

CONSTRUCTION NOTES

(UNLESS OTHERWISE NOTED)

SB-12
(TABLE 3.1.1.2A)

PERSPECTIVE 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 PARALLEL PARTITION 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" (460mm) BEYOND SUPPORTS FOR 2" X 8" (38mm X 140mm)
-FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 23'-5/8" (600mm) BEYOND SUPPORTS FOR 2" X 10" (38mm X 235mm) OR LARGER
-ALL STEEL BEAMS TO BE GRADE 350W
-LAMINATED VENEER LUMBER (LVL) TO BE GRADE 1 OR BETTER (MODULUS OF ELASTICITY, E=1.9X10⁶ psi)

TYPICAL ROOF CONSTRUCTION

-NO 210 (30.5 kg/m²) ASPHALT SHINGLES
-FOR ROOFS BETWEEN 4:12 & 8:12 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 LWD BENEATH STARTER STRIP
-STARTER STRIP AS PER OBC 9.26.7 (STARTER STRIP NOT REQUIRED IF TYPE M ROLLED ROOFING IS USED FOR EAVES PROTECTION)
-3/8" (10mm) PLYWOOD SHEATHING OR OSB (O 2 GRADE) WITH "H" CLIPS
-APPROVED WOOD TRUSSES @ 24" O.C.
-TRUSS BRACING AS PER TRUSS MANUFACTURER
-METAL EAVESTROUGH ON PREFINISHED ALUMINUM FASCIA & ALUMINUM VENTED SOFFIT
-ATTIC VENTILATION 1/300 OF INSULATED CEILING AREA WITH 50% AT THE SOFFIT

TYPICAL EXTERIOR SIDING WALL

-VINYL SIDING (HORIZONTAL, VERTICAL, SHAKE OR SCALLOP)
-VINYL SIDING (HORIZONTAL, VERTICAL, SHAKE OR SCALLOP)
-6" (150mm) BASE FLASHING UP BEHIND WALL SHEATHING MEMBRANE
-15lb (0.7 kg/m²) BUILDING PAPER
-3/8" (10mm) EXTERIOR TYPE SHEATHING "PROVIDE 1" X 3" (25mm X 75mm) STRAPPING @ 12" O.C. HORIZ UNDER SHEATHING FOR VERTICAL SIDING ONLY
-2" X 6" (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 ON ADHESIVE 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" X 6" (38mm X 140mm) 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" X 6" (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
-8" (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" X 6" (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" X 6" (38mm X 140mm) STUDS @ 16" (400mm) O.C.
-1/2" (12.7mm) TYPE 'X' GYPSUM BOARD
-DELETE INSULATION & 6 MIL AIR/VAPOUR BARRIER

INTERIOR STUD WALLS

2" X 4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C. OR 2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
-DOUBLE 2" X 4" (38mm X 89mm) OR (38mm X 140mm) 2" X 6" TOP PLATES
-SINGLE 2" X 4" (38mm X 89mm) OR (38mm X 140mm) 2" X 6" BOTTOM PLATE
-1/2" (13mm) INTERIOR GYPSUM BOARD BOTH SIDES

FOUNDATION WALL

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

WEEDING TILE

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

BASEMENT SLAB / SLAB ON GRADE

-3" (75mm) SOLID 3600psi (25MPa) CONCRETE SLAB-DAMP-PROOF BELOW SLAB W/ MIN 0.006" (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 OBC 9.10.13.7
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO OBC 9.13.7
-PROVIDE R-10 (RSI 1.76) RIGID INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23 1/2" (600mm) OF BASEMENT SLAB EDGE
-INSULATION TO EXTEND TO NOT LESS THAN 23 1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (OBC 9.13.2 - 3.11.7 (5))
-PROVIDE R-10 (RSI 1.76) RIGID INSULATION UNDER ENTIRE SLAB WHERE THE ENTIRE SLAB IS WITHIN 23 1/2" (600mm) OF GRADE (OBC 9.13.2 - 3.11.7 (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" (15.8mm) GYPSUM BOARD OR 1/2" CEILING BOARD (12.7mm)

STAIRS INTERIOR & EXTERIOR

-MIN RISE = 5" (125mm)
-MAX RISE = 7-7/8" (200mm)
-MIN RUN = 10" (255mm)
-MAX NOSING = 1" (25mm)
-MIN HEADROOM = 6'-5" (1950mm)
-MIN WIDTH = 2'-0" (600mm)
(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" (203mm) RISE
-FOUNDATION WALL REQUIRED FOR 3 OR MORE RISERS, FOOTING TO BE MIN 4'-0" (1.22m) BELOW GRADE

RAILINGS / GUARDS

-INTERIOR LANDING = 3'-6" (1070mm)
-INTERIOR STAIR = 2'-11" (600mm)
-EXTERIOR LANDING = 2'-11" (600mm)
(GREATER THAN 20" (510mm) ABOVE GRADE)
-EXTERIOR LANDING = 3'-6" (1070mm)
(GREATER THAN 5'11" (1800mm) ABOVE GRADE)
-EXTERIOR STAIR = 2'-11" (600mm)
-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 COMPRESSION, 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" X 4" (38mm X 89mm) WOOD STUDS OR 2" X 6" (38mm X 140mm) WOOD STUDS @ 12" (300mm) O.C.
-DOUBLE 2" X 4" (38mm X 89mm) OR 2" X 6" (38mm X 140mm) TOP PLATE
-2" X 4" OR 2" X 6" SILL PLATE ON DAMPROOFING MATERIAL
-1/2" (12.7mm) DIA ANCHOR BOLTS @ 8'-0" (2.4m) O.C.
-6" X 12" (150mm X 300mm) FOOTING FOR 2" X 4" (38mm X 89mm) STUD WALL
-6" X 16" (140mm X 400mm) FOOTING FOR 2" X 6" (38mm X 140mm) 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" X 6" X 3/8" (150mm X 150mm X 9.5mm) STL TOP & BOTTOM PLATE
-FIELD WELD BOTTOM PLATE TO 10" X 4" X 1/2" (250mm X 100mm X 12.5mm) BASE PLATE C/W 2-1/2" (12.7mm) DIA X 1/2" (300mm) LONG X 2" (50mm) HOOK ANCHORS

STEEL PIPE COLUMN

-3 1/2" (89mm) DIA X 0.118 (4.78mm) NON-ADJUSTABLE STEEL COLUMN W/ 6" X 6" X 3/8" (150 X 150 X 9.5) STEEL TOP PLATE & 4 1/2" X 10" X 1/2" (120 X 250 X 12.5) STEEL BOTTOM PLATE W/ 2-1/2" DIA X 1/2" X 2" (2-12mm) DIA X 300mm X 50mm) 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" X 6" PLATE BOLTED OR RAMSET TO STEEL BEAM
-FLANGE @ 16" O.C. JOISTS TO BE TOE NAILED TO PLATE
-1" X 4" (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 5.48) SPRAY FOAM INSULATION IN CEILINGS W/ FLOOR ABOVE
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ OBC 9.25.3 & 9.25.4 FOR FLOOR ABOVE

GARAGE MAN DOOR

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

PRECAST CONC. STEP

-2 RISERS PERMITTED TO BE LAID ON GROUND MAX

CAPPED DRYER VENT OBC 9.32.1.3(3)

ATTIC ACCESS HATCH

-ATTIC ACCESS HATCH 22" X 28" (545mm X 700mm) WITH WEATHERSTRIPPING
-R20 (RSI 3.52) RIGID INSULATION BACKING
-(*SEE OBC 9.19.2)

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

EXHAUST FAN

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

WOOD COLUMN

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

PORCH SLAB

-FOR MAX 8'-2" (2500mm) PORCH DEPTH
-5" (125mm) 32 MPa (4640 psi) CONC SLAB WITH 5-8% AIR ENTRAINMENT
-REINF WITH 10M BARS @ 5" (200mm) O/C EACH WAY IN BOTTOM THIRD OF SLAB ANCHORED IN PERIMETER FDN WALLS WITH 24" X 24" (610mm X 610mm) 10M @ 24" (610mm) O/C DOWELS
-SLOPE SLAB MIN 1.0% FROM DOOR SLAB TO HAVE A MIN 3" (75mm) BEARING ON FDN WALLS
-PROVIDE (WL1) LINTELS OVER CELLAR DOOR

BRIDGING & STRAPPING

-BRIDGING
-1" X 3" (19mm X 64mm) OR 2" X 2" (38mm X 38mm) CROSS BRIDGING @ MAX 6'-11" (2.1m) O.C.
-STRAPPING
-1" X 3" (19mm X 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 1/4" EXT PLYWOOD SHEATHING

CONVENTIONAL ROOF & CEILING FRAMING

-2" X 6" (38mm X 140mm) RAFTERS @ 16" (400mm) O.C.
-2" X 4" (38mm X 89mm) COLLAR TIES AT MIDSPANS
-CEILING JOISTS TO BE 2" X 6" (38mm X 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" (38mm X 235mm) W/ 2" (38mm) CROSS PURLINS
-R31 (RSI 5.48) INSULATION, 3" (75mm) MIN CLEARANCE FROM U/S OF ROOF SHEATHING TO INSULATION
-6 MIL POLY AIR/VAPOUR BARRIER
-1/2" (12.7mm) GYPSUM BOARD

WALLS ADJACENT TO ATTIC SPACE

-1/2" (13mm) GYPSUM BOARD
-6 MIL POLY AIR/VAPOUR BARRIER
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
-R22 (RSI 3.87) BATT INSULATION
-7/16" (11mm) OSB SHEATHING ON ATTIC SIDE
-FLOOR ASSEMBLY AS PER NOTE (3)
-6 MIL POLY AIR/VAPOUR BARRIER
-R31 (RSI 5.48) SPRAY FOAM INSULATION
-VENTED ALUMINUM SOFFIT
-UNSUPPORTED FDN WALLS @ OPENINGS & SUNKEN AREAS
-2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" UNSUPPORTED WALL LENGTH)
-3-20M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" UNSUPPORTED WALL LENGTH)
-4-20M BARS IN TOP PORTION OF WALL (10'-0" TO 15'-0" UNSUPPORTED WALL LENGTH)
-BARS STACKED VERTICALLY @ INTERIOR FACE OF WALL W/ 2" (50mm) CONCRETE COVER & EXTEND 2'-0" (600mm) BEYOND BOTH SIDES OF OPENING

PROVIDE THE FOLLOWING WITHIN THE GARAGE FOR FUTURE ELECTRIC VEHICLE CAR CHARGING:

(A) MIN 200 AMP PANEL BOARD (IN BASEMENT),
(B) A CONDUIT THAT IS NOT LESS THAN 27 MM TRADE SIZE AND IS EQUIPPED WITH A MEANS TO ALLOW CABLES TO BE PULLED INTO THE CONDUIT, AND
(C) A SQUARE 4-11/16 IN TRADE SIZE ELECTRICAL OUTLET BOX. THE OUTLET BOX AND CONDUIT SHALL PROVIDE AN EFFECTIVE BARRIER AGAINST THE PASSAGE OF GAS AND EXHAUST FUMES

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

-PROVIDE 1 ON EACH FLOOR INCLUDING BASEMENTS
-PROVIDE 1 IN EACH BEDROOM
-PROVIDE 1 IN EACH HALLWAY SERVING BEDROOMS
-ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS
-ALARMS MUST BE HARDWIRED AND HAVE AN ALTERNATE POWER SOURCE THAT CAN POWER ALARM FOR 7 DAYS, FOLLOWED BY 4 MINUTES OF ALARM
-SMOKE ALARMS SHALL HAVE A VISUAL COMPONENT AS PER 9.10.19.1 (2)

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

-WHERE THERE IS A FUEL BURNING APPLIANCE A CMA SHALL BE PROVIDED ADJACENT TO EACH SLEEPING AREA
-CMA TO BE WIRED IN CIRCUIT TO SOUND SMOKE ALARMS WHEN ACTIVATED
-WHERE A STORAGE GARAGE IS ATTACHED OR BUILT-IN, A CMA SHALL BE PROVIDED ADJACENT TO EACH SLEEPING AREA

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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	247.92 s.f.
GLAZING LEFT SIDE ELEVATION	63.99 s.f.
GLAZING RIGHT SIDE ELEVATION	53.55 s.f.
GLAZING REAR ELEVATION	220.10 s.f.
TOTAL GLAZING AREA	585.56 s.f.
ALLOWABLE GLAZING AREA	17 %
GLAZING AREA	13.54%

RECEIVED
MAR 12 2019
BUILDING DEPARTMENT
TOWN OF OAKVILLE

ONE RISER
DESIGNS
20 RIVERMEDE ROAD, UNIT 101
CONCORD, ONTARIO
L4K 3N3
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THESE DRAWINGS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A MEMBER OF THE PROFESSION OF ARCHITECTS OF THE PROVINCE OF ONTARIO.
I HEREBY CERTIFY THAT I AM A MEMBER OF THE PROFESSION OF ARCHITECTS OF THE PROVINCE OF ONTARIO.
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GREENPARK HOMES
TIBURTINO
CITY OF OAKVILLE
GEORGIAN 3
ELEVATION B

NOTES PAGE

REVISIONS	Date	By
1 ISSUED FOR PRELIMINARY REVIEW	NOV 10/17	MS
2 FLOORS & TRUSSES CO-ORD ISSUED TO ENG FOR REVIEW	JAN 25/18	MT
3 REV PER CLIENT COMMENTS	APR 04/18	MT
4 ISSUED FINAL	MAY 24/18	MT
5 LOT SPECIFIC - LOT 1 - WORKING DRAWINGS CREATED	JAN 29/19	AE
Project	17-25	Page
Scale	3/16" = 1'-0"	

SITE COPY

TIBURTINO - LOT 1 ONLY

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.
- CONCRETE FOOTINGS AND FOUNDATION WALLS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 25 MPa AFTER 28 DAYS.
- STRUCTURAL STEEL MEMBERS AND INSERTS SHALL BE CSA G 40 21-M350 AND EMBEDDED PLATES SHALL BE GENERAL PURPOSE STEEL.
- BACKFILL SHALL BE PLACED AND COMPACTED EQUALLY ON BOTH SIDES OF GARAGE FOUNDATION WALLS TO AVOID LATERAL LOADING.
- ALL EXPOSED CONCRETE TO BE 32 MPa W/ 5-7% AIR ENTRAINMENT.
- ALL FOOTINGS TO HAVE MIN. 2-15M BARS CONT.
- REFER TO FLOOR TRUSS SHOP DRAWINGS FOR ALL FLOOR FRAMING INFORMATION.
- WHEN VENEER CUT IS GREATER THAN 28" A 10" POURED CONC. FDN. WALL IS REQUIRED.
- SPACE CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS. PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'-2" 2 ROWS FOR SPANS GREATER THAN 7'.

PAD FOOTING SCHEDULE

F1	24"x24"x12" POURED CONC. PAD
F2	30"x30"x12" POURED CONC. PAD
F3	42"x42"x12" POURED CONC. PAD
F4	48"x48"x12" POURED CONC. PAD
F5	54"x54"x12" POURED CONC. PAD
F6	60"x60"x12" POURED CONC. PAD

ASSUME SOIL BEARING CAPABILITY 150 KPA TO BE SITE VERIFIED

STEEL COLUMN SCHEDULE

C1	4"x4"x1/4" H.S. W/ 6"x10"x1/2" BASE PLATE & 2-3/4" DIA. ANCHOR BOLTS W/ 4 BOLTS
C2	3 1/2"x4" 1/4" THICK W/ 10"x10"x1/2" BASE PL. W/ 2-3/4" 4 - 1 DIA. ANCHOR BOLTS
C3	6" X 6" X 3/8" THICK W/ 12" X 12" X 1/2" BASE PLATE @ 4 - 3/4" DIA. ANCHOR BOLTS
C4	6" X 8" X 1/4" THICK W/ 10" X 10" X 1/2" BASE PLATE @ 4 - 3/4" DIA. ANCHOR BOLTS
C5	4" X 4" X 1/4" THICK W/ 10" X 10" X 1/2" BASE PLATE @ 4 - 3/4" DIA. ANCHOR BOLTS

WOOD/STEEL LINTELS | WOOD BEAMS

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 1/4" (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 1/4" (125x50x6) L		
L11	5" X 3 1/2" X 1/4" (125x50x6) L		
L12	6" X 4" X 3/8" (150x100x10) L		

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

DOOR SCHEDULE - BASEMENT

1	2 - 10' x 6'-8" - INSULATED ENTRANCE DOOR
1A	2 - 6' x 6'-8" - INSULATED FRONT DOORS
2	2-5' x 6'-8" - WOOD & GLASS DOOR
3	2-5' x 6'-8" x 1-3/4" - EXTERIOR SLAB DOOR
3A	3-4' x 6'-8" x 1-3/4" - EXTERIOR SLAB DOOR
4	2-4' x 6'-8" x 1-3/8" - INTERIOR SLAB DOOR
5	2-4' x 6'-8" x 1-3/8" - INTERIOR SLAB DOOR
6	2-2' x 6'-8" x 1-3/8" - INTERIOR SLAB DOOR
7	1-6' x 6'-8" x 1-3/8" - INTERIOR SLAB DOOR
8	2-4' 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
- I.U.L. 1/4" UP UPPER LEVEL
- T.A.A. TOP ALL AROUND
- R.E.W. BOTTOM EACH WAY

DESIGN LOADS - BASEMENT

LIVE LOAD 40 PSF
DEAD LOAD 20 PSF

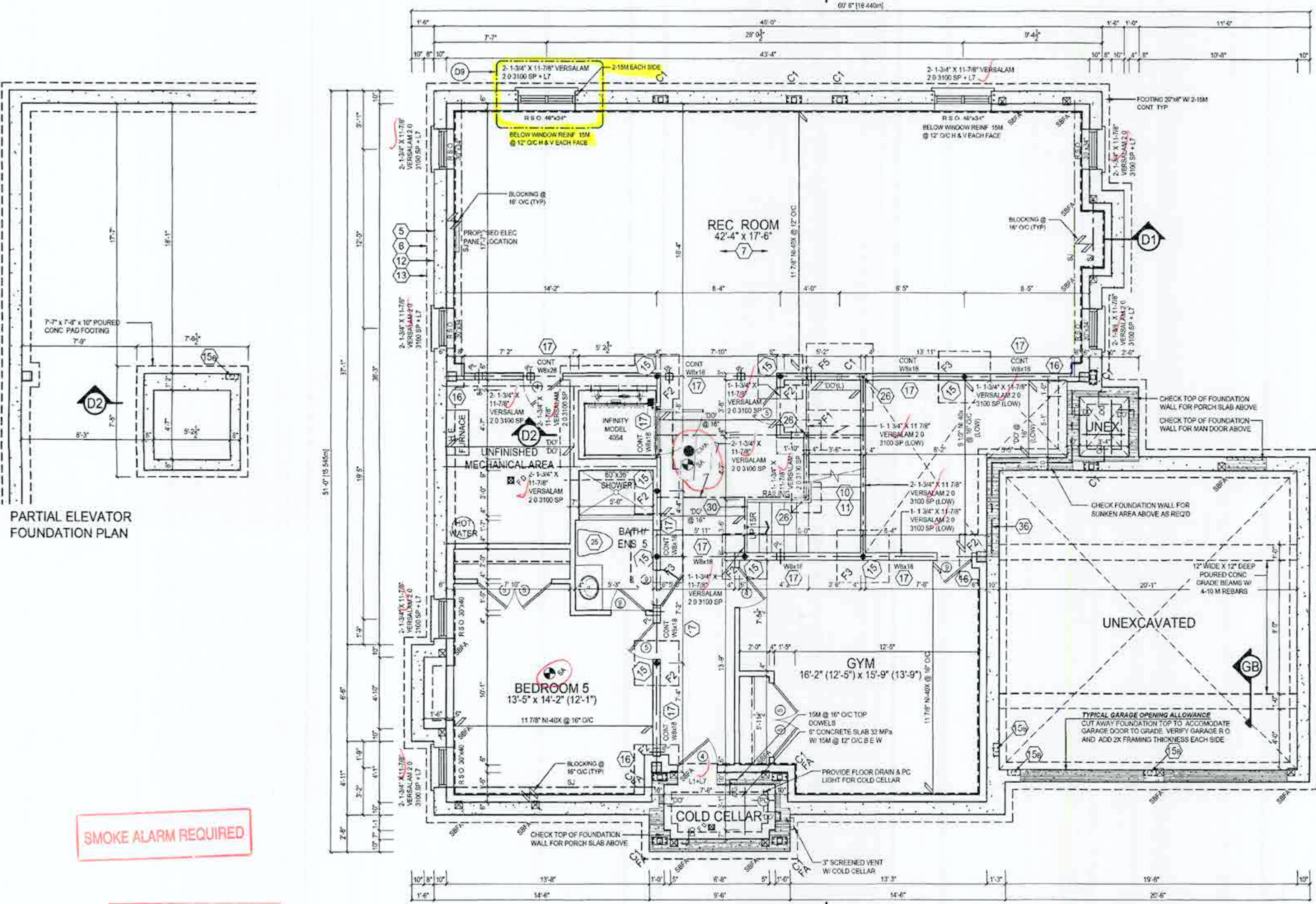
ONE RISER DESIGNS
20 RIVERMEDE ROAD, UNIT 101
CONCORD, ONTARIO L4K 3N3
PHONE: (905) 669-2111
FAX: 1 (866) 552-1153
WWW.ONERISER.CA

MADE IN CANADA
27816
32072

GREENPARK HOMES
TIBURTINO
CITY OF OAKVILLE
GEORGIAN 3
ELEVATION B

BASEMENT PLAN

MT	MS
17-25	2 OF 8
3/16" = 1'0"	



PARTIAL ELEVATOR FOUNDATION PLAN

SMOKE ALARM REQUIRED

Carbon Monoxide Alarm required adjacent to each sleeping area

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

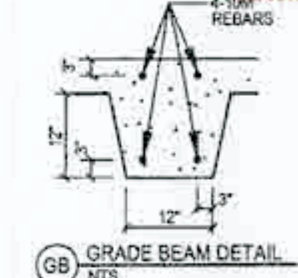
Electrical Contractor Registration Agency
ALL ELECTRICAL INSTALLATIONS MUST BE INSPECTED BY THE ELECTRICAL SAFETY AUTHORITY. SEPARATE INSPECTION APPLICATIONS MUST BE FILED FOR MORE INFORMATION PLEASE CALL: ELECTRICAL SAFETY AUTHORITY 1-877-ESA-SAFE (372-7233).
PLUG IN SAFELY. HIRE A LICENSED ELECTRICAL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

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

PERMIT NO. 19-247
DATE MAR 21 2019
SIGNED
CONSTRUCTION MUST CONFORM TO THE ONTARIO BUILDING CODE



FEB 06 2019



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

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" X 8" SPP#1
- ALL 4" X 8" 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 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 9'-7". 2 ROWS FOR SPANS GREATER THAN 7'.
- CONTRACTOR TO VERIFY ALL FLOOR & ROOF TRUSSES, DIMENSIONS AND CONNECTIONS. ANY DISCREPANCIES SHALL BE REPORTED TO 1 RISER DESIGNS PRIOR TO CONSTRUCTION

STEEL COLUMN SCHEDULE

NO.	DESCRIPTION	QUANTITY
C1	4" X 4" X 1/4" THICK W/ 12" X 12" X 1/2" BASE PLATE & 2-3/4" DIA. ANCHOR BOLTS W/ 4 BOLTS	1
C2	3 1/2" DIA. 14" THICK W/ 10" X 10" X 1/2" BASE PL. W/ 2-3/4" X 4" DIA. ANCHOR BOLTS	1
C3	4" X 4" X 3/8" THICK W/ 12" X 12" X 1/2" BASE PLATE & 4-3/4" DIA. ANCHOR BOLTS	1
C4	5" X 5" X 1/4" THICK W/ 10" X 10" X 1/2" BASE PLATE & 4-3/4" DIA. ANCHOR BOLTS	1
C5	4" X 4" X 1/4" THICK W/ 10" X 10" X 1/2" BASE PLATE & 4-3/4" DIA. ANCHOR BOLTS	1

WOOD/STEEL LINTELS / WOOD BEAMS

NO.	DESCRIPTION	QUANTITY
L1	2-2" X 8" SPP#2	1
L2	2-2" X 8" SPP#2	1
L3	2-2" X 10" SPP#2	1
L4	2-2" X 10" SPP#2	1
L5	2-2" X 12" SPP#2	1
L6	2-2" X 12" SPP#2	1
L7	3 1/2" X 3 1/2" X 1/4" (90x90x6) L	1
L8	3 1/2" X 3 1/2" X 1/4" (90x90x6) L	1
L9	4" X 3 1/2" X 1/4" (100x90x6) L	1
L10	5" X 3 1/2" X 1/4" (125x90x6) L	1
L11	5" X 3 1/2" X 3/8" (125x90x10) L	1
L12	6" X 4" X 3/8" (150x100x10) L	1

DOOR SCHEDULE - GROUND FLOOR

NO.	DESCRIPTION	QUANTITY
1	2-10' X 8'-0" - INSULATED ENTRANCE DOOR	1
1A	2-8' X 8'-0" - INSULATED FRONT DOORS	2
2	2-8' X 8'-0" - WOOD & GLASS DOOR	2
3	2-8' X 8'-0" X 1-3/4" - EXTERIOR SLAB DOOR	2
3A	3-8' X 8'-0" X 1-3/4" - EXTERIOR SLAB DOOR	3
4	2-8' X 8'-0" X 1-3/8" - INTERIOR SLAB DOOR	2
5	2-8' X 8'-0" X 1-3/8" - INTERIOR SLAB DOOR	2
6	2-8' X 8'-0" X 1-3/8" - INTERIOR SLAB DOOR	2
7	1-8' X 8'-0" X 1-3/8" - INTERIOR SLAB DOOR	1
8	2-8' X 8'-0" X 1-3/8" - INTERIOR SLAB DOOR	2
9	2-8' X 8'-0" X 1-3/8" - INTERIOR SLAB DOOR	2

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

RECEIVED

MAR 12 2019
BUILDING DEPARTMENT
TOWN OF OAKVILLE

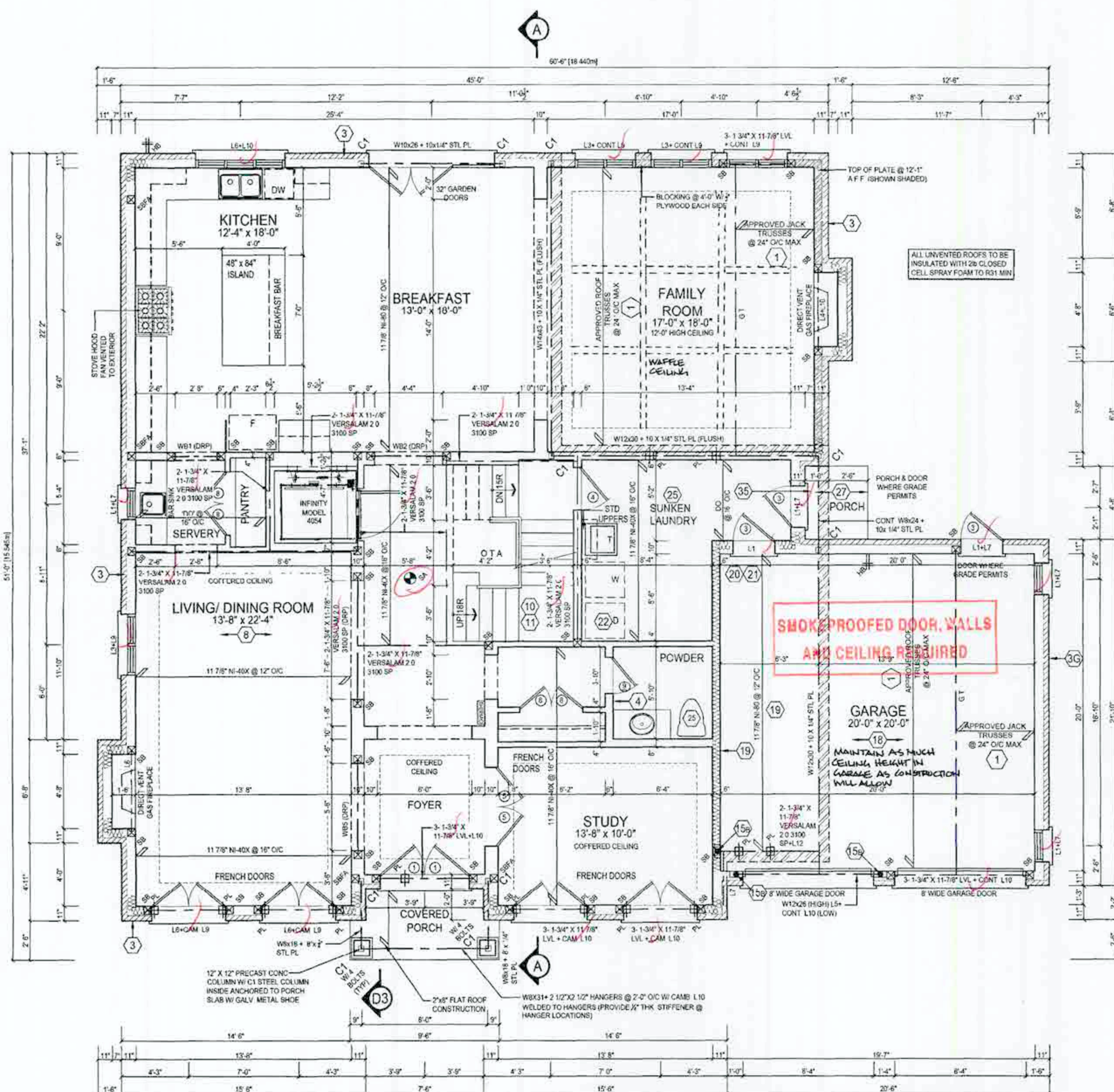
ONE RISER
DESIGNS
20 RIVERMEDE ROAD, UNIT 101
CONCORD, ONTARIO
L4K 3G3
PHONE: (905) 669-2111
FAX: 1 (866) 602-1163
WWW.ONERISER.CA

27816
32072

GREENPARK HOMES
TIBURTINO
CITY OF OAKVILLE
GEORGIAN 3
ELEVATION B

GROUND FLOOR PLAN

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



REVIEWED
PERMIT IS ISSUED SUBJECT TO ANY REVISIONS SHOWN IN COLOUR AND MARKED THEREON OR ON ATTACHED SHEET
PERMIT NO. 19-247700
DATE MAR 21 2019
SIGNED [Signature]
CONSTRUCTION MUST CONFORM TO THE ONTARIO BUILDING CODE

NO.	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 - LOT 1 - WORKING DRAWINGS CREATED	JAN 29/19	AL

SMOKE ALARM REQUIRED

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.plugsafety.ca



FOR SIGNATURE
FEB 06 2019

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

SECOND FLOOR GENERAL NOTES

- ALL INTERIOR DOOR AND OPENING UNITS NOT SHOWN TO BE A MIN. OF 2'-0" SPACED
- ALL 4" & 6" PARTITIONS SHOWN (UNLESS OTHERWISE NOTED) TO BE 2'x4" OR 2'x6" @ 16" O.C. W/ 1/2" DRYWALL BOTH SIDES
- PROVIDE WALLS WITH DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE, DOUBLE STUDS AT ALL OPENINGS AND TRIPLE STUDS @ CORNERS
- REFER TO TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION
- CONTRACTOR TO VERIFY ALL FLOOR & ROOF TRUSSES, DIMENSIONS AND ENGINEERING. ANY DISCREPANCIES SHALL BE REPORTED TO 1 RISER DESIGNS PRIOR TO CONSTRUCTION

STEEL COLUMN SCHEDULE

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

M1 29KNI/2 USE 4 BOLTS FOR MOMENT CONNECTION

WOOD/STEEL LINTELS WOOD BEAMS

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" (90x90x6) L	WB8 3-2'X12" SP#2
L9 4" X 3 1/2" X 1/4" (100x90x6) L	WB9 4-2'X12" SP#2
L10 6" 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 - 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 = 30.00 PSF
	BOTTOM CHORD = 10.00 PSF

WALL LEGEND

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

RECEIVED

MAR 12 2019

ONE RISER
DESIGNS

20 RIVERMEDE ROAD, UNIT 101
CONCORD, ONTARIO, L4K 3N3
PHONE: (905) 669-2111
FAX: 1 (866) 902-1163
WWW.ONERISER.CA

QUALIFICATION: 27816
REGISTRATION NO.: 32072

GREENPARK HOMES

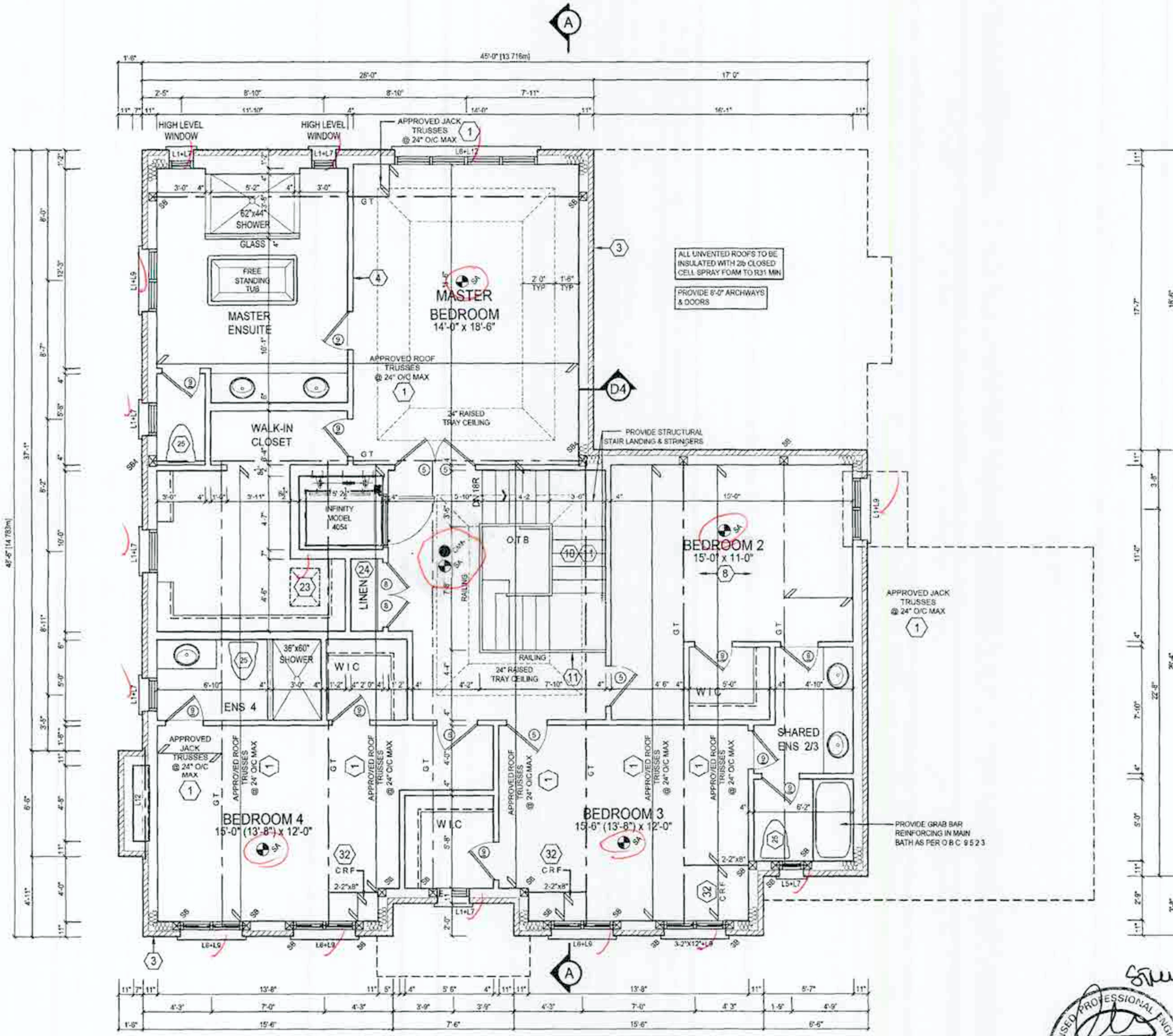
TIBURTINO
CITY OF OAKVILLE
GEORGIAN 3
ELEVATION B

SECOND FLOOR PLAN

MT MS

17-25

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



SMOKE ALARM REQUIRED

Carbon Monoxide Alarm
required adjacent to each
sleeping area

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

Stud Wall Reinforcement for
Future Grab Bars in Main Bathroom
Reinforcement of stud walls shall be installed
adjacent to toilet, closets and shower and
bathub in main bathroom. O.B.C. 5.5.2.3.,
3.5.2.3. (Type) and 3.5.2.13. (b)(1)

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

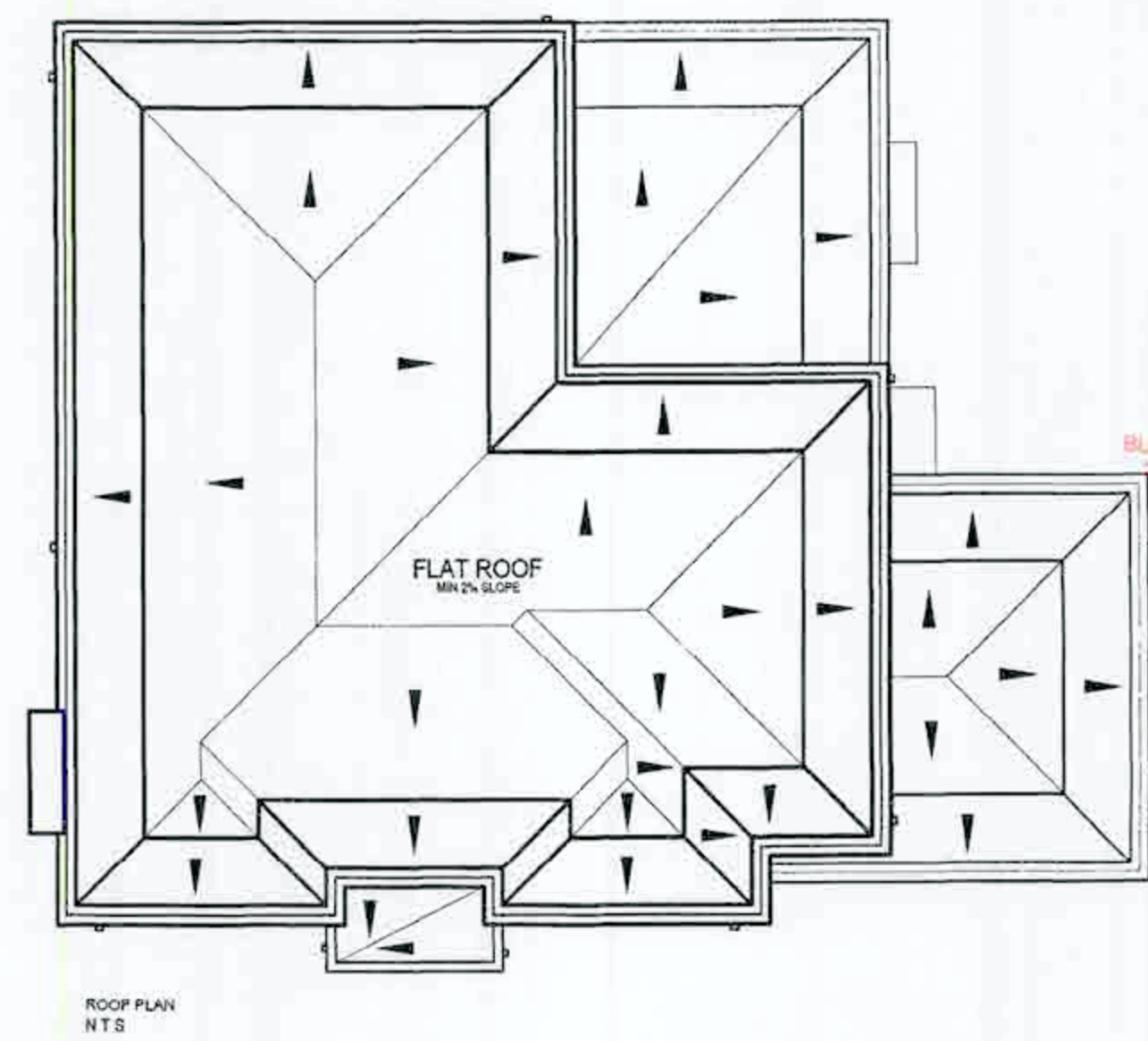
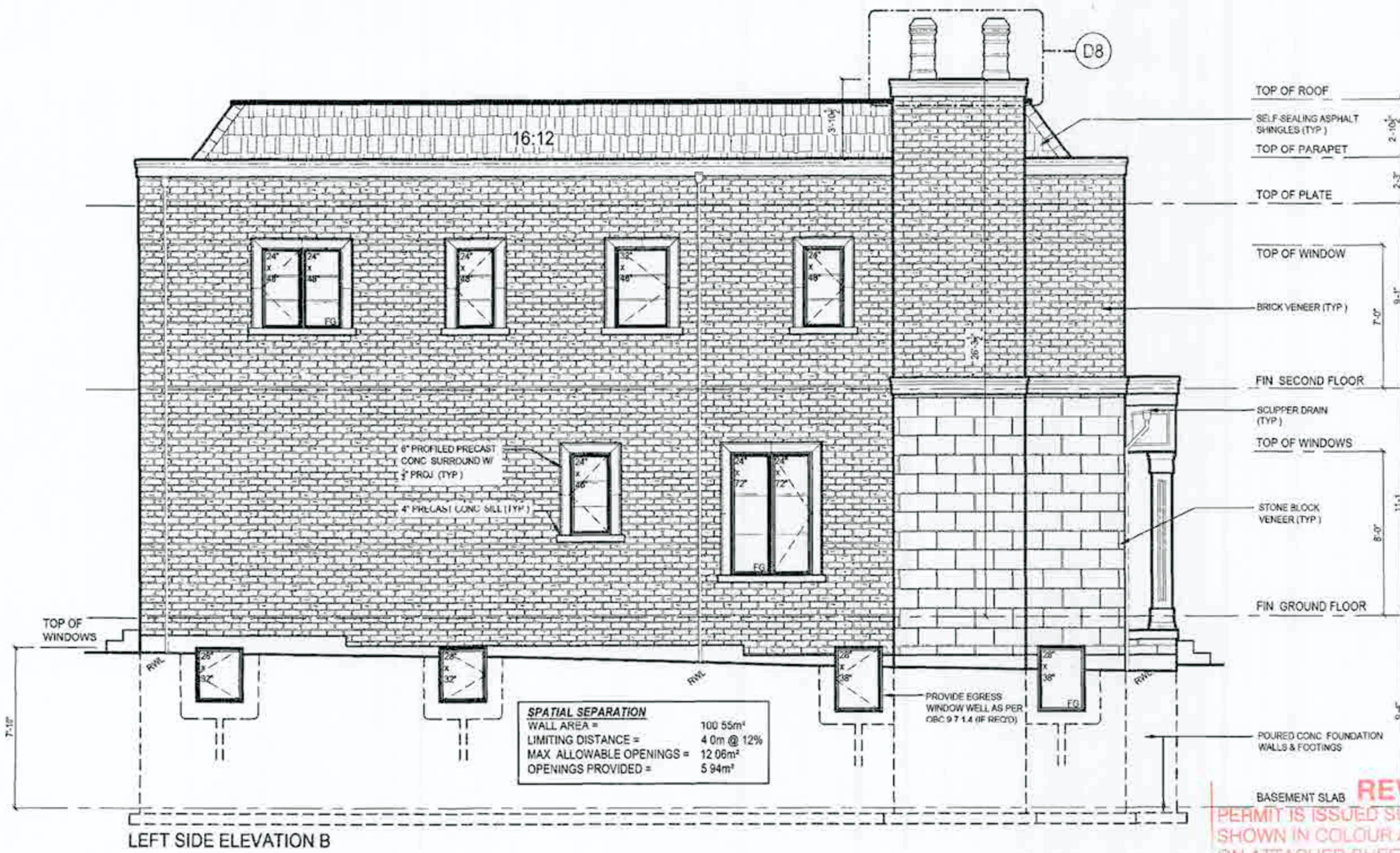
PERMIT NO: 19-247
DATE: MAR 21 2019
SIGNED: [Signature]

CONSTRUCTION MUST CONFORM
TO THE ONTARIO BUILDING CODE



For Structure only

FEB 06 2019



REVIEWED
PERMIT IS ISSUED SUBJECT TO ANY REVISIONS SHOWN IN COLOUR AND MARKED THEREON OR ON ATTACHED SHEET
19-247
PERMIT NO. MAR 21 2019
DATE
CONSTRUCTION MUST CONFORM TO THE ONTARIO BUILDING CODE

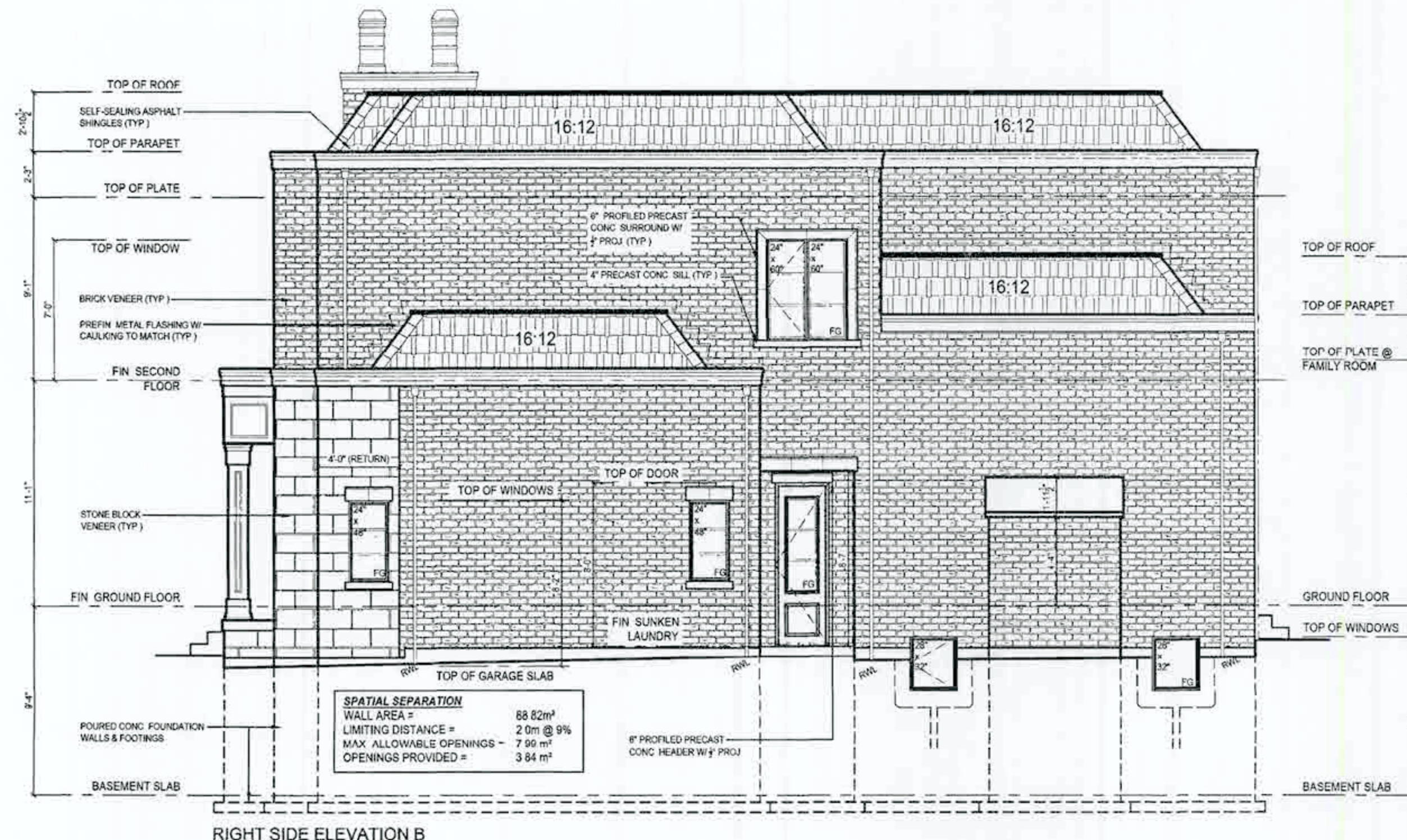
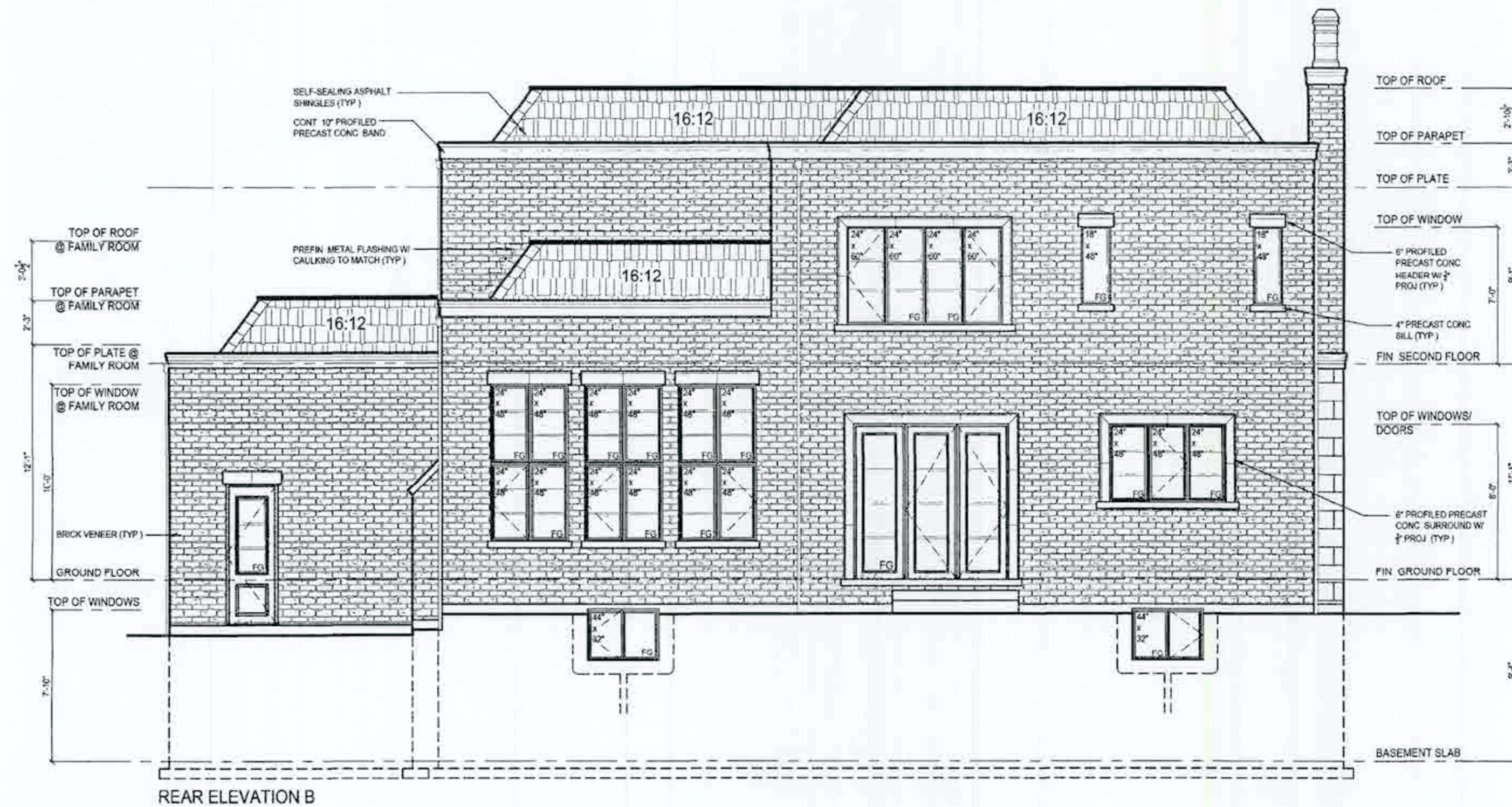
REVISIONS				DATE		BY		SHEET NO.	
1	ISSUED FOR PRELIMINARY REVIEW			NOV 10/17	MS			17-25	5 OF 6
2	FLOORS & TRUSSES CO-ORD. ISSUED TO ENG. FOR REVIEW			JAN 25/18	MT				
3	REV. PER CLIENT COMMENTS			APR 04/18	MT				
4	ISSUED FINAL			MAY 24/18	MT				
5	LOT SPECIFIC - LOT 1 - WORKING DRAWINGS CREATED			JAN 29/19	AE				

RECEIVED
MAR 12 2019
BUILDING DEPARTMENT
TOWN OF OAKVILLE

ONE RISER DESIGN
20 RIVERMEDE ROAD, UNIT 101
CONCORD, ONTARIO L4K 3N3
PHONE: (905) 869-2111
FAX: 1 (888) 802-1163
WWW.ONERISER.CA

GREENPARK HOMES
TIBURTINO
CITY OF OAKVILLE
GEORGIAN 3
ELEVATION B

TIBURTINO - LOT 1 ONLY



REVIEWED
PERMIT IS ISSUED SUBJECT TO ANY REVISIONS SHOWN IN COLOUR AND MARKED THEREON OR ON ATTACHED SHEET
PERMIT NO. 19-247
DATE MAR 21 2019
SIGNED [Signature]
CONSTRUCTION MUST CONFORM TO THE ONTARIO BUILDING CODE

RECEIVED
MAR 12 2019
BUILDING DEPARTMENT
TOWN OF OAKVILLE

ONERISER
DESIGNS
20 RIVERMEDE ROAD, UNIT 101
CONCORD, ONTARIO
L4K 5N3
PHONE (905) 669-2111
FAX 1 (888) 602-1183
WWW.ONERISER.CA

27816
32072

GREENPARK HOMES

TIBURTINO
CITY OF OAKVILLE
GEORGIAN 3
ELEVATION B

REAR & RIGHT SIDE
ELEVATION

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

6 OF 8

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 - LOT 1 - WORKING DRAWINGS CREATED	JAN 20/19	AE

FEB 06 2019

TIBURTINO - LOT 1 ONLY

RECEIVED
MAR 12 2019
BUILDING DEPARTMENT
TOWN OF OAKVILLE

ONE RISER
DESIGNS
20 RIVERMEDE ROAD, UNIT 101
CONCORD, ONTARIO
L4K 3N3
PHONE: (905) 665-2111
FAX: (905) 602-1163
WWW.ONERISER.CA

27816
32072

GREENPARK HOMES

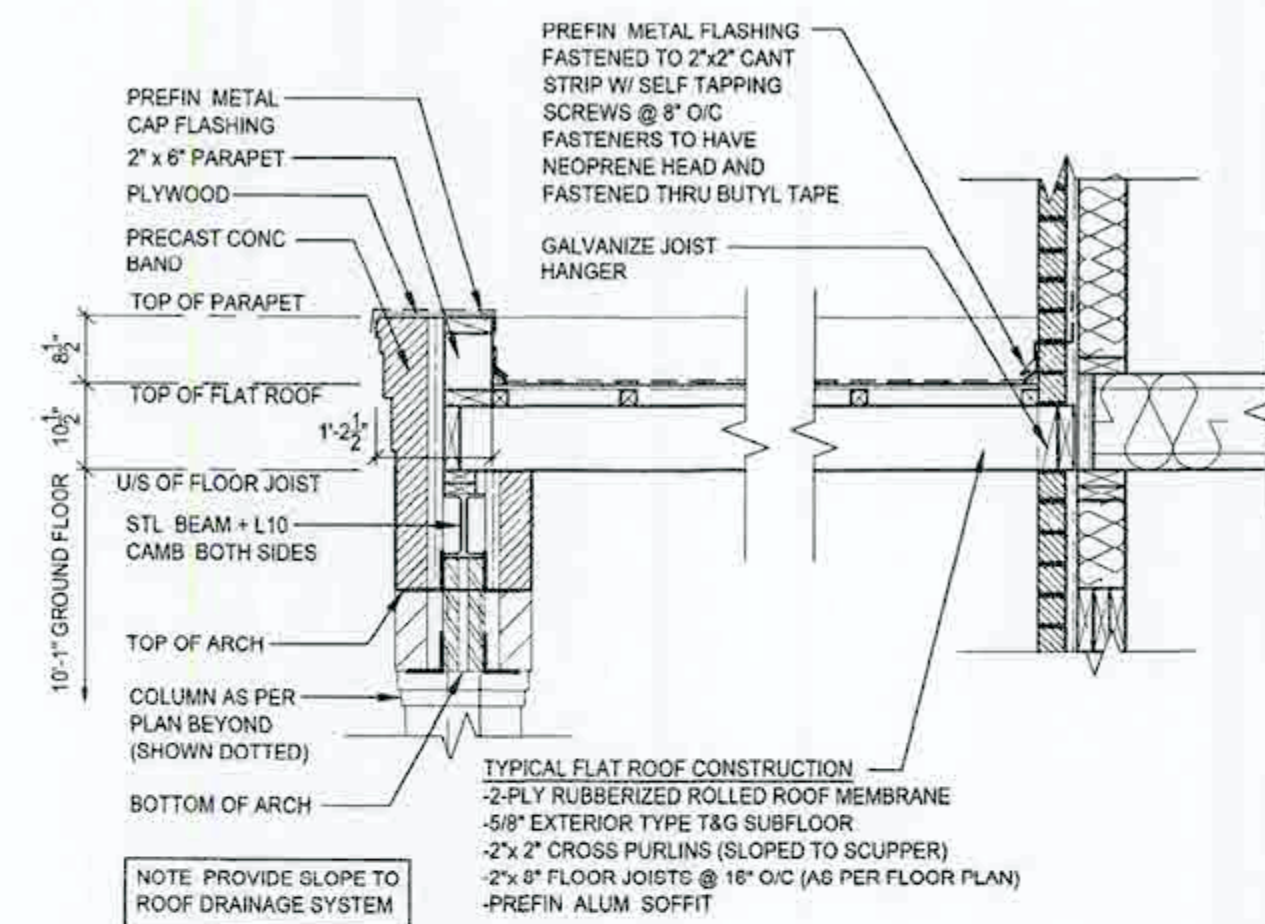
TIBURTINO
CITY OF OAKVILLE
GEORGIAN 3
ELEVATION B

SECTION 'A'-A'
& DETAILS

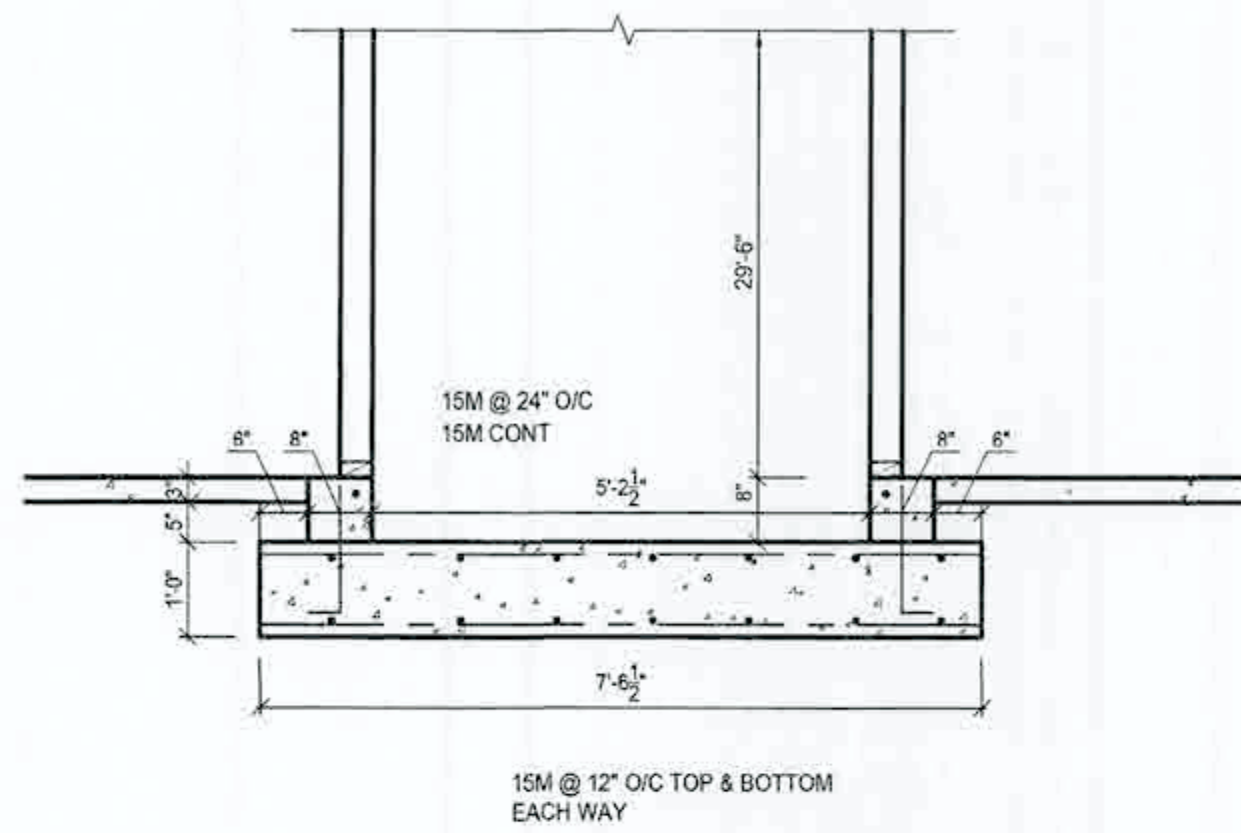
MT MS

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

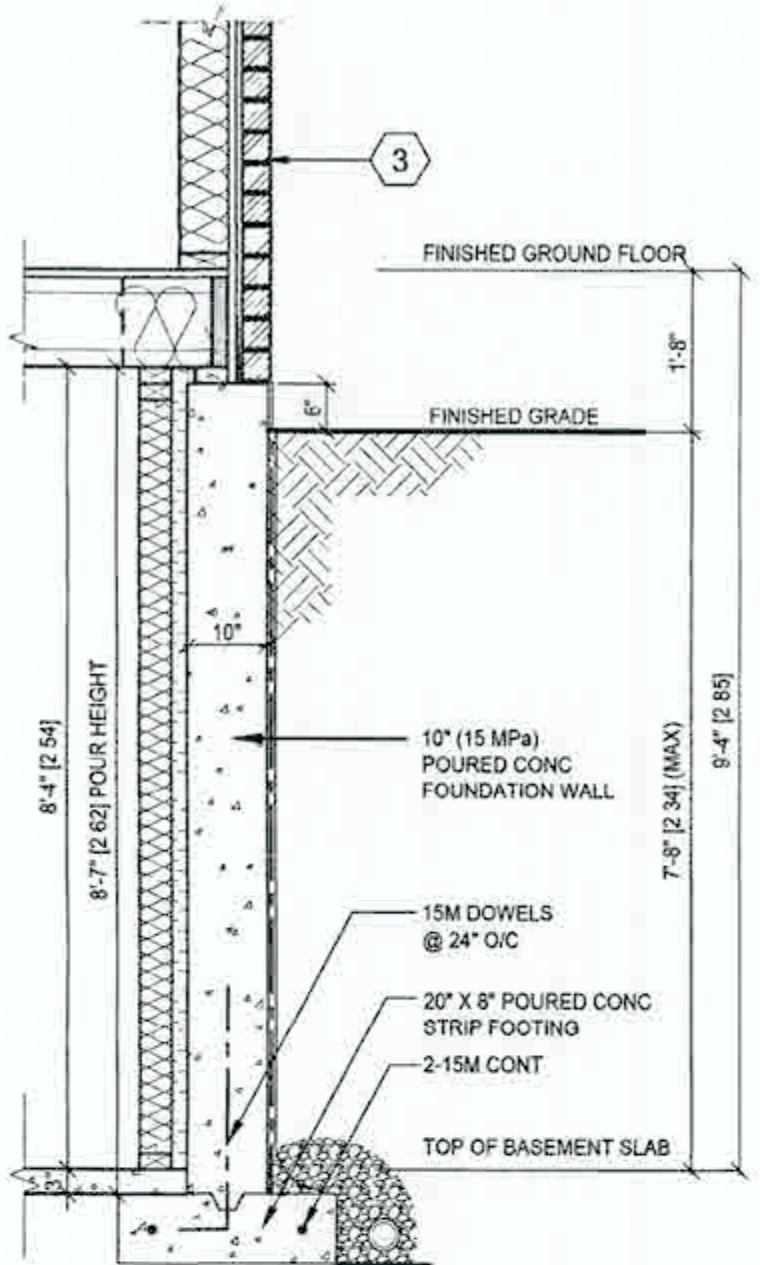
7 OF 8



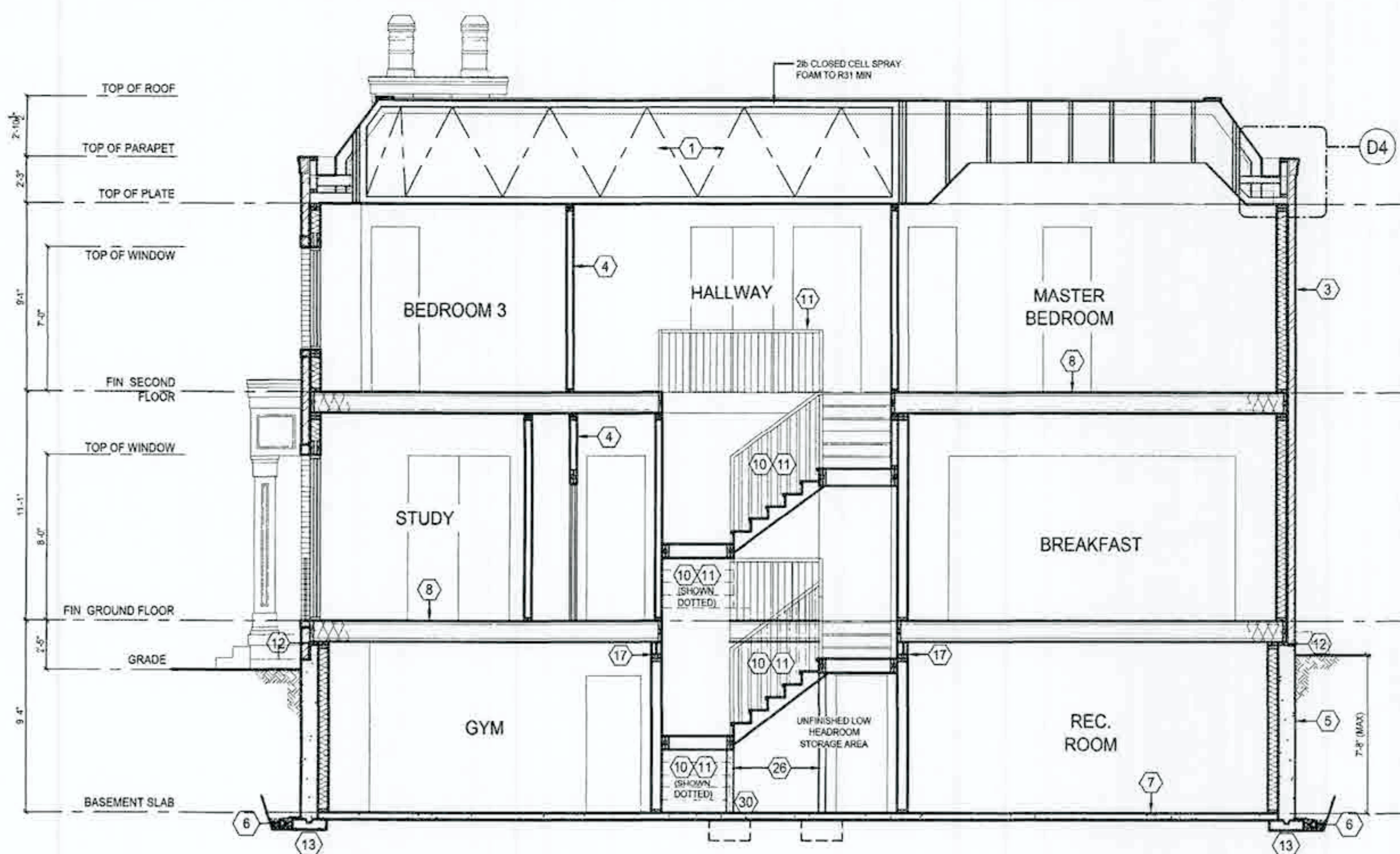
D3 FLAT ROOF DETAIL @ ENTRANCE
SCALE 1/2"=1'-0"



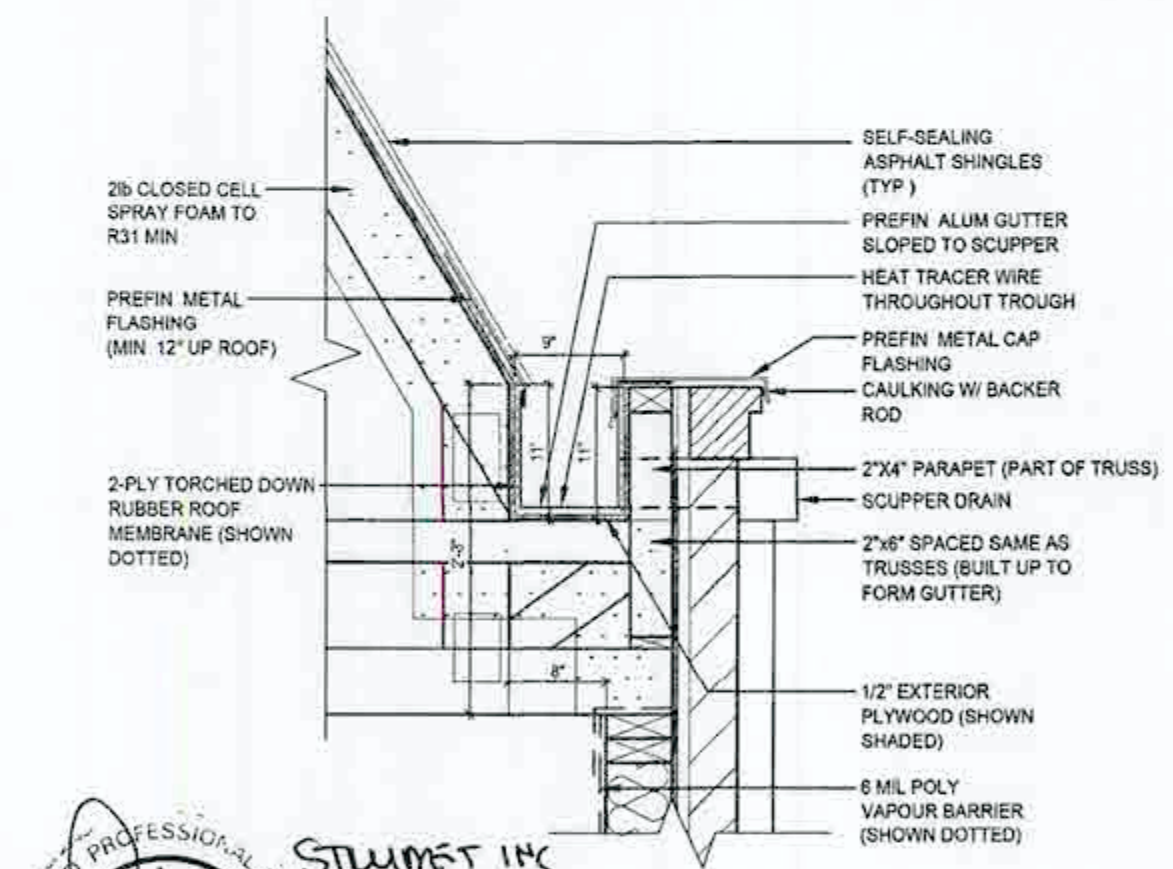
D2 ELEVATOR FOOTING DETAIL
SCALE 1/2"=1'-0"



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



SECTION 'A-A'

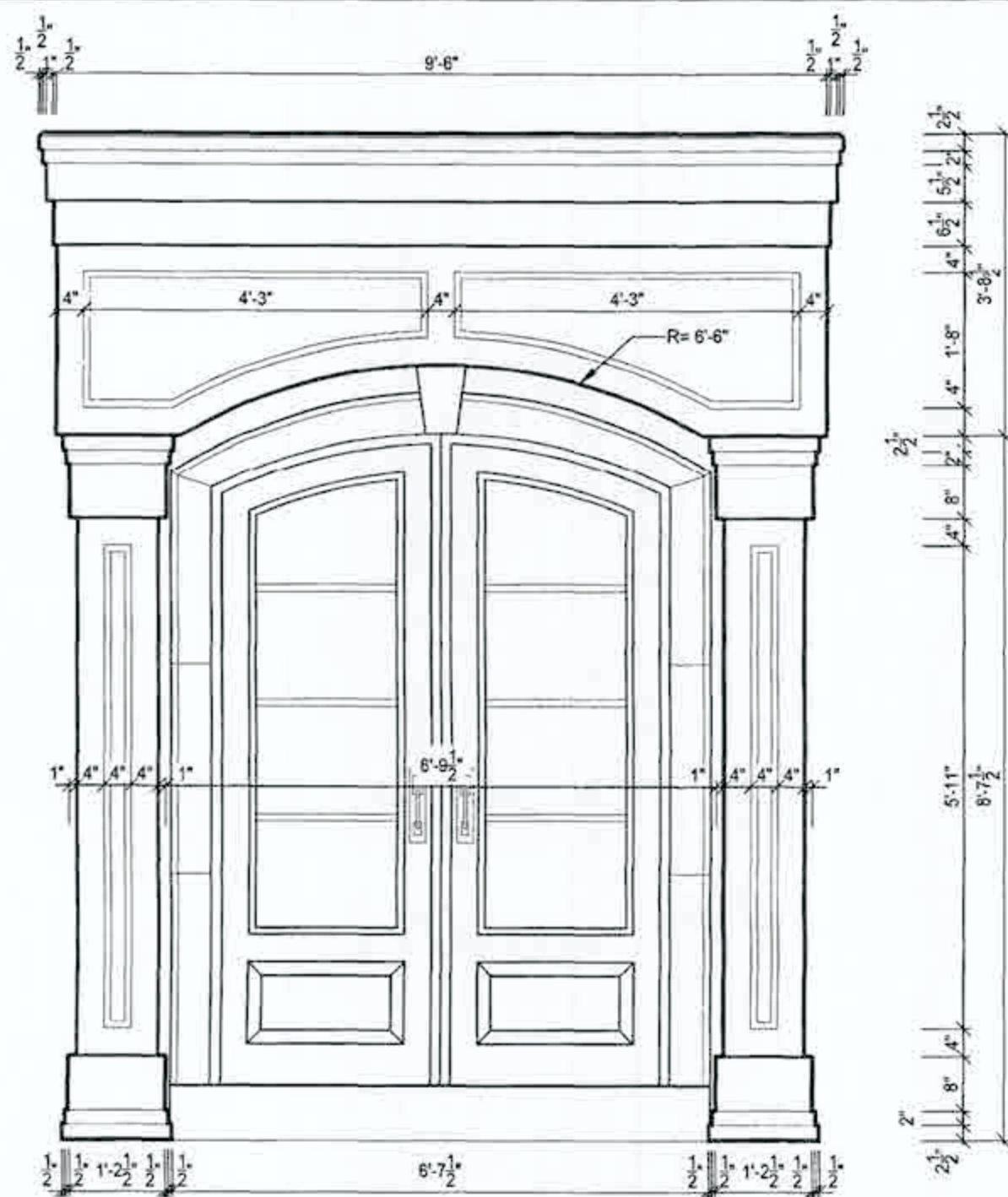


D4 SLOPED ROOF @ PARAPET DETAIL
SCALE 3/4"=1'-0"

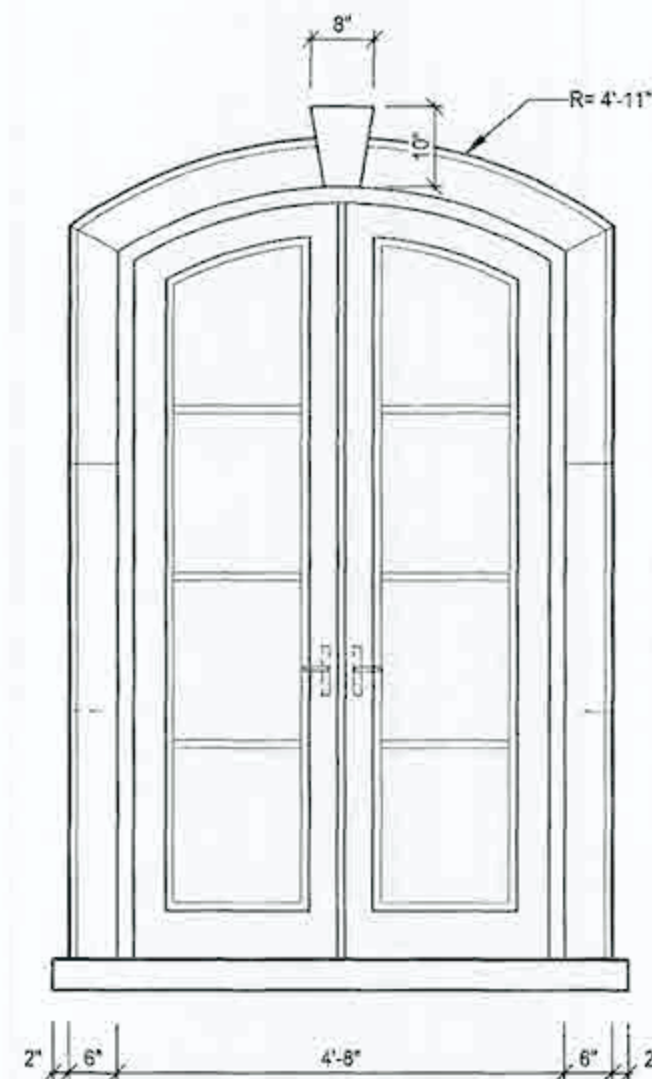
PROFESSIONAL ENGINEER
B. MARINKOVIC
FEB 05/19
TOWN OF ONTARIO
For structure only

FEB 06 2019

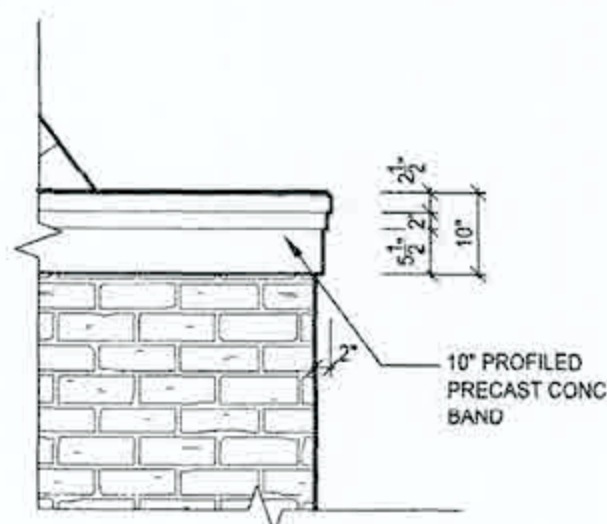
#	Description	Date	By
1	ISSUED FOR PRELIMINARY REVIEW	NOV 10/17	MS
2	FLOORS & TRUSSES CO-ORD. ISSUED TO ENG. FOR REVIEW	JAN 25/18	MT
3	REV. PER CLIENT COMMENTS	APR 04/18	MT
4	ISSUED FINAL	MAY 24/18	MT
5	LOT SPECIFIC - LOT 1 - WORKING DRAWINGS CREATED	JAN 25/19	AL



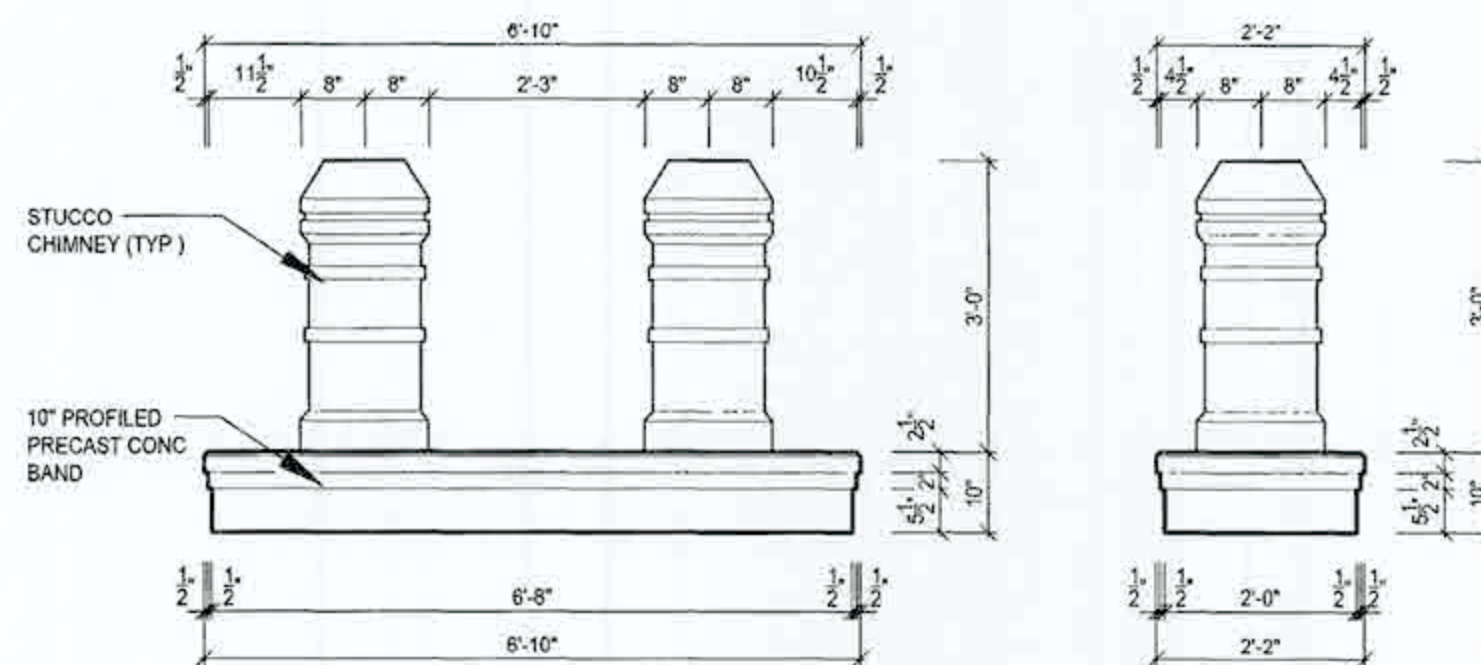
D5 PRECAST CONC. PORTICO
SCALE 1/2"=1'-0"



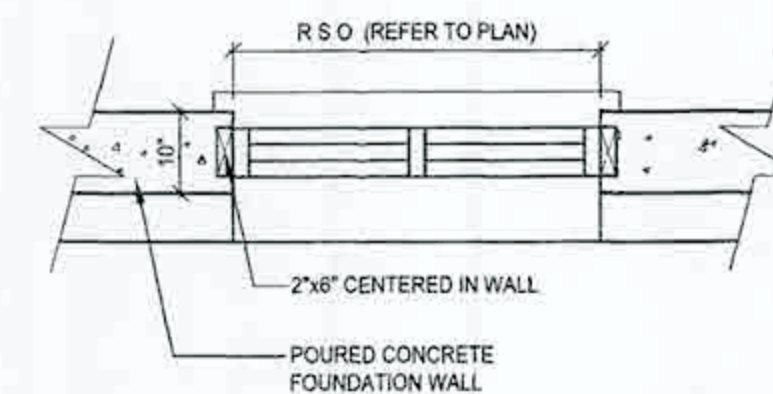
D6 WINDOW SURROUND/ HEADER DETAIL
SCALE 1/2"=1'-0"



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"

RECEIVED
MAR 12 2019
BUILDING DEPARTMENT
TOWN OF OAKVILLE

ONE RISER
DESIGNS
20 RIVERMEDE ROAD, UNIT 101
CONCORD, ONTARIO
L4K 3N3
PHONE: (905) 669-2111
FAX: 1 (866) 502-1163
WWW.ONERISER.CA

GREENPARK HOMES
TIBURTINO
CITY OF OAKVILLE
GEORGIAN 3
ELEVATION B

DETAILS

REVISIONS	By	Date	MS
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 - LOT 1 - WORKING DRAWINGS CREATED	JAN 26/19	AE	

STURRET INC
B MARINKOVIC
PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO
For Submission of

FEB 06 2019