

CONSTRUCTION NOTES

UNLESS OTHERWISE NOTED

SB-12

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" (12m) AND 10'-6" (32m).
- DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS BETWEEN 2'-7" (800mm) AND 5'-7" (20m).
- 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 140mm).
- 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 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" (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 9.28.7 (STARTER STRIP NOT REQUIRED IF TYPE III 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).
- 5" (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 CONFORMING TO OBC 9.27.1 (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.
- R-22 (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

- 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" (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.

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.

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.

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.

FOUNDATION WALL

- 8" (200mm) OR 10" (255mm) POURED CONC FDN WALL 15 MPa (2200 psi) W/ BITUMINOUS 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.

WEEDING TILE

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

BASEMENT SLAB / SLAB ON GRADE

- 3" (75mm) SOLID 3600psi (25MPa) CONCRETE SLAB-DAMP-PROOF BELOW SLAB W/ MIN 0.008" (0.15mm) POLYETHYLENE OR TYPE S 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 OBC 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.
- (OBC 9.12 - 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.
- (OBC 9.12 - 3.1.1.7 (6)).

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'.

CEILING

- R-50 (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).

STAIRS INTERIOR & EXTERIOR

- MIN RISE = 7-7/8" (200mm)
- MAX RISE = 7-7/8" (200mm)
- MIN RUN = 10" (255mm)
- MAX NOSING = 1" (25mm)
- MIN HEADROOM = 6'-5" (1950mm)
- MIN WIDTH = 2'-0" (600mm)
- (BETWEEN WALL FACES)
- MIN WIDTH = 2'-11" (600mm)
- (EXIT STAIRS BETWEEN GUARDS)
- 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" (1.22m) BELOW GRADE.

RAILINGS / GUARDS

- INTERIOR LANDING = 3'-6" (1070mm)
- INTERIOR STAIR = 2'-11" (600mm)
- EXTERIOR LANDING = 2'-11" (600mm)
- (GREATER THAN 20" (510mm) ABOVE GRADE)
- EXTERIOR LANDING = 3'-6" (1070mm)
- (GREATER THAN 6'11" (1800mm) ABOVE GRADE)
- EXTERIOR STAIR = 2'-11" (600mm)

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.

STRIP FOOTING

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

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 DAMPROOFING 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.

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.

STEEL PIPE COLUMN (see O.B.C. 9.15.3.3)

- 3-1/2" (89mm) DIA X 0.118 (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 1/2" (300mm) LONG X 2" (50mm) HOOK ANCHORS.

STEEL PIPE COLUMN

- 3-1/2" (89mm) DIA X 0.118 (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 X 1/2" X 2" (12.7mm DIA X300mmX50mm) HOOK ANCHORS, FIELD WELD COLUMN TO BASE PLATE.

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.

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.

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.

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.
- R-22 (RSI 3.87) BATT INSULATION IN WALLS.
- R-31 (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.

GARAGE MAN DOOR

- TO BE GAS PROOFED WITH SELF CLOSER, WEATHERSTRIPPING, THRESHOLD & DEADBOLT.

PRECAST CONC. STEP

- 2 RISERS PERMITTED TO BE LAID ON GROUND MAX.

CAPPED DRYER VENT OBC 9.32.1.3(3)

ATTIC ACCESS HATCH

- ATTIC ACCESS HATCH 22"X28" (545mmX700mm) WITH WEATHERSTRIPPING.
- R-20 (RSI 3.52) RIGID INSULATION BACKING.
- *(SEE OBC 9.19.2)

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

EXHAUST FAN

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

WOOD COLUMN

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

PORCH SLAB

- FOR MAX 8'-2" (2500mm) PORCH DEPTH.
- 5" (125mm) 32 MPa (4640 psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT.
- REIN. WITH 10M BARS @ 8" (200mm) O/C EACH WAY IN BOTTOM THIRD OF SLAB ANCHORED IN PERIMETER FDN 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 FDN WALLS.
- PROVIDE (W/1) LINTELS OVER CELLAR DOOR.

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.

BLOCK VENEER WALL

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

DOUBLE VOLUME WALL

- WALL ASSEMBLY THE SAME AS NOTE 2 & 3 WITH THE FOLLOWING EXCEPTIONS.
- FOR A MAXIMUM 5450mm (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 CLADDING BETWEEN STUDS @ 1220mm (4'-0") o c VERT 1/2" EXT PLYWOOD SHEATHING.

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.

VAULTED OR CATHEDRAL CEILING

- APPROVED SCISSOR TRUSSES OR 2" X 10" (38mmX 235mm) W/ 2" (38mm) CROSS PURLINS.
- R-31 (RSI 5.46) INSULATION, 3" (75mm) MIN. CLEARANCE FROM U/S OF ROOF SHEATHING TO INSULATION.
- 6 MIL POLY AIR/VAPOUR BARRIER.
- 1/2" (12.7mm) GYPSUM BOARD.

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.
- R-22 (RSI 3.87) BATT INSULATION.
- 7/16" (11mm) OSB SHEATHING ON ATTIC SIDE.

EXPOSED CANTILEVERED FLOOR

- FLOOR ASSEMBLY AS PER NOTE 3.
- 6 MIL POLY AIR/VAPOUR BARRIER.
- R-31 (RSI 5.46) SPRAY FOAM INSULATION.
- VENTED ALUMINUM SOFFIT.

UNSUPPORTED FDN 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.

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 SERVING 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.

REVIEWED
PERMIT IS ISSUED SUBJECT TO ANY REVISIONS SHOWN IN COLOUR AND MARKED THEREON OR ON ATTACHED SHEET
PERMIT NO. 19-250
DATE MAR 26 2019 SIGNED
CONSTRUCTION MUST CONFORM TO THE ONTARIO BUILDING CODE



FOR STRUCTURAL ONLY

RECEIVED

MAR 12 2019

BUILDING DEPARTMENT
MAR 12 2019 KAVILLE

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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

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 (3135 PSF) (TO BE SITE VERIFIED) AND SHALL BE A MIN. OF 40" 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. FDN. 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.B. W/ 6"x10"x1/2" BASE PLATE & 3-3/4" DIA. ANCHOR BOLTS W/ 4 BOLTS
C2	3-1/2" DIA. 1/4" THICK W/ 10"x10"x1/2" BASE PL. W/ 4-3/4" 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/ 10" X 10" X 1/2" BASE-PLATE @ 4-3/4" DIA. ANCHOR BOLTS
C5	8" X 4" X 1/4" THICK W/ 10" X 10" X 1/2" BASE-PLATE @ 4-3/4" DIA. ANCHOR BOLTS

W/ 28Knm2 - USE 4 BOLTS FOR MOMENT CONNECTION

WOOD/STEEL LINTELS WOOD BEAMS

L1	2-2"x6" 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" (50x50x6) L	WB7	2-2"x12" SP#2
L8	3-1/2" X 3-1/2" X 1/2" (50x50x12) L	WB8	3-2"x12" SP#2
L9	4" X 3-1/2" X 1/4" (100x50x6) L	WB9	4-2"x12" SP#2
L10	5" X 3-1/2" X 1/2" (125x50x12) L		
L11	5" X 3-1/2" X 3/8" (125x50x10) L		
L12	5" X 4" X 3/8" (150x100x10) L		

CONC. 4-15M BARS OVER OPENING EXTENDED BEAM 24" BELOW OPENING W/ RE. DR. STRIPS @ 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'-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'-4" 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

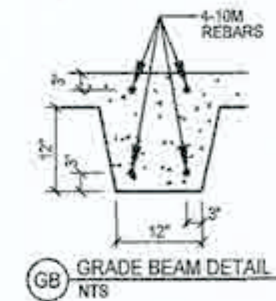
LIVE LOAD 40 PSF
DEAD LOAD 20 PSF

ONERISER DESIGNS
20 RIVERMEDE ROAD, UNIT 101
CONCORD, ONTARIO L4K 3A3
PHONE: (905) 659-2111
FAX: 1 (866) 602-1183
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27816
32072

GREENPARK HOMES
Project: TIBURTINO
CITY OF OAKVILLE
GEORGIAN 3
ELEVATION B

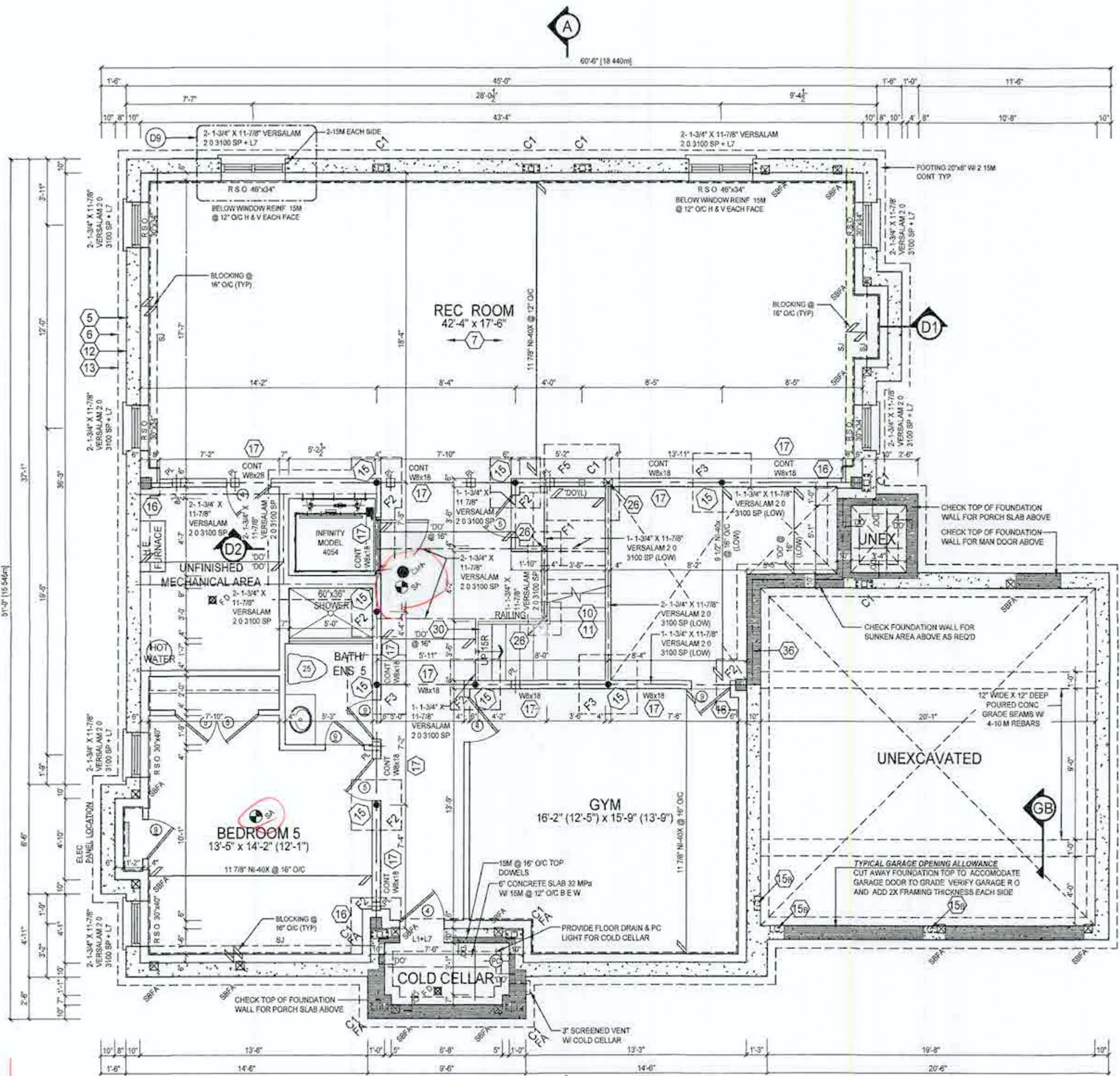
BASEMENT PLAN
Scale: 3/16" = 1'-0"
2 OF 8



RECEIVED
MAR 12 2019
BUILDING DEPARTMENT
TOWN OF OAKVILLE

#	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

MAR 12 2019



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 AND A CONTRACTOR AT: www.plugsafely.ca

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.

PARTIAL ELEVATOR FOUNDATION PLAN

REVIEWED

PERMIT IS ISSUED SUBJECT TO ANY REVISIONS SHOWN IN COLOUR AND MARKED THEREON OR ON ATTACHED SHEET

PERMIT No. 19-250

MAR 26 2019

CONSTRUCTION MUST CONFORM TO THE ONTARIO BUILDING CODE

Carbon Monoxide Alarm required adjacent to each sleeping area

SMOKE ALARM REQUIRED

GROUND FLOOR GENERAL NOTES

- ALL INTERIOR DOOR AND OPENING LIMIT NOT SHOWN TO BE A MIN. OF 2'-2 1/2" SPT#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 7'-5, 2 ROWS FOR SPANS GREATER THAN 7'
- CONTRACTOR TO VERIFY ALL FLOOR & ROOF TRUSSES, CHORDS AND BRACING AND ANY DISCREPANCIES SHALL BE REPORTED TO 1 RISER DESIGNS PRIOR TO CONSTRUCTION

C1	4"X4"X1/4" H.S.S. W/8"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	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

WOOD/STEEL LINTELS		WOOD BEAMS
L.1 2'-2 7/8" SP#2		WB1 2'-2 7/8" SP#2
L.2 3'-2 7/8" SP#2		WB2 3'-2 7/8" SP#2
L.3 2'-2X10" SP#2		WB3 4'-2 7/8" SP#2
L.4 3'-2X10" SP#2		WB4 2'-2X10" SP#2
L.5 2'-2X12" SP#2		WB5 3'-2X10" SP#2
L.6 3'-2X12" SP#2		WB6 4'-2X10" SP#2
L.7 3 1/2" x 5 1/2" x 14" (100#045) L		WB7 2'-2X12" SP#2
L.8 3 1/2" x 3 1/2" x 8 1/8" (90#045) L		WB8 3'-2X12" SP#2
L.9 4 3/4" x 3 1/2" x 14" (100#045) L		WB9 4'-2X12" SP#2
L.10 5" x 3 1/2" x 9 1/4" (125#045) L		
L.11 5" x 3 1/2" x 3 1/2" (125#045) L		
L.12 6" x 4" x 3 3/8" (150#100) L		

1	2'-0" 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'-8" 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

LIVE LOAD 40 PSF
DEAD LOAD 20 PSF

	VARYING WALL HEIGHT
	DOUBLE VOLUME WALL
	LOAD BEARING WALL

20 RIVERMEDE ROAD, UNIT 101
CONCORD ONTARIO
L4K 3N3
PHONE (905) 669-2111
FAX 1 (866) 802-1163
WWW.ONERISER.CA

GREENPARK HOMES
TIBURTINO
CITY OF OAKVILLE
GEORGIAN 3
ELEVATION B

Sheet Title	
GROUND FLOOR PLAN	
Drawn by MT	Checked by MS
Project No 17-25	Page 3 OF 8
Scale 3/16" = 1'0"	

STANDS 1120

LICENSED PROFESSIONAL ENGINEER
B. MARINKOVIC
JUL 13/19
PROVINCE OF ONTARIO

FOR INCLUSION

MAR 12 2019

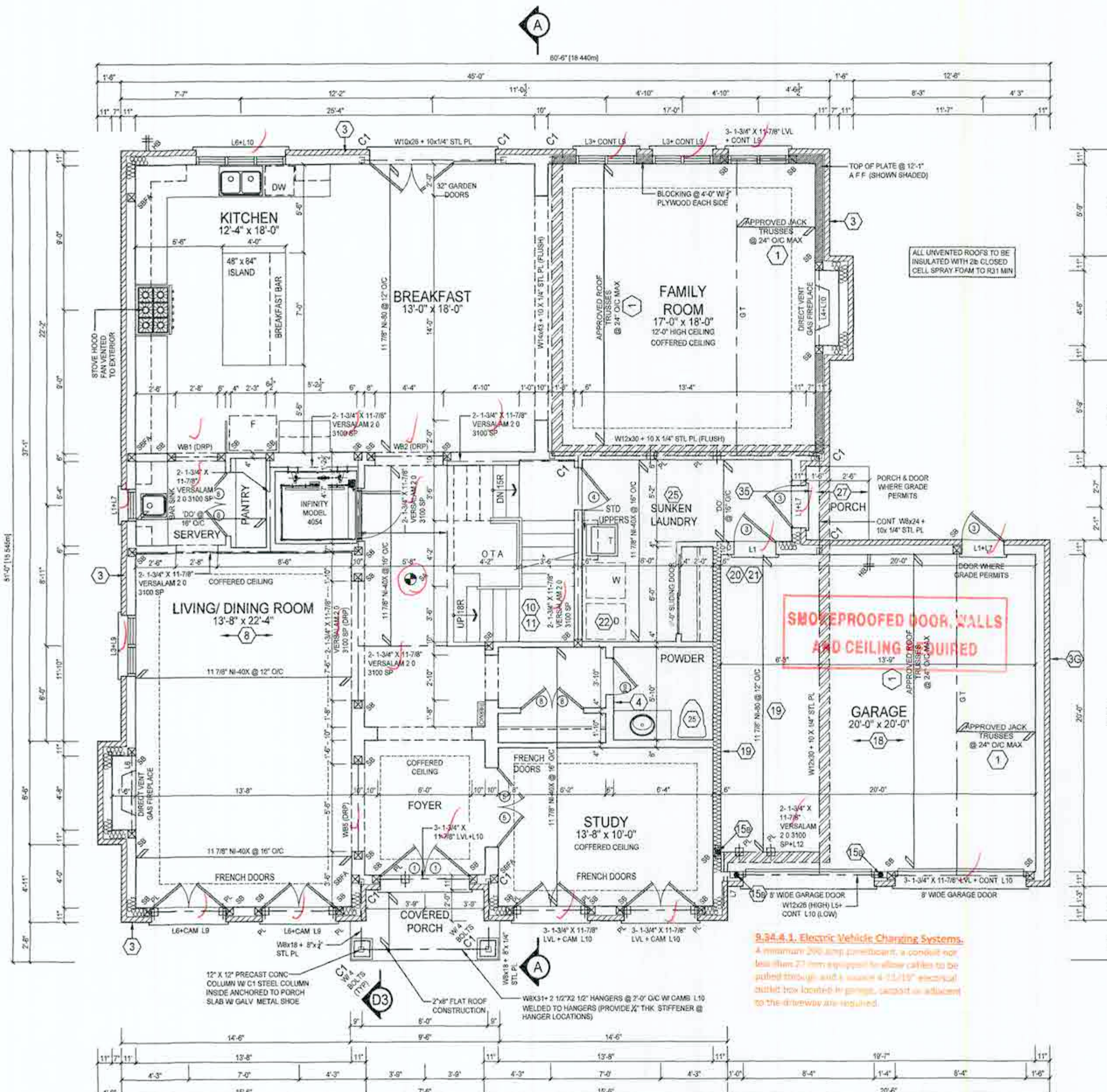
BUILDING DEPARTMENT
TOWN OF OAKVILLE

19-250715
PERMIT No.
DATE MAR 26 2019 SIGNED
CONSTRUCTION MUST CONFORM
TO THE ONTARIO BUILDING CODE

Electrical Contractor
Registration Agency
ESCA
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.electricalsafety.ca**

SMOKE ALARM REQUIRED



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"x8" SP#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"x4" 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

1/4" 25KMM2 - 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" (100x100x8) 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'-6" 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

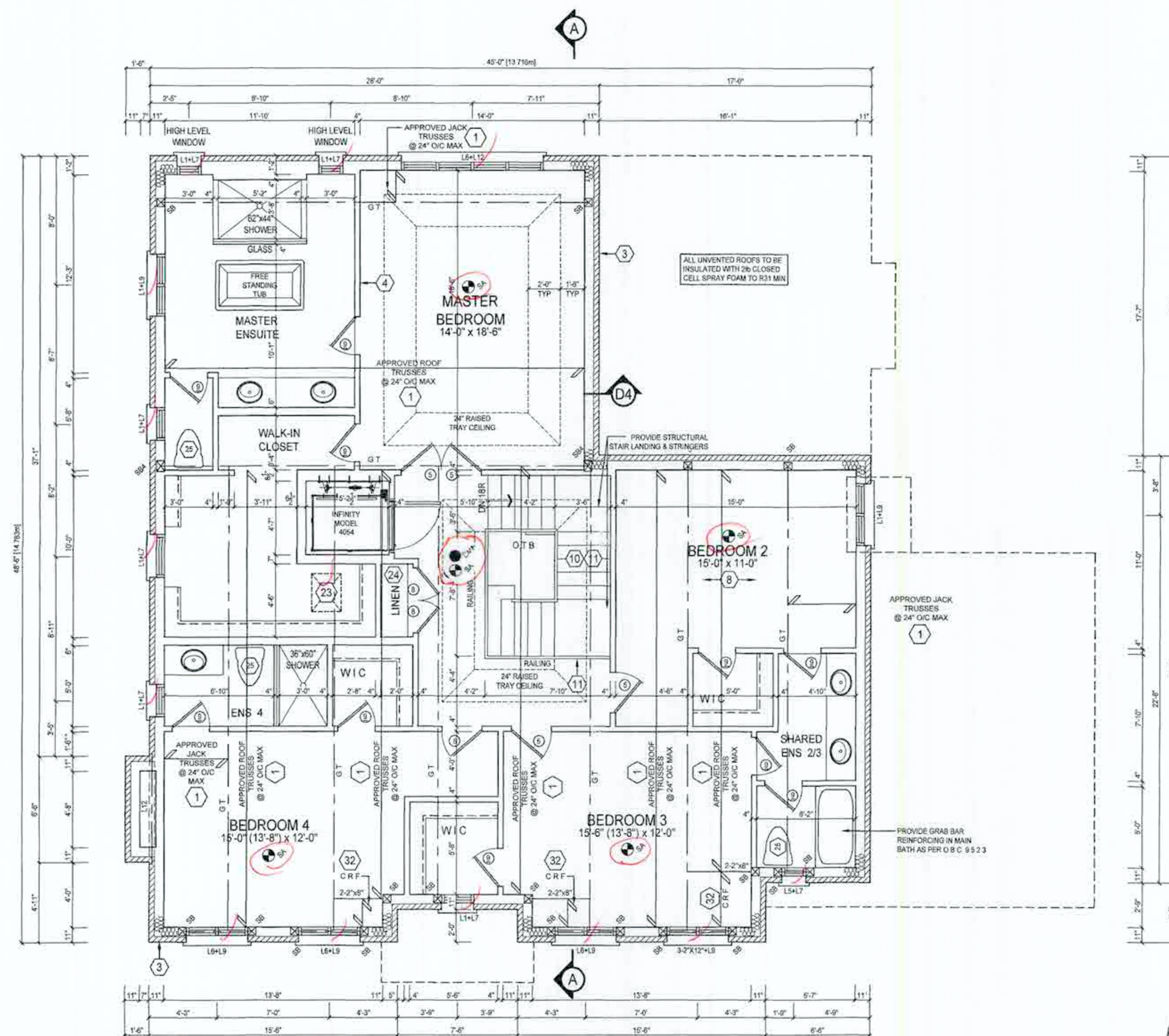
ONE RISER DESIGNS
20 RIVERMEAD ROAD UNIT 101
CONCORD, ONTARIO L4K 3N3
PHONE: (905) 669-2111
FAX: 1 (866) 602-1163
WWW.ONERISER.CA

REGISTRATION NO. 27816
32072

GREENPARK HOMES
TIBURTINO
CITY OF OAKVILLE
GEORGIAN 3
ELEVATION B

SECOND FLOOR PLAN

4 OF 8



Stud Wall Reinforcement for Future Grab Bars in Main Bathroom
Reinforcement of stud walls shall be installed adjacent to water closets and showers and bathtub in main bathroom. O.S.C. 532.3, 3.9.3.5 (1/4" and 3/8" x 12" rebar)

REVIEWED
PERMIT IS ISSUED SUBJECT TO ANY REVISIONS SHOWN IN COLOUR AND MARKED THEREON OR ON ATTACHED SHEET
PERMIT NO. 19-250
DATE: MAR 26 2019
SIGNED: [Signature]
CONSTRUCTION MUST CONFORM TO THE ONTARIO BUILDING CODE

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
FIND A CONTRACTOR AT www.plugin safely.ca

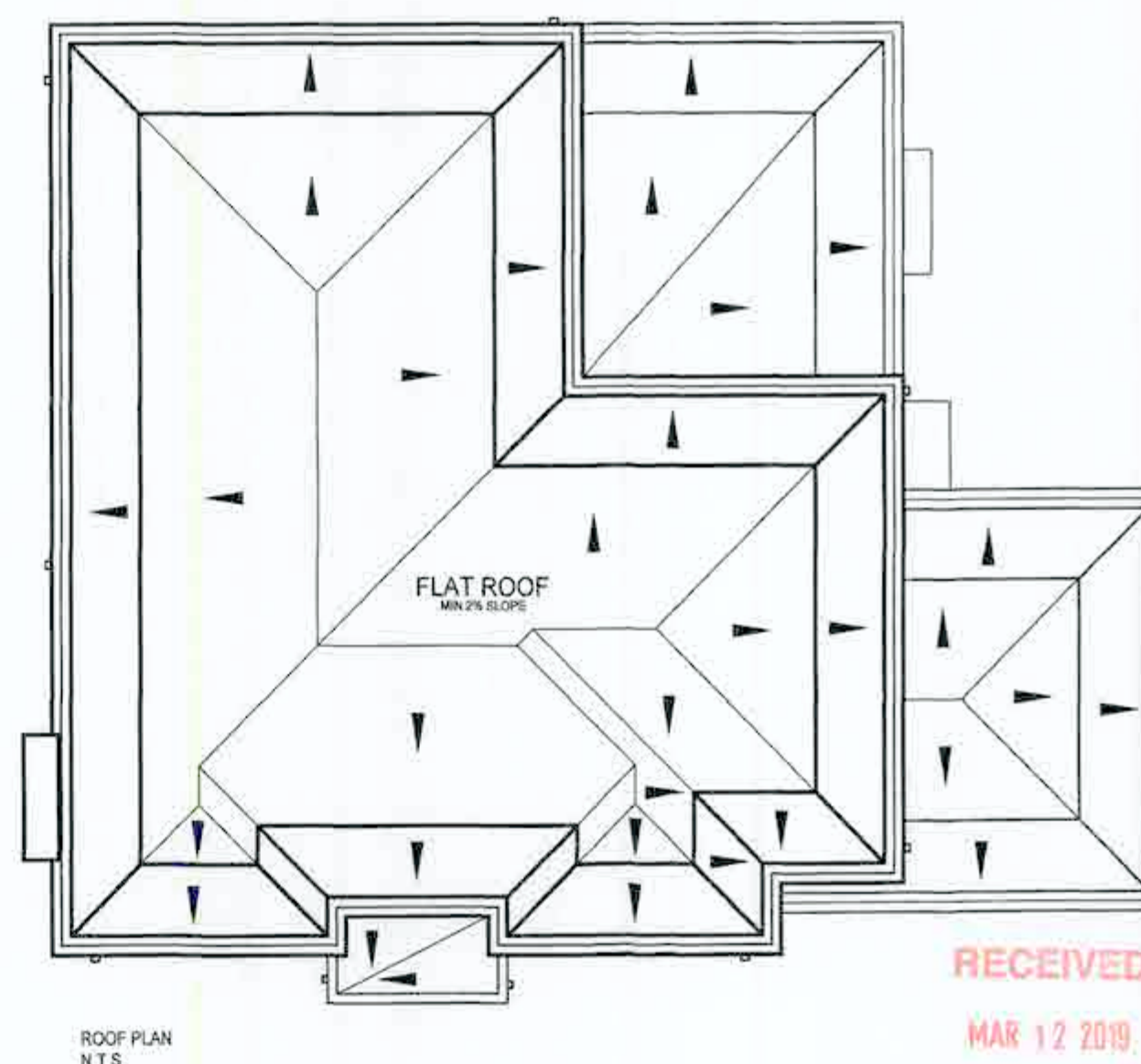
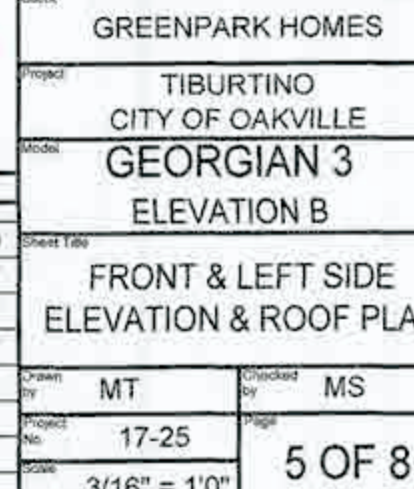
SMOKE ALARM REQUIRED

Carbon Monoxide Alarm required adjacent to each sleeping area

MAR 12 2019

STUDIOS INC
LICENSED PROFESSIONAL ENGINEER
B. MARINKOVIC
RECEIVED
MAR 12 2019
BUILDING DEPARTMENT
FOR 3011 CURRIE
out

REVISIONS	1	2	3	4
DESCRIPTION	ISSUED FOR PRELIMINARY REVIEW	FLOORS & TRUSSES CO-ORD. ISSUED TO ENG. FOR REVIEW	REV. PER CLIENT COMMENTS	ISSUED FINAL
DATE	NOV 10/17	JAN 25/18	APR 04/18	MAY 24/18
BY	MS	MT	MT	MT
CHECKED BY	MT			
PROJECT NO.	17-25			
SCALE	3/16" = 1'0"			



BASEMENT SLAB **REVIEWED**

PERMIT IS ISSUED SUBJECT TO ANY REVISIONS
SHOWN IN COLOUR AND MARKED THEREON OR
ON ATTACHED SHEET

PERMIT No. **19-250**

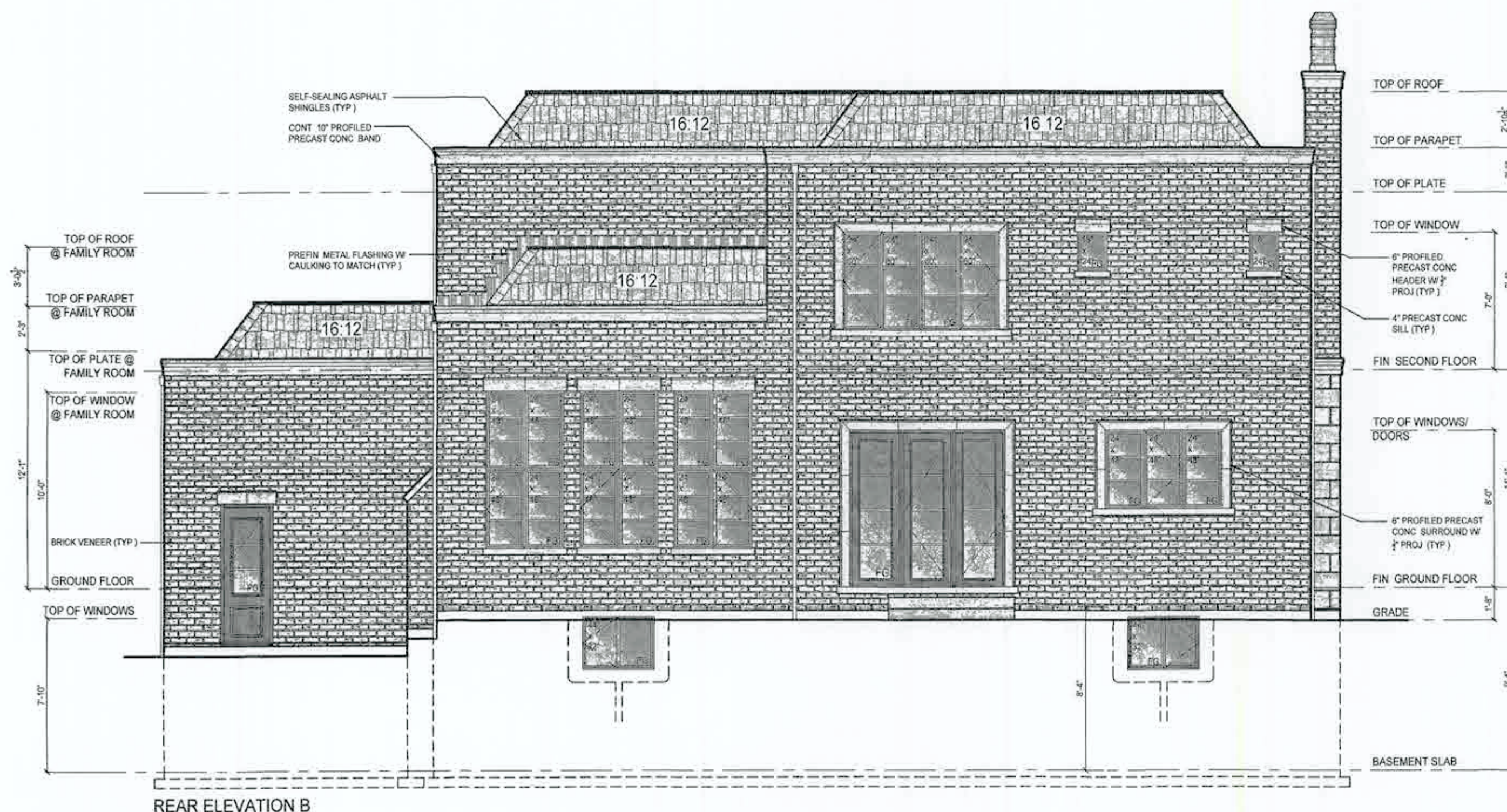
DATE **MAR 26 2019** SIGNED 

**CONSTRUCTION MUST CONFORM
TO THE ONTARIO BUILDING CODE**

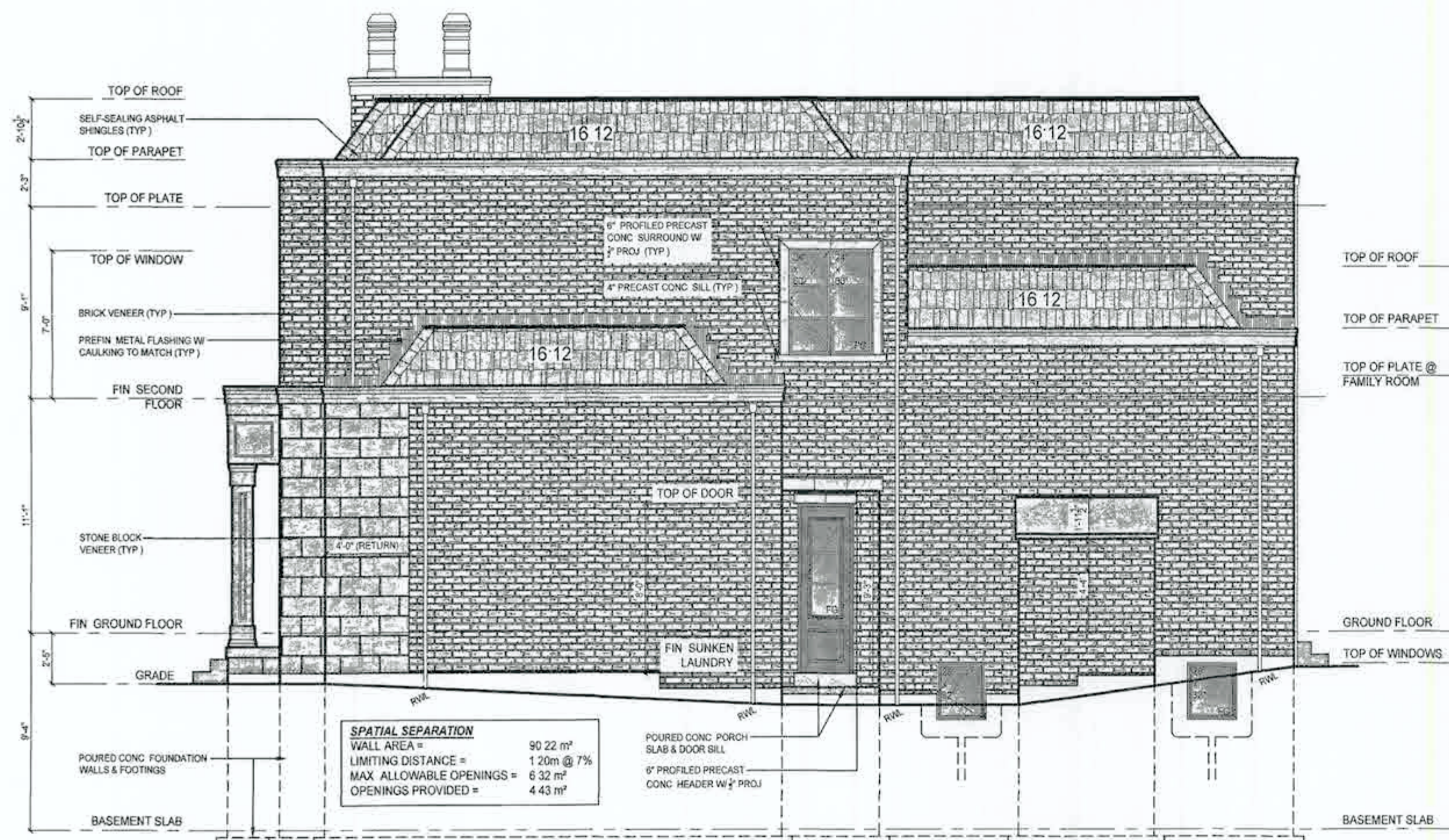
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#	Description	Date
1	ISSUED FOR PRELIMINARY REVIEW	NOV 10/17
2	FLOORS & TRUSSES CO-ORD ISSUED TO ENG FOR REVIEW	JAN 25/18
3	REV PER CLIENT COMMENTS	APR 04/18
4	ISSUED FINAL	MAY 24/18

ELEVATION GENERAL NOTES

- REFER TO FRONT ELEVATION FOR INFORMATION NOT SHOWN



REAR ELEVATION B



RIGHT SIDE ELEVATION B

REVIEWED
PERMIT IS ISSUED SUBJECT TO ANY REVISIONS SHOWN IN COLOUR AND MARKED THEREON OR ON ATTACHED SHEET
PERMIT NO. 19-250
DATE MAR 26 2019
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CONSTRUCTION MUST CONFORM TO THE ONTARIO BUILDING CODE

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MAR 12 2019

BUILDING DEPARTMENT
TOWN OF OAKVILLE

MAR 12 2019

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DESIGNS

20 RIVERMEDE ROAD UNIT 101
CONCORD, ONTARIO
L4K 3N3

PHONE: (905) 669-2111
FAX: 1 (800) 602-1153
WWW.ONERISER.CA

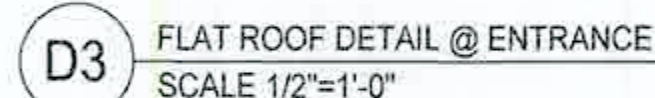
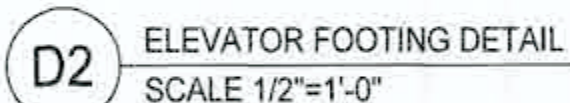
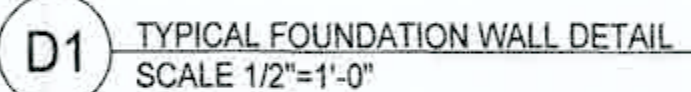
The undersigned I am a registered professional engineer in the province of Ontario and I am the author of the design and drawings shown on this sheet. I am not responsible for the design and drawings shown on this sheet if they are not in accordance with the Ontario Building Code or any other applicable regulations.

GREENPARK HOMES
TIBURTINO
CITY OF OAKVILLE
GEORGIAN 3
ELEVATION B

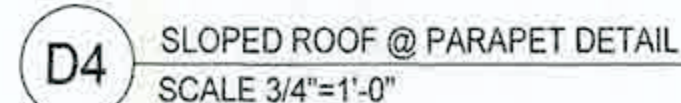
REAR & RIGHT SIDE
ELEVATION

#	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

Drawn by MT
Checked by MS
Project No. 17-25
Scale 3/16" = 1'0"
Page 6 OF 8



PERMIT NO. 19-250
DATE MAR 26 2019 SIGNED [Signature]
CONSTRUCTION MUST CONFORM
TO THE ONTARIO BUILDING CODE

RECEIVED
MAR 12 2019

REVISIONS		
#	Description	Date
1	ISSUED FOR PRELIMINARY REVIEW	NOV 10/17
2	FLOORS & TRUSSES CO-ORD ISSUED TO ENG FOR REVIEW	JAN 25/18
3	REV PER CLIENT COMMENTS	APR 04/18
4	ISSUED FINAL	MAY 24/18

ONE RISER
DESIGNS

20 RIVERMEDE ROAD UNIT 101
CONCORD ONTARIO
L4K 3N3
PHONE (905) 669-2111
FAX 1 (866) 602-1163
WWW.ONFRISER.CA

WWW.REGISTERON.ORG
 The undersigned has reviewed and I take responsibility for this design, and has the qualifications and meets the requirements and meets the Ontario Building Code to design the work shown on this set of documents.
 QUALIFICATION INFORMATION
 ENGINEER: JACQUES GUYON, ENGINEER, JACQUES GUYON INC., 1100 ST. JEROME ST. #100, MARKHAM, ONTARIO L3R 9K4
 SAN ROBERTSON
 REGISTRAR: JACQUES GUYON, ENGINEER, JACQUES GUYON INC., 1100 ST. JEROME ST. #100, MARKHAM, ONTARIO L3R 9K4
 1. RUBER DESIGNS INC.

GREENPARK HOMES

Project	TIBURTINO CITY OF OAKVILLE
Room	GEORGIAN 3 ELEVATION B

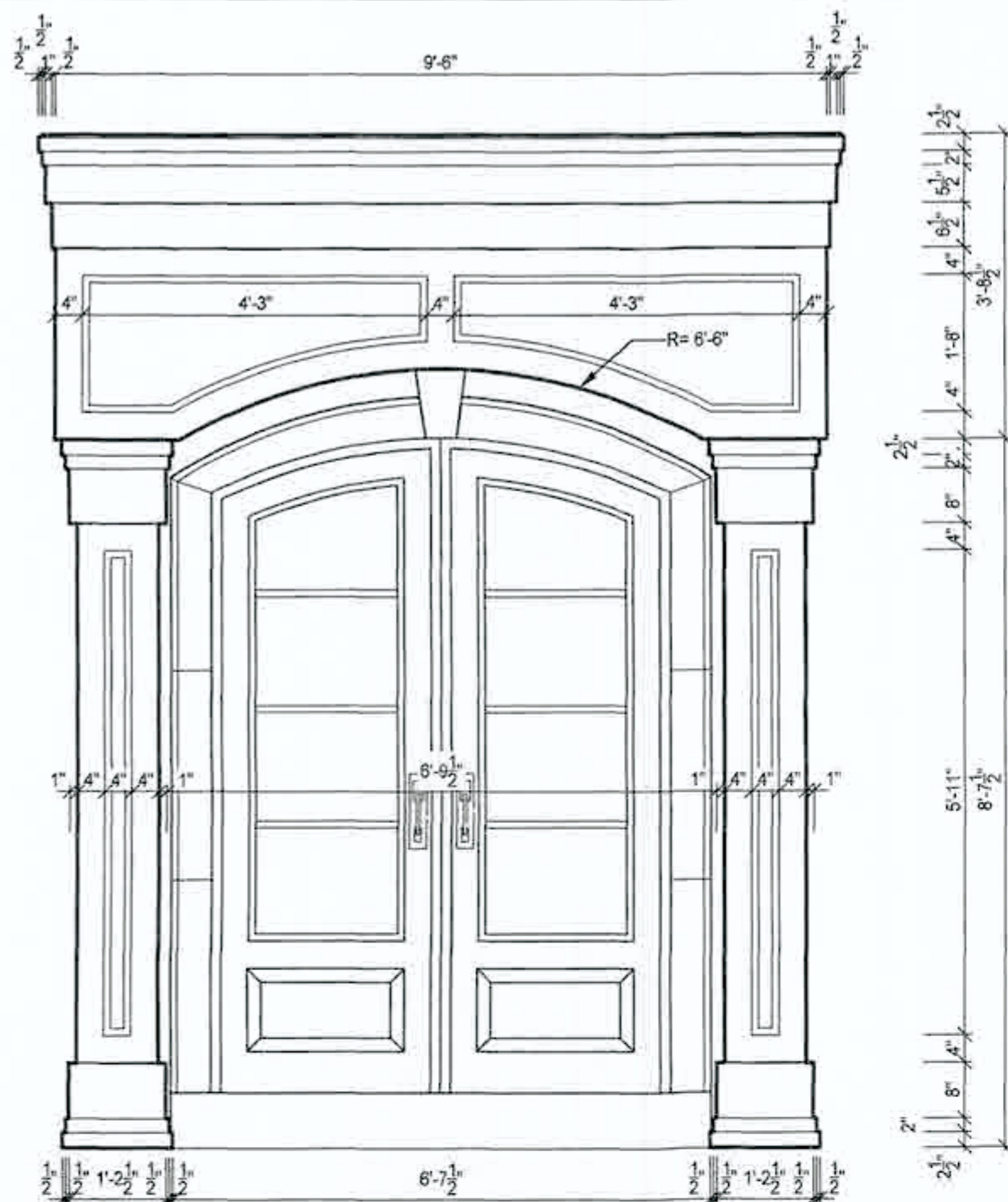
SECTION 'A'- 'A' & DETAILS

Drawn by	MT	Checked by	MS
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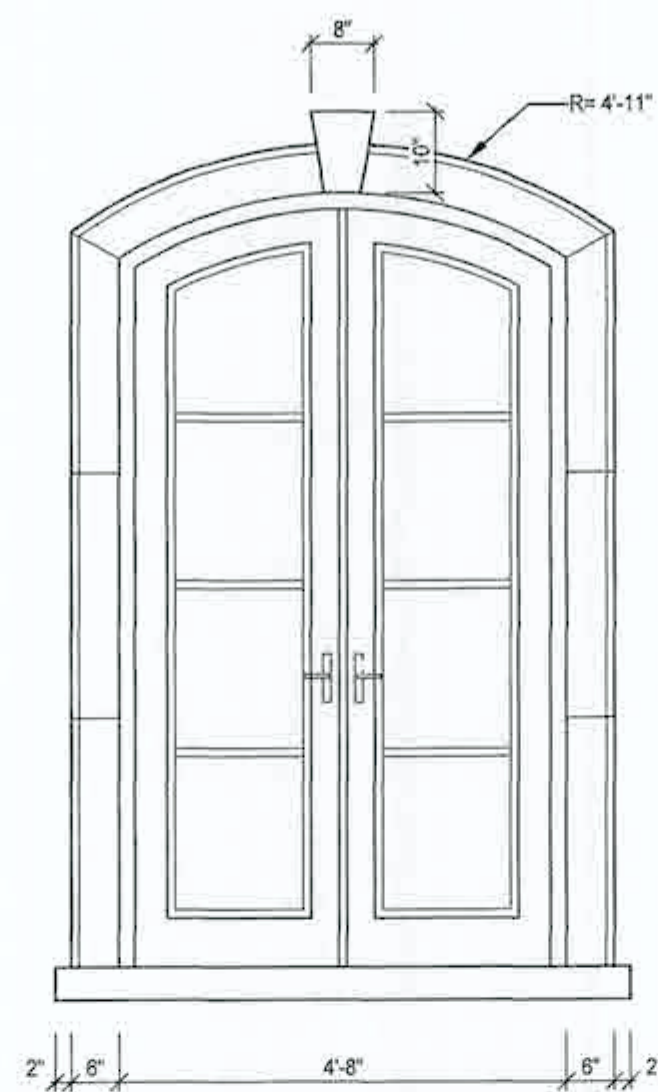
Project No.	17-25	Page	3 of 5
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3/16" = 1'0"	7'0"
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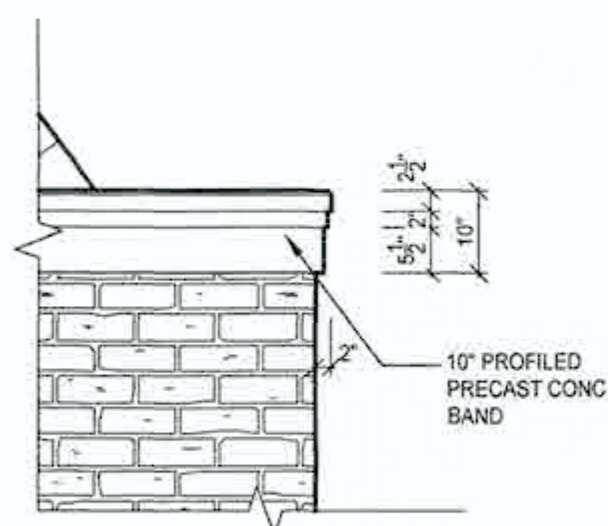
MAR 12 2019



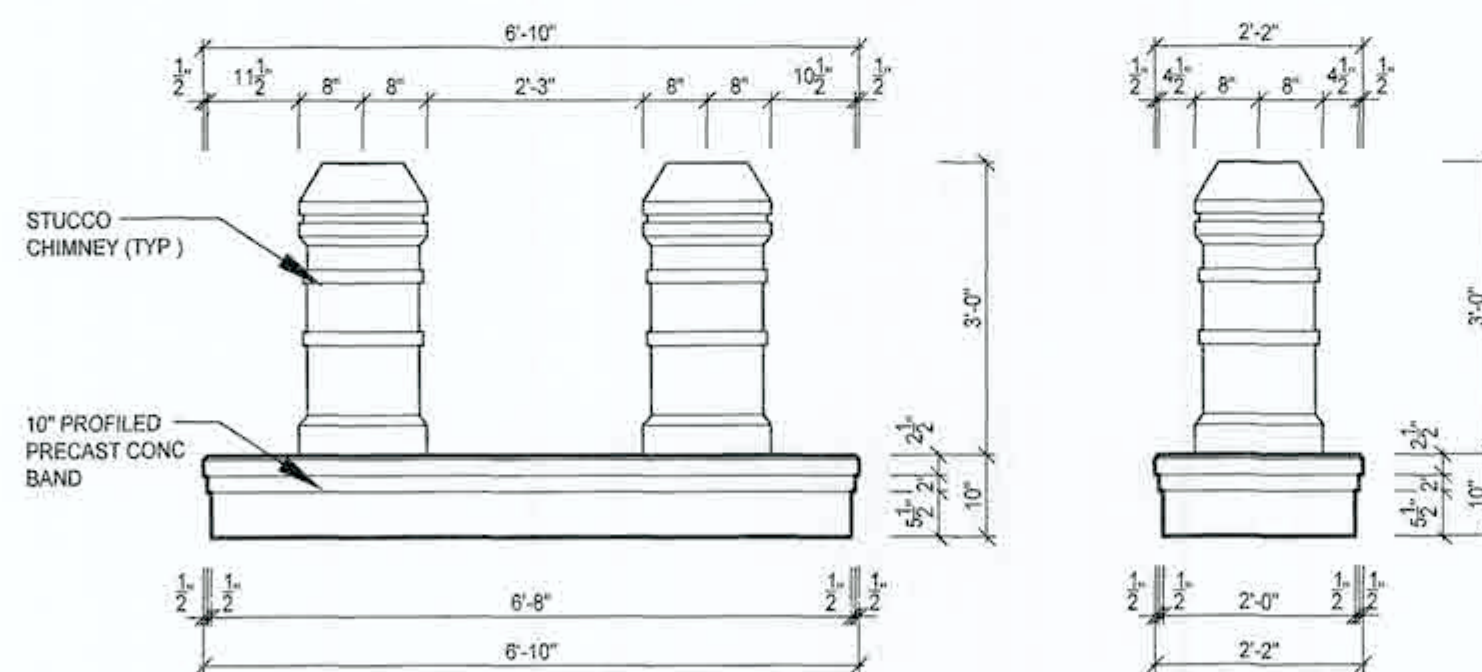
D5 PRECAST CONC PORTICO
SCALE 1/2"=1'-0"



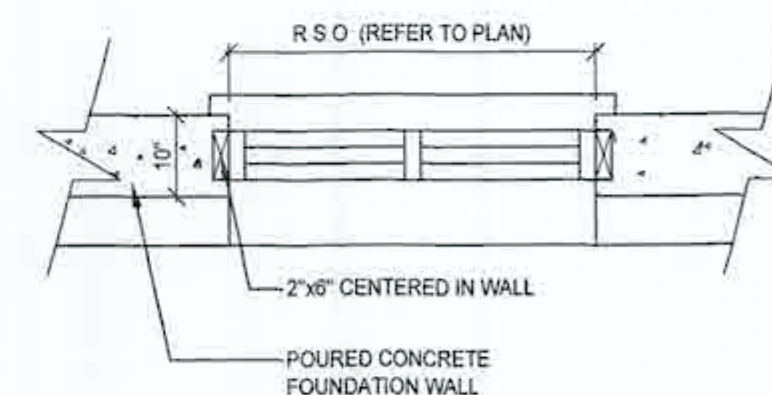
D6 WINDOW SURROUND/ HEADER DETAIL
SCALE 1/2"=1'-0"



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"

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CONCORD ONTARIO
L4K 3N2
PHONE: (905) 669-2111
FAX: 1 (866) 602-1183
WWW.ONERISER.CA

27816
32072

GREENPARK HOMES

TIBURTINO
CITY OF OAKVILLE
GEORGIAN 3
ELEVATION B

DETAILS

#	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

MT MS

17-25

3/16" = 1'0"

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