

PROJECT:
PROPOSED SEMI-DETACHED BI-LEVEL
 8700 ROOSEVELT AVENUE
 CHIPPAWA, ONTARIO

NOTES:
ALL CONSTRUCTION SHALL CONFORM TO PART 9 OF THE 2012 ONTARIO BUILDING CODE (UP TO AND INCLUDING ALL 2021 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 1" 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.
 9- ALL ELECTRICAL LAYOUT TO BE VERIFIED ON SITE WITH OWNER/ BUILDER & CONTRACTOR.
 8- ROOF LAYOUT & GIRDER TRUSS LOCATIONS TO BE VERIFIED BY ROOF TRUSS MANUFACTURER PRIOR TO MANUFACTURING.

DRAWING LIST

A1	ELEVATIONS EXTERIOR 3D PERSPECTIVES
A2	LOWER FLOOR PLAN MAIN FLOOR PLAN
A3	CROSS SECTION ROOF PLAN WALL SECTION CONSTRUCTION SCHEDULES
A4	TYPICAL DETAILS PARTY WALL DETAILS
A5	GENERAL NOTES AND SPECS TYPICAL NOTE SCHEDULE COLUMN SCHEDULE LIST OF ABBREVIATIONS GENERAL CONSTRUCTION NOTES

NO.	DATE:	REVISION:
1	FEB 8/21	ISSUED FOR PERMIT PURPOSES

CERTIFICATION:

PRICING DRAWINGS
NOT TO BE USED FOR CONSTRUCTION

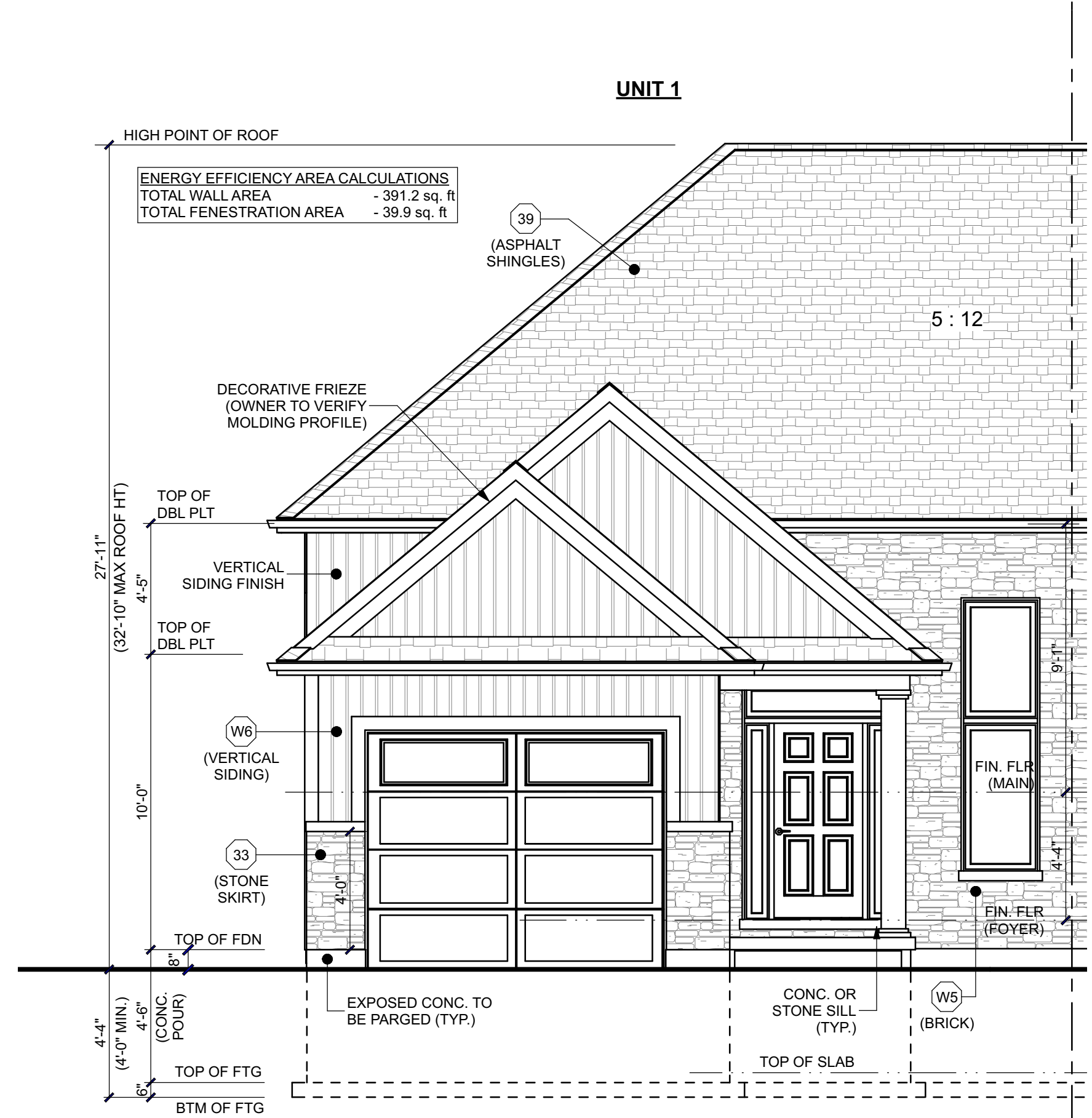
DR. BY: **ANDRE LACOURSIERE** CH. BY: **MIKE CORRIVEAU**

DATE: **2024-04-09** JOB #: **2020-117**

SCALE: **AS SHOWN**

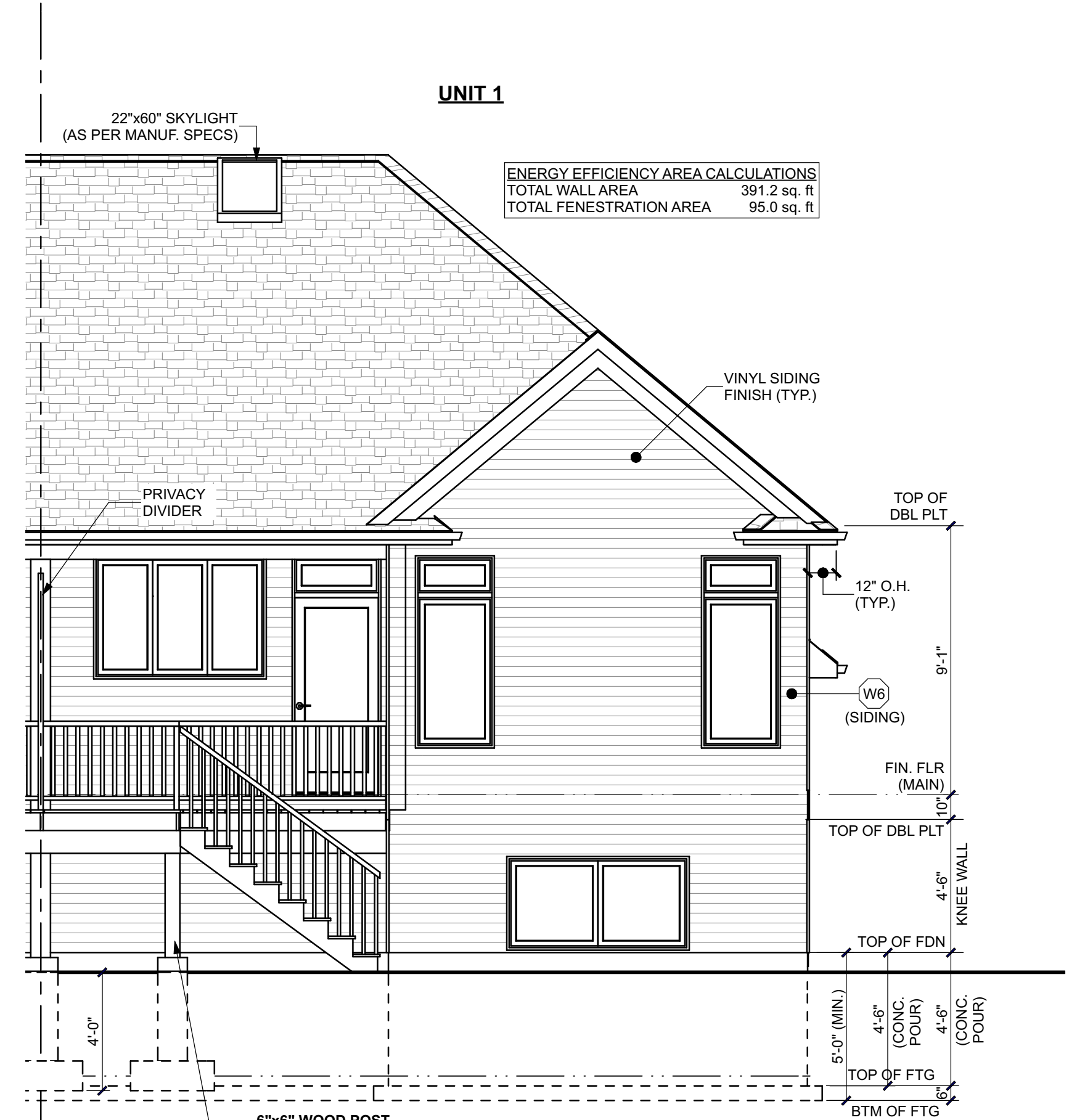
TITLE: **ELEVATIONS, EXTERIOR 3D PERSPECTIVES**

SHEET No. **1 OF 5** **A1**



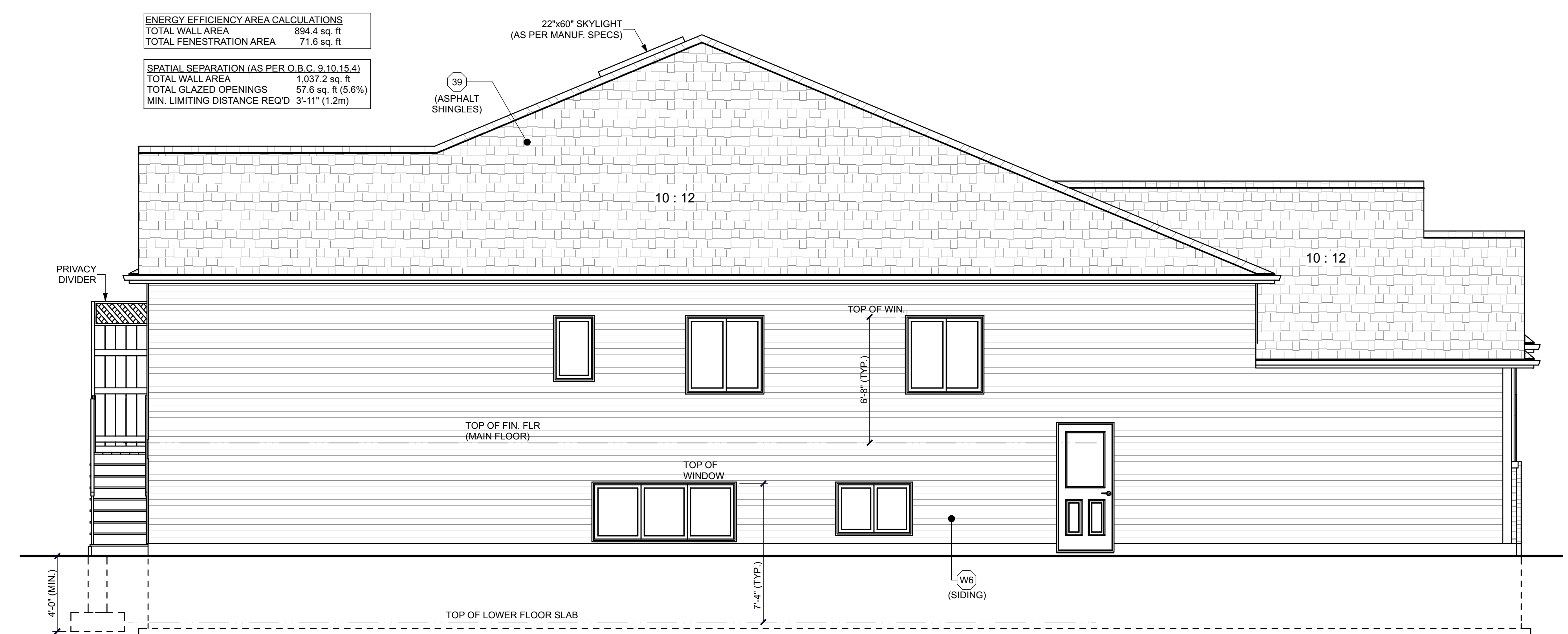
FRONT ELEVATION (EAST)
 SCALE: 1/4" = 1'-0"

PROVIDE ICE AND WATER SHIELD AT ALL FLAT ROOF, DORMER, ROOF CRICKET, VALLEY AND HIP ROOF CONNECTIONS
 WINDOW MUNTIN BARS MAY VARY (WINDOW MANUFACTURER TO VERIFY)



REAR ELEVATION (WEST)
 SCALE: 1/4" = 1'-0"

RIGHT ELEVATION (NORTH)
 SCALE: 1/4" = 1'-0"



LEFT ELEVATION (SOUTH)
 SCALE: 1/4" = 1'-0"

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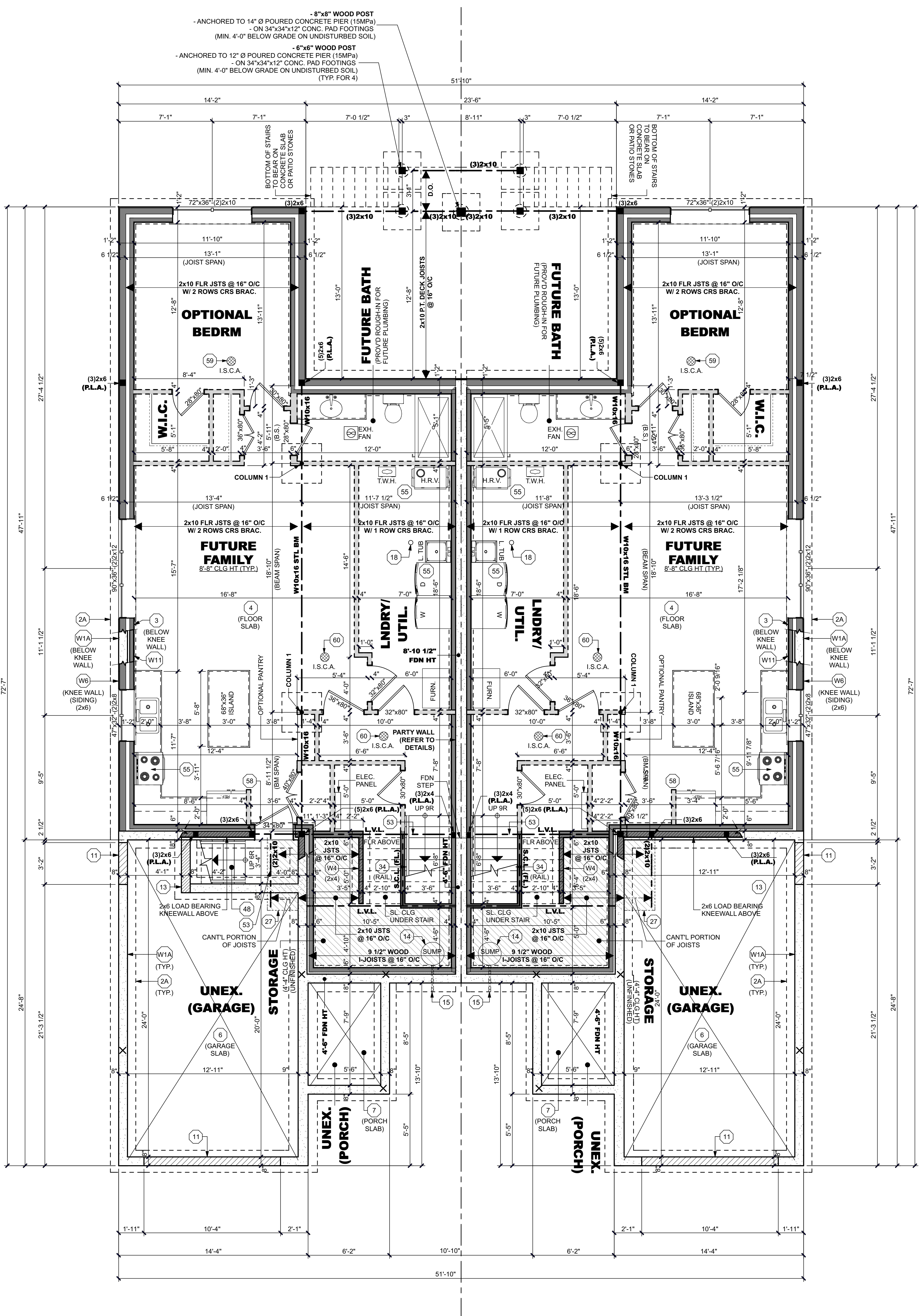
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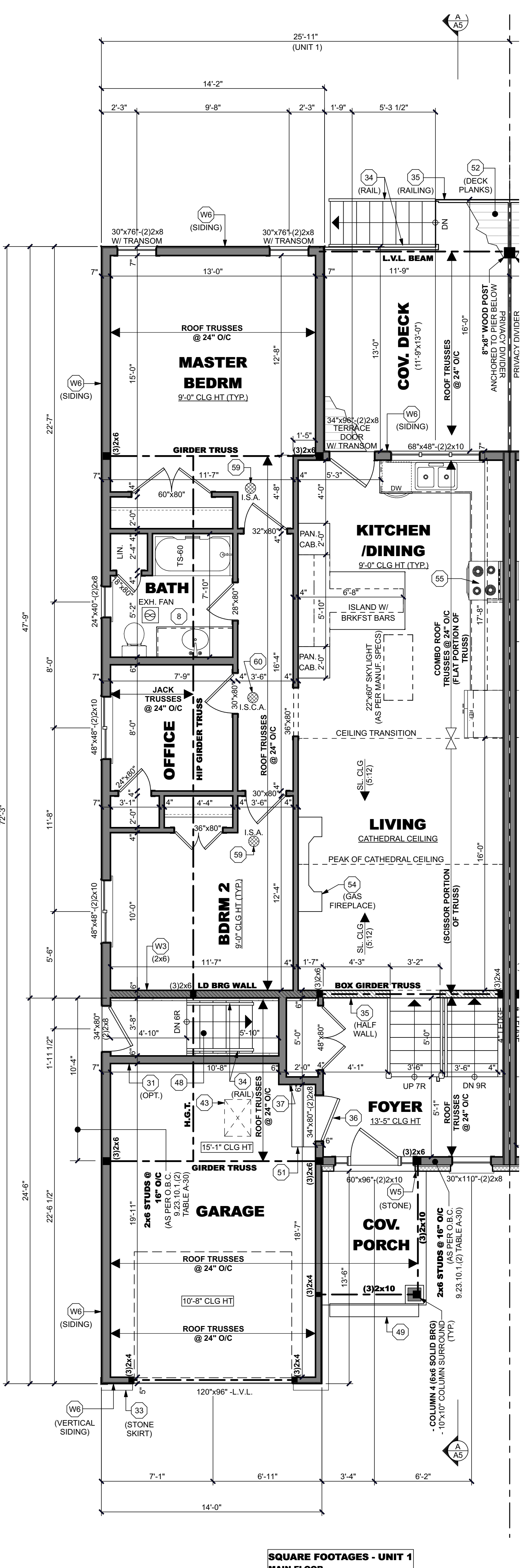
SCALE: AS SHOWN

TITLE: **LOWER FLOOR PLAN, UPPER FLOOR PLAN**



LOWER FLOOR PLAN
 (4'-6" CONCRETE POUR & 4'-6" KNEE WALL)
 SCALE: 1/4" = 1'-0"

BUILDING FOOTPRINT
 BLDG FOOTPRINT - 3,248 sq. ft.



MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"

SQUARE FOOTAGES - UNIT 1
 MAIN FLOOR LIVING AREA - 1,233 sq. ft.

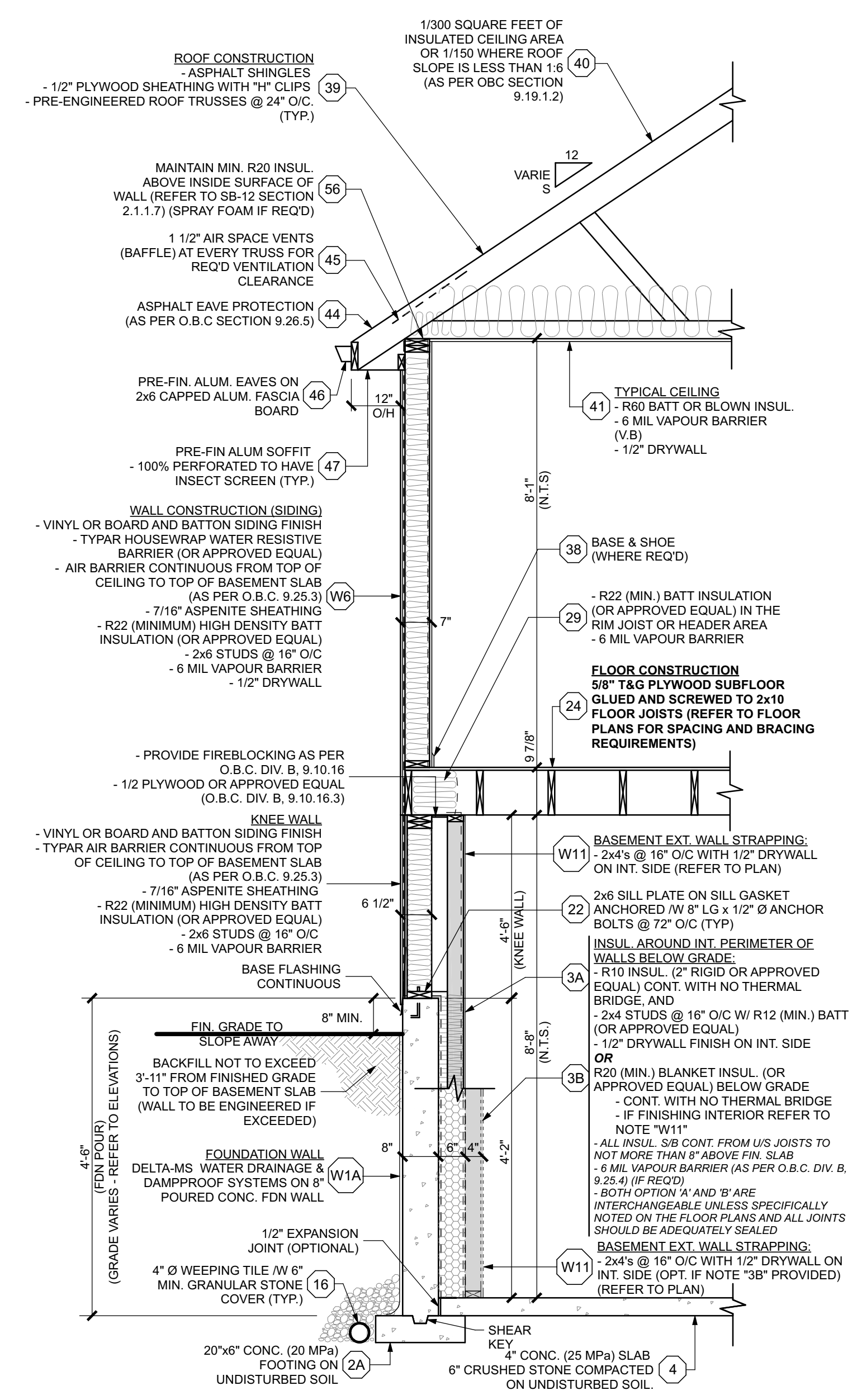
SQUARE FOOTAGES - UNIT 2
 MAIN FLOOR LIVING AREA - 1,233 sq. ft.

REFER TO SHEET A3 FOR CONSTRUCTION SCHEDULES
 SHEET A5 FOR TYPICAL NOTE SCHEDULE, COLUMN SCHEDULE, LIST OF ABBREVIATIONS, AND GENERAL SPECIFICATIONS

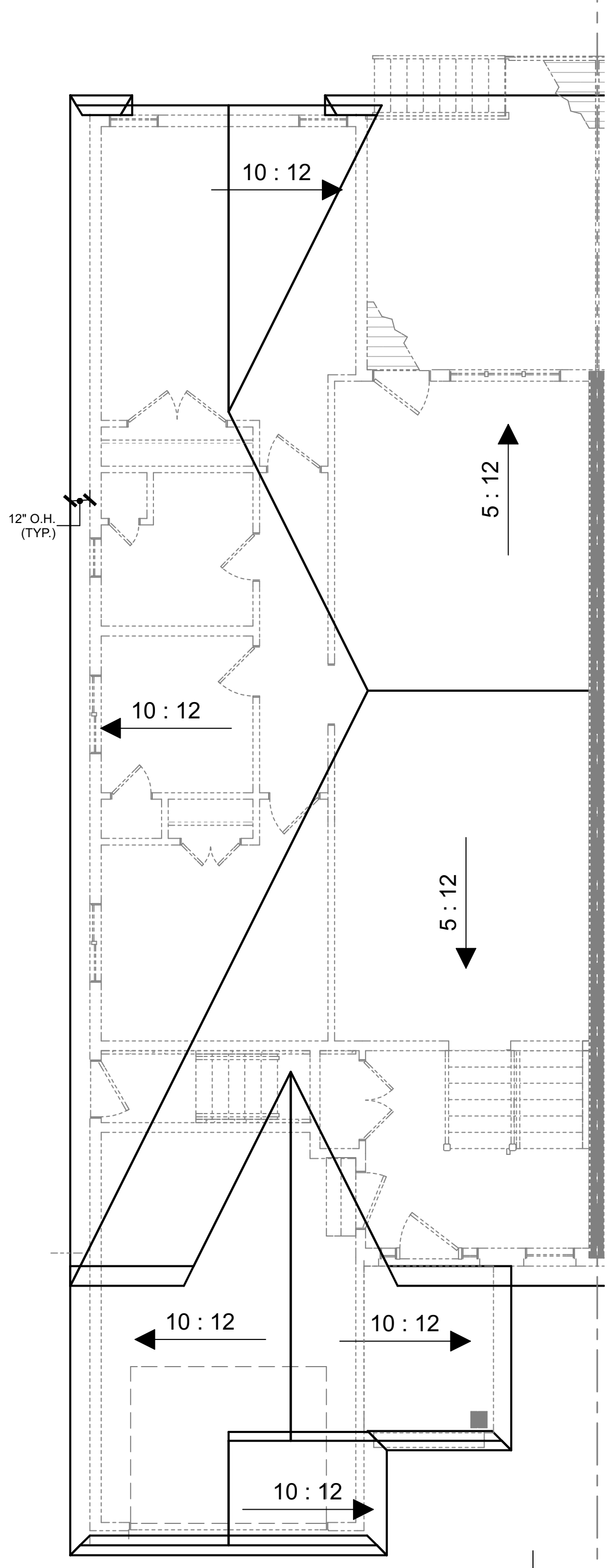
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 3- ALL 15" VENT LOCATIONS TO BE VERIFIED BY CONTRACTOR
 4- ALL ROOF ATTIC AREAS MUST HAVE ACCESS
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PROVIDE 5" CONT. EAVESTROUGH TO DRAIN POSITIVELY TO RAIN WATER DOWNSPOUTS LOCATED AS PER OBC REQUIREMENTS & LOCAL MUNICIPAL DRAINAGE BYLAWS
 PROVIDE ICE AND WATER SHIELD AT ALL FLAT ROOF, DORMER, ROOF CRICKET, VALLEY AND HIP ROOF CONNECTIONS
 ROOF & GIRDER TRUSS LOCATIONS TO BE VERIFIED BY ROOF TRUSS MANUFACTURER



TYPICAL WALL SECTION
 SCALE: 1/2" = 1'-0"



WOOD LINTEL SCHEDULE
 (O.B.C. 9.23.1.3)

LINTEL SUPPORTING	LINTEL SIZE	MAXIMUM SPAN, m				
		EXTERIOR WALLS				
		1.0	1.5	2.0	2.5	3.0
LIMITED ATTIC STORAGE AND CEILING	2 - 1 1/2 x 3 1/2	4'-2"	4'-4"	4'-6"	4'-8"	4'-10"
	2 - 1 1/2 x 4	4'-4"	4'-6"	4'-8"	5'-0"	5'-2"
	2 - 1 1/2 x 4 1/4	4'-6"	4'-8"	5'-0"	5'-2"	5'-4"
ROOF AND CEILING ONLY (TRIBUTARY WIDTH OF 0.9m MAXIMUM)	2 - 1 1/2 x 3 1/2	7'-4"	8'-0"	8'-6"	9'-2"	9'-8"
	2 - 1 1/2 x 4	8'-0"	8'-6"	9'-2"	9'-8"	10'-4"
	2 - 1 1/2 x 4 1/4	8'-6"	9'-2"	9'-8"	10'-4"	11'-0"
ROOF AND CEILING ONLY (TRIBUTARY WIDTH OF 4.9m MAXIMUM)	2 - 1 1/2 x 3 1/2	11'-0"	11'-6"	12'-2"	12'-8"	13'-4"
	2 - 1 1/2 x 4	11'-6"	12'-2"	12'-8"	13'-4"	14'-0"
	2 - 1 1/2 x 4 1/4	12'-2"	12'-8"	13'-4"	14'-0"	14'-6"
ROOF CEILING AND 1 STOREY	2 - 1 1/2 x 3 1/2	3'-0"	3'-2"	3'-4"	3'-6"	3'-8"
	2 - 1 1/2 x 4	3'-2"	3'-4"	3'-6"	3'-8"	4'-0"
	2 - 1 1/2 x 4 1/4	3'-4"	3'-6"	3'-8"	4'-0"	4'-2"
ROOF CEILING AND 2 STOREYS	2 - 1 1/2 x 3 1/2	2'-11"	2'-9"	2'-7"	2'-5"	2'-3"
	2 - 1 1/2 x 4	2'-9"	2'-7"	2'-5"	2'-3"	2'-1"
	2 - 1 1/2 x 4 1/4	2'-7"	2'-5"	2'-3"	2'-1"	1'-11"
ROOF CEILING AND 3 STOREYS	2 - 1 1/2 x 3 1/2	2'-11"	2'-9"	2'-7"	2'-5"	2'-3"
	2 - 1 1/2 x 4	2'-9"	2'-7"	2'-5"	2'-3"	2'-1"
	2 - 1 1/2 x 4 1/4	2'-7"	2'-5"	2'-3"	2'-1"	1'-11"

NAILING FOR FRAMING
 (O.B.C. 9.23.3.4)

CONSTRUCTION DETAIL	MIN. LENGTH OF NAILS, IN	MINIMUM NUMBER OR MAXIMUM SPACING OF NAILS
FLOOR JOISTS TO PLATE - TOE NAIL	2 1/4"	2
WOOD OR METAL STRAPPING TO UNDERSIDE OF FLOOR JOISTS	2 1/4"	2 AT EACH END
CROSS BRIDGING TO JOISTS	3"	11 3/4" O.C.
DOUBLE HEADER OR TRIMMER JOISTS	3"	2 PER JOIST
FLOOR JOIST TO STUD (BALLOON CONSTRUCTION)	3"	2 AT EACH END
LEDGER STRIP TO WOOD BEAM	3 1/4"	2 PER JOIST
JOIST TO JOIST SPICE (SEE ALSO TABLE 9.23.3.5)	3"	2 AT EACH END
HEADER JOIST END NAILED TO JOISTS ALONG PERIMETER	4"	3
TAIL JOIST TO ADJACENT HEADER JOIST (END NAILED) AROUND OPENINGS	3 1/4"	3
EACH HEADER JOIST TO ADJACENT TRIMMER JOIST (END NAILED) AROUND OPENINGS	3 1/4"	5
STUD TO WALL PLATE (EACH END)	2 1/2"	4
TOE NAIL OR END NAIL	3 1/4"	2
DOUBLED STUDS AT OPENINGS, OR STUDS AT WALLS OR WALL INTERSECTIONS AND CORNERS	3"	30" O.C.
DOUBLED TOP WALL PLATES	3"	23 5/8" O.C.
BOTTOM WALL PLATE OR SILE 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 MEMBER OVER OPENINGS IN NON-CARBEARING WALLS - EACH END	3 1/4"	2
LINTELS TO STUDS	3 1/4"	2 AT EACH END
CEILING JOIST TO PLATE - TOE NAIL EACH END	3 1/4"	2
ROOF RAFTER, ROOF TRUSS OR ROOF JOIST TO PLATE - TOE NAIL	3 1/4"	3
RAFTER PLATE TO EACH CEILING JOIST	4"	2
RAFTER TO JOIST (WITH RIDGE SUPPORTED)	3"	3
RAFTER TO JOIST (WITH RIDGE UNSUPPORTED)	3"	SEE O.B.C. TABLE 9.23.3.8
GUSSET PLATE TO EACH RAFTER AT PEAK	2 1/4"	4
RAFTER AT RIDGE BOARD - TOE NAIL - END NAIL	3 1/4"	3
COLLAR TIE TO RAFTER - EACH END	3"	3
COLLAR TIE LATERAL SUPPORT TO EACH COLLAR TIE	2 1/4"	2
JACK RAFTER TO HIP OR VALLEY RAFTER	3 1/4"	2
ROOF STRUT TO RAFTER	3"	3
ROOF STRUT TO LOADBEARING WALL - TOE NAIL	3 1/4"	2
2" x 4" OR LESS PLANK DECKING TO SUPPORT (TOE NAIL)	3 1/4"	2
PLANK DECKING WIDER THAN 2" x 6" TO SUPPORT (TOE NAIL)	3 1/4"	3
2" EDGE LAID PLANK DECKING TO SUPPORT (TOE NAIL)	3"	1
2" EDGE LAID PLANK TO EACH OTHER	3"	17 3/4" O.C.

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

ELEMENT	MINIMUM LENGTH FOR FASTENERS, IN	MINIMUM NUMBER OR MAXIMUM SPACING OF FASTENERS
BOARD LUMBER 7/16" OR LESS WIDE	2"	1 3/4" N/A 2" 2 PER SUPPORT
BOARD LUMBER MORE THAN 7/16" 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"
GIPSUM 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

STEEL LINTEL SCHEDULE
 FOR STEEL LINTELS SUPPORTING MASONRY VENEER
 (O.B.C. 9.20.5.8)

MIN. ANGLE SIZE (L.L.V.)	MAX. ALLOWABLE SPAN		
	FOR BRICK (2 3/4")	FOR BRICK (2 1/2")	FOR STONE
L-3 1/2" x 3 1/2" x 1/4"	8'-0"	8'-1"	OR LESS
L-4" x 3 1/2" x 1/4"	9'-2"	8'-0"	8'-2"
L-4 7/8" x 3 1/2" x 3/16"	11'-5"	10'-0"	10'-2"
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 3/2"	13'-4"	12'-7"	11'-8"
L-5 7/8" x 4" x 1/2"	14'-2"	13'-5"	12'-5"
L-5 7/8" x 4" x 3/8"	14'-4"	13'-6"	12'-7"
L-7 1/8" x 4" x 3/8"	15'-0"	14'-1"	13'-1"
L-7 1/8" x 4" x 1/2"	15'-2"	15'-1"	14'-5"

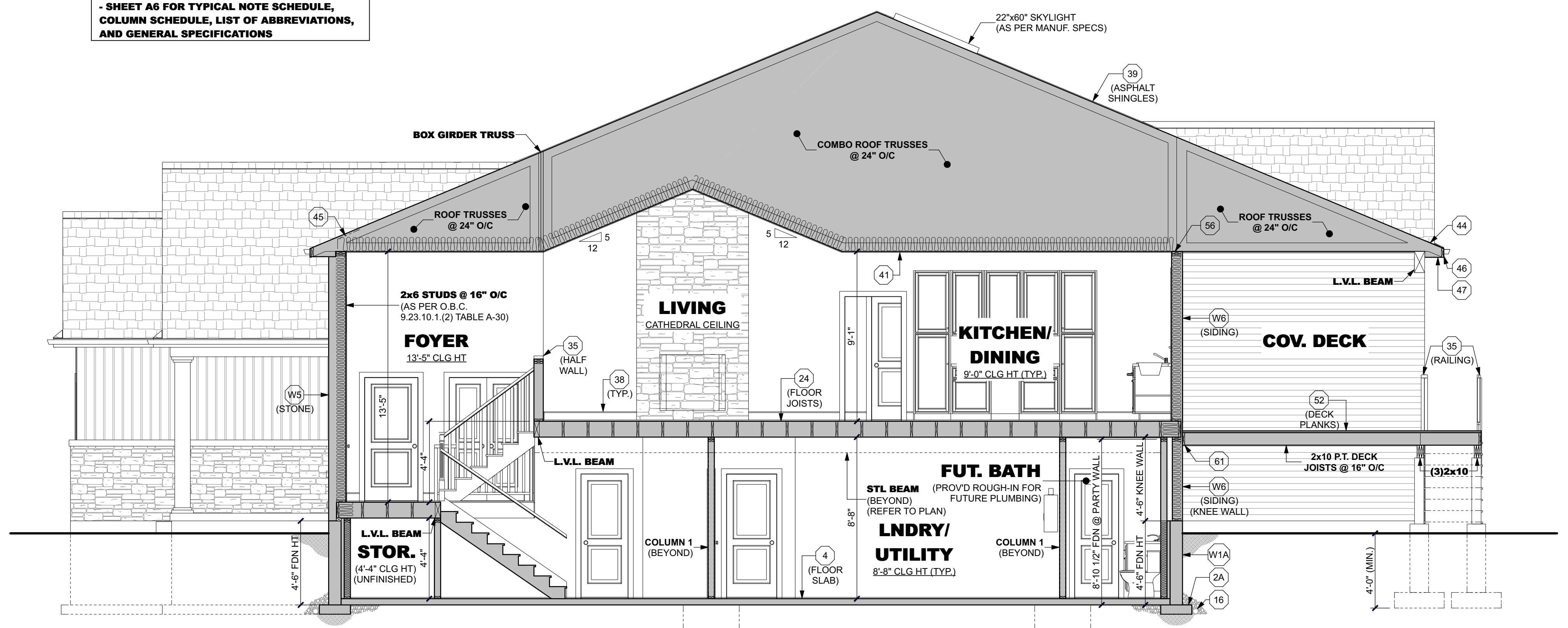
STEEL LINTEL SCHEDULE
 FOR STEEL BEAMS SUPPORTING MASONRY VENEER
 (O.B.C. 9.20.5.9)

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 1/2" ANCHOR BOLTS	ANCHOR BOLTS
8'-0"	18"	20"
8'-10"	18"	18"
13'-1"	12"	16"
16'-4"	11"	13"

REFER TO SHEET A4 FOR CONSTRUCTION SCHEDULES, SHEET A6 FOR TYPICAL NOTE SCHEDULE, COLUMN SCHEDULE, LIST OF ABBREVIATIONS, AND GENERAL SPECIFICATIONS



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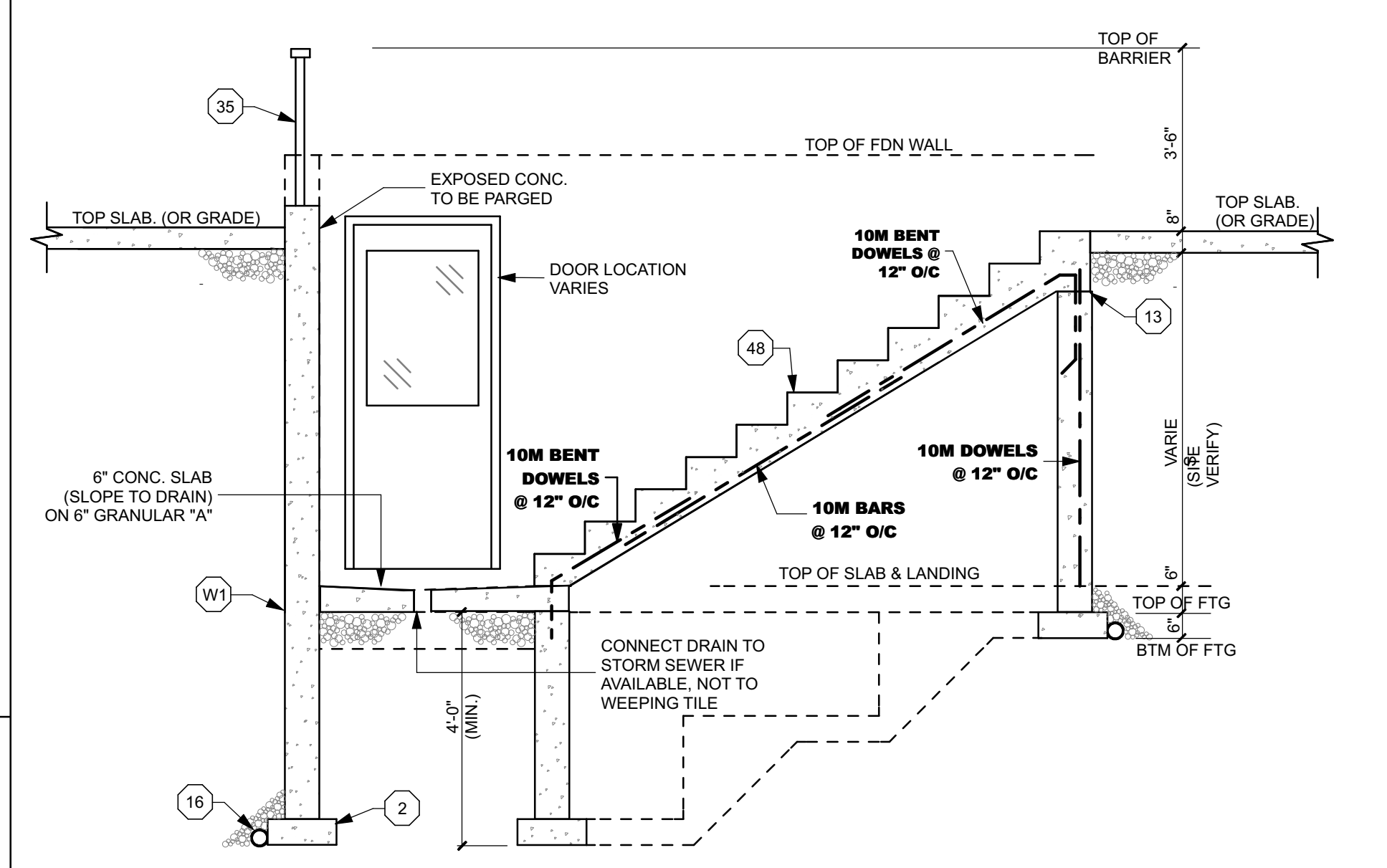
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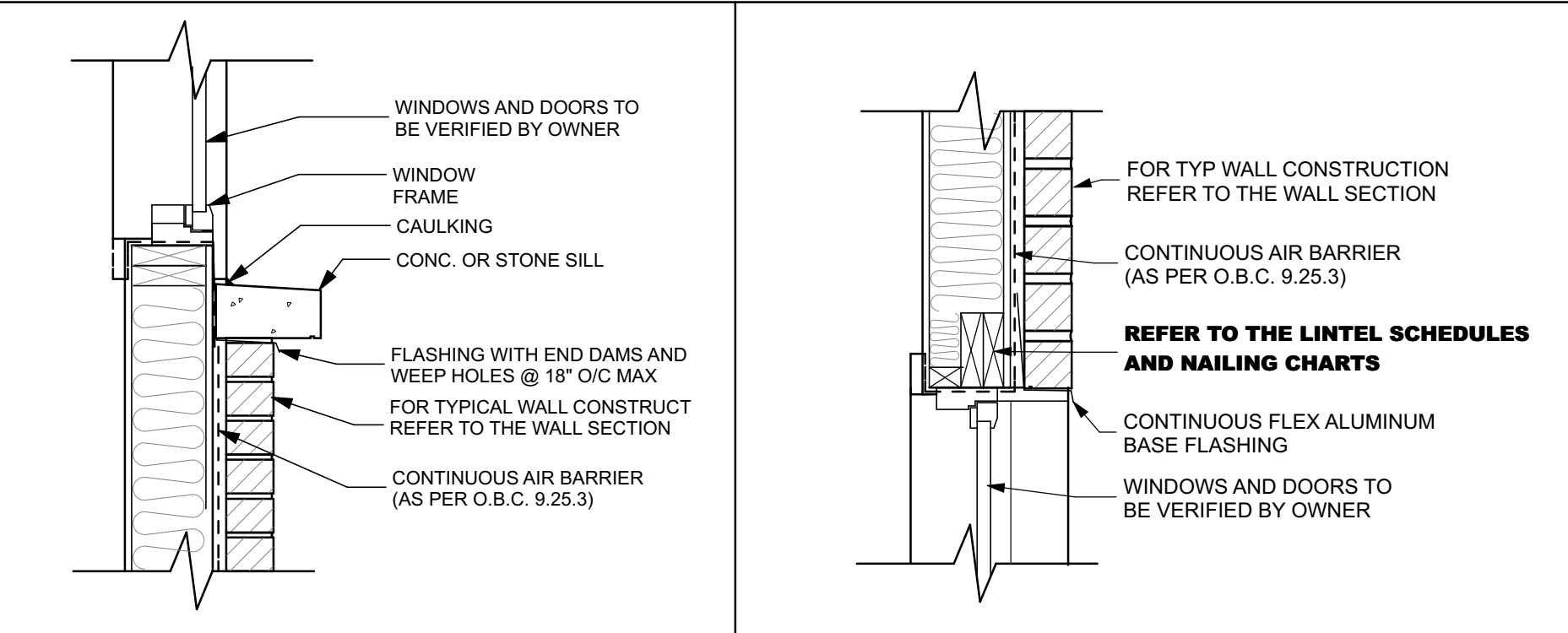
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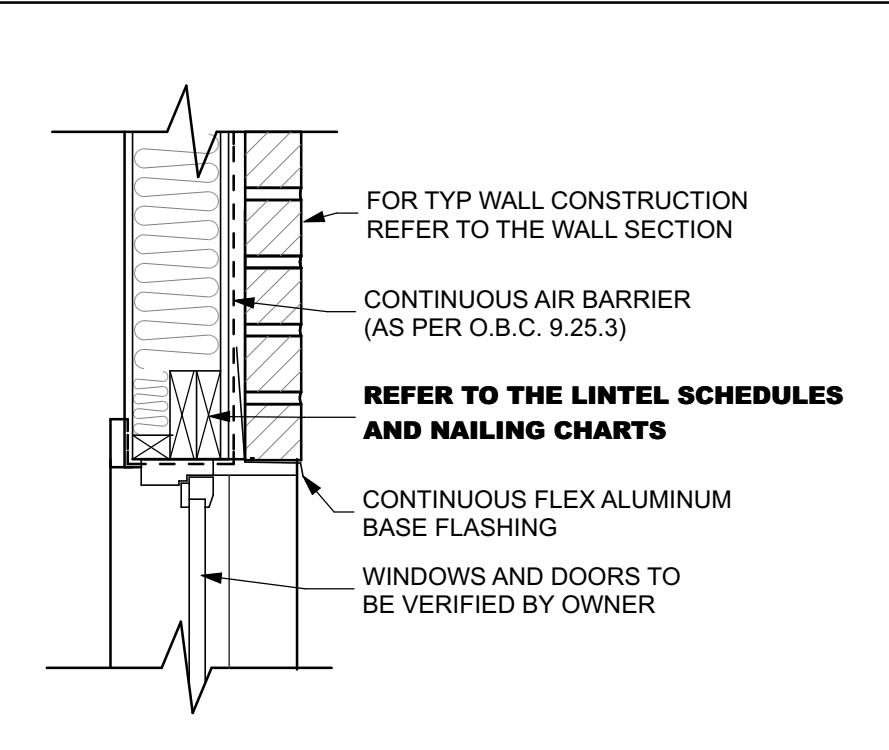
TITLE: **TYPICAL DETAILS, PARTY WALL DETAILS**



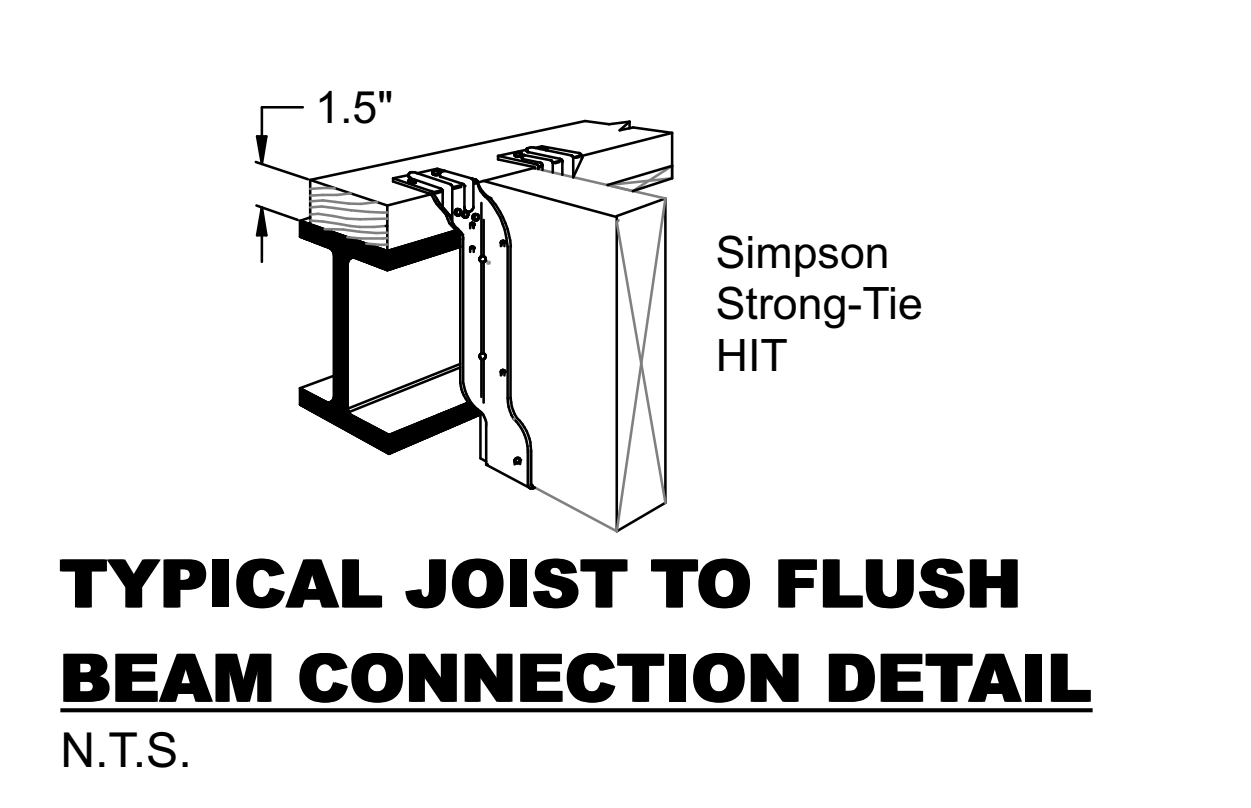
TYPICAL CONCRETE STAIR WALKOUT DETAIL
 (NOT APPLICABLE UNLESS OTHERWISE NOTED)
 SCALE: 3/8" = 1'-0"



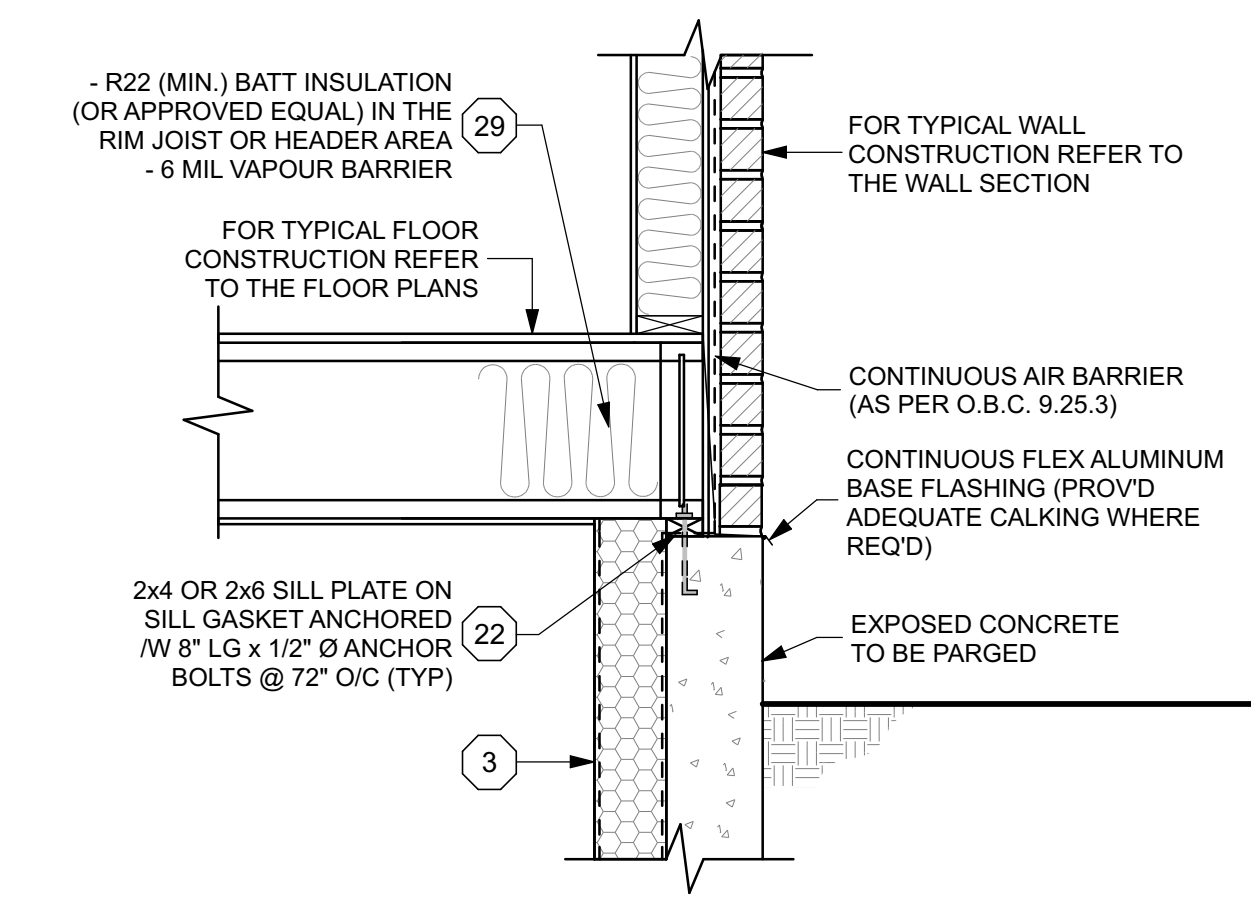
TYPICAL SILL DETAIL
 SCALE: 1" = 1'-0"



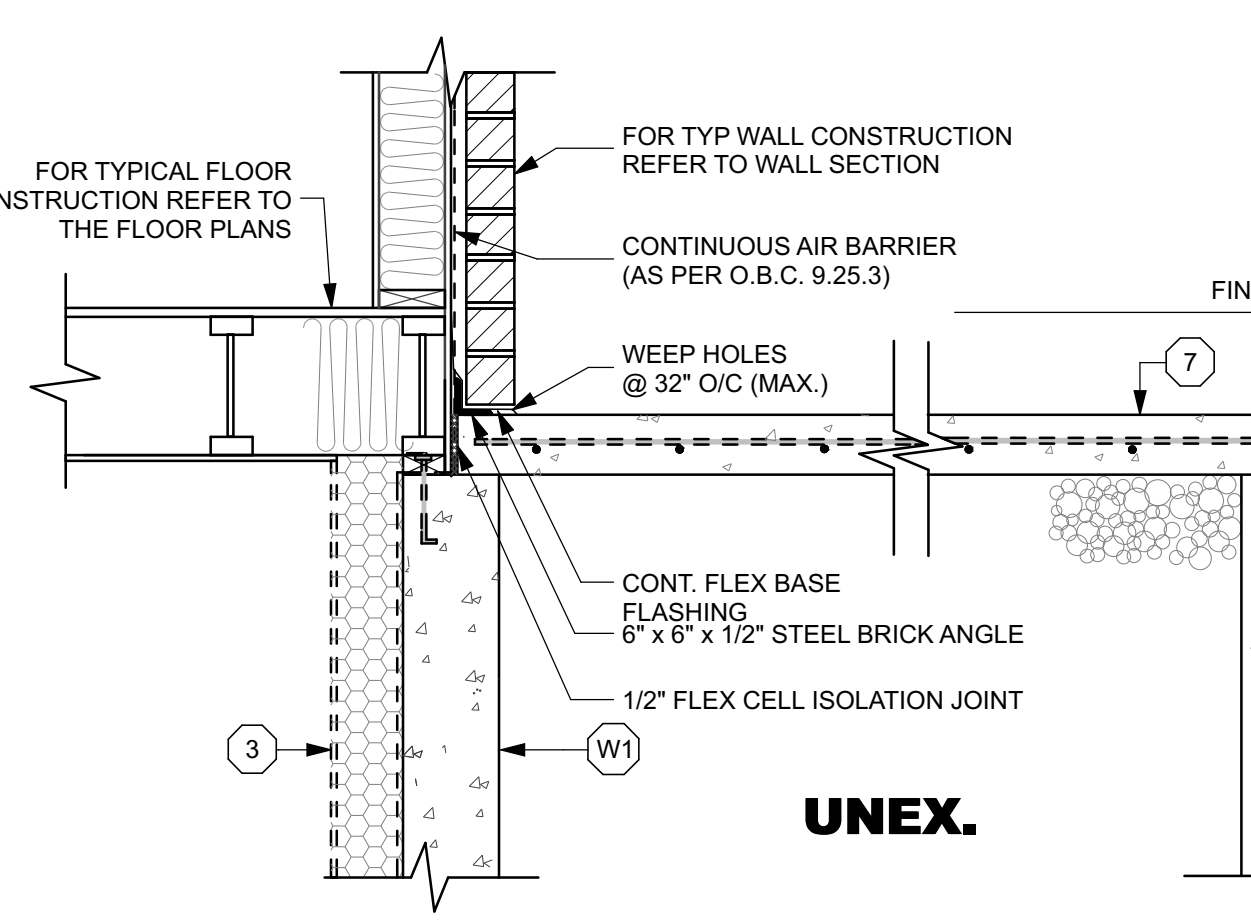
TYPICAL LINTEL DETAIL
 SCALE: 1" = 1'-0"



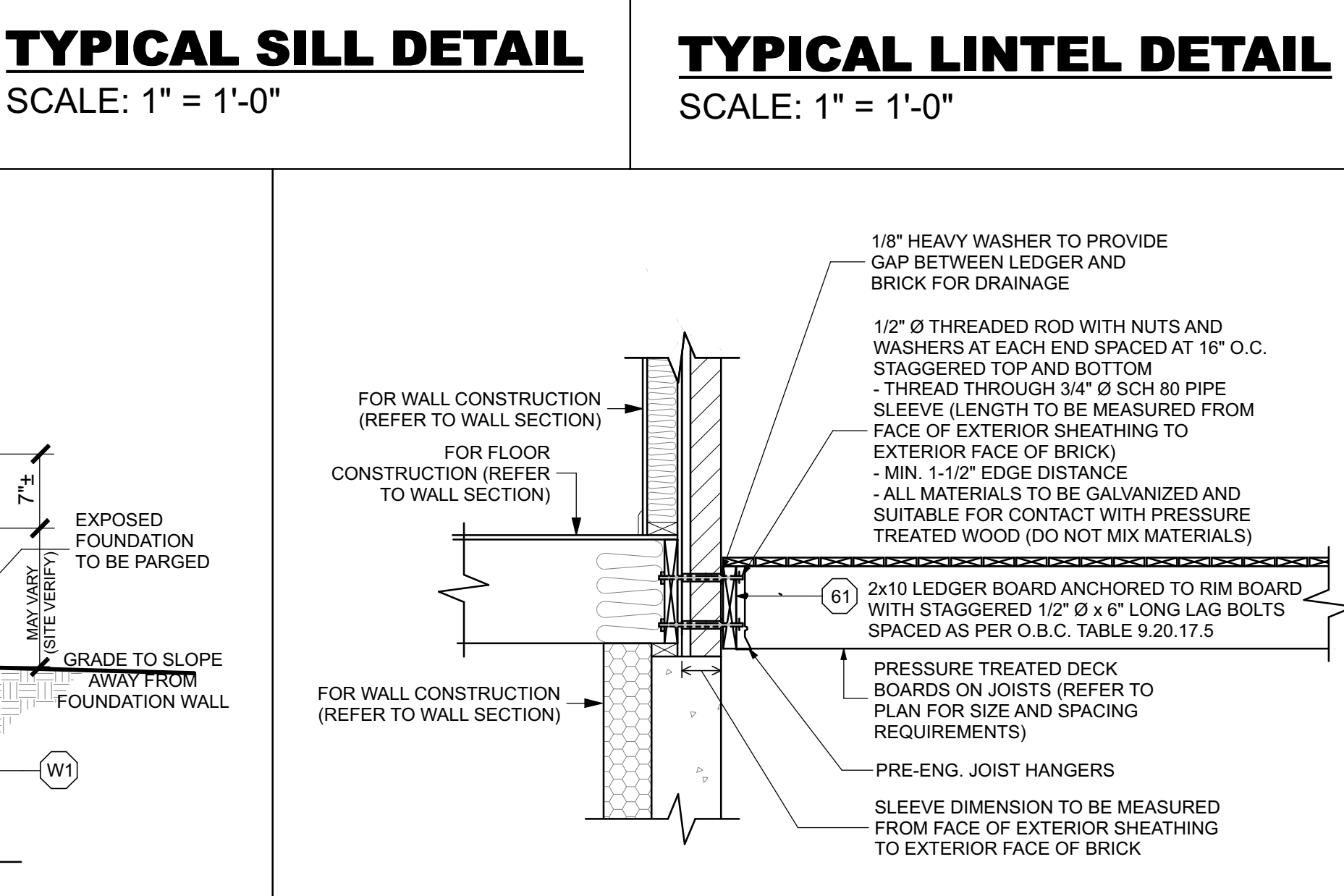
TYPICAL JOIST TO FLUSH BEAM CONNECTION DETAIL
 N.T.S.



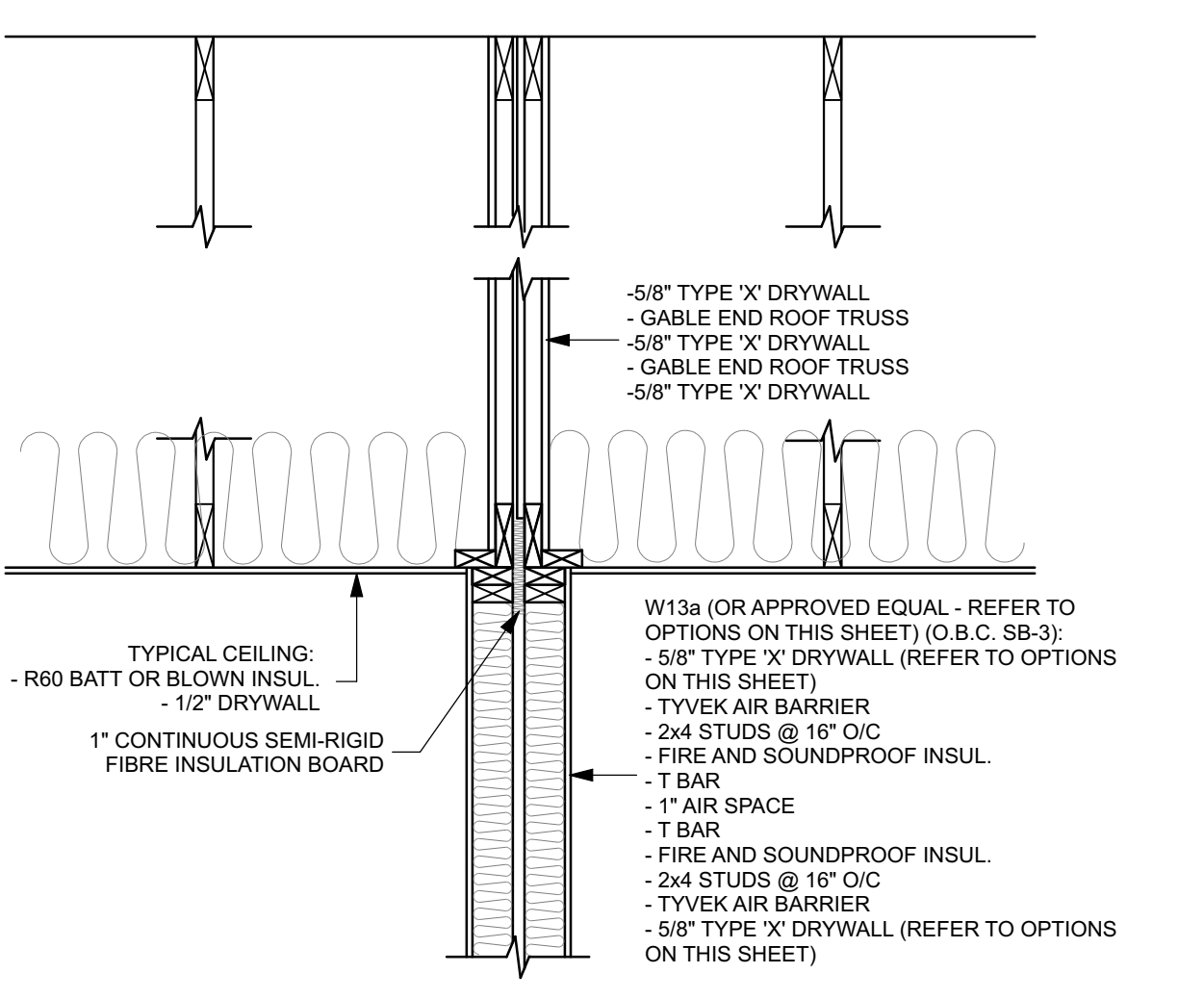
TYPICAL JOIST TO FOUNDATION CONNECTION DETAIL
 SCALE: 3/4" = 1'-0"



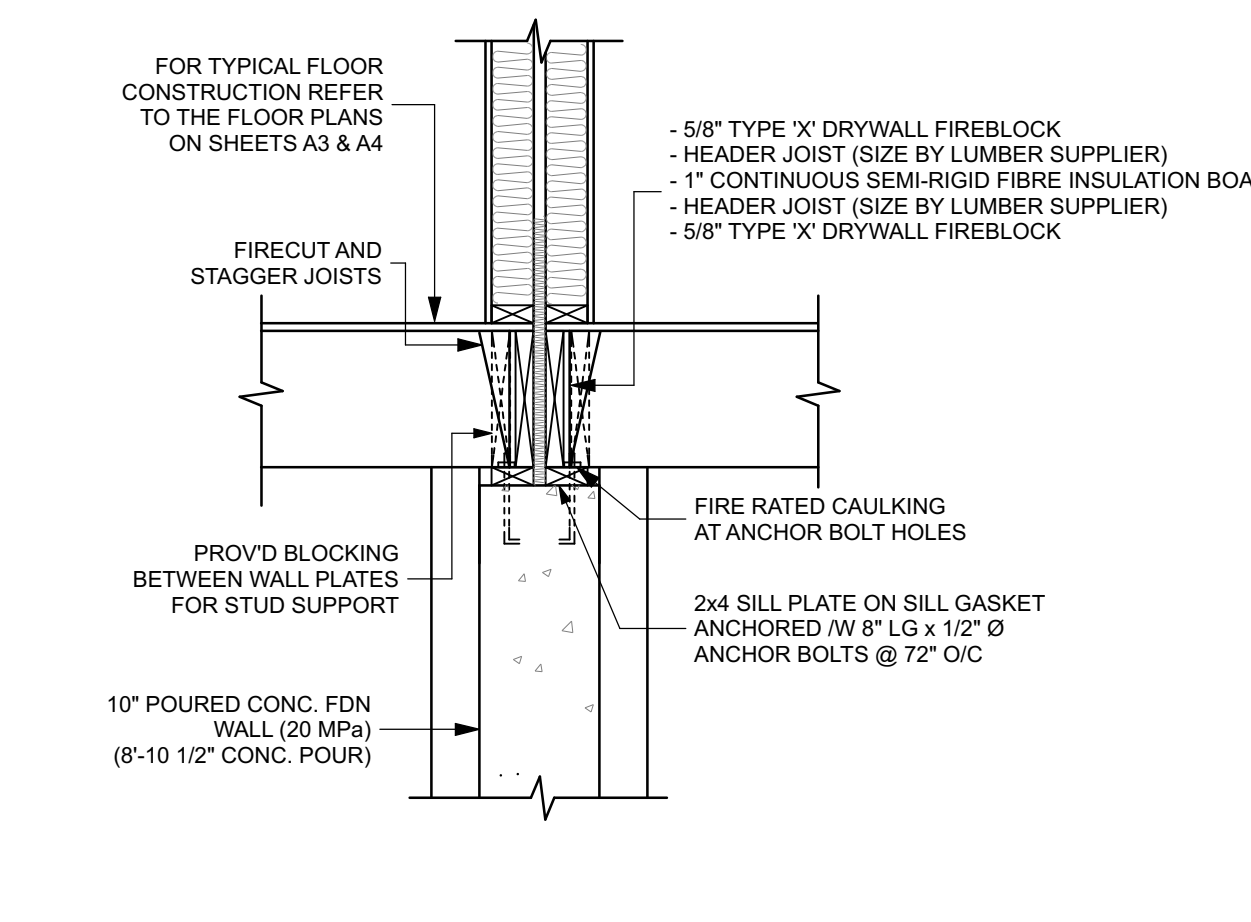
TYPICAL PORCH SLAB DETAIL
 SCALE: 3/4" = 1'-0"



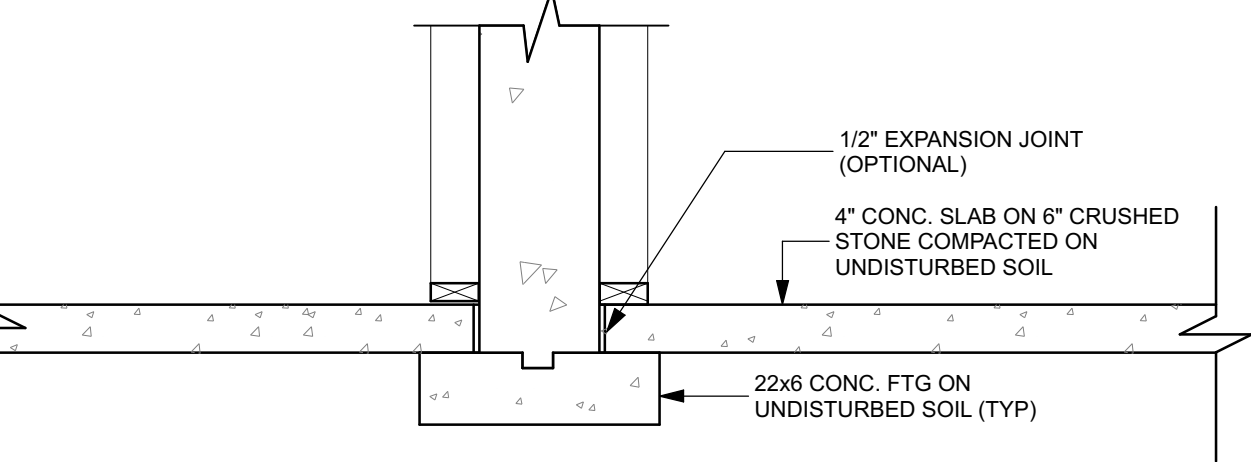
TYPICAL DECK CONNECTION @ EXTERIOR MASONRY WALL
 N.T.S.



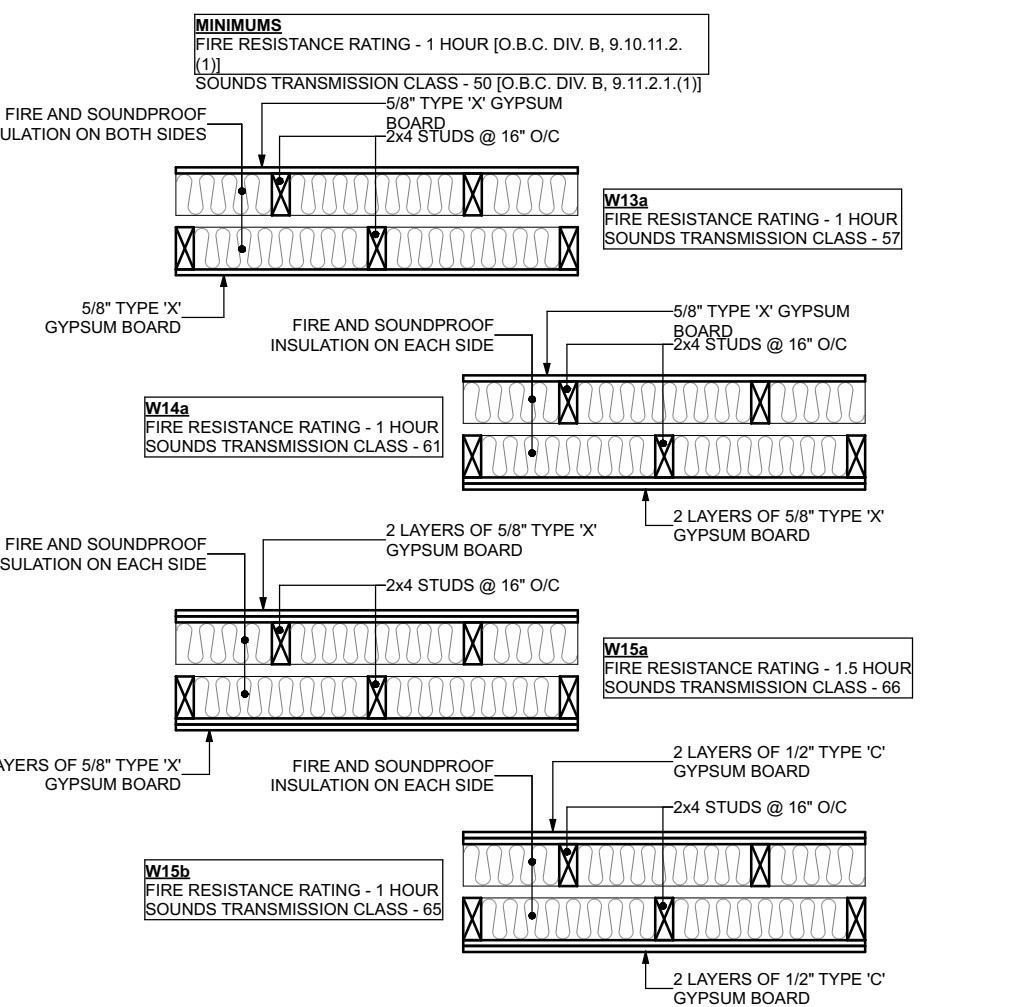
PARTY WALL @ ROOF
 SCALE: 3/4" = 1'-0"



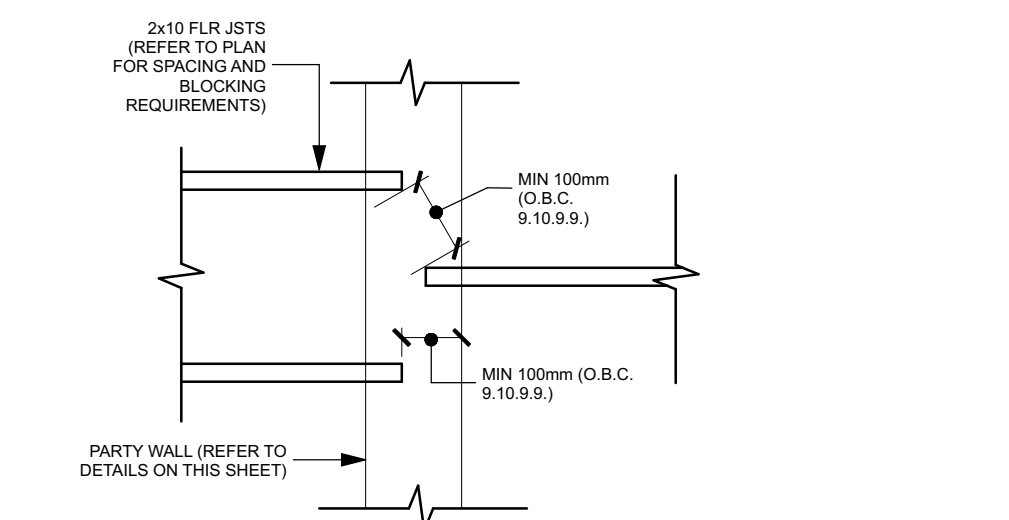
PARTY WALL @ FOUNDATION
 SCALE: 3/4" = 1'-0"



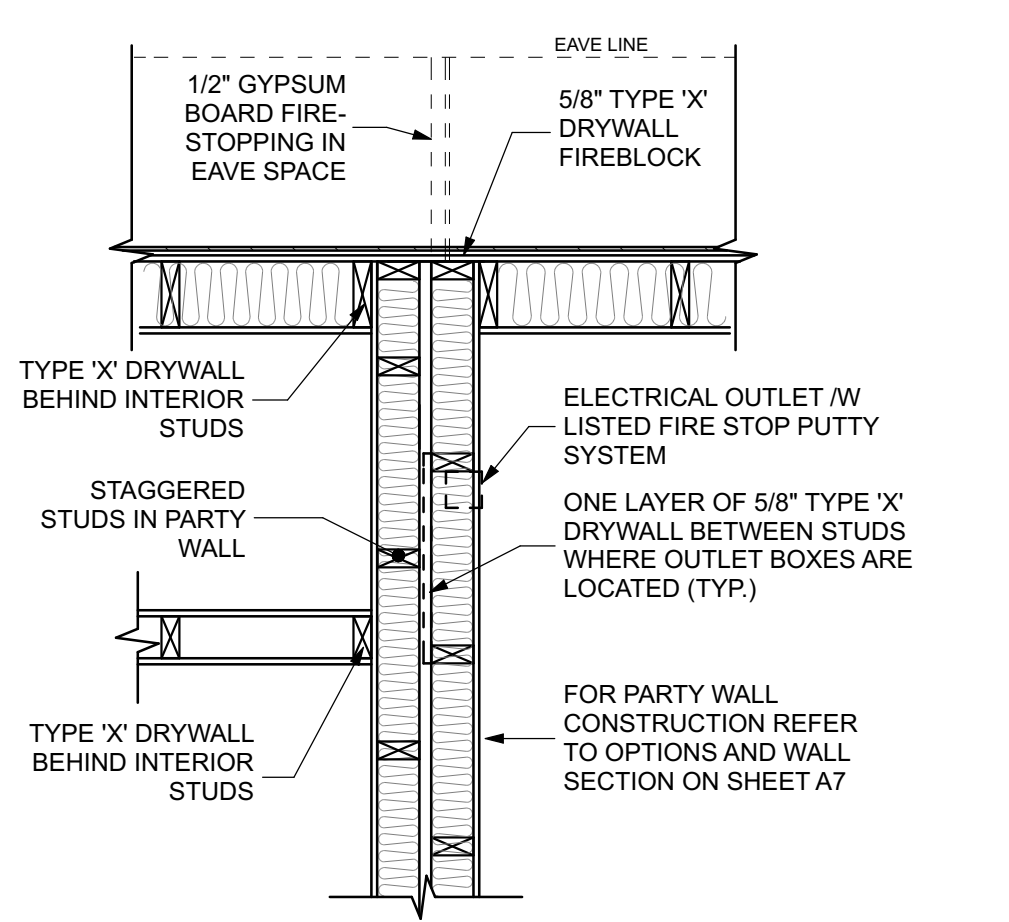
PARTY WALL @ FOOTING
 SCALE: 3/4" = 1'-0"



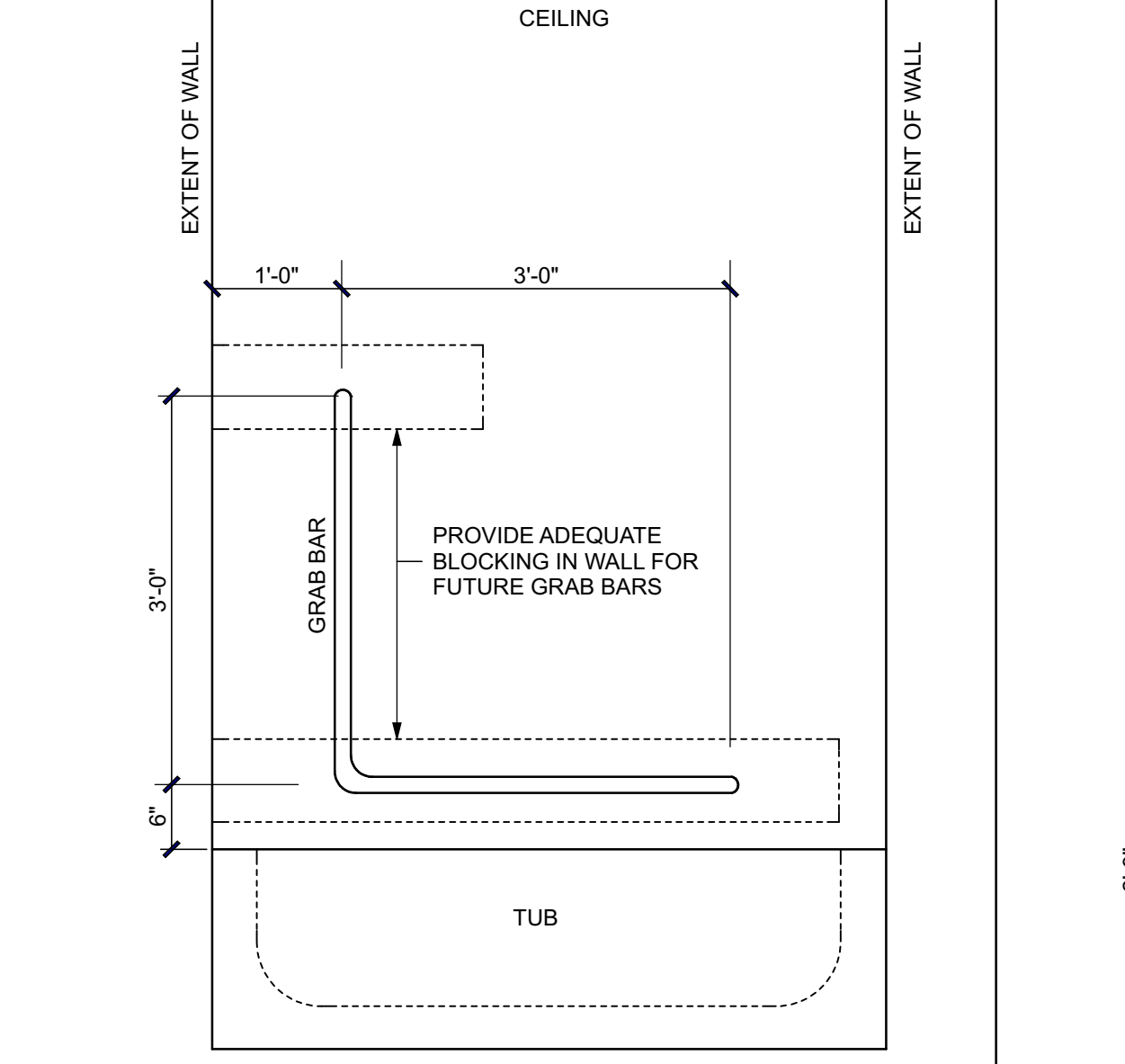
APPROVED PARTY WALL OPTIONS FOR FIRE AND SOUND RESISTANCE
 REFER TO O.B.C. SB-3



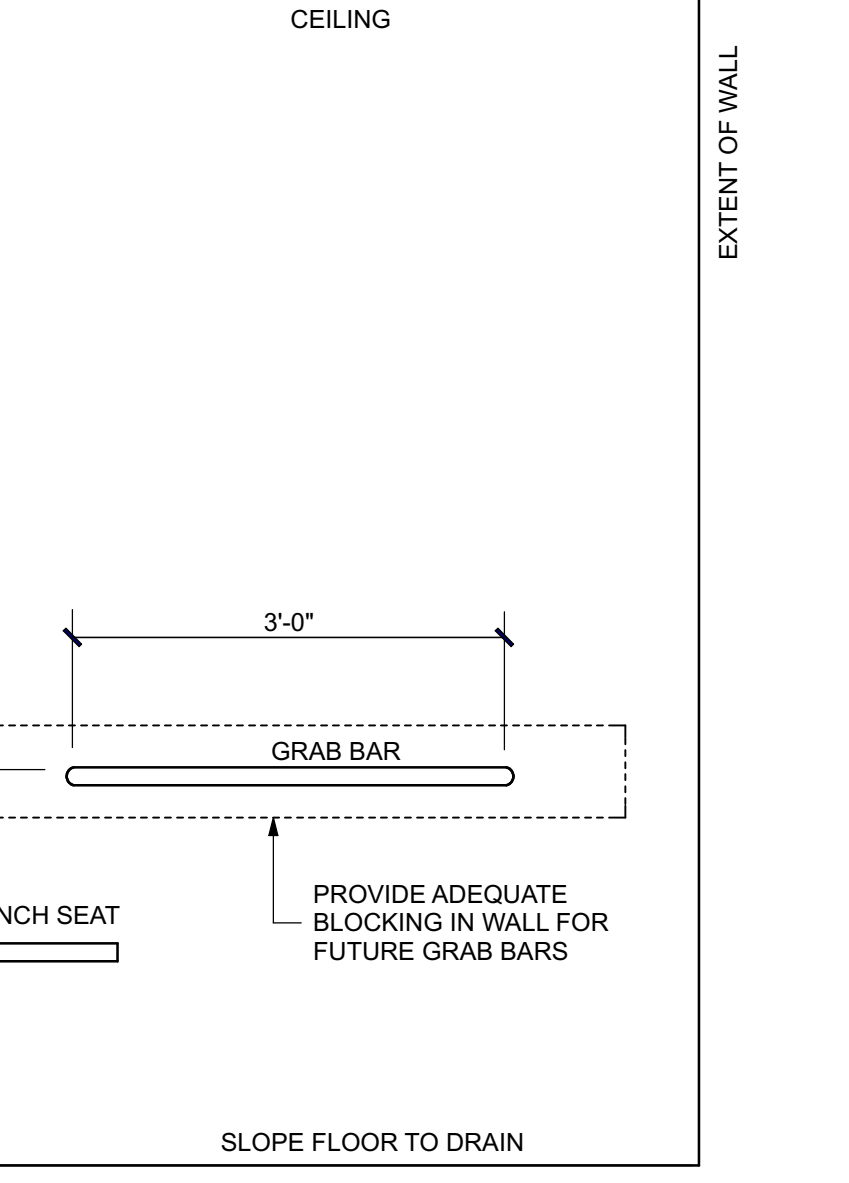
STAGGERED JOIST DETAIL (PLAN VIEW)
 SCALE: 3/4" = 1'-0"



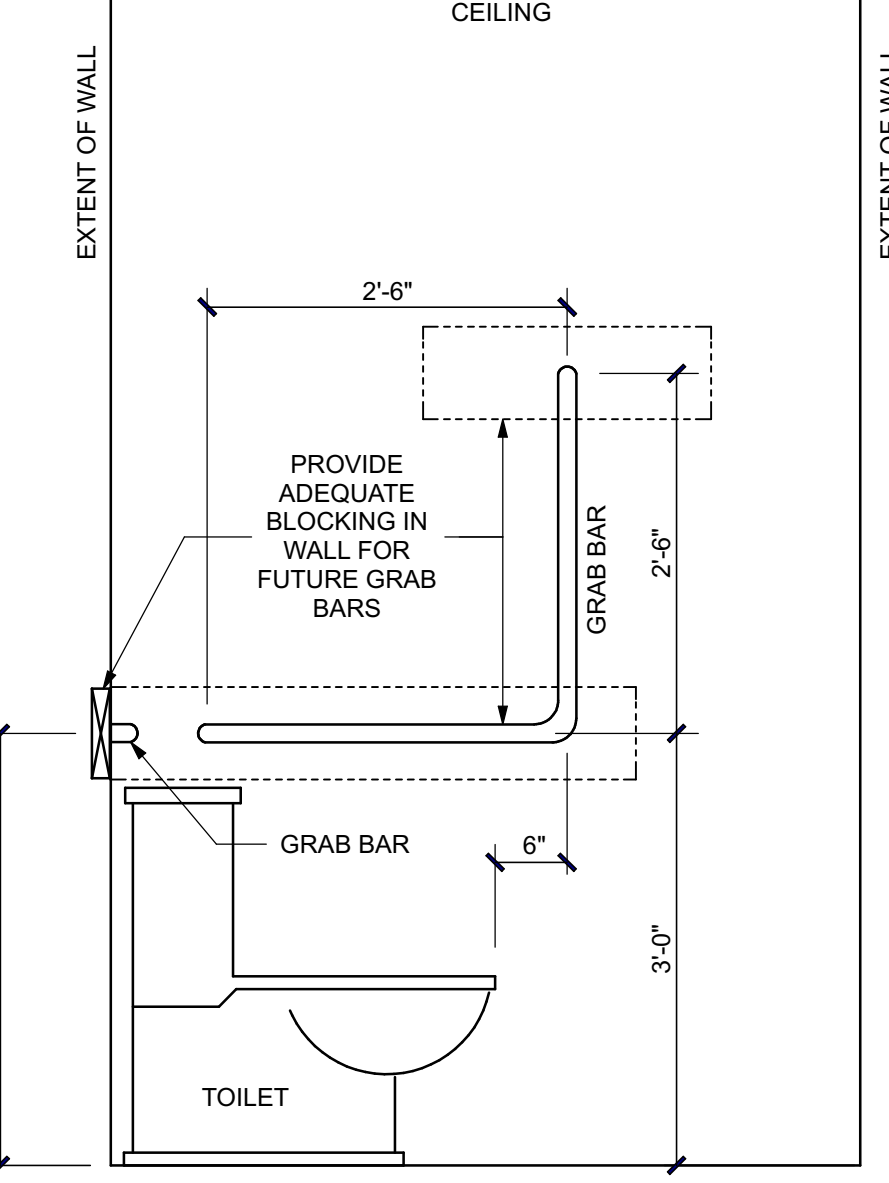
END WALL DETAIL (PLAN VIEW)
 SCALE: 3/4" = 1'-0"



TYPICAL TUB GRAB BAR DETAIL
 N.T.S.



TYPICAL SHOWER GRAB BAR DETAIL
 N.T.S.



TYPICAL TOILET GRAB BAR DETAIL
 N.T.S.

