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=1.9X10 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)
-6" (150mm) BASE FLASHING UP BEHIND WALL SHEATHING MEMBRANE
-15lb (0.7 kg/m2) BUILDING PAPER
-3/8" (10mm) EXTERIOR TYPE SHEATHING *PROVIDE 1"X3" (25mmX75mm) STRAPPING @ 12" O/C HORIZ. UNDER SHEATING FOR VERTICAL SIDING ONLY
-2"X6" (38mm X 140mm) STUDS @ 16" (400mm) O.C.
-MIN. R-22 (3.87 RSI) INSULATION
-6 MIL POLY AIR/VAPOUR BARRIER
-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-DAMPPROOF BELOW SLAB W/MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE S ROLL ROOFING W/12" (300mm) LAPPED JOINTS (DAMPPROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi (25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS)
-5" (100mm) OF 3/4" CLEAR STONE BASE
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.
-WHERE RADON EXISTS THE PERIMETER OF SLAB AND ANY PENETRATIONS OF THE SLAB SHALL BE SEALED AGAINST SOIL GAS LEAKAGE WITH FLEXIBLE SEALANT CONFORMING TO O.B.C. 9.10.13.7
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO OBC 9.13.7.
-PROVIDE R-10 (RSI 1.76) RIGID INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23 1/2" (600mm) OF BASEMENT SLAB EDGE. INSULATION TO EXTEND TO NOT LESS THAN 23 1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (O.B.C. SB-12 - 3.1.1.7 (5)).
-PROVIDE R-10 (RSI 1.76) RIGID INSULATION UNDER ENTIRE SLAB WHERE THE ENTIRE SLAB IS WITHIN 23 1/2" (600mm) OF GRADE
(O.B.C. SB-12 - 3.1.1.7 (6)).

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	= 5" (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	
-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" (1.22mm) 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/ 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

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 ***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

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 (WL1) 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 5490mm (18'-0") HEIGHT, PROVIDE 2-38x140 (2-2"x6") CONTINUOUS STUDS @300mm (12") o.c. FOR BRICK AND 400mm (16") o.c. FOR SIDING.
PROVIDE SOLID WOOD BLOCKING BETWEEN STUDS @1220mm (4'-0") o.c. VERT. 7/16" EXT. PLYWOOD SHEATHING

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

35 ***EXPOSED CANTILEVERED FLOOR***
-FLOOR ASSEMBLY AS PER NOTE (8)
-6 MIL POLY AIR/VAPOUR BARRIER
-R31 (RSI 5.46) SPRAY FOAM INSULATION
-VENTED ALUMINUM SOFFIT

36 ***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

AREA CALCULATIONS — ELEV. 1

GROUND FLOOR AREA	=	1277	Sq. Ft.
SECOND FLOOR AREA	=	1539	Sq. Ft.
TOTAL FLOOR AREA	=	2816	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	=	73	Sq. Ft.
GROSS FLOOR AREA	=	2816	Sq. Ft.
GROSS FLR. AREA W/ FIN. BSMT LANDING	=	2889	
GROUND FLOOR COVERAGE	=	1277	Sq. Ft.
GARAGE COVERAGE / AREA	=	400	Sq. Ft.
PORCH COVERAGE / AREA	=	134	Sq. Ft.
EXT. BSMT STAIR	=	59	Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	1870	Sq. Ft.
	=	173.73	Sq. m.
TOTAL COVERAGE W/O PORCH	=	1736	Sq. Ft.
	=	161.28	Sq. m.

GLAZING CALCULATION CHART

GRADE TO SECOND FLOOR	12.75 ft.
SECOND FLOOR TO TOP OF PLATE	9.08 ft.
GROUND FLOOR PERIMETER	163.50 ft.
SECOND FLOOR PERIMETER	165.00 ft.
TOTAL WALL AREA	3583.32 s.f.
GLAZING FRONT ELEVATION	106.16 s.f.
GLAZING LEFT SIDE ELEVATION	40.28 s.f.
GLAZING RIGHT SIDE ELEVATION	38.00 s.f.
GLAZING REAR ELEVATION	176.83 s.f.
TOTAL GLAZING AREA	361.27 s.f.
ALLOWABLE GLAZING AREA	17 %
GLAZING AREA	10.08%

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

REVISIONS

#	Description	Date:	By:
1	ISSUED FOR PRELIMINARY CLIENT REVIEW	MAR. 31/17	MS
2	FLOORS, TRUSSES & ENG. COMMENTS CO-ORDINATED	JUNE 20/17	MT
3	ISSUED FOR PERMIT & CONSTRUCTION	JUNE 20/17	MS
-	-	-	-
-	-	-	-

ONE RISER DESIGNS
20 RIVERMEDE ROAD, UNIT 101
CONCORD, ONTARIO, L4K 3N3
PHONE: (905) 669-2111
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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 the attached documents

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C, SECTION 3.2.5 OF THE BUILDING CODE
IAN ROBERTSON 27816

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C, SECTION 3.2.4 OF THE BUILDING CODE
1 RISER DESIGNS Inc. 32026

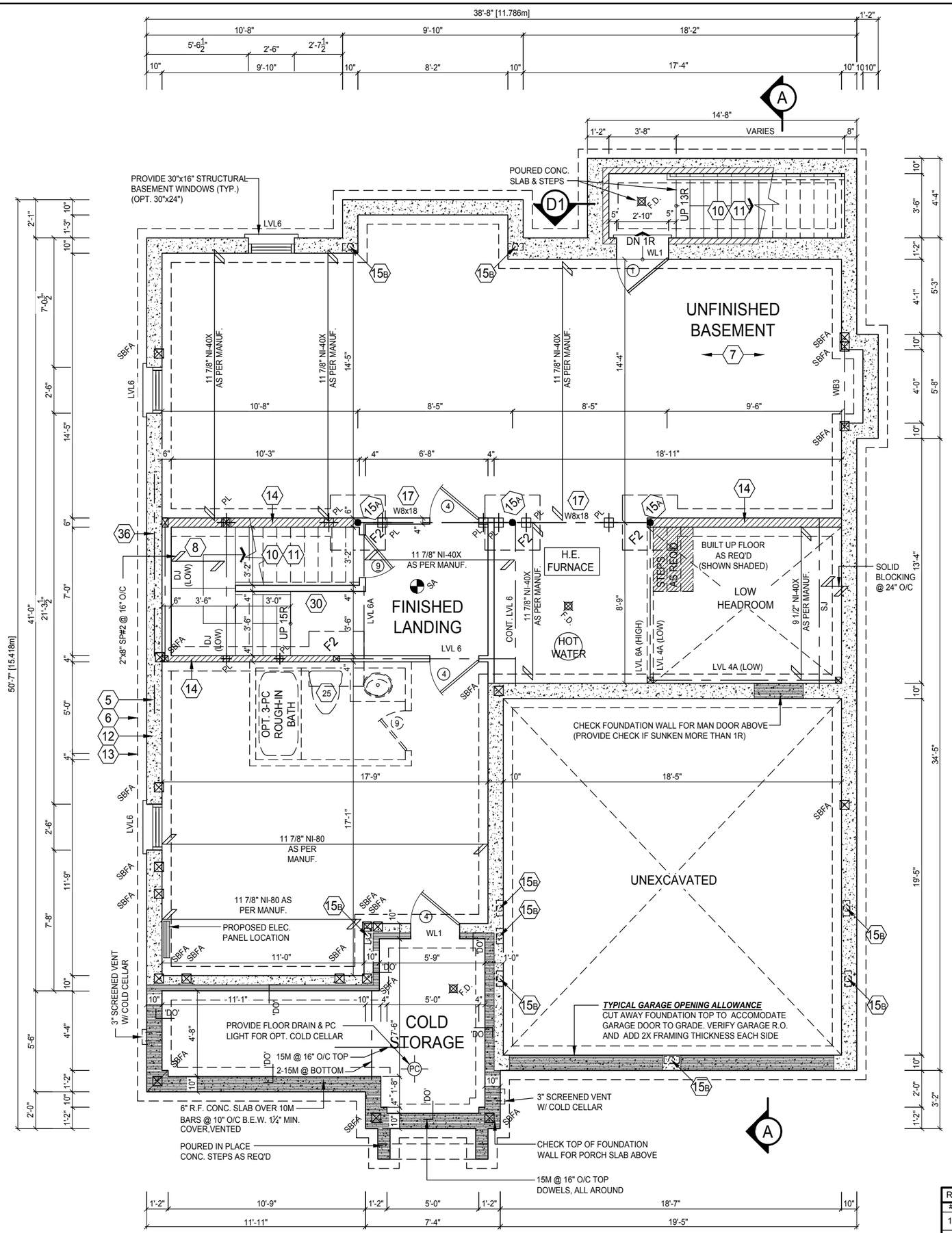
Client: GREENYORK HOMES

Project: OSTIENSE
CITY OF BRAMPTON

Model: AUBURN 2

Sheet Title: CONSTRUCTION NOTES & AREAS

Drawn by: MT/PF
Checked by: MS
Project No: 17-29
Page: 1 OF 9
Scale: 3/16" = 1'0"



LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A = 1-1 3/4" x 7 1/4" (1-45x184)
LVL1 = 2-1 3/4" x 7 1/4" (2-45x184)
LVL2 = 3-1 3/4" x 7 1/4" (3-45x184)
LVL3 = 4-1 3/4" x 7 1/4" (4-45x184)
LVL4A = 1-1 3/4" x 9 1/2" (1-45x240)
LVL4 = 2-1 3/4" x 9 1/2" (2-45x240)
LVL5 = 3-1 3/4" x 9 1/2" (3-45x240)
LVL5A = 4-1 3/4" x 9 1/2" (4-45x240)
LVL6A = 1-1 3/4" x 11 7/8" (1-45x300)
LVL6 = 2-1 3/4" x 11 7/8" (2-45x300)
LVL7 = 3-1 3/4" x 11 7/8" (3-45x300)
LVL8 = 2-1 3/4" x 14" (2-45x356)
LVL9 = 3-1 3/4" x 14" (3-45x356)

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

BASEMENT - GENERAL NOTES

- ALL SUBFLOORS TO BE 3/4" PLYWOOD AND TO BE GLUED AND NAILED ON THIS FLOOR.

- WHEN VENEER CUT IS GREATER THAN 26" A 10" POURED CONC. FDTN. WALL IS REQUIRED.

- REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ENGINEERED FRAMING LAYOUTS.

- ALL GARAGE SLABS, PORCH SLABS, STAIRS (EXPOSED CONC. FLAT WORK) TO BE 32 MPa WITH 5-8% AIR ENTRAINMENT.

- 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'

STRIP FOOTINGS FOR SINGLES & SEMIS UP TO 2 STOREY

8" OR 10" FOUNDATION WALLS WITH 2"x8" / 2"x10" FLOOR JOISTS
20"x6" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.
24"x8" CONCRETE STRIP FOOTINGS BELOW PARTY WALLS.

FOUNDATION WALLS WITH ENGINEEED JOISTS OVER 16' SPANS
24"x8" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.

FOOTINGS ON ENGINEERED FILL
24"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING BELOW EXTERIOR WALLS.
30"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING BELOW PARTY WALLS.
(REFER TO FOOTING DETAILS ON ENGINEERED FILL)

ASSUMED 120 KPa (18 p.s.i.) SOIL BEARING CAPACITY OR 90 KPa ENGINEERED SOIL FILL, TO BE VERIFIED ON SITE.

ASSUME THE LARGER FOOTING SIZE WHEN TWO CONDITIONS APPLY

FOOTING SCHEDULE

120 KPa NATIVE SOIL
F1 = 42"x42"x18" CONC.PAD
F2 = 36"x36"x16" CONC.PAD
F3 = 30"x30"x12" CONC.PAD
F4 = 24"x24"x12" CONC.PAD
F5 = 16"x16"x8" CONC.PAD

90 KPa ENGINEERED SOIL
F1 = 48"x48"x20" CONC.PAD
F2 = 40"x40"x16" CONC.PAD
F3 = 34"x34"x14" CONC.PAD
F4 = 28"x28"x12" CONC.PAD
F5 = 18"x18"x8" CONC.PAD

COLUMN SCHEDULE

C1 = 4"x4"x1/4" H.S.S. W/ 10"x10"x1/2" BASE PLATE & 2 - 3/4" DIA. ANCHOR BOLTS

C2 = 3 1/2" DIA 1/4" THICK W/ 10"x10"x1/2" BASE PLATE & 2 - 3/4" DIA. ANCHOR BOLTS

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

REVISIONS

#	Description	Date:	By:
1	ISSUED FOR PRELIMINARY CLIENT REVIEW	MAR. 31/17	MS
2	FLOORS, TRUSSES & ENG. COMMENTS CO-ORDINATED	JUNE 20/17	MT
3	ISSUED FOR PERMIT & CONSTRUCTION	JUNE 20/17	MS
-	-	-	-
-	-	-	-

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 the attached documents

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C, SUBSECTION 3.2.5 OF THE BUILDING CODE
IAN ROBERTSON 27816

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C, SUBSECTION 3.2.4 OF THE BUILDING CODE
1 RISER DESIGNS Inc. 32026

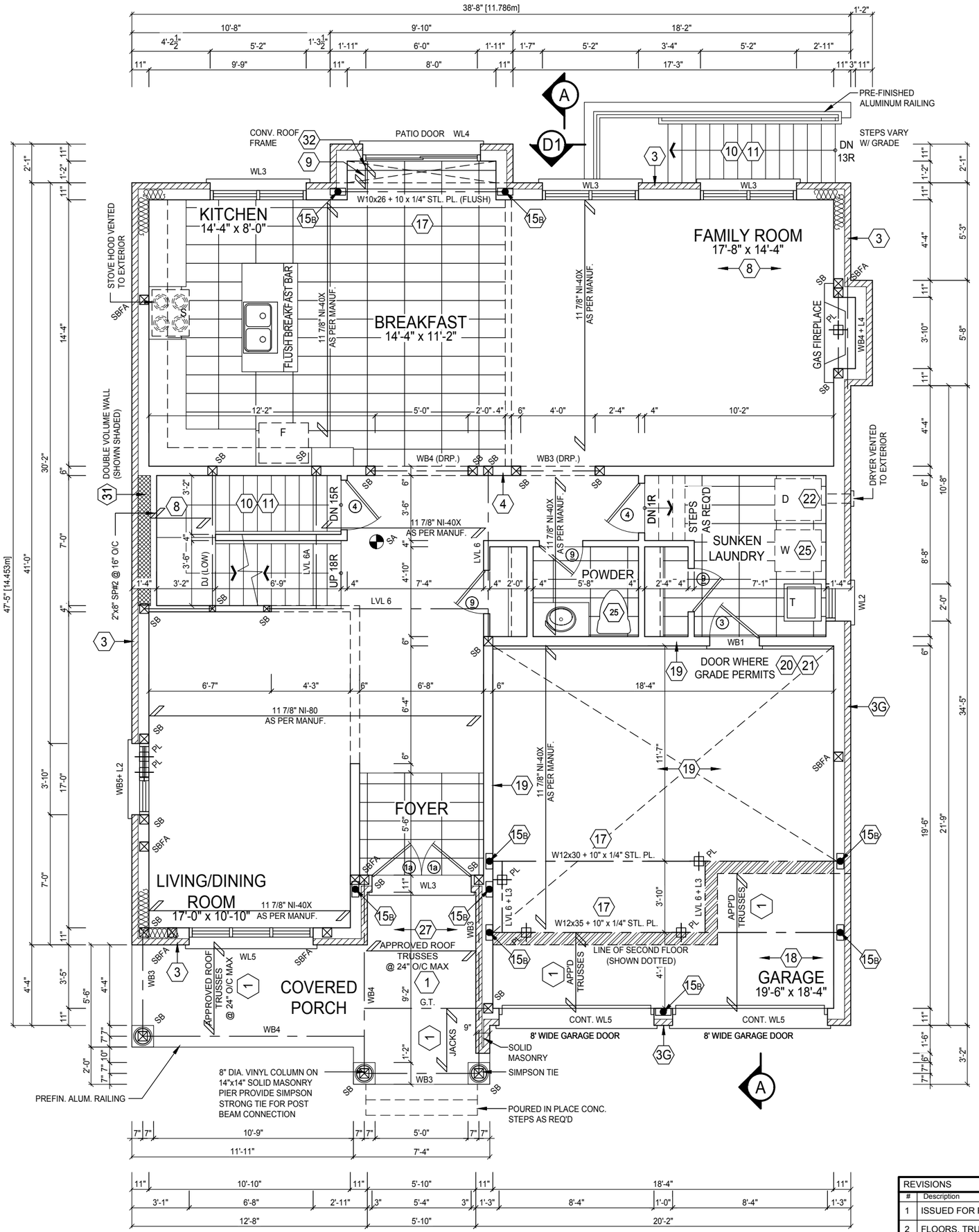
Client: GREENYORK HOMES

Project: OSTIENSE
CITY OF BRAMPTON

Model: AUBURN 2

Sheet Title: BASEMENT PLAN ELEVATION 1

Drawn by: MT/PF
Checked by: MS
Project No: 17-29
Scale: 3/16" = 1'0"
Page: 2 OF 9



LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A = 1-1 3/4" x 7 1/4" (1-45x184)
LVL1 = 2-1 3/4" x 7 1/4" (2-45x184)
LVL2 = 3-1 3/4" x 7 1/4" (3-45x184)
LVL3 = 4-1 3/4" x 7 1/4" (4-45x184)
LVL4A = 1-1 3/4" x 9 1/2" (1-45x240)
LVL4 = 2-1 3/4" x 9 1/2" (2-45x240)
LVL5 = 3-1 3/4" x 9 1/2" (3-45x240)
LVL5A = 4-1 3/4" x 9 1/2" (4-45x240)
LVL6A = 1-1 3/4" x 11 7/8" (1-45x300)
LVL6 = 2-1 3/4" x 11 7/8" (2-45x300)
LVL7 = 3-1 3/4" x 11 7/8" (3-45x300)
LVL8 = 2-1 3/4" x 14" (2-45x356)
LVL9 = 3-1 3/4" x 14" (3-45x356)

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GROUND FLOOR - GENERAL NOTES

- ALL SUBFLOORS TO BE 5/8" PLYWOOD AND TO BE GLUED AND NAILED ON THIS FLOOR.
- REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ENGINEERED FRAMING LAYOUTS.
- REFER TO ROOF 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'
- PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO FINAL GRADING PLAN.

DOOR SCHEDULE:

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

BRICK VENEER LINTELS

WL1 = 3-1/2"x3-1/2"x1/4"L (90x90x6.0L) + 2-2"x8" SPR. No.2
WL2 = 4"x3-1/2"x5/16"L (100x90x8.0L) + 2-2"x8" SPR. No.2
WL3 = 5"x3-1/2"x5/16"L (125x90x8.0L) + 2-2"x10" SPR. No.2
WL4 = 6"x3-1/2"x3/8"L (150x90x10.0L) + 2-2"x12" SPR. No.2
WL5 = 6"x4"x3/8"L (150x100x10.0L) + 2-2"x12" SPR. No.2
WL6 = 5"x3-1/2"x5/16"L (125x90x8.0L) + 2-2"x12" SPR. No.2
WL7 = 5"x3-1/2"x5/16"L (125x90x8.0L) + 3-2"x10" SPR. No.2
WL8 = 5"x3-1/2"x5/16"L (125x90x8.0L) + 3-2"x12" SPR. No.2
WL9 = 6"x4"x3/8"L (150x100x10.0L) + 3-2"x12" SPR. No.2

WOOD LINTELS AND BEAMS

WB1 = 2-2"x8" SPR. No.2 (2-38x184 SPR. No.2)
WB2 = 3-2"x8" SPR. No.2 (3-38x184 SPR. No.2)
WB3 = 2-2"x10" SPR. No.2 (2-38x235 SPR. No.2)
WB4 = 3-2"x10" SPR. No.2 (3-38x235 SPR. No.2)
WB5 = 2-2"x12" SPR. No.2 (2-38x286 SPR. No.2)
WB6 = 3-2"x12" SPR. No.2 (3-38x286 SPR. No.2)
WB7 = 5-2"x12" SPR. No.2 (5-38x286 SPR. No.2)
WB11 = 4-2"x10" SPR. No.2 (4-38x235 SPR. No.2)
WB12 = 4-2"x12" SPR. No.2 (4-38x286 SPR. No.2)

LOOSE STEEL LINTELS

L1 = 3-1/2"x3-1/2"x1/4"L (90x90x6.0L)
L2 = 4"x3-1/2"x5/16"L (100x90x8.0L)
L3 = 5"x3-1/2"x5/16"L (125x90x8.0L)
L4 = 6"x3-1/2"x3/8"L (150x90x10.0L)
L5 = 6"x4"x3/8"L (150x100x10.0L)
L6 = 7"x4"x3/8"L (175x100x10.0L)

COLUMN SCHEDULE

C1 = 4"x4"x1/4" H.S.S. W/ 10"x10"x1/2" BASE PLATE & 2 - 3/4" DIA. ANCHOR BOLTS

C2 = 3 1/2" DIA 1/4" THICK W/ 10"x10"x1/2" BASE PLATE & 2 - 3/4" DIA. ANCHOR BOLTS

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

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ONE RISER DESIGNS
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QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.5.1 OF THE BUILDING CODE
IAN ROBERTSON 27816

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.4.1 OF THE BUILDING CODE
1 RISER DESIGNS Inc. 32026

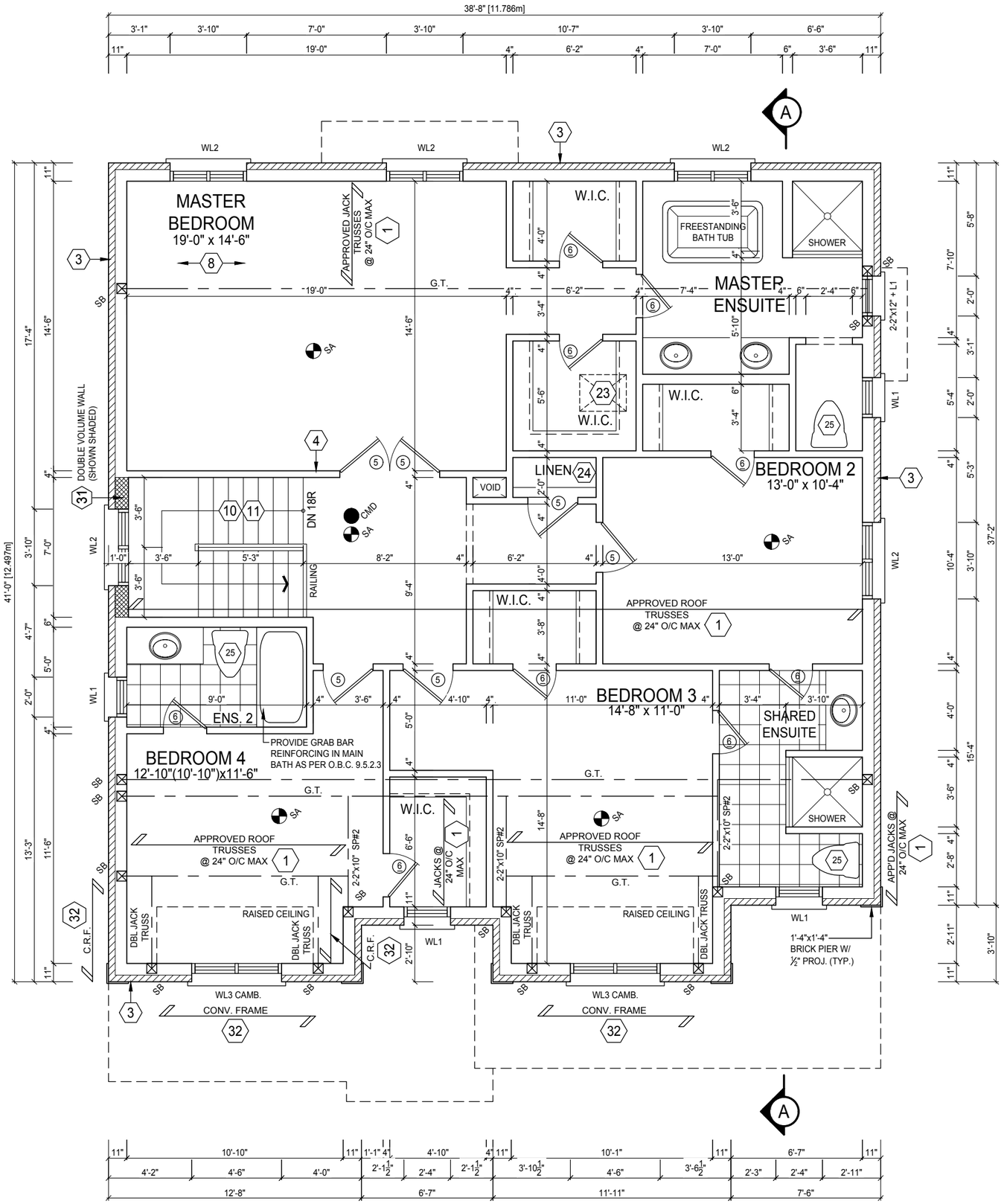
Client: GREENYORK HOMES

Project: OSTIENSE
CITY OF BRAMPTON

Model: AUBURN 2

Sheet Title: GROUND FLOOR PLAN
ELEVATION 1

Drawn by: MT/PF
Checked by: MS
Project No: 17-29
Scale: 3/16" = 1'0"
Page: 3 OF 9



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SECOND FLOOR - GENERAL NOTES

-REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION

DOOR SCHEDULE:

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

BRICK VENEER LINTELS

WL1 = 3-1/2"x3-1/2"x1/4"L (90x90x6.0L) + 2-2"x8" SPR. No.2
WL2 = 4"x3-1/2"x5/16"L (100x90x8.0L) + 2-2"x8" SPR. No.2
WL3 = 5"x3-1/2"x5/16"L (125x90x8.0L) + 2-2"x10" SPR. No.2
WL4 = 6"x3-1/2"x3/8"L (150x90x10.0L) + 2-2"x12" SPR. No.2
WL5 = 6"x4"x3/8"L (150x100x10.0L) + 2-2"x12" SPR. No.2
WL6 = 5"x3-1/2"x5/16"L (125x90x8.0L) + 2-2"x12" SPR. No.2
WL7 = 5"x3-1/2"x5/16"L (125x90x8.0L) + 3-2"x10" SPR. No.2
WL8 = 5"x3-1/2"x5/16"L (125x90x8.0L) + 3-2"x12" SPR. No.2
WL9 = 6"x4"x3/8"L (150x100x10.0L) + 3-2"x12" SPR. No.2

WOOD LINTELS AND BEAMS

WB1 = 2-2"x8" SPR. No.2 (2-38x184 SPR. No.2)
WB2 = 3-2"x8" SPR. No.2 (3-38x184 SPR. No.2)
WB3 = 2-2"x10" SPR. No.2 (2-38x235 SPR. No.2)
WB4 = 3-2"x10" SPR. No.2 (3-38x235 SPR. No.2)
WB5 = 2-2"x12" SPR. No.2 (2-38x286 SPR. No.2)
WB6 = 3-2"x12" SPR. No.2 (3-38x286 SPR. No.2)
WB7 = 5-2"x12" SPR. No.2 (5-38x286 SPR. No.2)
WB11 = 4-2"x10" SPR. No.2 (4-38x235 SPR. No.2)
WB12 = 4-2"x12" SPR. No.2 (4-38x286 SPR. No.2)

LOOSE STEEL LINTELS

L1 = 3-1/2"x3-1/2"x1/4"L (90x90x6.0L)
L2 = 4"x3-1/2"x5/16"L (100x90x8.0L)
L3 = 5"x3-1/2"x5/16"L (125x90x8.0L)
L4 = 6"x3-1/2"x3/8"L (150x90x10.0L)
L5 = 6"x4"x3/8"L (150x100x10.0L)
L6 = 7"x4"x3/8"L (175x100x10.0L)

COLUMN SCHEDULE

C1 = 4"x4"x1/4" H.S.S. W/ 10"x10"x1/2" BASE PLATE & 2 - 3/4" DIA. ANCHOR BOLTS

C2 = 3 1/2" DIA 1/4" THICK W/ 10"x10"x1/2" BASE PLATE & 2 - 3/4" DIA. ANCHOR BOLTS

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A = 1-1 3/4" x 7 1/4" (1-45x184)
LVL1 = 2-1 3/4" x 7 1/4" (2-45x184)
LVL2 = 3-1 3/4" x 7 1/4" (3-45x184)
LVL3 = 4-1 3/4" x 7 1/4" (4-45x184)
LVL4A = 1-1 3/4" x 9 1/2" (1-45x240)
LVL4 = 2-1 3/4" x 9 1/2" (2-45x240)
LVL5 = 3-1 3/4" x 9 1/2" (3-45x240)
LVL5A = 4-1 3/4" x 9 1/2" (4-45x240)
LVL6A = 1-1 3/4" x 11 7/8" (1-45x300)
LVL6 = 2-1 3/4" x 11 7/8" (2-45x300)
LVL7 = 3-1 3/4" x 11 7/8" (3-45x300)
LVL8 = 2-1 3/4" x 14" (2-45x356)
LVL9 = 3-1 3/4" x 14" (3-45x356)

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QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C, SUBSECTION 2.2 OF THE BUILDING CODE
IAN ROBERTSON 27816

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C, SUBSECTION 2.2 OF THE BUILDING CODE
1 RISER DESIGNS Inc. 32026

STRUDET INC.
REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
FOR STRUCTURE ONLY

REVISIONS			
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2	FLOORS, TRUSSES & ENG. COMMENTS CO-ORDINATED	JUNE 20/17	MT
3	ISSUED FOR PERMIT & CONSTRUCTION	JUNE 20/17	MS
-	-	-	-
-	-	-	-

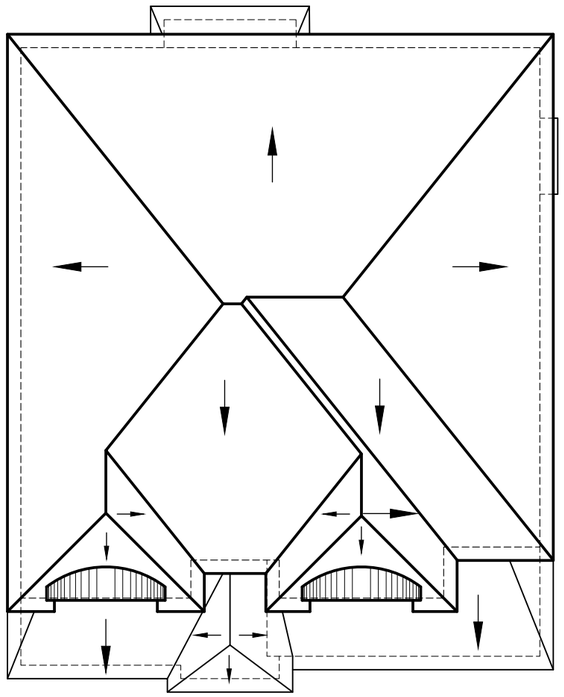
Client: GREENYORK HOMES

Project: OSTIENSE
CITY OF BRAMPTON

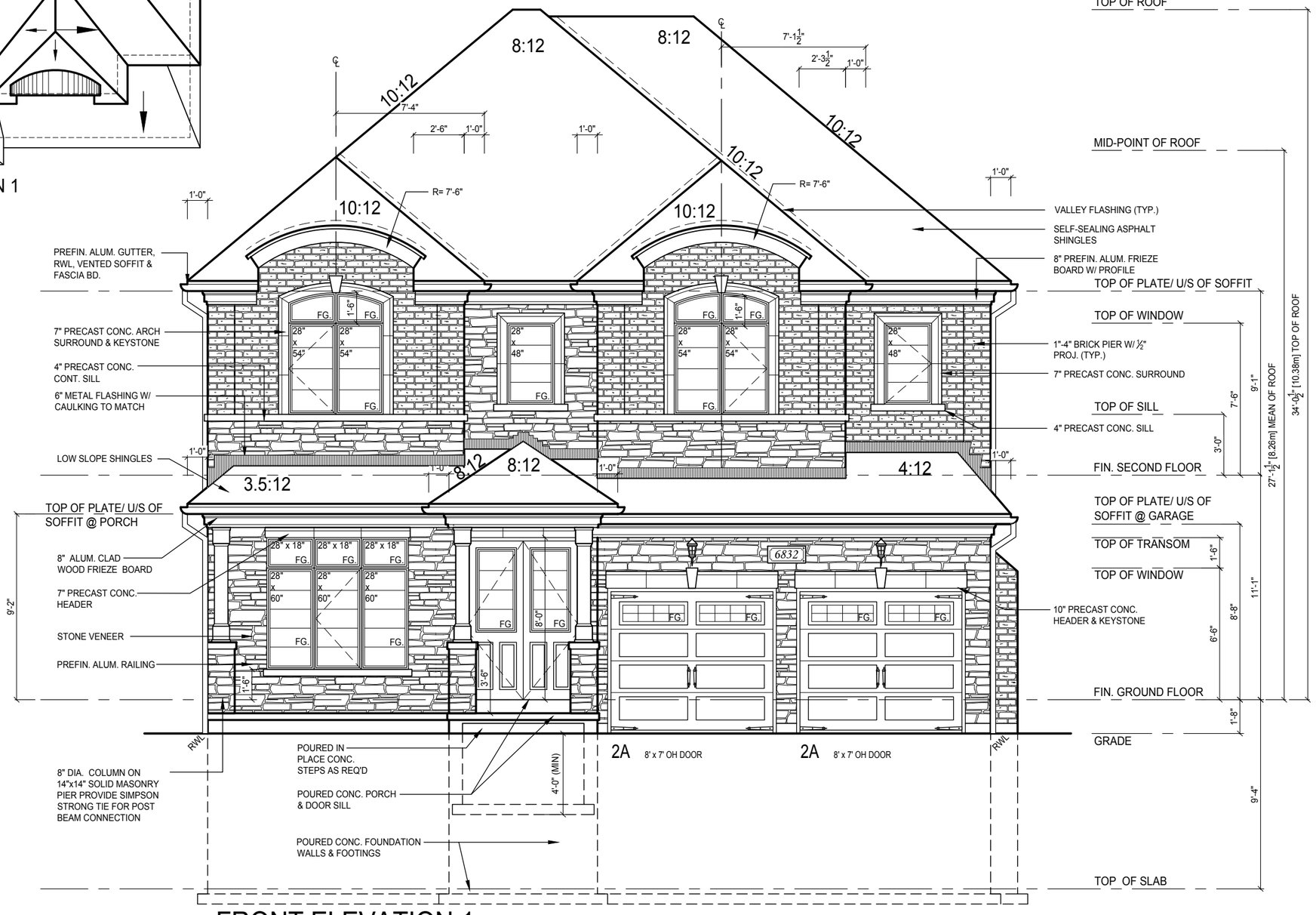
Model: AUBURN 2

Sheet Title: SECOND FLOOR PLAN ELEVATION 1

Drawn by: MT/PF
Checked by: MS
Project No: 17-29
Scale: 3/16" = 1'0"
Page: 4 OF 9



ROOF PLAN - ELEVATION 1
(NTS)



FRONT ELEVATION 1

ELEVATION - GENERAL NOTES

- ALL ROOF OVERHANGS TO BE 12" UNLESS OTHERWISE NOTED

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QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C, SUBSECTION 3.5 OF THE BUILDING CODE
IAN ROBERTSON 27816

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C, SUBSECTION 3.2.4 OF THE BUILDING CODE
1 RISER DESIGNS Inc. 32026

Client: GREENYORK HOMES

Project: OSTIENSE
CITY OF BRAMPTON

Model: AUBURN 2

Sheet Title: FRONT ELEVATION & ROOF PLAN ELEVATION 1

REVISIONS			
#	Description	Date:	By:
1	ISSUED FOR PRELIMINARY CLIENT REVIEW	MAR. 31/17	MS
2	FLOORS, TRUSSES & ENG. COMMENTS CO-ORDINATED	JUNE 20/17	MT
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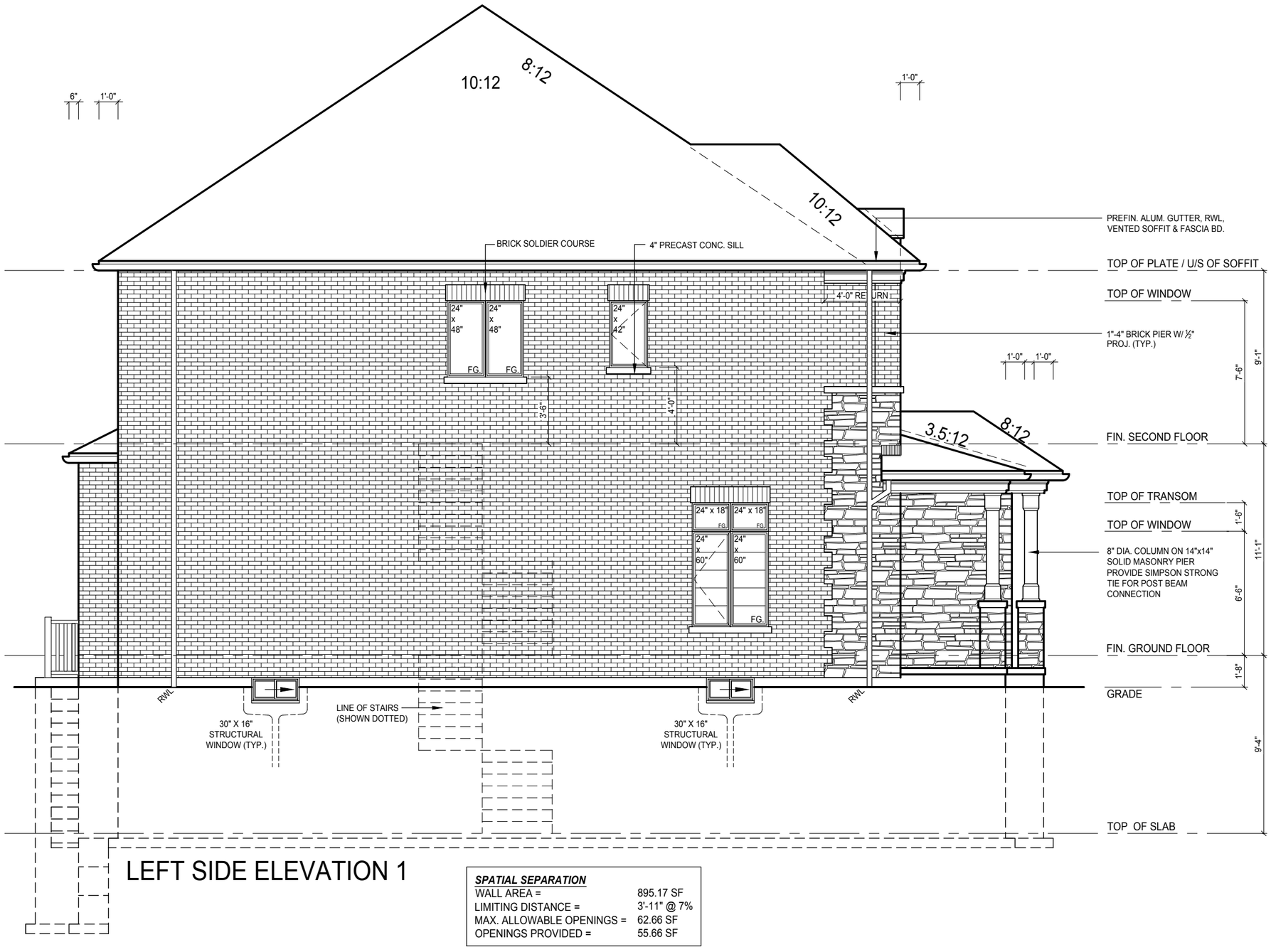
-	-	-	-
-	-	-	-

Drawn by: MT
Checked by: MS
Project No: 17-29
Scale: 3/16" = 1'0"
Page: 5 OF 9



LEFT SIDE ELEVATION 1

SPATIAL SEPARATION

WALL AREA =	895.17 SF
LIMITING DISTANCE =	3'-11" @ 7%
MAX. ALLOWABLE OPENINGS =	62.66 SF
OPENINGS PROVIDED =	55.66 SF

ELEVATION - GENERAL NOTES

- ALL ROOF OVERHANGS TO BE 12" UNLESS OTHERWISE NOTED

- REFER TO FRONT ELEVATION FOR ANY INFORMATION NOT SHOWN

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QUALIFICATION INFORMATION
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IAN ROBERTSON 27816

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C, SENTENCE 3.2.4.1 OF THE BUILDING CODE

1 RISER DESIGNS Inc. 32026

Client: GREENYORK HOMES

Project: OSTIENSE
CITY OF BRAMPTON

Model: AUBURN 2

Sheet Title: LEFT SIDE ELEVATION 1

REVISIONS			
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1	ISSUED FOR PRELIMINARY CLIENT REVIEW	MAR. 31/17	MS
2	FLOORS, TRUSSES & ENG. COMMENTS CO-ORDINATED	JUNE 20/17	MT
3	ISSUED FOR PERMIT & CONSTRUCTION	JUNE 20/17	MS
-	-	-	-
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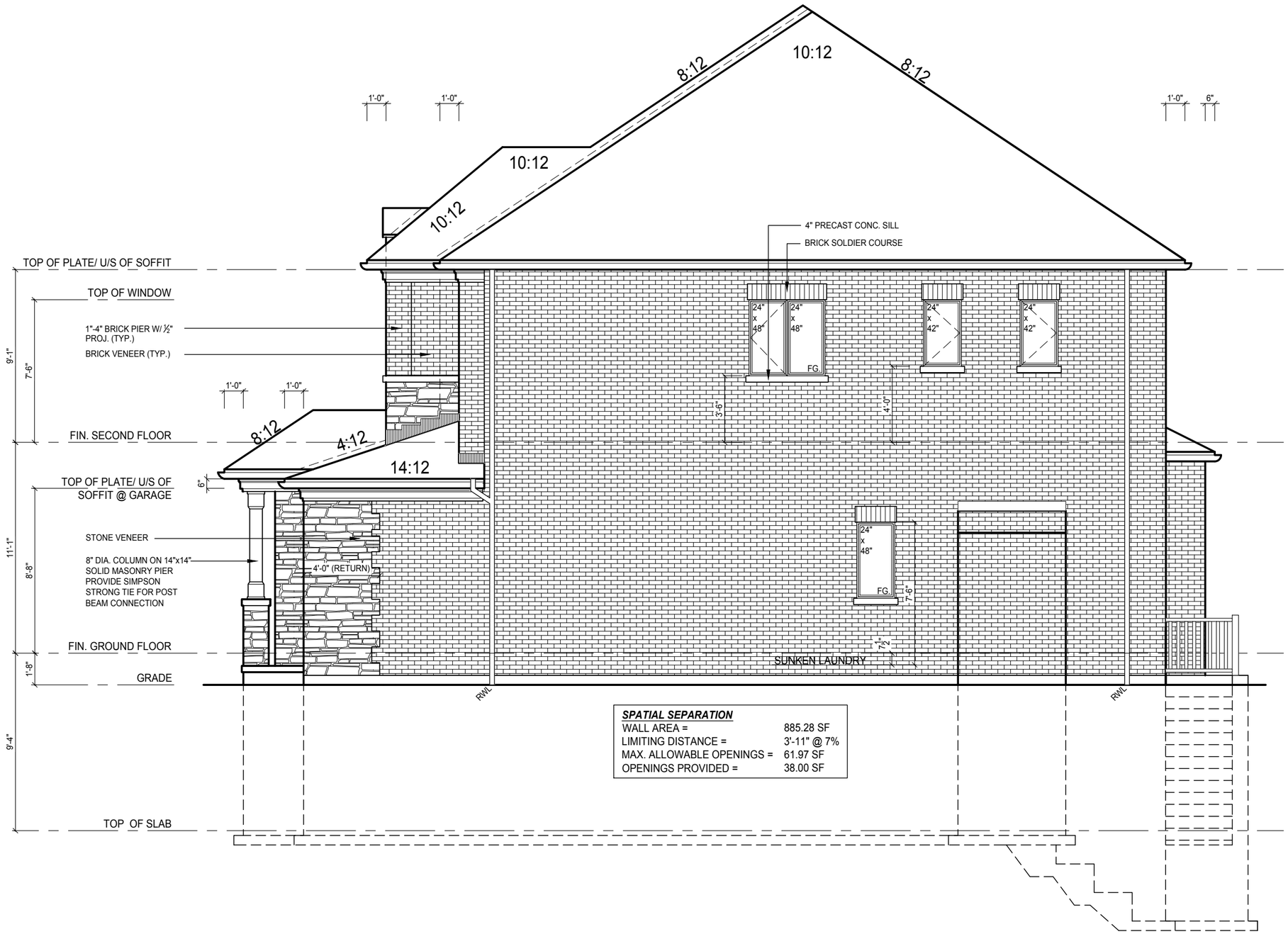
Drawn by: MT/PF
Checked by: MS
Project No: 17-29
Scale: 3/16" = 1'0"



SPATIAL SEPARATION

WALL AREA =	885.28 SF
LIMITING DISTANCE =	3'-11" @ 7%
MAX. ALLOWABLE OPENINGS =	61.97 SF
OPENINGS PROVIDED =	38.00 SF

ELEVATION - GENERAL NOTES

- ALL ROOF OVERHANGS TO BE 12" UNLESS OTHERWISE NOTED

- REFER TO FRONT ELEVATION FOR ANY INFORMATION NOT SHOWN

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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
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 the attached documents

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C, SENTENCE 3.2.5.1 OF THE BUILDING CODE

IAN ROBERTSON 27816

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C, SENTENCE 3.2.4.1 OF THE BUILDING CODE

1 RISER DESIGNS Inc. 32026

Client: GREENYORK HOMES

Project: OSTIENSE
CITY OF BRAMPTON

Model: AUBURN 2

Sheet Title: RIGHT SIDE ELEVATION 1

Drawn by: MT/PF	Checked by: MS
Project No: 17-29	Page: 7 OF 9
Scale: 3/16" = 1'0"	

REVISIONS

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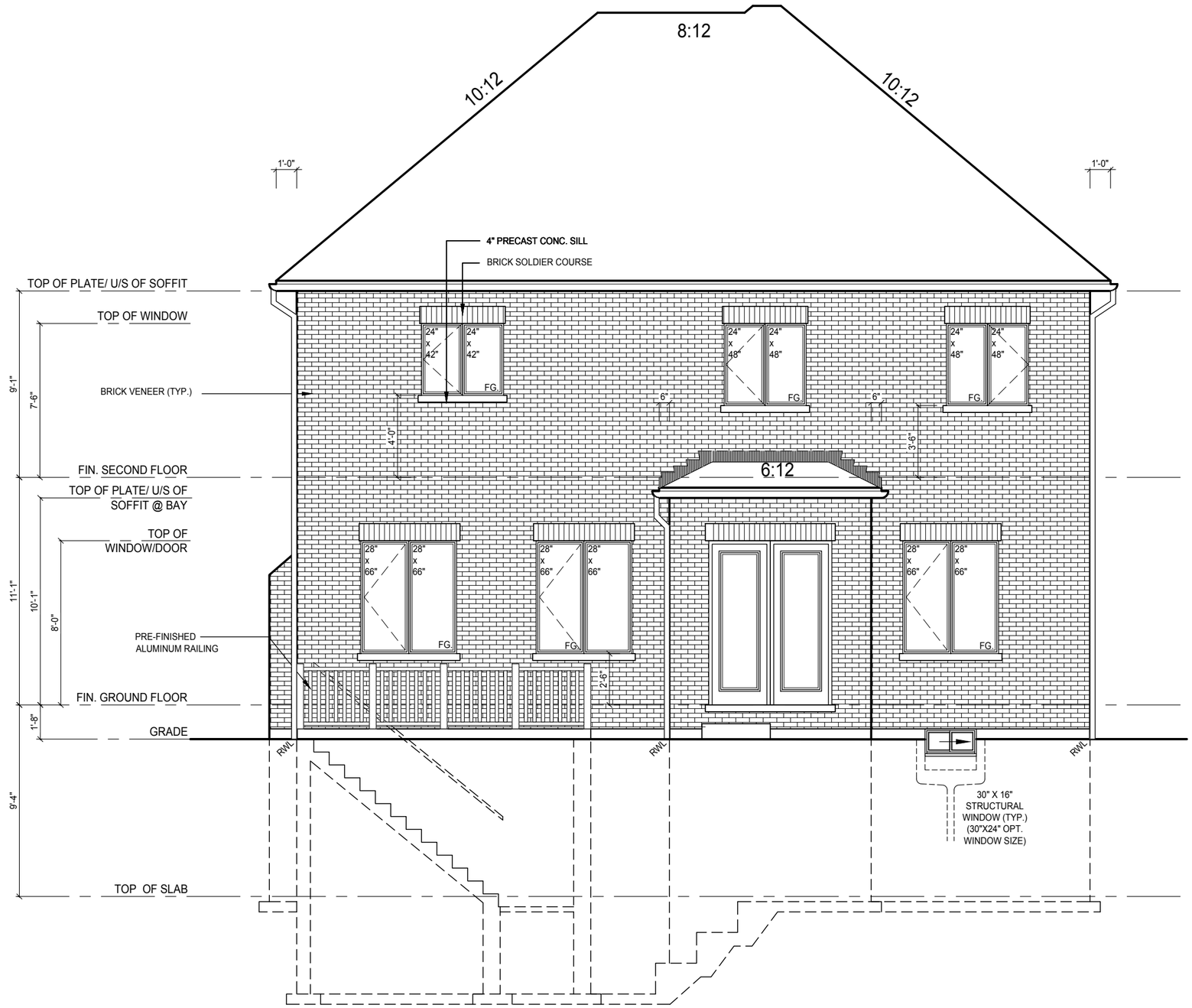

REAR ELEVATION 1

ELEVATION - GENERAL NOTES

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IAN ROBERTSON 27816

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

1 RISER DESIGNS Inc. 32026

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Client: GREENYORK HOMES

Project: OSTIENSE
CITY OF BRAMPTON

Model: AUBURN 2

Sheet Title: REAR ELEVATION
ELEVATION 1

Drawn by: MT/PF

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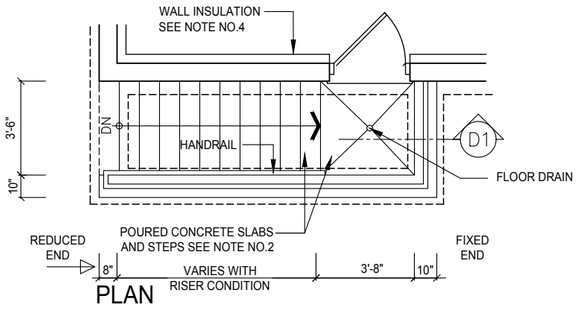
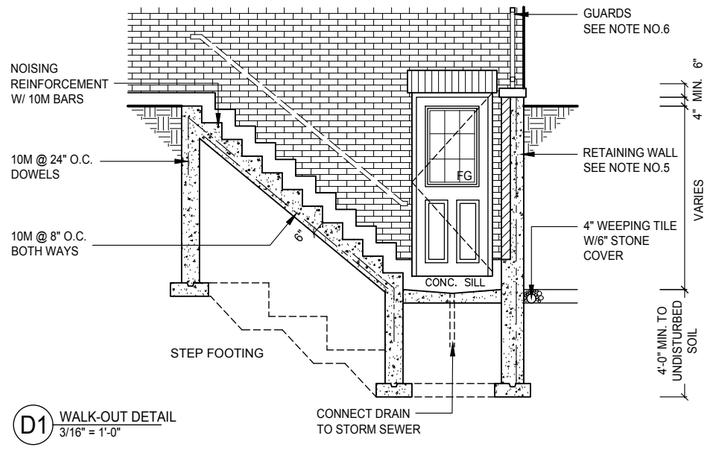
Page: 8 OF 9



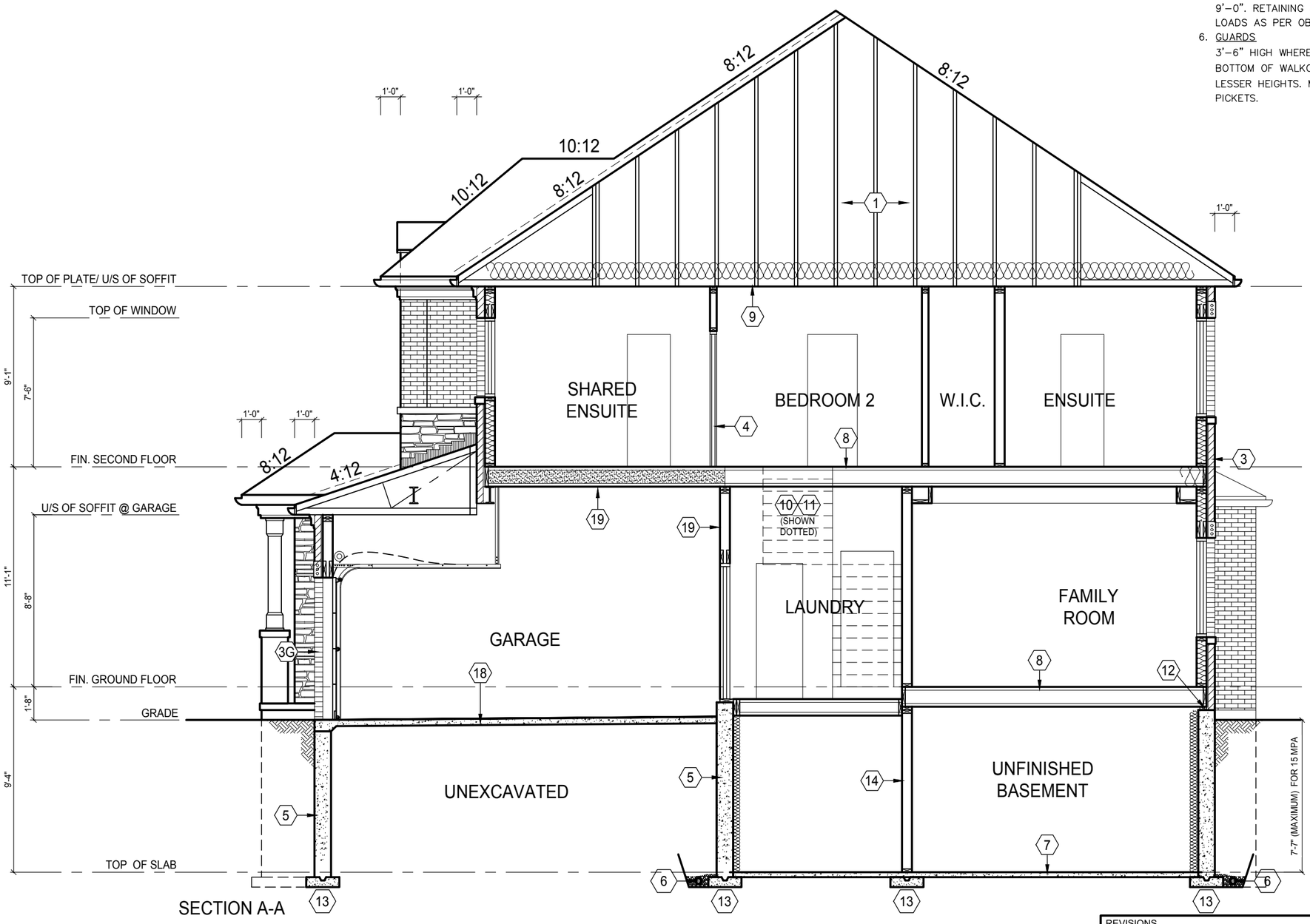
PLAN



D1 WALK-OUT DETAIL
3/16" = 1'-0"

GENERAL NOTES:

1. FOOTING
   24"x8" POURED CONC. FOOTINGS. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED GRANULAR FILL.
2. CONCRETE
   MINIMUM COMPRESSIVE STRENGTH OF 32 MPa (4650 psi) @ 28 DAYS W/ 5% TO 8% AIR ENTRAINMENT.
3. EXTERIOR STAIRS
   7 7/8" RISE MAXIMUM
   8 1/4" RUN MINIMUM
   9 1/4" TREAD MINIMUM
4. INSULATION
   FOR INSULATION VALUE & VAPOUR BARRIER LOCATION REFER TO NOTE 13 OF STANDARD NOTES.
5. RETAINING WALL
   10" POURED CONCRETE W/ NO REINFORCING REQUIRED FOR WALL HEIGHTS TO A MAX. OF 4'-7". PROVIDE 15M VERTICAL REINFORCEMENT @ 16" O.C. AND 15M HORIZONTAL REINFORCEMENT @ 24" O.C. FOR WALL HEIGHTS FROM 4'-8" TO 7'-0". 15M HORIZONTAL & VERTICAL REINFORCEMENT @ 12 O.C. EACH FACE FOR WALL HEIGHTS FROM 7'-0" TO 9'-0". RETAINING WALL TO RESIST LATERAL DESIGN LOADS AS PER OBC DIVISION B SECTION 4.1.5.16
6. GUARDS
   3'-6" HIGH WHERE DISTANCE FROM GRADE TO BOTTOM OF WALKOUT EXCEEDS 5'-11": 2'-11" FOR LESSER HEIGHTS. MAXIMUM 4" BETWEEN VERTICAL PICKETS.



SECTION A-A

STRUDET INC.

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO

FOR STRUCTURE ONLY

REVISIONS

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CITY OF BRAMPTON

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Sheet Title: SECTION A-A

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Project No: 17-29	Page: 9 OF 9
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