



FRONT ELEVATION 'B'



FLANKAGE ELEVATION 'B'

TYPE 'B'-3106-MOD

SB-12 ENERGY EFFICIENCY DESIGN MATRIX

PRESCRIPTIVE COMPLIANCE		SB-12 (SECTION 3.1.1) TABLE 3.1.1.2.A	
PACKAGE A1		SPACE HEATING FUEL	
		<input checked="" type="checkbox"/> GAS	<input type="checkbox"/> OIL
		<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> PROPANE
		<input type="checkbox"/> EARTH	<input type="checkbox"/> SOLID FUEL
BUILDING COMPONENT	REQUIRED	PROPOSED	
INSULATION RSI (R) VALUE			
CEILING W/ ATTIC SPACE	10.56 (R60)	10.56 (R60)	
CEILING W/O ATTIC SPACE	5.46 (R31)	5.46 (R31)	
EXPOSED FLOOR	5.46 (R31)	5.46 (R31)	
WALLS ABOVE GRADE	3.87 (R22)	3.87 (R22)	
BASEMENT WALLS	3.52 ci (R20 ci) *	3.52 ci (R20 ci) *	
* PROPOSED VALUES MAY BE SUBSTITUTED W/ 2.11+1.76ci (R12+R10ci)			
BELOW GRADE SLAB ENTIRE SURFACE > 600mm BELOW GRADE	-	-	
EDGE OF BELOW GRADE SLAB ≤ 600mm BELOW GRADE	1.76 (R10)	1.76 (R10)	
HEATED SLAB OR SLAB ≤ 600mm BELOW GRADE	1.76 (R10)	1.76 (R10)	
WINDOWS & DOORS			
WINDOWS/SLIDING GLASS DOORS (MAX U-VALUE)	1.6	1.6	
SKYLIGHTS (MAX. U-VALUE)	2.8	2.8	
APPLIANCE EFFICIENCY			
SPACE HEATING EQUIP. (AFUE%)	96%	96%	
HRV EFFICIENCY (%)	75%	75%	
DHW HEATER (EF)	0.8	0.8	

- 1 - TITLE PAGE
- 2 - BASEMENT PLAN, ELEV. 'B'
- 3 - GROUND FLOOR PLAN, ELEV. 'B'
- 4 - SECOND FLOOR PLAN, ELEV. 'B'
- 5 - FLOOR PLANS, ELEV. 'B' W/ LOGGIA
- 6 - FRONT ELEVATION 'B'
- 7 - LEFT SIDE ELEVATION 'B'
- 7A - ELEVATION 'B' W/ LOGGIA
- 8 - REAR ELEVATION 'B'
- 9 - CROSS SECTION 'A' - 'A'
- 10 - CONSTRUCTION NOTES
- 11 - CONSTRUCTION NOTES

REFER TO
MARKUPS

	EL.'B'	EL.'B'
	CORNER	CNR W/ LOGGIA
GROUND FLOOR AREA	1348 sq. ft.	1348 sq. ft.
SECOND FLOOR AREA	1633 sq. ft.	1633 sq. ft.
SUBTOTAL	2981 sq. ft.	2981 sq. ft.
DEDUCT ALL OPEN AREAS	46 sq. ft.	46 sq. ft.
TOTAL NET AREA	2935 sq. ft.	2935 sq. ft.
	(272.67 sq. m.)	(272.67 sq. m.)
FINISHED BASEMENT AREA	116 sq. ft.	116 sq. ft.
COVERAGE	1788 sq. ft.	1788 sq. ft.
W/OUT PORCH	(166.11 sq. m.)	(166.11 sq. m.)
COVERAGE	1855 sq. ft.	2015 sq. ft.
W/ PORCH	(172.34 sq. m.)	(187.20 sq. m.)
WINDOW / WALL AREA	EL.'B'	EL.'B'
CALCULATIONS	CORNER	COR W/ LOGGIA
GROSS WALL AREA	4093 sq. ft.	4093 sq. ft.
	(380.25 sq. m.)	(380.25 sq. m.)
GROSS WINDOW AREA	566.7 sq. ft.	566.7 sq. ft.
(INCL. GLASS DOORS & SKYLIGHTS)	(52.65 sq. m.)	(52.65 sq. m.)
TOTAL WINDOW %	13.85 %	13.85 %

7. -	-	-
6. ISSUED FOR PERMIT RE-SUBMISSION	2022.07.11	AW
5. ADDED LOGGIA DRAWINGS	2022.06.06	NN
4. ISSUED FOR PERMIT	2022.02.18	WT
3. REVISED PER STRUCT. ENG. COMMENTS	2021.11.30	NEA
2. REVISED AS PER FLOOR & TRUSS MANUF. LAYOUT	2021.09.27	NEA
1. ISSUED FOR CLIENT REVIEW & PRICING	2021.07.16	AW
REVISIONS	DATE (YYYYMMDD)	BY

TITLE PAGE

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QUALIFICATION INFORMATION

Allen Whiting

23177

TIME

RECEIPT INFORMATION

HUNT DESIGN ASSOCIATES INC.

19695

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GOLDPARK HOMES - 217014
PINE VALLEY TOWNS, VAUGHAN ON

Drawn By

NEA

Checked By

AW

Scale

3/16"=1'-0"

File Number

217014WT3106-MOD.dwg

Page Number

1 of 11


TYPE 'B'-3106-MOD
REV.2022.07.11

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ARCHITECTURAL CONTROL REVIEW
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APPROVED BY: 
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BASEMENT PLAN, ELEV. 'B'

Standard Gold Cellar

MOD UNIT - BLOCK 17 ONLY

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BASEMENT PLAN, ELEV. 'B'

TYPE 'B'-3106-MOD
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GROUND FLOOR PLAN, ELEV. 'B'

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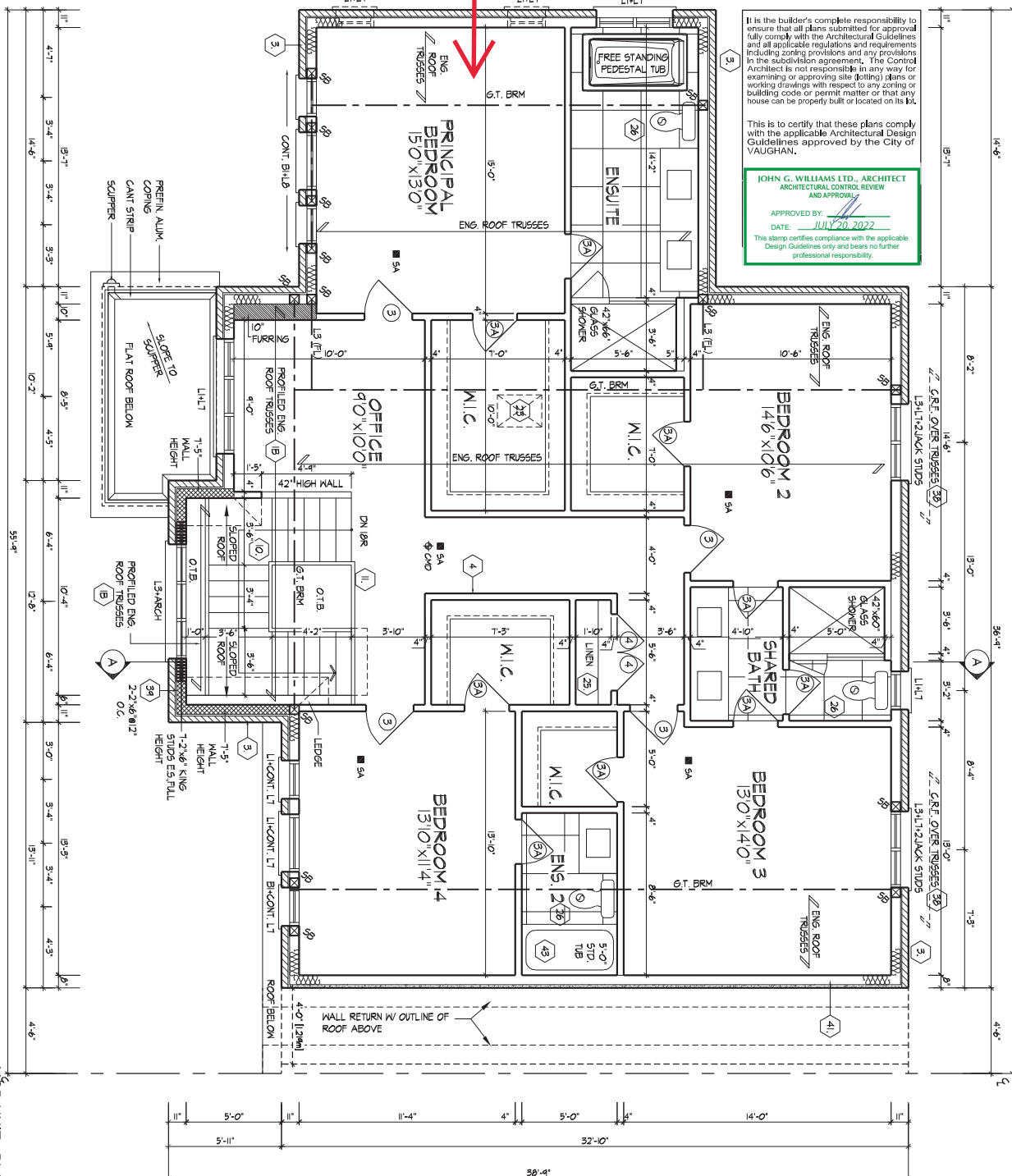
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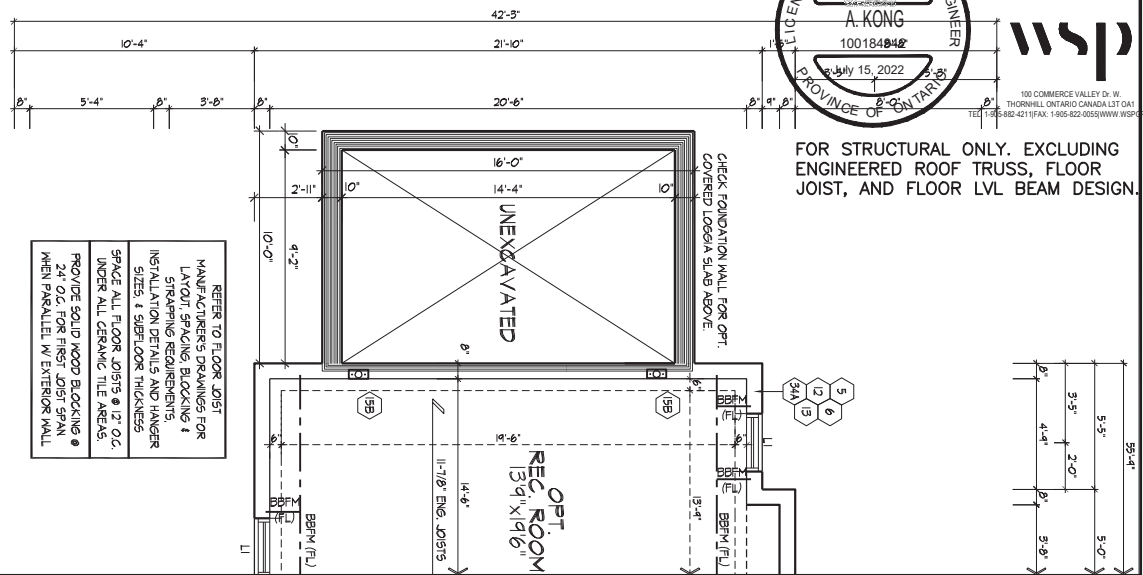
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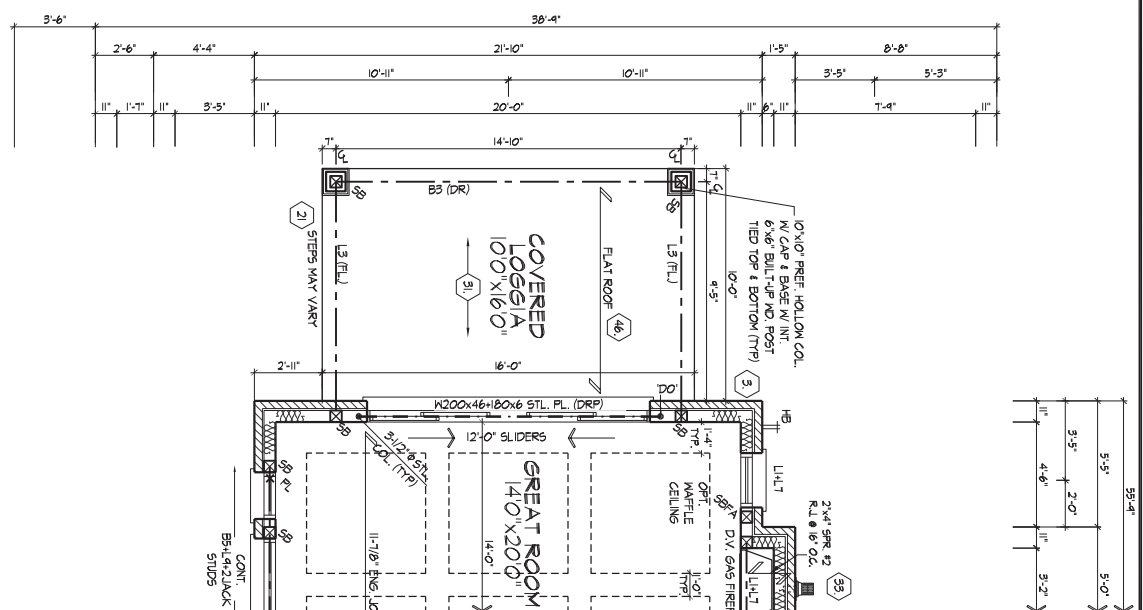
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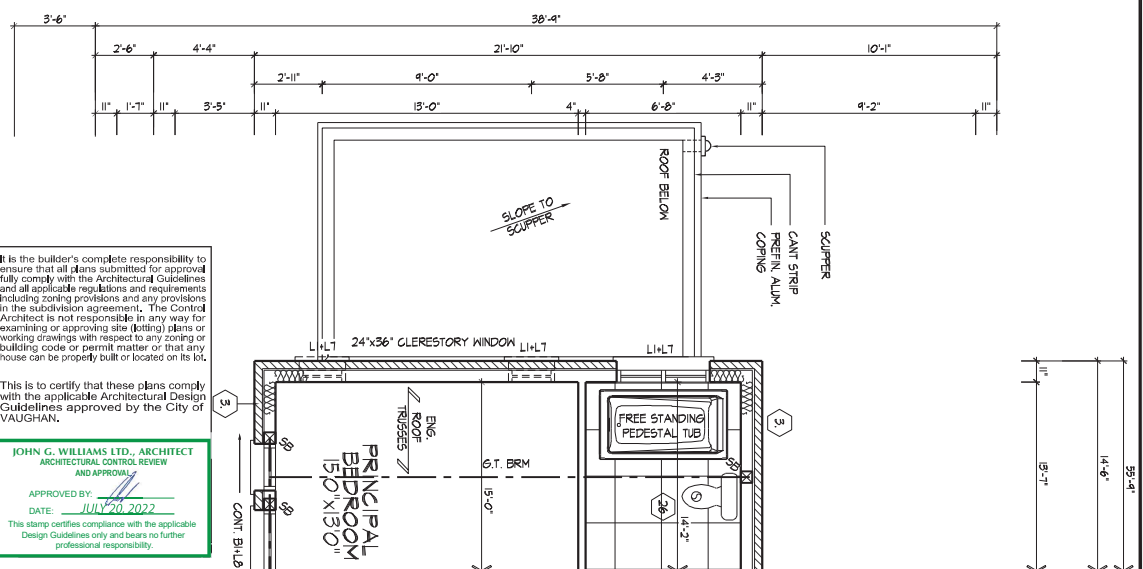
BASEMENT PLAN, ELEV. 'B' W/ LOGGIA



GROUND PLAN, ELEV. 'B' W/ LOGGIA



SECOND PLAN ELEV. 'B' W/ LOGGIA



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FLOOR PLANS, ELEV. 'B' W/ LOGGIA

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ELEV. 'B'
ROOF PLAN
N.T.S.

TYPE 'B'-3106-MOD
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DESIGN BY	CHECKED BY	SCALE	FILE NUMBER
NEA	AW	3/16"=1'-0"	217014WT3106-N
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<p>NAME</p> <p>REGISTRATION INFORMATION</p> <p>HUNT DESIGN ASSOCIATES INC.</p>			<p>SIGNATURE</p>	<p>BCP</p> <p>19699</p>

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

[illegible]

[illegible]

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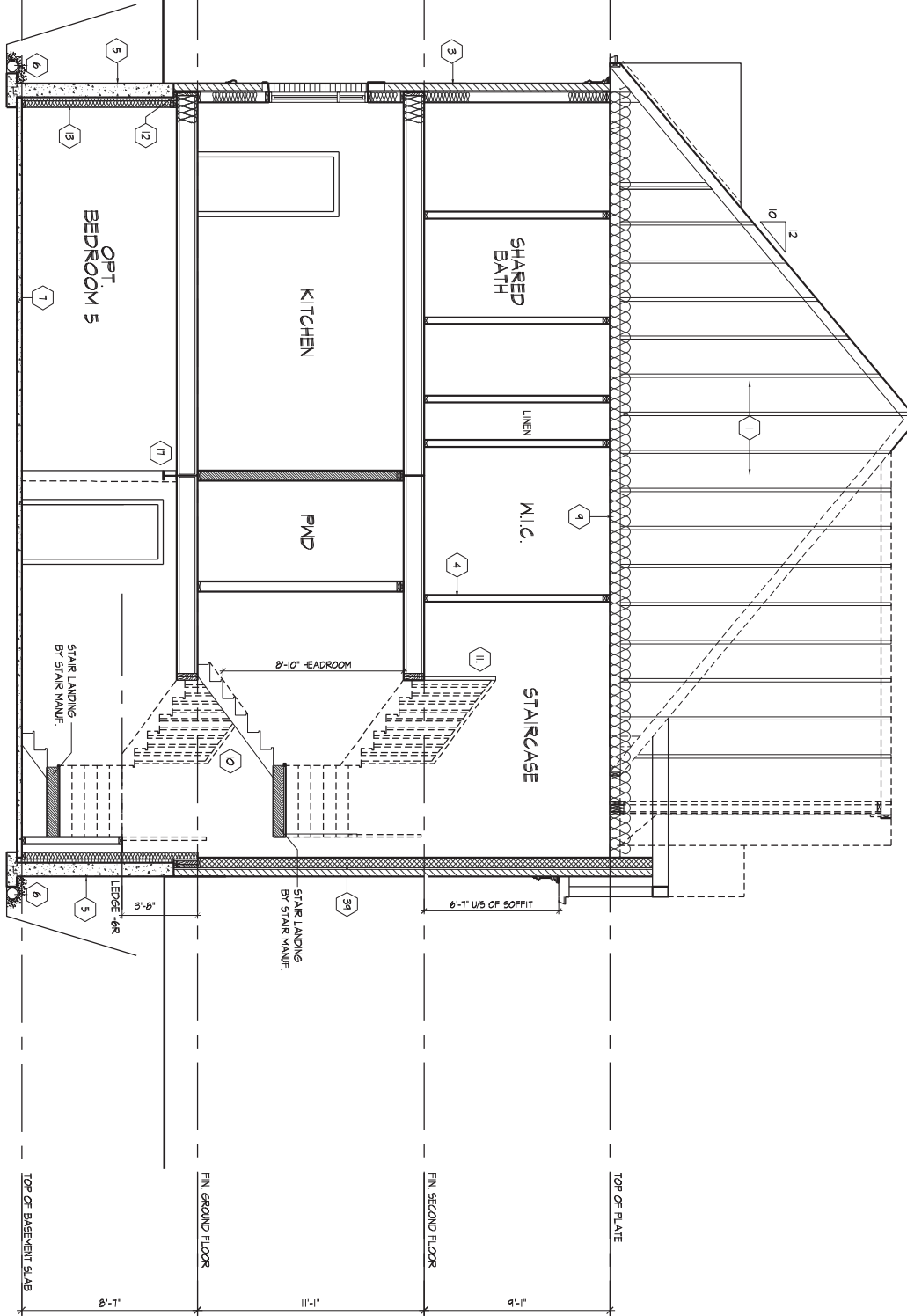


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CROSS SECTION 'A-A'



CROSS SECTION 'A' - 'A'

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REFER TO SB-12 ENERGY EFFICIENCY DESIGN MATRIX ON THE TITLE PAGE FOR ALL VALUES AS REQUIRED PER 3.1.1., 3.1.2., 3.1.3. OF THE OBC.

- 20 GARAGE DOOR TO HOUSE** (9.10.9.16, 9.10.13.10, 9.10.13.15),
GAS-PROOF DOOR AND FRAME, DOOR EQUIPPED WITH SELF CLOSING
DEVICE AND WEATHERSTRIPPING

21 EXTERIOR AND GARAGE STEPS
PRECAST CONC. STEP OR WOOD STEP (NOT EXPOSED TO WEATHER,
MAX. RISE 7/8" (22.9) (10.1) PER STRIPING, CHUTE-WAYS TO THE ATTIC
OR ROOF SPACE WILL BE FITTED WITH DOORS OR COVERS AND WILL BE
INSULATED WITH MIN. R20 (R3 3.52) (JSB-12) 3.1,1.6(11)

22 DRYER EXHAUST
CAPPED DRYER EXHAUST VENTED TO EXT., CONFORMING TO PART 6, OBC 9.32,
ATTIC ACCESS (9.19.2.1),
ATTIC ACCESS HATCH WITH MIN. AREA OF 0.32m² AND NO DIM. LESS
THAN 21" (533) (10.1) PER STRIPING, CHUTE-WAYS TO THE ATTIC
OR ROOF SPACE WILL BE FITTED WITH DOORS OR COVERS AND WILL BE
INSULATED WITH MIN. R20 (R3 3.52) (JSB-12) 3.1,1.6(11)

24 FIREPLACE CHIMNEYS (9.2.1),
TOP OF FIREPLACE CHIMNEY SHALL BE 2'-11" (889) ABOVE THE HIGHEST POINT
AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 2'-0" (610) ABOVE THE
ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 10'-4" (3048) FROM THE CHIMNEY.

25 LINEN CLOSET
PROVIDE 4 SHELVES MIN. 14" (356) DEEP.

26 MECHANICAL VENTILATION (9.32.1.3),
MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR, TO PROVIDE AT LEAST
ONE AIR CHANGE PER HOUR, SEE GENERAL NOTE 2.3.

27 PARTY WALL BEARING (9.2.3.8)
12" (254) 3/8" (305) 30x5x15 S/S STEEL PLATE FOR STEEL BEAMS AND 1 1/2" (38.1)
(305) 30x12 7/8" STEEL PLATE FOR WOOD BEAMS BEARING MIN. 3'-2" (89) ON
CONC. BLOCK PARTIAL WALLS. BEAMS TO BE VENTED BY 2'-3/4" (2'-9") x 8" (200) LONG GALV.
ANCHORS WITHIN SOLID BLOCK COURSE LEVEL. W/ NON-SHRINK GROUT,
REFER TO NOTE SOLID BEARING (SECTION 3.0) FOR WD. STUD PARTY WALL.

28 WOOD FRAMING IN CONTACT TO CONCRETE
WOOD BEARING WALLS, THE UNDERSIDE OF BUILT-UP WOOD POSTS AND
SILLS SHALL BE WRAPPED WITH 2 mil poly, STRIP FOOTINGS SUPPORTING
THE FOUNDATION SHALL BE WRAPPED WITH 2'-3/4" (2'-9") x 8" (200) LONG GALV.
ANCHORS WITHIN SOLID BLOCK COURSE LEVEL.

29 BUILT-UP WOOD POST AND FOOTING (9.17.4.1, 9.15.3.7),
3'-2" (89) (3-38x140) BUILT-UP WOOD POST (UNLESS OTHERWISE NOTED) ON
METAL BASE SHOE ANCHORED TO CONC. WITH 1/2" (12.7) @ BOLT, 24x24x12" (610x610x305) CONC. FOOTING OR AS PROVIDED ON PLAN, REFER TO NOTE 28

30 STEP FOOTINGS (9.15.3.3),
MIN. HORIZ. STEP = 2'-3/8" (660), MAX. VERT. STEP = 2'-3/8" (660),

31 CONC. PORCH SLAB (9.16.4),
MIN. 4" (100) CONCRETE SLAB ON GRADE ON 4" (100) COARSE GRANULAR
FILL, REINFORCED WITH 6x6w2x9x3 MESH PLACING NEAR MID-DEPTH OF
CONC. STRENGTH 3200 PSI (4640psi) WITH 5%-8% AIR ENTRAINMENT ON
COMPACTED SUB-GRADE.

32 FURNACE VENTING (9.32.1),
DIRECT VENT FURNACE TERMINAL MIN. 3'-0" (915) FROM A GAS REGULATOR,
1'-0" (305) ABOVE FINISH FLOOR, FROM ALL OPERINGS, EXHAUST AND
INTAKE VENTS, HYV INTAKE BE TO A MIN. OF 6'-0" (1830) FROM ALL EXHAUST
TERMINALS, REFER TO GAS UTILIZATION CODE.

33 FIREPLACE VENTING (9.32.3),
DIRECT VENT GAS FIREPLACE VENT TO BE A MIN. 12" (305) FROM ANY
OPENING AND ABOVE FIN. GRADE, REFER TO GAS UTILIZATION CODE.

34 FLOOR FRAMING (9.23.3.5, 9.23.3.4, 9.23.1.4)
T&G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION
SEE O.B.C. 9.30.6, ALL JOISTS WHERE REQUIRED ARE TO BE BRIDGED WITH 2"x2"
(50.8x50.8) BRUSH BRK. W/ 1/2" (12.7) OF SCALD TO THE CONC. FLOOR,
ALL JOISTS TO BE STRAPPED WITH 1"x2" (19x64) @ 6'-11" (2108) O.C., UNLESS A
PANEL TYPE CEILING FINISH IS APPLIED.

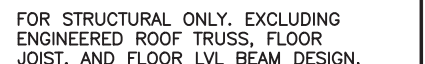
34A HEADER CONSTRUCTION
PROVIDE CONTINUOUS APPROVED AIR/VAPOR BARRIER (HEADER WRAP)
UNDER THE SILL PLATE, AROUND THE RIM BOARD AND UNDER THE
BOTTOM PLATE, THE HEADER WRAP SHALL EXTEND 6" (152) BELOW THE
TOP OF FOUNDATION WALL, 6" (152) ABOVE THE TOP OF THE CONC. FOUNDATION
WALL, EXTEND HEADER WRAP 6" (152) UP THE INTERIOR SIDE
OF THE STUD WALL AND OVERLAP WITH THE VAPOR BARRIER AND SEAL
THE JOINT, ALL EDGES/JOINTS MUST BE MECHANICALLY CLAMPED.

35 EXPOSED BUILDING FACE w/ LIMITING DISTANCE < 3'-11" (1.20m)
WALL ASSEMBLY CONTAINS INSULATION CONFORMING TO CANULC-520 & HAVING
MIN. R-12 (1.5) (10.1) PER STRIPING, CHUTE-WAYS TO THE ATTIC OR ROOF
SPACE WILL BE FITTED WITH DOORS OR COVERS AND WILL BE INSULATED WITH
MIN. R20 (R3 3.52) (JSB-12) 3.1,1.6(11)

36 CONC. CELLAR PORCH SLAB (9.30),
MIN. 4" (100) (2500) PORCH DEPTH, 5" (127) 32 PSI (4640psi) CONC. SLAB W/
5%-8% AIR ENTRAINMENT, REIN. WITH 10M BARS @ 7'-8" (230) O.C. EACH
DIRECTION, W/ 1 1/4" (32) CLEAR COVER FROM BOTTOM OF SLAB TO FIRST
LAYER OF BARS & SECOND LAYER OF BARS Laid DIRECTLY ON TOP OF LOWER
LAYER OPPOSITE END, 10M BARS @ 14" (356) O.C. REFER TO DETAILS FOR
TYPE & SPECS. **AN OPENING IN AN EXPOSING BUILDING FACE NOT MORE THAN
20' (610cm) SHALL NOT BE CONSIDERED AN UNPROTECTED OPENING AS PER
9.3.1.1.6(11)

37 RANGE HOODS AND RANGE-TOP FANS
COOKING APPLIANCE EXHAUST FANS VENTED TO EXTERIOR MUST
CONFORM TO OBC 9.10.22, 9.32.3.8, & 9.32.3.10.

- CONVENTIONAL ROOF FRAMING** @23.13, @23.15,
2"x6" (38x140) RAFTERS @ 16" (406) O.C., 2"x8" (38x184) RIDGE BOARD,
2"x4" (38x89) COLLAR TIES AT MID-SPAN, CEILING JOISTS TO BE 2"x4" (38x89)
@ 16" (406) O.C. FOR MAX. 9'-3" (2819) SPAN & 2"x6" (38x140) @ 16" (406)
O.C. FOR MAX. SPAN 14'-7" (4450). RAFTERS FOR BUILT UP ROOF OVER
PRE-ENGINEERED ROOF TRUSSES AND OR CONVENTIONAL FRAMING TO
BE 2"x4" (38x89) @ 24" (610) O.C. UNLESS OTHERWISE SPECIFIED,
- (2x4's)
- PORT.
- STAMP
- LICENSED PROFESSIONAL ENGINEER
A. KONG
100184942
July 15, 2022
PROVINCE OF ONTARIO
- wsp
- 100 COMMERCE VALLEY DR. W.
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cont. SECTION 1.0. CONSTRUCTION NOTES

39 TWO STOREY VOLUME SPACES (9.23.10.1, 9.23.11, 9.23.16.)	
WALL ASSEMBLY	WIND LOADS
EXTERIOR STUDS	SPACING MAX HEIGHT SPACING MAX HEIGHT
BRICK 2-2x6" (2-38x140) SPSR #2	12" (305) O.C. 18'-4" (5588) 8" (200) O.C. 18'-4" (5588)
SIDING 2-2x6" (2-38x140) SPSR #2	12" (305) O.C. 18'-4" (5588) 8" (200) O.C. 18'-4" (5588)
BRICK 2-2x6" (2-38x140) SPSR #2	12" (305) O.C. 21'-0" (6400) 12" (305) O.C. 21'-0" (6400)
SIDING 2-2x6" (2-38x140) SPSR #2	12" (305) O.C. 21'-0" (6400) 12" (305) O.C. 21'-0" (6400)

** STUD SIZE & SPACING TO BE VERIFIED BY STRUCTURAL ENGINEER **

STUDS ARE TO BE CONTINUOUS, C/W 3/8" (9.5) THICK EXTERIOR PLYWOOD SHEATHING, PROVIDE SOLID WOOD BLOCK BETWEEN WOOD STUDS @ 4'-0" (1220) O.C. VERTICAL.

- FOR HORIZ. DISTANCES LESS THAN 9'-0" (2696) PROVIDE 2x6" (38x140) STUDS @ 16" (406) O.C. WITH CONTIN. 2x6" (38x140) TOP PLATE + 2x6" (1-38x140) BOTTOM PLATE & MIN. OF 2-2x6" (38x140) CONT. HEADER AT GROUND FLOOR CEILING LEVEL. TOP-NAILED & GLUED AT TOP, BOTTOM PLATES & HEADERS.

40 1 HR. PARTY WALL (CONC. BLOCK) (SB-3) WALL TYPE B'66 & B'10	
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2x2" (38x38) VERTICAL WD. STRAPPING @ 24" (610) O.C. ON 8" (200) CONC. BLOCK FILL STRAPPING CAVITY EACH SIDE WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS, TAPE, FILL & SAND ALL GYPSUM JOINTS, EXPOSED BLOCK MUST BE SEALED W/ COATS OF PAINT OR FURRED WITH 2x2" (38x38) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.	

40 1 HR. PARTY WALL (DOUBLE STUD) (SB-3) WALL TYPE W'3-C	
5/8" (15.9) TYPE 'M' GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2x4" (38x89) STUDS @ 16" (406) O.C. MIN. 1" (25.4) APART ON SEPARATE 2x4" (38x89) SILL PLATES, 2x6" (38x140) (12) GYPSUM FILL ONE SIDE OF STUD CAVITY WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS, TAPE FILL AND SAND ALL GYPSUM JOINTS.	

40A 2 HR. FIREWALL (SB-3) WALL TYPE B'66 & B'10	
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2x2" (38x38) VERTICAL WOOD STRAPPING @ 24" (610) O.C. ON 8" (200) CONC. BLOCK FILL STRAPPING CAVITY EACH SIDE WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS, TAPE, FILL & SAND ALL GYPSUM JOINTS, AT UNFINISHED AREA, EXTERIOR FACE OF CONC. BLOCK TO BE SEALED WITH 2 COATS OF PAINT, GYPSUM SHEATHING TO BE ATTACHED TO CONC. BLOCK, (REFER TO DETAILS)	

41 STUCCO WALL CONSTRUCTION (2"x6")	
STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28, AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.I.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLASS GOLD GYPSUM BOARD ON STUDS CONFORMING TO O.B.C. (9.23.10.1) & SECTION 1.1, INSULATION, APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH, (REFER TO 35 NOTE AS REQUIRED)	

41A STUCCO WALL CONSTRUCTION (2"x6") W/ CONTIN. INSUL.	
STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28, AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.I.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON APPROVED FLOOR BARRIER AS PER O.B.C. 9.27.3, ON EXTERIOR TYPE RIB INSULATION JOINTS UNPAID, MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS, ON 7/16" EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. (9.23.10.1) & SECTION 1.1, INSULATION, APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH, (REFER TO 35 NOTE AS REQUIRED)	

41B STUCCO WALL @ GARAGE CONSOLE	
STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28, AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.I.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLASS GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. (9.23.10.1) & SECTION 1.1, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH, (REFER TO 35 NOTE AS REQ.)	
*** FOR DWELLINGS USING CONTIN. INSULATION CONSTRUCTION, PROVIDE APPROVED DRAINAGE MAT ON 7/16" (11) EXTERIOR TYPE SHEATHING OVER FURRING (AS REQ.) AND STUDS IN LIEU OF 1 1/2" (38) E.I.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLASS GOLD GYPSUM BRD.	

42 UNSUPPORTED FOUNDATION WALLS (9.15.4.2)	
REINFORCING AT STAIRS AND SUNKEN FLOOR AREAS	
2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING)	
2-20M BARS IN TOP PORTION OF WALL (8'-0" TO 12'-0" OPENING)	
2-20M BARS IN TOP PORTION OF WALL (12'-0" TO 15'-0" OPENING)	
- BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL @ 6" O.C.	
REINFORCING AT BASEMENT WINDOWS	
2-15M HORIZ. REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL BELOW THE WIN. SILL, EXTEND BARS 24" (610) BEYOND THE OPENING, 2-15M VERTICAL REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL ON EACH SIDE OF THE WINDOW OPENING.	
- BARS TO HAVE MIN. 1" (25) CONC. COVER	
- BARS TO EXTEND 2'-0" (610) BEYOND BOTH SIDES OF OPENING	

43 STUD WALL REINFORCEMENT	
PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. (9.5.2.3.11) (REFER TO DETAILS)	

44 WINDOW WELLS	
WHERE A WINDOW OPENS INTO A WINDOW WELL, A CLEARANCE OF NOT LESS THAN 21 5/8" (550) SHALL BE PROVIDED IN FRONT OF THE WINDOW. EVERY WINDOW WELL SHALL BE DRAINED TO THE FOOTING LEVEL OR OTHER SUITABLE LOCATION WITH A 4" (100) WEEPING TILE C/W A FILTER CLOTH WRAP AND FILLED WITH CRUSHED STONE, (9.9.10.1.5), 9.14.6.3.)	

45 SLOPED CEILING CONSTRUCTION (SB-12) 3.1.1.8, 9.23.4.2)	
2x12" (38x286) ROOF JOISTS @ 16" (406) O.C. MAX, UNLESS OTHERWISE NOTED W/ 2x6" (38x89) PURLINS @ 16" (406) O.C. PERPENDICULAR TO ROOF JOIST PURLINS NOT REQ. W/ SPRAY FOAM), W/ INSULATION BETWEEN JOIST, 6 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH OR APPROVED EQ. INSULATION VALUE DIRECTLY ABOVE THE INNER SURFACE OF EXTERIOR WALLS SHALL NOT BE LESS THAN R20 (3.52 RSU).	

46 FLAT ROOF/BALCONY CONSTRUCTION	
WATERPROOFING MEMBRANE (9.26.11, 9.26.15, 9.26.16) FULLY ADHERED TO 5/8" (15.9) 116G EXTERIOR GRADE PLYWOOD SHEATHING ON 2x2" (38x38) PURLINS ANGLED TOWARDS SCUPPER @ 2% MINIMUM LAID PERPENDICULAR TO 2x6" (38x184) FLOOR JOISTS @ 16" (406) O.C. UNLESS OTHERWISE NOTED, BUILT UP CURB TO BE 4" (100) MIN. ABOVE FINISHED BALCONY FLOOR, CONTINUOUS L' TRIM DRIP EDGE TO BE PROVIDED ON OUTSIDE FACE OF CURB, SCUPPER DRAIN TO BE LOCATED 24" (610) MIN. AWAY FROM HOUSE, PRE-FINISHED ALUMINUM OR PANEL FLOOR UNDERSIDE OF SOFFIT (9.23.2.3), REMOVE CURB WHERE REQ.	

BALCONY CONDITION	
SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE, INCLUDE 2x4" (38x89) PT. DECKING W/ 1/4" (6.4) GAPS LAID FLAT PARALLEL TO JOISTS ON 2x4" (38x89) FT. SLEEPERS @ 12" (305) O.C. LAID FLAT PARALLEL TO JOISTS	
BALCONY OVER HEATED SPACE CONDITION	
SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE FOR ASSEMBLY, REFER TO PLANS FOR FLAT ROOF SIZE & REFER TO HEX NOTE 9 FOR INSULATION AND INTERIOR FINISH	

47 BARREL VAULT CONSTRUCTION	
CANTILEVERED 2x4" (38x89) SPACERS LAID FLAT ON 2x10" (38x235) SPSR #2 ROOF JOIST NAILED TO BUILT-UP 3-3/4" (19) PLYWOOD HEADER PROFILED FOR BARREL, SPRAY FOAM INSULATION BETWEEN JOISTS W/ GYPSUM BOARD, INTERIOR FIN. (REFER TO DETAILS)	

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THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIRED REQUIREMENTS SET OUT IN THE DESIGNING QUALIFICATION INFORMATION

Allen Whiting 23177

DATE 16/07/2022

REBUILT INFORMATION

HUNT DESIGN ASSOCIATES INC. 19095

REFER TO SB-12 ENERGY EFFICIENCY DESIGN MATRIX ON THE TITLE PAGE FOR ALL VALUES AS REQUIRED PER 3.1.1., 3.1.2., 3.1.3. OF THE OBC.

SECTION 1.1. WALL STUDS

- REFER TO THIS CHART FOR STUD SIZE & SPACING AS REQUIRED FOR EXTERIOR WALLS ONLY, REFER TO SITING & GRADING PLAN OF THIS UNIT FOR CONFIRMATION OF TOP OF FOUNDATION WALL AND ADDITIONAL INFORMATION.

- IF STUD WALL HEIGHT EXCEEDS MAX. UNSUPPORTED HEIGHT, WALL NEEDS TO BE REVIEWED AND APPROVED BY ENGINEER.

MIN. STUD SIZE In (mm)	SIZE & SPACING OF STUDS: (OBC REFERENCE - TABLE 9.23.10.1)		SUPPORTED WALLS (EXTERIOR)	
	ROOF W/ OR W/O ATTIC	ROOF W/ OR W/O ATTIC & 2 FLOOR ATTIC & 2 FLOOR ATTIC & 3 FLOOR	ROOF W/ OR W/O ATTIC & 2 FLOOR ATTIC & 2 FLOOR ATTIC & 3 FLOOR	ROOF W/ OR W/O ATTIC & 2 FLOOR ATTIC & 2 FLOOR ATTIC & 3 FLOOR
2x4" (38x89)	24" (610)	16" (405)	12" (305)	N/A
2x6" (38x140)	9'-10" (3.0)	9'-10" (3.0)	9'-10" (3.0)	N/A
2x8" (38x140)	-	2'-0" (610)	1'-0" (305)	12" (305)
2x10" (38x140)	-	9'-10" (3.0)	1'-10" (3.6)	5'-11" (1.8)

SECTION 2.0. GENERAL NOTES

2.1. WINDOWS

1) EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IS TO HAVE AT LEAST ONE OUTSIDE WINDOW W/ MIN. 0.35m² UNOBSTRUCTED OPEN PORTION W/ NO DIMENSION LESS THAN 1'-3/4" (380), CAPABLE OF MAINTAINING THE OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT CONFORMING TO 9.9.10.

2) WINDOW GUARDS: A GUARD OR A WINDOW WITH A MAXIMUM RESTRICTED OPENING WIDTH OF 4" (100) IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 1'-7" (480) ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 5'-11" (1800), (9.8.8.1).

3) WINDOWS IN EXIT STAIRWAYS THAT EXTEND TO LESS THAN 2'-11" (600) (3'-4" (1070) FOR ALL OTHER BUILDINGS) MUST BE PROTECTED BY GUARDS IN ACCORDANCE WITH NOTE #2 (ABOVE), OR THE WINDOW SHALL BE NON-OPERABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GUARDS AS PROVIDED IN 4.1.5.15 OR 9.8.8.2

4) REFER TO TITLE PAGE FOR MAX. L'VALUE REQUIREMENTS

2.2. CEILING HEIGHTS	
THE CEILING HEIGHTS OF ROOMS AND SPACES SHALL CONFORM TO TABLE 9.5.3.1.	
ROOM OR SPACE	MINIMUM HEIGHTS
LIVING ROOM, DINING ROOM AND KITCHEN	7'-7" OVER 75% OF REQUIRED FLOOR AREA WITH A CLEAR HEIGHT OF 6'-11" AT ANY POINT
BEDROOM	7'-7" OVER 50% OF REQUIRED FLOOR AREA OR 6'-11" OVER ALL OF THE REQUIRED FLOOR AREA
BASEMENT	6'-11" OVER AT LEAST 75% OF THE BASEMENT AREA EXCEPT THAT UNDER BEAMS AND DUCTS THE CLEARANCE IS PERMITTED TO BE REDUCED TO 8'-0"
BATHROOM, LAUNDRY AREA ABOVE GRADE	6'-11" IN ANY AREA WHERE A PERSON WOULD NORMALLY BE STANDING
FINISHED ROOM NOT MENTIONED ABOVE	6'-11"
MEZZANINES	6'-11" ABOVE & BELOW FLOOR ASSEMBLY (9.5.3.2)
STORAGE GARAGE	6'-7" (9.5.3.3)

2.3. MECHANICAL / PLUMBING

1) MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.7 AIR CHANGE PER HOUR IF NOT AIR CONDITIONED 1 PER HOUR IF AIR CONDITIONED AVERAGED OVER 24 HOURS, WHEN A VENTILATION FAN (PRINCIPAL EXHAUST) IS REQUIRED, CONFORM TO OBC 9.3.2.4, WHEN A HRV IS REQUIRED, CONFORM TO 9.3.2.3.1, REFER TO MECHANICAL DRAWINGS.

2) REFER TO HOT WATER TANK MANUFACTURER SPECS, CONFORM TO OBC 9.31.6.

3) REFER TO TITLE PAGE FOR SPACE HEATING EQUIPMENT, HRV AND DOMESTIC HOT WATER HEATER MINIMUM EFFICIENCIES.

4) DRAIN WATER HEAT RECOVERY UNIT (S) WILL BE INSTALLED CONFORMING TO THE REQUIREMENTS OF SB12 - 3.1.1.12, OF THE O.B.C.

2.4. LUMBER

1) ALL LUMBER SHALL BE SPRUCE No.2 GRADE OR BETTER, UNLESS NOTED OTHERWISE.

2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.

3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No. 2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.

4) ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY FLOOR AND ROOF TRUSS MANUFACTURER.

5) JOIST HANGERS: PROVIDE APPROVED METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING WITH THE LUSH BUILT-UP WOOD MEMBERS.

6) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 mil POLYETHYLENE FILM, No.50 (4386) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 6" (152) ABOVE THE GROUND.

2.5. STEEL (9.23.4.3)

1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W, HOLLOW STRUCT. SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS 'H'.

2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

2.6. FLAT ARCHES

1) FOR 8'-0" (2440) CEILINGS, FLAT ARCHES SHALL BE 6'-10" (2080) A.F.F.

2) FOR 9'-0" (2740) CEILINGS, FLAT ARCHES SHALL BE 7'-10" (2400) A.F.F.

3) FOR 10'-0" (3040) CEILINGS, FLAT ARCHES SHALL BE 8'-6" (2600) A.F.F.

2.7. ROOF OVERHANGS

1) ALL ROOF OVERHANGS SHALL BE 1'-0" (305), UNLESS NOTED OTHERWISE.

2.8. FLASHING (9.20.13, 9.26.4, 9.27.3)

1) FLASHING MATERIALS & INSTALLATION SHALL CONFORM TO O.B.C.

2.9. GRADING

1) THE BUILDING SHALL BE LOCATED OR THE BUILDING SITE GRADED SO THE WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES, CONFORM TO 9.14.6.

2.10. ULC SPECIFIED ASSEMBLIES

ALL REQUIRED INDIVIDUAL COMPONENTS THAT FORM PART OF ANY ULC LISTED ASSEMBLY, SPECIFIED WITHIN THESE DRAWINGS, CANNOT BE ALTERED OR SUBSTITUTED FOR ANY OTHER MATERIALS OR SPECIFIED MANUFACTURER THAT IS IDENTIFIED IN THAT SPECIFIED ULC LISTING. THERE SHALL BE NO DEVIATIONS UNDER ANY CIRCUMSTANCES IN ANY ULC LISTED ASSEMBLY IDENTIFIED IN THESE DRAWINGS.

SECTION 3.0. LEGEND

3.1. WOOD LUMBERS AND BUILT-UP WOODS (DIVISION B PART 9, TABLES A8 TO A10 AND A12, A15 & A16)

FORMING PART OF SENTENCE 9.23.4.2.(3), 9.23.4.4.(4), 9.23.12.3.(1), (3), 9.23.13.8.(2), 9.37.3.1.(1)

2x6" SPRUCE #2	2x10" SPRUCE #2	2x12" SPRUCE #2
L1 2/2x6" (2/38x184)	L3 2/2x10" (2/38x235)	L5 2/2x12" (2/38x286)
B1 3/2x6" (3/38x184)	B3 3/2x10" (3/38x235)	B5 3/2x12" (3/38x286)
B2 4/2x6" (4/38x184)	B4 4/2x10" (4/38x235)	B6 4/2x12" (4/38x286)
B7 5/2x6" (5/38x184)	B8 5/2x10" (5/38x235)	B9 5/2x12" (5/38x286)
ENGINEERED LUMBER SCHEDULE - GRADE 2.0E (UNLESS NOTED OTHERWISE)		
1 3/4" x 9 1/2" LVL	1 3/4" x 11 7/8" LVL	1 3/4" x 14" LVL
LVL2 1-1 3/4"x 9 1/2"	LVL3 1-1 3/4"x 11 7/8"	LVL10 1-1 3/4"x 14"
LVL4 2-1 3/4"x 9 1/2"	LVL6 2-1 3/4"x 11 7/8"	LVL11 2-1 3/4"x 14"
LVL5 3-1 3/4"x 9 1/2"	LVL7 3-1 3/4"x 11 7/8"	LVL12 3-1 3/4"x 14"
LVL6 4-1 3/4"x 9 1/2"	LVL9 4-1 3/4"x 11 7/8"	LVL13 4-1 3/4"x 14"

3.2. STEEL LUMBERS SUPPORTING MASONRY VENEER (DIVISION B PART 9, TABLE 9.20.5.2.B)

FORMING PART OF SENTENCE 9.20.5.2.(2) & 9.23.5.2.(3)

CODE	SIZE	BRICK	STONE
L7	3 1/2" x 3 1/2" x 1 1/4" (89 x 89 x 6.4)	8"-1" (2,47mm)	7"-6" (2,30mm)
L8	4" x 3 1/2" x 1 1/4" (102 x 89 x 6.4)	8"-0" (2,66mm)	8"-1" (2,48mm)
L9	4 7/8" x 3 1/2" x 1 1/4" (127 x 89 x 7.9)	10"-10" (3,31mm)	10"-7" (3,03mm)
L10	4 7/8" x 3 1/2" x 3/8" (127 x 89 x 11)	11"-8" (3,48mm)	10"-7" (3,24mm)
L11	5 7/8" x 3 1/2" x 3/8" (152 x 89 x 11)	12"-6" (3,82mm)	11"-7" (3,54mm)
L12	7 1/8" x 4" x 3/8" (178 x 102 x 11)	14"-1" (4,30mm)	13"-1" (3,99mm)

3.3. DOOR SCHEDULE

CONFORMING TO SECTIONS 9.5.11, 9.6, 9.7.2.1, 9.7.5.2 & 9.10.13.10	
1 EXTERIOR 2'-6" x 6'-8" x 1-3/4" (815 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)	
1A EXTERIOR 2'-10" x 6'-8" x 1-3/4" (865 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)	
1B EXTERIOR 3'-0" x 6'-8" x 1-3/4" (915 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)	
1C EXTERIOR 2'-6" x 6'-8" x 1-3/4" (815 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)	
1D EXTERIOR 2'-6" x 6'-8" x 1-3/4" (815 x 2030 x 45) INS. MIN. R4 (RSI 0.7) (SEE HEX NOTE 20)	
1E EXTERIOR 3'-0" x 6'-8" x 1-3/4" (915 x 2440 x 45) INSULATED MIN. R4 (RSI 0.7)	
1F EXTERIOR 2'-6" x 6'-8" x 1-3/4" (815 x 2440 x 45) INSULATED MIN. R4 (RSI 0.7)	
2A EXTERIOR 2'-6" x 6'-8" x 1-3/4" (815 x 2030 x 45) 20 MIN. F.R.P. DOOR FRAME WITH APP. SELF CLOSING DEVICE.	
2B INTERIOR 2'-6" x 6'-8" x 1-3/8" (815 x 2030 x 35)	INTERIOR 8'-0" HIGH FOR ALL 1/2" CEILING CONDITIONS
3 INTERIOR 2'-6" x 6'-8" x 1-3/8" (760 x 2030 x 35)	
3A INTERIOR 2'-6" x 6'-8" x 1-3/8" (710 x 2030 x 35)	
4 INTERIOR 2'-6" x 6'-8" x 1-3/8" (610 x 2030 x 35)	
4A INTERIOR 2'-2" x 6'-8" x 1-3/8" (660 x 2030 x 35)	
5 INTERIOR 1'-6" x 6'-8" x 1-3/8" (460 x 2030 x 35)	

3.4. ACRONYMS	
AFF ABOVE FINISHED FLOOR	JUST JOIST
BBFM BEAM BY FLOOR MANUFACTURER	LIN LINEN CLOSET
BG BKED GLASS W/ BLACK BACKING	LVL LAMINATED VENEER LUMBER
BM BEAM	OTBA OPEN TO BELOW/ABOVE
BBFM BEAM BY ROOF MANUFACTURER	PL PLANT LOAD
CBF CONVENTIONAL ROOF FRAMING	PLT PLATE
CW COMPLETE WITH	PT PRESSURE TREATED
DD DOUBLE JOIST/ TRIPLE JOIST	PTD PAINTED
D/O DO OVER	PWD POWDER ROOM
DRP DROPPED	RWL RAIN WATER LEADER
ENG ENGINEERED	SB SOLID BEARING WOOD POST
EST ESTIMATED	SBFA SB FROM ABOVE
FA FLAT ARCH	SJ SINGLE JOIST
FD FLOOR DRAIN	SPR SPRUCE
FG FKED GLASS	STL STEEL
FL FLUSH	T/O TOP OF
FLR FLOOR	TYP TYPICAL
GT GIRDER TRUSS	US UNDERSIDE
HB HOSE BIB	WD WOOD
HRV HEAT RETURN VENTILATION UNIT	WIC WALK IN CLOSET
HWT HOT WATER TANK	WP WEATHER PROOF

3.5. SYMBOLS	
ALL ELECTRICAL FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 9.34.	
CLASS 'B' VENT	EXHAUST VENT
DUPLEX OUTLET (12" HIGH)	DUPLEX OUTLET (HEIGHT AS NOTED A.F.F.)
HEAVY DUTY OUTLET	SWITCH (2/34 WAY)
POT LIGHT	LIGHT FIXTURE (CEILING MOUNTED)
LIGHT FIXTURE (PULL CHAIN)	LIGHT FIXTURE (WALL MOUNTED)
CABLE T.V. JACK	TELEPHONE JACK
CENTRAL VACUUM OUTLET	CHANDELIER (CEILING MOUNTED)

3.6. SMOKE ALARM (9.10.19)

PROVIDE ONE PER FLOOR NEAR THE STAIRS CONNECTING THE FLOOR LEVEL. ALARMS ARE TO BE INSTALLED IN EACH SLEEPING ROOM AND IN A LOCATION BETWEEN SLEEPING ROOMS AND CONNECTING HALLWAYS AND WIRED TO BE INTERCONNECTED TO ACTIVATE ALL ALARMS IF ONE SOUNDS. ALARMS ARE TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND WITH A BATTERY BACKUP. ALARM SIGNAL SHALL MEET TEMPORAL SOUND PATTERNS MIN. ALARMS SHALL HAVE A VISUAL SIGNALING COMPONENT AS PER THE NATIONAL FIRE ALARM AND SIGNALING CODE '72'.

3.7. CARBON MONOXIDE ALARM (9.33.4)

CHECK LOCAL BY-LAWS FOR REQUIREMENTS * A CARBON MONOXIDE ALARM(S) CONFORMING TO CAN/CSA-6.19 SHALL BE INSTALLED ON OR NEAR THE CEILING IN EACH DWELLING UNIT ADJACENT TO EACH SLEEPING AREA, CARBON MONOXIDE ALARMS SHALL BE PERMANENTLY WIRED WITH NO DISCONNECT SWITCH, WITH AN ALARM THAT IS AUDIBLE WITHIN SLEEPING ROOMS WHEN THE INTERVENING DOORS ARE CLOSED.

3.8. SOLID BEARING (BUILT-UP WOOD COLUMNS AND STUD POSTS)

THE WIDTH OF A WOOD COLUMN SHALL NOT BE LESS THAN THE WIDTH OF SUPPORTED MEMBER, BUILT-UP WOOD COLUMNS SHALL BE NAILED TOGETHER WITH NOT LESS THAN 3" (76) NAILS SPACED NOT MORE THAN 11 3/4" (300) O.C. THE NUMBER OF STUDS IN A WALL DIRECTLY BELOW A GIRDER TRUSS OR ROOF BEAM SHALL CONFORM TO TABLES A-34 TO A-37, (9.17.4, 9.12.3, 9.10.7)

TWO STOREY VOLUME SPACE, SEE CONSTRUCTION NOTE 39.

VARYING PLATES, BUILT-OUT FLOORS, BEARING WALLS, ICE & WATER SHEILD

EXPPOSED BUILDING FACE - O.B.C. 9.10.14, OR 9.10.15.

REFER TO HEX NOTE 35, & DETAILS FOR TYPE AND SPECIFICATIONS.