

As Per OBC Table 3.1.1.2.A - Package A1

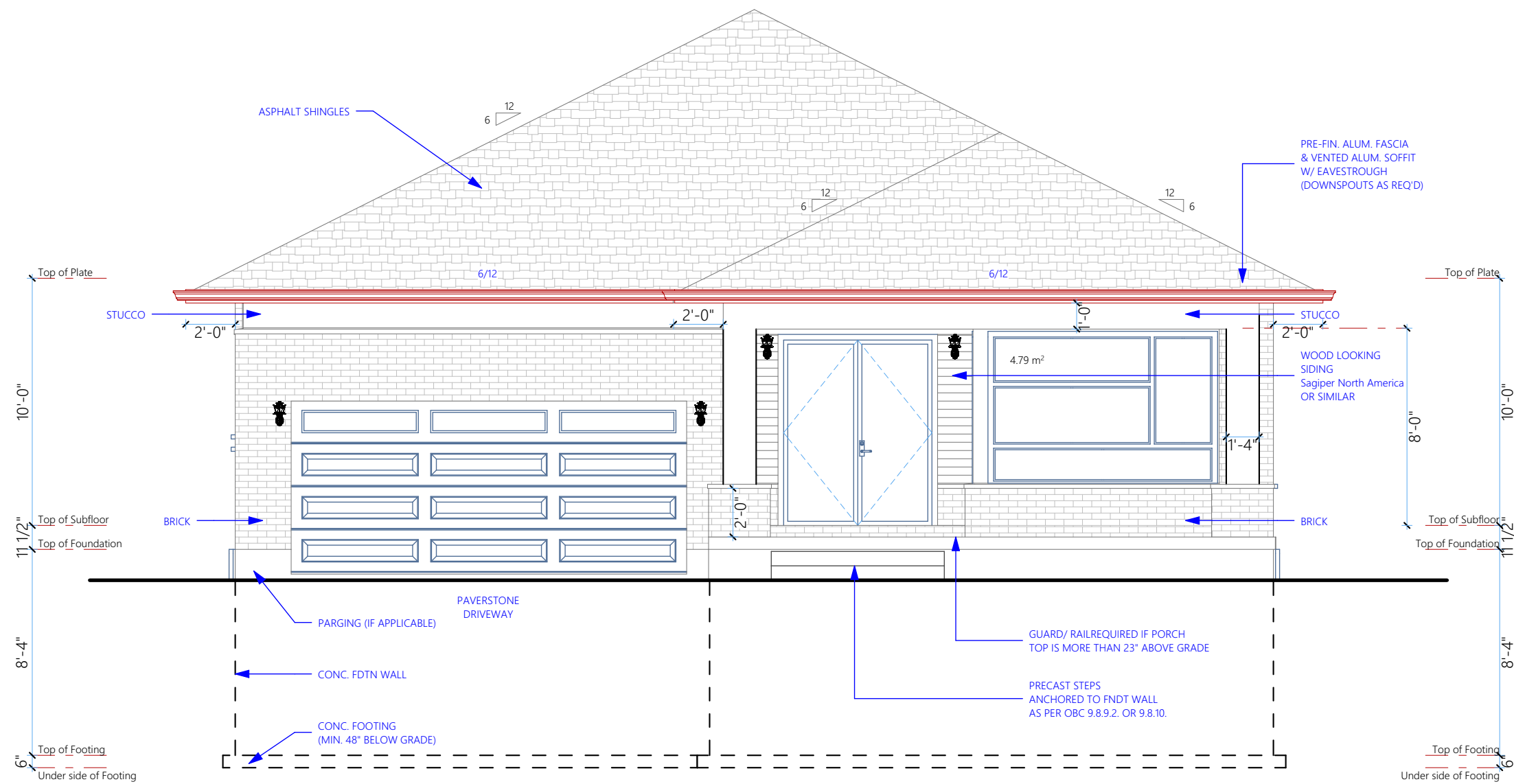
Ceiling with Attic space = R60
Ceiling without Attic space = R31
Exposed Floor = R31
Walls above grade = R22
Basement walls = R20ci
Edge of below grade slab less than 24" below grade = R10
Heated Slab = R10
Slab less than 24" below grade = R10 entire slab
Simplified HRV included min 75% efficiency
Window max "U" value 0.28
Space heating equipment min AFUE 96%
Hot water heater min EF 0.8

Wall to window comparison

Gross wall area = 242.93 m² Gross window area = 25.01 m²
Percentage of window in wall = 10.29 %

FRONT -Wall to window comparison

Gross wall area = 47.68 m² Gross window area = 4.79 m²
Percentage of window in wall = 10.04 %



GENERAL NOTES

DO NOT SCALE DRAWINGS. WORK TO DIMENSIONS SHOWN. THE CONTRACTOR MUST CHECK ALL DRAWINGS AND VERIFY ALL DIMENSIONS ON THE JOB.

ALL STEEL ANGLES SUPPORTING BRICK VENEER TO HAVE MIN. 6" BEARING @ ENDS, TYP.

ALL STRUCTURAL MEMBERS TO HAVE MIN. REQUIRED BEARING.

ALL ELECTRICAL WORK TO BE COMPLETED AS PER
O.B.C. 9.34.

GARAGE FOUNDATION WALLS TO BE FOUNDED MIN.
1'-0" BELOW FINISHED GRADE TO ENSURE FROST
COVER, TYP.

PROVIDE TWO COATS OF ASPHALT DAMPPROOFING
TO ALL BELOW GRADE FOUNDATION WALLS.

PROVIDE APPROVED DRAINAGE LAYER TO FOUNDATION WALLS BELOW GRADE.

ENSURE MIN. 6'-5" HEADROOM CLEARANCE BELOW
DUCTS / BULKHEADS / BEAMS.

PROVIDE VENTING TO EXTERIOR FOR ALL BATHROOMS & DRYERS. GAS FIREPLACES AND

RANGE HOODS ARE TO BE VENTED TO EXTERIOR WITH
NON-COMBUSTIBLE AND CORROSION RESISTANT
DUCTWORK.

SMOKE DETECTORS ARE REQUIRED ON EACH FLOOR LEVEL AND IN EACH BEDROOM. THEY SHALL BE INTERCONNECTED AND HAVE A VISUAL SIGNALLING COMPONENT. INTERCONNECT CARBON MONOXIDE DETECTORS ON BEDROOM FLOORS.

PROVIDE SOLID BLOCKING IN BATHROOM WALLS FOR FUTURE GRAB BAR INSTALLATION.

NON-LOADBEARING WALLS PARALLEL TO THE FLOOR JOISTS SHALL BE SUPPORTED BY JOISTS BENEATH THE WALL OR ON BLOCKING BETWEEN THE JOISTS.

3/8" THICK SHEATHING GLUED & SCREWED UNLESS OTHERWISE NOTED.

INTERIOR DOORS TO BE UNDERCUT 3/4" FOR ROOM
WITHOUT A RETURN AIR



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REVISIONS

No.	Revision	Date



PROJECT

LOT 23 CRESTVIEW
LONDON, ONTARIO
TWO STOREY
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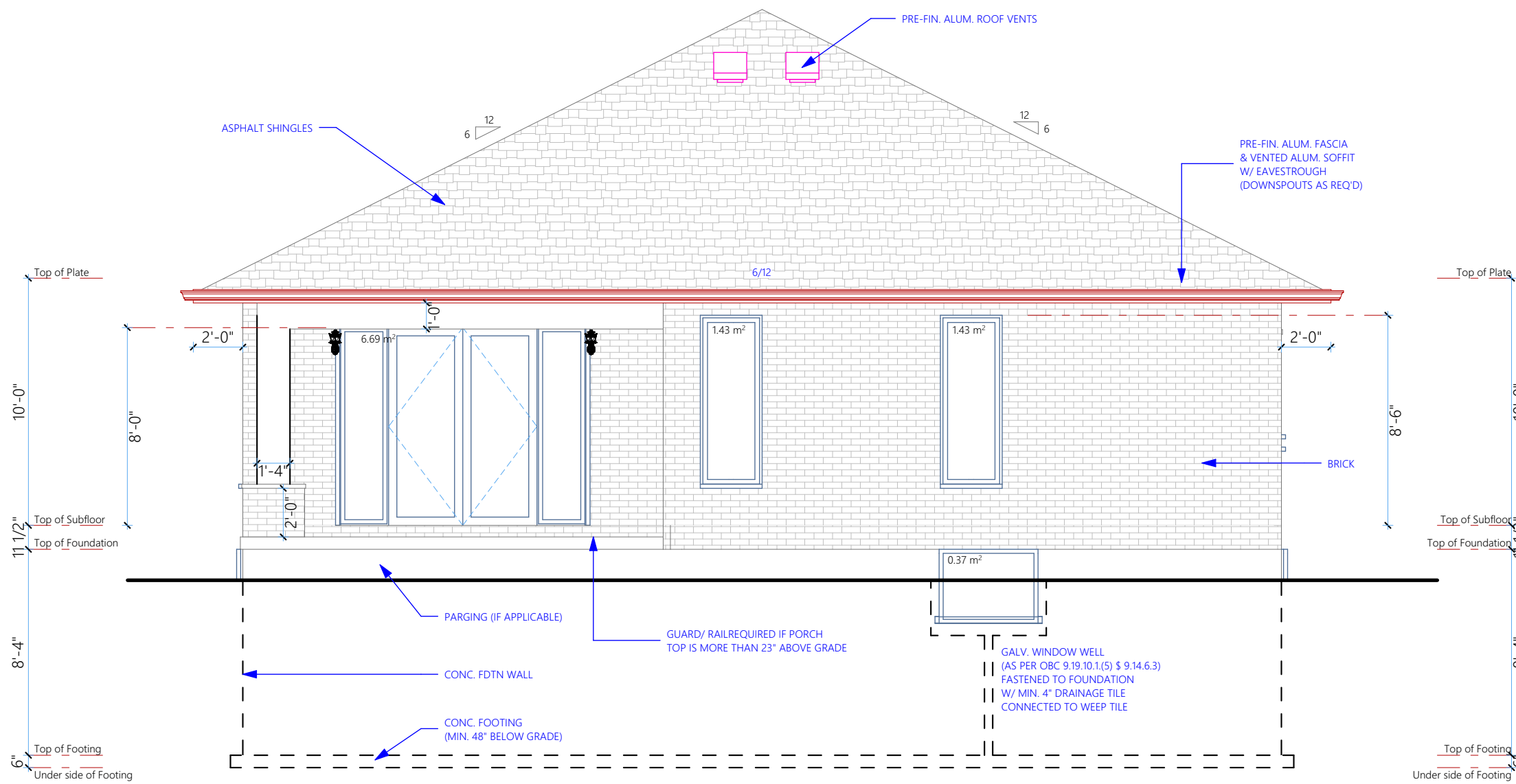
DRAWING TITLE

FRONT ELEVATION

SCALE 3/16" = 1'-0"	DATE OCT - 2020
DRAWN BY ED	SHEET
FLOOR AREA 2,055 SQ. FT.	A1

REAR -Wall to window comparison

Gross wall area = 47.69 m² Gross window area = 9.92 m²
Percentage of window in wall = 20.80 %



GENERAL NOTES

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ALL STEEL ANGLES SUPPORTING BRICK VENEER TO HAVE MIN. 6\"/>



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DRAWING TITLE	
REAR ELEVATION	
SCALE 3/16" = 1'-0"	DATE OCT - 2020
DRAWN BY ED	SHEET
FLOOR AREA -	A2

SPACIAL SEPARATION
GLAZING CALCULATION (MAX).

LEFT SIDE BLD'G FACE

TOTAL EBF
PORTION #1 = 73.77 m2

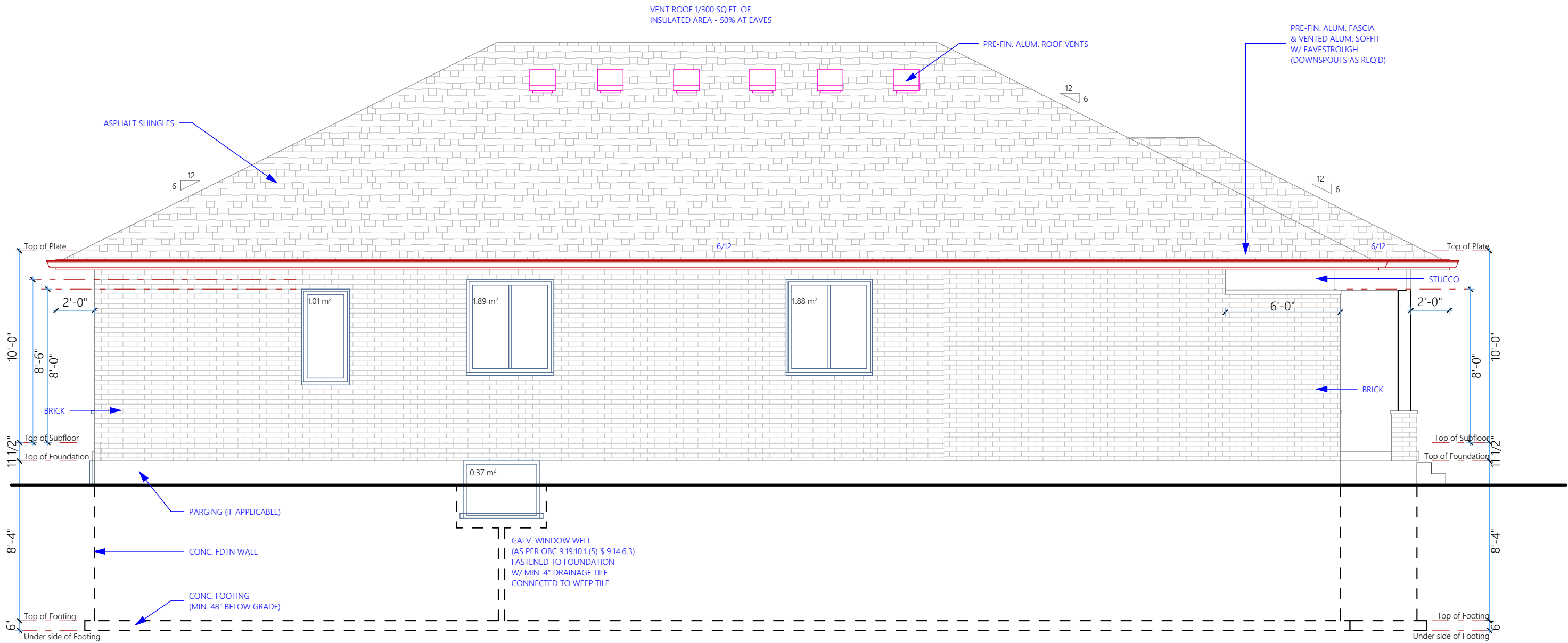
LIMITING DIS. INDIVIDUAL EBF
PORTION #1 = 1.2 m

TOTAL EBF - % OF UPO
PORTION #1 = 73.77 m2 @1.2 m = 7%

% OF UPO EACH INDIVIDUAL EBF
PORTION #1 = 73.77 m2 x 7% = 5.16 m2

LEFT -Wall to window comparison

Gross wall area = 73.77 m2 Gross window area = 5.15 m2
Percentage of window in wall = 6.98 %



GENERAL NOTES

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ALL STEEL ANGLES SUPPORTING BRICK VENEER TO HAVE MIN. 6" BEARING @ ENDS, TYP.

ALL STRUCTURAL MEMBERS TO HAVE MIN. REQUIRED BEARING.

ALL ELECTRICAL WORK TO BE COMPLETED AS PER O.B.C. 9.34.

GARAGE FOUNDATION WALLS TO BE FOUNDED MIN. 4'-0" BELOW FINISHED GRADE TO ENSURE FROST COVER, TYP.

PROVIDE TWO COATS OF ASPHALT DAMPPROOFING TO ALL BELOW GRADE FOUNDATION WALLS.

PROVIDE APPROVED DRAINAGE LAYER TO FOUNDATION WALLS BELOW GRADE.

ENSURE MIN. 6'-0" HEADROOM CLEARANCE BELOW DUCTS / BULKHEADS / BEAMS.

PROVIDE VENTING TO EXTERIOR FOR ALL BATHROOMS & DRYERS. GAS FIREPLACES AND RANGE HOODS ARE TO BE VENTED TO EXTERIOR w/ NON-COMBUSTIBLE AND CORROSION RESISTANT DUCTWORK.

SMOKE DETECTORS ARE REQUIRED ON EACH FLOOR LEVEL AND IN EACH BEDROOM. THEY SHALL BE INTERCONNECTED AND HAVE A VISUAL SIGNALLING COMPONENT. INTERCONNECT CARBON MONOXIDE DETECTORS ON BEDROOM FLOORS.

PROVIDE SOLID BLOCKING IN BATHROOM WALLS FOR FUTURE GRAB BAR INSTALLATION.

NON-LAUNDERING WALLS PARALLEL TO THE FLOOR JOISTS SHALL BE SUPPORTED BY JOISTS BENEATH THE WALL OR ON BLOCKING BETWEEN THE JOISTS.

3/8" THICK SHEATHING GLUED & SCREWED UNLESS OTHERWISE NOTED.

INTERIOR DOORS TO BE UNDERCUT 3/4" FOR ROOMS WITHOUT A RETURN AIR



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DRAWING TITLE

LEFT ELEVATION

SCALE	3/16" = 1'-0"	DATE	OCT - 2020
DRAWN BY	ED	SHEET	A3
FLOOR AREA	-		

SPACIAL SEPARATION
GLAZING CALCULATION (MAX).

RIGHT SIDE BLD'G FACE

TOTAL EBF
PORTION #1 = 73.79 m2

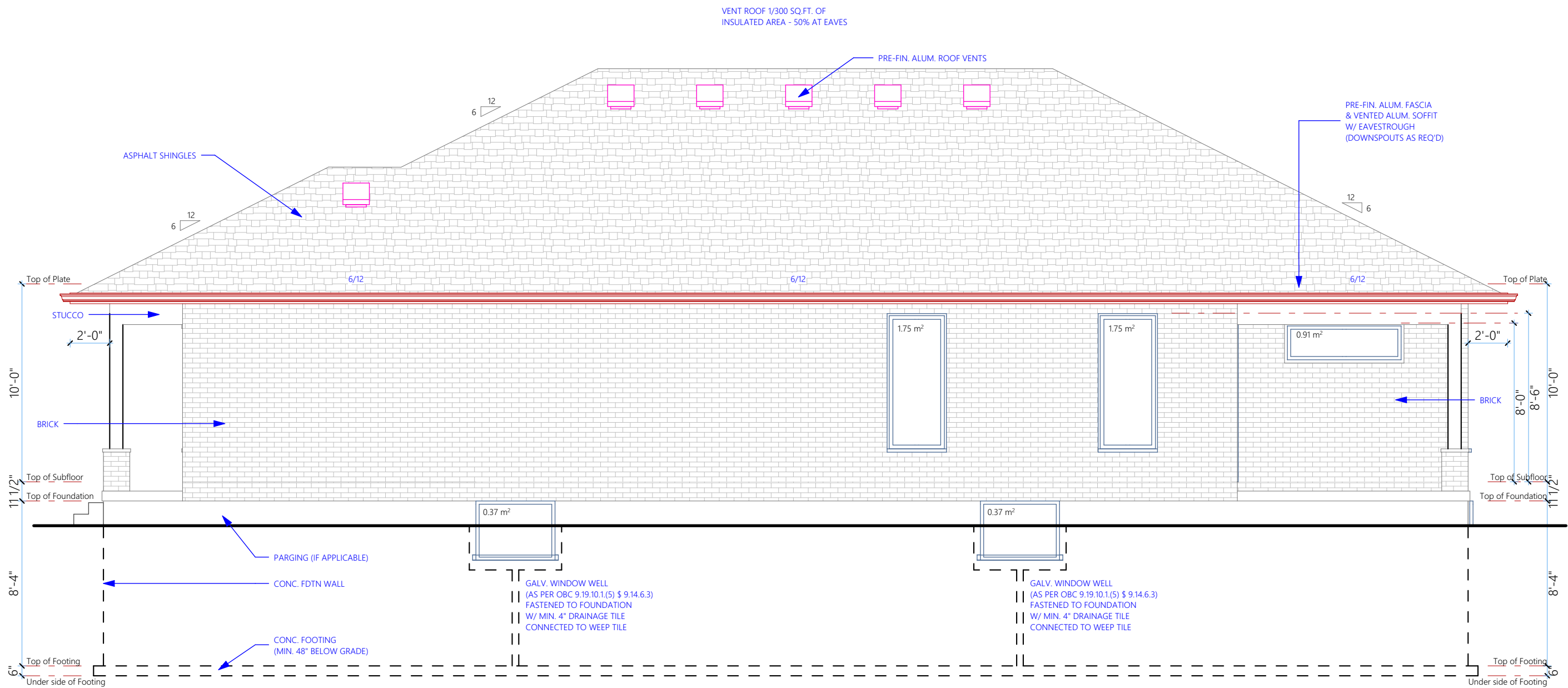
LIMITING DIS. INDIVIDUAL EBF
PORTION #1 = 1.2 m

TOTAL EBF - % OF UPO
PORTION #1 = 73.79 m2 @1.2 m = 7%

% OF UPO EACH INDIVIDUAL EBF
PORTION #1 = 73.79 m2 x 7% = 5.16 m2

RIGHT -Wall to window comparison

Gross wall area = 73.79 m2 Gross window area = 5.15 m2
Percentage of window in wall = 6.97 %



GENERAL NOTES

DO NOT SCALE DRAWINGS. WORK TO DIMENSIONS SHOWN. THE CONTRACTOR MUST CHECK ALL DRAWINGS AND VERIFY ALL DIMENSIONS ON THE JOB.

ALL STEEL ANGLES SUPPORTING BRICK VENEER TO HAVE MIN. 6\"/>

ALL ELECTRICAL WORK TO BE COMPLETED AS PER O.B.C. 9.34.

GARAGE FOUNDATION WALLS TO BE FOUNDED MIN. 4\"/>

PROVIDE TWO COATS OF ASPHALT DAMPPROOFING TO ALL BELOW GRADE FOUNDATION WALLS.

PROVIDE APPROVED DRAINAGE LAYER TO FOUNDATION WALLS BELOW GRADE.

ENSURE MIN. 6\"/>

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3/8\"/>

INTERIOR DOORS TO BE UNDERCUT 3/4\"/>



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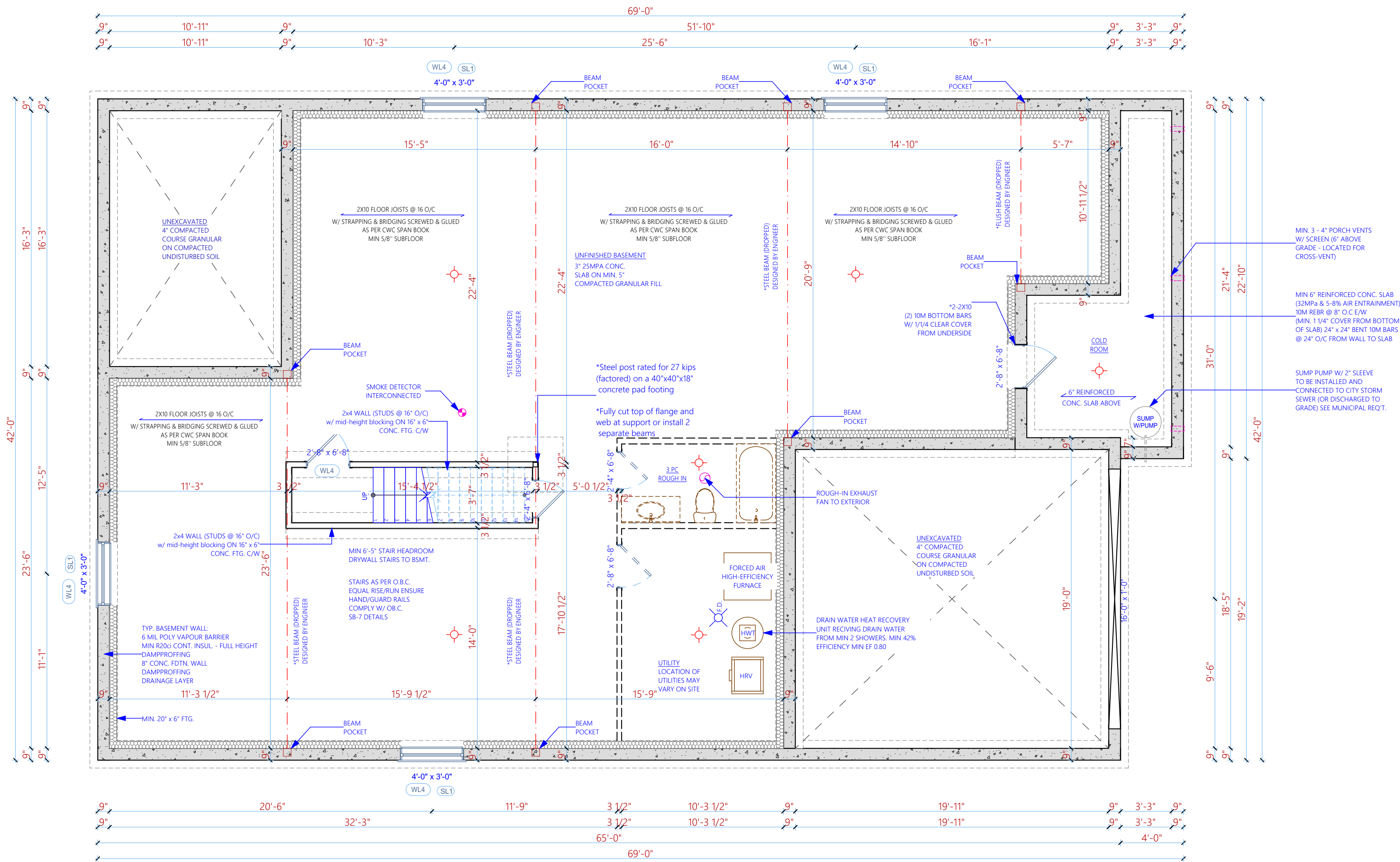
DRAWING TITLE

RIGHT ELEVATION

SCALE	3/16" = 1'-0"	DATE	OCT - 2020
DRAWN BY	ED	SHEET	A4
FLOOR AREA	-		

8'-4" BASEMENT WALLS

LINTEL SCHEDULES	
WOOD	
(WL2)	2-2x6
(WL3)	2-2x8
(WL4)	2-2x10
(WL5a)	2-2x12
STEEL	
(SL1)	L 3 1/2"x 3 1/2"x 1/4"
(SL2)	L 4"x 3 1/2"x 1/4"
(SL3)	L 5"x 3 1/2"x 5/16"
(SL4)	L 5"x 3 1/2"x 3/8"
(SL5)	L 5"x 3 1/2"x 5/16"
(SL6)	L 6"x 4"x 3/8"



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ALL STEEL ANGLES SUPPORTING BRICK VENEER TO HAVE MIN. 4" BEARING @ CDS. TYP.

ALL STRUCTURAL MEMBERS TO HAVE MIN. REQUIRED BEARING.

ALL ELECTRICAL WORK TO BE COMPLETED AS PER O.B.C. 9.34.

GARAGE FOUNDATION WALLS TO BE FOUNDED MIN. 4'-0" BELOW FINISHED GRADE TO ENSURE FROST COVER. TYP.

PROVIDE TWO COATS OF ASPHALT DAMPROOFING TO ALL BELOW GRADE FOUNDATION WALLS.

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ENSURE MIN. 6'-0" HEADROOM CLEARANCE BELOW DUCTS / BULKHEADS / BEAMS.

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NON-CADREAR WALLS PARALLEL TO THE FLOOR JOISTS SHALL BE SUPPORTED BY JOISTS BENEATH THE WALL OR ON BLOCKING BETWEEN THE JOISTS.

3/4" THICK SHEATHING GLUED & SCREWED UNLESS OTHERWISE NOTED.

INTERIOR DOORS TO BE UNDERCUT 3/4" FOR ROOMS WITHOUT A RETURN AIR.

360°
SMART
DESIGN

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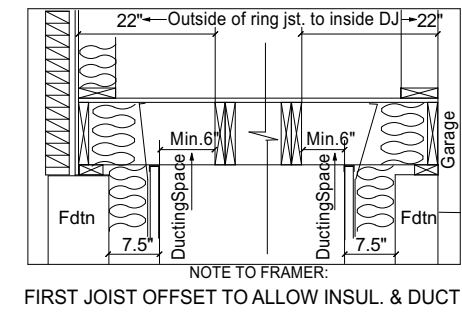
PROJECT

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DRAWING TITLE

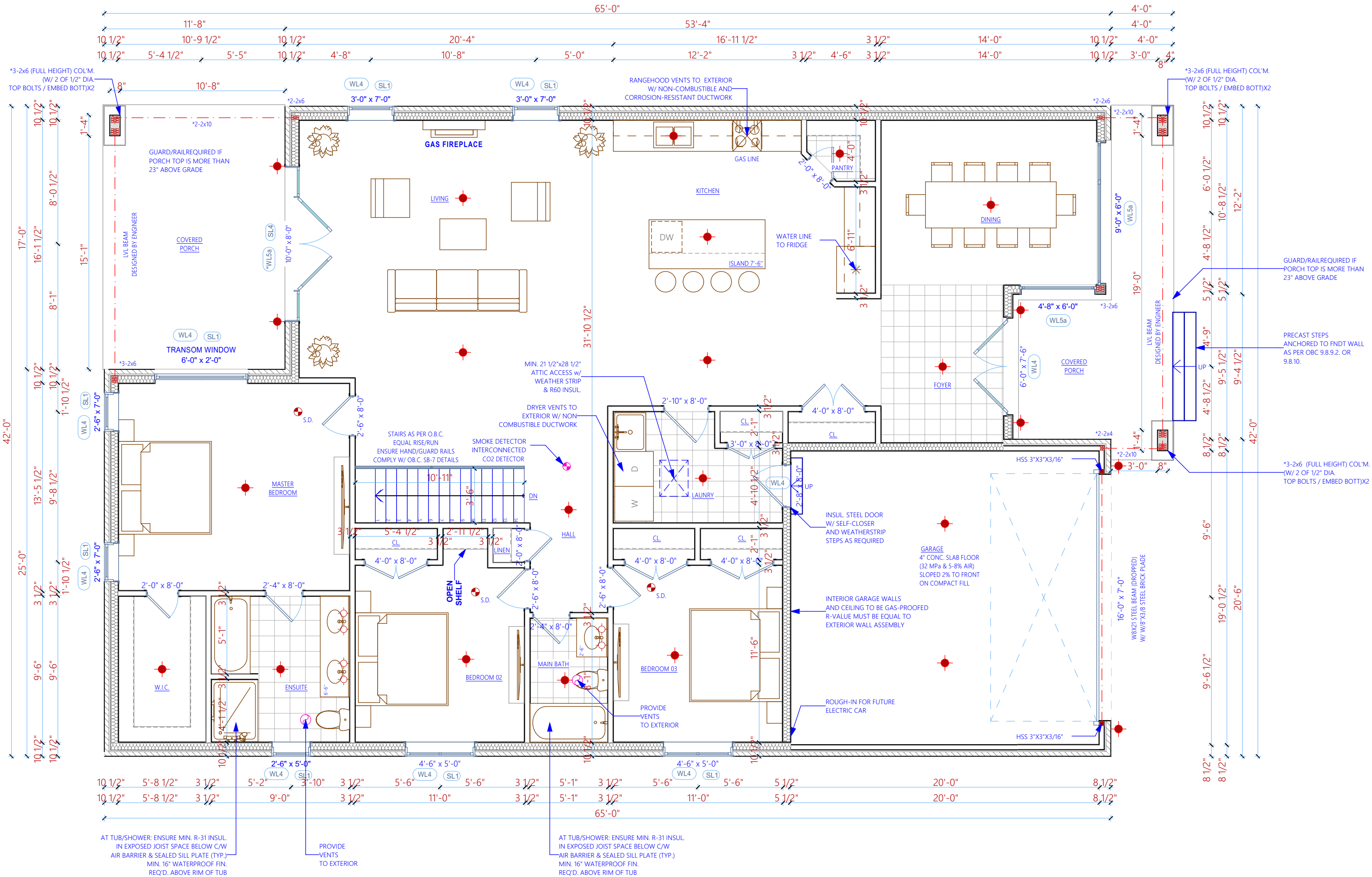
FOUNDATION / BASEMENT
FLOOR PLAN

SCALE	3/16" = 1'-0"	DATE	OCT - 2020
DRAWN BY	ED	SHEET	A5
FLOOR AREA	-		



10'-0" MAIN FLOOR
CEILING

LINTEL SCHEDULES	
WOOD	
WL2	2-2x6
WL3	2-2x8
WL4	2-2x10
WL5a	2-2x12
STEEL	
SL1	L 3 1/2"x 3 1/2"x 1/4"
SL2	L 4"x 3 1/2"x 1/4"
SL3	L 5"x 3 1/2"x 5/16"
SL4	L 5"x 3 1/2"x 3/8"
SL5	L 5"x 3 1/2"x 5/16"
SL6	L 6"x 4"x 3/8"



*WELD NOTE:
WELD BRICK PLATE TO BOTTOM
FLANGE USING 2 ROWS OF 2" LONG
1/4" FILLET WELDS AT 8" O/C

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OTHERWISE NOTED.
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DRAWING TITLE

MAIN FLOOR PLAN

SCALE 3/16" = 1'-0"	DATE OCT - 2020
DRAWN BY ED	SHEET
FLOOR AREA 2055 SQ. FT.	A6