

GENERAL NOTES AND SPECS GENERAL TRADE SPECIFICATIONS

DIVISION 1 GENERAL REQUIREMENTS DIVISION 7 THERMAL AND ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE BUILDING CODE. ONTARIO REGULATION 413/90 INCLUDING ALL LATEST AMENDMENTS AS WELL AS ANY OTHER CODES OF PROVINCIAL OR LOCAL APPLICATION AT ALL TIMES MEET OR EXCEED THE REQUIREMENTS OF SPECIFIED STANDARDS, CODES OR REFERENCED DOCUMENTS.

AVOID SCALING DIRECTLY FROM THE DRAWINGS. IF THERE IS AMBIGUITY OR LACK OF INFORMATION. INFORM THE CONSULTANT, ANY CHANGE THROUGH THE DISREGARDING OF THIS NOTICE TO BE THE RESPONSIBILITY OF THE CONTRACTOR. GENERAL CONTRACTOR TO CHECK AND VERIEVALL DRAWINGS. REPORT ANY

DISCREPANCIES TO THE CONSULTANT FOR CLARIFICATION. VERIEV THAT ALL WORK AS IT PROCEEDS. IS EXECUTED IN ACCORDANCE WITH DIMENSIONS WHICH MAINTAIN POSITION LEVELS AND CLEARANCES TO AD IACENT

WORK AS SET OUT BY REQUIREMENTS OF THE DRAWINGS. ENSURE THAT WORK NSTALLED IN ERROR IS RECTIFIED BEFORE CONSTRUCTION CONTINUES. **DIVISION 2 SITE WORK**

REMOVE ALL TOPSOIL AND VEGETABLE MATTER TO A MINIMUM OF 1'-0" DEEP AND 2'-0" BEYOND THE BUILDING'S PERIMETER.

EXCAVATE FOR FOUNDATIONS AND BUILDING SERVICES TO DEPTHS REQUIRED TO ALLOW FOR PROPER PLACEMENT OF THE WORK, ALL FOOTINGS TO EXTEND TO MINIMUM 4'-0" BELOW FINISHED GRADES (OR AS NOTED ON PLANS) AND TO REST ON UNDISTURBED SOIL OR ROCK. EXCAVATIONS TO BE KEPT FREE FROM STANDING

THE BOTTOM OF EVERY EXTERIOR FOUNDATION WALL TO BE DRAINED BY DRAINAGE ILE OR PIPE LAID AROUND THE OUTSIDE EDGE OF THE FOOTING THE TOP AND SIDES OF THE DRAINAGE THE TO BE COVERED WITH A CONTINUOUS 12" THICK LAYER OF CRUSHED STONE, FOUNDATION DRAINS TO DRAIN TO A SEWER, DRAINAGE DITCH OR ENVELOPE DRY WELL BY GRAVITY DRAINAGE OR BY PUMPING.

AFTER THE CONSTRUCTION OF FOOTINGS PITS WALLS OR PIERS BACKFILL ALL EXCAVATIONS WITH EXISTING APPROVED GRANULAR MATERIALS TO WITHIN 5" OF UNDERSIDE OF CONCRETE SLAB AND WITHIN 6" OF UNDERSIDE OF NEW EXTERIOR FINISHED GRADES

SLOPE ALL FINISHED GRADES AWAY FROM BUILDING, WATER SUPPLY WELL OR SEPTIC TANK DISPOSAL BED AND ENSURE PROPER POSITIVE SURFACE DRAINAGE **DIVISION 3 CONCRETE**

CONCRETE FOR LINREINFORCED FOOTINGS AND FOUNDATION WALLS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 20 MPa AFTER 28 DAYS WITH MAXIMUM 4" SLUMP. (20 1.1 P2) STEPPED FOOTINGS TO HAVE A MINIMUM 2'-0" HORIZONTAL DISTANCE BETWEEN STEPS. VERTICAL STEPS TO BE 2'-0" MAXIMUM (SEE 9.15.3.8 O.B.C.) OTHER FOOTINGS SHALL BE 6" THICK MIN. AND MINIMUM 6"

PBO JECTION BEYOND FACE OF FOUNDATION WALL UNLESS OTHERWISE NOTED ON THE DRAWINGS. FOOTINGS TO ADEQUATELY SUPPORT ALL SUPERIMPOSED LOADS WITH A MINIMUM BEARING CAPACITY OF 2500 PSF. FOUNDATIONS WALLS TO EXTEND UP MINIMUM 6" ABOVE FINISHED GRADE REDUCED FOUNDATION WALLS TO ALLOW BRICK FACING AND MAINTAIN LATERAL SUPPORT. TIE MASONRY TO MINIMUM 4" WIDE X MAXIMUM 8" HIGH CONCRETE UPSTAND WITH DOVE TAIL MASONRY ANCHORS AT 8"

DC VERTICALLY AND 3'-0" OC HORIZONTALLY. FILL COLLAR JOINT SOLID WITH MORTAR PROVIDE 4"x4" BRICK KEY AT TOP OF FOUNDATION WALL PROVIDE BEAM POCKETS (DENOTED ON PLANS) WHEREVER STEEL BEAMS BEAR ON THE CONC. FOUNDATION

CONCRETE FOR GARAGE SLABS, EXTERIOR STEPS AND EXTERIOR PORCHES TO BE 32 MPa AT 28 DAYS WITH 5% - 7% AIR ENTRAINMENT, OTHER SLABS TO BE MINIMUM 20 MPa AT 28 DAYS, CONCRETE SLABS ON GRADE TO BE MINIMUM 3" THICK AND SET ON MINIMUM 6" CLEAR STONE FILL. GARAGE SLABS ON GRADE TO BE MINIMUM 5" THICK AND REINFORCED WITH 10M REBAR AT 24" OC LOCATED NEAR MID-DEPTH OF THE

HABITABLE ROOMS ON CONCRETE SLAB TO BE DAMP-PROOFED WITH 6 MII POLYETHYLENE BASEMENT OPENINGS (WINDOWS) GREATER THAN 3'-11" IN LENGTH OR CONTAINING OPENINGS IN MORE THAN 25% OF ITS LENGTH TO BE REINFORCED AS PER ENG. SPECS (2 - #3 RODS EXTENDS 12" ON EACH SIDE (4'-0" WINDOW))

DIVISION 4 MASONRY MEMBERS WITH 1"x7"x22 GAUGE, CORRUGATED, CORROSION RESISTANT STRAPS AT INSIDE THE INNER FACE OF THE EXTERIOR WALL.

16" OC HORIZONTAL AND 24" OC VERTICAL. PROVIDE WEEP HOLES SPACED AT 2'-0" OC AT THE BOTTOM COURSE OF BRICK / STONE AND OVER ALL OPENINGS. PROVIDE 6 MIL BLACK REINFORCED POLYETHYLENE DAMPCOURSE FLASHING EXTENDED UP 6" VERTICAL AT THESE LOCATIONS AND

INSERT BEHIND SHEATHING PAPER MASONRY CORBELLING TO CONSIST OF SOLID UNITS WITH MAXIMUM 1" PROJECTION PER COURSE AND TOTAL PROJECTION NOT TO EXCEED 1/3 OF WALL THICKNESS.

DIVISION 5 METALS

WALL THICKNESS OF 3/16" FITTED WITH A 4" X 4" X 3/16" STEEL PLATE AT EACH END. WHERE AREA OF SUPPORTED FLOOR EXCEEDS 220 SQ. FT. OR IS FOR TWO FLOORS OR MORE, THE STEEL PIPE COLUMN TO BE A MINIMUM OUTSIDE DIAMETER OF 3 1/2" AND A MINIMUM WALL THICKNESS OF 0.188" WITH A 4"x8'x3/8" PLATES. TOP STEE PLATE MAY BE OMITTED WHERE COLUMN SUPPORTS A STEEL BEAM BY WELDING, BOLTING OR OTHER APPROVED METHOD. BASE PLATES TO BE SECURED TO CONCRETE FOOTINGS WITH MINIMUM TWO 1/2" DIAMETER BOLTS PLACED MINIMUM 4" DEEP INTO FOOTING OR TO BE POURED IN PLACE WITH THE FLOOR SLAB

ALL STEEL BEAMS REQUIRE MINIMUM 3 1/2" BEARING AND STEEL ANGLE LINTELS REQUIRE MINIMUM 6" BEARING. PROVIDE 7 1/2" SOLID MASONRY UNDER BEAMS OR

WITH ONE COAT OF RUST-INHIBITIVE PAINT. STEEL ANGLE LINTEL SCHEDULE - REFER TO LINTEL SCHEDULE

REFER TO LINTEL SCHEDULES

DIVISION 6 WOOD AND PLASTICS ALL FLOOR JOISTS AND FRAMING LUMBER TO BE NO. 2 GRADE SPRUCE OR BETTER. ALL WOOD LINTELS OVER OPENINGS TO BE (2)2x10 UNDER DOUBLE TOP PLATE UNLESS OTHERWISE NOTED ALL LOAD BEARING WOOD STUD PARTITIONS TO HAVE A DOUBLE TOP PLATE, STUD WALLS WITHOUT SHEATHING ON BOTH SIDES TO HAVE MID-GIRTS. PROVIDE DOUBLE STUDS AROUND OPENINGS AND TRIPLE STUDS IN CORNERS OF LOAD BEARING STUD PARTITIONS.

SILL PLATES TO BE 2x6 ON SILL PLATE GASKET (ETHAFOAM) AND FASTENED ONTO TOP OF POURED CONCRETE FOUNDATION WITH 1/2" DIAMETER ANCHOR BOLTS AT 6'-0" OC AND EMBEDDED MINIMUM 4" INTO CONCRETE.

LOAD BEARING STUD WALLS PARALLEL TO FLOOR JOISTS TO BE SUPPORTED BY WALLS OR BEAMS OF SUFFICIENT STRENGTH TO SAFELY TRANSFER THE DESIGNED LOADS TO VERTICAL SUPPORTS. WALLS AT RIGHT ANGLES TO FLOOR JOISTS TO BE LOCATED AT MAXIMUM 2'-0" FROM THE JOIST SUPPORT IF SUPPORTING ONE OR MORE FLOORS UNLESS THE JOIST SIZE IS DESIGNED TO ACCOMMODATE SUCH LOADS.

INTERIOR WOOD BEARING WALLS IN BASEMENT TO BE 2x4 AT 16" OC ON 6 MIL POLYETHYLENE AND ANCHORED SECURELY THROUGH ASHLAR COURSE TO CONCRETE FOOTING WITH 3/8" DIAMETER BOI TS AT 7'-0" OC EXTERIOR STUDS TO BE x6 AT 16" OC AND INTERIOR WOOD STUD FIRST FLOOR TO BE 2x4 AT 16" OF EXTERIOR AND INTERIOR WOOD STUD WALLS TO BE 2x4 AT 16" OC. INTERIOR WOOD STUD WALLS AT BASEMENT PERIMETER TO BE 2x4 AT 16" OC.

ALL NON-LOADBEARING WOOD STUD WALLS TO BE 2x4 AT 16" OC. PROVIDE RIBBON BOARDS MINIMUM 1x4 EACH SIDE OF STEEL BEAM FOR LATERAL SUPPORT

JOISTS TO HAVE A MINIMUM 1 1/2" END BEARING WHEREAS WOOD BEAMS TO HAVE MINIMUM 3 5/8" END BEARING. JOISTS FRAMED INTO THE SIDE OF WOOD BEAMS TO BE SUPPORTED ON METAL JOISTS HANGERS. JOIST HANGERS ARE ALSO REQUIRED WHERE HEADERS. TRIMMERS AND DOUBLE JOISTS FRAME INTO THE SIDE OF OTHER

MEMBERS. HEADER JOISTS TO BE DOUBLED WHERE THEY EXCEED 4'-0" IN LENGTH. HEADER JOISTS EXCEEDING 10'-8" IN LENGTH TO BE DETERMINED BY CALCULATION. TRIMMER JOISTS TO BE DOUBLED WHEN LENGTH OF HEADER JOISTS EXCEED 2'-8". WHEN HEADER JOIST LENGTH EXCEEDS 6'-8" THE SIZE OF TRIMMER JOISTS TO BE DETERMINED BY CALCULATION. PROVIDE FRAMING OR SOLID BLOCKING AS REQUIRED FOR PROPER LOAD TRANSFER OF POINT LOADS FROM ABOVE.

PROVIDE DOUBLE JOISTS UNDER ALL NON-LOADBEARING PARTITIONS OVER 6'-0" IN LENGTH PARALLEL TO FLOOR JOIST. WHEN SUCH PARTITIONS CONTAIN NO FULL HEIGHT OPENINGS THE JOISTS DO NOT NEED TO BE DOUBLED. DOUBLE JOISTS CAN BE SEPARATED BY MAXIMUM 8" APART BY USING 2x4 SOLID WOOD BLOCKING AT 4'-0" OC. CANTILEVERED FLOOR JOIST SUPPORTING ROOF LOADS HAVE TO EXTEND INWARD AWAY FROM THE CANTILEVERED SUPPORT FOR A DISTANCE EQUAL TO AT LEAST 6 TIMES THE LENGTH OF THE CANTILEVER. JOISTS AND BEAMS TO BE

STAGGERED MINIMUM 4" AT PARTY WALL ALL BRIDGING TO BE 2x2 WOOD CROSS BRACING OR SOLID WOOD BLOCKING AT 6'-10" LOCATION OF HYDRO METER AND ELECTRICAL PANEL TO BE IN ACCORDANCE WITH THE C. WHERE CLEAR SPAN OF FLOOR JOIST IS WITHIN 18" OF MAXIMUM SPAN

PERMITTED PROVIDE BRIDGING AT 4'-0" OC YPICAL FLOOR CONSTRUCTION TO CONSIST OF FINISHED FLOORING ON 5/8" TONGUE AND GROOVE SHEATHING ON WOOD FLOOR JOISTS AS INDICATED ON

RAWINGS. PROVIDE MORTAR SCRATCH COAT ON SHEATHING AT LOCATIONS WHERE CERAMIC TILE IS USED ON FLOORS. TYPICAL ROOF CONSTRUCTION TO CONSIST OF 215 LB.. ASPHALT SHINGLES ON 1/2" PLYWOOD SHEATHING WITH H-CLIP EDGE SUPPORTS ON PRE-ENGINEERED WOOD

TRUSSES AT 2'-0" OC. BOTTOM CHORD OF TRUSSES TO BE DESIGNED TO SUPPORT CEILING LOADS. TRUSS MANUFACTURER TO CHECK AND VERIFY THAT ALL LOADING ND STRESSES COMPLY WITH AND ARE IN ACCORDANCE WITH THE LOCAL OF ANY DISCREPANCIES THAT MAY AFFECT ROOF LINES AS INDICATED. PROVIDE 2x4 TRUSS BRACING AT 7'-0" OC AT BOTTOM CHORD OR AS PER MANUFACTURER'S

INTERIOR STAIRS TO HAVE A MAXIMUM RISE OF 8", A MINIMUM RUN OF 8 1/4", AND A MINIMUM TREAD WIDTH OF 9 1/4". BASEMENT STAIR TO BE 3'-6" WIDE ROUGH STUD OPENING. STAIR FROM FIRST FLOOR TO SECOND FLOOR TO BE 3'-11" FROM ROUGH STUD FACE TO EXPOSED FACE OF STRINGER INTERIOR STAIR HEADROOM TO BE MINIMUM 6'-8" AND EXTERIOR STAIR HEADROOM TO BE MINIMUM 6'-9". ONLY ONE SET OF WINDERS ARE ALLOWED BETWEEN FLOORS WITH AN INDIVIDUAL WINDER TREAD OF 30 DEGREES AND MAXIMUM TURN OF 90 DEGREES. LANDING TO BE AS LONG AS THE STAIR WIDTH

HANDRAILS WITHIN THE DWELLING UNIT TO BE 2'-8" HIGH ABOVE THE NOSING. GUARDRAILS WITHIN THE DWELLING UNIT TO BE 3'-0" HIGH ABOVE THE NOSING. EXTERIOR BALCONY GUARDRAILS TO BE 3'-6" HIGH ABOVE FINISHED BALCONY LEVEL. PROVIDE MAXIMUM 4" SPACE BETWEEN VERTICAL PICKETS AND NO HORIZONTAL MEMBERS BETWEEN 4" OR 3'-0" ABOVE NOSING OR BALCONY LEVEL

PROVIDE ONE 3/4" THICK X 12" WIDE WOOD SHELE COMPLETE WITH COAT ROD AND BRACKETS AS REQUIRED AT EACH CLOTHES CLOSET LOCATION. PROVIDE FIVE 3/4" HICK X 18" WIDE WOOD SHELVES AT ALL LINEN CLOSET LOCATIONS.

MOISTURE PROTECTION

CONCRETE FOUNDATION WALLS TO HAVE ALL EXTERIOR TIE HOLES AND RECESSES SEALED WITH MORTAR OR WATERPROOFING MATERIALS. CONCRETE FOUNDATION WALLS TO BE DAMP-PROOFED TO BE COVERED WITH A LIBERAL COAT OF BITUMINOUS MATERIAL. COVE DAMP-PROOFING OVER ALL FOOTING AND OBSTRUCTIONS TO PROVIDE WATERPROOF JUNCTION

PROVIDE SUITABLE FIRE STOPS FOR ALL CONCEALED AREAS AT FLOOR, CEILING, ROOF LEVELS AND AT STAIRS. CLEARANCES BETWEEN CHIMNEYS OR GAS VENTS AND THE ADJOINING CONSTRUCTION WHICH ALLOW AIR LEAKAGE AND HEAT LOSS FROM WITHIN THE BUILDING INTO THE ADJACENT ROOF SPACE IS TO BE SEALED WITH NON-COMBUSTIBLE MATERIAL TO PREVENT SUCH LEAKAGE

PROVIDE THE FOLLOWING MINIMUM THERMAL RESISTANCE VALUES THROUGHOUT THE BUILDING CONSTRUCTION: - CEILING BELOW AN ATTIC OR ROOF SPACE (R60) EXTERIOR WOOD FRAMED WALLS ABOVE FOUNDATION (R22)

- CONCRETE FOUNDATION WALL (R20 ci) PERIMETER INSULATION FOR FOUNDATION WALLS ENCLOSING HEATED AREAS SHALL BE CONTINUOUS R20 BLANKET INSULATION (OR APPROVED EQUAL) COMPLETE WITH INTEGRAL

6 MIL POLYETHYLENE VAPOUR RETARDER WALL AND CEILING INSULATION TO BE PROTECTED BY 6 MIL TYPE 1 VAPOUR RETARDANT INSTALLED IN SUCH A MANNER THAT ALL JOINTS OCCUR OVER WOOD FRAMING MEMBERS AND ARE LAPPED MINIMUM 4". ALL PERFORATIONS THROUGH THE VAPOUR RETARDANT

CAUSED BY THE INSTALLATION OF ELECTRICAL OR MECHANICAL ITEMS TO BE TIGHTLY SEALED USING CAULKING, TAPE OR OTHER APPROVED METHODS OF SEALING IN ORDER TO MAINTAIN THE INTEGRITY AND CONTINUITY OF THE VAPOUR RETARDANT IN THE BUILDING

EXPOSED FLASHING TO BE 0.013" GALVANIZED STEEL, 0.014" COPPER, 0.018" ZINC OR 0.019" ALUMINUM. CONCEALED FLASHING TO BE F-20 BY LEXSUCO CANADA LTD. OR TYPE 'S' ROLL ROOFING. FLASHING TO BE INSTALLED AT THE FOLLOWING LOCATIONS: - AT EVERY HORIZONTAL JUNCTION BETWEEN DIFFERENT EXTERIOR FINISHES EXCEPT WHERE THE UPPER FINISH OVERLAPS THE LOWER FINISH OPENINGS IN EXTERIOR WALLS WHEN VERTICAL DISTANCE BETWEEN TOP OF OPENING

AND BOTTOM OF FAVES EXCEEDS 1/4 OF HORIZONTAL FAVE OVERHAN - BENEATH SANDSTONE AND JOINTED MASONRY WINDOW SILLS OPEN VALLEYS TO BE FLASHED WITH NOT LESS THAN ONE LAYER OF SHEET METAL MINIMUM 2'-0" WIDE WITH A LAYER OF #15 ROOFING PAPER OR FELT UNDERLAY; OR TWO LAYERS OF ROLL ROOFING, BOTTOM LAYER 55 LB., MINIMUM NOT LESS THAN 18" WIDE AND TOP LAYER 90 LB.. MINIMUM 36" WIDE

INTERSECTIONS OF ASPHALT SHINGLE ROOF AND MASONRY WALLS OR CHIMNEYS TO BE PROTECTED BY COUNTER FLASHING IMBEDDED A MINIMUM OF 1" INTO THE MASONRY AND EXTENDED NOT LESS THAN 6" DOWN THE MASONRY AND LAP LOWER FLASHING MINIMUM 4". FLASHING ALONG THE SLOPE OF THE ROOF TO BE STEPPED SO THAT THERE IS A MINIMUM OF 3" HEAD LAP IN BOTH LOWER AND COUNTER FLASHING. FLASHING AT THE INTERSECTION OF SHINGLE ROOFS AND CLADDING OTHER THAN MASONRY TO EXTEND UP THE WALL MINIMUM 3" BEHIND SHEATHING PAPER AND MINIMUM 3" HORIZONTALLY.

THE INTERSECTION OF SINGLE PLY MEMBRANE ROOFS AND ADJACENT WALL SURFACES TO HAVE A CANT STRIP WITH THE MEMBRANE EXTENDED MINIMUM 6" UP THE WALL AND COUNTER FLASHED OR SET BEHIND THE SHEATHING PAPER CHIMNEY FLASHING IS REQUIRED AT INTERSECTION WITH ROOF. FLASH OVER CHIMNEY SADDLE WHEN WIDTH OF CHIMNEY EXCEEDS 2'-6".

ROOF FAVE TO BE FINISHED WITH PRE FINISHED ALUMINUM FAVES TROUGH FASCIA AND VENTED SOFFIT. PROVIDE ONE PRE FINISHED ALUMINUM DOWN SPOUT FOR EACH 30' RUN OF EAVES TROUGH OR PART THEREOF AROUND THE PERIMETER OF THE BUILDING. CONNECT DOWN SPOUTS TO THE STORM SEWER SYSTEM OR ONTO GRADE WITH PRE CAST CONCRETE SPLASH PADS TO PREVENT EROSION.

ROOF SPACE VENTILATION TO BE 1/300 OF INSULATED AREA FOR ROOF SLOPES GREATER THAN 2 IN 12 AND 1/150 OF INSULATED AREA FOR ROOF SLOPES LESS THAN 2 IN 12 OR ANY ROOF WHERE AN INTERIOR FINISH IS APPLIED TO THE UNDERSIDE OF THE ROOF RAFTERS. NOT MORE THAN HALF OF THE REQUIRED VENTILATION AREA IS TO BE PROVIDED NEAR THE RIDGE EXCEPT FOR CATHEDRAL CEILINGS AND ROOFS WHERE CONTINUOUS RIDGE AND EAVE VENTILATION IS REQUIRED. ALL VENTILATION OPENINGS TO BE PROTECTED FROM THE WEATHER AND INSECTS. VENTS TO BE CONSTRUCTED OF RUST PROOF MATERIAL.

PROVIDE TYPE 'S' ROLL ROOFING OR DOUBLE LAYER OF NO. 15 ASPHALT SATURATED FELTS BRICK & STONE VENEER CONSTRUCTION TO BE TIED BACK TO SOLID WOOD FRAMING AS EAVE PROTECTION AT ALL ROOF EDGES AND EXTEND TO A LINE NOT LESS THAN 12"

ALL PENETRATIONS AND JOINTS BETWEEN HEATED AND UNHEATED SPACES SHALL ADEQUATLEY SEALED WITH CAULKING OR APPROVED EQUAL (INCL. BUT NOT LIMITED TO: WHERE THE WALL PLATES MEET THE FLOORS OR TRUSSES AT SILL PLATES WHERE THE SLAB MEETS THE FDN WALL, AT WINDOWS & DOORS, ATTIC ACCESSES, VENTS, PLUMBING STACKS, ELECTRICAL SERVICES, TELEPOSTS, ETC.) (REFER TO O.B.C. 9.25) **DIVISION 8 DOORS AND WINDOWS**

WINDOW SIZES AND TYPES TO BE AS DENOTED ON PLANS, ALL WINDOWS TO BE DOUBLE GLAZED OR TO INCLUDE REMOVABLE STORM WINDOWS IN ORDER TO MINIMIZE HEAT LOSS AND AIR INFILTRATION. MINIMUM SIZE OF TRANSPARENT OPENINGS FOR HABITABLE ROOMS STEEL PIPE COLUMNS TO BE A MINIMUM OUTSIDE DIAMETER OF 2 7/8" AND A MINIMUM TO BE 10 % OF APPLICABLE FLOOR AREA AND FOR BEDROOMS TO BE 5 % OF APPLICABLE FLOOR AREA, AT LEAST ONE WINDOW PER BEDROOM TO HAVE AN INDIVIDUAL UNOBSTRUCTED OPENING NOT LESS THAN 3.7 SQ. FT. WITH NO WINDOW DIMENSION LESS

> DOOR SIZES AND TYPES TO BE AS DENOTED ON PLANS, MAIN ENTRANCE DOOR TO HAVE A THUMB TURN LOCK SET WHICH ALLOWS OPENING THE DOOR FROM THE INSIDE WITHOUT A KEY. ALL GLASS IN SIDE LIGHTS GREATER THAN 20", IN SLIDING PATIO DOORS AND IN STORM DOORS TO BE LAMINATED OR TEMPERED SAFETY GLASS. THE DOOR BETWEEN THE GARAGE AND HABITABLE AREAS TO BE A SOLID CORE EXTERIOR TYPE WITH A SELF CLOSING DEVICE AND TIGHT FITTING WEATHER STRIPPING TO PROVIDE AN EFFECTIVE BARRIER AGAINST GAS AND EXHAUST FUMES. PROVIDE AN MIN 6" HIGH STEP AT THIS DOOR

PROVIDE ACCESS HATCHES TO CRAWL SPACES OR ATTICS WITH ROOF SPACES MORE THAN ALL STEEL COLUMNS, STEEL BEAMS AND STEEL ANGLE LINTELS TO BE SHOP PRIMED 2'-0" HIGH. ACCESS HATCH OPENING TO BE A MINIMUM 20"x28", AND FITTED WITH DOORS OR COVERS THAT ARE INSULATED AND WEATHER STRIPPED ALL WINDOWS SHOWN ON DRAWINGS TO BE AS MANUFACTURED BY PELLA WINDOWS OR AN

APPROVED EQUAL. TYPE: METAL CLAD CASEMENT OR AS NOTED

DIVISION 9 FINISHES

SOUND TRANSMISSION CLASSIFICATION RATINGS BETWEEN DWELLING UNITS TO BE MINIMUM 45 DECIBELS. FLAME SPREAD RATING OR INTERIOR FINISHES TO BE 150 MAXIMUM OR 200 MAXIMUM WHEN P.O.C. DETECTORS ARE INSTALLED.

FINISHED FLOORING IN BATHROOMS, LAUNDRY ROOMS, ENTRANCES, GENERAL STORAGE AREAS AND KITCHENS TO BE RESILIENT TYPE PROVIDING WATER RESISTANCE. REFER TO CONTRACTOR'S SCHEDULE.

ALL EXTERIOR MOLDINGS, TRIMS, PEDIMENTS, PILASTERS, ETC. TO BE AS SUPPLIED BY IINSULA ARCHITECTURAL DETAILS INC. OR APPROVED EQUAL

DIVISION 10 SPECIALTIES CHIMNEYS TO EXTEND THROUGH UNIT IN FURRED SPACES AND UP THROUGH ROOF CONSTRUCTION A MINIMUM OF 3'-0" ABOVE POINT OF CONTACT WITH ROOF BUT NOT LESS THAN 2'-0" ABOVE ROOF SURFACE WITHIN A HORIZONTAL DISTANCE OF 10'-0".

DIVISION 11 EQUIPMENT STOVES, RANGES AND SPACES HEATERS USING SOLID FUELS TO CONFORM TO

UNDERWRITERS' LABORATORIES OF CANADA TEST S627-M1983 "STANDARDS FOR SPACE HEATERS FOR USE WITH SOLID FUELS" **DIVISION 13 SPECIAL CONSTRUCTION**

DIVISION 15 MECHANICAL LOCATION OF WATER METER AND GAS METER TO BE IN ACCORDANCE WITH THOSE

AUTHORITIES HAVING APPROPRIATE JURISDICTION DUCTWORK IN ATTIC OR ROOF SPACES TO HAVE ALL JOINTS TAPED AND SEALED TO ENSURE THAT DUCTS ARE AIRTIGHT THROUGHOUT THEIR LENGTH

PROVIDE MINIMUM OF 1 SQ, ET UNOBSTRUCTED NATURAL VENTILATED AREA FOR EVERY 500 SQ, FT, OF FLOOR AREA IN CRAWL SPACES AND BASEMENTS, PROVIDE MINIMUM 3 SQ. T. UNOBSTRUCTED NATURAL VENTILATED AREA IN FINISHED OR HABITABLE AREAS. PROVIDE MINIMUM 1 SQ. FT. UNOBSTRUCTED NATURAL VENTILATED AREA IN BATHROOMS. WHEN MECHANICAL VENTILATION IS REQUIRED PROVIDE MINIMUM ONE AIR CHANGE PER HOUR. DISCHARGE EXHAUST DIRECTLY TO OUTDOORS AND PROVIDE BACK FLOW DAMPERS AT DUCT END OR FAN.

METAL CHIMNEYS AND VENTS TO BE ULC LABELED, CLASS B FOR GAS-FIRED FURNACES. A METAL CHIMNEY NOT SUPPORTED ON A FOUNDATION TO BE SUPPORTED BY NON-COMBUSTIBLE MATERIAL AND THE SUPPORT TO BE INDEPENDENT OF THE APPLIANCE IT

DIVISION 16 ELECTRICAL

AUTHORITIES HAVING APPROPRIATE JURISDICTION. PROVIDE 3 WAY WALL SWITCHES LOCATED AT THE HEAD AND FOOT OF EVERY STAIRWAYS EXCEPT AT UNFINISHED BASEMENTS. PROVIDE A SEPARATE THREE WIRE CIRCUIT WITH NO OTHER OUTLET CONNECTIONS TO EACH DRYER RECEPTACLE, STOVE RECEPTACLE AND AT LEAST THREE SPLIT RECEPTACLES IN EACH KITCHEN. TWO OF THE KITCHEN RECEPTACLES MUST BE INSTALLED ABOVE THE COUNTER LEVEL.

ELECTRICAL SWITCHES, RECEPTACLES, ETC. ON OPPOSITE SIDES OF DEMISING WALL TO BE STAGGERED ALL WALL MOUNTED EQUIPMENT (LE ELECTRICAL SERVICE PANELS) TO BE INSTALLED IN SUCH A MANNER A TO MAINTAIN THE INTEGRITY OF THE DEMISING WALL FIRE

CONDITIONS AND REQUIREMENTS. TRUSS MANUFACTURER TO NOTIFY CONSULTANTS PRODUCTS OF COMBUSTION DETECTORS TO BE A SINGLE STATION ALARM TYPE SUCH AS AN IONIZATION P.O.C. DETECTOR OR A SPOT TYPE PHOTO ELECTRICAL SMOKE DETECTOR WHICH IS U.L.C. LABELED AND LISTED. DETECTORS TO BE EQUIPPED WITH A VISUAL INDICATOR WHICH DEMONSTRATES THAT THE UNIT IS OPERATIONAL. DETECTORS TO BE PERMANENTLY MOUNTED TO A JUNCTION BOX OR STANDARD FLECTRICAL OUTLET ON THE CEILING AND WIRED TO THE MAIN ELECTRICAL PANEL ON A SEPARATE CIRCUIT. THE DETECTOR IS LOCATED AT THE CEILING LEVEL BETWEEN THE BEDROOMS OR SLEEPING AREAS AND THE REMAINDER OF THE DWELLING UNIT, SUCH AS INDICATED ON THE DRAWINGS. THE DETECTOR TO HOUSE AN ALARM THAT IS AUDIBLE WITHIN THE BEDROOM OR SLEEPING AREAS WHEN INTERVENING DOORS ARE CLOSED

> NOT LESS THAN 20% OF THE PARKING SPACES SHALL BE PROVIDED WITH THE REQUIREMENTS OUTLINED IN THE BUILDING CODE (O B C. DIV. B. 9.34.4) FOR THE FUTURE INSTALLATION OF AN ELECTRICAL CHARGING STATION (LOCATIONS INCLUDED BUT NOT LIMITED TO GARAGE, CARPORT, ADJACENT TO THE DRIVEWAY) - A MINIMUM 200 AMP PANELBOARD - A CONDUIT FROM THE PANEL TO THE PARKING SPACE - AN ELECTRICAL BOX IN THE PARKING SPACE

W1	EXISTING FOUNDATION WALL: 8" THICK - 8" POURED CONCRETE (20 MPa) FOUNDATION WA - 4" BLANKET INSULATION - 2x4 STUDS @ 16" O/C - NEW 1/2" DRYWALL ON INSIDE OF STUDS
W2)	EXISTING FOUNDATION WALL: 12" THICK - 12" POURED CONCRETE (20 MPa) FOUNDATION W - 4" BLANKET INSULATION - 2x4 STUDS @ 16" O/C - NEW 1/2" DRYWALL ON INSIDE OF STUDS
W3	EXISTING EXTERIOR WALL (SIDING) - WALLS TO REMAIN
W4	EXISTING EXTERIOR WALL (SIDING W/ 2x4 STRAPP) - WALLS TO REMAIN
W5	EXISTING INTERIOR PARTITION: 4" OR 6" THICK - WALLS TO REMAIN
W6	NEW INTERIOR PARTITION: 4" OR 6" THICK - 2x4 OR 2x6 STUDS @ 16" O/C W/ 1/2" DRYWALL BO (PROV'D DOUBLE STUDS @ OPENINGS AND TRIPL
W7)	 EXISTING INTERIOR WALL WITH NEW FIRE RATED F <u>1 HOUR F.R.R. (45 min. F.R.R. REQUIRED) - 53 S.T.C.</u> - EXISTING INTERIOR DRYWALL AND STUDS TO REF - REMOVE DRYWALL ON ONE SIDE - FILL STUD CAVITY WITH MIN. 3 1/2" FIRE AND SOU - INSTALL RESILIENT METAL CHANNELS @ 24" O/C - INSTALL 2 LAYERS OF 1/2" TYPE 'C' DRYWALL
W8)	PROPOSED INTERIOR WALL WITH FIRE RATED FINI <u>1 HOUR F.R.R. (45 min. F.R.R. REQUIRED) - 53 S.T.C.</u> - 1/2" DRYWALL ON STAIRWELL SIDE (MATCH EXIST - 2x4 STUDS @ 16" O/C (CONTINUE EXISTING WALL - FILL STUD CAVITY WITH MIN. 3 1/2" FIRE AND SOU - RESILIENT METAL CHANNELS @ 24" O/C - 2 LAYERS OF 1/2" TYPE 'C' DRYWALL ON DINING R
	 FIRE RATED WALL: - MINIMUM 45 MIN. FIRE RESISTANCE RATING

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DIV. B, 9.10.19 & 9.33.4)
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9.10.19)

LOWER FLOOR FIRE RESISTANCE RATINGS

FIRE RATED WALL ASSEMBLY: (W7) (W8)

SEE W4d WALL ASSEMBLY DETAIL

FIRE RATED FLOOR ASSEMBLY: 1 HOUR FIRE RATING (FLOOR/CEILING) - SEE CROSS SECTION AND F9d FLOOR ASSEMBLY DETAIL

SUPPORTING STRUCTURE: - REFER TO TYPICAL FIRE RATING DETAILS

PENETRATION OF FIRE SEPARATIONS:

GENERAL CONSTRUCTION NOTES:

DRAINAGE BYLAWS

(REFER TO O.B.C. DIV. B, 9.25.3 & SB-12) (HANDRAILS SECTION DIV. B, 9.8.7)

- WOOD I-JOISTS SHALL HAVE ADEQUATE BLOCKING AT ALL SUPPORTS (LUMBER SUPLIER TO VERIFY) - ALL EXTERIOR WOOD TO BE PRESSURE TREATED

WALL SCHEDULE

- TING FOUNDATION WALL: 8" THICK OURED CONCRETE (20 MPa) FOUNDATION WALL BI ANKET INSULATION
- STUDS @ 16" O/C N 1/2" DRYWALL ON INSIDE OF STUDS
- TING FOUNDATION WALL: 12" THICK POURED CONCRETE (20 MPa) FOUNDATION WALL W/ 4" STONE CHASE BLANKET INSULATION STUDS @ 16" O/C
- W 1/2" DRYWALL ON INSIDE OF STUDS
- TING EXTERIOR WALL (SIDING)
- <u> TING EXTERIOR WALL (SIDING W/ 2x4 STRAPPING)</u> IS TO REMAIN
- TING INTERIOR PARTITION: 4" OR 6" THICK LS TO REMAIN
- INTERIOR PARTITION: 4" OR 6" THICK OR 2x6 STUDS @ 16" O/C W/ 1/2" DRYWALL BOARD B/S OV'D DOUBLE STUDS @ OPENINGS AND TRIPLE STUDS AT CORNERS)
- TING INTERIOR WALL WITH NEW FIRE RATED FINISH UR F.R.R. (45 min. F.R.R. REQUIRED) - 53 S.T.C. (~W4d - O.B.C. SB-3) STING INTERIOR DRYWALL AND STUDS TO REMAIN MOVE DRYWALL ON ONE SIDE L STUD CAVITY WITH MIN. 3 1/2" FIRE AND SOUND PROOF INSULATION
- TALL 2 LAYERS OF 1/2" TYPE 'C' DRYWALL POSED INTERIOR WALL WITH FIRE RATED FINISH <u> UR F.R.R. (45 min. F.R.R. REQUIRED) - 53 S.T.C. (~W4d - O.B.C. SB-3)</u> DRYWALL ON STAIRWELL SIDE (MATCH EXISTING) STUDS @ 16" O/C (CONTINUE EXISTING WALL)
- STUD CAVITY WITH MIN. 3 1/2" FIRE AND SOUND PROOF INSULATION SILIENT METAL CHANNELS @ 24" O/C AYERS OF 1/2" TYPE 'C' DRYWALL ON DINING ROOM SIDE
- RATED WALL: IMUM 45 MIN. FIRE RESISTANCE RATING

NOTE SCHEDULE

-)" DOOR IN NEW STAIRWELL WALL DOOR /W SELF CLOSER - DOOR TO HAVE LOCK AS PER OWNERS DIRECTION
- R: (1 HR F.R.R., 55 S.T.C.) ELS @ 24" O/C LAYERS 1/2" TYPE 'C' GYPSUM BOARD - 2 LAYERS 1/2 TITLE C GTESUM BOARD - FILL CAVITY U/S OF STAIRS WITH SPRAY FOAM INSULATION
 - R INTO UTILITY ROOM
- CUT DOOR IF NECESSARY (SITE VERIFY)
- EXHAUST HOOD: - PROVIDE SEPARATE DIRECT VENTS FOR FURNACE, HOT WATER TANK, H.R.V., DRYER AND EXHAUST HOOD 110V INTERCONNECTED SMOKE & CARBON MONOXIDE ALARM
- C/W REQUIRED VISUAL COMPONENT (I.S.C.A.) (AS PER O.B.C.
- 110V INTERCONNECTED SMOKE ALARM COMPLETE WITH REQUIRED VISUAL COMPONENT (I.S.A.) (AS PER O.B.C. DIV. B,

- 1 HOUR FIRE RATING & 53 SOUND TRANSMISSION CLASS REFER TO O.B.C. SECTION 9.10.3.1 AND TABLE 1 OF SB-3, ASSEMBLY TYPE W4d
- REFER TO SHADED AREA ON PLAN FOR REQUIRED LOCATION
- REFER TO O.B.C. SECTION 9.10.3.1 AND TABLE 2 OF SB-3 ASSEMBLY TYPE F9D
- ALL STRUCTURE (POSTS, BEAMS, ETC) SUPPORTING FIRE RATED ASSEMBLIES SHALL HAVE A 1 HOUR FIRE RESISTANCE RATING

- PIPING, TUBING, DUCTS, 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 - REFER TO O.B.C. DIV. B. 9.10.9.6. PENETRATION OF FIRE SEPARATIONS FOR GENERAL REQUIREMENTS - REFER TO O.B.C. DIV. B, 9.10.9.6.(13) FOR FIRE DAMPER REQUIREMENTS WITHIN THE HVAC SYSTEM
- ALL ENGINEERED STEEL BEAMS SHOULD HAVE THE SUPPORTING STEEL POSTS & CONCRETE PADS SIZED BY A PROFESSIONAL ENGINEER OR APPROVED EQUAL - ALL STEEL BEAMS SUPPORTING NON-UNIFORM LOADS (POINT LOADS, BRICK LOADS, ETC.) TO BE VERIFIED BY A PROFESSIONAL ENGINEER OR APPROVED EQUAL - ALL COOKING APPLIANCES AND LAUNDRY SPACES SHALL BE SUPPLIED WITH AN ELECTRICAL OUTLET, NATURAL GASS LINE OR PROPANE LILNE - ELECTRICAL LAYOUT TO BE VERIFIED ON SITE BY OWNER/BUILDER & CONTRACTOR
- THE FURNACE SHALL HAVE A BRUSHLESS DIRECT CURRENT MOTOR (AS PER O.B.C. DIV. B, 12.3.1.5 (2))
- KITCHEN LAYOUT TO BE VERIFIED BY KITCHEN DESIGNER / MANUFACTURER - ROOF & GIRDER TRUSS LOCATION TO BE VERIFIED BY ROOF MANUFACTURER
- -PROVIDE ICE AND WATER SHIELD AT ALL FLAT ROOF, DORMER, VALLEY, ROOF CRICKET AND HIP ROOF CONNECTIONS - PROVIDE 5" CONTINIOUS EAVESTROUGH TO DRAIN POSITIVELY TO RAIN WATER DOWNSPOUTS LOCATED AS PER O.B.C. REQUIREMENTS & LOCAL MUNICIPAL
- WALLS, FLOORS AND CEILINGS THAT SEPARATE CONDITIONED SPACES FROM UNCONDITIONED SPACES SHALL BE CONSTRUCTED SO TO INCLUDE AN AIR BARRIER SYSTEM THAT SHALL PROVIDE A CONTINUOUS BARRIER TO AIR LEAKAGE - THE CONTINUITY OF THE AIR BARRIER SYSTEM SHALL EXTEND THROUGHOUT THE BASEMENT AND ALL PENETRATIONS MUST BE SEALED AIRTIGHT
- FOUNDATION WALLS TO BE ENGINEERED IF THE TOTAL LENGTH OF ALL OPENINGS EXCEED 25% OF THE TOTAL WALL LENGTH OR IF ANY OPENING EXCEEDS 47" - ALL PENETRATIONS AND JOINTS BETWEEN HEATED AND UNHEATED SPACES SHALL ADEQUATELY SEALED WITH CAULKING OR APPROVED EQUAL (INCLUDING BU NOT LIMITED TO: WHERE THE WALL PLATES MEET THE FLOORS OR TRUSSES, AT SILL PLATES, WHERE THE SLAB MEETS THE FOUNDATION WALL, AT WINDOWS & DOORS, ATTIC ACCESSES, VENTS, PLUMBING STACKS, ELECTRICAL SERVICES, TELEPOSTS, ETC.) (REFER TO O.B.C. DIV. B, 9.25) - ALL PENETRATIONS THROUGH SLAB (IE. WHERE THE SLAB MEETS THE FOUNDATION WALL, TELEPOSTS, PLUMBING DRAINS, ETC.) SHALL BE ADEQUATELY SEALED - ALL STAIRS SHALL CONFORM TO ONTARIO BUILDING CODE SECTION DIV. B, 9.8. (RISE / RUN DIMENSIONS SECTION DIV. B, 9.8.2) (LANDINGS SECTION DIV. B, 9.8.6)
- L.V.L. AND S.C.L. BEAMS AND POSTS TO BE VERIFIED BY THE LUMBER SUPPLIER
- SUBFLOOR TO BE GLUED & SCREWED TO FLOOR JOISTS (TYP.)
- PROVIDE ADEQUATE CAPPING AND WEATHER-PROOFING AROUND ALL EXTERIOR NON PRESSURE TREATED WOOD BEAMS - A DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED IN EACH DWELLING UNIT TO RECIEVE DRAIN WATER FROM ALL SHOWERS OR FROM AT LEAST TWO SHOWERS WHERE THERE ARE TWO OR MORE SHOWERS IN THE DWELLING UNIT (REFER TO O.B.C. SB-12, 3.1.1.12)

GENERAL DEMOLITION NOTES

- REMOVE ALL EXISTING ELECTRICAL AND PLUMBING FIXTURES IN THE PORTION TO BE DEMOLISHED UNLESS NOTED OTHERWISE OR AS INSTRUCTED BY OWNER (STORE PLUMBING FIXTURES FOR REUSE)
- REMOVE ALL EXISTING WINDOWS AND DOORS IN AREA TO BE DEMOLISHED AND STORE FOR POSSIBLE REUSE 3. REMOVE ALL EXISTING FLOOR AND WALL FINISHES AND
- STORE ON SITE FOR REUSE (e.g., PATCHING EXISTING AREAS) A. REMOVE ALL LATH AND PLASTER IN THE DEMOLITION
- AREAS, AND PREPARE SURFACES FOR NEW DRYWALL FINISH 5. REMOVE EXTERIOR SIDING/STONE FROM THE PORTION
- BEING DEMOLISHED AND STORE ON SITE FOR REUSE ON NEW ADDITION
- 5. PROVIDE ADEQUATE SUPPORT FOR EXISTING FLOOR/ CEILING JOISTS DURING REMOVAL OF EXISTING WALLS OR BEAMS.

STAIR CONSTRUCTION NOTES: STAIRS (AS PER O.B.C. 9.8.4.):

- RISE: MIN. 4 7/8" (125mm), MAX. 7 7/8" (200mm) - RUN: MIN. 10" (255mm), MAX. 14" (355mm) STAIRS CONSTRUCTION AS PER O.B.C. 9.8.9.

HANDRAILS (AS PER O.B.C. 9.8.7.): HEIGHT: MIN. 34 1/16" (865mm), MAX. 38" (965mm) MAINTAIN A MINIMUM CLEARANCE OF 2" (50mm)

- GUARDS/RAILING (AS PER O.B.C. 9.8.8.): HEIGHT: MIN. 35 7/16" (900mm) OR 42 1/8" (1070mm) (*) OPENINGS: MAX. 4" (100mm)
- LOADS ON GUARDS AS PER O.B.C. TABLE 9.8.8.2. WOODEN STAIR STRINGERS (AS PER O.B.C. 9.8.9.4.):
- EFFECTIVE DEPTH: MIN. 3 9/16" (90mm) OVERALL DEPTH: MIN. 9 1/4" (235mm) ACTUAL THICKNESS: MIN. 1 1/2" (38mm) SPACING: MAX. 35 7/16" (900mm)
- *) WHERE THE WALKING SURFACE SERVED BY THE GUARD IS ≥ 70 7/8" (1800mm) ABOVE THE FIN. GROUND LEVEL
- GENERAL NOTE FOR ALL LEVELS
- REQUIRED ALARMS (*)

I.S.A.: 110V INTERCONNECTED SMOKE ALARMS W/ REQ'D VISUAL SIGNALLING COMPONENT AS PER O.B.C. 9.10.19. NOTE: NEW SMOKE ALARMS MAY BE BATTERY OPERATED (COMPLIANCE ALTERNATIVE C175)

- I.S.C.A.: 110V INTERCONNECTED SMOKE & CARBON MONOXIDE ALARMS W/ REQ'D VISUAL SIGNALLING COMPONENT AS PER O.B.C. 9.10.19. & 9.33.4. NOTE: NEW CARBON MONOXIDE ALARMS MAY BE BATTERY OPERATED OR PLUGGED INTO AN ELECTRICAL OUTLET (COMPLIANCE ALTERNATIVE C197)

(*) LOCATION OF REQ'D ALARMS IN EXISTING ROOMS IS BEYOND THE SCOPE OF THIS PROJECT

- EXISTING HVAC SYSTEM TO BE VERIFIED BY QUALIFIED DESIGNER
- TO DETERMINE:
- IF A NEW FURNACE AND/OR HRV IS REQUIRED BASED ON INCREASED LOAD FROM THE ADDITION
- IF NEW SYSTEMS ARE REQUIRED THEN SIZE AND
- LOCATION SHALL BE DETERMINED (VERIFY DESIGN PRIOR TO CONSTRUCTION)
- IF EXISTING DUCTWORK IS ADEQUATELY SIZED FOR NEW DUCT RUNS TO TIE INTO OR IF NEW ARE REQUIRED
- EXISTING ELECTRICAL & PLUMBING FACILITIES TO BE VERIFIED
- BY QUALIFIED DESIGNER(S) TO DETERMINE - IF NEW SYSTEMS ARE REQUIRED
- IF EXISTING SYSTEMS NEED TO BE REMOVED/RELOCATED OR REDESIGNED

DISCLAIMER:

STRUCTURAL MEMBERS TO CARRY LOADS FROM THE REMAINING BUILDING WHICH ARE NOT INDICATED ON THESE DRAWINGS - POSTS AND BEAMS IN PARTICULAR- MUST BE SUPPORTED BY EXISTING OR COMPENSATING CONSTRUCTION SO THAT THE PERFORMANCE LEVEL OF THE BUILDING AFTER CONSTRUCTION SHALL NOT BE LESS THAN THE PERFORMANCE LEVEL OF THE BUILDING PRIOR TO CONSTRUCTION

GENERAL CONTRACTOR TO VERIFY THAT ALL STRUCTURAL MEMBERS REQUIRED TO REMAIN ARE PRESENT AND ADEQUATE FOR THE PROPOSED USE; THE ACTUAL CHARACTERISTICS (e.g., TYPE, LOCATION, SIZE, SPACING, ETC.) MAY DIFFER FROM THE STRUCTURAL DETAILS SHOWN.

LIST OF TYPICAL ABBREVIATIONS: ALUM. = ALUMINUM

BLKG = BLOCKING BSMNT = BASEMENT BTM = BOTTOM CANT'L = CANTILEVERED CATH. CLG = CATHEDRAL CEILING COL. = COLUMN CONT. = CONTINUOUS CONC. = CONCRETE COV. = COVERED CLG HT = CEILING HEIGHT CLG TRANS. = CEILING TRANSITION DBL PLT = DOUBLE PLATE D.J. OR DBL JST = DOUBLE JOIST "DO" = DITTO EXH FAN OR E.F. = EXHAUST FAN FDN = FOUNDATION FIN. FLR = FINISHED FLOOR FL = FLUSH FTG = FOOTING HSS = HOLLOW STRUCTURAL STEEL H.W.T. = HOT WATER TANK H.R.V. = HEAT RECOVERY VENTILATOR INSUL. = INSULATION OR INSULATED I.S.C.A. = INTERCONNECTED SMOKE & CARBON MONOXIDE ALARM .S.A. = INTERCONNECTED SMOKE ALARM L.V.L. = LAMINATED VENEER LUMBER MTL = METAL N.T.S. = NOT TO SCALE O.B.C. = ONTARIO BUILDING CODE O/C = ON CENTER P.E.B. = PRE-ENGINEERED BEAM P.E.H. = PRE-ENGINEERED HEADER PRE FIN. = PRE-FINISHED PROV'D = PROVIDE OR PROVIDED P.T. = PRESSURE TREATED P.L.A. = POINT LOAD ABOVE REINF. = REINFORCED REQ'D = REQUIRED RETR = RAFTER S.C.L. = STRUCTURAL COMPOSITE LUMBER STL BM = STEEL BEAM SOG = SLAB ON GRADE SQ. FT = SQUARE FOOTAGE OR SQUARE FOOT TYP. = TYPICAL T.J. OR TRPL JST = TRIPLE JOIST UNEX. = UNEXCAVATED UNFIN. = UNFINISHED V.B. = VAPOUR BARRIER W.W.M. = WELDED WIRE MESH

WOOD LINTEL SCHEDULE (O.B.C. 9.23.12.3)							
MAXIMUM SPAN, m							
LINTEL	LINTEL SIZE		EXTE	RIOR WA	LLS		INTERIOR WALLS
SUPPORTING		S	PECIFIED				
		1.0	1.5	2.0	2.5	3.0	
LIMITED ATTIC STORAGE AND CEILING	2 - 1 1/2 x 3 1/2 2 - 1 1/2 x 5 1/2 2 - 1 1/2 x 7 1/4 2 - 1 1/2 x 9 1/4 2 - 1 1/2 x 9 1/4 2 - 1 1/2 x 11 1/4						4' - 2" 6' - 4" 7' - 9" 9' - 5" 11' - 0"
ROOF AND CEILING ONLY (TRIBUTARY WIDTH OF 0.6m MAXIMUM)	2 - 1 1/2 x 3 1/2 2 - 1 1/2 x 5 1/2 2 - 1 1/2 x 7 1/4 2 - 1 1/2 x 9 1/4 2 - 1 1/2 x 11 1/4	8' - 4" 13' - 1" 17' - 4" 20' - 11" 24' - 2"	7' - 4" 11' - 6" 15' - 2" 18' - 11" 21' - 11"	6' - 8" 10' - 5" 13' - 9" 17' - 6" 20' - 4"	6' - 2" 9' - 9" 12' - 9" 16' - 3" 19' - 3"	5' - 10" 9' - 1" 12' - 0" 15' - 4" 18' - 5"	6' - 2" 9' - 9" 12' - 9" 16' - 3" 19' - 3"
ROOF AND CEILING ONLY (TRIBUTARY WITH OF 4.9m MAXIMUM)	2 - 1 1/2 x 3 1/2 2 - 1 1/2 x 5 1/2 2 - 1 1/2 x 7 1/4 2 - 1 1/2 x 9 1/4 2 - 1 1/2 x 11 1/4	4' - 2" 6' - 4" 7' - 9" 9' - 5" 11' - 0"	3' - 8" 5' - 5" 6' - 8" 8' - 1" 9' - 5"	3' - 4" 4' - 10" 5' - 11" 7' - 3" 8' - 5"	3' - 1" 4' - 5" 5' - 5" 6' - 7" 7' - 8"	2' - 10" 4' - 1" 5' - 0" 6' - 0" 6' - 10"	3' - 1" 4' - 5" 5' - 5" 6' - 7" 7' - 8"
ROOF, CEILING, AND 1 STOREY	2 - 1 1/2 x 3 1/2 2 - 1 1/2 x 5 1/2 2 - 1 1/2 x 7 1/4 2 - 1 1/2 x 9 1/4 2 - 1 1/2 x 11 1/4	3' - 5" 4' - 11" 6' - 0" 7' - 3" 8' - 6"	3' - 2" 4' - 6" 5' - 6" 6' - 8" 7' - 9"	2' - 11" 4' - 2" 5' - 1" 6' - 2" 7' - 1"	2' - 9" 3' - 11" 4' - 9" 5' - 8" 6' - 5"	2' - 7" 3' - 9" 4' - 5" 5' - 3" 5' - 11"	2' - 5" 3' - 4" 3' - 11" 4' - 9" 5' - 5"
ROOF, CEILING AND 2 STOREYS	2 - 1 1/2 x 3 1/2 2 - 1 1/2 x 5 1/2 2 - 1 1/2 x 7 1/4 2 - 1 1/2 x 9 1/4 2 - 1 1/2 x 11 1/4	3' - 1" 4' - 5" 5' - 4" 6' - 6" 7' - 7"	2' - 11" 4' - 2" 5' - 0" 6' - 2" 6' - 11"	2' - 9" 3' - 11" 4' - 9" 5' - 8" 6' - 5"	2' - 7" 3' - 9" 4' - 5" 5' - 3" 6' - 0"	2' - 6" 3' - 6" 4' - 1" 4' - 11" 5' - 7"	2' - 1" 2' - 11" 3' - 5" 4' - 2" 4' - 9"
ROOF, CEILING AND 3 STOREYS	2 - 1 1/2 x 3 1/2 2 - 1 1/2 x 5 1/2 2 - 1 1/2 x 7 1/4 2 - 1 1/2 x 9 1/4 2 - 1 1/2 x 11 1/4	2' - 11" 4' - 1" 5' - 0" 6' - 1" 6' - 11"	2' - 9" 3' - 11" 4' - 9" 5' - 8" 6' - 5"	2' - 8" 3' - 9" 4' - 5" 5' - 4" 6' - 0"	2' - 6" 3' - 7" 4' - 2" 5' - 0" 5' - 9"	2' - 5" 3' - 4" 4' - 0" 4' - 9" 5' - 5"	1' - 11" 2' - 8" 3' - 2" 3' - 10" 4' - 5"

MINIMUM NUMBER OR MIN. LENGTH CONSTRUCTION DETAIL OF NAILS, in MAXIMUM SPACING OF NAILS FLOOR JOISTS TO PLATE - TOE NAIL 3 1/4" WOOD OR METAL STRAPPING TO 2 1/4" UNDERSIDE OF FLOOR JOISTS 2 1/4" CROSS BRIDGING TO JOISTS 2 AT EACH END DOUBLE HEADER OR TRIMMER JOISTS 11 3/4" O/C 3" FLOOR JOIST TO STUD 2 (BALLOON CONSTRUCTION) LEDGER STRIP TO WOOD BEAM 2 PER JOIST 3 1/4" JOIST TO JOIST SPLICE 2 AT EACH END (SEE ALSO TABLE 9.23.13.8) HEADER JOIST END NAILED TO JOISTS 3 ALONG PERIMETER AIL JOIST TO ADJACENT HEADER JOIST 3 1/4" (END NAILED) AROUND OPENINGS EACH HEADER JOIST TO ADJACENT TRIMMER 3 1/4" JOIST (END NAILED) AROUND OPENINGS STUD TO WALL PLATE (EACH END) 2 1/2" TOE NAIL OR END NAIL DOUBLED STUDS AT OPENINGS, OR STUDS AT 30" O/C WALLS OR WALL INTERSECTIONS AND CORNERS DOUBLED TOP WALL PLATES 23 5/8" O/C BOTTOM WALL PLATE OR SOLE PLATE TO JOIST 15 3/4" O/C 3 1/4" OR BLOCKING (EXTERIOR WALLS) INTERIOR WALLS TO FRAMING OR SUBFLOORI 3 1/4" 23 5/8" O/C HORIZONTAL MEMBER OVER OPENINGS IN 3 1/4 2 NON-LOADBEARING WALLS - EACH END LINTELS TO STUDS 3 1/4" 2 AT EACH END CEILING JOIST TO PLATE - TOE NAIL EACH END 3 1/4" ROOF RAFTER. ROOF TRUSS OR ROOF 3 1/4" 3 JOIST TO PLATE - TOF NAIL RAFTER PLATE TO EACH CEILING JOIST RAFTER TO JOIST (WITH RIDGE SUPPORTED) RAFTER TO JOIST (WITH RIDGE UNSUPPORTED) 3" SEE O.B.C. TABLE 9.23.13.8 GUSSET PLATE TO EACH RAFTER AT PEAK 2 1/4" RAFTER AT RIDGE BOARD - TOE NAIL - END NAIL 3 1/4" 3 COLLAR TIE TO RAFTER - EACH END COLLAR TIE LATERAL SUPPORT TO EACH 2 1/4" 2 COLLAR TIE JACK RAFTER TO HIP OR VALLEY RAFTER 3 1/4" ROOF STRUT TO RAFTER ROOF STRUT TO LOADBEARING WALL - TOE NAIL 3 1/4 " x 6" OR LESS PLANK DECKING TO SUPPORT 3 1/4 PLANK DECKING WIDER THAN 2" x 6" TO SUPPOR 3 1/4" EDGE LAID PLANK DECKING TO SUPPORT 1 (TOE NAIL) EDGE LAID PLANK TO EACHOTHER 17 3/4" O/C

FASTENERS FOR SHEATHING AND SUBFLOORING (O.B.C. 9.23.3.5)

	MINIMUM	MINIMUM			
ELEMENT	Common Or Spiral Nails	RING THREAD NAILS OR SCREWS	ROOFING NAILS	STAPLES	NUMBER OR MAXIMUM SPACING OF FASTENERS
BOARD LUMBER 7 1/4" OR LESS WIDE	2"	1 3/4"	N/A	2"	2 PER SUPPORT
BOARD LUMBER MORE THAN 7 1/4" WIDE	2"	1 3/4"	N/A	2"	2 PER SUPPORT
FIBREBOARD SHEATHING UP TO 1/2" THK	N/A	N/A	1 3/4"	1 1/8"	
GYPSUM SHEATHING UP TO 1/2" THICK	N/A	N/A	1 3/4"	N/A	5 7/8" O/C
PLYWOOD, OSB OR WAFERBOARD UP TO 3/8" THICK	2"	1 3/4"	N/A	1 1/2"	ALONG EDGES AND 11 3/4" O/C ALONG
PLYWOOD, OSB OR WAFERBOARD FROM 3/8" TO 13/16" THICK	2"	1 3/4"	N/A	2"	INTERMEDIATE SUPPORTS
PLYWOOD, OSB, OR WAFERBOARD OVER 13/16" THICK	2 1/4"	2"	N/A	N/A	

STEEL LINTEL SCHEDULE FOR STEEL LINTELS SUPPORTING MASONRY VENEER (O.B.C 9.20.5.2.B)							
MIN. ANGLE SIZ	Έ		MAX.	ALLOWA	BLE	SPAN	
(L.L.V.)		FOR BI (2 3/4	-	FOR BR (3 1/2'		FOR STONE	
L-3 1/2" x 3 1/2" x 1	1/4"	8'-6 OR LE		8'-1" OR LES		7'-9" OR LESS	
L- 4" x 3 1/2" x 1/4"	'	9'-2	2"	8'-9"		8'-2"	
L- 4 7/8" x 3 1/2" x	5/16"	11'-	5"	10'-10"		10'-1"	
L- 4 7/8" x 3 1/2" x	3/8"	11'-11"		11'-5"		10'-8"	
L- 4 7/8" x 3 1/2" x	1/2"	12'-7"		11'-9"		10'-11"	
L- 5 7/8" x 3 1/2" x	3/8"	13'-4"		12'-7'		11'-8"	
L- 5 7/8" x 3 1/2" x	1/2"	14'-	2"	13'-5'	"	12'-5"	
L- 5 7/8" x 4" x 1/2"	'	14'-4"		13'-6"		12'-7"	
L- 7 1/8" x 4" x 3/8"	'	15'-	15'-0" 14'-1"		•	13'-1"	
L- 7 1/8" x 4" x 13 1/2"		16'-0"		15'-1"		14'-0"	
STEEL FOR STEEL BE SECTION 2 W 6 x 15		RTING 20.5.2 3 1/2	MASON	ARY 4"			

SECTION	2 3/4" BRICK	3 1/2" BRICK	4" STONE
W 6 x 15	13'-11"	13'-5"	12'-11"
W 6 x 20	15'-4"	14'-10"	14'-2"
W 8 x 18	17'-3"	16'-8"	15'-10"
W 8 x 21	18'-3"	17'-7"	16'-9"
W 8 x 24	18'-9"	18'-0"	17'-2"

ANCHOR BOLT SPACING (O.B.C. TABLE 9.20.17.5)							
MAX CLEAR FLOOR SPAN		STAGGERED 5/8" ANCHOR BOLTS					
8'-0"	18"	20"					
9'-10"	16"	18"					
13'-1.5"	12"	16"					
16'-4"	11"	13"					

