W1

STONE/BRICK VENEER WALL CONSTR.

- 3½" NATURAL STONE / BRICK VENEER OR AS PER PRODUCT MANUFACTURER
- 1" AIR SPACE W/ FLASHING AND WEEP HOLES AS PER 9.20. OBC)
- 22MM x 180MM x 0.76MM (⅞" x 7" x 0.03") GALVANIZED METAL TIES @ 406MM (1'-4") O.C. HORIZ. AND 600MM (2'-0") O.C. VERT.
- TYVEK AIR BARRIER OR APPROVED EQUAL (SHEATHING PAPER)
- 13MM (½") EXTERIOR GRADE PLYWOOD SHEATHING
- 38MM x 140MM (1-½" x 5-½") WOOD STUDS @ 406MM (1'-4") O.C. W/ RSI 3.87 (R22) INSULATION IN VOID SPACE B/W WOOD STUDS
- 6 MIL POLYETHYLENE VAPOUR BARRIER OR APPROVED EQUAL
- 13MM (½") GYPSUM WALL BOARD INTERIOR FINISH

P1

2" X 4" INTERIOR PARTITION

- 13MM (½") GYPSUM WALL BOARD
- 38MM x 89MM (2" x 4") @ 400MM (1'-4") O.C.
BEARING PARTITIONS TO BE 38MM x 89MM (2" x 4") @ 400MM (1'-4") O.C. FOR TWO (2) STOREYS AND 300MM (1'-0") O.C. FOR 3 STOREYS
- 13MM (½") GYPSUM WALL BOARD

P4

2" X 3" INTERIOR PARTITION AT FOUNDATION WALL (INSULATED)

- 13MM (½") GYPSUM WALL BOARD
- 6 MIL POLYETHYLENE VAPOUR BARRIER OR APPROVED EQUAL
- 38MM x 64MM (2" x 3") @ 400MM (1'-4") O.C.
- 140MM (5½") CONTINUOUS RSI 3.52 CI (R20 CI) BATT INSULATION
- GRADE DAMPROOF W/ BLDG. PAPER UP TO GRADE LEVEL

F1

8" FOUNDATION WALL

200MM (8") POURED CONCRETE FOUNDATION WALL (20 MPa)
OR 200MM (8") CONCRETE MASONRY UNITS
BITUMINOUS DAMPROOFING
DRAINAGE MAT

FOUNDATION WALL REINFORCED WITH 2-15M REBARS @ TOP OF FOUNDATION WALL TYP. (OR AS OTHERWISE SPECIFIED)
ENSURE MIN. 1½" CONC. COVER

SEE DETAILS FOR REFERENCE IF REQUIRED

NOTE: STEEL REINFORCEMENT IS NOT REQUIRED WHEN WALL IS BACKFILLED ON BOTH SIDES.

W1a

STONE/BRICK VENEER WALL CONSTR.

W/ 2-2"X6" STUDS @ 12" O.C.

- 3½" NATURAL STONE / BRICK VENEER OR AS PER PRODUCT MANUFACTURER
- 1" AIR SPACE W/ FLASHING AND WEEP HOLES AS PER 9.20. OBC)
- 22MM x 180MM x 0.76MM (⅞" x 7" x 0.03") GALVANIZED METAL TIES @ 406MM (1'-4") O.C. HORIZ. AND 600MM (2'-0") O.C. VERT.
- TYVEK AIR BARRIER OR APPROVED EQUAL (SHEATHING PAPER)
- 13MM (½") EXTERIOR GRADE PLYWOOD SHEATHING
- ***DOUBLE 38MM x 140MM (1-½" x 5-½") WOOD STUDS @ 300MM (1'-0") O.C.***
W/ RSI 3.87 (R22) INSULATION IN VOID SPACE B/W WOOD STUDS
- 6 MIL POLYETHYLENE VAPOUR BARRIER OR APPROVED EQUAL
- 13MM (½") GYPSUM WALL BOARD INTERIOR FINISH

P1a

2" X 4" INTERIOR STRAPPING

- 13MM (½") GYPSUM WALL BOARD
- 38MM x 89MM (2" x 4") @ 400MM (1'-4") O.C.

P4a

2" X 3" INTERIOR PARTITION AT FOUNDATION WALL (INSULATED)

- 13MM (½") GYPSUM WALL BOARD
- 6 MIL POLYETHYLENE VAPOUR BARRIER OR APPROVED EQUAL
- 38MM x 64MM (2" x 3") @ 400MM (1'-4") O.C.
- 89MM (3½") CONTINUOUS RSI 3.52 CI (R20 CI) SPRAY FOAM INSULATION
- GRADE DAMPROOF W/ BLDG. PAPER UP TO GRADE LEVEL

F2

10" FOUNDATION WALL

250MM (10") POURED CONCRETE FOUNDATION WALL (20 MPa)
OR 250MM (10") CONCRETE MASONRY UNITS
BITUMINOUS DAMPROOFING
DRAINAGE MAT

15M @ 16" O.C. VERTICAL REINFORCEMENT
15M @ 18" O.C. HORIZONTAL REINFORCEMENT
15M @ 16" O.C. DOWEL (MATCH TO VERTICAL)
ENSURE MIN. 1½" CONC. COVER

SEE DETAILS FOR REFERENCE IF REQUIRED

NOTE: STEEL REINFORCEMENT IS NOT REQUIRED WHEN WALL IS BACKFILLED ON BOTH SIDES.

W2

SIDING WALL CONSTRUCTION

- PREF. SIDING VENEER AS PER MANUFACTURER
- 1" AIR SPACE
- TYVEK AIR BARRIER OR APPROVED EQUAL (SHEATHING PAPER)
- 13MM (½") EXTERIOR GRADE PLYWOOD SHEATHING
- 38MM x 140MM (1-½" x 5-½") WOOD STUDS @ 406MM (1'-4") O.C.
W/ RSI 3.87 (R22) INSULATION IN VOID SPACE B/W WOOD STUDS
- 6 MIL POLYETHYLENE VAPOUR BARRIER OR APPROVED EQUAL
- 13MM (½") GYPSUM WALL BOARD INTERIOR FINISH

P2

2" X 6" INTERIOR PARTITION

- 13MM (½") GYPSUM WALL BOARD
- 38MM x 140MM (2" x 6") @ 400MM (1'-4") O.C.
BEARING PARTITIONS TO BE 38MM x 140MM (2" x 6") @ 400MM (1'-4") O.C. FOR TWO (2) STOREYS AND 300MM (1'-0") O.C. FOR 3 STOREYS
- 13MM (½") GYPSUM WALL BOARD

P4b

2" X 4" INTERIOR PARTITION AT FOUNDATION WALL (INSULATED)

- 13MM (½") GYPSUM WALL BOARD
- 6 MIL POLYETHYLENE VAPOUR BARRIER OR APPROVED EQUAL
- 38MM x 89MM (2" x 4") @ 400MM (1'-4") O.C.
W/ RSI 2.11 (R12) INSULATION IN VOID SPACE B/W WOOD STUDS
- 51MM (2") CONTINUOUS RSI 1.76 CI (R10 CI) RIGID INSULATION
- GRADE DAMPROOF W/ BLDG. PAPER UP TO GRADE LEVEL

F2a

10" FOUNDATION WALL

UNSUPPORTED FOUNDATION WALLS RETAINING SOIL AT BASEMENT WALKOUT AREA

250MM (10") POURED CONCRETE FOUNDATION WALL (20 MPa)
OR 250MM (10") CONCRETE MASONRY UNITS
BITUMINOUS DAMPROOFING
DRAINAGE MAT

15M @ 8" O.C. VERTICAL REINFORCEMENT
15M @ 8" O.C. HORIZONTAL REINFORCEMENT
15M @ 8" O.C. DOWEL (MATCH TO VERTICAL)
ENSURE MIN. 1½" CONC. COVER

W3

STUCCO WALL CONSTRUCTION

- STUCCO VENEER W/ R5 INSULATED RIGID AS PER MANUFACTURER
- TYVEK AIR BARRIER OR APPROVED EQUAL (SHEATHING PAPER)
- 13MM (½") EXTERIOR GRADE PLYWOOD SHEATHING
38MM x 140MM (1-½" x 5-½") WOOD STUDS @ 406MM (1'-4") O.C.
W/ RSI 3.87 (R22) INSULATION IN VOID SPACE B/W WOOD STUDS
- 6 MIL POLYETHYLENE VAPOUR BARRIER OR APPROVED EQUAL
- 13MM (½") GYPSUM WALL BOARD INTERIOR FINISH

P2a

2" X 6" INTERIOR POCKET DOOR WALL

- 13MM (½") GYPSUM WALL BOARD
- 38MM x 140MM (2" x 6") @ 400MM (1'-4") O.C. ON SIDE
BEARING PARTITIONS TO BE 38MM x 140MM (2" x 6") @ 400MM (1'-4") O.C. FOR TWO (2) STOREYS AND 300MM (1'-0") O.C. FOR 3 STOREYS
-13MM (½") GYPSUM WALL BOARD

F3

12" FOUNDATION WALL

300MM (12") POURED CONCRETE FOUNDATION WALL (20 MPa)
OR 300MM (12") CONCRETE MASONRY UNITS
BITUMINOUS DAMPROOFING
DRAINAGE MAT

FOUNDATION WALL REINFORCED WITH 2-15M REBARS @ TOP OF FOUNDATION WALL TYP. (OR AS OTHERWISE SPECIFIED)
ENSURE MIN. 1½" CONC. COVER

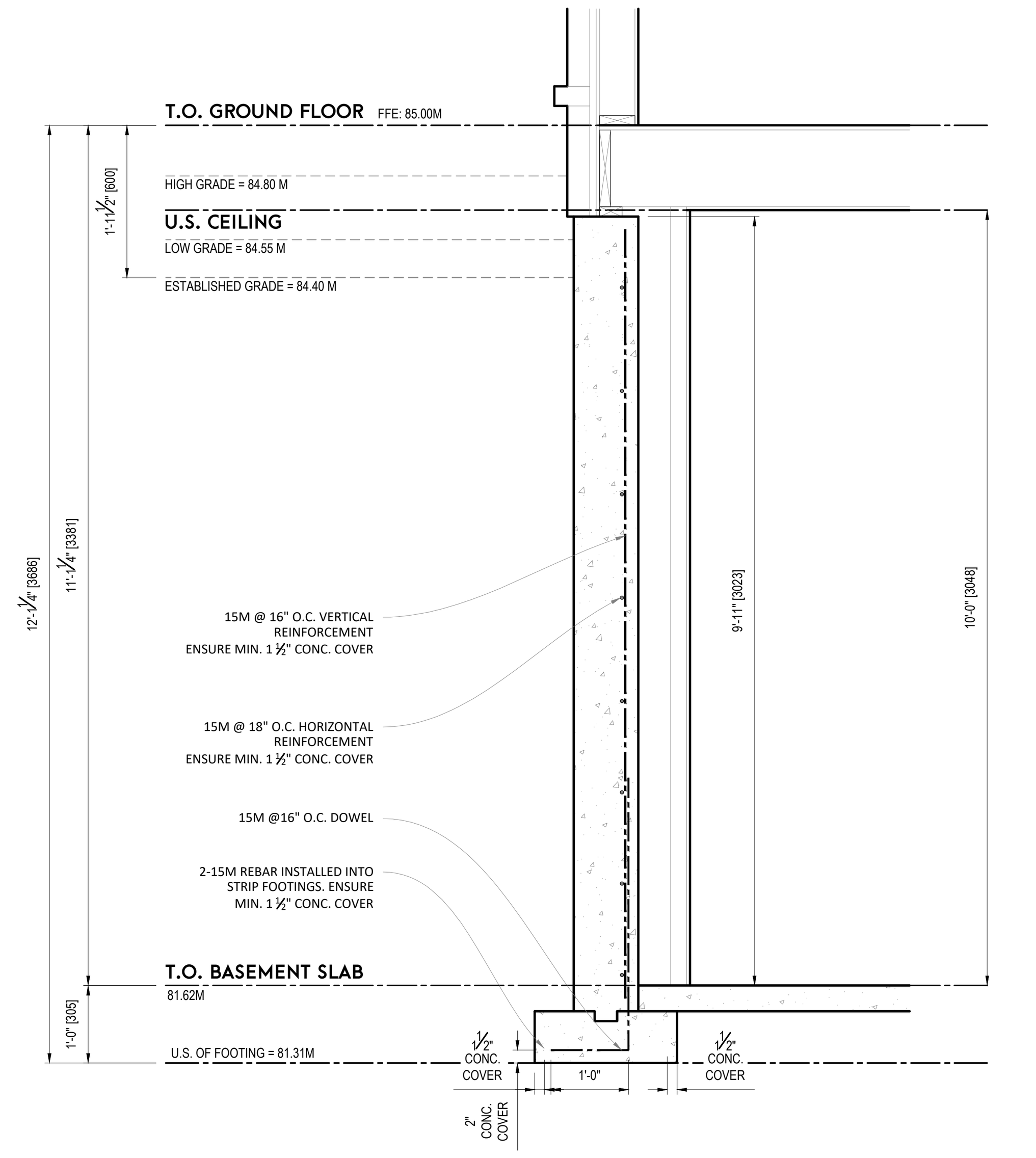
SEE DETAILS FOR REFERENCE IF REQUIRED

NOTE: STEEL REINFORCEMENT IS NOT REQUIRED WHEN WALL IS BACKFILLED ON BOTH SIDES.

3.1.1.2.A (IP) ZONE 1 COMPLIANCE PACKAGE FOR SPACE HEATING

COMPONENT	THERMAL VALUES	COMPLIANCE PACKAGE A1	
		RSI	R
CEILING WITH ATTIC SPACE	MIN. NOMINAL	10.56	60
	MAX. U	0.096	0.017
	MIN. EFFECTIVE	10.43	59.22
CEILING WITHOUT ATTIC SPACE	MIN. NOMINAL	5.46	31
	MAX. U	0.205	0.036
	MIN. EFFECTIVE	4.87	27.65
EXPOSED FLOOR	MIN. NOMINAL	5.46	31
	MAX. U	0.190	0.034
	MIN. EFFECTIVE	5.25	29.80
WALLS ABOVE GRADE	MIN. NOMINAL	3.87	22
	MAX. U	0.333	0.059
	MIN. EFFECTIVE	3.00	17.03
BASEMENT WALLS	MIN. NOMINAL	3.52 ci	20 ci
	MAX. U	0.269	0.047
	MIN. EFFECTIVE	3.72	21.12
BELOW GRADE SLAB ENTIRE SURFACE > 600 mm BELOW GRADE	MIN. NOMINAL	--	--
	MAX. U	--	--
	MIN. EFFECTIVE	--	--
HEATED SLAB OR SLAB ≤ 600 mm BELOW GRADE	MIN. NOMINAL	1.76	10
	MAX. U	0.510	0.090
	MIN. EFFECTIVE	1.96	11.13
EDGE OF BELOW GRADE SLAB ≤ 600 mm BELOW GRADE	MIN. NOMINAL	1.76	10
WINDOWS AND SLIDING GLASS DOORS	MAX. U	1.4	0.25
	ENERGY RATING	25	25
SKYLIGHTS	MAX. U	2.8	0.49
SPACE HEATING EQUIPMENT	MIN. AFUE	96%	96%
HRV	MIN. SRE	75%	75%
DOMESTIC WATER HEATER	MIN. EF	0.80	0.80
COLUMN 1	2	3	3

(6) IN THE CASE OF BASEMENT WALL ASSEMBLIES, WHERE RSI 3.52 ci IS REQUIRED RSI 2.11+1.76 ci IS PERMITTED TO BE USED OR VICE VERSA.



½"= 1'-0"

FOUNDATION DETAIL

OAKVILLE
BUILDING SERVICES
REVIEWED
BUILDING PERMIT
2025 113881 000 00 BDP
8/22/2025
All construction shall conform to the Ontario Building Code.

ALL CODE REFERENCES ARE REFERENCED FROM PART 9 OF THE 2024 O.B.C

CONSTRUCTION NOTE SCHEDULE

1. WEEPER TILE

100 MM (4") DIA. WEEPER TILE W/ 150 MM (6") MIN. CRUSHED GRANULAR.

2. POURED CONCRETE BASEMENT SLAB

100 MM (4") 25 MPA (3600 PSI) POURED CONCRETE SLAB C/W 6 MIL. POLY. VAPOUR BARRIER OVER 2" RIGID INSULATION ON 150 MM (6") CRUSHED GRANULAR FILL.

3.POURED CONCRETE GARAGE SLAB

100 MM (4") 32 MPA (4640 PSI) POURED CONCRETE SLAB W/ 5-8% AIR ENTRAINMENT ON 100MM (4") COARSE GRANULAR FILL W/ COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT OF GARAGE MIN. 1%.

4. COLD STORAGE PORCH SLAB- FOR A MAX. 2500 MM (8'-3") PORCH DEPTH

130 MM (5") 32 MPA (4640 PSI) CONCRETE SLAB W/ 5-8% AIR ENTRAINMENT. REINFORCE W/ 10M BARS @ 200MM (8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, 610MM X 610MM (24" X 24") DOWELS @ 600MM (24") O.C. ANCHORED IN PERIMETER FOUNDATION WALLS. SLOPE SLAB MIN. 1% FROM DOOR.

5. SILL PLATE

38MM X 89MM (2" X 4") SILL PLATE W/ 13MM (1/2") DIA. 200MM (8") LONG ANCHOR BOLTS EMBEDDED MIN. 100MM (4") INTO CONCRETE FOUNDATION WALL @ 2400MM (7'-10") O.C. PROVIDE CAULKING OR 25MM (1") MIN. MINERAL WOOL B/W SILL PLATE AND TOP OF CONCRETE FOUNDATION WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHERE REQUIRED.

6. WOOD IN CONTACT WITH CONCRETE

WOOD FRAMING MEMBERS THAT ARE NOT PRESSURE TREATED AND IN CONTACT WITH CONCRETE THAT IS LESS THAN 150 MM (6") ABOVE GRADE OR CONCRETE SLAB SHALL BE PROTECTED WITH 6 MIL. POLYETHYLENE FILM OR 45 LB (NO. 50) ROLL ROOFING DAMPPROOFING BETWEEN WOOD AND CONCRETE.

7. BEAM BEARING

PROVIDE BEAM POCKET OR 200MM X 250MM (8" X 10") POURED CONCRETE NIB WALL. MIN. BEARING TO BE 150MM (6") U.N.O.

8. FOUNDATION WALL REDUCTION

WHERE THE TOP OF A FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF FLOOR JOISTS, THE REDUCED SECTION SHALL BE NOT MORE THAN 350MM (14") AND NOT LESS THAN 90MM (3-1/2") THICK.

9. EXPOSED FLOOR TO EXTERIOR

PROVIDE RSI 5.46 (R31) INSULATION, 6 MIL. POLY. VAPOUR BARRIER AND CONT. TYVEK AIR BARRIER W/ PREF. SOFFIT (WHERE EXPOSED TO THE EXTERIOR) **OR** WHERE A GARAGE SPACE IS LOCATED BELOW, REFER TO NOTE #15.

10. FLOOR CONSTRUCTION

PROVIDE ¾" SUBFLOOR SHEATHING SCREWED AND GLUED TO FLOOR JOISTS. ALL FLOOR IN RESIDENTIAL OCCUPANCIES TO BE FINISHED AND OR WATER RESISTANT AS PER 9.30.1.1 AND 9.30.1.2. REFER TO 9.30.6 FOR CERAMIC TILE APPLICATION. PROVIDE 38MM X 38MM (2" X 2") CROSS BRACING OR SOLID BLOCKING @ 2100MM (6'-11") O.C. MAX. ALL JOISTS TO BE STRAPPED W/ 19MM X 64MM (1" X 3") @ 2100MM (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.

11. EXTERIOR/INTERIOR STAIRS

AT LEAST ONE STAIR BETWEEN EACH FLOOR LEVEL WITHIN A DWELLING UNIT, AND EXTERIOR STAIRS AND REQUIRED EXIT STAIRS SERVING A SINGLE DWELLING UNIT, SHALL HAVE A WIDTH OF NOT LESS THAN 860MM (2'-10"). MINIMUM HEIGHT OVER STAIRS AND LANDING WITHIN DWELLING UNITS SHALL BE 1950MM (6'-5"). THE VERTICAL HEIGHT BETWEEN ANY LANDINGS SHALL NOT EXCEED 3700 MM (12'-2").

MAX. RISE: 200MM (7-7/8")
MIN. RISE: 125MM (4-7/8")
MAX. RUN: 355MM (14")
MIN. RUN: 255MM (10")
MAX. TREAD: 355MM (14")
MIN. TREAD: 280MM (11")

TAPERED TREADS SHALL HAVE A RUN THAT IS NOT LESS THAN 150MM (5-7/8")AT THE NARROW END OF THE TREAD AND COMPLIES W/ THE DIMENSIONS FOR RECTANGULAR TREADS (AS NOTED ABOVE) WHEN MEASURED AT A POINT 300MM FROM THE CENTRE LINE OF THE HANDRAIL AT THE NARROW END OF THE TREAD.

12. PRECAST STEPS

PRECAST CONCRETE STEP NOT MORE THAN 2 RISERS SHALL BE INSTALLED ON GRADE.

13. EXTERIOR/INTERIOR GUARDS

INTERIOR GUARDS: 900MM (2'-11") MIN.
EXTERIOR GUARDS: 900MM (2'-11") MIN. FOR A GRADE DIFFERENCE LESS THAN 1800 MM (6'-0"). 1070MM (3'-6") MIN. FOR A GRADE DIFFERENCE MORE THAN 1800 MM (6'-0")

HANDRAILS AT LANDING TO HAVE A MIN. HEIGHT OF 900MM (2'-11"). HANDRAILS AT STAIRS TO HAVE A MIN. HEIGHT OF 865MM (2'-10"). MIN. ONE HANDRAIL SHALL BE PROVIDED WITH STAIRS HAVING A WIDTH LESS THAN 1100MM (3'-7"). TWO HANDRAILS SHALL BE PROVIDED WITH STAIRS HAVING A WIDTH GREATER THAN 1100MM (3'-7").

14. TWO STOREY VOLUME SPACES

PROVIDE 2-38MM X140MM (2-2" X 6") SPRUCE NO. 2 CONTINUOUS STUDS @ 300MM (1'-0") O.C. FOR BRICK AND 400MM (1'-4") O.C. FOR SIDING C/W 9.6MM (3/8") EXTERIOR GRADE PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 1220MM (4'-0") O.C. VERTICALLY.

FOR HORIZONTAL DISTANCES NOT EXCEEDING 2900MM (9'-6"), PROVIDE 38MM X 140MM (2" X 6") WOOD STUDS @ 400MM (1'-4") O.C. C/W 3-38MM X 184MM (3-2" X 8") CONT. HEADER AT GROUND FLOOR CEILING LEVEL TOE NAILED & GLUED AT TOP PLATES, BOTTOM PLATES AND HEADERS.

15. INTERIOR GARAGE PARTITION

13MM (1/2") GYPSUM WALL BOARD ON INTERIOR PARTITION AND CEILING BETWEEN HOUSE AND GARAGE. PROVIDE RSI 3.34 (R22) IN WALLS AND RSI 5.46 (R31) IN CEILING. TAPE, SEAL AND STRUCTURALLY SUPPORT ALL JOINTS IN ORDER TO BE GAS TIGHT.

16. INTERIOR GARAGE MAN DOOR

DOOR AND FRAME TO BE GAS-PROOFED. DOOR TO BE EQUIPPED W/ SELF CLOSING DEVICE AND WEATHERSTRIPPING.

17. DRYER EXHAUST

CAPPED DRYER EXHAUST VENTED TO EXTERIOR. DUCTS SHALL CONFORM TO PART 6 OF THE O.B.C.

18. MECHANICAL EXHAUST FAN

MECHANICAL EXHAUST FAN VENTED TO EXTERIOR TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR. PROVIDE DUCT SCREEN AS PER 9.32.3.12.

19. DIRECT VENT FURNACE TERMINAL

DIRECT VENT FURNACE TERMINAL MIN. 900 MM (2'-11") FROM A GAS REGULATOR, MIN. 300MM (1'-0") ABOVE FINISHED GRADE, AWAY FROM ALL OPENINGS AND AWAY FROM EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE MIN. 1830MM (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO LOCAL GAS UTILIZATION CODE.

20. DIRECT VENT GAS FIREPLACE

DIRECT VENT GAS FIREPLACE VENT TO BE A MIN. OF 300MM (1'-0") ABOVE FINISHED GRADE, AWAY FROM ALL OPENINGS AND AWAY FROM EXHAUST AND INTAKE VENTS. REFER TO LOCAL GAS UTILIZATION CODE. FIREPLACE TO COMPLY WITH CAN/ULC-S610-M "FACTORY BUILT FIREPLACES" INSTALLED WITH EXHAUST AS PER MANUFACTURER'S SPECIFICATIONS.

21. ATTIC ACCESS HATCH

500MM X 700MM (1'-8" X 2'-4") ATTIC ACCESS HATCH W/ WEATHERSTRIPPING AND RSI 10.56 (R60) RIGID INSULATION BAKING.

22. EXPOSING BUILDING FACE

EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MIN WHERE LIMITING DISTANCES ARE LESS THAN 1200MM (3'-11"). WHERE THE LIMITING DISTANCE IS LESS THAN 600MM (1'-11"), THE EXPOSING BUILDING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. INSTALL MIN 15.9MM TYPE X GYPSUM BOARD INSIDE.

23. STUD WALL REINFORCEMENT

PROVIDE WOOD BLOCKING REINFORCEMENT TO STUD WALLS FOR FUTURE GRAB BAR INSTALLATION IN MAIN BATHROOM AS PER OBC 9.5.2.3. GRAB BAR TO BE 840MM - 920MM (2'-9" - 3'-0") A.F.F. BEHIND TOILET AND 840MM (2'-9") A.F.F. ON THE WALL OPPOSITE TO THE ENTRANCE TO THE BATHTUB OR SHOWER.

24. CONSTRUCTION JOINT

PROVIDE ONE ROW OF 10M DOWELS SPACED 16" O.C. VERTICALLY. SET DOWELS 8" IN 5/8" DRILLED HOLES FILLED WITH EPOXY RESIN IN EXISTING FOUNDATION WALL. ALLOW FOR 16" DOWEL PROJECTION INTO PROPOSED WALL. WATERPROOF AND SEAL JOINT ON EXTERIOR FACE OF CONCRETE FOUNDATION WALL.

25.ROOF CONSTRUCTION

210 (10.25KG/SQ. M.) 40 YEAR OLD ASPHALT SHINGLES, 19MM (¾") PLYWOOD SHEATHING WITH "H" CLIPS ON APPROVED PRE-ENGINEERED WOOD TRUSSES OR CONVENTIONAL FRAMING AS PER PLAN. PROVIDE APPROVED EAVES PROTECTION EXTENDING 900MM (3'-0") FROM EDGE OF ROOF AND MIN. 300MM (1'-0") BEYOND INNER FACE OF EXTERIOR WALL. PROVIDE 38MM X 89MM (2" X 4") TRUSS BRACING @ 1830MM (6'-0") O.C. @ BOTTOM CHORD

26. ROOF INSULATION

RSI 10.56 (R60) [RSI 5.46 (R31) FOR CEILING WITHOUT ATTIC SPACE] ROOF INSULATION AND APPROVED 6 MIL POLY. VAPOUR BARRIER, 16MM (5/8") INTERIOR DRYWALL FINISH OR APPROVED EQUAL.

FOR ROOF ASSEMBLIES WITH OUT VENTILATION PROVIDED 2LB CLOSED CELL SPRAY FOAM INSULATION TIGHT TO UNDERSIDE OF ROOF DECKING. MIN [RSI 5.46 (R31) (APPROX 8")

27. STEP FOOTINGS

POURED CONCRETE STEP FOOTINGS TO HAVE A MIN. HORIZONTAL STEP OF 600MM (1'-11 5/8"). VERTICAL STEP TO HAVE MAX. 600MM ((1'-11 5/8) STEP ON FIRM SOIL.

28. ROOF VENTILATION (AS PER O.B.C. 9.19.1)

VENT AREA SHALL BE NO LESS THAN 1/300 OF THE INSULATED CEILING AREA.

WHERE THE ROOF SLOPE IS LESS THAN 1 IN 6 OR IN ROOFS THAT ARE CONSTRUCTED WITH ROOF JOISTS, THE UNOBSTRUCTED VENT AREA SHALL BE NO LESS THAN 1/150 W/ NO LESS THAN 25% OF THE REQUIRED OPENINGS LOCATED AT THE TOP OF SPACE AND NO LESS THAN 25% LOCATED AT THE BOTTOM OF THE SPACE.
NO LESS THAN 63MM OF SPACE SHALL BE PROVIDED BETWEEN TOP OF INSULATION AND UNDERSIDE OF ROOF SHEATHING.
FULL 60 SQ IN OF NET FREE VENTILATING AREA (NFA) PER VENT.

29. FLAT ROOFS

CONFORMING TO C.G.S.B. 37-GP-56M "MEMBRANE, MODIFIED, BITUMINOUS, PREFABRICATED, AND REINFORCED FOR ROOFING", 19MM (¾") PLYWOOD SHEATHING WITH "H" CLIPS, ROOF FRAMING AS PER PLAN W/ PREF. ALUM. R.W.L.

30. SLAB THICKENING

SLAB UNDER LOAD BEARING WALLS SUPPORTING STAIR LANDINGS TO BE THICKENED TO 12" WITH 16" BOTTOM AND ANGLED MAX 45° TO HORIZONTAL SLAB.

31. BACKFILLING

DO NOT PLACE BACKFILL AGAINST FOUNDATION WALLS UNTIL THE FLOOR CONSTRUCTION AT THE TOP AND BOTTOM OF THE WALLS HAS BEEN CONSTRUCTED.

32. CONTRACTOR SHALL RETAIN AN ENGINEER LICENSED IN THE PROVINCE OF ONTARIO FOR SHORING DESIGN BASED ON SITE SPECIFIC GETECHNICAL PARAMETERS, IF SHORING IS REQUIRED TO SUPPORT EXCAVATION.

GENERAL NOTES

TRUSSES

FOR RENOVATION PROJECTS WHERE PROPOSED ROOF TRUSSES ARE INTENDED TO ALIGN WITH EXISTING ROOF OWNER/BUILDER TO CONFIRM ALL DIMENSIONS WITH REGARDS TO TRUSS DESIGN.

WINDOWS

ALL WINDOW SIZES ON DRAWINGS REFER TO FINISHED DIMENSIONS. PLEASE REFER TO WINDOW MANUFACTURER'S SPECIFICATIONS FOR ALL REQUIRED ROUGH OPENING SIZES.

MINIMUM WINDOW AREAS (O.B.C. 9.7.2.3.)

AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35 SQ. M. UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 MM (1'-3"). AS PER O.B.C. 9.9.10.1.

BEDROOMS SHALL HAVE A MINIMUM UNOBSTRUCTED GLASS AREA OF 5% OF AREA SERVED AS PER TABLE 9.7.2.3.

REQUIREMENTS FOR WINDOWS, DOORS AND SKYLIGHTS (O.B.C. 9.7.2.2.)

THE PROTECTION OF WINDOW AND DOOR OPENINGS TO PROTECT PERSONS FROM FALLING THROUGH THEM SHALL CONFORM TO ARTICLE 9.8.8.1.

REQUIRED GUARDS (O.B.C. 9.8.8.1.)

LUMBER

ALL LUMBER SHALL BE SPRUCE NO. 2 GRADE, UNLESS NOTED OTHERWISE

STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE

LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE NO. 2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE

ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED AND CERTIFIED BY TRUSS MANUFACTURER.

LVL BEAMS SHALL BE 2.0E WS MICROLLAM LVL (FB=2800 PSI MIN.) OR EQUIVALENT. NAIL EACH PLY OF LVL WITH 89 MM (3-1/2") LONG COMMON WIRE NAILS @ 300 MM (1'-0") O.C. STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13 MM (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915 MM (3-0") O.C.

PROVIDE TOP MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY MGA CONNECTOR LTD. OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS NOTED OTHERWISE.

JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.

WOOD FRAMING NOT TREATED WITH WOOD PRESERVATIVE, OR IN CONTACT WITH CONCRETE SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 MIL. POLYETHYLENE FILM NO.50 (45 LBS) ROLL FORMING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150 MM (6") ABOVE THE GROUND.

TERMITE AND DECAY PROTECTION

IN LOCATIONS WHERE TERMITES ARE KNOWN TO OCCUR, CLEARANCE BETWEEN STRUCTURAL WOOD ELEMENTS AND THE FINISHED GROUND LEVEL DIRECTLY BELOW THEM SHALL BE NOT LESS THAN 450MM (17-3/4") AND ALL SIDES OF SUPPORTING ELEMENTS SHALL BE VISIBLE TO INSPECTION.

STRUCTURAL WOOD ELEMENTS SUPPORTED BY WOOD ELEMENTS IN CONTACT WITH THE GROUND OR OVER EXPOSED BARE SOIL SHALL BE PRESSURE TREATED WITH CHEMICAL THAT IS TOXIC TO TERMITES.

REINFORCED CONCRETE

ALL CONCRETE MATERIALS, METHODS OF CONSTRUCTION AND CONCRETE TESTS SHALL CONFORM TO CSA A23.1-14 AND CSA A-23.2-14.

ALL REINFORCING STEEL SHALL BE WELDABLE AND SHALL CONFORM TO CSA G30.18-09 GRADE 400W. REINFORCING DETAILING SHALL BE IN ACCORDANCE WITH R.S.I.C. MANUAL OF STANDARD PRACTICE.

STEEL

STRUCTURAL STEEL DESIGN, FABRICATION AND REACTION SHALL CONFORM TO S16-14.

STRUCTURAL BOLTS AND NUTS SHALL MEET THE REQUIREMENTS OF ASTM A325M OR F3125/F3125M.

W BEAMS AND HOLLOW STRUCTURAL SECTIONS (HSS) SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W.

STRUCTURAL STEEL "C" CHANNELS, "L" ANGLES AND PLATES SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W.

ALL CONNECTIONS SHALL BE DESIGNED BY STEEL FABRICATORS.

PROVIDE TEMPORARY BRACING TO STEEL FRAMES DURING CONSTRUCTION

SUBMIT SHOP DRAWINGS FOR REVIEW.

REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R

SMOKE ALARM (REFER O.B.C. 9.10.19.) ■ S.A.

FOR SMOKE ALARM REQUIREMENTS REFER TO O.B.C. 9.10.19.1

FOR SOUND PATTERNS OF SMOKE ALARMS REFER TO O.B.C. 9.10.19.2

FOR LOCATION OF SMOKE ALARMS REFER TO O.B.C. 9.10.19.3.

FOR SMOKE ALARM POWER SUPPLY INFORMATION REFER TO O.B.C. 9.10.19.4.

FOR INTERCONNECTION OF SMOKE ALARMS REFER TO O.B.C. 9.10.19.5.

FOR SILENCING OF SMOKE ALARMS REFER TO O.B.C. 9.10.19.6

FOR INSTRUCTIONS FOR MAINTENANCE AND CARE OF SMOKE ALARMS REFER TO O.B.C. 9.10.19.7.

FOR RESIDENTIAL FIRE WARNING SYSTEMS REFER TO O.B.C. 9.10.19.8.

CARBON MONOXIDE ALARMS (REFER TO O.B.C. 9.32.3.9) ◆ C.M.

FOR LOCATION OF CARBON MONOXIDE ALARMS REFER TO O.B.C. 9.32.3.9A

FOR INSTALLATION AND CONFORMANCE TO STANDARDS OF CARBON MONOXIDE ALARMS REFER TO O.B.C. 9.32.3.9C

9.20.2 MASONRY UNITS

9.20.2.1 MASONRY UNIT STANDARDS

MASONRY UNITS SHALL COMPLY WITH,

ASTM C73, "CALCIUM SILICATE BRICK (SAND-LIME BRICK)",
ASTM C126, "CERAMIC GLAZED STRUCTURAL CLAY FACING TILE, FACING BRICK, AND SOLID MASONRY UNITS",
ASTM C212, "STRUCTURAL CLAY FACING TILE",
CAN/CSA-A82, "FIRE MASONRY BRICK MADE FROM CLAY OR SHALE",
CAN/CSA-A165.1, "CONCRETE BLOCK MASONRY UNITS",
CAN/CSA-A165.2, "CONCRETE BRICK MASONRY UNITS", OR
CAN/CSA-A165.3, "PREFACED CONCRETE MASONRY UNITS",

THE DESIGN AND CONSTRUCTION OF THIS BUILDING SHALL COMPLY WITH ONTARIO BUILDING CODE, AS AMENDED.

EXISTING STRUCTURAL CONDITION:

CONDITION OF EXISTING FOUNDATION WALL/FOOTING MUST BE VERIFIED DURING CONSTRUCTION TO CONFIRM THAT THEY ARE CAPABLE OF CARRYING ADDED LOADS

REVIEW OF E.W.P. LAYOUTS PRIOR TO INSTALLATION:

CONTRACTOR TO REVIEW E.W.P. LAYOUTS PRIOR TO PRODUCT INSTALLATION. IF PLACEMENT PLANS AND ARCHITECTURAL PLANS ARE NOT REVIEWED BY CONTRACTOR **AND COMPARED WITH AS BUILT FOUNDATIONS AND SUB-FLOORS ETC. DURING EACH STAGE OF CONSTRUCTION,** THE PROJECT DESIGNERS AND ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY COSTS INCURRED DUE TO ERRORS OR OMISSIONS.

DESIGN LOADS

ROOF:
DEAD LOAD = 18 PSF
SNOW LOAD = 23.4 PSF
GROUND AND SECOND FLOORS:
DEAD LOAD = 25 PSF
LIVE LOAD = 40 PSF

ABBREVIATIONS

AB.	AIR BARRIER	MAX	MAXIMUM
ALUM.	ALUMINUM	MIN.	MINIMUM
B/W	BETWEEN	O.C. OR O/C	ON CENTER
C.J.	CEILING JOIST	PLFA	POINT LOAD FROM ABOVE
C.L.	CENTERLINE	PREF.	PREFINISHED
CONC.	CONCRETE	PREP.	PREPARATION
C/W	COMPLETE WITH	P.C.	PRESSURE TREATED
DIA.	DIAMETER	R.J.	ROOF JOIST
D.J.	DOUBLE JOIST	R.R.	ROOF RAFTERS
E.G.	EXTERIOR GRADE	R/W	REINFORCED WITH
E.T.	EAVESTROUGH	R.V.	ROOF VENT
E.V.	EXHAST FAN	T.J.	TRIPLE JOIST
F.J.	FLOOR JOIST	T.O.	TOP OF
F.R.	FIRE RATING	TYP.	TYPICAL
F.R.R.	FIRE RESITANCE RTG.	U.N.O.	UNLESS NOTED OTHERWISE
G.T.	GIRDER TRUSS	U.S.	UNDERSIDE
LDG.	LEDGER	V.B.	VAPOUR BARRIER
		W/	WITH
		LLV	LONG LEG VERTICAL



STRIP FOOTING SCHEDULE

FT1 16" x 8" STRIP FOOTING
FT2 18" x 8" STRIP FOOTING
FT3 20" x 8" STRIP FOOTING
FT4 22" x 8" STRIP FOOTING
FT5 24" x 8" STRIP FOOTING
2-15M LONGITUDINAL (CONTINUOUS) REBAR IN ALL STRIP FOOTINGS.

PAD FOOTING SCHEDULE

PF1 24" x 24" x 12" PAD FOOTING
PF2 30" x 30" x 16" PAD FOOTING
PF3 36" x 36" x 18" PAD FOOTING
PF4 42" x 42" x 20" PAD FOOTING
PF5 48" x 48" x 24" PAD FOOTING
PF6 60" x 60" x 30" PAD FOOTING
PF7 84" x 84" x 42" PAD FOOTING
15M REBAR @ 8" O.C. EACH WAY IN ALL PAD FOOTINGS UNLESS NOTED OTHERWISE. FOOTINGS SHALL BE CENTRED TO THE COLUMN.

STEEL LINTEL

SL1 3½" x 3½" x ¼" STEEL LINTEL
SL2 4" x 3½" x ¼" STEEL LINTEL
SL3 5" x 3½" x 5⁄16" STEEL LINTEL
SL4 5" x 3½" x ⅜" STEEL LINTEL
SL5 6" x 4 x ⅜" STEEL LINTEL
SL6 7" x 4" x ½" STEEL LINTEL

SOIL

FOUNDATIONS TO BEAR ON NATURAL UNDISTURBED SOIL. BEARING SOIL CAPACITY OF 100 kPA MIN. TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION

FOOTINGS, FOUNDATION WALLS AND SLAB ON GRADES ARE DESIGNED BASED ON THE ASSUMPTION THAT GROUND WATER IS WELL BELOW THE FOOTING. CONTRACTOR TO VERIFY THIS AND IF FOUND OTHERWISE, DESIGNER SHALL BE INFORMED TO REVISE THE DESIGNS TO ACCOMMODATE SITE SPECIFIC GROUNDWATER CONDITIONS.

POST SCHEDULE

P1 2-2" x 4" BUILT-UP WOOD POST
P2 3-2" x 4" BUILT-UP WOOD POST
P3 4-2" x 4" BUILT-UP WOOD POST
P4 2-2" x 6" BUILT-UP WOOD POST
P5 3-2" x 6" BUILT-UP WOOD POST
P6 4-2" x 6" BUILT-UP WOOD POST
P7 2-2" x 8" BUILT-UP WOOD POST
P8 3-2" x 8" BUILT-UP WOOD POST
P9 4-2" x 8" BUILT-UP WOOD POST

LEDGER SCHEDULE

LDG PROVIDE 2-2" x 6" W/ ½" LAG BOLTS ANCHORED TO TOP OF CONCRETE FOUNDATION WALL @ 2'-0" O.C. UNLESS NOTED OTHERWISE.

LINTEL SCHEDULE

L1 2-2" x 6" WOOD LINTEL
L2 2-2" x 8" WOOD LINTEL
L3 2-2" x 10" WOOD LINTEL
L4 2-2" x 12" WOOD LINTEL

BEAM SCHEDULE

B1 3-2" x 6" WOOD BEAM
B2 4-2" x 6" WOOD BEAM
B3 3-2" x 8" WOOD BEAM
B4 4-2" x 8" WOOD BEAM
B5 3-2" x 10" WOOD BEAM
B6 4-2" x 10" WOOD BEAM
B7 3-2" x 12" WOOD BEAM
B8 4-2" x 12" WOOD BEAM

COLUMN SCHEDULE

C1 3 -½" (89MM) DIA. x 0.189" (4.8MM) NON-ADJUSTABLE HSS STEEL COLUMN W/ 6" x 6" x ⅜" TOP & 4 ½" x 10" x ½" BOT. PLATE W/ 2 - ½" Ø x1'-0" LONG x 2" HOOK ANCHORS. FIELD WELD COLUMN TO BASE.

C2 SAME AS C1 EXCEPT 12" x 12" x ½" BOTTOM PLATE W/ 4 - ½"Ø x 1'-0" LONG x 2" HOOK ANCHORS. FIELD WELD COLUMN TO BASE.

C3 3 -½" (89MM) DIA. x 0.189" (4.8MM) SINGLE TUBE ADJUSTABLE STEEL COLUMN CONFORMING TO CAN/CGSB-7.2M x W/ 6" x 6" x ⅜" STEEL TOP & 4 ½" x10" x ½" BOT. PLATE W/ 2- ½" x 1'-0" LONG x 2" HOOK ANCHORS. FIELD WELD COLUMN TO BASE.

C4 4"x4"x¼" (102MMx102MMx6.4MM) HSS STEEL COLUMN W/ PL ⅜"X8"X8" TOP PLATE W/ 2- ½" Ø BOLTS + PL ⅜"x12"x12" BOT. PLATE W/ 4- ½" x MIN 12" LONG HOOKED ANCHORS FOR PAD FOOTING BASE. FIELD WELD COLUMN TO BASE. **OR** 4 ½" x 10" x ½" BOT. PLATE W/ 2 - ½" Ø x 1'-0" LONG x 2" HOOK ANCHORS FOR 10" FOUNDATION WALL BASE. FIELD WELD COLUMN TO BASE.

C5 6"x6"x¼" HSS STEEL COLUMN W/ PL ⅜"X8"X8" TOP PLATE W/ 2- ½" Ø BOLTS + PL ⅜"x12"x12" BOT. PLATE W/ 4- ½" x MIN 12" LONG HOOKED ANCHORS FOR PAD FOOTING BASE. FIELD WELD COLUMN TO BASE. **OR** 4 ½" x 10" x ½" BOT. PLATE W/ 2 - ½" Ø x 1'-0" LONG x 2" HOOK ANCHORS FOR 10" FOUNDATION WALL BASE. FIELD WELD COLUMN TO BASE.

CONCRETE

UNLESS NOTED OTHERWISE:

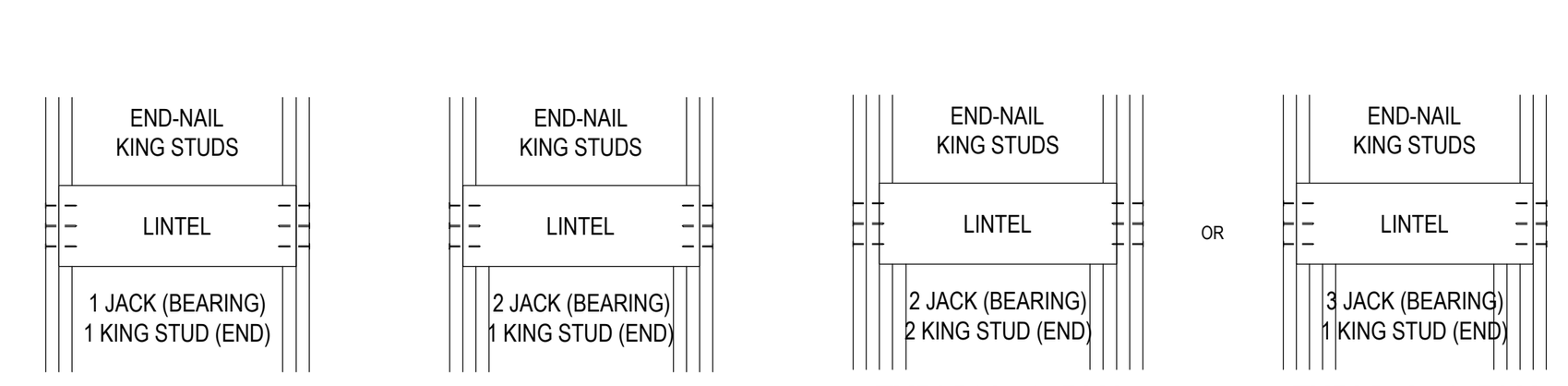
32 MPA FOR GARAGE FLOORS, CARPORT FLOORS AND ALL EXTERIOR FLATWORK
25 MPA FOR ALL PAD AND STRIP FOOTINGS
20 MPA (MIN) FOR WALLS
20 MPA FOR INTERIOR FLOORS OTHER THAN GARAGE AND CARPORT FLOORS.
15 MPA FOR ALL OTHER APPLICATIONS
CLEAR COVER = 1.5" U.N.O.

STEEL COLUMN NOTE:
COLUMNS MUST BE TRUE VERTICAL AND CENTRED TO THE WEB OF STEEL BEAM

LICENSED PROFESSIONAL ENGINEER
V. SIVAKKOLUNDU
100108380
20-06-2025
PROVINCE OF ONTARIO

FOR STRUCTURAL REVIEW ONLY. FLOOR AND ROOF TRUSS FRAMING DESIGN BY MANUFACTURER

LINTEL DIAGRAM



TYPICAL 2-PLY | TYPICAL 3-PLY | TYPICAL 4-PLY | TYPICAL 4-PLY

DRAWING LEGEND

			SECTION CALL OUT
	FLOOR DRAIN	C.M.	CARBON MONOXIDE ALARM
	BEAM LOCATION	S.A.	SMOKE ALARM
	MECHANICAL EXHAUST FAN	BEAM X	BEAM CALL OUT
	STEEL COLUMN	X	WALL TAG
	I-JOIST SECTION		CONSTRUCTION NOTE
	WOOD STUD / BUILT UP BEAM		FRAMING CALL OUT

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HUISDESIGNS.CA

GENERAL NOTES

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QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

KURTIS VAN KEULEN 21373
FIRM NAME **B.C.I.N.**

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE

HUIS DESIGN STUDIO 118545
FIRM NAME **B.C.I.N.**

REVISION LIST

1	-	MM.DD.YYYY
2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

ISSUE LIST

1	ISSUED FOR COA	11.28.2024
2	ISSUED FOR PERMIT	05.30.2025
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

DRAWING TITLE: GENERAL NOTES
DRAWN BY: J.H. **CHECKED BY:** K.V.K.
PROJECT ADDRESS: 2019 LAKESHORE RD E
PROJECT NO. 2024-056 **SCALE:** N.T.S.
SHEET NO.

A001

GROSS FLOOR AREA CALCULATIONS:

BASEMENT AREA (NOT INCL.):	2375.34 SQ.FT (364.40 SQ.M)
GROUND FLOOR AREA:	2591.77 SQ.FT (240.78 SQ.M)
SECOND FLOOR AREA:	2316.47 SQ.FT (215.21 SQ.M)
SUBTOTAL:	4908.24 SQ.FT (455.99 SQ.M)
OPEN AREAS (DEDUCTED):	183.26 SQ.FT (17.02 SQ.M)
TOTAL GROSS FLOOR AREA:	**4724.98 SQ.FT (438.97 SQ.M)**

LOT AREA: 1178.47 SQ.M
RFA = 438.97 SQ.M / 1178.47 SQ.M = 37.25%

NOTE: TRUSSES & FLOORS

ROOF TRUSSES AND FLOOR FRAMING SHOP DRAWINGS AND ENGINEERING CALCULATIONS TO BE PROVIDED TO THE PROJECT DESIGNER AND STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

ROOF TRUSS AND FLOOR FRAMING SHOP DRAWINGS AND ENGINEERING CALCULATIONS MUST ALSO BE PROVIDED TO THE MUNICIPAL BUILDING INSPECTIONS DEPARTMENT FOR CONFIRMATION PRIOR TO INSPECTION.

CONTRACTOR TO ENSURE THAT THERE ARE SUPPORT POSTS AS PER TABLE A-3A & A-3S OF THE O.B.C. AT THE ENDS OF GIRDER TRUSSES AND SUPPORTING LINTELS.

NOTE: BUILDER / OWNER / CLIENT

DISCRETION TO BE USED WHEN ORDERING WINDOWS, DOORS AND ALL STRUCTURAL MEMBERS INCLUDING BEAMS AND STEEL REINFORCEMENT PRIOR TO BUILDING PERMIT ISSUANCE. HUIS DESIGN STUDIO LTD. ACCEPTS NO RESPONSIBILITY FOR ANY ITEM NOTED ABOVE ORDERED PRIOR TO BUILDING PERMIT ISSUANCE

NOTE: DIMENSIONS

DIMENSIONS ARE TO FRAMING OF INTERIOR WALLS OR INSIDE FACE OF FOUNDATION WALLS UNLESS NOTED OTHERWISE

NOTE: FOUNDATION REINFORCEMENT

STEEL REINFORCEMENT IN FOUNDATION WALLS IS NOT REQUIRED WHEN WALL IS BACKFILLED ON BOTH SIDES.

NOTE: LVL BEAMS

ALL LVL BEAMS ARE 2.0E 3300 UNLESS NOTED OTHERWISE.

NOTE: INTERIOR DOORS:

ALL INTERIOR DOORS AS PER OWNER'S SPECIFICATIONS. INTERIOR DOOR HEIGHTS AS PER THE FOLLOWING:
DOOR HEIGHT = 8'-0" (FOR 10'-0" CEILING HEIGHT)
DOOR HEIGHT = 10'-0" (FOR 12'-0" CEILING HEIGHT)

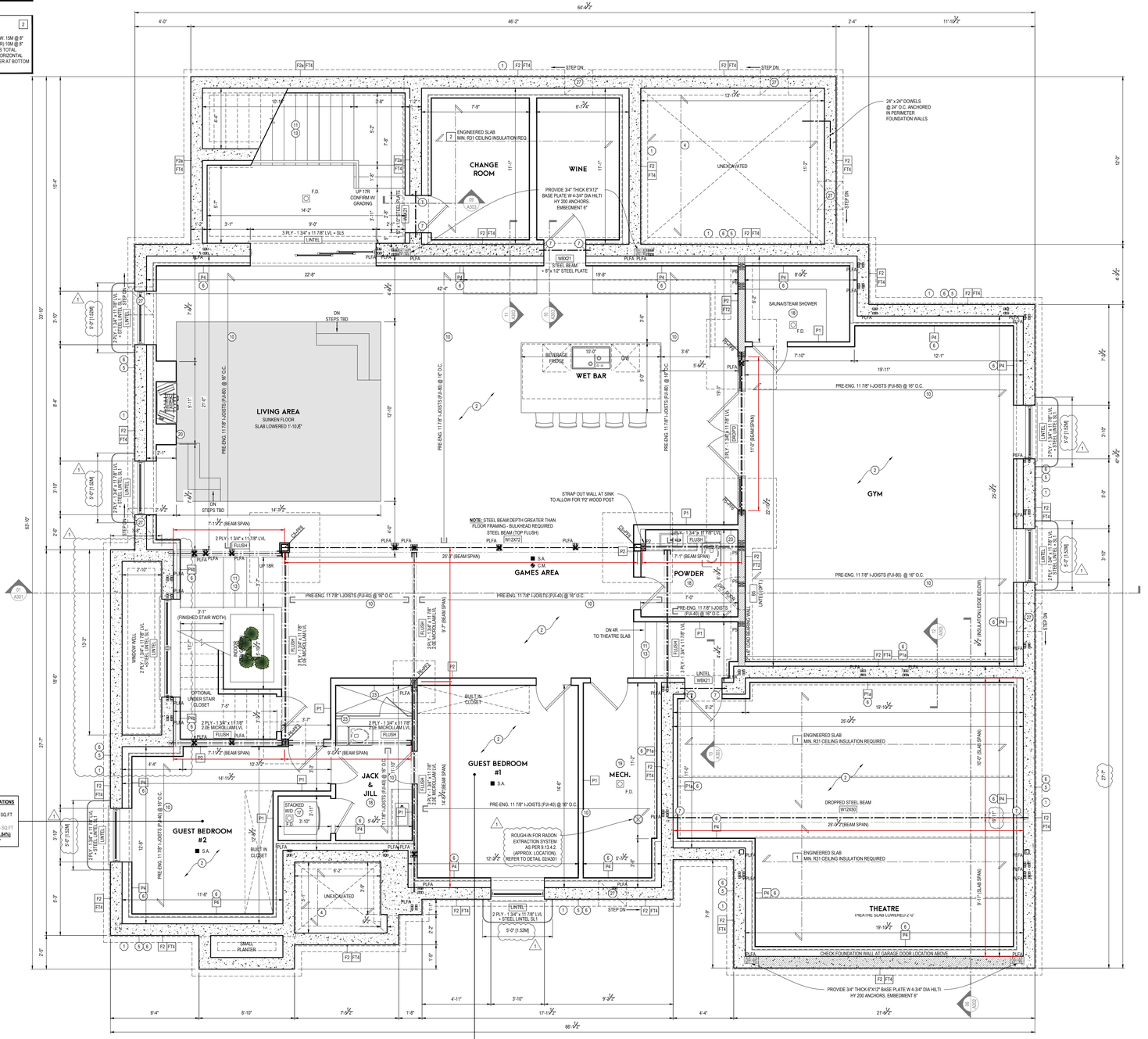
REINFORCED CONCRETE SLAB #1 (GARAGE) 1

6" 35 MPa (AT 28 DAYS) R.C. SLAB W/ 5-8% AIR ENT. REINFORCED W/ 4 LAYERS IN TOTAL PER PLAN. 2" COVER AT TOP BARS, 1.5" COVER AT BOTTOM BARS. 15M BENT DOWELS @ 8" O.C. 24" VERTICAL AND 48" HORIZONTAL TYP. ALL AROUND

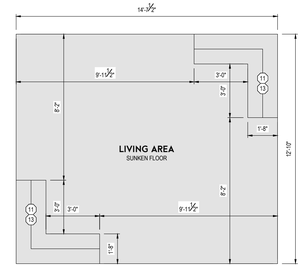
CONC. SLAB DESIGN AS PER: CSA S413-"PARKING STRUCTURES" ALL EXPOSED CONCRETE TO BE MIN. 32 MPA @ 380-5.8% AIR ENT. CONCRETE TO BE IN ACCORDANCE WITH C.S.A.S413

REINFORCED CONCRETE SLAB #2 (REAR PORCH) 2

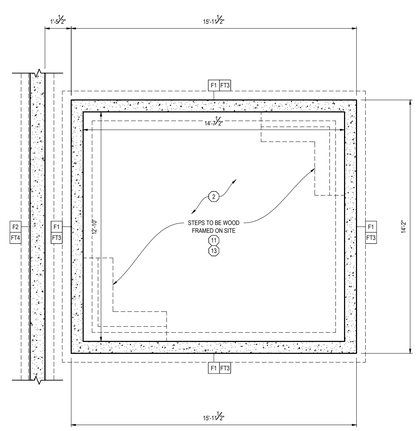
6" 35 MPa (AT 28 DAYS) R.C. SLAB W/ 5-8% AIR ENT. R.W. 15M @ 8" O.C. EACH WAY (UPPER TOP & LOWER BOTTOM LAYER) 10M @ 8" O.C. (LOWER TOP & UPPER BOTTOM LAYER) 4 LAYERS TOTAL. 15M BENT DOWELS @ 8" O.C. 24" VERTICAL AND 48" HORIZONTAL TYP. ALL AROUND" COVER AT TOP BARS, 1 1/2" COVER AT BOTTOM BARS



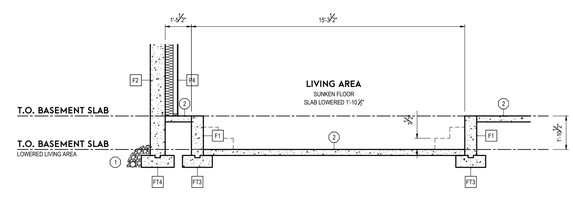
1/4"=1'-0"
BASEMENT FLOOR PLAN



1/4"=1'-0"
LIVING AREA - SUNKEN FLOOR



1/4"=1'-0"
LIVING AREA - SUNKEN FLOOR FOUNDATION



1/4"=1'-0"
LIVING AREA - SUNKEN FLOOR PARTIAL SECTION

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BUILDING PERMIT
2025 113881 000 00 BDP
8/22/2025
All construction shall conform to the Ontario Building Code

LICENSED PROFESSIONAL ENGINEER
K. VAN KEULEN
100109380
20-06-2025
PROVINCE OF ONTARIO

FOR STRUCTURAL REVIEW ONLY. FLOOR AND ROOF TRUSS FRAMING DESIGN BY MANUFACTURER

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HUISDESIGNS.CA

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QUALIFICATION INFORMATION

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KURTIS VAN KEULEN	21373
FIRM NAME	**B.C.I.N.**

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE

HUIS DESIGN STUDIO	118545
FIRM NAME	**B.C.I.N.**

REVISION LIST

1	REVISED AS PER TOWN COMMENTS	08.08.2025
2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

ISSUE LIST

1	ISSUED FOR COA	11.28.2024
2	ISSUED FOR PERMIT	05.30.2025
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

PROJECT NORTH: TRUE NORTH:

DRAWING TITLE:	BASEMENT FLOOR PLAN
DRAWN BY:	J.H.
CHECKED BY:	K.V.K.
PROJECT ADDRESS:	2019 LAKESHORE RD E
PROJECT NO.	2024-056
SCALE:	1/4"=1'-0"
SHEET NO.	A101

GROSS FLOOR AREA CALCULATIONS:

BASEMENT AREA (NOT INCL.)	*3276.54 SQ.FT (304.40 SQ.M)*
GROUND FLOOR AREA:	2591.77 SQ.FT (240.78 SQ.M)
SECOND FLOOR AREA:	2316.47 SQ.FT (215.21 SQ.M)
SUBTOTAL:	4908.24 SQ.FT (455.99 SQ.M)
OPEN AREAS (DEDUCTED):	183.26 SQ.FT (17.02 SQ.M)
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LOT AREA: 1178.47 SQ.M
RFA = 438.97 SQ.M / 1178.47 SQ.M = 37.25%

REINFORCED CONCRETE SLAB #1 *(GARAGE)* 1

6" 35 MPa (AT 28 DAYS) R.C. SLAB W/ 5-8% AIR ENT. REINFORCED W/ 4 LAYERS IN TOTAL PER PLAN. 2" COVER AT TOP BARS, 1 1/2" COVER AT BOTTOM BARS. 15M BENT DOWELS @ 8" O.C. 24" VERTICAL AND 48" HORIZONTAL TYP. ALL AROUND

CONC. SLAB DESIGN AS PER: CSA S413-"PARKING STRUCTURES" ALL EXPOSED CONCRETE TO BE MIN. 35 MPA @ 28D 5-8% AIR ENT. CONCRETE TO BE IN ACCORDANCE WITH C.S.A.S413

REINFORCED CONCRETE SLAB #2 *(REAR PORCH)* 2

6" 35 MPa (AT 28 DAYS) R.C. SLAB W/ 5-8% AIR ENT. R.W. 15M @ 8" O.C. EACH WAY (UPPER TOP & LOWER BOTTOM LAYER) 10M @ 8" O.C. (LOWER TOP & UPPER BOTTOM LAYER) 4 LAYERS TOTAL. 15M BENT DOWELS @ 8" O.C. 24" VERTICAL AND 48" HORIZONTAL TYP. ALL AROUND2" COVER AT TOP BARS, 1 1/2" COVER AT BOTTOM BARS

NOTE: TRUSSES & FLOORS

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ROOF TRUSS AND FLOOR FRAMING SHOP DRAWINGS AND ENGINEERING CALCULATIONS MUST ALSO BE PROVIDED TO THE MUNICIPAL BUILDING INSPECTIONS DEPARTMENT FOR CONFIRMATION PRIOR TO INSPECTION.

CONTRACTOR TO ENSURE THAT THERE ARE SUPPORT POSTS AS PER TABLE A-34 & A-35 OF THE O.B.C. AT THE ENDS OF GIRDER TRUSSES AND SUPPORTING LINTELS.

NOTE: BUILDER / OWNER / CLIENT

DISCRETION TO BE USED WHEN ORDERING WINDOWS, DOORS AND ALL STRUCTURAL MEMBERS INCLUDING BEAMS AND STEEL REINFORCEMENT PRIOR TO BUILDING PERMIT ISSUANCE. HUIS DESIGN STUDIO LTD. ACCEPTS NO RESPONSIBILITY FOR ANY ITEM NOTED ABOVE ORDERED PRIOR TO BUILDING PERMIT ISSUANCE

NOTE: DIMENSIONS

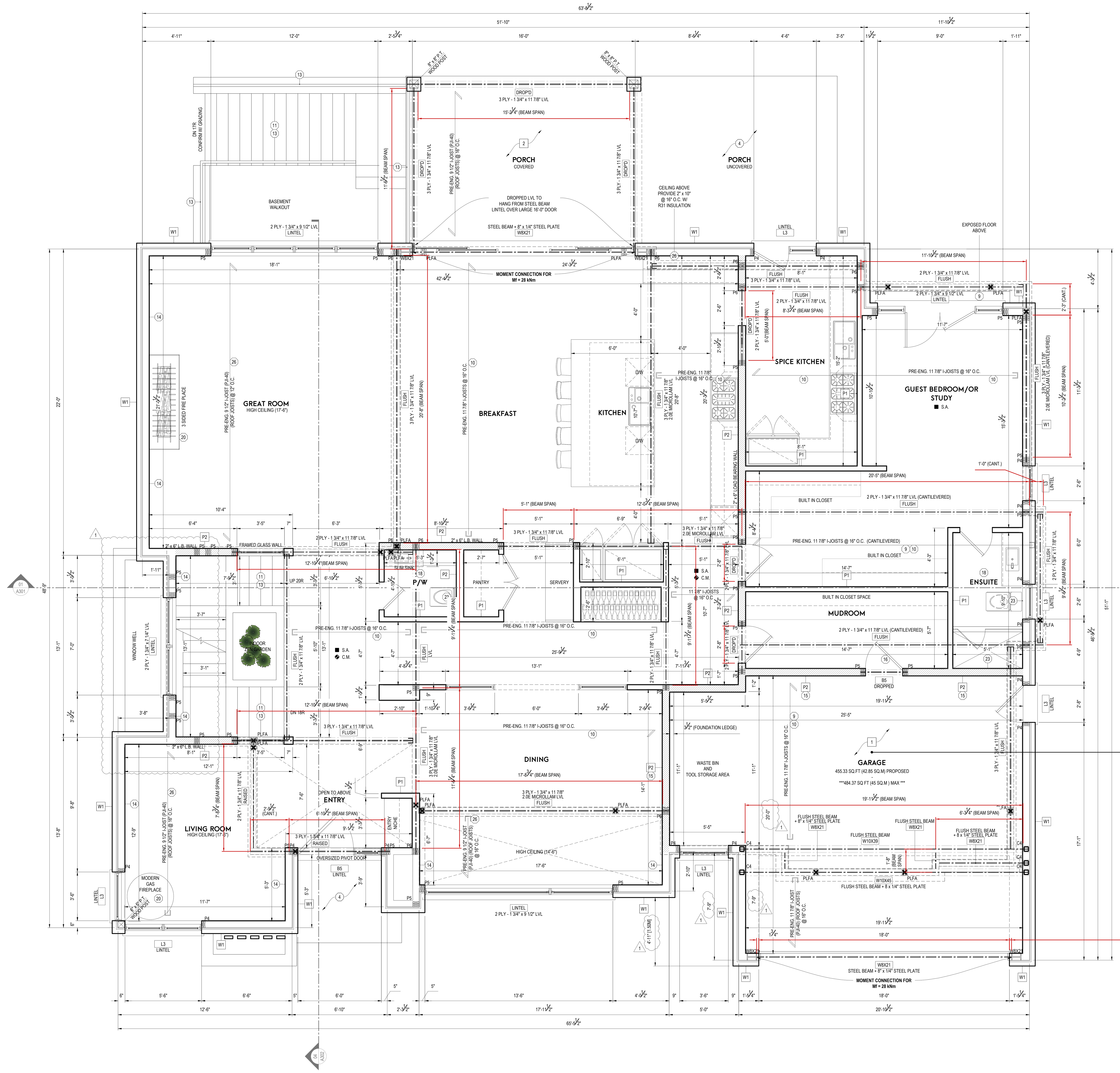
DIMENSIONS ARE TO FRAMING OF INTERIOR WALLS OR INSIDE FACE OF FOUNDATION WALLS UNLESS NOTED OTHERWISE

NOTE: LVL BEAMS

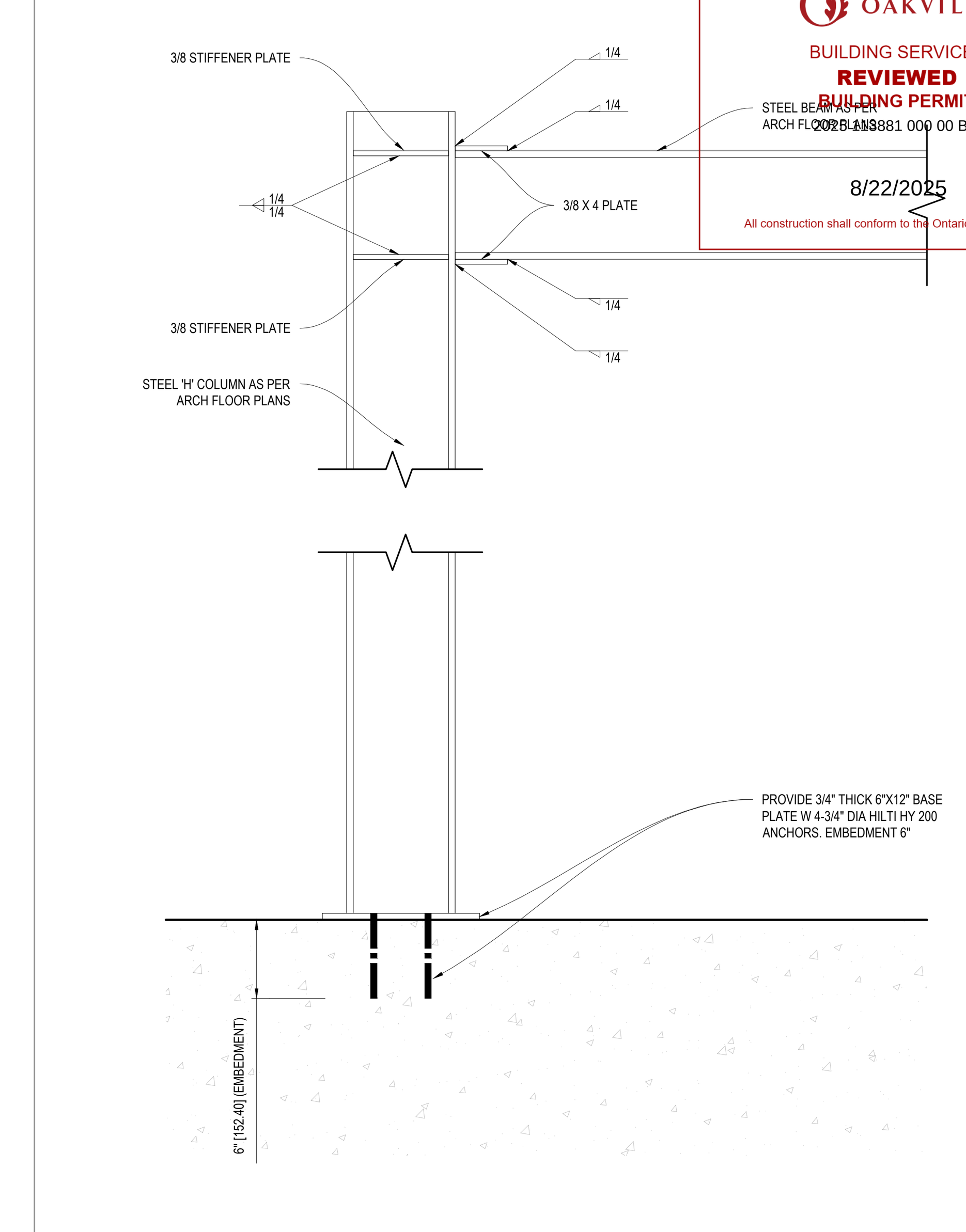
ALL LVL BEAMS ARE '2.0E 3300' UNLESS NOTED OTHERWISE.

NOTE: INTERIOR DOORS:

ALL INTERIOR DOORS AS PER OWNER'S SPECIFICATIONS. INTERIOR DOOR HEIGHTS AS PER THE FOLLOWING:
DOOR HEIGHT = 8'-0" (FOR 10'-0" CEILING HEIGHT)
DOOR HEIGHT = 10'-0" (FOR 12'-0" CEILING HEIGHT)



1/4"=1'-0"
GROUND FLOOR PLAN



1" = 1'-0"
01-MOMENT FRAME CONNECTION DETAIL

OAKVILLE
BUILDING SERVICES
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BUILDING PERMIT
2025 113881 000 00 BDP
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All construction shall conform to the Ontario Building Code.

ELECTRIC VEHICLE READY PARKING SPACE REQUIRED

ONE OF THE REQUIRED PARKING SPACES MUST BE FOR AN ELECTRIC VEHICLE READY PARKING SPACE THAT CONTAINS AN ENERGIZED OUTLET TO ALLOW FOR THE INSTALLATION OF AN ELECTRIC VEHICLE CHARGING INFRASTRUCTURE. THE DESIGN OF THE ENERGIZED OUTLET MUST MEET A MINIMUM LEVEL 2 ELECTRIC VEHICLE CHARGING CRITERIA AS DEFINED BY SAE INTERNATIONAL'S J1772 STANDARDS AS PER 3.1.1.12.

LICENSED PROFESSIONAL ENGINEER
V. SIVAKOLUNDU
100106380
20-06-2025
PROVINCE OF ONTARIO

FOR STRUCTURAL REVIEW ONLY.
FLOOR AND ROOF TRUSS FRAMING
DESIGN BY MANUFACTURER

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WWW.BETTERHOMESBUILDER.CA

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HUIS DESIGN STUDIO LTD.
CUSTOM HOME DESIGN
1A CONESTOGA DRIVE #301 | BRAMPTON, ON | L6Z 4N5
T: 1.833.456.4847 (HUIS) | E: INFO@HUISDESIGNS.CA
HUISDESIGNS.CA

GENERAL NOTES

DRAWINGS ARE TO BE READ NOT SCALED. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. UPON COMPLETION OF ANY STAGE OF CONSTRUCTION, THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION. ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL UNLESS REVISED BY THE DESIGNER. IF ANY DISCREPANCIES ARE DISCOVERED HERE WITHIN, THE DESIGNER SHALL BE NOTIFIED. THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF HUIS DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

KURTIS VAN KEULEN	21373
FIRM NAME	B.C.I.N.

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE

HUIS DESIGN STUDIO	118545
FIRM NAME	B.C.I.N.

REVISION LIST

1	REVISED AS PER TOWN COMMENTS	08.08.2025
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2	ISSUED FOR PERMIT	05.30.2025
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4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

PROJECT NORTH: TRUE NORTH:

DRAWING TITLE:	GROUND FLOOR PLAN
DRAWN BY:	J.H.
CHECKED BY:	K.V.K.
PROJECT ADDRESS:	2019 LAKESHORE RD E
PROJECT NO.	2024-056
SCALE:	1/4"=1'-0"
SHEET NO.	A102

GROSS FLOOR AREA CALCULATIONS:

BASEMENT AREA (NOT INCL.)	*3776.54 SQ.FT (354.40 SQ.M)*
GROUND FLOOR AREA:	2991.77 SQ.FT (340.78 SQ.M)
SECOND FLOOR AREA:	2316.47 SQ.FT (215.21 SQ.M)
SUBTOTAL:	4908.24 SQ.FT (455.99 SQ.M)
OPEN AREAS (DEDUCTED):	183.26 SQ.FT (17.02 SQ.M)
TOTAL GROSS FLOOR AREA:	**4724.98 SQ.FT (438.97 SQ.M)**

LOT AREA: 1178.47 SQ.M
RFA = 438.97 SQ.M / 1178.47 SQ.M = 37.25%

NOTE: TRUSSES & FLOORS

ROOF TRUSSES AND FLOOR FRAMING SHOP DRAWINGS AND ENGINEERING CALCULATIONS TO BE PROVIDED TO THE PROJECT DESIGNER AND STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

ROOF TRUSS AND FLOOR FRAMING SHOP DRAWINGS AND ENGINEERING CALCULATIONS MUST ALSO BE PROVIDED TO THE MUNICIPAL BUILDING INSPECTIONS DEPARTMENT FOR CONFIRMATION PRIOR TO INSPECTION.

CONTRACTOR TO ENSURE THAT THERE ARE SUPPORT POSTS AS PER TABLE A-34 & A-35 OF THE O.B.C. AT THE ENDS OF GIRDER TRUSSES AND SUPPORTING LINTELS.

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NOTE: DIMENSIONS

DIMENSIONS ARE TO FRAMING OF INTERIOR WALLS OR INSIDE FACE OF FOUNDATION WALLS UNLESS NOTED OTHERWISE

NOTE: LVL BEAMS

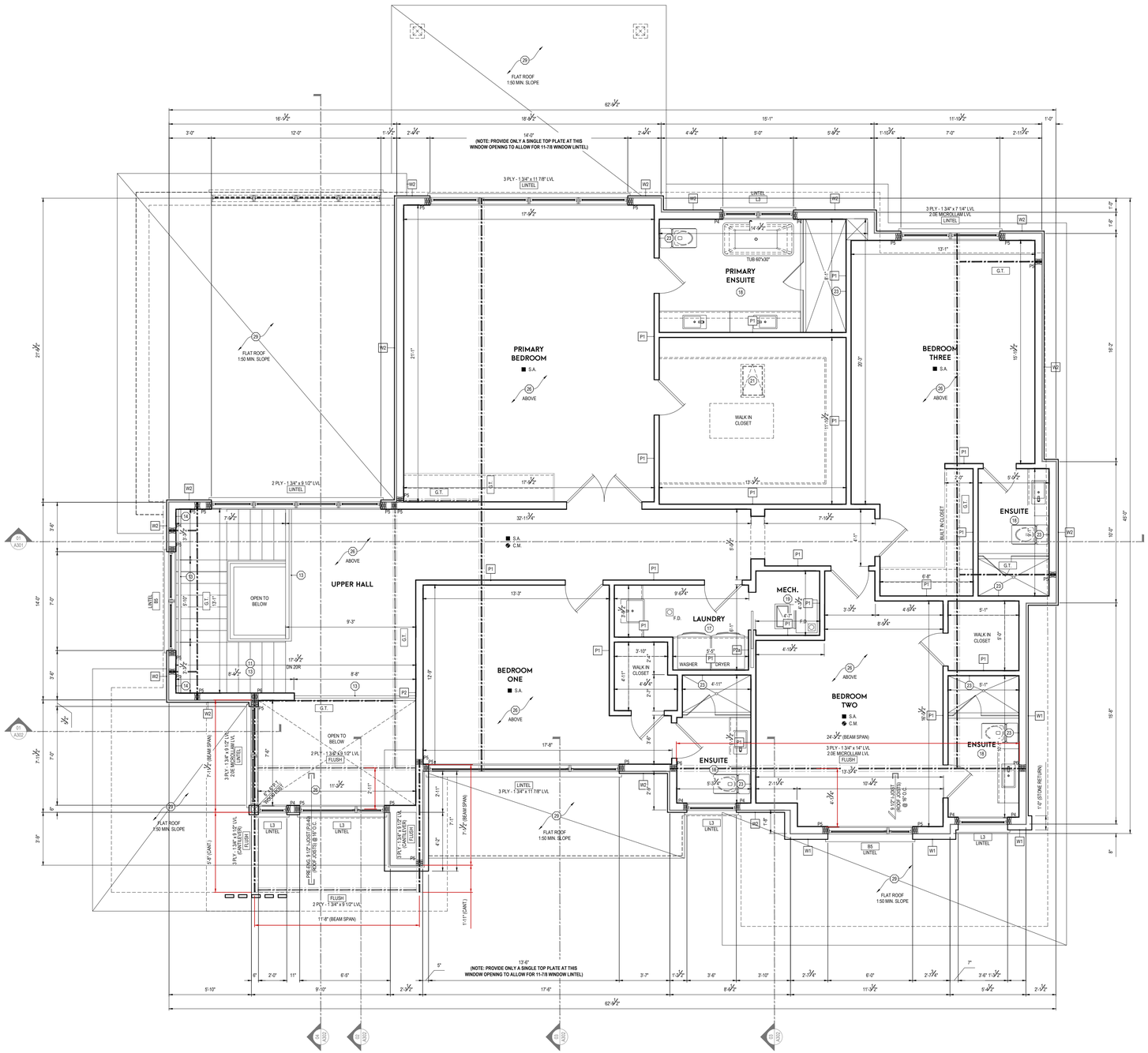
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DOOR HEIGHT = 10'-0" (FOR 12'-0" CEILING HEIGHT)

NOTE: CURBLESS SHOWERS

FOR CURBLESS SHOWER DESIGN, REFER TO **DETAIL 04 ON A304**



1/4"=1'-0"
SECOND FLOOR PLAN

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8/22/2025
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LICENSED PROFESSIONAL ENGINEER
V. SHVYDCHUTOU
100108380
20-06-2025
PROVINCE OF ONTARIO

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QUALIFICATION INFORMATION

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KURTIS VAN KEULEN	21373
FIRM NAME	**B.C.I.N.**

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE

HUIS DESIGN STUDIO	118545
FIRM NAME	**B.C.I.N.**

REVISION LIST

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5	-	MM.DD.YYYY

PROJECT NORTH: **TRUE NORTH:**

DRAWING TITLE: SECOND FLOOR PLAN
DRAWN BY: J.H. **CHECKED BY:** K.V.K.
PROJECT ADDRESS: 2019 LAKESHORE RD E
PROJECT NO. 2024-056 **SCALE:** 1/4"=1'-0"
SHEET NO. **A103**

NOTE: TRUSSES & FLOORS

ROOF TRUSSES AND FLOOR FRAMING SHOP DRAWINGS AND ENGINEERING CALCULATIONS TO BE PROVIDED TO THE PROJECT DESIGNER AND STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

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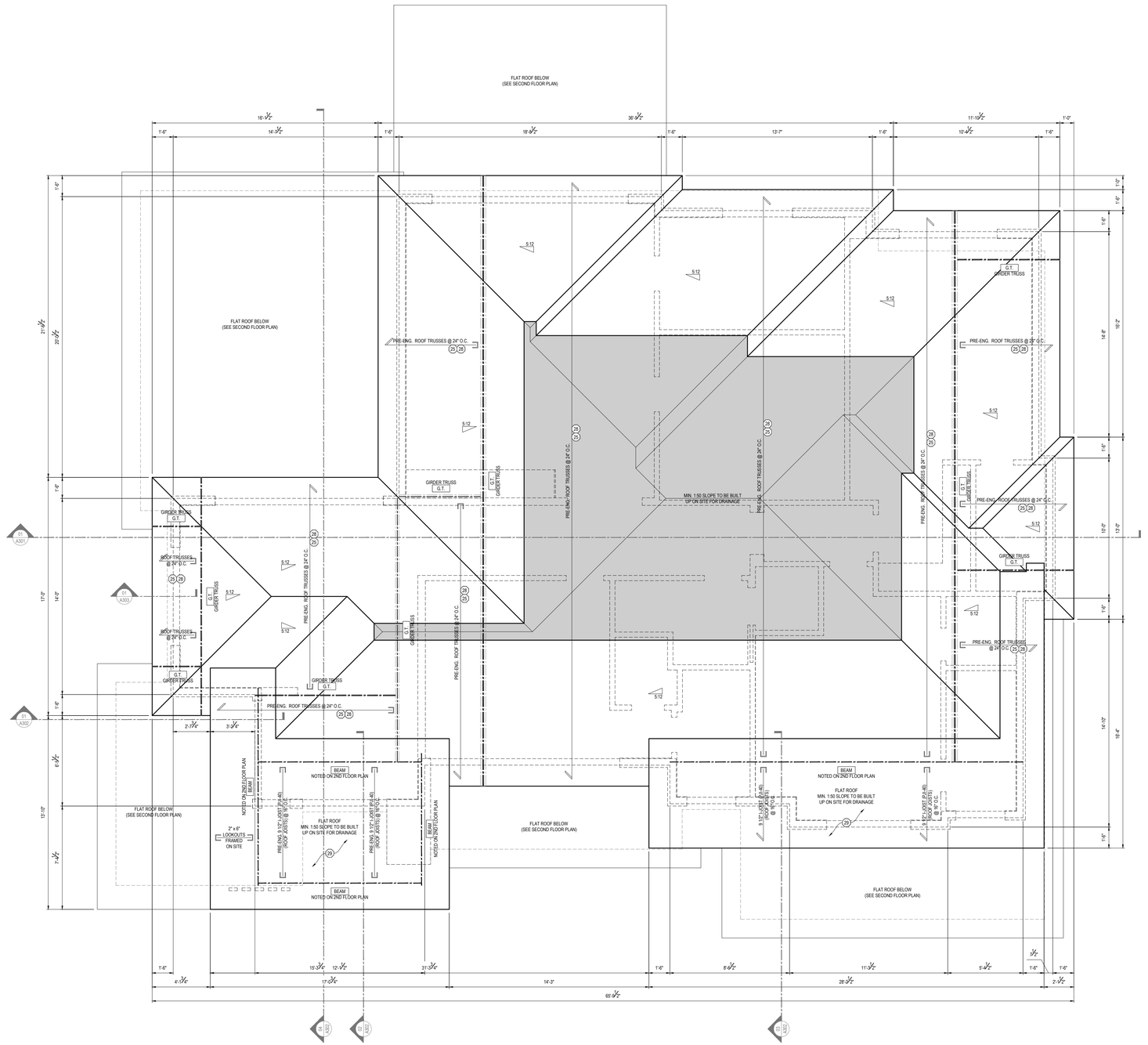
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NOTE: DIMENSIONS

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1/4"=1'-0"

ROOF PLAN

OAKVILLE

BUILDING SERVICES

REVIEWED

BUILDING PERMIT

2025 113881 000 00 BDP

8/22/2025

All construction shall conform to the Ontario Building Code

LICENSED PROFESSIONAL ENGINEER
M. SHAWOUDOU
100108380
20-06-2025
PROVINCE OF ONTARIO

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HUISDESIGNS.CA

GENERAL NOTES

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QUALIFICATION INFORMATION

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KURTIS VAN KEULEN	21373
FIRM NAME	**B.C.I.N.**

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE

HUIS DESIGN STUDIO	118545
FIRM NAME	**B.C.I.N.**

REVISION LIST

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4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

PROJECT NORTH: **TRUE NORTH:**

DRAWING TITLE: ROOF PLAN
DRAWN BY: J.H. **CHECKED BY:** K.V.K.
PROJECT ADDRESS: 2019 LAKESHORE RD E
PROJECT NO. 2024-056 **SCALE:** 1/4"=1'-0"
SHEET NO. **A104**

NOTE

ANY WINDOWS WITH AN OPERABLE PORTION LESS THAN 3'-0" FROM FINISHED FLOOR MUST BE RESTRICTED TO A 4" (100MM) OPENING AS PER 9.8.8.1. (5)(B) OF THE OBC

OAKVILLE

BUILDING SERVICES

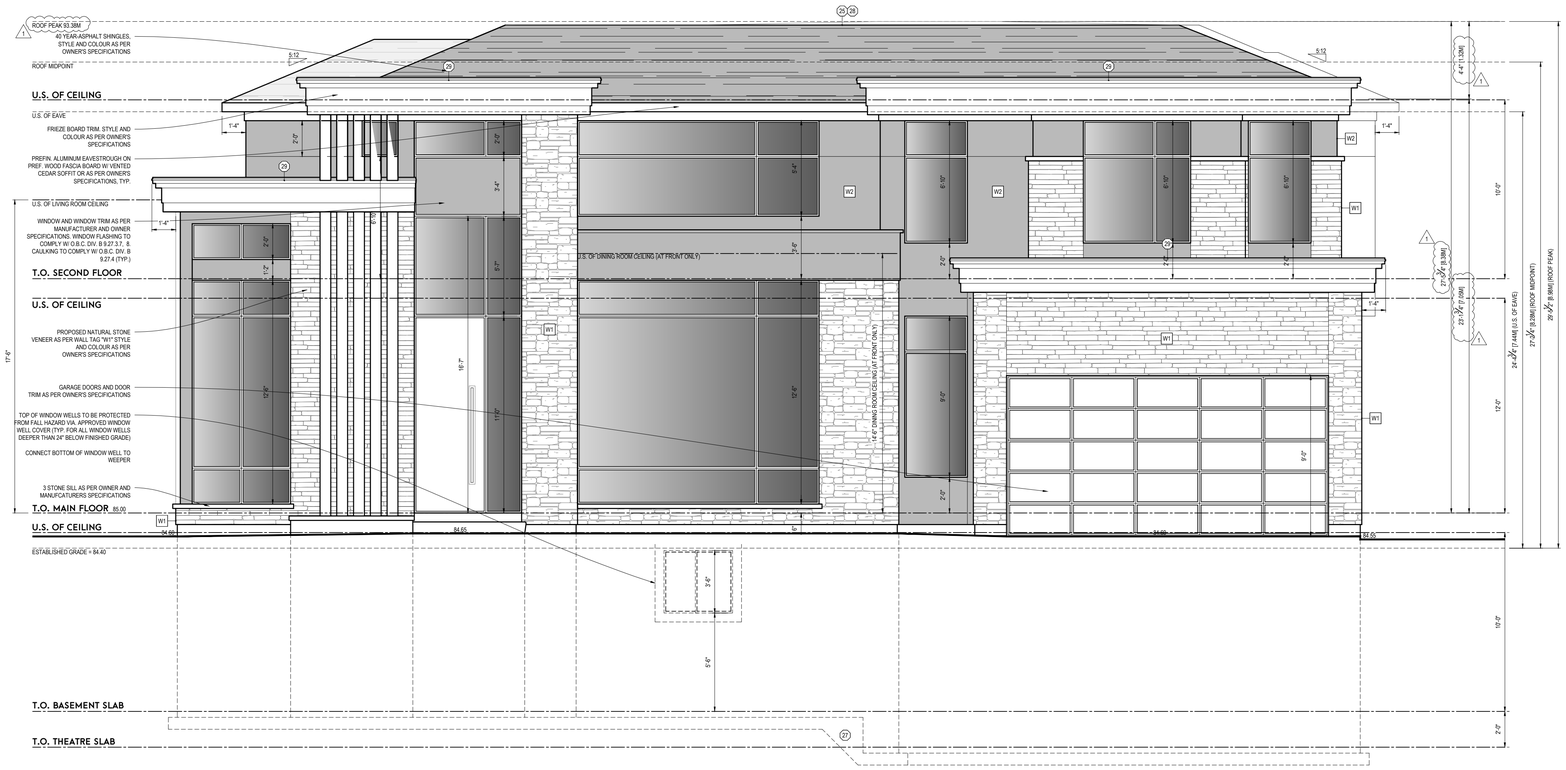
REVIEWED

BUILDING PERMIT

2025 113881 000 00 BDP

8/22/2025

All construction shall conform to the Ontario Building Code



1/4"=1'-0"

FRONT ELEVATION

BETTER HOMES
DEVELOPMENT & BUILDING INC.
BASSAM ALKERIW
T: 647-770-4423
WWW.BETTERHOMESBUILDER.CA

HUIS DESIGN STUDIO LTD.
CUSTOM HOME DESIGN
1A CONESTOGA DRIVE #301 | BRAMPTON, ON | L6Z 4N5
T: 1.833.456.4847 (HUIS) | E: INFO@HUISDESIGNS.CA
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GENERAL NOTES

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KURTIS VAN KEULEN — 21373
FIRM NAME — B.C.I.N.

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE

HUIS DESIGN STUDIO — 118545
FIRM NAME — B.C.I.N.

REVISION LIST

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5	-	MM.DD.YYYY

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: J.H. **CHECKED BY:** K.V.K.
PROJECT ADDRESS: 2019 LAKESHORE RD E
PROJECT NO. 2024-056 **SCALE:** 1/4"=1'-0"
SHEET NO. A201

NOTE

ANY WINDOWS WITH AN OPERABLE PORTION LESS THAN 3'-0" FROM FINISHED FLOOR MUST BE RESTRICTED TO A 4" (100MM) OPENING AS PER 9.8.8.1. (5)(B) OF THE OBC

OAKVILLE
BUILDING SERVICES
REVIEWED
BUILDING PERMIT
2025 113881 000 00 BDP
8/22/2025
All construction shall conform to the Ontario Building Code



SPATIAL SEPARATION

EXPOSING BUILDING FACE:	1117.01	SQ. FT.	103.77	SQ. M.
UNPROTECTED OPENINGS:	34.79	SQ. FT.	3.11	%
PERMITTED:	134.54	SQ. FT.	12.00	%

LIMITING DISTANCE=4.65M (4.00M AS PER TABLE 9.10.15.4.)

3/8"=1'-0"
RIGHT ELEVATION

BETTER HOMES
DEVELOPMENT & BUILDING INC.
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GENERAL NOTES

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KURTIS VAN KEULEN — 21373
FIRM NAME — B.C.I.N.

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE

HUIS DESIGN STUDIO — 118545
FIRM NAME — B.C.I.N.

REVISION LIST

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3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

DRAWING TITLE:	ARCHITECTURAL ELEVATIONS
DRAWN BY:	J.H. **CHECKED BY:** K.V.K.
PROJECT ADDRESS:	2019 LAKESHORE RD E
PROJECT NO.	2024-056 **SCALE:** 1/4"=1'-0"
SHEET NO.	**A202**

NOTE

ANY WINDOWS WITH AN OPERABLE PORTION LESS THAN 3'-0" FROM FINISHED FLOOR MUST BE RESTRICTED TO A 4" (100MM) OPENING AS PER 9.8.8.1. (5)(B) OF THE OBC

OAKVILLE

BUILDING SERVICES

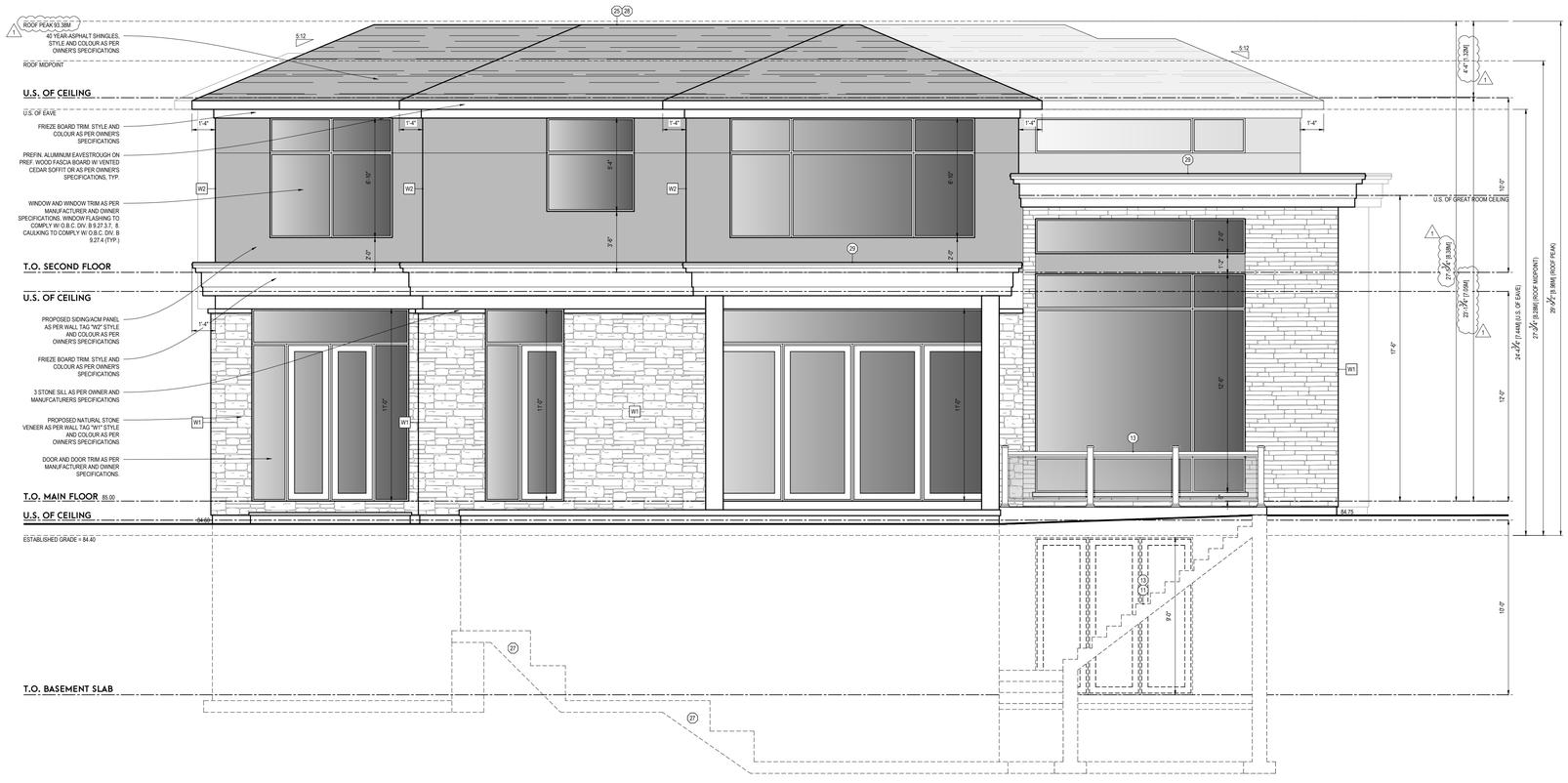
REVIEWED

BUILDING PERMIT

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8/22/2025

All construction shall conform to the Ontario Building Code



1/4"=1'-0"

REAR ELEVATION

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BASSAM ALKERIW
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QUALIFICATION INFORMATION

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KURTIS VAN KEULEN — 21373
FIRM NAME — B.C.I.N.

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE

HUIS DESIGN STUDIO — 118545
FIRM NAME — B.C.I.N.

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5	-	MM.DD.YYYY

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: J.H. **CHECKED BY:** K.V.K.
PROJECT ADDRESS: 2019 LAKESHORE RD E
PROJECT NO. 2024-056 **SCALE:** 1/4"=1'-0"
SHEET NO. **A203**

NOTE

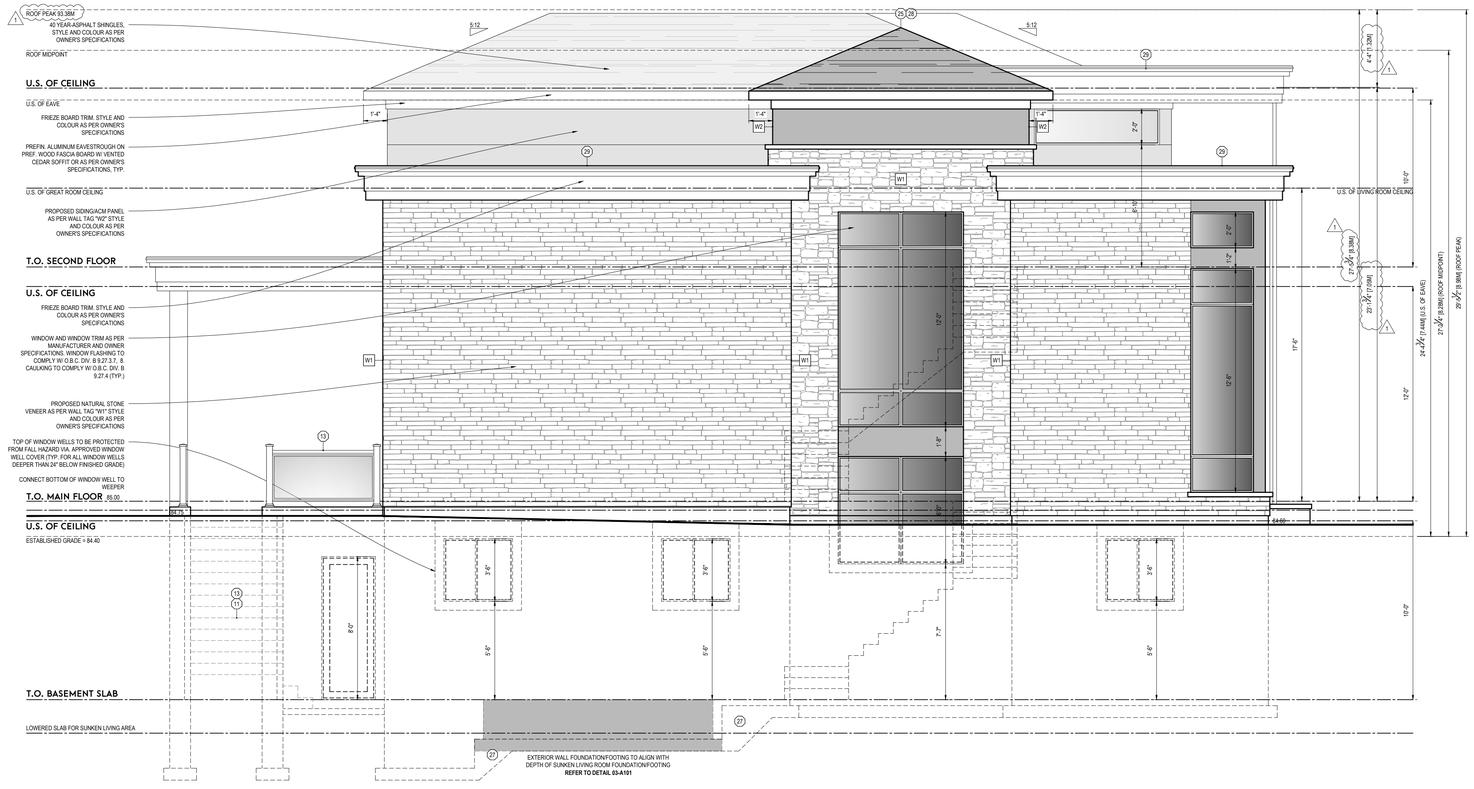
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OAKVILLE

BUILDING SERVICES
REVIEWED
BUILDING PERMIT
2025 113881 000 00 BDP

8/22/2025

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SPATIAL SEPARATION

EXPOSING BUILDING FACE:	1037.82	SQ. FT.	96.42	SQ. M.
UNPROTECTED OPENINGS:	166.91	SQ. FT.	16.54	%
PERMITTED:	186.81	SQ. FT.	18.00	%

LIMITING DISTANCE=4.20M (4.00M AS PER TABLE 9.10.15.4.)

1/4"=1'-0"
LEFT ELEVATION

Better Homes
Development & Builder Inc

BETTER HOMES DEVELOPMENT & BUILDING INC.
BASSAM ALKERWI
T: 647-770-4423
WWW.BETTERHOMESBUILDER.CA

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CUSTOM HOME DESIGN

HUIS DESIGN STUDIO LTD.
CUSTOM HOME DESIGN
1A CONESTOGA DRIVE #301 | BRAMPTON, ON | L6Z 4N5
T: 1.833.456.4847 (HUIS) | E: INFO@HUISDESIGNS.CA
HUISDESIGNS.CA

GENERAL NOTES

DRAWINGS ARE TO BE READ NOT SCALED. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. UPON COMPLETION OF ANY STAGE OF CONSTRUCTION, THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION. ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL UNLESS REVISED BY THE DESIGNER. IF ANY DISCREPANCIES ARE DISCOVERED HERE WITHIN, THE DESIGNER SHALL BE NOTIFIED. THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF HUIS DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

KURTIS VAN KEULEN — 21373
FIRM NAME — B.C.I.N.

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE

HUIS DESIGN STUDIO — 118545
FIRM NAME — B.C.I.N.

REVISION LIST

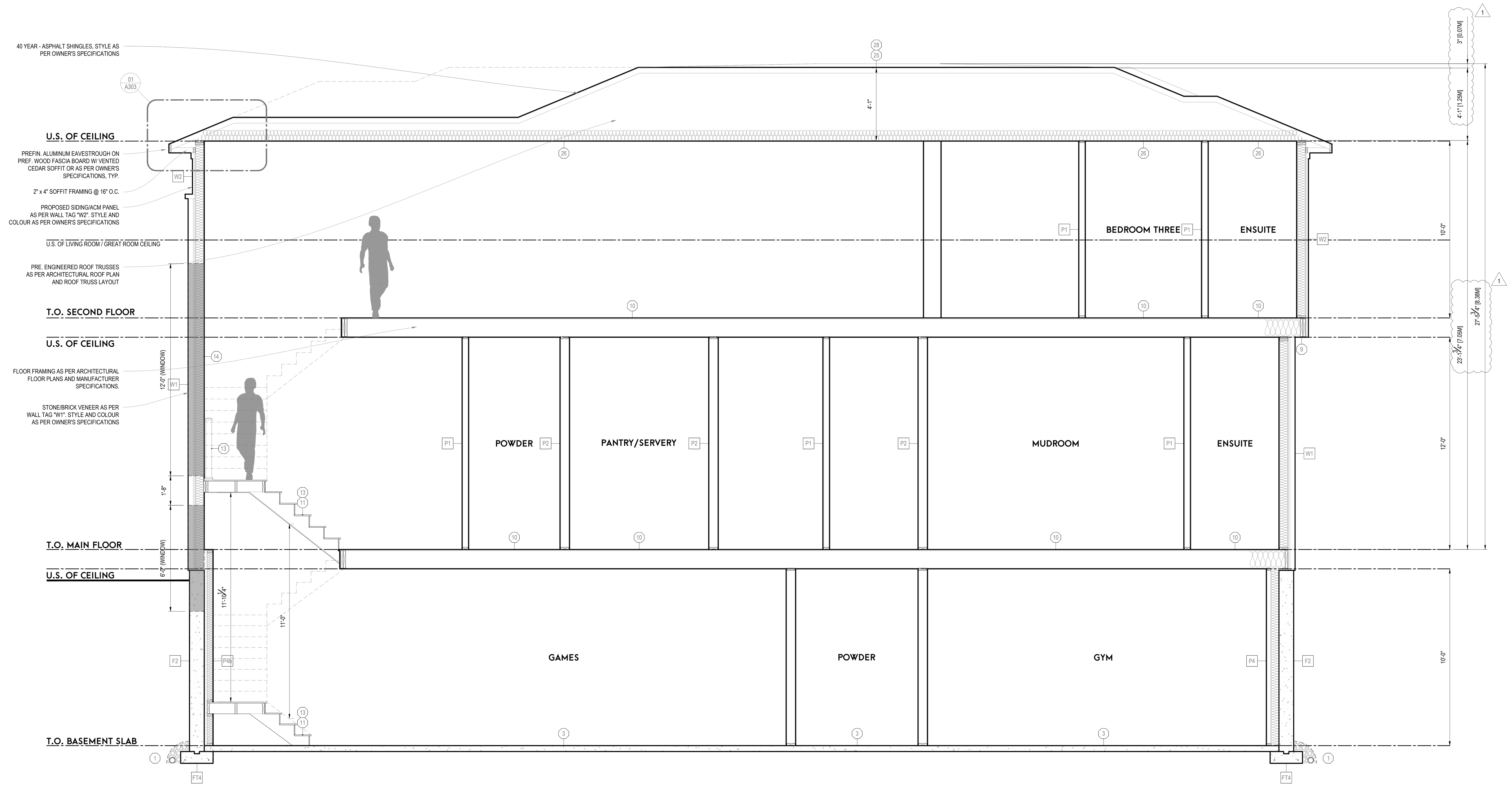
1	REVISED AS PER TOWN COMMENTS	08.08.2025
2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

ISSUE LIST

1	ISSUED FOR COA	11.28.2024
2	ISSUED FOR PERMIT	05.30.2025
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: J.H. **CHECKED BY:** K.V.K.
PROJECT ADDRESS: 2019 LAKESHORE RD E
PROJECT NO. 2024-056 **SCALE:** 1/4"=1'-0"
SHEET NO. **A204**

OAKVILLE
BUILDING SERVICES
REVIEWED
BUILDING PERMIT
2025 113881 000 00 BDP
8/22/2025
All construction shall conform to the Ontario Building Code.



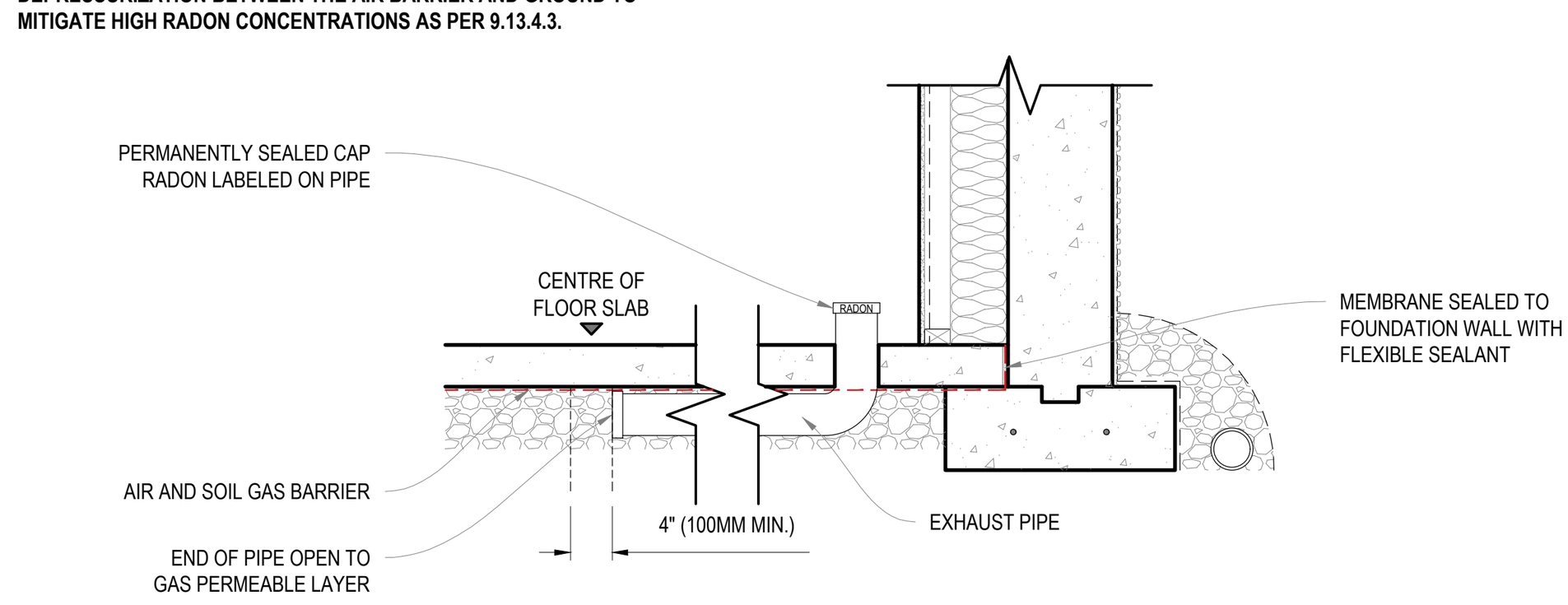
1/4"=1'-0"

BUILDING SECTION

NOTES:

INSTALLATION OF AIR BARRIER SYSTEM AND PROTECTION FROM ALL SOIL GASES AS PER 9.13.4.2. (NOTE: VAPOUR BARRIER, POLYETHYLENE SHEET FOR USE IN BUILDING CONSTRUCTION AS PER CAN/CGSB-51.34-M86)

DEPRESSURIZATION BETWEEN THE AIR BARRIER AND GROUND TO MITIGATE HIGH RADON CONCENTRATIONS AS PER 9.13.4.3.



ROUGH-IN FOR A SUBFLOOR DEPRESSURIZATION SYSTEM (SOIL GAS CONTROL) AS PER A-9.13.4.2.AND 9.13.4.3.
(REQUIRED FOR PROPERTIES WHERE METHANE OR RADON GASSES ARE KNOWN TO BE A PROBLEM)

½" = 1'-0"

02-DEPRESSURIZATION ROUGH-IN DETAIL

LICENSED PROFESSIONAL ENGINEER
V. SIVAKKOLUNDU
100106380
20-06-2025
PROVINCE OF ONTARIO

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FLOOR AND ROOF TRUSS FRAMING
DESIGN BY MANUFACTURER

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KURTIS VAN KEULEN	21373
FIRM NAME	**B.C.I.N.**

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE

HUIS DESIGN STUDIO	118545
FIRM NAME	**B.C.I.N.**

REVISION LIST

1	REVISED AS PER TOWN COMMENTS	08.08.2025
2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

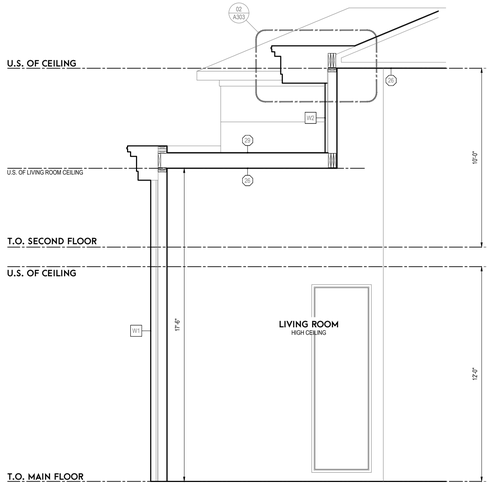
ISSUE LIST

1	ISSUED FOR COA	11.28.2024
2	ISSUED FOR PERMIT	05.30.2025
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

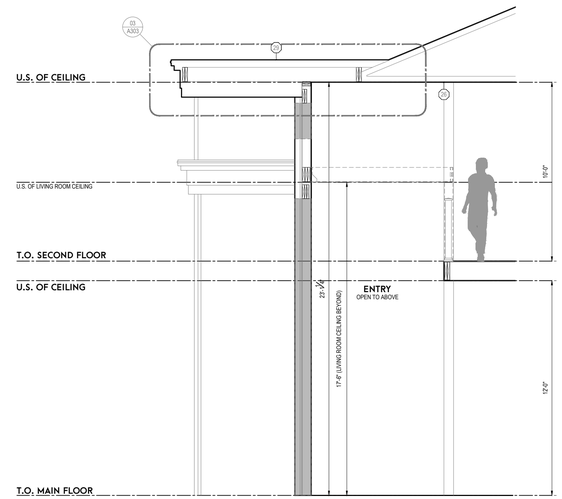
DRAWING TITLE: BUILDING SECTIONS
DRAWN BY: J.H. **CHECKED BY:** K.V.K.
PROJECT ADDRESS: 2019 LAKESHORE RD E
PROJECT NO. 2024-056 **SCALE:** 1/4"=1'-0"
SHEET NO.

A301

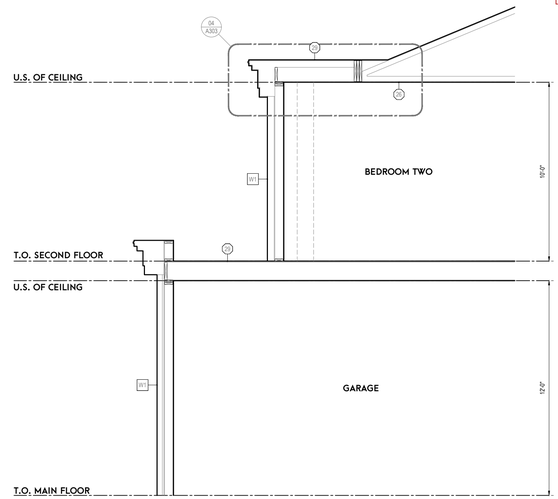
OAKVILLE
BUILDING SERVICES
REVIEWED
BUILDING PERMIT
2025 113881 000 00 BDP
8/22/2025
All construction shall conform to the Ontario Building Code



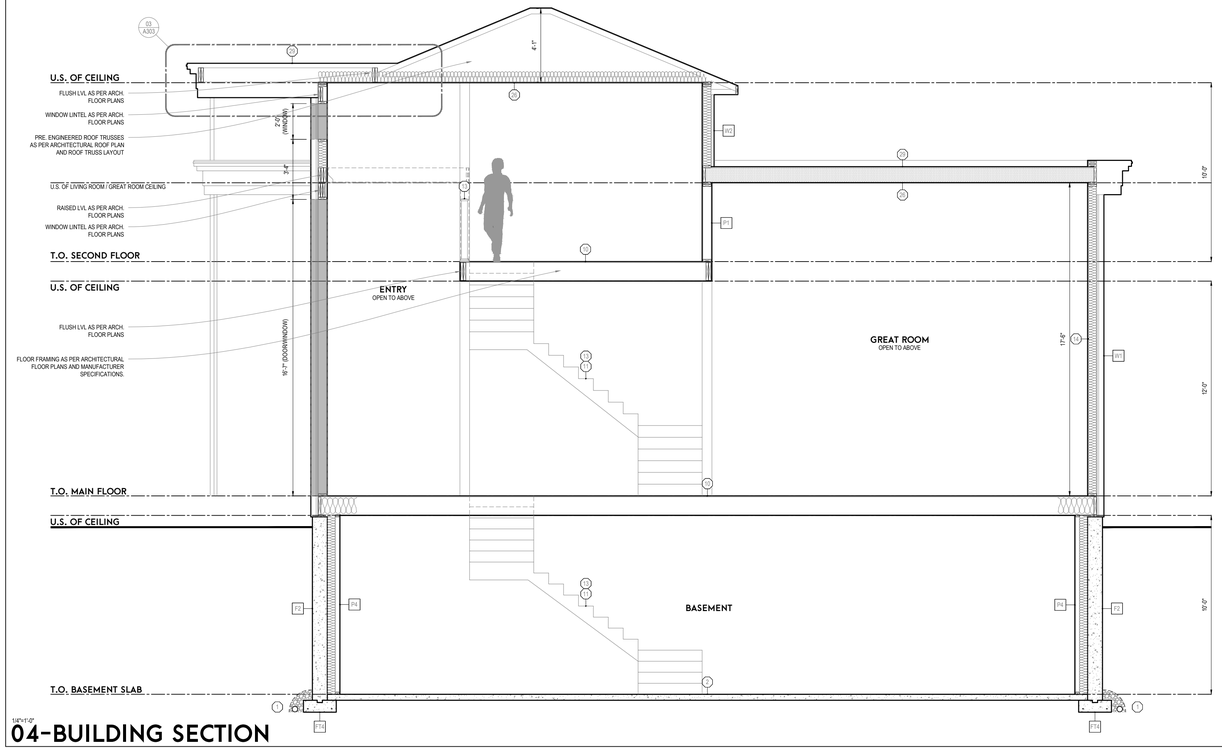
1/4"=1'-0"
01-PARTIAL SECTION AT RAISED LIVING ROOM CEILING



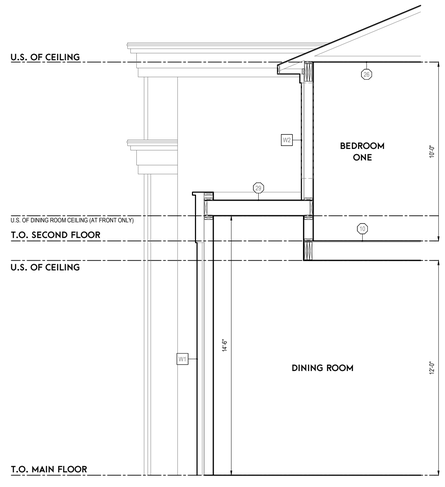
1/4"=1'-0"
02- PARTIAL SECTION AT TWO STOREY ENTRY



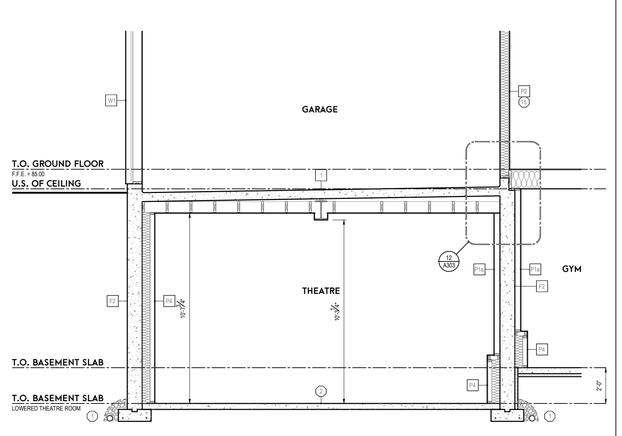
1/4"=1'-0"
03-PARTIAL SECTION AT GARAGE & SECOND FLOOR SETBACK



1/4"=1'-0"
04-BUILDING SECTION



1/4"=1'-0"
05-PARTIAL SECTION AT RAISED DINING CEILING



1/4"=1'-0"
05-PARTIAL SECTION AT LOWERED THEATRE SLAB

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FIRM NAME — B.C.I.N.

REGISTRATION INFORMATION

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HUIS DESIGN STUDIO — 118545
FIRM NAME — B.C.I.N.

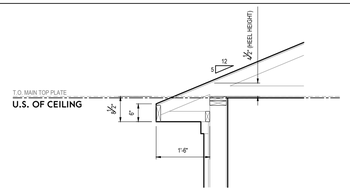
REVISION LIST

1	-	MM.DD.YYYY
2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

ISSUE LIST

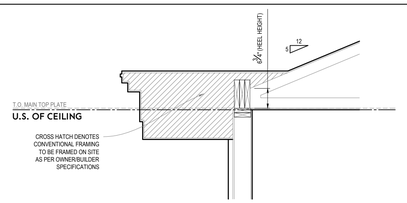
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2	ISSUED FOR PERMIT	05.30.2025
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

DRAWING TITLE: DETAILS
DRAWN BY: J.H. **CHECKED BY:** K.V.K.
PROJECT ADDRESS: 2019 LAKESHORE RD E
PROJECT NO. 2024-056 **SCALE:** 1/4"=1'-0"
SHEET NO. A302



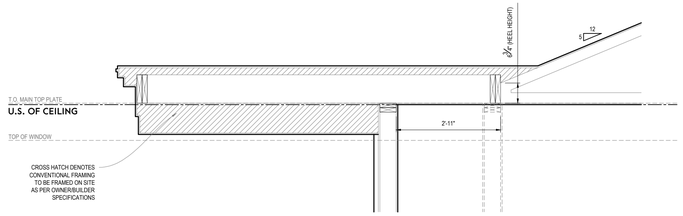
½" = 1'-0"

01-ROOF EAVE DETAIL, TYP.



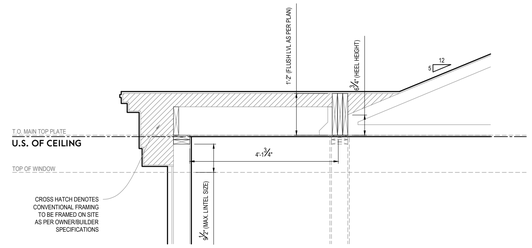
½" = 1'-0"

02-ROOF DETAIL AT FLUSH CANTILEVERED LVL



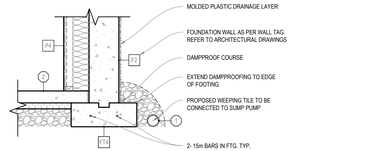
½" = 1'-0"

03-ROOF DETAIL AT FLUSH LVL



½" = 1'-0"

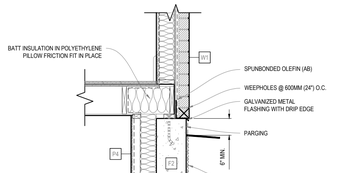
04-ROOF DETAIL AT FLUSH STEEL



NOTE: ENSURE MIN. 1½" CONCRETE COVER AROUND ALL REINFORCEMENT UNLESS SPECIFIED OTHERWISE

½" = 1'-0"

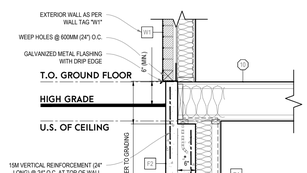
05-FOUNDATION WALL AT SLAB



NOTE: ENSURE MIN. 1½" CONCRETE COVER AROUND ALL REINFORCEMENT UNLESS SPECIFIED OTHERWISE

½" = 1'-0"

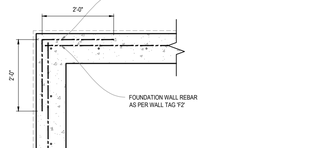
06-VENEER WALL AT FOUNDATION WALL



NOTE: ENSURE MIN. 1½" CONCRETE COVER AROUND ALL REINFORCEMENT UNLESS SPECIFIED OTHERWISE

½" = 1'-0"

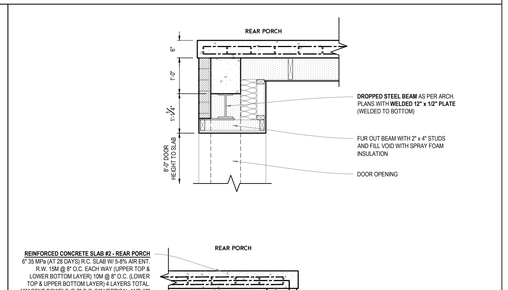
07-REVERSE FOUNDATION WALL LEDGE AT HIGH GRADE



NOTE: ENSURE MIN. 1½" CONCRETE COVER AROUND ALL REINFORCEMENT UNLESS SPECIFIED OTHERWISE

½" = 1'-0"

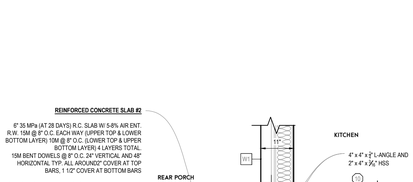
08-FOUNDATION WALL AT CORNER



NOTE: ENSURE MIN. 1½" CONCRETE COVER AROUND ALL REINFORCEMENT UNLESS SPECIFIED OTHERWISE

½" = 1'-0"

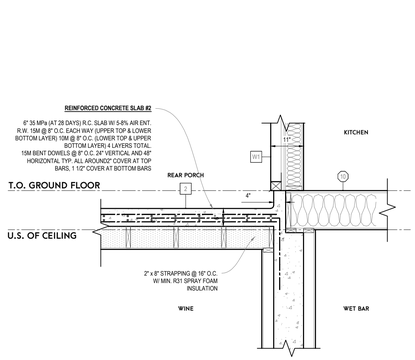
09-REINFORCED PORCH SLAB AT EDGE



NOTE: ENSURE MIN. 1½" CONCRETE COVER AROUND ALL REINFORCEMENT UNLESS SPECIFIED OTHERWISE

½" = 1'-0"

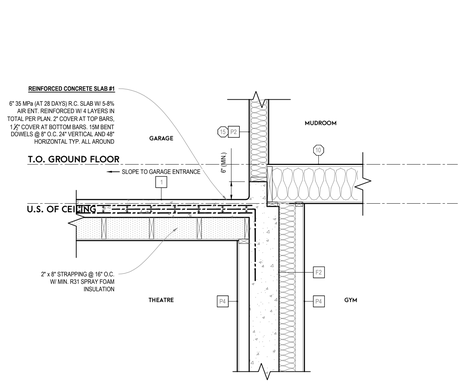
10-REINFORCED CONCRETE SLAB AT DROPPED STEEL BEAM



NOTE: ENSURE MIN. 1½" CONCRETE COVER AROUND ALL REINFORCEMENT UNLESS SPECIFIED OTHERWISE

½" = 1'-0"

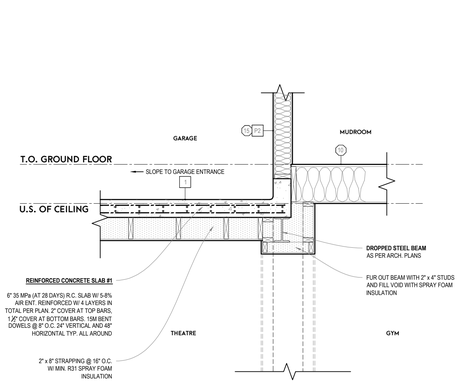
11-REINFORCED CONCRETE SLAB AT FOUNDATION WALL



NOTE: ENSURE MIN. 1½" CONCRETE COVER AROUND ALL REINFORCEMENT UNLESS SPECIFIED OTHERWISE

½" = 1'-0"

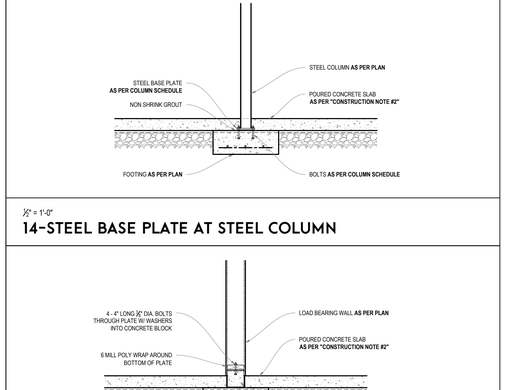
12-REINFORCED CONCRETE SLAB AT FOUNDATION WALL



NOTE: ENSURE MIN. 1½" CONCRETE COVER AROUND ALL REINFORCEMENT UNLESS SPECIFIED OTHERWISE

½" = 1'-0"

13-REINFORCED CONCRETE SLAB AT STEEL BEAM



½" = 1'-0"

14-STEEL BASE PLATE AT STEEL COLUMN

½" = 1'-0"

15-LOAD BEARING WALL AT FOOTING

OAKVILLE
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KURTIS VAN KEULEN	21373
FIRM NAME	**B.C.I.N.**

REGISTRATION INFORMATION

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HUIS DESIGN STUDIO	118545
FIRM NAME	**B.C.I.N.**

REVISION LIST

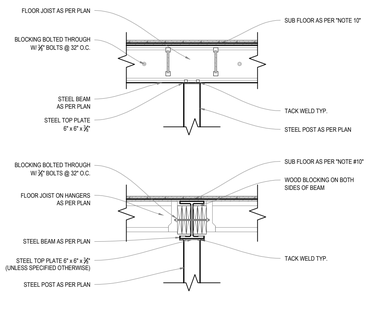
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2	-	MM.DD.YYYY
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5	-	MM.DD.YYYY

ISSUE LIST

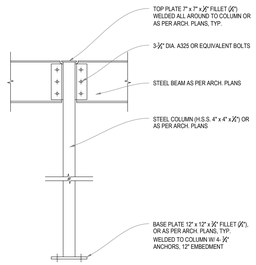
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5	-	MM.DD.YYYY

DRAWING TITLE: DETAILS
DRAWN BY: J.H. **CHECKED BY:** K.V.K.
PROJECT ADDRESS: 2019 LAKESHORE RD E
PROJECT NO. 2024-055 **SCALE:** NOTED
SHEET NO. **A303**

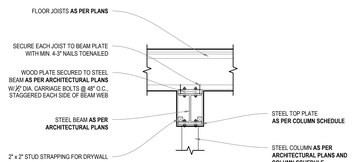
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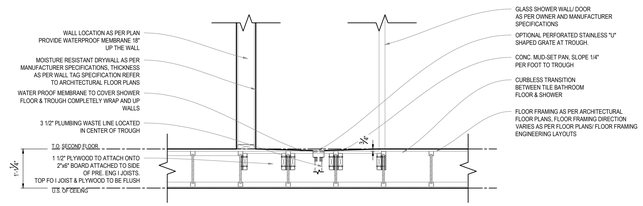
½" = 1'-0"
01-FLUSH STEEL BEAM AT TOP PLATE



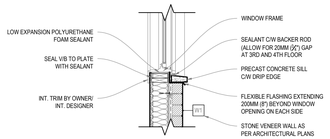
½" = 1'-0"
02-FLUSH STEEL BEAM CONNECTION DETAIL



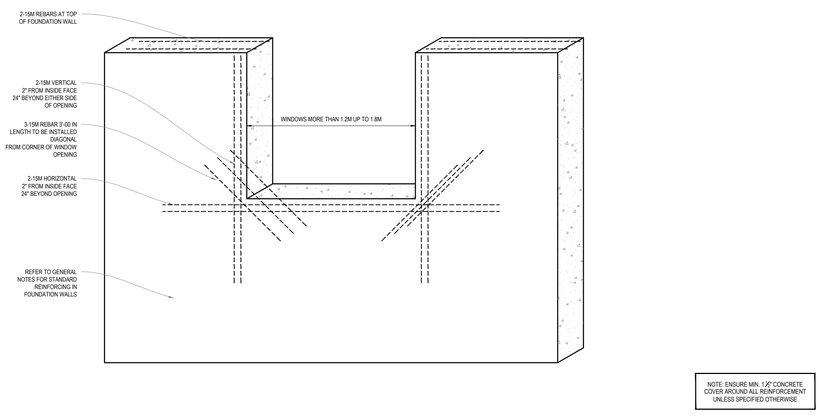
½" = 1'-0"
03-DROPPED STEEL BEAM DETAIL



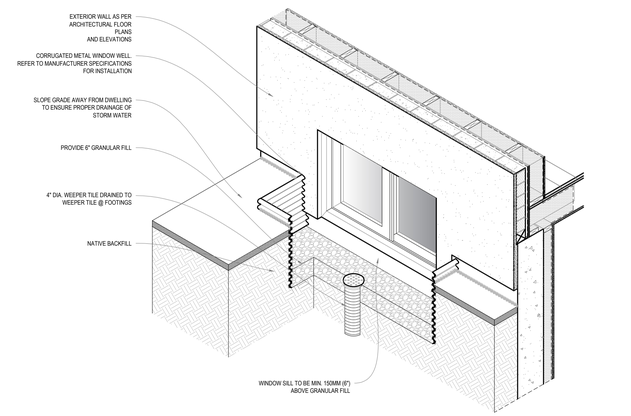
½" = 1'-0"
04-CURBLESS SHOWER DETAIL



½" = 1'-0"
05-WINDOW SILL DETAIL



½" = 1'-0"
06-REINFORCEMENT AT WINDOW OPENING GREATER THAN 1.20M



½" = 1'-0"
07-WINDOW WELL DETAIL

9.5.2.3. STUD WALL REINFORCEMENT

(1) IF WOOD WALL STUDS OR SHEET STEEL WALL STUDS ENCLOSE THE MAIN BATHROOM IN A DWELLING UNIT, REINFORCEMENT SHALL BE INSTALLED TO PERMIT THE FUTURE INSTALLATION OF THE FOLLOWING:

(A) FOR A WATER CLOSET, A GRAB BAR DESCRIBED IN CLAUSES 3.8.3.8.(3)(A) AND A GRAB BAR DESCRIBED IN CLAUSE 3.8.3.8.(3)(C),

(B) FOR A SHOWER, A GRAB BAR DESCRIBED IN CLAUSE 3.8.3.13.(2)(G), AND

(C) FOR A BATHTUB, A GRAB BAR DESCRIBED IN CLAUSE 3.8.3.13.(4)(E).

3.8.3.8. WATER CLOSET STALLS AND ENCLOSURES

(5) A GRAB BAR DESCRIBED IN CLAUSE (3)(A) SHALL,

(A) BE CONTINUOUS L-SHAPED WITH 750 MM LONG HORIZONTAL AND VERTICAL COMPONENTS, AND

(B) BE WALL MOUNTED WITH THE HORIZONTAL COMPONENT 750 MM ABOVE THE FINISHED FLOOR AND THE VERTICAL COMPONENT 150 MM IN FRONT OF THE WATER CLOSET.

(6) A GRAB BAR DESCRIBED IN CLAUSE (3)(C) OR (4)(B) SHALL,

(A) BE AT LEAST 600 MM IN LENGTH, AND

(B) BE WALL MOUNTED HORIZONTALLY FROM 840 MM TO 920 MM ABOVE THE FINISHED FLOOR AND, WHERE THE WATER CLOSET HAS A WATER TANK, BE WALL MOUNTED 150 MM ABOVE THE TANK.

3.8.3.13. SHOWERS AND BATHTUBS

(2) A BARRIER-FREE SHOWER REQUIRED BY SENTENCE (1) SHALL,

(E) HAVE TWO GRAB BARS,

(I) THAT CONFORM TO SENTENCE 3.8.3.8.(7) AND DO NOT OBSTRUCT THE USE OF THE SHOWER CONTROLS,

(II) ONE OF WHICH IS 1 000 MM LONG VERTICALLY LOCATED ON THE SIDE WALL BETWEEN 50 MM AND 80 MM FROM THE ADJACENT CLEAR FLOOR AREA, AND WITH THE LOWER END BETWEEN 600 MM AND 650 MM ABOVE THE FINISHED FLOOR, AND

(III) ONE OF WHICH IS L-SHAPED, LOCATED ON THE WALL OPPOSITE THE ENTRANCE TO THE SHOWER, WITH A 1 000 MM LONG HORIZONTAL COMPONENT MOUNTED BETWEEN 750 MM AND 870 MM ABOVE THE FINISHED FLOOR AND A 750 MM LONG VERTICAL COMPONENT MOUNTED BETWEEN 400 MM AND 500 MM FROM THE SIDE WALL ON WHICH THE VERTICAL GRAB BAR DESCRIBED IN SUBCLAUSE (II) IS MOUNTED,

(4) INDIVIDUAL BATHTUBS THAT ARE PROVIDED FOR THE USE OF PATIENTS OR RESIDENTS IN BUILDINGS OF GROUP B, DIVISION 2 OR 3 OCCUPANCY SHALL,

(IIJ) UNLESS THE BATHTUB IS FREE-STANDING, HAVE THREE GRAB BARS,

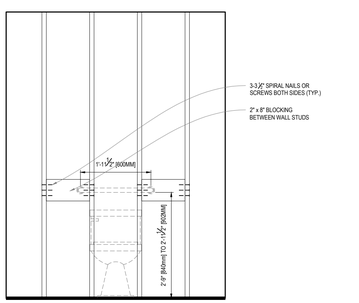
(I) CONFORMING TO SENTENCE 3.8.3.8.(7),

(II) THAT ARE NOT LESS THAN 1 200 MM LONG,

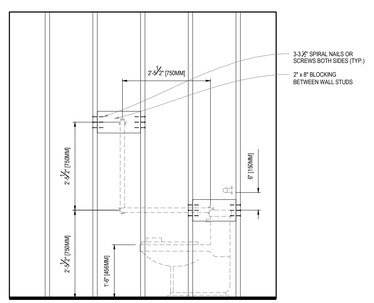
(III) TWO OF WHICH ARE LOCATED VERTICALLY AT EACH END OF THE BATHTUB, MOUNTED BETWEEN 80 MM AND 280 MM ABOVE THE BATHTUB RIM, AND

(IV) ONE OF WHICH IS LOCATED HORIZONTALLY ALONG THE FULL LENGTH OF THE BATHTUB, MOUNTED BETWEEN 80 MM AND 280 MM ABOVE THE BATHTUB RIM

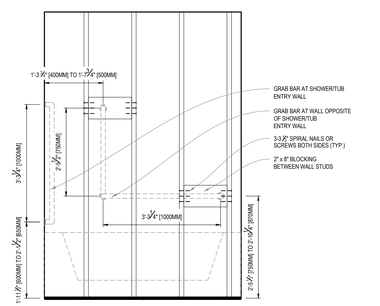
NOT TO SCALE
08-OBC NOTES



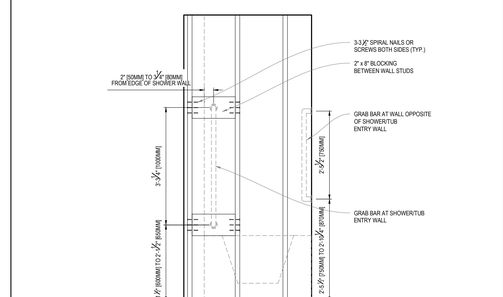
½" = 1'-0"
09-GRAB BAR BEHIND TOILET



½" = 1'-0"
10-GRAB BAR BESIDE TOILET



½" = 1'-0"
11-GRAB BAR AT SHOWER/TUB ENTRY WALL



½" = 1'-0"
12-GRAB BAR AT WALL OPP. OF SHOWER/TUB ENTRANCE

LICENSED PROFESSIONAL ENGINEER
V. SHKOLNIKOV
100106580
20-06-2025
PROVINCE OF ONTARIO

FOR STRUCTURAL REVIEW ONLY. FLOOR AND ROOF TRUSS FRAMING DESIGN BY MANUFACTURER

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BETTER HOMES DEVELOPMENT & BUILDING INC.
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HUIS DESIGN STUDIO LTD.
CUSTOM HOME DESIGN
1A CONESTOGA DRIVE #301 | BRAMPTON, ON | L6Z 4N5
T: 1.833.456.4847 (HUIS) | E: INFO@HUISDESIGNS.CA
HUISDESIGNS.CA

GENERAL NOTES

DRAWINGS ARE TO BE READ NOT SCALED. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. UPON COMPLETION OF ANY STAGE OF CONSTRUCTION, THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION. ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL UNLESS REVISED BY THE DESIGNER. IF ANY DISCREPANCIES ARE DISCOVERED HERE WITHIN, THE DESIGNER SHALL BE NOTIFIED. THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF HUIS DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

KURTIS VAN KEULEN	21373
FIRM NAME	**B.C.I.N.**

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE

HUIS DESIGN STUDIO	118545
FIRM NAME	**B.C.I.N.**

REVISION LIST

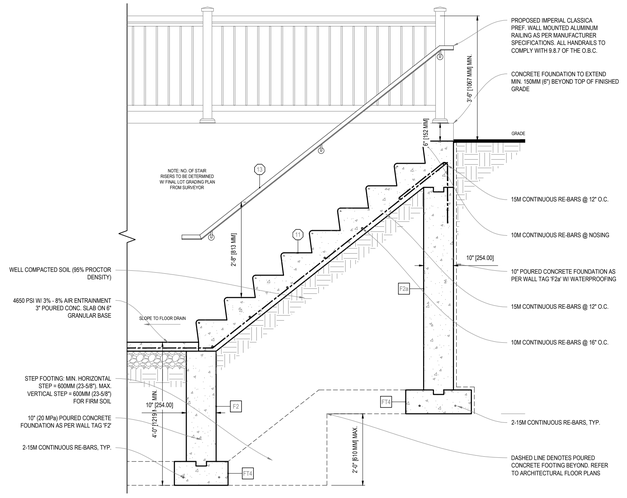
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2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

ISSUE LIST

1	ISSUED FOR COA	11.28.2024
2	ISSUED FOR PERMIT	05.30.2025
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
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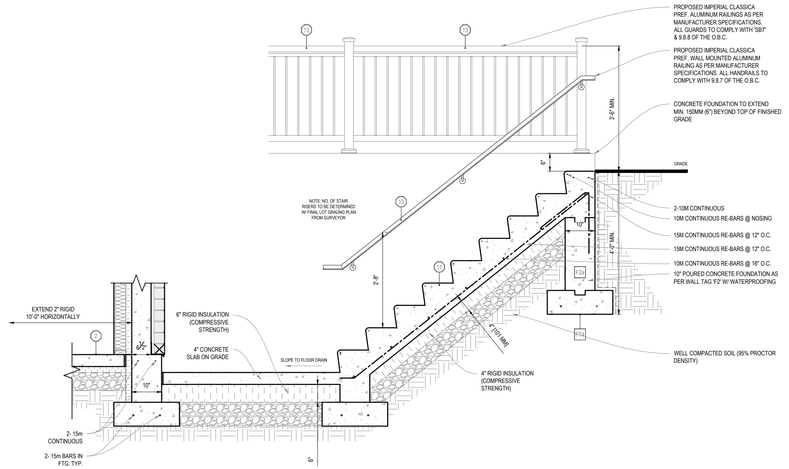
DRAWING TITLE: DETAILS
DRAWN BY: J.H. **CHECKED BY:** K.V.K.
PROJECT ADDRESS: 2019 LAKESHORE RD E
PROJECT NO. 2024-055 **SCALE:** NOTED
SHEET NO. **A304**

OAKVILLE
BUILDING SERVICES
REVIEWED
BUILDING PERMIT
2025 113881 000 00 BDP
8/22/2025
All construction shall conform to the Ontario Building Code



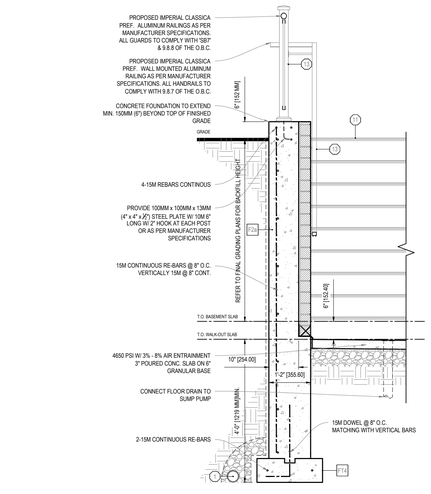
NOTE: ENSURE MIN. 1½" CONCRETE COVER AROUND ALL REINFORCEMENT UNLESS SPECIFIED OTHERWISE

½" = 1'-0"
01-WALKOUT DETAIL AT STAIRS - FULL DEPTH FOUNDATION



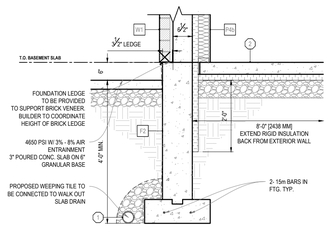
NOTE: ENSURE MIN. 1½" CONCRETE COVER AROUND ALL REINFORCEMENT UNLESS SPECIFIED OTHERWISE

½" = 1'-0"
01.1-WALKOUT DETAIL AT STAIRS - REDUCED FOUNDATION DEPTH (OPTIONAL)



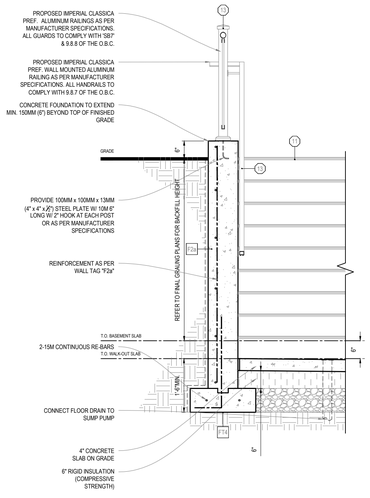
NOTE: ENSURE MIN. 1½" CONCRETE COVER AROUND ALL REINFORCEMENT UNLESS SPECIFIED OTHERWISE

½" = 1'-0"
02-WALKOUT DETAIL AT FOUNDATION WALL - FULL DEPTH FOUNDATION



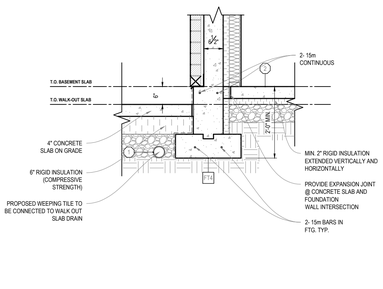
NOTE: ENSURE MIN. 1½" CONCRETE COVER AROUND ALL REINFORCEMENT UNLESS SPECIFIED OTHERWISE

½" = 1'-0"
03-WALKOUT DETAIL AT DOOR - FULL DEPTH FOUNDATION



NOTE: ENSURE MIN. 1½" CONCRETE COVER AROUND ALL REINFORCEMENT UNLESS SPECIFIED OTHERWISE

½" = 1'-0"
02.1-WALKOUT DETAIL AT FOUNDATION WALL - REDUCED FDN DEPTH (OPT.)



NOTE: ENSURE MIN. 1½" CONCRETE COVER AROUND ALL REINFORCEMENT UNLESS SPECIFIED OTHERWISE

½" = 1'-0"
03.1-WALKOUT DETAIL AT DOOR - REDUCED FDN DEPTH (OPT.)

LICENSED PROFESSIONAL ENGINEER
V. SIVAKUMAR
100158580
20-06-2025
PROVINCE OF ONTARIO

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KURTIS VAN KEULEN — 21373
FIRM NAME — **B.C.I.N.**

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE

HUIS DESIGN STUDIO — 118545
FIRM NAME — **B.C.I.N.**

REVISION LIST

1	-	MM.DD.YYYY
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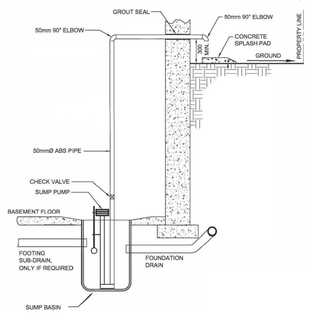
DRAWING TITLE: DETAILS
DRAWN BY: J.H. **CHECKED BY:** K.V.K.
PROJECT ADDRESS: 2019 LAKESHORE RD E
PROJECT NO. 2024-056 **SCALE:** NOTED
SHEET NO. A305

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

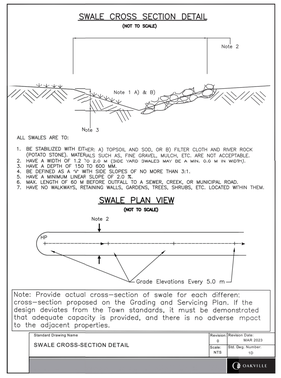
Table 4.3 of Zoning By-law 2014-014 Air conditioners, may encroach into the minimum yard up to 0.6m from the flankage, interior side and rear lot lines.

Section 5.8.2 g) One walkway access may be connected to each side of the driveway. The maximum width of the walkway access at the point of the attachment shall be 1.8m.

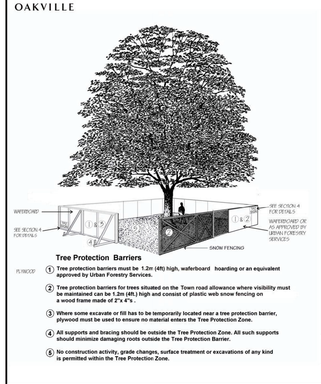
Table 4.3 of Zoning By-law 2014-014 permits window wells up to 1.8m in width to encroach a maximum of 0.6m into a minimum yard.



SUMP PUMP DETAIL
N.T.S.



SCHEDULE 1
TREE PROTECTION BARRIER
OAKVILLE



Tree Protection Barriers

IS MADE OF:
1. Tree protection barriers must be 1.2m (4ft) high, waterboard hoarding or an equivalent approved by Urban Forestry Services.
2. Tree protection barriers for trees situated on the Town road allowance where visibility must be maintained can be 1.2m (4ft.) high and consist of plastic web snow fencing on a wood frame made of 2" x 4" s .
3. Where some excavate or fill has to be temporarily located near a tree protection barrier, plywood must be used to ensure no material enters the Tree Protection Zone.
4. All supports and bracing should be outside the Tree Protection Zone. All such supports should minimize damaging roots outside the Tree Protection Barrier.
5. No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.

SEWERS

EXISTING SANITARY SEWER WILL BE USED.

DEPTH OF SANITARY SEWER CONNECTION AT THE STREET LINE TO BE CONFIRMED IN FIELD PRIOR TO CONSTRUCTION TO ENSURE GRAVITY FLOW.

SUMP PUMP

FOUNDATION WEEPERS AND FLOOR DRAINS WILL BE SUMPED AND PUMPED TO THE SURFACE AND WILL DISCHARGE ONTO A CONCRETE SPLASH PAD IN THE FRONT OF THE HOUSE.

GENERAL NOTES

A) SILTATION CONTROL MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF SITE GRADING WORKS. TO SATISFACTION OF THE CITY AND HALTON CONSERVATION.

B) IF CONSTRUCTION IS INTERRUPTED AND/OR INACTIVITY EXCESS 30 DAYS, STRIPPED/ BASE AREAS SHALL BE STABILIZED BY SEEDING.

C) THE SEDIMENT CONTROL DEVICES SHALL BE INSPECTED AFTER EVERY RAINFALL AND/ OR EVERY WEEK.

D) THE SEDIMENT CONTROL DEVICES MUST BE REPAIRED, CLEANED AND/ OR REPLACED IF NECESSARY OR AS DIRECTED BY THE ENGINEER, CONSERVATION AUTHORITY OR THE CITY.

E) ALL SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION, GRADING, TOPSOILING AND SODDING ARE COMPLETE.

F) WHEN ALL CONSTRUCTION, GRADING AND SODDING IS COMPLETED, THE SEDIMENT CONTROL DEVICES SHALL BE REMOVED AND THE DISTURBED AREAS REINSTATED.

2. ALL CATCH BASINS ON SITE SHALL HAVE PROPER SEDIMENT CONTROLS AS NOTED HEREON.

3. THE EROSION & SEDIMENT CONTROL FENCE SHALL BE AS DETAILED.

4. CONTRACTOR TO OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FOR PROPOSED WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCES.

REGIONAL APPROVAL

REGION DESIGN OF WATER AND/OR WASTEWATER SERVICES APPROVAL SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS AND SPECIFICATIONS AND LOCAL APPROVAL FROM AREA MUNICIPALITY.

DATED..... SIGNED.....
DEVELOPMENT SERVICES

THE APPROVAL OF THE WATER SYSTEM ON PRIVATE PROPERTY IS THE RESPONSIBILITY OF THE LOCAL MUNICIPALITY, REGARDLESS, THE APPLICANT MUST ENSURE THAT THE REGION OF HALTON'S STANDARDS AND SPECIFICATIONS ARE MET, (THE WATER AND WASTEWATER LINEAR DESIGN MANUAL MAY BE OBTAINED ON HALTON.CA OR BY CALLING 311) ALL WATER QUALITY TESTS MUST BE COMPLETED TO THE REGION OF HALTON'S SATISFACTION BEFORE THE WATER SUPPLY CAN BE TURNED ON.

ANY WATER OR SANITARY SERVICE THAT DOES NOT MEET CURRENT REGIONAL STANDARDS MUST BE DISCONNECTED AT THE MAIN, AND A NEW SERVICE CONSTRUCTED AT THE SITE DEVELOPER'S EXPENSE.

SITE STATISTICS

		Proposed		Required	
ADDRESS:	2019 LAKESHORE ROAD EAST				
ZONING:	RL1-0				
LOT AREA		1178.47	m2	1393.5	m2
LOT FRONTAGE		29.08	m	30.50	m2
ESTABLISHED GRADE		84.4		N/A	
HEIGHT TO MID-POINT		8.28	m	N/A	
HEIGHT TO HIGHEST RIDGE		8.98	m	9.00	m
HEIGHT TO EAVE		7.44	m	N/A	
RFA (FLOOR AREA)		*Proposed*		*Required*	
GROUND FLOOR		240.78	m2	N/A	
SECOND FLOOR		215.21	m2	N/A	
GARAGE (NOT INCL.)		*47.08*	*m2*	*N/A*	
SUBTOTAL		**455.99**	**m2**	N/A	
OPEN AREAS (TO BE DEDUCTED)		17.02	m2	N/A	
TOTAL RFA		**438.97**	**m2**	412.46	m2
RFA TO LOT AREA (MAX 35%)		**37.25**	**%**	35	%
LOT COVERAGE		*Proposed*		*Required*	
DWELLING FOOTPRINT (INCL GARAGE)		287.70	m2	N/A	
SECOND FLOOR OVERHANG (AT REAR OF DWELLING)		1.98	m2	N/A	
FRONT PORCH		3.6	m2	N/A	
REAR COVERED PORCH		18.91	m2	N/A	
TOTAL LOT COVERAGE:		**312.19**	**m2**	294.62	m2
MAX ALLOWED = 25%	=	**26.49**	**%**	25	%
SETBACKS		*Proposed*		*Required*	
FRONT YARD (EXISTING (17.02M) - 1.00M)		**11.3**	**m**	16.02	m
INTERIOR SIDE YARD (RIGHT/NORTH)		4.65	m	4.20	m
INTERIOR SIDE YARD (LEFT/SOUTH)		4.22	m	4.20	m
REAR YARD (TO COVERED PORCH)		**8.08**	**m**	10.50	m

TOP OF FOUNDATION WALL TO BE MIN. 0.15m ABOVE APRON GRADES FOR EXTENT OF GARAGE.

ANY GRADING REQUIRED IN THE TREE PROTECTION ZONE SHALL BE COMPLETED UNDER THE SUPERVISION OF AN ARBORIST AND COMPLETED BY HAND.

ANY INCREASE IN IMPERVIOUS SURFACE FROM APPROVED PLAN REQUIRED TO BE REVIEWED VIA REVISION PROCESS

ELEVATIONS SHALL MATCH NEIGHBORING PROPERTY AT LOT LINE

MUNICIPAL RIGHT OF WAY TO BE RESTORED TO THE SATISFACTION OF TOWN OF OAKVILLE

DOWNSPOUTS TO DISCHARGE TO GRADE VIA CONCRETE SPLASHPADS

THE EXISTING SANITARY SERVICE LATERAL MUST BE INSPECTED AT THE PROPERTY LINE BY THE REGIONAL INSPECTOR AND TELEVISED BY REGIONAL FORCES PRIOR TO CONNECTION. A LATERAL THAT DOES NOT MEET CURRENT REGIONAL STANDARDS MUST BE DISCONNECTED AT THE MAIN. A REVISION TO THE SERVICE PERMIT DRAWINGS AND PAYMENT OF APPLICABLE FEES IS REQUIRED.

LOCATION OF EXISTING SANITARY LATERAL IS APPROXIMATE BASED ON AVAILABLE RECORDS. EXACT LOCATION TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO EXCAVATION.

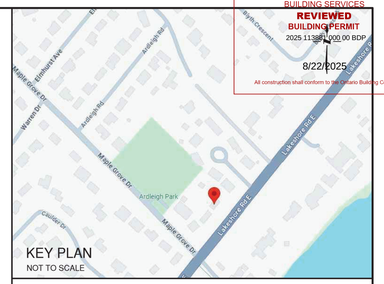
IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE GRAVITY FLOW OF THE SANITARY SEWER FROM PROPOSED BASEMENT FLOOR ELEVATION. IF A GRAVITY CONNECTION CANNOT BE ESTABLISHED, A SEWAGE EJECTOR PUMP IS TO BE INSTALLED AS PER O.B.C. & MUNICIPAL REQUIREMENTS

ALL WATER MAIN TAPS ARE TO BE PERFORMED BY REGION OF HALTON FORCES ONLY

SUMP PUMP OUTLET MUST MAINTAIN A MINIMUM 1 METER SETBACK FROM BUILDINGS AND DIRECT DISCHARGE AWAY FROM BUILDINGS.

SUMP PUMP OUTLET MUST BE A MINIMUM OF 1.8 METERS FROM ROOF LEADER/DOWNSPOUT DISCHARGES.

OAKVILLE
BUILDING SERVICES
REVIEWED
BUILDING PERMIT
2025 11387 000 00 BDP
8/22/2025
All construction shall conform to the Ontario Building Code



KEY PLAN
NOT TO SCALE

LEGAL DESCRIPTION:

LOT 1
REGISTERED PLAN 542
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 150
2 1 0 2 4 6 8 10 metres

SURVEY INFORMATION

SURVEY INFORMATION IS TAKEN FROM PLAN PREPARED BY YOUNG & YOUNG SURVEYING INC., ONTARIO LAND SURVEYORS, DATED AUGUST 22, 2022.

ELEVATION NOTE

ELEVATIONS ARE REFERRED TO GEODETIC DATUM AND WERE DERIVED FROM TOWN OF OAKVILLE BENCHMARK No. 182, HAVING A PUBLISHED ELEVATION OF 82.27 metres.

UNDERGROUND SERVICES

THE LOCATION OF UNDERGROUND SERVICES SHOWN ON THIS PLAN IS ONLY APPROXIMATE AND IS FOR PLANNING AND DESIGN PURPOSES ONLY. THIS INFORMATION MUST NOT BE ASSUMED TO BE COMPLETE OR UP-TO-DATE AND AN ON-SITE LOCATE MUST BE ORDERED PRIOR TO ANY EXCAVATION. TARASICK, McMILLAN LIMITED ACCEPTS NO RESPONSIBILITY FOR ANY CLAIMS OR LOSSES DUE TO IMPROPER USE OF THIS INFORMATION.

LEGEND

CB	DENOTES	CATCH BASIN
FH	DENOTES	FIRE HYDRANT
MH	DENOTES	MANHOLE
WUP	DENOTES	WOOD UTILITY POLE
WV	DENOTES	WATER VALVE
▲	DENOTES	ENTRY POINT AT LOWER LEVEL
△	DENOTES	ENTRY POINT AT GROUND FLOOR
+ 102.78	DENOTES	EXISTING SPOT ELEVATION
• 102.00	DENOTES	PROPOSED SPOT ELEVATION
○ DS	DENOTES	PROPOSED RAINWATER DOWNSPOUT
⊗ AD	DENOTES	AREA DRAIN
0.30Ø	DENOTES	CONIFEROUS TREE WITH TRUNK DIAMETER
0.30Ø	DENOTES	DECIDUOUS TREE WITH TRUNK DIAMETER
	DENOTES	TREE TO BE REMOVED
	DENOTES	REPLACEMENT TREE
2.0%	DENOTES	TREE PROTECTION ZONE
	DENOTES	DIRECTION AND GRADIENT OF DRAINAGE
	DENOTES	DIRECTION OF SWALE

DO NOT SCALE DRAWINGS

1) CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS, SPECIFICATIONS AND DRAWINGS ON SITE AND REPORT ANY DISCREPANCIES TO THE ENGINEER/ARCHITECT PRIOR TO PROCEEDING WITH ANY OF THE WORK.

2) THESE PLANS ARE TO REMAIN THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON REQUEST. THESE PLANS MUST NOT BE USED IN ANY OTHER LOCATION WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER.

3) ALL WORKS TO BE DONE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.

2	AUG. 07, 2025	REVISED BUILDING FOOTPRINT
1	JUL. 24, 2025	SOAK-AWAY PITS AND TREE PROTECTION PLAN ADDED

REVISIONS

CERTIFICATION FOR PROPOSED GRADING

AS PER OBC 9.14.6.1.(1) I CERTIFY THAT THE BUILDING WILL BE LOCATED AND THE SITE GRADING HAS BEEN DESIGNED SO THAT IT WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

ASSOCIATION OF ONTARIO LAND SURVEYORS
J. HANG
2073

DATE: AUGUST 7, 2025
MISSISSAUGA, ONTARIO
JACKIE HANG, Ontario Land Surveyor

APPLICANT/ OWNER
AMJED ALHAJJAJ

SHEET TITLE:
SITE GRADING & SERVICING PLAN

PROJECT:
PROPOSED TWO STOREY DWELLING
2019 LAKESHORE ROAD EAST, OAKVILLE

TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS
4181 SLADEVIEW CRESCENT, UNIT 42, MISSISSAUGA, ONTARIO L5L 5R2
TEL: (905) 569-8849 FAX: (905) 569-3160
E-MAIL: office@tmksurveyors.com

SCALE: 1:150
DRAWN BY: T.N. FILE No. 10456-SP-2025-08-07

D (24"x36")