

NOTE:
OWNER/CONTRACTOR TO VERIFY ALL
DIMENSIONS AND SPECS PRIOR TO
AND DURING CONSTRUCTION

FRONT ELEVATION

PERSPECTIVE DRAWINGS ARE FOR
3D & ROOF VISUALIZATION ONLY.
SEE ELEVATIONS FOR ACCURATE
REPRESENTATION OF TRIM &
ARCHITECTURAL DETAILS

The undersigned has reviewed and takes 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 exempt under 2.17.5.1 of the building code

MIKE CORRIVEAU *Mike Corriveau*
NAME SIGNATURE BCIN 22695

CORRIVEAU CADD 29892
FIRM NAME BCIN



CORRIVEAU CADD

4065 STANLEY AVE
NIAGARA FALLS, ONTARIO
TEL: (905) 358-5535

NIAGARA PINES DEVELOPMENTS

TEL: (905) 933-3555

LOCATION:
PART 2 (68) FOUR MILE CREEK RD
ST. DAVIDS, ONTARIO

TITLE: **FRONT ELEVATION
3D PERSPECTIVE**

PROPOSED TWO STOREY

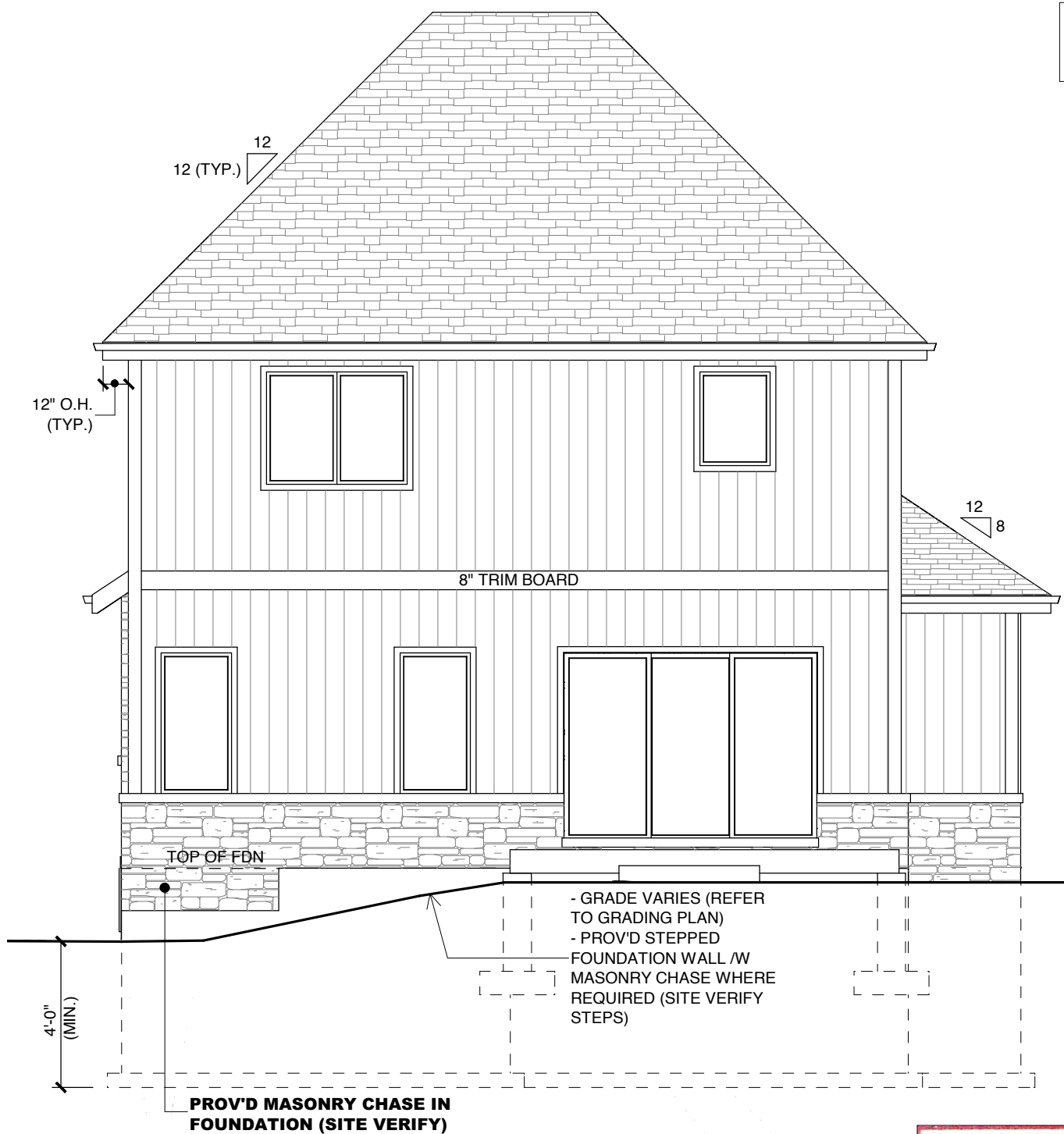
SCALE: 3/16" = 1'-0"

DATE: APR. 2015

DRN BY: J.B.
CH. BY: M.C.

JOB: 2015-36 SHEET: **A1**

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REAR ELEVATION

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MIKE CORRIVEAU *Mike Corriveau* 29895
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under 2.17.4.1 of the building code

CORRIVEAU CADD 29892
FIRM NAME BCIN



CORRIVEAU
CADD

4065 STANLEY AVE
NIAGARA FALLS, ONTARIO
TEL: (905) 358-5535

NIAGARA PINES
DEVELOPMENTS

TEL: (905) 933-3555

LOCATION:
PART 2 (68) FOUR MILE CREEK RD
ST. DAVIDS, ONTARIO

TITLE: **REAR ELEVATION**
3D PERSPECTIVE

PROPOSED TWO STOREY

SCALE: 3/16" = 1'-0"

DATE: APR. 2015

DRN BY: J.B.
CH. BY: M.C.

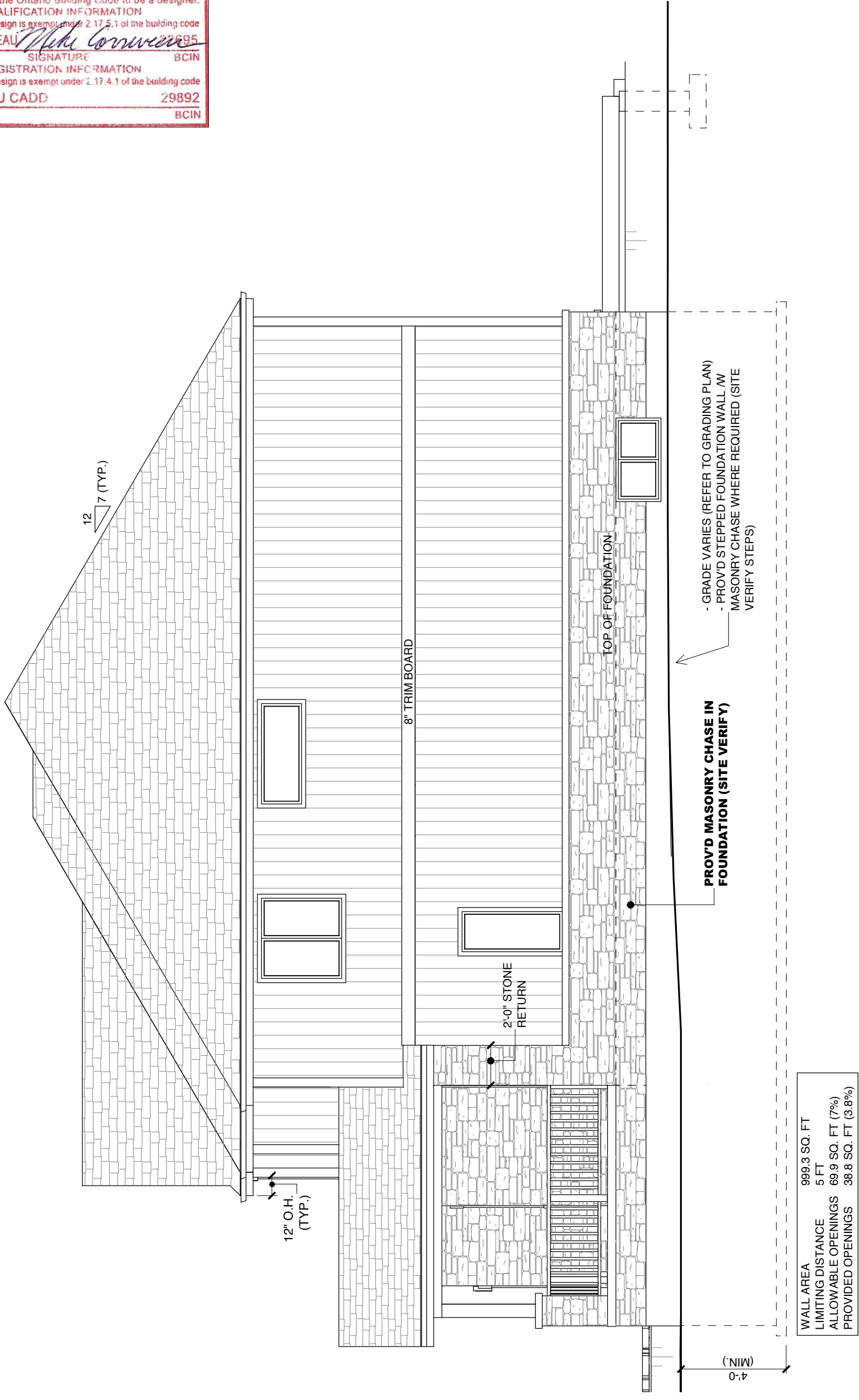
JOB: 2015-36 SHEET: A2

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QUALIFICATION INFORMATION
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MIKE CORRIVEAU *Mike Corriveau* 29892
 NAME SIGNATURE BCIN

CORRIVEAU CADD 29892
 FIRM NAME BCIN



NOTE:
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- GRADE VARIES (REFER TO GRADING PLAN)
 - PROV'D STEPPED FOUNDATION WALL /W MASONRY CHASE WHERE REQUIRED (SITE VERIFY STEPS)

PROV'D MASONRY CHASE IN FOUNDATION (SITE VERIFY)

WALL AREA	999.3 SQ. FT
LIMITING DISTANCE	5 FT
ALLOWABLE OPENINGS	69.9 SQ. FT (7%)
PROVIDED OPENINGS	38.8 SQ. FT (3.8%)

CORRIVEAU CADD
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NIAGARA PINES DEVELOPMENTS
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 LOCATION:
 PART 2 (68) FOUR MILE CREEK RD
 ST. DAVIDS, ONTARIO

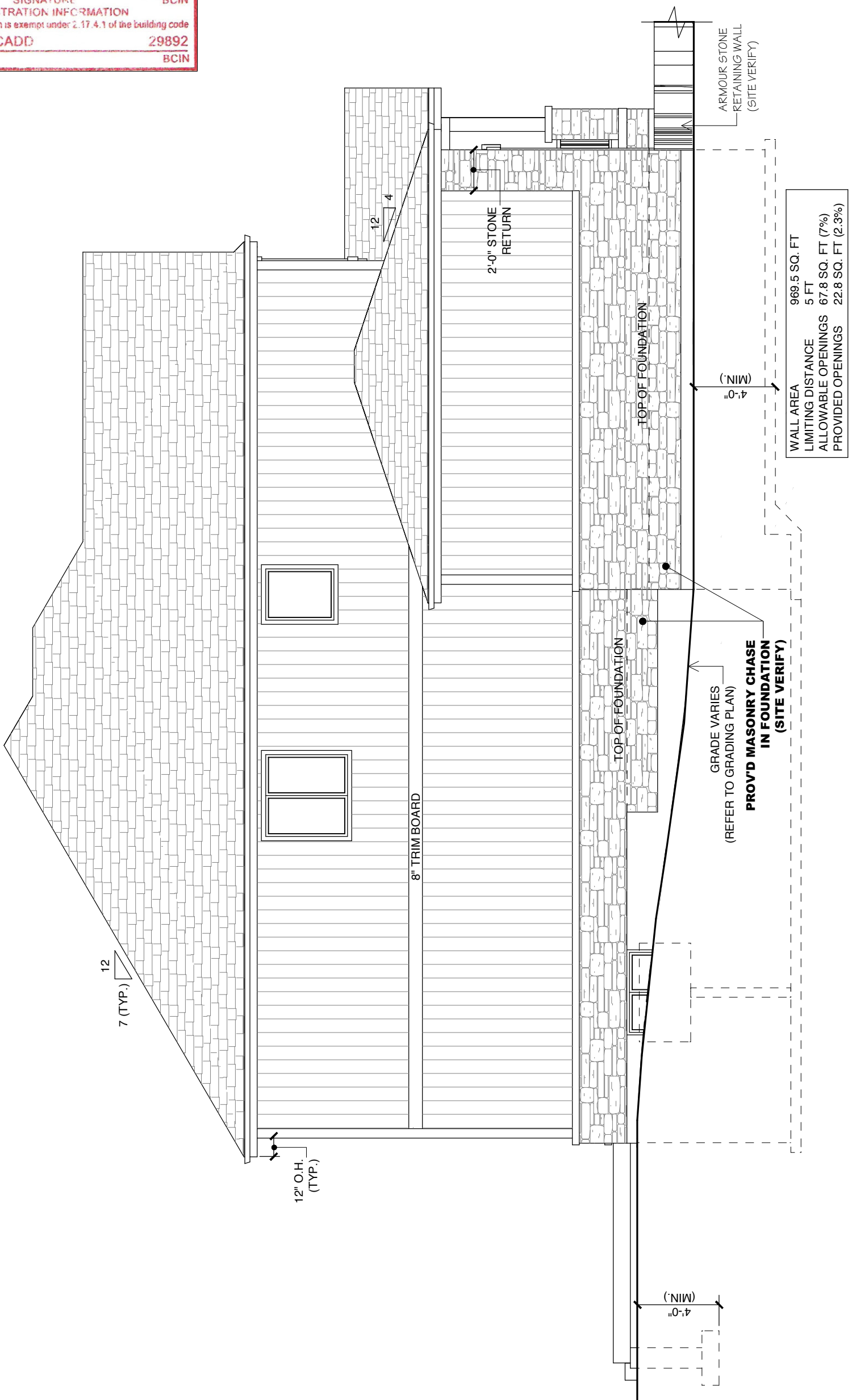
TITLE: **RIGHT ELEVATION**
PROPOSED TWO STOREY

SCALE: 3/16" = 1'-0"
 DATE: APR. 2015
 JOB: 2015-36
 DRN BY: J.B.
 CH. BY: M.C.
 SHEET: **A3**

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QUALIFICATION INFORMATION
 Required unless design is exempt under 2.17.5.1 of the building code
MIKE CORRIVEAU *Mike Corriveau* 29892
 NAME SIGNATURE BCIN

REGISTRATION INFORMATION
 Required unless design is exempt under 2.17.4.1 of the building code
CORRIVEAU CADD 29892
 FIRM NAME BCIN



NOTE:
 OWNER/CONTRACTOR TO VERIFY ALL DIMENSIONS AND SPECS PRIOR TO AND DURING CONSTRUCTION

CORRIVEAU CADD
 4065 STANLEY AVE
 NIAGARA FALLS, ONTARIO
 TEL: (905) 358-5535

NIAGARA PINES DEVELOPMENTS
 TEL: (905) 933-3555
 LOCATION:
 PART 2 (68) FOUR MILE CREEK RD
 ST. DAVIDS, ONTARIO

TITLE: **LEFT ELEVATION**
PROPOSED TWO STOREY

SCALE: 3/16" = 1'-0"
 DATE: APR. 2015
 JOB: 2015-36
 DRN BY: J.B.
 CH. BY: M.C.
 SHEET: **A4**

NOTE: OWNER/CONTRACTOR TO VERIFY ALL DIMENSIONS AND SPECS PRIOR TO AND DURING CONSTRUCTION

REFER TO SCHEDULES ON SHEET A10 FOR LINTEL SIZES (TYP.)

ALL PENETRATIONS THROUGH SLAB (EX. WHERE THE SLAB MEETS THE FDN WALL, TELEPOSTS, PLUMBING DRAINS, ETC.) SHALL BE SEALED

ELECTRICAL LAYOUT TO BE VERIFIED ON SITE BY OWNER/BUILDER & CONTRACTOR

ALL ABBREVIATIONS ARE LISTED IN THE TABLE ON SHEET A10

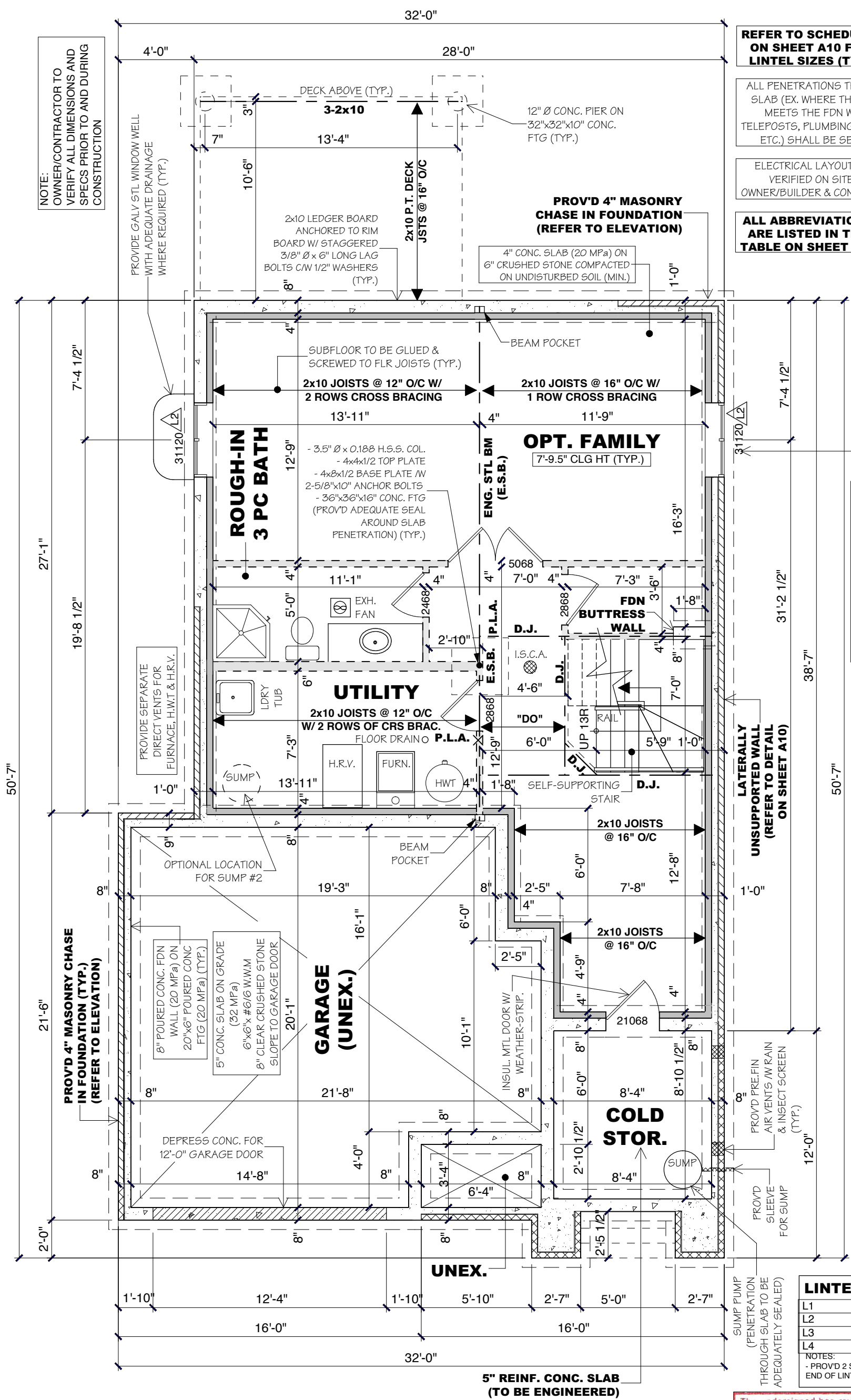
FOUNDATION WALLS TO BE ENGINEERED IF THE TOTAL LENGTH OF ALL OPENINGS EXCEED 25% OF THE TOTAL WALL LENGTH OR IF ANY OPENING EXCEEDS 47"

ALL BEAMS SUPPORTING NON-UNIFORM LOADS (POINT LOADS, BRICK LOADS, ETC.) TO BE VERIFIED BY A PROFESSIONAL ENGINEER OR APPROVED EQUAL (P.E.B. (L.V.L.) BY LUMBER SUPPLIER)

ALL WINDOW & DOOR SIZES IN FEET & INCHES
I.E. 3'11/20 = 3'-11" x 2'-0" & 3'6/20 = 3'-6" x 2'-0"

AROUND INTERIOR PERIMETER OF BASEMENT:
- 2x4 STRAPPING @ 16" O/C
- AIR BARRIER CONTINUOUS FROM TOP OF CEILING TO TOP OF BASEMENT SLAB (AS PER O.B.C. 9.25.3)
- R12 BATT INSULATION (OR APPROVED EQUAL)
- DAMPROOF INSIDE OF FDN WALL IF STRAPPING IS USED OR R12 BLANKET INSULATION

- 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. 9.25.3 & SB-12)



LINTEL SCHEDULE	
L1	2-2x8
L2	2-2x10
L3	2-2x12
L4	L.V.L. HDR

NOTES:
- PROVIDE 2 STUD BEARING AT EACH END OF LINTEL AS PER OBC 9.23.12.3

CORRIVEAU CADD
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NIAGARA FALLS, ONTARIO
TEL: (905) 358-5535

NIAGARA PINES DEVELOPMENTS
TEL: (905) 933-3555
LOCATION:
PART 2 (68) FOUR MILE CREEK RD
ST. DAVIDS, ONTARIO

TITLE: **LOWER FLOOR PLAN**
BUILDING FOOTPRINT- 1467 SQ. FT (36%)

PROPOSED TWO STOREY

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets requirements set out in the Ontario Building Code to be a designer.

DATE: 3/16/15
SIGNATURE: [Signature]
DRN BY: J.B.
REGISTRATION NO.: 22695
FIRM NAME: CORRIVEAU CADD
JOB: 2015-36
SHEET: A5

NOTE:
OWNER/CONTRACTOR TO VERIFY ALL
DIMENSIONS AND SPECS PRIOR TO
AND DURING CONSTRUCTION

ELECTRICAL LAYOUT TO
BE VERIFIED ON SITE BY
OWNER/BUILDER &
CONTRACTOR

STEP (SITE
VERIFY)

REFER TO SCHEDULES
ON SHEET A10 FOR
LINTEL SIZES (TYP.)

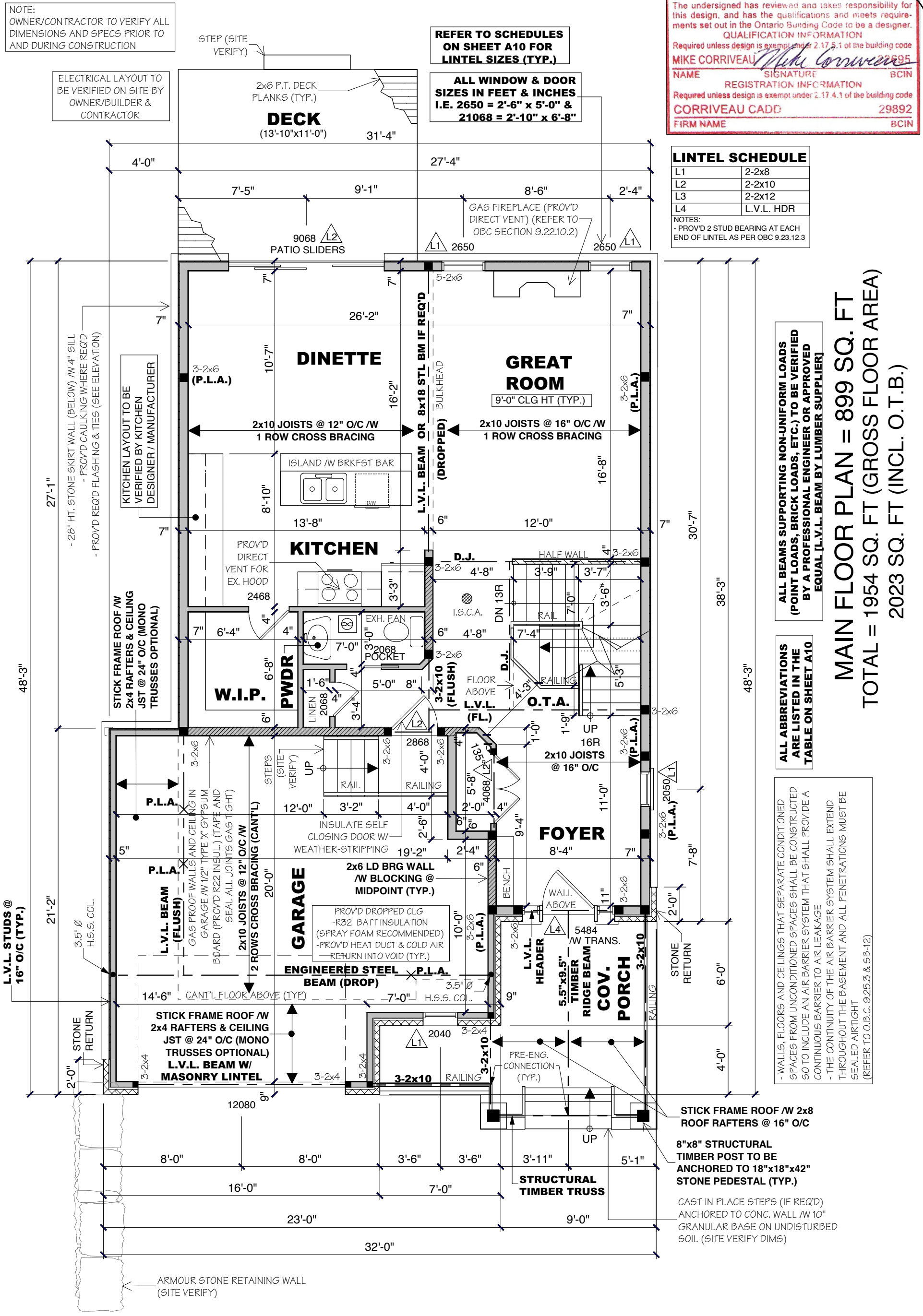
ALL WINDOW & DOOR
SIZES IN FEET & INCHES
I.E. 2650 = 2'-6" x 5'-0" &
21068 = 2'-10" x 6'-8"

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this design, and has the qualifications and meets require-
ments set out in the Ontario Building Code to be a designer.
QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.5.1 of the building code
MIKE CORRIVEAU *Mike Corriveau* 22695
NAME SIGNATURE BCIN
REGISTRATION INFORMATION
Required unless design is exempt under 2.17.4.1 of the building code
CORRIVEAU CADD 29892
FIRM NAME BCIN

LINTEL SCHEDULE

L1	2-2x8
L2	2-2x10
L3	2-2x12
L4	L.V.L. HDR

NOTES:
- PROV'D 2 STUD BEARING AT EACH
END OF LINTEL AS PER OBC 9.23.12.3



ALL BEAMS SUPPORTING NON-UNIFORM LOADS
(POINT LOADS, BRICK LOADS, ETC.) TO BE VERIFIED
BY A PROFESSIONAL ENGINEER OR APPROVED
EQUAL [L.V.L. BEAM BY LUMBER SUPPLIER]

ALL ABBREVIATIONS
ARE LISTED IN THE
TABLE ON SHEET A10

- 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. 9.25.3 & 9.25.12)

MAIN FLOOR PLAN = 899 SQ. FT
TOTAL = 1954 SQ. FT (GROSS FLOOR AREA)
2023 SQ. FT (INCL. O.T.B.)

STICK FRAME ROOF /W 2x8
ROOF RAFTERS @ 16" O/C

8"x8" STRUCTURAL
TIMBER POST TO BE
ANCHORED TO 18"x18"x42"
STONE PEDESTAL (TYP.)

CAST IN PLACE STEPS (IF REQ'D)
ANCHORED TO CONC. WALL /W 10"
GRANULAR BASE ON UNDISTURBED
SOIL (SITE VERIFY DIMS)

**CORRIVEAU
CADD**
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**NIAGARA PINES
DEVELOPMENTS**
TEL: (905) 933-3555
LOCATION:
PART 2 (68) FOUR MILE CREEK RD
ST. DAVIDS, ONTARIO

TITLE:
MAIN FLOOR PLAN
PROPOSED TWO STOREY

SCALE: 3/16" = 1'-0"
DATE: APR. 2015
JOB: 2015-36
DRN BY: J.B.
CH. BY: M.C.
SHEET: A6

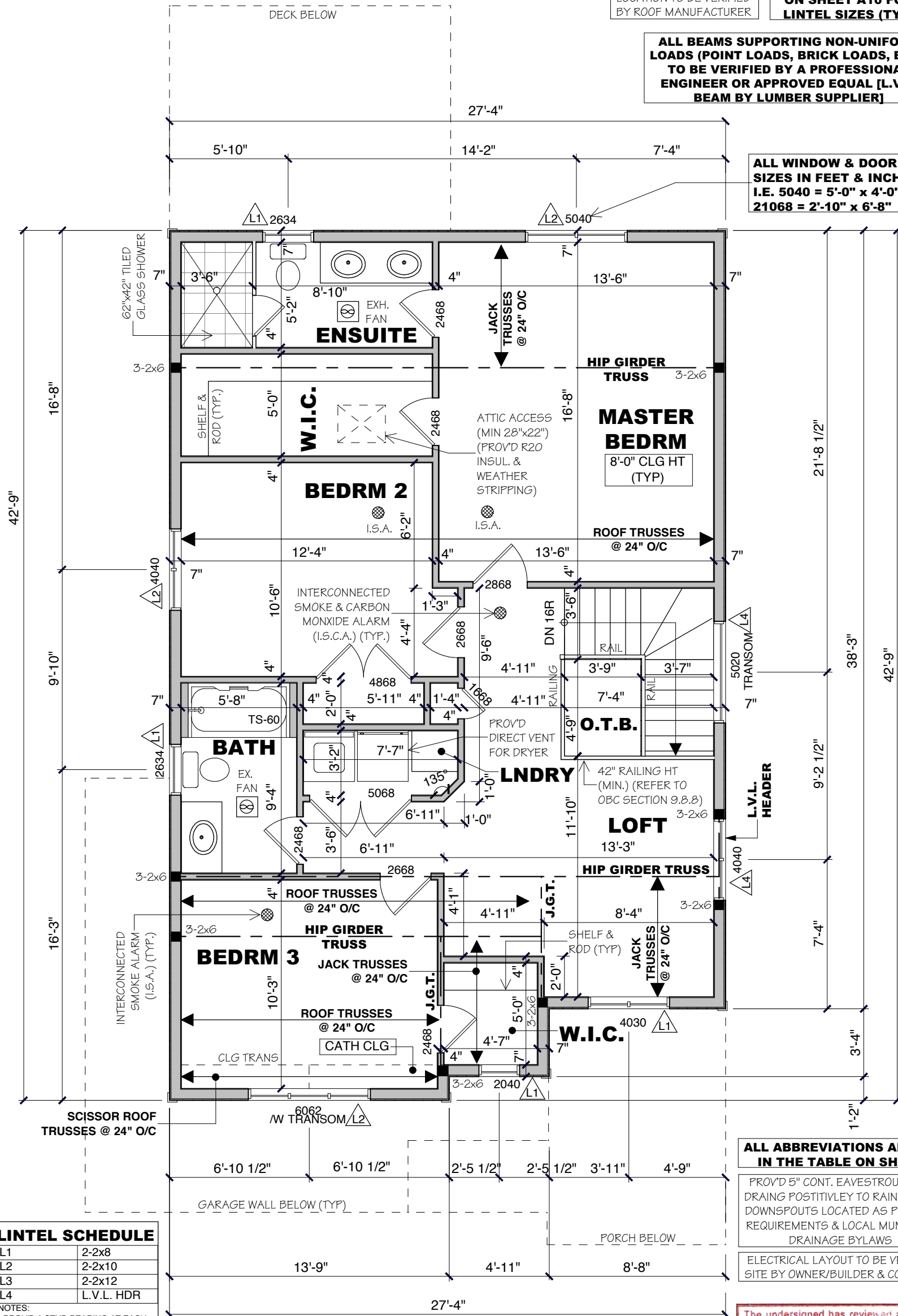
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ROOF & GIRDER TRUSS
LOCATION TO BE VERIFIED
BY ROOF MANUFACTURER

REFER TO SCHEDULES
ON SHEET A10 FOR
LINTEL SIZES (TYP.)

ALL BEAMS SUPPORTING NON-UNIFORM
LOADS (POINT LOADS, BRICK LOADS, ETC.)
TO BE VERIFIED BY A PROFESSIONAL
ENGINEER OR APPROVED EQUAL [L.V.L.
BEAM BY LUMBER SUPPLIER]

ALL WINDOW & DOOR
SIZES IN FEET & INCHES
I.E. 5040 = 5'-0" x 4'-0" &
21068 = 2'-10" x 6'-8"



LINTEL SCHEDULE	
L1	2-2x8
L2	2-2x10
L3	2-2x12
L4	L.V.L. HDR

NOTES:
- PROVIDE 2 STUD BEARING AT EACH
END OF LINTEL AS PER OBC 9.23.12.3

ALL ABBREVIATIONS ARE LISTED
IN THE TABLE ON SHEET A10

PROVIDE 5" CONT. EAVESTROUGH TO
DRAIN POSITIVELY TO RAIN WATER
DOWNSPOUTS LOCATED AS PER OBC
REQUIREMENTS & LOCAL MUNICIPAL
DRAINAGE BYLAWS

ELECTRICAL LAYOUT TO BE VERIFIED ON
SITE BY OWNER/BUILDER & CONTRACTOR

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QUALIFICATION INFORMATION
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MIKE CORRIVEAU *Mike Corriveau* 22695
NAME SIGNATURE BCIN
REGISTRATION INFORMATION
Required unless design is exempt under 2.17.4.1 of the building code
CORRIVEAU CADD 29892
FIRM NAME BCIN

UPPER FLOOR PLAN - 1055 SQ. FT
(ADD 69 SQ. FT FOR O.T.B.)

**CORRIVEAU
CADD**
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NIAGARA PINES
DEVELOPMENTS
TEL: (905) 933-3555
LOCATION:
PART 2 (68) FOUR MILE CREEK RD
ST. DAVIDS, ONTARIO

TITLE:
UPPER FLOOR PLAN
PROPOSED TWO STOREY

SCALE:
3/16" = 1'-0"

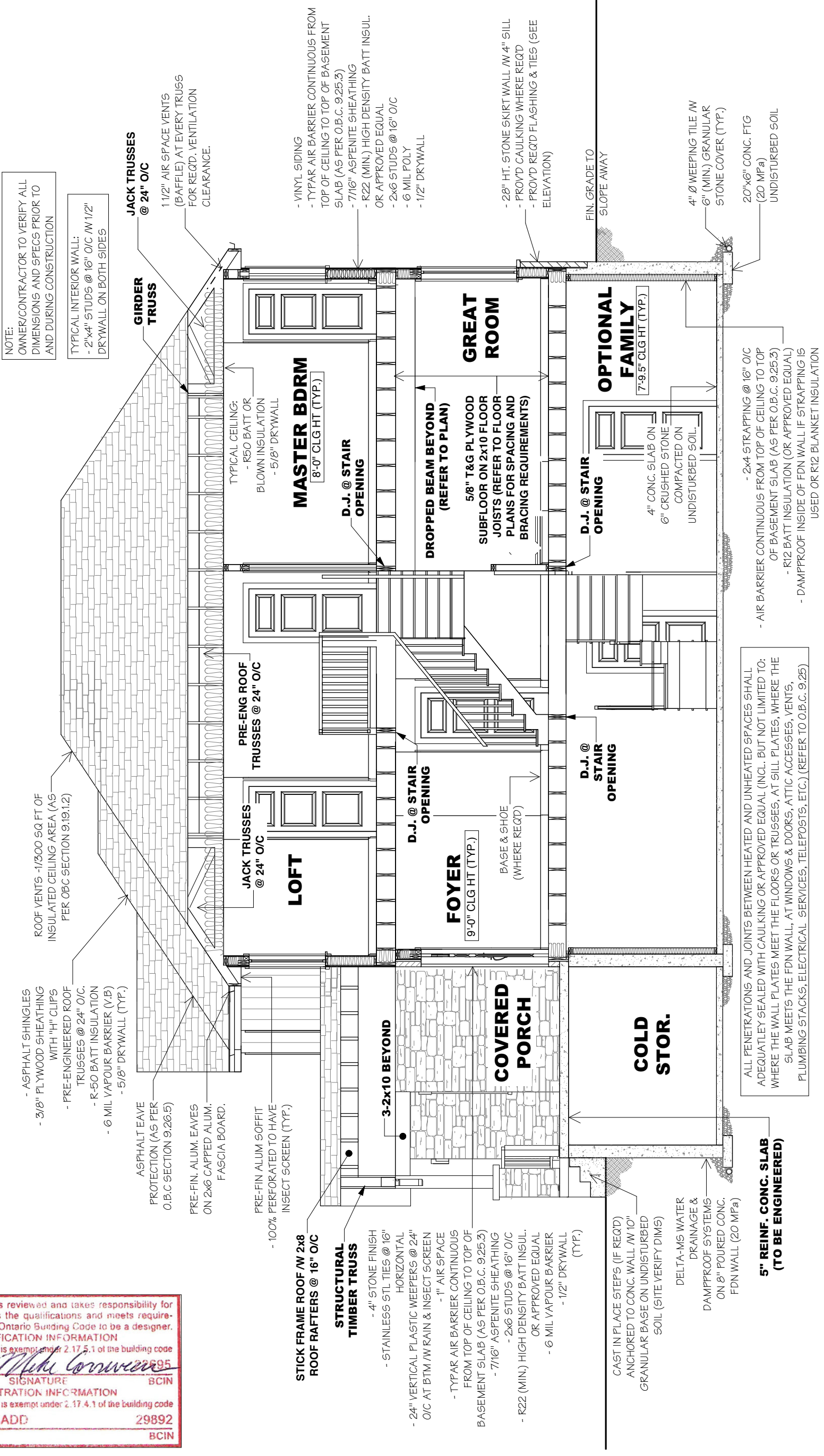
DATE: APR. 2015 DRN BY: J.B.

CH. BY: M.C.

JOB: 2015-36 SHEET: A7

NOTE:
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TYPICAL INTERIOR WALL:
- 2"x4" STUDS @ 16" O/C /W 1/2"
DRYWALL ON BOTH SIDES



TYPICAL CROSS SECTION

(INTERIOR LAYOUT MAY VARY)

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MIKE CORRIVEAU *Mike Corriveau* 29892
NAME SIGNATURE BCIN

CORRIVEAU CADD 29892
FIRM NAME BCIN

CORRIVEAU CADD

4065 STANLEY AVE
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NIAGARA PINES DEVELOPMENTS

TEL: (905) 933-3555

LOCATION:
PART 2 (68) FOUR MILE CREEK RD
ST. DAVIDS, ONTARIO

TITLE:
TYP. CROSS SECTION

PROPOSED TWO STOREY

SCALE:
3/16" = 1'-0"

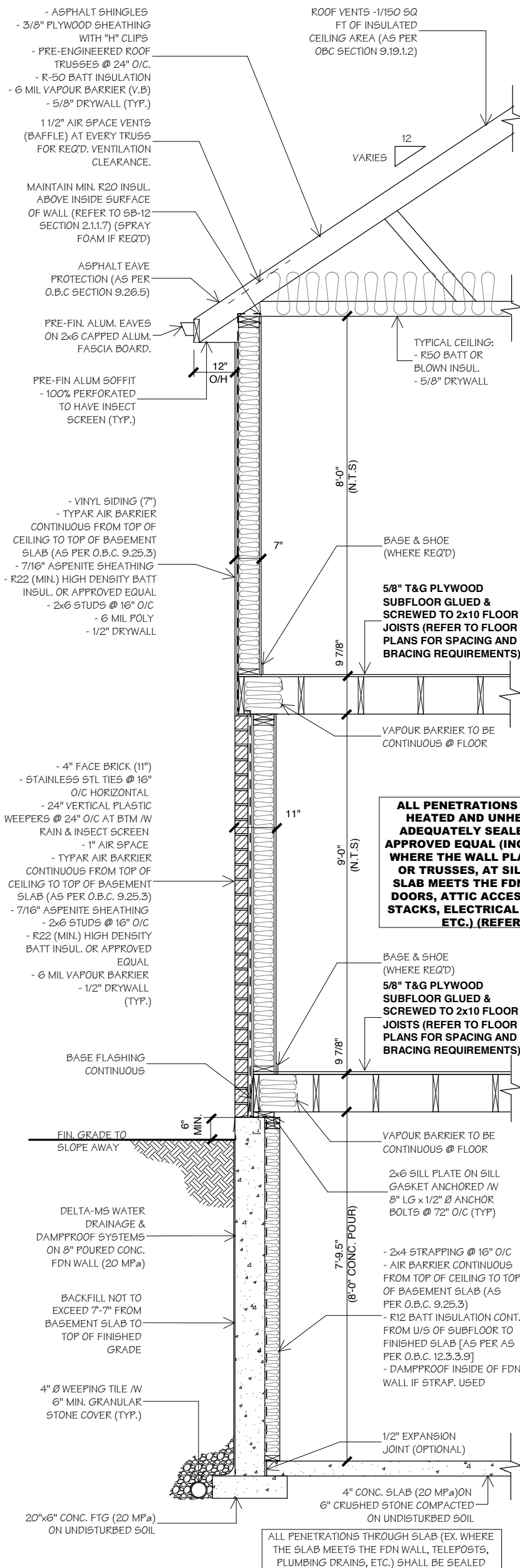
DATE:
APR. 2015

JOB:
2015-36

DRN BY: J.B.
CH. BY: M.C.

SHEET:
A8

NOTE:
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MIKE CORRIVEAU *Mike Corriveau* 29895

NAME SIGNATURE BCIN

REGISTRATION INFORMATION

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CORRIVEAU CADD 29892

FIRM NAME BCIN

ALL PENETRATIONS AND JOINTS BETWEEN HEATED AND UNHEATED SPACES SHALL ADEQUATELY 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)

CORRIVEAU CADD

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LOCATION:
PART 2 (68) FOUR MILE CREEK RD
ST. DAVIDS, ONTARIO

TITLE: **TYP. WALL SECTION**

PROPOSED TWO STOREY

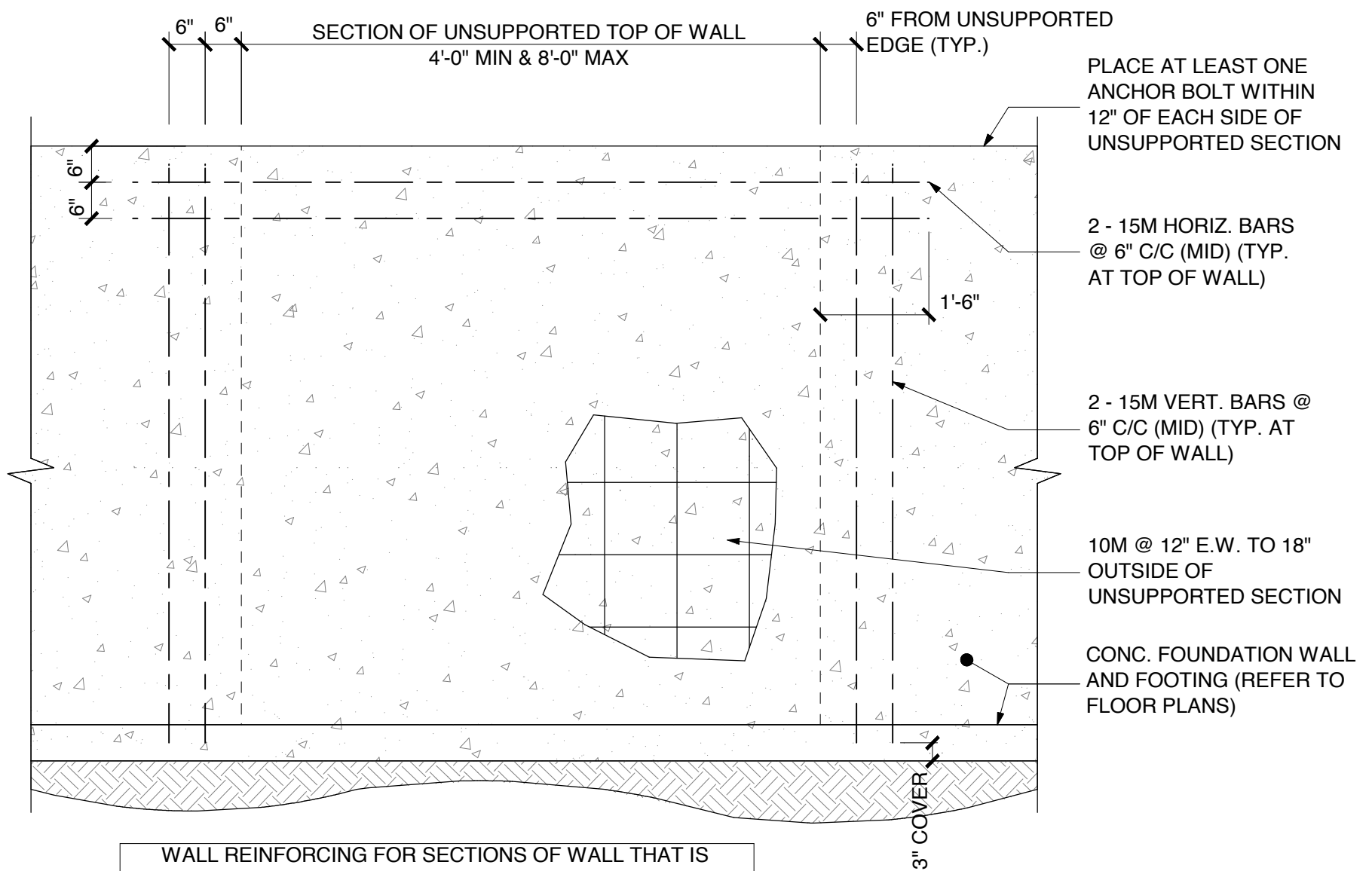
SCALE: 3/8" = 1'-0"

DATE: APR. 2015

DRN BY: J.B.

CH. BY: M.C.

JOB: 2015-36 SHEET: A9

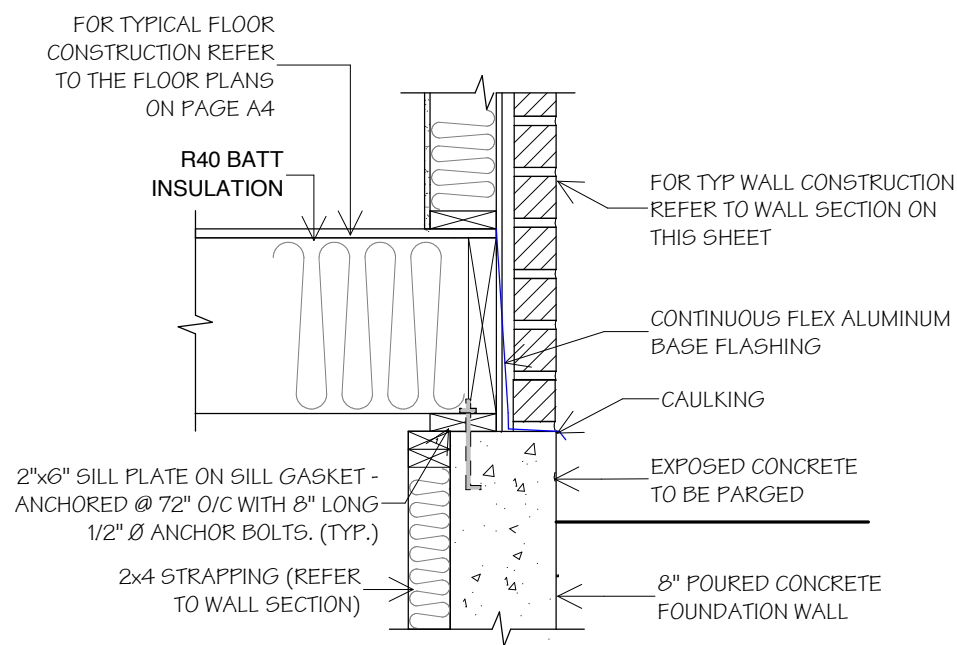


WALL REINFORCING FOR SECTIONS OF WALL THAT IS UNSUPPORTED AT THE TOP AT LOCATIONS SUCH AS BASEMENT WINDOWS AND STAIRS LOCATED ALONG WALLS FROM A MINIMUM OF 4'-0" WINDOW TO A MAXIMUM OF 8'-0"

LATERALLY UNSUPPORTED FOUNDATION WALL @ STAIRS

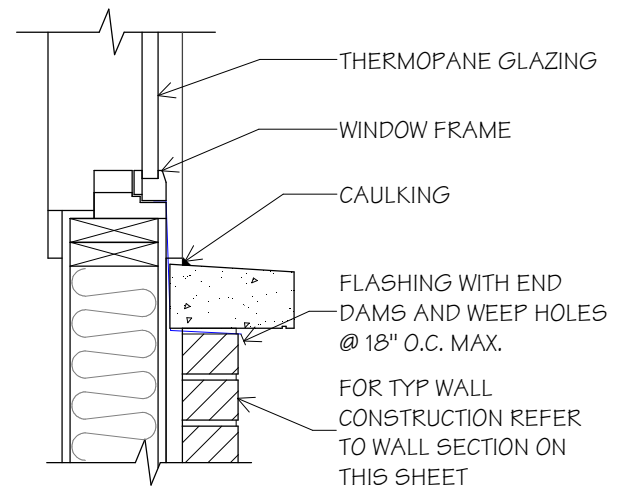
SCALE: 1/2" = 1'-0"

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MIKE CORRIVEAU 2995
 NAME SIGNATURE BCIN
REGISTRATION INFORMATION
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CORRIVEAU CADD 29892
 FIRM NAME BCIN



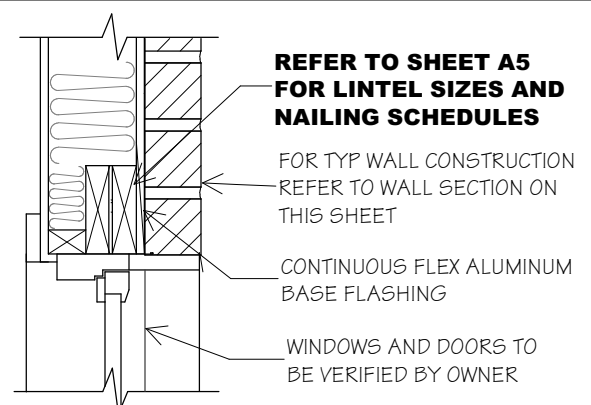
TYP. JOIST TO FDN CONNECTION DETAIL

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



TYPICAL SILL DETAIL

SCALE: 1" = 1'-0"



TYPICAL SILL DETAIL

SCALE: 1" = 1'-0"

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 LOCATION:
 PART 2 (68) FOUR MILE CREEK RD
 ST. DAVIDS, ONTARIO

TITLE:

TYPICAL DETAILS

PROPOSED TWO STOREY

SCALE: AS SHOWN

DATE: APR. 2015 DRN BY: J.B.

CH. BY: M.C.

JOB: 2015-36 SHEET: A10

The undersigned has reviewed and takes 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 exempt under 2.17.5.1 of the building code

FASTENERS FOR SHEATHING AND SUBFLOORING
 NAME: CORRIVEAU CADD
 SIGNATURE: [Signature]
 REGISTRATION INFORMATION: O.B.C. 9.23.3.5

Required unless design is exempt under 2.17.4.1 of the building code

CORRIVEAU CADD
 FIRM NAME: CORRIVEAU CADD
 ELEMENT: [Blank]

MINIMUM LENGTH FOR FASTENERS, in

MINIMUM NUMBER OR MAXIMUM SPACING OF FASTENERS

ELEMENT	COMMON	RING	ROOFING	STAPLES	
	OR SPIRAL NAILS	THREAD NAILS OR SCREWS	NAILS		
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" THICK	N/A	N/A	1 3/4"	1 1/8"	5 7/8" O/C ALONG EDGES AND 11 3/4" O/C ALONG INTERMEDIATE SUPPORTS
GYPSSUM SHEATHING UP TO 1/2" THICK	N/A	N/A	1 3/4"	N/A	
PLYWOOD, OSB OR WAFERBOARD UP TO 3/8" THICK	2"	1 3/4"	N/A	1 1/2"	
PLYWOOD, OSB OR WAFERBOARD FROM 3/8" TO 13/16" THICK	2"	1 3/4"	N/A	2"	
PLYWOOD, OSB, OR WAFERBOARD OVER 13/16" THICK	2 1/4"	2"	N/A	N/A	

LIST OF ABBREVIATIONS

ALUM. = ALUMINUM	N.T.S. = NOT TO SCALE
BLKG = BLOCKING	O.B.C. = ONTARIO BUILDING CODE
BSMNT = BASEMENT	O/C = ON CENTER
BTM = BOTTOM	P.E.B. = PRE-ENGINEERED BEAM
CANT'L = CANTILEVERED	P.E.H. = PRE-ENGINEERED HEADER
CATH CLG. = CATHEDRAL CEILING	PRE FIN. = PRE-FINISHED
C.D. = CARBON MONOXIDE DETECTOR	PROVD = PROVIDE OR PROVIDED
COL. = COLUMN	P.T. = PRESSURE TREATED
CONT. = CONTINUOUS	PTA = POINT LOAD ABOVE
CONC. = CONCRETE	REINF. = REINFORCED
COV. = COVERED	REQ'D = REQUIRED
CLG. HT. = CEILING HEIGHT	RFTR = RAFTER
CLG. TRANS. = CEILING TRANSITION	I.S.D. = INTERCONNECTED SMOKE DETECTOR
DBL. PLT. = DOUBLE PLATE	STL. BM. = STEEL BEAM
D.J. OR DBL. JST = DOUBLE JOIST	SOG = SLAB ON GRADE
EX. FAN OR E. F. = EXHAUST FAN	SQ. FT. = SQUARE FOOTAGE
FDN OR FND = FOUNDATION	TYP. = TYPICAL
FIN. FLR. = FINISHED FLOOR	T.J. OR TRPL. JST = TRIPLE JOIST
FL. = FLUSH	UNEX. = UNEXCAVATED
FTG. = FOOTING	UNFIN. = UNFINISHED
HSS = HOLLOW STRUCTURAL STEEL	V.B. = VAPOUR BARRIER
H.W.T. = HOT WATER TANK	W.W.M. = WELDED WIRE MESH
MTL. INSUL. = METAL INSULATED	

NAILING FOR FRAMING

O.B.C. 9.23.3.4

CONSTRUCTION DETAIL	MINIMUM LENGTH OF NAILS, in	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 END
DOUBLE HEADER OR TRIMMER JOISTS	3"	11 3/4 in 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 (END NAILED) AROUND OPENINGS	3 1/4"	5
	4"	3
EACH HEADER JOIST TO ADJACENT TRIMMER JOIST (END NAILED) AROUND OPENINGS	3 1/4"	5
	4"	3
STUD TO WALL PLATE (EACH END) TOE NAIL OR END NAIL	2 1/2"	4
	3 1/4"	2
DOUBLED STUDS AT OPENINGS, OR STUDS AT WALLS OR WALL INTERSECTIONS AND CORNERS	3"	30 in 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 in EDGE LAID PLANK TO EACH OTHER	3"	17 3/4" O/C

STEEL LINTEL SCHEDULE

FOR STEEL LINTELS SUPPORTING MASONRY VENEER (O.B.C. 9.20.5B)

MIN. ANGLE SIZE	MAX. ALLOWABLE SPAN		
	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 1/2"	16'-0"	15'-1"	14'-0"

STEEL LINTEL SCHEDULE

FOR STEEL BEAMS SUPPORTING MASONRY 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"
W 6 x 20	15'-4"	14'-10"	14'-2"
W 8 x 18	17'-3"	16'-8"	15'-10"
W 8 x 21	18'-3"	17'-7"	16'-9"
W 8 x 24	18'-9"	18'-0"	17'-2"

WOOD LINTEL SCHEDULE

(O.B.C. 9.23.12.3)

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 0.6 M MAXIMUM)	2 - 1 1/2 x 3 1/2	8' - 4"	7' - 4"	6' - 8"	6' - 2"	5' - 10"	6' - 2"	
	2 - 1 1/2 x 5 1/2	13' - 1"	11' - 6"	10' - 5"	9' - 9"	9' - 1"	9' - 9"	
	2 - 1 1/2 x 7 1/4	17' - 4"	15' - 2"	13' - 9"	12' - 9"	12' - 0"	12' - 9"	
	2 - 1 1/2 x 9 1/4	20' - 11"	18' - 11"	17' - 6"	16' - 3"	15' - 4"	16' - 3"	
	2 - 1 1/2 x 11 1/4	24' - 2"	21' - 11"	20' - 4"	19' - 3"	18' - 5"	19' - 3"	
ROOF AND CEILING ONLY (TRIBUTARY WITH OF 4.9 M MAXIMUM)	2 - 1 1/2 x 3 1/2	4' - 2"	3' - 8"	3' - 4"	3' - 1"	2' - 10"	3' - 1"	
	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' - 1"	7' - 3"	6' - 7"	6' - 0"	6' - 7"	
	2 - 1 1/2 x 11 1/4	11' - 0"	9' - 5"	8' - 5"	7' - 8"	6' - 10"	7' - 8"	
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' - 4"	
	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' - 8"	6' - 2"	5' - 8"	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' - 2"	3' - 11"	3' - 9"	3' - 6"	2' - 11"	
	2 - 1 1/2 x 7 1/4	5' - 4"	5' - 0"	4' - 9"	4' - 5"	4' - 1"	3' - 5"	
	2 - 1 1/2 x 9 1/4	6' - 6"	6' - 2"	5' - 8"	5' - 3"	4' - 11"	4' - 2"	
	2 - 1 1/2 x 11 1/4	7' - 7"	6' - 11"	6' - 5"	5' - 7"	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	4' - 1"	3' - 11"	3' - 9"	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' - 10"	
	2 - 1 1/2 x 11 1/4	6' - 11"	6' - 5"	6' - 0"	5' - 9"	5' - 5"	4' - 5"	

CORRIVEAU CADD
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 NIAGARA FALLS, ONTARIO
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NIAGARA PINES DEVELOPMENTS
 TEL: (905) 933-3555
 LOCATION:
 PART 2 (68) FOUR MILE CREEK RD
 ST. DAVIDS, ONTARIO

TITLE:

LINTEL SCHEDULES

PROPOSED TWO STOREY

SCALE:

N/A

DATE:

APR. 2015

DRN BY: J.B.

CH. BY: M.C

JOB: 2015-36

SHEET: A11

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 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" 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 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 FINISHED GRADES.

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 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" X 4" BRICK KEY AT TOP OF FOUNDATION WALL. PROVIDE BEAM POCKETS (DENOTED ON PLANS) WHEREVER STEEL BEAMS BEAR ON THE CONC. FOUNDATION WALL.

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 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 - #3 RODS EXTENDS 12" ON EACH SIDE (4'-0" WINDOW))

DIVISION 4 MASONRY

BRICK & STONE VENEER CONSTRUCTION TO BE TIED BACK TO SOLID WOOD FRAMING MEMBERS WITH 1" X 7" X 22 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 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

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" X 8" X 3/8" 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 3 1/2" BEARING AND STEEL ANGLE LINTELS REQUIRE MINIMUM 6" BEARING. PROVIDE 7 1/2" SOLID MASONRY UNDER BEAMS 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 2-2"x10" UNDER DOUBLE TOP PLATE UNLESS 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 2" X 6" 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 2" X 4" 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 2" X 6" AT 16" OC AND INTERIOR WOOD STUD FIRST FLOOR TO BE 2" X 4" AT 16" OC. EXTERIOR AND INTERIOR WOOD STUD WALLS TO BE 2" X 4" AT 16" OC. INTERIOR WOOD STUD WALLS AT BASEMENT PERIMETER TO BE 2" X 4" AT 16" OC.

ALL NON-LOADBEARING WOOD STUD WALLS TO BE 2" X 4" AT 16" OC. PROVIDE RIBBON BOARDS MINIMUM 1" X 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'-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 2" X 4" 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.

ALL BRIDGING TO BE 2" X 2" WOOD CROSS BRACING OR SOLID WOOD BLOCKING AT 6'-10" 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 CONDITIONS AND REQUIREMENTS. TRUSS MANUFACTURER TO NOTIFY CONSULTANTS OF ANY DISCREPANCIES THAT MAY AFFECT ROOF LINES AS INDICATED. PROVIDE 2" X 4" 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'-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. 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.

DIVISION 7 THERMAL AND MOISTURE PROTECTION

CONCRETE FOUNDATION WALLS TO HAVE ALL EXTERIOR TIE HOLES AND RECESSES SEALED WITH MORTAR OR WATERPROOFING MATERIALS. CONCRETE FOUNDATIONS 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 JUNCTION.

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 (R-5.0)
- EXTERIOR WOOD FRAMED WALLS ABOVE FOUNDATION (R-22)
- CONCRETE FOUNDATION WALL (R-12)

PERIMETER INSULATION FOR FOUNDATION WALLS ENCLOSING HEATED AREAS FROM U/S OF SUBFLOOR TO NO MORE THAN 15" ABOVE FINISHED SLAB AND NO LESS THAN 6" (AS PER AS PER O.B.C. 12.3.3.9(3)). INSULATION TO BE R12 BATT INSULATION IN 2x4 STUDS COMPLETE WITH INTEGRAL 6 MIL POLYETHYLENE VAPOUR RETARDER.

WALL AND CEILING INSULATION TO BE PROTECTED BY 6 MIL TYPE I 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 ENVELOPE.

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 #16 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 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 AS EAVE PROTECTION AT ALL ROOF EDGES AND EXTEND TO A LINE NOT LESS THAN 12" INSIDE THE INNER FACE OF THE EXTERIOR WALL. (SEE O.B.C. 9.27.5.2(1))

ALL PENETRATIONS AND JOINTS BETWEEN HEATED AND UNHEATED SPACES SHALL ADEQUATELY 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 ACCESSSES, 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 THAN 15".

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 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" X 28", 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 APPROVED EQUAL.

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 PENINSULA ARCHITECTURAL DETAILS INC. OR APPROVED EQUAL.

DIVISION 10 SPECIALTIES

CHIMNEYS TO EXTEND THROUGH UNIT IN FURRED SPACES AND UP THROUGH ROOF CONSTRUCTION A MINIMUM OF 3'-0" ABOVE POINT OF CONTACT WITH ROOF BUT NOT LESS THAN 2'-0" ABOVE ROOF SURFACE WITHIN A HORIZONTAL DISTANCE OF 10'-0".

DIVISION 11 EQUIPMENT

STOVES, RANGES AND SPACES HEATERS USING SOLID FUELS TO CONFORM TO UNDERWRITERS' LABORATORIES OF CANADA TEST 5627-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 AT DUCT END OR FAN.

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 SERVES.

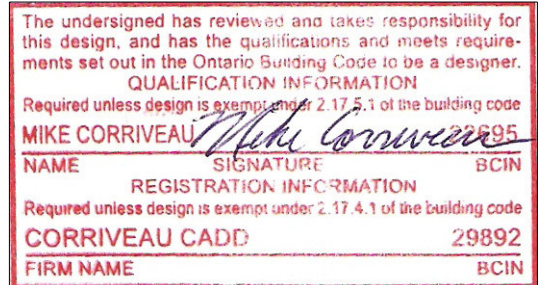
DIVISION 16 ELECTRICAL

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 SEPARATION.

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.



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TITLE:

GENERAL NOTES

PROPOSED TWO STOREY

SCALE:

N/A

DATE:

APR. 2015

DRN BY: J.B.

CH. BY: M.C

JOB: 2015-36

SHEET: A12