

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-M350 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"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

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

WOOD/STEEL LINTELS WOOD BEAMS

- | 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" (90x90x6) L | WB8 3 - 2"x12" SP#2 |
| L9 4" X 3 1/2" X 1/4" (100x90x6) L | WB9 4 - 2"x12" SP#2 |
| L10 5" X 3 1/2" X 5/16" (125x90x6) L | |
| L11 5" X 3 1/2" X 3/8" (125x90x10) L | |
| L12 6" X 4" X 3/8" (150x100x10) L | |

CONC. 4-15m BARS OVER OPENING. EXTENDED BEAM 24" BELOW OPENING W/ 1RE 0m STIR-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'-6" x 6'-8" x 1-3/8" - INTERIOR SLAB DOOR
6 2'-2" x 6'-8" x 1-3/8" - INTERIOR SLAB DOOR
7 1'-6" x 6'-8" x 1-3/8" - INTERIOR SLAB DOOR
8 2'-0" x 6'-8" x 1-3/8" - INTERIOR SLAB DOOR
9 2'-4" x 6'-8" x 1-3/8" - INTERIOR SLAB DOOR

REBAR NOTES

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

DESIGN LOADS - BASEMENT

- LIVE LOAD 40 PSF
DEAD LOAD 20 PSF

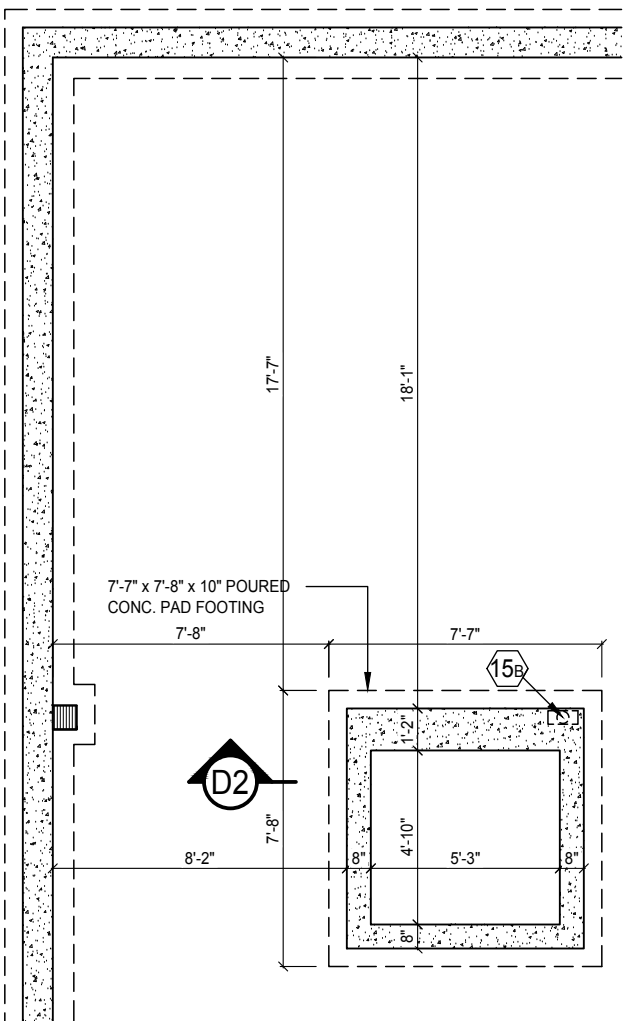
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Client: GREENPARK HOMES

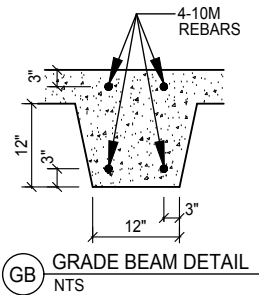
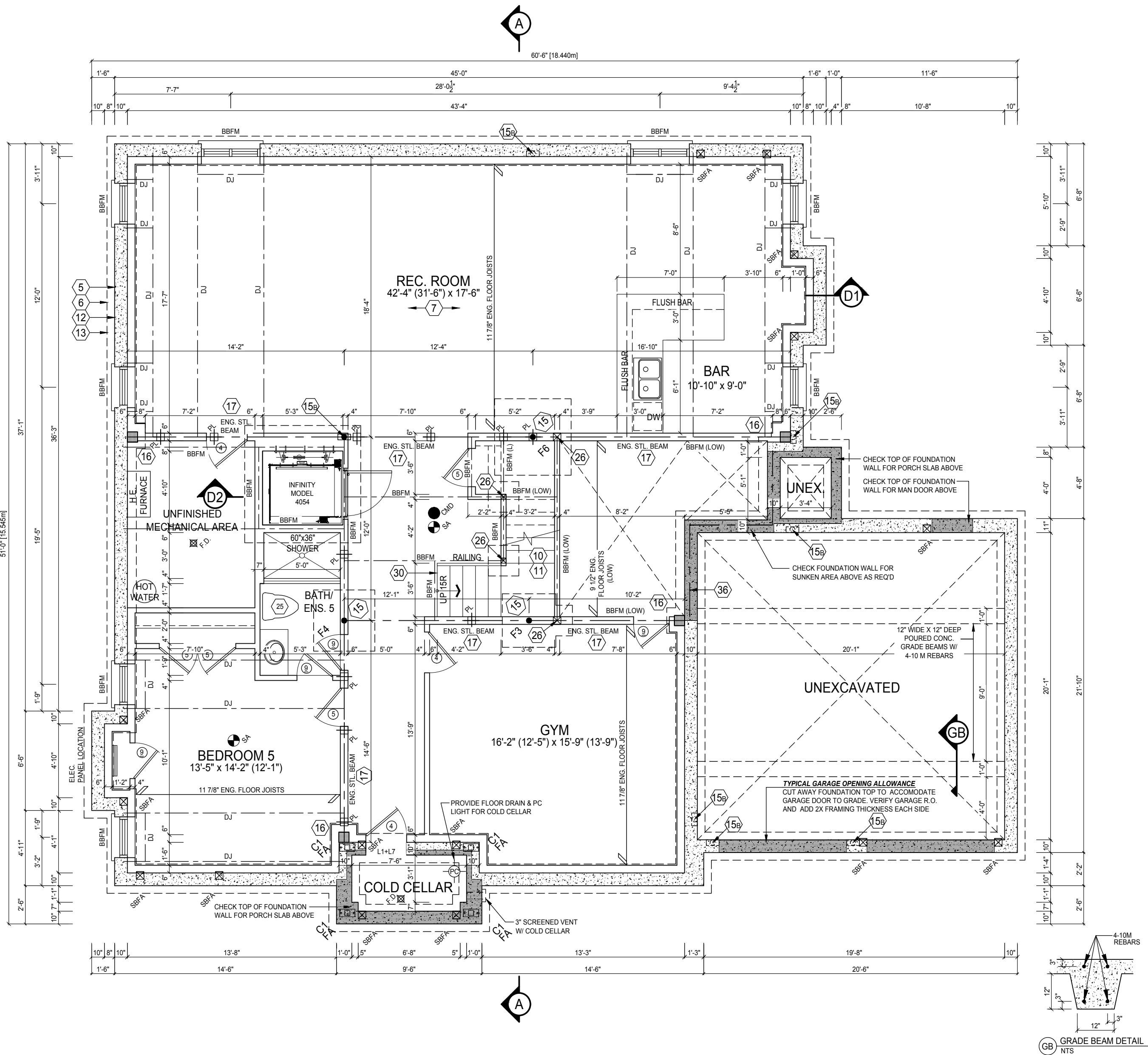
Project: TIBURTINO
CITY OF OAKVILLE
Model: GEORGIAN 3
ELEVATION B

BASEMENT PLAN

Drawn By: MT
Project No: 17-25
Scale: 3/16" = 1'0"
Checked By: MS
Page: 2 OF 8



PARTIAL ELEVATOR
FOUNDATION PLAN



REVISIONS			
#	Description	Date	By
1	ISSUED FOR PRELIMINARY REVIEW	NOV. 10/17	MS

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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" SPF#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 & 3/4" DIA. ANCHOR BOLTS W/ 4 BOLTS
C2	3 1/2"DIA. 1/4" THICK W/ 10"x10"x1/2" BASE PL. W/ 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

TM: 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	

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'-6" 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

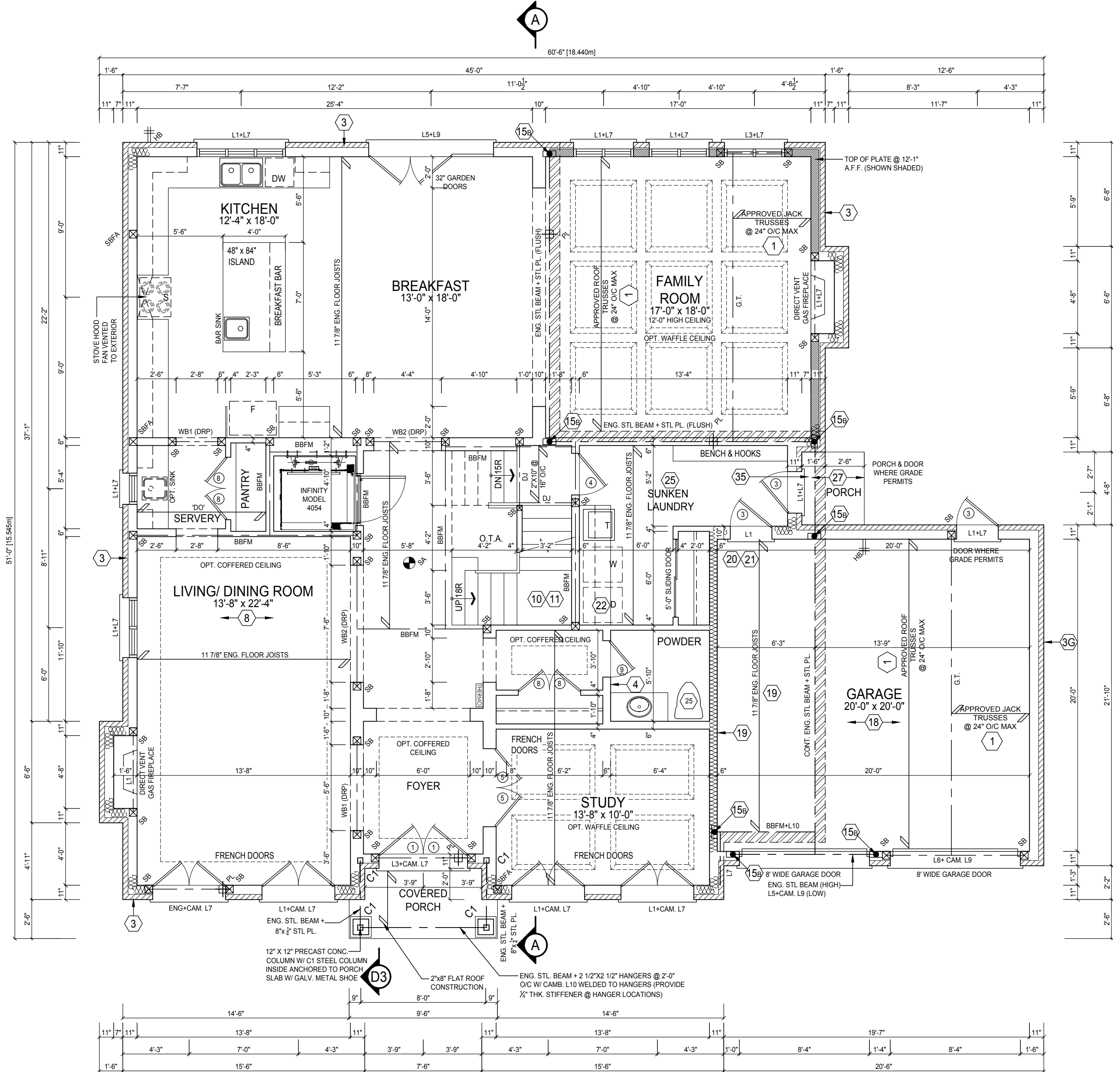
	VARYING WALL HEIGHT
	DOUBLE VOLUME WALL
	LOAD BEARING WALL

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Client: GREENPARK HOMES
Project: TIBURTINO CITY OF OAKVILLE
Model: GEORGIAN 3 ELEVATION B

Sheet Title: GROUND FLOOR PLAN

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



REVISIONS

#	Description	Date	By
1	ISSUED FOR PRELIMINARY REVIEW	NOV. 10/17	MS

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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" SPF#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	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

M 25KN/m2 - 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" (90x90x6) L	WB7 2 - 2"x12" SP#2
L8 3 1/2" x 3 1/2" x 5/16" (90x90x6) L	WB8 3 - 2"x12" SP#2
L9 4" x 3 1/2" x 1/4" (100x90x6) L	WB9 4 - 2"x12" SP#2
L10 5" x 3 1/2" x 5/16" (125x90x6) L	
L11 5" x 3 1/2" x 3/8" (125x90x10) L	
L12 6" x 4" x 3/8" (150x100x10) L	

DOOR SCHEDULE - 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'-6" x 7'-0" x 1-3/8" - INTERIOR SLAB DOOR
6	2'-2" x 7'-0" x 1-3/8" - INTERIOR SLAB DOOR
7	1'-6" x 7'-0" x 1-3/8" - INTERIOR SLAB DOOR
8	2'-0" x 7'-0" x 1-3/8" - INTERIOR SLAB DOOR
9	2'-4" x 7'-0" x 1-3/8" - INTERIOR SLAB DOOR

DESIGN LOADS - ASPHALT SHINGLES

DEAD LOAD	TOP CHORD = 15.00 PSF
	BOTTOM CHORD = 10.00 PSF
LIVE LOAD	TOP CHORD = 30.00 PSF
	BOTTOM CHORD = 7.00 PSF

WALL LEGEND

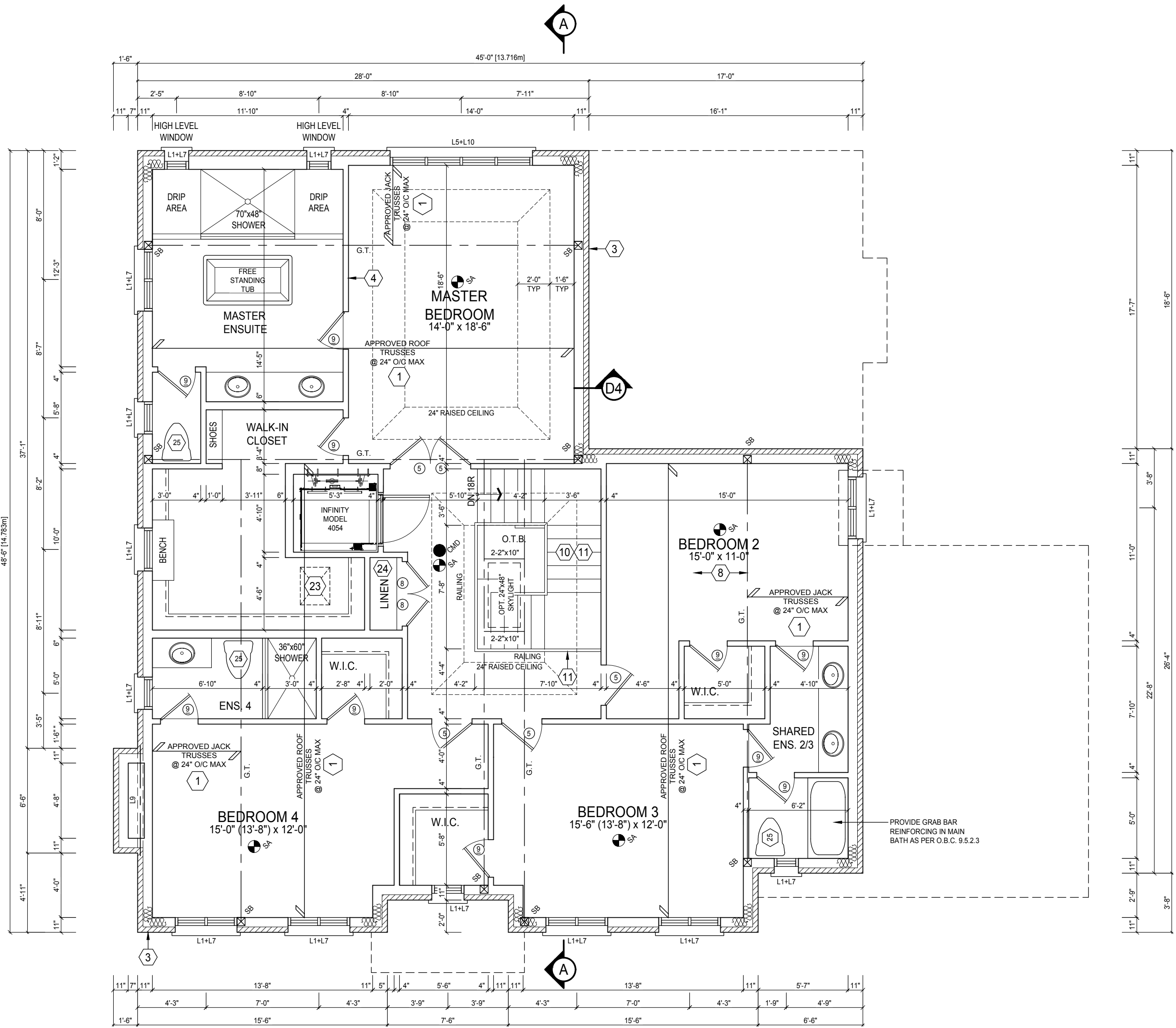
	VARYING WALL HEIGHT
	DOUBLE VOLUME WALL
	LOAD BEARING WALL

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Client: GREENPARK HOMES
Project: TIBURTINO CITY OF OAKVILLE
Model: GEORGIAN 3 ELEVATION B

SECOND FLOOR PLAN

Drawn By: MT
Project No: 17-25
Scale: 3/16" = 1'0"
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Page: 4 OF 8



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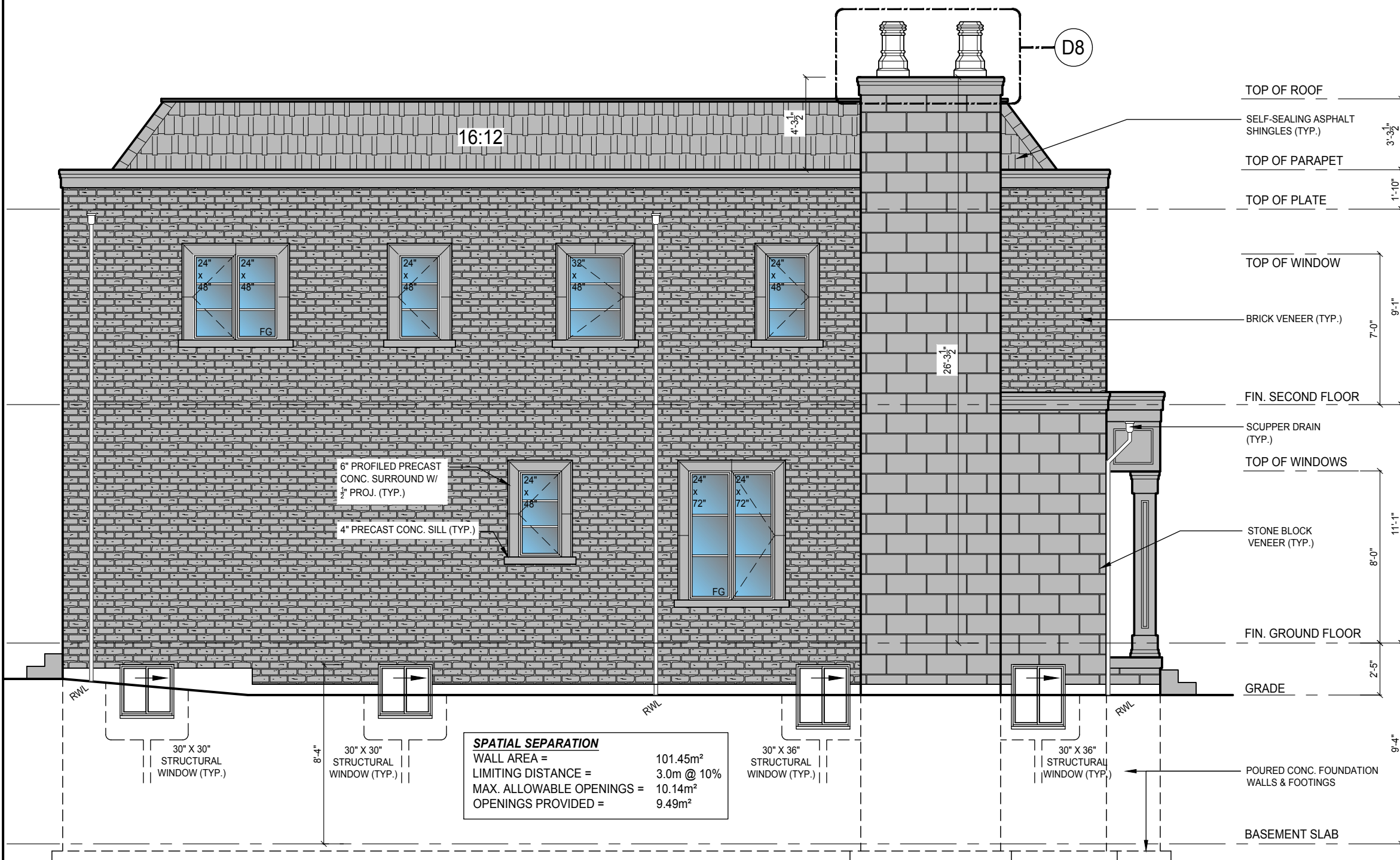
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ELEVATION GENERAL NOTES

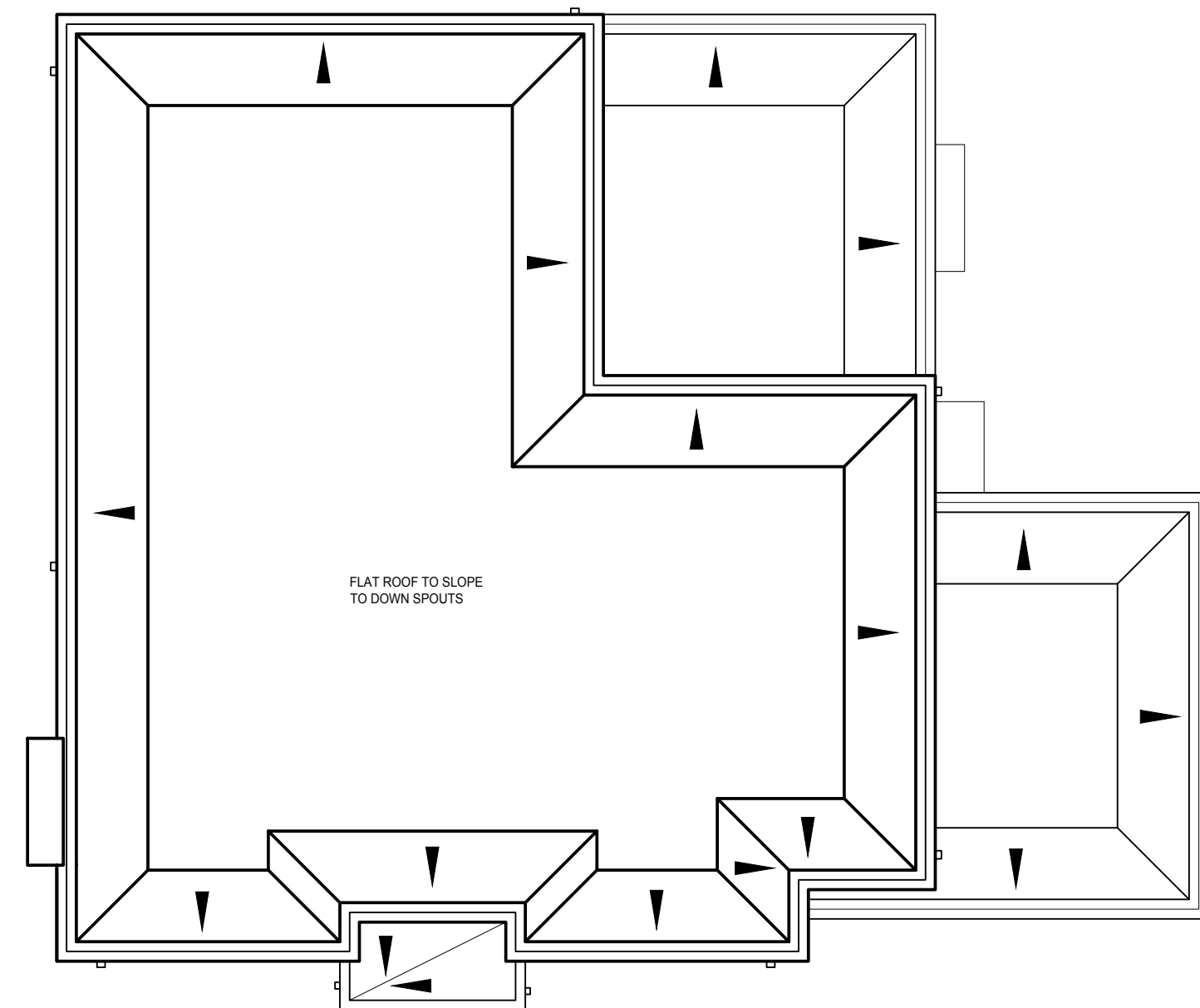
- REFER TO FRONT ELEVATION FOR INFORMATION NOT SHOWN



FRONT ELEVATION B



LEFT SIDE ELEVATION B

ROOF PLAN
N.T.S.

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CITY OF OAKVILLE
Model: GEORGIAN 3
ELEVATION BSheet Title: FRONT & LEFT SIDE
ELEVATION & ROOF PLAN

Drawn By: MT

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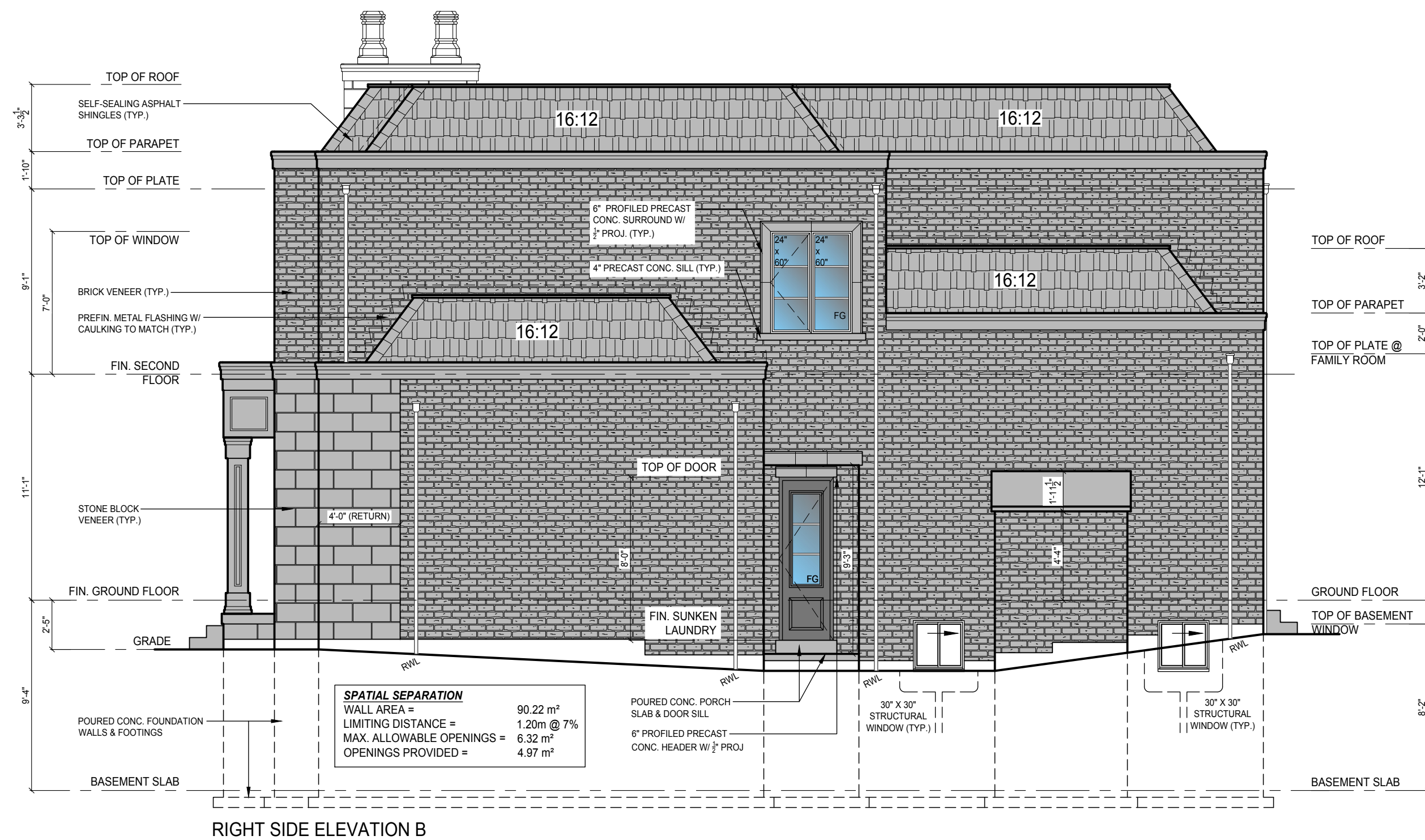
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Scale: 3/16" = 1'0"

ELEVATION GENERAL NOTES

- REFER TO FRONT ELEVATION FOR INFORMATION NOT SHOWN

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Client: GREENPARK HOMES

Project: TIBURTINO
CITY OF OAKVILLE

Model: GEORGIAN 3

ELEVATION B

Sheet Title: REAR & RIGHT SIDE
ELEVATION

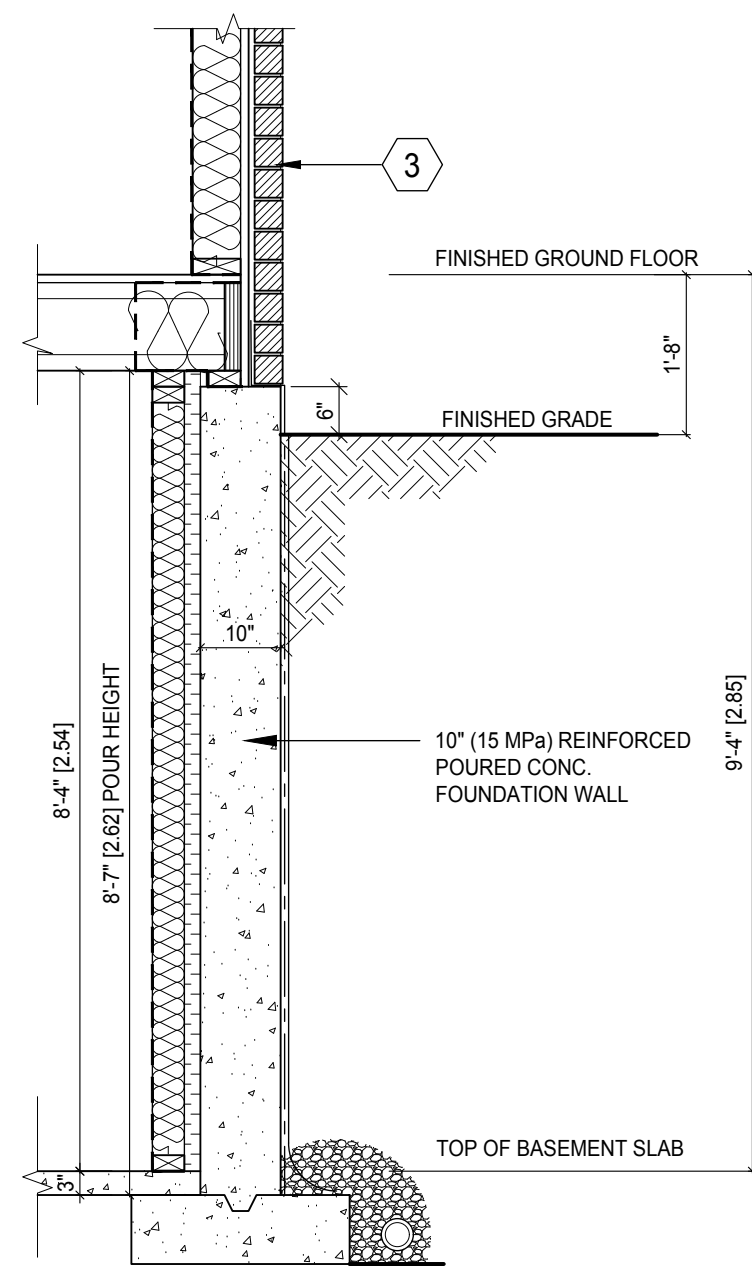
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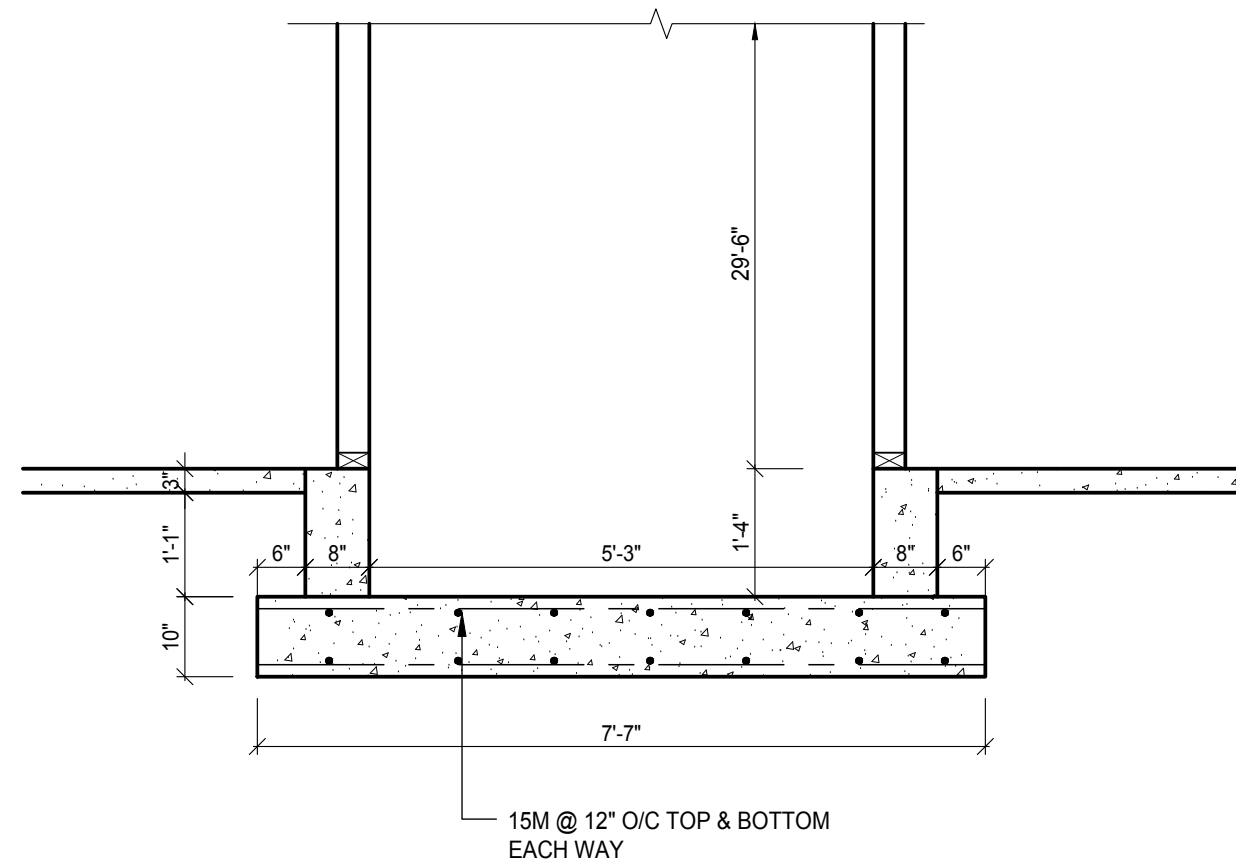
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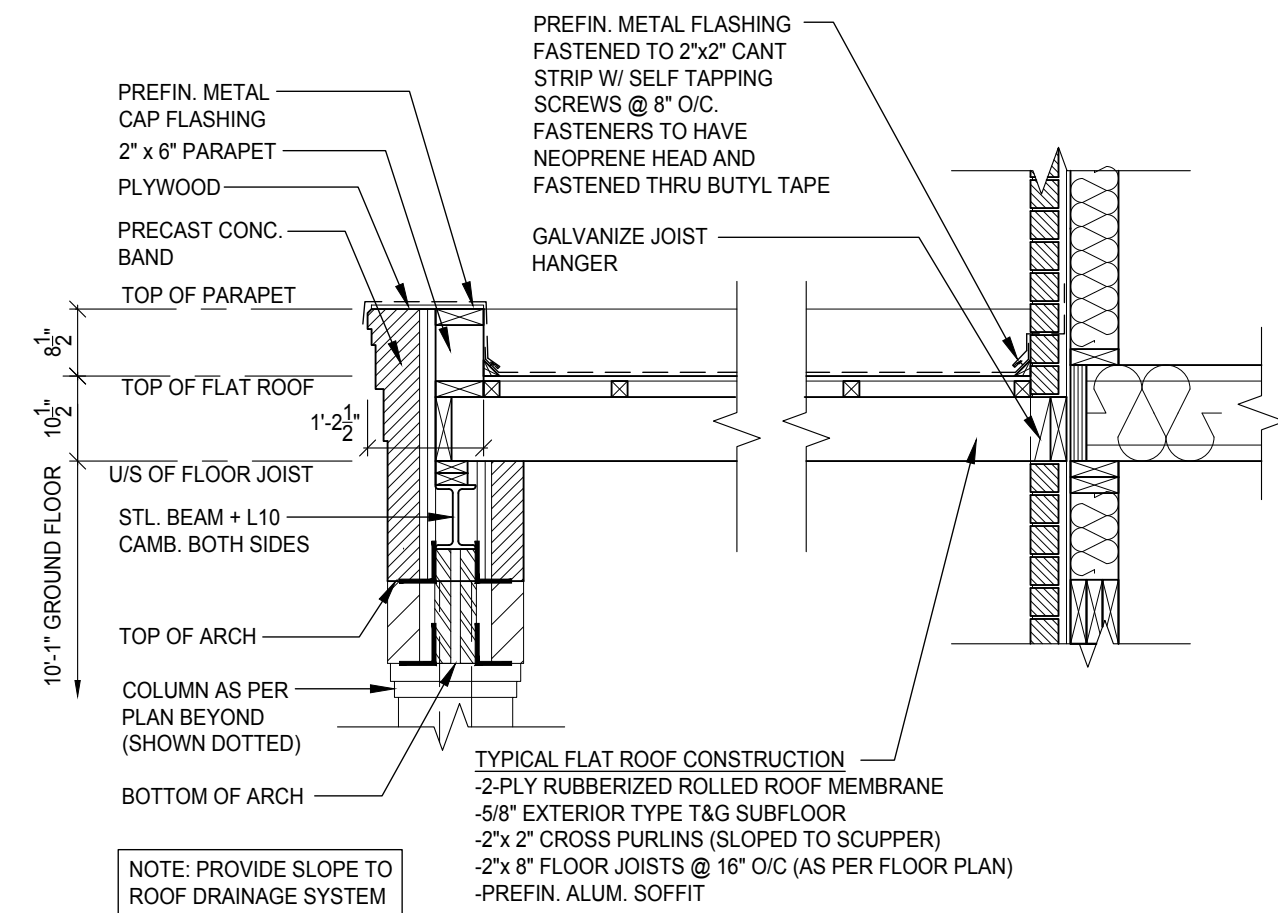
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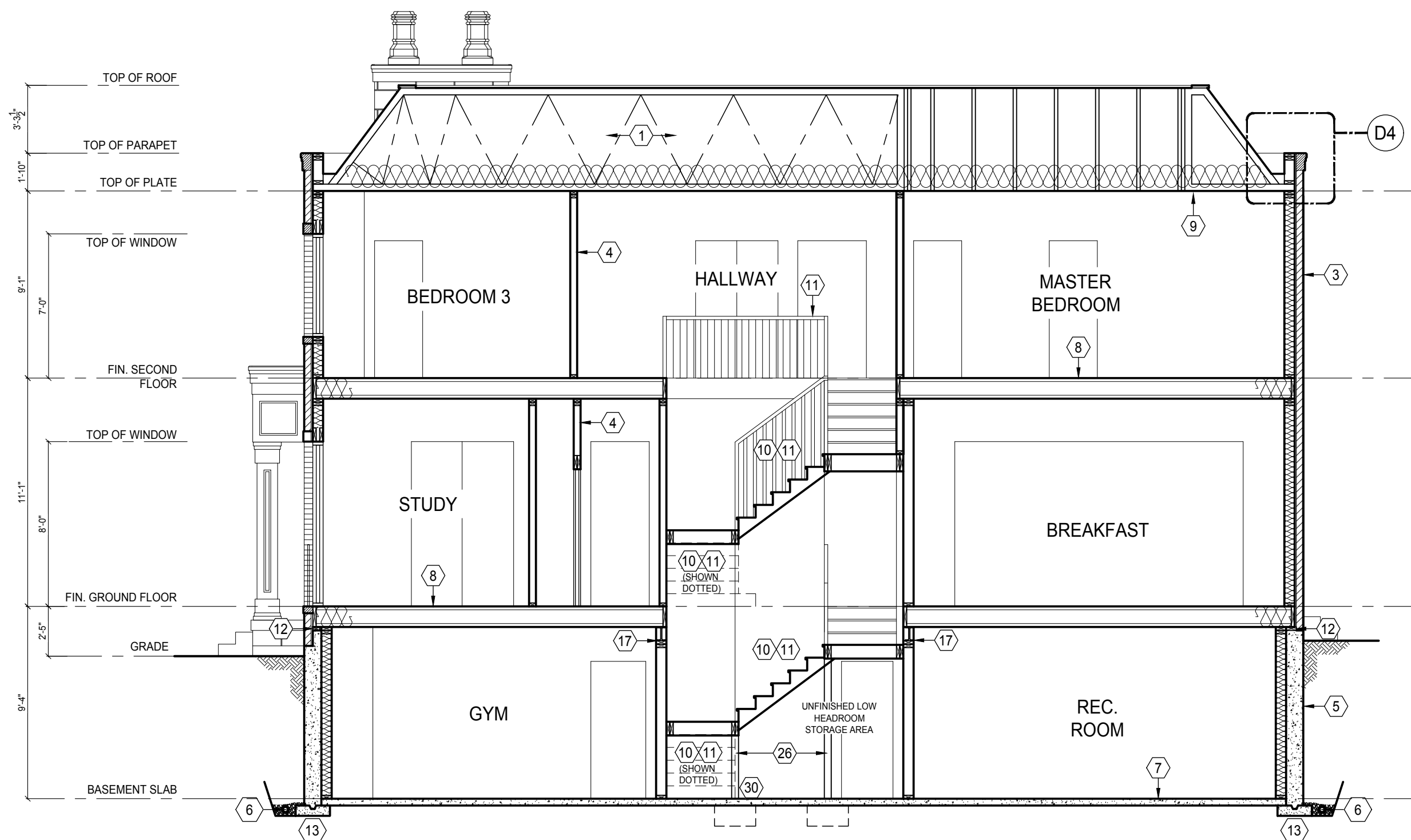
D1 TYPICAL FOUNDATION WALL DETAIL
SCALE 1/2"=1'-0"



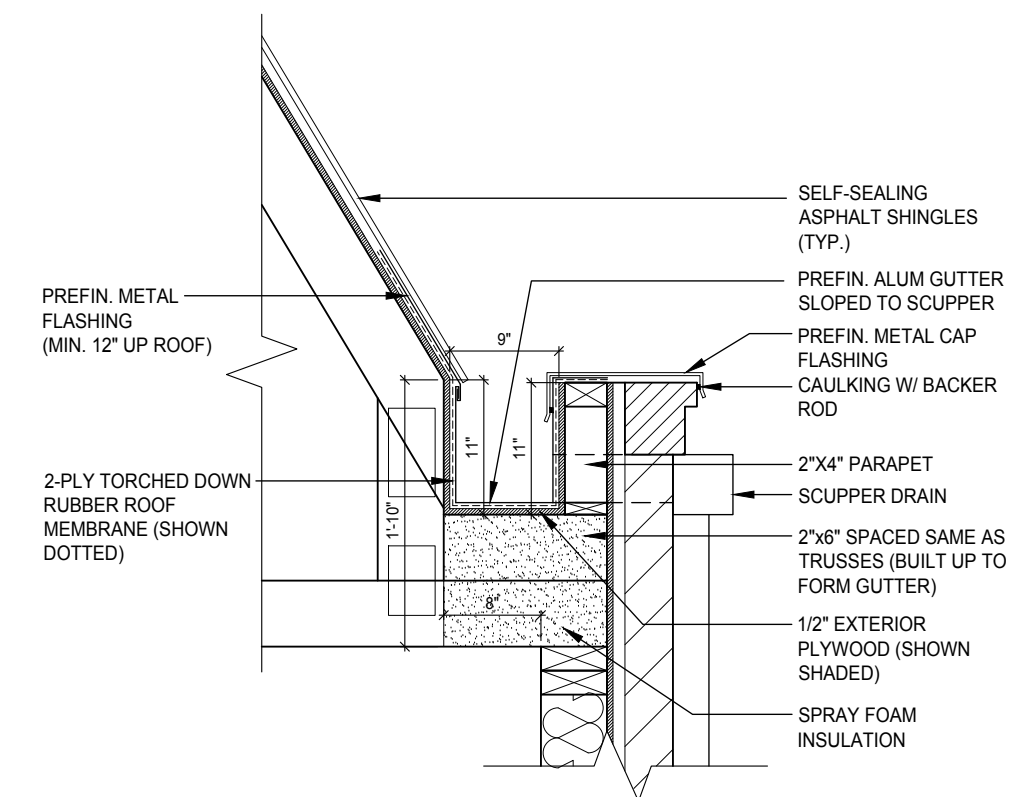
D2 ELEVATOR FOOTING DETAIL
SCALE 1/2"=1'-0"



D3 FLAT ROOF DETAIL @ ENTRANCE
SCALE 1/2"=1'-0"



SECTION 'A-A'



D4 SLOPED ROOF @ PARAPET DETAIL
SCALE 3/4"=1'-0"

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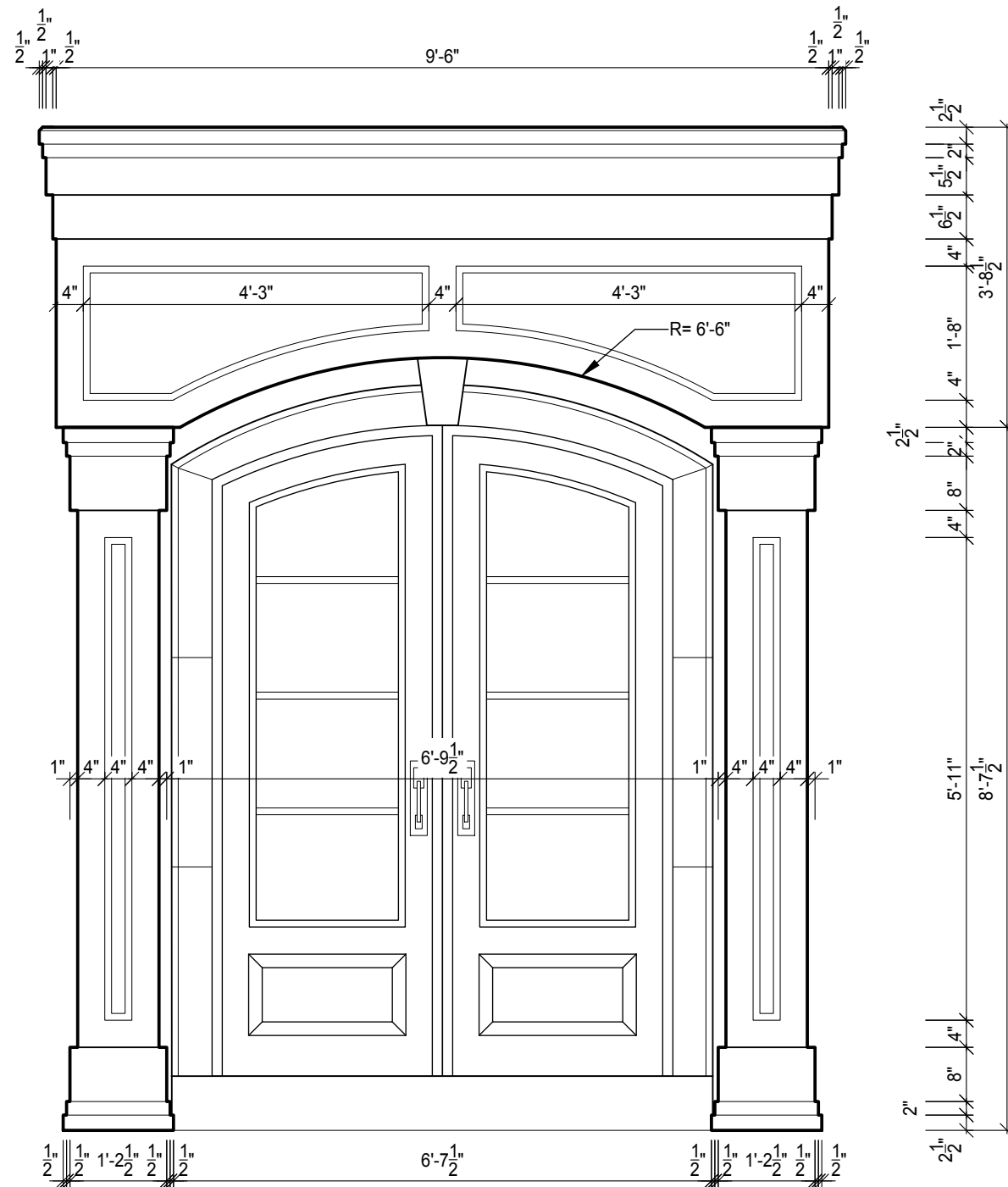
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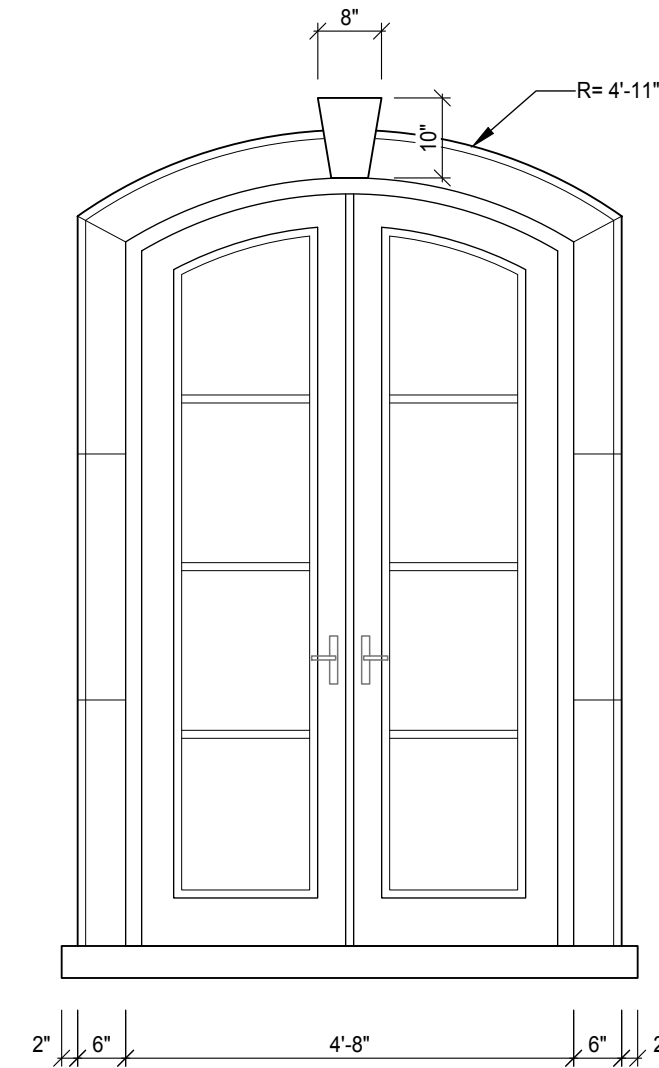
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ELEVATION B

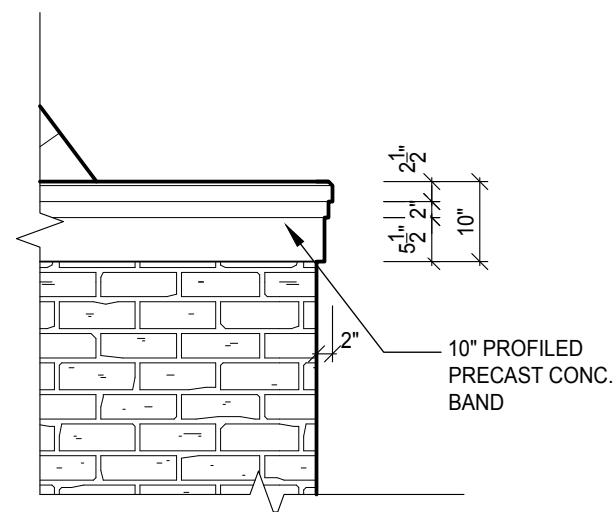
Section Title: SECTION 'A'-A'
& DETAILS



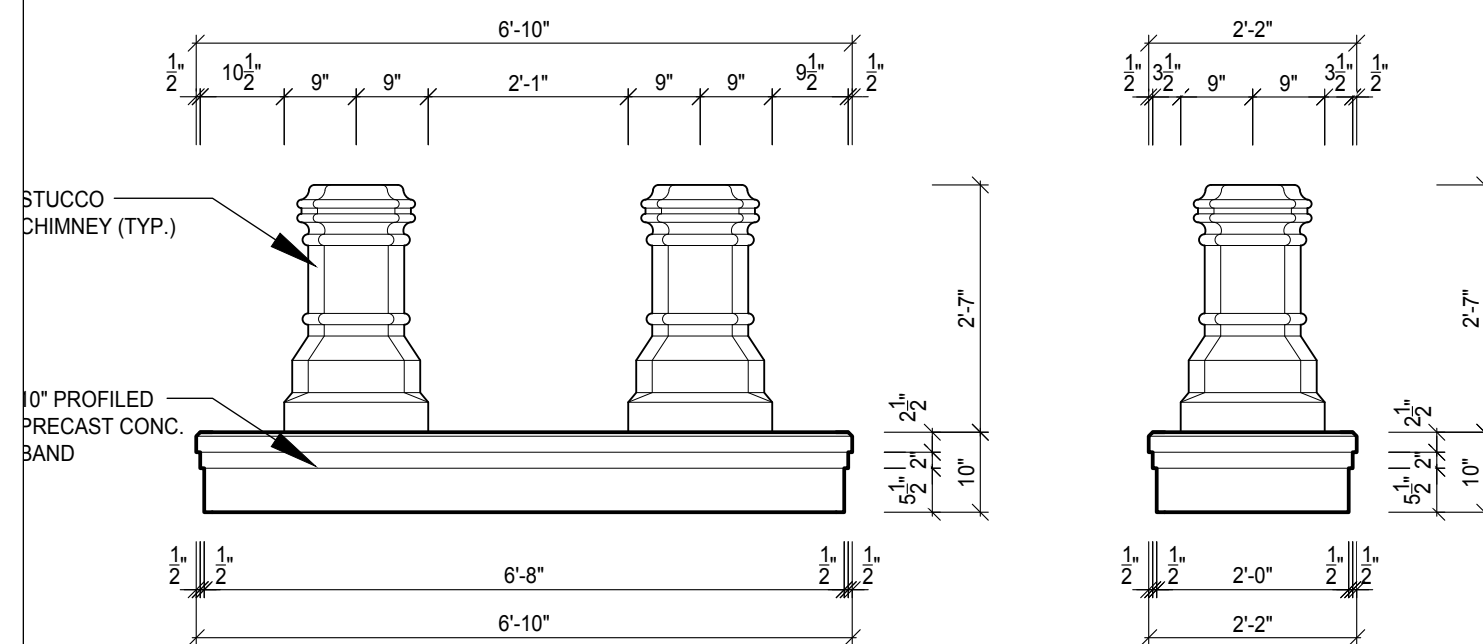
D5 PRECAST CONC. PORTICO
SCALE 1/2"=1'-0"



D6 WINDOW SURROUND/ HEADER DETAIL
SCALE 1/2"=1'-0"



D7 TYP. PRECAST CONC. BAND
SCALE 1/2"=1'-0"



D8 CHIMNEY CAP DETAIL
SCALE 1/2"=1'-0"

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Drawn	MT	Checked	MS
Project	17-25	Page:	8 OF 8
Scale:	3/16" = 1'0"		