

ENERGY EFFICIENCY DESIGN SUMMARY (EEDS)				
O.B.C. SB-12 COMPLIANCE PACKAGE - 3.1.1.2.A (IP)	A5			
BUILDING COMPONENT	MIN. R VALUE OR MAX. U-VALUE			
THERMAL INSULATION				
CEILING WITH ATTIC SPACE	R50			
CEILING WITHOUT ATTIC SPACE	R31			
EXPOSED FLOOR	R35			
WALLS ABOVE GRADE	R19+5ci			
BASEMENT WALLS	R12+5ci OR R15ci			
SLAB (ALL >24" BELOW GRADE)	-			
SLAB (EDGE ONLY ≤24" BELOW GRADE)	R10			
SLAB (ALL ≤24" BELOW GRADE, OR HEATED)	R10			
WINDOWS & DOORS				
WINDOWS/SLIDING GLASS DOORS (MAX. U-VALUE)	0.28			
SKYLIGHTS/GLAZED ROOFS (MAX. U-VALUE)	0.49			
MECHANICALS				
HEATING EQUIP. (AFUE)	94%			
HRV EFFICIENCY (SRE% AT 0 degrees C)	70%			
DHW HEATER (EF)	0.80			
DWHR (CSA B55.1 (MIN. 42% EFFICIENCY))	# SHOWERS: 2			

ROOM IDENTIFIER	ENLARGED PLAN DETAIL
ROOM NAME 10'-O" x 10'-O" VERT. ROOM SIZE HORZ. ROOM SIZE	DETAIL EXTENT DETAIL NUMBER SHEET NUMBER
BUILDING SECTION DETAIL NUMBER SHEET NUMBER	WALL SECTION DETAIL NUMBER A-1 SHEET NUMBER
BUILDING ELEVATION A-1 1 DETAIL NUMBER SHEET NUMBER	INTERIOR ELEVATION DETAIL NUMBER SHEET NUMBER
CEILING IDENTIFIER 8'-1" — CEILING HEIGHT	ASSEMBLY IDENTIFIERS W2 — WALL / PARTITION TYPE
SMOKE ALARM & CO DETECTORS S.A. C.O. S.A.	FLOOR DRAIN F.D.

GEN	GENERAL CONSTRUCTION NOTES				
WOOD	FRAMING NOTES				
1.	ALL LUMBER AND WOOD PRODUCTS SHALL BE NUMBER 1 OR NUMBER 2 GRADE SPF UNLESS OTHER WISE NOTED AND MUST CONFORM TO OBC 9.3.2.				
2.	ALL WOOD FRAMED CONSTRUCTION TO SHALL CONFORM TO OBC 9.23.				
3.	ALL PRE-ENGINEERED SYSTEMS ARE TO BE DESIGNED AND SEALED BY AN ONTARIO P.ENG.				
4.	ALL COLUMNS SUPPORTING STRUCTURAL MEMBERS TO BE MIN. EQUAL IN WIDTH TO THE MEMBER WHICH IT IS SUPPORTING.				
5.	ALL LOAD BEARING COMPONENTS MUST HAVE CONTINUOUS SUPPORT EXTENDING TO THE FOUNDATION FOOTING.				
6.	ALL GUARDS AND SUPPORTING STRUCTURE SHALL CONFORM TO OBC 9.8.8 & SB-7.				
7.	ALL FRAMING MEMBERS IN CONTACT W/ CONCRETE TO BE PRESSURE TREATED OR PROTECTED W/ MIN. 5 MIL POLY/VAPOUR BARRIER				
DOORS	S & WINDOWS				
1.	ALL WINDOWS, SKYLIGHTS, AND DOORS TO CONFORM TO OBC 9.7				
2.	FLOOR LEVELS CONTAINING BEDROOMS TO HAVE ONE OPERABLE WINDOW WITH A MIN. UNOBSTRUCTED WIDTH OPEN AREA OF 3.8 SQ. FT. WITH NO DIMENSION LESS THAN 15".				
3.	ANY FUTURE SLEEPING QUARTERS IN THE BASEMENT ARE TO HAVE WINDOWS IN THE ROOM THAT MEET THE REQUIREMENTS OF OBC $9.9.10$.				
MISCE	LLANEOUS NOTES				
1.	SMOKE & CARBON MONOXIDE ALARMS TO BE LOCATED ON EACH LEVEL & TO BE HARDWIRED & INTERCONNECTED. LOCATE CARBON MONOXIDE ALARMS ADJACENT TO SLEEPING AREAS.				
2.	SMOKE ALARMS TO BE INSTALLED IN EACH SLEEPING AREA ON OR NEAR THE CEILING.				
3.	MIN. HEAD ROOM: 6'-11" MIN. HEAD ROOM BELOW DUCTS & BEAMS IN A DWELLING: 6'-5".				
4.	SUBFLOOR SUPPORTING CERAMIC FLOORS PER OBC 9.30.6.1.				
5.	PROVIDE ATTIC VENTILATION PER OBC 9.19.				
6.	PROVIDE AIR AND VAPOUR BARRIER IN ACCORDANCE TO OBC 9.25.3. & 9.25.4.				
7.	ATTIC HATCHES TO HAVE INSULATED COVERS AND INSULATING.				
8.	VS DESIGN STUDIO DOES NOT TAKE RESPONSIBILITY FOR ERRORS OR OMISSIONS FOUND IN THIRD PARTY				

HVAC SUPPLIES AND RETURNS TO BE LOW WALL (8" FROM FLOOR), AND ANY ROOMS WITHOUT RETURN AIR DUCTS ARE TO HAVE A 3/4" UNDERCUT ON THE DOOR TO ALLOW AIR CIRCULATION. UNLESS STATED OTHERWISE IN MECHANICAL

BATHROOM FAN TO BE MIN 50 CFM VENTED TO EXTERIOR.

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JNIT 2 - BASEMENT 1446 SF JNIT 1 - LOFT 443 SF 8373 SF	JNIT 2 - BASEMENT 1446 SF JNIT 1 - LOFT 443 SF 8373 SF	UNIT 2 - BASEMENT 1446 SF UNIT 1 - LOFT 443 SF 8373 SF	Name Suilding Common Area	Area
JNIT 1 - LOFT 443 SF 8373 SF	JNIT 1 - LOFT 443 SF 8373 SF	UNIT 1 - LOFT 443 SF 8373 SF	Name Building Common Area JNIT 1 - MAIN FLOOR JNIT 1 - BASEMENT	Area 2586 SF 2399 SF
			Name Building Common Area JNIT 1 - MAIN FLOOR JNIT 1 - BASEMENT JNIT 2 - MAIN FLOOR	2586 SF 2399 SF 1499 SF
NO DESCRIPTION DATE	NO. DESCRIPTION DATE	NO. DESCRIPTION DATE	Name Building Common Area JNIT 1 - MAIN FLOOR JNIT 1 - BASEMENT JNIT 2 - MAIN FLOOR JNIT 2 - BASEMENT	2586 SF 2399 SF 1499 SF 1446 SF
	DECOMI HON DATE		Name Building Common Area JNIT 1 - MAIN FLOOR JNIT 1 - BASEMENT JNIT 2 - MAIN FLOOR JNIT 2 - BASEMENT	2586 SF 2399 SF 1499 SF 1446 SF 443 SF
			Name Building Common Area JNIT 1 - MAIN FLOOR JNIT 1 - BASEMENT JNIT 2 - MAIN FLOOR JNIT 2 - BASEMENT JNIT 1 - LOFT	2586 SF 2399 SF 1499 SF 1446 SF 443 SF 8373 SF
_	-		Name Building Common Area JNIT 1 - MAIN FLOOR JNIT 1 - BASEMENT JNIT 2 - MAIN FLOOR JNIT 2 - BASEMENT JNIT 1 - LOFT	2586 SF 2399 SF 1499 SF 1446 SF 443 SF 8373 SF
	<u> </u>		Name Building Common Area JNIT 1 - MAIN FLOOR JNIT 1 - BASEMENT JNIT 2 - MAIN FLOOR JNIT 2 - BASEMENT JNIT 1 - LOFT	2586 SF 2399 SF 1499 SF 1446 SF 443 SF 8373 SF
			Name Building Common Area JNIT 1 - MAIN FLOOR JNIT 1 - BASEMENT JNIT 2 - MAIN FLOOR JNIT 2 - BASEMENT JNIT 1 - LOFT	2586 SF 2399 SF 1499 SF 1446 SF 443 SF 8373 SF
			Name uilding Common Area NIT 1 - MAIN FLOOR NIT 1 - BASEMENT NIT 2 - MAIN FLOOR NIT 2 - BASEMENT NIT 1 - LOFT	2586 SF 2399 SF 1499 SF 1446 SF 443 SF 8373 SF

NO.	DESCRIPTION	DATE
_		

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 DESIGN THE WORK SHOWN. QUALIFICATION INFORMATION: SIGNATURE FIRM BCIN

PROJECT:

DUPLEX RENOVATION

21 LANSDOWNE AVENUE, DELHI, ON, N4B 2P4

DRAWING TITLE:

COVER PAGE

PROJECT NUMBER: DRAWN: CHECKED:

SCALE: As indicated DATE:

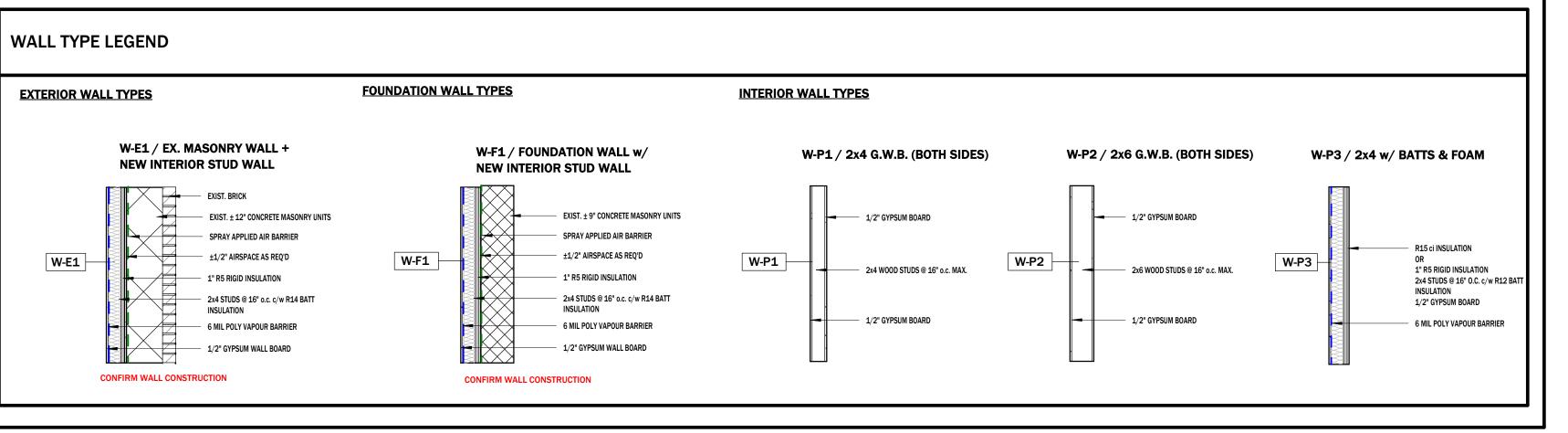
DRAWING NO:

SITE INFORM	ATION			
ITEM	REQ'D	EXISTING	PROPOSED	
ZONE	-	IN	-	
SITE AREA	EXISTING	14626SF (1358.8m2)	EXISTING	
COVERAGE	100.0% 14626.0SF (1358.8m2)	28% 4085.0SF (379.5m2)	28% 4085.0SF (379.5m2)	
ACCESSORY COVERAGE	10% 1462.6SF (135.9m2)	0% 0.0SF (0m2)	0 0.0SF (0.0m2)	
SETBACKS		REQUIRED		
FRONT YARD	†	6.0m		
INT. SIDE YARD		3.0m & 1.2m		
REAR YARD		7.5m		
EXT. SIDE YARD		n/a		
EXTRA NOTES:				

REFERENCE SITE PLAN
3/32" = 1'-0"

LIST OF	FDRAWINGS	
PG#	SHEET NAME	
A-0	COVER PAGE	
A-1	BASEMENT FLOOR PLANS	
A-2	MAIN FLOOR PLANS	
A-3	SECOND FLOOR PLANS	
A-4	ELEVATIONS	

BBI	RE\	/IATIONS				
CONC.	-	CONCRETE	HVAC	-	HEATING VENTILATION AIR CONDITIONING	
C.L.	-	CENTRE LINE	o/c	-	ON CENTRE	
c/w	-	COMPLETE WITH	REQ	-	REQUIRED	
C.O.	-	CARBON MONOXIDE	R.W.	-	RAIN WATER	
C.I.P	-	CAST IN PLACE	S.A.	-	SMOKE ALARM	
D.W.	-	DISHWASHER	S.T.C	-	SOUND TRANSMISSION CLASS	
F.R.R.	-	FIRE RESISTANCE RATING	w/	-	WITH	
G.W.B	-	GYPSUM WALL BOARD	DIA.	-	DIAMETER	
HR	-	HOUR	ea.	-	EACH	





1. DRAWINGS ARE NOT TO BE SCALED.
2. ALL DIMENSIONS AND INSTALLATIONS ARE TO BE VERIFIED ON SITE.
3. ALL DIMENSIONS INDICATED ON FLOOR PLANS ARE TO EXTERIOR FACE FOR EXTERIOR WALLS, OR FACE OF STRUCTURE / FACE OF STUD OF INTERIOR PARTITIONS. SEE FLOOR PLANS FOR ADDITIONAL DIMENSION NOTES.

4. CONTRACTOR TO COMPLY TO ONTARIO BUILDING CODE (OBC) 2012 IN ADDITION TO ANY AND ALL AUTHORITIES HAVING JURISDICTION DURING ALL PHASES OF WORK.

5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BRING ALL OMISSIONS, DISCREPANCIES, INCLUDING DIMENSIONS, TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCING OF ANY WORK.

6. PROVIDE 19mm PLYWOOD BACKING AT SURFACE MOUNTED ELECTRICAL PANEL LOCATIONS. ENSURE CONTINUITY OF VAPOUR BARRIER AND INSULATION AS REQ'D.

INSULATION AS REQ'D.

7. SEAL ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL OR ELECTRICAL PENETRATIONS IN WALL AND/OR FLOOR ASSEMBLIES WITH AN APPROVED PRODUCT / SYSTEM TO MAINTAIN REQUIRED FIRE RATING AND ACOUSTICAL

MINIMUMS.

8. THESE ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH SURVEY, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.

9. ANY CEILING HEIGHTS SHOWN ON THE FLOOR PLANS ARE FROM t.o. SHEATHING TO t.o. WOOD PLATE OR UNDERSIDE OF TRUSS.

10. * INDICATES STRUCTURAL ELEMENT DESIGNED TO PART 4 OF THE O.B.C. BY A PROFESSIONAL ENGINEER.

11. ** INDICATES PRE-ENGINEERED ELEMENT SUPPLIED BY MANUFACTURER.

12. ALL WOOD FRAMING TO MEET SECTION 9.23 OF THE O.B.C.

13. TRUSSES TO BE 2'-0" O/C MAX (DESIGN BY OTHERS)

14. ATTIC ACCESS HATCH TO BE 3'-0" BY 1'-10" LOCATION TO BE ADJUSTED IN COORDINATION WITH TRUSS LAYOUT

PRE

ANLAS	
Name	Area
Building Common Area	
UNIT 1 - MAIN FLOOR	2586 SF
UNIT 1 - BASEMENT	2399 SF
UNIT 2 - MAIN FLOOR	1499 SF
UNIT 2 - BASEMENT	1446 SF
UNIT 1 - LOFT	443 SF
	8373 SF

NO.	DESCRIPTION	DATE

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 DESIGN THE WORK SHOWN.

QUALIFICATION INFORMATION:

NAME SIGNATURE

BCIN FIRM BCIN

PROJECT:

DUPLEX RENOVATION

21 LANSDOWNE AVENUE, DELHI, ON, N4B 2P4

DRAWING TITLE:

BASEMENT FLOOR PLANS

PROJECT NUMBER:

DRAWN:

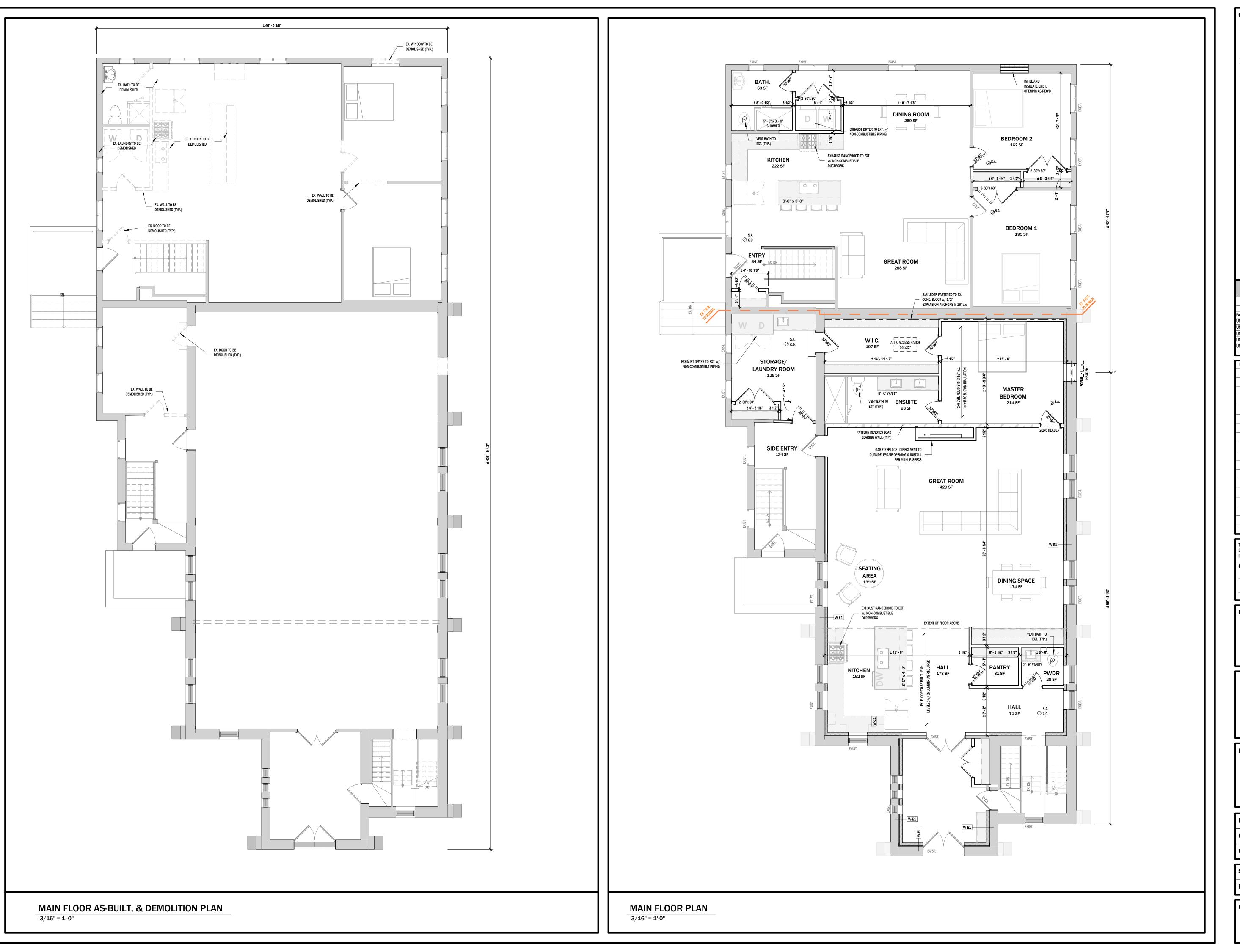
CHECKED:

SCALE: 3/16" = 1'-0"

DATE:

DRAWING NO:

A-1



1. DRAWINGS ARE NOT TO BE SCALED.
2. ALL DIMENSIONS AND INSTALLATIONS ARE TO BE VERIFIED ON SITE.
3. ALL DIMENSIONS INDICATED ON FLOOR PLANS ARE TO EXTERIOR FACE FOR EXTERIOR WALLS, OR FACE OF STRUCTURE / FACE OF STUD OF INTERIOR PARTITIONS. SEE FLOOR PLANS FOR ADDITIONAL DIMENSION NOTES.

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INSULATION AS REQ'D.

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11. ** INDICATES PRE-ENGINEERED ELEMENT SUPPLIED BY MANUFACTURER.

11. ** INDICATES PRE-ENGINEERED ELEMENT SUPPLIED BY MANUFACT

12. ALL WOOD FRAMING TO MEET SECTION 9.23 OF THE O.B.C.

13. TRUSSES TO BE 2'-0" O/C MAX (DESIGN BY OTHERS)

14. ATTIC ACCESS HATCH TO BE 3'-0" BY 1'-10" LOCATION TO BE ADJUSTED IN COORDINATION WITH TRUSS LAYOUT

PRE C

AREAS		
Name	Area	
Building Common Area		
UNIT 1 - MAIN FLOOR	2586 SF	
UNIT 1 - BASEMENT	2399 SF	
UNIT 2 - MAIN FLOOR	1499 SF	
UNIT 2 - BASEMENT	1446 SF	
UNIT 1 - LOFT	443 SF	
	8373 SF	

NO.	DESCRIPTION	DATE

NAME SIGNATURE

BCIN FIRM BCIN

PROJECT:

DUPLEX RENOVATION

21 LANSDOWNE AVENUE, DELHI, ON, N4B 2P4

DRAWING TITLE:

MAIN FLOOR PLANS

PROJECT NUMBER:

DRAWN:

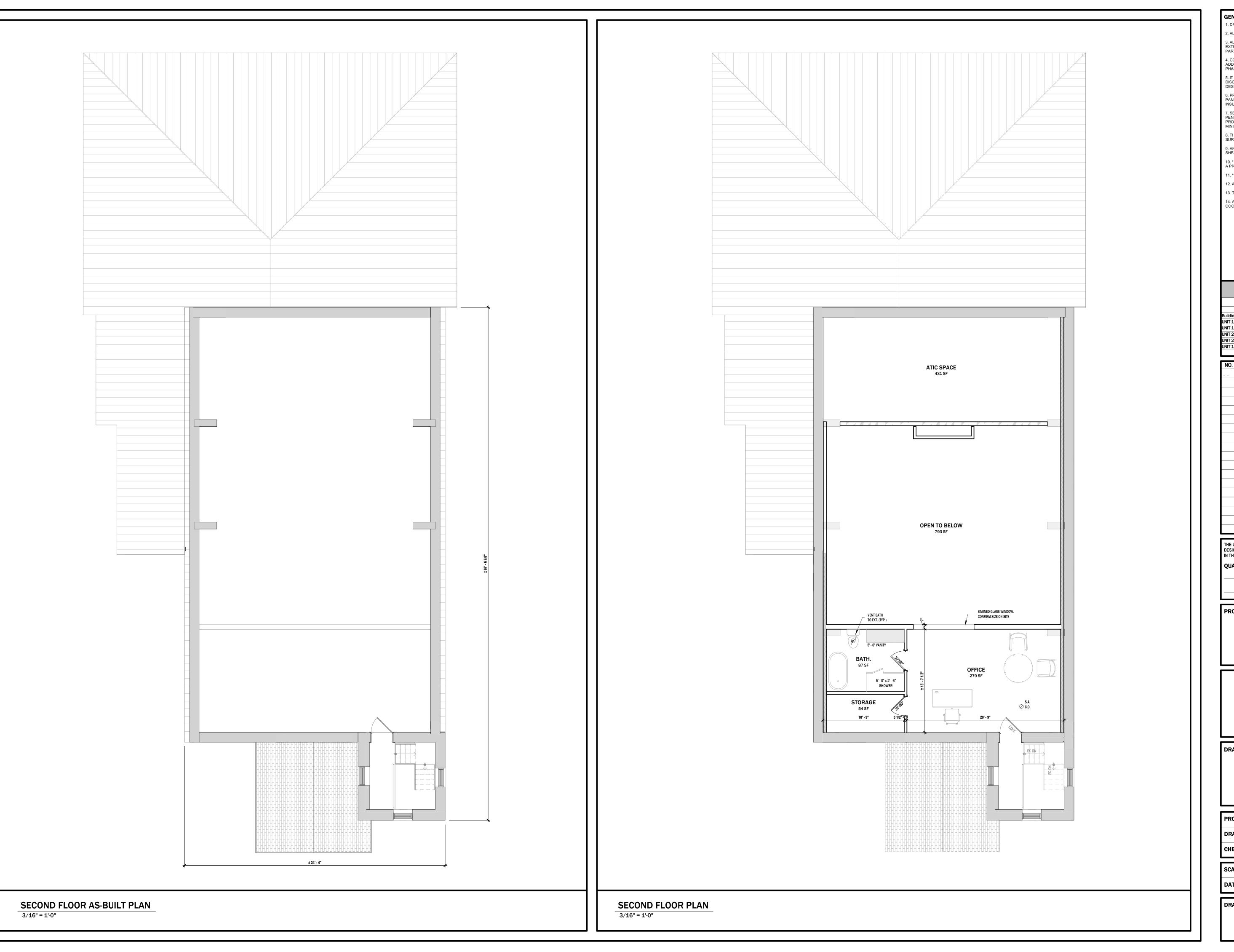
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SCALE: 3/16" = 1'-0"

DATE:

DRAWING NO:

A-2



1. DRAWINGS ARE NOT TO BE SCALED. 2. ALL DIMENSIONS AND INSTALLATIONS ARE TO BE VERIFIED ON SITE. 3. ALL DIMENSIONS INDICATED ON FLOOR PLANS ARE TO EXTERIOR FACE FOR EXTERIOR WALLS, OR FACE OF STRUCTURE / FACE OF STUD OF INTERIOR PARTITIONS. SEE FLOOR PLANS FOR ADDITIONAL DIMENSION NOTES.

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13. TRUSSES TO BE 2'-0" O/C MAX (DESIGN BY OTHERS) 14. ATTIC ACCESS HATCH TO BE 3'-0" BY 1'-10" LOCATION TO BE ADJUSTED IN COORDINATION WITH TRUSS LAYOUT

CAINA		
Name	Area	
Building Common Area		
UNIT 1 - MAIN FLOOR	2586 SF	
UNIT 1 - BASEMENT	2399 SF	
UNIT 2 - MAIN FLOOR	1499 SF	
UNIT 2 - BASEMENT	1446 SF	
UNIT 1 - LOFT	443 SF	
	8373 SF	

NO.	DESCRIPTION	DATE

SIGNATURE FIRM BCIN

PROJECT:

DUPLEX RENOVATION

21 LANSDOWNE AVENUE, DELHI, ON, N4B 2P4

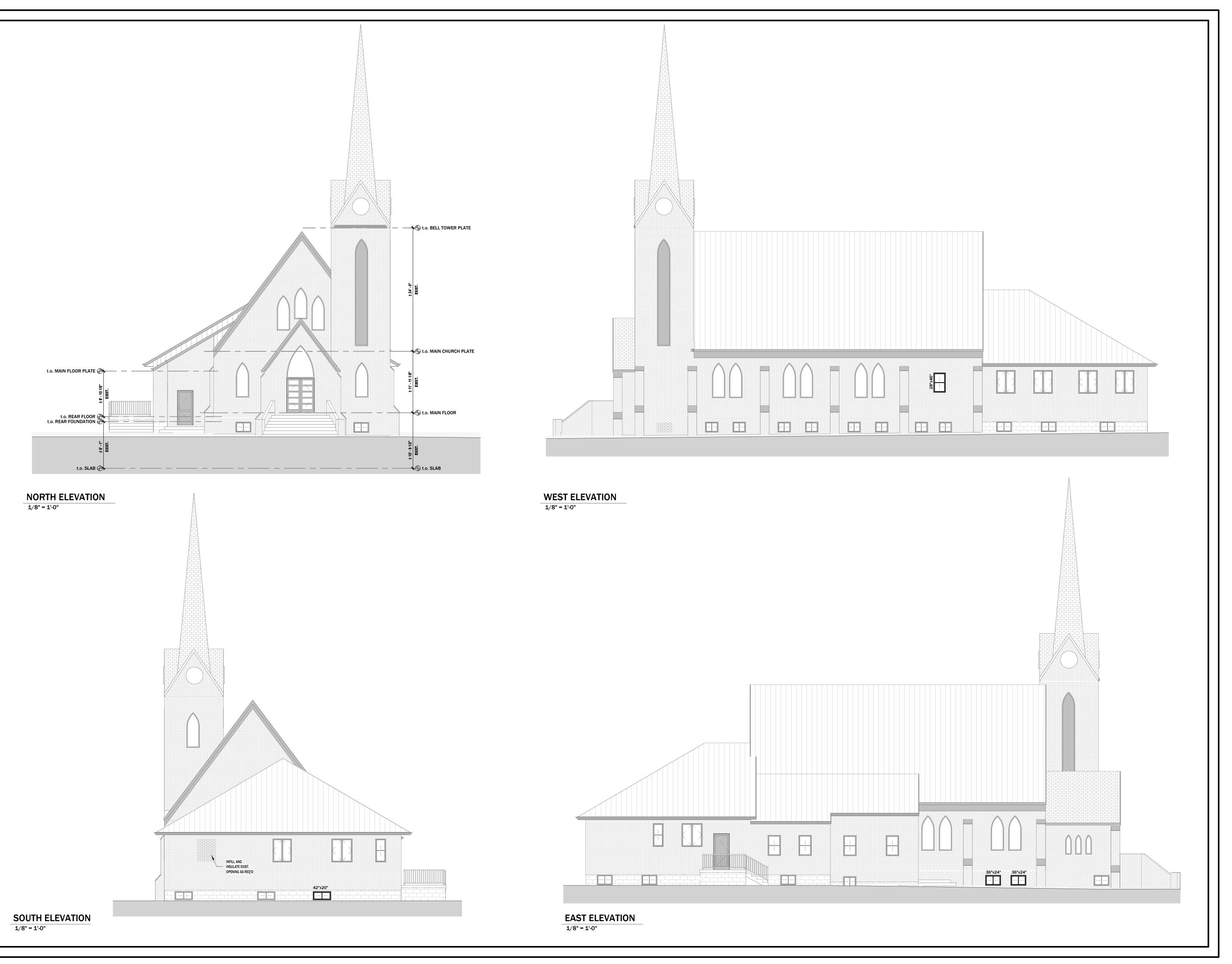
DRAWING TITLE:

SECOND FLOOR PLANS

PROJECT NUMBER: DRAWN: CHECKED:

SCALE: 3/16" = 1'-0"

DRAWING NO:



1. DRAWINGS ARE NOT TO BE SCALED.
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14. ATTIC ACCESS HATCH TO BE 3'-0" BY 1'-10" LOCATION TO BE ADJUSTED IN COORDINATION WITH TRUSS LAYOUT

UNIT 1 - BASEMENT

UNIT 1 - LOFT

UNIT 2 - MAIN FLOOR UNIT 2 - BASEMENT

AREAS

Name Area

Building Common Area
UNIT 1 - MAIN FLOOR 2586 SF

1499 SF 1446 SF 443 SF

OINIT T- LOFT	443 36	443 3 F	
	8373 SF		
NO.	DESCRIPTION	DAT	

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 DESIGN THE WORK SHOWN.

QUALIFICATION INFORMATION:

NAME SIGNATURE

BCIN FIRM BCIN

PROJECT:

DUPLEX

RENOVATION
21 LANSDOWNE AVENUE, DELHI, ON, N4B 2P4

DRAWING TITLE:

ELEVATIONS

PROJECT NUMBER:

DRAWN: CHECKED:

SCALE: 1/8" = 1'-0"

DRAWING NO:

A-4