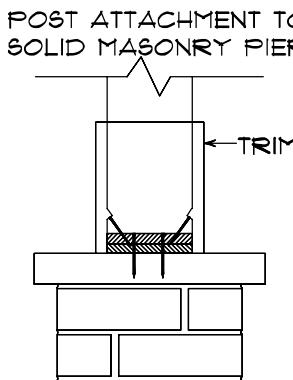


# LOT 14 STAFFORDSHIRE CRES.

PRINT DATE:	JUNE 25, 2009	SHEET
PLAN #:	C0V2009-04	
MODEL:	14B SQ. FT. MAIN 138 SQ. FT. UPPER	
VER5A/LLES	Dakota Designs	RESIDENTIAL DESIGN & DRAFTING SERVICE (519) 673-3671 LONDON, ONT.
DESIGNER:		
DATE:		



ATTACH 1" MIN. PLYWOOD NAILER TO PIER CAP W/ (2) TAPCONs, OR EQUIVALENT FASTENERS. NAILER TO BE (2) PLIES OF 5/8" PLYWOOD MIN. FASTEN POST TO NAILER W/ (4) 3" TOE NAIL OR (4) 3" SCREWS.

POST TO BE RATED FOR 2,000\* FACTORED LOAD. VENEER BASE TO BE GROUTED SOLID.

UNDERSIDE OF TRUSS

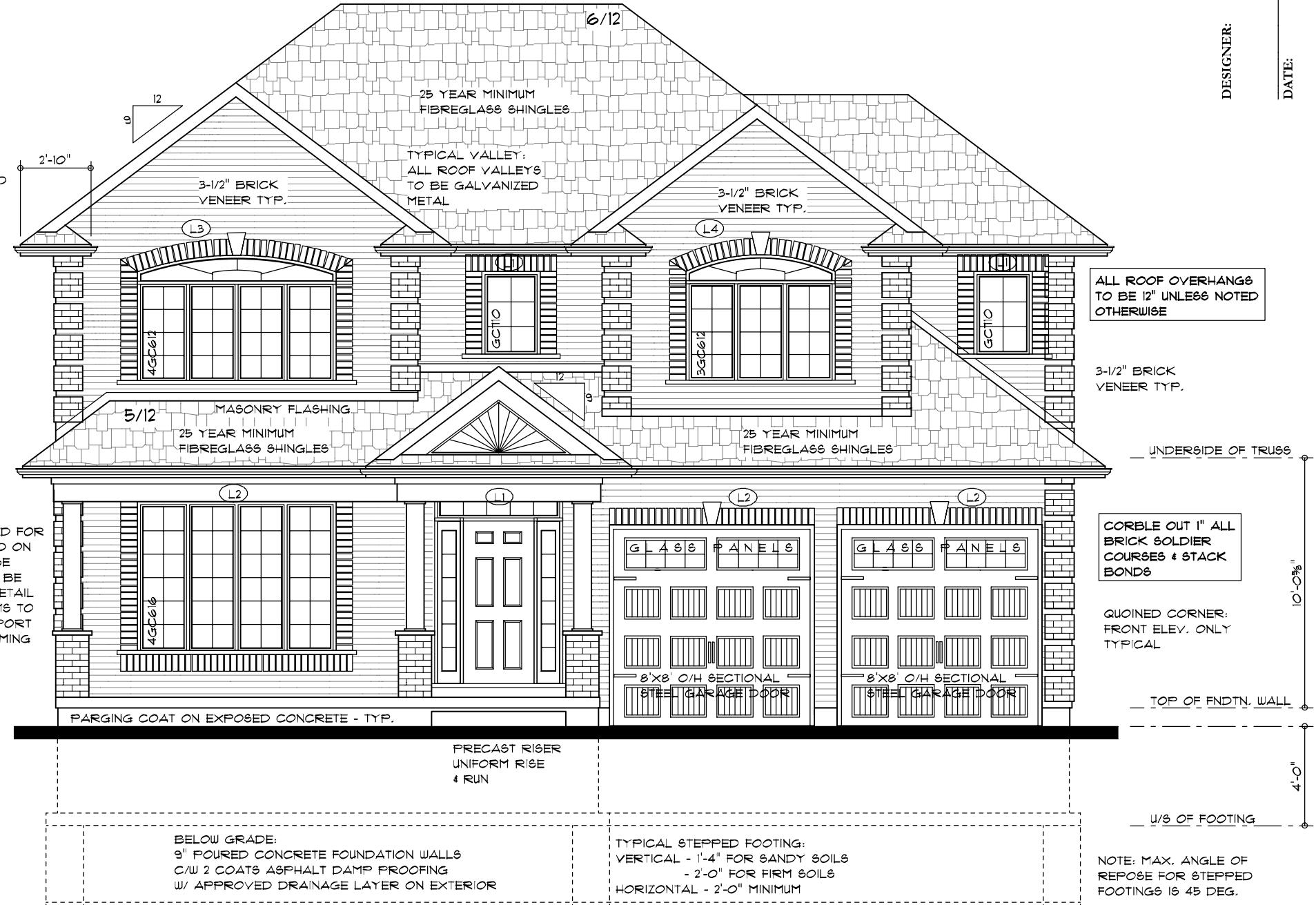
8'-1"  
10'-6"  
FINISHED UPPER FLOOR  
UNDERSIDE OF JST.

TYP. POST W/ BRICK:  
10" SQUARE POST RATED FOR  
2,000\* FACTORED LOAD ON  
16"X16" STONE VEN. BASE  
& CONC. CAP. BASE TO BE  
GROUTED SOLID. SEE DETAIL  
THIS PAGE. ROOF BEAMS TO  
BE ANCHORED TO SUPPORT  
COLUMNS W/ STEEL FRAMING  
CLIPS.

FINISHED MAIN FLOOR

TOP OF FNDTN. WALL

1'-0"  
TOP OF FOOTING



## FRONT ELEVATION

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

GRADING INDICATED ON ELEVATIONS  
FOR ILLUSTRATION ONLY. ACTUAL GRADES  
MAY DIFFER.

L1 L- 3-1/2 x 3-1/2 x 1/4

L2 L- 5 x 4 x 3/8

BRICK VENEER ARCH OR  
PALLADIAN WINDOW OPENING:  
L- 4"X3-1/2"X5/16" CUSTOM  
ROLLED AND FABRICATED  
TO CONFORM TO CONTOUR  
OF OPENING. LINTEL TO  
HAVE 6" END BEARING  
BEYOND MASONRY OPENING.

L3 L- 5"X3-1/2"X5/16" CUSTOM  
ROLLED AND FABRICATED  
TO CONFORM TO CONTOUR  
OF OPENING. LINTEL TO  
HAVE 6" END BEARING  
BEYOND MASONRY OPENING.

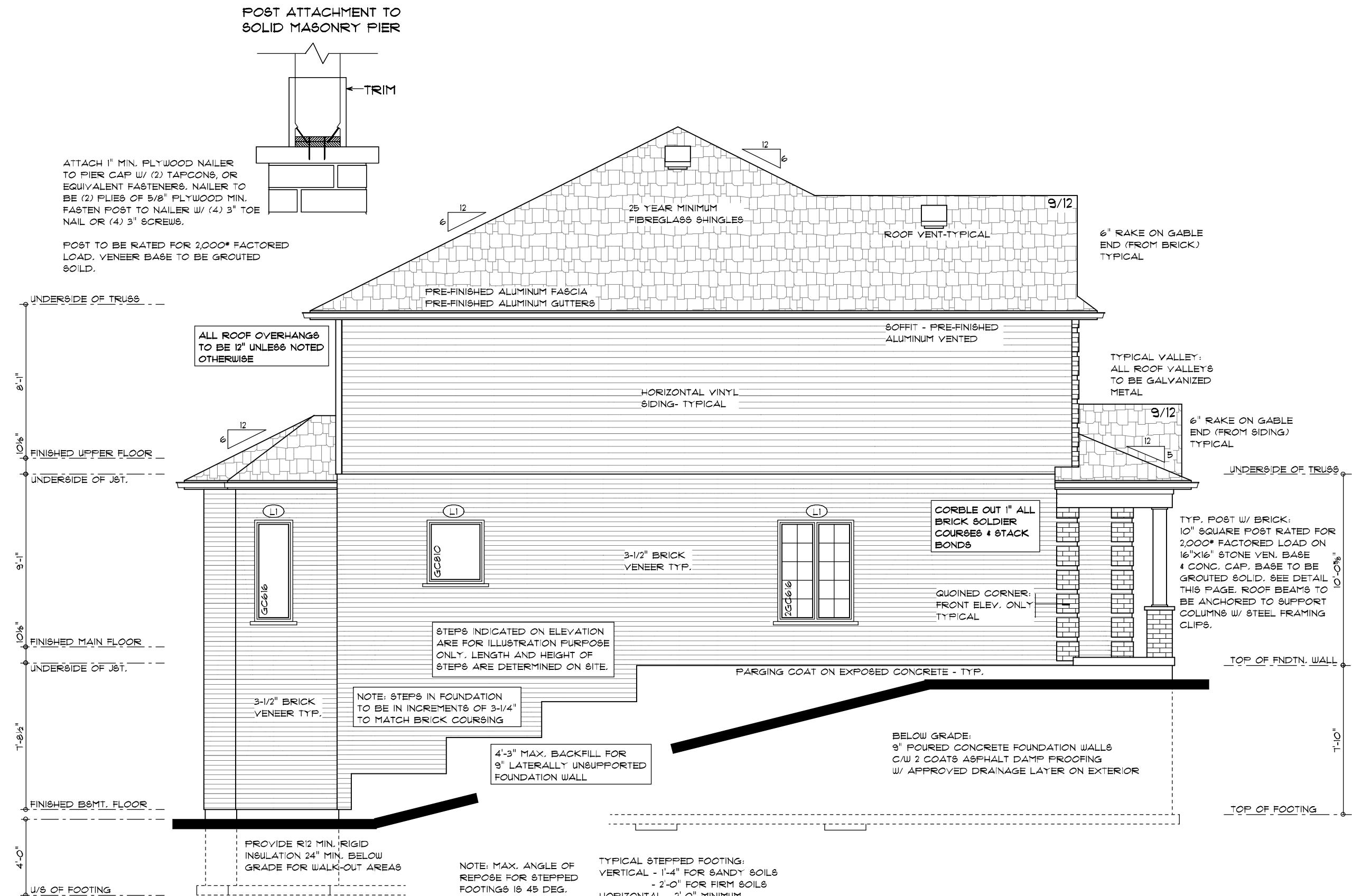
NOTE: MAX. ANGLE OF  
REPOSE FOR STEPPED  
FOOTINGS IS 45 DEG.

ALL DIMENSIONS & SIZE DESIGNATIONS MUST BE JOB  
SITES CHECKED BY CONTRACTOR OR SUBTRADE &  
VERIFIED. ERRORS MUST BE REPORTED BEFORE  
COMMENCING WORK.

ALL CONSTRUCTION MUST CONFORM TO THE LATEST  
EDITION OF THE "ONTARIO BUILDING CODE" AS WELL  
AS ANY LOCAL CODES OR REGULATIONS.

C:\softplan\Projects\COVINGTON-14 STAFFORDSHIRE

# LOT 14 STAFFORDSHIRE CRES.



**LEFT ELEVATION**

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

GRADING INDICATED ON ELEVATIONS FOR ILLUSTRATION ONLY. ACTUAL GRADES MAY DIFFER.

VERGALLES	PRINT DATE:	JUNE 25, 2009
MODEL	PLAN #:	COY2009-04
VERSALLES	1418 SQ. FT. MAIN	1386 SQ. FT. UPPER
Dakota	RESIDENTIAL DESIGN & DRAFTING SERVICE	LONDON, ONT.
Designs	(519) 673-3671	

**Covington GROUP**

P.O. BOX 39023  
LONDON, ONT.  
N5Y 5L1  
TEL: 453-4242 FAX: 453-7467

ALL DIMENSIONS & SIZE DESIGNATIONS MUST BE JOB SITE CHECKED BY CONTRACTOR OR SUBTRADE & VERIFIED. ERRORS MUST BE REPORTED BEFORE COMMENCING WORK.

ALL CONSTRUCTION MUST CONFORM TO THE LATEST EDITION OF THE "ONTARIO BUILDING CODE" AS WELL AS ANY LOCAL CODES OR REGULATIONS.

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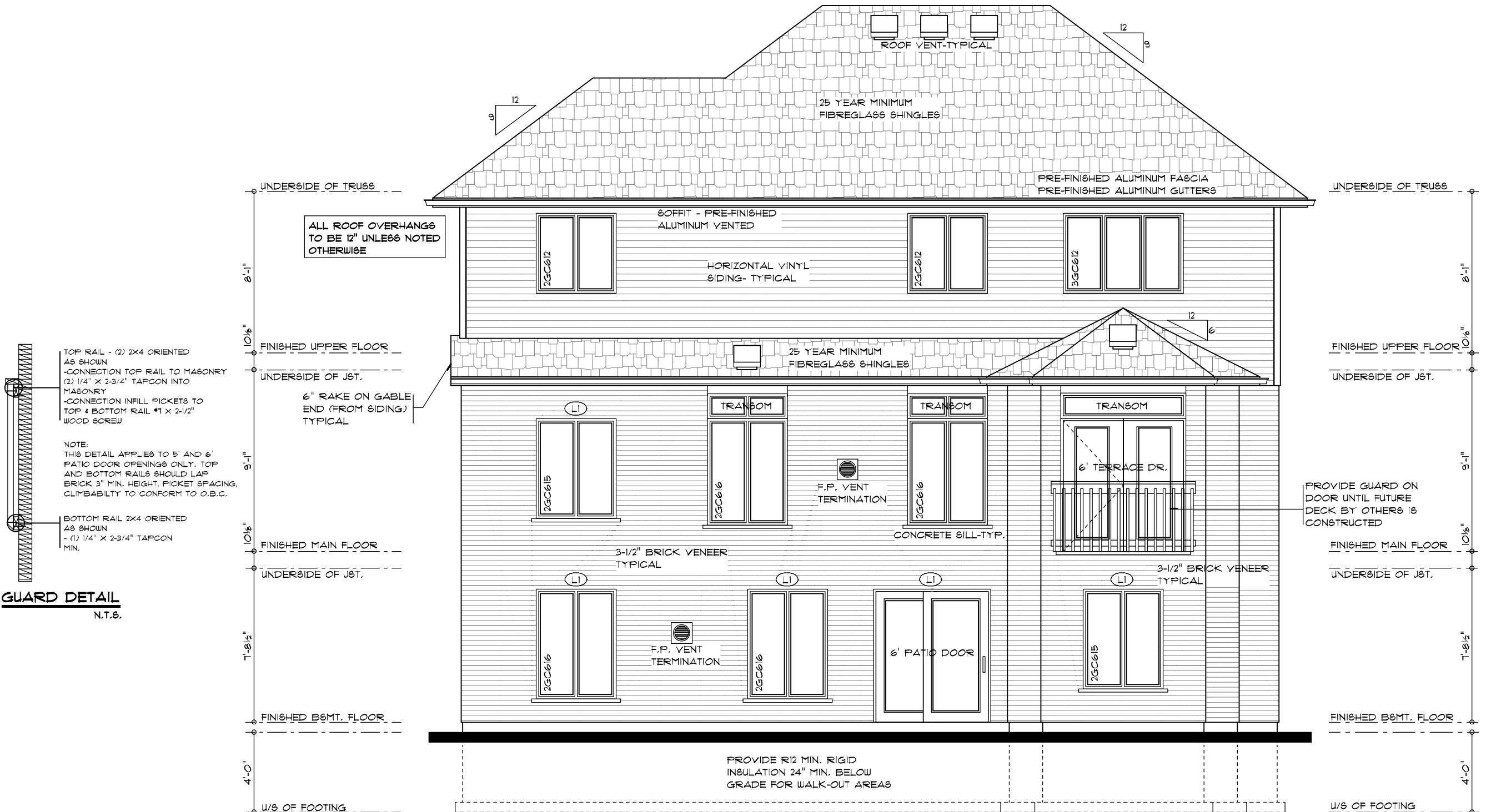
**A-2**

# π π Δ π π Γ π Κ Δ Τ Ι Ν

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

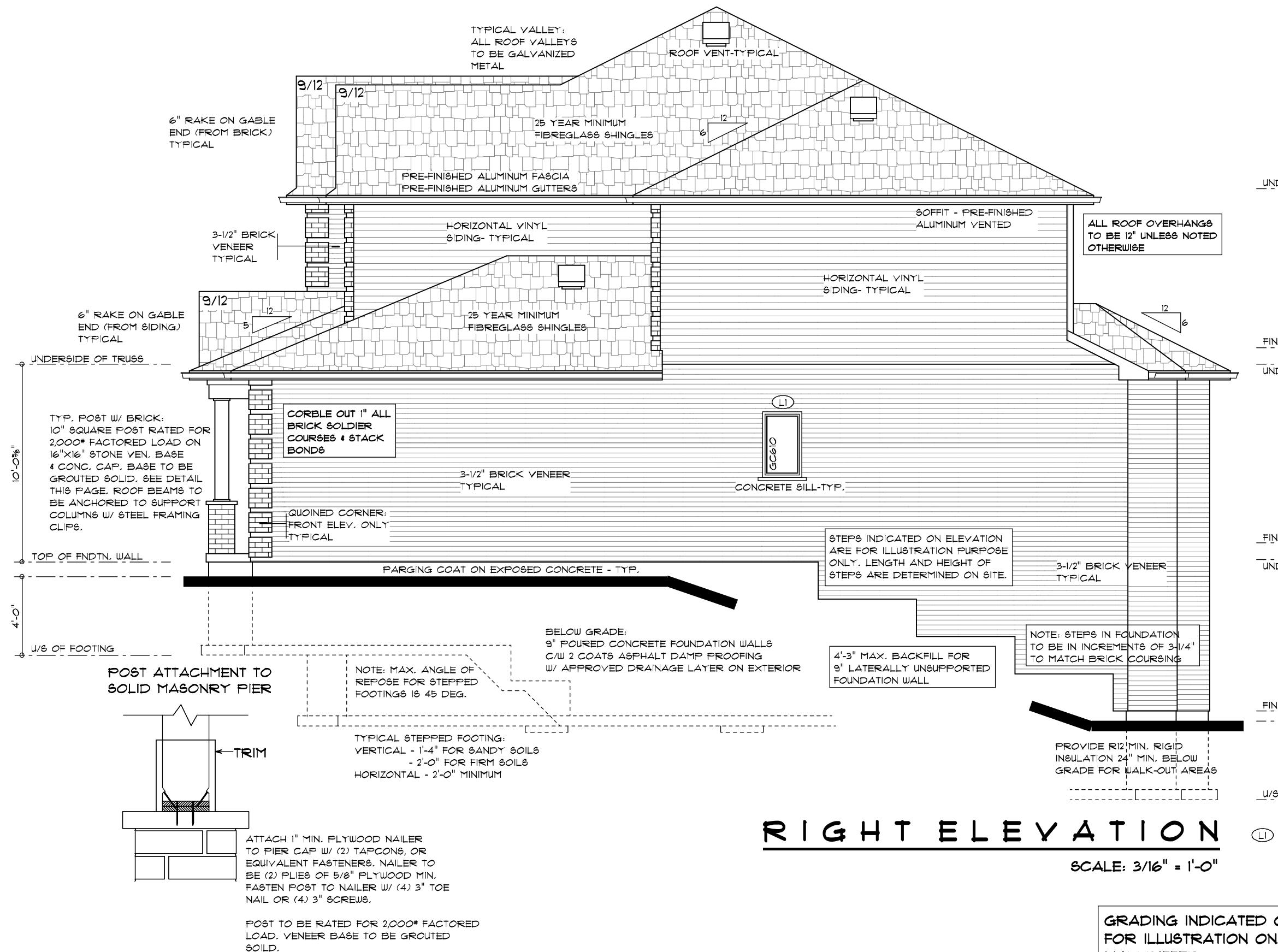
**L1** L- 3-1/2 x 3-1/2 x 1/4

**GRADING INDICATED ON ELEVATIONS  
FOR ILLUSTRATION ONLY. ACTUAL GRADES  
MAY DIFFER.**



ALL DIMENSIONS & SIZE DESIGNATIONS MUST BE JOB SITE CHECKED BY CONTRACTOR OR SUBTRADE & VERIFIED. ERRORS MUST BE REPORTED BEFORE COMMENCING WORK.		ALL CONSTRUCTION MUST CONFORM TO THE LATEST EDITION OF THE "ONTARIO BUILDING CODE" AS WELL AS ANY LOCAL CODES OR REGULATIONS.		C:\Script\Plan\Projects\COVINGTON-14-STAFFORDSHIRE	
Covington GROUP		SCALE 3'16" x 1' 0"	DRAWN BY KDS	PREPARED BY:  RESIDENTIAL DESIGN & DRAFTING SERVICE (519) 673-3671	PRINT DATE: JUNE 25, 2009
P.O. BOX 39023 LONDON, ONT. N5Y 5L1 TEL: 519-424-2424 FAX: 453-7467	BCIN # COMPANY: 26241 DESIGNER: 25502	VERSATILE DESIGNS	PLAN #: COV2009-04	SH EET 4	
1418 SQ. FT. MAIN 1386 SQ. FT. UPPER				<b>A-3</b>	

# LOT 14 STAFFORDSHIRE CRES.



PRINT DATE:	JUNE 25, 2009	SHEET
PLAN #:	C0Y2009-04	
MODEL:	1418 SQ. FT. MAIN 1386 SQ. FT. UPPER	
VEGALLES:	Dakota Design	
PREPARED BY:	Dakota Design	
BCIN #:	P.O. BOX 39023 LONDON, ONT. N5Y 5L1 TEL: 453-4242 FAX: 453-7467	COMPANY: 2624 DESIGNER: 25302
GROUP:	Covington	
ALL DIMENSIONS & SIZE DESIGNATIONS MUST BE JOB SITE CHECKED BY CONTRACTOR OR SUBTRADE & VERIFIED. ERRORS MUST BE REPORTED BEFORE COMMENCING WORK.		
ALL CONSTRUCTION MUST CONFORM TO THE LATEST EDITION OF THE "ONTARIO BUILDING CODE" AS WELL AS ANY LOCAL CODES OR REGULATIONS.		
C:\softplan\Projects\COVINGTON-14 STAFFORDSHIRE		

A-4

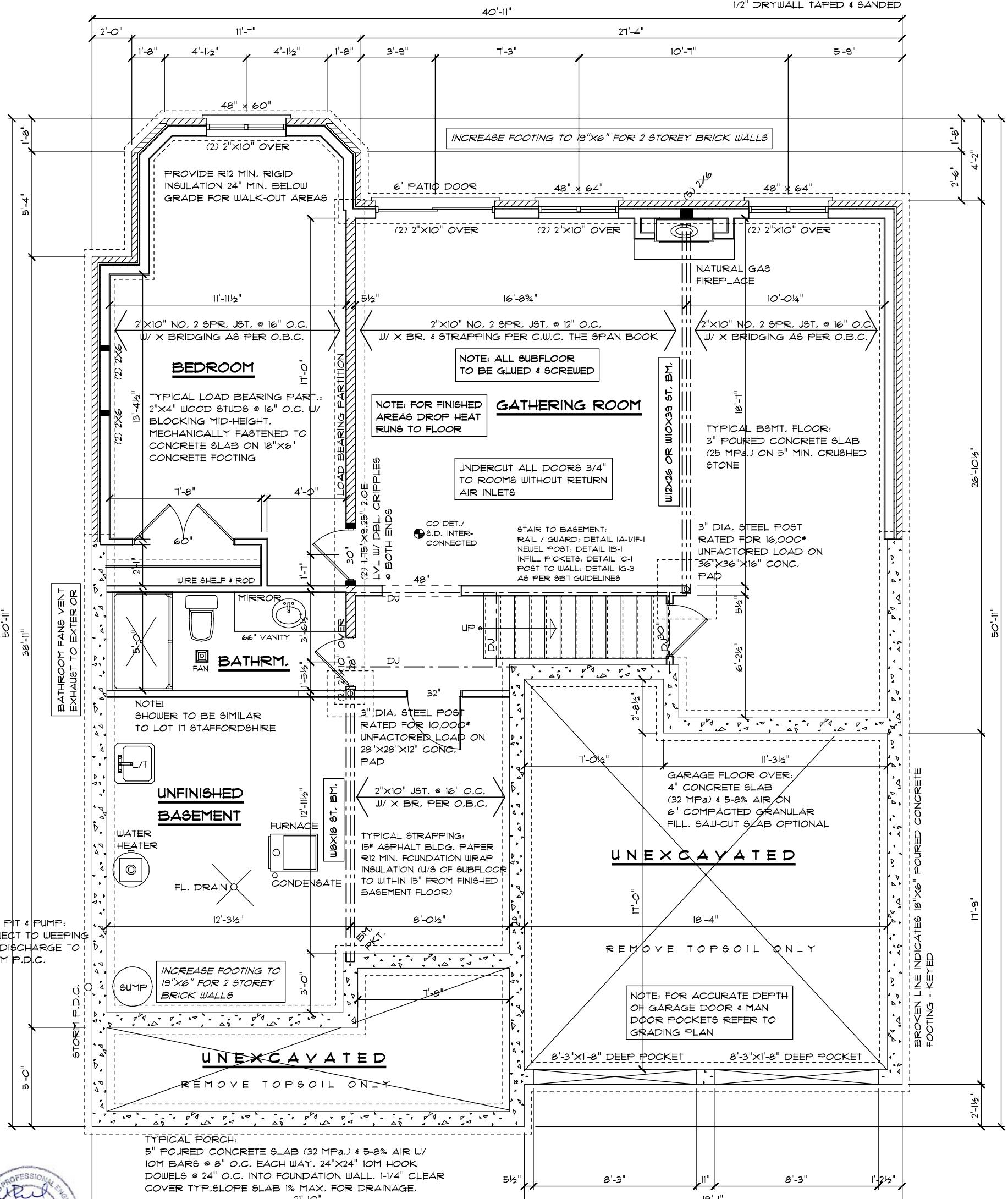
**BATHROOM NOTE!**  
**PROVIDE REINFORCEMENT**  
**FOR FUTURE INSTALLATION**  
**OF GRAB BARS ON A WALL**  
**ADJACENT TO WATER CLOSETS**  
**& SHOWER OR BATHTUB**  
**3.8.3.8(1)(d) & 3.8.3.13(1)(f) O.B.C.**

**NOTE:**  
BUILT-UP STUD COLUMNS  
LAMINATED TOGETHER W/  
3" NAILS @ 9' CENTERS  
1 ROW FOR 2X4's, 2 ROWS  
FOR 2X6's

**PROVIDE 6MIL POLY  
DAMP PROOFING UNDER  
WOOD IN CONTACT WITH  
CONCRETE**

**PROVIDE AT LEAST (1)  
WINDOW MIN. 3.8 SQ.FT.  
W/ NO DIMENSION LESS  
THAN 15" FOR 2ND MEANS  
OF EGRESS FROM BEDROOM  
AREAS.**

TYP. 2X6 BRICK EXTERIOR WALL:  
3-1/2" BRICK VENEER C/W 22 GAUGE  
CORRUGATED GALVANIZED METAL  
BRICK TIES 24" O.C. VERT. & 16" O.C.  
HORIZ. & 1" AIR SPACE  
15# ASPHALT BLDG. PAPER  
TYVEK AIR BARRIER (ALL SEAMS  
TO BE SEALED)  
1/16" O.S.B. EXT. SHEATHING  
2"x6" WOOD STUDS @ 16" O.C.  
R20 BATT INSULATION  
6 MIL POLY VAPOUR BARR.  
1/2" DRYWALL TAPE & SANDED



# FOUNDATION LAYOUT

960 S Q. F T. FINISHED AREA

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

**TYPICAL FOUNDATION WALL:**  
9" POURED CONCRETE FOUNDATION WALL  
W/ 2 COATS ASPHALT DAMP PROOFING  
& APPROVED DRAINAGE LAYER BELOW  
**GRADE**

ALL DIMENSIONS & SIZE DESIGNATIONS MUST BE JOB SITE CHECKED BY CONTRACTOR OR SUBTRADE & VERIFIED. ERRORS MUST BE REPORTED BEFORE COMMENCING WORK.

**Covington  
GROUP**  
P.O. BOX 39023  
LONDON, ONT.

**GROUP**  
P.O. BOX 39023  
LONDON, ONT.  
N5Y 5L1

664/E

$3/16'' = 1' 0''$

DRAWN BY  
KPS

BCIN #  
COMPANY: 26241  
DESIGNER: 85220

PRINT DATE:  
**JUNE 25, 2009**

PLAN #: **C0V2009-0**

SHEET  
**A-5**

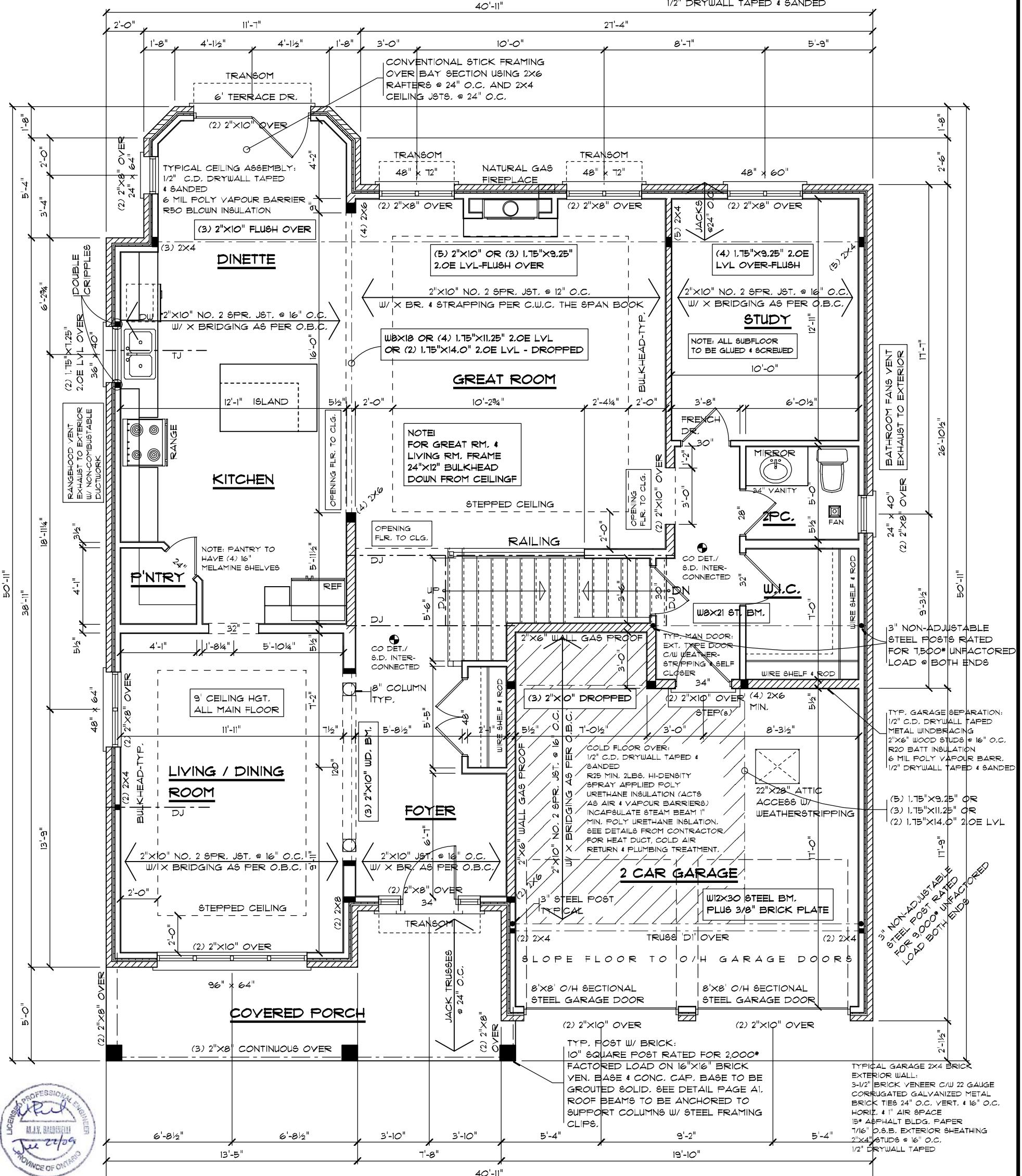
**PROVIDE 6MIL POLY  
DAMP PROOFING UNDER  
WOOD IN CONTACT WITH  
CONCRETE**

UNDERCUT ALL DOORS 3/4"  
TO ROOMS WITHOUT RETURN  
AIR INLETS

**NOTE:**  
BUILT-UP STUD COLUMNS  
LAMINATED TOGETHER W/  
3" NAILS @ 9' CENTERS  
1 ROW FOR 2X4's, 2 ROWS  
FOR 2X6's

**BATHROOM NOTE!**  
**PROVIDE REINFORCEMENT**  
**FOR FUTURE INSTALLATION**  
**OF GRAB BARS ON A WALL**  
**ADJACENT TO WATER CLOSETS**  
**& SHOWER OR BATHTUB**  
**3.8.3.2(1)(d) & 3.8.3.13(1)(f) O.B.C.**

TYP. 2X4 BRICK EXTERIOR WALL:  
 3-1/2" BRICK VENEER C/W 22 GAUGE  
 CORRUGATED GALVANIZED METAL  
 BRICK TIES 24" O.C. VERT. & 16" O.C.  
 HORIZ. & 1" AIR SPACE  
 15# ASPHALT BLDG. PAPER  
 STYROFOAM RIGID EXT. SHEATHING  
 (ALL JOINTS TO BE TAPEDED)  
 METAL WINDBRACING  
 2"X4" STUDS @ 16" O.C.  
 R13 BATT INSULATION  
 (TOTAL R19 MIN.)  
 6 MIL POLY VAPOUR BARR.  
 1/2" DRYWALL TAPEDED & SANDED



## MAIN FLOOR LAYOUT

1418 S Q. F T.

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

ALL DIMENSIONS & SIZE DESIGNATIONS MUST BE JOB SITE CHECKED BY CONTRACTOR OR SUBTRADE & VERIFIED. ERRORS MUST BE REPORTED BEFORE COMMENCING WORK.

ALL CONSTRUCTION MUST CONFORM TO THE LATEST EDITION OF THE "ONTARIO BUILDING CODE" AS WELL AS ALL OTHER APPLICABLE BY-LAWS.

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**Covington  
GROUP**  
P.O. BOX 39023  
LONDON, ONT.  
N6V 5L4

SCALE	3/16" = 1' 0"
DRAWN BY	KDS
BCIN *	COMPANY: 26241
DESIGNER: 25302	

PRINT DATE:  
JUNE 25, 2009  
PLAN #: COV2009-C  
1418 SQ. FT. MAIN  
1386 SQ. FT. UPPER

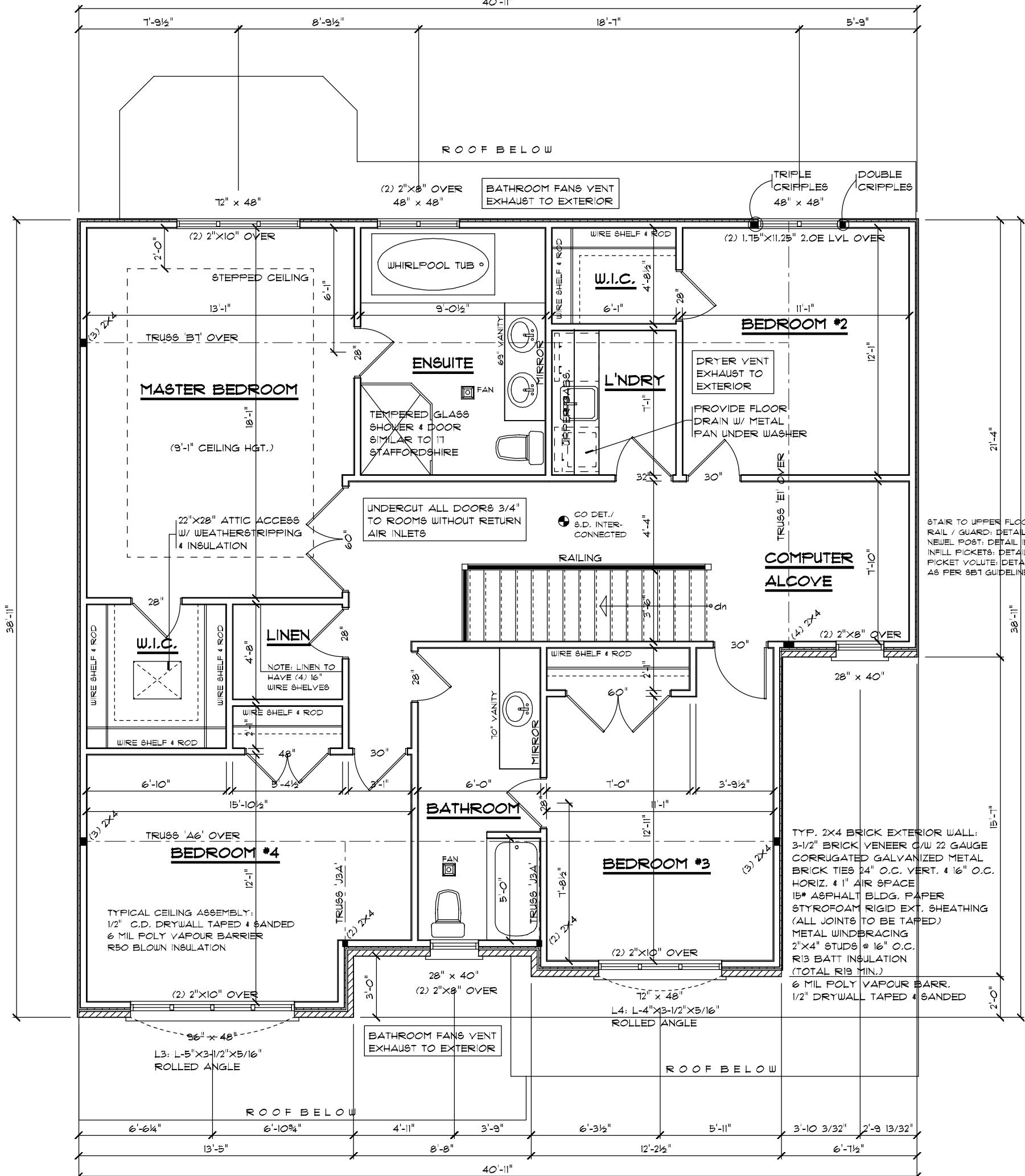
SHEET  
A-6

**NOTE:**  
BUILT-UP STUD COLUMNS  
LAMINATED TOGETHER W/  
3" NAILS @ 9' CENTERS  
1 ROW FOR 2X4's, 2 ROWS  
FOR 2X6's

PROVIDE AT LEAST (1) WINDOW MIN. 3.8 SQ.FT. W/ NO DIMENSION LESS THAN 15" FOR 2ND MEANS OF EGRESS FROM BEDROOM AREAS.

**BATHROOM NOTE!**  
PROVIDE REINFORCEMENT  
FOR FUTURE INSTALLATION  
OF GRAB BARS ON A WALL  
ADJACENT TO WATER CLOSETS  
& SHOWER OR BATHTUB  
3.8.3.8(1)(d) & 3.8.3.13(1)(f) O.B.C.

TYP. 2X4 SIDING EXT. WALL:  
HORIZONTAL VINYL SIDING  
15# ASPHALT BLDG. PAPER  
STYROFOAM RIGID EXTERIOR  
SHEATHING (ALL JOINTS TAPE)  
METAL WINDBRACING  
2"X4" STUDS @ 16" O.C.  
R13 BATT INSULATION  
(TOTAL R19 MIN.)  
6 MIL POLY VAPOUR BARR.  
1/2" DRYWALL TAPE & SANDED



# U P U M A F L O O R L A Y O U T

1386 S Q. F T.

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



ALL DIMENSIONS & SIZE DESIGNATIONS MUST BE JOB SITE CHECKED BY CONTRACTOR OR SUBTRADE & VERIFIED. ERRORS MUST BE REPORTED BEFORE COMMENCING WORK.

ALL CONSTRUCTION MUST CONFORM TO THE LATEST EDITION OF THE "ONTARIO BUILDING CODE" AS WELL AS ANY LOCAL CODES OR REGULATIONS.

C:\Softplan\Projects\COVINGTON-14 STAFFORDSHIRE

**Covington  
GROUP**  
P.O. BOX 39023  
LONDON, ONT.

SCALE  
3/16" = 1' 0"  
DRAWN BY  
KDS  
BCIN #  
COMPANY: 26241  
DESIGNER: 25302

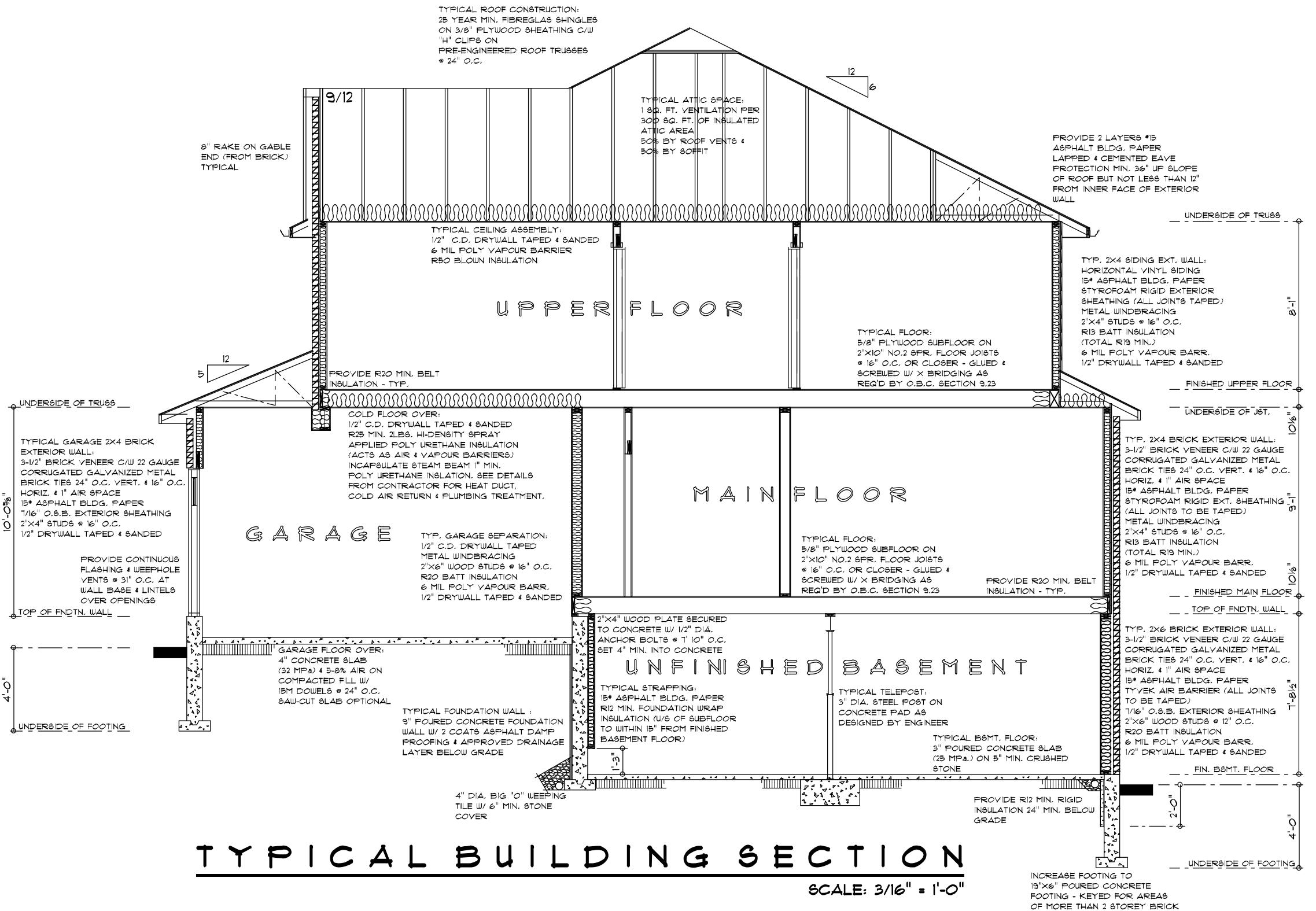
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JUNE 25, 2009  
PLAN #: COV2009-0  
VERSUS MODEL  
1418 SQ. FT. MAIN  
1386 SQ. FT. UPPER

SHEET  
A-7

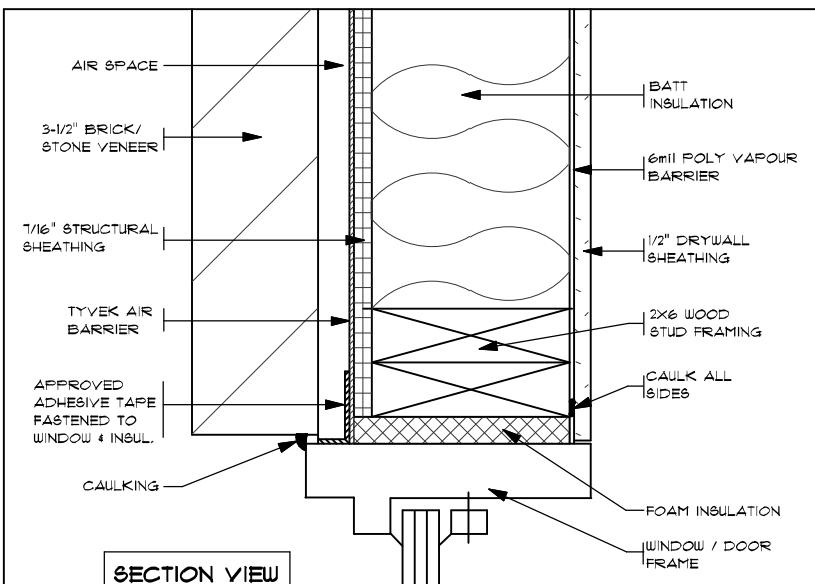
LOT 14 STAFFORDSHIRE CRES.  
DODD ROAD R.Y.  
POINT DATE

JUNE 25, 2009

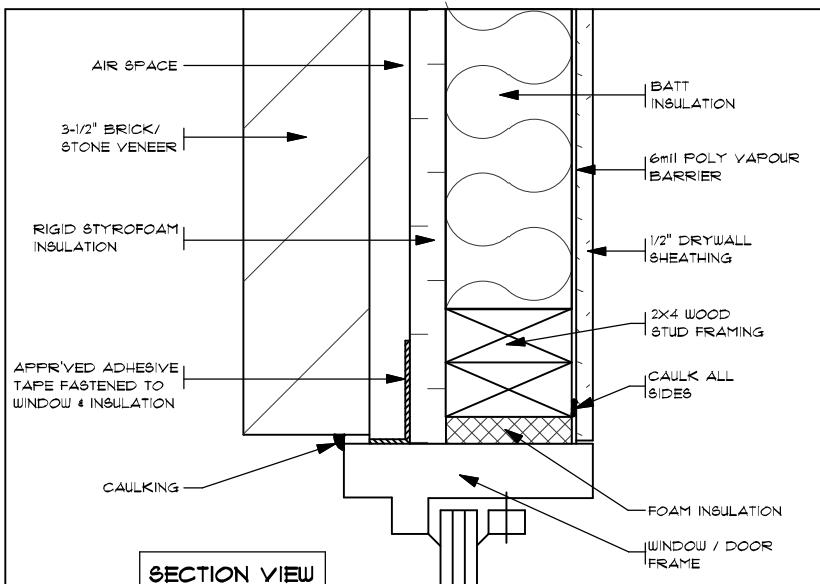
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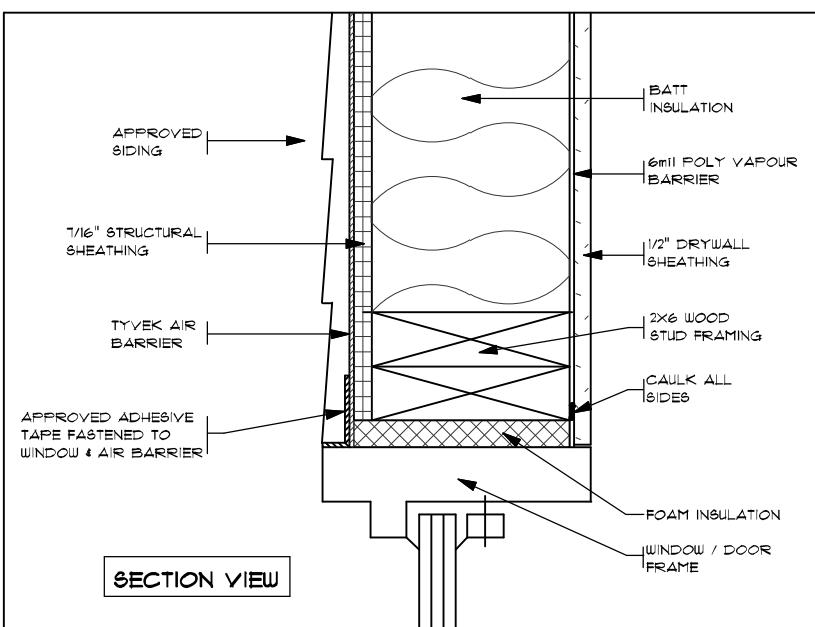
C:\softplan\Projects\COVINGTON14 STAFFORD  
ALL CONSTRUCTION MUST CONFORM TO THE LATEST  
EDITION OF THE "ONTARIO BUILDING CODE" AS WELL  
AS ANY LOCAL CODES OR REGULATIONS.  
VERIFYING ERRORS MUST BE REPORTED BEFORE  
COMMENCING WORK.



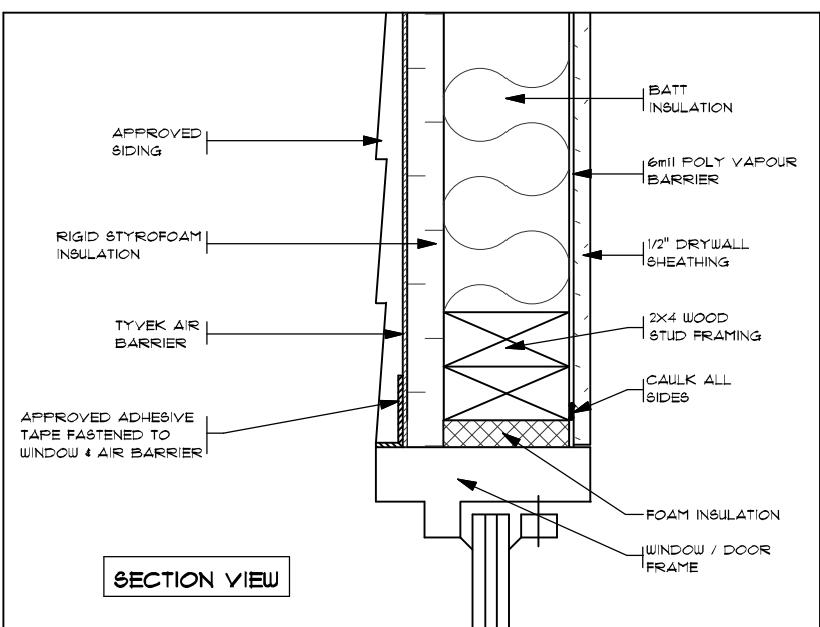
A.B.D.  
NO.1      2"X6" FRAMING - STRUCTURAL  
SHEATHING W/ BRICK OR STONE  
VENEER      WINDOW OR DOOR  
OPENING



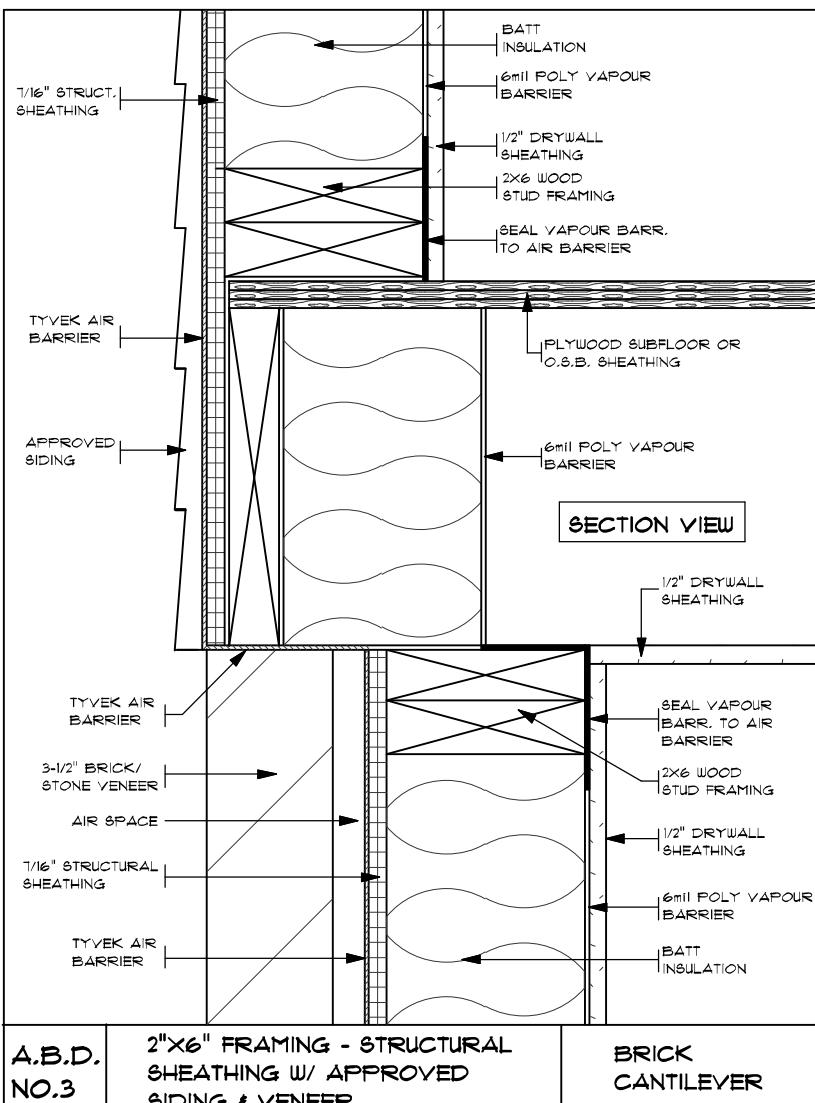
A.B.D.  
NO.4      2"X4" FRAMING - RIGID  
INSULATION SHEATHING W/ BRICK OR STONE  
VENEER      WINDOW OR DOOR  
OPENING



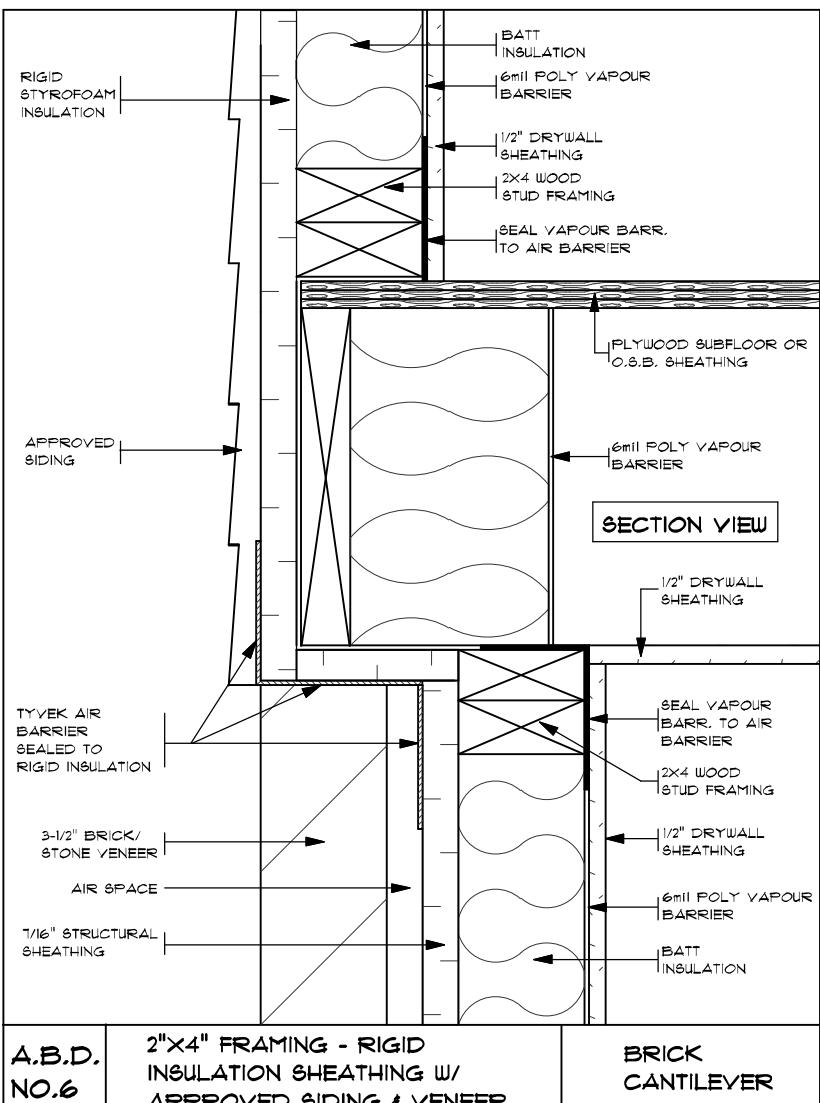
A.B.D.  
NO.2      2"X6" FRAMING - STRUCTURAL  
SHEATHING W/ APPROVED  
SIDING      WINDOW OR DOOR  
OPENING



A.B.D.  
NO.5      2"X4" FRAMING - RIGID  
INSULATION SHEATHING W/ APPROVED  
SIDING      WINDOW OR DOOR  
OPENING



A.B.D.  
NO.3      2"X6" FRAMING - STRUCTURAL  
SHEATHING W/ APPROVED  
SIDING & VENEER      BRICK  
CANTILEVER



A.B.D.  
NO.6      2"X4" FRAMING - RIGID  
INSULATION SHEATHING W/ APPROVED  
SIDING & VENEER      BRICK  
CANTILEVER

BCIN #  
COMPANY: 26241  
DESIGNER: 25302

## AIR BARRIER DETAILS

PAGE 1

DO NOT SCALE DRAWINGS. WORK TO DIMENSIONS.  
THE CONTRACTOR AND ALL SUBTRADES MUST CHECK  
THEIR DIMENSIONS AND DETAILS PRIOR TO THE START  
OF THEIR WORK. REPORT ANY ERRORS TO DAKOTA  
DESIGNS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ALL DIMENSIONS AND SIZE DESIGNATIONS GIVEN ARE  
SUBJECT TO VERIFICATION ON JOB SITE AND ADJUSTMENT  
TO FIT JOB CONDITIONS.

DAKOTA DESIGNS IS NOT RESPONSIBLE FOR ANY  
ENGINEERING REQUIRED BY ANY MUNICIPALITY THAT  
IS NOT INCLUDED IN THE "ONTARIO BUILDING CODE".

CONTRACTOR  
**Covington**  
GROUP  
P.O. BOX 39023  
LONDON, ONT.  
N6Y 5L1  
TEL: 453-4242 FAX: 453-1461

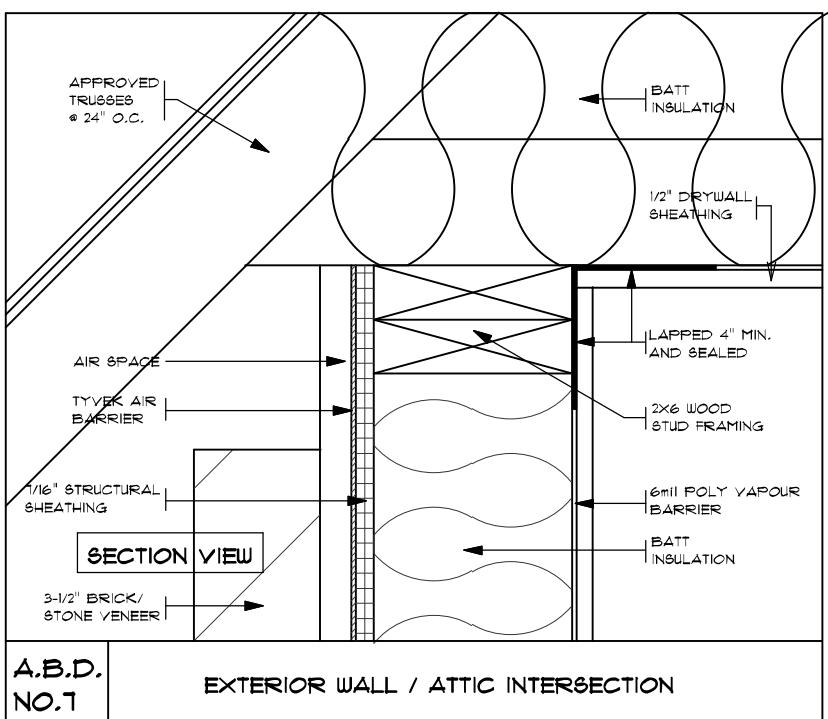
SCALE  
3/16" = 1'-0"  
DRAWN BY  
K.D.S.  
AREA  
1418 SQ. FT MAIN  
1386 SQ. FT. UPPER

PREPARED BY  
**Dakota**  
**DESIGNS**  
RESIDENTIAL DESIGN & DRAFTING SERVICE  
(519) 673-3671 LONDON, ONT.

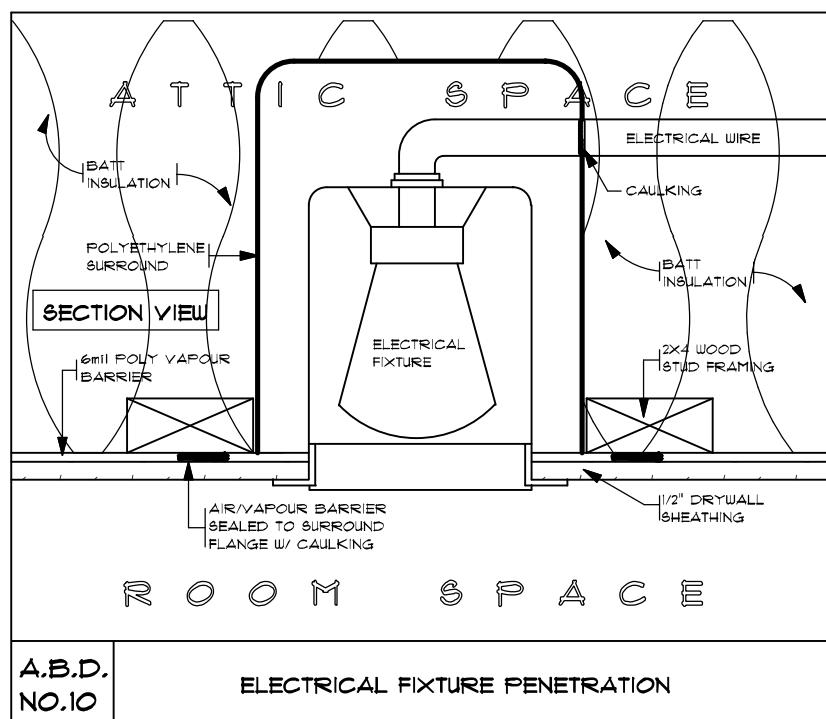
DATE  
JUNE 25, 2009  
PLAN#  
COV2009-04  
DRAWING  
VERSAILLES MODEL

SHEET

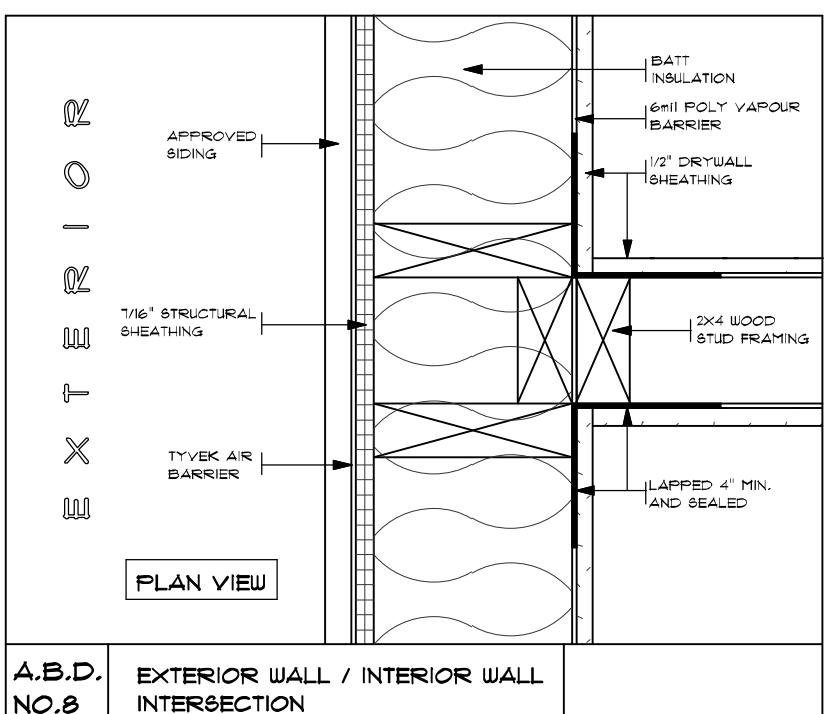
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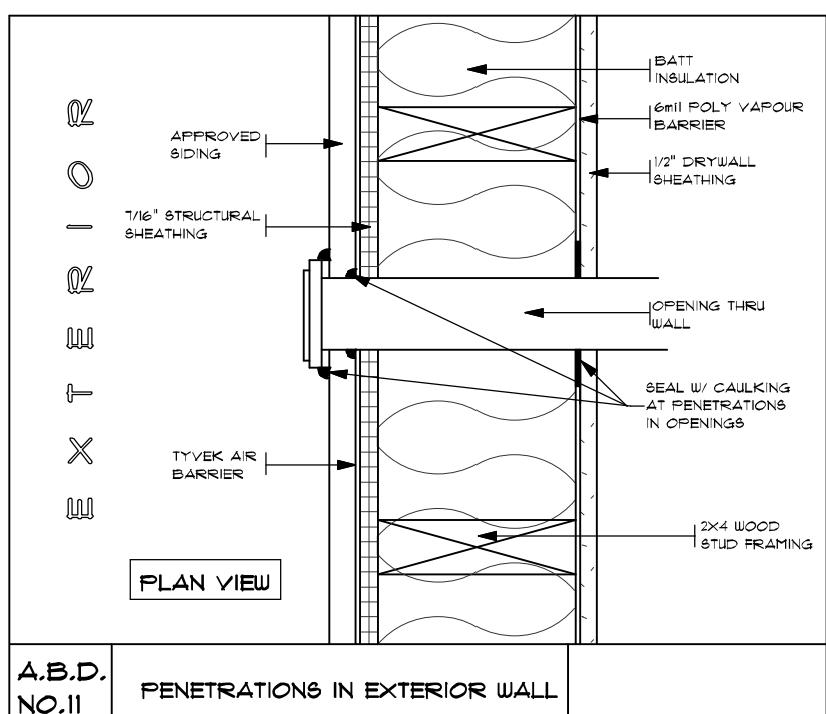
A.B.D.  
NO.7 EXTERIOR WALL / ATTIC INTERSECTION



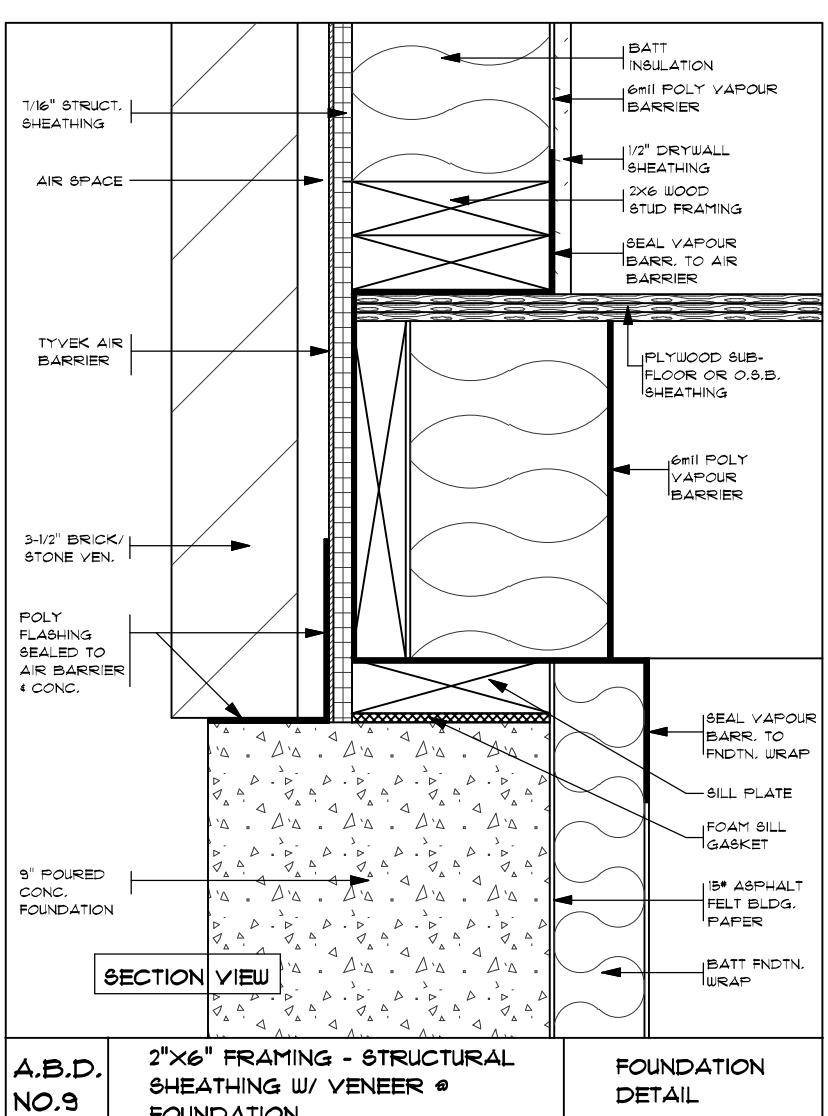
A.B.D.  
NO.10 ELECTRICAL FIXTURE PENETRATION



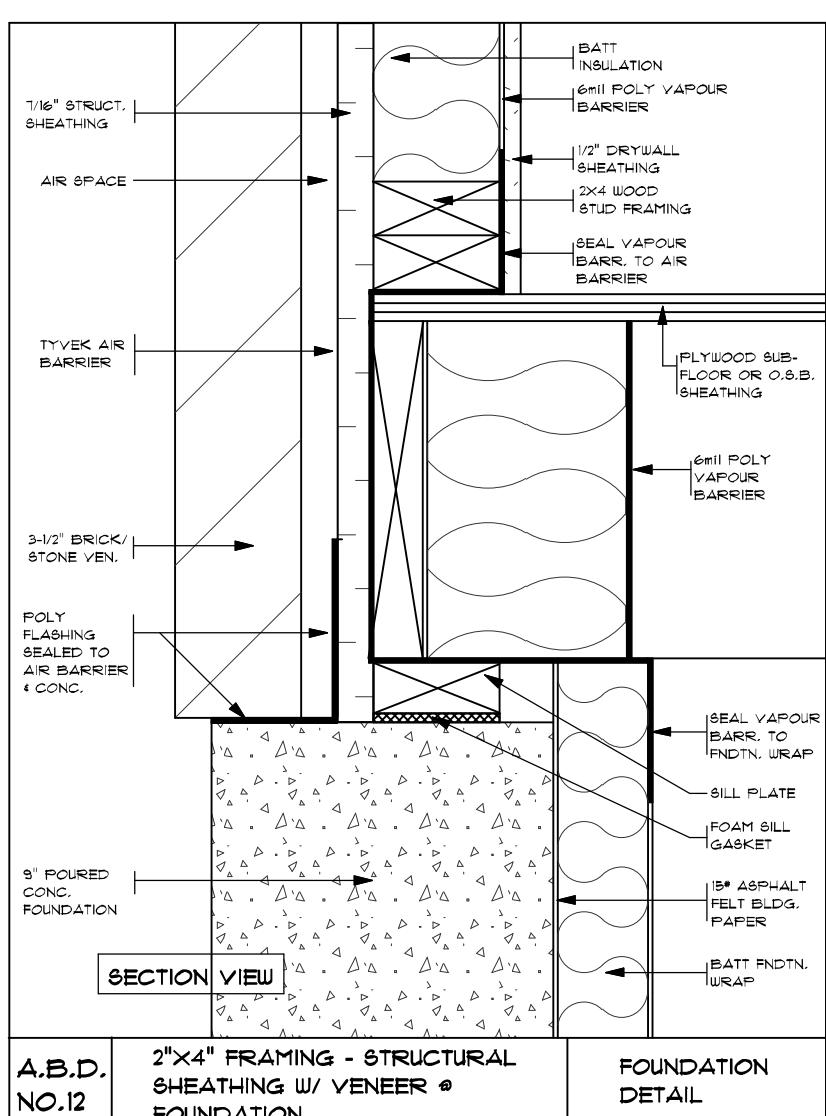
A.B.D.  
NO.8 EXTERIOR WALL / INTERIOR WALL  
INTERSECTION



A.B.D.  
NO.11 PENETRATIONS IN EXTERIOR WALL



A.B.D.  
NO.9 2"X6" FRAMING - STRUCTURAL  
SHEATHING W/ VENEER &  
FOUNDATION



A.B.D.  
NO.12 2"X4" FRAMING - STRUCTURAL  
SHEATHING W/ VENEER &  
FOUNDATION

BCIN #  
COMPANY: 26241  
DESIGNER: 25302

## AIR BARRIER DETAILS

PAGE 2

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SUBJECT TO VERIFICATION ON JOB SITE AND ADJUSTMENT  
TO FIT JOB CONDITIONS.

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ENGINEERING REQUIRED BY ANY MUNICIPALITY THAT  
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CONTRACTOR  
**Covington**  
GROUP  
P.O. BOX 39023  
LONDON, ONT.  
N5Y 5L1  
TEL: 453-4242 FAX: 453-7467

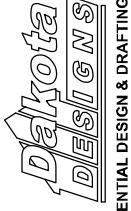
SCALE  
3/16" = 1'-0"  
DRAWN BY K.D.S.  
AREA  
1418 SQ. FT MAIN  
1386 SQ. FT. UPPER

PREPARED BY  
**Dakota**  
DESIGNS  
RESIDENTIAL DESIGN & DRAFTING SERVICE  
(519) 673-3671 LONDON, ONT.

DATE  
JUNE 25, 2009  
PLAN#  
COY2009-04  
DRAWING  
VERSAILLES MODEL

SHEET  
A10

# LOT 14 STAFFORDSHIRE CRES.

PRINT DATE:	JUNE 25, 2009	SHEET	
MODEL #:	COV2009-04		
FLOOR PLAN #:	1418 SQ. FT. MAIN 1386 SQ. FT. UPPER		
PREPARED BY:	 <b>Dakota</b> <b>DESIGNS</b> <small>RESIDENTIAL DESIGN &amp; DRAFTING SERVICE (519) 673-3671</small>		
VER5A1163			

## 1.0 GENERAL

1.1 ALL WORK TO BE DONE IN ACCORDANCE WITH:  
 - THE ONTARIO BUILDING CODE (LATEST EDITION)  
 - THE ONTARIO HEALTH AND SAFETY ACT;  
 REGULATIONS FOR CONSTRUCTION PROJECTS  
 - ALL AUTHORITIES HAVING JURISDICTION OVER  
 THE SITE.

1.2 DRAWINGS ARE NOT TO BE SCALED. WORK  
 TO DIMENSIONS.

1.3 DRAWINGS ARE NOT INTENDED TO LIMIT  
 CONSTRUCTION OR INSTALLATION FROM  
 ACCEPTABLE STANDARDS.

1.4 ALL DIMENSIONS INFORMATION AND GRADES  
 ON DRAWINGS MUST BE VERIFIED ON SITE  
 AND DISCREPANCIES REPORTED TO DAKOTA  
 DESIGNS PRIOR TO COMMENCEMENT OF  
 CONSTRUCTION.

1.5 NO RESPONSIBILITY IS HEREBY  
 ASSUMED FOR DETAILS AND  
 INFORMATION NOT CONTAINED IN  
 THESE DRAWINGS.

1.6 ALL MANUFACTURED ITEMS TO BE  
 INSTALLED IN ACCORDANCE WITH  
 MANUFACTURER'S PRINTED INSTRUCTIONS.

## 2.0 SITEWORK

2.1 TREAT SOIL IN THE AREA OF  
 CONSTRUCTION WITH TERMITE AND  
 CARPENTER ANT PROTECTION AS  
 REQUIRED.

2.2 ALL FOOTINGS ARE TO BE CARRIED  
 DOWN TO NATURAL UNDISTURBED  
 SOIL, FREE OF ORGANIC MATTER,  
 CAPABLE OF AT LEAST 1566 P.S.F.  
 AND MUST BE A MINIMUM OF 4'-0"  
 BELOW FINISHED GRADE.

2.3 GRADING, RETAINING WALLS, ETC.,  
 ARE SCHEMATIC AND WILL BE  
 DETERMINED DURING CONSTRUCTION  
 ON THE BASIS OF PERCISE SITE  
 CONDITIONS.

2.4 PROTECT FOOTINGS, WALLS, SLABS ON  
 GRADE AND ADJACENT SOILS AGAINST  
 FREEZING AND FROST ACTION AT ALL  
 TIMES DURING CONSTRUCTION.

2.5 DO NOT BACKFILL AGAINST WALL  
 UNTIL ELEMENTS PROVIDING LATERAL  
 SUPPORT ARE INSTALLED.

## 3.0 CONCRETE

3.1 ALL CONCRETE SHALL BE A  
 MINIMUM 25 MPa.(3600 F.S.I.)  
 AT 28 DAYS FOR ABOVE GRADE  
 CONCRETE SHALL BE 31 MPa. W/  
 6% AIR ENTRAINMENT.

3.2 CONCRETE COVER FOR FOOTING  
 REINFORCING SHALL BE 4" MIN.

3.3 TOP OF FOUNDATION WALL TO BE  
 6" MINIMUM ABOVE FINISHED GRADE.

3.4 SLOPE BETWEEN STEPPED OR ADJACENT  
 FOOTINGS TO BE A MAXIMUM RISE OF 45  
 DEGREES, AND STEPS SHALL NOT EXCEED  
 2'-0" VERTICALLY FOR FIR SOILS AND 1'-4"  
 FOR SANDY SOILS.

## 4.0 MASONRY

4.1 ALL CONCRETE BLOCK SHALL  
 HAVE A MINIMUM COMPRESSIVE  
 STRENGTH OF 15 MPa. AND A  
 MINIMUM GROSS CROSS SECTIONAL  
 AREA STRENGTH OF 1160 P.S.I.

4.2 ALL AVAILABLE BEARING AREA OF  
 MASONRY UNITS SHALL BE FULLY  
 COVERED WITH MORTAR SPREAD  
 IN AN EVEN LAYER AND ALL VERTICAL  
 JOINTS SHALL BE FILLED SOLIDLY WITH  
 MORTAR.

4.3 PARGE CONCRETE FOUNDATION WALLS  
 AND APPLY TWO COATS OF BITUMINOUS  
 WATER PROOFING OR OTHER APPROVED  
 WATERPROOFING BELOW GRADE.

4.4 INSTALL 1/2" WIDE COMPRESSIVE  
 EXPANSION JOINT FILLER BETWEEN  
 CONCRETE SLABS AND MASONRY  
 OR CONCRETE WALLS.

4.5 THE TOP COURSE OF CONCRETE  
 BLOCK IN A FOUNDATION WALL TO  
 BE FILLED 100% SOLID FOR ANCHORING.

4.6 TIE VENEER TO TIMBER STUD WALLS  
 W/ "BLOCK-LOK ELITA" CORRUGATED  
 WALL TIES OR APPROVED EQUIVALENT  
 SPACED EVERY 1'-4" VERTICALLY  
 AND 2'-8" HORIZONTALLY.

4.7 PROVIDE 3/8" DIAMETER WEEPHOLES  
 SPACED EVERY 31" ALONG BASE OF  
 VENEER WALLS AND OVER LINTELS ETC.

4.8 ALL NEW AND MODIFIED OPENINGS IN  
 MASONRY WALLS TO BE PROVIDED WITH  
 ONE STEEL LINTEL AS INDICATED ON  
 ELEVATIONS WITH 6" MINIMUM BEARING  
 LENGTH EACH END.

## 5.0 METAL

5.1 ALL WELDABLE STRUCTURAL STEEL  
 SHALL HAVE A MINIMUM YIELD  
 STRENGTH OF 300 MPa. WELDING  
 TO BE IN ACCORDANCE WITH CSA  
 W59-M1989.

5.2 ALL COLD ROLLED STEEL MEMBERS  
 TO BE IN ACCORDANCE WITH CAN/CSA  
 -S139-M89.

5.3 ALL HOT ROLLED STEEL MEMBERS TO  
 BE IN ACCORDANCE WITH CAN/CSA  
 G40.21.

5.4 ALL EXPOSED STEEL LINTELS SHALL BE  
 COATED WITH TWO COATS OF "GALVAFROID"  
 EXTERIOR PRIMER OR EQUAL.

5.5 ALL STEEL TO BE GIVEN ONE SHOP  
 COAT OF PRIMER, CLEAN WITH  
 MECHANICAL BRUSH AND TOUCH UP  
 BOLTS, WELDS AND SURFACE SCRATCHES  
 AT COMPLETION OF ERECTION.

5.6 ALL CUTTING OR ALTERING OF  
 STRUCTURAL STEEL MEMBERS  
 NOT SHOWN ON SHOP DRAWINGS  
 REQUIRE WRITTEN APPROVAL  
 FROM THE ENGINEER.

5.7 UNLESS SUPPORTED ON BEAM MEMBERS  
 ALL COLUMNS AND POSTS ARE TO BE  
 CONTINUOUS TO FOUNDATION OR FOOTING.  
 INSTALL WOOD BLOCKING OR MASONRY  
 IN JOIST SPACE.

5.8 ALL STEEL BEAMS ARE TO BE CENTERED  
 ON WALLS, PIERS OR COLUMNS UNLESS  
 DIMENSIONED OTHERWISE.

5.9 ALL REINFORCING STEEL TO HAVE A MINIMUM  
 YIELD STRENGTH OF 400 MPa.

## 6.0 WOOD

6.1 TIMBER CONSTRUCTION TO CONFORM  
 TO CAN 3-068.

6.2 ROUGH CARPENTRY TO CONFORM TO  
 SECTION 9.23 OF THE ONTARIO BUILDING  
 CODE.

6.3 ALL LUMBER SHALL BE KILN DRIED MATERIAL  
 AND GRADE STAMPED NO.1 OR 2 SPRUCE-PINE-FIR  
 UNLESS OTHERWISE NOTED.

6.4 WOOD FRAMING MEMBERS THAT ARE NOT  
 PRESSURE TREATED WITH A WOOD PRESER-  
 VATIVE AND WHICH COME IN CONTACT WITH  
 EITHER CONCRETE OR CONCRETE BLOCK  
 SHALL BE SEPARATED FROM SAME BY AT  
 LEAST 6 mil. POLYETHYLENE FILM.

6.5 EXTERIOR WALLS AND BEARING STUD PART-  
 ITIONS SHALL BE ANCHORED TO CONCRETE  
 OR CONCRETE BLOCK WALLS WITH MINIMUM  
 1/2" DIAMETER ANCHOR BOLTS AT 4'-0"  
 MAXIMUM. PLATES TO BE A MINIMUM 2"x4".

6.6 WHERE A FLOOR PASSES OVER A  
 SUPPORTING STEEL BEAM, CENTER  
 PLYWOOD SHEETS OVER BEAM AND  
 CONNECT EACH JOIST TO PLYWOOD  
 WITH SCREWS. STAGGER JOINTS BETWEEN  
 PLYWOOD SHEETS.

6.7 SUBFLOORS TO BE 5/8" T&G PLYWOOD, GLUED  
 (WITH A CONTINUOUS BEAD OF CARPENTER'S  
 GLUE ALONG FULL LENGTH OF JOISTS) AND  
 SCREWED WITH SELF-TAPPING SCREWS SPACED  
 EVERY 6" O.C. WITH 1-1/2" EMBEDDED INTO JOIST.

6.8 DOUBLE UP JOISTS BELOW ALL WALLS  
 RUNNING PARALLEL TO JOIST DIRECTION  
 REFER TO ARCHITECTURAL DRAWINGS  
 FOR LOCATION OF SUCH WALLS. DOUBLE  
 HEADERS AND TRIMMERS ARE REQUIRED  
 AROUND ALL OPENINGS NOT SHOWN.

6.9 WHERE JOISTS FRAME INTO THE SIDE OF  
 TIMBER BEAMS, HEADERS OR SOLID  
 BLOCKING PLACE STANDARD JOIST HANGERS  
 IN ACCORDANCE WITH THE MANUFACTURER'S  
 INSTRUCTION.

6.10 ALL FRAME WALLS TO BE CONSTRUCTED WITH  
 DOUBLE TOP PLATE, SINGLE BOTTOM PLATE  
 AND INTERMEDIATE GIRT UNLESS NOTED  
 OTHERWISE.

6.11 PROVIDE 2"X2" DIAGONAL CROSS BRIDGING  
 OR SOLID BLOCKING TO FULL DEPTH OF JOIST  
 BETWEEN JOIST.  
 - PLACE 1 ROW OF BRIDGING FOR SPANS BETWEEN  
 1'-0" AND 10'-0"  
 - PLACE 2 ROWS OF BRIDGING FOR SPANS BETWEEN  
 10'-0" AND 14'-0"; AND  
 - PLACE 3 ROWS OF BRIDGING FOR SPANS GREATER  
 THAN 14'-0" TO A MAXIMUM OF 4'-6" ON CENTER.

6.12 DOUBLE UP ALL STUDS EACH SIDE OF  
 OPENINGS AND AT ENDS OF WALLS.

6.13 ALL OPENINGS IN BEARING FRAME WALLS  
 TO BE PROVIDED WITH TIMBER LINTELS  
 ON EDGE, UNLESS OTHERWISE NOTED.

6.14 TRUSS MANUFACTURER TO CHECK AND  
 VERIFY THAT ALL LOADING AND STRESSES  
 COMPLY WITH AND ARE IN ACCORDANCE  
 TO LOCAL CONDITIONS AND REQUIREMENTS.  
 TRUSS MANUFACT. TO NOTIFY DAKOTA DESIGNS  
 OF ANY DISCREPANCIES THAT MAY AFFECT  
 ROOF LINES AS DRAWN. APPROVED ROOF  
 TRUSS SPECIFICATIONS SHALL BE SUPPLIED AT  
 TIME OF BUILDING PERMIT APPLICATION.

6.15 EXTERIOR TRIM WOOD TO BE CLEAR  
 PINE OR CEDAR PRIMED ALL SIDES  
 PLUS TWO COATS OF PAINT UNLESS  
 OTHERWISE NOTED.

6.16 ALL FINISH CARPENTRY AND INTERIOR  
 WOODWORK SHALL UTILIZE PREMIUM GRADE  
 MATERIAL, APPEARANCE AND WORKMANSHIP  
 AS DEFINED BY AWMA.

## 7.0 THERMAL & MOISTURE PROTECTION

7.1 PROVIDE CONTINUOUS EXTERIOR AIR  
 BARRIER, 'TYVEK' HOUSE WRAP OR  
 APPROVED EQUAL.

7.2 SEAL GYPSUM WALLBOARD AT ALL  
 PENETRATIONS, JUNCTIONS WITH PLY-  
 WOOD SUBFLOOR AND AT DOOR AND  
 WINDOW FRAMES.

7.3 PROVIDE CONTINUOUS CLOSED CELL  
 FOAM AIR SEAL BETWEEN SILL PLATES  
 AND CONCRETE FOUNDATIONS AND  
 BETWEEN SILL PLATES PLYWOOD SUB-  
 FLOOR.

7.4 PROVIDE PREFORMED POLYETHYLENE  
 BOXES AROUND ELECTRICAL BOXES IN  
 EXTERIOR WALLS AND CEILINGS AND  
 SEAL VAPOUR BARRIER.

7.5 TAPE/CAULK VAPOUR BARRIER AT ALL  
 VERTICAL AND HORIZONTAL JOINTS AT  
 PLATES AND AT WINDOW AND DOOR  
 OPENINGS.

7.6 THE AIR BARRIER IS TO BE NON SHRINKING  
 AND NON DRYING.

7.7 THE AIR/VAPOUR BARRIER IS TO BE CON-  
 TINUOUS BEYOND JUNCTIONS OF INTERIOR  
 PARTITIONS AND EXTERIOR WALLS.

## 10.0 RESERVED

## 11.0 RESERVED

## 12.0 RESERVED

## 13.0 RESERVED

## 14.0 RESERVED

## 15.0 MECHANICAL

15.1 PLUMBING, VENTILATION, HEATING  
 AND AIR CONDITIONING DESIGN AND  
 SERVICES TO COMPLY WITH SECTION  
 9.31, 9.32 & 9.33 OF THE ONTARIO  
 BUILDING CODE AND APPLICABLE  
 MUNICIPAL STANDARDS REFER TO  
 DRAWINGS AS FURNISHED BY OTHERS.

## 16.0 ELECTRICAL

16.1 ELECTRICAL DESIGN AND SERVICES  
 TO COMPLY WITH SECTION 9.34 OF THE  
 ONTARIO BUILDING CODE, AND APPLI-  
 CABLE MUNICIPAL STANDARDS.

## 9.0 FINISHES

9.1 ALL INTERIOR FINISHES TO BE  
 FURNISHED UNDER SEPARATE  
 COVER AND/OR BY OTHERS  
 UNLESS OTHERWISE NOTED.

## MAIN STAIR: 16 RISERS

### MAINTAIN UNIFORM RISE & RUN

MAXIMUM RISE      7.44"  
 MINIMUM RUN      8.25"  
 MINIMUM TREAD      9.25"  
 MINIMUM NOSING      1.00"

STAIR GUARD/RAILING:  
 STAIR: 35" MIN.  
 MOUNTED TO WALL: 32" MIN. TO 38" MAX.  
 LANDING: 42" MAX.  
 STAIR GUARD TO BE NON CLIMBABLE  
 WITH NO OPENING GREATER THAN 4".

HEADROOM:  
 MINIMUM HEADROOM FOR STAIR  
 AND UNDER ALL BEAMS AND  
 DUCTWORK IS 6'-5".

## BASEMENT STAIR: 13 RISERS

### MAINTAIN UNIFORM RISE & RUN

MAXIMUM RISE      7.815"  
 MINIMUM RUN      8.25"  
 MINIMUM TREAD      9.25"  
 MINIMUM NOSING      1.00"

STAIR GUARD/RAILING:  
 STAIR: 35" MIN.  
 MOUNTED TO WALL: 32" MIN. TO 38" MAX.  
 LANDING: 42" MAX.  
 STAIR GUARD TO BE NON CLIMBABLE  
 WITH NO OPENING GREATER THAN 4".

HEADROOM:  
 MINIMUM HEADROOM FOR STAIR  
 AND UNDER ALL BEAMS AND  
 DUCTWORK IS 6'-5".

ALL DIMENSIONS & SIZE DESIGNATIONS MUST BE JOB  
 SITE CHECKED BY CONTRACTOR OR SUBTRADE &  
 COMMENCING WORK.  
 ALL CONSTRUCTION MUST CONFORM TO THE LATEST  
 EDITION OF THE ONTARIO BUILDING CODE AS WELL  
 AS ANY LOCAL CODES OR REGULATIONS.  
 D:\Shortplan\Projects\COVINGTON-14 STAFFORDSHIRE

GROUP  
 P.O. BOX 39023  
 LONDON, ONT.  
 N5Y 5L1  
 TEL: 453-4242 FAX: 453-7467

VER5A1163

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