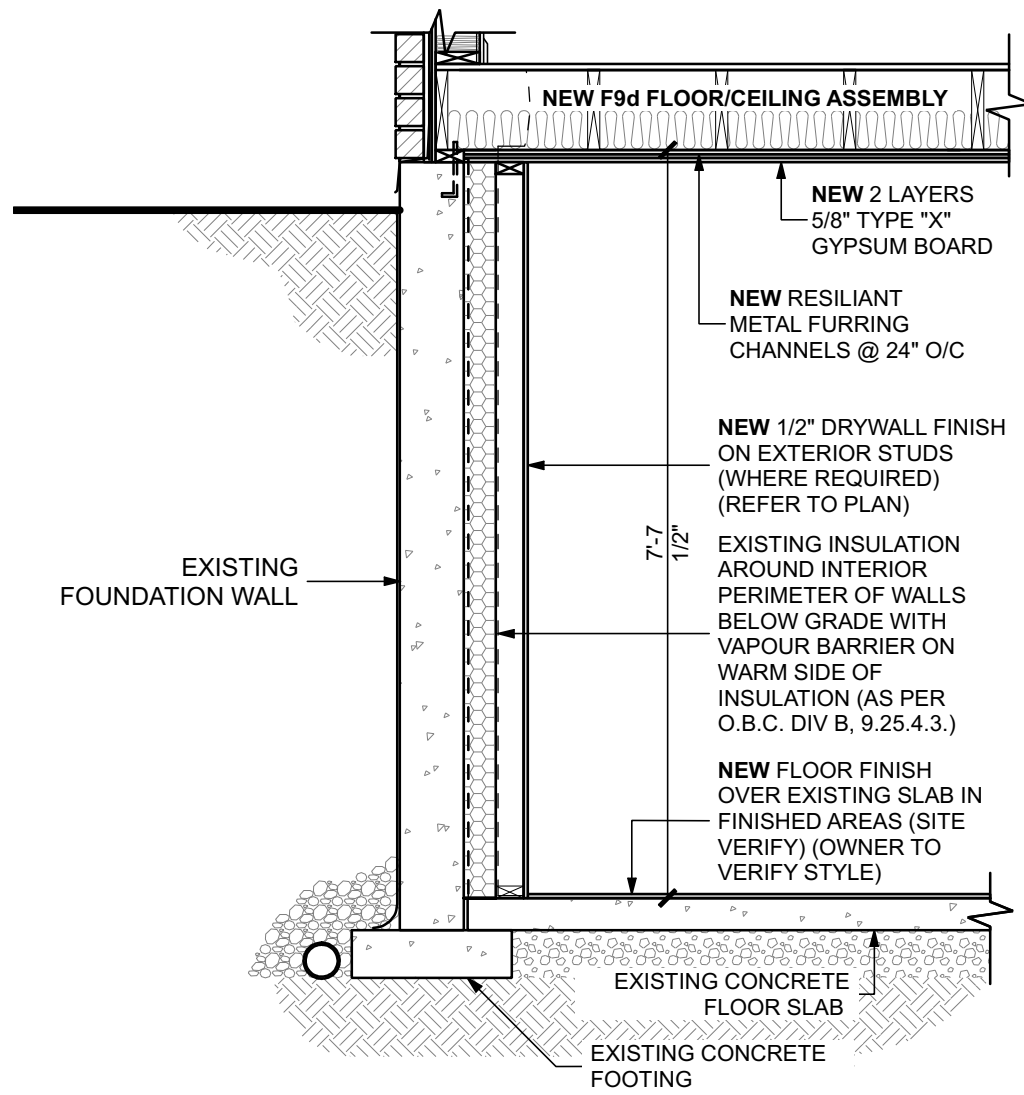


DRAWINGS DEPICTING PROPOSED RENOVATION/ADDITION OF BASEMENT APARTMENTS

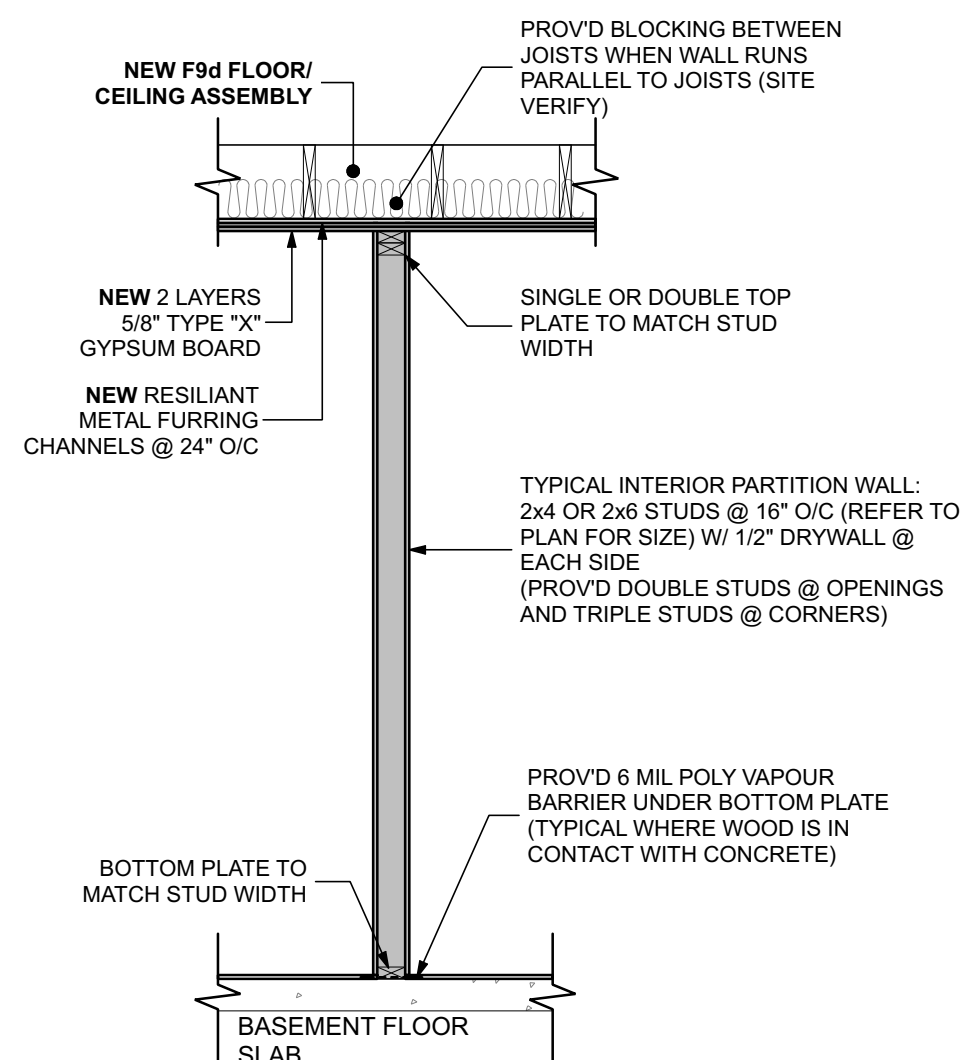
SCOPE OF WORK:

- CONSTRUCTION OF A NEW APARTMENT IN EXISTING BASEMENT
- ADD FIRE SEPARATIONS AT FLOOR/CEILING AND WALLS WHERE NECESSARY
- RENOVATION OF MAIN FLOOR WALLS TO ACCOMMODATE NEW FIRE SEPARATIONS



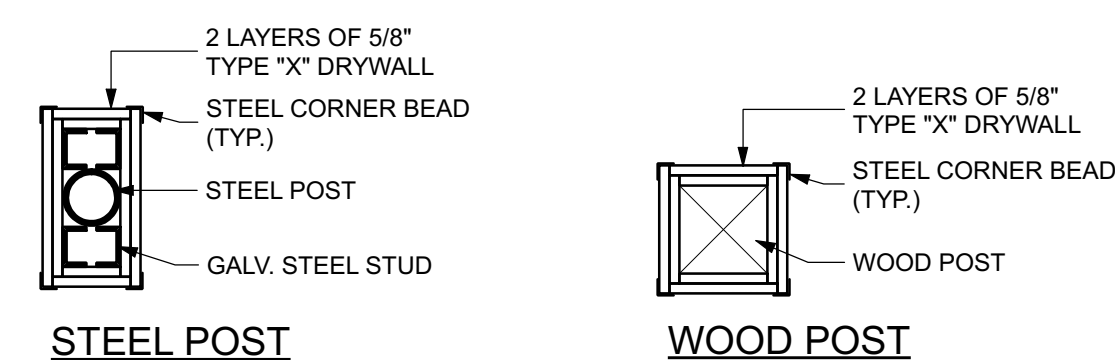
WALL SECTION @ EXTERIOR WALL

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



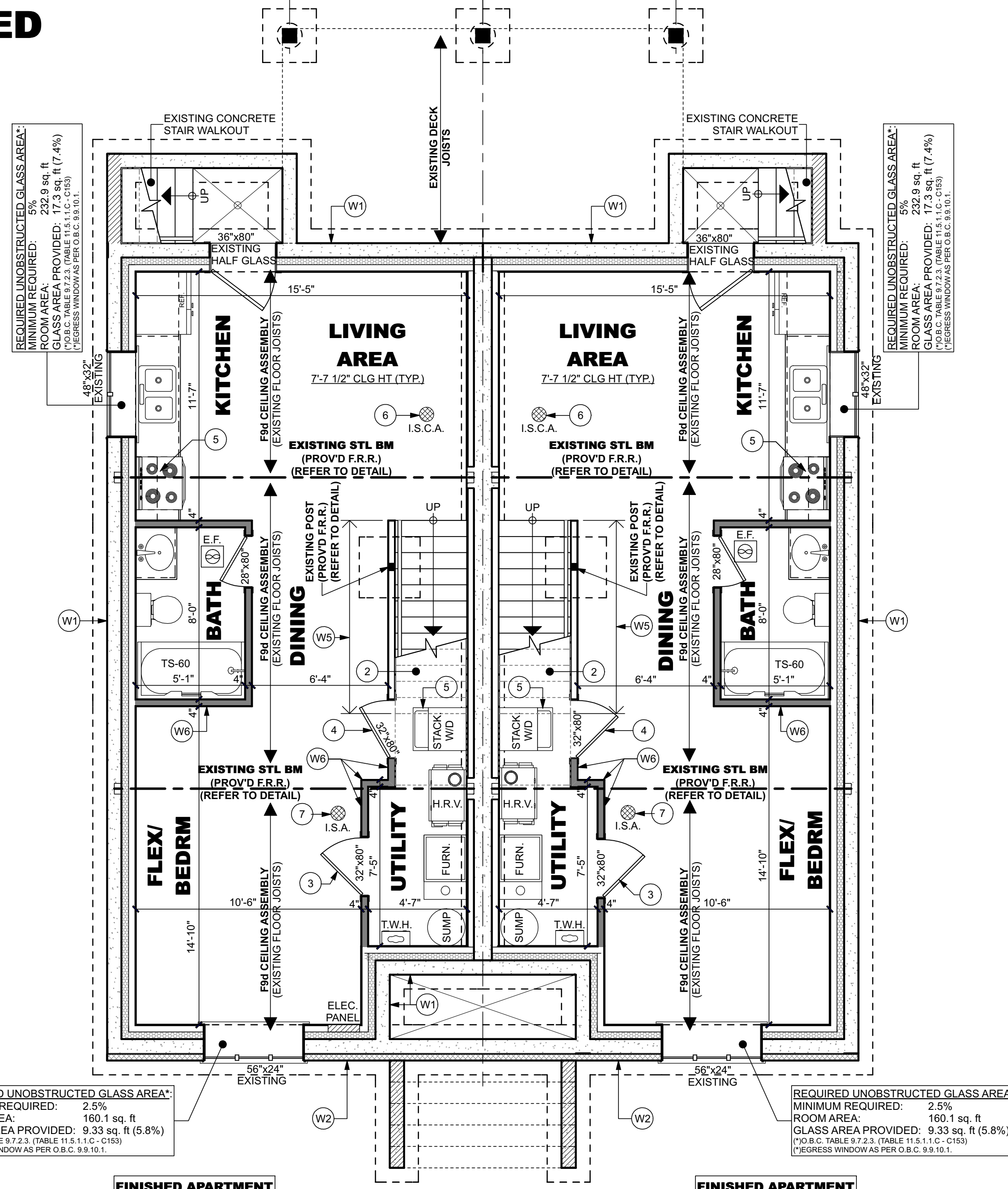
WALL SECTION @ NEW INTERIOR WALL

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



TYPICAL POST FIRE-RATING DETAIL

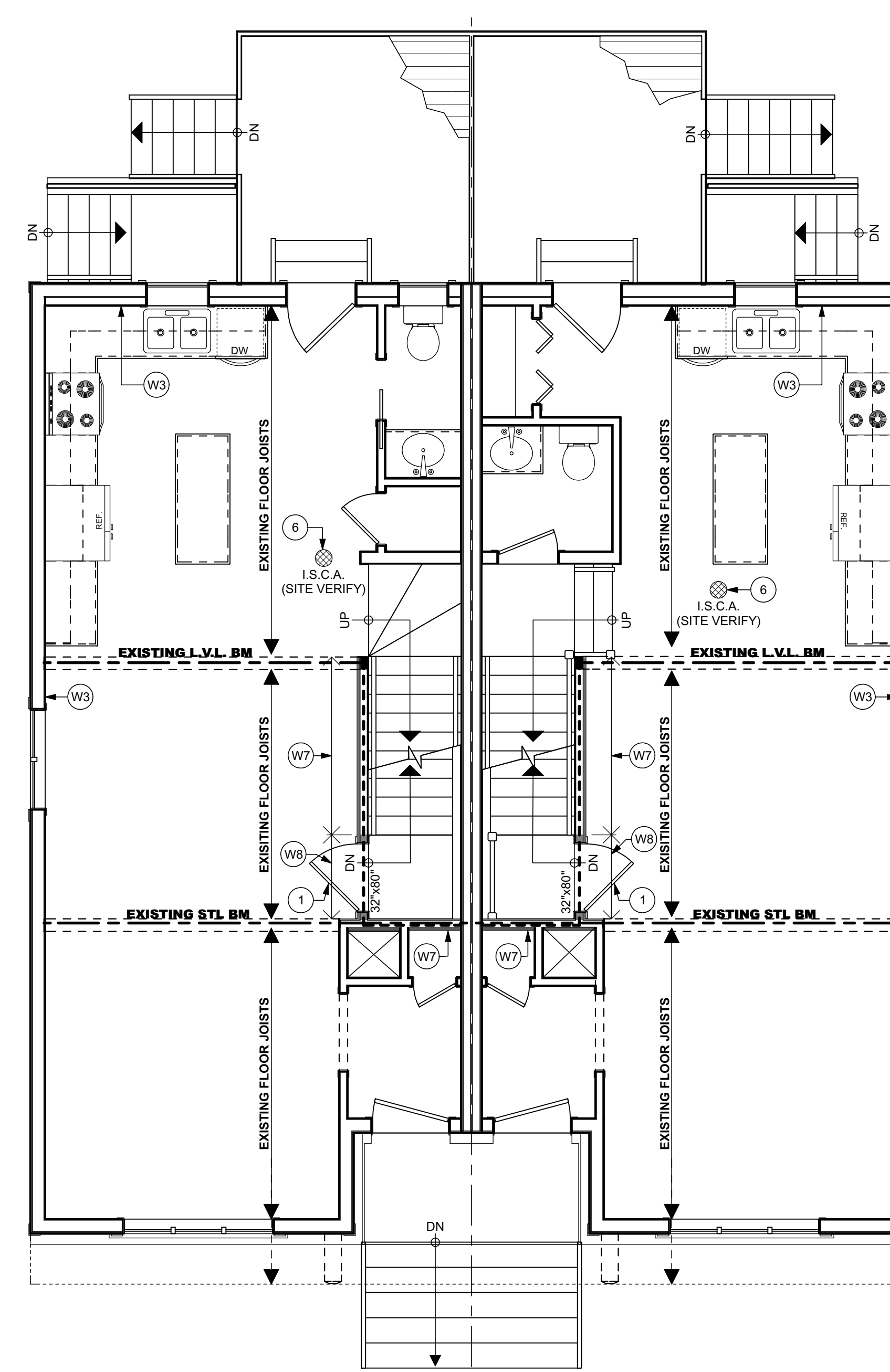
SCALE: 1" = 1'-0"



LOWER FLOOR PLAN

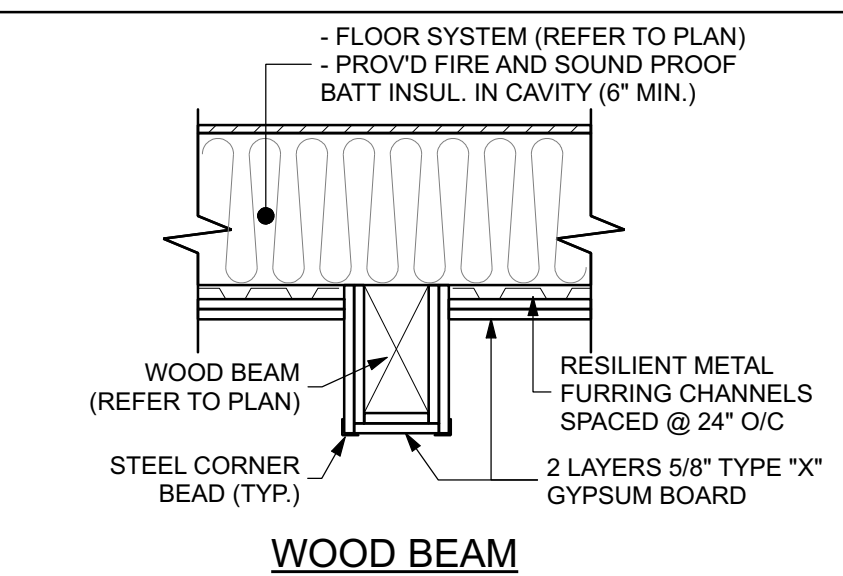
(7'-10" CONCRETE POUR)

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



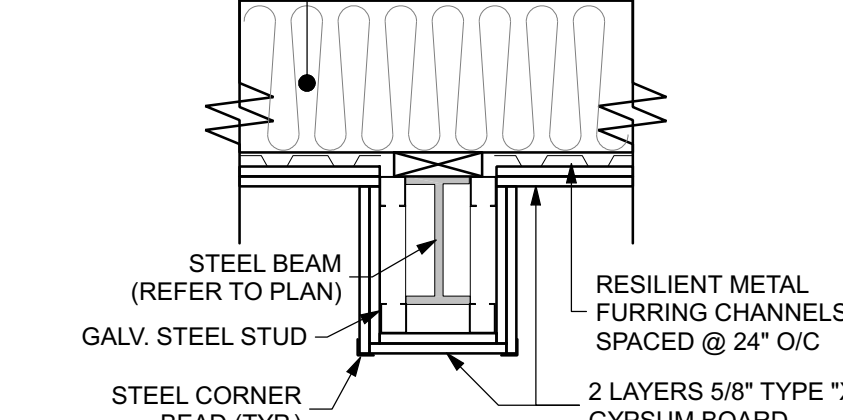
MAIN FLOOR PLAN

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



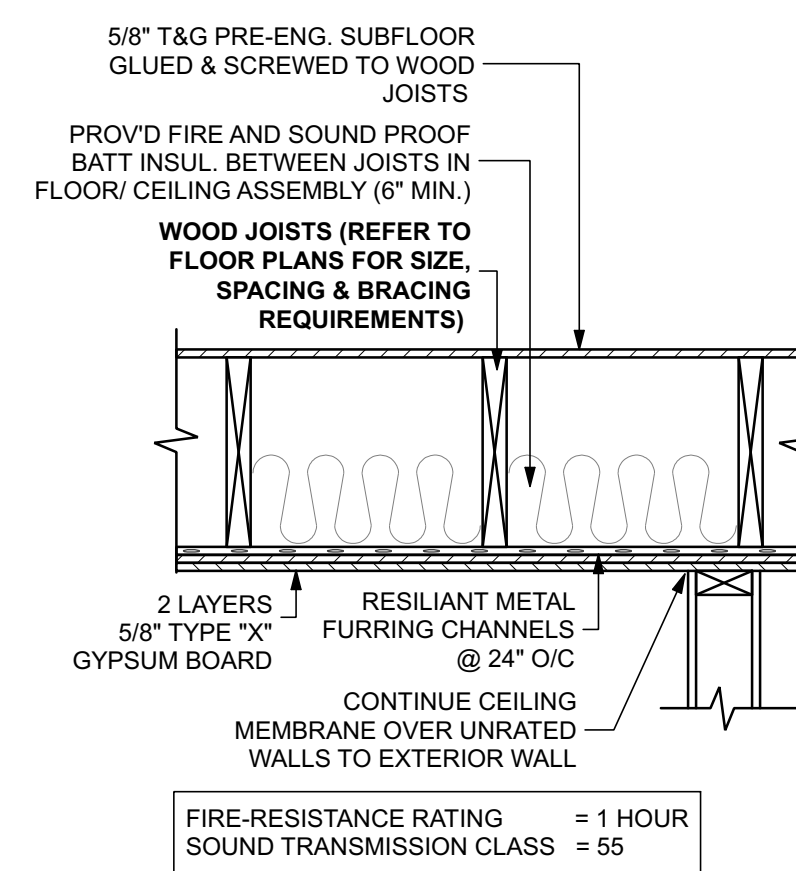
WOOD BEAM TYP. BEAM FIRE RATING DETAILS

SCALE: 1" = 1'-0"



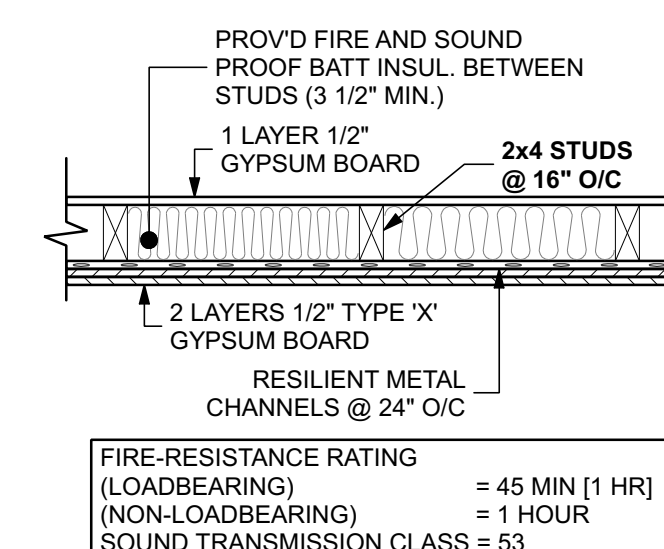
STEEL BEAM TYP. BEAM FIRE RATING DETAILS

SCALE: 1" = 1'-0"



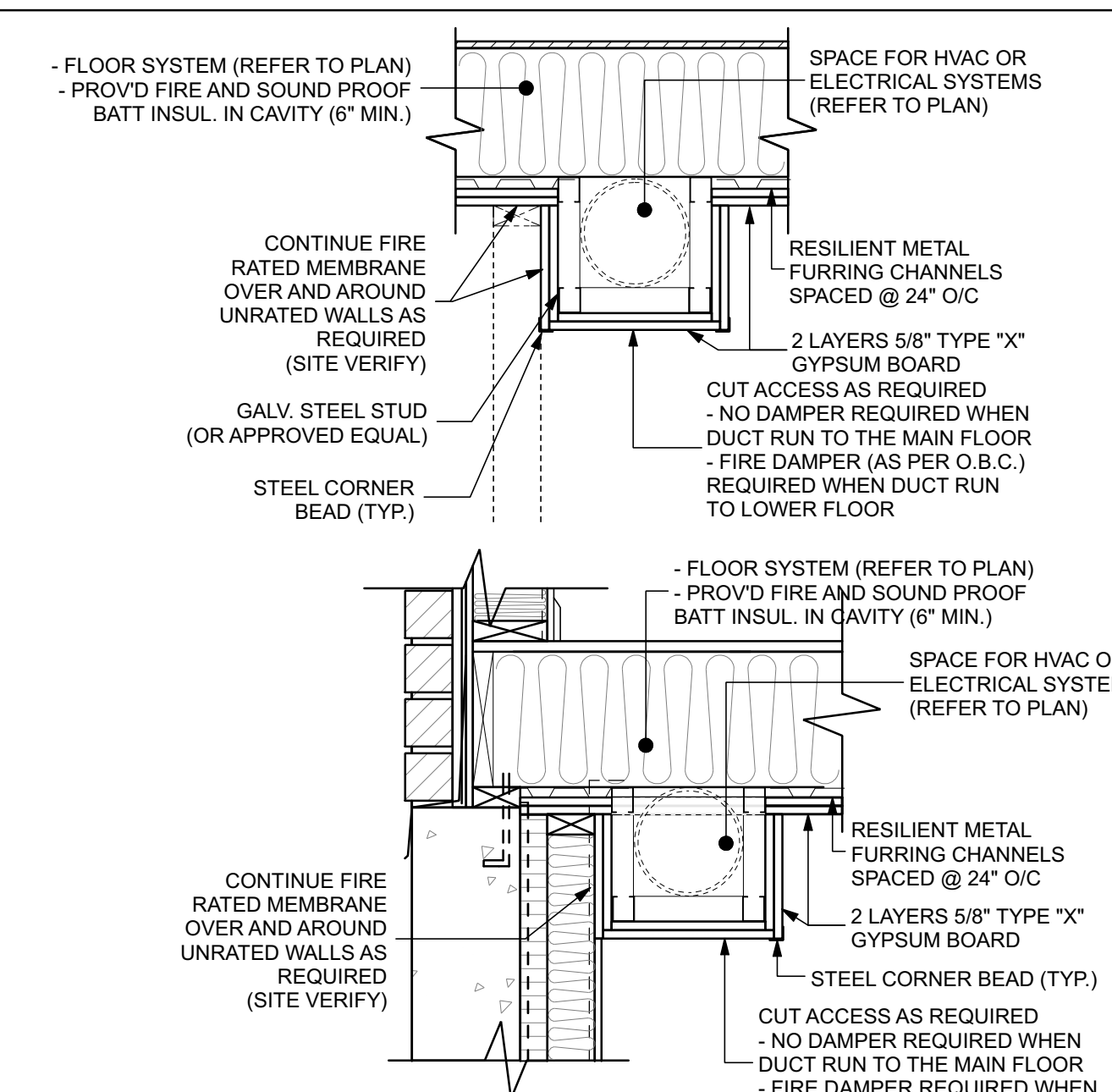
TYP. F9d FLOOR/CEILING ASSEMBLY DETAIL

SCALE: 1" = 1'-0"



TYP. W4d WALL ASSEMBLY DETAIL

SCALE: 1" = 1'-0"



TYP. FIRE RATED BULKHEAD DETAILS

SCALE: 1" = 1'-0"

CORRIVEAU CADD

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NIAGARA FALLS, ON | L2E 4Z2 | (905) 358-5535
Email: CorrCADD@gmail.com

PROJECT: **PROPOSED ADDITION/RENO**

BASEMENT ADUS

UNITS 1 & 2
8196 MCLEOD ROAD
NIAGARA FALLS, ONTARIO

NOTES:
ALL CONSTRUCTION SHALL CONFORM TO PART 9 OF THE 2012 ONTARIO BUILDING CODE (UP TO AND INCLUDING ALL CURRENT AMENDMENTS)

ALL CONTRACTORS AND OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK. THIS DRAWING IS NOT TO BE SCALED, ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY FORBIDDEN WITHOUT WRITTEN CONSENT. DRAWINGS TO BE USED FOR THE PURPOSE FOR WHICH THEY ARE ISSUED.

- 1- MECHANICAL & ELECTRICAL DESIGN BY CONTRACTOR
- 2- ALL FLOOR DRAIN LOCATIONS TO BE VERIFIED BY CONTRACTOR
- 3- ALL 'B' - VENT LOCATIONS TO BE VERIFIED BY CONTRACTOR
- 4- ALL ROOF ATTIC AREAS MUST HAVE ACCESS.
- 5- ALL STAIRS TO BE APPROVED BY WAY OF SHOP DRAWINGS PRIOR TO MANUFACTURING.
- 6- ALL KITCHEN CABINETS TO BE APPROVED PRIOR TO MANUFACTURING BY WAY OF SHOP DRAWING BY THE SUPPLIER.
- 6- ALL ELECTRICAL LAYOUT TO BE VERIFIED ON SITE WITH OWNER/ BUILDER & CONTRACTOR.
- 9- ROOF LAYOUT & GIRDER TRUSS LOCATIONS TO BE VERIFIED BY ROOF TRUSS MANUFACTURER PRIOR TO MANUFACTURING.

DRAWING LIST

SCOPE OF WORK

A1 FLOOR PLANS

WALL SECTIONS

FIRE-RATING DETAILS

GENERAL NOTES & SPECS

A2 TYPICAL NOTE SCHEDULE

LIST OF ABBREVIATIONS

GENERAL CONSTRUCTION NOTES

NO.	DATE:	REVISION:
1	FEB 16/24	ISSUED

CERTIFICATION:
The undersigned has reviewed and issued responsibility for this design, and has the qualifications and meets requirements set out in the Ontario Building Code to be a designer.
QUALIFICATION INFORMATION
Required unless design is in accordance with the building code.
NAME: MIKE CORRIVEAU
SIGNATURE: [Signature]
FIRM NAME: CORRIVEAU CADD LTD.
REGISTRATION INFORMATION
Required unless design is in accordance with the building code.
CORRIVEAU CADD LTD. 127870
FIRM NAME: BCIN

DR. BY: **ANDRE LACOURSIERE** CH. BY: **MIKE CORRIVEAU**

DATE: **2024-02-20** JOB #: **2024-03**

SCALE: **AS SHOWN**

TITLE: **SCOPE OF WORK, FLOOR PLANS, WALL SECTIONS, FIRE-RATING DETAILS**

SHEET NO. **1 OF 2** **A1**

PROJECT:
PROPOSED ADDITION/RENO
BASEMENT ADUS
UNITS 1 & 2
8196 MCLEOD ROAD
NIAGARA FALLS, ONTARIO

NOTES:
ALL CONSTRUCTION SHALL CONFORM TO PART 9 OF THE 2012 ONTARIO BUILDING CODE (UP TO AND INCLUDING ALL CURRENT AMENDMENTS)

ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK. THIS DRAWING IS NOT TO BE SCALED, ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON REQUEST.
REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY FORBIDDEN WITHOUT WRITTEN CONSENT. DRAWINGS TO BE USED FOR THE PURPOSE FOR WHICH THEY ARE ISSUED.
1- MECHANICAL & ELECTRICAL DESIGN BY CONTRACTOR
2- ALL FLOOR DRAIN LOCATIONS TO BE VERIFIED BY CONTRACTOR
3- ALL 'B'- VENT LOCATIONS TO BE VERIFIED BY CONTRACTOR
4- ALL ROOF ATTIC AREAS MUST HAVE ACCESS.
5- ALL STAIRS TO BE APPROVED BY WAY OF SHOP DRAWINGS
PRIOR TO MANUFACTURING.
6- ALL KITCHEN CABINETS TO BE APPROVED PRIOR TO MANUFACTURING BY WAY OF SHOP DRAWING BY THE SUPPLIER.
7- ALL ELECTRICAL LAYOUT TO BE VERIFIED ON SITE WITH OWNER/ BUILDER & CONTRACTOR.
8- ROOF LAYOUT & RIDGER TRUSS LOCATIONS TO BE VERIFIED BY ROOF TRUSS MANUFACTURER PRIOR TO MANUFACTURING.

DRAWING LIST
A1 SCOPE OF WORK
FLOOR PLANS
WALL SECTIONS
FIRE-RATING DETAILS
A2 GENERAL NOTES & SPECS
TYPICAL NOTE SCHEDULE
LIST OF ABBREVIATIONS
GENERAL CONSTRUCTION NOTES

NO.	DATE:	REVISION:
1	FEB 16/24	ISSUED

CERTIFICATION:
The undersigned has reviewed and issued responsibility for this design, and has the qualifications and meets requirements set out in the Ontario Building Code as a registered professional engineer in the province of Ontario.
Qualification Information
Required under the Engineering Act, R.S.O. 1990, c. 427
MIKE CORRIVEAU, P. ENG. License No: 10020205
NAME: _____ SIGNATURE: _____ BCIN: _____
REGISTRATION INFORMATION
Required under the Engineering Act, R.S.O. 1990, c. 427
CORRIVEAU CADD LTD. 127870
FIRM NAME: _____ BCIN: _____

DR. BY: ANDRE LACOURSIERE **CH. BY: MIKE CORRIVEAU**

DATE: 2024-02-20 **JOB #:** 2024-03

SCALE: AS SHOWN

GENERAL NOTES & SPECS, TYPICAL NOTE SCHEDULE, LIST OF ABBREVIATIONS, GENERAL CONSTRUCTION NOTES

SHEET NO. 2 OF 2 **A2**

GENERAL NOTES AND SPECS
GENERAL TRADE SPECIFICATIONS
DIVISION 1 GENERAL REQUIREMENTS

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE BUILDING CODE, ONTARIO REGULATION 413 INC. INCLUDING ALL LATEST AMENDMENTS AS WELL AS ANY OTHER CODES OF PROVINCIAL OR LOCAL APPLICATION. ALL PERFORATIONS THROUGH THE VARIOUS RETARDANT AND 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 THROUGHOUT THE DRAWINGS IS THE RESPONSIBILITY OF THE CONTRACTOR.
GENERAL CONTRACTOR TO CHECK AND VERIFY ALL DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR CLARIFICATION.
VERIFY THAT ALL WORK, AS IT PROCEEDS, IS EXECUTED IN ACCORDANCE WITH DIMENSIONS WHICH MAINTAIN POSITIONS, LEVELS, AND CLEARANCES TO ADJACENT WORK AS SET OUT BY REQUIREMENTS OF THE DRAWINGS. ENSURE THAT WORK IS INSTALLED IN ACCORDANCE WITH THE 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 PERMETER.
EXCAVATE FOR FOUNDATIONS AND BUILDING SERVICES TO DEPTHS REQUIRED TO ALLOW FOR PROPER PLACEMENT OF THE WORK. ALL FOOTINGS TO EXTEND TO A 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 WATER.
THE BOTTOM OF EVERY EXTERIOR FOUNDATION WALL TO BE DRAINED BY DRAINAGE TILE OR PIPE LAID AROUND THE OUTSIDE EDGE OF THE FOOTING THE TOP AND SIDES OF THE DRAINAGE TILE TO BE COVERED WITH A CONTINUOUS 1/2" THICK LAYER OF CRUSHED STONE. DRAINAGE DRAINS TO DRAIN TO A SEWER, DRAINAGE DITCH OR DRY WELL BY GRAVITY DRAINAGE.
AFTER THE CONSTRUCTION OF FOOTINGS, FITTINGS, WALLS OR PIERIS BACKFILL ALL EXCAVATIONS WITH EXISTING APPROVED GRANULAR MATERIALS.
CONCRETE FOUNDATION WALLS TO BE DAMP-PROOFED TO BE COVERED WITH ALBERCA 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 (R6)
- EXTERIOR WOOD FRAMED WALLS ABOVE FOUNDATION (R22)
- CONCRETE FOUNDATION WALL (R20.9)
PERIMETER INSULATION FOR FOUNDATION WALLS ENCLOSING HEATED AREAS SHALL BE CONTINUOUS R6 BARRIER 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 FRAME MEMBERS AND ALL PERFORATIONS THROUGH THE VARIOUS 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 ENVELOPE.
EXPOSED FLASHING TO BE 0.015" GALVANIZED STEEL, 0.014" COPPER, 0.018" ZINC OR 0.019" ALUMINUM. CONCEALED FLASHING TO BE F-20 BY LESKUXO CANADA LTD. OR TYPE 'S' ROLL W/ 15 MIN. FIRE RATED INSULATION TO BE INSTALLED AT THE FOLLOWING LOCATIONS:
- AT EVERY HORIZONTAL JUNCTION BETWEEN DIFFERENT EXTERIOR FINISHES EXCEPT FOR INTERIOR DRYER EXHAUST EXCEPT FOR INTERIOR FINISH EXCEPT FOR THE LOWER FINISH
- OPENINGS IN EXTERIOR WALLS WHERE VERTICAL DISTANCE BETWEEN TOP OF OPENING AND BOTTOM OF EAVES EXCEEDS 1/4' OF HORIZONTAL EAVE OVERHANG
- 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 A MINIMUM 4" FLANGE 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 FILL STUD CAVITY WITH MIN. 3 1/2" FIRE AND SOUND PROOF INSULATION
- REMOVE DRYWALL ON ONE SIDE
- FILL STUD CAVITY WITH MIN. 3 1/2" FIRE AND SOUND PROOF INSULATION
- INSTALL RESILIENT METAL CHANNELS @ 24" O.C.
- INSTALL 2 LAYERS OF 1/2" TYPE 'C' DRYWALL
PROPOSED INTERIOR WALL WITH NEW FIRE RATED FINISH
1 HOUR F.R.R. (45 MIN. F.R.R. REQUIRED) -53 S.T.C. (-W4d - O.B.C. SB-3)
- EXISTING INTERIOR DRYWALL AND STUDS TO REMAIN
- REMOVE DRYWALL ON ONE SIDE
- FILL STUD CAVITY WITH MIN. 3 1/2" FIRE AND SOUND PROOF INSULATION
- INSTALL RESILIENT METAL CHANNELS @ 24" O.C.
- INSTALL 2 LAYERS OF 1/2" TYPE 'C' DRYWALL
FIRE RATED WALL:
- MINIMUM 45 MIN. FIRE RESISTANCE RATING

W1 EXISTING FOUNDATION WALL: 8" THICK
- 8" POURED CONCRETE (20 MPa) FOUNDATION WALL
- 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 WALL W/ 4" STONE CHASE
- 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 STRAPPING)
- 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 BOARD B/S
(PROVD DOUBLE STUDS @ OPENINGS AND TRIPLE STUDS AT CORNERS)
W7 EXISTING INTERIOR WALL WITH NEW FIRE RATED FINISH
1 HOUR F.R.R. (45 MIN. F.R.R. REQUIRED) -53 S.T.C. (-W4d - O.B.C. SB-3)
- EXISTING INTERIOR DRYWALL AND STUDS TO REMAIN
- REMOVE DRYWALL ON ONE SIDE
- FILL STUD CAVITY WITH MIN. 3 1/2" FIRE AND SOUND PROOF INSULATION
- INSTALL RESILIENT METAL CHANNELS @ 24" O.C.
- INSTALL 2 LAYERS OF 1/2" TYPE 'C' DRYWALL
W8 PROPOSED INTERIOR WALL WITH NEW FIRE RATED FINISH
1 HOUR F.R.R. (45 MIN. F.R.R. REQUIRED) -53 S.T.C. (-W4d - O.B.C. SB-3)
- 1/2" DRYWALL ON STAIRWELL SIDE (MATCH EXISTING)
- 2x4 STUDS @ 16" O/C (CONTINUE EXISTING WALL)
- FILL STUD CAVITY WITH MIN. 3 1/2" FIRE AND SOUND PROOF INSULATION
- RESILIENT METAL CHANNELS @ 24" O/C
- 2 LAYERS OF 1/2" TYPE 'C' DRYWALL ON DINING ROOM SIDE
--- FIRE RATED WALL:
- MINIMUM 45 MIN. FIRE RESISTANCE RATING

**CONCRETE FOR UNREINFORCED FOOTINGS AND FOUNDATION WALLS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 20 MPa AT 28 DAYS WITH MAXIMUM 4" SLUMP. (20 1 1/2) STEPPED FOOTINGS TO HAVE A MINIMUM 2'-0" HORIZONTAL DISTANCE BETWEEN STEPS. VERTICAL STEPS TO BE A MAXIMUM 6" (SEE 9 15.3.8.3 O.B.C.) OTHER FOOTINGS SHALL BE 6" THICK MIN. AND MINIMUM #6 PROJECTION BEYOND FACE 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 WALL TO ALLOW BRICK FACINGS AND MAINTAIN LATERAL SUPPORT. THE MASONRY TO MINIMUM 4" WIDE BRICKS #4 HIGH CORNER AND CORNER. THE MASONRY TO BE LAPPED WITH CORNERS 12" O/C VERTICALLY AND 3'-0" HORIZONTALLY. FILL COLLAR JOINT SOLID WITH MORTAR. PROVIDE 4"x4" BRICK KEY AT TOP OF FOUNDATION WALL. PROVIDE BONE POCKETS (DENOTED ON PLANS) WHEREVER STEEL BEAMS BEAR ON THE CONC. FOUNDATION WALL.
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 5" THICK AND MINIMUM 6" CLEAR STONE FILL. GARAGE SLABS ON GRADE TO BE MINIMUM 5" THICK AND REINFORCED WITH 10M REBAR AT 24" O.C. LOCATED NEAR MID-DEPTH OF THE SLAB.
HABITABLE ROOMS ON CONCRETE SLAB TO BE DAMP-PROOFED WITH 6 MIL 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 EXTEND 12" ON EACH SIDE (4" O' WINDOW)).**

BRICK & STONE VENEER CONSTRUCTION TO BE TIED BACK TO SOLID WOOD FRAMING MEMBERS WITH 1"x2"x2 GAUGE, CORROGATED, CORROSION RESISTANT STRAPS AT 16" O/C HORIZONTAL AND 24" O/C VERTICAL.
PROVIDE WEEP HOLES SPACED AT 2'-0" O.C. AT THE BOTTOM COURSE OF BRICK/ STONE AND OVER ALL OPENINGS. PROVIDE 6 MIL BLACK POLYETHYLENE VAPOUR DAMPCOURSE FLASHING EXTENDED UP 6" VERTICAL AT THESE LOCATIONS AND INSERT BEHIND SHEATHING PAPER.
MASONRY CORSELLING 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
STEEL PIPE COLUMNS TO BE A MINIMUM OUTSIDE DIAMETER OF 2 7/8" AND A MINIMUM WALL THICKNESS OF 3/16" FITTED TO 4" X 3 1/8" 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 OUTSIDE DIAMETER SHOULD BE 3 1/2" AND A MINIMUM WALL THICKNESS OF 1/8". WITH 4"x6"x3/8" PLATES. TOP STEEL PLATE MAY BE OMITTED WHERE COLUMN SUPPORTS A STEEL BEAM BY WELDING, BOLTING OR THROUGH THE METAL BASE PLATES. TO BE SECURED TO CONCRETE FOOTINGS WITH MINIMUM TWO 1/2" DIAMETER BOLTS PLACED MINIMUM 4" DEEP INTO FOOTING OR TO BE FURRED IN PLACE WITH THE FLOOR SLAB.
ALL STEEL BEAMS REQUIRED MINIMUM 3/16" BEARING AND STEEL ANGLE LINTELS REQUIRED MINIMUM 1/8" BEARING. PROVIDE 1/2" SOLID MASONRY UNDER BEAMS OR COLUMNS.
ALL STEEL COATS, SHEET METALS AND STEEL ANGLE LINTELS TO BE SHOP PRIMED 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 2x24 UNDER DOUBLE TUD TOP PLATE UNLESS OTHERWISE NOTED. ALL BEARING WOOD STUDS AND JOISTS TO BE 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" O/C 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 (10' TO 24' IN O.C.) OR ON 6 MIL POLYETHYLENE AND ANCHORED SECURELY THROUGH ASPHALT COURSE TO CONCRETE FOOTING WITH 3/8" DIAMETER BOLTS AT 17'-0" O.C. EXTERIOR STUDS TO BE 2x6 AT 16" O/C AND INTERIOR WOOD STUDS FIRST FLOOR TO BE 2x4 AT 16" O/C EXTERIOR AND INTERIOR WOOD STUD WALLS TO BE 2x4 AT 16" O.C. INTERIOR WOOD STUD WALLS AT BASEMENT PERIMETER TO BE 2x4 AT 16" O.C.
ALL NON-LOADBEARING WOOD STUD WALLS TO BE 2x4 AT 16" O/C. PROVIDE RIBBON BOARDS MINIMUM 1/4 EACH SIDE OF STEEL BEAM FOR LATERAL SUPPORT.
JOISTS TO HAVE A MINIMUM 1 1/2" END BEARING WHEREAS WOOD BEAMS TO HAVE MINIMUM 6" 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. HEADERS, JOISTS, TRIMMERS OR OTHER IS 4'-0" IN LENGTH.
HEADER JOISTS EXCEEDING 10'-0" IN LENGTH TO BE DETERMINED BY CALCULATION. TRIMMER JOISTS TO BE DETERMINED BY LENGTH OF HEADER JOISTS EXCEED 2'-0" WHEN HEADER JOIST LENGTH EXCEEDS 8'-8" THE SIZE OF TRIMMER JOISTS TO BE DETERMINED BY CALCULATION. PROVIDE FRAMING OR R.O.L.D. 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 6" IN LENGTH OVERHANG THE JOISTS DO NOT NEED TO BE DOUBLED. DOUBLE JOISTS CAN BE INWARDLY BEARING BY USING 2x4 SOLID WOOD BLOCKING AT 4'-0" O.C. CANTILEVERED FLOOR JOIST SUPPORTING ROOF LOADS HAVE TO EXTEND INWARD AWAY FROM SUPPORT FOR A DISTANCE EQUAL TO THE JOIST LENGTH AT LEAST 6 TIMES THE LENGTH OF THE CANTILEVER. JOISTS AND BEAMS TO BE STAGGERED MINIMUM 4" AT PARTY WALL.
ALL BRIGING TO BE 2x4 WOOD CROSS BRACING OR SOLID WOOD BLOCKING AT 6'-0" O.C. WHERE CLEAR SPAN OF FLOOR JOIST IS WITHIN 18' OF MAXIMUM SPAN PERMITTED. PROVIDE BRIDGING AT 4' X 4' O.C.
TYPICAL FLOOR CONSTRUCTION TO CONSIST OF FINISHED FLOOR ON 5/8" TONGUE AND GROOVE SHEATHING ON WOOD FLOOR JOISTS AS INDICATED ON DRAWINGS. PROVIDE MORTAR SCRATCH COAT OF 2 1/4" AT LOCATIONS WHERE CERAMIC TILE IS USED ON FLOORS.
TYPICAL ROOF CONSTRUCTION TO CONSIST OF 5/8" ASPHALT SHINGLES ON 1/2" PLYWOOD SHEATHING WITH H-CLIP EDGE SUPPORTS ON PRE-ENGINEERED WOOD TRUSSES 4" O.C. BOTTOM CHORD OF TRUSSES TO BE DESIGNED TO SUPPORT CEILING LOADS. TRUSS MANUFACTURER TO CHECK AND VERIFY THAT ALL LOADING AND STRESSES COMPLY WITH AND ARE IN ACCORDANCE WITH THE LOCAL CONDITIONS AND REQUIREMENTS. TRUSS MANUFACTURER TO NOTIFY CONSULTANT OF ANY DISCREPANCIES THAT MAY AFFECT ROOF LINES AS INDICATED. PROVIDE 2x4 TRUSS BRACING AT 7'-0" O.C. AT BOTTOM CHORD OR AS PER MANUFACTURER'S DESIGN.
INTERIOR STAIRS TO HAVE A MAXIMUM RISE OF 8" A MINIMUM RUN OR 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'-0" 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 1/2" WIDE WOOD SELF COMPLETE WITH COAT ROAM AND BRACKETS AS REQUIRED AT EACH CLOTHES CLOSET LOCATION. PROVIDE FIVE 3/4" THICK X 18" WIDE WOOD SHOULERS WITH ALL LINEN CLOSET LOCATIONS.

WALL SCHEDULE
LOWER FLOOR FIRE RESISTANCE RATINGS
FIRE RATED WALL ASSEMBLY: W7 (W8)
- 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
- SEE W4d WALL ASSEMBLY DETAIL
FIRE RATED FLOOR ASSEMBLY:
- REFER TO SHADED AREA ON PLAN FOR REQUIRED LOCATION
- 1 HOUR FIRE RATING (FLOOR/CEILING)
- REFER TO O.B.C. SECTION 9.10.3.1 AND TABLE 2 OF SB-3 ASSEMBLY TYPE F9d
- SEE CROSS SECTION AND F9d FLOOR ASSEMBLY DETAIL
SUPPORTING STRUCTURE:
- ALL STRUCTURE (POSTS, BEAMS, ETC.) SUPPORTING FIRE RATED ASSEMBLIES SHALL HAVE A 1 HOUR FIRE RESISTANCE RATING
- REFER TO TYPICAL FIRE RATING DETAILS
PENETRATION OF FIRE SEPARATIONS:
PIPING, TUBING, DUCTS, WIRING, CONDUIT, ELECTRICAL OUTLET BOXES AND OTHER SIMILAR SERVICE EQUIPMENT THAT PENETRATE A FIRE RATED 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
GENERAL CONSTRUCTION NOTES:
- ALL ENGINEERED STEEL BEAMS SHOULD HAVE THE SUPPORTING STEEL BOLTS & 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 GAS LINE OR PROPANE LLINE
- 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 LAVATORY TO BE VERIFIED BY KITCHEN DESIGNER / MANUFACTURER
- ROOF & RIDGER 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" CONTINUOUS EAVESTROUGH TO DRAIN POSITIVELY TO RAIN WATER DOWNSPOUTS LOCATED AS PER O.B.C. REQUIREMENTS & LOCAL MUNICIPAL DRAINAGE BY LAWS
- 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 (REFER TO O.B.C. DIV. B, 9.25.3 & SB-12)
- FOUNDATION WALLS TO BE ENGINEERED IF THE TOTAL LENGTH OF ALL OPENINGS EXCEED 25% OF THE TOTAL WALL LENGTH OR IF ANY OPENING EXCEEDS 4' 7" UNLESS OTHERWISE NOTED
- ALL INTERIORS AND JOINTS BETWEEN HEATED AND UNHEATED SPACES SHALL BE ADEQUATELY SEALED WITH CAULKING AND TAPE 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, AT TIC ACCESSSES, 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 (HANDRAILS SECTION DIV. B, 9.8.7)
- L.V.L. AND S.C.L. BEAMS AND POSTS TO BE VERIFIED BY THE LUMBER SUPPLIER
- WOOD JOISTS SHALL HAVE ADEQUATE BLOCKING AT ALL SUPPORTS (LUMBER SUPPLIER TO VERIFY)
- ALL EXTERIOR WOOD TO BE PRESSURE TREATED
- SUBFLOOR TO BE GLUED & SCREWED TO FLOOR JOISTS (TYP.)
- PROVIDE ADEQUATE CAPPING AND WEATHER-PROOFING AROUND ALL EXTERIOR NON PRESSURE TREATED WOOD BEAMS
- A DRAINER WATER HEAD RECOVERY UNIT SHALL BE INSTALLED IN EACH DWELLING UNIT TO RECEIVE 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, 3.1.1-1.2)

STEEL LINTEL SCHEDULE
FOR STEEL LINTEL SUPPORTING MASONRY VENEER
(O.B.C. 9.20.5.2.B)
MIN. ALLOWABLE SPAN (L.V.L.)
FOR BRICK (3 1/2") FOR STONE (3 1/2")
L-3 1/2" x 3 1/2" x 14' 8'-6" 8'-1" 7'-9" 7'-9"
L-4 7/8" x 12" x 14' 9'-2" 8'-0" 6'-0" 4'-2"
L-4 7/8" x 12" x 9'-6" 9'-2" 8'-0" 8'-0"
L-4 7/8" x 12" x 9'-6" 11'-5" 10'-10" 10'-1"
L-4 7/8" x 12" x 3'-8" 11'-11" 11'-5" 10'-8"
L-4 7/8" x 12" x 12" 12'-7" 11'-9" 10'-11"
L-5 7/8" x 12" x 3'-8" 13'-4" 12'-7" 11'-8"
L-5 7/8" x 12" x 12" 14'-2" 13'-5" 12'-5"
L-5 7/8" x 4" x 12" 14'-4" 13'-8" 12'-7"
L-7 1/8" x 4" x 3'-8" 15'-0" 14'-3" 13'-1"
L-7 1/8" x 4" x 13'-2" 16'-0" 15'-1" 14'-0"

FASTENERS FOR SHEATHING AND SUBFLOORING
(O.B.C. 9.23.5.3)
MIN. ALLOWABLE SPAN FOR FASTENERS, IN MINIMUM SPACING
ELEMENT COMMON OR SPIRAL RING OR THREAD NAILS OR SPIRAL NAILS OR SCREWS STAPLES
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" THICK N/A N/A 1 3/4" 1 1/8"
PLYWOOD SHEATHING UP TO 1/2" THICK N/A N/A 1 3/4" N/A
PLYWOOD, OSB OR WAFERBOARD UP TO 3/8" THICK 2" 1 3/4" N/A 1 1/2"
PLYWOOD, OSB OR WAFERBOARD FROM 3/8" TO 13/16" THICK 2" 1 3/4" N/A 2"
PLYWOOD, OSB OR WAFERBOARD OVER 13/16" THICK 2 1/4" 2" N/A N/A
ALONG EDGES AND 1 3/4" O/C ALONG INTERMEDIATE SUPPORTS

STEEL LINTEL SCHEDULE
FOR STEEL BEAMS SUPPORTING MASONRY VENEER
(O.B.C. 9.20.5.2 (C))
MIN. ALLOWABLE SPAN
SECTION 2 3/4" BRICK 3 1/2" BRICK 4" STONE
W x 6 x 15 13'-11" 13'-5" 12'-11"
W x 6 x 20 15'-4" 14'-0" 14'-0"
W x 6 x 18 17'-3" 16'-8" 15'-0"
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 SPAN STAGGERED 12" STAGGERED 5/8" FLOOR SPAN ANCHORS 3" ANCHOR BOLTS
8'-0" 16" 20"
9'-0" 16" 18"
13'-15" 12" 16"
16'-4" 11" 13"

GENERAL DEMOLITION NOTES
1. 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)
2. 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)
4. 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
6. PROVIDE ADEQUATE SUPPORT FOR EXISTING FLOOR/ CEILING JOISTS DURING REMOVAL OF EXISTING WALLS OR BEAMS.
STAIR CONSTRUCTION NOTES:
(O.B.C. 9.8.4.1)
- 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. 9.8.8.3):
- 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)

WOOD LINTEL SCHEDULE
(O.B.C. 9.23.12.3)
MAXIMUM SPAN, m
EXTERIOR WALLS
SPECIFIED SNOW LOAD, kPa
1.0 1.5 2.0 2.5 3.0
INTERIOR WALLS
LIMITED ATTIC STORAGE AND CEILING
2 - 1 1/2 x 3 1/2 8'-4" 7'-4" 6'-8" 6'-2" 5'-10" 6'-2" 5'-12" 5'-12" 4'-9" 4'-11"
2 - 1 1/2 x 5 1/2 13'-1" 11'-6" 10'-5" 9'-9" 9'-1" 8'-9" 8'-11" 8'-5" 7'-9" 7'-9"
2 - 1 1/2 x 9 1/4 20'-11" 18'-11" 17'-0" 16'-3" 15'-4" 16'-3" 15'-6" 14'-6" 13'-9" 13'-9"
2 - 1 1/2 x 11 1/4 24'-2" 21'-11" 20'-4" 19'-3" 18'-5" 19'-3" 18'-5" 17'-8" 17'-8"
ROOF AND CEILING ONLY (TRIbutARY WIDTH OF 0.6m MAXIMUM)
2 - 1 1/2 x 3 1/2 4'-2" 3'-8" 3'-4" 3'-1" 2'-10" 3'-1"
2 - 1 1/2 x 5 1/2 6'-4" 5'-5" 4'-10" 4'-5" 4'-1" 4'-5" 4'-5" 4'-1" 4'-5" 4'-5"
2 - 1 1/2 x 9 1/4 9'-5" 8'-1" 7'-3" 6'-7" 6'-0" 6'-7" 6'-0" 5'-9" 5'-9" 5'-9"
2 - 1 1/2 x 11 1/4 11'-0" 9'-8" 8'-5" 7'-8" 6'-10" 7'-8" 6'-10" 7'-8" 7'-8"
ROOF, CEILING AND 1 STOREY
2 - 1 1/2 x 3 1/2 3'-5" 3'-2" 2'-11" 2'-9" 2'-7" 2'-5" 2'-5" 2'-5" 2'-5" 2'-5"
2 - 1 1/2 x 5 1/2 4'-11" 4'-11" 3'-11" 3'-11" 3'-11" 3'-11" 3'-11" 3'-11" 3'-11" 3'-11"
2 - 1 1/2 x 7 1/4 6'-0" 5'-8" 5'-1" 4'-9" 4'-8" 4'-9" 4'-9" 4'-9" 4'-9" 4'-9"
2 - 1 1/2 x 9 1/4 7'-3" 6'-8" 6'-2" 5'-8" 5'-5" 6'-3" 6'-3" 6'-3" 6'-3" 6'-3"
2 - 1 1/2 x 11 1/4 8'-6" 7'-9" 7'-1" 6'-5" 5'-11" 7'-8" 7'-8" 7'-8" 7'-8" 7'-8"
ROOF, CEILING AND 2 STOREYS
2 - 1 1/2 x 3 1/2 3'-1" 2'-9" 2'-8" 2'-6" 2'-5" 2'-11" 2'-11" 2'-11" 2'-11" 2'-11"
2 - 1 1/2 x 5 1/2 4'-5" 4'-2" 3'-11" 3'-9" 3'-8" 3'-8" 3'-8" 3'-8" 3'-8" 3'-8"
2 - 1 1/2 x 7 1/4 5'-4" 4'-9" 4'-8" 4'-5" 4'-4" 4'-4" 4'-4" 4'-4" 4'-4" 4'-4"
2 - 1 1/2 x 9 1/4 6'-6" 6'-0" 5'-8" 5'-4" 5'-3" 6'-1" 6'-1" 6'-1" 6'-1" 6'-1"
2 - 1 1/2 x 11 1/4 7'-7" 6'-11" 6'-5" 6'-0" 5'-7" 6'-4" 6'-4" 6'-4" 6'-4" 6'-4"
ROOF, CEILING AND 3 STOREYS
2 - 1 1/2 x 3 1/2 2'-11" 2'-9" 2'-8" 2'-6" 2'-5" 2'-11" 2'-11" 2'-11" 2'-11" 2'-11"
2 - 1 1/2 x 5 1/2 4'-5" 4'-2" 3'-11" 3'-9" 3'-8" 3'-8" 3'-8" 3'-8" 3'-8" 3'-8"
2 - 1 1/2 x 7 1/4 5'-0" 4'-9" 4'-8" 4'-5" 4'-4" 4'-4" 4'-4" 4'-4" 4'-4" 4'-4"
2 - 1 1/2 x 9 1/4 6'-1" 5'-8" 5'-4" 4'-9" 4'-8" 5'-0" 5'-0" 5'-0" 5'-0" 5'-0"
2 - 1 1/2 x 11 1/4 6'-11" 6'-5" 6'-0" 5'-9" 5'-5" 6'-5" 6'-5" 6'-5" 6'-5" 6'-5"

NAILING FOR FRAMING
(O.B.C. 9.23.5.4)
CONSTRUCTION DETAIL MIN. LENGTH OF NAILS, in MAXIMUM NUMBER OR MAXIMUM SPACING OF NAILS
FLOOR JOISTS TO PLATE - TOE NAIL 3 1/4" 2
WOOD OR METAL STRAPPING TO UNDERSIDE OF FLOOR JOISTS 2 1/4" 2
CROSS BRIDGING TO JOISTS 2 1/4" 2 AT EACH END
DOUBLE HEADER OR TRIMMER JOISTS 3" 11 3/4" O/C
FLOOR JOIST TO STUD (BALLOON CONSTRUCTION) 3" 2
LEDGER STRIP TO WOOD BEAM 3 1/4" 2 PER JOIST
JOIST TO JOIST SPICE (SEE ALSO TABLE 9.23.13.8) 3" 2 AT EACH END
HEADER JOIST END NAILED TO JOISTS ALONG PERIMETER 3 1/4" 3
TAIL JOIST TO ADJACENT HEADER JOIST (END NAILED) AROUND OPENINGS 4" 5
EACH HEADER JOIST TO ADJACENT TRIMMER JOIST (END NAILED) AROUND OPENINGS 4" 3
STUD TO WALL PLATE (EACH END) 2 1/2" 2
TOE NAIL OR END NAIL 3 1/4" 4
DOUBLED STUDS AT OPENINGS, OR STUDS AT WALLS OR WALL INTERSECTIONS AND CORNERS 3" 30" O/C
DOUBLED TOP WALLS 3" 23 5/8" O/C
BOTTOM WALL PLATE OR SOLE PLATE TO JOISTS OR BLOCKING (EXTERIOR WALLS) 3 1/4" 15 3/4" O/C
INTERIOR WALLS TO FRAMING OR SUBFLOORING 3 1/4" 23 5/8" O/C
HORIZONTAL MEMBERS OVER OPENINGS IN NON-LOADBEARING WALLS - EACH END 3" 3
LINTELS TO STUDS 3 1/4" 2 AT EACH END
CEILING JOIST TO PLATE - TOE NAIL EACH END 3 1/4" 2
RAFTER RAFTER, ROOF TRUSS OR ROOF JOIST TO PLATE - TOE NAIL EACH END 3 1/4" 3
RAFTER PLATE TO EACH