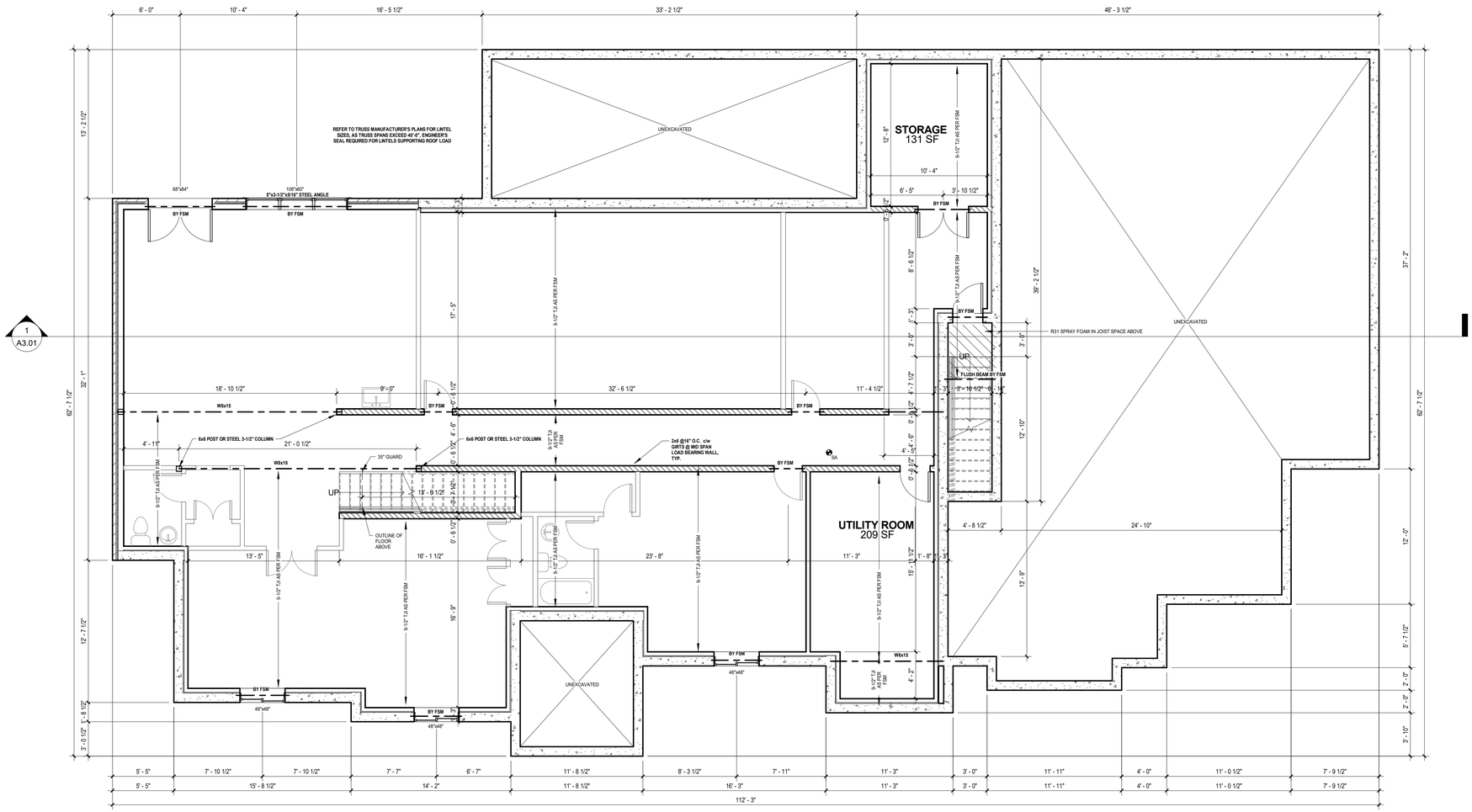

1 A1.01 **Basement**
3/16" = 1'-0"

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No.	Description	Date

Project Information

1580 SEATON RD, CAMBRIDGE

RATFORD RESIDENCE

FOR PERMIT ISSUANCE

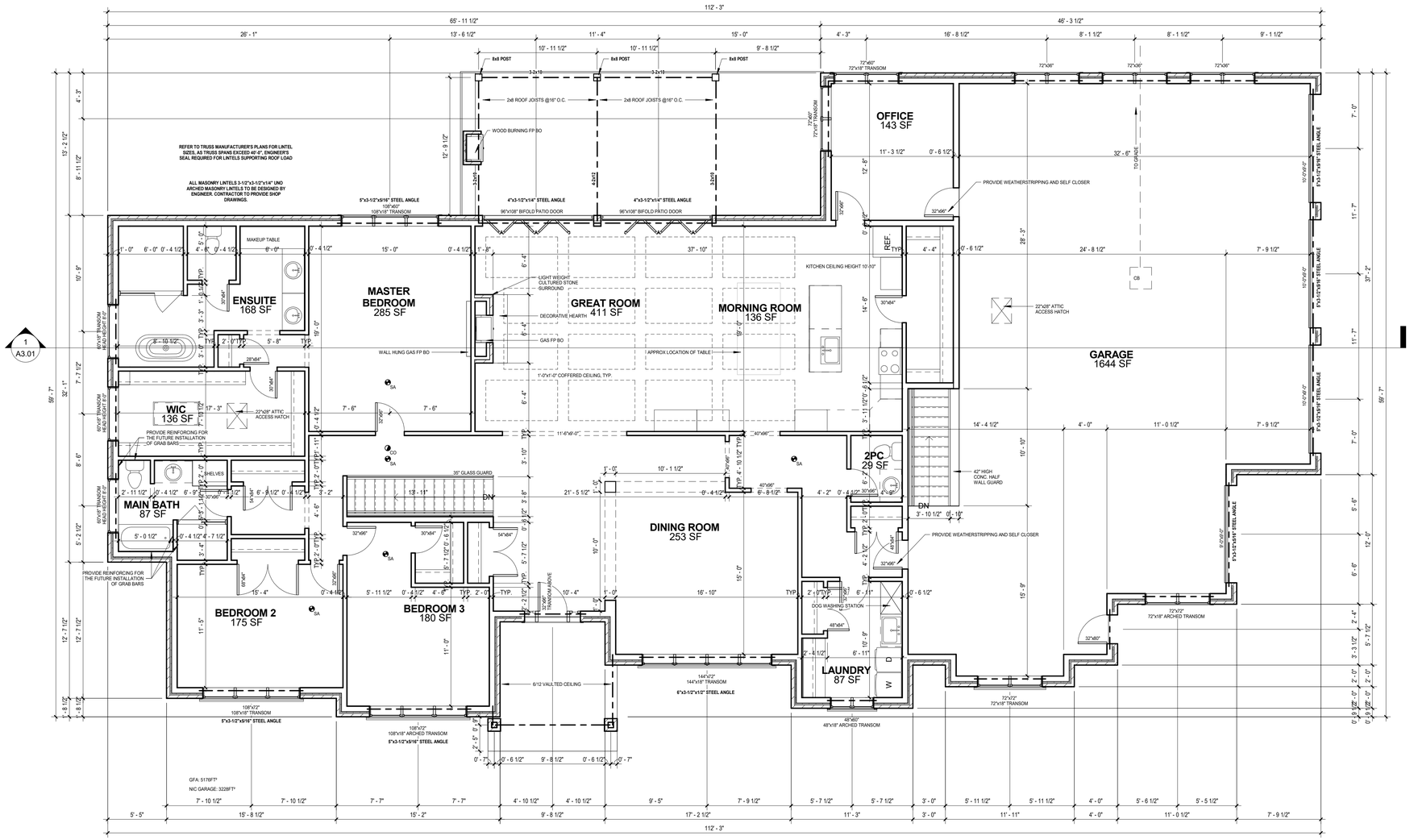
BASEMENT FLOOR PLAN

Project number	RATF-1702
Date	6/18/2017
Drawn by	JM
Checked by	JM

A1.01

Scale	3/16" = 1'-0"

6/18/2017 8:21:29 PM



1 A1.02 **1ST FLOOR PLAN**

3/16" = 1'-0"

Framing Notes

1 Unless otherwise specified, steel beams supporting the 1st floor are assumed to be flush with the top of the foundation wall.
2 Steel beams shall include nailers fastened with ½" dia. Bolts @2'-0" o.c., staggered.
3 Ventilation of the roof space shall comply with Div.B, 9.19.
4 Attic access shall be provided measuring not less than 22"x28".
5 Nailing patterns shall comply with Div. B, Table 9.23.3.4.
6 Provide a double joist or 2"x4" blocking @3'-11" o.c. below all parallel non-load bearing walls above.
7 Reinforce all floor areas which will be finished with ceramic tile.
8 Ensure any separations between the garage and the house are fume-tight.

General Notes

1 Manufactured and pre-assembled windows, doors and skylights and their installation shall conform to,
a.AAMA/WDMA/CSA 101/I.S.2/A440, "NAFS - North American Fenestration Standard/Specification for Windows, Doors, and Skylights",
b.CSA A440S1, "Canadian Supplement to AAMA/WDMA/CSA 101/I.S.2/A440, NAFS - North American Fenestration Standard/Specification for Windows, Doors, and Skylights.
2 The exposed surface of every interior wall and ceiling, including skylights and glazing, shall have a surface flame-spread rating of not more than 150.
3 Foamed plastics that form part of a wall or ceiling assembly in combustible construction shall be protected from adjacent space in the building, other than adjacent concealed spaces within attic or roof spaces, crawl spaces and wall assemblies, by minimum ½" drywall.
4 Within dwelling units, sufficient smoke alarms shall be installed so that
a.there is at least one smoke alarm installed on each storey, including basements, and
b.on any storey of a dwelling unit containing sleeping rooms, a smoke alarm is installed,
i. in each sleeping room, and
ii.in a location between the sleeping rooms and the remainder of the storey, and if the sleeping rooms are served by a hallway, the smoke alarm shall be located in the hallway.
c.Smoke alrms shall be installed in conformance with CAN/ULC-S503, "Installation of Smoke Alarms",
d.Smoke alarms shall have a visual signalling component conforming to the requirements in 18.5.3. (Light, Color and Pulse Characteristics) of NFPA 72, "National Fire Alarm and Signaling Code".
5 The luminous intensity for visual signalling components that are installed in sleeping rooms shall be a minimum of 175 cd.
6 Smoke alarms shall be installed on or near the ceiling.
7 smoke alarms shall,
a.be installed with permanent connections to an electrical circuit,
b.have no disconnect switch between the overcurrent device and the smoke alarm, and
c.in case the regular power supply to the smoke alarm is interrupted, be provided with a battery as an alternative power source that can continue to provide power to the smoke alarm for a period of not less than 7 days in the normal condition, followed by 4 min of alarm.
d.Where the building is not supplied with electrical power, smoke alarms are permitted to be battery operated.
8.Where more than one smoke alarm is required in a dwelling unit, the smoke alarms shall be wired so that the activation of one alarm will cause all alarms within the dwelling unit to sound.
8 Carbon monoxide alarms shall be installed witin 16'-0" of bedroom doors.

Structural Notes

1 Steel shall conform to CAN/CSA-S16.
2 All steel beams shall have 3'-1/2" end bearing.
3 Steel angle masonry lintels shall have 6" end bearing.
4 All lumber shall be graded SPF #1/2 or better.

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No.	Description	Date

Project Information

1580 SEATON RD, CAMBRIDGE

RATFORD RESIDENCE

FOR PERMIT ISSUANCE

1ST FLOOR PLAN

Project number	RATF-1702
Date	6/18/2017
Drawn by	NT
Checked by	JM

A1.02

Scale 3/16" = 1'-0"

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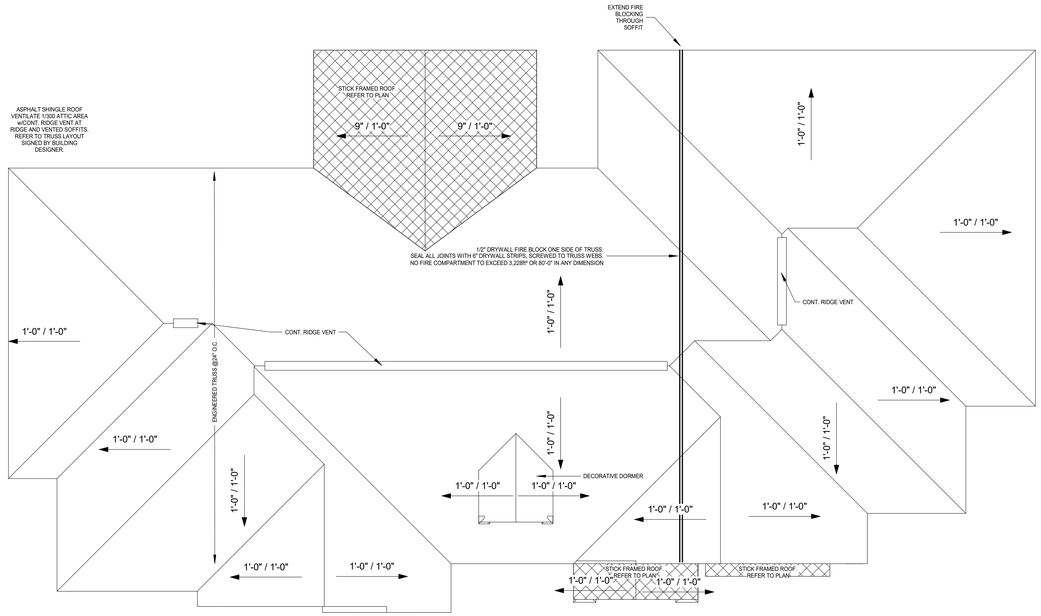
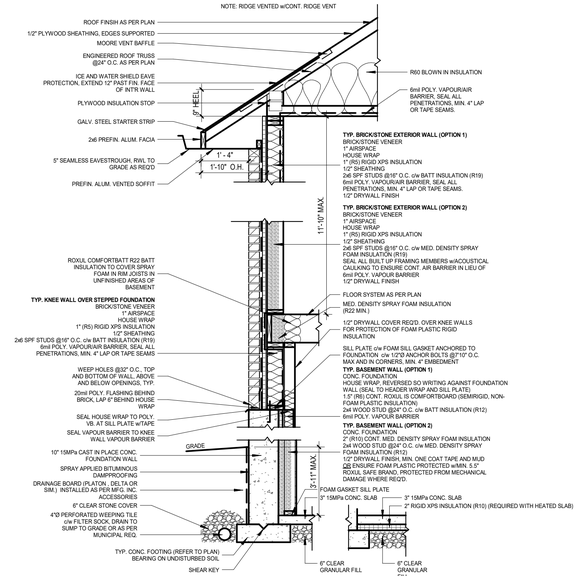
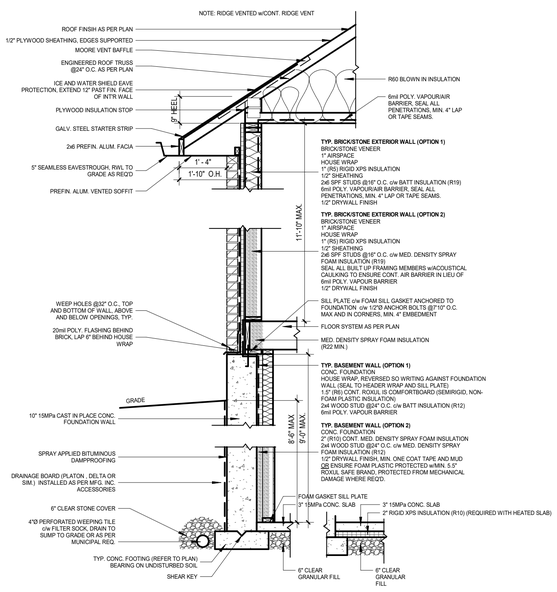


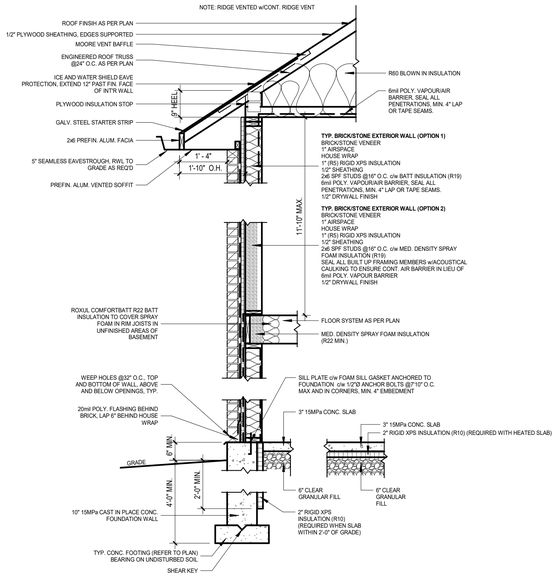
1 A1.03 Roof
1/8" = 1'-0"



3 A1.03 Typical Stepped Foundation Wall Section
1/2" = 1'-0"



2 A1.03 Typical Wall Section
1/2" = 1'-0"



4 A1.03 Typical Walkout Section
1/2" = 1'-0"

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No.	Description	Date

Project Information

1580 SEATON RD, CAMBRIDGE

RATFORD RESIDENCE

FOR PERMIT ISSUANCE

ROOF PLAN & SECTIONS

Project number	RATF-1702
Date	6/18/2017
Drawn by	JM
Checked by	JM

A1.03

Scale As indicated

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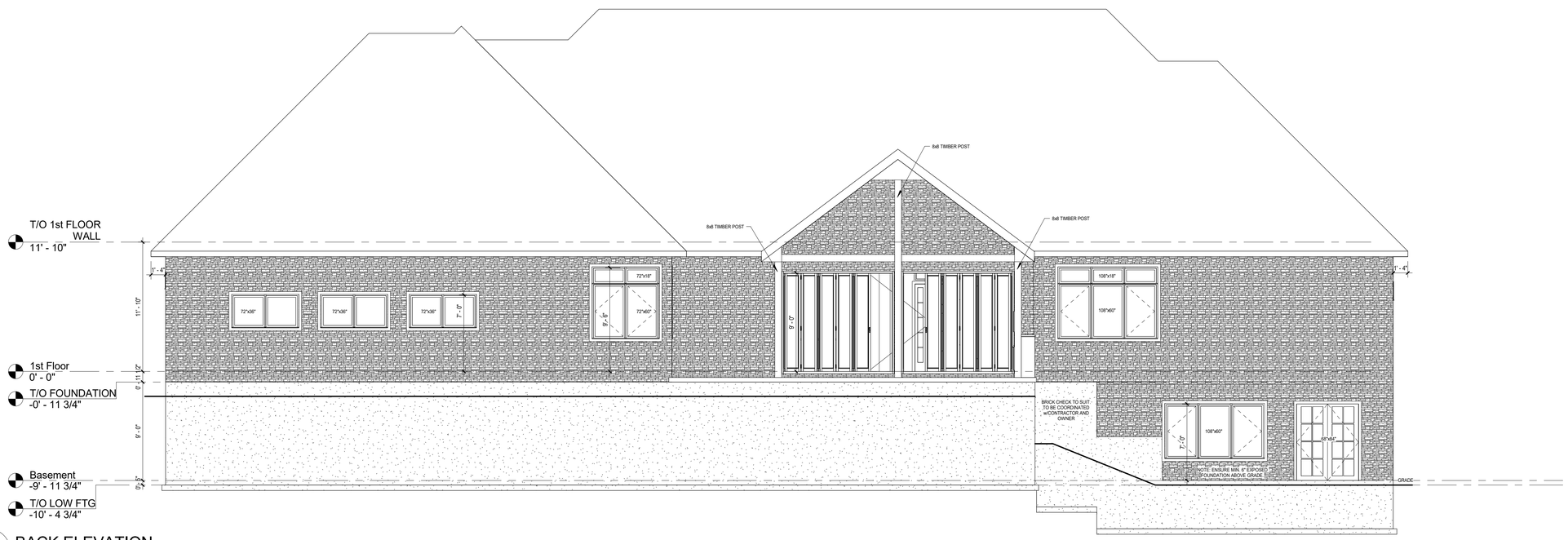
1 A2.01 FRONT ELEVATION
3/16" = 1'-0"



2 A2.01 BACK ELEVATION
3/16" = 1'-0"

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No.	Description	Date

Project Information

1580 SEATON RD, CAMBRIDGE

RATFORD RESIDENCE

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FRONT & BACK ELEVATIONS

Project number	RATF-1702
Date	6/18/2017
Drawn by	NT
Checked by	JM

A2.01

Scale 3/16" = 1'-0"

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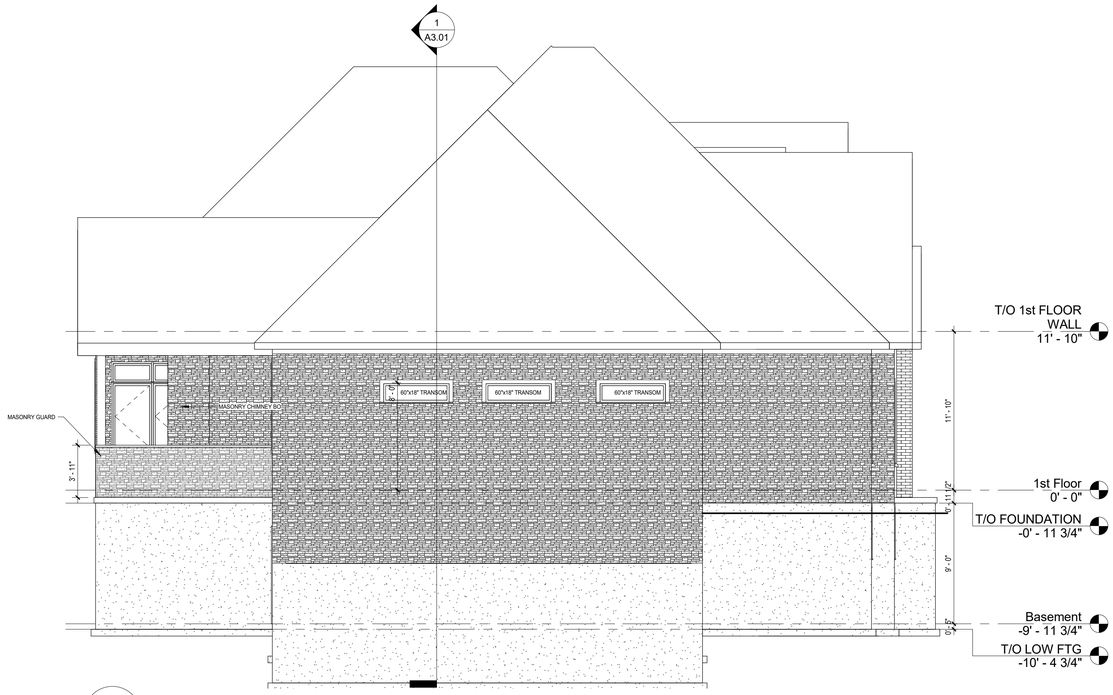
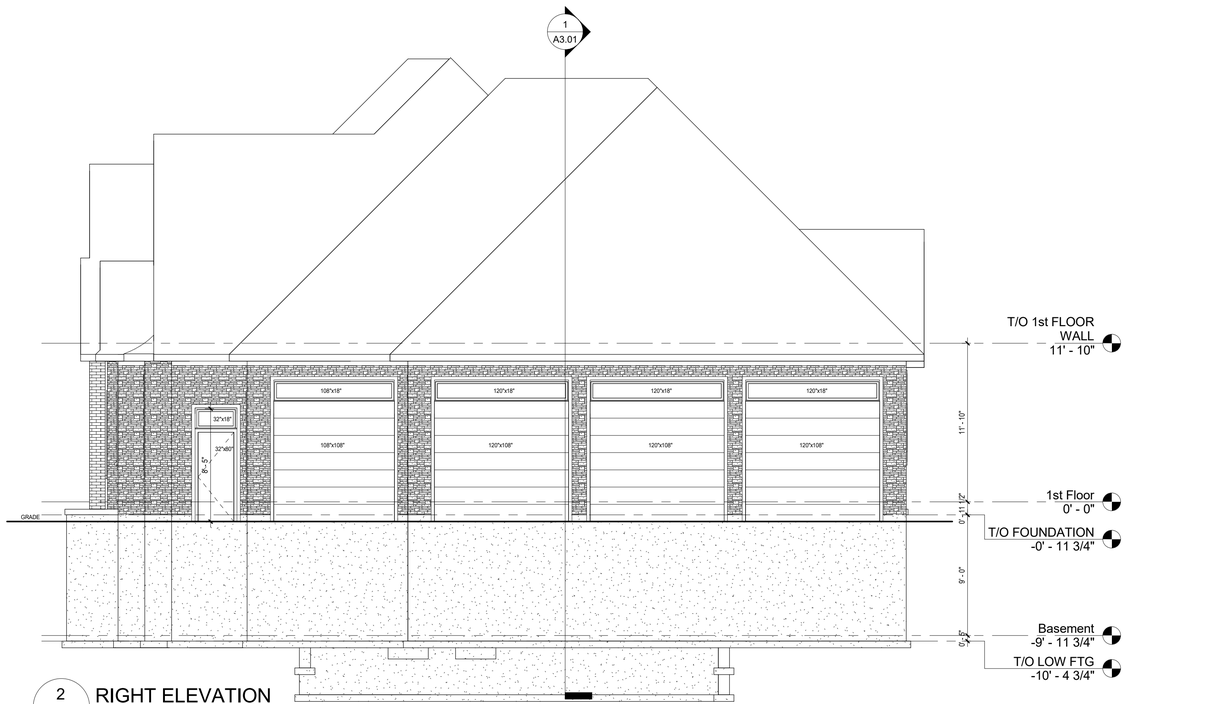


1
A2.02
LEFT ELEVATION
3/16" = 1'-0"



2
A2.02
RIGHT ELEVATION
3/16" = 1'-0"

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Project Information

1580 SEATON RD, CAMBRIDGE

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LEFT & RIGHT ELEVATIONS

Project number	RATF-1702
Date	6/18/2017
Drawn by	NT
Checked by	JM

A2.02

Scale	3/16" = 1'-0"

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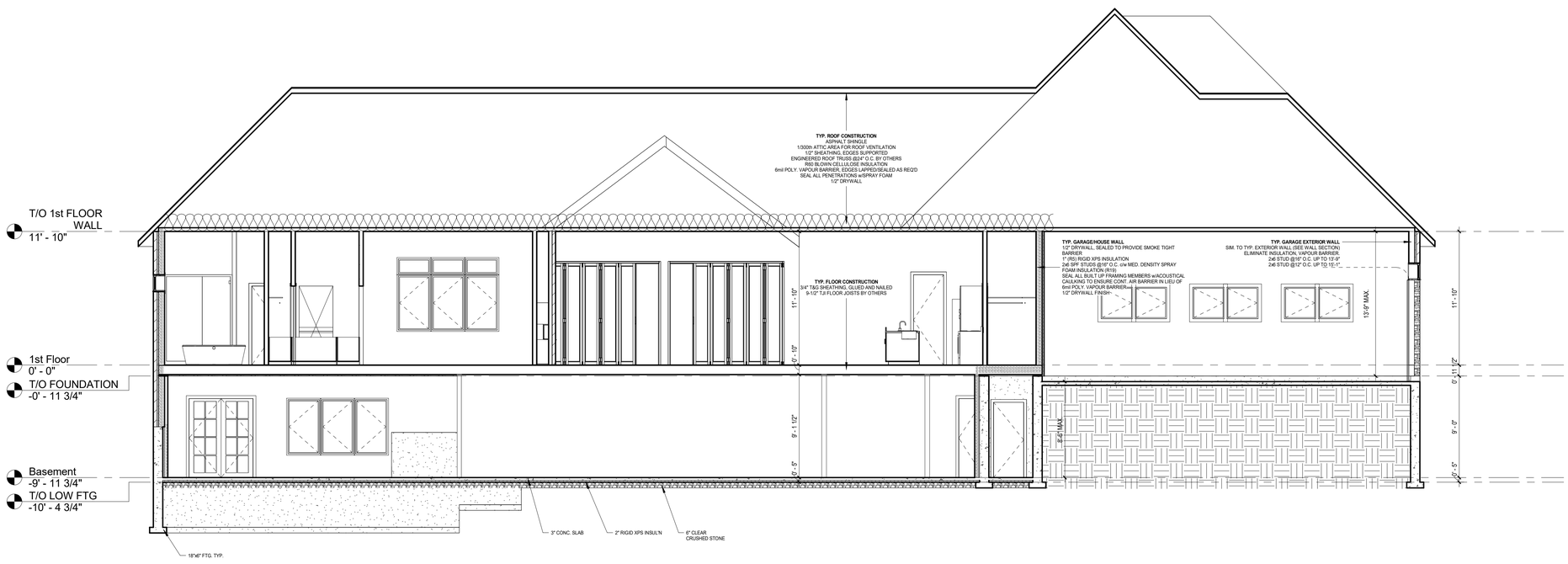

1
A3.01

Section 1

3/16" = 1'-0"

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No.	Description	Date

Project Information

1580 SEATON RD, CAMBRIDGE

RATFORD RESIDENCE

FOR PERMIT ISSUANCE

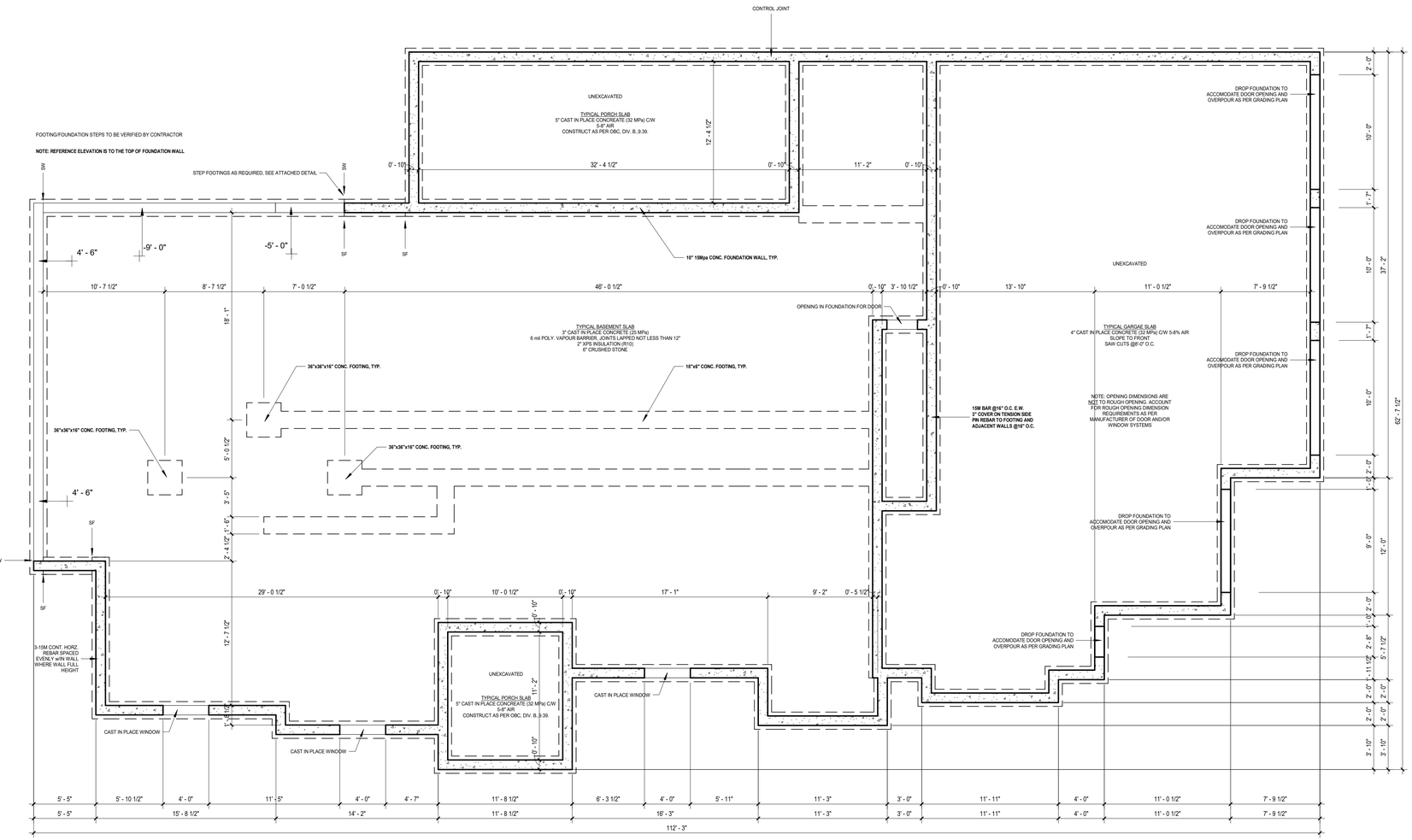
BUILDING SECTION

Project number	RATF-1702
Date	6/18/2017
Drawn by	JM
Checked by	JM

A3.01

Scale	3/16" = 1'-0"

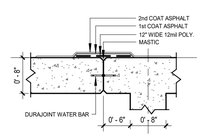
6/18/2017 8:21:38 PM



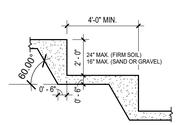
1 S01 Foundation
3/16" = 1'-0"

Foundation Notes

1 Foundation wall spot elevations are referencing the top of the wall.
2 All footings shall bear on undisturbed soil, rock or compacted granular with a soil bearing capacity of 75kPa minimum.
3 Remove all topsoil, organic and loose fill from unexcavated areas prior to starting construction.
4 The bottom of excavations shall be kept free of standing water and from freezing.
5 Thoroughly compact all fill material beneath slabs on grade prior to placing granular fill.
6 Unless otherwise specified, compressive strength of unreinforced concrete after 28 days shall be not less than,
a.32 MPa for garage floors, carport floors and all exterior flatwork,
b.20 MPa for interior floors other than those for garages and carports, and
c.15 MPa for all other applications.
7 All concrete forms shall be thoroughly wetted prior to placing concrete.
8 Water curing of concrete is recommended.
9 2"x4" sill plate to be anchored w/ 8" 1/2"dia. Anchor bolts, embedded min. 4" @7'10" o.c. and at corners. Use compressible foam sill gasket below sill plate. Ensure there are no gaps for air leakage between the top of the foundation and the sill plate. Ensure top of foundation is level. Use non-shrink grout to level sill plate as required.
10 Step footings shall not exceed 24" vertical and shall be min. 24" horz.
11 Step footings not indicated may be required to suit site conditions, including adverse soil conditions.
12 Window wells shall be drained to footing level.
13 Foundation is designed assuming an allowable safe net bearing pressure of 75kPa.
14 Dampproofing shall comply with the OBC Div.B, 9.13.2.
15 Backfill heights shall not exceed table Div.B, 9.15.4.2.A.



2 TYPICAL CONTROL JOINT
3/4" = 1'-0"



3 TYPICAL STEP FOOTING
1/4" = 1'-0"

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No.	Description	Date

Project Information

1580 SEATON RD, CAMBRIDGE

RATFORD RESIDENCE

FOR PERMIT ISSUANCE

FOUNDATION

Project number	RATF-1702
Date	6/18/2017
Drawn by	JM
Checked by	JM

S01

Scale	As indicated

6/18/2017 8:21:38 PM