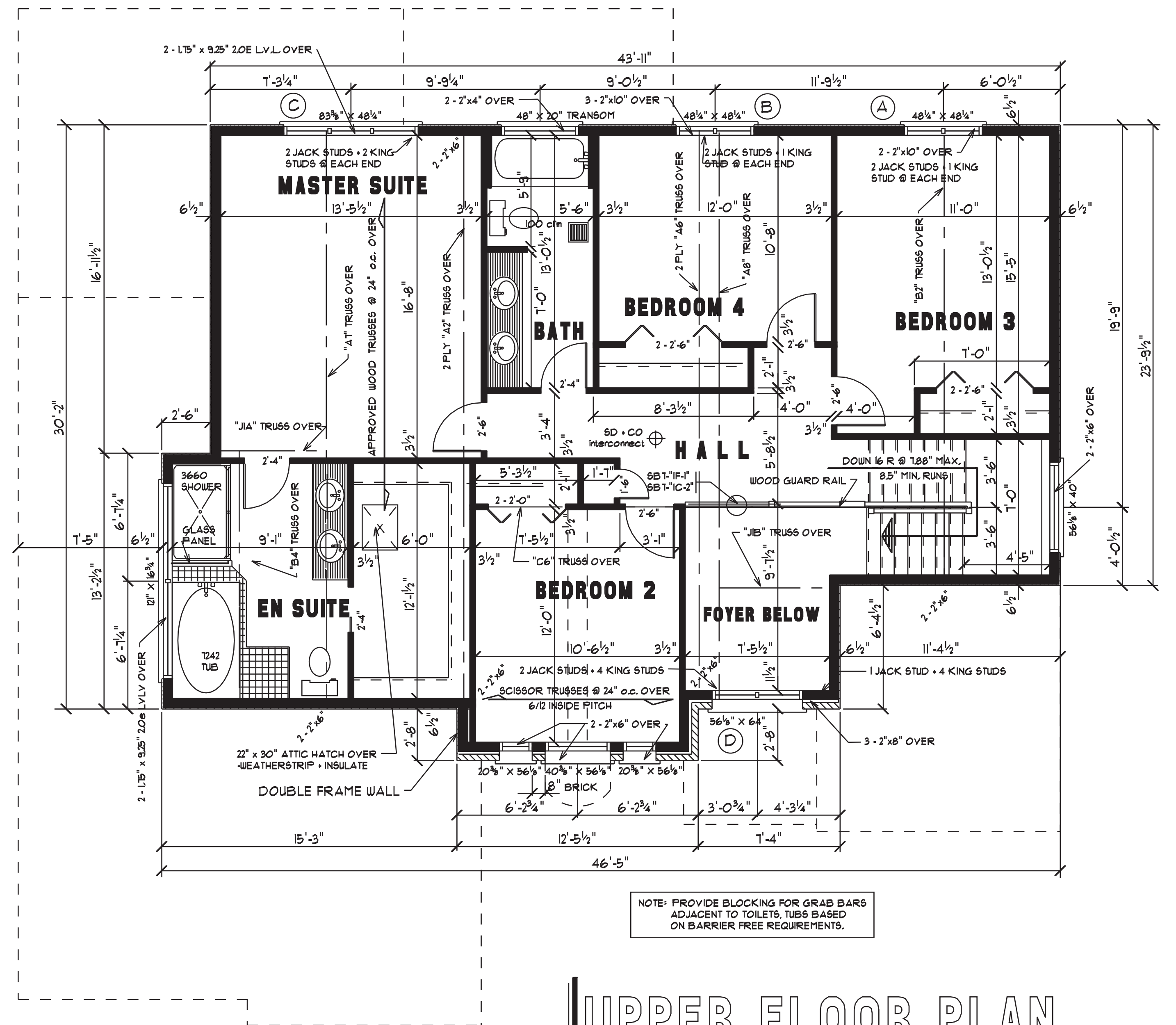


# MAIN FLOOR PLAN

1530 sq. ft.



# UPPER FLOOR PLAN

1195 sq. ft. - net 1318 sq. ft. - gross

COMPANY BCIN: 30581

DO NOT SCALE DRAWINGS. WORK TO DIMENSIONS.  
THE CONTRACTOR AND ALL SUB-TRADES MUST CHECK THEIR DIMENSIONS AND DETAILS PRIOR TO STARTING THEIR WORK.  
REPORT ANY ERRORS TO CONTRACTOR.  
DIMENSIONS MAY VARY SLIGHTLY DURING WORK.

**LINEWORKS DESIGN GROUP**  
29 HARVEST COURT  
ST. THOMAS, ONTARIO 631-4351

- GENERAL NOTES**
- ☒ DENOTES SOLID SUPPORT TO FOUNDATION.
  - ☉ DENOTES SMOKE DETECTOR INTERCONNECT ALL UNITS IN THE HOME.
  - (F) DENOTES EXHAUST FAN (VENT TO EXTERIOR WITH A MIN. HORIZONTAL RUN OF 3 TO 4 FT.)
  - ALL CONSTRUCTION TO CONFORM TO 2006 O.B.C.
  - ALL SIDING TO CONFORM TO 921 OF O.B.C.
  - MASONRY FLASHING TO CONFORM TO 920.19 O.B.C.
- ROOF FLASHING TO CONFORM TO 926.4 O.B.C.  
CHIMNEY CAP TO HAVE 1" MIN. OVERHANG FROM ALL SIDES  
NO SADDLES REQUIRED BEHIND CHIMNEYS THAT ARE 36" OR LESS IN WIDTH.  
ALL CHIMNEYS TO EXTEND 2'-0" MIN. ABOVE ANY ROOF CLOSER THAN 3'-10".  
ALL CHIMNEYS AND FIREPLACES TO CONFORM TO 921 AND 922 OF O.B.C.  
PROVIDE WEEP HOLES IN BRICK @ 31" O.C. MAX.  
ALL STEEL LINTELS SUPPORTING BRICK TO HAVE 6" MIN. END BEARING.
- FLOOR LEVELS CONTAINING BEDROOMS TO HAVE ONE OPENING WINDOW WITH AN UNOBSTRUCTED AREA OF 3.9 sq.ft. (MIN.) WITH NO DIMENSION LESS THAN 5".
- STAIRS:  
RISE 118.75" MAX.  
RUN 18.25" MIN.  
TREAD 12.25" MIN.  
NOSING 1" MIN.  
HEADROOM 6'-5" MIN.  
WIDTH 4'-0" MIN.  
HANDRAILS 92" MIN. TO 36" MAX.
- LIGHTING AND ELECTRICAL FACILITIES AS PER 934 EXTERIOR WALLS TO HAVE MIN. R-19 MIN INSULATION.  
ALL VAPOUR BARRIERS TO BE 6 MIL IG55B - 51341  
AIR AND VAPOUR BARRIERS TO BE SEALED AS/OBC  
ATTIC HATCHES TO HAVE INSULATED COVERS AND WEATHERSTRIPPING.  
ALL ATTACHED GARAGES TO HAVE GAS-FRAME WALLS W/ MIN. R-19 INSULATION.  
ALL FLOORS EXPOSED TO UNHEATED SPACES TO HAVE MIN. R-25 INSULATION.
- DOORS AND WINDOWS TO COMPLY TO FORCED ENTRY REQUIREMENTS (9.6.6. AND 9.16 OF O.B.C.)  
SUPPORT OF NON-BEARING PARTITIONS TO COMPLY WITH 923.9.8 OF O.B.C.  
PROVIDE FOAM GASKET OR CAULKING UNDER ALL SILL AND FLOOR WALL PLATES.  
PROVIDE 1/2" ANCHOR BOLTS @ 1'-0" O.C. MAX. (4" MIN. INTO FOUNDATION WALL)  
PROVIDE MIN. 6" x 18" CONC. FOOTINGS FOR ALL TWO-STORY BRICK / SIDING WALLS.
- PROVIDE MIN. 6" x 20" CONC. FOOTINGS FOR ALL TWO-STORY BRICK WALLS.
- STEP FOOTINGS ON FIRM SOIL:**  
24" MAX. VERTICALLY 24" MIN. HORIZONTALLY
- STEP FOOTINGS ON SANDY SOIL:**  
16" MAX. VERTICALLY 24" MIN. HORIZONTALLY

Client:			
Project:			
LOT 9 PEEBLECREEK WALK			
Drawing:			
FLOOR PLANS			
Date:	Scale:	Job No:	
JUNE / 13	1/4" = 1'-0"	2697	
Drawn:	BCIN:	Sheet No:	
R. WALPOLE	23257	3 of 3	
JULY 3/13	AS PER MARKUP	REV	INTI
DATE:	REVISION:		