

CONSTRUCTION NOTES

(UNLESS OTHERWISE NOTED)

SB-12
(TABLE 3.11.2.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=1.9X10⁶ 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 9.26.7. (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 OR 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 CONFORMING 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" (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.
-R22 (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

-9" (200mm) OR 10" (255mm) POURED CONC. FDTN. WALL. 15 MPa (2200 psi) W/ BITUMINOUS DAMPPROOFING 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

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

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/12" (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)).

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-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)

STAIRS INTERIOR & EXTERIOR

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

NOTE: FOR EXTERIOR CONC. STEPS

-10" (254mm) RUN & 6" (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" (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

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 DAMPPROOFING MATERIAL
-1/2" (12.7mm) DIA. ANCHOR BOLTS @ 8'-0" (2.4m) O.C.
-6"X12" (150mmX300mm) STUD WALL
-6"X18" (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 0.188 (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

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

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"X8" 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
-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

GARAGE MAIN 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
-R20 (RSI 3.52) RIGID INSULATION BACKING.
-("SEE O.B.C. 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
-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 (W/L 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 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. 3/8" 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
-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

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

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

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.

PROVIDE THE FOLLOWING WITHIN THE GARAGE FOR FUTURE ELECTRIC VEHICLE 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'
7. SECTION A-A & DETAILS
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	186.18 s.f.
GLAZING LEFT SIDE ELEVATION	55.32 s.f.
GLAZING RIGHT SIDE ELEVATION	97.20 s.f.
GLAZING REAR ELEVATION	219.54 s.f.
TOTAL GLAZING AREA	558.24 s.f.
ALLOWABLE GLAZING AREA	17 %
GLAZING AREA	12.91%

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19-1123

JUN 14 2018

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	JUNE 05/18	AE
6	ISSUED FOR FINAL	JUNE 14/18	MT

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

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- 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 4" BELOW FINISHED GRADE AFTER 28 DAYS
 - 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-A360 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 25" A 1" 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	35"x35"x15" 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	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

250mm² - USE 4 BOLTS FOR MOMENT CONNECTION

WOOD/STEEL LINTELS WOOD BEAMS

L1	2-2"x6" SP#2	WB1	2-2"x6" SP#2
L2	3-2"x6" SP#2	WB2	3-2"x6" 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 5/16" (50x50x6) L	WB7	2-2"x12" SP#2
L8	3 1/2" x 3 1/2" x 5/16" (50x50x6) 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 5/16" (125x50x6) L		
L11	5" x 3 1/2" x 3/8" (125x50x10) L		
L12	6" x 4" x 3/8" (150x100x10) L		

CONC. 4-15m BARS OVER OPENING. EXTENDED BEAM 24" BELOW OPENING W/ 1RE 0m 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	2-8" 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	2-8" x 6-8" x 1-3/8" - INTERIOR SLAB DOOR
6	2-2" x 6-8" x 1-3/8" - INTERIOR SLAB DOOR
7	1-8" 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 3N3
PHONE: (905) 889-2111
FAX: 1 (888) 802-1163
WWW.ONERISER.CA

THESE DRAWINGS HAVE BEEN PREPARED BY THE DESIGNER AND THE DESIGNER ACCEPTS RESPONSIBILITY FOR THE DESIGN AND THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN ONLY. THE DESIGNER DOES NOT ACCEPT RESPONSIBILITY FOR THE CONSTRUCTION OF THE PROJECT OR THE PERFORMANCE OF THE PROJECT.

DESIGNER: JAMES ROBERTSON
PROJECT NO: 27816
DATE: 18 SEP 2018
18 SEP 2018

Client: GREENPARK HOMES

Project: TIBURTINO
CITY OF OAKVILLE
GEORGIAN 3
ELEVATION B

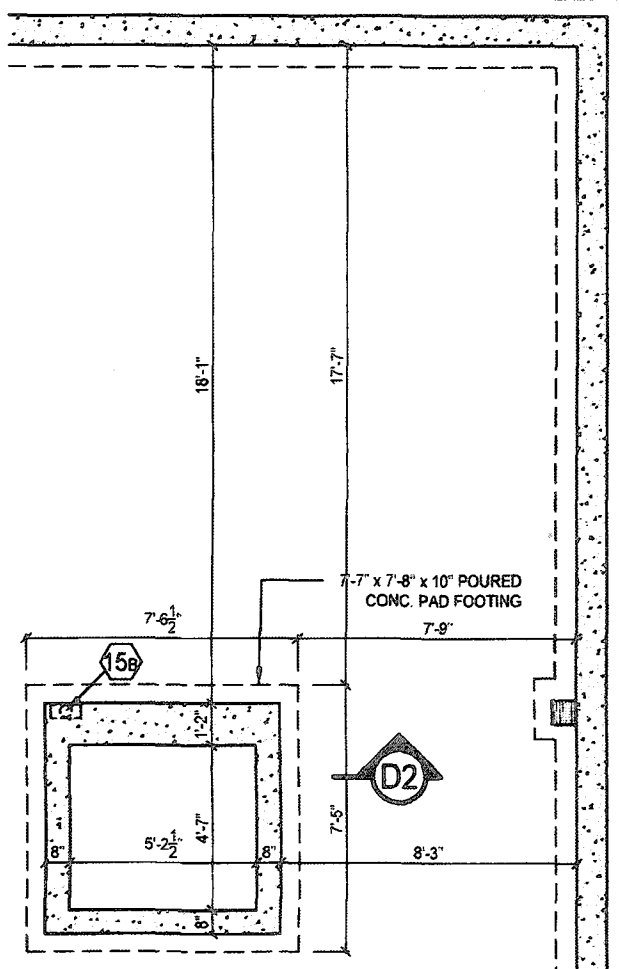
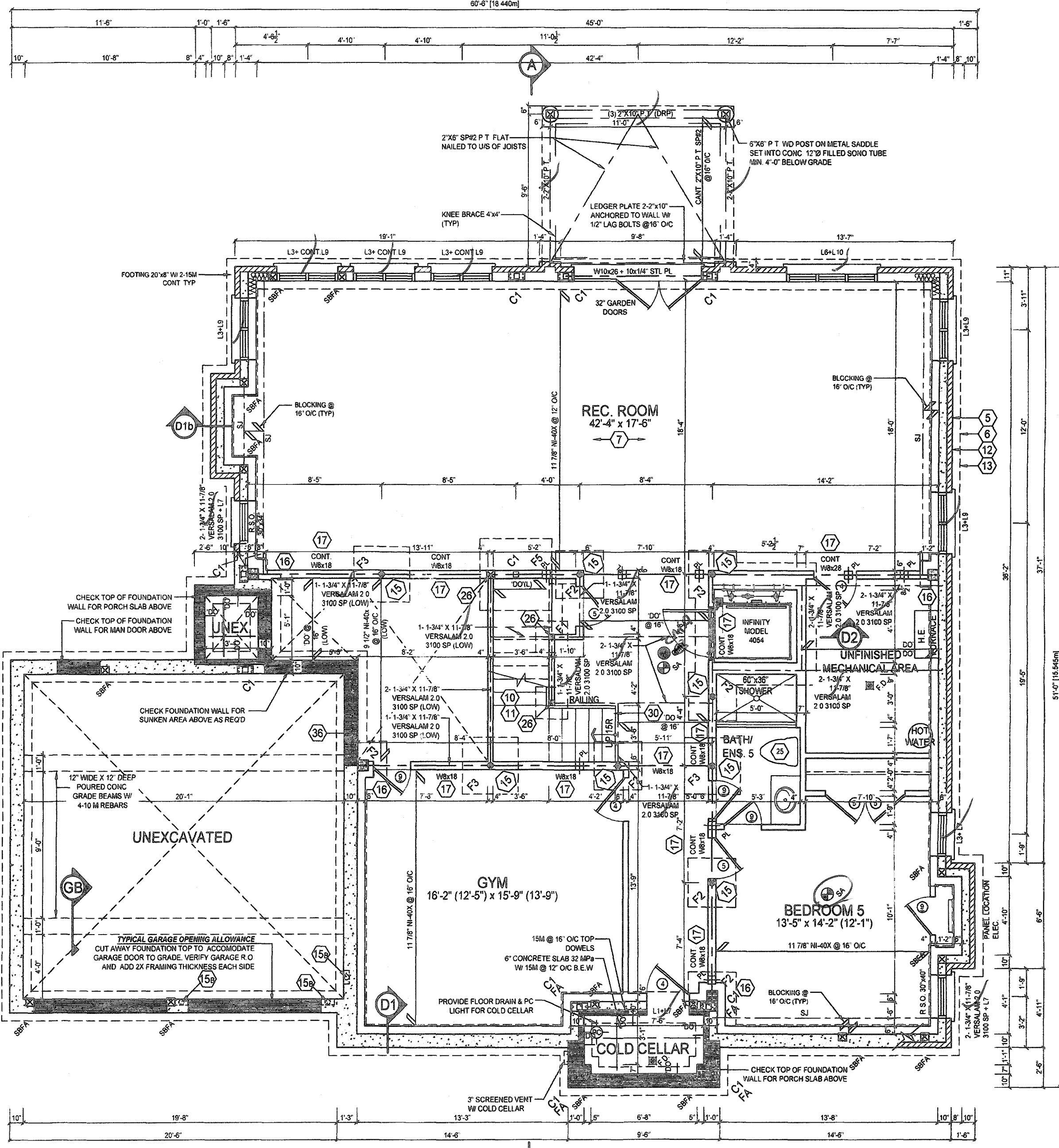
Basement Plan

Drawn by: MT
Checked by: MS

Project No: 17-25
Scale: 3/16" = 1'0"

Page: 2 OF 9

TIBURTINO - LOT 5 ONLY

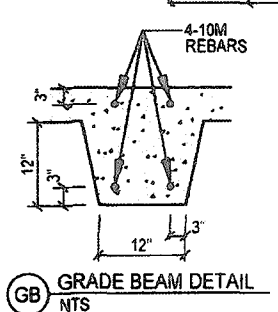


PARTIAL ELEVATOR
FOUNDATION PLAN

Carbon Monoxide Alarm
required adjacent to each
sleeping area

SMOKE ALARM REQUIRED

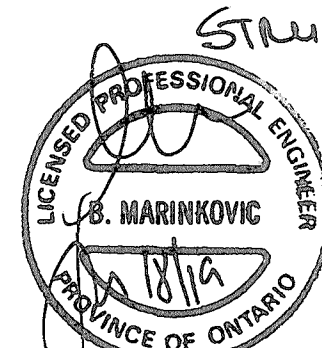
**THE TOWN OF OAKVILLE
BUILDING DEPARTMENT**
No construction shall proceed beyond the foundation stage until a survey is signed by an Ontario Land Surveyor, is filed and approved by an inspector. The survey must show the position and elevation of the top of the foundation on the lot.



GRADE BEAM DETAIL

ALL ELECTRICAL INSTALLATIONS MUST BE INSPECTED BY THE ELECTRICAL SAFETY AUTHORITY. SEPARATE INSPECTION APPLICATIONS MUST BE FILED FOR MORE INFORMATION PLEASE CALL: 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: 19-1129
DATE: JUL 16 2019
SIGNED: [Signature]
CONSTRUCTION MUST CONFORM TO THE ONTARIO BUILDING CODE



STRUT DET H/C
JUN 14 2019
for submission only

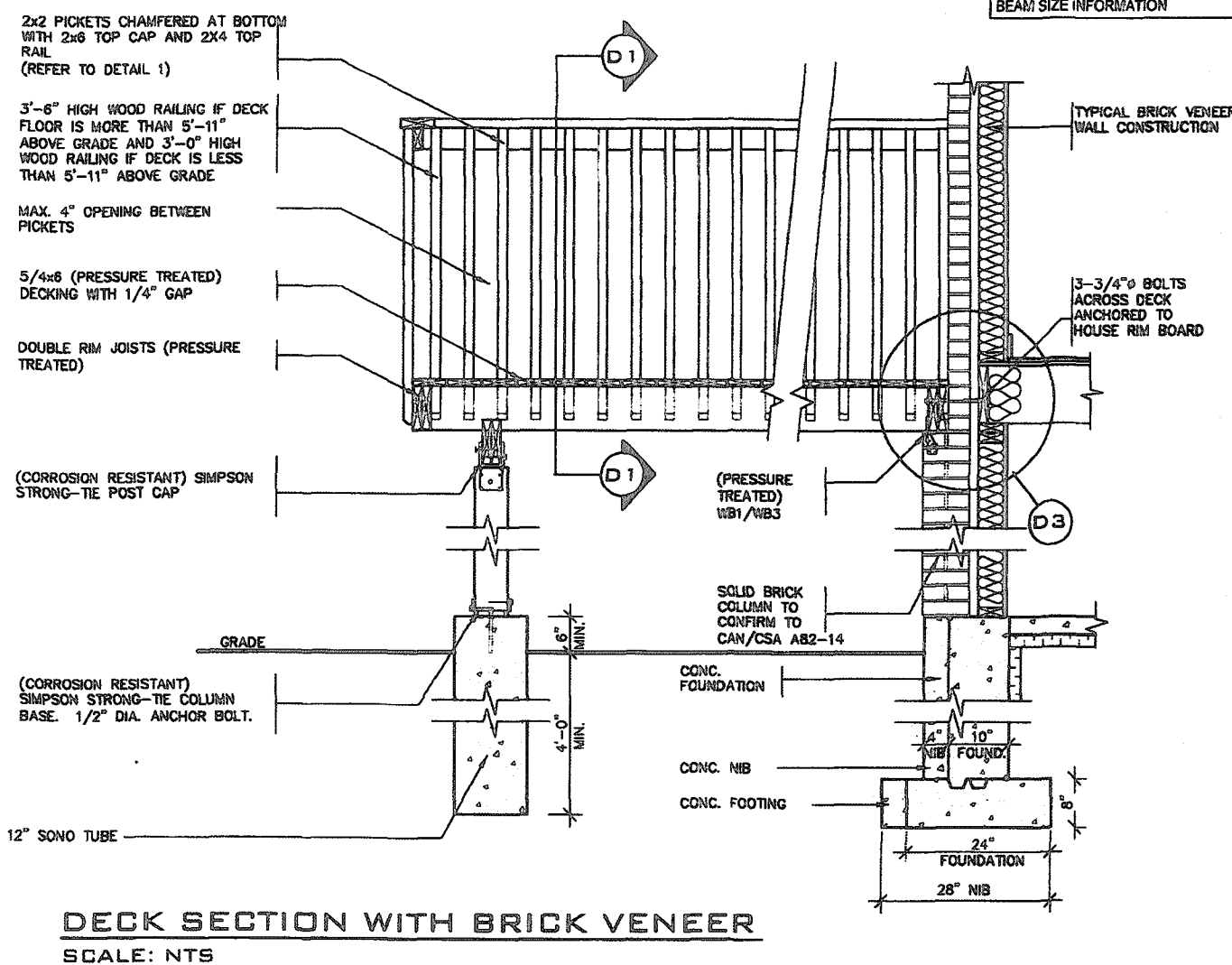
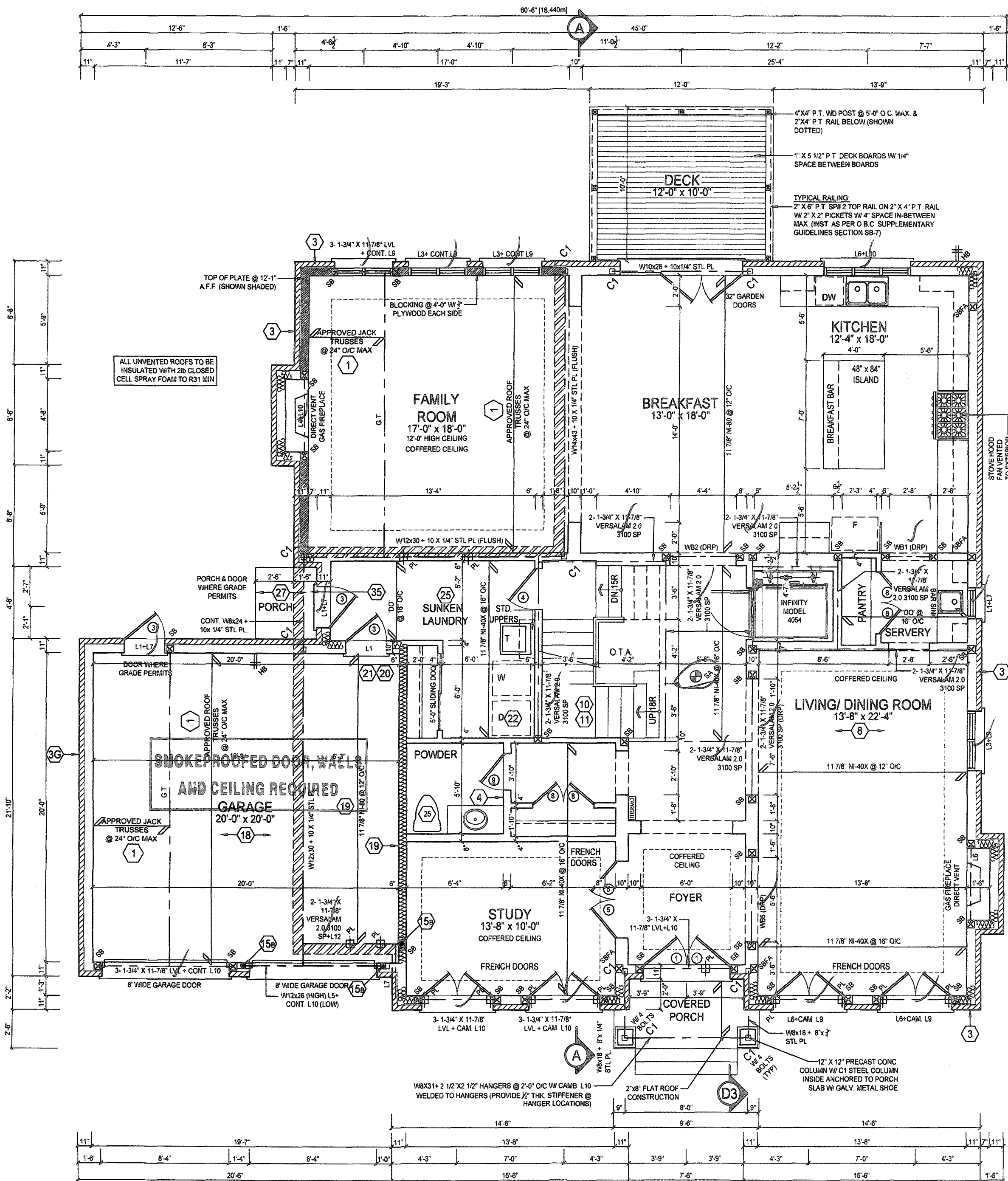
REVISIONS	Description	Date	By
1	ISSUED FOR PRELIMINARY REVIEW	NOV. 10/17	MS
2	FLOORS & TRUSSES CO-ORD. ISSUED TO ENG FOR REVIEW	JAN. 25/18	MT
3	REV. PER CLIENT COMMENTS	APR. 04/18	MT
4	ISSUED FINAL	MAY. 24/18	MT
5	LOT SPECIFIC DRAWING CREATED	JUNE. 05/19	AE
6	ISSUED FOR FINAL	JUNE 14/19	MT

REVIEWED
PERMIT IS ISSUED SUBJECT TO ANY REVISIONS
SHOWN IN COLOUR AND MARKED THEREON OR
ON ATTACHED SHEET
PERMIT NO 19-1123
DATE JUL 16 2019 SIGNED
CONSTRUCTION MUST CONFORM
TO THE ONTARIO BUILDING CODE

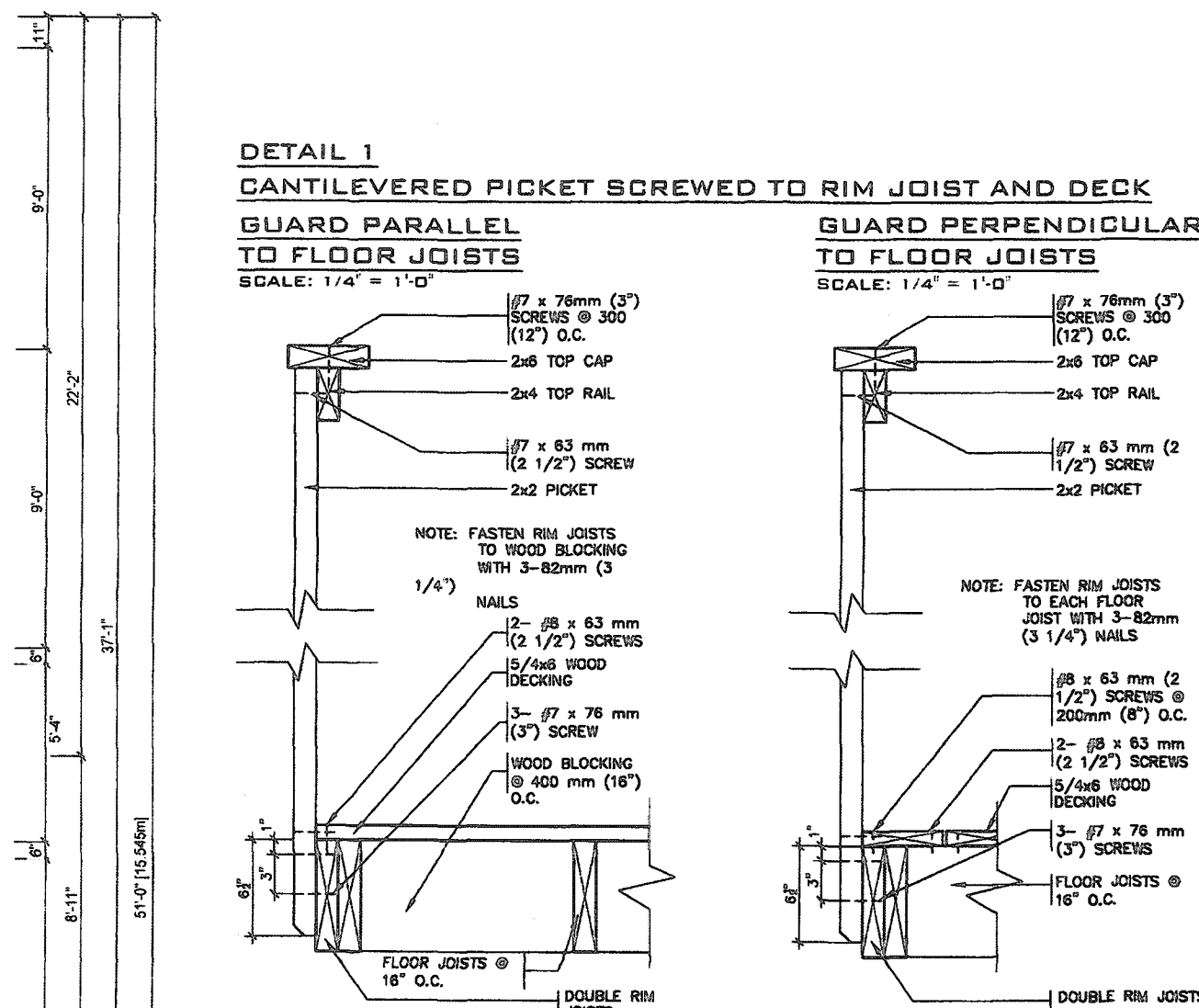


ALL ELECTRICAL INSTALLATIONS
MUST BE DONE BY A QUALIFIED
ELECTRICIAN IN ACCORDANCE WITH
THE ELECTRICAL SAFETY ACT AND
REGULATIONS. SEPARATE INSPECTION
APPLICATIONS MUST BE FILED
FOR MORE INFORMATION PLEASE CALL:
ELECTRICAL SAFETY AUTHORITY
1-877-ESA-SAFE (378-7283)
PLUG IN SAFETY HUBS (PUSH-TO-TEST)
FIND A CONTRACTOR AT
www.electricalsafety.ca

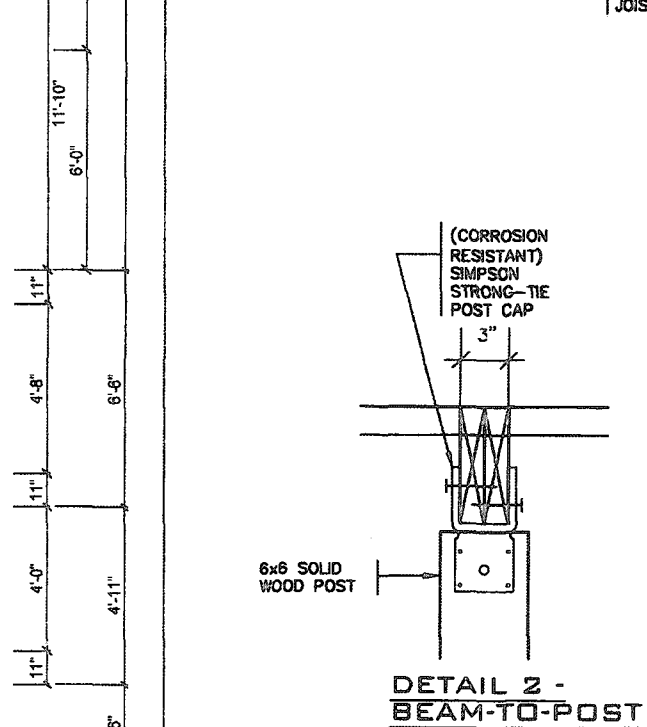
SMOKE ALARM REQUIRED



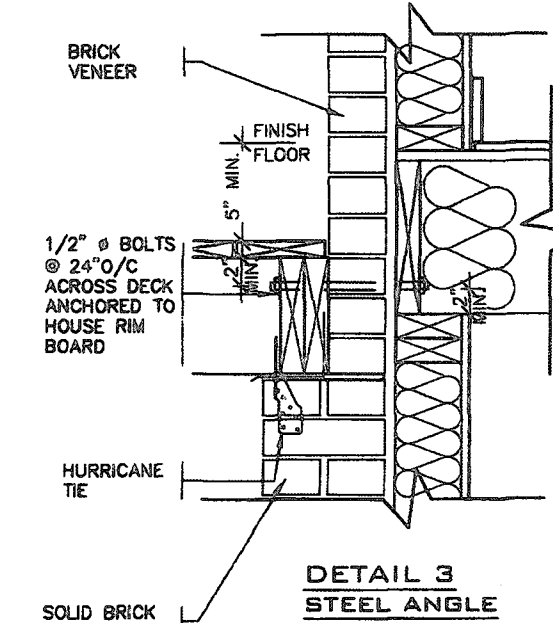
DETAIL 1
CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK
GUARD PARALLEL
TO FLOOR JOISTS
SCALE: 1/4" = 1'-0"



DETAIL 2 -
BEAM-TO-POST
SCALE: 1/2" = 1'-0"



DETAIL 3
STEEL ANGLE
SCALE: 1/2" = 1'-0"



GROUND FLOOR GENERAL NOTES
- ALL INTERIOR DOOR AND OPENING LINTEL NOT SHOWN
TO BE A MIN. OF 2-2X8 SP#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 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 RISK
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
C6	25K N/A - 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" (50x50x6) L	WB7	2-2"x12" SP#2
L8	3 1/2" x 3 1/2" x 5/16" (50x50x8) 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 5/16" (125x50x8) L		
L11	5" x 3 1/2" x 3/8" (125x50x10) 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'-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'-8" 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	140 PSF
DEAD LOAD	20 PSF

WALL LEGEND

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

ONE RISER
DESIGNS
20 RIVERWIDE ROAD, UNIT 101
CONCORD, ONTARIO
L4K 3N3
PHONE: (905) 668-2111
FAX: 1 (888) 602-1163
WWW.ONERISER.CA

GREENPARK HOMES
TIBURTINO
CITY OF OAKVILLE
GEORGIAN 3
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	JUNE 05/18	AE
6	ISSUED FOR FINAL	JUNE 14/18	MT

GROUND FLOOR PLAN
17-25
3/16" = 1'-0"
3 OF 9

STRUTS INC.
JUN 14 2019
PROFESSIONAL ENGINEER
MARINKOVIC
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

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" SPP#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 1 RISER DESIGNS PRIOR TO CONSTRUCTION

STEEL COLUMN SCHEDULE

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	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

W/ 2500MM2 - USE 4 BOLTS FOR MOMENT CONNECTION

WOOD/STEEL LINTELS

WOOD/STEEL LINTELS	WOOD BEAMS
L1 2-2" X 8" SPP#2	WB1 2-2" X 8" SPP#2
L2 3-2" X 8" SPP#2	WB2 3-2" X 8" SPP#2
L3 2-2" X 10" SPP#2	WB3 4-2" X 8" SPP#2
L4 3-2" X 10" SPP#2	WB4 2-2" X 10" SPP#2
L5 2-2" X 12" SPP#2	WB5 3-2" X 10" SPP#2
L6 3-2" X 12" SPP#2	WB6 4-2" X 10" SPP#2
L7 3 1/2" X 3 1/2" X 1/4" (80x80x8) L	WB7 2-2" X 12" SPP#2
L8 3 1/2" X 3 1/2" X 5/16" (80x80x8) L	WB8 3-2" X 12" SPP#2
L9 4" X 3 1/2" X 1/4" (100x80x8) L	WB9 4-2" X 12" SPP#2
L10 5" X 3 1/2" X 5/16" (125x80x8) L	
L11 5" X 3 1/2" X 3/8" (125x80x10) L	
L12 6" X 4" X 3/8" (150x100x10) L	

DOOR SCHEDULE - SECOND FLOOR

1	2-10" X 7-0" - INSULATED ENTRANCE DOOR
1A	2-8" 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	1-5" 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

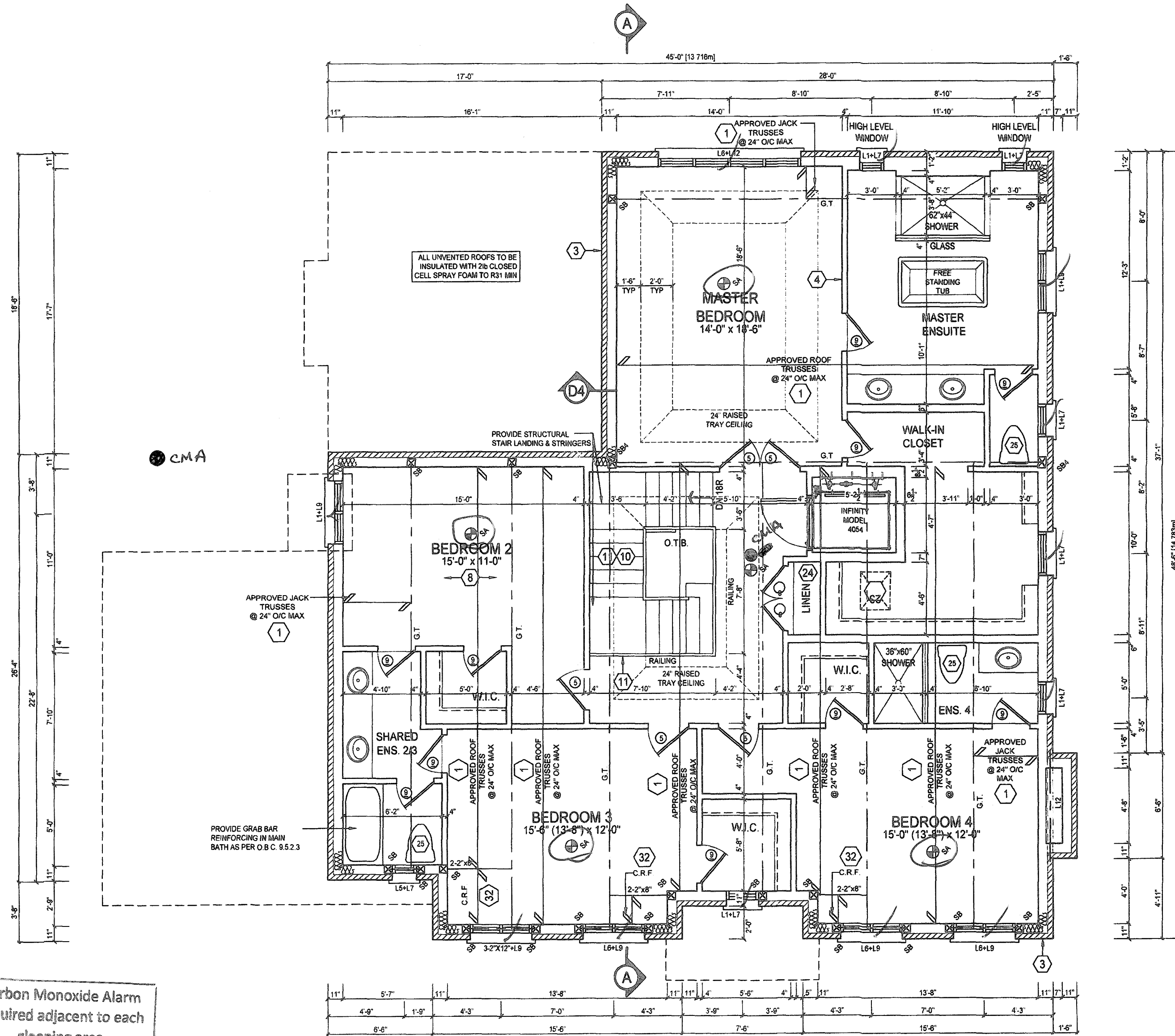
ONE RISER DESIGNS
20 RIVERMEDE ROAD, UNIT 101
CONCORD, ONTARIO L4K 3N3
PHONE: (905) 889-2111
FAX: (905) 882-1153
WWW.1RISER.CA

IAN ROBERTSON
REGISTERED PROFESSIONAL ENGINEER
27816
32072

GREENPARK HOMES
TIBURTINO
CITY OF OAKVILLE
GEORGIAN 3
ELEVATION B

SECOND FLOOR PLAN

Scale: 3/16" = 1'-0"
4 OF 9



Stud Wall Reinforcement for Future Grab Bars in Main Bathroom
Reinforcement of stud walls shall be installed adjacent to water closets and shower and bathtub in main bathroom. O.B.C. 9.5.2.3, 3.8.3.8.(1)(d) and 3.8.3.13.(1)(f)

Carbon Monoxide Alarm required adjacent to each sleeping area



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 (372-7333). PLUG IN SAFELY. HIRE A LICENSED ELECTRICAL CONTRACTOR. FIND A CONTRACTOR AT www.pluginsafely.ca

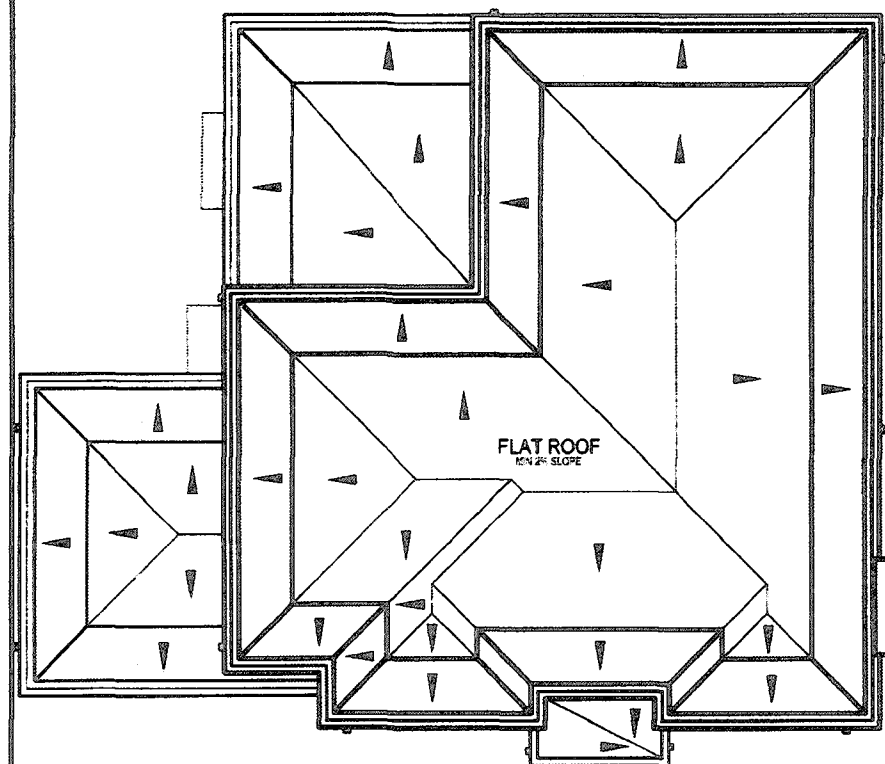
REVIEWED
PERMIT IS ISSUED SUBJECT TO ANY REVISIONS SHOWN IN COLOUR AND MARKED THEREON OR ON ATTACHED SHEET
PERMIT NO. 19-1123
DATE JUL 18 2019
SIGNED [Signature]
CONSTRUCTION MUST CONFORM TO THE ONTARIO BUILDING CODE

SMOKE ALARM REQUIRED

STURDUP INC
LICENSED PROFESSIONAL ENGINEER
B. MARINKOVIC
18114
PROVINCE OF ONTARIO
for structural only

JUN 14 2019

#	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
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4	ISSUED FINAL	MAY. 24/18	MT
5	LOT SPECIFIC DRAWING CREATED	JUNE. 05/19	AE
6	ISSUED FOR FINAL	JUNE. 14/19	MT



ROOF PLAN
N.T.S.

SELF-SEALING ASPHALT
SHINGLES (TYP.)

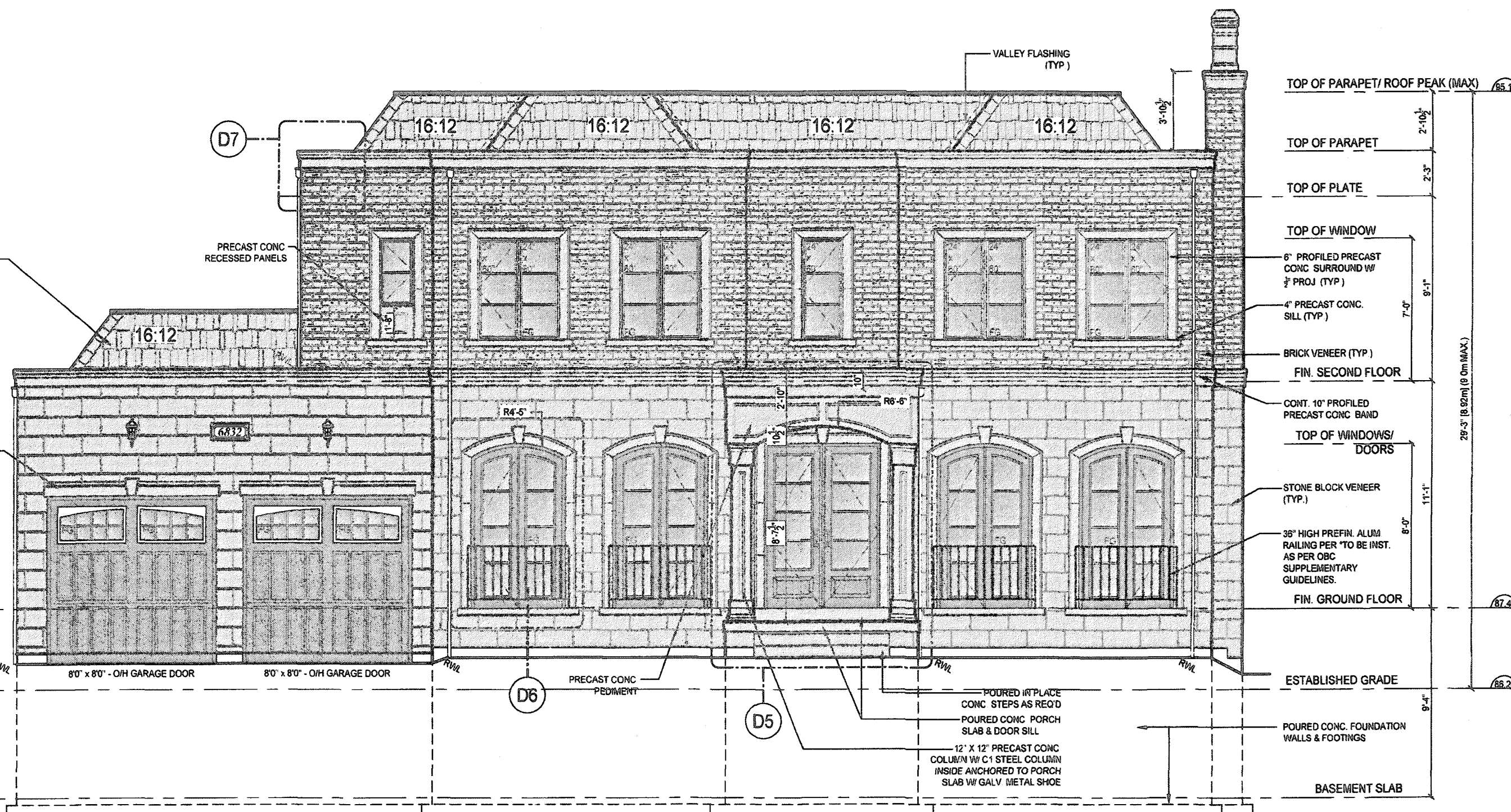
TOP OF ROOF

TOP OF PARAPET

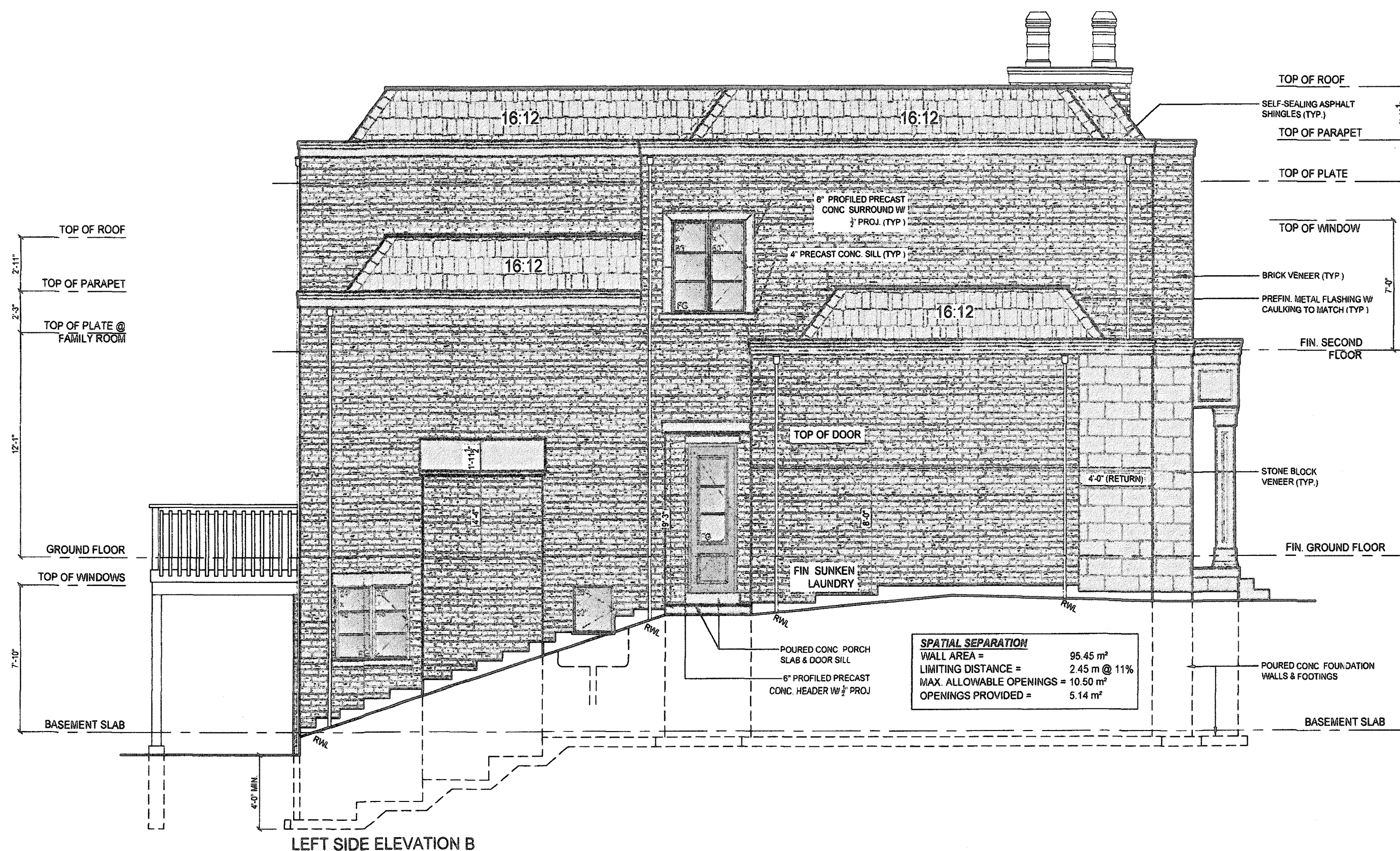
TOP OF PLATE
@ GARAGE

6" PROFILED PRECAST CONC
HEADER & KEYSTONE
W/ 1/2" PROJ

GROUND FLOOR



FRONT ELEVATION B



LEFT SIDE ELEVATION B

REVIEWED

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

PERMIT No **19-1123**

DATE **JUL 16 2019** SIGNED *[Signature]*

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

JUN 14 2019

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ONE RISER
DESIGNS

20 RIVERMEDE ROAD, UNIT 101
CONCORD, ONTARIO
L4K 3N3

PHONE: (855) 660-2111
FAX: 1 (855) 602-1163
WWW.ONERISER.CA

QUALIFICATION OF DESIGNER

IAN ROBERTSON 27816

REGISTERED PROFESSIONAL ENGINEER

1 RISER DESIGNS INC 32072

Client: **GREENPARK HOMES**

Project: **TIBURTINO
CITY OF OAKVILLE
GEORGIAN 3
ELEVATION B**

Sheet Title: **FRONT & LEFT SIDE
ELEVATION & ROOF PLAN**

Drawn by: **MT** Checked by: **MS**

Project No: **17-25**

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

Page: **5 OF 9**

ELEVATION GENERAL NOTES

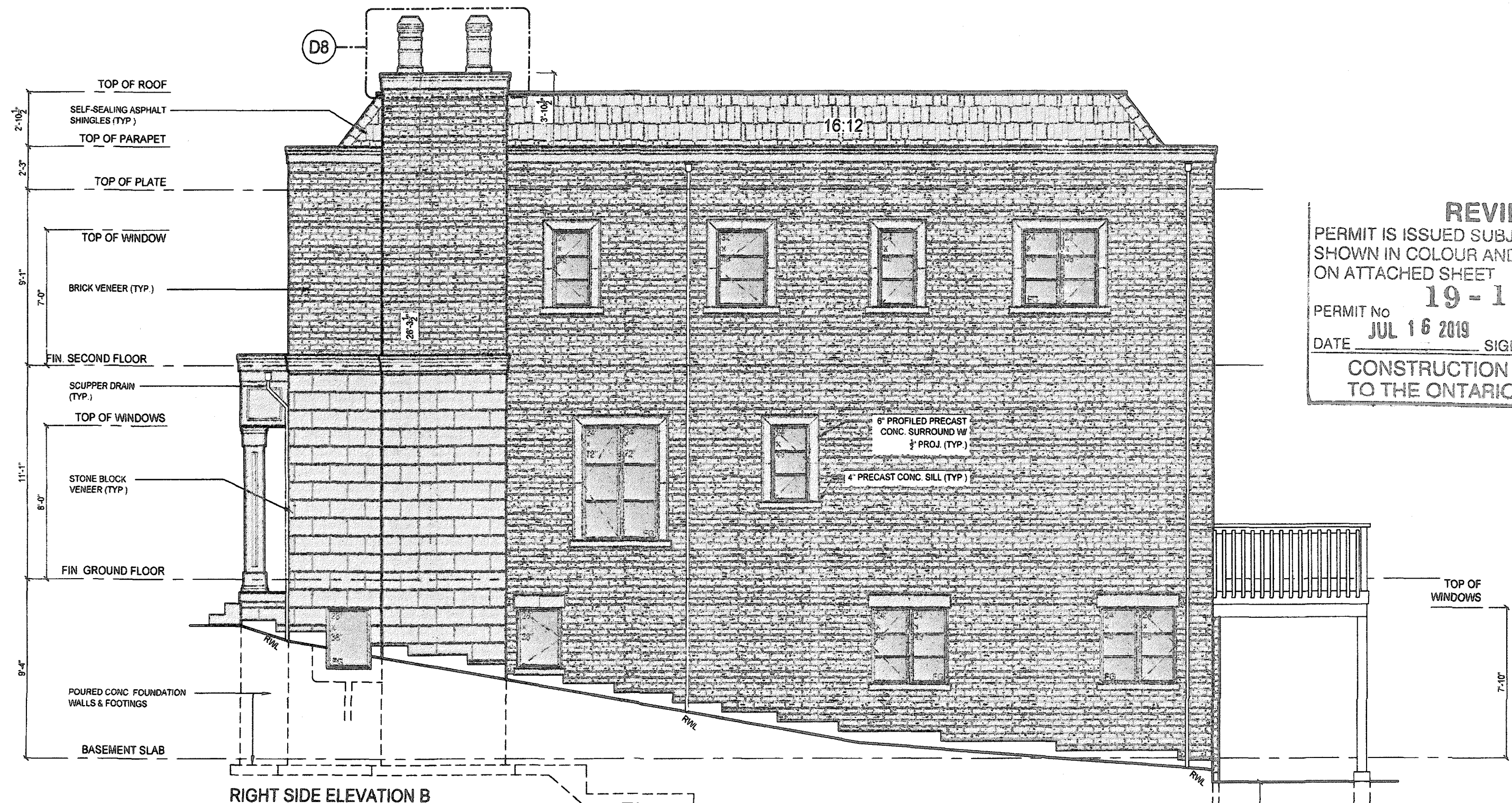
- REFER TO FRONT ELEVATION FOR INFORMATION NOT SHOWN

TIBURTINO - LOT 5 ONLY

TIBURTINO - LOT 5 ONLY



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 **19-1123**
DATE **JUL 16 2019** SIGNED *[Signature]*
CONSTRUCTION MUST CONFORM TO THE ONTARIO BUILDING CODE

SPATIAL SEPARATION
WALL AREA = 123.21m²
LIMITING DISTANCE = 3.71m @ 15%
MAX. ALLOWABLE OPENINGS = 18.48 m²
OPENINGS PROVIDED = 9.03 m²

JUN 14 2019

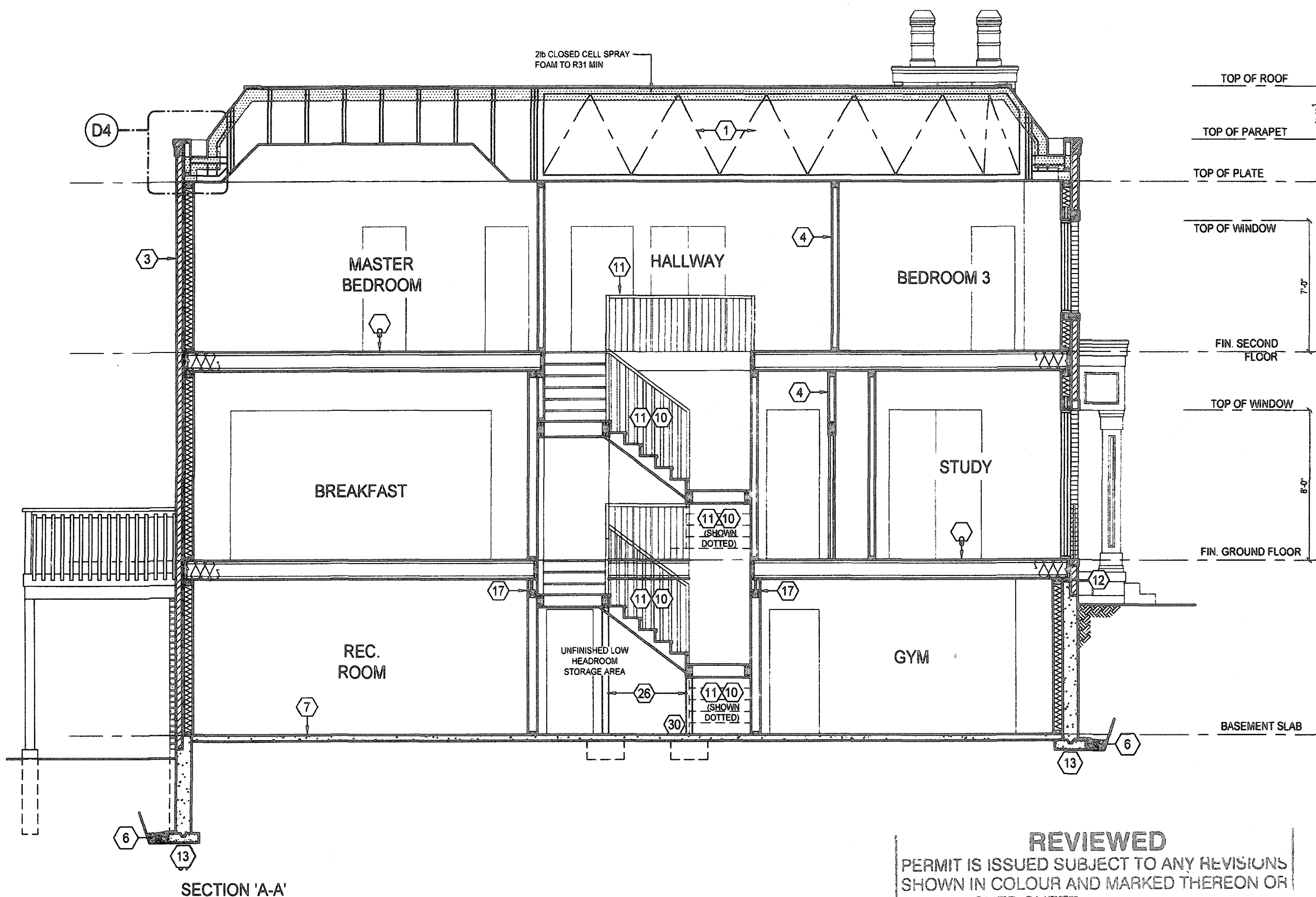
REVISIONS			
#	Description	Date	By
1	ISSUED FOR PRELIMINARY REVIEW	NOV. 10/17	MS
2	FLOORS & TRUSSES CO-ORD. ISSUED TO ENG. FOR REVIEW	JAN. 25/18	MT
3	REV. PER CLIENT COMMENTS	APR. 04/18	MT
4	ISSUED FINAL	MAY. 24/18	MT
5	LOT SPECIFIC DRAWING CREATED	JUNE. 05/18	AE
6	ISSUED FOR FINAL	JUNE. 14/18	MT

ONERISER
DESIGNS
20 RIVERMEDE ROAD, UNIT 101
CONCORD, ONTARIO
L4K 3N3
PHONE: (905) 888-2111
FAX: 1 (888) 802-1163
WWW.ONERISER.CA

Client: **GREENPARK HOMES**
Project: **TIBURTINO**
City: **CITY OF OAKVILLE**
Model: **GEORGIAN 3**
Elevation: **ELEVATION B**

REAR & RIGHT SIDE ELEVATION

Drawn by: **MT** Checked by: **MS**
Project No: **17-25** Page: **6 OF 9**
Scale: **3/16" = 1'0"**



REVIEWED
PERMIT IS ISSUED SUBJECT TO ANY REVISIONS
SHOWN IN COLOUR AND MARKED THEREON OR
ON ATTACHED SHEET
19-1123
PERMIT No
DATE JUL 16 2019 SIGNED [Signature]
CONSTRUCTION MUST CONFORM
TO THE ONTARIO BUILDING CODE

JUN 14 2018

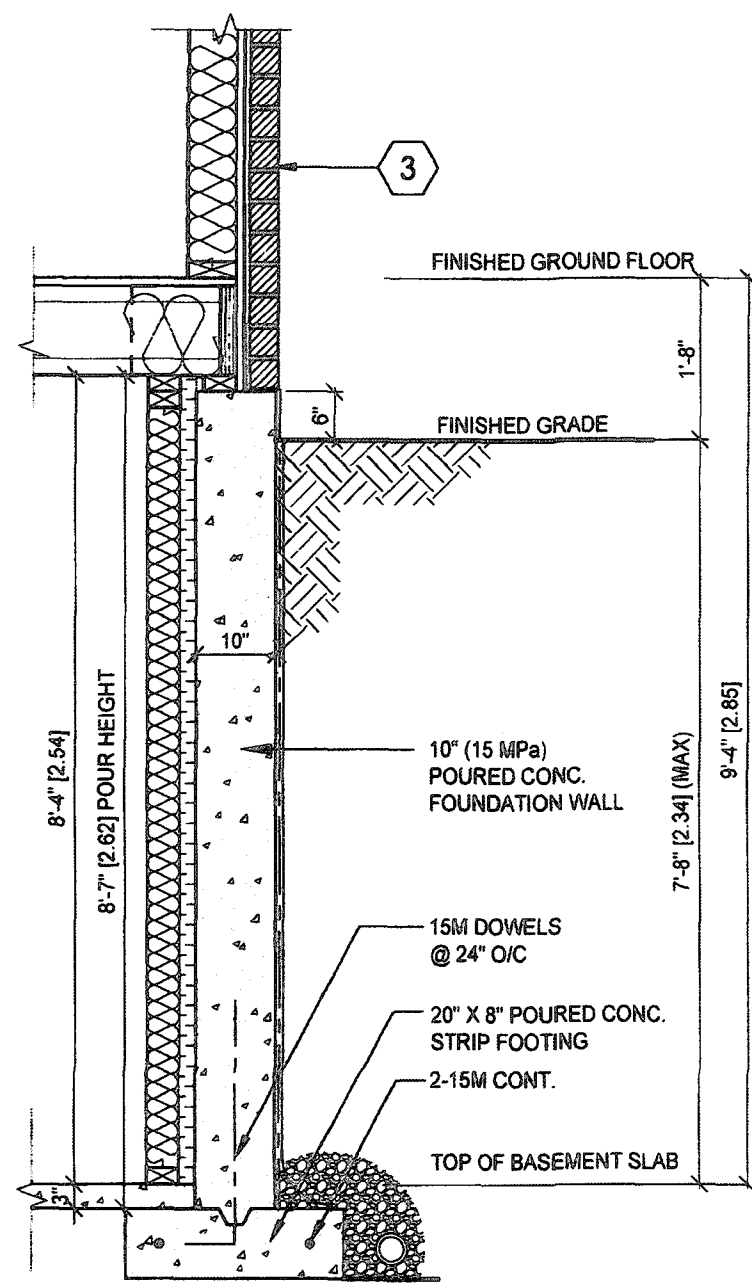
REVISIONS		
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4	ISSUED FINAL	MAY. 24/18
5	LOT SPECIFIC DRAWING CREATED	JUNE. 05/18
6	ISSUED FOR FINAL	JUNE 14/18

ONE RISER
DESIGNS
20 RIVERMEDE ROAD, UNIT 101
CONCORD, ONTARIO
L4K 3N3
PHONE: (905) 669-2111
FAX: 1 (888) 602-1163
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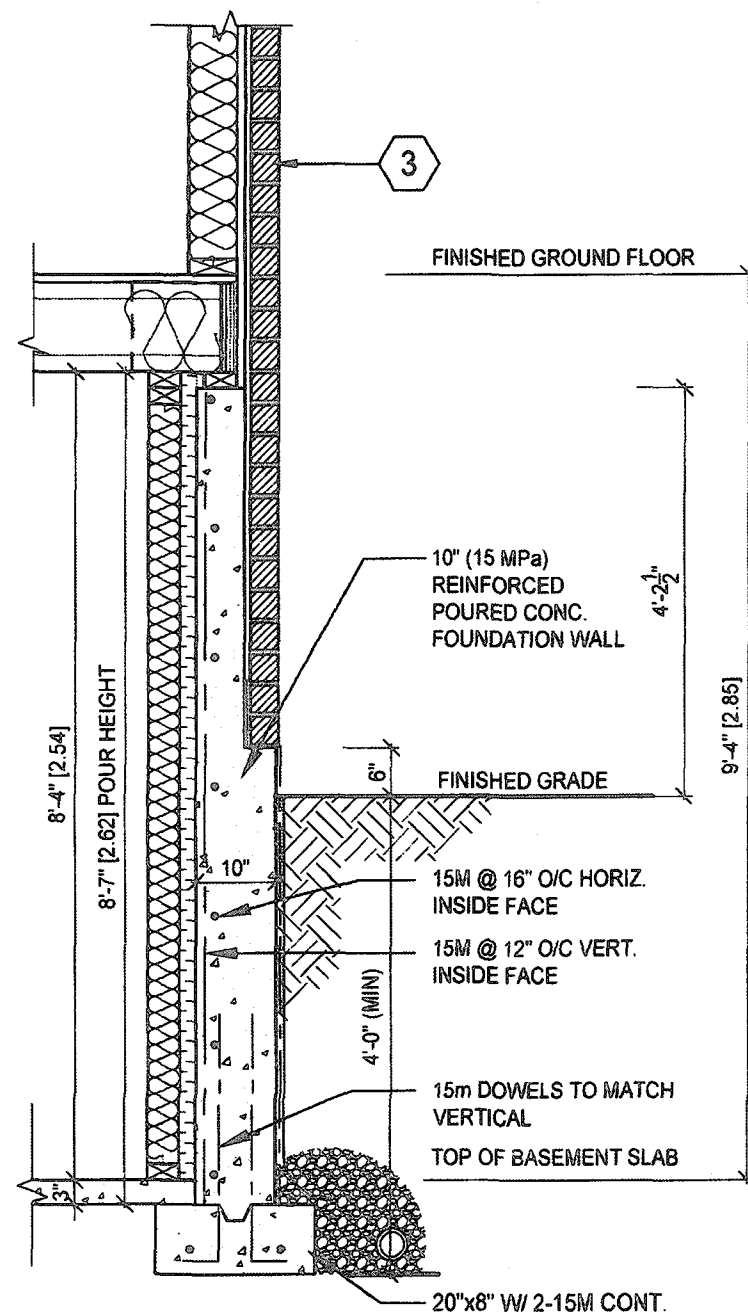
QUALIFICATION OF DESIGNER
JAN ROBERTSON
REGISTERED PROFESSIONAL ENGINEER
1 RISER DES 018 INC. 32072

GREENPARK HOMES
Project
TIBURTINO
CITY OF OAKVILLE
Model
GEORGIAN 3
ELEVATION B
Sheet Title
SECTION 'A-A'

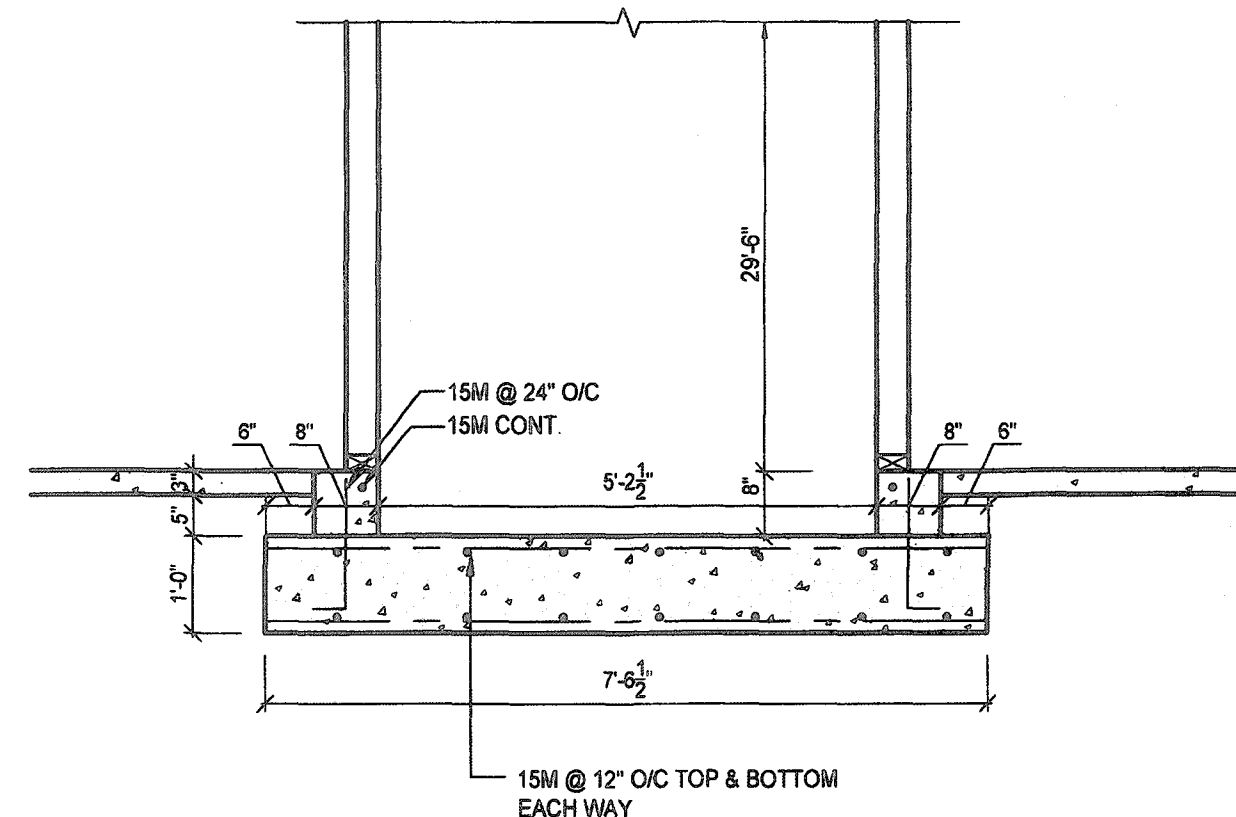
Drawn by MT Checked by MS
Project No 17-25
Scale 3/16" = 1'0"
Page 7 OF 9



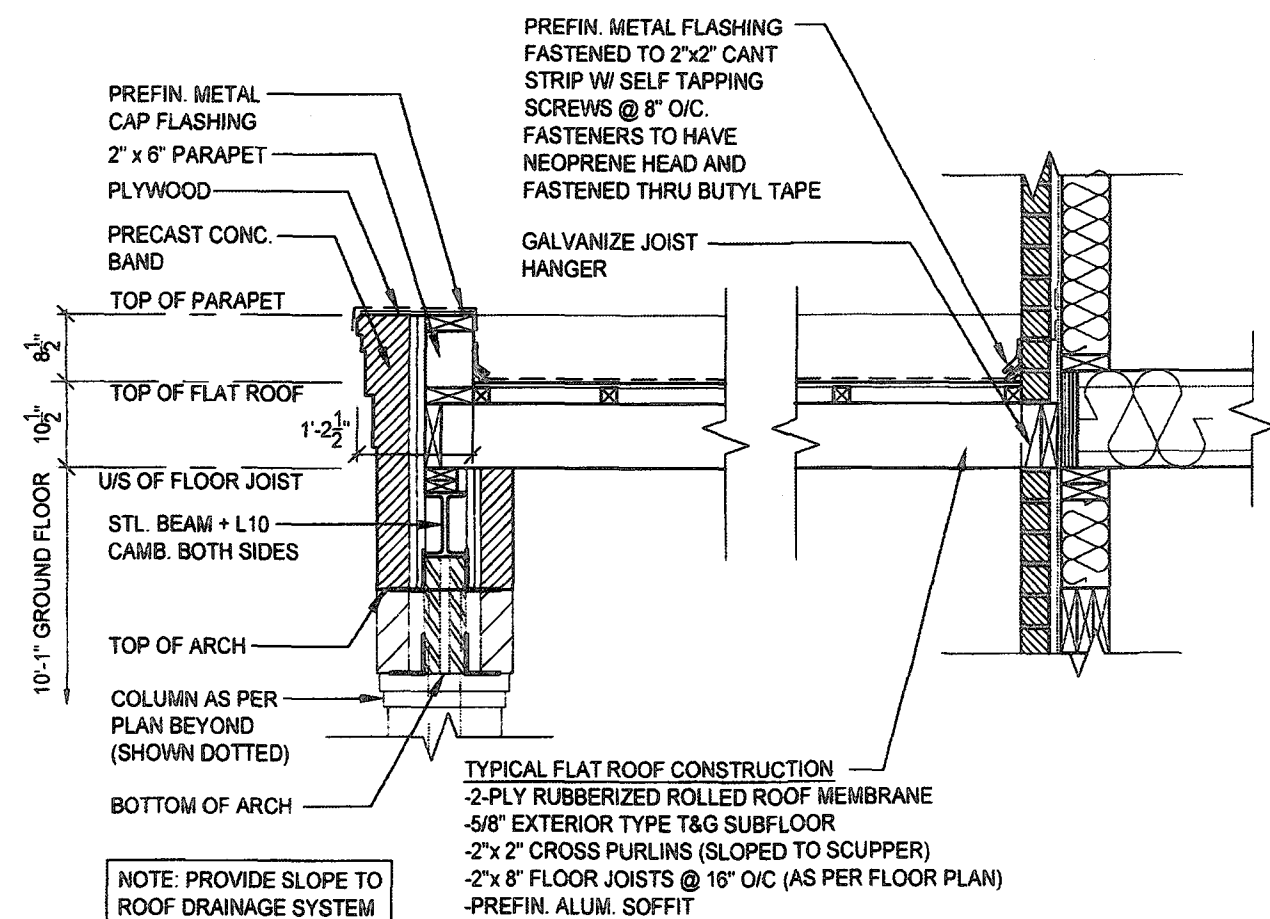
D1 TYPICAL FOUNDATION WALL DETAIL
SCALE 1/2"=1'-0"



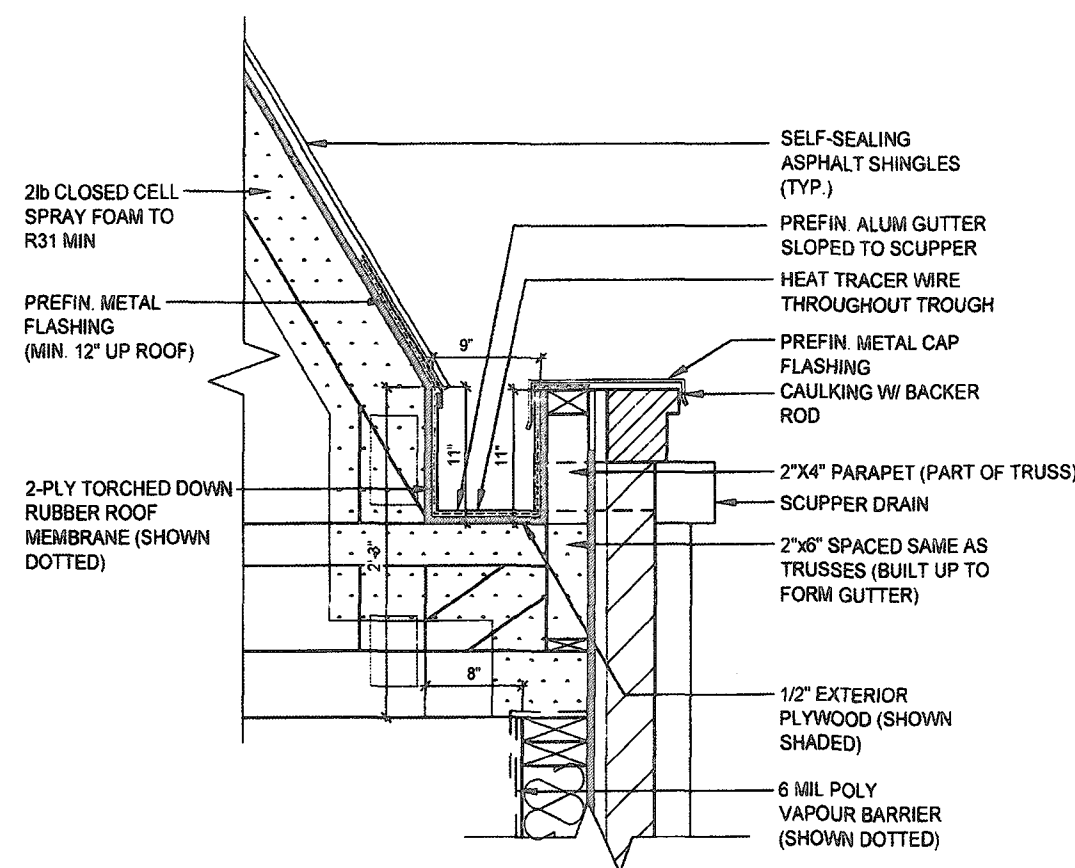
D1b REINFORCED FOUNDATION WALL
DETAIL W/ CHECKED FOUNDATION
SCALE 1/2"=1'-0"



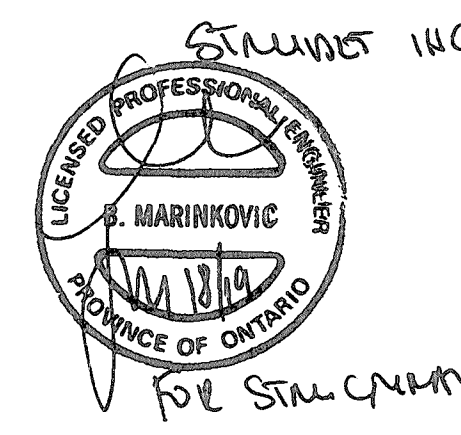
D2 ELEVATOR FOOTING DETAIL
SCALE 1/2"=1'-0"



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



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



JUN 14 2019

REVISIONS	By	Date
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4 ISSUED FINAL	MT	MAY 24/18
5 LOT SPECIFIC DRAWING CREATED	AE	JUNE 05/18
6 ISSUED FOR FINAL	MT	JUNE 14/19

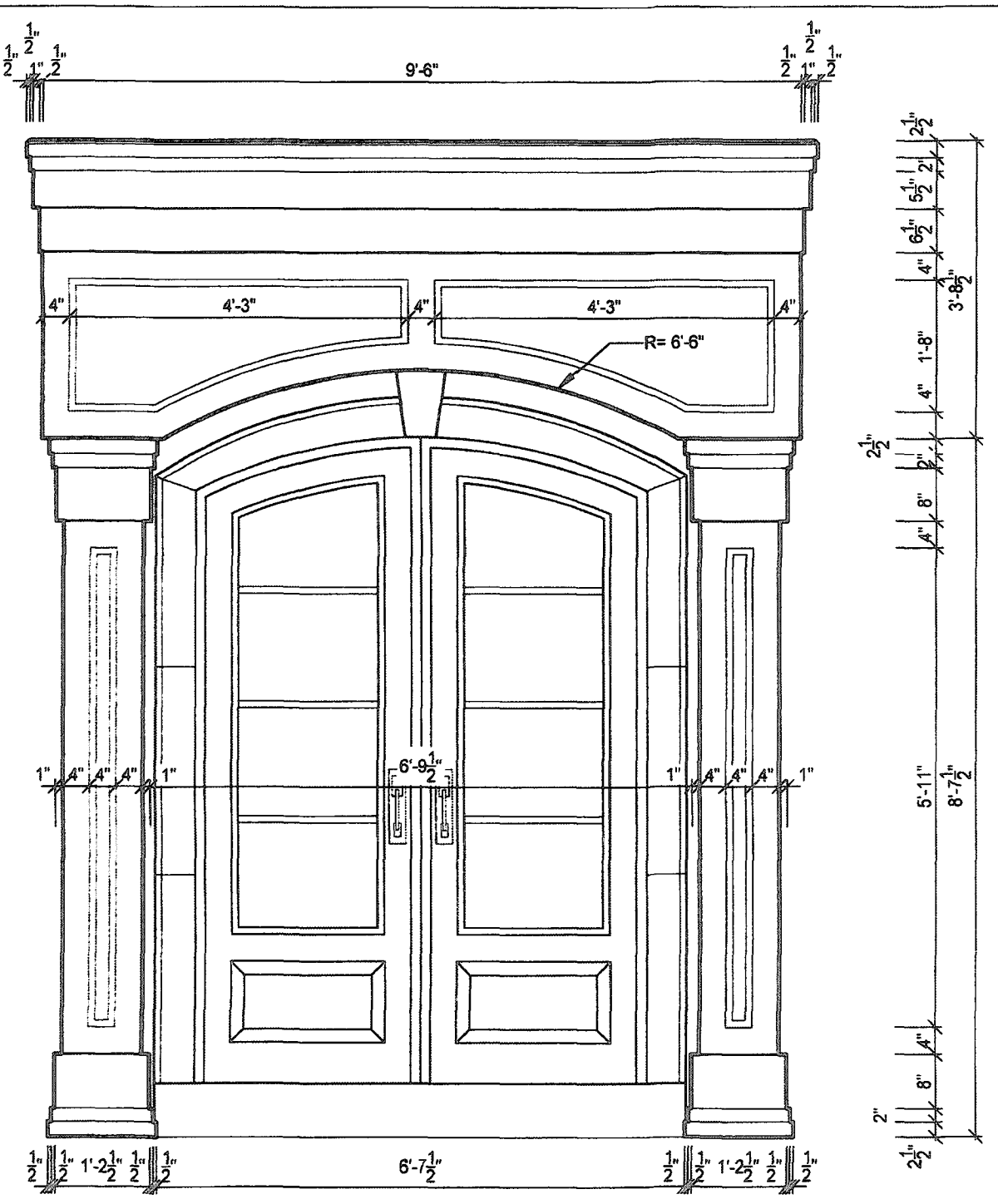
ONERISER DESIGNS
20 RIVERMEDE ROAD, UNIT 101
CONCORD, ONTARIO
L4K 3N3
PHONE: (905) 668-2111
FAX: 1 (888) 602-1163
WWW.ONERISER.CA

GREENPARK HOMES
Project: TIBURTINO
City of Oakville
Model: GEORGIAN 3
Elevation B

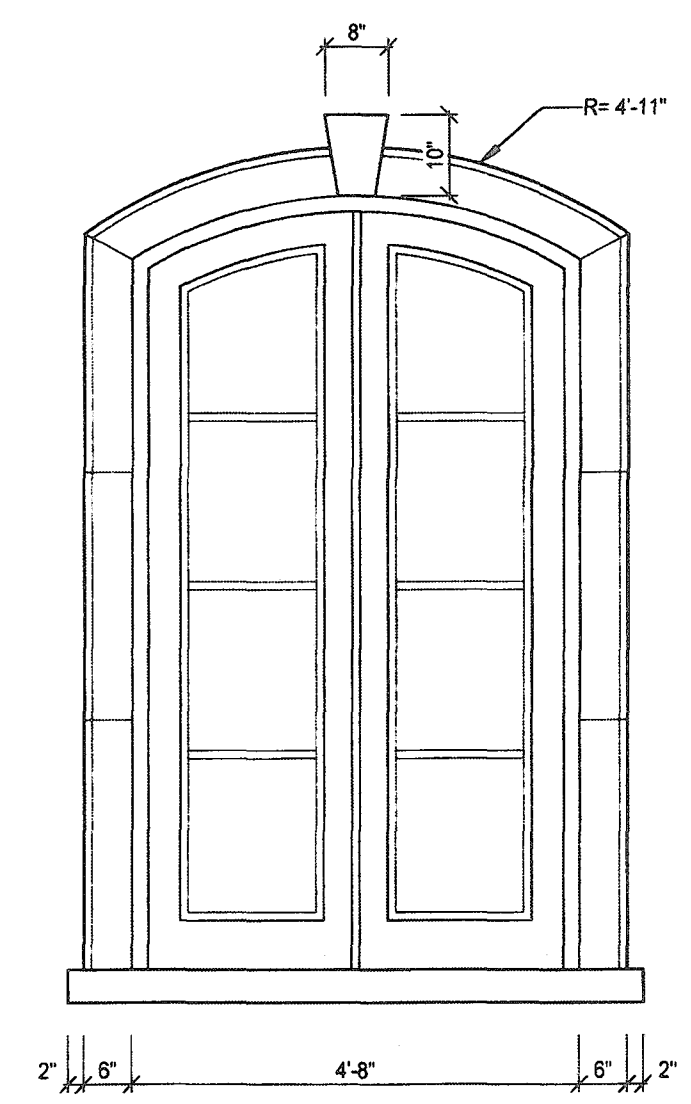
DETAILS

Drawn by: MT
Checked by: MS
Scale: 17-25
Page: 8 OF 9
3/16" = 1'-0"

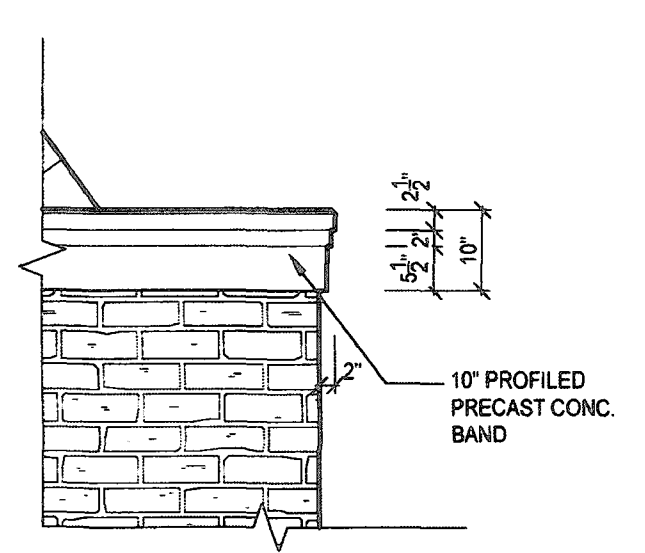
TIBURTINO - LOT 5 ONLY



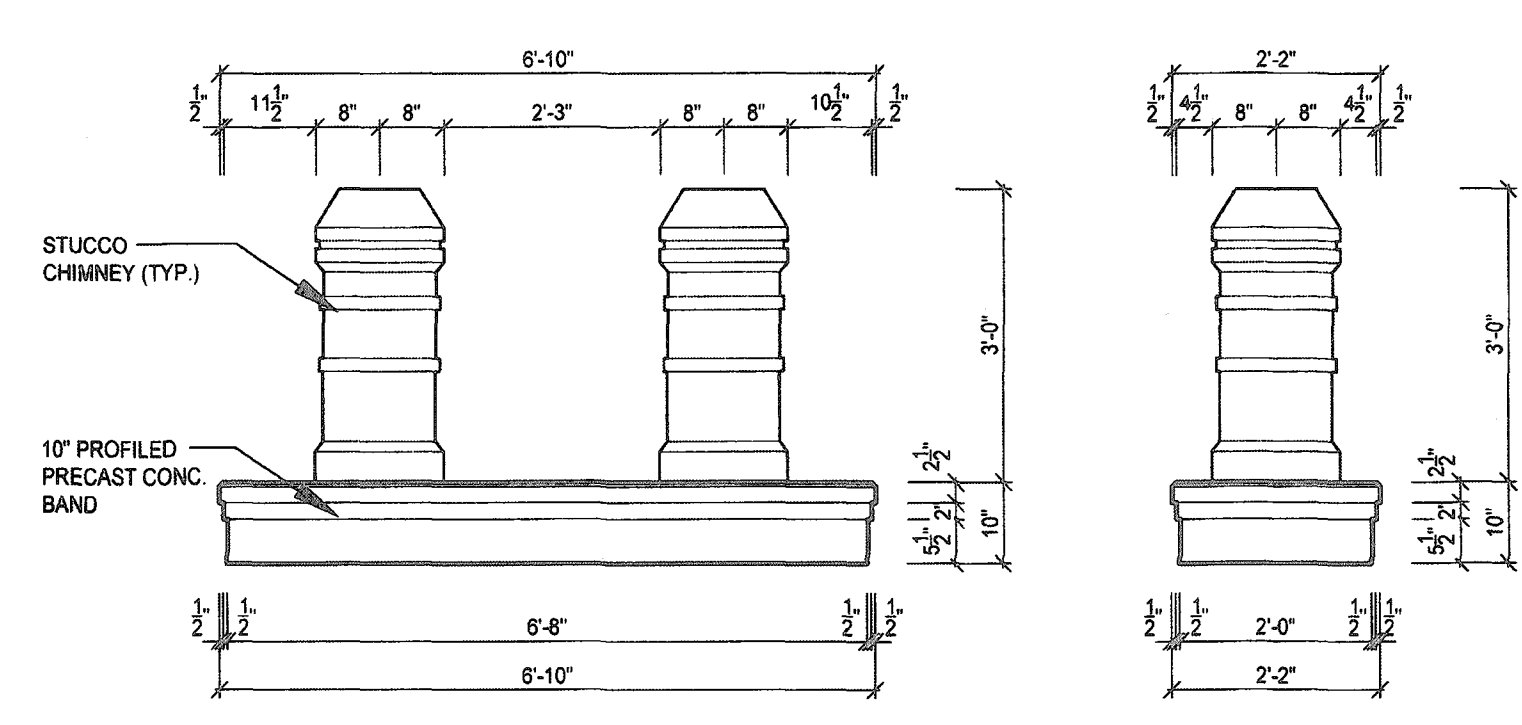
D5 PRECAST CONC. PORTICO
SCALE 1/2"=1'-0"



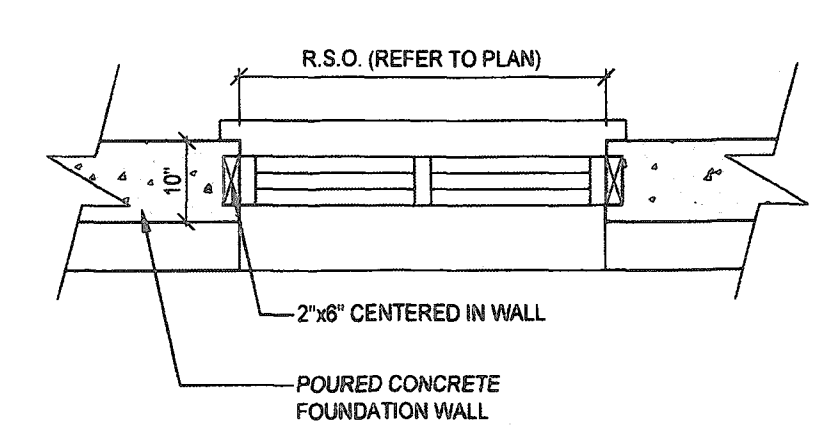
D6 WINDOW SURROUND/ HEADER DETAIL
SCALE 1/2"=1'-0"



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 3N3
PHONE: (905) 689-2111
FAX: 1 (888) 602-1163
WWW.ONERISER.CA

The undersigned has reviewed and approved the design and construction of the above project and hereby certifies that the design and construction comply with the Ontario Building Code and all applicable laws and regulations.

IAN ROBERTSON
REGISTERED PROFESSIONAL ENGINEER
32072

Client: GREENPARK HOMES
Project: TIBURTINO
City of OAKVILLE
Model: GEORGIAN 3
ELEVATION B

Details

Drawn by: MT
Checked by: MS
Project No: 17-25
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JUN 14 2018