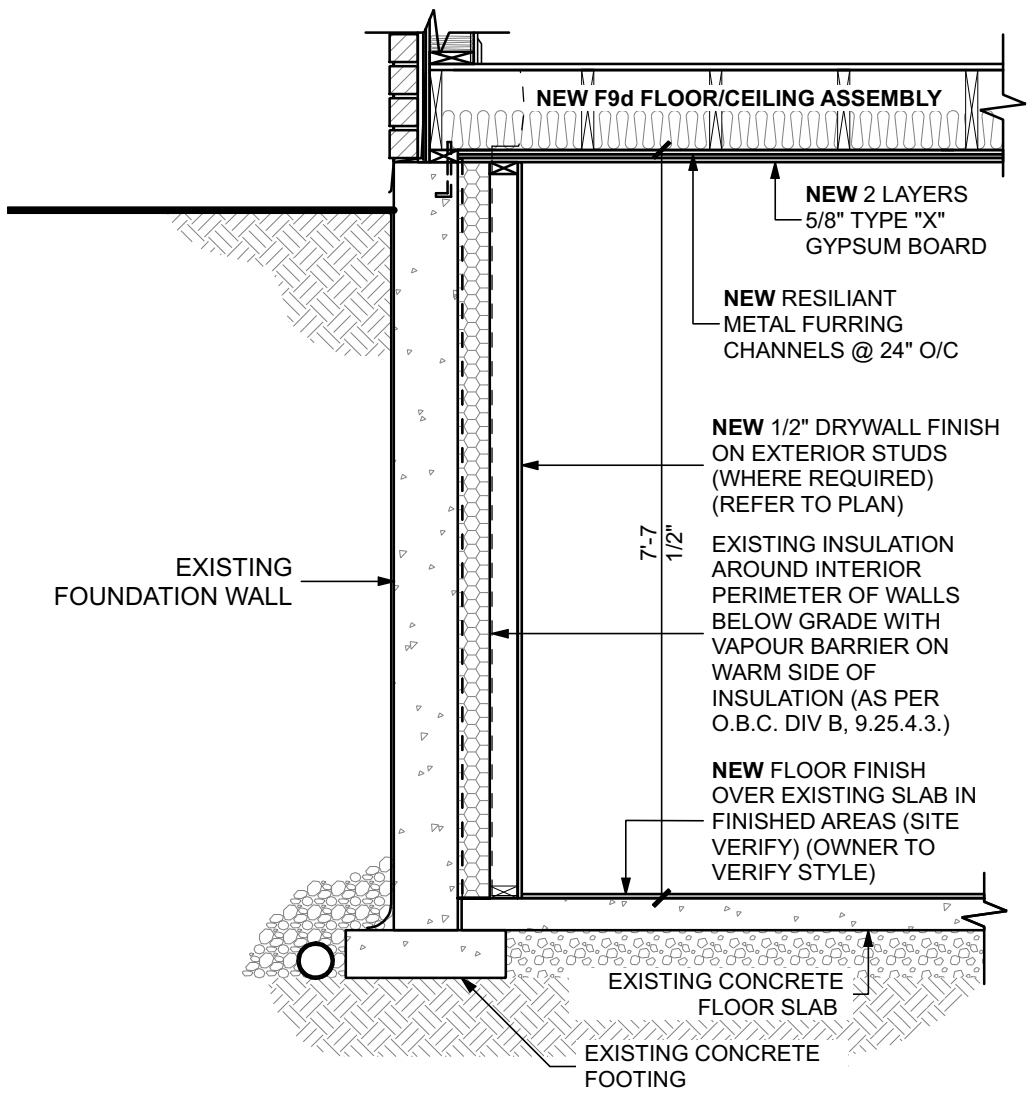


**DRAWINGS DEPICTING PROPOSED
RENOVATION/ADDITION OF
BASEMENT APARTMENTS**

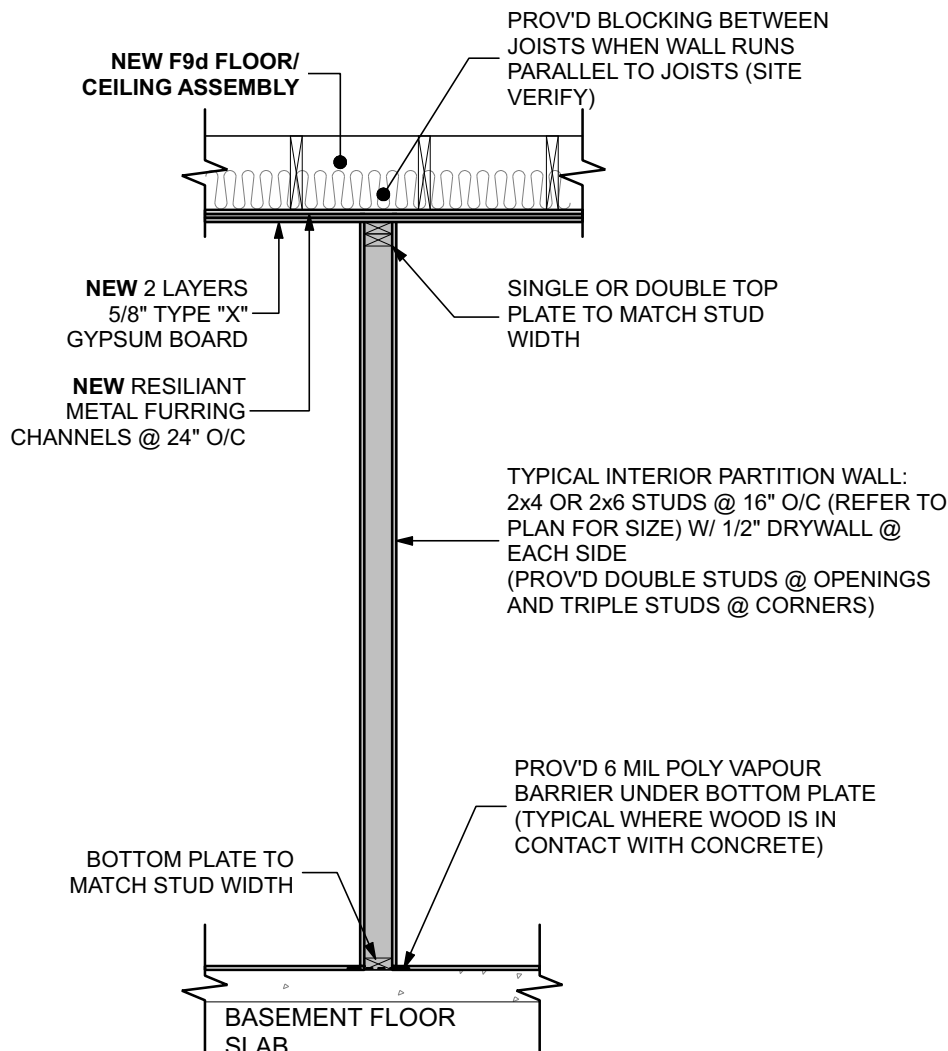
SCOPE OF WORK:

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



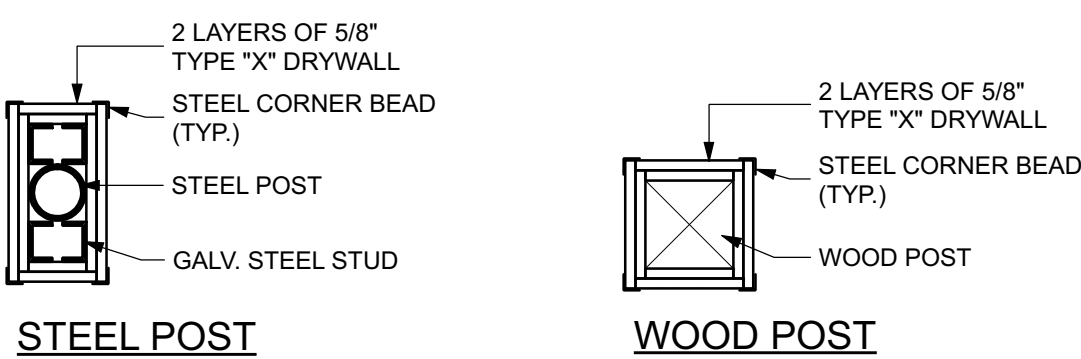
WALL SECTION @ EXTERIOR WALL

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



**WALL SECTION @
NEW INTERIOR WALL**

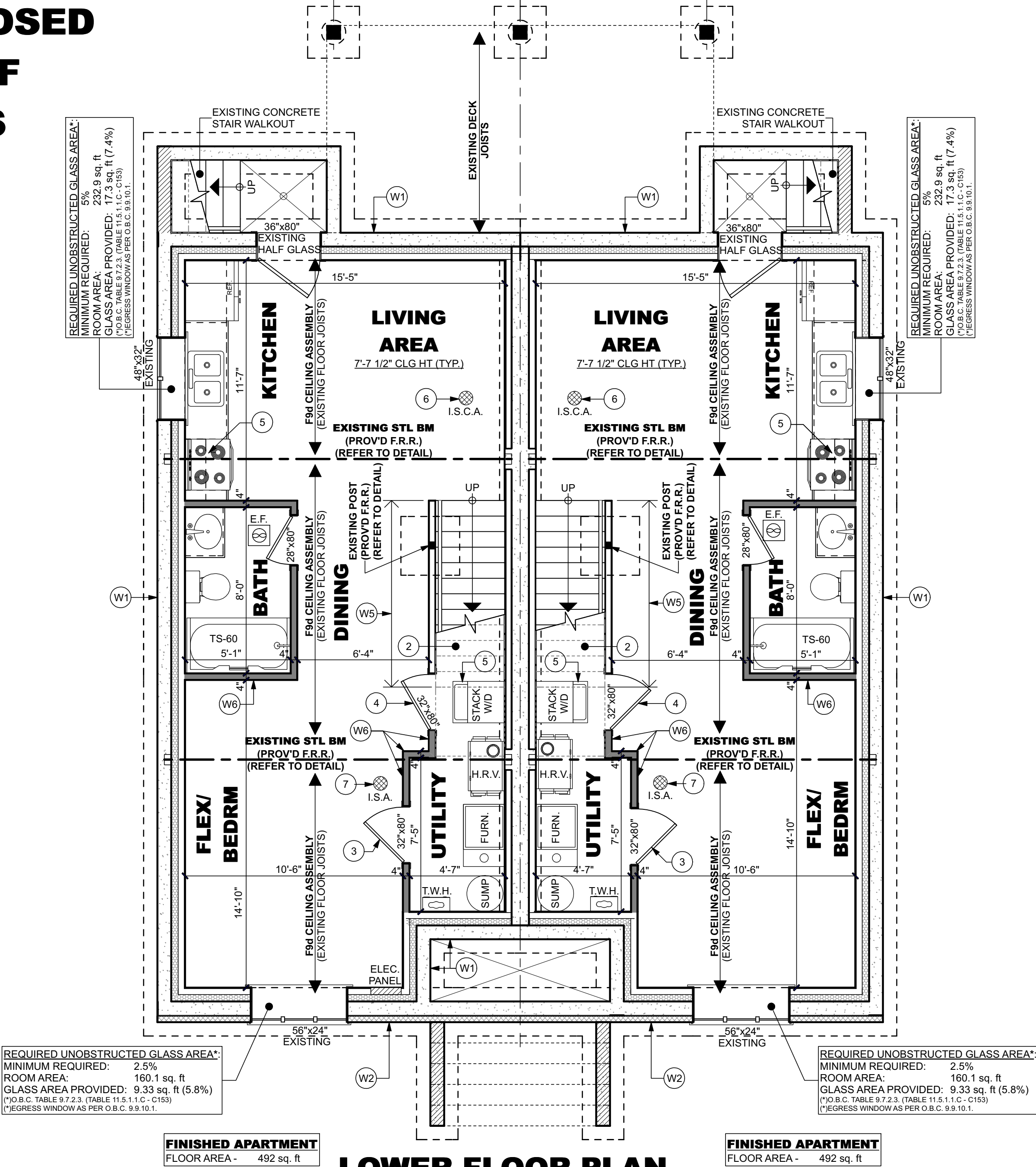
SCALE: 1/2" = 1'-0"



TYPICAL POST

FIRE-RATING DETAIL

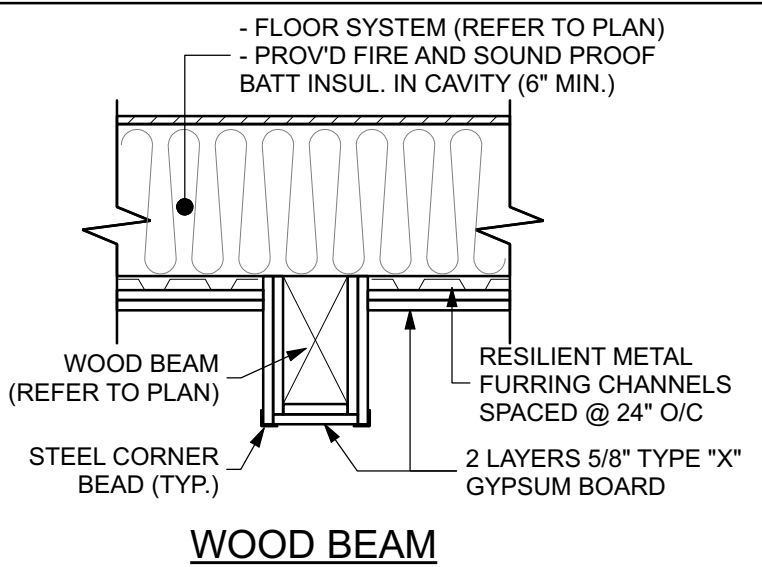
SCALE: 1" = 1'-0"



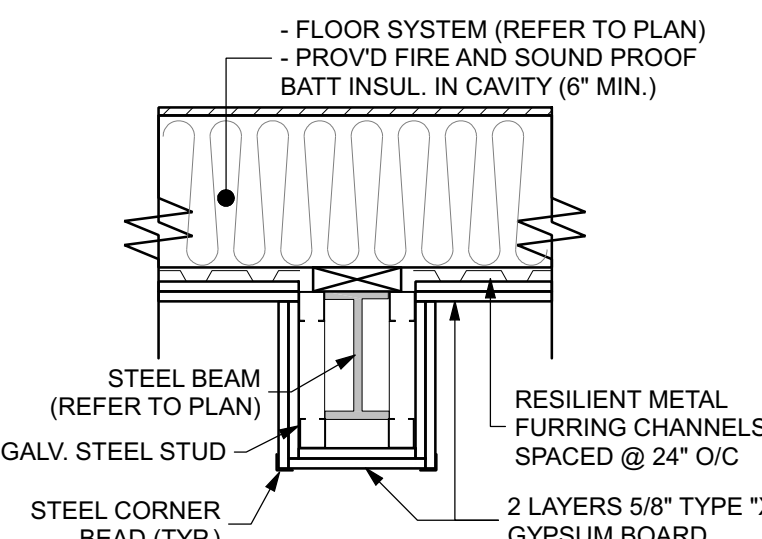
LOWER FLOOR PLAN

(7'-10" CONCRETE POUR)

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



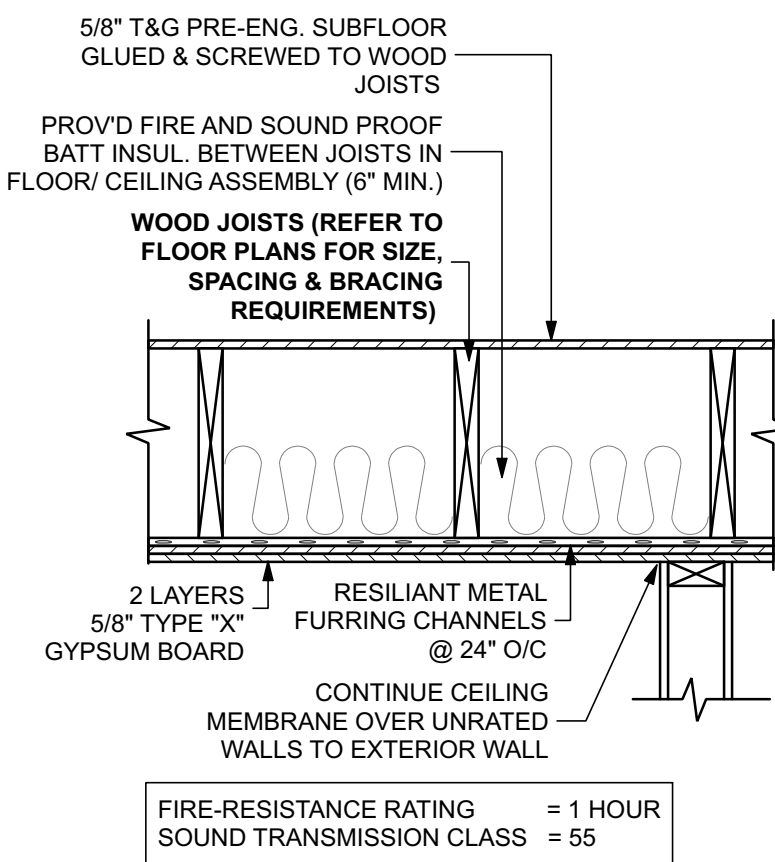
WOOD BEAM



STEEL BEAM

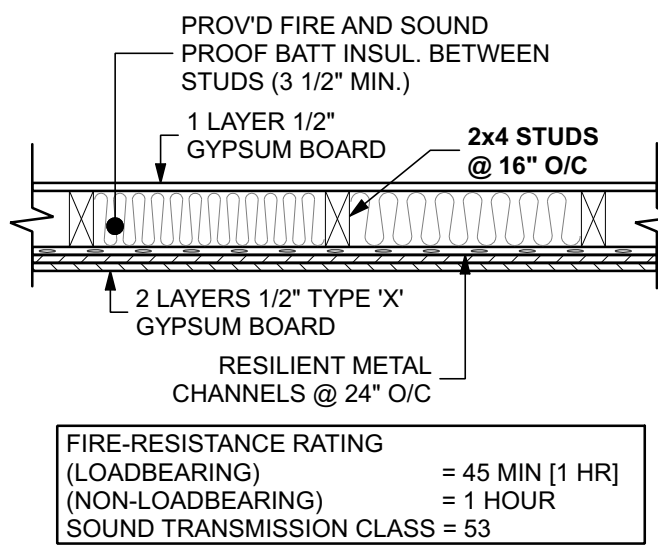
**TYP. BEAM FIRE
RATING DETAILS**

SCALE: 1" = 1'-0"



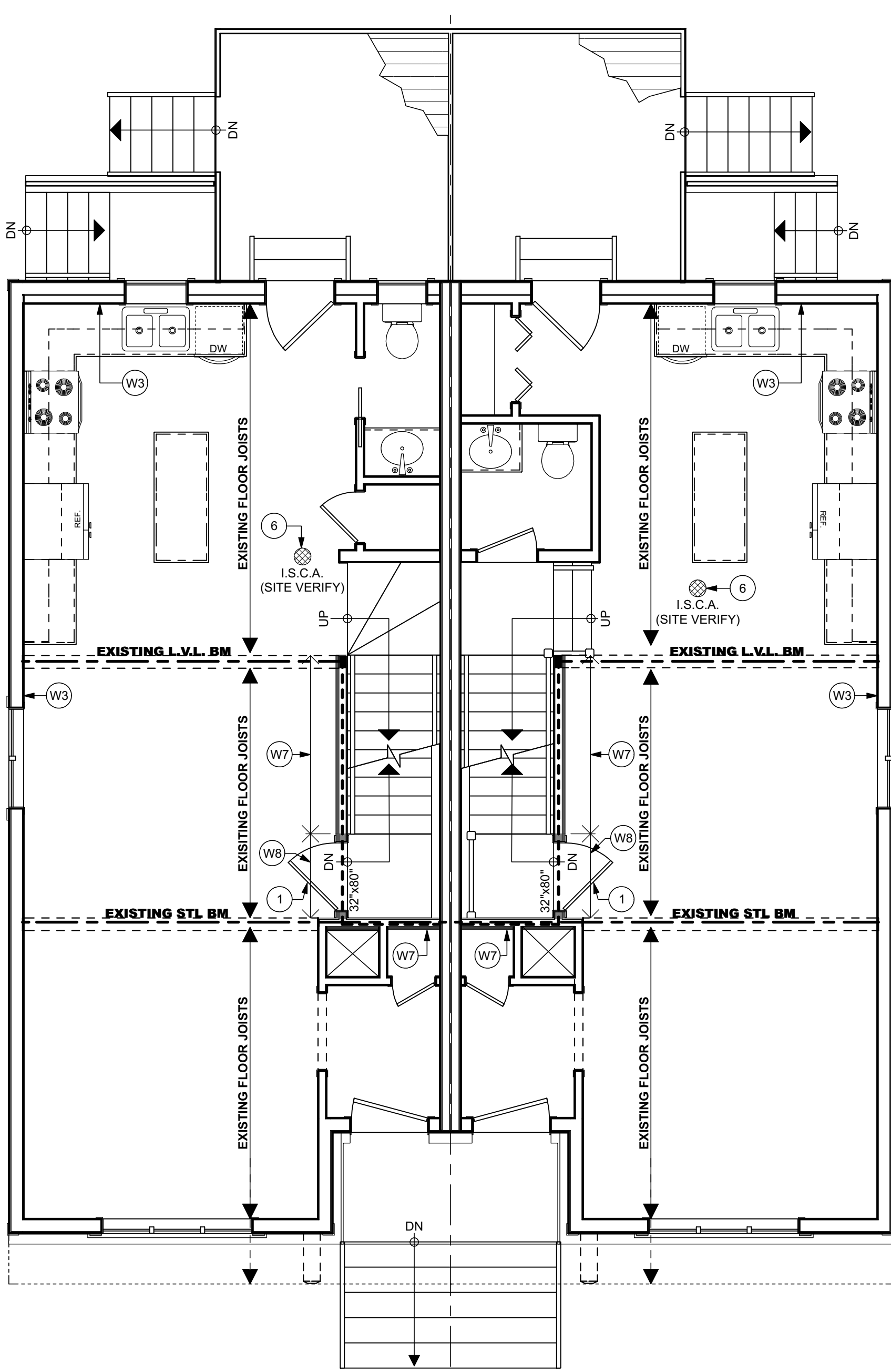
**TYP. F9d FLOOR/CEILING
ASSEMBLY DETAIL**

SCALE: 1" = 1'-0"



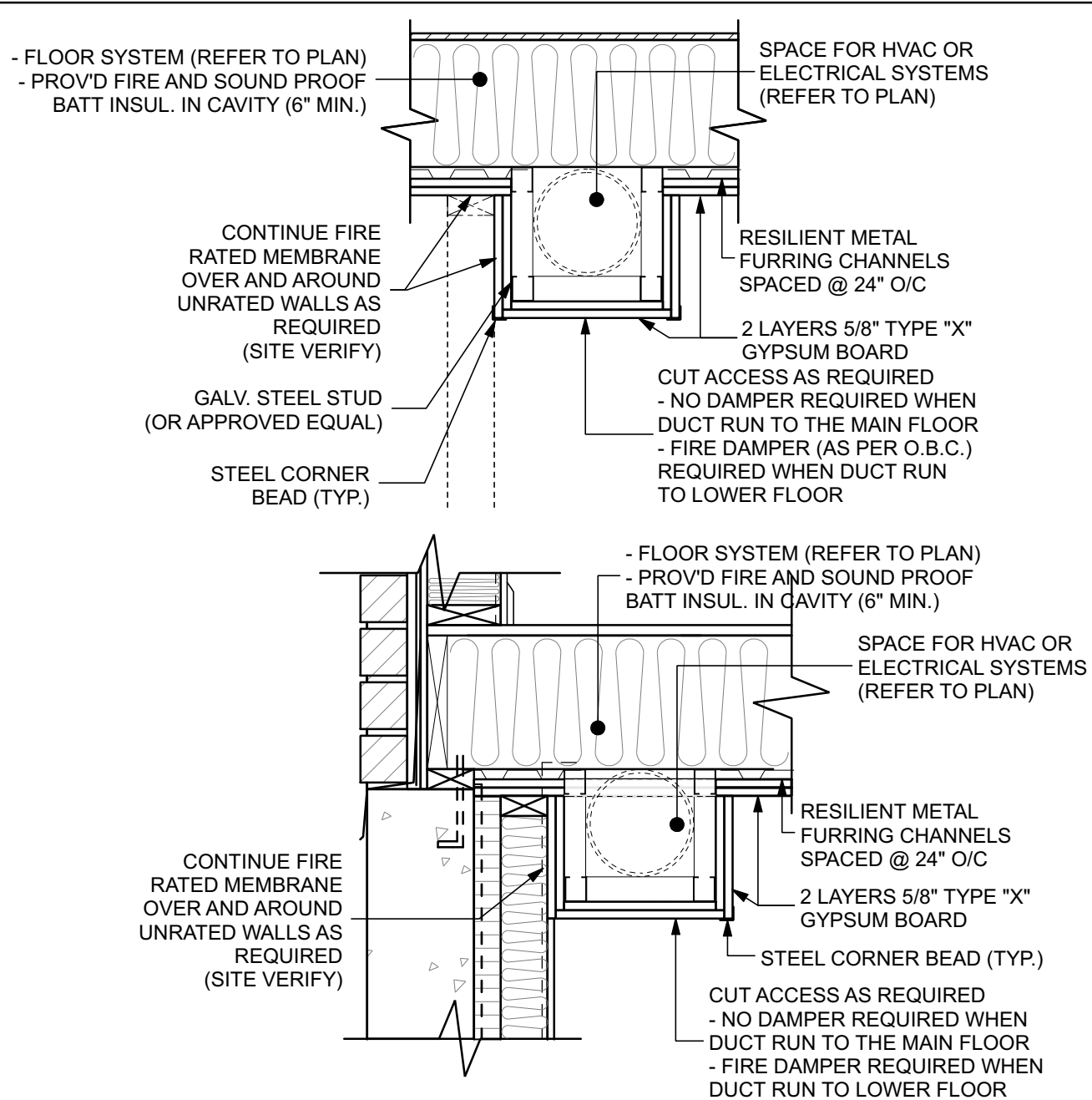
**TYP. W4d WALL
ASSEMBLY DETAIL**

SCALE: 1" = 1'-0"



MAIN FLOOR PLAN

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



TYP. FIRE RATED BULKHEAD DETAILS

SCALE: 1" = 1'-0"

**CORRIVEAU
CADD**

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

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

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

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

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

DRAWING LIST

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

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

CERTIFICATION:	The undersigned has reviewed and issued responsibility for this design, and has the qualifications and meets requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is signed by a registered professional engineer or architect. NAME: MIKE CORRIVEAU SIGNATURE: [Signature] FIRM NAME: CORRIVEAU CADD LTD. REGISTRATION INFORMATION 127870 BCIN
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DR. BY:	ANDRE LACOURSIERE	CH. BY:	MIKE CORRIVEAU
DATE:	2024-02-20	JOB #:	2024-03

SCALE:
AS SHOWN

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

SHEET NO.
1 OF 2

A1

GENERAL NOTES AND SPECS
GENERAL TRADE SPECIFICATIONS

DIVISION 1 GENERAL REQUIREMENTS

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 APPLICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR 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 THROUGHOUT 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 WORKS AS SET OUT BY REQUIREMENTS OF THE DRAWINGS. ENSURE THAT WORK INSTALLED IN ERROR IS REMOVED BEFORE CONSTRUCTION CONTINUES.

DIVISION 2 SITE WORK

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

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

THE BOTTOM OF EVERY EXTERIOR FOUNDATION WALL TO BE DRAINED BY DRAINAGE TILE OR PIPE LAID AROUND THE OUTSIDE EDGE OF THE FOOTING THE TOP AND SIDES OF THE DRAINAGE TILE TO BE COVERED WITH A CONTINUOUS 1/2" THICK LAYER OF CRUSHED STONE. FOUNDATION DRAINS TO DRAIN TO A SEWER, DRAINAGE DITCH OR DRY WELL BY GRAVITY DRAINAGE OR BY PUMPS.

THE BOTTOM OF EVERY EXTERIOR FOUNDATION WALL TO BE DRAINED BY DRAINAGE TILE OR PIPE LAID AROUND THE OUTSIDE EDGE OF THE FOOTING THE TOP AND SIDES OF THE DRAINAGE TILE TO BE COVERED WITH A CONTINUOUS 1/2" THICK LAYER OF CRUSHED STONE. FOUNDATION DRAINS TO DRAIN TO A SEWER, DRAINAGE DITCH OR DRY WELL BY GRAVITY DRAINAGE OR BY PUMPS.

SLOPE ALL FINISHED GRADES AWAY FROM BUILDING. WATER SUPPLY WELL OR SEPTIC SYSTEM DISPOSAL BED AND ENSURE PROPER POSITIVE SURFACE DRAINAGE.

AFTER THE CONSTRUCTION OF FOOTINGS, PITS, WALLS OR PIERES BACKFILL ALL EXCAVATIONS WITH EXISTING APPROVED GRANULAR MATERIALS TO WITHIN 12" OF THE UNDERSIDE OF CONCRETE SLAB AND WITHIN 6" OF UNDERSIDE OF NEW EXTERIOR FINISHED GRADES.

SLOPE ALL FINISHED GRADES AWAY FROM BUILDING. WATER SUPPLY WELL OR SEPTIC SYSTEM 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 1/2" STEPPED FOOTINGS TO HAVE A MINIMUM 2" 4" HORIZONTAL DISTANCE BETWEEN STEPS. VERTICAL STEPS TO BE 2" MAXIMUM. (SEE 9.15.3.9 O.B.C.) OTHER FOOTINGS SHALL BE 6" THICK MIN. AND MINIMUM 6" PROJECTION BEYOND FACE OF FOUNDATION WALL. ALL PERFORATIONS THROUGH THE VAPOR RETARDANT 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. REDUCE FOUNDATION WALLS TO ALLOW BRICK FACING AND MAINTAIN LATERAL SUPPORT. THE MASONRY TO MINIMUM 4" WIDE TO A MAXIMUM 8" HIGH CORNER OR CORNER. THE MASONRY TO BE REINFORCED AS PER ENG. SPECS (2" #4 RODS EXTENDS 12" ON EACH SIDE (4" 0" WINDOW).

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 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 SLAB.

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

DIVISION 4 MASONRY

BRICK & STONE VENEER CONSTRUCTION TO BE TIED BACK TO SILL WOOD FRAMING MEMBERS WITH 1"x7"x22 GAUGE, CORRUGATED CORROSION RESISTANT STRAPS AT 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 NYLON TRUSSING OVER NYLON DRAINAGE DAMPCOURSE FLASHING EXTENDING UP VERTICAL AT THESE LOCATIONS AND INSERT BEHIND SHEATHING PAPER.

MASONRY CORRELLING TO CONSIST OF SOLID UNITS WITH MAXIMUM 1" PROJECTION PER COURSE AND TOTAL CORRELATION NOT EXCEED 1/3 OF WALL THICKNESS.

DIVISION 5 METALS

STEEL PIPE COLUMNS TO BE A MINIMUM OUTSIDE DIAMETER OF 2 7/8" AND A MINIMUM WALL THICKNESS OF 3/16" FITTED WITH A 4" X 4" 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 OUTSIDE DIAMETER OF 3 1/2" AND A MINIMUM WALL THICKNESS OF 1/8" 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 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 1/2" BEARING AND STEEL ANGLE LINTELS TO BE REINFORCED MINIMUM 6" BEARING. PROVIDE 1/2" SILL MASONRY UNDER LINTELS OR COLUMNS.

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 2X24" UNDER DOUBLE T/O PLATE. UNLESS OTHERWISE NOTED, ALL LATH AND PLASTER SHALL BE 5/8" THICK. PROVIDE A DOUBLE T/O PLATE. STUD WALLS WITHOUT SHEATHING ON BOTH SIDES TO HAVE MID-JOISTS. PROVIDE DOUBLE T/O PLATE AROUND OPENINGS AND TRIPLE STUDS IN CORNERS OF LOAD BEARING STUD PARTITIONS.

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

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

INTERIOR WOOD BEARING WALLS IN BASEMENT 1' TO BE 2x4 AT 16" OC ON 6 MIL POLYETHYLENE AND ANCHORED SECURELY TO HYDROPHILIC COURSE TO CONCRETE FOOTING WITH 3/8" DIAMETER BOLTS AT 7'-0" OC. EXTERIOR STUDS TO BE 2x6 AT 16" OC AND INTERIOR STUDS 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 1/4" EACH SIDE OF STEEL BEAM FOR LATERAL SUPPORT.

JOISTS TO HAVE A MINIMUM 1 1/2" END BEARING WHEREAS WOOD BEAMS TO HAVE MINIMUM 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'-0" IN LENGTH TO BE DETERMINED BY CALCULATION. TRIMMER JOISTS TO BE DOUBLED WHEN LENGTH OF HEADER JOISTS EXCEED 2'-0" WHEN HEADER JOIST LENGTH EXCEEDS 8'-8" THE SIZE OF TRIMMER JOISTS TO BE DETERMINED BY CALCULATION. PROVIDE FRAMING OR S.O.D. BLOCKING AS REQUIRED FOR PROPER LOAD TRANSFER OF POINT LOADS FROM ABOVE.

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

ALL BRIDGING TO BE 2x4 WOOD CROSS BRACING OR SOLID WOOD BLOCKING AT 6'-0" 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 SILLING LATHS 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 CONDITIONS AND REQUIREMENTS, TRUSS MANUFACTURER TO NOTIFY CONSULTANTS 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 DESIGN.

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'-4" WIDE ROUGH STUD OPENING. STAIR FROM FIRST FLOOR TO SECOND FLOOR TO BE 3'-11" FROM ROUGH STUD FACE TO EXPOSED FRIC OF STAIR HEADROOM TO BE MINIMUM 6'-8" AND EXTERIOR STAIR HEADROOM TO BE MINIMUM 6'-9". ONLY ONE SET OF WINDERS ALLOWED BETWEEN FLOORS WITH AN INDIVIDUAL WINDER TREAD OF 30 DEGREES AND MAXIMUM TURN OF 30 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 2'-8" 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 BRACKETS AS REQUIRED AT EACH CLOTHES CLOSET LOCATION. PROVIDE FIVE 3/4" THICK X 18" WIDE WOOD SHELVES AT ALL LINEN CLOSET LOCATIONS.

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WALL SCHEDULE

W1		EXISTING FOUNDATION WALL: 8" THICK - 8" POURED CONCRETE (20 MPa) FOUNDATION WALL - 4" BLANKET INSULATION - 2x4 STUDS @ 16" O/C - NEW 1/2" DRYWALL ON INSIDE OF STUDS
W2		EXISTING FOUNDATION WALL: 12" THICK - 12" POURED CONCRETE (20 MPa) FOUNDATION WALL W/ 4" STONE CHASE - 4" BLANKET INSULATION - 2x4 STUDS @ 16" O/C - NEW 1/2" DRYWALL ON INSIDE OF STUDS
W3		EXISTING EXTERIOR WALL (SIDING) - WALLS TO REMAIN
W4		EXISTING EXTERIOR WALL (SIDING W/ 2x4 STRAPPING) - WALLS TO REMAIN
W5		EXISTING INTERIOR PARTITION: 4" OR 6" THICK - WALLS TO REMAIN
W6		NEW INTERIOR PARTITION: 4" OR 6" THICK - 2x4 OR 2x6 STUDS @ 16" O/C W/ 1/2" DRYWALL BOARD B/S (PROVD DOUBLE STUDS @ OPENINGS AND TRIPLE STUDS AT CORNERS)
W7		EXISTING INTERIOR WALL WITH NEW FIRE RATED FINISH 1 HOUR F.R.R. (45 min. F.R.R. REQUIRED) - 5/8 S.T.C. (-W4d - O.B.C. SB-3) - EXISTING INTERIOR DRYWALL AND STUDS TO REMAIN - 45 MIN. FIRE RATED DOOR W/ SELF CLOSER - REMOVE DRYWALL ON ONE SIDE - FILL STUD CAVITY WITH MIN. 3 1/2" FIRE AND SOUND PROOF INSULATION - INSTALL RESILIENT METAL CHANNELS @ 24" O/C - INSTALL 2 LAYERS OF 1/2" TYPE 'C' DRYWALL
W8		PROPOSED INTERIOR WALL WITH FIRE RATED FINISH 1 HOUR F.R.R. (45 min. F.R.R. REQUIRED) - 5/8 S.T.C. (-W4d - O.B.C. SB-3) - 1/2" DRYWALL ON STAIRWELL SIDE (MATCH EXISTING) - EXISTING INTERIOR DRYWALL AND STUDS TO REMAIN - 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

- NEW FIRE-RATED DOOR:
- INSTALL NEW 32'-80" 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. - 5/8 S.T.C.)
- RESILIENT CHANNELS @ 24" O/C
- 2 LAYERS 1/2" TYPE 'C' GYPSUM BOARD
- FILL CAVITY UDS OF STAIRS WITH SPRAY FOAM INSULATION
- NEW DOOR:
- PROVIDE NEW DOOR INTO UTILITY ROOM
- NEW DOOR:
- PROVIDE NEW DOOR
- CUT DOOR IF NECESSARY (SITE VISIT)
- DIRECT VENT NEW EXHAUST HOOD:
- PROVIDE SEPARATE DIRECT VENTS FOR FURNACE, HOT WATER TANK, H.V. DRYER AND EXHAUST HOOD
- 110V INTERCONNECTED SMOKE & CARBON MONOXIDE ALARM
C/W REQUIRED VISUAL COMPONENT (I.S.C.A.) (AS PER O.B.C. 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, 9.10.19)

LOWER FLOOR FIRE RESISTANCE RATINGS

FIRE RATED WALL ASSEMBLY: (W7) (W8)

1 HOUR FIRE RATING & 53 SOUND TRANSMISSION CLASS
- REFER TO O.B.C. SECTION 9.10.3.1 AND TABLE 1 OF SB-3, ASSEMBLY TYPE W4d
- SEE W4d WALL ASSEMBLY DETAIL

FIRE RATED FLOOR ASSEMBLY:
- REFER TO SHADED AREA ON PLAN FOR REQUIRED LOCATION
- 1 HOUR FIRE RATING (FLOOR/CEILING)
- REFER TO O.B.C. SECTION 9.10.3.1 AND TABLE 2 OF SB-3 ASSEMBLY TYPE F9d
- SEE CROSS SECTION AND F9d FLOOR ASSEMBLY DETAIL

SUPPORTING STRUCTURE:
- ALL STRUCTURE (POSTS, BEAMS, ETC) SUPPORTING FIRE RATED ASSEMBLIES SHALL HAVE A 1 HOUR FIRE RESISTANCE RATING
- REFER TO TYPICAL FIRE RATING DETAILS

PENETRATION OF FIRE SEPARATIONS:
PINGING, 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 EQUAL.
- ALL STEEL BEAMS SUPPORTING NON-UNIFORM LOADS (POINT LOADS, BRICK LOADS, ETC.) TO BE VERIFIED BY A PROFESSIONAL ENGINEER OR APPROVED EQUAL.
- ALL COOKING APPLIANCES AND LAUNDRY SPACES SHALL BE SUPPLIED WITH AN ELECTRICAL OUTLET, NATURAL GASS LINE OR PROPANE LINE.
- ELECTRICAL LAYOUT TO BE VERIFIED ON SITE BY OWNER/BUILDER & CONTRACTOR.
- THE FURNACE SHALL HAVE A BRUSHLESS DIRECT CURRENT MOTOR (AS PER O.B.C. DIV. B, 12.3.1.5 (2)).
- KITCHEN LAYOUT TO BE VERIFIED BY KITCHEN DESIGNER / MANUFACTURER.
- ROOF & GROUND TRUSS LOCATION TO BE VERIFIED BY ROOF MANUFACTURER.
- PROVIDE 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 PROVIDE A CONTINUOUS BARRIER TO AIR LEAKAGE.
- THE CONTINUITY OF THE AIR BARRIER SYSTEM SHALL EXTEND THROUGHOUT THE BASEMENT AND ALL PENETRATIONS MUST BE SEALED AIRTIGHT (REFER TO O.B.C. DIV. B, 9.25.3 & SB-12).
- FOUNDATION WALLS TO BE ENGINEERED IF THE TOTAL LENGTH OF ALL OPENINGS EXCEED 25% OF THE TOTAL WALL LENGTH OR IF ANY OPENING EXCEEDS 47" IN LENGTH.
- 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 ACCESSSES, VENTS, PLUMBING STACKS, ELECTRICAL SERVICES, TELEPOSTS, ETC.) (REFER TO O.B.C. DIV. B, 9.25).
- ALL PENETRATIONS THROUGH SLAB (IE. WHERE THE SLAB MEETS THE FOUNDATION WALL, TELEPOSTS, PLUMBING DRAINS, ETC.) SHALL BE ADEQUATELY SEALED.
- HANDRAILS SECTION DIV. B, 9.8.7).
- L.V.L. AND S.C.L. BEAMS AND POSTS TO BE VERIFIED BY THE LUMBER SUPPLIER.
- WOOD JOISTS SHALL HAVE ADEQUATE BLOCKING AT ALL SUPPORTS (LUMBER SUPPLIER TO VERIFY).
- ALL EXTERIOR WOOD TO BE PRESURE 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 RECOVER DRAIN WATER FROM ALL SHOWERS OR FROM AT LEAST TWO SHOWERS WHERE THERE ARE TWO OR MORE SHOWERS IN THE DWELLING UNIT (REFER TO O.B.C. SB-12, 3.1.1-1.12).

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 20 AMP PANELBOARD
- A CONDUIT FROM THE PANEL TO THE PARKING SPACE
- AN ELECTRICAL BOX IN THE PARKING SPACE

GENERAL DEMOLITION NOTES

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

STAIR CONSTRUCTION NOTES:
- PER O.B.C. 9.8.4.1).
- RISE: MIN. 4 7/8" (125mm), MAX. 7 7/8" (200mm)
- RUN: MIN. 10" (255mm), MAX. 14" (355mm)
STAIRS CONSTRUCTION AS PER O.B.C. 9.8.9.

HANDRAILS (AS PER O.B.C. 9.8.7.1).
- HEIGHT: MIN. 34 1/16" (865mm), MAX. 38" (965mm)
- MAINTAIN A MINIMUM CLEARANCE OF 2" (50mm)

GUARDS/RAILING (AS PER O.B.C. 9.8.8.1).
- HEIGHT: MIN. 35 7/16" (900mm) OR 42 1/8" (1070mm) (*)
- OPENINGS: MAX. 4" (100mm)
- LOADS ON GUARDS AS PER O.B.C. TABLE 9.8.8.2.

WOODEN STAIR STRINGERS (AS PER O.B.C. 9.8.9.4.1).
- EFFECTIVE DEPTH: MIN. 3 9/16" (90mm)
- OVERALL DEPTH: MIN. 9 1/4" (235mm)
- ACTUAL THICKNESS: MIN. 1 1/2" (38mm)
- SPACING: MAX. 35 7/16" (900mm)

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

GENERAL NOTE FOR ALL LEVELS:

REQUIRED ALARMS (T):
- I.S.A.: 110V INTERCONNECTED SMOKE ALARMS W/ REQ'D VISUAL SIGNALING 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 SIGNALING COMPONENT AS PER O.B.C. 9.10.19 & 9.33.4. NOTE: NEW CARBON MONOXIDE ALARMS MAY BE BATTERY OPERATED OR PLUGGED INTO AN ELECTRICAL OUTLET (COMPLIANCE ALTERNATIVE C197)

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

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

EXISTING ELECTRICAL & PLUMBING FACILITIES TO BE VERIFIED BY QUALIFIED DESIGNER(S) TO DETERMINE:
- IF NEW SYSTEMS ARE REQUIRED
- IF EXISTING SYSTEMS NEED TO BE REMOVED/RELOCATED OR REDESIGNED

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

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

LIST OF TYPICAL ABBREVIATIONS:

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

WOOD LINTEL SCHEDULE

(O.B.C. 9.22.13.2)								
LINTEL SUPPORTING	LINTEL SIZE	MAXIMUM SPAN, m						INTERIOR WALLS
		EXTERIOR WALLS						
		SPECIFIED SNOW LOAD, kPa						
		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"	
	2 - 1 1/2 x 5 1/2						6'-4"	
	2 - 1 1/2 x 7 1/4						7'-9"	
	2 - 1 1/2 x 9 1/4						9'-5"	
	2 - 1 1/2 x 11 1/4						11'-0"	
ROOF AND CEILING ONLY (TRIBUTARY WIDTH OF 0.6m MAXIMUM)	2 - 1 1/2 x 3 1/2	8'-4"	7'-4"	6'-8"	6'-2"	5'-10"	4'-2"	
	2 - 1 1/2 x 5 1/2	13'-1"	11'-6"	10'-5"	9'-9"	9'-9"	6'-4"	
	2 - 1 1/2 x 7 1/4	17'-4"	15'-2"	13'-9"	12'-9"	12'-0"	7'-9"	
	2 - 1 1/2 x 9 1/4	21'-2"	18'-10"	16'-8"	15'-4"	15'-4"	9'-5"	
	2 - 1 1/2 x 11 1/4	24'-2"	21'-11"	20'-4"	18'-5"	18'-5"	11'-0"	
ROOF AND CEILING ONLY (TRIBUTARY WIDTH OF 4.9m MAXIMUM)	2 - 1 1/2 x 3 1/2	4'-2"	3'-8"	3'-4"	3'-1"	2'-10"	2'-5"	
	2 - 1 1/2 x 5 1/2	6'-4"	5'-5"	4'-10"	4'-5"	4'-1"	4'-5"	
	2 - 1 1/2 x 7 1/4	7'-9"	6'-8"	5'-11"	5'-5"	5'-0"	5'-5"	
	2 - 1 1/2 x 9 1/4	9'-5"	8'-3"	7'-7"	6'-8"	6'-3"	7'-9"	
	2 - 1 1/2 x 11 1/4	11'-0"	9'-5"	8'-5"	7'-8"	6'-8"	7'-6"	
ROOF, CEILING AND 1 STOREY	2 - 1 1/2 x 3 1/2	3'-5"	3'-2"	2'-11"	2'-9"	2'-7"	2'-5"	
	2 - 1 1/2 x 5 1/2	4'-11"	4'-6"	4'-2"	3'-11"	3'-9"	3'-5"	
	2 - 1 1/2 x 7 1/4	6'-0"	5'-6"	5'-1"	4'-9"	4'-5"	3'-11"	
	2 - 1 1/2 x 9 1/4	7'-3"	6'-7"	6'-0"	5'-6"	5'-3"	4'-9"	
	2 - 1 1/2 x 11 1/4	8'-6"	7'-9"	7'-1"	6'-5"	5'-11"	5'-5"	
ROOF, CEILING AND 2 STOREYS	2 - 1 1/2 x 3 1/2	3'-1"	2'-11"	2'-9"	2'-7"	2'-6"	2'-1"	
	2 - 1 1/2 x 5 1/2	4'-5"	4'-1"	3'-11"	3'-9"	3'-6"	3'-5"	
	2 - 1 1/2 x 7 1/4	5'-4"	5'-0"	4'-9"	4'-6"	4'-1"	3'-5"	
	2 - 1 1/2 x 9 1/4	6'-6"	6'-2"	5'-6"	5'-3"	4'-9"	4'-2"	
	2 - 1 1/2 x 11 1/4	7'-7"	7'-1"	6'-5"	6'-0"	5'-7"	4'-9"	
ROOF, CEILING AND 3 STOREYS	2 - 1 1/2 x 3 1/2	2'-11"	2'-9"	2'-8"	2'-6"	2'-5"	1'-11"	
	2 - 1 1/2 x 5 1/2	3'-11"	3'-7"	3'-6"	3'-7"	3'-4"	2'-8"	
	2 - 1 1/2 x 7 1/4	5'-0"	4'-9"	4'-5"	4'-2"	4'-0"	3'-2"	
	2 - 1 1/2 x 9 1/4	6'-1"	5'-8"	5'-4"	5'-0"	4'-9"	3'-5"	
	2 - 1 1/2 x 11 1/4	6'-11"	6'-5"	6'-0"	5'-9"	5'-5"	4'-5"	