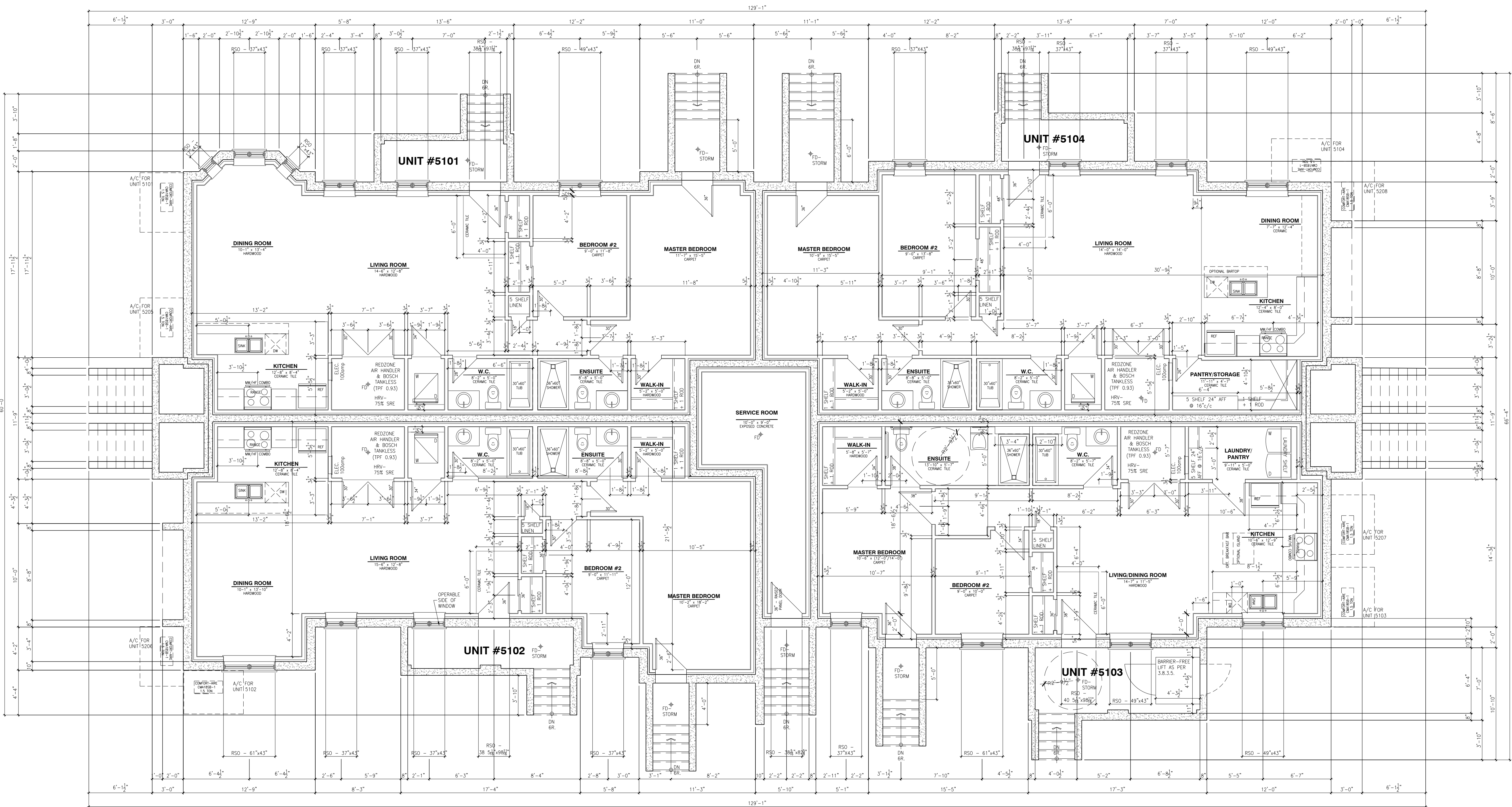




FIRE RATING NOTES:

- DUCTS THAT CONNECT 2 FIRE COMPARTMENTS OR PENETRATE AN ASSEMBLY REQUIRED TO BE A FIRE SEPARATION WITH A FIRE RESISTANCE RATING SHALL BE EQUIPPED WITH A FIRE DAMPER;
- PIPING, TUBING, DUCTS, CHIMNEYS, WIRING, CONDUIT, ELECTRICAL OUTLET BOXES AND OTHER SIMILAR SERVICE EQUIPMENT THAT PENETRATE A REQUIRED FIRE SEPARATION SHALL BE TIGHTLY FITTED OR FIRE STOPPED TO MAINTAIN THE INTEGRITY OF THE SEPARATION;
- WHERE FIRE STOPS ARE PIERCED BY PIPES, DUCTS OR OTHER ELEMENTS, THE EFFECTIVENESS OF THE FIRE STOPS SHALL BE MAINTAINED AROUND SUCH ELEMENTS

** EVERY FIRE DOOR AND WINDOW SHALL BE INSTALLED IN CONFORMANCE WITH CHAPTERS 2 TO 14 OF NFPA 80 «FIRE DOORS AND WINDOWS» AND WHERE REQUIRED TO HAVE A FIRE-PROTECTION RATING, IT SHALL HAVE LABELS OR CLASSIFICATION MARKS TO IDENTIFY THE TESTING LABORATORY.

DOORS AND WINDOWS NOTES:

- ALL EXTERIOR DOORS ARE TO BE INSULATED (GLASS MAX U-VALUE 1.6)
- ALL EXTERIOR WINDOWS ARE TO BE AS PER MANUF. SPEC'S (ER 25)
- ALL INTERIOR DOORS ARE TO BE WITH (SEE PLAN) x 80" HIGH - COLONIAL
- ALL EXTERIOR DOORS ARE TO BE WITH (SEE PLAN) x 80" HIGH
- ALL EXTERIOR WINDOWS ARE TO BE WITH (SEE PLAN) x HEIGHT (SEE PLAN)

** ALL DOORS AND WINDOWS ARE TO BE VALIDATED ** WITH CLIENT AND MANUF.

CODES AND STANDARDS:

- AT THE TIME OF PREPARATION, THIS PLAN WAS DRAWN IN ACCORDANCE WITH THE CURRENT EDITION OF THE ONTARIO BUILDING CODE. IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO INSURE THAT CHANGES TO THE CODE ARE COMPLIED WITH AND ALL AMENDMENTS ARE INCORPORATED IN THE CONSTRUCTION;
- ALL WORK SHALL CONFORM TO BYLAWS, ORDINANCES AND REGULATIONS;
- PRIOR TO PROCEEDING WITH CONSTRUCTION, THE BUILDER MUST VERIFY ALL INFORMATION, DIMENSIONS, AND SPECIFICATIONS ON THESE PLANS. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALE MEASUREMENTS;
- ALL WORKMANSHIP IS TO BE OF STANDARD EQUAL IN ALL RESPECTS TO GOOD PRACTICE;
- ANY VARIANCES FROM THE DRAWINGS AND SPECIFICATIONS OR FROM CONDITIONS ENCOUNTERED AT THE JOB SITE, SHALL BE RESOLVED BY OWNER/BUILDER AND SUCH SOLUTIONS SHALL BE THEIR SOLE RESPONSIBILITY. CHANGES SHALL BE SUBMITTED TO MUNICIPALITY FOR APPROVAL PRIOR FOR THE CHANGES TO BE MADE;
- CONSTRUCTION LOADS ON THE STRUCTURE CAUSED BY INTERM STORAGE OF MATERIALS SHALL NOT ALLOW TO EXCEED THE DESIGN LOADINGS;
- THE BUILDER IS TO PROVIDE ALL NECESSARY TEMPORARY SUPPORT FOR WALLS AND FLOORS PRIOR TO THE COMPLETION OF VERTICAL AND LATERAL LOAD SYSTEMS;
- THE OWNER/BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SITTING OF THE HOUSE ON THE PROPERTY;
- THE OWNER/BUILDER TO SUPPLY ALL MISSING DIMENSIONS ON SITE PLAN, ALSO ELEVATIONS OF LOT, LEGAL DESCRIPTION, NORTH DIRECTION AND MAIN STREETS;
- THE OWNER/BUILDER TO BE RESPONSIBLE FOR CONDITIONS SUCH AS SOIL BEARING CAPACITY, DEPTH OF FROST PENETRATION, WATER TABLE OR BURIED STRUCTURES, LOCATION OF SERVICES, ETC...

CARPENTRY:

- FRAMING LUMBER SHALL BE NUMBER TWO(2) OR BETTER UNLESS OTHERWISE SPECIFIED ON THE PLANS;
- JOISTS ARE TO BE DOUBLED UNDER PARALLEL PARTITIONS;
- JOISTS SHALL BE PLACED TO ACCOMMODATE HEATING AND PLUMBING, ETC...;
- OWNER/BUILDER TO OBTAIN SHOP DRAWINGS FROM MANUFACTURER OF ROOF TRUSSES;
- FLOOR AND ROOF JOIST SPANS OF MORE THAN 7'-0" SHALL BE BRIDGED AT MIDSPAN OR AT 7'-0" o.c. MAXIMUM UNLESS SHEATHING OR STRAPPED BOTH SIDES WITH WOOD;
- BRIDGING SHALL BE 2x2 DIAGONAL TYPE WHEREVER POSSIBLE;
- PLATES ARE TO BE ANCHORED TO CONCRETE WITH 1/2" DIA. ANCHOR BOLTS @ 6'-0" MAX.
- FLUSH FRAMED WOOD MEMBERS SHALL BE ANCHORED WITH JOIST HANGERS UNLESS OTHERWISE SPECIFIED.

ROOFING:

- ALL ROOFING SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND CONFORM TO THE ONTARIO BUILDING CODE.

SHEET METAL:

- ALL REQUIRED FLASHINGS TO BE 28GAUGE GALVANIZED METAL UNLESS OTHERWISE SPECIFIED.

PLUMBING:

- PROVIDE AND INSTALL PLUMBING AND FIXTURES AS INDICATED ON PLANS ACCORDING TO THE LOCAL PLUMBER CODES AND CONFORMING TO 9.3.1., PART 9 AND PART 7 OF THE ONTARIO BUILDING CODE.

INSULATION /VENTILATION:

- MINIMUM INSULATION REQUIREMENTS: REFER TO THE ENERGY EFFICIENCY DESIGN SUMMARY (EEDS FORM);
- CEILING INSULATION MAY BE LOOSE FILL TYPE OR BATT TYPE FOR WALLS;
- WALLS AND CEILINGS BETWEEN RESIDENCE AND ATTACHED GARAGE SHALL BE INSULATED;
- ALL ROOF SPACES SHALL BE VENTILATED WITH SOFFIT, ROOF VENTS OR EQUALLY DISTRIBUTED AT THE TOP OF ROOF SPACE AND SOFFITS AS SHOWN ON ELEVATION DRAWINGS;
- ALL VENTILATION OF ROOF SPACES SHALL CONFORM TO THE ONTARIO BUILDING CODE (MIN. 1/300).

MISCELLANEOUS:

- CAULK OVER AND AROUND ALL EXTERIOR OPENING USING NON-HARDENING CAULKING COMPOUND;
- FLASH CHANGES OF MATERIALS ON EXTERIOR WALLS;
- FLASH OVER ALL EXTERIOR OPENINGS;
- ALL SIDING TO BE A MINIMUM OF 8" (200mm) ABOVE FINISHES GRADE;
- ALL BALCONY RAILINGS TO BE 3'-6" (1070mm) IN HEIGHT MAX. SPACING BETWEEN VERTICAL MEMBERS IS 4" MIN. (100mm) AND TO COMPLY WITH SECTION 9.8 OF THE ONTARIO BUILDING CODE AND SB-7 OF THE ONTARIO BUILDING CODE SUPPLEMENT;
- FLOOR FINISHES, BATHROOM VANITIES, BACKSPLASH AND KITCHEN CABINETS TO MEET SPECIFICATIONS OF OWNER/BUILDER;
- COAT AND CLOTHES CLOSET SHALL HAVE AT LEAST ONE ROD + SHELF. LINEN CLOSET SHALL HAVE ADJUSTABLE SHELVES WHEREVER POSSIBLE. BROOM CLOSET SHALL HAVE ONE SHELF;
- CERAMIC AND PLASTIC TILE INSTALLED ON WALLS AROUND BATHTUBS OR SHOWERS SHALL BE APPLIED OVER MOISTURE RESISTANT BACKING.

GLASS / WINDOWS:

- ALL WINDOWS SIZE ARE SPECIFIED ON PLANS AS ROUGH DIMENSIONS;
- GLASS SIDING PATIO DOORS ARE TO BE OF TEMPERED GLASS TO CONFORM TO 9.6.5.5, 9.7.1.7., 9.7.2.1. AND 9.7.6. OF THE ONTARIO BUILDING CODE.

ABOVE GRADE MASONRY:

- ALL ABOVE GRADE MASONRY IS TO CONFORM TO SECTION 9.20 OF THE ONTARIO BUILDING CODE;
- AT BRICK VENEER COUNTERFLASHING SHALL BE INSTALL UP TO 8" (200mm) BEHIND THE BUILDING FELT AND BELOW THE BOTTOM COURSE WITH VERTICAL JOINTS RAKED CLEAN;
- PROVIDE WEEPHOLES AT MAX 31" o.c.;
- BRICK VENEER TIE SPACING TO BE AT MAXIMUM HORIZONTAL SPACING OF 16" (400mm) AND A MAXIMUM VERTICAL SPACING OF 24" (600mm) OR A MAXIMUM HORIZONTAL SPACING OF 24" (600mm) AND A MAXIMUM VERTICAL SPACING OF 20" (500mm) TO COINCIDE WITH WALL STUD SPACING;
- BRICK TIES TO CONFORM TO TABLE 9.20.9.5. OF THE ONTARIO BUILDING CODE.

NOTE:

- DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED ACCORDING TO THE ONTARIO BUILDING CODE AND A MAXIMUM VERTICAL SPACING OF 3.1.1.12. DRAIN WATER HEAT RECOVERY AND THE EFFICIENCY SHALL NOT BE LESS THAN 42%.

STAIRS AND RAILINGS:

- RISERS AND TREADS TO BE UNIFORM:
- RISE: MIN 125mm (4 7/8") - MAX 200mm (7 7/8")
- RUN: MIN 210mm (8 1/4") - MAX 355mm (14")
- TREAD: MIN 235mm (9 1/4") - MAX 355mm (14")
- WIDTH: MIN 860mm (2'-10")
- LANDING: MIN 860mm (2'-10") OR WIDTH OF STAIRS
- HANDRAILS: MIN 860mm (34") - MAX 965mm (38");
- GUARDS SHALL BE PROVIDED WHEN THERE IS A DIFFERENCE IN ELEVATION MORE THAN 1'-11 5/8" (600mm) BETWEEN THE WALKING SURFACE AND THE ADJACENT SURFACE;
- EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-6" (1070mm) IN HEIGHT WHERE DECK HEIGHT IS HIGHER THAN 5'-11";
- EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-0" (915mm) IN HEIGHT WHERE DECK HEIGHT IS BETWEEN 2'-0" AND 5'-11";
- INTERIOR GUARDS SHALL NOT BE LESS THAN 900mm (2'-11") IN HEIGHT;
- MAXIMUM SPACING BETWEEN VERTICAL MEMBERS IS 4" (100mm) MIN. AND TO COMPLY WITH SECTION 9.8 OF THE ONTARIO BUILDING CODE AND SB-7 OF THE ONTARIO BUILDING CODE SUPPLEMENT.

- FINISH FLOORING IN BATHROOMS, KITCHENS, LAUNDRY ROOM, GENERAL STORAGE AREAS AND ENTRANCES SHALL BE WATER RESISTANT;
- INSTALL STUD REINFORCEMENT TO PERMIT THE FUTURE INSTALLATION OF GRAB BAR IN MAIN BATHROOM AS PER 9.5.2.3. OF O.B.C. 2012

ROOF AND FLOOR LAYOUT NOTES:

- ROOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST THE TRUSS MANUFACTURER, PROVIDE THE TRUSS MANUFACTURER'S ROOF AND FLOOR LAYOUT FOR BUILDING PERMIT APPLICATION AND FOR THE ON-SITE FRAMING. THE DRAFTING SERVICE OFFICE NEEDS TO BE AWARE OF ANY ALTERNATIVES OR CHANGES REGARDING THE ROOF AND FLOOR'S SCHEMATIC LAYOUT BEFORE THE CONSTRUCTION BEGINS, PROVIDE SUPPORT UNDER GIRDER TRUSS & SOLID BLOCKING DOWN TO FOUNDATION.

NOTE:

- WINDOW SIZE AND R/O ARE TO BE VALIDATED WITH CLIENT AND MANUF.

NOTE:

- COORD. FLOOR JOIST, LINTEL, ROOF TRUSS AND POSTS WITH MANUFACTURER AND P.ENG. IN OTHER CASE.

NOTE:

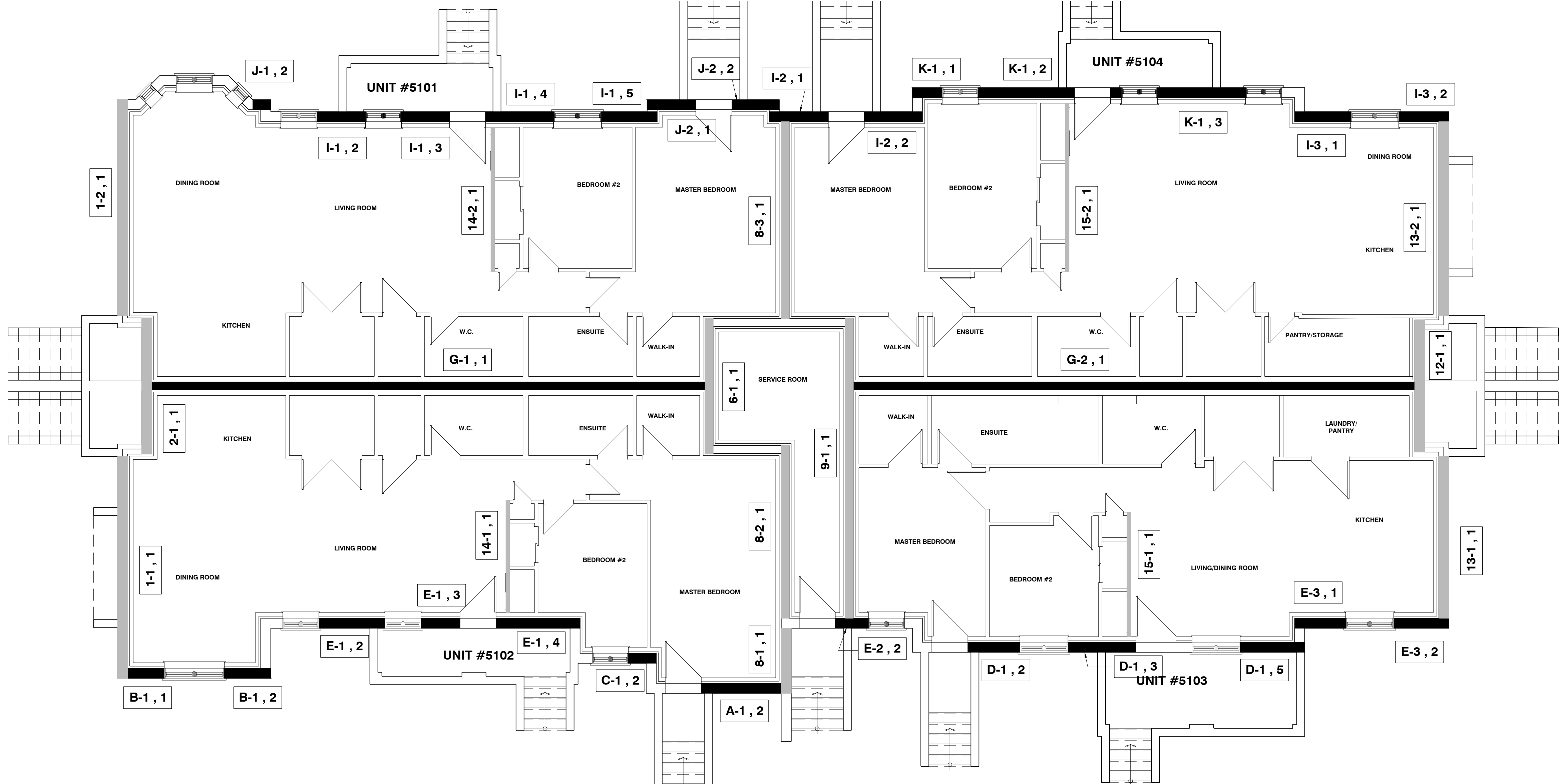
- COORD. LOCATION OF ALL VENTING UNITS, EXTERIOR LIGHTING, ETC. WITH CLIENT AND MANUFACTURERS.

2012 O.B.C. DRAWINGS

REV-A	REVISION TO SHEET WALLS	02/04/2020	AB
REV-B	AS PER STRUCTURAL	02/12/2020	AB
REV-C	12" REVISION ON NEW EXIST. PORCHES	07/07/2019	AB
REV-D	AS PER DEC. & REMOVED WARDROBES	02/13/2019	AB
REV-E	AS PER STRUCTURAL	06/03/2019	AB
REV-F	ISSUED FOR TENDER	07/09/2018	MAO
REV-G	NEW STANDARD DRWG. MODIFICATION	07/06/2018	MAO
REV-H	NEW STANDARD DRWG. MODIFICATION	06/25/2018	MAO
NO.	DESCRIPTION	DATE	

BASEMENT FLOOR LAYOUT

PROJECT:	NO.	SCALE:	DATE:
5000 SERIES -	10/16" = 1'-0"	10/02/2000	



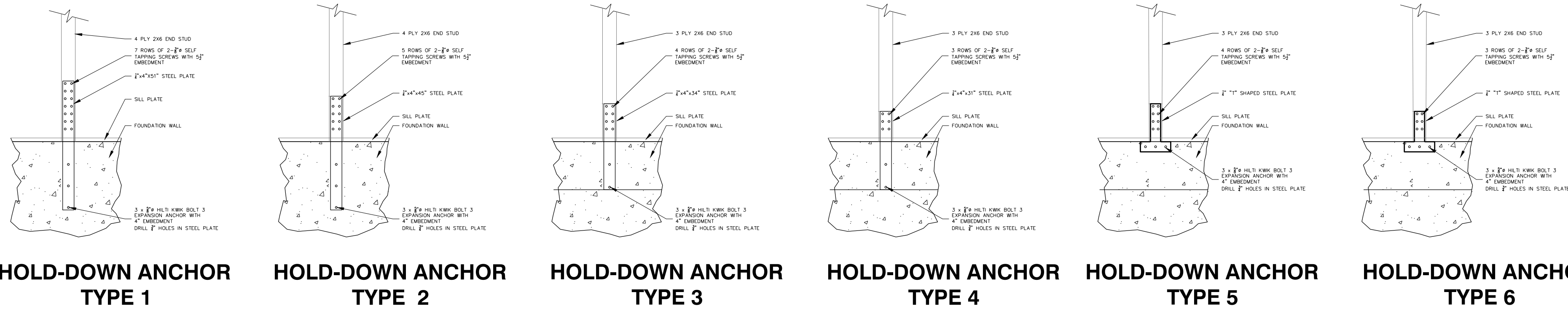
SHEAR WALL NOTES:

- 1- SHEAR WALLS ARE HIGHLIGHTED ON PLAN AND NAMES AS "A-1,2" WHERE:
"A" IS THE SHEAR LINE
"1" IS THE SHEAR WALL NUMBER
"2" IS THE SHEAR WALL SEGMENT
- 2- DO NOT USE P-NAILS OR SPIRAL NAILS IN SHEAR WALLS. NAILS SHALL BE COMMON NAILS OR POWER DRIVEN NAILS
- 3- NAILING SHOWN ON SCHEDULE APPLIES TO ALL FREE EDGES OF SHEATHING PANELS. PROVIDE NAILS AT 12" O/C ALONG INTERMEDIATE SUPPORTS.
- 4- BLOCK ALL UNSUPPORTED EDGES WITH 2X4 ON THE FLAT. SEE GENERAL NOTES, TYPICAL SHEAR WALL BLOCKING DETAIL
- 5- PROVIDE DOUBLE BOTTOM SILL PLATES FOR SHEAR WALLS SHEATHED BOTH SIDES
- 6- EXTRA STUDS AT HOLD DOWN LOCATIONS OF SHEAR WALLS SHALL BE NAILED TOGETHER WITH TWO ROWS OF 3/2" NAILS @ 6" O/C TYPICAL
- 7- DO NOT LOCATE VERTICAL BUTT JOINTS IN SHEAR WALL SHEATHING WITHIN 24" OF END POST
- 8- REQUIREMENTS OF WOOD FRAME LOAD BEARING WALLS APPLY TO ALL SHEAR WALLS
- 9- PROVIDE HOLD DOWN ANCHORS AS MANUFACTURED BY SIMPSON STRONG-TIE ONLY UNLESS ALTERNATES ARE PRE-APPROVED BY LAMPKIN STRUCTURAL SERVICES
- 10- IF THE HOLDOWN AT THE HIGHER LEVEL DOES NOT LINE UP WITH THE HOLDOWN AT THE LOWER LEVEL, A VERTICAL MEMBER WITH THE SAME TYPE OF HOLDOWN SHALL BE INSTALLED EVERY LOWER LEVEL. REFER TO STRUCTURAL DETAIL
- 11-
- 12- SEE WOOD FRAMING NOTES FOR ADDITIONAL INFORMATION
- 13- NO OPENINGS GREATER THAN 8" DIAMETER ALLOWED THROUGH SHEAR WALL SHEATHING UNLESS PRE-APPROVED BY LAMPKIN STRUCTURAL SERVICES
- 14- ALL EXTERIOR AND INTERIOR SHEAR WALLS TO BE NAILED AS PER SHEAR WALL SCHEDULE

Shown as	Shearwall	Segment	Min. Length	Exterior			Interior			Holddown	Min. Required End studs
				Sheathing	Edge fastener spacing	Interior fastener spacing	Sheathing	Edge fastener spacing	Interior fastener spacing		
	1-1	1	18'-6"	7/16 OSB	6"	12"	2 x 7/16 OSB	3"	12"	ANCHOR TYPE 2	4
	1-2	1	18'-3"	7/16 OSB	6"	12"	2 x 7/16 OSB	3"	12"	ANCHOR TYPE 2	4
	2-1	1	10'-4"	7/16 OSB	6"	12"	7/16 OSB	4"	12"	ANCHOR TYPE 4	2
	6-1	1	9'-11"	5/8" GWB	6"	12"	7/16 OSB	6"	12"	ANCHOR TYPE 4	2
	8-1	1	5'-6"	7/16 OSB	6"	12"	2 x 7/16 OSB	3"	12"	ANCHOR TYPE 1	4
	8-2	1	14'-4"	7/16 OSB	6"	12"	7/16 OSB	4"	12"	ANCHOR TYPE 1	4
	8-3	1	17'-2"	7/16 OSB	6"	12"	7/16 OSB	4"	12"	ANCHOR TYPE 1	4
	9-1	1	25'-0"	5/8" GWB	6"	12"	7/16 OSB	6"	12"	ANCHOR TYPE 3	3
	12-1	1	10'-4"	7/16 OSB	6"	12"	7/16 OSB	4"	12"	ANCHOR TYPE 4	2
	13-1	1	14'-9"	7/16 OSB	6"	12"	2 x 7/16 OSB	3"	12"	ANCHOR TYPE 2	4
	13-2	1	17'-0"	7/16 OSB	6"	12"	2 x 7/16 OSB	3"	12"	ANCHOR TYPE 2	4
	14-1	1	6'	5/8" GWB	6"	12"	7/16 OSB	6"	12"	-	2
	14-2	1	6'	5/8" GWB	6"	12"	7/16 OSB	6"	12"	-	2
	15-1	1	6'	5/8" GWB	6"	12"	7/16 OSB	6"	12"	-	2
	15-2	1	6'	5/8" GWB	6"	12"	7/16 OSB	6"	12"	-	2

Shown as	Shearwall	Segment	Min. Length	Exterior			Interior			Holddown		Min. Required End studs
				Insulated Sheathing	Edge fastener spacing	Interior fastener spacing	Sheathing	Edge fastener spacing	Interior fastener spacing	Start Holdown	End Holdown	
	A-1	2	6'-9"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	ANCHOR TYPE 5	ANCHOR TYPE 3	3
	B-1	1	3'-6"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	ANCHOR TYPE 3	ANCHOR TYPE 3	3
	B-1	2	3'-6"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	ANCHOR TYPE 3	ANCHOR TYPE 3	3
	C-1	2	2'-1"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	ANCHOR TYPE 4	ANCHOR TYPE 4	2
	D-1	2	4'-4"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	ANCHOR TYPE 6	ANCHOR TYPE 4	2
	D-1	3	5'-9"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	ANCHOR TYPE 4	ANCHOR TYPE 6	2
	D-1	5	4'-8"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	ANCHOR TYPE 6	ANCHOR TYPE 6	2
	E-1	2	5'-5"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	ANCHOR TYPE 3	ANCHOR TYPE 5	3
	E-1	3	3'-3"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	ANCHOR TYPE 5	ANCHOR TYPE 5	3
	E-1	4	6'-7"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	ANCHOR TYPE 5	ANCHOR TYPE 5	3
	E-2	2	2'-8"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	ANCHOR TYPE 5	ANCHOR TYPE 5	3
	E-3	1	4'-2"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	ANCHOR TYPE 3	ANCHOR TYPE 3	3
	E-3	2	4'-1"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	ANCHOR TYPE 3	ANCHOR TYPE 3	3
	G-1	1	46'	5/8" GWB	6"	12"	5/8" GWB	6"	12"	-	-	2
	G-2	1	46'	5/8" GWB	6"	12"	5/8" GWB	6"	12"	-	-	2
	I-1	2	4'	7/16 OSB	6"	12"	7/16 OSB	6"	12"	ANCHOR TYPE 3	ANCHOR TYPE 3	3
	I-1	3	4'	7/16 OSB	6"	12"	7/16 OSB	6"	12"	ANCHOR TYPE 5	ANCHOR TYPE 5	3
	I-1	4	5'-8"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	ANCHOR TYPE 5	ANCHOR TYPE 3	3
	I-1	5	4'	7/16 OSB	6"	12"	7/16 OSB	6"	12"	ANCHOR TYPE 3	ANCHOR TYPE 3	3
	I-2	1	3'-4"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	ANCHOR TYPE 3	ANCHOR TYPE 5	3
	I-2	2	3'-5"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	ANCHOR TYPE 5	ANCHOR TYPE 3	3
	I-3	1	4'-4"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	ANCHOR TYPE 3	ANCHOR TYPE 3	3
	I-3	2	3'-8"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	ANCHOR TYPE 3	ANCHOR TYPE 3	3
	J-1	2	1'-7"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	ANCHOR TYPE 3	ANCHOR TYPE 3	3
	J-2	1	3'-9"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	ANCHOR TYPE 4	ANCHOR TYPE 6	2
	J-2	2	3'-9"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	ANCHOR TYPE 6	ANCHOR TYPE 4	2
	K-1	1	2'	7/16 OSB	6"	12"	7/16 OSB	6"	12"	ANCHOR TYPE 4	ANCHOR TYPE 4	2
	K-1	2	8'-1"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	ANCHOR TYPE 4	ANCHOR TYPE 6	2
	K-1	3	7'-3"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	ANCHOR TYPE 6	ANCHOR TYPE 4	2

- * END STUD IS NOT CONTINUOUS AND SHALL BE EXTENDED TO FOUNDATION WALL. SEE THE STRUCTURAL DETAIL FOR MORE INFORMATION.
** END STUD IS LANDING ON TOP OF AN OPENING. SEE THE STRUCTURAL DETAIL FOR MORE INFORMATION.



BLOCK: S
DATE: 02/13/2020

GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH
Valecraft
Structural Ltd.

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE 10-11 AND ANY AMENDMENTS AND NOT SHOW ONLY SOME OF THE CHANGES DETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW ALL ITEMS CONTAINED ON A SCHEDULE OR ANY OTHER ITEMS ATTACHED TO THE SCHEDULE, IT IS CONSIDERED THE GOVERNING DOCUMENT.
ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING CODE REQUIREMENTS AND MUNICIPAL REGULATIONS.
THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO VALECRAFT'S ARCHITECTURAL DEPARTMENT.
NO DIMENSION SHOULD BE SCALED ON DRAWINGS.
THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.

2012 O.B.C. DRAWINGS

REV-4	REVISION TO SHEAR WALLS	02/04/2020	AB
REV-3	AS PER STRUCTURAL	02/12/2020	AB
REV-4	12\"/>		

BASEMENT FLOOR SHEAR WALLS

ADDRESS:	SCALE:	DATE:
00	1/4\"/>	02/04/2020

5000 SERIES - DEERFIELD CONDOS

SW1

ROOF AND FLOOR LAYOUT NOTES:

- ROOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST THE TRUSS MANUFACTURER. PROVIDE THE TRUSS MANUFACTURER'S ROOF AND FLOOR LAYOUT FOR BUILDING PERMIT APPLICATION AND FOR THE ON-SITE FRAMING. THE DRAFTING SERVICE OFFICE NEEDS TO BE AWARE OF ANY ALTERNATIVES OR CHANGES REGARDING THE ROOF AND FLOOR'S SCHEMATIC LAYOUT BEFORE THE CONSTRUCTION BEGINS. PROVIDE SUPPORT UNDER ORDER TRUSS & SOLID BLOCKING DOWN TO FOUNDATION.

NOTE:

COORD. FLOOR JOIST, LINTEL, ROOF TRUSS AND POSTS WITH MANUFACTURER AND P.ENG. IN OTHER CASE.

NOTE:

COORD. LOCATION OF ALL VENTING UNITS, EXTERIOR LIGHTING, ETC. WITH CLIENT AND MANUFACTURERS.

BLOCK: S

DATE: 02/13/2020

GEOFF HODGINS

ARCHITECT

1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH



THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE 10-1A AND ANY DETAILS AND SHOP DRAWINGS OF THE CONCRETE DETAILS ON THIS DOCUMENT. SHOULD THE DRAWINGS NOT SHOW ALL ITEMS COVERED ON A SCHEDULE OR WITH OTHER ITEMS, THE SCHEDULE IS CONSIDERED THE GOVERNING DOCUMENT.

ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER EXISTING OR NEW, ACCORDING TO THE APPLICABLE BUILDING CODE REQUIREMENTS AND MUNICIPAL REGULATIONS.

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO VALECRAFT'S ARCHITECTURAL DEPARTMENT.

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.

NOTES:

STEEL LINTEL:

- S1 = 1 80x8x6
- S2 = 1 80x8x8
- S3 = 1 100x10x8
- S4 = 1 120x10x8
- S5 = 1 120x12x10
- S6 = 1 200x10x12
- S7 = 1 150x10x12 (AT BEARING)

LINTEL TABLE:

- L1 = 2-2x10 + P2 ON BOTH SIDES
- L2 = 3-2x10 + P3 ON BOTH SIDES
- L3 = 2-1 7/8x5 LVL (1.9E) + P3 ON BOTH SIDES
- L4 = 3-1 7/8x5 LVL (1.9E) + P3 ON BOTH SIDES

* IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER.

POST TABLE:

- P1 = 3" ADJUSTABLE STEEL COLUMN
- P1a = HEAVY DUTY, TYPE 2, ADJUSTABLE RED JACK
- P2 = 2-2x4 OR 3-2x4
- P3 = 3-2x4 OR 3-2x6
- P4 = 4-2x4 OR 4-2x6
- P5 = 5-2x4 OR 5-2x6
- P6 = 6-2x4 OR 6-2x6

- P11 = 105 86x86x13.9 + 100x10x12 18B PL (V)
- P14 = 105 86x86x13.9 + 100x10x12 18B PL (V)
- P17 = 105 86x86x13.9 + 100x10x12 18B PL (V)
- P18 = 105 76x76x12.4x10 + 100x10x12 18B PL (V)
- P19 = 105 76x76x12.4x10 + 100x10x12 18B PL (V)
- P21 = 130x16x10 TOP PL (V)
- P22 = 130x16x10 BOTTOM PL (V)
- P23 = 130x16x10 TOP PL (V)
- P24 = 130x16x10 BOTTOM PL (V)

- * POST ARE ALL JACK 1/4" STUD
- * EX. P2 = 1 JACK + 1 STUD
- * IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2"

- * SMOKE ALARMS AS PER SECTION 9.10.18 OF THE ONTARIO BUILDING CODE
- * SHALL HAVE A BATTERY BACKUP SUPPLY
- * ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY
- * ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT
- * ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN ALTERNATE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY A MINIMUM OF 96 HOURS
- * ULTIMATE SMOKE ALARMS ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA

- * PROVIDE MECHANICAL EXHAUST TO OUTSIDE

SMOKE ALARMS AS PER SECTION 9.10.18 OF THE ONTARIO BUILDING CODE

SHALL HAVE A BATTERY BACKUP SUPPLY

ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY

ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT

ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN ALTERNATE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY A MINIMUM OF 96 HOURS

ULTIMATE SMOKE ALARMS ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA

PROVIDE MECHANICAL EXHAUST TO OUTSIDE

2012 O.B.C. DRAWINGS

REV-4	REVISIONS TO SHEET WALLS	02/04/2020	AB
REV-3	AS PER STRUCTURAL	02/12/2020	AB
REV-2	1"2" INCREASE ON NEW EXIST FLOOR/CEILING	17/03/2019	AB
REV-1	AS PER DRC & REMOVED MANGERS	12/15/2019	AB
REV-0	AS PER STRUCTURAL	06/03/2019	AB
REV-3	ISSUED FOR TENDER	07/09/2018	MAO
REV-2	NEW STANDARD DRC MODIFICATION	07/09/2018	MAO
REV-1	NEW STANDARD DRC MODIFICATION	06/25/2018	MAO
NO.	DESCRIPTION	DATE	BY

DRAWING: BASEMENT/GROUND FLOOR STRUCTURE

ADDITION: 00 1/2" = 1'-0" 02/04/2020

5000 SERIES - DEERFIELD CONDOS

STANDARD DRAWINGS

3 SHEET

A103

BLOCK: S

DATE: 02/13/2020

Geoff Hodgins Architect

1 Sherbrook Street E
Perth, ON, K7H 1A1

WITH

Valecraft

INCORPORATED

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE 10-1A AND ANY AMENDMENTS AND SHALL ONLY SHOW ONE OF THE CONCEPTS DETAILED ON THIS DOCUMENT. SHOULD THE DRAWINGS NOT SHOW ALL ITEMS DETAILED ON A SCHEDULE OR MISS OTHER ITEMS, THE SCHEDULE IS CONSIDERED THE GOVERNING DOCUMENT.

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THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.

NOTES:

STEEL LINTEL:
S1 = 1.80x6x6
S2 = 1.80x6x8
S3 = 1.10x6x8
S4 = 1.12x6x8
S5 = 1.20x6x8
S6 = 1.20x6x10
S7 = 1.50x6x10 (8" BEARING)

LINTEL TABLE:
L1 = 2-2x10 + P2 ON BOTH SIDES
L2 = 3-2x10 + P3 ON BOTH SIDES
L3 = 2-1.75x8.5 LIA (1.92) + P3 ON BOTH SIDES
L4 = 3-1.75x8.5 LIA (1.92) + P3 ON BOTH SIDES
* IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER.

POST TABLE:
P1 = 3" ADJUSTABLE STEEL COLUMN
P1a = HEAVY DUTY, TYPE 2, ADJUSTABLE RED JACK
P2 = 2-2x4 OR 2-2x6
P3 = 2-2x4 OR 2-2x6
P4 = 2-2x4 OR 2-2x6
P5 = 2-2x4 OR 2-2x6
P6 = 2-2x4 OR 2-2x6
P7 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P8 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P9 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P10 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P11 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P12 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P13 = 105 88x88x13.18 + 100x10x12 18B PL (V)
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P20 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P21 = 105 88x88x13.18 + 100x10x12 18B PL (V)
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P23 = 105 88x88x13.18 + 100x10x12 18B PL (V)
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P25 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P26 = 105 88x88x13.18 + 100x10x12 18B PL (V)
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P28 = 105 88x88x13.18 + 100x10x12 18B PL (V)
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P30 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P31 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P32 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P33 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P34 = 105 88x88x13.18 + 100x10x12 18B PL (V)
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P39 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P40 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P41 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P42 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P43 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P44 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P45 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P46 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P47 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P48 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P49 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P50 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P51 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P52 = 105 88x88x13.18 + 100x10x12 18B PL (V)
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P54 = 105 88x88x13.18 + 100x10x12 18B PL (V)
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P61 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P62 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P63 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P64 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P65 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P66 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P67 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P68 = 105 88x88x13.18 + 100x10x12 18B PL (V)
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P70 = 105 88x88x13.18 + 100x10x12 18B PL (V)
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P79 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P80 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P81 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P82 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P83 = 105 88x88x13.18 + 100x10x12 18B PL (V)
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P87 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P88 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P89 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P90 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P91 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P92 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P93 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P94 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P95 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P96 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P97 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P98 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P99 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P100 = 105 88x88x13.18 + 100x10x12 18B PL (V)

2012 O.B.C. DRAWINGS

REV-4

REVISIONS TO SHEET WALLS

02/04/2020

AB

REV-3

AS PER STRUCTURAL

02/12/2020

AB

REV-2

INCREASE IN NEW EXIST PORCHES

12/17/2019

AB

REV-1

AS PER DEC & REMOVED MANGARDS

12/17/2019

AB

REV-0

AS PER STRUCTURAL

06/03/2019

AB

REV-5

ISSUED FOR TENDER

07/09/2018

MAO

REV-2

NEW STANDARD DRWG MODIFICATION

07/09/2018

MAO

REV-1

NEW STANDARD DRWG MODIFICATION

06/25/2018

MAO

REV-0

DESCRIPTION

DATE

BY

DRAWN

DATE

BY

ADDRESS

SCALE

DATE

5000 SERIES -

DEERFIELD CONDOS

10/06/2020

SHEET

A104

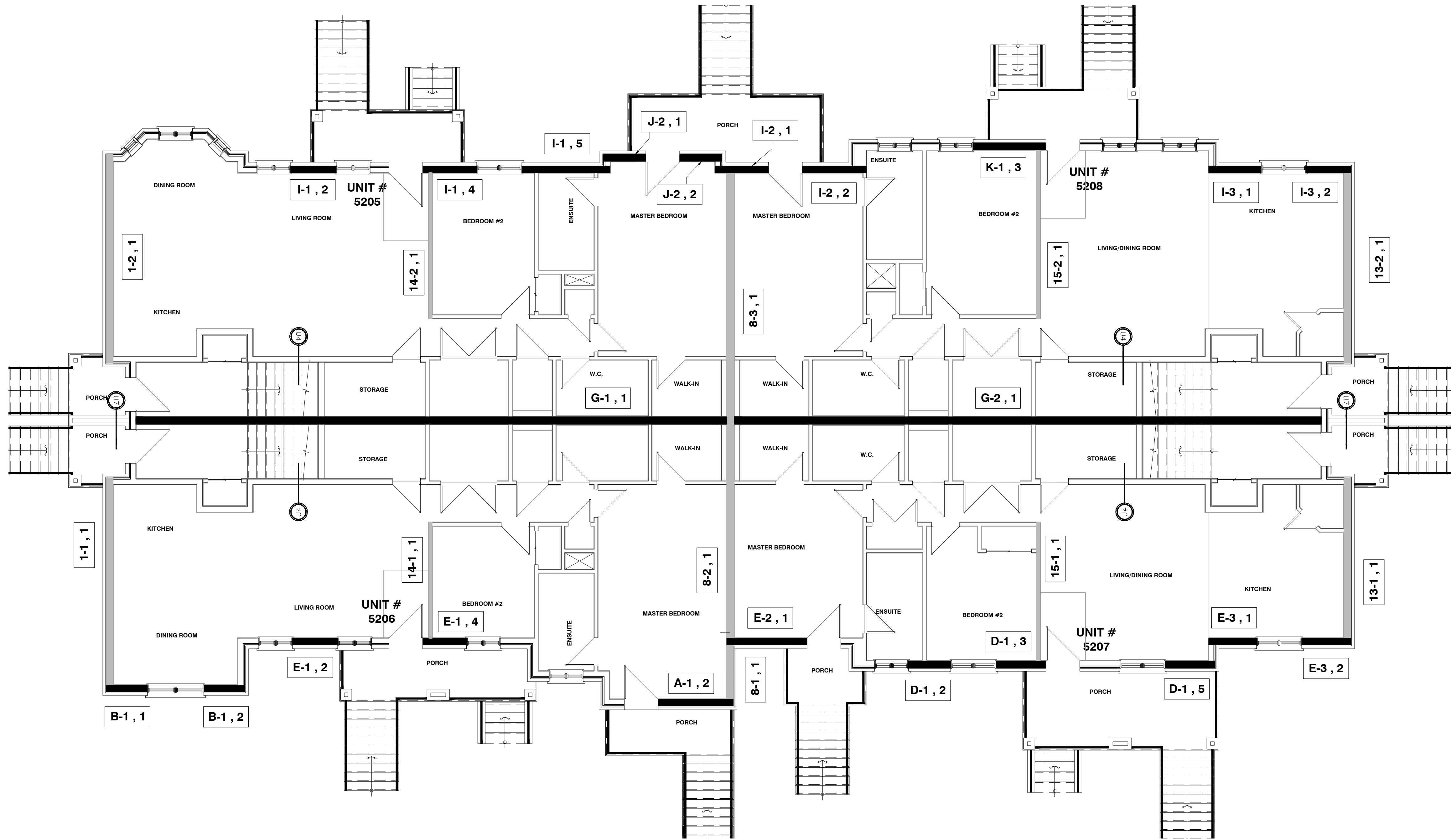
STANDARD DRAWING

SOUTH

EAST

WEST

NORTH



SHEAR WALL NOTES:

- 1- SHEAR WALLS ARE HIGHLIGHTED ON PLAN AND NAMES AS "A-1,2" WHERE:
"A" IS THE SHEAR LINE
"1" IS THE SHEAR WALL NUMBER
"2" IS THE SHEAR WALL SEGMENT
- 2- DO NOT USE P-NAILS OR SPIRAL NAILS IN SHEAR WALLS. NAILS SHALL BE COMMON NAILS OR POWER DRIVEN NAILS
- 3- NAILING SHOWN ON SCHEDULE APPLIES TO ALL FREE EDGES OF SHEATHING PANELS. PROVIDE NAILS AT 12" O/C ALONG INTERMEDIATE SUPPORTS.
- 4- BLOCK ALL UNSUPPORTED EDGES WITH 2X4 ON THE FLAT, SEE GENERAL NOTES, TYPICAL SHEAR WALL BLOCKING DETAIL
- 5- PROVIDE DOUBLE BOTTOM SILL PLATES FOR SHEAR WALLS SHEATHED BOTH SIDES
- 6- EXTRA STUDS AT HOLD DOWN LOCATIONS OF SHEAR WALLS SHALL BE NAILED TOGETHER WITH TWO ROWS OF 3½" NAILS @ 6" O/C TYPICAL
- 7- DO NOT LOCATE VERTICAL BUTT JOINTS IN SHEAR WALL SHEATHING WITHIN 24" OF END POST
- 8- REQUIREMENTS OF WOOD FRAME LOAD BEARING WALLS APPLY TO ALL SHEAR WALLS
- 9- PROVIDE HOLD DOWN ANCHORS AS MANUFACTURED BY SIMPSON STRONG-TIE ONLY UNLESS ALTERNATES ARE PRE-APPROVED BY LAMPKIN STRUCTURAL SERVICES
- 10- IF THE HOLDDOWN AT THE HIGHER LEVEL DOES NOT LINE UP WITH THE HOLDDOWN AT THE LOWER LEVEL, A VERTICAL MEMBER WITH THE SAME TYPE OF HOLDDOWN SHALL BE INSTALLED EVERY LOWER LEVEL. REFER TO STRUCTURAL DETAIL
- 11-
- 12- SEE WOOD FRAMING NOTES FOR ADDITIONAL INFORMATION
- 13- NO OPENINGS GREATER THAN 8" DIAMETER ALLOWED THROUGH SHEAR WALL SHEATHING UNLESS PRE-APPROVED BY LAMPKIN STRUCTURAL SERVICES
- 14- ALL EXTERIOR AND INTERIOR SHEAR WALLS TO BE NAILED AS PER SHEAR WALL SCHEDULE

Shown as	Shearwall	Segment	Min. Length	Exterior			Interior			Holdown AT EACH END OF SEAR WALL			Min. Required End studs
				Sheathing	Edge fastener spacing	Interior fastener spacing	Sheathing	Edge fastener spacing	Interior fastener spacing	STRAP	CUT LENGTH (in)	TOTAL FASTENERS (Half at the top and half at the bottom)	
	1-1	1	18'-6"	7/16 OSB	6"	12"	2 x 7/16 OSB	3"	12"	4 x CS16	4x46	4x24-8d	4
	1-2	1	18'-3"	7/16 OSB	6"	12"	2 x 7/16 OSB	3"	12"	4 x CS16	4x46	4x24-8d	4
	8-1	1	5'-6"	7/16 OSB	6"	12"	2 x 7/16 OSB	3"	12"	4 x CS16	4x46	4x24-8d	4
	8-2	1	14'-4"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	4 x CS16	4x46	4x24-8d	4
	8-3	1	17'-2"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	4 x CS16	4x46	4x24-8d	4
	13-1	1	14'-9"	7/16 OSB	6"	12"	2 x 7/16 OSB	3"	12"	4 x CS16	4x46	4x24-8d	4
	13-2	1	17'-0"	7/16 OSB	6"	12"	2 x 7/16 OSB	3"	12"	4 x CS16	4x46	4x24-8d	4
	14-1	1	6'	5/8" GWB	6"	12"	7/16 OSB	6"	12"	-	-	-	2
	14-2	1	6'	5/8" GWB	6"	12"	7/16 OSB	6"	12"	-	-	-	2
	15-1	1	6'	5/8" GWB	6"	12"	7/16 OSB	6"	12"	-	-	-	2
	15-2	1	6'	5/8" GWB	6"	12"	7/16 OSB	6"	12"	-	-	-	2

Shown as1	Shearwall	Segment	Min. Length	Exterior			Interior			Holdown AT EACH END OF SEAR WALL			Min. Required End studs
				Insulated Sheathing	Edge fastener spacing	Interior fastener spacing	Sheathing	Edge fastener spacing	Interior fastener spacing	STRAP	CUT LENGTH (in)	TOTAL FASTENERS	
	A-1	2	6'-9"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	3x CS20	3x42	3x18-8d	3
	B-1	1	3'-6"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	2x CS20	2x42	2x18-8d	2
	B-1	2	3'-6"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	2x CS20	2x42	2x18-8d	2
	D-1	2	4'-4"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	2x CS20	2x42	2x18-8d	2
	D-1	3	4'-7"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	2x CS20	2x42	2x18-8d	2
	D-1	5	4'-8"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	2x CS20	2x42	2x18-8d	2
	E-1	2	4'	7/16 OSB	6"	12"	7/16 OSB	6"	12"	3x CS20	3x42	3x18-8d	3
	E-1	4	3'-11"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	3x CS20	3x42	3x18-8d	3
	E-2	1	7'-1"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	2x CS20	2x42	2x18-8d	2
	E-3	1	4'-2"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	3x CS20	3x42	3x18-8d	3
	E-3	2	4'-1"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	3x CS20	3x42	3x18-8d	3
	G-1	1	46'	5/8" GWB	6"	12"	5/8" GWB	6"	12"	2x CS20	2x42	2x18-8d	2
	G-2	1	46'	5/8" GWB	6"	12"	5/8" GWB	6"	12"	2x CS20	2x42	2x18-8d	2
	I-1	2	4'	7/16 OSB	6"	12"	7/16 OSB	6"	12"	3x CS20	3x42	3x18-8d	3
	I-1	4	5'-9"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	2x CS20	2x42	2x18-8d	2
	I-1	5	6'-1"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	2x CS20	2x42	2x18-8d	2
	I-2	1	3'-4"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	3x CS20	3x42	3x18-8d	3
	I-2	2	3'-5"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	3x CS20	3x42	3x18-8d	3
	I-3	1	4'-4"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	3x CS20	3x42	3x18-8d	3
	I-3	2	3'-8"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	3x CS20	3x42	3x18-8d	3
	J-2	1	3'-9"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	2x CS20	2x42	2x18-8d	2
	J-2	2	3'-9"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	2x CS20	2x42	2x18-8d	2
	K-1	3	7'	7/16 OSB	6"	12"	7/16 OSB	6"	12"	2x CS20	2x42	2x18-8d	2

* END STUD IS NOT CONTINUOUS AND SHALL BE EXTENDED TO FOUNDATION WALL. SEE THE STRUCTURAL DETAIL FOR MORE INFORMATION.
** END STUD IS LANDING ON TOP OF AN OPENING. SEE THE STRUCTURAL DETAIL FOR MORE INFORMATION.

BLOCK: S

DATE: 02/13/2020

GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH
 Valecraft
Structural Ltd.

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2012 O.B.C. DRAWINGS

REV-4: REVISIONS TO SHEAR WALLS

12/04/2020

AB

REV-3: AS PER STRUCTURAL

12/12/2020

AB

REV-2: 12" INCREASE ON NEW END PORCHES

11/16/2019

AB

REV-1: AS PER DBC & REMOVED MARGINS

12/15/2019

AB

REV-0: AS PER STRUCTURAL

10/03/2019

AB

REV-3: ISSUED FOR TENDER

07/09/2018

MAO

REV-2: NEW STANDARD DRWG MODIFICATION

07/06/2018

MAO

REV-1: NEW STANDARD DRWG MODIFICATION

10/25/2018

MAO

REV-0: DESCRIPTION

DATE

BY

GROUND FLOOR SHEAR WALLS

ADDRESS: 100
SCALE: 3/16" = 1'-0"
DATE: 10/02/2020

5000 SERIES -
DEERFIELD CONDOS

SW2

5 SHEET

BLOCK: S

DATE: 02/13/2020

GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH
 Valecraft
Structural Ltd.

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NOTES:
STEEL LINTEL:

S1 = 1 80x6x6
S2 = 1 80x6x6
S3 = 1 100x6x8
S4 = 1 120x6x8
S5 = 1 120x6x8
S6 = 1 200x10x12
S7 = 1 150x10x12 (8" BEARING)

LINTEL TABLE:
L1 = 2-2x10 + P2 ON BOTH SIDES
L2 = 3-2x10 + P3 ON BOTH SIDES
L3 = 2-1 7/8x5 LVL (1.8E) + P3 ON BOTH SIDES
L4 = 3-1 7/8x5 LVL (1.8E) + P3 ON BOTH SIDES

* IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER.

POST TABLE:
P1 = 3" ADJUSTABLE STEEL COLUMN
P1a = HEAVY DUTY, TYPE 2, ADJUSTABLE RED JACK
P2 = 2-2x4 OR 2-2x6
P3 = 2-2x4 OR 2-2x6
P4 = 2-2x4 OR 2-2x6
P5 = 2-2x4 OR 2-2x6
P6 = 2-2x4 OR 2-2x6

P11 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P14 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P16 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P17 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P18 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P19 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P20 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P21 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P22 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P23 = 105 88x88x13.18 + 100x10x12 18B PL (V)
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P30 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P31 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P32 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P33 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P34 = 105 88x88x13.18 + 100x10x12 18B PL (V)
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P38 = 105 88x88x13.18 + 100x10x12 18B PL (V)
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P59 = 105 88x88x13.18 + 100x10x12 18B PL (V)
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P69 = 105 88x88x13.18 + 100x10x12 18B PL (V)
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P76 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P77 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P78 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P79 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P80 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P81 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P82 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P83 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P84 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P85 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P86 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P87 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P88 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P89 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P90 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P91 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P92 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P93 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P94 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P95 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P96 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P97 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P98 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P99 = 105 88x88x13.18 + 100x10x12 18B PL (V)
P100 = 105 88x88x13.18 + 100x10x12 18B PL (V)

* POST ARE ALL JACK 1/4" STUD.

EX. P2 = 1 JACK + 1 STUD.

* IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2".

* PROVIDE MECHANICAL EXHAUST TO OUTSIDE.

* SMOKE ALARMS AS PER SECTION 9.10.18 OF THE

OPENING BRACING DETAIL:

- SHALL HAVE A MIN. SLEEPING DETAIL.

- ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY.

- ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT.

- ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN

ALTERNATE POWER SUPPLY IN CASE OF POWER

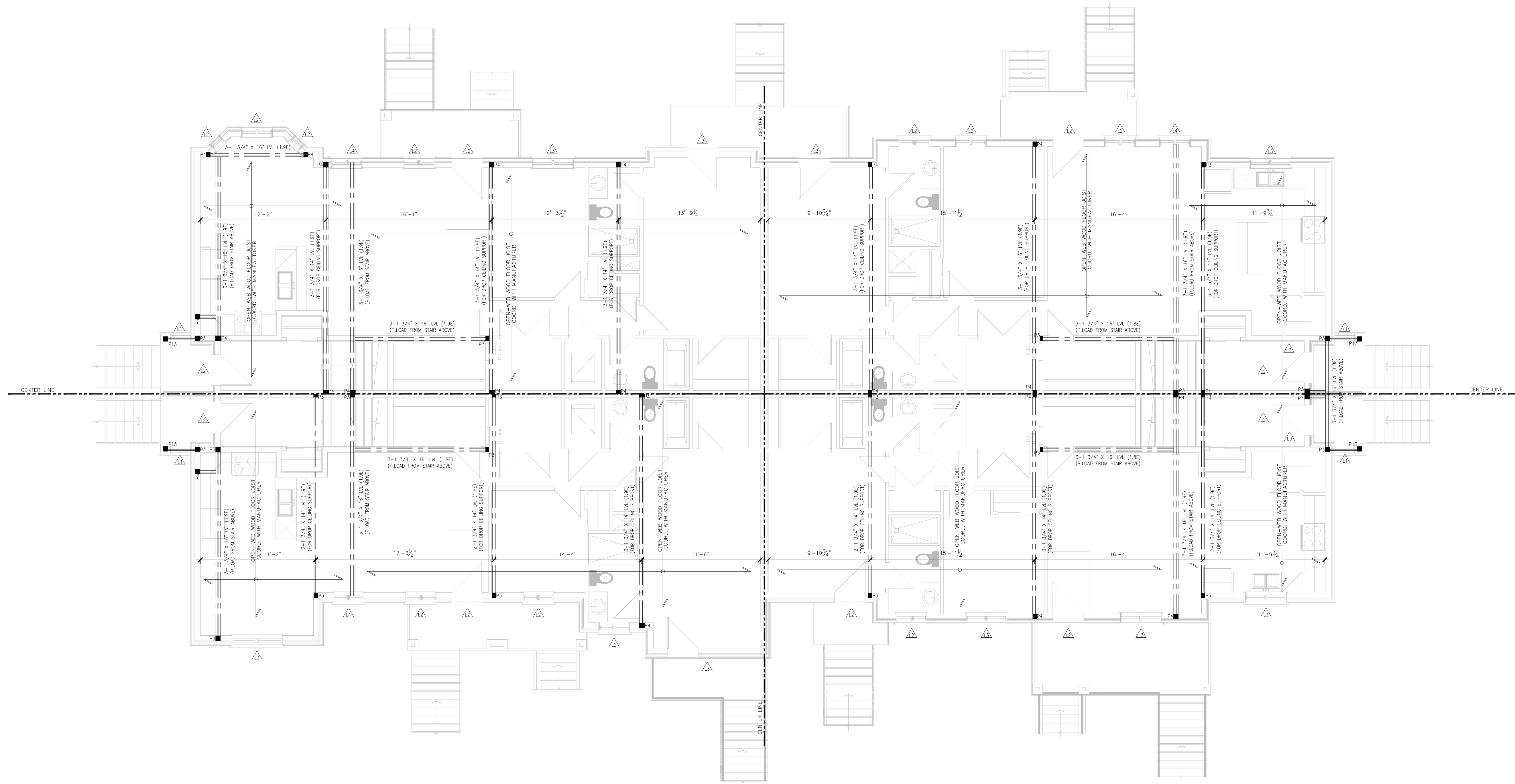
FAILURE FOR AT LEAST 7 DAYS IN NORMAL CONDITION.

FOULING BY A MINUTE OF ALARMING.

- SMOKE MONITORING ALARM ARE ALSO REQUIRED

ADJACENT TO EACH SLEEPING AREA.

* PROVIDE MECHANICAL EXHAUST TO OUTSIDE.



2012 O.B.C. DRAWINGS

REV-8	REVISIONS TO SHEET WALLS	02/04/2020	AB
REV-7	AS PER STRUCTURAL	02/12/2020	AB
REV-6	1"2" PERMITS ON NEW EXIST. PERMITS	11/18/2019	AB
REV-5	AS PER DEC. & REMOVED MANGERS	12/15/2019	AB
REV-4	AS PER STRUCTURAL	06/03/2019	AB
REV-3	ISSUED FOR TENDER	07/09/2018	WAD
REV-2	NEW STANDARD DRWG. MODIFICATION	07/08/2018	WAD
REV-1	NEW STANDARD DRWG. MODIFICATION	10/25/2018	WAD
NO.	DESCRIPTION	DATE	BY

DRAWING: FLOOR / SECOND

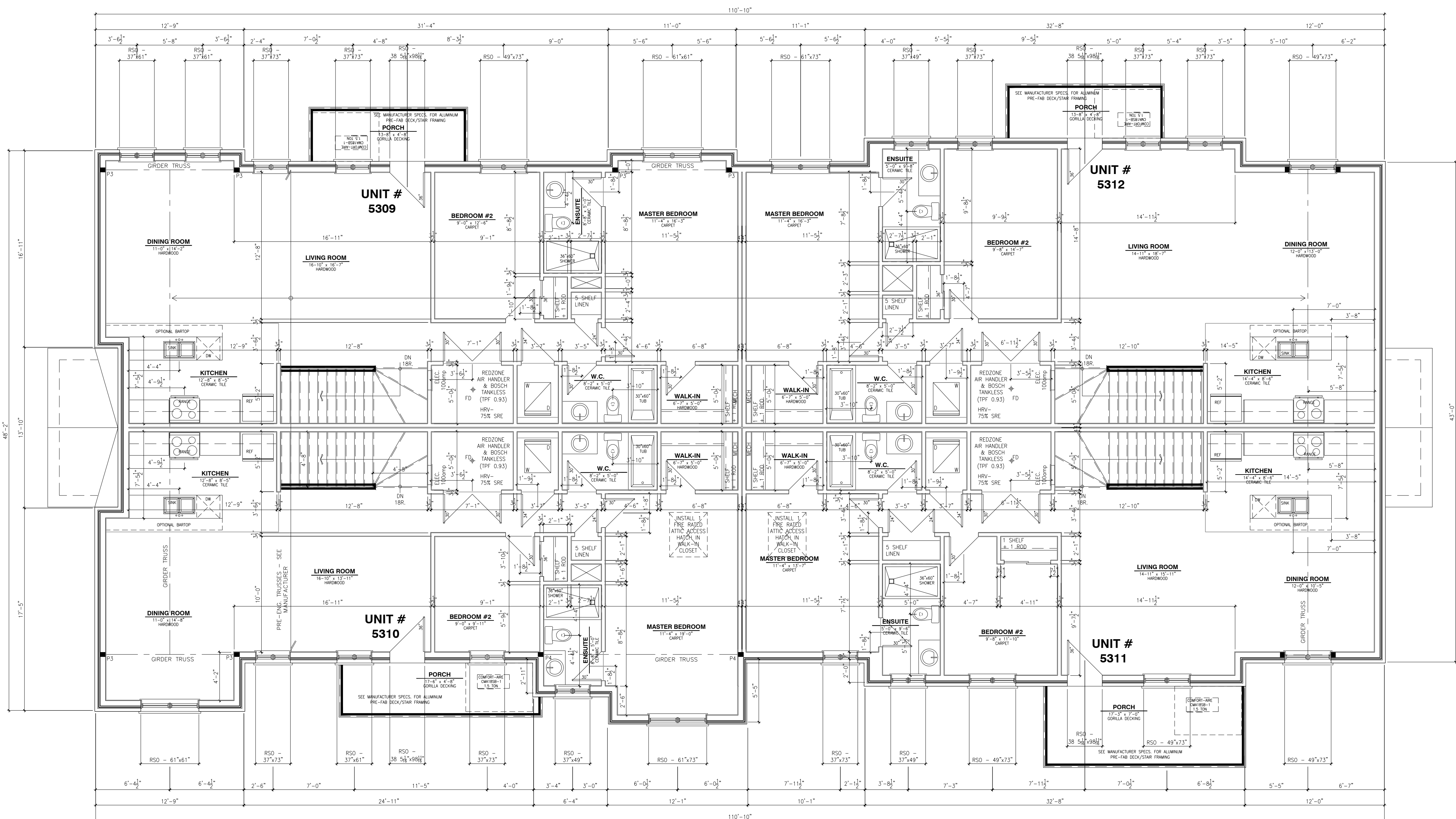
ADDITIONAL: 1/2" = 1'-0"

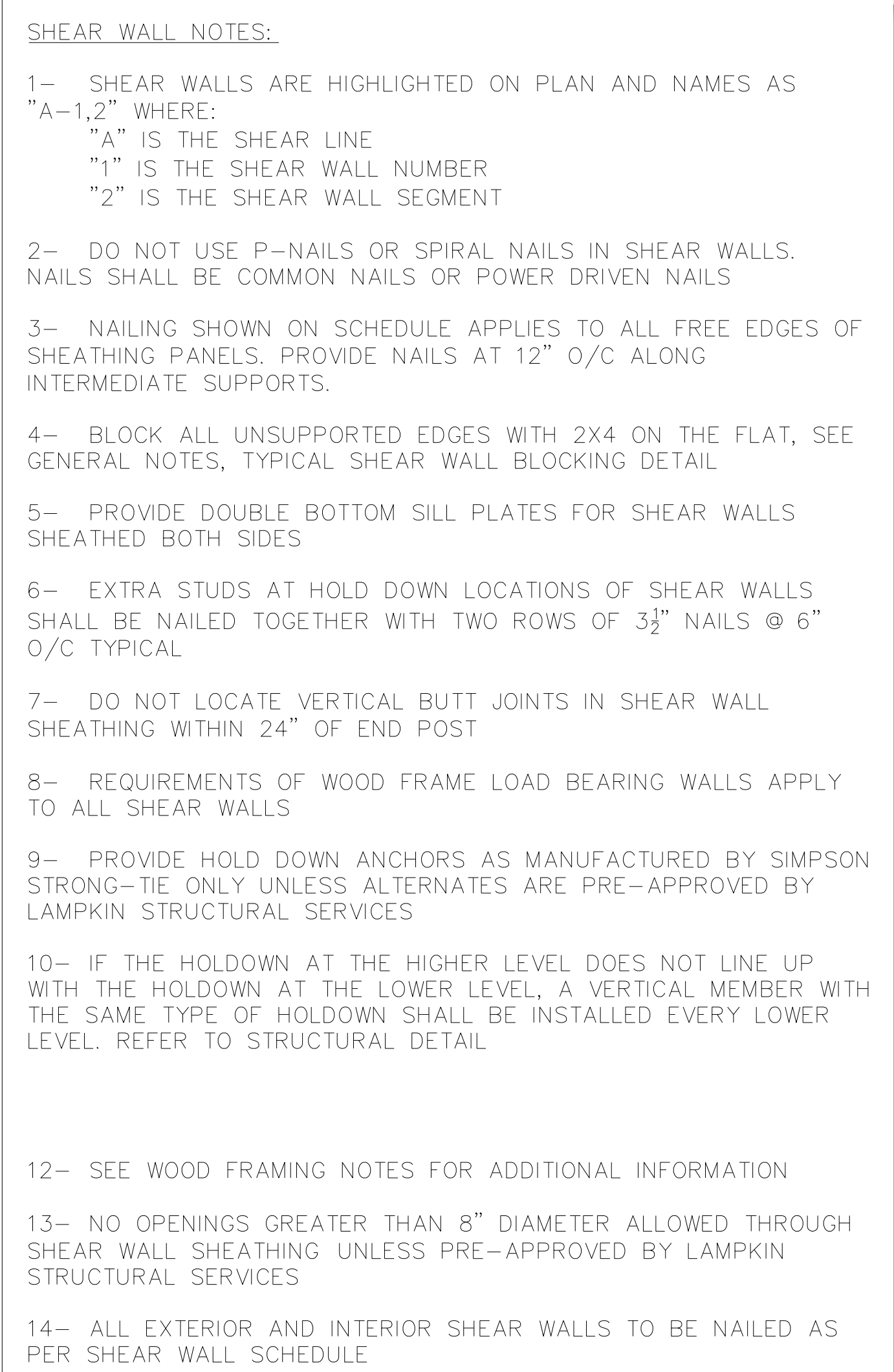
5000 SERIES - DEERFIELD CONDOS

10/06/2020

10/06/2020

10/06/2020





Shown as\	Shearwall	Segment	Min. Length	Exterior			Interior			Holddown AT EACH END OF SEAR WALL			Min. Required End studs
				Insulated Sheathing	Edge fastener spacing	Interior fastener spacing	Sheathing	Edge fastener spacing	Interior fastener spacing	STRAP	CUT LENGTH (in)	TOTAL FASTENERS	
	A-1*	2	3'-1"	7/16 OSB	6"	12"	7/16 OSB	4"	12"	2x CS20	2x42	2x18-8d	2
	B-1	1	3'-6"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	CS20	42	18-8d	2
	B1	2	3'-6"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	CS20	42	18-8d	2
	D-1	2	4'-4"	7/16 OSB	6"	12"	7/16 OSB	6"	12	CS20	42	18-8d	2
	D-1	3	4'-7"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	CS20	42	18-8d	2
	D-1	5	4'-8"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	CS20	42	18-8d	2
	E-1	2	4'	7/16 OSB	6"	12"	7/16 OSB	6"	12"	CS20	42	18-8d	2
	E-1	4	3'-11"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	CS20	42	18-8d	2
	E-2	1	7'-1"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	CS20	42	18-8d	2
	E-3	1	4'-2"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	CS20	42	18-8d	2
	E-3	2	4'-1"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	CS20	42	18-8d	2
	G-1	1	46'	5/8" GWB	6"	12"	5/8" GWB	6"	12"	-	-		2
	G-2	1	46'	5/8" GWB	6"	12"	5/8" GWB	6"	12"	-	-		2
	I-1	2	4'	7/16 OSB	6"	12"	7/16 OSB	6"	12"	CS20	42	18-8d	2
	I-1	4	5'-9"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	CS20	42	18-8d	2
	I-1	5	6'-1"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	CS20	42	18-8d	2
	I-2	1	3'-4"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	CS20	42	18-8d	2
	I-2	2	3'-5"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	CS20	42	18-8d	2
	I-3	1	4'-4"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	CS20	42	18-8d	2
	I-3	2	3'-8"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	CS20	42	18-8d	2
	J-2	1	3'-9"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	CS20	42	18-8d	2
	J-2	2	3'-9"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	CS20	42	18-8d	2
	K-1	3	7'	7/16 OSB	6"	12"	7/16 OSB	6"	12"	CS20	42	18-8d	2

[illegible]

BLOCK: S

DATE: 02/13/2020

GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH
 Valecraft
Structural Ltd.

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE 10-1A AND ANY AMENDMENTS AND SHALL SHOW ONLY SOME OF THE DETAILS DETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW ALL DETAILS CONTAINED ON A SCHEDULE OR ANY OTHER ITEMS, REFERENCE TO THE SCHEDULE IS CONSIDERED THE GOVERNING DOCUMENT.

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NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.

NOTES:
STEEL LINTEL:
S1 = L 80x6x6
S2 = L 80x6x8
S3 = L 100x6x8
S4 = L 120x6x8
S5 = L 120x8x10
S6 = L 200x10x12
S7 = L 150x10x12 (AT BEARING)

LINTEL TABLE:
L1 = 2-2x10 + P2 ON BOTH SIDES
L2 = 3-2x10 + P3 ON BOTH SIDES
L3 = 2-1 7/8x5 LxL (1.9E) + P3 ON BOTH SIDES
L4 = 3-1 7/8x5 LxL (1.9E) + P3 ON BOTH SIDES

* IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER.

POST TABLE:

P1 = 3" ADJUSTABLE STEEL COLUMN
P1a = HEAVY DUTY, TYPE 2, ADJUSTABLE RED JACK
P2 = 2-2x4 OR 3-2x4
P3 = 3-2x4 OR 3-2x6
P4 = 4-2x4 OR 4-2x6
P5 = 5-2x4 OR 5-2x6
P6 = 6-2x4 OR 6-2x6
P7 = 100 80x8x8x13.18 + 100x10x12 18B PL (V)
P7a = 100 80x8x8x13.18 + 100x10x12 18B PL (V)
P7b = 100 80x8x8x13.18 + 100x10x12 18B PL (V)
P7c = 100 80x8x8x13.18 + 100x10x12 18B PL (V)
P7d = 100 80x8x8x13.18 + 100x10x12 18B PL (V)
P7e = 100 80x8x8x13.18 + 100x10x12 18B PL (V)
P7f = 100 80x8x8x13.18 + 100x10x12 18B PL (V)
P7g = 100 80x8x8x13.18 + 100x10x12 18B PL (V)
P7h = 100 80x8x8x13.18 + 100x10x12 18B PL (V)
P7i = 100 80x8x8x13.18 + 100x10x12 18B PL (V)
P7j = 100 80x8x8x13.18 + 100x10x12 18B PL (V)
P7k = 100 80x8x8x13.18 + 100x10x12 18B PL (V)
P7l = 100 80x8x8x13.18 + 100x10x12 18B PL (V)
P7m = 100 80x8x8x13.18 + 100x10x12 18B PL (V)
P7n = 100 80x8x8x13.18 + 100x10x12 18B PL (V)
P7o = 100 80x8x8x13.18 + 100x10x12 18B PL (V)
P7p = 100 80x8x8x13.18 + 100x10x12 18B PL (V)
P7q = 100 80x8x8x13.18 + 100x10x12 18B PL (V)
P7r = 100 80x8x8x13.18 + 100x10x12 18B PL (V)
P7s = 100 80x8x8x13.18 + 100x10x12 18B PL (V)
P7t = 100 80x8x8x13.18 + 100x10x12 18B PL (V)
P7u = 100 80x8x8x13.18 + 100x10x12 18B PL (V)
P7v = 100 80x8x8x13.18 + 100x10x12 18B PL (V)
P7w = 100 80x8x8x13.18 + 100x10x12 18B PL (V)
P7x = 100 80x8x8x13.18 + 100x10x12 18B PL (V)
P7y = 100 80x8x8x13.18 + 100x10x12 18B PL (V)
P7z = 100 80x8x8x13.18 + 100x10x12 18B PL (V)

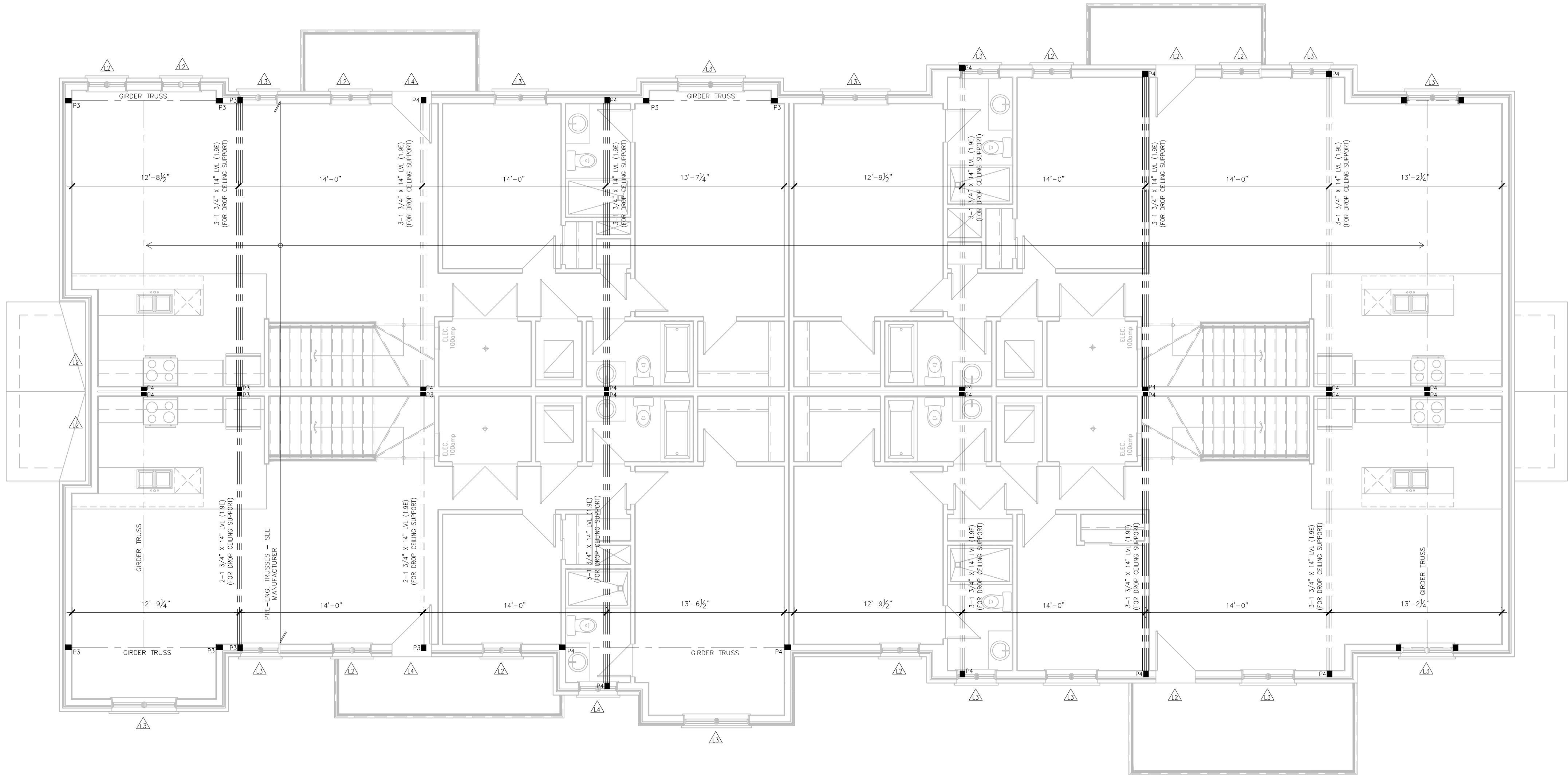
* POST ARE ALL JACK 1/4" STUD

EX: P2 = 1 JACK + 1 STUD

* IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2"

* SMOKE ALARMS AS PER SECTION 9.10.18 OF THE ONTARIO BUILDING CODE:
- SHALL HAVE A BATTERY BACKUP BATTERY
- ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY
- ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT
- ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN ALTERNATE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY 4 MINUTES OF ALARM AND
- ULTIMATE SMOKE ALARMS ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.

* PROVIDE MECHANICAL EXHAUST TO OUTSIDE



2012 O.B.C. DRAWINGS

REV-8	REVISIONS TO SHEET WALLS	05/04/2020	AB
REV-7	AS PER STRUCTURAL	02/12/2020	AB
REV-6	1"2" PERMITS ON NEW EXIST. PORCELANO	17/05/2019	AB
REV-5	AS PER DEC. & REMOVED MANGERS	12/15/2019	AB
REV-4	AS PER STRUCTURAL	06/03/2019	AB
REV-3	ISSUED FOR TENDER	07/09/2018	MAO
REV-2	NEW STANDARD DRWG. MODIFICATION	07/08/2018	MAO
REV-1	NEW STANDARD DRWG. MODIFICATION	18/05/2018	MAO
NO.	DESCRIPTION	DATE	BY

SECOND / ROOF STRUCTURE

ADDRESS:	SCALE:	DATE:
00	1/2" = 1'-0"	02/13/2020

5000 SERIES -
DEERFIELD CONDOS

STANDARD DRAWINGS

SHEET:

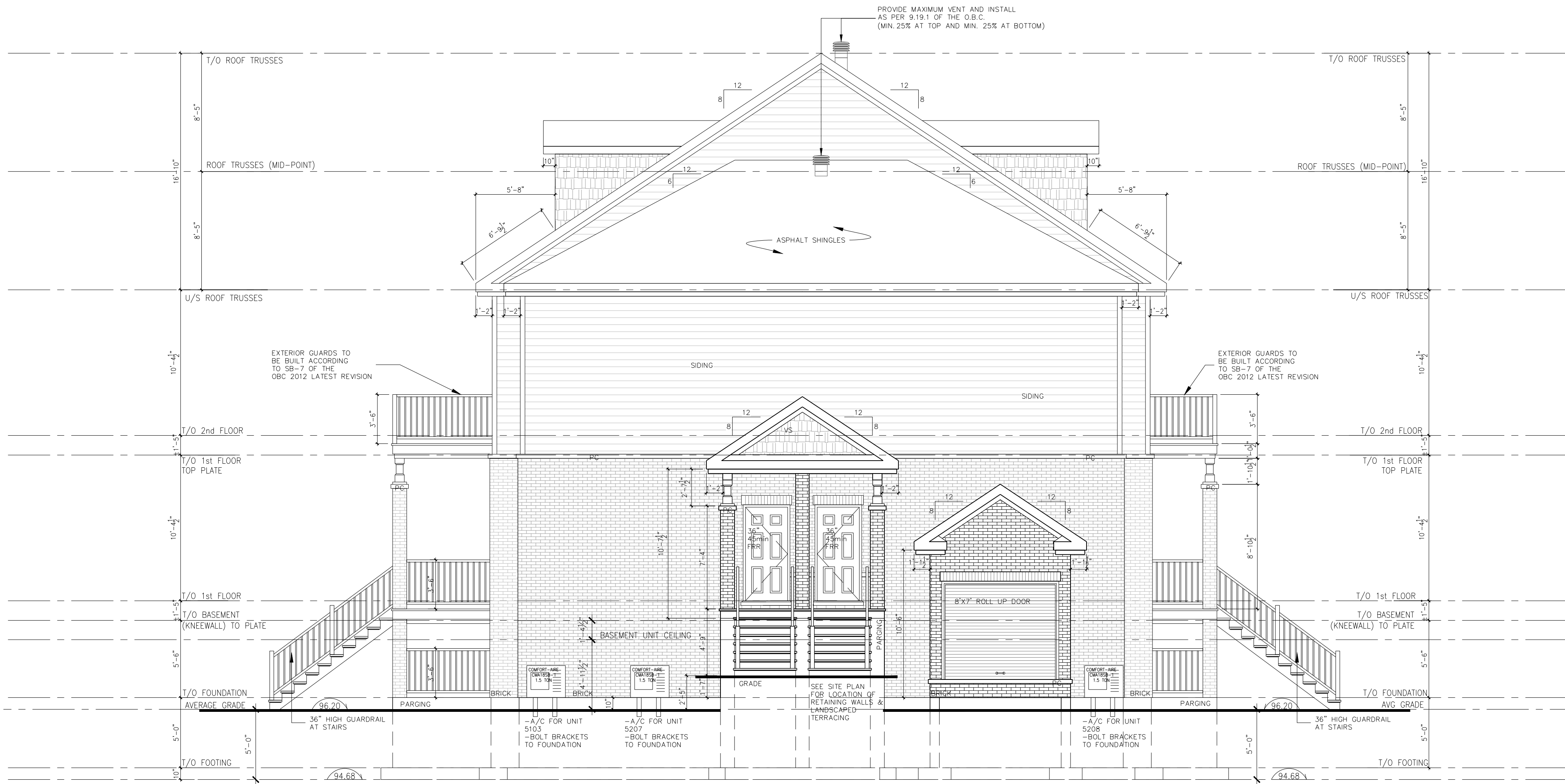
A106a

NOTE:
COORD. ALL MAN DOORS AND WINDOWS WITH CLIENT. REFER
TO CHOSEN OPTIONS FOR PROPER ROUGH OPENING WIDTHS

NOTE:
COORD. LOCATION OF ALL VENTING UNITS, EXTERIOR
LIGHTING, ETC. WITH CLIENT AND MANUFACTURERS.



EAST



NORTH

BLOCK: S

DATE: 02/13/2020

**GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1**

**WITH
Valecraft
INCORPORATED**

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE
10-11 AND ANY NOTES AND NOT SHOW ONLY SOME OF THE CHANGES
DETAILED ON THAT DOCUMENT. THE DRAWINGS NOT SHOW
ALL ITEMS CONTAINED ON A SCHEDULE OR ANY OTHER ITEMS
NOT SHOWN. THE SCHEDULE IS CONSIDERED THE GOVERNING
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ARCHITECTURAL DEPARTMENT.

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RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.

2012 O.B.C. DRAWINGS

REV-4	REVISIONS TO SHEET WALLS	02/04/2020	AB
REV-3	AS PER STRUCTURAL	02/12/2020	AB
REV-2	12" INCREASE ON NEW EXIST. PORCHES	17/08/2019	AB
REV-1	AS PER OBC & REMOVED MARGINS	12/15/2019	AB
REV-0	AS PER STRUCTURAL	06/03/2019	AB
REV-3	ISSUED FOR TENDER	07/09/2018	MAO
REV-2	NEW STANDARD DRWG. MODIFICATION	07/08/2018	MAO
REV-1	NEW STANDARD DRWG. MODIFICATION	06/20/2018	MAO
NO.	DESCRIPTION	DATE	BY

DRAWING: **ELEVATIONS**

ADDRESS: 00 SCALE: 3/16" = 1'-0" DATE: 02/02/2020

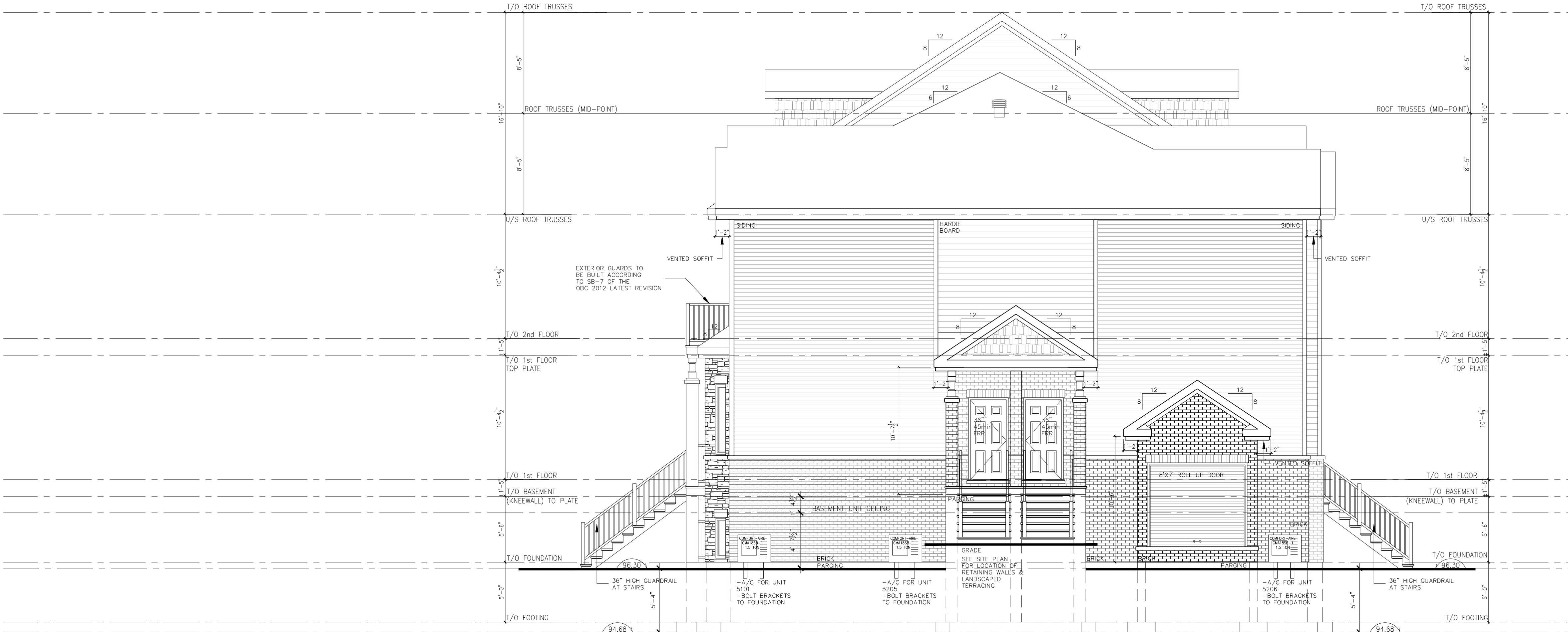
**5000 SERIES -
DEERFIELD CONDOS**

(STANDARD DRAWINGS)

SHEET:
A108



WEST



SOUTH

BLOCK: S

DATE: 02/13/2020

GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH

Valecraft
ENGINEERS LTD.

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2012 O.B.C. DRAWINGS

REV-8	REVISIONS TO SHEET WALLS	02/04/2020	AB
REV-7	AS PER STRUCTURAL	02/12/2020	AB
REV-6	1/2" INCREASE ON NEW EXIST FENCES	17/05/2019	AB
REV-5	AS PER OBC & REMOVED MANGROVES	12/15/2019	AB
REV-4	AS PER STRUCTURAL	06/03/2019	AB
REV-3	ISSUED FOR TENDER	07/09/2018	MAO
REV-2	NEW STANDARD DRAIN MODIFICATION	07/08/2018	MAO
REV-1	NEW STANDARD DRAIN MODIFICATION	18/05/2018	MAO
NO.	DESCRIPTION	DATE	BY

DRAWING:

ELEVATIONS

ADDRESS: 80

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

DATE: 10/06/2000

5000 SERIES -
DEERFIELD CONDOS

SHEET:
A109

STANDARD DRAWINGS

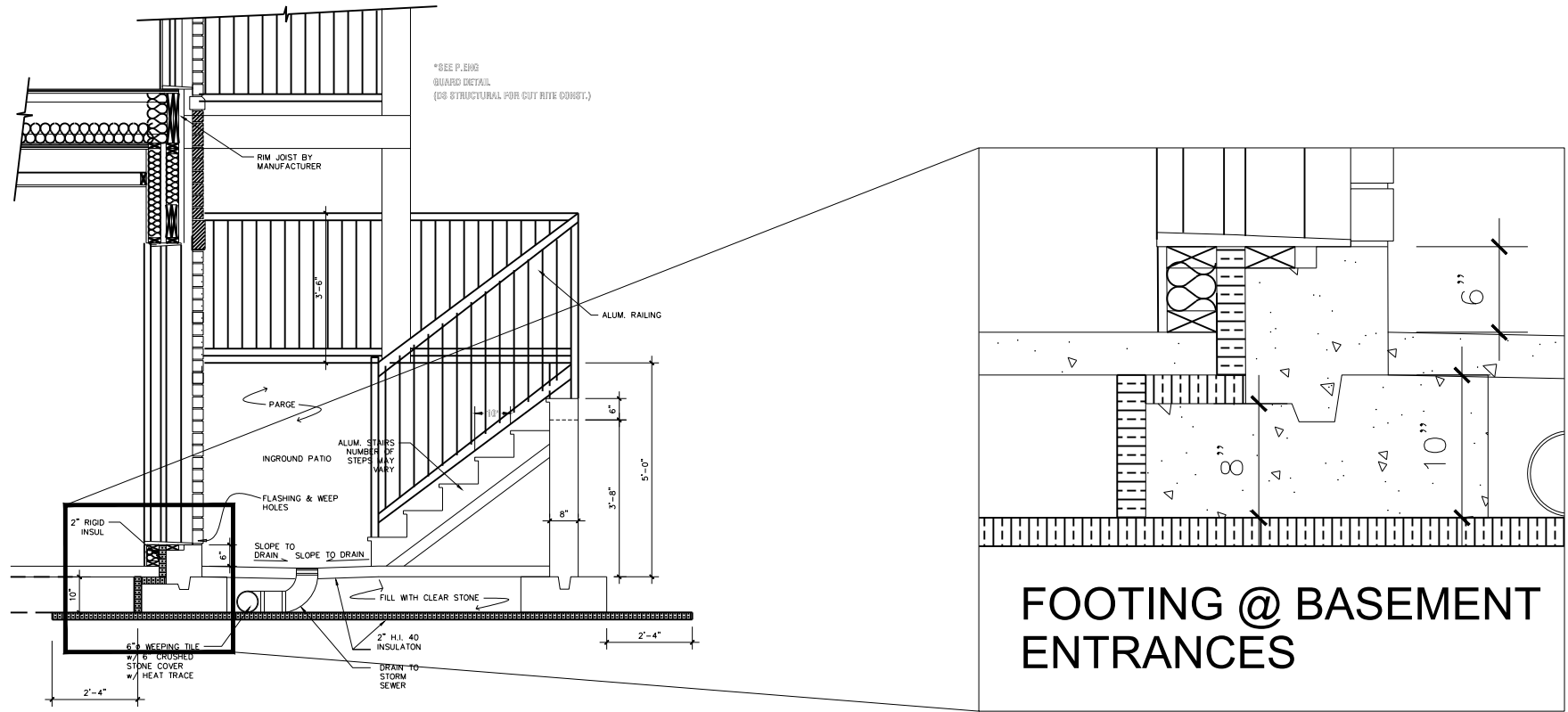
ROOF AND FLOOR LAYOUT NOTES:

– ROOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST THE TRUSS MANUFACTURER. PROVIDE THE TRUSS MANUFACTURER'S ROOF AND FLOOR LAYOUT FOR BUILDING PERMIT APPLICATION AND FOR THE ON-SITE FRAMING. THE DRAFTING SERVICE OFFICE NEEDS TO BE AWARE OF ANY ALTERNATIVES OR CHANGES REGARDING THE ROOF AND FLOOR'S SCHEMATIC LAYOUT BEFORE THE CONSTRUCTION BEGINS, PROVIDE SUPPORT UNDER ORDER TRUSS & SOLID BLOCKING DOWN TO FOUNDATION.

NOTE: PROVIDE MINIMUM 2 ROWS OF "ICE AND WATER SHIELD MEMBRANE" AT ALL ROOF PERIMETER AND AT ALL ROOF VALLEY'S. ALL VALLEY'S TO BE COMPLETED WITH FLAT STOCK SHEET METAL.

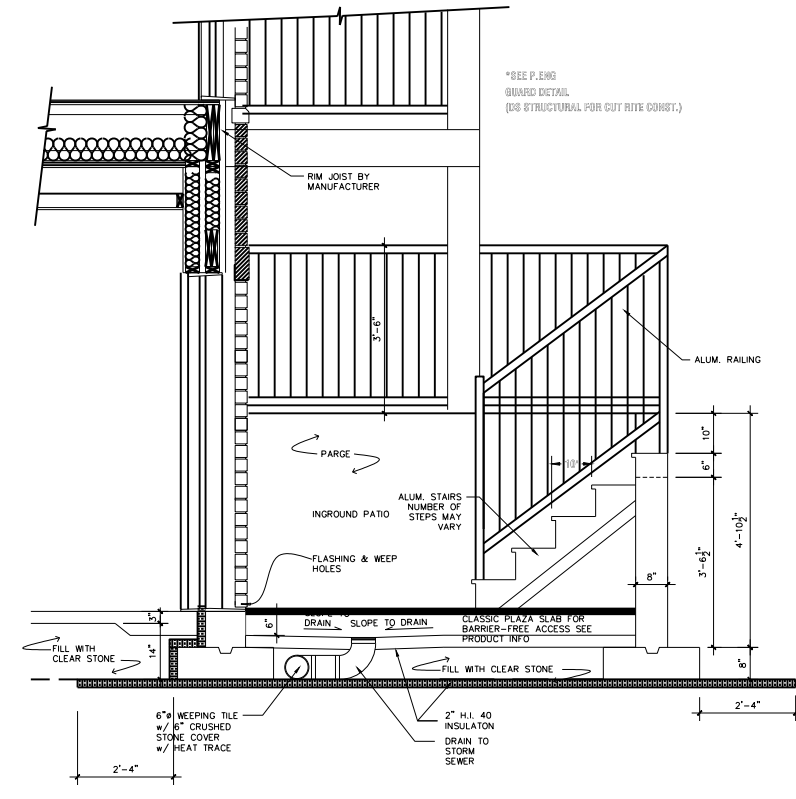
NOTE: COORD. FLOOR JOIST, LINTEL, ROOF TRUSS AND POSTS WITH MANUFACTURER AND PLING. IN OTHER CASE.

NOTE: COORD. LOCATION OF ALL VENTING UNITS, EXTERIOR LIGHTING, ETC. WITH CLIENT AND MANUFACTURERS.



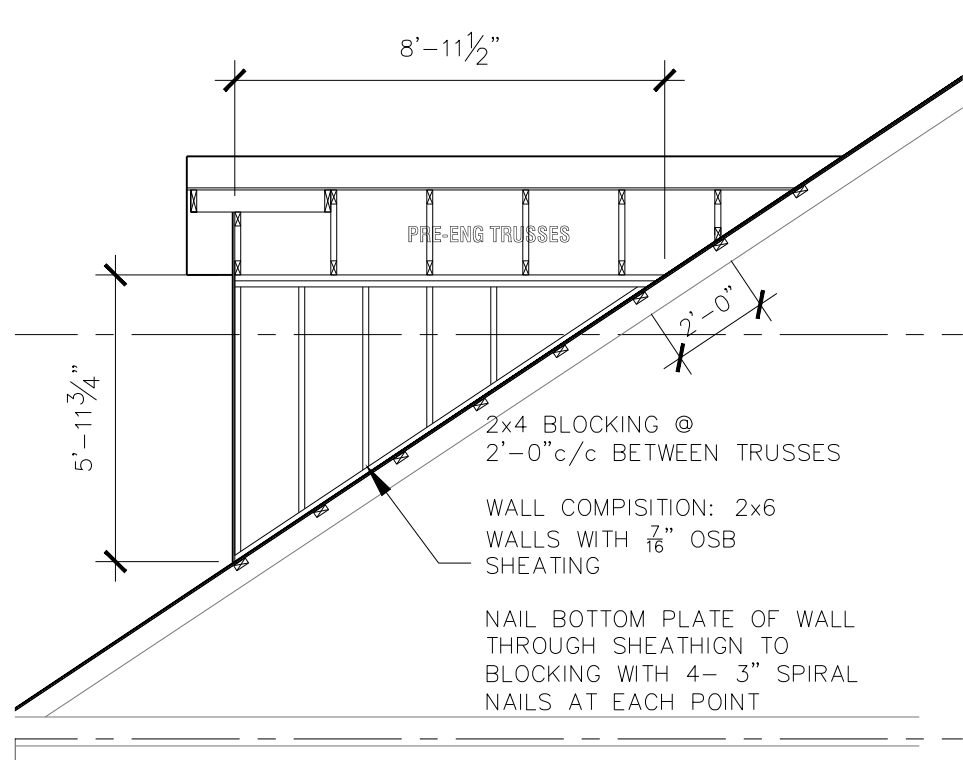
IP1 INGROUND PATIO @ UNITS 5101, 5102 & 5104

A110 SCALE: 1/4" = 1'-0"



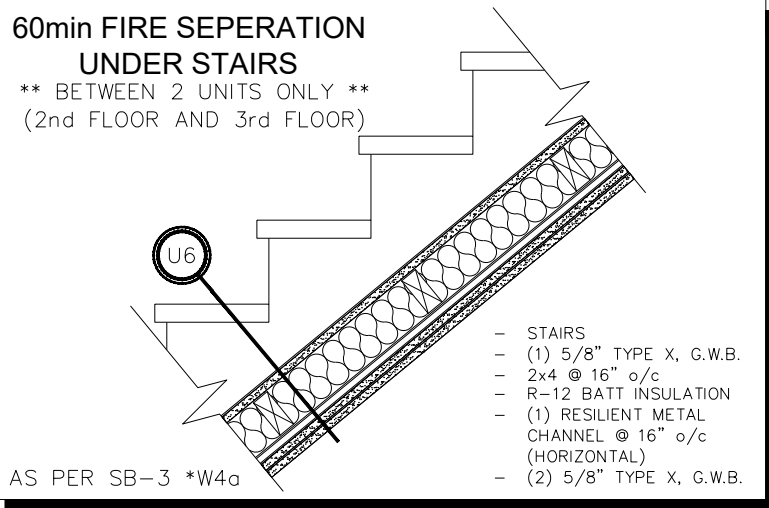
IP2 INGROUND PATIO @ UNITS 5103 (BARRIER FREE)

A110 SCALE: 1/4" = 1'-0"



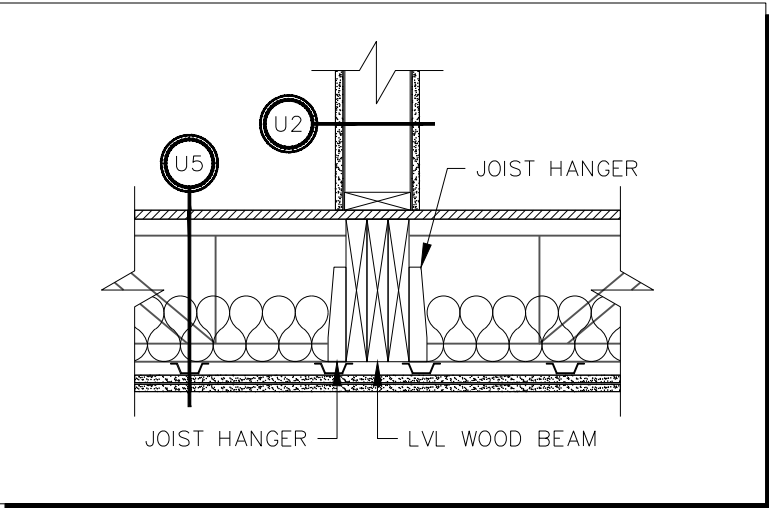
DR DORMER CONSTRUCTION

A110 SCALE: 1/4" = 1'-0"



STAIR DETAIL - 60min FRR

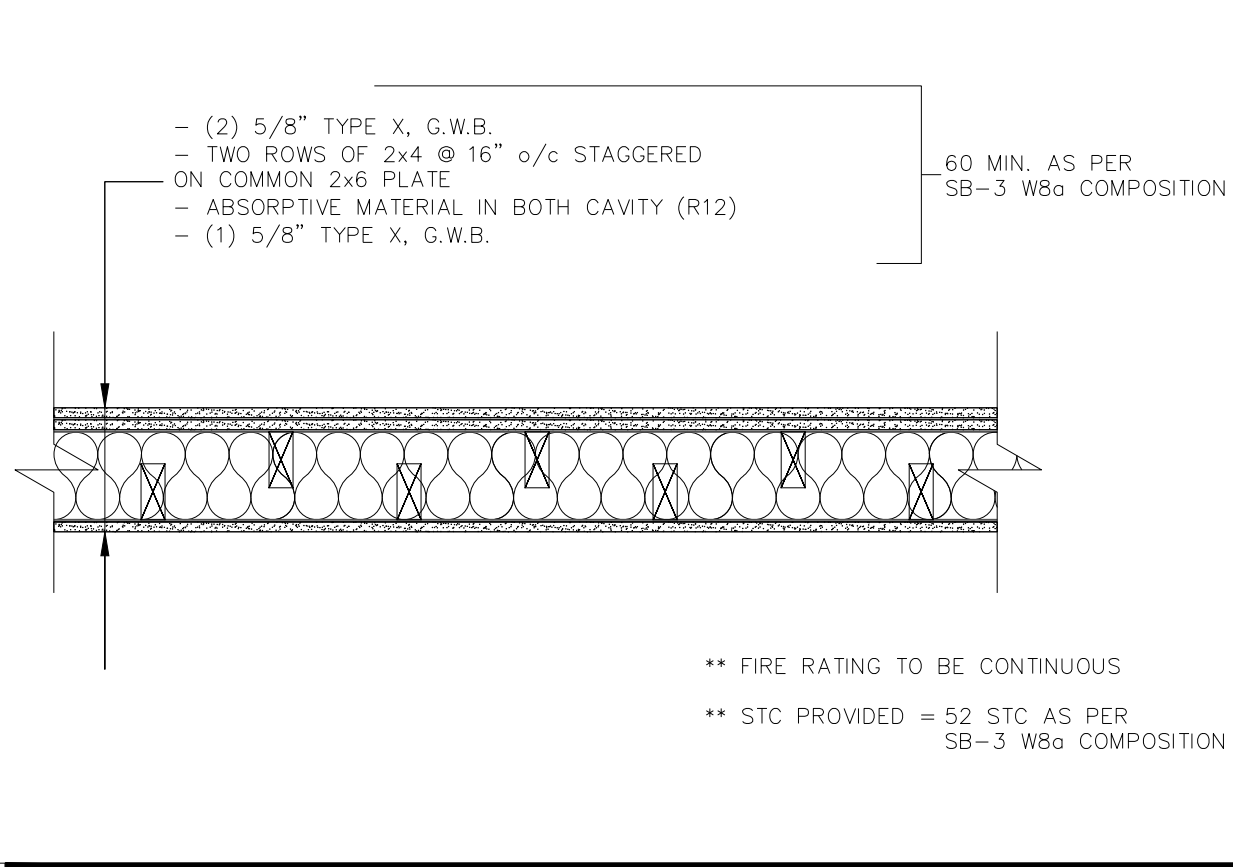
SCALE: 3/4" = 1'-0"



DETAIL - FLUSH BEAM

SCALE: 3/4" = 1'-0"

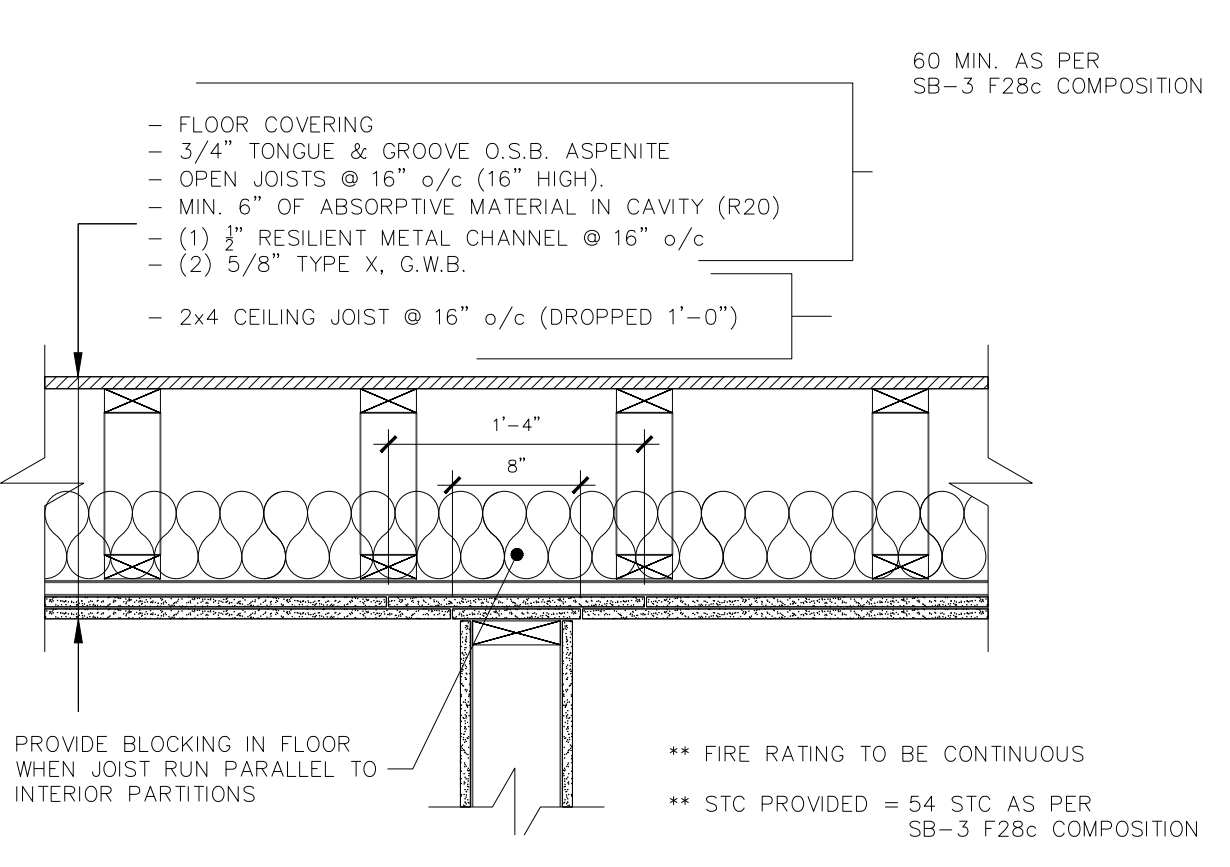
FIRE SEPARATION - INTERIOR WALL (60min FRR)



U4 - FIRE SEPARATION INTERIOR WALL BETWEEN UNITS

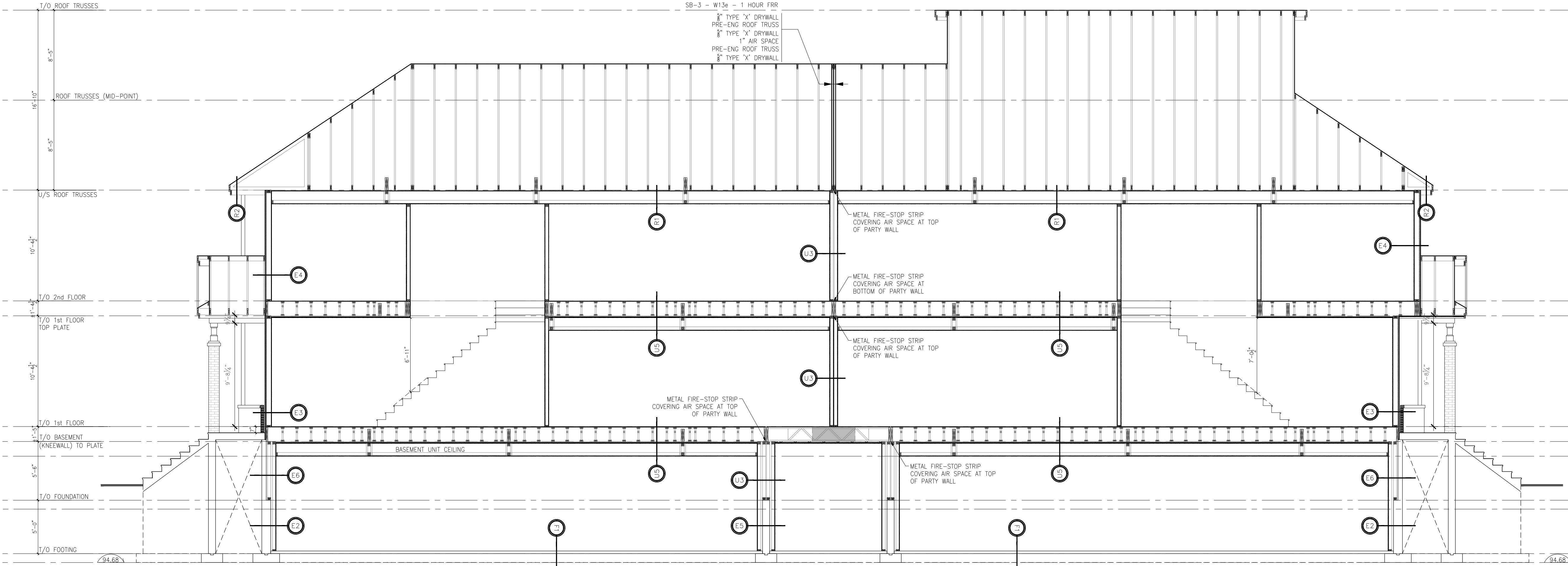
SCALE: 1" = 1'-0"

FIRE SEPARATION FLOOR (60min FRR)



U5 - FLOOR SEPARATION - BETWEEN UNITS

SCALE: 1" = 1'-0"



R1 ROOF - SB3 R1 45min FRR

- ASPHALT SINGLES (30 YEARS) c/w EAVE PROTECTION
- #15 ASPHALT SATURATED FELT
- 1/2" T&G ROOF SHEETING c/w "H" CLIPS
- PRE-FAB. ROOF TRUSSES, INSTALLED AT 24" o/c
- BLOWN INSULATION (R-60)
- 6 MIL VAPOUR BARRIER
- 1x4" WOOD FURRING @ 16" o/c
- 5/8" TYPE "X" DRYWALL
- 12" DROPPED CEILING – SEE DROPPED CEILING DETAIL
- 1/2" PAINTED REGULAR DRYWALL

R2 ROOF

- ASPHALT SINGLES (30 YEARS) c/w EAVE PROTECTION
- #15 ASPHALT SATURATED FELT
- 1/2" T&G ROOF SHEETING c/w "H" CLIPS
- PRE-FAB. ROOF TRUSSES, INSTALLED AT 24" o/c
- BLOWN INSULATION (R-60)
- 6 MIL VAPOUR BARRIER
- 1x4" WOOD FURRING @ 16" o/c
- 5/8" TYPE "X" DRYWALL
- 12" DROPPED CEILING – SEE DROPPED CEILING DETAIL
- 1/2" PAINTED REGULAR DRYWALL

I1 INTERIOR WALL - 2x4

- 1/2" PAINTED REGULAR DRYWALL
- 2x4 @ 16" o/c c/w SOUND INSULATION (COORD. THE NEED WITH CLIENT)
- 1/2" PAINTED REGULAR DRYWALL

- PROVIDE MOLD RESISTANT DRYWALL IN W.C.

I2 INTERIOR WALL - 2x6

- 1/2" PAINTED REGULAR DRYWALL
- 2x6 @ 16" o/c c/w SOUND INSULATION (COORD. THE NEED WITH CLIENT)
- 1/2" PAINTED REGULAR DRYWALL

- PROVIDE MOLD RESISTANT DRYWALL IN W.C.

F1 BASEMENT FLOOR SLAB

- 3" CONCRETE FLOOR SLAB AND 6 MIL V-B.
- 2" (R10) RIGID INSULATION (BASEMENT ENTRANCE)
- 10" OF 7/8" MINUS MATERIAL
- UNDISTURBED SOIL OR COMPACTED SOIL TO 95% PROCTOR
- SOIL TO BE 75kPa, PROVIDE SOIL TEST REPORT

F2 FLOOR - HOUSE/EXTERIOR

- 3/8" UNDERLAY FOR CERAMIC
- 3/4" FLOOR SHEETING (ASPHENITE)
- 6 MIL VAPOUR BARRIER
- OPEN-WEB WOOD JOIST 16" HIGH @ 16" o/c NAILED AND GLUED c/w MID-SPAN BRIDGING
- LIVE LOAD 40 • DEAD LOAD 15
- BATT INSULATION (R40)
- 7/16" EXTERIOR SHEETING (ASPHENITE)
- 5/8" EXTERIOR FIRE RATED G.W.B. (DENS GLASS)
- TYP. TYVEK OR EQUIVALENT, c/w SEALED JOINTS WITH PROPER TAPE
- UN-VENTED ALUMINUM SOFFIT

S1 SILL PLATE

- 2x6 SILL PLATE c/w SILL GASKET
- 1/2" DIA. ANCHOR BOLTS @ 72" o/c MAX.

E6 EXTERIOR FOUNDATION WALL

- 2x4 @ 16" o/c KNEE WALL c/w R-12 BATT INSULATION
- 2x4 @ 16" o/c c/w R-12 BATT INSULATION & 2" CLOSED CELL SPRAY FOAM
- 5/8" PAINTED, TYPE X, DRYWALL – 1hr FRR

E5 FOUNDATION WALL - BETWEEN UNIT

- 5/8" PAINTED, TYPE X, DRYWALL
- 2x4 @ 16" o/c c/w BATT INSULATION (R-12)
- 8" POURED CONCRETE FOUNDATION WALL
- 2x4 @ 16" o/c c/w BATT INSULATION (R-12)
- 5/8" PAINTED, TYPE X, DRYWALL

E1 EXTERIOR FOUNDATION WALL

- PARING (SAND FINISH) ABOVE GRADE
- 8", 10" OR 12" POURED CONCRETE FOUND. WALL

E2 EXTERIOR FOUNDATION WALL

- PARING (SAND FINISH) ABOVE GRADE
- DRAINAGE LAYER, TYP. DELTA-MS OR EQUIVALENT
- 2 COATS OF DAMPROOFING BELOW GRADE
- 8", 10" OR 12" POURED CONCRETE FOUNDATION WALL
- 2x4 @ 16" o/c c/w R-12 BATT INSULATION & 2" CLOSED CELL SPRAY FOAM
- 5/8" PAINTED, TYPE X, DRYWALL – 1 hr FRR
- PROVIDE MOLD RESISTANT DRYWALL IN W.C.

E3 EXTERIOR FINISH - STONE/BRICK

- STONE/BRICK, COORD. COLOR WITH CLIENT
- 2x4 @ 16" o/c ON SEPARATE PLATES (1" APART) c/w BATT INSULATION (R-12)
- 5/8" TYPE X DRYWALL
- 2x4 @ 16" o/c ON SEPARATE PLATES (1" APART) c/w BATT INSULATION (R-12)
- 5/8" PAINTED, TYPE X, DRYWALL
- WALL TO BE CONSTRUCTED FROM FOUNDATION WALL TO THE UNDERSIDE OF THE ROOF TRUSSES
- AT FLOOR RIMBOARDS, PROVIDE 2x 1/2" TYPE X DRYWALL IN 1" AIR SPACE (2'-0" WIDE MINIMUM)

E4 EXTERIOR FINISH - SIDING/CANEXEL

- EXTERIOR HORIZONTAL SIDING c/w PROPER FURRING AS PER MANUFACTURER (SEE LOCATION ON ELEVATIONS)
- TYP. TYVEK OR EQUIVALENT, c/w SEALED JOINTS WITH PROPER TAPE
- R5.6 WALL SHEETING = 1-9/16" THICKNESS (R-5) (7/16" ASPENITE + 1-1/8" RIGID INSULATION)
- 2x6 @ 16" o/c c/w BATT INSULATION (R-20)
- 6 MIL VAPOUR BARRIER
- 5/8" PAINTED, TYPE X, DRYWALL
- PROVIDE MOLD RESISTANT DRYWALL IN W.C.

U1 INTERIOR WALL - 2x4

- 1" DRYWALL
- 2x4 @ 16" o/c
- 1" PAINTED DRYWALL
- PROVIDE MOLD RESISTANT DRYWALL IN W.C.

U2 INTERIOR WALL - 2x6

- 1" DRYWALL
- 2x6 @ 16" o/c
- 1" DRYWALL
- PROVIDE MOLD RESISTANT DRYWALL IN W.C.

U3 PARTY WALL - W13a - 60 MIN. F.R.R.

- 5/8" PAINTED, TYPE X, DRYWALL
- 2x4 @ 16" o/c ON SEPARATE PLATES (1" APART) c/w BATT INSULATION (R-12)
- 5/8" TYPE X DRYWALL
- 2x4 @ 16" o/c ON SEPARATE PLATES (1" APART) c/w BATT INSULATION (R-12)
- 5/8" PAINTED, TYPE X, DRYWALL
- WALL TO BE CONSTRUCTED FROM FOUNDATION WALL TO THE UNDERSIDE OF THE ROOF TRUSSES
- AT FLOOR RIMBOARDS, PROVIDE 2x 1/2" TYPE X DRYWALL IN 1" AIR SPACE (2'-0" WIDE MINIMUM)

U4 INTERIOR WALL - FIRE SEPARATION

SEE DETAIL ON DRAWING A-110

U5 INTERIOR FLOOR - GENERAL

SEE DETAIL ON DRAWING A-110

U6 INTERIOR - STAIRS

SEE DETAIL ON DRAWING A-110

U7 PORCH FIRE SEPARATION WALL

- MASONRY VENEER
- 1" AIR SPACE
- 8" TYPE "X" DRYWALL
- 2x4 STUD WALL
- 8" TYPE "X" DRYWALL
- 1" AIR SPACE
- MASONRY VENEER

BLOCK: S

DATE: 02/19/2020

GEOFF HODGINS
ARCHITECT
1 SHESBROOK STREET E
PERTH, ON, K7H 1A1

WITH
Valecraft
DESIGN LTD.

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE 10-1A AND ANY AMENDMENTS AND SHOW ONLY SOME OF THE CHANGES DETAILED ON THIS DOCUMENT. SCHEDULES THE DRAWINGS NOT SHOW ALL ITEMS COVERED ON A SCHEDULE OR AMENDMENT ITEM. OTHERWISE, THE SCHEDULE IS CONSIDERED THE GOVERNING DOCUMENT.

ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER COVERED OR NOT, ACCORDING TO THE APPLICABLE BUILDING CODE REQUIREMENTS AND MUNICIPAL REGULATIONS. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO ALCOMIT'S ARCHITECTURAL DEPARTMENT.

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.

NOTES:

STEEL LINTEL:

- S1 = 1. 8040x6
- S2 = 1. 8040x6
- S3 = 1. 100x40x8
- S4 = 1. 100x40x8
- S5 = 1. 100x40x8
- S6 = 1. 200x100x12
- S7 = 1. 100x40x12 (OF BEARING)

LINTEL TABLE:

- L1 = 2-2x10 + P3 ON BOTH SIDES
- L2 = 2-2x10 + P3 ON BOTH SIDES
- L3 = 2-1.75x8.5 Lx1 (1.92) + P3 ON BOTH SIDES
- L4 = 2-1.75x8.5 Lx1 (1.92) + P3 ON BOTH SIDES

• IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER

POST TABLE:

- P1 = 3" ADJUSTABLE STEEL COLUMN
- P2 = 3" ADJUSTABLE STEEL COLUMN
- P3 = 3-3/4" OR 5-3/8"
- P4 = 3-3/4" OR 5-3/8"
- P5 = 3-3/4" OR 5-3/8"
- P6 = 3-3/4" OR 5-3/8"

P7 = 3-3/4" OR 5-3/8"

P8 = 3-3/4" OR 5-3/8"

P9 = 3-3/4" OR 5-3/8"

P10 = 3-3/4" OR 5-3/8"

P11 = 3-3/4" OR 5-3/8"

P12 = 3-3/4" OR 5-3/8"

P13 = 3-3/4" OR 5-3/8"

P14 = 3-3/4" OR 5-3/8"

P15 = 3-3/4" OR 5-3/8"

P16 = 3-3/4" OR 5-3/8"

P17 = 3-3/4" OR 5-3/8"

P18 = 3-3/4" OR 5-3/8"

P19 = 3-3/4" OR 5-3/8"

P20 = 3-3/4" OR 5-3/8"

P21 = 3-3/4" OR 5-3/8"

P22 = 3-3/4" OR 5-3/8"

P23 = 3-3/4" OR 5-3/8"

P24 = 3-3/4" OR 5-3/8"

P25 = 3-3/4" OR 5-3/8"

P26 = 3-3/4" OR 5-3/8"

P27 = 3-3/4" OR 5-3/8"

P28 = 3-3/4" OR 5-3/8"

P29 = 3-3/4" OR 5-3/8"

P30 = 3-3/4" OR 5-3/8"

P31 = 3-3/4" OR 5-3/8"

P32 = 3-3/4" OR 5-3/8"

P33 = 3-3/4" OR 5-3/8"

P34 = 3-3/4" OR 5-3/8"

P35 = 3-3/4" OR 5-3/8"

P36 = 3-3/4" OR 5-3/8"

P37 = 3-3/4" OR 5-3/8"

P38 = 3-3/4" OR 5-3/8"

P39 = 3-3/4" OR 5-3/8"

P40 = 3-3/4" OR 5-3/8"

P41 = 3-3/4" OR 5-3/8"

P42 = 3-3/4" OR 5-3/8"

P43 = 3-3/4" OR 5-3/8"

P44 = 3-3/4" OR 5-3/8"

P45 = 3-3/4" OR 5-3/8"

P46 = 3-3/4" OR 5-3/8"

P47 = 3-3/4" OR 5-3/8"

P48 = 3-3/4" OR 5-3/8"

P49 = 3-3/4" OR 5-3/8"

P50 = 3-3/4" OR 5-3/8"

P51 = 3-3/4" OR 5-3/8"

P52 = 3-3/4" OR 5-3/8"

P53 = 3-3/4" OR 5-3/8"

P54 = 3-3/4" OR 5-3/8"

P55 = 3-3/4" OR 5-3/8"

P56 = 3-3/4" OR 5-3/8"

P57 = 3-3/4" OR 5-3/8"

P58 = 3-3/4" OR 5-3/8"

P59 = 3-3/4" OR 5-3/8"

P60 = 3-3/4" OR 5-3/8"

P61 = 3-3/4" OR 5-3/8"

P62 = 3-3/4" OR 5-3/8"

P63 = 3-3/4" OR 5-3/8"

P64 = 3-3/4" OR 5-3/8"

P65 = 3-3/4" OR 5-3/8"

P66 = 3-3/4" OR 5-3/8"

P67 = 3-3/4" OR 5-3/8"

P68 = 3-3/4" OR 5-3/8"

P69 = 3-3/4" OR 5-3/8"

P70 = 3-3/4" OR 5-3/8"

P71 = 3-3/4" OR 5-3/8"

P72 = 3-3/4" OR 5-3/8"

P73 = 3-3/4" OR 5-3/8"

P74 = 3-3/4" OR 5-3/8"

P75 = 3-3/4" OR 5-3/8"

P76 = 3-3/4" OR 5-3/8"

P77 = 3-3/4" OR 5-3/8"

P78 = 3-3/4" OR 5-3/8"

P79 = 3-3/4" OR 5-3/8"

P80 = 3-3/4" OR 5-3/8"

P81 = 3-3/4" OR 5-3/8"

P82 = 3-3/4" OR 5-3/8"

P83 = 3-3/4" OR 5-3/8"

P84 = 3-3/4" OR 5-3/8"

P85 = 3-3/4" OR 5-3/8"

P86 = 3-3/4" OR 5-3/8"

P87 = 3-3/4" OR 5-3/8"

P88 = 3-3/4" OR 5-3/8"

P89 = 3-3/4" OR 5-3/8"

P90 = 3-3/4" OR 5-3/8"

P91 = 3-3/4" OR 5-3/8"

P92 = 3-3/4" OR 5-3/8"

-ARCHITECTURAL LIFETIME SELF SEAL ASPHALT SHINGLES
-SHINGLES TO PROJECT min 1" BEYOND FASCIA
-6"-0" ICE AND WATER SHIELD EAVE PROTECTION
-7/16" O.S.B. SHEATING or eq. c/w H-CLIPS @ BETWEEN FRAMING MEMBERS
-PRE-ENG ROOF TRUSSES @ 24" o/c (SEE MANUFACTURER)
-R-60 BLOWN INSULATION or BATT INSULATION
-1"x4" STRAPPING @ 16" o/c
-6 mil POLY AIR / VAPOUR BARRIER
-1/2" GYPSUM BOARD

ALUMINUM FASCIA OR EQUIVALENT
2"x6" FASCIA BACKER
VENTED ALUMINUM SOFFIT

-VINYL HORIZONTAL SIDING
-TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m (TAPE ALL JOINTS)
-R-5, 1 9/16" STYROCOR O.S.B. COMFORT BOARD, TYPE 2 EPS RIGID INSULATION LAMINATED TO 7/16" O.S.B. SHEATING
-2"x6" STUDS @ 16" o/c
-R-20 BATT INSULATION
-6 mil POLY VAPOUR BARRIER
-1/2" GYPSUM BOARD

TYVEK HOMEWRAP TO LAP OVER ALUMINUM FLASHING MIN. 8"
INSTALL ALUMINUM FLASHING OVER TYVEK HOMEWRAP
0.018" ALUMINUM FLASHING OR EQUIVALENT
4" PRECAST CONCRETE SILL (OPTIONAL SEE ELEVATIONS)
-MASONRY VENEER c/w G.I. TIES @ 16" o/c HORIZONTAL AND 24" o/c VERTICAL
-WEEP HOLES AT 24" AT BOTTOM OF CAVITY
-1" min AIR SPACE
-TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m (TAPE ALL JOINTS)
-R-5, 1 9/16" STYROCOR O.S.B. COMFORT BOARD, TYPE 2 EPS RIGID INSULATION LAMINATED TO 7/16" O.S.B. SHEATING
-2"x6" STUDS @ 16" o/c
-R-20 BATT INSULATION
-6 mil POLY VAPOUR BARRIER
-1/2" GYPSUM BOARD

2"x4" PRESSURE TREATED SILL w/ 1/2" x 8" ANCHOR BOLTS @ 7'-0" o/c MAX. SPACING
0.018" ALUMINUM FLASHING
CEMENT PARING ON ALL EXPOSED CONCRETE (ABOVE GRADE)
-DRAINAGE LAYER MECHANICALLY FASTEN (BELOW GRADE)
-DAMP-PROOFING MEMBRANE (BELOW GRADE)
-8" (OR OTHERWISE NOTED) CONCRETE FOUNDATION WALL
20mpa C/W 2-10M BARS TOP AND BOTTOM
-R-12 2" CLOSED CELL SPRAY-APPLIED POLYURETHANE FOAM INSULATION (TO FLOOR)
-2"x4" STUDS @ 16" o/c (TO FLOOR) FRAME WALL ONLY AFTER SPRAY FOAM IS INSTALLED
-R-12 BATT INSULATION TO END 8" ABOVE CONCRETE FLOOR
-DO NOT INSTALL A VAPOUR BARRIER (2" SPRAY FOAM IS A VAPOUR BARRIER)
-1/2" GYPSUM BOARD

24" x 8" (OR OTHERWISE NOTED, SEE FOOTING PLAN)
CAST-IN PLACE STRIP FOOTING 20mpa ON UNDISTURBED SOIL FOR MIN. LOAD BEARING CAPACITY SEE FOOTING PLAN

4" x PERFORATED WEEPING TILE WITH SOOK C/W 6" CRUSHED STONE COVER

ENERGY STAR TYPICAL TWO STOREY WALL SECTION (MASONRY & SIDING)

1
A.111

SCALE: 1/2" = 1'-0"

-ARCHITECTURAL LIFETIME SELF SEAL ASPHALT SHINGLES
-7/16" O.S.B. SHEATING or eq. c/w H-CLIPS @ BETWEEN FRAMING MEMBERS
-6"-0" ICE AND WATER SHIELD EAVE PROTECTION
-SHINGLES TO PROJECT min 1" BEYOND FASCIA
-PRE-ENG ROOF TRUSSES @ 24" o/c (SEE MANUFACTURER)
-R-60 BLOWN INSULATION
-1"x4" STRAPPING @ 16" o/c
-6 mil POLY AIR / VAPOUR BARRIER
-1/2" GYPSUM BOARD

MAINTAIN AIR/VAPOUR BARRIER
BLOWN INSULATION R-60

1/2" GYPSUM BOARD

ACOUSICAL SEALANT V.B. TO SOLID BACKING

MAINTAIN 1" AIR SPACE

SPACE TO BE FIRESTOPPED AT FLOOR AND WALL JUNCTION

1 HOUR FIRE RATED WALL FOR SEPARATION OF RESIDENTIAL SUITES AS PER 1 HR. SB-3, TABLE 1, W36:

-5/8" TYPE "X" GYPSUM BOARD

-2"x4" STUDS @ 16" o/c

-3 1/2" ROXUL BATT INSULATION TO FILL MIN 90% CAVITY

-1" AIR SPACE

-2"x4" STUDS @ 16" o/c

-3 1/2" ROXUL BATT INSULATION TO FILL MIN 90% CAVITY

-5/8" TYPE "X" GYPSUM BOARD

1 1/8" LSL RM BOARD W/ ONE LAYER 5/8" TYPE "X" GYPSUM BOARD OVER ALL EXPOSED WOOD

INSTALL 2"x4" BLOCKING ON THE FLAT @ 16" o/c

PROVIDE CONTINUOUS ACOUSTICAL SEALANT ON BOTH SIDES OF PARTY WALL AT ALL WALL TO FLOOR JUNCTIONS AND AT OPENINGS, ELECTRICAL BOXES

1 1/8" LSL RM BOARD W/ ONE LAYER 5/8" TYPE "X" GYPSUM BOARD OVER ALL EXPOSED WOOD

INSTALL 2"x4" BLOCKING ON THE FLAT @ 16" o/c

1/2" GYPSUM BOARD

-2"x4" STUDS @ 16" o/c (TO FLOOR)

-3" POURED CONCRETE SLAB 20mpa

-6 mil POLY VAPOUR BARRIER

-3/4" CLEAR STONE (MATCH FOOTING THICKNESS)

-UNDISTURBED SOIL

24" x 8" (OR OTHERWISE NOTED, SEE FOOTING PLAN)

CAST-IN PLACE STRIP FOOTING 20mpa ON UNDISTURBED SOIL FOR MIN. LOAD BEARING CAPACITY SEE FOOTING PLAN

INSTALL 2" HD RIGID INSULATION FROST PROTECTION UNDER ENTIRE BASEMENT (WINTER MONTHS ONLY OCTOBER TO MARCH)

4
A.111

SCALE: 1/2" = 1'-0"

ENERGY STAR
TYPICAL PARTY WALL SECTION THRU STAIR CASE - 1 HOUR FIRE RATED

-ARCHITECTURAL LIFETIME SELF SEAL ASPHALT SHINGLES
-SHINGLES TO PROJECT min 1" BEYOND FASCIA
-6"-0" ICE AND WATER SHIELD EAVE PROTECTION
-7/16" O.S.B. SHEATING or eq. c/w H-CLIPS @ BETWEEN FRAMING MEMBERS
-PRE-ENG ROOF TRUSSES @ 24" o/c (SEE MANUFACTURER)
-R-60 BLOWN INSULATION or BATT INSULATION
-1"x4" STRAPPING @ 16" o/c
-6 mil POLY AIR / VAPOUR BARRIER
-1/2" GYPSUM BOARD

ALUMINUM FASCIA OR EQUIVALENT
2"x6" FASCIA BACKER
VENTED ALUMINUM SOFFIT

-MASONRY VENEER c/w G.I. TIES @ 16" o/c HORIZONTAL AND 24" o/c VERTICAL
-WEEP HOLES AT 24" AT BOTTOM OF CAVITY
-1" min AIR SPACE
-TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m (TAPE ALL JOINTS)
-R-5, 1 9/16" STYROCOR O.S.B. COMFORT BOARD, TYPE 2 EPS RIGID INSULATION LAMINATED TO 7/16" O.S.B. SHEATING
-2"x6" STUDS @ 16" o/c
-R-20 BATT INSULATION
-6 mil POLY VAPOUR BARRIER
-1/2" GYPSUM BOARD

4" PRECAST CONCRETE SILL (OPTIONAL SEE ELEVATIONS)
-MASONRY VENEER c/w G.I. TIES @ 16" o/c HORIZONTAL AND 24" o/c VERTICAL
-WEEP HOLES AT 24" AT BOTTOM OF CAVITY
-1" min AIR SPACE
-TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m (TAPE ALL JOINTS)
-R-5, 1 9/16" STYROCOR O.S.B. COMFORT BOARD, TYPE 2 EPS RIGID INSULATION LAMINATED TO 7/16" O.S.B. SHEATING
-2"x6" STUDS @ 16" o/c
-R-20 BATT INSULATION
-6 mil POLY VAPOUR BARRIER
-1/2" GYPSUM BOARD

2"x4" PRESSURE TREATED SILL w/ 1/2" x 8" ANCHOR BOLTS @ 7'-0" o/c MAX. SPACING
0.018" ALUMINUM FLASHING
CEMENT PARING ON ALL EXPOSED CONCRETE (ABOVE GRADE)
-DRAINAGE LAYER MECHANICALLY FASTEN (BELOW GRADE)
-DAMP-PROOFING MEMBRANE (BELOW GRADE)
-8" (OR OTHERWISE NOTED) CONCRETE FOUNDATION WALL
20mpa C/W 2-10M BARS TOP AND BOTTOM
-R-12 2" CLOSED CELL SPRAY-APPLIED POLYURETHANE FOAM INSULATION (TO FLOOR)
-2"x4" STUDS @ 16" o/c (TO FLOOR) FRAME WALL ONLY AFTER SPRAY FOAM IS INSTALLED
-R-12 BATT INSULATION TO END 8" ABOVE CONCRETE FLOOR
-DO NOT INSTALL A VAPOUR BARRIER (2" SPRAY FOAM IS A VAPOUR BARRIER)
-1/2" GYPSUM BOARD

24" x 8" (OR OTHERWISE NOTED, SEE FOOTING PLAN)
CAST-IN PLACE STRIP FOOTING 20mpa ON UNDISTURBED SOIL FOR MIN. LOAD BEARING CAPACITY SEE FOOTING PLAN

4" x PERFORATED WEEPING TILE WITH SOOK C/W 6" CRUSHED STONE COVER

ENERGY STAR TYPICAL TWO STOREY WALL SECTION (MASONRY)

2
A.111

SCALE: 1/2" = 1'-0"

VINYL HORIZONTAL SIDING
TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m (TAPE ALL JOINTS)
R-5, 1 9/16" STYROCOR O.S.B. COMFORT BOARD, TYPE 2 EPS RIGID INSULATION LAMINATED TO 7/16" O.S.B. SHEATING
R-20 BATT INSULATION
2"x6" STUDS @ 16" o/c

PROVIDE A CONTINUOUS ACOUSTICAL SEALANT BEAD UNDER SIDE OF BOTTOM PLATE BEFORE LIFTING WALL IN ORDER TO HAVE A CONTINUOUS AIR BARRIER

2" x 6" PRESSURE TREATED SILL WITH 1/2" x 12" ANCHOR BOLTS @ 7'-0" o/c MAX. SPACING

0.018" GALVANIZED FLASHING

CAULK

2-10M BARS TOP AND BOTTOM

PARING ON ALL EXPOSED FOUNDATION SURFACES

1/2" GYPSUM BOARD ON BASEMENT CEILINGS (FINISHED BASEMENT ONLY)

R-12 2" CLOSED CELL SPRAY-APPLIED POLYURETHANE FOAM INSULATION (TO FLOOR)

R-12 BATT INSULATION, DO NOT INSTALL A VAPOUR BARRIER, 2" SPRAY FOAM IS A VAPOUR BARRIER

1/2" GYPSUM BOARD ON BASEMENT WALLS FOR FIRE PROTECTION INSTALL IN FINISHED BASEMENT AND UNFINISHED AREAS WHERE SPRAY FOAM IS APPLIED

6 MIL POLY VAPOUR BARRIER

1/2" GYPSUM BOARD

STAPLE POLY VAPOUR BARRIER THROUGH CONTINUOUS ACOUSTICAL SEALANT BEAD ON SOLID BACKING

CONTINUOUS ACOUSTICAL SEALANT BEAD ON BOTTOM PLATE

3/4" TAG O.S.B. SUBFLOOR GLUE AND SCREW TO JOISTS

6 MIL POLY VAPOUR BARRIER

1/2" GYPSUM BOARD

STAPLE POLY VAPOUR BARRIER TO TYVEK HOMEWRAP THROUGH CONTINUOUS ACOUSTICAL SEALANT BEAD ON SOLID BACKING

TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m (TAPE ALL JOINTS)

2"x6" STUDS @ 16" o/c

R-20 BATT INSULATION

1/2" GYPSUM BOARD

MAINTAIN AIR/VAPOUR BARRIER

BLOWN INSULATION R-60

1/2" GYPSUM BOARD

ACOUSICAL SEALANT V.B. TO SOLID BACKING

MAINTAIN 1" AIR SPACE

SPACE TO BE FIRESTOPPED AT FLOOR AND WALL JUNCTION

1 HOUR FIRE RATED WALL FOR SEPARATION OF RESIDENTIAL SUITES AS PER 1 HR. SB-3, TABLE 1, W36:

-5/8" TYPE "X" GYPSUM BOARD

-2"x4" STUDS @ 16" o/c

-3 1/2" ROXUL BATT INSULATION TO FILL MIN 90% CAVITY

-1" AIR SPACE

-2"x4" STUDS @ 16" o/c

-3 1/2" ROXUL BATT INSULATION TO FILL MIN 90% CAVITY

-5/8" TYPE "X" GYPSUM BOARD

1 1/8" LSL RM BOARD W/ ONE LAYER 5/8" TYPE "X" GYPSUM BOARD OVER ALL EXPOSED WOOD

INSTALL 2"x4" BLOCKING ON THE FLAT @ 16" o/c

PROVIDE CONTINUOUS ACOUSTICAL SEALANT ON BOTH SIDES OF PARTY WALL AT ALL WALL TO FLOOR JUNCTIONS AND AT OPENINGS, ELECTRICAL BOXES

1 1/8" LSL RM BOARD W/ ONE LAYER 5/8" TYPE "X" GYPSUM BOARD OVER ALL EXPOSED WOOD

INSTALL 2"x4" BLOCKING ON THE FLAT @ 16" o/c

1/2" GYPSUM BOARD

-2"x4" STUDS @ 16" o/c (TO FLOOR)

-3" POURED CONCRETE SLAB 20mpa

-6 mil POLY VAPOUR BARRIER

-3/4" CLEAR STONE (MATCH FOOTING THICKNESS)

-UNDISTURBED SOIL

24" x 8" (OR OTHERWISE NOTED, SEE FOOTING PLAN)

CAST-IN PLACE STRIP FOOTING 20mpa ON UNDISTURBED SOIL FOR MIN. LOAD BEARING CAPACITY SEE FOOTING PLAN

INSTALL 2" HD RIGID INSULATION FROST PROTECTION UNDER ENTIRE BASEMENT (WINTER MONTHS ONLY OCTOBER TO MARCH)

5
A.111

SCALE: 1/2" = 1'-0"

ENERGY STAR
EXTERIOR FLOOR AT FOUNDATION (SIDING)

6
A.111

SCALE: 1/2" = 1'-0"

ENERGY STAR
WALK-OUT - EXTERIOR WALL AT FOUNDATION

7
A.111

SCALE: 1/2" = 1'-0"

-ARCHITECTURAL LIFETIME SELF SEAL ASPHALT SHINGLES
-7/16" O.S.B. SHEATING or eq. c/w H-CLIPS @ BETWEEN FRAMING MEMBERS
-6"-0" ICE AND WATER SHIELD EAVE PROTECTION
-SHINGLES TO PROJECT min 1" BEYOND FASCIA
-PRE-ENG ROOF TRUSSES @ 24" o/c (SEE MANUFACTURER)
-R-60 BLOWN INSULATION
-1"x4" STRAPPING @ 16" o/c
-6 mil POLY AIR / VAPOUR BARRIER
-1/2" GYPSUM BOARD

ALUMINUM FASCIA OR EQUIVALENT
2"x6" FASCIA BACKER
VENTED ALUMINUM SOFFIT

-MASONRY VENEER c/w G.I. TIES @ 16" o/c HORIZONTAL AND 24" o/c VERTICAL
-WEEP HOLES AT 24" AT BOTTOM OF CAVITY
-1" min AIR SPACE
-TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m (TAPE ALL JOINTS)
-R-5, 1 9/16" STYROCOR O.S.B. COMFORT BOARD, TYPE 2 EPS RIGID INSULATION LAMINATED TO 7/16" O.S.B. SHEATING
-2"x6" STUDS @ 16" o/c
-R-20 BATT INSULATION
-6 mil POLY VAPOUR BARRIER
-1/2" GYPSUM BOARD

4" PRECAST CONCRETE SILL (OPTIONAL SEE ELEVATIONS)
-MASONRY VENEER c/w G.I. TIES @ 16" o/c HORIZONTAL AND 24" o/c VERTICAL
-WEEP HOLES AT 24" AT BOTTOM OF CAVITY
-1" min AIR SPACE
-TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m (TAPE ALL JOINTS)
-R-5, 1 9/16" STYROCOR O.S.B. COMFORT BOARD, TYPE 2 EPS RIGID INSULATION LAMINATED TO 7/16" O.S.B. SHEATING
-2"x6" STUDS @ 16" o/c
-R-20 BATT INSULATION
-6 mil POLY VAPOUR BARRIER
-1/2" GYPSUM BOARD

2"x4" PRESSURE TREATED SILL w/ 1/2" x 8" ANCHOR BOLTS @ 7'-0" o/c MAX. SPACING
0.018" ALUMINUM FLASHING
CEMENT PARING ON ALL EXPOSED CONCRETE (ABOVE GRADE)
-DRAINAGE LAYER MECHANICALLY FASTEN (BELOW GRADE)
-DAMP-PROOFING MEMBRANE (BELOW GRADE)
-8" (OR OTHERWISE NOTED) CONCRETE FOUNDATION WALL
20mpa C/W 2-10M BARS TOP AND BOTTOM
-R-12 2" CLOSED CELL SPRAY-APPLIED POLYURETHANE FOAM INSULATION (TO FLOOR)
-2"x4" STUDS @ 16" o/c (TO FLOOR) FRAME WALL ONLY AFTER SPRAY FOAM IS INSTALLED
-R-12 BATT INSULATION TO END 8" ABOVE CONCRETE FLOOR
-DO NOT INSTALL A VAPOUR BARRIER (2" SPRAY FOAM IS A VAPOUR BARRIER)
-1/2" GYPSUM BOARD

24" x 8" (OR OTHERWISE NOTED, SEE FOOTING PLAN)
CAST-IN PLACE STRIP FOOTING 20mpa ON UNDISTURBED SOIL FOR MIN. LOAD BEARING CAPACITY SEE FOOTING PLAN

4" x PERFORATED WEEPING TILE WITH SOOK C/W 6" CRUSHED STONE COVER

ENERGY STAR TYPICAL PARTY WALL SECTION - 1 HOUR FIRE RATED

3
A.111

SCALE: 1/2" = 1'-0"

VINYL HORIZONTAL SIDING
TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m (TAPE ALL JOINTS)
R-5, 1 9/16" STYROCOR O.S.B. COMFORT BOARD, TYPE 2 EPS RIGID INSULATION LAMINATED TO 7/16" O.S.B. SHEATING
R-20 BATT INSULATION
2"x6" STUDS @ 16" o/c

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2" x 6" PRESSURE TREATED SILL WITH 1/2" x 12" ANCHOR BOLTS @ 7'-0" o/c MAX. SPACING

0.018" GALVANIZED FLASHING

CAULK

2-10M BARS TOP AND BOTTOM

PARING ON ALL EXPOSED FOUNDATION SURFACES

1/2" GYPSUM BOARD ON BASEMENT CEILINGS (FINISHED BASEMENT ONLY)

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R-12 BATT INSULATION, DO NOT INSTALL A VAPOUR BARRIER, 2" SPRAY FOAM IS A VAPOUR BARRIER

1/2" GYPSUM BOARD ON BASEMENT WALLS FOR FIRE PROTECTION INSTALL IN FINISHED BASEMENT AND UNFINISHED AREAS WHERE SPRAY FOAM IS APPLIED

6 MIL POLY VAPOUR BARRIER

1/2" GYPSUM BOARD

STAPLE POLY VAPOUR BARRIER THROUGH CONTINUOUS ACOUSTICAL SEALANT BEAD ON SOLID BACKING

CONTINUOUS ACOUSTICAL SEALANT BEAD ON BOTTOM PLATE

3/4" TAG O.S.B. SUBFLOOR GLUE AND SCREW TO JOISTS

6 MIL POLY VAPOUR BARRIER

1/2" GYPSUM BOARD

STAPLE POLY VAPOUR BARRIER TO TYVEK HOMEWRAP THROUGH CONTINUOUS ACOUSTICAL SEALANT BEAD ON SOLID BACKING

TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m (TAPE ALL JOINTS)

2"x6" STUDS @ 16" o/c

R-20 BATT INSULATION

1/2" GYPSUM BOARD

MAINTAIN AIR/VAPOUR BARRIER

BLOWN INSULATION R-60

1/2" GYPSUM BOARD

ACOUSICAL SEALANT V.B. TO SOLID BACKING

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SPACE TO BE FIRESTOPPED AT FLOOR AND WALL JUNCTION

1 HOUR FIRE RATED WALL FOR SEPARATION OF RESIDENTIAL SUITES AS PER 1 HR. SB-3, TABLE 1, W36:

-5/8" TYPE "X" GYPSUM BOARD

-2"x4" STUDS @ 16" o/c

-3 1/2" ROXUL BATT INSULATION TO FILL MIN 90% CAVITY

-1" AIR SPACE

-2"x4" STUDS @ 16" o/c

-3 1/2" ROXUL BATT INSULATION TO FILL MIN 90% CAVITY

-5/8" TYPE "X" GYPSUM BOARD

1 1/8" LSL RM BOARD W/ ONE LAYER 5/8" TYPE "X" GYPSUM BOARD OVER ALL EXPOSED WOOD

INSTALL 2"x4" BLOCKING ON THE FLAT @ 16" o/c

PROVIDE CONTINUOUS ACOUSTICAL SEALANT ON BOTH SIDES OF PARTY WALL AT ALL WALL TO FLOOR JUNCTIONS AND AT OPENINGS, ELECTRICAL BOXES

1 1/8" LSL RM BOARD W/ ONE LAYER 5/8" TYPE "X" GYPSUM BOARD OVER ALL EXPOSED WOOD

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1/2" GYPSUM BOARD

-2"x4" STUDS @ 16" o/c (TO FLOOR)

-3" POURED CONCRETE SLAB 20mpa

-6 mil POLY VAPOUR BARRIER

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-UNDISTURBED SOIL

24" x 8" (OR OTHERWISE NOTED, SEE FOOTING PLAN)

CAST-IN PLACE STRIP FOOTING 20mpa ON UNDISTURBED SOIL FOR MIN. LOAD BEARING CAPACITY SEE FOOTING PLAN

INSTALL 2" HD RIGID INSULATION FROST PROTECTION UNDER ENTIRE BASEMENT (WINTER MONTHS ONLY OCTOBER TO MARCH)

6
A.111

SCALE: 1/2" = 1'-0"

ENERGY STAR
EXTERIOR WALL AT FLOOR (SIDING)

BLOCK: S

DATE: 02/19/2020

GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH

Valecraft
INCORPORATED

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE 1-11 AND ANY ADDENDUMS AND SHALL SHOW ONLY SOME OF THE DETAILS DETAILED ON THIS DOCUMENT. SCHEDULE 1-11 SHALL BE USED TO DETERMINE THE SCHEDULE IS CONSIDERED THE GOVERNING DOCUMENT.

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THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.

1 HOUR FIRE RATED WALL FOR SEPARATION OF RESIDENTIAL SUITES AS PER 1 HR. SB-3, TABLE 1, W36:

-5/8" TYPE "X" GYPSUM BOARD
-2"x4" STUDS @ 16" o/c
-3 1/2" ROXUL BATT INSULATION TO FILL MIN 90% CAVITY
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-5/8" TYPE "X" GYPSUM BOARD

1 1/8" LSL RM BOARD W/ ONE LAYER 5/8" TYPE "X" GYPSUM BOARD OVER ALL EXPOSED WOOD



2012 O.B.C. DRAWINGS			
REV-8	REVISIONS TO SHEAR WALLS	06/04/2010	AB
REV-7	AS PER STRUCTURAL	02/12/2010	AB
REV-6	12% INCREASE ON NEW EXHIBITS	11/18/2010	AB
REV-5	AS PER OBC & REMOVED MANGASOS	10/15/2010	AB
REV-4	AS PER STRUCTURAL	06/03/2010	AB
REV-3	AS PER EXHIBIT	07/04/2010	AB
REV-2	NEW STANDARD SPRING MODIFICATION	07/28/2010	AB
REV-1	NEW STANDARD SPRING MODIFICATION	06/25/2010	MAO
REV-0	ISSUE/REVISION	DATE	BY

OWNER: _____

TYPICAL ENERGY STAR DETAILS

ADDRESS: _____ SCALE: _____ DATE: _____

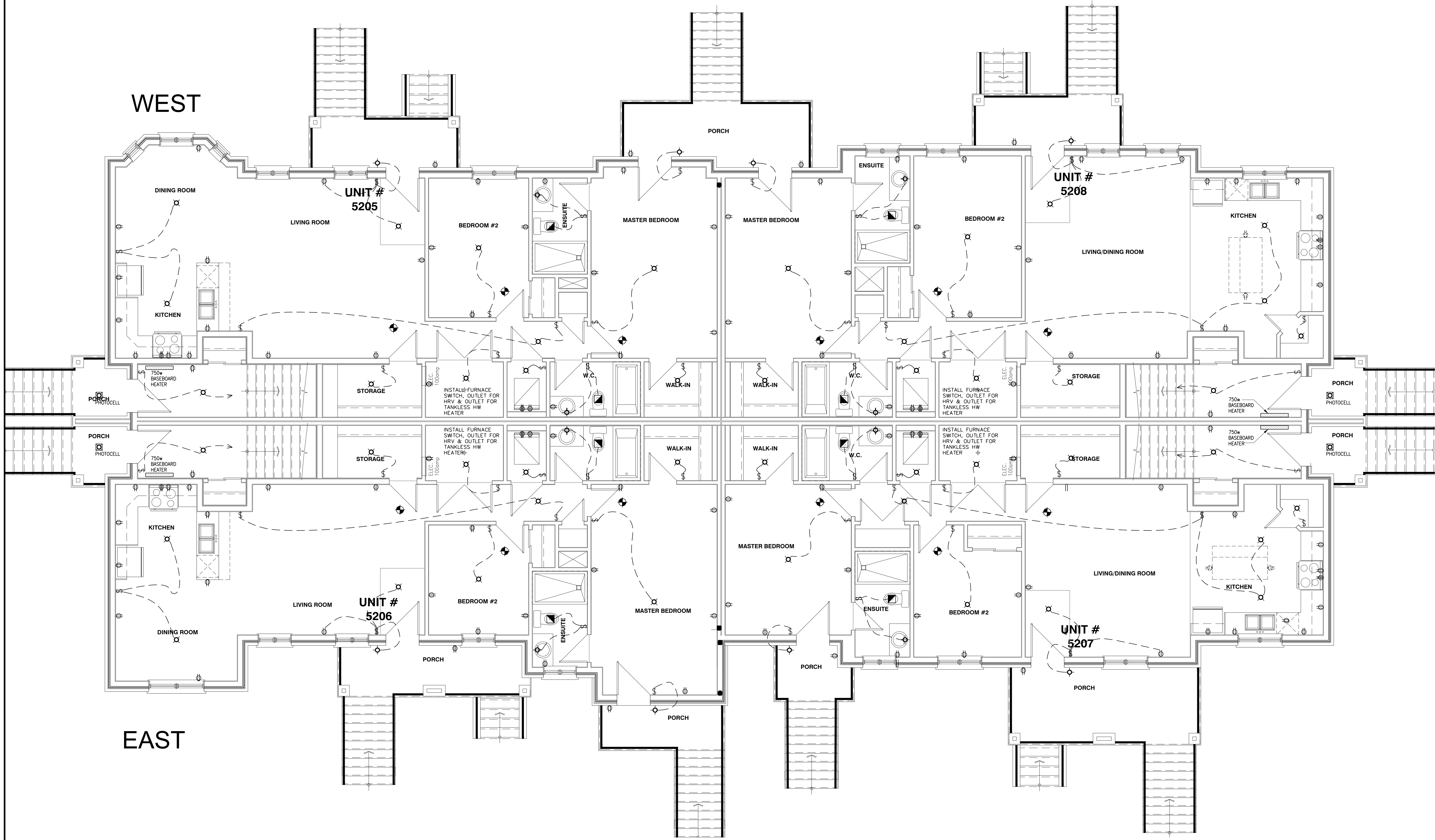
KV _____ KV/241/KVXX

5000 SERIES - DEERFIELD CONDOS

(STANDARD DRAWINGS)

SHEET: _____

A112



WEST

EAST

BLOCK: S
DATE: 02/13/2020

GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH
Valecraft
Electrical Ltd.

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NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.

- SMOKE ALARMS AS PER SECTION 9.10.19. OF THE BUILDING CODE:
 - SHALL HAVE A VISUAL SIGNALING DEVICE.
 - ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY.
 - ARE REQUIRED ON EACH STORY, INCLUDING BASEMENT.
 - ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN ALTERNATE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY A MINUTE OF ALARM AND.
 - CARBON MONOXIDE ALARMS ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.
- PROVIDE MECHANICAL EXHAUST TO OUTSIDE.

ELECTRICAL RECEPTACLE - INSTALL OPTI WHERE REQUIRED

STANDARD CEILING MOUNTED LIGHT FIXTURE

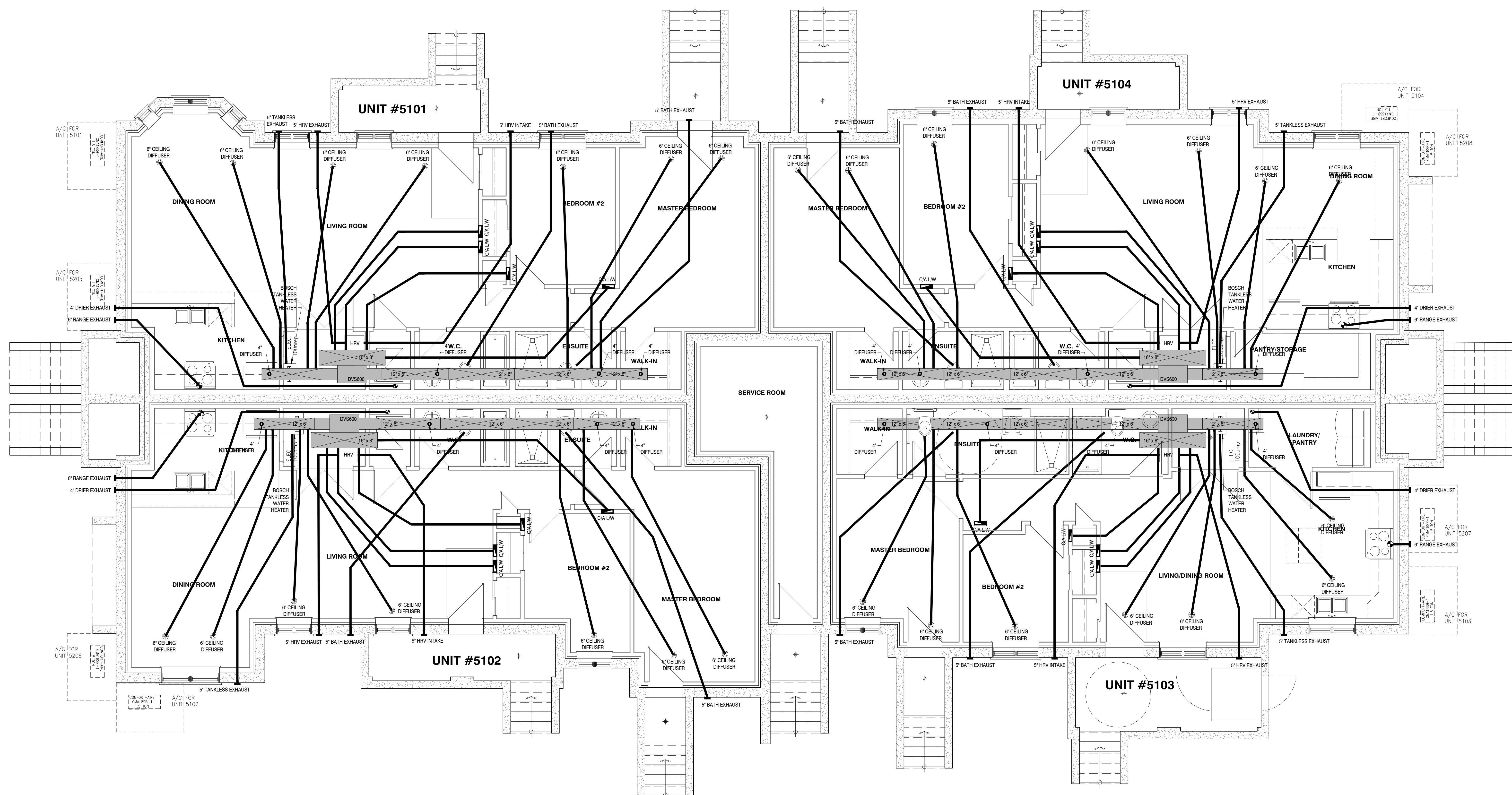
STANDARD WALL MOUNTED LIGHT FIXTURE

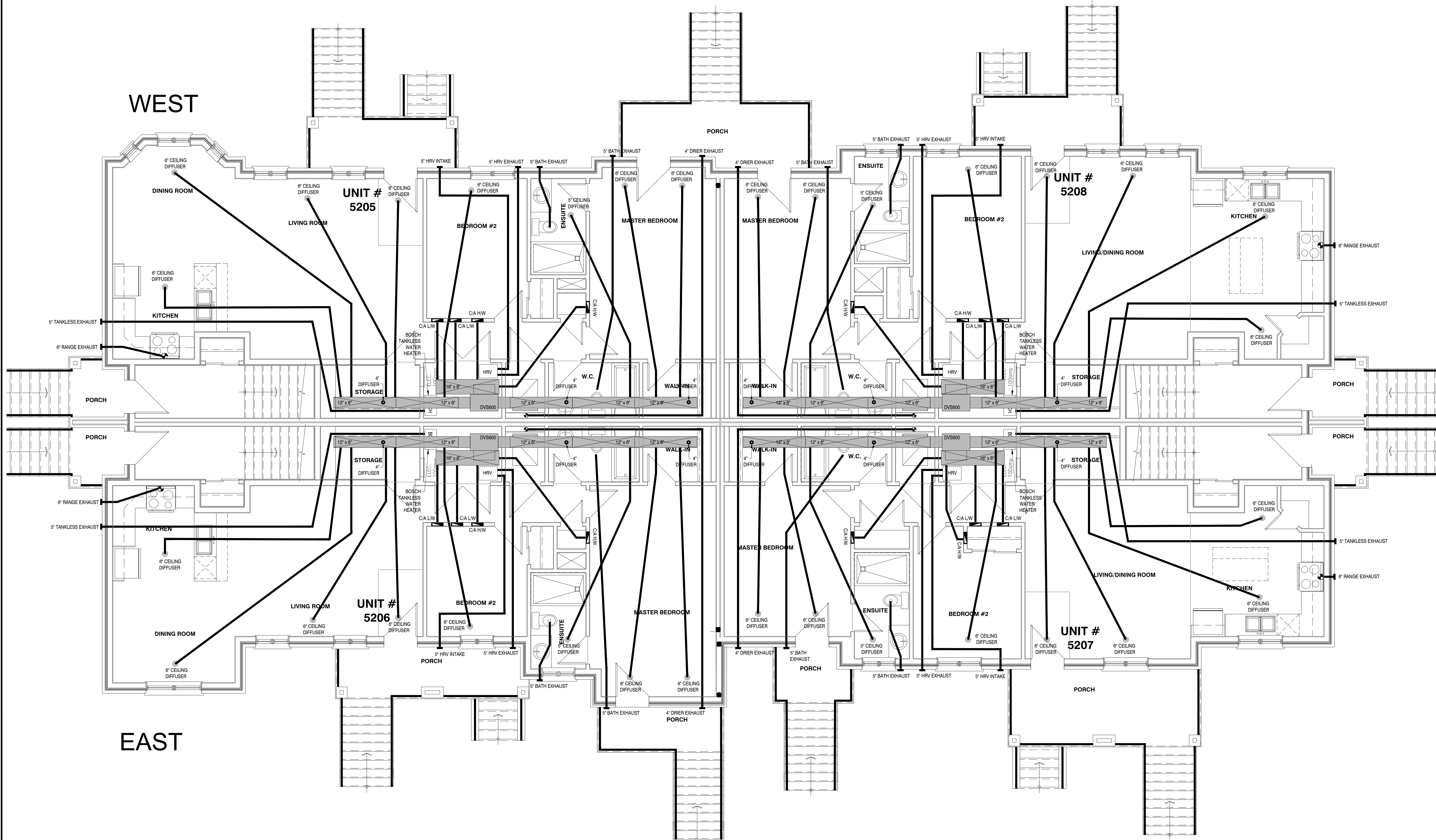
SINGLE GANG SWITCH

DOUBLE GANG SWITCH

TRIPLE GANG SWITCH

2012 O.B.C. DRAWINGS			
REV-4	REVISIONS TO SHEET WALLS	02/04/2020	AB
REV-3	AS PER STRUCTURAL	02/12/2020	AB
REV-2	1"2" INCREASE ON NEW EXIST PORCHES	17/08/2019	AB
REV-1	AS PER DBC & REMOVED MANGARDS	12/15/2019	AB
REV-0	AS PER STRUCTURAL	06/03/2019	AB
REV-3	ISSUED FOR TENDER	07/09/2018	MAO
REV-2	NEW STANDARD DRWG MODIFICATION	07/08/2018	MAO
REV-1	NEW STANDARD DRWG MODIFICATION	06/25/2018	MAO
NO.	DESCRIPTION	DATE	BY
GROUND FLOOR ELECTRICAL			
ADDRESS:	NO.	SCALE:	DATE:
		1/4" = 1'-0"	02/02/2020
5000 SERIES - DEERFIELD CONDOS			SHEET: E2
(STANDARD DRAWINGS)			





Block:

S

Date:

02/13/2020

GEOFF HODGINS

ARCHITECT

1 SHERBROOK STREET E

PERTH, ON, K7H 1A1

WITH

Valecraft

30 years

Ltd.

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2012 O.B.C. DRAWINGS

REV-4

REVISIONS TO SHEET WALLS

12/04/2020

AB

REV-3

AS PER STRUCTURAL

12/12/2020

AB

REV-2

12" INCREASE ON NEW EXIST PORCHES

17/03/2019

AB

REV-1

AS PER DRC & REMOVED MANGARDS

12/15/2019

AB

REV-0

AS PER STRUCTURAL

16/03/2019

AB

REV-3

ISSUED FOR TENDER

07/09/2018

MAO

REV-2

NEW STANDARD DRWG MODIFICATION

07/08/2018

MAO

REV-1

NEW STANDARD DRWG MODIFICATION

18/03/2018

MAO

REV-0

DESCRIPTION

BY

GROUND FLOOR ELECTRICAL

ADDRESS:

NO.

SCALE:

1/4" = 1'-0"

DATE:

10/02/2020

5000 SERIES -

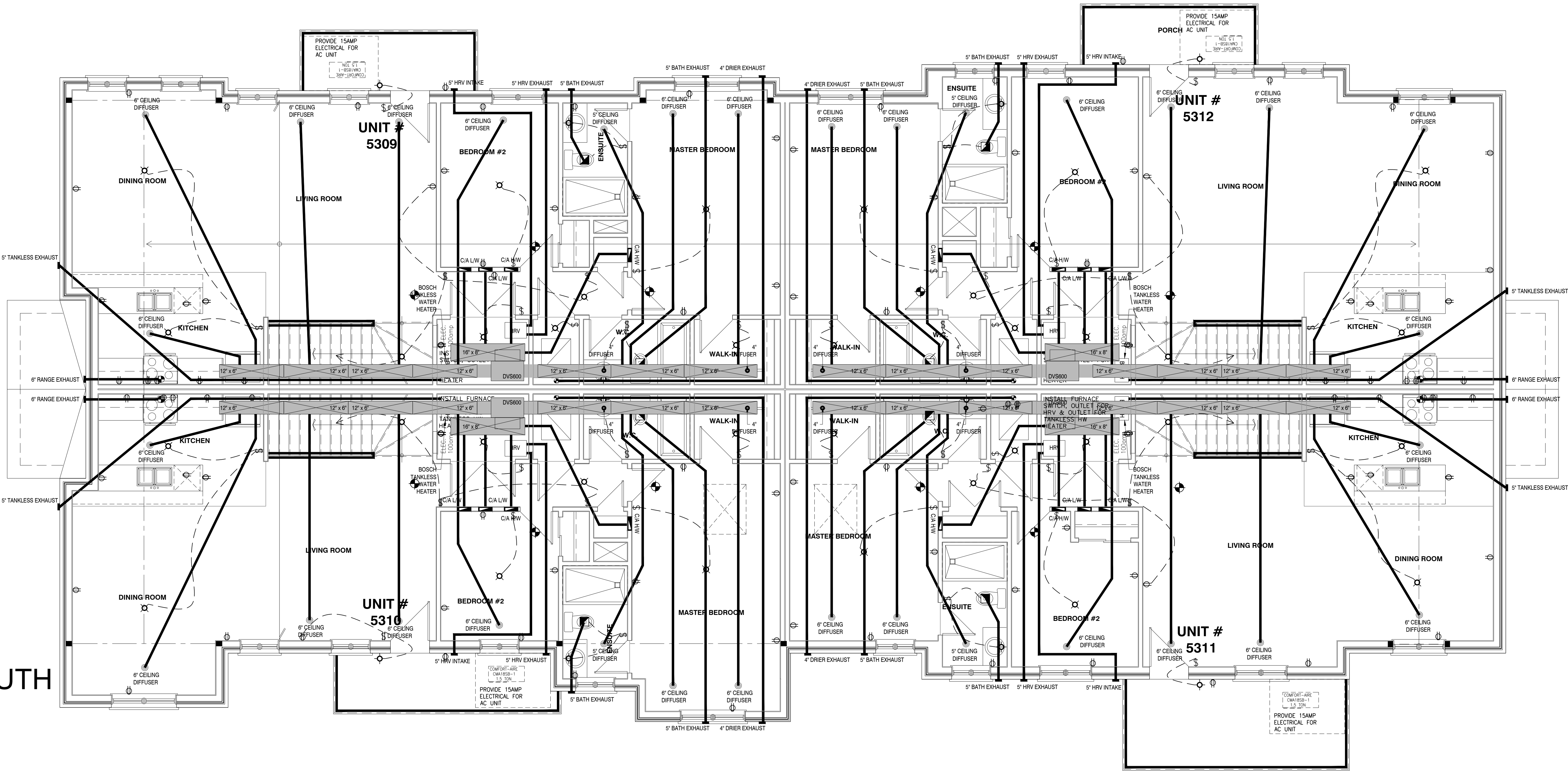
DEERFIELD CONDOS

(STANDARD DRAWINGS)

SHEET:

E2

OUTH



BLOCK: S

DATE: 02/13/2020

GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH

Valecraft
INCORPORATED

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2012 O.B.C. DRAWINGS

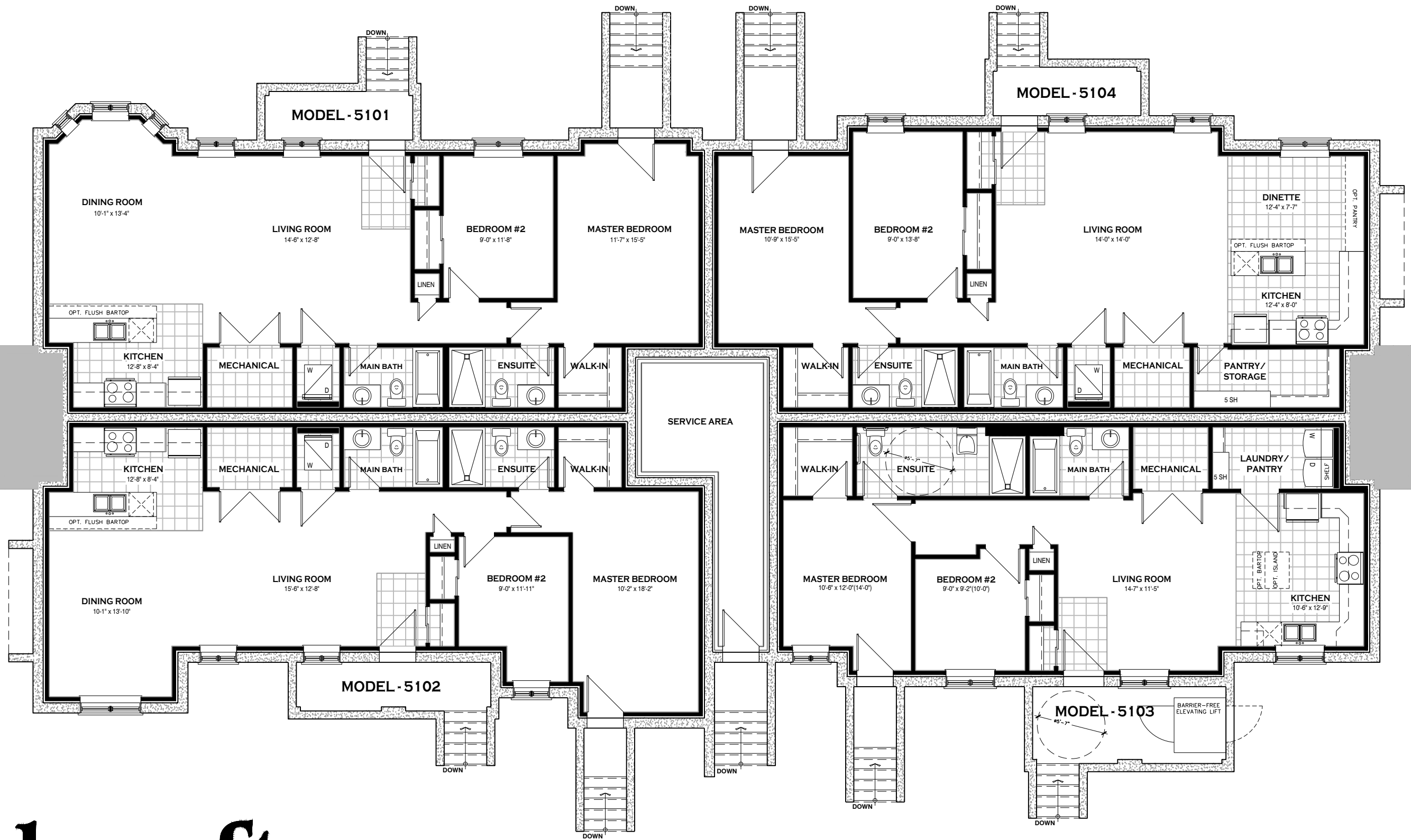
REV-4	REVISIONS TO SHEET WALLS	02/04/2020	AB
REV-3	AS PER STRUCTURAL	02/12/2020	AB
REV-2	1"2" INCREASE ON NEW EXIST. PORCHES	17/05/2019	AB
REV-1	AS PER DRC & REMOVED MANGARDS	12/15/2019	AB
REV-0	AS PER STRUCTURAL	06/03/2019	AB
REV-3	ISSUED FOR TENDER	07/09/2018	MAO
REV-2	NEW STANDARD DRAIN MODIFICATION	07/08/2018	MAO
REV-1	NEW STANDARD DRAIN MODIFICATION	18/03/2018	MAO
NO.	DESCRIPTION	DATE	BY

SECOND FLOOR ELECTRICAL

ADDRESS: 00 SCALE: 1/4" = 1'-0" SHEET: 10/NO/XXXX

5000 SERIES - DEERFIELD CONDOS **E3**

(STANDARD DRAWINGS)



Valecraft

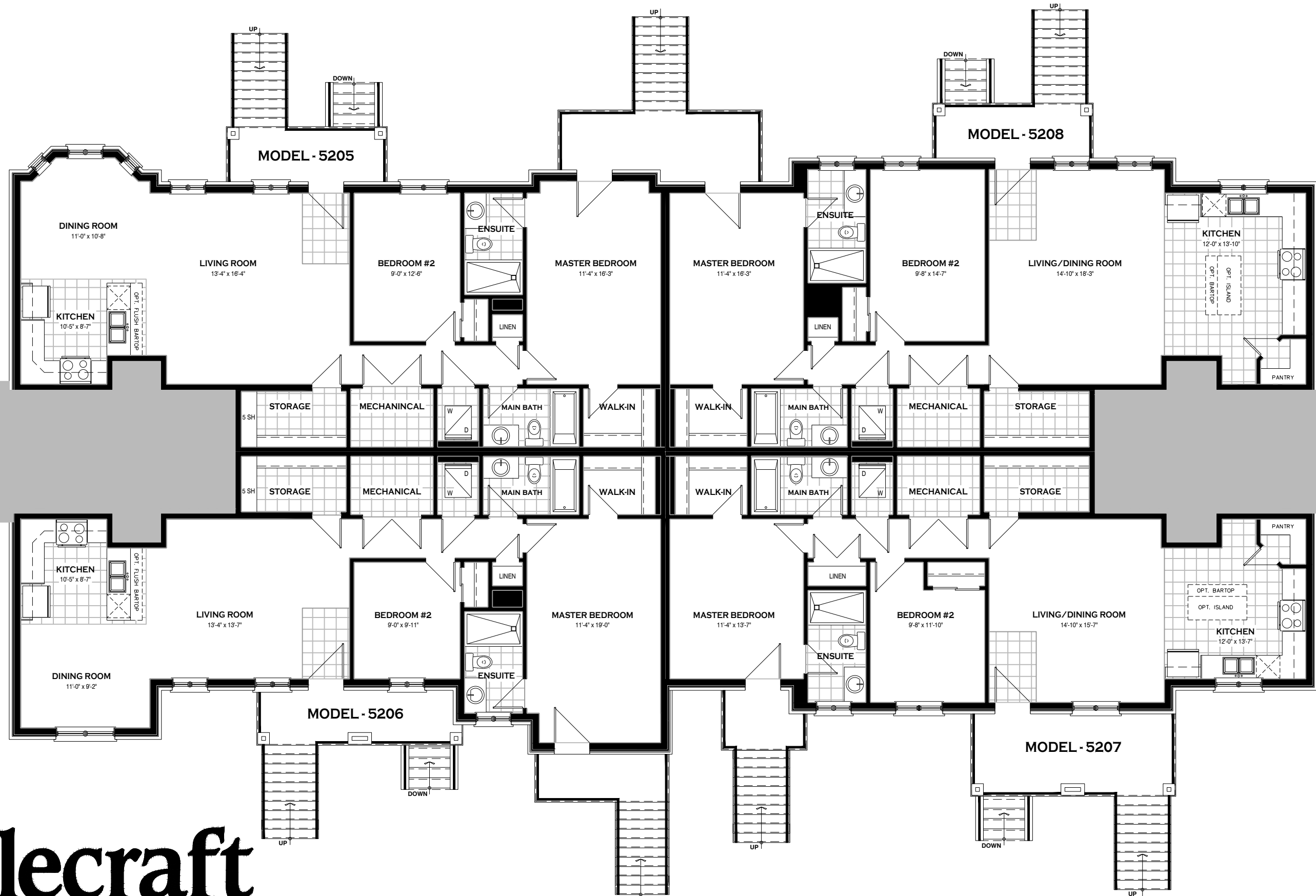


Homes Ltd.

LEVEL 1
5000 SERIES - UNITS 5101 1262 sq.ft.
5102 1209 sq.ft.
5103 1032 sq.ft.
5104 1258 sq.ft.

All dimensions are approximate
Exterior illustrations are artist concepts only and may not be as shown.
E & OE, plans, materials and specifications are subject to change without notice.
Actual useable floor space may vary from the stated floor area.
NOTE * : Number of steps varies due to site grading.

E. & O.E. 03/04/20



Valecraft

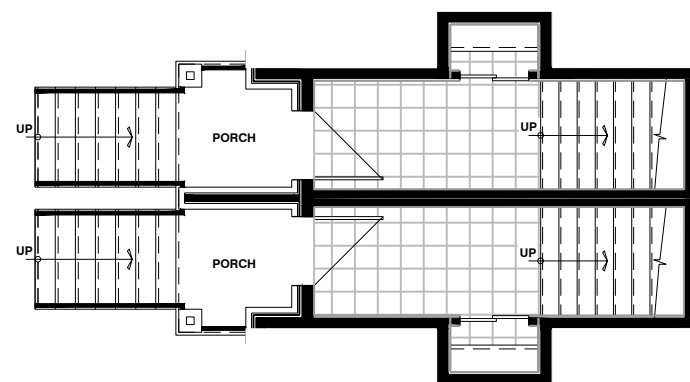
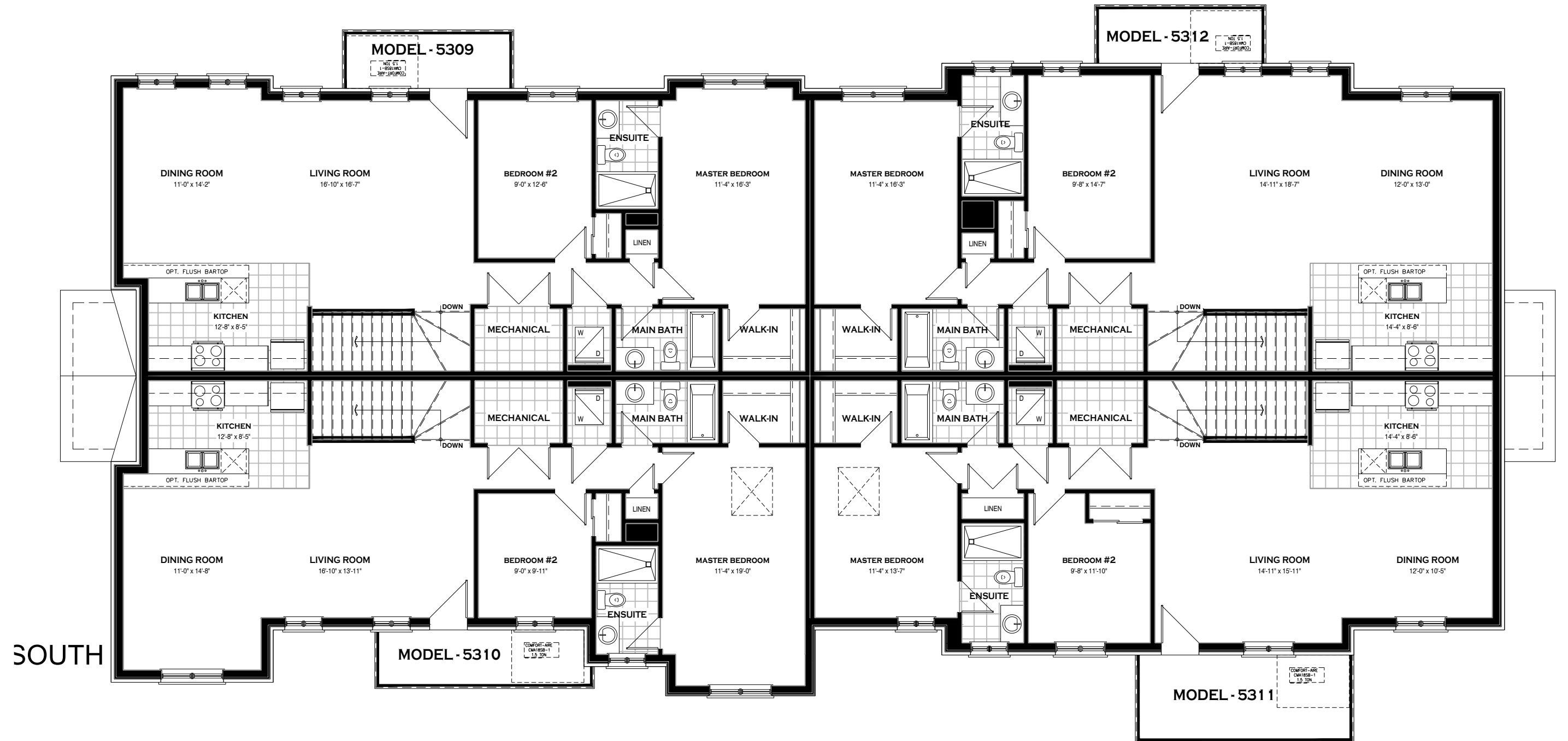


Homes Ltd.

LEVEL 2	
5000 SERIES - UNITS	
5205	1195 sq.ft.
5206	1145 sq.ft.
5207	1071 sq.ft.
5208	1218 sq.ft.

All dimensions are approximate
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E & OE, plans, materials and specifications are subject to change without notice.
Actual useable floor space may vary from the stated floor area.
NOTE * : Number of steps varies due to site grading.

E. & O.E. 02/06/20



ENTRANCE TO UNIT

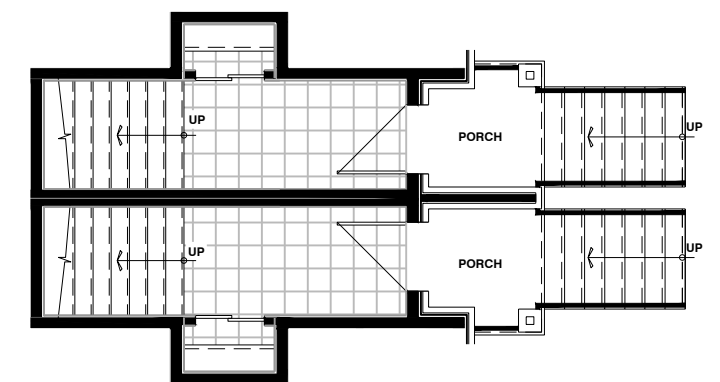
Valecraft



Homes Ltd.

All dimensions are approximate
Exterior illustrations are artist concepts only and may not be as shown.
E & OE, plans, materials and specifications are subject to change without notice.
Actual useable floor space may vary from the stated floor area.
NOTE * : Number of steps varies due to site grading.

5000 SERIES - UNITS 5309 1383 sq.ft.
LEVEL 3 5310 1348 sq.ft.
5311 1253 sq.ft.
5312 1400 sq.ft.



ENTRANCE TO UNIT