

CONSTRUCTION NOTES

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12

1. ROOF CONSTRUCTION

NO.210 (10.0mm/0.4") ASPHALT SHINGLES, 11.1mm (7/16") ASPENITE SHEATHING WITH "H" CLIPS. APPROX. WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL, (EAVES PROTECTION NOT REQ'D. FOR ROOF R/12 OR GREATER) 38x89 (2"x4") STUDS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD, PREFIN. ALUM. EAVESTRONG, FASCIA, RAIL & VENTED SOFFIT. ATTIC VENTATION 1300 OF INSULATED CEILING AREA WITH 25% AT EAVES. AND 25% AT RIDGE (OBC 9.19.1.2)

2. FRAME WALL CONSTRUCTION (2"x6")

SIDING AS PER ELEVATION, APPROVED AIR BARRIER 11.1mm (7/16") EXTERIOR TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.67 (R22) INSULATION AND APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH, SIDING TO BE MIN. 200mm (8") ABOVE FIN. GRADE

2A. FRAME WALL CONSTRUCTION (2"x4")

SIDING AS PER ELEVATION, APPROVED AIR BARRIER RSI 0.9 (R5) EXTERIOR RIGID INSULATION BOARD 38x89 (2"x4") STUDS @ 400mm (16") O.C., WITH APPROVED DIAGONAL WALL BRACING, RSI 3.35 (R19) INSULATION AND APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH, SIDING TO BE MIN. 200mm (8") ABOVE FIN. GRADE

3. BRICK VENEER CONSTRUCTION (2"x6")

90mm (4") FACE BRICK 25mm (1") AIR SPACE, 22x180x76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED AIR BARRIER, RSI 0.9 (R5) INSULATION AND APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH, PROVIDE WEEP HOLES @ 300mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE THRU-WALL FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER, BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE

3A. BRICK VENEER CONSTRUCTION (2"x4")

90mm (4") FACE BRICK 25mm (1") AIR SPACE, 22x180x76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED AIR BARRIER, RSI 0.9 (R5) INSULATION AND APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH, PROVIDE WEEP HOLES @ 300mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE THRU-WALL FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER, BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE

4. INTERIOR STUD PARTITIONS

FOR BEARING PARTITIONS 38x89 (2"x4") @ 400mm (16") O.C. FOR 2 STOREYS AND 300mm (12") O.C. FOR 3 STOREYS, NON-BEARING PARTITIONS 38x89 (2"x4") @ 600mm (24") O.C. TOP & BOTTOM PLATE 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2"x6") STUDS/PLATES WHEN NOTED.

5. FOUNDATION WALL/FOOTINGS. -SEE OBC 9.15.3, 9.15.4

200mm (8") POURED CONC. FDTN. WALL 200mm (8") 2-15M REBAR TOP & BOTTOM) WITH BITUMENOUS DAMPPROOFING AND OPT. DRAINAGE LAYER, DRAINAGE LAYER REQ. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. MAXIMUM POOR HEIGHT 2390 (7'-10") ON 500x155 (20"x6") CONTINUOUS REIN. CONC. FTG. BRACE FDTN. WALL. NO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 100 KPa OR GREATER. IF SOIL BEARING DOES NOT MEET MIN. CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. MAX. FLOOR LIVE LOAD OF 2.4kps(50psf) PER FLOOR, AND MAX. LENGTH OF SUPPORTED JOISTS IS 4.9m (16'-1"). REFER TO SOILS REPORT FOR SOIL CONDITIONS AND BEARING CAPACITY.

6. 100mm (4") DIA. WEEP TILE 150mm (6") CRUSHED STONE OVER AND AROUND WEEPING TILES.

BASEMENT SLAB OBC. 9.3.1.6.(1)(b) & 9.1.6.4.5.(1) 80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 15MPa, (2200psi) CONC. WITH DAMPPROOFING BELOW SLAB.

8. EXPOSED FLOOR TO EXTERIOR

PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

9. ATTIC INSULATION OBC. 12.3.2.1 & 12.3.3.7

RSI 8.81 (R50) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 13mm (1/2") INT. DRYWALL FINISH OR APPROVED EQUIVALENT.

10. ALL STAIRS/EXTERIOR STAIRS -OBC. TABLE 9.8.4.1-1

UNIFORMITY & TOLERANCES FOR RISERS & TREADS -BETWEEN ADJACENT TREADS & LANDINGS = 5mm -STRAPPING FALLEST & SHORTEST RISER IN FLIGHT=10mm MIN. RISE = 200 (7-7/8") MIN. RUN = 210 (8-1/4") MIN. TREAD = 235 (9-1/4") MAX. NOSING = 25 (1") MIN. HEADROOM = 1950 (6'-5") RAIL @ LANDING = 1070 (3'-6") RAIL @ STAIR = 865 (2'-9") MIN. STAIR WIDTH = 1600 (5'-3")

11. FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BET. HANDRAIL AND SURFACE BEHIND IT TO BE 50mm (2") MIN. HANDRAILS TO BE CONT. TO NEWEL POST AT CHANGES OF DIRECTION.

12. 38x89 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED. (SEE OBC. 9.2.3.7)

13. R12 (3/4") CONTINUOUS BATT INSULATION, 2"x4" STUD WALL PLACED 3" AWAY FROM WALL. FILL STUD CAVITY WITH R10 BATT INSULATION, APPROVED V8 TO 8" ABOVE FLOOR LEVEL. DAMPPROOF WITH BUILDING PAPER BETWEEN FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. (SEE DETAIL ON "S8-12 DETAILS" PAGE)

14. BEARING STUD PARTITION

38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONC. CURB ON 350x155 (14"x6") CONC. FOOTING, ADJ. HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

15. STEEL BASEMENT COLUMN (SEE O.B.C. 9.17.3.1, 9.17.3.4)

75mm (3") DIA. ADJUSTABLE STL. COL. CONFORMING TO CAN/CSG-7.2M, AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM, 910x910x300 (36"x36"x12") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 125 KPa. MINIMUM AND AS PER SOILS REPORT.

15A. STEEL BASEMENT COLUMN (SEE O.B.C. 9.17.3.1, 9.17.3.4)

3"x3"x(188) NON-ADJUSTABLE STL. COL. WITH 150x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE ON 910x910x300 (36"x36"x12") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 125 KPa. MIN. AND AS PER SOILS REPORT.

15B. STEEL COLUMN (SEE OBC. 9.17.3.1, 9.17.3.4)

3"x3"x(188) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE, BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD COL. TO BASE PLATE.

15C. STEEL COLUMN (SEE OBC. 9.17.3.1, 9.17.3.4)

90mm (3-1/2") DIA X4.78mm (188) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE, BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD COL. TO BASE PLATE.

16. BEAM PROTECT (SEE OBC. 9.10.1.5)

19x64 (1"x3") CONTINUOUS W/6, STRAPPING BOTH SIDES OF STEEL BEAM.

18. GABRIEL SLAB, 100mm (4") 32MPa (4640psi) CONC. SLAB WITH 6-8 AIR ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL SLOPE TO FRONT AT 1% MIN. 13mm (1/2") EPS/DM BOARD ON WALL AND

19. CEILING BETWEEN HOUSE AND GARAGE, RSI 3.87 (R22) IN WALLS, RSI 5.46 (R31) IN CEILING.

PROVIDE APPROVED AIR BARRIER, TAPE AND SEAL ALL JOINTS AT RIGID.

20. DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9.10.1.5

21. WOOD STEP, 6" W HANDRAIL, LANDING IF MORE THAN 3 RISERS, MAX RISE 200mm (7-7/8") MIN TREAD 250mm (9-1/2") SEE OBC 9.8.9.2, 9.8.9.3 & 9.8.10

22. CAPPED DRYER EXHAUST VENTED TO EXTERIOR. USE 100mm (4") DIA. SMOOTH WALL VENT PIPE OBC 6.2.3.8.(7)

23. ATTIC ACCESS HATCH 545x610 (21.5"x24") WITH A MIN. AREA OF 3.44 SF WITH WEATHERSTRIPPING RSI 7.0 (R40) RIGID INSUL. BACKING OBC 9.19.2

24. FIREPLACE CHIMNEYS -OBC. 9.21-1

TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.

25. LINEN CLOSET, 4 SHELVES MIN. 350mm (14") DEEP.

26. MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR.

27. STEEL BRACING PLATE FOR MASONRY WALLS

280x280x16 (11"x11"x5/8") STL. PLATE FOR STL BEAMS AND 280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTIALLY ANCHORED WITH 2-19mm (3/4") DIA. 200mm (8") LONG GALV. ANCHORS WITHIN BLOCK BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.

28. SOLID WOOD BEARING FOR WOOD STUD WALLS

SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS BEING CONSTRUCTED IN ACCORDANCE WITH OBC 9.17.4.2 (2)

28. U.L.C. RATED CLASS "B" VENT 610mm (2'-0") ABOVE THE POINT IN CONTACT WITH THE ROOF FOR SLOPES UP TO 9/12, REFER TO THE ONTARIO GAS UTILIZATION CODE.

29. 3-38x140 (3-2"x6") BUILT-UP POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT, 610x610x300 (24"x24"x12") CONC. FTG. OBC. 9.17.4

30. STEP FOOTINGS: MIN. HORIZ. STEP = 600mm (23-5/8"). MAX. VERT. STEP = 600mm (23-5/8") FOR FIRM SOILS.

31. PORCH SLAB/STEPS:

130 mm (5") MIN. CONC. 32 MPa SLAB AIR ENTRAINMENT MIN. 5 TO 8% AT 28 DAYS, 10 M BARS @ 250 O/C EACH WAY MIN DOWNELS @ (10" DIA.) O.C. 2-15m IN THICKENED AREA FROM WALL TO SLAB ALL SIDES (SEE DETAIL)

32. DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR, MIN. 300mm (12") ABOVE FIN. GRADE, FROM AIR OPENINGS, EXHAUST AND INTAKE VENTS, HRV INTAKE TO BE A MIN. OF 1800mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

33. DIRECT VENT GAS FIREPLACE, VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE

34. SUBFLOOR, JOIST STRAPPING AND BRIDGING

-19mm (3/4") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (* SEE OBC 9.30.6.1 *) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (* SEE OBC 9.30.2 *)

35. EXPOSED BUILDING FACE -OBC. 9.10.1.4.5-

EXTERIOR WALLS TO HAVE THE RESISTANCE RATING OF NOT LESS THAN 45 min. where LIMITING DISTANCE IS LESS THAN 1.2M (3'-11"). WHERE THE LIMITING DISTANCE IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL.

36. COLD CELLAR PORCH SLAB (OBC 9.39)

FOR MAX. 2500mm (8'-2") PORCH DEPTH, (SHORTEST DIMENSION) 125mm (4 7/8") 32MPa (4640psi) CONC. SLAB WITH 6-8 AIR ENTRAINMENT, REIN. WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, MIN. 30mm (1 1/4") COVER, 600x600mm (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C. ANCHORED IN PERIMETER FDTN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE 75mm (3") BEARING IN FDN. WALLS. PROVIDE (4") LINTELS OVER CELLAR DOOR & WITH 100mm (4") END BRACING.

37. THE FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 350mm (13-3/4") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY. TIES TO BE BETWEEN WALL AND FACING SOILD WITH MORTAR. (SEE OBC 9.15.4.7)

38. CONVENTIONAL ROOF FRAMING

38x140 (2"x6") RAFTERS @ 400mm (16"x0"), FOR MAX. 11'-7" SPAN.

39. 20. STOREY VOLUME SPACES

FOR HIGH WALL UP TO 18'-0": CONSTRUCTION: 2"x6" SPACING AS INDICATED BLOCKING: 3 ROWS @ 4'-0" O/C @ SHEATHING: 7/16" ASPENITE NAILING: 2" STAPLES BET. "A" AND "B", O/C ALONG STUDS SPACING WITH VARIOUS FRISHES:

40. TYPICAL 1 HOUR RATED PARTYWALL, REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

41. STRIP FOOTING SUPPORTING EXTERIOR WALLS

-SEE OBC 9.15.3, -ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOOR LIVE LOAD OF 2.4kPa, (50psf) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1").

42. THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 16" o.c. OR 38x89 (2"x4") STUDS @ 12" o.c.

43. FLASHING FOR EXT. WALL OPENINGS (O.B.C. 9.27.3.8.(3))

44. MINIMUM BEDROOM WINDOW -OBC. 9.8.10,

AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.3m² UNOBTURACED GLAZED AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3").

45. WINDOW GUARDS -OBC. 9.8.8.1,

A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")

46. ALL WINDOWS TO COMPLY WITH THERMAL RESISTANCE REQUIREMENTS STATED IN OBC 12.3.2.6, AND SB12 PRESCRIPTIVE COMPLIANCE PACKAGE, AND OBC 9.5, 9.6, 9.7

47. MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.3 AIR CHANGES PER HOUR AVERAGED OVER 24 HOURS. SEE MECHANICAL DRAWINGS.

48. ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2 AND MUN. STANDARDS.

49. PROVIDE STUD RAIL REINFORCEMENT FOR FUTURE GRAB BARS IN BATHROOMS. REIN. OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. SEE OBC 9.2.6.3, 3.6.3.8.(1)(v) & 3.6.3.1.(1)(v).

50. JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS

51. WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mm. POLYETHYLENE FILM, NO. 50 (45lbs.) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

52. STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-440-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-440-21 GRADE 350W CLASS "H".

53. REINFORCING STEEL SHALL CONFORM TO CSA-430-18M GRADE 400R.

54. WOOD LINTELS AND BUILT-UP WOOD BEAMS

L1	L2	L3	L4	L5	L6
2/38 x 184 (2/2" x 8") SPR.#2	2/38 x 184 (3/2" x 8") SPR.#2	2/38 x 235 (2/2" x 10") SPR.#2	2/38 x 235 (3/2" x 10") SPR.#2	2/38 x 235 (4/2" x 10") SPR.#2	2/38 x 286 (2/2" x 12") SPR.#2
3/38 x 184 (4/2" x 8") SPR.#2	3/38 x 235 (2/2" x 10") SPR.#2	3/38 x 235 (3/2" x 10") SPR.#2	3/38 x 286 (3/2" x 12") SPR.#2	4/38 x 286 (4/2" x 12") SPR.#2	

55. STEEL LINTELS (UNLESS NOTED OTHERWISE)

L7	L8	L9	L10	L11	L12
90 x 90 x 6.0L (3-1/2" x 3-1/2" x 1/4")	90 x 90 x 8.0L (3-1/2" x 3-1/2" x 5/16")	100 x 90 x 8.0L (4" x 3-1/2" x 5/16")	125 x 90 x 8.0L (5" x 3-1/2" x 5/16")	150 x 90 x 8.0L (5" x 3-1/2" x 5/16")	150 x 100 x 10.0L (6" x 4" x 3/8")

56. SOLID WOOD BEARING

SPF BEAM	BUNGALOWS	2-STOREY
2-2X10	79"	68"
2-2X12	82"	77"

57. WOOD LINTEL SCHEDULE (OBC2012) 9.20.5.2A

SPF BEAM	BUNGALOWS	2-STOREY
2-2X10	79"	68"
2-2X12	82"	77"

58. WOOD LINTEL SCHEDULE (OBC2012) 9.23.12

SPF BEAM	BUNGALOWS	2-STOREY
2-2X10	79"	68"
2-2X12	82"	77"

59. LEGEND

EXHAUST VENT	M.C.	MEDICINE CABINET
DUPLEX OUTLET (12" HIGH)	CONC. BLOCK WALL	
WEATHERPROOF DUPLEX OUTLET	DOUBLE VOLUME WALL	
HEAVY DUTY OUTLET	SEE NOTE 39	
POT LIGHT	SMOKE ALARM (REFER TO OBC 9.10.19.1)	
LIGHT FIXTURE (CEILING MOUNTED)	PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING TO THE FLOOR LEVEL, ONE PER SLEEPING ROOM. ALL SLEEPING ROOMS SHALL BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS WHEN ONE ALARM SOUNDS. LOCATED AS PER MANUF. RECOMMENDATION	
LIGHT FIXTURE (WALL MOUNTED)	CARBON MONOXIDE ALARM (OBC 9.33.4)	
SWITCH	WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A DWELLING UNIT, 2 CARBON MONOXIDE ALARMS CONFORMING TO CAN/CSA-6.19, CSA 6.19 OR UL2034 SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE ALARM(S) SHALL BE PERMANENTLY WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE ALARMS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED.	
SWITCH (3-WAY)	SOIL GAS CONTROL (OBC 9.13.1, & 9.13.4, & 589)	
FLOOR DRAIN	PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING IF REQUIRED. (SEE ALSO O.B.C. 9.1.1.7.(1))	
HOSE BIB		
DOUBLE JOIST		
TRIPLE JOIST		
LAMINATED VENEER LUMBER		
POINT LOAD FROM ABOVE		
P.T. PRESSURE TREATED LUMBER		
G.T. GIRDER TRUSS		
FLAT ARCH		
CURVED ARCH		

60. 20. STOREY VOLUME SPACES

FOR HIGH WALL UP TO 18'-0": CONSTRUCTION: 2"x6" SPACING AS INDICATED BLOCKING: 3 ROWS @ 4'-0" O/C @ SHEATHING: 7/16" ASPENITE NAILING: 2" STAPLES BET. "A" AND "B", O/C ALONG STUDS SPACING WITH VARIOUS FRISHES:

61. TYPICAL 1 HOUR RATED PARTYWALL, REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

62. STRIP FOOTING SUPPORTING EXTERIOR WALLS

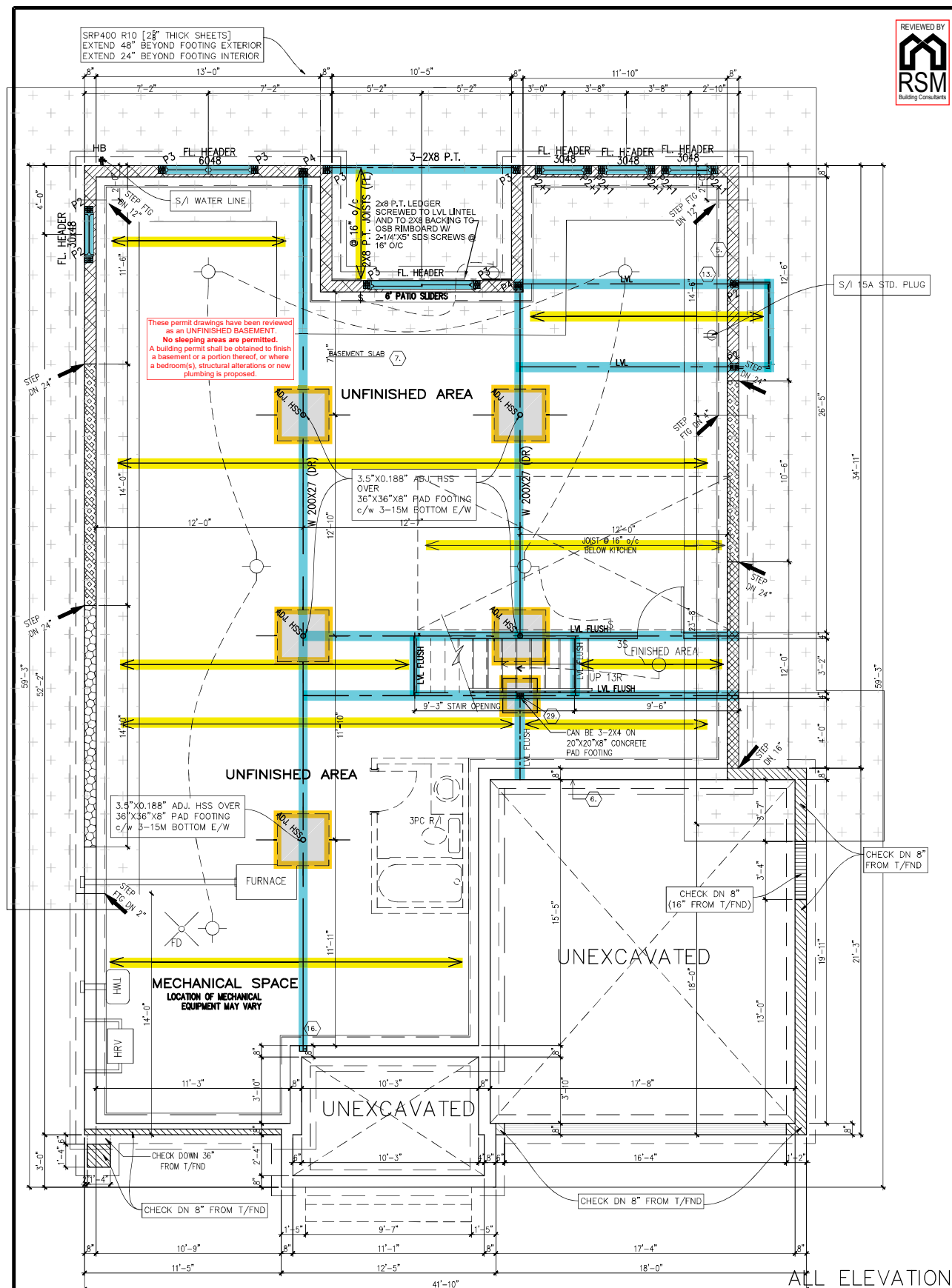
-SEE OBC 9.15.3, -ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOOR LIVE LOAD OF 2.4kPa, (50psf) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1").

63. THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 16" o.c. OR 38x89 (2"x4") STUDS @ 12" o.c.

64. FLASHING FOR EXT. WALL OPENINGS (O.B.C. 9.27.3.8.(3))

65. MINIMUM BEDROOM WINDOW -OBC. 9.8.10,

AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.3m² UNOBTURACED GLAZED AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3").



BASEMENT PLAN WITH COVERED DECK

BASEMENT = 25 SQ. FT.
GROUND FLOOR = 1838 SQ. FT.
TOTAL = 1863 SQ. FT.



SPRINGFIELD - 2018

SITE: WHITE TAIL RIDGE PH3

LOT NUMBER:

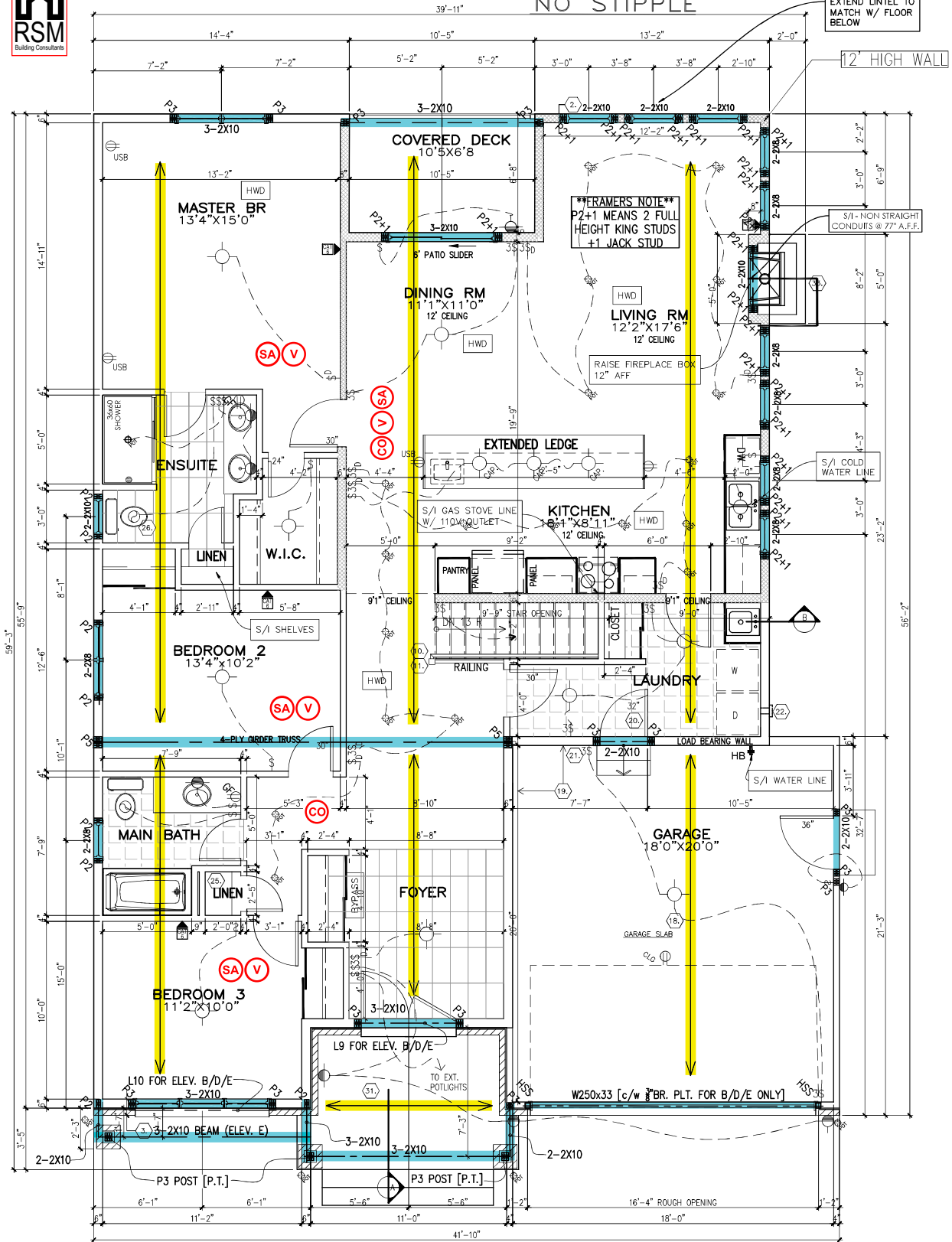
45

CIVIC ADDRESS:
280 ANTLER COURT

9	FINAL BLACKLINES	15/12/21	GK
8	ISSUED FOR ENGINEERING	12/11/21	KE
7	BEP FOR SITE (ISSUED FOR LAYOUTS)	20/10/21	KE
6	BEP BLACKLINES REVISED	13/10/21	GK
5	BEP BLACKLINES	12/10/21	GK
4	STRUCTURAL REVIEW	22/02/18	SP
No. Description		da/mm/yy	By
REVISIONS			

footprint:	B-24
drawn by:	SD
date:	SEP/12
scale:	3/16"=1'-0"
sheet no:	2
D.C.L.-201	9

FLAT CEILINGS THROUGHOUT NO STIPPLE



GROUND FLOOR
WITH COVERED DECK

BASEMENT = 25 SQ. FT.
GROUND FLOOR = 1838 SQ. FT.
TOTAL = 1863 SQ. FT.

- SA - SMOKE ALARMS SHALL BE LOCATED WITHIN EACH BEDROOM AND EACH ADJACENT HALLWAY OR SPACE. 9.10.19.3.1) DIV. B. OBC. TYPICAL
- V - VISUAL SIGNALLING COMPONENTS SHALL BE LOCATED WHERE EACH SMOKE ALARM IS REQUIRED SHALL BE INTERCONNECTED WITH BATTERY BACK UP. SHALL HAVE SYNCHRONIZED FLASH RATES 8.10.15.1.1) AND SHALL CONFORM TO 18.5.3. NPFA 72 FOR LIGHT, COLOUR AND CHARACTERISTICS. TYPICAL
- CO - CARBON MONOXIDE DETECTORS SHALL BE LOCATED ADJACENT TO EACH BEDROOM 9.3.4. DIV. B. OBC. TYPICAL

ALL ELEVATION



SPRINGFIELD - 2018

SITE: WHITE TAIL RIDGE PH3

LOT NUMBER:

45

CIVIC ADDRESS:
280 ANTLER COURT

9	FINAL BLACKLINES	15/12/21	GK
8	ISSUED FOR ENGINEERING	12/11/21	KE
7	BEP FOR SITE (ISSUED FOR LAYOUTS)	20/10/21	KE
6	BEP BLACKLINES REVISED	13/10/21	GK
5	BEP BLACKLINES	12/10/21	GK
4	STRUCTURAL REVIEW	22/02/18	SP
No. Description		dd/mm/yy	By
REVISIONS			

footprint:	B-24
drawn by:	SD
date:	SEP/12
scale:	3/16"=1'-0"
sheet no:	3
D.C.L.-201	9

IF THERE IS A DIFFERENCE IN ELEVATION OF MORE THAN 600mm BETWEEN THE WALKING SURFACE AND GRADE, A GUARD IN COMPLIANCE WITH 9.8, AND THE SUPPLEMENTARY STANDARD SB7 IS REQUIRED

EXTERIOR LIGHTING MUST BE INSTALLED AT EVERY ENTRANCE TO BUILDINGS OF RESIDENTIAL OCCUPANCY AS PER O.B.C. 9.3.4.2.1 ALL STAIRS, RAMPS, HANDRAILS AND GUARDS SHALL CONFORM TO C.B.C. 9.8, AND THE SUPPLEMENTARY STANDARD SB7

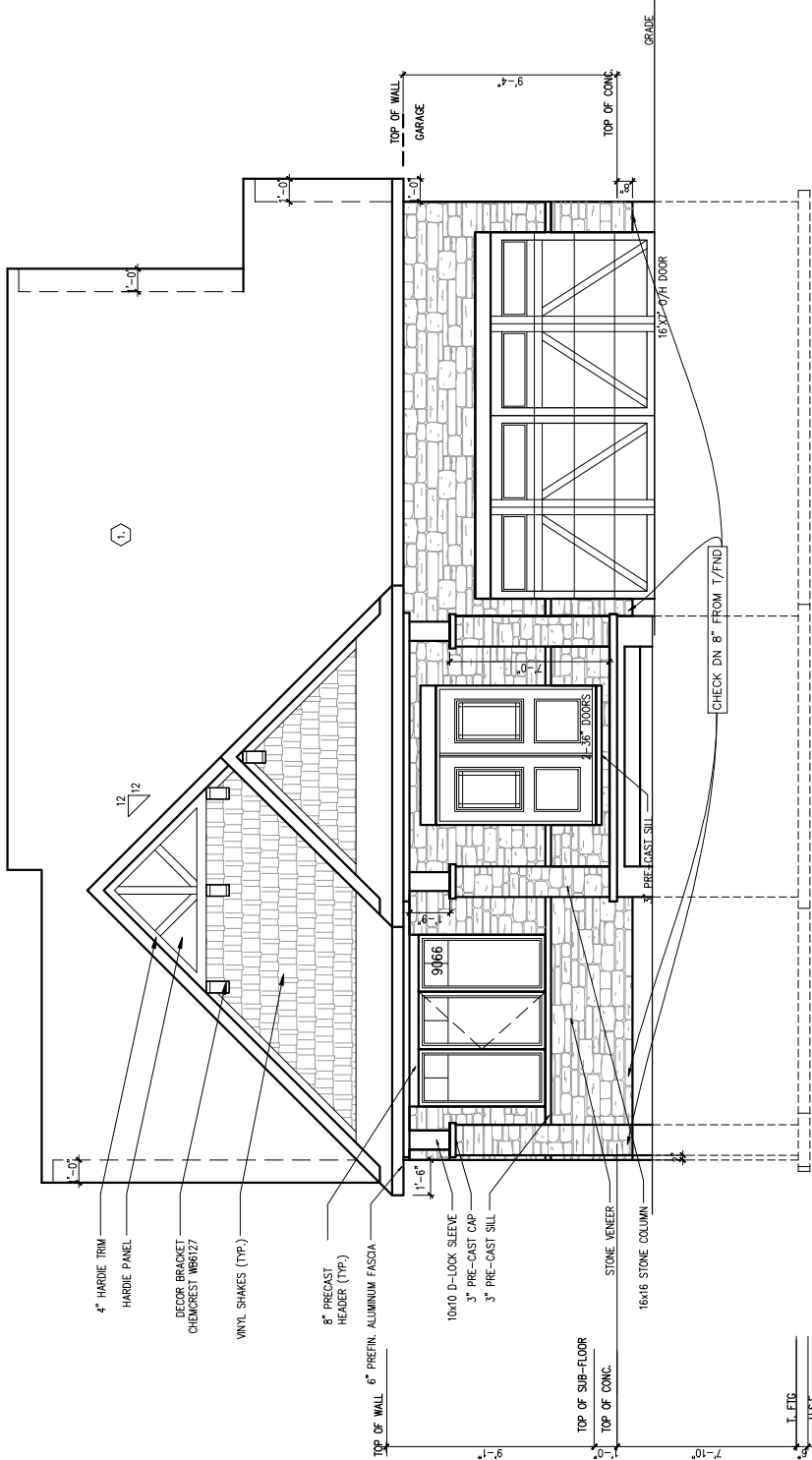
A HANDRAIL IS REQUIRED ON AT LEAST ONE SIDE OF:
- EVERY INTERIOR STAIR HAVING MORE THAN TWO RISERS
- EVERY EXTERIOR STAIR HAVING MORE THAN THREE RISERS



footprint: B-24	drawn by: SD	date: SEP/12	scale: 3/16"=1'-0"	sheet no: D.C.L.-201
9	4			

No.	Description	dd/mm/yy	By
9	FINAL BLACKLINES	15/12/21	GK
8	ISSUED FOR ENGINEERING	12/11/21	KE
7	BEP FOR SITE (ISSUED FOR LAYOUTS)	20/10/21	KE
6	BEP BLACKLINES REVISED	13/10/21	GK
5	BEP BLACKLINES	12/10/21	GK
4	STRUCTURAL REVIEW	22/02/18	SP

SPRINGFIELD - 2018	LOT NUMBER: 45	CIVIC ADDRESS: 280 ANTLER COURT
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FRONT ELEVATION E

IF THERE IS A DIFFERENCE IN ELEVATION OF MORE THAN 600mm BETWEEN THE WALKING SURFACE AND GRADE, A GUARD IN COMPLIANCE WITH 9.8, AND THE SUPPLEMENTARY STANDARD SB7 IS REQUIRED

EXTERIOR LIGHTING MUST BE INSTALLED AT EVERY ENTRANCE TO BUILDINGS OF RESIDENTIAL OCCUPANCY AS PER O.B.C. 9.3.4.2.1

ALL STAIRS, RAMPS, HANDRAILS AND GUARDS SHALL CONFORM TO O.B.C. 9.8, AND THE SUPPLEMENTARY STANDARD SB7

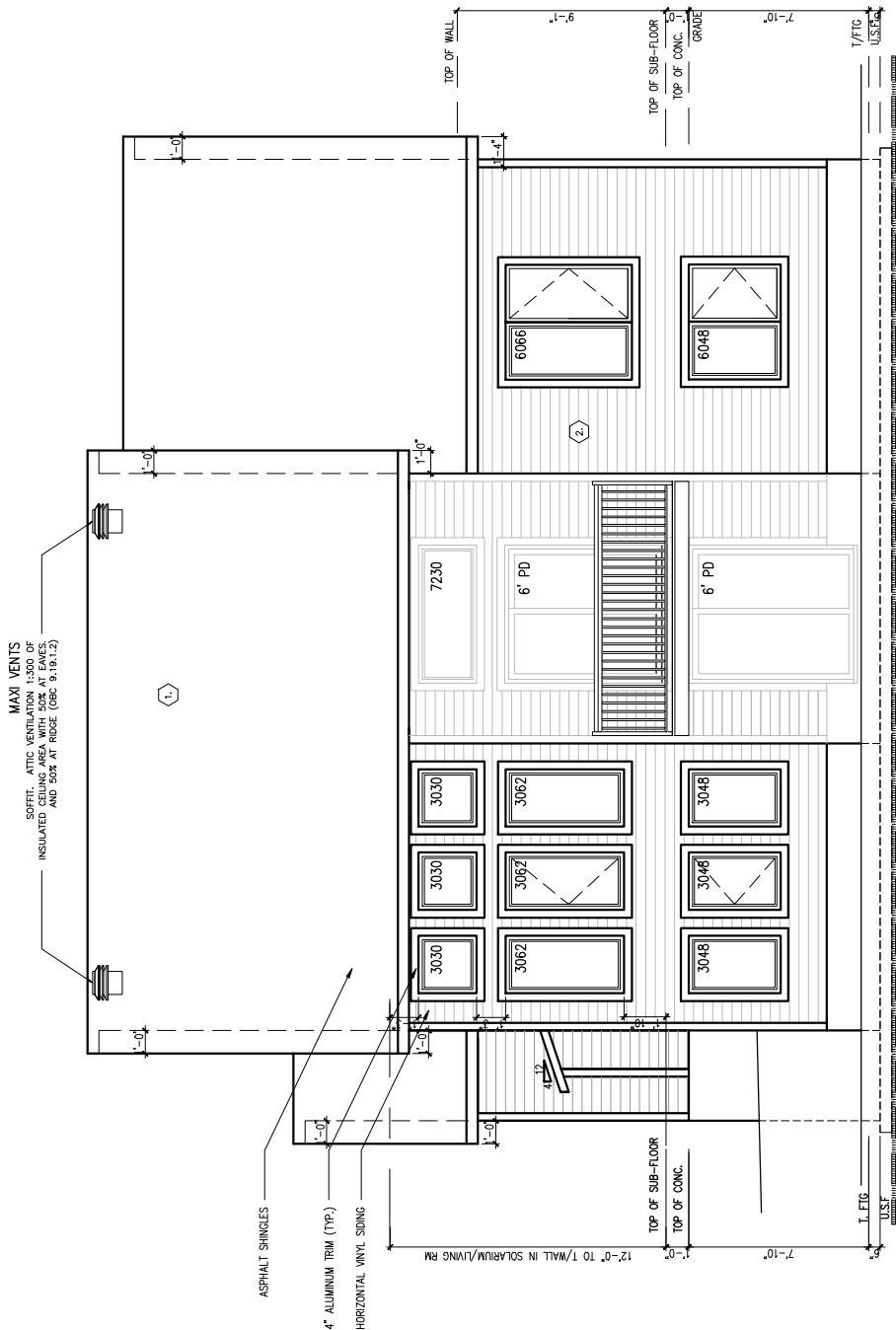
A HANDRAIL IS REQUIRED ON AT LEAST ONE SIDE OF:

- EVERY INTERIOR STAIR HAVING MORE THAN TWO RISERS
- EVERY EXTERIOR STAIR HAVING MORE THAN THREE RISERS



footprint: B-24	drawn by: SD	date: SEP/12	scale: 3/16"=1'-0"	sheet no: D.C.L.-201
9	5			

15/12/21	GK	FINAL BLACKLINES
12/11/21	KE	ISSUED FOR ENGINEERING
20/10/21	KE	BEP FOR SITE (ISSUED FOR LAYOUTS)
13/10/21	GK	BEP BLACKLINES REVISED
12/10/21	GK	BEP BLACKLINES
22/02/18	SP	4 STRUCTURAL REVIEW
dd/mm/yy	By	REVISIONS



ELEVATION B/C/D AND E
REAR ELEVATION

SPRINGFIELD - 2018


SITE: WHITE TAIL RIDGE PH 3

LOT NUMBER:

CIVIC ADDRESS:
280 ANTLER COURT

45



	D.C.L.-201
	sheet no:
scale:	3/16"=1'-0"
date:	SEP/12
drawn by:	SD
footprint:	B-24

IF THERE IS A DIFFERENCE IN ELEVATION OF MORE THAN 600mm BETWEEN THE WALKING SURFACE AND GRADE, A GUARD IN COMPLIANCE WITH 9.8, AND THE SUPPLEMENTARY STANDARD SB7 IS REQUIRED

EXTERIOR LIGHTING MUST BE INSTALLED AT EVERY ENTRANCE TO BUILDINGS OF RESIDENTIAL OCCUPANCY AS PER O.B.C. §34.2.1

ALL STAIRS, RAMPS, HANDRAILS AND GUARDS SHALL CONFORM TO O.B.C. 9.8, AND THE SUPPLEMENTARY STANDARD SB7

A HANDRAIL IS REQUIRED ON AT LEAST ONE SIDE OF:

- EVERY INTERIOR STAIR HAVING MORE THAN TWO RISERS
- EVERY EXTERIOR STAIR HAVING MORE THAN THREE RISERS

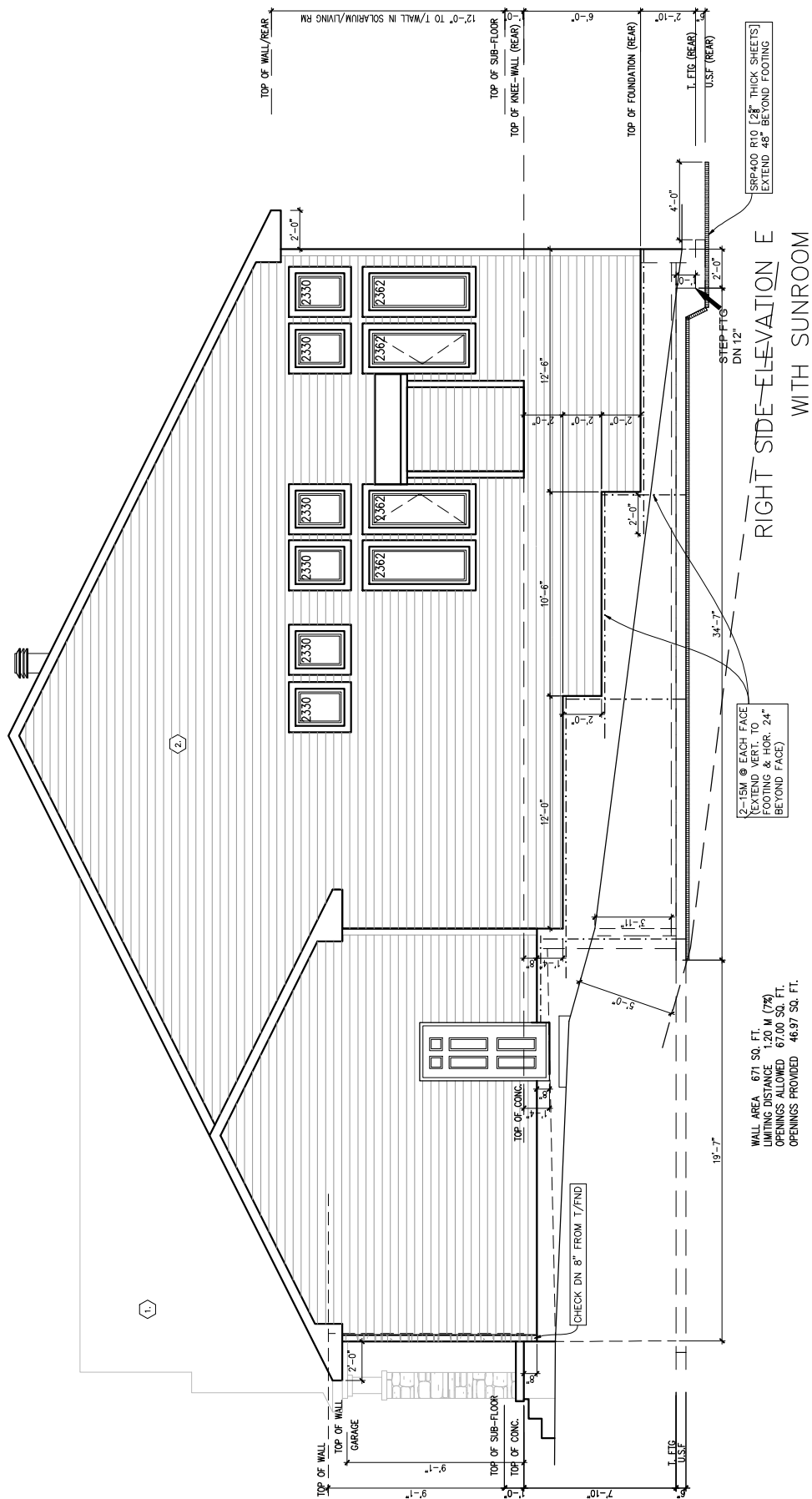


A21-1446 - 280 ANTLER COURT

footprint: B-24	drawn by: SD	date: SEP/12	scale: 3/16"=1'-0"	sheet no: D.C.L.-201	9 7
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15/12/21	CK	FINAL BLACKLINES
12/11/21	KE	ISSUED FOR ENGINEERING
20/10/21	KE	REP FOR SITE (ISSUED FOR LAYOUTS)
13/10/21	CK	6 REP BLACKLINES REVISED
12/10/21	CK	5 REP BLACKLINES
22/02/18	SP	4 STRUCTURAL REVIEW
dd/mm/yy	By	REVISIONS

SPRINGFIELD - 2018	SITE: WHITE TAIL RIDGE PH3	LOT NUMBER:	CIVIC ADDRESS: 280 ANTLER COURT
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WALL AREA 671 SQ. FT.
LIMITING DISTANCE 1.20 M (79")
OPENINGS ALLOWED 67.00 SQ. FT.
OPENINGS PROVIDED 46.97 SQ. FT.

2-15M @ EACH FACE
(EXTEND VERT. TO
FOOTING & HOR. 24"
BEYOND FACE)

SRP400 R10 [28" THICK SHEETS]
EXTEND 48" BEYOND FOOTING

RIGHT SIDE ELEVATION E
WITH SUNROOM

ALL FOOTINGS SHALL EXTEND TO UNDISTURBED SOIL, AS WELL AS BE A MINIMUM OF 1.2m BELOW FINISHED GROUND LEVEL BUT NOT LESS THAN THE DEPTH OF FROST PENETRATION AS PER O.B.C. 9.12.2.1 & TABLE 9.12.2.2.

BEAMS SHALL HAVE EVEN AND LEVEL BEARING AND SHALL HAVE NOT LESS THAN 89mm OF BEARING AT END SUPPORTS. EXCEPT AS REQUIRED IN NOTES TO TABLES A-8 TO A-11, AS PER OBC 9.23.8.1.(1)

COLUMNS SHALL BE CENTRALLY LOCATED ON A FOOTING CONFORMING TO SECTION 9.15, AS PER OBC 9.17.2.1.(1)

ALL COMPRESSIVE STRENGTHS FOR CONCRETE SHALL CONFORM TO O.B.C. 9.3.1.6, AS WELL AS CONFORM WITH CSA A23.1 "CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION"

ALL STAIRS, RAMPS, HANDRAILS AND GUARDS SHALL CONFORM TO O.B.C. 9.8 AND THE SUPPLEMENTARY STANDARD S87

ALL STEP FOOTINGS SHALL CONFORM TO O.B.C. 9.15.1.9

ALL SUMP PITS SHALL CONFORM TO O.B.C. 9.14.5.2

EVERY WINDOW/WELL SHALL BE DRAINED TO FLOODING LEVEL OR OTHER SUITABLE LOCATION AS PER O.B.C. 9.14.6.3.

ALL AIR BARRIER AND VAPOUR BARRIER SYSTEMS SHALL CONFORM TO O.B.C. 9.25.3 & 9.25.4

BUILDINGS AND THEIR STRUCTURAL MEMBERS MADE OF STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA S16-09, DESIGN OF STEEL STRUCTURES, FABRICATORS AND ERECTORS RESPONSIBLE FOR WELDING STRUCTURES SHALL BE CERTIFIED BY THE CANADIAN WELDING BUREAU TO THE REQUIREMENTS OF CSA W47.1 AND/OR CSA W55.3.

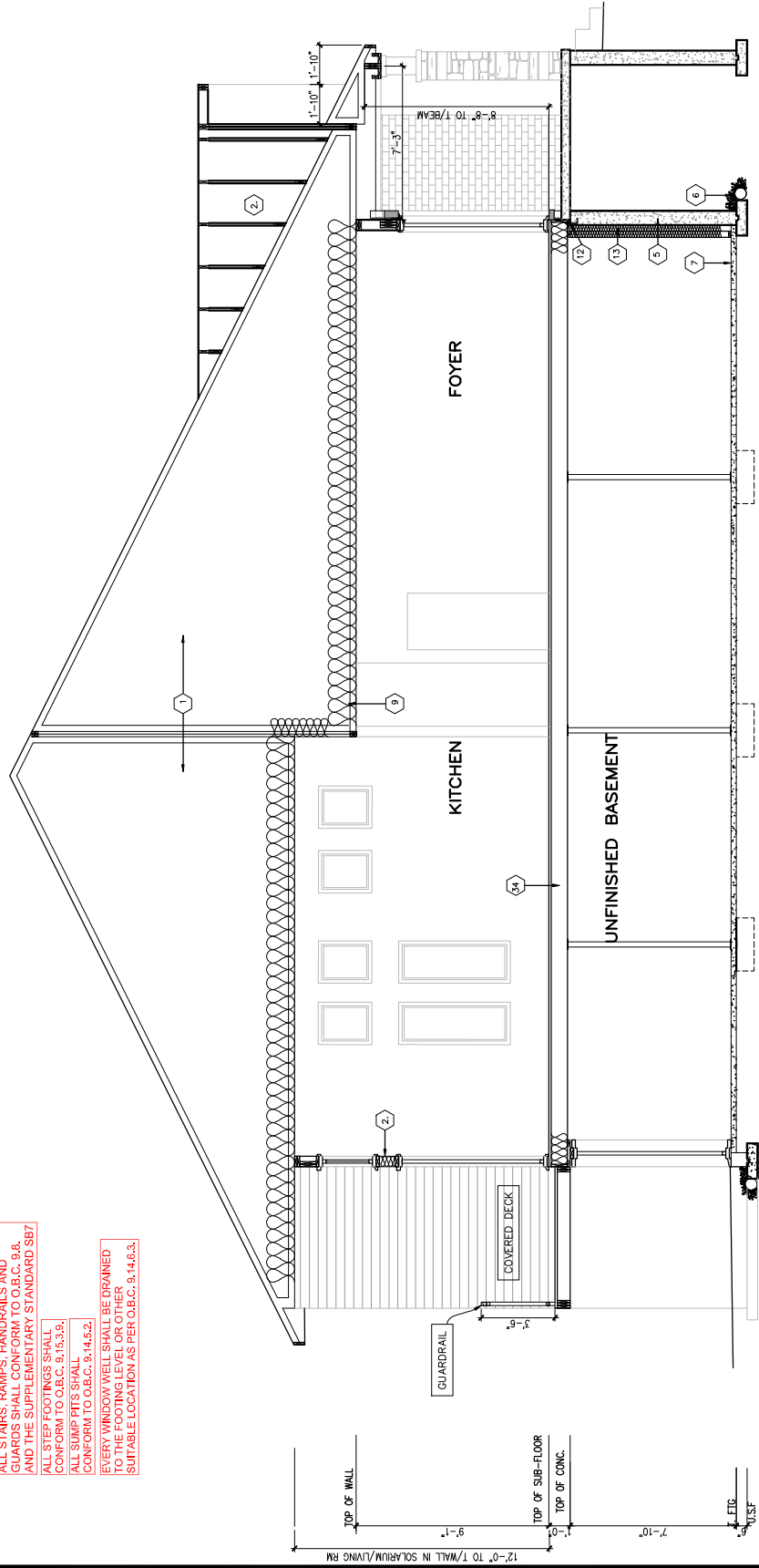
These permit drawings have been reviewed as an UNFINISHED BASEMENT. **No sleeping areas are permitted.** A building permit shall be obtained to finish a basement or a portion thereof, or where a bedroom(s), structural alterations or new plumbing is proposed.



footprint: B-24	drawn by: SD	date: SEP/12	scale: 3/16"=1'-0"	sheet no: 8	D.C.L. - 201
9					

15/12/21	CK	FINAL BLACKLINES
12/11/21	KE	ISSUED FOR ENGINEERING
20/10/21	KE	BEP FOR SITE (ISSUED FOR LAYOUTS)
13/10/21	CK	BEP BLACKLINES REVISED
12/10/21	CK	BEP BLACKLINES
22/02/18	SP	STRUCTURAL REVIEW
dd/mm/yy	By	REVISIONS

SPRINGFIELD - 2018	LOT NUMBER:	CIVIC ADDRESS: 280 ANTLER COURT
45		



ELEVATION E
SECTION A

ALL FOOTINGS SHALL EXTEND TO UNDISTURBED SOIL, AS WELL AS BE A MINIMUM OF 1.2m BELOW FINISHED GROUND LEVEL BUT NOT LESS THAN THE DEPTH OF FROST PENETRATION AS PER O.B.C. 9.12.2.1 & TABLE 9.12.2.2.

BEAMS SHALL HAVE EVEN AND LEVEL BEARING AND SHALL HAVE NOT LESS THAN 89mm OF BEARING AT END SUPPORTS, EXCEPT AS REQUIRED IN NOTES TO TABLE A-8 TO A-11, AS PER OBC 9.2.3.8.1.(1)

COLUMNS SHALL BE CENTRALLY LOCATED IN ROOMS, CONFORMING TO SECTION 9.15, AS PER OBC 9.17.2.1.(1)

ALL COMPRESSIVE STRENGTHS FOR CONCRETE SHALL CONFORM TO O.B.C. 9.3.1.8, AS WELL AS CONFORM WITH CSA A23.1 "CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION"

ALL STAIRS, RAMPS, HANDRAILS AND GUARDS SHALL CONFORM TO O.B.C. 9.8, AND THE SUPPLEMENTARY STANDARD S87

ALL STEP FOOTINGS SHALL CONFORM TO O.B.C. 9.15.3.9,

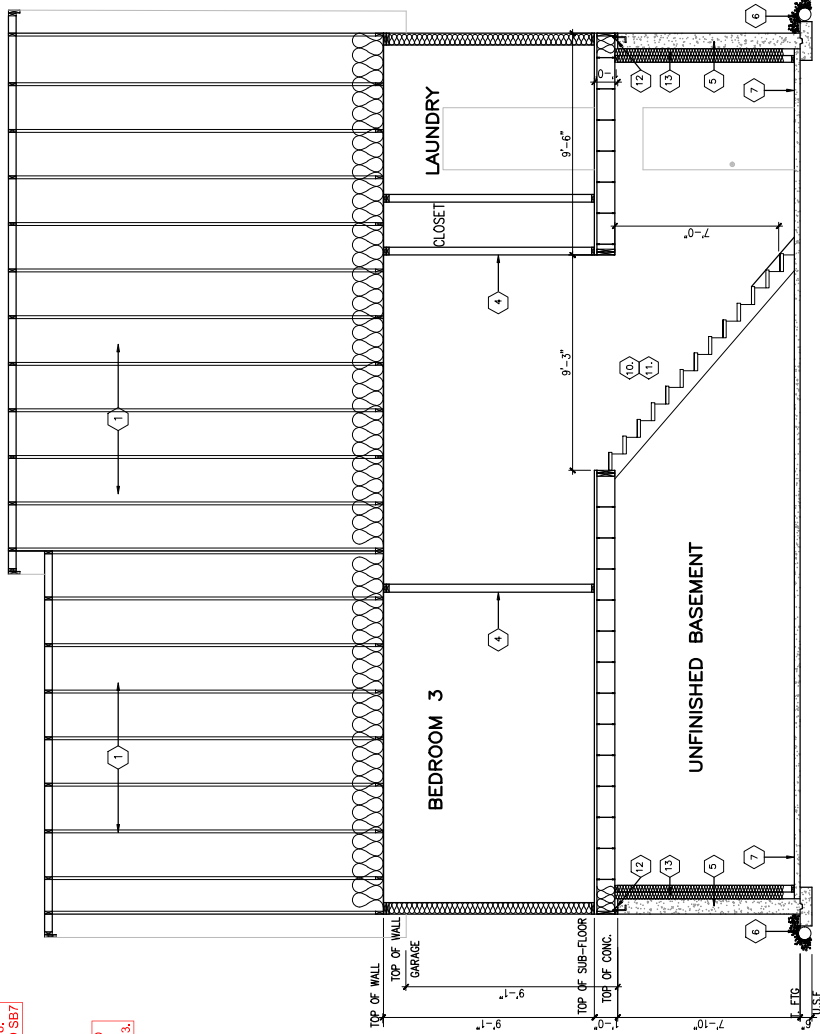
ALL SUMP PITS SHALL CONFORM TO O.B.C. 9.14.5.2,

EVERY WINDOW WELL SHALL BE DRAINED TO THE FOOTING LEVEL OR OTHER SUITABLE LOCATION AS PER O.B.C. 9.14.6.3.

ALL AIR BARRIER AND VAPOUR BARRIER SYSTEMS SHALL CONFORM TO O.B.C. 9.25.3 & 9.25.4

BUILDINGS AND THEIR STRUCTURAL MEMBERS MADE OF STRUCTURAL STEEL SHALL CONFORM TO CANADIAN STEEL DESIGN OF STEEL STRUCTURES, FABRICATORS AND ERECTORS RESPONSIBLE FOR WELDING STRUCTURES SHALL BE CERTIFIED BY THE CANADIAN WELDING BUREAU TO THE REQUIREMENTS OF CSA W47.1 AND/OR CSA W55.3.

These permit drawings have been reviewed as an UNFINISHED BASEMENT. No sleeping areas are permitted. A building permit shall be obtained to finish a basement or a portion thereof, or where a bedroom(s), structural alterations or new plumbing is proposed.



ALL ELEVATIONS
SECTION B



A21-1446 - 280 ANTLER COURT

footprint: B-24	drawn by: SD	scale: 3/16"=1'-0"	sheet no: D.C.L.-201
date: SEP/12	scale: 3/16"=1'-0"	sheet no: D.C.L.-201	9

No.	Description	dd/mm/yy	By
9	FINAL BLACKLINES	15/12/21	GK
8	ISSUED FOR ENGINEERING	12/11/21	KE
7	BEP FOR SITE (ISSUED FOR LAYOUTS)	20/10/21	KE
6	BEP BLACKLINES REVISED	13/10/21	GK
5	BEP BLACKLINES	12/10/21	GK
4	STRUCTURAL REVIEW	22/02/18	SP

SPRINGFIELD - 2018	LOT NUMBER:	CIVIC ADDRESS: 280 ANTLER COURT
45	LOT NUMBER:	CIVIC ADDRESS: 280 ANTLER COURT
45	LOT NUMBER:	CIVIC ADDRESS: 280 ANTLER COURT

