

W Architect Inc.
DESIGN CONTROL REVIEW
FEB. 11, 2019
FINAL BY: MMI
This stamp is only for the purposes of design control and carries no other professional obligations.

NOTE:
FOR WALK-UP AND DECK
CONDITION, REFER TO PARTIAL
PLANS ON PAGE 3A-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
- 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

2658

11.0m LOTS

BELLE 1-26

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

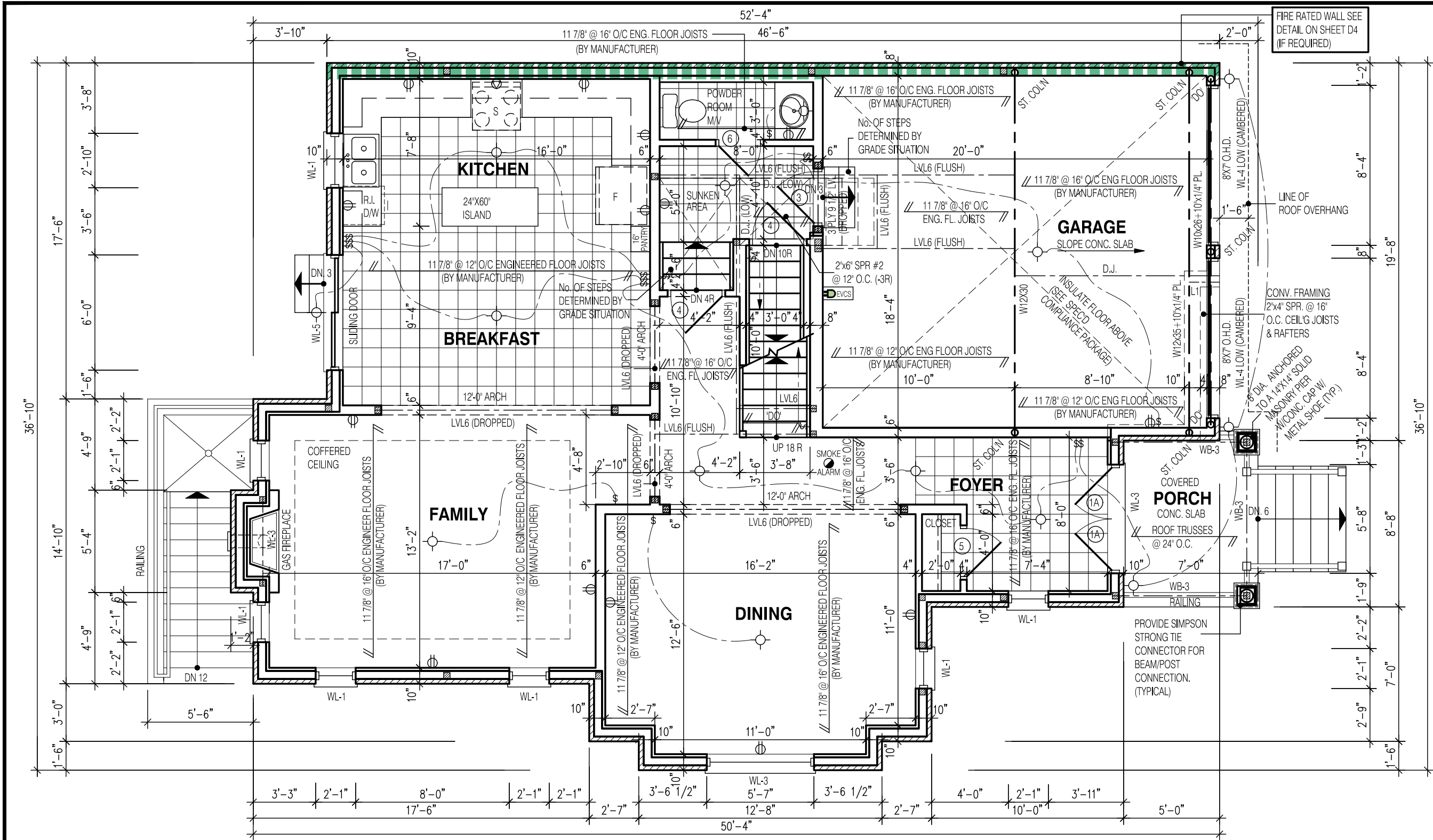
BRAMPTON

MODEL: ---

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

PROJ. No. 17-55

DWG. No. 1A



NOTE:
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2658

11.0m LOTS

BELLE 1-26

ELEVATION 2

(GR)

PACKAGE 'A1'

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jardin design group inc. 27763

FIRM NAME BCIN

FIRST FLOOR PLAN EL-2

GRANELLI HOMES

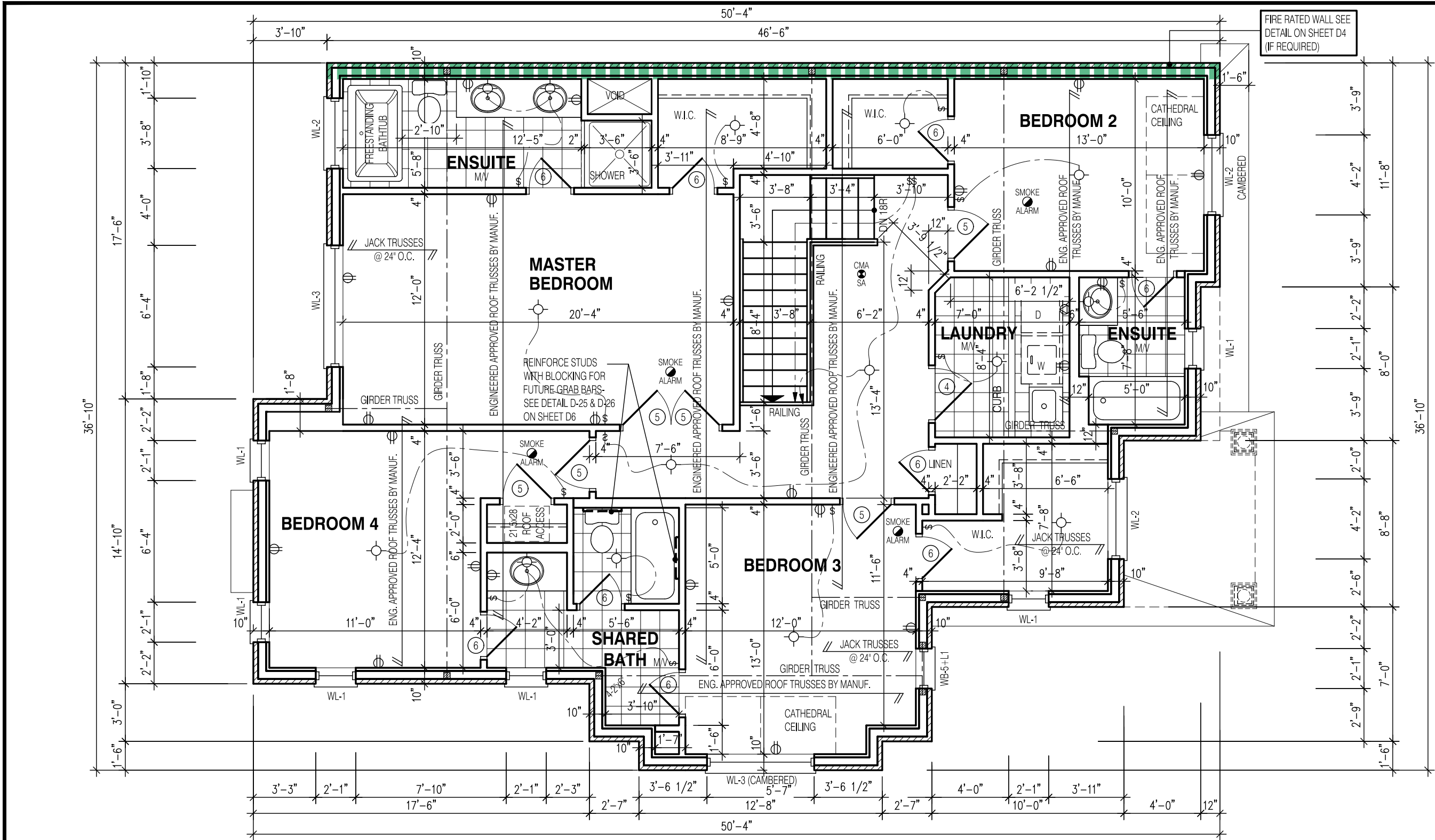
BRAMPTON

MODEL: ---

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

PROJ. No. 17-55

DWG. No. 2A



FIRE RATED WALL SEE
DETAIL ON SHEET D4
(IF REQUIRED)

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BELLE 1-26

ELEVATION 2

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jardin design group inc. 27763
FIRM NAME BCIN

SECOND FL. PLAN EL-2

GRANELLI HOMES
BRAMPTON

 BILD

MODEL: ---

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

PROJ. No. 17-55








DWG. No. 3A

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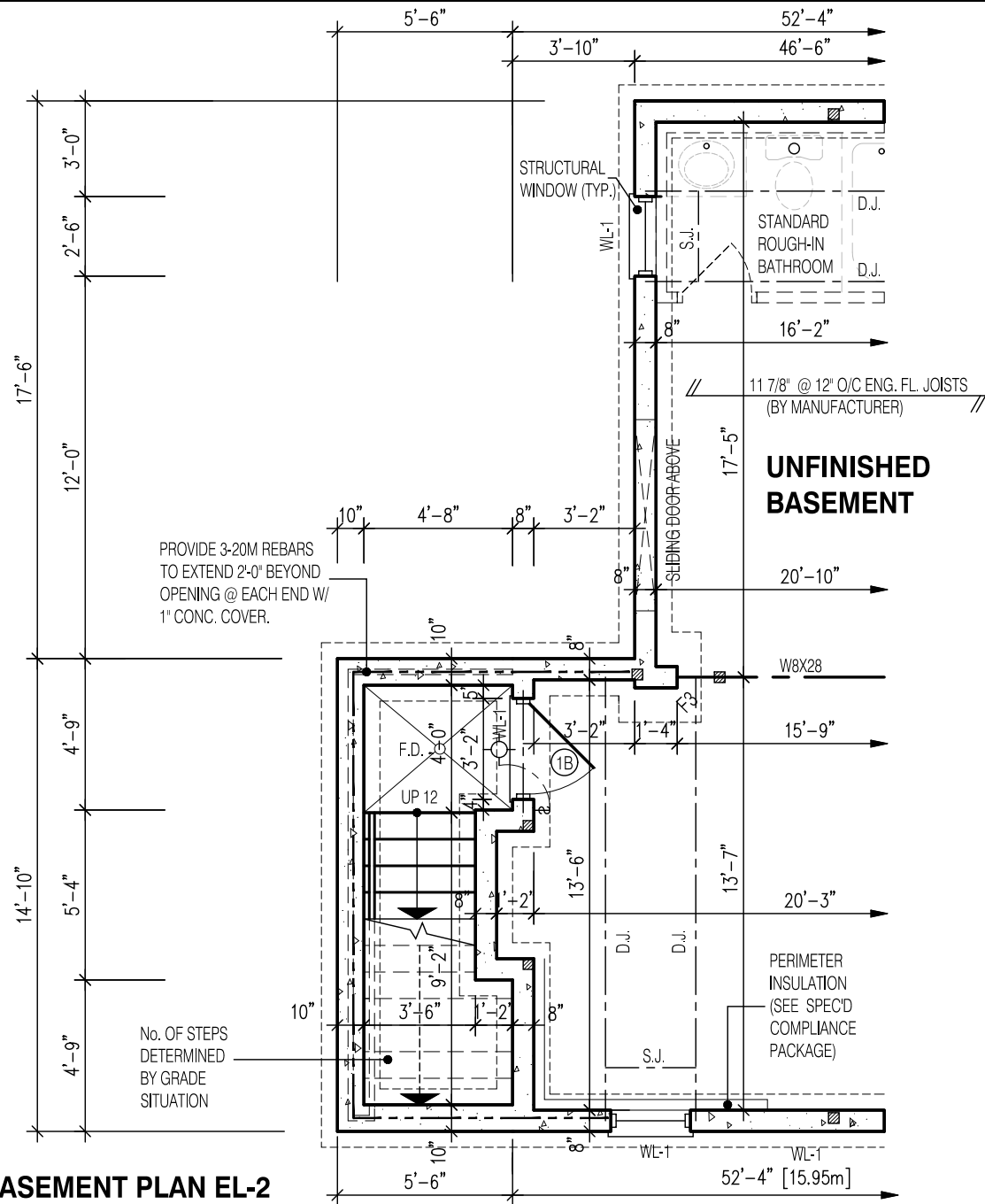
NOTE:
ALL CONVENTIONAL ROOF FRAMING TO CONFORM TO PART 9 OF THE OBC. ROOF RAFTERS THAT MEET OR CROSS OVER TRUSSES ARE TO BE 2"x4" SPF @ 24" O.C. WITH A 2"x4" SPF VERTICAL POST TO THE TRUSS UNDER, AT EACH CROSS POINT. POSTS LONGER THAN 6' TO BE Laterally Braced so that the distance between end points & between rows of bracing does not exceed 6'.

- 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
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 - REPEAT NOTE
 - SHOWER WEEPERS
 - EVCS ELECTRIC VEHICLE CHARGING SYSTEM

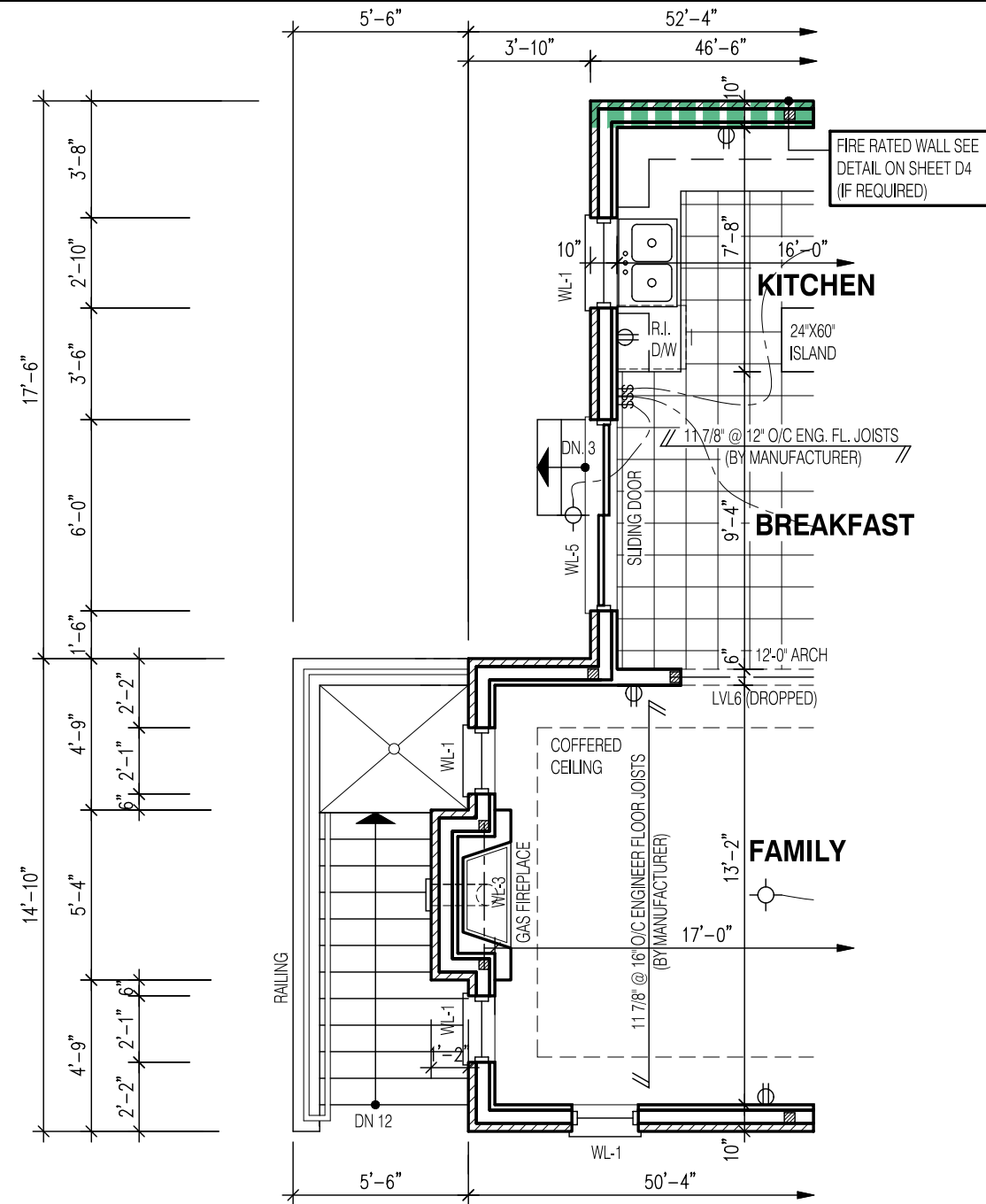
STRUDET INC.



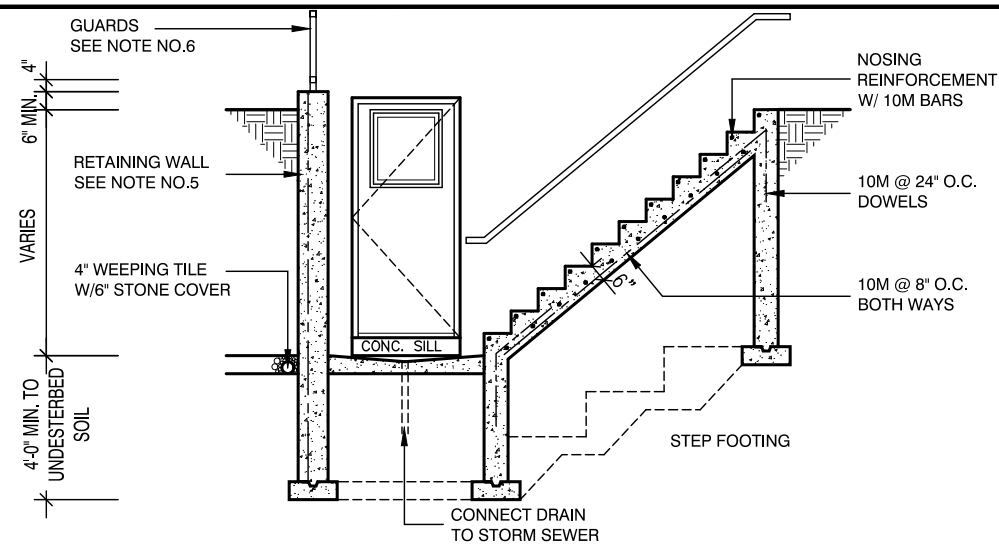
FOR STRUCTURE ONLY



PARTIAL BASEMENT PLAN EL-2
FOR WALK-UP STAIR



PARTIAL FIRST FLOOR PLAN EL-2
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.
- -
 -
 -
 -
 -

STRUDET INC.



FOR STRUCTURE ONLY



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)

2658

11.0m LOTS

BELLE 1-26
ELEVATION 2
(GR)

PACKAGE 'A1'

O.REG. 332/12

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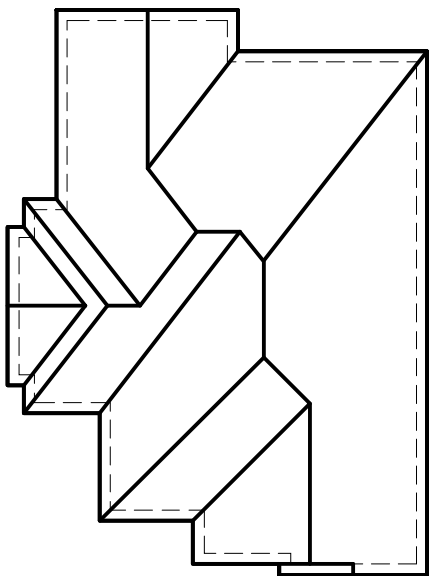
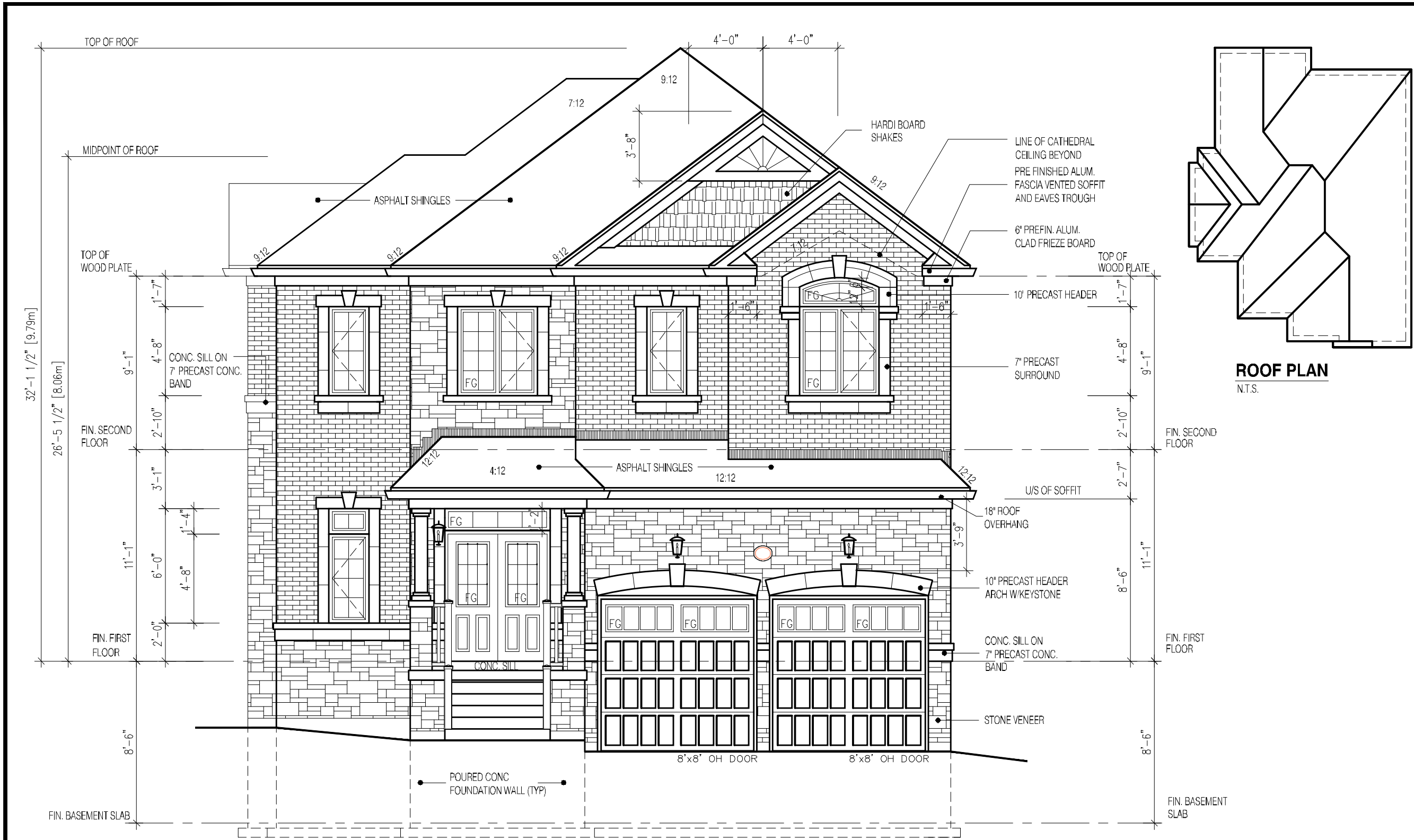
jardin design group inc. 27763
FIRM NAME BCIN

WALK-UP CONDITION EL-2

GRANELLI HOMES
BRAMPTON



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



ROOF PLAN
N.T.S.

FRONT ELEVATION 2
2658 (2662 SQ.FT.)
FOR LOT 26

2658-ELEV.-2 ENERGY EFFICIENCY- SB12			
ELEVATION	WALL FT²	OPENING FT²	PERCENTAGE
FRONT	914.00	97.38	10.65 %
LEFT SIDE	1134.00	156.00	13.76 %
RIGHT SIDE	1198.00	0.00	0.00 %
REAR	875.00	153.00	17.49 %
TOTAL	4121.00	406.38	9.86 %

2658

11.0m LOTS

BELLE 1-26

ELEVATION 2

(GR)

PACKAGE 'A1'

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7

FEB. 8, 2019

REV. TO 8' HIGH G.D. DOOR & ISSUED FOR APPROVAL

6

DEC. 21, 2018

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AUG. 15, 2018

COORDINATED AS PER ENGINEER'S COMMENTS

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JULY 26, 2018

ISSUED FOR STRUCTURAL REVIEW

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MAY 22, 2018

ISSUED FOR FLOOR & ROOF TRUSSES

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jardin design group inc.

27763

FIRM NAME BCIN

FRONT ELEVATION 2

GRANELLI HOMES

BRAMPTON

MODEL: ---

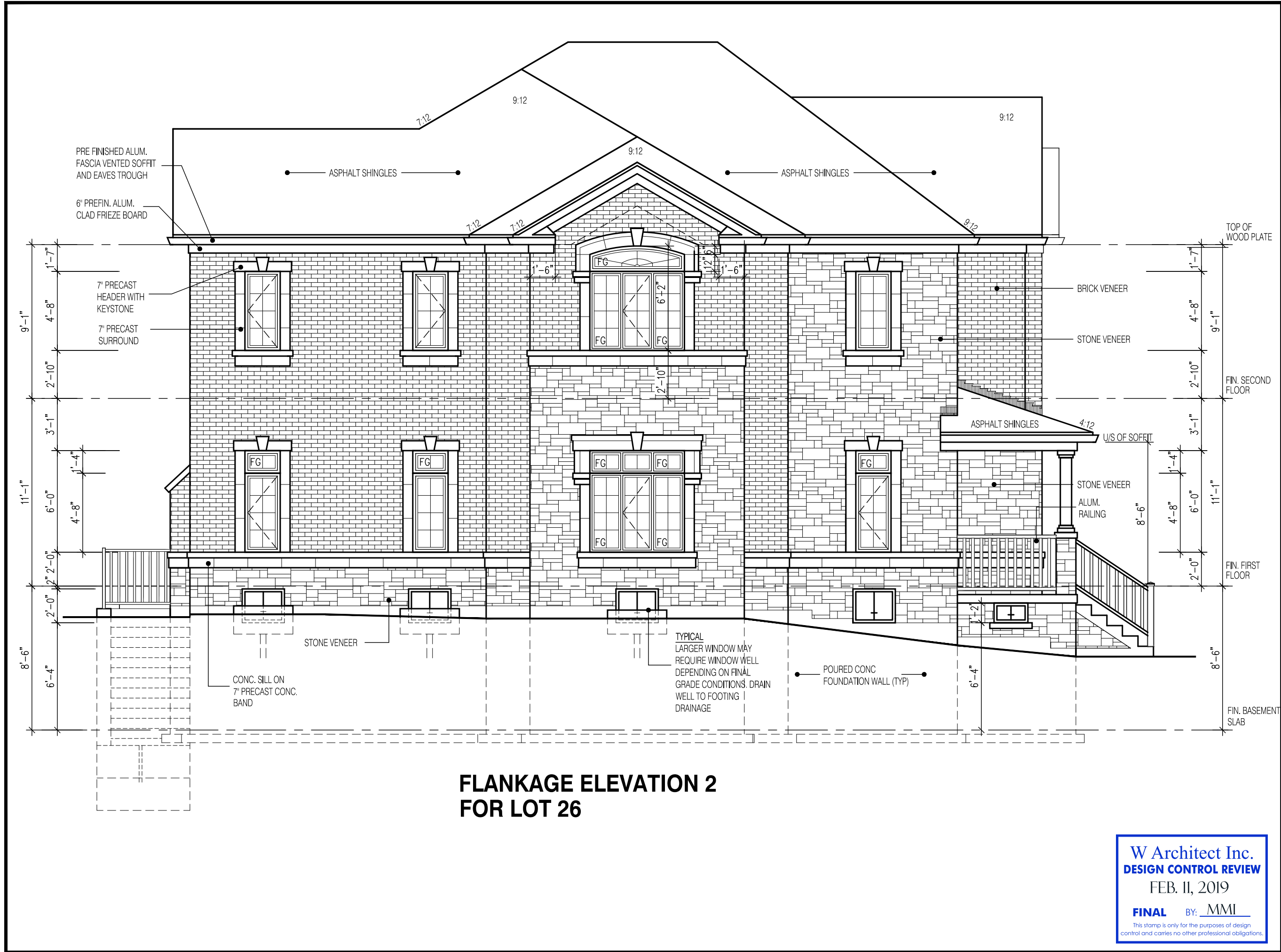
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DWG. No. 4A

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11.0m LOTS

BELLE 1-26
ELEVATION 2
(GR)

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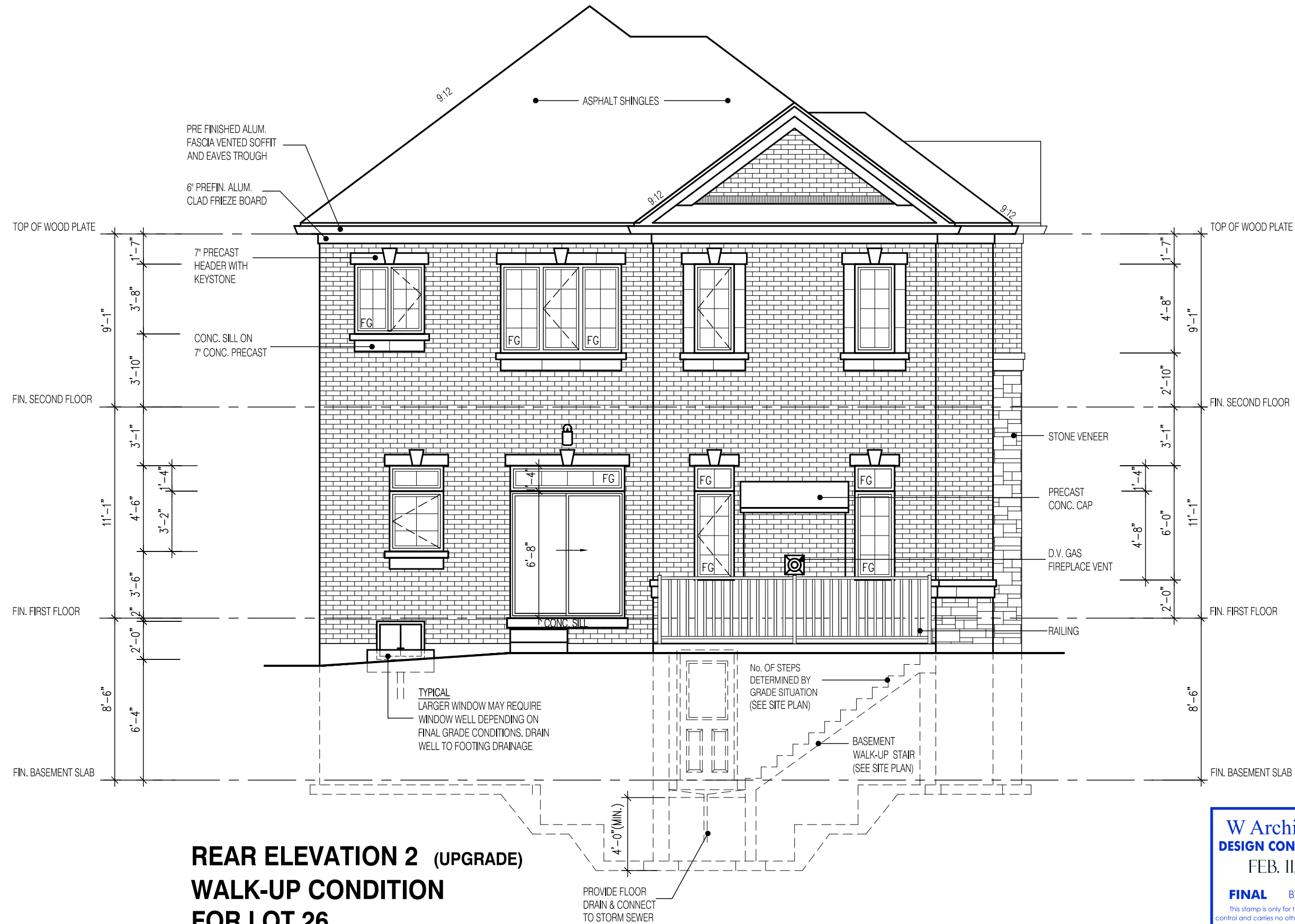
SIDE ELEVATION 2

GRANELLI HOMES
BRAMPTON

MODEL: ---

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

PROJ. No. 17-55 DWG. No. 5A



REAR ELEVATION 2 (UPGRADE)
WALK-UP CONDITION
FOR LOT 26

PROVIDE FLOOR
DRAIN & CONNECT
TO STORM SEWER

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ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING
FOOTINGS.

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CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT
DOCUMENTS.

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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

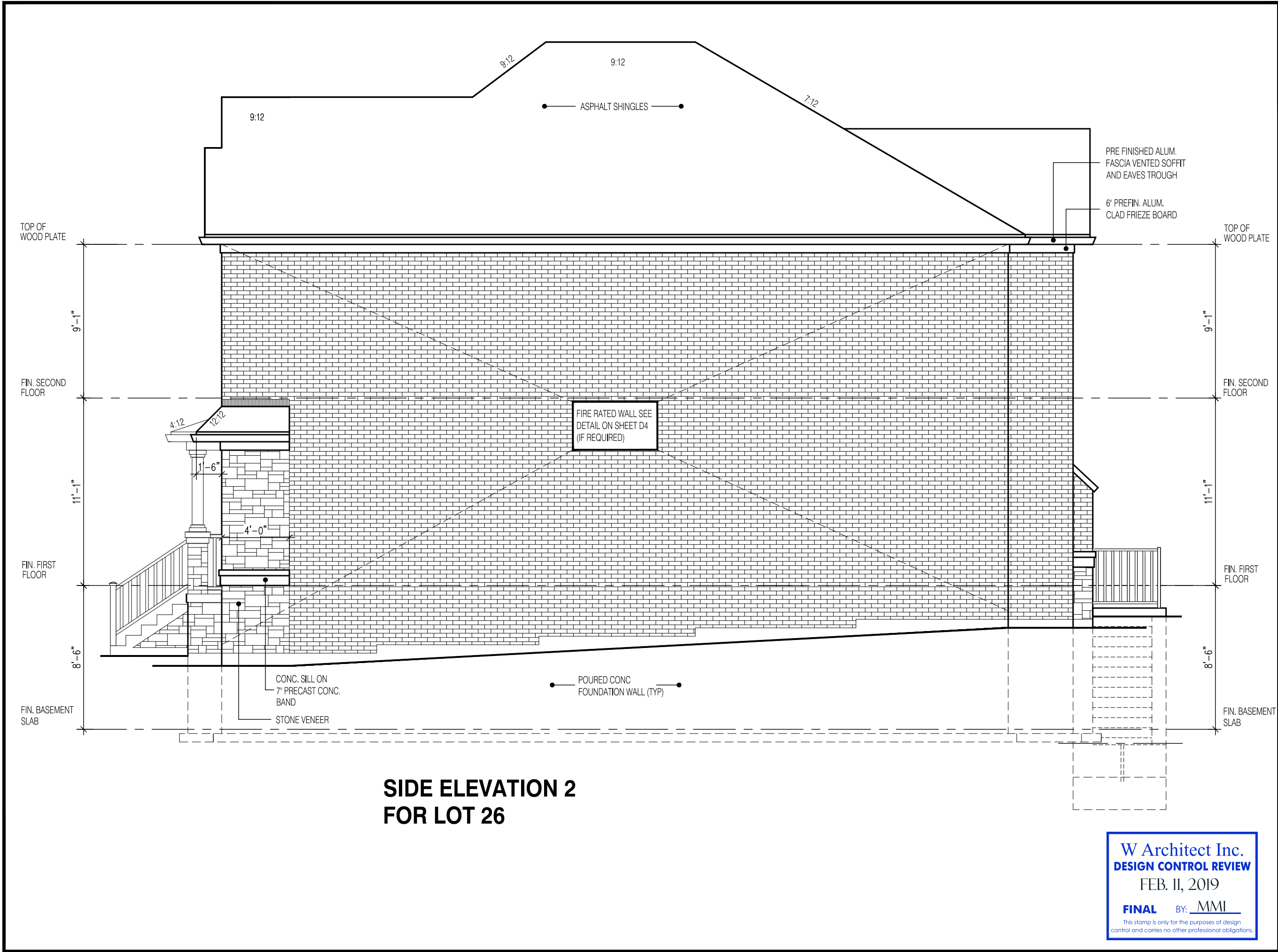
jardin design group inc. **27763**
FIRM NAME BCIN

REAR ELEVATION 2

GRANELLI HOMES
BRAMPTON



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



2658

11.0m LOTS

BELLE 1-26
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.

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Walter Botter

21031

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jardin design group inc.

27763

FIRM NAME BCIN

SIDE ELEVATION 2

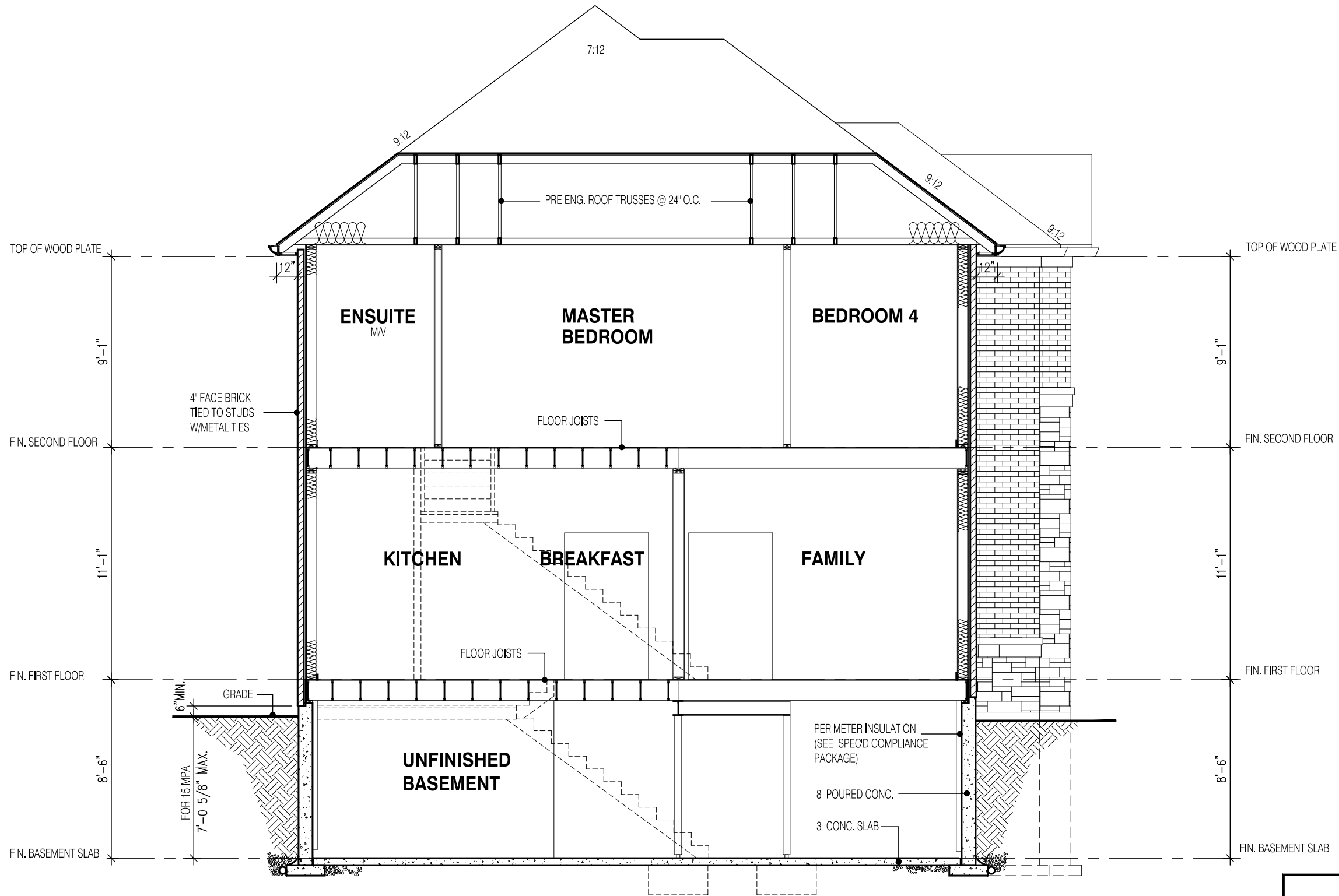
GRANELLI HOMES
BRAMPTON

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. 11, 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

2658
11.0m LOTS
BELLE 1-26
ELEVATION 2
(GR)
PACKAGE 'A1'
O.REG. 332/12

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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