CONSTRUCTION NOTES

(UNLESS OTHERWISE NOTED)

PERSCRIPTIVE PACKAGE

SB-12 (TABLE 3.1.1.2.A)

A1

-ALL CONSTRUCTION TO COMPLY WITH THE 2012 ONTARIO BUILDING CODE (OBC), ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION.
-ALL DIMENSIONS GIVEN FIRST IN IMPERIAL FOLLOWED METRIC IN BRACKETS.

TYPICAL FRAME CONSTRUCTION
-ALL FRAMING LUMBER TO BE No.1 AND No. 2 SPF UNLESS NOTED OTHERWISE
-JOISTS TO HAVE MIN. 1-1/2" (38mm) END BEARING
-BEAMS TO HAVE MIN. 3-1/2" (89mm) END BEARING
-DOUBLE STUDS @ OPENINGS
-DOUBLE RIM JOISTS WHICH SUPPORT LINTELS IN EXTERIOR WALLS
-DOUBLE HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY ARE BETWEEN 3'-11" (1.2m) AND 10'-6" (3.2m)
-DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS BETWEEN 2'-7" (800mm) AND 6'-7" (2.0m)
-DOUBLE JOISTS UNDER PARALLEL PARTITIONS
-BEAM TO BE PLACED UNDER LOADBEARING WALL WHEN WALL IS PARALLEL TO FLOOR JOISTS
-BEAM MAY BE A MAX. 24" (600mm) FROM A LOADBEARING WALL WHEN THAT WALL IS PERPENDICULAR TO FLOOR JOISTS
-METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN THEY FRAME INTO SIDES OF BEAMS, TRIMMERS AND HEADERS
-FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 15 3/4" (400mm) BEYOND SUPPORTS FOR 2" X 8" (38mm X 184mm)
-FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 23 5/8" (600mm) BEYOND SUPPORTS FOR 2" X 10" (38mm X 235mm) OR LARGER
-ALL STEEL BEAMS TO BE GRADE 350W
-LAMINATED VENEER LUMBER(LVL) TO BE GRADE 1.9E OR BETTER(MODULUS OF ELASTICITY, E=1.9X10 psi)

1 *TYPICAL ROOF CONSTRUCTION*
-NO. 210 (30.5 kg/m2) ASPHALT SHINGLES
-FOR ROOFS BETWEEN 4:12 & 8:12PITCH PROVIDE EAVES PROTECTION TO EXTENT UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 1'-0" (300mm) PAST THE INSIDE FACE OF THE EXTERIOR WALL
-EAVES PROTECTION LAID BENEATH STARTER STRIP
-STARTER STRIP AS PER OBC 9.26.7. (STARTER STRIP NOT REQUIRED IF TYPE M ROLLED ROOFING IS USED FOR EAVES PROTECTION)
3/8" (10mm) PLYWOOD SHEATHING OR OSB (O 2 GRADE) WITH "H" CLIPS
-APPROVED WOOD TRUSSES @ 24" O/C
-TRUSS BRACING AS PER TRUSS MANUFACTURER
-METAL EAVESTROUGH ON PREFINISHED ALUMINUM FASCIA & ALUMINUM VENTED SOFFIT
-ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT THE SOFFIT

2 *TYPICAL EXTERIOR SIDING WALL*
-VINYL SIDING (HORIZONTAL, VERTICAL, SHAKE OR SCALLOP)
-VINYL SIDING (HORIZONTAL, VERTICAL, SHAKE OR SCALLOP)
-6" (150mm) BASE FLASHING UP BEHIND WALL SHEATHING MEMBRANE
-15lb (0.7 kg/m2) BUILDING PAPER
-3/8" (10mm) EXTERIOR TYPE SHEATHING *PROVIDE 1"X3" (25mmX75mm) STRAPPING @ 12" O/C HORIZ. UNDER SHEATING FOR VERTICAL SIDING ONLY
-2"X6" (38mm X 140mm) STUDS @ 16" (400mm) O.C.
-MIN. R-22 (3.87 RSI) INSULATION
-6 MIL POLY AIR/VAPOUR BARRIER
-1/2" (12.7mm) GYPSUM BOARD

2S *TYPICAL EXTERIOR STUCCO WALL*
-STUCCO CLADDING SYSTEM CONFIRMING TO OBC 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 6MM (1/4") DRAINAGE CAVITY BEHIND THE CLADDING W/ POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED AS PER MANUFACTURERS SPECIFICATION
-ON 1" (25mm) MINIMUM EXTRUDED OR EXPANDED RIGID INSULATION
-APPROVED SHEATHING PAPER
-3/8" (10mm) EXTERIOR TYPE SHEATHING
-2"X6" (38mmX140mm) STUDS @ 400MM (16")O.C.
-R22 (RSI 3.87) BATT INSULATION
-APPROVED DIAGONAL WALL BRACING
-VAPOUR BARRIER AND CONT. AIR BARRIER
-1/2" (12.7mm) INT. DRYWALL FINISH
-STUCCO TO BE MIN. 8" (200mm) ABOVE FINISH GRADE

2F *EXTERIOR SIDING FIREWALL*
45 MIN. FIRE RESISTANCE RATING
WALL ASSEMBLY THE SAME AS NOTE (2) WITH THE FOLLOWING EXCEPTIONS:
-MIN. R-22 (3.87 RSI) INSULATION W/ A MASS OF 0.032 kg/m2 PER 1mm OF THICKNESS
-1/2" (12.7mm) TYPE 'X' GYPSUM BOARD

2G *GARAGE WALLS*
WALL ASSEMBLY THE SAME AS NOTE (2) WITH THE FOLLOWING EXCEPTIONS:
-2"X6" (38mm X 140mm) STUDS @ 16" (400mm) O/C
-1/2" (12.7mm) TYPE 'X' GYPSUM BOARD
-DELETE INSULATION & 6 MIL AIR/VAPOUR BARRIER

3 *TYPICAL EXTERIOR BRICK / STONE VENEER WALL*
-3 1/2" (90mm) FACE BRICK OR 4" (100mm) STONE, PROVIDE WEEP HOLES @ 2'-6" (800mm) @ BOTTOM COURSE & ABOVE ALL OPENINGS
-6" (150mm) BASE FLASHING UP BEHIND WALL SHEATHING MEMBRANE
-1" (25mm) AIR SPACE
-15lb (0.7 kg/m2) BUILDING PAPER
-GALV. METAL BRICK TIES @ 24" (600mm) H.O.C. AND 16" (400mm) V.O.C.
-3/8" (10mm) EXTERIOR TYPE SHEATHING
-2"X6" (38mm X 140mm) STUDS @ 16" (400mm) O.C.
-R-22 (3.87 RSI) INSULATION
-6 MIL POLY AIR/VAPOUR BARRIER
-1/2" (12.7mm) GYPSUM BOARD

3F *EXTERIOR BRICK / STONE VENEER FIREWALL*
45 MIN. FIRE RESISTANCE RATING
WALL ASSEMBLY THE SAME AS NOTE (3) WITH THE FOLLOWING EXCEPTIONS:
-MIN. R-22 (3.87 RSI) INSULATION W/ A MASS OF 0.032 kg/m2 PER 1mm OF THICKNESS
-1/2" (12.7mm) TYPE 'X' GYPSUM BOARD

3G *GARAGE WALLS*
WALL ASSEMBLY THE SAME AS NOTE (3) WITH THE FOLLOWING EXCEPTIONS:
-2"X4" (38mm X 89mm) STUDS @ 16" (400mm) O/C
-1/2" (12.7mm) TYPE 'X' GYPSUM BOARD
-DELETE INSULATION & 6 MIL AIR/VAPOUR BARRIER

4 *INTERIOR STUD WALLS*
-2"X4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C. OR 2"X6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
-DOUBLE 2"X4" (38mm X 89mm) OR (38mm X 140mm) 2"X6" TOP PLATES
-SINGLE 2"X4" (38mm X 89mm) OR (38mm X 140mm) 2"X6" BOTTOM PLATE
-1/2" (13mm) INTERIOR GYPSUM BOARD BOTH SIDES

5 *FOUNDATION WALL*
-8" (200mm) OR 10" (255mm) POURED CONC. FDTN. WALL 15 MPa (2200 psi) W/ BITUMENOUS DAMPROOFING AND DRAINAGE LAYER
-BRACE FOUNDATION WALL PRIOR TO BACKFILLING ON CONC. FOOTINGS C/W CONT. FORMED KEYWAY AND REST ON NATURAL UNDISTURBED SOIL W/ MINIMUM BEARING CAPACITY OF 150KPa (14.5 psi) OR GREATER.
-FOR FOOTING SIZES SEE ARCHITECTURAL DRAWINGS
(*SEE OBC 9.15.3 & 9.15.4.)
-INSULATE W/ R-20 (RSI 3.52) CONTINUOUS INSULATION ON INTERIOR SIDE OF FDN WALL.

6 *WEEPING TILE*
-4" (100mm) DIA. WEEPING TILE LAID ON UNDISTURBED OR WELL COMPACTED SOIL. TOP OF WEEPING TILE TO BE BELOW BTM. OF FLR. SLAB. COVER TOP & SIDES OF WEEPING TILE W/ 6" (150mm) OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL AND DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL

7 *BASEMENT SLAB / SLAB ON GRADE*
-3" (75mm) SOLID 3600psi (25MPa) CONCRETE SLAB-DAMPPROOF BELOW SLAB W/MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE S ROLL ROOFING W/12" (300mm) LAPPED JOINTS (DAMPPROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi (25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS)
-5" (100mm) OF 3/4" CLEAR STONE BASE
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.
-WHERE RADON EXISTS THE PERIMETER OF SLAB AND ANY PENETRATIONS OF THE SLAB SHALL BE SEALED AGAINST SOIL GAS LEAKAGE WITH FLEXIBLE SEALANT CONFORMING TO O.B.C. 9.10.13.7
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO OBC 9.13.7.
-PROVIDE R-10 (RSI 1.76) RIGID INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23 1/2" (600mm) OF BASEMENT SLAB EDGE. INSULATION TO EXTEND TO NOT LESS THAN 23 1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (O.B.C. SB-12 - 3.1.1.7 (5)).
-PROVIDE R-10 (RSI 1.76) RIGID INSULATION UNDER ENTIRE SLAB WHERE THE ENTIRE SLAB IS WITHIN 23 1/2" (600mm) OF GRADE
(O.B.C. SB-12 - 3.1.1.7 (6)).

8 *FLOOR ASSEMBLY*
-FOR THICKNESS OF SUBFLOOR REFER TO ENGINEERING DWG'S
-SPACE CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS. PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'-7', 2 ROWS FOR SPANS GREATER THAN 7'

9 *CEILING*
-R-60 (RSI 10.56) INSULATION
-6 MIL POLY AIR/VAPOUR BARRIER
-5/8" (15.8 mm) GYPSUM BOARD OR 1/2" CEILING BOARD (12.7 mm)

10 *STAIRS INTERIOR & EXTERIOR*

-MIN. RISE	= 5" (125mm)
-MAX. RISE	= 7-7/8" (200mm)
-MIN. RUN	= 10" (255mm)
-MAX. NOSING	= 1" (25mm)
-MIN. HEADROOM	= 6'-5" (1950mm)
-MIN. WIDTH (BETWEEN WALL FACES)	= 2'-10" (860mm)
-MIN. WIDTH (EXIT STAIRS, BETWEEN GUARDS)	= 2'-11" (900mm)
FOR CURVED STAIRS	
-MIN. RUN	= 5-7/8" (150mm)
-MIN. AVG. RUN	= 7-7/8" (200mm)

NOTE: FOR EXTERIOR CONC. STEPS
-10" (254mm) RUN & 8" (200mm) RISE
-FOUNDATION WALL REQUIRED FOR 3 OR MORE RISERS, FOOTING TO BE MIN. 4'-0" (1.22mm) BELOW GRADE.

11 *RAILINGS / GUARDS*

-INTERIOR LANDING	= 3'-6" (1070mm)
-INTERIOR STAIR	= 2'-11" (900mm)
-EXTERIOR LANDING (GREATER THAN 2'0" (610mm) ABOVE GRADE)	= 2'-11" (900mm)
-EXTERIOR LANDING (GREATER THAN 5'11" (1800mm) ABOVE GRADE)	= 3'-6" (1070mm)
-EXTERIOR STAIR	= 2'-11" (900mm)

-4" (100mm) MAX. BETWEEN WOOD PICKETS

12 *SILL PLATE*
-2" X 4" (38mm X 89mm) SILL PLATE W/ 1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2.4m) O.C. FASTENED TO PLATE W/ NUTS AND WASHERS & SHALL BE EMBEDDED NOT LESS THAN 4" (100mm) INTO FDN WALL. SILL PLATE TO BE CAULKED OR PLACED ON MINERAL WOOL OR FOAM GASKET NOT LESS THAN 1" (25mm) THICK BEFORE COMPRESSING, OR PLACED ON FULL BED OF MORTAR

13 *STRIP FOOTING*
-2200psf (15MPa) CONCRETE FOOTING W/ CONTINUOUS KEY, RESTING ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL

14 *BEARING STUD WALL (BASEMENT)*
-2"X4" (38mmX 89mm) WOOD STUDS OR 2"X6" (38mmX 140mm) WOOD STUDS @ 12" (300mm) O.C.
-DOUBLE 2"X4" OR 2"X6" TOP PLATE
-2"X4" OR 2"X6" SILL PLATE ON DAMPPROOFING MATERIAL
-1/2" (12.7mm) DIA. ANCHOR BOLTS @ 8'-0" (2.4m) O.C.
-6"X12" (150mmX300mm) FOOTING FOR 2"X4" (38mmX89mm) STUD WALL
-6"X16" (140mmX400mm) FOOTING FOR 2"X6" (38mmX140mm) STUD WALL

15 *STEEL PIPE COLUMN (see O.B.C. 9.15.3.3)*
-3 1/2" (89mm) DIA. X 0.118 (4.78mm) STL. COL. W/ 6"X6"X3/8" (150mmX150mmX9.5mm) STL. TOP & BOTTOM PLATE

15A *STEEL PIPE COLUMN (see O.B.C. 9.15.3.3)*
-3 1/2" (89mm) DIA. X 0.188 (4.78mm) STL. COLUMN W/ 4"X4"X1/4" (100mmX100mmX6.4mm) STEEL TOP & BOTTOM PLATE
-FIELD WELD BOTTOM PLATE TO 10"X4"X1/2" (250mmX100mmX12.5mm) BASE PLATE C/W 2-1/2" (12.7mm) DIA. X 12" (300mm) LONG X 2" (50mm) HOOK ANCHORS

15B *STEEL PIPE COLUMN*
-3 1/2" (89mm) DIA. X 0.188 (4.78mm) NON-ADJUSTABLE STEEL COLUMN W/ 6"X6"X3/8" (150X150X9.5) STEEL TOP PLATE & 4 1/2"X10"X1/2" (120X250X12.5) STEEL BOTTOM PLATE W/ 2-1/2"DIA.X12"X2" (2-12mm DIA.X300mmX50mm) HOOK ANCHORS, FIELD WELD COLUMN TO BASE PLATE

16 *PILASTERS / BEAM POCKETS*
PILASTER
-8" X 8" (200mm X 200mm) POURED CONCRETE PEIR
BEAM POCKET
-4" (100mm) RECESSED INTO FDN. WALL, WIDTH TO MATCH BEAM SIZE W/ 1/2" (12.7mm) SPACE AROUND WOOD BEAMS

17 *STEEL BEAM WOOD PLATE / STRAPPING*
-2"X6" PLATE BOLTED OR RAMSET TO STEEL BEAM FLANGE @ 16" O/C. JOISTS TO BE TOE NAILED TO PLATE.
-1"X4" (19mm X 38mm) WOOD STRAPPING ON BOTH SIDES OF STEEL BEAM

18 *GARAGE SLAB*
-4" (100mm) 32MPa (4640 psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 4" (100mm) COARSE GRANULAR FILL W/ COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT 1% MIN.

19 *GARAGE WALL & CEILING*
-1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF CEILING BETWEEN HOUSE & GARAGE
-TAPE AND SEAL ALL JOINTS GAS TIGHT
-R22 (RSI 3.87) BATT INSULATION IN WALLS
-R31 (RSI 5.46) SPRAY FOAM INSULATION IN CEILINGS W/ FLOOR ABOVE
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ OBC 9.25.3 & 9.25.4 FOR FLOOR ABOVE

20 *GARAGE MAN DOOR*
-TO BE GAS PROOFED WITH SELF CLOSER, WEATHERSTRIPPING, THRESHOLD & DEADBOLT

21 *PRECAST CONC. STEP*
-2 RISERS PERMITTED TO BE LAID ON GROUND MAX.

22 CAPPED DRYER VENT OBC 9.32.1.3(3)

23 *ATTIC ACCESS HATCH*
-ATTIC ACCESS HATCH 22"X26" (545mmX700mm) WITH WEATHERSTRIPPING.
-R20 (RSI 3.52) RIGID INSULATION BACKING.
(*SEE O.B.C. 9.19.2.)

24 *LINEN CLOSET* -4 SHELVES MIN. 1'-2" (350mm) DEEP

25 *EXHAUST FAN*
-ROOM TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR - SEALED W/ ALUM. TAPE

26 *WOOD COLUMN*
-REFER TO PLANS FOR COLUMN SIZE
-METAL SHOE ANCHORED TO FTG.

27 *PORCH SLAB*
FOR MAX. 8'-2" (2500mm) PORCH DEPTH
-5" (125mm) 32 MPa (4640 psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT
-REINF. WITH 10M BARS @ 8" (200mm) O/C EACH WAY IN BOTTOM THIRD OF SLAB ANCHORED IN PERIMETER FDTN. WALLS WITH 24"X24" (610mmX610mm) 10M @ 24" (610mm) O/C. DOWELS.
-SLOPE SLAB MIN. 1.0% FROM DOOR SLAB TO HAVE A MIN. 3" (75mm) BEARING ON FDTN. WALLS.
-PROVIDE (WL1) LINTELS OVER CELLAR DOOR.

28 *BRIDGING & STRAPPING*
BRIDGING
-1" X 3" (19mmX 64mm) OR 2" X 2" (38mmX 38mm) CROSS BRIDGING @ MAX. 6'-11" (2.1m) O.C.
STRAPPING
-1" X 3" (19mmX 64mm) NAILED TO U/S OF JOISTS @ MAX. 6'-11" (2.1m) O.C.
-FASTED TO SILL OR HEADER @ ENDS

29 *BLOCK VENEER WALL*
4" (100mm) CONCRETE BLOCK TO SUPPORT BRICK ABOVE. WALL AS PER NOTE (3) EXCEPT NO WEEP HOLES

30 WOOD FRAMING MEMBERS SUPPORTED ON CONCRETE IN CONTACT WITH GROUND OR FILL SHALL BE PRESSURE TREATED OR SEPARATED FROM CONCRETE W/ 6 mil POLUETHYLENE OR No.15 ROLL ROOFING

31 *DOUBLE VOLUME WALL*
WALL ASSEMBLY THE SAME AS NOTE (2) & (3) WITH THE FOLLOWING EXCEPTIONS:
FOR A MAXIMUM 5490mm (18'-0") HEIGHT, PROVIDE 2-38x140 (2-2"x6") CONTINUOUS STUDS @300mm (12") o.c. FOR BRICK AND 400mm (16") o.c. FOR SIDING. PROVIDE SOLID WOOD BLOCKING BETWEEN STUDS @1220mm (4'-0") o.c. VERT. 7/16" EXT. PLYWOOD SHEATHING

32 *CONVENTIONAL ROOF & CEILING FRAMING*
-2" X 6" (38mm X 140mm) RAFTERS @ 16" (400mm) O.C.
-2"X4" (38mm X 89mm) COLLAR TIES AT MIDSPANS
-CEILING JOISTS TO BE 2" X 6" (38mmX 140mm) @ 16" (400mm) O.C. UNLESS OTHERWISE NOTED
-HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER THAN COMMON RAFTERS & MIN. 1-1/2" (38mm) THICK

33 *VAULTED OR CATHEDRAL CEILING*
-APPROVED SCISSOR TRUSSES OR 2" X 10" (38mmX 235mm) W/ 2" (38mm) CROSS PURLINS
-R31 (RSI 5.46) INSULATION, 3" (75mm) MIN. CLEARANCE FROM U/S OF ROOF SHEATHING TO INSULATION
-6 MIL POLY AIR/VAPOUR BARRIER
-1/2" (12.7 mm) GYPSUM BOARD

34 *WALLS ADJACENT TO ATTIC SPACE*
-1/2" (13mm) GYPSUM BOARD
-6 MIL POLY AIR/VAPOUR BARRIER
-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C.
-R22 (RSI 3.87) BATT INSULATION
-7/16" (11mm) OSB SHEATHING ON ATTIC SIDE

35 *EXPOSED CANTILEVERED FLOOR*
-FLOOR ASSEMBLY AS PER NOTE (8)
-6 MIL POLY AIR/VAPOUR BARRIER
-R31 (RSI 5.46) SPRAY FOAM INSULATION
-VENTED ALUMINUM SOFFIT

36 *UNSUPPORTED FDTN. WALLS @ OPENINGS & SUNKEN AREAS*
-2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" UNSUPPORTED WALL LENGTH)
-3-20M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" UNSUPPORTED WALL LENGTH)
-4-20M BARS IN TOP PORTION OF WALL (10'-0" TO 15'-0" UNSUPPORTED WALL LENGTH)
-BARS STACKED VERTICALLY @ INTERIOR FACE OF WALL W/ 2" (50mm) CONCRETE COVER & EXTEND 2'-0" (600mm) BEYOND BOTH SIDES OF OPENING.

37 *PROVIDE THE FOLLOWING WITHIN THE GARAGE FOR FUTURE ELECTRIC VEHICLE CAR CHARGING:*
(A) MIN. 200 AMP PANEL BOARD (IN BASEMENT).
(B) A CONDUIT THAT IS NOT LESS THAN 27 MM TRADE SIZE AND IS EQUIPPED WITH A MEANS TO ALLOW CABLES TO BE PULLED INTO THE CONDUIT, AND
(C) A SQUARE 4-11/16 IN. TRADE SIZE ELECTRICAL OUTLET BOX. THE OUTLET BOX AND CONDUIT SHALL PROVIDE AN EFFECTIVE BARRIER AGAINST THE PASSAGE OF GAS AND EXHAUST FUMES.

SMOKE ALARM (O.B.C - 9.10.19.)
-PROVIDE 1 ON EACH FLOOR INCLUDING BASEMENTS
-PROVIDE 1 IN EACH BEDROOM
-PROVIDE 1 IN EACH HALLWAY SERVICING BEDROOMS
-ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS.
-ALARMS MUST BE HARDWIRED AND HAVE AN ALTERNATE POWER SOURCE THAT CAN POWER ALARM FOR 7 DAYS, FOLLOWED BY 4 MINUTES OF ALARM
-SMOKE ALARMS SHALL HAVE A VISUAL COMPONENT AS PER 9.10.19.1.(2)

CARBON MONOXIDE ALARM (O.B.C. - 9.33.4.)
-WHERE THERE IS A FUEL BURNING APPLIANCE A CMA SHALL BE PROVIDED ADJACENT TO EACH SLEEPING AREA.
-CMA TO BE WIRED IN CIRCUIT TO SOUND SMOKE ALARMS WHEN ACTIVATED.
-WHERE A STORAGE GARAGE IS ATTACHED OR BUILT-IN, A CMA SHALL BE PROVIDED ADJACENT TO EACH SLEEPING AREA

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8. DETAILS

FLOOR AREA CALCULATIONS		ELEV. B	
GROUND FLOOR AREA	=	2001	Sq. Ft.
SECOND FLOOR AREA	=	1812	Sq. Ft.
GROSS FLOOR AREA	=	3813	Sq. Ft.
1st FLOOR OPEN AREA	=	0	Sq. Ft.
2nd FLOOR OPEN AREA	=	17	Sq. Ft.
ADD TOTAL OPEN AREAS	=	17	Sq. Ft.
ADD FIN. BASEMENT AREA	=	1715	Sq. Ft.
TOTAL FLOOR AREA	=	5545.00	Sq. Ft.
GROUND FLOOR COVERAGE	=	2001	Sq. Ft.
GARAGE AREA	=	451	Sq. Ft.
PORCH AREA	=	65	Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	2517	Sq. Ft.
	=	233.84	Sq. m.
TOTAL COVERAGE W/O PORCH	=	2452	Sq. Ft.
	=	227.80	Sq. m.

GLAZING CALCULATION CHART EL. B	
GRADE TO SECOND FLOOR	13.50 ft.
SECOND FLOOR TO TOP OF PLATE	9.08 ft.
GROUND FLOOR PERIMETER	191.83 ft.
SECOND FLOOR PERIMETER	191.00 ft.
TOTAL WALL AREA	4323.99 s.f.
GLAZING FRONT ELEVATION	247.92 s.f.
GLAZING LEFT SIDE ELEVATION	63.99 s.f.
GLAZING RIGHT SIDE ELEVATION	53.55 s.f.
GLAZING REAR ELEVATION	220.10 s.f.
TOTAL GLAZING AREA	585.56 s.f.
ALLOWABLE GLAZING AREA	17 %
GLAZING AREA	13.54%

FEB 0 6 2019

REVISIONS			
#	Description	Date	By
1	ISSUED FOR PRELIMINARY REVIEW	NOV. 10/17	MS
2	FLOORS & TRUSSES CO-ORD. ISSUED TO ENG. FOR REVIEW	JAN. 25/18	MT
3	REV. PER CLIENT COMMENTS	APR. 04/18	MT
4	ISSUED FINAL	MAY. 24/18	MT
5	LOT SPECIFIC - LOT 1 - WORKING DRAWINGS CREATED	JAN. 29/19	AE

TIBURTINO - LOT 1 ONLY

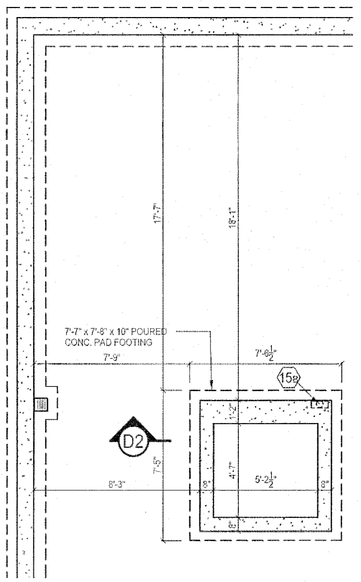
ONE RISER DESIGNS
20 RIVERMEDE ROAD, UNIT 101
CONCORD, ONTARIO
L4K 3N3
PHONE: (905) 669-2111
FAX: 1 (866) 602-1163
WWW.ONERISER.CA

The undersigned has reviewed and takes responsibility for this design and has the qualifications and books, the co-ordinates set out in the Ontario Building Code to design the work shown on the attached drawings.
QUALIFICATION INFORMATION
IAN ROBERTSON 27816
REGISTRATION INFORMATION
ONE RISER DESIGNS INC. 32072

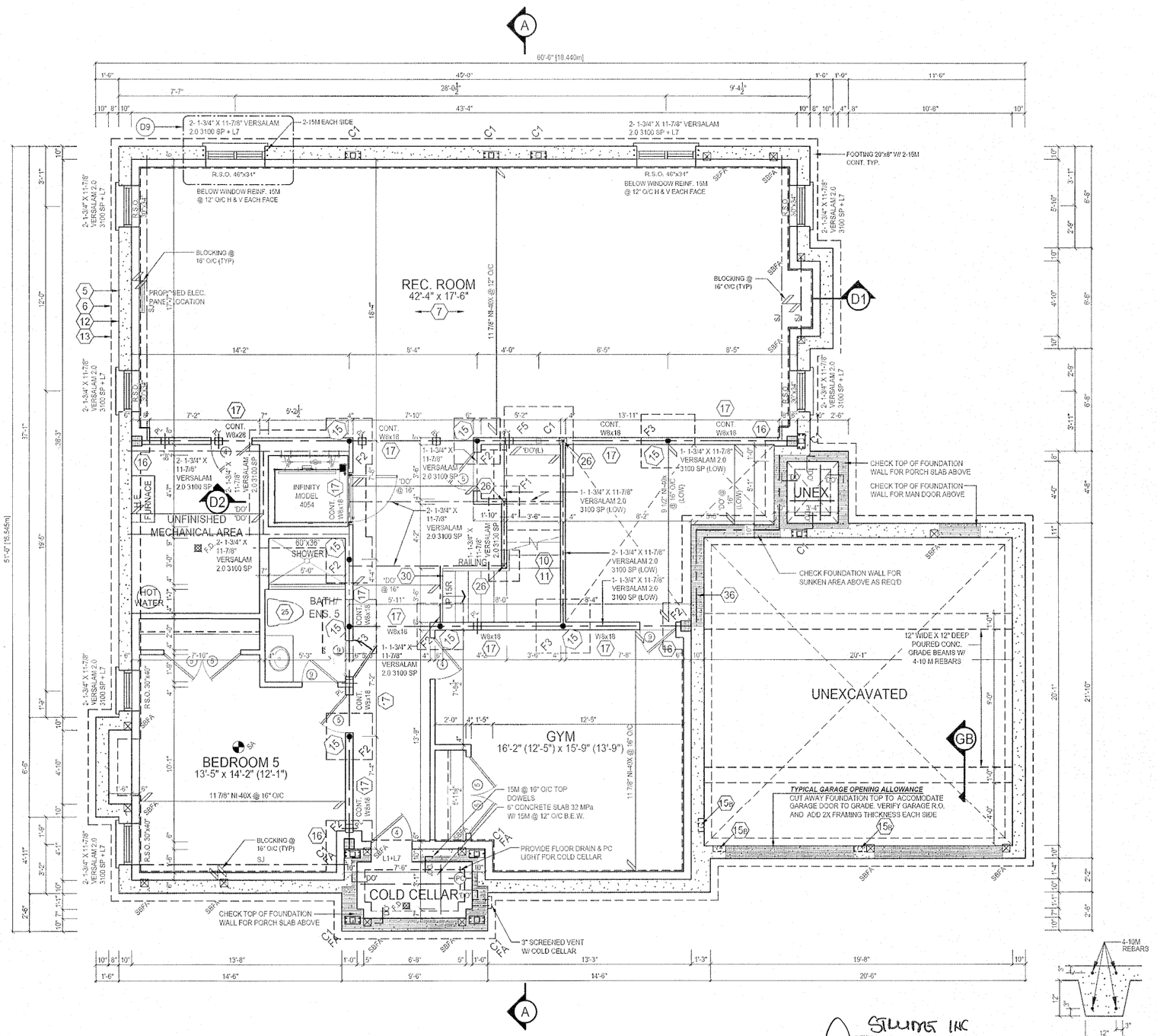
Client: GREENPARK HOMES
Project: TIBURTINO CITY OF OAKVILLE
Model: GEORGIAN 3 ELEVATION B
Sheet Title: NOTES PAGE

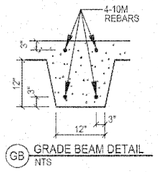
Drawn by:	MT	Checked by:	MS
Project No:	17-25	Page:	1 OF 8
Scale:	3/16" = 1'0"		

NOTE: REFER TO FLOOR FRAMING SHOP DRAWINGS FOR JOIST SIZING / SPACING & BEAM SIZE INFORMATION



PARTIAL ELEVATOR FOUNDATION PLAN





BASEMENT GENERAL NOTES

- ALL CONCRETE FOOTINGS SHALL REST ON UNDISTURBED SOIL WITH ALLOWABLE BEARING CAPACITY OF 150 KPA. (3135 PSF). (TO BE SITE VERIFIED) AND SHALL BE A MIN. OF 4'0" BELOW FINISHED GRADE.
- CONCRETE FOOTINGS AND FOUNDATION WALLS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 25 MPA AFTER 28 DAYS.
- STRUCTURAL STEEL MEMBERS AND INSERTS SHALL BE CSA G.40.21-M350 AND EMBEDDED PLATES SHALL BE GENERAL PURPOSE STEEL.
- BACKFILL SHALL BE PLACED AND COMPACTED EQUALLY ON BOTH SIDES OF GARAGE FOUNDATION WALLS TO AVOID LATERAL LOADING.
- ALL EXPOSED CONCRETE TO BE 32 Mpa W/ 5-7% AIR ENTRAINMENT
- ALL FOOTINGS TO HAVE MIN. 2-15M BARS CONT.
- REFER TO FLOOR TRUSS SHOP DRAWINGS FOR ALL FLOOR FRAMING INFORMATION
- WHEN VENEER CUT IS GREATER THAN 26" A 10" POURED CONC. FDTN. WALL IS REQUIRED.
- SPACE CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS. PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'-7', 2 ROWS FOR SPANS GREATER THAN 7'

PAD FOOTING SCHEDULE

F1	24"x24"x12" POURED CONC. PAD
F2	36"x36"x16" POURED CONC. PAD
F3	42"x42"x16" POURED CONC. PAD
F4	48"x48"x16" POURED CONC. PAD .
F5	54"x54"x16" POURED CONC. PAD
F6	60"x60"x18" POURED CONC. PAD

ASSUME SOIL BEARING CAPACITY 150 Kpa
TO BE SITE VERIFIED

STEEL COLUMN SCHEDULE

C1	4"X4"X1/4" H.S.S. W/ 6"X10"X1/2" BASE PLATE & 2-3/4" DIA. ANCHOR BOLTS W/ 4 BOLTS
C2	3 1/2"DIA. 1/4" THICK W/ 10"X10"X1/2" BASE PL. W/ 2-3/4" 4 - 1 DIA. ANCHOR BOLTS
C3	6" X 6" X 3/8" THICK W/ 12" X 12" X 1/2" BASE PLATE @ 4 - 3/4" DIA. ANCHOR BOLTS
C4	6" X 6" X 1/4" THICK W/ 10" X 10" X 1/2" BASE PLATE @ 4 - 3/4" DIA. ANCHOR BOLTS
C5	4" X 4" X 1/4" THICK W/ 10" X 10" X 1/2" BASE- PLATE @ 4 - 3/4" DIA. ANCHOR BOLTS
M*	25KNm2 - USE 4 BOLTS FOR MOMENT CONNECTION

WOOD/STEEL LINTELS		WOOD BEAMS	
L1	2 - 2"X8" SP#2	WB1	2 - 2"X8" SP#2
L2	3 - 2"X8" SP#2	WB2	3 - 2"X8" SP#2
L3	2 - 2"X10" SP#2	WB3	4 - 2"X8" SP#2
L4	3 - 2"X10" SP#2	WB4	2 - 2"X10" SP#2
L5	2 - 2"X12" SP#2	WB5	3 - 2"X10" SP#2
L6	3 - 2"X12" SP#2	WB6	4 - 2"X10" SP#2
L7	3 1/2" x 3 1/2" x 1/4" (90x90x6) L	WB7	2 - 2"X12" SP#2
L8	3 1/2" x 3 1/2" x 5/16"(90x90x8) L	WB8	3 - 2"X12" SP#2
L9	4" x 3 1/2" x 1/4" (100x90x6) L	WB9	4 - 2"X12" SP#2
L10	5" x 3 1/2" x 5/16" (125x90x8) L		
L11	5" x 3 1/2" x 3/8" (125x90x10) L		
L12	6" x 4" x 3/8" (150x100x10) L		

CONC. BEAM	4-15m BARS OVER OPENING, EXTENDED 24" BELOW OPENING W/ 1RE 0m STIR-UPS @ 12" O/C

DOOR SCHEDULE - BASEMENT

1	2'-10" x 6'-8" - INSULATED ENTRANCE DOOR
1A	2'-8" x 6'-8" - INSULATED FRONT DOORS
2	2'-8" x 6'-8" - WOOD & GLASS DOOR
3	2'-8" x 6'-8" x 1-3/4" - EXTERIOR SLAB DOOR
3A	3'-0" X 6'-8" X 1-3/4" - EXTERIOR SLAB DOOR
4	2'-8" x 6'-8" x 1-3/8" - INTERIOR SLAB DOOR
5	2'-6" x 6'-8" x 1-3/8" - INTERIOR SLAB DOOR
6	2'-2" x 6'-8" x 1-3/8" - INTERIOR SLAB DOOR
7	1'-6" x 6'-8" x 1-3/8" - INTERIOR SLAB DOOR
8	2'-0" x 6'-8" x 1-3/8" - INTERIOR SLAB DOOR
9	2'-4" x 6'-8" x 1-3/8" - INTERIOR SLAB DOOR

REBAR NOTES

B.L.L	BOTTOM LOWER LEVEL
B.U.L	BOTTOM UPPER LEVEL
T.U.L	TOP UPPER LEVEL
T.A.A.	TOP ALL AROUND
B.E.W	BOTTOM EACH WAY

DESIGN LOADS - BASEMENT

LIVE LOAD	40 PSF
DEAD LOAD	20 PSF

STILLMAN INC
LICENSED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
Feb 5/19
for Stillman Corp

FEB 0 6 2019

REVISIONS			
#	Description	Date:	By:
1	ISSUED FOR PRELIMINARY REVIEW	NOV. 10/17	MS
2	FLOORS & TRUSSES CO-ORD. ISSUED TO ENG. FOR REVIEW	JAN. 25/18	MT
3	REV. PER CLIENT COMMENTS	APR. 04/18	MT
4	ISSUED FINAL	MAY. 24/18	MT
5	LOT SPECIFIC - LOT 1 - WORKING DRAWINGS CREATED	JAN. 29/19	AE

TIBURTINO - LOT 1 ONLY

ONE RISER DESIGNS
20 RIVERMEDE ROAD, UNIT 101
CONCORD, ONTARIO
L4K 3N5
PHONE: (905) 669-2111
FAX: 1 (866) 602-1163
WWW.ONERISER.CA

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

QUALIFICATION INFORMATION — M.N. ROBERTSON — 27816

REGISTRATION INFORMATION — 1 RISER DESIGNS Inc. — 32072

Client: GREENPARK HOMES

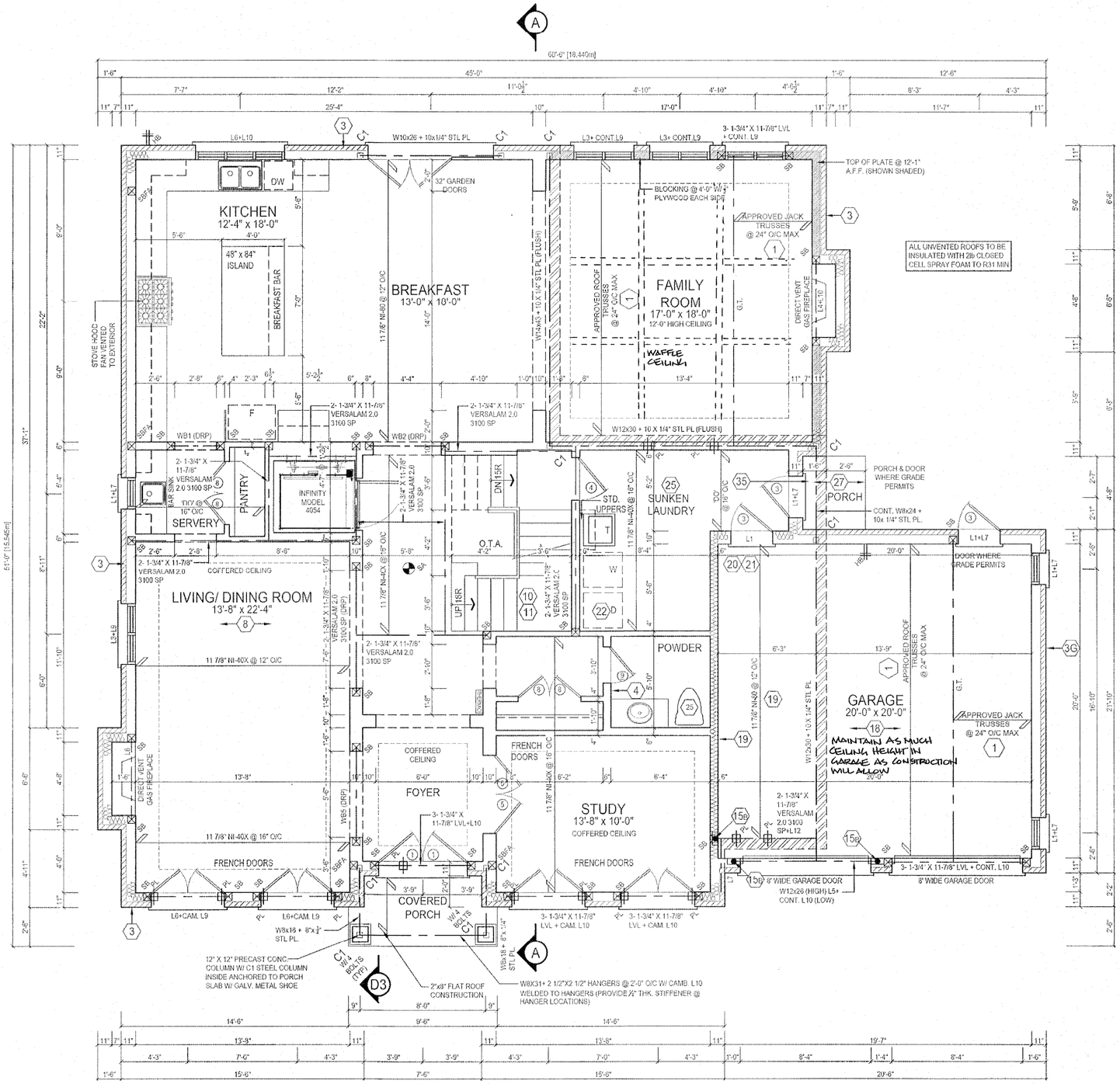
Project: TIBURTINO
CITY OF OAKVILLE

Model: GEORGIAN 3
ELEVATION B

Sheet Title: BASEMENT PLAN

Drawn by:	MT	Checked by:	MS
Project No:	17-25	Page:	2 OF 8
Scale:	3/16" = 1'0"		

NOTE: REFER TO FLOOR FRAMING SHOP DRAWINGS FOR JOIST SIZING / SPACING & BEAM SIZE INFORMATION



STRUCTURE INC

FOR SUBMISSION ONLY

FEB 0 6 2019

GROUND FLOOR GENERAL NOTES

- ALL INTERIOR DOOR AND OPENING LINTEL NOT SHOWN TO BE A MIN. OF 2-2"X8" SPF#1
- ALL 4" & 6" PARTITIONS SHOWN (UNLESS OTHERWISE NOTED) TO BE 2"X4" OR 2"X6" @ 16" O/C W/ 1/2" DRYWALL BOTH SIDES
- PROVIDE WALLS WITH DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE, DOUBLE STUDS AT ALL OPENINGS AND TRIPLE STUDS @ CORNERS
- REFER TO FLOOR TRUSS SHOP DRAWINGS FOR ALL FLOOR FRAMING INFORMATION
- REFER TO TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION
- SPACE CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS. PROVIDE 1 ROW BRIDGING FOR SPANS OF 9'-7", 2 ROWS FOR SPANS GREATER THAN 7'
- CONTRACTOR TO VERIFY ALL FLOOR & ROOF TRUSSES, DIMENSIONS AND ENGINEERING. ANY DISCREPANCIES SHALL BE REPORTED TO 1 RISER DESIGNS PRIOR TO CONSTRUCTION.

STEEL COLUMN SCHEDULE

C1	4"X4"X1/4" H.S.S. W/ 6"X16"X1/2" BASE PLATE & 2-3/4" DIA. ANCHOR BOLTS W/ 4 BOLTS
C2	3 1/2"DIA. 1/4" THICK W/ 10"X10"X1/2" BASE PL. W/ 2-3/4" 4 - 1 DIA. ANCHOR BOLTS
C3	6" X 6" X 3/8" THICK W/ 12" X 12" X 1/2" BASE PLATE @ 4 - 3/4" DIA. ANCHOR BOLTS
C4	5" X 5" X 1/4" THICK W/ 10" X 10" X 1/2" BASE- PLATE @ 4 - 3/4" DIA. ANCHOR BOLTS
C5	4" X 4" X 1/4" THICK W/ 10" X 10" X 1/2" BASE- PLATE @ 4 - 3/4" DIA. ANCHOR BOLTS
"M"	25KN/m2 - USE 4 BOLTS FOR MOMENT CONNECTION

WOOD/STEEL LINTELS		WOOD BEAMS	
L1	2 - 2"X8" SP#2	WB1	2 - 2"X8" SP#2
L2	3 - 2"X8" SP#2	WB2	3 - 2"X8" SP#2
L3	2 - 2"X10" SP#2	WB3	4 - 2"X8" SP#2
L4	3 - 2"X10" SP#2	WB4	2 - 2"X10" SP#2
L5	2 - 2"X12" SP#2	WB5	3 - 2"X10" SP#2
L6	3 - 2"X12" SP#2	WB6	4 - 2"X10" SP#2
L7	3 1/2" x 3 1/2" x 1/4" (90x90x6) L	WB7	2 - 2"X12" SP#2
L8	3 1/2" x 3 1/2" x 5/16"(90x90x8) L	WB8	3 - 2"X12" SP#2
L9	4" x 3 1/2" x 1/4" (100x90x6) L	WB9	4 - 2"X12" SP#2
L10	5" x 3 1/2" x 5/16" (125x90x8) L		
L11	5" x 3 1/2" x 3/8" (125x90x10) L		
L12	6" x 4" x 3/8" (150x100x10) L		

DOOR SCHEDULE - GROUND FLOOR

1	2'-10" x 8'-0" - INSULATED ENTRANCE DOOR
1A	2'-8" x 8'-0" - INSULATED FRONT DOORS
2	2'-8" x 8'-0" - WOOD & GLASS DOOR
3	2'-8" x 8'-0" x 1-3/4" - EXTERIOR SLAB DOOR
3A	3'-0" X 8'-0" X 1-3/4" - EXTERIOR SLAB DOOR
4	2'-8" x 8'-0" x 1-3/8" - INTERIOR SLAB DOOR
5	2'-6" x 8'-0" x 1-3/8" - INTERIOR SLAB DOOR
6	2'-2" x 8'-0" x 1-3/8" - INTERIOR SLAB DOOR
7	1'-6" x 8'-0" x 1-3/8" - INTERIOR SLAB DOOR
8	2'-0" x 8'-0" x 1-3/8" - INTERIOR SLAB DOOR
9	2'-4" x 8'-0" x 1-3/8" - INTERIOR SLAB DOOR

DESIGN LOADS - GROUND FLOOR

LIVE LOAD	40 PSF
DEAD LOAD	20 PSF

WALL LEGEND

- VARYING WALL HEIGHT
- DOUBLE VOLUME WALL
- LOAD BEARING WALL

TIBURTINO - LOT 1 ONLY

ONE RISER DESIGNS
20 RIVERMEDE ROAD, UNIT 101
CONCORD, ONTARIO
L4K 3N3
PHONE: (905) 669-2111
FAX: 1 (866) 602-1163
WWW.ONERISER.CA

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached drawings.

QUALIFICATION INFORMATION — 27816

REGISTRATION INFORMATION — 32072

1 RISER DESIGNS Inc.

Client: GREENPARK HOMES

Project: TIBURTINO
CITY OF OAKVILLE

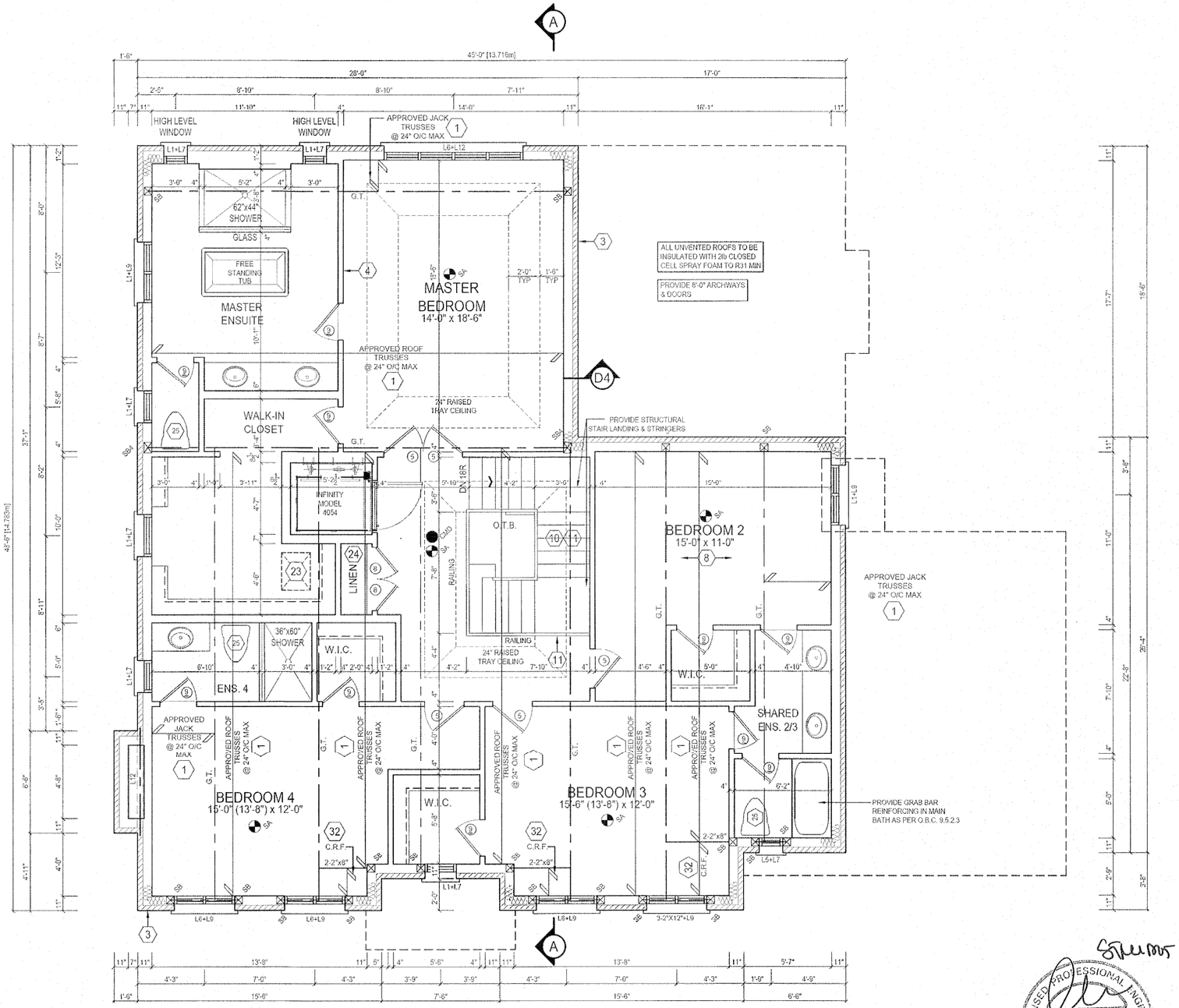
Model: GEORGIAN 3
ELEVATION B

Sheet Title: GROUND FLOOR PLAN

REVISIONS			
#	Description	Date:	By:
1	ISSUED FOR PRELIMINARY REVIEW	NOV. 10/17	MS
2	FLOORS & TRUSSES CO-ORD. ISSUED TO ENG. FOR REVIEW	JAN. 25/18	MT
3	REV. PER CLIENT COMMENTS	APR. 04/18	MT
4	ISSUED FINAL	MAY. 24/18	MT
5	LOT SPECIFIC - LOT 1 - WORKING DRAWINGS CREATED	JAN. 29/19	AE

Drawn by:	MT	Checked by:	MS
Project No:	17-25	Page:	3 OF 8
Scale:	3/16" = 1'0"		

NOTE: REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION



SECOND FLOOR GENERAL NOTES

- ALL INTERIOR DOOR AND OPENING LINTEL NOT SHOWN TO BE A MIN. OF 2-2"X8" SPF#2
- ALL 4" & 6" PARTITIONS SHOWN (UNLESS OTHERWISE NOTED) TO BE 2"X4" OR 2"X6" @ 16" O/C W/ 1/2" DRYWALL BOTH SIDES
- PROVIDE WALLS WITH DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE, DOUBLE STUDS AT ALL OPENINGS AND TRIPLE STUDS @ CORNERS
- REFER TO TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION
- CONTRACTOR TO VERIFY ALL FLOOR & ROOF TRUSSES, DIMENSIONS AND ENGINEERING. ANY DISCREPANCIES SHALL BE REPORTED TO 1 RISER DESIGNS PRIOR TO CONSTRUCTION.

STEEL COLUMN SCHEDULE

C1	4"X4"X1/4" H.S.S. W/ 6"X10"X1/2" BASE PLATE & 2-3/4" DIA. ANCHOR BOLTS W/ 4 BOLTS
C2	3 1/2"DIA. 1/4" THICK W/ 10"X10"X1/2" BASE PL. W/ 2-3/4" & - 1 DIA. ANCHOR BOLTS
C3	6" X 6" X 3/8" THICK W/ 12" X 12" X 1/2" BASE PLATE @ 4 - 3/4" DIA. ANCHOR BOLTS
C4	5" X 5" X 1/4". THICK W/ 10" X 10" X 1/2" BASE- PLATE @ 4 - 3/4" DIA. ANCHOR BOLTS
C5	4" X 4" X 1/4". THICK W/ 10" X 10" X 1/2" BASE- PLATE @ 4 - 3/4" DIA. ANCHOR BOLTS
"M"	25KN/m2 - USE 4 BOLTS FOR MOMENT CONNECTION

WOOD/STEEL LINTELS		WOOD BEAMS	
L1	2 - 2"X8" SP#2	WB1	2 - 2"X5" SP#2
L2	3 - 2"X8" SP#2	WB2	3 - 2"X8" SP#2
L3	2 - 2"X10" SP#2	WB3	4 - 2"X8" SP#2
L4	3 - 2"X10" SP#2	WB4	2 - 2"X10" SP#2
L5	2 - 2"X12" SP#2	WB5	3 - 2"X10" SP#2
L6	3 - 2"X12" SP#2	WB6	4 - 2"X10" SP#2
L7	3 1/2" x 3 1/2" x 1/4" (90x90x6) L	WB7	2 - 2"X12" SP#2
L8	3 1/2" x 3 1/2" x 5/16"(90x90x8) L	WB8	3 - 2"X12" SP#2
L9	4" x 3 1/2" x 1/4" (100x90x6) L	WB9	4 - 2"X12" SP#2
L10	5" x 3 1/2" x 5/16" (125x90x8) L		
L11	5" x 3 1/2" x 3/8" (125x90x10) L		
L12	6" x 4" x 3/8" (150x100x10) L		

DOOR SCHEDULE - SECOND FLOOR

1	2'-10" x 7'-0" - INSULATED ENTRANCE DOOR
1A	2'-6" x 7'-0" - INSULATED FRONT DOORS
2	2'-8" x 7'-0" - WOOD & GLASS DOOR
3	2'-8" x 7'-0" x 1-3/4" - EXTERIOR SLAB DOOR
3A	3'-0" X 7'-0" X 1-3/4" - EXTERIOR SLAB DOOR
4	2'-6" x 7'-0" x 1-3/8" - INTERIOR SLAB DOOR
5	2'-6" x 7'-0" x 1-3/8" - INTERIOR SLAB DOOR
6	2'-2" x 7'-0" x 1-3/8" - INTERIOR SLAB DOOR
7	1'-6" x 7'-0" x 1-3/8" - INTERIOR SLAB DOOR
8	2'-0" x 7'-0" x 1-3/8" - INTERIOR SLAB DOOR
9	2'-4" x 7'-0" x 1-3/8" - INTERIOR SLAB DOOR

DESIGN LOADS - ASPHALT SHINGLES

DEAD LOAD	TOP CHORD = 15.00 PSF	
	BOTTOM CHORD = 7.00 PSF	
LIVE LOAD	TOP CHORD = 39.30 PSF	
	BOTTOM CHORD = 10.50 PSF	

WALL LEGEND

- VARYING WALL HEIGHT
- DOUBLE VOLUME WALL
- LOAD BEARING WALL

FEB 0 6 2019

STAMPED INC

LICENSED PROFESSIONAL ENGINEER B. MARINKOVIC PROVINCE OF ONTARIO

For Structure only

TIBURTINO - LOT 1 ONLY

ONE RISER DESIGNS
20 RIVERMEDE ROAD, UNIT 101
CONCORD, ONTARIO
L4K 3N3
PHONE: (905) 669-2111
FAX: 1 (866) 602-1163
WWW.ONERISER.CA

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the plans and documents.

QUALIFICATION INFORMATION — IAN ROBERTSON — 27816
REGISTRATION INFORMATION — 1 RISER DESIGNS Inc. — 32072

Client: GREENPARK HOMES

Project: TIBURTINO
CITY OF OAKVILLE

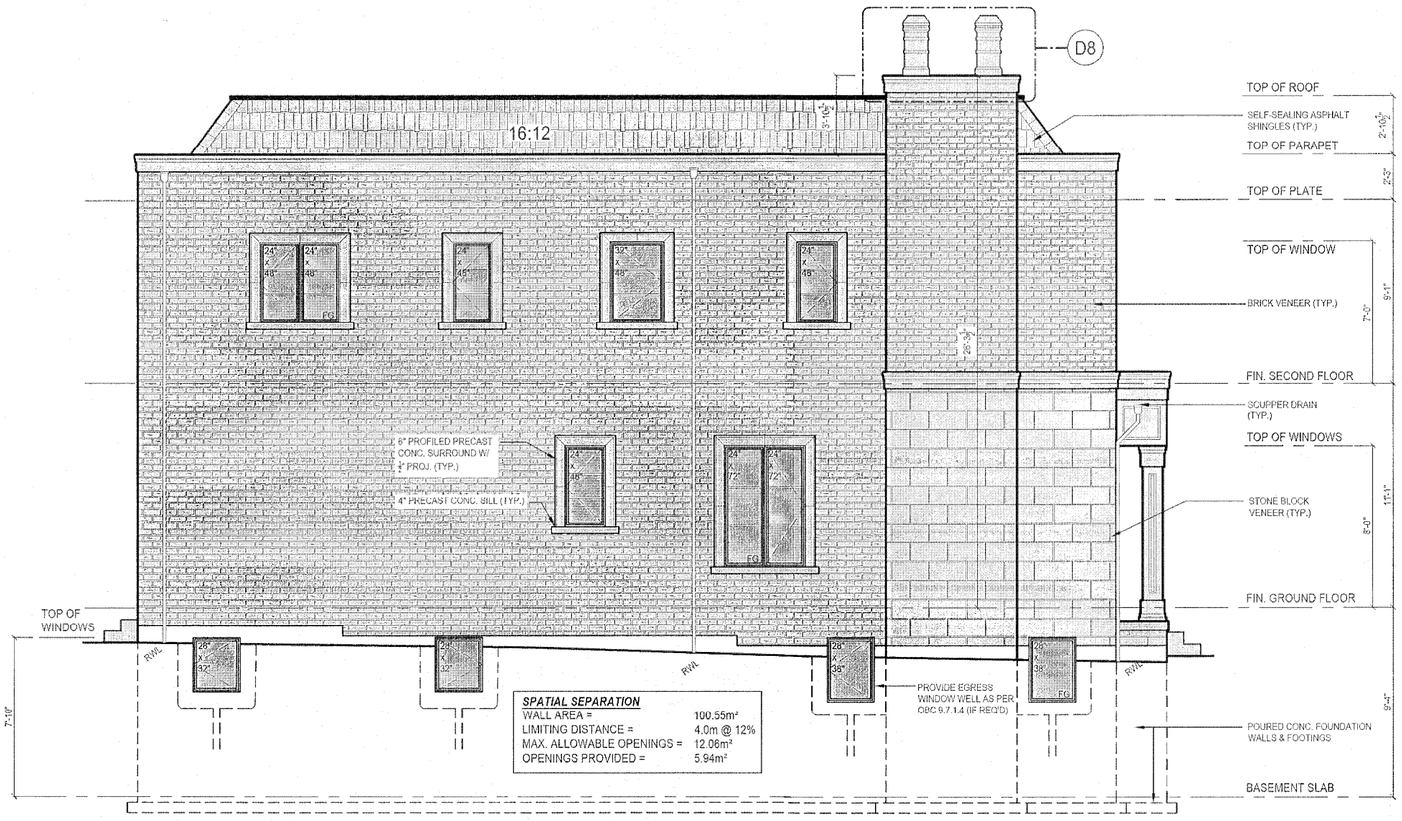
Model: GEORGIAN 3
ELEVATION B

Sheet Title: SECOND FLOOR PLAN

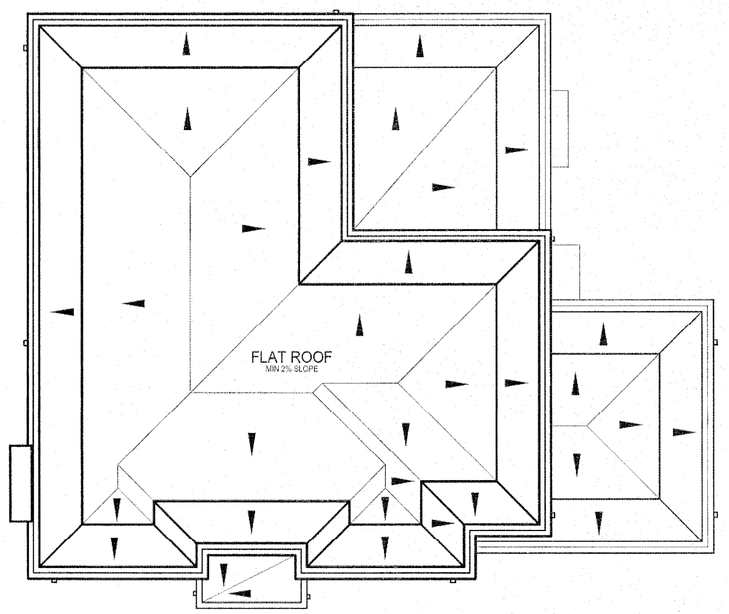
REVISIONS			
#	Description	Date:	By:
1	ISSUED FOR PRELIMINARY REVIEW	NOV. 10/17	MS
2	FLOORS & TRUSSES CO-ORD. ISSUED TO ENG. FOR REVIEW	JAN. 25/18	MT
3	REV. PER CLIENT COMMENTS	APR. 04/18	MT
4	ISSUED FINAL	MAY. 24/18	MT
5	LOT SPECIFIC - LOT 1 - WORKING DRAWINGS CREATED	JAN. 29/19	AE

Drawn by:	MT	Checked by:	MS
Project No:	17-25	Page:	4 OF 8
Scale:	3/16" = 1'0"		

FRONT ELEVATION B



LEFT SIDE ELEVATION B



ROOF PLAN
N.T.S

FEB 0 6 2019

ELEVATION GENERAL NOTES

- REFER TO FRONT ELEVATION FOR INFORMATION NOT SHOWN

TIBURTINO - LOT 1 ONLY

ONE RISER DESIGNS
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FAX: 1 (866) 602-1163
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The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on this drawing.

QUALIFICATION INFORMATION
IAN RUDERTSON — 27816
REGISTRATION INFORMATION
1 RISER DESIGNS Inc. — 32072

Client: GREENPARK HOMES

Project: TIBURTINO
CITY OF OAKVILLE

Model: GEORGIAN 3
ELEVATION B

Sheet Title: FRONT & LEFT SIDE ELEVATION & ROOF PLAN

Drawn by:	Checked by:
MT	MS
Project No: 17-25	Page: 5 OF 8
Scale: 3/16" = 1'0"	

REVISIONS

#	Description	Date:	By:
1	ISSUED FOR PRELIMINARY REVIEW	NOV. 10/17	MS
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4	ISSUED FINAL	MAY. 24/18	MT
5	LOT SPECIFIC - LOT 1 - WORKING DRAWINGS CREATED	JAN. 29/19	AE

REAR ELEVATION B

SPATIAL SEPARATION

WALL AREA =	88.82m²
LIMITING DISTANCE =	2.0m @ 9%
MAX. ALLOWABLE OPENINGS =	7.99 m²
OPENINGS PROVIDED =	3.84 m²

RIGHT SIDE ELEVATION B

ELEVATION GENERAL NOTES

- REFER TO FRONT ELEVATION FOR INFORMATION NOT SHOWN

TIBURTINO - LOT 1 ONLY

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The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on this drawing/documents.

IAN ROBERTSON — QUALIFICATION INFORMATION — 27816
1 RISER DESIGNS Inc. — REGISTRATION INFORMATION — 32072

FEB 0 6 2019

REVISIONS			
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5	LOT SPECIFIC - LOT 1 - WORKING DRAWINGS CREATED	JAN. 29/19	AE

Client: GREENPARK HOMES

Project: TIBURTINO
CITY OF OAKVILLE

Model: GEORGIAN 3
ELEVATION B

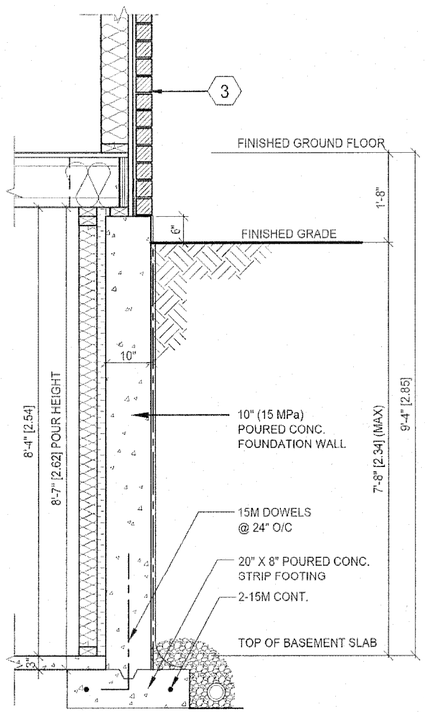
Sheet Title: REAR & RIGHT SIDE ELEVATION

Drawn by: MT | Checked by: MS

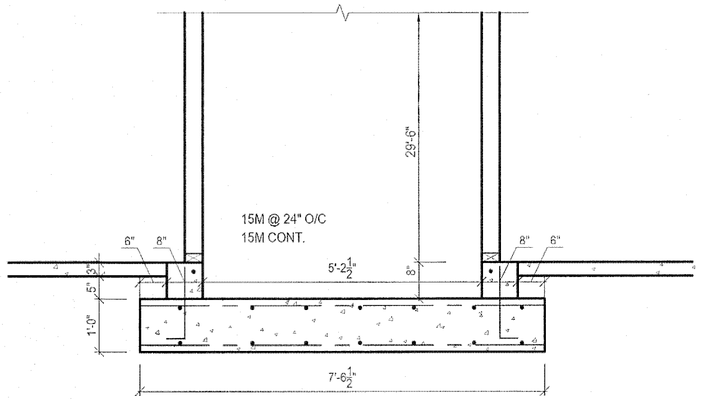
Project No: 17-25

Scale: 3/16" = 1'0"

Page: 6 OF 8

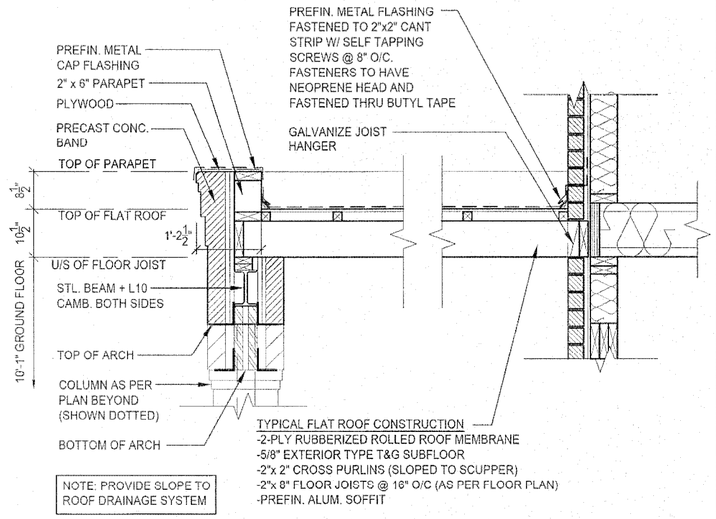


D1 TYPICAL FOUNDATION WALL DETAIL
SCALE 1/2"=1'-0"

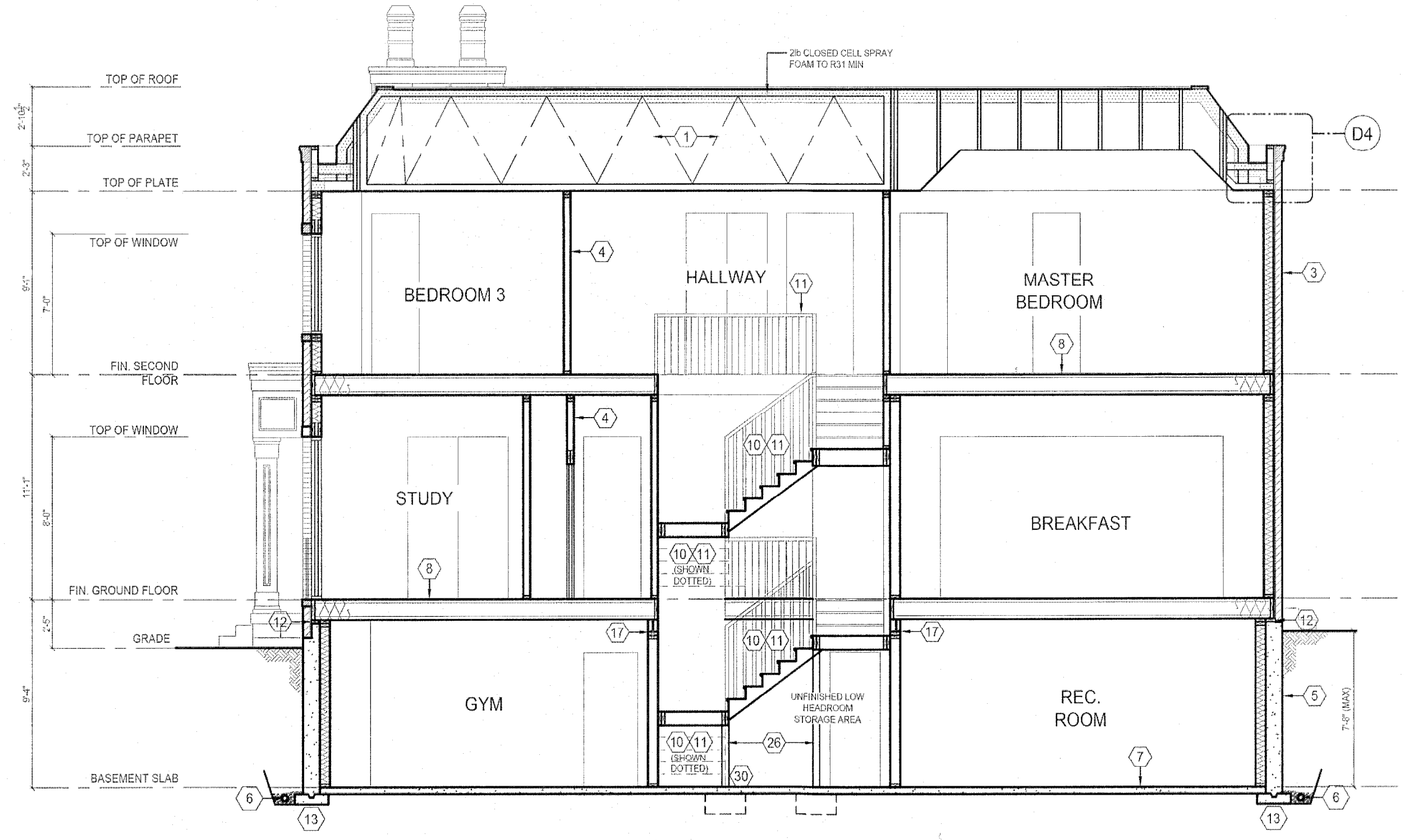


15M @ 12" O/C TOP & BOTTOM
EACH WAY

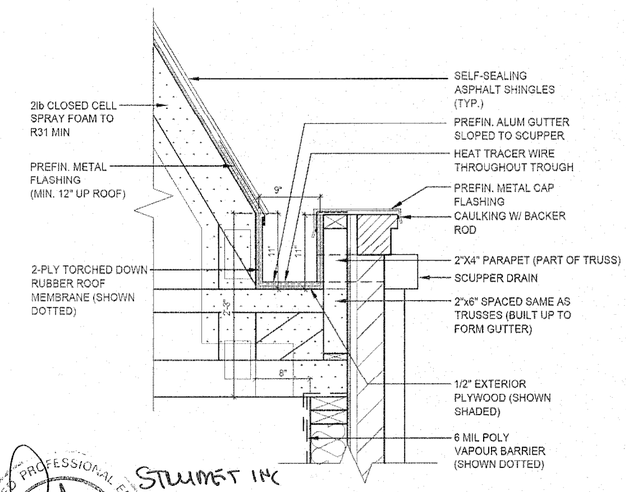
D2 ELEVATOR FOOTING DETAIL
SCALE 1/2"=1'-0"



D3 FLAT ROOF DETAIL @ ENTRANCE
SCALE 1/2"=1'-0"



SECTION 'A-A'



LICENSED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
STRUMAT INC
FOR STRUCTURAL ONLY

D4 SLOPED ROOF @ PARAPET DETAIL
SCALE 3/4"=1'-0"

FEB 0 6 2019

REVISIONS			
#	Description	Date:	By:
1	ISSUED FOR PRELIMINARY REVIEW	NOV. 10/17	MS
2	FLOORS & TRUSSES CO-ORD. ISSUED TO ENG. FOR REVIEW	JAN. 25/18	MT
3	REV. PER CLIENT COMMENTS	APR. 04/18	MT
4	ISSUED FINAL	MAY. 24/18	MT
5	LOT SPECIFIC - LOT 1 - WORKING DRAWINGS CREATED	JAN. 28/19	AE

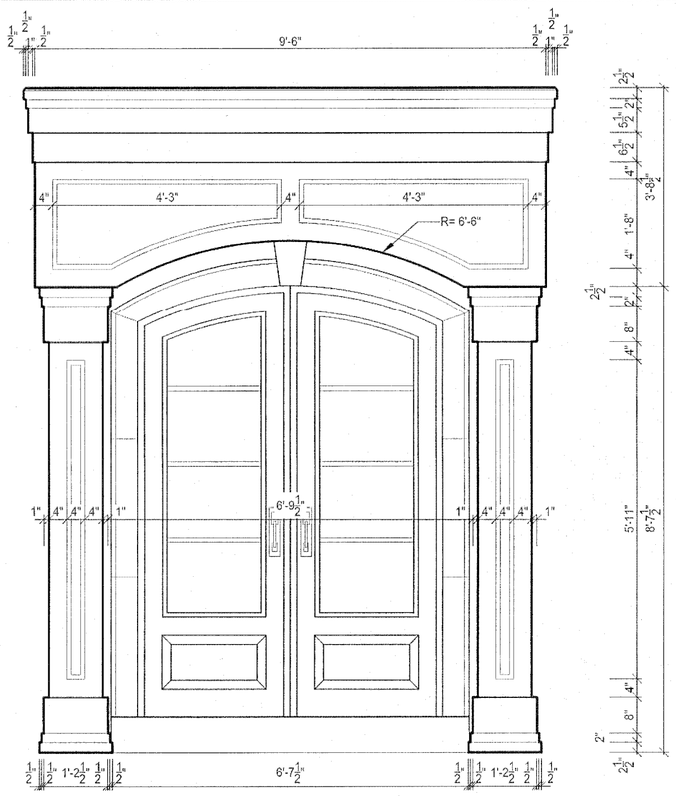
TIBURTINO - LOT 1 ONLY

ONE RISER DESIGNS
20 RIVERMEDE ROAD, UNIT 101
CONCORD, ONTARIO
L4K 3N3
PHONE: (905) 669-2111
FAX: 1 (866) 602-1163
WWW.ONERISER.CA

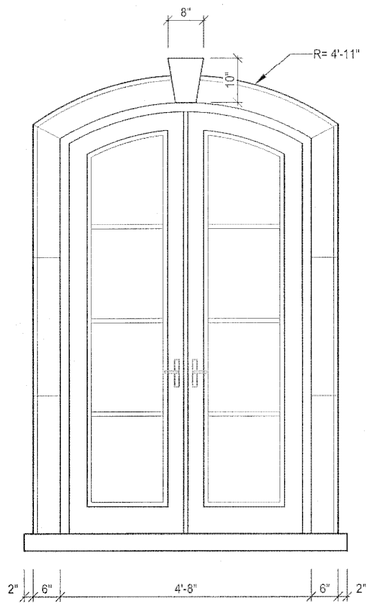
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on this drawing.

IAN ROBERTSON — QUALIFICATION INFORMATION — 27816
ONE RISER DESIGNS Inc. — REGISTRATION INFORMATION — 32072

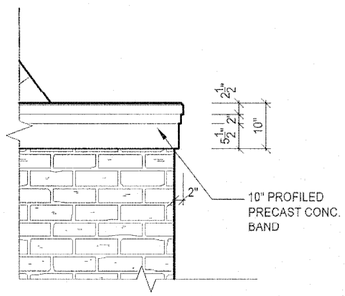
Client: GREENPARK HOMES
Project: TIBURTINO
CITY OF OAKVILLE
Model: GEORGIAN 3
ELEVATION B
Sheet Title: SECTION 'A'-'A' & DETAILS
Drawn by: MT
Checked by: MS
Project No: 17-25
Scale: 3/16" = 1'0"
Page: 7 OF 8



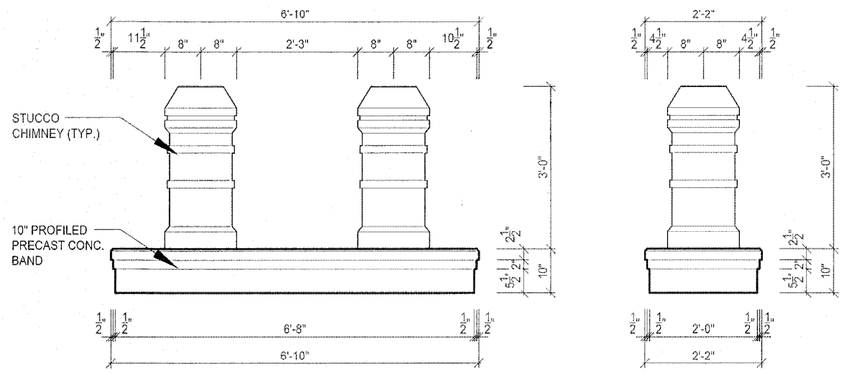
D5 PRECAST CONC. PORTICO
SCALE 1/2"=1'-0"



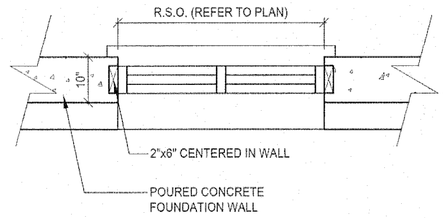
D6 WINDOW SURROUND/ HEADER DETAIL
SCALE 1/2"=1'-0"



D7 TYP. PRECAST CONC. BAND
SCALE 1/2"=1'-0"



D8 CHIMNEY CAP DETAIL
SCALE 1/2"=1'-0"



D9 TYPICAL BASEMENT WINDOW OPENING
SCALE 1/2"=1'-0"

STALLMEET INC

LICENSED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO

FEB 0 6 2019

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QUALIFICATION INFORMATION
IAN ROBERTSON 27816
REGISTRATION INFORMATION
1 RISER DESIGNS INC. 32072

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Page: 8 OF 8