FOOTING & FOUNDATION NOTES

1. ALL CONCRETE SHALL CONFORM TO SECTION 9.3.1 OF CURRENT

2. FOOTINGS SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL.

3. PROVIDE 18" X 6" MIN. FOOTING FOR TWO STOREY MASONRY AND SIDING/STUCCO WALLS UNLESS NOTED OTHERWISE.

4. PROVIDE 20" X 6" MIN. FOOTING FOR ALL TWO STOREY MASONRY WALLS UNLESS NOTED OTHERWISE.

5. PROVIDE 26" X 8 1/2" FOOTING FOR ALL THREE STOREY MASONRY VENEER WALLS UNLESS NOTED OTHERWISE.

6. PROVIDE 18" X 6" FOOTINGS FOR ALL INTERIOR WALLS SUPPORTING UP TO TWO FLOORS UNLESS NOTED OTHERWISE.

7. 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".

8. FOUNDATION WALLS & FOOTING CONCRETE STRENGTH TO BE

9. EXTERIOR CONCRETE SLABS TO HAVE 5-8% AIR ENTRAINMENT.

10. EXTERIOR FOUNDATION WALLS SHALL EXTEND MIN. 6" ABOVE GRADE.

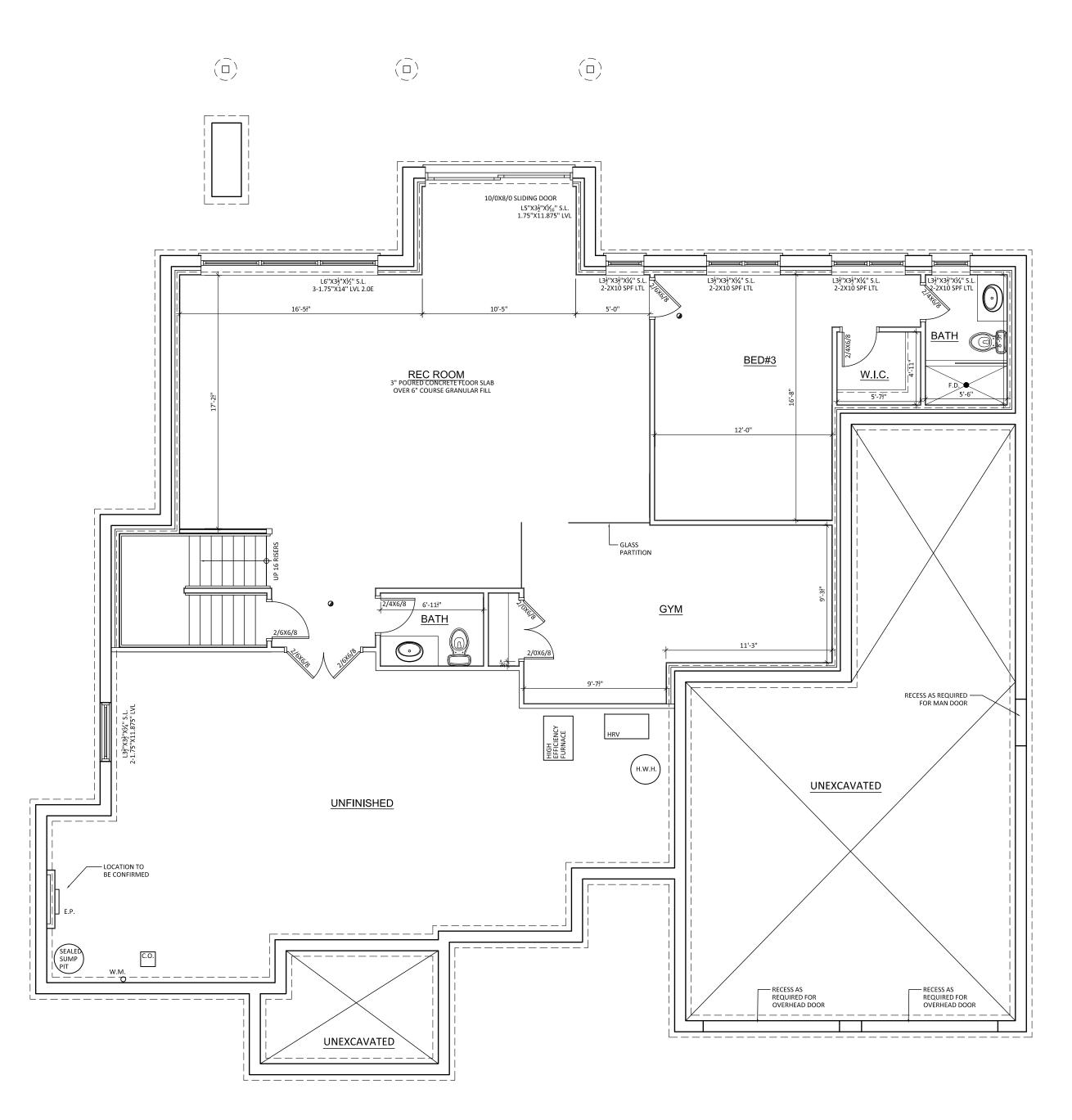
11. WHERE THE FOUNDATION IS REDUCED IN THICKNESS AT THE TOP FOR THE INSTALLATION OF FLOOR JOISTS, THE REDUCED THICKNESS SHALL BE NO MORE THAN 13 3/4" HIGH AND NOT LESS THAN 3 1/2"

12. 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.

13. AT FOUNDATION WALLS LONGER THAN 82'-0", PROVIDE CONTROL JOINTS AT 49'-3" INTERVALS MAX.

14. REMOVE ALL FORM TIES FLUSH WITH WALL MIN.

15. PROVIDE 1/2" ANCHOR BOLTS @ 7'-10" O.C. MAX. EMBEDDED 4" MIN. INTO FOUNDATION WALLS FOR SILL PLATE ATTACHMENT.



FOUNDATION PLAN
AREA: 1426 SQ.FT.

NOT FOR CONSTRUCTION

General Notes

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

02 ISSUED FOR PERMIT 09/23/1
01 ISSUED FOR SIGN-OFF 11/29/1
No. Revision/Issue Date

79 Ridout Street South London, Ontario (N6C 3X2) Phone: (226) 270-9921 dwayne@dcbuckengineering.com



DJECT NAME AND ADDRES

Lot 78 (222) Edgwater Blvd Edgewater Estates Kilworth, ON

FOUNDATION
PLAN

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FRAMING NOTES

1. NAILS SHALL BE COMMON STEEL WIRE OR COMMON SPIRAL NAILS CONFORMING TO CSA B111.

2. NAILS SHALL BE LONG ENOUGH, SO THAT NOT LESS THAN HALF THEIR REQUIRED LENGTH PENETRATES INTO THE SECOND MEMBER.

3. FASTENER LENGTHS SHALL CONFORM TO TABLES 9.23.3.4 & 9.23.3.5 OF CURRENT OBC.

4. PROVIDE MIN. 6mil POLY UNDER ALL WOOD IN CONTACT WITH CONCRETE.

5. 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.

6. 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.

7. WALL STUDS ARE PERMITTED TO BE NOTHCED OR DRILLED PROVIDED NOT LESS THAN TWO-THIRDS OF THE STUD IS UNDAMAGED, UNLESS THE STUDS ARE SUITABLY REINFORCED.

8. ROOF TRUSSES SHALL NOT BE NOTCHED OR DRILLED UNLESS ALLOWED FOR IN THE TRUSS DESIGN.

9. BEAMS SHALL HAVE NOT LESS THAN 3 1/2" OF BEARING AT END SUPPORTS

10. EXCEPT FLOOR JOISTS SUPPORTED BY RIBBON BOARDS, JOISTS SHALL HAVE MIN. 1 1/2" LENGTH END BEARING.

11. 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.

12. WHERE BRIDGING SPECIFIED, PROVIDE 2X2 CROSS BRIDGING LOCATED NOT MORE THAN 6'-11" APART AND FROM EACH SUPPORT

13. WHERE STRAPPING SPECIFIED, PROVIDE 1X3 NAILED TO UNDERSIDE OF FLOOR JOISTS, LOCATED NOT MORE THAN 6'-11" APART AND FROM EACH SUPPORT.

14. WALL STUDS SHALL BE CONTINUOUS FROM FLOOR TO UPPERMOST CEILING.

15. PROVIDE MIN. OF 2 STUDS AT EACH CORNER AND INTERSECTION ORIENTATED TO ADEQUATELY SUPPORT VERTICAL EDGES OF SHEATHING AND CLADDING MATERIALS.

16. PROVIDE ONE KING STUD AND ONE JACK STUD SECURED TOGETHER AT EACH SIDE OF OPENINGS UNLESS NOTED OTHERWISE.

17. STUD POSTS SHALL BE FASTENED TOGETHER TO FORM POST.

18. PROVIDE MIN. TWO TOP PLATES IN LOAD BEARING WALLS AND JOINTS SHALL BE STAGGERED OVER MIN. ONE STUD SPACINGS.

19. 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.

20. EACH PLY IN LINTELS OVER OPENINGS SHALL BE FASTENED TOGETHER WITH MIN. (2)-3.25" NAILS SPACED 2" O.C. VERTICALLY, 1" FROM TOP & BOTTOM, 16" O.C. HORIZONTALLY AND 4" FROM EACH END, U.N.O.

21. WHERE CERAMIC FLOORING IS INSTALLED, SUBFLOOR TO

22. 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

23. 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.

24. ALL EXTERIOR CLADDING TO CONFORM TO SUBSECTION (9.27)

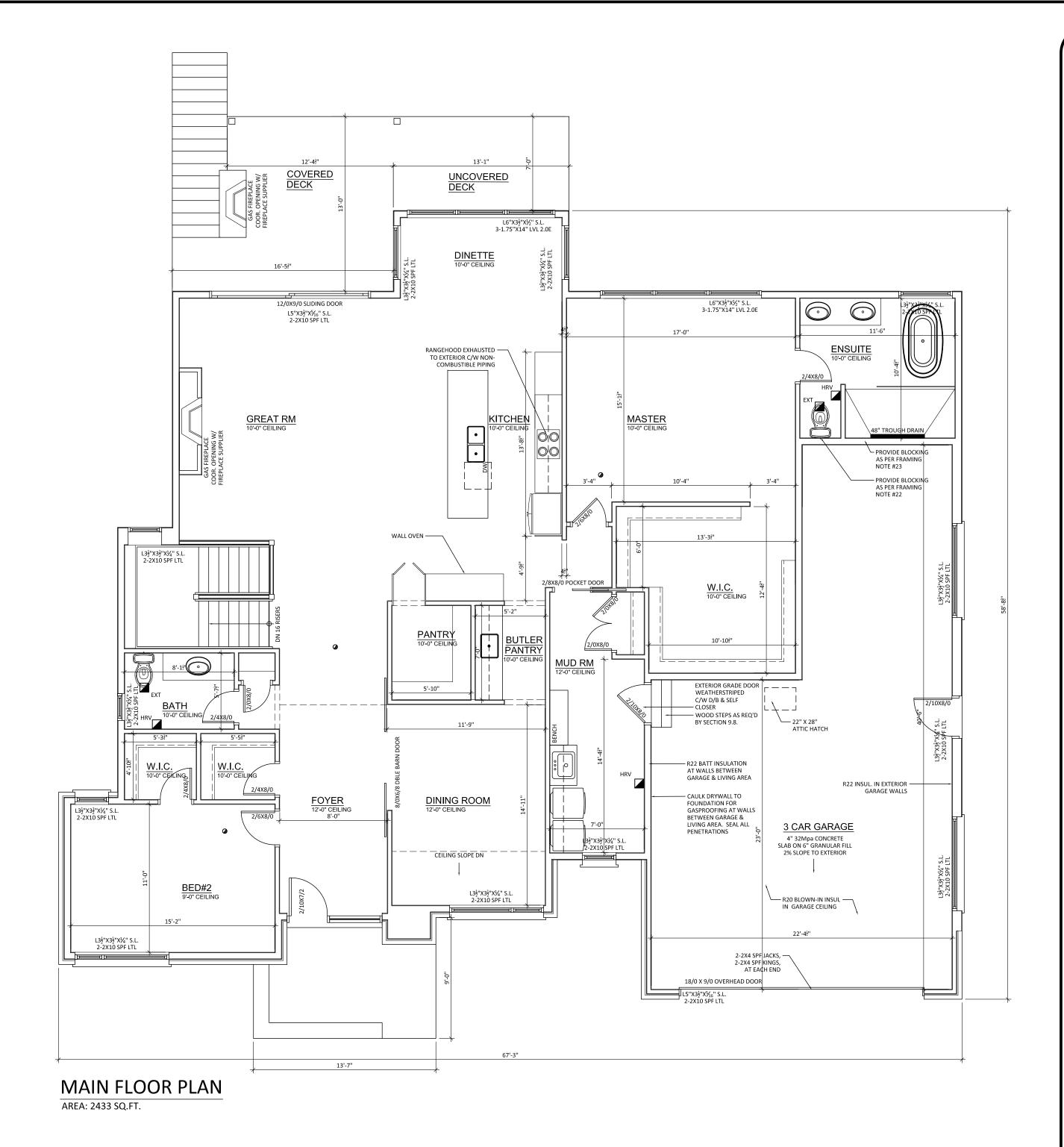
25. PROVIDE FOAM GASKET AND CAULKING UNDER ALL UPPER FLOOR WALL PLATES

26. FOR ALL HOUSES WITH 2 X 6 EXTERIOR WALL CONSTRUCTION, EXTEND WINDOW AND DOOR JAMBS TO SUIT

27. PROVIDE SOLID BLOCKING ON BOTH SIDES AT THE LOCK HEIGHT BETWEEN JAMBS & FRAME FOR ALL EXTERIOR

28. WHERE BUILT-UP WOOD BEAMS SPECIFIED, CONNECT EACH PLY WITH (2)-3" NAILS @ 16" O.C. & 4" FROM ENDS, U.N.O.

29. WHERE A POST IS SPECIFIED, SOLID BLOCKING SHALL BE PROVIDED BELOW POST DOWN THROUGH TO FOOTING



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CLIENT NAME AND ADDRES



ECT NAME AND ADDRESS

Lot 78 (222) Edgwater Blvd Edgewater Estates Kilworth, ON

MAIN FLOOR
PLAN

Project

20-025

DRAWN BY
PA

CHECKED BY
PA

Scale

3/16" = 1'-0"

DATE
20-FEB-18

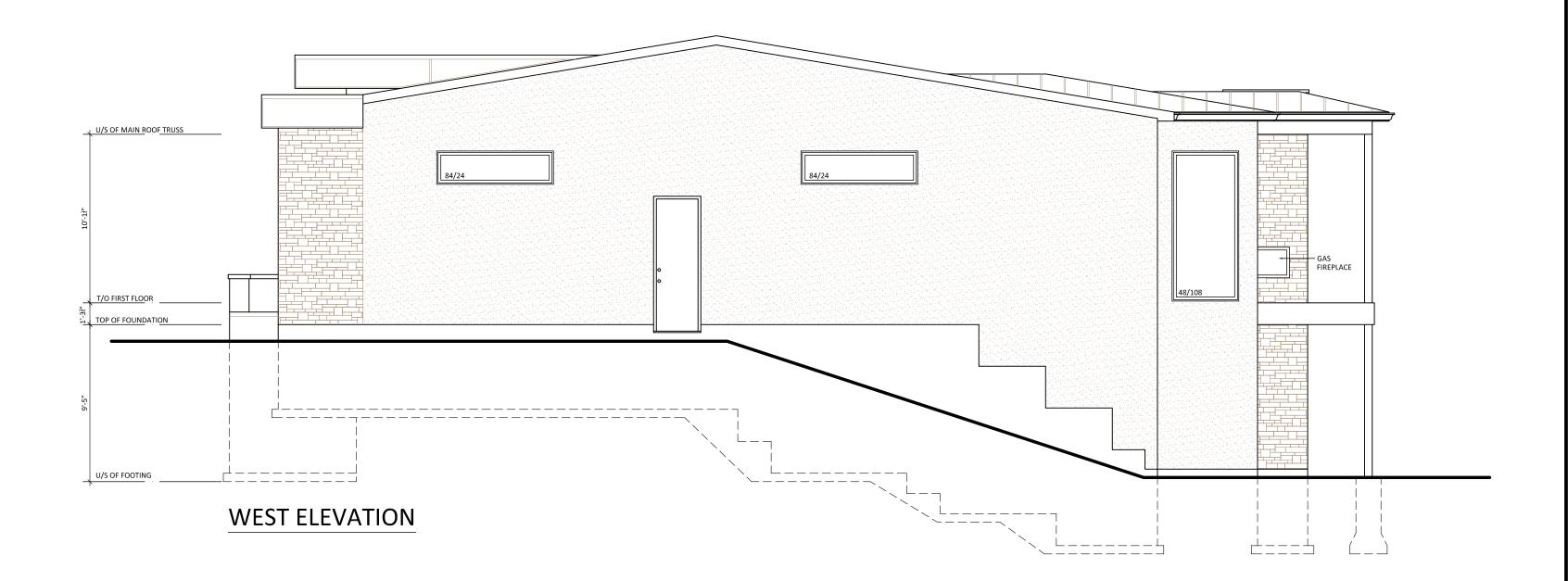
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METAL STANDING — SEAM ROOF PREFIN. ALUM. – FASCIA & EAVES – METAL STANDING SEAM ROOF U/S OF FOYER/DINING ROOF TRUSS — PREFIN. JAMES HARDIE PANEL & REVEAL SYSTEM STUCCO -U/S OF MAIN ROOF TRUSS U/S OF OFFICE ROOF TRUSS PREFIN. METAL — — TEXTURED STONE RENAISSANCE STONE -STONE SILL — T/O FIRST FLOOR TOP OF FOUNDATION 86/132 ENTRY DOOR SYSTEM U/S OF FOOTING **NORTH ELEVATION**



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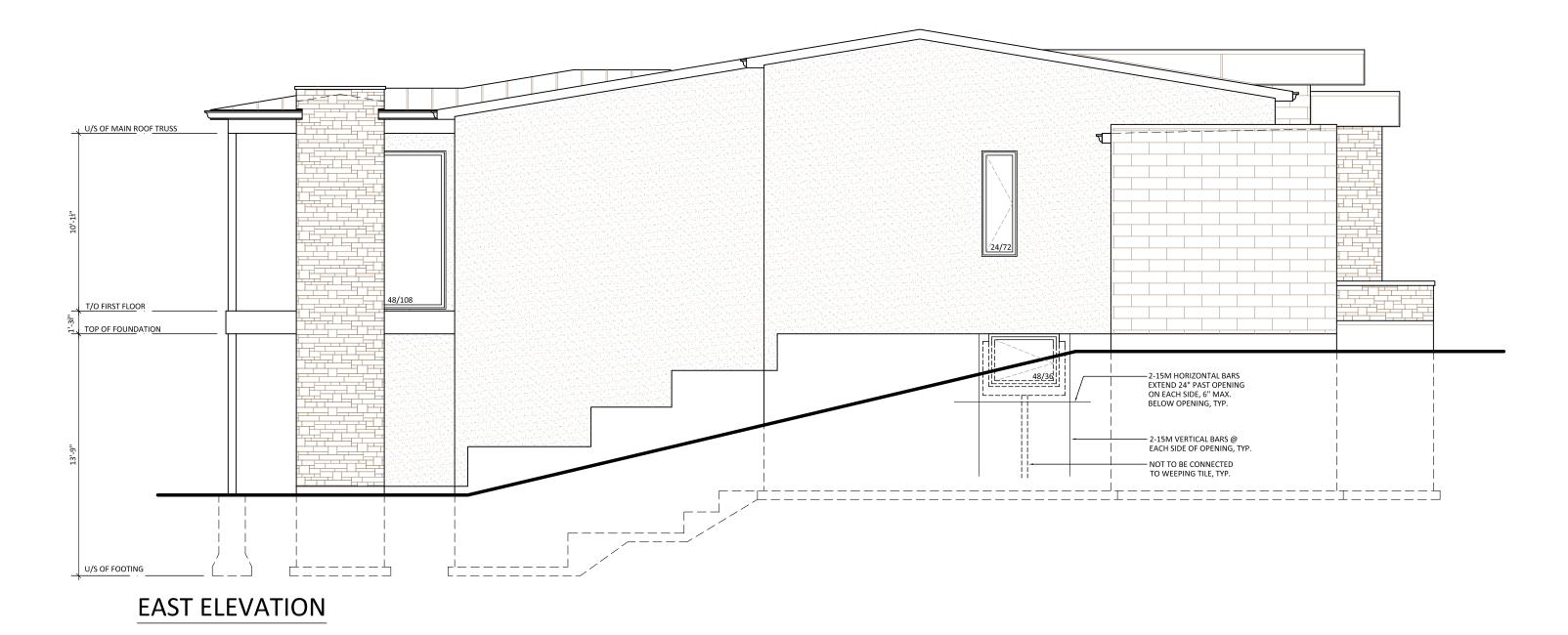
OJECT NAME AND ADDRESS

Lot 78 (222) Edgwater Blvd Edgewater Estates Kilworth, ON

NORTH & EAST
ELEVATIONS

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3/16" = 1'-0"	





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ECT NAME AND ADDRESS

Lot 78 (222) Edgwater Blvd Edgewater Estates Kilworth, ON

SOUTH & WEST
ELEVATIONS

Project

20-025

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PA

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PA

Scale

1/4" = 1'-0"