

# GENERAL CONSTRUCTION NOTES

- ALL STEEL LINTELS SUPPORTING BRICK TO HAVE 6" MIN. BEARING AT EACH END.
- MASONRY VENEER THAT IS 3 1/2" THICK SHALL NOT PROJECT MORE THAN 1" FROM SUPPORTING BASE & 1/2" FROM SUPPORTING BASE WHERE THE MASONRY VENEER IS LESS THAN 3 1/2" THICK.
- MASONRY FLASHINGS TO CONFORM TO SUBSECTION 9.20.13.
- CONCRETE STAIRS TO BE CANTILEVERED SHALL BE CONSTRUCTED & INSTALLED IN CONFORMANCE WITH SUBSECTION 9.8.10.
- CONCRETE STAIRS WITH MORE THAN 2 TREADS & 2 RISERS REQUIRES TO BE SUPPORTED ON A FOUNDATION WALL OR CANTILEVERED FROM THE MAIN FOUNDATION WALL.
- DOORS & WINDOWS TO COMPLY TO FORCED ENTRY REQUIREMENTS 9.7.5.2 & 9.7.5.3.
- PROVIDE WEEP HOLES IN BRICK AT 31" MAX. O.C. & IN ACCORDANCE WITH 9.20.13.8.
- MORTAR JOINT THICKNESS IN MASONRY VENEER SHALL BE 3/8".
- STEEL ANGLE LINTELS SHALL PRIMED AND PAINTED.
- PROVIDE MIN. 3 1/2" OF END BEARING FOR ALL BEAMS.
- CAULK PERIMETER OF ALL DOORS, WINDOWS, EXHAUSTS, PIPES, ETC., PENETRATING EXTERIOR WALLS TO WALL.
- PROVIDE WEEP HOLES AT BOTTOM OF MASONRY WALLS AND AT LINTELS SPACED NOT MORE THAN 2'-7" APART.
- ALL CHIMNEYS TO EXTEND 2'-11" ABOVE THE HIGHEST POINT AT WHICH THE CHIMENY COMES IN CONTACT WITH THE ROOF & NOT LESS THAN 24" ABOVE THE HIGHEST ROOF SURFACE OR STRUCTURE WITHIN 9'-10" OF THE CHIMENY.
- CHIMNEY CAP TO HAVE 1" (MIN.) OVERHANG FROM ALL SIDES.
- ROOF FLASHINGS TO CONFORM TO SUBSECTION 9.26.4.
- PROVIDE ELECTRICAL & LIGHTING FACILITIES AS PER SECTION 9.34.
- CHIMNEY SADDLES ARE REQUIRED IF THE UPPER SIDE OF THE CHIMNEY ON A SLOPING ROOF IS MORE THAN 2'-6" WIDE.
- ROOF & ATTIC VENTILATION MUST CONFORM TO SUBSECTIONS 9.19.1.1 TO 9.19.1.4.
- ALL CHIMNEYS & FIREPLACES TO CONFORM TO SECTION 9.21 & 9.22.
- EXCEPT WHERE A DOOR PROVIDES DIRECT ACCESS TO THE EXTERIOR, FLOOR LEVELS CONTAINING BEDROOMS MUST HAVE ONE WINDOW OPENING WITH AN UNOBSTRUCTED AREA OF 3.8 SQ.FT. (MIN.) WITH NO DIMENSION LESS THAN 15" & 3'-3" MAX. FROM FLOOR LEVEL.

- STAIRS, UNIFORM RISE/RUN
  - RISE = 7 7/8" MAX.
  - RUN = 8 1/4" MIN.
  - TREAD = 9 1/8" MIN.
  - NOSING = 1" MAX.
  - HEADROOM = 6'-5" MIN.
  - WIDTH = 2'-10" MIN.
  - HANDRAILS = 34" MIN. TO 38" MAX.
  - PROJECTION OF HANDRAILS=MIN. 2"

- GUARDS TO BE:
  - INTERIOR -35 1/2" HEIGHT MIN.
  - 4" OPENING MAX.
  - NON-CLIMABLE

- EXTERIOR GUARDS TO BE 35 1/2" MIN. WHERE THE WALKING SURFACE OF THE PORCHES, DECKS, LANDINGS & BALCONIES ARE LESS THAN 5'-11" ABOVE FINISHED GRADE 9.8.8.3.

- STAIRS TO BASEMENTS TO BE ENCLOSED BY WALLS OR GUARDS.

- MINIMUM HEADROOM BELOW BEAMS AND DUCTS TO BE 6'-5" AND 6'-11" IN ALL OTHER AREAS.

- ALL GUARDS TO CONFORM TO SB-7 OF THE O.B.C.

- PROVIDE 22" X 28" ATTIC ACCESS INTO ATTIC SPACES.

- ALL STUD WALLS BETWEEN GARAGE & LIVING AREAS TO BE 2 X 6 STUDS @ 16" O.C. C/W R22 INSULATION & 1/2" GYPSUM BOARD.

- ALL AIR BARRIERS TO BE CONTINUOUS & SEALED WITH MANUFACTURER RECOMMENDED SEALANT AT ALL JOINTS, PENETRATIONS & INTERFACE WITH ADJACENT MATERIALS.

- SEAL TOP OF FOUNDATION WALL TO AIR BARRIER, FOUNDATION WALL TO CONCRETE SLAB & ALL PENETRATIONS THROUGH CONCRETE SURFACES.

- R-12 INSULATION BEHIND RISERS ON EXTERIOR WALLS & UNDER DUCTS IN CEILINGS ABOVE UNHEATED SPACE.

- COORDINATE ALL EXTERIOR DOOR & WINDOW ROUGH OPENINGS WITH DOOR & WINDOW SUPPLIER.

- ALL SMOKE ALARMS ARE TO HAVE A VISUAL SIGNALING COMPONENT CONFORMING TO THE REQUIREMENTS OF 18.5.3 OF NFPA 72.

- PROVIDE A 3-WAY SWITCH AT THE TOP & BOTTOM OF STAIRS.

- UNDERCUT ALL DOORS 3/4" TO ROOMS WITHOUT RETURN AIR.

- WHEN BASEMENT FINISHED, PROVIDE MIN. 1 FORCED AIR SUPPLY OUTLET PER ROOM. EXTEND ALL SUPPLY AIR DUCTORK TO FLOOR LEVEL TO PROVIDE LOW WALL AIR SUPPLY AND TO BATH EXTERIOR WALLS.

# LEGEND

ALUM	ALUMINUM	HWH	HOT WATER HEATER
AFF	ABOVE FINISHED FLOOR	LTL	LINTEL
B.P.	BEAM POCKET	ME	MATCH EXISTING
CANT.	CANTILEVER	MIN	MINIMUM
C.O.	SANITARY CLEAN-OUT	MANU	MANUFACTURER
C.D.	CONDENSATE DRAIN	MAX	MAXIMUM
CONC	CONCRETE	N.T.S.	NOT TO SCALE
CONT	CONTINUOUS	O.A.	OPEN AIR
COOR	COORDINATE	O.C.	ON-CENTER
D/B	DEADBOLT	P.T.	PRESSURE TREATED
DIA	DIAMETER	PREFIN	PREFINISHED
D.J.	DOUBLE JOIST	RAD.	RADIUS
DN	DOWN	S.L.	STEEL LINTEL
DW	DISHWASHER	SF	STEP FOOTING
DWG	DRAWING	SIM	SIMILAR
DWR	DRYWALL RETURN	SPF	SPRUCE PINE FUR
E.P.	ELECTRICAL PANEL	ST	STOVE
EQ	EQUAL	T.D.	TROUGH DRAIN
F/B	FLUSHBOLT	T/O	TOP OF
F.D.	FLOOR DRAIN	T.J.	TRIPLE JOIST
FO	FINISHED OPENING	TYP	TYPICAL
FR	FRIDGE	U.N.O.	UNLESS NOTED OTHERWISE
F.S.	FLOOR SUPPLIER	U/S	UNDERSIDE
FTG	FOOTING	W.M.	WATER MAIN
FDN	FOUNDATION	■ HRV	EXHAUST FAN TO HRV
HMD	HOLLOW METAL DOOR	■ EXT	EXHAUST FAN TO EXTERIOR
HMDI	HOLLOW METAL DOOR INSULATED	●	SMOKE / CARBON DIOXIDE DETECTOR
HMF	HOLLOW METAL FRAME		
HMFI	HOLLOW METAL FRAME INSULATED		
HRV	HEAT RECOVERY VENTILATOR		

# FOOTING & FOUNDATION NOTES

- ALL CONCRETE SHALL CONFORM TO SECTION 9.3.1 OF OBC 2006.
- FOOTINGS SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL.
- PROVIDE 18" X 6" MIN. FOOTING FOR TWO STOREY MASONRY AND SIDING/STUCCO WALLS UNLESS NOTED OTHERWISE.
- PROVIDE 20" X 6" MIN. FOOTING FOR ALL TWO STOREY MASONRY WALLS UNLESS NOTED OTHERWISE.
- PROVIDE 26" X 8 1/2" FOOTING FOR ALL THREE STOREY MASONRY VENEER WALLS UNLESS NOTED OTHERWISE.
- PROVIDE 18" X 6" FOOTINGS FOR ALL INTERIOR WALLS SUPPORTING UP TO TWO FLOORS UNLESS NOTED OTHERWISE.
- STEPPED FOOTINGS ON FIRM SOIL SHALL NOT EXCEED A VERTICAL RISE OF 23 5/8" AND HORIZONTAL DISTANCE BETWEEN RISE SHALL BE NOT LESS THAN 23 5/8".
- FOUNDATION WALLS & FOOTING CONCRETE STRENGTH TO BE MIN. 20MPa.
- EXTERIOR FOUNDATION WALLS SHALL EXTEND MIN. 6" ABOVE GRADE.
- WHERE THE FOUNDATION IS REDUCED IN THICKNESS AT THE TOP FOR THE INSTALLATION OF FLOOR JOISTS, THE REDUCED THICKNESS SHALL BE NO MORE THAN 13 3/4" HIGH AND NOT LESS THAN 3 1/2" THICK.
- WHERE THE FOUNDATION IS REDUCED IN THICKNESS AT THE TOP FOR THE INSTALLATION OF MASONRY, THE REDUCED THICKNESS SHALL BE NOT LESS THAN 3 1/2" THICK, TIED TO THE MASONRY WITH METAL TIES SPACED 7 7/8" O.C. VERTICALLY, 35" O.C. HORIZONTALLY AND THE SPACE BETWEEN WALL AND MASONRY FILLED WITH MORTAR.
- AT FOUNDATION WALLS LONGER THAN 82'-0", PROVIDE CONTROL JOINTS AT 49'-3" INTERVALS MAX.
- REMOVE ALL FORM TIES FLUSH WITH WALL MIN.
- PROVIDE 1/2" ANCHOR BOLTS @ 7'-10" O.C. MAX. EMBEDDED 4" MIN. INTO FOUNDATION WALLS FOR SILL PLATE ATTACHMENT.

# FRAMING NOTES

- NAILS SHALL BE COMMON STEEL WIRE OR COMMON SPIRAL NAILS CONFORMING TO CSA B111.
- NAILS SHALL BE LONG ENOUGH, SO THAT NOT LESS THAN HALF THEIR REQUIRED LENGTH PENETRATES INTO THE SECOND MEMBER.
- FASTENER LENGTHS SHALL CONFORM TO TABLES 9.23.3.4 & 9.23.3.5 OF OBC 2006.
- PROVIDE MIN. 6mil POLY UNDER ALL WOOD IN CONTACT WITH CONCRETE.
- HOLES DRILLED IN ROOF, FLOOR AND CEILING MEMBERS SHALL BE NOT MORE THAN ONE-QUARTER THE DEPTH OF THE MEMBER AND SHALL BE LOCATED NOT LESS THAN 2" FROM THE EDGES.
- ROOF, FLOOR AND CEILING MEMBERS ARE PERMITTED TO BE NOTCHED PROVIDED THE NOTCH IS LOCATED ON THE TOP OF THE MEMBER WITHIN HALF THE JOIST DEPTH FROM THE EDGE OF BEARING AND IS NOT DEEPER THAN ONE-THIRD THE JOIST DEPTH.
- WALL STUDS ARE PERMITTED TO BE NOTCHED OR DRILLED PROVIDED NOT LESS THAN TWO-THIRDS OF THE STUD IS UNDAMAGED, UNLESS THE STUDS ARE SUITABLY REINFORCED.
- ROOF TRUSSES SHALL NOT BE NOTCHED OR DRILLED UNLESS ALLOWED FOR IN THE TRUSS DESIGN.
- BEAMS SHALL HAVE NOT LESS THAN 3 1/2" OF BEARING AT END SUPPORTS.
- EXCEPT FLOOR JOISTS SUPPORTED BY RIBBON BOARDS, JOISTS SHALL HAVE MIN. 1 1/2" LENGTH END BEARING.
- NON-LOADBEARING WALLS PARALLEL TO JOISTS SHALL BE SUPPORTED BENEATH BY JOISTS OR BLOCKING BETWEEN JOISTS, MIN. 2X4 LUMBER, SPACED NOT MORE THAN 47" APART.
- WHERE BRIDGING SPECIFIED, PROVIDE 2X2 CROSS BRIDGING LOCATED NOT MORE THAN 6'-11" APART AND FROM EACH SUPPORT.
- WHERE STRAPPING SPECIFIED, PROVIDE 1X3 NAILED TO UNDERSIDE OF FLOOR JOISTS, LOCATED NOT MORE THAN 6'-11" APART AND FROM EACH SUPPORT.
- WALL STUDS SHALL BE CONTINUOUS FOR THE FULL STOREY HEIGHT.
- PROVIDE MIN. OF 2 STUDS AT EACH CORNER AND INTERSECTION ORIENTATED TO ADEQUATELY SUPPORT VERTICAL EDGES OF SHEATHING AND CLADDING MATERIALS.
- PROVIDE ONE KING STUD AND ONE JACK STUD SECURED TOGETHER AT EACH SIDE OF OPENINGS UNLESS NOTED OTHERWISE.
- STUD POSTS SHALL BE FASTENED TOGETHER TO FORM POST.
- PROVIDE MIN. TWO TOP PLATES IN LOAD BEARING WALLS AND JOINTS SHALL BE STAGGERED OVER MIN. ONE STUD SPACINGS.

- LINTELS OVER OPENINGS IN NON-LOAD BEARING WALLS SHALL BE FRAMED WITH MIN. TWO OF THE SAME WALL STUDS, FASTENED TOGETHER AND INSTALLED WITH FACE DIMENSION VERTICAL.
- EACH PLY IN LINTELS OVER OPENINGS SHALL BE FASTENED TOGETHER WITH MIN. (2)-3.25" NAILS @ 16" O.C. AND 4" FROM EACH END, U.N.O.
- WHERE CERAMIC FLOORING IS INSTALLED, SUBFLOOR TO BE REINFORCED.
- PROVIDE BLOCKING FOR FUTURE GRAB BARS WHERE NOTED ON DRAWINGS. BLOCKING ADJACENT WALL CLOSET TO SUIT MIN. 30" GRAB BAR INSTALLED AT 30-50 DEGREES, SLOPING UPWARDS AWAY FROM WATER CLOSET WITH LOW POINT OF GRAB BAR BEING 30"-35" A.F.F. & 2" IN FRONT OF WATER CLOSET. BLOCKING IN WALL BEHIND WATER CLOSET TO SUIT MIN. 24" GRAB BAR 6" ABOVE TANK.
- AT TUBS/SHOWERS, PROVIDE BLOCKING OPPOSITE THE ENTRANCE TO THE TUB/SHOWER TO SUIT MIN. 36" GRAB BAR MOUNTED 33 1/2" A.F.F.
- ALL EXTERIOR CLADDING TO CONFORM TO SUBSECTION (9.27)
- PROVIDE FOAM GASKET AND CAULKING UNDER ALL UPPER FLOOR WALL PLATES
- FOR ALL HOUSES WITH 2 X 6 EXTERIOR WALL CONSTRUCTION, EXTEND WINDOW AND DOOR JAMBS TO SUIT
- PROVIDE SOLID BLOCKING ON BOTH SIDES AT THE LOCK HEIGHT BETWEEN JAMBS & FRAME FOR ALL EXTERIOR DOORS (9.6.8.9)
- WHERE BUILT-UP WOOD BEAMS SPECIFIED, CONNECT EACH PLY WITH (2)-3" NAILS @ 16" O.C. & 4" FROM ENDS, U.N.O.
- WHERE A POST IS SPECIFIED, SOLID BLOCKING SHALL BE PROVIDED BELOW POST DOWN THROUGH TO FOOTING

## General Notes

DO NOT SCALE DRAWINGS. WORK TO DIMENSIONS SHOWN. CONTRACTOR AND ALL SUB-TRADES MUST CHECK THEIR DIMENSIONS AND DETAILS PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION.

ALL DIMENSIONS AND SIZE DESIGNATIONS GIVEN ARE SUBJECT TO VERIFICATION ON JOB SITE AND ADJUSTMENT TO FIT JOB CONDITIONS.

THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH THE TRUSS DESIGN AND FLOOR CONSTRUCTION DRAWINGS WHERE APPLICABLE.

01	ISSUED FOR PERMIT	08/31/21
No.	Revision/Issue	Date



DCBuck Project# 475020

## CLIENT NAME AND ADDRESS

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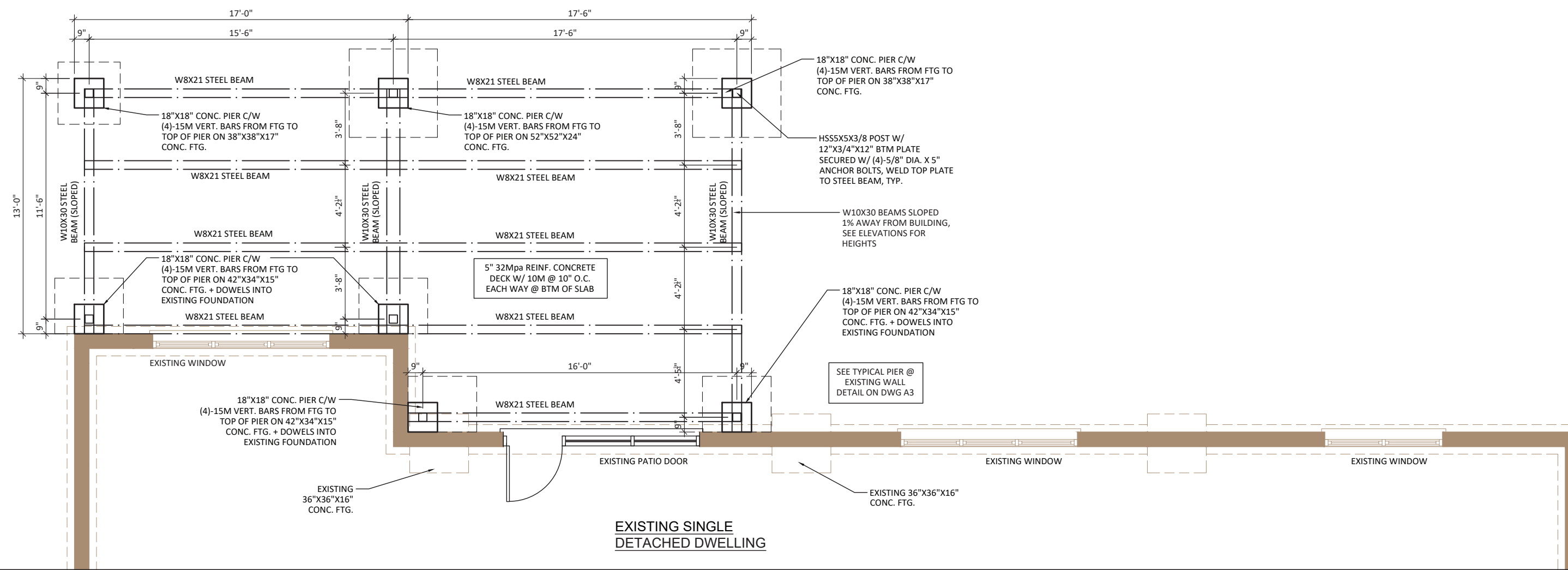
## PROJECT NAME AND ADDRESS

Rear Covered  
Patio & Pergola  
Addition

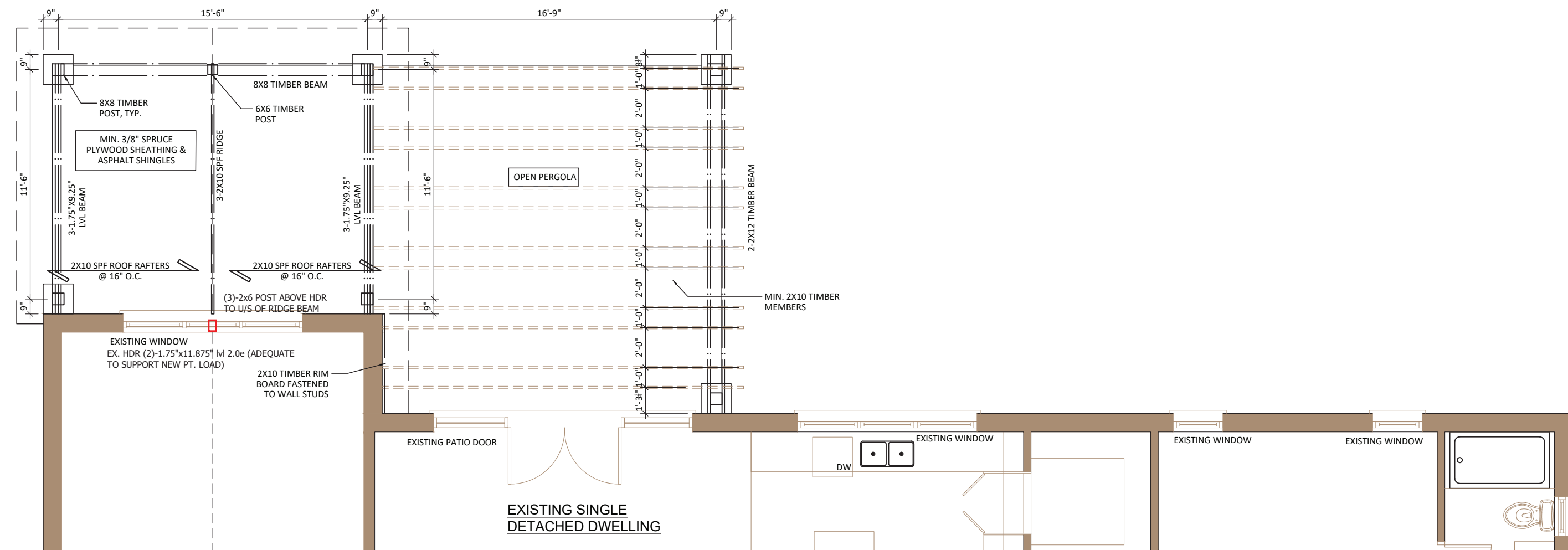
## DRAWING TITLE

GENERAL  
NOTES

Project	20-001	DATE	08/31/21
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CHECKED BY	PA		
Scale	1/4" = 1'-0"		



**FOUNDATION PLAN**



**MAIN FLOOR PLAN**

COVERED PATIO AREA: 221 sq.ft.  
PERGOLA AREA: 315 sq.ft.

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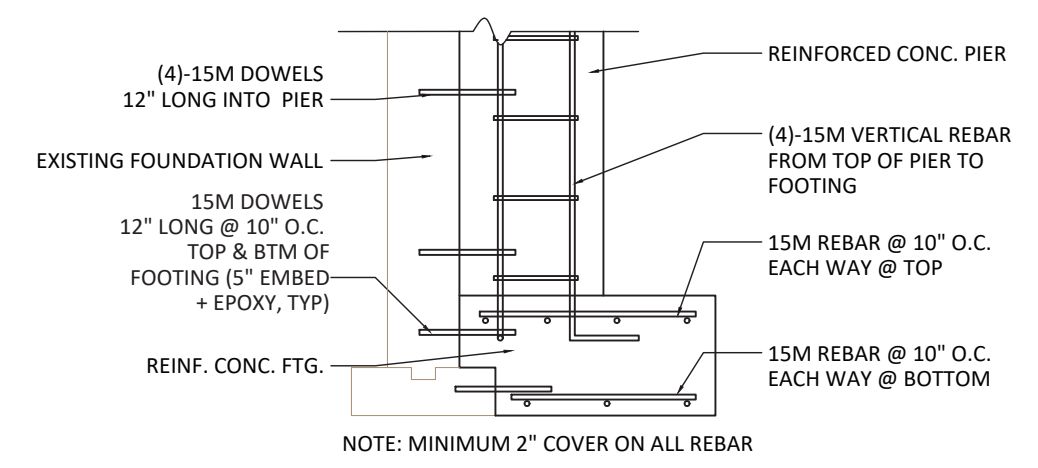
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DRAWING TITLE  
**FOUNDATION &  
MAIN FLOOR  
PLAN**

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**SOUTHEAST ELEVATION**



**TYPICAL PIER @ EXISTING WALL**  
SCALE: 1/2" = 1'-0"

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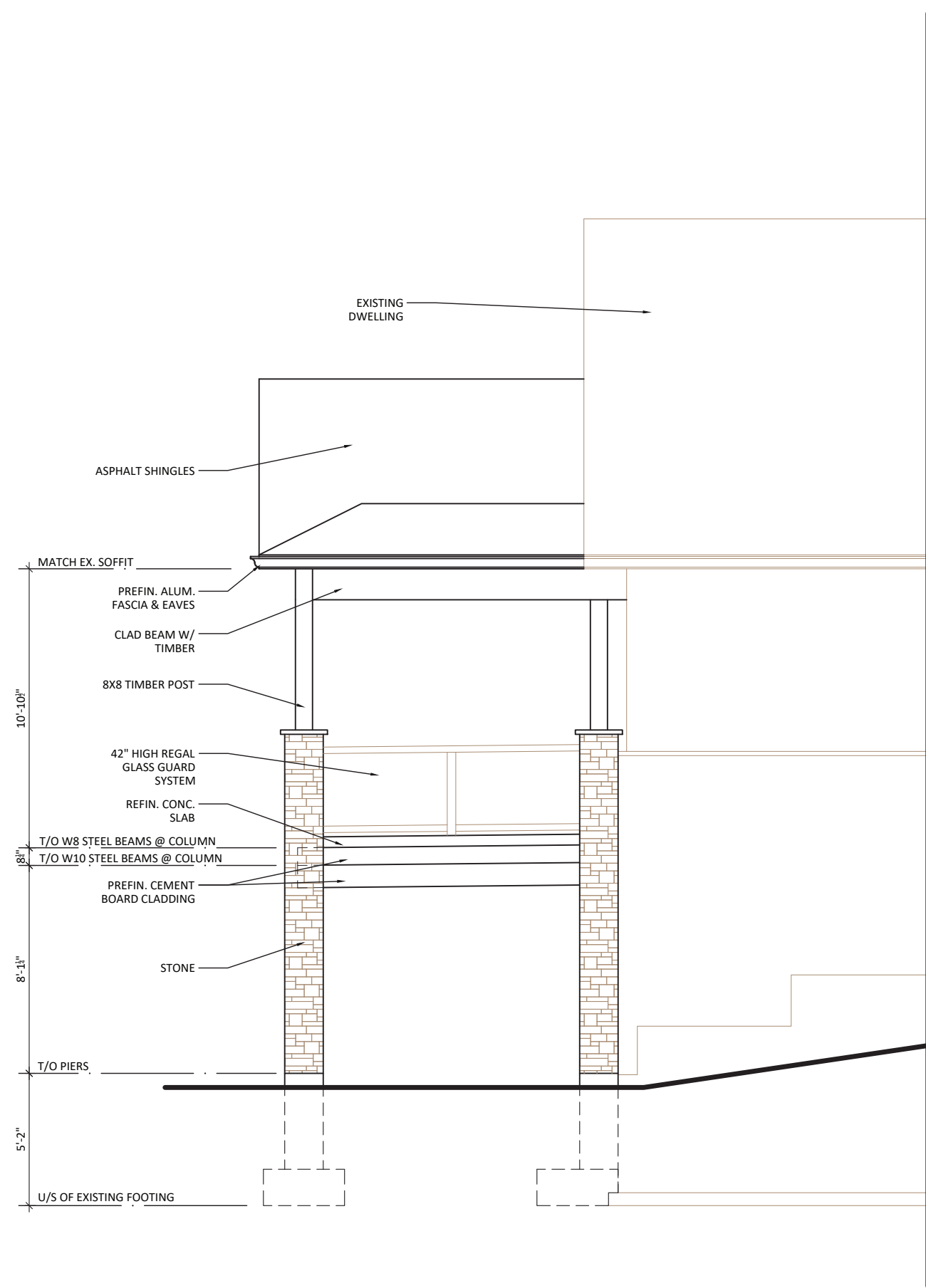
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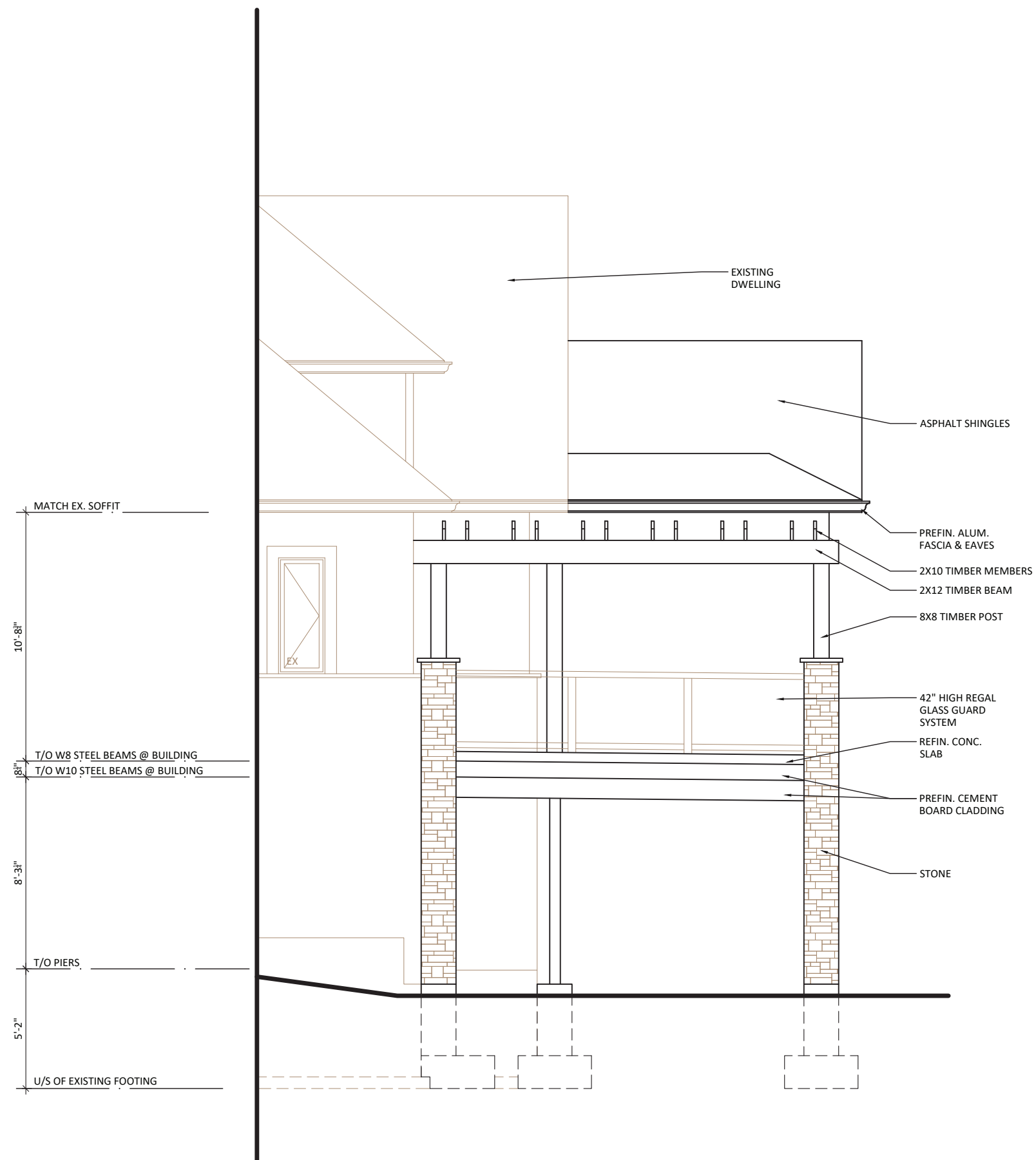
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**SOUTHEAST  
ELEVATION &  
PIER DETAIL**

Project 20-001	DATE 08/31/21
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Scale 3/16" = 1'-0"	



**NORTHEAST ELEVATION**



**SOUTHWEST ELEVATION**

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DRAWING TITLE

**NORTHEAST &  
SOUTHWEST  
ELEVATIONS**

Project 20-001	DATE 08/31/21
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Scale 3/16" = 1'-0"	