

GENERAL NOTES:

REVISIONS:

CONCRETE FOOTINGS

- 1 CONCRETE FOOTINGS TO REST ON UNDISTURBED SOIL, CAPABLE OF SUSTAINING A LOAD OF 95Kpg (2000 LBS.PER SQ.FT.)
 MIN. 1380mm (4'-6') BELOW FINISHED GRADE.

CONCRETE FOUNDATION WALLS

- TOP OF ALL FOUNDATION WALLS TO FINAL GRADE, BE MIN. 150mm (6") ABOVE
- SEAL EXTERIOR JOINTS BETWEEN FOUNDATION WALLS AND FOOTINGS, CONCRETE FLOOR SLAB AND FOUNDATION WITH SEALING COMPOUND.

BASEMENT COLUMNS & BEARING WALLS

- 1 EXTERIOR WOOD COLUMNS TO BE ANCHORED TO CONCRETE SLAB OR FOOTINGS WITH STEEL ANCHOR SHOE MIN. 175mm (7") ABOVE GRADE AND ISPMM × 89mm x 286mm (1"x4"x12") WOOD NAILING STRIP NAILED TO BEAM AT TOP.

 2 STEEL COLUMN PLATES TO BE ANCHORED TO FOOTING WITH MIN. TWO 15mm (5/8") DIA. BOLTS, MIN. 100mm (4") INTO FOOTING.
- STEEL COLUMN TOP PLATES TO BE CONNECTED TO BEAM WITH MIN. TWO 13mm (1/2) Dia. Bolts, or weld plates to beam flanges.
- ALL STEEL COLUMNS AND BEAMS TO BE SHOP PRIMED.

THERMAL INSULATION & VAPOUR BARRIERS

- INSUATION INSTALED IN CELING AND EXTERIOR WALLS SHALL BE PROTECTED BY TIPE '1' VAPOUR BARRIES TO CAN/COSB-51.34M, INSTALLED SO THAT ALL JOINTS OCCUR AT FRAMING INSUREDERS FURRING OR BLOCKING AND LAPPED AT LEAST 100mm (4') AT ALL JOINTS (CAULKED).
- ACCESS HATCHES INTO ATTICS SHALL BE WEATHERSTRIPPED AROUND THE PERIMETER OF THE HATCH AND INSULATED. HOLES THROUGH WAPOUR BARRIERS INSTALLED IN CELINGS FOR THE INSTALLABLE OF ELECTRICAL MOREST PRINT OF LOUTHORS SHALLER EFECTIVELY SEAD THAT HAVE THE CHARLES OF LAWRENCE THE LOUTHORS AND THE CHARLES OF THE CHARLES OF THE CHARLES OF THE CHARLES OF THE CELING.
- CLEARANCES BETWEEN CHIMNEYS OR GAS VENTS AND THE SUR-ROUNDING CONSTRUCTION WHEN BUILDING INTO AN ATTIC OR ROOF SPACE SHALL BE SEALED BY NONCOMBUSTIBLE MATERIAL TO PREVENT SUCH LEAKAGE.

WOOD FRAMING

- ALL FRAMING LUMBER TO O.B.C. STANDARDS SIZES OF JOISTS, LINTELS, ETC. INDICATED ON DRAWINGS, SPECIFIED AS PER NO. 2 SPF (UNLESS OTHERWISE NOTED).
- 2 B.U. WOOD BEAMS TO HAVE MIN. 89MM (3 1/2") BEARING
- ATEM. SUPPORT (WALLS PARALLE, TO JOSTS) BEND ABITIN. X. 38m (1.3)(8" x. 1/2") STEEL STRAP 75mm (3") MTO CONCRETE AND FIX TO 3 PARALLEL JOSTS OR FIX SIL PLATE (ANCHOGED) TO 3 ROYAL CONNECTED FLOOR JOSTS AT 2030mm (6"—8") oc. (MAX.) LATEMAL SUPPORT - (WALLS SUPPORTING JOISTS)

 -ANCHOR SLL PALE AT 2400mm (8-07) oc. WITH 13mm
 (1/27) DA ANCHOR BOUTS EMBEDED 100mm (4-7) NTO
 CONCRETE OR ANCHORED SEPARA 4TH JOIST ANCHORS N.B.
 A PLAIE WITH 4.8mm X 38mm STEEL JOIST ANCHORS N.B.

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- ALL JOISTS TO HAVE BRIDGING OVER INTERIOR BEARING WALLS AND BEAMS.
- HEADER JOISTS TO BE DOUBLED IF OVER 1200mm (4'-0") AND NOT OVER 3200mm ($10^\circ-6^\circ$). PROVIDE CROSS-BRIDGING BETWEEN JOISTS WITH MAXIMUM SPACING OF 1200mm (4'-0'').
- 10 DOUBLE JOISTS UNDER ALL PARAILEL PARTITIONS. TRIMMER JOISTS TO BE DOUBLE IF OVER 800mm ($2'\!-\!8"$) AND NOT OVER 2400 mm ($8'\!-\!0"$ o.c.
- 12 PROVIDE METAL JOISTS HANGERS FOR FRAMING INTO SIDES OF WOOD BEAMS WHERE REQUIRED. MIN. 38mm (2") END BEARING REQUIRED FOR SUPPORT FOR JOISTS, CEILING JOISTS, ROOF JOISTS AND RAFTERS. STOPPED BETWEEN STOREYS STAIRS. SUPPORT OF JOISTS S, TRIMMER AND HEADERS
- 14 WOOD STUD PARTITIONS TO BE MADE UP OF 38mm X 89mm (2**4*) SPR. 400 (16*) o.c. AMD 38mm X 89mm (2**4*) TOP AMD BOTOM PLATES, DOUBLE TOP STUDS AROUND OPPIGS. AND TRIPPLE STUDS IN CORNERS IN BEARING STUD PARTITIONS.

NOR HABITABLE SPACE TO

ON CEILING AND WALLS.

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ROBINSON CUSTOM HOMES	"The Murdock" Model Home

Scale $1/8" = 1'-0"$	APRIL, 2011
Drawn ^{By} G. RUYF	Drawing No.
Checked By	> <u></u>

BASEMENT/FOUNDATION PLAN