CONSTRUCTION NOTES

(UNLESS OTHERWISE NOTED)

SB-12 (TABLE 3.1.1.2.A)



-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 6 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 \(\frac{7}{} OR BETTER(MODULUS OF ELASTICITY, E=1.9X10 psi) TYPICAL ROOF CONSTRUCTION

-NO. 210 (30.5 kg/m2) ASPHALT SHINGLES -FOR ROOFS BETWEEN 4:12 & 8:12PITCH PROVIDE EAVES PROTECTION TO EXTENT UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 1'-0" (300mm) PAST THE INSIDE FACE OF THE

-EAVES PROTECTION LAID BENEATH STARTER STRIP -STARTER STRIP AS PER OBC 9.26.7. (STARTER STRIP NOT REQUIRED IF TYPE M ROLLED ROOFING IS USED FOR EAVES PROTECTION) -3/8" (10mm) PLYWOOD SHEATHING OR OSB (O-2

GRADE) WITH "H" CLIPS -APPROVED WOOD TRUSSES @ 24" O/C -TRUSS BRACING AS PER TRUSS MANUFACTURER -METAL EAVESTROUGH ON PREFINISHED ALUMINUM **FASCIA & ALUMINUM VENTED SOFFIT** -ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT THE SOFFIT

TYPICAL EXTERIOR SIDING WALL -VINYL SIDING (HORIZONTAL, VERTICAL, SHAKE OR

-1/2" (12.7mm) GYPSUM BOARD

-VINYL SIDING (HORIZONTAL, VERTICAL, SHAKE OR SCALLOP)

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

TYPICAL EXTERIOR STUCCO WALL -STUCCO CLADDING SYSTEM CONFIRMING TO OBC 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM $\langle 10 \rangle$ 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 $\langle 2 \rangle$ 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 $\langle 2G \rangle_{\text{WALL ASSEMBLY THE SAME AS NOTE} \langle 2 \rangle}$

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

3G 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)

-SINGLE 2"X4" (38mm X 89mm) OR (38mm X 140mm) 2"X6" BOTTOM PLATE -1/2" (13mm) INTERIOR GYPSUM BOARD BOTH SIDES

FOUNDATION WALL

2"X6" TOP PLATES

GARAGE WALLS

-8" (200mm) OR 10" (255mm) POURED CONC. FDTN. WALL 15 MPa (2200 psi) W/ BITUMENOUS DAMPROOFING AND DRAINAGE LAYER -BRACE FOUNDATION WALL PRIOR TO BACKFILLING ON CONC. FOOTINGS C/W CONT. FORMED KEYWAY AND REST ON NATURAL UNDISTURBED SOIL W/ MINIMUM BEARING CAPACITY OF 100KPa (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 THE STANDARD 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-DAMPPROOF BELOW SLAB W/MIN 0 006" (0.15mm) POLYETHYLENE OR TYPE S ROLL ROOFING W/12" (300mm) LAPPED JOINTS (DAMPPROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi (25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS) -5" (100mm) OF 3/4" CLEAR STONE BASE -PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.

-WHERE RADON EXISTS THE PERIMETER OF SLAB AND ANY PENETRATIONS OF THE SLAB SHALL BE SEALED AGAINST SOIL GAS LEAKAGE WITH FLEXIBLE SEALANT CONFORMING TO O.B.C. 9.10.13.7 WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO OBC 9.13.7. -PROVIDE R-10 (RSI 1.76) RIGID INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23 1/2" (600mm) OF BASEMENT SLAB EDGE INSULATION TO EXTEND TO NOT LESS THAN

23 1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (O.B.C. SB-12 - 3.1.1.7 (5)). -PROVIDE R-10 (RSI 1.76) RIGID INSULATION UNDER ENTIRE SLAB WHERE THE ENTIRE SLAB IS WITHIN 23 1/2" (600mm) OF GRADE

(O.B.C. SB-12 - 3.1.1.7 (6)) FLOOR ASSEMBLY

-FOR THICKNESS OF SUBFLOOR REFER TO **ENGINEERING DWG'S** -SPACE CONVENTIONAL FLOOR JOISTS @ 12" O.C. RELOW 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 $^{
angle}$ -MIN. RISE = 5" (125mm) -MAX. RISE = 7-7/8" (200mm) = 10" (255mm) -MIN. RUN -MAX. NOSING = 1" (25mm)-MIN. HEADROOM = 6'-5" (1950mm)

= 2'-10" (860mm) -MIN. WIDTH (BETWEEN WALL FACES) -MIN WIDTH = 2'-11" (900mm) (EXIT STAIRS, BETWEEN GUARDS)

FOR CURVED STAIRS_ = 5-7/8" (150mm) -MIN. RUN = 7-7/8" (200mm) -MIN. AVG. RUN

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

RAILINGS / GUARDS -INTERIOR LANDING = 3'-6" (1070mm) -INTERIOR STAIR -EXTERIOR LANDING

GRADE.

= 2'-11" (900mm) = 2'-11" (900mm) (GREATER THAN 2'0" (610mm) ABOVE GRADE) = 3'-6" (1070mm) -FXTERIOR I ANDING (GREATER THAN 5'11" (1800mm) ABOVE GRADE) -EXTERIOR STAIR = 2'-11" (900mm) -4" (100mm) MAX. BETWEEN WOOD PICKETS

SILL PLATE 7-2" 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

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

BEARING STUD WALL (BASEMENT)

 $\langle 34 \rangle$ /-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"

WALLS ADJACENT TO ATTIC SPACE

-2" X 6" (38mmX 140mm) WOOD STUDS @ 16"

-7/16" (11mm) OSB SHEATHING ON ATTIC SIDE

UNSUPPORTED FDTN. WALLS @ OPENINGS

-2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0"

-3-20M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0"

-BARS STACKED VERTICALLY @ INTERIOR FACE OF

WALL W/ 2" (50mm) CONCRETE COVER & EXTEND 2'-0"

PROVIDE 1 ON EACH FLOOR INCLUDING BASEMENTS

-PROVIDE 1 IN EACH HALLWAY SERVICING BEDROOMS

INTERCONNECTED SO ALL ALARMS WILL BE ACTIVATED IF

ALARMS MUST BE HARDWIRED AND HAVE AN ALTERNATE

-SMOKE ALARMS SHALL HAVE A VISUAL COMPONENT AS PER

WHERE THERE IS A FUEL BURNING APPLIANCE A CMA SHALL

-CMA TO BE WIRED IN CIRCUIT TO SOUND SMOKE ALARMS

-WHERE A STORAGE GARAGE IS ATTACHED OR BUILT-IN. A

CMA SHALL BE PROVIDED ADJACENT TO EACH SLEEPING

POWER SOURCE THAT CAN POWER ALARM FOR 7 DAYS,

CARBON MONOXIDE ALARM (O.B.C. - 9.33.4.)

RE PROVIDED ADJACENT TO EACH SLEEPING AREA

-ALARMS TO BE CONNECTED IN CIRCUIT AND

-4-20M BARS IN TOP PORTION OF WALL (10'-0" TO

EXPOSED CANTILEVERED FLOOR

-R31 (RSI 5.46) SPRAY FOAM INSULATION

-FLOOR ASSEMBLY AS PER NOTE 8

-6 MIL POLY AIR/VAPOUR BARRIER

-VENTED ALLIMINUM SOFFIT

UNSUPPORTED WALL LENGTH)

UNSUPPORTED WALL LENGTH)

15'-0" UNSUPPORTED WALL LENGTH)

(600mm) BEYOND BOTH SIDES OF OPENING.

SMOKE ALARM (O.B.C - 9.10.19.)

-PROVIDE 1 IN FACH BEDROOM

ANY ONE OF THEM SOUNDS.

WHEN ACTIVATED.

ARFA

FOLLOWED BY 4 MINUTES OF ALARM

& SUNKEN AREAS

1/2" (13mm) GYPSUM BOARD

(400mm) O.C.

-6 MIL POLY AIR/VAPOUR BARRIER

-R22 (RSI 3.87) BATT INSULATION

(38mmX140mm) STUD WALL 15 STEEL PIPE COLUMN (see O.B.C. 9.15.3.3) 3 1/2" (89mm) DIA. X 0.118 (4.78mm) STL. COL. W/ 6"X6"X3/8" (150mmX150mmX9.5mm) STL. TOP & BOTTOM

(15A) STEEL PIPE COLUMN (see O.B.C. 9.15.3.3) -3 1/2" (89mm) DIA. X 0.188 (4.78mm) STL. COLUMN W/

4"X4"X1/4" (100mmX100mmX6.4mm) STEEL TOP & BOTTOM -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 (15B) -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

(16) 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

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

GARAGE MAN DOOR TO BE GAS PROOFED WITH SELF CLOSER WEATHERSTRIPPING THRESHOLD & DEADROLT

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

 $\langle 22 \rangle$ CAPPED DRYER VENT OBC 9.32.1.3(3)

ATTIC ACCESS HATCH 23 -ATTIC ACCESS HATCH 22"X28" (545mmX700mm) WITH WEATHERSTRIPPING. -R20 (RSI 3.52) RIGID INSULATION BACKING. (*SEE O.B.C. 9.19.2.)

 $\left<24\right>$ *LINEN CLOSET* -4 SHELVES MIN. 1'-2" (350mm) DEEP

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

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

PORCH SLAB $\langle 27 \rangle$ FOR MAX. 8'-2" (2500mm) PORCH DEPTH

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

28 BRIDGING & STRAPPING

-1" X 3" (19mmX 64mm) OR 2" X 2" (38mmX 38mm) CROSS BRIDGING @ MAX. 6'-11" (2.1m) O.C. 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

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

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

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

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

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7. SECTION A-A & DETAILS

8. DETAILS

FLOOR AREA CALCULATION	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%	

REVISIONS

ISSUED FOR PRELIMINARY REVIEW

FOR PRICING ONLY



GREENPARK HOMES

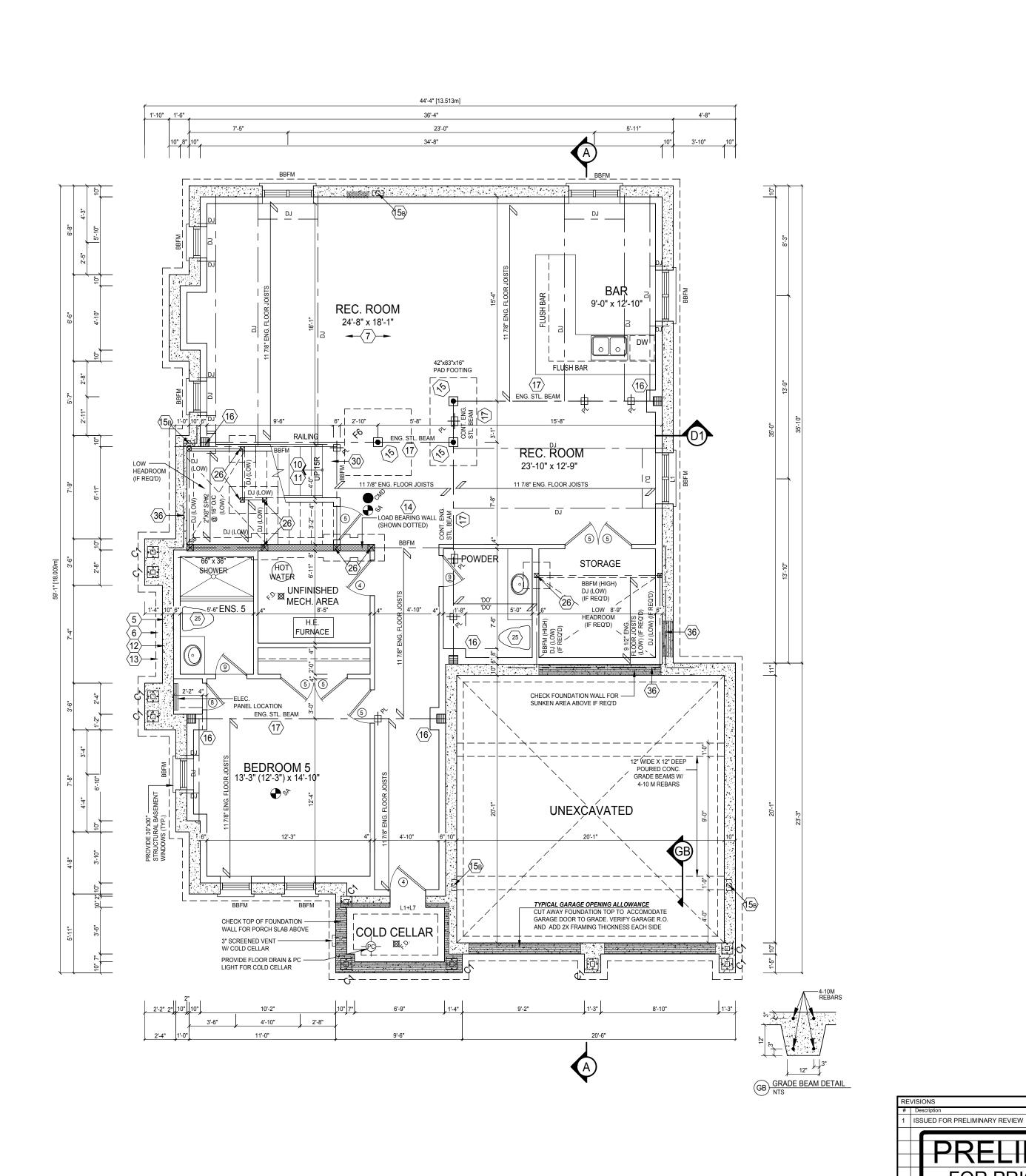
TIBURTINO CITY OF OAKVILLE **GEORGIAN 1**

ELEVATION A

NOTES PAGE

NOV. 10/17 MS

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



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 4'0" BELOW FINISHED GRADE. - CONCRETE FOOTINGS AND FOUNDATION WALLS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 25 MPA AFTER 28 DAYS.

AFTER 28 DAYS.
- STRUCTURAL STEEL MEMBERS AND INSERTS SHALL BI
CSA G.40.21-M350 AND EMBEDDED PLATES SHALL BE

GENERAL PURPOSE STEEL.

- BACKFILL SHALL BE PLACED AND COMPACTED EQUALLY ON BOTH SIDES OF GARAGE FOUNDATION WALLS TO AVOID LATERAL LOADING.

- ALL EXPOSED CONCRETE TO BE 32 Mpa W/ 5-7% AIR ENTRAINMENT

- ALL FOOTINGS TO HAVE MIN. 2-15M BARS CONT. - REFER TO FLOOR TRUSS SHOP DRAWINGS FOR ALL FLOOR FRAMING INFORMATION

- WHEN VENEER CUT IS GREATER THAN 26" A 10" POURED CONC. FDTN. WALL IS REQUIRED.
- SPACE CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS. PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'-7', 2 ROWS FOR SPANS GREATER THAN 7'

PAD FOOTING SCHEDULE

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

ASSUME SOIL BEARING CAPACITY 150 Kpa TO BE SITE VERIFIED

STEEL COLUMN SCHEDULE

C1 4"X4"X1/4" H.S.S. W/ 6"X10"X1/2" BASE PLATE & 2-3/4" DIA. ANCHOR BOLTS W/ 4 BOLTS
C2 3 1/2"DIA. 1/4" THICK W/ 10"X10"X1/2" BASE PL. W/ 2-3/4" 4 - 1 DIA. ANCHOR BOLTS

3 6" X 6" X 3/8" THICK W/ 12" X 12" X 1/2" BASE PLATE @ 4 - 3/4" DIA. ANCHOR BOLTS

C4 0 4 - 3/4" THICK W/ 10" X 10" X 1/2" BASE- PLATE

C5 4" X 4" X 1/4" THICK W/ 10" X 10" X 1/2" BASE- PLATE @ 4 - 3/4" DIA. ANCHOR BOLTS

"M" 25KN/m2 - USE 4 BOLTS FOR MOMENT CONNECTION

VC	OOD/STEEL LINTELS	WO	OD BEAMS
.1	2 - 2"X8" SP#2	WB1	2 - 2"X8" SP#2
2	3 - 2"X8" SP#2	WB2	3 - 2"X8" SP#2
.3	2 - 2"X10" SP#2	WB3	4 - 2"X8" SP#2
.4	3 - 2"X10" SP#2	WB4	2 - 2"X10" SP#2
.5	2 - 2"X12" SP#2	WB5	3 - 2"X10" SP#2
.6	3 - 2"X12" SP#2	WB6	4 - 2"X10" SP#2
7	3 1/2" x 3 1/2" x 1/4" (90x90x6) L	WB7	2 - 2"X12" SP#2
8.	3 1/2" x 3 1/2" x 5/16"(90x90x8) L	WB8	3 - 2"X12" SP#2

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

L9 4" x 3 1/2" x 1/4" (100x90x6) L

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

DOOR SCHEDULE - BASEMENT 1 2'-10" x 6'-8" - INSULATED ENTRANCE DOOR

1A 2'-8" x 6'-8" - INSULATED FRONT DOORS

2 2'-8" x 6'-8" - WOOD & GLASS DOOR

3 2'-8" x 6'-8" x 1-3/4" - EXTERIOR SLAB DOOR

3A 3'-0" X 6'-8" X 1-3/4" - EXTERIOR SLAB DOOR

4 2'-8" x 6'-8" x 1-3/8" - INTERIOR SLAB DOOR 5 2'-6" x 6'-8" x 1-3/8" - INTERIOR SLAB DOOR

6 2'-2" x 6'-8" x 1-3/8" - INTERIOR SLAB DOOR

7 1'-6" x 6'-8" x 1-3/8" - INTERIOR SLAB DOOR

8 2'-0" x 6'-8" x 1-3/8" - INTERIOR SLAB DOOR

9 2-4" x 6'-8" x 1-3/8" - INTERIOR SLAB DOOR

REBAR NOTES

BAR 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



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GREENPARK HOMES

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NOV. 10/17 MS

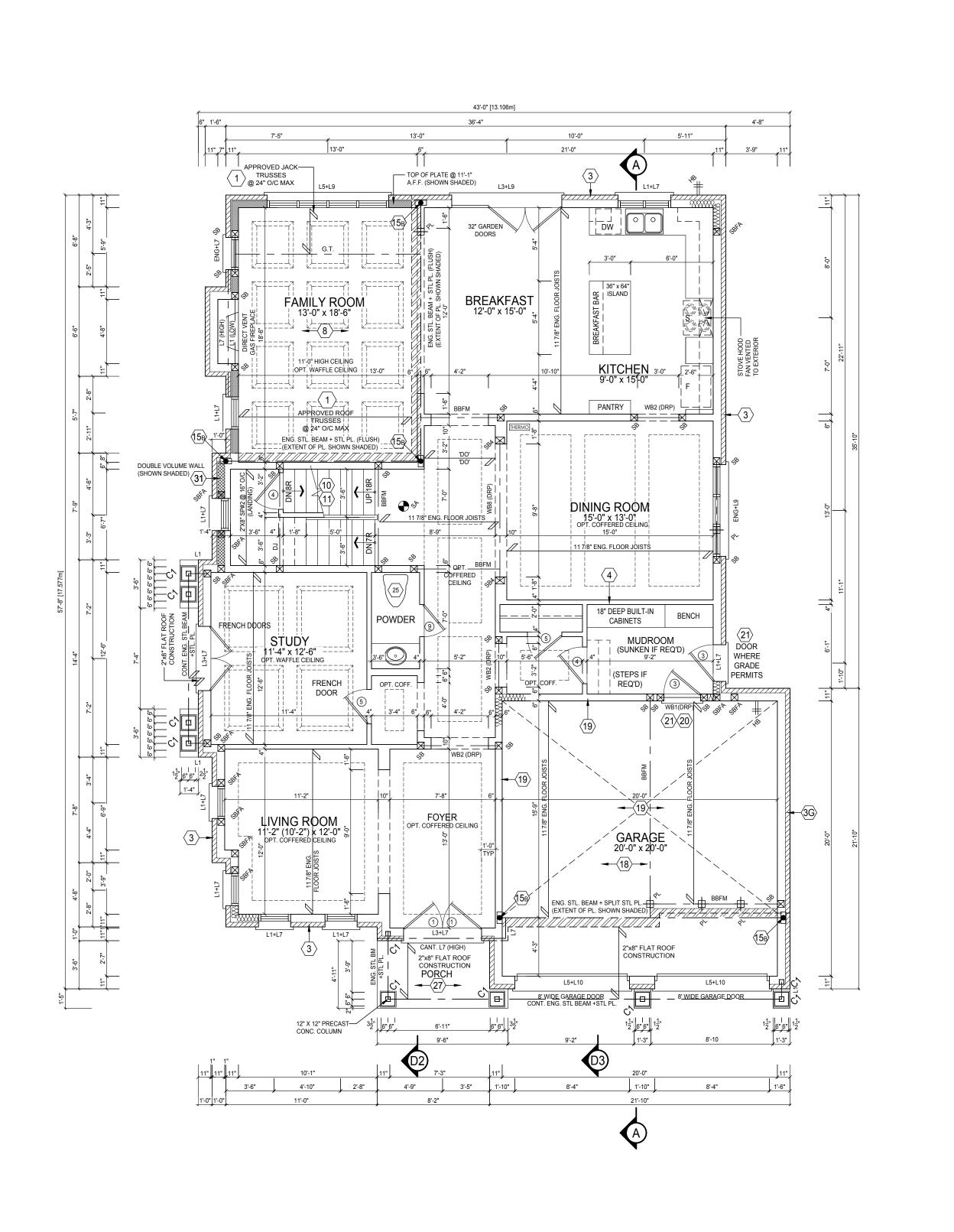
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GEORGIAN 1 ELEVATION A

BASEMENT PLAN

MT Checked by: MS

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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 SHOW TO BE A MIN. OF 2-2"X8" SPF#1 - ALL 4" & 6" PARTITIONS SHOWN (UNLESS OTHERWISE

NOTED) TO BE 2"X4" OR 2"X6" @ 16" O/C W/ 1/2" DRYWA 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

2-3/4" 4 - 1 DIA. ANCHOR BOLTS

- 4"X4"X1/4" H.S.S. W/ 6"X10"X1/2" BASE PLATE & 2-3/4"
- 3 1/2"DIA. 1/4" THICK W/ 10"X10"X1/2" BASE PL. W/
- 6" X 6" X 3/8" THICK W/ 12" X 12" X 1/2" BASE PLATE @ 4 - 3/4" DIA. ANCHOR BOLTS
- 5" X 5" X 1/4" THICK W/ 10" X 10" X 1/2" BASE- PLATE @ 4 3/4" DIA. ANCHOR BOLTS
- 4" X 4" X 1/4" THICK W/ 10" X 10" X 1/2" BASE- PLATE
- @ 4 3/4" DIA. ANCHOR BOLTS

'M" 25KN/m2 - USE 4 BOLTS FOR MOMENT CONNECTION

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

DOOR SCHEDULE - GROUND FLOOR 2'-10" x 8'-0" - INSULATED ENTRANCE DOOR

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

DESIGN LOADS - GROUND FLOOR LIVE LOAD 40 PSF

DEAD LOAD 20 PSF

WALL LEGEND

VARYING WALL HEIGHT
DOUBLE VOLUME WALL
LOAD BEARING WALL

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> **GEORGIAN 1 ELEVATION A**

GROUND FLOOR PLAN

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17-25 3 OF 8

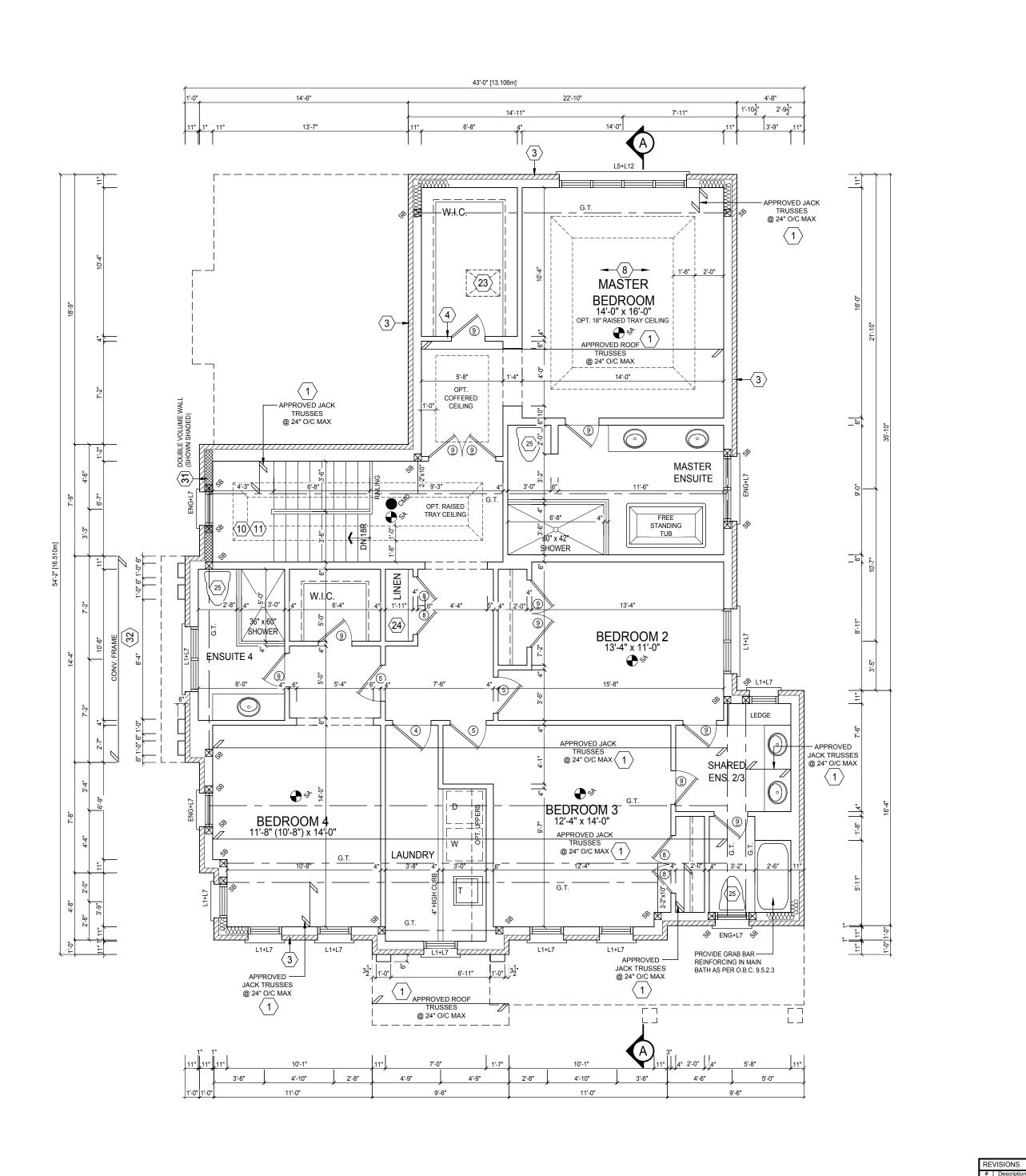
3/16" = 1'0'

NOV. 10/17 MS

REVISIONS

ISSUED FOR PRELIMINARY REVIEW

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

SECOND FLOOR GENERAL NOTES

- ALL INTERIOR DOOR AND OPENING LINTEL NOT SHOWI O BE A MIN. OF 2-2"X8" SPF#2

- ALL 4" & 6" PARTITIONS SHOWN (UNLESS OTHERWISE NOTED) TO BE 2"X4" OR 2"X6" @ 16" O/C W/ 1/2" DRYWAL

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

- 4"X4"X1/4" H.S.S. W/ 6"X10"X1/2" BASE PLATE & 2-3/4 DIA. ANCHOR BOLTS W/ 4 BOLTS
- 3 1/2"DIA. 1/4" THICK W/ 10"X10"X1/2" BASE PL. W/ 2-3/4" 4 - 1 DIA. ANCHOR BOLTS
- 6" X 6" X 3/8" THICK W/ 12" X 12" X 1/2" BASE PLATE @ 4 - 3/4" DIA. ANCHOR BOLTS
- 5" X 5" X 1/4" THICK W/ 10" X 10" X 1/2" BASE- PLATE @ 4 - 3/4" DIA. ANCHOR BOLTS
- 4" X 4" X 1/4" THICK W/ 10" X 10" X 1/2" BASE- PLATE
- @ 4 3/4" DIA. ANCHOR BOLTS

'M" 25KN/m2 - USE 4 BOLTS FOR MOMENT CONNECTION

WC	OOD/STEEL LINTELS	WO	OD 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		

DOOR SCHEDULE - SECOND FLOOR

- 2'-10" x 7'-0" INSULATED ENTRANCE DOOR
- 1A 2'-8" x 7'-0" INSULATED FRONT DOORS

L12 6" x 4" x 3/8" (150x100x10) L

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

DESIGN LOADS - ASPHALT SHINGLES

DEAD LOAD TOP CHORD = 15.00 PSF BOTTOM CHORD = 10.00 PSF LIVE LOAD TOP CHORD = 30.00 PSF

BOTTOM CHORD = 7.00 PSF

WALL LEGEND

VARYING WALL HEIGHT DOUBLE VOLUME WALL

LOAD BEARING WALL

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SECOND FLOOR PLAN

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4 OF 8 3/16" = 1'0'



