

SAMPLE DRAWING



OAKVILLE

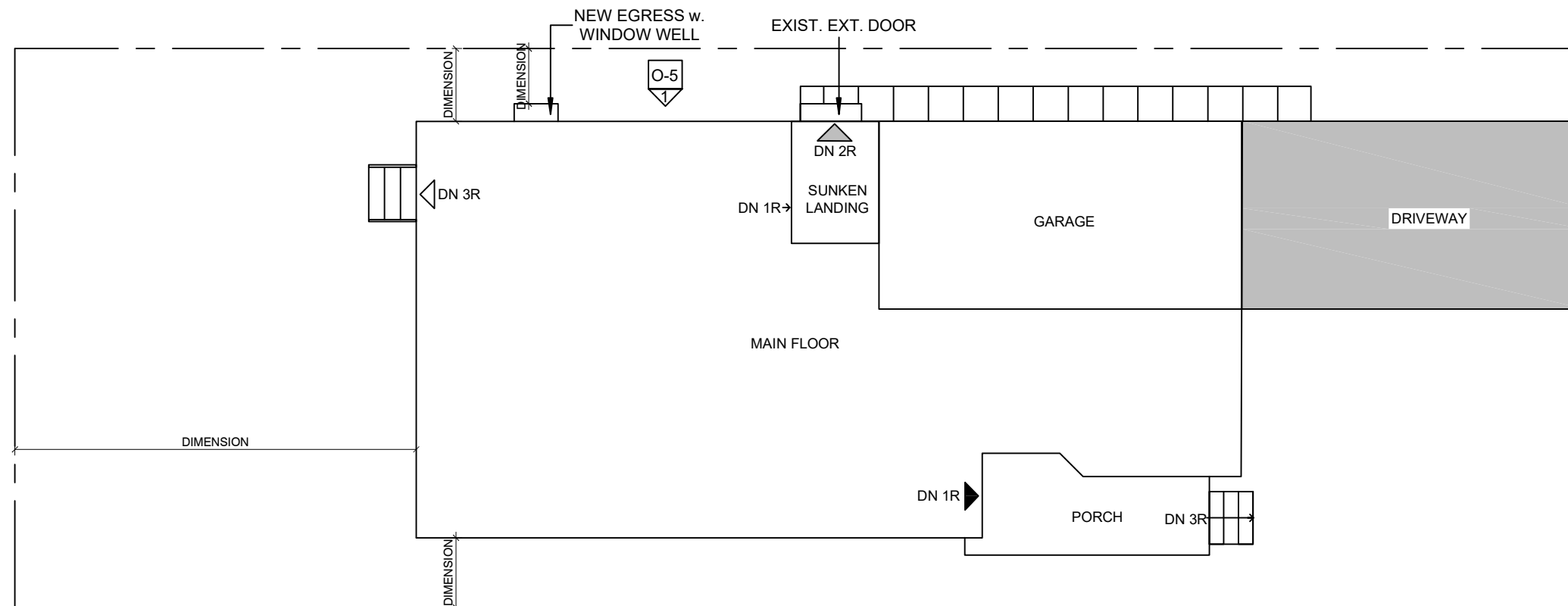
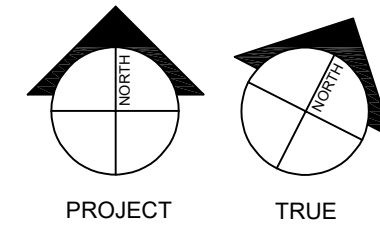
BUILDING SERVICES

EXTERIOR OPENINGS

DRAWING NAME:
SITE PLAN

DRAWING TO SHOW:

- STRUCTURES:**
 - HOUSE (INCLUDING PORCH & EXTERIOR STAIRS)
- HARD LANDSCAPED SURFACES:**
 - DRIVEWAY
 - ANY NEW WALKWAYS/PATIOS
- ENTRANCES:**
 - EXISTING HOUSE MAIN ENTRANCE AND SECONDARY/ OTHER ENTRANCES
 - ANY NEW ENTRANCES
- SETBACKS:**
 - TO ANY SIDE OF HOUSE THAT HAS NEW EXTERIOR OPENINGS
 - TO ANY NEW EXTERIOR STAIRS
 - TO ANY NEW WALKWAYS/PATIOS
- GENERAL/ OTHER NOTES:**
 - LEGEND OF LINE TYPES, SYMBOLS, AND HATCHING USED
 - IDENTIFY ELEVATION(S) WITH NEW EXTERIOR OPENINGS



1 SITE PLAN
O-1 x/x" = 1'-0"

NOTE

THE ITEMS ON THIS DRAWINGS, INCLUDING DIMENSIONS, ARE BEING PROVIDED TO SHOW THE DRAWING REQUIREMENTS FOR THE SITE PLAN ONLY. THEY DO NOT NECESSARILY REFLECT THE ACTUAL TOWN OF OAKVILLE ZONING BY-LAW REQUIREMENTS FOR YOUR SPECIFIC PROPERTY. FOR SPECIFIC ZONING BY-LAW REQUIREMENTS FOR YOUR PROJECT CONTACT THE TOWN OF OAKVILLE ZONING TEAM

LEGEND:

- - - - - PROPERTY LINE
- ▶ HOUSE MAIN ENTRANCE DOOR
- [Hatched Box] ASPHALT DRIVEWAY
- ▶ NEW EXTERIOR SIDE DOOR
- [Grid Box] 24" x 24" CONCRETE PATIO STONE WALKWAY
- ▷ SECONDARY/ OTHER DOOR

No.	Revision/Issue	Date

DESIGNER INFORMATION:

NAME: _____ DATE: _____

SIGNATURE: _____

ADDRESS: _____

SUBJECT ADDRESS: _____

SHEET SIZE: 11" X 17" SHEET NO. **O-1**

SCALE: AS NOTED

SAMPLE DRAWING



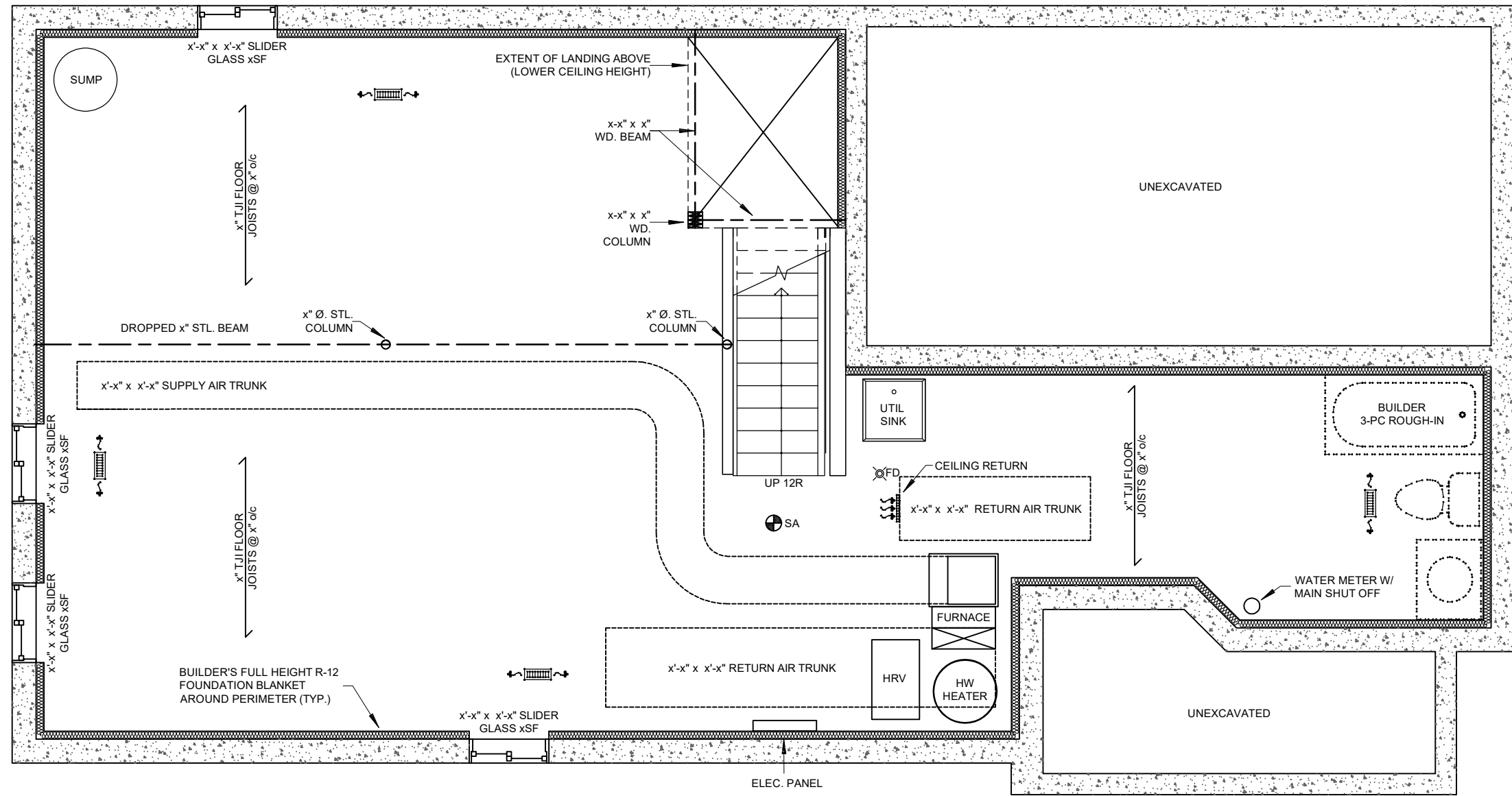
OAKVILLE
BUILDING SERVICES

FINISHED BASEMENT

DRAWING NAME:
EXISTING BASEMENT
FLOOR PLAN

DRAWING TO SHOW:

- ROOMS & SPACES:**
- NAME/ LABEL
 - PARTITION WALLS
 - DOOR SIZES (W x H)
 - WINDOW SIZES (W x H) AND GLASS AREA
 - DIMENSIONS AND AREAS
- STRUCTURAL:**
- LOAD BEARING WALLS
 - BEAMS (WOOD OR STEEL)
 - COLUMNS
 - JOIST SIZE, SPACING, AND SPAN DIRECTION
- HVAC:**
- FURNACE, WATER HEATER, AND HRV
 - SUPPLY AND RETURN TRUNKS
 - SUPPLY AIR OUTLETS AND RETURN AIR INTAKES
 - EXHAUST FANS
- PLUMBING:**
- BATHROOM ROUGH-IN
 - PLUMBING STACKS
 - PLUMBING FIXTURES
 - EXTERIOR HOSE BIBS AND DRAIN/ SHUTOFFS
 - WATER METER AND MAIN WATER SHUTOFF
 - SUMP PUMP
- ELECTRICAL:**
- ELECTRICAL PANEL
 - SMOKE ALARMS
 - CARBON MONOXIDE ALARMS
- GENERAL/ OTHER NOTES:**
- EXTERIOR INSULATION
 - WALL/ CEILING CONSTRUCTION
 - LEGEND OF SYMBOLS USED



1 EXISTING BASEMENT FLOOR PLAN
B-1 x/x" = 1'-0"

LEGEND

- EXISTING CONSTRUCTION (BLACK)
- DUCTWORK
- LOW CEILING/BULKHEAD
- INTERCONNECTED SMOKE ALARM
- BEAM
- FLOOR DRAIN
- 4" x 10" SUPPLY OUTLET (CEILING MOUNTED)
- RETURN AIR INTAKE

No.	Revision/Issue	Date

DESIGNER INFORMATION:

NAME: _____
SIGNATURE: _____ DATE: _____

ADDRESS:
SUBJECT ADDRESS _____

SHEET SIZE: 11" X 17" SHEET NO. **B-1**
SCALE: AS NOTED

SAMPLE DRAWING



OAKVILLE

BUILDING SERVICES

FINISHED BASEMENT

DRAWING NAME:
PROPOSED BASEMENT
FLOOR PLAN

DRAWING TO SHOW:

ROOMS & SPACES:

- NAME/ LABEL
- PARTITION WALLS
- DOOR SIZES (W x H)
- WINDOW SIZES (W x H) AND GLASS AREA (NOTE: ONLY REC ROOMS, LAUNDRY ROOMS, BATHROOMS AND UNFINISHED SPACES ARE PERMITTED TO HAVE NO WINDOWS)
- DIMENSIONS AND AREAS
- FINISHED CEILING HEIGHT AND CEILING HEIGHT UNDER BEAMS, DUCTS, AND BULKHEADS

STRUCTURAL:

- LOAD BEARING WALLS
- BEAMS (WOOD OR STEEL)
- COLUMNS

HVAC:

- FURNACE, WATER HEATER, AND HRV
- SUPPLY AND RETURN TRUNKS
- SUPPLY AIR OUTLETS AND RETURN AIR INTAKES (NOTE: RETURN AIR INTAKES MUST BE DROPPED TO WITHIN 6"-12" OF FINISHED FLOOR LEVEL)
- EXHAUST FANS

PLUMBING:

- BATHROOM ROUGH-IN
- PLUMBING STACKS
- PLUMBING FIXTURES
- EXTERIOR HOSE BIBS AND DRAIN/ SHUTOFFS
- WATER METER AND MAIN WATER SHUTOFF
- SUMP PUMP
- ACCESS PANELS FOR CLEANOUTS/ SHUTOFFS

ELECTRICAL:

- ELECTRICAL PANEL
- SMOKE ALARMS
- CARBON MONOXIDE ALARMS

GENERAL/ OTHER NOTES:

- EXTERIOR INSULATION
- WALL/ CEILING CONSTRUCTION
- LEGEND OF SYMBOLS USED

No.	Revision/Issue	Date

DESIGNER INFORMATION:

NAME: _____ DATE: _____

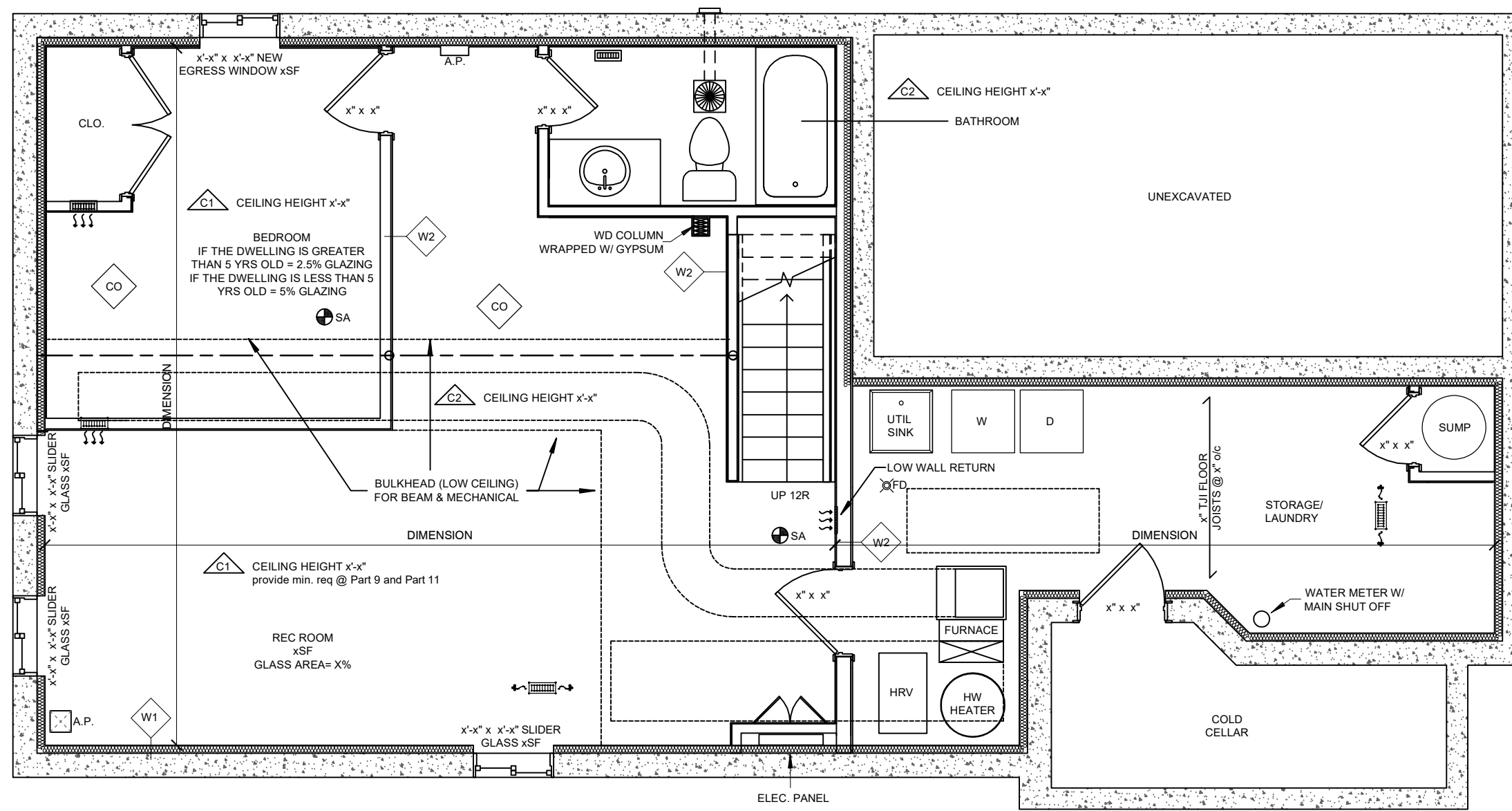
SIGNATURE: _____

ADDRESS: _____

SUBJECT ADDRESS: _____

SHEET SIZE: 11" X 17" SHEET NO. **B-2**

SCALE: AS NOTED



1 PROPOSED BASEMENT FLOOR PLAN
B-2 x/x" = 1'-0"

WALL/CEILING SCHEDULE

- | | |
|--|---|
| <p>W1 EXT. STUD INSULATED WALL (TYP.)</p> <p>OPTION 1</p> <ul style="list-style-type: none"> - EXISTING 9" CONC. FDN WALL - MOISTURE BARRIER - 2"x4" @ 16" o/c WOOD STUDS WITH 6 MIL POLY UNDER BOTTOM PLATE - R12 BATT INSULATION - 6 MIL POLY VAPOUR BARRIER - 1/2" GYPSUM <p>EXT. STUD INSULATED WALL (TYP.)</p> <p>OPTION 2</p> <ul style="list-style-type: none"> - EXISTING 9" CONC. FDN WALL - 2" R10 RIGID INSULATION - 2"x4" @ 16" o/c WOOD STUDS WITH - R12 BATT INSULATION - 6 MIL POLY VAPOUR BARRIER - 1/2" GYPSUM <p>EXT. STUD INSULATED WALL (TYP.)</p> <p>OPTION 3</p> <ul style="list-style-type: none"> - EXISTING 9" CONC. FDN WALL - R 20 BLANKET INSULATION - 2"x4" @ 16" o/c WOOD STUDS WITH - 6 MIL POLY VAPOUR BARRIER - 1/2" GYPSUM | <p>W2 INT. PARTITION WALL (TYP.)</p> <ul style="list-style-type: none"> - 1/2" GYPSUM - 2"x4" OR 2"x6" @ 16" o/c WOOD STUDS WITH 6 MIL POLY UNDER BOTTOM PLATE - SOUND INSULATION (OPTIONAL) - 1/2" GYPSUM |
|--|---|

- | | |
|---|---|
| <p>C1 FULL HEIGHT CEILING</p> <ul style="list-style-type: none"> - EXISTING WOOD I-JOISTS - SOUND INSULATION (OPTIONAL) - 1/2" GYPSUM | <p>C2 LOWERED CEILING</p> <ul style="list-style-type: none"> - 2"x4" @ 16" O/C CEILING JOISTS - SOUND INSULATION (OPTIONAL) - 1/2" GYPSUM |
|---|---|

LEGEND

- | | |
|--|--|
| EXISTING CONSTRUCTION (GRAY) | BEAM |
| NEW CONSTRUCTION (BLACK) | DUCTWORK |
| A.P. ACCESS PANEL | FLOOR DRAIN |
| INTERCONNECTED SMOKE ALARM | 4" x 10" SUPPLY OUTLET (CEILING MOUNTED) |
| MIN 50 CFM EXHAUST FAN DUCTED DIRECTLY OUTSIDE (INSULATED 5" DUCT) | 4" x 10" SUPPLY OUTLET (LOW WALL) |
| CARBON MONOXIDE | RETURN AIR INTAKE |

HELPFUL INFORMATION

IF THE TOTAL NUMBER OF BEDROOMS (INCLUDING EXISTING AND NEW) EXCEEDS 6, PROVIDE PART 6 VENTILATION DESIGN

SAMPLE DRAWING



OAKVILLE

BUILDING SERVICES

EXTERIOR OPENINGS

DRAWING NAME:
RIGHT SIDE ELEVATION

DRAWING TO SHOW:

STRUCTURES:
- HOUSE

OPENINGS:
- ALL EXISTING AND NEW

STAIRS:
- EXTERIOR STEPS
- GUARDS/ HANDRAILS

LIGHTING:
- EXTERIOR LIGHTS

DIMENSIONS:
- STAIR RISER HEIGHT AND STAIR WIDTH
- WINDOW AND DOOR GLASS AREAS
- BUILDING HEIGHT, WIDTH, AND ANY OTHER DIMENSION NEEDED TO CALCULATE EXPOSING BUILDING FACE AREA (EXTERIOR WALL AREA) FROM GRADE TO UPPER MOST CEILING

CALCULATIONS:
- EXPOSING BUILDING FACE AREA (EXTERIOR WALL AREA) FROM GRADE TO UPPER MOST CEILING
- TOTAL GLAZING AREA

GENERAL/ OTHER NOTES:
- ACCURATE LEVEL OF GRADE
- LEGEND OF SYMBOLS USED

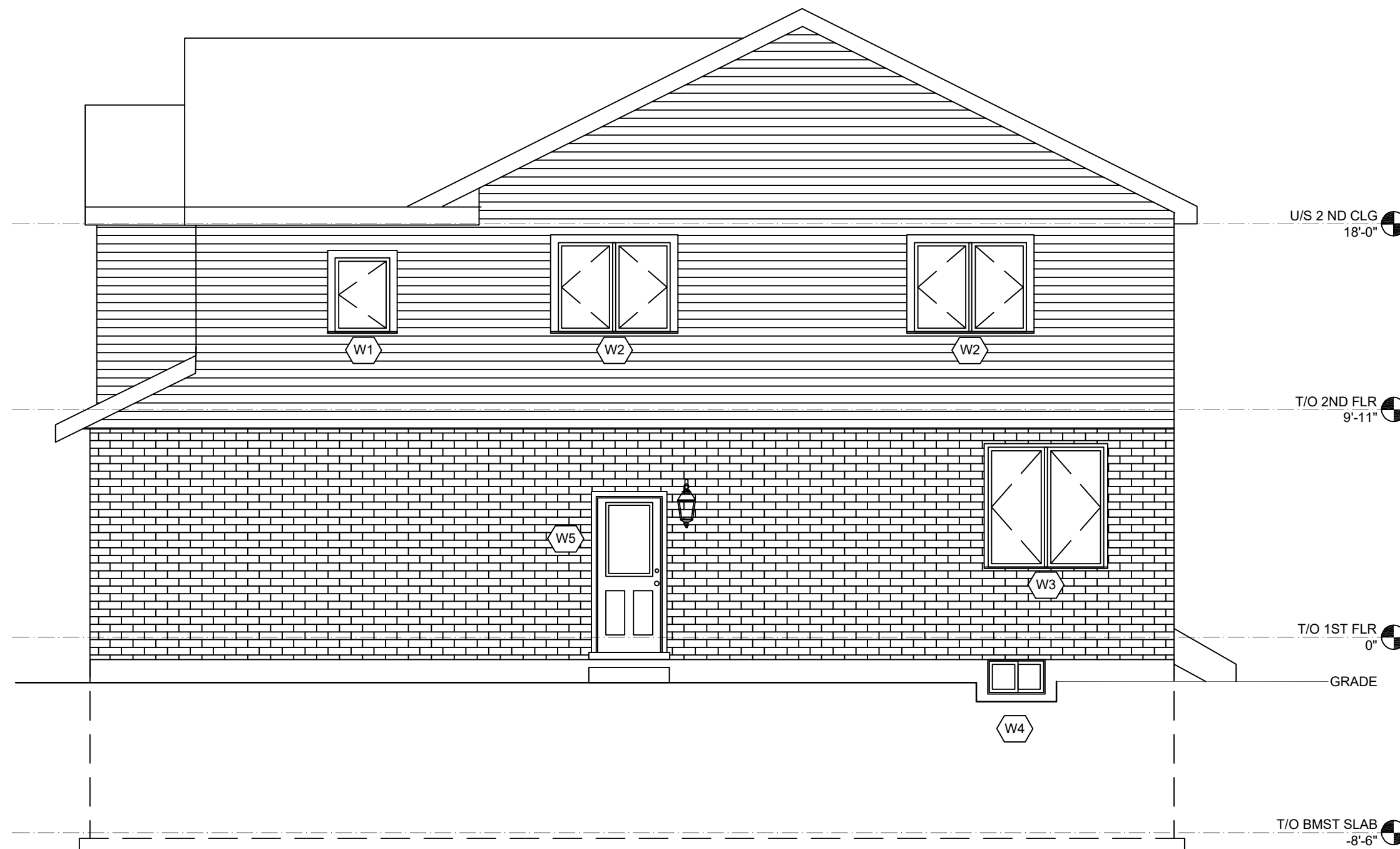
No.	Revision/Issue	Date

DESIGNER INFORMATION:

NAME: _____
SIGNATURE: _____ DATE: _____

ADDRESS:
SUBJECT ADDRESS _____

SHEET SIZE: 11" X 17" SHEET NO. **0-5**
SCALE: AS NOTED



1 RIGHT ELEVATION
0-5 x/x" = 1'-0"

LEGEND

- EXISTING CONSTRUCTION (GRAY)
- NEW CONSTRUCTION (BLACK)

SPATIAL SEPARATION CALCULATIONS

LIMITING DISTANCE= 4'-0"
TOTAL EXPOSING BUILDING FACE = 941.2SF
PERMITTED GLAZING PERCENTAGE= 7%
PERMITTED GLAZING AREA= 65.9 SF
ACTUAL GLAZING PERCENTAGE = 6.9%
ACTUAL GLAZING AREA= 64.5SF

WINDOW	GLASS DIMENSIONS	#OF PANES /WINDOW	#OF WINDOWS	TOTAL GLAZING AREA
W1	26" x 35"	1	1	6.08SF
W2	25" x 43"	2	2	29.86SF
W3	26" x 59"	2	1	21.31SF
W4	11" x 13"	2	1	2.10SF
W5	21 1/2" x 34 5/8"	1	1	5.17SF

SAMPLE DRAWING



OAKVILLE

BUILDING SERVICES

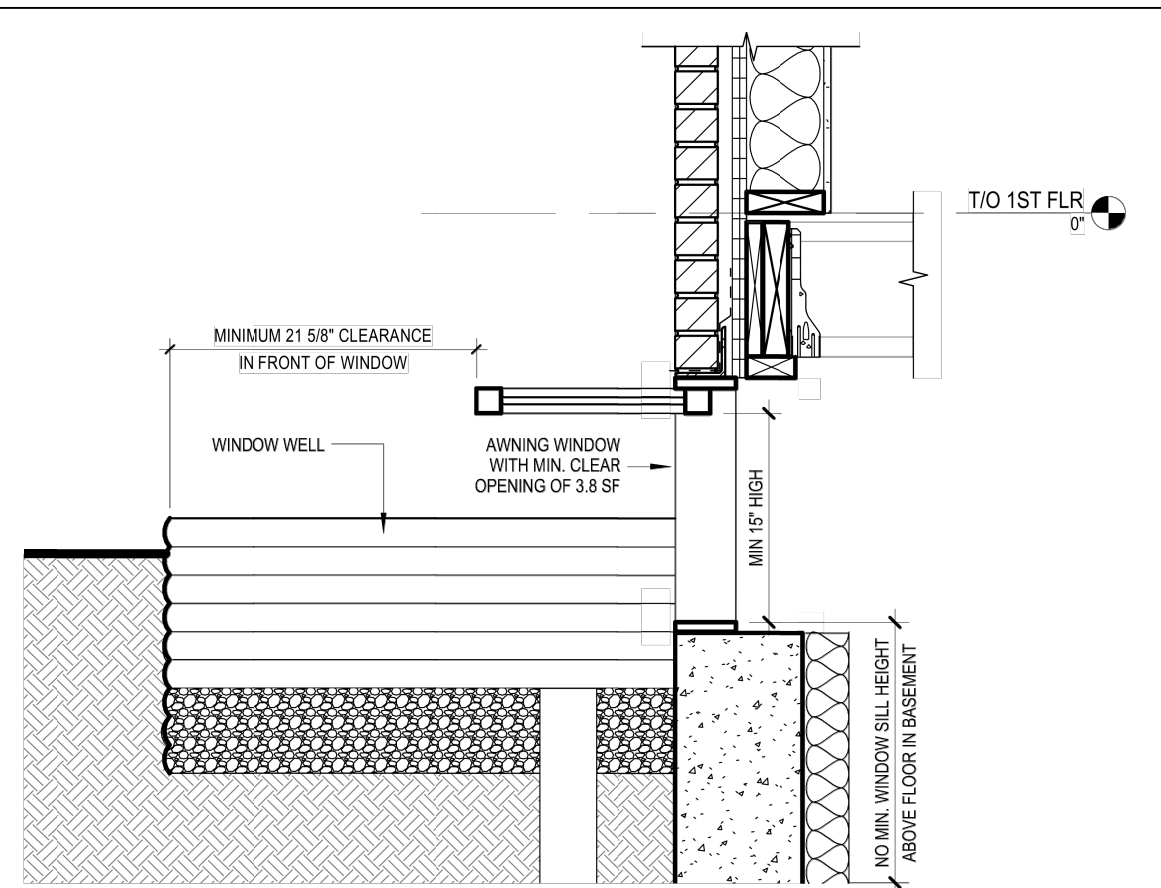
EXTERIOR OPENINGS

DRAWING NAME:
SUMMARY OF EGRESS WINDOW REQUIREMENTS

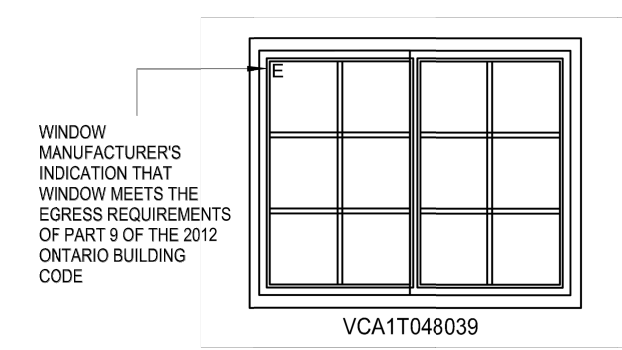
DRAWING TO SHOW:

N/A- FOR REFERENCE ONLY

WINDOW TYPE	ELEVATION VIEW	PLAN OR SECTION VIEW
<p>SINGLE OR DOUBLE SLIDER</p> <p>- FOR SLIDING WINDOWS THE CLEAR OPENING ONLY INCLUDES THE PORTION OF THE WINDOW THAT SLIDES. IT DOES NOT INCLUDE LIFTING A SASH AND REMOVING IT</p>		<p>PLAN</p>
<p>CASEMENT</p> <p>- THE HINGES ON A CASEMENT WINDOW MUST ALLOW THE SASH TO SWING OUT A MINIMUM 15". THIS MAY REQUIRE THE WINDOW TO HAVE SPECIAL EGRESS HINGES</p>		<p>PLAN</p>
<p>AWNING</p> <p>- CENTRE SUPPORT (IF APPLICABLE) CANNOT INTERFERE WITH MIN. REQUIRED CLEAR OPENING</p> <p>- CLEAR OPENING MUST BE MAINTAINED WITHOUT THE NEED FOR ADDITIONAL SUPPORT (SASH MUST BE SELF SUPPORTING IN OPEN POSITION)</p>		<p>SECTION</p>
<p>SINGLE OR DOUBLE HUNG</p> <p>- CLEAR OPENING MUST BE MAINTAINED WITHOUT THE NEED FOR ADDITIONAL SUPPORT (SASH MUST BE SELF SUPPORTING IN OPEN POSITION)</p>		<p>SECTION</p>
<p>TILT & TURN</p> <p>- MUST BE OPERABLE WITHOUT THE NEED FOR TOOLS OR SPECIALIZED KNOWLEDGE</p>		<p>PLAN</p>



1 EGRESS WINDOW OPENING INTO WINDOW WELL
0-6 1" = 1'-0"



2 EGRESS WINDOW SPECIFICATION
0-6 N.T.S.

NOTE

THE MINIMUM WIDTH AND HEIGHT OF THE EGRESS WINDOWS CLEAR OPENING AND MINIMUM CLEAR OPENING AREA OF THE EGRESS WINDOWS SHOWN ON THIS SHEET AND STATED ON MANUFACTURERS' SPECIFICATIONS MEET THE REQUIREMENTS OF PART 9 OF THE 2012 ONTARIO BUILDING CODE. THERE ARE ALSO EGRESS WINDOW REQUIREMENTS UNDER PART 11 OF THE 2012 ONTARIO BUILDING CODE. UNDER PART 11 SOME EGRESS WINDOWS REQUIRE A MINIMUM WIDTH AND HEIGHT OF THE EGRESS WINDOW CLEAR OPENING IS 18 1/2" AND THE MINIMUM CLEAR OPENING AREA IS 4.1 SF.

No.	Revision/Issue	Date

DESIGNER INFORMATION:

NAME: _____ DATE: _____

SIGNATURE: _____

ADDRESS: _____

SUBJECT ADDRESS: _____

SHEET SIZE: 11" X 17" SHEET NO. **O-6**

SCALE: AS NOTED