

GENERAL SPECIFICATIONS:

ALL CONCRETE FOOTINGS SHALL REST ON UNDISTURBED SOIL WITH AN ALLOWABLE BEARING CAPACITY OF 75 kpa OR GREATER.

ALL EXTERIOR FOOTINGS SHALL BE TAKEN DOWN TO A MINIMUM DEPTH OF 4'-0" BELOW FINISHED GRADE.

REMOVE ALL TOPSOIL BENEATH ALL CONCRETE SLABS.

ALL FOUNDATION WALL FOOTINGS SHALL BE A MINIMUM 6" THICK. FOOTING PROJECTION SHALL BE MINIMUM 4" WIDE.

CONCRETE FOR UNREINFORCED FOOTINGS, FOUNDATION WALLS AND BASEMENT FLOOR SLABS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 20 mpa.

CONCRETE FOR GARAGE FLOOR SLABS, EXTERIOR PLATFORMS AND STEPS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 32 mpa AND AIR ENTRAINMENT OF 5 TO 8%.

CONCRETE FLOOR SLABS SHALL HAVE A MAXIMUM SLUMP OF 4".

ALL CONCRETE (BASEMENT AND GARAGE) SLABS SHALL BE REINFORCED WITH 6"x6"#6 WELDED WIRE MESH.

SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH MINIMUM ½" DIAMETER ANCHOR BOLTS AT 6'-8" o.c. MAXIMUM WITH SILL GASKET UNDER. BOLTS SHALL BE EMBEDDED MINIMUM 4" DEEP INTO THE FOUNDATION WALL. TOP COURSE OF CONCRETE BLOCK TO BE FILLED SOLID.

ALL STRUCTURAL FRAMING LUMBER SHALL BE SPRUCE-PINE-FIR NO. 1 OR NO. 2 GRADE LUMBER UNLESS OTHERWISE NOTED ON THE DRAWINGS.

LENGTH OF BEARING END OF BEAMS SHALL BE NOT LESS THAN 3 ½".

PROVIDE MINIMUM 8" DEEP SOLID MASONRY BENEATH BEAMS SUPPORTED ON MASONRY.

PROVIDE DOUBLE FLOOR JOISTS UNDER ALL NON-LOAD BEARING PARTITIONS OVER 6'-0" IN LENGTH RUNNING PARALLEL TO THE FLOOR JOISTS. DOUBLE FLOOR JOISTS MAY BE SEPARATED A MAXIMUM 8" BY 2"x4" BLOCKING @ 4'-0" o.c. TO ALLOW FOR THE PASSAGE OF HEATING DUCTS.

PROVIDE DOUBLE HEADERS AND TRIMMERS AROUND ALL MAJOR FLOOR OPENINGS.

PROVIDE SOLID BLOCKING UNDER ALL LOAD BEARING PARTITIONS.

ALL SUB-FLOORING SHALL BE MINIMUM ¾" TONGUE AND GROOVE EXTERIOR GRADE DOUGLAS FIR PLYWOOD, SELECT SHEATHING.

PLYWOOD SUB-FLOORING SHALL BE SCREWED AND GLUED WITH AN ELASTOMERIC GLUE TO FLOOR JOISTS.

PROVIDE DOUBLE STUDS AROUND ALL OPENINGS.

PROVIDE MID-HEIGHT BLOCKING (GIRTS) IN ALL LOAD BEARING STUD WALLS.

INTERIOR LOAD BEARING STUD PARTITIONS IN BASEMENT SHALL BE 2x6 @ 16" o.c. ON 6 mil POLYETHYLENE ON 6" DEEP BY 18" WIDE CONCRETE FOOTING AND 4" DEEP BY 5 ½" WIDE CONCRETE PEDESTAL.

ALL EXTERIOR STUD PARTITIONS SHALL BE 2x6 @ 16" o.c., UNLESS OTHERWISE NOTED ON THE DRAWINGS.

ALL INTERIOR STUD PARTITIONS SHALL BE 2x4 @ 16" o.c., UNLESS OTHERWISE NOTED ON THE DRAWINGS.

PROVIDE DOUBLE 2x10 HEADER OVER ALL WINDOWS TO ACT AS LINTELS UNLESS OTHERWISE NOTED.

APPLY BREATHER TYPE BUILDING PAPER WITH MINIMUM 4" OVERLAP AT JOINTS OVER WALL SHEATHING.

PROVIDE 6 mil POLYETHYLENE VAPOUR BARRIER THROUGHOUT ALL INSULATED WALLS AND CEILINGS ON THE WARM SIDE.

ENSURE TIGHT SEAL AND CONTINUITY OF ALL VAPOUR BARRIER INCLUDING CONTINUOUS APPLICATION AT WALL INTERSECTIONS AND WALL PLATE / CEILING JOIST CONDITIONS.

PROVIDE ONE LAYER OF TAR PAPER BETWEEN CONCRETE FOUNDATION WALLS AND INTERIOR STRAPPING OR STUD WALLS.

LENGTH OF END BEAMS OF FLOOR, ROOF OR CEILING JOISTS SHALL BE NOT LESS THAN 1 ½".

WHERE STUDS, JOISTS OR STRAPPING ARE 24" o.c. INSTALL ½" GYPSUM DRYWALL.

WHERE STUDS, JOISTS OR STRAPPING ARE 16" o.c. INSTALL ½" GYPSUM DRYWALL.

FINISH ALL DRYWALL BY TAPING AND MUDDING SCREW LOCATIONS - 3 COATS AND SANDING SMOOTH.

ALL WINDOWS SHALL HAVE SEALED DOUBLE GLAZED UNITS AND BE LOW 'E' COATED AND ARGON FILLED. DIMENSIONS ON DRAWINGS INDICATE ACTUAL WINDOW FRAME SIZES, FRAMER TO ADD 1" TO FRAME SIZE FOR ROUGH STUD OPENING (SEE WINDOW MANUFACTURER FOR R.S.O. DETAILS). CHECK WITH EACH INDIVIDUAL MANUFACTURER FOR ALLOWABLE DIFFERENCE PRIOR TO FRAMING.

ADHERE TO ALL THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, LATEST EDITION AND TO ALL BY-LAWS OF THE MUNICIPALITY.

CLIMATIC DATA FOR THE PURPOSE OF DESIGN WAS DETERMINED USING A DESIGN SNOW LOAD OF 2.5 kpa (THE MINIMUM ALLOTTED IN THE TABLE 2.5.1A FROM THE ONTARIO BUILDING CODE, LATEST EDITION)

ALL FINISHED MATERIALS ARE TO BE SPECIFIED BY OWNERS.

ALL PLUMBING FIXTURES ARE TO BE AS SPECIFIED BY THE OWNERS. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH PART 7 OF THE ONTARIO BUILDING CODE, LATEST EDITION.

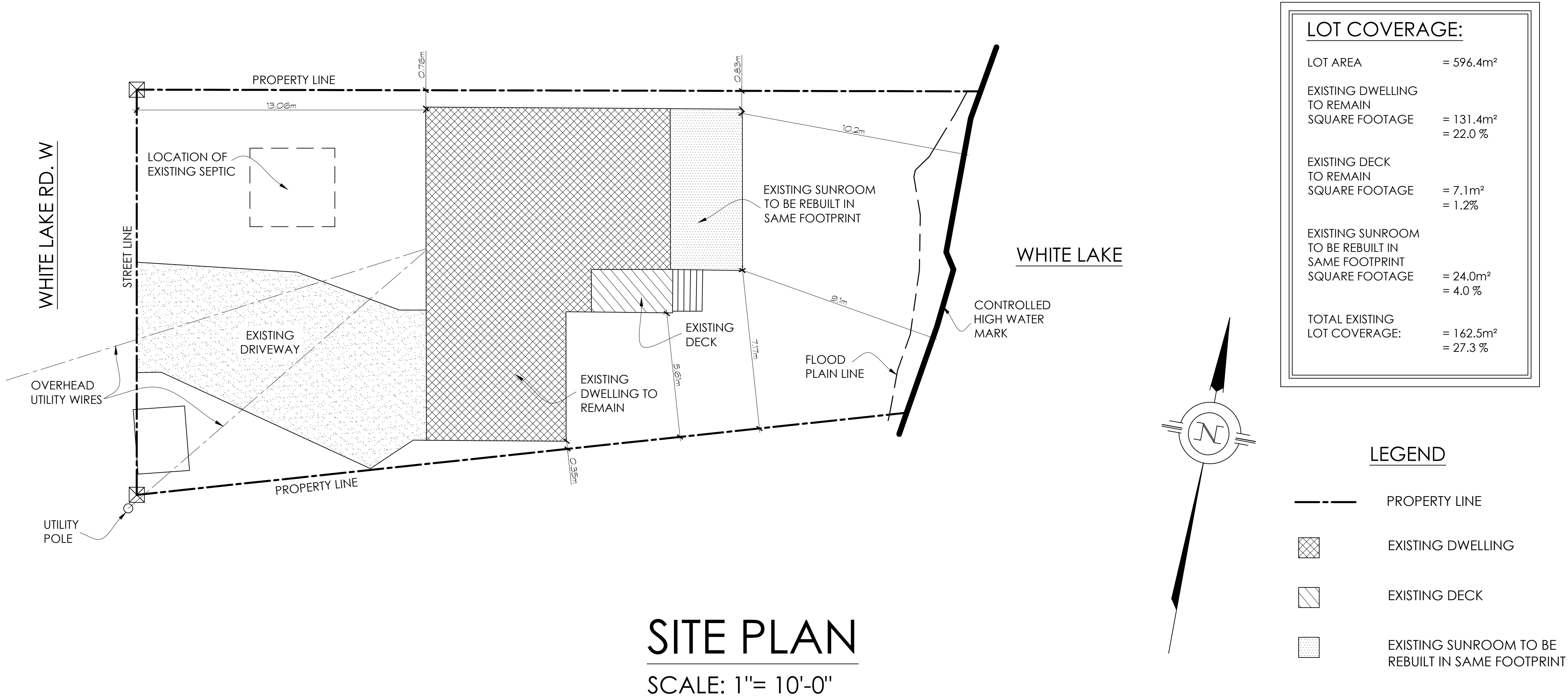
ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO HYDRO ELECTRICAL CODE, LATEST EDITION. ALL ITEMS OF ELECTRICAL EQUIPMENT MUST BE C.S.A. APPROVED.

TABLE OF CONTENTS

- A1 - TITLE SHEET
- A2 - FOUNDATION PLAN
- A3 - BASEMENT PLAN
- A4 - MAIN FLOOR PLAN
- A5 - ELEVATIONS
- A6 - ELEVATIONS
- A7 - CROSS SECTIONS

LEGEND:

- INTERCONNECTED SMOKE & C.O. DETECTOR w/ VISUAL SIGNAL
- MECHANICAL VENT
- S.B. SOLID BEARING
- P.T. PRESSURE TREATED



porteous

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