

CONSTRUCTION NOTES

(UNLESS OTHERWISE NOTED)

PERSCRIPTIVE PACKAGE

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'-11" (1.2m) AND 10'-6" (3.2m)
- DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS BETWEEN 2'-7" (800mm) AND 6'-7" (2.0m)
- DOUBLE JOISTS UNDER PARALLEL PARTITIONS
- BEAM TO BE PLACED UNDER LOADBEARING WALL WHEN WALL IS PARALLEL TO FLOOR JOISTS
- BEAM MAY BE A MAX. 24" (600mm) FROM A LOADBEARING WALL WHEN THAT WALL IS PERPENDICULAR TO FLOOR JOISTS
- METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN THEY FRAME INTO SIDES OF BEAMS, TRIMMERS AND HEADERS
- FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 15 3/4" (400mm) BEYOND SUPPORTS FOR 2" X 8" (38mm X 184mm)
- FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 23 5/8" (600mm) BEYOND SUPPORTS FOR 2" X 10" (38mm X 235mm) OR LARGER
- ALL STEEL BEAMS TO BE GRADE 350W
- LAMINATED VENEER LUMBER(LVL) TO BE GRADE 1.9E OR BETTER(MODULUS OF ELASTICITY, E=1.9X10⁶ psi)

- 1** **TYPICAL ROOF CONSTRUCTION**
- NO. 210 (30.5 kg/m²) ASPHALT SHINGLES
 - FOR ROOFS BETWEEN 4:12 & 8:12PITCH PROVIDE EAVES PROTECTION TO EXTENT UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 1'-0" (300mm) PAST THE INSIDE FACE OF THE 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 EAVESTROUGH ON PREFINISHED ALUMINUM FASCIA & ALUMINUM VENTED SOFFIT
 - ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT THE SOFFIT

- 2** **TYPICAL EXTERIOR SIDING WALL**
- VINYL SIDING (HORIZONTAL, VERTICAL, SHAKE OR SCALLOP)
 - VINYL SIDING (HORIZONTAL, VERTICAL, SHAKE OR SCALLOP)
 - 8" (150mm) BASE FLASHING UP BEHIND WALL SHEATHING MEMBRANE
 - 15lb (0.7 kg/m²) BUILDING PAPER
 - 3/8" (10mm) EXTERIOR TYPE SHEATHING *PROVIDE 1"X3" (25mmX75mm) STRAPPING @ 12" O/C HORIZ. UNDER SHEATING FOR VERTICAL SIDING ONLY
 - 2"X6" (38mm X 140mm) STUDS @ 16" (400mm) O.C.
 - MIN. R-22 (3.87 RSI) INSULATION
 - 6 MIL POLY AIR/VAPOUR BARRIER
 - 1/2" (12.7mm) GYPSUM BOARD

- 2S** **TYPICAL EXTERIOR STUCCO WALL**
- STUCCO CLADDING SYSTEM CONFIRMING TO OBC 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 6MM (1/4") DRAINAGE CAVITY BEHIND THE CLADDING W/ POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED AS PER MANUFACTURERS SPECIFICATION
 - ON 1" (25mm) MINIMUM EXTRUDED OR EXPANDED RIGID INSULATION
 - APPROVED SHEATHING PAPER
 - 3/8" (10mm) EXTERIOR TYPE SHEATHING
 - 2"X6" (38mmX140mm) STUDS @ 400MM (16")O.C.
 - R22 (RSI 3.87) BATT INSULATION
 - APPROVED DIAGONAL WALL BRACING
 - VAPOUR BARRIER AND CONT. AIR BARRIER
 - 1/2" (12.7mm) INT. DRYWALL FINISH
 - STUCCO TO BE MIN. 8" (200mm) ABOVE FINISH GRADE

- 2F** **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

- 2G** **GARAGE WALLS**
- WALL ASSEMBLY THE SAME AS NOTE **(2)** WITH THE FOLLOWING EXCEPTIONS:
- 2"X6" (38mm X 140mm) STUDS @ 16" (400mm) O/C
 - 1/2" (12.7mm) TYPE 'X' GYPSUM BOARD
 - DELETE INSULATION & 6 MIL AIR/VAPOUR BARRIER

- 3** **TYPICAL EXTERIOR BRICK / STONE VENEER WALL**
- 3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE, PROVIDE WEEP HOLES @ 2'-6" (800mm) @ BOTTOM COURSE & ABOVE ALL OPENINGS
 - 6" (150mm) BASE FLASHING UP BEHIND WALL SHEATHING MEMBRANE
 - 1" (25mm) AIR SPACE
 - 15lb (0.7 kg/m²) BUILDING PAPER
 - GALV. METAL BRICK TIES @ 24" (600mm) H.O.C. AND 16" (400mm) V.O.C.
 - 3/8" (10mm) EXTERIOR TYPE SHEATHING
 - 2"X6" (38mm X 140mm) STUDS @ 16" (400mm) O.C.
 - R-22 (3.87 RSI) INSULATION
 - 6 MIL POLY AIR/VAPOUR BARRIER
 - 1/2" (12.7mm) GYPSUM BOARD

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

- 3G** **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 & 6 MIL AIR/VAPOUR BARRIER

- 4** **INTERIOR STUD WALLS**
- 2"X4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C. OR 2"X6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
 - DOUBLE 2"X4" (38mm X 89mm) OR (38mm X 140mm) 2"X6" TOP PLATES
 - SINGLE 2"X4" (38mm X 89mm) OR (38mm X 140mm) 2"X6" BOTTOM PLATE
 - 1/2" (13mm) INTERIOR GYPSUM BOARD BOTH SIDES

- 5** **FOUNDATION WALL**
- 8" (200mm) OR 10" (255mm) POURED CONC. FDTN. WALL 15 MPa (2200 psi) W/ BITUMENOUS DAMPROOFING AND DRAINAGE LAYER
 - BRACE FOUNDATION WALL PRIOR TO BACKFILLING ON CONC. FOOTINGS C/W CONT. FORMED KEYWAY AND REST ON NATURAL UNDISTURBED SOIL W/ MINIMUM BEARING CAPACITY OF 100kPa (14.5 psi) OR GREATER.
 - FOR FOOTING SIZES SEE ARCHITECTURAL DRAWINGS
 - (*SEE OBC 9.15.3 & 9.15.4.)
 - INSULATE W/ R-20 (RSI 3.52) CONTINUOUS INSULATION ON INTERIOR SIDE OF FDN WALL.

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

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

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

- 9** **CEILING**
- R-60 (RSI 10.56) INSULATION
 - 6 MIL POLY AIR/VAPOUR BARRIER
 - 5/8" (15.8 mm) GYPSUM BOARD OR 1/2" CEILING BOARD (12.7 mm)

- 10** **STAIRS INTERIOR & EXTERIOR**
- | | |
|-------------------------------|-------------------|
| -MIN. RISE | = 8" (125mm) |
| -MAX. RISE | = 7'-7/8" (200mm) |
| -MIN. RUN | = 10" (255mm) |
| -MAX. NOSING | = 1" (25mm) |
| -MIN. HEADROOM | = 6'-5" (1950mm) |
| -MIN. WIDTH | = 2'-10" (860mm) |
| (BETWEEN WALL FACES) | |
| -MIN. WIDTH | = 2'-11" (900mm) |
| (EXIT STAIRS, BETWEEN GUARDS) | |
| FOR CURVED STAIRS | = 5'-7/8" (150mm) |
| -MIN. RUN | = 7'-7/8" (200mm) |
| -MIN. AVG. RUN | |

- NOTE: FOR EXTERIOR CONC. STEPS**
- 10" (254mm) RUN & 8" (200mm) RISE
 - FOUNDATION WALL REQUIRED FOR 3 OR MORE RISERS. FOOTING TO BE MIN. 4'-0" (1.22mm) BELOW GRADE.

- 11** **RAILINGS / GUARDS**
- | | |
|---|------------------|
| -INTERIOR LANDING | = 3'-6" (1070mm) |
| -INTERIOR STAIR | = 2'-11" (900mm) |
| -EXTERIOR LANDING | = 2'-11" (900mm) |
| (GREATER THAN 2'0" (610mm) ABOVE GRADE) | |
| -EXTERIOR LANDING | = 3'-6" (1070mm) |
| (GREATER THAN 5'11" (1800mm) ABOVE GRADE) | |
| -EXTERIOR STAIR | = 2'-11" (900mm) |
| -4" (100mm) MAX. BETWEEN WOOD PICKETS | |

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

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

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

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

- 15A** **STEEL PIPE COLUMN (see O.B.C. 9.15.3.3)**
- 3 1/2" (89mm) DIA. X 0.188 (4.78mm) STL. COLUMN W/ 6"X4"X1/4" (100mmX100mmX6.4mm) STEEL TOP & BOTTOM PLATE
 - FIELD WELD BOTTOM PLATE TO 10"X4"X1/2" (250mmX100mmX12.5mm) BASE PLATE C/W 2-1/2" (12.7mm) DIA. X 12" (300mm) LONG X 2" (50mm) HOOK ANCHORS

- 15B** **STEEL PIPE COLUMN**
- 3 1/2" (89mm) DIA. X 0.188 (4.78mm) NON-ADJUSTABLE STEEL COLUMN W/ 6"X6"X3/8" (150X150X9.5) STEEL TOP PLATE & 4 1/2"X10"X1/2" (120X250X12.5) STEEL BOTTOM PLATE W/ 2-1/2"DIA.X12"X2" (2-12mm DIA.X300mmX50mm) HOOK ANCHORS. FIELD WELD COLUMN TO BASE PLATE

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

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

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

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

- 20** **GARAGE MAN DOOR**
- TO BE GAS PROOFED WITH SELF CLOSER, WEATHERSTRIPPING, THRESHOLD & DEADBOLT

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

- 22** CAPPED DRYER VENT OBC 9.32.1.3(3)

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

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

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

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

- 27** **PORCH SLAB**
- FOR MAX. 8'-2" (2500mm) PORCH DEPTH
 - 5" (125mm) 32 MPa (4640 psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT
 - REINF. WITH 10M BARS @ 8" (200mm) O/C EACH WAY IN BOTTOM THIRD OF SLAB ANCHORED IN PERIMETER FDTN. WALLS WITH 24"X24" (610mmX610mm) 10M @ 24" (610mm) O/C. DOWELS.
 - SLOPE SLAB MIN. 1.0% FROM DOOR SLAB TO HAVE A MIN. 3" (75mm) BEARING ON FDTN. WALLS.
 - PROVIDE (WL 1) LINTELS OVER CELLAR DOOR.

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

- 29** **BLOCK VENEER WALL**
- 4" (100mm) CONCRETE BLOCK TO SUPPORT BRICK ABOVE. WALL AS PER NOTE **(3)** EXCEPT NO WEEP HOLES
- 30** WOOD FRAMING MEMBERS SUPPORTED ON CONCRETE IN CONTACT WITH GROUND OR FILL SHALL BE PRESSURE TREATED OR SEPARATED FROM CONCRETE W/ 6 mil POLUETHYLENE OR No.15 ROLL ROOFING

- 31** **DOUBLE VOLUME WALL**
- WALL ASSEMBLY THE SAME AS NOTE **(2)** & **(3)** WITH THE FOLLOWING EXCEPTIONS:
- FOR A MAXIMUM 5450mm (18'-0") HEIGHT, PROVIDE 2-38x140 (2-2"x6") CONTINUOUS STUDS @300mm (12") o.c. FOR BRICK AND 400mm (16") o.c. FOR SIDING.
 - PROVIDE SOLID WOOD BLOCKING BETWEEN STUDS @1220mm (4'-0") o.c. VERT. 7/8" EXT. PLYWOOD SHEATHING

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

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

- 34** **WALLS ADJACENT TO ATTIC SPACE**
- 1/2" (13mm) GYPSUM BOARD
 - 6 MIL POLY AIR/VAPOUR BARRIER
 - 2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C.
 - R22 (RSI 3.87) BATT INSULATION
 - 7/16" (11mm) OSB SHEATHING ON ATTIC SIDE
- EXPOSED CANTILEVERED FLOOR**
- FLOOR ASSEMBLY AS PER NOTE **(3)**
 - 6 MIL POLY AIR/VAPOUR BARRIER
 - R31 (RSI 5.46) SPRAY FOAM INSULATION
 - VENTED ALUMINUM SOFFIT
- 35** **UNSUPPORTED FDTN. 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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FLOOR AREA CALCULATIONS	ELEV. B
GROUND FLOOR AREA	= 1780 Sq. Ft.
SECOND FLOOR AREA	= 2128 Sq. Ft.
TOTAL FLOOR AREA	= 3908 Sq. Ft.
1st FLOOR OPEN AREA	= 3 Sq. Ft.
2nd FLOOR OPEN AREA	= 4 Sq. Ft.
ADD TOTAL OPEN AREAS	= 7 Sq. Ft.
ADD FIN. BASEMENT AREA	= 95 Sq. Ft.
GROSS FLOOR AREA	= 4010.00 Sq. Ft.
GROUND FLOOR COVERAGE	= 1783 Sq. Ft.
GARAGE AREA	= 429 Sq. Ft.
PORCH AREA	= 59 Sq. Ft.
TOTAL COVERAGE W/ PORCH	= 2271 Sq. Ft.
	= 210.98 Sq. m.
TOTAL COVERAGE W/O PORCH	= 2212 Sq. Ft.
	= 205.50 Sq. m.

GLAZING CALCULATION CHART	
GRADE TO SECOND FLOOR	12.75 ft.
SECOND FLOOR TO TOP OF PLATE	9.08 ft.
GROUND FLOOR PERIMETER	204.66 ft.
SECOND FLOOR PERIMETER	201.50 ft.
TOTAL WALL AREA	4439.04 s.f.
GLAZING FRONT ELEVATION	118.77 s.f.
GLAZING LEFT SIDE ELEVATION	83.99 s.f.
GLAZING RIGHT SIDE ELEVATION	30.66 s.f.
GLAZING REAR ELEVATION	190.05 s.f.
TOTAL GLAZING AREA	423.47 s.f.
ALLOWABLE GLAZING AREA	17 %
GLAZING AREA	9.54%

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER

B. MARINKOVIC

PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

REVISIONS			
#	Description	Date	By:
1	ISSUED FOR PRICING	APR. 5/17	MS
2	ISSUED FOR PERMIT & CONSTRUCTION	MAY. 29/17	MS

Drawn By:	MT	Checked By:	MS
Project No:	17-08	Page:	
Scale:	3/16"=1'0"		1 OF 9

THE RISER

DESIGNS

20 RIVERMEDE ROAD, UNIT 101
CONCORD, ONTARIO
L4K 3N3
PHONE: (905) 889-2111
FAX: 1 (866) 602-1163
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The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set forth in the Ontario Building Code to design the work shown on the attached drawings.

REGISTERED PROFESSIONAL ENGINEER

IAN ROBERTSON

1 RISER DESIGNS INC.

27816

REGISTRATION EXPIRATION

32072

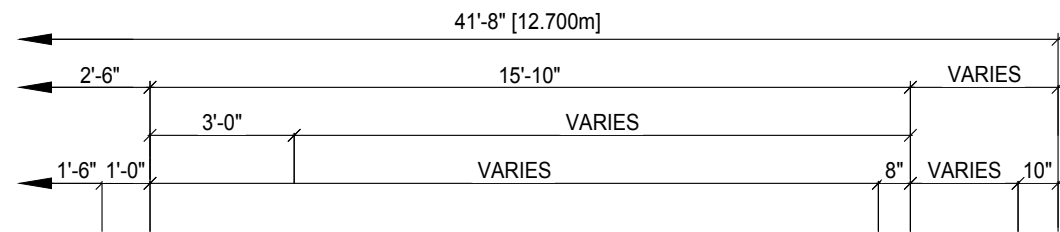
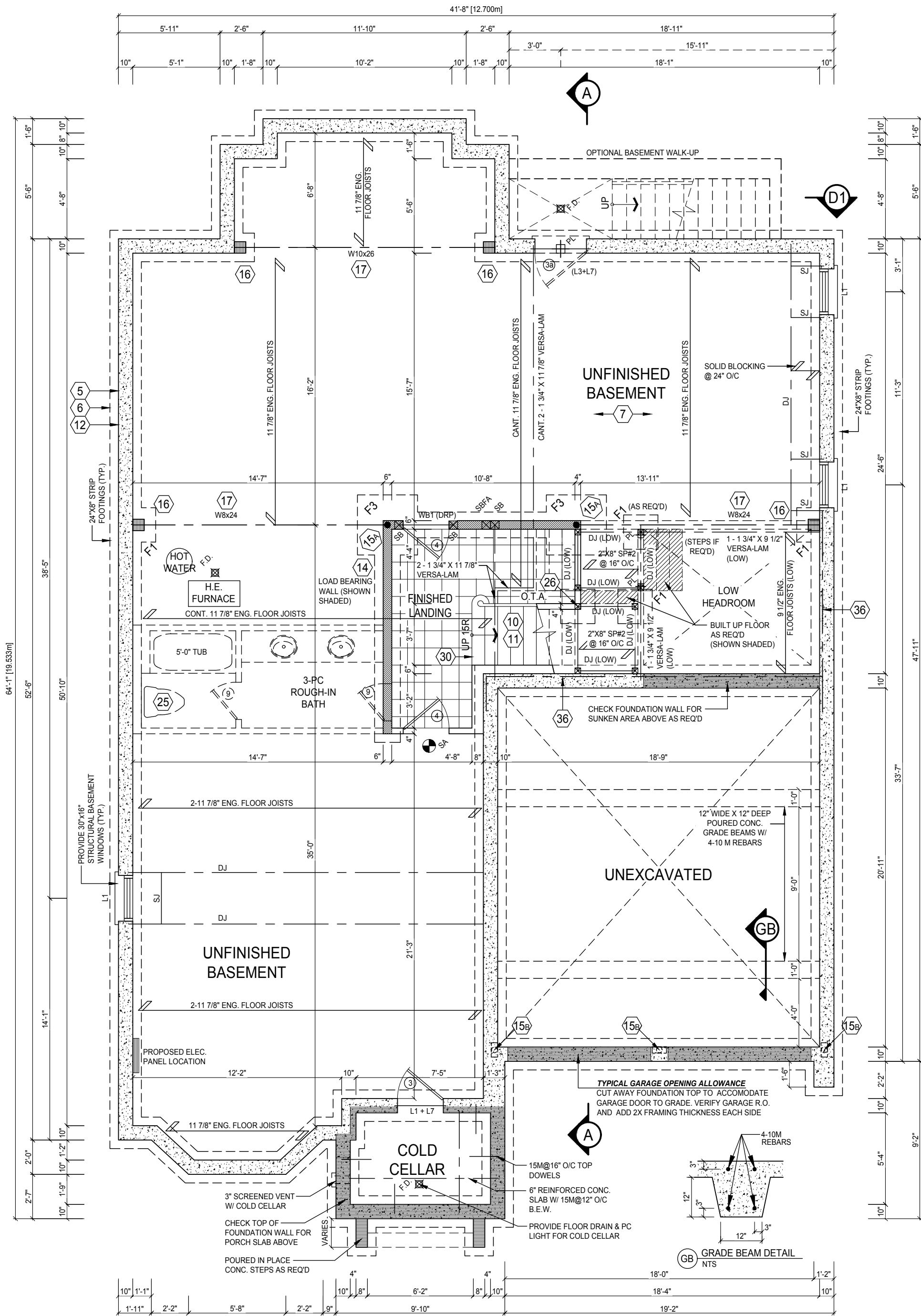
Client: GREENYORK HOMES

Project: DEGREY DR,
CITY OF BRAMPTON

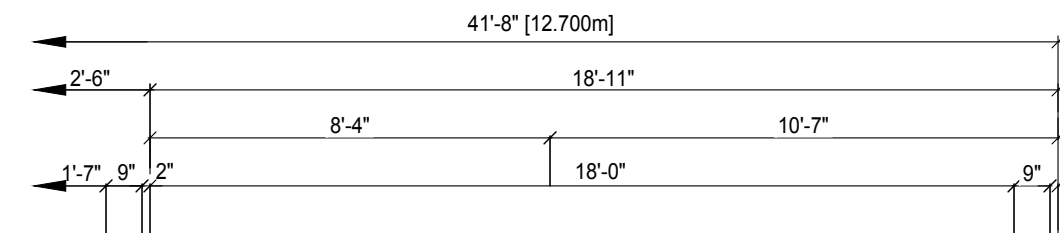
Model:

YORK 3 EL.B

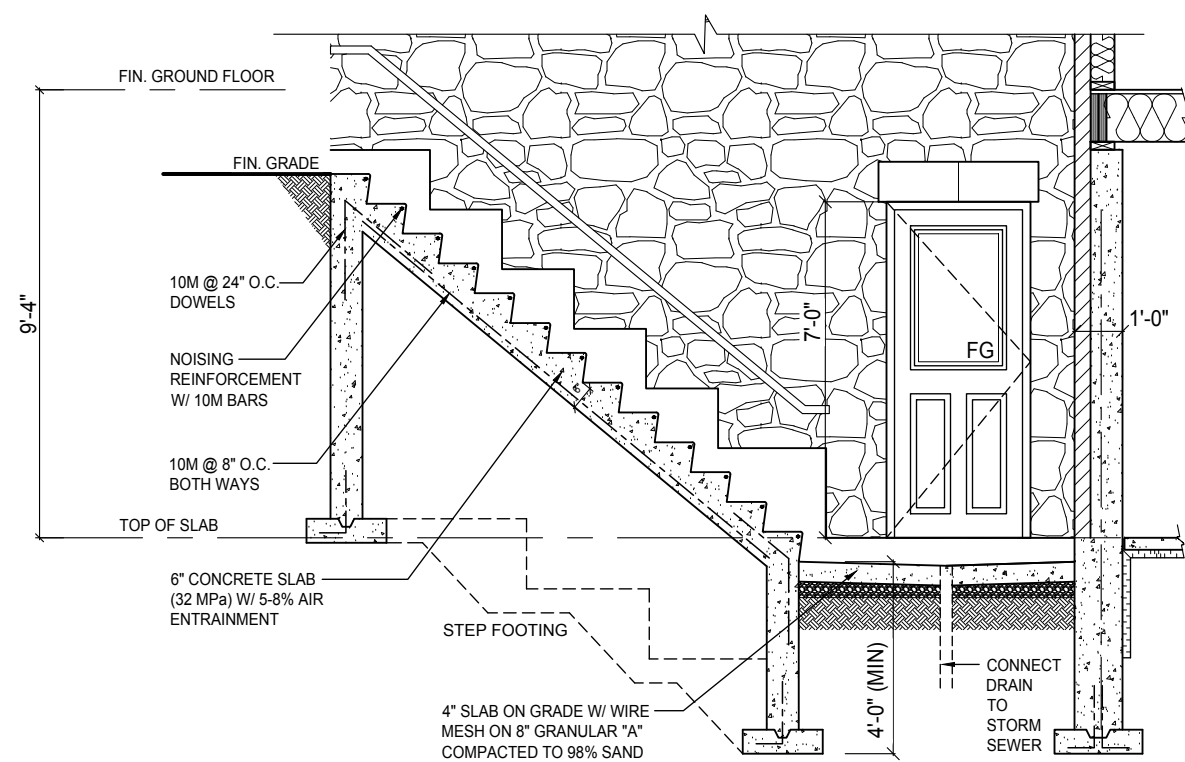
Sheet Title: CONSTRUCTION NOTES



D1 PARTIAL BASEMENT PLAN
OPT. BASEMENT WALK-UP



D1 PARTIAL GROUND FLOOR PLAN
OPT. BASEMENT WALK-UP



D1 WALK-UP DETAIL
SCALE: 1/4" - 1'-0"

NOTE: REFER TO FLOOR FRAMING SHOP
DRAWINGS FOR JOIST SIZING / SPACING &
BEAM SIZE INFORMATION

BASEMENT GENERAL NOTES

- ALL CONCRETE FOOTINGS SHALL REST ON UNDISTURBED SOIL WITH ALLOWABLE BEARING CAPACITY OF 150 KPA. (3135 PSF). (TO BE SITE VERIFIED) AND SHALL BE A MIN. OF 4" 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-A350 AND EMBEDDED PLATES SHALL BE GENERAL PURPOSE STEEL.
- BACKFILL SHALL BE PLACED AND COMPACTED EQUALLY ON BOTH SIDES OF GARAGE FOUNDATION WALLS TO AVOID LATERAL LOADING.
- ALL EXPOSED CONCRETE TO BE 32 Mpa W/ 5-7% AIR ENTRAINMENT
- ALL FOOTINGS TO HAVE MIN. 2-15M BARS CONT.
- REFER TO FLOOR TRUSS SHOP DRAWINGS FOR ALL FLOOR FRAMING INFORMATION
- WHEN VENEER CUT IS GREATER THAN 26" A 10" POURED CONC. FDTN. WALL IS REQUIRED.
- SPACE CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS. PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'-7". 2 ROWS FOR SPANS GREATER THAN 7'

PAD FOOTING SCHEDULE

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

ASSUME SOIL BEARING CAPACITY 150 Kpa
TO BE SITE VERIFIED

STEEL COLUMN SCHEDULE

C1	4"x4"x14" H.S.S. W/ 6"x10"x12" BASE PLATE & 3-3/4" 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	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

1"= 25KN/m2 - USE 4 BOLTS FOR MOMENT CONNECTION

WOOD/STEEL LINTELS

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

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

DOOR SCHEDULE - BASEMENT

1	2'-10" x 6'-8" - INSULATED ENTRANCE DOOR
1A	2'-8" x 6'-8" - INSULATED FRONT DOORS
2	2'-8" x 6'-8" - WOOD & GLASS DOOR
3	2'-8" x 6'-8" x 1-3/4" - EXTERIOR SLAB DOOR
3A	3'-0" x 6'-8" x 1-3/4" - EXTERIOR SLAB DOOR
4	2'-8" x 6'-8" x 1-3/8" - INTERIOR SLAB DOOR
5	2'-8" 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
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CONCORD, ONTARIO
L4K 3N3
PHONE: (905) 669-2111
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www.oneriser.ca

IAN ROBERTSON	27816
1 RISER DESIGNS INC.	32072

GREENYORK HOMES

DEGREY DR.
CITY OF BRAMPTON

YORK 3 EL.B

BASEMENT PLAN
ELEVATION 'B'

Drawn by: MT
Project No: 17-08
Scale: 3/16"=1'-0"

Checked by: MS
Page: 2 OF 9

NOTE: REFER TO FLOOR FRAMING SHOP DRAWINGS FOR JOIST SIZING / SPACING & BEAM SIZE INFORMATION

GROUND FLOOR GENERAL NOTES

- ALL INTERIOR DOOR AND OPENING LINTEL NOT SHOWN TO BE A MIN. OF 2-2"x8" SPP#1
- ALL 4" & 6" PARTITIONS SHOWN (UNLESS OTHERWISE NOTED) TO BE 2"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 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

1"= 25KN/m2 - USE 4 BOLTS FOR MOMENT CONNECTION

WOOD/STEEL LINTELS

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

DOOR SCHEDULE - GROUND FLOOR

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

	VARYING WALL HEIGHT
	DOUBLE VOLUME WALL
	LOAD BEARING WALL

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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of BRAMPTON.

STRUDET INC.



ONE RISER
DESIGNS
20 RIVERMEDE ROAD, UNIT 101
CONCORD, ONTARIO
L4K 3N3
PHONE: (905) 669-2111
FAX: 1 (866) 602-1163
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 design the work shown on these documents.

QUALIFICATION NO. 27816
IAN ROBERTSON
REGISTRATION NO. 32072
1 RISER DESIGNS INC.

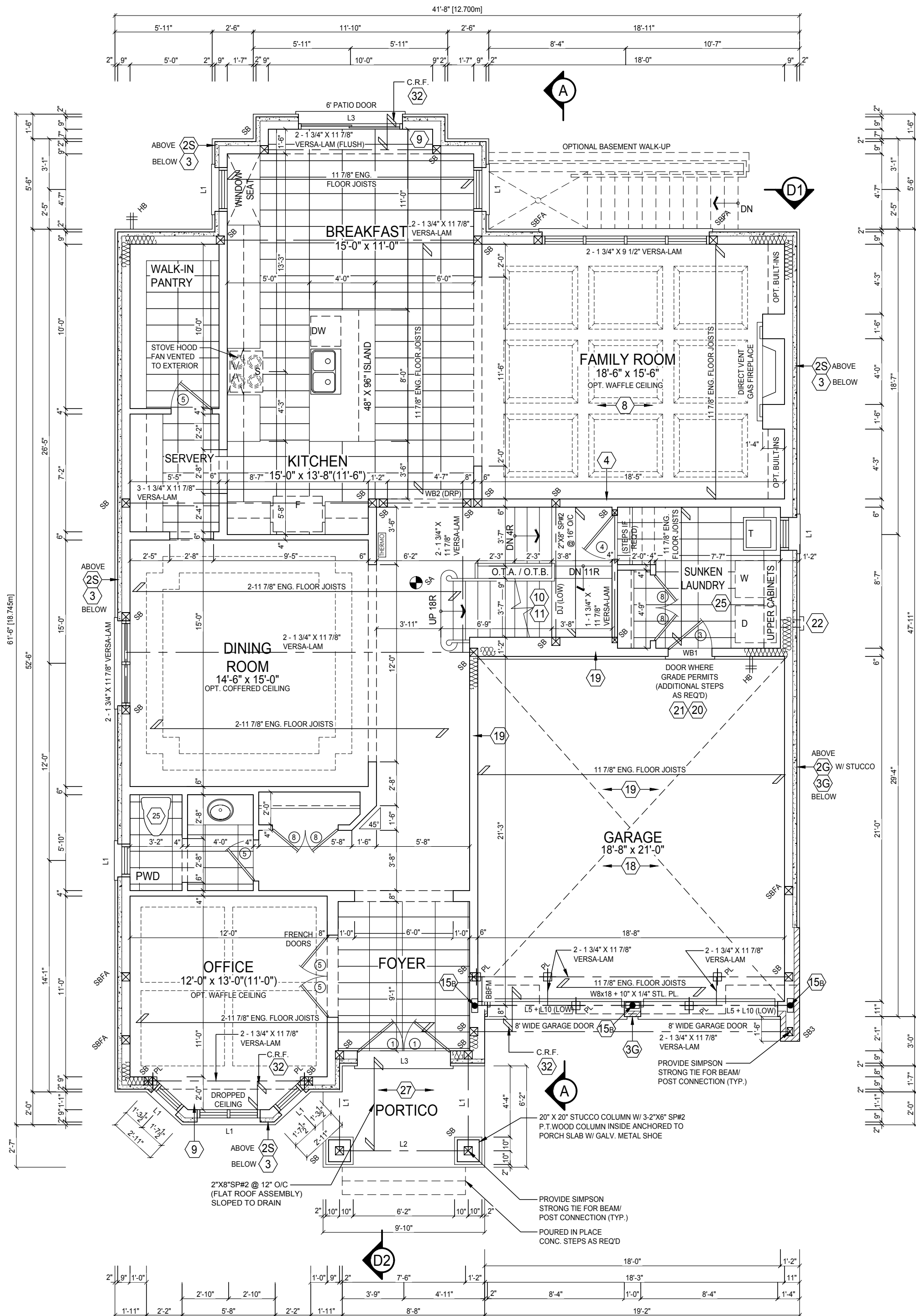
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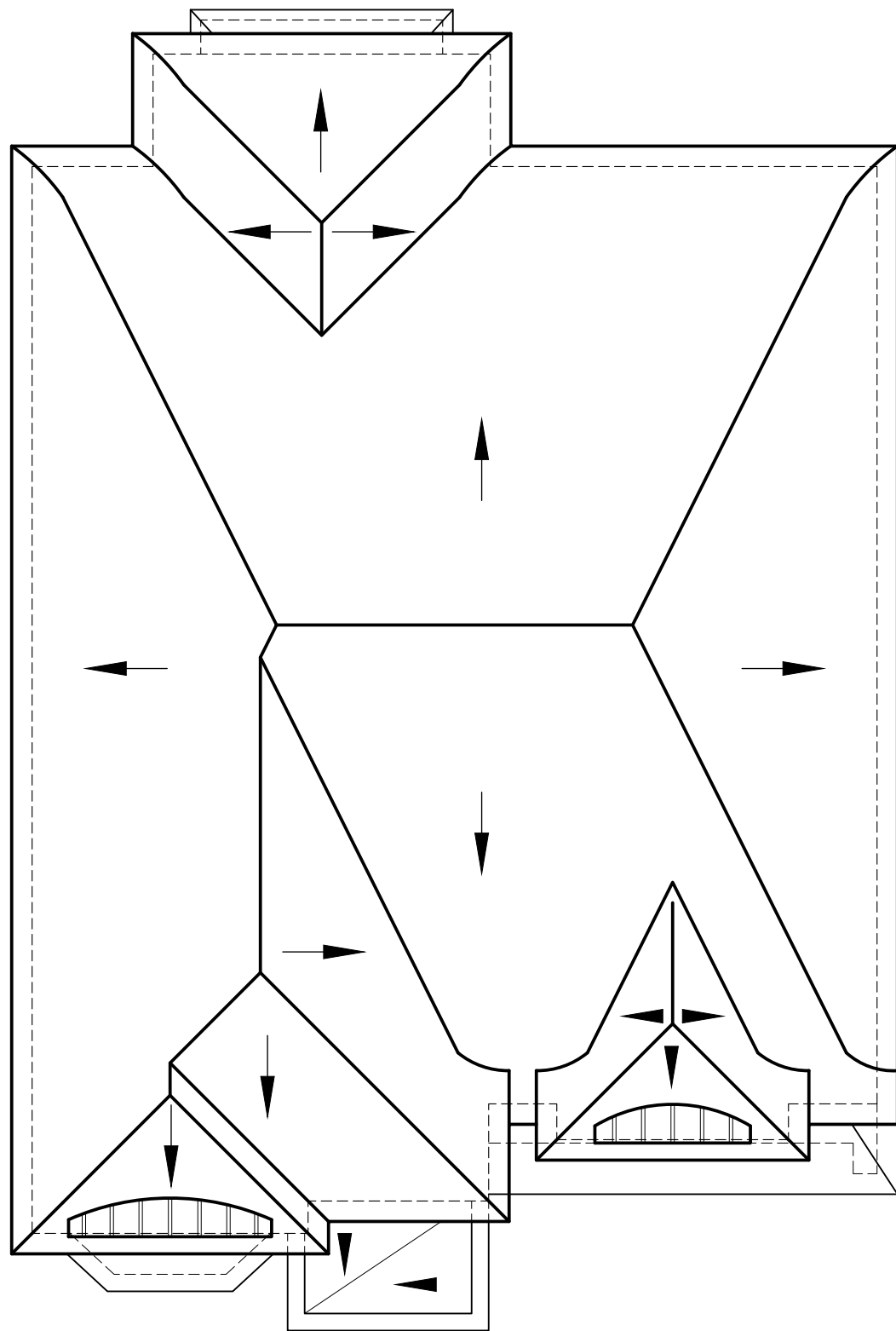
Project: DEGREY DR.
CITY OF BRAMPTON

Model: YORK 3 EL.B

Sheet Title: GROUND FLOOR PLAN
ELEVATION 'B'

Drawn by: MT
Checked by: MS
Project No: 17-08
Scale: 3/16"=1'0"
Page: 3 OF 9





ROOF PLAN
N.F.S.



FRONT ELEVATION 'B'

REVISIONS			
#	Description	Date	By:
1	ISSUED FOR PRICING	APR. 5/17	MS
2	ISSUED FOR PERMIT & CONSTRUCTION	MAY. 29/17	MS

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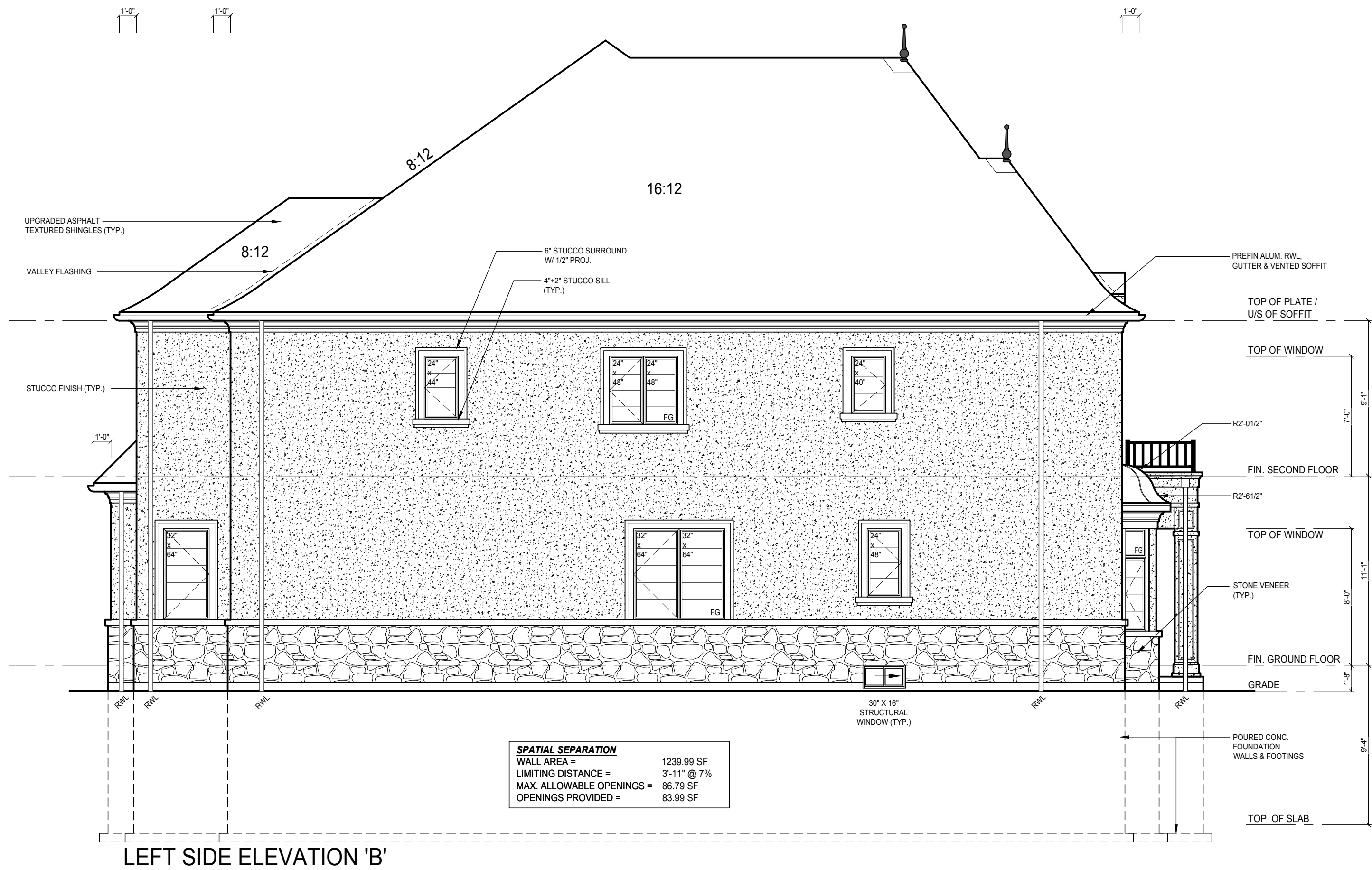
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QUALIFICATION NUMBER: 27816
IAN ROBERTSON
REGISTRATION NUMBER: 32072
ONE RISER DESIGNS INC.

Client: GREENYORK HOMES
Project: DEGREY DR.
CITY OF BRAMPTON
Model: YORK 3 EL.B
Sheet Title: FRONT ELEVATION 'B'
& ROOF PLAN
Drawn by: MT
Checked by: MS
Project No: 17-08
Scale: 3/16"=1'0"
Page: 5 OF 9



SPATIAL SEPARATION	
WALL AREA =	1239.99 SF
LIMITING DISTANCE =	3'-11" @ 7%
MAX. ALLOWABLE OPENINGS =	86.79 SF
OPENINGS PROVIDED =	83.99 SF

ELEVATION GENERAL NOTES

- REFER TO FRONT ELEVATION FOR INFORMATION NOT SHOWN

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ONE RISER
DESIGNS
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CONCORD, ONTARIO
L4K 3N3
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QUALIFICATION NUMBER: 27816
REGISTRATION INFORMATION: 32072
IAN ROBERTSON
REGISTERED ARCHITECT

CLIENT: GREENYORK HOMES

Project: DEGREY DR.
CITY OF BRAMPTON

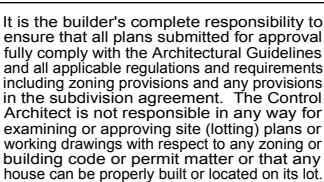
Model: YORK 3 EL.B

Sheet Title: LEFT SIDE ELEVATION 'B'

REVISIONS			
#	Description	Date	By:
1	ISSUED FOR PRICING	APR. 5/17	MS
2	ISSUED FOR PERMIT & CONSTRUCTION	MAY. 29/17	MS

Drawn by: MT
Checked by: MS
Project No: 17-08
Scale: 3/16"=1'0"
Page: 6 OF 9

- REFER TO FRONT ELEVATION FOR INFORMATION NOT SHOWN



This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of BRAMPTON.

ONE RISER
DESIGNS

20 RIVERMEDE ROAD, UNIT 101
CONCORD, ONTARIO

L4K 3N3

PHONE: (905) 669-2111

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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 attached documents

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 10, SUBSECTION 1.2.5 OF THE BUILDING CODE

IAN ROBERTSON

27816

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 1, SECTION 3.2.4 OF THE BUILDING CODE

Client:

Client: GREENYORK HOMES

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Project: DEGREY DR,
CITY OF BRAMPTON

Model:

YORK 3 EL.B

Sheet Title:

RIGHT SIDE ELEVATION 'B'

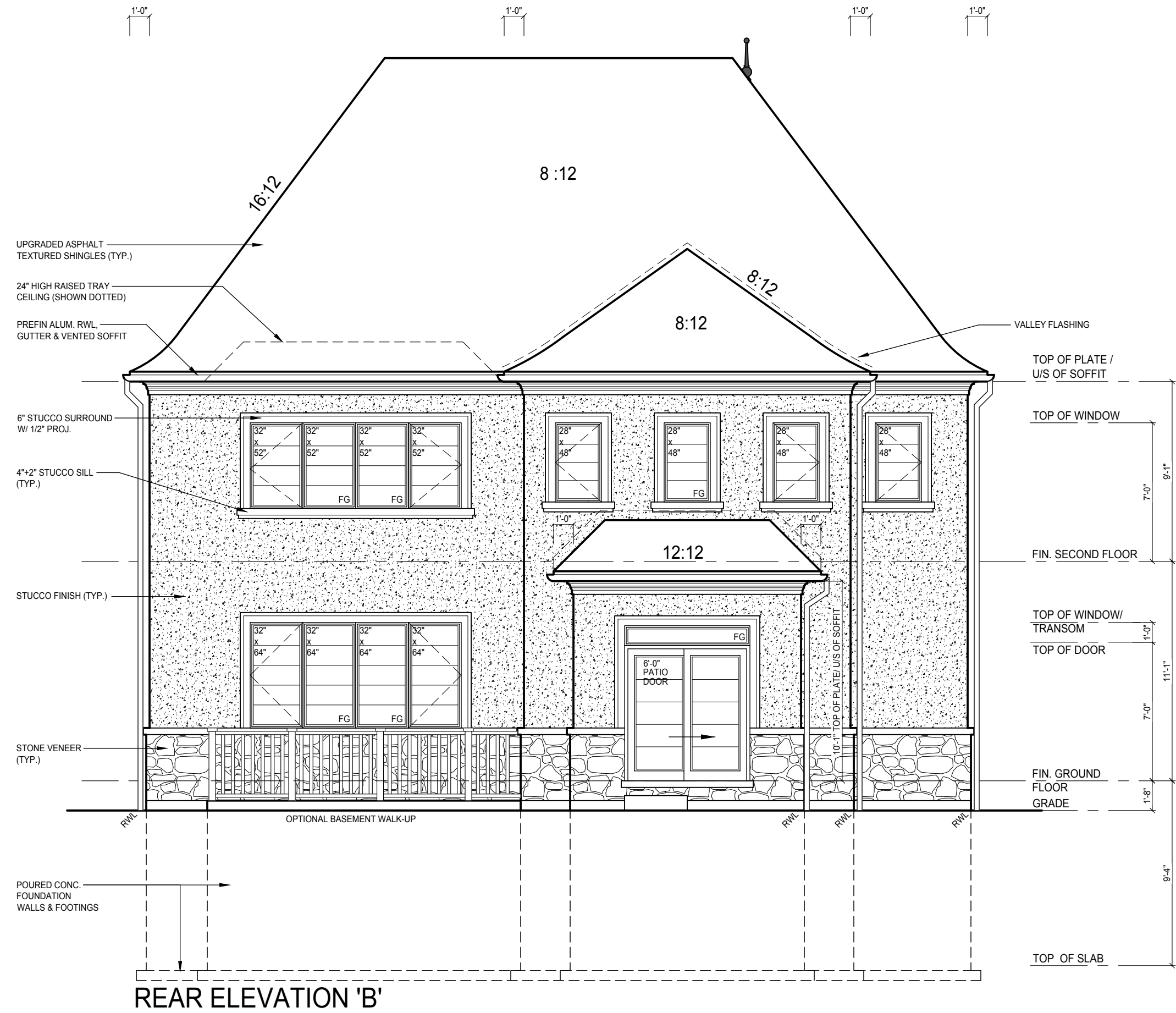
Drawn by: MT	Checked by: MS
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Project	17.00	Page:
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No: 17-08
Scale: 3/16"=1'0"

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



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ONE RISER
DESIGNS
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CONCORD, ONTARIO
L4K 3N3
PHONE: (905) 669-2111
FAX: 1 (866) 602-1163
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 design the work shown on these documents.
QUALIFICATION NO. 0790
IAN ROBERTSON
REGISTRATION NO. 32072
ONE RISER DESIGNS INC.

CLIENT:
GREENYORK HOMES

Project:
DEGREY DR.
CITY OF BRAMPTON

Model:
YORK 3 EL.B

Sheet Title:
REAR ELEVATION 'B'

Drawn by: MT
Checked by: MS
Project No: 17-08
Scale: 3/16"=1'0"
Page: 8 OF 9

REVISIONS			
#	Description	Date	By:
1	ISSUED FOR PRICING	APR. 5/17	MS
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STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER

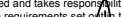
B. MARINKOVIC

PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set forth in the California Building Code to design the work shown on the attached documents.

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 3.2.5 OF THE BUILDING CODE

IAN ROBERTSON  27816

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 3.2.4 OF THE BUILDING CODE

1 RISER DESIGN'S Inc. 32072

Drawn by: MT	Checked by: MS
Project No: 17-08	Page: 9 OF 9
Scale: 3/16"=1'0"	

REVISIONS			
#	Description	Date:	By:
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2	ISSUED FOR PERMIT & CONSTRUCTION	MAY. 29/17	MS