



ELEVATION 'A'



ELEVATION 'B'



ELEVATION 'C'

# UNIT SL-3606

## SB-12 ENERGY EFFICIENCY DESIGN MATRIX

PRESCRIPTIVE COMPLIANCE		SB-12 (SECTION 3.1.1) TABLE 3.1.1.3.A	
<b>PACKAGE A1</b>		SPACE HEATING FUEL	
		<input checked="" type="checkbox"/> GAS	<input type="checkbox"/> OIL
		<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> PROPANE
		<input type="checkbox"/> EARTH	<input type="checkbox"/> SOLID FUEL
BUILDING COMPONENT	REQUIRED	PROPOSED	
<b>INSULATION RSI (R) VALUE</b>			
CEILING W/ ATTIC SPACE	10.56 (R60)	10.56 (R60)	
CEILING W/O ATTIC SPACE	5.46 (R31)	5.46 (R31)	
EXPOSED FLOOR	5.46 (R31)	5.46 (R31)	
WALLS ABOVE GRADE	3.87 (R22)	3.87 (R22)	
BASEMENT WALLS	3.52 ci	3.52 ci	
* PROPOSED VALUES MAY BE SUBSTITUTED W/ 2.11+1.76ci (R12+R10ci)	(R20 ci) *	(R20 ci) *	
BELOW GRADE SLAB ENTIRE SURFACE > 600mm BELOW GRADE	-	-	
EDGE OF BELOW GRADE SLAB ≤ 600mm BELOW GRADE	1.76 (R10)	1.76 (R10)	
HEATED SLAB OR SLAB ≤ 600mm BELOW GRADE	1.76 (R10)	1.76 (R10)	
<b>WINDOWS &amp; DOORS</b>			
WINDOWS/SLIDING GLASS DOORS (MAX U-VALUE)	1.6	1.6	
SKYLIGHTS (MAX. U-VALUE)	2.8	2.8	
<b>APPLIANCE EFFICIENCY</b>			
SPACE HEATING EQUIP. (AFUE%)	96%	96%	
HRV EFFICIENCY (%)	75%	75%	
DHW HEATER (EF)	0.8	0.8	

- 1 - TITLE PAGE
- 2 - BASEMENT PLAN ELEV. 'A', 'B' & 'C'
- 3 - GROUND FLOOR PLAN ELEV. 'A'
- 4 - SECOND FLOOR PLAN ELEV. 'A'
- 5 - PARTIAL FLOOR PLANS ELEV. 'A' ('B' & 'C' SIMILAR)
- 6 - PARTIAL FLOOR PLANS ELEV. 'B'
- 7 - PARTIAL FLOOR PLANS ELEV. 'C'
- 8 - FRONT ELEVATION 'A'
- 9 - LEFT SIDE ELEVATION 'A'
- 10 - RIGHT SIDE ELEVATION 'A'
- 11 - REAR ELEVATION 'A' & 'B'
- 12 - FRONT ELEVATION 'B'
- 13 - LEFT SIDE ELEVATION 'B'
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- 16 - LEFT SIDE ELEVATION 'C'
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- 19 - CROSS SECTION 'A-A'
- 20 - CONSTRUCTION NOTES 1 OF 2
- 21 - CONSTRUCTION NOTES 2 OF 2

AREA CALCULATIONS	EL. 'A'	EL. 'B'	EL. 'C'
	STD. PLAN	STD. PLAN	STD. PLAN
GROUND FLOOR AREA	1123 sq. ft.	1123 sq. ft.	1123 sq. ft.
SECOND FLOOR AREA	1467 sq. ft.	1488 sq. ft.	1471 sq. ft.
SUBTOTAL	2590 sq. ft.	2611 sq. ft.	2594 sq. ft.
DEDUCT ALL OPEN AREAS	16 sq. ft.	16 sq. ft.	16 sq. ft.
TOTAL NET AREA	2574 sq. ft.	2595 sq. ft.	2578 sq. ft.
	(239.13 sq. m.)	(241.08 sq. m.)	(239.50 sq. m.)
FINISHED BASEMENT AREA	0 sq. ft.	0 sq. ft.	0 sq. ft.
COVERAGE W/O PORCH	1518 sq. ft.	1518 sq. ft.	1518 sq. ft.
	(141.03 sq. m.)	(141.03 sq. m.)	(141.03 sq. m.)
COVERAGE W/ PORCH	1579 sq. ft.	1579 sq. ft.	1579 sq. ft.
	(146.69 sq. m.)	(146.69 sq. m.)	(146.69 sq. m.)
WINDOW / WALL AREA CALCULATIONS	EL. 'A'	EL. 'B'	EL. 'C'
	STD. PLAN	STD. PLAN	STD. PLAN
GROSS WALL AREA	3262.82 sq. ft.	3262.82 sq. ft.	3241.04 sq. ft.
	(303.13 sq. m.)	(303.13 sq. m.)	(301.10 sq. m.)
GROSS WINDOW AREA (INCL. GLASS DOORS & SKYLIGHTS)	304.95 sq. ft.	303.77 sq. ft.	297.67 sq. ft.
	(28.33 sq. m.)	(28.22 sq. m.)	(27.65 sq. m.)
TOTAL WINDOW %	9.35 %	9.31 %	9.18 %



7. ISSUED FINAL	REV.2018.09.19	MN
6. REVISED AS PER ENGINEERS COMMENTS	REV.2018.07.19	MN
5. REVISED AS PER CLIENT COMMENTS	REV.2018.02.16	SZ
4. 2017 OBC UPDATE	REV.2017.11.08	SZ
3. REVISED AS PER ENG. COMMENTS & ISSUED FINAL	REV.2015.04.29	MN
2. ISSUED FOR PRELIMINARY REVIEW	REV.2015.04.01	HG
1. ISSUED FOR CLIENT REVIEW & PRICING	REV.2015.02.12	MN
REVISIONS	DATE (YYYYMMDD)	BY

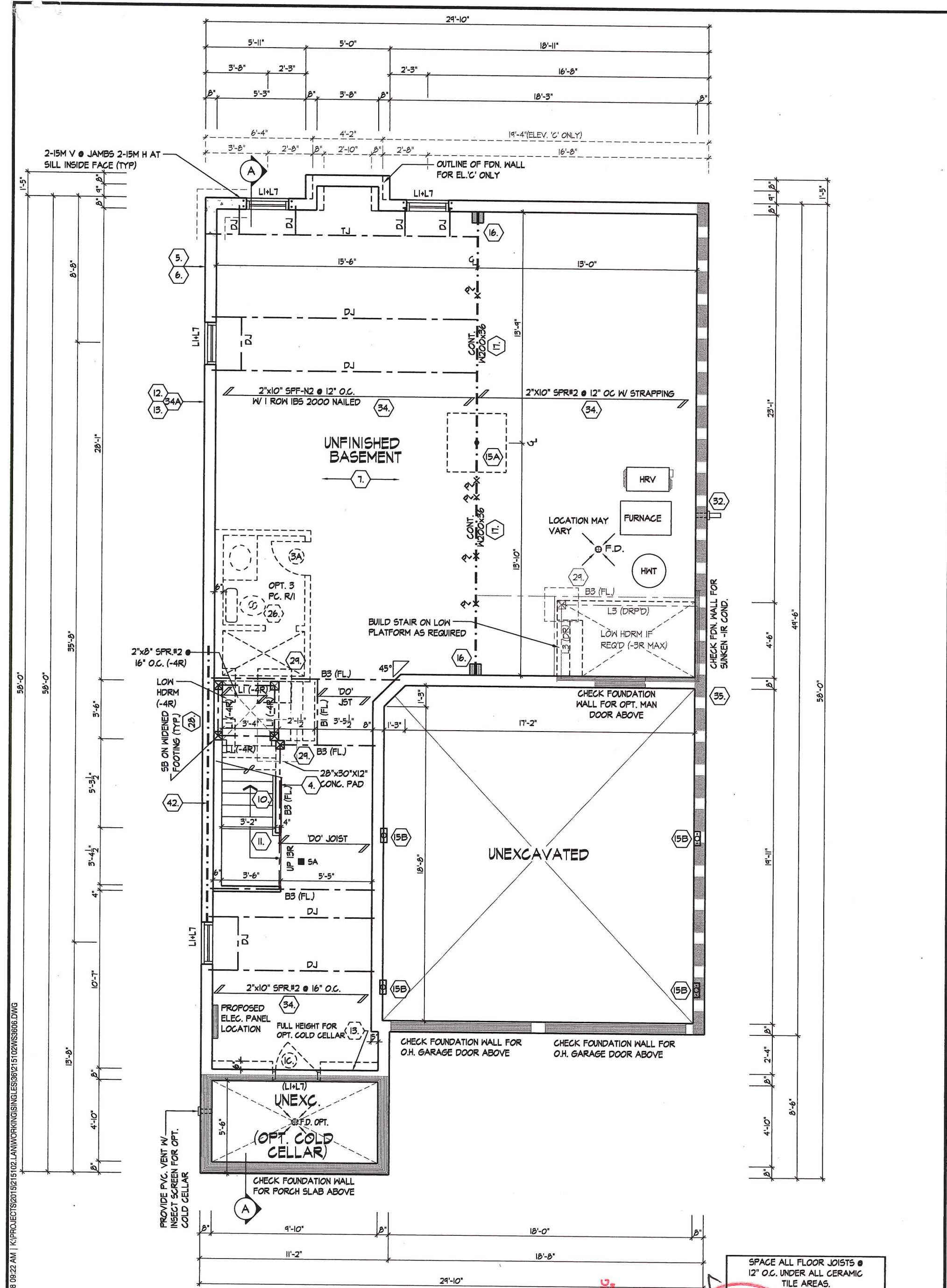


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Mark Nywening 40274

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REGISTRATION INFORMATION  
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BASEMENT PLAN, EL. 'A', 'B' & 'C'

SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.

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 INC. (905) 760-9528  
 SEP 25 2018

LICENSED PROFESSIONAL ENGINEER  
 J. G. ALVAREZ  
 100014328

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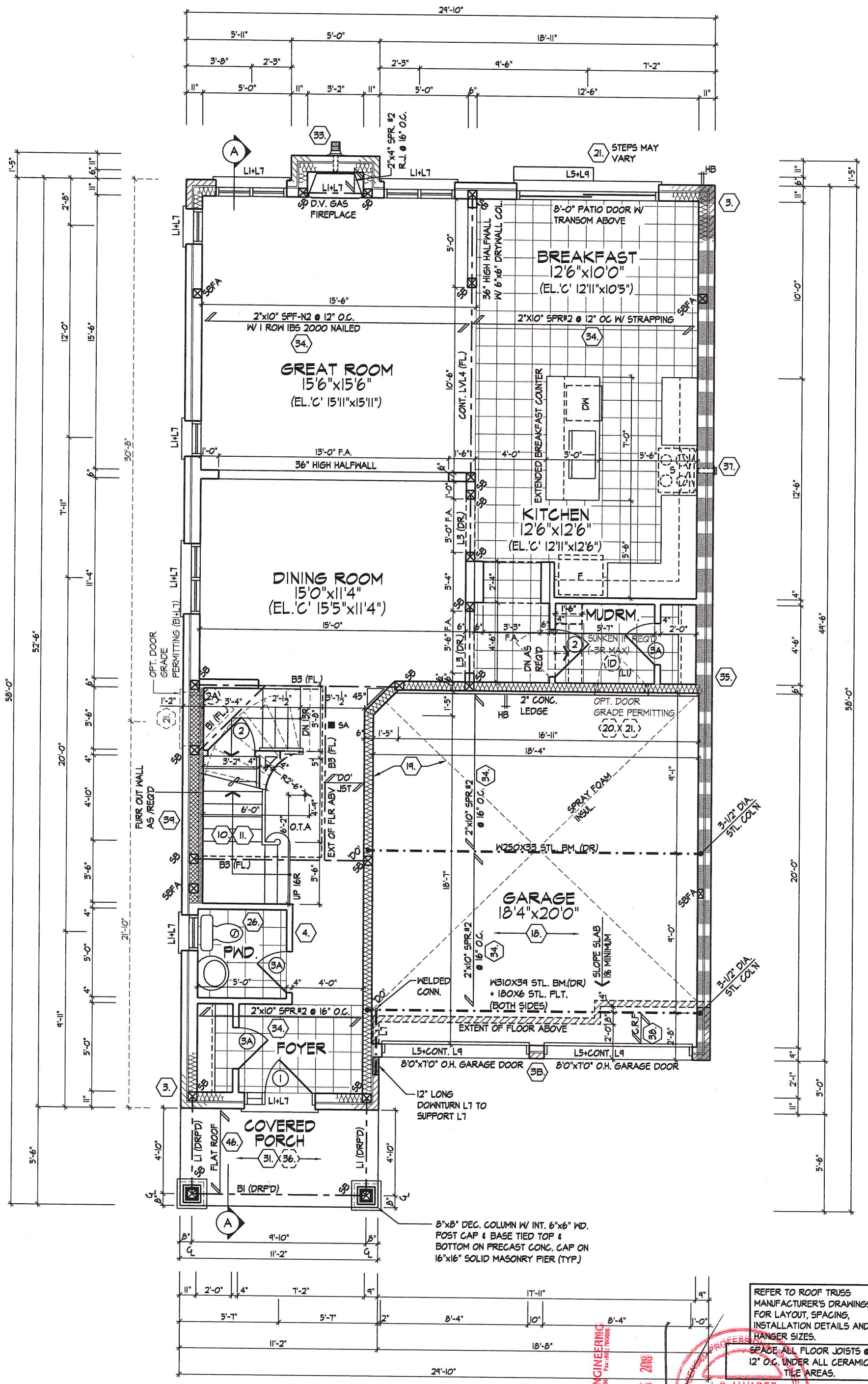
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GROUND FLOOR PLAN, EL. 'A'

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

SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.

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GROUND FLOOR PLAN ELEV. 'A'

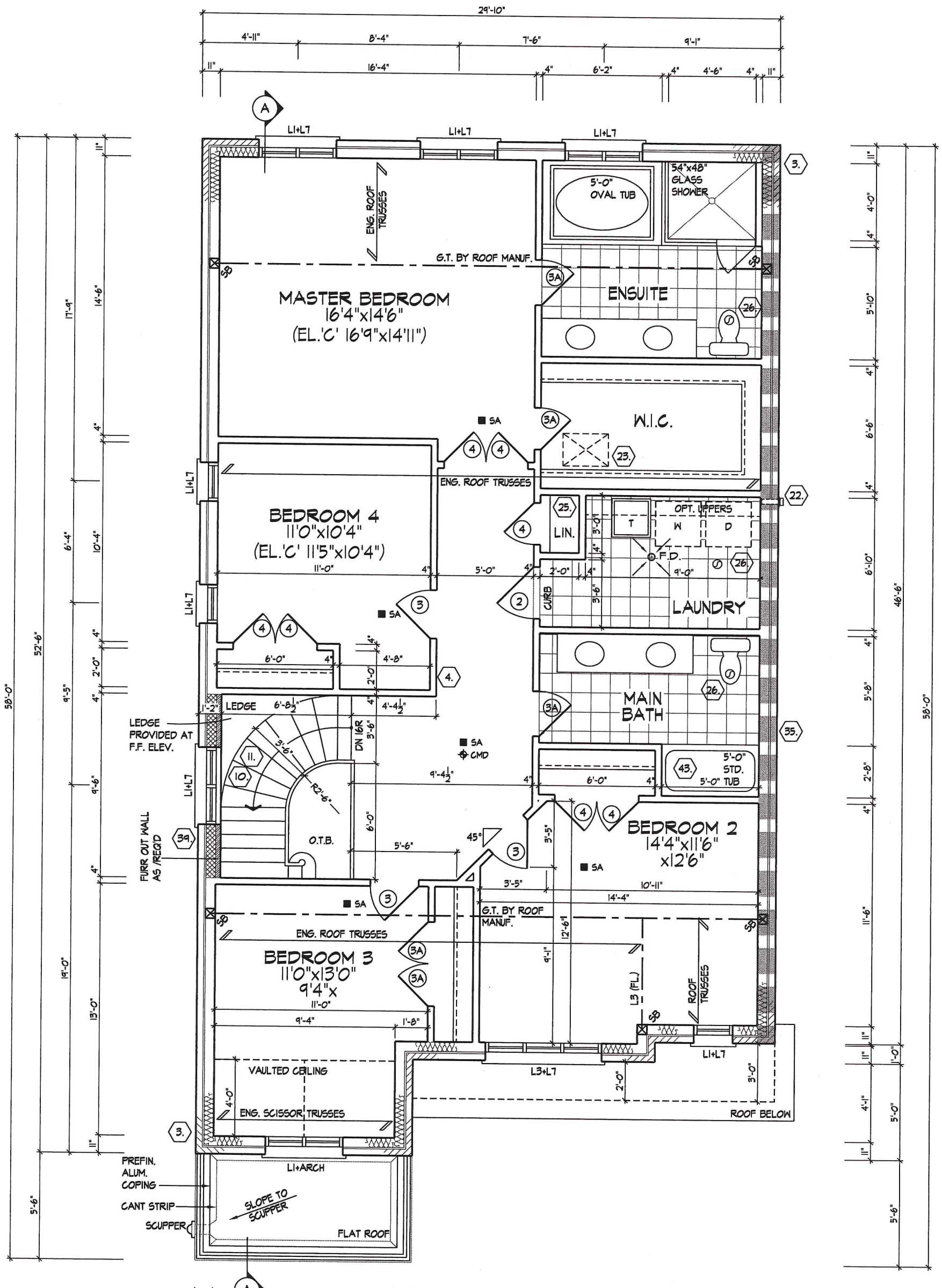
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SECOND FLOOR PLAN, EL. 'A'

NOTE: CURB  
 PROVIDE 6" CURB WITH RUBBER  
 MAT BY PLUMBERS TO EXTEND  
 6" MIN. ABOVE FLOOR LEVEL &  
 FLOOR DRAIN  
 REFER TO ROOF TRUSS  
 MANUFACTURER'S DRAWINGS  
 FOR LAYOUT, SPACING,  
 INSTALLATION DETAILS AND  
 HANGER SIZES.

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SECOND FLOOR PLAN ELEV. 'A'

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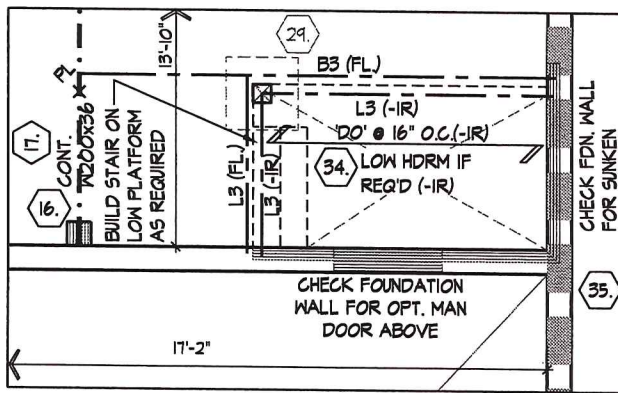
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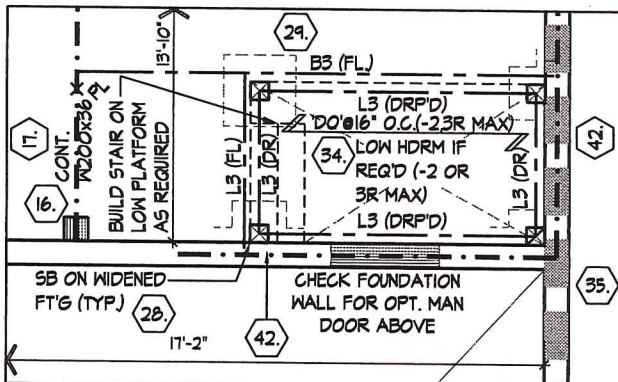
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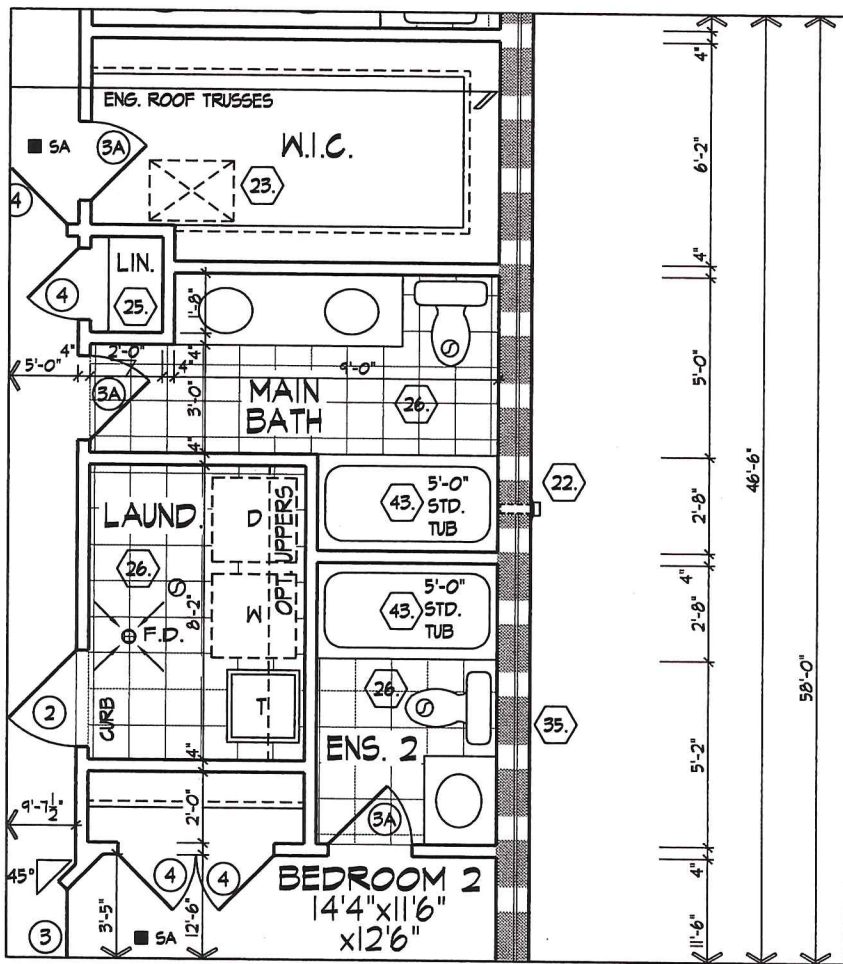
SUNKEN AREA ELEV. 'A', 'B' & 'C'  
(-IR CONDITION)

REFER TO STANDARD PLAN FOR COMPLETE CONSTRUCTION NOTES & DIMENSIONS  
SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.



SUNKEN AREA ELEV. 'A', 'B' & 'C'  
(-2R & -3R CONDITION)

REFER TO STANDARD PLAN FOR COMPLETE CONSTRUCTION NOTES & DIMENSIONS  
SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.



PARTIAL OPTIONAL SECOND FLOOR PLAN, EL. 'A'  
( 'B' AND 'C' SIMILAR)

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PARTIAL FLOOR PLANS ELEV. 'A' ('B' & 'C' SIMILAR)

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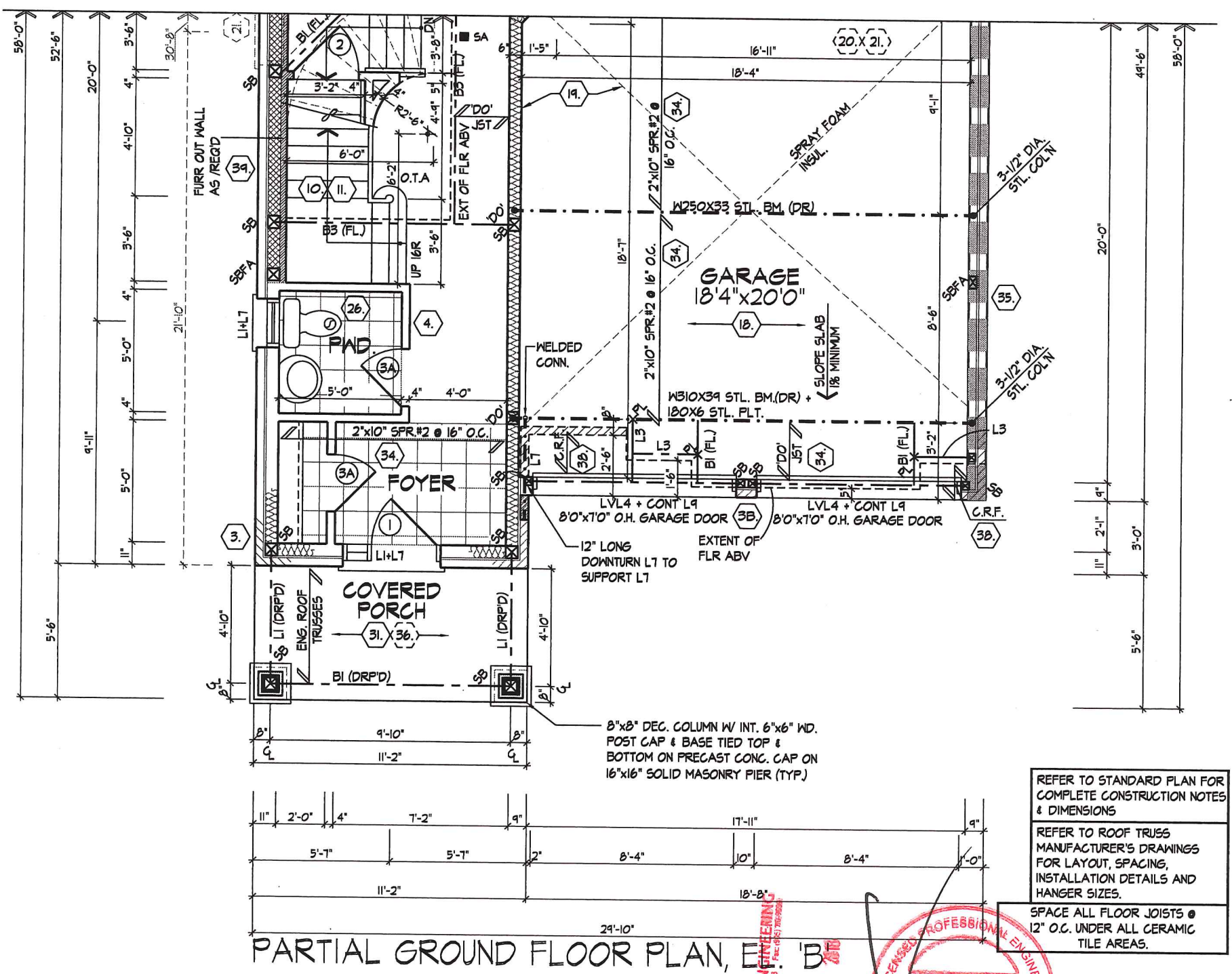
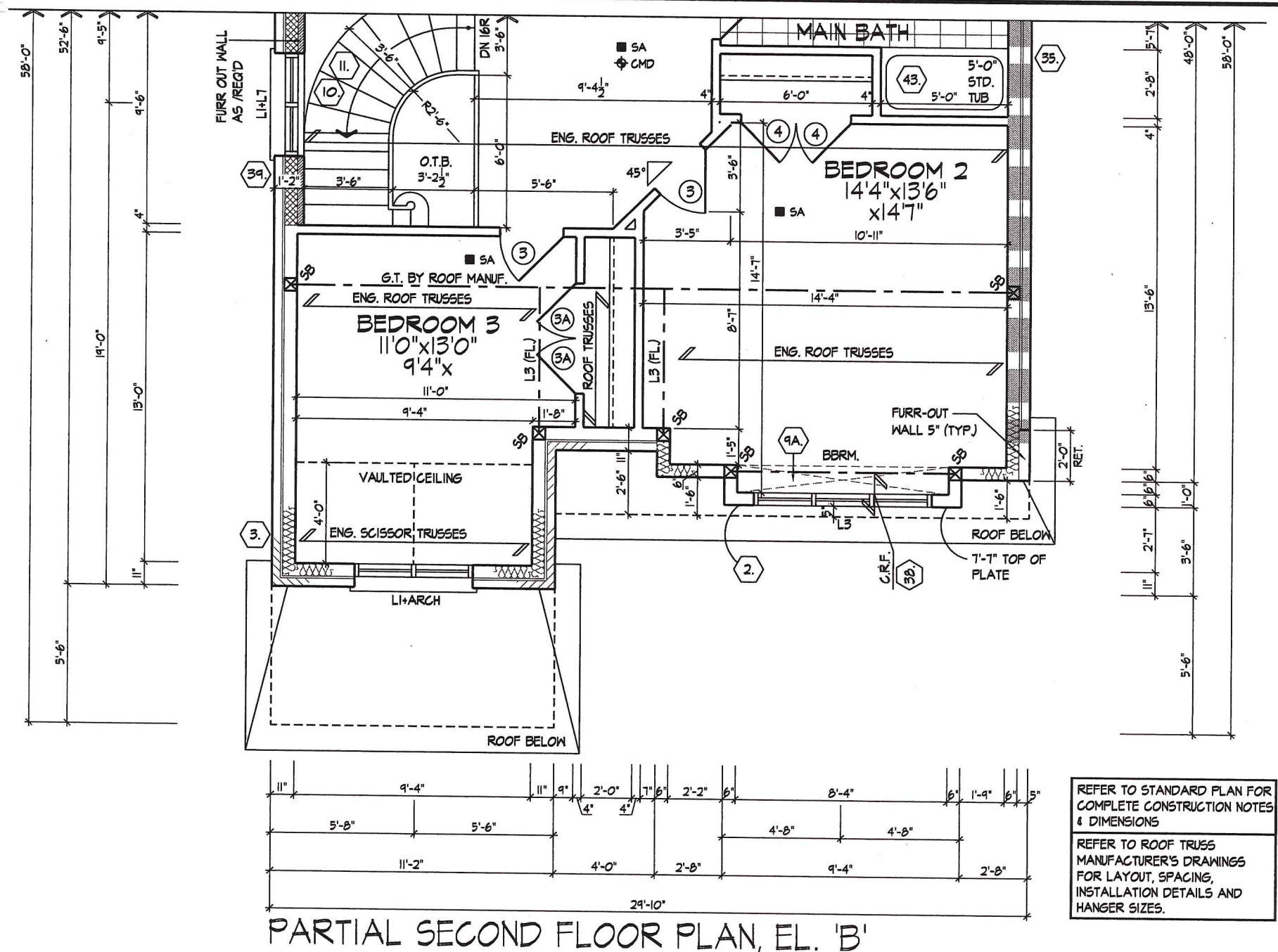
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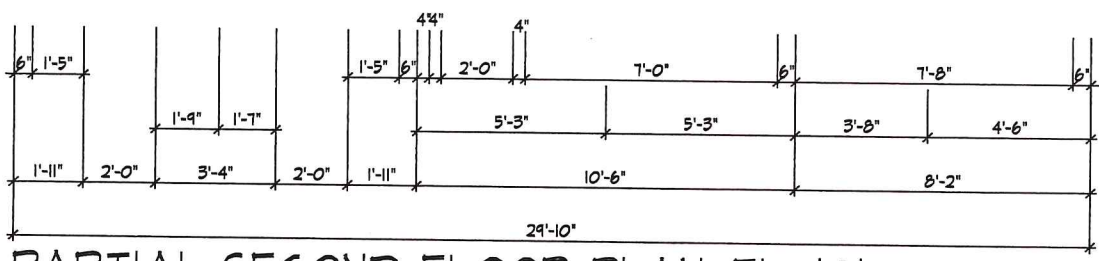
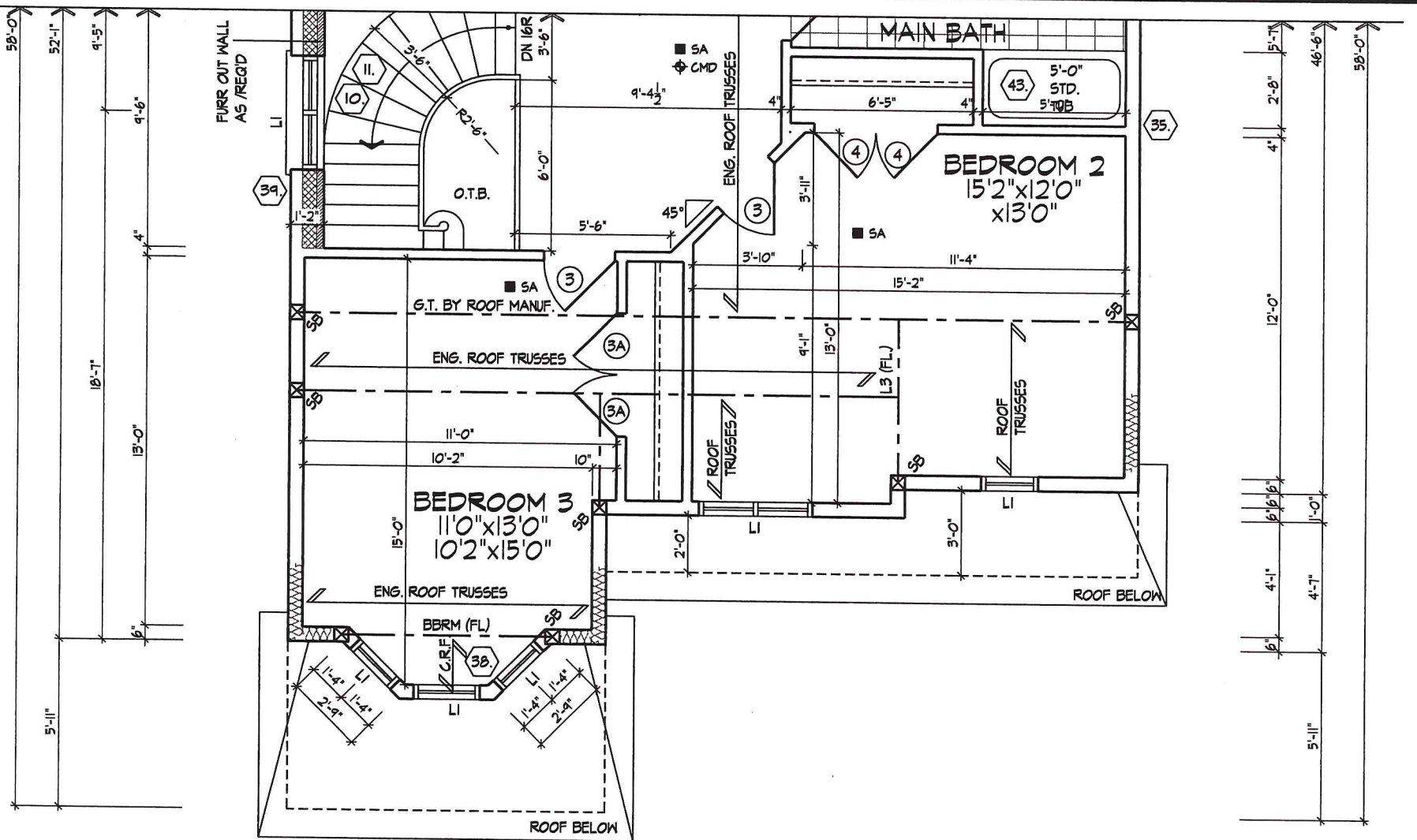
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**PARTIAL FLOOR PLANS ELEV. 'B'**

**SL-3606**

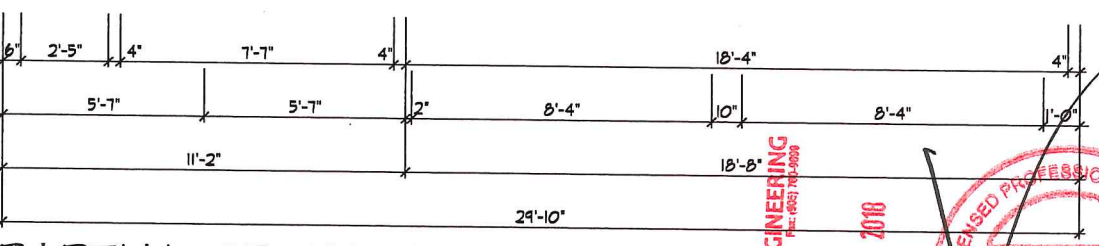
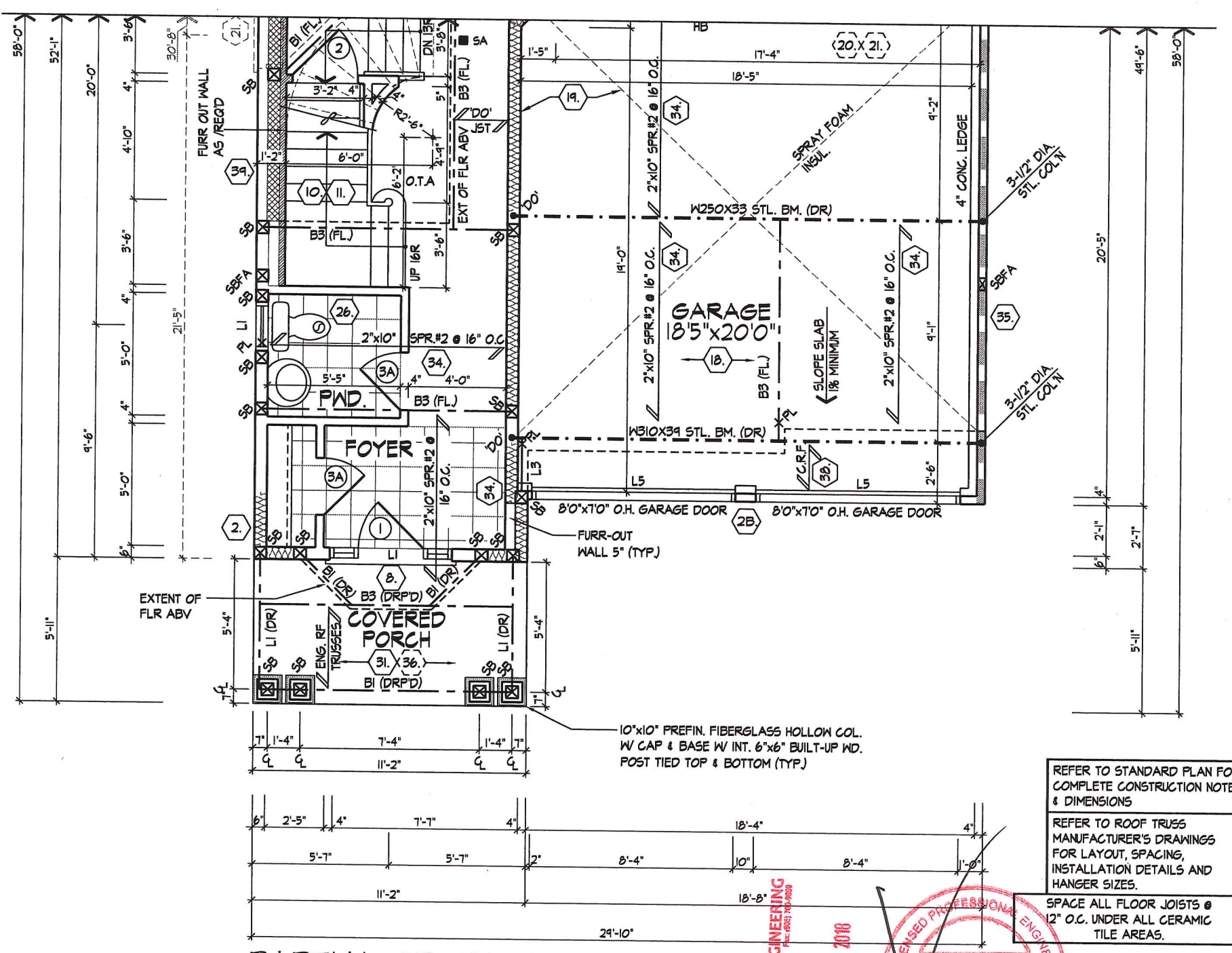
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PARTIAL SECOND FLOOR PLAN, EL. 'C'



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 SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.

PARTIAL GROUND FLOOR PLAN, EL. 'C'

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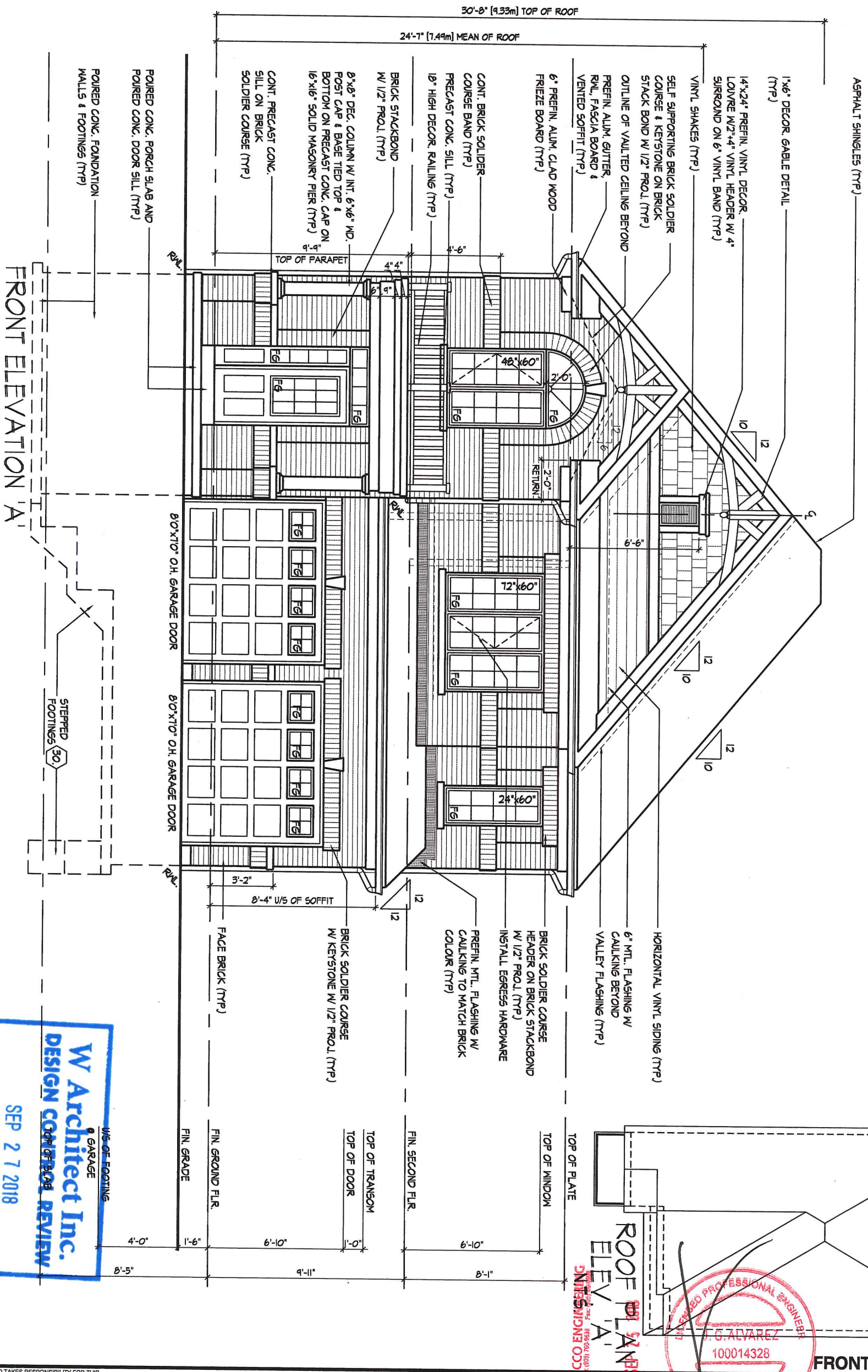
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PARTIAL FLOOR PLANS ELEV. 'C'

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ROOF OVERHANGS ARE TO BE 12" UNLESS NOTED OTHERWISE

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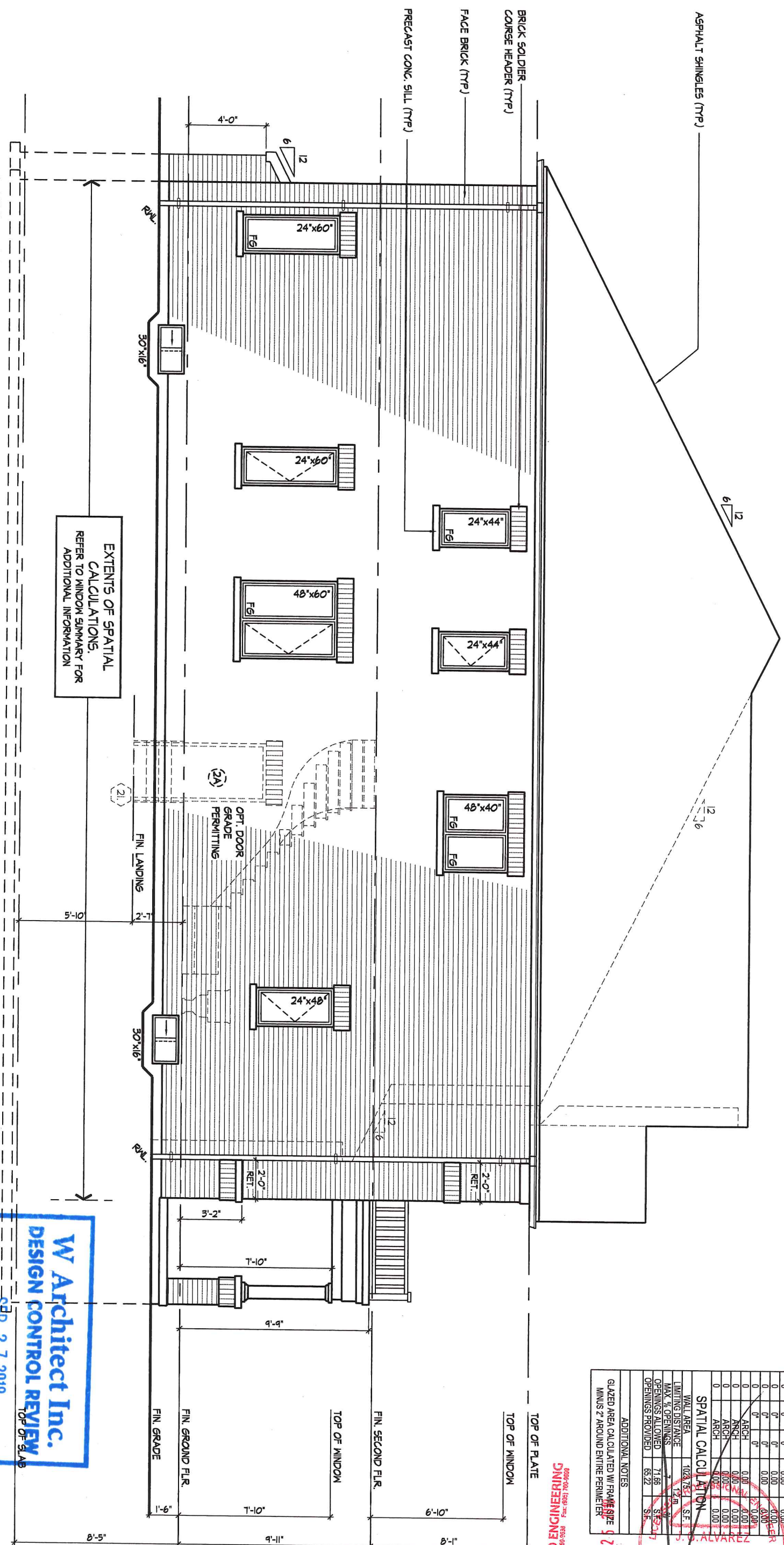
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LEFT SIDE ELEVATION 'A'



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

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

WINDOW SUMMARY				
PER O.B.C. TABLE 9.10.15.4				
LEFT SIDE ELEVATION A				
QUAN.	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)	
2	24"	44"	11.11	
2	24"	60"	15.56	
1	48"	60"	11.00	
1	48"	60"	17.14	
2	30"	48"	0.00	
1	24"	48"	6.11	
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

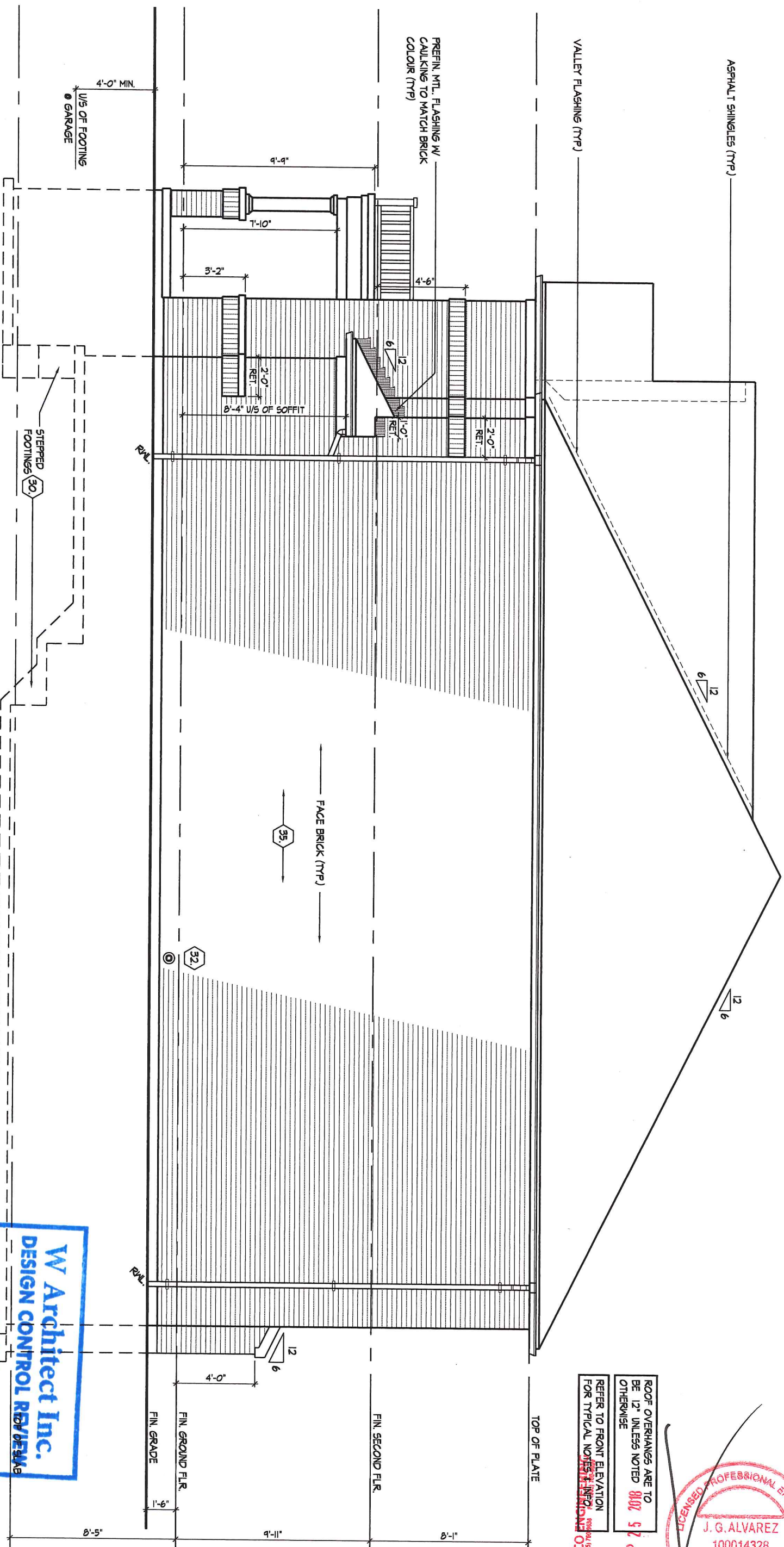
WALL AREA	1023.75	S.F.
LIMITING DISTANCE	1.2	ft
MAX % OPENINGS	7.66	%
OPENINGS ALLOWED	77.82	S.F.
OPENINGS PROVIDED	65.22	S.F.

ADDITIONAL NOTES  
 GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER

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RIGHT SIDE ELEVATION 'A'



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ROOF OVERHANGS ARE TO BE 12" UNLESS NOTED OTHERWISE  
 REFER TO FRONT ELEVATION FOR TYPICAL NOTES  
 SEP 27 2018

**PROFESSIONAL ENGINEER**  
 J. G. ALVAREZ  
 100014328  
 PROVINCE OF ONTARIO

RIGHT SIDE ELEVATION 'A'

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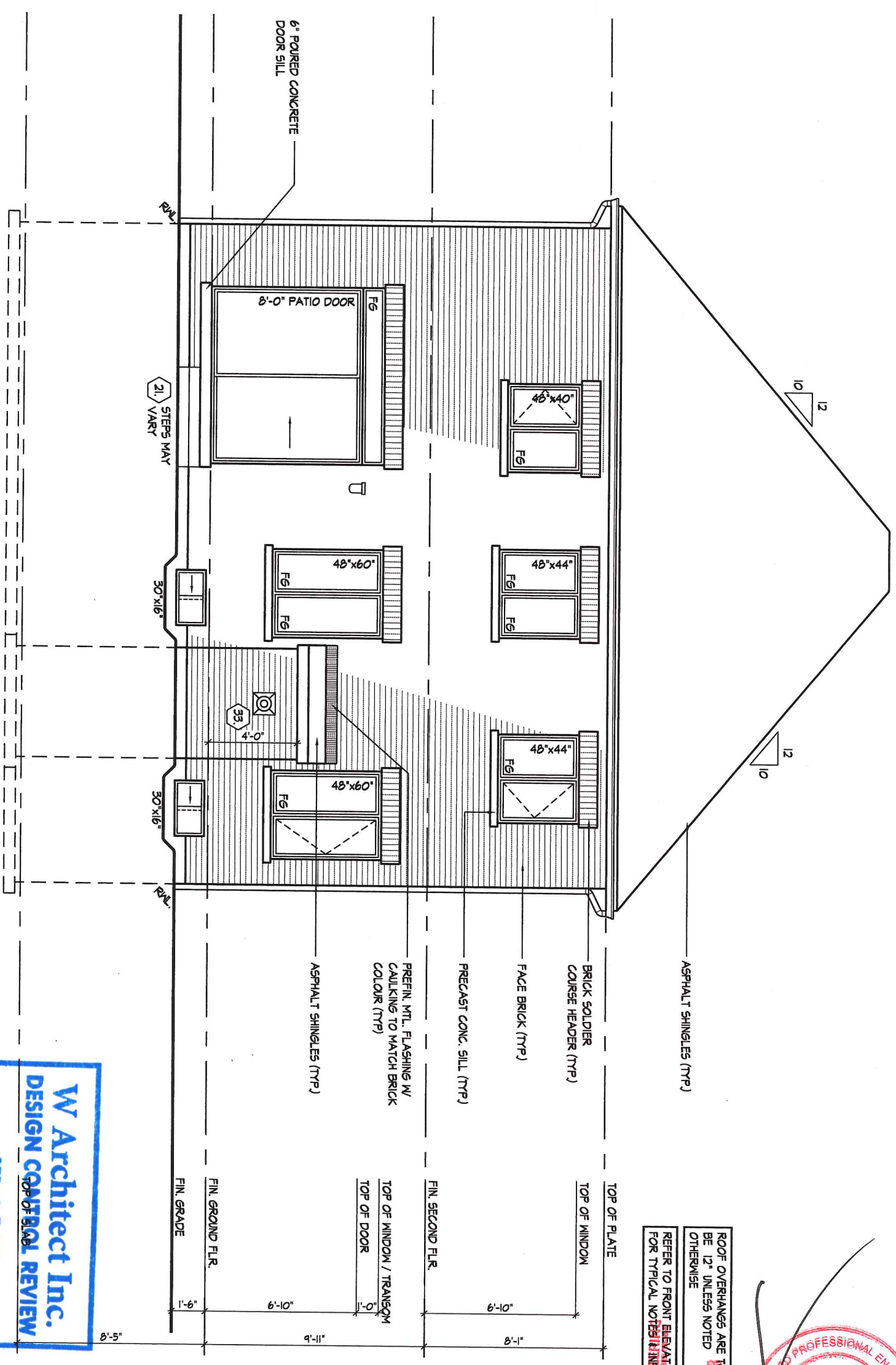
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REAR ELEVATION 'A' & 'B'



ROOF OVERHANGS ARE TO BE 12" UNLESS NOTED OTHERWISE  
 REFER TO FRONT ELEVATION FOR TYPICAL NOTES  
 SEP 5 2018



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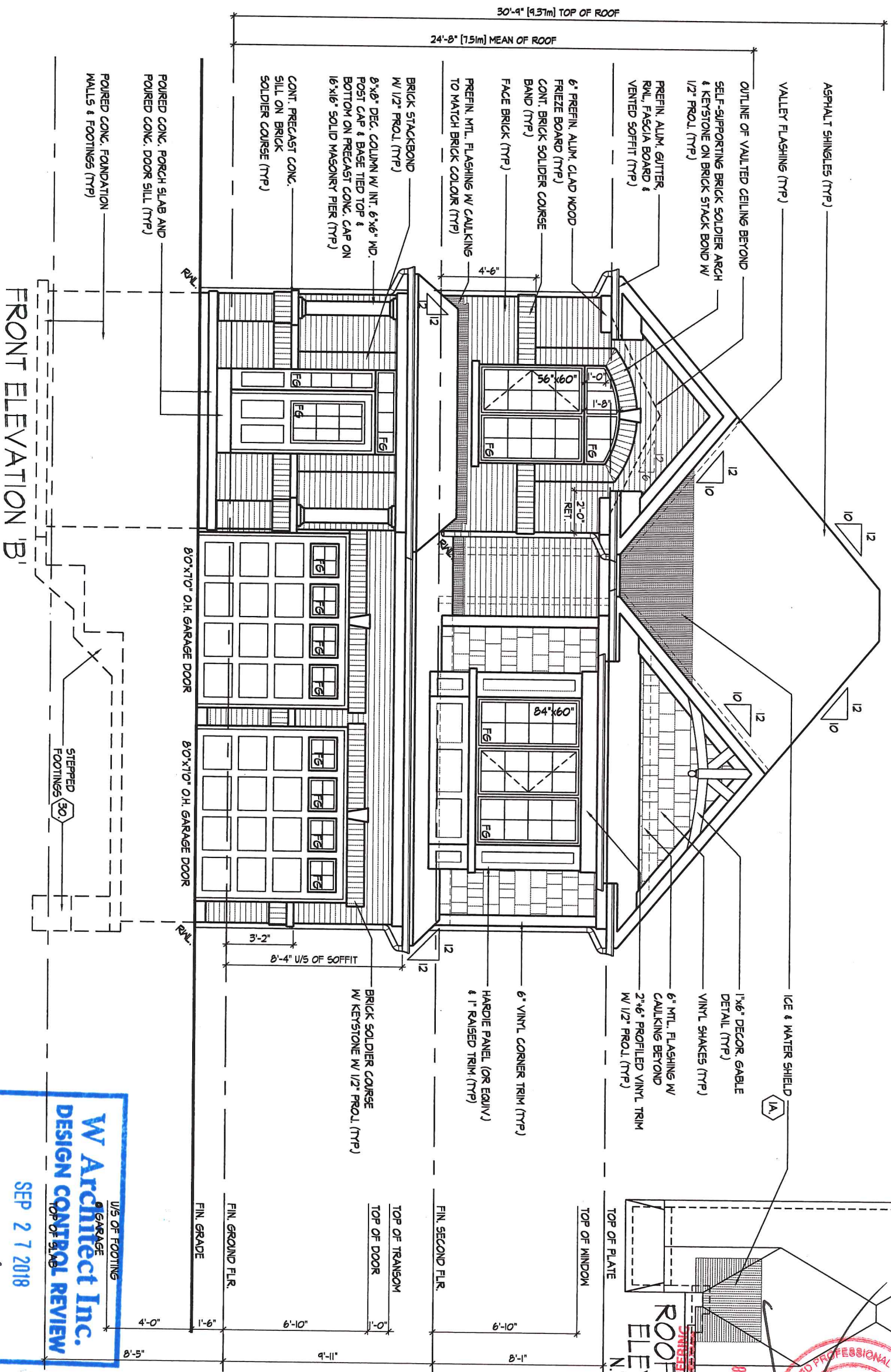
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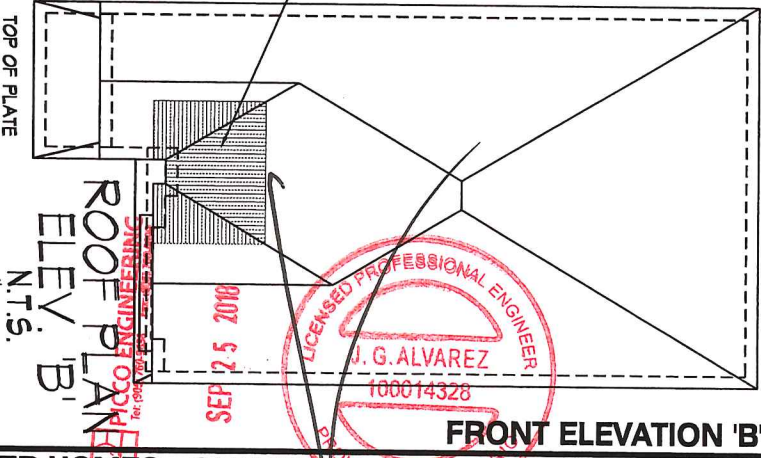
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**REAR ELEVATION 'A' & 'B'**  
**SL-3606**  
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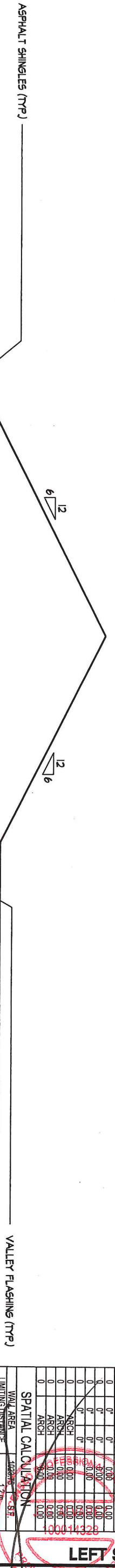
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LEFT SIDE ELEVATION 'B'

EXTENTS OF SPATIAL CALCULATIONS REFER TO WINDOW SUMMARY FOR ADDITIONAL INFORMATION

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

WINDOW SUMMARY			PER O.B.C. TABLE 9.10.15.4	
LEFT SIDE ELEVATION B			LEFT SIDE ELEVATION B	
QUAN.	WIDTH	DEPTH	WINDOW/DOOR FRAME SIZE (S.F.)	
2	24"	44"	11.11	
2	24"	60"	15.56	
1	48"	60"	11.00	
1	48"	60"	11.00	
2	30"	18"	17.14	
1	24"	48"	6.33	
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	
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**

WALL AREA	GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER
LIMITING DISTANCE	7
MAX. % OPENINGS	7.66
OPENINGS ALLOWED	65.22
OPENINGS PROVIDED	65.22

ADDITIONAL NOTES:  
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER

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

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TOP OF SLAB

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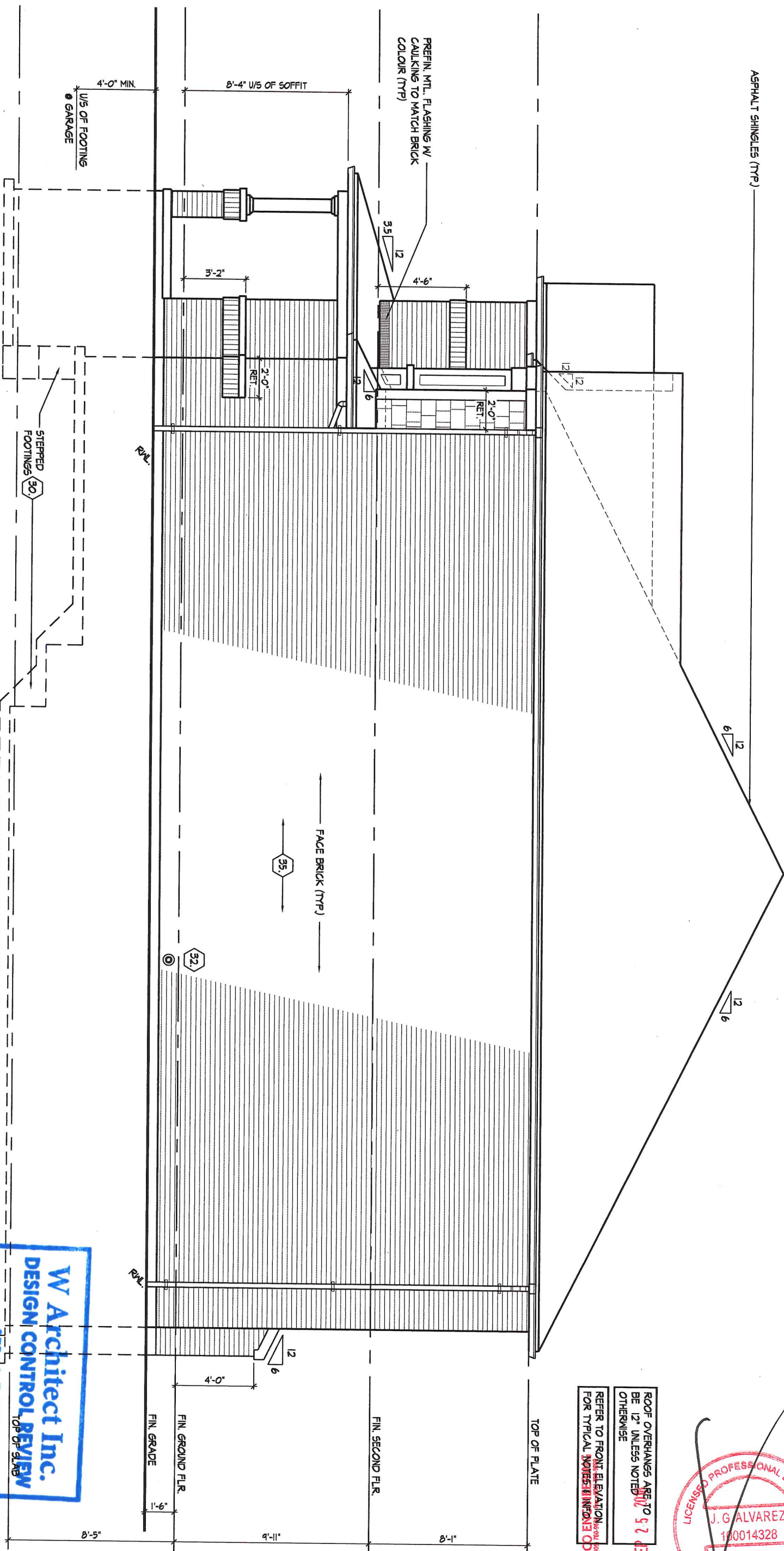
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RIGHT SIDE ELEVATION 'B'



ASPHALT SHINGLES (TYP)

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

4'-0" MIN.  
U/5 OF FOOTING  
GARAGE

8'-4" U/5 OF SOFFIT

3'-2"

4'-6"

2'-0"

RET.

2'-0"

RET.

STEPPED  
FOOTINGS (30)

FACE BRICK (TYP)

35

32

12/6

12/6

12/6

R.W.

R.W.

FIN. GROUND FLR.  
FIN. SECOND FLR.

TOP OF PLATE

8'-5"

9'-11"

8'-1"

REFER TO FRONT ELEVATION  
FOR TYPICAL NOTES (MINOR CHANGES)  
ROOF OVERHANGS ARE TO 5/8\"/>



RIGHT SIDE ELEVATION 'B'

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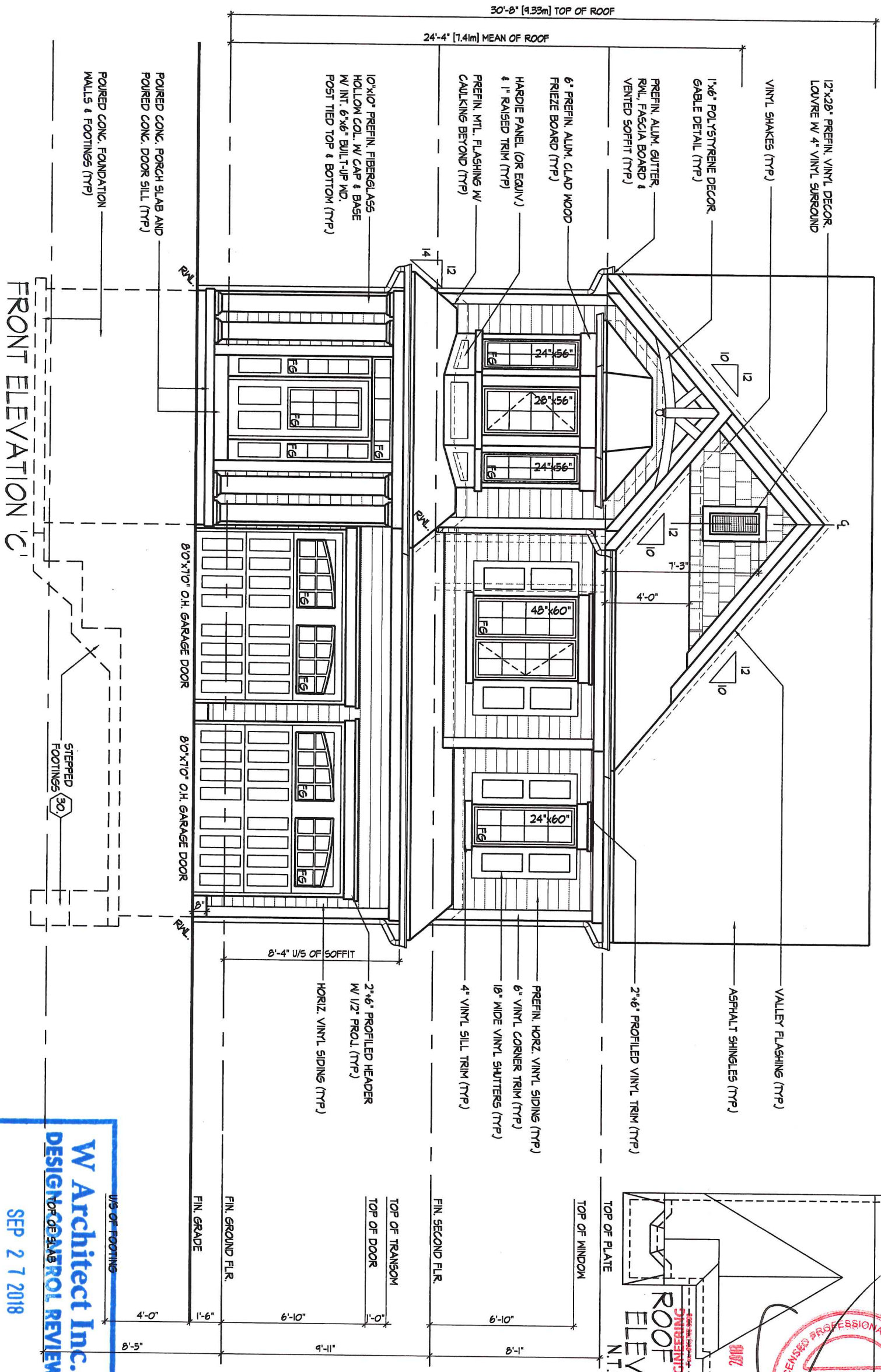
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**ROOF PLAN**  
ELEV. 'C'  
N.T.S.

2018 5 2 DES

LICENSED PROFESSIONAL ENGINEER  
J. G. ALVAREZ  
100014328  
PROVINCE OF ONTARIO

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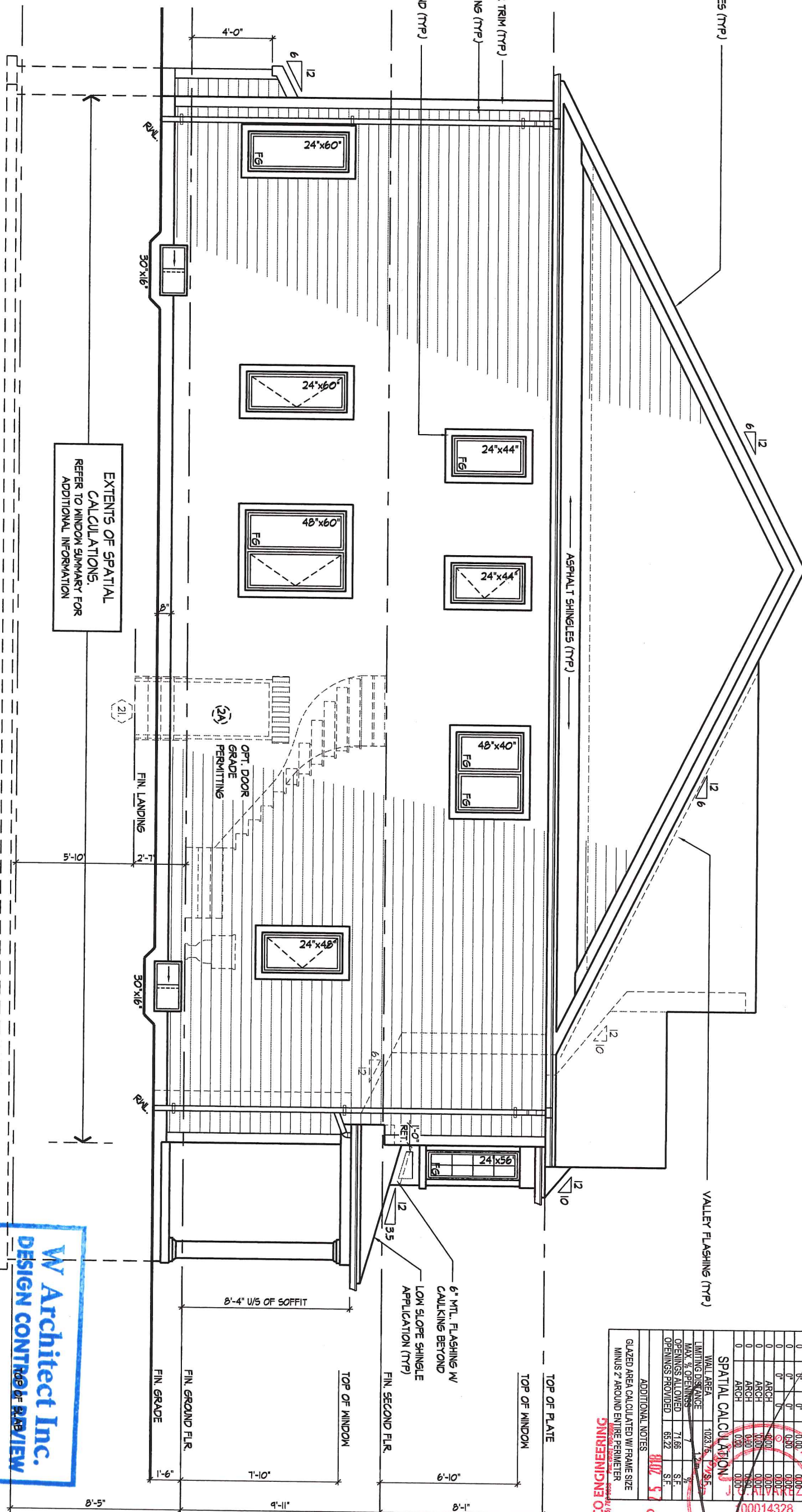
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LEFT SIDE ELEVATION 'C'

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

ASPHALT SHINGLES (TYP)  
 6" VINYL CORNER TRIM (TYP)  
 HORIZ. VINYL SIDING (TYP)  
 4" VINYL SURROUND (TYP)



ASPHALT SHINGLES (TYP)

VALLEY FLASHING (TYP)

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

WINDOW SUMMARY		WINDOW / DOOR FRAME SIZE (S.F.)
PER O.B.C. TABLE 9.10.15.4		
LEFT SIDE ELEVATION C		
QUAN.	WIDTH	DEPTH
2	24"	48"
2	24"	60"
1	48"	60"
2	30"	48"
0	0"	0"
0	0"	0"
0	0"	0"
0	0"	0"
0	0"	0"
0	0"	0"
0	0"	0"
0	0"	0"
0	0"	0"
0	0"	0"
0	0"	0"

SPATIAL CALCULATION			
WALL AREA	1023.76	TYP. S.F.	
LIMITING DISTANCE	1.30	%	
MAX. % OPENINGS	71.66	S.F.	
OPENINGS ALLOWED	65.22	S.F.	
OPENINGS PROVIDED	65.22	S.F.	
ADDITIONAL NOTES			
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER			
<b>SEP 27 2018</b>			

LEFT SIDE ELEVATION 'C'

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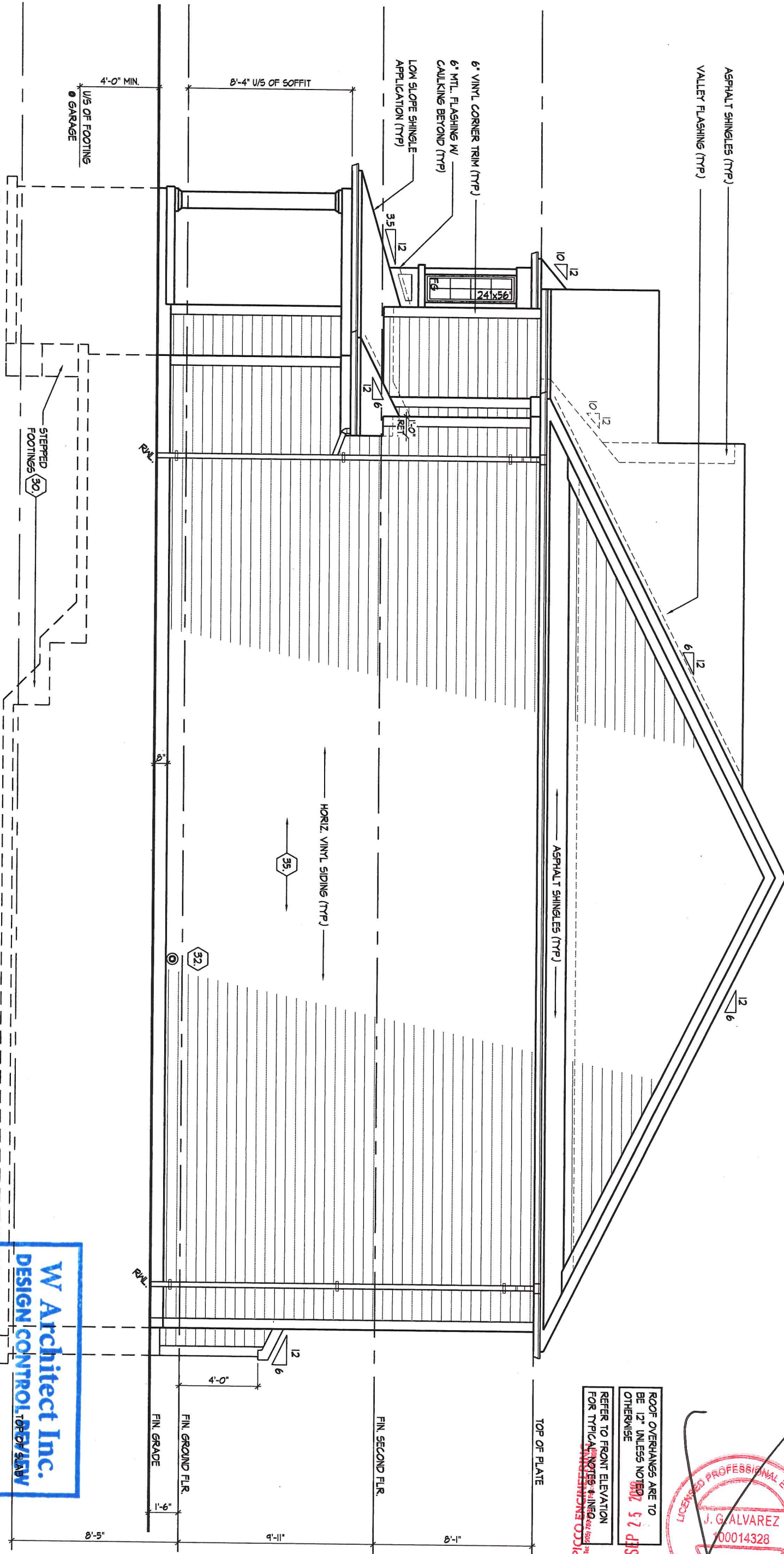
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RIGHT SIDE ELEVATION 'C'



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RIGHT SIDE ELEVATION 'C'

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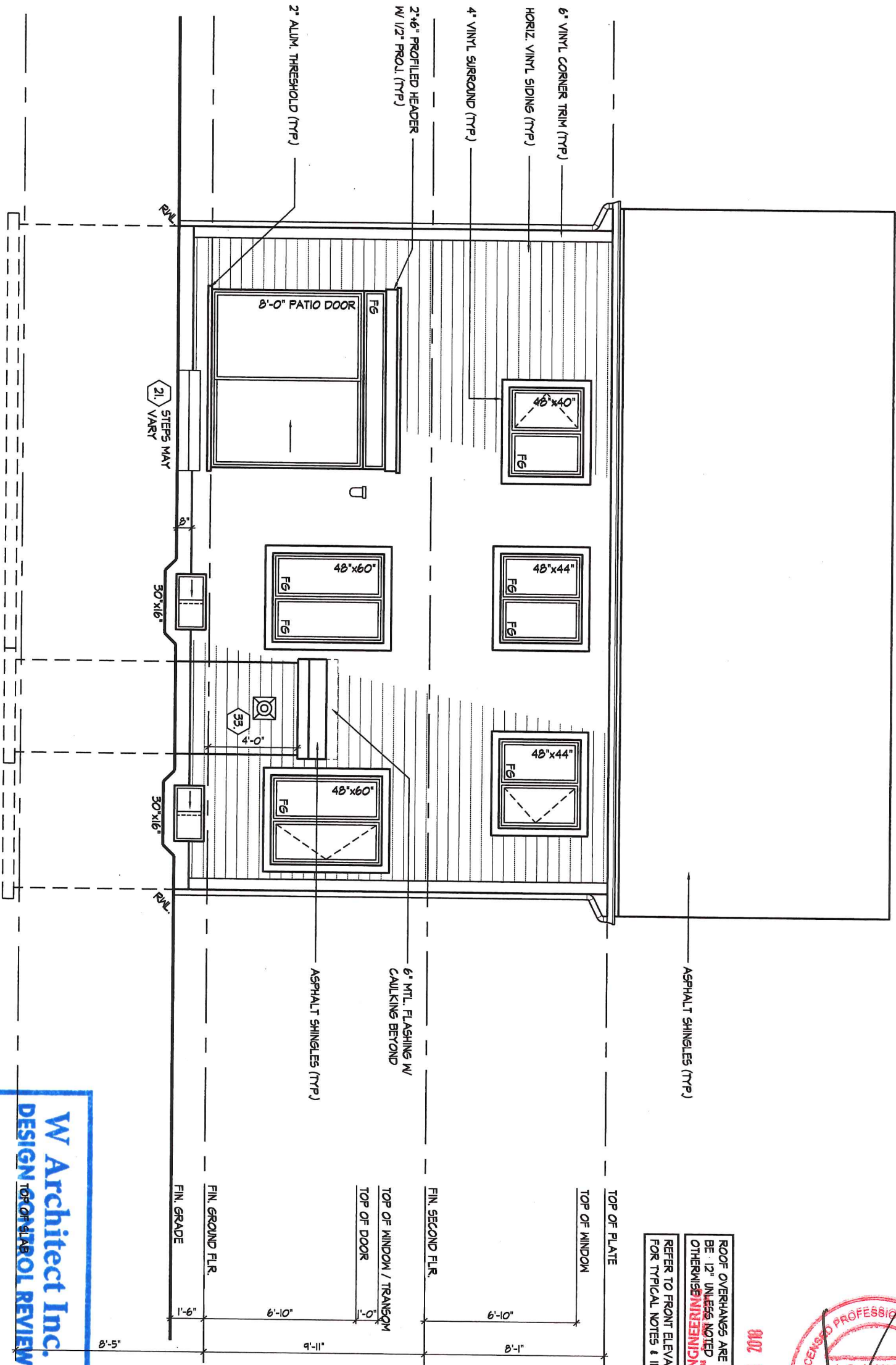
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REAR ELEVATION 'C'



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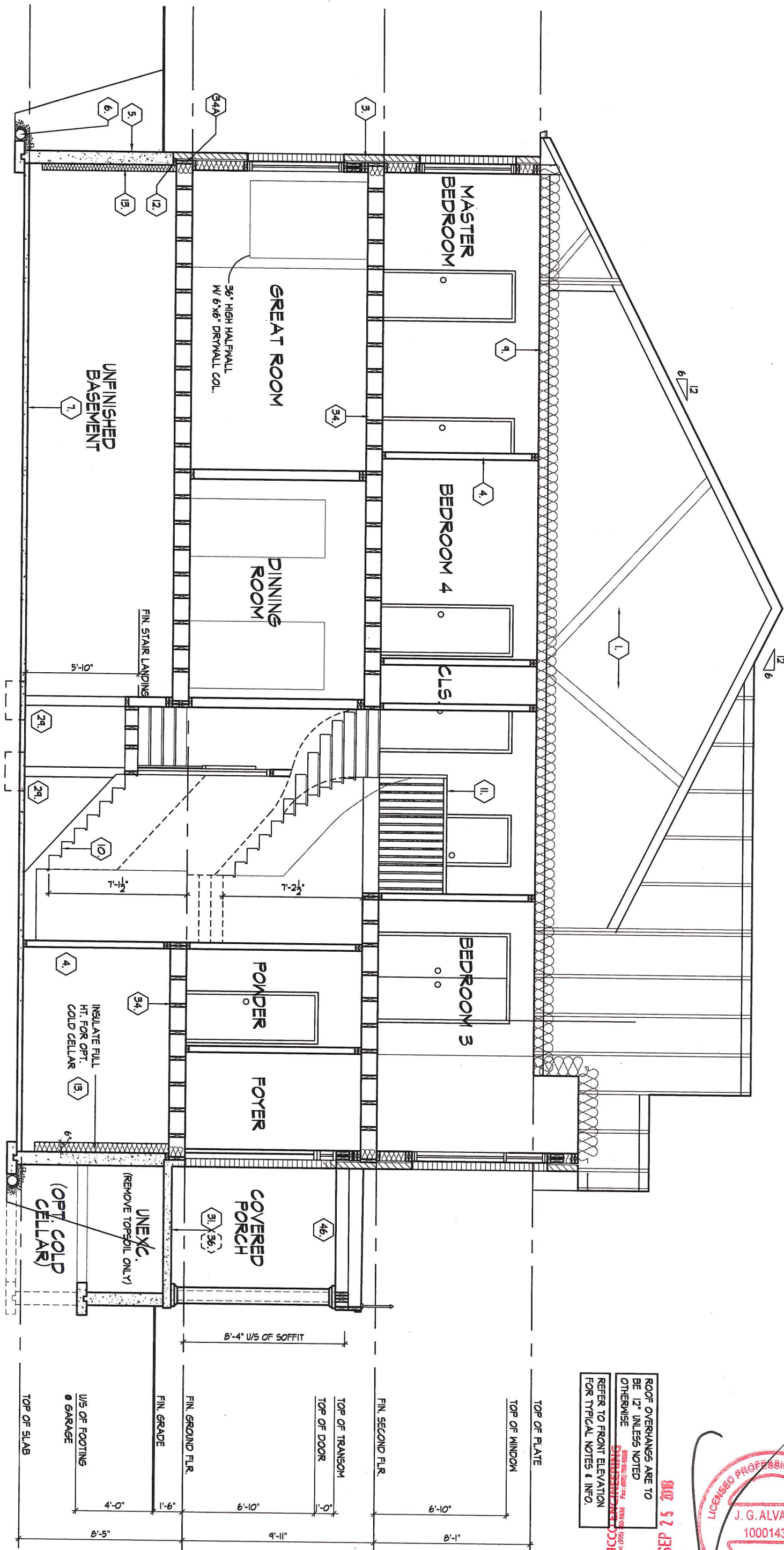
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CROSS SECTION 'A-A'



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CROSS SECTION 'A-A'

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SECTION 1.0. CONSTRUCTION NOTES

- 40 1 HR. PARTY WALL (CONC. BLOCK)
40 1 HR. PARTY WALL (DOUBLE STUD)
40A 2 HR. FIREWALL
41 STUCCO WALL CONSTRUCTION
41A STUCCO WALL CONSTRUCTION W/ CONTIN. INSULATION
41B STUCCO WALL @ GARAGE CONST.
42 UNSUPPORTED FOUNDATION WALLS
43 STUD WALL REINFORCEMENT
44 WINDOW WELLS
45 SLOPED CEILING CONSTRUCTION
46 FLAT ROOF/BALCONY CONSTRUCTION
47 BARREL VAULT CONSTRUCTION

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.

Table with columns for MIN. STUD SIZE, SUPPORTED LOADS (EXTERIOR), and MAX. UNSUPPORTED HTGT. Rows include 2"x4" (38x89), 2"x6" (38x140), and 2"x8" (38x140).

SECTION 2.0. GENERAL NOTES

- 2.1. WINDOWS
2.2. CEILING HEIGHTS
2.3. MECHANICAL / PLUMBING
2.4. LUMBER
2.5. STEEL
2.6. FLAT ARCHES
2.7. ROOF OVERHANGS
2.8. FLASHING
2.9. GRADING
2.10. ULC SPECIFIED ASSEMBLIES

3.3. DOOR SCHEDULE

Table with columns for Door ID, Location, Size, and Material. Includes doors for EXTERIOR and INTERIOR.

3.4. ACRONYMS

Table mapping acronyms to full names, such as AFF ABOVE FINISHED FLOOR, JST JOIST, LIN LINEN CLOSET, etc.

3.5. SYMBOLS

Table mapping symbols to descriptions, including CLASS 'B' VENT, EXHAUST VENT, DUPLEX OUTLET, etc.

SA SMOKE ALARM (9.10.19)
CMD CARBON MONOXIDE ALARM (9.33.4)
SB SOLID BEARING (BUILT-UP WOOD COLUMNS AND STUD POSTS)

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.): 1.67 kPa
WIND LOAD (q50) (SB-1.2.): 0.36 kPa

STAMP

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)

Table for Wood Lintels and Built-up Wood with columns for Lintel Size and Spruce #2.

ENGINEERED LUMBER SCHEDULE table with columns for Lintel Size and LVL Type.

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)

Table for Steel Lintels Supporting Masonry Veneer with columns for Code, Size, Brick, and Stone.

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