

**W Architect Inc.**  
**DESIGN CONTROL REVIEW**  
FEB. 04, 2019  
**FINAL** BY: MMI  
This stamp is only for the purposes of design control and carries no other professional obligations.

**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** (75 KPa)  
(UNLESS OTHERWISE SPECIFIED)  
F1 = 42"x42"x18" CONCRETE PAD F5 = 24"x24"x12" CONCRETE PAD  
F2 = 36"x36"x16" CONCRETE PAD F6 = 18"x18"x10" CONCRETE PAD  
F3 = 34"x34"x14" CONCRETE PAD F7 = 16"x16"x8" CONCRETE PAD  
F4 = 30"x30"x12" 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 COL'N ABOVE 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.  
  
FOR STRUCTURE ONLY

2970

11.0m LOTS

AMELIA 3-05

ELEVATION 2

(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.

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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

BASEMENT PLAN EL-2

GRANELLI HOMES

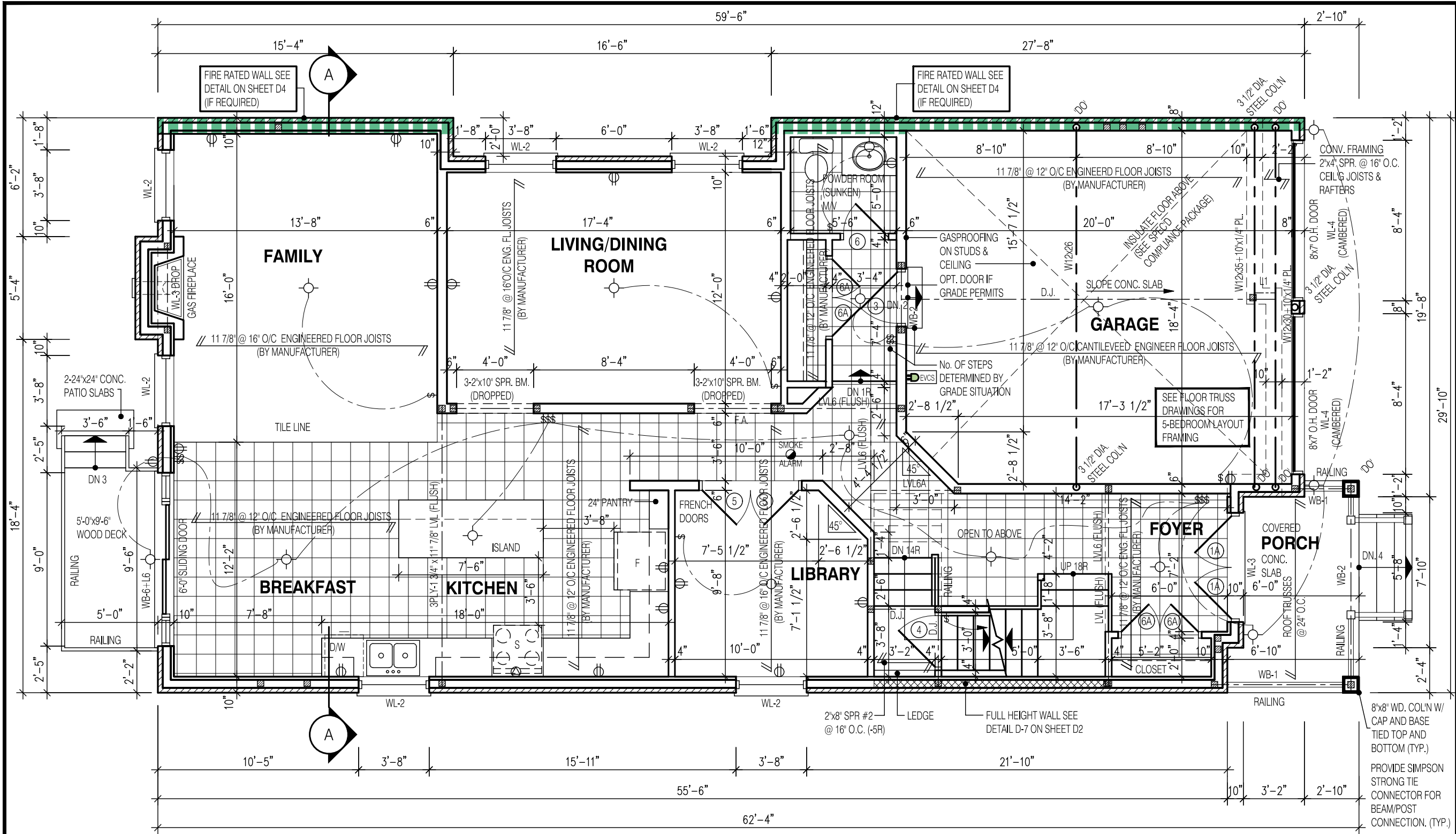
BRAMPTON

MODEL: ---

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

PROJ. No. 17-55

DWG. No. 1A



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  - SHOWER WEEPERS
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STRUDET INC.

FOR STRUCTURE ONLY

2970

11.0m LOTS

AMELIA 3-05

ELEVATION 2

(GR)

PACKAGE 'A1'

O.REG. 332/12

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jardin

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VAUGHAN ONT, L4K 3P3

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jardin design group inc.      27763

FIRM NAME      BCIN

FIRST FLOOR PLAN EL-2

GRANELLI HOMES

BRAMPTON

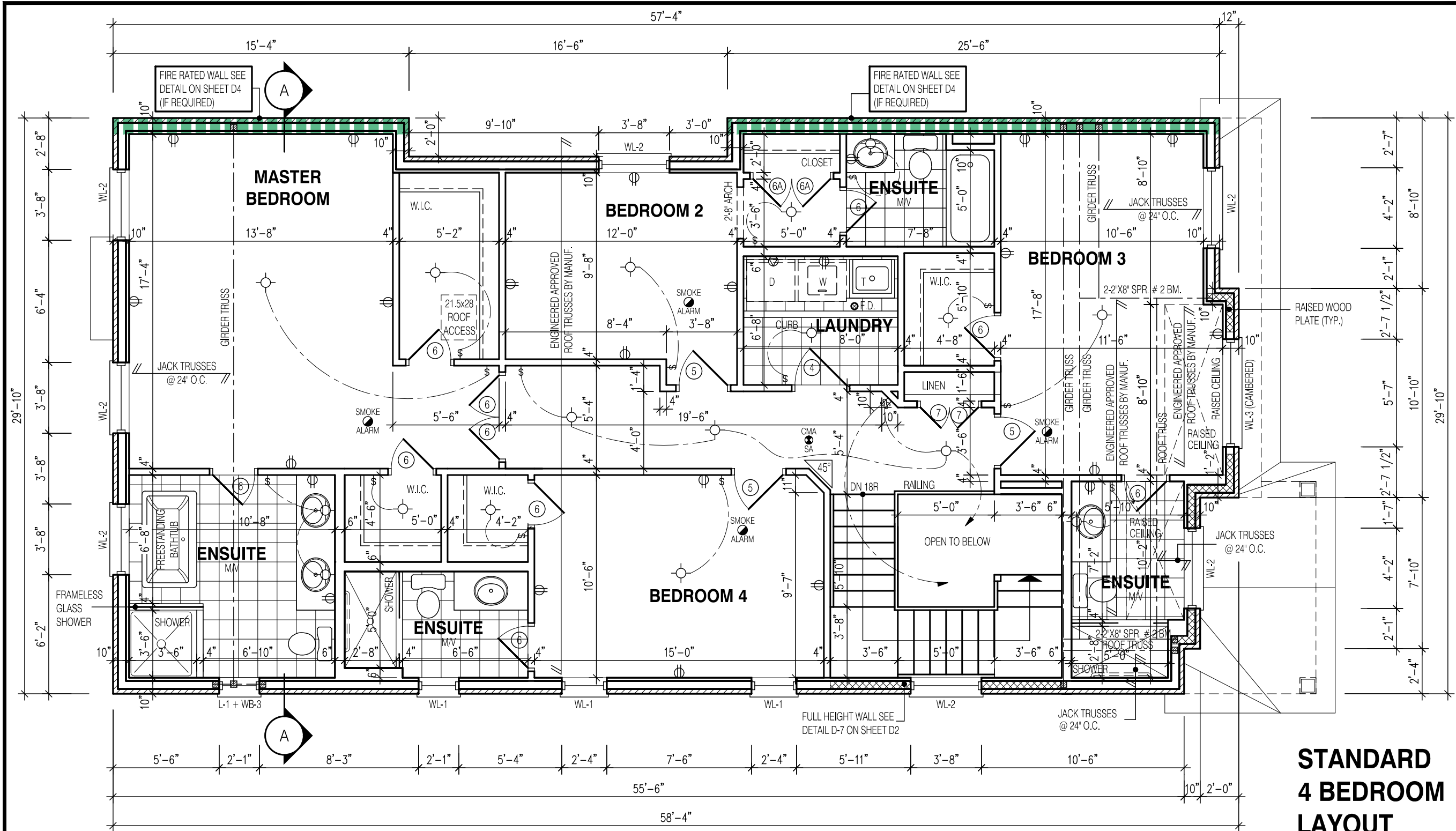
MODEL: ---

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

PROJ. No. 17-55

DWG. No. 2A





STANDARD  
4 BEDROOM  
LAYOUT

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**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'.

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  - ELECTRIC VEHICLE CHARGING SYSTEM

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER  
B. MARINKOVIC  
PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

2970

11.0m LOTS

AMELIA 3-05

ELEVATION 2

(GR)

PACKAGE 'A1'

O.REG. 332/12

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21031

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jardin design group inc.      27763

FIRM NAME      BCIN

SECOND FL. PLAN EL-2

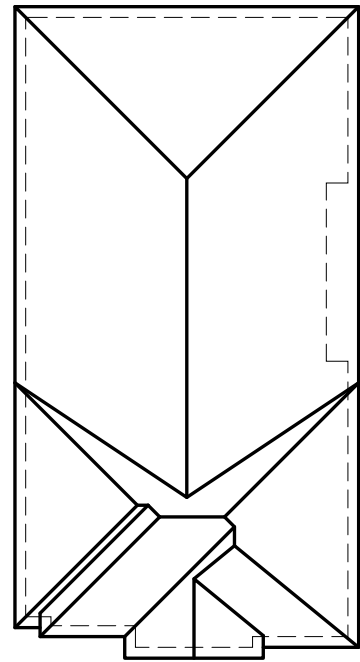
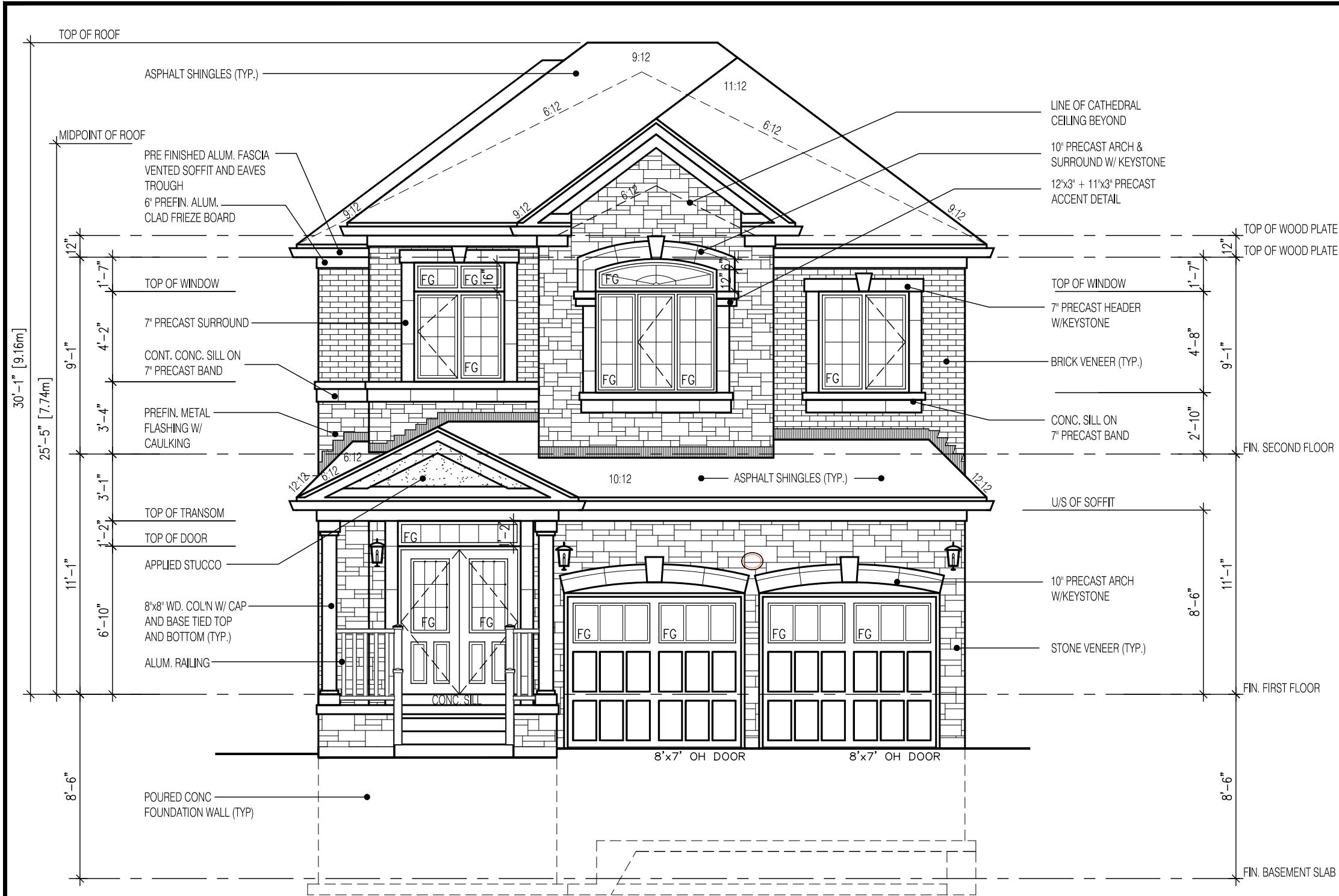
GRANELLI HOMES  
BRAMPTON

MODEL: ---

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

PROJ. No. 17-55

DWG. No. 3A



ROOF PLAN

N.T.S.

2970-ELEV.-2		ENERGY EFFICIENCY-SB12	
ELEVATION	WALL FT <sup>2</sup>	OPENING FT <sup>2</sup>	PERCENTAGE
FRONT	710.00	96.87	13.64 %
LEFT SIDE	1323.00	92.40	6.98 %
RIGHT SIDE	1287.00	58.10	4.51 %
REAR	677.00	159.00	23.49 %
TOTAL	3997.00	406.37	10.17 %

DRAWN BY: DRAWING NAME: —

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2970

11.0m LOTS

AMELIA 3-05  
ELEVATION 2  
(GR)

PACKAGE 'A1'

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jardin

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jardin design group inc.

27763

FIRM NAME      BCIN

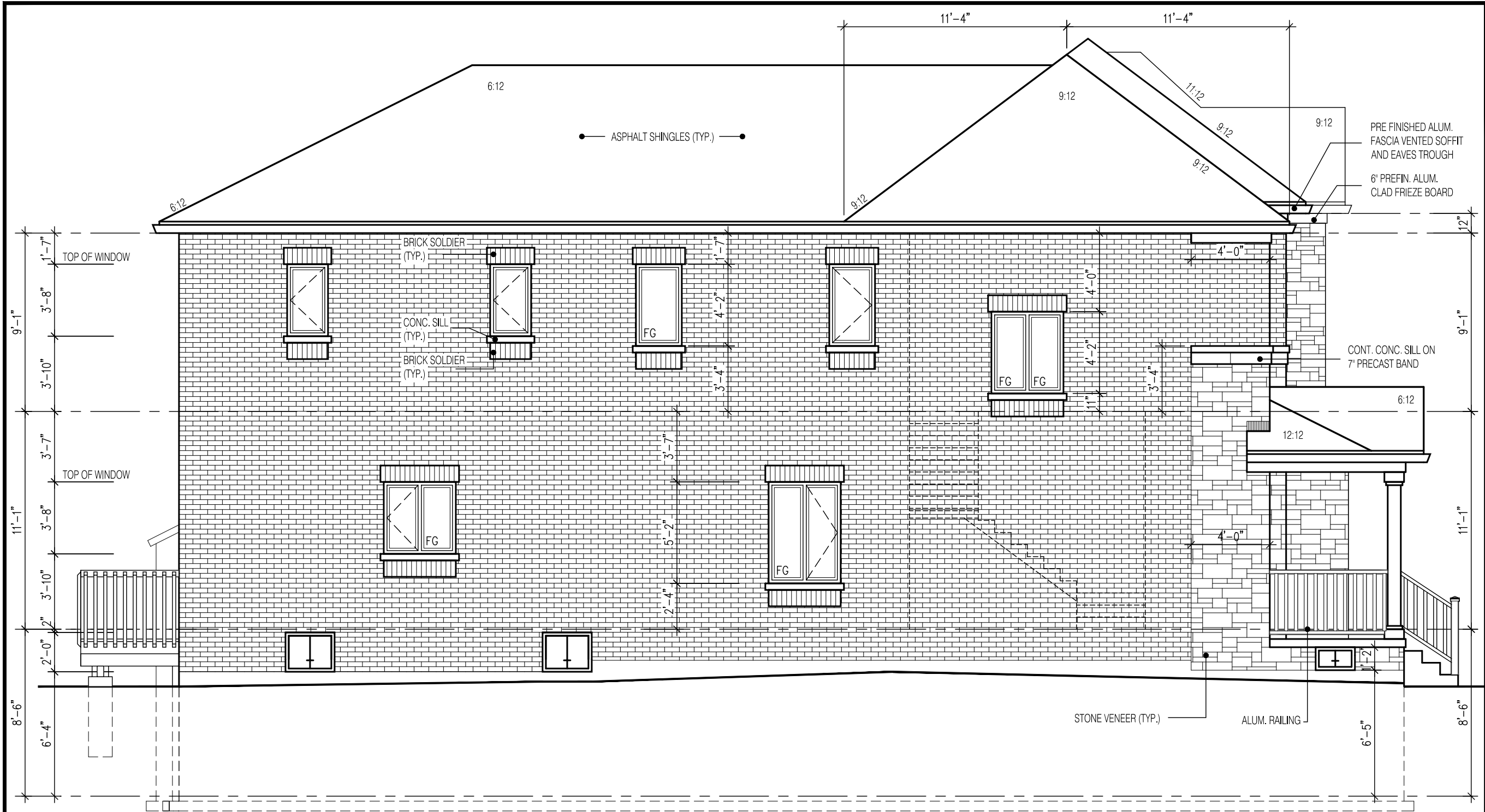
FRONT ELEVATION 2

GRANELLI HOMES  
BRAMPTON

MODEL: ---

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

PROJ. No. 17-55      DWG. No. 4A



## LEFT SIDE ELEVATION 2 (4 BEDROOM)

LOT-5

## UNPROTECTED OPENINGS

WALL AREA	1323.0	⌘
ALLOWABLE WINDOW AREA @ 7.0%(1.2m SIDEYARD)	92.6	⌘
ACTUAL GLAZED AREA	74.2	⌘

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DESIGN CONTROL REVIEW

FEB. 04, 2019

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2970  
11.0m LOTS  
AMELIA 3-05  
ELEVATION 2  
(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  
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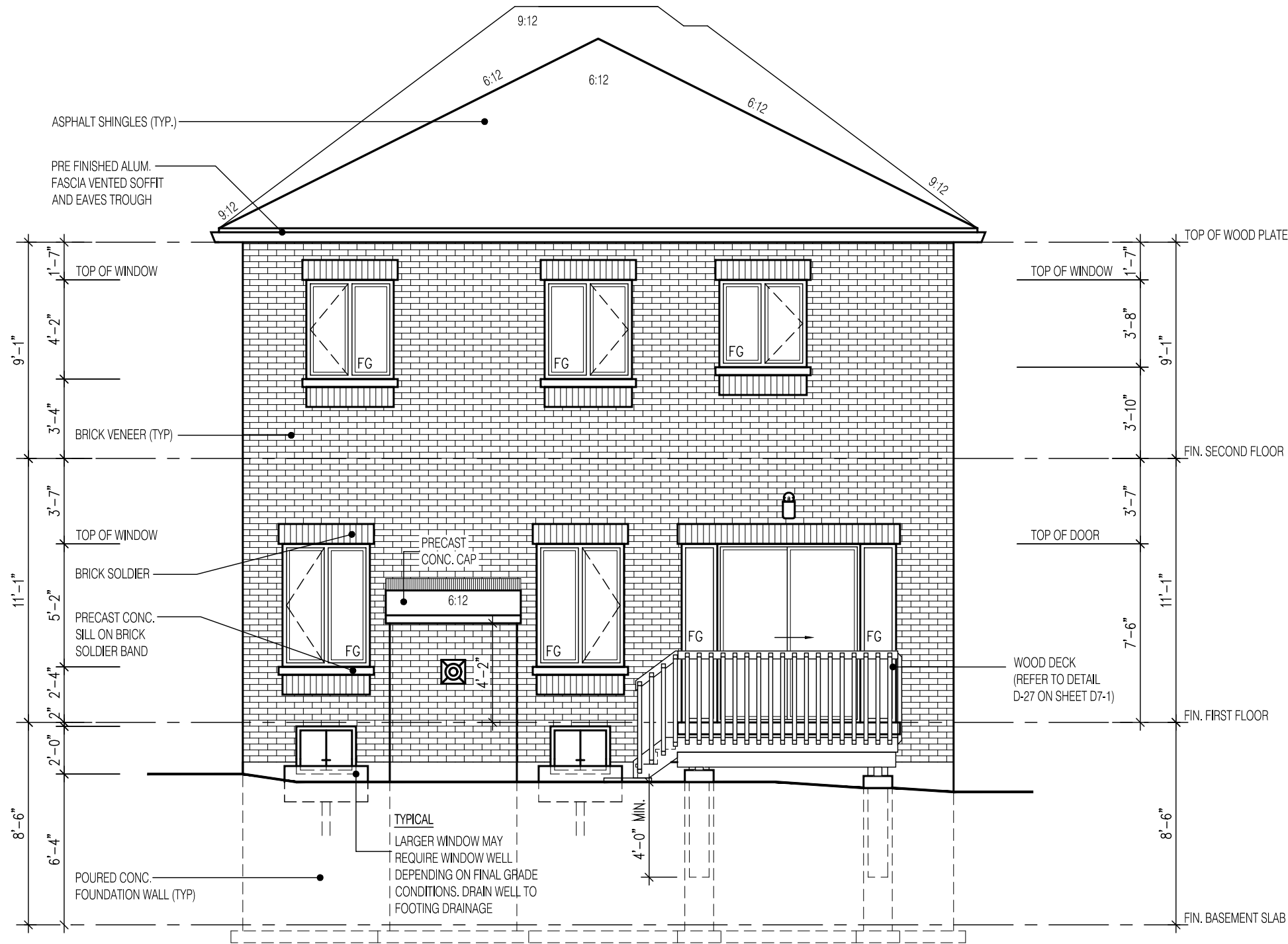
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jardin design group inc. 27763  
FIRM NAME BCIN

SIDE ELEVATION 2

GRANELLI HOMES  
BRAMPTON

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



REAR ELEVATION 2  
LOT-5

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

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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)

2970

11.0m LOTS

AMELIA 3-05  
ELEVATION 2  
(GR)

PACKAGE 'A1'

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jardin design group inc. 27763  
FIRM NAME BCIN

REAR ELEVATION-2

GRANELLI HOMES  
BRAMPTON

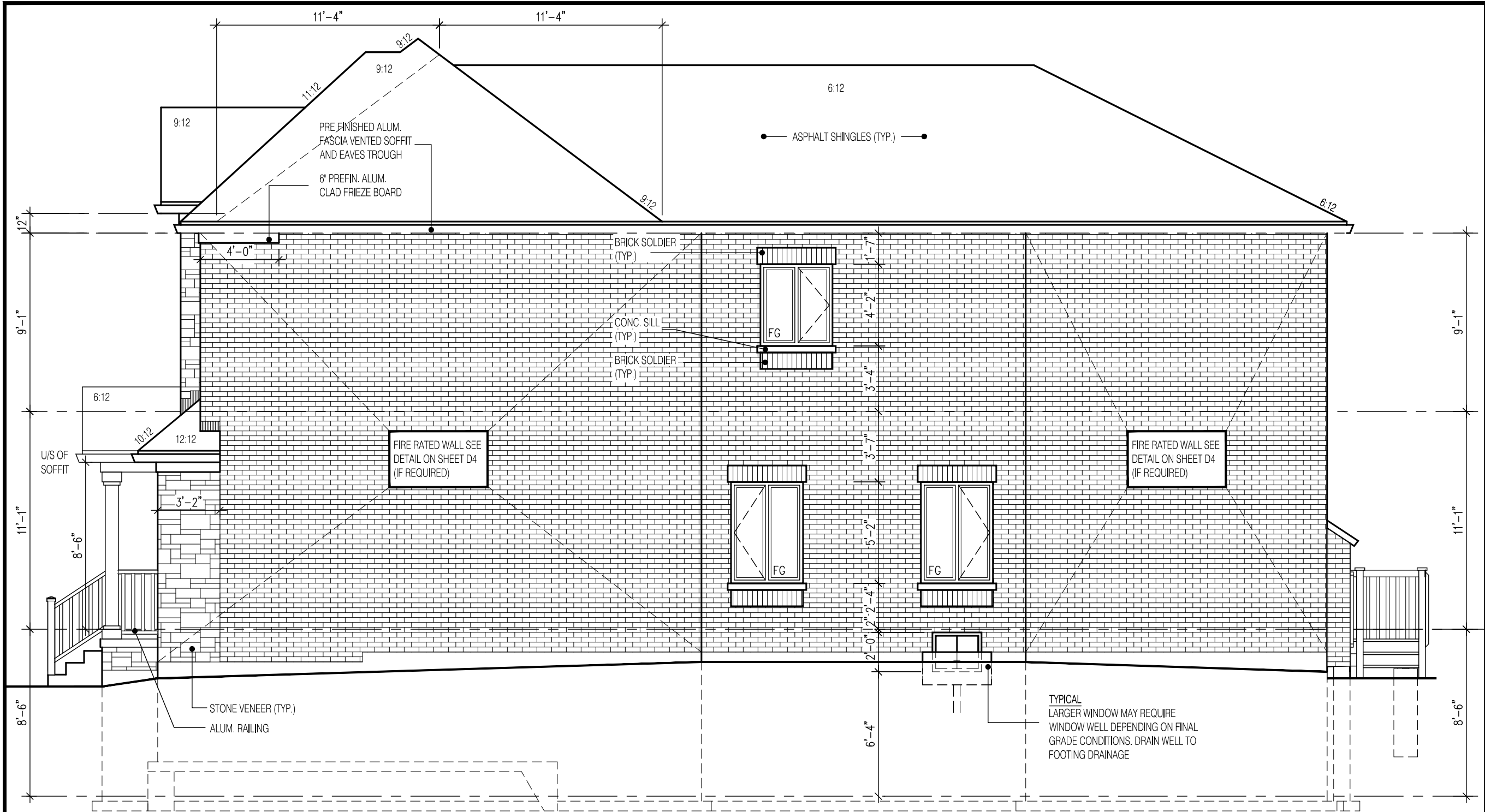


MODEL: ---

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

PROJ. No. 17-55  
DWG. No. 6A





RIGHT SIDE ELEVATION 2  
LOT-5

UNPROTECTED OPENINGS

WALL AREA	1287.0	Φ
ALLOWABLE WINDOW AREA @ 7.0%(1.2m SIDEYARD)	90.0	Φ
ACTUAL GLAZED AREA	48.6	Φ

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(GR)  
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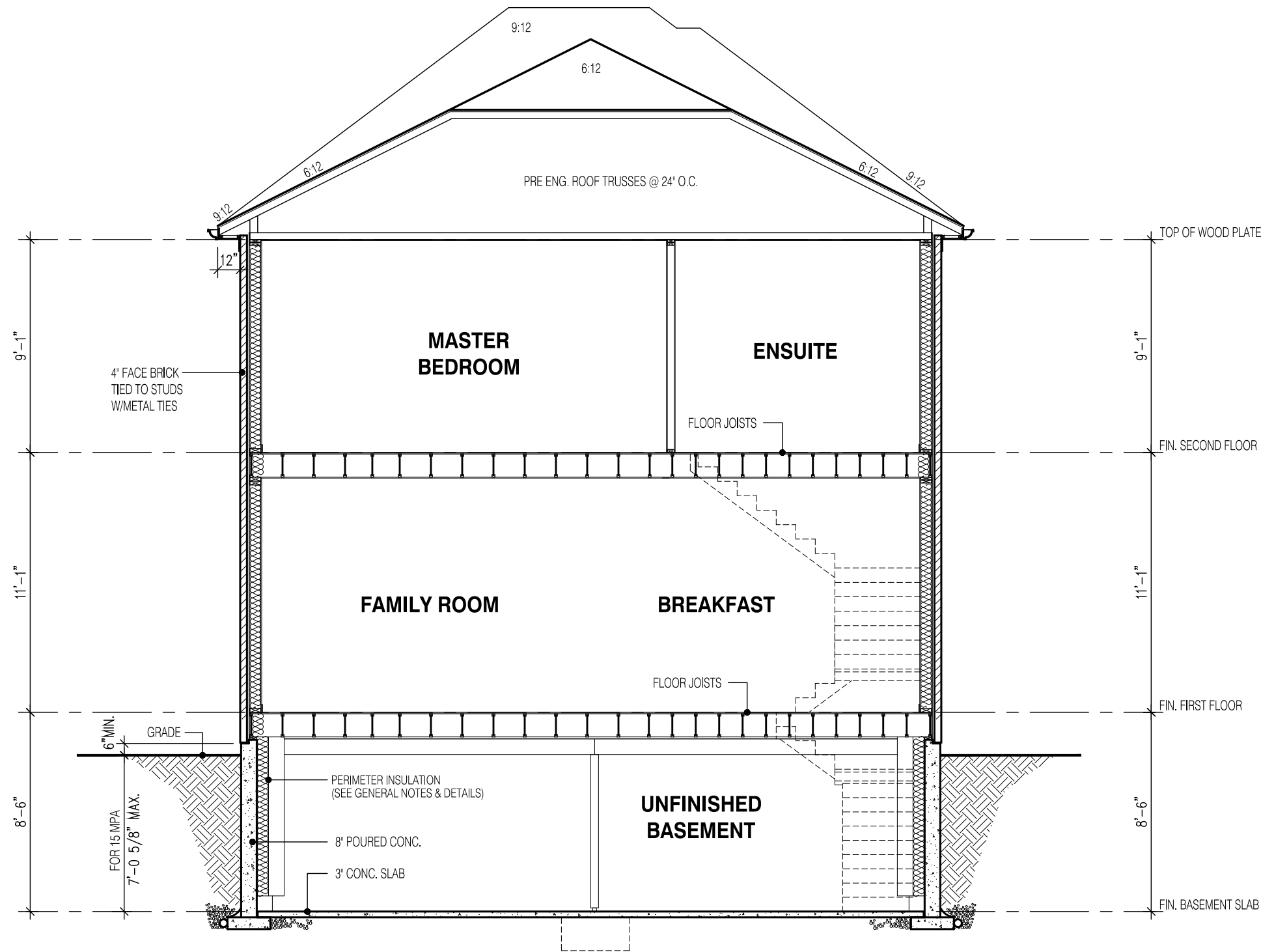
Walter Botter  21031  
NAME SIGNATURE BCIN

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

SIDE ELEVATION 2  
GRANELLI HOMES  
BRAMPTON

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





SECTION A-A  
ELEVATION 2

W Architect Inc.  
DESIGN CONTROL REVIEW  
FEB. 04, 2019  
FINAL BY: MMI  
This stamp is only for the purposes of design control and carries no other professional obligations.

STRUDET INC.



FOR STRUCTURE ONLY

2970  
11.0m LOTS  
AMELIA 3-05  
ELEVATION 2  
(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		
6		
5		
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

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

SECTION EL-2  
GRANELLI HOMES  
BRAMPTON

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