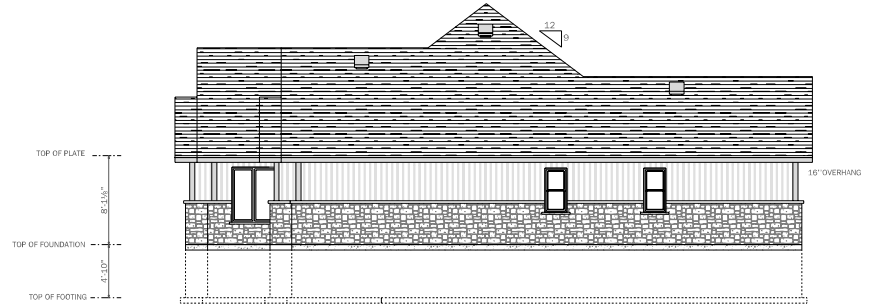
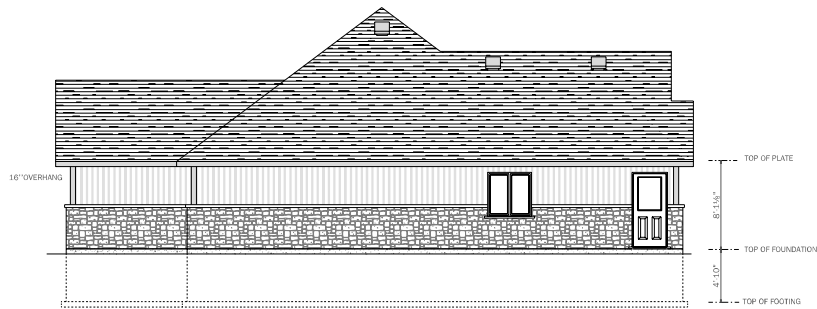


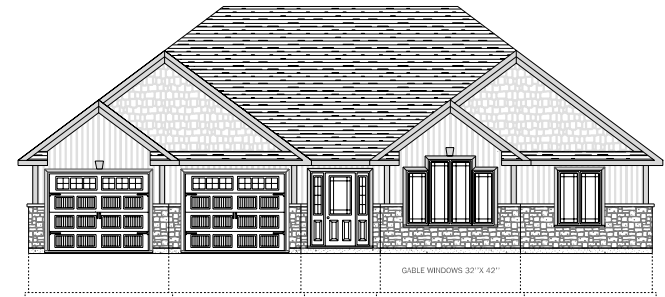
REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION

CONSTRUCTION DRAWINGS FOR:  
**FERRIER  
FRAMING INC.**

DWG. DESCRIPTION:  
**ELEVATION  
PLAN**

<b>MAIN FLOOR</b>	<b>1823 SQ. FT.</b>
<b>GARAGE</b>	<b>622 SQ. FT.</b>
<b>PORCH &amp; DECK</b>	<b>40 SQ. FT.</b>
<b>BUILDING ENVELOPE</b>	<b>2485 SQ. FT.</b>

**NOTE: ALL BUILDING MATERIALS AND ASSEMBLIES SHALL COMPLY WITH THE ONTARIO BUILDING CODE**

**NOTES:**

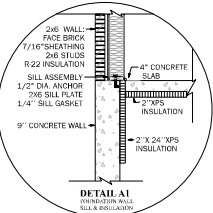
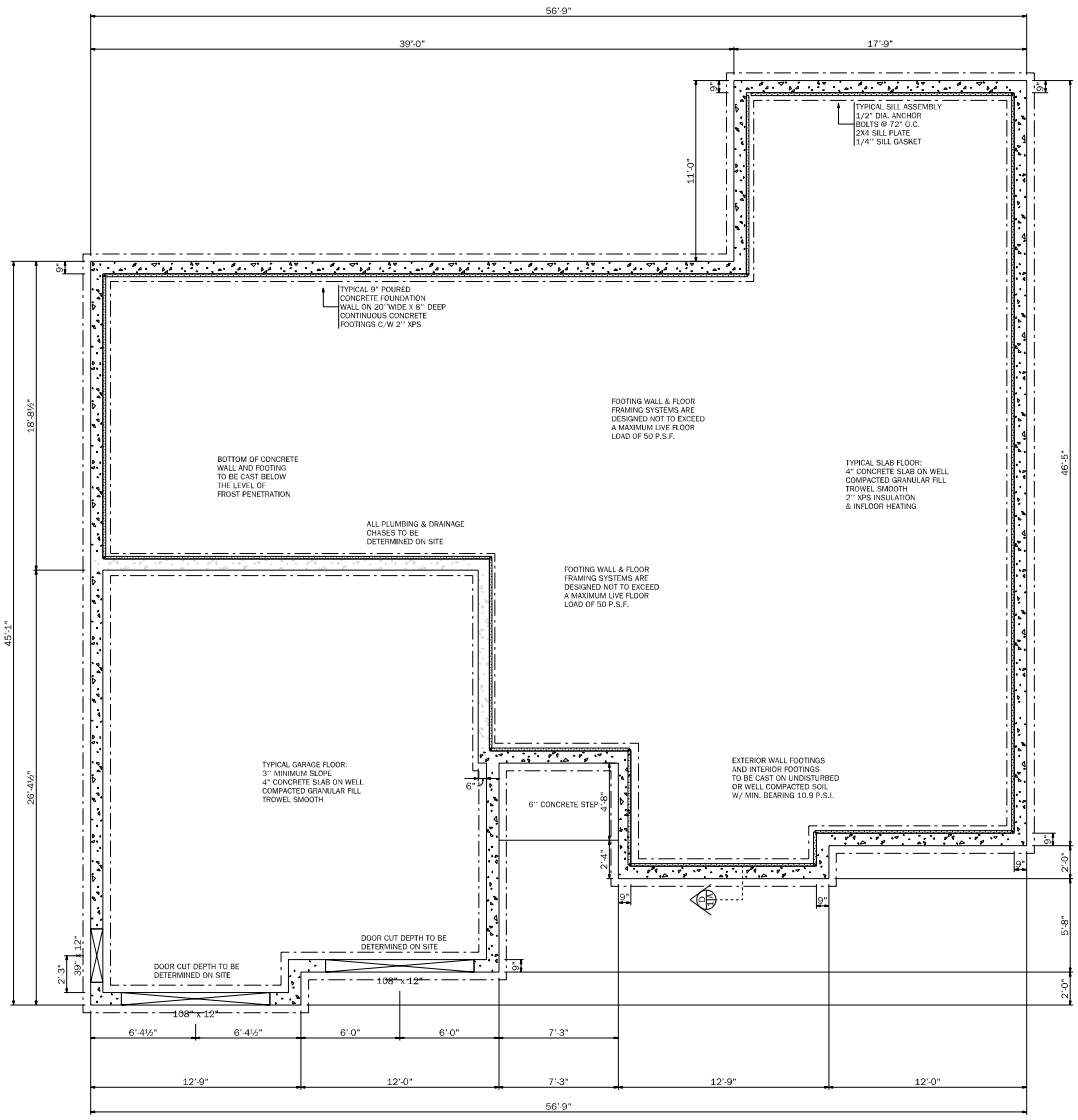
DATE:  
**SEPTEMBER 5, 2023**

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

DWG. NO.  
**A-1**

**QUALIFIED & REGISTERED DESIGNER**  
**BUILDING CODE IDENTIFICATION**  
**NUMBER 30819**

**JIM LUMBY DRAFTING & DESIGNS**  
ADDRESS: R.R.#1 HANOVER ONT.  
PHONE: 519-369-1337  
FAX: 519-369-1338



NOTE:  
ALL ELECTRICAL WIRING MUST BE PROVIDED BY THE ELECTRICAL SAFETY AUTHORITY. SEPARATE INSPECTION APPLICATIONS (PERMITS) MUST BE FILED.  
PLUMBING AND PLUMBING FACILITIES SHALL CONFORM TO SECTION 9.31 AND PART 7 OF THE O.B.C.  
HEATING AND AIR-CONDITIONING SYSTEMS SHALL CONFORM TO SECTION 9.33 AND PART 6 OF THE O.B.C.  
VENTILATION SYSTEMS TO CONFORM WITH SECTION 9.37 O.B.C.  
STRUCTURAL COMPONENTS & MATERIAL SPANS SHALL CONFORM TO PART 9 AND TABLES A1 TO A37 OF THE O.B.C.  
ALL INTERIOR AND EXTERIOR FINISHES TO CONFORM TO PART 9 OF THE O.B.C.  
DESIGN OF AREAS, DOORS, WINDOWS, STAIRS, HAND RAILS, MEANS OF EGRESS AND FIRE PROTECTION SHALL COMPLY WITH THE O.B.C.  
ALL TRUSS, L.V.L., BEAMS & OTHER ENGINEERED DRAWINGS TO BE SUPPLIED TO BUILDING DEPARTMENT PRIOR TO FRAMING INSPECTION

FLOOR JOIST SPAN TABLE A1 NO. 1 & 2 SPRUCE WITH STRAPPING & BRIDGING

JOIST	12' O.C.	16' O.C.
2x4	8'-6"	5'-11"
2x6	10'-3"	9'-4"
2x8	13'-3"	12'-2"
2x10	15'-4"	14'-0"
2x12	18'-1"	17'-9"

SIZE AND SPACING OF STUDS FOR INTERIOR & EXTERIOR WALLS. ATTIC NOT ACCESSIBLE BY STAIRWAY. TABLE 9.23.10 O.B.C.

ROOF	12' O.C. 1x6	12' O.C. 2x4	12' O.C. 2x6
INTERIOR	2' x 4"	2' x 4"	2' x 6"
11 FLOOR	2' x 4"	2' x 4"	2' x 6"
12 FLOOR	2' x 4"	2' x 4"	N/A
13 FLOOR	2' x 6"	N/A	N/A

NOTE:  
RANGE HOOD & BATH FANS EXHAUSTED TO EXTERIOR OR PROVIDE A HEAT RECOVERY VENTILATOR  
MAIN FAN SWITCH IN HALL AREA OR PROVIDE B.V. SYSTEM  
CARBON MONOXIDE & SMOKE ALARMS ON ALL FLOORS & BASEMENT AREAS AND BEDROOMS HALLWAYS  
AUTO DOOR CLOSER & GAS PROOFING IN GARAGE AREA.  
PRESHLING INSULATE STEEL SKIN EXTERIOR DOORS C/W WEATHER STRIPPING ALUMINUM THRESHOLD AND DEAD BOLTS  
STEEL SECTIONAL GARAGE DOOR CLOSER & INSULATION (OPTIONAL)  
WINDOWS TO BE FACTORY SEALED DOUBLE GLAZED W/ CHALKING BETWEEN FRAMES & EXTERIOR WALLS  
HAND RAILS ON ALL INTERIOR AND EXTERIOR STAIRS  
ALL FRAMING MEMBERS TO BE NUMBER 1 OR 2 SPRUCE OR BETTER  
FOOTINGS WALL & FLOOR FRAMING SYSTEMS ARE DESIGNED NOT TO EXCEED A MAXIMUM FLOOR LOAD OF 50 P.S.F.

LINTEL SPAN TABLE A15 NO. 1 & 2 SPRUCE WITH NONSTRUCTURAL SHEATHING. SLOPE LEAD 2" P.S.F. MAX. SPAN 18'-0" SPANS MAY BE INCREASED BY 10% WITH STRUCTURAL SHEATHING MIN. THICKNESS 9/16"

LINTEL	ROOF ONLY	ROOF + FLOOR
2x2x4	3'-2"	2'-11"
2x2x6	4'-0"	4'-2"
2x2x8	5'-10"	6'-3"
2x2x10	7'-2"	8'-2"
2x2x12	8'-4"	7'-0"

LINTEL FOR 10' GARAGE FRAME 4 2x12 STACKED W/ 2x12 FOR TOP OF INTERIOR GARAGE DOOR FRAME

FLOOR JOIST SPANS CANADIAN WOOD COUNCIL NO. 1 & 2 SPRUCE NAILED GULCH WITH BRIDGING

JOIST	12' O.C.	16' O.C.
2x6	10'-3"	9'-4"
2x8	13'-3"	12'-4"
2x10	16'-0"	15'-4"
2x12	18'-1"	17'-9"

NOTE:  
DIMENSIONS PREVAIL OVER SCALE  
ALL DIMENSIONS & EXTENSIONS ARE TO INSIDE OR OUTSIDE OF FRAMING AND DO NOT INCLUDE INTERIOR DRYWALL OR EXTERIOR SIDING AND BRICK VENEER FINISHES  
2x4 WALLS ARE 3 1/2" THICK 2x6 WALLS ARE 5 1/2" THICK, EXTERIOR WALL DIMENSIONS INCLUDE 1/2" SHEATHING  
ALL WINDOW AND DOOR OPENING DIMENSIONS ARE ACTUAL SIZE. ADD MIN. 1" FOR R.S.O. OPENINGS  
FROM FRAMING TO FRAMING, ROOF AND SHEET CLOSERS ARE 2'-11" IN DEPTH. LINER AND BATH CLOSERS ARE 1'-8" IN DEPTH. HALLWAYS ARE A MINIMUM OF 3'-2" IN WIDTH AND STAIR OPENINGS ARE A MINIMUM OF 3'-4" IN WIDTH

CONSTRUCTION DRAWINGS FOR:  
**FERRIER FRAMING INC.**

DWG. DESCRIPTION:  
**MAIN FLOOR PLAN**

MAIN FLOOR	1823 SQ. FT.
GARAGE	622 SQ. FT.
PORCH & DECK	40 SQ. FT.
BUILDING ENVELOPE	2485 SQ. FT.

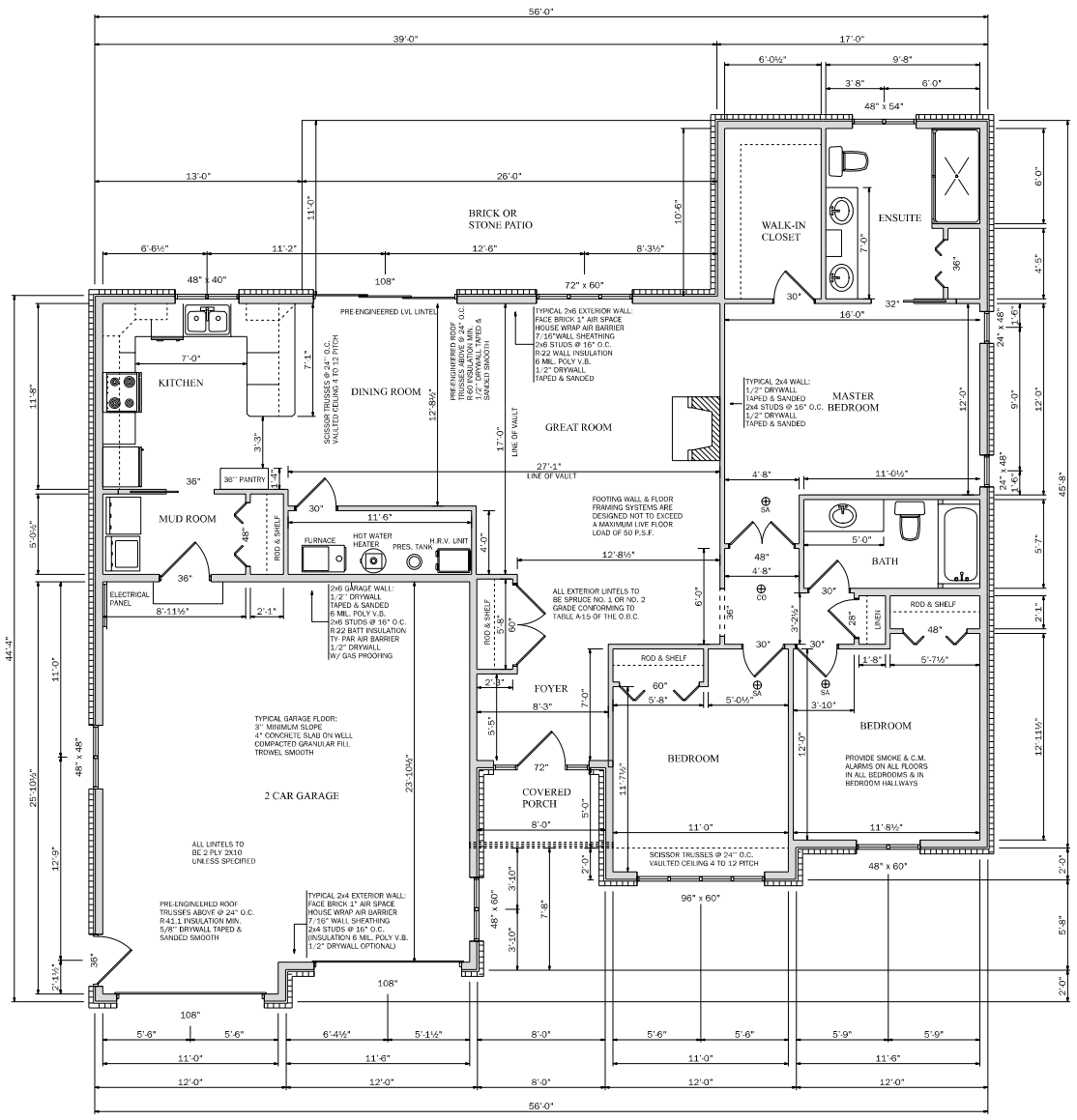
NOTE: ALL BUILDING MATERIALS AND ASSEMBLIES SHALL COMPLY WITH THE ONTARIO BUILDING CODE

NOTES:	

DATE:  
**SEPTEMBER 5, 2023**  
SCALE:  
**3/16"=1'-0"**

QUALIFIED & REGISTERED DESIGNER  
BUILDING CODE IDENTIFICATION  
NUMBER **38019**

**JIM LUMBY DRAFTING & DESIGNS**  
ADDRESS: R.R.#1 HANOVER ONT.  
PHONE: 519-369-1337  
FAX: 519-369-1338



**NOTE:**  
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 PLUMBING AND PLUMBING FACILITIES SHALL CONFORM TO SECTION 9.31 AND PART 7 OF THE O.B.C.  
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 VENTILATION SYSTEMS TO CONFORM WITH SECTION 9.37 O.B.C.  
 STRUCTURAL COMPONENTS & MATERIAL SPANS SHALL CONFORM TO PART 9 AND TABLES A1 TO A37 OF THE O.B.C.  
 ALL INTERIOR AND EXTERIOR FINISHES TO CONFORM TO PART 9 OF THE O.B.C.  
 DESIGN OF AREAS, DOORS, WINDOWS, STAIRS, HAND RAILS, MEANS OF EGRESS AND FIRE PROTECTION SHALL COMPLY WITH THE O.B.C.  
 ALL TRUSS, L.V.L. BEAMS & OTHER ENGINEERED DRAWINGS TO BE SUPPLIED TO BUILDING DEPARTMENT PRIOR TO FRAMING INSPECTION

**FLOOR JOIST SPAN TABLE #1 NO. 1 & 2 SPRUCE WITH STRAPPING & BRIDGING**

JOIST	12' O.C.	16' O.C.
2x4	6'-8"	5'-11"
2x6	10'-3"	11'-2"
2x8	13'-3"	13'-2"
2x10	16'-0"	14'-0"
2x12	18'-11"	15'-9"

**SIZE AND SPACING OF STUDS FOR INTERIOR & EXTERIOR WALLS ATTIC NOT ACCESSIBLE BY STAIRWAY TABLE 9.23.10 O.B.C.**

FLOOR	2" x 4"	2" x 6"	2" x 8"
ROOF	16" x 16"	16" x 16"	16" x 16"
1 <sup>st</sup> FLOOR	16" x 16"	16" x 16"	16" x 16"
2 <sup>nd</sup> FLOOR	16" x 16"	16" x 16"	16" x 16"
3 <sup>rd</sup> FLOOR	16" x 16"	16" x 16"	16" x 16"

**NOTE:**  
 RANGE HOOD & BATH FANS EXHAUSTED TO EXTERIOR OR PROVIDE A HEAT RECOVERY VENTILATOR  
 MAIN PAN SWITCH IN HALL AREA OR PROVIDE R.V. SYSTEM  
 CARBON MONOXIDE & SMOKE ALARMS ON ALL FLOORS & BASEMENT AREAS AND BEDROOMS HALLWAYS  
 AUTO DOOR CLOSER & GAS PROOFING IN GARAGE AREA  
 PREHUNG INSULATE STEEL SKIN EXTERIOR DOORS C/W WEATHER STRIPPING ALUMINUM THRESHOLD AND DEAD BOLTS  
 STEEL SECTIONAL GARAGE DOOR CLOSER & INSULATION (OPTIONAL)  
 WINDOWS TO BE FACTORY SEALED DOUBLE GLAZED W/ CHALKING BETWEEN FRAMES & EXTERIOR WALLS  
 HAND RAILS ON ALL INTERIOR AND EXTERIOR STAIRS  
 ALL FRAMING MEMBERS TO BE NUMBER 1 OR 2 SPRUCE OR BETTER  
 FOOTINGS WALL & FLOOR FRAMING SYSTEMS ARE DESIGNED NOT TO EXCEED A MAXIMUM FLOOR LOAD OF 50 P.S.F.

**LINTEL SPAN TABLE #15 NO. 1 & 2 SPRUCE WITH NONSTRUCTURAL SHEATHING SNOW LOAD 2 P.S.F. MAX. SPAN 15'0" SPANS MAY BE INCREASED BY 15' WITH STRUCTURAL SHEATHING MIN. THICKNESS 9/16"**

LINTEL	ROOF ONLY	ROOF + FLOOR
2x2x4	3'-2"	2'-11"
2x2x6	4'-0"	4'-2"
2x2x8	5'-10"	6'-3"
2x2x10	7'-2"	8'-2"
2x2x12	8'-4"	7'-0"

LINTEL FOR 10' GARAGE FRAME 4 2X12 STACKED W/ 2X12 FOR TOP OF INTERIOR GARAGE DOOR FRAME

**FLOOR JOIST SPANS CANADIAN WOOD COUNCIL NO. 1 & 2 SPRUCE NAILED GLEUED WITH BRIDGING**

JOIST	12' O.C.	16' O.C.
2x6	10'-3"	9'-4"
2x8	13'-3"	11'-4"
2x10	16'-0"	14'-4"
2x12	18'-11"	17'-0"

**NOTE:**  
 DIMENSIONS PREVAIL OVER SCALE  
 ALL DIMENSIONS & EXTENSIONS ARE TO INSIDE OR OUTSIDE OF FRAMING AND DO NOT INCLUDE INTERIOR DRYWALL OR EXTERIOR SIDING AND BRICK VENEER FINISHES  
 2x4 WALLS ARE 3 1/2" THICK 2x6 WALLS ARE 5 1/2" THICK, EXTERIOR WALL DIMENSIONS INCLUDE 1/2" SHEATHING  
 ALL WINDOW AND DOOR OPENING DIMENSIONS ARE ACTUAL SIZE. ADD MIN. 1" FOR R.S.O. OPENINGS  
 FROM FRAMING TO FRAMING, ROD AND SHELF CLOSERS ARE 2'-11" IN DEPTH, LINER AND BATH CLOSERS ARE 1'-8" IN DEPTH, HALLWAYS ARE A MINIMUM OF 3'-2" IN WIDTH AND STAIR OPENINGS ARE A MINIMUM OF 3'-4" IN WIDTH

CONSTRUCTION DRAWINGS FOR:  
**FERRIER FRAMING INC.**

DWG. DESCRIPTION:  
**MAIN FLOOR PLAN**

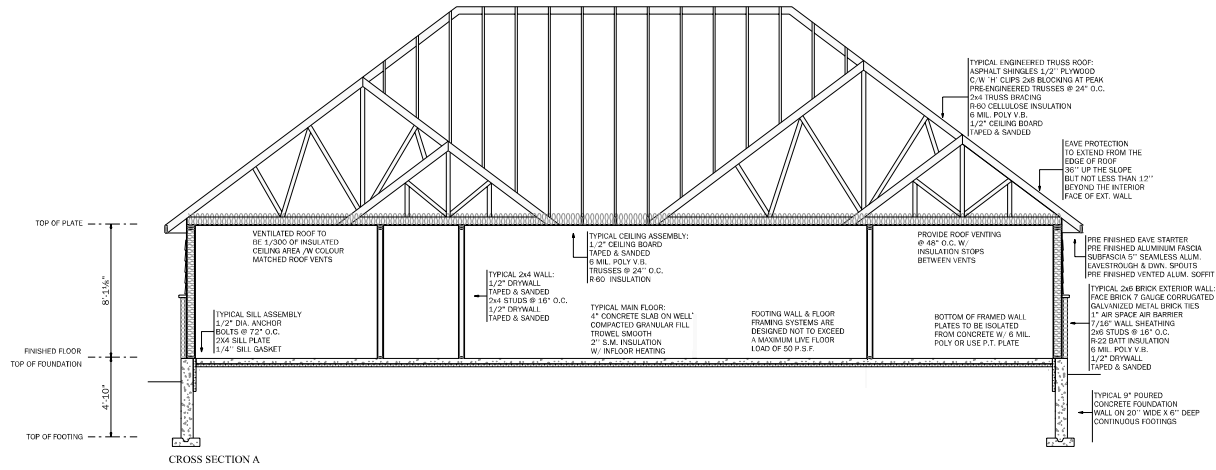
MAIN FLOOR	1823 SQ. FT.
GARAGE	623 SQ. FT.
PORCH & DECK	40 SQ. FT.
BUILDING ENVELOPE	2485 SQ. FT.

**NOTE:** ALL BUILDING MATERIALS AND ASSEMBLIES SHALL COMPLY WITH THE ONTARIO BUILDING CODE

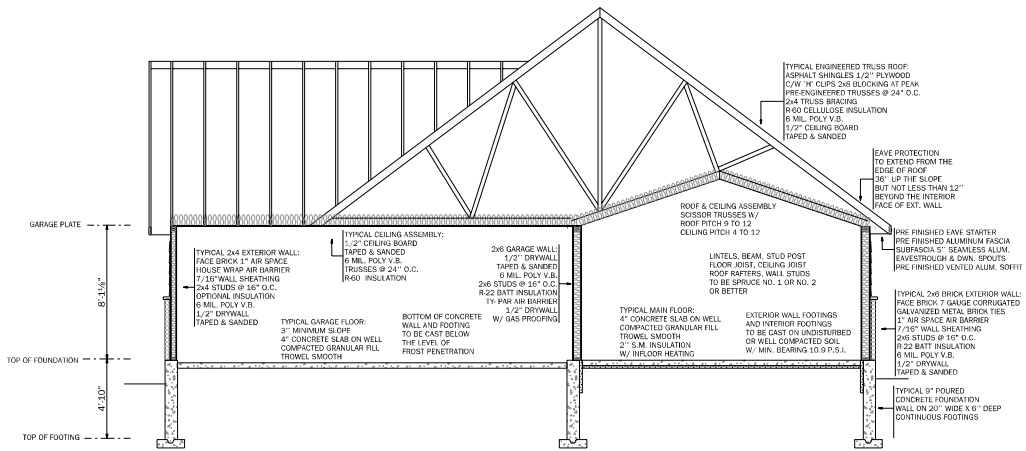
DATE:	SEPTEMBER 5, 2023
SCALE:	3/16"=1'-0"
DWG. NO.:	A-3

QUALIFIED & REGISTERED DESIGNER	<b>JIM LUMBY</b>
BUILDING CODE IDENTIFICATION	NUMBER 38019

**JIM LUMBY DRAFTING & DESIGNS**  
 ADDRESS: R.R.#1 HANOVER ONT.  
 PHONE: 519-369-1337  
 FAX: 519-369-1338



CROSS SECTION A



CROSS SECTION B

CONSTRUCTION DRAWINGS FOR:  
**FERRIER  
FRAMING INC.**

DWG. DESCRIPTION:  
**CROSS  
SECTION**

**MAIN FLOOR** 1823 SQ. FT.  
**GARAGE** 622 SQ. FT.  
**PORCH & DECK** 40 SQ. FT.  
**BUILDING ENVELOPE** 2485 SQ. FT.

**NOTE: ALL BUILDING MATERIALS AND ASSEMBLIES SHALL COMPLY WITH THE ONTARIO BUILDING CODE.**

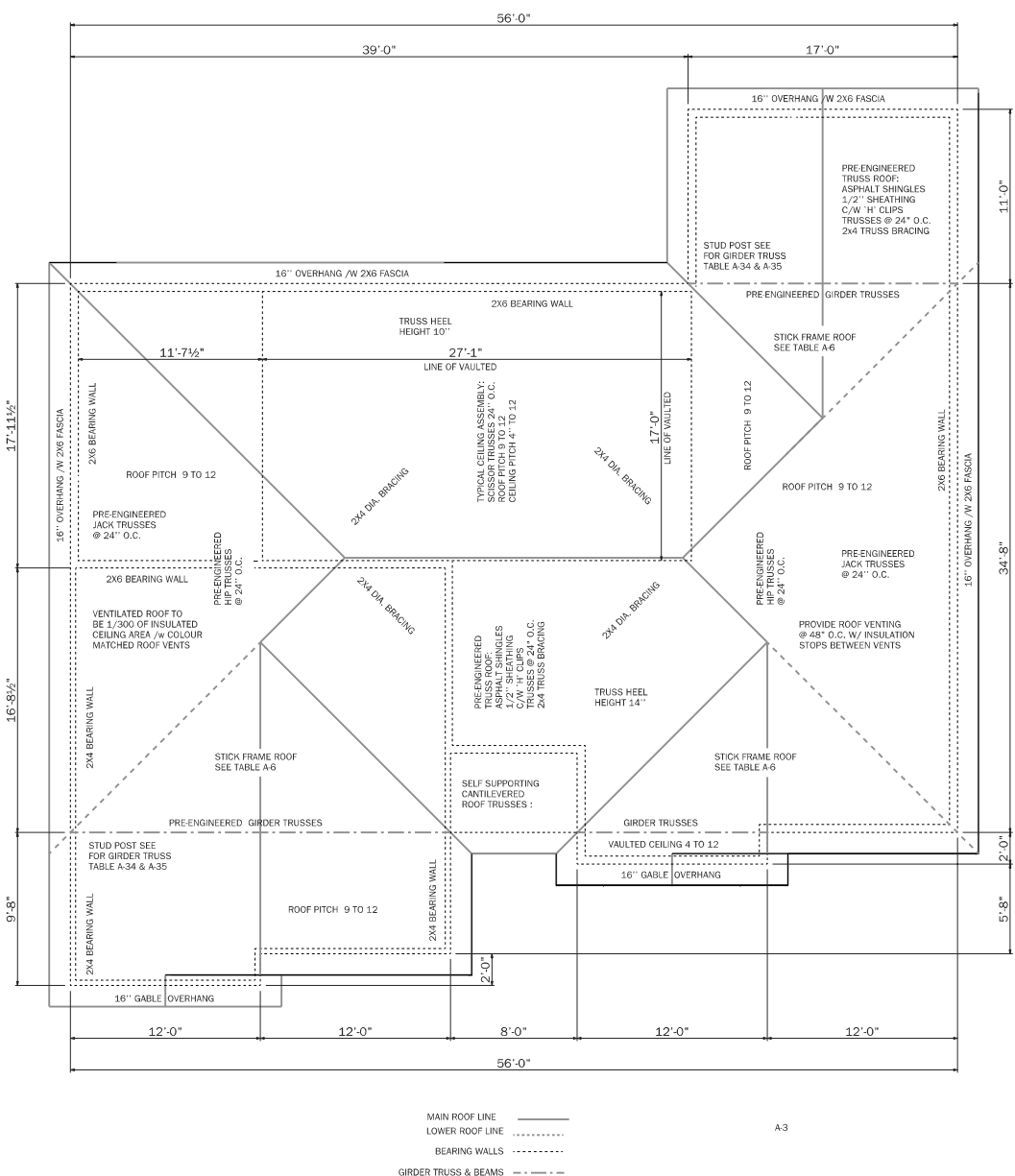
NOTES:

DATE:  
**SEPTEMBER 5, 2023**  
SCALE:  
**3/16"=1'-0"**

DWG. NO.  
**A-4**

**QUALIFIED & REGISTERED DESIGNER**  
**BUILDING CODE IDENTIFICATION**  
**NUMBER 30819**

**JIM LUMBY DRAFTING & DESIGNS**  
ADDRESS: R.R.# 1 PRICEVILLE ONT.  
PHONE: 519-369-1337  
FAX: 519-369-1338



CEILING JOIST SPAN TABLE A.9  
NO. 1 & 2 SPRUCE ATIC NOT ACCESSIBLE BY STAIRWAY

JOIST	12' O.C.	16' O.C.
2x4	10'-2"	9'-5"
2x6	15'-0"	14'-1"
2x8	21'-3"	19'-2"
2x10	28'-11"	24'-5"
2x12	32'-0"	29'-0"

ROOF RAFTERS SPAN TABLE A.6  
NO. 1 & 2 SPRUCE SPECIFIED SNOW LOAD 2.0 2x4 COLLAR TIES ARE PERMITTED TO PROVIDE INTERMEDIATE SUPPORT TO REDUCE THE RAFTER SPAN.

RAFTER	12' O.C.	16' O.C.
2x8	8'-6"	7'-6"
2x6	11'-0"	11'-0"
2x8	16'-0"	15'-2"
2x10	21'-2"	19'-8"
2x12	25'-7"	22'-2"

TABLE A.34 MIN. NUMBER OF 2x4 (SPRUCE) STUD POST FOR BEAMS OR GIRDER TRUSSES WITH SPECIFIED ROOF DESIGN OF 40' P.S.F. MAX. STUD HEIGHT 9'-10"

SPAN	SUPPORTED LENGTH	BEAM	GIRDER
7'-0"	1	2	3
11'-10"	2	3	4
15'-8"	3	4	5
19'-8"	4	5	6
23'-7"	5	6	7
27'-6"	6	7	8
31'-5"	7	8	9
35'-5"	8	9	10
39'-4"	9	10	11

MIN. NUMBER OF 2x6 (SPRUCE) STUD POST MAX. HEIGHT 9'-10" TABLE A.35

SPAN	SUPPORTED LENGTH	BEAM	GIRDER
7'-0"	1	1	2
11'-10"	1	2	3
15'-8"	2	2	3
19'-8"	2	3	4
23'-7"	2	3	4
27'-6"	2	4	4
31'-5"	3	4	5
35'-5"	3	4	5
39'-4"	3	4	5

MINIMUM NUMBER OF NAILS NOT LESS THAN 3" LONG

ROOF SLOPE	RAFTER SPACING	BUILDING WIDTH UP TO 20'-3" SNOW LOAD KPA	ROOF PITCH
4:12	16" O.C.	4	5
5:12	16" O.C.	4	5
6:12	16" O.C.	4	4
7:12	16" O.C.	4	4
8:12	16" O.C.	4	4
9:12	16" O.C.	4	4
10:12	16" O.C.	4	4
12:12	24" O.C.	4	4

MINIMUM NUMBER OF NAILS NOT LESS THAN 3" LONG

ROOF SLOPE	RAFTER SPACING	BUILDING WIDTH UP TO 20'-3" SNOW LOAD KPA	ROOF PITCH
4:12	24" O.C.	5	7
5:12	24" O.C.	5	6
6:12	24" O.C.	5	11
7:12	24" O.C.	5	7
8:12	24" O.C.	5	7
9:12	24" O.C.	5	7
10:12	24" O.C.	5	7
12:12	24" O.C.	4	4

MINIMUM NUMBER OF NAILS NOT LESS THAN 3" LONG

ROOF SLOPE	RAFTER SPACING	BUILDING WIDTH UP TO 20'-3" SNOW LOAD KPA	ROOF PITCH
4:12	24" O.C.	5	7
5:12	24" O.C.	5	6
6:12	24" O.C.	5	11
7:12	24" O.C.	5	7
8:12	24" O.C.	5	7
9:12	24" O.C.	5	7
10:12	24" O.C.	5	7
12:12	24" O.C.	4	4

MINIMUM NUMBER OF NAILS NOT LESS THAN 3" LONG

ROOF SLOPE	RAFTER SPACING	BUILDING WIDTH UP TO 20'-3" SNOW LOAD KPA	ROOF PITCH
4:12	24" O.C.	5	7
5:12	24" O.C.	5	6
6:12	24" O.C.	5	11
7:12	24" O.C.	5	7
8:12	24" O.C.	5	7
9:12	24" O.C.	5	7
10:12	24" O.C.	5	7
12:12	24" O.C.	4	4

SPECIFIED DESIGN SNOW LOADS  
55 PSF PLUS MIN. LOAD  
IN COLUMN 12 & 13 TABLE 1.2  
SUPPLEMENTARY STANDARD SB 1

LOCATION	K.P.A.	P.S.F.
CAMBRIDGE	1.28	26.73
CHESLEY	1.94	40.52
COLLINGWOOD	1.89	39.47
DURHAM	1.94	40.52
FERGUS	1.61	33.62
GODFRICH	1.72	35.92
GUELPH	1.45	30.28
HANOVER	1.83	38.22
KINCARDINE	1.83	38.22
KITCHENER	1.50	31.33
LISTOWEL	1.83	38.22
MARKDALE	2.27	47.41
MOUNT FOREST	1.89	39.47
ORANGEVILLE	1.67	34.88
OWEN SOUND	1.94	40.52
PORT ELGIN	1.94	40.52
STRATHFORD	1.67	34.88
WALKERTON	1.89	39.47
WATERLOO	1.50	31.33
WARTON	1.89	39.47
WINGHAM	1.83	38.22

CONSTRUCTION DRAWINGS FOR:  
**FERRIER FRAMING INC.**

DWG. DESCRIPTION:  
**ROOF DETAIL**

MAIN FLOOR 1823 SQ. FT.  
GARAGE 622 SQ. FT.  
PORCH & DECK 40 SQ. FT.  
BUILDING ENVELOPE 2485 SQ. FT.

NOTE: ALL BUILDING MATERIALS AND ASSEMBLIES SHALL COMPLY WITH THE ONTARIO BUILDING CODE

NOTES:

DATE: SEPTEMBER 5, 2023  
SCALE: 3/16"=1'-0"  
DWG. NO.: A-5

QUALIFIED & REGISTERED DESIGNER  
BUILDING CODE IDENTIFICATION  
NUMBER 30819

**JIM LUMBY DRAFTING & DESIGNS**  
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PHONE: 519-369-1337  
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