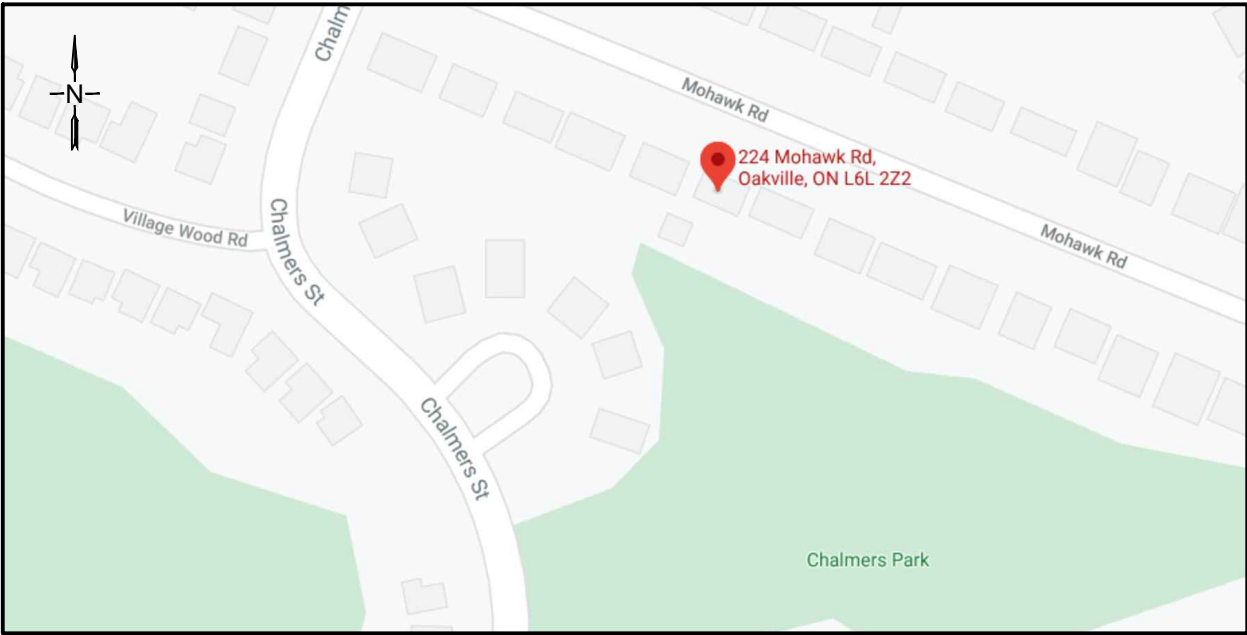
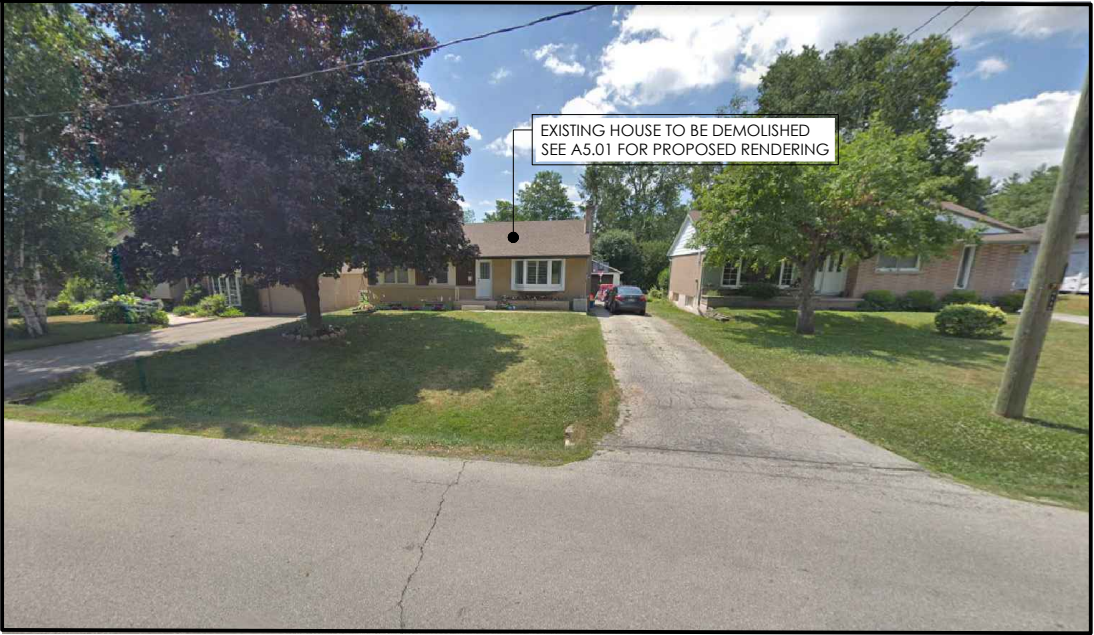




1
A0.01
AREA MAP
NTS



2
A0.01
224 MOHAWK ROAD
NTS

PROJECT DESCRIPTION:

- THESE DRAWINGS OUTLINE THE PLANS FOR A NEW HOUSE AT **224 MOHAWK ROAD IN OAKVILLE, ONTARIO**. THESE PLANS ARE FOR PRICING AND DISCUSSION PURPOSES ONLY - NOT BE USED IN A BUILDING PERMIT APPLICATION.

GENERAL NOTES:

- ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT 2012 ONTARIO BUILDING CODE AND ONTARIO CONSTRUCTION SAFETY ACT, AS REQUIRED.
- CONTRACTOR TO TAKE ALL NECESSARY PRECAUTIONS TO COMPLY WITH LOCAL SAFETY AUTHORITIES HAVING JURISDICTION (I.E. OCCUPATIONAL HEALTH & SAFETY ACT).
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MINIMUM STANDARD AND SPECIFICATIONS OF THE MUNICIPALITY'S ENGINEERING DEPARTMENT.
- THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AND NOTIFY THE DESIGNER OF ANY CONTEMPLATED DEVIATIONS FROM THESE DRAWINGS TO SUIT SITE CONDITIONS PRIOR TO MAKING CHANGES. DO NOT SCALE FROM DRAWINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THERE IS NO INTERRUPTION OF ANY SURFACE OR SUBSURFACE DRAINAGE FLOW THAT WOULD ADVERSELY AFFECT NEIGHBOURING PROPERTIES.
- PRIOR TO THE START OF WORK, ALL SERVICES TO THE SITE SHALL BE LOCATED. THE CONTRACTOR SHALL ENSURE THAT ALL SERVICES THAT ARE TO BE AFFECTED BY THE CONSTRUCTION ARE SHUT OFF, CAPPED OR OTHERWISE CONTROLLED.
- SAFEGUARD ALL EXISTING STRUCTURES, SERVICES, AND ADJACENT PROPERTY AFFECTED BY THE CONSTRUCTION.
- ALL CONCRETE WORK, INCLUDING FORMING, REINFORCING, PREPARATION, MIXING, PLACING, CURING AND FINISHING SHALL CONFORM TO CSA STANDARDS.
- ALL MASONRY WORK TO BE DONE IN ACCORDANCE WITH CAN3-5304-M90.
- IF THERE ARE ANY DEVIATIONS FROM WHAT IS DEPICTED ON THESE DRAWINGS, THE CONTRACTOR IS TO NOTIFY **TENHOUSE BUILDING WORKSHOP** AND SEEK INSTRUCTION BEFORE PROCEEDING.
- DEMOLITION SHALL BE PERFORMED IN COMPLIANCE WITH CSA S350-M1980(R2003) AND MINISTRY OF LABOUR REQUIREMENTS.
- IF REQUIRED, CONTRACTOR IS TO PROVIDE SUPPORTS OR SHORING WHERE NECESSARY, BEFORE ANY CLEANUP, DEMOLITION, OR REPAIR ACTIVITIES.
- ALL DIMENSIONS ARE IN IMPERIAL UNLESS OTHERWISE NOTED.
- ALL DIMENSIONAL LUMBER TO BE SPRUCE, PINE, FIR (SPF) NO. 1 OR NO. 2 GRADE.
- THE CONTRACTOR SHALL SEEK FURTHER DIRECTION, IF REQUIRED, REGARDING DETAILS OR MATERIAL SELECTION. **TENHOUSE BUILDING WORKSHOP** DOES NOT TAKE RESPONSIBILITY FOR ANY ADDITIONAL DETAILS NOT INCLUDED IN THESE DRAWINGS.
- ALL SPECIFICATIONS AND MATERIALS PROPOSED BY ENGINEERS SHALL BE USED IN PLACE OF SPECIFICATIONS AND MATERIALS IDENTIFIED IN THE CONSTRUCTION NOTES.
- ALL MANUFACTURED ITEMS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS. SUBMIT ALL INSTALLATION INSTRUCTIONS TO OWNER UPON COMPLETION OF JOB.
- ALL HAZARDOUS MATERIALS TO BE IDENTIFIED BY THE CONTRACTOR AND PROPERLY DISPOSED OF.
- ALL WORK AND TRADES SHALL BE COORDINATED BY THE GENERAL CONTRACTOR TO ENSURE ALL WORK IS COMPLETED TO THE HIGHEST STANDARD POSSIBLE.
- ALL NEW STRUCTURAL MEMBERS ARE TO BE FRAMED, FASTENED, TIED, BRACED, AND ANCHORED TO PROVIDE NECESSARY STRENGTH, RIGIDITY, AND STABILITY PER THE 2012 OBC.
- REQUIRED INSPECTIONS BY THE AUTHORITIES HAVING JURISDICTION TO BE ARRANGED, CARRIED OUT, AND THE CONSTRUCTION APPROVED, BEFORE PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION.
- ALL MATERIAL TO BE NEW AND FREE OF DEFECTS.
- THESE DRAWINGS DO NOT CERTIFY THAT THE EXISTING STRUCTURE IS COMPLIANT WITH THE CURRENT OBC - ONLY THE SPECIFIED ADDITION IS BEING CONSTRUCTED AND WILL BE BUILT IN CONFORMANCE. OTHER ASPECTS OF THE EXISTING STRUCTURE (STAIR HEADROOM, JOIST SPANS, ETC.) WHICH ARE TO REMAIN AND WHICH MAY NOT BE IN CONFORMANCE WITH THE 2012 O.B.C. ARE TO REMAIN AS IS.

ABBREVIATIONS:

AFF	ABOVE FINISHED FLOOR	HB	HOSEBIB
ALUM	ALUMINUM	INSUL	INSULATED OR INSULATION
BBSE	BEAM BY STRUCTURAL ENGINEER	INT	INTERIOR
BM	BEAM	JST	JOIST
BTM	BOTTOM	LVL	LAMINATED VENEER LUMBER
CLG	CEILING	LSL	LAMINATED STRAND LUMBER
CRF	CONVENTIONAL ROOF FRAMING	MAX	MAXIMUM
CMU	CONCRETE MASONRY UNIT COLUMN	MIN	MINIMUM
CONC	CONCRETE	MTL	METAL
CONT	CONTINUOUS	OBC	ONTARIO BUILDING CODE
CW	COMPLETE WITH	OC	ON CENTER
DBL	DOUBLE	OSB	ORIENTED STRAND BOARD
DIM	DIMENSION	OTA	OPEN TO ABOVE
DJ	DOUBLE JOIST	OTB	OPEN TO BELOW
DN	DOWN	PT	PRESSURE TREATED
DO	DO OVER	PTD	PAINT OR PAINTED
DR	DOOR	REQ'D	REQUIRED
DROP	DROPPED	RM	ROOM
DS	DOWNSPOUT	RT	ROOF TRUSS
DWG	DRAWING	RWL	RAIN WATER LEADER
EA	EACH	SB	SOLID BEARING
EIFS	EXTERIOR INSULATED FINISH SYSTEM	SBFA	SOLID BEARING FROM ABOVE
ELEV	ELEVATION	SJ	SINGLE JOIST
ENC	ENCLOSED	SPEC	SPECIFIED OR SPECIFICATION
ENG	ENGINEER OR ENGINEERED	SPF	SPRUCE, PINE, FIR
EQ	EQUAL	STL	STEEL
ES	EACH SIDE	T&G	TOUNGE AND GROOVE
EST	ESTIMATED	TJ	TRIPLE JOIST
EXT	EXTERIOR	T/O	TOP OF
FD	FLOOR DRAIN	TYP	TYPICAL
FG	FIXED GLASS	UNO	UNLESS NOTED OTHERWISE
FL	FLUSH	U/S	UNDERSIDE
FLR	FLOOR	VERT	VERTICAL
GA	GAUGE	W/	WITH
GALV	GALVANIZED	WC	WATER CLOSET
GWB	GYPSUM WALLBOARD	WP	WEATHER PROOF

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS

QUALIFICATION INFORMATION
MATTHEW FRATARCANGELI BCIN#:44839

REGISTRATION INFORMATION
TENHOUSE BUILDING WORKSHOP
BCIN#:112916

REV	DATE	REMARK
0	11/02/21	ISSUED FOR APP.

PROJECT:
NEW HOUSE AT
224 MOHAWK ROAD,
OAKVILLE, ON

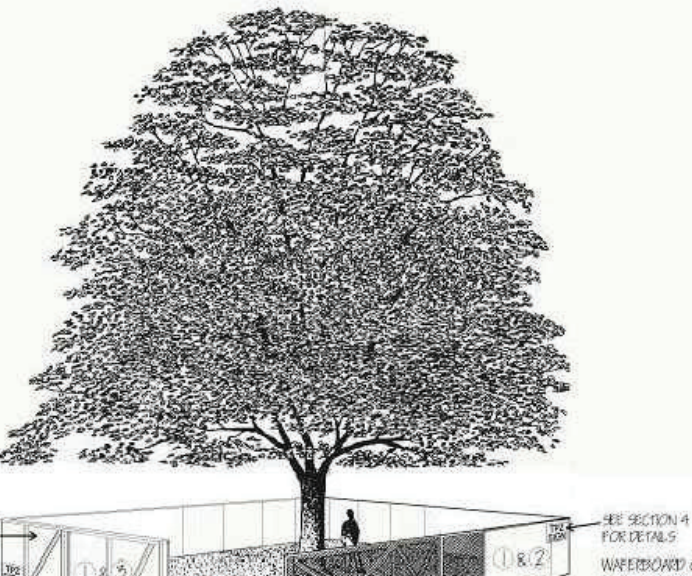
DRAWN: MDF	APPROVED: MDF
FILE NO: 21-003	DATE: 11/02/21

REVISION: 0 CHECKED BY: MDF

COVER PAGE AND GENERAL NOTES

A0.01

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



Tree Protection Barriers

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 orange 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.

Name: **Tree Protection Barriers**

Date: **February 2022**

Scale: **N.T.S.**

File No: _____



OAKVILLE
Parks and Recreation
Department
Planning Services
Engineering and Design Office

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 REINVESTED.

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.

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.

REGIONAL APPROVAL

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

DATED: _____ SIGNED: _____
INFRASTRUCTURE PLANNING AND POLICY

THE APPLICANT SHOULD BE AWARE THAT 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 FROM THE DATA MANAGEMENT GROUP AT 905-925-6032) FURTHERMORE, 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.

EROSION AND SILTATION NOTES

1. ALL EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED ACCORDING TO APPROVED PLANS PRIOR TO COMMENCEMENT OF ANY EARTH MOVING WORK ON THE SITE AND SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH THE INTENDED FINAL GROUND COVER.

2. EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED BY THE BUILDER/DEVELOPER:

- WEEKLY
- BEFORE AND AFTER ANY PREDICTED RAINFALL EVENT
- FOLLOWING AN UNPREDICTED RAINFALL EVENT
- DAILY, DURING EXTENDED DURATION RAINFALL EVENTS
- AFTER SIGNIFICANT SNOW MELT EVENTS

3. EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES. DAMAGED OR CLOGGED DEVICES SHALL BE REPAIRED WITHIN 48 HOURS.

4. WHERE A SITE REQUIRES DEWATERING AND WHERE THE EXPELLED WATER CAN BE FREELY RELEASED TO A SUITABLE RECEIVER, THE EXPELLED WATER SHALL BE TREATED TO CAPTURE SUSPENDED PARTICLES GREATER THAN 40micron IN SIZE. THE CAPTURED SEDIMENT SHALL BE DISPOSED OF PROPERLY PER MOECQ GUIDELINES. THE CLEAN EXPELLED WATER SHALL BE FREELY RELEASED TO A SUITABLE RECEIVER IN A MANNER THAT DOES NOT CREATE DOWNSTREAM ISSUES INCLUDING BUT NOT LIMITED TO: EROSION, FLOODING - NUISANCE OR OTHERWISE, INTERFERENCE ISSUES, ETC.

5. EXISTING STORM SEWERS AND DRAINAGE DITCHES ADJACENT TO THE WORKS SHALL BE PROTECTED AT ALL TIMES FROM THE ENTRY OF SEDIMENT/SILT THAT MAY MIGRATE FROM THE SITE. FOR STORM SEWERS: ALL INLETS (NEAR LOT CATCHBASINS, ROAD CATCHBASINS, PIPE INLETS, ETC.) MUST BE SECURED/FITTED WITH SILTATION CONTROL MEASURES. FOR DRAINAGE DITCHES, THE INSTALLATION OF ROCK CHECK DAMS, SILTATION FENCING, SEDIMENT CONTAINMENT DEVICES MUST BE INSTALLED TO TRAP AND CONTAIN SEDIMENT. THESE SILTATION CONTROL DEVICES SHALL BE INSPECTED AND MAINTAINED PER ITEMS 2 AND 3 ABOVE.

6. IN THE EVENT OF A SPILL (RELEASE OF DELETERIOUS MATERIAL) ON OR EMANATING FROM THE SITE, THE OWNER OR OWNERS AGENT SHALL IMMEDIATELY NOTIFY THE MOECQ AND FOLLOW ANY PRESCRIBED CLEAN UP PROCEDURE. THE OWNER OR OWNERS AGENT WILL ADDITIONALLY IMMEDIATELY NOTIFY THE TOWN.

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 WORK WITHIN THE TREE PROTECTION ZONES MUST BE COMPLETED WITH THE USE OF AIR SPADE (OR AIR VAC) UNDER SUPERVISION OF THE PROJECT ARBORIST

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

FOR PROPOSED SWALES WITHIN THE TREE PROTECTION ZONE and/or BEHIND HOARDING, ENSURE THAT NO STRUCTURAL ROOTS ARE SEVERED DURING THE INSTALLATION OF THE SWALE. THE SWALE MUST BE DUG/COMPLETED BY HAND, DURING THE LANDSCAPING PHASE, ONCE THE HOARDING HAS BEEN APPROVED FOR REMOVAL.

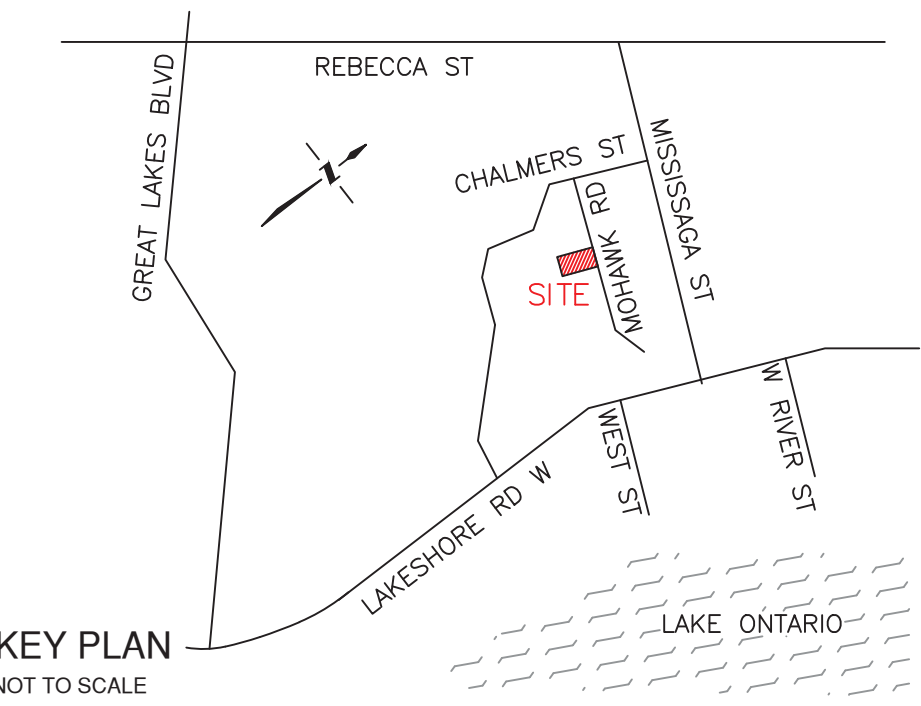
ALL WATER AND SANITARY MAIN TAPS ARE TO BE PERFORMED BY REGION OF HALTON FORCES ONLY

REGRAVING WORK TO BE COMPLETED BY HAND ONLY. NO MACHINERY ALLOWED BEYOND TREE PROTECTION BARRIER

NOTE: CONTRACTOR TO DETERMINE EXISTING INVERTS AND REPORT ANY DISCREPANCIES TO THE ENGINEER

THE EXISTING WATER SERVICE MUST BE INSPECTED AT THE PROPERTY LINE BY THE REGIONAL INSPECTOR

STORM LATERAL SIZE SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION. IF THE SIZE IS LESS THAN 150mmØ, THEN SITE GRADING PLAN NEED TO BE SUBMITTED FOR REVIEW AND ACCEPTANCE FOR THE STORM LATERAL UPGRADE



KEY PLAN
NOT TO SCALE

LEGAL DESCRIPTION:

LOT 9
REGISTERED PLAN M-9
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

SCALE

1 : 100
1 0 1 2 3 4 5 6 metres

SURVEY INFORMATION

SURVEY INFORMATION IS TAKEN FROM PLAN PREPARED BY TARASICK McMILLAN KUBICKI LIMITED, ONTARIO LAND SURVEYORS, DATED APRIL 9, 2021

ELEVATION NOTE

ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM -1928, AND WERE DERIVED FROM TOWN OF OAKVILLE BENCHMARK No. 189, HAVING A PUBLISHED ELEVATION OF 82.4150 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

TBR	DENOTES	TO BE REMOVED
FH	DENOTES	FIRE HYDRANT
MH	DENOTES	MANHOLE
WUP	DENOTES	WOOD UTILITY POLE
WV	DENOTES	WATER VALVE
Δ	DENOTES	ENTRY POINT AT LOWER LEVEL
Δ	DENOTES	ENTRY POINT AT GROUND FLOOR
Δ	DENOTES	EXISTING SPOT ELEVATION
Δ	DENOTES	PROPOSED SPOT ELEVATION
Δ	DENOTES	PROPOSED RAINWATER DOWNSPOUT
Δ	DENOTES	AREA DRAIN
Δ	DENOTES	CONIFEROUS TREE WITH TRUNK DIAMETER
Δ	DENOTES	DECIDUOUS TREE WITH TRUNK DIAMETER
Δ	DENOTES	TREE PROTECTION ZONE
Δ	DENOTES	DIRECTION AND GRADIENT OF DRAINAGE
Δ	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	FEB. 17, 2022	REVISION AS PER SWM. REPORT
1	JAN. 26, 2022	REVISION AS PER ARCH. REQUEST

REVISIONS

CERTIFICATION FOR PROPOSED GRADING

I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF A BUILDING LOCATED AT 224 MOHAWK ROAD AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSAL TO EXISTING ADJACENT PROPERTIES AND MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED GRADES AS SHOWN WILL PRODUCE ADEQUATE DRAINAGE AND PROPER FACILITY OF MUNICIPAL SERVICES WITHOUT ANY DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OR ADJACENT PROPERTIES.

DATE: FEBRUARY 17, 2022

MISSISSAUGA, ONTARIO

J. HANG
JACKIE HANG, Ontario Land Surveyor

APPLICANT/ OWNER

GREG TILLEY
905-282-8434
TILLEY@GREG@YAHOO.CA

DESP FILE No.

SHEET TITLE:

SITE GRADING & SERVICING PLAN

PROJECT:

PROPOSED 1 STOREY DWELLING

224 MOHAWK ROAD, 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: 1:100

DRAWN BY: A.M.

FILE No. 8902-SP-2022-02-17





TENHOUSE
BUILDING WORKSHOP

TenHouse Building Workshop
107 Gladstone Avenue
Hamilton ON L8M 2H8
T 905 699 7371

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS

QUALIFICATION INFORMATION
MATTHEW FRATARCANGELI BCIN#:44839

Matthew Fratarcangeli

REGISTRATION INFORMATION
TENHOUSE BUILDING WORKSHOP
BCIN#:112916

REV	DATE	REMARK
0	11/02/21	ISSUED FOR APP.

PROJECT:

NEW HOUSE AT
224 MOHAWK ROAD,
OAKVILLE, ON

DRAWN:
MDF

FILE NO:
21-003

APPROVED:
MDF

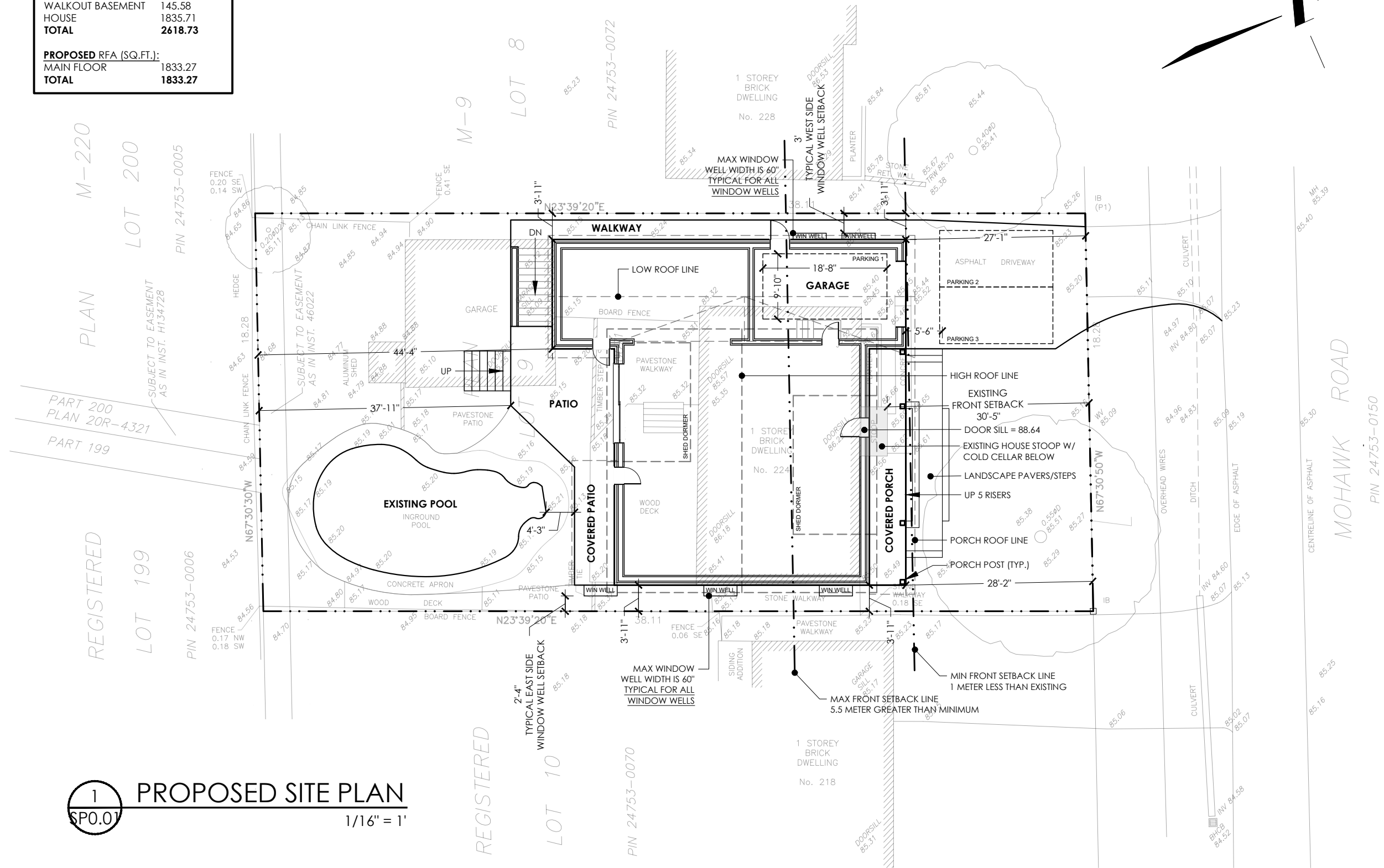
DATE:
11/02/21

REVISION: 0

CHECKED BY: MDF

PRELIMINARY CONCEPT PERSPECTIVES

SITE STATISTICS FOR PROPOSED NEW SINGLE FAMILY DWELLING	
MAX LOT COVERAGE (35%):	2624.77 SQ.FT.
MAX RESIDENTIAL FLOOR AREA (RFA) (41%):	3074.73 SQ.FT
EXISTING LOT AREA:	7499.35 SQ.FT
PROPOSED LOT COVERAGE (SQ.FT.):	
FRONT PORCH	196.00
GARAGE	331.46
COVERED PATIO	109.98
WALKOUT BASEMENT	145.58
HOUSE	1835.71
TOTAL	2618.73
PROPOSED RFA (SQ.FT.):	
MAIN FLOOR	1833.27
TOTAL	1833.27





TenHouse
BUILDING WORKSHOP

TenHouse Building Workshop
107 Gladstone Avenue
Hamilton ON L8M 2H8
T 905 699 7371

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS

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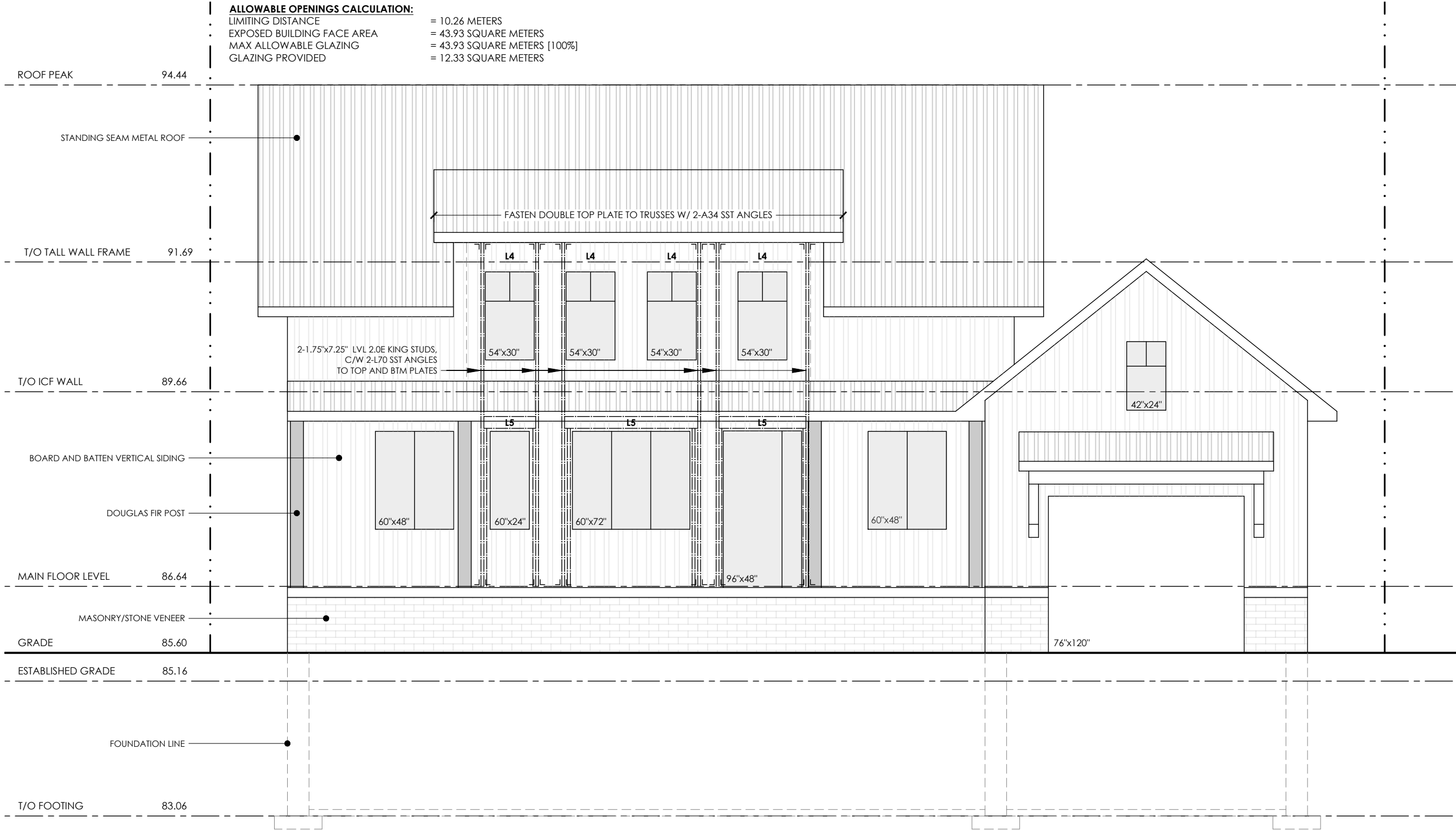
PROJECT:
**NEW HOUSE AT
224 MOHAWK ROAD,
OAKVILLE, ON**

DRAWN: MDF	APPROVED: MDF
FILE NO: 21-003	DATE: 11/02/21

REVISION: 0 CHECKED BY: MDF

PROPOSED SITE PLAN

SP0.01



ALLOWABLE OPENINGS CALCULATION:
LIMITING DISTANCE = 10.26 METERS
EXPOSED BUILDING FACE AREA = 43.93 SQUARE METERS
MAX ALLOWABLE GLAZING = 43.93 SQUARE METERS [100%]
GLAZING PROVIDED = 12.33 SQUARE METERS



TenHouse Building Workshop
107 Gladstone Avenue
Hamilton ON L8M 2H8
T 905 699 7371

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224 MOHAWK ROAD,
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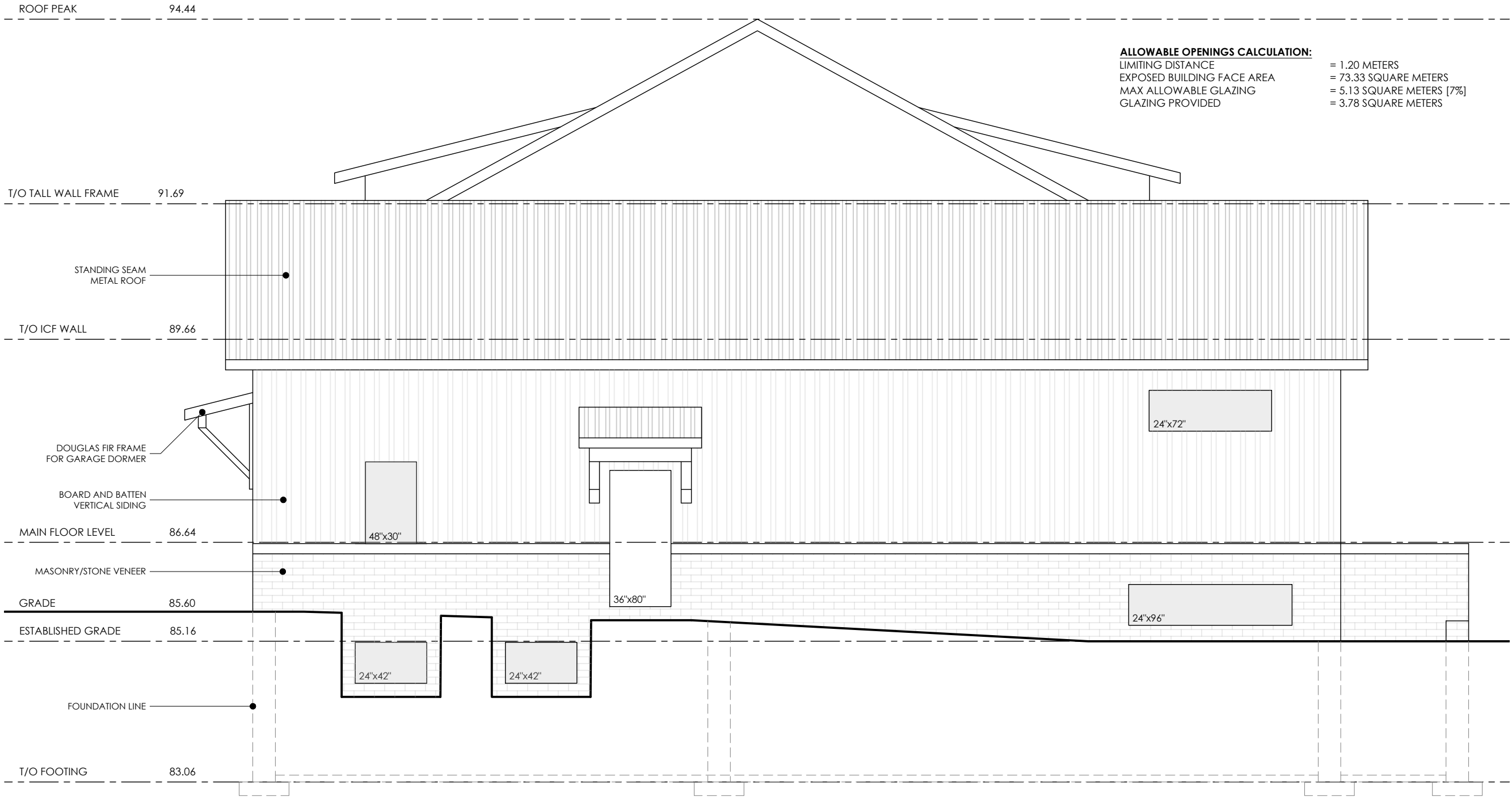
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FRONT (NORTH) ELEVATION

1 FRONT (NORTH) ELEVATION
A2.01 3/16"

ALLOWABLE OPENINGS CALCULATION:
LIMITING DISTANCE = 8.26 METERS
EXPOSED BUILDING FACE AREA = 24.77 SQUARE METERS
MAX ALLOWABLE GLAZING = 24.77 SQUARE METERS [100%]
GLAZING PROVIDED = 0.49 SQUARE METERS

A2.01



ALLOWABLE OPENINGS CALCULATION:
LIMITING DISTANCE = 1.20 METERS
EXPOSED BUILDING FACE AREA = 73.33 SQUARE METERS
MAX ALLOWABLE GLAZING = 5.13 SQUARE METERS [7%]
GLAZING PROVIDED = 3.78 SQUARE METERS



TenHouse Building Workshop
107 Gladstone Avenue
Hamilton ON L8M 2H8
T 905 699 7371

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BCIN#:112916

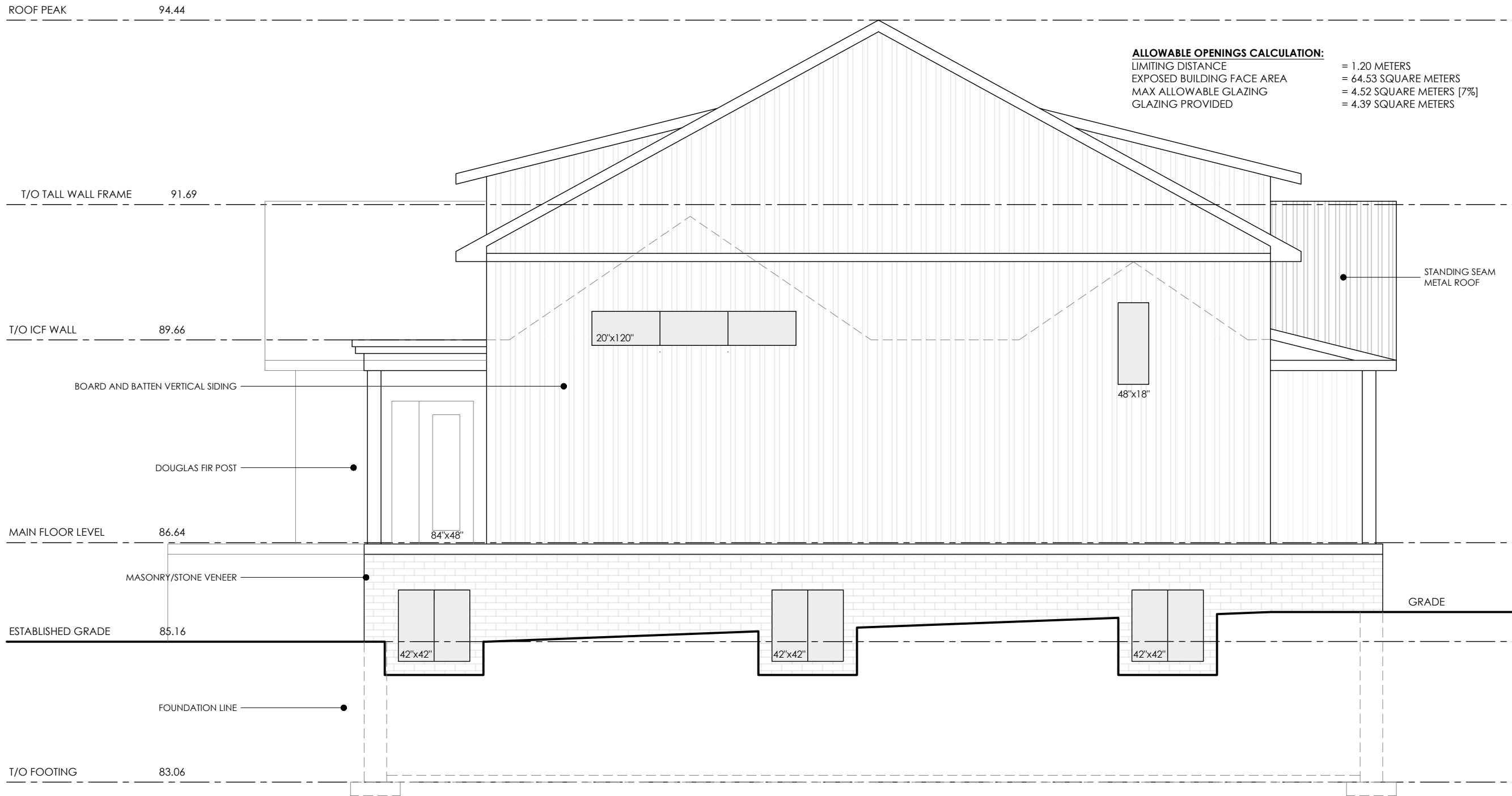
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PROJECT:
NEW HOUSE AT
224 MOHAWK ROAD,
OAKVILLE, ON

DRAWN: MDF	APPROVED: MDF
FILE NO: 21-003	DATE: 11/02/21
REVISION: 0	CHECKED BY: MDF

RIGHT (WEST) ELEVATION

A2.04



ALLOWABLE OPENINGS CALCULATION:
LIMITING DISTANCE = 1.20 METERS
EXPOSED BUILDING FACE AREA = 64.53 SQUARE METERS
MAX ALLOWABLE GLAZING = 4.52 SQUARE METERS [7%]
GLAZING PROVIDED = 4.39 SQUARE METERS

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS

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REGISTRATION INFORMATION
TENHOUSE BUILDING WORKSHOP
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REV	DATE	REMARK
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PROJECT:
NEW HOUSE AT
224 MOHAWK ROAD,
OAKVILLE, ON

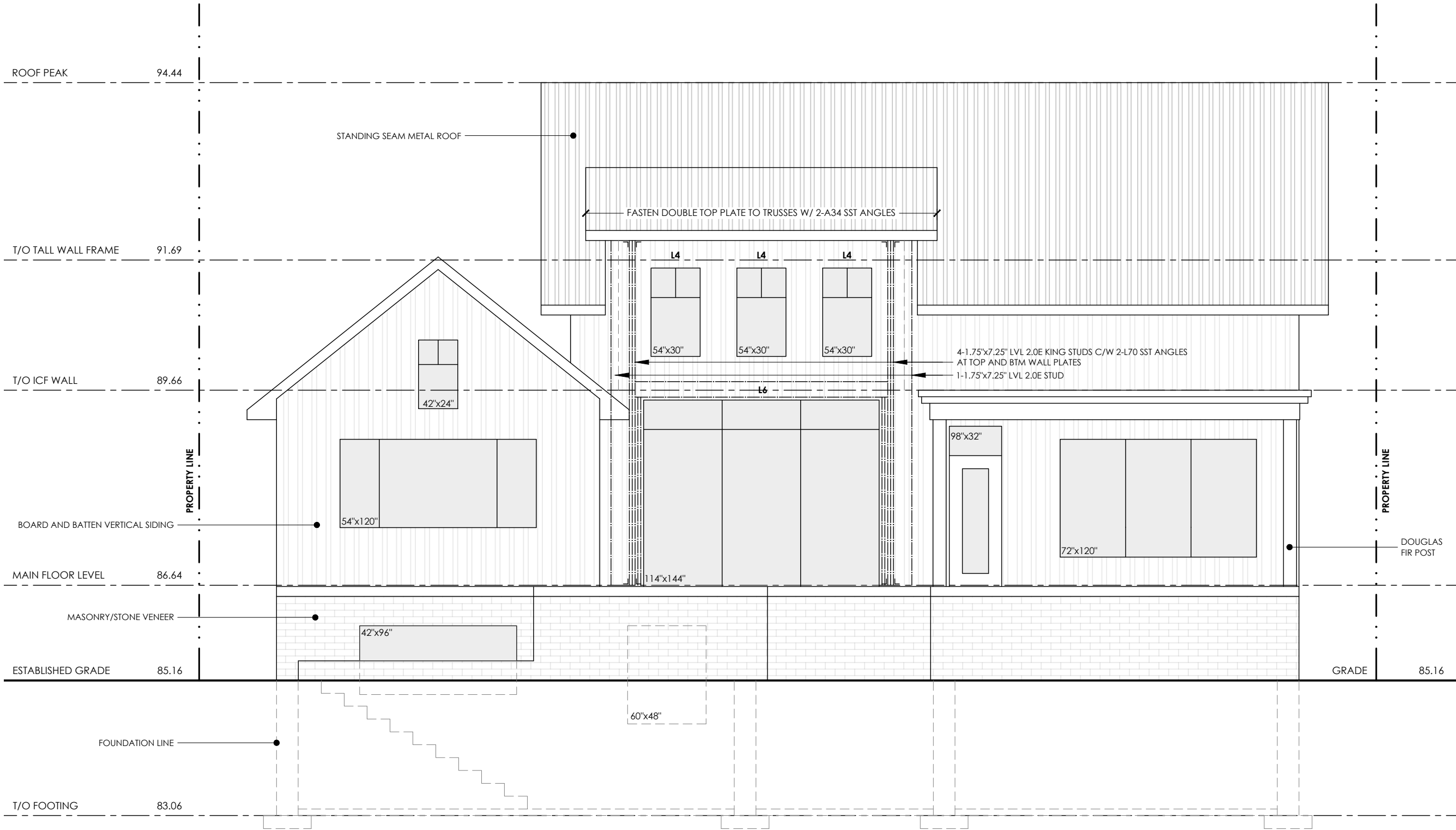
DRAWN: MDF
FILE NO: 21-003
APPROVED: MDF
DATE: 11/02/21

REVISION: 0
CHECKED BY: MDF

LEFT (EAST) ELEVATION

1 LEFT (EAST) ELEVATION
A2.03 3/16"

A2.03



ALLOWABLE OPENINGS CALCULATION:
LIMITING DISTANCE = 13.62 METERS
EXPOSED BUILDING FACE AREA = 32.43 SQUARE METERS
MAX ALLOWABLE GLAZING = 32.43 SQUARE METERS [100%]
GLAZING PROVIDED = 7.43 SQUARE METERS

1
A2.02

REAR (SOUTH) ELEVATION

3/16"

ALLOWABLE OPENINGS CALCULATION:
LIMITING DISTANCE = 16.14 METERS
EXPOSED BUILDING FACE AREA = 42.08 SQUARE METERS
MAX ALLOWABLE GLAZING = 42.08 SQUARE METERS [100%]
GLAZING PROVIDED = 23.18 SQUARE METERS



TENHOUSE
BUILDING WORKSHOP

TenHouse Building Workshop
107 Gladstone Avenue
Hamilton ON L8M 2H8
T 905 699 7371

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS

QUALIFICATION INFORMATION
MATTHEW FRATARCANGELI BCIN#:44839


REGISTRATION INFORMATION
TENHOUSE BUILDING WORKSHOP
BCIN#:112916

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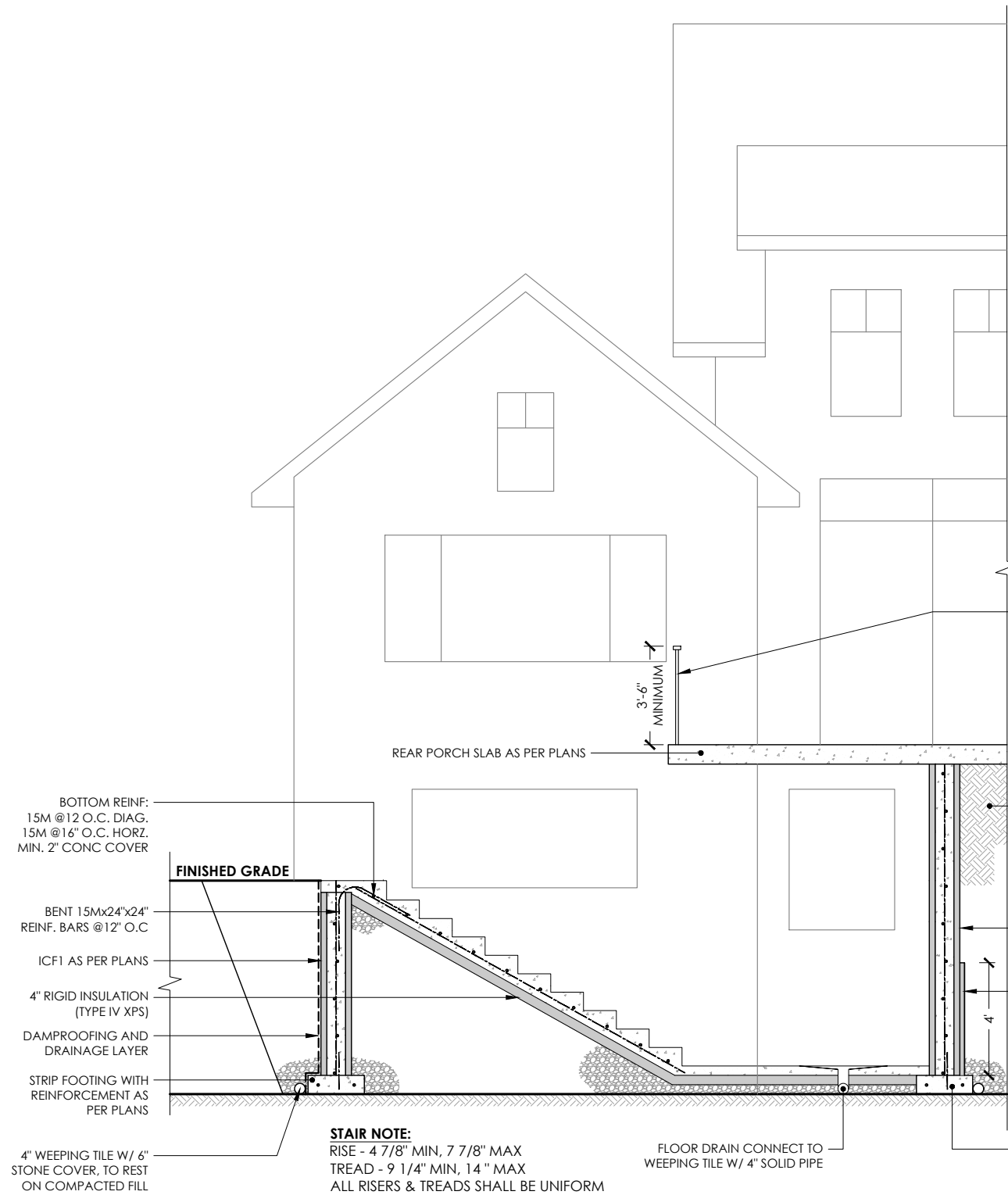
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REAR (SOUTH) ELEVATION

A2.02



*** 1** WALKOUT SECTION A
A3.08 3/16"

*** ITEMS DESIGNED AS REQUESTED.**

UNFACTORED DESIGN LOADS:

LIVE: SNOW = 1.0 kPa
OCCUPANCY = 1.9 kPa

DEAD: ROOF = 0.75 kPa
FLOOR = 0.5 kPa

PROJ. No: TE-38620-21
DATE: 11-08-2021

TACOMA ENGINEERS
GUELPH ONTARIO
Ph: 519-763-2000 Fax: 519-824-2000

STRUCTURAL DESIGN ONLY



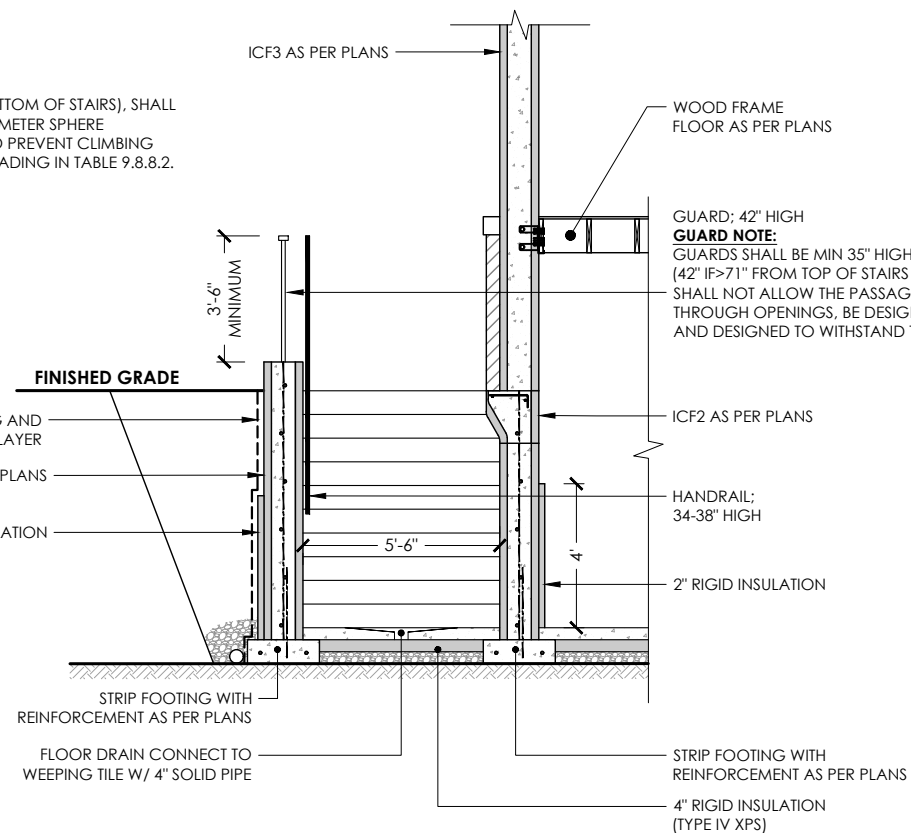
GUARD: 42" HIGH
GUARD NOTE:
GUARDS SHALL BE MIN 35" HIGH
(42" IF > 71" FROM TOP OF STAIRS TO BOTTOM OF STAIRS), SHALL
NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE
THROUGH OPENINGS, BE DESIGNED TO PREVENT CLIMBING
AND DESIGNED TO WITHSTAND THE LOADING IN TABLE 9.8.8.2.

UNEXCAVATED AREA
BELOW PORCH

ICF2 AS PER PLANS

2" RIGID INSULATION

STRIP FOOTING WITH
REINFORCEMENT AS
PER PLANS



*** 2** WALKOUT SECTION B
A3.08 3/16"

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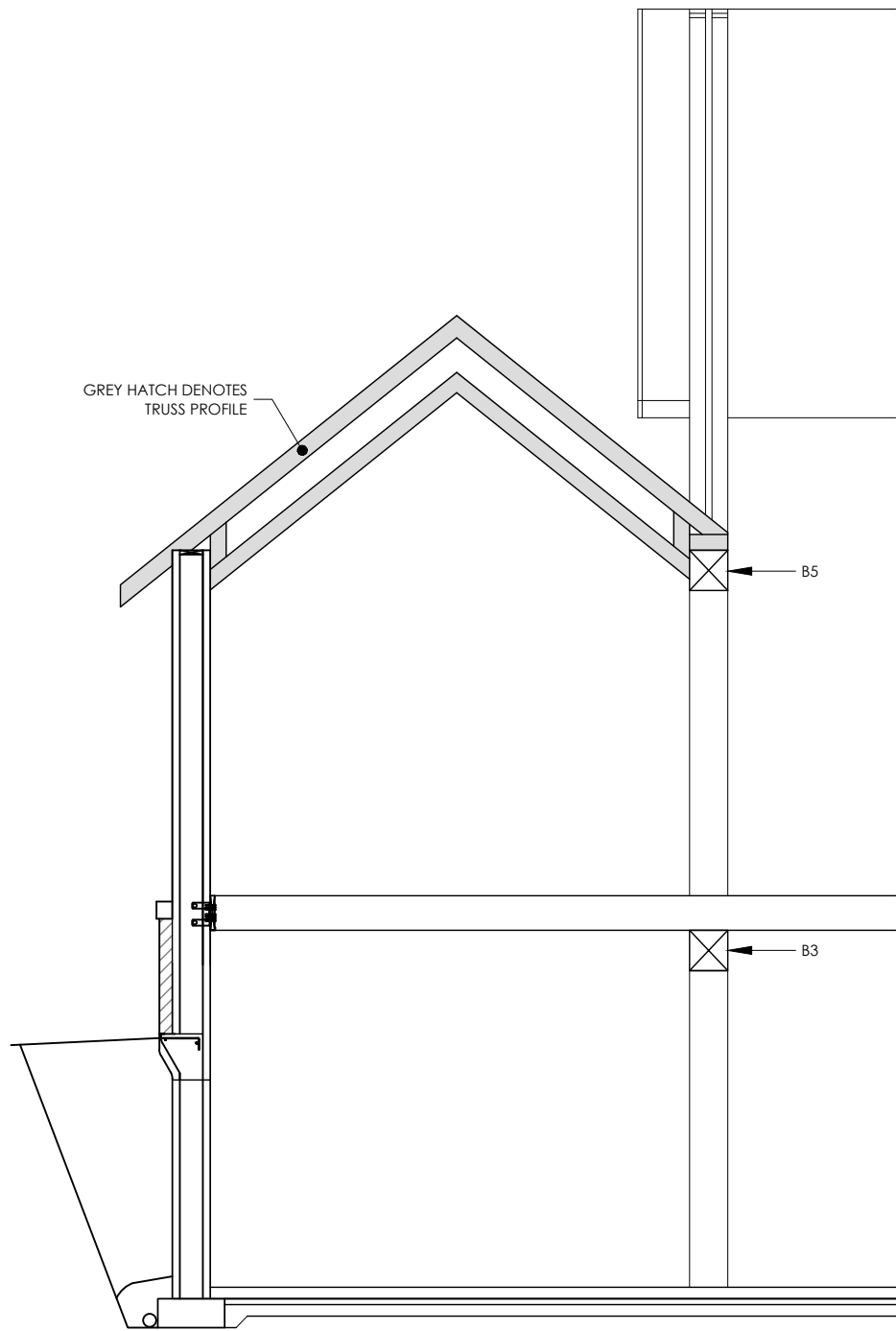
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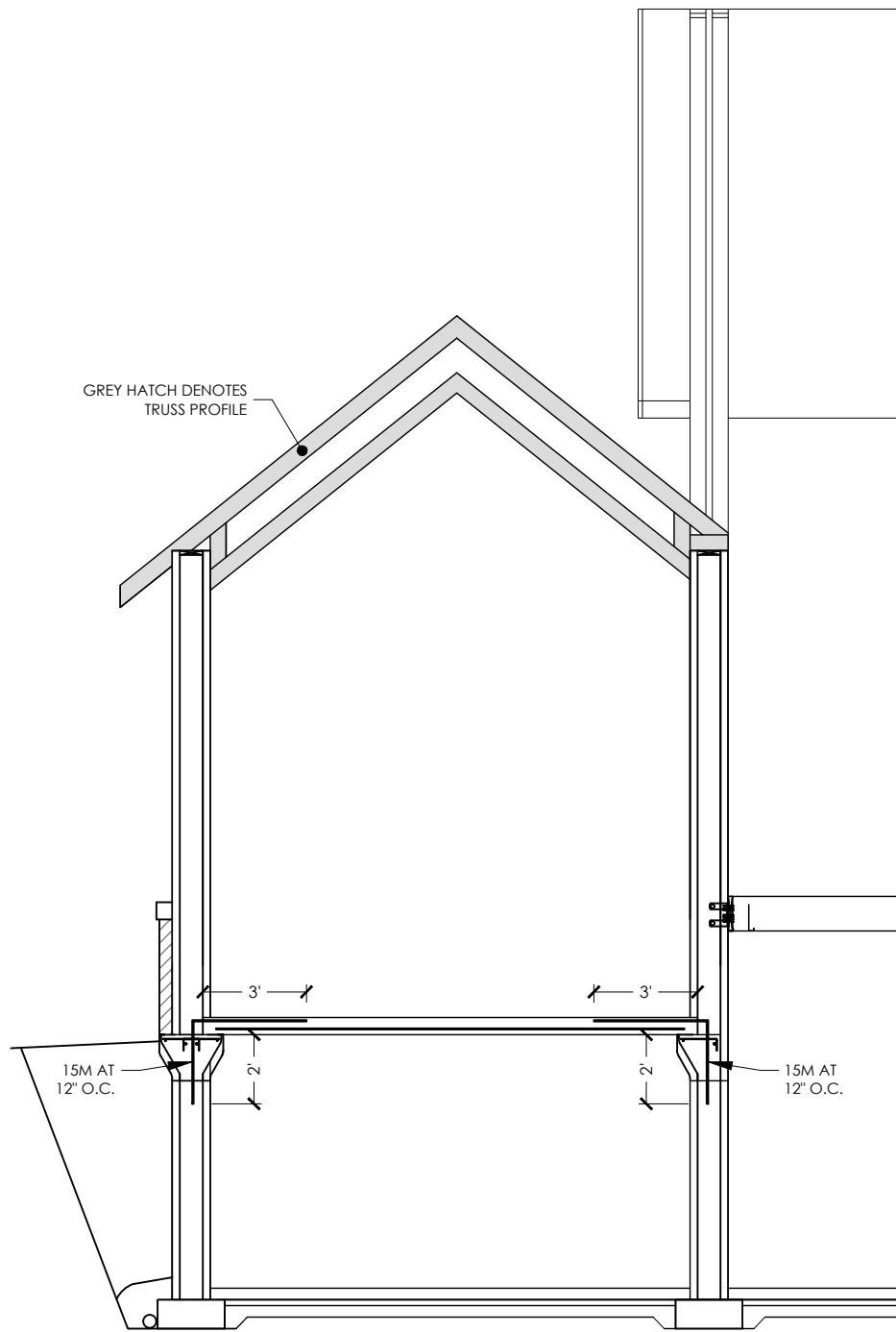
REVISION: 0
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WALKOUT SECTIONS

A3.08



1 BUILDING SECTION F
A3.06 3/16"



2 BUILDING SECTION G
A3.06 3/16"



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Matthew Fratarcangeli

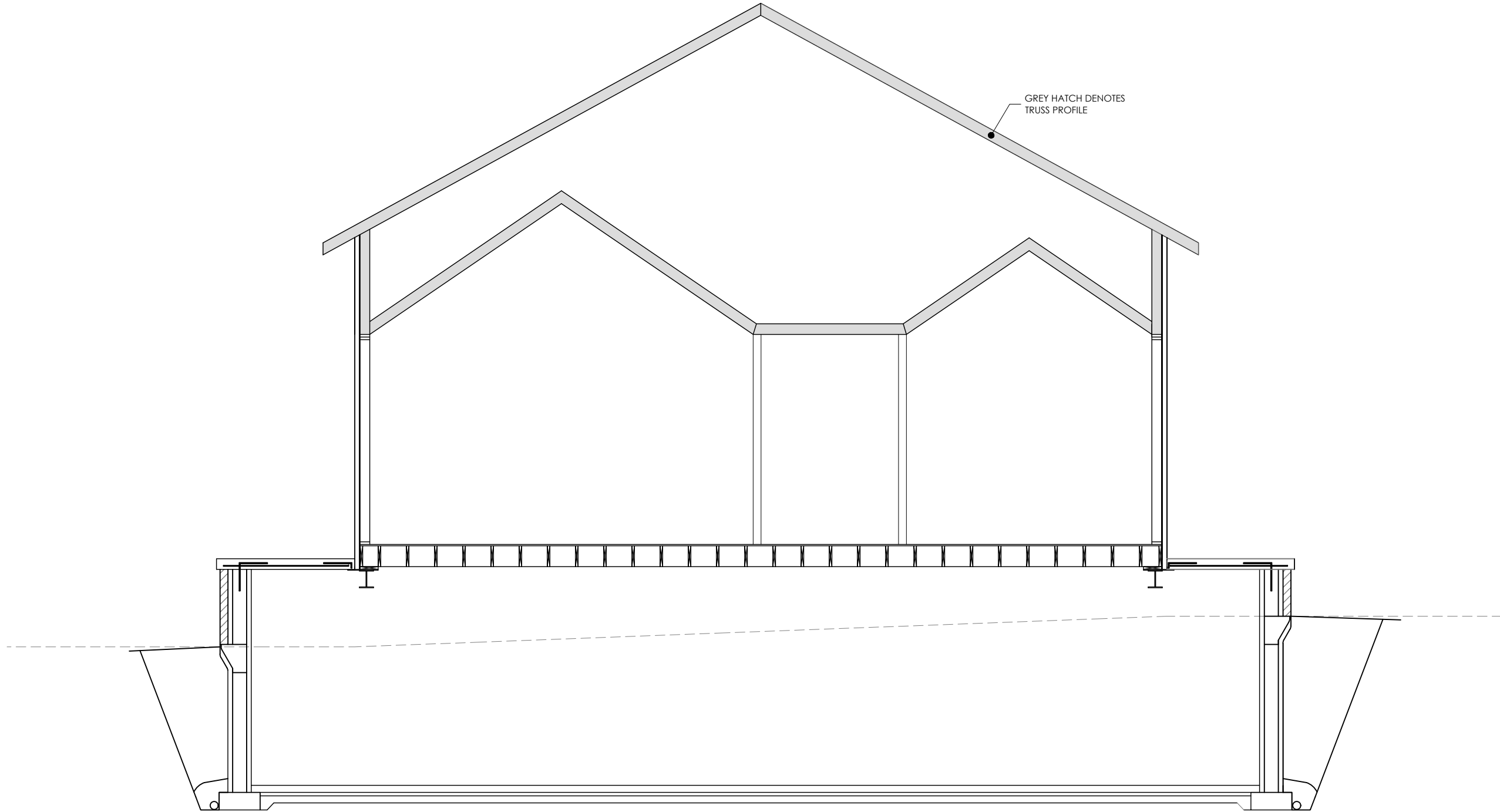
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BUILDING SECTIONS



1
A3.05

BUILDING SECTION E

3/16"



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Matthew Fratarcangeli

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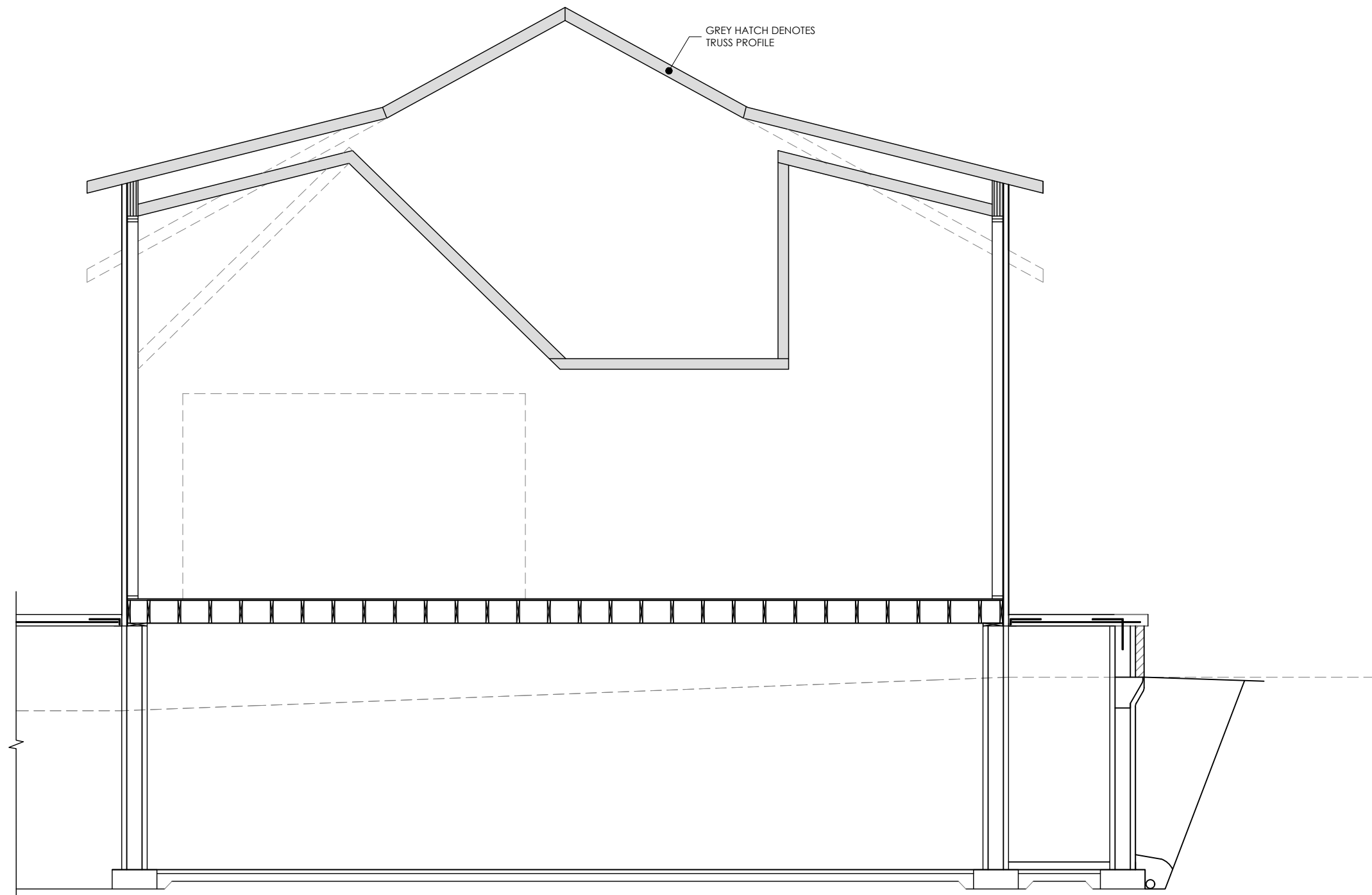
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BUILDING SECTION E

A3.05



1 BUILDING SECTION B
A3.02 3/16"



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Matthew Fratarcangeli

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BUILDING SECTION B

A3.02