



# 256 DAVIDSON STREET

### GENERAL NOTES:

- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, EXISTING STRUCTURE AND CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ELEV8 DRAFTING COMPANY INC. PRIOR TO COMMENCEMENT OF WORK.
- THE CONTRACTOR IS TO PROVIDE ALL NECESSARY BRACING AND SHORING REQUIRED DURING CONSTRUCTION. THE CONTRACTOR SHALL ALSO PROVIDE ALL NECESSARY BRACING, SHORING AND OTHER TEMPORARY SUPPORT TO PROTECT ALL EXISTING AND ADJACENT STRUCTURES AFFECTED BY THIS WORK. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL SUCH MEASURES.
- THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF ELEV8 DRAFTING COMPANY INC. THIS DRAWING IS NOT TO BE SCALED.
- CONSTRUCTION IS NOT TO BEGIN PRIOR TO RECEIVING BUILDING PERMIT APPROVAL.



BUILDING COMPONENT	SPACE HEATING FUEL	
	REQUIRED	PROPOSED
INSULATION - RSI (R)		
Ceiling w/ Attic Space	R60	R60
Ceiling w/o Attic Space	R31	R31
Exposed Floor	R31	R31
Walls Above Grade	R22	R22
Basement Walls	R20ci	R20ci
(>600mm) Below Grade Slab	N/A	N/A
Heated Slab	R10	R10
Edge of Below Grade Slab (<600mm) Below Grade	R10	R10
WINDOWS & DOORS		
Windows / Glass Doors	0.28U or 25ER	0.28U or 25ER
Skylights	0.49U	0.49U
APPLIANCE EFFICIENCY		
Space Heating Eqpt. (AFUE %)	96%	96%
HRV Efficiency (%)	75%	75%
DHW Heater (EF)	0.80	0.80

LEGEND		
SB	2 - 2"x4" OR 2"x6"	☉ SMOKE ALARM
S83	3 - 2"x4" OR 2"x6"	☉ SMOKE/CMD ALARM
S84	4 - 2"x4" OR 2"x6"	
S85	5 - 2"x4" OR 2"x6"	
S8FA	SOLID BEARING FROM ABOVE	
PL	POINT LOAD FROM ABOVE	
BBFM	BEAM BY FLOOR MANUFACTURER	
AFF	ABOVE FINISHED FLOOR	
GT	GIRDER TRUSS	
FA	FLAT ARCHWAY	
WALL LEGEND		
	EXISTING WALLS TO BE FILLED	
	EXISTING WALLS TO BE REMOVED	
	EXISTING WALLS TO REMAIN	
	NEW WALLS	
	FIRE RATED WALL	

LINTEL SCHEDULE			
WOOD LINTELS	WOOD BEAMS		
L1	2 - 2"x8" SP#2	WB1	2 - 2"x8" SP#2
L2	3 - 2"x8" SP#2	WB2	3 - 2"x8" SP#2
L3	2 - 2"x10" SP#2	WB3	4 - 2"x8" SP#2
L4	3 - 2"x10" SP#2	WB4	2 - 2"x10" SP#2
L5	2 - 2"x12" SP#2	WB5	3 - 2"x10" SP#2
L6	3 - 2"x12" SP#2	WB6	4 - 2"x10" SP#2
L7	3 1/2" x 3 1/2" x 1/4" (90x90x6) L	WB8	3 - 2"x12" SP#2
L8	3 1/2" x 3 1/2" x 5/16" (90x90x8) L	WB9	4 - 2"x12" SP#2
L9	4" x 3 1/2" x 1/4" (100x90x6) L		
L10	5" x 3 1/2" x 5/16" (125x90x8) L		
L11	5" x 3 1/2" x 3/8" (125x90x10) L		
L12	6" x 4" x 3/8" (150x100x10) L		

DOOR SCHEDULE		
a	3'-0" x 8'-0" x 1-3/4" - INSULATED EXTERIOR DOOR	
b	2'-10" x 8'-0" x 1-3/4" - INSULATED EXTERIOR DOOR	
c	2'-8" x 8'-0" x 1-3/4" - INSULATED EXTERIOR DOOR	
d	2'-8" x 8'-0" x 1-3/8" - INTERIOR DOOR	
e	2'-8" x 8'-0" x 1-3/8" - INTERIOR DOOR (OPTIONAL)	
f	2'-6" x 8'-0" x 1-3/8" - INTERIOR DOOR	
g	2'-4" x 8'-0" x 1-3/8" - INTERIOR DOOR	
h	2'-2" x 8'-0" x 1-3/8" - INTERIOR DOOR	
i	2'-0" x 8'-0" x 1-3/8" - INTERIOR DOOR	
j	1'-6" x 8'-0" x 1-3/8" - INTERIOR DOOR	

## CONSTRUCTION NOTES

### COMPLIANCE PACKAGE A1 (SB-12 - 3.1.1.2.A)

ALL CONSTRUCTION TO COMPLY WITH THE 2024 ONTARIO BUILDING CODE (OBC), ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION.

ALL DIMENSIONS GIVEN FIRST IN IMPERIAL FOLLOWED BY METRIC IN BRACKETS.

**TYPICAL CONSTRUCTION NOTES**

- ALL FRAMING LUMBER TO BE NO.1 AND No. 2 SPF UNLESS NOTED OTHERWISE
- SPF JOISTS TO HAVE MIN. 1-1/2" (38mm) END BEARING - BEAMS TO HAVE MIN. 3-1/2" (89mm) END BEARING - DOUBLE STUDS @ OPENINGS
- SPF DOUBLE RIM JOISTS WHICH SUPPORT LINTELS IN EXTERIOR WALLS
- SPF DOUBLE HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY ARE BETWEEN 3'-11" (1.2m) AND 10'-6" (3.2m)
- SPF DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS BETWEEN 2'-7" (800mm) AND 6'-7" (2.0m) DOUBLE JOISTS OR BLOCKING UNDER PARALLEL PARTITIONS
- BEAM TO BE PLACED UNDER LOADBEARING WALL WHEN WALL IS PARALLEL TO FLOOR JOISTS
- SPF BEAM MAY BE A MAX. 24" (600mm) FROM A LOADBEARING WALL WHEN THAT WALL IS PERPENDICULAR TO FLOOR JOISTS
- METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN THEY FRAME INTO SIDES OF BEAMS, TRIMMERS AND HEADERS
- SPF FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 15 3/4" (400mm) BEYOND SUPPORTS FOR 2" X 8" (38mm X 184mm)
- SPF FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 23 5/8" (600mm) BEYOND SUPPORTS FOR 2" X 10" (38mm X 255mm) OR LARGER
- ALL STEEL BEAMS TO BE GRADE 350W
- ALL ENTRY DOORS SHALL MEET THE REQUIREMENTS OF O.B.C. 9.7.5.2 "RESISTANCE TO FORCED ENTRY FOR DOORS"
- ALL WINDOWS LOCATED WITHIN 2m OF ADJACENT GROUND SHALL MEET REQUIREMENTS OF OBC 9.7.5.3 "RESISTANCE TO FORCED ENTRY FOR WINDOWS"
- MAX SILL HEIGHT OF 0.1m FOR SECOND FLOOR EGRESS WINDOWS OBC 9.9.10.1.(2)
- MIN. WINDOW SILL HEIGHT OF 900mm ABOVE STAIRS AND LANDINGS OBC 9.8.8.1.(8)
- FIRE BLOCKING TO BE PROVIDED AT CONCEALED SPACES IN ACCORDANCE WITH OBC 9.10.16.
- FIRE PROTECTION FOR GAS, PROPANE AND ELECTRIC COOKTOPS TO BE IN ACCORDANCE WITH OBC 9.10.22
- HAILING TO COMPLY WITH TABLE 9.23.3.4. OF THE 2024 OBC
- CONTRACTOR RESPONSIBLE FOR ALL TEMPORARY SHORING
- FOLLOW ALL MANUFACTURED PRODUCTS WRITEN INSTRUCTIONS AND RECOMMENDATIONS

**1 TYPICAL ROOF CONSTRUCTION**

- NO. 210 (30.5 kg/m<sup>2</sup>) ASPHALT SHINGLES
- FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 1'-0" (300mm) PAST THE INSIDE FACE OF THE EXTERIOR WALL
- EAVES PROTECTION Laid BENEATH STARTER STRIP
- STARTER STRIP AS PER OBC 9.26.7. (STARTER STRIP NOT REQUIRED IF TYPE M ROLLED ROOFING IS USED FOR EAVES PROTECTION)
- 3/8" (10mm) PLYWOOD SHEATHING OR OSB (O-2 GRADE) WITH 1" CLIPS
- APPROVED WOOD TRUSSES @ 24" O/C
- TRUSS BRACING AS PER TRUSS MANUFACTURER
- METAL EAVESSTROUGH ON PREFINISHED ALUMINUM FASCIA & ALUMINUM VENTED SOFFIT
- ATTIC VENTILATION 1:300 OR INSULATED CEILING AREA WITH 50% AT THE SOFFIT

**2 TYPICAL EXTERIOR SIDING WALL**

- SIDING AS PER ELEVATION
- 4" (150mm) BASE FLASHING UP BEHIND WALL SHEATHING MEMBRANE
- WOOD STRAPPING IF REQ'D BY SIDING MANUF.
- 15LB (0.7 KG/M<sup>2</sup>) BUILDING PAPER
- 3/8" (10mm) EXTERIOR TYPE SHEATHING
- 2"x6" SP#2 (38mm X 140mm) STUDS @ 16" (400mm) O/C
- R-22 (3.87 RSI) BATT INSULATION
- 6 MIL POLY AIR/VAPOUR BARRIER (SEALED)
- 1/2" (12.7mm) GYPSUM BOARD

**2F EXTERIOR SIDING WALL FIRE RATED 45 MIN. FIRE RESISTANCE RATING**

- WALL ASSEMBLY THE SAME AS NOTE (2) WITH THE FOLLOWING EXCEPTIONS:
- DELETE: 1/2" (12.7mm) GYPSUM BOARD
- REPLACE WITH: 1/2" (12.7mm) TYPE X GYPSUM BOARD
- PROVIDE 1 LAYER OF 5/8" TYPE X GYPSUM BOARD ON INSIDE FACE OF RIM BOARD.

**2C TYPICAL SIDING GARAGE WALLS**

- WALL ASSEMBLY THE SAME AS NOTE (2) & (2F) WITH THE FOLLOWING EXCEPTIONS:
- 2"x4" OR 2"x6" SP#2 STUDS @ 16" (400mm)
- DELETE: INSULATION, 6 MIL AIR/VAPOUR BARRIER & GYPSUM BOARD
- IF WALL IS 3'-11" (1.2m) OR LESS TO THE LOT LINE, PROVIDE 5/8" TYPE X GYPSUM BOARD ON INSIDE FACE OF WALL

**3 TYPICAL EXTERIOR MASONRY WALL**

- 3 1/2" (90MM) FACE BRICK
- 3/4" (19MM) DIA. WEeping TILE LAID ON UNDISTURBED OR WELL COMPACTED SOIL TOP OF WEeping TILE TO BE BELOW BTM. OF FLR. SLAB. COVER TOP & SIDES OF WEeping TILE W/ 4" (150mm) OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL AND DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL
- DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO OBC 9.14.2.(1)(2)(3)(4)
- BACKFILL W/ NON-FROST SUSCEPTIBLE SOIL
- WALL SHALL EXTEND A MIN. 6" (150mm) ABOVE GRADE

**3F EXTERIOR MASONRY WALL FIRE RATED 45 MIN. FIRE RESISTANCE RATING**

- WALL ASSEMBLY THE SAME AS NOTE (3) WITH THE FOLLOWING EXCEPTIONS:
- DELETE: 1/2" (12.7mm) GYPSUM BOARD
- REPLACE WITH: 1/2" (12.7mm) TYPE X GYPSUM BOARD
- PROVIDE 1 LAYER OF 5/8" TYPE X GYPSUM BOARD ON INSIDE FACE OF RIM BOARD.

**3C TYPICAL MASONRY GARAGE WALLS**

- WALL ASSEMBLY THE SAME AS NOTE (3) & (3F) WITH THE FOLLOWING EXCEPTIONS:
- 2"x4" OR 2"x6" SP#2 STUDS @ 16" (400mm) O/C
- DELETE: INSULATION, 6 MIL AIR/VAPOUR BARRIER & GYPSUM BOARD.
- IF WALL IS 3'-11" (1.2m) OR LESS TO THE LOT LINE, PROVIDE 5/8" TYPE X GYPSUM BOARD ON INSIDE FACE OF WALL

**4 INTERIOR STUD WALLS**

- 2"x4" SP#2 (38mm X 89mm) STUDS @ 16" (400mm) O/C OR 2"x6" SP#2 (38mm X 140mm) STUDS @ 16" (400mm) O/C
- DOUBLE 2"x4" SP#2 (38mm X 89mm) TOP PLATE OR 2"x6" SP#2 (38mm X 140mm) TOP PLATE
- SINGLE 2"x4" SP#2 (38mm X 89mm) BOTTOM PLATE OR 2"x6" SP#2 (38mm X 140mm) BOTTOM PLATE
- 1/2" (13mm) INTERIOR GYPSUM BOARD BOTH SIDES

**5 FOUNDATION WALL**

- NOT EXCEEDING 9'-10" (3000mm) IN LATERALLY SUPPORTED HEIGHT
- 8" (200mm) 15MPa POURED CONCRETE FOUNDATION WALL
- MAX. SUPPORTED HEIGHT OF 6'-11" (2.1m) AND MAX. UNSUPPORTED HEIGHT OF 3'-11" (1.2m)
- MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR
- WHERE HYDROSTATIC PRESSURE OCCURS, FDN. WALLS SHALL BE WATERPROOFED AS PER OBC 9.13.5 (WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMPROOFING)
- BITUMINOUS DAMP PROOFING AS PER OBC 9.13.3.1 & 9.13.3.2 (FINISHED BASEMENTS SHALL HAVE INTERIOR DAMPROOFING EXTENDING FROM SLAB TO GRADE LEVEL & SHALL CONFORM TO OBC 9.13.3(3))
- DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO OBC 9.14.2.(1)(2)(3)(4)
- BACKFILL W/ NON-FROST SUSCEPTIBLE SOIL
- WALL SHALL EXTEND A MIN. 6" (150mm) ABOVE GRADE

**6 WEeping TILE**

- 1" (25mm) DIA. WEeping TILE LAID ON UNDISTURBED OR WELL COMPACTED SOIL TOP OF WEeping TILE TO BE BELOW BTM. OF FLR. SLAB. COVER TOP & SIDES OF WEeping TILE W/ 4" (150mm) OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL AND DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL
- DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO OBC 9.14.2.(1)(2)(3)(4)
- BACKFILL W/ NON-FROST SUSCEPTIBLE SOIL
- WALL SHALL EXTEND A MIN. 6" (150mm) ABOVE GRADE

**7 BASEMENT SLAB / SLAB ON GRADE**

- 1" (25mm) SOLID 3600psi (25MPa) CONCRETE SLAB-DAMP-PROOF BELOW SLAB W/MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE S ROLL ROOFING W/1/2" (300mm) LAPPED JOINTS (DAMP-PROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi (25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS)
- PROVIDE R10 (RSI 1.76) RIGID INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23 1/2" (600mm) OF BASEMENT SLAB EDGE
- INSULATION TO EXTEND TO NOT LESS THAN 23 1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (O.B.C. SB-12 - 3.1.1.7 (5)).
- PROVIDE R10 (RSI 1.76) RIGID INSULATION UNDER ENTIRE SLAB WHERE THE ENTIRE SLAB IS WITHIN 23 1/2" (600mm) OF GRADE (O.B.C. SB-12 - 3.1.1.7 (6)).
- 5" (100mm) OF 3/4" CLEAR STONE BASE
- PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.
- WHERE RADON EXISTS THE PERIMETER OF SLAB AND ANY PENETRATIONS OF THE SLAB SHALL BE SEALED AGAINST SOIL GAS LEAKAGE WITH FLEXIBLE SEALANT CONFORMING TO O.B.C. 9.10.13
- WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO OBC 9.13.7.

**8 FLOOR ASSEMBLY**

- 3/4" T&G PLYWOOD OR OSB SUBFLOOR, GLUED AND SCREWED.
- FLOOR JOISTS AS PER PLAN (SPACE @ 12" O.C. BELOW TILED AREAS)

**9 CEILING**

- R60 (10.56 RSI) INSULATION
- 6 MIL POLY AIR/VAPOUR BARRIER (SEALED)
- 1/2" DRYWALL

**10 STAIRS INTERIOR & EXTERIOR**

- MIN. RISE = 5" (125mm)
- MAX. RISE = 7-7/8" (200mm)
- MIN. RUN = 10" (255mm)
- MAX. RUN = 14" (355mm)
- MAX. NOSING = 1" (25mm)
- MIN. HEADROOM = 6'-5" (1950mm)
- MIN. WIDTH (BETWEEN WALL FACES) = 2'-10" (860mm)
- MIN. WIDTH (EXIT STAIRS, BETWEEN GUARDS) = 2'-11" (900mm)

**11 RAILINGS / GUARDS**

- INTERIOR LANDING = 3'-6" (1070mm)
- INTERIOR STAIR = 2'-11" (900mm)
- EXTERIOR LANDING = 2'-11" (900mm)
- EXTERIOR LANDING (410mm) ABOVE GRADE (GREATER THAN 20" (510mm) ABOVE GRADE)
- EXTERIOR LANDING = 3'-6" (1070mm)
- EXTERIOR STAIR = 2'-11" (900mm)

**12 SILL PLATE**

- 2" X 4" (38mm X 89mm) SILL PLATE W/ 1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2.4m) O/C FASTENED TO PLATE W/ NUTS AND WASHERS & SHALL BE EMBEDDED NOT LESS THAN 4" (100mm) INTO FDN WALL. SILL PLATE TO BE CAULKED OR PLACED ON MINERAL WOOL OR FOAM GASKET NOT LESS THAN 1" (25mm) THICK BEFORE COMPRESSING, OR PLACED ON FULL BED OF MORTAR

**13 STRIP / STEP FOOTING**

- FOOTINGS AS PER 13 W/ 4" CONCR. CURB
- CONTINUOUS KEY, RESTING ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 2.176psi (150kPa) BEARING CAPACITY. SEE SOIL REPORT FOR MORE DETAIL.
- FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT)
- EXTERIOR WALLS (OR AS PER PLANS)
- FTG. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE
- 2 STOREY MASONRY = 19" X 6" (485mm X 155mm)
- 2 STOREY STUD = 19" X 6" (485mm X 155mm)
- 3 STOREY BRICK = 26" X 9" (660mm X 230mm)
- 3 STOREY STUD = 26" X 9" (660mm X 230mm)
- 3 STOREY MASONRY = 26" X 9" (660mm X 230mm)
- EXTERIOR BEARING WALLS (OR AS PER PLANS)
- BOARDING
- 2 STOREY MASONRY = 26" X 9" (660mm X 230mm)
- 2 STOREY STUD = 18" X 6" (450mm X 150mm)
- 3 STOREY MASONRY = 36" X 14" (900mm X 360mm)
- 3 STOREY STUD = 36" X 14" (900mm X 360mm)
- STEP FOOTING DIMENSIONS OBC 9.13.5.3.9
- 600mm MAX VERTICAL RISE
- 600mm MIN HORIZONTAL DISTANCE BETWEEN RISERS
- SLAB & FTG.
- WHERE RADON EXISTS THE PERIMETER OF SLAB AND ANY PENETRATIONS OF THE SLAB SHALL BE SEALED AGAINST SOIL GAS LEAKAGE WITH FLEXIBLE SEALANT CONFORMING TO O.B.C. 9.10.13
- WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO OBC 9.13.7.

**14 BEARING STUD WALL (BASEMENT)**

- 2"x4" (38mm X 89mm) WOOD STUDS OR 2"x6" (38mm X 140mm) WOOD STUDS @ 12" (300mm) O/C
- DOUBLE 2"x4" OR 2"x6" TOP PLATE
- 2"x4" OR 2"x6" SILL PLATE ON DAMPROOFING MATERIAL -1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-11" (2.4m) O/C
- FOOTING AS PER 13 W/ 4" CONCR. CURB

**15 STEEL PIPE COLUMN (see O.B.C. 9.15.3.3)**

- 3/4" T&G PLYWOOD OR OSB SUBFLOOR, GLUED AND SCREWED.
- MAX. ALLOWABLE LOAD OF 20,322 LBS (90.4 kN) AT MAX. EXTENSION OF 8'-4" (2.54m).
- CONFORMING TO CAN/CSG-7.2.94.
- W/ 4"x4"x0.252" (101.6mm X 101.6mm X 6.4mm) STEEL PLATE TOP & BOTTOM.
- POURED CONCRETE PAD FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 kPa MINIMUM AND AS SOIL REPORTS.

**15A NOT APPLICABLE**

**15B STEEL PIPE COLUMN**

- 1 1/2" (38mm) DIA. X 0.188 (4.78mm) NON-ADJUSTABLE STEEL COLUMN W/ 4"x6"x3/8" (150X150X9.5) STEEL TOP & BOTTOM PLATES. COLUMN TO BE FIELD WELDED TO STEEL BEAM AND 4 1/2"x10"x1/2" (120X250X12.5) STEEL BASE PLATE. BASE PLATE ANCHORED TO FDN W/ 2-1/2"DIA. X12X2 (12mm DIA. X300mm X50mm) HOOK ANCHORS. ALL WELDS TO BE 3/16" MIN. ALL AROUND

**16 PILASTERS / BEAM POCKETS**

- 8" X 8" (200mm X 200mm) POURED CONCRETE PIER BEAM POCKET
- 4" (100mm) RECESSED INTO FDN. WALL. WIDTH TO MATCH BEAM SIZE W/ 1/2" (12.7mm) SPACE AROUND WOOD BEAMS

**17 STEEL BEAM WOOD PLATE / STRAPPING**

- CONVENTIONAL ROOF & CEILING FRAMING
- FLANGE @ 16" O/C. JOISTS TO BE TOE NAILED TO PLATE.
- 1"x4" (19mm X 38mm) WOOD STRAPPING ON BOTH SIDES OF STEEL BEAM

**18 GARAGE SLAB**

- 4" (100mm) CONCRETE SLAB, 4650psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & W/ 5-8% AIR ENTRAINMENT
- 6" X 6" (W/ 2 X W 2.9) WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB
- 4" (100mm) OF COURSE GRANULAR MATERIAL
- ANY FILL PLACED UNDER SLAB, OTHER THAN COURSE CLEAN GRANULAR MATERIAL, SHALL BE COMPACTED

**19 GARAGE WALL & CEILING (GARAGE TO HOUSE)**

- 1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF CEILING BETWEEN HOUSE & GARAGE
- TAPE AND SEAL ALL JOINTS GAS TIGHT
- 2"x6" (38mm X 140mm) STUDS @ 16" (400mm) O/C
- R22 (RSI 3.87) INSULATION IN WALLS
- R31 (RSI 5.4) SPRAY FOAM INSULATION IN CEILINGS W/ FLOOR ABOVE
- CONTINUOUS AIR/VAPOUR BARRIER (SEALED) IN CONFORMANCE W/ OBC 9.25.3 & 9.25.4 FOR FLOOR ABOVE

**20 GARAGE MAN DOOR**

- TO BE GAS PROOFED WITH SELF CLOSER.
- WEATHERSTRIPPING, THRESHOLD & DEADBOLT

**21 PRECAST CONC. STEP**

- 2 RISERS PERMITTED TO BE LAID ON GROUND MAX.

**22 DRYER VENT**

- CAPPED DRYER VENT OBC 9.32.1.4.

**23 ATTIC ACCESS HATCH**

- 19 3/4" X 27 1/2" X 24" DEEP (500mm X 700mm)
- ATTIC HATCH W/ WEATHER STRIPPING & BACKED W/ MIN. R20 (RSI 3.59) INSULATION

**24 LINEN CLOSET**

- 4 SHELVES MIN. 1'-2" (305mm) DEEP

**25 EXHAUST FAN**

- ROOM TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR - SEALED W/ ALUM. TAPE

**26 WOOD COLUMN**

- 34" X 34" X 14" (860mm X 860mm X 360mm) CONC. PAD (2 FLOORS SUPPORTED W/ 9'-10" COL. SPACING)
- 34" X 34" X 14" (860mm X 860mm X 360mm) CONC. PAD (2 FLOORS SUPPORTED W/ 9'-10" COL. SPACING)

**27 PORCH SLAB**

- 4" (100mm) CONCRETE SLAB, 4650psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & W/ 5-8% AIR ENTRAINMENT
- 6" X 6" (W/ 2 X W 2.9) WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB
- 4" (100mm) OF COURSE GRANULAR MATERIAL
- FILL BELOW SLAB SHALL BE COMPACTED
- PORCH SLAB ABOVE COLD CELLAR
- FOR PORCHES LESS THAN 8'0" DEEP
- 5" (130mm) 4650psi (32 MPa) CONC. SLAB W/ 5-8% AIR ENTRAINMENT
- REINFORCE W/ 10M BARS @ 8" (200mm) O/C EACH WAY PLACED IN BTM. THIRD OF SLAB
- 24"x24" (600X600mm) 10M DOWELS @ 16" (400mm) O/C ANCHORED IN PERIMETER OF FDN. WALLS
- SLOPE SLAB MIN. 1.5% TO EXTERIOR
- PROVIDE L1-L7 LINTELS OVER COLD CELLAR DOORS

**28 BRIDGING & STRAPPING**

- BRIDGING
- 1" X 3" (19mm X 64mm) OR 2" X 2" (38mm X 38mm) CROSS BRIDGING @ MAX. 6'-11" (2.1m) O/C
- STRAPPING
- 1" X 3" (19mm X 64mm) NAILED TO U/S OF JOISTS @ MAX. 6'-11" (2.1m) O/C
- FASTENED TO SILL OR HEADER @ ENDS

**29 BLOCK VENEER WALL**

- 4" (100mm) CONCRETE BLOCK TO SUPPORT BRICK ABOVE. WALL AS PER NOTE (3) EXCEPT NO WEEP HOLES

**30 WOOD FRAMING SUPPORTED ON CONCRETE**

- IN CONTACT WITH GROUND OR FILL SHALL BE PRESSURE TREATED OR SEAFTER WITH CONCRETE W/ 6 ml POLYETHYLENE OR NO.15 ROLL ROOFING

**31 2 STOREY - DOUBLE VOLUME**

- WALL ASSEMBLY THE SAME AS NOTE (2) & (3) WITH THE FOLLOWING EXCEPTIONS:
- 3 - 1-1/2" x 5-1/2" 1.3E LSL OR 2 - 1-1/2" x 5-1/2" 1.5E LSL STUDS @ 12" O/C W/ SOLID BLOCKING @ 48" O/C VERTICALLY
- 7/16" OSB SHEATHING

**32 CONVENTIONAL ROOF & CEILING FRAMING**

- 2" X 6" (38mm X 140mm) RAFTERS @ 16" (400mm) O/C
- 2"x4" (38mm X 89mm) COLLAR TIES AT MIDSPANS
- CEILING JOISTS TO BE 2" X 6" (38mm X 140mm) @ 16" (400mm) O/C UNLESS OTHERWISE NOTED
- HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER THAN COMMON RAFTERS & MIN. 1-1/2" (38mm) THICK

**33 NAILED OR CATHERAL CEILING**

- APPROVED SCISSOR TRUSSES OR 2" X 10" (38mm X 235mm) NOTCHED OR 2" X 8" (38mm X 184mm) W/ 2" (38mm) CROSS PURLINS
- R31 (RSI 5.4) INSULATION, 3" (75mm) MIN. CLEARANCE FROM U/S OF ROOF SHEATHING TO INSULATION
- 6 MIL POLY AIR/VAPOUR BARRIER (SEALED)
- 1/2" (12.7 mm) GYPSUM BOARD

**34 WALLS ADJACENT TO ATTIC SPACE**

- 1/2" (13mm) GYPSUM BOARD
- 6 MIL POLY AIR/VAPOUR BARRIER (SEALED)
- 2" X 6" (38mm X 140mm) WOOD STUDS @ 24" (600mm) O/C
- R22 (RSI 3.87) HIGH DENSITY BATT INSULATION
- 1" (25mm) R-5 G (RSI 0.88) EXTERIOR SHEATHING

**35 EXPOSED CANTILEVERED FLOOR**

- FLOOR ASSEMBLY AS PER NOTE (3)
- R31 (RSI 5.4) CLOSED CELL SPRAFFOAM INSULATION OR
- R31 (RSI 5.4) BATT INSULATION W/ 1" FOIL FACED RIGID INSULATION ON INSIDE OF JOISTS (TAPE & SEALED, FOIL FACING DOWN)

**36 FOUNDATION WALLS @ UNSUPPORTED OPENINGS:**

- 2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" WIDE OPENING)
- 3-20M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" WIDE OPENING)
- 4-20M BARS IN TOP PORTION OF WALL (10'-0" TO 15'-0" WIDE OPENING)
- BARS STACKED VERTICALLY @ INTERIOR FACE OF WALL W/ 2" (50mm) CONCRETE COVER & EXTEND 2'-0" (600mm) BEYOND BOTH SIDES OF OPENING.

**SMOKE ALARM (O.B.C. - 9.10.19.)**

- SMOKE ALARMS TO PROVIDED ON THE CEILING IN THE FOLLOWING LOCATIONS; EACH STOREY INCLUDING BASEMENT, EACH SLEEPING AREA & ANY HALLWAY SERVING A BEDROOM
- ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS.
- ALARMS MUST BE HARDWIRED AND HAVE AN ALTERNATE POWER SOURCE THAT CAN POWER ALARM FOR 7 DAYS. FOLLOWED BY 4 MINUTES OF ALARM
- ALL SMOKE ALARMS SHALL HAVE A VISUAL SIGNALING COMPONENT 9.10.19.1.

**CARBON MONOXIDE ALARM (O.B.C. - 9.33.4.)**

- A CARBON MONOXIDE ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA AT THE MANUFACTURERS RECOMMENDED HEIGHT OR CEILING
- CMA TO BE WIRED IN CIRCUIT TO SOUND SMOKE ALARMS WHEN ACTIVATED.

TABLE OF CONTENTS		
A1	TITLE PAGE & CONSTRUCTION NOTES	
A2	PROPOSED BASEMENT PLAN	
A3	PROPOSED GROUND FLOOR PLAN	
A4	PROPOSED SECOND FLOOR PLAN	
A5	PRO	

**GENERAL NOTES:**

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**LEGEND**

S8	2 - 2"x4" OR 2"x6"	⊕	SMOKE ALARM
S83	3 - 2"x4" OR 2"x6"	⊕	SMOKE/CMD ALARM
S84	4 - 2"x4" OR 2"x6"		
S85	5 - 2"x4" OR 2"x6"		
S8FA	SOLID BEARING FROM ABOVE		
PL	POINT LOAD FROM ABOVE		
BBFM	BEAM BY FLOOR MANUFACTURER		
AFF	ABOVE FINISHED FLOOR		
GT	GIRDER TRUSS		
FA	FLAT ARCHWAY		

**WALL LEGEND**

	EXISTING WALLS TO BE FILLED
	EXISTING WALLS TO BE REMOVED
	EXISTING WALLS TO REMAIN
	NEW WALLS
	FIRE RATED WALL

**INTEL SCHEDULE**

WOOD LINTELS		WOOD BEAMS	
L1	2 - 2"x8" SP#2	WB1	2 - 2"x8" SP#2
L2	3 - 2"x8" SP#2	WB2	3 - 2"x8" SP#2
L3	2 - 2"x10" SP#2	WB3	4 - 2"x8" SP#2
L4	3 - 2"x10" SP#2	WB4	2 - 2"x10" SP#2
L5	2 - 2"x12" SP#2	WB5	3 - 2"x10" SP#2
L6	3 - 2"x12" SP#2	WB6	4 - 2"x10" SP#2
<b>STEEL LINTELS</b>		WB7	2 - 2"x12" SP#2
L7	3 1/2" x 3 1/2" x 1/4" (90x90x6) L	WB8	3 - 2"x12" SP#2
L8	3 1/2" x 3 1/2" x 5/16" (90x90x8) L	WB9	4 - 2"x12" SP#2
L9	4" x 3 1/2" x 1/4" (100x90x6) L		
L10	5" x 3 1/2" x 5/16" (125x90x8) L		
L11	5" x 3 1/2" x 3/8" (125x90x10) L		
L12	6" x 4" x 3/8" (150x100x10) L		

**DOOR SCHEDULE**

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e	2'-8" x 8'-0" x 1-3/8" - INTERIOR DOOR (OPTIONAL)
f	2'-6" x 8'-0" x 1-3/8" - INTERIOR DOOR
g	2'-4" x 8'-0" x 1-3/8" - INTERIOR DOOR
h	2'-2" x 8'-0" x 1-3/8" - INTERIOR DOOR
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**REVISIONS**

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2	JAN.07.25	FLOOR PLANS FOR DESIGN REVIEW	MS
3	FEB.04.25	PRELIM. CONSTRUCTION DRAWING ISSUED	MS

ELEV8 DRAFTING COMPANY INC.  
6775 Baldwin St., Brooklin, ON, L1M 1Y1  
Phone: (905) 409-9196 E-mail: mal@elev8drafting.ca

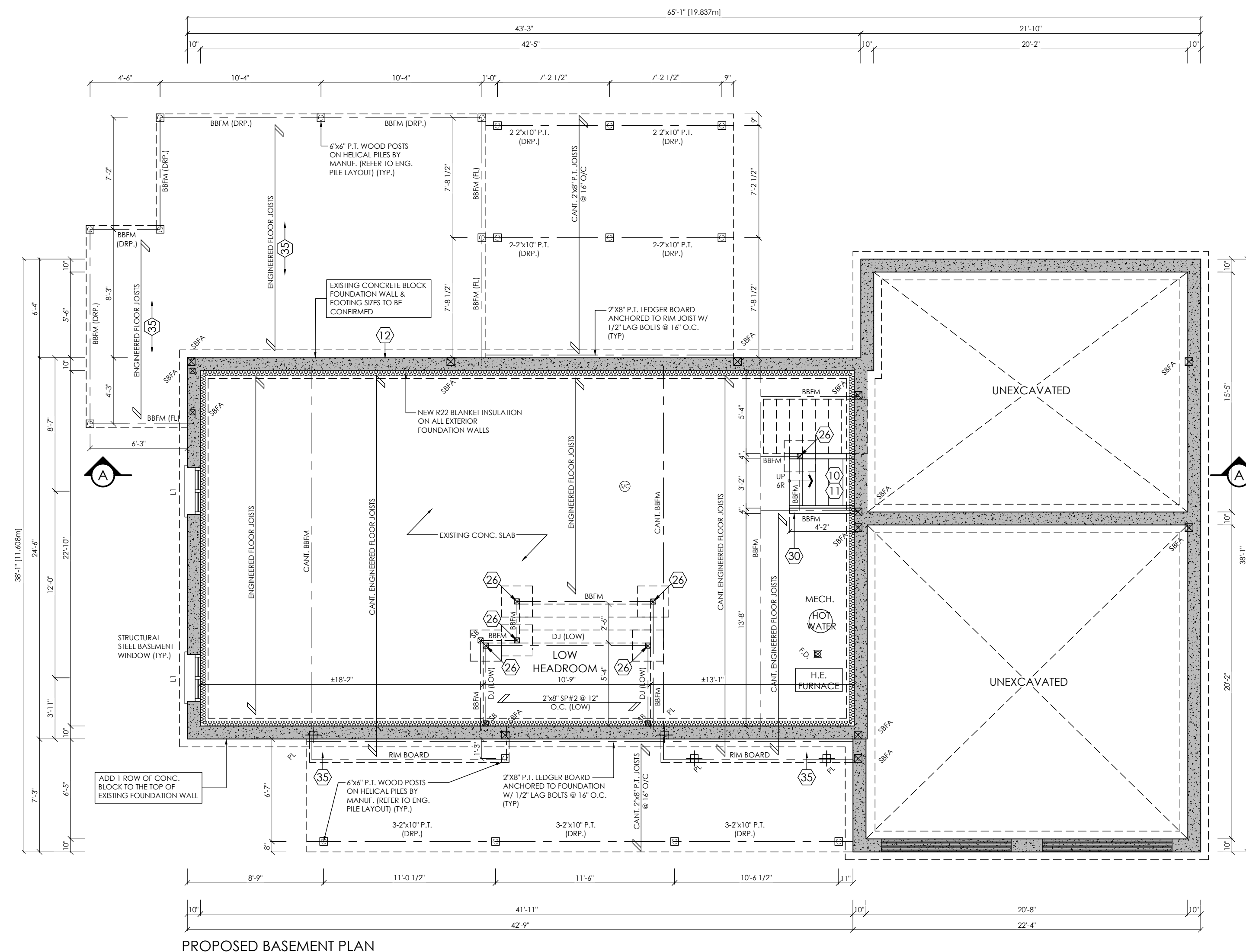
PAGE TITLE:  
**PROPOSED BASEMENT PLAN**

CLIENT:  
**MIKE & JONAH**

PROJECT:  
**ADDITION/RENOVATION**

LOCATION:  
**256 DAVIDSON STREET  
PICKERING, ONTARIO**

PROJECT: 2571 PAGE #:  
**A2**



**PROPOSED BASEMENT PLAN**

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**LEGEND**

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SB5	5 - 2"x4" OR 2"x6"		
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**WALL LEGEND**

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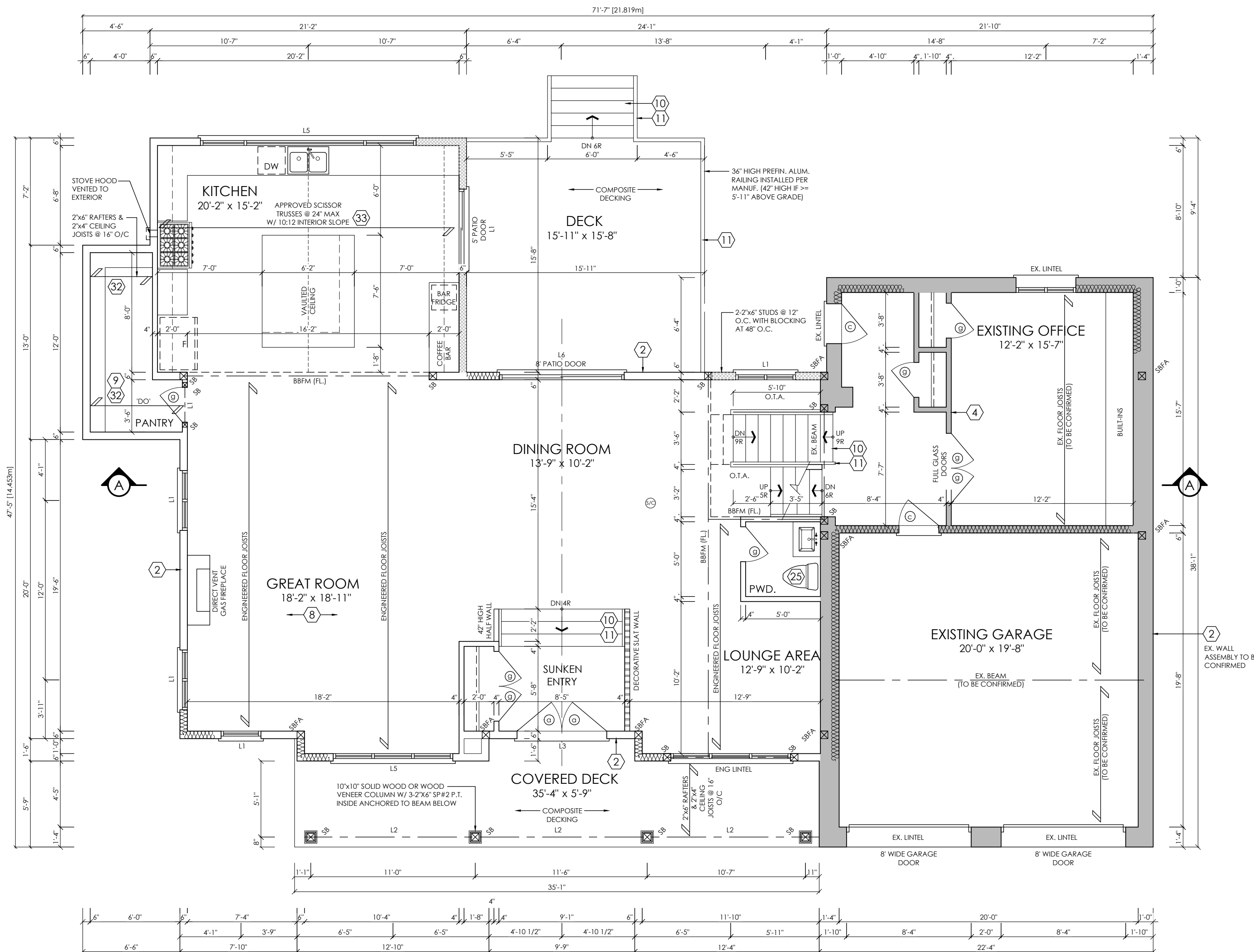
**LINTEL SCHEDULE**

WOOD LINTELS	WOOD BEAMS
L1 2 - 2"x8" SP#2	WB1 2 - 2"x8" SP#2
L2 3 - 2"x8" SP#2	WB2 3 - 2"x8" SP#2
L3 2 - 2"x10" SP#2	WB3 4 - 2"x8" SP#2
L4 3 - 2"x10" SP#2	WB4 2 - 2"x10" SP#2
L5 2 - 2"x12" SP#2	WB5 3 - 2"x10" SP#2
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L7 3 1/2" x 3 1/2" x 1/4" (90x90x6) L	WB7 2 - 2"x12" SP#2
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L9 4" x 3 1/2" x 1/4" (100x90x6) L	WB9 4 - 2"x12" SP#2
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f	2'-6" x 8'-0" x 1-3/8" - INTERIOR DOOR
g	2'-4" x 8'-0" x 1-3/8" - INTERIOR DOOR
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REVISIONS		
1	DEC.17.25	FLOOR PLANS FOR DESIGN REVIEW MS
2	JAN.07.25	FLOOR PLANS FOR DESIGN REVIEW MS
3	FEB.04.25	PRELIM. CONSTRUCTION DRAWING ISSUED MS



**PROPOSED GROUND FLOOR PLAN**

**ELEV8 DRAFTING COMPANY INC.**  
 6775 Baldwin St., Brooklin, ON, L1M 1Y1  
 Phone: (905) 409-9196 E-mail: mal@elev8drafting.ca

PAGE TITLE: **PROPOSED GROUND FLOOR PLAN**

CLIENT: **MIKE & JONAH**

PROJECT: **ADDITION/RENOVATION**

LOCATION: **256 DAVIDSON STREET PICKERING, ONTARIO**

PROJECT: **2571** PAGE #: **A3**

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

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**LINTEL SCHEDULE**

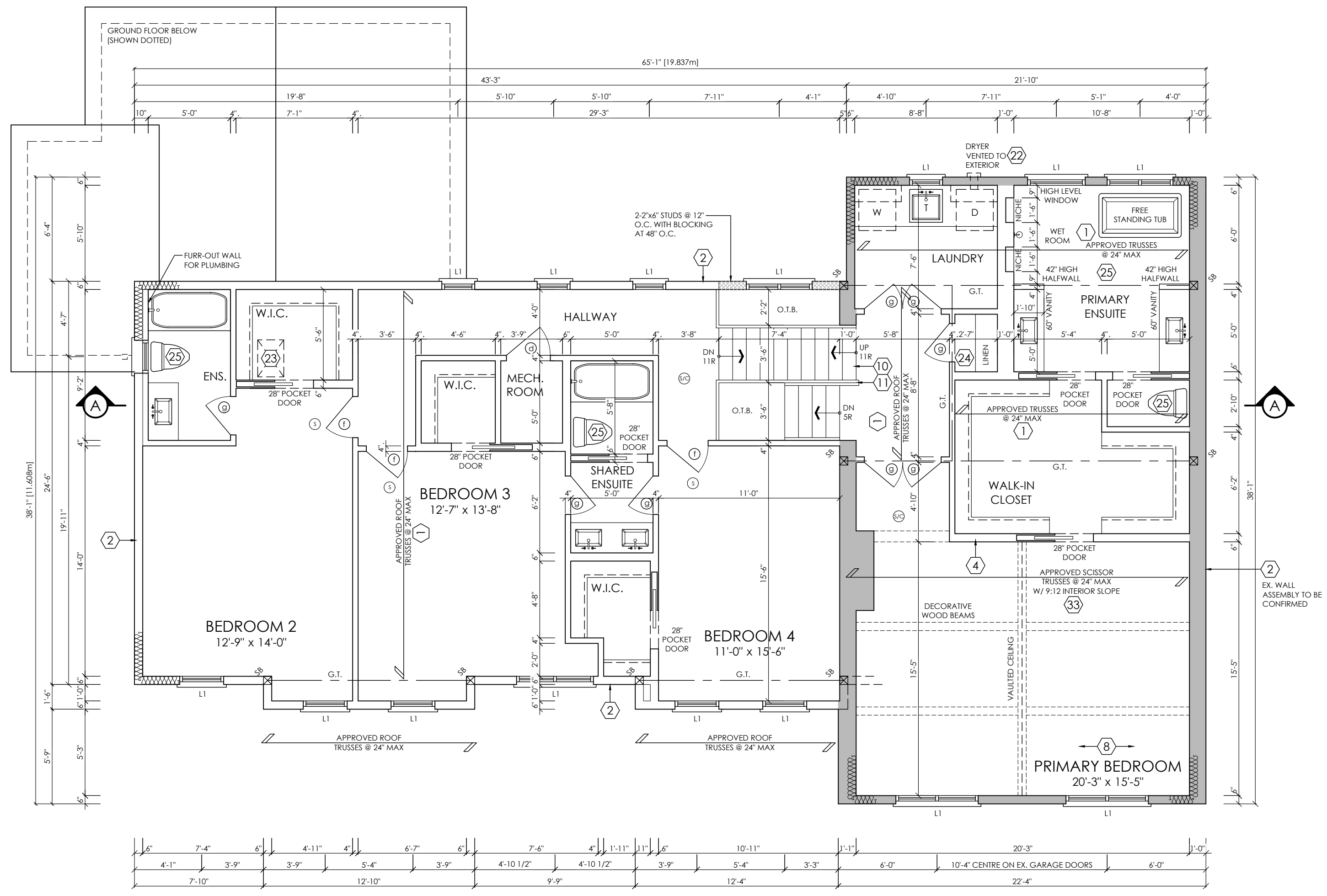
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**REVISIONS**

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2	JAN.07.25	FLOOR PLANS FOR DESIGN REVIEW	MS
3	FEB.04.25	PRELIM. CONSTRUCTION DRAWING ISSUED	MS



**PROPOSED SECOND FLOOR PLAN**

**ELEV8 DRAFTING COMPANY INC.**  
 6775 Baldwin St., Brooklin, ON, L1M 1Y1  
 Phone: (905) 409-9196 E-mail: mal@elev8drafting.ca

**PROPOSED SECOND FLOOR PLAN**

**MIKE & JONAH**

**ADDITION/RENOVATION**

**256 DAVIDSON STREET PICKERING, ONTARIO**

PROJECT: 2571 PAGE #: **A4**  
 SCALE: 3/16" = 1'-0"

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FRONT ELEVATION



REAR ELEVATION

LEGEND		
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WALL LEGEND	
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	EXISTING WALLS TO REMAIN
	NEW WALLS
	FIRE RATED WALL

LINTEL SCHEDULE		
WOOD LINTELS		WOOD BEAMS
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L3	2 - 2"x10" SP#2	WB3 4 - 2"x8" SP#2
L4	3 - 2"x10" SP#2	WB4 2 - 2"x10" SP#2
L5	2 - 2"x12" SP#2	WB5 3 - 2"x10" SP#2
L6	3 - 2"x12" SP#2	WB6 4 - 2"x10" SP#2
STEEL LINTELS		
L7	3 1/2" x 3 1/2" x 1/4" (90x90x6) L	WB7 2 - 2"x12" SP#2
L8	3 1/2" x 3 1/2" x 5/16" (90x90x8) L	WB8 3 - 2"x12" SP#2
L9	4" x 3 1/2" x 1/4" (100x90x6) L	WB9 4 - 2"x12" SP#2
L10	5" x 3 1/2" x 5/16" (125x90x8) L	
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ELEV8 DRAFTING COMPANY INC.  
6775 Baldwin St., Brooklyn, ON, L1M 1Y1  
Phone: (905) 409-9196 E-mail: mail@elev8drafting.ca

PAGE TITLE: FRONT & REAR ELEVATION

CLIENT: MIKE & JONAH

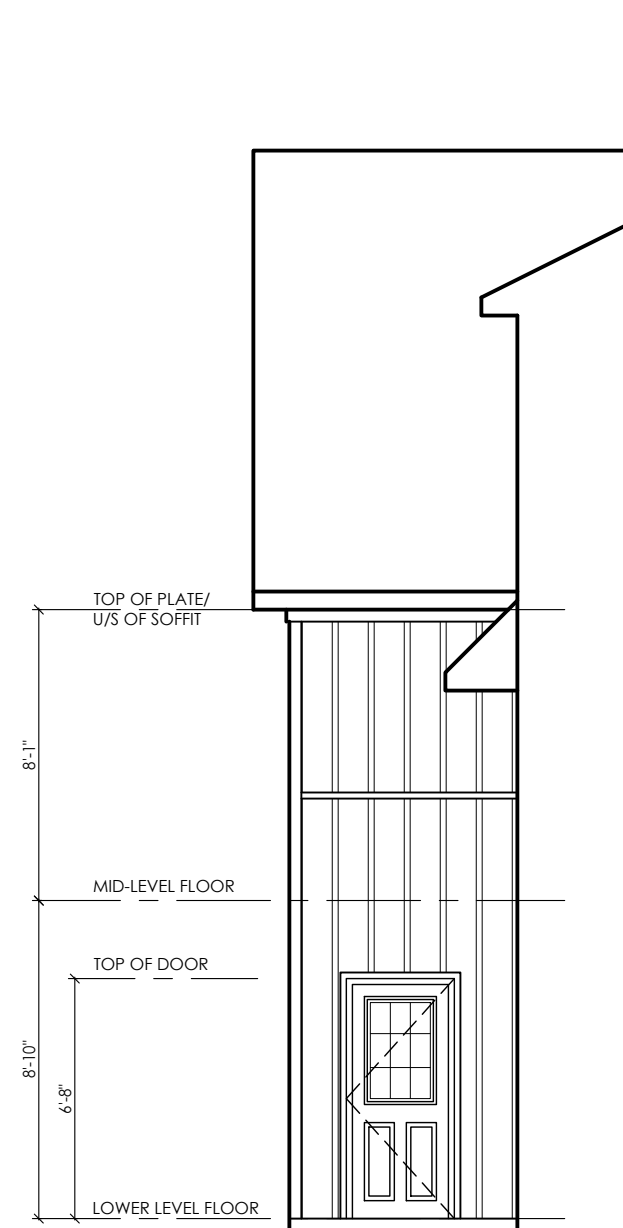
PROJECT: ADDITION/RENOVATION

LOCATION: 256 DAVIDSON STREET PICKERING, ONTARIO

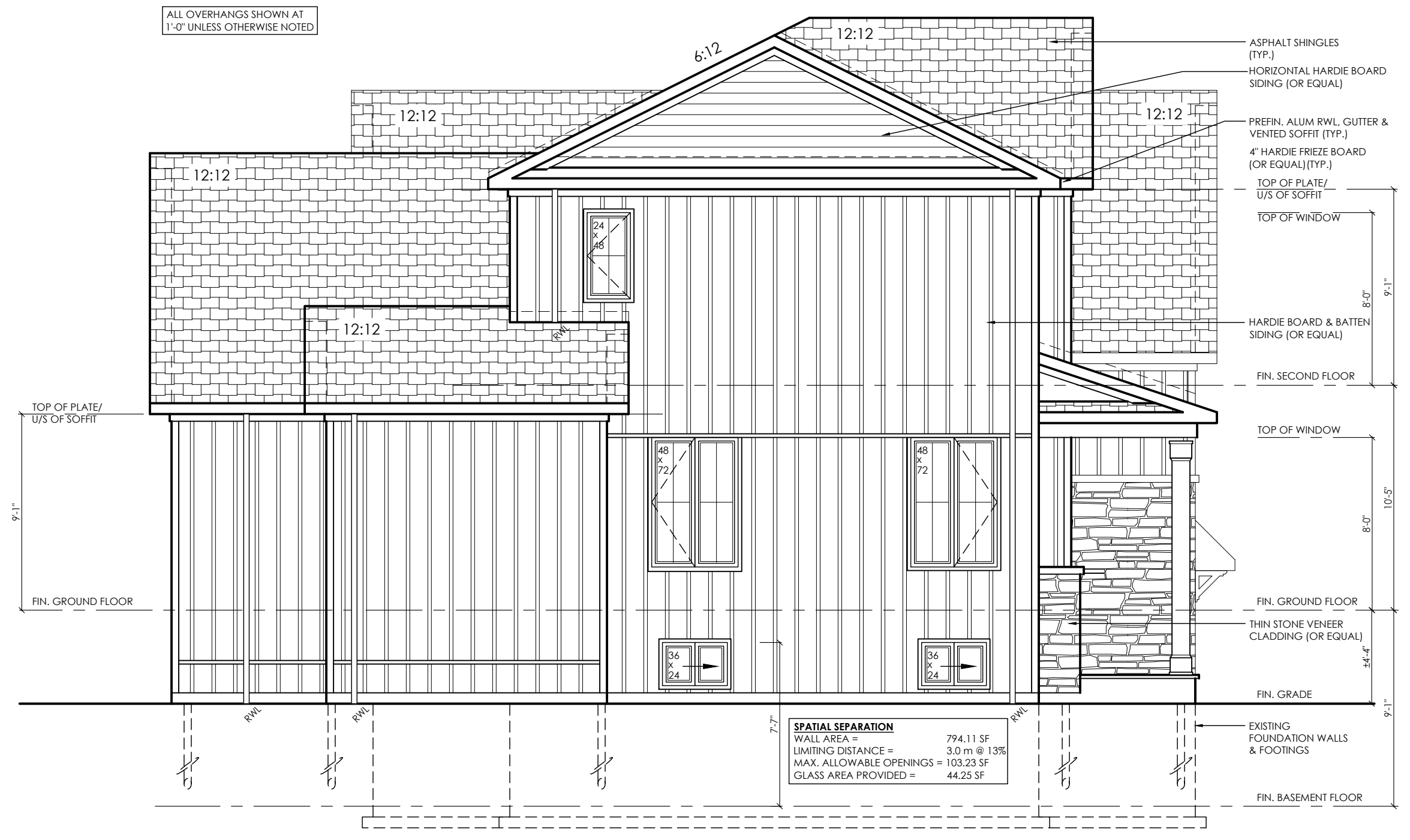
PROJECT: 2571 PAGE #: SCALE: 3/16" = 1'-0" **A5**

**GENERAL NOTES:**

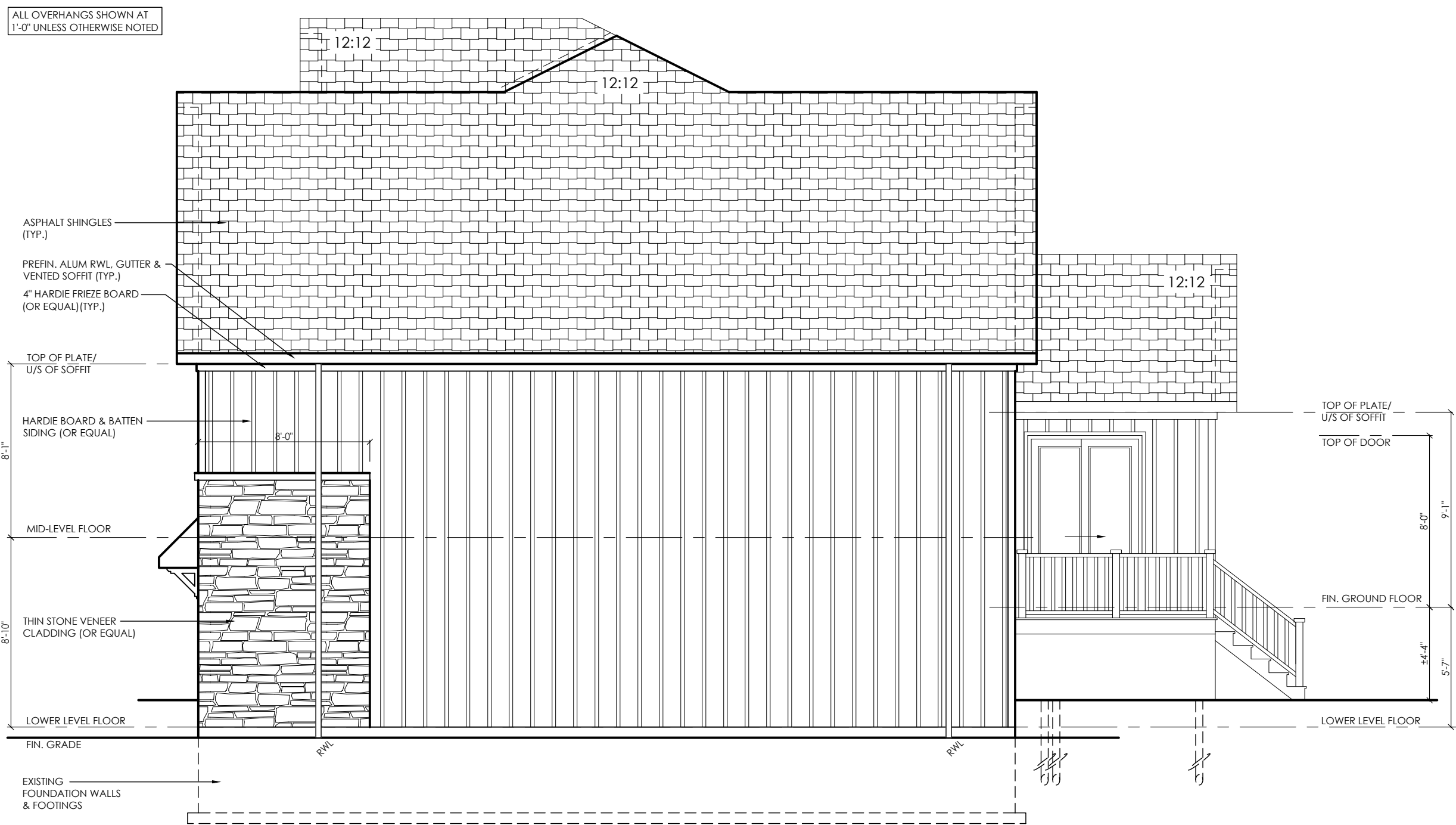
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PARTIAL LEFT SIDE ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

**LEGEND**

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**WALL LEGEND**

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L12	6" x 4" x 3/8" (150x100x10) L		

**DOOR SCHEDULE**

a	3'-0" x 8'-0" x 1-3/4" - INSULATED EXTERIOR DOOR
b	2'-10" x 8'-0" x 1-3/4" - INSULATED EXTERIOR DOOR
c	2'-8" x 8'-0" x 1-3/4" - INSULATED EXTERIOR DOOR
d	2'-8" x 8'-0" x 1-3/8" - INTERIOR DOOR
e	2'-8" x 8'-0" x 1-3/8" - INTERIOR DOOR (OPTIONAL)
f	2'-6" x 8'-0" x 1-3/8" - INTERIOR DOOR
g	2'-4" x 8'-0" x 1-3/8" - INTERIOR DOOR
h	2'-2" x 8'-0" x 1-3/8" - INTERIOR DOOR
i	2'-0" x 8'-0" x 1-3/8" - INTERIOR DOOR
j	1'-6" x 8'-0" x 1-3/8" - INTERIOR DOOR

**REVISIONS**

1	DEC.17.25	FLOOR PLANS FOR DESIGN REVIEW	MS
2	JAN.07.25	FLOOR PLANS FOR DESIGN REVIEW	MS
3	FEB.04.25	PRELIM. CONSTRUCTION DRAWING ISSUED	MS

**ELEV8 DRAFTING COMPANY INC.**  
 6775 Baldwin St., Brooklin, ON, L1M 1Y1  
 Phone: (905) 409-9196 E-mail: mal@elev8drafting.ca

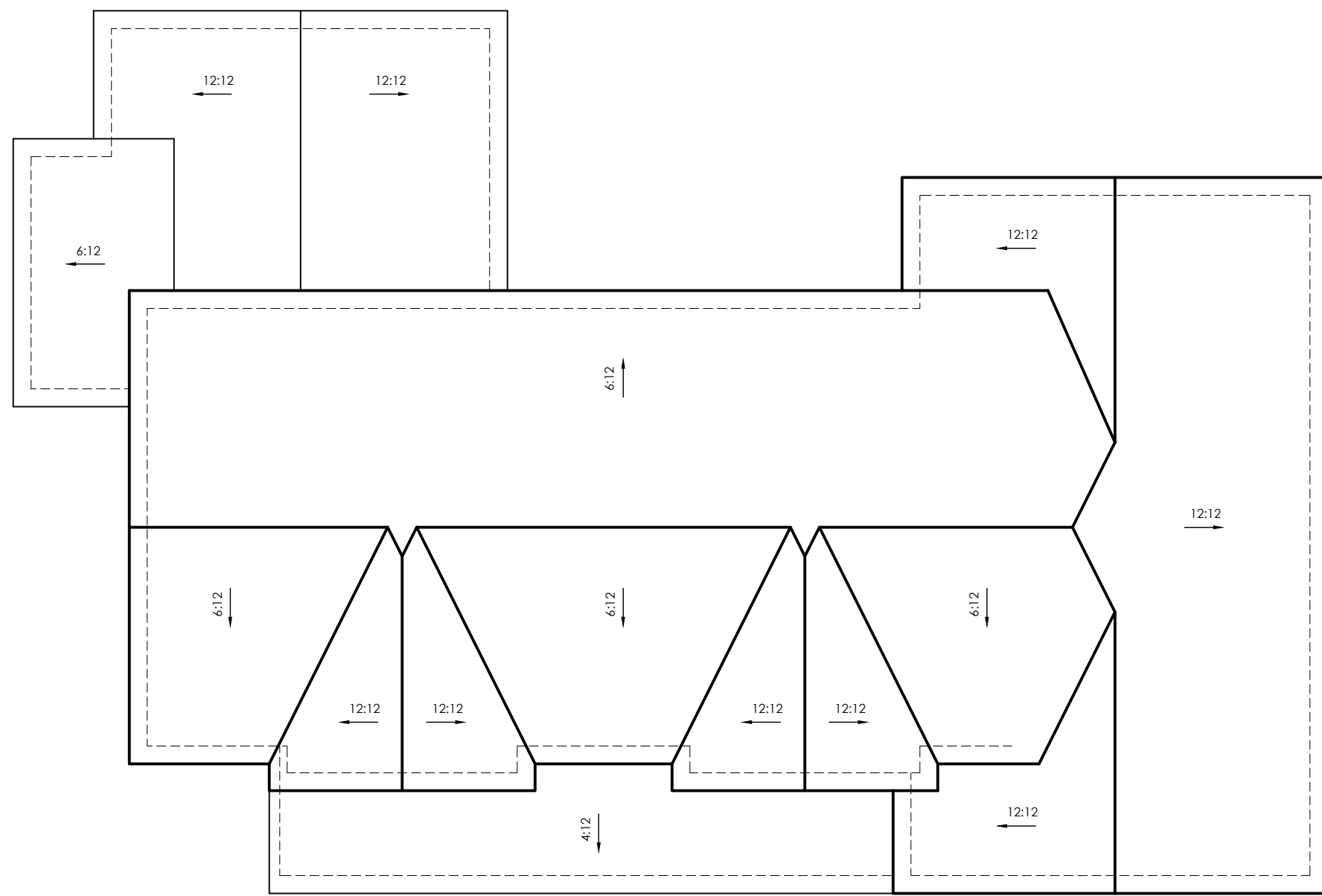
PAGE TITLE: **LEFT & RIGHT SIDE ELEVATION**

CLIENT: **MIKE & JONAH**

PROJECT: **ADDITION/RENOVATION**

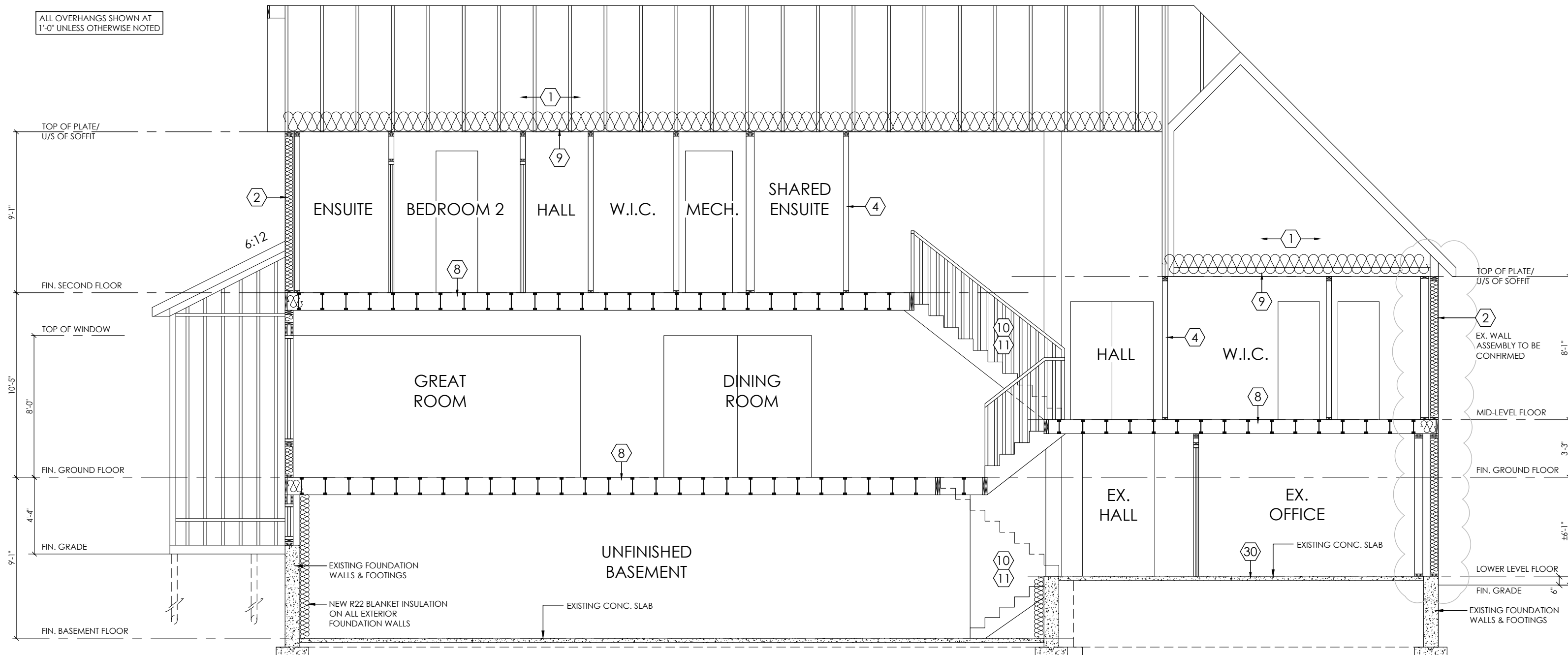
LOCATION: **256 DAVIDSON STREET PICKERING, ONTARIO**

PROJECT: 2571 PAGE #: **A6**  
 SCALE: 3/16" = 1'-0"



ROOF PLAN

ALL OVERHANGS SHOWN AT 1'-0" UNLESS OTHERWISE NOTED



SECTION

GENERAL NOTES:

- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, EXISTING STRUCTURE AND CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ELEV8 DRAFTING COMPANY INC. PRIOR TO COMMENCEMENT OF WORK.
- THE CONTRACTOR IS TO PROVIDE ALL NECESSARY BRACING AND SHORING REQUIRED DURING CONSTRUCTION. THE CONTRACTOR SHALL ALSO PROVIDE ALL NECESSARY BRACING, SHORING AND OTHER TEMPORARY SUPPORT TO PROTECT ALL EXISTING AND ADJACENT STRUCTURES AFFECTED BY THIS WORK. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL SUCH MEASURES.
- THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF ELEV8 DRAFTING COMPANY INC. THIS DRAWING IS NOT TO BE SCALED.
- CONSTRUCTION IS NOT TO BEGIN PRIOR TO RECEIVING BUILDING PERMIT APPROVAL.



LEGEND

SB	2 - 2"x4" OR 2"x6"	☉	SMOKE ALARM
SB3	3 - 2"x4" OR 2"x6"	☉	SMOKE/CMD ALARM
SB4	4 - 2"x4" OR 2"x6"		
SB5	5 - 2"x4" OR 2"x6"		
SBFA	SOLID BEARING FROM ABOVE		
PL	POINT LOAD FROM ABOVE		
BBFM	BEAM BY FLOOR MANUFACTURER		
AFF	ABOVE FINISHED FLOOR		
GT	GIRDER TRUSS		
FA	FLAT ARCHWAY		

WALL LEGEND

	EXISTING WALLS TO BE FILLED
	EXISTING WALLS TO BE REMOVED
	EXISTING WALLS TO REMAIN
	NEW WALLS
	FIRE RATED WALL

LINTEL SCHEDULE

WOOD LINTELS		WOOD BEAMS	
L1	2 - 2"x8" SP#2	WB1	2 - 2"x8" SP#2
L2	3 - 2"x8" SP#2	WB2	3 - 2"x8" SP#2
L3	2 - 2"x10" SP#2	WB3	4 - 2"x8" SP#2
L4	3 - 2"x10" SP#2	WB4	2 - 2"x10" SP#2
L5	2 - 2"x12" SP#2	WB5	3 - 2"x10" SP#2
L6	3 - 2"x12" SP#2	WB6	4 - 2"x10" SP#2
<b>STEEL LINTELS</b>		WB7	2 - 2"x12" SP#2
L7	3 1/2" x 3 1/2" x 1/4" (90x90x6) L	WB8	3 - 2"x12" SP#2
L8	3 1/2" x 3 1/2" x 5/16" (90x90x8) L	WB9	4 - 2"x12" SP#2
L9	4" x 3 1/2" x 1/4" (100x90x6) L		
L10	5" x 3 1/2" x 5/16" (125x90x8) L		
L11	5" x 3 1/2" x 3/8" (125x90x10) L		
L12	6" x 4" x 3/8" (150x100x10) L		

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