



FRONT ELEVATION 'A' & 'B'



FRONT ELEVATION 'C' & 'D'

UNIT - 2301

SB-12 ENERGY EFFICIENCY DESIGN MATRIX

PRESCRIPTIVE COMPLIANCE		SB-12 (SECTION 3.1.1)	
<h1>PACKAGE A1</h1>		SPACE HEATING FUEL	
		<input type="checkbox"/> GAS	<input type="checkbox"/> OIL
		<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> PROPANE
		<input type="checkbox"/> EARTH	<input type="checkbox"/> SOLID FUEL
BUILDING COMPONENT	REQUIRED	PROPOSED	
INSULATION RSI (R) VALUE			
CEILING W/ ATTIC SPACE	10.56 (R60)	10.56 (R60)	
CEILING W/O ATTIC SPACE	5.46 (R31)	5.46 (R31)	
EXPOSED FLOOR	5.46 (R31)	5.46 (R31)	
WALLS ABOVE GRADE	3.87 (R22)	3.87 (R22)	
BASEMENT WALLS	3.52 ci (R20 ci)	3.52 ci (R20 ci)	
BELOW GRADE SLAB ENTIRE SURFACE > 600mm BELOW GRADE	-	-	
EDGE OF BELOW GRADE SLAB ≤ 600mm BELOW GRADE	1.76 (R10)	1.76 (R10)	
HEATED SLAB OR SLAB ≤ 600mm BELOW GRADE	1.76 (R10)	1.76 (R10)	
WINDOWS & DOORS			
WINDOWS/SLIDING GLASS DOORS (MAX U-VALUE)	1.6	1.6	
SKYLIGHTS (MAX. U-VALUE)	2.8	2.8	
APPLIANCE EFFICIENCY			
SPACE HEATING EQUIP. (AFUE%)	96%	96%	
HRV EFFICIENCY (%)	75%	75%	
DHW HEATER (EF)	0.8	0.8	

- 1 - TITLE PAGE
- 2 - BASEMENT PLAN, ELEV. 'A' & 'B'
- 3 - GROUND FLOOR PLAN, ELEV. 'A' & 'B'
- 4 - SECOND FLOOR PLAN, ELEV. 'A' & 'B'
- 5 - BASEMENT PLANS, ELEV. 'C' & 'D'
- 6 - GROUND FLOOR PLANS, ELEV. 'C' & 'D'
- 7 - SECOND FLOOR PLANS, ELEV. 'C' & 'D'
- 8 - ALT. GROUND FLOOR PLAN & ELEVATIONS, ELEV. 'A' & 'B'
- 9 - FRONT ELEVATION 'A' & 'B'
- 10 - LEFT SIDE ELEVATION 'A'
- 11 - RIGHT SIDE ELEVATION 'B'
- 12 - REAR ELEVATION 'A' & 'B'
- 13 - FRONT ELEVATION 'C' & 'D'
- 14 - LEFT SIDE ELEVATIONS 'C'
- 15 - RIGHT SIDE ELEVATIONS 'D'
- 16 - REAR ELEVATION 'C' & 'D'
- 17 - CROSS SECTION 'A-A'
- 18 - CONSTRUCTION NOTES 1 OF 2
- 19 - CONSTRUCTION NOTES 2 OF 2

AREA CALCULATIONS	EL. 'A'	EL. 'B'	EL. 'C'	EL. 'D'				
	STD. & ALT.	STD. & ALT.	STD. & ALT.	STD. & ALT.				
GROUND FLOOR AREA	1051 sq. ft.	1051 sq. ft.	1051 sq. ft.	1051 sq. ft.				
SECOND FLOOR AREA	1265 sq. ft.	1248 sq. ft.	1257 sq. ft.	1279 sq. ft.				
LOFT FLOOR AREA	0 sq. ft.	0 sq. ft.	0 sq. ft.	0 sq. ft.				
SUBTOTAL	2316 sq. ft.	2299 sq. ft.	2308 sq. ft.	2330 sq. ft.				
DEDUCT ALL OPEN AREAS	8 sq. ft.	8 sq. ft.	8 sq. ft.	8 sq. ft.				
TOTAL NET AREA	2308 sq. ft. (214.42 sq. m.)	2291 sq. ft. (212.84 sq. m.)	2300 sq. ft. (213.68 sq. m.)	2322 sq. ft. (215.72 sq. m.)				
FINISHED BASEMENT AREA	0 sq. ft.	0 sq. ft.	0 sq. ft.	0 sq. ft.				
COVERAGE W/O PORCH	1268 sq. ft. (117.80 sq. m.)	1268 sq. ft. (117.80 sq. m.)	1268 sq. ft. (117.80 sq. m.)	1279 sq. ft. (118.82 sq. m.)				
COVERAGE W/ PORCH	1325 sq. ft. (123.10 sq. m.)	1325 sq. ft. (123.10 sq. m.)	1322 sq. ft. (122.82 sq. m.)	1335 sq. ft. (124.03 sq. m.)				
WINDOW / WALL AREA CALCULATIONS	EL. 'A'	EL. 'B'	EL. 'C'	EL. 'D'	EL. 'A'	EL. 'B'	EL. 'C'	EL. 'D'
	STD. PLAN	STD. PLAN	STD. PLAN	STD. PLAN	ALT. PLAN	ALT. PLAN	ALT. PLAN	ALT. PLAN
GROSS WALL AREA	3370 sq. ft. (313.08 sq. m.)	3352 sq. ft. (311.41 sq. m.)	3352 sq. ft. (311.41 sq. m.)	3370 sq. ft. (313.08 sq. m.)	3370 sq. ft. (313.08 sq. m.)	3352 sq. ft. (311.41 sq. m.)	3352 sq. ft. (311.41 sq. m.)	3370 sq. ft. (313.08 sq. m.)
GROSS WINDOW AREA (INCL. GLASS DOORS & SKYLIGHTS)	260 sq. ft. (24.15 sq. m.)	260 sq. ft. (24.15 sq. m.)	267 sq. ft. (24.81 sq. m.)	267 sq. ft. (24.81 sq. m.)	247 sq. ft. (22.95 sq. m.)	268 sq. ft. (24.90 sq. m.)	275 sq. ft. (25.55 sq. m.)	275 sq. ft. (25.55 sq. m.)
TOTAL WINDOW %	7.72 %	7.76 %	7.97 %	7.92 %	7.33 %	8.00 %	8.20 %	8.16 %



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REVISIONS	DATE (YYYY/MM/DD)	BY
7. ISSUED FOR FINAL APPROVAL	2019/05/17	DS
6. REVISED AS PER STRUCTURAL ENGINEER COMMENTS	2018/08/08	MM
5. COORDINATED PLANS W/ FLOOR LAYOUTS AS PER MANUF.	2019/04/25	BB
4. COORDINATED PLANS W/ ROOF TRUSS LAYOUTS AS PER MANUF.	2019/04/25	BB
3. REVISED AS PER ARCHITECTURAL CONTROL COMMENTS	2019/04/25	BB
2. REVISED AS PER CLIENT COMMENTS	2018/02/13	MM
1. ISSUED FOR CLIENT REVIEW & PRICING	2018/01/17	MM

TITLE PAGE



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
 Derek R. Santos 37308
 NAME: DSANTOS BCIN
 REGISTRATION INFORMATION
 HUNT DESIGN ASSOCIATES INC. 19695

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ROYAL PINE HOMES-FORESTSIDE ESTATES PH2-215044 UNIT 2301
 "MANOR OF CLAIREVILLE", BRAMPTON, ONT. REV.2019.05.17

Drawn By: UG Checked By: MM/DS Scale: 3/16"=1'-0" File Number: 215044WU2301 Page Number: 1 of 19
 8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

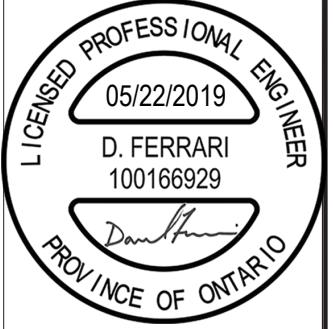
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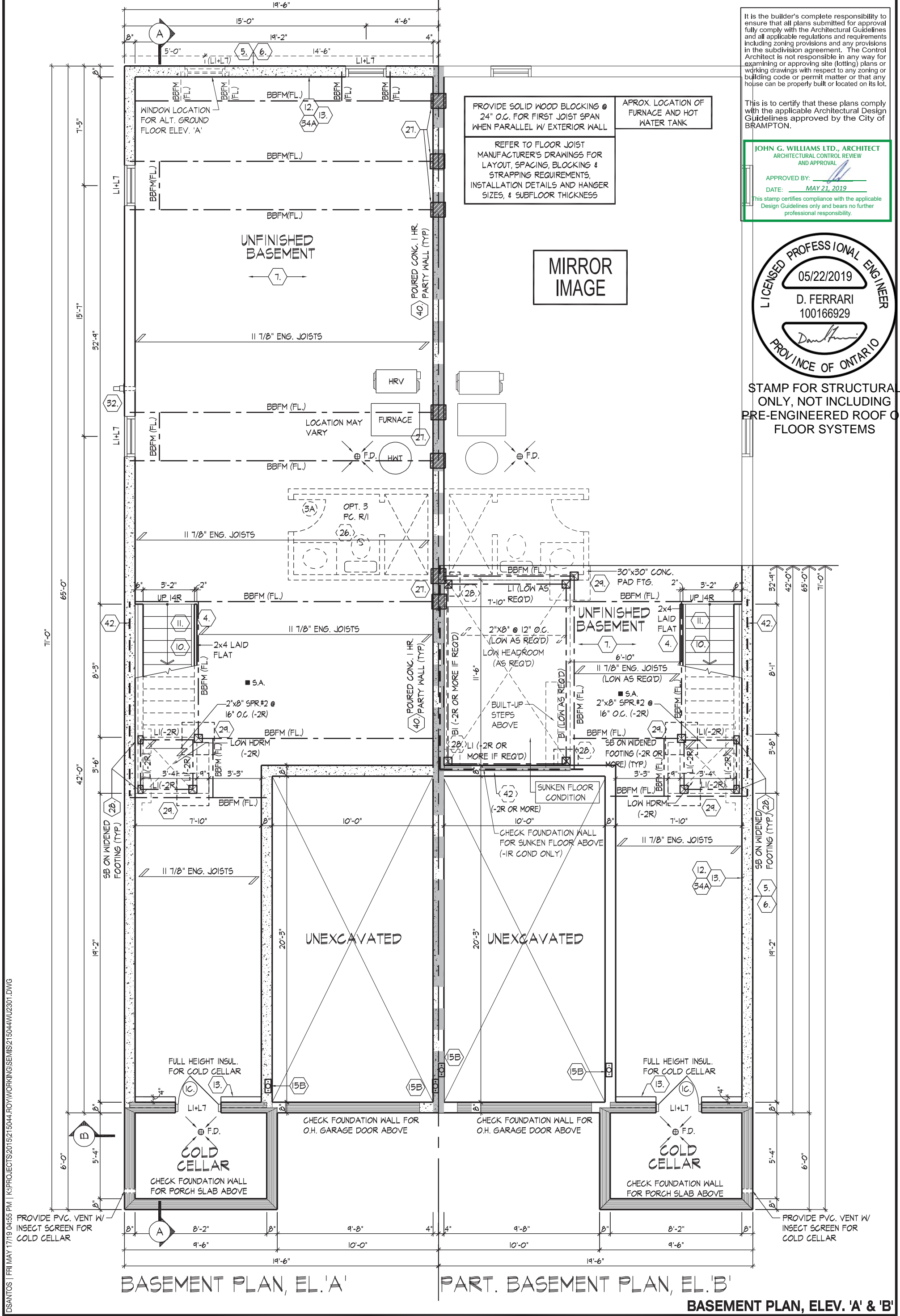
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AND APPROVAL

APPROVED BY: _____
DATE: MAY 21, 2019

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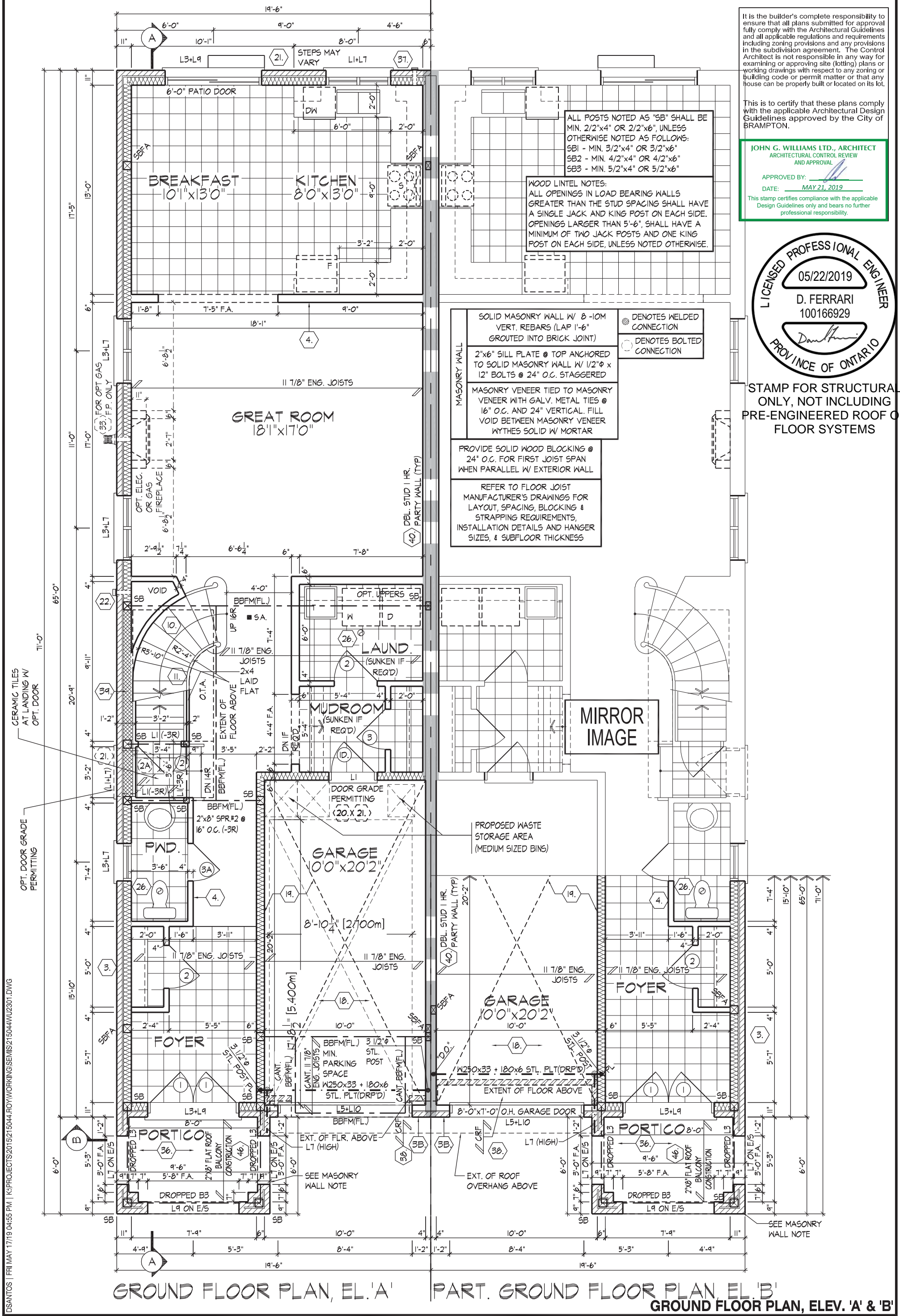
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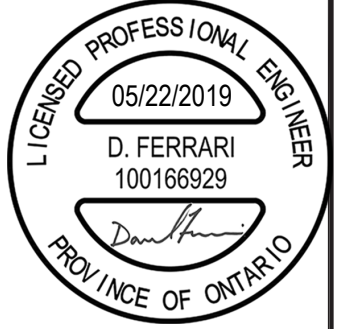
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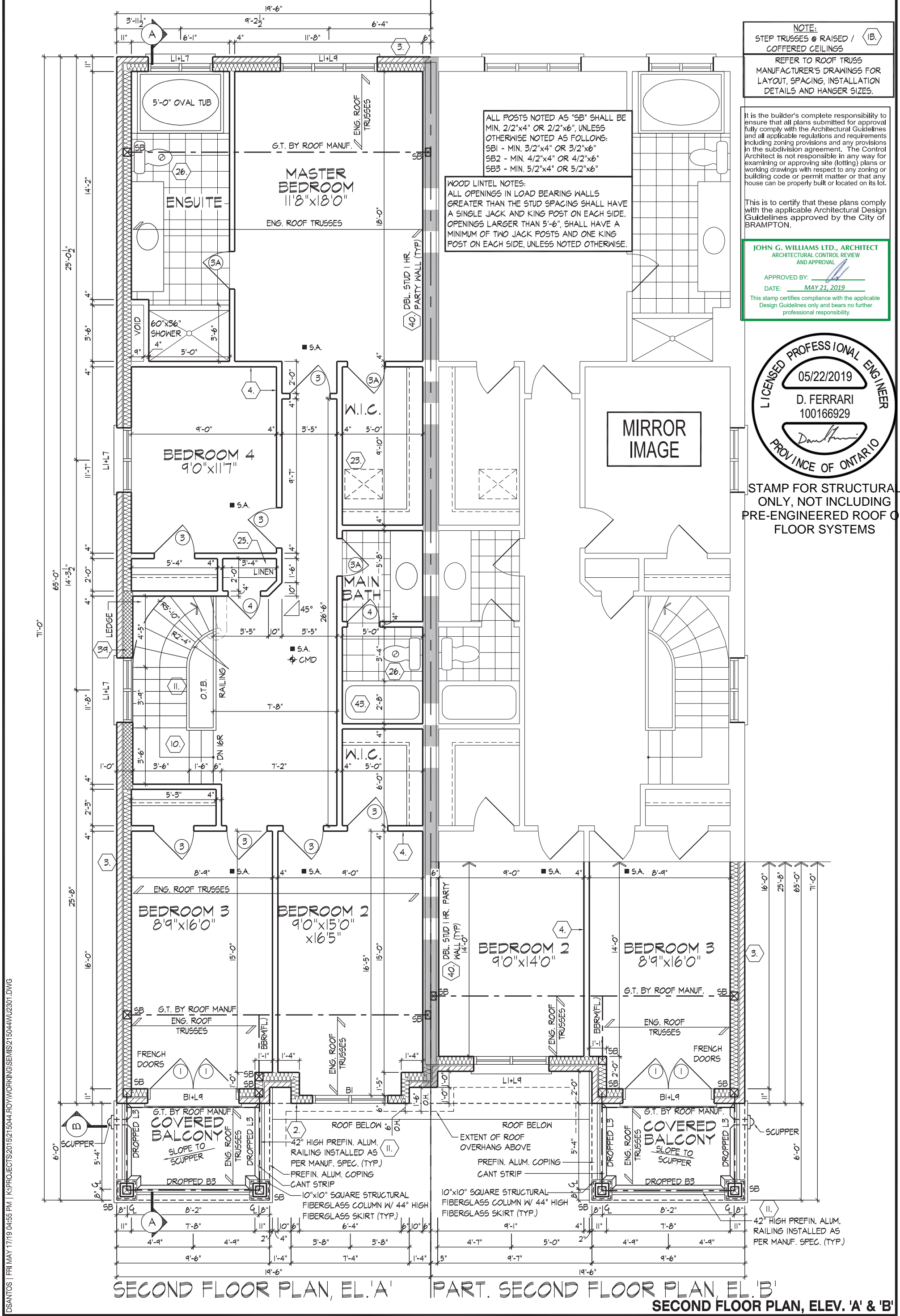
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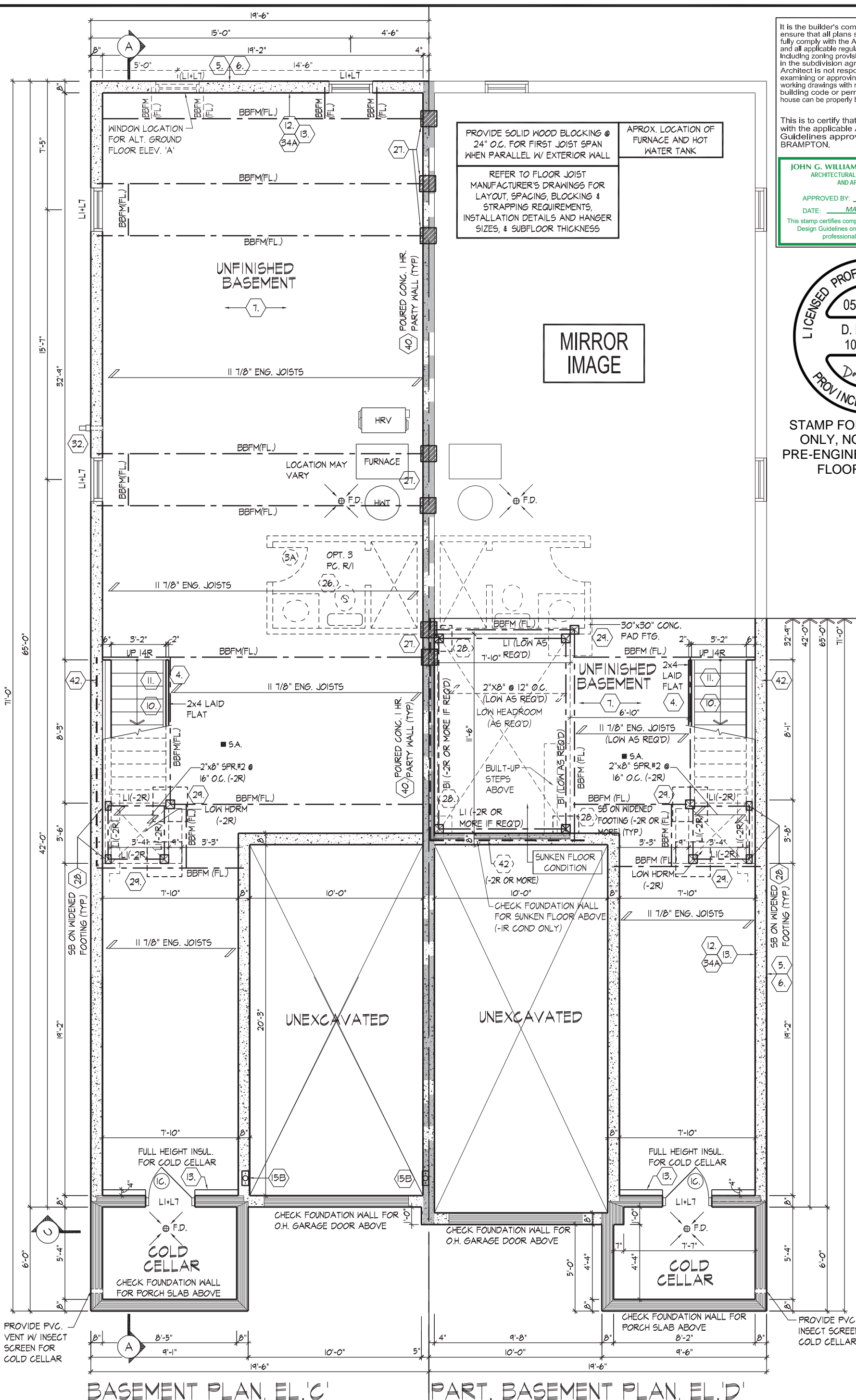
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PROVIDE SOLID WOOD BLOCKING @ 24" O.C. FOR FIRST JOIST SPAN WHEN PARALLEL W/ EXTERIOR WALL

REFER TO FLOOR JOIST MANUFACTURER'S DRAWINGS FOR LAYOUT, SPACING, BLOCKING & STRAPPING REQUIREMENTS, INSTALLATION DETAILS AND HANGER SIZES, & SUBFLOOR THICKNESS

APPROX. LOCATION OF FURNACE AND HOT WATER TANK

MIRROR IMAGE

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ALL POSTS NOTED AS "SB" SHALL BE MIN. 2/2"x4" OR 2/2"x6", UNLESS OTHERWISE NOTED AS FOLLOWS:
SB1 - MIN. 3/2"x4" OR 3/2"x6"
SB2 - MIN. 4/2"x4" OR 4/2"x6"
SB3 - MIN. 5/2"x4" OR 5/2"x6"

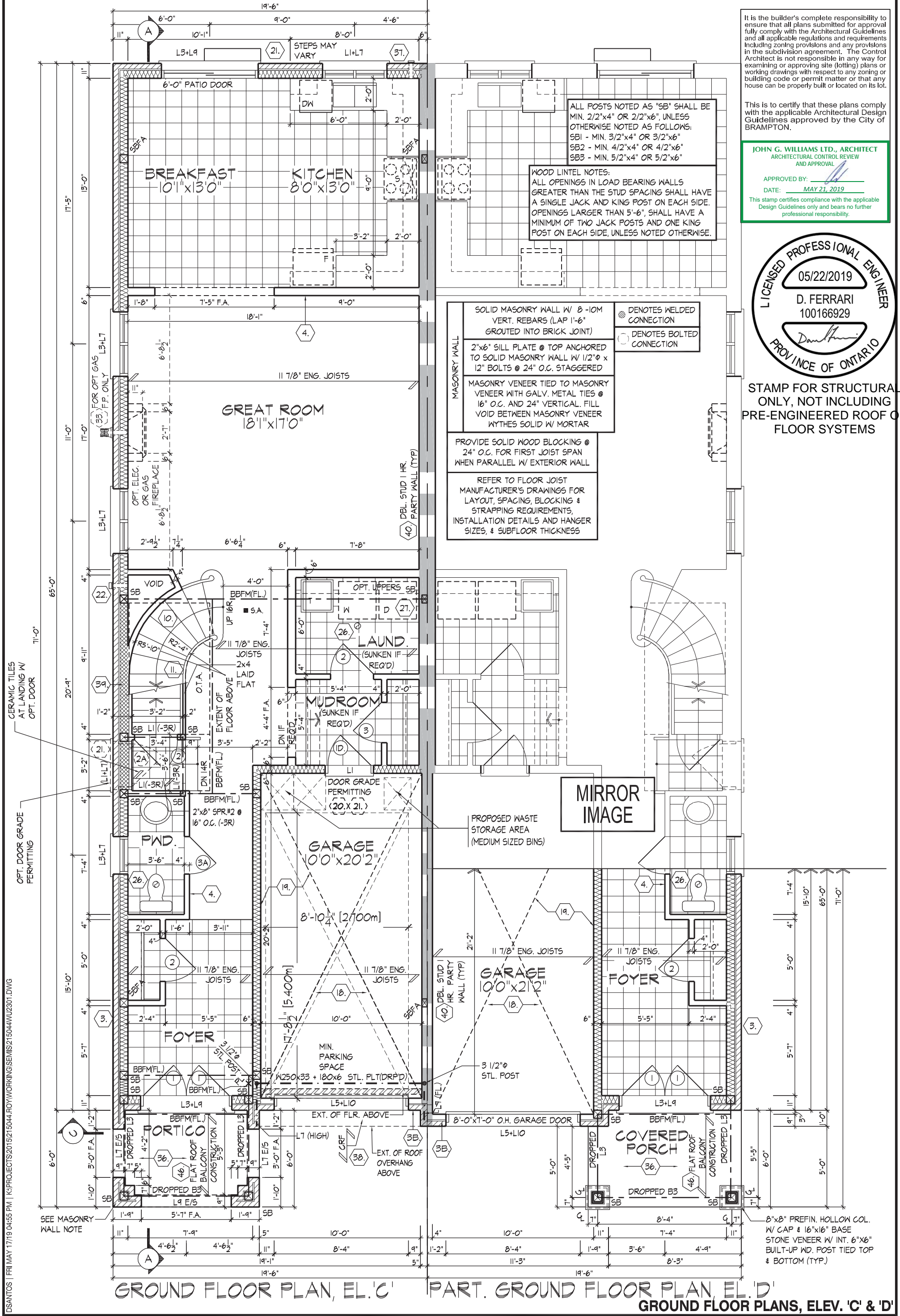
WOOD LINTEL NOTES:
ALL OPENINGS IN LOAD BEARING WALLS GREATER THAN THE STUD SPACING SHALL HAVE A SINGLE JACK AND KING POST ON EACH SIDE. OPENINGS LARGER THAN 5'-6", SHALL HAVE A MINIMUM OF TWO JACK POSTS AND ONE KING POST ON EACH SIDE, UNLESS NOTED OTHERWISE.

MASONRY WALL
SOLID MASONRY WALL W/ 8-10M VERT. REBARS (LAP 1'-6" GROUDED INTO BRICK JOINT)
2"x6" SILL PLATE @ TOP ANCHORED TO SOLID MASONRY WALL W/ 1/2"φ x 12" BOLTS @ 24" O.C. STAGGERED
MASONRY VENEER TIED TO MASONRY VENEER WITH GALV. METAL TIES @ 16" O.C. AND 24" VERTICAL. FILL VOID BETWEEN MASONRY VENEER W/ THES SOLID W/ MORTAR

○ DENOTES WELDED CONNECTION
○ DENOTES BOLTED CONNECTION

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

REFER TO FLOOR JOIST MANUFACTURER'S DRAWINGS FOR LAYOUT, SPACING, BLOCKING & STRAPPING REQUIREMENTS, INSTALLATION DETAILS AND HANGER SIZES, & SUBFLOOR THICKNESS



GROUND FLOOR PLAN, EL. 'C' PART. GROUND FLOOR PLAN, EL. 'D' GROUND FLOOR PLANS, ELEV. 'C' & 'D'

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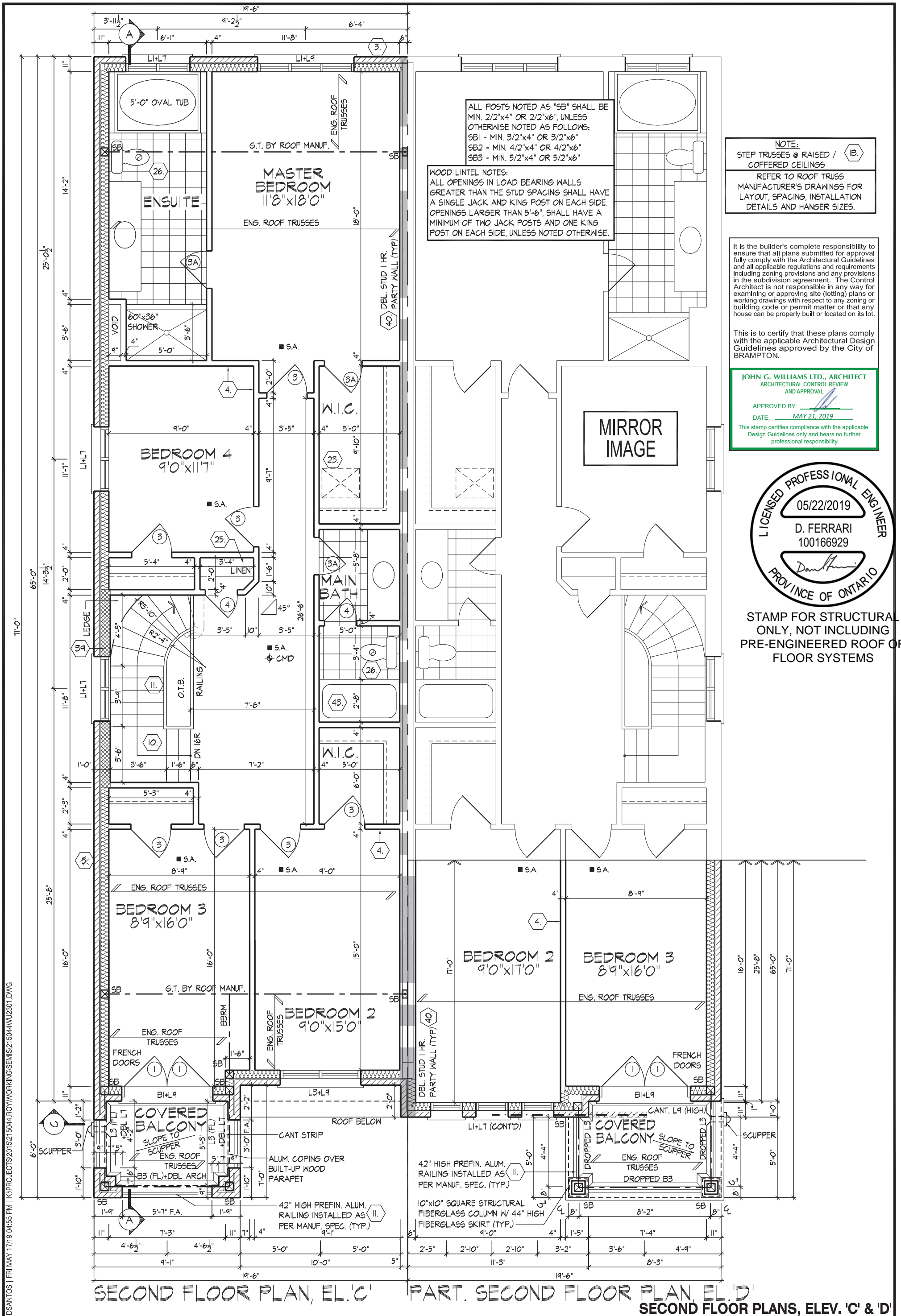
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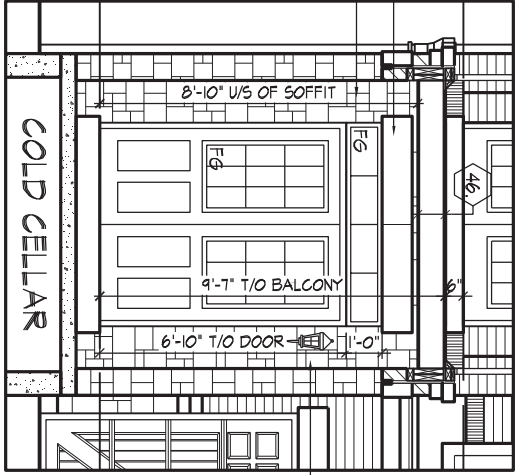
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ROOF OVERHANGS TO BE 12\"/>

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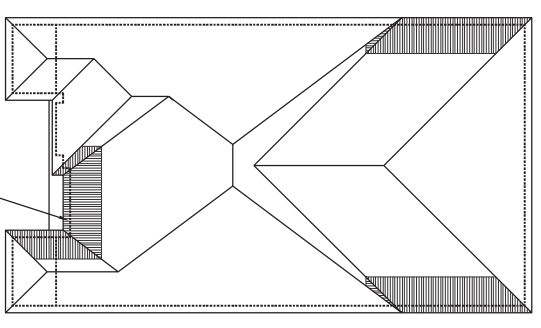
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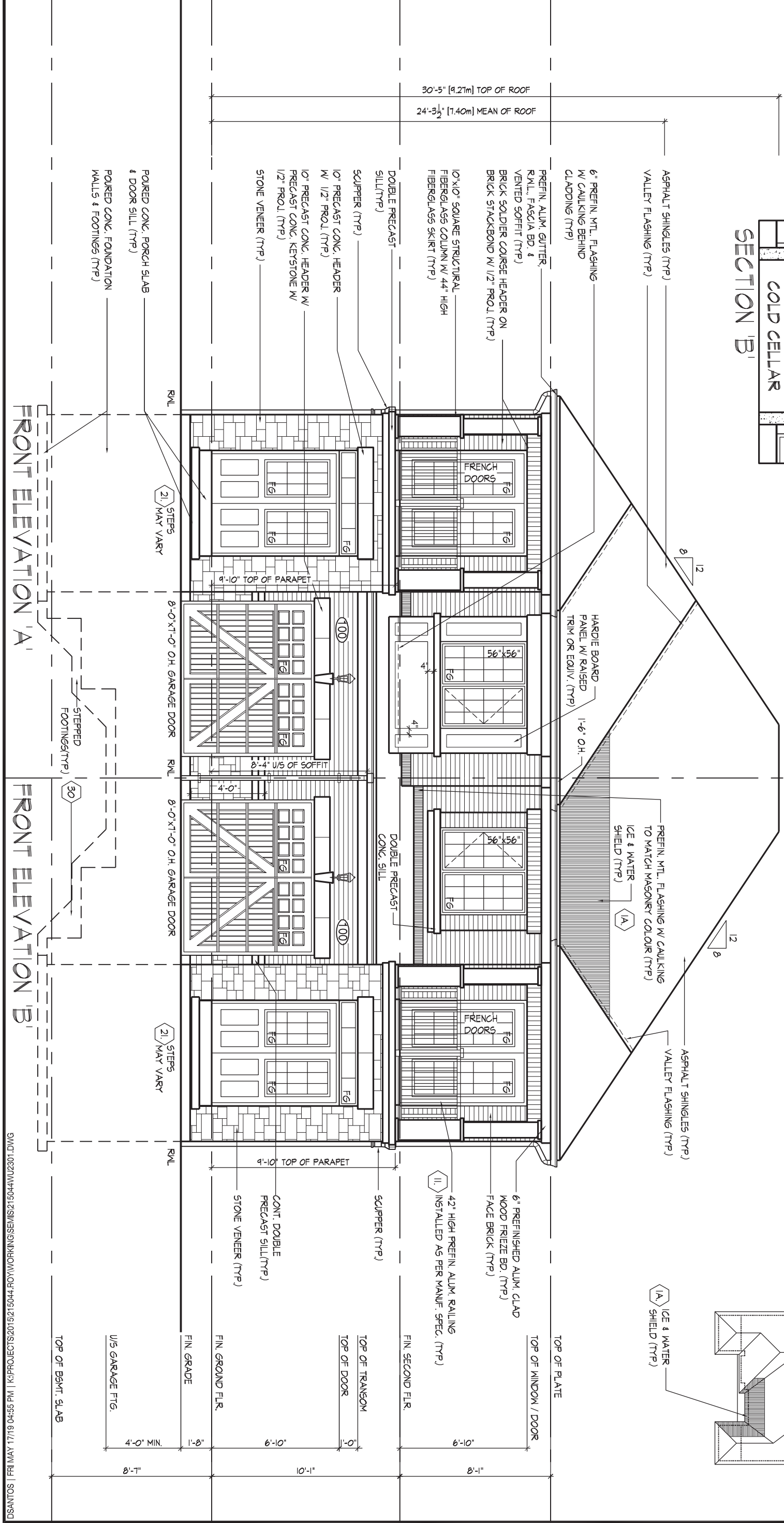
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**ROOF PLAN
 ELEV. 'A' & 'B'
 N.T.S.**



FRONT ELEVATION 'A' & 'B'



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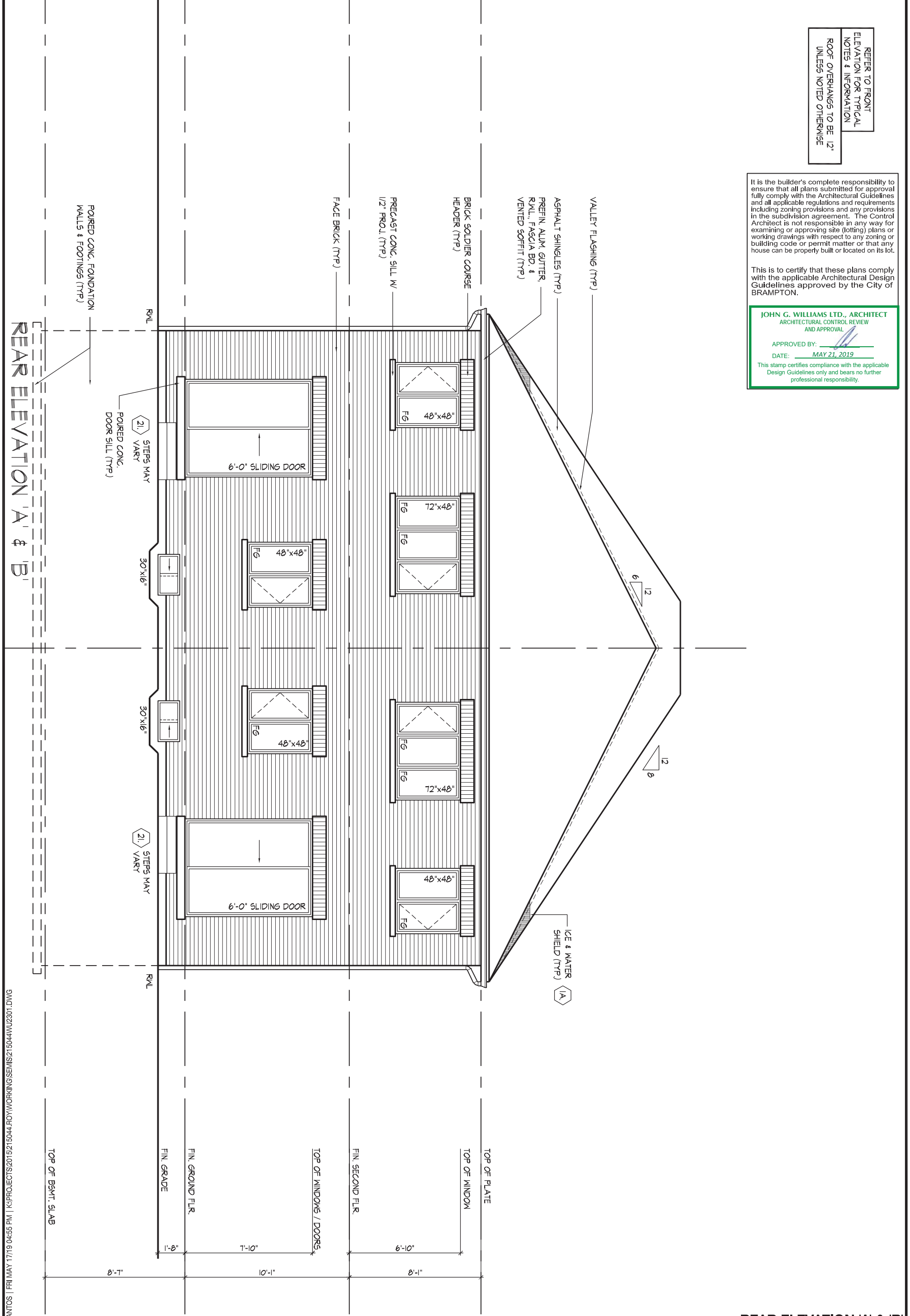
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REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION
 ROOF OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE


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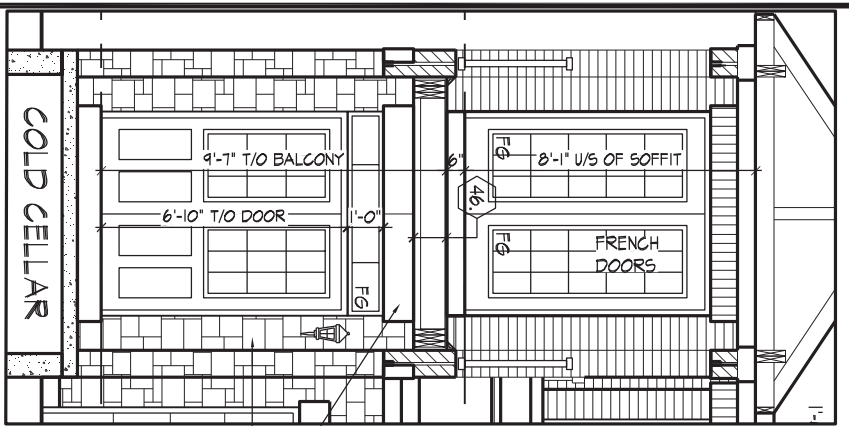
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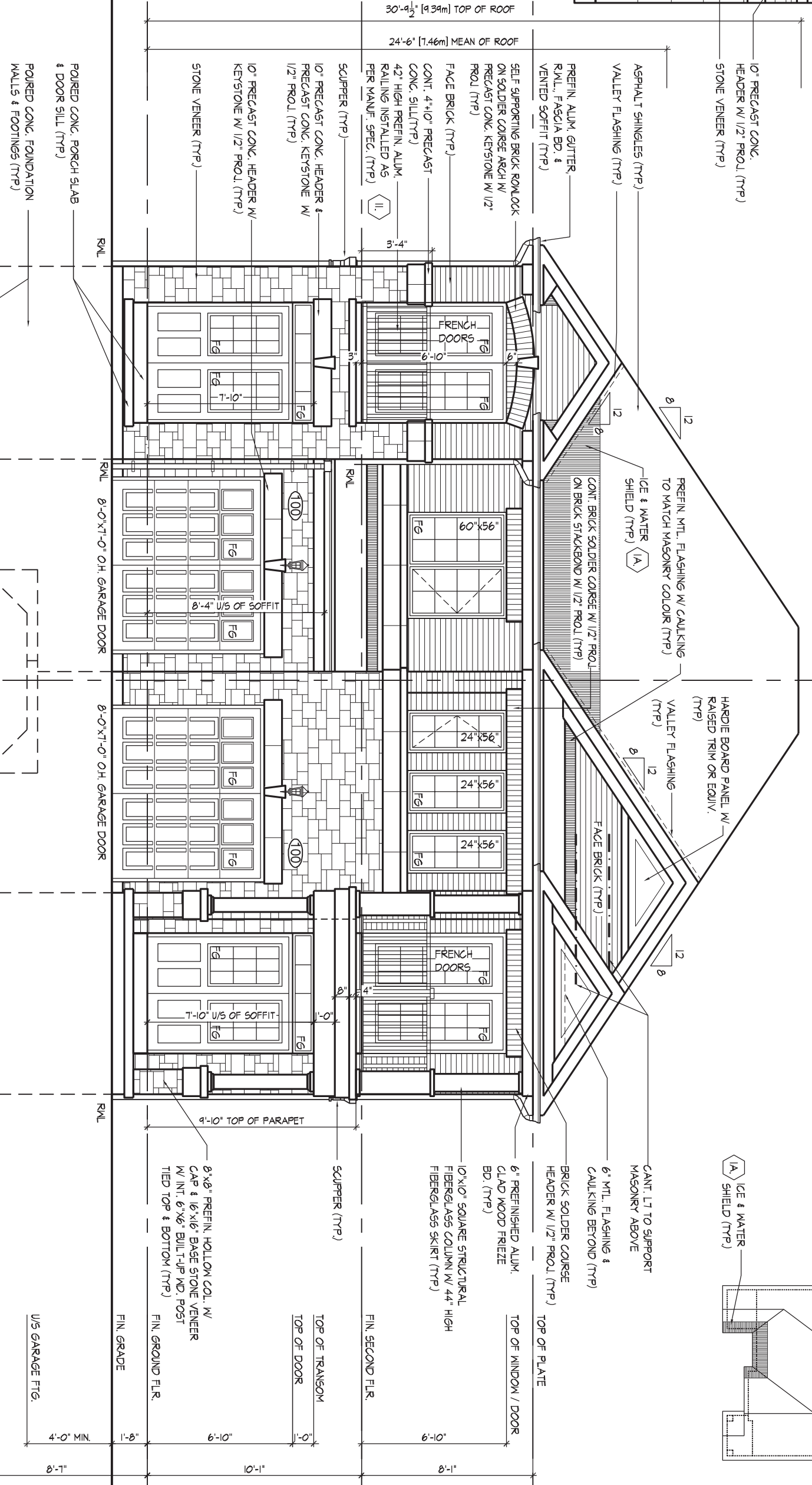
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"MANOR OF CLAIREVILLE", BRAMPTON, ONT. REV.2019.05.17
 Drawn By: UG Checked By: MM/DS Scale: 3/16"=1'-0" File Number: 215044WU2301 Page Number: 12 of 19
 8966 Woodbine Ave., Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

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SECTION 'C'



FRONT ELEVATION 'C'

FRONT ELEVATION 'D'

ROOF OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE

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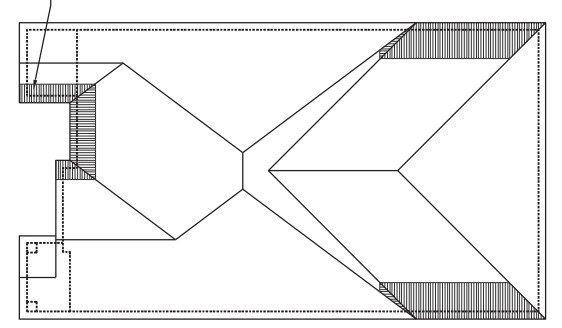
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of BRAMPTON.

JOHN G. WILLIAMS LTD., ARCHITECT
 ARCHITECTURAL CONTROL REVIEW
 AND APPROVAL

APPROVED BY: _____
 DATE: MAY 21, 2019

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

ROOF PLAN
 ELEV. 'C' & 'D'
 N.T.S.



FRONT ELEVATION 'C' & 'D'

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
 Derek R. Santos
 NAME
 REGISTRATION INFORMATION
 HUNT DESIGN ASSOCIATES INC. 19695

HUNT
 DESIGN ASSOCIATES INC.
 www.huntdesign.ca

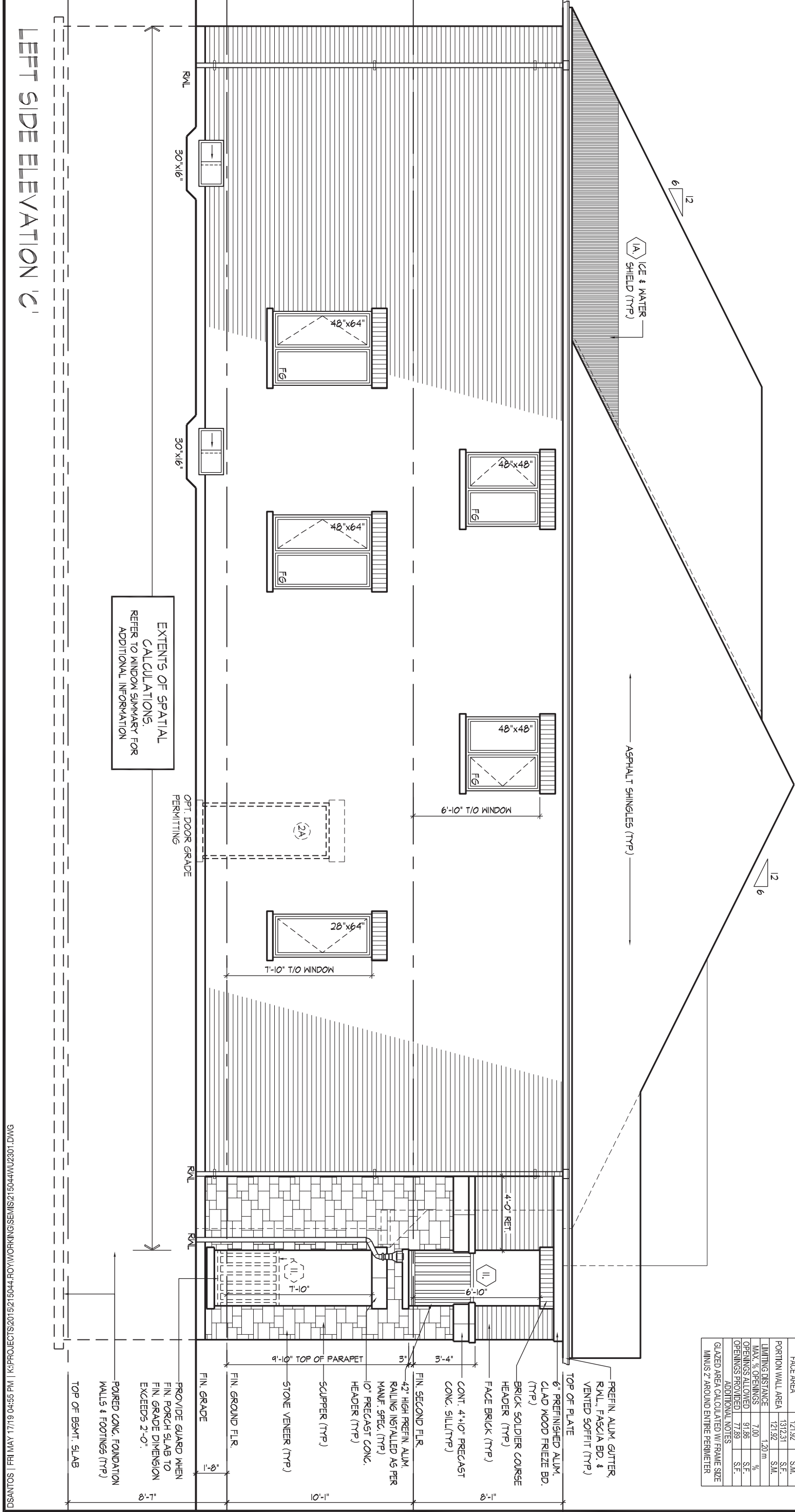
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"MANOR OF CLAIREVILLE", BRAMPTON, ONT. REV.2019.05.17

Drawn By: **MM/DS** Checked By: **Scale** File Number: **215044WU2301** Page Number: **13 of 19**

By: **3/16"=1'-0"** 8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

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



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

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JOHN G. WILLIAMS LTD., ARCHITECT
 ARCHITECTURAL CONTROL REVIEW AND APPROVAL
 APPROVED BY: [Signature]
 DATE: MAY 21, 2019
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WINDOW SUMMARY			
PER O.B.C. TABLE 9.10.15.4			
LEFT SIDE ELEVATION C			
QUAN.	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)
2	48"	48"	28.89
2	48"	64"	36.67
1	28"	64"	10.00
2	30"	16"	4.33
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

SPATIAL CALCULATION			
EXPOSING BUILDING	S.F.	S.F.	S.F.
FACE AREA	121.92	S.M.	
PORTION WALL AREA	1312.31	S.F.	
PORTION WALL AREA	121.92	S.M.	
LIMITING DISTANCE	1.20 m		
MAX. % OPENINGS	7.00	%	
OPENINGS ALLOWED	91.88	S.F.	
OPENINGS PROVIDED	77.89	S.F.	

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

LEFT SIDE ELEVATIONS 'C'

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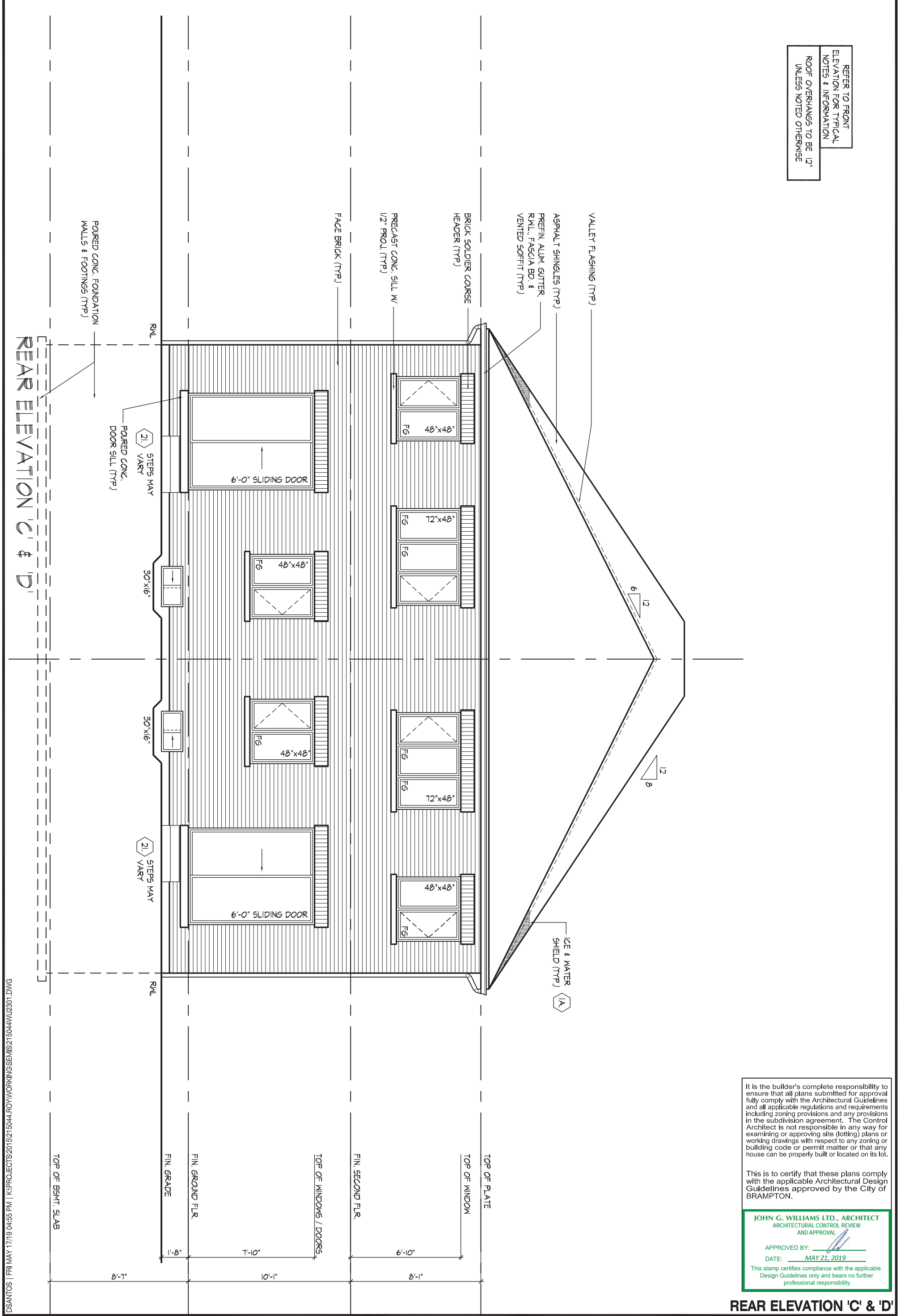
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 QUALIFICATION INFORMATION
 Derek R. Santos
 NAME: 37308
 REGISTRATION INFORMATION: BCIN
 HUNT DESIGN ASSOCIATES INC. 19695

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JOHN G. WILLIAMS LTD., ARCHITECT
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 APPROVED BY:
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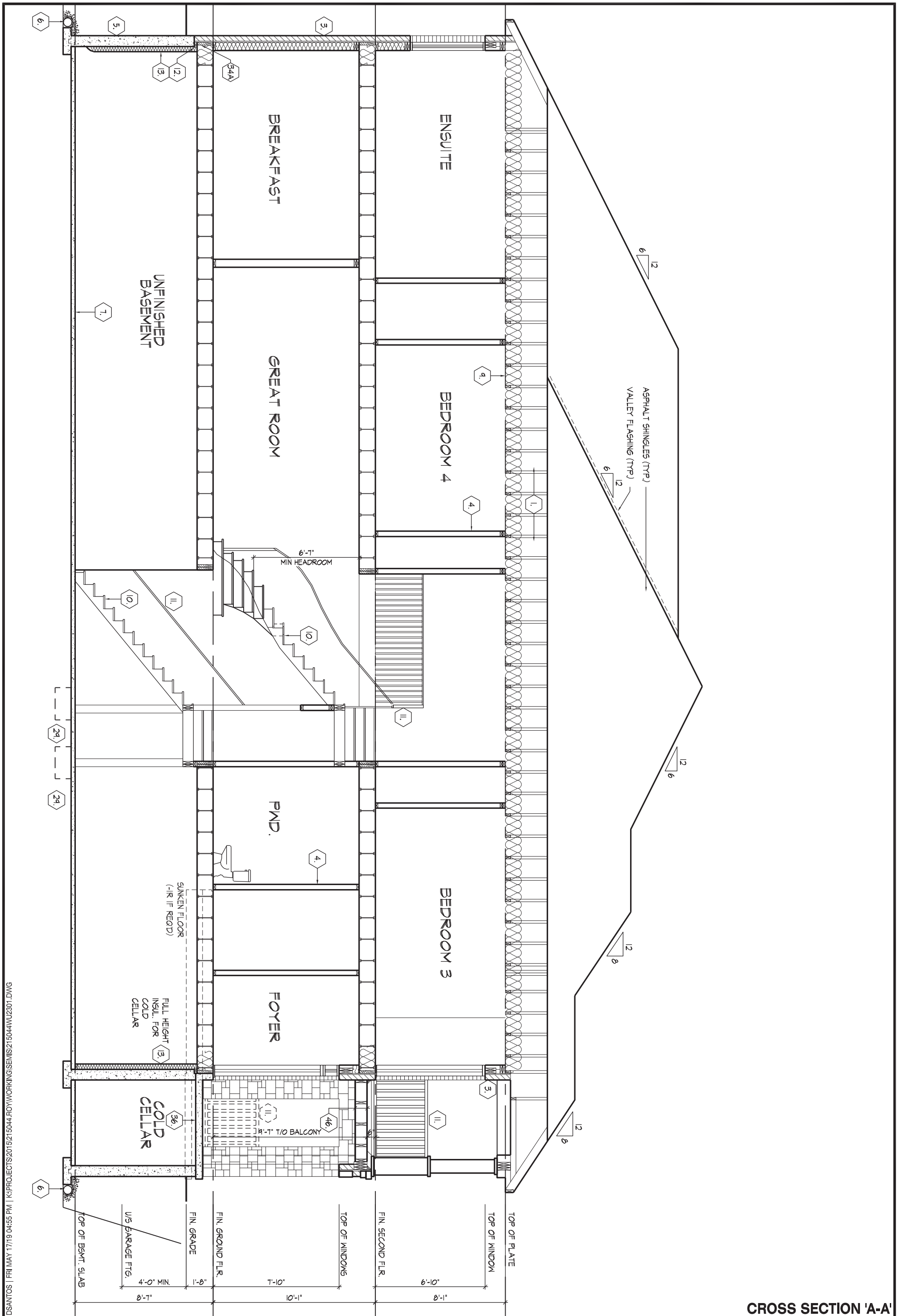
REAR ELEVATION 'C' & 'D'

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CROSS SECTION 'A-A'

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QUALIFICATION INFORMATION
 Derek R. Santos 37308
 NAME SIGNATURE BCIN

REGISTRATION INFORMATION
 HUNT DESIGN ASSOCIATES INC. 19695



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cont. SECTION 1.0. CONSTRUCTION NOTES

- 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.

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

Table with columns: MIN. STUD SIZE, in (mm), SUPPORTED LOADS (EXTERIOR), MAX. STUD SPACING, in (mm) O.C., MAX. UNSUPPORTED HGT., ft-in (m)

SECTION 2.0. GENERAL NOTES

- 2.1. WINDOWS
2.2. CEILING HEIGHTS
2.3. MECHANICAL / PLUMBING
2.4. LUMBER

Table with columns: ROOM OR SPACE, MINIMUM HEIGHTS

- 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

CONFORMING TO SECTIONS 9.5.11, 9.6., 9.7.2.1, & 9.10.13.10

Table with columns: Item, Location, Door Type, Size, Material

3.4. ACRONYMS

Table mapping acronyms to full names: AFF ABOVE FINISHED FLOOR, BBFM BEAM BY FLOOR MANUFACTURER, etc.

3.5. SYMBOLS

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

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.

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.

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.

Table showing material symbols and their corresponding descriptions: TWO STOREY VOLUME SPACE, VARYING PLATES, EXPOSED BUILDING FACE, etc.

SECTION 3.0. LEGEND

3.1. WOOD LINTELS AND BUILT-UP WOOD (DIVISION B PART 9. TABLES A8 TO A10 AND A12, A15 & A16)
FORMING PART OF SENTENCE 9.23.4.2.(3), 9.23.4.2.(4), 9.23.12.3.(1),(3), 9.23.13.8.(2), 9.37.3.1.(1)

Table listing wood lintel sizes: 2"x8" SPRUCE #2, 2"x10" SPRUCE #2, 2"x12" SPRUCE #2, etc.

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 listing steel lintel sizes: L7 3 1/2" x 3 1/2" x 1/4", L8 4" x 3 1/2" x 1/4", L9 4 7/8" x 3 1/2" x 5/16", etc.

SECTION 4.0. CLIMATIC DATA

DESIGN SNOW LOAD (9.4.2.2.): 1.12 kPa
WIND LOAD (q50) (SB-1.2.): 0.44 kPa

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB. REPORT ANY DISCREPANCIES TO HUNT DESIGN ASSOCIATES INC. (H.D.A.) BEFORE PROCEEDING WITH THE WORK. ALL THE DRAWINGS & SPECIFICATIONS ARE THE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF H.D.A.

CONSTRUCTION NOTE REVISION DATE: January 1, 2017 - UPDATED to 2017 OBC

CONSTRUCTION NOTES 2 OF 2

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STAMP FOR STRUCTURAL ONLY, NOT INCLUDING PRE-ENGINEERED ROOF OR FLOOR SYSTEMS

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QUALIFICATION INFORMATION: Derek R. Santos, 37308



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