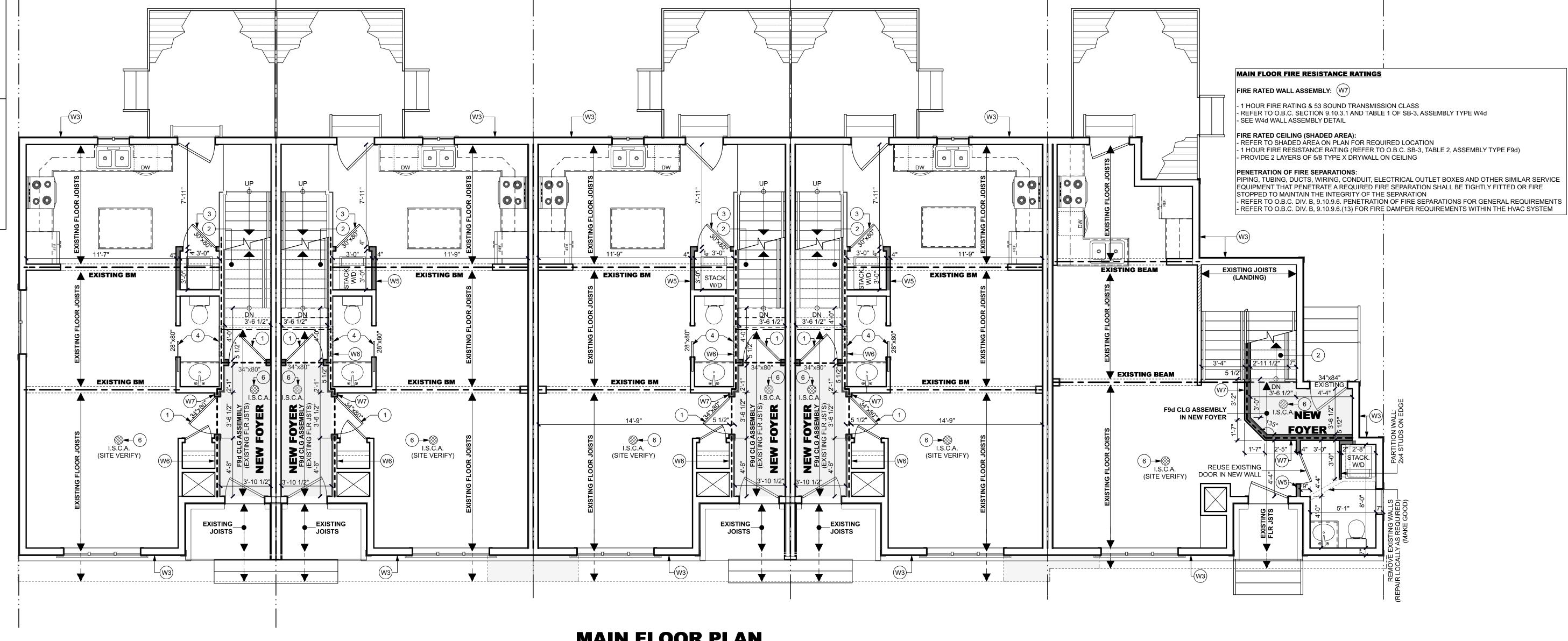
DRAWINGS DEPICTING PROPOSED RENOVATION/ **ADDITION OF BASEMENT APARTMENTS**

SCOPE OF WORK:

- CONSTRUCTION OF A NEW APARTMENT IN **EXISTING BASEMENT**

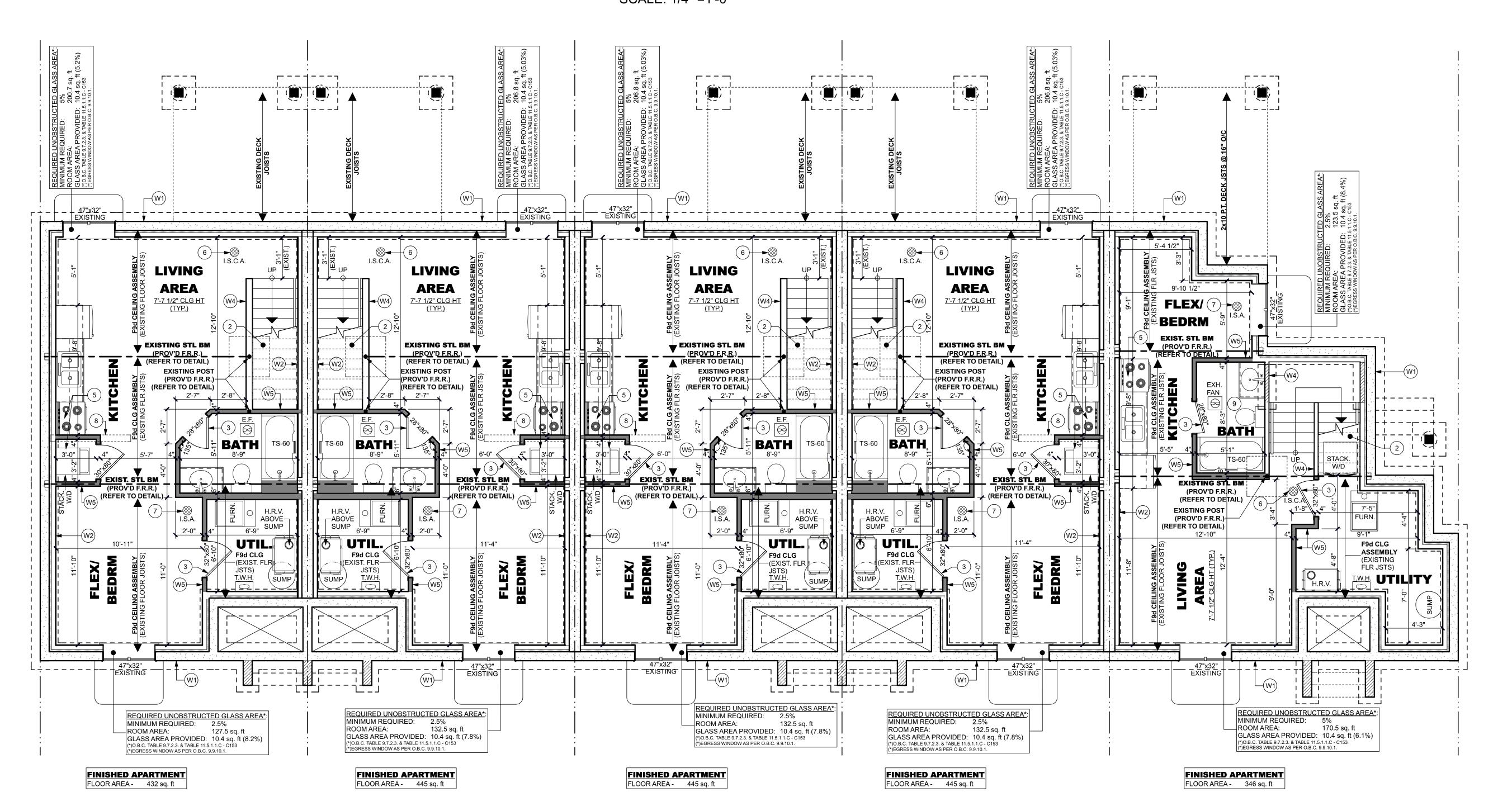
- ADD FIRE SEPARATIONS AT FLOOR/CEILING AND WALLS WHERE NECESSARY

- RENOVATION OF MAIN FLOOR WALLS TO ACCOMMODATE NEW FIRE SEPARATIONS



MAIN FLOOR PLAN

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



FOUNDATION FLOOR PLAN

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

CORRIVEAU CADD

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PROPOSED ADDITION/RENO **BASEMENT ADUS**

UNITS 3 - 7 8196 McLEOD ROAD NIAGARA FALLS, ONTARIO

ALL CONSTRUCTION SHALL CONFORM TO PART 9 OF THE 2012 ONTARIO **BUILDING CODE (UP TO AND INCLUDING** ALL 2020 AMENDMENTS)

NOTES, SITE AND REPORT ANY DISCREPENCIES 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 II WHOLE IS STRICTLY FORBIDDEN WITHOUT WRITTEN CONSENT. DRAWINGS TO BE USED FOR THE PURPOSE FOR WHICH THEY ARE ISSUE

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

6 - ALL KITCHEN CABINETS TO BE APPROVED PRIOR TO MANUFACTURING BY WAY OF SHOP DRAWING BYTHE SUPPLIER. 8 - 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 MAIN FLOOR PLAN LOWER FLOOR PLAN GENERAL NOTES & SPECS TYPICAL NOTE SCHEDULE A2 TYPICAL WALL SCHEDULE LIST OF ABBREVIATIONS GENERAL CONSTRUCTION NOTES TYPICAL DETAILS

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

The undersigned has reviewed and takes responsibility for his design, and has the qualifications and meets require-ments set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION REGISTRATION INFORMATION required unless design is exempt under 2.17.4.1 of the building cod CORRIVEAU CADD LTD.

MIKE CORRIVEAU

JUSTIN 2024-03 NEWMAN 2024-02-20 **AS SHOWN**

SCOPE OF WORK MAIN FLOOR PLAN,

LOWER FLOOR PLAN

SHEET No.

1 OF 2

GENERAL NOTES AND SPECS

GENERAL TRADE SPECIFICATIONS

DIVISION 1 GENERAL REQUIREMENTS DIVISION 7 THERMAL AND LL CONSTRUCTION TO BE IN ACCORDANCE WITH THE BUILDING CODE. ONTARK

REGULATION 413/90 INCLUDING ALL LATEST AMENDMENTS AS WELLAS ANY OTHER CODES OF PROVINCIAL OR LOCAL APPLICATION. AT ALL TIMES MEET OR EXCEED THE EQUIREMENTS OF SPECIFIED STANDARDS. CODES OR REFERENCED DOCUMENTS AVOID SCALING DIRECTLY FROM THE DRAWINGS. IF THERE IS AMBIGUITY OR LACK O

INFORMATION. INFORM THE CONSULTANT, ANY CHANGE THROUGH THE DISREGARDING OF THIS NOTICE TO BE 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 POSITION I EVELS AND CLEARANCES TO ADJACENT 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 T 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 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 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 JNDERSIDE OF CONCRETE SLAB AND WITHIN 6" OF UNDERSIDE OF NEW EXTERIOR

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 FOLINDATION 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 ISTANCE BETWÉEN 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' PROJECTION 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 C VERTICALLY AND 3'-0" OC HORIZONTALLY. FILL COLLAR JOINT SOLID WITH MORTAF 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 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 EXTENDS 12" ON EACH SIDE (4'-0" WINDOW))

DIVISION 4 MASONRY 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" 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 IPCOURSE FLASHING EXTENDED UP 6" VERTICAL AT THESE LOCATIONS AND

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"v8'v3/8" PLATES TOP STEEL PLATE MAY BE OMITTED WHERE COLUMN SUPPORTS A STEEL BEAM BY WELDING OLTING 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

ALL STEEL COLUMNS, STEEL BEAMS AND STEEL ANGLE LINTELS TO BE SHOP PRIMED WITH ONE COAT OF RUST-INHIBITIVE PAIN STEEL ANGLE LINTEL SCHEDULE - REFER TO LINTEL SCHEDULE

DIVISION 6 WOOD AND PLASTICS ALL FLOOR JOISTS AND FRAMING LUMBER TO BE NO. 2 GRADE SPRUCE OR BETTER LL WOOD LINTELS OVER OPENINGS TO BE (2)2x10 UNDER DOUBLE TOP PLATE

REFER TO LINTEL SCHEDULES

MID-GIRTS. PROVIDE DOUBLE STUDS AROUND OPENINGS AND TRIPLE STUDS IN ORNERS OF LOAD BEARING STUD PARTITIONS. SILL PLATES TO BE 2x6 ON SILL PLATE GASKET (ETHAFOAM) AND FASTENED ONTO

INLESS OTHERWISE NOTED, ALL LOAD BEARING WOOD STUD PARTITIONS TO HAVE

NALLS OR BEAMS OF SUFFICIENT STRENGTH TO SAFELY TRANSFER THE DESIGNED

I OADS TO VERTICAL SUPPORTS. WALLS AT RIGHT ANGLES TO FLOOR JOISTS TO BE

DOUBLE TOP PLATE. STUD WALLS WITHOUT SHEATHING ON BOTH SIDES TO HAVE

TOP OF POURED CONCRETE FOUNDATION WITH 1/2" DIAMÉTER ANCHOR BOLTS AT 6'-0" OC AND EMBEDDED MINIMUM 4" INTO CONCRETE. LOAD BEARING STUD WALLS PARALLEL TO FLOOR JOISTS TO BE SUPPORTED BY

OCATED 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 BOLTS AT 7'-0" OC. EXTERIOR STUDS TO BE

x6 AT 16" OC AND INTERIOR WOOD STUD FIRST FLOOR TO BE 2x4 AT 16" OC 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 INIMUM 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 FRIMMER 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 EQUIRED 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 NWARD AWAY FROM THE CANTILEVERED SUPPORT FOR A DISTANCE EQUAL TO AT LEAST 6 TIMES THE LENGTH OF THE CANTILEVER. JOISTS AND BEAMS TO BE TAGGERED MINIMUM 4" AT PARTY WALL

ALL BRIDGING TO BE 2x2 WOOD CROSS BRACING OR SOLID WOOD BLOCKING AT 6'-10" C. WHERE CLEAR SPAN OF FLOOR JOIST IS WITHIN 18" OF MAXIMUM SPAN PERMITTED PROVIDE BRIDGING AT 4'-0" OC.

TYPICAL FLOOR CONSTRUCTION TO CONSIST OF FINISHED FLOORING ON 5/8" TONGUE AND GROOVE SHEATHING ON WOOD FLOOR JOISTS AS INDICATED ON DRAWINGS. 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 CONDITIONS AND REQUIREMENTS. TRUSS MANUFACTURER TO NOTIFY CONSULTANTS OF ANY DISCREPANCIES THAT MAY AFFECT ROOF LINES AS INDICATED. PROVIDE 2x4 FRUSS 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

HANDRAILS WITHIN THE DWELLING UNIT TO BE 2'-8" HIGH ABOVE THE NOSING. JARDRAILS WITHIN THE DWELLING UNIT TO BE 3'-0" HIGH ABOVE THE NOSING. XTERIOR 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 SHELF COMPLETE WITH COAT ROD AND

THICK X 18" WIDE WOOD SHELVES AT ALL LINEN CLOSET LOCATIONS.

BRACKETS AS REQUIRED AT EACH CLOTHES CLOSET LOCATION PROVIDE FIVE 3/4"

CONCRETE FOLINDATION 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. COV

DAMP-PROOFING OVER ALL FOOTING AND OBSTRUCTIONS TO PROVIDE WATERPROOF 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

PROVIDE THE FOLLOWING MINIMUM THERMAL RESISTANCE VALUES THROUGHOUT THE BUILDING CONSTRUCTION: CEILING BELOW AN ATTIC OR ROOF SPACE (R60) XTERIOR 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 HERE THE UPPER FINISH OVERLAPS THE LOWER FINISH DPENINGS IN EXTERIOR WALLS WHEN VERTICAL DISTANCE BETWEEN TOP OF OPENING AND BOTTOM OF EAVES EXCEEDS 1/4 OF HORIZONTAL EAVE OVERHAND 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 OP LAYER 90 LB.. MINIMUM 36" WIDE ITERSECTIONS 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 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. HE INTERSECTION OF SINGLE PLY MEMBRANE ROOFS AND ADJACENT WALL SURFACES

HAVE A CANT STRIP WITH THE MEMBRANE EXTENDED MINIMUM 6" UP THE WALL AND

HIMNEY FLASHING IS REQUIRED AT INTERSECTION WITH ROOF. FLASH OVER CHIMNEY

POOF FAVE TO BE FINISHED WITH PRE FINISHED ALLIMINUM 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. NECT DOWN SPOUTS TO THE STORM SEWER SYSTEM OR ONTO GRADE WITH PRE CAST CONCRETE SPLASH PADS TO PREVENT EROSION.

COUNTER FLASHED OR SET BEHIND THE SHEATHING PAPER.

SADDLE WHEN WIDTH OF CHIMNEY EXCEEDS 2'-6"

ROOF SPACE VENTILATION TO BE 1/300 OF INSULATED AREA FOR ROOF SLOPES GREATER HAN 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 THI 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

ALL PENETRATIONS AND JOINTS BETWEEN HEATED AND UNHEATED SPACES SHAL 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) 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

> 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

UNOBSTRUCTED OPENING NOT LESS THAN 3.7 SQ. FT. WITH NO WINDOW DIMENSION LESS

PROVIDE ACCESS HATCHES TO CRAWL SPACES OR ATTICS WITH ROOF SPACES MORE THAN 2'-0" HIGH. ACCESS HATCH OPENING TO BE A MINIMUM 20"x28", AND FITTED WITH DOORS OR ALL WINDOWS SHOWN ON DRAWINGS TO BE AS MANUFACTURED BY PELLA WINDOWS OR AN APPROVED EQUAL.

DIVISION 9 FINISHES

TYPE: METAL CLAD CASEMENT OR AS NOTED

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 PENINSULA 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". 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**

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 SOLET 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

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 LOCATION OF HYDRO METER AND ELECTRICAL PANEL TO BE IN ACCORDANCE WITH THE

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 (I.E. ELECTRICAL SERVICE PANELS) TO BE INSTALLED IN SUCH A MANNER A TO MAINTAIN THE INTEGRITY OF THE DEMISING WALL FIRE

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 ELECTRICAL 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 - A MINIMUM 200 AMP PANEL BOARD - A CONDUIT FROM THE PANEL TO THE PARKING SPACE - AN ELECTRICAL BOX IN THE PARKING SPACE

WALL SCHEDULE

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

EXISTING PARTY WALL: 10" THICK 10" POURED CONCRETE (20 MPa) FOUNDATION WALL - 2x4 STUDS @ 16" O/C W/ BATT INSULATION BETWEEN STUDS - 1/2" DRYWALL ON INSIDE OF STUDS

EXISTING EXTERIOR WALL (SIDING)

EXISTING INTERIOR PARTITION: 4" OR 6" THICK

NEW INTERIOR PARTITION: 4" OR 6" THICK 2x4 OR 2x6 STUDS @ 16" O/C W/ 1/2" DRYWALL BOARD B/S (PROV'D DOUBLE STUDS @ OPENINGS AND TRIPLE STUDS AT CORNERS)

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

PROPOSED INTERIOR WALL WITH 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

NOTE SCHEDULE - INSTALL NEW 32"x80" DOOR IN NEW STAIRWELL WALL - 45 MIN. FIRE RATED DOOR /W SELF CLOSER DOOR TO HAVE LOCK AS PER OWNERS DIRECTION

FIRE-RATING @ STAIR: (1 HR F.R.R., 55 S.T.C.) - RESILIENT CHANNELS @ 24" O/C 2 LAYERS 1/2" TYPE 'C' GYPSUM BOARD - FILL CAVITY U/S OF STAIRS WITH SPRAY FOAM INSULATION

NEW DOOR: PROV'D NEW DOOR

> NEW POWDER ROOM DOOR - INFILL OPENING OF EXISTING POWDER ROOM DOOR AND PROV'D NEW POCKET DOOR ON OPPOSING WALL

DIRECT VENT NEW EXHAUST HOOD: PROVIDE SEPARATE DIRECT VENTS FOR FURNACE, HOT WATER TANK, H.R.V., DRYER AND EXHAUST HOOD

1110V INTERCONNECTED SMOKE & CARBON MONOXIDE ALARM C/W REQUIRED VISUAL COMPONENT (I.S.C.A.) (AS PER O.B.C. DIV. B, 9.10.19 & 9.33.4)

110V INTERCONNECTED SMOKE ALARM COMPLETE WITH REQUIRED VISUAL COMPONENT (I.S.A.) (AS PER O.B.C. DIV. B,

EXISTING WALL TO BE REMOVED

BREAK CONCRETE AND ADJUST UNDERGROUND PLUMBING TO ACCOMODATE NEW BATHROOM LAYOUT. MAKE GOOD.

LOWER FLOOR FIRE RESISTANCE RATINGS

FIRE RATED WALL ASSEMBLY: (W7

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

PENETRATION OF FIRE SEPARATIONS: 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

MAIN FLOOR FIRE RESISTANCE RATINGS

REFER TO TYPICAL FIRE RATING DETAILS

FIRE RATED WALL ASSEMBLY: (W7)

FIRE RESISTANCE RATING

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

(LANDINGS SECTION DIV. B. 9.8.6) (HANDRAILS SECTION DIV. B. 9.8.7)

FIRE RATED CEILING (SHADED AREA):

- REFER TO SHADED AREA ON PLAN FOR REQUIRED LOCATION 1 HOUR FIRE RESISTANCE RATING (REFER TO O.B.C. SB-3, TABLE 2, ASSEMBLY TYPE F9d) PROVIDE 2 LAYERS OF 5/8 TYPE X DRYWALL ON CEILING

PENETRATION OF FIRE SEPARATIONS: 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

GENERAL CONSTRUCTION NOTES:

- ALL ENGINEERED STEEL BEAMS SHOULD HAVE THE SUPPORTING STEEL POSTS & CONCRETE PADS SIZED BY A PROFESSIONAL ENGINEER OR APPROVED EQUA - ALL STEEL BEAMS SUPPORTING NON-UNIFORM LOADS (POINT LOADS, BRICK LOADS, ETC.) TO BE VERIFIED BY A PROFESSIONAL ENGINEER OR APPROVED FOUAL - ALL COOKING APPLIANCES AND LAUNDRY SPACES SHALL BE SUPPLIED WITH AN ELECTRICAL OUTLET, NATURAL GASS LINE OR

PROPANE I II NE - 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 I AYOUT 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 DRAINAGE BYLAWS · 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

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 I ANY OPENING EXCEEDS 47 - ALL PENETRATIONS AND JOINTS BETWEEN HEATED AND UNHEATED SPACES SHALL ADEQUATELY SEALED WITH CAULKING OR APPROVED EQUAL (INCLUDING BUT 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)

- THE CONTINUITY OF THE AIR BARRIER SYSTEM SHALL EXTEND THROUGHOUT THE BASEMENT AND ALL PENETRATIONS MUST BE

L.V.L. AND S.C.L. BEAMS AND POSTS TO BE VERIFIED BY THE LUMBER SUPPLIER - WOOD I-JOISTS SHALL HAVE ADEQUATE BLOCKING AT ALL SUPPORTS (LUMBER SUPLIER 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 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

GENERAL DEMOLITION NOTES REMOVE ALL EXISTING FLECTRICAL 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 T BE DEMOLISHED AND STORE FOR POSSIBLE REUSE . REMOVE ALL EXISTING FLOOR AND WALL FINISHES AND STORE ON SITE FOR REUSE (e.g., PATCHING EXISTING

I. REMOVE ALL LATH AND PLASTER IN THE DEMOLITION AREAS, AND PREPARE SURFACES FOR NEW DRYWALL 5. REMOVE EXTERIOR SIDING/STONE FROM THE PORTION BEING DEMOLISHED AND STORE ON SITE FOR REUSE ON NEW ADDITION 3. 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)

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.):

SPACING: MAX. 35 7/16" (900mm)

STAIRS CONSTRUCTION AS PER O.B.C. 9.8.9.

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.): FFFFCTIVE DEPTH: MIN. 3 9/16" (90mm) OVERALL DEPTH: MIN. 9 1/4" (235mm) ACTUAL THICKNESS: MIN. 1 1/2" (38mm)

- HEIGHT: MIN. 35 7/16" (900mm) OR 42 1/8" (1070mm) (*)

*) WHERE THE WALKING SURFACE SERVED BY THE GUARD IS ≥ 70 7/8" (1800mm) ABOVE THE FIN. GROUND LEVEL

<u>GENERAL NOTE FOR ALL LEVELS</u> REQUIRED ALARMS (*): I.S.A.: 110V INTERCONNECTED SMOKE ALARMS W/ REQ'D VISUA 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. <u>NOTE</u>: NEW CARBON MONOXIDE ALARMS MAY BE BATTERY OPERATED OR PLUGGED INTO AN ELECTRICAL

(*) LOCATION OF REQ'D ALARMS IN EXISTING ROOMS IS BEYON THE SCOPE OF THIS PROJECT EXISTING HVAC SYSTEM TO BE VERIFIED BY QUALIFIED

OUTLET (COMPLIANCE ALTERNATIVE C197)

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

DESIGNER

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: IAI UM. = AI UMINUM 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 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 VENTIL ATOR INSUL. = INSULATION OR INSULATED I.S.C.A. = INTERCONNECTED SMOKE & CARBON MONOXIDE ALARM

S.A. = INTERCONNECTED SMOKE ALARN 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

IP.L.A. = POINT LOAD ABOVE REINF. = REINFORCED REO'D = REQUIRED RFTR = 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

W.W.M. = WELDED WIRE MESH

UNEX. = UNEXCAVATED

V.B. = VAPOUR BARRIER

UNFIN. = UNFINISHED

MIN I FNGTH MINIMUM NUMBER OR CONSTRUCTION DETAIL OF NAILS, in MAXIMUM SPACING OF NAILS OOR JOISTS TO PLATE - TOE NAIL 3 1/4" WOOD OR METAL STRAPPING TO 2 1/4" UNDERSIDE OF FLOOR JOISTS OSS BRIDGING TO JOISTS 2 AT EACH END OUBLE HEADER OR TRIMMER JOISTS 11 3/4" O/0 FLOOR JOIST TO STUD (BALLOON CONSTRUCTION EDGER STRIP TO WOOD BEAM 3 1/4" 2 PER JOIST JOIST TO JOIST SPLICE 2 AT EACH END SEE ALSO TABLE 9.23.13.8 HEADER JOIST END NAILED TO JOISTS ALONG PERIMETER TAIL JOIST TO ADJACENT HEADER JOIST 3 1/4" (FND NAILED) AROUND OPENINGS EACH HEADER JOIST TO ADJACENT TRIMMER IOIST (END NAILED) AROUND OPENINGS TUD TO WALL PLATE (EACH END) 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 JOIS' 3 1/4" 15 3/4" O/C OR BLOCKING (EXTERIOR WALLS) NTERIOR WALLS TO FRAMING OR SUBFLOORING 23 5/8" O/C IORIZONTAL MEMBER OVER OPENINGS IN NON-LOADBEARING WALLS - EACH END 2 AT EACH END CEILING JOIST TO PLATE - TOF NAIL FACH END 3 1/4" ROOF RAFTER, ROOF TRUSS OR ROOF 3 1/4" JOIST TO PLATE - TOE 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 OLLAR TIE TO RAFTER - EACH END OLLAR TIE LATERAL SUPPORT TO EACH

WOOD LINTEL SCHEDULE

- 1 1/2 x 5 1/2 | 13' - 1" | 11' - 6" | 10' - 5" | 9' - 9" | 9' -

WIDTH OF 0.6m 2 - 1 1/2 x 11 1/4 24' - 2" | 21' - 11" | 20' - 4" | 19' - 3" | 18' - 5" | 19' - 3'

CEILING ONLY 2 - 1 1/2 x 5 1/2 | 6' - 4" | 5' - 5" | 4' - 10" | 4' - 5" | 4' - 1" | 4' - 5"

- 1 1/2 x 5 1/2 | 4' - 11" | 4' - 6" | 4' - 2"

- 1 1/2 x 9 1/4 | 6' - 6" | 6' - 2" | 5' - 8"

- 1 1/2 x 11 1/4 | 8' - 6" | 7' - 9" | 7' -

2 - 1 1/2 x 7 1/4 | 7' - 9" | 6' - 8" | 5' - 11" | 5' - 5" | 5' - 0" |

- 1 1/2 x 11 1/4 | 7' - 7" | 6' - 11" | 6' - 5" | 6' - 0" | 5' - 7" |

NAILING FOR FRAMING

- 1 1/2 x 7 1/4 | 17' - 4" | 15' - 2" | 13' - 9" | 12' - 9" | 12' - 0" | 12' - 9"

- 1 1/2 x 9 1/4 【20' - 11" 【18' - 11"【17' - 6" 【16' - 3" 【 15' - 4" 【 16' - ;

- 1 1/2 x 9 1/4 | 9' - 5" | 8' - 1" | 7' - 3" | 6' - 7" | 6' - 0" | 6' - 7"

- 1 1/2 x 9 1/4 | 7' - 3" | 6' - 8" | 6' - 2" | 5' - 8" | 5' - 3" | 4' - 9"

- 1 1/2 x 11 1/4 | 6' - 11" | 6' - 5" | 6' - 0" | 5' - 9" | 5' - 5" | 4' - 5"

SPECIFIED SNOW LOAD, kPa

1.0 | 1.5 | 2.0 | 2.5 | 3.0

WALLS

4' - 9

LINTEL SIZE

- 1 1/2 x 9 1/4

- 1 1/2 x 11 1/4

WITH OF 4.9m 2 - 1 1/2 x 11 1/4 11' - 0" 9' - 5" 8' - 5"

CEILING, AND | 2 - 1 1/2 x 7 1/4 | 6' - 0" | 5' - 6" | 5' - 1"

2 - 1 1/2 x 3 1/2 | 3' - 1"

- 1 1/2 x 7 1/4 5' - 4"

- 1 1/2 x 5 1/2 | 4' - 1"

CEILING AND | 2 - 1 1/2 x 5 1/2 | 4' - 5" | 4' - 2"

ROOF AND | 2 - 1 1/2 x 3 1/2 | 4' - 2"

SUPPORTING

ROOF AND

CEILING ONLY

(TRIBUTARY

MAXIMUM)

1 STOREY

2 STOREYS

CEILING AND

3 STOREYS

OLLAR TIF

(TOF NAIL)

ROOF STRUT TO RAFTER

JACK RAFTER TO HIP OR VALLEY RAFTER

OOF STRUT TO LOADBEARING WALL - TOE NAIL

PLANK DECKING WIDER THAN 2" x 6" TO SUPPORT 3 1/4"

x 6" OR LESS PLANK DECKING TO SUPPORT

" EDGE LAID PLANK DECKING TO SUPPORT

LIMITED ATTIC 2 - 1 1/2 x 3 1/

AND CEILING 2 - 1 1/2 x 7 1/4

STORAGE | 2 - 1 1/2 x 5 1/2

2" EDGE LAID PLANK TO EACHOTHER 17 3/4" O/C **FASTENERS FOR SHEATHING AND SUBFLOORING** NUMBER OF OR THREAD ROOFING STAPLES MAXIMUM SPACING OF SPIRAL NAILS OR NAILS

2 1/4"

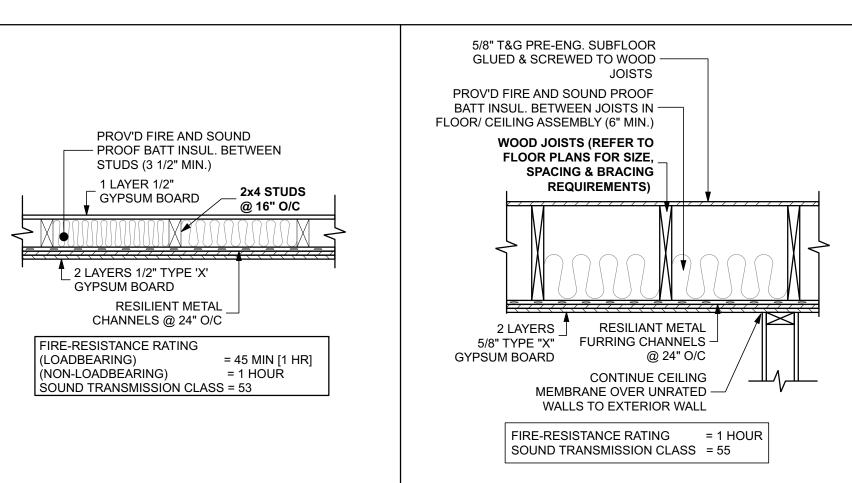
3 1/4"

FASTENERS BOARD LUMBER 7 1/4" OR LESS WIDE 2" 1 3/4" N/A 2" 2 PER SUPPOR 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 ALONG FDGE 1 3/4" N/A 1 1/2" AND 11 3/4" O/0 WAFERBOARD UP TO 3/8" THICK ALONG PLYWOOD, OSB OR WAFERBOARD 1 3/4" N/A 2" FROM 3/8" TO 13/16" THICK PLYWOOD, OSB, OR WAFERBOARD OVER 13/16" THICK



(O.B.C. 9.20.5.2 (C)) SECTION 2 3/4" BRICK 3 1/2" BRICK 4" STONE 13'-11" 13'-5" 15'-4" 14'-10" W 8 x 18 17'-3" 16'-8" 15'-10" W 8 x 21 18'-3" 17'-7"

W 8 x 24 18'-9" 18'-0" 17'-2" **ANCHOR BOLT SPACING** LOOR SPAN ANCHOR BOLTS ANCHOR BOLTS 8'-0" 18" 20" 13'-1.5" 12"



TYPICAL W4d WALL **ASSEMBLY DETAIL**

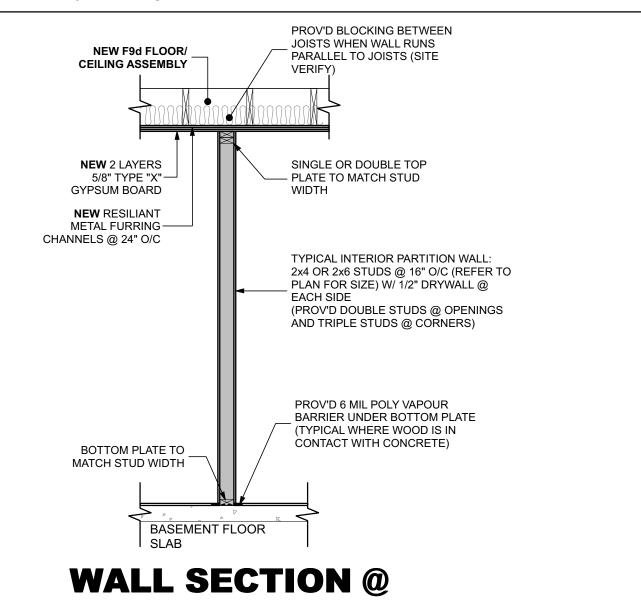
SCALE: 1" =1'-0"

TYPICAL F9d FLR/CLG ASSEMBLY DETAIL SCALE: 1" =1'-0"

NEW F9d FLOOR/CEILING ASSEMBLY **NEW** 2 LAYERS -5/8" TYPF "X" GYPSUM BOARD **NEW** RESILIANT -METAL FURRING CHANNELS @ 24" O/C **NEW 1/2" DRYWALL FINISH** ON EXTERIOR STUDS (WHERE REQUIRED) (REFER TO PLAN) EXISTING INSULATION EXISTING AROUND INTERIOR FOUNDATION WALL PERIMETER OF WALLS **BELOW GRADE WITH** VAPOUR BARRIER ON WARM SIDE OF INSULATION (AS PER O.B.C. DIV B, 9.25.4.3. **NEW** FLOOR FINISH OVER EXISTING SLAB IN FINISHED AREAS (SITE VERIFY) (OWNER T VERIFY STYLE) **EXISTING CONCRETE** FLOOR SLAB EXISTING CONCRETE

WALL SECTION @ EXTERIOR WALL

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



NEW INTERIOR WALL SCALE: 1/2" =1'-0"

2 LAYERS OF 5/8" TYPE "X" DRYWALL STEEL CORNER BEAD (TYP.) - STEEL POST - GALV. STEEL STUD

2 LAYERS OF 5/8" TYPE "X" DRYWALL STEEL CORNER BEAD - WOOD POST **WOOD POST**

TYPICAL POST FIRE-RATING DETAIL

- FLOOR SYSTEM (REFER TO PLAN) - PROV'D FIRE AND SOUND PROOF BATT INSUL. IN CAVITY (6" MIN.) ▼ SUBFLOOR STEEL BEAM RESILIENT METAL (REFER TO FURRING CHANNELS GALV. STEEL STUD SPACED @ 24" O/C 2 LAYERS 5/8" TYPE "X" STEEL CORNER

STEEL BEAM

SCALE: 1" =1'-0"

BEAD (TYP.)

- FLOOR SYSTEM (REFER TO PLAN) - PROV'D FIRE AND SOUND PROOF BATT INSUL. IN CAVITY (6" MIN.) - 5/8" T&G RÉSILIENT METAL WOOD BEAM FURRING CHANNELS (REFER TO SPACED @ 24" O/C PLAN) STEEL CORNER 2 LAYERS 5/8" TYPE "X" GYPSUM BOARD GYPSUM BOARD WOOD BEAM

TYPICAL BEAM FIRE-RATING DETAIL SCALE: 1" =1'-0"

SPACE FOR HVAC OR - FLOOR SYSTEM (REFER TO PLAN) ELECTRICAL SYSTEMS - PROV'D FIRE AND SOUND PROOF -(REFER TO PLAN) BATT INSUL. IN CAVITY (6" MIN.) **CONTINUE FIRE** RESILIENT METAL RATED MEMBRANE FURRING CHANNELS OVER AND AROUND SPACED @ 24" O/C UNRATED WALLS AS 2 LAYERS 5/8" TYPE "X REQUIRED (SITE VERIFY) GYPSUM BOARD **CUT ACCESS AS REQUIRED** GALV. STEEL STUD - NO DAMPER REQUIRED WHEN (OR APPROVED EQUAL) DUCT RUN TO THE MAIN FLOOR FIRE DAMPER (AS PER O.B.C.) STEEL CORNER REQUIRED WHEN DUCT RUN BEAD (TYP.) TO LOWER FLOOR - FLOOR SYSTEM (REFER TO PLAN) - PROV'D FIRE AND SOUND PROOF BATT INSUL. IN CAVITY (6" MIN.) SPACE FOR HVAC OR ELECTRICAL SYSTEMS (REFER TO PLAN) RESILIENT METAL FURRING CHANNELS CONTINUE FIRE SPACED @ 24" O/C RATED MEMBRANE 2 LAYERS 5/8" TYPE "X" OVER AND AROUND GYPSUM BOARD **UNRATED WALLS AS** REQUIRED STEEL CORNER BEAD (TYP (SITE VERIFY) CUT ACCESS AS REQUIRED - NO DAMPER REQUIRED WHEN DUCT RUN TO THE MAIN FLOOR - FIRE DAMPER REQUIRED WHEN DUCT RUN TO LOWER FLOOR

TYPICAL BULKHEAD FIRE-RATING DETAILS SCALE: 1" =1'-0"

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

CORRIVEAU

4065 STANLEY AVENUE, UNIT 2

NIAGARA FALLS, ON I L2E 4Z2 I (905) 358-5535

Email: CorrCADD@Gmail.com

PROPOSED ADDITION/RENO

BASEMENT ADUS

UNITS 3 - 7

8196 McLEOD ROAD

NIAGARA FALLS. ONTARIO

ALL CONSTRUCTION SHALL CONFORM

BUILDING CODE (UP TO AND INCLUDING

ALL CONTRACTORS AND OR TRADES SHALL VERIFY ALL DIMENSIONS,

NOTES, SITE AND REPORT ANY DISCREPENCIES 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

TO PART 9 OF THE 2012 ONTARIO

ALL 2020 AMENDMENTS)

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 BYTHE SUPPLIER.

8 - 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 MAIN FLOOR PLAN OWER FLOOR PLAN GENERAL NOTES & SPECS YPICAL NOTE SCHEDULE TYPICAL WALL SCHEDULE IST OF ABBREVIATIONS **GENERAL CONSTRUCTION NOTES**

TYPICAL DETAILS

NO. DATE: **REVISION:** FEB 16/24

CERTIFICATION design, and has the qualifications and meets require QUALIFICATION INFORMATION MIKE CORRIVEAU//felle Corriveres REGISTRATION INFORMATION equired unless design is exempt under 2.17.4.1 of the building cod CORRIVEAU CADD LTD.

MIKE CORRIVEAU

JUSTIN 2024-03 **NEWMAN** 2024-02-20 **AS SHOWN**

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

NOTES

TYPICAL DETAILS SHEET No. 2 OF 2