

COACH HOUSE 120 WILBERT COX DRIVE

2-BEDROOM + ATTACHED CARPORT

ROOF UPDATES - 27 AUGUST 2020

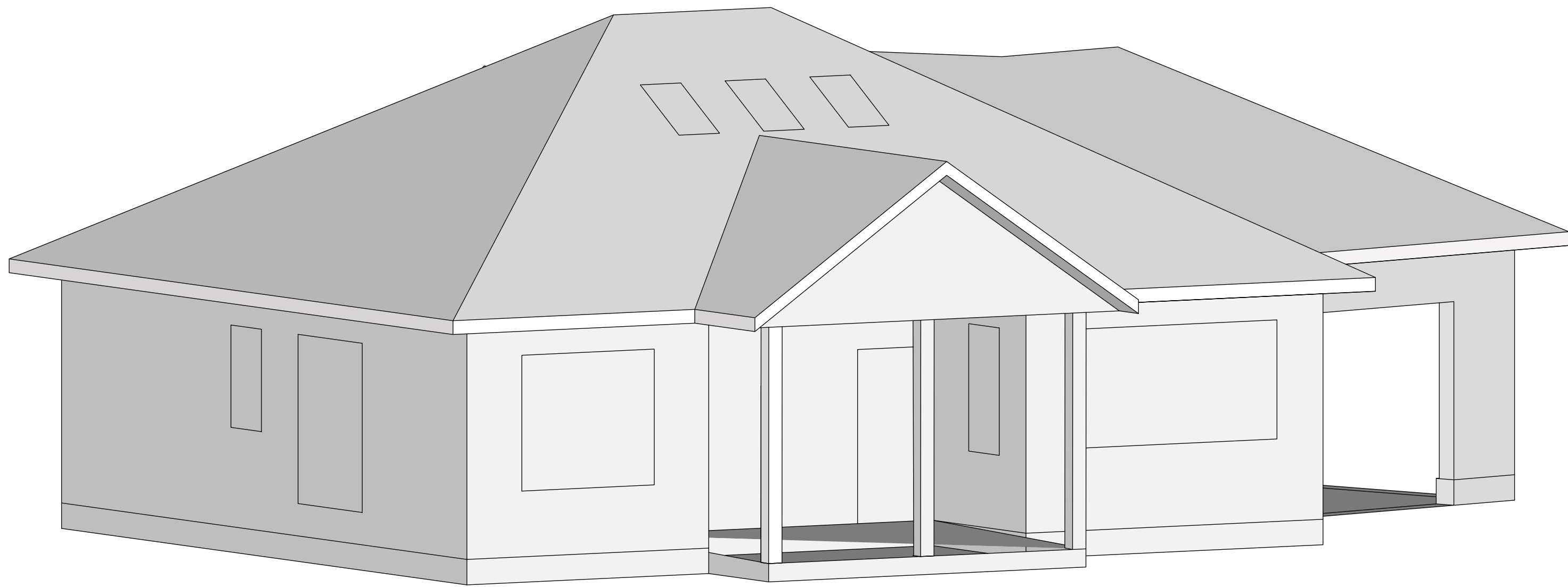
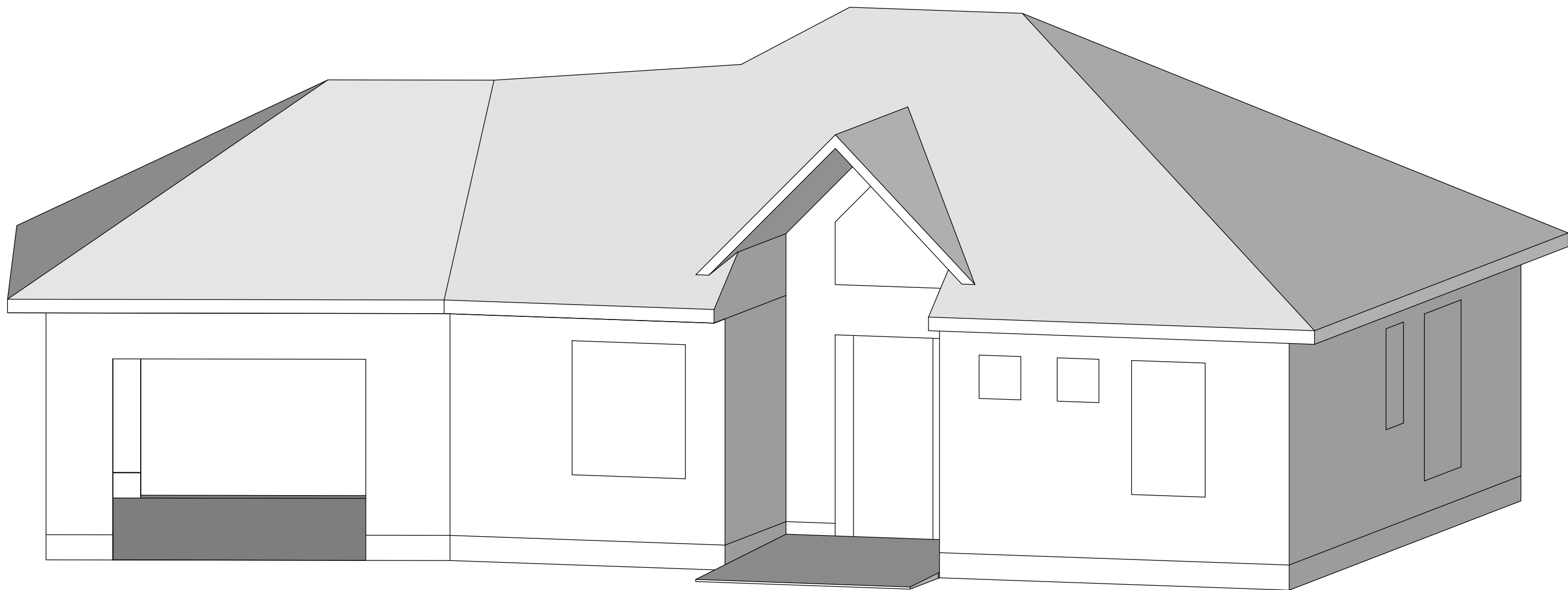


TABLE OF CONTENTS:

DESCRIPTION	SHEET
Cover Page	A0.1
North/South Elevations and Windows	A0.2
East/West Elevations and Windows, Wall and Lintel Details	A0.3
Foundation, Wall and Roof Detail	A0.4
Layout, Plumbing Fixtures, Smoke & CO Detectors	A0.5
Roof Plan, Ceiling Plan	A0.6
Energy Efficiency Summary	A0.7
Site Plan, Landscaping & Servicing Plan	A0.8
Structural Summary	A0.9

DRAWING NOTES

GENERAL NOTES

1. ALL DIMENSIONS IN FT-IN UNLESS OTHERWISE SPECIFIED
2. ALL DIMENSIONS TO FINISH FACE OF WALL, MASONRY OPENING AND OUTSIDE EDGE OF DOOR FRAME OR WINDOW
3. ALL STANDARD CONSTRUCTION PRACTICES APPLY PER ONTARIO BUILDING CODE REVISION 2019
4. ALL CONTRACTORS RESPONSIBLE FOR DEBRIS AND WASTE REMOVAL
5. ONE SET OF DRAWINGS TO REMAIN ON SITE AT ALL TIMES

COPYRIGHT

DO NOT COPY IN FULL OR IN PART WITHOUT PRIOR WRITTEN CONSENT FROM THE DESIGNER.

APPROVAL AUTHORITY



DESIGNER
Colin Hale B.A.Sc
120 Wilbert Cox Drive
Carp, ON
KoA1Lo

PROJECT
Family Coach House - 2020

DRAWN BY
CH

SCALE
1/4" = 1' -0"

REVISIONS

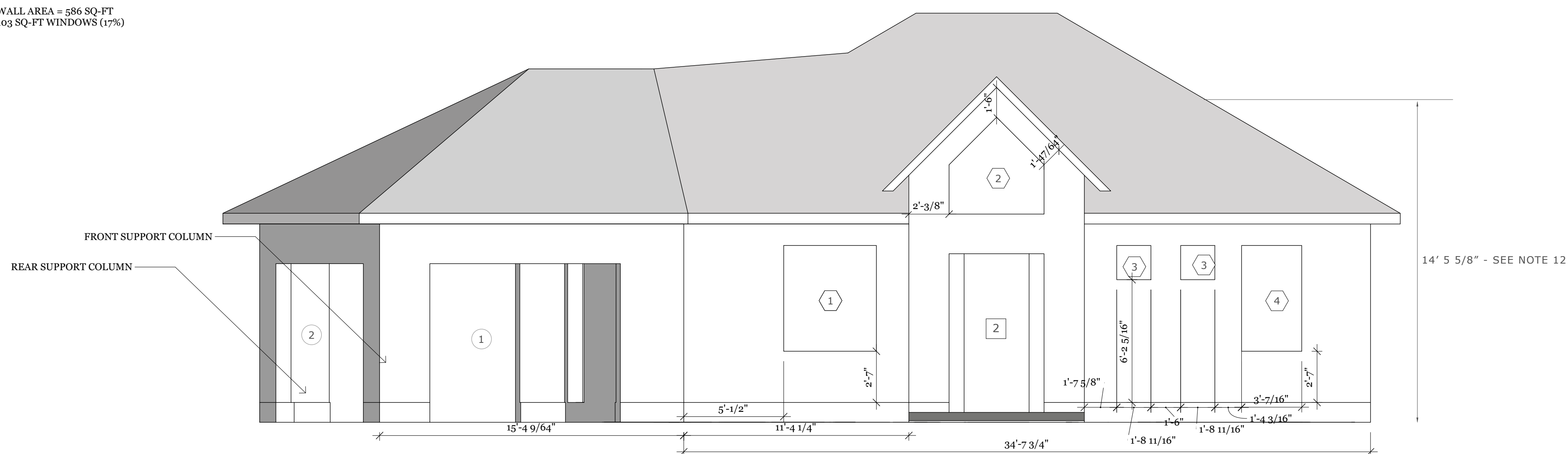
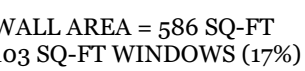
NO.	DESC.	DATE
-	DRAFT	15 March, 2020
1	BASELINE	4 JULY 2020
2	SUBMISSION FOR GRAD. PLAN	14 AUG 2020
3	SUB. FOR SITE PLAN CONTROL	19 AUG 2020
4	SUB. FOR NUDURA REVIEW	27 AUG 2020
5	ROOF UPDATES	

DESCRIPTION
COVER PAGE

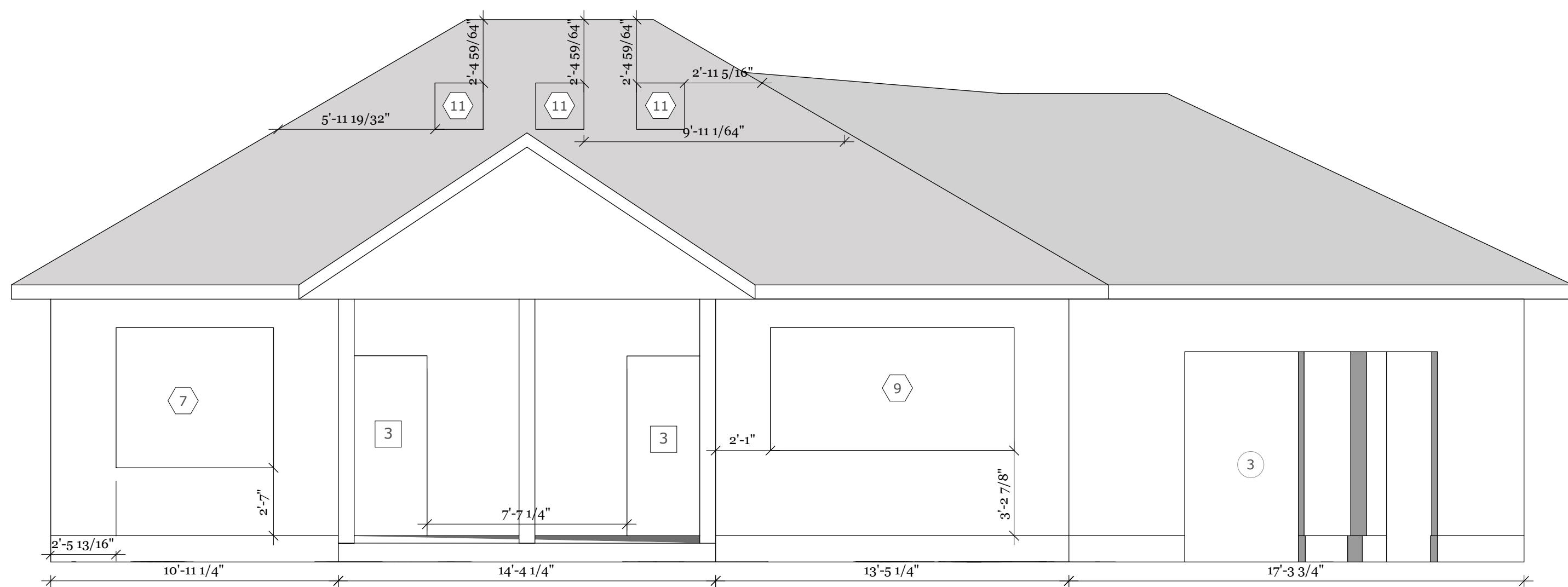
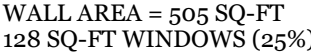
A0.1

SYMBOLS

WALL AREA = 586 SQ-FT
103 SQ-FT WINDOWS (17%)



WALL AREA = 505 SQ-FT
128 SQ-FT WINDOWS (25%)



DOOR NO.	QUANTITY	MFG/PART NUMBER	TYPE	GLAZING	LOCATION	ROUGH OPENING
1	RES	RESERVED	RESERVED	RESERVED	RESERVED	RESERVED
2	1	GOLDEN	FIXED	DOUBLE, LOW E, ARGON	ENTRANCE	57 1/2" X 96"
3	2	GOLDEN	METAL, EXTERIOR	DOUBLE, LOW E, ARGON	GREAT RM., GREAT RM.	36 1/2" X 82 1/16"
4	1	GOLDEN	METAL, EXTERIOR	N/A	CARPORT	36 1/2" X 82 1/16"

DOOR NO.	QUANTITY	MFG/PART NUMBER	TYPE	GLAZING	LOCATION	ROUGH OPENING
1	RES	RESERVED	RESERVED	RESERVED	RESERVED	RESERVED
2	1	GOLDEN	FIXED	DOUBLE, LOW E, ARGON	ENTRANCE	57 1/2" X 96"
3	2	GOLDEN	METAL, EXTERIOR	DOUBLE, LOW E, ARGON	GREAT RM., GREAT RM.	36 1/2" X 82 1/16"
4	1	GOLDEN	METAL, EXTERIOR	N/A	CARPORT	36 1/2" X 82 1/16"

WINDOW NO.	QUANTITY	MFG/PART NUMBER	TYPE	GLAZING	LOCATION	ROUGH OPENING
1	1	GOLDEN AC506/AC916	CASEMENT, FIXED	DOUBLE, LOW E, ARGON	GUEST BD RM/OFFICE	56 1/8" X 64"
2	1	GOLDEN CUSTOM	FIXED	DOUBLE, LOW E, ARGON	ENTRANCE	57 1/2" X 29 7/8" & 56 5/8"
3	2	GOLDEN AC505	FIXED	DOUBLE, LOW E, ARGON	MASTER BD RM	20 11/16" X 20 11/16"
4	1	GOLDEN AC916	CASEMENT	DOUBLE, LOW E, ARGON	MASTER BD RM	36 7/16" X 64"
5	1	GOLDEN AC712	CASEMENT	DOUBLE, LOW E, ARGON	MASTER BATH	28 9/16" X 48 1/4"
6	1	GOLDEN AC505 X 12	FIXED 3X4 MOSIAC	DOUBLE, LOW E, ARGON	GREAT RM/DEN	60 1/16" X 79 3/4"
7	1	GOLDEN AC916/AC916	CASEMENT, FIXED	DOUBLE, LOW E, ARGON	DEN	71 7/8" X 64"
8	1	GOLDEN	HUNG, DOUBLE	DOUBLE, LOW E, ARGON	KITCHEN	28 9/16" X 60 1/16"
9	1	GOLDEN AC516/AC916/AC516	CASEMENT/FIXED/FIXED/CASEMENT	DOUBLE, LOW E, ARGON	KITCHEN	111 1/4" X 64"
10	RES	RESERVED	RESERVED	RESERVED	RESERVED	RESERVED
11	3	VELUX FCM 2234 0004	SKYLIGHT, CURB MOUNT	DOUBLE, LOW E, ARGON	ROOF	22 1/2" x 34 1/2"

WINDOW NO.	QUANTITY	MFG/PART NUMBER	TYPE	GLAZING	LOCATION	ROUGH OPENING
1	1	GOLDEN AC506/AC916	CASEMENT, FIXED	DOUBLE, LOW E, ARGON	GUEST BD RM/OFFICE	56 1/8" X 64"
2	1	GOLDEN CUSTOM	FIXED	DOUBLE, LOW E, ARGON	ENTRANCE	57 1/2" X 29 7/8" & 56 5/8"
3	2	GOLDEN AC505	FIXED	DOUBLE, LOW E, ARGON	MASTER BD RM	20 11/16" X 20 11/16"
4	1	GOLDEN AC916	CASEMENT	DOUBLE, LOW E, ARGON	MASTER BD RM	36 7/16" X 64"
5	1	GOLDEN AC712	CASEMENT	DOUBLE, LOW E, ARGON	MASTER BATH	28 9/16" X 48 1/4"
6	1	GOLDEN AC505 X 12	FIXED 3X4 MOSIAC	DOUBLE, LOW E, ARGON	GREAT RM/DEN	60 1/16" X 79 3/4"
7	1	GOLDEN AC916/AC916	CASEMENT, FIXED	DOUBLE, LOW E, ARGON	DEN	71 7/8" X 64"
8	1	GOLDEN	HUNG, DOUBLE	DOUBLE, LOW E, ARGON	KITCHEN	28 9/16" X 60 1/16"
9	1	GOLDEN AC516/AC916/AC516	CASEMENT/FIXED/FIXED/CASEMENT	DOUBLE, LOW E, ARGON	KITCHEN	111 1/4" X 64"
10	RES	RESERVED	RESERVED	RESERVED	RESERVED	RESERVED
11	3	VELUX FCM 2234 0004	SKYLIGHT, CURB MOUNT	DOUBLE, LOW E, ARGON	ROOF	22 1/2" x 34 1/2"

DRAWING NOTES

1. ALL WINDOWS TO COMPLY WITH ENERGY STAR RATING FOR EASTERN ONTARIO AND CSA A440.2 CERTIFIED
2. BLACK POLYURETHANE EXTERIOR SEALING AROUND ALL WINDOWS, DOORS AND WALL TO SOFFIT INTERFACES AS PER OBC 9.7.6.2
3. TOLERANCE FOR ALL RSO DIMENSIONS TO BE +/- 1/8"
4. ALL WINDOWS AND DOORS TO BE INSTALLED FLUSH TO EXTERIOR WALLS, UNLESS OTHERWISE SPECIFIED
5. ICF ASSEMBLY AND INSTALLATION PER NUDURA 3-PART SPEC CSC (CAN)
6. THE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 20 MPA (3000PSI)
7. CONCRETE WORK SHALL CONFORM TO THE LATEST EDITIONS OF THE FOLLOWING STANDARD FOR MATERIALS AND WORKMANSHIP: CAN/CSA-A23.1/A23.2/A23.3
8. LINTELS PER NUDURA INSTALLATION MANUAL APPENDIX E DESIGN LIMITATIONS AND TABLES FOR LINTELS
9. REBAR REINFORCING STEEL SHALL BE DEFORMED REBAR, PLACED IN ACCORDANCE WITH THE MANUALS OF STANDARD PRACTICE CANADA AND SHALL BE SUPPLIED AT THE FOLLOWING MINIMUM YIELD STRENGTH: CAN GRADE 400 (400 MPa)
10. WINDOW, DOOR AND SKYLIGHT INSTALLATION PER CSA A440.4-07 (REVISED - 2012)
11. FINISH WALLS PER NUDURA WITH BASF SENERGY SENERFLEX FINISH.
12. DISTANCE FROM MID-SPAN OF ROOF TO FINISHED GRADE

GENERAL NOTES

1. ALL DIMENSIONS IN FT-IN UNLESS OTHERWISE SPECIFIED
2. ALL DIMENSIONS TO FINISH FACE OF WALL, MASONRY OPENING AND OUTSIDE EDGE OF DOOR FRAME OR WINDOW
3. ALL STANDARD CONSTRUCTION PRACTICES APPLY PER ONTARIO BUILDING CODE REVISION 2019
4. ALL CONTRACTORS RESPONSIBLE FOR DEBRIS AND WASTE REMOVAL
5. ONE SET OF DRAWINGS TO REMAIN ON SITE AT ALL TIMES

COPYRIGHT

DO NOT COPY IN FULL OR IN PART
WITHOUT PRIOR WRITTEN CONSENT FROM
THE DESIGNER.

APPROVAL AUTHORITY



DESIGNER
Colin Hale B.A.Sc
120 Wilbert Cox Drive
Carp, ON
KoA1Lo

PROJECT

Family Coach House - 2020

DRAWN BY
CH

SCALE
1/4" = 1' -0'

REVISIONS

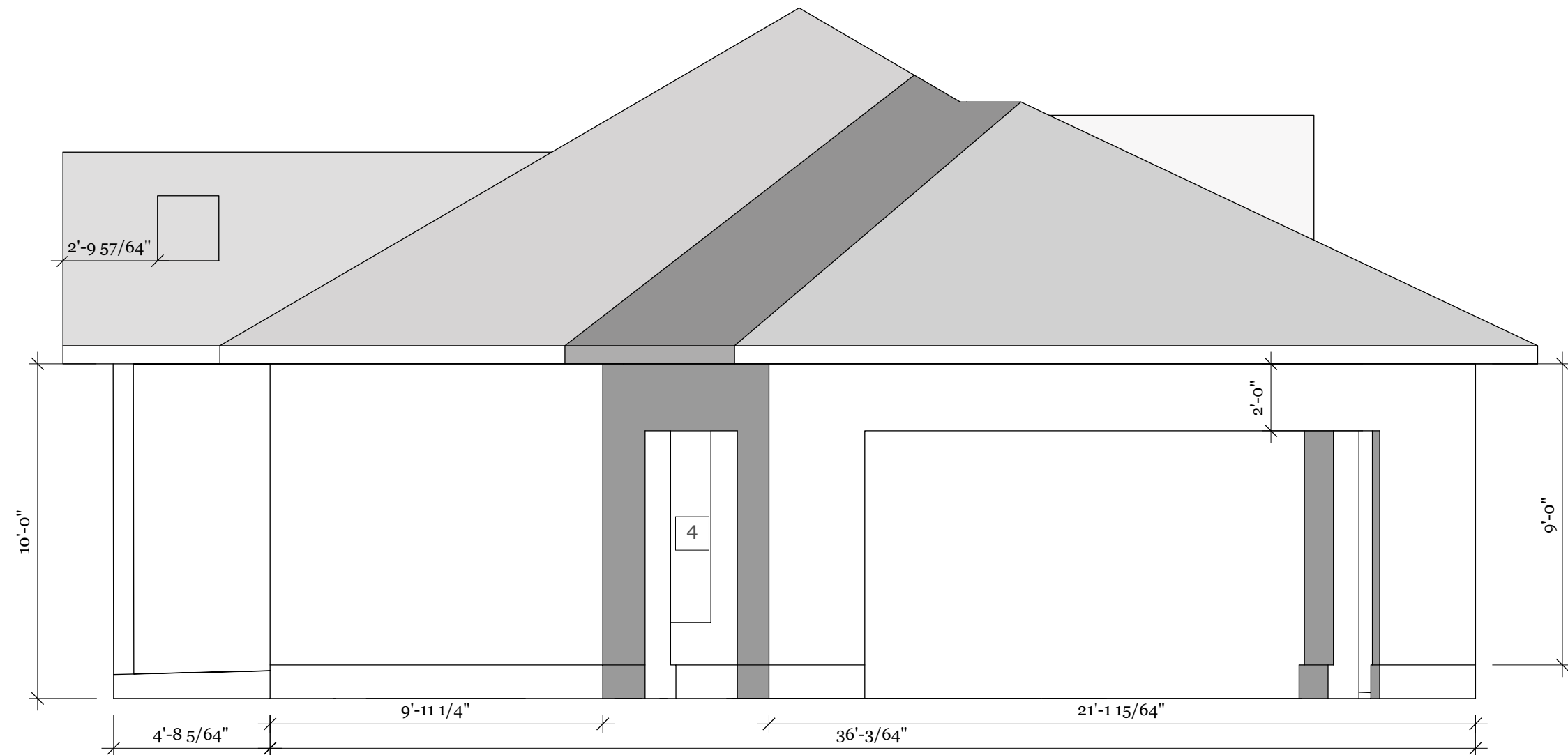
NO.	DESC.	DATE
-	DRAFT	15 March, 2020
1	BASELINE	4 JULY 2020
2	SUBMISSION FOR GRAD. PLAN	14 AUG 2020
3	SUB. FOR SITE PLAN CONTROL	19 AUG 2020
4	SUB. FOR NUDURA REVIEW	27 AUG 2020
5	ROOF AND HELIX	2 SEP 2020

DESCRIPTION
ELEVATIONS NORTH AND SOUTH
DOORS & WINDOWS
DOOR & WINDOW SCHEDULES

A_{0.2}

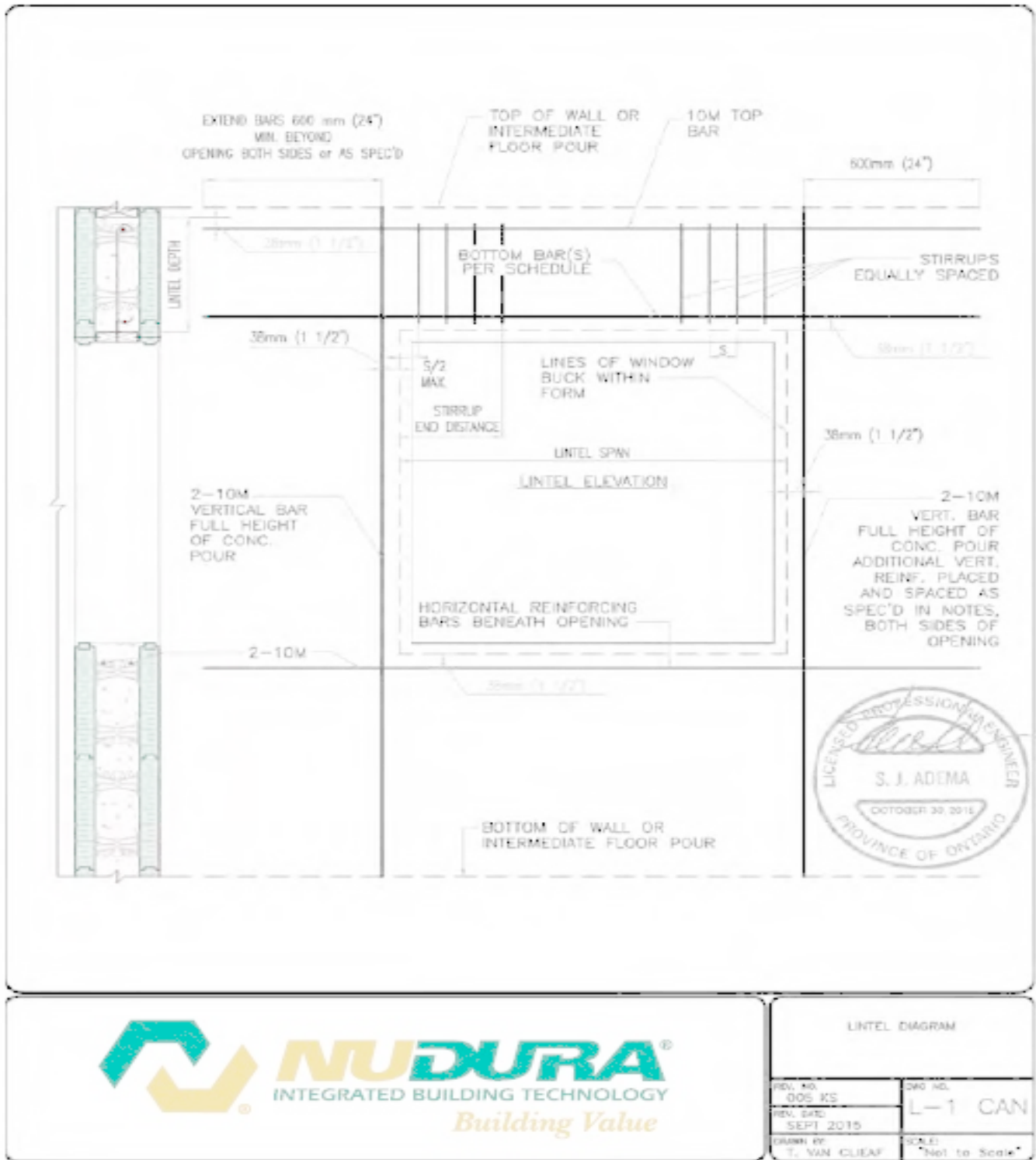
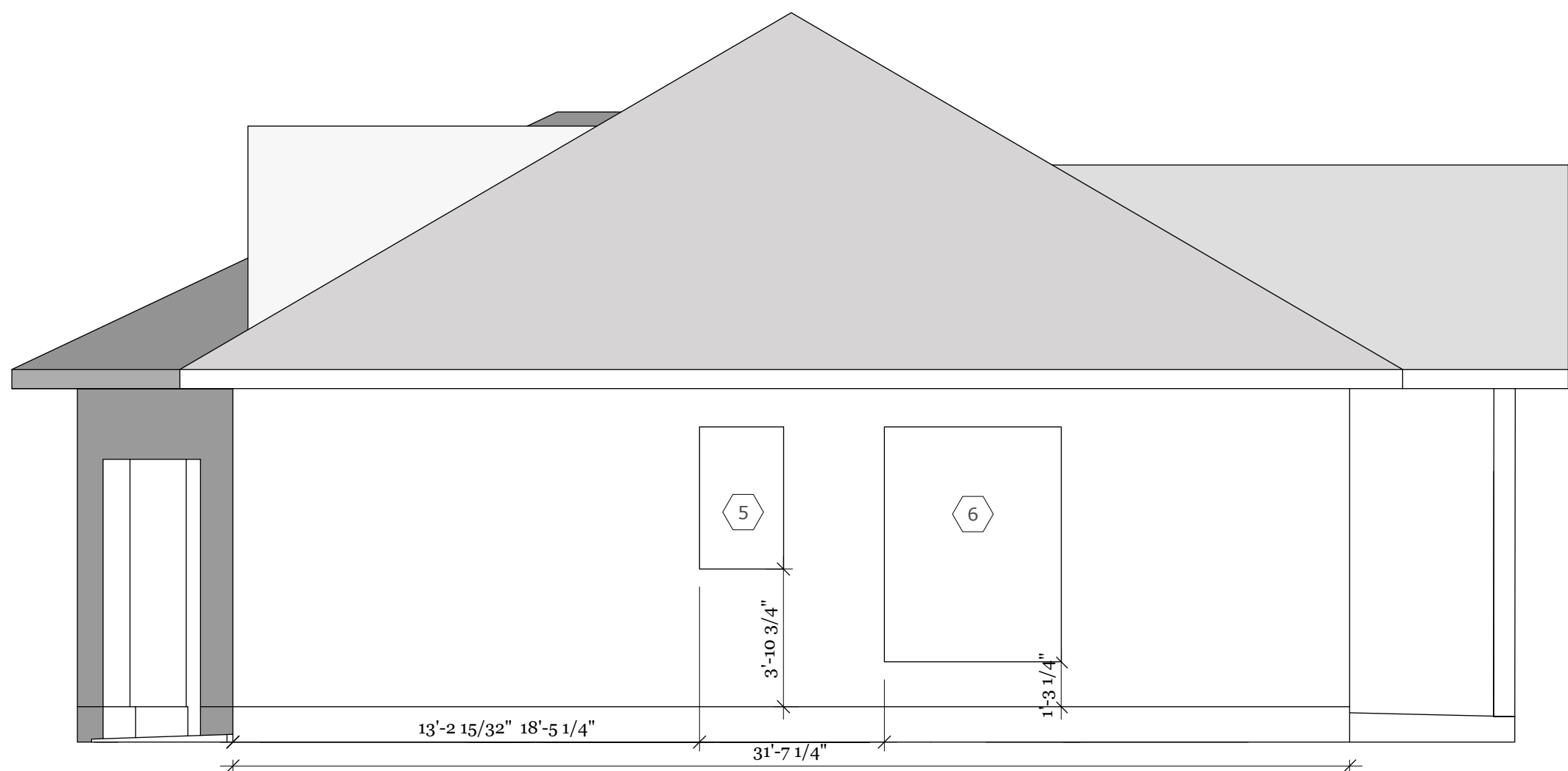
LEFT SIDE

WALL AREA = 315 SQ-FT



RIGHT SIDE

WALL AREA = 316 SQ-FT
42 SQ-FT GLAZED OPENINGS (13%)



DRAWING NOTES

1. ALL WINDOWS TO COMPLY WITH ENERGY STAR RATING FOR EASTERN ONTARIO AND CSA A440.2 CERTIFIED
2. BLACK POLYURETHANE EXTERIOR SEALING AROUND ALL WINDOWS, DOORS AND WALL TO SOFFIT INTERFACES AS PER OBC 9.7.6.2
3. TOLERANCE FOR ALL RSO DIMENSIONS TO BE +/- 1/8"
4. ALL WINDOWS AND DOORS TO BE INSTALLED FLUSH TO EXTERIOR WALLS, UNLESS OTHERWISE SPECIFIED
5. ICF ASSEMBLY AND INSTALLATION PER NUDURA 3-PART SPEC CSC (CAN)
6. THE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 20 MPA (3000PSI)
7. CONCRETE WORK SHALL CONFORM TO THE LATEST EDITIONS OF THE FOLLOWING STANDARD FOR MATERIALS AND WORKMANSHIP: CAN/CSA-A23.1/A23.2/A23.3
8. LINTELS PER NUDURA INSTALLATION MANUAL APPENDIX E DESIGN LIMITATIONS AND TABLES FOR LINTELS
9. REBAR REINFORCING STEEL SHALL BE DEFORMED REBAR, PLACED IN ACCORDANCE WITH THE MANUALS OF STANDARD PRACTICE CANADA AND SHALL BE SUPPLIED AT THE FOLLOWING MINIMUM YIELD STRENGTH: CAN GRADE 400 (400 MPa)
10. WINDOW, DOOR AND SKYLIGHT INSTALLATION PER CSA A440.4-07 (REVISED - 2012)
11. FINISH WALLS PER NUDURA WITH BASF SENERGY SENERFLEX FINSH

GENERAL NOTES

1. ALL DIMENSIONS IN FT-IN UNLESS OTHERWISE SPECIFIED
2. ALL DIMENSIONS TO FINISH FACE OF WALL, MASONRY OPENING AND OUTSIDE EDGE OF DOOR FRAME OR WINDOW
3. ALL STANDARD CONSTRUCTION PRACTICES APPLY PER ONTARIO BUILDING CODE REVISION 2019
4. ALL CONTRACTORS RESPONSIBLE FOR DEBRIS AND WASTE REMOVAL
5. ONE SET OF DRAWINGS TO REMAIN ON SITE AT ALL TIMES

COPYRIGHT

DO NOT COPY IN FULL OR IN PART WITHOUT PRIOR WRITTEN CONSENT FROM THE DESIGNER.

APPROVAL AUTHORITY



DESIGNER
Colin Hale B.A.Sc.
120 Wilbert Cox Drive
Carp, ON
K0A1L0

PROJECT
Family Coach House - 2020

DRAWN BY CH
SCALE 1/4" = 1' -0"

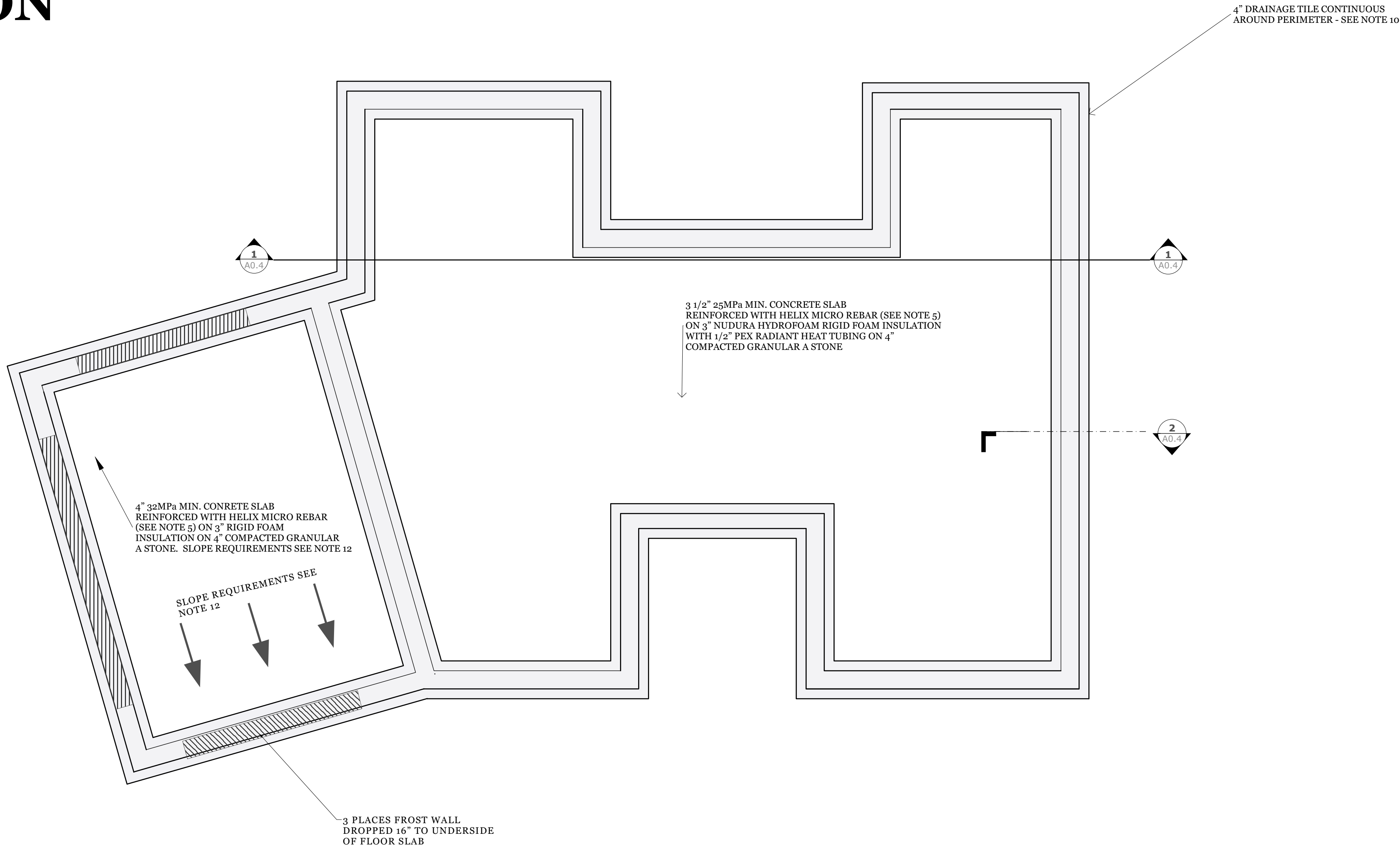
REVISIONS

NO.	DESC.	DATE
-	DRAFT	15 March, 2020
1	BASELINE	4 JULY 2020
2	SUBMISSION FOR GRAD. PLAN	14 AUG 2020
3	SUB. FOR SITE PLAN CONTROL	19 AUG 2020
4	SUB. FOR NUDURA REVIEW	27 AUG 2020
5	ROOF AND HELIX	2 SEP 2020

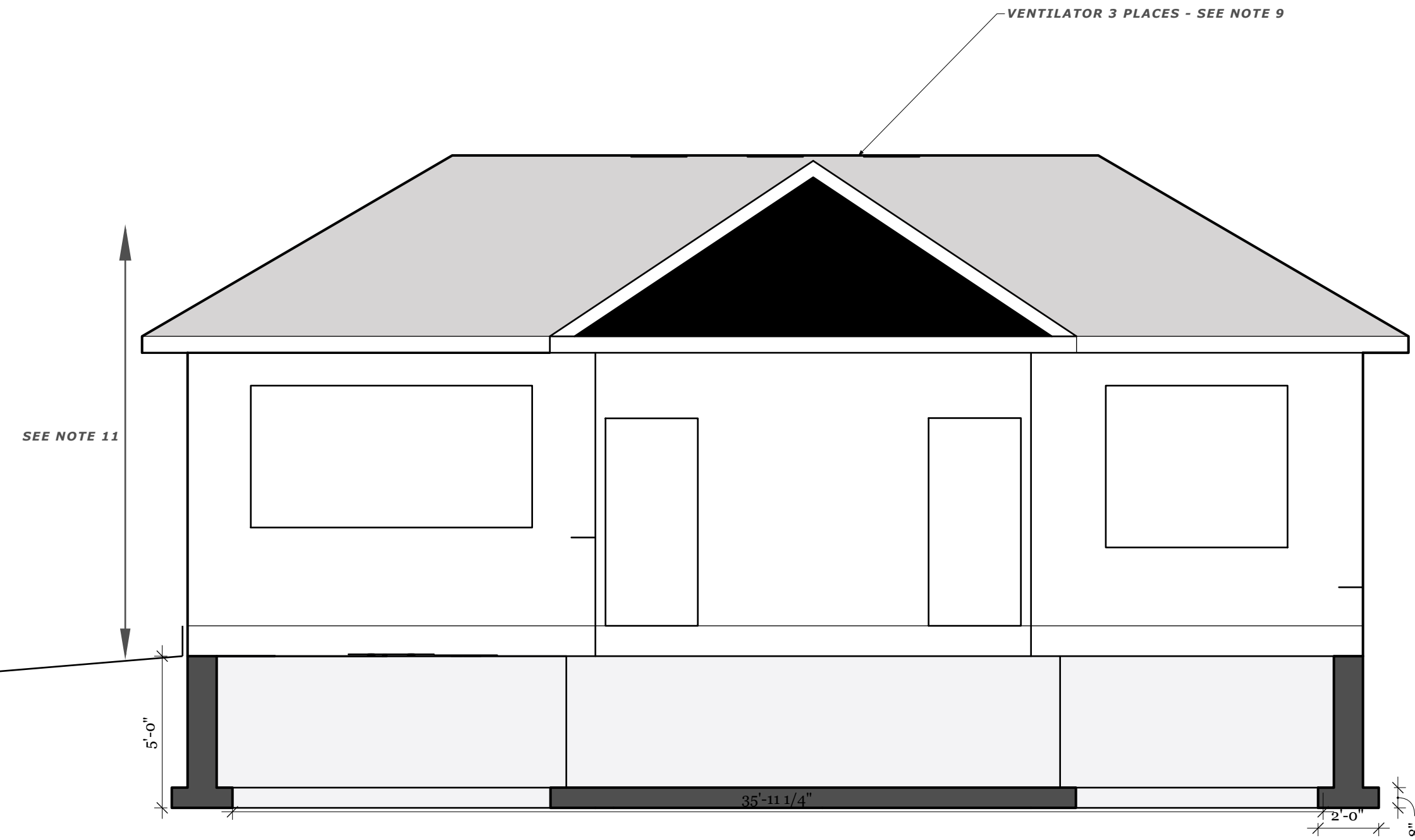
DESCRIPTION
ELEVATIONS NORTH AND SOUTH
DOORS AND WINDOWS
WALL & LINTEL DETAILS

A0.3

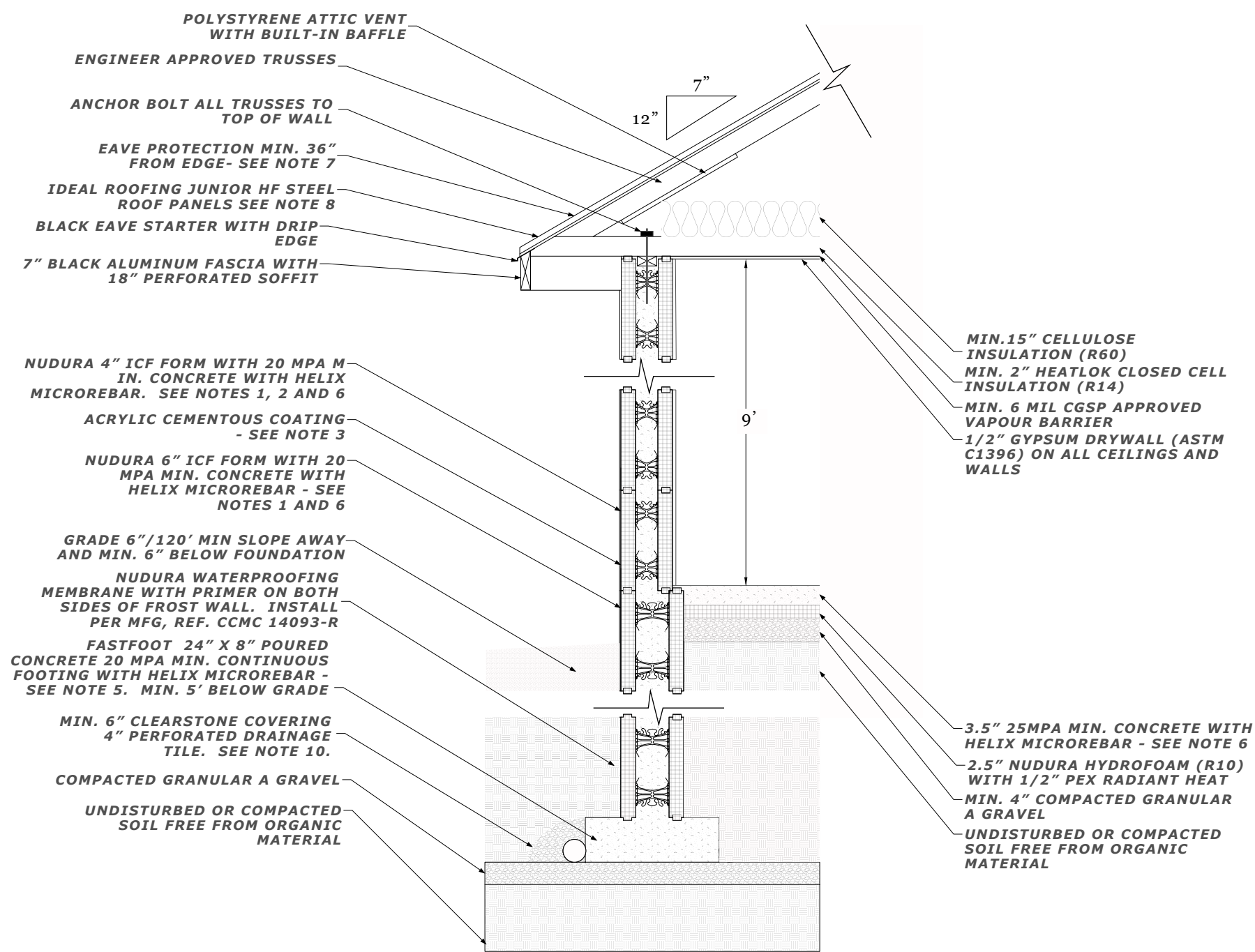
FOUNDATION



1 SECTION CUT
A0.4



2 TYPICAL WALL SECTION
A0.4



DRAWING NOTES

1. INSTALL NUDURA AS PER CCMC #16063. USE CONCRETE MIN. 32MPa, 5% AIR ENTRAINMENT PER ASTM 1089
2. NUDURA LOW EXP. FOAM TO BE APPLIED BETWEEN FIRST ROW AND FOUNDATION
3. PARGING WITH STUCCO TO BE APPLIED TO THE EXTERIOR PERIMETER FROM TOP OF WALL TO DEPTH OF 18" BELOW GRADE
4. INSULATE FOUNDATION PERIMETER WITH 3" RIDGID XPS INSULATION MIN 18" FROM TOP OF FROST WALL AND OUT 2FT AND 4FT WITHIN 2FT OF THE CORNERS
5. HELIX MICRO REBAR LOADING 9 LBS/CY AND TO BE MIXED WITH CONCRETE AS PER MAN. INSTRUCTIONS
6. HELIX MICRO REBAR LOADING 22.5 LBS/CY AND TO BE MIXED WITH CONCRETE AS PER MAN. INSTRUCTIONS
7. HIGH QUALITY ICE AND WATER SHIELD TO BE APPLIED TO FIRST 6FT FROM THE EVE, ON FIRST 24IN AROUND PERIMETER AND 36IN ON EACH VALLEY SIDE. SYNTHETIC UNDERLAYMENT TO BE APPLIED TO THE REMAINDER OF THE EXPOSED ROOF
8. IDEAL ROOFING JUNIOR HF SERIES (COLOUR ID 69o) TO BE INSTALLED PER MANU. INSTRUCTIONS
9. IDEAL ROOFING MODEL 48o VENTILATORS (COLOUR ID 69o) TO BE INSTALLED PER MANU. INSTRUCTIONS.
10. MIN. SCHEDULE 3o PVC WITH HOLES FACING DOWN. DRAIN TO DAYLIGHT, OR OTHER APPROVED DISPOSAL, MIN. SLOPE 1/8" PER FOOT
11. DISTANCE FROM FINISHED GRADE TO MID-SPAN OF ROOF 4.5m
12. ALL AREAS SLOPED TOWARDS GARAGE DOOR MIN 1/8" PER FOOT
13. NUDURA CORP DESIGN U93o ICF 4" CAVITY FIRE ASSEMBLY RATING 2HR - AS PER ANSI/UL 263

SYMBOLS

GENERAL NOTES

1. ALL DIMENSIONS IN FT-IN UNLESS OTHERWISE SPECIFIED
2. ALL DIMENSIONS TO FINISH FACE OF WALL, MASONRY OPENING AND OUTSIDE EDGE OF DOOR FRAME OR WINDOW
3. ALL STANDARD CONSTRUCTION PRACTICES APPLY PER ONTARIO BUILDING CODE REVISION 2o19
4. ALL CONTRACTORS RESPONSIBLE FOR DEBRIS AND WASTE REMOVAL
5. ONE SET OF DRAWINGS TO REMAIN ON SITE AT ALL TIMES

COPYRIGHT

DO NOT COPY IN FULL OR IN PART WITHOUT PRIOR WRITTEN CONSENT FROM THE DESIGNER.

APPROVAL AUTHORITY



DESIGNER
Colin Hale B.A.Sc
12o Wilbert Cox Drive
Carp, ON
KoA1Lo

PROJECT
Family Coach House - 2o2o

DRAWN BY **SCALE**
CH 1/4" = 1' - o"

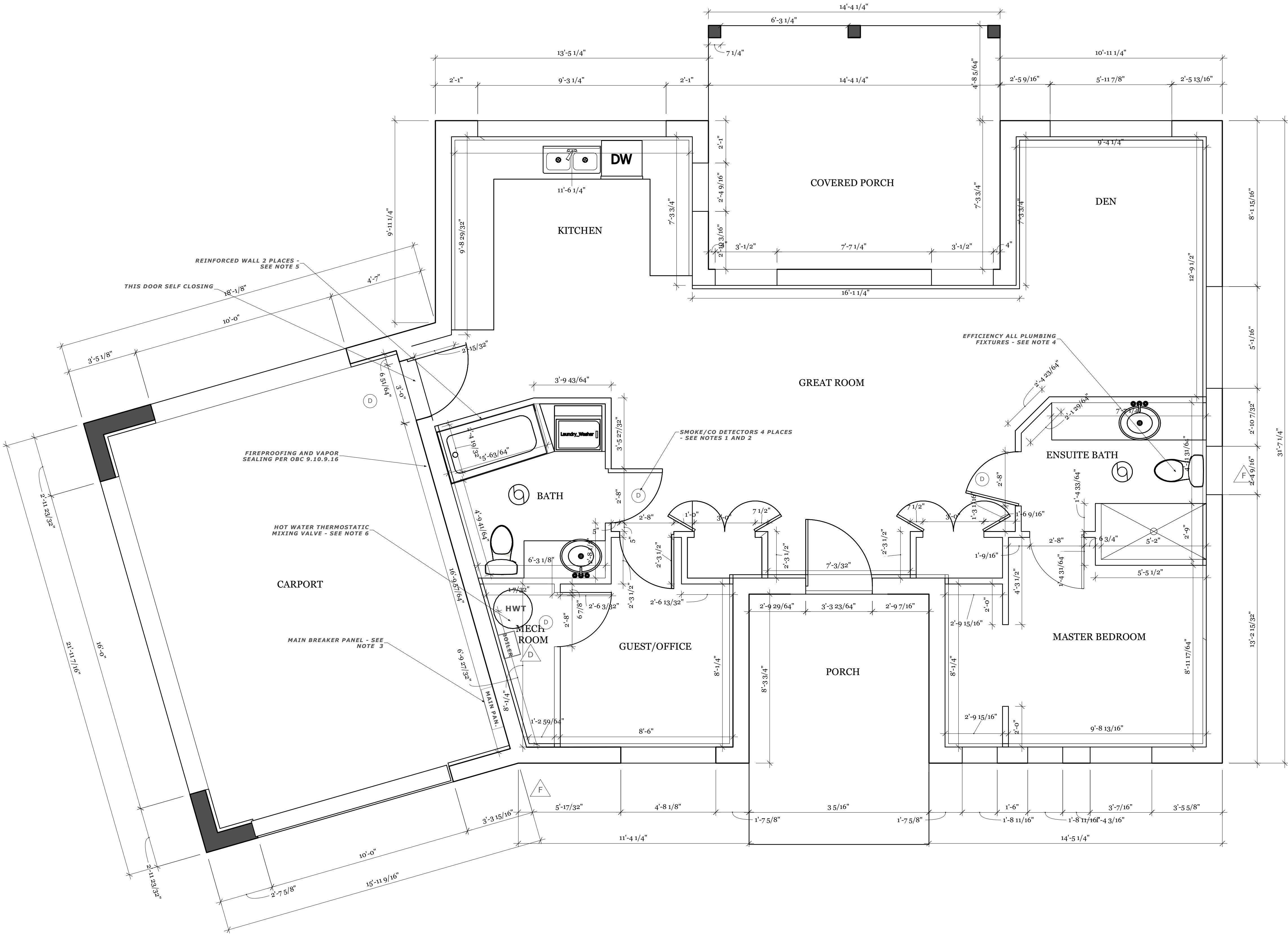
REVISIONS

NO.	DESC.	DATE
-	DRAFT	15 March, 2o2o
1	BASELINE	4 JULY 2o2o
2	SUBMISSION FOR GRAD. PLAN	14 AUG 2o2o
3	SUB. FOR SITE PLAN CONTROL	19 AUG 2o2o
4	SUB. FOR NUDURA REVIEW	27 AUG 2o2o
5	ROOF AND HELIX	2 SEP 2o2o

DESCRIPTION
FOUNDATION
WALL AND ROOF DETAIL

A0.4

FLOOR LAYOUT



DRAWING NOTES

- 1. SMOKE DETECTORS TO BE INSTALLED PER CAN/ULC-S524 AND VERIFIED IN CONFORMANCE WITH CAN/ULC-S537
- 2. ALL CARBON MONOXIDE DETECTORS TO COMPLY WITH CAN/CSA-6.19
- 3. CONTRACTOR TO ARRANGE FOR ESA INSPECTION WITHIN 2 DAYS OF MAIN PANEL COMPLETION
- 4. WATER EFFICIENCY AS PER OBC TABLE 7.6.4.2.A
- 5. SHOWER/TUB STUD WALL REINFORCING FOR FUTURE GRAB BARS PER SECTION 9.5.2.3
- 6. MASTER THERMOSTATIC WATER-MIXING VALVE PER CAN/CSA B125-01
- 7. ELECTRICAL AND LIGHTING FIXTURES PER CEC INCLUDING, BUT NOT LIMITED TO, DISTANCE BETWEEN, TYPE AND GFCI REQUIREMENTS

GENERAL NOTES

- 1. ALL DIMENSIONS IN FT-IN UNLESS OTHERWISE SPECIFIED
- 2. ALL DIMENSIONS TO FINISH FACE OF WALL, MASONRY OPENING AND OUTSIDE EDGE OF DOOR FRAME OR WINDOW
- 3. ALL STANDARD CONSTRUCTION PRACTICES APPLY PER ONTARIO BUILDING CODE REVISION 2019
- 4. ALL CONTRACTORS RESPONSIBLE FOR DEBRIS AND WASTE REMOVAL
- 5. ONE SET OF DRAWINGS TO REMAIN ON SITE AT ALL TIMES

COPYRIGHT

DO NOT COPY IN FULL OR IN PART WITHOUT PRIOR WRITTEN CONSENT FROM THE DESIGNER.

APPROVAL AUTHORITY



DESIGNER
Colin Hale B.A.Sc
120 Wilbert Cox Drive
Carp, ON
K0A1L0

PROJECT
Family Coach House - 2020

SYMBOLS

- OUTDOOR FREEZE PROTECTED FAUCET
- FLOOR DRAIN
- EXHAUST FAN VENTED DIRECTLY TO EXTERIOR OF BUILDING
- SMOKE AND CARBON MONOXIDE DETECTOR

DRAWN BY
CH

SCALE
3/8" = 1' -0"

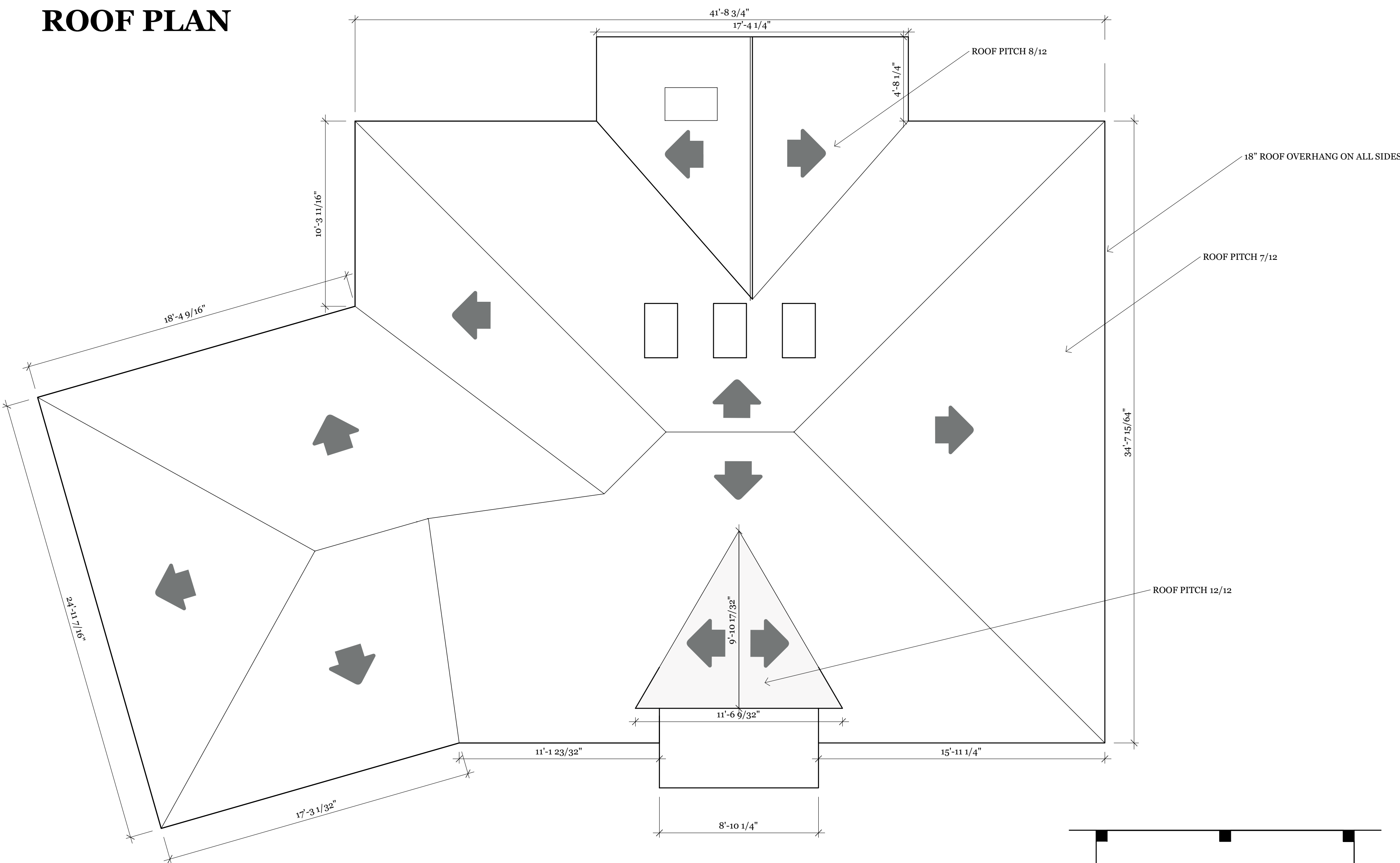
REVISIONS

NO.	DESC.	DATE
-	DRAFT	15 March, 2020
1	BASELINE	4 JULY 2020
2	SUBMISSION FOR GRAD. PLAN	14 AUG 2020
3	SUB. FOR SITE PLAN CONTROL	19 AUG 2020
4	SUB. FOR NUDURA REVIEW	27 AUG 2020
5	ROOF AND HELIX	2 SEP 2020

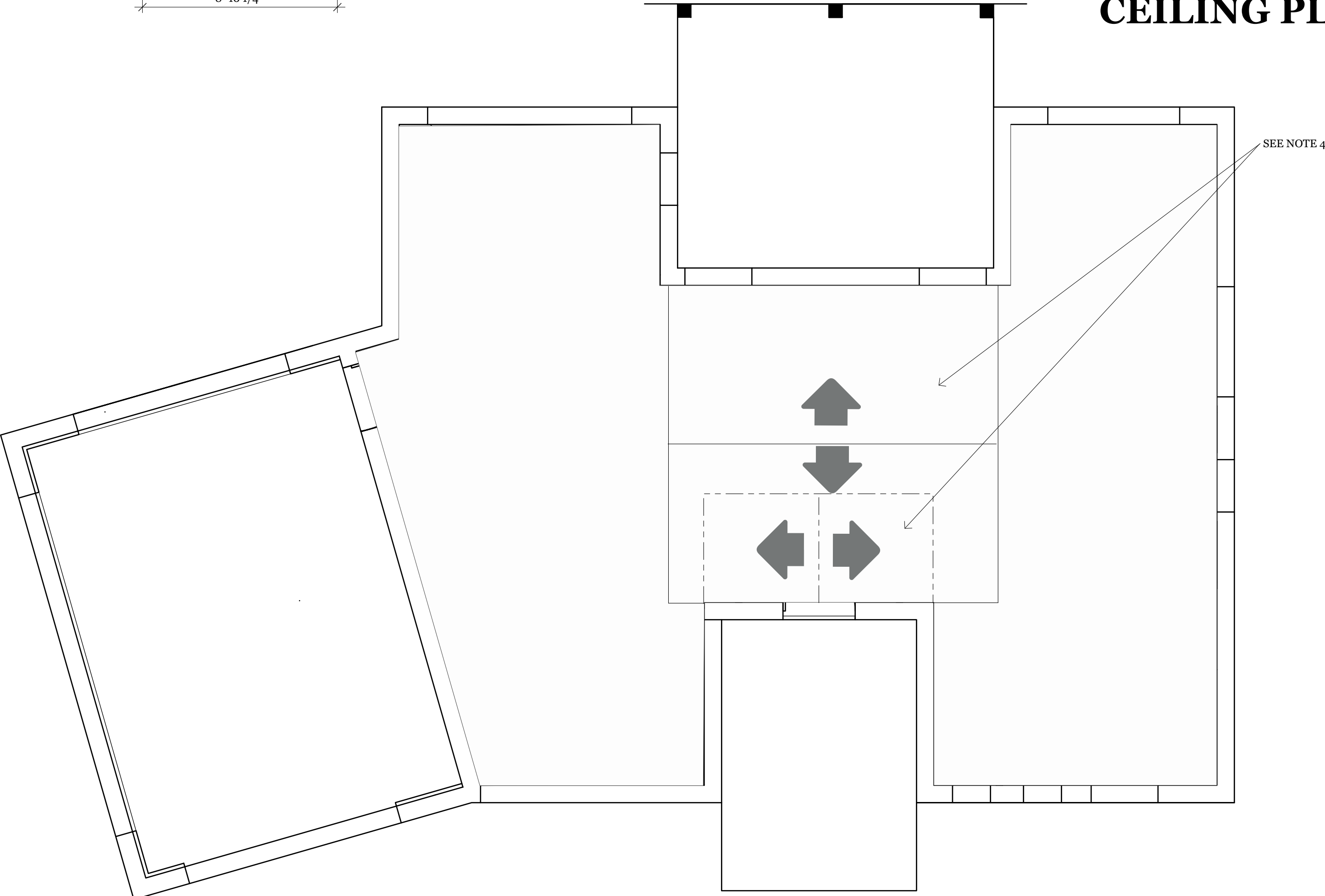
DESCRIPTION
LAYOUT AND PLUMBING FIXTURES
SMOKE AND CO DETECTORS

A0.5

ROOF PLAN



CEILING PLAN



DRAWING NOTES

1. ALL ROOF TRUSSES TO COMPLY WITH OBC 9.23.13.11. WOOD ROOF TRUSSES AND STAMPED TRACEABLE TO CERTIFIED APPROVAL
2. HIGH QUALITY ICE AND WATER SHIELD TO BE APPLIED TO FIRST 6FT FROM THE EVE, ON FIRST 24IN AROUND PERIMETER AND 36IN ON EACH VALLEY SIDE. SYNTHETIC UNDERLAYMENT TO BE APPLIED TO THE REMAINDER OF THE EXPOSED ROOF
3. IDEAL ROOFING HS SERIES (COLOUR ID 690) AND MODEL 48-0 VENTILATORS (COLOUR ID 690) TO BE INSTALLED PER MANU. INSTRUCTIONS
4. THESE AREAS VAULTED - ALL OTHERS FLAT. LOCATION APPROXIMATE - TRUSS DESIGNER TO DETERMINE SPECIFIC DIMENSIONS
5. ALL ROOF SECTIONS TO BE 7/12 PITCH UNLESS OTHERWISE SPECIFIED

GENERAL NOTES

1. ALL DIMENSIONS IN FT-IN UNLESS OTHERWISE SPECIFIED
2. ALL DIMENSIONS TO FINISH FACE OF WALL, MASONRY OPENING AND OUTSIDE EDGE OF DOOR FRAME OR WINDOW
3. ALL STANDARD CONSTRUCTION PRACTICES APPLY PER ONTARIO BUILDING CODE REVISION 2019
4. ALL CONTRACTORS RESPONSIBLE FOR DEBRIS AND WASTE REMOVAL
5. ONE SET OF DRAWINGS TO REMAIN ON SITE AT ALL TIMES

COPYRIGHT

DO NOT COPY IN FULL OR IN PART WITHOUT PRIOR WRITTEN CONSENT FROM THE DESIGNER.

APPROVAL AUTHORITY



DESIGNER
Colin Hale B.A.Sc
120 Wilbert Cox Drive
Carp, ON
KoA1Lo

PROJECT
Family Coach House - 2020

DRAWN BY CH
SCALE 1/4" = 1' -0"

REVISIONS

NO.	DESC.	DATE
-	DRAFT	15 March, 2020
1	BASELINE	4 JULY 2020
2	SUBMISSION FOR GRAD. PLAN	14 AUG 2020
3	SUB. FOR SITE PLAN CONTROL	19 AUG 2020
4	SUB. FOR NUDURA REVIEW	27 AUG 2020
5	ROOF AND HELIX	2 SEP 2020

DESCRIPTION
ROOF PLAN
CEILING PLAN

A0.6

Energy Efficiency Design Summary: Prescriptive Method
(Building Code Part 9, Residential)

This form is used by a designer to demonstrate that the energy efficiency design of a house complies with the building code using the prescriptive method described in Subsection 3.1.1. of SB-12. This form is applicable where the ratio of gross area of windows/sidelights/skylights/glazing in doors and sliding glass doors to the gross area of peripheral walls is not more than 22%.

For use by Principal Authority	
Application No:	Model/Certification Number

A. Project Information

Building number, street name		Unit number	Lot/Con
120 Wilbert Cox Drive			Lot 3 Part 7/4
Municipality	Postal code	Reg. Plan number / other description	
Carp	K0A1L0	Coach House	

B. Prescriptive Compliance [indicate the building code compliance package being employed in this house design]

SB-12 Prescriptive (input design package):	Package: A5	Table: 3.1.1.3A
--	-------------	-----------------

C. Project Design Conditions

Climatic Zone (SB-1):	Heating Equipment Efficiency	Space Heating Fuel Source
<input type="checkbox"/> Zone 1 (< 5000 degree days)	<input checked="" type="checkbox"/> ≥ 92% AFUE	<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Propane <input type="checkbox"/> Solid Fuel
<input checked="" type="checkbox"/> Zone 2 (≥ 5000 degree days)	<input type="checkbox"/> ≥ 84% < 92% AFUE	<input type="checkbox"/> Oil <input type="checkbox"/> Electric <input type="checkbox"/> Earth Energy
Ratio of Windows, Skylights & Glass (W, S & G) to Wall Area		Other Building Characteristics
Area of walls = _____m ² or 162.93 ft ²	W, S & G % = 17	<input type="checkbox"/> Log/Post&Beam <input checked="" type="checkbox"/> ICF Above Grade <input type="checkbox"/> ICF Basement
Area of W, S & G = _____m ² or 29.25 ft ²	Utilize window averaging: <input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Slab-on-ground <input type="checkbox"/> Walkout Basement
		<input type="checkbox"/> Air Conditioning <input type="checkbox"/> Combo Unit
<input type="checkbox"/> Air Sourced Heat Pump (ASHP)		
<input type="checkbox"/> Ground Sourced Heat Pump (GSHP)		

D. Building Specifications [provide values and ratings of the energy efficiency components proposed]

Energy Efficiency Substitutions			
<input checked="" type="checkbox"/> ICF (3.1.1.2.(5) & (6) / 3.1.1.3.(5) & (6))			
<input type="checkbox"/> Combined space heating and domestic water heating systems (3.1.1.2.(7) / 3.1.1.3.(7))			
<input type="checkbox"/> Airtightness substitution(s)	<input type="checkbox"/> Table 3.1.1.4.B Required: _____ Permitted Substitution: _____		
Airtightness test required (Refer to Design Guide Attached)	<input type="checkbox"/> Table 3.1.1.4.C Required: _____ Permitted Substitution: _____		
Required: _____		Permitted Substitution: _____	
Building Component	Minimum RSI / R values or Maximum U-Value ⁽¹⁾		Building Component Efficiency Ratings
Thermal Insulation	Nominal	Effective	Windows & Doors Provide U-Value ⁽¹⁾ or ER rating
Ceiling with Attic Space			Windows/Sliding Glass Doors +29
Ceiling without Attic Space	14.19		Skylights/Glazed Roofs 0.51
Exposed Floor			Mechanicals
Walls Above Grade	4.14 (ICF)		Heating Equip.(AFUE)
Basement Walls			HRV Efficiency (SRE% at 0° C) 90%
Slab (all >600mm below grade)			DHW Heater (EF)
Slab (edge only ≤600mm below grade)			DWHR (CSA B55.1 (min. 42% efficiency)) # Showers ____
Slab (all ≤600mm below grade, or heated)	1.98		Combined Heating System 94%

(1) U value to be provided in either W/(m²•K) or Btu/(h•ft²•F) but not both.

E. Designer(s) [name(s) & BCIN(s), if applicable, of person(s) providing information herein to substantiate that design meets the building code]

Qualified Designer Declaration of designer to have reviewed and take responsibility for the design work.		
Name	BCIN	Signature
Colin Hale		Colin Hale <small>Digitally signed by Colin Hale Date: 2020.07.26 15:41:41 -04'00'</small>

Form authorized by OHBA, OBOA, LMCBO. Revised December 1, 2016.

DRAWING NOTES

GENERAL NOTES

- ALL DIMENSIONS IN FT-IN UNLESS OTHERWISE SPECIFIED
- ALL DIMENSIONS TO FINISH FACE OF WALL, MASONRY OPENING AND OUTSIDE EDGE OF DOOR FRAME OR WINDOW
- ALL STANDARD CONSTRUCTION PRACTICES APPLY PER ONTARIO BUILDING CODE REVISION 2019
- ALL CONTRACTORS RESPONSIBLE FOR DEBRIS AND WASTE REMOVAL
- ONE SET OF DRAWINGS TO REMAIN ON SITE AT ALL TIMES

COPYRIGHT

DO NOT COPY IN FULL OR IN PART WITHOUT PRIOR WRITTEN CONSENT FROM THE DESIGNER.

APPROVAL AUTHORITY



DESIGNER
Colin Hale B.A.Sc
120 Wilbert Cox Drive
Carp, ON
K0A1L0

PROJECT
Family Coach House - 2020

DRAWN BY SCALE
CH N/A

REVISIONS

NO.	DESC.	DATE
-	DRAFT	15 March, 2020
1	BASELINE	4 JULY 2020
2	SUBMISSION FOR GRAD. PLAN	14 AUG 2020
3	SUB. FOR SITE PLAN CONTROL	19 AUG 2020
4	SUB. FOR NUDURA REVIEW	27 AUG 2020
5	ROOF AND HELIX	2 SEP 2020

DESCRIPTION
ENERGY EFFICIENCY SUMMARY

A0.7

SITE PLAN

120 WILBERT COX DRIVE
COACH HOUSE
LOT 3 PART 7 / CONCESSION 4
KoA 1Lo CARP, ONTARIO

SUMMARY OF PERMITTED AND PROPOSED ZONING PROVISIONS

ZONING BYLAW SECTION 142
RR3 ZONE
MAXIMUM PERMITTED HEIGHT 4.5m AND 4.5m PROPOSED
MAXIMUM PERMITTED AREA 95m² AND 95m² PROPOSED (BYLAW 2017-231)
REQUIRED FRONT LOT LINE SETBACK 10m AND 40m PROPOSED
REQUIRED SIDE/REAR LOT LINE SETBACK 4M AND 6m PROPOSED
REQUIRED WALKWAY WITH 1.2m TO 1.5m WIDTH AND 1.5M PROPOSED

LANDSCAPING PLAN

+SITE SERVICING INFORMATION

DRAWING NOTES

1. TREES, AS MARKED ON SITE, TO BE PRESERVED.
2. PART 3 O F PLAN 4R-16969. LOT AREA 2.3 ACRES
3. PART 6 OF PLAN 4R-16969
4. PART 7 OF PLAN 4R-16969
5. EXISTING DRIVEWAY
6. PROPOSED DRIVEWAY EXTENSION
7. FILL AND SLOPE AS PER GRADING PLAN. FINISH WITH MIN. 3" TOPSOIL AND FERTILIZED GRASS SEED
8. MIN. 12" GRANULAR A GRAVEL OVER LANDSCAPING FABRIC. SLOPE UP TO CARPORT LEVEL WITH FLOOR
9. INTERLOCK OVER MIN 12" COMPACTED GRANULAR A GRAVEL. INTERLOCK TO BE SELECTED BY OWNER
10. DISCONNECT LEGACY WELL AND CONNECT TO NEW WELL. SEE NOTE 11
11. THIS WELL TO SERVICE BOTH DWELLINGS. 1.5" LINE BURIED MIN. 5'
12. PE GAS LINE BURIED AT 36"AND AS PER CAN/CSA B149.1
13. 100A/240V HYDRO SERVICE INSTALLED AS PER ESA 12-012. MAINTAIN MIN. 12" SEPARATION FROM GAS LINE

GENERAL NOTES

1. ALL DIMENSIONS IN FT-IN UNLESS OTHERWISE SPECIFIED
2. ALL DIMENSIONS TO FINISH FACE OF WALL, MASONRY OPENING AND OUTSIDE EDGE OF DOOR FRAME OR WINDOW
3. ALL STANDARD CONSTRUCTION PRACTICES APPLY PER ONTARIO BUILDING CODE REVISION 2019
4. ALL CONTRACTORS RESPONSIBLE FOR DEBRIS AND WASTE REMOVAL
5. ONE SET OF DRAWINGS TO REMAIN ON SITE AT ALL TIMES

COPYRIGHT

DO NOT COPY IN FULL OR IN PART WITHOUT PRIOR WRITTEN CONSENT FROM THE DESIGNER.

APPROVAL AUTHORITY



DESIGNER
Colin Hale B.A.Sc
120 Wilbert Cox Drive
Carp, ON
KoA1Lo

PROJECT
Family Coach House - 2020

DRAWN BY
CH

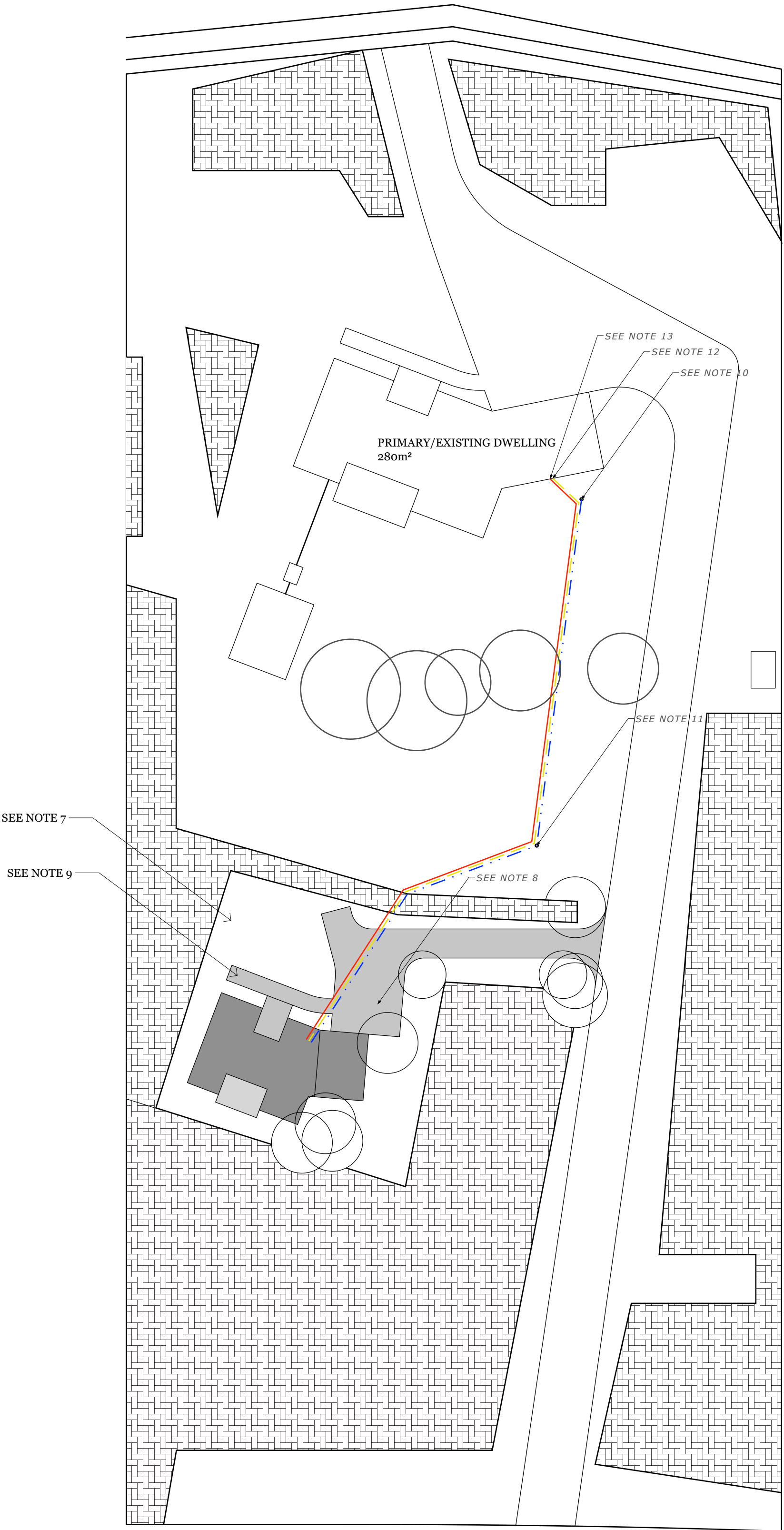
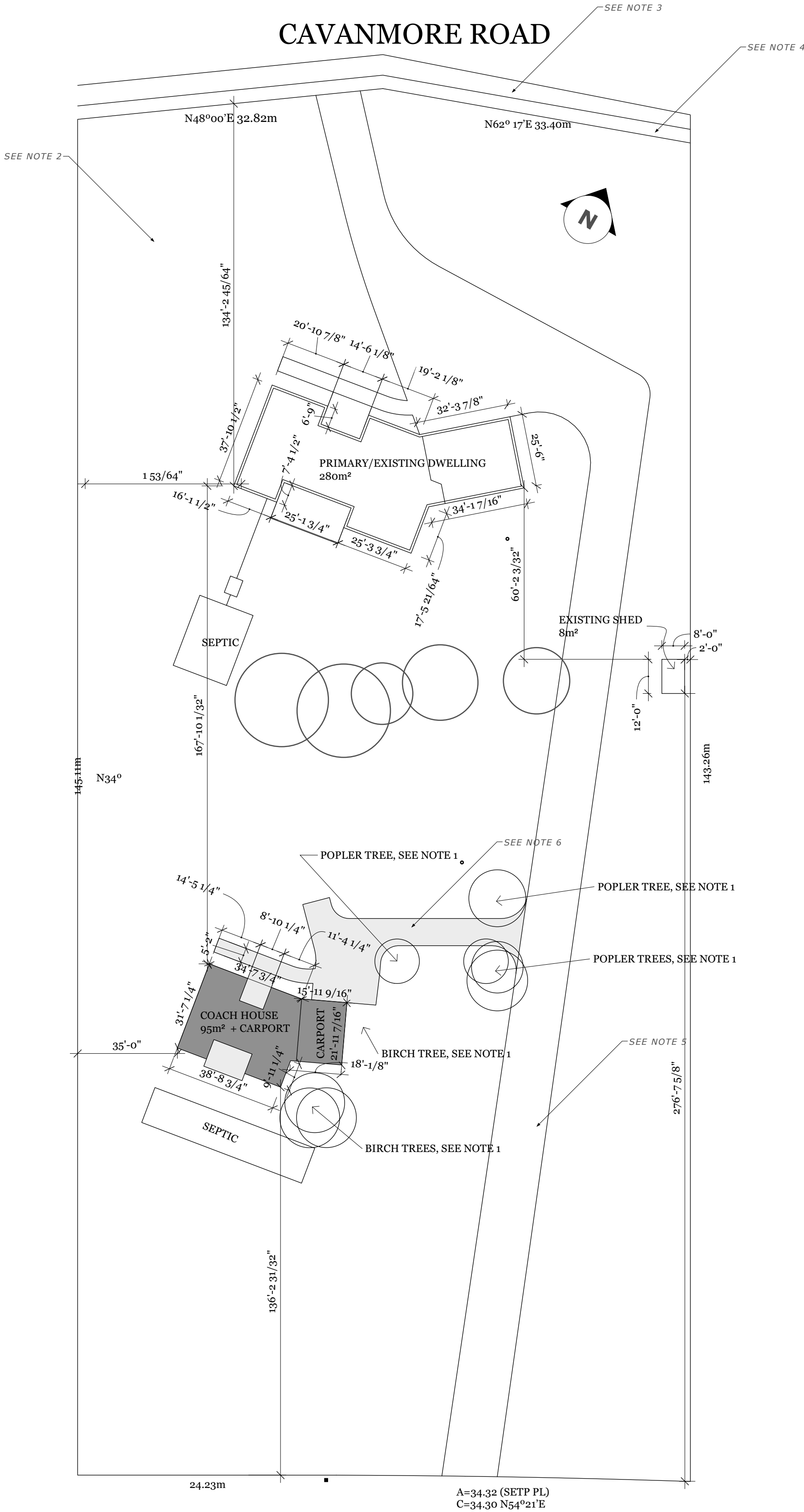
SCALE
1" = 30' -0"

REVISIONS

NO.	DESC.	DATE
-	DRAFT	15 March, 2020
1	BASELINE	4 JULY 2020
2	SUBMISSION FOR GRAD. PLAN	14 AUG 2020
3	SUB. FOR SITE PLAN CONTROL	19 AUG 2020
4	SUB. FOR NUDURA REVIEW	27 AUG 2020
5	ROOF AND HELIX	2 SEP 2020

DESCRIPTION
SITE PLAN
LANDSCAPING PLAN
SITE SERVICING INFO.

A_{0.8}



STRUCTURAL SUMMARY

WALL REINFORCEMENT SCHEDULE

OPENING	TYPE	LOCATION	LINTEL SPAN	LINTEL DEPTH	COMPLIANCE REF.	REINFORCEMENT DETAIL	NOTES
<div>1</div>	WINDOW	GUEST BEDRM/OFFICE	56 1/8"	12"	NUDURA APPENDIX E DWG L1-CAN & TABLE L4-12M	1-10M BOTTOM REINFORCEMENT STEEL, 12" STIRRUP END DISTANCE	
<div>2</div>	WINDOW	ENTRANCE	57 1/2"	18"	NUDURA APPENDIX E DWG L1-CAN & TABLE L4-18M	1-10M BOTTOM REINFORCEMENT STEEL	
<div>3</div>	WINDOW	MASTER BDRM	20 11/16"	12"	NUDURA APPENDIX E DWG L1-CAN & TABLE L4-12M	1-10M BOTTOM REINFORCEMENT STEEL	
<div>4</div>	WINDOW	MASTER BDRM	36 7/16"	12"	NUDURA APPENDIX E DWG L1-CAN & TABLE L4-12M	1-10M BOTTOM REINFORCEMENT STEEL	
<div>5</div>	WINDOW	MASTER BATH	28 9/16"	12"	NUDURA APPENDIX E DWG L1-CAN & TABLE L4-12M	1-10M BOTTOM REINFORCEMENT STEEL	
<div>6</div>	WINDOW	GREAT RM/DEN	60 1/16"	12"	NUDURA APPENDIX E DWG L1-CAN & TABLE L4-12M	1-10M BOTTOM REINFORCEMENT STEEL, 18" STIRRUP END DISTANCE	
<div>7</div>	WINDOW	DEN	71 7/8"	12"	NUDURA APPENDIX E DWG L1-CAN & TABLE L4-12M	1-10M BOTTOM REINFORCEMENT STEEL, 18" STIRRUP END DISTANCE	
<div>8</div>	WINDOW	KITCHEN	28 9/16"	12"	NUDURA APPENDIX E DWG L1-CAN & TABLE L4-12M	1-10M BOTTOM REINFORCEMENT STEEL	
<div>9</div>	WINDOW	KITCHEN	111 1/4"	12"	NUDURA APPENDIX E DWG L1-CAN & TABLE L4-12M	1-20M BOTTOM REINFORCEMENT STEEL, 42" STIRRUP END DISTANCE	
<div>10</div>	RES	RESERVED	RES		RESERVED	RESERVED	
<div>1</div>	RES	RESERVED	RES		RESERVED	RESERVED	
<div>2</div>	DOOR	ENTRANCE	57 1/2"	24"	NUDURA APPENDIX E DWG L1-CAN & TABLE L4-24M	1-10M BOTTOM REINFORCEMENT STEEL	
<div>3</div>	DOOR	GREAT RM	36 1/2"	24"	NUDURA APPENDIX E DWG L1-CAN & TABLE L4-24M	1-10M BOTTOM REINFORCEMENT STEEL	
<div>4</div>	DOOR	CARPORT	36 1/2"	24"	NUDURA APPENDIX E DWG L1-CAN & TABLE L4-24M	1-10M BOTTOM REINFORCEMENT STEEL	
<div>5</div>	RES	RESERVED	RES		RESERVED	RESERVED	
<div>1</div>	OPENING	CARPORT	10'	24"	NUDURA APPENDIX E DWG L1-CAN & TABLE L4-24M	1-15M BOTTOM REINFORCEMENT STEEL, 30" STIRRUP END DISTANCE	
<div>2</div>	OPENING	CARPORT	16'	24"	NUDURA APPENDIX E DWG L1-CAN & TABLE L4-24M	1-20M BOTTOM REINFORCEMENT STEEL, 60" STIRRUP END DISTANCE	
<div>3</div>	OPENING	CARPORT	10'	24"	NUDURA APPENDIX E DWG L1-CAN & TABLE L4-24M	1-15M BOTTOM REINFORCEMENT STEEL, 30" STIRRUP END DISTANCE	

MINIMUM SOLID WALL SUMMARY

SIDE	HEIGHT	TYPE	COMPLIANCE REF.	SOLID WALL SEGMENTS	REQUIRED LENGTH	ACTUAL LENGTH	REINFORSEMENT DETAILS
FRONT	9'	B	NUDURA TA 3950-17 SWT-6	2	3' 4"	3' 5 5/8"	AS PER NUDURA APPENDIX D + 2-15M FULL HEIGHT AT ENDS
RIGHT	9'	A	NUDURA TA 3950-17 SWT-6	1	7' 4"	13' 2 15/32"	AS PER NUDURA APPENDIX D
BACK	9'	A	NUDURA TA 3950-17 SWT-6	1	7' 4"	7' 7 1/4"	AS PER NUDURA APPENDIX D
LEFT	9'	A	NUDURA TA 3950-17 SWT-6	1	7' 4"	9' 11 1/4"	AS PER NUDURA APPENDIX D

DRAWING NOTES

GENERAL NOTES

1. ALL DIMENSIONS IN FT-IN UNLESS OTHERWISE SPECIFIED
2. ALL DIMENSIONS TO FINISH FACE OF WALL, MASONRY OPENING AND OUTSIDE EDGE OF DOOR FRAME OR WINDOW
3. ALL STANDARD CONSTRUCTION PRACTICES APPLY PER ONTARIO BUILDING CODE REVISION 2019
4. ALL CONTRACTORS RESPONSIBLE FOR DEBRIS AND WASTE REMOVAL
5. ONE SET OF DRAWINGS TO REMAIN ON SITE AT ALL TIMES

COPYRIGHT

DO NOT COPY IN FULL OR IN PART WITHOUT PRIOR WRITTEN CONSENT FROM THE DESIGNER.

APPROVAL AUTHORITY



DESIGNER
Colin Hale B.A.Sc
120 Wilbert Cox Drive
Carp, ON
KoA1Lo

PROJECT
Family Coach House - 2020

DRAWN BY
CH

SCALE
N/A

REVISIONS

NO.	DESC.	DATE
-	DRAFT	15 March, 2020
1	BASELINE	4 JULY 2020
2	SUBMISSION FOR GRAD. PLAN	14 AUG 2020
3	SUB. FOR SITE PLAN CONTROL	19 AUG 2020
4	SUB. FOR NUDURA REVIEW	27 AUG 2020
5	ROOF AND HELIX	2 SEP 2020

DESCRIPTION
WALL REINFORCEMENT SCHEDULE
MIN. SOLID WALL SUMMARY

A0.9

SYMBOLS

- ⬡

WINDOW
- ⬜

DOOR
- ◯

OPENING