

CONSTRUCTION NOTES

(UNLESS OTHERWISE NOTED)

SB-12

(TABLE 1-1 TO 1-2)

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'-0" (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 BE OR BETTER (MODULUS OF ELASTICITY, E=1.8X10⁶ psi)

TYPICAL ROOF CONSTRUCTION

-NO 210 (30.5 kg/m²) ASPHALT SHINGLES
-FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN 2'-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 1'-0" (300mm) PAST THE INSIDE FACE OF THE EXTERIOR WALL
-EAVES PROTECTION LAID BENEATH STARTER STRIP
-STARTER STRIP AS PER OBC 9.26.7 (STARTER STRIP NOT REQUIRED IF TYPE M ROLLED ROOFING IS USED FOR EAVES PROTECTION)
-3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS
-APPROVED WOOD TRUSSES @ 24" O/C
-TRUSS BRACING AS PER TRUSS MANUFACTURER
-METAL EAVESTROUGH ON PREFINISHED ALUMINUM FASCIA & ALUMINUM VENTED SOFFIT
-ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT THE SOFFIT

TYPICAL EXTERIOR SIDING WALL

-VINYL SIDING (HORIZONTAL, VERTICAL, SHAKE OR SCALLOP)
-VINYL SIDING (HORIZONTAL, VERTICAL, SHAKE OR SCALLOP)
-5" (150mm) BASE FLASHING UP BEHIND WALL SHEATHING MEMBRANE
-15lb (0.7 kg/m²) BUILDING PAPER
-3/8" (10mm) EXTERIOR TYPE SHEATHING "PROVIDE 1" 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 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" X 6" (38mm X 140mm) STUDS @ 400MM (16") O/C
-R-22 (RSI 3.87) BATT INSULATION
-APPROVED DIAGONAL WALL BRACING
-VAPOUR BARRIER AND CONT AIR BARRIER
-1/2" (12.7mm) INT DRYWALL FINISH
-STUCCO TO BE MIN 8" (200mm) ABOVE FINISH GRADE

EXTERIOR SIDING FIREWALL

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
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" X 6" (38mm X 140mm) STUDS @ 16" (400mm) O/C
-R-22 (3.87 RSI) INSULATION
-6 MIL POLY AIR/VAPOUR BARRIER
-1/2" (12.7mm) GYPSUM BOARD

EXTERIOR BRICK / STONE VENEER FIREWALL

45 MIN FIRE RESISTANCE RATING
WALL ASSEMBLY THE SAME AS NOTE (3) WITH THE FOLLOWING EXCEPTIONS
-MIN R-22 (3.87 RSI) INSULATION W/ A MASS OF 0.032 kg/m² PER 1mm OF THICKNESS
-1/2" (12.7mm) TYPE 'X' GYPSUM BOARD

GARAGE WALLS

WALL ASSEMBLY THE SAME AS NOTE (3) WITH THE FOLLOWING EXCEPTIONS
-2" X 4" (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" 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

WEEPING TILE

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

BASEMENT SLAB / SLAB ON GRADE

3" (75mm) SOLID 3600psi (25MPa) CONCRETE SLAB-DAMP PROOF BELOW SLAB W/ MIN 0.008" (0.15mm) POLYETHYLENE OR TYPE S ROLL ROOFING W/ 12" (300mm) LAPPED JOINTS (DAMP PROOFING MAY BE OMITTED IF CONCRETE HAS MIN 3600psi (25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS)
-5" (100mm) OF 3/4" CLEAR STONE BASE
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG
-WHERE RADON EXISTS THE PERIMETER OF SLAB AND ANY PENETRATIONS OF THE SLAB SHALL BE SEALED AGAINST SOIL GAS LEAKAGE WITH FLEXIBLE SEALANT CONFORMING TO OBC 9.10.13.7
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO OBC 9.13.7
-PROVIDE R-10 (RSI 1.76) RIGID INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23 1/2" (600mm) OF BASEMENT SLAB EDGE
INSULATION TO EXTEND TO NOT LESS THAN 23 1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (OBC 9.12-3.1.1.7 (5))
-PROVIDE R-10 (RSI 1.76) RIGID INSULATION UNDER ENTIRE SLAB WHERE THE ENTIRE SLAB IS WITHIN 23 1/2" (600mm) OF GRADE (OBC 9.12-3.1.1.7 (6))

FLOOR ASSEMBLY

-FOR THICKNESS OF SUBFLOOR REFER TO ENGINEERING 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'

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 = 6" (150mm)
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" (1.22m) BELOW GRADE

RAILINGS / GUARDS

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

SILL PLATE

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

STRIP FOOTING

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

BEARING STUD WALL (BASEMENT)

2" X 4" (38mm X 89mm) WOOD STUDS OR 2" X 6" (38mm X 140mm) WOOD STUDS @ 12" (300mm) O/C
-DOUBLE 2" X 4" OR 2" X 6" 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
-5" X 12" (150mm X 300mm) FOOTING FOR 2" X 4" (38mm X 89mm) STUD WALL
-5" 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

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" X 4" X 1/4" (100mm X 100mm X 6.4mm) STEEL 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 12" (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" (150X150X9.5) STEEL TOP PLATE & 4 1/2" X 10" X 1/2" (120X250X12.5) STEEL BOTTOM PLATE W/ 2-1/2" DIA X 12" 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
-R-22 (RSI 3.87) BATT INSULATION IN WALLS
-R-31 (RSI 5.46) SPRAY FOAM INSULATION IN CEILINGS W/ FLOOR ABOVE
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ OBC 9.25.3 & 9.25.4 FOR FLOOR ABOVE

GARAGE MAN DOOR

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

PRECAST CONC. STEP

-2 RISERS PERMITTED TO BE LAID ON GROUND MAX

CAPPED DRYER VENT OBC 9.32.1.3(3)

ATTIC ACCESS HATCH

-ATTIC ACCESS HATCH 22" X 28" (545mm X 700mm) WITH WEATHERSTRIPPING
-R-20 (RSI 3.52) RIGID INSULATION BACKING
(*SEE OBC 9.19.2)

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

EXHAUST FAN

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

WOOD COLUMN

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

PORCH SLAB

FOR MAX 8'-2" (2500mm) PORCH DEPTH
-5" (125mm) 32 MPa (4640 psi) CONC SLAB WITH 5-8% AIR ENTRAINMENT
-REINFC WITH 10M BARS @ 8" (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 3/8" 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
-R-31 (RSI 5.46) INSULATION, 3" (75mm) MIN CLEARANCE FROM U/S OF ROOF SHEATHING TO INSULATION
-6 MIL POLY AIR/VAPOUR BARRIER
-1/2" (12.7mm) GYPSUM BOARD

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

EXPOSED CANTILEVERED FLOOR

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

UNSUPPORTED FDN. WALLS @ OPENINGS & SUNKEN AREAS

2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" UNSUPPORTED WALL LENGTH)
3-20M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" UNSUPPORTED WALL LENGTH)
4-20M BARS IN TOP PORTION OF WALL (10'-0" TO 15'-0" UNSUPPORTED WALL LENGTH)
-BARS STACKED VERTICALLY @ INTERIOR FACE OF WALL W/ 2" (50mm) CONCRETE COVER & EXTEND 2'-0" (600mm) BEYOND BOTH SIDES OF OPENING

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

(A) MIN 200 AMP PANEL BOARD (IN BASEMENT)
(B) A CONDUIT THAT IS NOT LESS THAN 2" 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 BY ANY ONE OF THEM
-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. A	
GROUND FLOOR AREA	=	2938	Sq Ft
SECOND FLOOR AREA	=	2518	Sq Ft
GROSS FLOOR AREA	=	5456	Sq Ft
1st FLOOR OPEN AREA	=	39	Sq Ft
2nd FLOOR OPEN AREA	=	39	Sq Ft
ADD TOTAL OPEN AREAS	=	78	Sq Ft
ADD FIN. BASEMENT AREA	=	2731	Sq Ft
TOTAL FLOOR AREA	=	8265.00	Sq Ft
GROUND FLOOR COVERAGE	=	2987	Sq Ft
GARAGE AREA	=	445	Sq Ft
PORCH AREA	=	664	Sq Ft
TOTAL COVERAGE W/ PORCH	=	4096	Sq Ft
	=	380.53	Sq m
TOTAL COVERAGE W/O PORCH	=	3432	Sq Ft
	=	318.84	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	247.83 ft
SECOND FLOOR PERIMETER	211.33 ft
FRONT ELEVATION (DROPPED GRADE)	0.00 s.f
LEFT ELEVATION (DROPPED GRADE)	144.76 s.f
RIGHT ELEVATION (DROPPED GRADE)	160.17 s.f
REAR ELEVATION (DROPPED GRADE)	502.43 s.f
TOTAL WALL AREA	6071.94 s.f.
GLAZING FRONT ELEVATION	252.56 s.f
GLAZING LEFT SIDE ELEVATION	94.33 s.f
GLAZING RIGHT SIDE ELEVATION	96.00 s.f
GLAZING REAR ELEVATION	397.03 s.f
TOTAL GLAZING AREA	839.92 s.f.
ALLOWABLE GLAZING AREA	17 %
GLAZING AREA	13.83%

RECEIVED

APR 11 2018

BUILDING DEPARTMENT

TOWN OF OAKVILLE

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CONCORD, ONTARIO
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FAX: 1 (866) 602-1163
WWW.ONERISER.CA

The undersigned has reviewed and approved the design and construction of the above project. It is his/her responsibility to ensure that the design and construction comply with the applicable Building Code and all other relevant regulations. I, the undersigned, warrant that the design and construction are in accordance with the applicable Building Code and all other relevant regulations.

W. ROBERTSON
27816
1. HULLER DESIGN INC. 32072

GREENPARK HOMES

TIBURTINO
CITY OF OAKVILLE

Model: GEORGIAN 5

Notes Page

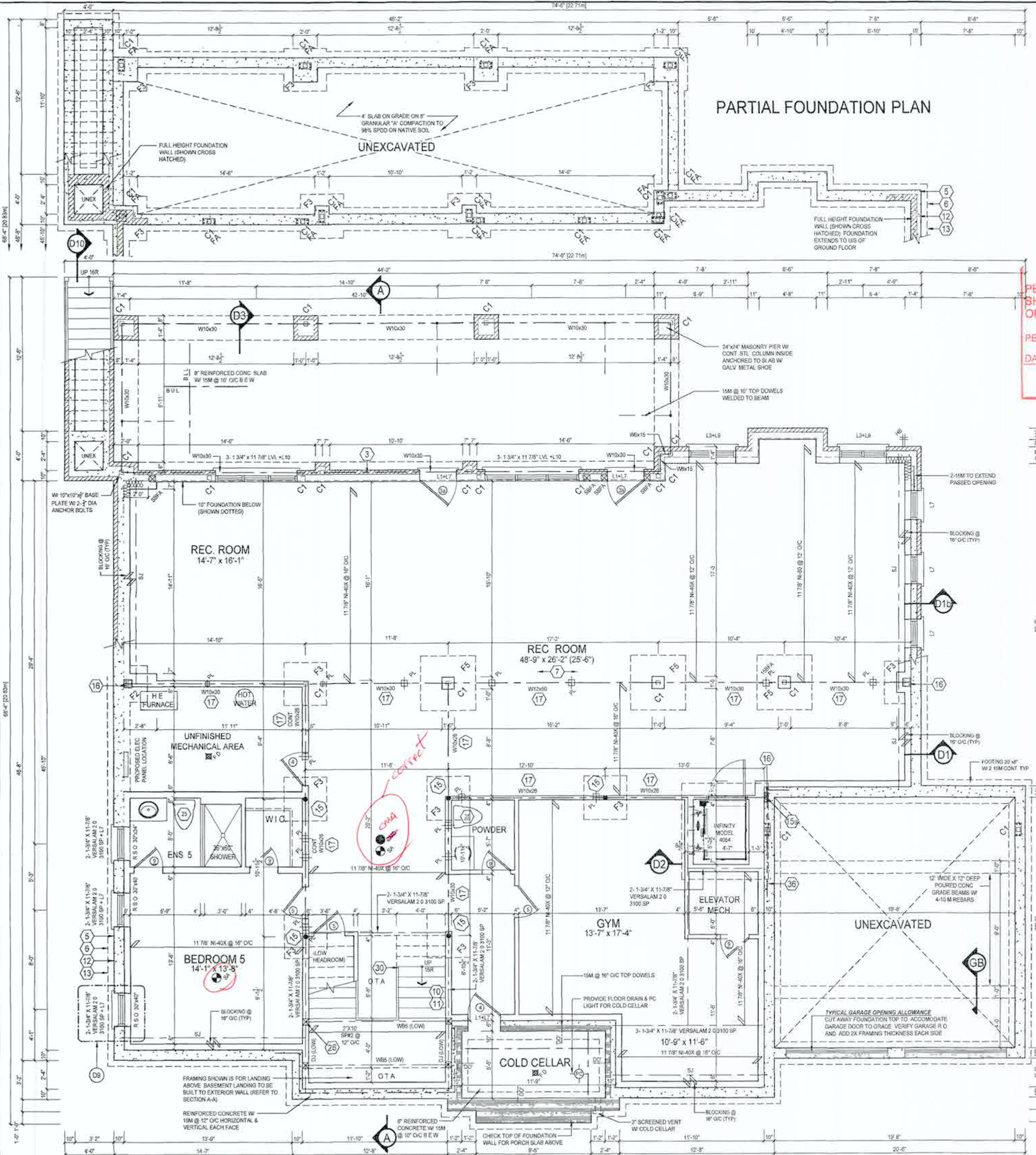
NOTES PAGE

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SITE COPY

REVISIONS			
#	Description	Date	By
1	ISSUED FOR PRELIMINARY REVIEW	NOV 10/17	
2	FLOORS & TRUSSES CO-ORD. ISSUED TO ENG. FOR REVIEW	JAN 25/18	
3	REV. PER CLIENT COMMENTS	APR 04/18	
4	ISSUED FINAL	MAY 24/18	
5	LOT SPECIFIC - LOT 4 - WORKING DRAWINGS CREATED	JAN 16/19	
6	STAIRS ADDED @ REAR	APR 02/19	



**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.

REVIEWED

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

PERMIT NO. **19-249**

DATE **MAY 09 2019**

SIGNED _____

CONSTRUCTION MUST CONFORM TO THE ONTARIO BUILDING CODE

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER

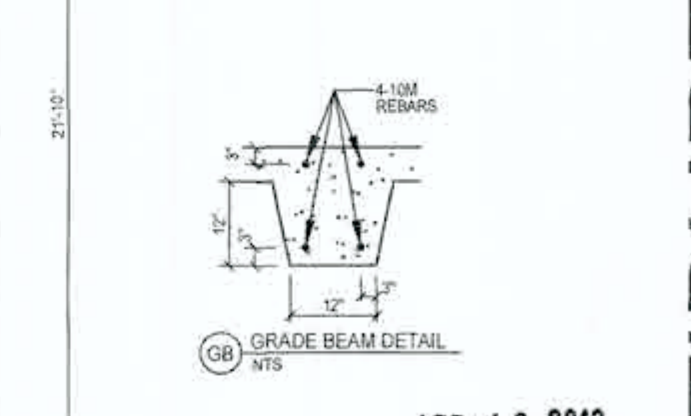
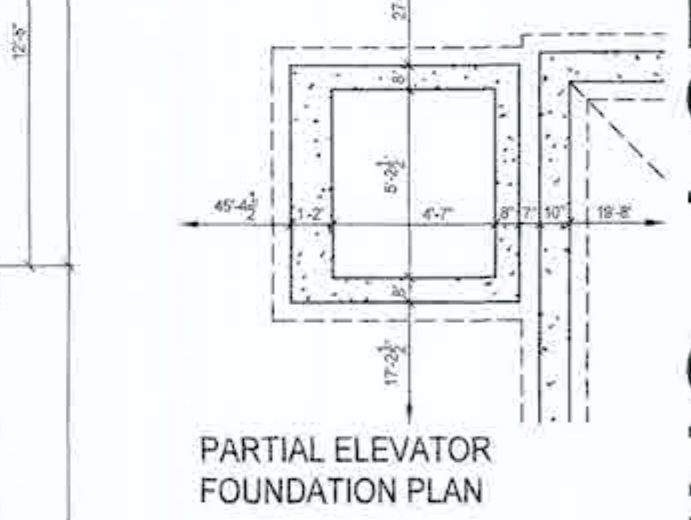
B. MARINKOVIC

PROFESSIONAL ENGINEER

FOR STRUCTURE ONLY

SMOKE ALARM REQUIRED

Carbon Monoxide Alarm required adjacent to each sleeping area



REVISIONS

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 4 - WORKING DRAWINGS CREATED	JAN 16/19	MS
6	STAIRS ADDED @ REAR	APR 02/19	MS

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-M300 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 20" X 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

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

ASSUME SOIL BEARING CAPACITY 150 Kpa TO BE SITE VERIFIED.

STEEL COLUMN SCHEDULE

Item	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" 14" THICK W/ 10"x10"x1/2" BASE PL. W/ 2-3/4" 4-1 DIA. ANCHOR BOLTS
C3	6" X 6" X 3/8" THICK W/ 12" X 12" X 1/2" BASE PLATE @ 4-3/4" DIA. ANCHOR BOLTS
C4	6" X 6" X 1/2" THICK W/ 10" X 10" X 1/2" BASE-PLATE @ 4-3/4" DIA. ANCHOR BOLTS
C5	4" X 4" X 1/4" THICK W/ 10" X 10" X 1/2" BASE-PLATE @ 4-3/4" DIA. ANCHOR BOLTS

W/ 25KN-M2 - USE 4 BOLTS FOR MOMENT CONNECTION

WOOD/STEEL LINTELS WOOD BEAMS

Item	Description	Item	Description
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		

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

DOOR SCHEDULE - BASEMENT

Item	Description
1	2-10' X 6-8" - INSULATED ENTRANCE DOOR
1A	2-5' X 6-8" - INSULATED FRONT DOORS
2	2-6' X 6-8" - WOOD & GLASS DOOR
3	2-6' X 6-8" X 1-3/4" - EXTERIOR SLAB DOOR
3A	3-2' X 6-8" X 1-3/4" - EXTERIOR SLAB DOOR
4	2-6' X 6-8" X 1-3/8" - INTERIOR SLAB DOOR
5	2-6' 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

- 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

ONE RISER DESIGNS

20 RIVERMEDE ROAD, UNIT 101
CONCORD, ONTARIO
L4K 3K3

PHONE (905) 689-2111
FAX 1 (866) 602-1163
WWW.ONERISER.CA

GREENPARK HOMES

TIBURTINO
CITY OF OAKVILLE

GEORGIAN 5

BASEMENT PLAN ELEVATION A

APR 10 2019

2 OF 8

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 1/2" SP#1
 - ALL 4" & 6" PARTITIONS SHOWN (UNLESS OTHERWISE NOTED) TO BE 2'X4" OR 2'X6" @ 16" O.C. W/ 1/2" DRYWALL BOTH SIDES
 - PROVIDE WALLS WITH DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE DOUBLE STUDS AT ALL OPENINGS AND TRIPLE STUDS @ CORNERS
 - REFER TO FLOOR TRUSS SHOP DRAWINGS FOR ALL FLOOR FRAMING INFORMATION
 - REFER TO TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION
 - SPACE CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS. PROVIDE 1 ROW BRIDGING FOR SPANS OF 8' 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

C1	4"X4"X1/4" 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 12" BASE PLATE @ 4-3/4" DIA. ANCHOR BOLTS
C4	5" X 8" X 1/4" THICK W/ 10" X 10" X 12" BASE PLATE @ 4-3/4" DIA. ANCHOR BOLTS
C5	4" X 4" X 1/4" THICK W/ 10" X 10" X 12" BASE PLATE @ 4-3/4" DIA. ANCHOR BOLTS

W/ 25KN/2 - 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 5/16" (80x90x6) L	WB7	2-2"X12" SP#2
L8	3 1/2" X 3 1/2" X 5/16" (80x90x6) 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" (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

1	2'-10" X 8'-0" - INSULATED ENTRANCE DOOR
1A	2'-0" 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 1-3/4" - INTERIOR SLAB DOOR
5	2'-8" X 8'-0" X 1-3/8" - INTERIOR SLAB DOOR
6	2'-2" X 8'-0" X 1-3/8" - INTERIOR SLAB DOOR
7	1'-6" X 8'-0" X 1-3/8" - INTERIOR SLAB DOOR
8	2'-0" X 8'-0" X 1-3/8" - INTERIOR SLAB DOOR
9	2'-4" X 8'-0" X 1-3/8" - INTERIOR SLAB DOOR

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) 869-2111
 FAX (905) 862-1163
 WWW.ONERISER.CA

The undersigned has prepared and issued these drawings for the design and construction of the above building. It is the responsibility of the undersigned to ensure that the drawings are in accordance with the Ontario Building Code and all applicable regulations.

DESIGNER: [Signature]
 DATE: 27816
 PROJECT: 32072

GREENPARK HOMES

Project: **TIBURTINO**
 City: **CITY OF OAKVILLE**

Model: **GEORGIAN 5**

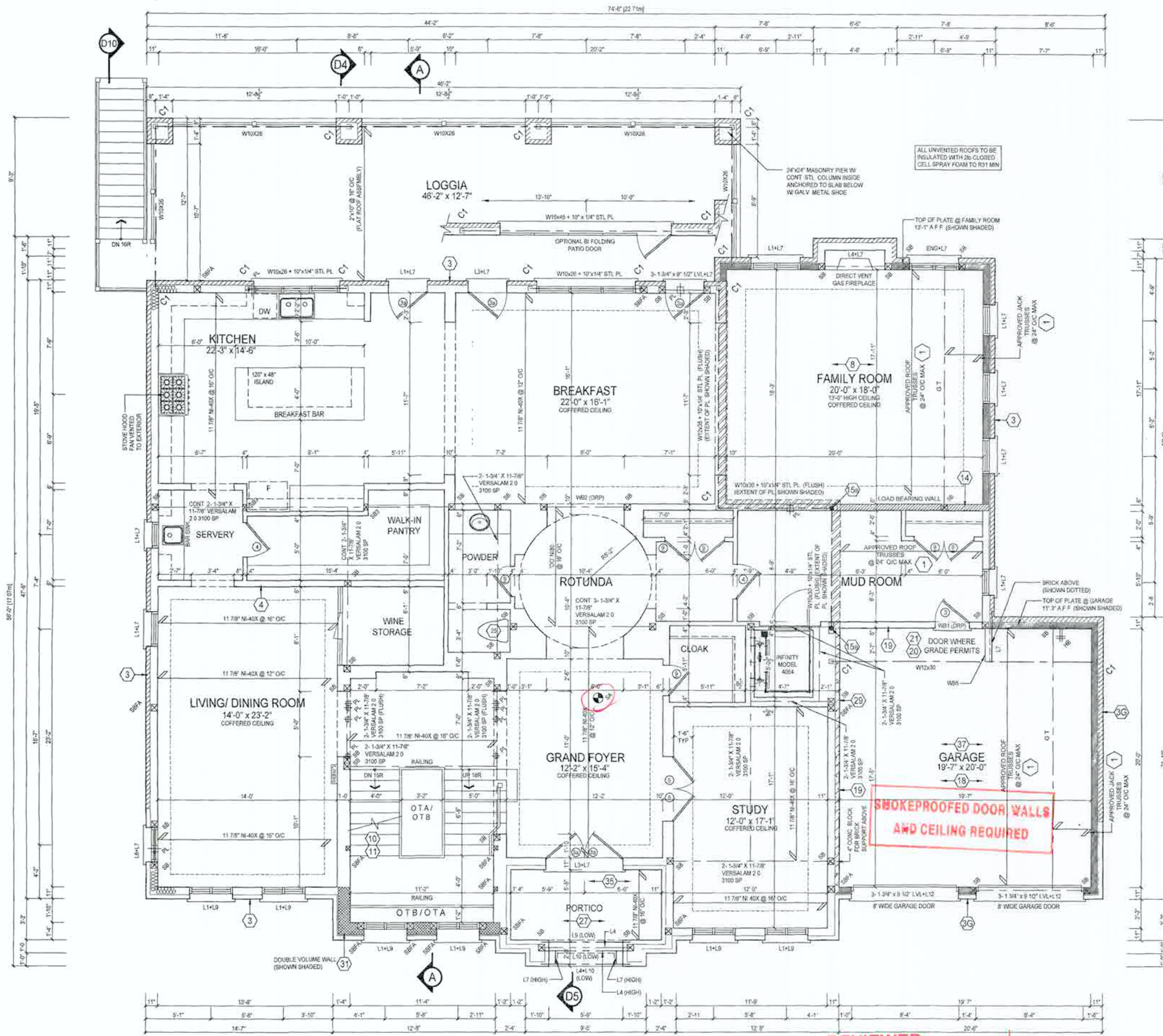
Sheet Title: **GROUND FLOOR PLAN ELEVATION A**

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

Project No: **17-25** Page: **3 OF 8**

APR 10 2019

TIBURTINO - LOT 4 ONLY



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

PERMIT NO: **19-249**
 DATE: **MAY 09 2019** SIGNED: [Signature]

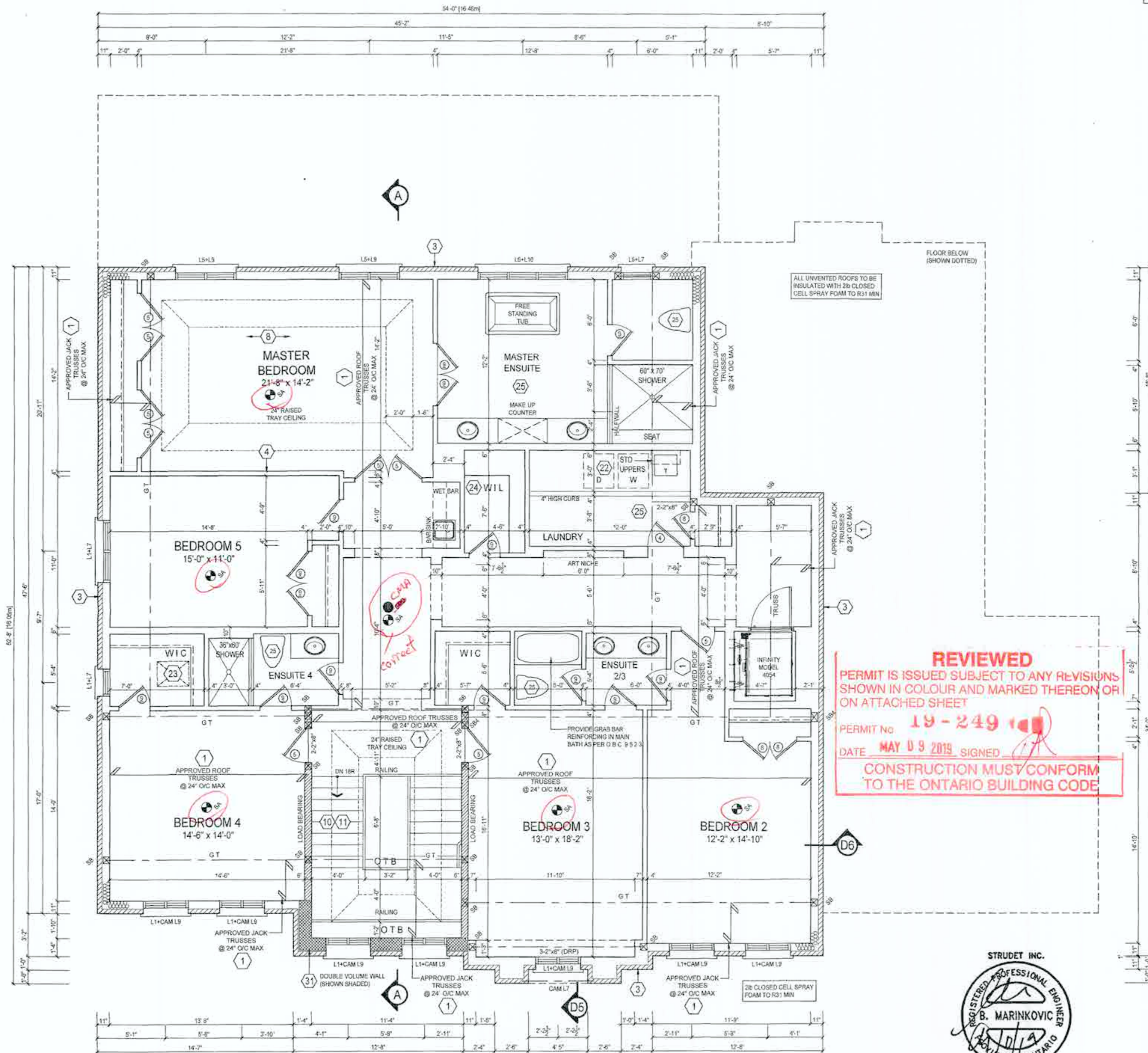
CONSTRUCTION MUST CONFORM TO THE ONTARIO BUILDING CODE

SMOKE ALARM REQUIRED

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

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 4 - WORKING DRAWINGS CREATED	JAN 16/19	MS
6	STAIRS ADDED @ REAR	APR 02/19	MS



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

ITEM	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" 12"x12" 1/4" THICK W/ 10"x10"x1/2" BASE PL. W/ 2-3/4" 4-1 DIA. ANCHOR BOLTS
C3	6" x 6" x 3/8" THICK W/ 12" x 12" x 1/2" BASE PLATE @ 4-3/4" DIA. ANCHOR BOLTS
C4	5" x 5" x 1/4" THICK W/ 10" x 10" x 1/2" BASE-PLATE @ 4-3/4" DIA. ANCHOR BOLTS
C5	4" x 4" x 1/4" THICK W/ 10" x 10" x 1/2" BASE-PLATE @ 4-3/4" DIA. ANCHOR BOLTS

MT/25KIN/2 - USE 4 BOLTS FOR MOMENT CONNECTION

WOOD/STEEL LINTELS WOOD BEAMS

ITEM	DESCRIPTION	ITEM	DESCRIPTION
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" 12" x 3" 12" x 1/4" (90x90x6) L	WB7	2-2"x12" SP#2
L8	3" 12" x 3" 12" x 5/16" (90x90x8) L	WB8	3-2"x12" SP#2
L9	4" x 3" 12" x 1/4" (100x90x6) L	WB9	4-2"x12" SP#2
L10	5" x 3" 12" x 5/16" (125x90x8) L		
L11	5" x 3" 12" x 3/8" (125x90x10) L		
L12	6" x 4" x 3/8" (150x100x10) L		

DOOR SCHEDULE - SECOND FLOOR

ITEM	DESCRIPTION
1	2-10' x 7'-0" - INSULATED ENTRANCE DOOR
1A	2-8' x 7'-0" - INSULATED FRONT DOORS
2	2-8' x 7'-0" - WOOD & GLASS DOOR
3	2-8' x 7'-0" x 1-3/4" - EXTERIOR SLAB DOOR
3A	3-0' x 7'-0" x 1-3/4" - EXTERIOR SLAB DOOR
4	2-8' x 7'-0" x 1-3/8" - INTERIOR SLAB DOOR
5	2-6' x 7'-0" x 1-3/8" - INTERIOR SLAB DOOR
6	2-2' x 7'-0" x 1-3/8" - INTERIOR SLAB DOOR
7	1-6' 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

LOAD TYPE	TOP CHORD	BOTTOM CHORD
DEAD LOAD	15.00 PSF	7.00 PSF
LIVE LOAD	35.30 PSF	10.50 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) 669-2111
 FAX: 1 (866) 602-1163
 WWW.ONERISER.CA

27816
 32072

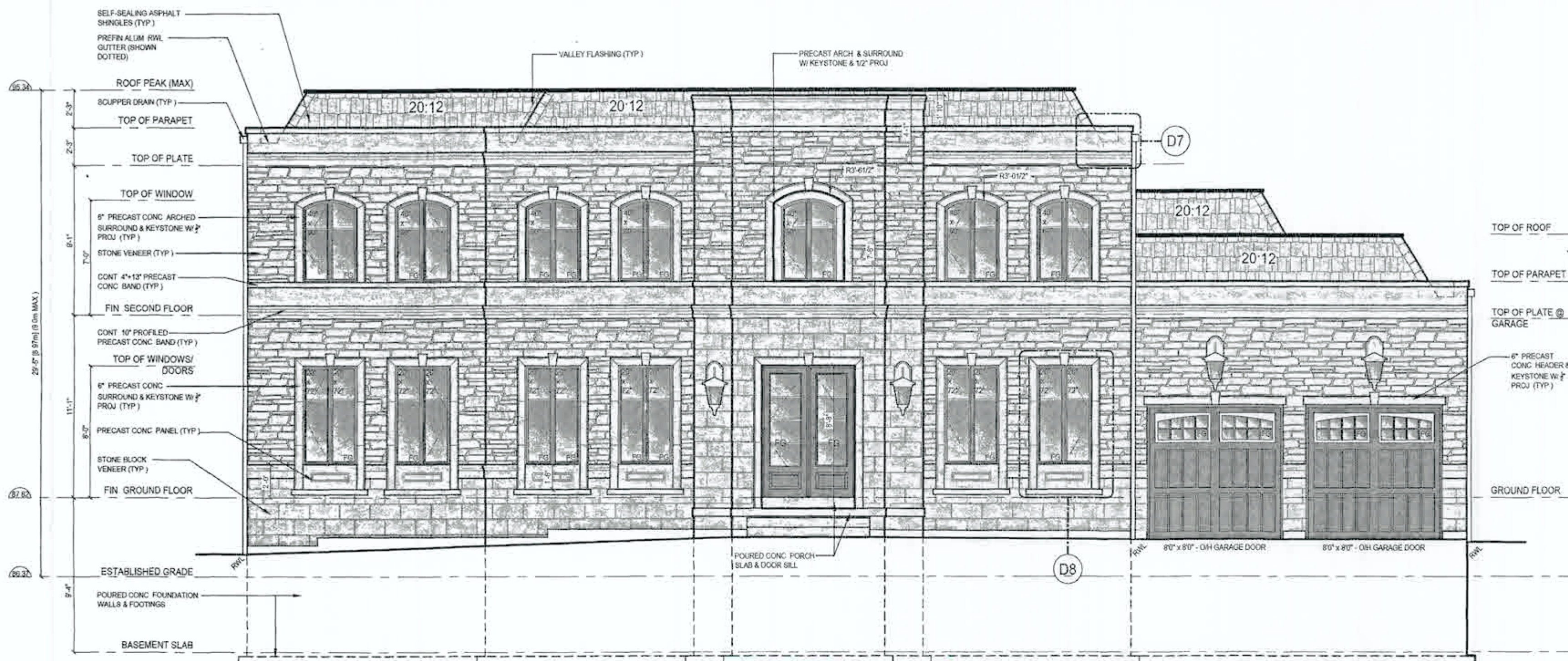
GREENPARK HOMES
 TIBURTINO
 CITY OF OAKVILLE
 GEORGIAN 5

SECOND FLOOR PLAN
 ELEV A
 MT MS
 17-25
 3/16" = 1'0"
 4 OF 8



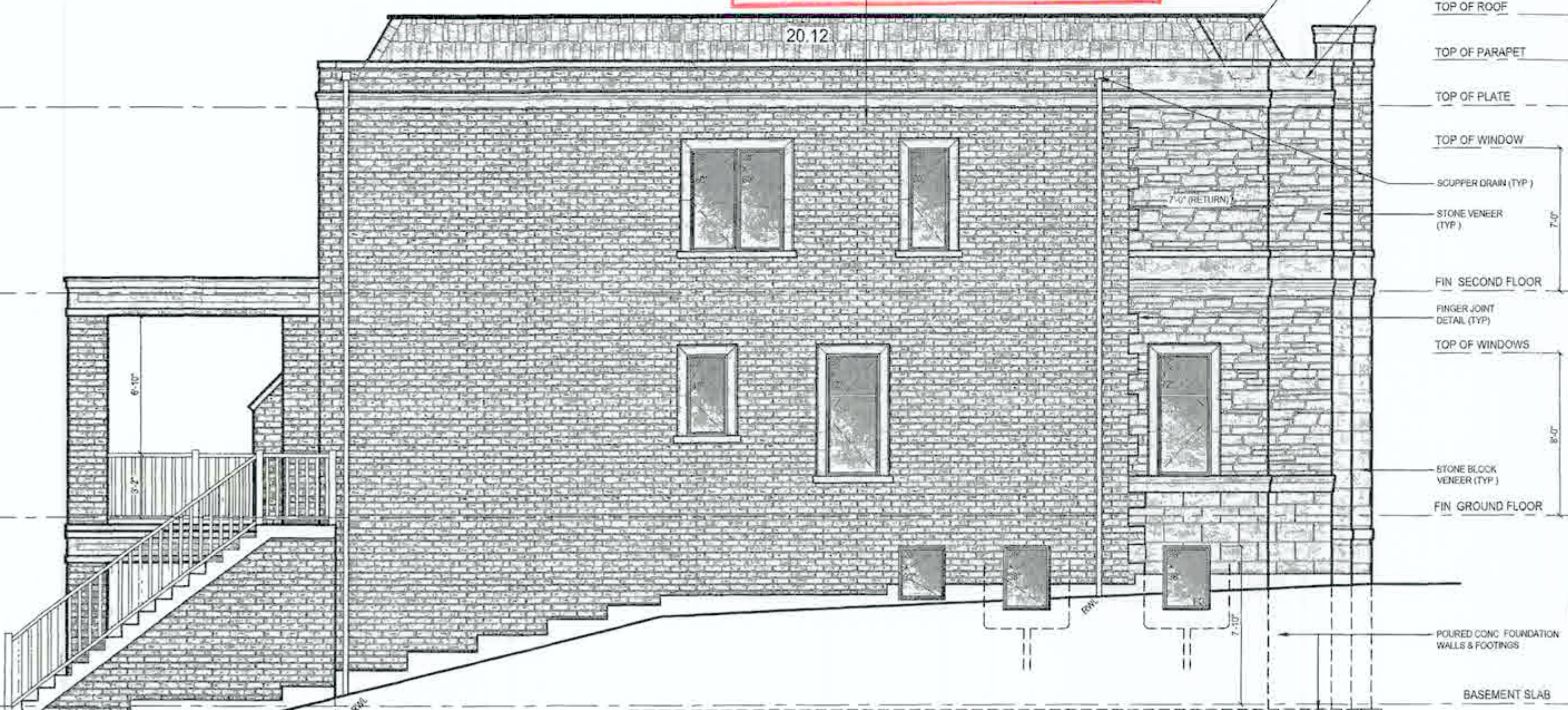
REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PRELIMINARY REVIEW	NOV 10/17	MS
2	FLOORS & TRUSSES CO-ORD. ISSUED TO ENG FOR REVIEW	JAN 26/18	MT
3	REV. PER CLIENT COMMENTS	APR 04/18	MT
4	ISSUED FINAL	MAY 24/18	MT
5	LOT SPECIFIC - LOT 4 - WORKING DRAWINGS CREATED	JAN 16/19	MS
6	STAIRS ADDED @ REAR	APR 02/19	MS



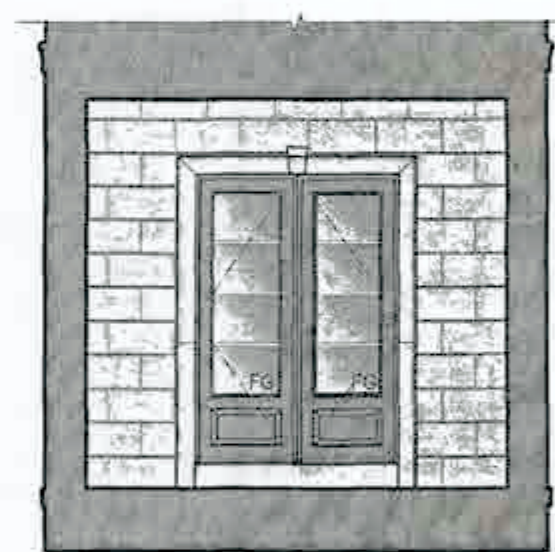
FRONT ELEVATION 'A'

REVIEWED
 PERMIT IS ISSUED SUBJECT TO ANY REVISIONS
 SHOWN IN COLOUR AND MARKED THEREON OR
 ON ATTACHED SHEET
 PERMIT NO. 19-249
 DATE MAY 09 2019 SIGNED [Signature]
 CONSTRUCTION MUST CONFORM
 TO THE ONTARIO BUILDING CODE

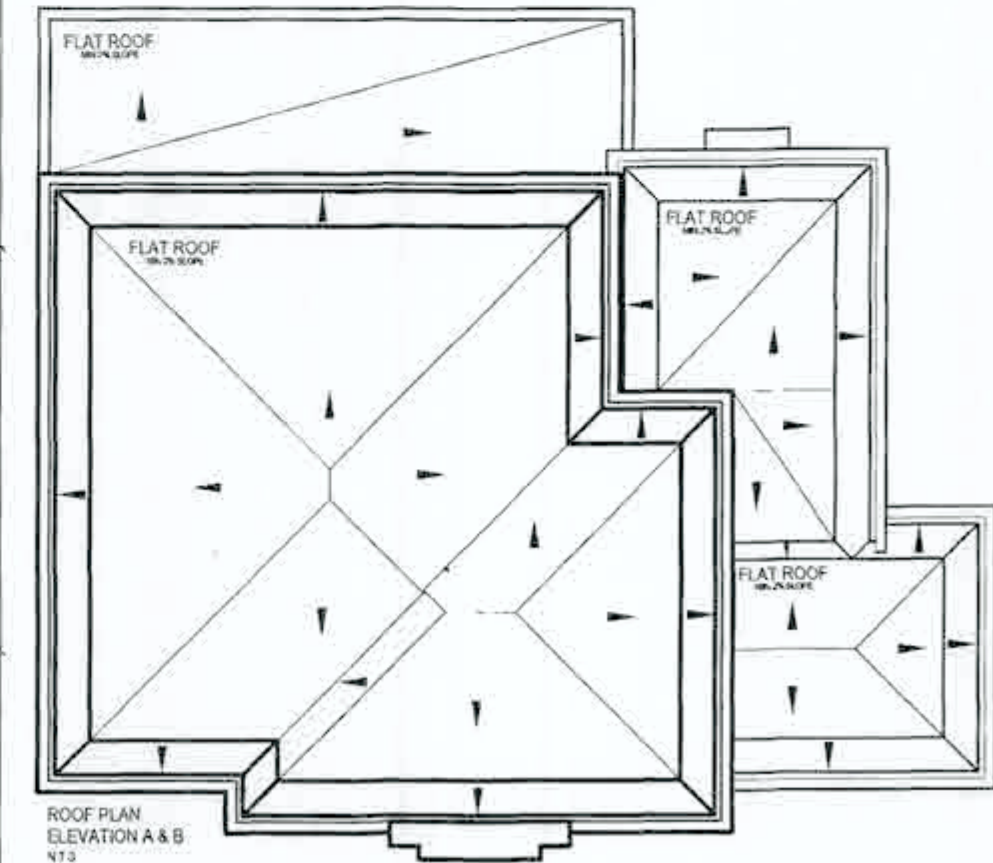


LEFT SIDE ELEVATION 'A'

SPATIAL SEPARATION	
WALL AREA	= 119.00 SM
LIMITING DISTANCE	= 2.5M @ 9%
MAX. ALLOWABLE OPENINGS	= 10.71 SM
OPENINGS PROVIDED	= 7.43 SM



INTERIOR PORTICO ELEVATION



ROOF PLAN ELEVATION A & B

REVISIONS			
#	Description	Date	By
1	ISSUED FOR PRELIMINARY REVIEW	NOV 10/17	MS
2	FLOORS & TRUSSES CO-ORD ISSUED TO ENG FOR REVIEW	JAN 25/18	MT
3	REV PER CLIENT COMMENTS	APR 04/18	MT
4	ISSUED FINAL	MAY 24/18	MT
5	LOT SPECIFIC - LOT 4 - WORKING DRAWINGS CREATED	JAN 16/19	MS
6	STAIRS ADDED @ REAR	APR 02/19	MS

Drawn by	MT	Checked by	MS
Project No.	17-25	Page	5 OF 8
Scale	3/16" = 1'0"		

APR 19 2019

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

TIBURTINO - LOT 4 ONLY

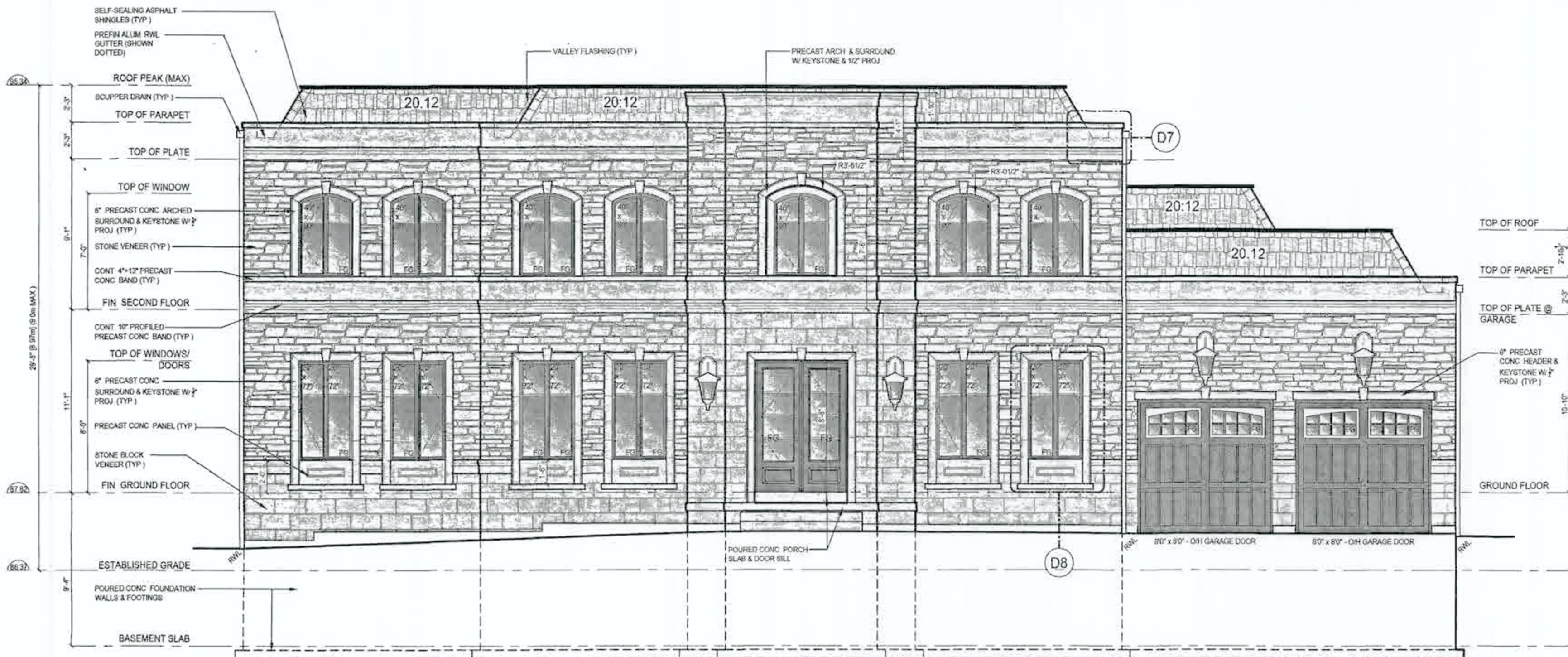
ONE RISER
 DESIGNS
 20 RIVERMEDE ROAD, UNIT 101
 CONCORD, ONTARIO L4K 3K3
 PHONE: (905) 669-2111
 FAX: 1 (866) 602-1163
 WWW.ONERISER.CA

IAN ROBERTSON
 REG. ARCHT. (ONT.) 27816
 1/4" = 1'-0" SCALE

Client: GREENPARK HOMES
 Project: TIBURTINO
 City: CITY OF OAKVILLE
 Model: GEORGIAN 5

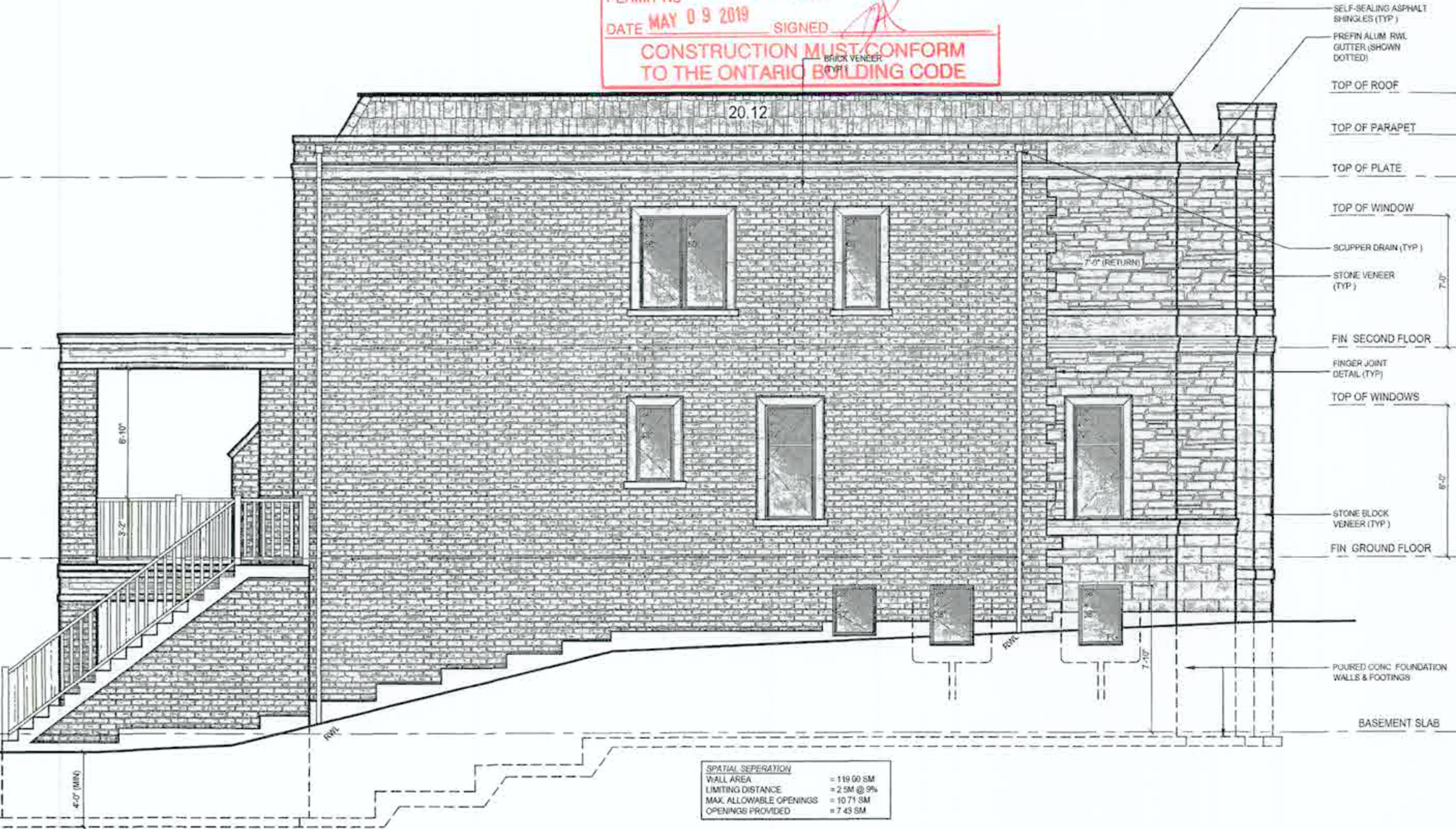
FRONT & LEFT SIDE
 ELEVATION & ROOF PLAN

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



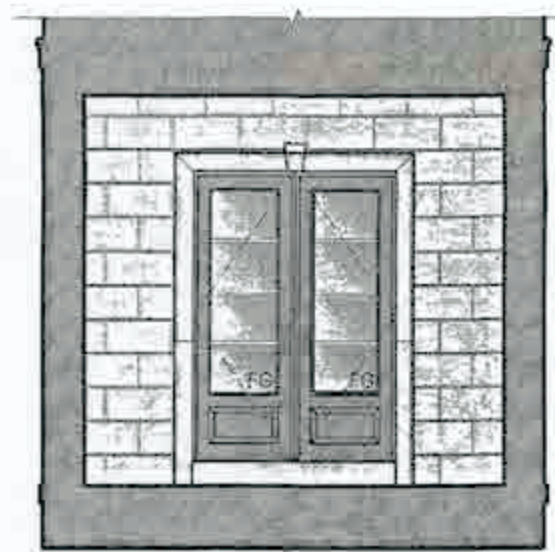
FRONT ELEVATION 'A'

REVIEWED
 PERMIT IS ISSUED SUBJECT TO ANY REVISIONS SHOWN IN COLOUR AND MARKED THEREON OR ON ATTACHED SHEET
 PERMIT No **19-249**
 DATE **MAY 09 2019** SIGNED *[Signature]*
CONSTRUCTION MUST CONFORM TO THE ONTARIO BUILDING CODE

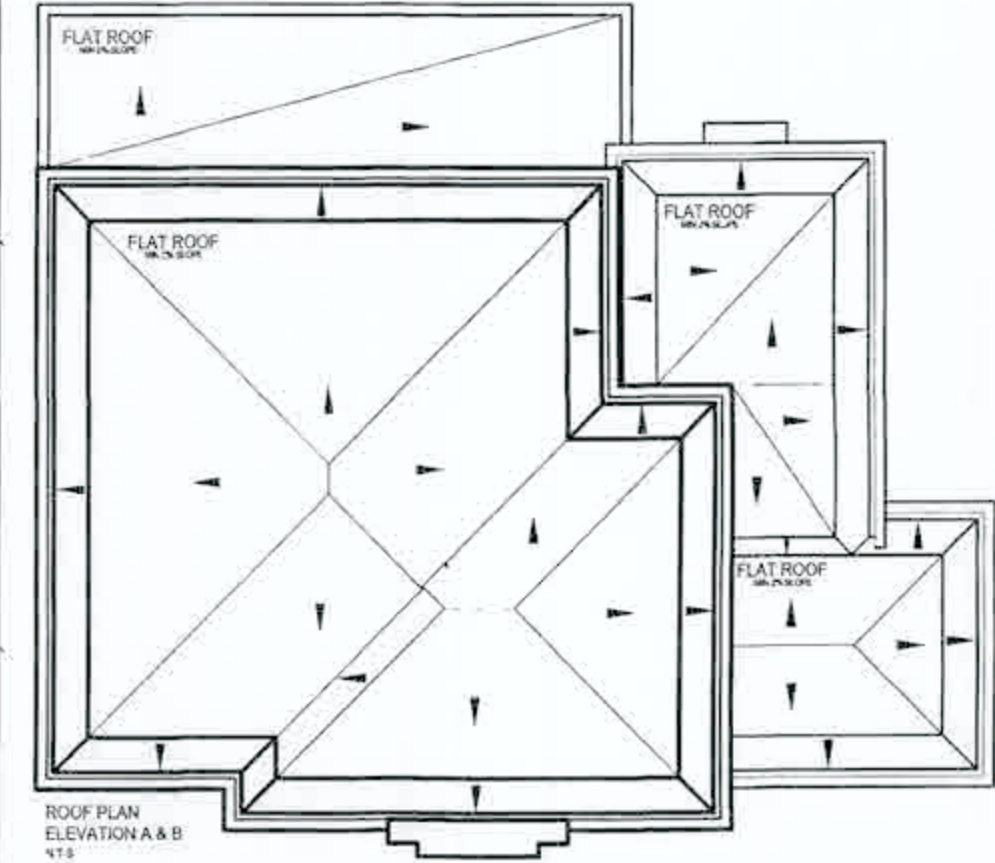


LEFT SIDE ELEVATION 'A'

SPATIAL SEPARATION	= 119.00 SM
WALL AREA	= 2.5M @ 5%
MAX. ALLOWABLE OPENINGS	= 10.71 SM
OPENINGS PROVIDED	= 7.45 SM



INTERIOR PORTICO ELEVATION



ROOF PLAN ELEVATION A & B

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 4 - WORKING DRAWINGS CREATED	JAN 16/19	MS
6 STAIRS ADDED @ REAR	APR 02/19	MS

ONE RISER
 DESIGNS
 20 RIVERMEDE ROAD, UNIT 101
 CONCORD, ONTARIO
 L4K 3K3
 PHONE: (905) 668-2111
 FAX: 1 (866) 602-1163
 WWW.ONERISER.CA

Project: **TIBURTINO**
 City: **CITY OF OAKVILLE**
 Model: **GEORGIAN 5**

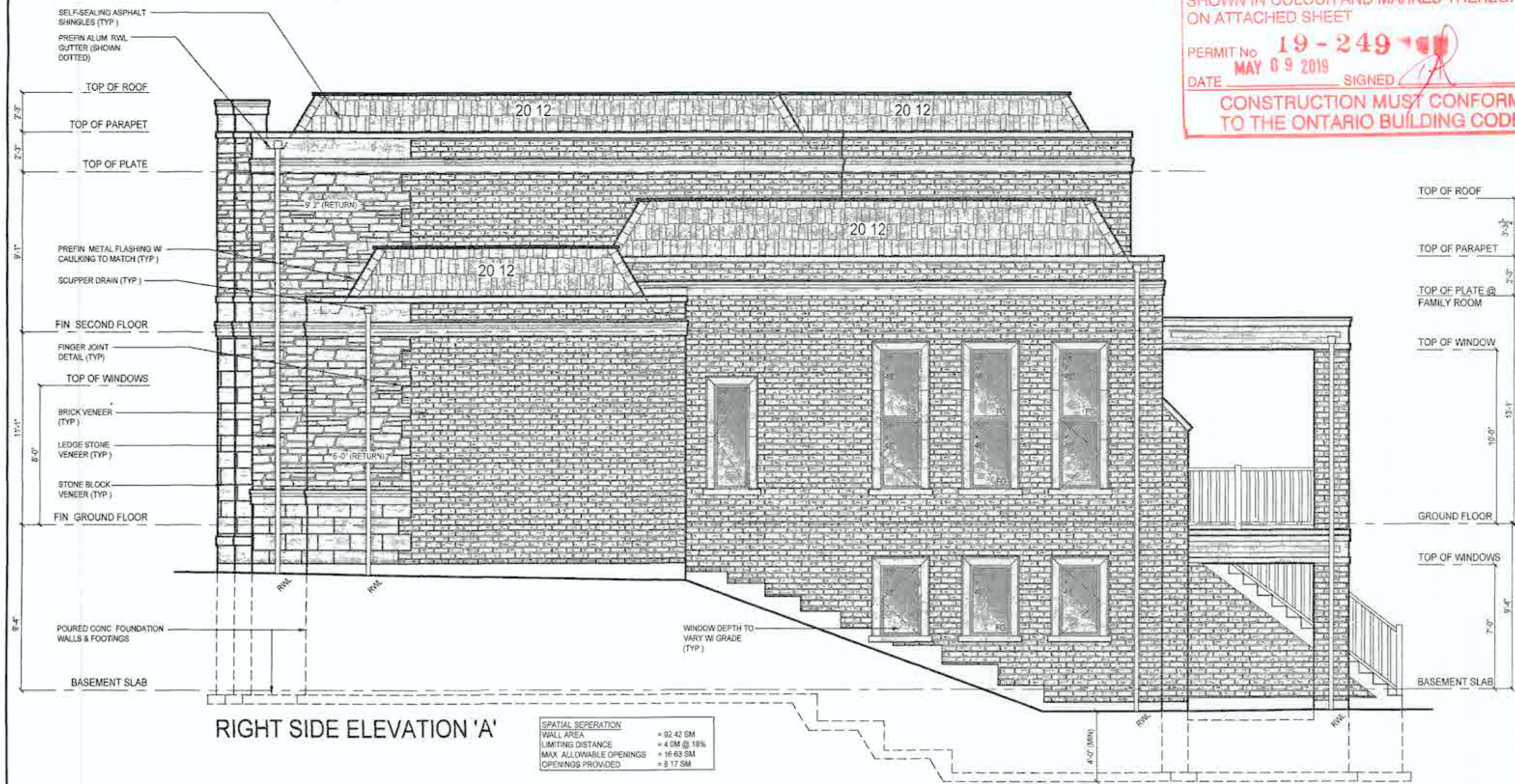
Client: **GREENPARK HOMES**
 Project: **TIBURTINO**
 City: **CITY OF OAKVILLE**
 Model: **GEORGIAN 5**
 Sheet Title: **FRONT & LEFT SIDE ELEVATION & ROOF PLAN**
 Drawn By: **MT** Checked By: **MS**
 Project No: **17-25** Page: **5 OF 8**
 Scale: **3/16" = 1'0"**

TIBURTINO - LOT 4 ONLY

APR 10 2019



REAR ELEVATION A



RIGHT SIDE ELEVATION 'A'

REVIEWED
 PERMIT IS ISSUED SUBJECT TO ANY REVISIONS
 SHOWN IN COLOUR AND MARKED THEREON OR
 ON ATTACHED SHEET
 PERMIT NO. 19-249
 DATE MAY 09 2019
 SIGNED
 CONSTRUCTION MUST CONFORM
 TO THE ONTARIO BUILDING CODE

APR 10 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 4 - WORKING DRAWINGS CREATED	JAN 16/19	MS
6	STAIRS ADDED @ REAR	APR 02/19	MS

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

TIBURTINO - LOT 4 ONLY

ONE RISER
 DESIGNS

20 RIVERMEDE ROAD, UNIT 101
 CONCORD, ONTARIO
 L4K 3M3
 PHONE: (905) 889-2111
 FAX: 1 (800) 602-1163
 WWW.ONERISER.CA

Professional Engineer
 JAN RICHMOND
 REG. NO. 27816
 1 RIVER DES LND R/S 32072

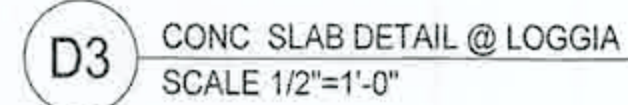
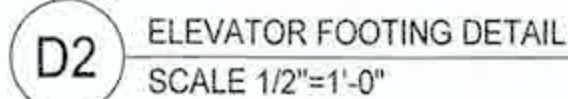
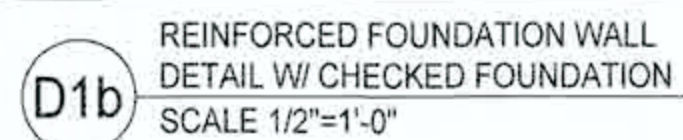
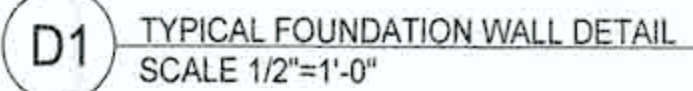
GREENPARK HOMES

TIBURTINO
 CITY OF OAKVILLE

GEORGIAN 5

REAR & RIGHT
 SIDE ELEVATION

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

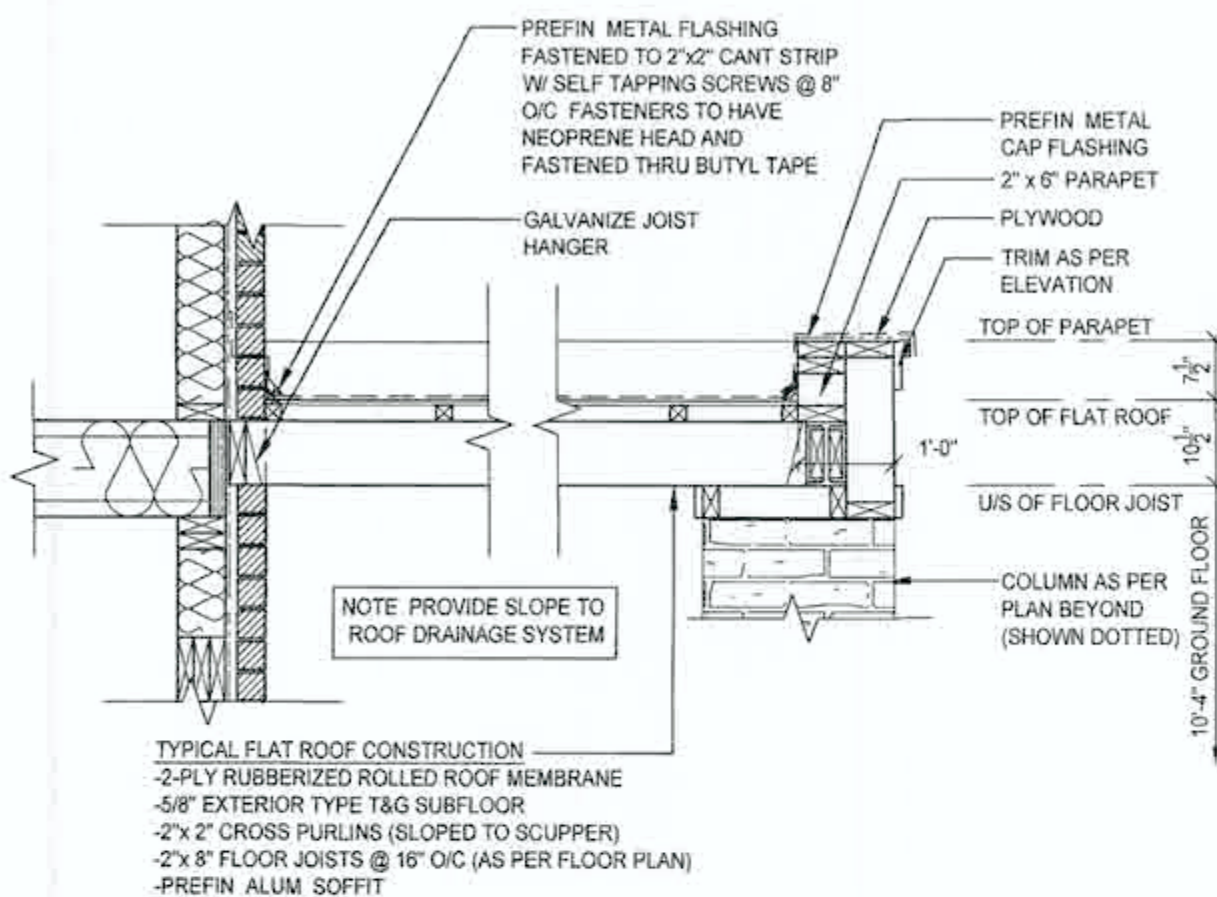


CONSTRUCTION MUST CONFORM
TO THE ONTARIO BUILDING CODE

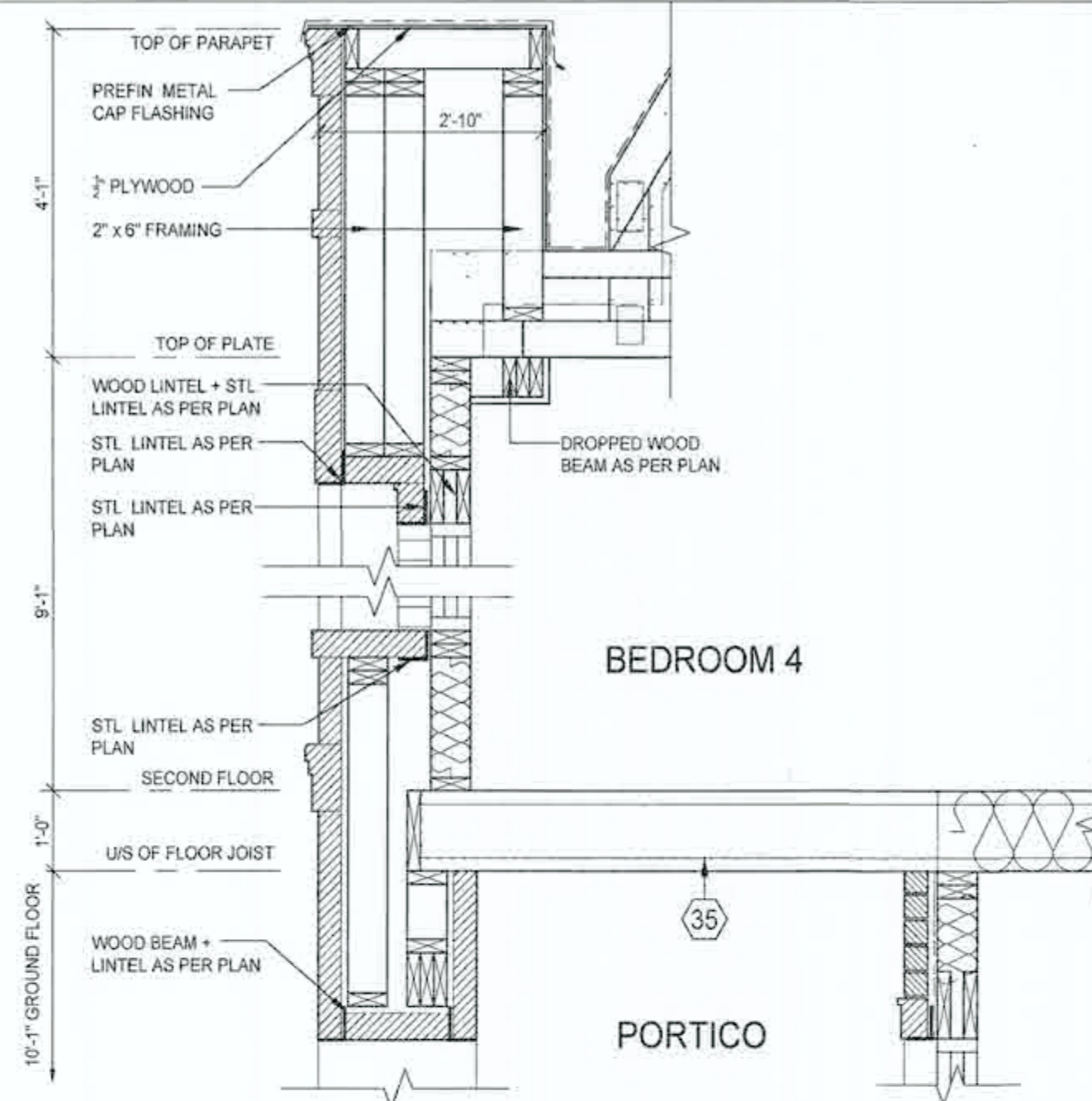


FOR STRUCTURE ONLY

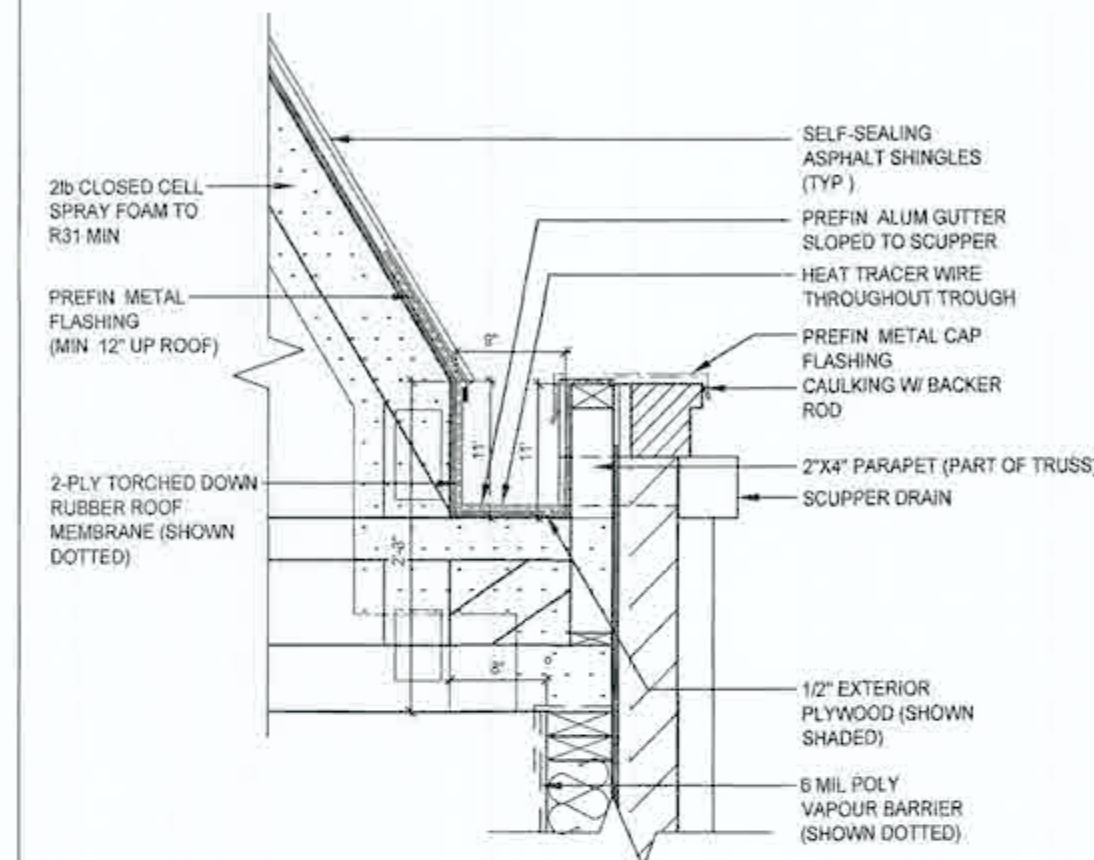
7 OF 8



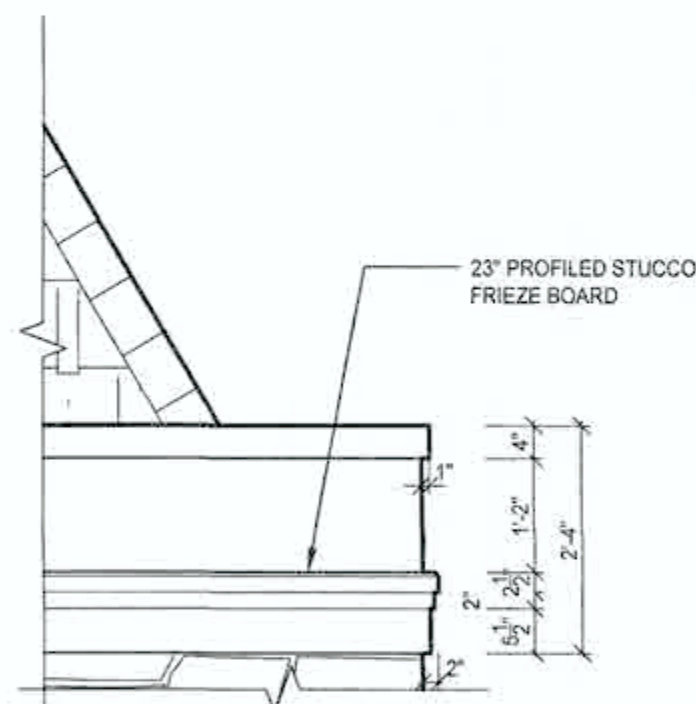
D4 FLAT ROOF DETAIL @ LOGGIA
SCALE 1/2"=1'-0"



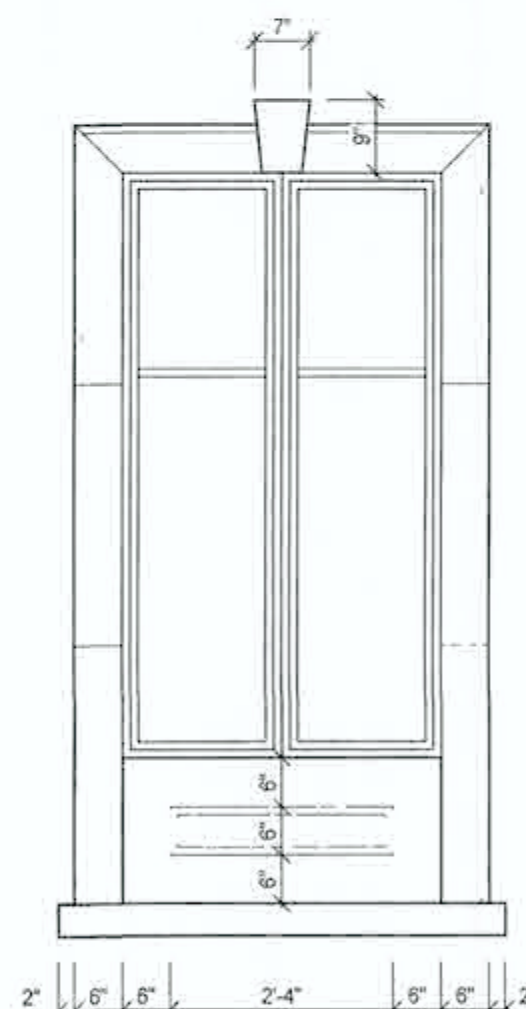
D5 FLAT ROOF DETAIL @ PORTICO (FRONT ENTRANCE)
SCALE 1/2"=1'-0"



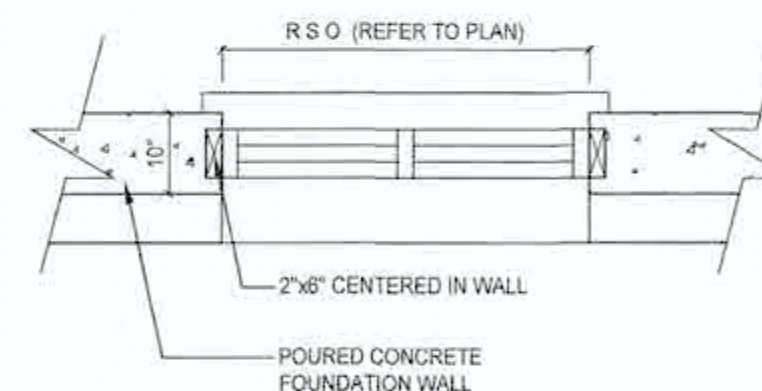
D6 SLOPED ROOF/ PARAPET DETAIL
SCALE 3/4"=1'-0"



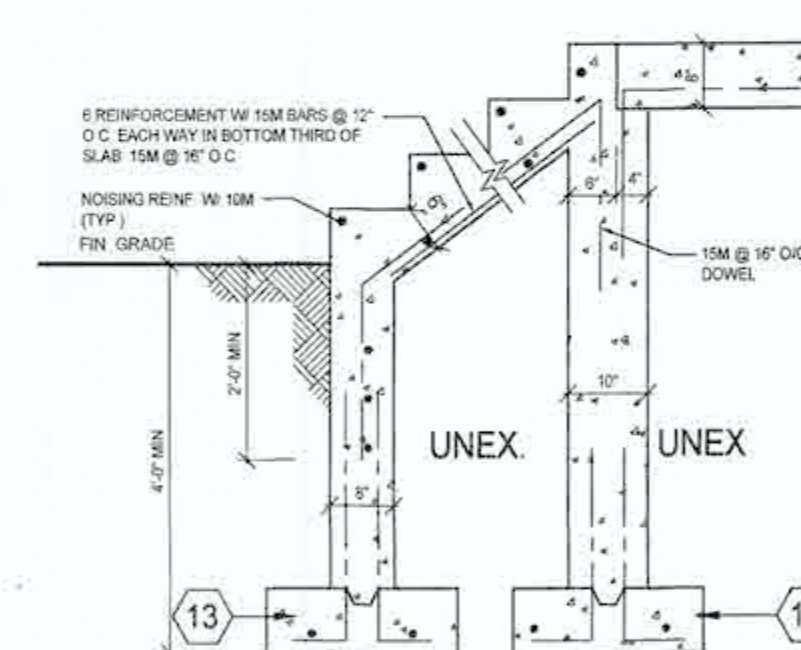
D7 FRIEZE BOARD DETAIL
SCALE 1/2"=1'-0"



D8 WINDOW SURROUND/ HEADER DETAIL
SCALE 1/2"=1'-0"



D9 TYPICAL BASEMENT WINDOW OPENING
SCALE 1/2"=1'-0"



D10 CONC. STAIR DETAIL
SCALE 1/2"=1'-0"



TIBURTINO - LOT 4 ONLY

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27816
32072

GREENPARK HOMES
TIBURTINO
CITY OF OAKVILLE
GEORGIAN 5

DETAILS

#	Description	Date	By	Check	Scale
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		
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6	STAIRS ADDED @ REAR	APR 02/19	MS		

APR 10 2019

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