

CONSTRUCTION NOTES

(UNLESS OTHERWISE NOTED)

SB-12
(TABLE 2.1.1.2A)

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=1.9X10⁶ psi)

TYPICAL ROOF CONSTRUCTION

-NO. 210 (30.5 kg/m²) ASPHALT SHINGLES
-FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (600mm) 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

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 SHEATHING 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

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

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

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
TYPICAL EXTERIOR BRICK / STONE VENEER WALL
-3 1/2" (90mm) FACE BRICK OR 4" (100mm) STONE. PROVIDE WEEP HOLES @ 2'-6" (600mm) @ 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.
-R22 (3.87 RSI) INSULATION
-6 MIL POLY AIR/VAPOUR BARRIER
-1/2" (12.7mm) GYPSUM BOARD

STRIP FOOTING

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

16 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

16 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 DAMPROOF BELOW SLAB W/ MIN. 0.008" (0.15mm) POLYETHYLENE OR TYPE 3 ROLL ROOFING W/ 1/2" (300mm) LAPPED JOINTS (DAMP-PROOFING 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 DWGS
-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 = 2'-10" (600mm)
(BETWEEN WALL FACES)
-MIN. WIDTH (EXIT STAIRS, BETWEEN GUARDS)
-FOR CURVED STAIRS
-MIN. RUN = 5-7/8" (150mm)
-MIN. 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" (600mm)
-EXTERIOR LANDING = 2'-11" (600mm)
(GREATER THAN 20" (610mm) ABOVE GRADE)
-EXTERIOR LANDING = 3'-6" (1070mm)
(GREATER THAN 5'11" (1800mm) ABOVE GRADE)
-EXTERIOR STAIR = 2'-11" (600mm)
-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

14 BEARING STUD WALL (BASEMENT)
-2"X4" (38mmX89mm) WOOD STUDS OR 2"X8" (38mmX 140mm) WOOD STUDS @ 12" (300mm) O.C.
-DOUBLE 2"X4" OR 2"X6" TOP PLATE
-2"X4" OR 2"X6" SILL PLATE ON DAMPROOFING MATERIAL
-1/2" (12.7mm) DIA. ANCHOR BOLTS @ 6'-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 PILASTER / 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 RIMSET 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"X28" (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. 6'-2" (2000mm) PORCH DEPTH
-5" (125mm) 32 MPa (4640 psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT
-REIN. WITH 10M BARS @ 5" (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" (19mmX64mm) OR 2" X 2" (38mmX 38mm) CROSS BRIDGING @ MAX. 6'-11" (2.1m) O.C.
STRAPPING
-1" X 3" (19mmX64mm) 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 POLYETHYLENE 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. 1/2" 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 (3)
-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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6. REAR & RIGHT SIDE ELEVATION 'B'
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8. DETAILS

FLOOR AREA CALCULATIONS		ELEV. B
GROUND FLOOR AREA	=	2243 Sq. Ft.
SECOND FLOOR AREA	=	1971 Sq. Ft.
GROSS FLOOR AREA	=	4214 Sq. Ft.
1st FLOOR OPEN AREA	=	0 Sq. Ft.
2nd FLOOR OPEN AREA	=	0 Sq. Ft.
ADD TOTAL OPEN AREAS	=	0 Sq. Ft.
ADD FIN. BASEMENT AREA	=	2005 Sq. Ft.
TOTAL FLOOR AREA	=	6219.00 Sq. Ft.
GROUND FLOOR COVERAGE	=	2272 Sq. Ft.
GARAGE AREA	=	462 Sq. Ft.
PORCH AREA	=	644 Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	3378 Sq. Ft.
	=	313.83 Sq. m.
TOTAL COVERAGE W/O PORCH	=	2734 Sq. Ft.
	=	254.00 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	227.16 ft.
SECOND FLOOR PERIMETER	215.00 ft.
TOTAL WALL AREA	5018.86 s.f.
GLAZING FRONT ELEVATION	372.00 s.f.
GLAZING LEFT SIDE ELEVATION	53.43 s.f.
GLAZING RIGHT SIDE ELEVATION	79.93 s.f.
GLAZING REAR ELEVATION	199.86 s.f.
TOTAL GLAZING AREA	705.22 s.f.
ALLOWABLE GLAZING AREA	17 %
GLAZING AREA	14.05%

ONE RISER
DESIGNS
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GREENPARK HOMES
TIBURTINO
CITY OF OAKVILLE
GEORGIAN 4
ELEVATION B

NOTES PAGE
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REVISIONS		Date	By
1	ISSUED FOR PRELIMINARY REVIEW	NOV 10/17	MS
2	FLOORS & TRUSSES CO-ORD. ISSUED TO ENG. FOR REVIEW	JAN 25/16	MT
3	REV. PER CLIENT COMMENTS	APR 04/18	MT
4	ISSUED FINAL	MAY 24/18	MT
5	LOT SPECIFIC DRAWING CREATED	JAN 29/19	AE
6	ISSUED FINAL	FEB 15/19	MT

19-0248

SITE COPY

TIBURTINO - LOT 3 ONLY

RECEIVED

MAR 12 2019

BUILDING DEPARTMENT
TOWN OF OAKVILLE

3/16" = 1/8"

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

BASEMENT GENERAL NOTES

- ALL CONCRETE FOOTINGS SHALL REST ON UNDISTURBED SOIL WITH ALLOWABLE BEARING CAPACITY OF 150 KPA (1500 PSF). TO BE SITE VERIFIED AND SHALL BE A MIN. OF 4" 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-M360 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 20" X 10" POURED CONC. FOTN. 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"x16" 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	8" X 8" X 1/2" THICK W/ 16" X 16" X 1/2" BASE PLATE @ 4-3/4" DIA. ANCHOR BOLTS
C5	8" X 8" X 1/4" THICK W/ 10" X 10" X 1/2" BASE PLATE @ 4-3/4" DIA. ANCHOR BOLTS

1/4" MIN. W/ 2 - 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 1/2" x 5/16" (90x90x6) 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 1/4" (125x90x6) L		
L11	5" x 3 1/2" x 3/8" (125x90x10) L		
L12	6" x 4" x 3/8" (150x100x10) L		

CONC. 4-15M BARS OVER OPENING, EXTENDED BEAM 24" BELOW OPENING W/ 15M 0m STRIPS @ 12" O.C.

DOOR SCHEDULE - BASEMENT

1	2'-10" x 6'-8" - INSULATED ENTRANCE DOOR
1A	2'-6" x 6'-8" - INSULATED FRONT DOORS
2	2'-6" x 6'-8" - WOOD & GLASS DOOR
3	2'-6" 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'-6" 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

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

DATE: 27816
32072

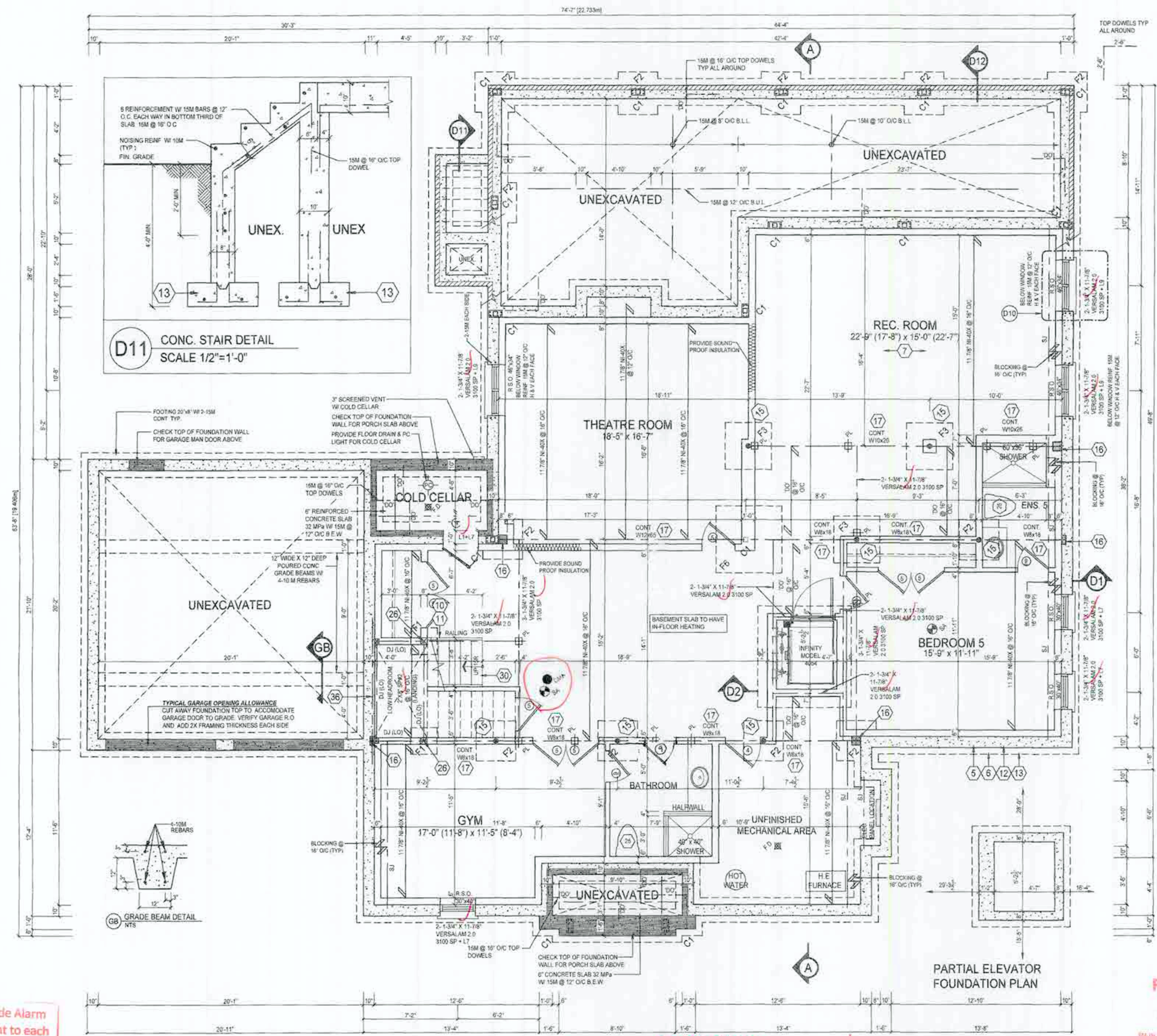
GREENPARK HOMES
TIBURTINO
CITY OF OAKVILLE
GEORGIAN 4
ELEVATION B

BASEMENT PLAN

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

TIBURTINO - LOT 3 ONLY

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BUILDING DEPARTMENT
TOWN OF OAKVILLE



D11 CONC. STAIR DETAIL
SCALE 1/2"=1'-0"

GB GRADE BEAM DETAIL
NTS

Carbon Monoxide Alarm
required adjacent to each
sleeping area

SMOKE ALARM REQUIRED

**THE TOWN OF OAKVILLE
BUILDING DEPARTMENT**
No construction shall proceed beyond the foundation stage until a survey is signed by an Ontario Land Surveyor, is filed and approved by an inspector. The survey must show the position and elevation of the top of the foundation on the lot.

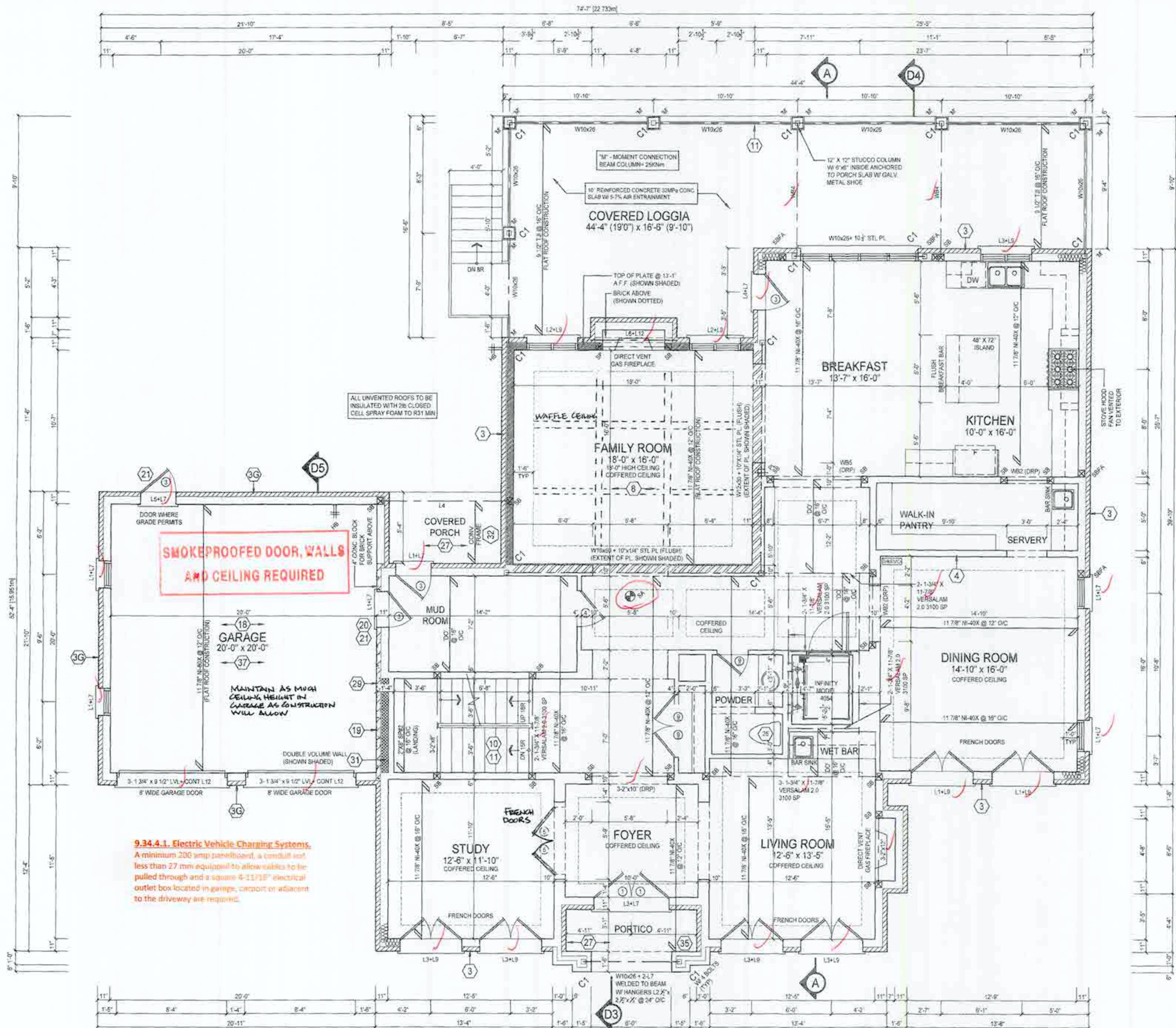
Electrical Contractor
Registration Agency
ALL ELECTRICAL INSTALLATIONS
MUST BE INSPECTED BY THE
ELECTRICAL SAFETY AUTHORITY
SEPARATE INSPECTOR
APPLICATIONS MUST BE FILED
FOR MORE INFORMATION PLEASE CALL:
ELECTRICAL SAFETY AUTHORITY
1-877-ESA-SAFE (372-7233)
PLUG IN SAFELY: HIRE A LICENSED
ELECTRICAL CONTRACTOR
FIND A CONTRACTOR AT:
www.pluginsafely.ca

REVIEWED
PERMIT IS ISSUED SUBJECT TO ANY REVISIONS
SHOWN IN COLOUR AND MARKED THEREON OR
ON ATTACHED SHEET
PERMIT NO 19-248
DATE MAR 21 2019 SIGNED
CONSTRUCTION MUST CONFORM
TO THE ONTARIO BUILDING CODE



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 DRAWING CREATED	JAN 29/19	AE
6	ISSUED FINAL	FEB 15/19	MT



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

- GROUND FLOOR GENERAL NOTES**
- ALL INTERIOR DOOR AND OPENING LINTEL NOT SHOWN TO BE A MIN. OF 2-2X8 SPPR
 - ALL 4" & 6" PARTITIONS SHOWN (UNLESS OTHERWISE NOTED) TO BE 2X4 OR 2X6 @ 16" OC 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 5'-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

QTY	DESCRIPTION
1	4" X 4" X 1/4" H.S.S. W/ 5" X 10" X 1/2" BASE PLATE & 3-3/4" DIA. ANCHOR BOLTS W/ 4 BOLTS
3	3/2" DIA. 1/4" THICK W/ 10" X 10" X 1/2" BASE PL. W/ 2-3/4" 4-1 DIA. ANCHOR BOLTS
3	6" X 6" X 3/8" THICK W/ 12" X 12" X 1/2" BASE PLATE @ 4-3/4" DIA. ANCHOR BOLTS
2	5" X 5" X 1/4" THICK W/ 10" X 10" X 1/2" BASE-PLATE @ 4-3/4" DIA. ANCHOR BOLTS
2	4" X 4" X 1/4" THICK W/ 10" X 10" X 1/2" BASE-PLATE @ 4-3/4" DIA. ANCHOR BOLTS

WOOD/STEEL LINTELS WOOD BEAMS

QTY	DESCRIPTION	QTY	DESCRIPTION
1	2-2X8 SPPR	1	2-2X8 SPPR
1	3-2X8 SPPR	1	3-2X8 SPPR
1	2-2X10 SPPR	1	4-2X8 SPPR
1	3-2X10 SPPR	1	2-2X10 SPPR
1	2-2X12 SPPR	1	3-2X10 SPPR
1	3-2X12 SPPR	1	4-2X10 SPPR
1	3-1/2" X 3-1/2" X 1/4" (90x90x6) L	1	2-2X12 SPPR
1	3-1/2" X 3-1/2" X 5/16 (90x90x8) L	1	3-2X12 SPPR
1	4" X 3-1/2" X 1/4" (100x90x6) L	1	4-2X12 SPPR
1	5" X 3-1/2" X 3/8" (125x90x10) L		
1	6" X 4" X 3/8" (150x100x10) L		

DOOR SCHEDULE - GROUND FLOOR

QTY	DESCRIPTION
1	2-10" X 8-0" - INSULATED ENTRANCE DOOR
1A	2-6" X 8-0" - INSULATED FRONT DOORS
2	2-6" X 8-0" - WOOD & GLASS DOOR
3	2-6" X 8-0" X 1-3/4" - EXTERIOR SLAB DOOR
3A	3-0" X 8-0" X 1-3/4" - EXTERIOR SLAB DOOR
4	2-6" 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 6-0" 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	30 PSF

WALL LEGEND

[Pattern]	VARYING WALL HEIGHT
[Pattern]	DOUBLE VOLUME WALL
[Pattern]	LOAD BEARING WALL

ONE RISER DESIGNS
 20 RIVERMEDE ROAD, UNIT 101
 CONCORD, ONTARIO L4K 3N3
 PHONE: (905) 669-2111
 FAX: (905) 602-1103
 WWW.ONERISER.CA

27816
 32072

GREENPARK HOMES
 Project: TIBURTINO
 City: CITY OF OAKVILLE
 Model: GEORGIAN 4
 ELEVATION B

GROUND FLOOR PLAN
 MT MS
 17-25
 3 OF 8

REVIEWED
 PERMIT IS ISSUED SUBJECT TO ANY REVISIONS SHOWN IN COLOUR AND MARKED THEREON ON ATTACHED SHEET
 PERMIT NO. 19-248
 DATE MAR 21 2019
 SIGNED [Signature]
CONSTRUCTION MUST CONFORM TO THE ONTARIO BUILDING CODE



RECEIVED
 MAR 12 2019
 BUILDING DEPARTMENT
 TOWN OF OAKVILLE

SMOKE ALARM REQUIRED

Electrical Contractor
 Registration Agency
of the Electrical Safety Authority
 ALL ELECTRICAL INSTALLATIONS MUST BE INSPECTED BY THE ELECTRICAL SAFETY AUTHORITY. SEPARATE INSPECTION APPLICATIONS MUST BE FILED. FOR MORE INFORMATION PLEASE CALL: ELECTRICAL SAFETY AUTHORITY 1-877-ESA-SAFE (372-7233) PLUG IN SAFELY. HIRE A LICENSED ELECTRICAL CONTRACTOR. FIND A CONTRACTOR AT www.plugin safely.ca

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" X 8" SP#2
- ALL 4" & 6" PARTITIONS SHOWN (UNLESS OTHERWISE NOTED) TO BE 2" X 4" OR 2" X 6" @ 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 J. RISER DESIGNS PRIOR TO CONSTRUCTION.

STEEL COLUMN SCHEDULE

Column	Notes
C1	4" X 4" X 1/4" H.S.S. W/ 6" X 10" X 1/2" BASE PLATE & 2-3/4" DIA. ANCHOR BOLTS W/ 4 BOLTS
C2	3 1/2" DIA. 1/4" THICK W/ 10" X 10" X 1/2" 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

1/4" 25K N/A - USE 4 BOLTS FOR MOMENT CONNECTION

WOOD/STEEL LINTELS

Lintel	Notes
L1	2 - 2" X 8" SP#2
L2	3 - 2" X 8" SP#2
L3	2 - 2" X 10" SP#2
L4	3 - 2" X 10" SP#2
L5	2 - 2" X 12" SP#2
L6	3 - 2" X 12" SP#2
L7	3 1/2" X 3 1/2" X 1/4" (30x30x1/4) L
L8	3 1/2" X 3 1/2" X 1/4" (30x30x1/4) L
L9	4" X 3 1/2" X 1/4" (100x30x1/4) L
L10	5" X 3 1/2" X 1/4" (125x30x1/4) L
L11	5" X 3 1/2" X 3/8" (125x30x3/8) L
L12	6" X 4" X 3/8" (150x100x3/8) L

WOOD BEAMS

Beam	Notes
WB1	2 - 2" X 8" SP#2
WB2	3 - 2" X 8" SP#2
WB3	4 - 2" X 8" SP#2
WB4	2 - 2" X 10" SP#2
WB5	3 - 2" X 10" SP#2
WB6	4 - 2" X 10" SP#2
WB7	2 - 2" X 12" SP#2
WB8	3 - 2" X 12" SP#2
WB9	4 - 2" X 12" SP#2

DOOR SCHEDULE - SECOND FLOOR

Door	Notes
1	2'-10" X 7'-0" - INSULATED ENTRANCE DOOR
1A	2'-8" 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'-8" 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

Load	Notes
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

Symbol	Notes
[Hatched Box]	VARYING WALL HEIGHT
[Cross-hatched Box]	DOUBLE VOLUME WALL
[Diagonal Hatched Box]	LOAD BEARING WALL

ONE RISER DESIGNS
20 RIVERMEDE ROAD, UNIT 101
CONCORD, ONTARIO
L4K 3N3
PHONE: (905) 669-2111
FAX: 1 (855) 602-1163
WWW.ONERISER.COM

Client: GREENPARK HOMES
Project: TIBURTINO CITY OF OAKVILLE
Model: GEORGIAN 4 ELEVATION B

REVISIONS

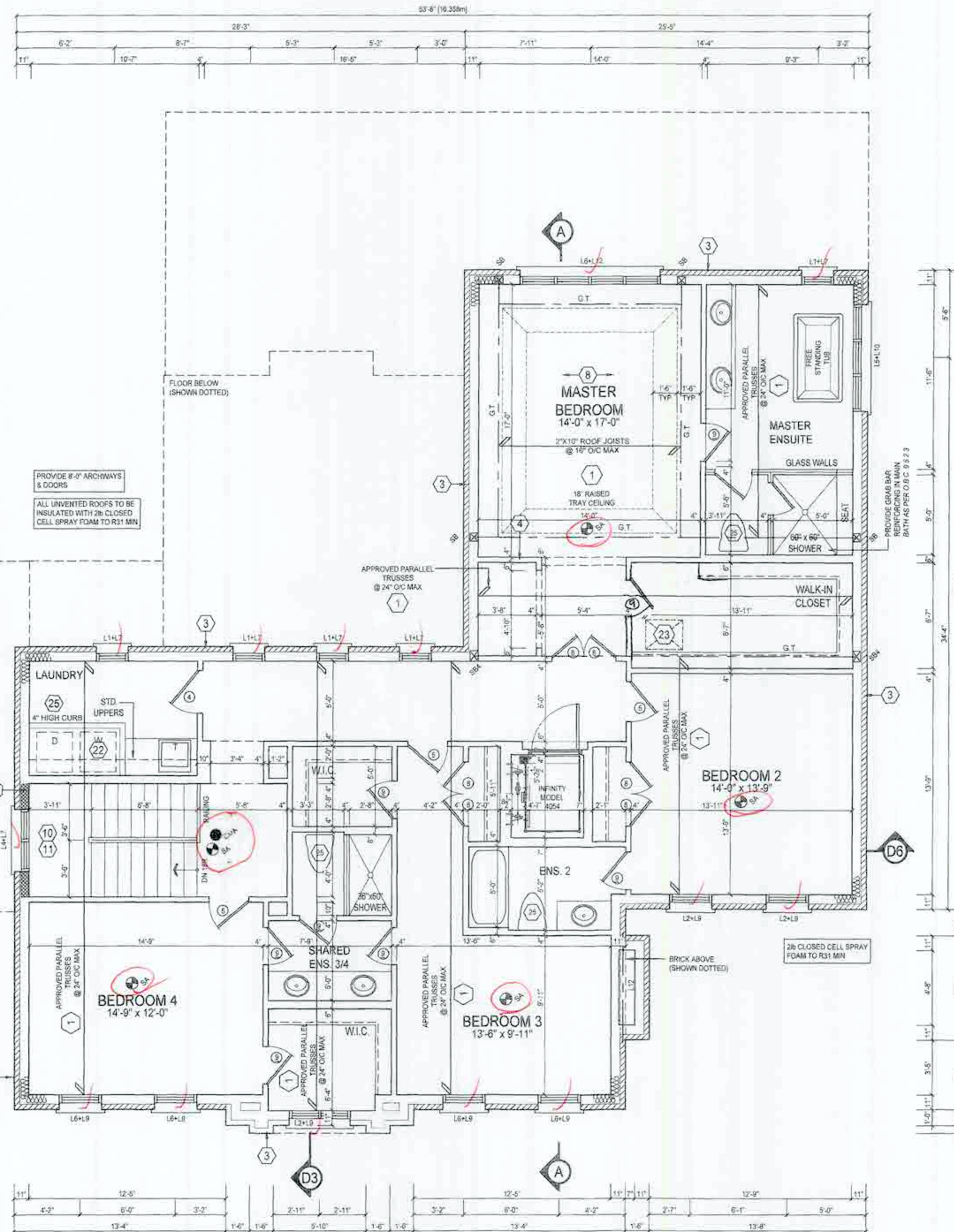
#	Description	Date	By
1	ISSUED FOR PRELIMINARY REVIEW	NOV. 10/17	MS
2	FLOORS & TRUSSES CO-ORD. ISSUED TO ENG. FOR REVIEW	JAN. 25/18	MT
3	REV. PER CLIENT COMMENTS	APR. 04/18	MT
4	ISSUED FINAL	MAY. 24/18	MT
5	LOT SPECIFIC DRAWING CREATED	JAN. 28/19	AE
6	ISSUED FINAL	FEB. 15/19	MT

Project: MT
Sheet: 17-25
Scale: 3/16" = 1'-0"

TIBURTINO - LOT 3 ONLY

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MAR 12 2019
BUILDING DEPARTMENT
TOWN OF OAKVILLE

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY



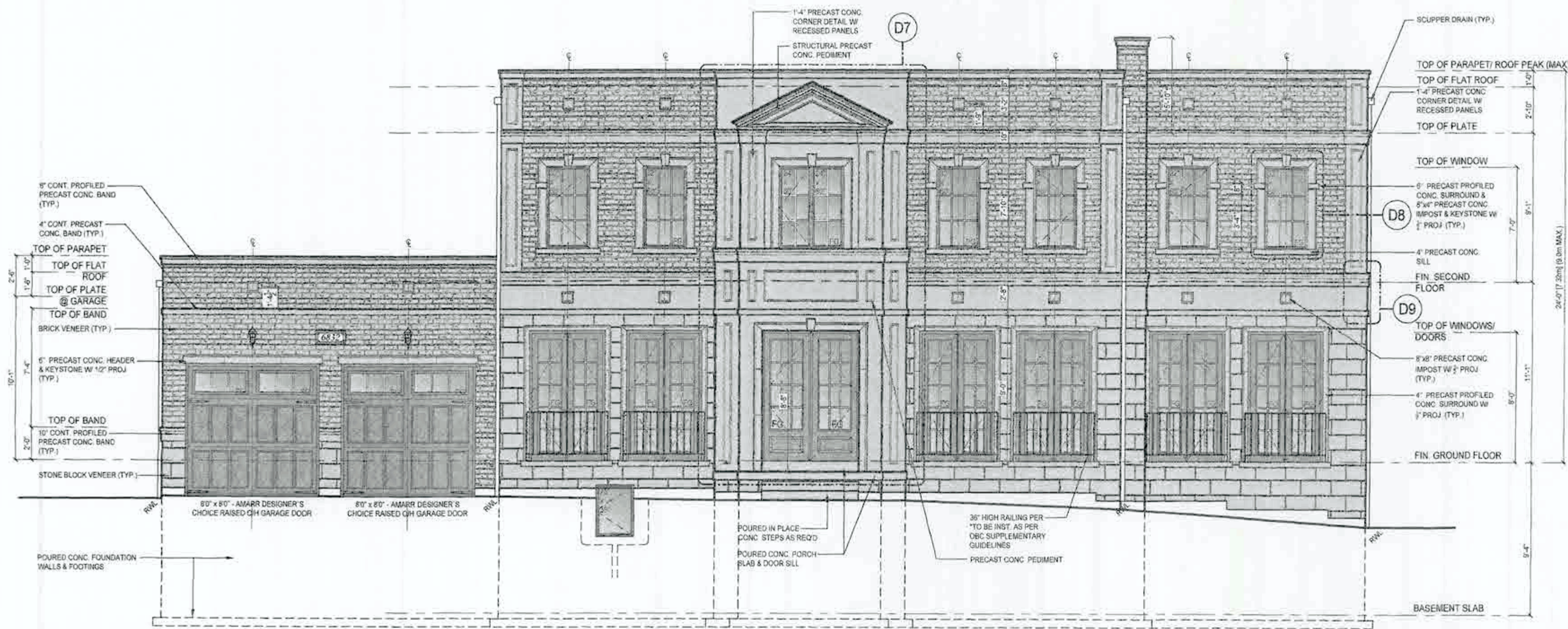
Stud Wall Reinforcement for Future Grab Bars in Main Bathroom
Reinforcement of stud walls shall be installed adjacent to toilet, shower and bathtub in main bathroom. O.B.C. 9.5.2.3., 3.8.3.8.(1)(b) and 2.8.3.13.(1)(f)

SMOKE ALARM REQUIRED

Carbon Monoxide Alarm required adjacent to each sleeping area

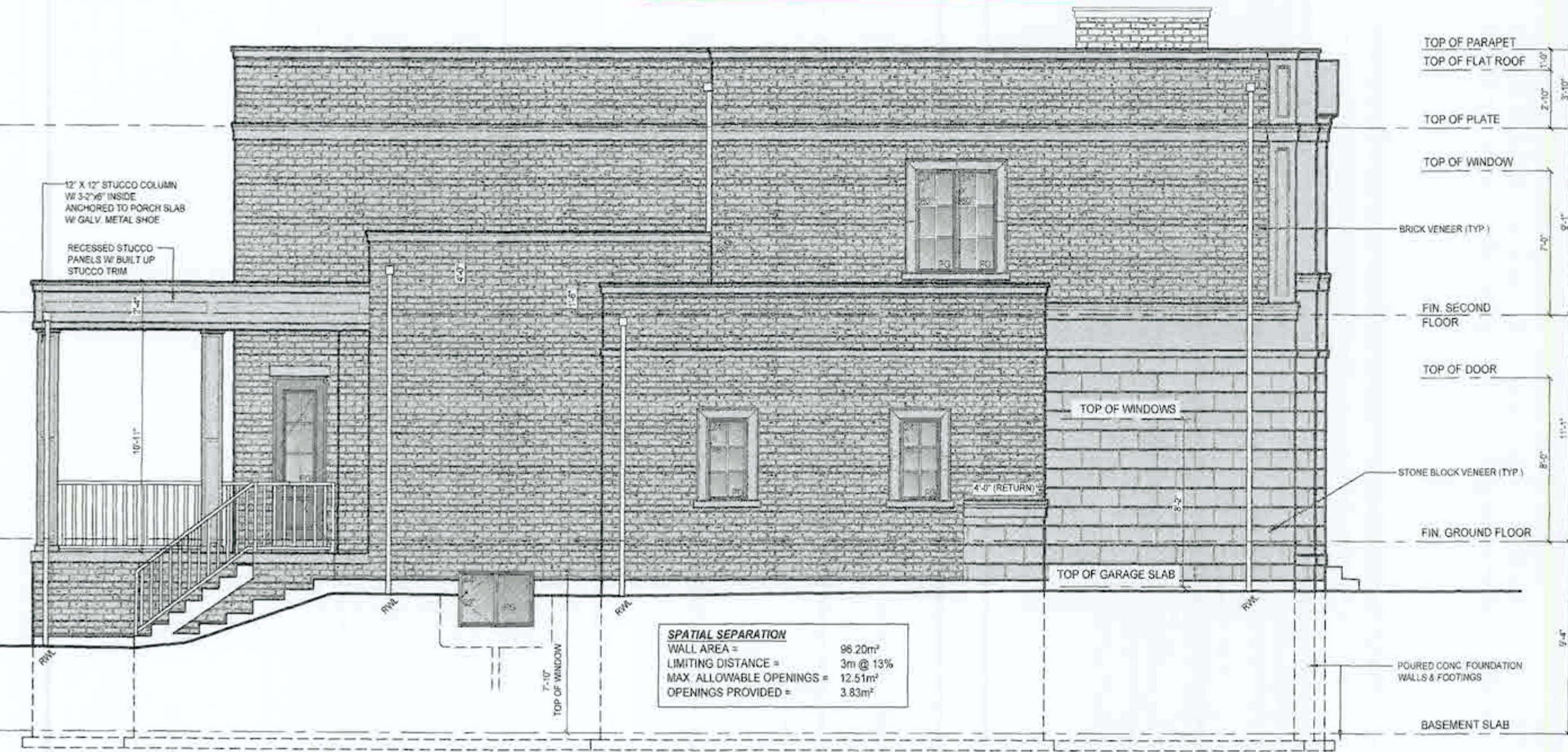
Electrical Contractor Registration Agency
ALL ELECTRICAL INSTALLATIONS MUST BE INSPECTED BY THE ELECTRICAL SAFETY AUTHORITY SEPARATE INSPECTION APPLICATIONS MUST BE FILED FOR MORE INFORMATION PLEASE CALL ELECTRICAL SAFETY AUTHORITY 1-877-ESA-SAFE (372-7233) PLUG IN SAFELY, HIRE A LICENSED ELECTRICAL CONTRACTOR AT www.electricalsafety.ca

REVIEWED
PERMIT IS ISSUED SUBJECT TO ANY REVISIONS SHOWN IN COLOUR AND MARKED THEREON OR ON ATTACHED SHEET
PERMIT No 19-248
DATE MAR 21 2019
CONSTRUCTION MUST CONFORM TO THE ONTARIO BUILDING CODE

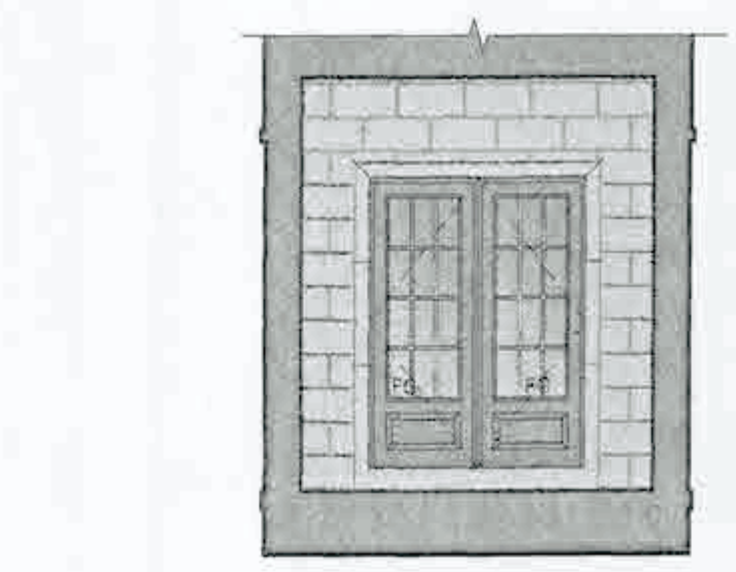
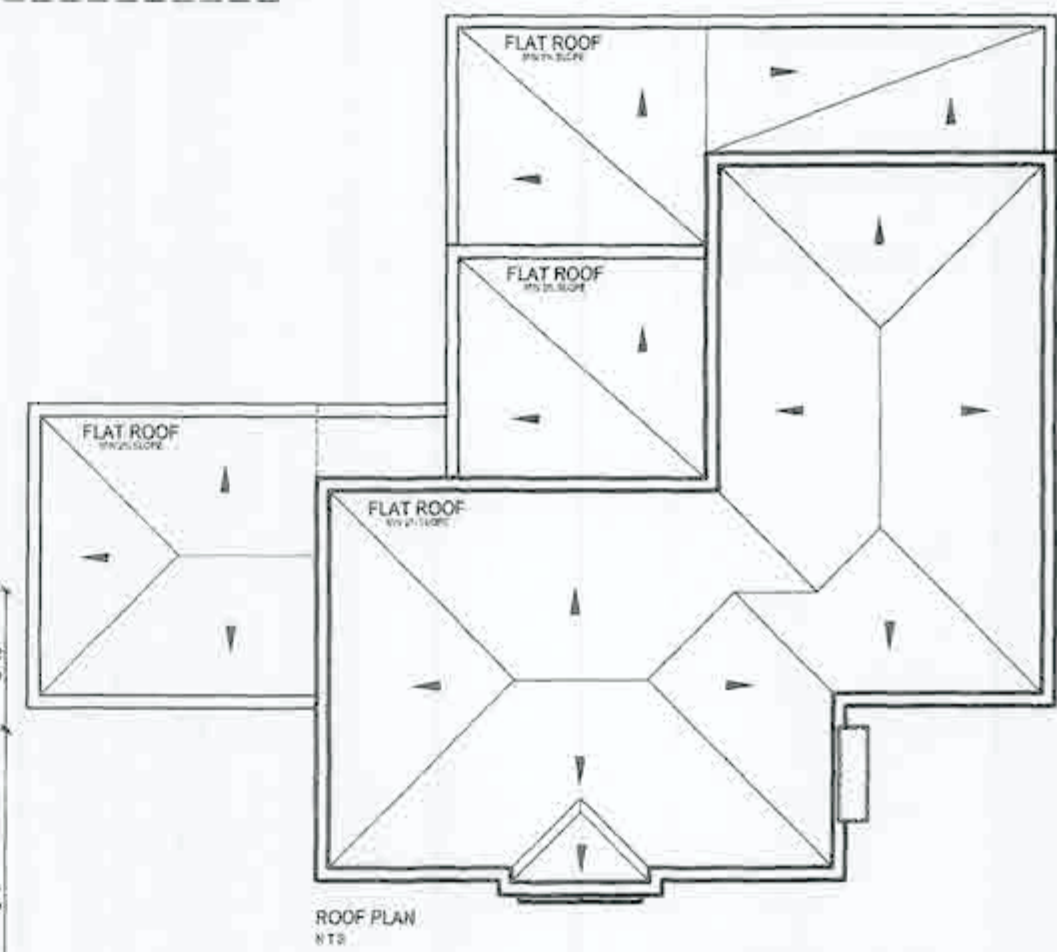


FRONT ELEVATION 'B'

REVIEWED
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SHOWN IN COLOUR AND MARKED THEREON OR
ON ATTACHED SHEET
PERMIT No **19-248**
DATE **MAR 21 2019** SIGNED
**CONSTRUCTION MUST CONFORM
TO THE ONTARIO BUILDING CODE**



LEFT SIDE ELEVATION 'B'



INTERIOR PORTICO ELEVATION

REVISIONS	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 DRAWING CREATED	JAN. 25/19	AE
6 ISSUED FINAL	FEB. 15/19	MT

RECEIVED
MAR 12 2019
BUILDING DEPARTMENT
TOWN OF OAKVILLE

ONE RISER
DESIGNS
20 RIVERMEDE ROAD, UNIT 101
CONCORD, ONTARIO
L4K 3W3
PHONE: (905) 869-2111
FAX: 1 (866) 602-1163
WWW.ONERISER.CA

27816
32072

GREENPARK HOMES
Project: **TIBURTINO**
City: **CITY OF OAKVILLE**
Model: **GEORGIAN 4**
ELEVATION B

**FRONT & LEFT SIDE
ELEVATION & ROOF PLAN**

17-25
3/16" = 1'0"

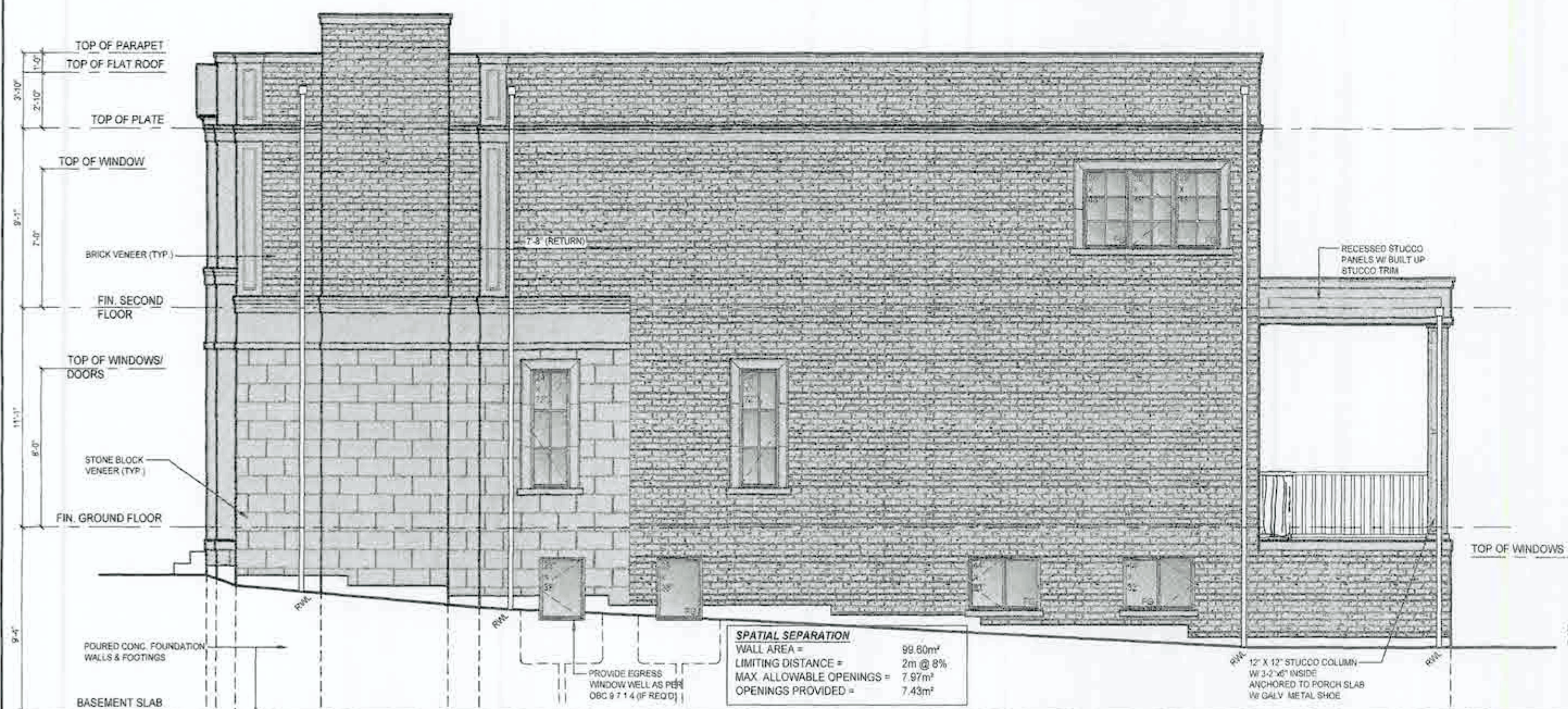
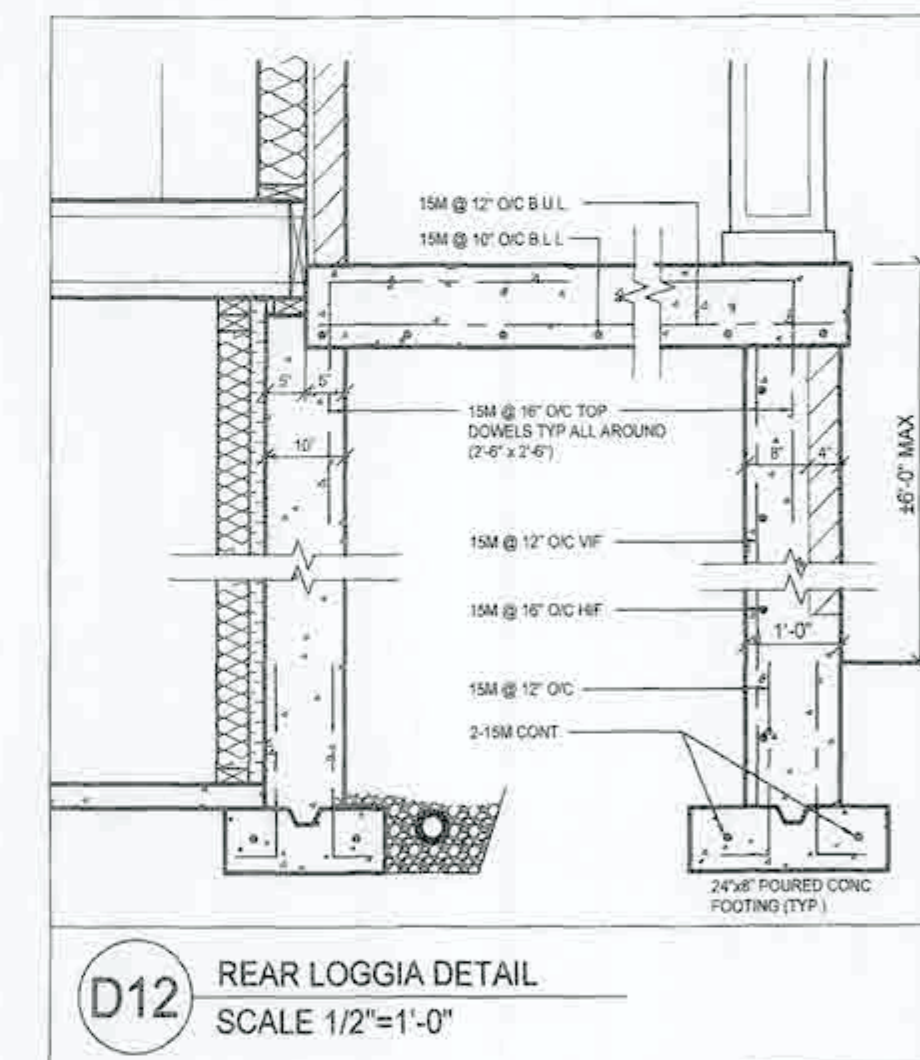
5 OF 8

TIBURTINO - LOT 3 ONLY



REAR ELEVATION 'B'

REVIEWED
 PERMIT IS ISSUED SUBJECT TO ANY REVISIONS SHOWN IN COLOUR AND MARKED THEREON OR ON ATTACHED SHEET
 PERMIT No **19-248**
 DATE **MAR 21 2019** SIGNED *[Signature]*
 CONSTRUCTION MUST CONFORM TO THE ONTARIO BUILDING CODE



RIGHT SIDE ELEVATION 'B'



RECEIVED
MAR 12 2019
 BUILDING DEPARTMENT
 TOWN OF OAKVILLE

#	Description	Date	By
1	ISSUED FOR PRELIMINARY REVIEW	NOV. 10/17	MS
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3	REV. PER CLIENT COMMENTS	APR. 04/18	MT
4	ISSUED FINAL	MAY. 24/18	MT
5	LOT SPECIFIC DRAWING CREATED	JAN. 29/19	AE
6	ISSUED FINAL	FEB. 15/19	MT

ONE RISER
 DESIGNS

20 RIVERMEDE ROAD, UNIT 101
 CONCORD, ONTARIO, L4K 3N3
 PHONE: (905) 669-2111
 FAX: 1 (855) 802-1163
 WWW.ONERISER.CA

27816
 32072

GREENPARK HOMES

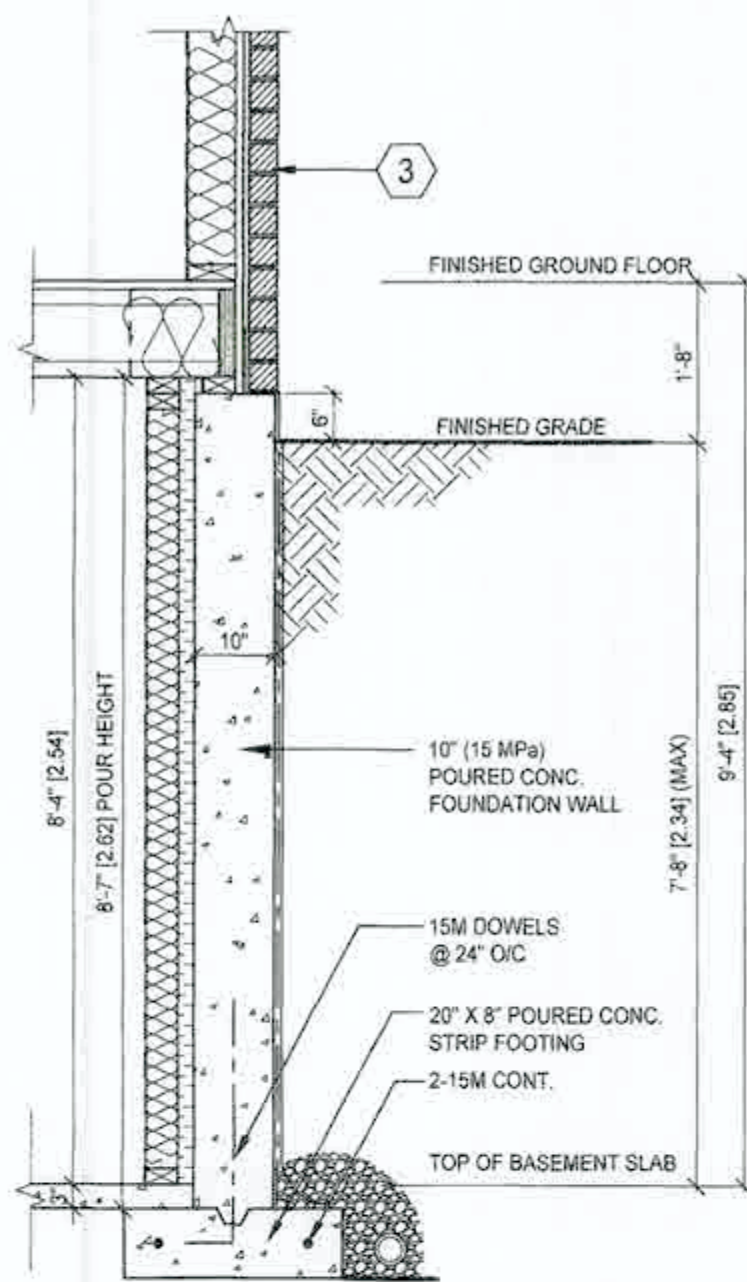
TIBURTINO
 CITY OF OAKVILLE
 GEORGIAN 4
 ELEVATION B

REAR & RIGHT SIDE
 ELEVATION

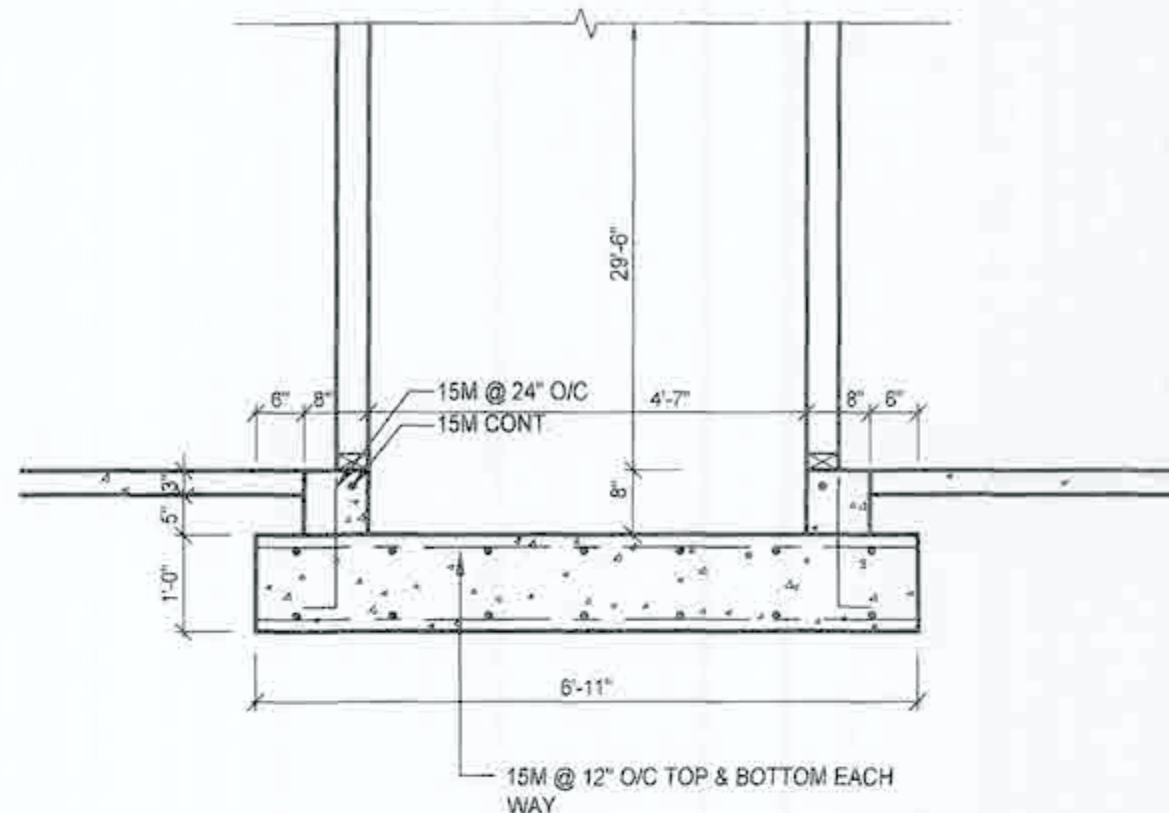
17-25
 3/16" = 1'-0"
 6 OF 8

TIBURTINO - LOT 3 ONLY

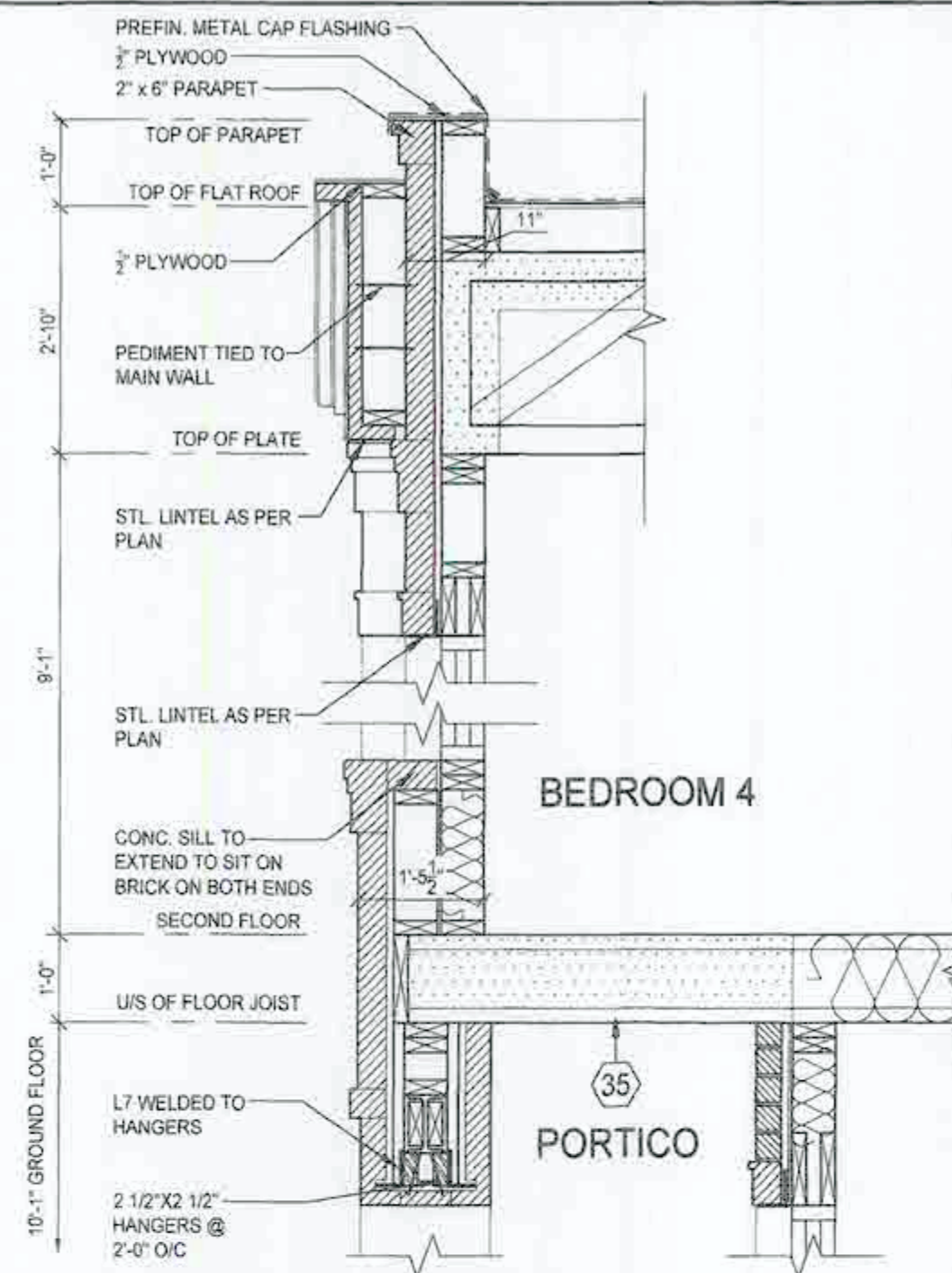
ELEVATION GENERAL NOTES
 - REFER TO FRONT ELEVATION FOR INFORMATION NOT SHOWN



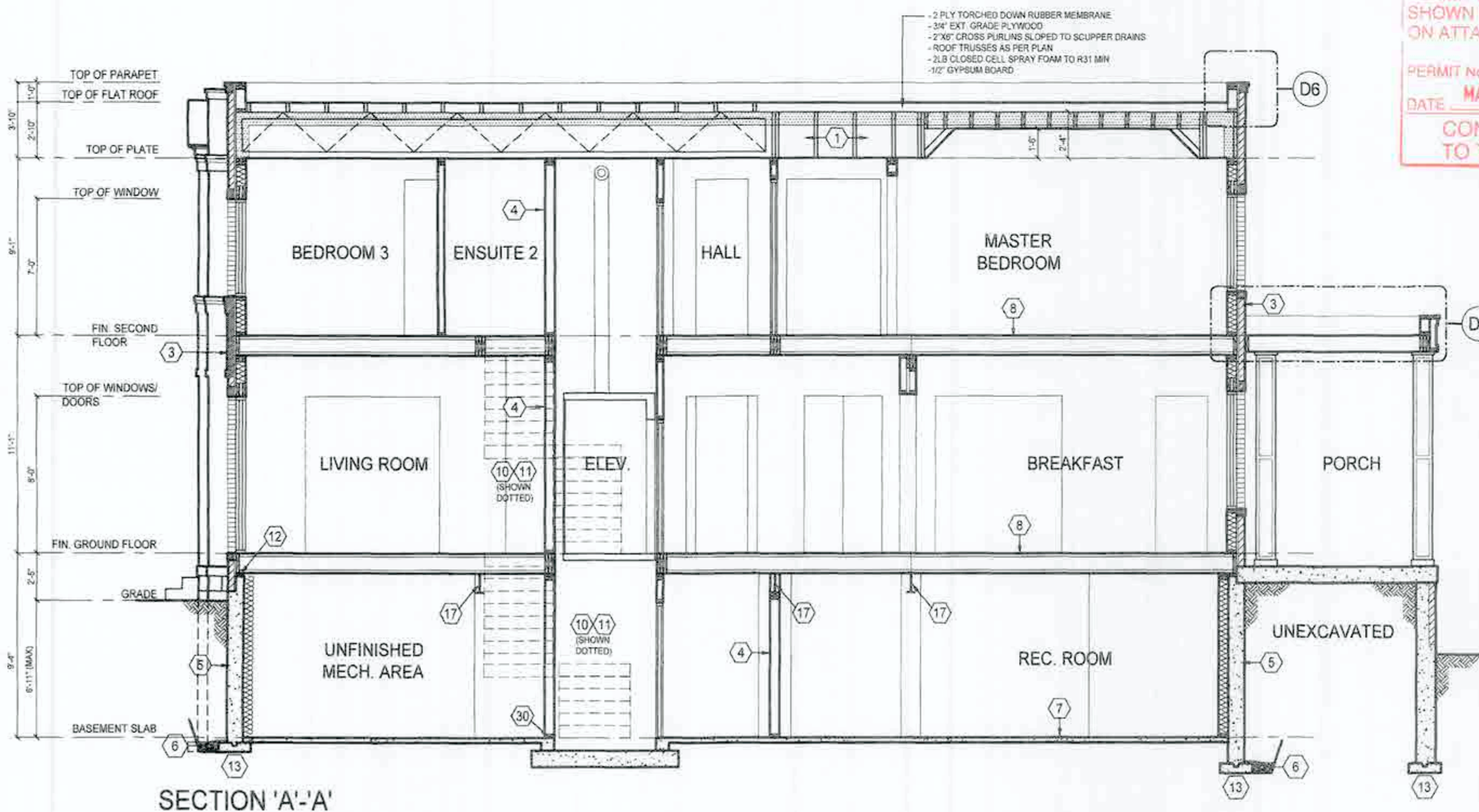
D1 TYPICAL FOUNDATION WALL DETAIL
SCALE 1/2"=1'-0"



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



D3 FLAT ROOF DETAIL @ PORTICO (FRONT ENTRANCE)
SCALE 1/2"=1'-0"



SECTION 'A-A'

REVIEWED
PERMIT IS ISSUED SUBJECT TO ANY REVISIONS
SHOWN IN COLOUR AND MARKED THEREON OR
ON ATTACHED SHEET
PERMIT NO. 19-248710
DATE MAR 21 2019 SIGNED [Signature]
CONSTRUCTION MUST CONFORM
TO THE ONTARIO BUILDING CODE



RECEIVED
MAR 12 2019
BUILDING DEPARTMENT
TOWN OF OAKVILLE

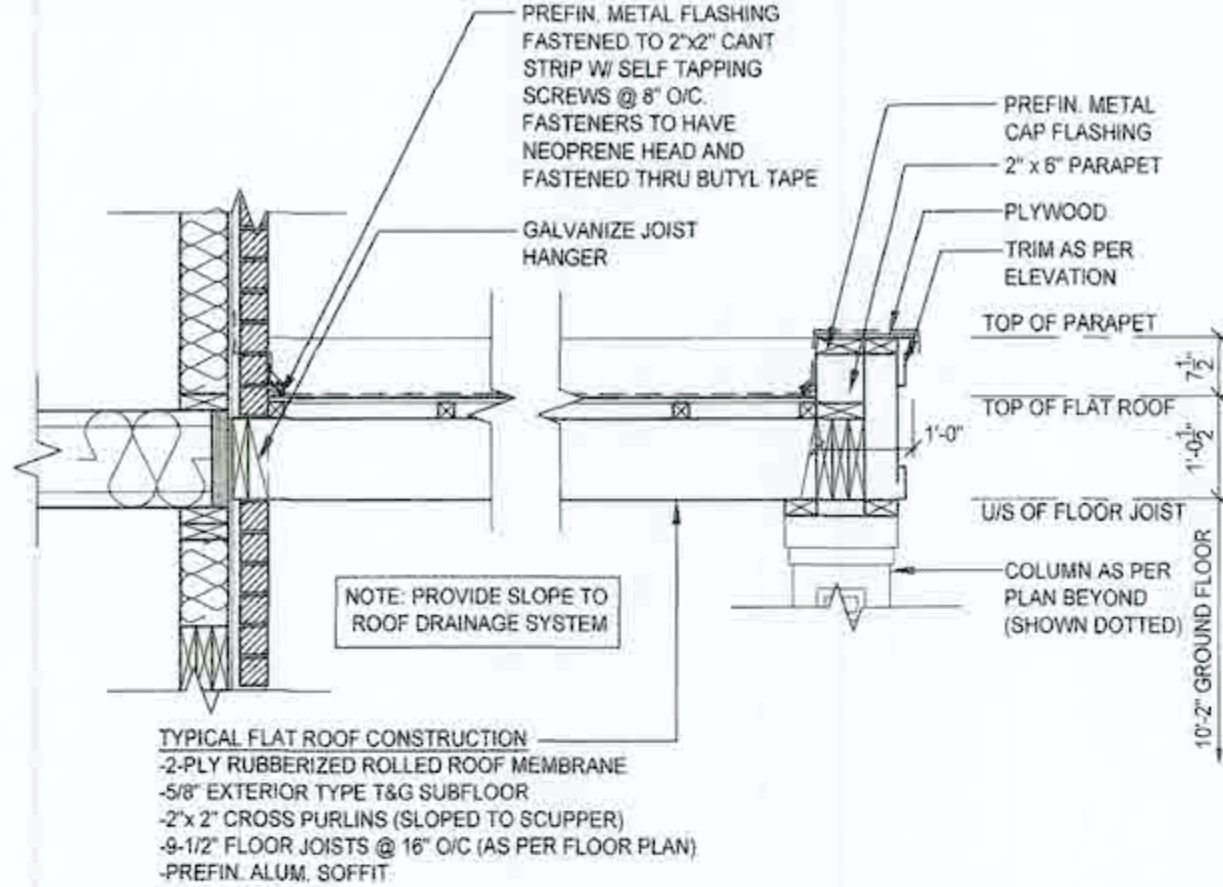
ONE RISER
DESIGNS
20 RIVERMEDE ROAD, UNIT 101
CONCORD, ONTARIO, L4K 3N3
PHONE: (905) 669-2111
FAX: 1 (866) 602-1163
WWW.ONERISER.CA

GREENPARK HOMES
TIBURTINO
CITY OF OAKVILLE
GEORGIAN 4
ELEVATION B
SECTION 'A-A'
& DETAILS

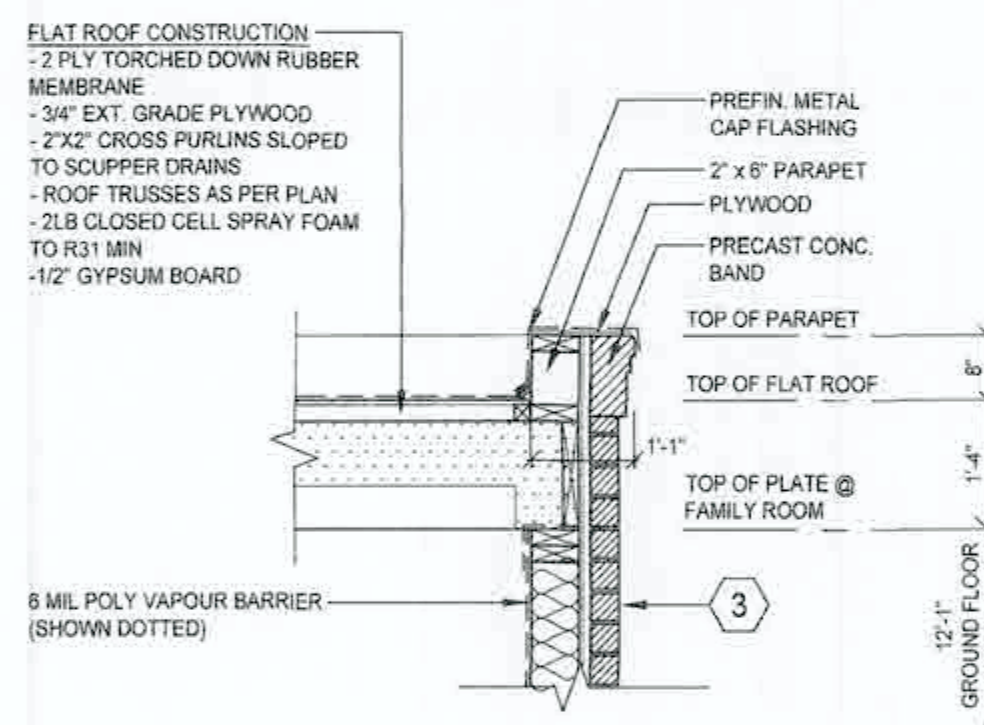
REVISIONS	Date	By
1 ISSUED FOR PRELIMINARY REVIEW	NOV 10/17	MS
2 FLOORS & TRUSSES CO-ORD. ISSUED TO ENG. FOR REVIEW	JAN 25/18	MT
3 REV. PER CLIENT COMMENTS	APR 04/18	MT
4 ISSUED FINAL	MAY 24/18	MT
5 LOT SPECIFIC DRAWING CREATED	JAN 29/19	AE
6 ISSUED FINAL	FEB 15/19	MT

Drawn by	MT	Checked by	MS
Project No.	17-25	Page	7 OF 8
Scale	3/16" = 1'-0"		

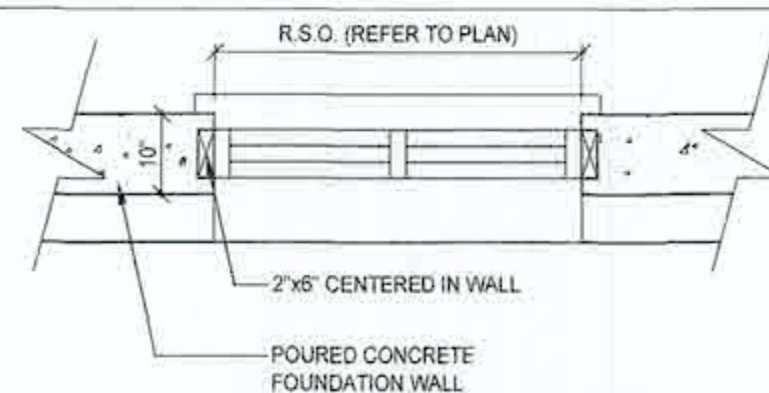
TIBURTINO - LOT 3 ONLY



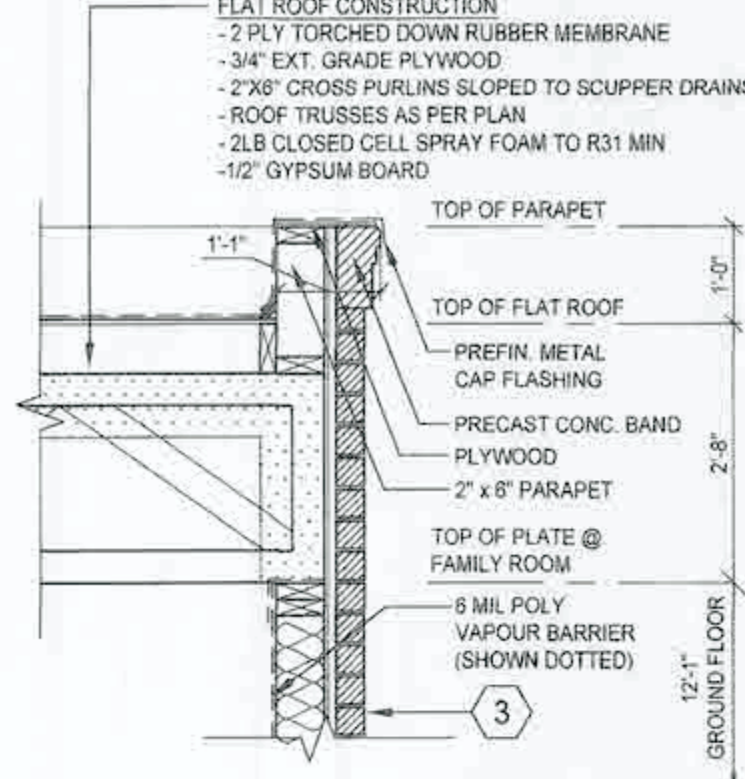
D4 FLAT ROOF DETAIL @ COVERED LOGGIA
SCALE 1/2"=1'-0"



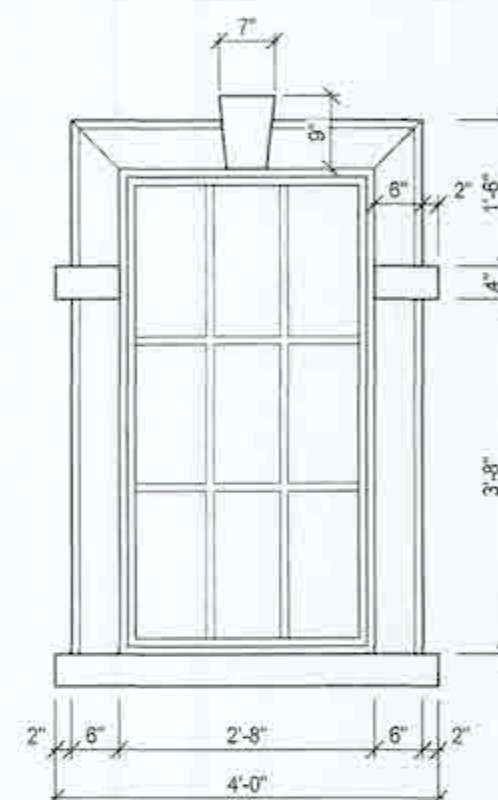
D5 FLAT ROOF DETAIL @ GARAGE
SCALE 1/2"=1'-0"



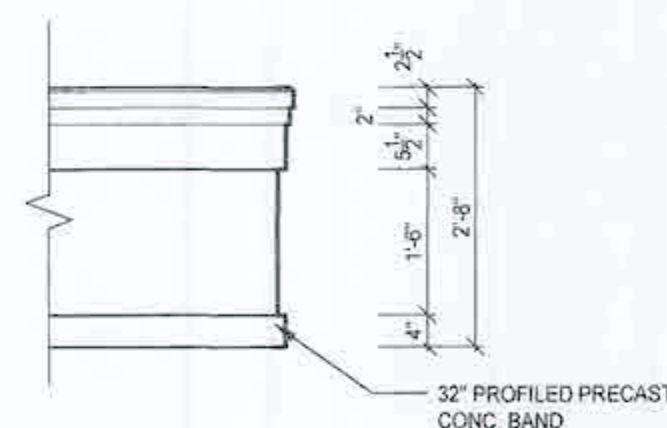
D10 TYPICAL BASEMENT WINDOW OPENING
SCALE 1/2"=1'-0"



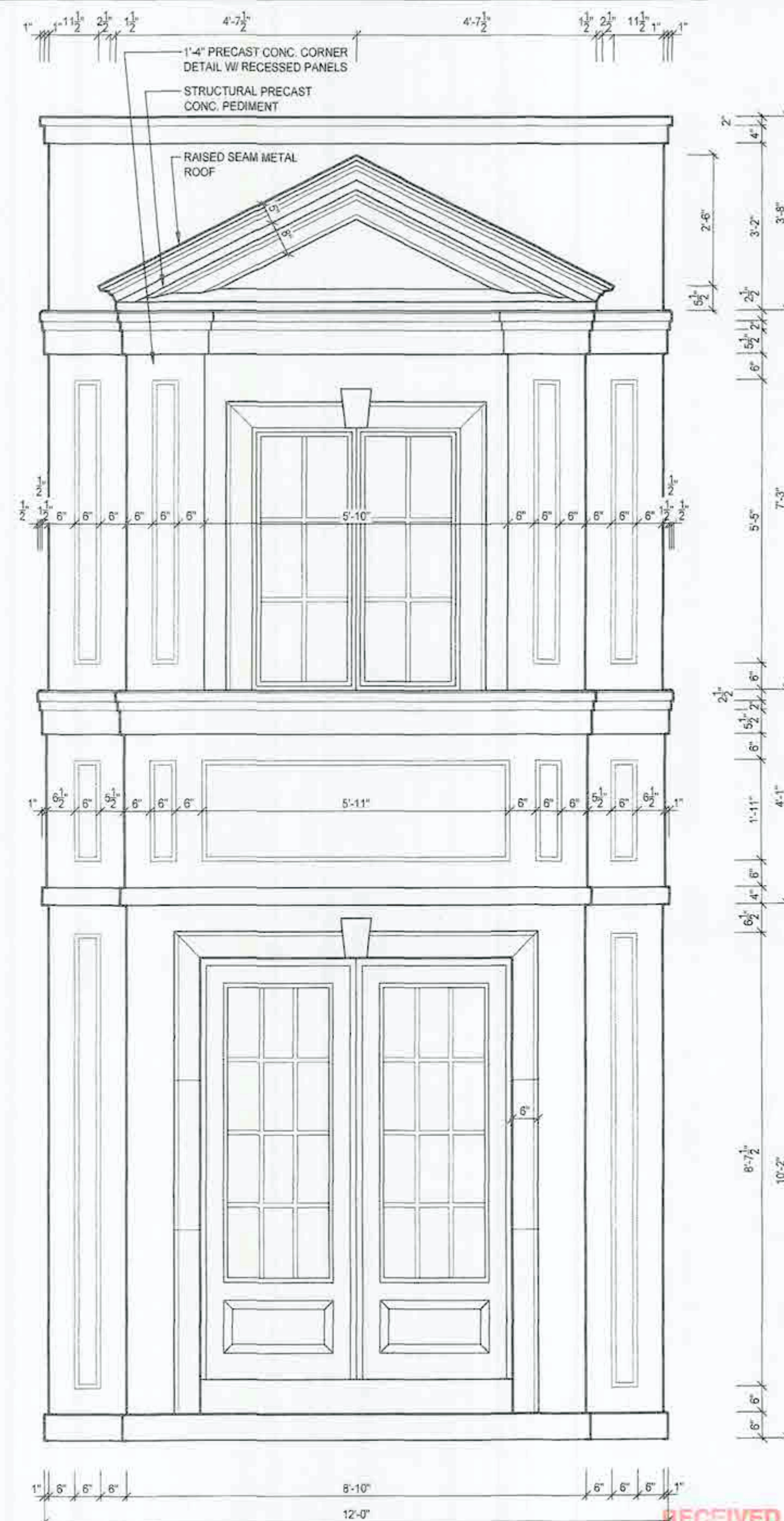
D6 TYPICAL FLAT ROOF DETAIL
SCALE 1/2"=1'-0"



D8 WINDOW SURROUND/ HEADER DETAIL
SCALE 1/2"=1'-0"



D9 PRECAST CONC. BAND DETAIL
SCALE 1/2"=1'-0"



D7 PRECAST CONC HEADER/ COLUMN DETAIL
SCALE 1/2"=1'-0"

REVISIONS				Drawn by		Checked by	
Rev	Description	Date	By	MT	MS	Project	Page
1	ISSUED FOR PRELIMINARY REVIEW	NOV. 10/17	MS			17-25	8 OF 8
2	FLOORS & TRUSSES CO-ORD. ISSUED TO ENG. FOR REVIEW	JAN. 25/18	MT				
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4	ISSUED FINAL	MAY. 24/18	MT				
5	LOT SPECIFIC DRAWING CREATED	JAN. 29/19	AE				
6	ISSUED FINAL	FEB. 15/19	MT				



TIBURTINO - LOT 3 ONLY

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Client: GREENPARK HOMES
Project: TIBURTINO
City: CITY OF OAKVILLE
Model: GEORGIAN 4
Elevation: ELEVATION B

Sheet No: 17-25

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

Drawn by: MT

Checked by: MS

Project: 17-25

Page: 8 OF 8

MAR 12 2019

BUILDING DEPARTMENT
TOWN OF OAKVILLE

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