



ELEVATION 'A'



ELEVATION 'B'



ELEVATION 'C' & 'D'

# 25-1748 (3102)

## SB-12 ENERGY EFFICIENCY DESIGN MATRIX

COMPLIANCE METHOD		SPACE HEATING FUEL	
<b>PERFORMANCE</b> (BETTER THAN CODE)		<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		PROPOSED	
INSULATION RSI (R) VALUE			
CEILING W/ ATTIC SPACE		R60	
CEILING W/O ATTIC SPACE		R40	
EXPOSED FLOOR		R31	
WALLS ABOVE GRADE		R22+5	
BASEMENT WALLS		R20	
BELOW GRADE SLAB ENTIRE SURFACE > 600mm BELOW GRADE		N/A	
SLAB (EDGE ONLY < 600mm BELOW GRADE)		R10	
HEATED SLAB ≤ 600mm BELOW GRADE		N/A	
CONC. SLAB ≤ 600mm BELOW GRADE		N/A	
WINDOWS & DOORS			
WINDOWS/SLIDING GLASS DOORS (MAX U-VALUE OR MIN. ER)		1.6U OR 25 ER	
SKYLIGHTS (MAX. U-VALUE)		1.8U	
APPLIANCE EFFICIENCY			
SPACE HEATING EQUIP. (AFUE%)		96%	
HRV EFFICIENCY (%)		75%	
DHW HEATER (EF)		0.8 + 47% DWHR	

AREA CALCULATIONS	EL. 'A'	EL. 'B'	EL. 'C' & 'D'
	STD. PLAN	STD. PLAN	STD. PLAN
GROUND FLOOR AREA	786 sq. ft.	787 sq. ft.	790 sq. ft.
SECOND FLOOR AREA	978 sq. ft.	977 sq. ft.	980 sq. ft.
SUBTOTAL	1764 sq. ft.	1764 sq. ft.	1770 sq. ft.
DEDUCT ALL OPEN AREAS	16 sq. ft.	16 sq. ft.	16 sq. ft.
<b>TOTAL NET AREA</b>	<b>1748 sq. ft.</b>	<b>1748 sq. ft.</b>	<b>1754 sq. ft.</b>
	(162.39 sq. m.)	(162.39 sq. m.)	(162.95 sq. m.)
OPT. FIN. BASEMENT AREA	526 sq. ft.	526 sq. ft.	526 sq. ft.
COVERAGE W/OUT PORCH	1055 sq. ft.	1056 sq. ft.	1059 sq. ft.
	(98.01 sq. m.)	(98.11 sq. m.)	(98.38 sq. m.)
COVERAGE W/ PORCH	1118 sq. ft.	1128 sq. ft.	1148 sq. ft.
	(103.87 sq. m.)	(104.79 sq. m.)	(106.65 sq. m.)
WINDOW / WALL AREA CALCULATIONS	EL. 'A'	EL. 'B'	EL. 'C' & 'D'
	STD. PLAN	STD. PLAN	STD. PLAN
GROSS WALL AREA	2637 sq. ft.	2636 sq. ft.	2636 sq. ft.
	(244.99 sq. m.)	(244.89 sq. m.)	(244.89 sq. m.)
GROSS WINDOW AREA (INCL. GLASS DOORS & SKYLIGHTS)	284 sq. ft.	274 sq. ft.	278 sq. ft.
	(26.38 sq. m.)	(25.46 sq. m.)	(25.83 sq. m.)
<b>TOTAL WINDOW %</b>	<b>10.77 %</b>	<b>10.39 %</b>	<b>10.55 %</b>
	10.37 %	10.01 %	10.12 %

HABITABLE AREA  
 ELEVATION A = 977.90 sq. ft (90.85 sq. m)  
 ELEVATION B = 977.15 sq. ft (90.78 sq. m)  
 ELEVATION C/D = 979.95 sq. ft (91.04 sq. m)

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- D1 - WALL SECTION 1
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- E2 - ELECTRICAL PLANS
- W1 - PART. PLANS & ELEVATIONS - L.O.D. CONDITION

NO.	REVISIONS	DATE (YYYY/MM/DD)	BY
14.-			
13.	ADDED OPTIONAL FINISHED BASEMENT	2019/10/03	WD
12.	ISSUED FOR PERMIT	2019/06/05	WD
11.	REVISED AS PER CLIENT'S COMMENTS	2019/03/19	DM
10.	CO-ORD. W/ STRUCTURAL ENG. COMMENTS	2019/02/05	WD
9.	REVISED AS PER CLIENT COMMENTS (ROOF PITCH REDUCTION)	2019/01/14	WD
8.	CO-ORD. W/ TRUSS LAYOUTS	2018/12/18	AW
7.	REVISED AS PER CLIENT COMMENTS (BASEMENT WINDOWS)	2018/12/11	WD
6.	ADDED EL.'D' PLANS & ELEVATIONS	2018/12/05	WD
5.	REVISED AS PER CLIENT COMMENTS (2x10 FLOOR/STRUCTURE & MARKUPS)	2018/11/21	WD
4.	REVISED AS PER CLIENT COMMENTS	2018/11/02	DM
3.	ADDED EL.'C' PLANS & ELEVATIONS	2018/10/29	WD
2.	REVISED AS PER CLIENT COMMENTS	2018/09/26	WD
1.	ISSUED FOR CLIENT REVIEW	2018/08/24	JT



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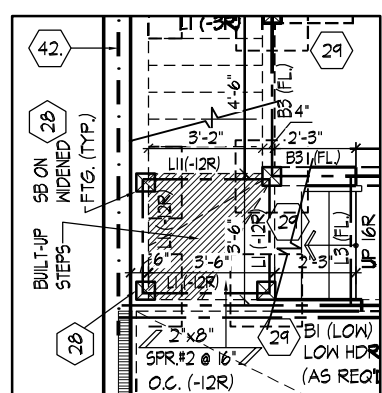
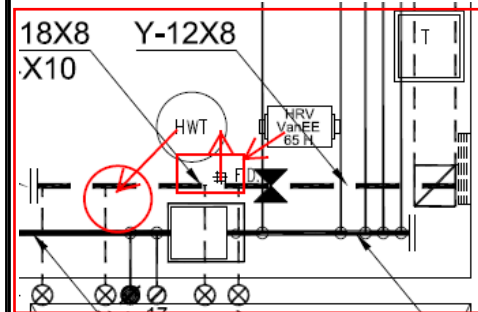
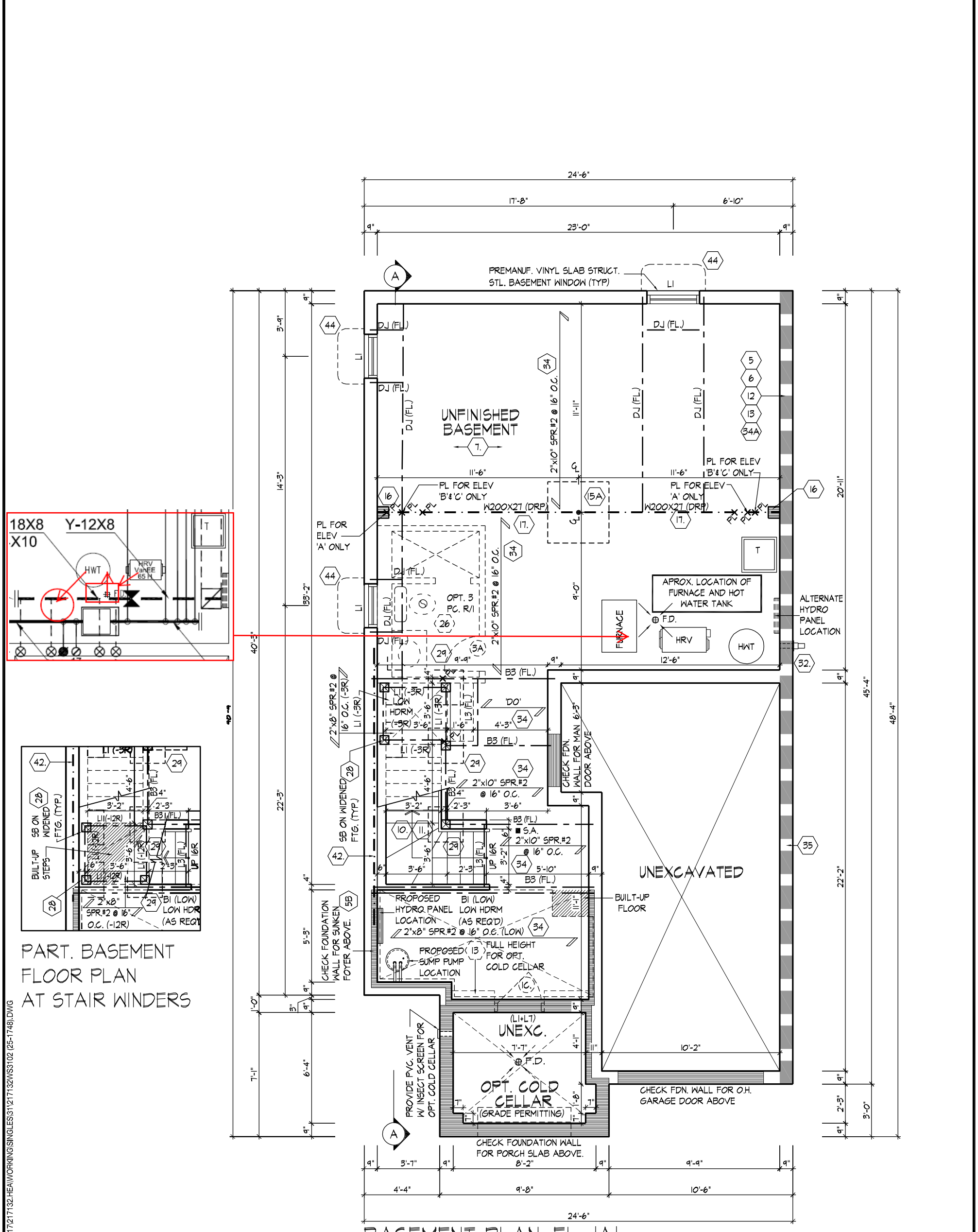
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**25-1748 (3102)**  
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PART. BASEMENT FLOOR PLAN AT STAIR WINDERS

BASEMENT PLAN, EL. 'A'

ALL DIMENSIONS / STRUCTURE IN BRACKETS REPRESENT ELEV. 'B'

SUMP PUMP PITS (9.1.4.5.2) SUMP PIT COVERS MUST BE SEALED TO MAINTAIN THE CONTINUITY OF THE AIR BARRIER SYSTEM AND DESIGNED TO RESIST REMOVAL BY CHILDREN IN ACCORDANCE WITH SENTENCE 9.25.3.3.(16.) O.B.C. SUMP PUMP TO DRAIN AS PER MUNICIPAL STANDARDS.

PROVIDE SOLID WOOD BLOCKING @ 24" O.C. FOR FIRST JOIST SPAN WHEN PARALLEL W/ EXTERIOR WALL

ALL SUBFLOORS TO BE GLUED AND NAILED TO FLOOR JOISTS

BASEMENT PLAN, EL. 'A'

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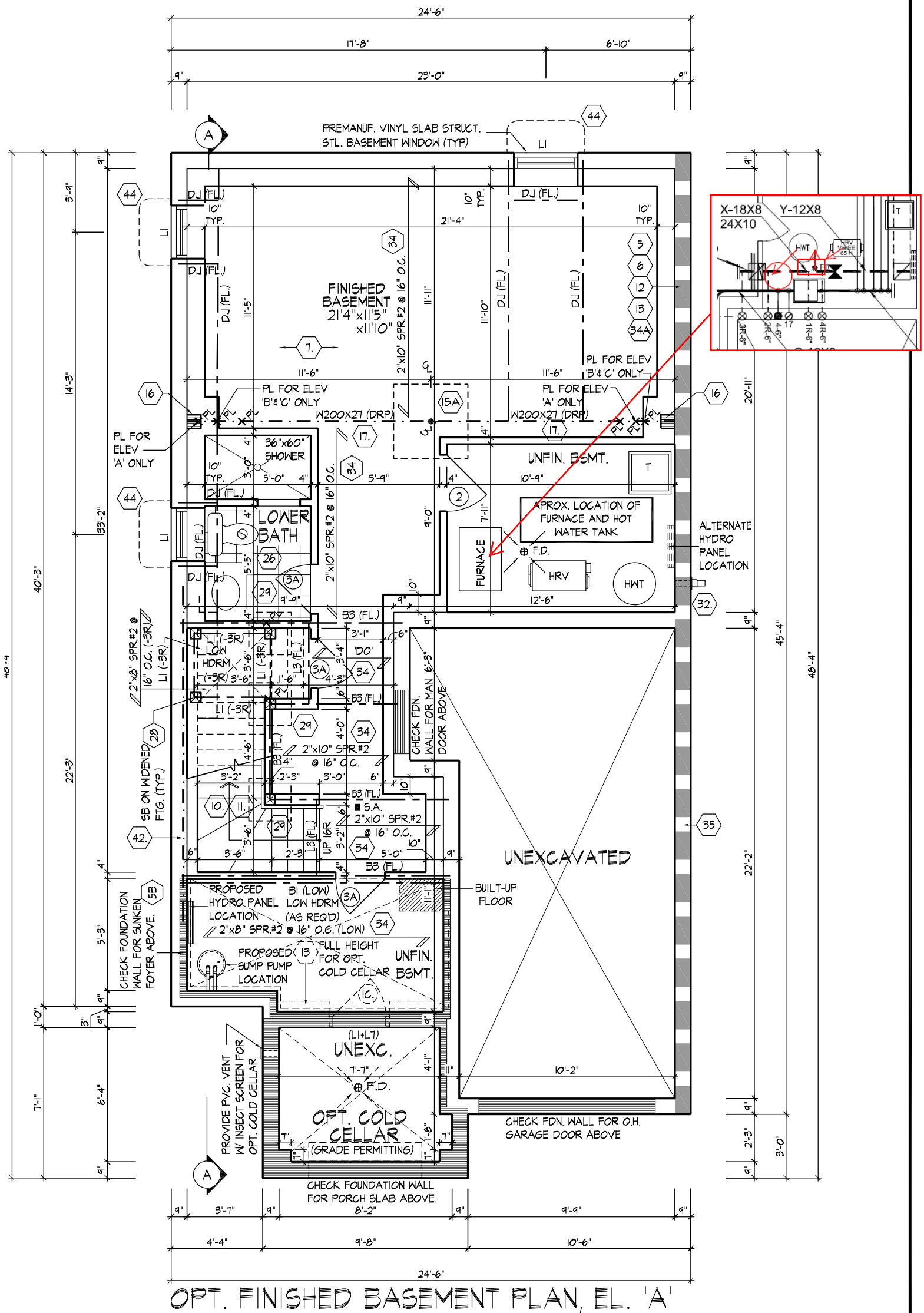
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OPT. FINISHED BASEMENT PLAN, EL. 'A'

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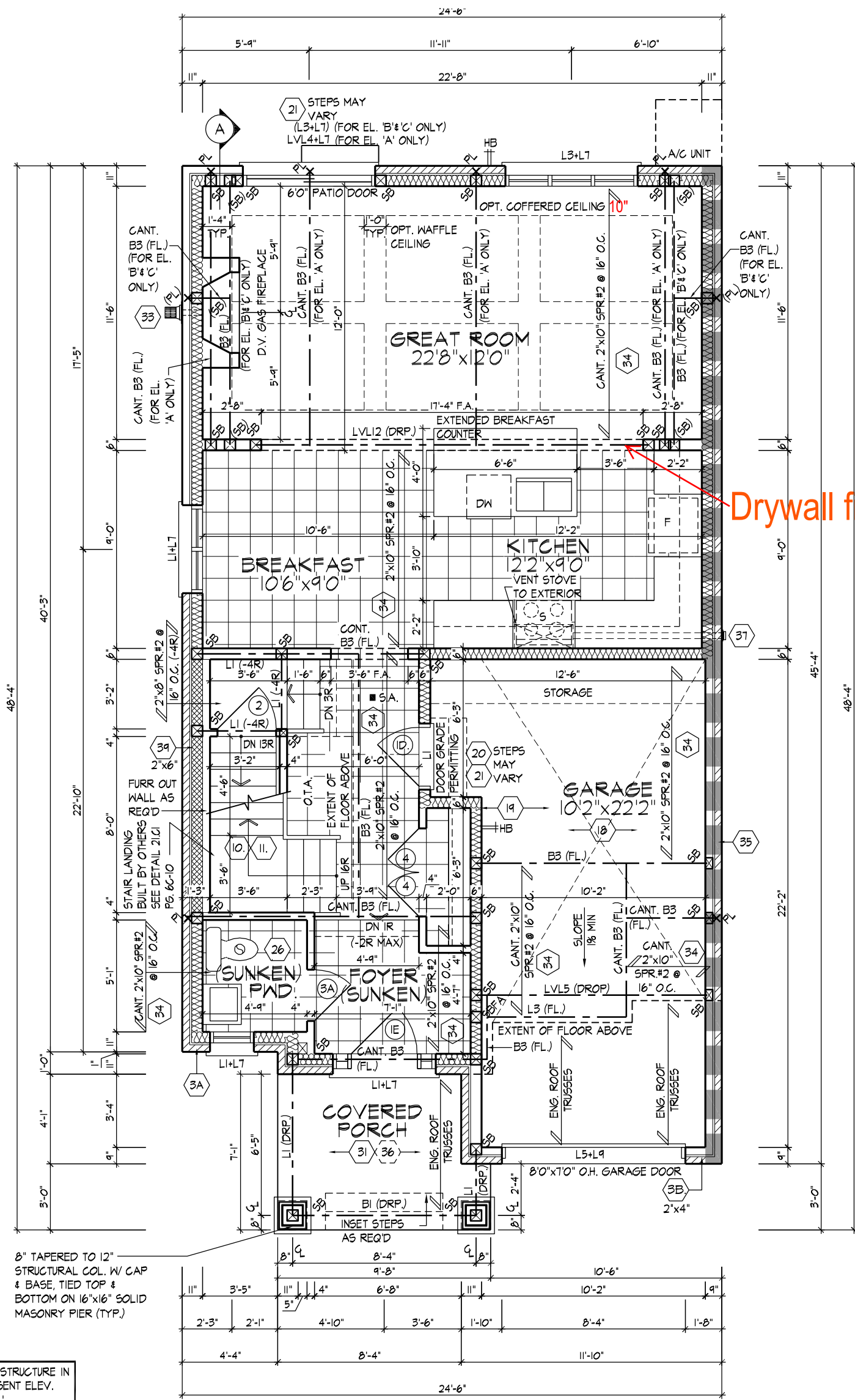
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GROUND FLOOR PLAN, EL. 'A'

GROUND FLOOR PLAN, EL. 'A'

ALL DIMENSIONS / STRUCTURE IN BRACKETS REPRESENT ELEV. 'B' & 'C'

REFER TO ROOF TRUSS MANUFACTURER'S DRAWINGS FOR LAYOUT, SPACING, INSTALLATION DETAILS AND HANGER SIZES.

PROVIDE SOLID WOOD BLOCKING @ 24" O.C. FOR FIRST JOIST SPAN WHEN PARALLEL W/ EXTERIOR WALL

ALL SUBFLOORS TO BE GLUED AND NAILED TO FLOOR JOISTS

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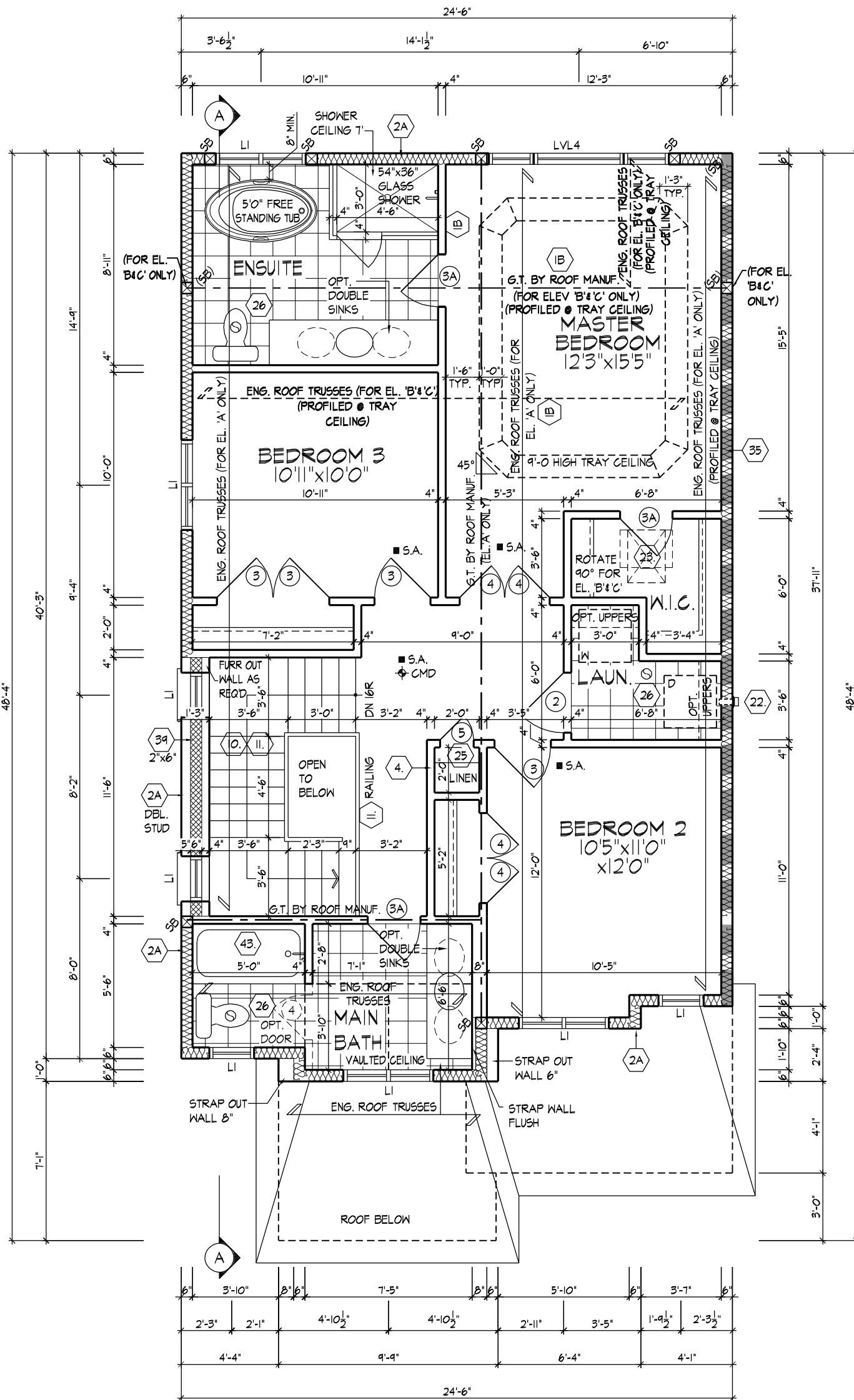
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SECOND FLOOR PLAN, EL. 'A'

ALL DIMENSIONS / STRUCTURE IN BRACKETS REPRESENT ELEV. 'B & C'

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SECOND FLOOR PLAN, EL. 'A'

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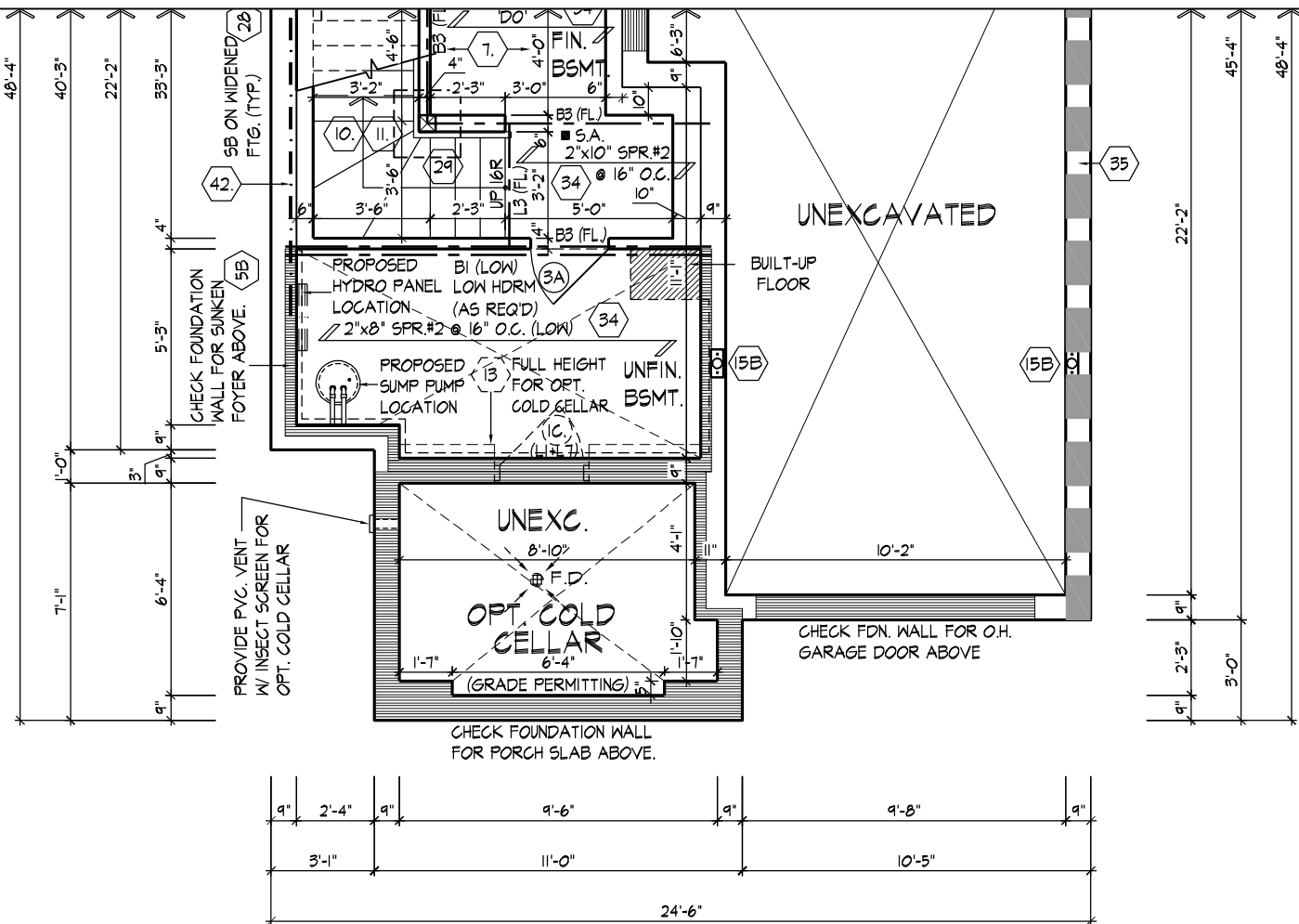
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PART. OPT. FINISHED BASEMENT PLAN, EL. 'B'

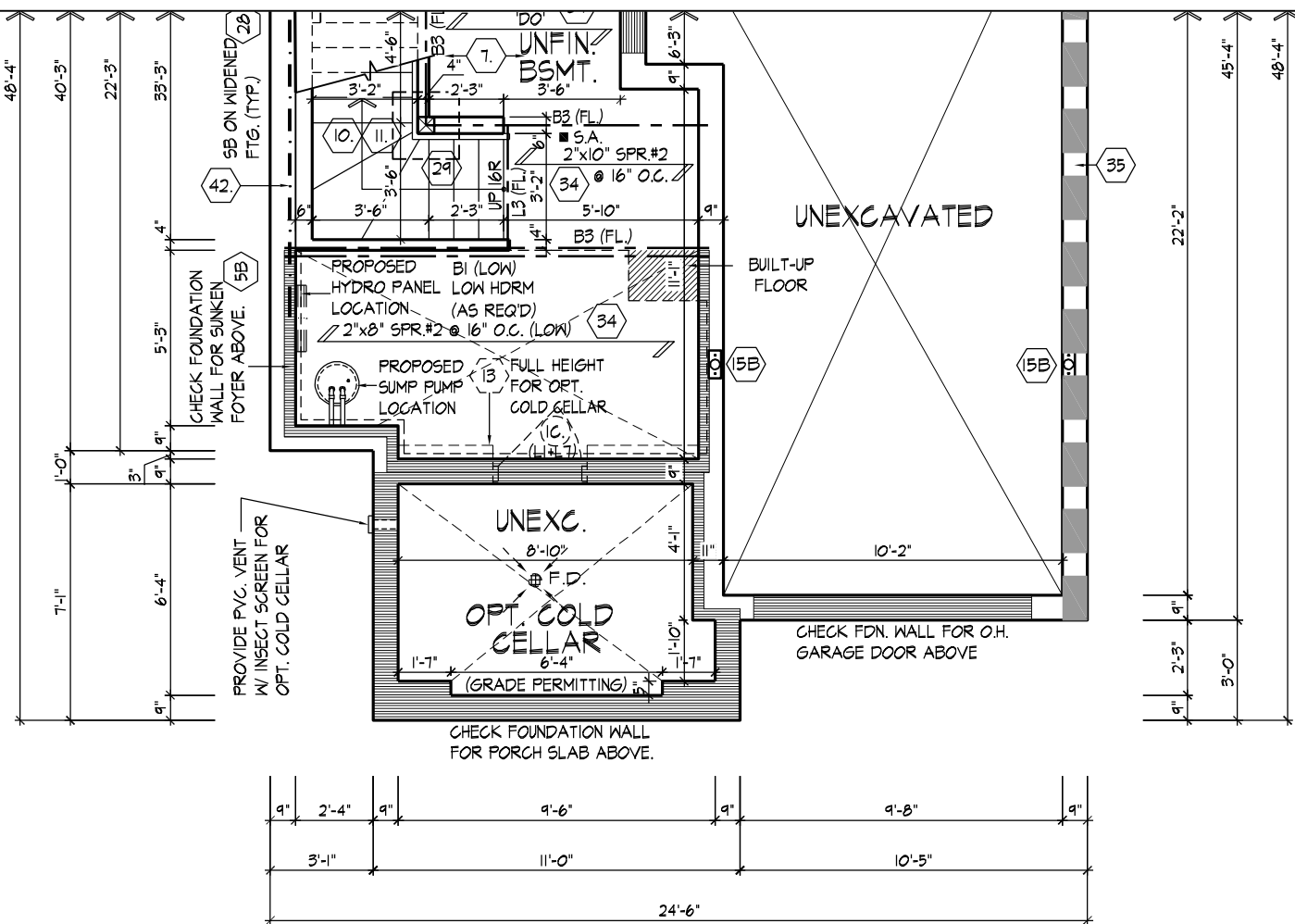
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REFER TO STANDARD PLAN FOR COMPLETE CONSTRUCTION NOTES & DIMENSIONS



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PART. STD. & OPT. FIN. BASEMENT PLANS, EL. 'B'

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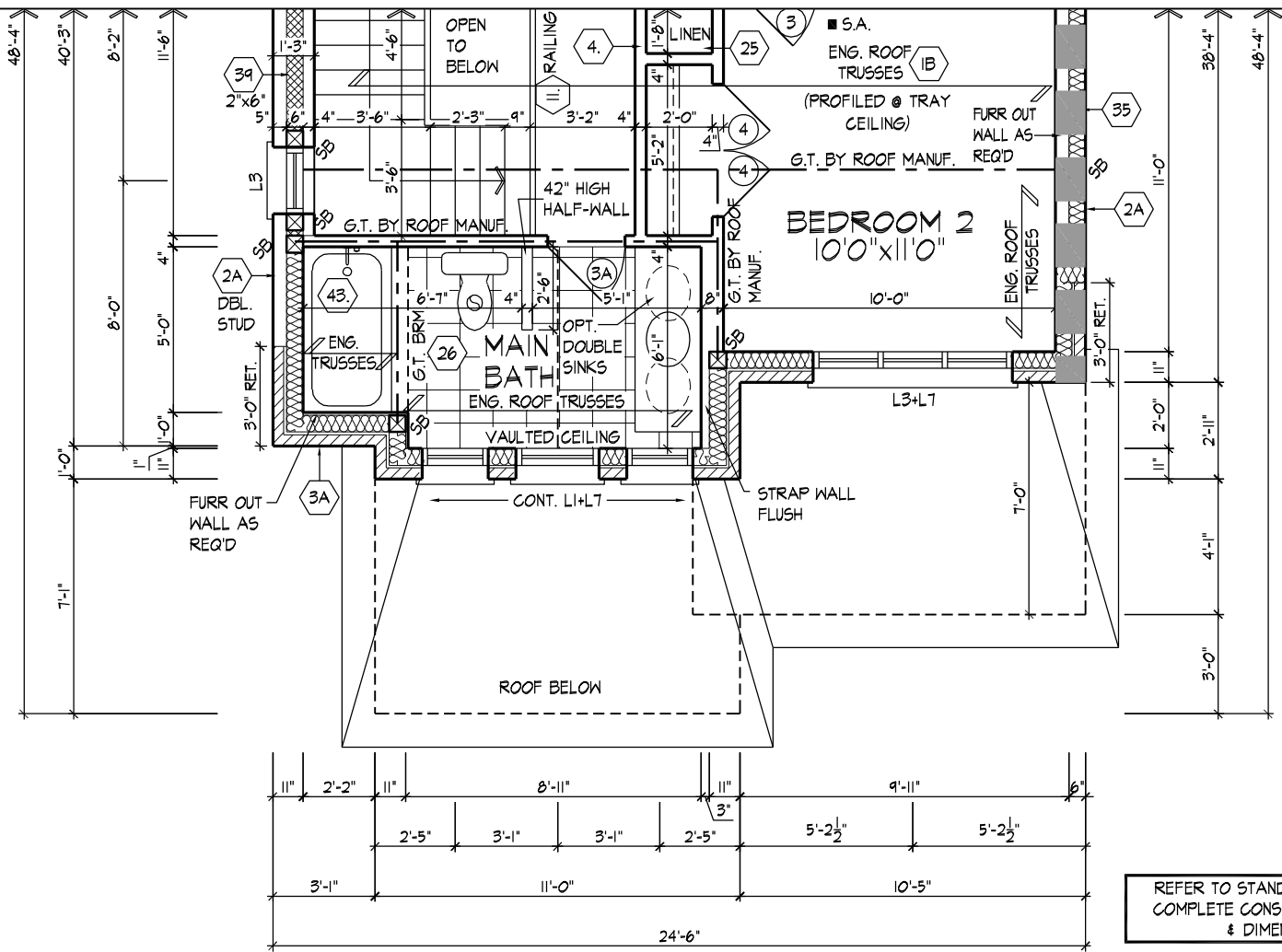
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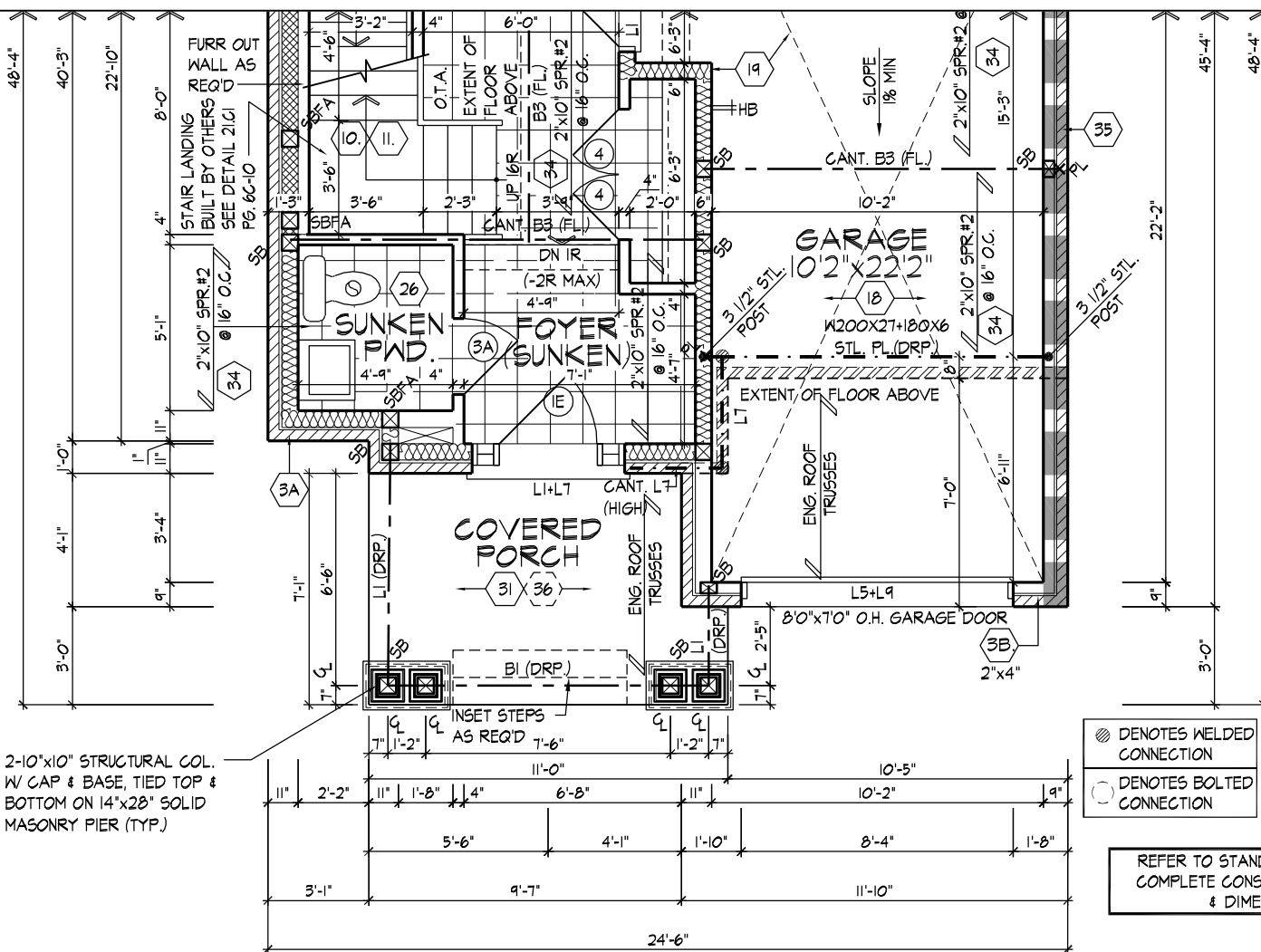
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PART. SECOND FLOOR PLAN, EL. 'B'



PART. GROUND FLOOR PLAN, EL. 'B'

PART. GROUND & SECOND FLOOR PLAN, EL. 'B'

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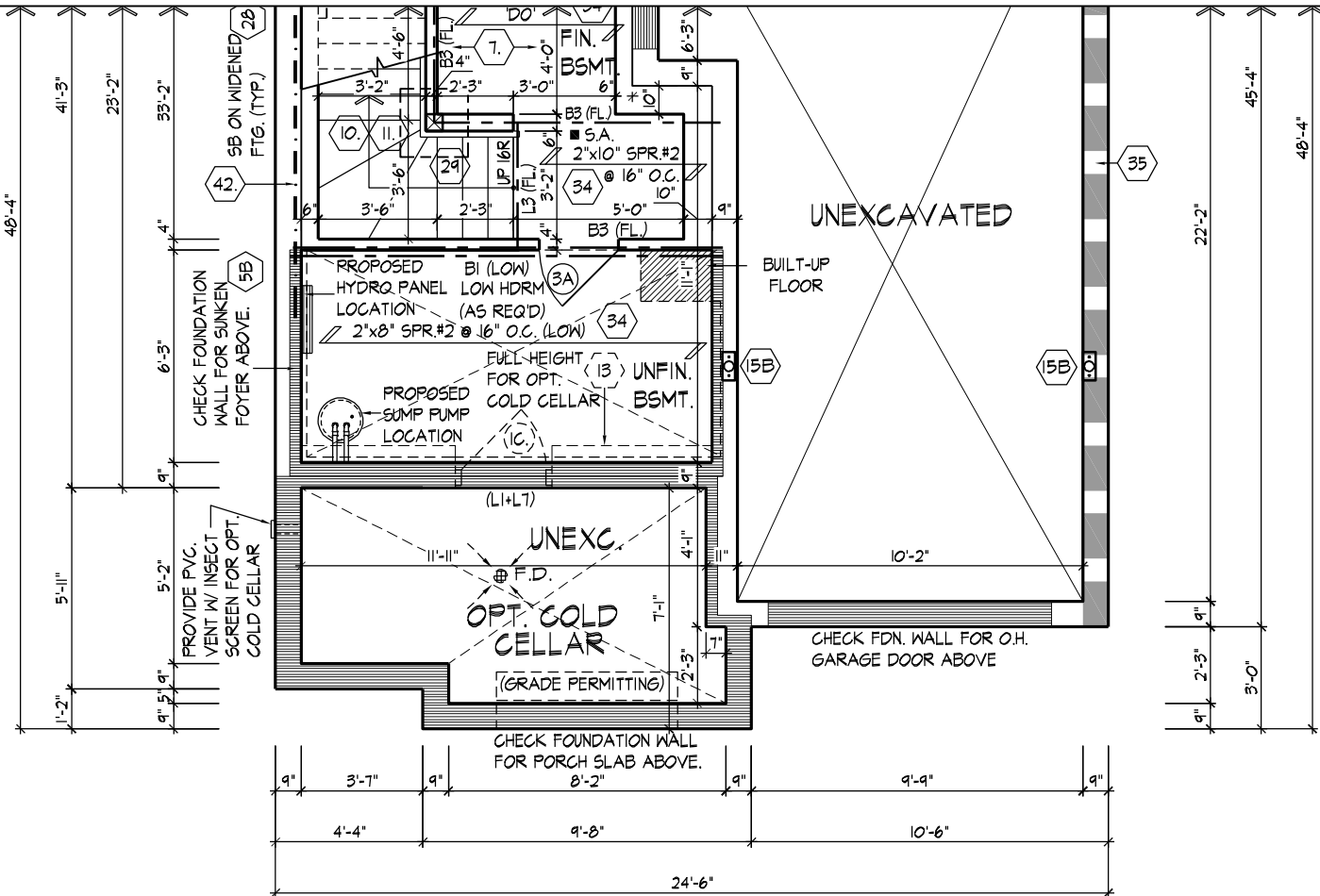
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PART. OPT. FINISHED BASEMENT PLAN, EL. 'C' & 'D'

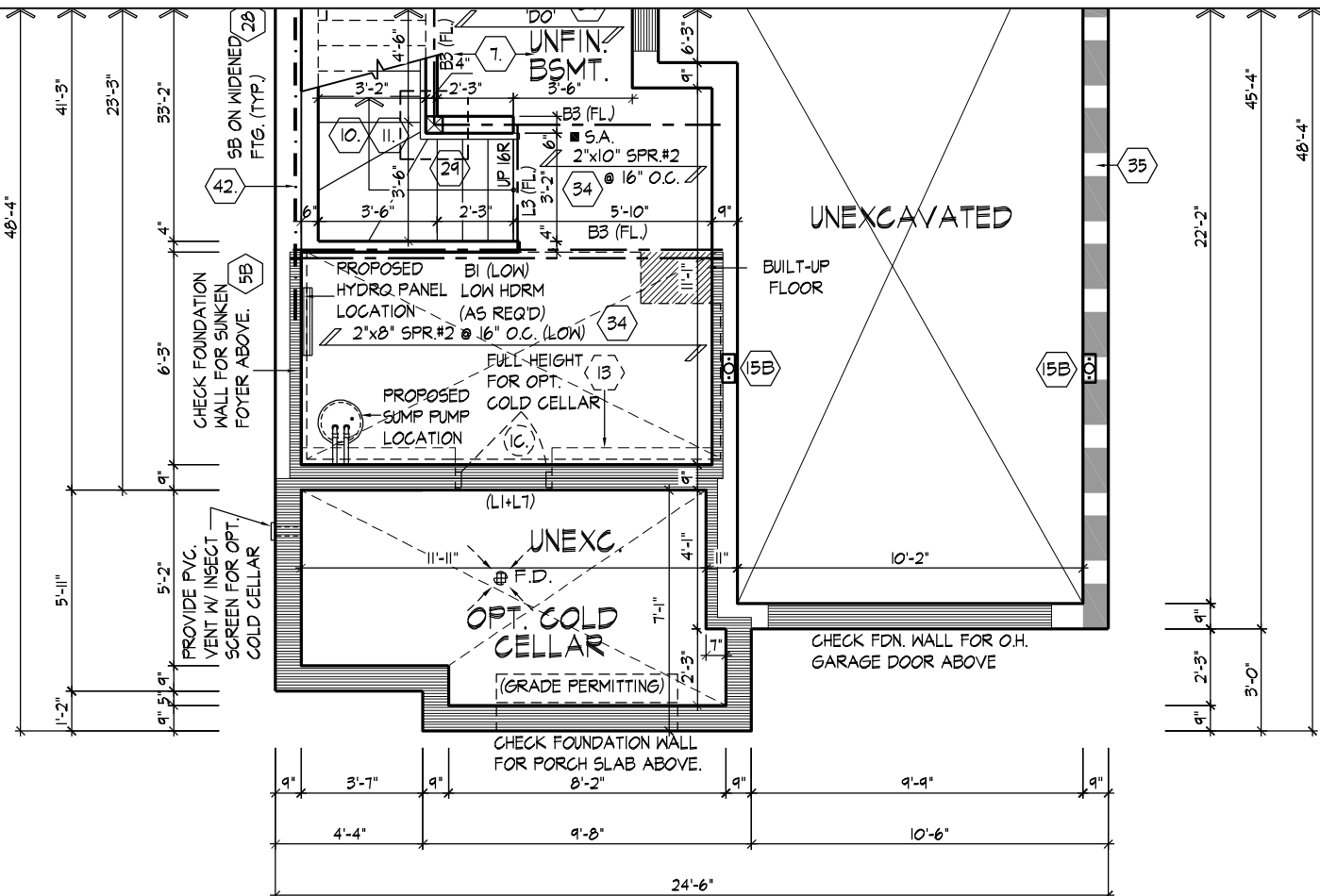
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REFER TO STANDARD PLAN FOR COMPLETE CONSTRUCTION NOTES & DIMENSIONS



PART. BASEMENT PLAN, EL. 'C' & 'D'

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PART. STD. & OPT. FIN. BASEMENT PLANS, EL. 'C'

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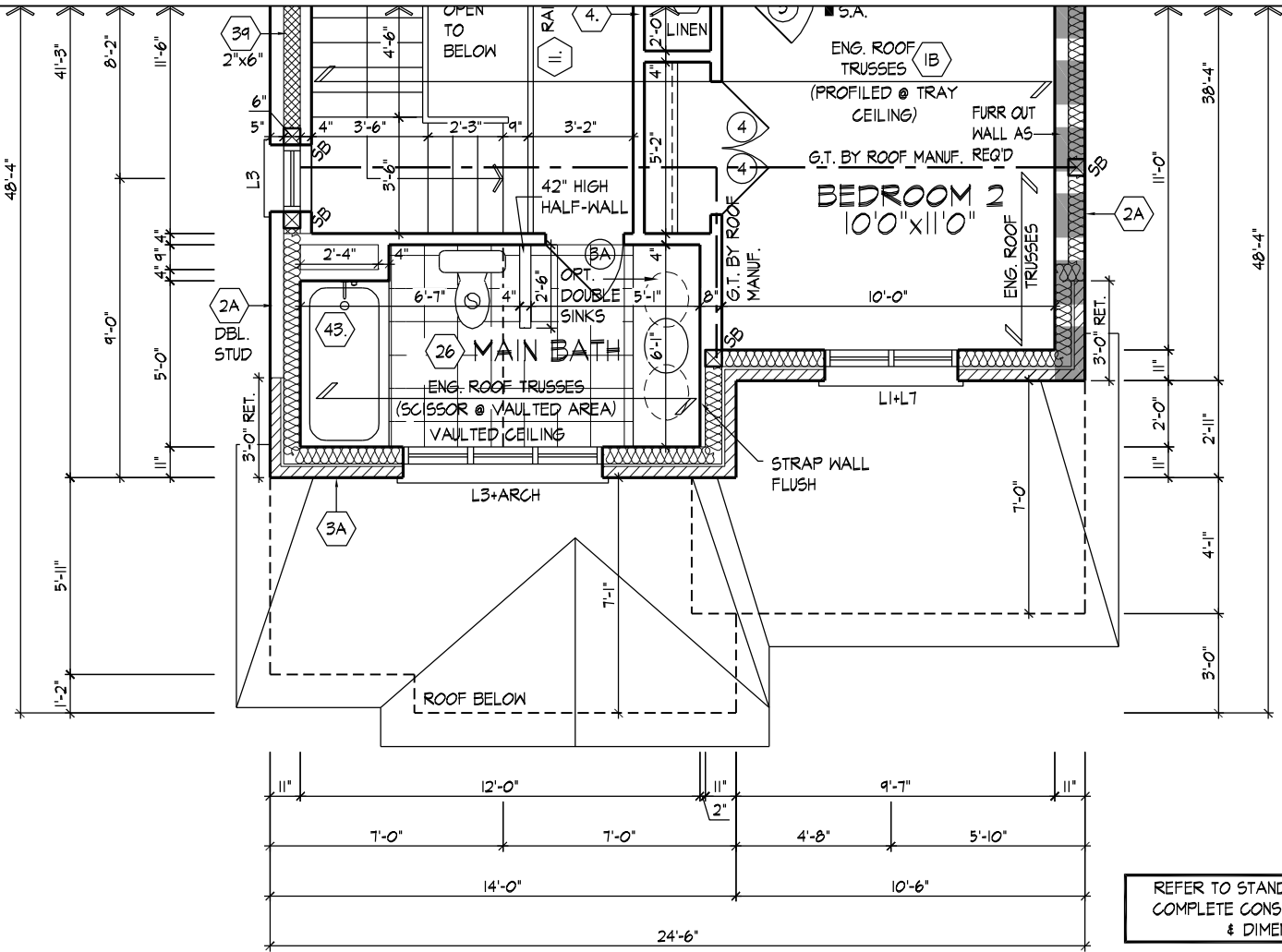
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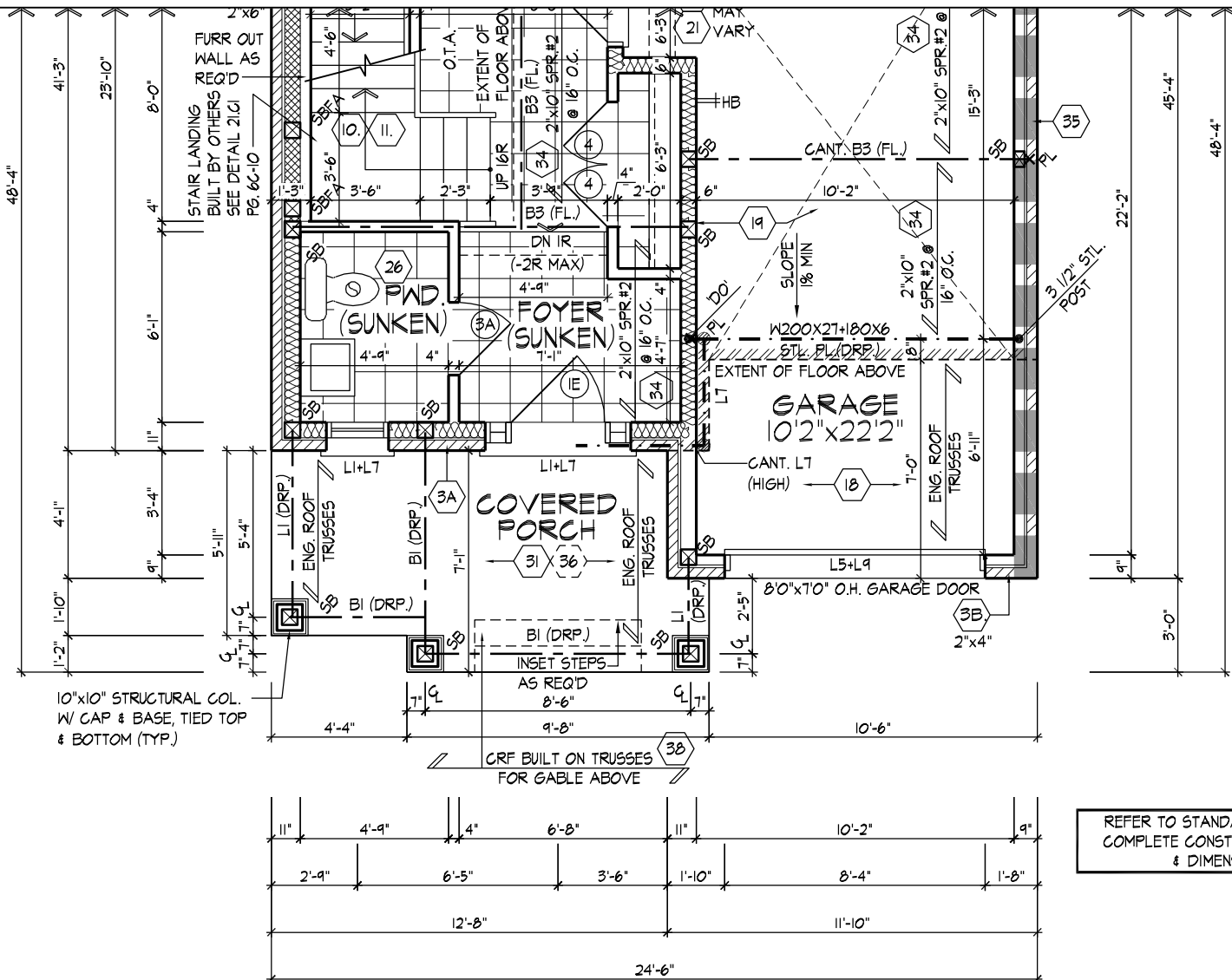




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REFER TO ROOF TRUSS MANUFACTURER'S DRAWINGS FOR LAYOUT, SPACING, INSTALLATION DETAILS AND HANGER SIZES.

PART. SECOND FLOOR PLAN, EL. 'C'



REFER TO STANDARD PLAN FOR COMPLETE CONSTRUCTION NOTES & DIMENSIONS

PART. GROUND FLOOR PLAN, EL. 'C'

PART. GROUND & SECOND FLOOR PLAN, EL. 'C'

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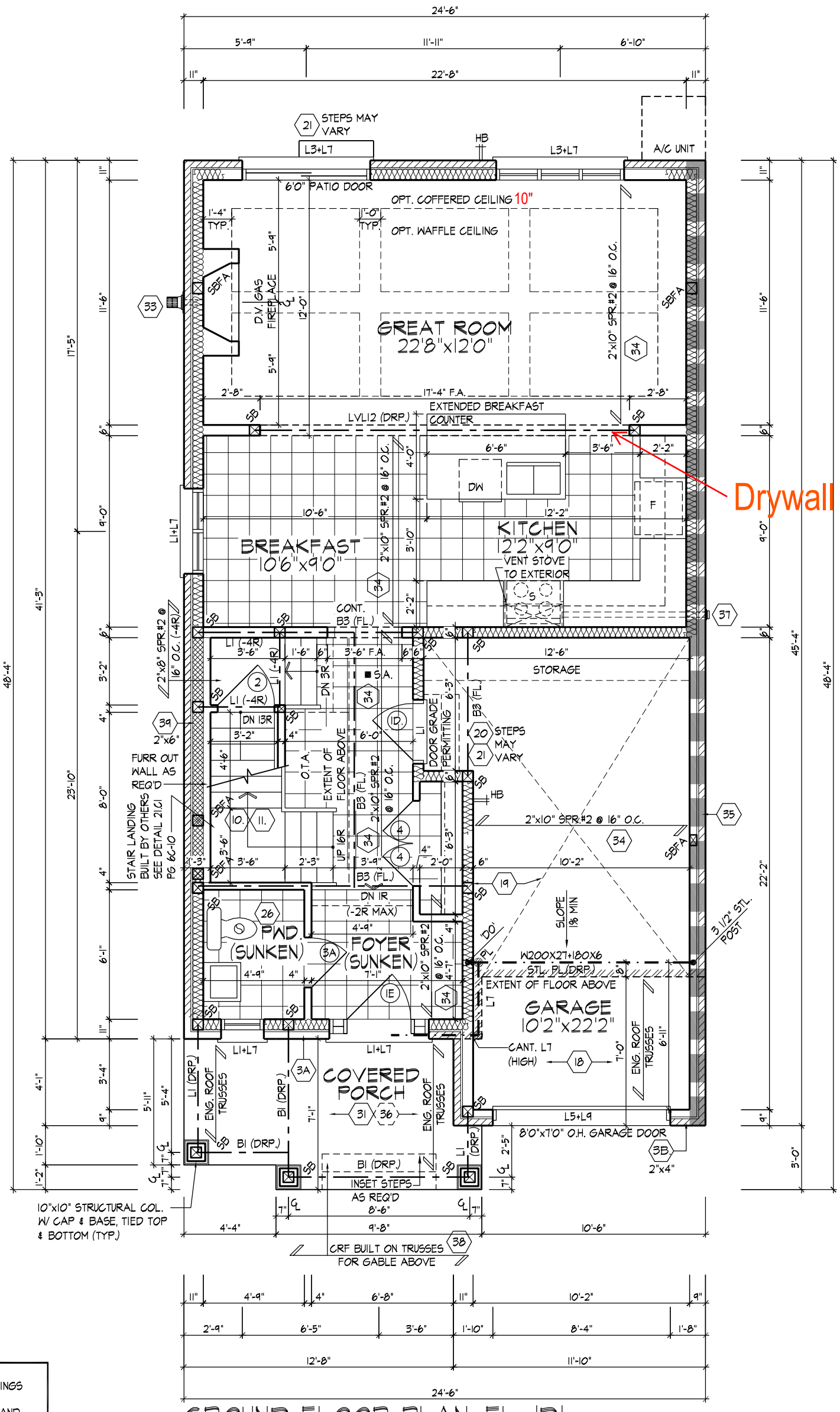


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Drywall finished opening

GROUND FLOOR PLAN, EL. 'D'

GROUND FLOOR PLAN, EL. 'D'

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PROVIDE SOLID WOOD BLOCKING @ 24" O.C. FOR FIRST JOIST SPAN WHEN PARALLEL W/ EXTERIOR WALL

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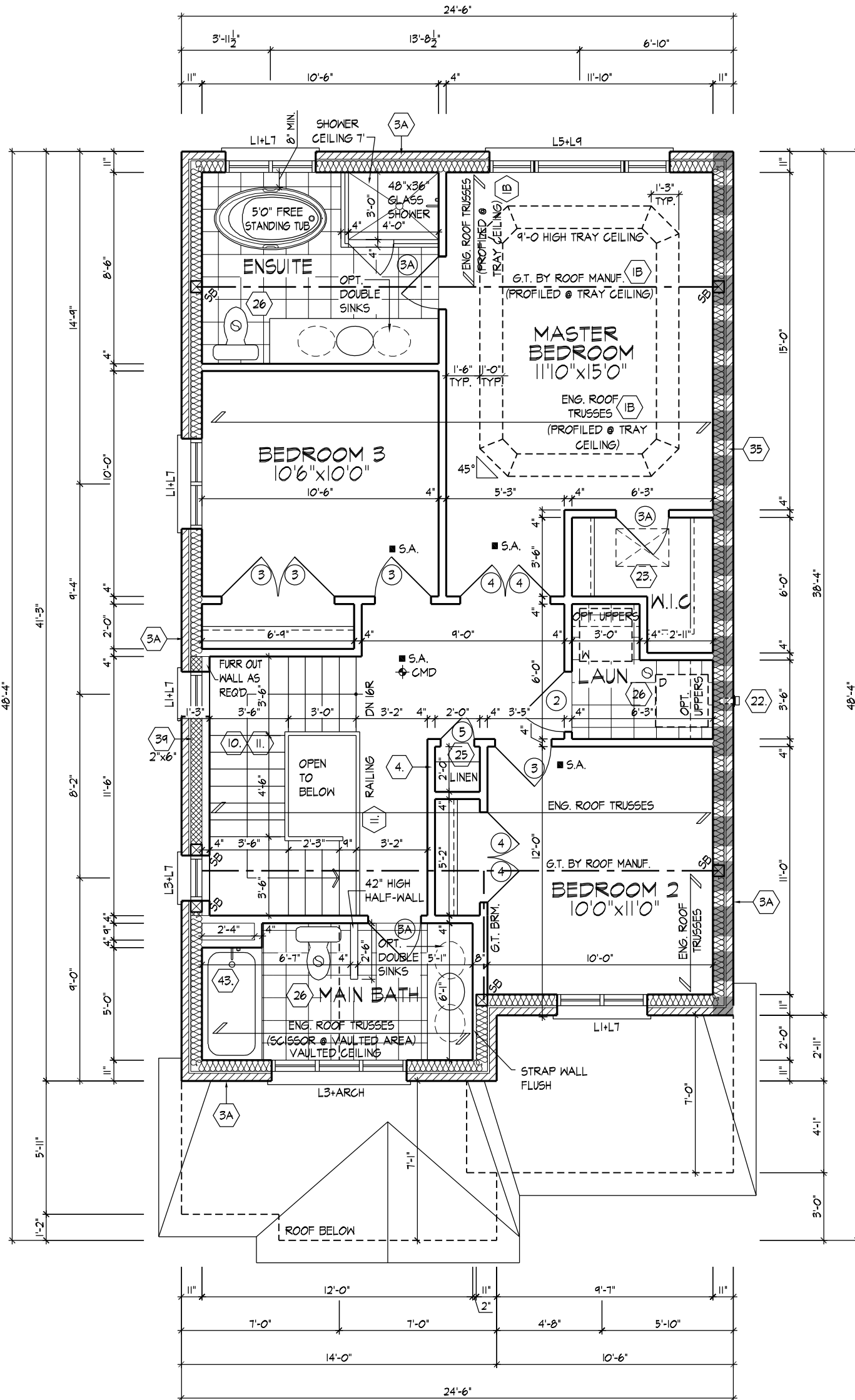
**HEATHWOOD HOMES - 217132**  
 WALLACETON, KITCHENER, ON

Drawn By: JT  
 Checked By: DM  
 Scale: 3/16"=1'-0"  
 8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

**25-1748 (3102)**  
 REV.2019.06.05

File Number: 217132WS3102.DWG  
 Page Number: 9 of 25

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SECOND FLOOR PLAN, EL. 'D'

REFER TO ROOF TRUSS MANUFACTURER'S DRAWINGS FOR LAYOUT, SPACING, INSTALLATION DETAILS AND HANGER SIZES.

SECOND FLOOR PLAN, EL. 'D'

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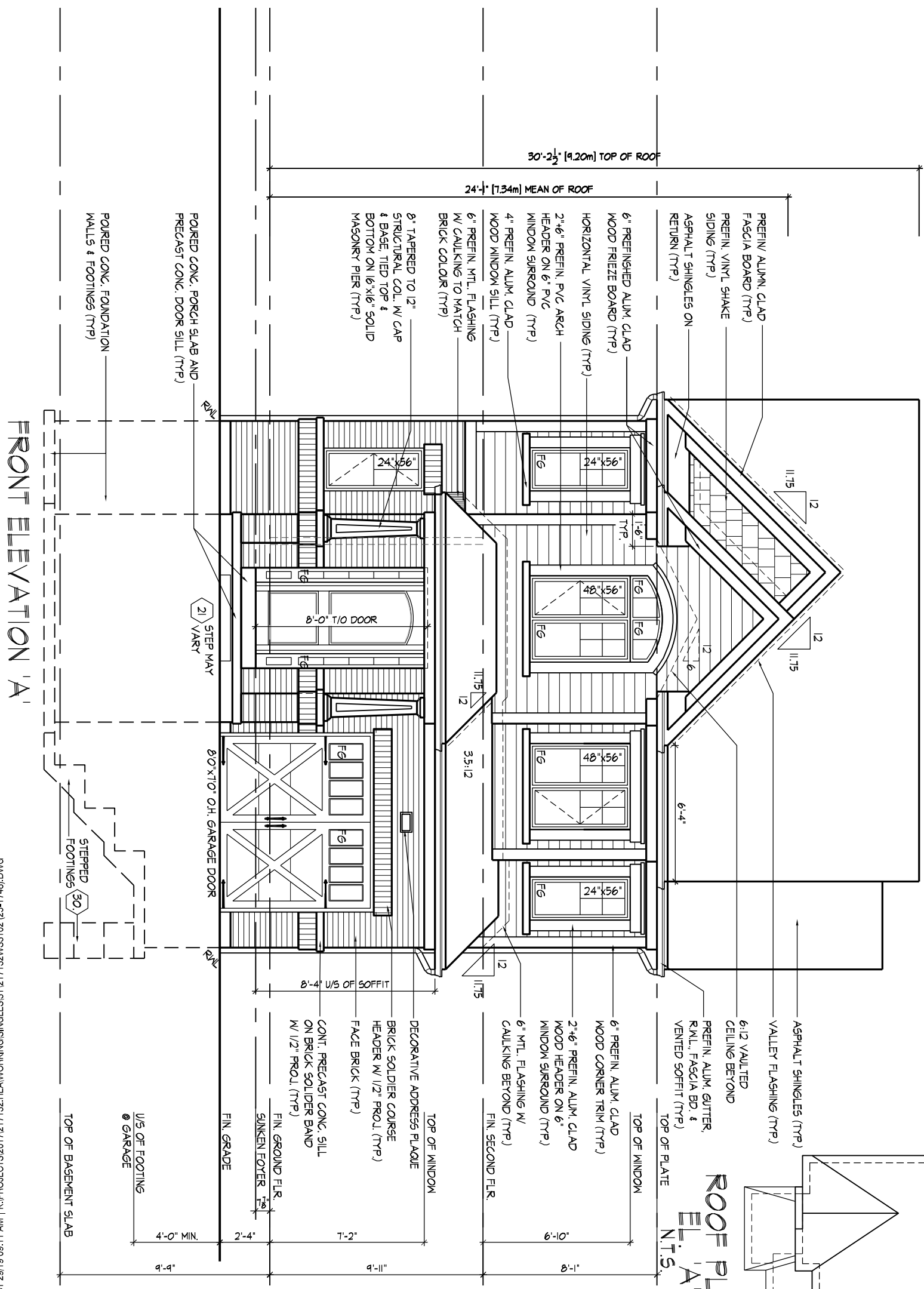
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ROOF OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE

**FRONT ELEVATION 'A'**

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QUALIFICATION INFORMATION

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WALLACETON, KITCHENER, ON

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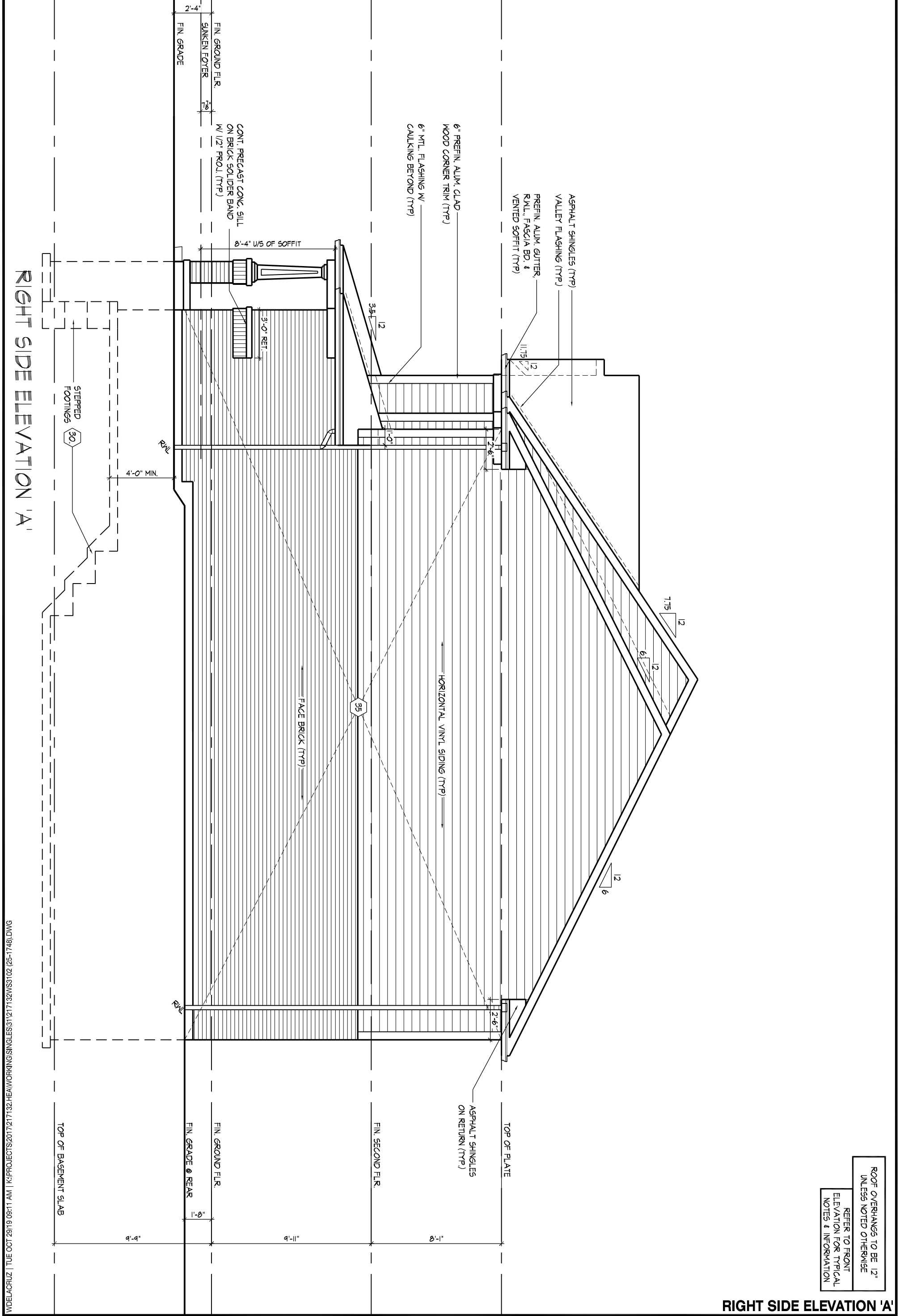
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RIGHT SIDE ELEVATION 'A'

RIGHT SIDE ELEVATION 'A'

ROOF OVERHANGS TO BE 12"  
 UNLESS NOTED OTHERWISE  
 REFER TO FRONT  
 ELEVATION FOR TYPICAL  
 NOTES & INFORMATION

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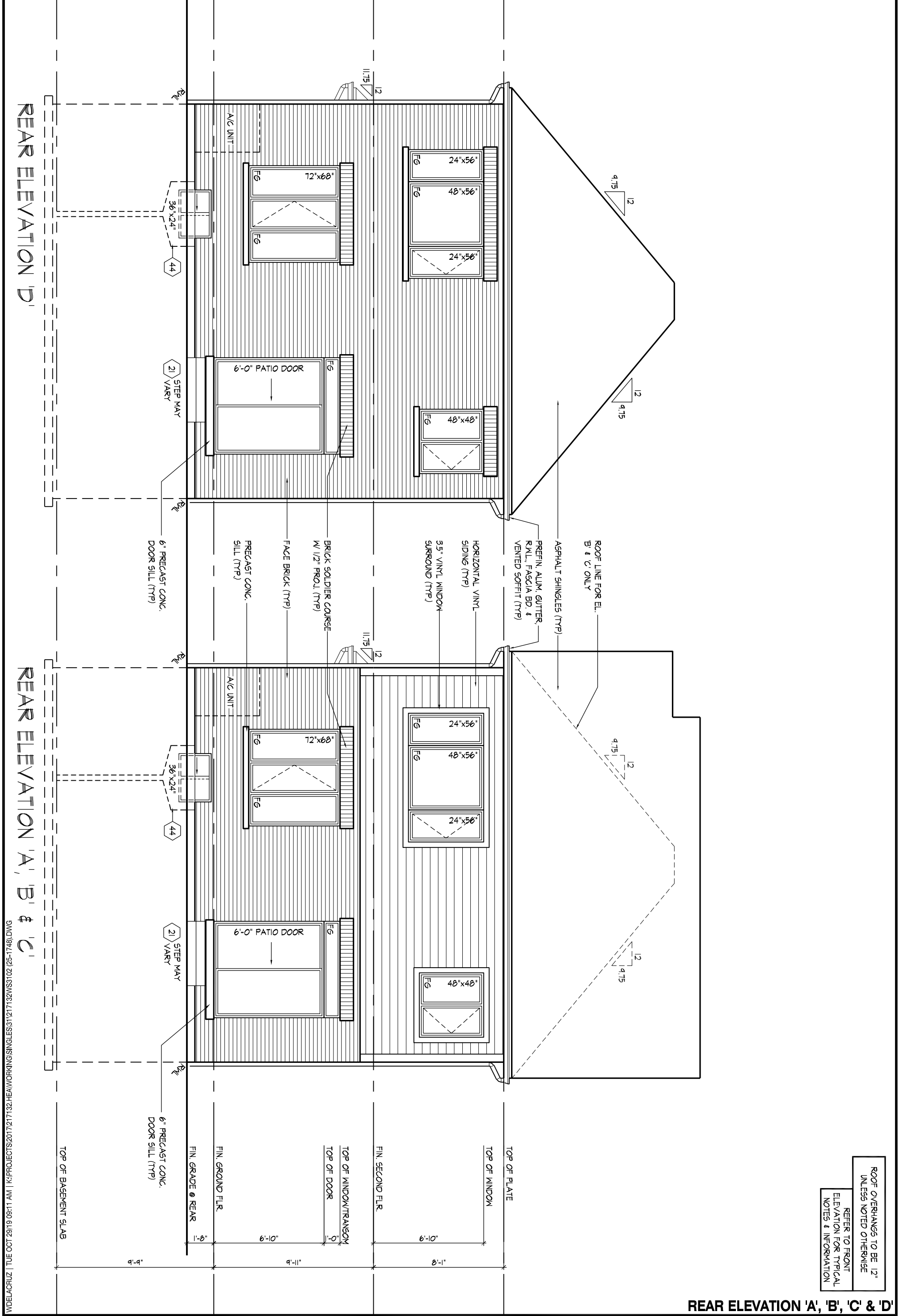
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 REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

**REAR ELEVATION 'A', 'B', 'C' & 'D'**

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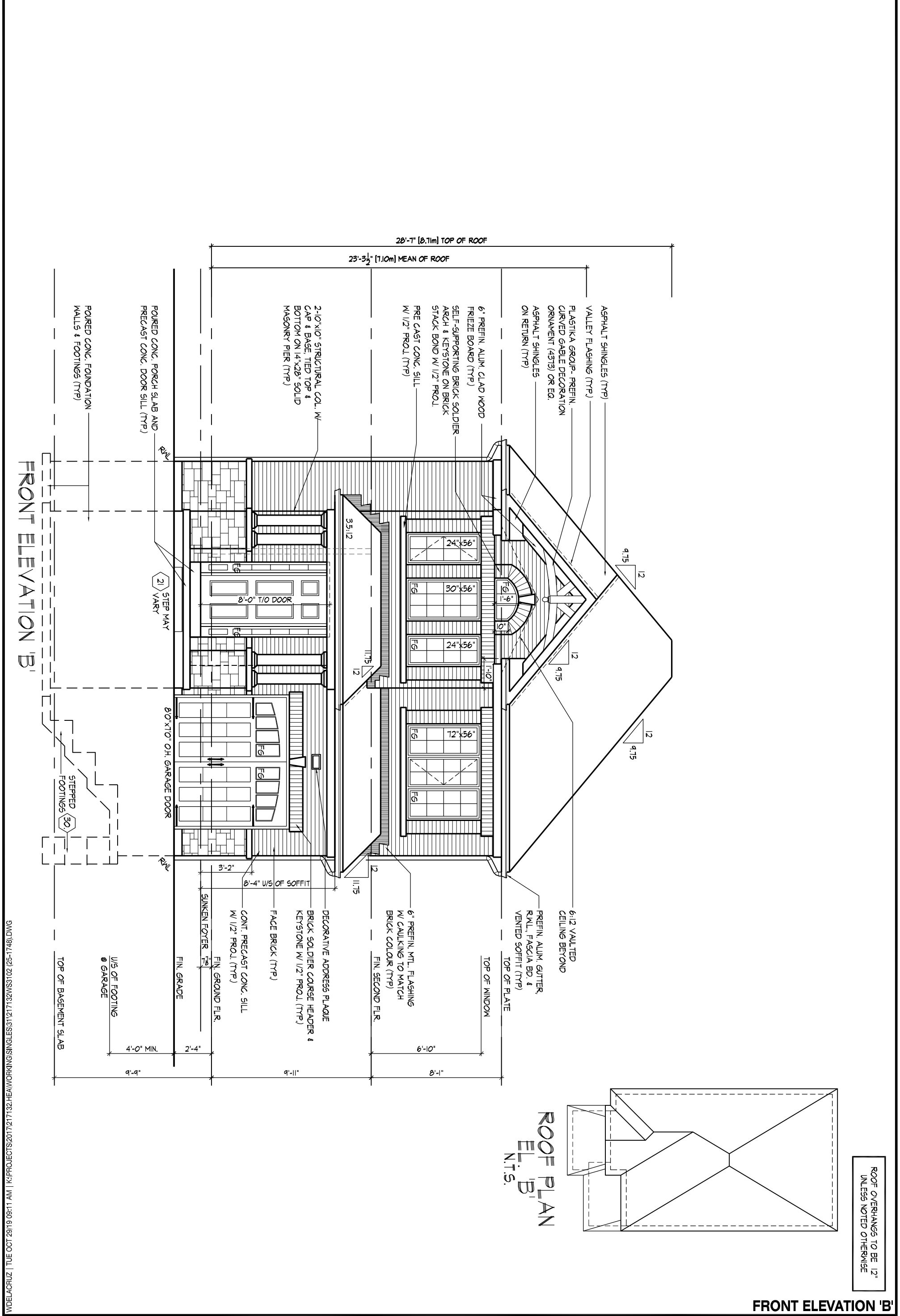
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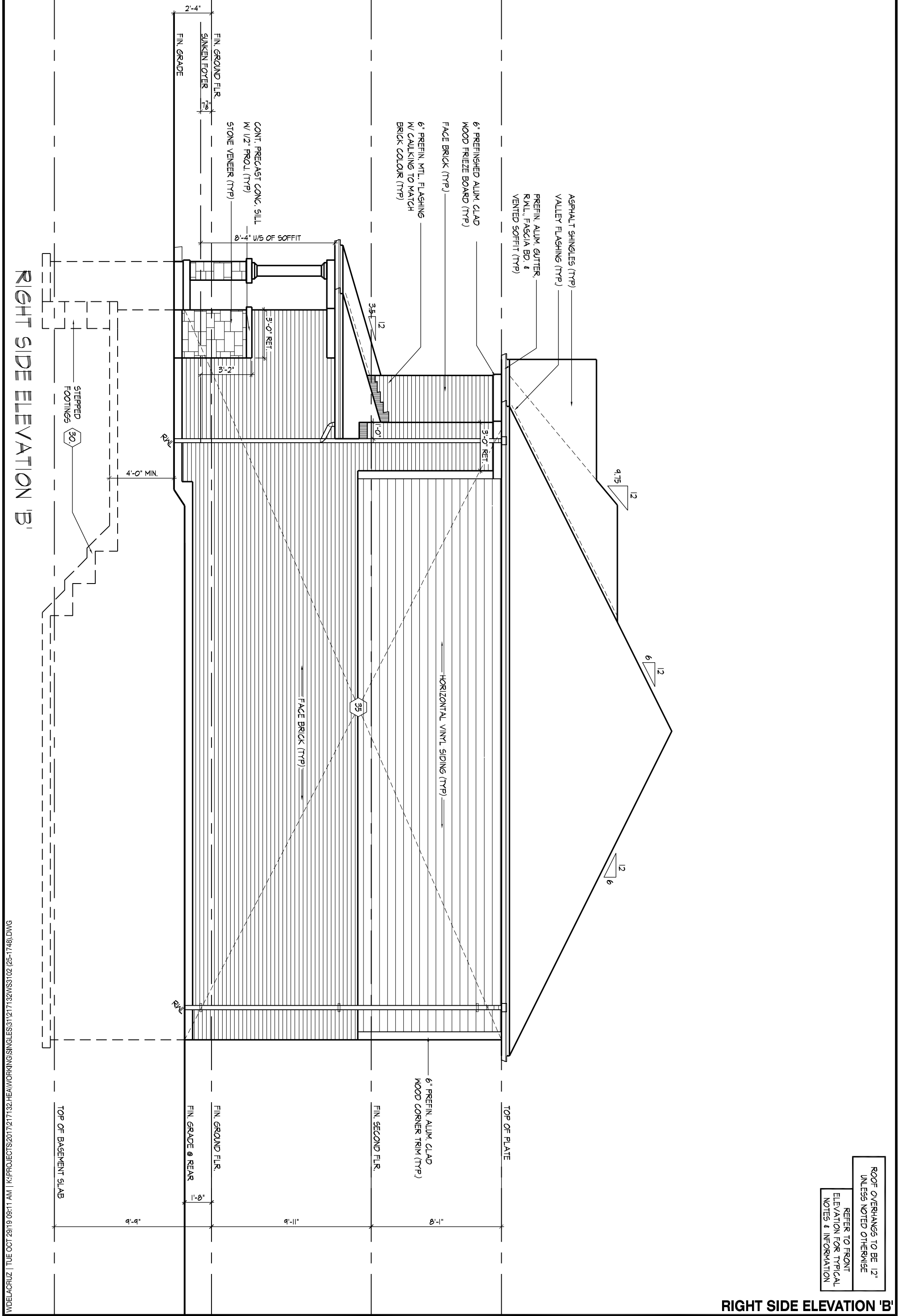


ROOF OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE

**FRONT ELEVATION 'B'**







RIGHT SIDE ELEVATION 'B'

RIGHT SIDE ELEVATION 'B'

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REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION

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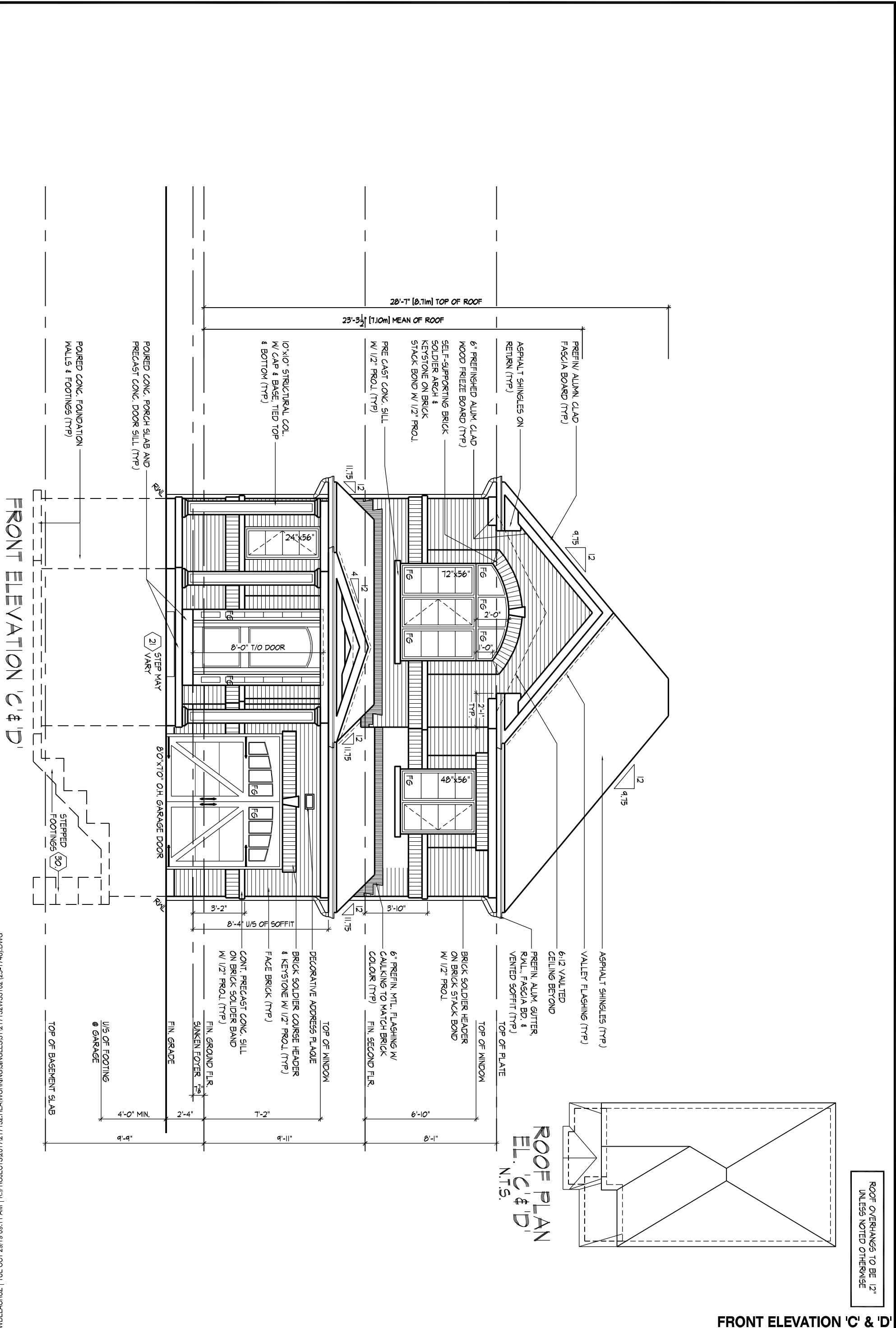
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**FRONT ELEVATION 'C' & 'D'**

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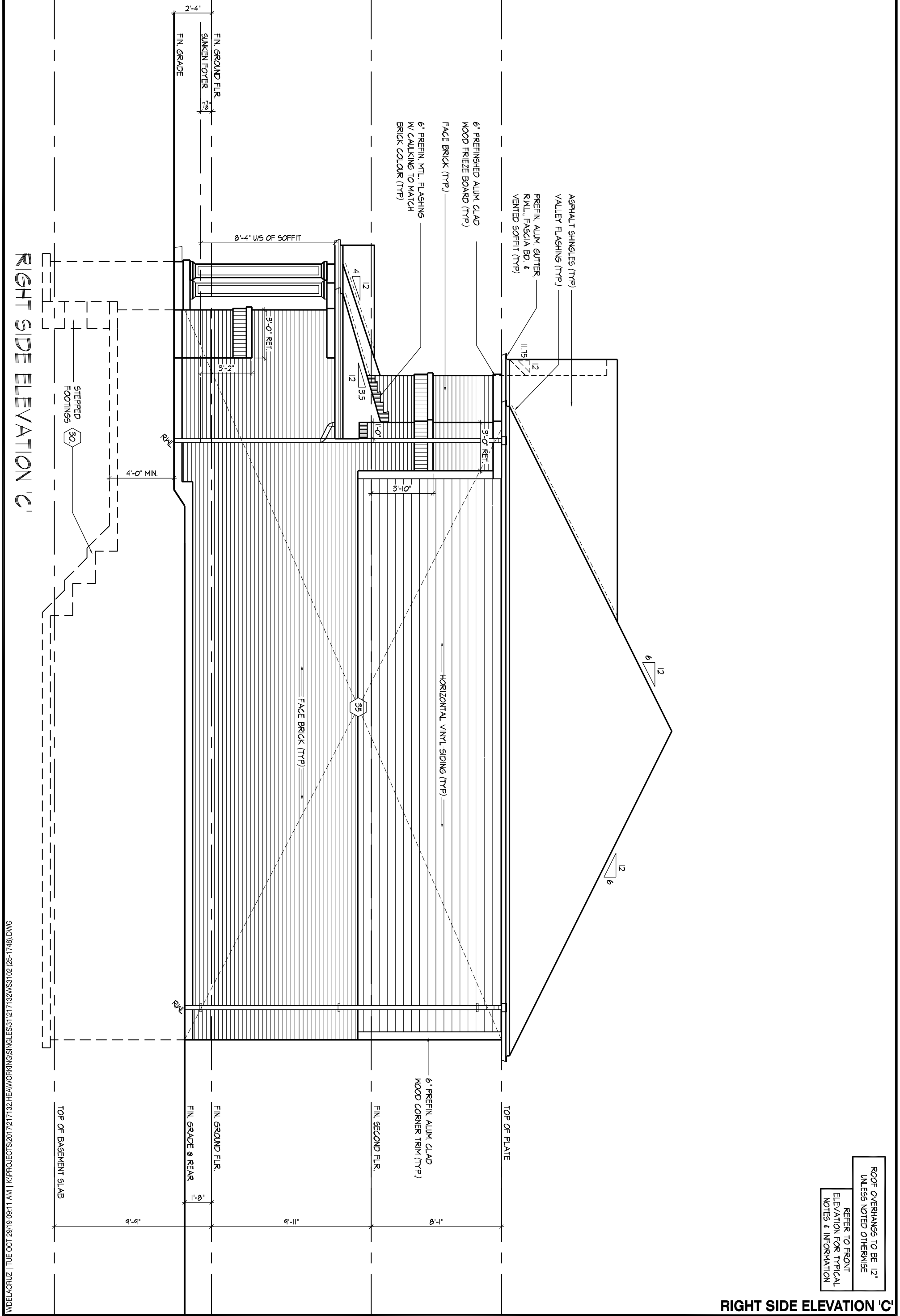
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RIGHT SIDE ELEVATION 'C'

RIGHT SIDE ELEVATION 'C'

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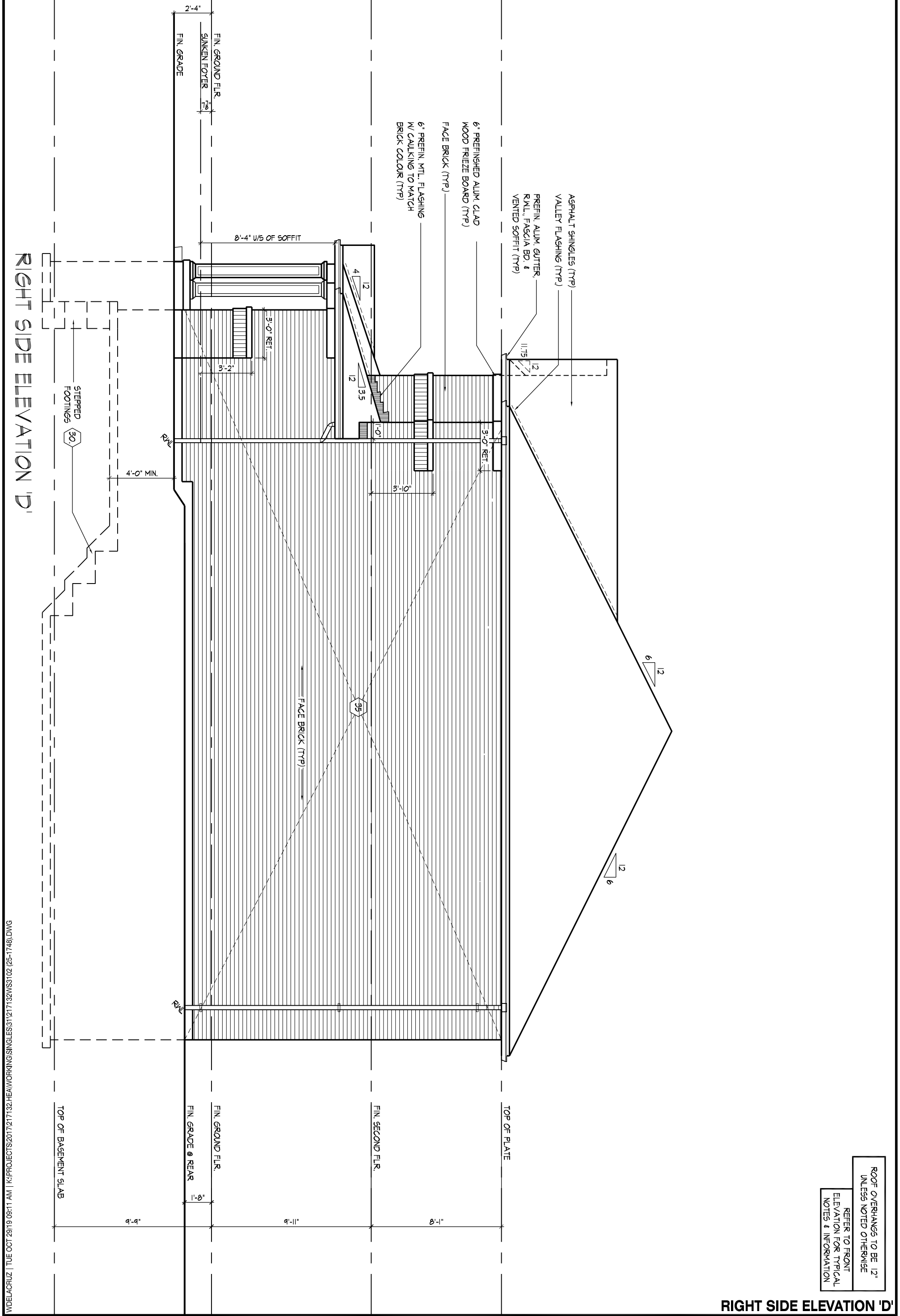
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NOTES & INFORMATION

RIGHT SIDE ELEVATION 'D'

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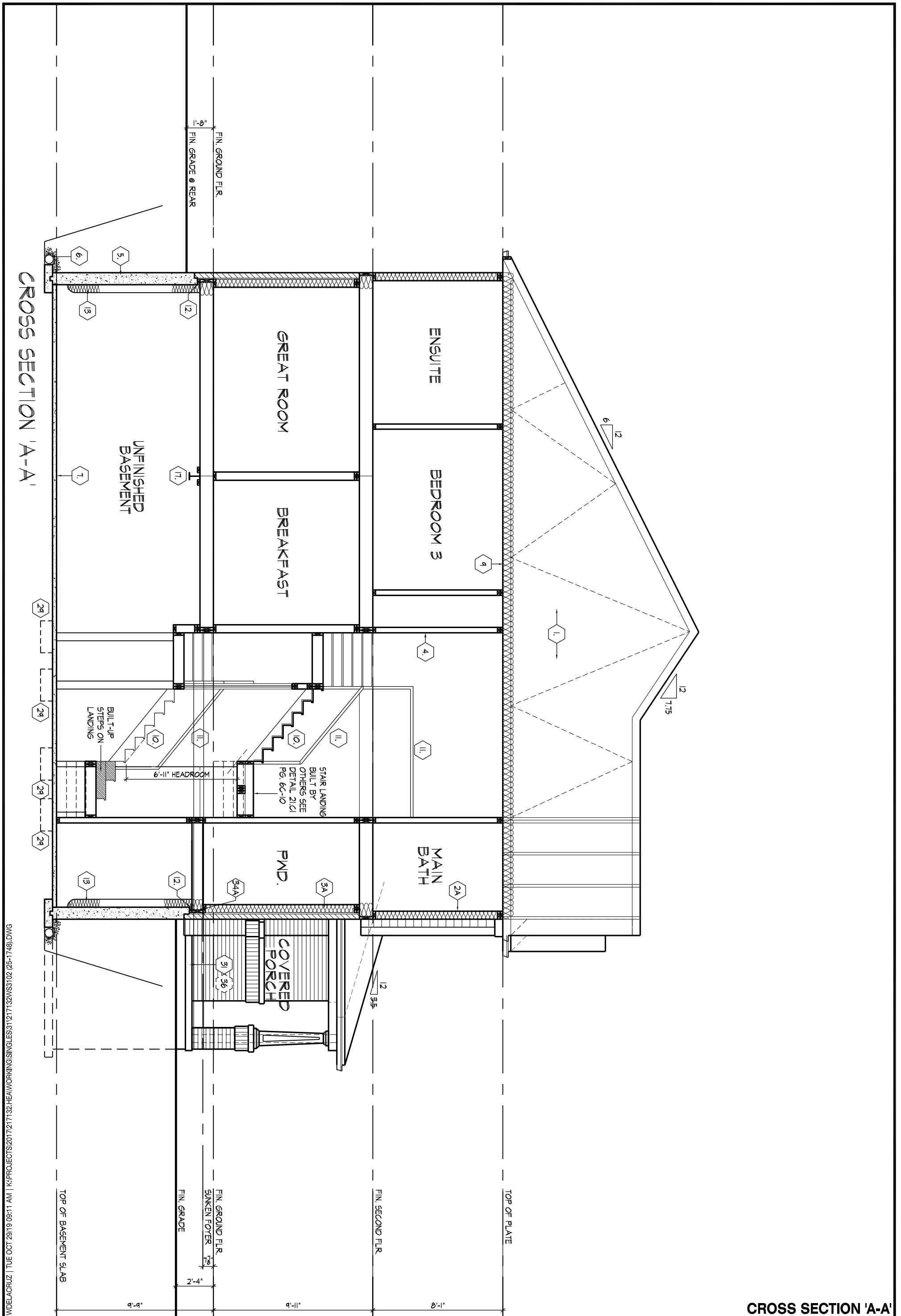
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CROSS SECTION 'A-A'

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cont. SECTION 1.0. CONSTRUCTION NOTES

40 1 HR. PARTY WALL (CONC. BLOCK) ((SB-3) WALL TYPE 'B6e' & 'B1b') 1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (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/ 2 COATS OF PAINT OR FURRED WITH 2"x2" (38x38) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.

40 DEL. STUO 1 HR. PARTY WALL (DOUBLE STUD) ((SB-3) WALL TYPE 'W14a') 5/8" (15.9) TYPE 'X' GYPSUM SHEATHING ON ONE SIDE AND 2 LAYERS OF 5/8" (15.9) TYPE 'X' GYPSUM SHEATHING ON THE OTHER SIDE ON EXTERIOR SIDE OF 2 ROWS OF 2"x4" (38x89) STUDS @ 16" (406) O.C., MIN. 1" (25) APART ON SEPARATE 2"x4" (38x89) SILL PLATES. (2"x6" (38x140) AS REQUIRED) FILL BOTH SIDES 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 'B6c') 5/8" (15.9) TYPE 'X' GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (38x38) VERTICAL WOOD STRAPPING @ 24" (610) O.C ON 8" (190) CONC. BLOCK 75% SOLID. 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 AREAS, 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) DENSGLOSS 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 AIR/WATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) 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 CONST. 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) DENSGLOSS 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) DENSGLOSS 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) 3-20M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" OPENING) 4-20M BARS IN TOP PORTION OF WALL (10'-0" TO 15'-0" OPENING) - BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL 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. 2" (50) 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.(1) AND 3.8.3.8.(3)) (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) 2.1.1.7., 9.23.4.2.) 2"x12" (38x286) ROOF JOISTS @ 16" (406) O.C. MAX. (UNLESS OTHERWISE NOTED) W/ 2"x2" (38x38) 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 RSI).

46 FLAT ROOF/BALCONY CONSTRUCTION WATERPROOFING MEMBRANE (9.26.11, 9.26.15, 9.26.16) FULLY ADHERED TO 5/8" (15.9) T&G EXTERIOR GRADE PLYWOOD SHEATHING ON 2"x2" (38x38) PURLINS ANGLED TOWARDS SCUPPER @ 2% MINIMUM LAID PERPENDICULAR TO 2"x8" (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, PREFINISHED ALUMINUM OR PANEL FOR UNDERSIDE OF SOFFIT (9.23.2.3). REMOVE CURB WHERE REQ. BALCONY CONDITION SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE, INCLUDE 2"x4" (38x89) PT. DECKING W/ 1/4" (6.4) GAPS LAID FLAT PARALLEL TO JOISTS ON 2"x4" (38x89) PT. SLEEPERS @ 12" (305) O.C. LAID FLAT PERPENDICULAR TO JOISTS BALCONY OVER HEATED SPACE CONDITION SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE FOR ASSEMBLY. REFER TO PLANS FOR FLOOR JOIST SIZE & REFER TO HEX NOTE 9 FOR INSULATION AND INTERIOR FINISH

47 BARREL VAULT CONSTRUCTION CANTILEVERED 2"x4" (38x89) SPACERS LAID FLAT ON 2"x10" (38x235) SPR. #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)

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.

Table with columns: MIN. STUD SIZE, in (mm), SUPPORTED LOADS (EXTERIOR), ROOF w/ OR w/o ATTIC, ROOF w/ OR w/o ATTIC & 1 FLOOR, ROOF w/ OR w/o ATTIC & 2 FLOOR, ROOF w/ OR w/o ATTIC & 3 FLOOR, MAX. STUD SPACING, in (mm) O.C., MAX. UNSUPPORTED HGT., ft-in (m)

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" (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" (900) [3'-6" (1070) FOR ALL OTHER BUILDINGS] SHALL 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

2.2. CEILING HEIGHTS THE CEILING HEIGHTS OF ROOMS AND SPACES SHALL CONFORM TO TABLE 9.5.3.1.

Table with columns: ROOM OR SPACE, MINIMUM HEIGHTS, LIVING ROOM, DINING ROOM AND KITCHEN, BEDROOM, BASEMENT, BATHROOM, LAUNDRY AREA ABOVE GRADE, FINISHED ROOM NOT MENTIONED ABOVE, MEZZANINES, STORAGE GARAGE

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 9.32.3.4. WHEN A HRV IS REQUIRED, CONFORM TO 9.32.3.11. 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 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 FLUSH 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 (45lbs) ROLL ROOFING OR OTHER DAMPPROOFING 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 300W. 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 MATERIAL/PRODUCT 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.

3.3. DOOR SCHEDULE

Table with columns: 1, 1A, 1B, 1C, 1D, 1E, 1F, 2A, 2, 3, 3A, 4, 4A, 5, EXTERIOR/INTERIOR, DOOR SIZE, INSULATION MIN. R4 (RSI 0.7), REFER TO SCHEDULE 'A' FOR VERIFICATION OF DOOR HEIGHTS

3.4. ACRONYMS

Table with columns: ABBREVIATION, DESCRIPTION, ABBREVIATION, DESCRIPTION, AFF, ABOVE FINISHED FLOOR, JST, JOIST, BBFM, BEAM BY FLOOR MANUFACTURER, LIN, LINEN CLOSET, BG, FIXED GLASS W/ BLACK BACKING, LVL, LAMINATED VENEER LUMBER, BM, BEAM, OTB/A, OPEN TO BELOW/ABOVE, BBRM, BEAM BY ROOF MANUFACTURER, PL, POINT LOAD, CRF, CONVENTIONAL ROOF FRAMING, PLT, PLATE, C/W, COMPLETE WITH, PT, PRESSURE TREATED, DJ/TJ, DOUBLE JOIST/ TRIPLE JOIST, PTD, PAINTED, DO, 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, FIXED GLASS, STL, STEEL, FL, FLUSH, T/O, TOP OF, FLR, FLOOR, TYP, TYPICAL, GT, GIRDER TRUSS, U/S, 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

Table with columns: SYMBOL, DESCRIPTION, SYMBOL, DESCRIPTION, 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 (2/3/4 WAY), ROUGH IN FOR ELECTRIC VEHICLE CHARGING STATION (9.34.4), LIGHT FIXTURE (CEILING MOUNTED), POT LIGHT, LIGHT FIXTURE (WALL MOUNTED), LIGHT FIXTURE (PULL CHAIN), TELEPHONE JACK, CABLE T.V. JACK, CHANDELIER (CEILING MOUNTED), VAC, CENTRAL VACUUM OUTLET

SA 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 SIGNALLING COMPONENT AS PER THE "NATIONAL FIRE ALARM AND SIGNALING CODE 72".

CMD CARBON MONOXIDE ALARM (9.33.4.) \*\* CHECK LOCAL BY-LAWS FOR REQUIREMENTS \*\* A CARBON MONOXIDE ALARM(S) CONFORMING TO CAN/CGA-6.19 SHALL BE INSTALLED ON OR NEAR THE CEILING IN EACH DWELLING UNIT ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE ALARM(S) SHALL BE PERMANENTLY WIRED WITH NO DISCONNECT SWITCH, WITH AN ALARM THAT IS AUDIBLE WITHIN SLEEPING ROOMS WHEN THE INTERVENING DOORS ARE CLOSED.

SB 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., 9.23.10.7.)

Table with columns: SYMBOL, DESCRIPTION, TWO STOREY VOLUME SPACE. SEE CONSTRUCTION NOTE 39., VARYING PLATES, BUILT-OUT FLOORS, BEARING WALLS, ICE & WATER SHIELD, EXPOSED BUILDING FACE -O.B.C. 9.10.14, OR 9.10.15. REFER TO HEX NOTE 35. & DETAILS FOR TYPE AND SPECIFICATIONS.

Table with columns: SYMBOL, DESCRIPTION, 1 HR. PARTY WALL REFER TO HEX NOTE 40., 2 HR. FIREWALL REFER TO HEX NOTE 40A.

SECTION 4.0. CLIMATIC DATA

DESIGN SNOW LOAD (9.4.2.2.): 1.50 kPa WIND LOAD (q50) (SB-1.2.): 0.37 kPa

Table with columns: STAMP, CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB. REPORT ANY DISCREPANCIES TO HUNT DESIGN ASSOCIATES INC. (H.D.A.I.) BEFORE PROCEEDING WITH THE WORK. ALL THE DRAWINGS & SPECIFICATIONS ARE THE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF H.D.A.I. ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPECIFICATIONS AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12. CONSTRUCTION NOTE REVISION DATE: JUNE 11, 2018

CONSTRUCTION NOTES 2

SECTION 3.0. LEGEND

Table with columns: CODE, SIZE, BRICK, STONE, 3.1. WOOD LINTELS AND BUILT-UP WOOD (DIVISION B PART 9, TABLES A8 TO A10 AND A12, A15 & A16) FORMING PART OF SENTENCE 9.23.4.2.(3), 9.23.4.2.(4), 9.23.12.3.(1),(3), 9.23.13.8.(2), 9.37.3.1.(1), 2"x8" SPRUCE #2, 2"x10" SPRUCE #2, 2"x12" SPRUCE #2, L1, 2"x8" (2/38x184), L3, 2/2"x10" (2/38x235), L5, 2/2"x12" (2/38x286), B1, 3/2"x8" (3/38x184), B3, 3/2"x10" (3/38x235), B5, 3/2"x12" (3/38x286), B2, 4/2"x8" (4/38x184), B4, 4/2"x10" (4/38x235), B6, 4/2"x12" (4/38x286), B7, 5/2"x8" (5/38x184), B8, 5/2"x10" (5/38x235), B9, 5/2"x12" (5/38x286), ENGINEERED LUMBER SCHEDULE, 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"x9 1/2", LVL3, 1-1 3/4"x11 7/8", LVL10, 1-1 3/4"x14", LVL4, 2-1 3/4"x9 1/2", LVL6, 2-1 3/4"x11 7/8", LVL11, 2-1 3/4"x14", LVL5, 3-1 3/4"x9 1/2", LVL7, 3-1 3/4"x11 7/8", LVL12, 3-1 3/4"x14", LVL8, 4-1 3/4"x9 1/2", LVL9, 4-1 3/4"x11 7/8", LVL13, 4-1 3/4"x14", 3.2. STEEL LINTELS SUPPORTING MASONRY VENEER (DIVISION B PART 9, TABLE 9.20.5.2.B.) FORMING PART OF SENTENCE 9.20.5.2.(2) & 9.20.5.2.(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" (2.47m), 7"-6" (2.30m), L8, 4" x 3 1/2" x 1 1/4" (102 x 89 x 6.4), 8"-9" (2.66m), 8"-1" (2.48m), L9, 4 7/8" x 3 1/2" x 5/16" (127 x 89 x 7.9), 10"-10" (3.31m), 10"-1" (3.03m), L10, 4 7/8" x 3 1/2" x 3/8" (127 x 89 x 11), 11"-5" (3.48m), 10"-7" (3.24m), L11, 5 7/8" x 3 1/2" x 3/8" (152 x 89 x 11), 12"-6" (3.82m), 11"-7" (3.54m), L12, 7 1/8" x 4" x 3/8" (178 x 102 x 11), 14"-1" (4.30m), 13"-1" (3.99m)

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 Dominic Mobilio 21274 NAME SIGNATURE BCIN REGISTRATION INFORMATION HUNT DESIGN ASSOCIATES INC. 19695



HEATHWOOD HOMES - 217132 WALLACETON, KITCHENER, ON Drawn By DM Checked By DM Scale 3/16"=1'-0" File Number 217132WS3102.DWG Page Number 25 of 25 www.hunt-design.ca 8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326



**GABLE END:**  
SIDING AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED AIR/WATER BARRIER ON 3/8" EXTERIOR TYPE SHEATHING ON 2"x4" SPRUCE STUDS @ 16" O.C. (PROVIDE 1/2" TYPE 'X' GYPSUM BRD. ON INSIDE WHEN LIMITING DISTANCE IS LESS THAN 3'-11" (1.20m))

No. 210 ASPHALT SHINGLES, 3/8" EXTERIOR TYPE SHEATHING WITH "H" CLIPS, APPROVED WOOD TRUSSES @ 24" O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 3'-0" FROM EDGE OF ROOF AND MIN. 12" BEYOND INNER FACE OF EXTERIOR WALL, 2"x4" TRUSS BRACING 6'-0" O.C. AT BOTTOM CHORD.

PRE-MANUFACTURED ALUM. FLASHING  
AIR BAFFLE TIED TO UNDERSIDE OF ROOF SHEATHING WITH 2 1/2" MIN. VOID AREA  
2"x6" SPRUCE FASCIA BOARD  
PRE-FINISHED ALUMINUM FASCIA, RAINWATER LEADER AND VENTED SOFFIT TIED TO EXTERIOR FINISH, PROVIDE ATTIC VENTILATION 1/300 OF INSULATED CEILING AREA WITH 50% AT THE EAVES  
PRE-FINISHED FRIEZE BOARD, VARIES PER ELEVATION

**LIMITING DISTANCE GREATER THAN 3'-11" (1.20m)**  
SIDING AS PER ELEVATION FASTENED BACK DIRECTLY ONTO FRAMING MEMBERS ON APPROVED AIR/WATER BARRIER AS PER O.B.C. 9.23.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS ON 2"x6" SPRUCE STUDS SPACED PER O.B.C. 9.23.10.1, W/ APPROVED CROSS BRACING, INSULATION W/ REQUIRED WALLS ABOVE GRADE R-VALUE, APPROVED 6 MIL POLY VAPOUR BARRIER, 1/2" GYPSUM WALLBOARD INTERIOR FINISH. (GYPSUM SHEATHING, RIGID INSULATION, AND FIBREBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING - O.B.C. 9.23.16.3.(1))

**LIMITING DISTANCE LESS THAN 3'-11" (1.20m) (45 MIN. FRR)**  
SIDING AS PER ELEVATION FASTENED BACK DIRECTLY ONTO FRAMING MEMBERS ON APPROVED AIR/WATER BARRIER AS PER O.B.C. 9.23.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS ON 2"x6" SPRUCE STUDS SPACED PER O.B.C. 9.23.10.1, W/ APPROVED CROSS BRACING, INSULATION W/ REQUIRED WALLS ABOVE GRADE R-VALUE CONFORMING TO CAN/ULC-S102 AND HAVING A MASS OF NOT LESS THAN 1.22 kg/m<sup>2</sup> OF WALL SURFACE, APPROVED 6 MIL POLY VAPOUR BARRIER, 1/2" TYPE 'X' GYPSUM WALLBOARD INTERIOR FINISH. (GYPSUM SHEATHING, RIGID INSULATION, AND FIBREBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING - O.B.C. 9.23.16.3.(1))

PROVIDE 6" MIN. PRE-FINISHED ALUMINUM BASE FLASHING WITH DRIP LAPPED UNDER APPROVED AIR/WATER BARRIER.

**ENSURE THAT ALL FASTENERS FOR ATTACHMENT OF SIDING AND ALL BRICK TIES FOR MASONRY ARE DIRECTLY FASTENED ONTO WALL STUDS.**

PROVIDE 1/4" SPACE BETWEEN TOP OF MASONRY AND RIGID INSULATION

**LIMITING DISTANCE GREATER THAN 3'-11" (1.20m)**  
3 1/2" MASONRY VENEER TIED TO FRAMING MEMBERS WITH 1/8"x1"x0.3" GALV. METAL TIES @ 16" O.C. AND 24" VERTICAL, 1" AIR SPACE, APPROVED AIR/WATER BARRIER AS PER O.B.C. 9.23.3. ON 1" EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS, ON 2"x6" SPRUCE STUDS SPACED PER O.B.C. 9.23.10.1, W/ APPROVED CROSS BRACING, INSULATION W/ REQUIRED WALLS ABOVE GRADE R-VALUE, APPROVED 6 MIL POLY VAPOUR BARRIER, 1/2" GYPSUM WALLBOARD INTERIOR FINISH.

**LIMITING DISTANCE LESS THAN 3'-11" (1.20m) (45 MIN. FRR)**  
3 1/2" MASONRY VENEER TIED TO FRAMING MEMBERS WITH 1/8"x1"x0.3" GALV. METAL TIES @ 16" O.C. AND 24" VERTICAL, 1" AIR SPACE, APPROVED AIR/WATER BARRIER AS PER O.B.C. 9.23.3. ON 1" EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS, ON 2"x6" SPRUCE STUDS SPACED PER O.B.C. 9.23.10.1, W/ APPROVED CROSS BRACING, INSULATION W/ REQUIRED WALLS ABOVE GRADE R-VALUE CONFORMING TO CAN/ULC-S102 AND HAVING A MASS OF NOT LESS THAN 1.22 kg/m<sup>2</sup> OF WALL SURFACE, APPROVED 6 MIL POLY VAPOUR BARRIER, 1/2" TYPE 'X' GYPSUM WALLBOARD INTERIOR FINISH.

BASE FLASHING CONFORMING TO TABLE 9.20.13.1 TO EXTEND 3/16" BEYOND OUTER FACE OF FOUNDATION WALL, OVER EXTERIOR TYPE RIGID INSULATION, UNDER AIR/WATER BARRIER, PROVIDE 6" MINIMUM LAP JOINT.

KEEP HOLES @ 32" O.C. AT BASE FLASHING AND OVER ALL OPENINGS. PROVIDE P.V.C. BRICK VENTILATOR @ ALL WEEP HOLE LOCATIONS.

PROVIDE MASONRY PARGING FROM TOP OF FOUNDATION WALL TO 2" BELOW FINISHED GRADE

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS (9.15.4.2)				
MAX. HEIGHT FROM FIN. SLAB TO GRADE				
STRENGTH	THICKNESS	SUPPORTED AT TOP		
		UNSUPPORTED AT TOP	2.5m	2.75m & 3.0m
8 MPa	3'-11" (1.20m)	7'-0" (2.15m)	7'-0" (2.15m)	6'-10" (2.10m)
10 MPa	4'-7" (1.40m)	7'-6" (2.30m)	8'-6" (2.60m)	8'-2" (2.50m)
12 MPa	4'-11" (1.50m)	7'-6" (2.30m)	8'-6" (2.60m)	9'-3" (2.85m)
8 MPa	3'-11" (1.20m)	7'-6" (2.30m)	7'-6" (2.30m)	7'-2" (2.20m)
10 MPa	4'-7" (1.40m)	7'-6" (2.30m)	8'-6" (2.60m)	9'-3" (2.85m)
12 MPa	4'-11" (1.50m)	7'-6" (2.30m)	8'-6" (2.60m)	9'-3" (2.85m)

STRIP FOOTING SIZES (9.15.3)			
NUMBER FLOORS SUPPORTED	SUPPORTING INT. LOAD BEARING MASONRY WALL	SUPPORTING EXTERIOR	SUPPORTING PARTY WALL
1	16" W x 6" D	16" W x 6" D	16" W x 6" D
2	24" W x 8" D	20" W x 6" D	24" W x 8" D
3	36" W x 14" D	26" W x 9" D	36" W x 14" D

NOTE: FOOTING SIZE SUBJECT TO CERTIFICATION BY A SOIL CONSULTANT

FOUNDATION WALLS SHALL NOT EXCEED 9'-10" (3.0m) IN UNSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. (9.15.4.2.1). POURED CONC. FDN. WALL WITH BITUMINOUS DAMPPROOFING AND DRAINAGE LAYER. REFER TO CHART FOR MAXIMUM UNSUPPORTED HEIGHT AND EARTH RETENTION FROM BASEMENT SLAB TO FINISHED GRADE, ON CONTINUOUS KEYED CONC. FTG. BRACE FOUNDATION WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL.

4" φ KEEPING TILE, 6" CRUSHED STONE COVER OVER AND AROUND WEeping TILES.

POURED CONC. FOOTINGS. SEE 'MINIMUM STRIP FOOTING SIZES FOR EXTERIOR WALLS' CHART

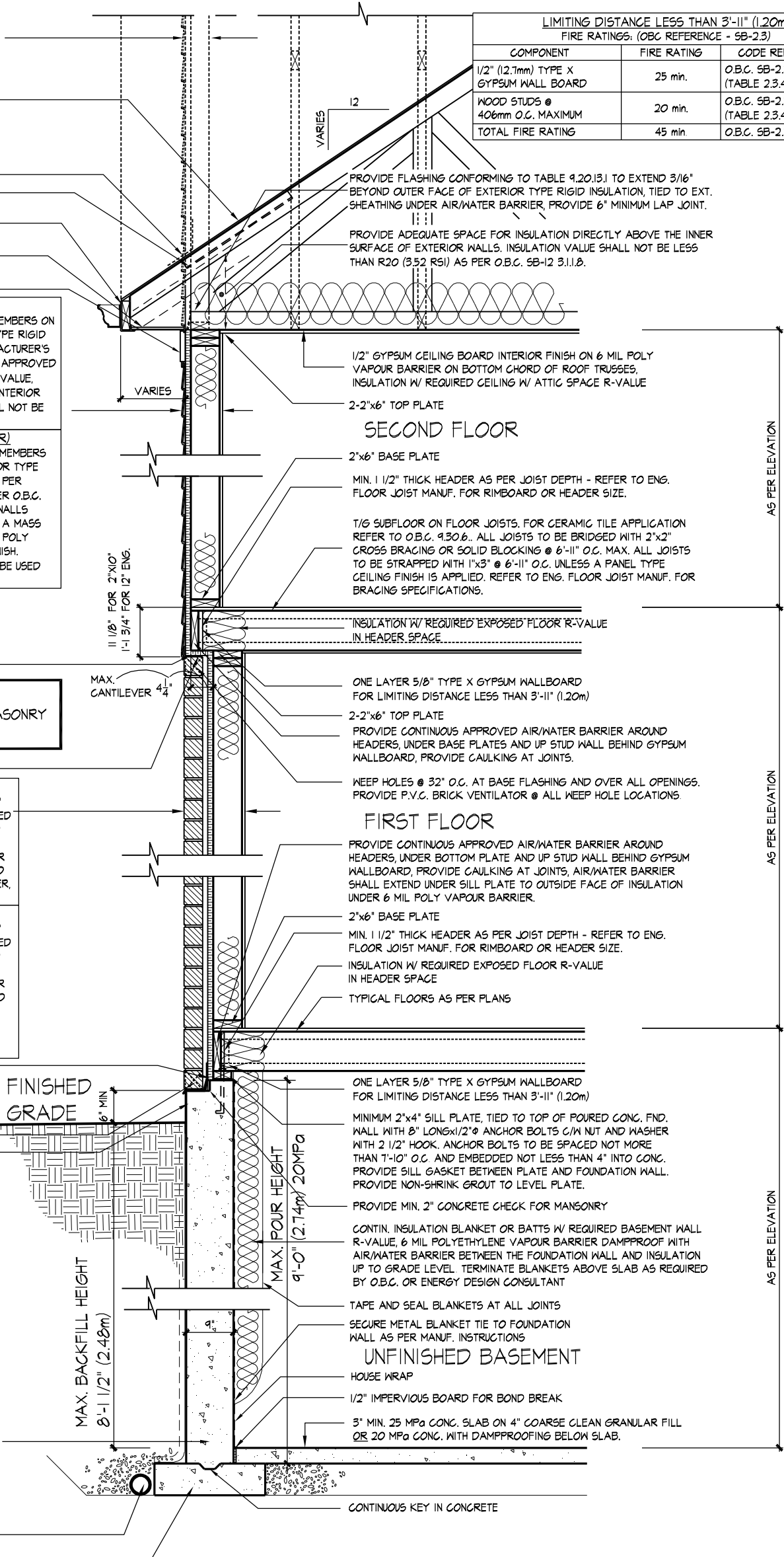
NOTE: POURED CONC. FOOTING ON NATURAL UNDISTURBED SOIL OF 75kPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150kPa. FOOTING SIZE SHOWN FOR 16'-0" (4.9m) MAXIMUM JOIST SPAN ONLY. JOIST SPAN EXCEEDING 16'-0" (4.9m) SHALL BE ENGINEERED. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. ACTUAL SOIL BEARING CAPACITY TO BE VERIFIED WITH SOIL ENGINEERING REPORT.

**FLOOR & ROOF CONSTRUCTION**  
REFER TO FLOOR & ROOF TRUSS MANUFACTURERS DRAWINGS FOR SPECIFICATION, DETAILS, LAYOUT, SPACING, INSTALLATION, HANDLING AND HANGER SIZES.

**OBC REFERENCES**  
9.10.3.3.(2) - EXTERIOR WALLS SHALL BE RATED TO EXPOSURE TO FIRE FROM INSIDE THE BUILDING  
SB 2.3.5.(2) - WHEN AN EXTERIOR WALL ASSEMBLY IS RATED FROM THE INTERIOR SIDE THE SPACES BETWEEN THE STUDS ARE TO BE FILLED WITH INSULATION CONFORMING TO CAN/ULC-S102 AND HAVING A MASS OF NOT LESS THAN 1.22 kg/m<sup>2</sup> OF WALL SURFACE.

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.

LIMITING DISTANCE LESS THAN 3'-11" (1.20m)		
FIRE RATINGS: (OBC REFERENCE - SB-2.3)		
COMPONENT	FIRE RATING	CODE REFERENCE
1/2" (12.7mm) TYPE 'X' GYPSUM WALL BOARD	25 min.	O.B.C. SB-2.3.4.(2) (TABLE 2.3.4.A.)
WOOD STUDS @ 406mm O.C. MAXIMUM	20 min.	O.B.C. SB-2.3.4.(3) (TABLE 2.3.4.C.)
TOTAL FIRE RATING	45 min	O.B.C. SB-2.3.4.(1)



**04 SIDING ABOVE W/ MASONRY BELOW, 2"x6" STUDS, 2 STOREY WALL SECTION (CANTILEVERED FLOOR)**

1/2" = 1'-0"

**WALL SECTION 2**

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  
Dominic Mobilio 21274  
NAME SIGNATURE BCIN

REGISTRATION INFORMATION  
HUNT DESIGN ASSOCIATES INC. 19695

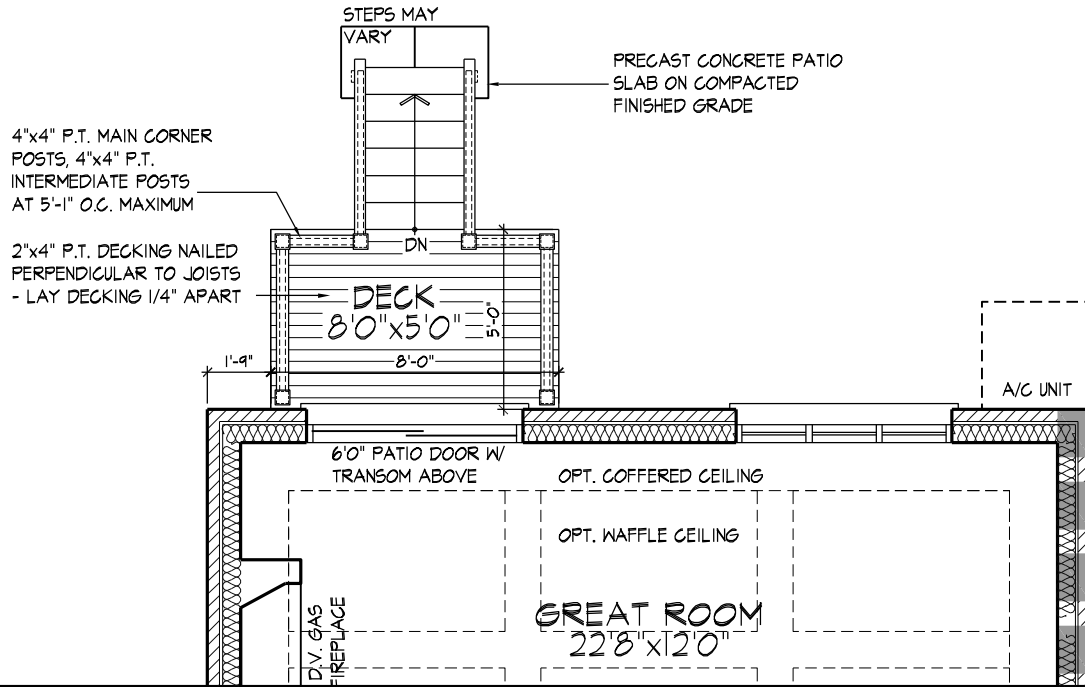
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**HEATHWOOD HOMES - 217132**  
WALLACETON, KITCHENER, ON

**25-1748 (3102)**  
REV.2019.06.05

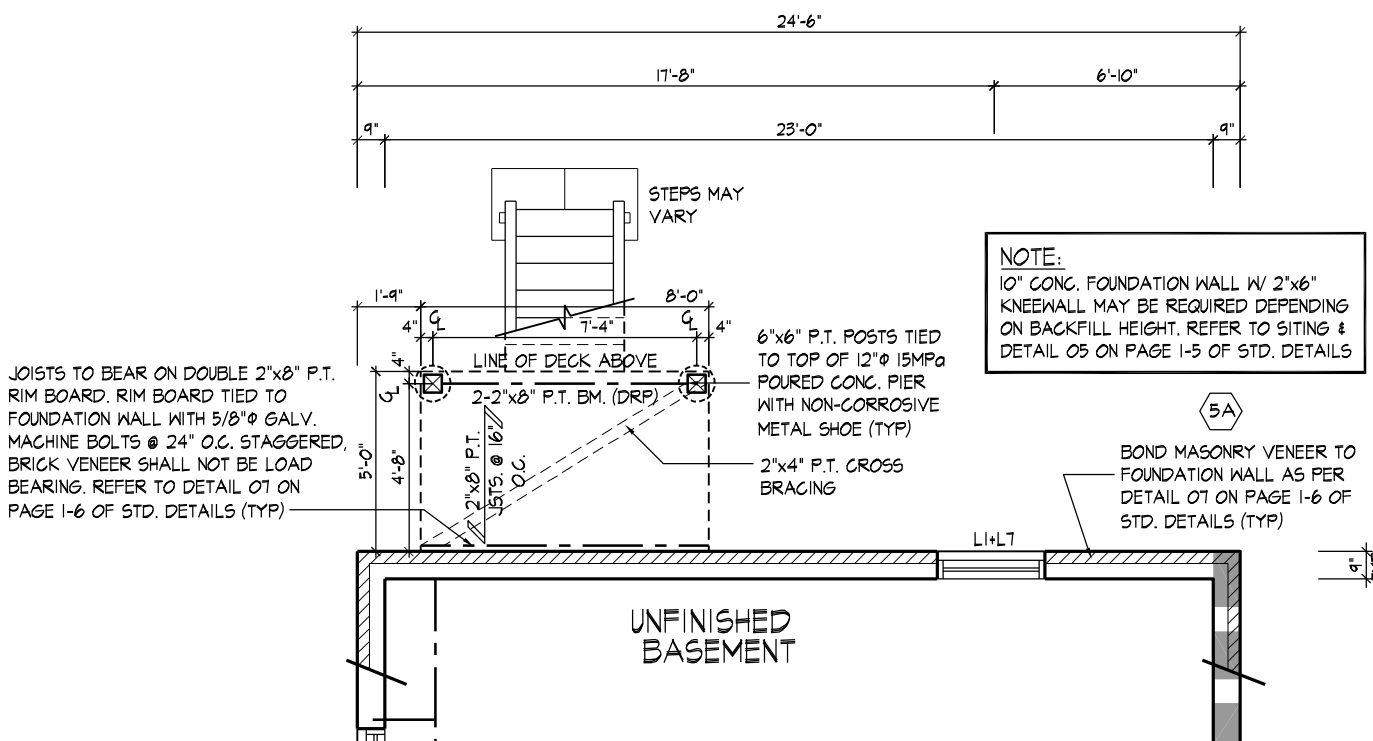
Drawn By: DM, Checked By: DM, Scale: 3/16"=1'-0", File Number: 217132WS3102.DWG, Page Number: D2 of D2

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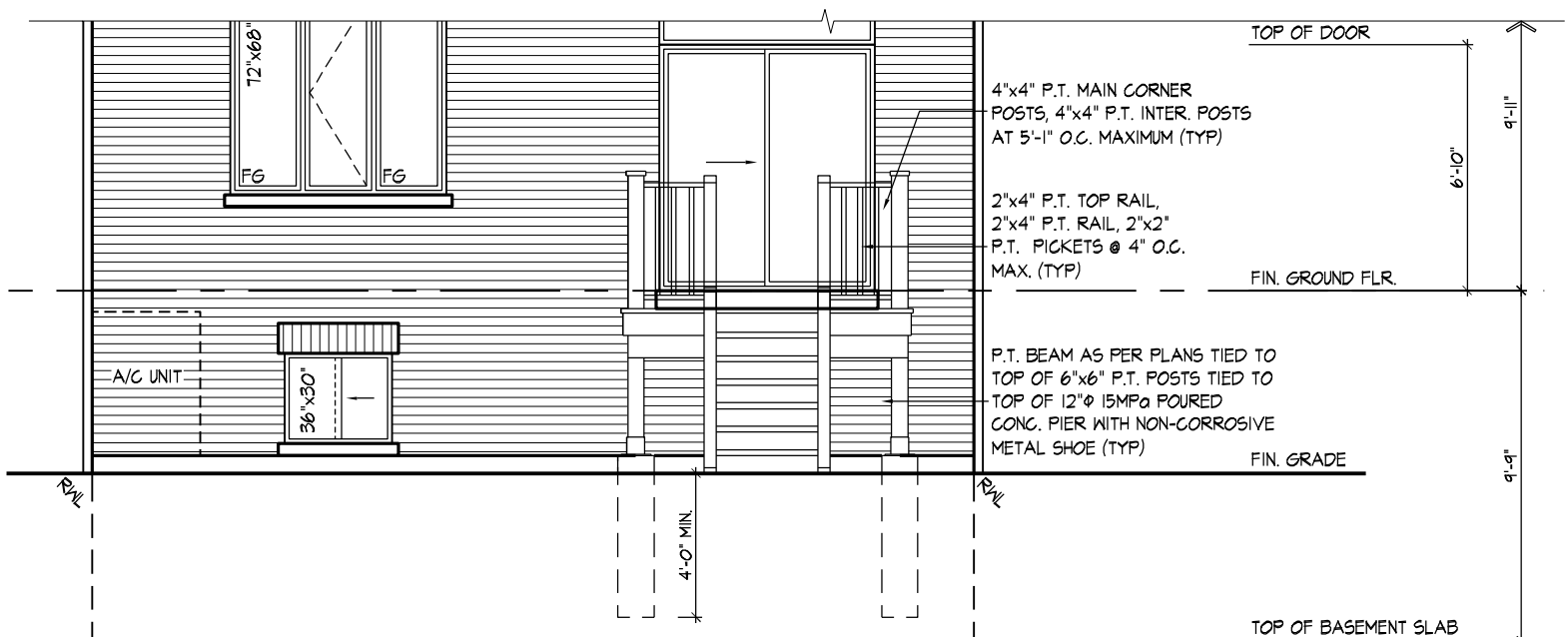
PART. GROUND FLOOR PLAN ELEV. 'A' - L.O.D. COND.  
(ELEV. 'B', 'C' & 'D' SIMILAR)

**NOTE:**  
REFER TO STANDARD FLOOR  
PLANS FOR COMPLETE DIMENSIONS  
& STRUCTURAL INFORMATION



PART. BASEMENT PLAN ELEV. 'A' - L.O.D. COND.  
(ELEV. 'B', 'C' & 'D' SIMILAR)

**NOTE:**  
REFER TO STANDARD FLOOR  
PLANS FOR COMPLETE DIMENSIONS  
& STRUCTURAL INFORMATION



PART. REAR ELEVATION 'A' - L.O.D. COND.  
(ELEV. 'B', 'C' & 'D' SIMILAR)

PROVIDE 30" DEEP BASEMENT WINDOW WHEN FIN. GRADE TO BASEMENT SLAB IS 3'-10" OR LESS. ADJUST HEIGHT OF WINDOWS ON SITE, AS PER GRADING, 7'-10" WINDOW HEIGHT ABOVE SLAB IS DESIRABLE. USE WINDOW WELLS IF NECESSARY.

REFER TO STANDARD ELEVATION FOR TYPICAL NOTES & INFO.

**PART. PLANS & ELEVATIONS - L.O.D. CONDITION**

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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  
Dominic Mobilio 21274  
NAME SIGNATURE BCIN  
REGISTRATION INFORMATION  
HUNT DESIGN ASSOCIATES INC. 19695

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**HEATHWOOD HOMES - 217132**  
WALLACETON, KITCHENER, ON

**25-1748 (3102)**  
REV.2019.06.05

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