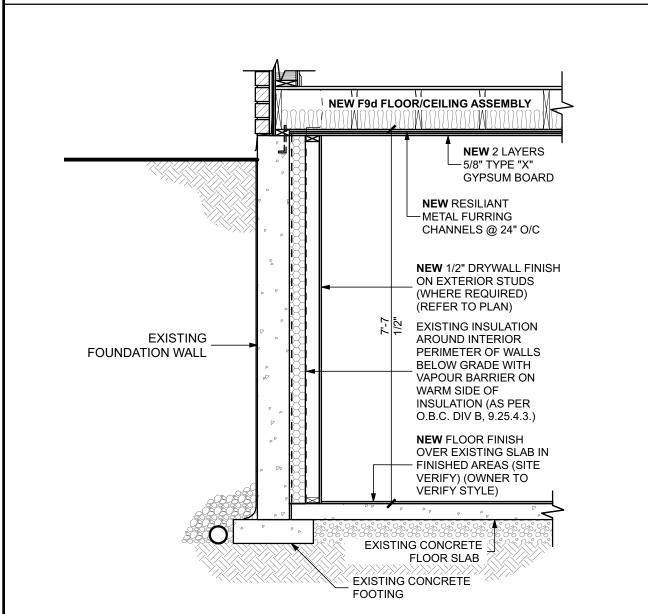
DRAWINGS DEPICTING PROPOSED **RENOVATION/ADDITION OF BASEMENT APARTMENTS**

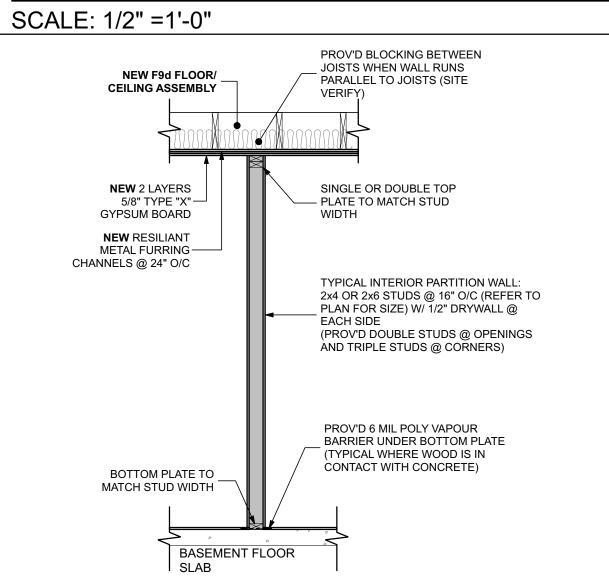
SCOPE OF WORK:

- 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

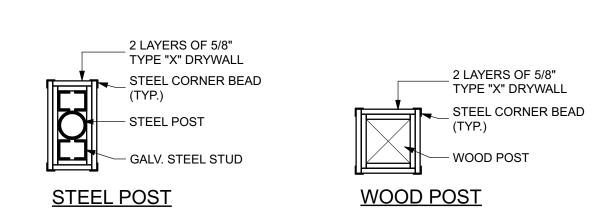


WALL SECTION @ EXTERIOR WALL



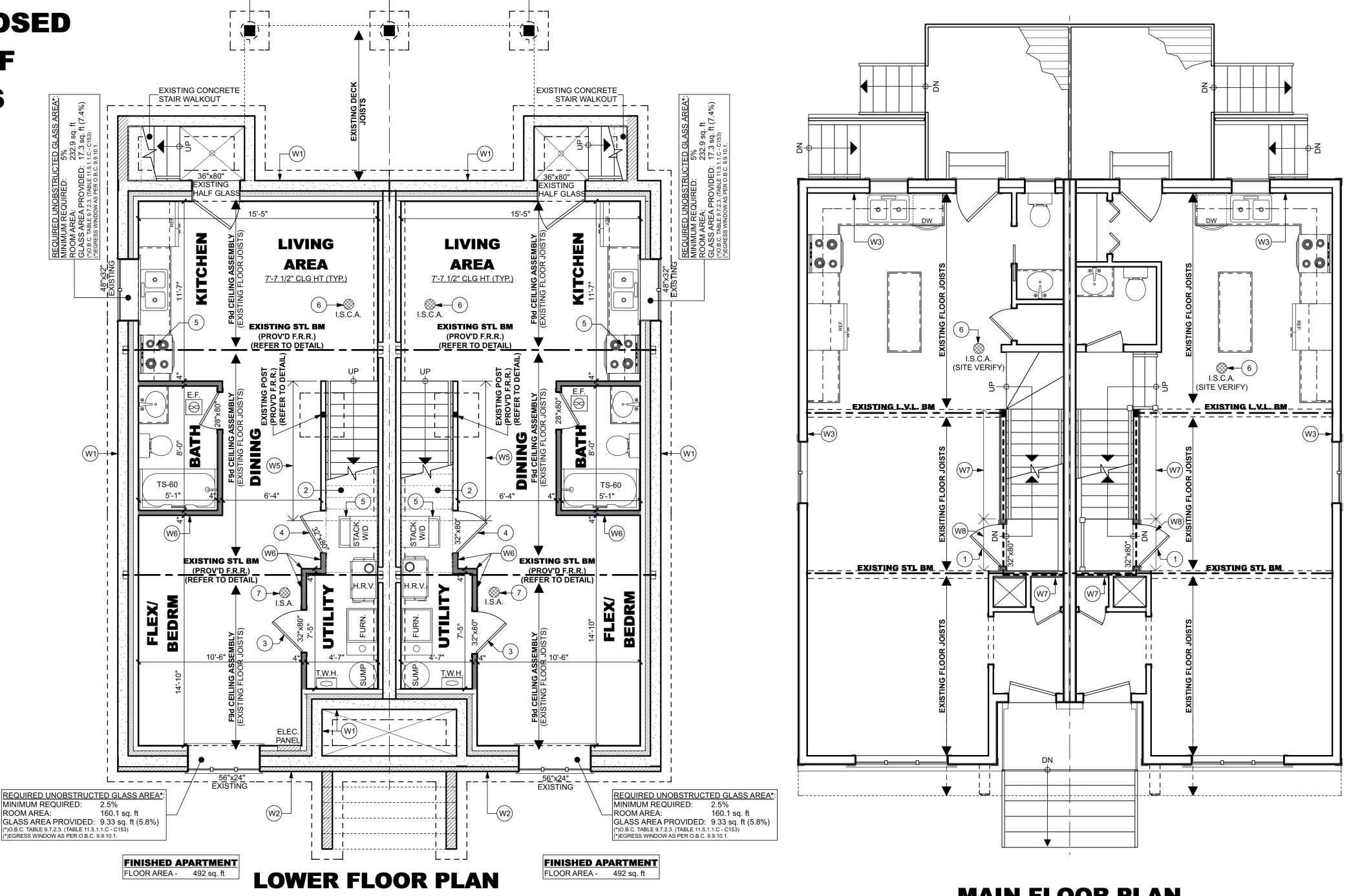
WALL SECTION @ NEW INTERIOR WALL

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



TYPICAL POST FIRE-RATING DETAIL

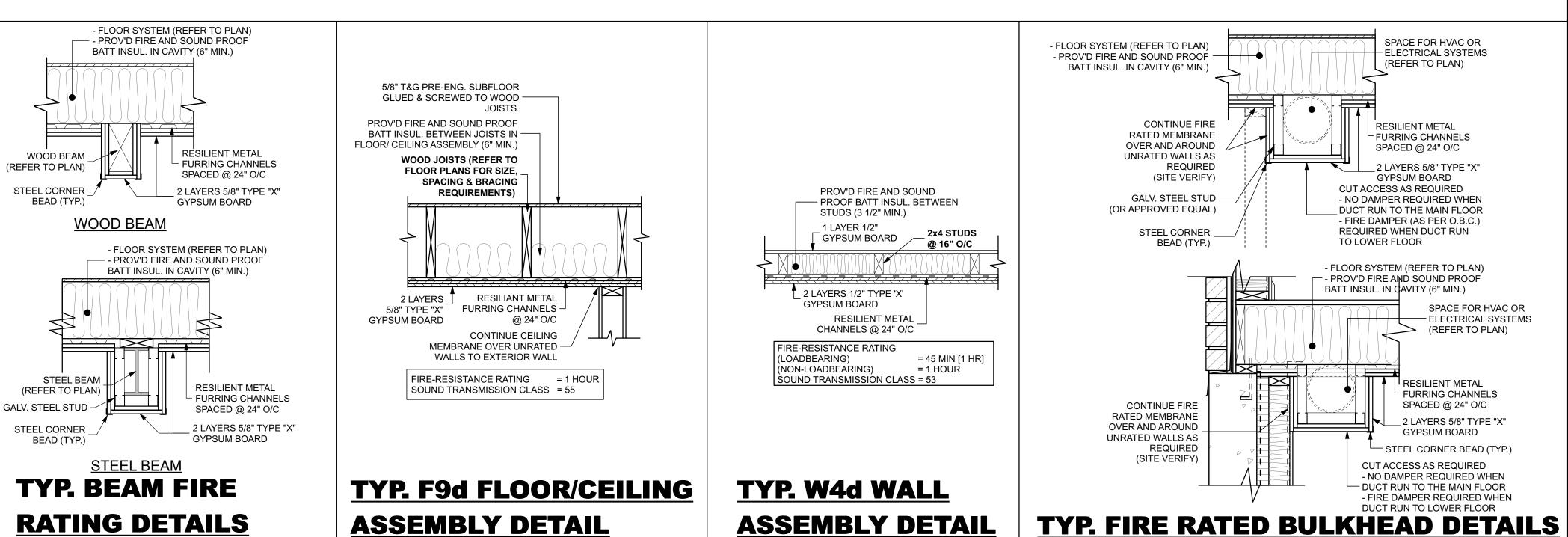
SCALE: 1" = 1'-0"



MAIN FLOOR PLAN

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

SCALE: 1" = 1'-0"



SCALE: 1" = 1'-0"

(7'-10" CONCRETE POUR)

SCALE: 1" = 1'-0"

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

SCALE: 1" = 1'-0"



CorriveauHomeDesign.com 4065 STANLEY AVENUE, UNIT 2 NIAGARA FALLS, ON | L2E 4Z2 | (905) 358-5535

Email: CorrCADD@Gmail.com

PROPOSED ADDITION/RENO **BASEMENT ADUS**

UNITS 1 & 2 8196 McLEOD ROAD NIAGARA FALLS, ONTARIO

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

- WHOLE IS STRICTLY FORBIDDEN WITHOUT WRITTEN CONSENT.
- 4 ALL ROOF ATTIC AREAS MUST HAVE ACCESS.
- 5 ALL STAIRS TO BE APPROVED BY WAY OF SHOP DRAWING
- 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

FLOOR PLANS WALL SECTIONS FIRE-RATING DETAILS

> GENRAL NOTES & SPECS TYPICAL NOTE SCHEDULE

LIST OF ABBREVIATIONS **GENERAL CONSTRUCTION NOTES**

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

CERTIFICATION:

is design, and has the qualifications and meets require nents set out in the Ontario Building Code to be a design QUALIFICATION INFORMATION CORRIVEAU CADD LTD. 127870

ANDRE MIKE LACOURSIERE **CORRIVEAU**

2024-02-20

AS SHOWN

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

OF 2

A1

2024-03

DIVISION 1 GENERAL REQUIREMENTS DIVISION 7 THERMAL AND

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE BUILDING CODE. ONTARIO RECULATION 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 VERIEVALL 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 AD IACENT

WORK AS SET OUT BY REQUIREMENTS OF THE DRAWINGS. ENSURE THAT WORK NSTALLED IN ERROR IS RECTIFIED BEFORE CONSTRUCTION CONTINUES.

DIVISION 2 SITE WORK

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

EXCAVATE FOR FOLINDATIONS 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

THE BOTTOM OF EVERY EXTERIOR FOUNDATION WALL TO BE DRAINED BY DRAINAGE ILE OR PIPE LAID AROUND THE OUTSIDE EDGE OF THE FOOTING THE TOP AND SIDES OF THE DRAINAGE TILE TO BE COVERED WITH A CONTINUOUS 12" THICK LAYER OF CRUSHED STONE, FOUNDATION DRAINS TO DRAIN TO A SEWER, DRAINAGE DITCH OR ENVELOPE DRY WELL BY GRAVITY DRAINAGE OR BY PUMPING

AFTER THE CONSTRUCTION OF FOOTINGS PITS WALLS OR PIERS BACKFILL ALL EXCAVATIONS WITH EXISTING APPROVED GRANULAR MATERIALS TO WITHIN 5" OF 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 LINREINFORCED 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 BETWÉEN STEPS. VERTICAL STEPS TO BE 2'-0" MAXIMUM (SEE 9.15.3.8 O.B.C.) OTHER FOOTINGS SHALL BE 6" THICK MIN. AND MINIMUM 6" PROJECTION BEYOND FACE OF FOUNDATION WALL UNLESS OTHERWISE NOTED ON THE DRAWINGS. FOOTINGS TO ADEQUATELY SUPPORT ALL SUPERIMPOSED LOADS WITH A MINIMUM BEARING CAPACITY OF 2500 PSF. FOUNDATIONS WALLS TO EXTEND UP MINIMUM 6" ABOVE FINISHED GRADE, REDUCED FOUNDATION WALLS TO ALLOW BRICK FACING AND MAINTAIN LATERAL SUPPORT TIE MASONRY TO MINIMUM 4" WIDE X MAXIMUM 8" HIGH CONCRETE UPSTAND WITH DOVE TAIL MASONRY ANCHORS AT 8' 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 MII 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 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

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" 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 STEE 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 3 1/2" BEARING AND STEEL ANGLE LINTELS REQUIRE MINIMUM 6" BEARING. PROVIDE 7 1/2" SOLID MASONRY UNDER BEAMS OR

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 UNI ESS OTHERWISE NOTED, ALL LOAD BEARING WOOD STUD PARTITIONS TO HAVE A DOUBLE TOP PLATE. STUD WALLS WITHOUT SHEATHING ON BOTH SIDES TO HAVE MID-GIRTS. PROVIDE DOUBLE STUDS AROUND OPENINGS AND TRIPLE STUDS IN CORNERS OF LOAD BEARING STUD PARTITIONS.

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

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

STUD WALLS AT BASEMENT PERIMETER TO BE 2x4 AT 16" OC.

STAGGERED MINIMUM 4" AT PARTY WALL

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

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 C. WHERE CLEAR SPAN OF FLOOR JOIST IS WITHIN 18" OF MAXIMUM SPAN PERMITTED PROVIDE BRIDGING AT 4'-0" OC

YPICAL FLOOR CONSTRUCTION TO CONSIST OF FINISHED FLOORING ON 5/8" TONGUE AND GROOVE SHEATHING ON WOOD FLOOR JOISTS AS INDICATED ON PRAWINGS. 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 IND STRESSES COMPLY WITH AND ARE IN ACCORDANCE WITH THE LOCAL CONDITIONS AND REQUIREMENTS. TRUSS MANUFACTURER TO NOTIFY CONSULTANTS PRODUCTS OF COMBUSTION DETECTORS TO BE A SINGLE STATION ALARM TYPE SUCH AS 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

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. PROVIDE MAXIMUM 4" SPACE BETWEEN VERTICAL PICKETS AND NO HORIZONTAL MEMBERS BETWEEN 4" OR 3'-0" ABOVE NOSING OR BALCONY LEVE

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" HICK 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

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) - CONCRETE FOUNDATION WALL (R20 ci)

PERIMETER INSULATION FOR FOUNDATION WALLS ENCLOSING HEATED AREAS SHALL BE CONTINUOUS R20 BLANKET INSULATION (OR APPROVED EQUAL) COMPLETE WITH INTEGRAL 6 MIL POLYETHYLENE VAPOUR RETARDER

WALL AND CEILING INSULATION TO BE PROTECTED BY 6 MIL TYPE 1 VAPOUR RETARDANT INSTALLED IN SUCH A MANNER THAT ALL JOINTS OCCUR OVER WOOD FRAMING MEMBERS AND ARE LAPPED MINIMUM 4". ALL PERFORATIONS THROUGH THE VAPOUR RETARDANT CAUSED BY THE INSTALLATION OF ELECTRICAL OR MECHANICAL ITEMS TO BE TIGHTLY SEALED USING CAULKING, TAPE OR OTHER APPROVED METHODS OF SEALING IN ORDER TO MAINTAIN THE INTEGRITY AND CONTINUITY OF THE VAPOUR RETARDANT IN THE BUILDING

EXPOSED FLASHING TO BE 0.013" GALVANIZED STEEL, 0.014" COPPER, 0.018" ZINC OR 0.019" ALUMINUM. CONCEALED FLASHING TO BE F-20 BY LEXSUCO CANADA LTD. OR TYPE 'S' ROLL ROOFING. FLASHING TO BE INSTALLED AT THE FOLLOWING LOCATIONS: - AT EVERY HORIZONTAL JUNCTION BETWEEN DIFFERENT EXTERIOR FINISHES EXCEPT 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

TOP LAYER 90 LB.. MINIMUM 36" WIDE 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 ELASHED 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 FAVE TO BE FINISHED WITH PRE FINISHED ALUMINUM FAVES TROUGH, FASCIA AND VENTED SOFFIT. PROVIDE ONE PRE FINISHED ALUMINUM DOWN SPOUT FOR EACH 30' RUN OF EAVES TROUGH OR PART THEREOF AROUND THE PERIMETER OF THE BUILDING. 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"

ALL PENETRATIONS AND JOINTS BETWEEN HEATED AND UNHEATED SPACES SHALL 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 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 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 DOOF

PROVIDE ACCESS HATCHES TO CRAWL SPACES OR ATTICS WITH ROOF SPACES MORE THAN ALL STEEL COLUMNS, STEEL BEAMS AND STEEL ANGLE LINTELS TO BE SHOP PRIMED 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 MINIMUM 45 DECIBELS. FLAME SPREAD RATING OR INTERIOR FINISHES TO BE 150 MAXIMUM OR 200 MAXIMUM WHEN P.O.C. DETECTORS ARE INSTALLED.

FINISHED FLOORING IN BATHROOMS, LAUNDRY ROOMS, ENTRANCES, GENERAL STORAGE AREAS AND KITCHENS TO BE RESILIENT TYPE PROVIDING WATER RESISTANCE. REFER TO

CONTRACTOR'S SCHEDULE. ALL EXTERIOR MOLDINGS, TRIMS, PEDIMENTS, PILASTERS, ETC. TO BE AS SUPPLIED BY

DIVISION 10 SPECIALTIES

CHIMNEYS TO EXTEND THROUGH UNIT IN FURRED SPACES AND UP THROUGH ROOF CONSTRUCTION A MINIMUM OF 3'-0" ABOVE POINT OF CONTACT WITH ROOF BUT NOT LESS

THAN 2'-0" ABOVE ROOF SURFACE WITHIN A HORIZONTAL DISTANCE OF 10'-0".

PENINSULA ARCHITECTURAL DETAILS INC. OR APPROVED EQUAL

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. ET UNOBSTRUCTED NATURAL VENTIL ATED 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

OR SLEEPING AREAS WHEN INTERVENING DOORS ARE CLOSED

- AN ELECTRICAL BOX IN THE PARKING SPACE

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 FOUIPMENT (LE ELECTRICAL SERVICE PANELS) TO BE INSTALLED IN SUCH A MANNER A TO MAINTAIN THE INTEGRITY OF THE DEMISING WALL FIRE

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

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 - A CONDUIT FROM THE PANEL TO THE PARKING SPACE

WALL SCHEDULE

EXISTING FOUNDATION WALL: 8" THICK - 8" POURED CONCRETE (20 MPa) FOUNDATION WALL - 4" BLANKET INSULATION 2x4 STUDS @ 16" O/C NEW 1/2" DRYWALL ON INSIDE OF STUDS

EXISTING 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

EXISTING EXTERIOR WALL (SIDING)

EXISTING EXTERIOR WALL (SIDING W/ 2x4 STRAPPING) - WALLS TO REMAIN

(W5) EXISTING INTERIOR PARTITION: 4" OR 6" THICK

NEW INTERIOR PARTITION: 4" OR 6" THICK

2x4 OR 2x6 STUDS @ 16" O/C W/ 1/2" DRYWALL BOARD B/S (PROV'D DOUBLE STUDS @ OPENINGS AND TRIPLE STUDS AT CORNERS) EXISTING INTERIOR WALL WITH NEW FIRE RATED FINISH

1 HOUR F.R.R. (45 min. F.R.R. REQUIRED) - 53 S.T.C. (~W4d - O.B.C. SB-3) EXISTING INTERIOR DRYWALL AND STUDS TO REMAIN REMOVE DRYWALL ON ONE SIDE - FILL STUD CAVITY WITH MIN. 3 1/2" FIRE AND SOUND PROOF INSULATION - INSTALL RESILIENT METAL CHANNELS @ 24" O/C INSTALL 2 LAYERS OF 1/2" TYPE 'C' DRYWALL

> PROPOSED INTERIOR WALL WITH FIRE RATED FINISH 1 HOUR F.R.R. (45 min. F.R.R. REQUIRED) - 53 S.T.C. (~W4d - O.B.C. SB-3) 1/2" DRYWALL ON STAIRWELL SIDE (MATCH EXISTING) 2x4 STUDS @ 16" O/C (CONTINUE EXISTING WALL) - FILL STUD CAVITY WITH MIN. 3 1/2" FIRE AND SOUND PROOF INSULATION RESILIENT METAL CHANNELS @ 24" O/C

- 2 LAYERS OF 1/2" TYPE 'C' DRYWALL ON DINING ROOM SIDE

MINIMUM 45 MIN. FIRE RESISTANCE RATING

NOTE SCHEDULE

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

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

- PROV'D NEW DOOR INTO UTILITY ROOM

- PROV'D NEW DOOR - CUT DOOR IF NECESSARY (SITE VERIFY)

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

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

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

PENETRATION OF FIRE SEPARATIONS:

PIPING, TUBING, DUCTS, WIRING, CONDUIT, ELECTRICAL OUTLET BOXES AND OTHER SIMILAR SERVICE EQUIPMENT THAT PENETRATE A 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

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 LILNE

- 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

- REFER TO O.B.C. DIV. B, 9.10.9.6.(13) FOR FIRE DAMPER REQUIREMENTS WITHIN THE HVAC SYSTEM

- ROOF & GIRDER TRUSS LOCATION TO BE VERIFIED BY ROOF MANUFACTURER -PROVIDE ICE AND WATER SHIELD AT ALL FLAT ROOF, DORMER, VALLEY, ROOF CRICKET AND HIP ROOF CONNECTIONS

- PROVIDE 5" CONTINIOUS EAVESTROUGH TO DRAIN POSITIVELY TO RAIN WATER DOWNSPOUTS LOCATED AS PER O.B.C. REQUIREMENTS & LOCAL MUNICIPAL

DRAINAGE BYLAWS - WALLS, FLOORS AND CEILINGS THAT SEPARATE CONDITIONED SPACES FROM UNCONDITIONED SPACES SHALL BE CONSTRUCTED SO TO INCLUDE AN AIR BARRIER SYSTEM THAT SHALL PROVIDE A CONTINUOUS BARRIER TO AIR LEAKAGE - 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" - ALL PENETRATIONS AND JOINTS BETWEEN HEATED AND UNHEATED SPACES SHALL ADEQUATELY SEALED WITH CAULKING OR APPROVED EQUAL (INCLUDING BU NOT LIMITED TO: WHERE THE WALL PLATES MEET THE FLOORS OR TRUSSES, AT SILL PLATES, WHERE THE SLAB MEETS THE FOUNDATION WALL, AT WINDOWS & DOORS, ATTIC ACCESSES, VENTS, PLUMBING STACKS, ELECTRICAL SERVICES, TELEPOSTS, ETC.) (REFER TO O.B.C. DIV. B, 9.25) - ALL PENETRATIONS THROUGH SLAB (IE. WHERE THE SLAB MEETS THE FOUNDATION WALL, TELEPOSTS, PLUMBING DRAINS, ETC.) SHALL BE ADEQUATELY SEALED

- ALL STAIRS SHALL CONFORM TO ONTARIO BUILDING CODE SECTION DIV. B, 9.8. (RISE / RUN DIMENSIONS SECTION DIV. B, 9.8.2) (LANDINGS SECTION DIV. B, 9.8.6) (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 I-JOISTS SHALL HAVE ADEQUATE BLOCKING AT ALL SUPPORTS (LUMBER SUPLIER TO VERIFY)

- ALL EXTERIOR WOOD TO BE PRESSURE TREATED - SUBFLOOR TO BE GLUED & SCREWED TO FLOOR JOISTS (TYP.)

- PROVIDE ADEQUATE CAPPING AND WEATHER-PROOFING AROUND ALL EXTERIOR NON PRESSURE TREATED WOOD BEAMS - A DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED IN EACH DWELLING UNIT TO RECIEVE DRAIN WATER FROM ALL SHOWERS OR FROM AT LEAST TWO SHOWERS WHERE THERE ARE TWO OR MORE SHOWERS IN THE DWELLING UNIT (REFER TO O.B.C. SB-12, 3.1.1.12)

GENERAL DEMOLITION NOTES REMOVE ALL EXISTING ELECTRICAL AND PLUMBING

FIXTURES IN THE PORTION TO BE DEMOLISHED UNLESS NOTED OTHERWISE OR AS INSTRUCTED BY OWNER (STORE PLUMBING FIXTURES FOR REUSE) . REMOVE ALL EXISTING WINDOWS AND DOORS IN AREA TO BE DEMOLISHED AND STORE FOR POSSIBLE REUSE

B. REMOVE ALL EXISTING FLOOR AND WALL FINISHES AND STORE ON SITE FOR REUSE (e.g., PATCHING EXISTING 1. REMOVE ALL LATH AND PLASTER IN THE DEMOLITION AREAS, AND PREPARE SURFACES FOR NEW DRYWALL

BEING DEMOLISHED AND STORE ON SITE FOR REUSE ON NEW ADDITION 6. PROVIDE ADEQUATE SUPPORT FOR EXISTING FLOOR/ CEILING JOISTS DURING REMOVAL OF EXISTING WALLS OR BEAMS.

5. REMOVE EXTERIOR SIDING/STONE FROM THE PORTION

STAIR CONSTRUCTION NOTES: STAIRS (AS PER O.B.C. 9.8.4.): - RISE: MIN. 4 7/8" (125mm), MAX. 7 7/8" (200mm)

HANDRAILS (AS PER O.B.C. 9.8.7.): HEIGHT: MIN. 34 1/16" (865mm), MAX. 38" (965mm) MAINTAIN A MINIMUM CLEARANCE OF 2" (50mm)

- RUN: MIN. 10" (255mm), MAX. 14" (355mm) STAIRS CONSTRUCTION AS PER O.B.C. 9.8.9.

GUARDS/RAILING (AS PER O.B.C. 9.8.8.): HEIGHT: MIN. 35 7/16" (900mm) OR 42 1/8" (1070mm) (*) OPENINGS: MAX. 4" (100mm) LOADS ON GUARDS AS PER O.B.C. TABLE 9.8.8.2

WOODEN STAIR STRINGERS (AS PER O.B.C. 9.8.9.4.): - EFFECTIVE DEPTH: MIN. 3 9/16" (90mm) OVERALL DEPTH: MIN. 9 1/4" (235mm) ACTUAL THICKNESS: MIN. 1 1/2" (38mm) SPACING: MAX. 35 7/16" (900mm)

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

GENERAL NOTE FOR ALL LEVELS

ALTERNATIVE C175)

REQUIRED ALARMS (*): I.S.A.: 110V INTERCONNECTED SMOKE ALARMS W/ REQ'D VISUAL SIGNALLING COMPONENT AS PER O.B.C. 9.10.19. NOTE: NEW SMOKE ALARMS MAY BE BATTERY OPERATED (COMPLIANCE

- I.S.C.A.: 110V INTERCONNECTED SMOKE & CARBON MONOXIDE ALARMS W/ REQ'D VISUAL SIGNALLING COMPONENT AS PER O.B.C. 9.10.19. & 9.33.4. <u>NOTE</u>: NEW CARBON MONOXIDE ALARMS MAY BE BATTERY OPERATED OR PLUGGED INTO AN ELECTRICAL 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

PRIOR TO CONSTRUCTION)

STRUCTURAL DETAILS SHOWN.

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

- IF EXISTING DUCTWORK IS ADEQUATELY SIZED FOR NEW DUCT RUNS TO TIE INTO OR IF NEW ARE REQUIRED

LOCATION SHALL BE DETERMINED (VERIFY DESIGN

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

LIST OF TYPICAL ABBREVIATIONS: ALUM. = ALUMINUM

BLKG = BLOCKING BSMNT = BASEMENT BTM = BOTTOM CANT'L = CANTILEVERED CATH. CLG = CATHEDRAL CEILING COL. = COLUMN CONT. = CONTINUOUS CONC. = CONCRETE

COV. = COVERED CLG HT = CEILING HEIGHT CLG TRANS. = CEILING TRANSITION DBL PLT = DOUBLE PLATE D.J. OR DBL JST = DOUBLE JOIST "DO" = DITTO EXH FAN OR E.F. = EXHAUST FAN FDN = FOUNDATION

FIN. FLR = FINISHED FLOOR FL = FLUSH FTG = FOOTING HSS = HOLLOW STRUCTURAL STEEL H.W.T. = HOT WATER TANK H.R.V. = HEAT RECOVERY VENTILATOR

INSUL. = INSULATION OR INSULATED

I.S.C.A. = INTERCONNECTED SMOKE & CARBON MONOXIDE ALARM .S.A. = INTERCONNECTED SMOKE ALARM L.V.L. = LAMINATED VENEER LUMBER MTL = METAL N.T.S. = NOT TO SCALE

O/C = ON CENTER P.E.B. = PRE-ENGINEERED BEAM P.E.H. = PRE-ENGINEERED HEADER PRE FIN. = PRE-FINISHED PROV'D = PROVIDE OR PROVIDED P.T. = PRESSURE TREATED

P.L.A. = POINT LOAD ABOVE

O.B.C. = ONTARIO BUILDING CODE

REINF. = REINFORCED REQ'D = REQUIREDRFTR = RAFTFR S.C.L. = STRUCTURAL COMPOSITE LUMBER

STL BM = STEEL BEAM SOG = SLAB ON GRADE SQ. FT = SQUARE FOOTAGE OR SQUARE FOOT TYP. = TYPICAL T.J. OR TRPL JST = TRIPLE JOIST

UNEX. = UNEXCAVATED UNFIN. = UNFINISHED V.B. = VAPOUR BARRIER W.W.M. = WELDED WIRE MESH

WOOD LINTEL SCHEDULE (O.B.C. 9.23.12.3)

MAXIMUM SPAN, m

| LINTEL | LINTEL SIZE | EXTERIOR WALLS | | | | | INTERIOR WALLS | |
|---|--|--|---|---|--|---|--|--|
| SUPPORTING | | 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 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' - 8" 10' - 5" 13' - 9" 17' - 6" 20' - 4" | 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" | |

NAILING FOR FRAMING

CONSTRUCTION DETAIL

MIN. LENGTH MINIMUM NUMBER OR

OF NAILS, in MAXIMUM SPACING OF NAILS

| CONSTRUCTION DETAIL | OF NAILS, IN | MAXIMUM SPACING OF NAILS |
|--|--------------|----------------------------|
| FLOOR JOISTS TO PLATE - TOE NAIL | 3 1/4" | 2 |
| WOOD OR METAL STRAPPING TO UNDERSIDE OF FLOOR JOISTS | 2 1/4" | 2 |
| CROSS BRIDGING TO JOISTS | 2 1/4" | 2 AT EACH END |
| DOUBLE HEADER OR TRIMMER JOISTS | 3" | 11 3/4" O/C |
| FLOOR JOIST TO STUD (BALLOON CONSTRUCTION) | 3" | 2 |
| LEDGER STRIP TO WOOD BEAM | 3 1/4" | 2 PER JOIST |
| JOIST TO JOIST SPLICE (SEE ALSO TABLE 9.23.13.8) | 3" | 2 AT EACH END |
| HEADER JOIST END NAILED TO JOISTS ALONG PERIMETER | 4" | 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) TOE NAIL OR END NAIL | 2 1/2" | 4 |
| DOUBLED STUDS AT OPENINGS, OR STUDS AT WALLS OR WALL INTERSECTIONS AND CORNERS | 3 1/4" | 2 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/C |
| INTERIOR WALLS TO FRAMING OR SUBFLOORING | 3 1/4" | 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 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 9.23.13.8 |
| 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 RAFTER | 3 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 |
| | | |

FASTENERS FOR SHEATHING AND SUBFLOORING

| | (O.B.C. 9.23.3.5) | | | | | | |
|---|---|---------------------------------|--------------------------------------|------------------|----------|---|--|
| | | MINIMUM | LENGTH F | OR FASTE | NERS, in | MINIMUM | |
| • | ELEMENT | COMMON OR SPIRAL NAILS | RING THREAD NAILS OR SCREWS | ROOFING NAILS | STAPLES | NUMBER OR MAXIMUM SPACING OF FASTENERS | |
| | BOARD LUMBER 7 1/4" OR LESS WIDE | 2" | 1 3/4" | N/A | 2" | 2 PER SUPPORT | |
| | BOARD LUMBER MORE THAN 7 1/4" WIDE | 2" | 1 3/4" | N/A | 2" | 2 PER SUPPORT | |
| | FIBREBOARD SHEATHING UP TO 1/2" THK | N/A | N/A | 1 3/4" | 1 1/8" | | |
| | GYPSUM SHEATHING UP TO 1/2" THICK | N/A | N/A | 1 3/4" | N/A | 5 7/8" O/C | |
| | PLYWOOD, OSB OR WAFERBOARD UP TO 3/8" THICK | 2" | 1 3/4" | N/A | 1 1/2" | ALONG EDGES AND 11 3/4" O/C ALONG | |
| | PLYWOOD, OSB OR WAFERBOARD FROM 3/8" TO 13/16" THICK | 2" | 1 3/4" | N/A | 2" | INTERMEDIATE SUPPORTS | |
| | 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 9.20.5.2.B) | | | | | | |
|----------------------------|-----------------------|-----------------------|------------------|--|--|--|
| MIN. ANGLE SIZE | MAX. ALLOWABLE SPAN | | | | | |
| (L.L.V.) | FOR BRICK (2 3/4") | FOR BRICK (3 1/2") | FOR STONE | | | |
| L-3 1/2" x 3 1/2" x 1/4" | 8'-6" OR LESS | 8'-1" OR LESS | 7'-9" OR LESS | | | |
| L- 4" x 3 1/2" x 1/4" | 9'-2" | 8'-9" | 8'-2" | | | |
| L- 4 7/8" x 3 1/2" x 5/16" | 11'-5" | 10'-10" | 10'-1" | | | |
| 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 3/8" | 13'-4" | 12'-7" | 11'-8" | | | |
| L- 5 7/8" x 3 1/2" x 1/2" | 14'-2" | 13'-5" | 12'-5" | | | |
| L- 5 7/8" x 4" x 1/2" | 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 13 1/2" 16'-0" 15'-1" 14'-0"

STEEL LINTEL SCHEDULE FOR STEEL BEAMS SUPPORTING MASONARY VENEER (O.B.C. 9.20.5.2 (C)) SECTION 2 3/4" BRICK 3 1/2" BRICK 4" STONE W 6 x 15 13'-11" 13'-5" 12'-11" 15'-4" 14'-10" 14'-2"

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

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"

CORRIVEAU

CorriveauHomeDesign.com 4065 STANLEY AVENUE, UNIT 2

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

Email: CorrCADD@Gmail.com

PROPOSED ADDITION/RENO

BASEMENT ADUS

UNITS 1 & 2 8196 McLEOD ROAD NIAGARA FALLS, ONTARIO

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 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

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.

MANUFACTURING BY WAY OF SHOP DRAWING BYTHE SUPPLIER.

DRAWING LIST

FLOOR PLANS WALL SECTIONS

> GENRAL NOTES & SPECS TYPICAL NOTE SCHEDULE LIST OF ABBREVIATIONS

FIRE-RATING DETAILS

NO. DATE: REVISION: ISSUED FEB 16/24

GENERAL CONSTRUCTION NOTES

CERTIFICATION:

e undersigned has reviewed and takes responsibility ! s design, and has the qualifications and meets require ments set out in the Ontario Building Code to be a design QUALIFICATION INFORMATION equired unless design is exempt under 2.17.5.1 of the building co MIKE CORRIVEAU//felle Corrivering REGISTRATION INFORMATION Required unless design is exempt under 2.17.4.1 of the building of CORRIVEAU CADD LTD. 127870

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

SCALE:

2024-02-20

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

AS SHOWN

SHEET No.

2024-03