



ELEVATION 'A'

ELEVATION 'B'

ELEVATION 'C' & 'D'

25-2500 (3105)

SB-12 ENERGY EFFICIENCY DESIGN MATRIX

COMPLIANCE METHOD	SPACE HEATING FUEL	
PERFORMANCE (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	

- 1 - TITLE PAGE
2 - BASEMENT PLAN, EL. 'A','B','C' & 'D'
2a - OPT. FIN. BASEMENT PLAN, EL. 'A','B','C' & 'D'
3 - GROUND FLOOR PLAN, EL. 'A'
4 - SECOND FLOOR PLAN, EL. 'A'
4a - PART. ALT. SECOND FLOOR PLAN, EL. 'A' (EL.'B'&'C' SIMILAR)
5 - SUNKEN AREA FLOOR PLANS
6 - PART. GROUND & SECOND FLOOR PLANS, EL. 'B'
7 - PART. GROUND & SECOND FLOOR PLANS, EL. 'C'
8 - GROUND FLOOR PLAN, EL. 'D'
9 - SECOND FLOOR PLAN, EL. 'D'
9a - PART. ALT. SECOND FLOOR PLAN, EL. 'D'
10 - FRONT ELEVATION 'A'
11 - LEFT SIDE ELEVATION 'A'
12 - RIGHT SIDE ELEVATION 'A'
12a - RIGHT SIDE ELEVATION 'A' (FOR ALT. SEC. FLR. PLAN)
13 - REAR ELEVATION 'A', 'B', 'C' & 'D'
14 - FRONT ELEVATION 'B'
15 - LEFT SIDE ELEVATION 'B'
16 - RIGHT SIDE ELEVATION 'B'
16a - UPGRADED REAR ELEVATION 'B'
16b - UPGRADED REAR ELEVATION 'C'
16c - RIGHT SIDE ELEVATION 'B' (FOR ALT. SEC. FLR. PLAN)
17 - FRONT ELEVATION 'C'&'D'
18 - LEFT SIDE ELEVATION 'C'
19 - RIGHT SIDE ELEVATION 'C'
19a - RIGHT SIDE ELEVATION 'C' (FOR ALT. SEC. FLR. PLAN)
20 - LEFT SIDE ELEVATION 'D'
21 - RIGHT SIDE ELEVATION 'D'
21a - RIGHT SIDE ELEVATION 'D' (FOR ALT. SEC. FLR. PLAN)
22 - CROSS SECTION 'A-A'
23 - CONSTRUCTION NOTES 1
24 - CONSTRUCTION NOTES 2
D1 - WALL SECTION 1
D2 - WALL SECTION 2
E1 - ELECTRICAL PLANS
E2 - ELECTRICAL PLANS
W1 - PART. PLANS & ELEVATIONS - L.O.D. CONDITION

AREA CALCULATIONS	EL. 'A'	EL. 'A'	EL. 'B'	EL. 'B'	EL. 'C'&'D'	EL. 'C'&'D'
	STD. PLAN	ALT. SEC. FLR	STD. PLAN	ALT. SEC. FLR	STD. PLAN	ALT. SEC. FLR
GROUND FLOOR AREA	1104 sq. ft.	1104 sq. ft.	1104 sq. ft.	1104 sq. ft.	1104 sq. ft.	1104 sq. ft.
SECOND FLOOR AREA	1414 sq. ft.	1398 sq. ft.	1383 sq. ft.	1369 sq. ft.	1417 sq. ft.	1402 sq. ft.
SUBTOTAL	2518 sq. ft.	2502 sq. ft.	2487 sq. ft.	2473 sq. ft.	2521 sq. ft.	2506 sq. ft.
DEDUCT ALL OPEN AREAS	22 sq. ft.	22 sq. ft.	22 sq. ft.	22 sq. ft.	22 sq. ft.	22 sq. ft.
TOTAL NET AREA	2496 sq. ft. (231.89 sq. m.)	2480 sq. ft. (230.40 sq. m.)	2465 sq. ft. (229.01 sq. m.)	2451 sq. ft. (227.71 sq. m.)	2499 sq. ft. (232.16 sq. m.)	2484 sq. ft. (230.77 sq. m.)
FIN. BASEMENT FOYER	120 sq. ft.	120 sq. ft.	120 sq. ft.	120 sq. ft.	120 sq. ft.	120 sq. ft.
OPT. FIN. BASEMENT AREA	786 sq. ft.	786 sq. ft.	786 sq. ft.	786 sq. ft.	786 sq. ft.	786 sq. ft.
COVERAGE W/OUT PORCH	1457 sq. ft. (135.36 sq. m.)	1457 sq. ft. (135.36 sq. m.)	1457 sq. ft. (135.36 sq. m.)	1457 sq. ft. (135.36 sq. m.)	1457 sq. ft. (135.36 sq. m.)	1457 sq. ft. (135.36 sq. m.)
COVERAGE W/ PORCH	1502 sq. ft. (139.54 sq. m.)	1502 sq. ft. (139.54 sq. m.)	1502 sq. ft. (139.54 sq. m.)	1502 sq. ft. (139.54 sq. m.)	1502 sq. ft. (139.54 sq. m.)	1502 sq. ft. (139.54 sq. m.)
WINDOW / WALL AREA CALCULATIONS	EL. 'A'	EL. 'B'	EL. 'C'&'D'	EL. 'A'	EL. 'B'	EL. 'C'&'D'
	STD. PLAN	STD. PLAN	STD. PLAN	LOD. PLAN	LOD. PLAN	LOD. PLAN
GROSS WALL AREA	3291 sq. ft. (305.74 sq. m.)	3280 sq. ft. (304.72 sq. m.)	3291 sq. ft. (305.74 sq. m.)	3412 sq. ft. (316.99 sq. m.)	3402 sq. ft. (316.06 sq. m.)	3412 sq. ft. (316.99 sq. m.)
GROSS WINDOW AREA (INCL. GLASS DOORS & SKYLIGHTS)	333 sq. ft. (30.94 sq. m.)	346 sq. ft. (32.14 sq. m.)	330 sq. ft. (30.66 sq. m.)	335 sq. ft. (31.12 sq. m.)	349 sq. ft. (32.42 sq. m.)	333 sq. ft. (30.94 sq. m.)
TOTAL WINDOW %	10.12 %	10.55 %	10.03 %	9.82 %	10.26 %	9.76 %

HABITABLE AREA
ELEVATION A, Std. & Alt. = 1425.68 sq. ft (132.45 sq. m)
ELEVATION B, Std. & Alt. = 1396.62 sq. ft (129.75 sq. m)
ELEVATION C/D, Std. & Alt. = 1428.80 sq. ft (132.74 sq. m)



EL. 'A'	EL. 'B'	EL. 'C'&'D'	EL. 'A'	EL. 'B'	EL. 'C'&'D'
ALT. SEC. FLR	ALT. SEC. FLR	ALT. SEC. FLR	LOD. ALT.SEC.FLR	LOD. ALT.SEC.FLR	LOD. ALT.SEC.FLR
3291 sq. ft. (305.74 sq. m.)	3280 sq. ft. (304.72 sq. m.)	3291 sq. ft. (305.74 sq. m.)	3412 sq. ft. (316.99 sq. m.)	3402 sq. ft. (316.06 sq. m.)	3412 sq. ft. (316.99 sq. m.)
328 sq. ft. (30.47 sq. m.)	342 sq. ft. (31.77 sq. m.)	326 sq. ft. (30.29 sq. m.)	331 sq. ft. (30.75 sq. m.)	344 sq. ft. (31.96 sq. m.)	328 sq. ft. (30.47 sq. m.)
9.97 %	10.43 %	9.91 %	9.70 %	10.11 %	9.61 %

18. ADDED ALT. SECOND FLOOR PLAN	2020/07/23	WD
17. ADDED REAR UPGRADE EL.'C'	2019/09/23	WD
16. ADDED OPTIONAL FINISHED BASEMENT	2019/09/13	WD
15. ADDED FIRE SHUTTER AT BEDROOM 2 WINDOW AS PER CITY'S COMMENTS	2019/07/29	DM
14. ADDED REAR UPGRADE EL.'B'	2019/06/05	WD
13. ISSUED FOR PERMIT	2019/06/05	WD
12. REVISED AS PER CLIENT'S COMMENTS	2019/03/19	DM
11. REVISED BASEMENTS TO 9' CEILING	2019/03/12	WD
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
REVISIONS		DATE (YYYY/MM/DD) BY

TITLE PAGE

25-2500 (3105)
REV.2020.07.23

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QUALIFICATION INFORMATION

Dominic Mobilio 21274

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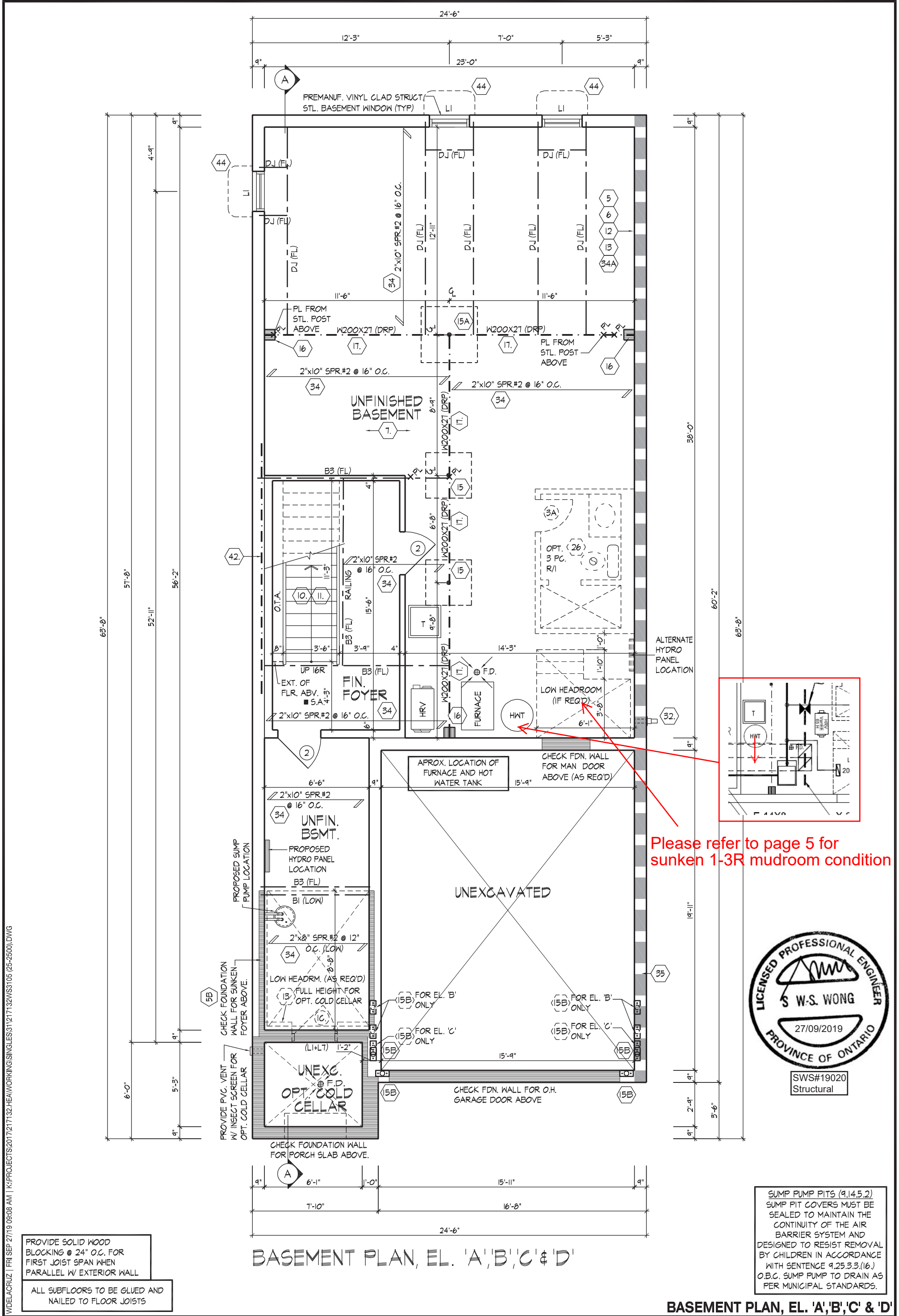
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WALLACETON, KITCHENER, ON

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1 of 24



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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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BASEMENT PLAN, EL. 'A', 'B', 'C' & 'D'

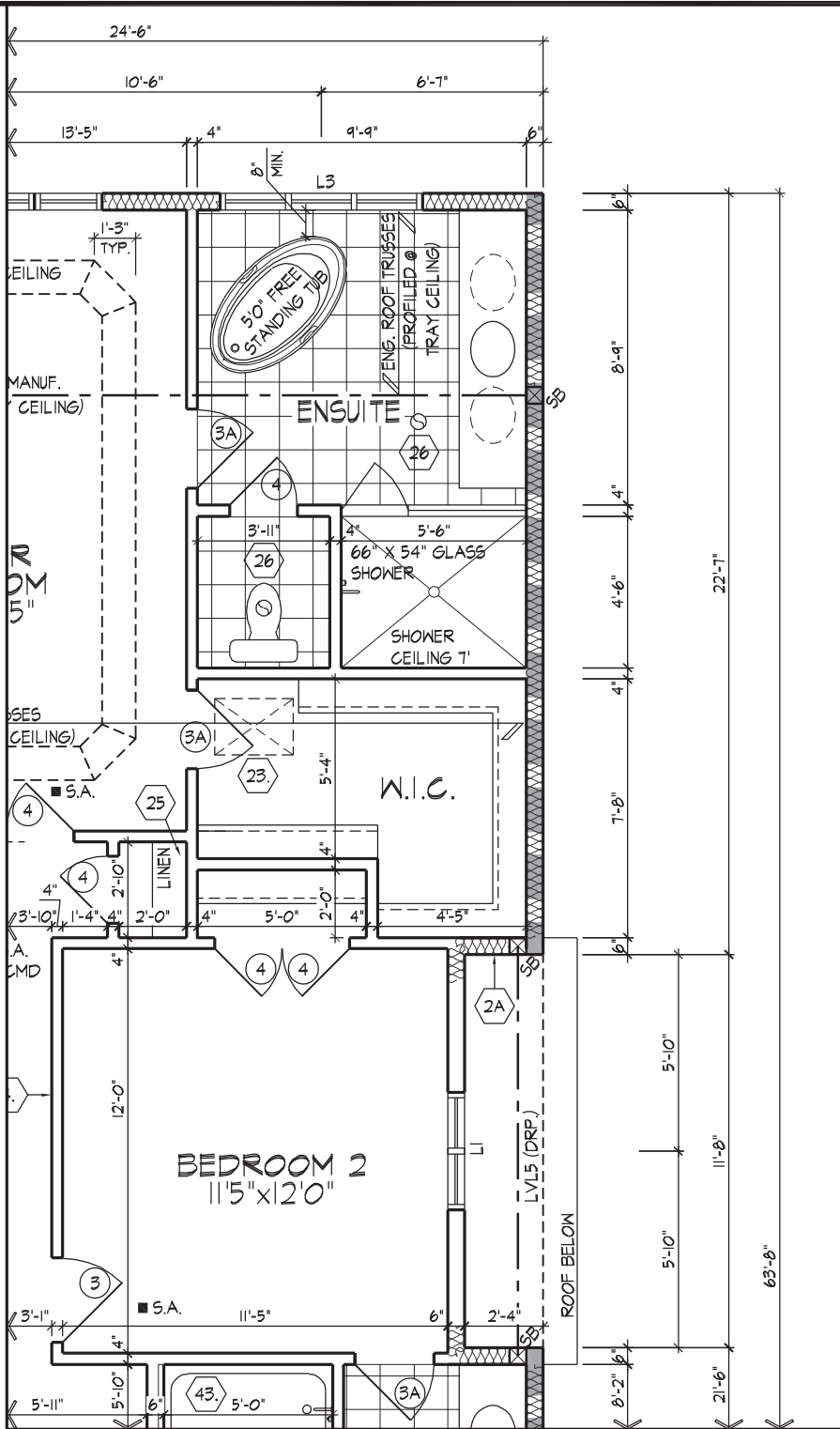
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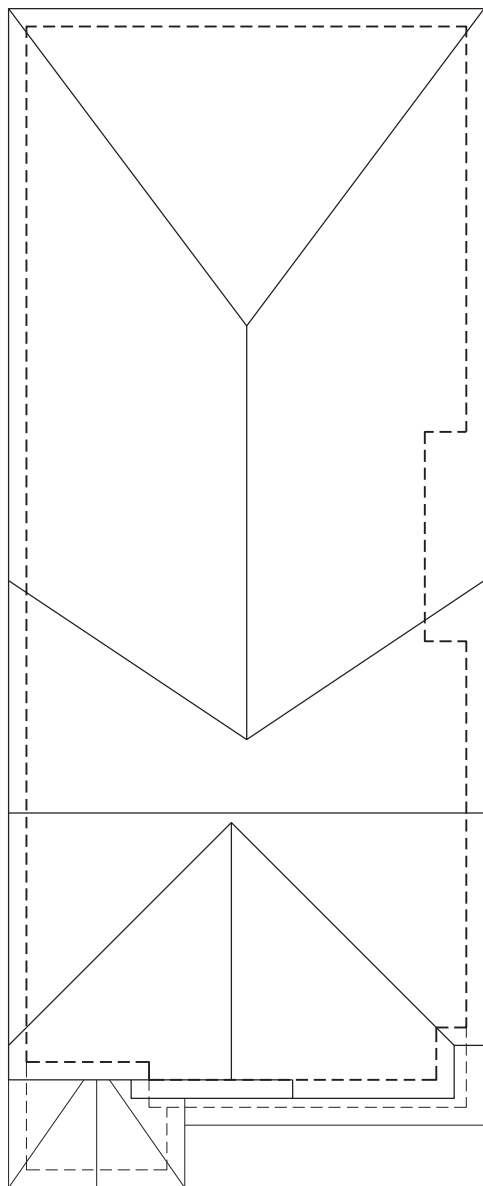
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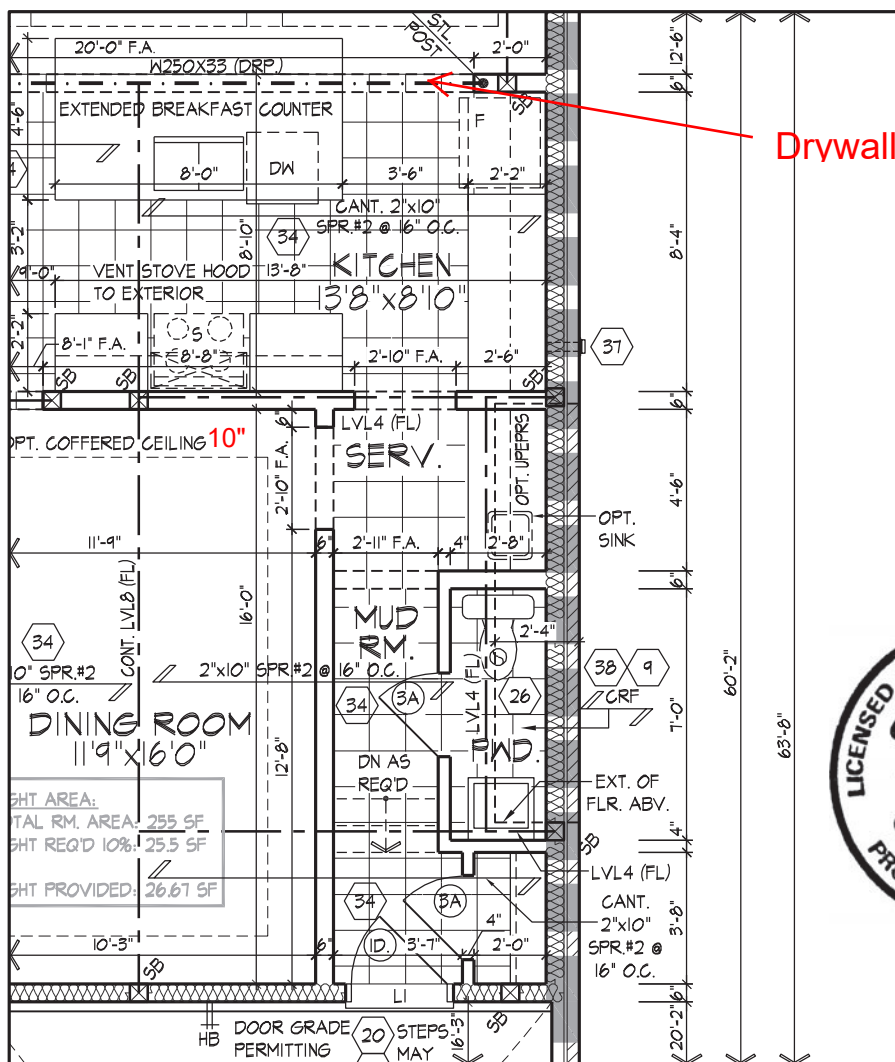
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ALT. SECOND FLOOR PLAN, EL. 'A'
(EL. 'B' & 'C' SIMILAR)



ROOF PLAN EL. 'A'
FOR ALT. SEC. FLR.
(EL. 'B' & 'C' SIMILAR)
N.T.S.



GROUND FLOOR PLAN, EL. 'A'
FOR ALT. SEC. FLR. PLAN
(EL. 'B' & 'C' SIMILAR)

Drywall finished opening



REFER TO STANDARD PLAN FOR COMPLETE CONSTRUCTION NOTES & DIMENSIONS
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

PART. ALT. SECOND FLOOR PLAN, EL. 'A' (EL.'B'&'C' SIMILAR)

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WALLACETON, KITCHENER, ON

25-2500 (3105)
REV.2020.07.23

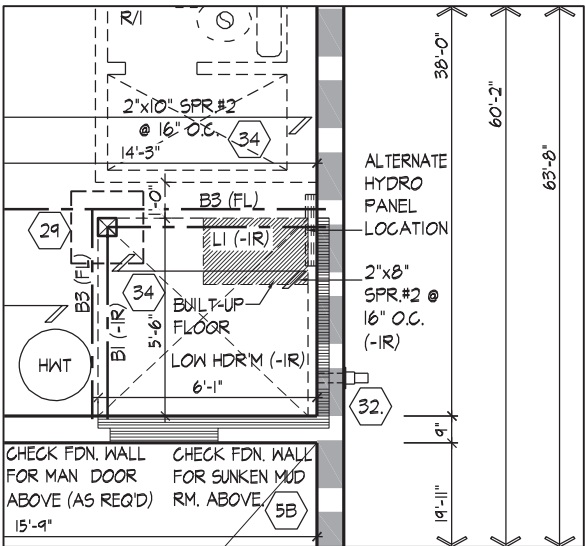
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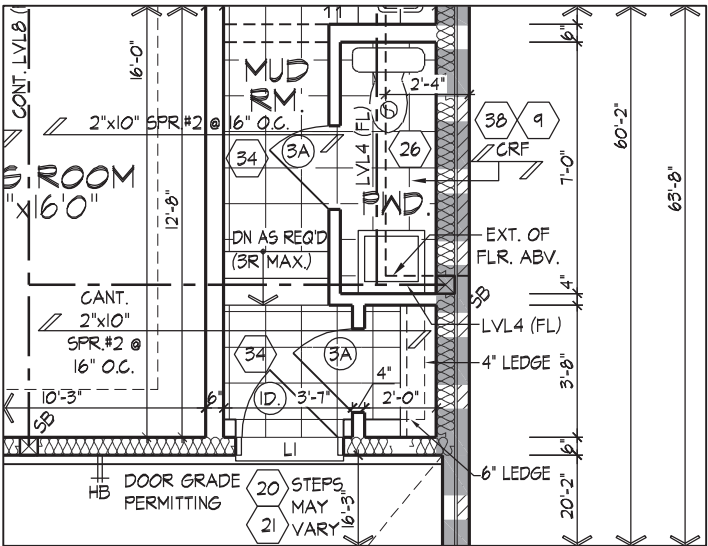
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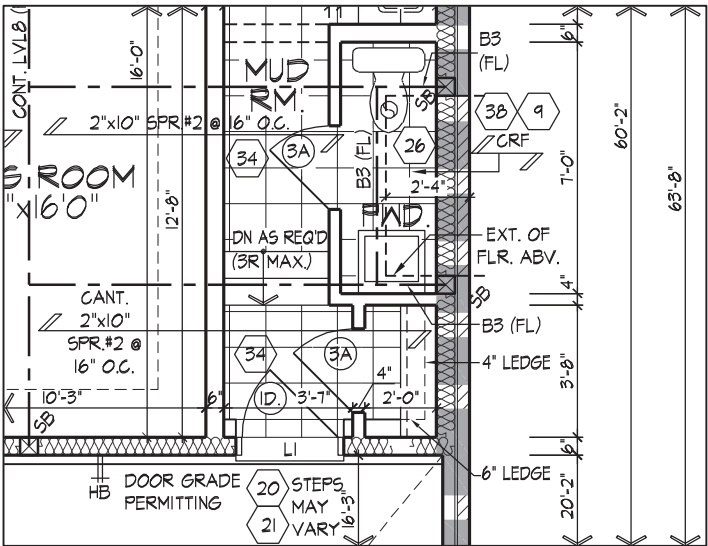
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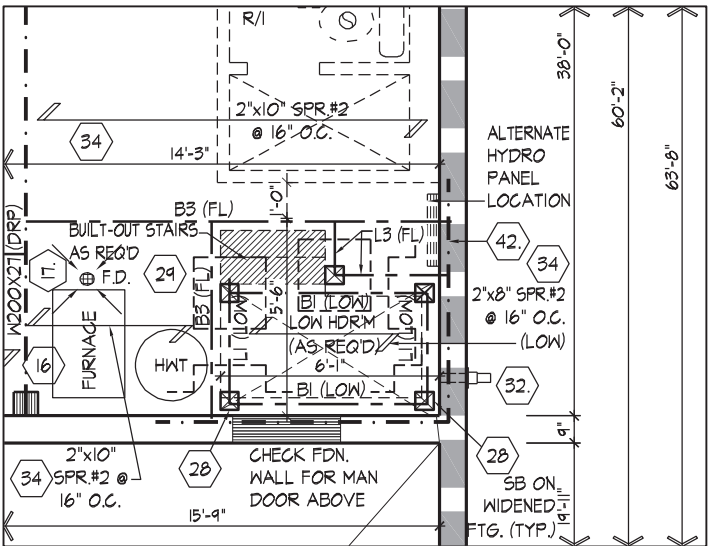
PART. MUD ROOM AREA
SUNKEN -IR CONDITION
BASEMENT PLAN, EL. 'A'
(EL. 'B','C' & 'D' SIMILAR)



PART. MUD ROOM AREA
SUNKEN -2R TO -3R CONDITION
GROUND FLOOR PLAN, EL. 'A'
FOR ALT. SECOND FLR. PLAN
(EL. 'B','C' & 'D' SIMILAR)



PART. MUD ROOM AREA
SUNKEN -2R TO -3R CONDITION
GROUND FLOOR PLAN, EL. 'A'
(EL. 'B','C' & 'D' SIMILAR)



PART. MUD ROOM AREA
SUNKEN -2R TO -3R CONDITION
BASEMENT PLAN, EL. 'A'
(EL. 'B','C' & 'D' SIMILAR)

REFER TO STANDARD PLAN FOR
COMPLETE CONSTRUCTION NOTES
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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

SUNKEN AREA FLOOR PLANS

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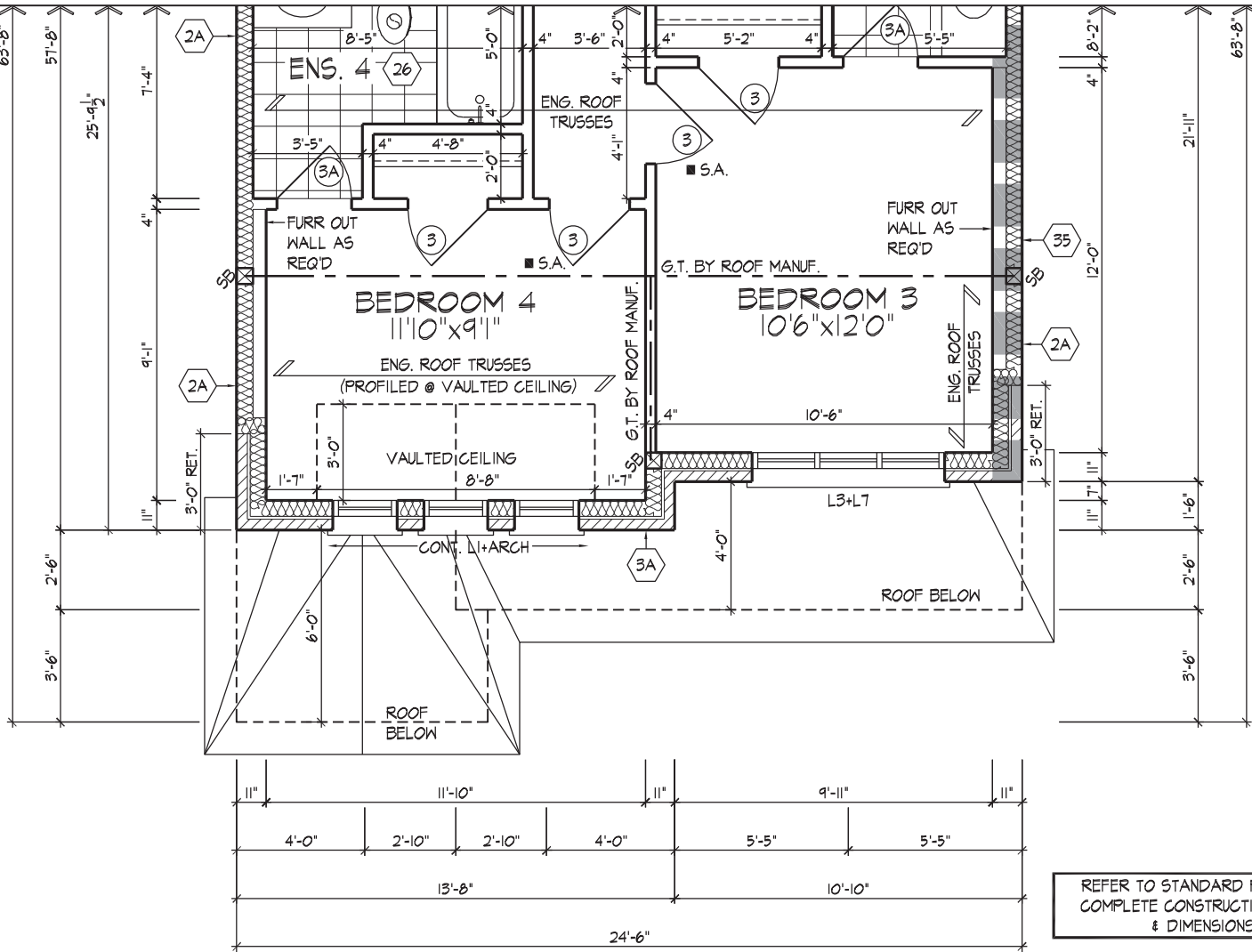
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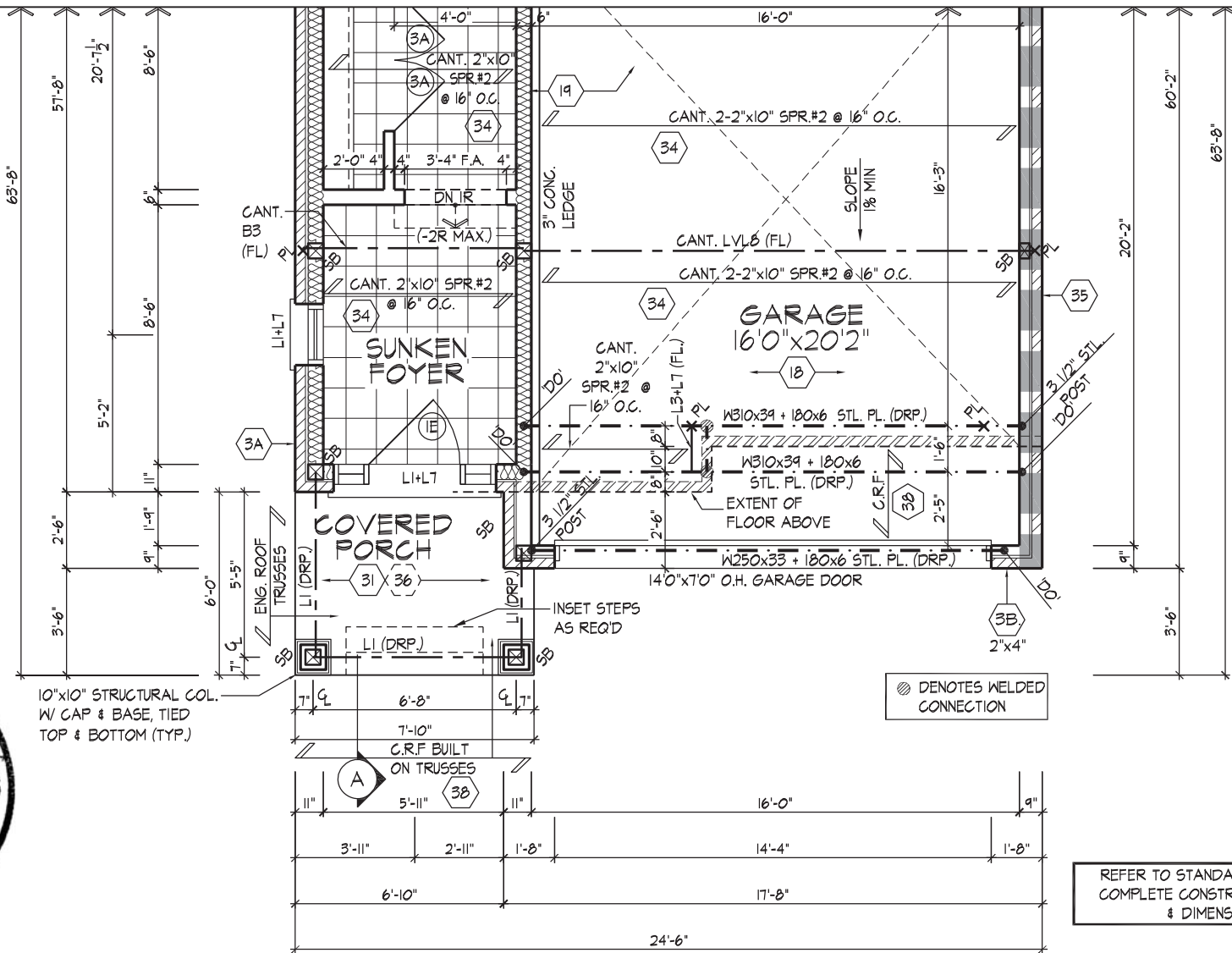
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PART. SECOND FLOOR PLAN, EL. 'B'



PART. GROUND FLOOR PLAN, EL. 'B'

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

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SWS#19020
Structural

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

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

ALL SUBFLOORS TO BE GLUED AND
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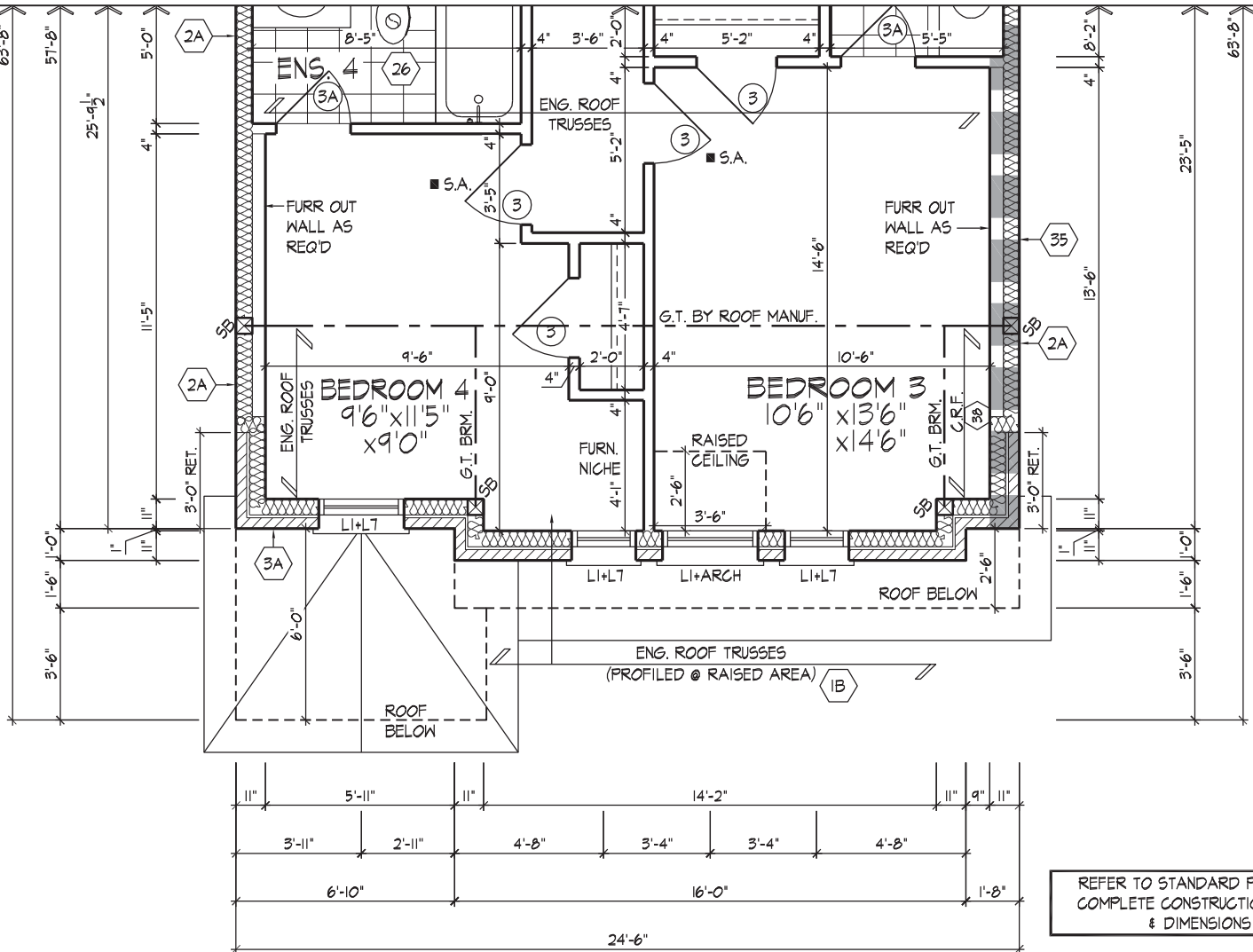
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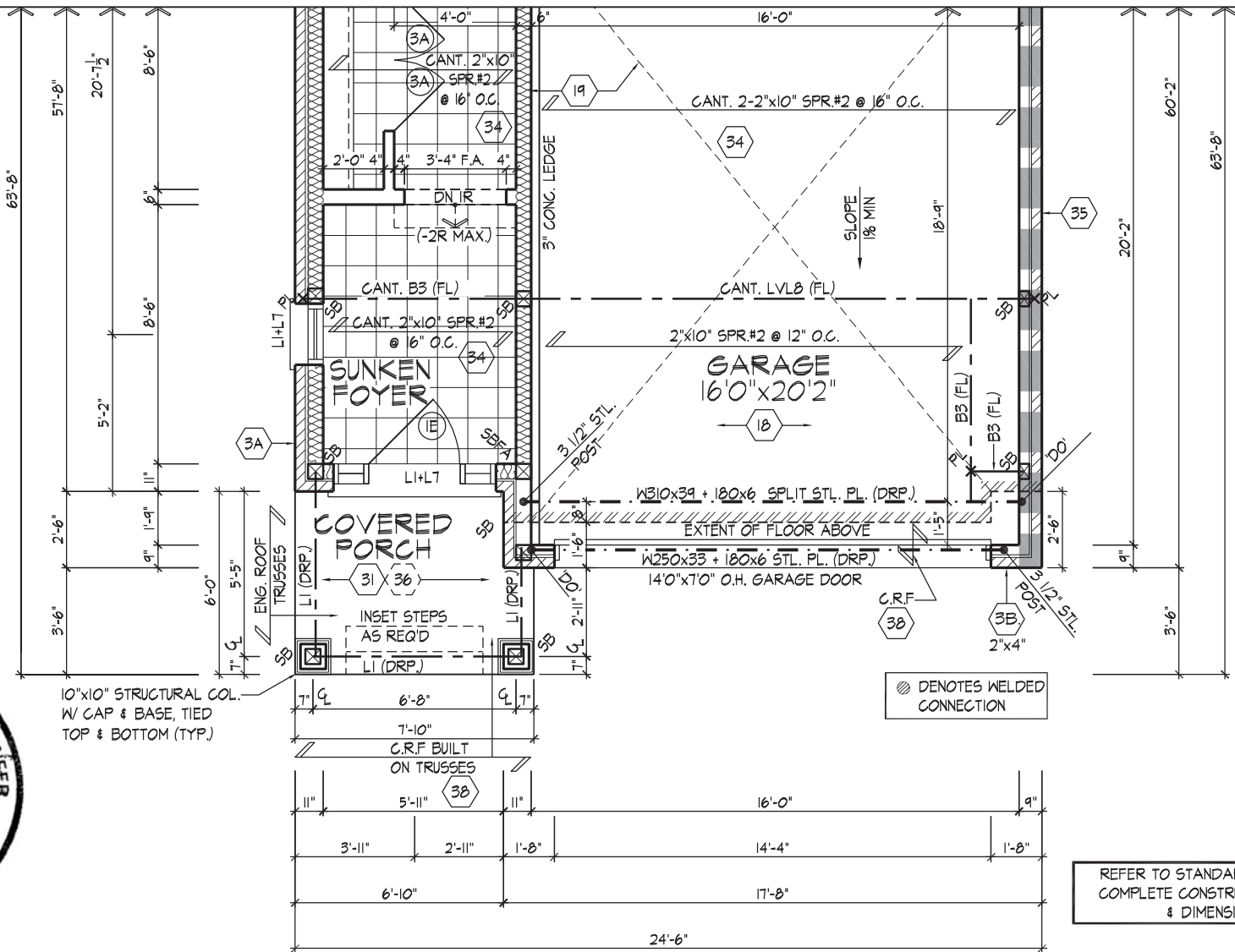
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PART. SECOND FLOOR PLAN, EL. 'C'



PART. GROUND FLOOR PLAN, EL. 'C'



SWS#19020
Structural

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

REFER TO ROOF TRUSS
MANUFACTURER'S DRAWINGS
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ALL SUBFLOORS TO BE GLUED AND
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REFER TO ROOF TRUSS
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JT

Checked By
DM

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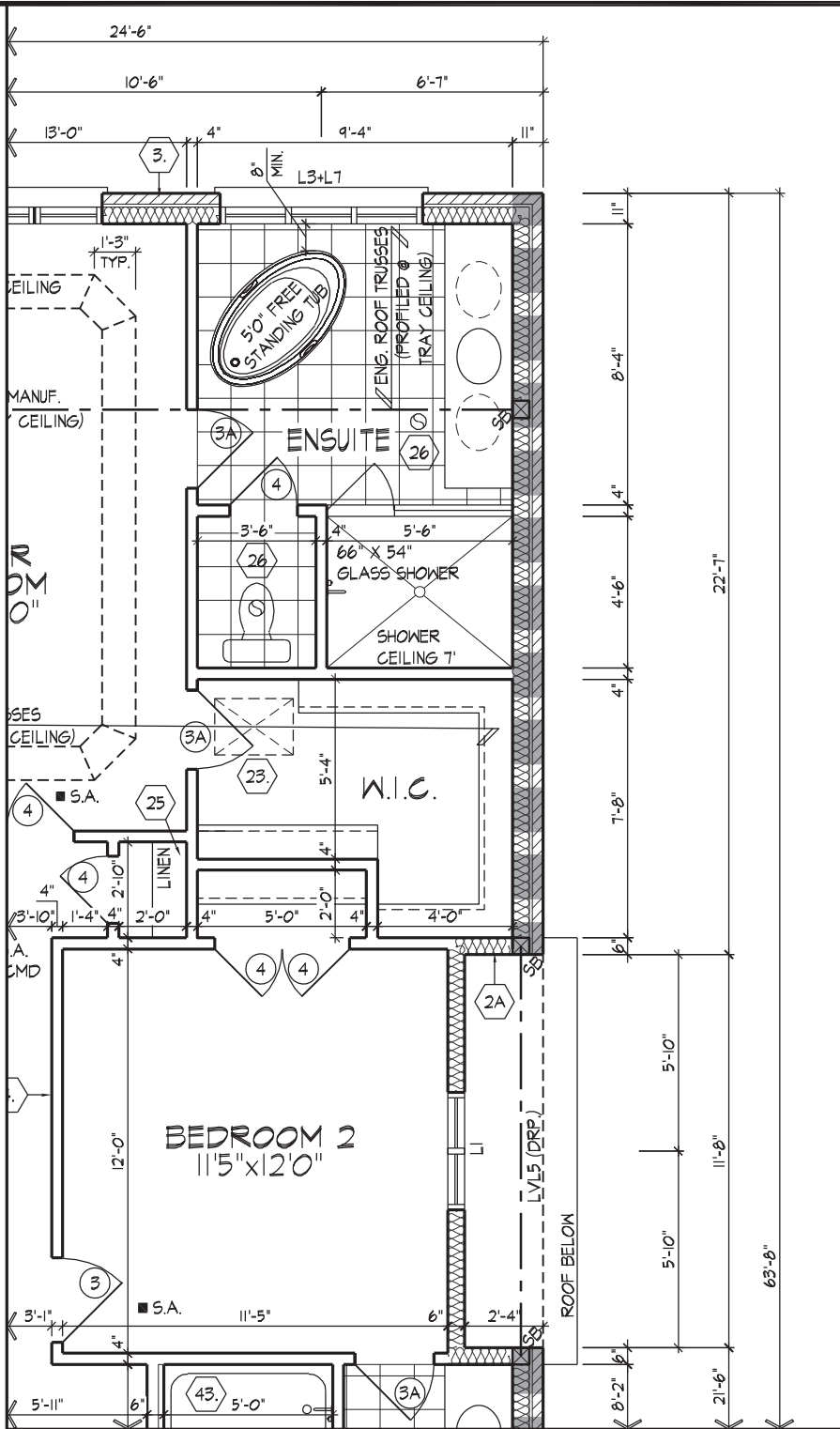
SECOND FLOOR PLAN, EL. 'D'



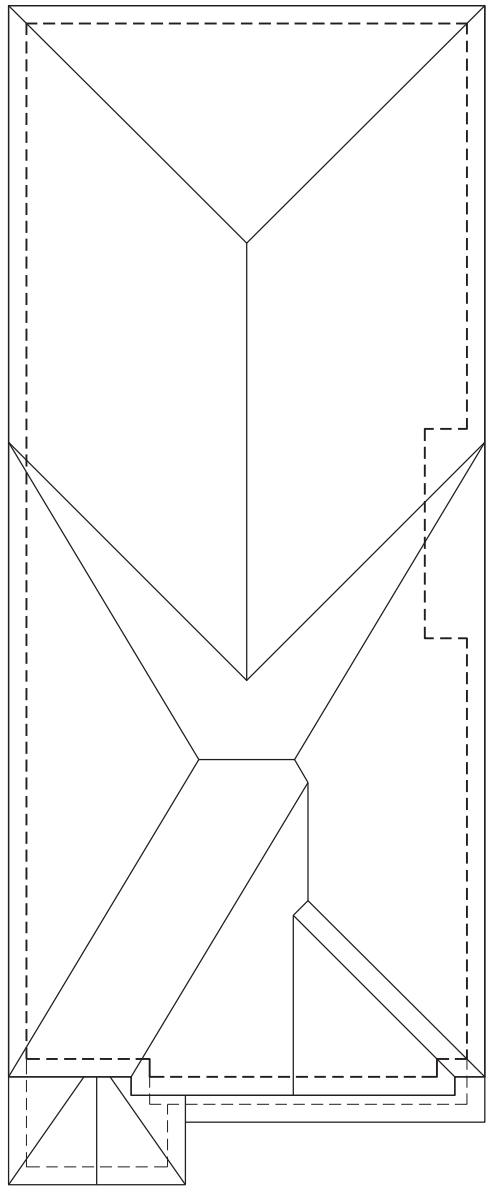
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Structural

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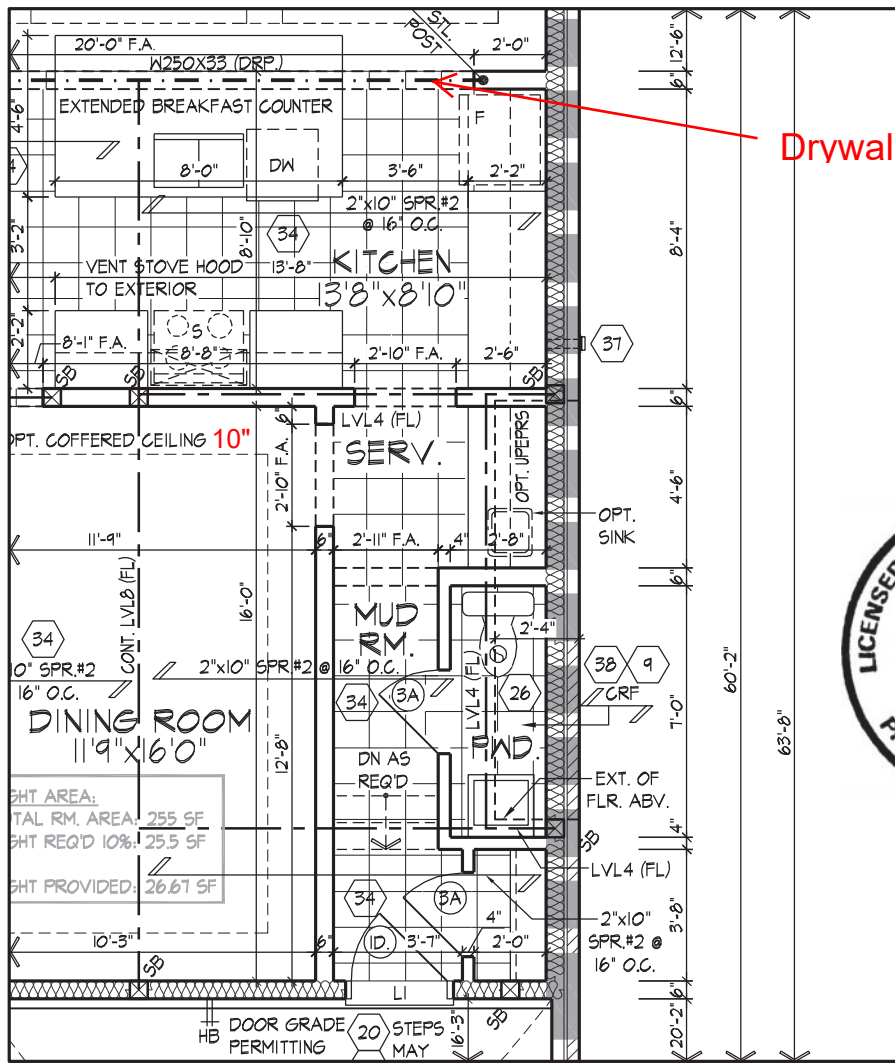
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ALT. SECOND FLOOR PLAN, EL. 'D'



ROOF PLAN EL. 'D'
FOR ALT. SEC. FLR.
N.T.S.



GROUND FLOOR PLAN, EL. 'D'
FOR ALT. SEC. FLR. PLAN

Drywall finished opening



SWS#19020
Structural

REFER TO STANDARD PLAN FOR COMPLETE CONSTRUCTION NOTES & DIMENSIONS
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

PART. ALT. SECOND FLOOR PLAN, EL. 'D'

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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

File Number

217132WS3105.DWG

Page Number

9a of 24

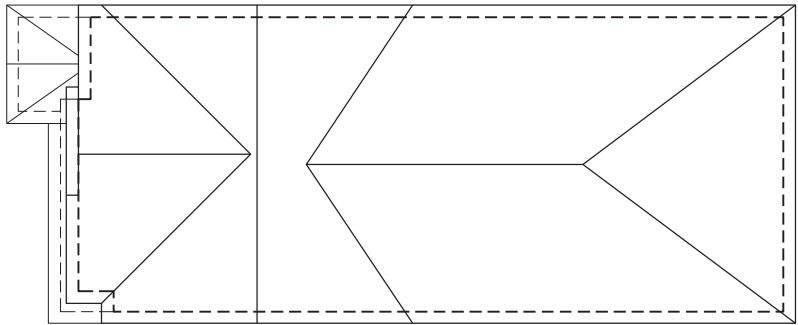
25-2500 (3105)
REV.2020.07.23

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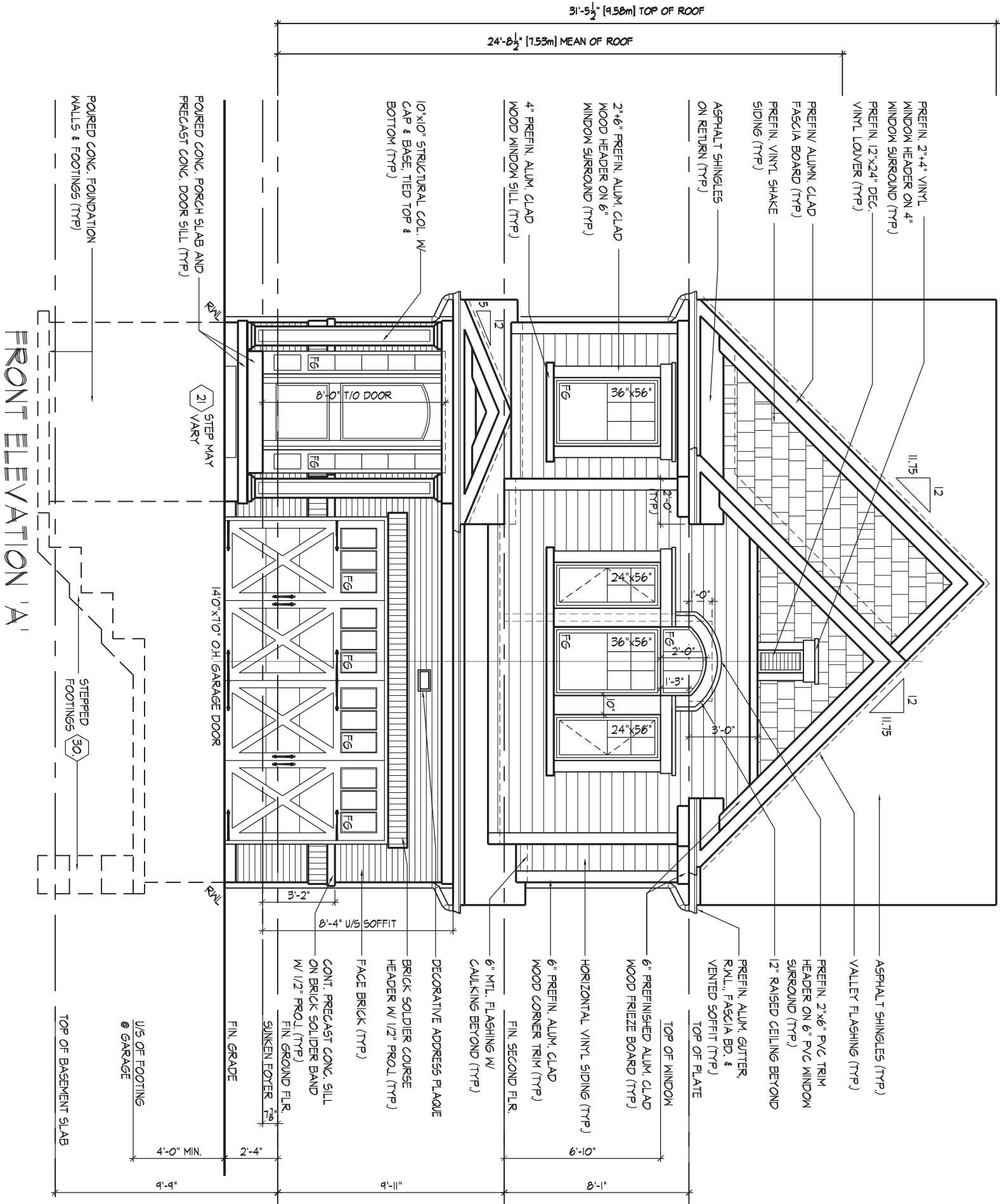
ROOF OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE

FRONT ELEVATION 'A'

25-2500 (3105)
REV.2019.07.29



ROOF PLAN
EL. 'A'
N.T.S.



FRONT ELEVATION 'A'

Developer's Design Review

Reviewed

Revise and Resubmit

Robert J. Anderson OAA

Anderson Wellsman Architects Incorporated

()

()

Date

Sept 30 2019

Acceptance of this Design in accordance with the approved Wallaceton Urban Design Guidelines does not relieve the Home Builder from the obligation to comply with all other applicable law.

W:\DELACRUZ | FRI SEP 27 11:09:08 AM | K:\PROJECTS\2017\217132\WORKING\SINGLES\31\217132\WS3105.DWG (25-2500).DWG

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 BCIN

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19695

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www.huntdesign.ca

HEATHWOOD HOMES - 217132
WALLACETON, KITCHENER, ON

Drawn By
Checked By
Scale
3/16"=1'-0"

DM

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

File Number
217132WS3105.DWG

Page Number
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WINDOW SUMMARY			
PER O.B.C. TABLE 9.10.15.4			
LEFT SIDE ELEVATION A			
QUAN.	HT.	WIDTH	WINDOW / DOOR FRAME SIZE (S.F.)
6	24"	68"	53.33
1	24"	62"	9.28
1	24"	56"	7.22
1	30"	24"	3.61
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
SPATIAL CALCULATION			
EXPOSING BUILDING	1176.03	S.F.	
FACE AREA	109.26	S.M.	
PORTION WALL AREA	1176.03	S.F.	
PORTION WALL AREA	109.26	S.M.	
LIMITING DISTANCE	7	1.2	%
MAX. % OPENINGS	7	1.2	%
OPENINGS ALLOWED	82.32	S.F.	
OPENINGS PROVIDED	73.43	S.F.	
ADDITIONAL NOTES			
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER			

Developers Design Review

Reviewed
Revise and Resubmit
Robert J. Anderson OAA
Date

Accepted of this Design in accordance with the approved Wallaceeton Urban Design Guidelines does not relieve the Home Builder from the obligation to comply with all other applicable law.

set: 30.209

LEFT SIDE ELEVATION 'A'

EXTENTS OF SPATIAL CALCULATIONS. REFER TO WINDOW SUMMARY FOR ADDITIONAL INFORMATION

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

LEFT SIDE ELEVATION 'A'

WDELACRUZ | FRI SEP 27/19 09:08 AM | K:\PROJECTS\2017\217132\HEATH\WORKING\SINGLES\311217132WS3105 (25-2500).DWG

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QUALIFICATION INFORMATION

Dominic Mobilio 21274 BCIN

REGISTRATION INFORMATION

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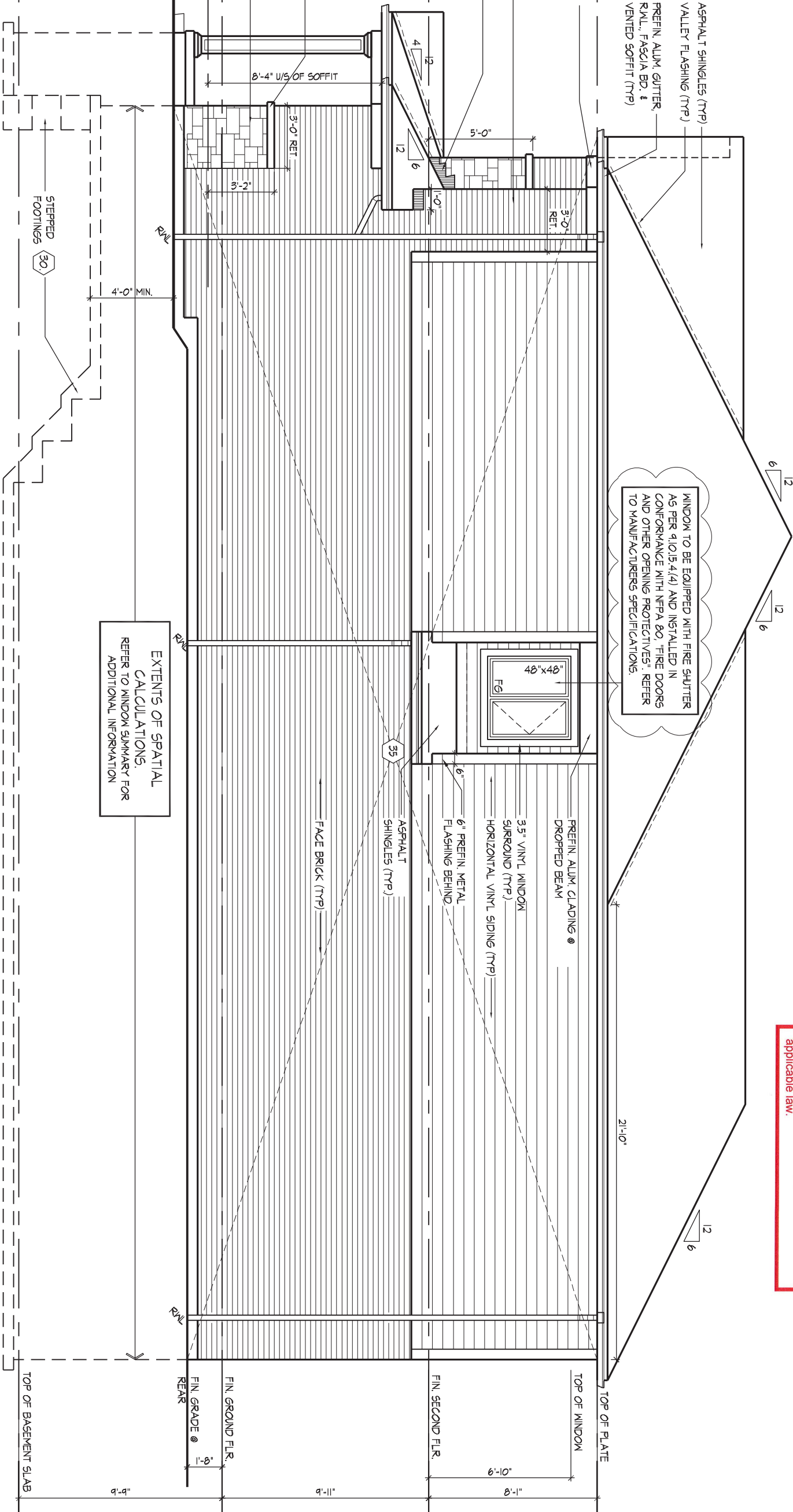
HEATHWOOD HOMES - 217132
WALLACETON, KITCHENER, ON

Drawn By JT Checked By DM Scale 3/16"=1'-0" File Number 217132WS3105.DWG
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WINDOW SUMMARY					
PER O.B.C. TABLE 9-10;15;4					
RIGHT SIDE ELEVATION B					
QUAN.	WIDTH	HIGHT	WINDOW / DOOR FRAME SIZE (S.F.)	S.F.	% OPENINGS ALLOWED
1	48"	48"		13.44	
0	0"	0"		0.00	
0	0"	0"		0.00	
0	0"	0"		0.00	
0	0"	0"		0.00	
0	0"	0"		0.00	
0	0"	0"		0.00	
0	0"	0"		0.00	
0	0"	0"		0.00	
0	ACHH			0.00	
0	AACH			0.00	
0	AACH			0.00	
SPATIAL CALCULATION					
EXPONING BUILDING FACE AREA			1165.69 S.F.		
PORTION WALL AREA			108.30 S.M.		
LIMITING DISTANCE MAX. % OPENINGS ALLOWED			7 %		
OPENINGS PROVIDED			13.44 S.F.		
ADDITIONAL NOTES GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2 AROUND ENTIRE PERIMETER					



Developers Design Review

Reviewed

Revise and Resubmit

Robert J. Anderson OAA

Anderson Wellsman Architects Incorporated

Acceptance of this Design in accordance with the approved Wallacetown Urban Design Guidelines does not relieve the Home Builder from the obligation to comply with all other applicable law.

ROOF OVERHANGS TO BE 12
UNLESS NOTED OTHERWISE

**REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION**

RIGHT SIDE ELEVATION 'B'
25-2500 (3105)
REV.2019.07.29

HEATHWOOD HOMES - 217132
WALLACETON, KITCHENER, ON

Drawn By	Checked By	Scale	File Number
JT	DM	3/16"=1'-0"	217132WS3105.DWG
8966 Woodbine Ave. Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326			

Page Number
16 of 24

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QUALIFICATION INFORMATION

Dominic Mobilio
NAME
REGISTRATION INFORMATION

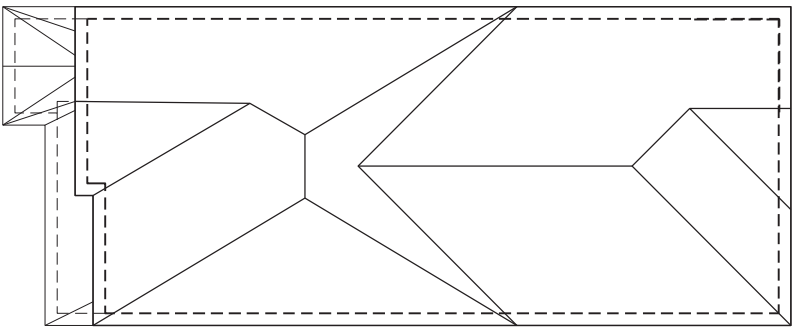
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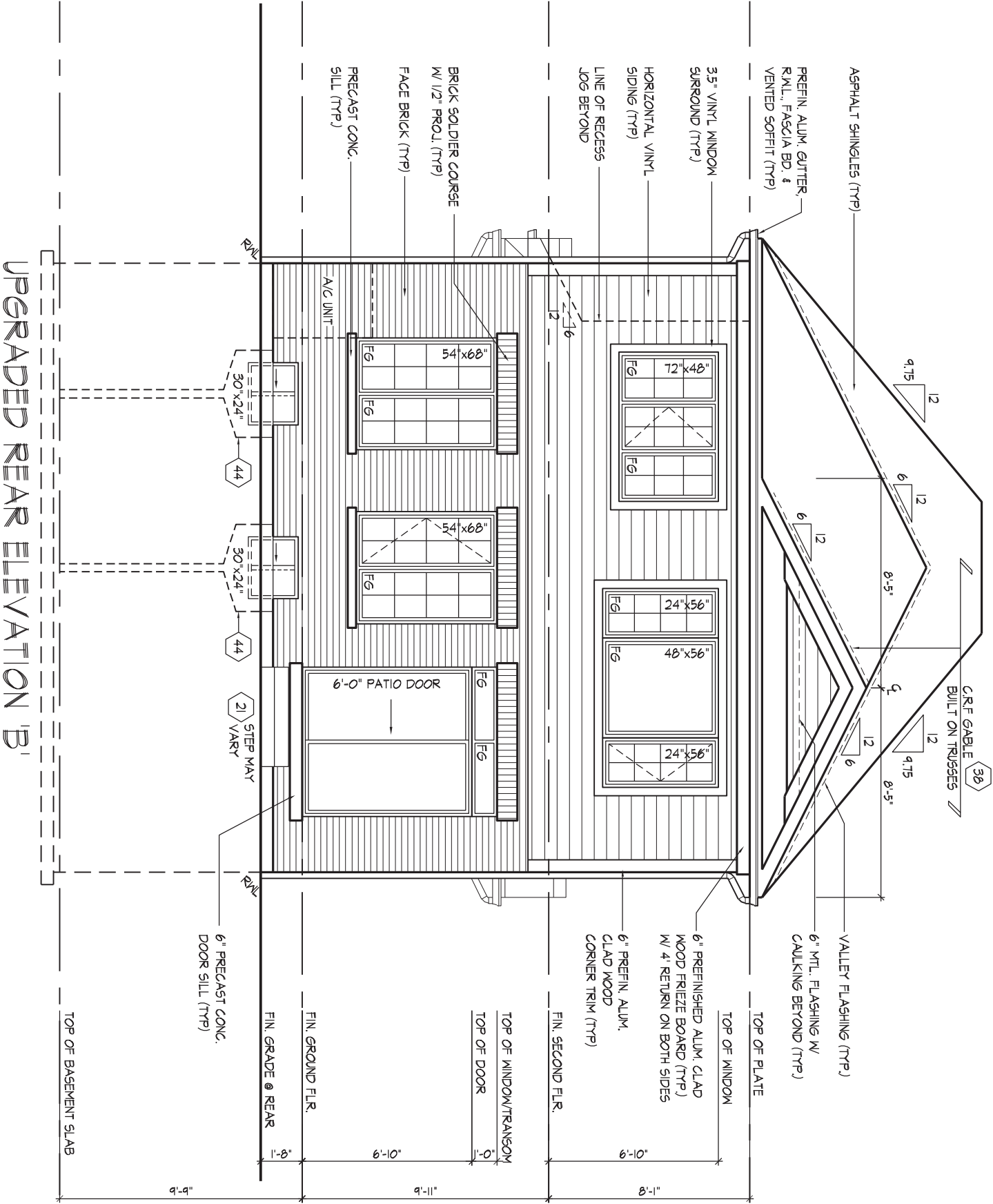
ROOF OVERHANGS TO BE 12"
UNLESS NOTED OTHERWISE

UPGRADED REAR ELEVATION 'B'

25-2500 (3105)
REV.2019.07.29



ROOF PLAN
EL. B' REAR UPG.
N.T.S.



Developers Design Review

Reviewed (✓)
Revise and Resubmit ()
12/1/2019
Robert J. Anderson OAA Date
Anderson Wellsman Architects Incorporated

Acceptance of this Design in accordance with the approved Wallaceton Urban Design Guidelines does not relieve the Home Builder from the obligation to comply with all other applicable law.

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QUALIFICATION INFORMATION

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Page Number

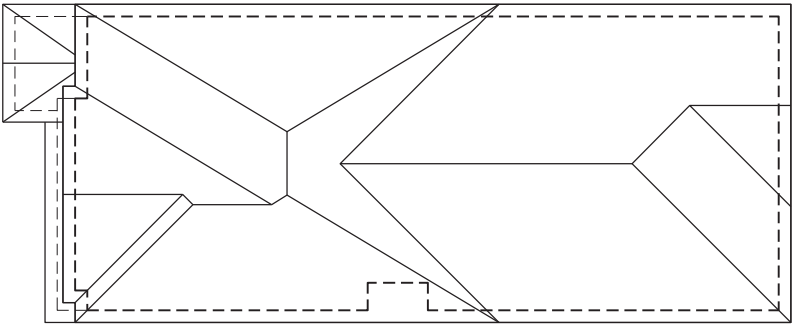
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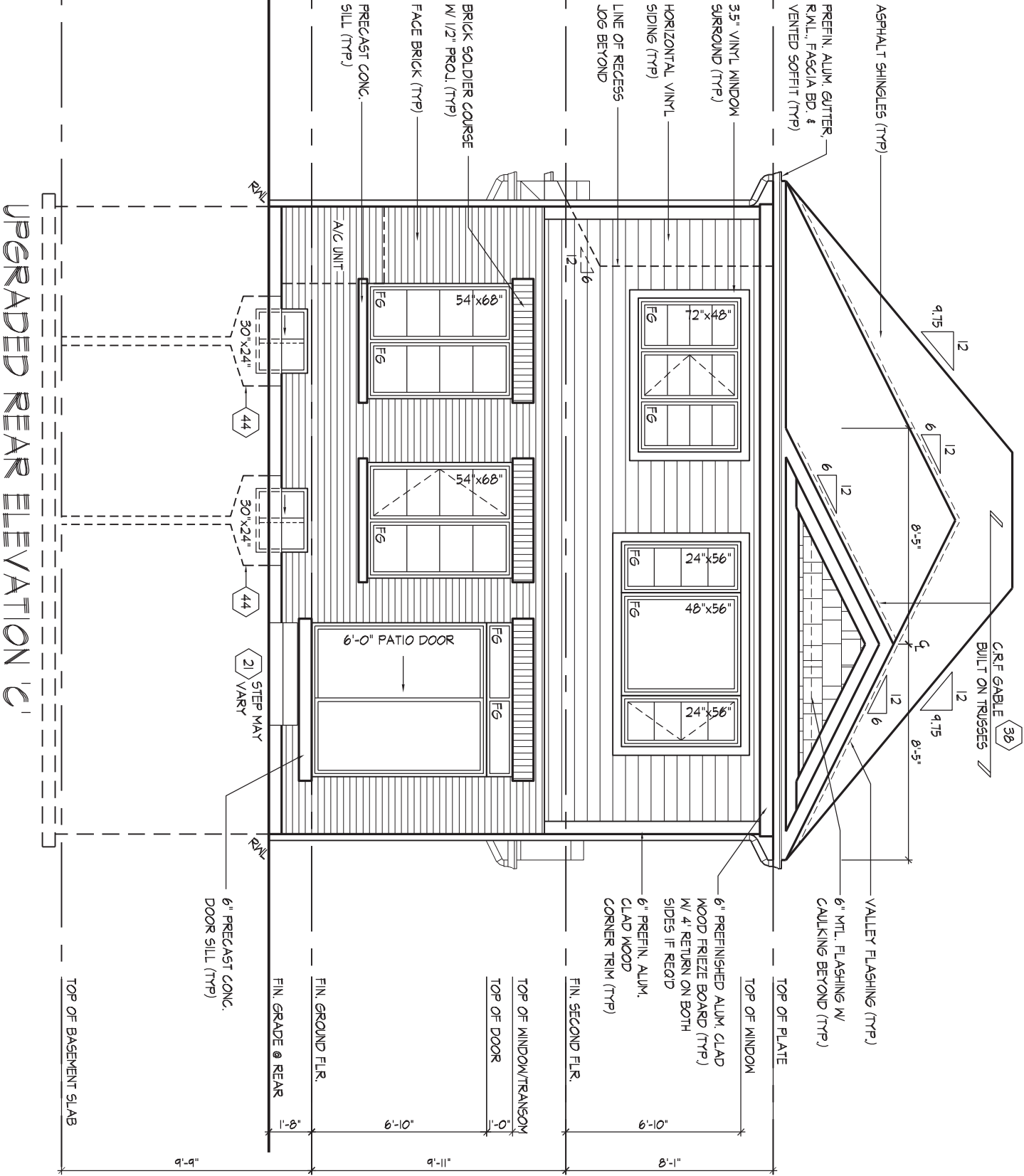
ROOF OVERHANGS TO BE 12"
UNLESS NOTED OTHERWISE

UPGRADED REAR ELEVATION 'C'

25-2500 (3105)
REV.2019.09.23



ROOF PLAN
EL. C REAR UPG.
N.T.S.



UPGRADED REAR ELEVATION 'C'

Developers Design Review

Reviewed
Revise and Resubmit

Robert J. Anderson OAA

Date

Anderson Wellsman Architects Incorporated

Acceptance of this Design in accordance with the approved Wallaceton Urban Design Guidelines does not relieve the Home Builder from the obligation to comply with all other applicable law.

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HEATHWOOD HOMES - 217132
WALLACETON, KITCHENER, ON

Drawn By
JT

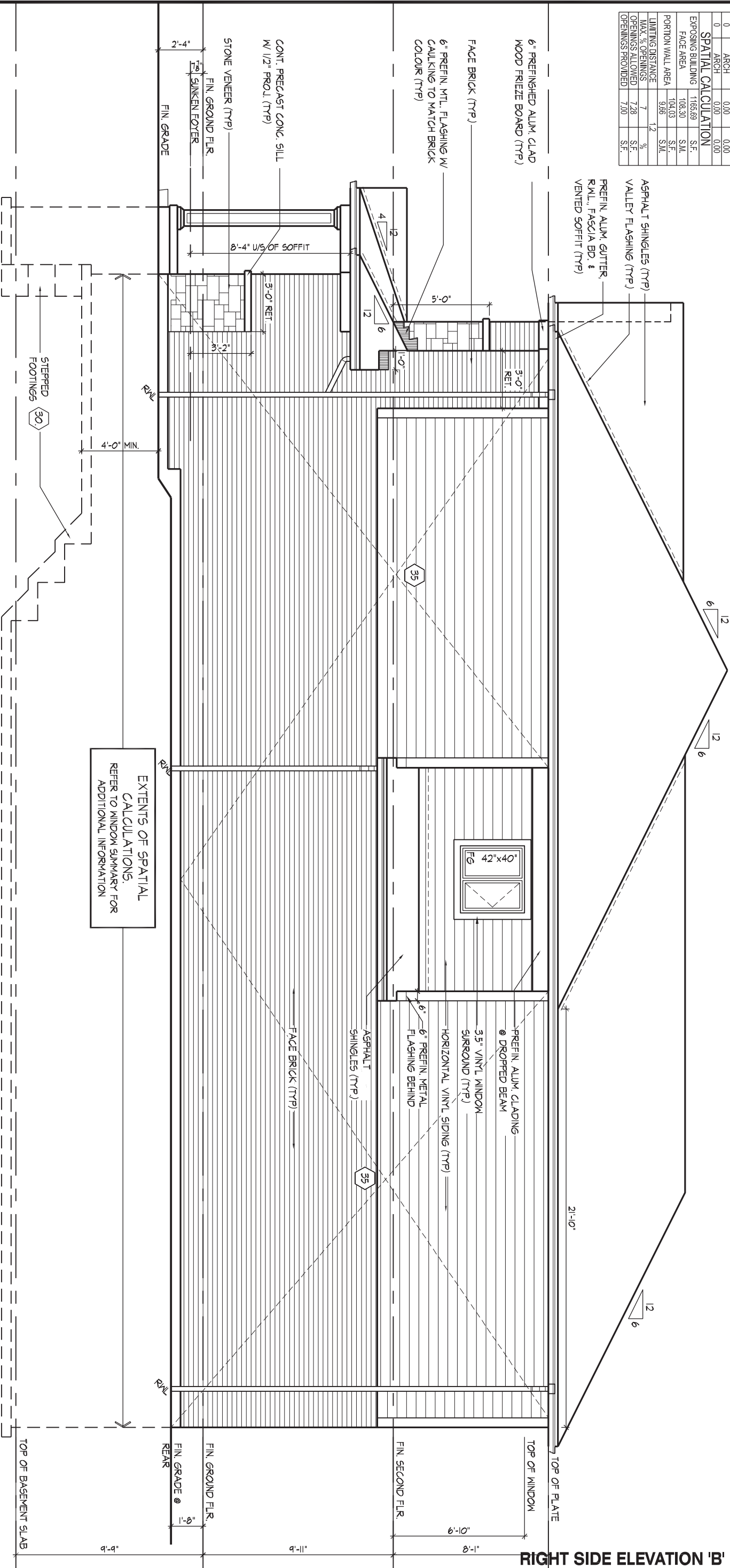
Checked By
DM

Scale
3/16"=1'-0"

File Number
217132WS3105.DWG

Page Number
16b of 24

WINDOW SUMMARY			
PER O.B.C. TABLE 9.10.15.4			
RIGHT SIDE ELEVATION B FOR ALT. SEC. FLR PLAN			
QUAN.	HT. DIM.	WD. DIM.	WINDOW / DOOR FRAME SIZE (S.F.)
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
1	42"x40" MIN.	7.00	7.00
0	ARCH	0.00	0.00
0	ARCH	0.00	0.00
0	ARCH	0.00	0.00
0	ARCH	0.00	0.00
SPATIAL CALCULATION			
EXPOSING BUILDING	1165.69	S.F.	
FACE AREA	108.30	S.M.	
PORTION WALL AREA	104.03	S.F.	
	9.66	S.M.	
MAX. % OPENINGS	7	%	
OPENINGS ALLOWED	7.28	S.F.	
OPENINGS PROVIDED	7.00	S.F.	



Developers Design Review

Reviewed (✓)
Revised and Resubmit ()
Robert J. Anderson OAA Date Aug 7, 2020
Anderson Wellsman Architects Incorporated

Acceptance of this Design in accordance with the approved Wallaceon Urban Design Guidelines does not relieve the Home Builder from the obligation to comply with all other applicable law.

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

RIGHT SIDE ELEVATION 'B' (FOR ALT. SEC. FLR. PLAN)

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QUALIFICATION INFORMATION

Dominic Mobilio

NAME SIGNATURE

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.

21274

BCIN

19695

HUNT DESIGN ASSOCIATES INC.

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HEATHWOOD HOMES - 217132
WALLACETON, KITCHENER, ON

Drawn By

JT

Checked By

DM

Scale

3/16"=1'-0"

File Number

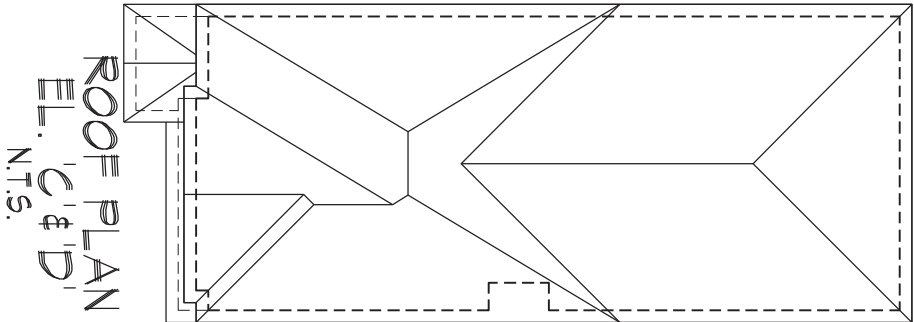
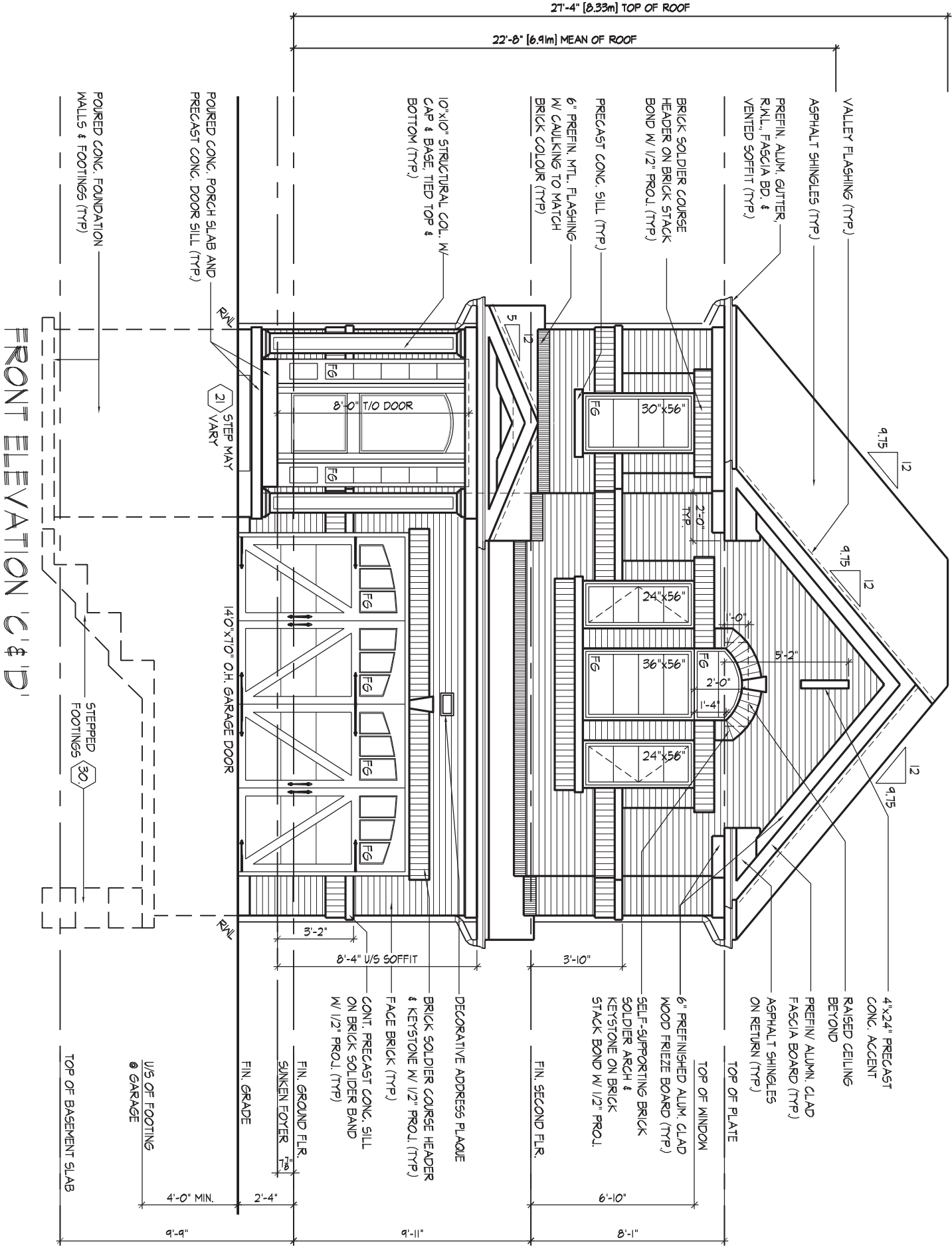
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25-2500 (3105)
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ROOF OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE

FRONT ELEVATION 'C' & 'D'

25-2500 (3105) REV.2019.07.29

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QUALIFICATION INFORMATION

Dominic Mobilio

21274

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HEATHWOOD HOMES - 217132 WALLACETON, KITCHENER, ON

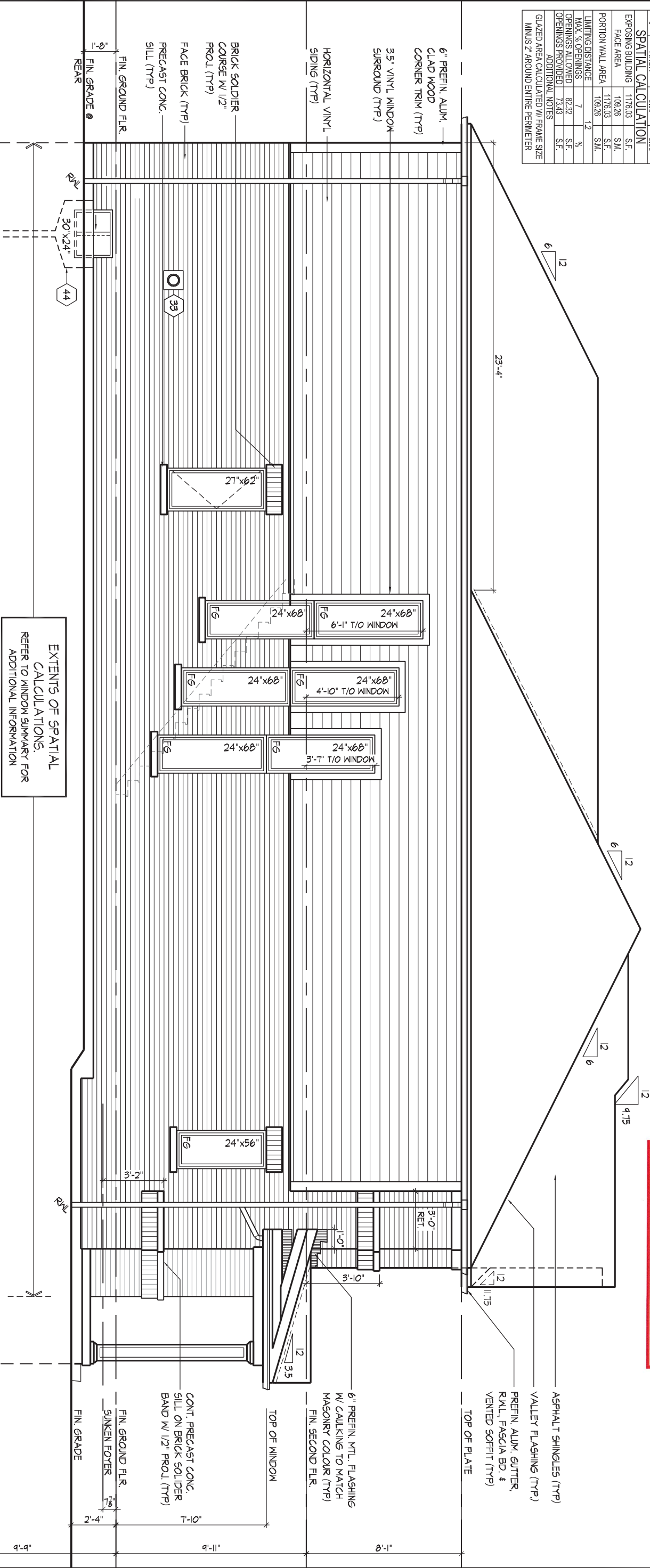
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WINDOW SUMMARY			
PER O.B.C. TABLE 9.10.15.4			
LEFT SIDE ELEVATION C			
QUAN.	HT. (M)	HT. (M)	WINDOW / DOOR FRAME SIZE (S.F.)
6	24"	68"	63.33
1	27"	62"	9.26
1	24"	56"	7.22
1	30"	24"	3.61
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
SPATIAL CALCULATION			
EXPOSING BUILDING		1176.03	S.F.
FACE AREA		109.26	S.M.
PORTION WALL AREA		1176.03	S.F.
LIMITING DISTANCE		109.26	S.M.
MAX. % OPENINGS		7	%
OPENINGS ALLOWED		82.32	S.F.
OPENINGS PROVIDED		73.43	S.F.
ADDITIONAL NOTES			
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER			



Developers Design Review

Reviewed

Revise and Resubmit

Robert J. Anderson OAA

Anderson Wellsman Architects Incorporated

()

()

Date

Sept 30 2019

Acceptance of this Design in accordance with the approved Wallaceeton Urban Design Guidelines does not relieve the Home Builder from the obligation to comply with all other applicable law.

ROOF OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

LEFT SIDE ELEVATION 'C'

25-2500 (3105) REV.2019.07.29

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QUALIFICATION INFORMATION

Dominic Mobilio 21274

NAME SIGNATURE BCIN

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC. 19695

HUNT DESIGN ASSOCIATES INC.

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HEATHWOOD HOMES - 217132 WALLACETON, KITCHENER, ON

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Page Number 18 of 24

PER O.B.C. TABLE 9.10.15.4

PER O.B.C. TABLE 9.10.15.4

AN.	TH	TH	WINDOW / DOOR
-----	----	----	---------------

QUAL	WID	DEP	FRAME SIZE (S.F.)
1	48"	48"	13.44
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	ASCH	0"	0.00
0	ASCH	0.00	0.00
0	ASCH	0.00	0.00
0	ARCH	0.00	0.00

(POSING BUILDING	1176.03	S.F.
------------------	---------	------

SPATIAL CALCULATION		
EXPOSING BUILDING	1176.03	S.F.

PORTION WALL AREA	1176.03	S.F.
100.26		S.M.

LIMITING DISTANCE	1.2
MAX. % OPENINGS	7 %

OPENINGS PROVIDED	13.44	S.F.
-------------------	-------	------

GLAZED AREA CALCULATED W/ FRAME SIZE

08-09

PREFIN. ALUM. GUTTER
R.W.L., FASCIA BD. & -
VENTED SOFFIT (TYP)

PHALT SHINGLES (TYP.)
-LEY FLASHING (TYP.)

VENTED SOFFIT (TYP)

6" PREFINISHED ALUM. CLAD
WOOD FRIEZE BOARD (TYP.)

FACE BRICK (TYP.) _____

6" PREFIN. MTL. FLASHING
W/ CAULKING TO MATCH
BRICK COLOUR (TYP)

CONT. PRECAST CONC. —
SILL ON BRICK SOLIDER
BAND W/ 1/2" PROJ. (TYP)

FIN. GROUND FLR

7⁸ SUNKEN FOYER

FIN. GRADE

2

EXTENTS OF SPATIAL
CALCULATIONS.
REFER TO WINDOW SUMMARY FOR
ADDITIONAL INFORMATION

RIGHT SIDE ELEVATION'S

ROOF OVERHANGS TO BE 12"
UNLESS NOTED OTHERWISE

**REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION**

Developers Design Review

Reviewed

Revise and Resubmit

Robert J. Anderson OAR

Anderson Wellsman Architects Incorporated

Acceptance of this Design in accordance with the approved Wallacetown Urban Design Guidelines does not relieve the Home Builder from the obligation to comply with all other applicable law.

RIGHT SIDE ELEVATION 'C'
25-2500 (3105)
REV.2019.07.29

HEATHWOOD HOMES - 217132

Drawn By	Checked By	Scale
JT	DM	3/16"=1'-0"
8966 Woodbine Ave. Markham, ON L3R 0J7		

File Number
217132WS3105.DWG

Page Number
19 of 24

HUNT 
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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

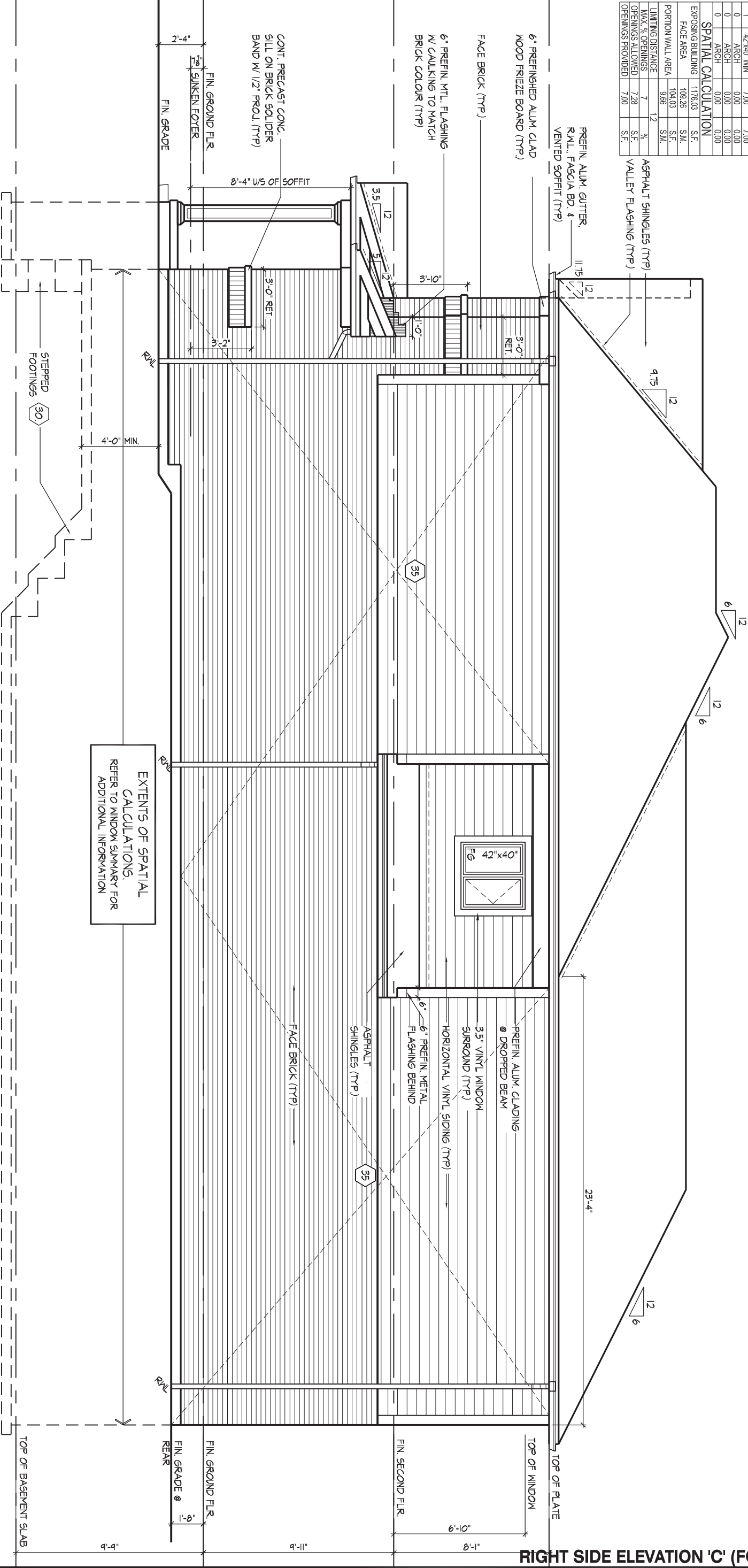
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Dominic Mobilio		21274
NAME	SIGNATURE	BCIN
REGISTRATION INFORMATION		

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WINDOW SUMMARY			
PER O.B.C. TABLE 9.10.15.4			
RIGHT SIDE ELEVATION C FOR ALT. SEC. FLR PLAN			
QUAN.	HT.	WDTH	WINDOW / DOOR FRAME SIZE (S.F.)
0	0'-0"	0'-0"	0.00
0	0'-0"	0'-0"	0.00
0	0'-0"	0'-0"	0.00
0	0'-0"	0'-0"	0.00
0	0'-0"	0'-0"	0.00
0	0'-0"	0'-0"	0.00
0	0'-0"	0'-0"	0.00
0	0'-0"	0'-0"	0.00
0	0'-0"	0'-0"	0.00
0	0'-0"	0'-0"	0.00
1	42"x40" MIN	7'-0"	7.00
0	ARCH	0'-0"	0.00
0	ARCH	0'-0"	0.00
0	ARCH	0'-0"	0.00
0	ARCH	0'-0"	0.00
SPATIAL CALCULATION			
EXPOSING BUILDING			
FACE AREA			
PORTION WALL AREA			
LIMITING DISTANCE			
MAX. % OPENINGS			
OPENINGS ALLOWED			
OPENINGS PROVIDED			



Developers Design Review

Reviewed (✓)
Revised and Resubmit ()
Robert J. Anderson OAA Date July 7 2020
Anderson Wellsman Architects Incorporated

Acceptance of this Design in accordance with the approved Wallaceon Urban Design Guidelines does not relieve the Home Builder from the obligation to comply with all other applicable law.

ROOF OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

RIGHT SIDE ELEVATION 'C' (FOR ALT. SEC. FLR. PLAN)

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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

NAME SIGNATURE BCIN

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC. 19695

HUNT DESIGN ASSOCIATES INC.

www.huntdesign.ca

HEATHWOOD HOMES - 217132
WALLACETON, KITCHENER, ON

25-2500 (3105)
REV.2020.07.23

Drawn By JT Checked By DM Scale 3/16"=1'-0" File Number 217132WS3105.DWG Page Number 19a of 24

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WINDOW SUMMARY			
PER O.B.C. TABLE 9.10.15.4			
LEFT SIDE ELEVATION D			
QUAN.	HT	WID	WINDOW / DOOR FRAME SIZE (S.F.)
6	24"	68"	63.33
1	27"	62"	9.26
1	24"	56"	7.22
1	30"	24"	3.61
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
SPATIAL CALCULATION			
EXPOSING BUILDING	1176.03	S.F.	
FACE AREA	109.26	S.M.	
PORTION WALL AREA	1176.03	S.F.	
	109.26	S.M.	
LIMITING DISTANCE	7	12	%
MAX. % OPENINGS	7	12	%
OPENINGS ALLOWED	82.32	S.F.	
OPENINGS PROVIDED	73.43	S.F.	
ADDITIONAL NOTES			
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER			

LEFT SIDE ELEVATION 'D'

EXTENTS OF SPATIAL CALCULATIONS. REFER TO WINDOW SUMMARY FOR ADDITIONAL INFORMATION

Developers Design Review

Reviewed
Revise and Resubmit
Robert J. Anderson OAA
Anderson Wellsman Architects Incorporated

SAIT 30.2019
Date

Acceptance of this Design in accordance with the approved Wallaceton Urban Design Guidelines does not relieve the Home Builder from the obligation to comply with all other applicable law.

LEFT SIDE ELEVATION 'D'

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QUALIFICATION INFORMATION

Dominic Mobilio 21274 BCIN

REGISTRATION INFORMATION

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WALLACETON, KITCHENER, ON

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Checked By DM
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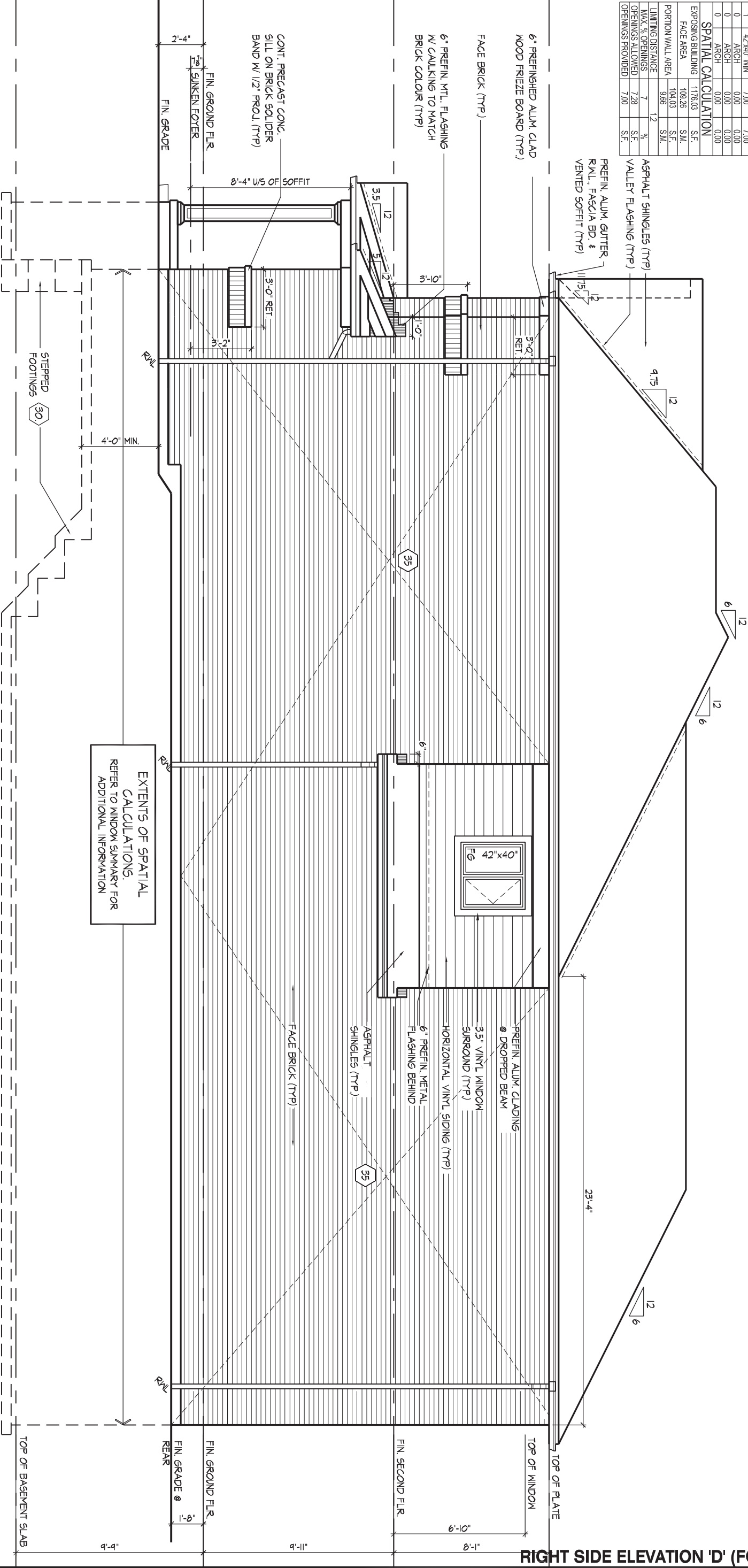
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25-2500 (3105)
REV.2019.07.29

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WINDOW SUMMARY			
PER O.B.C. TABLE 9.10.15.4			
RIGHT SIDE ELEVATION D FOR ALT. SEC. FLR PLAN			
QUAN.	HT.	WDTH	WINDOW / DOOR FRAME SIZE (S.F.)
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
1	42"x40" MIN	7.00	7.00
0	ARCH	0.00	0.00
0	ARCH	0.00	0.00
0	ARCH	0.00	0.00
0	ARCH	0.00	0.00
SPATIAL CALCULATION			
EXPOSING BUILDING	1176.03	S.F.	
FACE AREA	109.28	S.M.	
PORTION WALL AREA	104.03	S.F.	
PORTION WALL AREA	9.86	S.M.	
MAX. % OPENINGS	7	%	
OPENINGS ALLOWED	7.28	S.F.	
OPENINGS PROVIDED	7.00	S.F.	



Developers Design Review

Reviewed (✓)
Revised and Resubmit ()
Robert J. Anderson OAA Date April 7 2020
Anderson Wellman Architects Incorporated

Acceptance of this Design in accordance with the approved Wallaceston Urban Design Guidelines does not relieve the Home Builder from the obligation to comply with all other applicable law.

ROOF OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

RIGHT SIDE ELEVATION 'D' (FOR ALT. SEC. FLR. PLAN)

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QUALIFICATION INFORMATION

Dominic Mobilio 21274 BCIN

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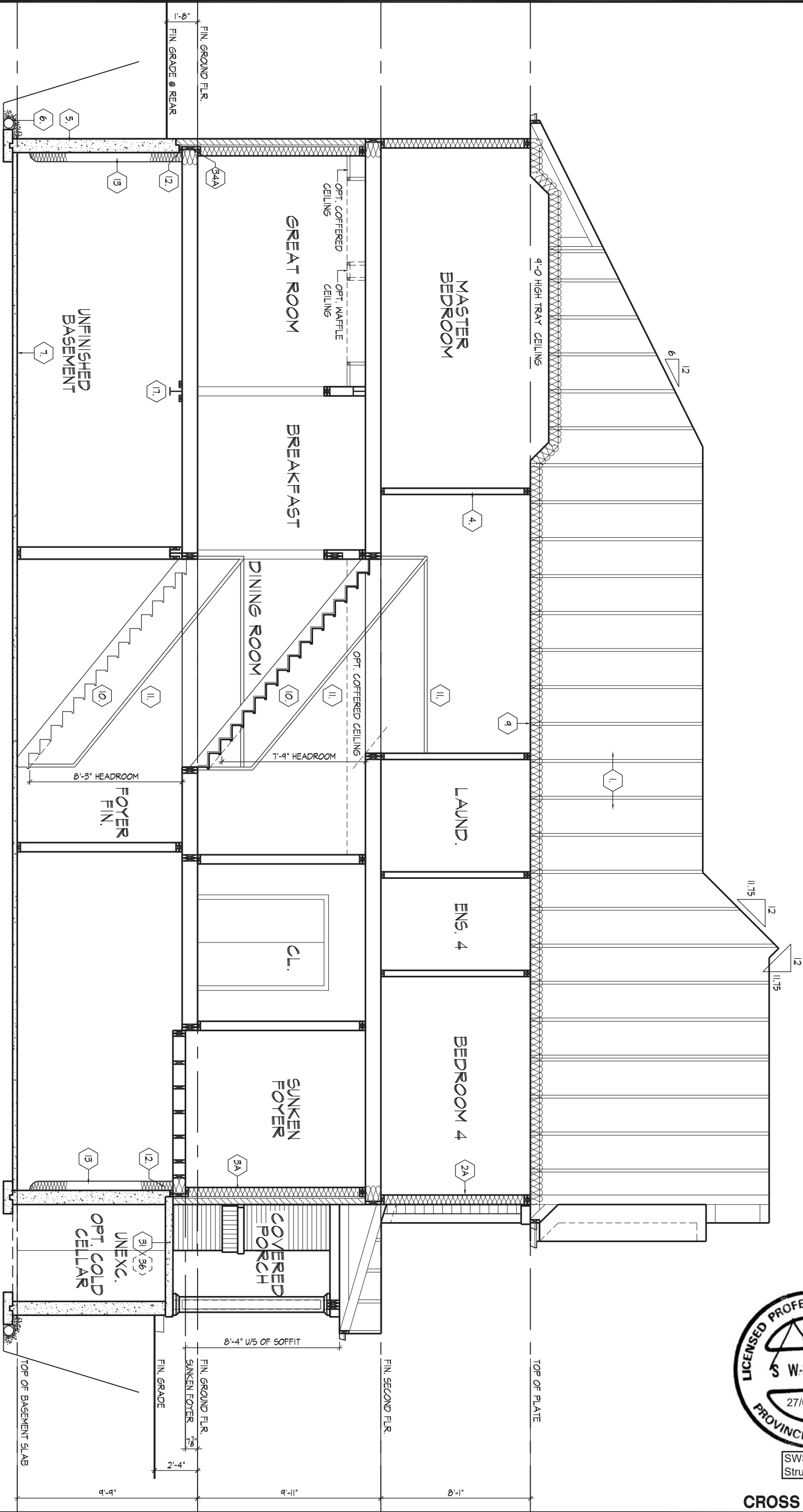
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CROSS SECTION 'A-A'



CROSS SECTION 'A-A'

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QUALIFICATION INFORMATION
Dominic Mobilio
NAME SIGNATURE BCIN
REGISTRATION INFORMATION
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HEATHWOOD HOMES - 217132
WALLACETON, KITCHENER, ON

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Page Number
22 of 24

SECTION 1.0. CONSTRUCTION NOTES

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.

1

ROOF CONSTRUCTION (9.19., 9.23.13., 9.23.15.)
NO. 210 (10.25 KG/M2) ASPHALT SHINGLES, 3/8" (9.5) PLYWOOD SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 24" (610) O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 2'-11" (900) FROM EDGE OF ROOF AND MIN. 12" (305) BEYOND INNER FACE OF EXTERIOR WALL. 2"x4"(38X89) TRUSS BRACING @ 6'-0" (1830) O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% PROVIDED BY ROOF VENTS AND 50% PROVIDED FROM BAFFLES. EAVESTROUGH TO BE 4" MIN. WITH RWL DISCHARGING ONTO CONCRETE SPLASH PADS OR PER MUNICIPAL REQUIREMENTS. TOWNHOUSES TO HAVE 5" MIN. EAVESTROUGH WITH ELEC. TRACED HEATER CABLE ALONG EAVESTROUGH AND DOWN RWL.

1A

ICE AND WATER SHIELD
PROVIDE ICE AND WATER SHIELD IN THE AREAS INDICATED. THE ICE AND WATER SHIELD SHALL BE A SELF ADHERING AND SELF SEALING MEMBRANE. SIDE LAPS MUST BE A MINIMUM 3 1/2" (90) AND END LAPS A MINIMUM 6" (152). AND TO EXTEND UP DORMER WALLS A MINIMUM 12" (305).

1B

PROFILED ROOF TRUSSES
ROOF TRUSSES SHALL BE PROFILED AND/OR STEPPED AT RAISED COFFER/TRAY CEILINGS. ANGLED TRAY CEILINGS WILL BE SHEATHED W/ 3/8" (9.5) PLYWOOD.

2

SIDING WALL CONSTRUCTION (2"x6")
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER ON STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., WITH APPROVED CROSS BRACING. INSULATION, APPROVED 6 MIL POLYETHYLENE AIR/VAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FIN. (GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING (9.23.16.3.(1.1)) (REFER TO 35 NOTE AS REQ.)

2A

SIDING WALL CONSTRUCTION (2"x6") W/ CONTIN. INSULATION
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FURRING MEMBERS ON APPROVED AIR/WATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS ON STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., WITH APPROVED CROSS BRACING. INSULATION, APPROVED 6 MIL POLYETHYLENE AIR/VAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FIN. (GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING (9.23.16.3.(1.1)) (REFER TO 35 NOTE AS REQ.)

2B

SIDING WALL @ GARAGE CONSTRUCTION
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER ON 7/16" (11.1) OSB EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. (GYPSUM SHEATHING, RIGID INSULATION AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING (9.23.16.3.(1.1)) (REFER TO 35 NOTE AS REQ.)

3

BRICK VENEER WALL CONSTRUCTION (2"x6")
3 1/2" (90) BRICK VENEER 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x0.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.20.9. ON APPROVED SHEATHING PAPER, STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., WITH APPROVED CROSS BRACING. INSULATION AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND BUILDING PAPER (9.20.13.6.) (REFER TO 35 NOTE AS REQUIRED)

3A

BRICK VENEER WALL CONSTRUCTION (2"x6") W/ CONTIN. INSULATION
3 1/2" (90) BRICK VENEER 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x0.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.20.9. ON APPROVED AIR/WATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS. STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., WITH APPROVED CROSS BRACING. INSULATION AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) OVER RIGID INSULATION (9.20.13.6.) (REFER TO 35 NOTE AS REQUIRED)

3B

BRICK VENEER WALL @ GARAGE CONSTRUCTION
3 1/2" (90) BRICK VENEER, MIN. 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x0.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.20.9. ON APPROVED SHEATHING PAPER, 7/16" (11.1) OSB EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH, PROVIDE WEEP HOLES @ 32" (800) O.C. AT BOTTOM COURSE AND OVER OPENINGS, PROVIDE BASE FLASHING UP 6" (150) MIN. BEHIND BUILDING PAPER (9.20.13.6.) (REFER TO 35 NOTE AS REQ.)

4

INTERIOR STUD PARTITIONS (9.23.9.8., 9.23.10)
BEARING PARTITIONS SHALL BE A MINIMUM 2"x4" (38X89) @ 16" (406) O.C. FOR 2 STOREY AND 12" (305) O.C. FOR 3 STOREY. NON-BEARING PARTITIONS 2"x4" (38X89) @ 24" (610) O.C. PROVIDE 2"x4" (38X89) BOTTOM PLATE AND 2-2"x4" (2-38X89) TOP PLATE. 1/2" (12.7) INT. DRYWALL BOTH SIDES OF STUDS. PROVIDE 2"x6" (38X140) STUDS WHERE NOTED. PROVIDE 2"x4" (38X89) @ 24" (610) O.C. LADDER FRAMING WHERE WALLS INTERSECT PERPENDICULAR TO ONE ANOTHER. PROVIDE 2"x4" (38X89) WOOD BLOCKING ON FLAT @ 3'-11" (1194) O.C. MAX. BETWEEN FLOOR JOISTS WHEN NON-LOADBEARING WALLS ARE PARALLEL TO FLOOR JOISTS.

4A

EXT. LOFT WALL CONSTRUCTION (2"x6") - NO CLADDING
STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., WITH APPROVED CROSS BRACING. INSULATION AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (9.23.)

4B

EXT. LOFT WALL CONSTRUCTION (2"x6") NO CLADDING W/ CONTINUOUS INSULATION
APPROVED AIR/WATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS. STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., WITH APPROVED CROSS BRACING. INSULATION AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (9.23.)

5

FOUNDATION WALL/FOOTINGS
POURED CONC. FOUNDATION WALL AS PER CHART BELOW ON CONTINUOUS KEYED CONCRETE FOOTING. FOUNDATION WALLS SHALL EXTEND NOT LESS THAN 6" (150) ABOVE FINISHED GRADE. THE OUTSIDE OF THE FOUNDATION SHALL BE DAMPROOFED FROM THE TOP OF THE FOOTING TO FINISHED GRADE AND BRUSH COAT FROM THE TOP TO 2" BELOW GRADE. PROVIDE A DRAINAGE LAYER ON THE OUTSIDE OF THE FOUNDATION WALL. SEAL THE DRAINAGE LAYER AT THE TOP. THE TOP OF THE CONC. FOOTING SHALL BE DAMPROOFED. CONCRETE FOOTINGS SUPPORTING JOIST SPANS GREATER THAN 16'-1" (4900) SHALL BE SIZED IN ACCORDANCE WITH 9.15.3.4 (1), (2) OF THE O.B.C. (REFER TO CHART BELOW FOR RESPECTIVE SIZE). BRACE FOUNDATION WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OF 75kPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150kPa. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. ACTUAL SOIL BEARING CAPACITY TO BE VERIFIED WITH SOIL ENGINEERING REPORT.
REFER TO CONSTRUCTION DRAWINGS AND DETAILS FOR FOUNDATION WALL STRENGTH AND THICKNESS AND 9.15.4.
FOUNDATION WALLS SHALL NOT EXCEED 9'-10" (3.0m) IN UNSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. [9.15.4.2.(1.1)]

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

★ 9" MIN. THICK FOUNDATION WALL IS REQUIRED FOR MASONRY VENEER FINISHED EXTERIOR WALLS WITH CONTINUOUS INSULATION CONDITION, TO PROVIDE MIN. BEARING FOR SILL PLATES, BEAMS AND FLOOR JOIST AS PER 9.23.7.2., 9.23.8.1., & 9.23.9.1. OF THE O.B.C.

MINIMUM STRIP FOOTING SIZES (9.15.3.)			
NUMBER FLOORS SUPPORTED	SUPPORTING INT. LOAD BEARING MASONRY WALLS	SUPPORTING EXTERIOR	SUPPORTING PARTYWALL
1	16" WIDE x 6" THICK	16" WIDE x 6" THICK	16" WIDE x 6" THICK
2	24" WIDE x 8" THICK	20" WIDE x 6" THICK	24" WIDE x 8" THICK
3	36" WIDE x 14" THICK	26" WIDE x 9" THICK	36" WIDE x 14" THICK

5A

FOUNDATION REDUCTION IN THICKNESS FOR MASONRY
WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF MASONRY EXTERIOR FACING, THE REDUCED SECTION SHALL BE NOT LESS THAN 3 1/2" (90) THICK. THE BRICK VENEER SHALL BE TIED TO THE FOUNDATION WALL WITH CORROSION RESISTANT METAL TIES @ 7 7/8" (200) VERTICAL AND 2'-11" (889) HORIZONTAL. FILL VOID WITH MORTAR BETWEEN WALL AND BRICK VENEER (9.15.4.7(2)(3) & 9.20.9.4(3))

5B

FOUNDATION REDUCTION IN THICKNESS FOR JOISTS
WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF FLOOR JOISTS, THE REDUCED SECTION SHALL BE NOT MORE THAN 13 3/4" (350) HIGH & NOT LESS THAN 3 1/2" (90) THICK (9.15.4.7(1))

6

WEEPING TILE (9.14.3.)
4" (100) Ø WEEPING TILE W/ FILTER CLOTH WRAP & 6" (152) CRUSHED STONE COVER

7

BASEMENT SLAB OR SLAB ON GRADE (9.16.4.3.)
3" (80) MIN. 25MPa (3600psi) CONC. SLAB ON 4" (100) COARSE GRANULAR FILL, OR 20MPa (2900psi) CONC. WITH DAMPROOFING BELOW SLAB. PROVIDE 1/2" (12.7) IMPERVIOUS BOARD FOR BOND BREAK AT EDGE. (9.13.) WHERE A BASEMENT SLAB IS WITHIN 24" (610) OF THE EXTERIOR GRADE PROVIDE RIGID INSUL. AROUND THE PERIMETER EXTENDING MIN. 24" (610) BELOW GRADE. FOR SLAB ON GRADE CONDITIONS RIGID INSULATION SHALL BE APPLIED TO THE UNDERSIDE OF THE ENTIRE SLAB. ([SB-12] 3.1.1.7.(5) & (6))

8

EXPOSED FLOOR TO EXTERIOR (9.10.17.10., & CAN/ULC-S705.2)
PROVIDE SPRAY FOAM INSULATION BETWEEN CANT. JOIST AND INSTALL FIN. SOFFIT OR CLADDING AS PER ELEVATION TO U/S OF EXPOSED CANT. JOIST.

9

EXPOSED CEILING TO EXTERIOR w/ ATTIC (9.25.2.4)
INSULATION, 6 mil POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM BOARD INTERIOR FINISH OR APPROVED EQ.
EXPOSED CEILING TO EXTERIOR w/o ATTIC
JOISTS/TRUSSES AS PER PLANS W/ 2"x2" (38X38) PURLINS @ 16" (406) O.C. PERPENDICULAR TO JOISTS (PURLINS NOT REQ. W/ SPRAY FOAM OR ROOF TRUSSES). W/ INSULATION BETWEEN JOIST, 6 mil POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM BOARD INT. FINISH OR APPROVED EQ. (CAN/ULC-S705.2, 9.19.1., 9.10.17.1)

10

ALL STAIRS/EXTERIOR STAIRS (9.8.1.2., 9.8.2., 9.8.4.)

	MAX. RISE	MIN. RISE	MAX. RUN	MIN. RUN	MAX. TREAD	MIN. TREAD
PRIVATE	7 7/8" (200)	5" (125)	14" (355)	8 1/4" (210)	14" (355)	9 1/4" (235)
PUBLIC	7" (180)	5" (125)	NO LIMIT	11" (280)	NO LIMIT	11" (280)
	MIN. STAIR WIDTH		CURVED STAIRS		ALL STAIRS	
PRIVATE	2'-10" (860)		MIN. RUN	5 7/8" (150)	MAX. NOSING	1" (25)
PUBLIC	2'-11" (900)		MIN. AVG. RUN	7 7/8" (200)		

** HEIGHT OVER STAIRS (HEADROOM) IS MEASURED VERTICALLY ACROSS WIDTH OF STAIRS FROM A STRAIGHT LINE TO THE TREAD & LANDING NOSING TO LOWEST POINT ABOVE AND NOT LESS THAN 6'-5" (1950) FOR SINGLE DWELLING UNIT & 6'-8 3/4" (2050) FOR EVERYTHING ELSE. (9.8.2.2.)
REQUIRED LANDING IN GARAGE - O.B.C. 9.8.6.2.(3.)
FOR AN EXTERIOR STAIR SERVING A GARAGE, W/ MORE THAN 3 RISERS. GUARDS, HANDRAILS & STEPS AS PER CONSTRUCTION HEX NOTE 10 & 11.

11

GUARDS/RAILINGS (9.8.7., 9.8.8.)
GUARDS TO BE DESIGNED NOT TO FACILITATE CLIMBING AND PROVIDING MAX. OPENING CONFORMING TO O.B.C. 9.8.8.5. & 9.8.8.6. AND BE ABLE TO RESIST LOADS AS PER TABLE 9.8.8.2.
GUARD HEIGHTS - O.B.C. 9.8.8.
INTERIOR GUARDS: 2'-11" (900) MIN.
EXTERIOR GUARDS: 2'-11" (900) MIN. (LESS THAN 5'-11" (1800) TO GRADE) 3'-6" (1070) MIN. (MORE THAN 5'-11" (1800) TO GRADE)
GUARDS FOR EXIT STAIRS: 3'-0" (920) MIN.
GUARDS FOR LANDINGS @ EXIT STAIRS: 3'-6" (1070) MIN.
GUARDS FOR FLOORS & RAMPS IN GARAGES (SERVICE STAIRS)
FLOOR OR RAMP W/O EXTERIOR WALLS THAT IS 23 5/8" (600) OR MORE ABOVE ADJACENT SURFACE REQUIRES CONT. CURB MIN. 6" (150) HIGH, AND GUARD MIN. 3'-6" (1070) HIGH.
REQUIRED GUARDS
BETWEEN WALKING SURFACE & ADJACENT SURFACE WITH A DIFFERENCE IN ELEVATION MORE THAN 23 5/8" (600) OR ADJACENT SURFACE WITHIN 3'-11" (1200) & WALKING SURFACE W/ A SLOPE MORE THAN 1 IN 12 SHALL BE PROTECTED WITH GUARDS PER CONSTRUCTION HEX NOTE 11.
HANDRAIL HEIGHTS - O.B.C. 9.8.7. - REQUIRED AS PER 9.8.7.1.(3.)
MIN. HEIGHT AT STAIRS OR RAMP: 2'-10" (865)
MAX. HEIGHT AT STAIRS OR RAMP: 3'-2" (965)
MAX. HEIGHT AT LANDING: 3'-6" (1070)
STAIRS OR RAMP MIN. 7'-3" (2200) WIDE: 2'-9" (865) MIN. HEIGHT

12

SILL PLATES
2"x4" (38X89) SILL PLATE WITH 1/2" (12.7) Ø ANCHOR BOLTS 8" (200) LONG, EMBEDDED MIN. 4" (100) INTO CONC. @ 7'-10" (2388) O.C., CAULKING OR GASKET BETWEEN PLATE AND TOP OF FOUNDATION WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED (9.23.7.)

13

BASEMENT INSULATION ([SB-12] 3.1.1.7.)
PROVIDE CONTINUOUS BLANKET INSULATION W/ BUILT IN 6 mil POLYETHYLENE VAPOUR BARRIER. INSULATION TO EXTEND NO MORE THAN 8" (200) ABOVE FINISHED BASEMENT FLOOR. DAMPROOFED WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL.

14

BEARING STUD PARTITION IN BASEMENT (9.15.3.6., 9.23.10.1.)
2"x4" (38X89) STUDS @ 16" (406) O.C., 2"x4" (38X89) SILL PLATE 2"x6" (38X140) AS REQUIRED) ON DAMPROOFING MATERIAL OR 2 mil POLYETHYLENE FILM, 1/2" (12.7) Ø ANCHOR BOLTS 8" (200) LONG, EMBEDDED 4" (100) MIN. INTO CONC. @ 7'-10" (2390) O.C. 4" (100) HIGH CONC. CURB ON CONC. FOOTING. FOR SIZE REFER TO HEX NOTE 5. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

15

ADJUSTABLE STEEL BASEMENT COLUMN (9.15.3.4.)
9'-10" (3000) MAX. SPAN BETWEEN COLUMNS. 3 1/2" (90) Ø SINGLE TUBE ADJUSTABLE STEEL COLUMN CONFORMING TO CAN/CSB-7.2M. AND WITH 6"x6"x3/8" (152x152x9.5) STEEL PLATE TOP & BOTTOM. FIELD WELD BASEMENT COLUMN CONNECTION. POURED CONCRETE FOOTING ON NATURAL UNDISTURBED SOIL OF 75kPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150kPa AS PER SOILS REPORT.

SUPPORTING 2 STOREY FLR. LOAD PROVIDE 34"x34"x16" (870x870x410) CONC. FOOTING
SUPPORTING 3 STOREY FLR. LOAD PROVIDE 40"x40"x19" (1060x1060x480) CONC. FOOTING

15A

NON-ADJUSTABLE STEEL BASEMENT COLUMN
3 1/2" (90) Ø x 0.188" (4.78) NON-ADJUSTABLE STEEL COLUMN WITH 6"x6"x3/8" (152x152x9.5) STEEL PLATE TOP & BOTTOM. FIELD WELD BASEMENT COLUMN CONNECTION. POURED CONCRETE FOOTING ON NATURAL UNDISTURBED SOIL OF 75kPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150kPa AS PER SOILS REPORT.

SUPPORTING 2 STOREY FLR. LOAD PROVIDE 42"x42"x18" (1070x1070x460) CONC. FOOTING
SUPPORTING 3 STOREY FLR. LOAD PROVIDE 48"x48"x24" (1220x1220x610) CONC. FOOTING

15B

NON-ADJUSTABLE STL. COLUMN AT FOUNDATION WALL
3 1/2" (90) Ø x 0.188" (4.78) NON-ADJUSTABLE STEEL COLUMN WITH 6"x6"x3/8" (152x152x9.5) STEEL TOP PLATE & 6"x4"x3/8" (152x100x9.5) BOTTOM PLATE. BASE PLATE 4'-1/2"x10"x1/2" (120x250x12.7) WITH 2 - 1/2" Ø x 12" LONG x 2" HOOK ANCHORS (2- 12.70x305x50). FIELD WELD COLUMN TO BASE PLATE & STEEL BM.

16

STEEL BEAM BEARING AT FOUNDATION WALL (9.23.8.1.)
BEAM POCKET OR 8"x8" (200x200) POURED CONC. NIB WALLS, MIN. BEARING 3 1/2" (90).

17

WOOD STRAPPING AT STEEL BEAMS (9.23.4.3.(3.), 9.23.9.3.)
1"x3" (19x64) CONTIN. WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

18

GARAGE SLAB (9.16., 9.35.)
4" (100) 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 4" (100) COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT @ 1% MIN.

19

GARAGE TO HOUSE WALLS/CEILING (9.10.9.16.)
1/2" (12.7) GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE, PLUS REQUIRED INSULATION IN WALLS AND SPRAY FOAM FOR CEILINGS. TAPE AND SEAL ALL JOINTS GAS TIGHT. (9.10.17.10, CAN/ULC-S705.2)

19A

GARAGE TO HOUSE WALLS/CEILING W/ CONTIN. INSULATION
1/2" (12.7) GYPSUM BOARD ON CEILING AND ON WALLS INSTALLED OVER EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS ON 3/8" EXTERIOR GRADE SHEATHING ON STUDS BETWEEN HOUSE AND GARAGE, PLUS REQUIRED INSULATION IN WALLS & SPRAY FOAM FOR CEILINGS. TAPE AND SEAL ALL JOINTS GAS TIGHT. (9.10.9.16., 9.10.17.10, CAN/ULC-S705.2)

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 WEATHER STRIPPING.

21

EXTERIOR AND GARAGE STEPS
PRECAST CONC. STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX RISE 7 7/8" (200). MIN. TREAD 9 1/4" (235). FOR THE REQUIRED NUMBER OF STEPS REFER TO SITING AND GRADING DRAWINGS. EXTERIOR CONCRETE STAIRS WITH MORE THAN 2 RISERS AND 2 TREADS SHALL BE PROVIDED WITH FOUNDATION AS REQUIRED BY ARTICLE 9.8.9.2. OR SHALL BE CANTILEVERED AS PER SUBSECTION 9.8.10.

22

DRYER EXHAUST
CAPPED DRYER EXHAUST VENTED TO EXT. CONFORMING TO PART 6, OBC 9.32.

23

ATTIC ACCESS (9.19.2.1.)
ATTIC ACCESS HATCH WITH MIN. AREA OF 0.32m2 AND NO DIM. LESS THAN 21 1/2" (545) WITH WEATHER STRIPPING. HATCHWAYS TO THE ATTIC OR ROOF SPACE WILL BE FITTED WITH DOORS OR COVERS AND WILL BE INSULATED WITH MIN. R20 (RSI 3.52) ([SB-12] 3.1.1.8.(1))

24

FIREPLACE CHIMNEYS (9.21.)
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'-0" (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 (9.23.8)
12"x12"x5/8" (305x305x15.9) STEEL PLATE FOR STEEL BEAMS AND 12"x12"x1/2" (305x305x12.7) STEEL PLATE FOR WOOD BEAMS BEARING (MIN. 3-1/2" (89)) ON CONC. BLOCK PARTY WALL. ANCHORED WITH 2-3/4" (2-19) 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 WALL SHALL BE WIDENED 6" (152) BELOW THE BEARING WALL AND/OR WOOD POST. (9.17.4.3.)

29

BUILT-UP WOOD POST AND FOOTING (9.17.4.1., 9.15.3.7.)
3-2"x6" (3-38x140) BUILT-UP WOOD POST (UNLESS OTHERWISE NOTED) ON METAL BASE SHOE ANCHORED TO CONC. WITH 1/2" (12.7) Ø BOLT, 24"x24"x12" (610x610x305) CONC. FOOTING OR AS PROVIDED ON PLAN. REFER TO NOTE 28

30

STEP FOOTINGS (9.15.3.9.)
MIN. HORIZ. STEP = 23 5/8" (600). MAX. VERT. STEP = 23 5/8" (600).

31

CONC. PORCH SLAB (9.16.4.)
MIN. 4" (100) CONCRETE SLAB ON GRADE ON 4" (100) COARSE GRANULAR FILL. REINFORCED WITH 6x6xW2.9xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32MPa (4640psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE.

32

FURNACE VENTING (9.32.)
DIRECT VENT FURNACE TERMINAL MIN. 3'-0" (915) FROM A GAS REGULATOR. MIN. 12" (305) ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE 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., 9.23.9.4., 9.23.14.)
T&G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION SEE O.B.C. 9.30.6. ALL JOISTS WHERE REQUIRED TO BE BRIDGED WITH 2"x2" (38X38) CROSS BRACING OR SOLID BLOCKING @ 6'-11" (2108) O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 1"x3" (19x64) @ 6'-11" (2108) O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.

34A

HEADER CONSTRUCTION
PROVIDE CONTINUOUS APPROVED AIR/VAPOUR 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 AND WILL BE SEALED TO THE CONCRETE FOUNDATION WALL. EXTEND HEADER WRAP 6" (152) UP THE INTERIOR SIDE OF THE STUD WALL AND OVERLAP WITH THE VAPOUR 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 CAN/ULC-S702 & HAVING A MASS OF NOT LESS THAN 1.22 KG/M2 OF WALL SURFACE AND 1/2" (12.7) TYPE X GYPSUM WALLBOARD INTERIOR FINISH. EXTERIOR CLADDING MUST BE NON-COMBUSTIBLE WHEN LIMITING DISTANCE IS 23 5/8" (0.60m) OR LESS. WALL ASSEMBLY REQUIRES TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MINUTES & CONFORMING TO O.B.C. (9.10.14. OR 9.10.15.). REFER TO DETAILS FOR TYPE & SPECS. ** AN OPENING IN AN EXPOSING BUILDING FACE NOT MORE THAN 20 in² (130cm²) SHALL NOT BE CONSIDERED AN UNPROTECTED OPENING AS PER 9.10.14.6.

36

COLD CELLAR PORCH SLAB (9.39.)
FOR MAX. 8'-2" (2500) PORCH DEPTH, 5" (127) 32 MPa (4640psi) CONC. SLAB W/ 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 7 7/8" (200) 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 IN OPPOSITE DIR. 24"x24" (610x610) 10M DOWELS @ 23 5/8" (600) O.C., ANCHORED IN PERIMETER FND. WALLS. SLOPE SLAB 1.0% FROM DOOR.

37

RANGE HOODS AND RANGE-TOP FANS
COOKING APPLIANCE EXHAUST FANS VENTED TO EXTERIOR MUST CONFORM TO OBC 9.10.22, 9.32.3.9. & 9.32.3.10.

38

CONVENTIONAL ROOF FRAMING (9.23.13., 9.23.15.)
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.

39

TWO STOREY VOLUME SPACES (9.23.10.1., 9.23.11., 9.23.16.)


WALL ASSEMBLY		WIND LOADS	
EXTERIOR	STUDS	<= 0.5 kPa (q50)	> 0.5 kPa (q50)
		SPACING	MAX HEIGHT
BRICK	2-2"x6" (2-38X140) SPR.#2	12" (305) O.C. 18'-4" (5588)	8" (200) O.C. 18'-4" (5588)
		16" (406) O.C. 18'-4" (5588)	12" (305) O.C. 18'-4" (5588)
SIDING	2-2"x8" (2-38X184) SPR.#2	12" (305) O.C. 21'-0" (6400)	12" (305) O.C. 21'-0" (6400)
		16" (406) O.C. 21'-0" (6400)	16" (406) 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 BLOCKING BETWEEN WOOD STUDS @ 4'-0" (1220) O.C. VERTICALLY.

- FOR HORIZ. DISTANCES LESS THAN 9'-6" (2896) PROVIDE 2"x6" (38x140) STUDS @ 16" (406) O.C. WITH CONTIN. 2-2"x6" (2-38x140) TOP PLATE + 1-2"x6" (1-38x140) BOTTOM PLATE & MIN. OF 3-2"x8" (3-38x184) CONT. HEADER AT GROUND FLOOR CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES & HEADERS.

STAMP




SWS#19020
Structural

CONSTRUCTION NOTES 1

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 Mobillo
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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 **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) 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 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.F.I.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.F.I.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)
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.

MIN. STUD SIZE, in (mm)	SIZE & SPACING OF STUDS; (OBC REFERENCE - TABLE 9.23.10.1.)				
	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)				
2"x4" (38x89)	24" (610)	16" (405)	12" (305)	N/A	
	9'-10" (3.0)	9'-10" (3.0)	9'-10" (3.0)	N/A	
2"x6" (38x140)	-	24" (610)	16" (406)	12" (305)	
	-	9'-10" (3.0)	11'-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" (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
4) REFER TO TITLE PAGE FOR MAX. U-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 6'-5".
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 9.32.3.4. 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.

SECTION 3.0. LEGEND

3.1. WOOD LINTELS AND BUILT-UP WOOD (DIVISION B PART 9. TABLE 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	2/2"x8" (2/38x184)	2/2"x10" (2/38x235)	2/2"x12" (2/38x286)		
B1	3/2"x8" (3/38x184)	3/2"x10" (3/38x235)	3/2"x12" (3/38x286)		
B2	4/2"x8" (4/38x184)	4/2"x10" (4/38x235)	4/2"x12" (4/38x286)		
B7	5/2"x8" (5/38x184)	5/2"x10" (5/38x235)	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 1/4" (89 x 89 x 6.4)	8'-1" (2.47m)	7'-6" (2.30m)		
L8	4" x 3 1/2" x 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)		

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'-8" 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" (760 x 2030 x 45)	INSULATED MIN. R4 (RSI 0.7)	
1D	EXTERIOR	2'-8" 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 8'-0" x 1-3/4" (915 x 2440 x 45)	INSULATED MIN. R4 (RSI 0.7)	
1F	EXTERIOR	2'-8" x 8'-0" x 1-3/4" (815 x 2440 x 45)	INSULATED MIN. R4 (RSI 0.7)	
2A	EXTERIOR	2'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45)	20 MIN. F.R.R. DOOR/FRAME WITH APP. SELF CLOSING DEVICE.	
2	INTERIOR	2'-8" x 6'-8" x 1-3/8" (815 x 2030 x 35)	REFER TO SCHEDULE 'A' FOR VERIFICATION OF DOOR HEIGHTS	
3	INTERIOR	2'-6" x 6'-8" x 1-3/8" (760 x 2030 x 35)		
3A	INTERIOR	2'-4" x 6'-8" x 1-3/8" (710 x 2030 x 35)		
4	INTERIOR	2'-0" 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	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 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)
	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.)

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.

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

STAMP



SWS#19020

Structural

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

GABLE END:
3 1/2" MASONRY VENEER TIED TO FRAMING MEMBERS WITH 7/8"x1"x.03"
GALV. METAL TIES @ 16" O.C. AND 24" VERTICAL, 2" AIR SPACE, 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

PREFINISHED FRIEZE BOARD, VARIES PER ELEVATION

LIMITING DISTANCE GREATER THAN 3'-11" (1.20m)		
3 1/2" MASONRY VENEER TIED TO FRAMING MEMBERS WITH 7/8"x1"x.03" GALV. METAL TIES @ 16" O.C. AND 24" VERTICAL, 1" AIR SPACE, APPROVED AIR/WATER BARRIER AS PER O.B.C. 9.21.3. 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 7/8"x1"x.03" GALV. METAL TIES @ 16" O.C. AND 24" VERTICAL, 1" AIR SPACE, APPROVED AIR/WATER BARRIER AS PER O.B.C. 9.21.3. 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 CANULC-S102 AND HAVING A MASS OF NOT LESS THAN 1.22 kg/m2 OF WALL SURFACE, APPROVED 6 MIL POLY VAPOUR BARRIER, 1/2" TYPE X GYPSUM WALLBOARD INTERIOR FINISH.		
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)

PROVIDE CONTINUOUS APPROVED AIR/WATER BARRIER AROUND
HEADERS, UNDER BOTTOM PLATE AND UP STUD WALL BEHIND GYPSUM
WALLBOARD, PROVIDE CAULKING AT JOINTS, AIR/WATER BARRIER
SHALL EXTEND UNDER SILL PLATE TO OUTSIDE FACE OF INSULATION
UNDER 6 MIL POLY VAPOUR BARRIER.

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.

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

PROVIDE MIN. 2" CONCRETE CHECK FOR MASONRY

FINISHED GRADE

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

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

4" Ø WEEPING 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 CANULC-S102 AND
HAVING A MASS OF NOT LESS THAN 1.22 kg/m2 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.

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

MASONRY VENEER, 2"x6" STUDS, 2 STOREY WALL SECTION

1/2" = 1'-0"



SWS#19020
Structural

WALL SECTION 1

25-2500 (3105)
REV.2019.07.29

HEATHWOOD HOMES - 217132
WALLACETON, KITCHENER, ON

Drawn By JT Checked By DM Scale 3/16"=1'-0" File Number 217132WS3105.DWG

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Page Number D1 of D2

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

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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
PREFINISHED 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. 9.21.3. 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. 9.21.3. 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/m² 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. PREFINISHED 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"x.03" GALV. METAL TIES @ 16" O.C. AND 24" VERTICAL, 1" AIR SPACE, APPROVED AIR/WATER BARRIER AS PER O.B.C. 9.21.3. 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"x.03" GALV. METAL TIES @ 16" O.C. AND 24" VERTICAL, 1" AIR SPACE, APPROVED AIR/WATER BARRIER AS PER O.B.C. 9.21.3. 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/m² 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 PARING FROM TOP OF FOUNDATION WALL TO 2" BELOW FINISHED GRADE

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS (9.15.4.2)				
STRENGTH 20 MPa 15 MPa 10 MPa	SILLS THICKNESS	MAX. HEIGHT FROM FIN. SLAB TO GRADE		
		UNSUPPORTED AT TOP	SUPPORTED AT TOP	
			<2.5m	>2.5m & <2.75m & <3.0m
8"	3'-11" (1.20m)	7'-0" (2.15m)	7'-0" (2.15m)	6'-10" (2.10m)
10"	4'-7" (1.40m)	7'-6" (2.30m)	8'-6" (2.60m)	8'-2" (2.50m)
12"	4'-11" (1.50m)	7'-6" (2.30m)	8'-6" (2.60m)	9'-3" (2.85m)
8"	3'-11" (1.20m)	7'-6" (2.30m)	7'-6" (2.30m)	7'-2" (2.20m)
10"	4'-7" (1.40m)	7'-6" (2.30m)	8'-6" (2.60m)	9'-3" (2.85m)
12"	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 PARTYWALL
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" Ø 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/m² 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)

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

PROVIDE ADEQUATE SPACE FOR INSULATION DIRECTLY ABOVE THE INNER SURFACE OF EXTERIOR WALLS. INSULATION VALUE SHALL NOT BE LESS THAN R20 (3.52 RS1) AS PER O.B.C. SB-12 3.1.1.B.

1/2" GYPSUM CEILING BOARD INTERIOR FINISH ON 6 MIL POLY VAPOUR BARRIER ON BOTTOM CHORD OF ROOF TRUSSES, INSULATION W/ REQUIRED CEILING W/ ATTIC SPACE R-VALUE

SECOND FLOOR

2-2"x6" TOP PLATE

2"x6" BASE PLATE

MIN. 1 1/2" THICK HEADER AS PER JOIST DEPTH - REFER TO ENG. FLOOR JOIST MANUF. FOR RIMBOARD OR HEADER SIZE.

1/6" SUBFLOOR ON FLOOR JOISTS. FOR CERAMIC TILE APPLICATION REFER TO O.B.C. 9.30.6.. ALL JOISTS TO BE BRIDGED WITH 2"x2" CROSS BRACING OR SOLID BLOCKING @ 6'-11" O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 1"x3" @ 6'-11" O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. REFER TO ENG. FLOOR JOIST MANUF. FOR BRACING SPECIFICATIONS.

INSULATION W/ REQUIRED EXPOSED FLOOR R-VALUE IN HEADER SPACE

ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD FOR LIMITING DISTANCE LESS THAN 3'-11" (1.20m)

2-2"x6" TOP PLATE

PROVIDE CONTINUOUS APPROVED AIR/WATER BARRIER AROUND HEADERS, UNDER BASE PLATES AND UP STUD WALL BEHIND GYPSUM WALLBOARD, PROVIDE CAULKING AT JOINTS.

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

FIRST FLOOR

PROVIDE CONTINUOUS APPROVED AIR/WATER BARRIER AROUND HEADERS, UNDER BOTTOM PLATE AND UP STUD WALL BEHIND GYPSUM WALLBOARD, PROVIDE CAULKING AT JOINTS, AIR/WATER BARRIER SHALL EXTEND UNDER SILL PLATE TO OUTSIDE FACE OF INSULATION UNDER 6 MIL POLY VAPOUR BARRIER.

2"x6" BASE PLATE

MIN. 1 1/2" THICK HEADER AS PER JOIST DEPTH - REFER TO ENG. FLOOR JOIST MANUF. FOR RIMBOARD OR HEADER SIZE.

INSULATION W/ REQUIRED EXPOSED FLOOR R-VALUE IN HEADER SPACE

TYPICAL FLOORS AS PER PLANS

ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD FOR LIMITING DISTANCE LESS THAN 3'-11" (1.20m)

MINIMUM 2"x4" SILL PLATE, TIED TO TOP OF POURED CONC. FND. WALL WITH 8" LONGx1/2" Ø ANCHOR BOLTS C/W NUT AND WASHER WITH 2 1/2" HOOK. ANCHOR BOLTS TO BE SPACED NOT MORE THAN 7'-10" O.C. AND EMBEDDED NOT LESS THAN 4" INTO CONC. PROVIDE SILL GASKET BETWEEN PLATE AND FOUNDATION WALL. PROVIDE NON-SHRINK GROUT TO LEVEL PLATE.

PROVIDE MIN. 2" CONCRETE CHECK FOR MASONRY

CONTIN. INSULATION BLANKET OR BATTS W/ REQUIRED BASEMENT WALL R-VALUE, 6 MIL POLYETHYLENE VAPOUR BARRIER DAMPPROOF WITH AIR/WATER BARRIER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. TERMINATE BLANKETS ABOVE SLAB AS REQUIRED BY O.B.C. OR ENERGY DESIGN CONSULTANT

TAPE AND SEAL BLANKETS AT ALL JOINTS

SECURE METAL BLANKET TIE TO FOUNDATION WALL AS PER MANUF. INSTRUCTIONS

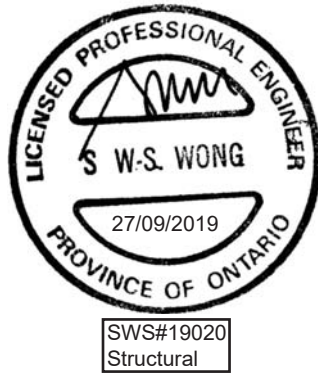
UNFINISHED BASEMENT

HOUSE WRAP

1/2" IMPERVIOUS BOARD FOR BOND BREAK

3" MIN. 25 MPa CONC. SLAB ON 4" COARSE CLEAN GRANULAR FILL OR 20 MPa CONC. WITH DAMPPROOFING BELOW SLAB.

CONTINUOUS KEY IN CONCRETE



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

1/2" = 1'-0"

WALL SECTION 2

25-2500 (3105)
REV.2019.07.29

HEATHWOOD HOMES - 217132
WALLACETON, KITCHENER, ON

Drawn By: JT, Checked By: DM, Scale: 3/16"=1'-0", File Number: 217132WS3105.DWG, Page Number: D2 of D2

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QUALIFICATION INFORMATION

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