



Lockwood Brothers CONSTRUCTION		
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code.		
Qualification Information		
JEREMY McMULLEN	22021	
NAME	SIGNATURE	BCIN
LOCKWOOD BROTHERS CONSTRUCTION	38088	
FIRM	BCIN	
CUSTOMER:		
Murdock		
DRAWING NAME:		
SCALE :		Sheet # A1
1/8" = 1'-0"		
DATE :		
may 18,2016		

OWNER & BUILDER'S NOTE

THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL STAMPED AND SIGNED BY A QUALIFIED DESIGNER & THE LOCAL BUILDING DEPARTMENT. THE BUILDER IS EXPECTED TO FOLLOW THESE PLANS, APPLICABLE BUILDING CODES AND LOCAL ORDINANCES. HE SHALL VERIFY THAT SIT CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING CONSTRUCTION. WHILE THESE PLANS ARE DRAWN TO SHOW THE PROPOSED WORK AS ACCURATELY AS POSSIBLE, SCHEMATIC DETAILS MAY BE USED IN SOME CASES FOR CLARITY. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES.

THE DESIGNER ASSUMES NO RESPONSIBILITY FOR SCHEDULING, FABRICATION, CONSTRUCTION TECHNIQUES OR MATERIALS, OR QUANTITIES USED IN THE WORK. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR FIELD CHANGES, SITE VARIANCES OR DISCREPANCIES NOT BROUGHT TO HIS/HER ATTENTION FOR CLARIFICATION

THE INFORMATION SHOWN ON THIS

SITE PLAN WAS PROVIDED BY THE

OWNER. FIELD SURVEY OR

VERIFICATION WAS NOT MADE.

OWNER:

PROJECT ADDRESS:

JURISDICTION:

ZONING:

APN:

SITE AREA:

PERMIT #:

SOIL PARAMETERS:

BASED ON SOILS INDIGENOUS TO THE AREA:
BEARING PRESSURE - 1600 PSF
LATERAL ACTIVE PRESSURE 35 PSF FLUID EQUIVALENT
SOIL-CONCRETE COEFFICIENT 0.35
SOIL PROFILE SD

EXTERIOR FINISH NOTES

EXTERIOR FINISH TO BE SIDING AND TYFAR OVER 7/16 OSB. MATERIAL AND COLOR BY OWNER.

ROOFING TO BE LIGHT WEIGHT SHINGLES OVER 5/8" OSB w/ H CLIPS

CHIMNEY HEIGHT SHALL BE DETERMINED USING A 10' RADIUS PLANE AND SHALL BE 2' HIGHER THAN ANY ROOF SURFACE 10' FROM THE CHIMNEY.

DOWNSPOUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE.

FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 1/2" PER FOOT OF RUN FOR 4' MIN.

WINDOWS AND GLAZING

WINDOWS SHALL BE DOUBLE PANE WITH VINYL FRAMES AND CONFORM TO CAN/CSA-A440 MANUFACTURER AND COLOR TO BE DETERMINED BY OWNER.

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 39" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 15" WIDE OR 24" HIGH.

SAFETY GLAZING SHALL BE PROVIDED IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.

ALL EXTERIOR DOORS AND WINDOWS SHALL BE FINISHED WITH WEATHER RESISTANT COATINGS AND WEATHERSTRIPPED.

GENERAL NOTES

ALL WORK SHALL BE DONE IN ACCORDANCE WITH 2012 ONTARIO BUILDING CODE AND LOCAL CODES.

FOUNDATION AND TRUSS DESIGN SHALL BE VERIFIED BY A QUALIFIED ENGINEER FOR COMPLIANCE WITH SITE REQUIREMENTS.

DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER THE SCALING OF DRAWINGS.

WALL DIMENSIONS ARE TO THE EXTERIOR OF SHEETING UNLESS NOTED OTHERWISE.

LUMBER COMING IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED OR PROTECTED WITH AN APPROVED VAPOR BARRIER.

CONTINUOUS CONTACT WITH THE GROUND SHALL BE TREATED TO A MINIMUM OF .60 CGA.

ALL FRAMING LUMBER TO BE #2 OR BETTER DF OR EQUIVALENT, UNLESS NOTED OTHERWISE.

EXTERIOR AND INTERIOR MATERIALS AND FINISHES TO BE DETERMINED BY OWNER.

ALL REQUIRED SMOKE ALARMS NEED A VISUAL COMPONENT.

BUILDING PERFORMANCE

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS.

PORCHES AND GARAGE AREAS NOT INCLUDED IN LIVING AREA.

ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR.

ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH POLYURETHANE FOAM.

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR.

FURNACE FIREBOX SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.

ATTIC ACCESS SHALL BE:

A MINIMUM OF 22" X 36". THERE SHALL BE 30" MIN. CLEARANCE AT OR ABOVE THE OPENING.

LOCATED IN A CORRIDOR, HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. ATTICS WITH A MAXIMUM VERTICAL HEIGHT OF LESS THAN 30" WILL NOT REQUIRE ACCESS OPENINGS

HATCHWAYS TO ATTIC OR ROOF SPACES SHALL BE FITTED WITH DOORS OR COVERS

VENTILATION:

WHERE INSULATION IS INSTALLED BETWEEN A CEILING AND THE UNDERSIDE OF THE ROOF SHEATHING, A SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE SHEATHING, AND VENTS SHALL BE INSTALLED TO PERMIT THE MOVEMENT OF AIR FROM THE SPACE TO THE EXTERIOR.

ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

RAILING NOTES:

STAIRWAYS SHALL HAVE A MIN. WIDTH OF 35" MEASURED BETWEEN WALL FACES OR GUARDS.

TREADS SHALL HAVE A MIN. DEPTH OF 9-1/4". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 1/4".

STAIRWAYS SHALL HAVE MIN. 6'-5" OF HEADROOM AT THE NOSE OF THE STAIR.

STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.

HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.

STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL.

36" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS LESS THAN 24" BELOW.

RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4".

THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH.

MIN. 77" HEADROOM HEIGHT OVER LANDINGS AS PER O.B.C. 9.8.6.4.(1)

DOORS

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 20 MINUTES. DOOR SHALL BE SELF CLOSING.

MAIN ENTRANCE DOORS TO DWELLING UNITS SHALL BE PROVIDED WITH, A DOOR VIEWER OR TRANSPARENT GLAZING IN THE DOOR, OR A SIDELIGHT

INTERIOR DOORS TO BE PRE-PRIMED MDF. STYLE AND FINISH BY OWNER.

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS, MATERIALS AND FINISH TO BE DETERMINED BY OWNER.

DOOR SCHEDULE							
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	R/O	DESCRIPTION	
D01	1	0	28 "	80 "	30 1/2"X83 1/2"	HINGED-3 PANEL	
D02	2	1	26 "	80 "	28 1/2"X83 1/2"	HINGED-3 PANEL	
D03	1	1	28 "	80 "	58"X85"	POCKET-3 PANEL	
D04	1	1	30 "	80 "	32 1/2"X83 1/2"	HINGED-3 PANEL	
D05	2	1	36 "	80 "	39"X83 3/4"	EXT. HINGED-6 PANEL	
D06	1	1	68 "	95 1/2 "	69"X96 1/2"	MULLED UNIT-HR	
D07	1	1	72 "	96 "	75"X99 3/4"	EXT. SLIDER-GLASS	
D08	1	2	20 "	80 "	22 1/2"X83 1/2"	HINGED-3 PANEL	
D09	6	2	30 "	80 "	32 1/2"X83 1/2"	HINGED-3 PANEL	
D10	2	2	48 "	80 "	50 1/2"X83 1/2"	DOUBLE HINGED-3 PANEL	
D11	1	2	60 "	80 "	62 1/2"X83 1/2"	DOUBLE HINGED-3 PANEL	
D12	2	0	30 "	80 "	32 1/2"X83 1/2"	HINGED-3 PANEL	
D14	1	0	32 "	80 "	34 1/2"X83 1/2"	HINGED-3 PANEL	

WINDOW SCHEDULE							
NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION
W02	1	1	7660	90 "	72 "	91"X73"	TRIPLE CASEMNT-LHL/RHR
W03	1	1	4046	48 "	54 "	49"X55"	DBL CASEMENT-LHL
W04	1	1	5060	60 "	72 "	61"X73"	DBL CASEMENT-LHL
W05	1	1	2860	32 "	72 "	33"X73"	SNGL CASEMENT-HL
W06	1	2	5046	60 "	54 "	61"X55"	DBL CASEMENT-LHL
W07	1	2	5046	60 "	54 "	61"X55"	DBL CASEMENT-RHR
W08	1	2	5050	60 "	60 "	61"X61"	DBL CASEMENT-LHL
W09	3	0	4028	48 "	32 "	49"X33"	LEFT SLIDING
W10	1	2	4050	48 "	60 "	49"X61"	DBL CASEMENT-LHL
W12	1	1	2860	32 "	72 "	33"X73"	SNGL CASEMENT-HR

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FIRMBGIN

CUSTOMER:

Murdock

DRAWING NAME:
GENERAL NOTES

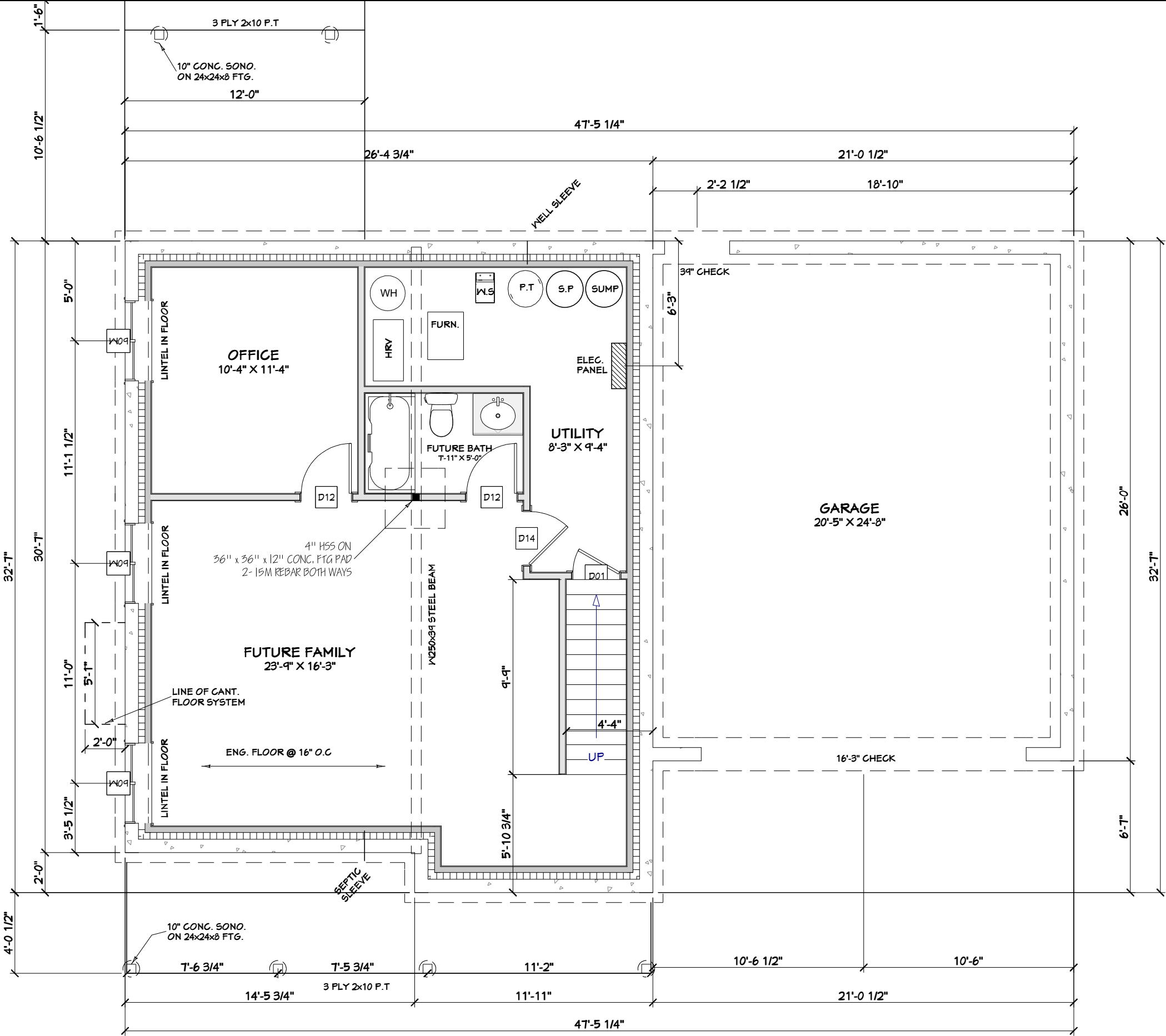
SCALE :
1/8" = 1'-0"

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Sheet #

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FOUNDATION PLAN



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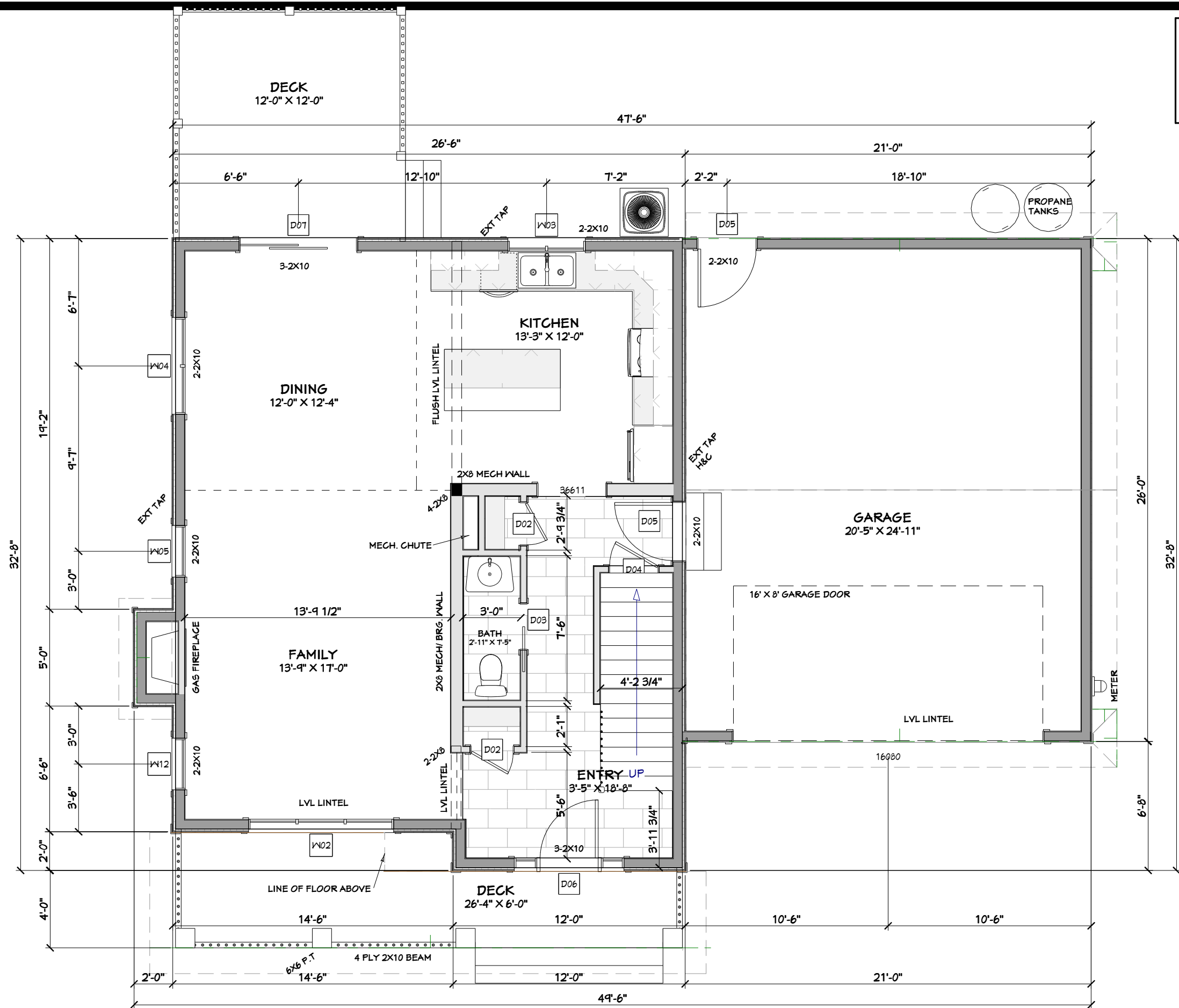
CUSTOMER:

Murdock

DRAWING NAME:

FOUNDATION PLAN

SCALE:	Sheet #
3/16" = 1'-0"	
DATE:	A3
may 18, 2016	



ALL OUTSIDE DIMENSIONS
ARE FROM SHEATHING

ALL INTERIOR DIMENSIONS
ARE FROM FRAMING

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FIRM	BCIN

CUSTOMER:

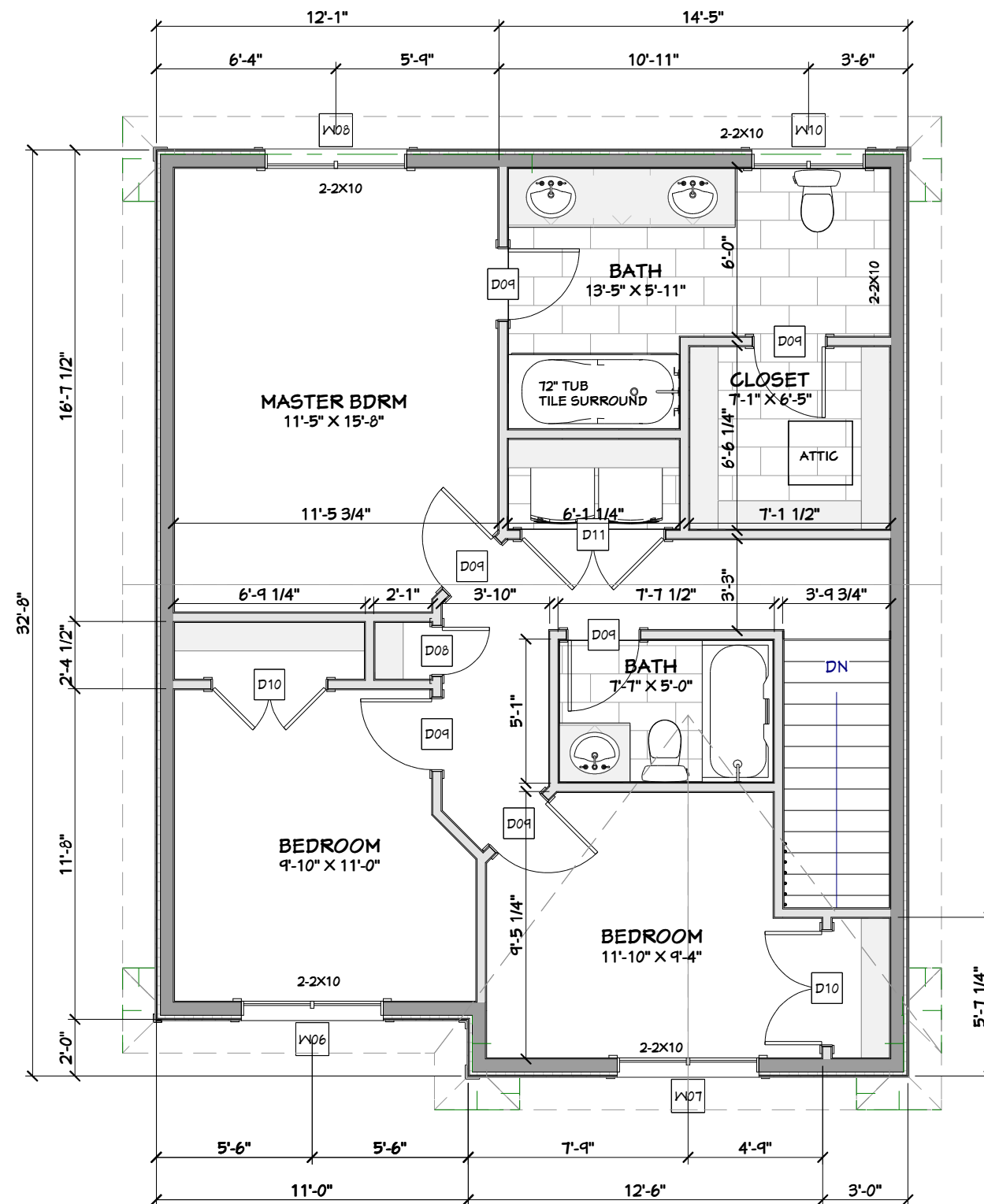
Murdock

DRAWING NAME:

GROUND FLOOR PLAN

SCALE:	Sheet #
3/16" = 1'-0"	A4
DATE:	
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GROUND FLOOR PLAN - 782 SQ.FT.



SECOND FLOOR PLAN - 802 SQ.FT.

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FIRM BCIN

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SECOND FLOOR PLAN

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

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FRONT ELEVATION



REAR ELEVATION

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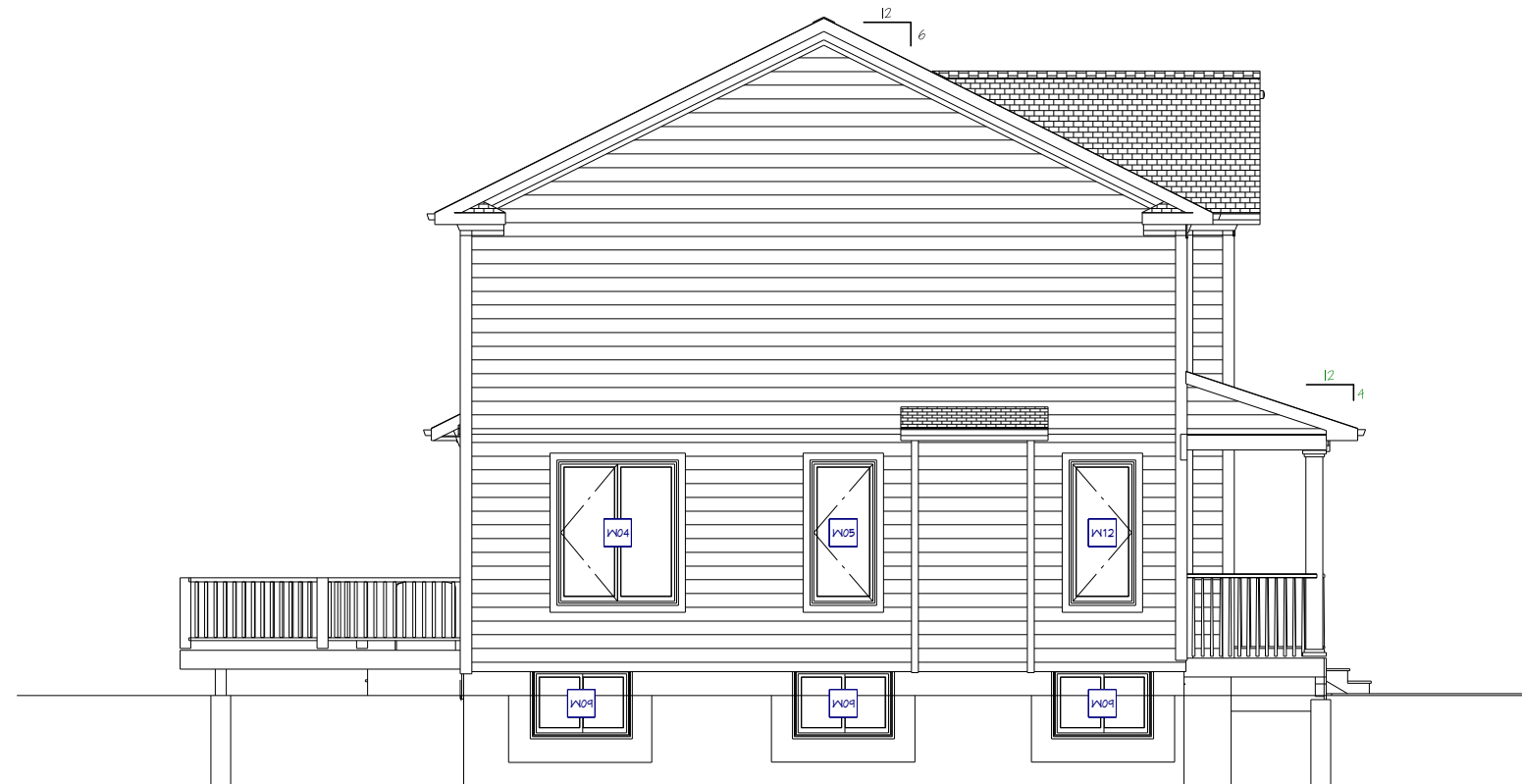
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ELEVATIONS

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1/8" = 1'-0"	
DATE :	A6
may 18,2016	

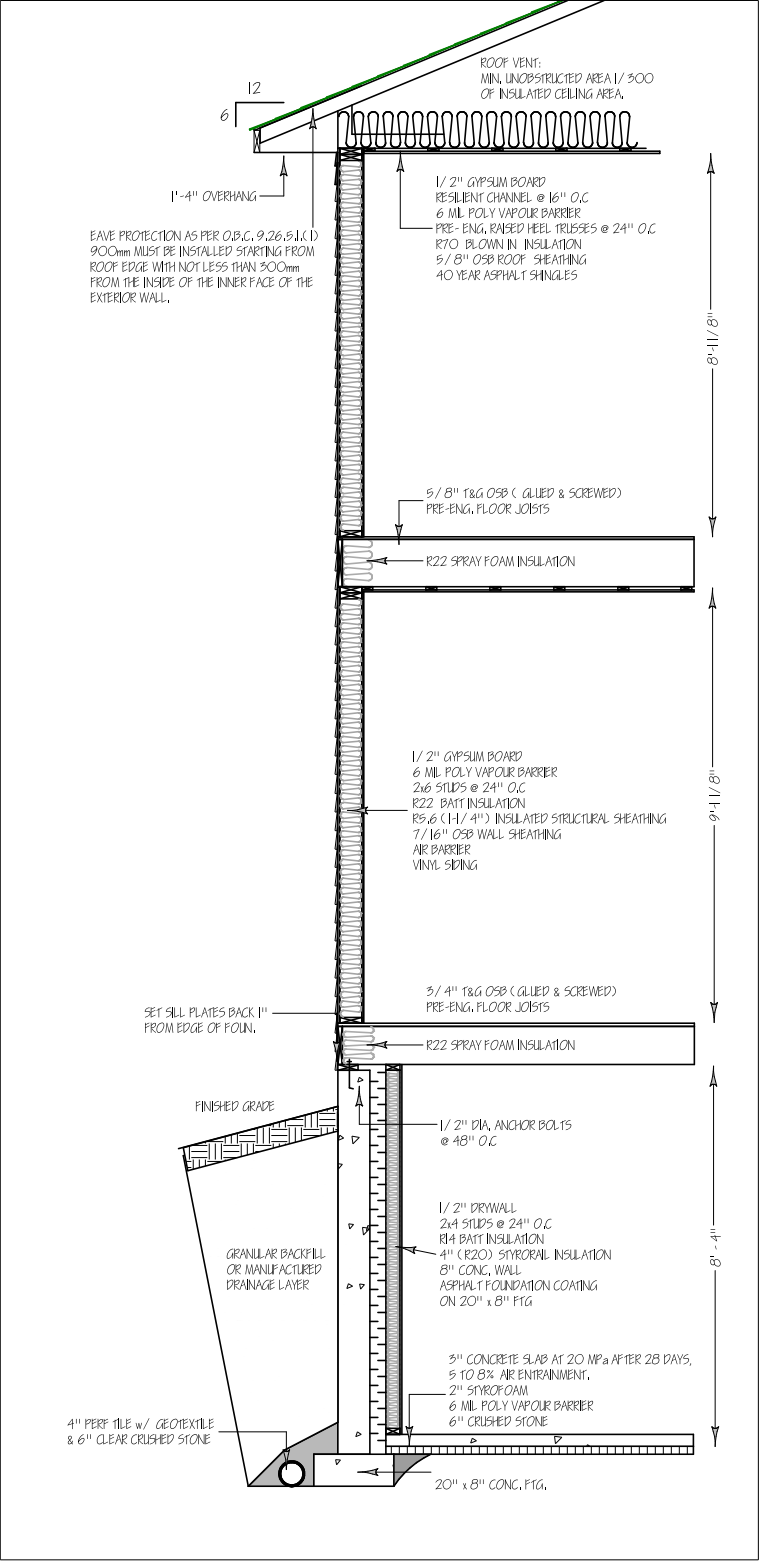


RIGHT ELEVATION



LEFT ELEVATION

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WALL SECTION W/O STONE
1/4" = 1'-0"

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BUILDING SECTION

SCALE :	Sheet #
1/4" = 1'-0"	A8
DATE :	
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