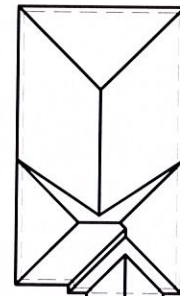


AMELIA 2

(MODEL 2818 S.F.)

SB-12 PRESCRIPTIVE ENERGY EFFICIENCY DESIGN MATRIX

PRESCRIPTIVE PACKAGE		GLASS/WALL AREA RATIO		
A1	ELEV. 1	WALL AREA	343.30 m ²	
		GLASS AREA	29.40 m ²	
		% GLASS	8.56 %	
	ELEV. 2	WALL AREA	345.33 m ²	
		GLASS AREA	29.52 m ²	
		% GLASS	8.55 %	
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

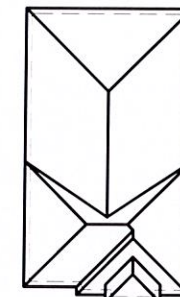
TOTAL GROUND FLOOR AREA	=	1244 SQ. FT.
TOTAL SECOND FLOOR AREA	=	1574 SQ. FT.
TOTAL GROSS FLOOR AREA	=	2818 SQ. FT.
		261.80 m ²
SUBTRACT OPEN AREAS	=	0 SQ. FT.
		0.00 m ²
TOTAL NET FLOOR AREA	=	2818 SQ. FT.
		261.80 m ²



FRONT ELEVATION 2

AREA CALCULATIONS - EL.2

TOTAL GROUND FLOOR AREA	=	1244 SQ. FT.
TOTAL SECOND FLOOR AREA	=	1574 SQ. FT.
TOTAL GROSS FLOOR AREA	=	2818 SQ. FT.
		261.80 m ²
SUBTRACT OPEN AREAS	=	0 SQ. FT.
		0.00 m ²
TOTAL NET FLOOR AREA	=	2818 SQ. FT.
		261.80 m ²



ROOF PLAN

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.

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 1/2" x 3'1 1/2" x 1'4" (90x90x6) + 2'-2" x 8" SPR. No. 2
WL2 = 4' x 3'1 1/2" x 5'16" (100x90x8) + 2'-2" x 8" SPR. No. 2
WL3 = 5' x 3'1 1/2" x 5'16" (125x90x8) + 2'-2" x 10" SPR. No. 2
WL4 = 6' x 3'1 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 1/2" x 5'16" (125x90x8) + 2'-2" x 12" SPR. No. 2
WL7 = 5' x 3'1 1/2" x 5'16" (125x90x8) + 3'-2" x 10" SPR. No. 2
WL8 = 5' x 3'1 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
WB8 = 4'-2" x 8" (4-38x184) SPR. No. 2
WB9 = 4'-2" x 10" (4-38x235) SPR. No. 2
WB10 = 4'-2" x 12" (4-38x286) 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 1/2" x 3'1 1/2" x 1'4" (90 x 90 x 6)
L2 = 4' x 3'1 1/2" x 5'16" (100 x 90 x 8)
L3 = 5' x 3'1 1/2" x 5'16" (125 x 90 x 8)
L4 = 6' x 3'1 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

2818
11.0m LOTS
AMELIA 2
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 THE DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.
JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY SURVEY, SITE STUDY, OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS, OR FOR CONSTRUCTION INFORMATION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. 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 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 REPRODUCED.

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

TITLE SHEET

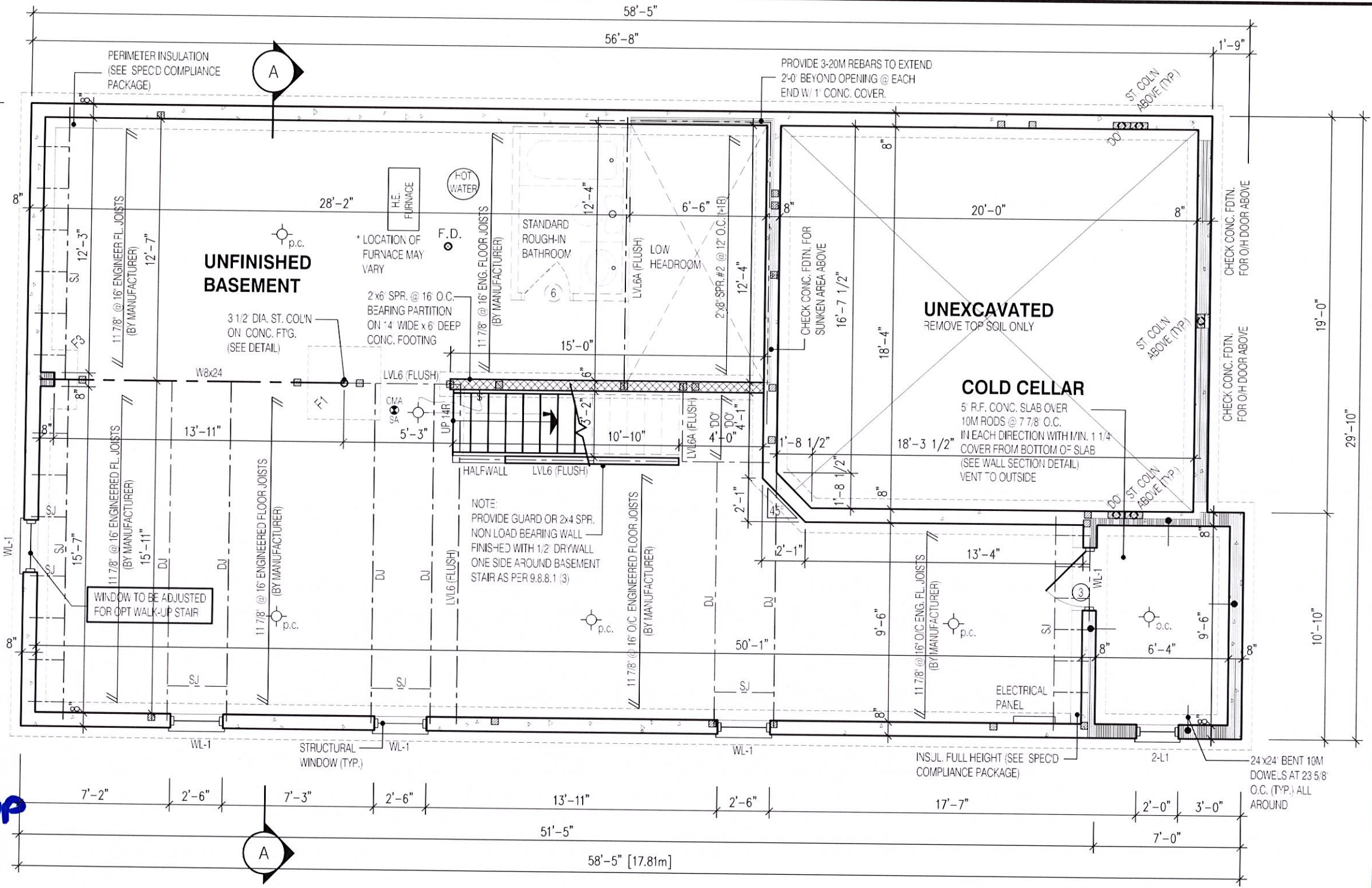
GRANELLI HOMES
BRAMPTON



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

SEE 3-2
FOR WALK-UP
DETAIL

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.



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
- LVL
- S.J. SINGLE JOIST
- D.J. DOUBLE JOIST
- T.J. TRIPLE JOIST
- REPEAT NOTE
- SHOWER WEEPERS
- ELECTRIC VEHICLE CHARGING SYSTEM

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

2818
11.0m LOTS
AMELIA 2
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	
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

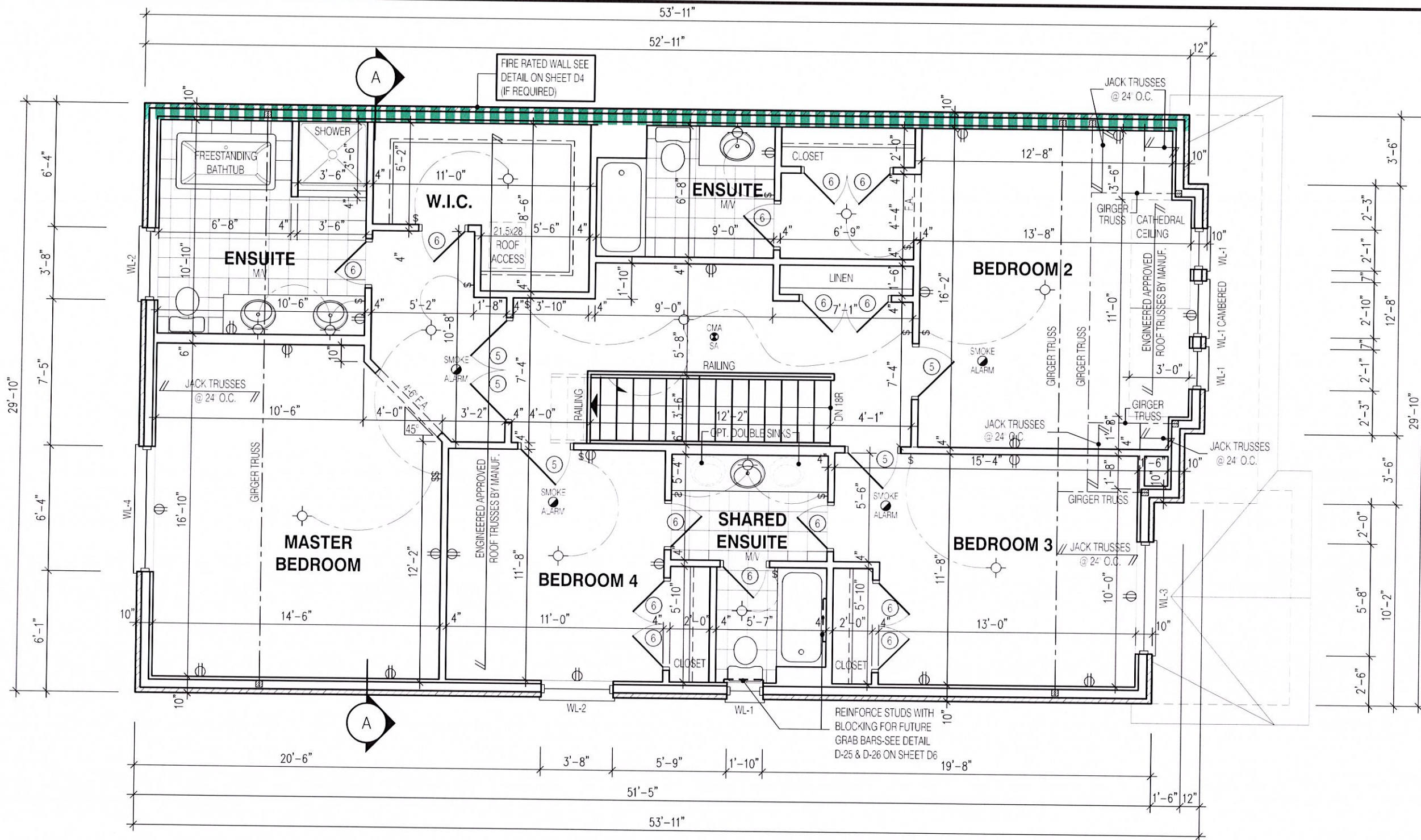
FIRM NAME

BCIN

BASEMENT PLAN EL-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
This stamp is only for the purposes of design control and carries no other professional obligations.

DRAWN BY: DRAWING NAME: ---

NOTE:

FOR SIZES PERTAINING TO LAMINATED VENEER LUMBER (LVL) BEAMS, WOOD LINTELS, STEEL LINTELS, BRICK VENEER LINTELS, AND DOORS REFER TO SHEET 0

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

2818

11.0m LOTS

AMELIA 2
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		
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 *Walter Botter* 21031
NAME SIGNATURE BCIN

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

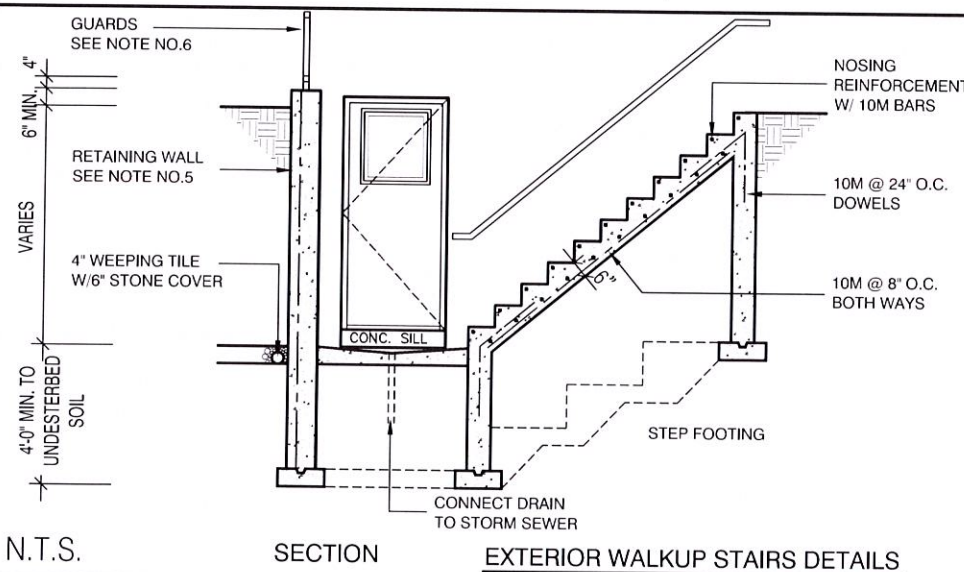
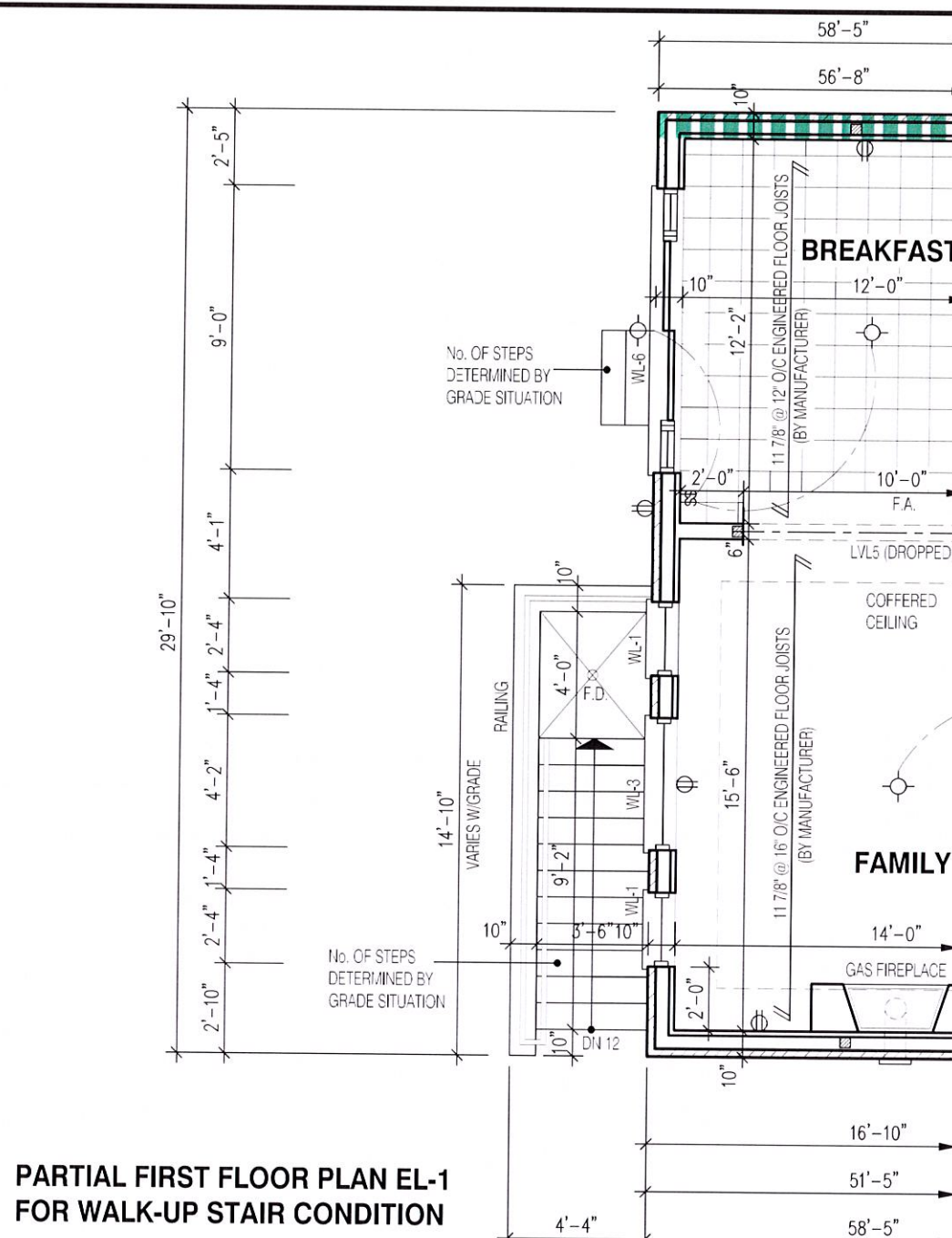
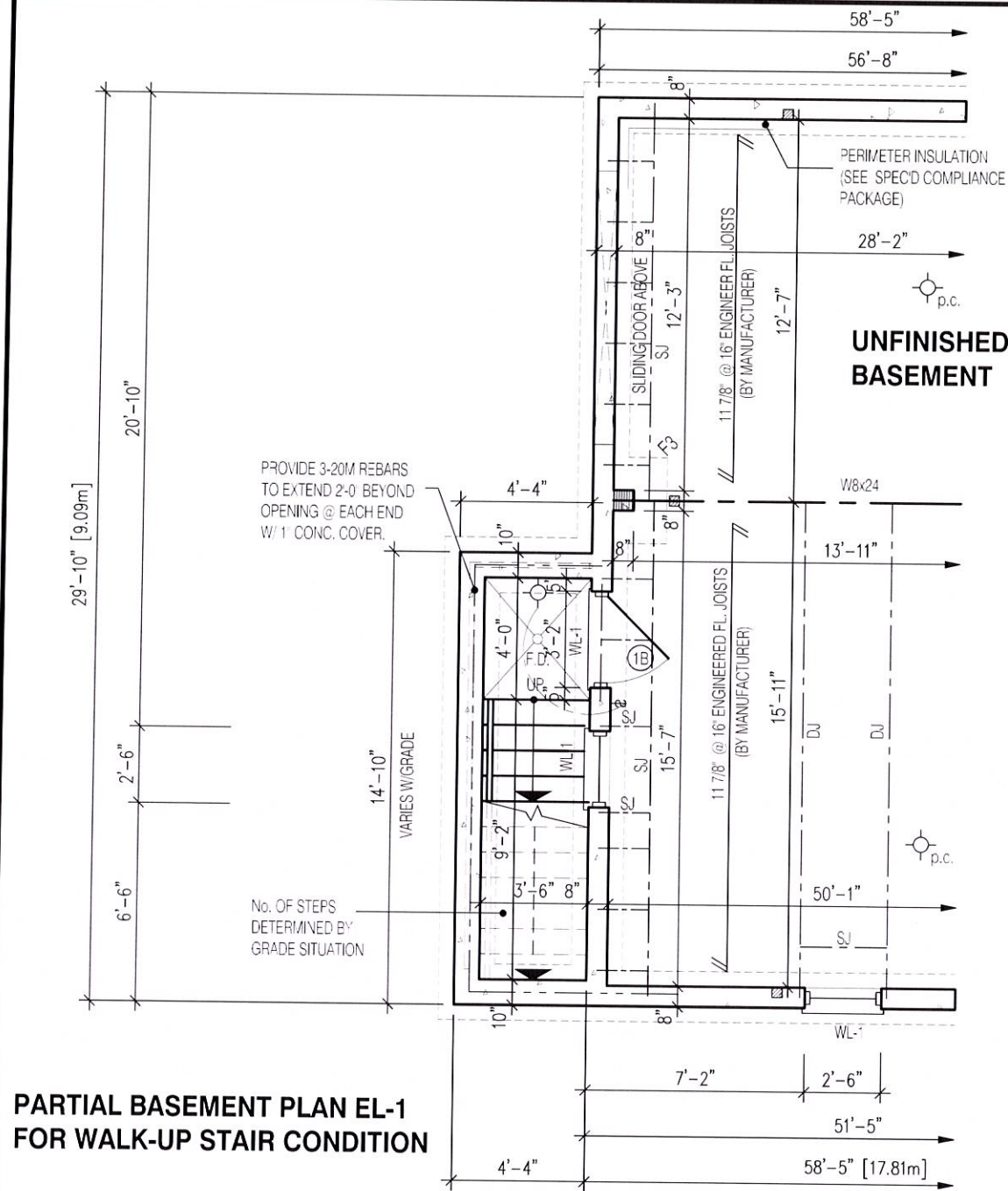
jardin design group inc. 27763
FIRM NAME BCIN

SECOND FL. PLAN EL-1

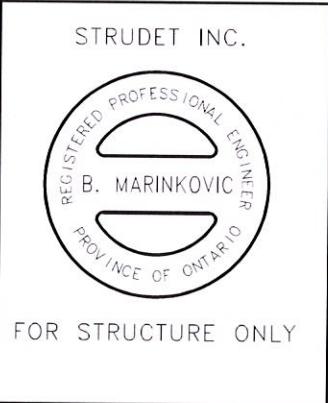
GRANELLI HOMES
BRAMPTON



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



- 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**
7/8" 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.

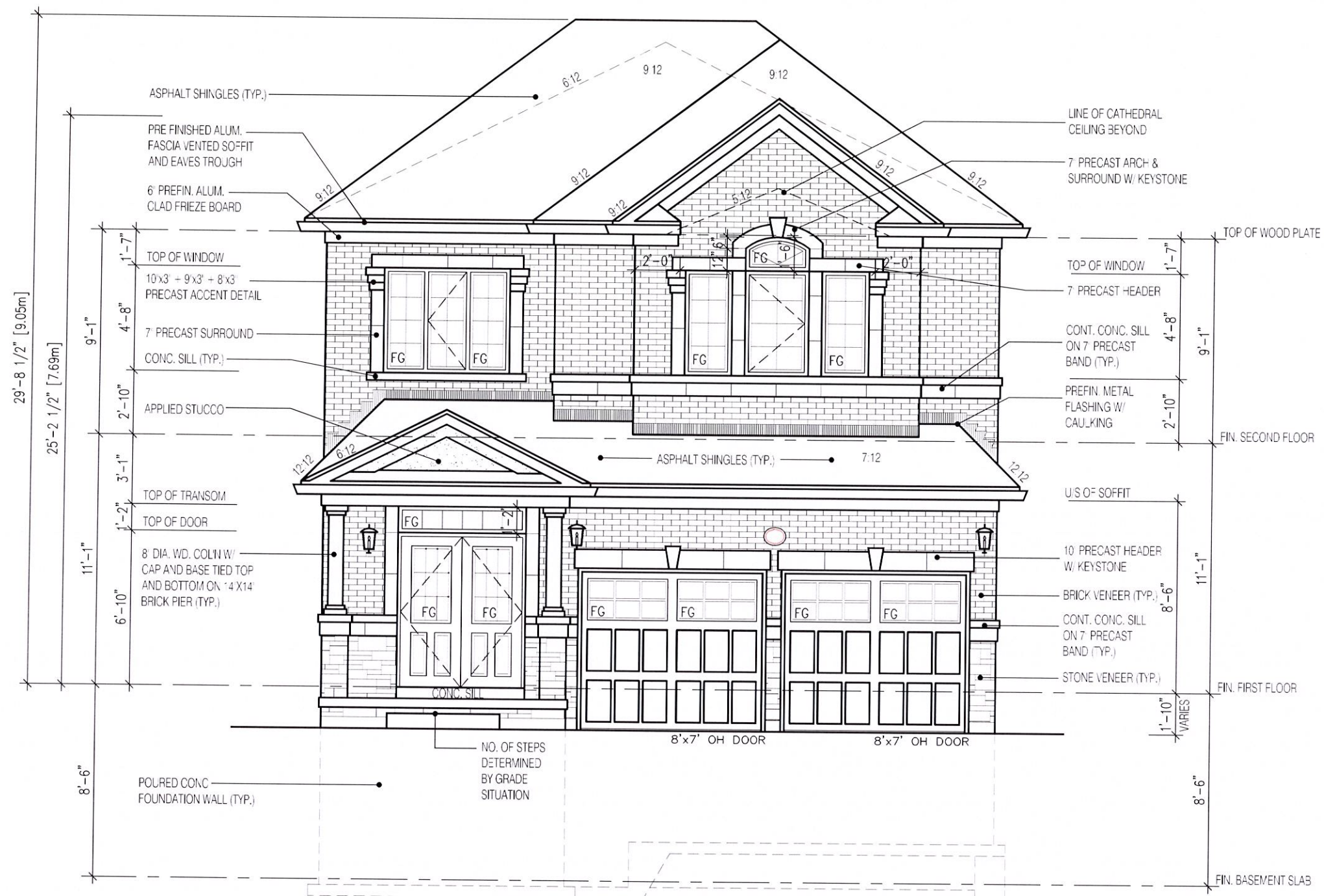


NOTE:
RAILING REQUIRED WHEN GRADE IS MORE THAN 2'-0"

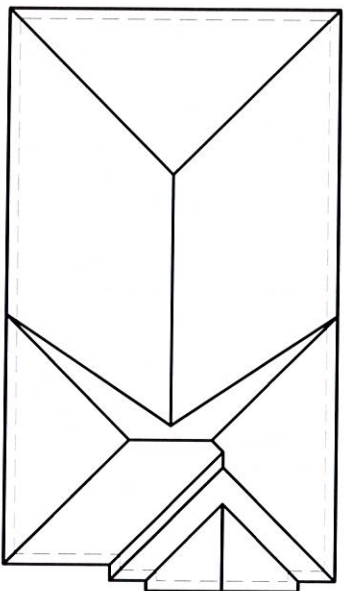
NOTE:
WHEN VENEER CUT IS GREATER THAN 26", A 10" POURED CONCRETE FOUNDATION WALL IS REQUIRED

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

2818	
11.0m LOTS	
AMELIA 2 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	
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	
WALK-UP CONDITION EL-1	
GRANELLI HOMES BRAMPTON	
MODEL:	----
SCALE:	3/16" = 1'-0"
PROJ. No.	17-55
DWG. No.	3-2



FRONT ELEVATION 1



ROOF PLAN

N.T.S.

2818

11.0m LOTS

AMELIA 2

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		
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

FRONT ELEVATION 1

GRANELLI HOMES

BRAMPTON

MODEL

SCALE

3/16" = 1'-0"

PROJ. No.

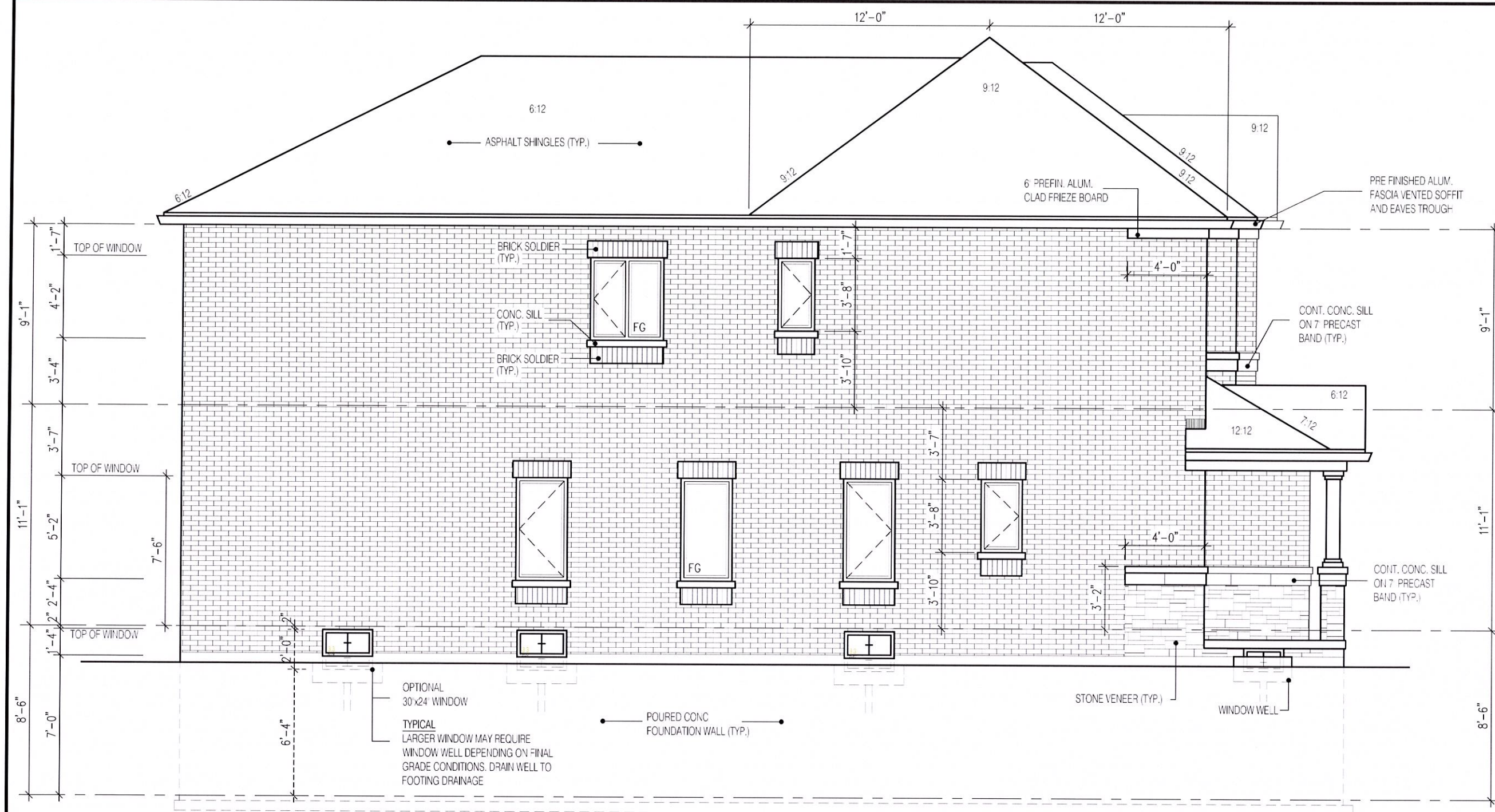
17-55

DWG. No.

4

2818-ELEV.-1		ENERGY EFFICIENCY- SB12	
ELEVATION	WALL FT ²	OPENING FT ²	PERCENTAGE
FRONT	666.76	83.52	12.53 %
LEFT SIDE	1185.95	79.88	6.74 %
RIGHT SIDE	1186.19	0.00	0.00 %
REAR	656.33	152.96	23.31 %
TOTAL	3695.23	316.36	8.56 %

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.



LEFT SIDE ELEVATION 1

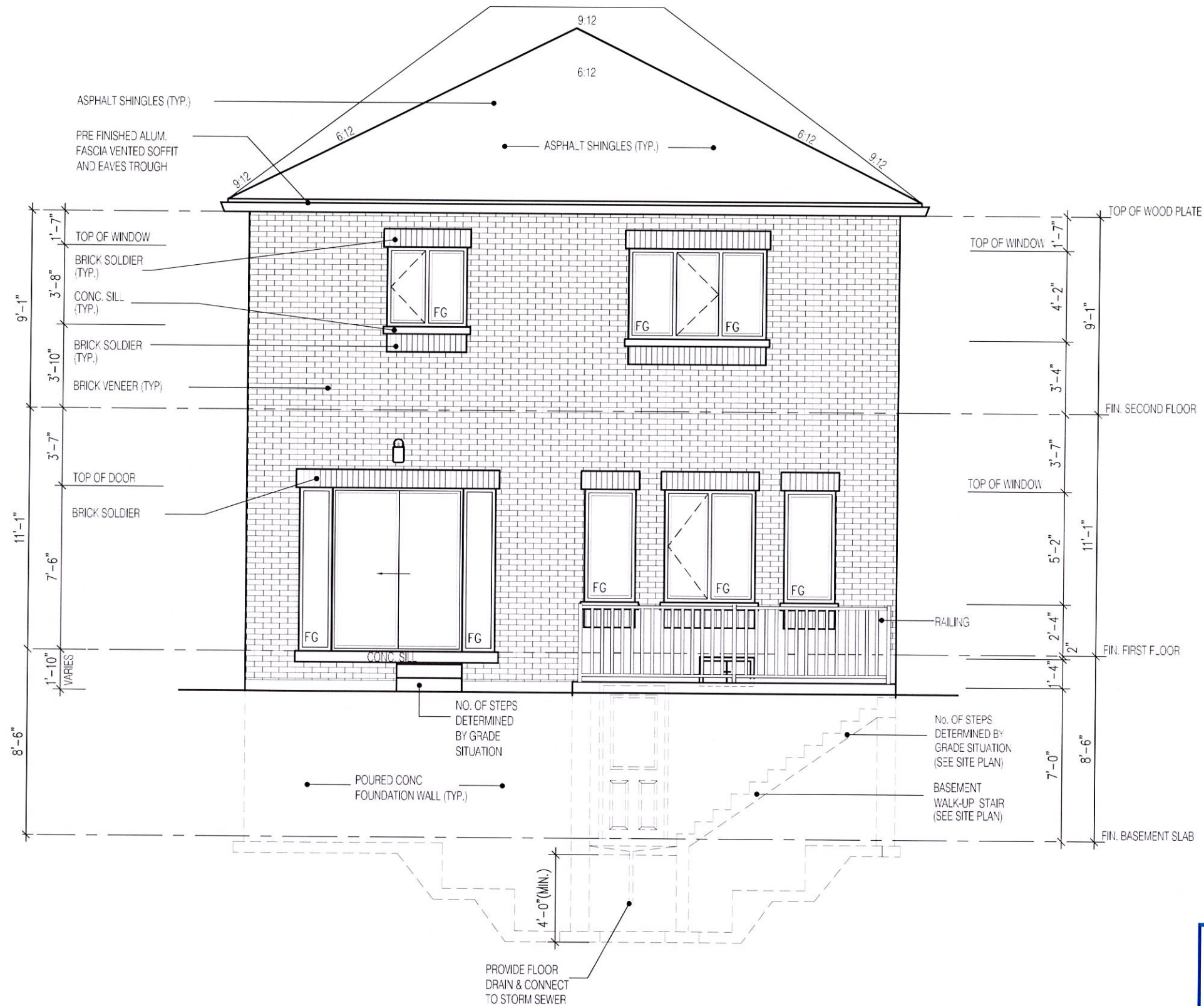
UNPROTECTED OPENINGS

WALL AREA	1222.0	Φ
ALLOWABLE WINDOW AREA @ 7.0%(1.2m SIDEYARD)	85.5	Φ
ACTUAL GLAZED AREA	64.0	Φ

WITH OPTIONAL 30"x24" BASEMENT WINDOWS ACTUAL GLAZED AREA 68.3 Φ

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.

2818	
11.0m LOTS	
AMELIA 2 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	
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 <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	
SIDE ELEVATION 1	
GRANELLI HOMES BRAMPTON	
MODEL: ----	
SCALE: 3/16"=1'-0"	
PROJ. No.	DWG. No.
17-55	5



REAR ELEVATION 1 WALK-UP CONDITION

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)

2818

11.0m LOTS

AMELIA 2
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		
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 *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

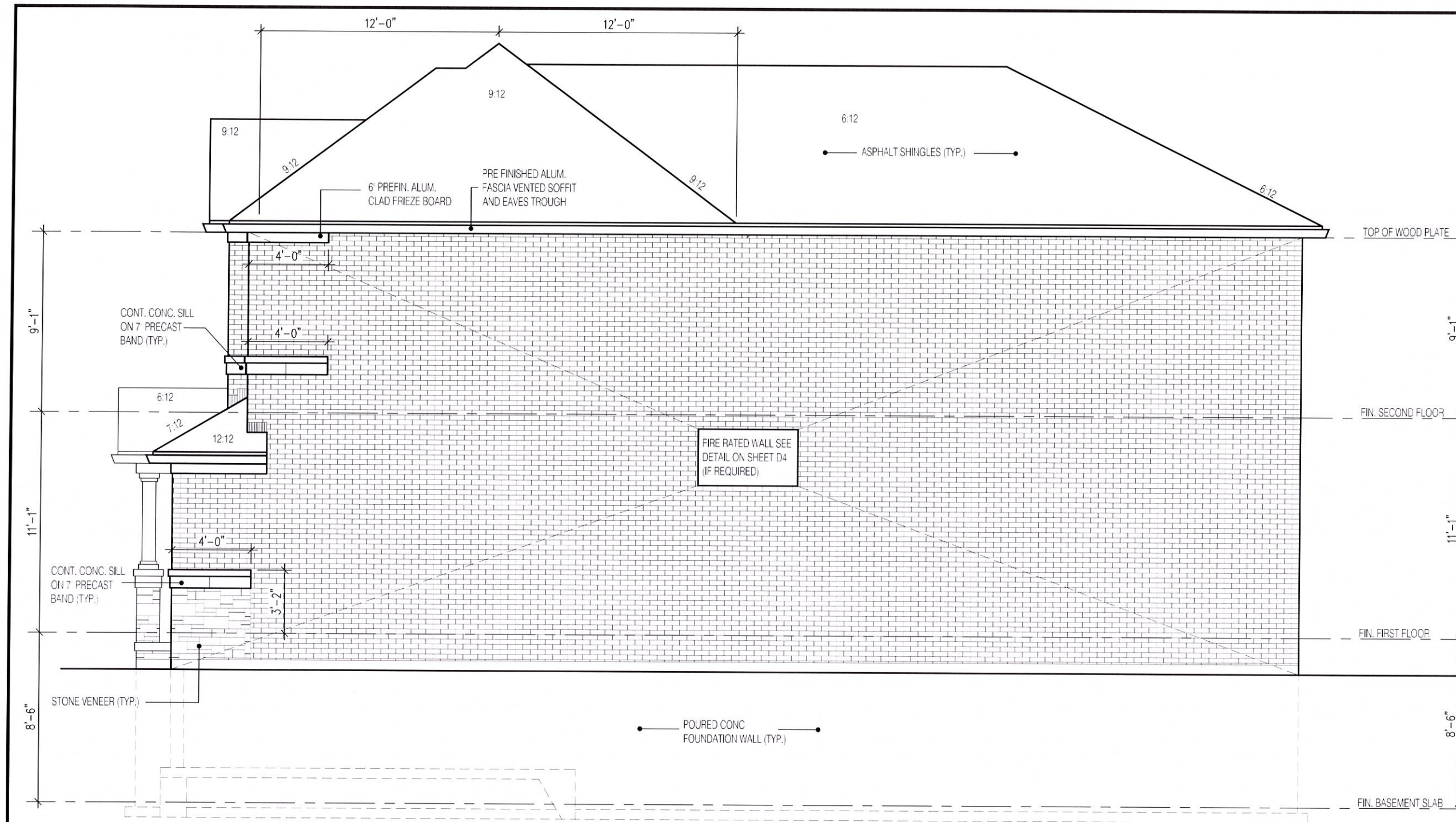
WALK-UP CONDITION EL-1

GRANELLI HOMES
BRAMPTON

MODEL:	----
SCALE:	3/16" = 1'-0"
PROJ. No.	17-55
DWG. No.	6-2



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.



RIGHT SIDE 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.

2818

11.0m LOTS

AMELIA 2

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		
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

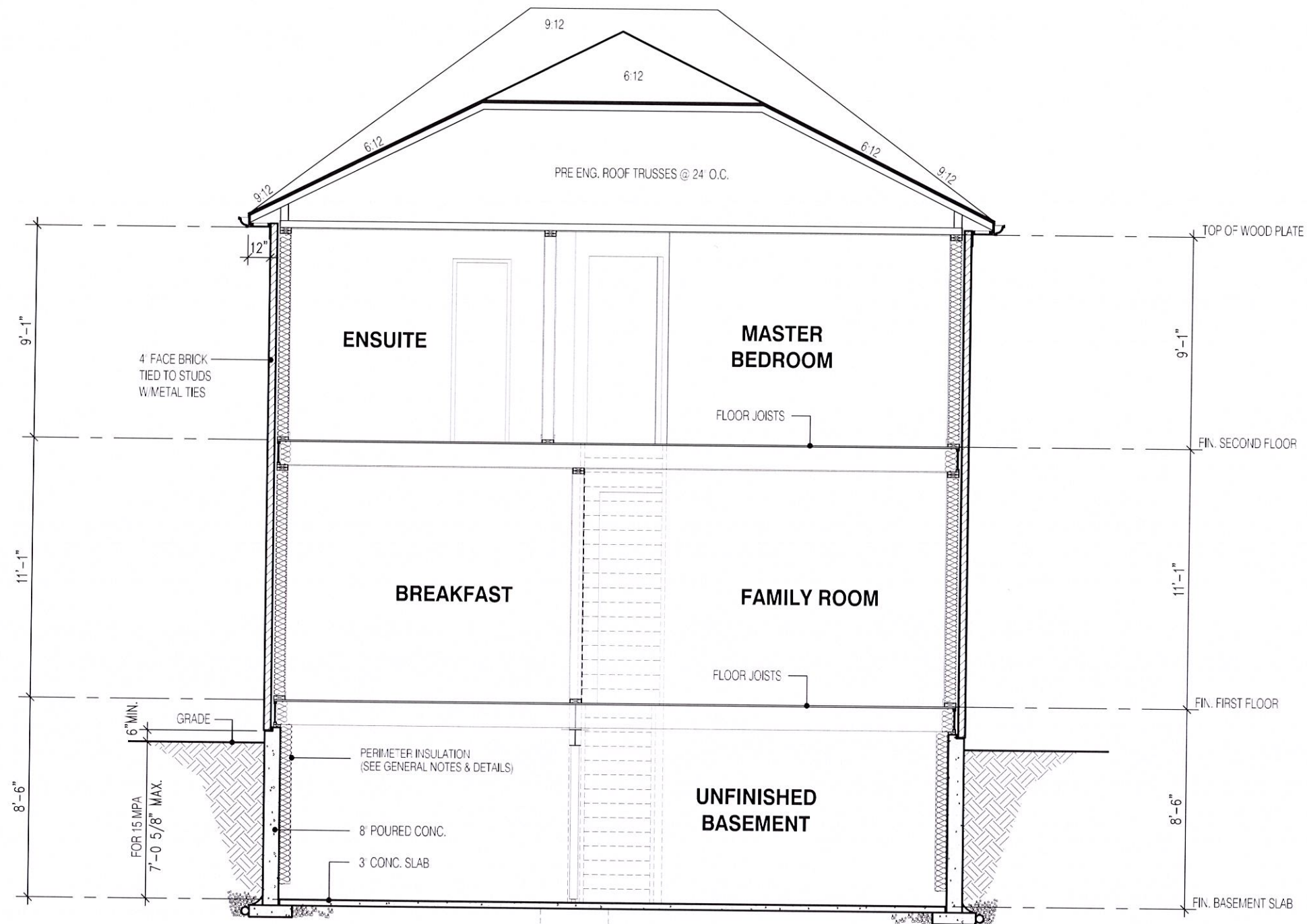
jardin design group inc. 27763
FIRM NAME BCIN

SIDE ELEVATION 1

GRANELLI HOMES

BRAMPTON

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

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

2818	
11.0m LOTS	
AMELIA 2 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	
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-1 GRANELLI HOMES BRAMPTON	
MODEL: ----	
SCALE: 3/16" = 1'-0"	
PROJ. No. 17-55	DWG. No. 8