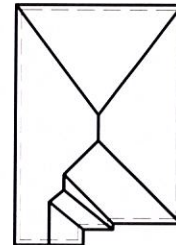


LIANA 2

(MODEL 2252 S.F.)

SB-12 PRESCRIPTIVE ENERGY EFFICIENCY DESIGN MATRIX

PRESCRIPTIVE PACKAGE		GLASS/WALL AREA RATIO	
A1	ELEV. 1	WALL AREA	286.44 m ²
		GLASS AREA	27.82 m ²
		% GLASS	9.71 %
	ELEV. 2	WALL AREA	287.58 m ²
		GLASS AREA	27.63 m ²
		% GLASS	9.61 %
SPACE HEATING FUEL	ELEV. 3	WALL AREA	000.00 m ²
		GLASS AREA	00.00 m ²
		% GLASS	0.00 %
■ GAS □ OIL			
□ ELECTRIC □ PROPANE			
□ 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



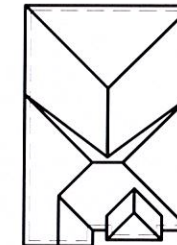
FRONT ELEVATION 1

AREA CALCULATIONS - EL. 1	
TOTAL GROUND FLOOR AREA	= 1015 SQ. FT.
TOTAL SECOND FLOOR AREA	= 1245 SQ. FT.
TOTAL GROSS FLOOR AREA	= 2260 SQ. FT.
	209.96 m ²
SUBTRACT OPEN AREAS	= 8 SQ. FT.
	0.74 m ²
TOTAL NET FLOOR AREA	= 2252 SQ. FT.
	209.22 m ²



FRONT ELEVATION 2

AREA CALCULATIONS - EL. 2	
TOTAL GROUND FLOOR AREA	= 1015 SQ. FT.
TOTAL SECOND FLOOR AREA	= 1277 SQ. FT.
TOTAL GROSS FLOOR AREA	= 2292 SQ. FT.
	212.93 m ²
SUBTRACT OPEN AREAS	= 8 SQ. FT.
	0.74 m ²
TOTAL NET FLOOR AREA	= 2284 SQ. FT.
	212.19 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
- 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' 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

2252

11.0m LOTS

LIANA 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.
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7		
6		
5		
4	DEC. 21, 2018	ISSUED FOR BUILDING PERMIT
3	AUG. 15, 2018	COORDINATED AS PER ENGINEER'S COMMENTS
2	JULY 26, 2018	ISSUED FOR STRUCTURAL REVIEW
1	MAY 22, 2018	ISSUED FOR FLOOR & ROOF TRUSSES
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* 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

TITLE SHEET

GRANELLI HOMES
BRAMPTON



MODEL:

SCALE:

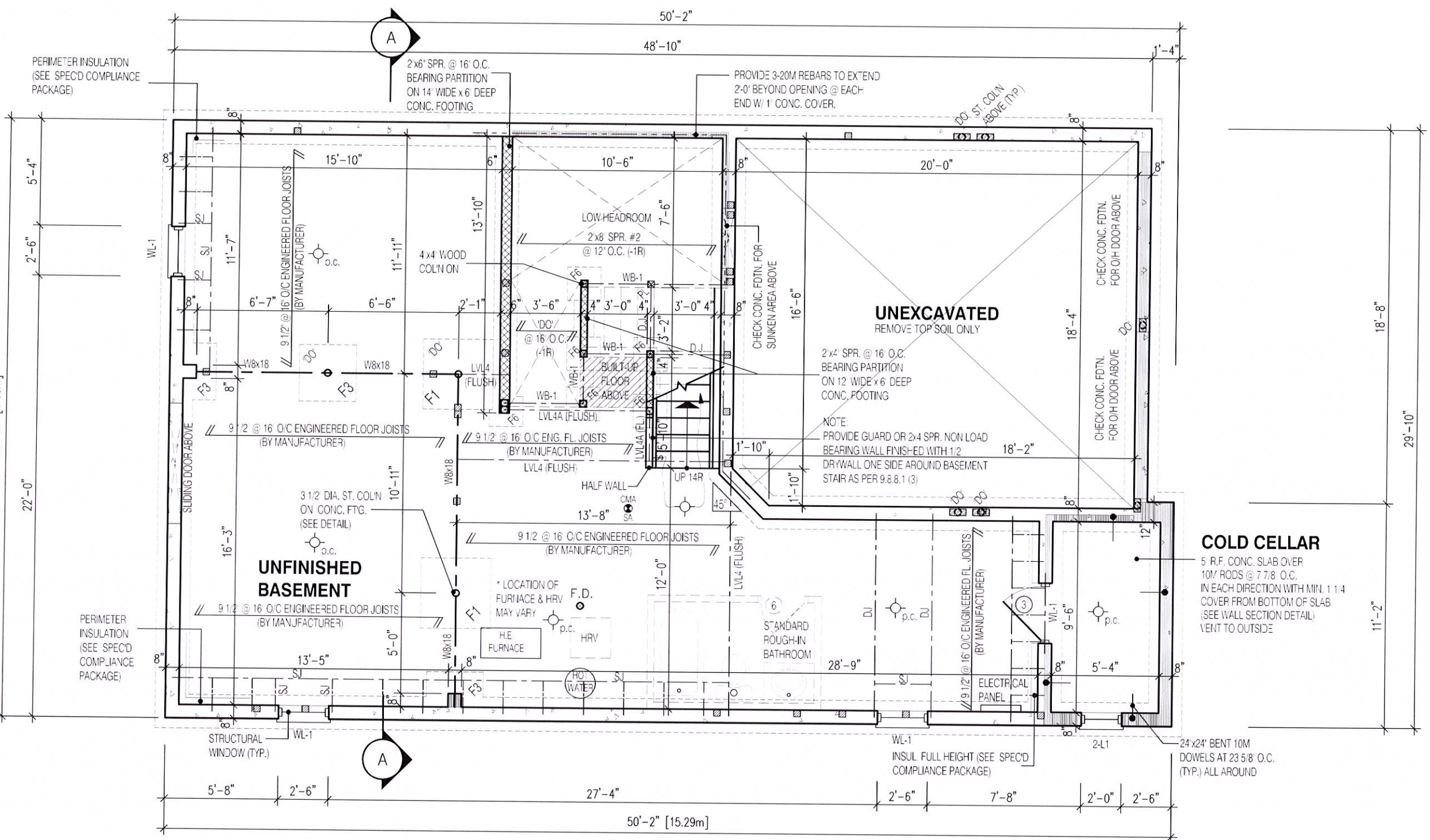
3/16"=1'-0"

PROJ. No.

17-55

DWG. No.

0



2252

11.0m LOTS

LIANA 2

ELEVATION 1

(GR)

PACKAGE 'A1'

O.REG. 332/12

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jardin

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VAUGHAN ONT. L4K 3P3

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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

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

SINGLE JOIST

DOUBLE JOIST

TRIPLE JOIST

REPEAT NOTE

SHOWER WEEPERS

ELECTRIC VEHICLE CHARGING SYSTEM

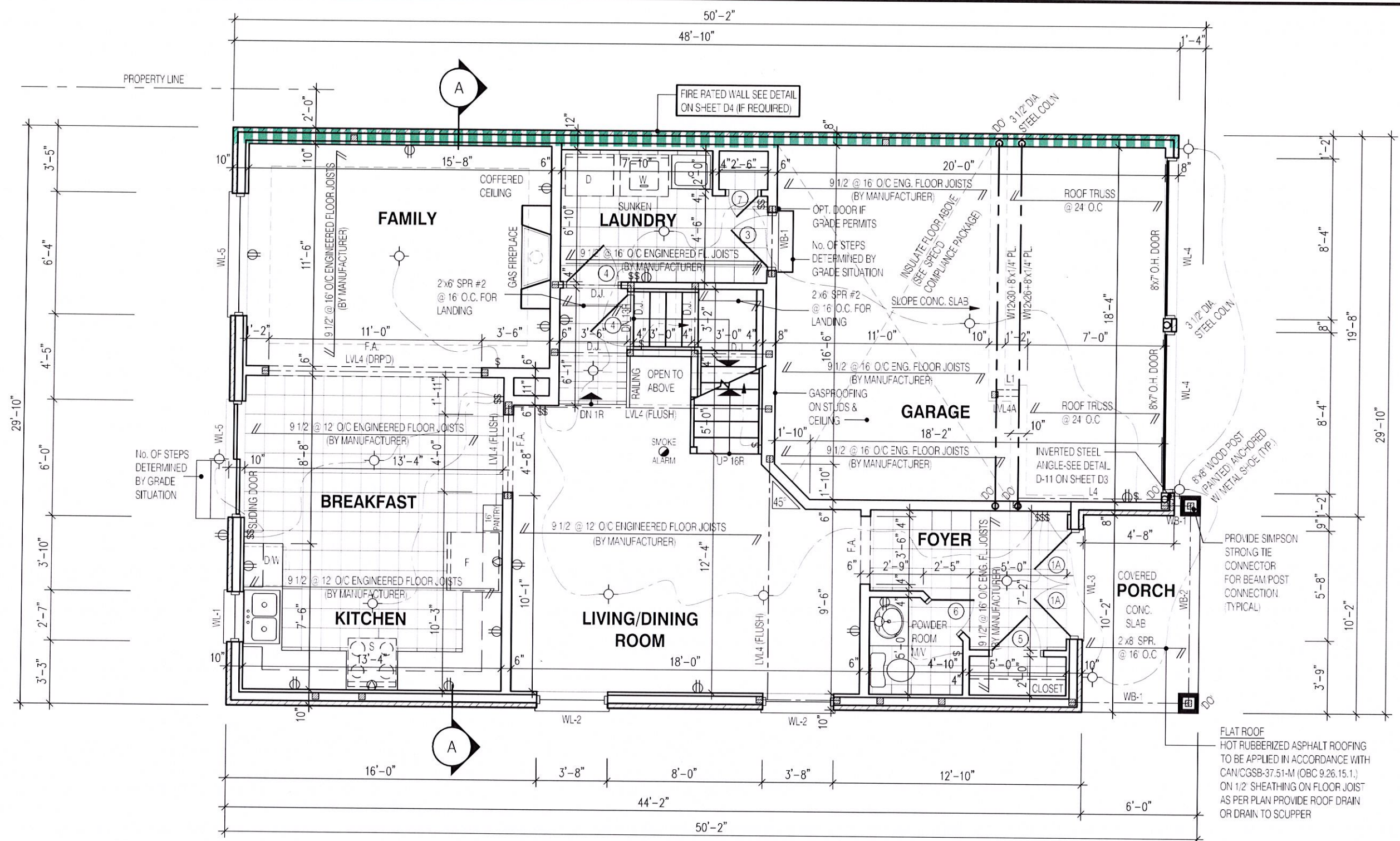
STRUDET INC.

B. MARINKOVIC

REGISTERED PROFESSIONAL ENGINEER

PROVINCE OF ONTARIO

FOR STRUCTURE ONLY



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

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'

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- 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.

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

2252

11.0m LOTS

LIANA 2
ELEVATION 1
(GR)

PACKAGE 'A1'

O.REG. 332/12

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7		
6		
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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

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

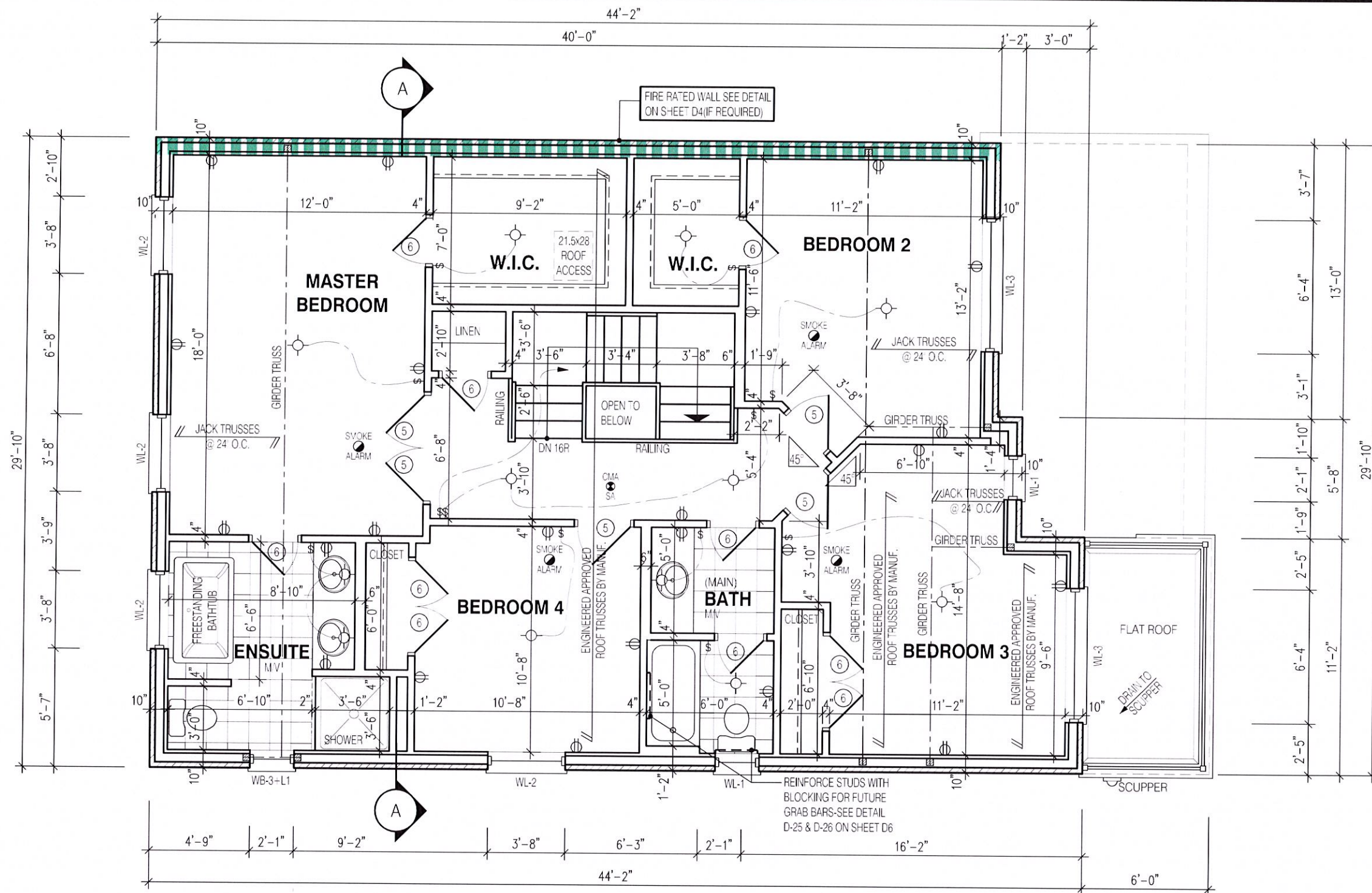
FIRM NAME

BCIN

FIRST FLOOR PLAN EL-1

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:

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 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:

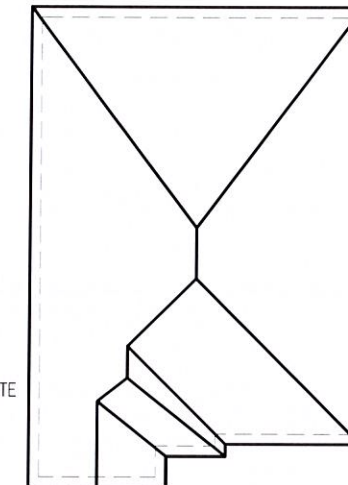
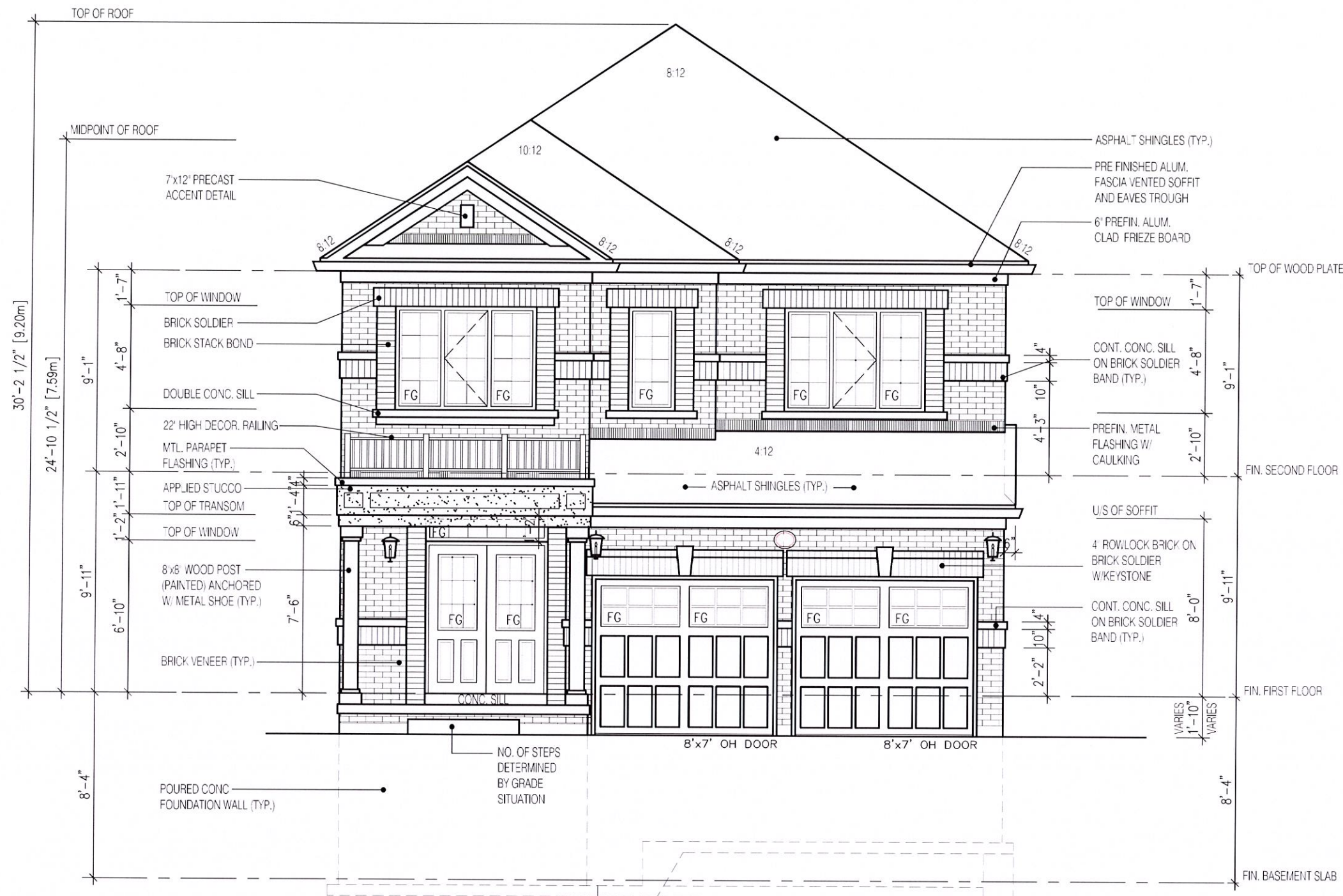
- BUILDING FACE < THAN 4'-0" (1.2m) (45 MIN. FIRE RATING REQ'D)
- INDICATES SOLID BEARING REQUIRED OR POINT LOAD FROM ABOVE
- STL. PLATE FOR STEEL COL'N ABOVE LAMINATED VENEER LUMBER
- LVL
- S.J. SINGLE JOIST
- D.J. DOUBLE JOIST
- T.J. TRIPLE JOIST
- REPEAT NOTE
- SHOWER WEEPERS
- ELECTRIC VEHICLE CHARGING SYSTEM

STRUDET INC.



FOR STRUCTURE ONLY

2252	
11.0m LOTS	
LIANA 2	
ELEVATION 1	
(GR)	
PACKAGE 'A1'	
O.REG. 332/12	
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7	
6	
5	
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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 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	



ROOF PLAN
N.T.S.

2252
11.0m LOTS
LIANA 2
ELEVATION 1
(GR)
PACKAGE 'A1'
O.REG. 332/12

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7		
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5		
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2	JULY 26, 2018	ISSUED FOR STRUCTURAL REVIEW
1	MAY 22, 2018	ISSUED FOR FLOOR & ROOF TRUSSES
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

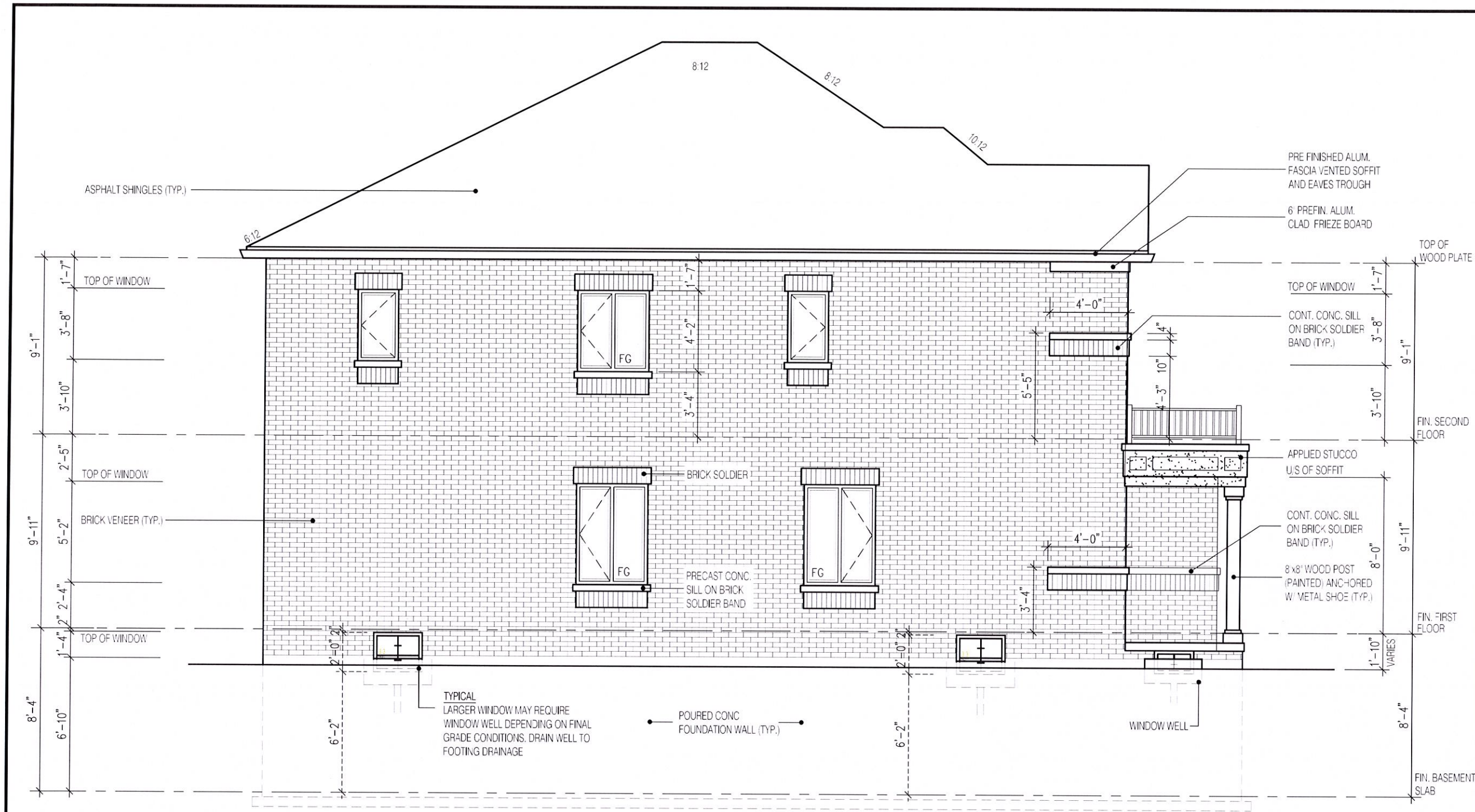
FRONT ELEVATION 1
GRANELLI HOMES
BRAMPTON

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

W Architect Inc.
DESIGN CONTROL REVIEW
JAN. 23, 2019
FINAL BY: MMI
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2252-ELEV.-1		ENERGY EFFICIENCY- SB12	
ELEVATION	WALL FT ²	OPENING FT ²	PERCENTAGE
FRONT	621.51	89.84	14.46 %
LEFT SIDE	920.03	75.10	8.16 %
RIGHT SIDE	920.11	0.00	0.00 %
REAR	621.53	134.52	21.64 %
TOTAL	3083.18	299.46	9.71 %

DRAWN BY: DRAWING NAME: --



LEFT SIDE ELEVATION 1

UNPROTECTED OPENINGS

WALL AREA	966.0	Φ
ALLOWABLE WINDOW AREA @ 7.0%(1.2m SIDEYARD)	67.6	Φ
ACTUAL GLAZED AREA	62.3	Φ

WITH OPTIONAL 30"x24" BASEMENT WINDOWS ACTUAL GLAZED AREA 65.2 Φ

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2252

11.0m LOTS

LIANA 2

ELEVATION 1

(GR)

PACKAGE 'A1'

O.REG. 332/12

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jardin design group inc.

27763

FIRM NAME BCIN

SIDE ELEVATION 1

GRANELLI HOMES

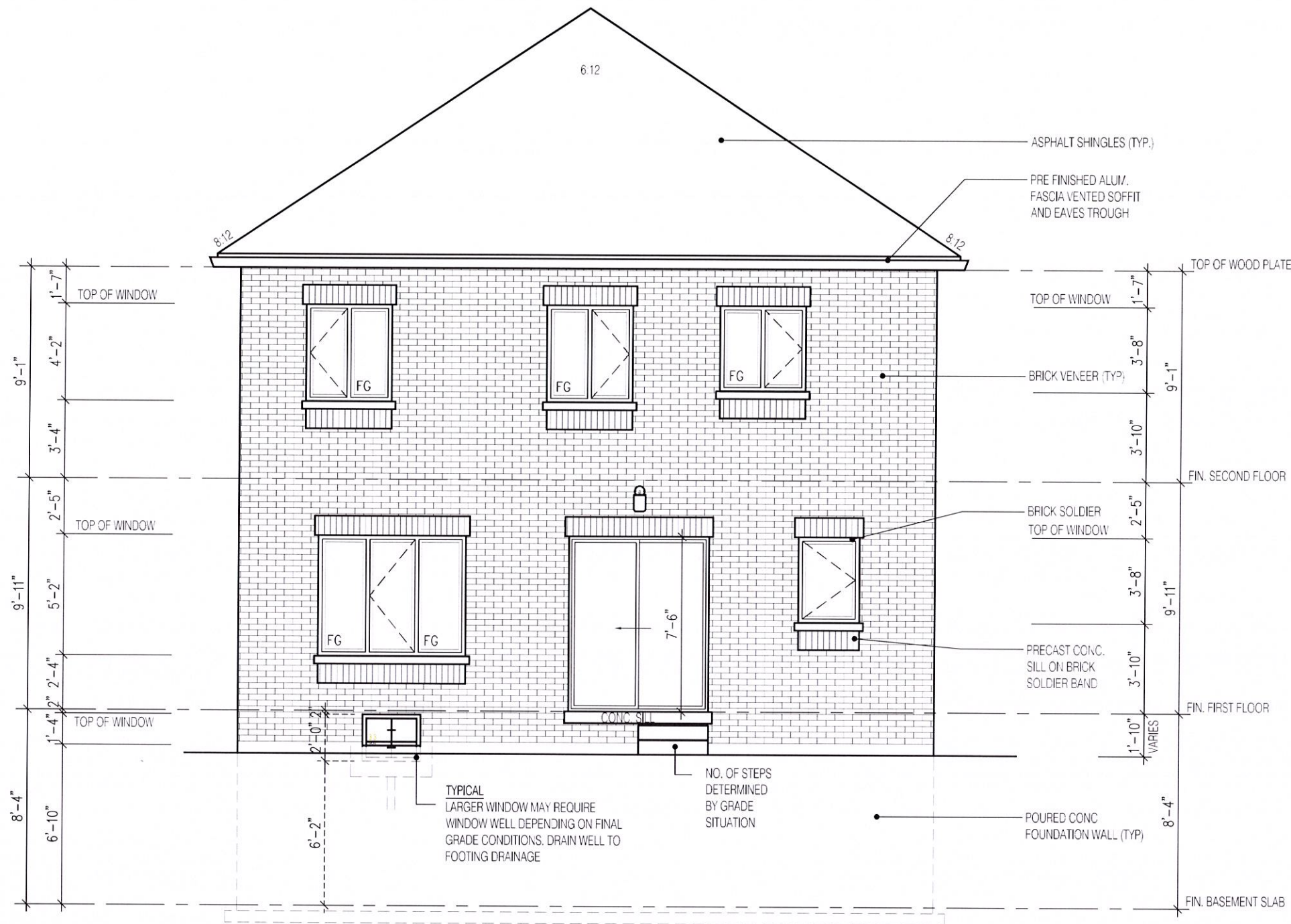
BRAMPTON

MODEL: ----

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

PROJ. No. 17-55

DWG. No. 5



REAR ELEVATION 1

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2252

11.0m LOTS

LIANA 2
ELEVATION 1
(GR)

PACKAGE 'A1'

O.REG. 332/12

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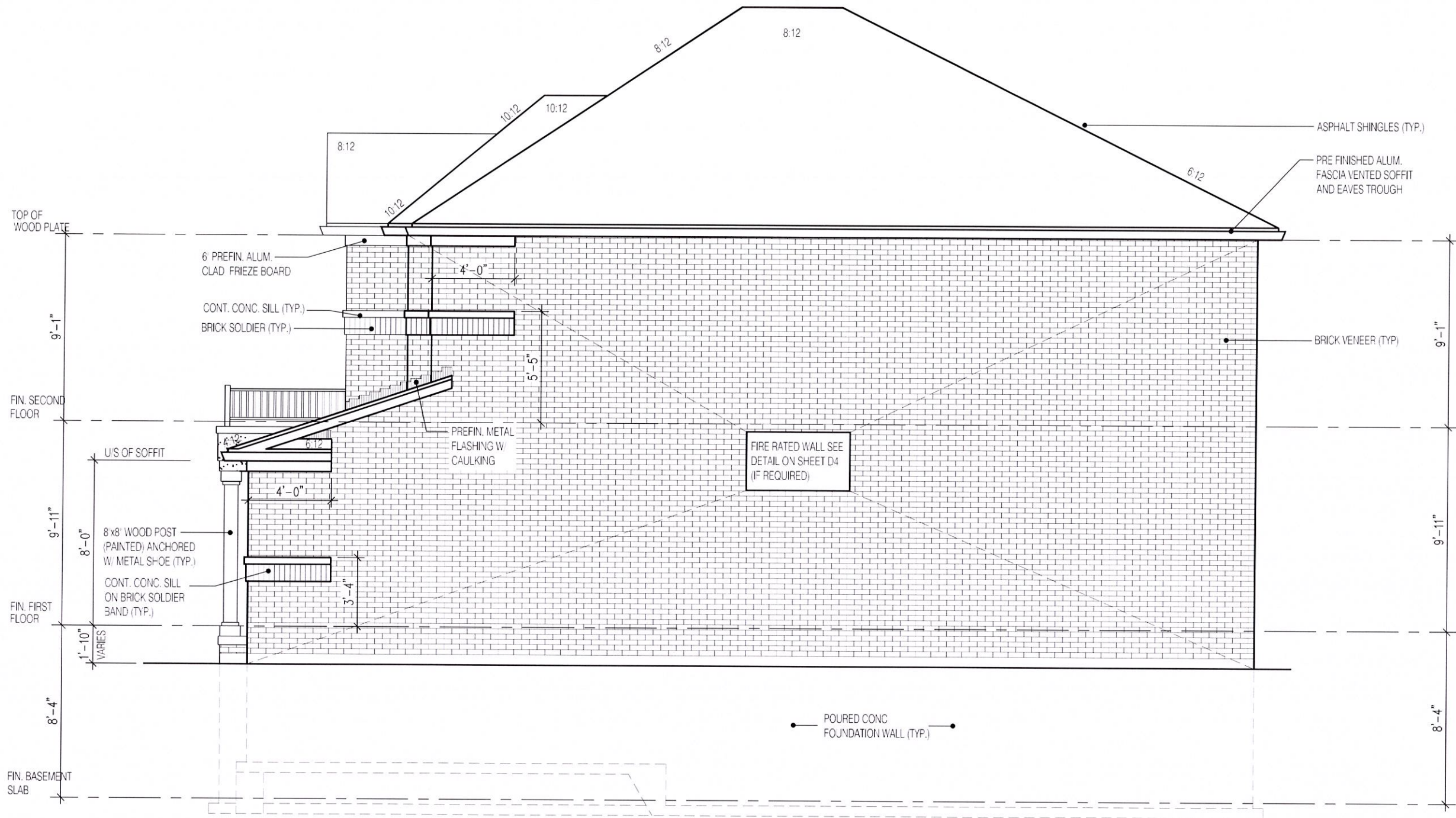
27763

BCIN

REAR ELEVATION 1

GRANELLI HOMES
BRAMPTON

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



RIGHT SIDE ELEVATION 1

2252

11.0m LOTS

LIANA 2
ELEVATION 1
(GR)

PACKAGE 'A1'

O.REG. 332/12

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FIRM NAME BCIN

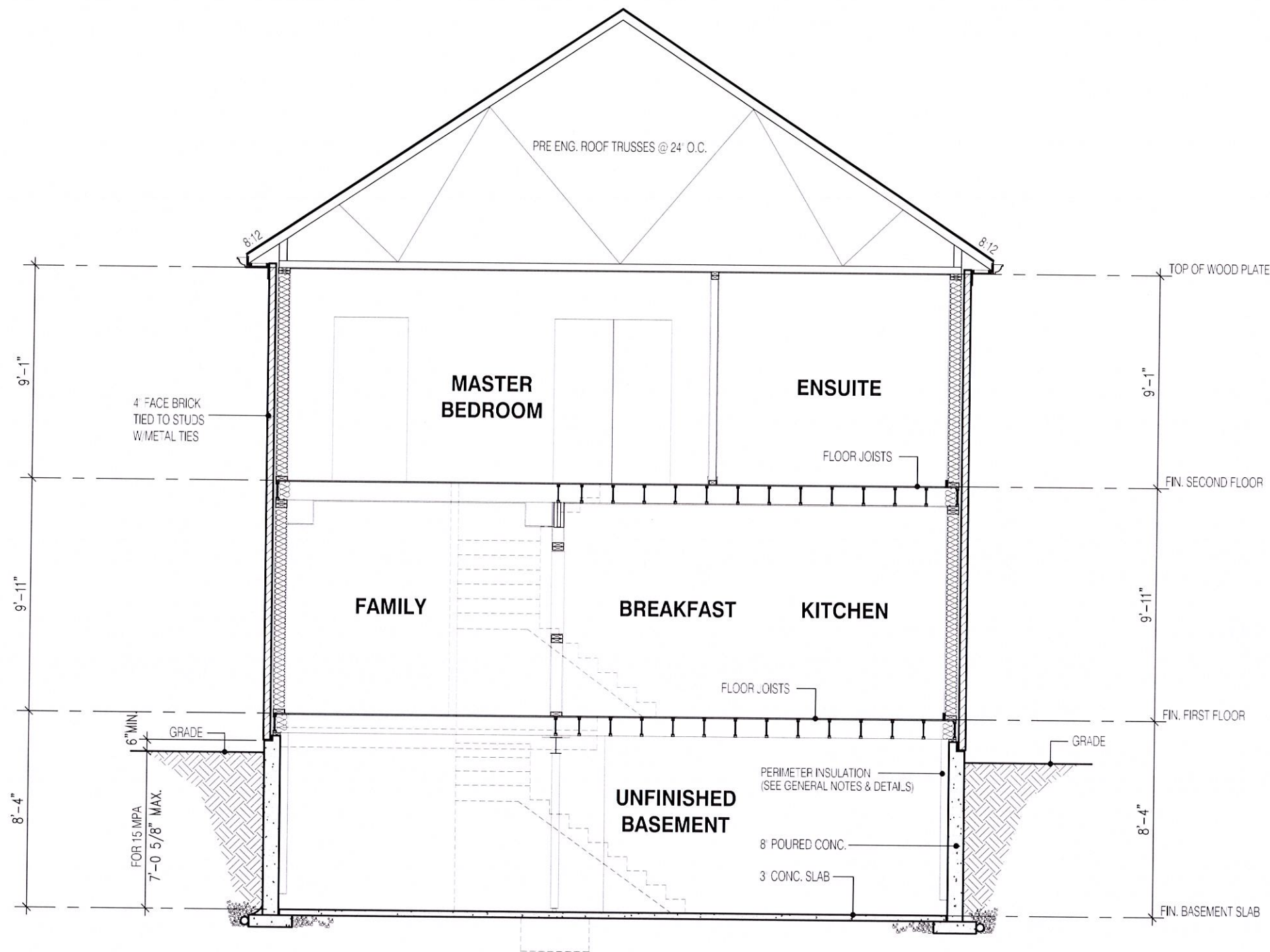
SIDE ELEVATION 1

GRANELLI HOMES
BRAMPTON

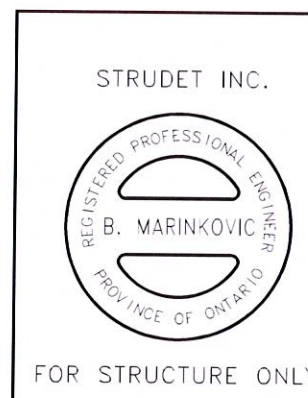


MODEL:	----
SCALE:	3/16"=1'-0"
PROJ. No.	17-55
DWG. No.	7

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SECTION A-A
ELEVATION 1



2252	
11.0m LOTS	
LIANA 2 ELEVATION 1 (GR)	
PACKAGE 'A1'	
O.REG. 332/12	
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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