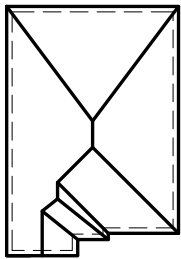


LIANA 2

(MODEL 2252 S.F.)

SB-12 PRESCRIPTIVE ENERGY EFFICIENCY DESIGN MATRIX				
<div>A1</div>		GLASS/WALL AREA RATIO		
		ELEV. 1	WALL AREA	304.2 m ²
			GLASS AREA	30.5 m ²
			% GLASS	10.03 %
		ELEV. 2	WALL AREA	0.0 m ²
			GLASS AREA	0.0 m ²
% GLASS	0.0 %			
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	=	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

W Architect Inc.
DESIGN CONTROL REVIEW
FEB. 04, 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 5/16" (100x90x8) + 2- 2" x 8" SPR. No. 2
WL3 = 5" x 3 1/2" x 5/16" (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 5/16" (125x90x8) + 2- 2" x 12" SPR. No. 2
WL7 = 5" x 3 1/2" x 5/16" (125x90x8) + 3- 2" x 10" SPR. No. 2
WL8 = 5" x 3 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
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 5/16" (100 x 90 x 8)
L3 = 5" x 3 1/2" x 5/16" (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 2-11
ELEVATION 1
(GR)

PACKAGE 'A1'

O.REG. 332/12

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7		
6		
5		
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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
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jardin design group inc. 27763
FIRM NAME BCIN

TITLE SHEET

GRANELLI HOMES
BRAMPTON

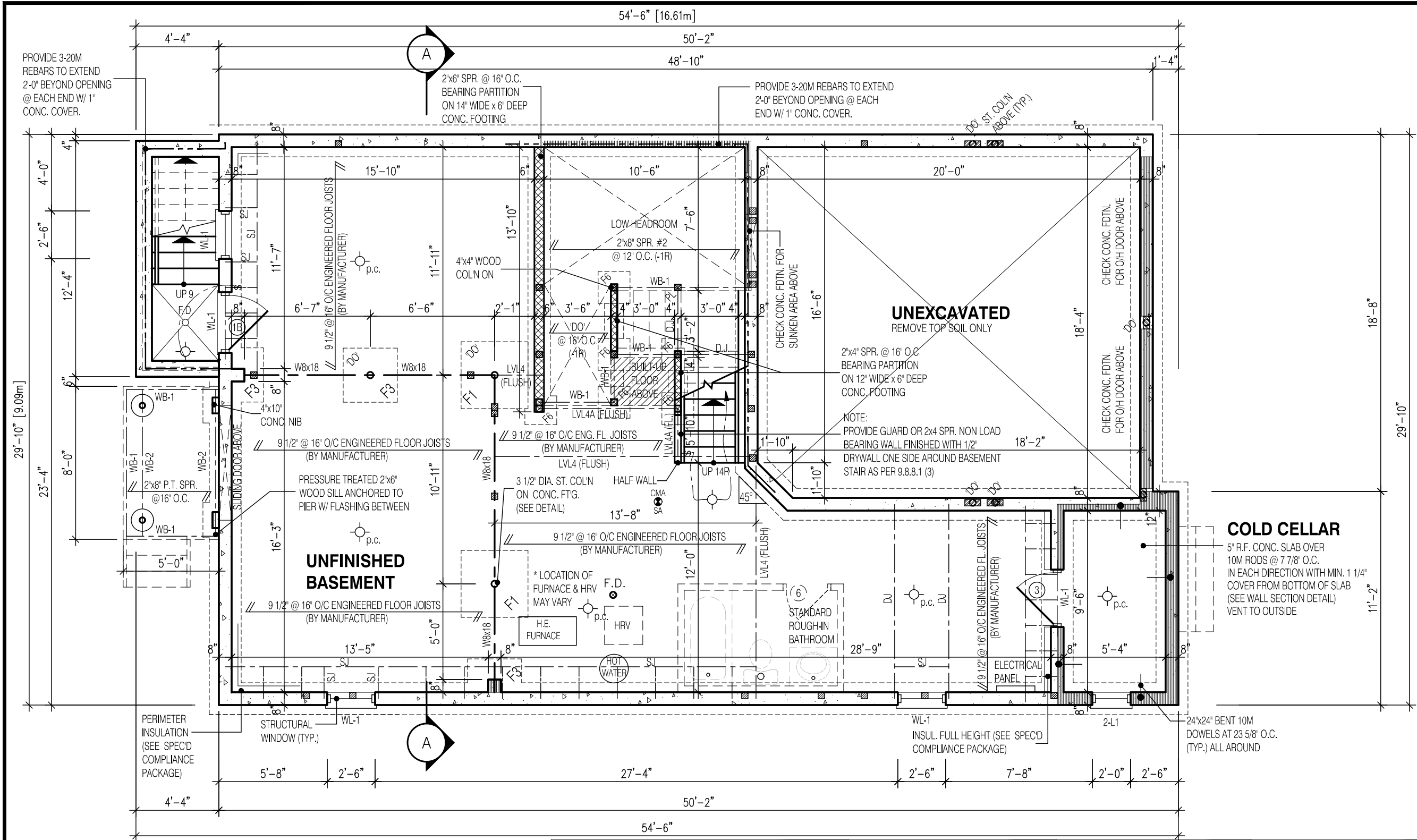


MODEL: ---

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

PROJ. No.
17-55

DWG. No.
0



NOTE:
FOR WALK-UP AND DECK
CONDITION, REFER TO PARTIAL
PLANS ON PAGE 3-1

W Architect Inc.
DESIGN CONTROL REVIEW
FEB. 04, 2019
FINAL BY: **MMI**
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CONC. PAD FOOTING
LEGEND (75 kPa)
(UNLESS OTHERWISE SPECIFIED)
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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 COLN ABOVE LAMINATED VENEER LUMBER
- SINGLE JOIST
- DOUBLE JOIST
- TRIPLE JOIST
- REPEAT NOTE
- SHOWER WEEPERS
- ELECTRIC VEHICLE CHARGING SYSTEM

STRUDET INC.

FOR STRUCTURE ONLY

2252

11.0m LOTS

LIANA 2-11

ELEVATION 1

(GR)

PACKAGE 'A1'

O.REG. 332/12

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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

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Walter Botter

21031

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jardin design group inc. 27763

FIRM NAME BCIN

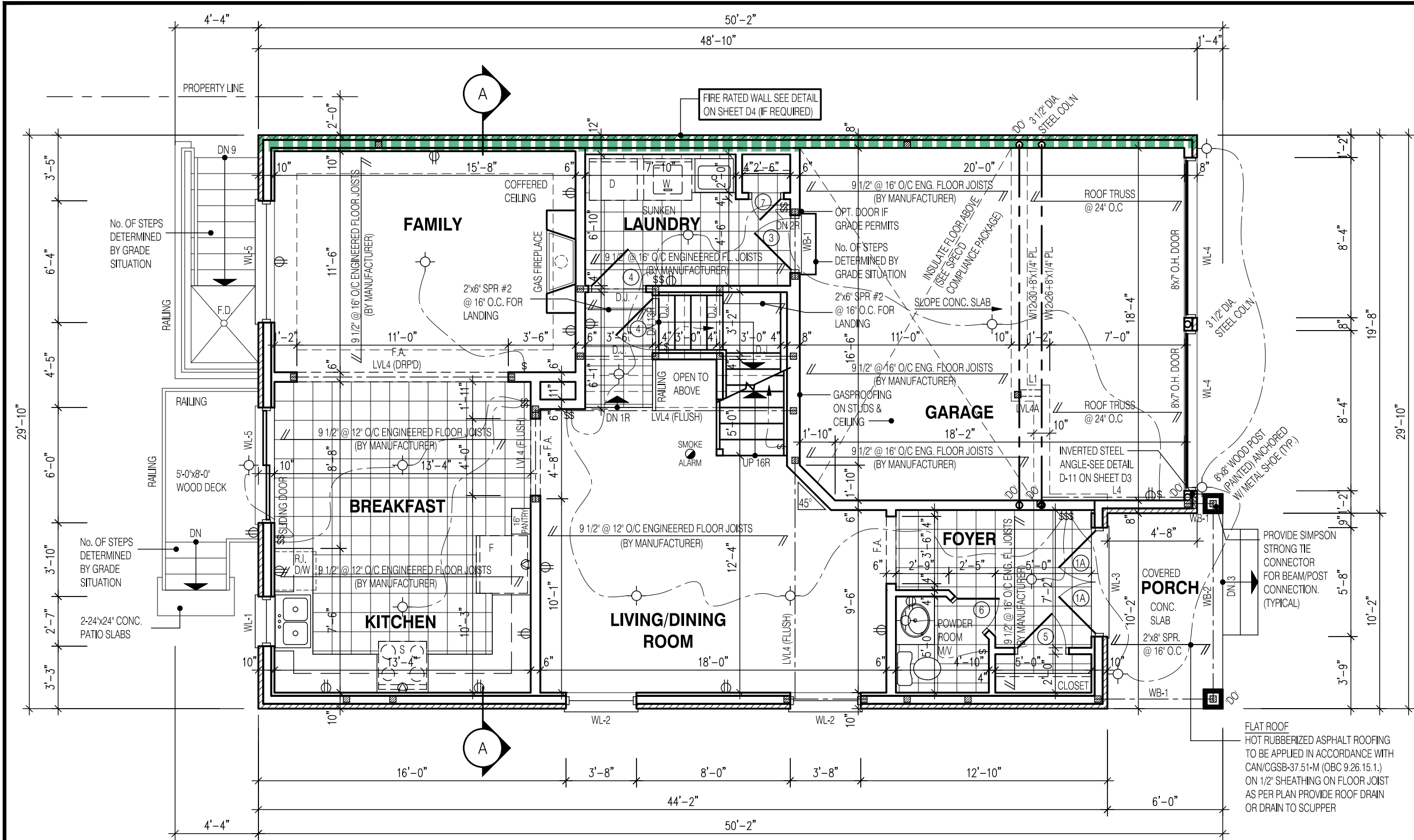
BASEMENT PLAN EL-1

GRANELLI HOMES
BRAMPTON

MODEL: ---

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

PROJ. No. 17-55 DWG. No. 1



NOTE:
FOR WALK-UP AND DECK
CONDITION, REFER TO PARTIAL
PLANS ON PAGE 3-1

W Architect Inc.
DESIGN CONTROL REVIEW
FEB. 04, 2019
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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:
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- LEGEND:**
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 - 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
 - R.N. REPEAT NOTE
 - S.W. SHOWER WEEPERS
 - EVCS ELECTRIC VEHICLE CHARGING SYSTEM

STRUDET INC.

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2252
11.0m LOTS
LIANA 2-11
ELEVATION 1
(GR)
PACKAGE 'A1'
O.REG. 332/12

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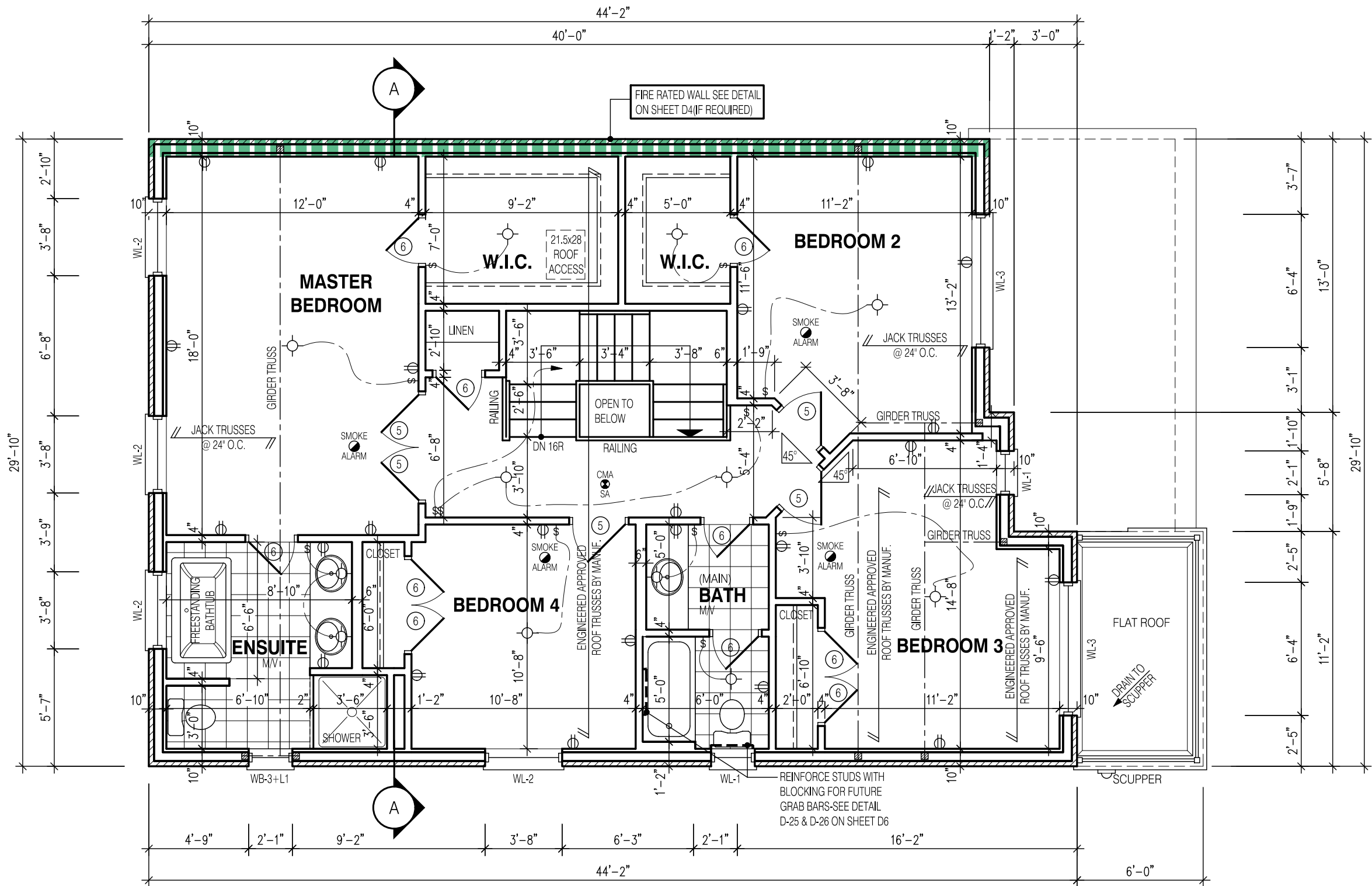
QUALIFICATION INFORMATION
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Walter Botter 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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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.
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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 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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- LVL
- S.J. SINGLE JOIST
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11.0m LOTS
LIANA 2-11
ELEVATION 1
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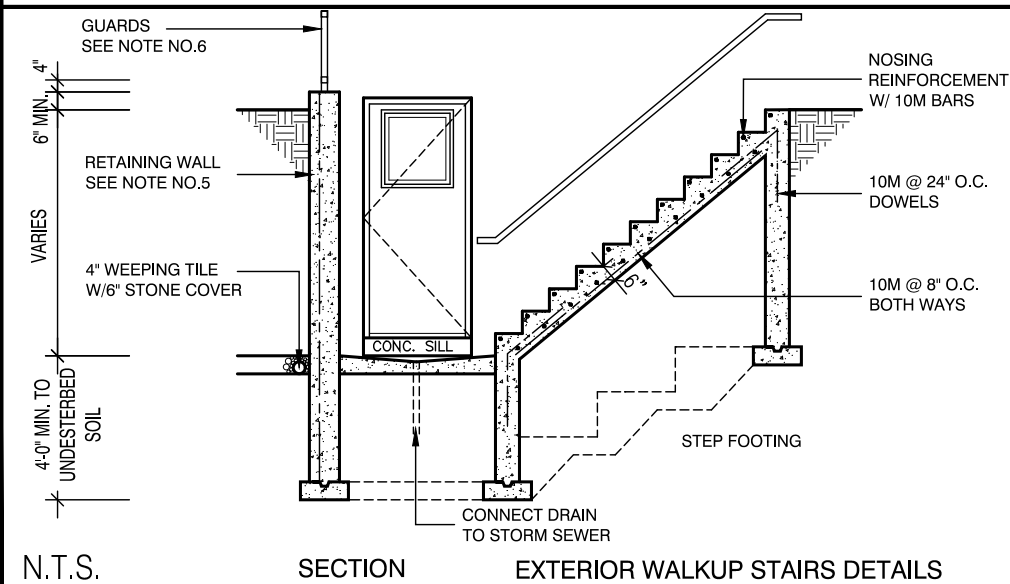
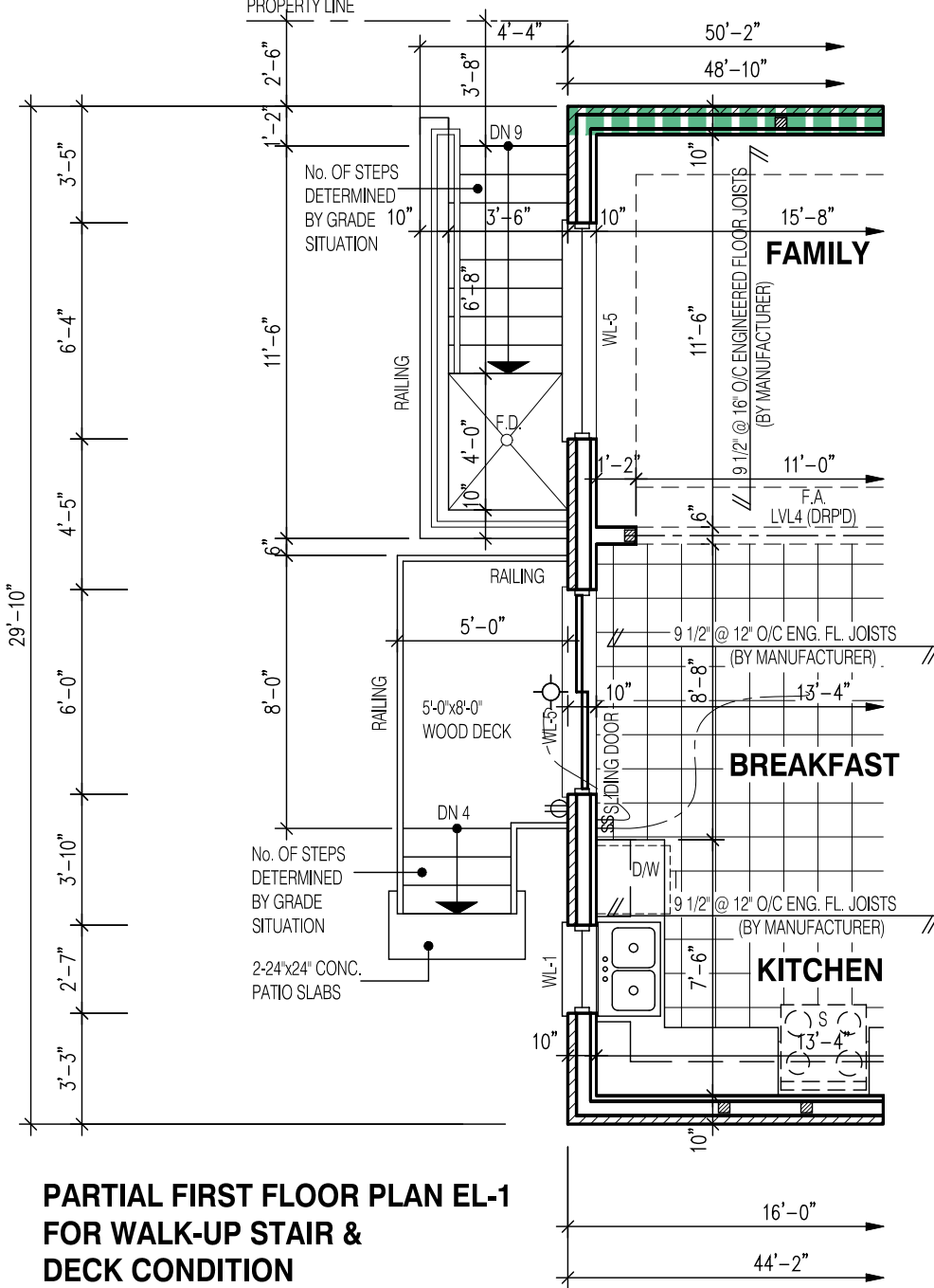
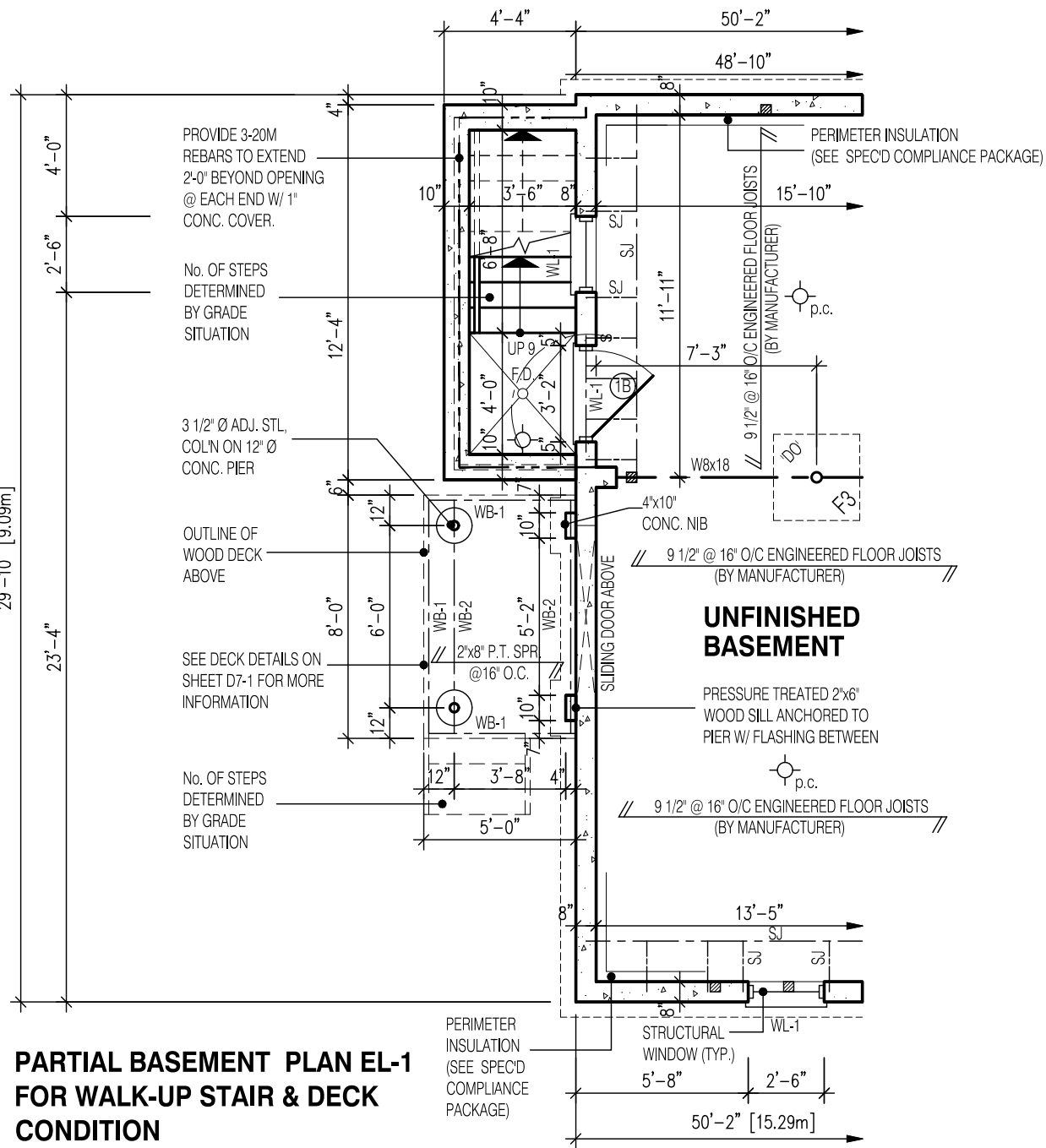
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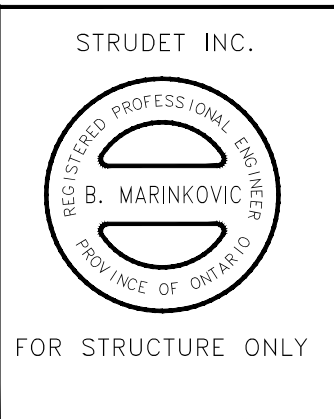
SECOND FL. PLAN EL-1

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 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)

2252

11.0m LOTS

LIANA 2-11

ELEVATION 1

(GR)

PACKAGE 'A1'

O.REG. 332/12

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7		
6		
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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

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Walter Botter

21031

NAME

SIGNATURE

BCIN

REGISTRATION INFORMATION
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jardin design group inc.

27763

FIRM NAME

BCIN

WALK-UP & DECK CONDITION EL-1

GRANELLI HOMES

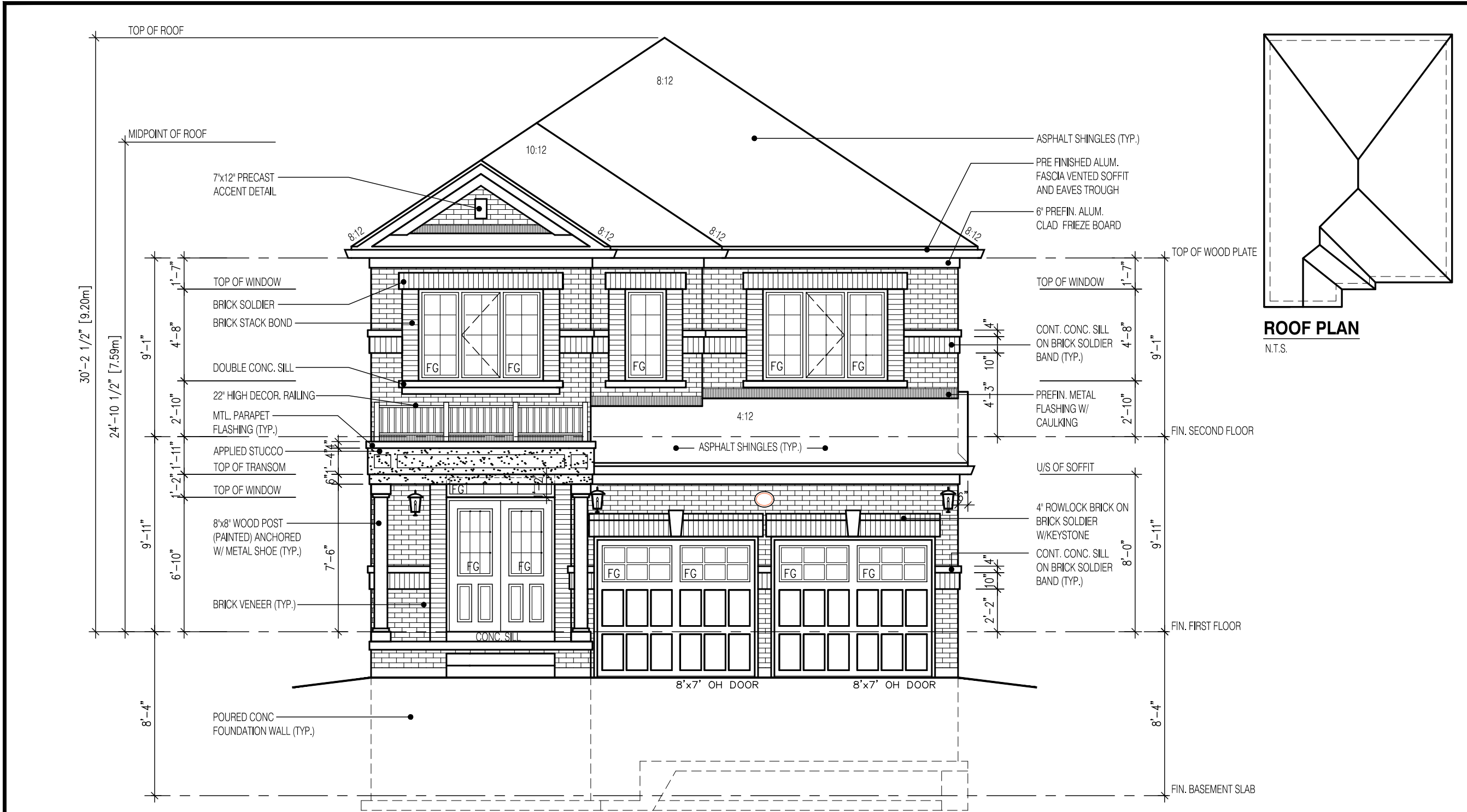
BRAMPTON

MODEL: ---

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

PROJ. No. 17-55

DWG. No. 3-1



2252-ELEV.-1 ENERGY EFFICIENCY- SB12			
ELEVATION	WALL FT²	OPENING FT²	PERCENTAGE
FRONT	636.00	89.84	14.13 %
LEFT SIDE	962.00	80.70	8.39 %
RIGHT SIDE	971.00	0.00	0.00 %
REAR	706.00	158.00	22.38 %
TOTAL	3275.00	328.54	10.03 %

DRAWN BY: _____ DRAWING NAME: _____

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.

2252

11.0m LOTS

LIANA 2-11
ELEVATION 1
(GR)

PACKAGE 'A1'

O.REG. 332/12

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No: _____ DATE: _____ WORK DESCRIPTION: _____

jardin

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Walter Botter

21031

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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



LEFT SIDE ELEVATION 1
LOT-11

UNPROTECTED OPENINGS

WALL AREA	1010.0	⌘
ALLOWABLE WINDOW AREA @ 7.0%(1.2m SIDEYARD)	70.7	⌘
ACTUAL GLAZED AREA	65.2	⌘

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2252

11.0m LOTS

LIANA 2-11
ELEVATION 1
(GR)

PACKAGE 'A1'

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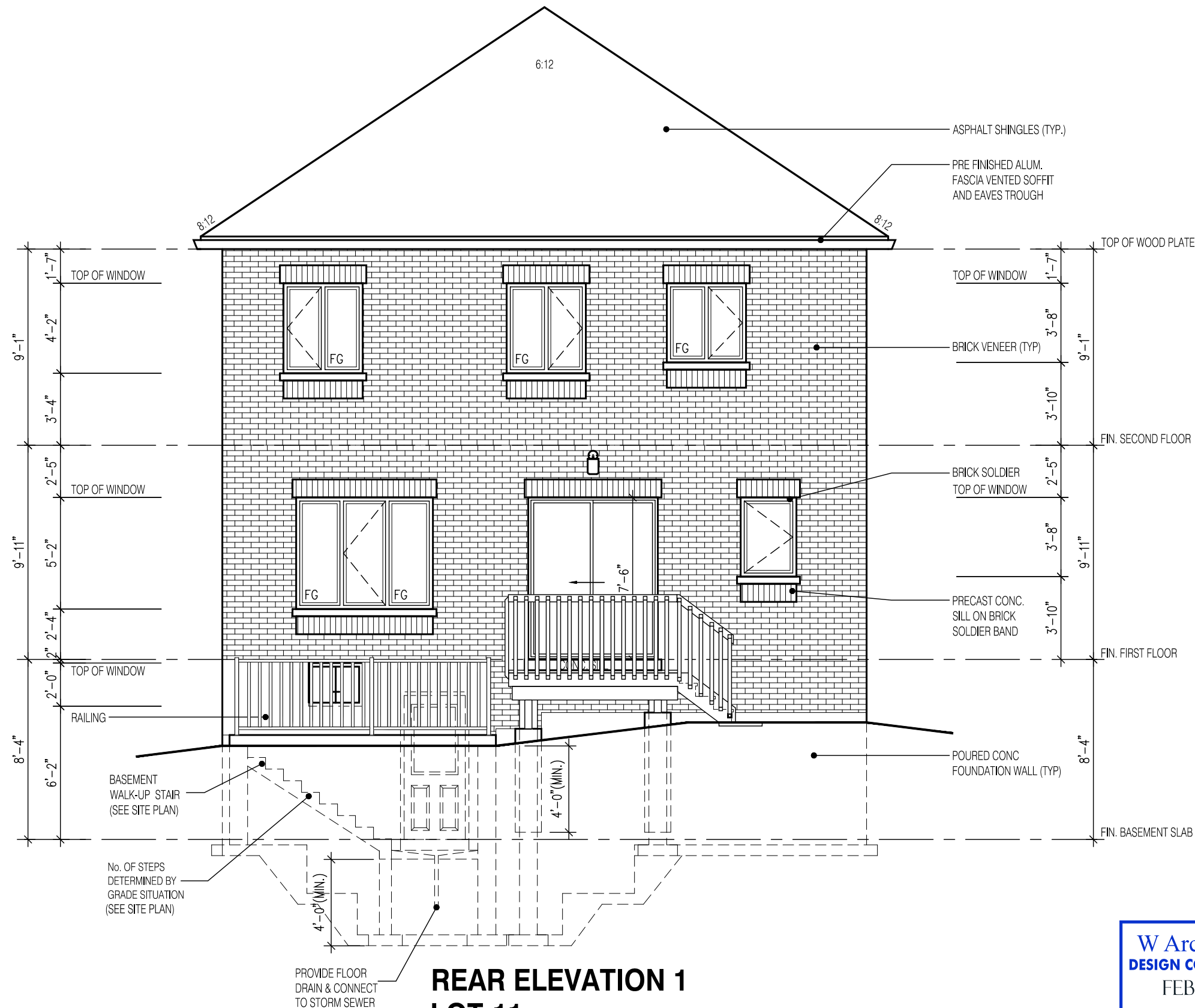
27763

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
LOT-11
WALK-UP & DECK
CONDITION

W Architect Inc.
DESIGN CONTROL REVIEW
FEB. 04, 2019
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)

2252

11.0m LOTS

LIANA 2-11
ELEVATION 1
(GR)

PACKAGE 'A1'

O.REG. 332/12

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No: DATE: WORK DESCRIPTION:

jardin
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3.2.5 of the building code

Walter Botter *WBE* 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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3.2.4 of the building code

jardin design group inc. 27763
FIRM NAME BCIN

REAR ELEVATION-1

GRANELLI HOMES
BRAMPTON

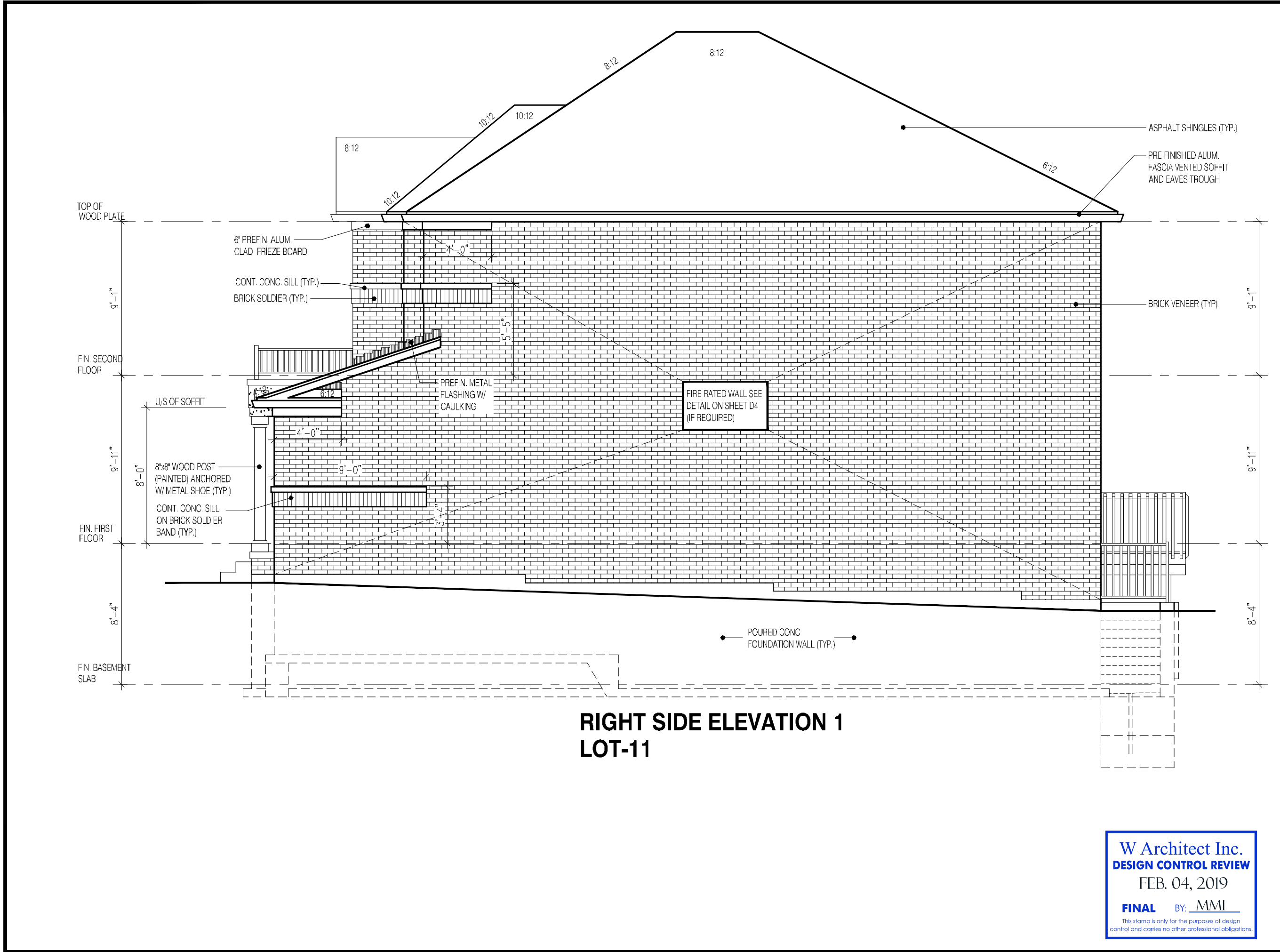


MODEL:

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

PROJ. No.
17-55

DWG. No.
6



2252

11.0m LOTS

LIANA 2-11

ELEVATION 1

(GR)

PACKAGE 'A1'

O.REG. 332/12

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7		
6		
5	JAN. 30, 2019	EXTENDED BRICK SOLDIER BAND & ISSUED TO CLIENT
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jardin design group inc.

27763

FIRM NAME BCIN

SIDE ELEVATION 1

GRANELLI HOMES

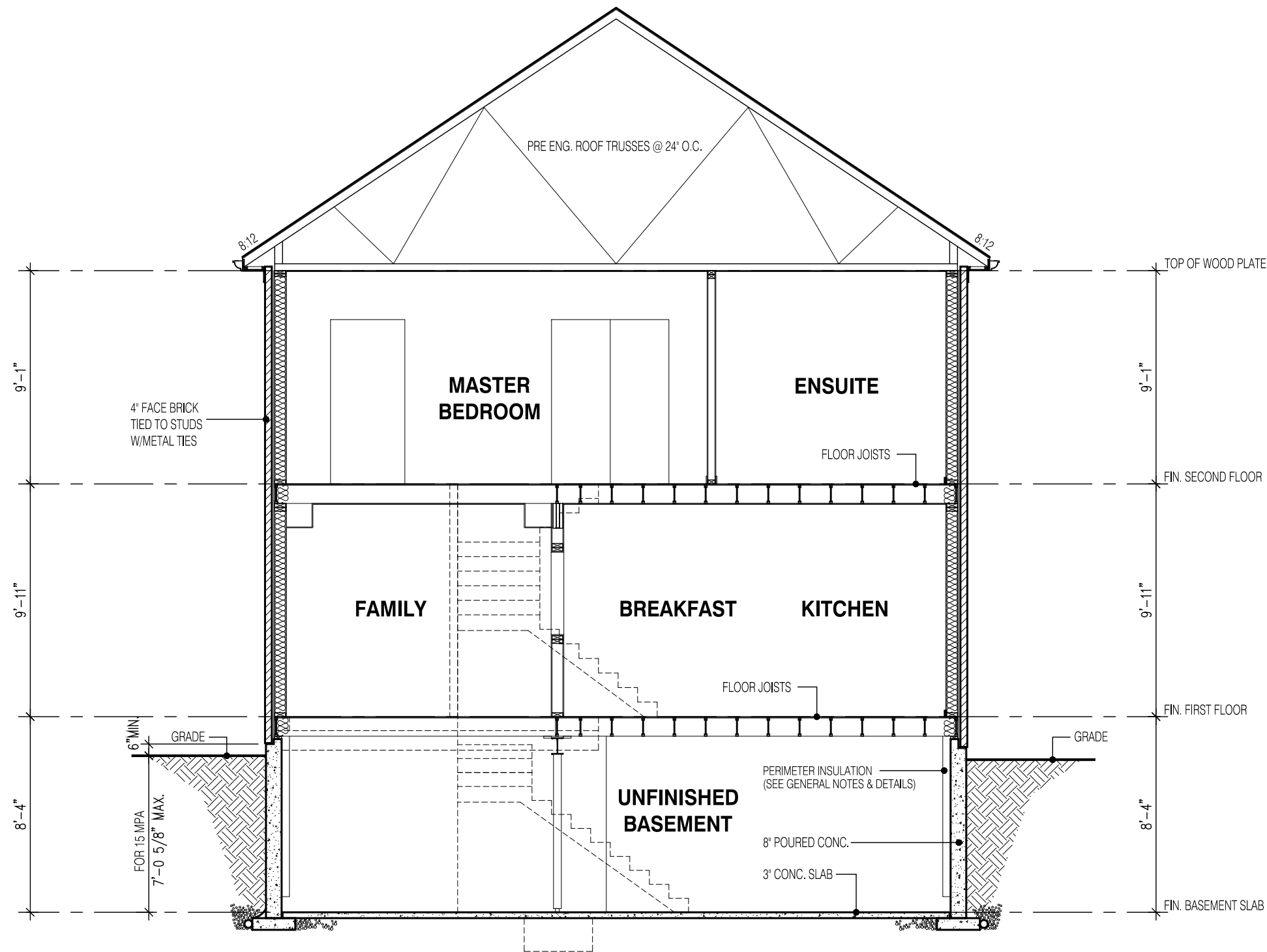
BRAMPTON

MODEL: ---

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

PROJ. No. 17-55


DWG. No. 7



SECTION A-A
ELEVATION 1

W Architect Inc.
DESIGN CONTROL REVIEW
FEB. 04, 2019
FINAL BY: MMI
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STRUDET INC.



FOR STRUCTURE ONLY

2252

11.0m LOTS

LIANA 2-11
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