





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 1" 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

- |  |                     |
|--|---------------------|
| 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  
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

**ONERISER**  
DESIGNS

20 RIVERMEDE ROAD, UNIT 101  
CONCORD, ONTARIO  
L4K 3N3  
PHONE: (905) 669-2111  
FAX: 1 (866) 602-1163  
WWW.ONERISER.CA

Client: GREENPARK HOMES

Project: TIBURTINO  
CITY OF OAKVILLE

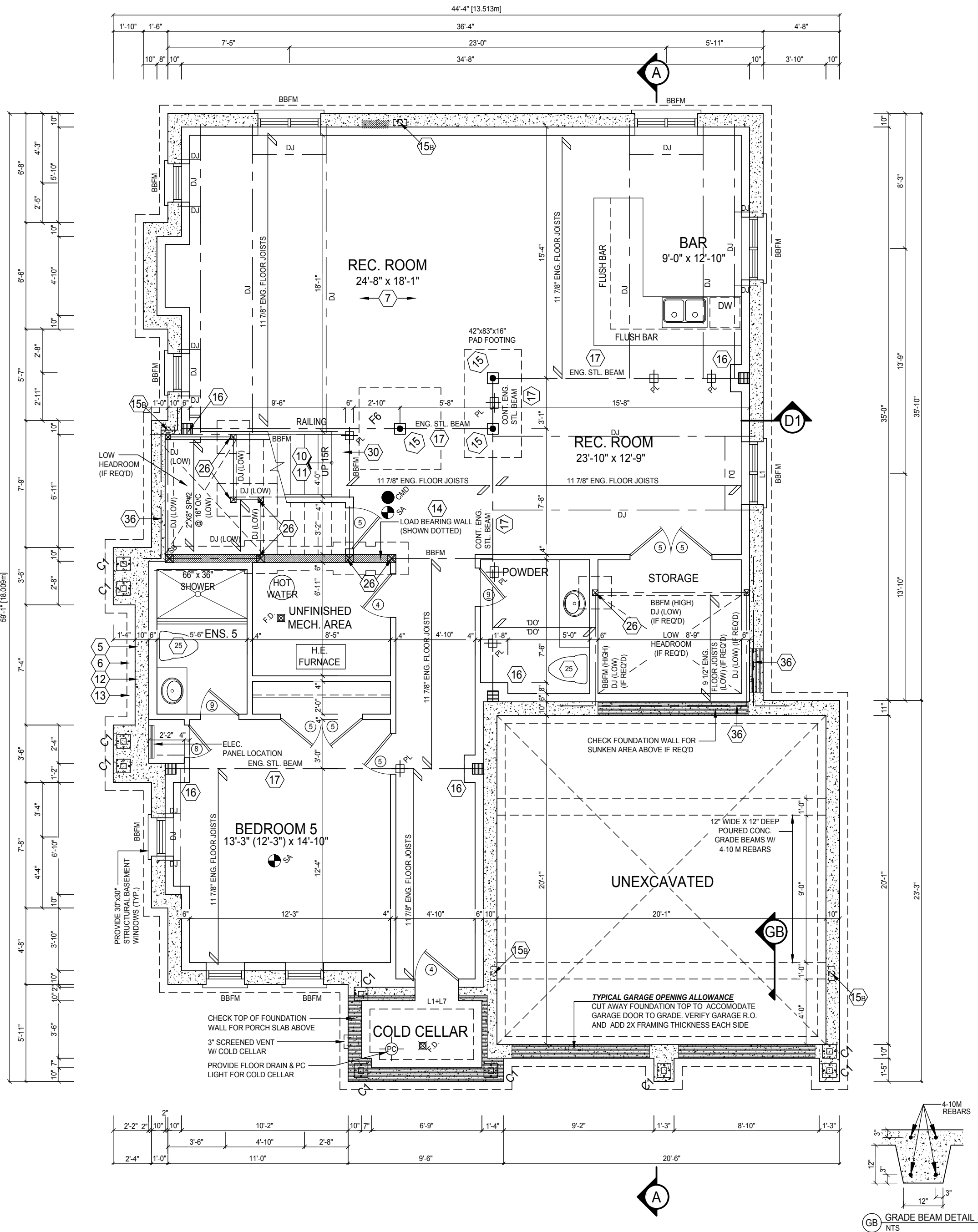
Model: GEORGIAN 1  
ELEVATION A

Sheet Title: BASEMENT PLAN

Drawn By: MT Checked By: MS

Project No: 17-25 Page: 2 OF 8

Scale: 3/16" = 1'0"



**PRELIMINARY**  
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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 & 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  
TM 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 5/16" (90x90x8) L  
L9 4" x 3 1/2" x 1/4" (100x90x6) L  
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

**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'-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**

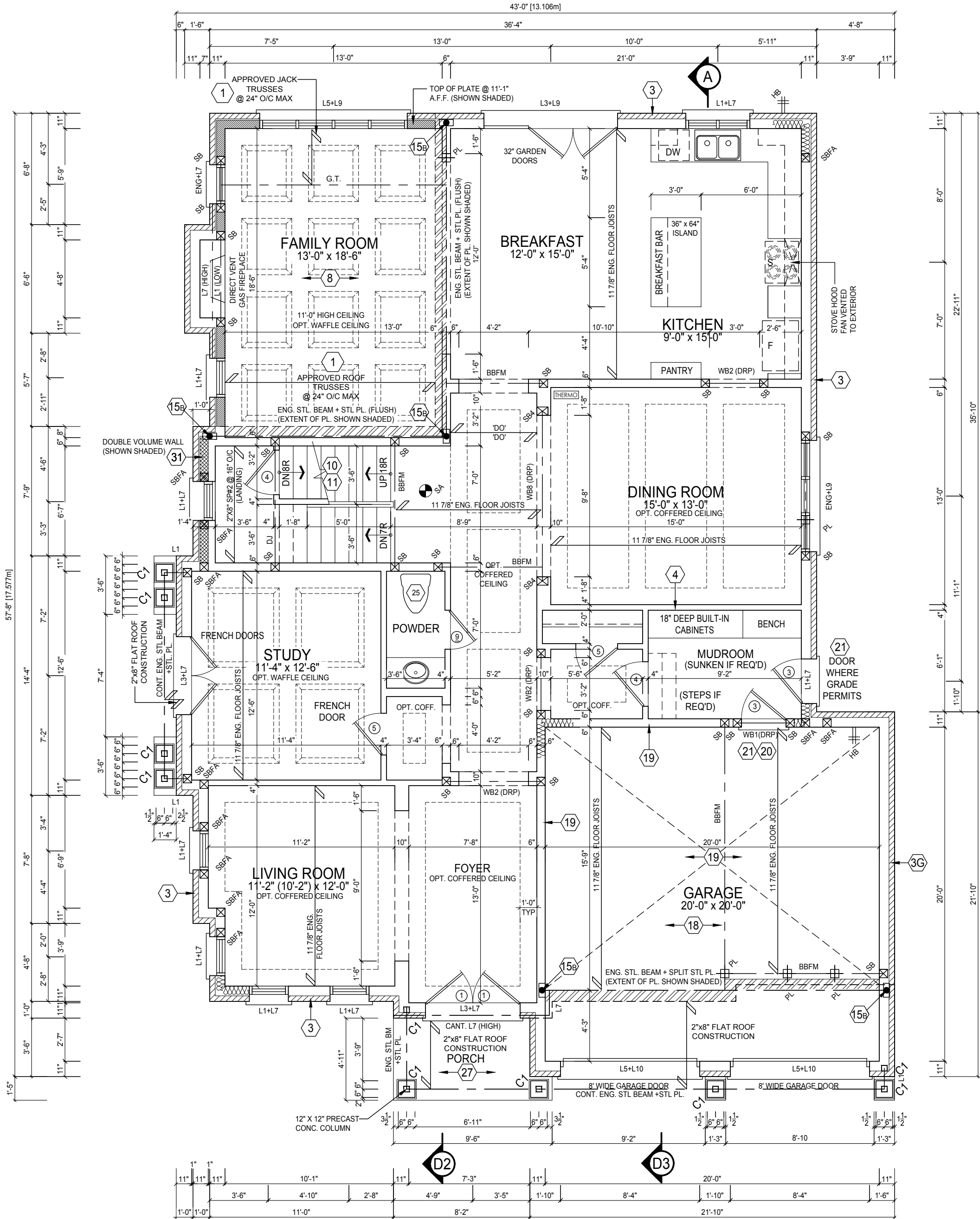
- VARYING WALL HEIGHT  
DOUBLE VOLUME WALL  
LOAD BEARING WALL

**ONERISER**  
DESIGNS  
20 RIVERMEDE ROAD, UNIT 101  
CONCORD, ONTARIO  
L4K 3N3  
PHONE: (905) 669-2111  
FAX: 1 (866) 602-1163  
WWW.ONERISER.CA

Client: GREENPARK HOMES  
Project: TIBURTINO CITY OF OAKVILLE  
Model: GEORGIAN 1 ELEVATION A

Sheet Title: GROUND FLOOR PLAN

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



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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
1"= 25KNm2 - 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" (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

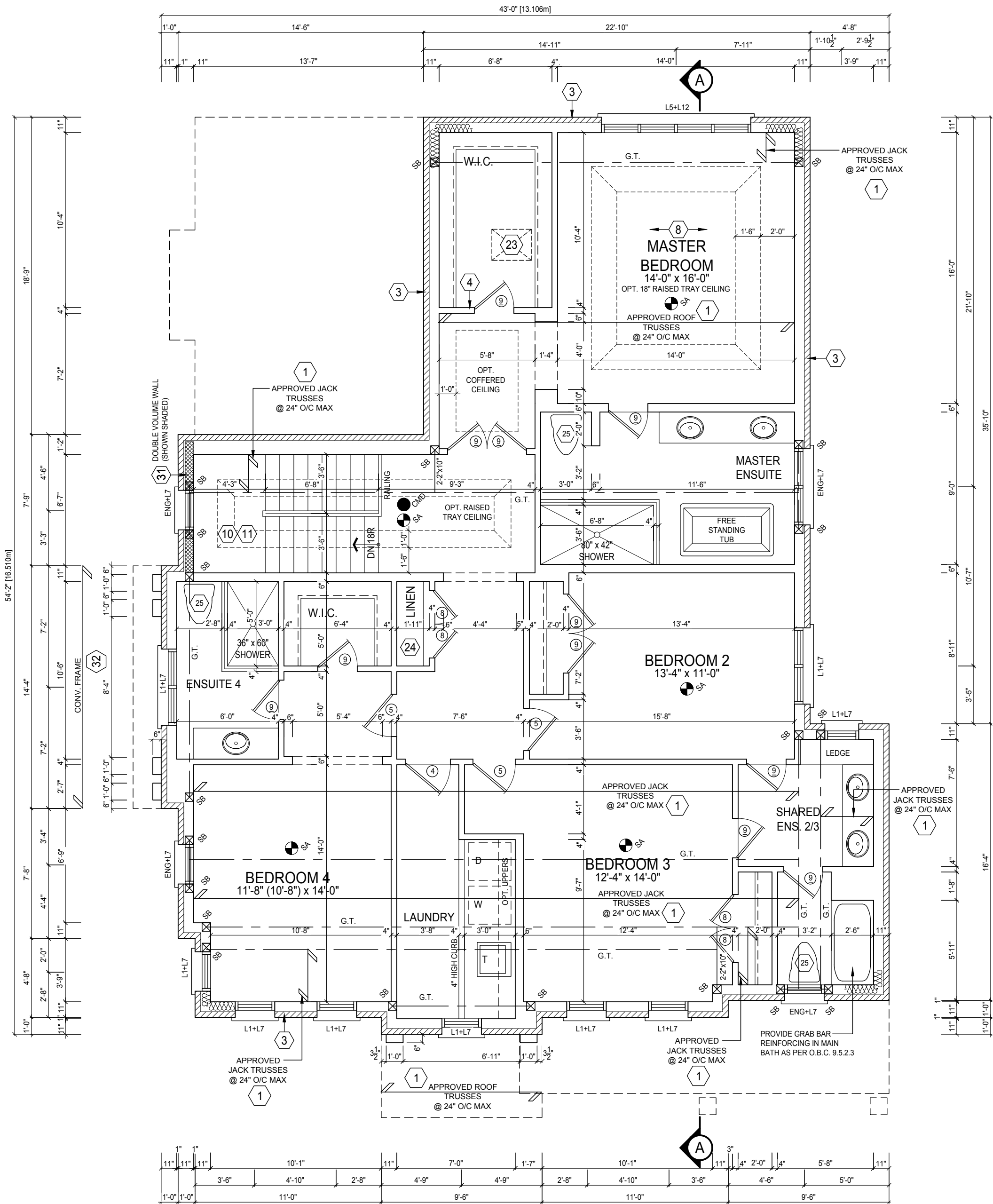
	VARYING WALL HEIGHT
	DOUBLE VOLUME WALL
	LOAD BEARING WALL

**ONERISER**  
DESIGNS  
20 RIVERMEDE ROAD, UNIT 101  
CONCORD, ONTARIO  
L4K 3N3  
PHONE: (905) 669-2111  
FAX: 1 (866) 602-1163  
WWW.ONERISER.CA

Client: GREENPARK HOMES  
Project: TIBURTINO CITY OF OAKVILLE  
Model: GEORGIAN 1 ELEVATION A

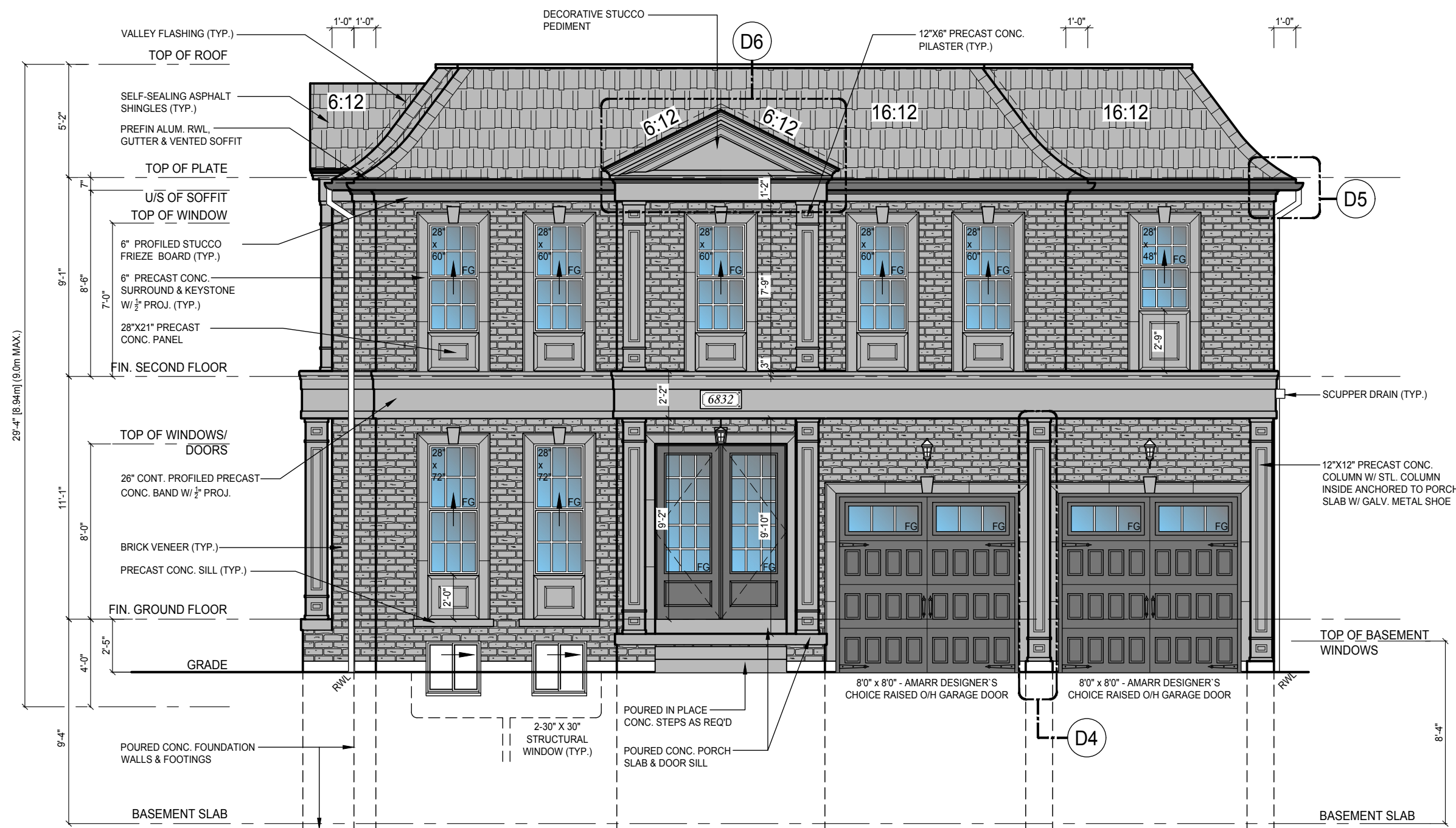
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Checked By: MS  
Project No: 17-25  
Scale: 3/16" = 1'0"  
Page: 4 OF 8

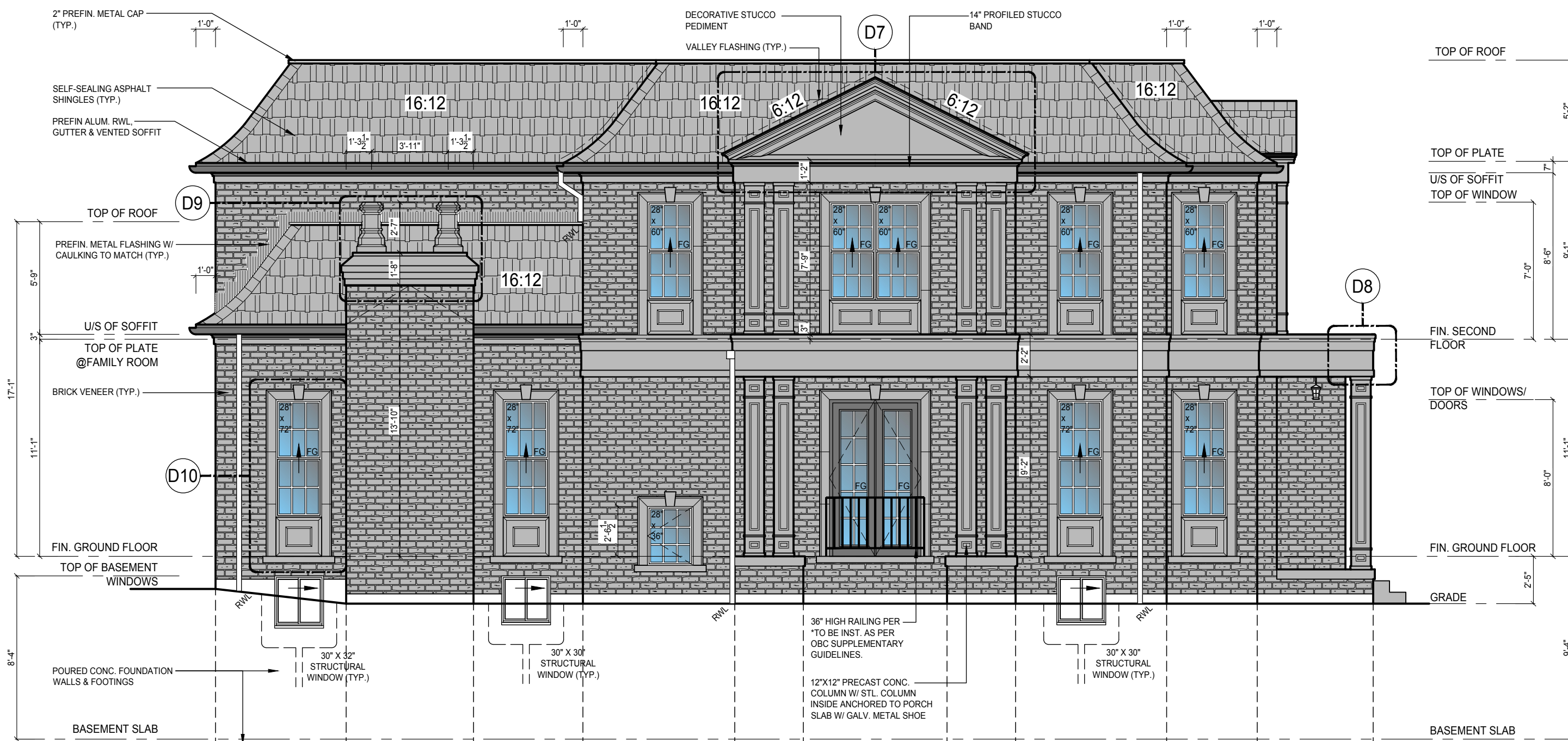
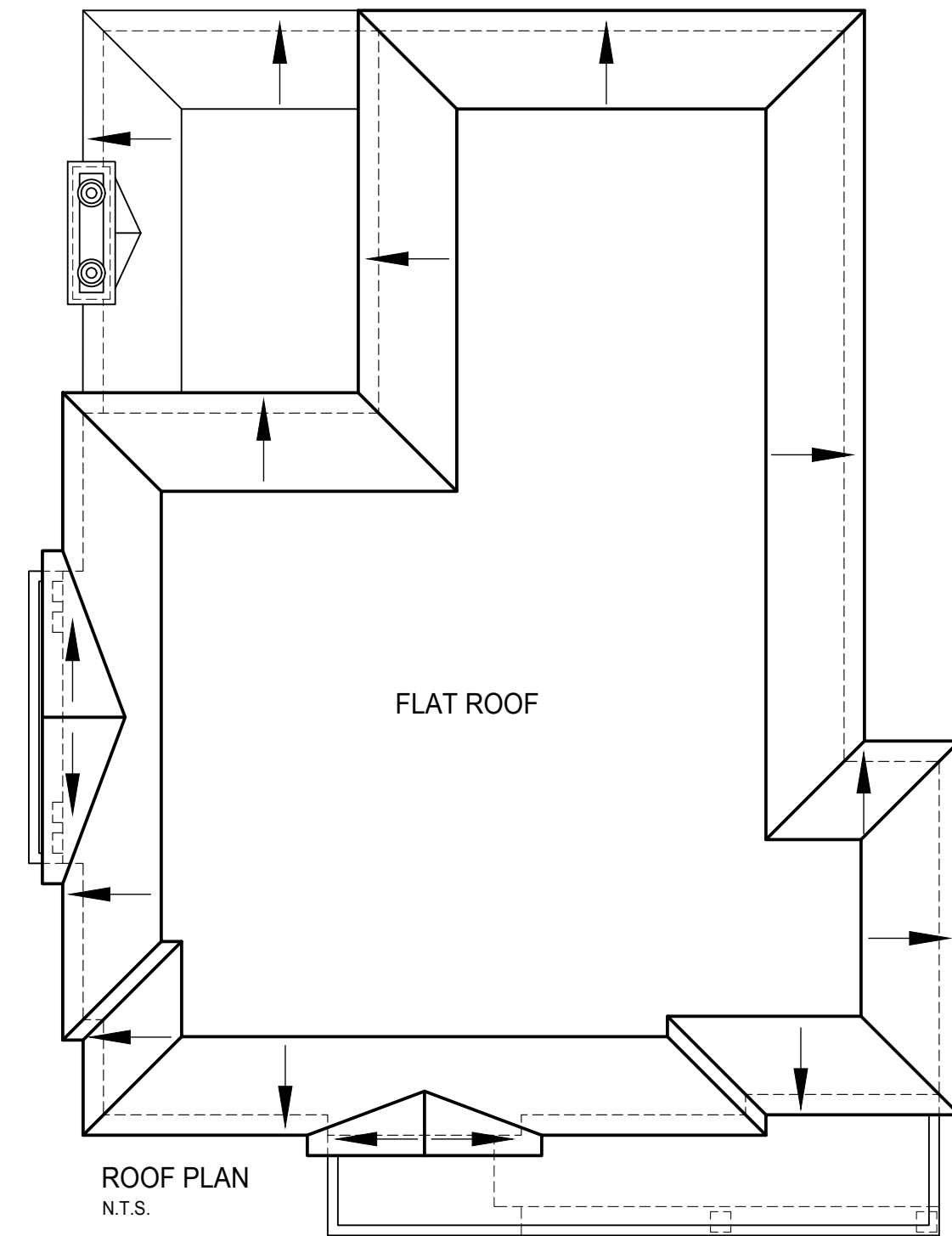


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FRONT ELEVATION 'A'



LEFT SIDE ELEVATION 'A'

ELEVATION GENERAL NOTES

\* REFER TO FRONT ELEVATION FOR INFORMATION NOT SHOWN

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DESIGNS

20 RIVERMEDE ROAD, UNIT 101  
CONCORD, ONTARIO  
L4K 3N3  
PHONE: (905) 669-2111  
FAX: 1 (866) 602-1163  
WWW.ONERISER.CA

Client: GREENPARK HOMES

Project: TIBURTINO  
CITY OF OAKVILLE

Model: GEORGIAN 1  
ELEVATION A

Sheet Title: FRONT & FLANKAGE  
ELEVATION & ROOF PLAN

Drawn By: MT Checked By: MS

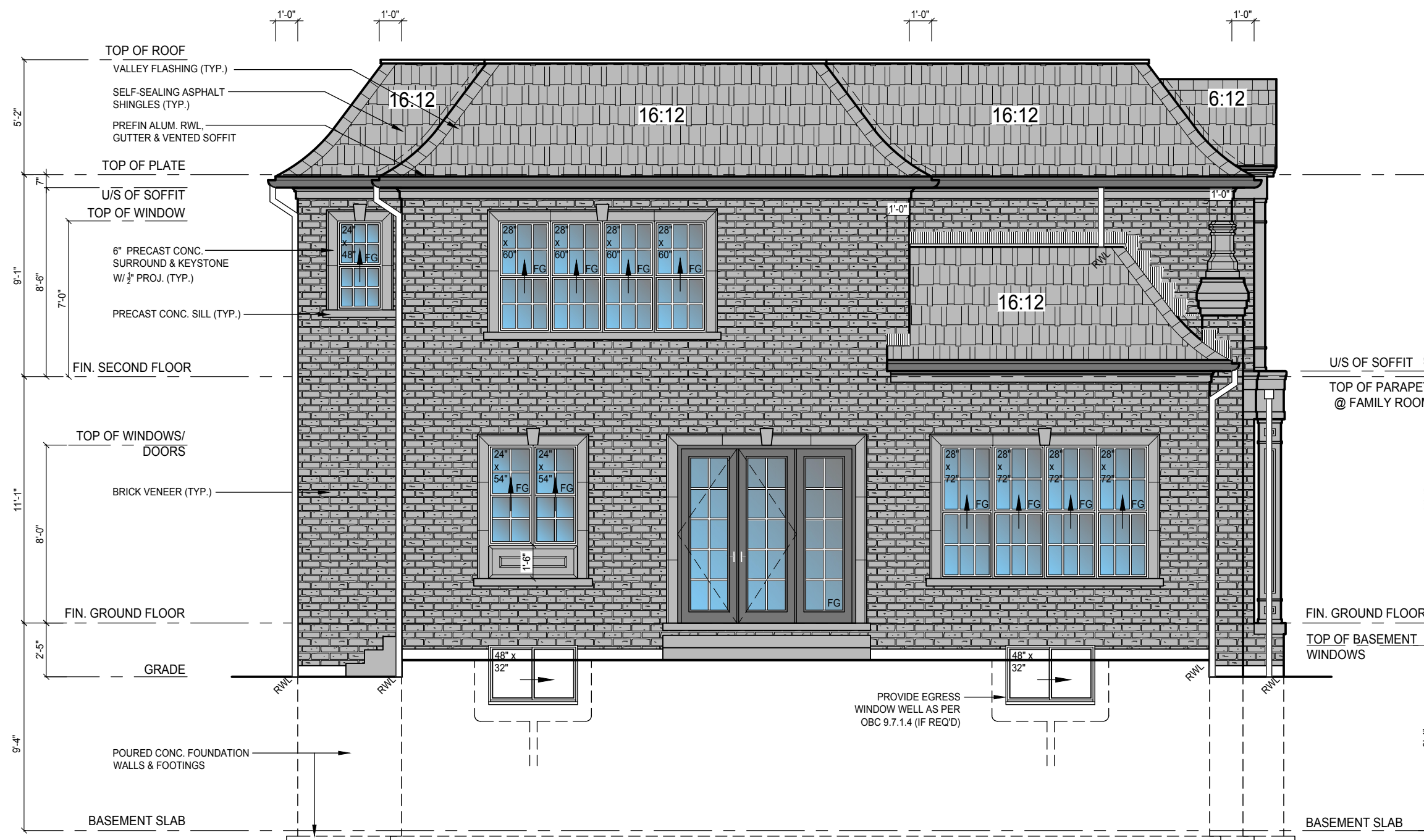
Project No: 17-25 Page: 5 OF 8

Scale: 3/16" = 1'0"

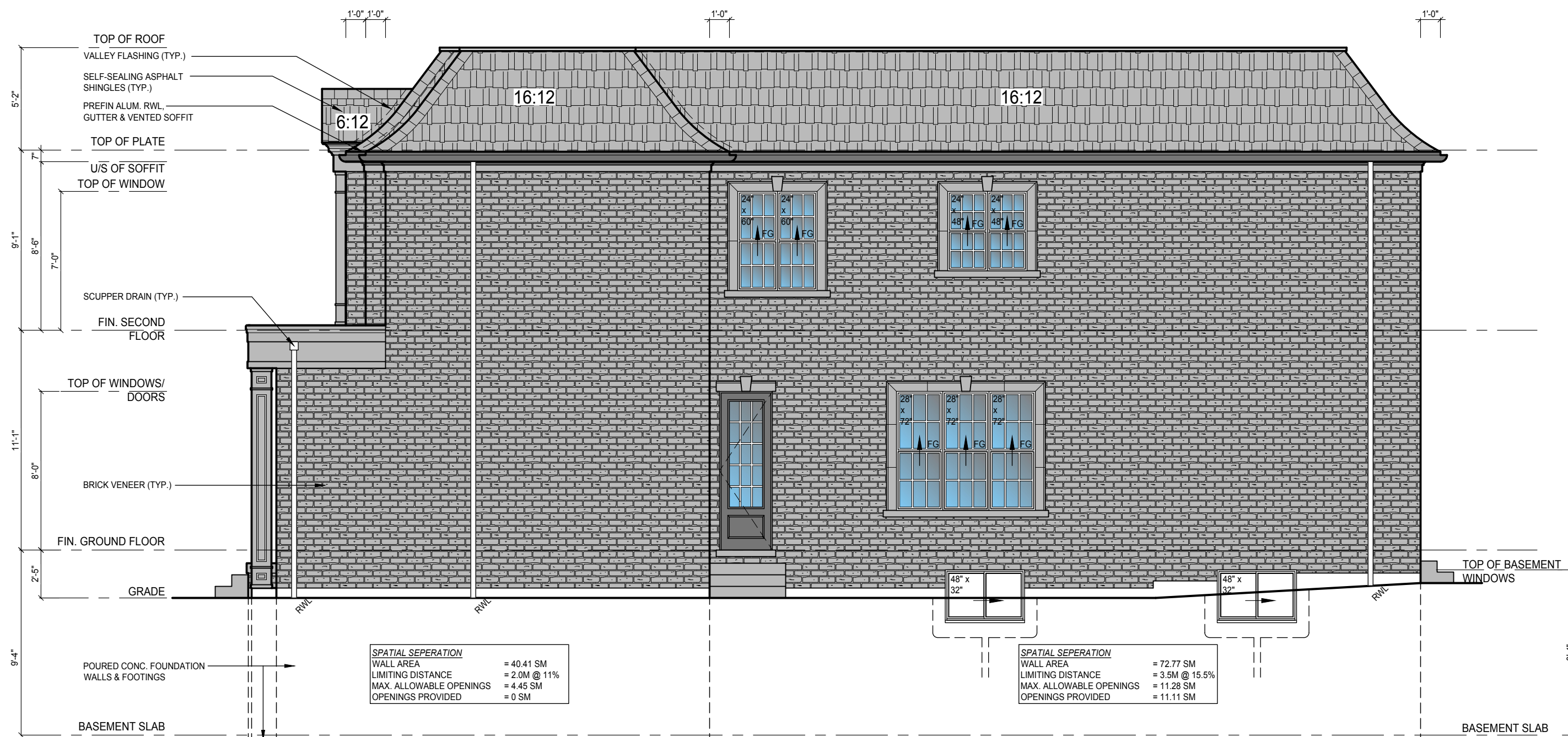
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REAR ELEVATION 'A'



RIGHT SIDE ELEVATION 'A'

SPATIAL SEPERATION	
WALL AREA	= 40.41 SM
LIMITING DISTANCE	= 2.0M @ 11%
MAX. ALLOWABLE OPENINGS	= 4.45 SM
OPENINGS PROVIDED	= 0 SM

SPATIAL SEPERATION	
WALL AREA	= 72.77 SM
LIMITING DISTANCE	= 3.5M @ 15.5%
MAX. ALLOWABLE OPENINGS	= 11.28 SM
OPENINGS PROVIDED	= 11.11 SM

ELEVATION GENERAL NOTES

\* REFER TO FRONT ELEVATION FOR INFORMATION NOT SHOWN

**ONERISER**  
DESIGNS  
20 RIVERMEDE ROAD, UNIT 101  
CONCORD, ONTARIO  
L4K 3N3  
PHONE: (905) 669-2111  
FAX: 1 (866) 602-1163  
WWW.ONERISER.CA

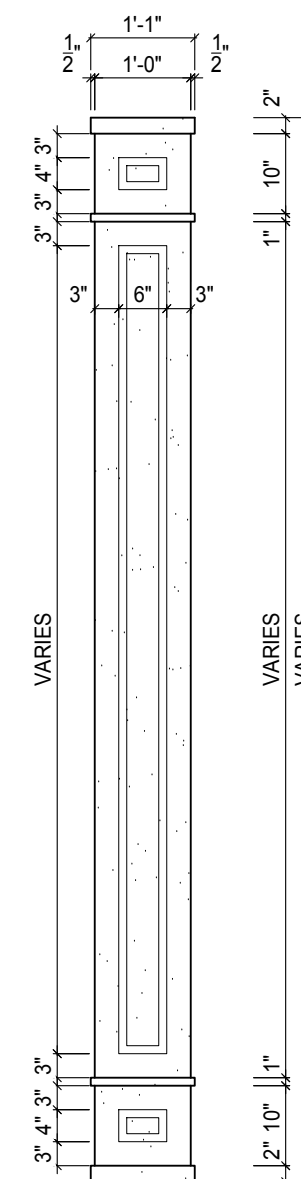
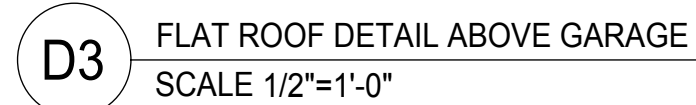
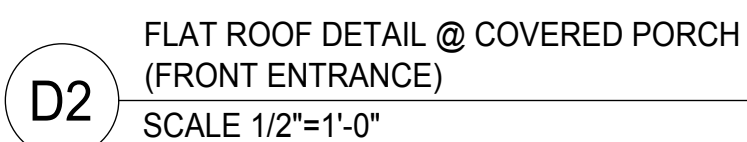
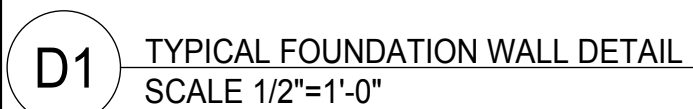
Client: GREENPARK HOMES  
Project: TIBURTINO  
CITY OF OAKVILLE  
Model: GEORGIAN 1  
ELEVATION A

Sheet Title: REAR & RIGHT SIDE  
ELEVATIONS

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Page: 6 OF 8

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**D4** PRECAST CONC. COLUMN DETAIL  
SCALE 1/2"=1'-0"

[illegible]

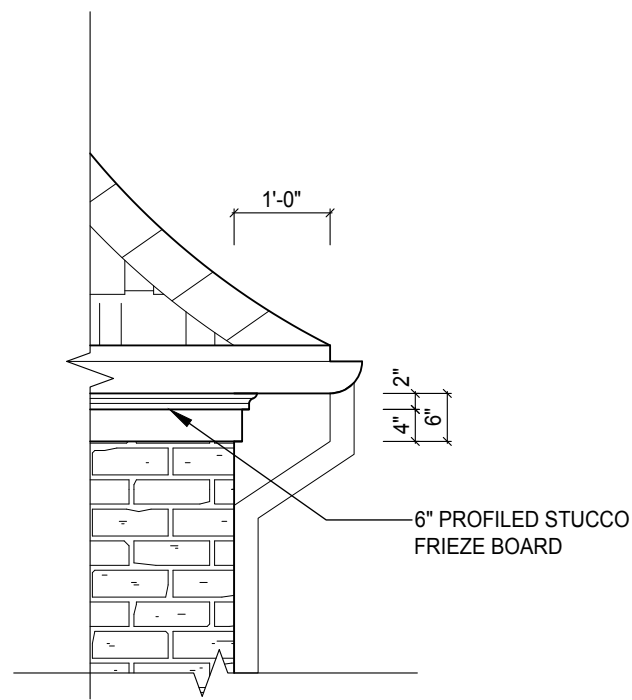
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DESIGNS  
20 RIVERMEDE ROAD, UNIT 101  
CONCORD, ONTARIO  
L4K 3N3  
PHONE: (905) 669-2111  
FAX: 1 (866) 602-1163  
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Client:	GREENPARK HOMES
Project:	TIBURTINO CITY OF OAKVILLE
Model:	GEORGIAN 1 ELEVATION A

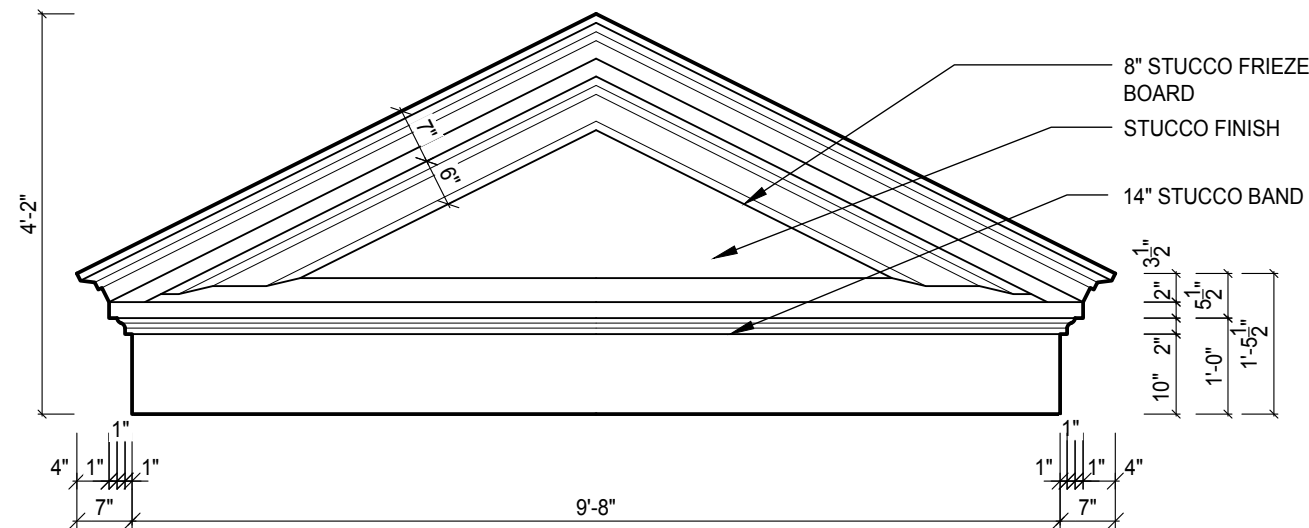
## SECTION 'A'- 'A'

### & DETAILS

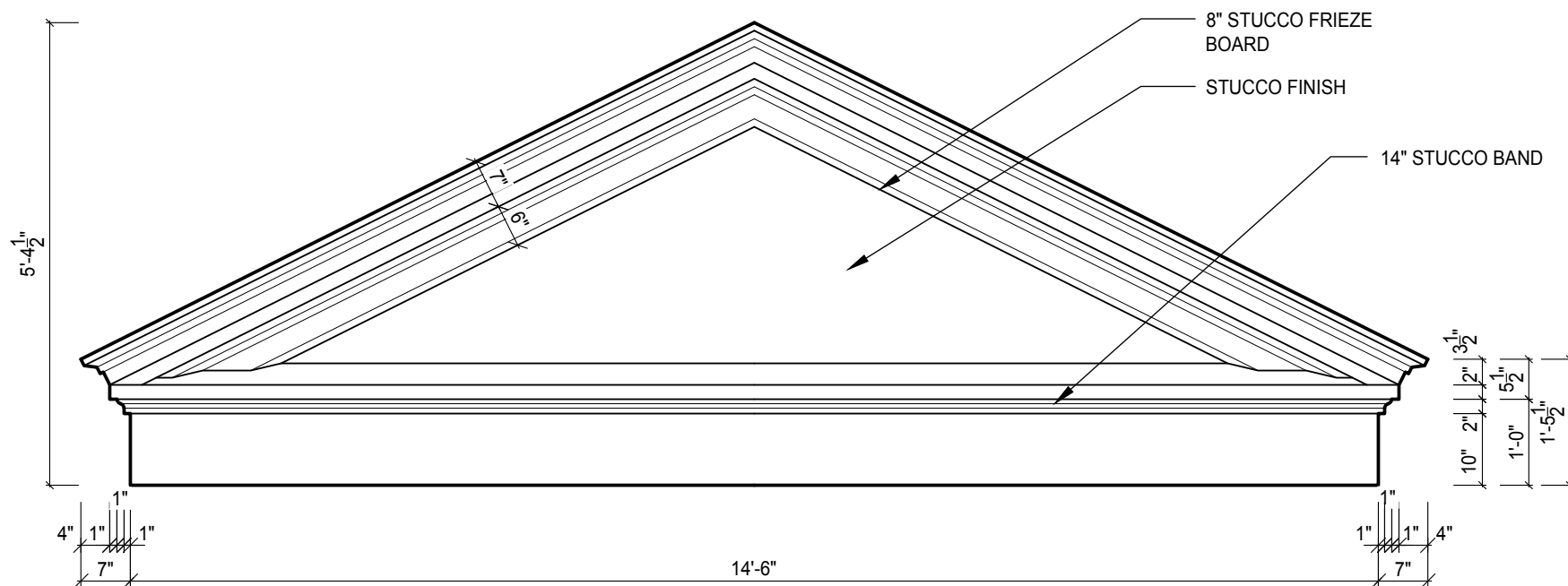
Drawn by: MT	Checked by: MS
Project No: 17-25	Page: 7 OF 8
Scale: 3/16" = 1'0"	



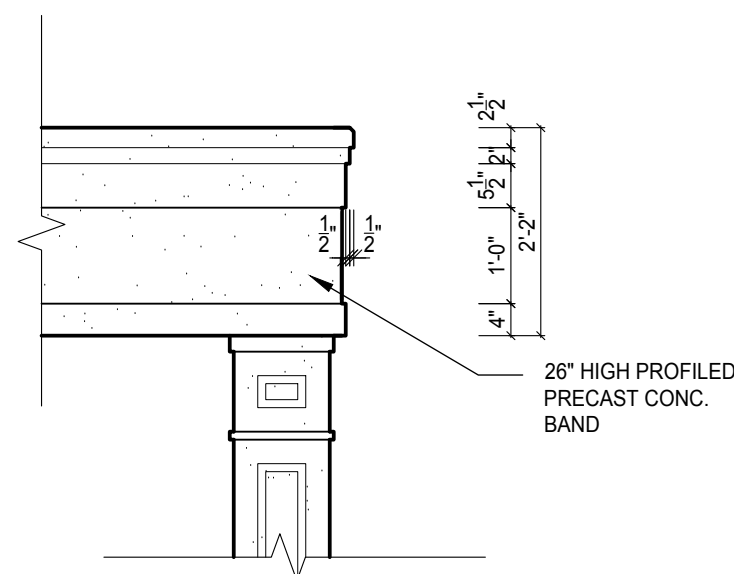
**D5** FRIEZE BOARD DETAIL  
SCALE 1/2"=1'-0"



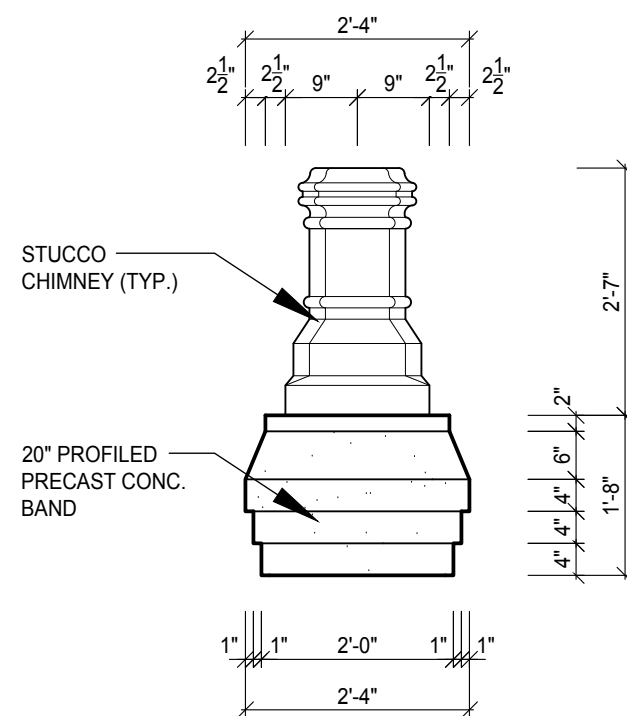
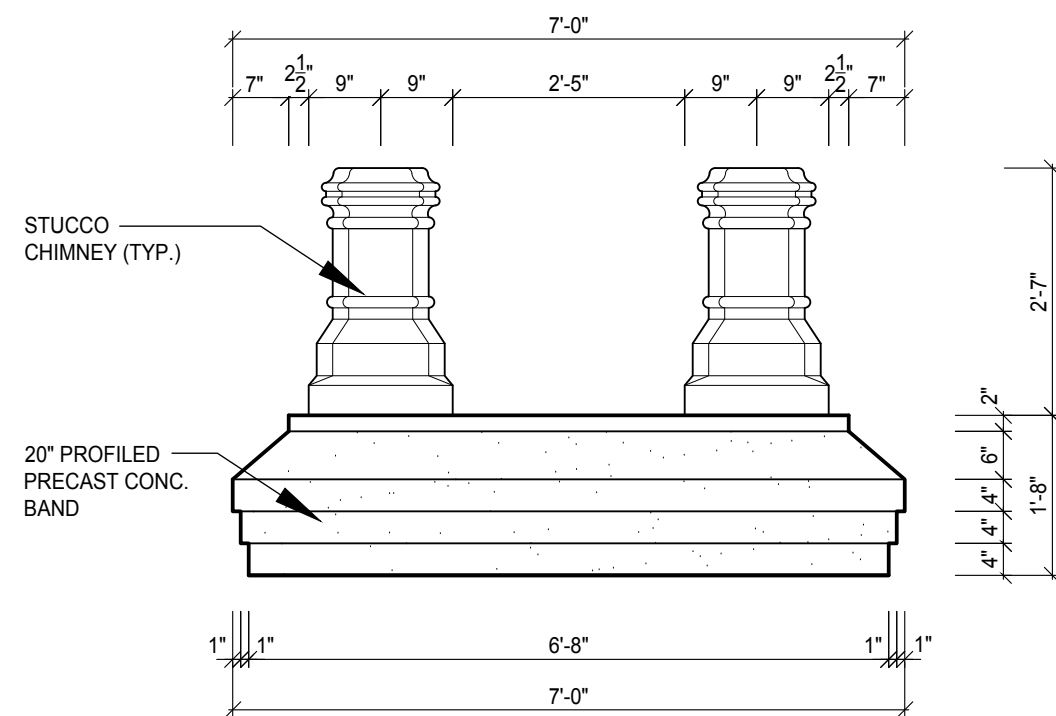
**D6** PEDIMENT DETAIL  
SCALE:1/2" = 1'-0"



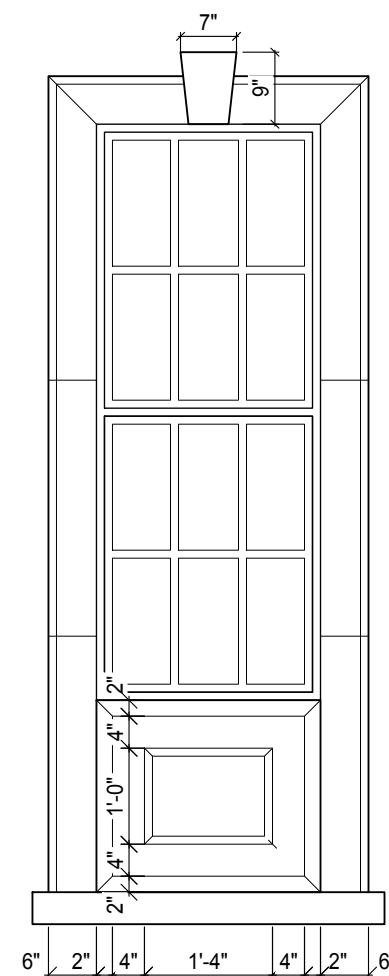
**D7** PEDIMENT DETAIL  
SCALE:1/2" = 1'-0"



**D8** PRECAST CONC. BAND DETAIL  
SCALE 1/2"=1'-0"



**D9** CHIMNEY CAP DETAIL  
SCALE 1/2"=1'-0"



**D10** WINDOW HEADER/ SURROUND DETAIL  
SCALE 1/2"=1'-0"

REVISIONS		
#	Description	Date
1	ISSUED FOR PRELIMINARY REVIEW	NOV. 10/17
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**ONERISER**  
DESIGNS  
20 RIVERMEDE ROAD, UNIT 101  
CONCORD, ONTARIO  
L4K 3N3  
PHONE: (905) 669-2111  
FAX: 1 (866) 602-1163  
WWW.ONERISER.CA

Client: GREENPARK HOMES  
Project: TIBURTINO CITY OF OAKVILLE  
Model: GEORGIAN 1 ELEVATION A

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