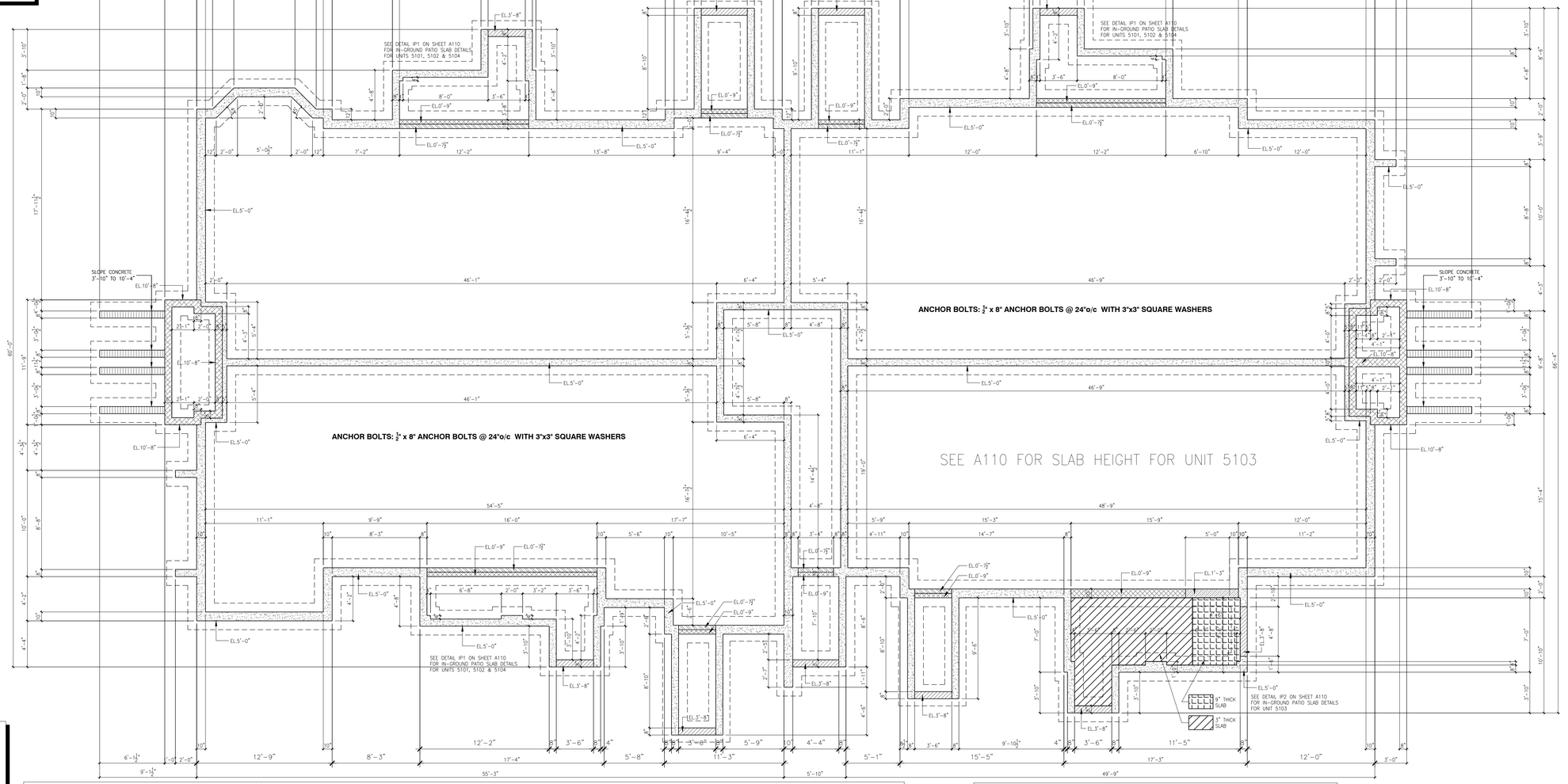
NOTE:
BASE FOOTINGS TO BE PLACED BELOW FROST LINE ON NATIVE UNDISTURBED SOIL HAVING A MINIMUM BEARING CAPACITY OF 100KPa, COORD. ON SITE.

WHERE FROST LINE DEPTH IS NOT POSSIBLE ON SITE, PROVIDE MIN. 2" RIGID INSULATION ON FOUNDATION WALL DOWN VERTICALLY MIN. 2'-0" AND HORIZONTALLY MIN. 3'-0" ON GRADE, COORD. ON SITE. TO BE VERIFIED BY A GEOTECHNICAL ENGINEER OR STRUCTURAL ENGINEER.



BASEMENT WALL FOOTING DIMENSIONS:

- 8" WALL =28"x10" (@ 100 kPa) FOOTING c/w 2-15M CONTINUOUS REBAR
  IF 75kPa – FOOTINGS ARE TO BE 36" WIDE w/ 3-15M CONTINUOUS REBAR
- 10" or 12" =39"x10" (@ 100 kPa) FOOTING c/w WALL 3-15M CONTINUOUS REBAR
  IF 75kPa – FOOTINGS ARE TO BE 36" WIDE w/ 3-15M CONTINUOUS REBAR

** ALL FOOTINGS ARE TO BE c/w:
1-15M TRANSVERSE BAR @ 24"o/c
1-15M 8"x36" "L" SHAPE DWL @ 24" o/c
2" CONCRETE COVER REQUIRED

BASEMENT COLUMN PAD DIMENSIONS:

** N/A **

NOTES:
– ALL CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGHT OF 3000 P.S.I. (21MPa) AT 28 DAYS;

– CONCRETE FOOTINGS MUST BE PLACED ON UNDISTERBED OR COMPACTED SOIL TO AN ELEVATION BELOW FROST PENETRATION (PROPOSED AT 5'-0", SEE LOCAL AUTHORITIES);

– FOUNDATION WALL SHALL NOT BE BACKFILLED UNTIL CONCRETE HAS REACHED ITS SPECIFIED 28 DAYS STRENGTH AND STRUCTURAL FLOOR FRAMING (INCLUDING PLYWOOD SUBFLOOR) REQUIRED TO STABILIZE THE WALLS ARE AND FULLY NAILED AND ANCHORED;

– FOOTINGS DIMENSIONS ARE BASED ON A SOIL BEARING CAPACITY OF 100KPa, SEE GEOTECHNICAL REPORT

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.

NOTES:
– FINISH FLOORING IN BATHROOMS, KITCHENS, LAUNDRY ROOM, GENERAL STORAGE AREAS AND ENTRANCES SHALL BE WATER RESISTANT;

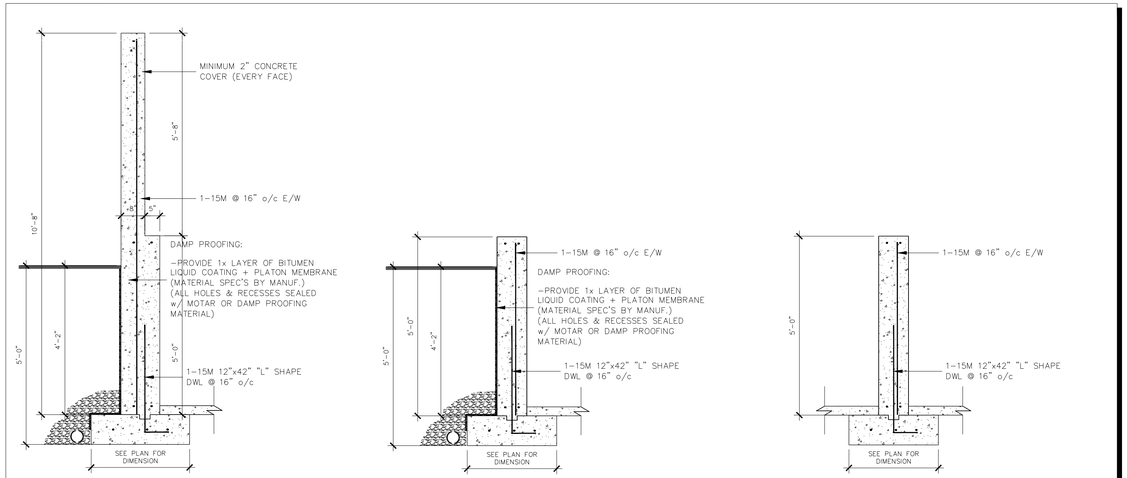
– INSTALL STUD REINFORCEMENT TO PERMIT THE FUTURE INSTALLATION OF GRAB BAR IN MAIN BATHROOM AS PER 9.5.2.3. OF O.B.C. 2012

BASEMENT NOTE:

– IF A ROOM IS ADDED IN THE BASEMENT, THE ROOM MUST CONFORM WITH 9.7.1.3.:

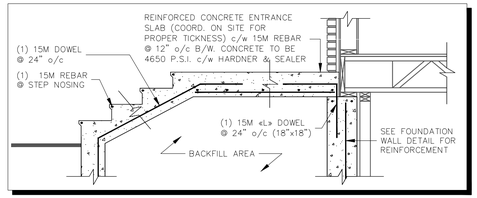
1) EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IN A SUITE SHALL BE PROVIDED WITH AT LEAST 1 OUTISE WINDOW THAT:

A) IS OPENABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS; AND
B) PROVIDES AN INDIVIDUAL, UNOBSTRUCTED OPEN PORTION HAVING A MINIMUM AREA OF 0,38m2 (3,8 SQ.FT.) WITH NO DIMENSIONS LESS THAN 380mm (15IN)



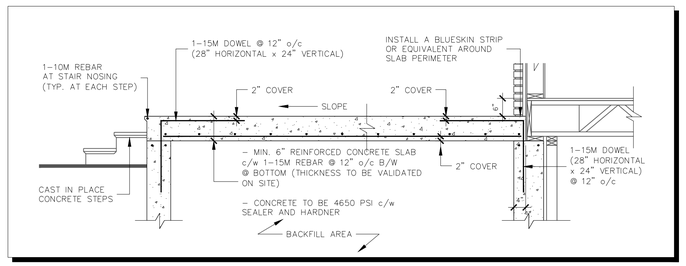
WALL REBAR DETAIL

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



CONCRETE PORCH DETAIL

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



FRONT/SIDE ENTRANCE CONCRETE SLAB

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

BLOCK: R
DATE: 02/13/2020

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

WITH

Valecraft Homes Ltd.

NOTES:
STEEL LINTEL:

S1 = L 90x90x8
S2 = L 90x90x8
S3 = L 100x90x8
S4 = L 125x90x8
S5 = L 127x90x10
S6 = L 200x100x12
S7 = L 150x100x10 (5" BEARING)

LINTEL TABLE:

L1 = 2-2x10 + P2 ON BOTH SIDES
L2 = 2-2x12 + P3 ON BOTH SIDES
L3 = 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES
L4 = 3-1.75x9.5 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 POST BY LCP
P2 = 2-2x4 OR 2-2x6
P3 = 3-2x4 OR 3-2x6
P4 = 4-2x4 OR 4-2x6
P5 = 5-2x4 OR 5-2x6
P6 = 6-2x4 OR 6-2x6
P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL (*)
P14 = HSS 89x89x4.8 + 100x200x12 T&B PL (*)
P15 = HSS 76.2x76.2x4.78 + 100x130x12 T&B PL (*)
P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL (*)
P17 = HSS 76.2x76.2x4.78 + 130x130x12 BOTTOM P2 + 130x130x10 TOP PL (*)
(*) – 2-12# ANCH. (WHERE ANCH. PL. NOT USED)

* POST ARE ALL JACK c/w STUD
(EX. P2 = 1 JACK + 1 STUD)
* IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2"

- SMOKE ALARMS AS PER SECTION 9.10.19. OF THE ONTARIO BUILDING CODE
  - SHALL HAVE A VISUAL SIGNALING DEVICE(s)
  - ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY
  - ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT.
  - SHALL BE POWERED BY THE HOUSE ELECTRICITY AS WELL AS ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY, 4 MINUTES OF ALARM; AND
  - CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.

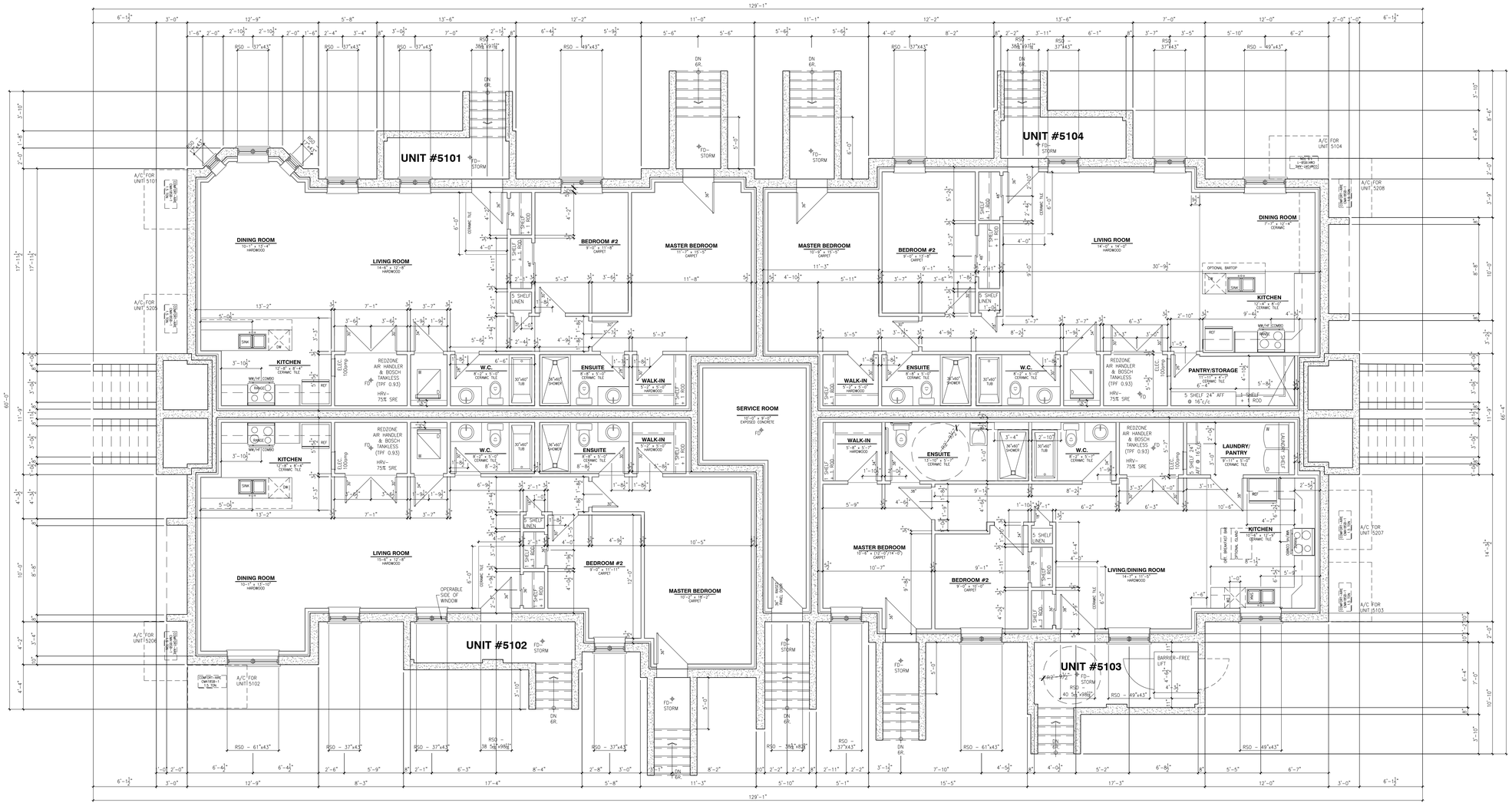
◢ = PROVIDE MECHANICAL EXHAUST TO OUTSIDE

2012 O.B.C. DRAWINGS		
REV-7	AS PER STRUCTURAL	02/12/2020 AB
REV-6	12" INCREASE ON NEW EXT PORCHES	11/18/2019 AB
REV-5	AS PER OBC & REMOVED MANSARDS	10/15/2019 AB
REV-4	AS PER STRUCTURAL	08/03/2019 AB
REV-3	ISSUED FOR TENDER	07/09/2018 MAD
REV-2	NEW STANDARD DRWG MODIFICATION	07/09/2018 MAD
REV-1	NEW STANDARD DRWG MODIFICATION	06/25/2018 MAD
NO.	DESCRIPTION	DATE BY

DRAWING: **FOUNDATION PLAN**

ADDRESS: XX | SCALE: 3/16" = 1'-0" | DATE: 03/XX/XXXX | SHEET: A101

5000 SERIES - DEERFIELD CONDOS
(STANDARD DRAWINGS)



FIRE RATING NOTES:

1. 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;
2. 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;
3. 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 WIDTH (SEE PLAN) x 80" HIGH - COLONIAL
- ALL EXTERIOR DOORS ARE TO BE WIDTH (SEE PLAN) x 80" HIGH
- ALL EXTERIOR WINDOWS ARE TO BE WIDTH (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 WA 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 AMENDEMENTS ARE INCORPORATED IN THE CONSTRUCTION;
- ALL WORK SHALL CONFORM TO BYLAWS, ORDINANCES AND REGULATIONS;
- PRIOR TO PROCEEDING WITH CONSTRUCTION, THE BUILDER MUST VERIFY ALL INFORMATIONS, 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 INTERIM 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 PLACE 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 SHEATING OR STRAPPED BOTH SIDES WITH WOOD;
- BRIDGING SHALL BE 2x2 DIAGONAL TYPE WHEREVER POSSIBLE;
- PLATES ARE TO BE ABCHORED 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 PLUMBING CODES AND CONFORMING TO 9.31., 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 SIZEZ 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 2012, SB-12 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")
HEIGHT OVER STAIRS: MIN 1950mm (6'-5")
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;

- MAXIMIM 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.

NOTES:
- 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.

BLOCK: R
DATE: 02/12/2020

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

WITH

Valecraft Homes Ltd.

NOTES:
STEEL LINTEL:

L1 = L 90x90x6
L2 = L 90x90x8
L3 = L 100x90x8
L4 = L 127x90x8
L5 = L 152x90x10
L6 = L 200x102x12
L7 = L 150x100x10 (0" BEARING)

LINTEL TABLE:

L1 = 2-2x10 + P2 ON BOTH SIDES
L2 = 3-2x10 + P3 ON BOTH SIDES
L3 = 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES
L4 = 3-1.75x9.5 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 POST BY LCP
P2 = 2-2x4 OR 2-2x6
P3 = 3-2x4 OR 3-2x6
P4 = 4-2x4 OR 4-2x6
P5 = 5-2x4 OR 5-2x6
P6 = 6-2x4 OR 6-2x6
P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL (*)
P14 = HSS 89x89x4.8 + 100x200x12 T&B PL (*)
P15 = HSS 76.2x76.2x4.78 + 100x150x12 T&B PL (*)
P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL (*)
P17 = HSS 76.2x76.2x4.78 + 130x130x12 BOTTOM PL + 130x150x10 TOP PL (*)
(*) - 2-1/2# ANCH. (WHERE ANCH. PL NOT USED)

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

- SMOKE ALARMS AS PER SECTION 9.10.19. OF THE ONTARIO BUILDING CODE
  - SHALL HAVE A VISUAL SIGNALING DEVICE)
  - ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY
  - ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENTS
  - SHALL RECEIVE THEIR PRIMARY POWER FROM BATTERY AS AN ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY, 4 MINUTES OF ALARM; AND
  - CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.

◢ = PROVIDE MECHANICAL EXHAUST TO OUTSIDE

2012 O.B.C. DRAWINGS

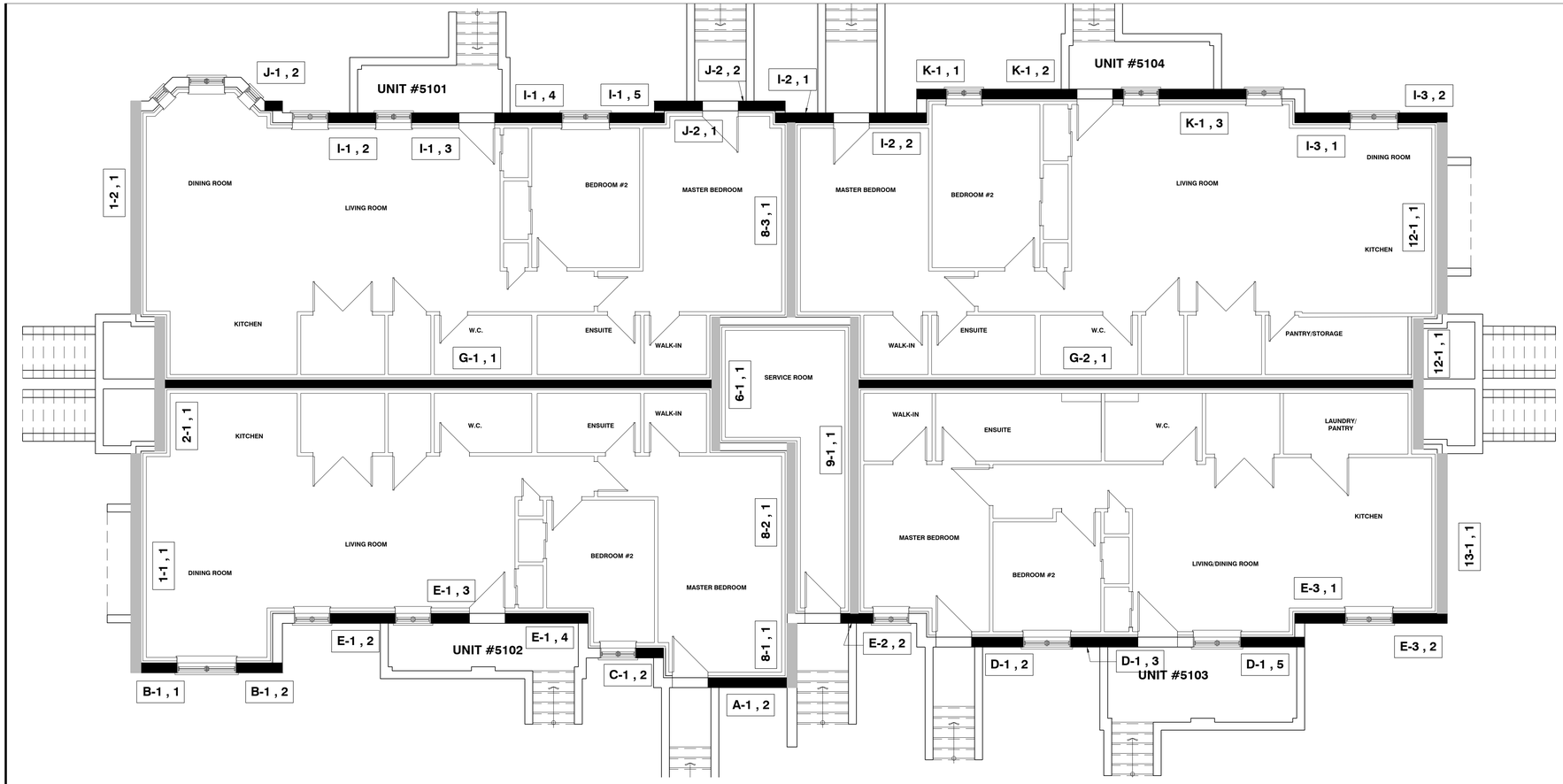
NO.	DESCRIPTION	DATE	BY
REV-7	AS PER STRUCTURAL	02/12/2020	AB
REV-6	12" INCREASE ON NEW EXIT PORCHES	11/18/2019	AB
REV-5	AS PER OBC & REMOVED MASONRY	10/15/2019	AB
REV-4	AS PER STRUCTURAL	06/03/2019	AB
REV-3	ISSUES FOR TENDER	07/09/2018	MIG
REV-2	NEW STANDARD OPMC MODIFICATION	07/09/2018	MIG
REV-1	NEW STANDARD OPMC MODIFICATION	06/25/2018	MIG

DRAWING:
BASEMENT FLOOR LAYOUT

ADDRESS: XX | SCALE: 3/16" = 1'-0" | DATE: XX/XX/XXXX

5000 SERIES - DEERFIELD CONDOS
(STANDARD DRAWINGS)

SHEET: **A102**



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 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– ENSURE THAT MINIMUM BOLT END DISTANCE OF 7x BOLT DIAMETER IS PROVIDED TO FIRST BOLT IN STUDS. TYPICAL

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

Shearwall	Segment	Min. Length	Exterior			Interior			Holdown	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"	7/16 OSB	6"	12"	HDU11-SDS2.5	4
1-2	1	18'-3"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	HDU11-SDS2.5	4
2-1	1	10'-4"	7/16 OSB	4"	12"	1/2" GWB	7-3/4"	12"	HDU2-SDS2.5	2
6-1	1	9'-11"	1/2" Plywood	6"	12"	1/2" GWB	7-3/4"	12"	HDU2-SDS2.5	2
8-1	1	5'-6"	7/16 OSB	6"	12	7/16 OSB	6"	12"	HDU14-SDS2.5	4
8-2	1	14'-4"	1/2" Plywood	4"	12"	1/2" Plywood	6"	12"	HDU14-SDS2.5	4
8-3	1	17'-2"	1/2" Plywood	4"	12"	1/2" Plywood	6"	12"	HDU14-SDS2.5	4
9-1	1	25'-0"	1/2" Plywood	6"	12"	1/2" GWB	7-3/4"	12"	HDU8-SDS2.5	3
12-1	1	10'-4"	7/16 OSB	4"	12"	1/2" GWB	7-3/4"	12"	HDU2-SDS2.5	2
13-1	1	14'-9"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	HDU11-SDS2.5	4
13-2	1	17'-0"	7/16 OSB	6"	12"	7/16 OSB	6"	12"	HDU11-SDS2.5	4

Shearwall	Segment	Min. Length	Exterior			Interior			Holdown	Min. Required End studs
			Sheathing	Edge fastener spacing	Interior fastener spacing	Sheathing	Edge fastener spacing	Interior fastener spacing		
A-1	2	6'-9"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU8-SDS2.5	3
B-1	1	3'-6"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU8-SDS2.5	3
B1	2	3'-6"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU8-SDS2.5	3
C-1	2	2'-1"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU2-SDS2.5	2
D-1	2	4'-4"	7/16 OSB	6"	12	1/2" GWB	7-3/4"	12"	HDU5-SDS2.5	2
D-1	3	5'-9"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU5-SDS2.5	2
D-1	5	4'-8"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU5-SDS2.5	2
E-1	2	5'-5"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU8-SDS2.5	3
E-1	3	3'-3"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU8-SDS2.5	3
E-1	4	6'-7"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU8-SDS2.5	3
E-2	2	2'-8"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU8-SDS2.5	3
E-3	1	4'-2"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU8-SDS2.5	3
E-3	2	4'-1"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU8-SDS2.5	3
G-1	1	46'	1/2" GWB	6"	12"	1/2" GWB	6"	12"	N/A	
G-2	1	46'	1/2" GWB	6"	12"	1/2" GWB	6"	12"	N/A	
I-1	2	4'	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU8-SDS2.5	3
I-1	3	4'	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU8-SDS2.5	3
I-1	4	5'-8"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU8-SDS2.5	3
I-1	5	4'	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU8-SDS2.5	3
I-2	1	3'-4"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU8-SDS2.5	3
I-2	2	3'-5"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU8-SDS2.5	3
I-3	1	4'-4"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU8-SDS2.5	3
I-3	2	3'-8"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU8-SDS2.5	3
J-1	2	1'-7"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU8-SDS2.5	3
J-2	1	3'-9"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU2-SDS2.5	2
J-2	2	3'-9"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU2-SDS2.5	2
K-1	1	2'	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU2-SDS2.5	2
K-1	2	8'-1"	7/16 OSB	6"	12	1/2" GWB	7-3/4"	12"	HDU2-SDS2.5	2
K-1	4	7'-3"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU2-SDS2.5	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: R
DATE: 02/13/2020

GEOFF HODGINS ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1
WITH
Valecraft Homes Ltd.

2012 O.B.C. DRAWINGS

NO.	DESCRIPTION	DATE	BY
REV–7	AS PER STRUCTURAL	02/12/2020	AB
REV–6	12" INCREASE ON NEW EXIT PORCHES	11/18/2019	AB
REV–5	AS PER OBC & REMOVED MANSARDS	10/15/2019	AB
REV–4	AS PER STRUCTURAL	06/03/2019	AB
REV–3	ISSUED FOR TENDER	07/09/2018	MAS
REV–2	NEW STANDARD DRWG MODIFICATION	07/09/2018	MAS
REV–1	NEW STANDARD DRWG MODIFICATION	06/25/2018	MAS

DRAWING:
BASEMENT FLOOR SHEAR WALLS

ADDRESS: XX
SCALE: 1/4" = 1'–0"
DATE: XX/XX/XXXX

5000 SERIES - DEERFIELD CONDOS
(STANDARD DRAWINGS)

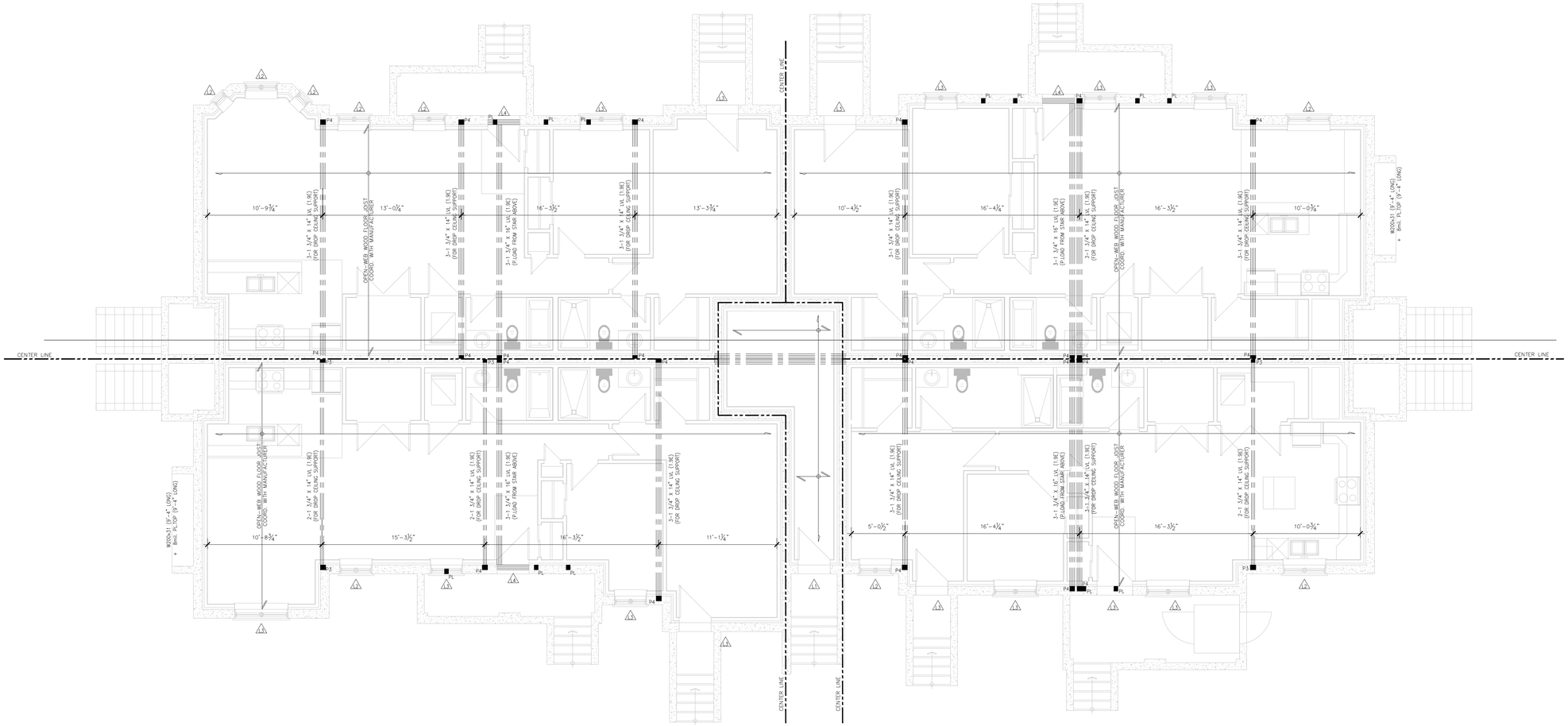
SHEET: **SW1**

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 GIRDER 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: R
DATE: 02/13/2020

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

WITH

Valecraft Homes Ltd.

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A AND ANY 6B07s AND, MAY SHOW ONLY SOME OF THE CHANGES DETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW ALL ITEMS CONTAINED ON A SCHEDULE OR MOS, OTHER ITEMS NOTWITHSTANDING, THE SCHEDULE IS CONSIDERED THE CONFIRMING 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.

NOTES:
STEEL LINTEL:

S1 = L 90x90x6
S2 = L 90x90x8
S3 = L 100x90x8
S4 = L 127x90x8
S5 = L 200x90x10
S6 = L 200x102x12
S7 = L 150x102x10 (6" BEARING)

LINTEL TABLE:

L1 = 2-2x10 + P2 ON BOTH SIDES
L2 = 2-2x12 + P3 ON BOTH SIDES
L3 = 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES
L4 = 3-1.75x9.5 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 POST BY LCP
P2 = 2-2x4 OR 2-2x6
P3 = 3-2x4 OR 3-2x6
P4 = 4-2x4 OR 4-2x6
P5 = 5-2x4 OR 5-2x6
P6 = 6-2x4 OR 6-2x6
P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL (*)
P14 = HSS 89x89x4.8 + 100x200x12 T&B PL (*)
P15 = HSS 76.2x76.2x4.78 + 100x150x12 T&B PL (*)
P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL (*)
P17 = HSS 76.2x76.2x4.78 + 200x200x12 BOTTOM PL (*)
+ 130x150x10 TOP PL (*)
(*) = 2-1/2# ANCH. (WHERE ANCH. PL NOT USED)

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

- SMOKE ALARMS AS PER SECTION 9.10.19. OF THE ONTARIO BUILDING CODE
  - SHALL HAVE A VISUAL SIGNALING DEVICE)
  - ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY
  - ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENTS
  - SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND AN ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY, 4 MINUTES OF ALARM, AND
  - CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.

= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

2012 O.B.C. DRAWINGS

NO.	DESCRIPTION	DATE	BY
REV-7	AS PER STRUCTURAL	02/12/2020	AB
REV-6	12" INCREASE ON NEW EXT PORCHES	11/19/2019	AB
REV-5	AS PER OBC & REMOVED MANSARDS	10/15/2019	AB
REV-4	AS PER STRUCTURAL	06/03/2019	AB
REV-3	ISSUED FOR TENDER	07/09/2018	MAC
REV-2	NEW STANDARD DRWG MODIFICATION	07/09/2018	MAC
REV-1	NEW STANDARD DRWG MODIFICATION	06/25/2018	MAC

DRAWING: **BASEMENT/GROUND FLOOR STRUCTURE**

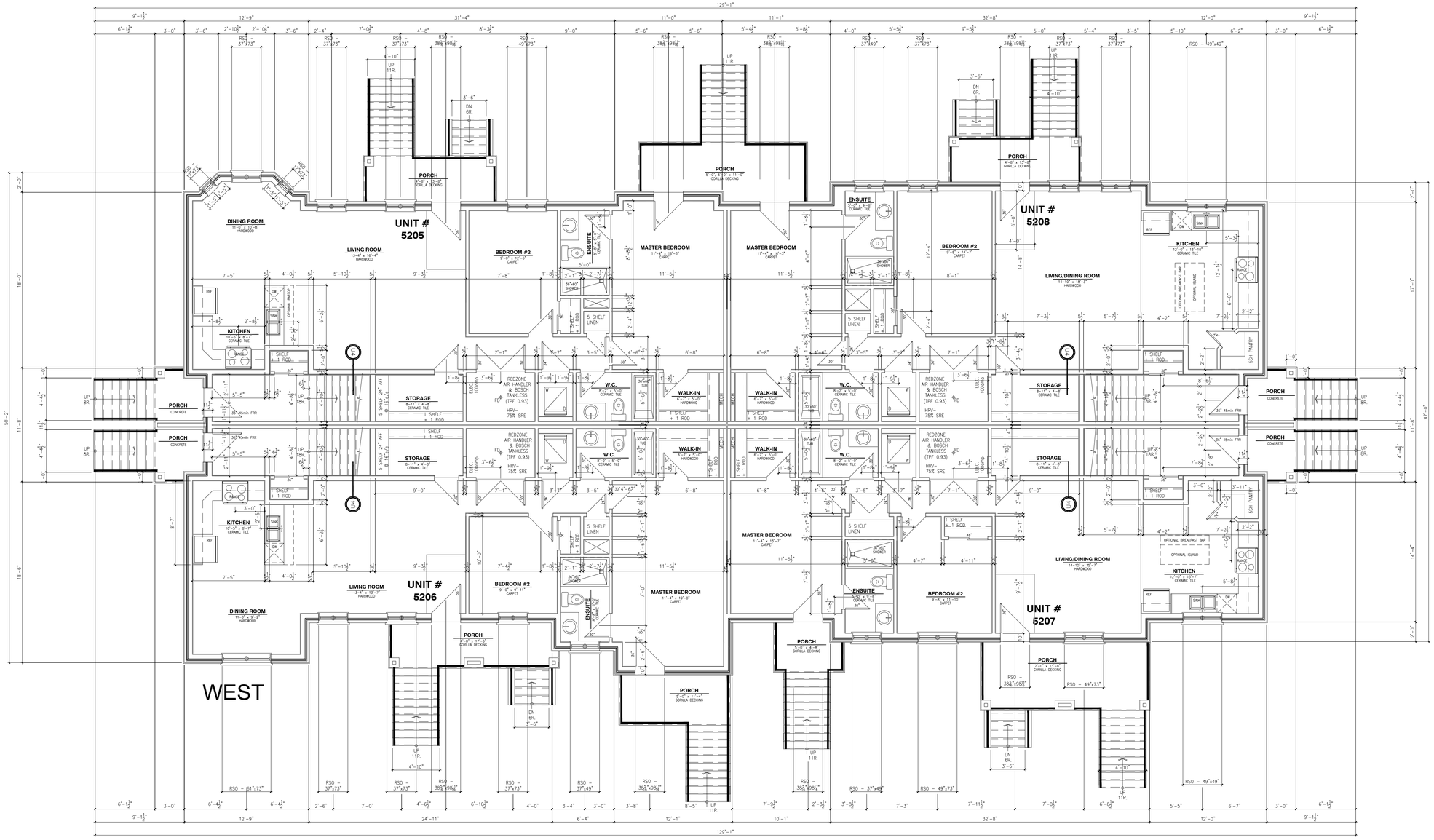
ADDRESS: xx | SCALE: 3/16" = 1'-0" | DATE: YY/MM/XXXX

5000 SERIES - DEERFIELD CONDOS
(STANDARD DRAWINGS)

SHEET: **A103**

EAST

NORTH



WEST

SOUTH

BLOCK: R
DATE: 02/13/2020

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

WITH

Valecraft Homes Ltd.

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A AND ANY 6807s AND MAY SHOW ONLY SOME OF THE CHANGES DETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW ALL ITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS CONTAINED THEREIN, THE SCHEDULE IS CONSIDERED THE CONFIRMING 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:

L1 = 1 90x90x6
L2 = 1 90x90x8
L3 = 1 100x90x8
L4 = 1 127x90x8
L5 = 1 150x90x10
L6 = 1 200x102x12
L7 = 1 150x102x10 (5" BEARING)

LINTEL TABLE:

L1 = 2-2x10 + P2 ON BOTH SIDES
L2 = 2-2x12 + P3 ON BOTH SIDES
L3 = 2-1.75x9.5 LVL (1.9K) + P3 ON BOTH SIDES
L4 = 3-1.75x9.5 LVL (1.9K) + 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 POST BY LCP
P2 = 2-2x4 OR 2-2x6
P3 = 3-2x4 OR 3-2x6
P4 = 4-2x4 OR 4-2x6
P5 = 5-2x4 OR 5-2x6
P6 = 6-2x4 OR 6-2x6
P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL (*)
P14 = HSS 89x89x4.8 + 100x200x12 T&B PL (*)
P15 = HSS 76.2x76.2x4.78 + 100x150x12 T&B PL (*)
P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL (*)
P17 = HSS 76.2x76.2x4.78 + 150x150x12 BOTTOM PL + 130x150x10 TOP PL (*)
(*) – 2-1/2# ANCH. (WHERE ANCH. PL. NOT USED)

* POST ARE ALL JACK c/w STUD
(EX. P2 = 1 JACK + 1 STUD)
* IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2"

- SMOKE ALARMS AS PER SECTION 9.10.19. OF THE ONTARIO BUILDING CODE
  - SHALL HAVE A VISUAL SIGNALING DEVICE)
  - ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY
  - ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENTS
  - SHALL BE CONNECTED TO A BATTERY AND AN ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY, 4 MINUTES OF ALARM, AND
- CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.

= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

2012 O.B.C. DRAWINGS

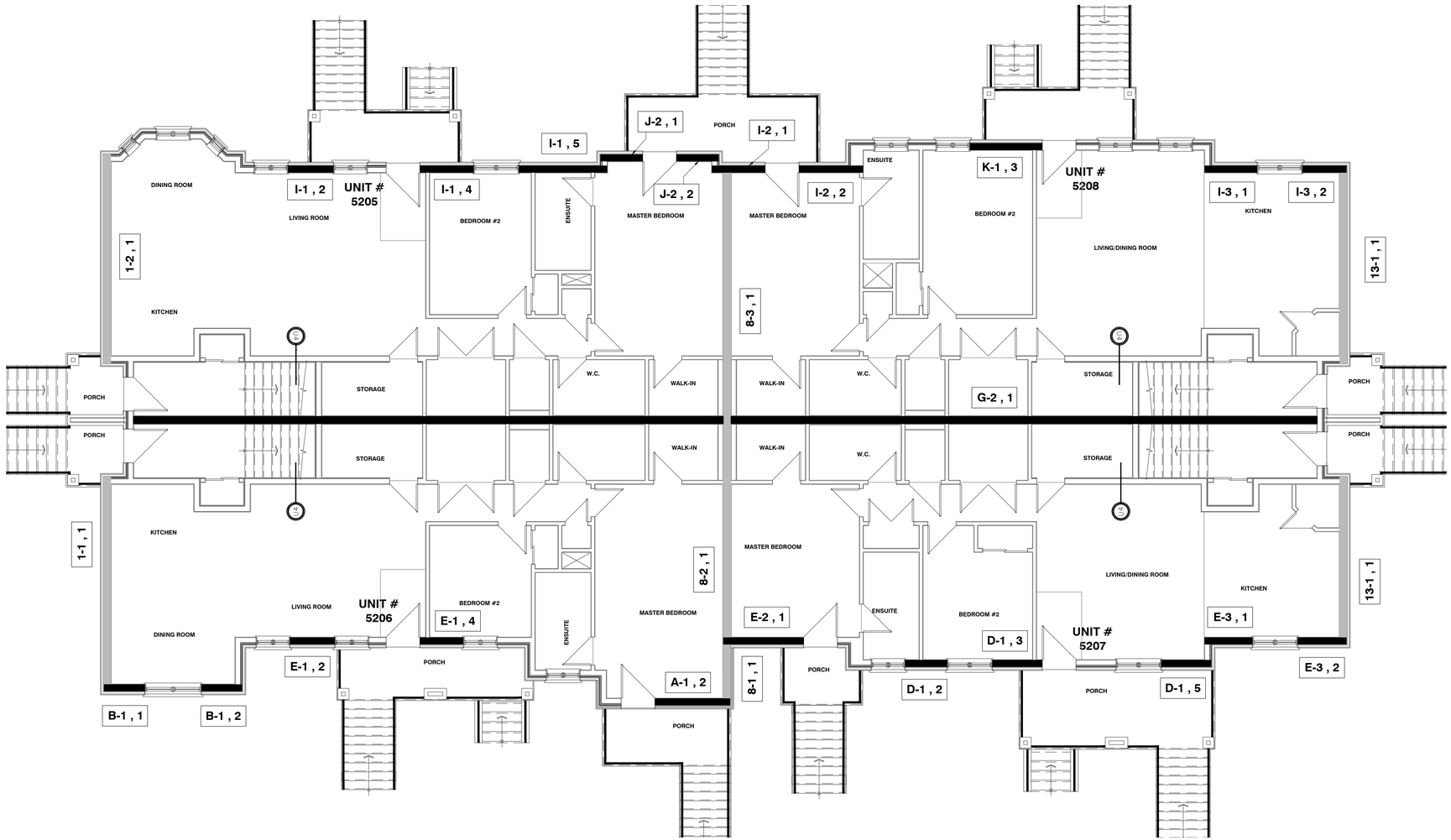
	DESCRIPTION	DATE	BY
REV-7	AS PER STRUCTURAL	02/12/2020	AB
REV-6	12" INCREASE ON NEW EXIT PORCHES	11/18/2019	AB
REV-5	AS PER DBC & REMOVED MANCARDS	10/15/2019	AB
REV-4	AS PER STRUCTURAL	06/03/2019	AB
REV-3	ISSUED FOR TENDER	07/09/2018	MAC
REV-2	NEW STANDARD DPMC MODIFICATION	07/09/2018	MAC
REV-1	NEW STANDARD DPMC MODIFICATION	06/25/2018	MAC

DRAWING:
GROUND FLOOR LAYOUT

ADDRESS: XX | SCALE: 3/16" = 1'-0" | DATE: XX/XX/XXXX

5000 SERIES - DEERFIELD CONDOS
(STANDARD DRAWINGS)

SHEET: **A104**



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 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- ENSURE THAT MINIMUM BOLT END DISTANCE OF 7x BOLT DIAMETER IS PROVIDED TO FIRST BOLT IN STUDS. TYPICAL

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

Shearwall	Segment	Min. Length	Exterior			Interior			Holdown	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	4"	12"	7/16 OSB	6"	12"	HDU8-SDS2.5	3
1-2	1	18'-3"	7/16 OSB	4"	12"	7/16 OSB	6"	12"	HDU8-SDS2.5	3
8-1	1	5'-6"	7/16 OSB	6"	12	7/16 OSB	6"	12"	HDU11-SDS2.5	4
8-2	1	14'-4"	1/2" Plywood	6"	12"	1/2" Plywood	6"	12"	HDU11-SDS2.5	4
8-3	1	17'-2"	1/2" Plywood	6"	12"	1/2" Plywood	6"	12"	HDU11-SDS2.5	4
13-1	1	14'-9"	7/16 OSB	4"	12"	7/16 OSB	6"	12"	HDU8-SDS2.5	3
13-2	1	17'-0"	7/16 OSB	4"	12"	7/16 OSB	6"	12"	HDU8-SDS2.5	3

Shearwall	Segment	Min. Length	Exterior			Interior			Holdown	Min. Required End studs
			Sheathing	Edge fastener spacing	Interior fastener spacing	Sheathing	Edge fastener spacing	Interior fastener spacing		
A-1	2	6'-9"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU5-SDS2.5	2
B-1	1	3'-6"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU5-SDS2.5	2
B1	2	3'-6"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU8-SDS2.5	3
D-1	2	4'-4"	7/16 OSB	6"	12	1/2" GWB	7-3/4"	12"	HDU2-SDS2.5	2
D-1*	3	4'-7"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU2-SDS2.5	2
D-1	5	4'-8"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU2-SDS2.5	2
E-1	2	4'	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU8-SDS2.5	3
E-1	4	3'-11"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU8-SDS2.5	3
E-2*	1	7'-1"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU8-SDS2.5	3
E-3	1	4'-2"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU8-SDS2.5	3
E-3	2	4'-1"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU8-SDS2.5	3
G-1	1	46'	1/2" GWB	6"	12"	1/2" GWB	6"	12"	N/A	
G-2	1	46'	1/2" GWB	6"	12"	1/2" GWB	6"	12"	N/A	
I-1	2	4'	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU5-SDS2.5	2
I-1*,**	4	5'-9"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU5-SDS2.5	2
I-1*	5	6'-1"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU5-SDS2.5	2
I-2	1	3'-4"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU5-SDS2.5	2
I-2	2	3'-5"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU5-SDS2.5	2
I-3	1	4'-4"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU5-SDS2.5	2
I-3	2	3'-8"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU5-SDS2.5	2
J-2	1	3'-9"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU2-SDS2.5	2
J-2	2	3'-9"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU2-SDS2.5	2
K-1*	3	7'	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU2-SDS2.5	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: R
DATE: 02/13/2020

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

WITH

Valecraft Homes Ltd.

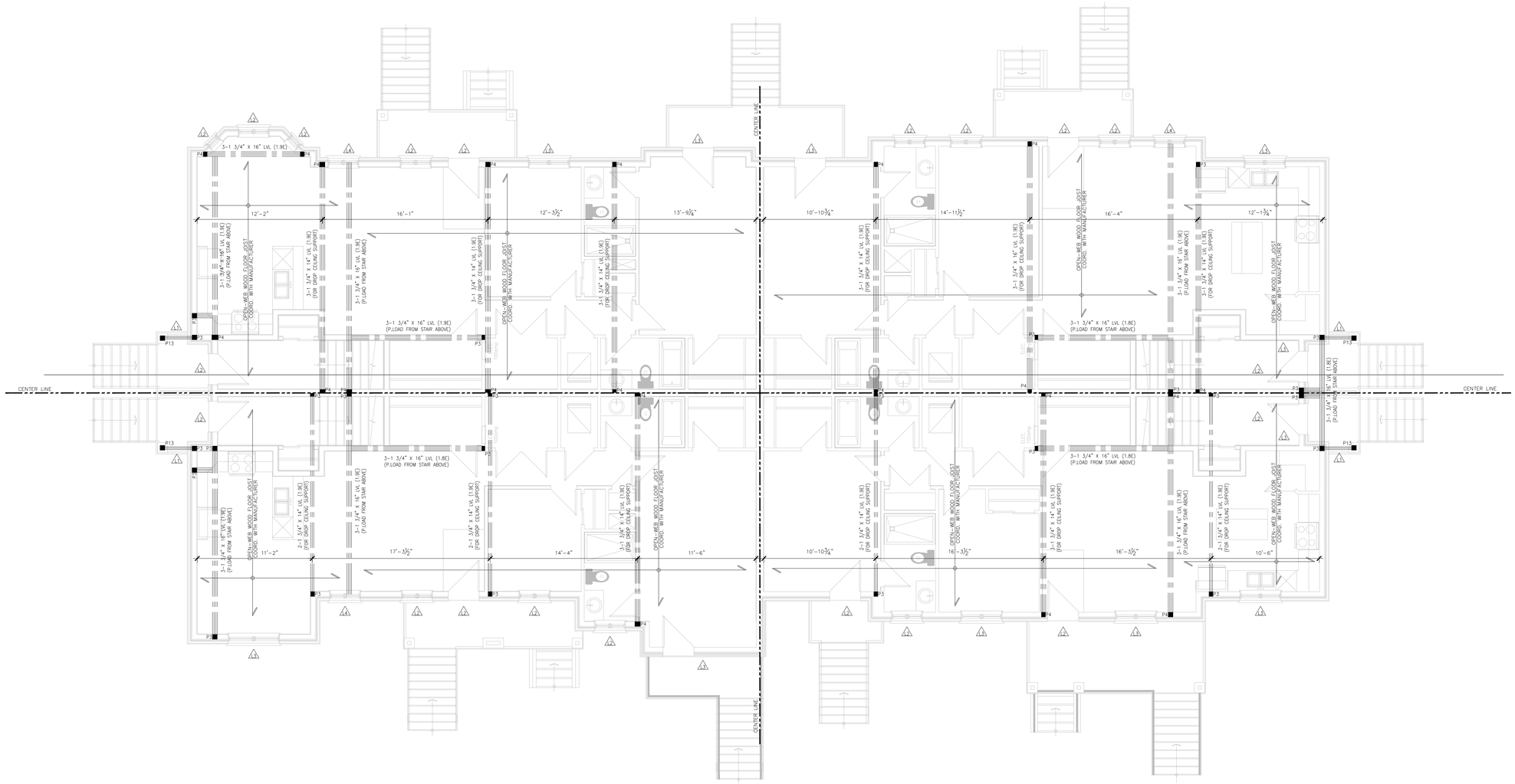
2012 O.B.C. DRAWINGS

NO.	DESCRIPTION	DATE	BY
REV-7	AS PER STRUCTURAL	02/12/2020	AB
REV-6	12" INCREASE ON NEW EXT PORCHES	11/18/2019	AB
REV-5	AS PER OBC & REMOVED MANSARDS	10/15/2019	AB
REV-4	AS PER STRUCTURAL	06/03/2019	AB
REV-3	ISSUED FOR TENDER	07/09/2018	MAC
REV-2	NEW STANDARD DPMC MODIFICATION	07/09/2018	MAC
REV-1	NEW STANDARD DPMC MODIFICATION	06/25/2018	MAC

DRAWING:
GROUND FLOOR SHEAR WALLS

ADDRESS: XX | SCALE: 3/16" = 1'-0" | DATE: 03/XX/XXXX | SHEET: SW2

5000 SERIES - DEERFIELD CONDOS
(STANDARD DRAWINGS)



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NOTES:
STEEL LINTEL:

S1 = L 90x90x6
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LINTEL TABLE:

L1 = 2-2x10 + P2 ON BOTH SIDES
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POST TABLE:

P1 = 3" ADJUSTABLE STEEL COLUMN
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P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL (*)
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P15 = HSS 76.2x76.2x4.78 + 100x150x12 T&B PL (*)
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(*) - 2-1/2# ANCH. (WHERE ANCH. PL. NOT USED)

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- SMOKE ALARMS AS PER SECTION 9.10.19. OF THE ONTARIO BUILDING CODE
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= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

2012 O.B.C. DRAWINGS

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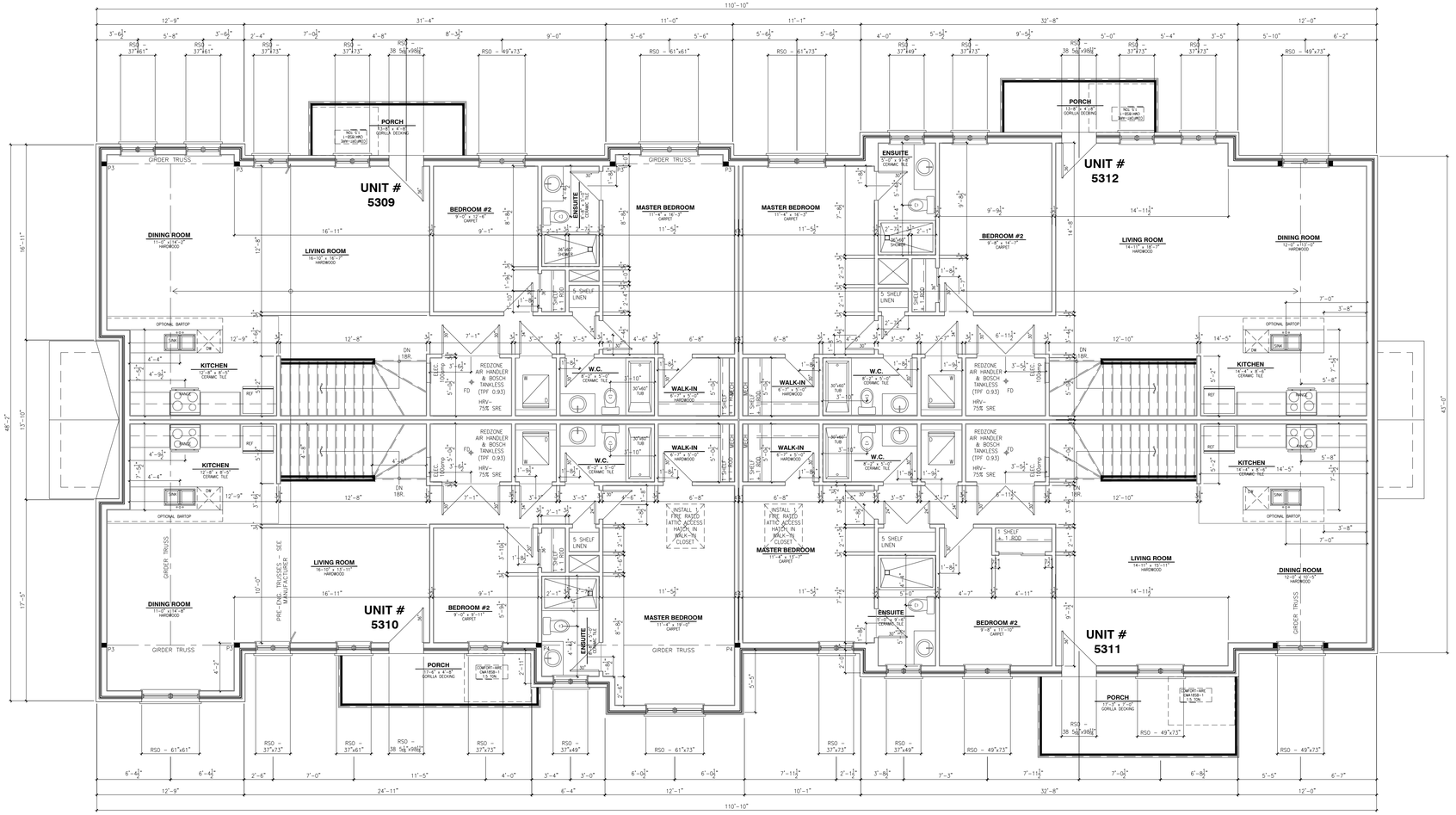
REV-1	NEW STANDARD DRWG MODIFICATION	06/25/2019	MAG

DRAWING: **GROUND / SECOND FLOOR STRUCTURE**

ADDRESS: XX | SCALE: 3/16" = 1'-0" | DATE: XX/XX/XXXX

5000 SERIES - DEERFIELD CONDOS
(TENDER DRAWINGS)

SHEET: **A105**



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DRAWING:
SECOND FLOOR LAYOUT

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5000 SERIES - DEERFIELD CONDOS
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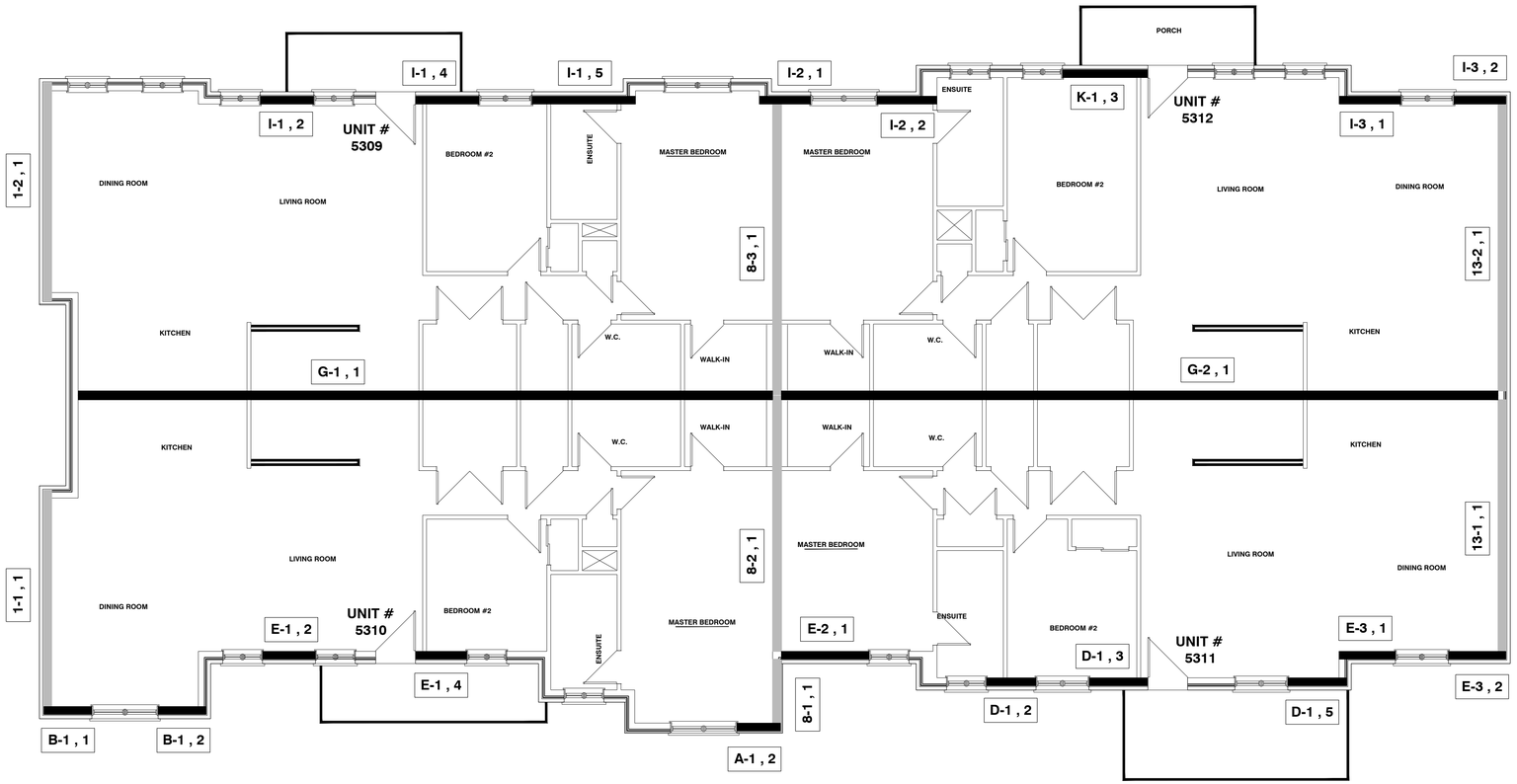
SHEET: **A106**



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 $3\frac{1}{2}$" 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– ENSURE THAT MINIMUM BOLT END DISTANCE OF 7x BOLT DIAMETER IS PROVIDED TO FIRST BOLT IN STUDS. TYPICAL

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

Shearwall	Segment	Min. Length	Exterior			Interior			Holdown	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"	7/16 OSB	6"	12"	HDU2-SDS2.5	2
1-2	1	18'-3"	7/16 OSB	4"	12"	7/16 OSB	6"	12"	HDU2-SDS2.5	2
8-1	1	5'-6"	7/16 OSB	6"	12	7/16 OSB	7-3/4"	12"	HDU2-SDS2.5	2
8-2	1	14'-4"	1/2" Plywood	4"	12"	1/2" GWB	7-3/4"	12"	HDU4-SDS2.5	2
8-3	1	17'-2"	1/2" Plywood	4"	12"	1/2" GWB	7-3/4"	12"	HDU4-SDS2.5	2
13-1	1	14'-9"	7/16 OSB	4"	12"	7/16 OSB	6"	12"	HDU2-SDS2.5	2
13-2	1	17'-0"	7/16 OSB	4"	12"	7/16 OSB	6"	12"	HDU2-SDS2.5	2

Shearwall	Segment	Min. Length	Exterior			Interior			Holdown	Min. Required End studs
			Sheathing	Edge fastener spacing	Interior fastener spacing	Sheathing	Edge fastener spacing	Interior fastener spacing		
A-1	2	3'-1"	7/16 OSB	4"	12"	1/2" GWB	7-3/4"	12"	HDU4-SDS2.5	2
B-1	1	3'-6"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU2-SDS2.5	2
B1	2	3'-6"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU2-SDS2.5	2
D-1	2	4'-4"	7/16 OSB	6"	12	1/2" GWB	7-3/4"	12"	HDU2-SDS2.5	2
D-1	3	4'-7"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU2-SDS2.5	2
D-1	5	4'-8"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU2-SDS2.5	2
E-1	2	4'	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU2-SDS2.5	2
E-1	4	3'-11"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU2-SDS2.5	2
E-2	1	7'-1"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU2-SDS2.5	2
E-3	1	4'-2"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU2-SDS2.5	2
E-3	2	4'-1"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU2-SDS2.5	2
G-1	1	46'	1/2" GWB	6"	12"	1/2" GWB	6"	12"	N/A	
G-2	1	46'	1/2" GWB	6"	12"	1/2" GWB	6"	12"	N/A	
I-1	2	4'	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU2-SDS2.5	2
I-1	4	5'-9"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU2-SDS2.5	2
I-1	5	6'-1"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU2-SDS2.5	2
I-2	1	3'-4"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU2-SDS2.5	2
I-2	2	3'-5"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU2-SDS2.5	2
I-3	1	4'-4"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU2-SDS2.5	2
I-3	2	3'-8"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU2-SDS2.5	2
J-2	1	3'-9"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU2-SDS2.5	2
J-2	2	3'-9"	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU2-SDS2.5	2
K-1	3	7'	7/16 OSB	6"	12"	1/2" GWB	7-3/4"	12"	HDU2-SDS2.5	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.

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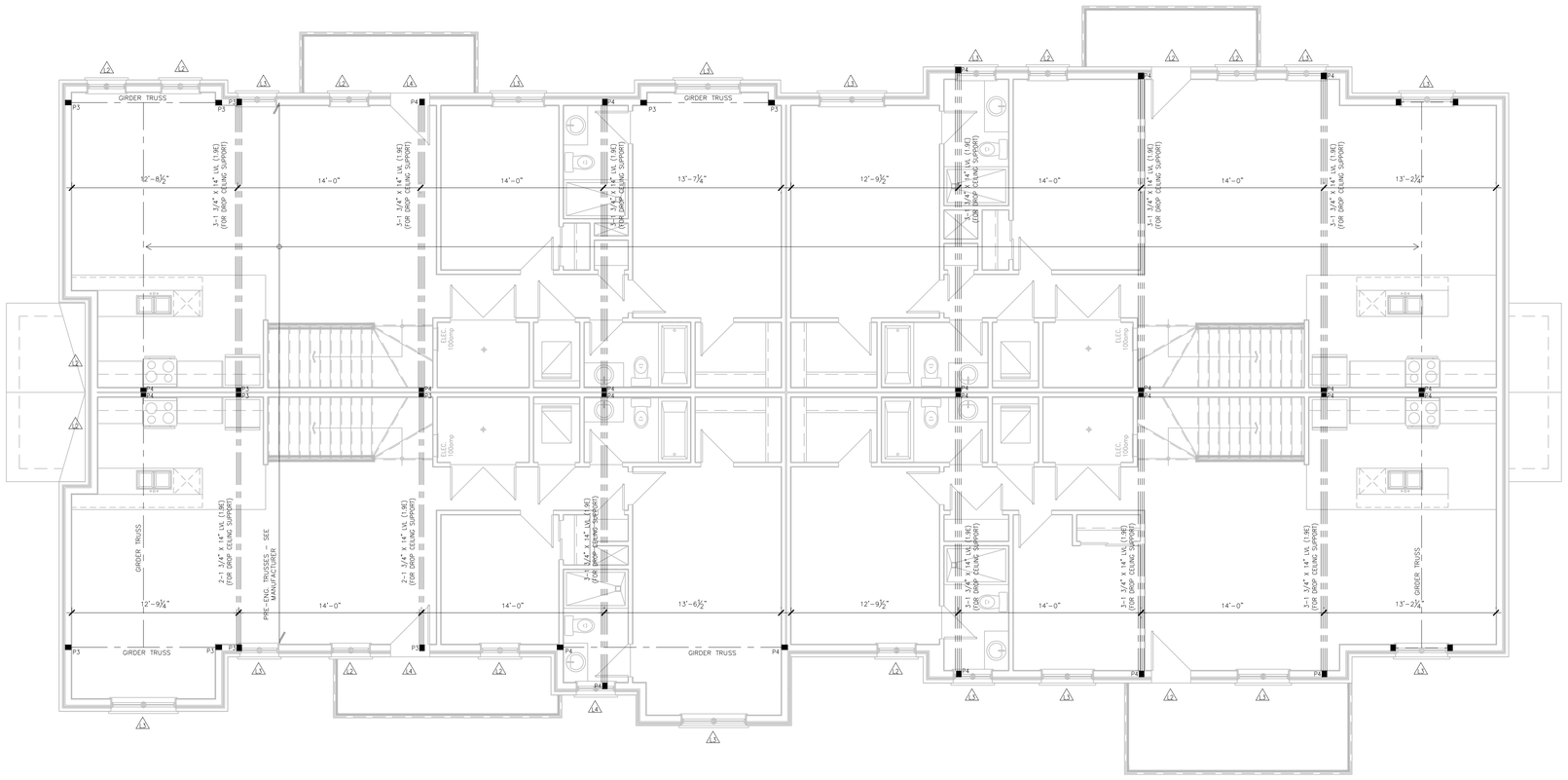
5000 SERIES - DEERFIELD CONDOS
(STANDARD DRAWINGS)

SHEET: **SW3**



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SECOND / ROOF STRUCTURE

ADDRESS: xx
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5000 SERIES - DEERFIELD CONDOS
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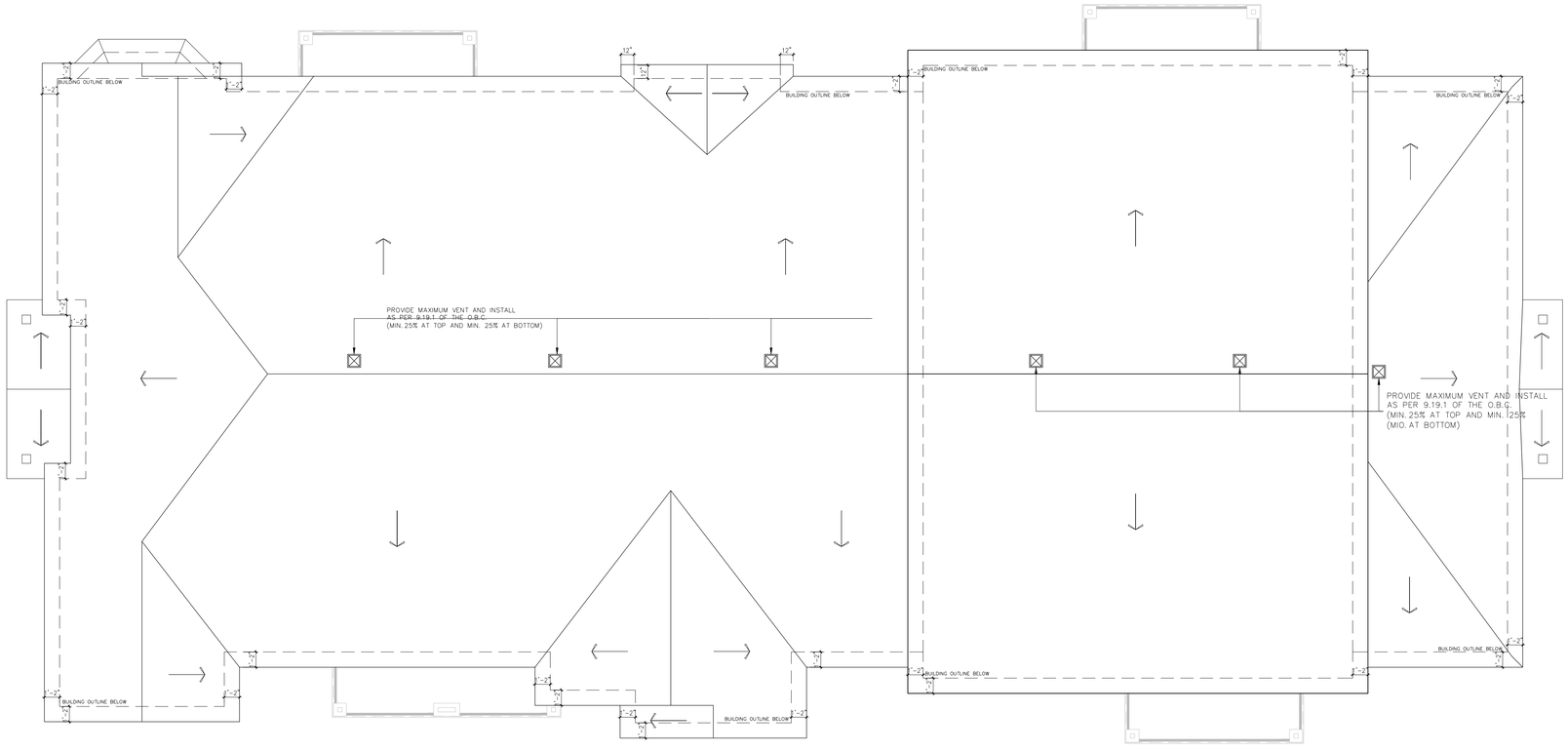
SHEET: **A106a**

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:
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.



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L1 = 2-2x10 + P2 ON BOTH SIDES
L2 = 2-2x12 + P3 ON BOTH SIDES
L3 = 2-1.75x9.5 LVL (1.9E) + P3 ON BOTH SIDES
L4 = 3-1.75x9.5 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 POST BY LCP
P2 = 2-2x4 OR 2-2x6
P3 = 3-2x4 OR 3-2x6
P4 = 4-2x4 OR 4-2x6
P5 = 5-2x4 OR 5-2x6
P6 = 6-2x4 OR 6-2x6
P13 = HSS 88.9x88.9x3.18 + 100x200x12 T&B PL (*)
P14 = HSS 89x89x4.8 + 100x200x12 T&B PL (*)
P15 = HSS 76.2x76.2x4.78 + 100x100x12 T&B PL (*)
P16 = HSS 76.2x76.2x4.78 + 130x130x12 T&B PL (*)
P17 = HSS 76.2x76.2x4.78 + 150x150x12 BOTTOM PL + 130x130x10 TOP PL (*)
(*) = 2-1/2# ANCH. (WHERE ANCH. PL NOT USED)

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

- SMOKE ALARMS AS PER SECTION 9.10.19. OF THE ONTARIO BUILDING CODE
  - SHALL HAVE A VISUAL SIGNALING DEVICE;
  - ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
  - ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT;
  - SHALL RECEIVE THEIR PRIMARY POWER FROM BATTERY AS AN ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY, 4 MINUTES OF ALARM; AND
  - CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.

= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

2012 O.B.C. DRAWINGS

REV-7	AS PER STRUCTURAL	02/12/2020	AB
REV-6	12" INCREASE ON NEW EXT PORCHES	11/18/2019	AB
REV-5	AS PER OBC & REMOVED MANSARDS	10/15/2019	AB
REV-4	AS PER STRUCTURAL	06/03/2019	AB
REV-3	ISSUED FOR TENDER	07/09/2018	MAC
REV-2	NEW STANDARD DRWG MODIFICATION	07/08/2018	MAC
REV-1	NEW STANDARD DRWG MODIFICATION	06/25/2018	MAC
NO.	DESCRIPTION	DATE	BY

DRAWING:
ROOF PLAN/LAYOUT

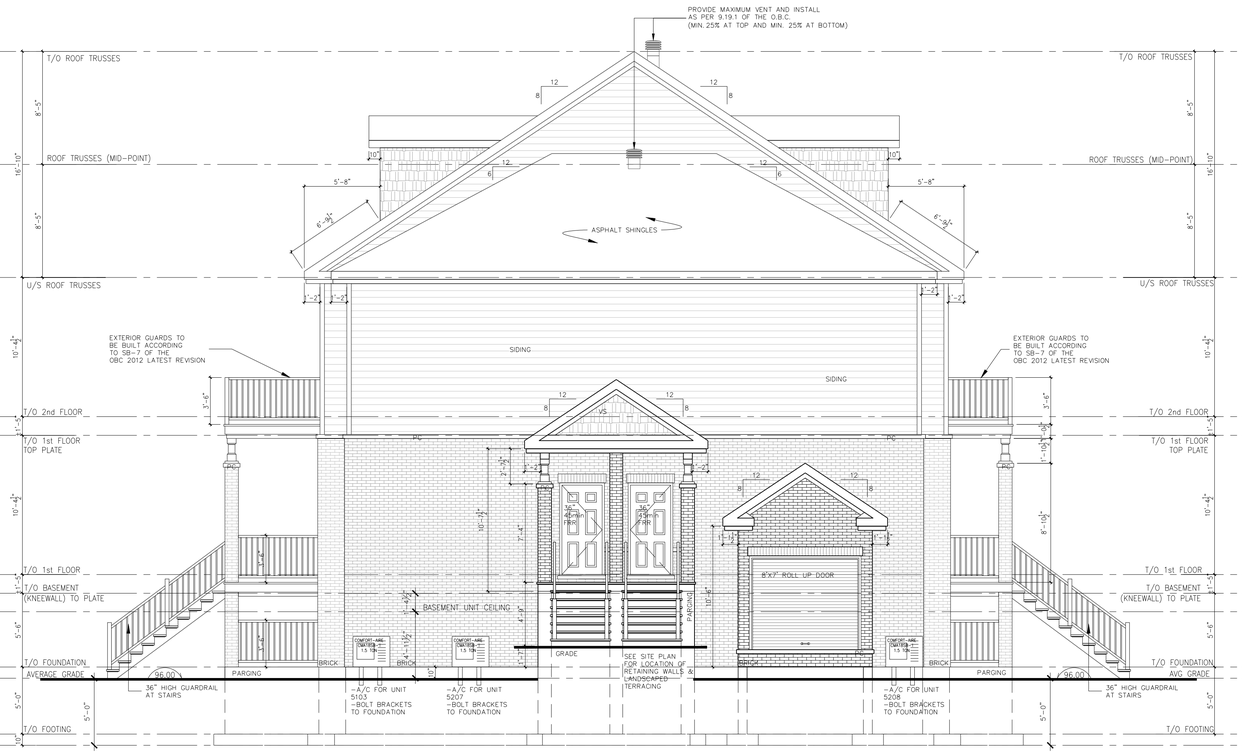
ADDRESS: xx | SCALE: 3/16" = 1'-0" | DATE: XX/XX/XXXX

5000 SERIES - DEERFIELD CONDOS
(STANDARD DRAWINGS)

SHEET: **A107**

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.



BLOCK: R
DATE: 02/13/2020

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

WITH

Valecraft Homes Ltd.

2012 O.B.C. DRAWINGS

NO.	DESCRIPTION	DATE	BY
REV-7	AS PER STRUCTURAL	02/12/2020	AB
REV-6	12" INCREASE ON NEW EXT PORCHES	11/18/2019	AB
REV-5	AS PER OBC & REMOVED MANSARDS	10/15/2019	AB
REV-4	AS PER STRUCTURAL	06/03/2019	AB
REV-3	ISSUED FOR TENDER	07/09/2018	MAC
REV-2	NEW STANDARD DPMC MODIFICATION	07/08/2018	MAC
REV-1	NEW STANDARD DPMC MODIFICATION	06/25/2018	MAC

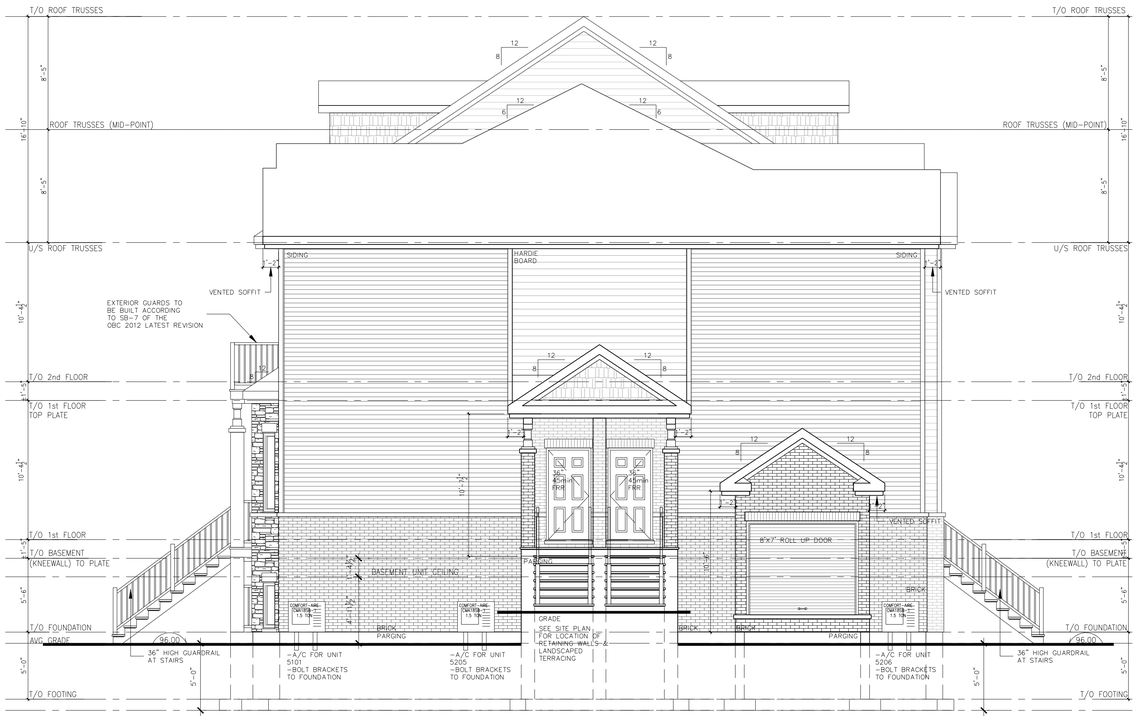
DRAWING: **ELEVATIONS**

ADDRESS: xx | SCALE: 3/16" = 1'-0" | DATE: XX/XX/XXXX

5000 SERIES - DEERFIELD CONDOS
(STANDARD DRAWINGS)

SHEET: **A108**

EAST



NORTH

BLOCK: R
DATE: 02/13/2020

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

WITH

Valecraft Homes Ltd.

2012 O.B.C. DRAWINGS

NO.	DESCRIPTION	DATE	BY
REV-7	AS PER STRUCTURAL	02/12/2020	AB
REV-6	12" INCREASE ON NEW EXT PORCHES	11/19/2019	AB
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REV-4	AS PER STRUCTURAL	06/03/2019	AB
REV-3	ISSUED FOR TENDER	07/09/2018	MAC
REV-2	NEW STANDARD DRNG MODIFICATION	07/09/2018	MAC
REV-1	NEW STANDARD DRNG MODIFICATION	06/25/2018	MAC

DRAWING:
ELEVATIONS

ADDRESS: XX | SCALE: 3/16" = 1'-0" | DATE: XX/XX/XXXX

5000 SERIES - DEERFIELD CONDOS
(STANDARD DRAWINGS)

SHEET: **A109**