

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

<u>UNIT 1</u> 22"x60" SKYLIGHT (AS PER MANUF. SPECS) ENERGY EFFICIENCY AREA CALCULATIONS
TOTAL WALL AREA 391.2 sq. ft
TOTAL FENESTRATION AREA 95.0 sq. ft \_VINYL SIDING FINISH (TYP.) TOP OF DIVIDER \_12" O.H. FIN. FLR TOP OF DBL PLT - 6"x6" WOOD POST - ANCHORED TO 12" Ø POURED CONCRETE PIER (15MPa) - ON 34"x34"x12" CONC. PAD FOOTINGS (MIN. 4'-0" BELOW GRADE ON

### **REAR ELEVATION (WEST)**

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

UNDISTURBED SOIL)

## **RIGHT ELEVATION (NORTH)**

PROV'D 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)

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



## CORRIVEAU

CADD

4065 STANLEY AVENUE, UNIT 2 NIAGARA FALLS, ON | L2E 4Z2 | (905) 358-5535 Email: CorrCADD@Gmail.com

#### PROPOSED SEMI-DETACHED **BI-LEVEL**

8700 ROOSEVELT AVENUE CHIPPAWA, ONTARIO

#### **ALL CONSTRUCTION SHALL CONFORM TO PART 9 OF** THE 2012 ONTARIO BUILDING CODE

- (UP TO AND INCLUDING ALL 2021 AMENDMENTS) NOTES, SITE AND REPORT ANY DISCREPENCIES PRIOR TO COMMENCEMENT
- 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 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** A1 ELEVATIONS EXTERIOR 3D PERSPECTIVES A2 LOWER FLOOR PLAN MAIN FLOOR PLAN CROSS SECTION ROOF PLAN A3 WALL SECTION CONSTRUCTION SCHEDULES TYPICAL DETAILS A4 PARTY WALL DETAILS GENERAL NOTES AND SPECS TYPICAL NOTE SCHEDULE A5 COLUMN SCHEDULE LIST OF ABBREVIATIONS GENERAL CONSTRUCTION NOTES NO. DATE: REVISION: FEB 8/21 ISSUED FOR PERMIT PURPOSES PRICING DRAWINGS **NOT TO BE USED FOR CONSTRUCTION** 

**AS SHOWN** 

**ELEVATIONS, EXTERIOR 3D PERSPECTIVES** 

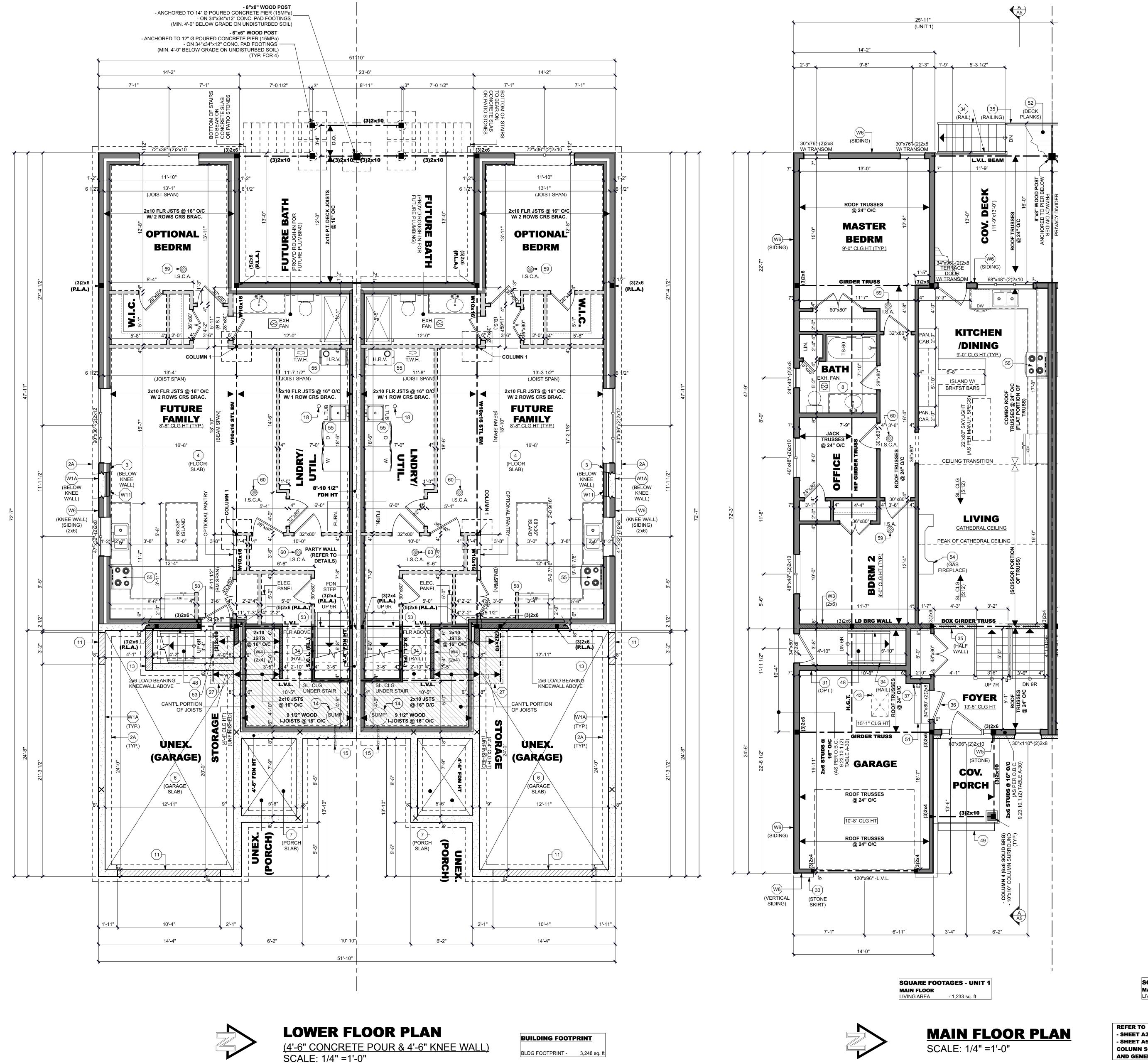
CH. BY: MIKE

CORRIVEAU

2020-117

OF 5

2024-04-09



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



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



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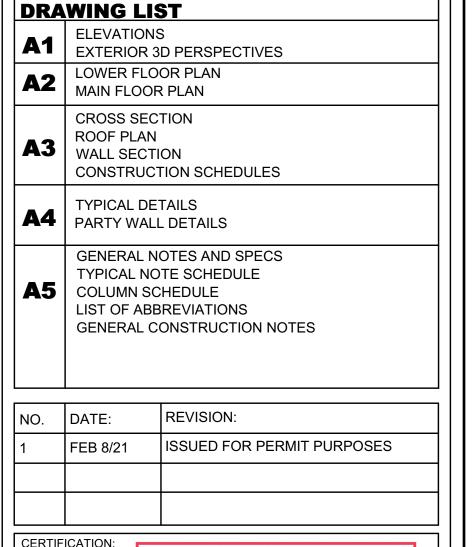
CorriveauHomeDesign.com

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- 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.



PRICING DRAWINGS

**NOT TO BE USED** 

**FOR CONSTRUCTION** 

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**A2** 

**AS SHOWN** 

LOWER FLOOR PLAN,

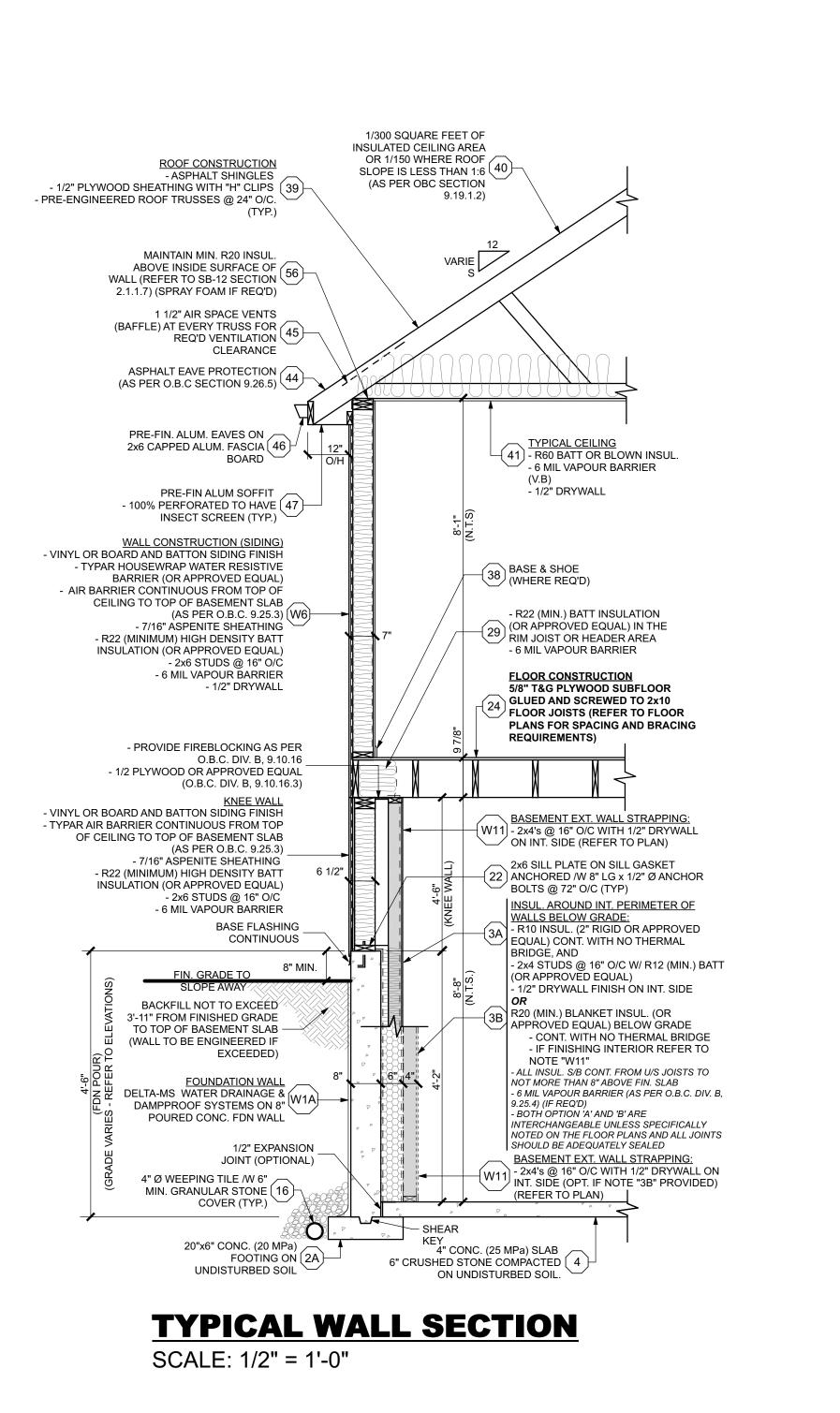
**UPPER FLOOR PLAN** 

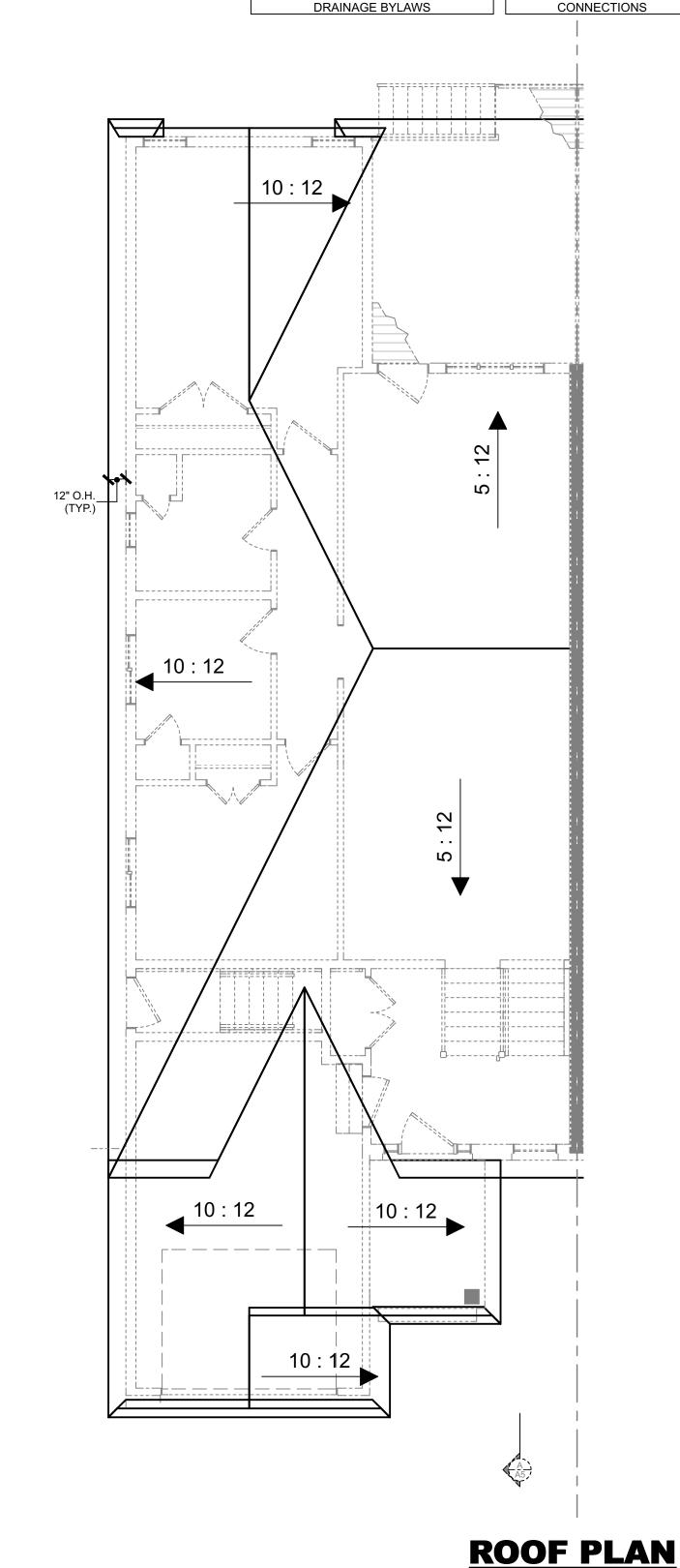
2 OF 5

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2024-04-09





PROV'D 5" CONT. EAVESTROUGH TO

DRAIN POSITIVELY TO RAIN WATER

DOWNSPOUTS LOCATED AS PER OBC

REQUIREMENTS & LOCAL MUNICIPAL

PROV'D ICE AND WATER

SHIELD AT ALL FLAT ROOF,

DORMER, ROOF CRICKET,

VALLEY AND HIP ROOF

ROOF & GIRDER

TRUSS LOCATIONS TO

TRUSS

MANUFACTURER

BE VERIFIED BY ROOF

SCALE: 3/16" = 1'-0" **REFER TO** - SHEET A4 FOR CONSTRUCTION SCHEDULES - SHEET A6 FOR TYPICAL NOTE SCHEDULE, **COLUMN SCHEDULE, LIST OF ABBREVIATIONS,** (AS PER MANUF. SPECS) AND GENERAL SPECIFICATIONS ROOF TRUSSES\_ ROOF TRUSSES @ 24" O/C @ 24" O/C L.V.L. BEAM-2x6 STUDS @ 16" O/C (AS PER O.B.C. 9.23.10.1.(2) TABLE A-30) KITCHEN/ COV. DECK **FOYER** DINING 13'-5" CLG HT (FLOOR JOISTS) (DECK PLANKS) V 2x10 P.T. DECK JOISTS @ 16" O/C **FUT. BATH** STL BEAM (PROV'D ROUGH-IN FOR FUTURE PLUMBING) (BEYOND) (REFER TO PLAN) (KNEE WALL) LNDRY/ COLUMN 1\_ (BEYOND) COLUMN 1\_ (BEYOND) STOR. UTILITY (4'-4" CLG HT) <sup>₹</sup> (UNFINISHED) (FLOOR SLAB) 8'-8" CLG HT (TYP.) 

A CROSS SECTION
A4 SCALE: 1/4" = 1'-0"

	WOO	<b>D LIN</b> (O.1	TEL \$		DUL	E		
		MAXIMUM SPAN, m						
LINTEL	LINTEL SIZE		EXTERIOR WALLS					
SUPPORTING		S	INTERIOR WALLS					
		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 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' - 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"	

CONOTRIUSTION DETAIL				
CONOTRIUSTION DETAIL				
CONSTRUCTION DETAIL OF NAILS, in MAXIMUM SPACING	MINIMUM 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 E	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 JOIS	2 PER JOIST			
JOIST TO JOIST SPLICE (SEE ALSO TABLE 9.23.13.8) 3" 2 AT EACH E	2 AT EACH END			
HEADER JOIST END NAILED TO JOISTS ALONG PERIMETER 4" 3	3			
TAIL JOIST TO ADJACENT HEADER JOIST 3 1/4" 5				
(END NAILED) AROUND OPENINGS 4" 3				
EACH HEADER JOIST TO ADJACENT TRIMMER 3 1/4" 5				
JOIST (END NAILED) AROUND OPENINGS         4"         3           STUD TO WALL PLATE (EACH END)         2 1/2"         4				
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 SOLE PLATE TO JOISTS OR BLOCKING (EXTERIOR WALLS)  3 1/4" 15 3/4" O/	15 3/4" O/C			
INTERIOR WALLS TO FRAMING OR SUBFLOORING 3 1/4" 23 5/8" O/	23 5/8" O/C			
HORIZONTAL MEMBER OVER OPENINGS IN NON-LOADBEARING WALLS - EACH END 3 1/4" 2				
LINTELS TO STUDS 3 1/4" 2 AT EACH E	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	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	E 9.23.13.8			
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 RAFTER3 1/4"2				
ROOF STRUT TO RAFTER 3" 3				
ROOF STRUT TO LOADBEARING WALL - TOE NAIL 3 1/4" 2				
2" x 6" OR LESS PLANK DECKING TO SUPPORT 3 1/4" 2				
PLANK DECKING WIDER THAN 2" x 6" TO SUPPORT 3 1/4" 3				
2" EDGE LAID PLANK DECKING TO SUPPORT (TOE NAIL) 3" 1				
2" EDGE LAID PLANK TO EACHOTHER 3" 17 3/4" O/	/C			

PLYWOOD, OSB, OOVER 13/16" THIC		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 SIZE	MAX.	ALLOWABL	E SPAN				
	(L.L.V.) L-3 1/2" x 3 1/2" x 1/4"	FOR BRICK (2 3/4")	FOR BRICE (3 1/2")		OR ONE			
		8'-6" OR LESS	8'-1" OR LESS		"-9" LESS			
	L- 4" x 3 1/2" x 1/4"	9'-2"	8'-9"	8	3'-2"			
	L- 4 7/8" x 3 1/2" x 5/16"	11'-5"	10'-10"	1	0'-1"			
	L- 4 7/8" x 3 1/2" x 3/8"	11'-11"	11'-5"	1	0'-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"	1	1'-8"			
	L- 5 7/8" x 3 1/2" x 1/2"	14'-2"	13'-5"	1	2'-5"			
	L- 5 7/8" x 4" x 1/2"	14'-4"	13'-6"	1	2'-7"			
	L- 7 1/8" x 4" x 3/8"	15'-0"	14'-1"	1	3'-1"			
	L- 7 1/8" x 4" x 13 1/2"	16'-0"	15'-1"	1	4'-0"			

**FASTENERS FOR SHEATHING AND SUBFLOORING** 

YPSUM SHEATHING UP TO 1/2" THICK N/A N/A 1 3/4" N/A

PLYWOOD, OSB OR

WAFERBOARD UP TO 3/8" THICK PLYWOOD, OSB OR WAFERBOARD

FROM 3/8" TO 13/16" THICK

OR THREAD ROOFING STAPLES

N/A 1 1/2" AND 11 3/4" O/C

SPIRAL NAILS OR NAILS
NAILS SCREWS

2" 1 3/4"

_	L SCHE RTING MASON 20.5.2 (C))	_	
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'-0"	18'-0"	17'-2"

# ANCHOR BOLT SPACING (O.B.C. TABLE 9.20.17.5) MAX CLEAR STAGGERED 1/2" STAGGERED 5/8" FLOOR SPAN ANCHOR BOLTS 8'-0" 18" 20" 9'-10" 16" 18" 13'-1.5" 12" 16" 16'-4" 11" 13"

## CORRIVEAU

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PROJECT:

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## NOTES: ALL CONSTRUCTION SHALL CONFORM TO PART 9 OF

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DRA A1	WING I	ONS	3			
A2	LOWER F	LO	OR PLAN	PECTIVES I		
<b>A3</b>	CROSS S ROOF PL WALL SE CONSTRI	EC AN CTI	TION	HEDULES		
<b>A4</b>	TYPICAL PARTY W		_	S		
<b>A5</b>	GENERAL NOTES AND SPECS TYPICAL NOTE SCHEDULE COLUMN SCHEDULE LIST OF ABBREVIATIONS GENERAL CONSTRUCTION NOTES					
NO.	DATE:		REVISIO	DN:		
1	FEB 8/21		ISSUED	FOR PERMIT PURPOSES		
PRICING DRAWINGS  NOT TO BE USED  FOR CONSTRUCTION					E USED	
DR. BY:	<b>A N I D D</b>			CH. BY:	1 AU 7 E	
	ANDR COURS				MIKE CORRIVEAU	
DATE: 2024-04-09			)9	JOB #:	2020-117	

**AS SHOWN** 

**CROSS SECTION,** 

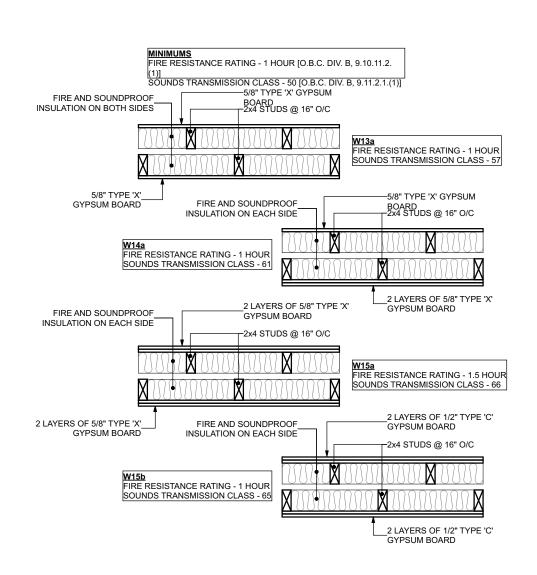
**ROOF PLAN,** 

WALL SECTION,

**CONSTRUCTION SCHEDULES** 

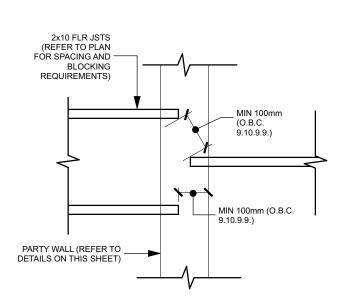
3 OF 5

**A3** 



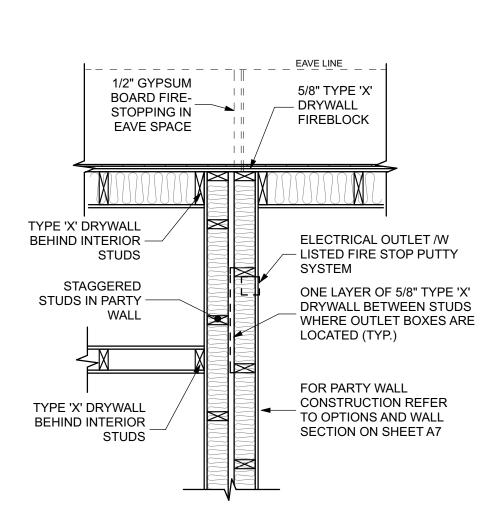
## **APPROVED PARTY WALL OPTIONS FOR FIRE AND SOUND RESISTANCE**

REFER TO O.B.C. SB-3



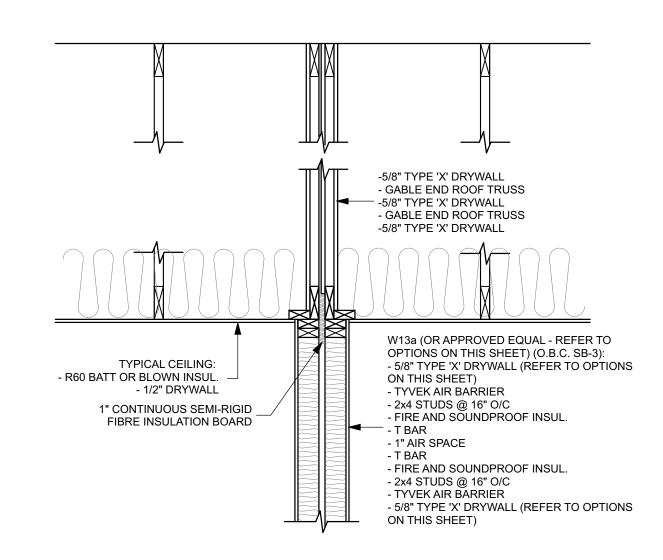
## **STAGGERED JOIST DETAIL (PLAN VIEW)**

SCALE: 3/4" = 1'-0"



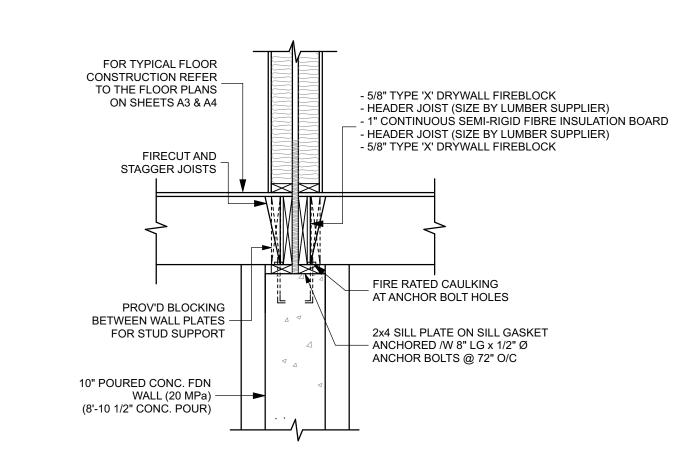
## **END WALL DETAIL (PLAN VIEW)**

SCALE: 3/4" =1'-0"

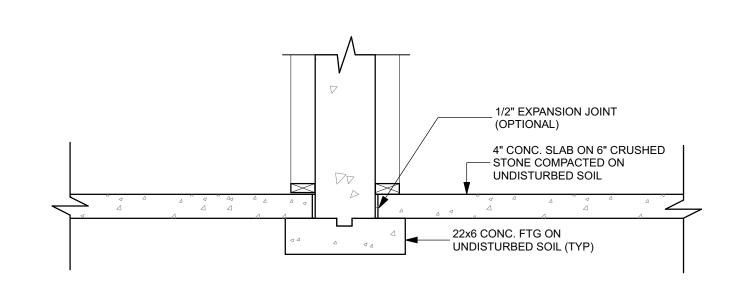


## **PARTY WALL @ ROOF**

SCALE: 3/4" = 1'-0"

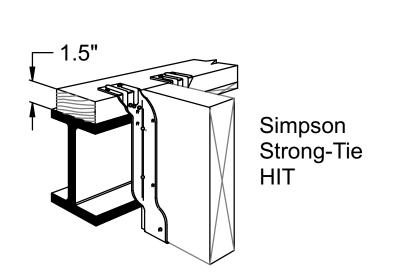


## **PARTY WALL @ FOUNDATION** SCALE: 3/4" = 1'-0"



#### **PARTY WALL @ FOOTING**

SCALE: 3/4" = 1'-0"



## **TYPICAL JOIST TO FLUSH BEAM CONNECTION DETAIL**

N.T.S.

- R22 (MIN.) BATT INSULATION

(OR APPROVED EQUAL) IN THE RIM JOIST OR HEADER AREA

- 6 MIL VAPOUR BARRIER

2x4 OR 2x6 SILL PLATE ON

SILL GASKET ANCHORED /W 8" LG x 1/2" Ø ANCHOR

**CONNECTION DETAIL** 

**TYPICAL JOIST TO FOUNDATION** 

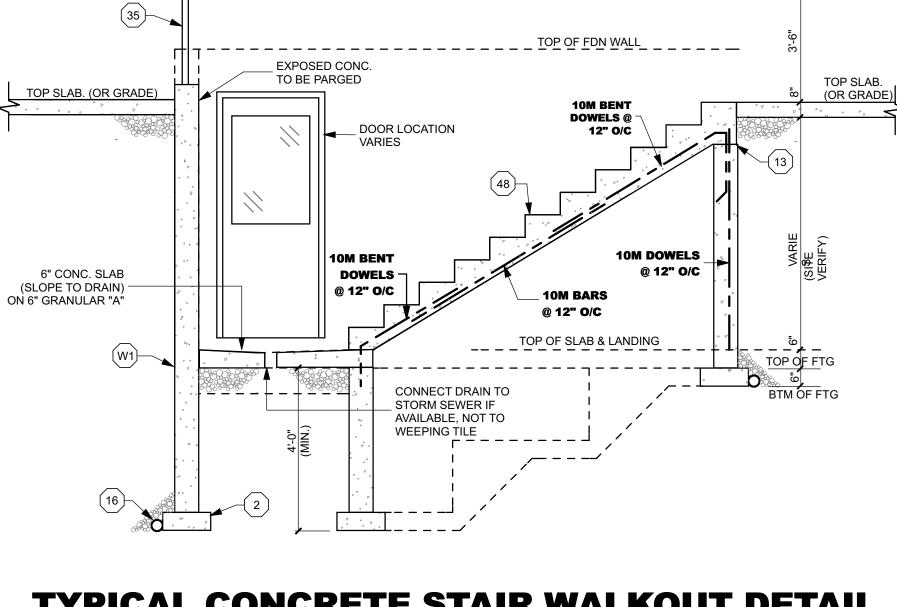
BOLTS @ 72" O/C (TYP)

SCALE: 3/4" = 1'-0"

FOR TYPICAL FLOOR

TO THE FLOOR PLANS

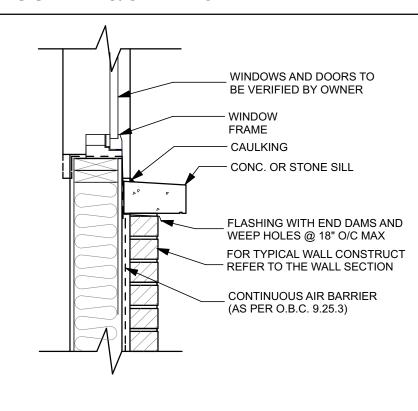
CONSTRUCTION REFER -



#### **TYPICAL CONCRETE STAIR WALKOUT DETAIL**

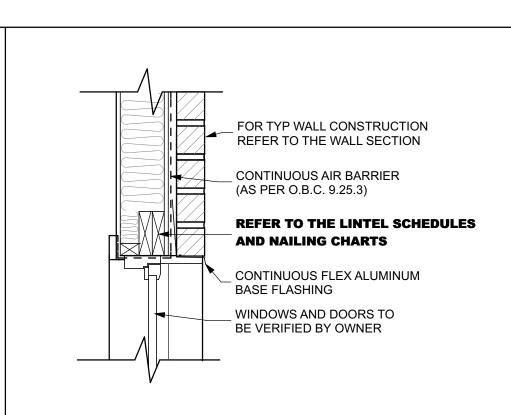
(NOT APPLICABLE UNLESS OTHERWISE NOTED)

SCALE: 3/8" = 1'-0"



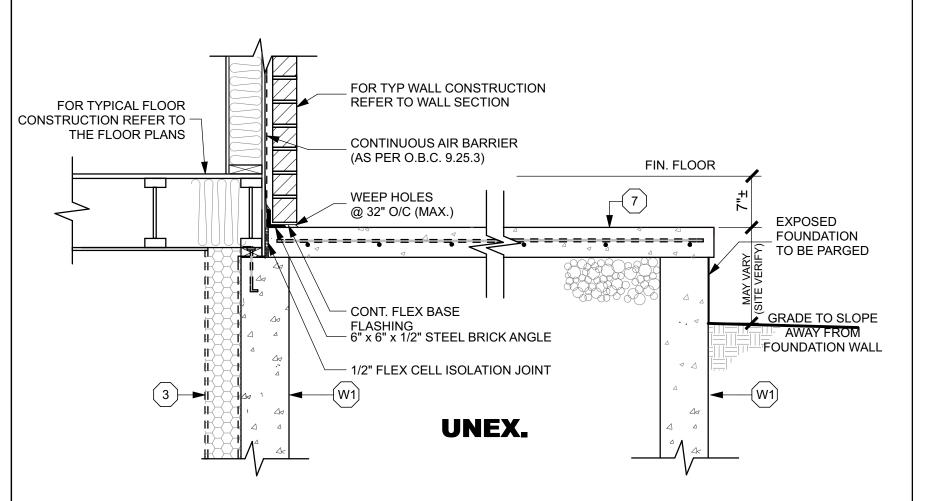
## **TYPICAL SILL DETAIL**

SCALE: 1" = 1'-0"



### **TYPICAL LINTEL DETAIL**

SCALE: 1" = 1'-0"



FOR TYPICAL WALL

THE WALL SECTION

CONSTRUCTION REFER TO

**CONTINUOUS AIR BARRIER** 

**CONTINUOUS FLEX ALUMINUM** 

(AS PER O.B.C. 9.25.3)

BASE FLASHING (PROV'D

EXPOSED CONCRETE

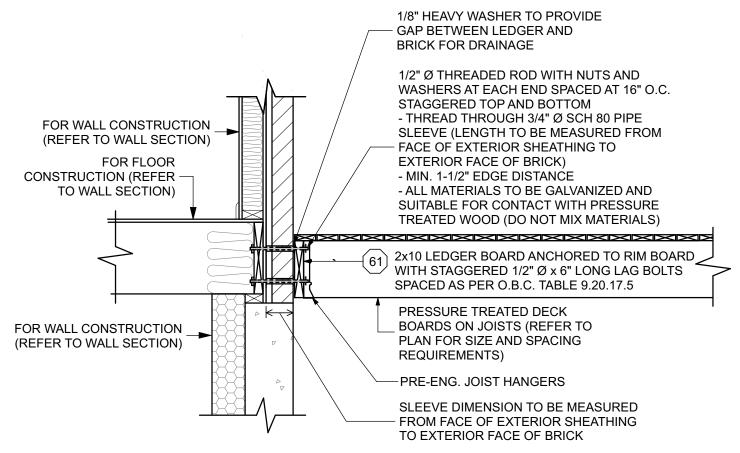
TO BE PARGED

ADEQUATE CALKING WHERE

### **TYPICAL PORCH SLAB DETAIL**

SCALE: 3/4" = 1'-0"

N.T.S.



## **TYPICAL DECK CONNECTION @ EXTERIOR MASONRY WALL**

CEILING

ADEQUATE

WALL FOR

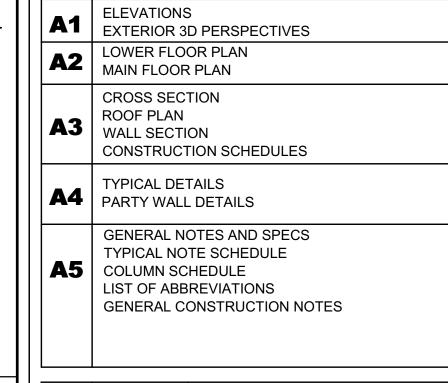
FUTURE GRAB

GRAB BAR

TOILET

**BLOCKING IN** 

N.T.S.



**DRAWING LIST** 

NO. DATE:

FFR 8/21

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PROPOSED SEMI-DETACHED

**BI-LEVEL** 

8700 ROOSEVELT AVENUE

CHIPPAWA. ONTARIO

**ALL CONSTRUCTION SHALL CONFORM TO PART 9 O** 

(UP TO AND INCLUDING ALL 2021 AMENDMENTS

PRIOR TO MANUFACTURING.

BUILDER & CONTRACTOR.

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/

9 - ROOF LAYOUT & GIRDER TRUSS LOCATIONS TO BE VERIFIED BY

ROOF TRUSS MANUFACTURER PRIOR TO MANUFACTURING.

THE 2012 ONTARIO BUILDING CODE

				NOT TO BE USED	
	CERTIF	IOATION.	P	RICING DRAWINGS	
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ISSUED FOR PERMIT PURPOSES

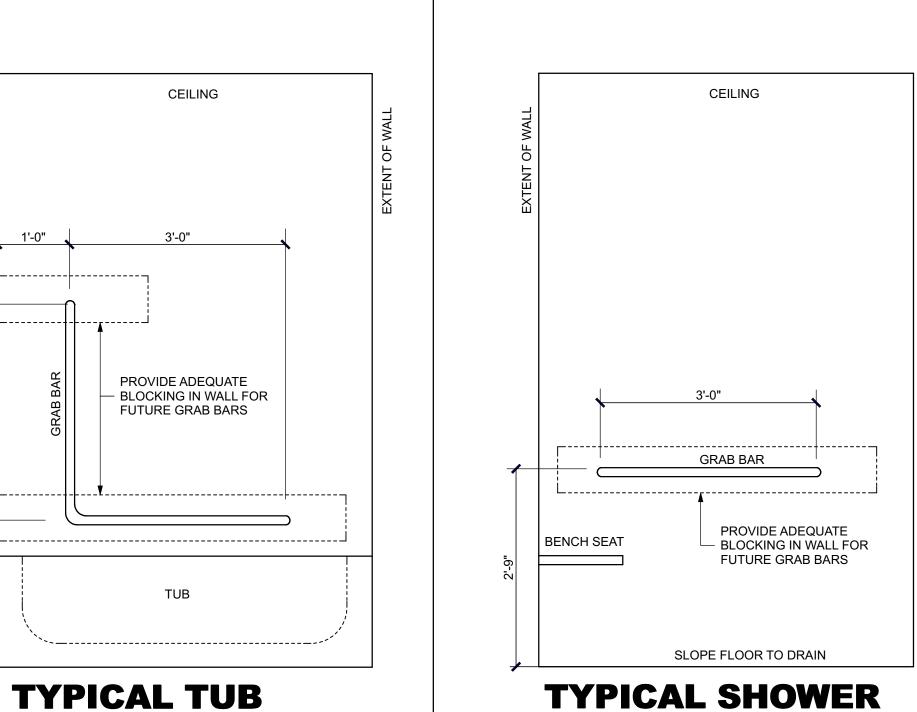
**FOR CONSTRUCTION** ANDRE CORRIVEAU

2024-04-09 2020-117

AS SHOWN

TYPICAL DETAILS, **PARTY WALL DETAILS** 

4 OF 5



**TYPICAL SHOWER GRAB BAR DETAIL GRAB BAR DETAIL** N.T.S.

**TYPICAL TOILET GRAB BAR DETAIL** N.T.S.

**A4** 

#### 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 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, LEVELS, AND CLEARANCES TO ADJACENT WORK AS SET OUT BY REQUIREMENTS OF THE DRAWINGS. ENSURE THAT WORK INSTALLED 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" - CONCRETE FOUNDATION WALL (R20 ci) 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

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

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 UNREINFORCED 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" 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" OC 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 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**

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**

OF LOAD BEARING STUD PARTITIONS.

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 STEEL PLATE MAY BE OMITTED WHERE COLUMN SUPPORTS A STEEL BEAM BY WELDING, BOLTING OR OTHER APPROVED METHOD. BASE PLATES TO BE SECURED TO 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

ALL STEEL COLUMNS, STEEL BEAMS 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 (2)2x10 UNDER DOUBLE TOP PLATE DOUBLE TOP PLATE. STUD WALLS WITHOUT SHEATHING ON BOTH SIDES TO HAVE MID- OR 200 MAXIMUM WHEN P.O.C. DETECTORS ARE INSTALLED. GIRTS. PROVIDE DOUBLE STUDS AROUND OPENINGS AND TRIPLE STUDS IN CORNERS

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 BOLTS AT 7'-0" OC. EXTERIOR STUDS TO BE 2x6 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 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. OC. 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 AND 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. - A CONDUIT FROM THE PARKING SPACE 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 BRACKETS AS REQUIRED AT EACH CLOTHES CLOSET LOCATION. PROVIDE FIVE 3/4"

THICK 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

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)

6 MIL POLYETHYLENE VAPOUR RETARDER.

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

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 THE BOTTOM OF EVERY EXTERIOR FOUNDATION WALL TO BE DRAINED BY DRAINAGE CAUSED BY THE INSTALLATION OF ELECTRICAL OR MECHANICAL ITEMS TO BE TIGHTLY TILE OR PIPE LAID AROUND THE OUTSIDE EDGE OF THE FOOTING THE TOP AND SIDES SEALED USING CAULKING, TAPE OR OTHER APPROVED METHODS OF SEALING IN ORDER TO OF THE DRAINAGE TILE TO BE COVERED WITH A CONTINUOUS 12" THICK LAYER OF 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 EAVES EXCEEDS 1/4 OF HORIZONTAL EAVE OVERHANG 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 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 EAVE TO BE FINISHED WITH PRE FINISHED ALUMINUM EAVES 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"

> 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 CONCRETE FOOTINGS WITH MINIMUM TWO 1/2" DIAMETER BOLTS PLACED MINIMUM 4" 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 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

#### TYPE: METAL CLAD CASEMENT OR AS NOTED **DIVISION 9 FINISHES**

SOUND TRANSMISSION CLASSIFICATION RATINGS BETWEEN DWELLING UNITS TO BE UNLESS OTHERWISE NOTED. ALL LOAD BEARING WOOD STUD PARTITIONS TO HAVE A MINIMUM 45 DECIBELS. FLAME SPREAD RATING OR INTERIOR FINISHES TO BE 150 MAXIMUM

> 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

**DIVISION 10 SPECIALTIES** CHIMNEYS TO EXTEND THROUGH UNIT IN FURRED SPACES AND UP THROUGH ROOF

PENINSULA ARCHITECTURAL DETAILS INC. OR APPROVED EQUAL.

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. FT. UNOBSTRUCTED NATURAL VENTILATED AREA FOR EVERY 500 SQ. FT. OF FLOOR AREA IN CRAWL SPACES AND BASEMENTS. PROVIDE MINIMUM 3 SQ. FT. 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**

- AN ELECTRICAL BOX IN THE PARKING SPACE

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 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 (I.E. 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 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 LIMITED TO GARAGE, CARPORT, ADJACENT TO THE DRIVEWAY) - A MINIMUM 200 AMP PANELBOARD

#### **TYPICAL NOTE SCHEDULE**

A) 20"x6" CONCRETE FOOTING (20 MPa) | ALL SHOULD BEAR ON UNDISTURBED SOIL

B) 22"x6" CONCRETE FOOTING (20 MPa) C) 24"x6" CONCRETE FOOTING (20 MPa)

INSULATION AROUND INTERIOR PERIMETER OF WALLS BELOW GRADE: - R10 INSULATION (2" RIGID OR APPROVED EQUAL) CONTINUOUS WITH NO THERMAL BREAK

- INSULATION CONTINUOUS FROM JOISTS TO NOT MORE THAN 8" ABOVE THE SLAB - 2x4 STUDS @ 16" O/C WITH R12 (MIN.) BATT (OR APPROVED EQUAL) - 6 MIL VAPOUR BARRIER (AS PER O.B.C. DIV. B, 1/2" DRYWALL FINISH ON INTERIOR SIDE. OR. 9.25.4) (IF REQ'D) R20 (MIN.) BLANKET INSULATION (OR APPROVED EQUAL) BELOW GRADE - BOTH 'A' AND 'B' ARE INTERCHANGEABLE - CONTINUOUS WITH NO THERMAL BREAK UNLESS NOTED ON THE FLOOR PLANS & ALL

JOINTS SHOULD BE SEALED

- IF FINISHING INTERIOR REFER TO NOTE "W11: BASEMENT EXTERIOR WALL STRAPPING" 4 CONC. (20 MPa) SLAB - 6 MIL POLY V.B. UNDER SLAB W/ JOINTS LAPPED 12" (MIN.) ON, - 6" CRUSHED STONE COMPACTED ON UNDISTURBED SOIL

<u>5" REINFORCED CONCRETE SLAB (32 MPa)</u> - 10M REBAR @ 8" O/C BOTH WAYS (REFER TO O.B.C. DIV. B, 9.39) - PROVIDE 3" BEARING (MIN.) & ANCHORED TO WALLS WITH 24"x24" 10M BENT DOWELS NOT SPACED MORE THAN 24" O/C

<u>5" CONCRETE SLAB ON GRADE (32 MPa) (GARAGE)</u> - 6"x6"x #6/6 WELDED WIRE MESH - 8" CLEAR CRUSHED STONE - REMOVE TOPSOIL PER O.B.C. DIV. B, 9.12.1.1. - SLOPE TO GARAGE DOOR

5" CONCRETE SLAB ON GRADE (32 MPa) - 6x6x #6/6 WELDED WIRE MESH 4" (MINIMUM) CLEAR CRUSHED STONE

- REMOVE TOPSOIL PER O.B.C. DIV. B, 9.12.1.1.

BLOCKING BETWEEN STUDS FOR FUTURE INSTALLATION OF GRAB BARS FOR WATER CLOSETS, BATHTUBS AND SHOWERS (O.B.C. DIV. B, 9.5.2.3 (1)) - IF NO WALL IS PRESENT DUE TO DESIGN CONSTRAINTS THEN LEAVE SPACE FOR INSTALLATION OF A FUTURE WALL FOR THE GRAB BAR - REFER TO TYPICAL DETAILS

WINDOW WELL - GALVANIZED STEEL OR APPROVED EQUAL - ADEQUATE DRAINAGE WHERE REQUIRED

- PROV'D COVER OR GRATE AT OR ABOVE GRADE LEVEL IF REQ'D (INSTALLED AS PER MANUF. SPECS) - IF WINDOW IS USED FOR EGRESS: ENSURE THE COVER IS OPENABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS [O.B.C. DIV. B, 9.9.10.1.(1)] DEPRESS CONCRETE FOR OPENING ABOVE (REFER TO PLAN FOR SIZE)

13) DEPRESS CONCRETE FOUNDATION WALL FOR CONCRETE STAIR BEARING - REFER TO TYPICAL CONCRETE STAIR WALKOUT DETAIL WHEN APPLICABLE SUMP PUMP (SITE VERIFY LOCATION): - REFER TO GRADING PLAN FOR DISCHARGE LOCATION PRIOR TO CONCRETE POUR

- PROVIDE ADEQUATE SEAL AROUND SLAB PENETRATION - PROVIDE SLEEVE THROUGH CONCRETE WITH ADEQUATE SEAL WHERE REQUIRED

REFER TO GRADING PLAN FOR LOCATION PRIOR TO CONCRETE POUR

16) 4" Ø WEEPING TILE WITH 6" (MINIMUM) GRANULAR STONE COVER 7) PRE-FINISHED AIR VENT(S) WITH RAIN & INSECT SCREEN 4" Ø FLOOR DRAIN WITH COVER (SITE VERIFY LOCATION):

- PROVIDE ADEQUATE SEAL AROUND SLAB PENETRATION

4" DEEP BEAM POCKET (GROUTED) - SITE VERIFY WIDTH AND HEIGHT TO SUIT BEAM

 $2)\overline{2x4}$  or 2x6 SILL PLATE ON SILL GASKET ANCHORED WITH 8" LONG X 1/2" Ø ANCHOR BOLTS @ 72" O/C - 5/8" TONGUE AND GROOVE PLYWOOD SUBFLOOR GLUED AND SCREWED TO FLOOR JOISTS

- REFER TO PLAN FOR SIZING, SPACING AND BRACING REQUIREMENTS 25) FLUSH MOUNT JOISTS OR TRUSSES (REFER TO PLAN) TO BEAM USING PRE-ENG. HANGERS

26) LOAD BEARING WALL ABOVE, JOISTS TO CARRY LINE LOAD (LUMBER SUPPLIER TO VERIFY) CANTILEVERED FLOOR IN CLOSET ABOVE

- GASPROOF & INSULATE AT UNDERSIDE OF FLOOR - FOR ADDITIONAL BEARING FRAME 2x4 WALL UNDER CANTILEVERED FLOOR & PROVIDE 6" THICKENED SLAB PROVIDE R22 (MIN.) BATT INSULATION (OR APPROVED EQUAL) IN THE RIM JOIST OR HEADER AREA [REFER TO O.B.C. SB-12, 3.1.1.1.(14)] AND 6 MIL VAPOUR BARRIER (AS PER O.B.C. DIV. B, 9.25.4) ON WARM SIDE OF INSULATION EXPOSED FLOOR SYSTEM:

- 5/8"TONGUE & GROOVE PLYWOOD SHEATHING - 6 MIL POLY VAPOUR BARRIER (TO TIE INTO ADJOINING WALL ASSEMBLIES) - FLOOR JOISTS (REFER TO PLAN FOR SIZING, SPACING AND BRACING REQUIREMENTS) - R32 (MIN.) INSULATION (BATT OR APPROVED EQUAL) (SPRAY FOAM RECOMMENDED) - AIR BARRÍER (CONTINUOUS AND TIED INTO ADJOINING WALL/FLOOR ASSEMBLIES)

- PRE-FINISHED ALUMINUM SOFFIT OPTIONAL REQUIREMENTS FOR FUTURE INSTALLATION OF ELECTRIC VEHICLE CHARGING: - PROV'D A CONDUIT DIRECTLY FROM THE ELECTRICAL PANEL INTO THE PARKING AREA THAT, IS NOT LESS THAN 1" TRADE SIZE AND IS EQUIPPED WITH THE MEANS TO ALLOW CABLES TO BE PULLED THROUGH AND,

- AN ELECTRICAL OUTLET BOX IN THE PARKING AREA THAT IS 4-11/16" TRADE SIZE BOTH SHALL PROVIDE AN EFFECTIVE BARRIER AGAINST THE PASSAGE OF GAS AND EXHAUST AND BE INSTALLED IN ACCORDANCE WITH ELECTRICAL CODES 33 BRICK OR STONE SKIRT: - BRICK OR STONE SKIRT WALL (REFER TO PLAN FOR HEIGHT) WITH 4" CONCRETE OR STONE SILL

- PROVIDE CAULKING, FLASHING & TIES WHERE REQUIRED - REFER TO "W5: WALL CONSTRUCTION (BRICK/STONE)" NOTE FOR TYPICAL CONSTRUCTION (34) HANDRAIL AND/OR GUARD AT STAIRS OR RAMP - WHERE SIDE IS PROTECTED BY WALL REFER TO O.B.C. DIV. B, 9.8.7 FOR HANDRAIL REQUIREMENTS

OTHERWISE REFER TO O.B.C. DIV. B, 9.8.8 FOR GUARD REQUIREMENTS - HEIGHT: 36" IF AGAINST A WALL OR 42" IF GUARD REQUIRED - PROV'D 2" CLEARANCE FROM WALL WITH NO MORE THAN 4" PROJECTED INTO REQUIRED STAIR WIDTH

GUARD (RAILING OR HALF WALL - REFER TO PLAN) (O.B.C. DIV. B, 9.8.8) - MINIMUM 42" HEIGH - NO OPENING IN RAILING/GUARD CAN PERMIT THE PASSAGE OF A SPHERICAL OBJECT 4" Ø OR LARGER

- NO MEMBER OF THE RAILING BETWEEN 5.5" AND 36" ABOVE THE FLOOR OR WALKING SURFACE SHALL BE DESIGNED TO FACILITATE CLIMBING 36 INSULATED SELF-CLOSING DOOR WITH WEATHER-STRIPPING GAS PROOF WALLS AND CEILING IN GARAGE WITH 1/2" TYPE 'X' GYPSUM BOARD

- PROVIDED R22 INSULATION - TAPE AND SEAL ALL JOINTS GAS TIGHT (38) BASE & SHOE (WHERE REQUIRED)

- 1x3 STRAPPING @ 16" O/C

TROOF CONSTRUCTION - ASPHALT SHINGLES

STEP(S) (O.B.C. DIV. B, 9.8):

FLAT ROOF:

- 3/8" PLYWOOD SHEATHING WITH "H" CLIPS

- PRE-ENG. ROOF TRUSSES @ 24" O/C ROOF VENTS (O.B.C. DIV. B, 9.19.1.2):

- 1/300 SQUARE FEET OF INSULATED CEILING AREA OR, 1/150 WHERE ROOF SLOPE IS LESS THAN 1:6 TYPICAL CEILING:

- R60 (MIN.) BATT OR BLOWN INSULATION (OR APPROVED EQUAL) - 6 MIL VAPOUR BARRIER AS PER O.B.C. DIV. B, 9.25.4 - 5/8" DRYWALL

PROVIDE DROPPED CEILING IN THIS AREA - R31 INSULATION (MINIMUM) [BATT OR APPROVED EQUAL WITH SPRAYED FOAM INSULATION OPTIONAL BUT RECOMMENDED] - PROVIDE HEAT DUCT & COLD AIR RETURN INTO VOID ATTIC ACCESS (O.B.C. DIV. B, 9.19.2) (SITE VERIFY LOCATION)

- MINIMUM 20"x28" - PROVIDE R20 INSULATION & WEATHER STRIPPING (44) ASPHALT EAVE PROTECTION AS PER O.B.C. DIV. B, 9.26.5 45) 1 1/2" AIR SPACE VENTS (BAFFLE) AT EVERY TRUSS FOR REQUIRED VENTILATION CLEARANCE

46) PRE-FINISHED ALUMINUM EAVESTROUGH ON 2x6 CAPPED ALUMINUM FASCIA BOARD (47) PRE-FINISHED PERFORATED ALUMINUM SOFFIT WITH INSECT SCREEN 48 STAIR WALKOUT( CAST-IN-PLACE CONCRETE STEPS): - RISE: NOT TO EXCEED 7-7/8" / RUN: 10" RUN WITH 1" NOSE OR 11" RUN W/ NO NOSING

\*\*P. ENG. TO VERIFY INCLUDED DETAIL 49 CAST-IN-PLACE STEPS: - RISE: NOT TO EXCEED 7-7/8" / RUN: 10" RUN WITH 1" NOSE OR 11" RUN W/ NO NOSING - ANCHORED TO CONCRETE WALL & ON 10" GRANULAR BASE ON UNDISTURBED SOIL (SITE VERIFY DIMS)

THE STEP(S) SHOWN ON PLAN ARE AN ESTIMATE AND MAY NOT REFLECT ACTUAL SITE CONDITIONS. AFTER FINISHED SLAB/GRADE IS COMPLETE, SITE VERIFY NUMBER OF STEPS REQUIRED BASED ON THE FOLLOWING DESIGN REQUIREMENTS - WOOD, CONCRETE OR APPROVED EQUAL, - RISE: NOT TO EXCEED 7-7/8" / RUN: 10" RUN WITH 1" NOSE - PROVIDE A LANDING (DESIGNED AS PER O.B.C DIV. B, 9.8.6) **EXCEPT WHERE**; - IN A DWELLING UNIT. THE DOOR AT THE TOP OF A STAIR SWINGS AWAY FROM THE STAIR. OR

- IN AN ATTACHED GARAGE OR SECONDARY ENTRANCE, THE STAIR HAS NO MORE THAN 3 RISERS & THE DOOR AT THE TOP SWINGS AWAY PROVIDE HANDRAILS (SEE NOTE 34) EXCEPT WHERE; - INTERIOR STAIRS, HAVE NO MORE THAN 2 RISERS, OR EXTERIOR STAIRS, HAVE NO MORE THAN 3 RISERS - PROVIDE GUARDS (SEE NOTE 35) WHERE THE DIFFERENCE BETWEEN SURFACES IS MORE THAN 1'-11"

- BOTTOM TO BEAR ON PATIO STONE OR CONCRETE SLAB (52)  $\overline{5/4}$ " PRESSURE TREATED DECK PLANKS WITH 3/16" BETWEEN AND SLOPED AWAY FROM HOUSE 1/4" PER FOOT (MIN) 53 REQUIRED HEIGHT OVER STAIRS (O.B.C. DIV. B, 9.8.2.2(1)):

54) GAS FIREPLACE: - PROVIDE DIRECT VENT AS PER O.B.C. DIV. B, 9.22.10.2 5) PROVIDE SEPARATE DIRECT VENTS FOR FURNACE. HOT WATER TANK. H.R.V., DRYER AND EXHAUST HOOD 56] MAINTAIN R20 (MIN.) INSULATION ABOVE THE INSIDE SURFACE OF WALL (SPRAY FOAM IF REQUIRED) (REFER TO SB-12 SECTION 3.1.1.8)

PROVIDE BITUMINOUS MEMBRANE & FLASHING AS PER O.B.C. (SLOPE 1/4" = 1'-0" (MINIMUM) AWAY FROM HOUSE OR TO PROVIDED DRAIN) - 5/8" T&G PLYWOOD SHEATHING - ROOF JOISTS / TRUSSES (REFER TO PLAN FOR SPACING AND BRACING REQUIREMENTS) 58) INSULATED METAL DOOR WITH WEATHER STRIPPING

- 6'-5" MINIMUM (SLANT JOISTS IF NEEDED)

59]|110V INTERCONNECTED SMOKE ALARM COMPLETE WITH REQUIRED VISUAL COMPONENT (I.S.A.) (AS PER O.B.C. DIV. B, 9.10.19) 60) 110V 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)

61 LEDGER BOARD (REFER TO PLAN FOR LUMBER SIZE): - ANCHORED TO RIM BOARD OR STUDS WITH STAGGERED 1/2" Ø LAG BOLTS SPACED AS PER THE INCLUDED TABLE - PROVIDE CONTINUOUS FLASHING WITH DRIP EDGE AS PER THE O.B.C. \*\*P. ENG. TO VERIFY WHEN ANCHORED TO A WALL WITH AN EXTERIOR MASONRY FINISH, REFER TO INCLUDED DETAIL 62 4" EXTERIOR MASONRY CHASE IN FOUNDATION WALL (O.B.C. DIV. B, 9.15.4.7): - FACING SHALL BE TIED TO FOUNDATION WITH METAL TIES SPACED 8" VERTICALLY AND 36" HORIZONTALLY AND.

- GROUT SPACE BETWEEN FACING AND FOUNDATION SOLID TO TOP OF FOUNDATION WALL - SITE VERIFY HEIGHT (REFER TO GRADING PLAN) 63 SPACE TRUSSES ADEQUATELY TO NOT INTERFERE WITH THE CEILING PENETRATION OF ANY FIXTURES (LIGHTING, SOLAR TUBES, ETC.) AT THE NOTED LOCATION OR CENTER OF ANY COFFERED CEILING PANELS

#### **WALL SCHEDULE**

DELTA-MS WATER DRAINAGE & DAMPPROOF SYSTEMS ON THE EXTERIOR OF A) 8" POURED CONCRETE (20 MPa) FOUNDATION WALL

B) 10" POURED CONCRETE (20 MPa) FOUNDATION WALL C) 12" POURED CONCRETE (20 MPa) FOUNDATION WALL CONTINUOUS AIR BARRIER REQUIRED FROM TOP OF CEILING TO TOP OF BASEMENT SLAB (AS PER O.B.C. DIV. B, 9.25.3)

- 2x4 OR 2x6 STUDS @ 16" O/C WITH 1/2" DRYWALL ON BOTH SIDES - PROVIDE DOUBLE STUDS @ OPENINGS AND TRIPLE STUDS AT CORNERS

/FUTURE INTERIOR LOAD BEARING WALL: 2x4 OR 2x6 STUDS @ 16" O/C WITH 1/2" DRYWALL ON BOTH SIDES - PROVIDE ADEQUATE BLOCKING @ MIDPOINT

> - PROVIDE DOUBLE STUDS @ OPENINGS AND TRIPLE STUDS AT CORNERS **INTERIOR LOAD BEARING WALL WITH FOOTING:** - 2x4 @ 16" O/C STUDS ON 1 COURSE 4" ASHLAR & 16"x6" CONCRETE FOOTING OR,

- 2x6 @ 16" O/C STUDS ON 1 COURSE 6" ASHLAR & 18"x6" CONCRETE FOOTING (ALL SHOULD CONTAIN ADEQUATE BLOCKING @ MIDPOINT) WALL CONSTRUCTION (BRICK/STONE): - 4" FACE BRICK / STONE FINISH

- STAINLESS STEEL TIES @ 16" O/C HORIZONTAL 24" VERTICAL PLASTIC WEEPERS @ 24" O/C AT BOTTOM WITH RAIN & INSECT SCREEN 1" AIR SPACE TYPAR HOUSEWRAP WATER RESISTIVE BARRIER (OR APPROVED EQUAL) AIR BARRIER CONTINUOUS FROM TOP OF CEILING TO TOP OF BASEMENT SLAB (AS PER O.B.C. 9.25.3)

- 7/16" ASPENITE SHEATHING - 2x6 (OR 2x4 - REFER TO PLAN) STUDS @ 16" O/C - R22 (MINIMUM) HIGH DENSITY BATT INSULATION OR APPROVED EQUAL (R12 BATT IF 2x4 STUDS) - 6 MIL VAPOUR BARRIER (AS PER O.B.C. DIV. B, 9.25.4)

- 1/2" DRYWALL WALL CONSTRUCTION (SIDING) VINYL OR BOARD AND BATTON SIDING FINISH TYPAR HOUSEWRAP WATER RESISTIVE BARRIER (OR APPROVED EQUAL) AIR BARRIER CONTINUOUS FROM TOP OF CEILING TO TOP OF BASEMENT SLAB (AS PER O.B.C. 9.25.3)

R22 (MINIMUM) HIGH DENSITY BATT INSULATION OR APPROVED EQUAL (R12 BATT IF 2x4 STUDS) - 6 MIL VAPOUR BARRIER (AS PER O.B.C. DIV. B, 9.25.4) - 1/2" DRYWALL WALL CONSTRUCTION (STUCCO): - STUCCO FINISH

- 2x6 (OR 2x4 - REFER TO PLAN) STUDS @ 16" O/C

- 2x6 (OR 2x4 - REFER TO PLAN) STUDS @ 16" O/C

- 7/16" ASPENITE SHEATHING

- 7/16" ASPENITE SHEATHING

 2 COATS CEMENT PARGING ON FIBREMESH - 1" STYROFOAM INSULATION - TYPAR HOUSEWRAP WATER RESISTIVE BARRIER (OR APPROVED EQUAL) AIR BARRIER CONTINUOUS FROM TOP OF CEILING TO TOP OF BASEMENT SLAB (AS PER O.B.C. 9.25.3)

- R22 (MINIMUM) HIGH DENSITY BATT INSULATION OR APPROVED EQUAL (R12 BATT IF 2x4 STUDS)

- 6 MIL VAPOUR BARRIER (AS PER O.B.C. DIV. B, 9.25.4) WALL CONSTRUCTION (DOUBLE STUCCO 2x4 OR 2x6 STUDS (REFER TO PLAN) @ 16" O/C EACH SIDE OF STUD: 2 COATS CEMEMT PARGING ON FIBREMESH

- 4" FACE BRICK / STONE FINISH

- STAINLESS STEEL TIES @ 16" O/C HORIZONTAL

- 2x6 (OR 2x4 - REFER TO PLAN) STUDS @ 16" O/C

2x4 STUDS @ 16" O/C WITH 1/2" DRYWALL ON INTERIOR SIDE

- 1" STRYOFOAM INSULATION - 7/16" ASPENITE SHEATHING WALL CONSTRUCTION (DOUBLE BRICK/STONE): 2x4 OR 2x6 STUDS (REFER TO PLAN) @ 16" O/C EACH SIDE OF STUD:

- 7/16" ASPENITE SHEATHING

- 24" VERTICAL PLASTIC WEEPERS @ 24" O/C AT BOTTOM WITH RAIN & INSECT SCREEN - 1" AIR SPACE · 7/16" ASPENITE SHEATHING WALL CONSTRUCTION (BRICK/STONE VENEER):

BRICK / STONE VENEER FINISH WITH VENEER MORTAR (OR APPROVED EQUAL) AS PER MANUFACTURERS SPECIFICATIONS TYPAR HOUSEWRAP WATER RESISTIVE BARRIER (OR APPROVED EQUAL) AIR BARRIER CONTINUOUS FROM TOP OF CEILING TO TOP OF BASEMENT SLAB (AS PER O.B.C. 9.25.3) - FLASHING AS PER O.B.C. AND MANUFACTURERS SPECIFICATIONS

R22 (MINIMUM) HIGH DENSITY BATT INSULATION OR APPROVED EQUAL (R12 BATT IF 2x4 STUDS) - 6 MIL VAPOUR BARRIER (AS PER O.B.C. DIV. B, 9.25.4) **BASEMENT EXTERIOR WALL STRAPPING:** 

- EXTERIOR FINISH: MASONRY OR SIDING: NON-COMBUSTIBLE OR

- WHEN ABOVE GRADE AT KNEE WALLS PROVIDE R12 INSULATION (BATT OR APPROVED EQUAL)

- PROVIDE DOUBLE STUDS @ OPENINGS AND TRIPLE STUDS AT CORNERS /FUTURE (OPTIONAL INTERIOR FINISH IF NOTE "3A: R20 CONTINUOUS INSULATION PROVIDED") (REFER TO PLAN) <u> EXTERIÒR FIRE RATED WALL ASSEMBLY - MINIMUM 1 HOUR FIRE RESISTANCE RATING (FRR)</u> REFER TO NOTES ON THIS SHEET FOR TYPICAL WALL CONSTRUCTION BASED ON THE FINISH AND SUBSTITUTE THE FOLLOWING REQUIREMENTS: EW1a (O.B.C. SB-3) - 1 HOUR FRR

STUCCO: NO FOAM INSULATION, WIRE MESH ATTACHED TO NON COMBUSTIBLE SHEATHING FIREPROOF INSULATION (MINERAL FIBRE PROCESSED FROM ROCK OR SLAG) BETWEEN STUDS AS PER O.B.C. - 1 LAYER 5/8" TYPE 'X' INTÉRIOR DRYWALL FINISH INTERIOR FIRE RATED WALL ASSEMBLY - MINIMUM 1 HOUR FIRE RESISTANCE RATING (FRR) AND 50 SOUND TRANSMISSION CLASS (STC) RATING ALL VERSIONS SHOULD HAVE FIREPROOF INSULATION (MINERAL FIBRE PROCESSED FROM ROCK OR SLAG) BETWEEN STUDS AS PER O.B.C. W6d (O.B.C. SB-3) - 1 HOUR FRR (LOADBEARING) OR 1.5 HOUR FRR (NON-LOADBEARING) / 55 STC

> - 2x4 STUDS @ 16" O/C - RESILIENT METAL CHANNELS @ 24" O/C ON 1 SIDE (SITE VERIFY) - 2 LAYERS OF 1/2" TYPE 'X' GYPSUM BOARD ON EACH SIDE OF STUD WALL W6h (O.B.C. SB-3) - 1 HOUR FRR (NON-LOADBEARING) / 52 STC<u>(NOT TO BE USED WHERE LOAD BEARING REQUIRED</u>

- 2x4 STUDS @ 16" O/C - RESILIENT METAL CHANNELS @ 24" O/C ON 1 SIDE (SITE VERIFY) - 2 LAYERS OF 1/2" REGULAR GYPSUM BOARD ON EACH SIDE OF STUD WALI <u> EXTERIOR FIRE RATED WALL ASSEMBLY - MINIMUM 45 MINUTE FIRE RESISTANCE RATING (FRR)</u>

REFER TO NOTES ON THIS SHEET FOR TYPICAL WALL CONSTRUCTION BASED ON THE FINISH AND SUBSTITUTE THE FOLLOWING REQUIREMENTS: - ALL VERSIONS SHOULD HAVE FIREPROOF INSULATION (MINERAL FIBRE PROCESSED FROM ROCK OR SLAG) BETWEEN STUDS AS PER O.B.C. WHEN A COMBINATION OF EXTERIOR FINISHES IS SHOWN USE THE MOST RESTRICTIVE VERSION WHERE SIDING FINISH IS SHOWN - EW1b (O.B.C. SB-3) - 45 MINUTE FRR - 1 LAYER 1/2" TYPE 'X' INTERIOR DRYWALL FINISH (OPTIONAL EW1c, 2 LAYERS OF REGULAR 1/2" GYPSUM BOARD) WHERE STUCCO FINISH IS SHOWN - EW1b (O.B.C. SB-3) - 45 MINUTE FRR

- NO FOAM INSULATION ALLOWED ON EXTERIOR, FASTEN WIRE MESH DIRECTLY TO SHEATHING - 1 LAYER 1/2" TYPE 'X' INTERIOR DRYWALL FINISH (OPTIONAL EW1c, 2 LAYERS OF REGULAR 1/2" GYPSUM BOARD) WHERE MASONRY CLADDING IS SHOWN - EW1d (O.B.C. SB-3) - 45 MINUTE FRR - 1 LAYER 1/2" REGULAR INTERIOR DRYWALL FINISH

#### 1. 3.5" Ø x 0.188 H.S.S. COLUMN - 4x4x1/2 TOP PLATE

**COLUMN SCHEDULE** 

COV. = COVERED

CLG HT = CEILING HEIGHT

- 4x8x1/2 BASE PLATE WITH 2-5/8"x10" ANCHOR BOLTS

- 36"x36"x16" CONCRETE FOOTING (UNLESS OTHERWISE NOTED) DECORATIVE COLUMN (REFER TO PLAN FOR SIZE)

INTERIOR DECORATIVE STRUCTURAL COLUMN (REFER TO PLAN FOR SIZE) 6x6 STRUCTURAL WOOD POST (OR APPROVED EQUAL) WITH OR WITHOUT DECORATIVE SURROUND (REFER TO PLAN FOR SIZE) ANCHORED TO SLAB / DECK / PIER 6x6 STRUCTURAL WOOD POST (OR APPROVED EQUAL) WITH DECORATIVE SURROUND ON THE PEDESTAL (REFER TO PLAN FOR SIZES) ANCHORED TO SLAB TRIPLE STUD (REFER TO PLAN FOR SIZE) WOOD POST ON 36"x36"x16" POURED CONCRETE PAD FOOTING (UNLESS OTHERWISE NOTED)

- FOR COLUMN, TOP AND BOTTOM PLATES & CONCRETE PAD FOOTING SIZES REFER TO ENGINEERED DRAWINGS MATCHING PROJECT IN THIS TITLE BLOCK LIST OF TYPICAL ABBREVIATIONS:

ALUM. = ALUMINUM D.J. OR DBL JST = DOUBLE JOIST I.S.A. = INTERCONNECTED SMOKE ALARM REQ'D = REQUIRED BLKG = BLOCKING "DO" = DITTO L.V.L. = LAMINATED VENEER LUMBER RFTR = RAFTER **BSMNT = BASEMENT** EXH FAN OR E.F. = EXHAUST FAN S.C.L. = STRUCTURAL COMPOSITE LUMBER MTL = METAL BTM = BOTTOM STL BM = STEEL BEAM FDN = FOUNDATION N.T.S. = NOT TO SCALE CANT'L = CANTILEVERED FIN. FLR = FINISHED FLOOR O.B.C. = ONTARIO BUILDING CODE SOG = SLAB ON GRADE CATH. CLG = CATHEDRAL CEILING FL. = FLUSH O/C = ON CENTER SQ. FT = SQUARE FOOTAGE OR SQUARE COL. = COLUMN FTG = FOOTING P.E.B. = PRE-ENGINEERED BEAM FOOT CONT. = CONTINUOUS HSS = HOLLOW STRUCTURAL STEEL P.E.H. = PRE-ENGINEERED HEADER TYP. = TYPICAL CONC. = CONCRETE H.W.T. = HOT WATER TANK T.J. OR TRPL JST = TRIPLE JOIST PRF FIN = PRF-FINISHED

H.R.V. = HEAT RECOVERY VENTILATOR PROVID = PROVIDE OR PROVIDED

INSUL. = INSULATION OR INSULATED PT = PRESSURE TREATED

DBL PLT = DOUBLE PLATE & CARBON MONOXIDE ALARM REINF. = REINFORCED W.W.M. = WELDED WIRE MESH **GENERAL CONSTRUCTION NOTES:** - STEEL BEAMS SUPPORTING NON-UNIFORM LOADS (POINT LOADS, BRICK LOADS, ETC.) AND THE SUPPORTING STEEL POSTS & CONCRETE PADS SHALL BE SIZED BY A PROFESSIONAL

UNEX. = UNEXCAVATED

V.B. = VAPOUR BARRIER

UNFIN. = UNFINISHED

- KITCHEN LAYOUT TO BE VERIFIED BY KITCHEN DESIGNER / MANUFACTURER ALL COOKING APPLIANCES AND LAUNDRY SPACES SHALL BE SUPPLIED WITH AN ELECTRICAL OUTLET, NATURAL GAS LINE OR PROPANE LINE THE FURNACE SHALL HAVE A BRUSHLESS DIRECT CURRENT MOTOR (AS PER O.B.C. DIV. B, 12.3.1.5 (2)) ELECTRICAL LAYOUT TO BE VERIFIED ON SITE BY OWNER/BUILDER & CONTRACTOR

CLG TRANS. = CEILING TRANSITION I.S.C.A. = INTERCONNECTED SMOKE P.L.A. = POINT LOAD ABOVE

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 BYLAWS WALLS, FLOORS AND CEILINGS THAT SEPARATE CONDITIONED SPACES FROM UNCONDITIONED SPACES SHALL BE CONSTRUCTED SO TO INCLUDE AN AIR BARRIER SYSTEM THAT SHALL - THE CONTINUITY OF THE AIR BARRIER SYSTEM SHALL EXTEND THROUGHOUT THE BASEMENT AND ALL PENETRATIONS MUST BE SEALED AIRTIGHT (O.B.C. DIV. B, 9.25.3 & SB-12) - 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 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" - EXTERIOR CONCRETE STAIRS WITH MORE THAN 2 RISERS AND 2 TREADS SHALL BE SUPPORTED ON CONCRETE WALLS OR PIERS (MINIMUM 6" IN CROSS SECTION) OR CANTILEVERED FROM THE MAIN FOUNDATION WALL (AS PER O.B.C. DIV. B. 9.8.9.2) - ALL STAIRS SHALL CONFORM TO O.B.C. DIV. B, SECTION 9.8: - RISE / RUN DIMENSIONS - SECTION DIV. B, 9.8.2, LANDINGS - SECTION DIV. B, 9.8.6, HANDRAILS - SECTION DIV. B, 9.8.7

- ROOF & GIRDER TRUSS LOCATION TO BE VERIFIED BY ROOF MANUFACTURER - 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 SUPPLIER TO VERIFY)

- ALL EXTERIOR WOOD TO BE PRESSURE TREATED - 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 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, 3.1.1.12) - ALL JOISTS SHALL BE RESTRAINED AT THE BOTTOM FROM TWISTING BY TOE NAILING INTO THE SUPPORTED WOOD PLATE, END NAILING TO THE HEADER JOIST OR BY CONTINUOUS STRAPPING OR BLOCKING NEAR THE SUPPORT

- STEEL BEAMS SUPPORTING FLOOR JOISTS SHALL HAVE A NAILING PLATE ALONG THE TOP. IF JOISTS BEAR DIRECTLY ON THE BEAM STRAPPING SHALL BE PROVIDED ALONG THE

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BUILDER & CONTRACTOR.

#### PROPOSED SEMI-DETACHED **BI-LEVEL**

8700 ROOSEVELT AVENUE CHIPPAWA, ONTARIO

**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 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 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 BYTHE SUPPLIER. 8 - ALL ELECTRICAL LAYOUT TO BE VERIFIED ON SITE WITH OWNER/

9 - ROOF LAYOUT & GIRDER TRUSS LOCATIONS TO BE VERIFIED BY

ROOF TRUSS MANUFACTURER PRIOR TO MANUFACTURING.

**DRAWING LIST ELEVATIONS** A1 | EXTERIOR 3D PERSPECTIVES LOWER FLOOR PLAN MAIN FLOOR PLAN CROSS SECTION **ROOF PLAN** WALL SECTION CONSTRUCTION SCHEDULES TYPICAL DETAILS PARTY WALL DETAILS GENERAL NOTES AND SPECS TYPICAL NOTE SCHEDULE COLUMN SCHEDULE LIST OF ABBREVIATIONS **GENERAL CONSTRUCTION NOTES** REVISION: NO. DATE:

FEB 8/21

DATE:

SCALE

PRICING DRAWINGS NOT TO BE USED FOR CONSTRUCTION

**ISSUED FOR PERMIT PURPOSES** 

CH. BY: ANDRE MIKE CORRIVEAU

AS SHOWN

**GENERAL NOTES AND SPECS,** TYPICAL NOTE SCHEDULE, COLUMN SCHEDULE, LIST OF ABBREVIATIONS,

**GENERAL CONSTRUCTION NOTES** 

2024-04-09

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