

CONSTRUCTION NOTES

(UNLESS OTHERWISE NOTED)

SB-12
(TABLE 3.1.1.2.A)

PERSCRIPTIVE PACKAGE
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 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 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)

-8" (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" (800mm) @ BOTTOM COURSE & ABOVE ALL OPENINGS

-6" (150mm) BASE FLASHING UP BEHIND WALL SHEATHING MEMBRANE

-1" (25mm) AIR SPACE

-15lb (0.7 kg/m²) BUILDING PAPER

-GALV METAL BRICK TIES @ 24" (600mm) H O C AND 16" (400mm) V O C

-3/8" (10mm) EXTERIOR TYPE SHEATHING

-2"X6" (38mm X 140mm) STUDS @ 16" (400mm) O C

-R-22 (3.87 RSI) INSULATION

-6 MIL POLY AIR/VAPOUR BARRIER

-1/2" (12.7mm) GYPSUM BOARD

3F EXTERIOR BRICK / STONE VENEER FIREWALL
45 MIN FIRE RESISTANCE RATING
WALL ASSEMBLY THE SAME AS NOTE 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

3G GARAGE WALLS
WALL ASSEMBLY THE SAME AS NOTE ②
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 FDN 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-DAMPPOOF BELOW SLAB W/MIN 0.008" (0.15mm) POLYETHYLENE OR TYPE S ROLL ROOFING W/12" (300mm) LAPPED JOINTS (DAMPPOOFING MAY BE OMITTED IF CONCRETE HAS MIN 3600psi (25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS)
-5" (100mm) OF 3/4" CLEAR STONE BASE
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG
-WHERE RADON EXISTS THE PERIMETER OF SLAB AND ANY PENETRATIONS OF THE SLAB SHALL BE SEALED AGAINST SOIL GAS LEAKAGE WITH FLEXIBLE SEALANT CONFORMING TO O B C 9.10.13.7
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO OBC 9.13.7
-PROVIDE R-10 (RSI 1.76) RIGID INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23 1/2" (600mm) OF BASEMENT SLAB EDGE
INSULATION TO EXTEND TO NOT LESS THAN 23 1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (O B C SB-12 - 3.1.1.7 (5))
-PROVIDE R-10 (RSI 1.76) RIGID INSULATION UNDER ENTIRE SLAB WHERE THE ENTIRE SLAB IS WITHIN 23 1/2" (600mm) OF GRADE (O B C SB-12 - 3.1.1.7 (6))

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

9 CEILING
-R-60 (RSI 10.55) 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 = 8" (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)
(BETWEEN WALL FACES)
-MIN WIDTH = 2'-11" (900mm)
(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" (1.22mm) BELOW GRADE

11 RAILINGS / GUARDS
-INTERIOR LANDING = 3'-6" (1070mm)
-INTERIOR STAIR = 2'-11" (900mm)
-EXTERIOR LANDING (GREATER THAN 20" (610mm) ABOVE GRADE) = 3'-6" (1070mm)
-EXTERIOR LANDING (GREATER THAN 31" (1800mm) ABOVE GRADE) = 2'-11" (900mm)
-EXTERIOR STAIR = 2'-11" (900mm)
-4" (100mm) MAX BETWEEN WOOD PICKETS

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

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

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

15 STEEL PIPE COLUMN (see O B C 9.15.3.3)
-3 1/2" (89mm) DIA X 0.118 (4.78mm) STL COL W/ 6"X8"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 0.118 (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 12" (300mm) LONG X 2" (50mm) HOOK ANCHORS

15B 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 X12"X2" (2-12mm DIA X300mmX50mm) HOOK ANCHORS, FIELD WELD COLUMN TO BASE PLATE

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

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

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

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

20 GARAGE MAN DOOR
-TO BE GAS PROOFED WITH SELF CLOSING, 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" (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 FDN WALLS WITH 24 X24" (610mmX610mm) 10M @ 24" (610mm) O/C DOWELS
-SLOPE SLAB MIN 1% FROM DOOR SLAB TO HAVE A MIN 3" (75mm) BEARING ON FDN WALLS
-PROVIDE (W/1) LINTELS OVER CELLAR DOOR

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

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

30 WOOD FRAMING MEMBERS SUPPORTED ON CONCRETE IN CONTACT WITH GROUND OR FILL SHALL BE PRESSURE TREATED OR SEPARATED FROM CONCRETE W/ 6 mil 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 5450mm (18'-0") HEIGHT, PROVIDE 2-3X140 (2-2"x8") CONTINUOUS STUDS @ 300mm (12") o c FOR BRICK AND 400mm (16") o c FOR SIDING
PROVIDE SOLID WOOD BLOCKING BETWEEN STUDS @ 1220mm (4'-0") o c VERT 7/8" 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" (12.7mm) 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 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

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

TABLE OF CONTENTS

1. CONSTRUCTION NOTES
2. BASEMENT PLAN ELEV. 'A'
3. GROUND FLOOR PLAN ELEV. 'A'
4. SECOND FLOOR PLAN ELEV. 'A'
5. FRONT & FLANKAGE ELEVATION & ROOF PLAN ELEV. 'A'
6. REAR & RIGHT SIDE ELEVATION 'A'
7. SECTION A-A & DETAILS
8. DETAILS

FLOOR AREA CALCULATIONS		ELEV. A	
GROUND FLOOR AREA	=	1719	Sq Ft
SECOND FLOOR AREA	=	1804	Sq Ft
GROSS FLOOR AREA	=	3523	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	=	1580	Sq Ft
TOTAL FLOOR AREA	=	5103.00	Sq Ft
GROUND FLOOR COVERAGE	=	1719	Sq Ft
GARAGE AREA	=	445	Sq Ft
PORCH AREA	=	55	Sq Ft
TOTAL COVERAGE W/ PORCH	=	2219	Sq Ft
	=	206.15	Sq m
TOTAL COVERAGE W/O PORCH	=	2164	Sq Ft
	=	201.04	Sq m

GLAZING CALCULATION CHART EL A

GRADE TO SECOND FLOOR	13.50 ft
SECOND FLOOR TO TOP OF PLATE	9.08 ft
GROUND FLOOR PERIMETER	185.00 ft
SECOND FLOOR PERIMETER	194.33 ft
TOTAL WALL AREA	4262.02 s f
GLAZING FRONT ELEVATION	150.72 s f
GLAZING LEFT SIDE ELEVATION	170.91 s f
GLAZING RIGHT SIDE ELEVATION	117.52 s f
GLAZING REAR ELEVATION	185.85 s f
TOTAL GLAZING AREA	625.00 s f
ALLOWABLE GLAZING AREA	17 %
GLAZING AREA	14.66%

ONERISER
DESIGNS
20 RIVERMEDE ROAD, UNIT 101
CONCORD, ONTARIO
L4K 3N3
PHONE: (905) 699-2111
FAX: 1 (855) 602-1163
WWW.ONERISER.CA

The undersigned has reviewed this plan and certifies that it complies with the Ontario Building Code and the requirements of the Building Code of Canada and the requirements of the Building Code of Ontario and the requirements of the Building Code of the City of Concord, Ontario.

QUALIFICATION: **REGISTERED PROFESSIONAL ENGINEER**
NAME: **IAN ROBERTSON** REG. NO. **27816**
FIRM: **RISER DESIGNS INC.** REG. NO. **32026**

GREENPARK HOMES

Project: **TIBURTINO**
Model: **CITY OF OAKVILLE**
GEORGIAN 1 ELEVATION A

NOTES PAGE

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

19-1126

TIBURTINO - LOT 9 ONLY

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'-2"x8" SPP#1
 - ALL 4' & 6' PARTITIONS SHOWN (UNLESS OTHERWISE NOTED) TO BE 2'-2"x4" OR 2'-2"x8" @ 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 1 RISER DESIGNS PRIOR TO CONSTRUCTION

STEEL COLUMN SCHEDULE

COL	DESCRIPTION
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"x2" DIA 1/4" THICK W/ 10"x10"x1/2" BASE PL W/ 2-3/4" 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	6" X 6" X 1/4" THICK W/ 10" X 10" X 1/2" BASE- PLATE @ 4 - 3/4" DIA ANCHOR BOLTS
C5	6" X 4" X 1/4" THICK W/ 10" X 10" X 1/2" BASE- PLATE @ 4 - 3/4" DIA ANCHOR BOLTS
TF	25KINW2 - USE 4 BOLTS FOR MOMENT CONNECTION

WOOD/STEEL LINTELS WOOD BEAMS

L	DESCRIPTION	WB	DESCRIPTION
L1	2 - 2"x8" SPP#2	WB1	2 - 2"x8" SPP#2
L2	3 - 2"x8" SPP#2	WB2	3 - 2"x8" SPP#2
L3	2 - 2"x10" SPP#2	WB3	4 - 2"x8" SPP#2
L4	3 - 2"x10" SPP#2	WB4	2 - 2"x10" SPP#2
L5	2 - 2"x12" SPP#2	WB5	3 - 2"x10" SPP#2
L6	3 - 2"x12" SPP#2	WB6	4 - 2"x10" SPP#2
L7	3 1/2" x 3 1/2" x 5/16" (90x90x6) L	WB7	2 - 2"x12" SPP#2
L8	3 1/2" x 3 1/2" x 5/16" (90x90x6) L	WB8	3 - 2"x12" SPP#2
L9	4" x 3 1/2" x 5/16" (100x90x6) L	WB9	4 - 2"x12" SPP#2
L10	5" x 3 1/2" x 5/16" (125x90x6) L		
L11	5" x 3 1/2" x 3/8" (125x90x10) L		
L12	6" x 4" x 3/8" (150x100x10) L		

DOOR SCHEDULE - GROUND FLOOR

DOOR	DESCRIPTION
1	2'-10" x 8'-0" - INSULATED ENTRANCE DOOR
1A	2'-8" x 8'-0" - INSULATED FRONT DOORS
2	2'-8" x 8'-0" - WOOD & GLASS DOOR
3	2'-8" x 8'-0" x 1-3/4" - EXTERIOR SLAB DOOR
3A	3'-0" x 8'-0" x 1-3/4" - EXTERIOR SLAB DOOR
4	2'-8" x 8'-0" x 1-3/8" - INTERIOR SLAB DOOR
5	2'-6" x 8'-0" x 1-3/8" - INTERIOR SLAB DOOR
6	2' 2" x 8'-0" x 1-3/8" - INTERIOR SLAB DOOR
7	1'-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	40 PSF
DEAD LOAD	20 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) 659-2111
FAX: 1 (866) 602-1163
WWW.ONESIDER.CA

for summer

PROFESSIONAL ENGINEER
MARINKOVIC
PROVINCE OF ONTARIO

27816
32026

GREENPARK HOMES
Project: **TIBURTINO**
City: **CITY OF OAKVILLE**
Model: **GEORGIAN 1 ELEVATION A**

REVISIONS

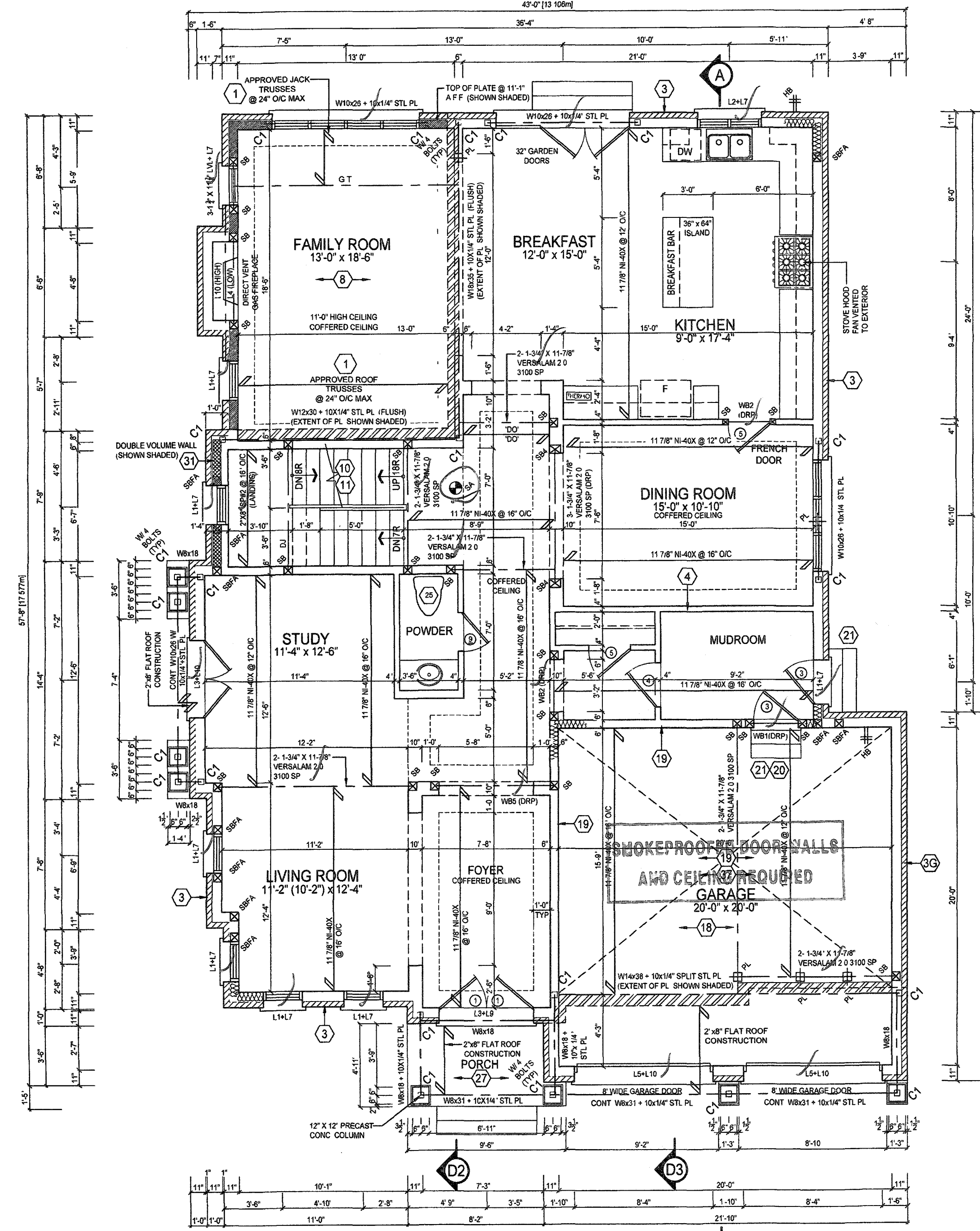
#	Description	Date	By
1	ISSUED FOR PRELIMINARY REVIEW	NOV 10/17	MS
2	FLOORS & TRUSSES CO-ORD ISSUED TO ENG FOR REVIEW	JAN 25/18	MT
3	REV PER CLIENT COMMENTS	APR 04/18	MT
4	ISSUED FINAL	MAY 24/18	MT
5	LOT SPECIFIC DRAWING CREATED	JUNE 05/18	AE
6	ISSUED FOR PERMIT & CONSTRUCTION	JUNE 24/19	MS

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

REVIEWED
PERMIT IS ISSUED SUBJECT TO ANY REVISIONS SHOWN IN COLOUR AND MARKED THEREON OR ON ATTACHED SHEET
PERMIT No **19-953**
DATE **AUG 12 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.pluginsafely.ca

SMOKE ALARM REQUIRED



STRUBER INC
PROFESSIONAL ENGINEER
MARINKOVIC
PROVINCE OF ONTARIO

JUN 26 2019

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	1"x4"x14" H S S W/ 6"x10"x12" BASE PLATE & 2-3/4" DIA ANCHOR BOLTS W/ 4 BOLTS
C2	3-1/2" DIA 1/4" THICK W/ 10"x10"x12" 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
C6	4" X 4" X 1/4" THICK W/ 10" X 10" X 1/2" BASE-PLATE @ 4-3/4" DIA ANCHOR BOLTS

W/ 25KNM2 - USE 4 BOLTS FOR MOMENT CONNECTION

WOOD/STEEL LINTELS WOOD BEAMS

L1	2-2"x8" SP#2	WB1	2-2"x8" SP#2
L2	3-2"x8" SP#2	WB2	3-2"x8" SP#2
L3	2-2"x10" SP#2	WB3	4-2"x8" SP#2
L4	3-2"x10" SP#2	WB4	2-2"x10" SP#2
L5	2-2"x12" SP#2	WB5	3-2"x10" SP#2
L6	3-2"x12" SP#2	WB6	4-2"x10" SP#2
L7	3-1/2" X 3-1/2" X 1/4" (90x90x6) L	WB7	2-2"x12" SP#2
L8	3-1/2" X 3-1/2" X 5/16" (90x90x8) L	WB8	3-2"x12" SP#2
L9	4" X 3-1/2" X 1/4" (100x90x6) L	WB9	4-2"x12" SP#2
L10	5" X 3-1/2" X 5/16" (125x90x8) L		
L11	5" X 3-1/2" X 3/8" (125x90x10) L		
L12	6" X 4" X 3/8" (150x100x10) L		

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'-8" 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 RIVERMEDE ROAD, UNIT 101
CONCORD, ONTARIO
L4K 3N3
PHONE: (905) 869-2111
FAX: 1 (888) 602-1163
WWW.ONERISER.CA

PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
27816
32028

GREENPARK HOMES

TIBURTINO
CITY OF OAKVILLE
GEORGIAN 1
ELEVATION A

SECOND FLOOR PLAN

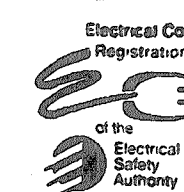
JUN 26 2019

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)

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

PERMIT No 19-953
DATE AUG 1 2 2019 SIGNED

CONSTRUCTION MUST CONFORM TO THE ONTARIO BUILDING CODE



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 AT WWW.PLUGINSAFELY.CA

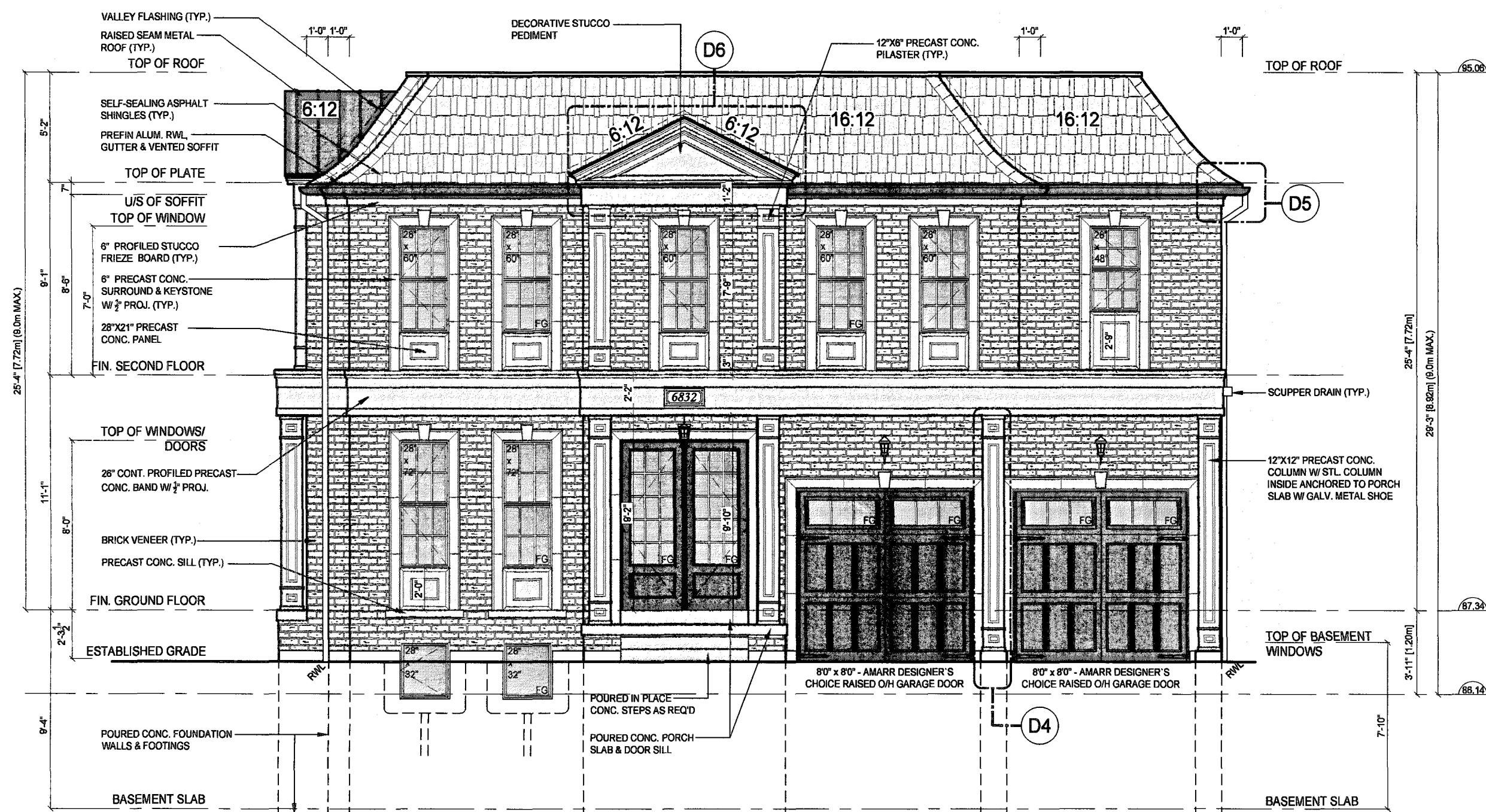
Carbon Monoxide Alarm required adjacent to each sleeping area

SMOKE ALARM REQUIRED

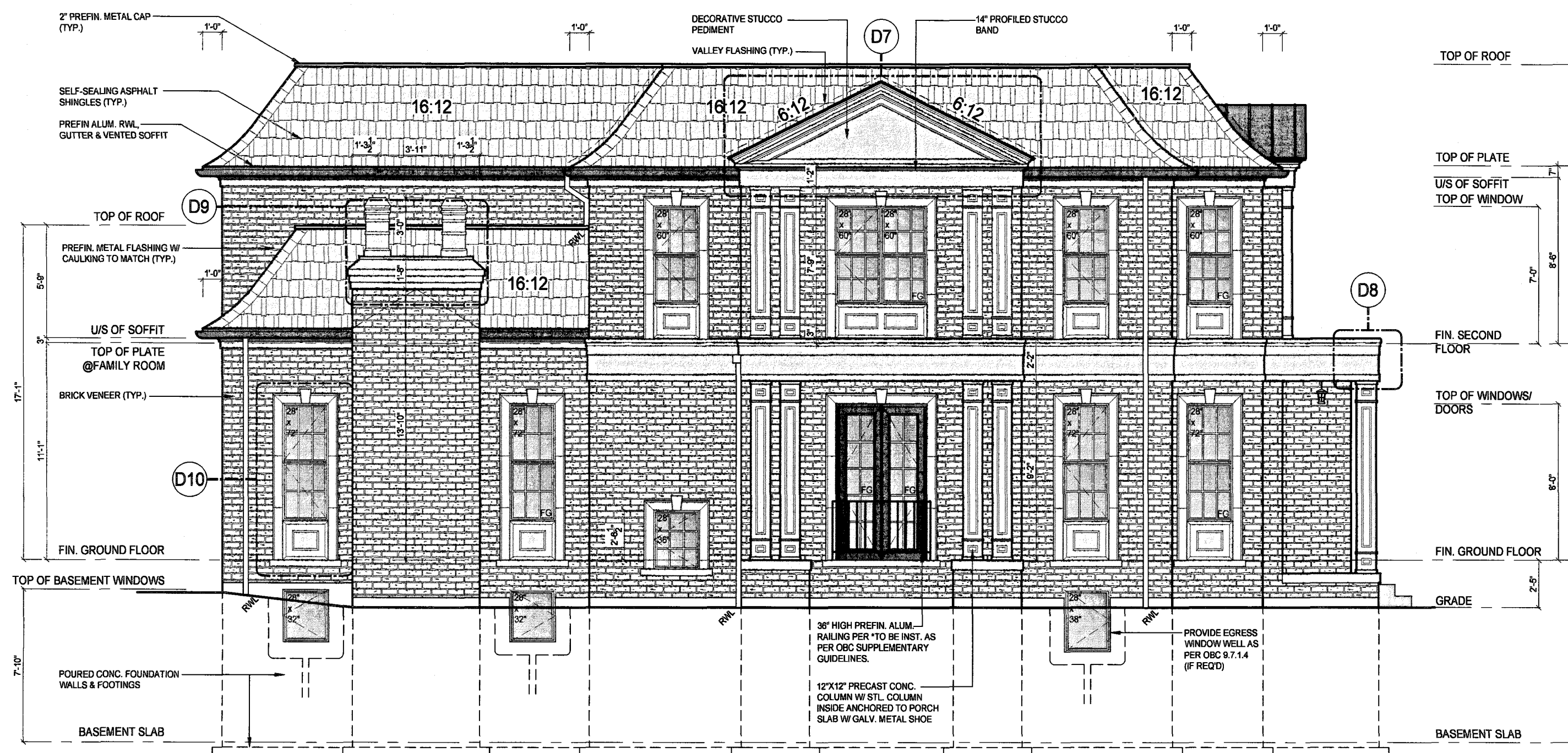
STUBBS INC
LICENSED PROFESSIONAL
B. MARINKOVIC
PROVINCE OF ONTARIO
For Structural only

#	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 PERMIT & CONSTRUCTION	JUNE 24/19	MS

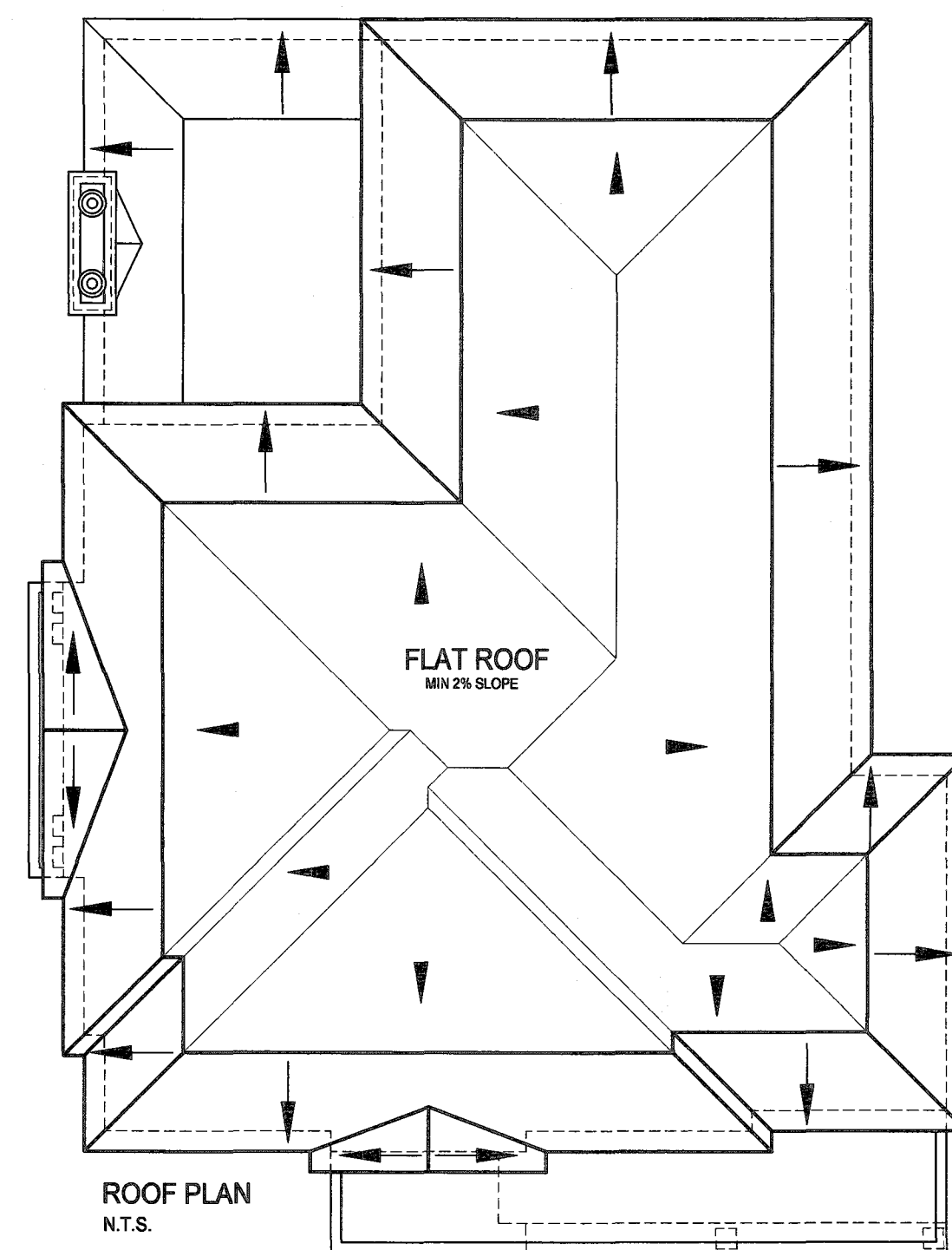
Drawn by MT
Checked by MS
Project No 17-25
Scale 3/16" = 1'0"
Page 4 OF 8



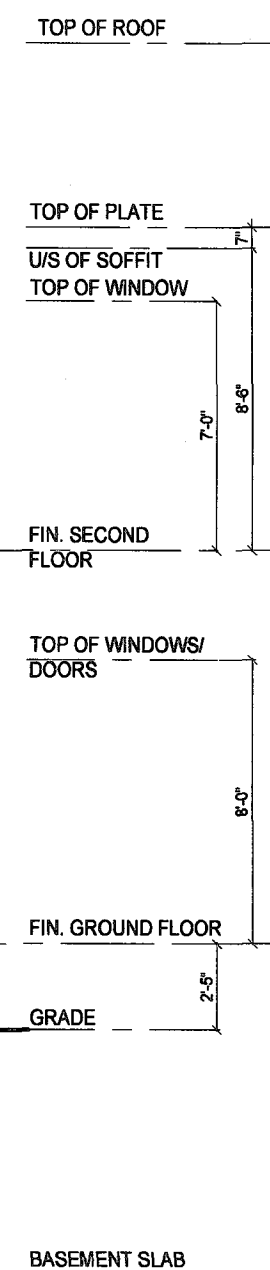
FRONT ELEVATION 'A'



LEFT SIDE ELEVATION 'A'



ROOF PLAN
N.T.S.



REVIEWED
 PERMIT IS ISSUED SUBJECT TO ANY REVISIONS
 SHOWN IN COLOUR AND MARKED THEREON OR
 ON ATTACHED SHEET
 PERMIT No **19-953**
 DATE **AUG 12 2019** SIGNED *[Signature]*
**CONSTRUCTION MUST CONFORM
 TO THE ONTARIO BUILDING CODE**

#	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 PERMIT & CONSTRUCTION	JUNE. 24/19	MS
7	ESTABLISHED GRADE UPDATED PER TOWN COMMENTS	JULY 23/19	MS

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

RECEIVED
 JUL 26 2019

BUILDING DEPARTMENT
 TOWN OF OAKVILLE

ONERISER
 DESIGNS
 20 RIVERMEDE ROAD, UNIT 101
 CONCORD, ONTARIO
 L4K 3N3
 PHONE: (905) 809-2111
 FAX: 1 (888) 602-1183
 WWW.ONERISER.CA

27816
 32026

GREENPARK HOMES

Project: **TIBURTINO**
 City: **CITY OF OAKVILLE**
 Model: **GEORGIAN 1**
 Elevation: **ELEVATION A**

**FRONT & FLANKAGE
 ELEVATION & ROOF PLAN**

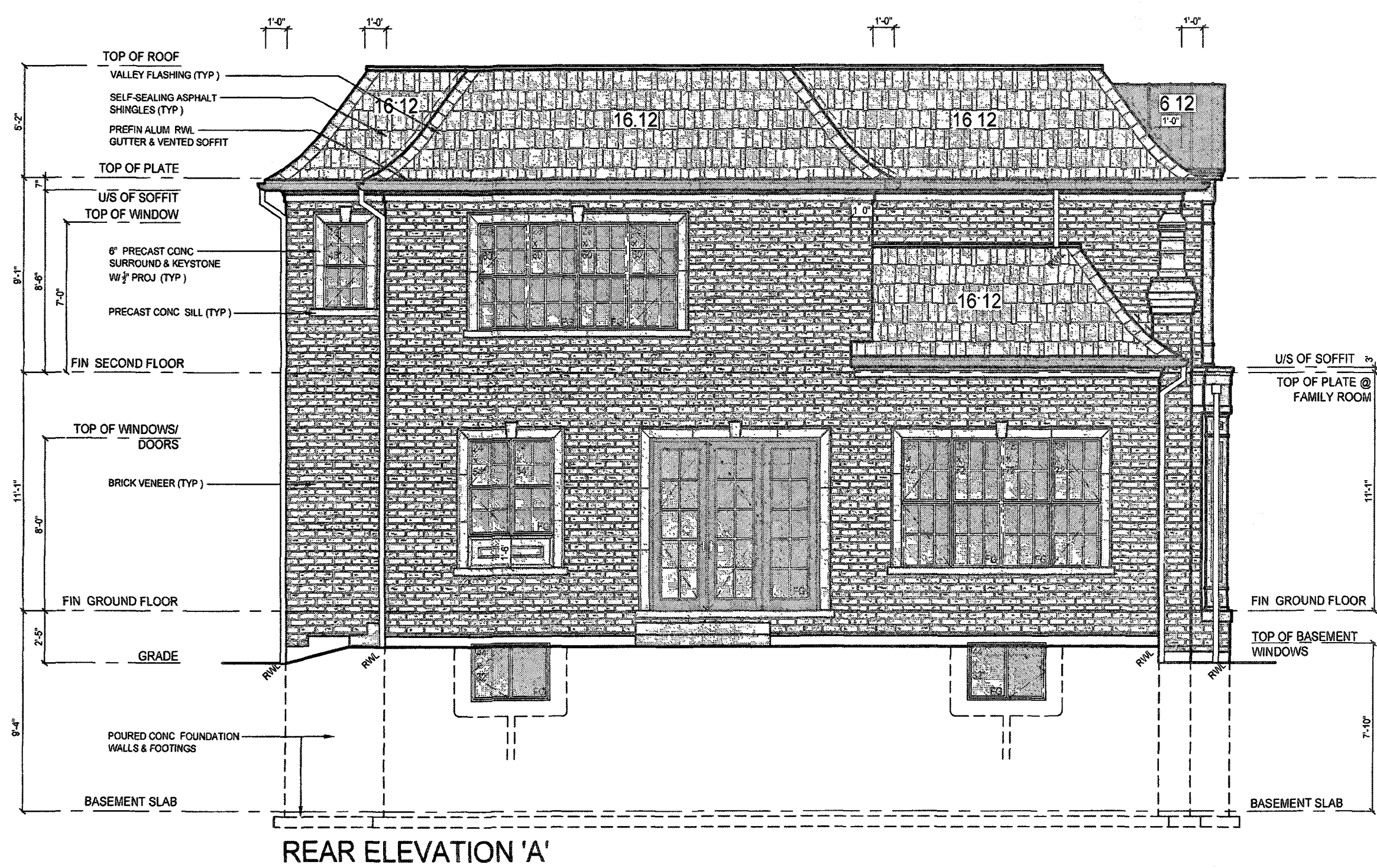
Sheet No: **17-25**

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

Page: **5 OF 8**

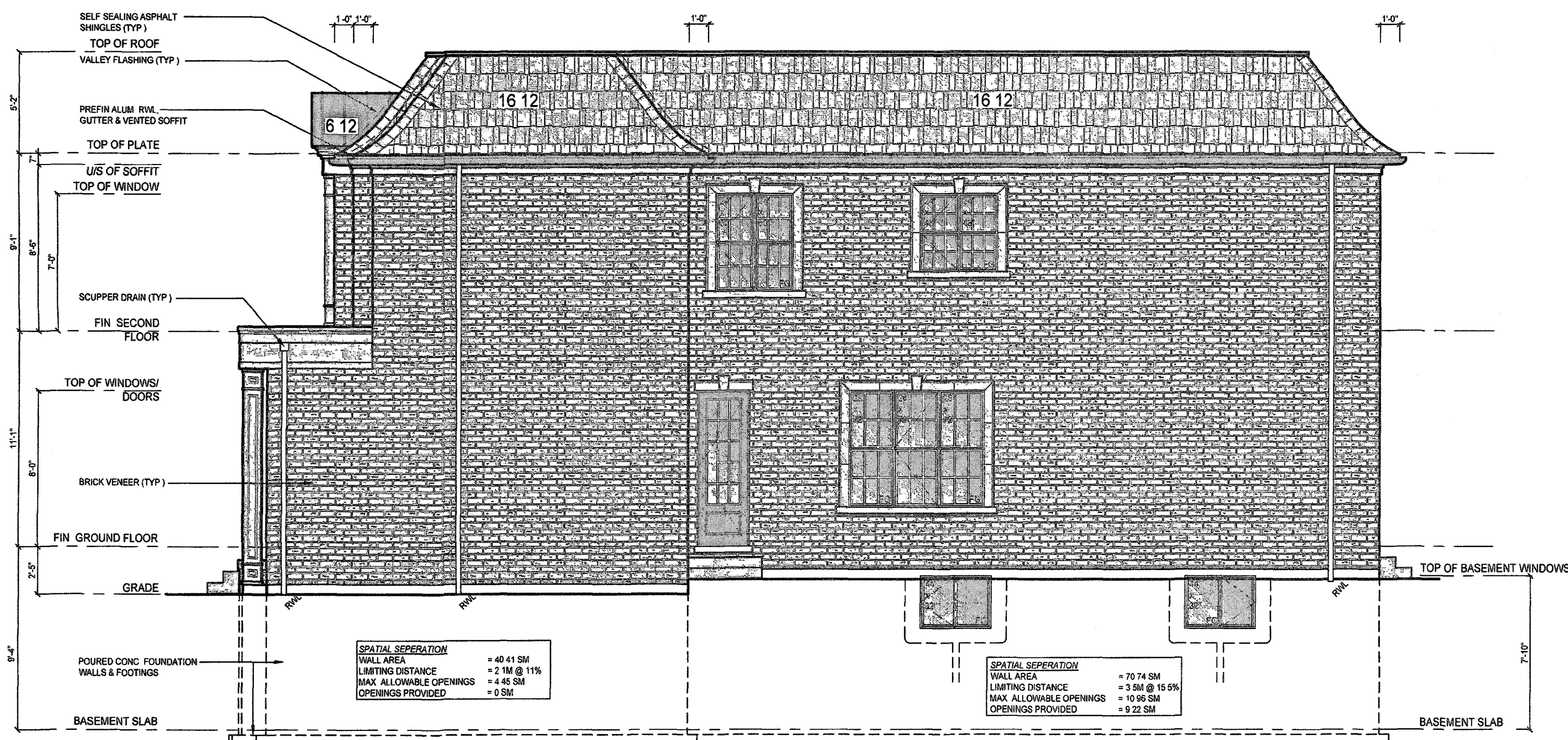
TIBURTINO - LOT 9 ONLY

19-1126



REAR ELEVATION 'A'

REVIEWED
PERMIT IS ISSUED SUBJECT TO ANY REVISIONS SHOWN IN COLOUR AND MARKED THEREON OR ON ATTACHED SHEET
PERMIT No **19-953**
DATE **AUG 12 2019** SIGNED *[Signature]*
CONSTRUCTION MUST CONFORM TO THE ONTARIO BUILDING CODE



RIGHT SIDE ELEVATION 'A'

SPATIAL SEPARATION
WALL AREA = 40.41 SM
LIMITING DISTANCE = 2.1M @ 11%
MAX ALLOWABLE OPENINGS = 4.45 SM
OPENINGS PROVIDED = 0 SM

SPATIAL SEPARATION
WALL AREA = 70.74 SM
LIMITING DISTANCE = 3.5M @ 15.5%
MAX ALLOWABLE OPENINGS = 10.96 SM
OPENINGS PROVIDED = 9.22 SM

JUN 26 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
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 PERMIT & CONSTRUCTION	JUNE 24/19	MS

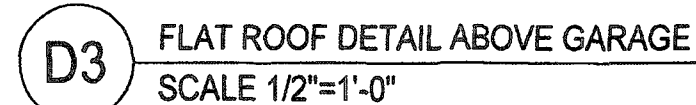
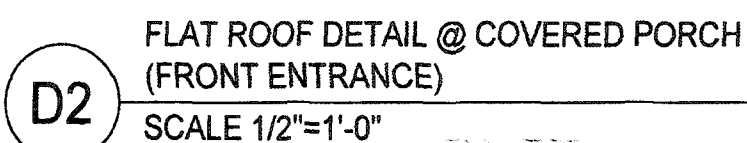
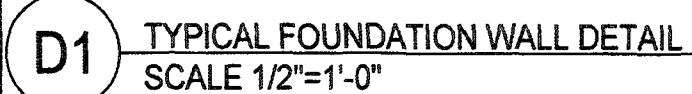
TIBURTINO - LOT 9 ONLY

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

GREENPARK HOMES
Project: TIBURTINO
City: CITY OF OAKVILLE
Model: GEORGIAN 1
ELEVATION A

REAR & RIGHT SIDE ELEVATIONS

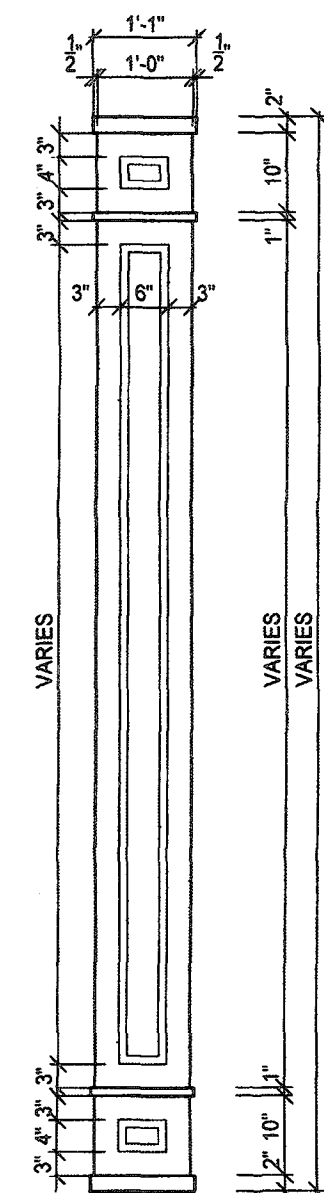
Drawn by: MT
Checked by: MS
Project No: 17-25
Scale: 3/16" = 1'0"
Page: 6 OF 8



STREETS INC

LICENSED PROFESSIONAL
B. MARINKOVIC
PROVINCE OF ONTARIO

FOR STRUCTURAL ONLY



D4 PRECAST CONC. COLUMN DETAIL
SCALE 1/2"=1'-0"

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 PERMIT & CONSTRUCTION	JUNE 24/19	MS

ONE RISER

DESIGNS

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

WWW.CRENSER.CO

The undersigned has reviewed and agrees in principle for the design and has the authority to execute the relevant elements set out in the Ontario Building Code to design the work shown on the attached documents.

QUALIFICATION INFORMATION
I am a/an _____ (fill in title) of _____ (fill in company name) of _____ (fill in address) of the Province of _____ (fill in province).

MAN ROBERTSON **27816**

REGISTRATION INFORMATION
I am a/an _____ (fill in title) of _____ (fill in company name) of _____ (fill in address) of the Province of _____ (fill in province).

R-SER DESIGNS inc **32026**

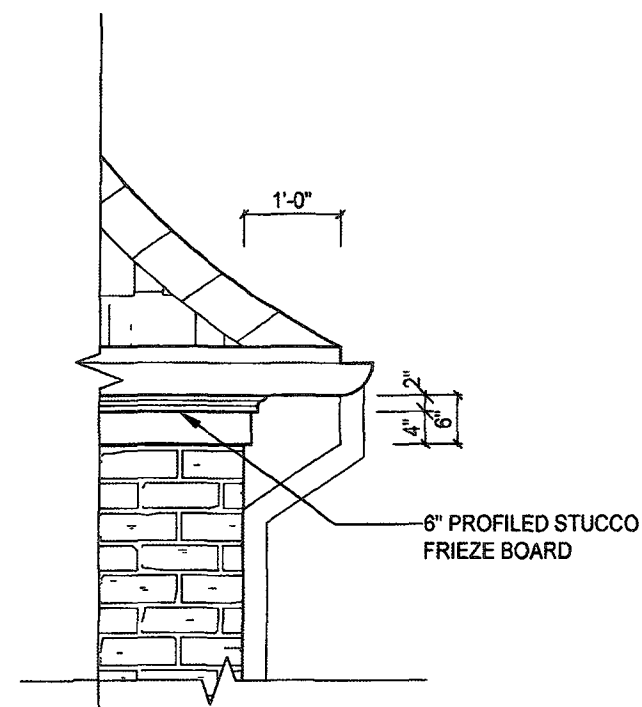
GREENPARK HOMES

Project	TIBURTINO CITY OF OAKVILLE
Model	GEORGIAN 1 ELEVATION A

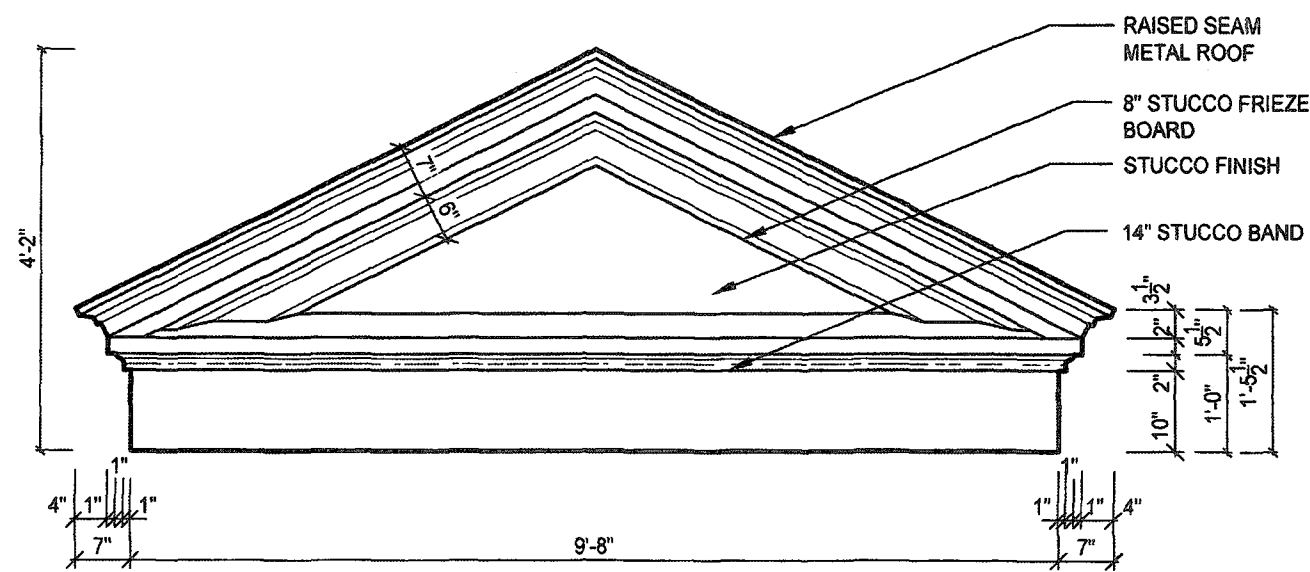
SECTION 'A'- 'A' & DETAILS

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

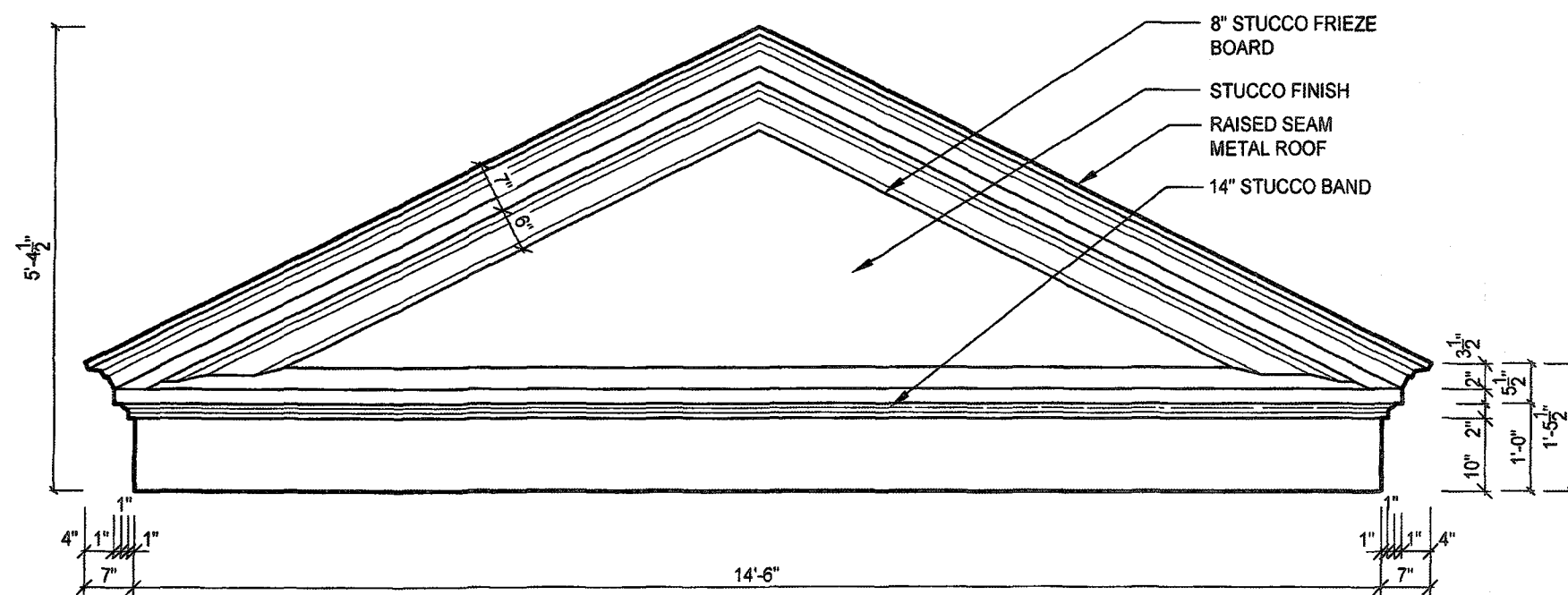
TIBURTINO - LOT 9 ONLY



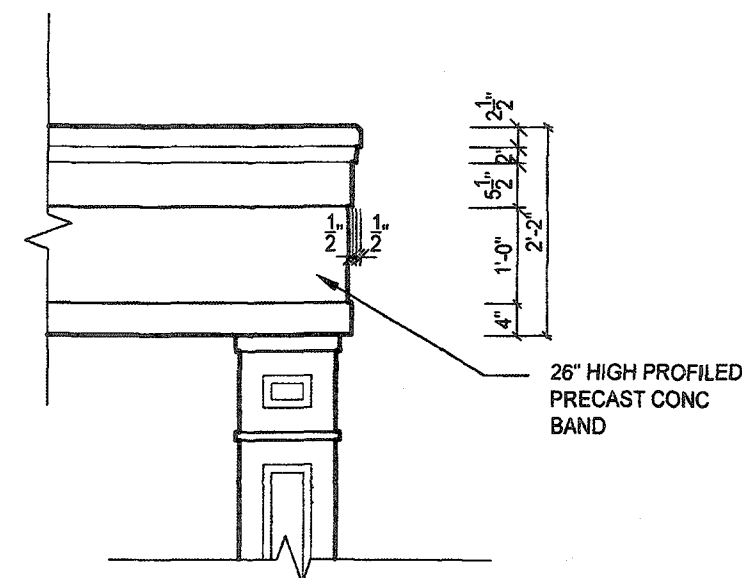
D5 FRIEZE BOARD DETAIL
SCALE 1/2"=1'-0"



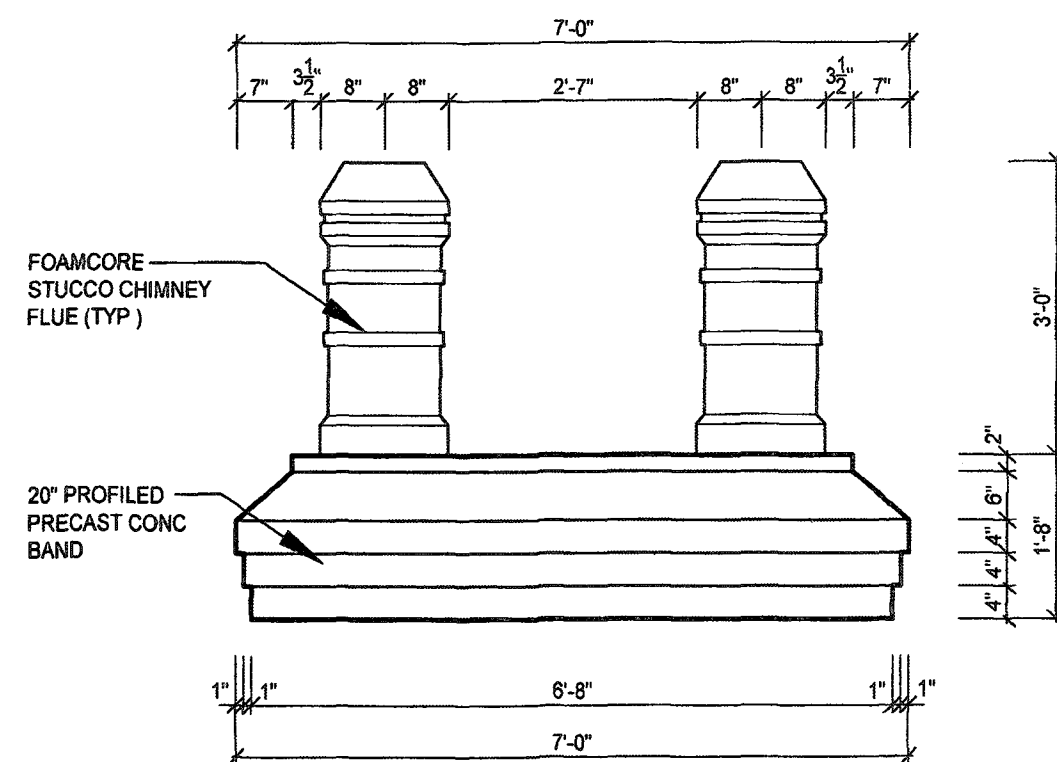
D6 PEDIMENT DETAIL
SCALE 1/2"=1'-0"



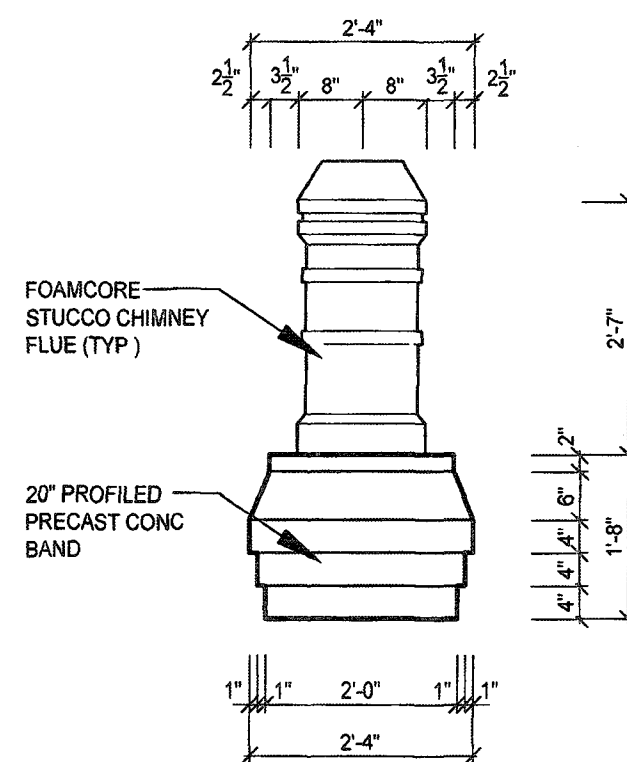
D7 PEDIMENT DETAIL
SCALE 1/2"=1'-0"



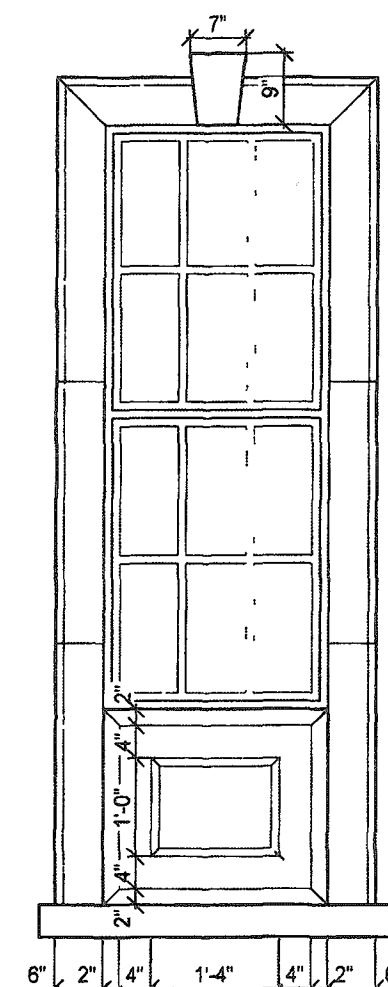
D8 PRECAST CONC. BAND DETAIL
SCALE 1/2"=1'-0"



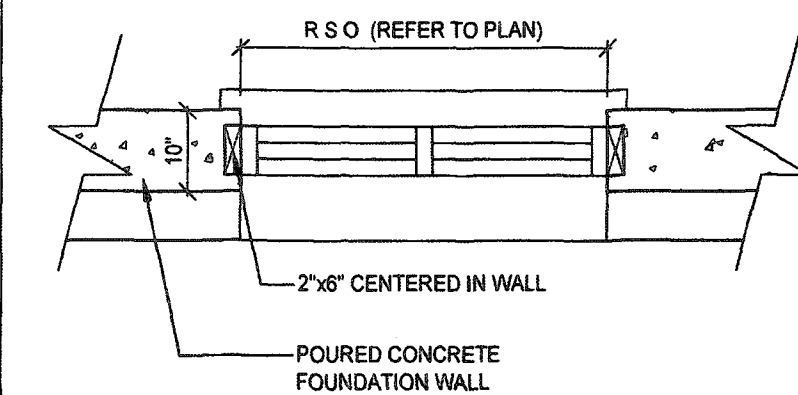
D9 CHIMNEY CAP DETAIL
SCALE 1/2"=1'-0"



D10 WINDOW HEADER/ SURROUND DETAIL
SCALE 1/2"=1'-0"



D11 TYPICAL BASEMENT WINDOW OPENING
SCALE 1/2"=1'-0"



ONE RISER
DESIGNS
20 RIVERMEDE ROAD, UNIT 101
CONCORD, ONTARIO
L4K 3N3
PHONE (805) 669-2111
FAX 1 (888) 602-1163
WWW.ONERISER.CA

QUALIFICATION: 27816
REGISTRATION: 32026
RISER DESIGNS INC.

GREENPARK HOMES

Project: TIBURTINO
CITY OF OAKVILLE
Model: GEORGIAN 1
ELEVATION A

DETAILS

JUN 26 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
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 PERMIT & CONSTRUCTION	JUNE 24/19	MS

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