

FOUNDATION (PART 9 O.B.C.) DESIGN NOTE:
ASSUMED SOIL BEARING CAPACITY AT SERVICEABILITY LIMIT STATE, WHICH GOVERNS THIS DESIGN FOR CONVENTIONAL SPREAD FOOTINGS: 2.500 FSI; WITH TOTAL AND DIFFERENTIAL SETTLEMENT OF LESS THAN 25mm(1").
OWNER SHALL RETAIN GEOTECHNICAL ENGINEER TO CONFIRM THIS VALUE BEFORE COMMENCING ANY WORK.
A.C. SHALL ALSO REFER TO GEOTECHNICAL ENGINEER FOR: A) SLOTTING REQUIREMENTS; B) WATER-PROOFING AND DRAINAGE PROVISIONS;

REINFORCED FOUNDATION WALL
DRAINAGE LAYER DAMPPROOFING
1" POLYURETHANE DAMPPROOFING
REINFORCED W/ 15M @ 12" O.C. VERT. 10M @ 18" O.C. HORIZ. (SEE DETAIL)
ON 2" x 4" CONC. FTG. REINFORCED W/ 2" 15M CONT.

FOUNDATION WALL
DRAINAGE LAYER DAMPPROOFING
1" CONCRETE BLOCK WALL
ON 2" x 4" CONC. FTG.

FOUNDATION WALL (SHED)
DRAINAGE LAYER DAMPPROOFING
1" CONCRETE BLOCK WALL
ON 2" x 4" CONC. FTG. WITH
NOTE #2 FOR INTERIOR WALL FINISH

NOTE:
BP - INDICATES BEAM POCKET

LOAD BEARING WALL (INTERIOR)
2"x6" @ 12" o.c. WOOD STUD 1/2" GYPSUM BOARD ON BOTH SIDES ANCHORED TO 15" x 15" CONC. FOOTING w/ 1/2" DIA. ANCHOR BOLTS @ 36" o.c.

INTERIOR WALL FINISH
1/2" GYPSUM BOARD
2"x6" WOOD STUDS @ 16" O.C.
R24 BATT INSULATION
6 MIL. POLY. VAPOUR BARRIER
1/2" GYPSUM BOARD FINISH

TYPICAL FOUNDATION SEALANT
PROVIDE "BLUE CODE" BELLOW GRADE
WATER PROOFING APPLY BY AIRLESS SPRAY
ENSURE ALL JOINTS ARE SMOOTH TROWEL FINISHED OR CEMENT PATCHING PRIOR TO APPLICATION REFER TO MANUFACTURE SPEC.

SOIL GAS CONTROL - O.B.C. 9.13.4
CONTRACTOR TO PROVIDE SOIL GAS BARRIER (0.15mm POLYETHYLENE) BENEATH THE CONCRETE SLAB WHERE IT COMES INTO CONTACT WITH SOIL - REFER TO DETAIL

WALL TYPES:

A1
EXTERIOR WALL CONSTRUCTION
4" STONE/BRICK VENEER
1" AIR SPACE
TYRAN AIR BARRIER
1/2" DENSE GOLD SHEATHING
R24 BATT INSULATION
2"x6" WOOD STUDS @ 16" O.C.
6 MIL. POLY. VAPOUR BARRIER
1/2" GYPSUM BOARD FINISH

A2
EXTERIOR WALL CONSTRUCTION (SHED)
ALUM. SIDING
SIDING TRACK TIED BACK TO WOOD STUDS
TYRAN MOISTURE WRAP
1/2" DENSE GOLD SHEATHING
2"x6" WOOD STUDS @ 16" O.C.
R24 BATT INSULATION
6 MIL. POLY. VAPOUR BARRIER
1/2" GYPSUM BOARD

P1
INTERIOR WALL CONSTRUCTION
1/2" GYPSUM BOARD
2"x6" WOOD STUDS @ 16" O.C.
1/2" GYPSUM BOARD

P2
INTERIOR WALL CONSTRUCTION
1/2" GYPSUM BOARD
2"x6" WOOD STUDS @ 16" O.C.
R24 BATT INSULATION
6 MIL. POLY. VAPOUR BARRIER
1/2" GYPSUM BOARD

REINFORCED SLAB
6" MIN. SLAB (SPINDED CONC. SLAB 30MPa)
W/ 5% AIR ENTRAINMENT, REINFORCED W/ 15M @ 12" O.C. TOP & BOTTOM LAYER BOTH WAYS

FLOOR JOIST SCHEDULE:
FJ1 - 2"x12" @ 12" O.C.
FJ2 - 2"x12" @ 16" O.C.
FJ3 - 2"x12" @ 16" O.C.
FJ4 - 2"x12" @ 16" O.C.
FJ5 - 2"x12" @ 16" O.C.

W/STRAPPING & BRIDGING AT MID SPAN
5/8" RIV. SUBFLOOR TIE GLUE & WALLED 1/2" CWB APPLIED TO US OF JOISTS

POST SCHEDULE:
P1 - 2 - 2"x6" WOOD POST
P2 - 3 - 2"x6" WOOD POST
P3 - 4 - 2"x6" WOOD POST
P4 - 4"x4" SOLID WOOD (2 - 2"x4")
P5 - 6"x6" SOLID WOOD (PRESSURE TREATED)
P6 - 6"x6" SOLID WOOD POST
P7 - POINT LOAD ABOVE
ALL JOINTED POSTS TO BE GLUED AND SCREWED

COLUMN SCHEDULE:
C1 - 3 - 12"x12" 110# 14" HSS C/W
5.5"x5.5"x3/8" PLATE TOP & BOTTOM
C2 - 4 - 4"x4" 14" STL. COL. HSS C/W
C3 - 5 - 5"x5" 14" STL. COL. HSS C/W
CA - COLUMN ABOVE
PROVIDE 2 - 5/8" DIA ANCHOR BOLTS 12" LONG - 1 ON EACH SIDE OF THE COLUMN

CONCRETE PADS:
F1 - 48"x52"x10" - W/ 15M REBAR @ 12" O.C.
F2 - 48"x52"x10" - W/ 15M REBAR @ 12" O.C.
F3 - 60"x60"x20" - W/ 20M REBAR @ 12" O.C.

WOOD BEAM SCHEDULE:
WB1 - 2 - 2"x6" SPRUCE No.2
WB2 - 2 - 2"x10" SPRUCE No.2
WB3 - 2 - 2"x12" SPRUCE No.2
WB4 - 2 - 2"x10" SPRUCE No.2
WB5 - 3 - 2"x10" SPRUCE No.2
WB6 - 3 - 2"x12" SPRUCE No.2

LVL BEAMS:
WB7 - 2 - 1.34'x9' 14" LVL
WB8 - 1 - 1.34'x9' 14" LVL
WB9 - 1 - 1.34'x11' 7" LVL
WB10 - 2 - 1.34'x11' 7" LVL
WB11 - 2 - 1.34'x11' 7" LVL
WB12 - 2 - 1.34'x11' 7" LVL

LVL TO BE 2666F-2.0E MIN. LVL TO BE 1700F-1.3E

STEEL BEAMS:
BM1 - W12x30 BM2 - W12x40 BM3 - W12x48
BM4 - W12x50 BM5 - W12x55 BM6 - W12x60
BM7 - W12x66 BM8 - W12x72 BM9 - W12x84

CEILING JOIST:
CJ1 - 2"x6" @ 16" O.C. CEILING JOISTS
CJ2 - 2"x6" @ 16" O.C. CEILING JOISTS

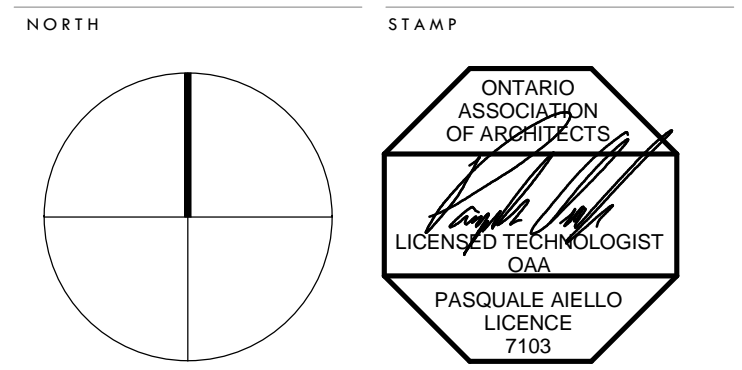
LINTEL SCHEDULE (STEEL):
L1 - STL. L3 12"x3 1/2"x5/16" (6" O" MAX. SPAN, 4" BRG.)
L2 - STL. L5x3 1/2"x5/16" (8" O" MAX. SPAN, 6" BRG.)
L3 - STL. L5x3 1/2"x5/16" (10" O" MAX. SPAN, 6" BRG.)
L4 - STL. L5x4"x1/2" (10" O" MAX. SPAN, 6" BRG.)
L5 - STL. L5x4"x1/2"

STEEL BEAM TO BE G40.12-355W PIPE COLUMNS TO BE A-36 MIN.

HANGER SCHEDULE:
H1 - HUC28
H2 - H2.5A
HANGERS TO BE SIMPSON STRONG TIE - GALVANIZED

SHOP DRAWING REVIEW:
SHOP & ERECTION DRAWINGS FOR STRUCTURAL STEEL, PRECAST CONCRETE, OPEN WEB STEEL JOISTS, GUARDS, HANDRAILS, STAIRS, FIRE ESCAPES, ENGINEERED FLOOR FRAMING PRODUCTS AND SYSTEMS (E.G. LVL'S, A.J.S., LVL'S, P.S.L.'S, ETC.) SHALL BE:
1) DESIGNED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE;
2) SEALED BY A REGISTERED PROFESSIONAL ENGINEER, ONTARIO;
3) SUBMITTED TO LOCAL BUILDING OFFICIALS FOR REVIEW PRIOR TO FABRICATION OR ERECTION

NO.	DESCRIPTION	DATE
1	ISSUED FOR FINAL REVIEW	20.09.2016
2	ISSUED FOR PERMIT	03.10.2016
3	REV. 1 - ISSUED FOR ZONING REVIEW	08.11.2016
4	REV. 2 - ADDRESS ZONING COMMENTS	18.11.2016



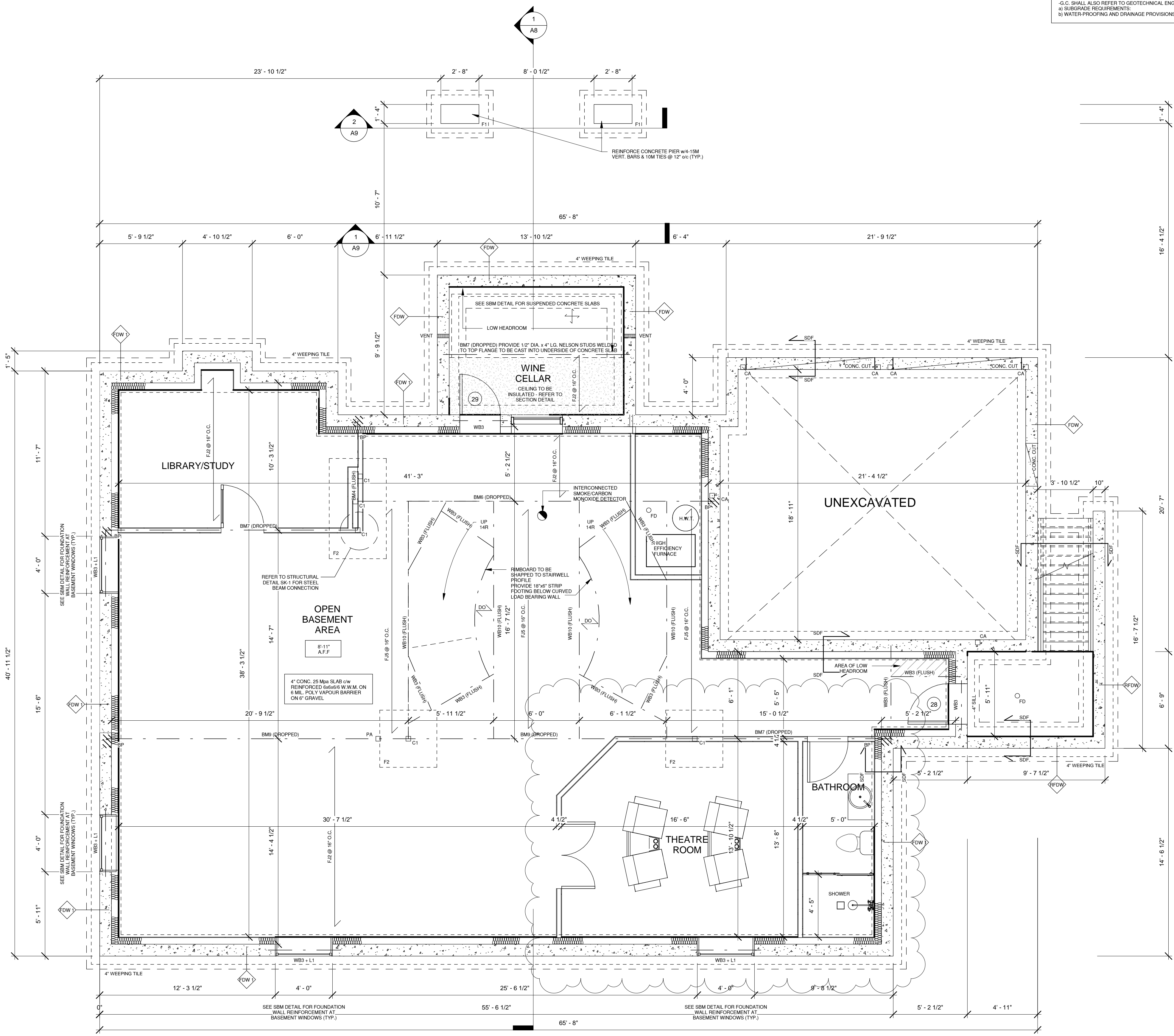
PROPOSED RESIDENTIAL DWELLING

203 THIRD LINE, OAKVILLE ON

BASEMENT FLOOR PLAN

SCALE	As Indicated	PROJECT NUMBER
DATE	02/08/2017 5:42:43 AM	16-051
DRAWN	Author	
CHECKED	Checker	
SHEET		REVISION

A2



1 BASEMENT FLOOR PLAN
1/4" = 1'-0"

NOTE: ALL ANCHOR BOLTS TO BE A307 (TYP.)
NOTE: PROVIDE 1/2" NON SHRINK GROUT BELOW EACH BASE PLATE

ALL BASE PLATES INTO NEW FOUNDATIONS TO CW ANCHOR BOLTS W/ 1" EMBEDMENT & 2" HOOK (TYP.)

ALL BASE PLATES INTO EXIST. FOUNDATIONS TO CW ANCHOR BOLTS DRILLED & EPOXY'D INTO FOUNDATION

ITEM	REQUIREMENT	REVISION	P. ENG. STAMP
1.	THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION. SUBMIT FIVE COPIES UNLESS NOTED OTHERWISE	1	NO
2.	ALL STRUCTURAL SUBMITTALS WILL BE REVIEWED BY THE ARCHITECT AND ENGINEER SOLELY FOR THEIR CONFORMANCE WITH THE DESIGN INTENT AND THE CONSTRUCTION DOCUMENTS.	2	NO