

GENERAL NOTES

- BRICK TO BE COMPRESSIVE STRENGTH OF 15MPa (2200 psi) 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-FIR SPECIES.
- THE DECK HAS BEEN DESIGNED TO SAFELY SUPPORT A SUPERIMPOSED LOAD OF 19kPa [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].

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

DETAIL 3 -
ANCHOR BOLT
SCALE NTS

2" x 2" PICKETS CHAMFERED AT BOTTOM WITH 2" x 6" TOP CAP AND 2" x 4" TOP RAIL (REFER TO DETAIL 1)

3'-6" HIGH WOOD RAILING IF DECK FLOOR IS MORE THAN 5'-11" ABOVE GRADE AND 3'-0" HIGH WOOD RAILING IF DECK IS LESS THAN 5'-11" ABOVE GRADE

MAX 4" OPENING BETWEEN PICKETS

5/4x6 (PRESSURE TREATED) DECKING WITH 1/4" GAP

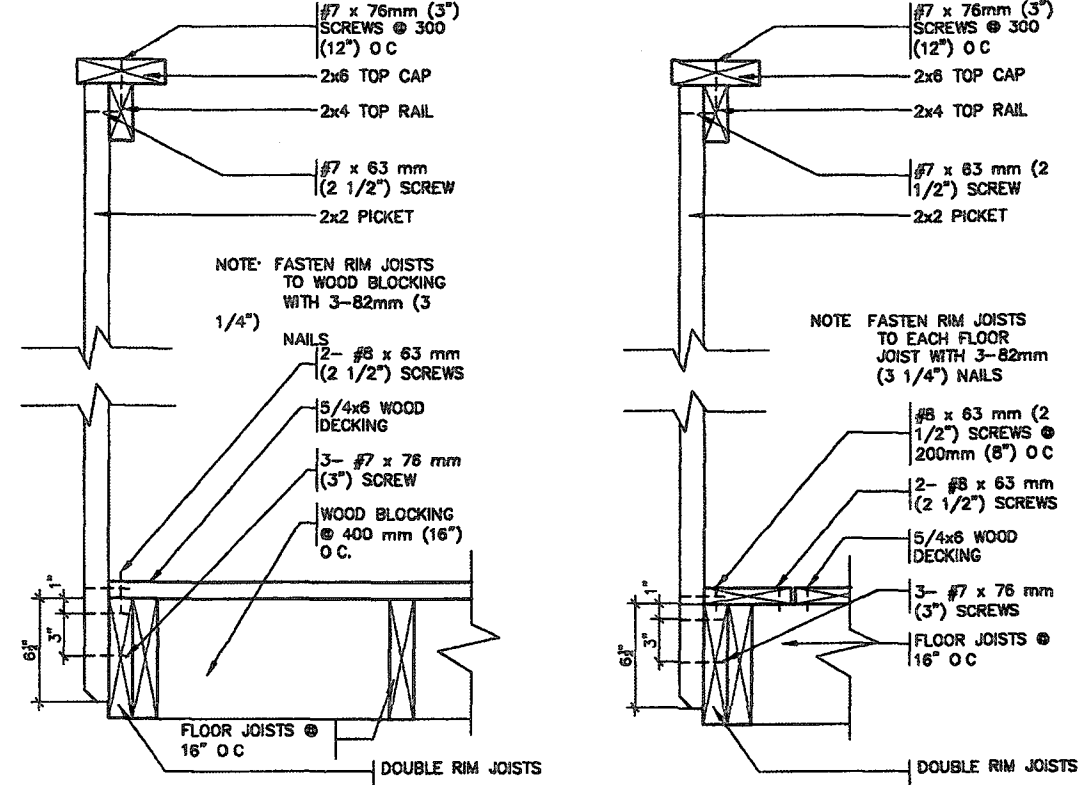
RIM JOISTS (PRESSURE TREATED)

GUARDS FOR STAIRS SHALL NOT BE LESS THAN 2'-11" HIGH MEASURED VERTICALLY FROM A LINE DRAWN THROUGH THE OUTSIDE EDGES OF THE STAIR NOSINGS

DECK SECTION WITH BRICK VENEER
SCALE: NTS

DETAIL 1

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



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

DETAIL 4
SECTION @ TREAD AND
STRINGER SECUREMENT
SCALE 1" = 1'-0"

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

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 21-4350 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 FDN 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"x16" 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/ 8"x10"x1/2" BASE PLATE & 2-3/4" DIA ANCHOR BOLTS W/ 4 BOLTS
C2 3 1/2"x2 1/4" 14" THICK W/ 10"x10"x1/2" BASE PL W/ 2-3/4" 4-1 DIA ANCHOR BOLTS
C3 6" x 6" x 3/8" THICK W/ 12" x 12" x 1/2" BASE PLATE @ 4-3/4" DIA ANCHOR BOLTS
C4 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
W/ 25KNm2 - 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" (80x80x6) L	WB7 2-2"x12" SP#2
L8 3 1/2" x 3 1/2" x 5/16" (80x80x6) L	WB8 3-2"x12" SP#2
L9 4" x 3 1/2" x 1/4" (100x80x6) L	WB9 4-2"x12" SP#2
L10 5" x 3 1/2" x 5/16" (125x80x6) L	
L11 5" x 3 1/2" x 3/8" (125x90x10) L	
L12 6" x 4" x 3/8" (150x100x10) L	
CONC BEAM 4-15M BARS OVER OPENING EXTENDED 24" BELOW OPENING W/ 1RE 0m STR-UPS @ 12" O C	

DOOR SCHEDULE - BASEMENT
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'-5" x 6'-8" x 1-3/8" - INTERIOR SLAB DOOR
8 2'-0" x 6'-8" x 1-3/8" - INTERIOR SLAB DOOR
9 2'-4" x 6'-8" x 1-3/8" - INTERIOR SLAB DOOR

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

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

ONE RISER DESIGNS
20 RIVERMEDE ROAD, UNIT 101
CONCORD, ONTARIO L4K 3N3
PHONE: (905) 669-2111
FAX: 1 (800) 602-1163
WWW.ONERISER.CA

The undersigned has reviewed and approved this drawing for the design and has the qualifications and means for the requirements set out in the Ontario Building Code to design the work shown on this drawing.

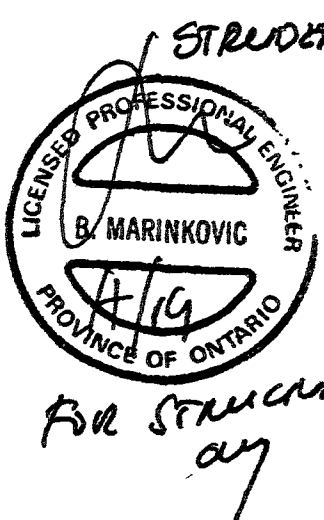
QUALIFICATION OF DESIGNER: 27816
DESIGNER: 32072

GREENPARK HOMES
TIBURTINO
CITY OF OAKVILLE
GEORGIAN 2
ELEVATION B

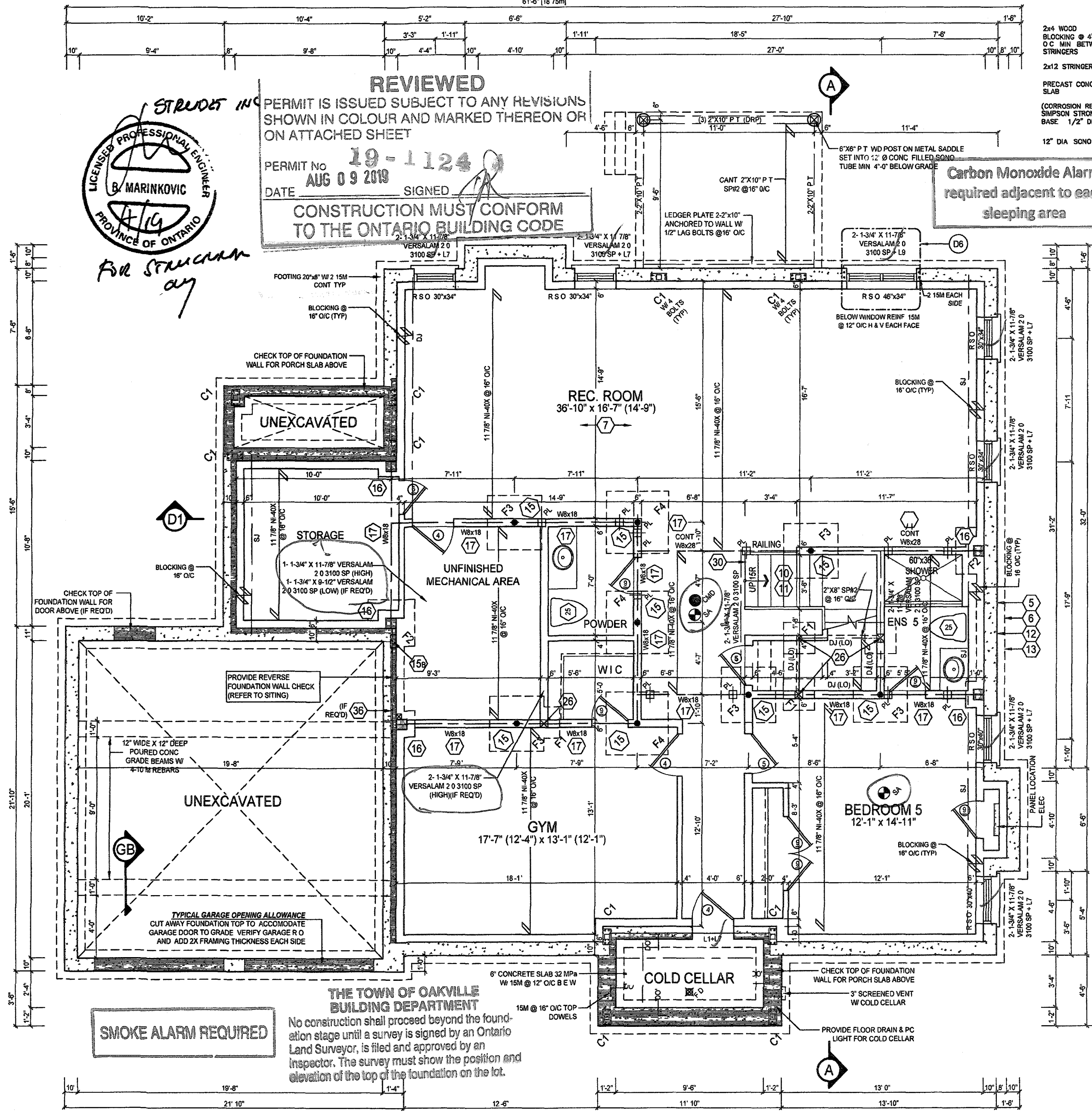
BASEMENT PLAN
17-25
3/16" = 1'-0"
2 OF 7

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

PERMIT NO. 19-1124
AUG 09 2019
SIGNED
CONSTRUCTION MUST CONFORM TO THE ONTARIO BUILDING CODE



For Structural
any



Carbon Monoxide Alarm
required adjacent to each
sleeping area

SMOKE ALARM REQUIRED

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

REVIEWED
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PERMIT NO **19-1124**
DATE **AUG 09 2019** SIGNED
CONSTRUCTION MUST CONFORM TO THE ONTARIO BUILDING CODE

SMOKE ALARM REQUIRED

Electrical Contractor
Registration Agency

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

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

JUN 06 2019

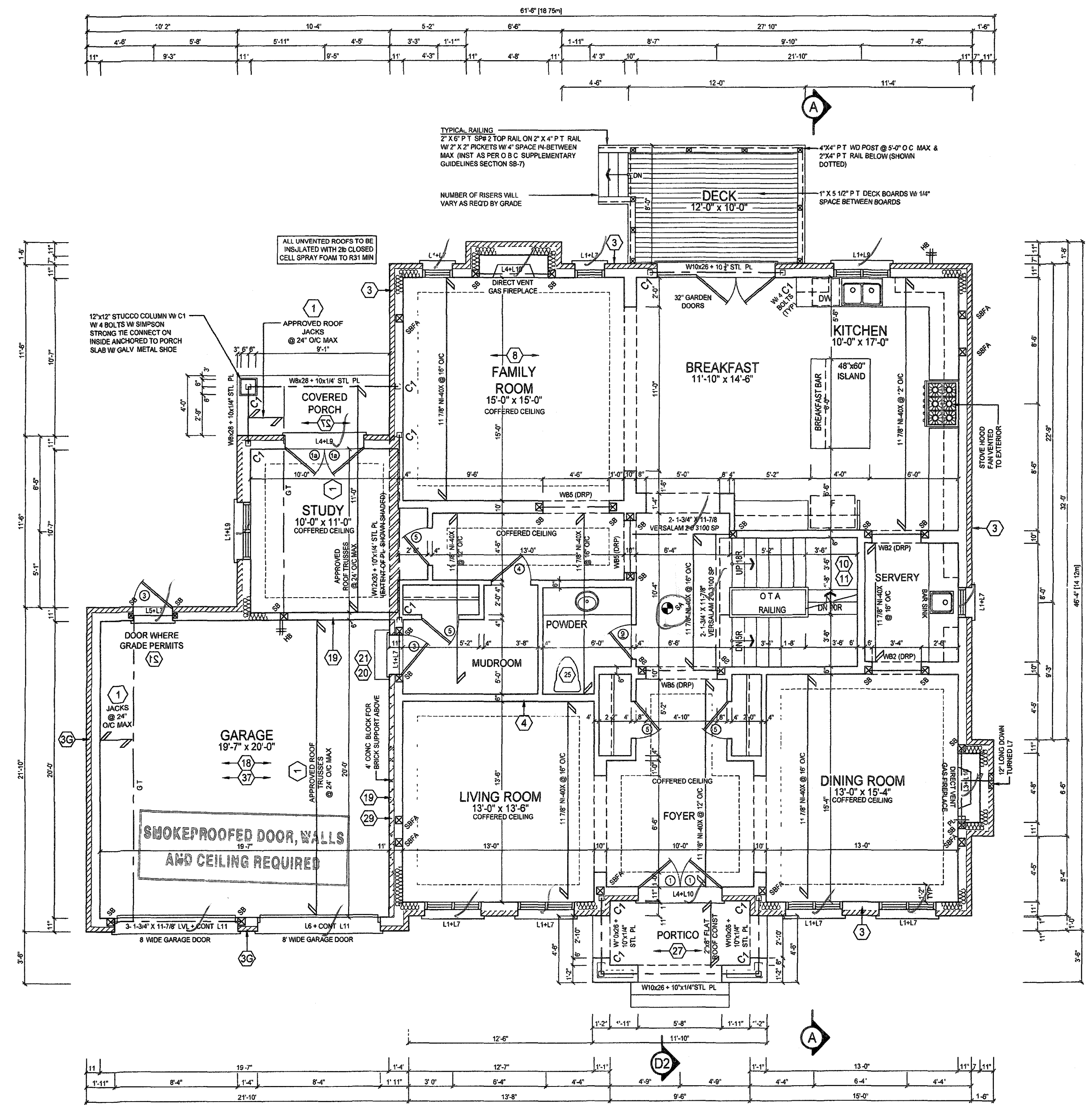
B. MARINKOVIC
PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO
27818
32072

TIBURTINO - LOT 6 ONLY

ONERISER
DESIGNS
20 RIVERMEDE ROAD, UNIT 101
CONCORD ONTARIO L4K 3N3
PHONE (905) 858-2111
FAX (905) 602-1163
WWW.ONERISER.CA
The undersigned is a licensed professional engineer and has the qualifications and meets the requirements set out in the Ontario Building Code to prepare this work shown on the drawings.
MAN ROBERTSON
17 RIVERMEDE ROAD, UNIT 101, CONCORD, ONTARIO L4K 3N3
32072

Client: **GREENPARK HOMES**
Project: **TIBURTINO CITY OF OAKVILLE**
Model: **GEORGIAN 2 ELEVATION B**

GROUND FLOOR PLAN



GROUND FLOOR GENERAL NOTES
- ALL INTERIOR DOOR AND OPENING LINTEL NOT SHOWN TO BE A MIN. OF 2'-2"x8" SP#2
- ALL 4" & 6" PARTITIONS SHOWN (UNLESS OTHERWISE NOTED) TO BE 2"x4" OR 2"x6" @ 16" O.C. W/ 1/2" DRYWALL BOTH SIDES
- PROVIDE WALLS WITH DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE DOUBLE STUDS AT ALL OPENINGS AND TRIPLE STUDS @ CORNERS
- REFER TO 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
C6 4" X 4" X 1/4" THICK W/ 10" X 10" X 1/2" BASE-PLATE @ 4-3/4" DIA ANCHOR BOLTS
C7 1/2" 25KN/m2 - USE 4 BOLTS FOR MOMENT CONNECTION

WOOD/STEEL LINTELS
L1 2-2"x8" SP#2
L2 3-2"x8" SP#2
L3 2-2"x10" SP#2
L4 3-2"x10" SP#2
L5 2-2"x12" SP#2
L6 3-2"x12" SP#2
L7 3 1/2" x 3 1/2" x 1/4" (90x90x6) L
L8 3 1/2" x 3 1/2" x 1/4" (90x90x6) L
L9 4" x 3 1/2" x 1/4" (100x90x6) L
L10 5" x 3 1/2" x 1/4" (125x90x6) L
L11 5" x 3 1/2" x 3/8" (125x90x10) L
L12 6" x 4" x 3/8" (150x100x10) L

WOOD BEAMS
WB1 2-2"x8" SP#2
WB2 3-2"x8" SP#2
WB3 4-2"x8" SP#2
WB4 2-2"x10" SP#2
WB5 3-2"x10" SP#2
WB6 4-2"x10" SP#2
WB7 2-2"x12" SP#2
WB8 3-2"x12" SP#2
WB9 4-2"x12" SP#2

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
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7 1'-8" 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 140 PSF
DEAD LOAD 20 PSF

WALL LEGEND
VARYING WALL HEIGHT
DOUBLE VOLUME WALL
LOAD BEARING WALL

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'-2"x8" SPP#2
- ALL 4" & 6" PARTITIONS SHOWN (UNLESS OTHERWISE NOTED) TO BE 2'-4" OR 2'-6" @ 16" O/C W/ 1/2" DRYWALL BOTH SIDES
- PROVIDE WALLS WITH DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE DOUBLE STUDS AT ALL OPENINGS AND TRIPLE STUDS @ CORNERS
- REFER TO TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION
- CONTRACTOR TO VERIFY ALL FLOOR & ROOF TRUSSES, DIMENSIONS AND ENGINEERING. ANY DISCREPANCIES SHALL BE REPORTED TO 1 RISER DESIGNS PRIOR TO CONSTRUCTION

STEEL COLUMN SCHEDULE

ITEM	DESCRIPTION
C1	4"x4"x1/4" H S S W/ 8"x10"x1/2" 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

WOOD/STEEL LINTELS

ITEM	DESCRIPTION
L1	2'-2"x8" SPP#2
L2	3'-2"x8" SPP#2
L3	2'-2"x10" SPP#2
L4	3'-2"x10" SPP#2
L5	2'-2"x12" SPP#2
L6	3'-2"x12" SPP#2
L7	3 1/2" X 3 1/2" X 1/4" (80x90x8) L
L8	3 1/2" X 3 1/2" X 1/4" (80x90x8) L
L9	4" X 3 1/2" X 1/4" (100x90x8) L
L10	5" X 3 1/2" X 1/4" (125x90x8) L
L11	5" X 3 1/2" X 3/8" (125x90x10) L
L12	6" X 4" X 3/8" (150x100x10) L

DOOR SCHEDULE - SECOND FLOOR

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

DESIGN LOADS - ASPHALT SHINGLES

LOAD TYPE	TOP CHORD	BOTTOM CHORD
DEAD LOAD	15 00 PSF	7 00 PSF
LIVE LOAD	39 30 PSF	10 50 PSF

WALL LEGEND

	VARYING WALL HEIGHT
	DOUBLE VOLUME WALL
	LOAD BEARING WALL

ONE RISER DESIGNS

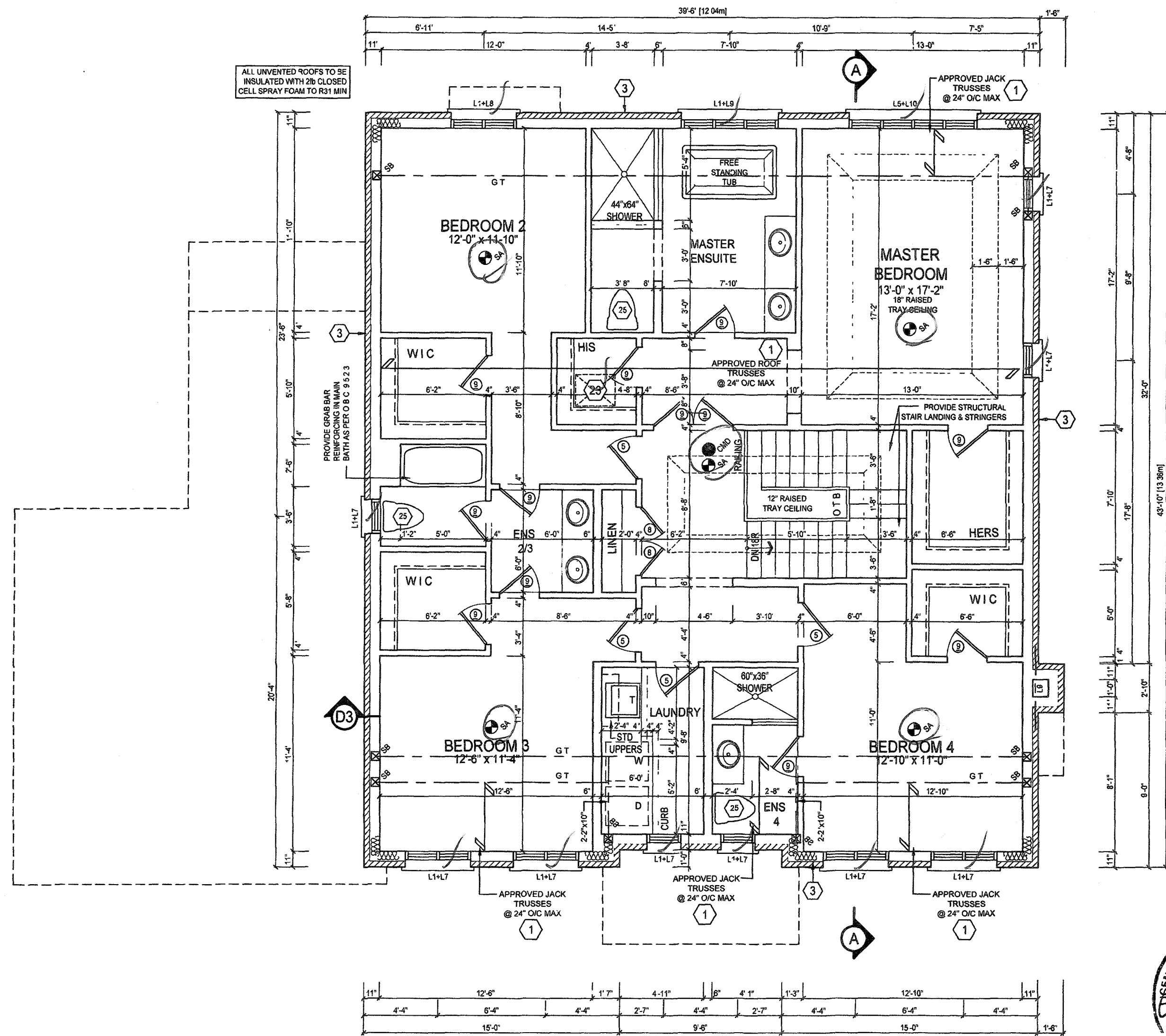
20 RIVERMEDE ROAD UNIT 101
CONCORD ONTARIO
L4K 3N3
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FAX 1 (888) 602-1163
WWW.ONERISER.CA

CLIENT	GREENPARK HOMES
PROJECT	TIBURTINO CITY OF OAKVILLE
MODEL	GEORGIAN 2 ELEVATION B
DATE	27816
BY	32072

REVISIONS

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



Carbon Monoxide Alarm
required adjacent to each
sleeping area

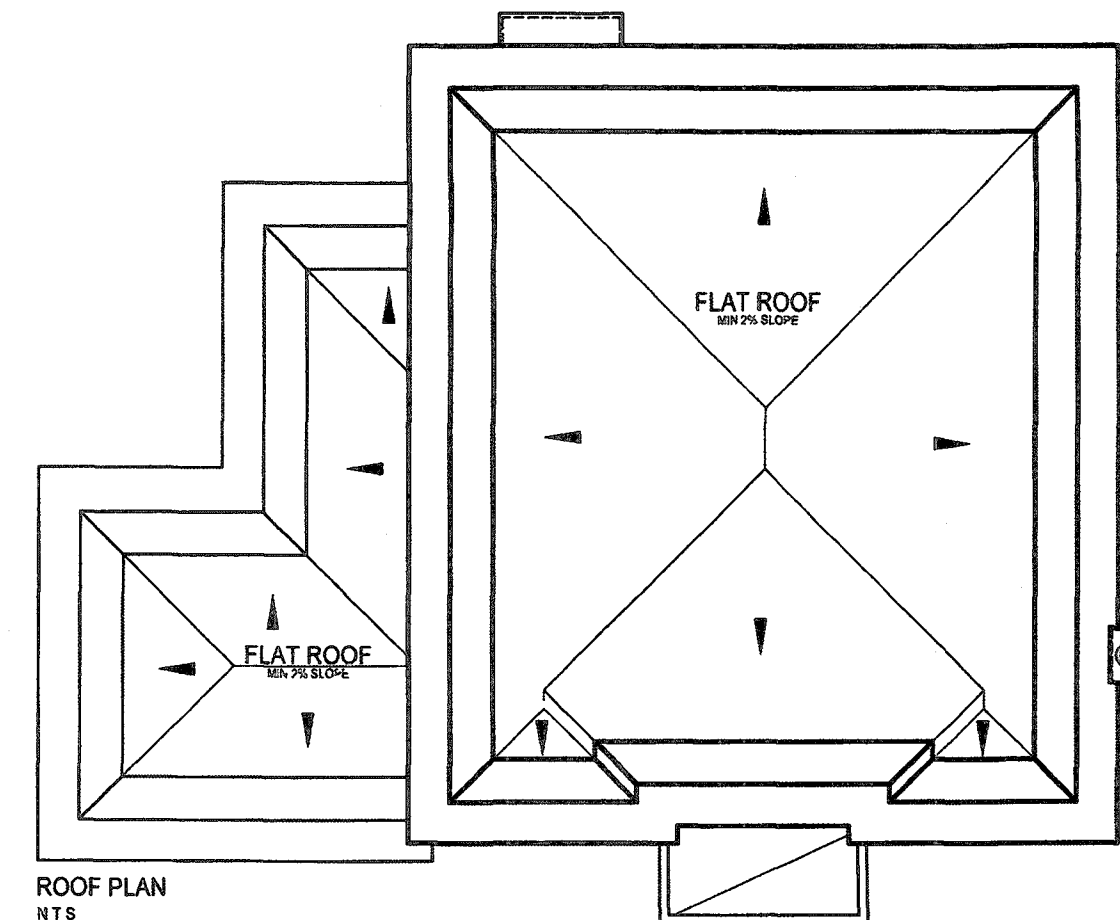
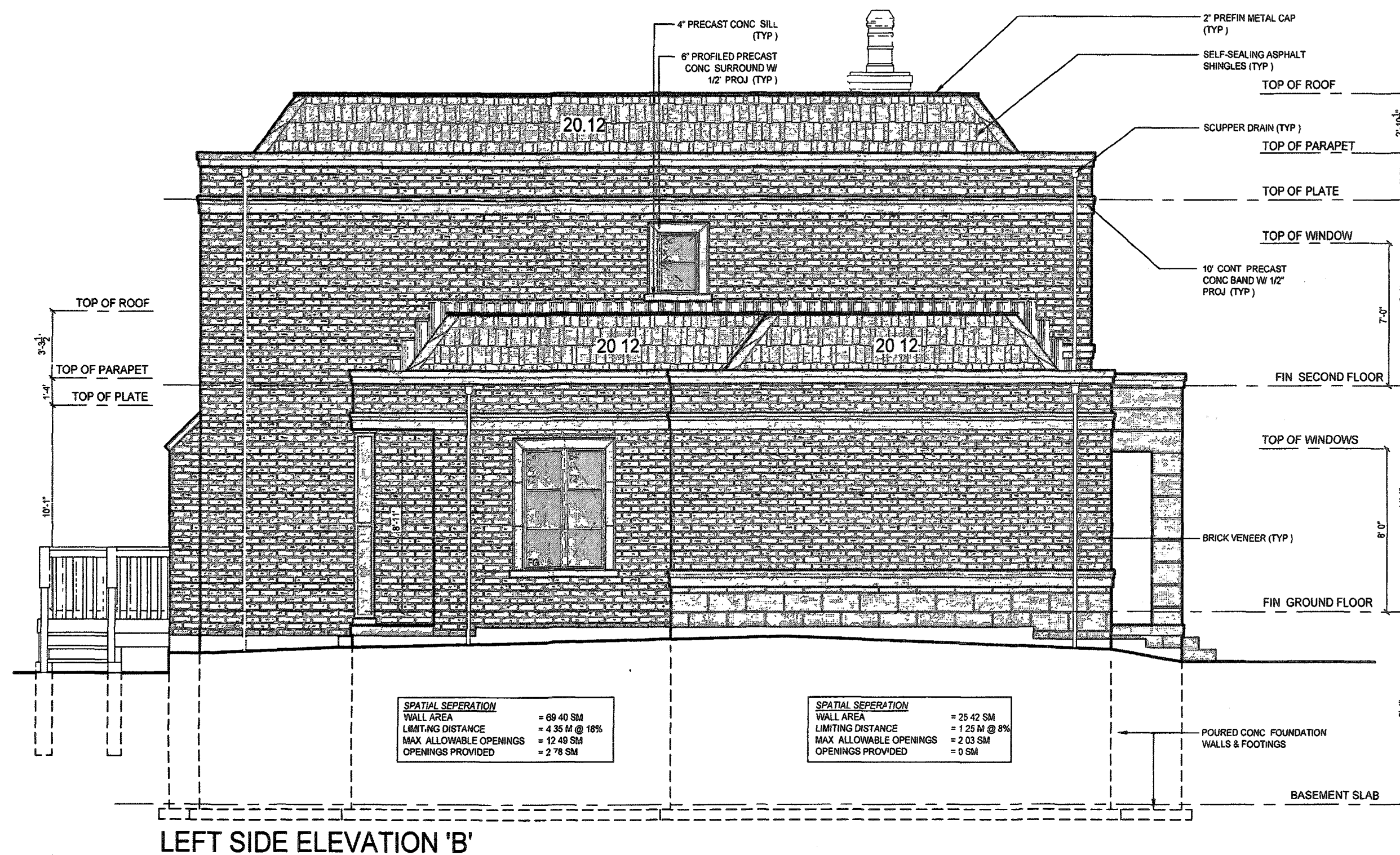
SMOKE ALARM REQUIRED

Electrical Contractor
Registration Agency
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ELECTRICAL SAFETY AUTHORITY
SEPARATE INSPECTION
APPLICATIONS MUST BE FILED
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ELECTRICAL SAFETY AUTHORITY
1-877-ESA-SAFE (372-7233)
PLUG IN SAFELY HIRE A LICENSED
ELECTRICAL CONTRACTOR
FIND A CONTRACTOR AT
www.electricalsafety.ca

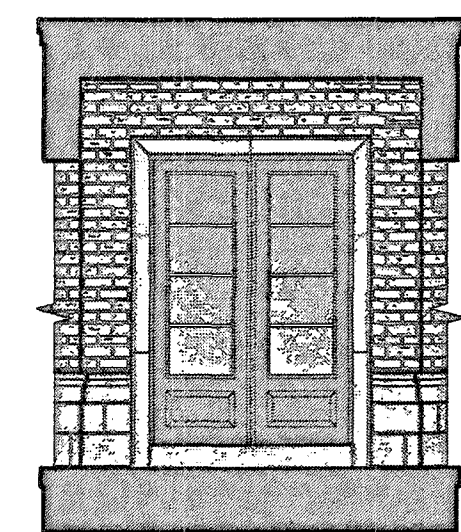
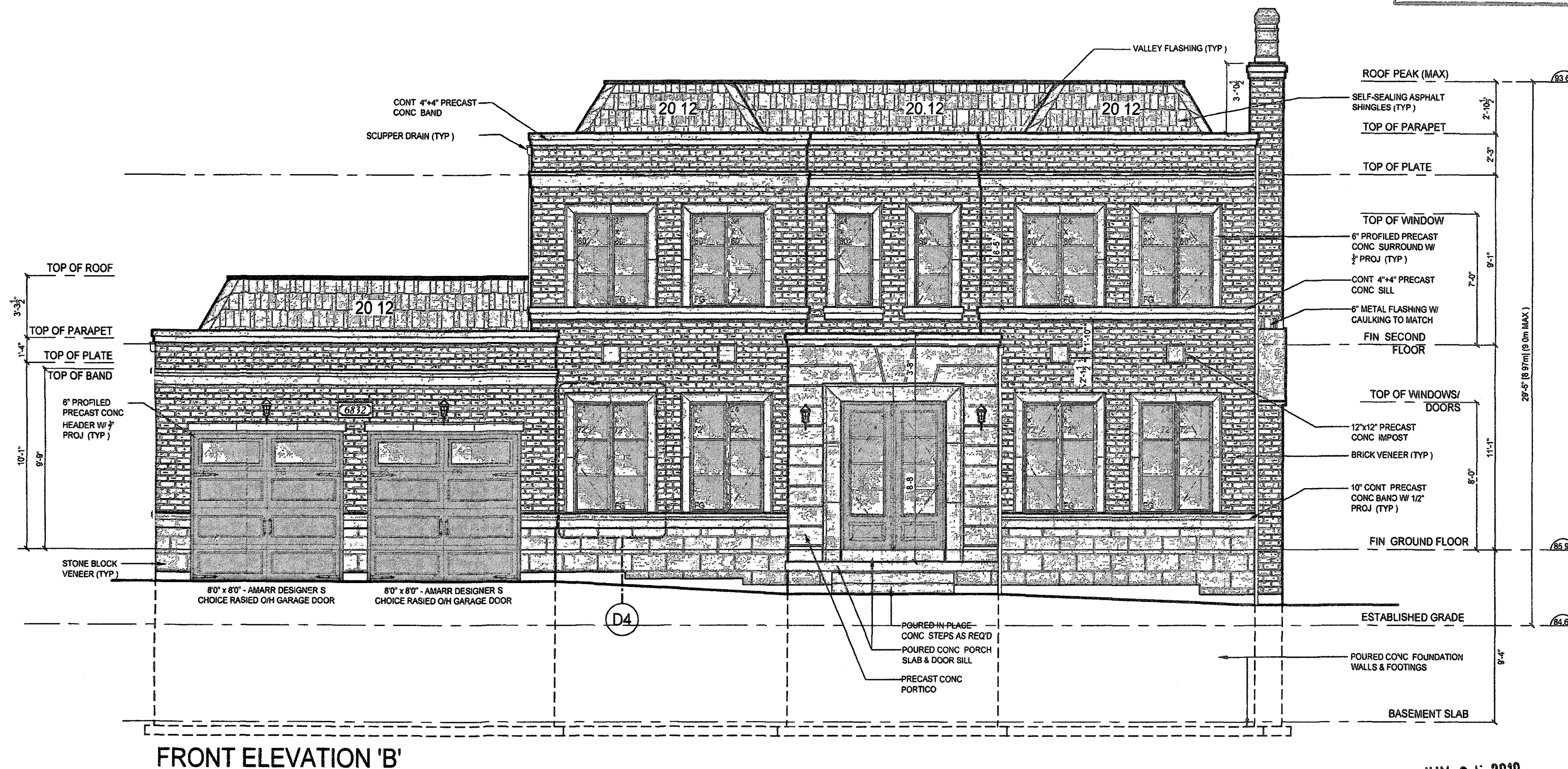
REVIEWED
PERMIT IS ISSUED SUBJECT TO ANY REVISIONS
SHOWN IN COLOUR AND MARKED THEREON OR
ON ATTACHED SHEET
PERMIT NO 19-1124
DATE AUG 09 2019 SIGNED
CONSTRUCTION MUST CONFORM
TO THE ONTARIO BUILDING CODE

JUN 06 2019

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ONERISER
DESIGNS
20 RIVERMEDE ROAD, UNIT 101
CONCORD, ONTARIO
L4K 3N3
PHONE: (905) 669-2111
FAX: 1 (888) 802-1163
WWW.ONERISER.CA
The undersigned has reviewed and approved the design for this project and has the qualifications and experience to provide the required services and to ensure the design complies with the applicable building code requirements.
IAN ROBERTSON
REGISTERED PROFESSIONAL ENGINEER
27818
REGISTERED PROFESSIONAL ARCHITECT
32072

GREENPARK HOMES
Project: **TIBURTINO**
City: **CITY OF OAKVILLE**
Model: **GEORGIAN 2**
Elevation: **ELEVATION B**

FRONT & LEFT SIDE ELEVATION & ROOF PLAN

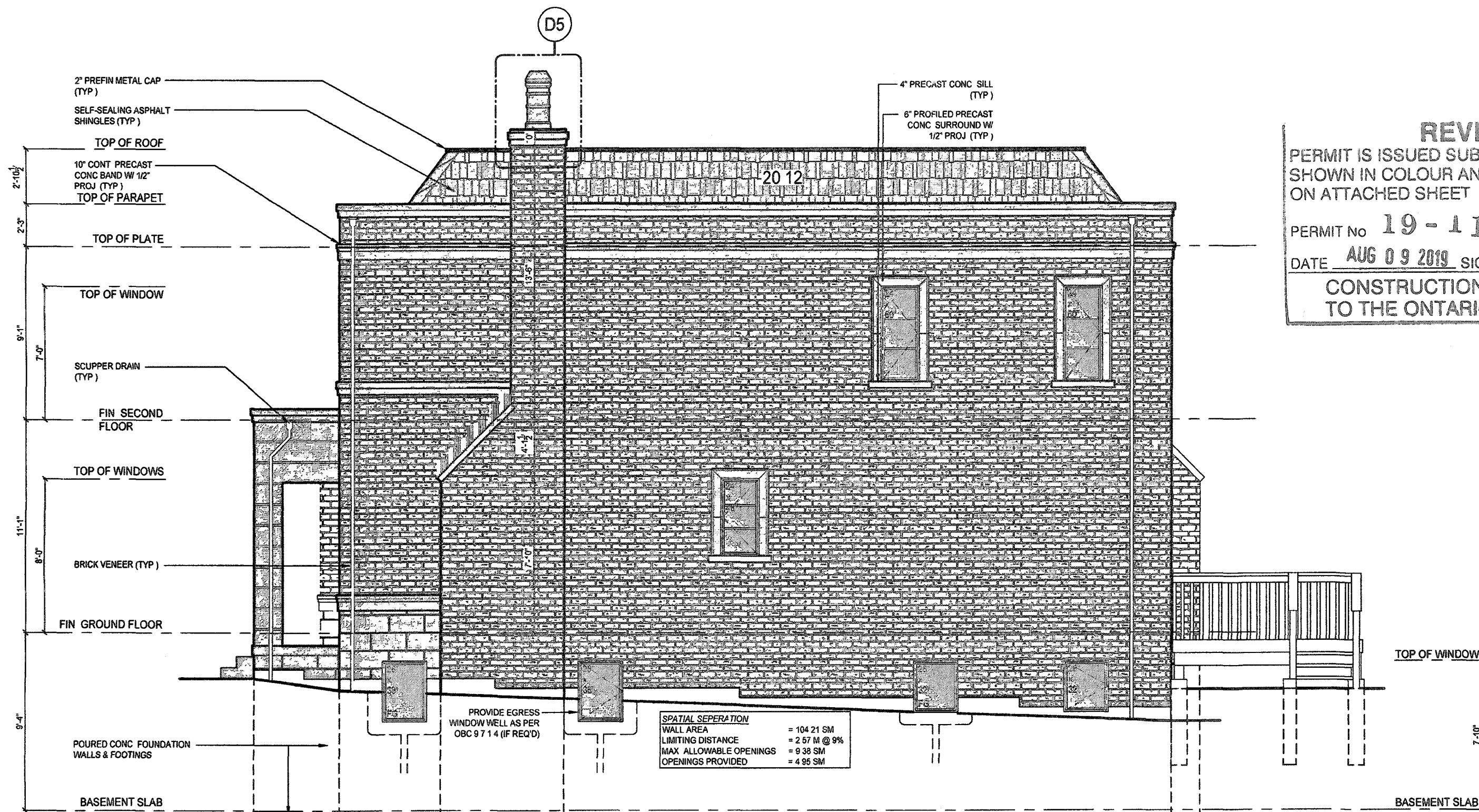
Drawn by: **MT** Checked by: **MS**
Project No: **17-25** Page: **5 OF 7**
Scale: **3/16" = 1'0"**

TIBURTINO - LOT 6 ONLY

JUN 06 2019



REAR ELEVATION 'B'



RIGHT SIDE ELEVATION 'B'

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ONERISER
DESIGNS
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Client: **GREENPARK HOMES**
Project: **TIBURTINO CITY OF OAKVILLE**
Model: **GEORGIAN 2 ELEVATION B**

FRONT & FLANKAGE ELEVATION & ROOF PLAN

TIBURTINO - LOT 6 ONLY