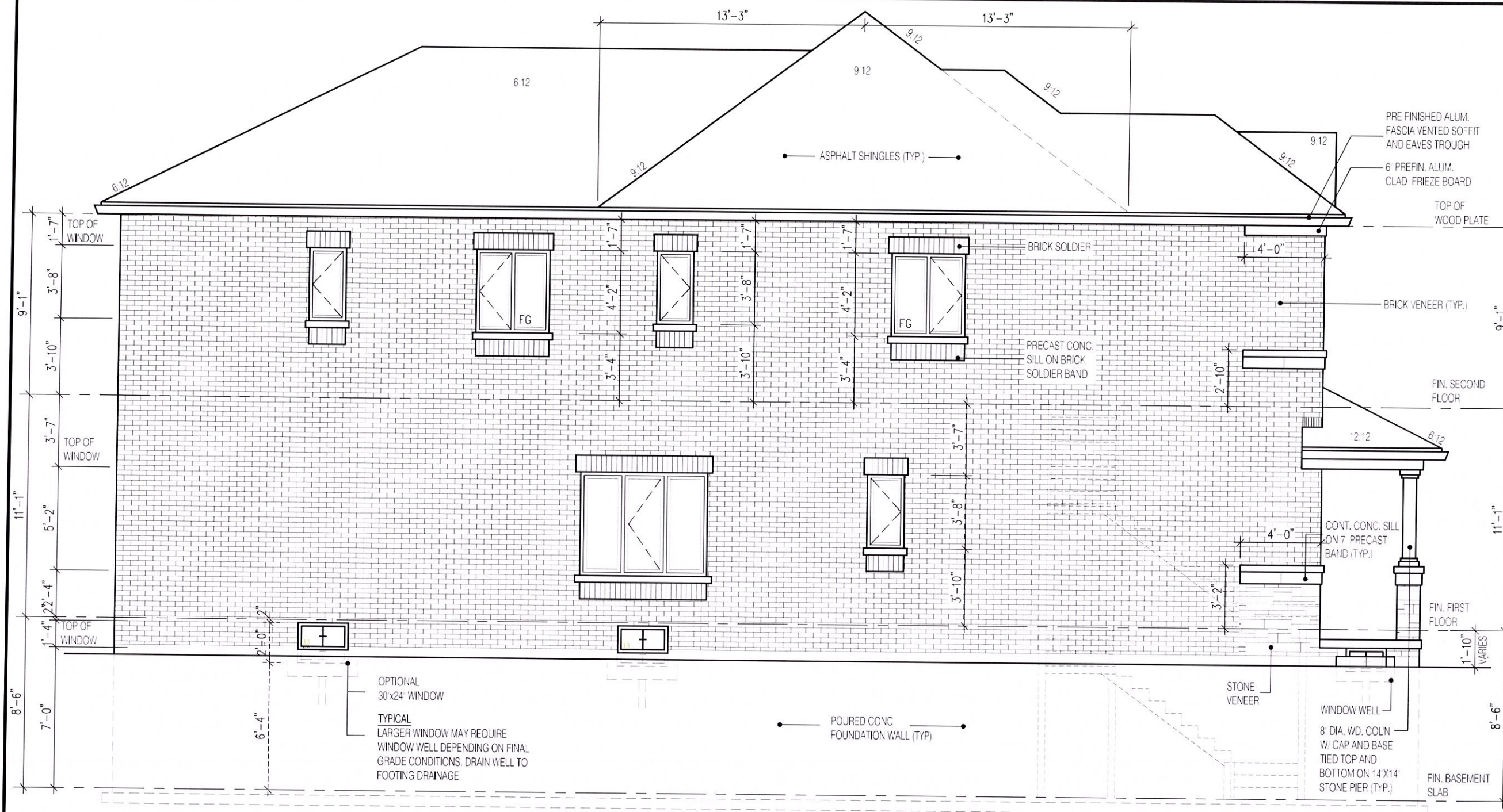
GRANELLI HOMES
BRAMPTON

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

W Architect Inc.
DESIGN CONTROL REVIEW
JAN. 23, 2019
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2831-ELEV.-1 ENERGY EFFICIENCY- SB12			
ELEVATION	WALL FT ²	OPENING FT ²	PERCENTAGE
FRONT	681.38	92.00	13.50 %
LEFT SIDE	1323.67	90.09	6.81 %
RIGHT SIDE	1323.67	7.64	0.58 %
REAR	656.33	135.15	20.59 %
TOTAL	3985.05	324.88	8.15 %

DRAWN BY: DRAWING NAME



LEFT SIDE ELEVATION 1

UNPROTECTED OPENINGS

WALL AREA	1330.0	⌘
ALLOWABLE WINDOW AREA @ 7.0%(1.2m SIDNEYARD)	93.12	⌘
ACTUAL GLAZED AREA	76.8	⌘

WITH OPTIONAL 30"x24" BASEMENT WINDOWS ACTUAL GLAZED AREA 79.7 ⌘

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2831

11.0m LOTS

AMELIA 1

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 *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

SIDE ELEVATION 1

GRANELLI HOMES

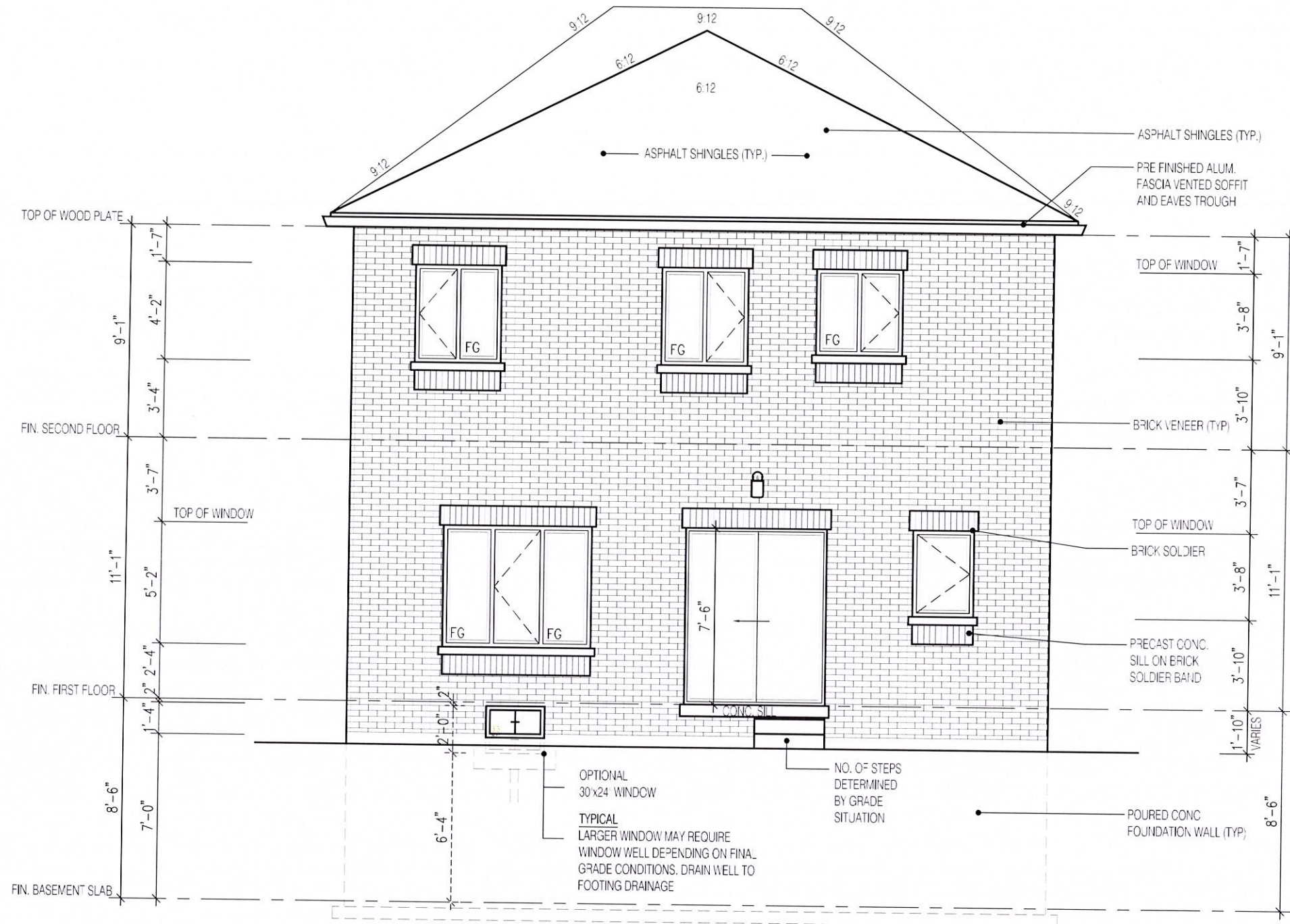
BRAMPTON

MODEL: ---

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

PROJ. No. 17-55

DWG. No. 5



REAR ELEVATION 1

2831

11.0m LOTS

AMELIA 1
ELEVATION 1
(GR)

PACKAGE 'A1'

O.REG. 332/12

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No. DATE: WORK DESCRIPTION:

jardin

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VAUGHAN ONT. L4K 3P3

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EMAIL: info@jardindesign.ca

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QUALIFICATION INFORMATION

Walter Botter

21031

NAME

SIGNATURE

BCIN

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REGISTRATION INFORMATION

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

W Architect Inc.

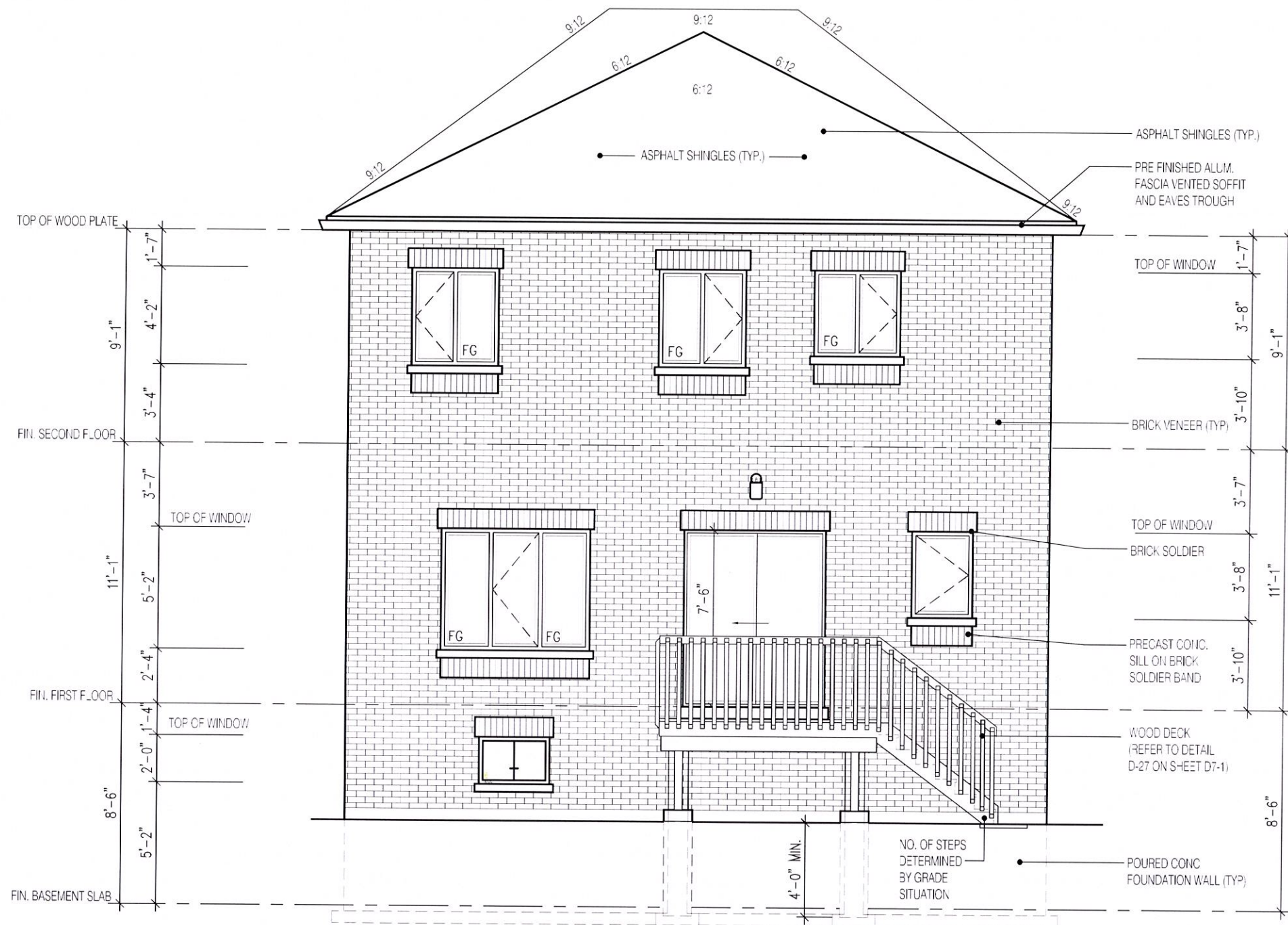
DESIGN CONTROL REVIEW

JAN. 23, 2019

FINAL BY: MMI

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DRAWN BY: DRAWING NAME: ---



REAR ELEVATION 1
WOOD DECK CONDITION

REAR ELEVATION BASEMENT WINDOW
NOTES FOR DECK CONDITIONS

- USE 1'-4"x2'-6" STANDARD STRUCTURAL BASEMENT WINDOWS AS SHOWN ON BASIC PLAN FOR DECKS WITH 3 RISERS.
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RISERS NOTED ARE IN ADDITION TO 6" RISER AT DOOR

NOTE:

RAILING REQUIRED WHEN GRADE IS MORE THAN 2'-0"

NOTE:

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NOTE:

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JAN. 23, 2019
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2831
11.0m LOTS
AMELIA 1
ELEVATION 1
(GR)
PACKAGE 'A1'
O.REG. 332/12

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

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Walter Botter 21031
NAME SIGNATURE BCIN

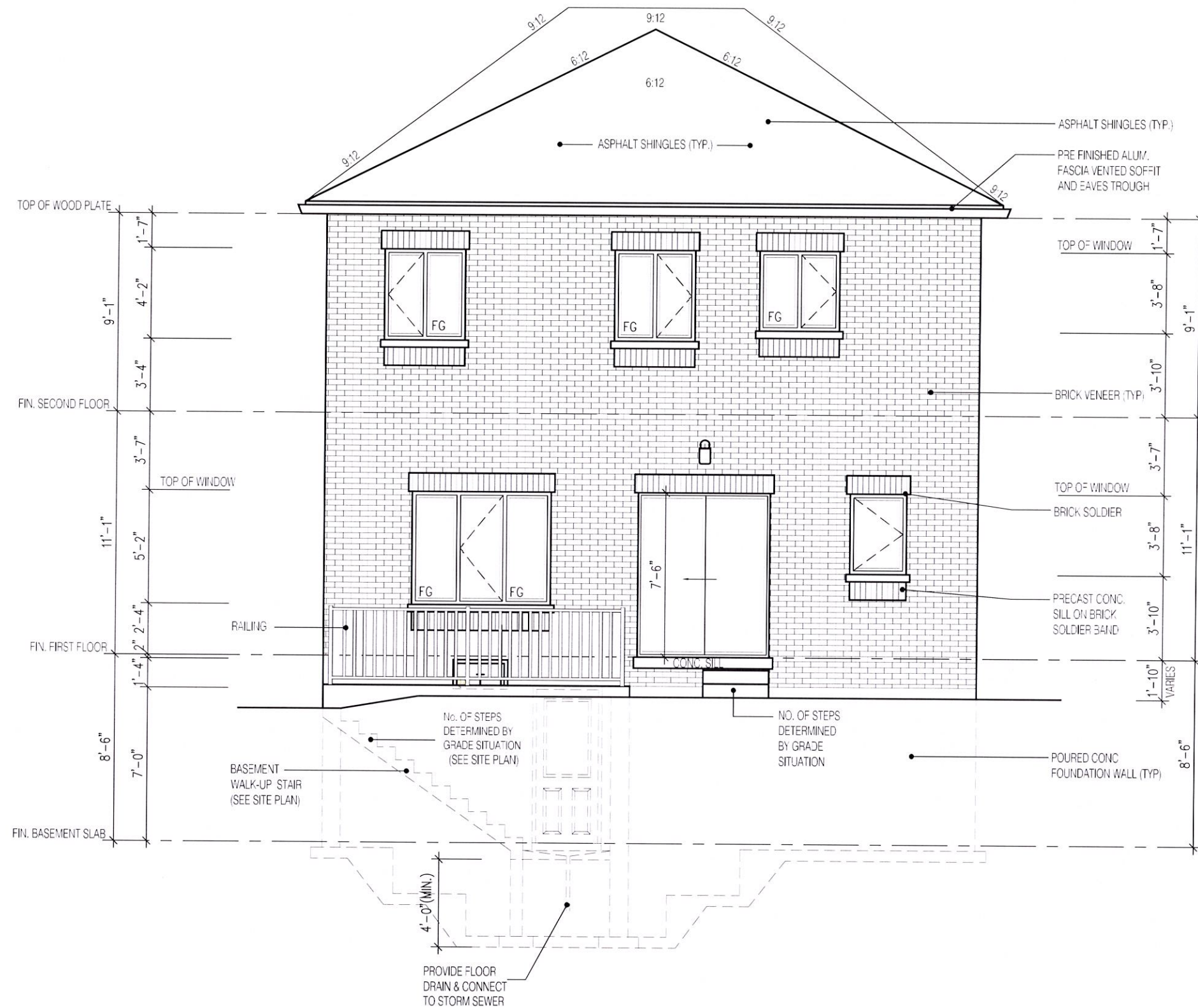
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jardin design group inc. 27763
FIRM NAME BCIN

REAR EL-1 WOOD DECK CONDITION

GRANELLI HOMES
BRAMPTON

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

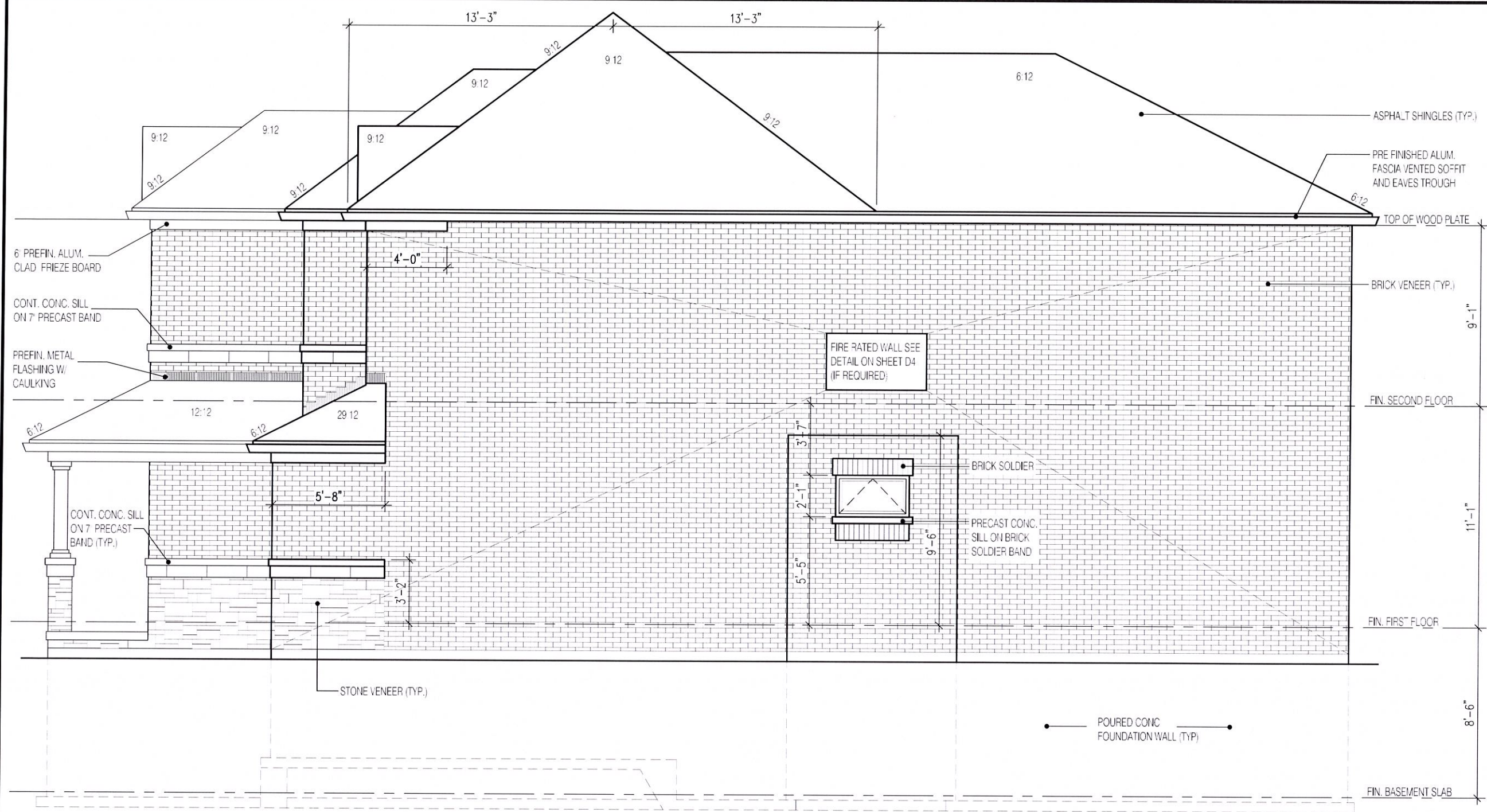


REAR ELEVATION 1
WALK-UP CONDITION

W Architect Inc.
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FINAL BY: MMI
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NOTE: RAILING REQUIRED WHEN GRADE IS MORE THAN 2'-0"	NOTE: WHEN VENEER CUT IS GREATER THAN 26", A 10" POURED CONCRETE FOUNDATION WALL IS REQUIRED	NOTE: ACTUAL FINISH GRADES MAY VARY DEPENDING ON LOT CONDITIONS. (REFER TO GRADING PLANS)
--	--	---

2831	
11.0m LOTS	
AMELIA 1 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 Required unless design is exempt under Division C, Subsection 3.2.4 of the building code	
jardin design group inc.	27763
FIRM NAME	BCIN
WALK-UP CONDITION EL-1	
GRANELLI HOMES BRAMPTON	
M/ODEL: ----	
SCALE: 3/16"=1'-0"	
PROJ. No.	DWG. No.
17-55	6-2



RIGHT SIDE ELEVATION 1

UNPROTECTED OPENINGS

WALL AREA	1323.0	Φ
ALLOWABLE WINDOW AREA @ 7.0%(1.2m SIDEYARD)	92.1	Φ
ACTUAL GLAZED AREA	6.0	Φ

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2831

11.0m LOTS

AMELIA 1

ELEVATION 1

(GR)

PACKAGE 'A1'

O.REG. 332/12

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AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

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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:

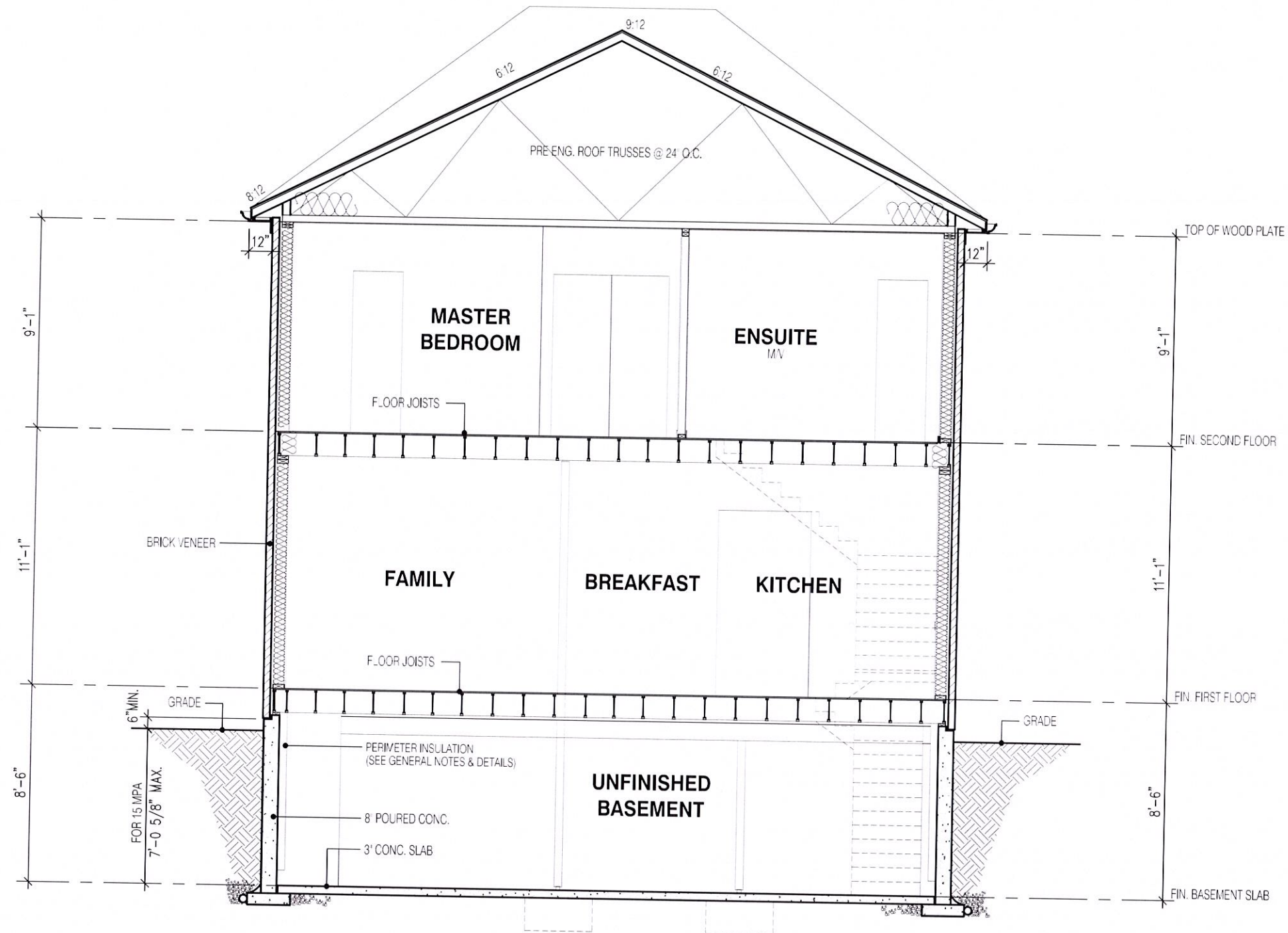
3/16"=1'-0"

PROJ. No.

DWG. No.

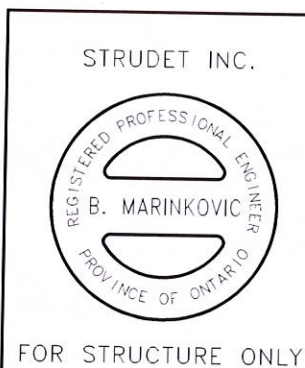
17-55

7



**SECTION A-A
ELEVATION 1**

W Architect Inc.
DESIGN CONTROL REVIEW
JAN. 23, 2019
FINAL BY: MMI
This stamp is only for the purposes of design control and carries no other professional obligations.



2831	
11.0m LOTS	
AMELIA 1 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. 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	
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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 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 EL-1	
GRANELLI HOMES BRAMPTON	
MODEL: ----	
SCALE: 3/16" = 1'-0"	
PROJ. No.	DWG. No.
17-55	8