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CONSTRUCTION DRAWINGS
MR. & MRS. JOHN DOE

BOX 100
ANYTOWN
MANITOBA
R1R 1R1

PHONE:123-456-7890
MOBILE:234-567-8910

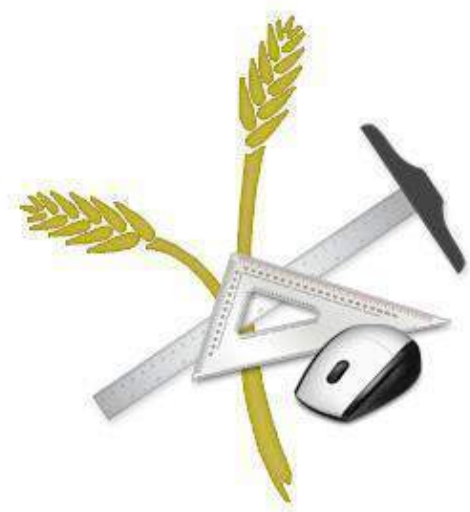
jdoe@gmail.com

PROJECT DESCRIPTION:
1496 SQ. FT. BUNGALOW ON ICF BASEMENT

PROJECT NUMBER: 15006

DRAWN BY: VERLIN

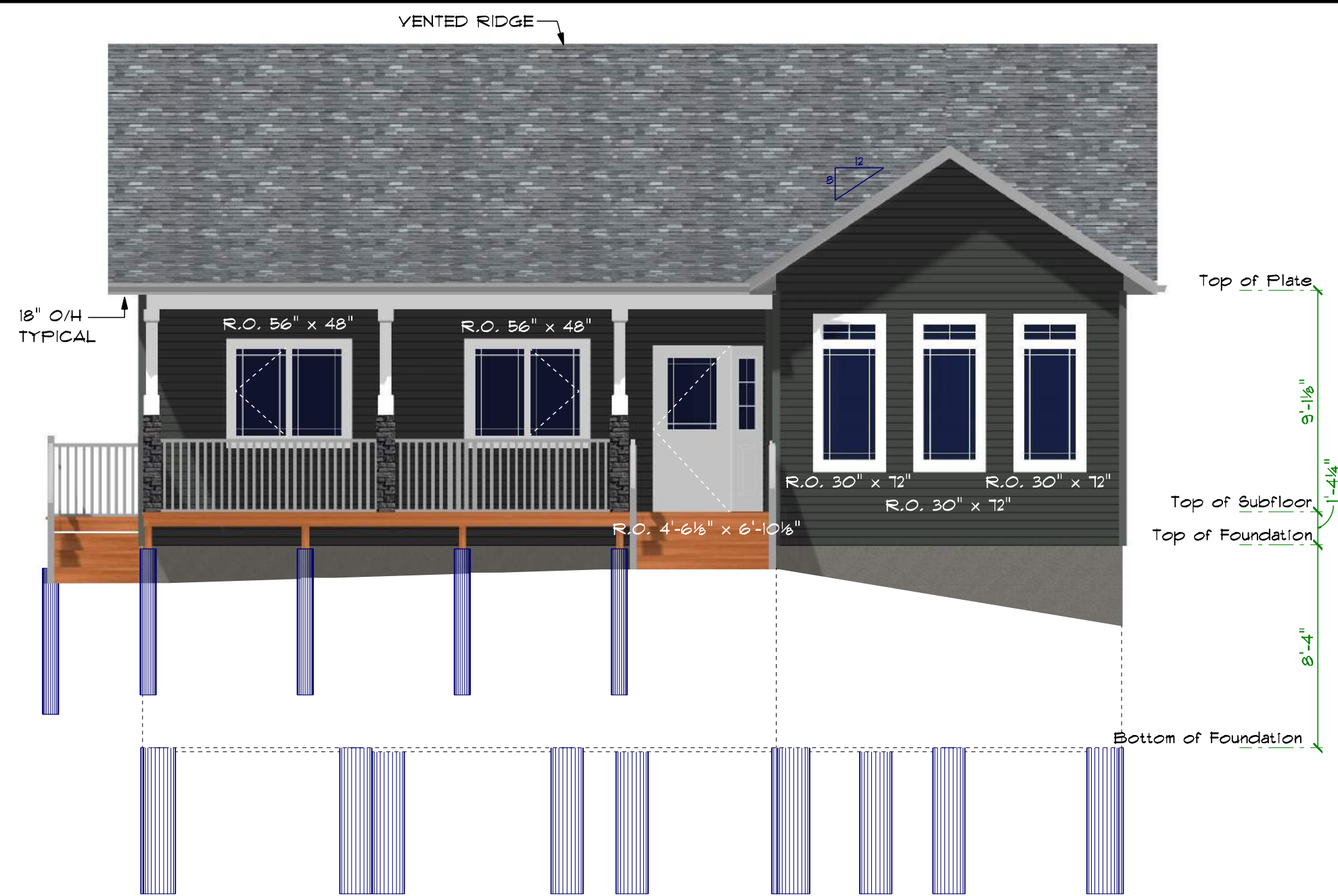
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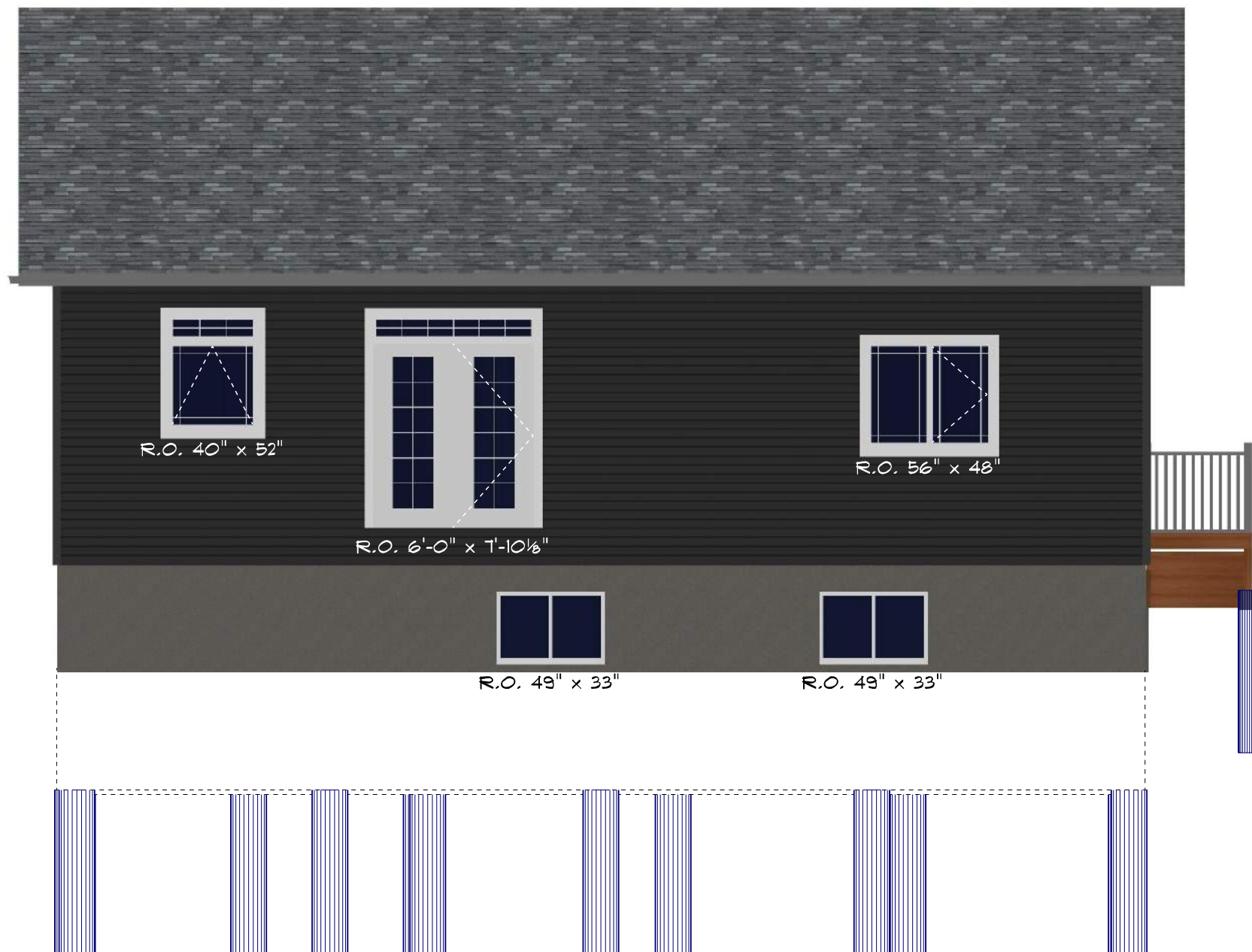
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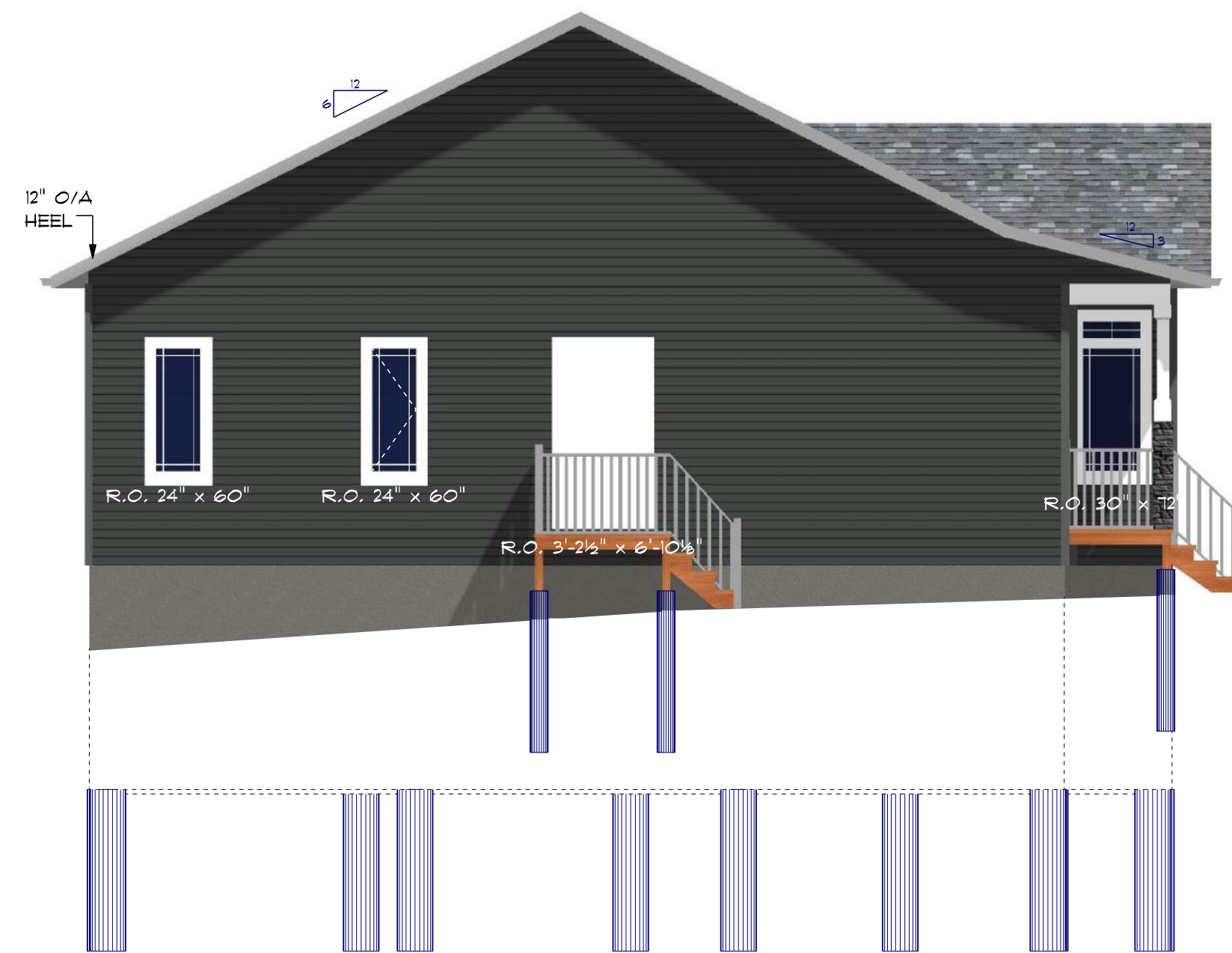
FRONT ELEVATION

SCALE: 3/16" = 1'-0"



REAR ELEVATION

SCALE: 3/16" = 1'-0"



LEFT ELEVATION

SCALE: 3/16" = 1'-0"



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

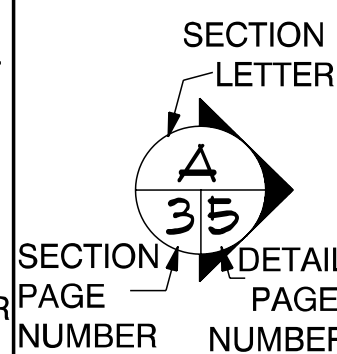
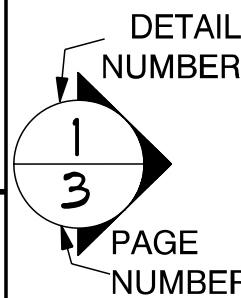
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R1R 1R1

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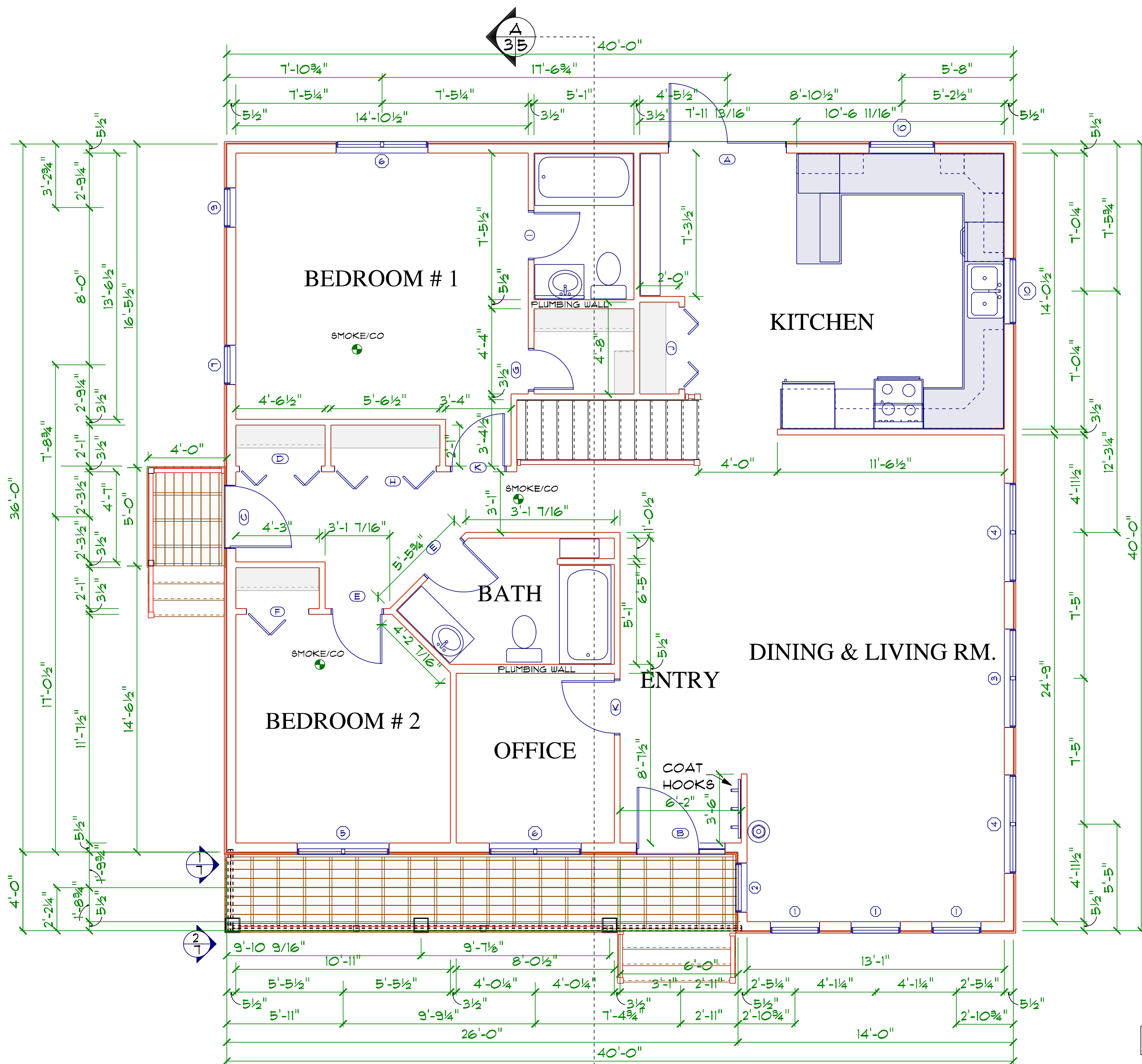
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PAGE #:
2

DRAWING TITLE:
ELEVATIONS

PROJECT NUMBER: 15006

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OPENING SCHEDULE					
PRODUCT CODE	SIZE	HINGE DIRECTION	COUNT	R.O. SIZE	OPENING ID
30X60 PICTURE - Transom	29" x 71"	N	3	R.O. 30" x 72"	1
30X60 CASEMENT 1 L - Transom	29" x 71"	L	1	R.O. 30" x 72"	2
60X60 CASEMENT 2 LP - Transom	59" x 71"	LN	1	R.O. 60" x 72"	3
60X60 PICTURE 2 - Transom	59" x 71"	N	2	R.O. 60" x 72"	4
56X48 CASEMENT LP	55" x 47"	LN	1	R.O. 56" x 48"	5
56X48 CASEMENT PR	55" x 47"	NR	2	R.O. 56" x 48"	6
24X60 CASEMENT 1 R	23" x 59"	R	1	R.O. 24" x 60"	7
24X60 PICTURE	23" x 59"	N	1	R.O. 24" x 60"	9
40X40 AWNING - Transom	39" x 51"	NA	2	R.O. 40" x 52"	10
64X80 EXTERIOR GARDEN DOOR - Transom	5'-11" x 7'-10"	RHO	1	R.O. 6'-0" x 7'-10 1/8"	A
36X80 EXTERIOR DOOR 1 SIDELIGHT LHI	4'-6 1/8" x 6'-10"	LHI	1	R.O. 4'-6 1/8" x 6'-10 1/8"	B
36X80 EXTERIOR DOOR RHI	3'-11 1/2" x 6'-9 1/2"	RHI	1	R.O. 3'-2 1/2" x 6'-10 1/8"	C
48X80 INTERIOR BIFOLD DOOR 2	4'-0" x 6'-8"	LR	1	R.O. 4'-2" x 6'-10"	D
30X80 INTERIOR SWING DOOR 1	2'-6" x 6'-8"	L	2	R.O. 2'-8" x 6'-10"	E
36X80 INTERIOR BIFOLD DOOR 1	3'-0" x 6'-8"	R	1	R.O. 3'-2" x 6'-10"	F
24X80 INTERIOR SWING DOOR 1	2'-0" x 6'-8"	R	1	R.O. 2'-2" x 6'-10"	G
60X80 INTERIOR BIFOLD DOOR 2	5'-0" x 6'-8"	LR	1	R.O. 5'-2" x 6'-10"	H
28X80 INTERIOR SWING DOOR 1	2'-4" x 6'-8"	L	1	R.O. 2'-6" x 6'-10"	I
48X80 INTERIOR BIFOLD DOOR 2	4'-0" x 6'-8"	LR	1	R.O. 4'-2" x 6'-10"	J
32X80 INTERIOR SWING DOOR 1	2'-8" x 6'-8"	R	2	R.O. 2'-10" x 6'-10"	K

STAIR DIMENSIONS	
TOTAL RISE	9'-4 1/4"
NUMBER OF RISERS	15
RISER HEIGHT	7 15/32"
TREAD RUN	9 1/2"
TREAD DEPTH	10 1/2"
EXACT DIMENSIONS TO BE DETERMINED ON SITE	

MAIN FLOOR
SCALE: 1/4" = 1'-0"

AREA 1496 SQ. FT.

PROJECT DESCRIPTION:
1496 SQ. FT. BUNGALOW ON ICF BASEMENT



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PROJECT FOR:
MR. & MRS. JOHN DOE
BOX 100
ANYTOWN
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R1R 1R1

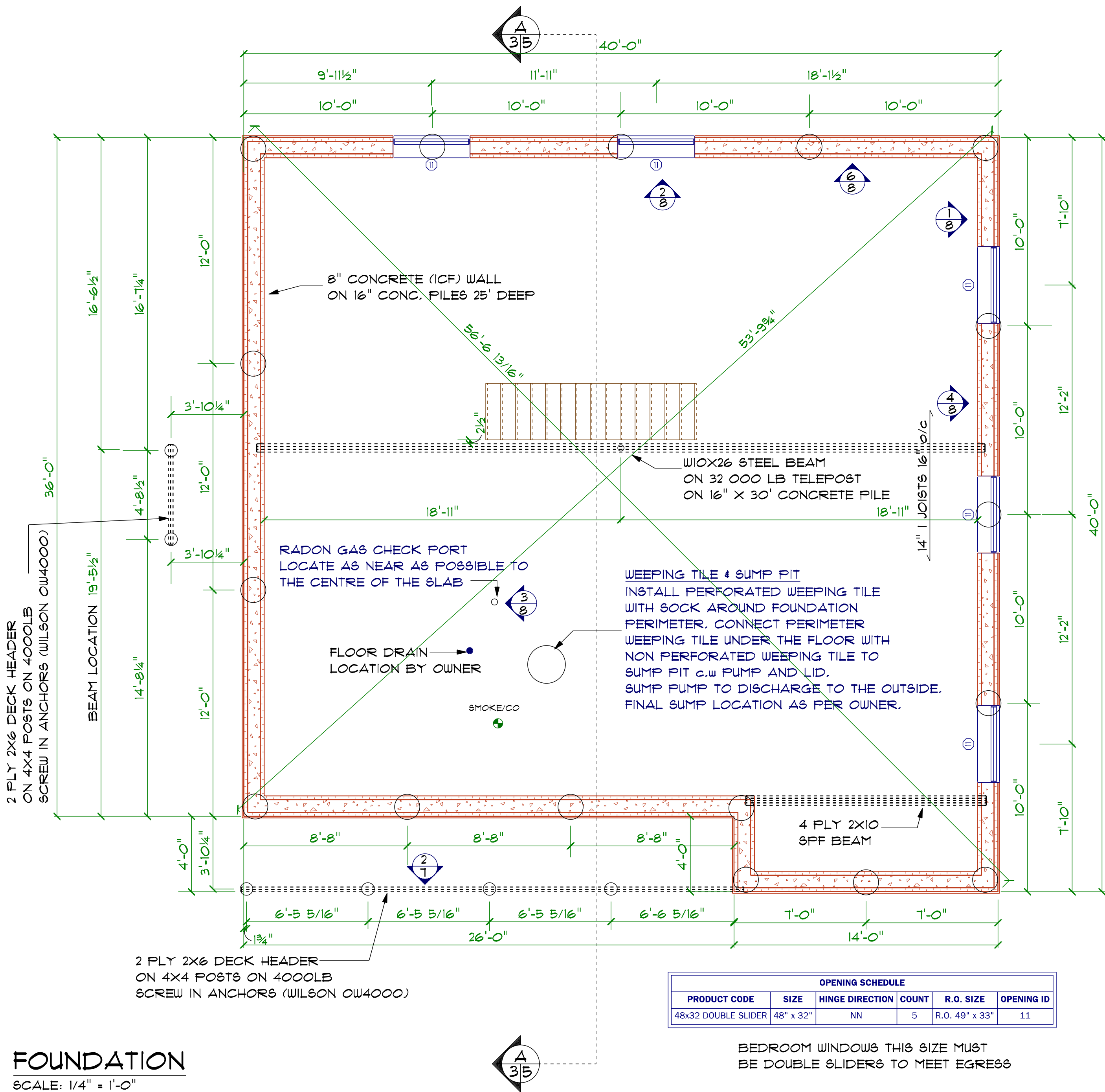
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PAGE #: 3

DRAWING TITLE:
MAIN FLOOR LAYOUT
PROJECT NUMBER: 15006

DO NOT SCALE DRAWINGS
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GENERAL FOUNDATION NOTES

1. ALL PILES ARE DESIGNED AS CAST-IN-PLACE FRICTION ELEMENTS IN FIRM MATERIAL WITH AN ALLOWABLE FRICTION CAPACITY OF 300 P8F. FOOTINGS SHALL BE FOUNDED ON DRY UNDISTURBED SOIL CAPABLE OF PROVIDING A BEARING CAPACITY OF 1500 P8F. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ASSUMPTION WITH A SOIL TEST. BEACH ROCHE ENGINEERING LTD. AND WESTMAN DRAFTING ACCEPT NO LIABILITY FOR THE ASSUMPTION NOR FOR ANY REDESIGN OF THE FOUNDATION RESULTING FROM CONTRARY SOIL CONDITIONS.
2. ANY WET OR UNSUITABLE MATERIAL SHALL BE REMOVED AND THE CAVITY FILLED WITH LEAN MIX CONCRETE OR CRUSHED ROCK COMPACTED TO 100 PERCENT STANDARD PROCTOR DENSITY. STANDARD PROCTOR DENSITY FOR THE EXISTING SUB-GRADE UNDERFLOOR FILL AND SUB-BASE GRANULAR FILL SHALL BE A MINIMUM OF 95 PERCENT.
3. THE CONTRACTOR AND SUB-TRADES SHALL VERIFY ALL DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES BEFORE COMMENCING THE WORK.
4. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING FOR THE EXCAVATION TO PREVENT CAVING.
5. EXTERIOR BACKFILL SHALL BE PLACED ONLY AFTER MAN FLOORING SYSTEMS AND BASEMENT FLOOR SLABS ARE PERMANENTLY IN PLACE.
6. ALL HOLES SHALL BE DRILLED TO THE DEPTHS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF IT IS IMPOSSIBLE TO ATTAIN THE DEPTHS INDICATED.
7. ALL CONCRETE SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF CAN3-C8A A23.1 AND CAN3-C8A A23.2.
8. ALL CONCRETE FOR PILES AND FOOTINGS SHALL BE 25 MPA @ 28 DAYS AND SHALL BE SULPHATE RESISTANT (TYPE 50) CEMENT WITH A SLUMP NOT EXCEEDING 5".
9. REINFORCING STEEL SHALL BE NEW BILLET DEFORMED BARS IN ACCORDANCE WITH C8A G30.12 STANDARDS.
 - *10M BARS = 400 MPA
 - *15M BARS & LARGER = 400 MPA
 - A) ALL REINFORCING SHALL BE FREE FROM LOOSE RUST, MUD, OIL OR OTHER COATS WHICH WOULD REDUCE THE BOND.
 - B) REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE LATEST ACI DETAILING MANUAL UNLESS OTHERWISE SHOWN.
 - C) REINFORCING STEEL SHALL BE HELD IN PLACE AND TIED BY THE USE OF PROPER ACCESSORIES SUCH AS HI-CHAIRS, SPACERS, ETC. TO BE SUPPLIED BY THE REINFORCING STEEL FABRICATOR.
 - D) SPLICES FOR REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE LATEST MANITOBA BUILDING CODE UNLESS OTHERWISE SHOWN OR NOTED.
 - E) IN CONCRETE BEAMS, BEND HORIZONTAL REINFORCING 24" AROUND CORNER OR USE EXTRA L BARS 36" X 36" LONG.
 - F) FRAME ALL OPENINGS IN CONCRETE BEAMS AND SLABS WITH 2-15M BARS EACH SIDE OF OPENING UNLESS OTHERWISE SHOWN OR NOTED.
10. THE CONTRACTOR SHALL VIBRATE THE TOP 10'-0" OF THE PILE AND SHALL KEEP THE TOP OF THESE PILES FROM FREEZING. IF NECESSARY HEAT SHALL BE APPLIED TO THE TOP OF THESE PILES FOR FOUR (4) DAYS.
11. CONCRETE FOR ALL WALL, GRADE BEAMS AND FLOORS SHALL BE 20 MPA AT 28 DAYS. NORMAL (TYPE 10) CEMENT.
 - *MAXIMUM AGGREGATE SIZE = 1"
 - *MAXIMUM SLUMP = 5"
 - *AIR ENTRAINMENT = 4-6 PERCENT
 - *ALL CONCRETE TO BE WELL VIBRATED
12. THE CONTRACTOR SHALL CONFORM TO THE COLD WEATHER REQUIREMENTS OF THE LATEST EDITION OF THE ACI BUILDING CODE REQUIREMENTS WHEN TEMPERATURE FALLS BELOW 5°C.

CAUTION

ALL SLAB-ON-GRADE FLOORS WILL EXPERIENCE CRACKING AND MOVEMENT DUE TO HEAVING AND SOIL EXPANSION RESULTING FROM THE NATURE OF THE CLAY SOIL, PREVIOUS AND PRESENT LEVEL OF VEGETATION AT THE SITE, SOIL MOISTURE LEVEL AND CONSTRUCTION PRACTICES. BEACH ROCHE ENGINEERING LTD. AND WESTMAN DRAFTING ACCEPT NO LIABILITY FOR THIS CRACKING AND/OR MOVEMENT.

PROJECT DESCRIPTION:

1496 SQ. FT. BUNGALOW ON ICF BASEMENT

FOUNDATION

SCALE: 1/4" = 1'-0"



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PROJECT FOR:
MR. & MRS. JOHN DOE
BOX 100
ANYTOWN
MANITOBA
R1R 1R1

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FOUNDATION
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TYPICAL ROOF & EAVE DETAIL

30 YR FIBERGLASS SHINGLES
ICE & WATER EAVE PROTECTION
FELT UNDERLAYMENT
7/16" ROOFING SHEATHING c/w
'H' CLIPS
PRE-ENGINEERED TRUSSES @ 24" o.c.
2x4 TRUSS BRACING
INSULATION STOPS
MIN R50 BLOW IN INSULATION
6 mil POLY V.B.
5/8" TYPE X GYPSUM BOARD SANDED AND PRIMED
(1/2" CEILING BOARD INSTEAD OF 5/8" TYPE X OPTIONAL)
(OPTIONAL-7/16" OSB SHEATHING WITH
1/2" STANDARD DRYWALL)

2X6 FASCIA BOARD
ALUMINUM DRIP EDGE
6" ALUMINUM EAVES
ALUMINUM VENTED SOFFITS

PREFINISHED ALUMINUM EAVES TROUGH & DOWN SPOUTS

UNOBSTRUCTED ATTIC VENT AREA SHALL BE NOT
LESS THAN 1/300 OF THE CEILING AREA. NOT LESS
THAN 25% OF REQUIRED OPENINGS SHALL BE AT
THE BOTTOM OF THE SPACE AND NOT LESS THAN
25% OF THE REQUIRED OPENINGS SHALL BE AT THE
TOP OF THE SPACE.

TYPICAL EXTERIOR WALL DETAIL

SIDING
EXTERIOR WRAP
7/16" OSB SHEATHING
2x6 STUDS @ 16" o.c.
DOUBLE TOP PLATE
SINGLE BOTTOM PLATE
R20 BATT INSULATION
6 mil POLY V.B.
1/2" DRYWALL
TAPED & SANDED

TYPICAL INTERIOR 2X4 WALL DETAIL

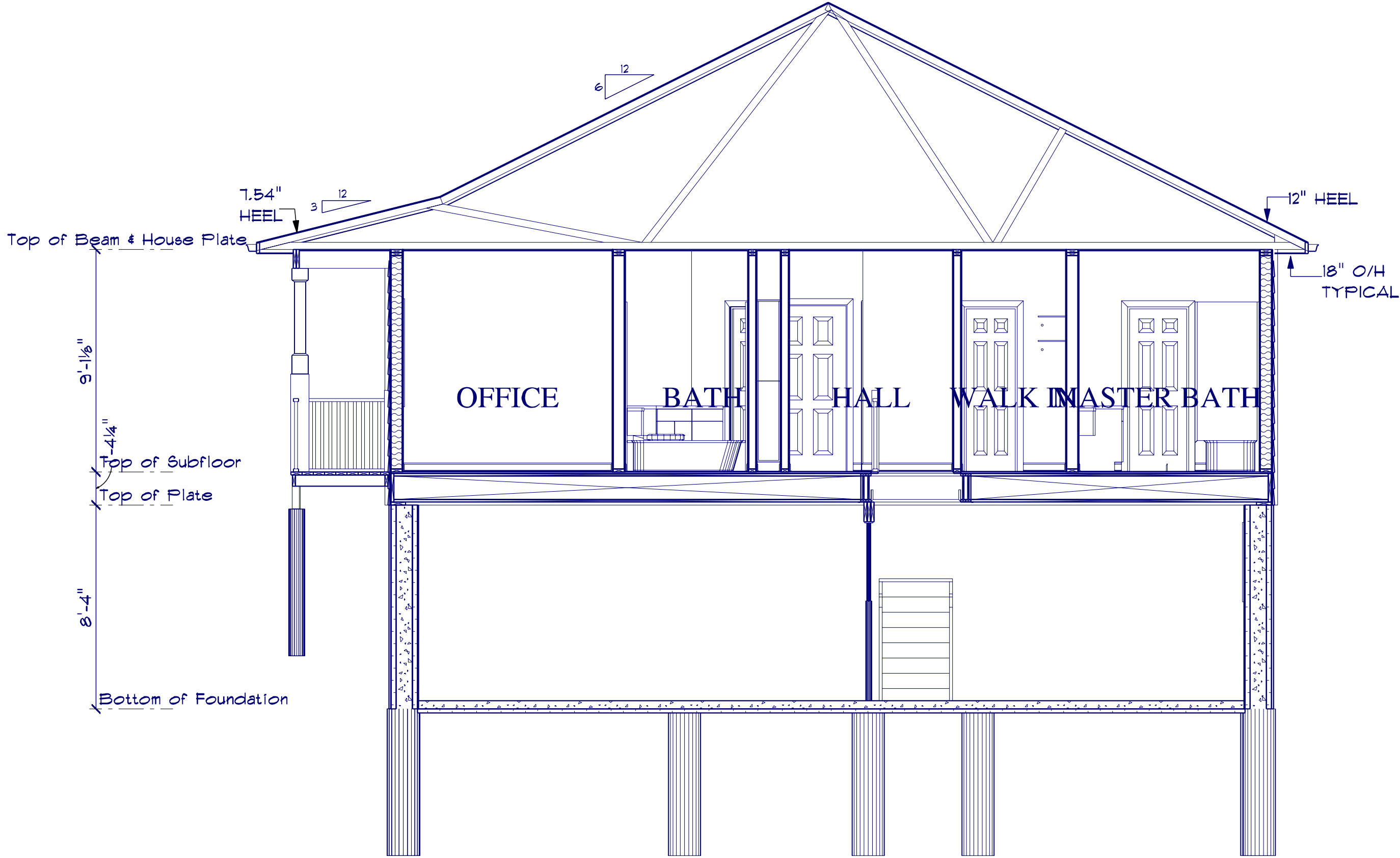
1/2" DRYWALL
TAPED & SANDED
2x4 STUDS @ 16" o.c.
R12 BATT INSULATION IN BATHROOM WALLS
1/2" DRYWALL
TAPED & SANDED

TYPICAL FLOOR SYSTEM

FINISH FLOOR ON
UNDERLAY AS REQUIRED
3/4" T&G OSB SUBFLOOR
SCREWED & GLUED
9 1/2" ENGINEERED I JOISTS

TYPICAL FOUNDATION DETAILS


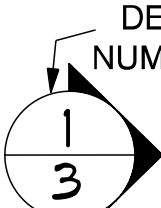
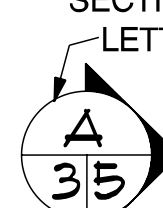
SEE FOUNDATION DRAWING

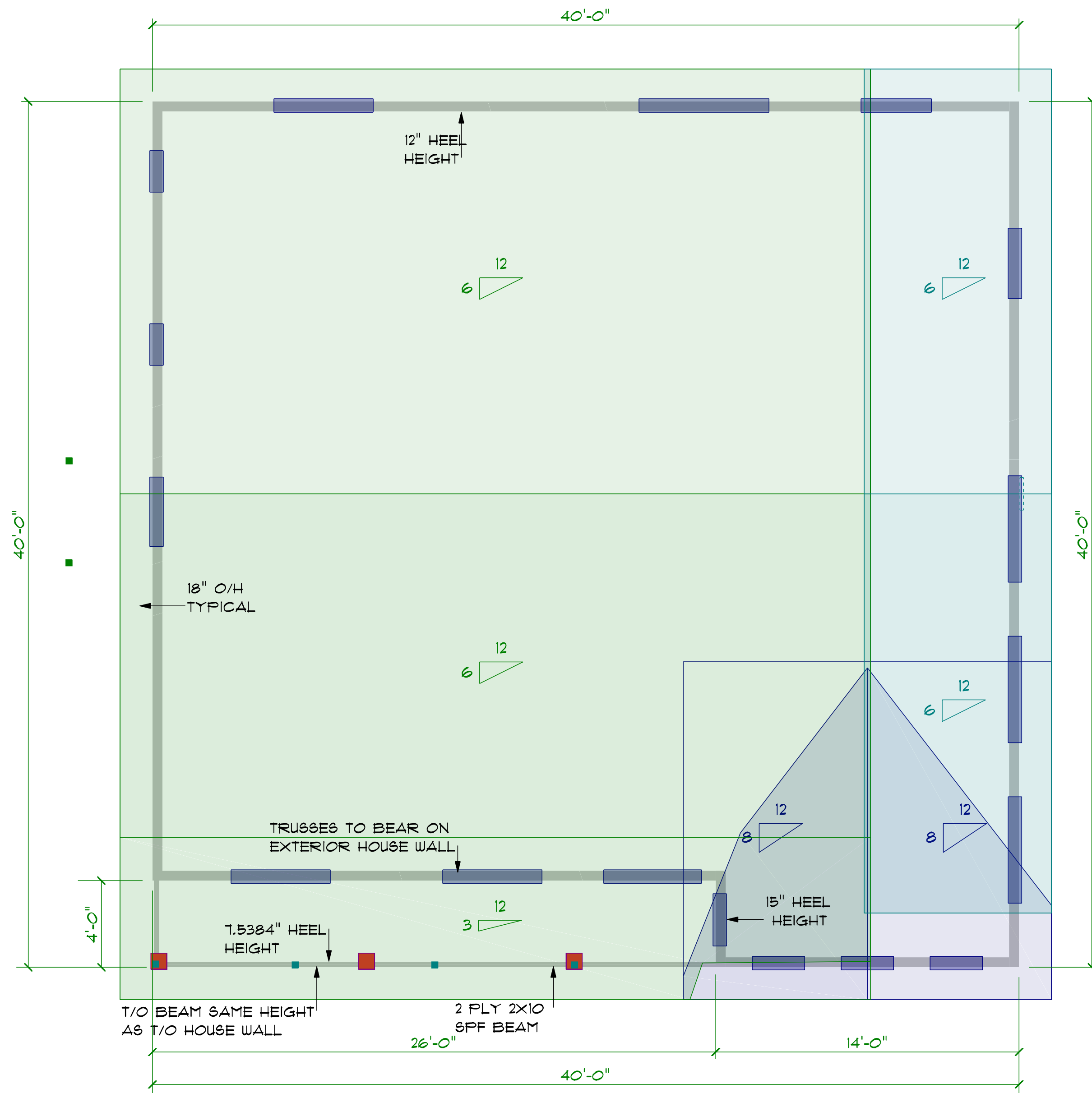


CROSS SECTION A

SCALE: 1/4" = 1'-0"

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 WESTMAN DRAFTING & DESIGN SERVICES	DETAIL NUMBER  PAGE NUMBER	SECTION LETTER  SECTION PAGE NUMBER	PROJECT FOR: MR. & MRS. JOHN DOE BOX 100 ANYTOWN MANITOBA R1R 1R1	MOBILE: 234-567-8910 PHONE: 123-456-7890 jdoe@gmail.com	DRAWING TITLE: CROSS SECTION & TYPICALS PROJECT NUMBER: 15006	DO NOT SCALE DRAWINGS VERIFY ALL DIMENSIONS, DATUMS, & ELEVATIONS PRIOR TO COMMENCEMENT OF WORK.
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ROOF DRAWING

SCALE: 1/4" = 1'-0"

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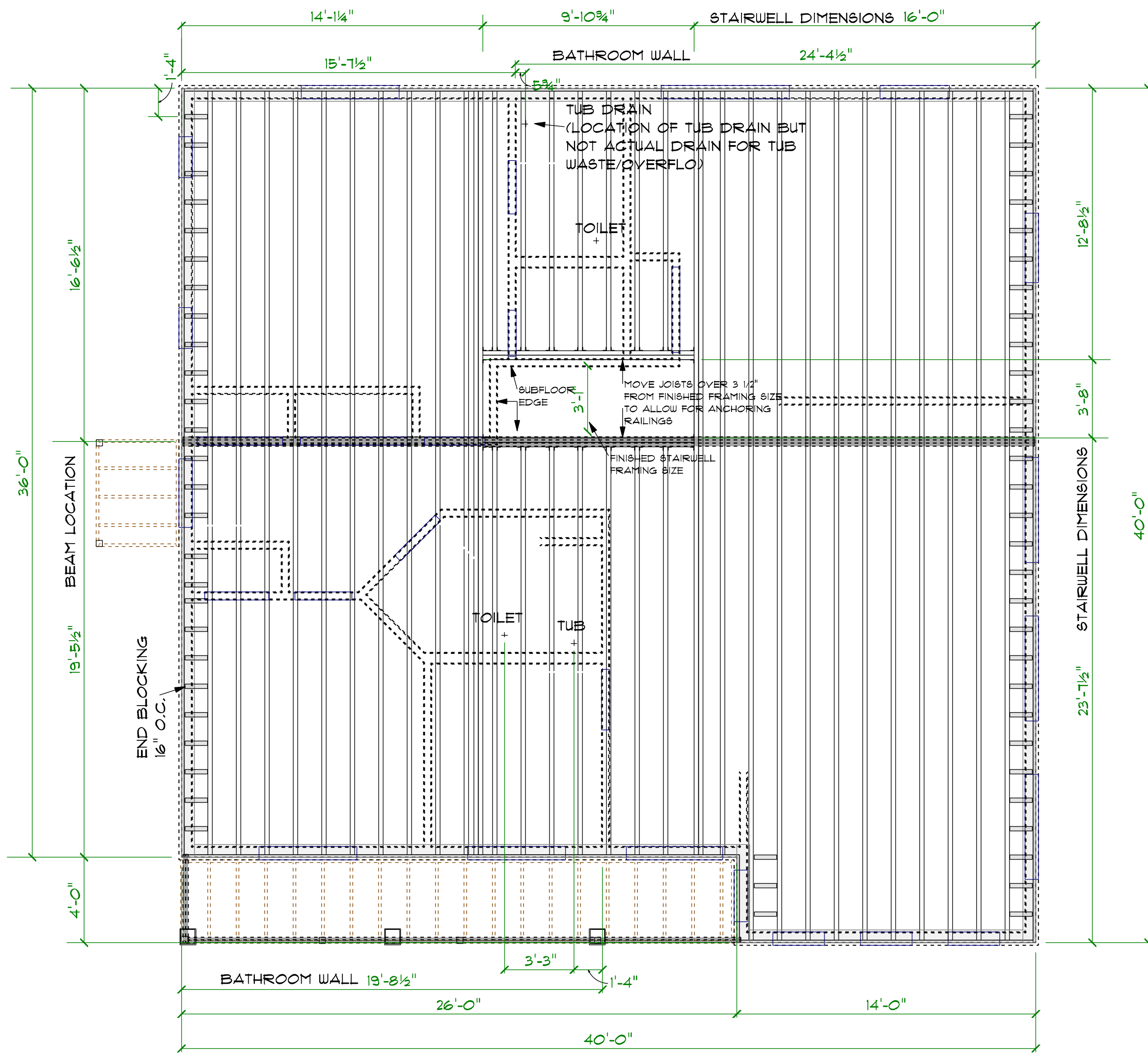
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ROOF DRAWING

PROJECT NUMBER: 15006

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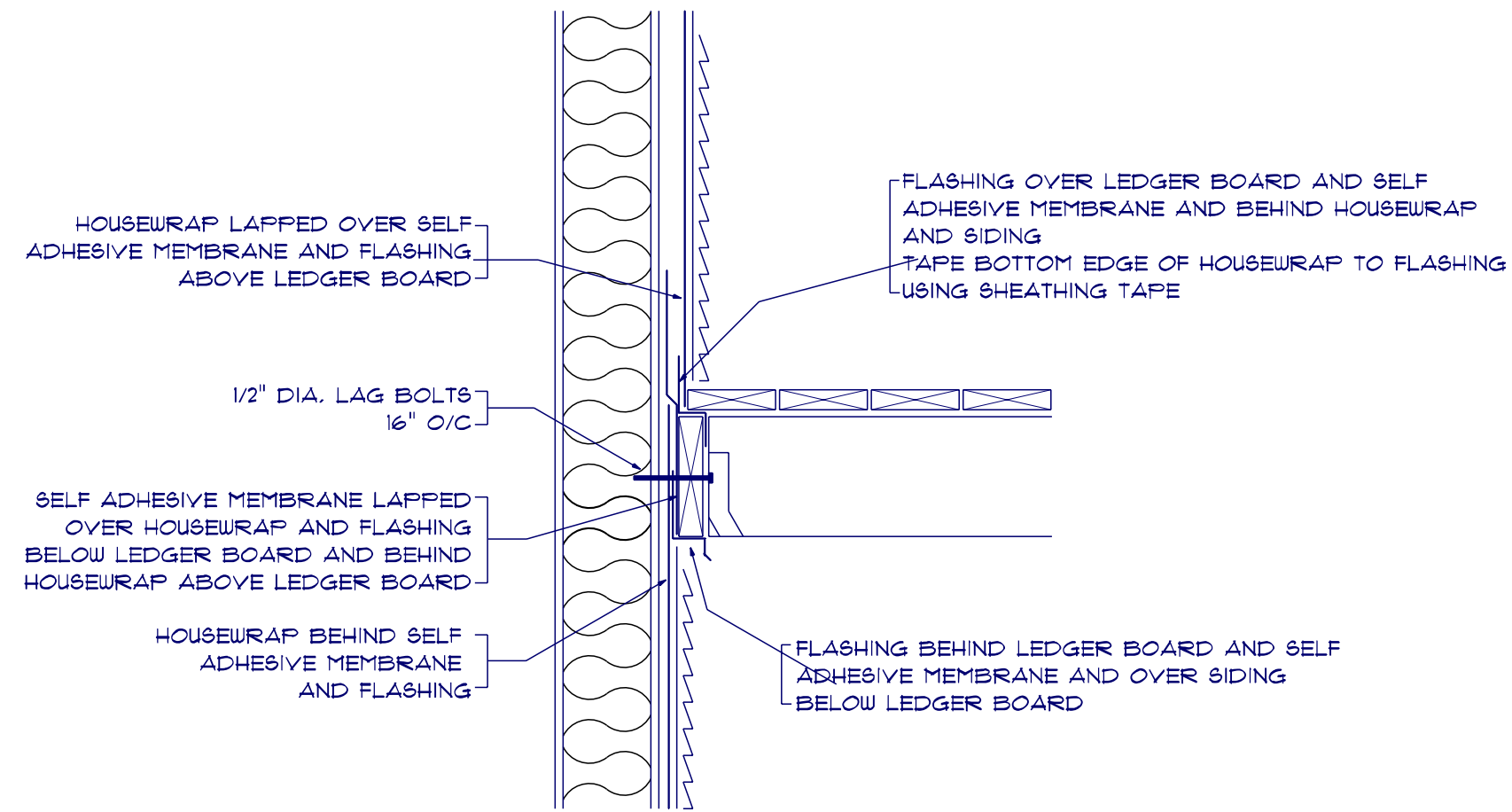
VERIFY ALL DIMENSIONS,
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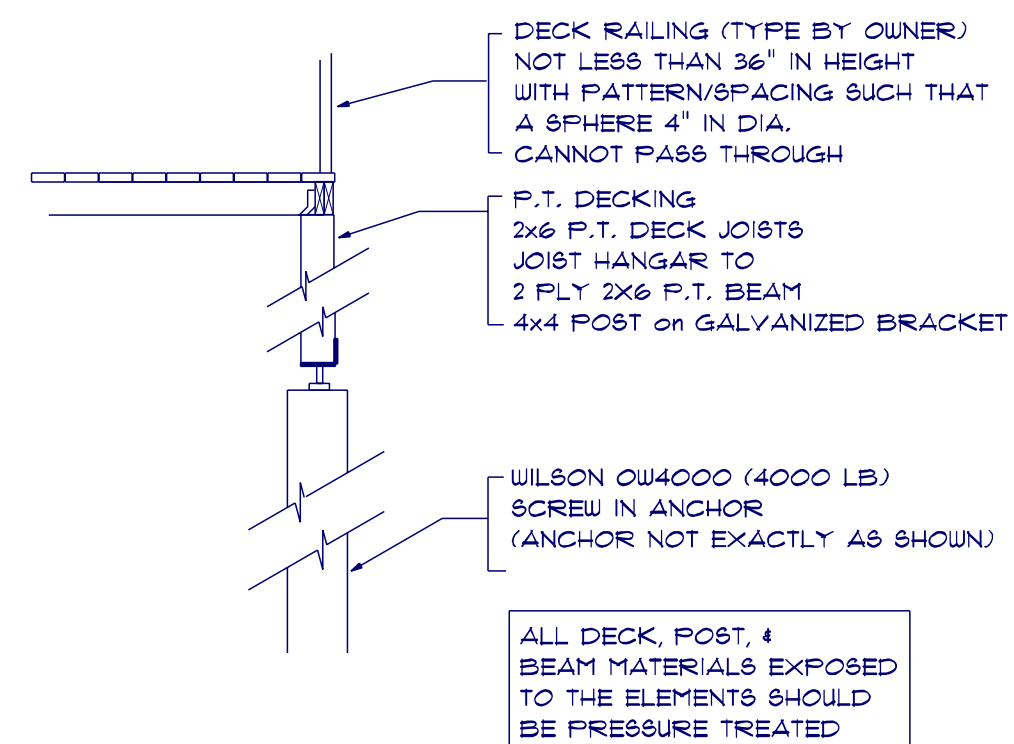
FLOOR DETAILS
SCALE: 1/4" = 1'-0"

VERIFY PLUMBING DRAIN LOCATIONS WITH FIXTURE MANUFACTURER

14" HIGH ENGINEERED I JOISTS 16" o/c
FINAL FLOOR LAYOUT & DESIGN BY TRUSS MANUFACTURER



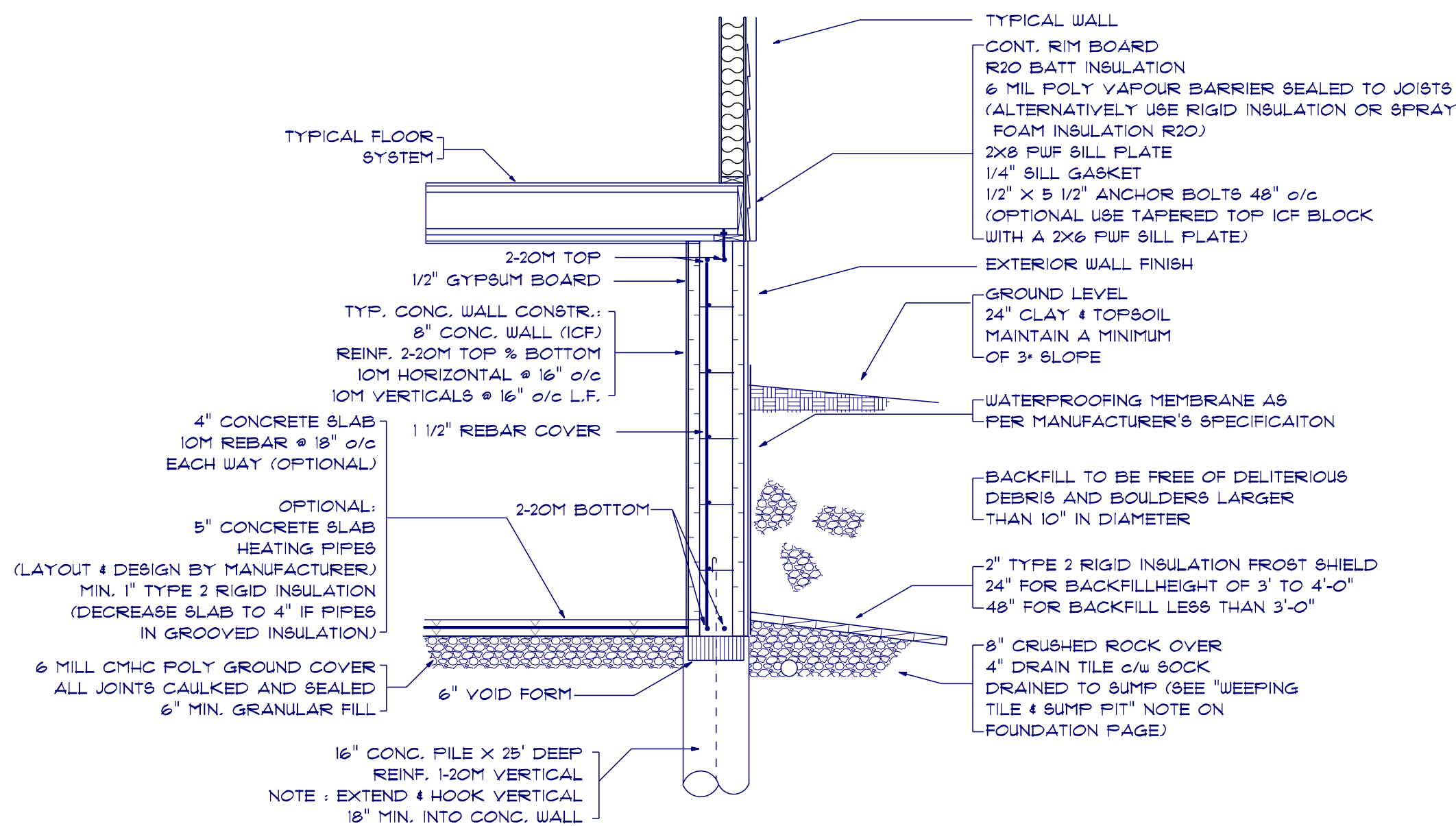
FLASHING OVER DECK LEDGER DETAIL
NOT TO SCALE



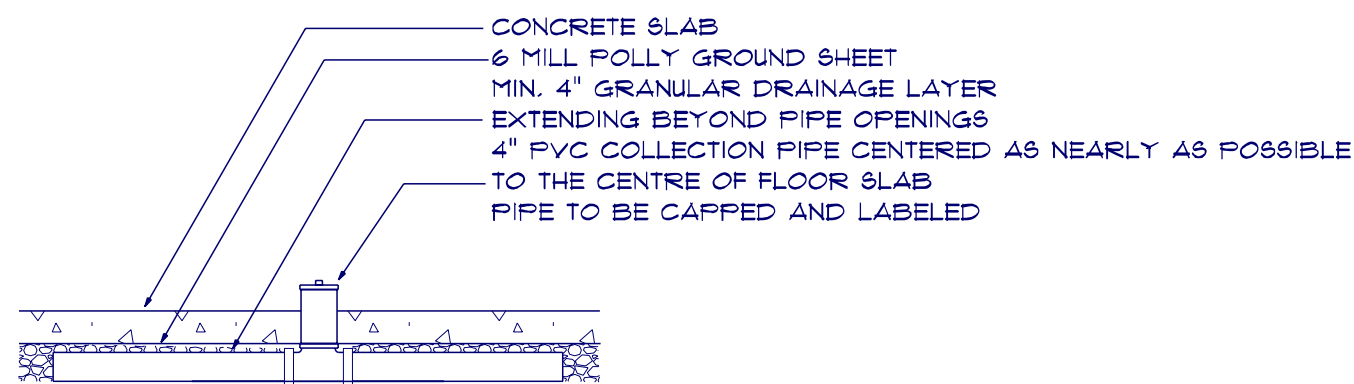
DECK & ANCHOR DETAIL
NOT TO SCALE

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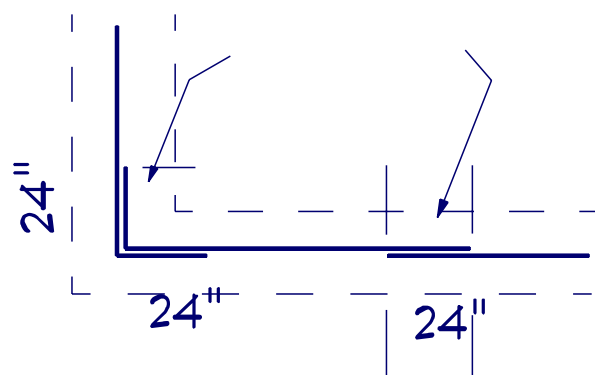
<p>WESTMAN DRAFTING & DESIGN SERVICES</p> <p>PO Box 35 Birnie MB R0J 0J0</p> <p>PHONE: 204-966-3331 FAX: 204-841-3259 verlin@westmandrafting.com</p>	<p>DETAIL NUMBER</p> <p>1 3</p> <p>PAGE NUMBER</p>	<p>SECTION LETTER</p> <p>A 35</p> <p>SECTION PAGE NUMBER</p>	<p>PROJECT FOR: MR. & MRS. JOHN DOE BOX 100 ANYTOWN MANITOBA R1R 1R1</p> <p>MOBILE: 234-567-8910 PHONE: 123-456-7890 jdoe@gmail.com</p>	<p>DO NOT SCALE DRAWINGS</p> <p>VERIFY ALL DIMENSIONS, DATUMS, & ELEVATIONS PRIOR TO COMMENCEMENT OF WORK.</p>



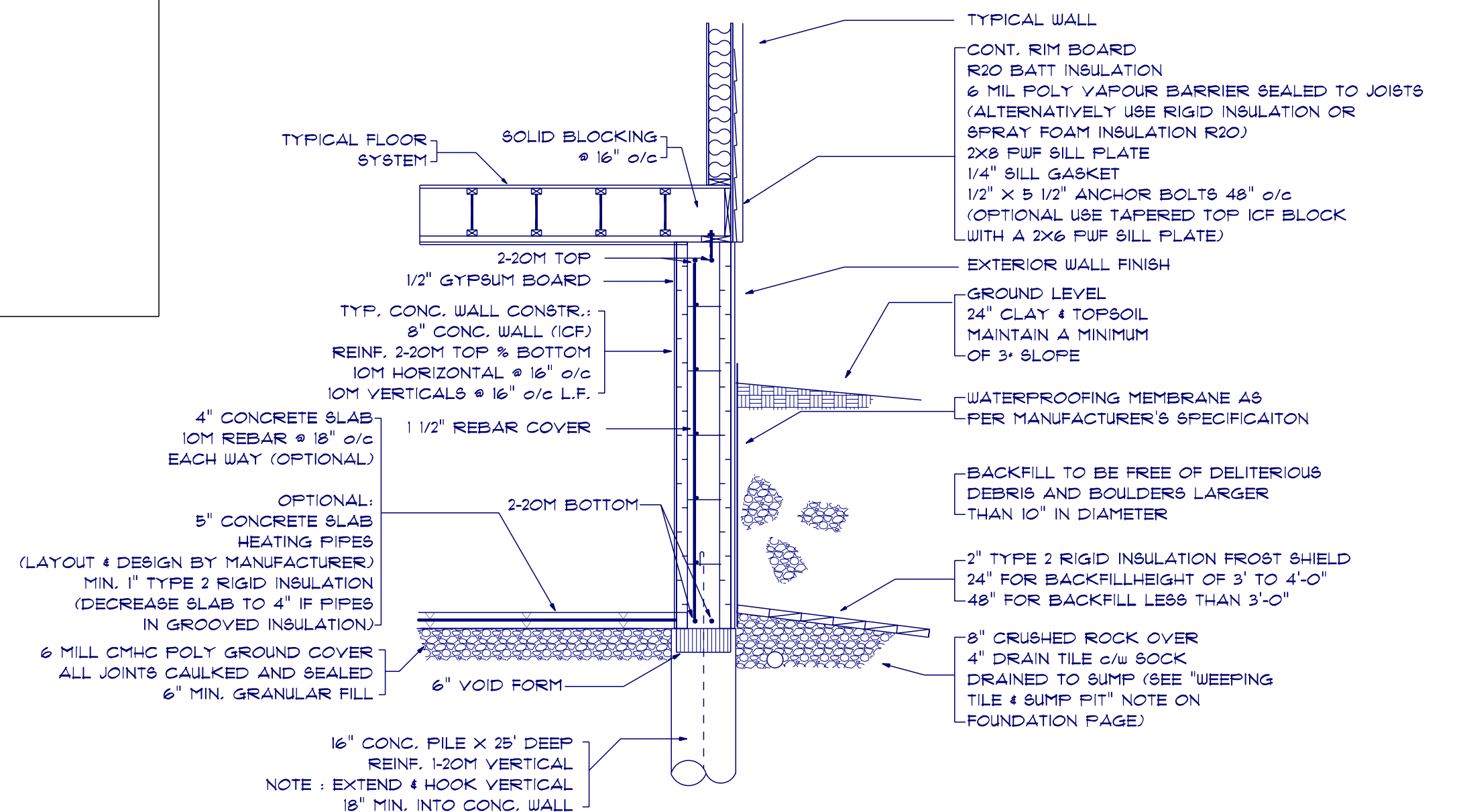
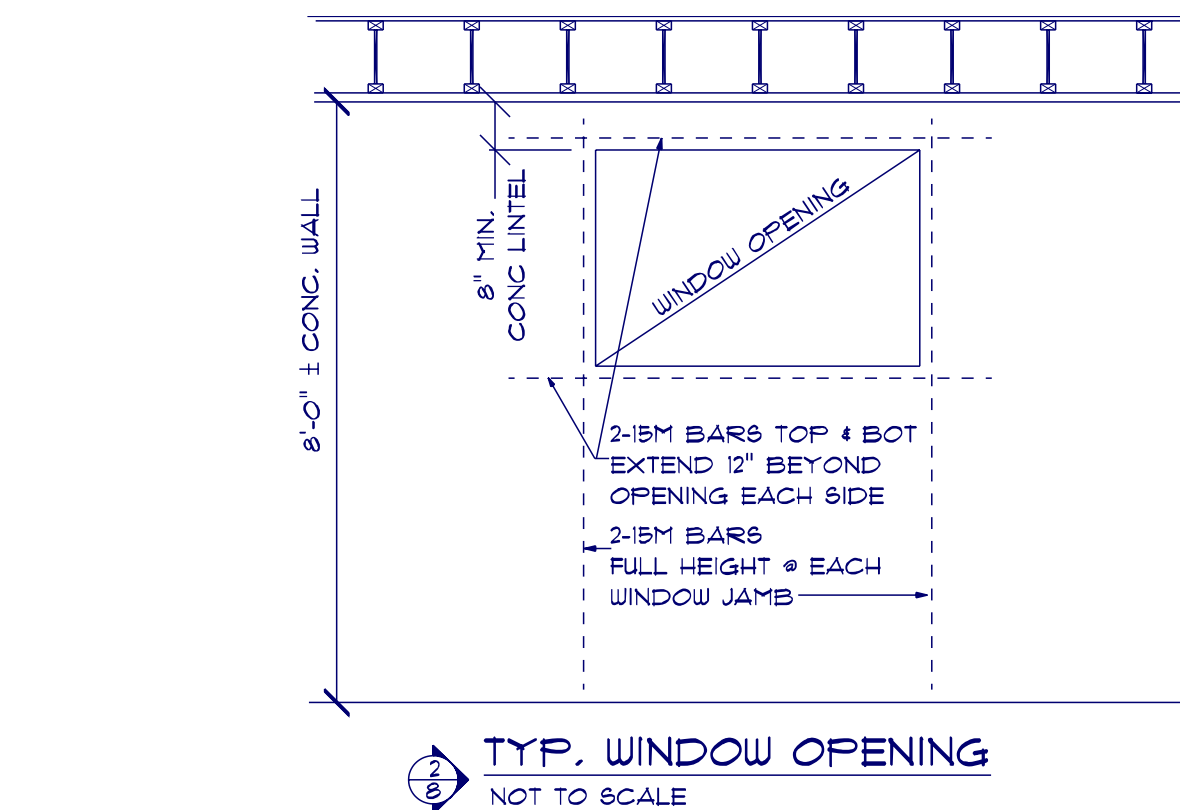
ICF FOUNDATION DETAIL
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RADON GAS CHECK PORT DETAIL
 NOT TO SCALE



REBAR OVERLAP DETAIL
 NOT TO SCALE



ICF FOUNDATION DETAIL
 NOT TO SCALE

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SECTION LETTER
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DETAIL PAGE NUMBER

PROJECT FOR:
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 BOX 100
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DRAWN BY: VERLIN
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DRAWING TITLE:
 FOUNDATION DETAILS

PROJECT NUMBER: 15006

DO NOT SCALE DRAWINGS
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GENERAL NOTES

AS A MINIMUM ALL WORK MUST CONFORM TO THE LATEST EDITION OF THE NATIONAL BUILDING CODE, NATIONAL PLUMBING CODE, NATIONAL MECHANICAL CODE, NATIONAL FIRE CODE AND THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AS WELL AS THEIR ADDENDA AND REFERENCED STANDARDS.

IT IS THE CONTRACTOR(S) OR OWNER(S) RESPONSIBILITY TO INFORM THEMSELVES OF THE EXACT LOCATION OF , AND ASSUME ALL LIABILITY FOR DAMAGE TO: ALL POLE LINES, CONDUITS, WATER MAINS, SEWERS & ALL UNDERGROUND AND ABOVE GROUND UTILITIES & STRUCTURES BEFORE COMMENCING WORK. SUCH DETAIL MAY OR MAY NOT BE SHOWN ON THIS DRAWING(S) AND THEIR LOCATION SHOWN MAY NOT BE EXACT.

"WESTMAN DRAFTING" IS NOT RESPONSIBLE FOR ANY MISINTERPRETATION OF THESE PLANS AND WILL NOT TAKE RESPONSIBILITY FOR CHANGE(S) MADE BY OWNER(S), CONTRACTOR(S) OR OTHER OFFICIAL(S) REGARDING THIS PROJECT.

ANY CHANGES MUST BE REPORTED (IN WRITING) TO "WESTMAN DRAFTING" PRIOR TO CONSTRUCTION IN ORDER TO RECEIVE REVISED DRAWING(S).

"WESTMAN DRAFTING RESERVES THE RIGHT TO REUSE THESE PLAN(S) IN PARTS OR IN WHOLE. THE OWNER(S) OR CONTRACTOR(S) SHALL NOT REUSE THESE PLAN(S) IN ANY SHAPE OR FORM OTHER THAN FOR THIS PROJECT.

FOUNDATION

EXCAVATE ALL TOPSOIL, ORGANIC MATERIAL, LOOSE OR UNSUITABLE FILL AND REMOVE FROM SITE.

THE EXPOSED SUB GRADE FOR SLABS ON GRADE SHALL BE PROOF ROLLED AND ANY SOFT SPOT REVEALED SHALL BE EXCAVATED, BACKFILLED WITH GRANULAR FILL AND COMPACTED. GRANULAR FILL AND COMPACTION METHOD SHALL BE APPROVED BY THE ENGINEER PRIOR TO COMMENCEMENT.

WHERE APPLICABLE, NON-PERFORATED DRAIN TILE TO BE USED TO CONNECT DRAIN TILE ON PERIMETER OF FOUNDATION TO SUMP PIT.

INSTALL A 6 MIL CMHC VAPOUR BARRIER UNDER CONCRETE SLABS. THE POLY SHALL BE SEALED AT THE EDGES OF THE FOUNDATION WALL, AT ALL JOINTS, AND AT ALL PENETRATIONS.

FOUNDATION PLATES/SILLS SHALL BE PRESSURE TREATED WOOD AND SHALL BE BOLTED TO THE FOUNDATION WITH NOT LESS THAN 1/2" DIAMETER BOLTS IMBEDDED AT LEAST 4" INTO CONCRETE AND SPACED NOT MORE THAN 4 FEET APART OR AS OTHERWISE NOTED. BOLTS TO BE LOCATED WITHIN 9 INCHES OF EACH END OF EACH SILL PIECE.

ALL CUTS AND HOLES IN PRESSURE TREATED SILL PLATE SHALL BE PROTECTED BY TWO APPLICATIONS OF COPPER NAPHTHENATE PRESERVATIVE APPLIED BY BRUSHING, SPRAYING, OR DIPPING.

FOUNDATION WALLS TO EXTEND AT LEAST 6 INCHES ABOVE FINISHED GRADE.

SUMP PIT DETAILS

SUMP PIT TO BE NOT LESS THAN 30" DEEP, NOT LESS THAN 2.7 SQ.FT. IN AREA AND PROVIDED WITH A AIR-TIGHT CHILD RESISTANT COVER.

WHERE GRAVITY DISCHARGE IS NOT PRACTICAL, AN AUTOMATIC SUMP PUMP SHALL BE PROVIDED TO DISCHARGE THE WATER INTO A DRAINAGE DITCH OR DRY WELL.

DRAINAGE

FINISH GRADE TO SLOPE AWAY FROM STRUCTURES SO THAT WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING.

DOWNSPOUTS WITH EXTENSIONS SHALL BE PROVIDED TO CARRY RAINWATER AWAY FROM BUILDING IN SUCH A MANNER THAT WILL PREVENT SOIL EROSION.

ROOF COVERING

ROOFING MATERIALS SHALL BEAR THE LABEL OF AN APPROVED AGENCY AND SHALL BE FASTENED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.

EXTERIOR DECK MEMBRANES ARE TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

FLASHING REQUIRED IN ROOF VALLEYS, AND WHERE THE ROOF INTERSECTS THE WALLS.

THE CHIMNEY REQUIRES A SADDLE WHERE THE UPPER SIDE OF THE CHIMNEY MEETS THE ROOF AS PER ART. 9.26.4.8 OF THE MBC.

ATTIC VENTILATION

ATTIC SHALL BE PROVIDED WITH A MINIMUM NET FREE VENTILATING AREA NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA.

REQUIRED VENTS MAY BE ANY COMBINATION OF ROOF TYPE, EAVE TYPE, OR GABLE TYPE AND SHALL BE DISTRIBUTED UNIFORMLY ON OPPOSITE SIDES OF THE BUILDING WITH NOT LESS THAN 25% OF THE REQUIRED OPENINGS LOCATED AT THE TOP OF THE SPACE AND NOT LESS THAN 25% OF THE REQUIRED OPENINGS LOCATED AT THE BOTTOM OF THE SPACE.

ATTIC ACCESS

ATTIC ACCESS SHALL BE PROVIDED BY A HATCHWAY AT LEAST 20" X 28"

VAPOUR BARRIER

ALL VAPOUR BARRIER SHALL CONFORM TO CAN/CGSB-51.34-M
ALL JOINTS AND PENETRATIONS (WINDOWS, ELECTRICAL WIRING, BOXES, PIPING, ETC.) IN VAPOUR BARRIER SHALL BE SEALED WITH ACOUSTICAL SEALANT

EMERGENCY ESCAPE WINDOWS

EVERY SLEEPING ROOM TO BE PROVIDED WITH AT LEAST ONE OPERABLE EXTERIOR WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. THE UNITS SHALL BE OPERABLE FROM THE INSIDE TO PROVIDE A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS.

ALL ESCAPE/RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM NET OPENING AREA OF 4.0 SQ. FT. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 16 INCHES. THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 16 INCHES.

WHERE A WINDOW OPENS INTO A WINDOW-WELL, A CLEARANCE OF NOT LESS THAN 30" SHALL BE PROVIDED IN FRONT OF THE WINDOW.
WHERE THE SASH OF A WINDOW OPENS TOWARDS THE WINDOW-WELL, THE OPERATION OF THE SASH SHALL NOT REDUCE THE CLEARANCE IN A MANNER THAT WOULD RESTRICT ESCAPE IN AN EMERGENCY.

FIRE BLOCKING AND DRAFT STOPS

FIRE BLOCKING AND DRAFT STOPPING SHALL BE INSTALLED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN TOP STORY AND A ROOF OR ATTIC SPACE.

PROVIDE AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.

PROVIDE AT CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS.

PROVIDE AT OPENINGS AROUND VENTS, PIPES, DUCTS, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.

FIRE WARNING SYSTEMS

PROVIDE A SMOKE/CO ALARM IN ALL STORAGE GARAGES, AT LEAST ONE SMOKE/CO ALARM ON EACH FLOOR INCLUDING BASEMENTS AND CRAWLSPACES, IN THE MECHANICAL ROOM, IN EACH BEDROOM, AND BETWEEN THE BEDROOMS AND THE REMAINDER OF THE FLOOR (IF THE BEDROOMS ARE SERVED BY A HALLWAY THE ALARM IS TO BE INSTALLED IN THE HALLWAY).

ALL SMOKE/CO ALARMS ARE TO BE HARDWIRED AND INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM WILL CAUSE THEM ALL TO SOUND.

A FIXED TEMPERATURE HEAT SENSOR IS TO BE INSTALLED IN EACH ATTACHED STORAGE GARAGE AND WIRED SO THAT THE ACTIVATION OF THE SENSOR WILL CAUSE ALL REQUIRED SMOKE/CO ALARMS WITHIN THE DWELLING UNIT TO SOUND.

ELECTRICAL AND MECHANICAL

ELECTRICAL AND MECHANICAL DRAWINGS BY APPLICABLE ENGINEER/CONTRACTOR


INTERIOR RAILINGS AND GUARDS

ALL STAIRS REQUIRE A HANDRAIL.
THE GUARD RAILS FOR STAIRS ARE REQUIRED TO BE 32" IN HEIGHT ABOVE A LINE DRAWN THROUGH THE STAIR NOSINGS AND 36" IN HEIGHT ABOVE LANDINGS. OPENINGS THROUGH THE GUARDS MUST BE A SIZE TO PREVENT THE PASSAGE OF A SPHERICAL OBJECT 4" IN DIAMETER. GUARD RAILS MUST BE DESIGNED TO PREVENT CLIMBING.

STAIRS

EXACT RISE AND RUN TO BE DETERMINED ON SITE. STAIRS SHALL HAVE A MAXIMUM RISE OF 7 1/8", A MINIMUM RUN OF 8 1/4", AND A MINIMUM TREAD DEPTH OF 9 1/4". STAIRS REQUIRE A MINIMUM HEADROOM OF 6'-4" MEASURED VERTICALLY FROM A LINE DRAWN THROUGH THE OUTER EDGES OF THE STAIR NOSINGS.

PROJECT DESCRIPTION:
1496 SQ. FT. BUNGALOW ON ICF BASEMENT

 <div>WESTMAN DRAFTING & DESIGN SERVICES</div>	<div>DETAIL NUMBER</div> <div>1 3</div> <div>PAGE NUMBER</div>	<div>SECTION LETTER</div> <div>A 35</div> <div>SECTION PAGE NUMBER</div> <div>DETAIL PAGE NUMBER</div>	PROJECT FOR: MR. & MRS. JOHN DOE BOX 100 ANYTOWN MANITOBA R1R 1R1	MOBILE: 234-567-8910		DO NOT SCALE DRAWINGS VERIFY ALL DIMENSIONS, DATUMS, & ELEVATIONS PRIOR TO COMMENCEMENT OF WORK.
			DRAWN BY: VERLIN	PAGE #:	DRAWING TITLE:	
			SCALE: 3/16" = 1'-0"	9	GENERAL NOTES	
			DATE: Friday, November 25, 2016		PROJECT NUMBER: 15006	
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