

CONSULTANTS

SEALS

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, NOT FOR CONSTRUCTION

835 CABANA

CLIENT PROJ NO.:

REVISIONS

1 Date 1 Revision 1

No. Date ISSUED FOR BY

PROJECT STATUS: CURRENT

PROJ NO.:

DATE:

DESIGNED BY: Designer

DRAWN BY: Author

CHECKED BY: Checker

SHEET TITLE:

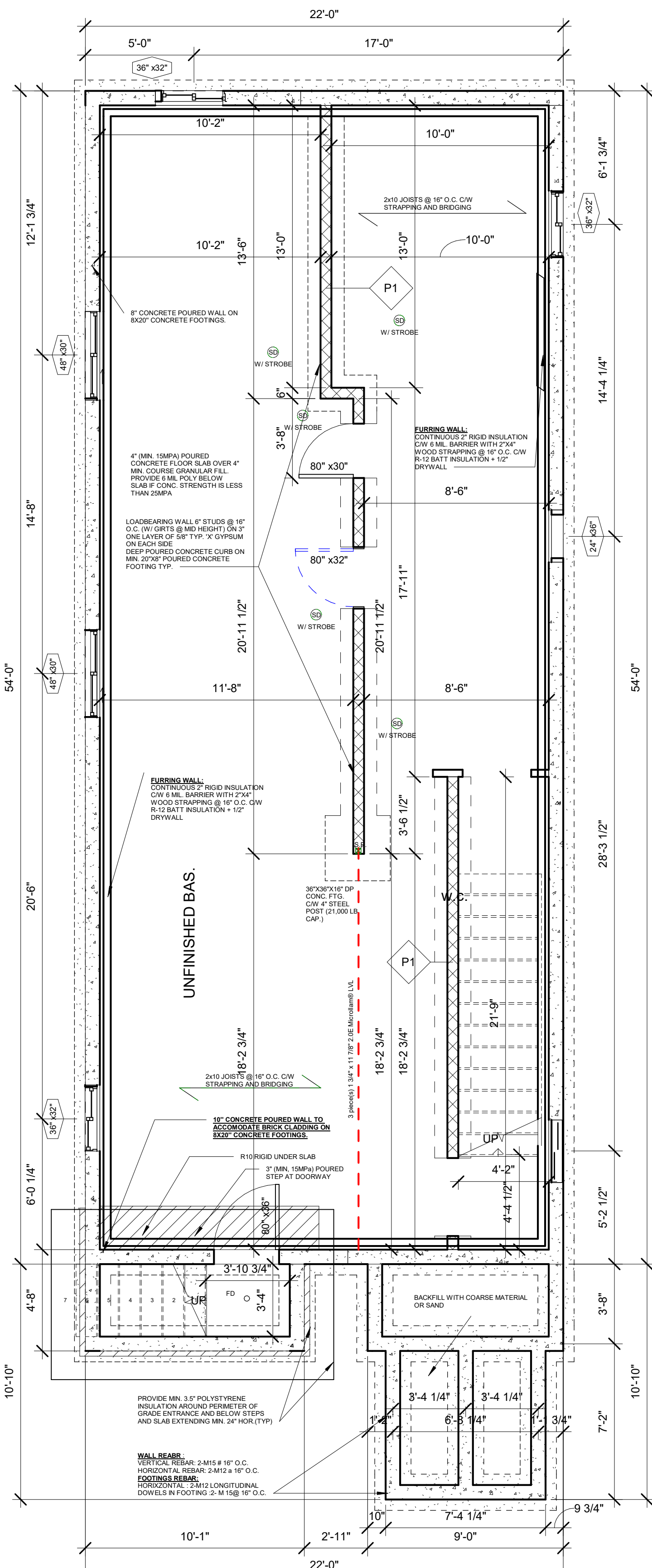
PLANS

Scale: As indicated

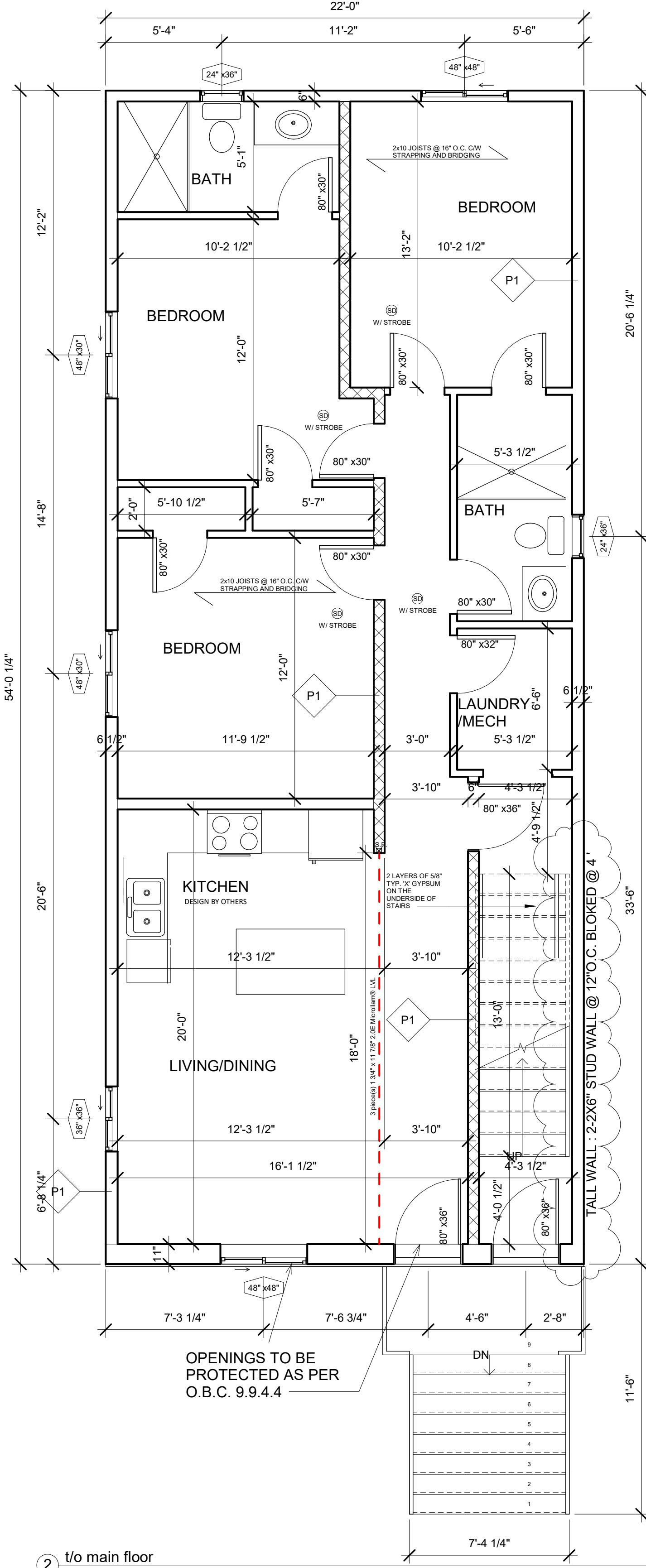
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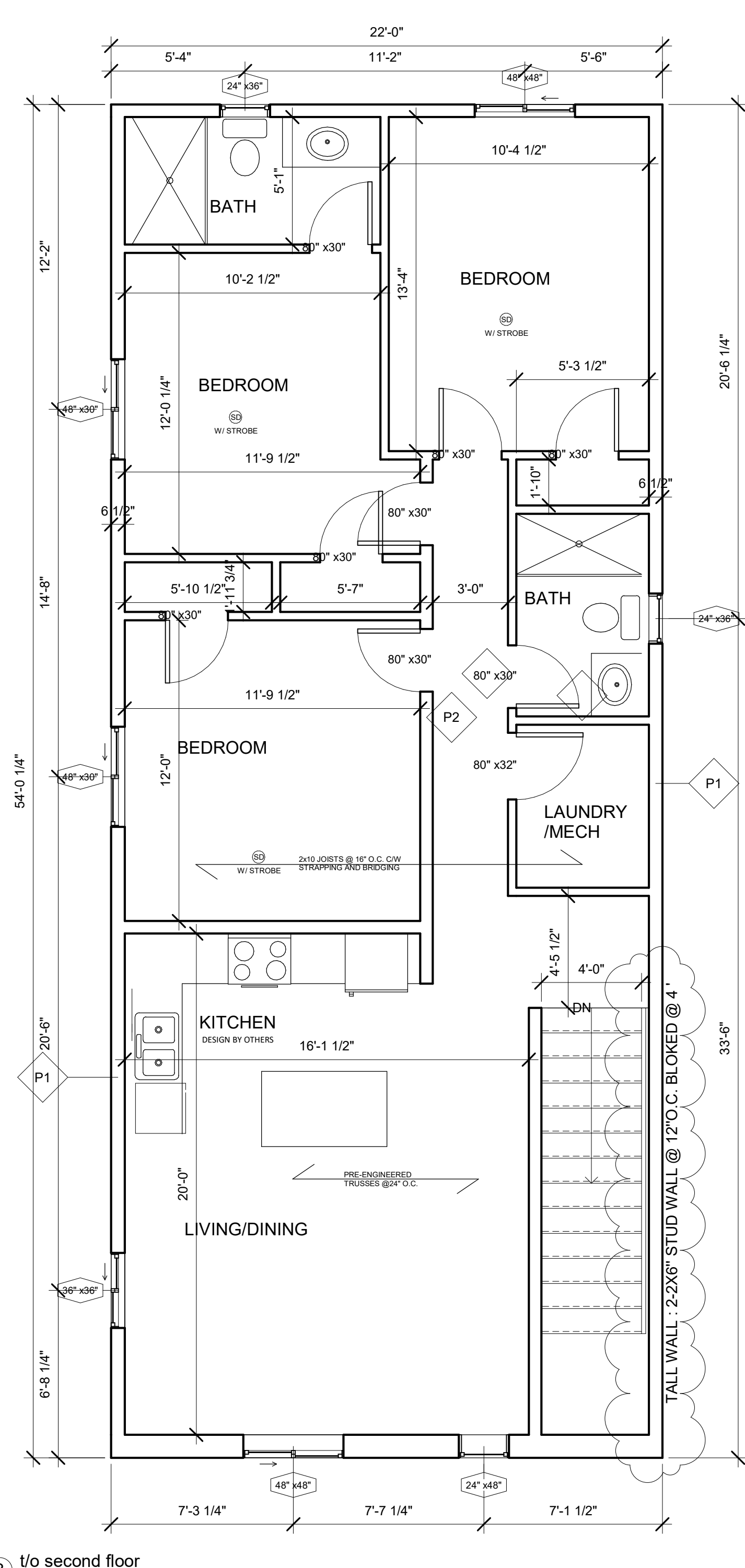
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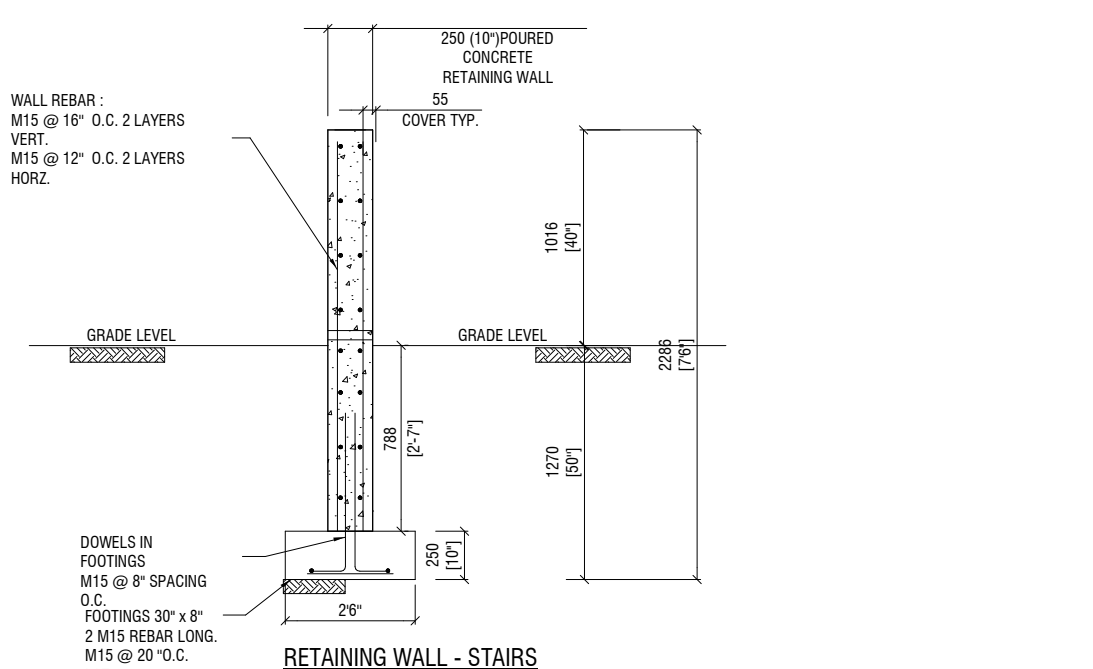
1 FOUNDATION PLAN
1/4" = 1'-0"



2 t/o main floor
1/4" = 1'-0"



3 t/o second floor
1/4" = 1'-0"



RETAINING WALL - STAIRS

ORDERS MUST BE LVL OR ENGINEERING REQUIRED.

ALL STAIRS, RAMPS, HANDRAILS AND GUARDS SHALL CONFORM TO O.B.C. 9.8.

COVERS FOR BLIMP PITS SHALL BE DESIGNED TO RESIST REMOVAL BY CHILDREN.

INTERCONNECTED SMOKE ALARMS REQUIRED ON ALL FLOOR LEVELS - CARBON MONOXIDE DETECTOR REQUIRED IN BEDROOM AREAS AS PER 9.10.3 O.B.C.

NONLOADBEARING WALLS PARALLEL TO THE FLOOR JOISTS SHALL BE SUPPORTED BY JOISTS BENEATH THE WALL OR ON BLOCKING BETWEEN THE JOISTS @ 48" O.C.

NOTE: WHEN DOORS ARE NOT CENTERED ON THE WALL, PROVIDE A MIN. 4" CLEARANCE FROM WALL TO ALLOW FOR TRIM.

NONLOADBEARING WALLS PARALLEL TO THE FLOOR JOISTS SHALL BE SUPPORTED BY JOISTS BENEATH THE WALL OR ON BLOCKING BETWEEN THE JOISTS @ 48" O.C.

NOTE:

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH THE GENERAL NOTES.

ALL DIMS ARE NORMAL AND ARE TO BE ADJUSTED IN FIELD.

ALL DIMS SHOWN ARE TO FACE OF ROUGH STUD/FOUNDATION WALL UNLESS INDICATED OTHERWISE.

STAIR RAILINGS AND GUARDS: 36" HIGH WOOD RAILING TO CONFORM TO DETAILS 98-7 OF THE IRC SUPPLEMENTARY GUIDELINES.

ALL LOADS SHOWN ARE UNFACTORED.

S.P. 4.2X4 OR 3.2X6 UNLESS OTHERWISE NOTED.

O.C. AND END TRUSS COMPANY MUST FIELD MEASURE SIZES FROM WINDOW/FLOOR FABRICATION OF TRUSSES.

DESIGNER NOT RESPONSIBLE FOR O.C. FAILURE TO COORDINATE DIM. WITH TRUSS MANUFACTURER AND COORDINATION OF SAME.

ALL ENGINEERING BY OTHERS.

ALL NONLOADBEARING WALLS PARALLEL TO THE FLOOR JOISTS SHALL BE SUPPORTED BY JOISTS BENEATH THE WALL OR ON BLOCKING BETWEEN THE JOISTS @ 48" O.C. (SIC TO VERIFY WINDOW SIZES AND PLACEMENT BEFORE ORDERING).

ALL WINDOWS AND DOOR SIZES TO BE CONFIRMED BY BUILDER - SIZES SHOWN DO NOT NECESSARILY REFLECT ACTUAL PRODUCT SIZES.

EXACT DOOR AND WINDOW SIZES TO BE CONFIRMED BY OWNER.

WINDOW SIZES SHALL NOT EXCEED EEDS FOR 98-12 COMPLIANCE.

BEFORE CONSTRUCTION OBTAIN ROUGH OPENING SIZES FROM WINDOW/DOOR MANUFACTURER.

INTERCONNECTED SMOKE ALARMS REQUIRED ON ALL LEVELS. CARBON MONOXIDE DETECTOR REQUIRED AT BEDROOM AREA.

SMOKE ALARMS VISUAL COMPONENT REQUIRED TO MEET A.1911 (STROBE).

EXHAUST FANS AND DUCTS SHALL BE SIZED ACCORDING TO OEC PART 6.0 R.13.2. ALL FANS SHALL EXHAUST DIRECTLY OUTDOORS. KITCHEN EXHAUST SHALL BE NON-COMBUSTIBLE PIPE.

UNLATCHED CEILING TO INCLUDE BATT INSULATION.

LINTEL SIZE	MAX. SPAN	
	ROOF + CEILING ONLY	ROOF + CEILING AND 1 STOREY
2-2"x4"	3'-0"	2'-5"
2-2"x6"	4'-5"	3'-3"
2-2"x8"	5'-4"	3'-11"
2-2"x10"	6'-7"	4'-9"
2-2"x12"	7'-7"	5'-5"

LINTEL SIZE	MAX. SPAN	
	ROOF + CEILING ONLY	ROOF + CEILING AND 2 STOREY
2-2"x4"	4'-1"	3'-5"
2-2"x6"	6'-4"	4'-10"
2-2"x8"	7'-8"	5'-11"
2-2"x10"	9'-5"	7'-3"
2-2"x12"	10'-11"	8'-5"

NOTES:

SPANS BASED ON TABLE A-15, 1.0 kPa SPECIFIED SNOW LOAD.

SPRUCES - PINE - FIR LINTEL - NO. 1 OR NO. 2 GRADE.

ROOF - CEILING ONLY (TRIBUTARY WIDTH OF 4.5M MAXIMUM).

FOR ENDS OF LINTELS FULLY SUPPORTED BY WALLS, PROVIDE MINIMUM BEARING LENGTH OF 1.5" (38 mm) FOR LINTEL SPANS UP TO 9'-10" (3.0 m), OR MINIMUM BEARING LENGTH OF 3.0" (76 mm) FOR LINTEL SPANS GREATER THAN 9'-10" (3.0 m).

MAX CLEAR SPAN	EXTERIOR ANGLES	
	FOR BRICK 100 mm	FOR STONE 100 mm + 50 mm STONE FACING
3'-10" OR LESS	3-1/2" X 3-1/2" X 1/4"	5" X 3-1/2" X 1/2"
4'-0" OR LESS	3-1/2" X 3-1/2" X 5/16"	5" X 3-1/2" X 1/2"
5'-0" OR LESS	4" X 4" X 5/16"	5" X 5" X 5/16"
6'-0" OR LESS	4" X 4" X 5/16"	5" X 5" X 5/16"
7'-0" OR LESS	5" X 3-1/2" X 5/16"	5" X 5" X 5/16"
8'-0" OR LESS	6" X 4" X 7/16"	5" X 5" X 7/16"
9'-0" OR LESS	6" X 4" X 7/16"	5" X 5" X 1/2"

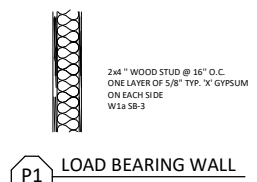
NOTES:

SPANS BASED ON TABLE 9.20.3.2.A.

STEEL LINTELS SHALL HAVE NOT LESS THAN 6" (150 mm) LENGTH OF BEARING AT END SUPPORTS AND BEAR ON MASONRY, CONCRETE OR STEEL.

STUD	SUPPORTING 19" (8") LENGTH (OF ROOF BRICK) OR ROOF (SODG)	SUPPORTING 19" (8") LENGTH (OF ROOF BRICK) OR ROOF (SODG)
12'-5"	2x6" at 16"	2x6" at 16"
13'-9"	2x6" at 12"	2x6" at 16"
15'-1"	2-2x6" at 16"	2x6" at 16"
16'-4"	2-2x6" at 16"	2x6" at 16"
17'-4"	2-2x6" at 12"	2x6" at 12"
18'-4"	2-2x6" at 12"	2x6" at 12"

ASSUMES 0.5 kPa HOURLY WIND PRESSURE AND 1.0 kPa SNOW LOAD, BASED ON A-30 & A-31 O.B.C.



LOAD BEARING WALL

