

CONSTRUCTION NOTES

(UNLESS OTHERWISE NOTED)

SB-12
(TABLE 3.1.1.2.A)

A1

ALL CONSTRUCTION TO COMPLY WITH THE 2012 ONTARIO BUILDING CODE (OBC), ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION. ALL DIMENSIONS GIVEN FIRST IN IMPERIAL FOLLOWED METRIC IN BRACKETS.

TYPICAL FRAME CONSTRUCTION

ALL FRAMING LUMBER TO BE NO. 1 AND NO. 2 SPF UNLESS NOTED OTHERWISE.
-JOISTS TO HAVE MIN. 1-1/2" (38mm) END BEARING BEAMS TO HAVE MIN. 3-1/2" (89mm) END BEARING
-DOUBLE STUDS @ OPENINGS
-DOUBLE RIM JOISTS WHICH SUPPORT LINTELS IN EXTERIOR WALLS
-DOUBLE HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY ARE BETWEEN 3'-1" (1.2m) AND 10'-6" (3.2m)
-DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS BETWEEN 2'-7" (800mm) AND 6'-7" (2.0m)
-DOUBLE JOISTS UNDER PARALLEL PARTITIONS
-BEAM TO BE PLACED UNDER LOADBEARING WALL WHEN WALL IS PARALLEL TO FLOOR JOISTS
-BEAM MAY BE A MAX. 24" (600mm) FROM A LOADBEARING WALL WHEN THAT WALL IS PERPENDICULAR TO FLOOR JOISTS
-METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN THEY FRAME INTO SIDES OF BEAMS, TRIMMERS AND HEADERS
-FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 15 3/4" (400mm) BEYOND SUPPORTS FOR 2" X 8" (38mm X 184mm)
-FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 23 5/8" (600mm) BEYOND SUPPORTS FOR 2" X 10" (38mm X 235mm) OR LARGER
-ALL STEEL BEAMS TO BE GRADE 350W
-LAMINATED VENEER LUMBER (LVL) TO BE GRADE 1.9E OR BETTER (MODULUS OF ELASTICITY, E=1.9X10⁶ psi)

TYPICAL ROOF CONSTRUCTION

-NO. 210 (30.5 kg/m²) ASPHALT SHINGLES
-FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-1" (500mm) FROM EDGE TO A LINE NOT LESS THAN 1'-6" (300mm) PAST THE INSIDE FACE OF THE EXTERIOR WALL
-EAVES PROTECTION LAID BENEATH STARTER STRIP
-STARTER STRIP AS PER OBC 9.26.7. (STARTER STRIP NOT REQUIRED IF TYPE M ROLLED ROOFING IS USED FOR EAVES PROTECTION)
-3/8" (10mm) PLYWOOD SHEATHING OR OSB (O-2 GRADE) WITH "H" CLIPS
-APPROVED WOOD TRUSSES @ 24" O.C.
-TRUSS BRACING AS PER TRUSS MANUFACTURER
-METAL EAVES TROUGH 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"x3" (25mmx75mm) STRAPPING @ 12" O.C. HORIZ. UNDER SHEATHING FOR VERTICAL SIDING ONLY
-2"x8" (38mm X 140mm) STUDS @ 16" (400mm) O.C.
-MIN. R-22 (3.87 RS) INSULATION
-8 MIL POLY AIRVAPOUR BARRIER
-1/2" (12.7mm) GYPSUM BOARD

TYPICAL EXTERIOR STUCCO WALL

-STUCCO CLADDING SYSTEM CONFORMING TO OBC 9.27.1.1 (2) & 9.28 THAT EMPLOY A MINIMUM 6MM (1/4") DRAINAGE CAVITY BEHIND THE CLADDING W/ POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED AS PER MANUFACTURERS SPECIFICATION
-ON 1" (25mm) MINIMUM EXTRUDED OR EXPANDED RIGID INSULATION
-APPROVED SHEATHING PAPER
-3/8" (10mm) EXTERIOR TYPE SHEATHING
-2"x8" (38mmX140mm) STUDS @ 400MM (16") O.C.
-R22 (RSI 3.87) BATT INSULATION
-APPROVED DIAGONAL WALL BRACING
-VAPOUR BARRIER AND CONT. AIR BARRIER
-1/2" (12.7mm) INT. DRYWALL FINISH
-STUCCO TO BE MIN. 8" (200mm) ABOVE FINISH GRADE

EXTERIOR SIDING FIREWALL

45 MIN. FIRE RESISTANCE RATING
WALL ASSEMBLY THE SAME AS NOTE (2) WITH THE FOLLOWING EXCEPTIONS:
-MIN. R-22 (3.87 RS) 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"x8" (38mm X 140mm) STUDS @ 16" (400mm) O.C.
-1/2" (12.7mm) TYPE 'X' GYPSUM BOARD
-DELETE INSULATION & 8 MIL AIRVAPOUR 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"x8" (38mm X 140mm) STUDS @ 16" (400mm) O.C.
-R22 (3.87 RS) INSULATION
-8 MIL POLY AIRVAPOUR 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 RS) INSULATION W/ A MASS OF 0.032 kg/m² PER 1mm OF THICKNESS
-1/2" (12.7mm) TYPE 'X' GYPSUM BOARD

GARAGE WALLS

WALL ASSEMBLY THE SAME AS NOTE (3) WITH THE FOLLOWING EXCEPTIONS:
-2"x4" (38mm X 89mm) STUDS @ 16" (400mm) O.C.
-1/2" (12.7mm) TYPE 'X' GYPSUM BOARD
-DELETE INSULATION & 8 MIL AIRVAPOUR BARRIER

INTERIOR STUD WALLS

-2"x4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C. OR 2"x6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
-DOUBLE 2"x4" (38mm X 89mm) OR (38mm X 140mm) 2"x6" TOP PLATES
-SINGLE 2"x4" (38mm X 89mm) OR (38mm X 140mm) 2"x6" BOTTOM PLATE
-1/2" (13mm) INTERIOR GYPSUM BOARD BOTH SIDES

FOUNDATION WALL

-6" (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. 0.008" (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)
-6" (100mm) OF 3/4" CLEAR STONE BASE
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.
-WHERE RADON EXISTS THE PERIMETER OF SLAB AND ANY PENETRATIONS OF THE SLAB SHALL BE SEALED AGAINST SOIL GAS LEAKAGE WITH FLEXIBLE SEALANT CONFORMING TO O.B.C. 9.10.13.7
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO OBC 9.13.7.
-PROVIDE R-10 (RSI 1.76) RIGID INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23 1/2" (600mm) OF BASEMENT SLAB EDGE.
-INSULATION TO EXTEND TO NOT LESS THAN 23 1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (O.B.C. SB-12 - 3.1.1.7 (5)).
-PROVIDE R-10 (RSI 1.76) RIGID INSULATION UNDER ENTIRE SLAB WHERE THE ENTIRE SLAB IS WITHIN 23 1/2" (600mm) OF GRADE (O.B.C. SB-12 - 3.1.1.7 (6)).

FLOOR ASSEMBLY

-FOR THICKNESS OF SUBFLOOR REFER TO ENGINEERING DWGS
-SPACE CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS. PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'-7", 2 ROWS FOR SPANS GREATER THAN 7'
-CEILING
-R-60 (RSI 10.58) INSULATION
-8 MIL POLY AIRVAPOUR BARRIER
-5/8" (15.8 mm) GYPSUM BOARD OR 1/2" CEILING BOARD (12.7 mm)
-STAIRS INTERIOR & EXTERIOR
-MIN. RISE = 5" (125mm)
-MAX. RISE = 7-7/8" (200mm)
-MIN. RUN = 10" (255mm)
-MAX. NOSING = 1" (25mm)
-MIN. HEADROOM = 6'-6" (1980mm)
-MIN. WIDTH = 2'-10" (660mm)
-MIN. WIDTH (BETWEEN WALL FACES) = 2'-11" (900mm)
-MIN. WIDTH (EXIT STAIRS, BETWEEN GUARDS)
-FOR CURVED STAIRS = 5-7/8" (150mm)
-MIN. RUN = 7-7/8" (200mm)
-MIN. AVG. RUN = 7-7/8" (200mm)

NOTE: FOR EXTERIOR CONC. STEPS

-10" (254mm) RUN & 6" (200mm) RISE
-FOUNDATION WALL REQUIRED FOR 3 OR MORE RISERS, FOOTING TO BE MIN. 4'-0" (1.22m) BELOW GRADE.

RAILINGS / GUARDS

-INTERIOR LANDING = 3'-6" (1070mm)
-INTERIOR STAIR = 2'-11" (800mm)
-EXTERIOR LANDING = 2'-11" (800mm)
-EXTERIOR LANDING (GREATER THAN 2'0" (610mm) ABOVE GRADE) = 3'-6" (1070mm)
-EXTERIOR LANDING (GREATER THAN 8'-11" (1800mm) ABOVE GRADE) = 2'-11" (800mm)
-EXTERIOR STAIR = 2'-11" (800mm)
-4" (100mm) MAX. BETWEEN WOOD PICKETS

SILL PLATE

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

STRIP FOOTING

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

BEARING STUD WALL (BASEMENT)

-2"x4" (38mmX89mm) WOOD STUDS OR 2"x6" (38mmX140mm) WOOD STUDS @ 12" (300mm) O.C.
-DOUBLE 2"x4" OR 2"x6" TOP PLATE
-2"x4" OR 2"x6" SILL PLATE ON DAMPROOFING MATERIAL
-1/2" (12.7mm) DIA. ANCHOR BOLTS @ 8'-0" (2.4m) O.C.
-6"x12" (150mmX300mm) FOOTING FOR 2"x4" (38mmX89mm) STUD WALL
-6"x16" (140mmX400mm) FOOTING FOR 2"x6" (38mmX140mm) STUD WALL

STEEL PIPE COLUMN (see O.B.C. 9.15.3.3)

-3 1/2" (89mm) DIA. X 0.188 (4.78mm) STL. COLUMN W/ 4"x4"x1/4" (100mmX100mmX6.4mm) STEEL TOP & BOTTOM PLATE
-FIELD WELD BOTTOM PLATE TO 10"x4"x1/2" (250mmX100mmX12.5mm) BASE PLATE C/W 2-1/2" (12.7mm) DIA. X 12" (300mm) LONG X 2" (50mm) HOOK ANCHORS

STEEL PIPE COLUMN (see O.B.C. 9.15.3.3)

-3 1/2" (89mm) DIA. X 0.188 (4.78mm) STL. COLUMN W/ 4"x4"x1/4" (100mmX100mmX6.4mm) STEEL TOP & BOTTOM PLATE
-FIELD WELD BOTTOM PLATE TO 10"x4"x1/2" (250mmX100mmX12.5mm) BASE PLATE C/W 2-1/2" (12.7mm) DIA. X 12" (300mm) LONG X 2" (50mm) HOOK ANCHORS

STEEL PIPE COLUMN

-3 1/2" (89mm) DIA. X 0.188 (4.78mm) NON-ADJUSTABLE STEEL COLUMN W/ 6"x6"x3/8" (150X150X9.5) STEEL TOP PLATE & 4 1/2"x10"x1/2" (120X260X12.5) STEEL BOTTOM PLATE W/ 2-1/2"x12"x1/2" (2-12mm DIA.X300mmX50mm) HOOK ANCHORS, FIELD WELD COLUMN TO BASE PLATE

PILASTERS / BEAM POCKETS

-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"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

GARAGE SLAB

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

GARAGE WALL & CEILING

-1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF CEILING BETWEEN HOUSE & GARAGE
-TAPE AND SEAL ALL JOINTS GAS TIGHT
-R22 (RSI 3.87) BATT INSULATION IN WALLS
-R31 (RSI 5.46) SPRAY FOAM INSULATION IN CEILINGS W/ FLOOR ABOVE
-CONTINUOUS AIRVAPOUR 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
-2 RISERS PERMITTED TO BE LAID ON GROUND MAX.

PRECAST CONC. STEP

-2 RISERS PERMITTED TO BE LAID ON GROUND MAX.

CAPPED DRYER VENT OBC 9.32.1.3(3)

ATTIC ACCESS HATCH

-ATTIC ACCESS HATCH 22"x28" (545mmX700mm) WITH WEATHERSTRIPPING.
-R20 (RSI 3.52) RIGID INSULATION BACKING.
(*SEE O.B.C. 9.19.2.)

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

EXHAUST FAN

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

WOOD COLUMN

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

PORCH SLAB

-FOR MAX. 8'-2" (2500mm) PORCH DEPTH
-5" (125mm) 32 MPa (4640 psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT
-REINF. WITH 10M BARS @ 8" (200mm) O/C EACH WAY IN BOTTOM THIRD OF SLAB ANCHORED IN PERIMETER FDN. 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 FDN. WALLS.
-PROVIDE (ML 1) LINTELS OVER CELLAR DOOR.

BRIDGING & STRAPPING

-BRIDGING
-1" X 3" (19mmX64mm) OR 2" X 2" (38mmX38mm) CROSS BRIDGING @ MAX. 6'-11" (2.1m) O.C.
-STRAPPING
-1" X 3" (19mmX64mm) 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"x4" (38mm X 89mm) COLLAR TIES AT MIDSPANS
-CEILING JOISTS TO BE 2" X 6" (38mmX 140mm) @ 16" (400mm) O.C. UNLESS OTHERWISE NOTED
-HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER THAN COMMON RAFTERS & MIN. 1-1/2" (38mm) THICK

VAULTED OR CATHEDRAL CEILING

-APPROVED SCISSOR TRUSSES OR 2" X 10" (38mmX 235mm) W/ 2" (38mm) CROSS PURLINS
-R31 (RSI 5.46) INSULATION, 3" (75mm) MIN. CLEARANCE FROM U/S OF ROOF SHEATHING TO INSULATION
-8 MIL POLY AIRVAPOUR BARRIER
-1/2" (12.7 mm) GYPSUM BOARD

WALLS ADJACENT TO ATTIC SPACE

-1/2" (13mm) GYPSUM BOARD
-8 MIL POLY AIRVAPOUR BARRIER
-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C.
-R22 (RSI 3.87) BATT INSULATION
-7/16" (11mm) OSB SHEATHING ON ATTIC SIDE

EXPOSED CANTILEVERED FLOOR

-FLOOR ASSEMBLY AS PER NOTE (3)
-8 MIL POLY AIRVAPOUR BARRIER
-R31 (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.

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

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

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

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

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7. SECTION A-A & DETAILS

FLOOR AREA CALCULATIONS ELEV. B

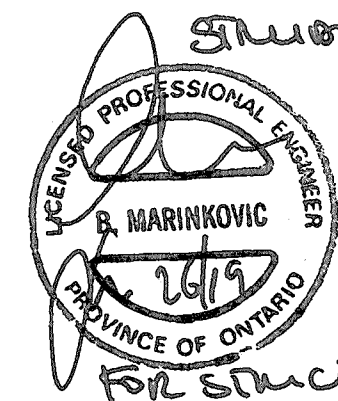
GROUND FLOOR AREA	=	1727	Sq. Ft.
SECOND FLOOR AREA	=	1787	Sq. Ft.
GROSS FLOOR AREA	=	3514	Sq. Ft.
1st FLOOR OPEN AREA	=	0	Sq. Ft.
2nd FLOOR OPEN AREA	=	0	Sq. Ft.
ADD TOTAL OPEN AREAS	=	0	Sq. Ft.
ADD FIN. BASEMENT AREA	=	1571	Sq. Ft.
TOTAL FLOOR AREA	=	5085.00	Sq. Ft.
GROUND FLOOR COVERAGE	=	1727	Sq. Ft.
GARAGE AREA	=	445	Sq. Ft.
PORCH AREA	=	50	Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	2222	Sq. Ft.
	=	206.43	Sq. m.
TOTAL COVERAGE W/O PORCH	=	2172	Sq. Ft.
	=	201.79	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	187.00 ft.
SECOND FLOOR PERIMETER	193.33 ft.
TOTAL WALL AREA	4279.94 s.f.
GLAZING FRONT ELEVATION	121.98 s.f.
GLAZING LEFT SIDE ELEVATION	170.18 s.f.
GLAZING RIGHT SIDE ELEVATION	81.21 s.f.
GLAZING REAR ELEVATION	203.52 s.f.
TOTAL GLAZING AREA	576.89 s.f.
ALLOWABLE GLAZING AREA	17 %
GLAZING AREA	13.48%

JUL 26 2019

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REVISIONS			
#	Description	Date	By
1	ISSUED FOR PRELIMINARY REVIEW	NOV. 10/17	MS
2	FLOORS & TRUSSES CO-ORD. ISSUED TO ENG. FOR REVIEW	JAN. 25/18	MT
3	REV. PER CLIENT COMMENTS	APR. 04/18	MT
4	ISSUED FINAL	MAY. 24/18	MT
5	LOT SPECIFIC DRAWING CREATED	JUNE. 08/19	AE
6	ISSUED FINAL	JUNE. 14/19	MT
7	ROOF HEIGHT LOWERED & GARAGE PUSHED BACK TO MEET REQUIREMENTS ON OAKVILLE'S DEFICIENCY LETTER	JULY. 23/19	KV

THE RISER
DESIGNS
20 RIVERMEDE ROAD, UNIT 101
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27816
32072

GREENPARK HOMES
TIBURTINO
CITY OF OAKVILLE
GEORGIAN 1
ELEVATION B

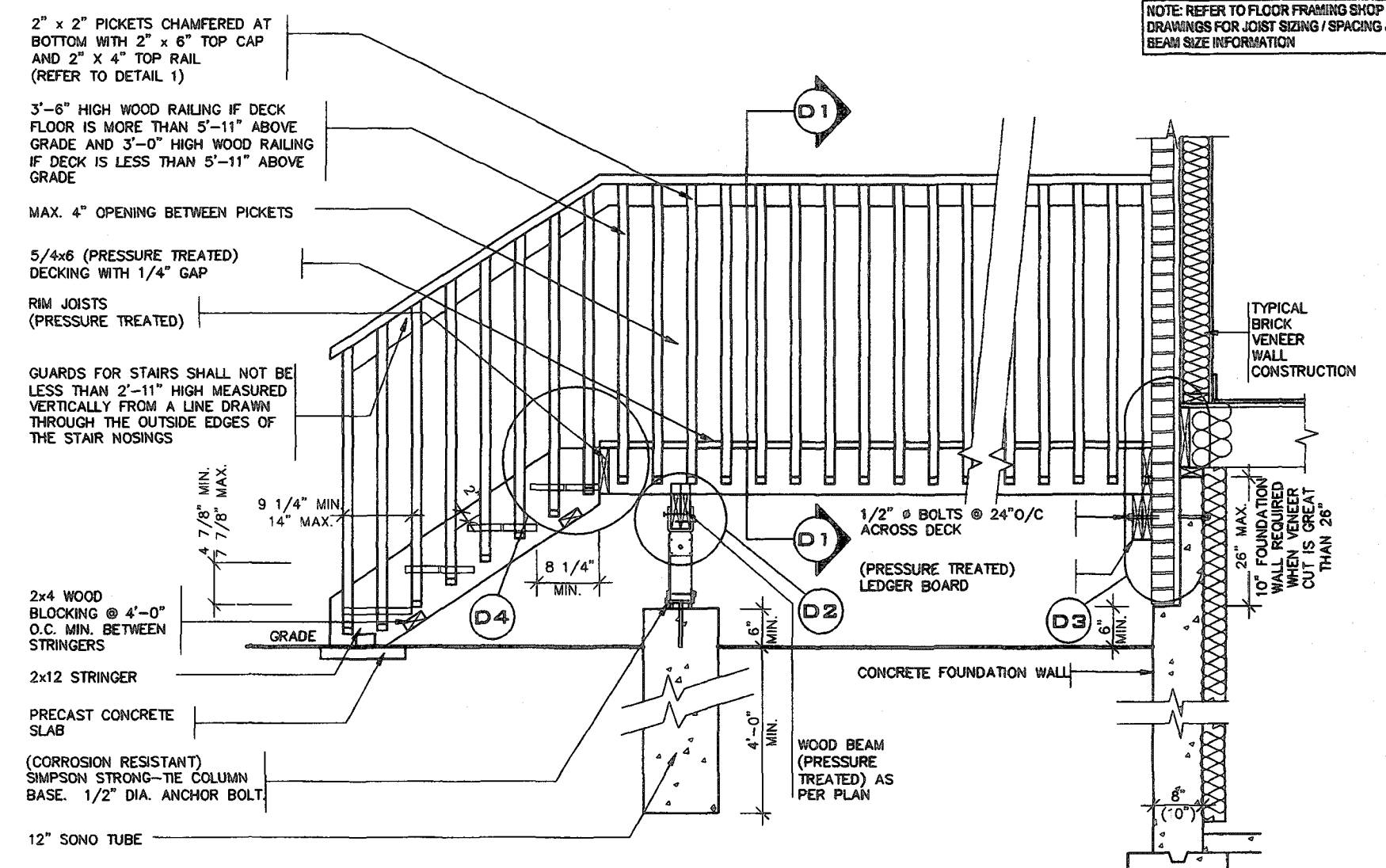
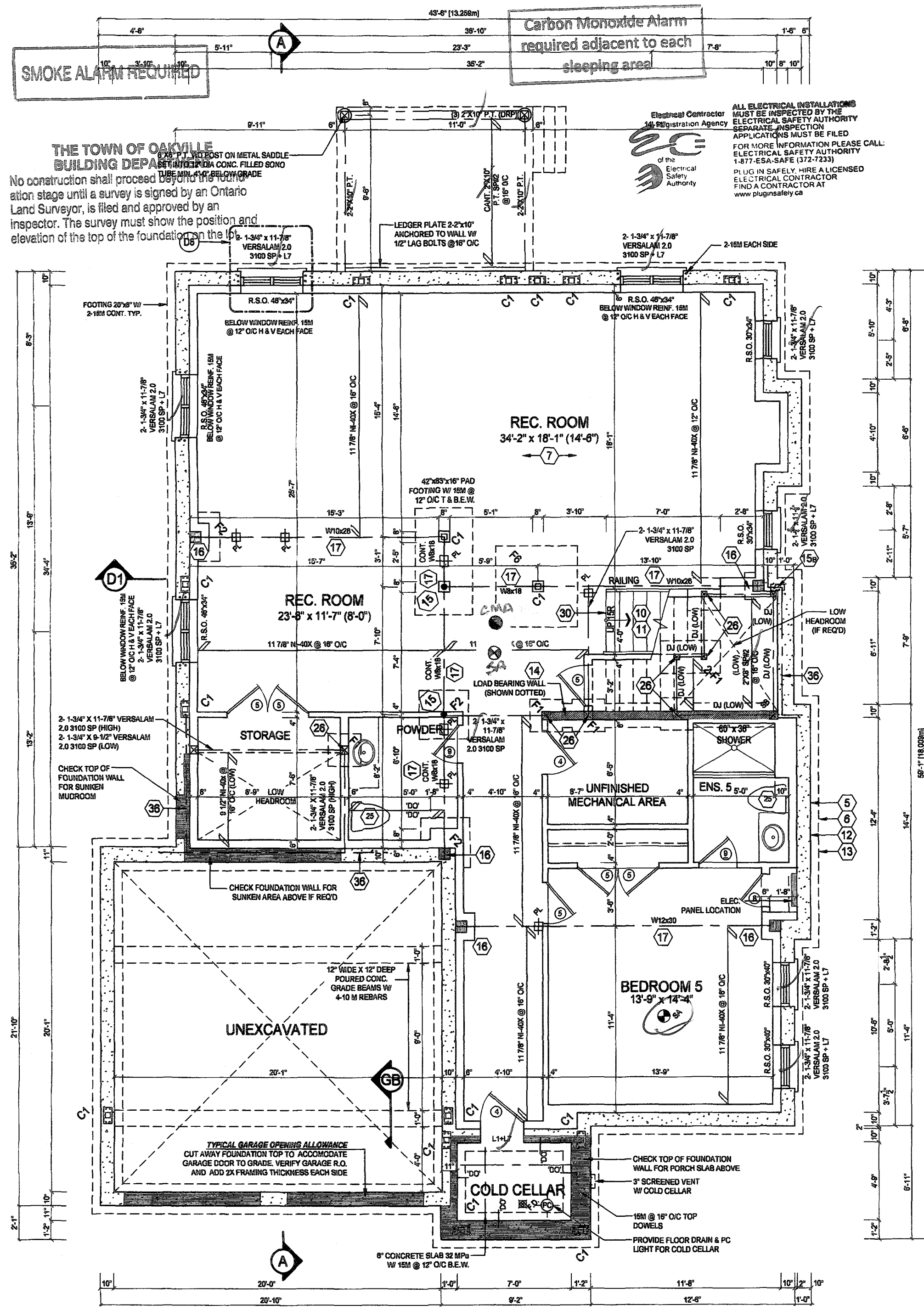
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RECEIVED
AUG 12 2019
BUILDING DEPARTMENT
TOWN OF OAKVILLE

TIBURTINO - LOT 8 ONLY

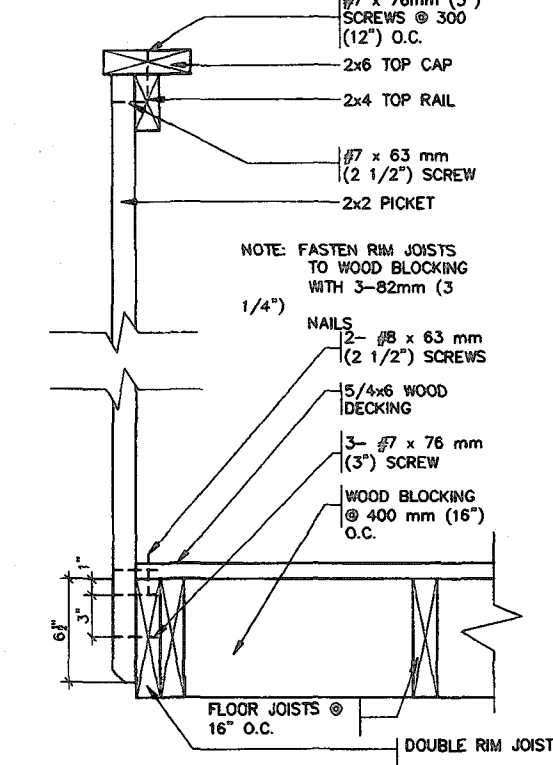
REVIEWED
PERMIT IS ISSUED SUBJECT TO ANY REVISIONS
SHOWN IN COLOUR AND MARKED THEREON OR
ON ATTACHED SHEET
PERMIT NO **19-1125**
DATE **AUG 20 2019** SIGNED 
**CONSTRUCTION MUST CONFORM
TO THE ONTARIO BUILDING CODE**

- GENERAL NOTES**
- BRICK TO BE COMPRESSIVE STRENGTH OF 15MPa (2200 p.s.i.) MIN. UNITS TO BE LAID WITH FULL HEAD AND BED JOINTS.
 - MORTAR TO BE TYPE S WITH JOINT THICKNESS OF 10mm (3/8") MIN. AND 20mm (3/4") MAX.
 - ALL NAILS AND SCREWS TO BE GALVANIZED.
 - WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-PI SPECIES.
 - THE DECK HAS BEEN DESIGNED TO SAFELY SUPPORT A SUPERIMPOSED LOAD OF 1.9kPa [40psf].
 - CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 20MPa AT 28 DAYS AND 5-8% AIR ENTRAINMENT.
 - FOOTING TO BE PLACED ON UNDISTURBED SOIL WITH MIN. BEARING PRESSURE OF 150kPa [3130psf].

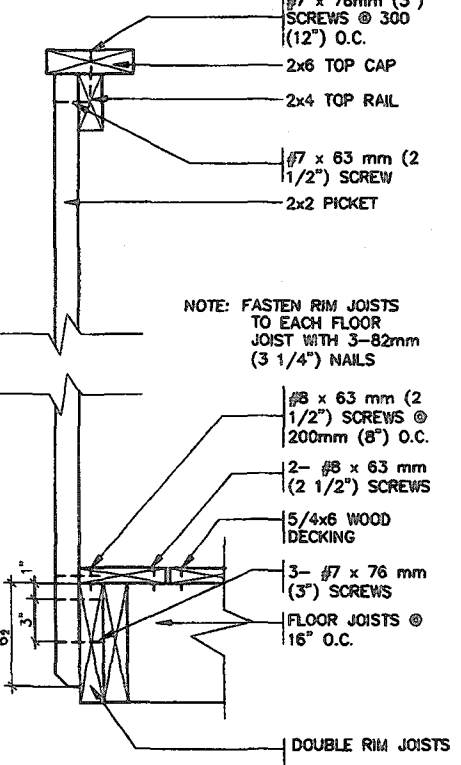


DECK SECTION WITH BRICK VENEER
SCALE: 1/2" = 1'-0"

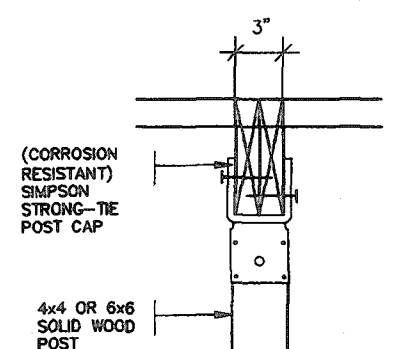
DETAIL 1
CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK
GUARD PARALLEL TO FLOOR JOISTS
SCALE: 1/4" = 1'-0"



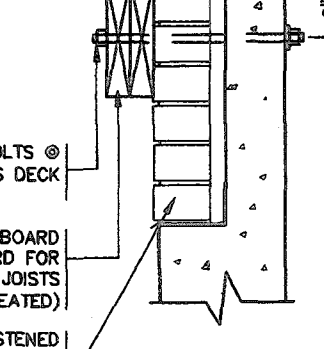
GUARD PERPENDICULAR TO FLOOR JOISTS
SCALE: 1/4" = 1'-0"



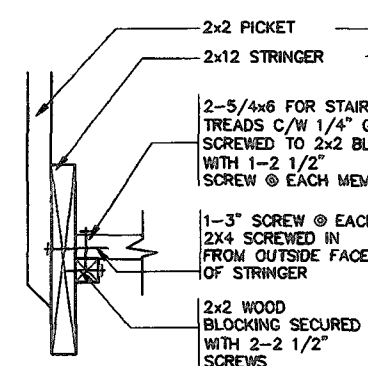
DETAIL 2 - BEAM-TO-POST
SCALE: 1/2" = 1'-0"



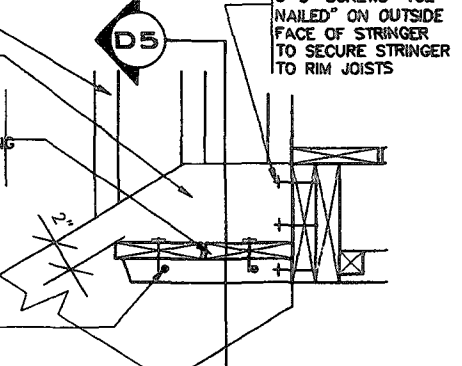
DETAIL 3 - ANCHOR BOLT
SCALE: 1/2" = 1'-0"



DETAIL 5
SECTION THROUGH STAIR STRINGER
SCALE: 1" = 1'-0"



DETAIL 4
SECTION @ TREAD AND STRINGER SECUREMENT
SCALE: 1" = 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 (3130 PSF). (TO BE SITE VERIFIED) AND SHALL BE A MIN. OF 10" 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 G40.21-350 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. 2-18M BARS CONT.
 - REFER TO FLOOR TRUSS SHOP DRAWINGS FOR ALL FLOOR FRAMING INFORMATION.
 - WHEN VENEER CUT IS GREATER THAN 28" A 10" POURED CONC. FDTL. 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"x18" POURED CONC. PAD
F3	42"x42"x18" POURED CONC. PAD
F4	48"x48"x18" POURED CONC. PAD
F5	54"x54"x18" POURED CONC. PAD
F6	60"x60"x18" POURED CONC. PAD
F7	66"x66"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"x3 1/2" 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	6" x 4" x 1/2" THICK W/ 10" x 10" x 1/2" BASE PLATE @ 4-3/4" DIA. ANCHOR BOLTS
C6	4" x 4" x 1/2" THICK W/ 10" x 10" x 1/2" BASE PLATE @ 4-3/4" DIA. ANCHOR BOLTS

2-20mm2 - USE 4 BOLTS FOR MOMENT CONNECTION

WOOD/STEEL LINTELS / WOOD BEAMS

L1	2-2"x8" SP12	WB1	2-2"x8" SP12
L2	3-2"x8" SP12	WB2	3-2"x8" SP12
L3	2-2"x10" SP12	WB3	4-2"x10" SP12
L4	3-2"x10" SP12	WB4	2-2"x10" SP12
L5	2-2"x12" SP12	WB5	3-2"x10" SP12
L6	3-2"x12" SP12	WB6	4-2"x10" SP12
L7	3 1/2" x 3 1/2" x 1/2" (80#60#6)	WB7	2-2"x12" SP12
L8	3 1/2" x 3 1/2" x 1/2" (100#60#6)	WB8	4-2"x12" SP12
L9	4" x 3 1/2" x 1/2" (100#60#6)	WB9	4-2"x12" SP12
L10	5" x 3 1/2" x 1/2" (125#60#6)		
L11	5" x 3 1/2" x 3/8" (125#60#10)		
L12	6" x 4" x 3/8" (150#100#10)		

CONC. 14-16M BARS OVER OPENING, EXTENDED BEAM 24" BELOW OPENING W/ 1RE ON STIR-UPS @ 12" O.C.

DOOR SCHEDULE - BASEMENT

1	2'-10" x 6'-6" - INSULATED ENTRANCE DOOR
1A	2'-6" x 6'-6" - INSULATED FRONT DOORS
2	2'-6" x 6'-6" - WOOD & GLASS DOOR
3	2'-6" x 6'-6" x 1-3/4" - EXTERIOR SLAB DOOR
3A	3'-0" x 6'-6" x 1-3/4" - EXTERIOR SLAB DOOR
4	2'-6" x 6'-6" x 1-3/8" - INTERIOR SLAB DOOR
5	2'-6" x 6'-6" x 1-3/8" - INTERIOR SLAB DOOR
6	2'-2" x 6'-6" x 1-3/8" - INTERIOR SLAB DOOR
7	1'-6" x 6'-6" x 1-3/8" - INTERIOR SLAB DOOR
8	2'-0" x 6'-6" x 1-3/8" - INTERIOR SLAB DOOR
9	2'-4" x 6'-6" x 1-3/8" - INTERIOR SLAB DOOR

REBAR NOTES
B.U.L. BOTTOM LOWER LEVEL
B.U.L. BOTTOM UPPER LEVEL
T.U.L. TOP UPPER LEVEL
T.A.A. TOP ALL AROUND
B.E.W. BOTTOM EACH WAY

DESIGN LOADS - BASEMENT
LIVE LOAD 40 PSF
DEAD LOAD 20 PSF

ONERISER DESIGNS
20 RIVERMEDE ROAD, UNIT 101
CONCORD, ONTARIO L4K 3N3
PHONE: (905) 888-2111
FAX: (905) 882-1163
WWW.ONERISER.CA

GREENPARK HOMES

TIBURTINO CITY OF OAKVILLE

GEORGIAN 1 ELEVATION B

BASEMENT PLAN

MT	MS
17-25	2 OF 7
3/16" = 1'-0"	

REVISIONS

#	Description	Date	By
1	ISSUED FOR PRELIMINARY REVIEW	NOV. 10/17	MS
2	FLOORS & TRUSSES CO-ORD. ISSUED TO ENG. FOR REVIEW	JAN. 26/18	MT
3	REV. PER CLIENT COMMENTS	APR. 04/18	MT
4	ISSUED FINAL	MAY. 24/18	MT
5	LOT SPECIFIC DRAWING CREATED	JUNE. 05/18	AE
6	ISSUED FINAL	JUNE. 14/18	MT
7	ROOF HEIGHT LOWERED & GARAGE PUSHED BACK TO MEET REQUIREMENTS ON OAKVILLE'S DEFICIENCY	JULY. 23/19	KV

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" SPACING
- ALL 4" & 6" PARTITIONS SHOWN (UNLESS OTHERWISE NOTED) TO BE 2"x4" OR 2"x6" @ 16" O.C. W/ 1/2" DRYWALL BOTH SIDES
- PROVIDE WALLS WITH DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE, DOUBLE STUDS AT ALL OPENINGS AND TRIPLE STUDS @ CORNERS
- REFER TO FLOOR TRUSS SHOP DRAWINGS FOR ALL FLOOR FRAMING INFORMATION
- REFER TO TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION
- SPACE CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS. PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'-7" 2 ROWS FOR SPANS GREATER THAN 7'
- CONTRACTOR TO VERIFY ALL FLOOR & ROOF TRUSSES, DIMENSIONS AND ENGINEERING. ANY DISCREPANCIES SHALL BE REPORTED TO 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 PLATE 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 8" x 8" 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
- W1 250x102 - USE 4 BOLTS FOR MOMENT CONNECTION

WOOD/STEEL LINTELS | WOOD BEAMS

L1	2-2"x8" SP#2	WB1	2-2"x8" SP#2
L2	3-2"x8" SP#2	WB2	3-2"x8" SP#2
L3	2-2"x10" SP#2	WB3	4-2"x8" SP#2
L4	3-2"x10" SP#2	WB4	2-2"x10" SP#2
L5	2-2"x12" SP#2	WB5	3-2"x10" SP#2
L6	3-2"x12" SP#2	WB6	4-2"x10" SP#2
L7	3 1/2" x 3 1/2" x 1/4" (80x80x3) L	WB7	2-2"x12" SP#2
L8	3 1/2" x 3 1/2" x 3/8" (100x100x3) L	WB8	3-2"x12" SP#2
L9	4" x 3 1/2" x 1/4" (100x80x3) L	WB9	4-2"x12" SP#2
L10	5" x 3 1/2" x 5/16" (125x80x5) L		
L11	5" x 3 1/2" x 3/8" (125x80x3) L		
L12	6" x 4" x 3/8" (150x100x3) L		

DOOR SCHEDULE - GROUND FLOOR

1	2'-10" x 6'-0" - INSULATED ENTRANCE DOOR
1A	2'-0" x 6'-0" - INSULATED FRONT DOORS
2	2'-0" x 6'-0" - WOOD & GLASS DOOR
3	2'-0" x 6'-0" x 1-3/4" - EXTERIOR SLAB DOOR
3A	3'-0" x 6'-0" x 1-3/4" - EXTERIOR SLAB DOOR
4	2'-0" x 6'-0" x 1-3/8" - INTERIOR SLAB DOOR
5	2'-0" x 6'-0" x 1-3/8" - INTERIOR SLAB DOOR
6	2'-0" x 6'-0" x 1-3/8" - INTERIOR SLAB DOOR
7	1'-0" x 6'-0" x 1-3/8" - INTERIOR SLAB DOOR
8	2'-0" x 6'-0" x 1-3/8" - INTERIOR SLAB DOOR
9	2'-0" x 6'-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

ONE RISER

DESIGNS
20 RIVERMEDE ROAD, UNIT 101
LAKESHORE, ONTARIO
PHONE: (905) 688-2111
FAX: 1 (888) 602-1168
WWW.ONERISER.CA

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and experience to design and construct the building shown to comply with the applicable building code.

DATE: 27816
DESIGNER: B. MARINKOVIC
PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO
1 RISER DESIGNS INC. 32072

GREENPARK HOMES

TIBURTINO
CITY OF OAKVILLE

GEORGIAN 1
ELEVATION B

GROUND FLOOR PLAN

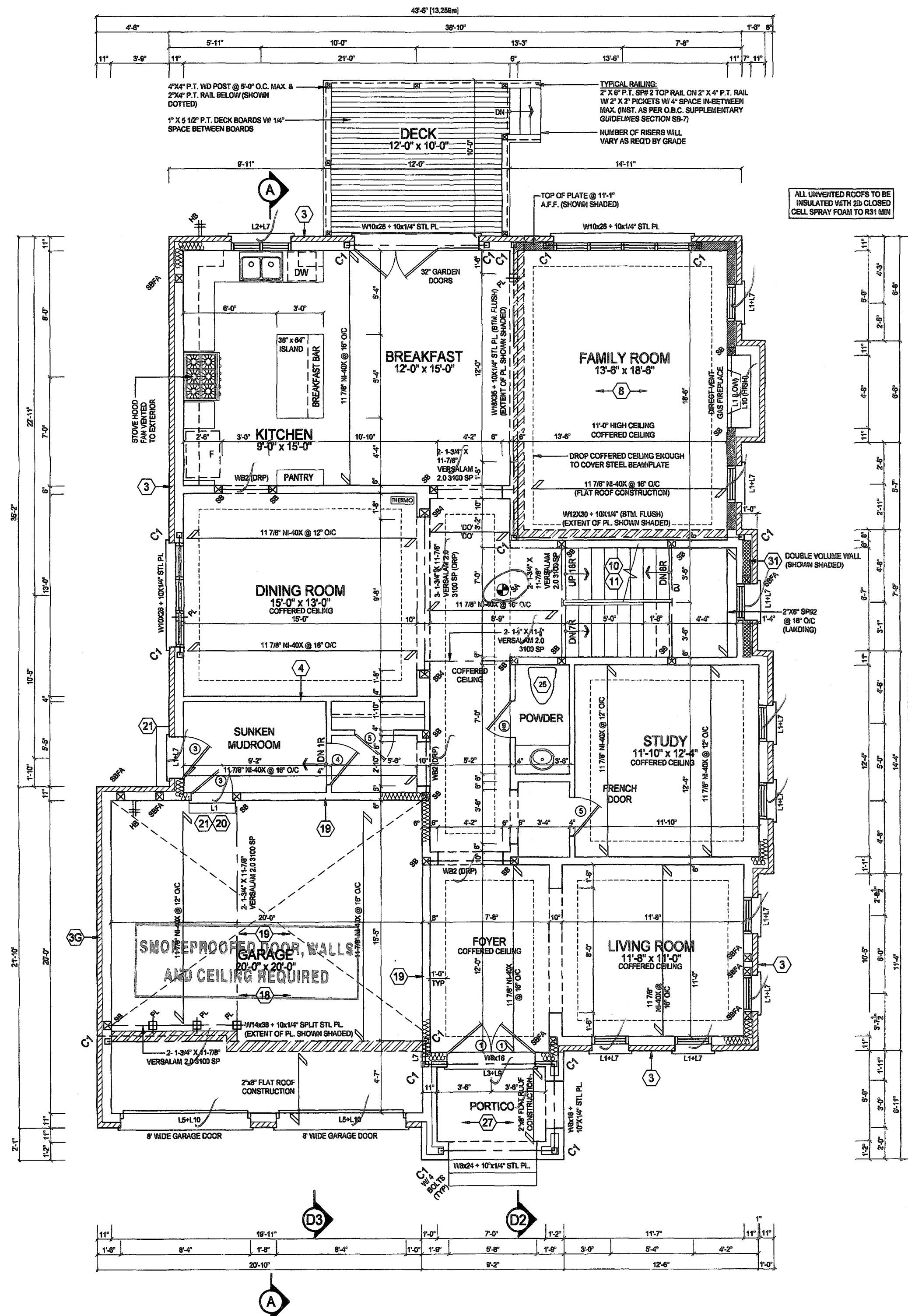
REVISIONS	DATE	BY
1 ISSUED FOR PRELIMINARY REVIEW	NOV. 10/17	MS
2 FLOORS & TRUSSES CO-ORD. ISSUED TO ENG. FOR REVIEW	JAN. 25/18	MT
3 REV. PER CLIENT COMMENTS	APR. 04/18	MT
4 ISSUED FINAL	MAY. 24/18	MT
5 LOT SPECIFIC DRAWING CREATED	JUNE. 05/18	AE
6 ISSUED FINAL	JUNE. 14/18	MT
7 ROOF HEIGHT LOWERED & GARAGE PUSHED BACK TO MEET REQUIREMENTS ON OAKVILLE'S DEFICIENCY LETTER	JULY. 23/18	KV

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

REVIEWED
PERMIT IS ISSUED SUBJECT TO ANY REVISIONS SHOWN IN COLOUR AND MARKED THEREON OR ON ATTACHED SHEET
PERMIT No: 19-1125
DATE: AUG 20 2019 SIGNED: [Signature]
CONSTRUCTION MUST CONFORM TO THE ONTARIO BUILDING CODE

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

SMOKE ALARM REQUIRED



STUBBINS INC.
LICENSED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
for STUBBINS
JUL 26 2018

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" SFF#2
- ALL 4" & 6" PARTITIONS SHOWN (UNLESS OTHERWISE NOTED) TO BE 2"x4" OR 2"x6" @ 16" O/C W/ 1/2" DRYWALL BOTH SIDES
- PROVIDE WALLS WITH DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE, DOUBLE STUDS AT ALL OPENINGS AND TRIPLE STUDS @ CORNERS
- REFER TO TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION
- CONTRACTOR TO VERIFY ALL FLOOR & ROOF TRUSSES, DIMENSIONS AND ENGINEERING. ANY DISCREPANCIES SHALL BE REPORTED TO 1 RISER DESIGNS PRIOR TO CONSTRUCTION

STEEL COLUMN SCHEDULE

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

WOOD/STEEL LINTELS | WOOD BEAMS

L1	2-2"x8" SFF#2	WB1	2-2"x8" SFF#2
L2	3-2"x8" SFF#2	WB2	3-2"x8" SFF#2
L3	2-2"x10" SFF#2	WB3	4-2"x8" SFF#2
L4	3-2"x10" SFF#2	WB4	2-2"x10" SFF#2
L5	2-2"x12" SFF#2	WB5	3-2"x10" SFF#2
L6	3-2"x12" SFF#2	WB6	4-2"x10" SFF#2
L7	3 1/2" x 3 1/2" x 1/4" (80#d0d0) L	WB7	2-2"x12" SFF#2
L8	3 1/2" x 3 1/2" x 5/16" (80#d0d0) L	WB8	3-2"x12" SFF#2
L9	4" x 3 1/2" x 1/4" (100#d0d0) L	WB9	4-2"x12" SFF#2
L10	5" x 3 1/2" x 5/16" (120#d0d0) L		
L11	5" x 3 1/2" x 3/8" (120#d0d0) L		
L12	6" x 4" x 3/8" (150#d0d0) 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'-8" x 7'-0" x 1-3/8" - INTERIOR SLAB DOOR
8	2'-8" x 7'-0" x 1-3/8" - INTERIOR SLAB DOOR
9	2'-8" 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 = 35.30 PSF
	BOTTOM CHORD = 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) 888-2111
FAX: 1 (888) 882-1185
WWW.ONERISER.CA

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to carry out the work shown on the drawings.

QUALIFICATION: [Signature]
JAN ROBERTSON 27816
1 RISER DESIGNS INC. 32072

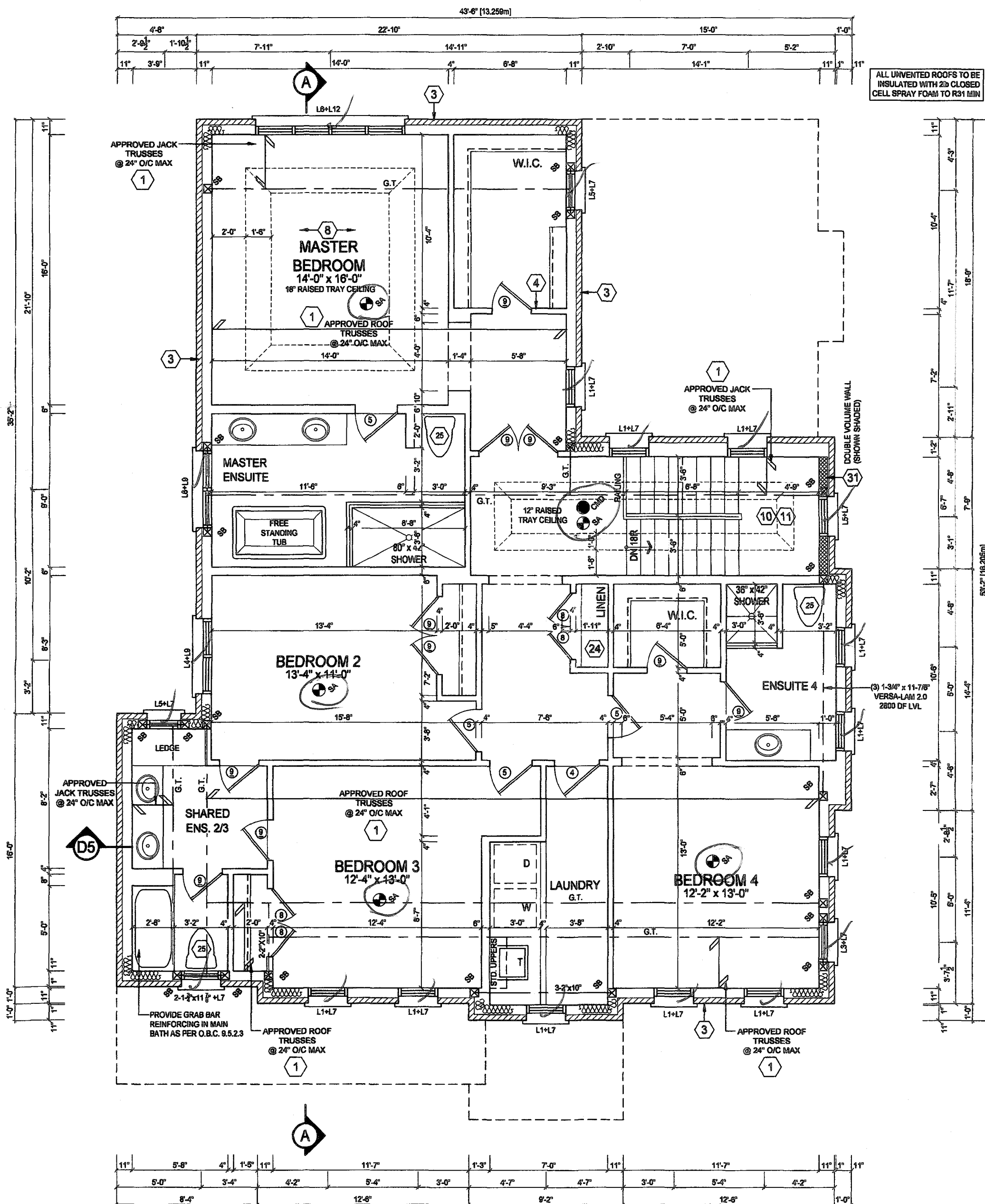
GREENPARK HOMES
TIBURTINO
CITY OF OAKVILLE
GEORGIAN 1
ELEVATION B

SECOND FLOOR PLAN

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
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6	ISSUED FINAL		JUNE. 14/18	MT
7	ROOF HEIGHT LOWERED & GARAGE PUSHED BACK TO MEET REQUIREMENTS ON OAKVILLE'S DEFICIENCY LETTER		JULY. 23/18	KV

STURM 1100
LICENSED PROFESSIONAL ENGINEER
R. MARINKOVIC
26119
PROVINCE OF ONTARIO
For STURM 1100
JUL 26 2019

TIBURTINO - LOT 8 ONLY



REVIEWED
PERMIT IS ISSUED SUBJECT TO ANY REVISIONS SHOWN IN COLOUR AND MARKED THEREON OR ON ATTACHED SHEET
PERMIT NO **19-1125-10**
DATE **AUG 20 2019** SIGNED [Signature]
CONSTRUCTION MUST CONFORM TO THE ONTARIO BUILDING CODE

Electrical Contractor Registration Agency
ALL ELECTRICAL INSTALLATIONS MUST BE INSPECTED BY THE ELECTRICAL SAFETY AUTHORITY APPLICATIONS MUST BE FILED FOR MORE INFORMATION PLEASE CALL: 1-877-ESA-SAFE (372-7233)
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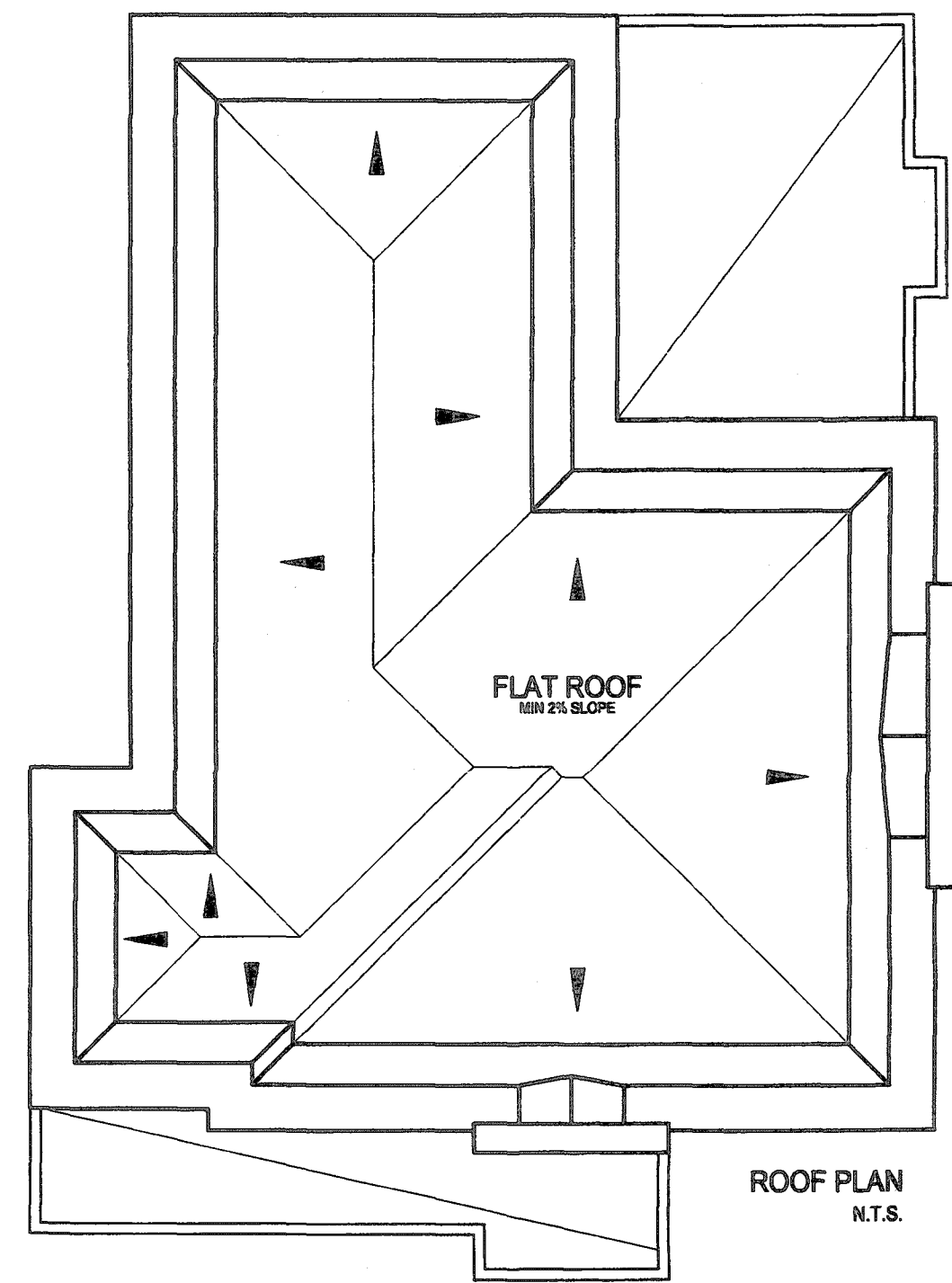
SMOKE ALARM REQUIRED

Carbon Monoxide Alarm
required adjacent to each sleeping area

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

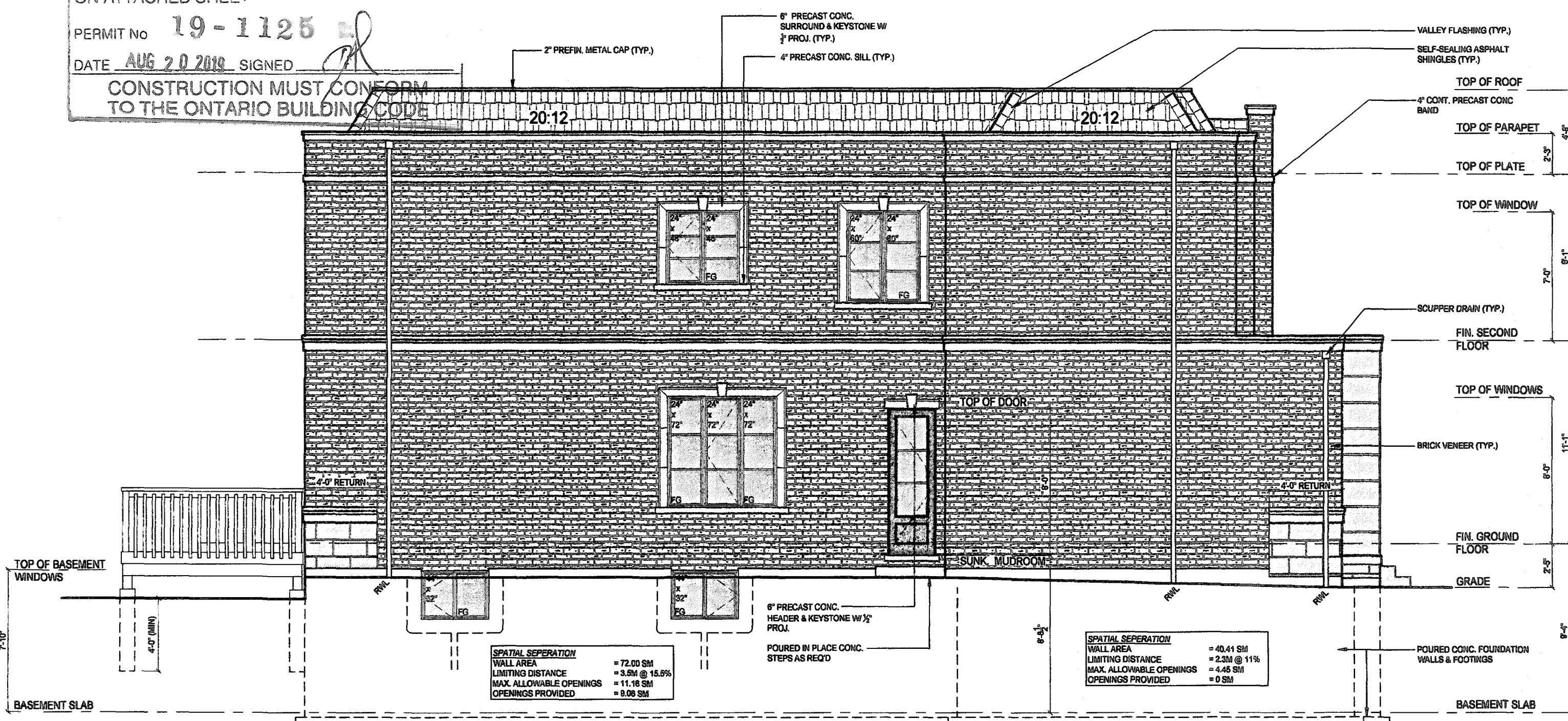


FRONT ELEVATION 'B'

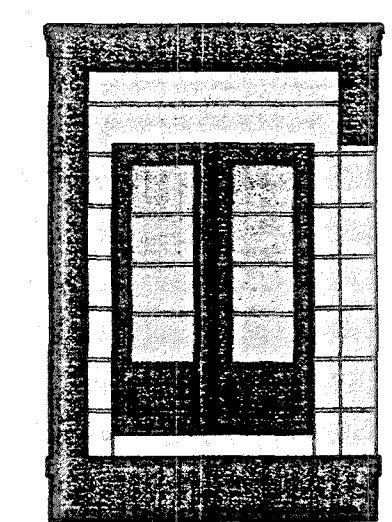


ROOF PLAN
N.T.S.

REVIEWED
 PERMIT IS ISSUED SUBJECT TO ANY REVISIONS
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 ON ATTACHED SHEET
 PERMIT NO. **19-1125**
 DATE **AUG 20 2019** SIGNED *[Signature]*
 CONSTRUCTION MUST CONFORM
 TO THE ONTARIO BUILDING CODE



LEFT SIDE ELEVATION 'B'



INTERIOR PORTICO
ELEVATION

JUL 26 2019

NO.	REVISIONS	DATE	BY
1	ISSUED FOR PRELIMINARY REVIEW	NOV. 10/17	MS
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7	ROOF HEIGHT LOWERED & GARAGE PUSHED BACK TO MEET REQUIREMENTS ON OAKVILLE'S DEFICIENCY LETTER	JULY. 23/19	KV

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

ONE CRISER DESIGNS
 20 RIVERMEDE ROAD, UNIT 101
 CONCORD, ONTARIO L4K 3N8
 PHONE: (905) 889-2111
 FAX: 1 (855) 682-1185
 WWW.ONECRISER.CA

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the drawings.

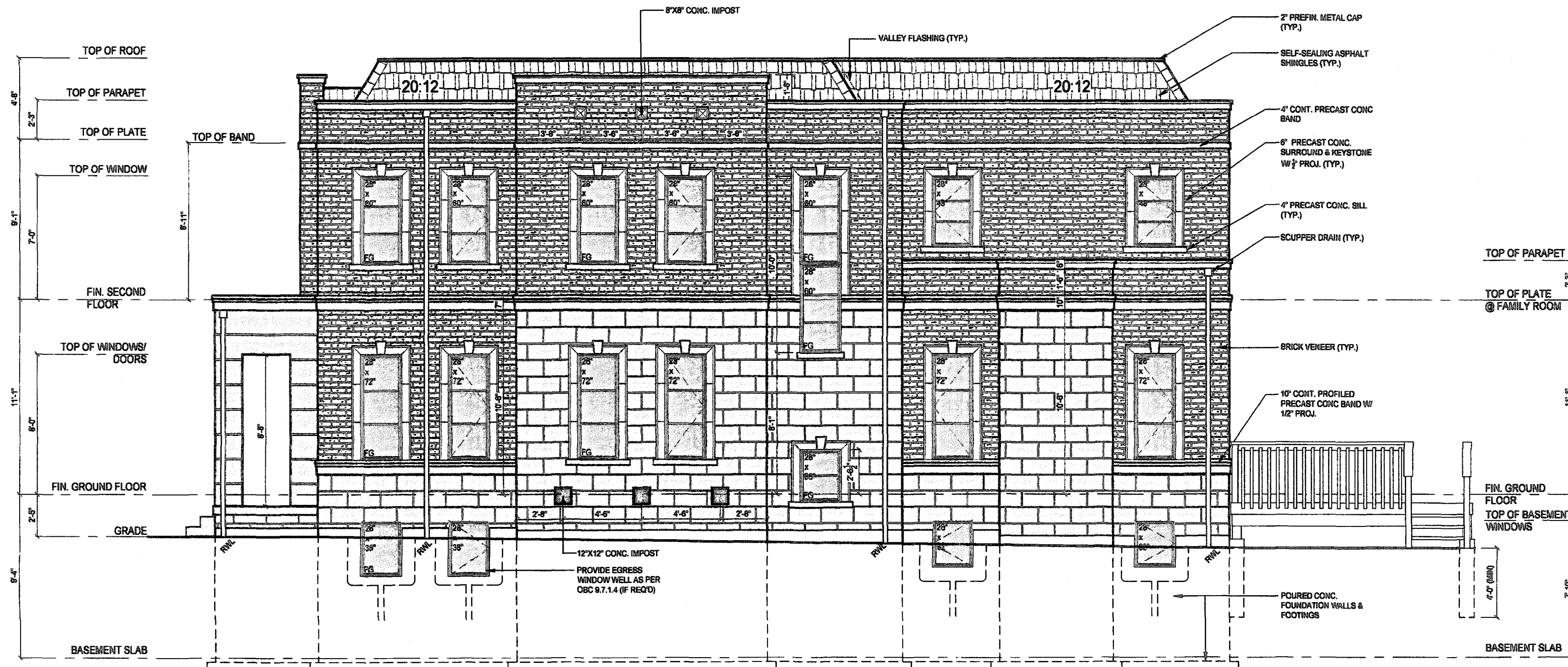
DESIGNER: *[Signature]* 27816
 REGISTERED PROFESSIONAL ENGINEER
 1 ROGER GREENING Inc. 32072

CLIENT: **GREENPARK HOMES**
 PROJECT: **TIBURTINO CITY OF OAKVILLE**
 DRAWING: **GEORGIAN 1 ELEVATION B**

FRONT & FLANKAGE ELEVATION & ROOF PLAN

Drawn by: MT	Checked by: MS
Project No: 17-25	Page: 5 OF 7
Scale: 3/16" = 1'0"	

TIBURTINO - LOT 8 ONLY



RIGHT SIDE ELEVATION 'B'



REAR ELEVATION 'B'

REVIEWED
PERMIT IS ISSUED SUBJECT TO ANY REVISIONS SHOWN IN COLOUR AND MARKED THEREON OR ON ATTACHED SHEET
PERMIT No **19-1125**
DATE **AUG 20 2019** SIGNED *[Signature]*
CONSTRUCTION MUST CONFORM TO THE ONTARIO BUILDING CODE

JUL 26 2019

REV	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 DRAWING CREATED	JUNE. 05/18	AE
6	ISSUED FINAL	JUNE. 14/18	MT
7	ROOF HEIGHT LOWERED & GARAGE PUSHED BACK TO MEET REQUIREMENTS ON OAKVILLE'S DEFICIENCY LETTER	JULY. 23/19	KV

ONERISER
DESIGNS
20 RIVERMEDE ROAD, UNIT 101
CONCORD, ONTARIO L4K 5N9
PHONE: (905) 889-2111
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WWW.ONERISER.CA

27816
32072

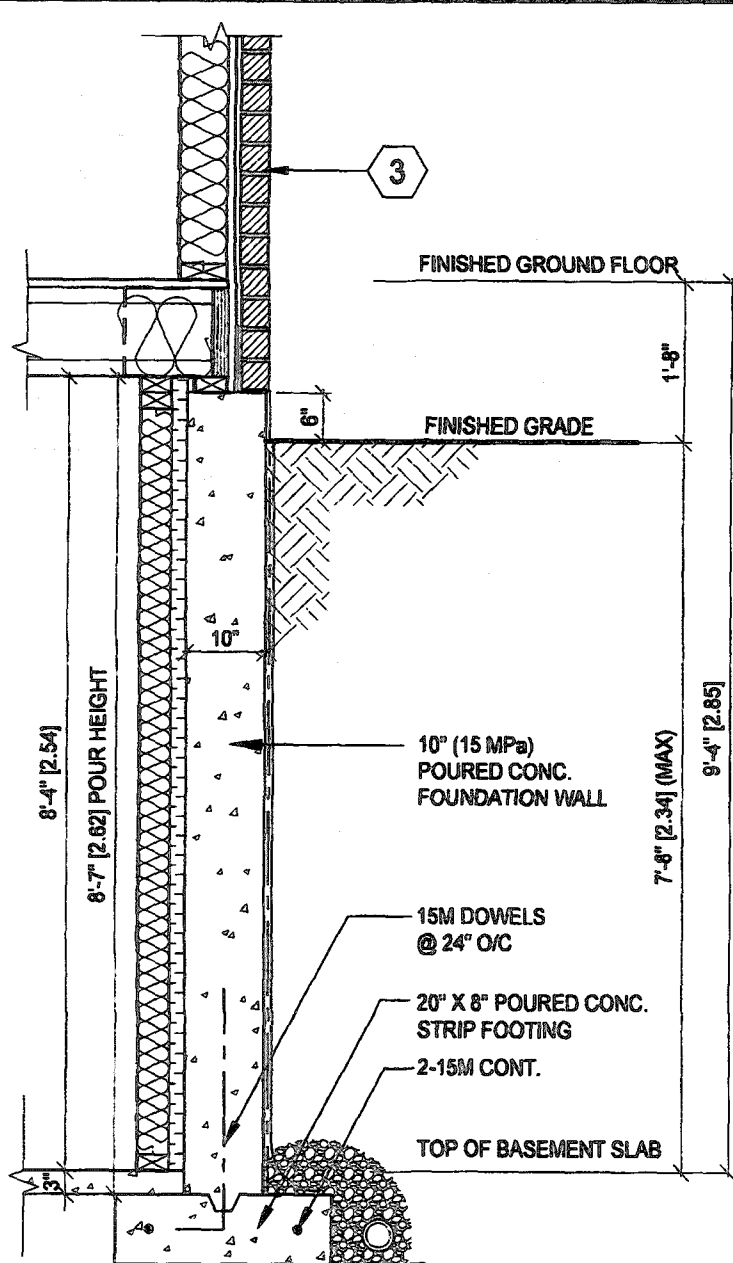
GREENPARK HOMES

TIBURTINO
CITY OF OAKVILLE
GEORGIAN 1
ELEVATION B

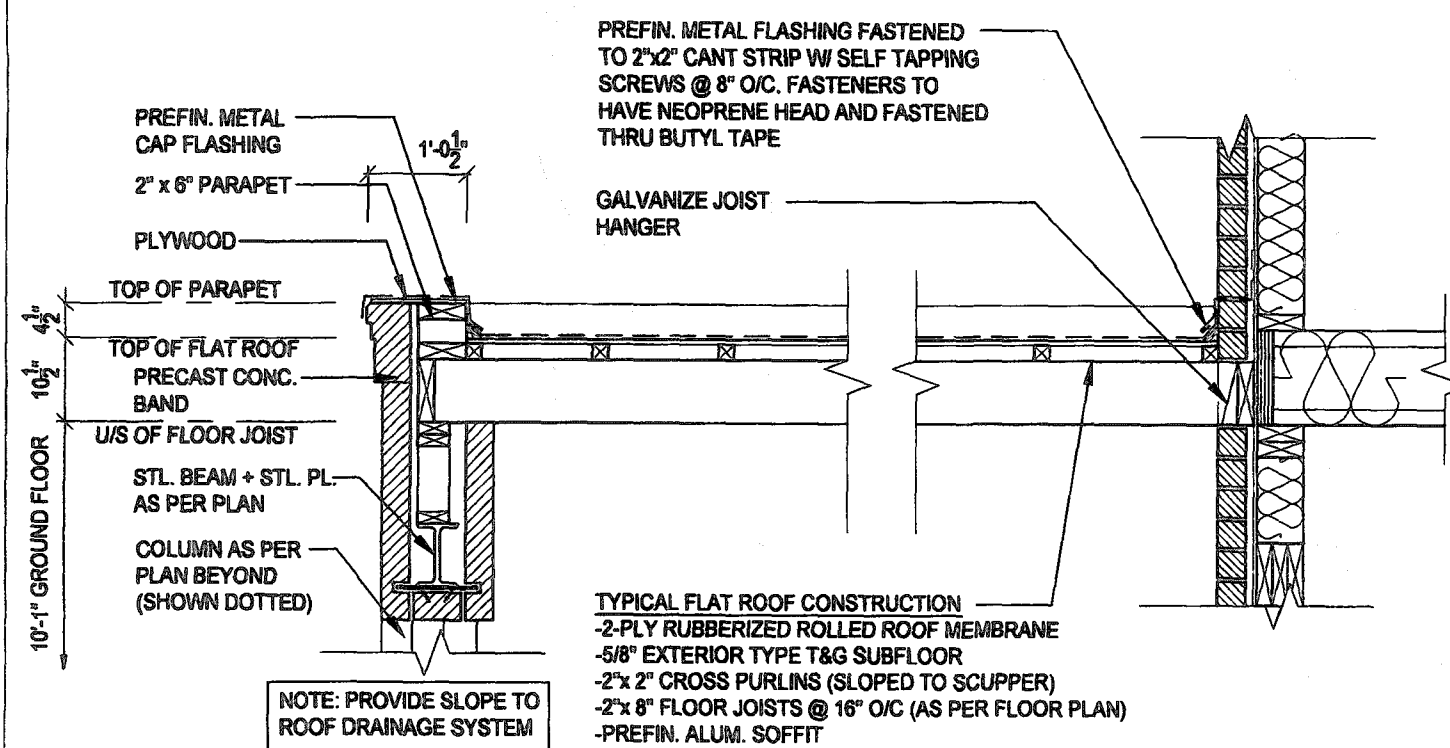
REAR & RIGHT SIDE ELEVATIONS

Drawn by: **MT** Checked by: **MS**
Project No: **17-25** Page: **6 OF 7**
Scale: **3/16" = 1'0"**

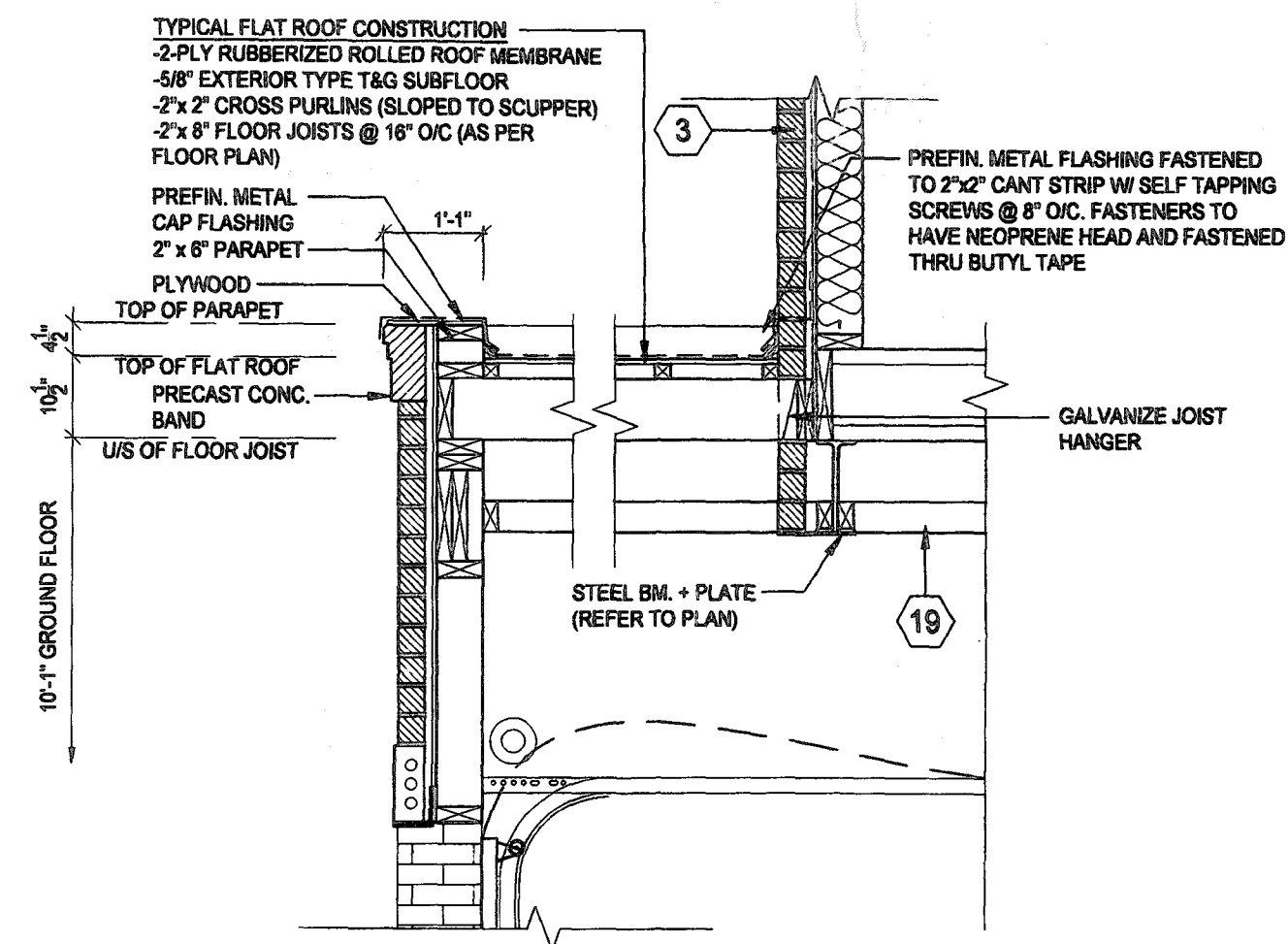
TIBURTINO - LOT 8 ONLY



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

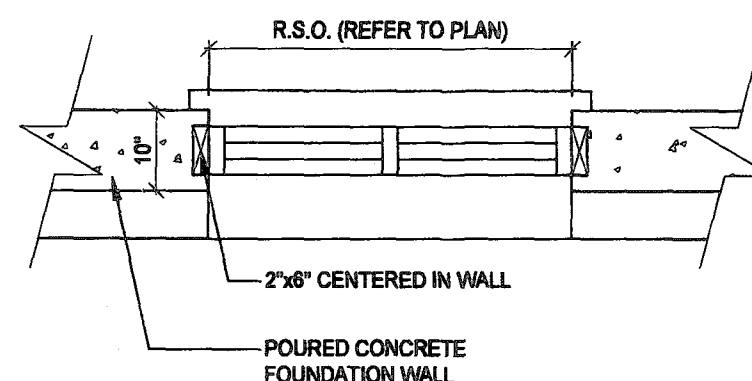


D2 FLAT ROOF DETAIL @ PORTICO
(FRONT ENTRANCE)
SCALE 1/2"=1'-0"

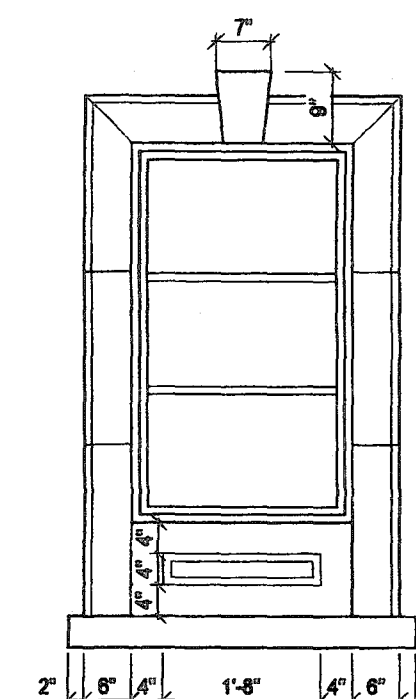


D3 FLAT ROOF DETAIL ABOVE GARAGE
SCALE 1/2"=1'-0"

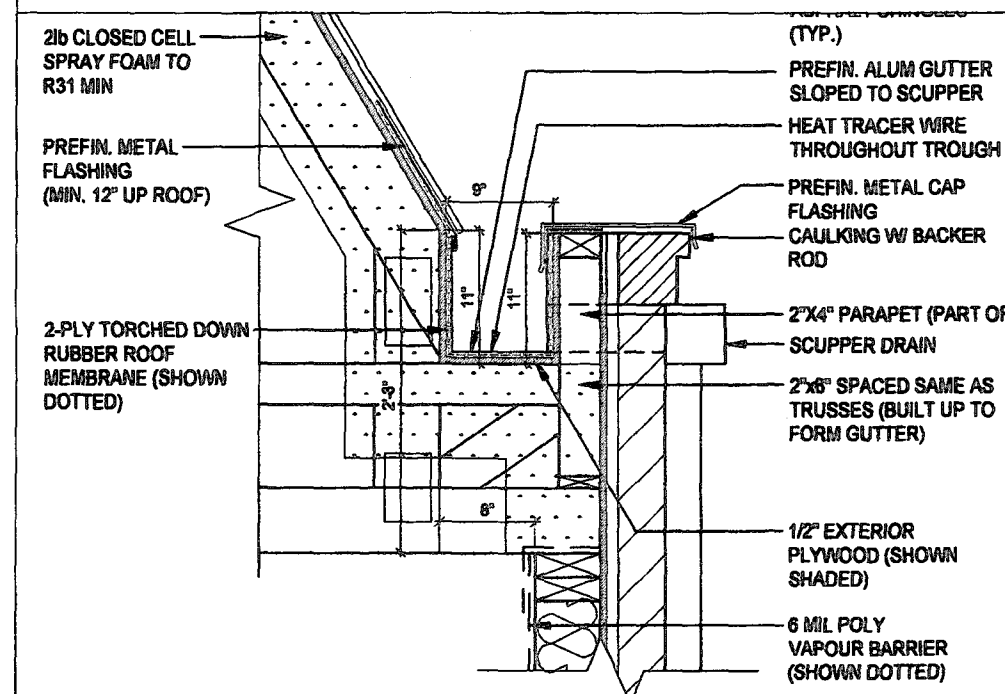
REVIEWED
PERMIT IS ISSUED SUBJECT TO ANY REVISIONS
SHOWN IN COLOUR AND MARKED THEREON OR
ON ATTACHED SHEET
PERMIT NO. **19-1125**
DATE **AUG 20 2019** SIGNED *[Signature]*
**CONSTRUCTION MUST CONFORM
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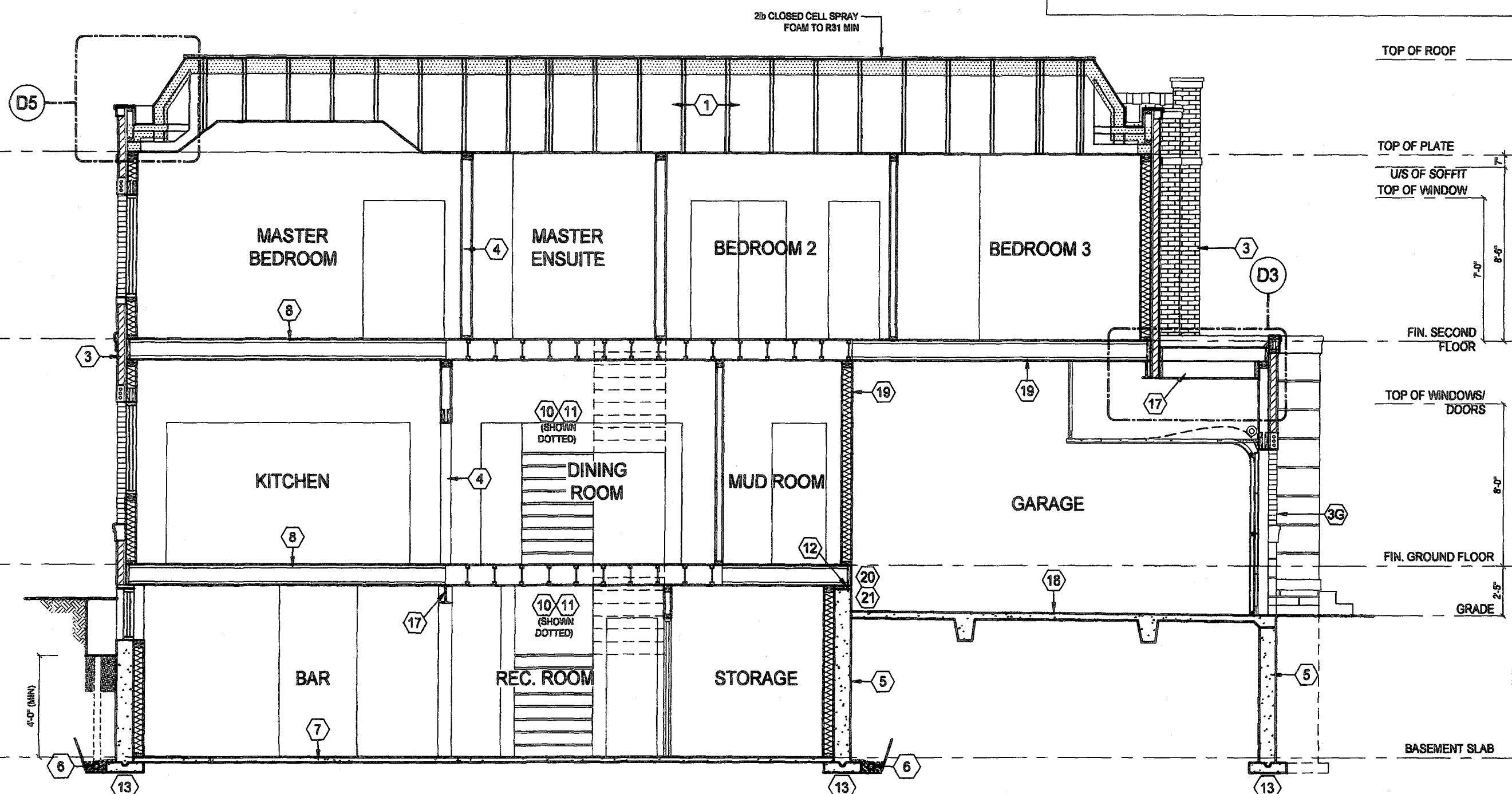
D6 TYPICAL BASEMENT WINDOW OPENING
SCALE 1/2"=1'-0"



D4 WINDOW HEADER/SURROUND DETAIL
SCALE 1/2"=1'-0"



D5 SLOPED ROOF @ PARAPET DETAIL
SCALE 3/4"=1'-0"



REVISIONS	DATE	BY
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JUL 26 2019

ONE RISER
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GREENPARK HOMES
TIBURTINO
CITY OF OAKVILLE
GEORGIAN 1
ELEVATION B

**SECTION 'A-A'
& DETAILS**

17-25
3/16" = 1'0"
7 OF 7

TIBURTINO - LOT 8 ONLY