VH01 THE FULHAM

AREA SCHEDULE

Name	Area
GROUND FLOOR AREA	237 SF
SECOND FLOOR AREA	613 SF
THIRD FLOOR AREA	613 SF
TOTAL AREA	1464 SF

MODEL IMAGE

DRAWING LIST

	Sheet List
Sheet Number	Sheet Name
A0	COVER SHEET
A1	FLOOR PLANS
A2	FLOOR PLANS
A3	FLOOR PLANS
A4	FLOOR PLANS
A5	PARTIAL ELEVATIONS
A6	ELEVATIONS
A7	MATERIAL LEGEND
A8	SECTIONS
A9	SECTIONS
A10	OPTIONAL PLAN
A11	OPTIONAL PLAN
A12	OPTIONAL PLAN
A13	ZONING CALCULATIONS

THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH Q4A STANDARD CONSTRUCTION DETAILS: D1 to D76

THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH Q4A STANDARD CONSTRUCTION NOTES: CN1 to CN5

STRUCTURAL ENGINEER D.L. ENGINEERING INC. 9030 LESLIE STREET, SUITE 302 RICHMOND HILL, ON. L4B 1G2

T: (905) 597-5288

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E. info@q4architects.com

ARCHITECTS 2 ARCHITECTS

Issued / Revision Chart

COVER SHEET

OAKVILLE VILLAGE HOMES

Location OAKVILLE, ONTARIO

Client **HALLETT HOMES**

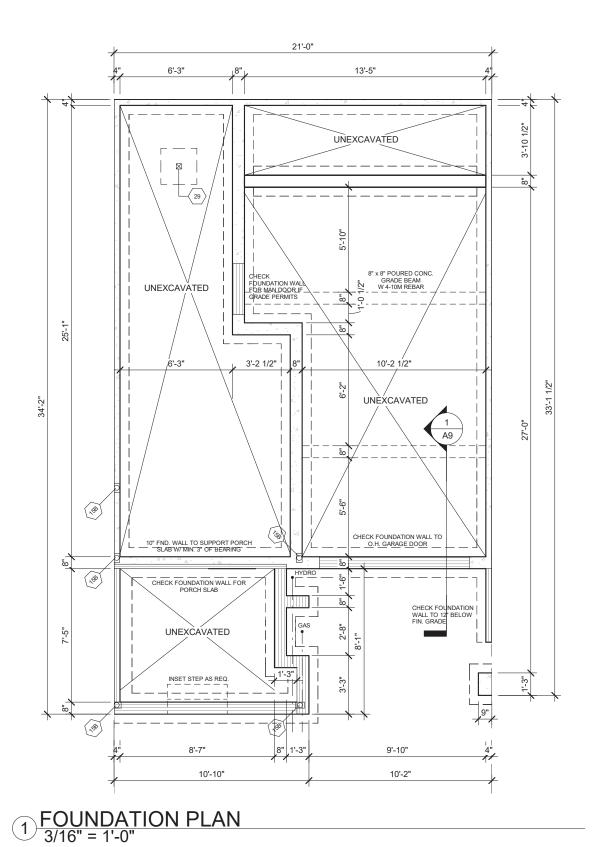
VH01 THE FULHAM

Project No. 20029 Scale Drawn By JC PCM

A0

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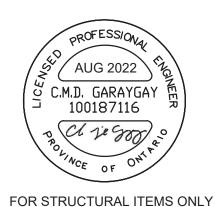
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ARCHITECTS 2

LICENCE

7216

FLOOR PLANS

Project Title

OAKVILLE VILLAGE HOMES

Location

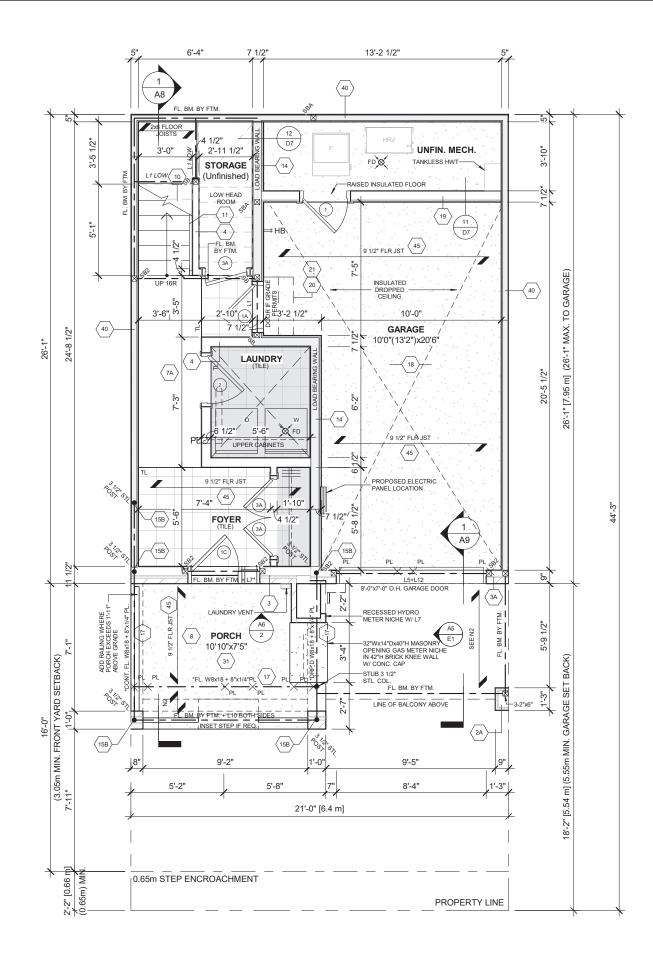
OAKVILLE, ONTARIO

Client **HALLETT HOMES**

VH01 THE FULHAM

20029 Project No. Scale As indicated Drawn By JC Checked By PCM

A₁



GROUND FLOOR PLAN 3/16" = 1'-0"

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PROVIDE MINIMUM 1 WINDOW ON EACH FLOOR W/ AM UNOBSTRUCTED OPENING OF NOT LESS THAN 39" IN HEIGHT AND 22" IN WIDTH AND LOCATED SO THAT THE SILL IS NOT MORE THAN 3-3" (1m) ABOVE THE FIN. FLOOR AND 22"-11" (7m) ABOVE THE ADJACENT GRADE LEVEL AS PER O.B.C. 9.9.9.1.(2)

NOTE: FOR FLOOR FRAMING INFO REFER TO FLOOR JOIST MANUFACTURER'S SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.

NOTE: FLOOR TRUSSES TO BE PROVIDED WITH 4* DIA. PRE-CUT HOLES @ 8* APART FOR FLEX. DUCTS PER HVAC DESIGN. (SEE HVAC DRAWINGS FOR LOCATION AND NUMBER OF HOLES REQUIRED.)

NOTE: N-1 PROVIDE SOLID BLOCKING AT 3'-0" O.C. FOR FLOOR JOISTS PARALLEL TO WALL (TYP.)

NOTE: ROOF TRUSS INFORMATION REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

NOTE: ROOF FRAMING INFORMATION
ALL LAMINATED VENEER LUMBER (LVL)
BEAMS, BUILT-UP BEAMS, GIRDER TRUSSES
AND METAL HANGER CONNECTIONS
SUPPORTING ROOF FRAMING TO BE
DESIGNED AND CERTIFIED BY ROOF TRUSS
MANUFACTURER. REFER TO ROOF TRUSS
SHOP DRAWINGS FOR ALL ROOF FRAMING
INFORMATION UNILESS OTHERWISE NOTED
ON ARCHITECTURAL DRAWINGS.

FOR STRUCTURAL ITEMS ONLY

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FLOOR PLANS

Project Title

OAKVILLE VILLAGE HOMES

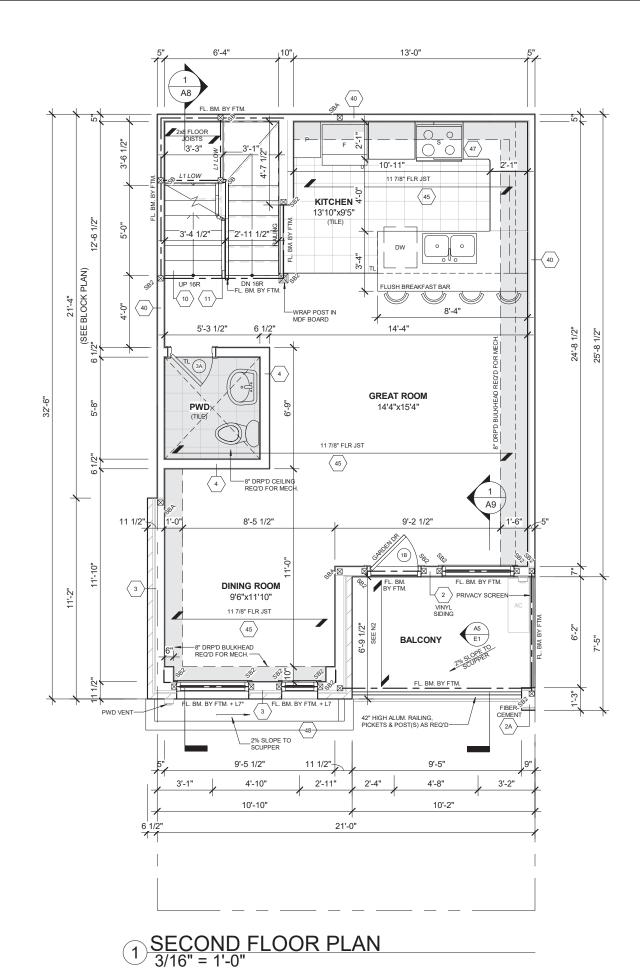
Location

OAKVILLE, ONTARIO

Client **HALLETT HOMES**

VH01 THE FULHAM

20029 Project No. Scale As indicated JC Drawn By Checked By PCM



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SPR. #2.JOISTS @ 16" O.C. W/ PREFINISHED
ALUM. SOFFIT ON U/S.

PROVIDE MINIMUM 1 WINDOW ON EACH FLOOR W/ AN UNOBSTRUCTED OPENING OF NOT LESS THAN 39' IN HEIGHT AND 22' IN WIDTH AND LOCATED SO THAT THE SILL IS NOT MORE THAN 3-3' (1m) ABOVE THE FIN. FLOOR AND 22-11' (7m) ABOVE THE ADJACENT GRADE LEVEL AS PER O.B.C. 9.9.9.1.(2)

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FLOOR PLANS

Project Title

OAKVILLE VILLAGE HOMES

Location

OAKVILLE, ONTARIO

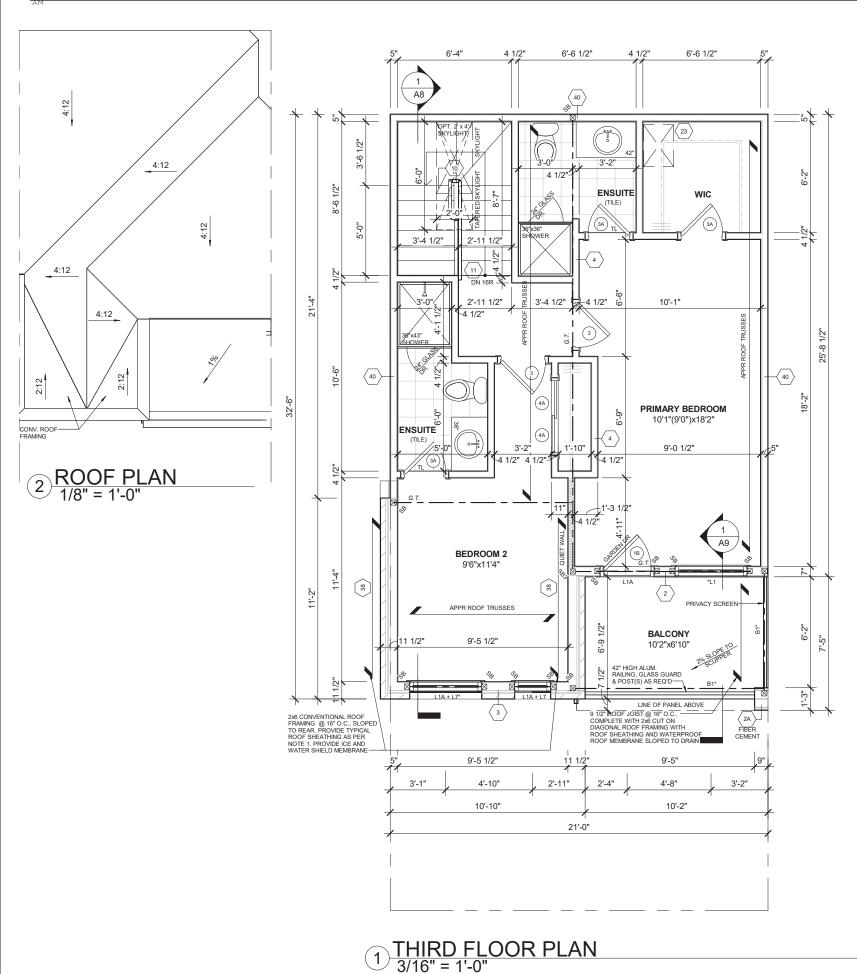
Client **HALLETT HOMES**

VH01 THE FULHAM

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A3

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ASSOCIATION OF ARCHITECTS 2 Have May 1. 17 GILLAND UNCES MARTIN DI GIUSENPE LICENCE 7216

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FLOOR PLANS

Project Title

OAKVILLE VILLAGE HOMES

Location

OAKVILLE, ONTARIO

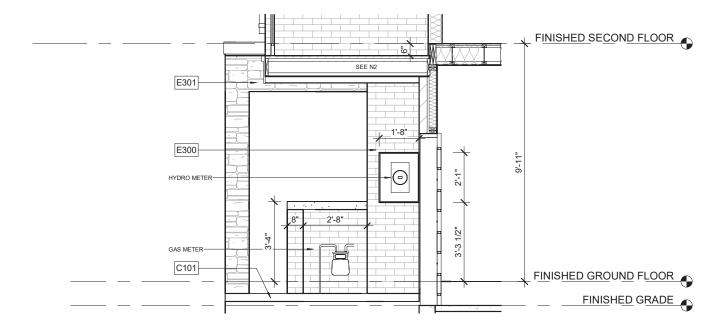
Client **HALLETT HOMES**

VH01 THE FULHAM

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GAS & HYDRO METER ELEVATION

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PARTIAL ELEVATIONS

Project Title

OAKVILLE VILLAGE HOMES

Location

OAKVILLE, ONTARIO

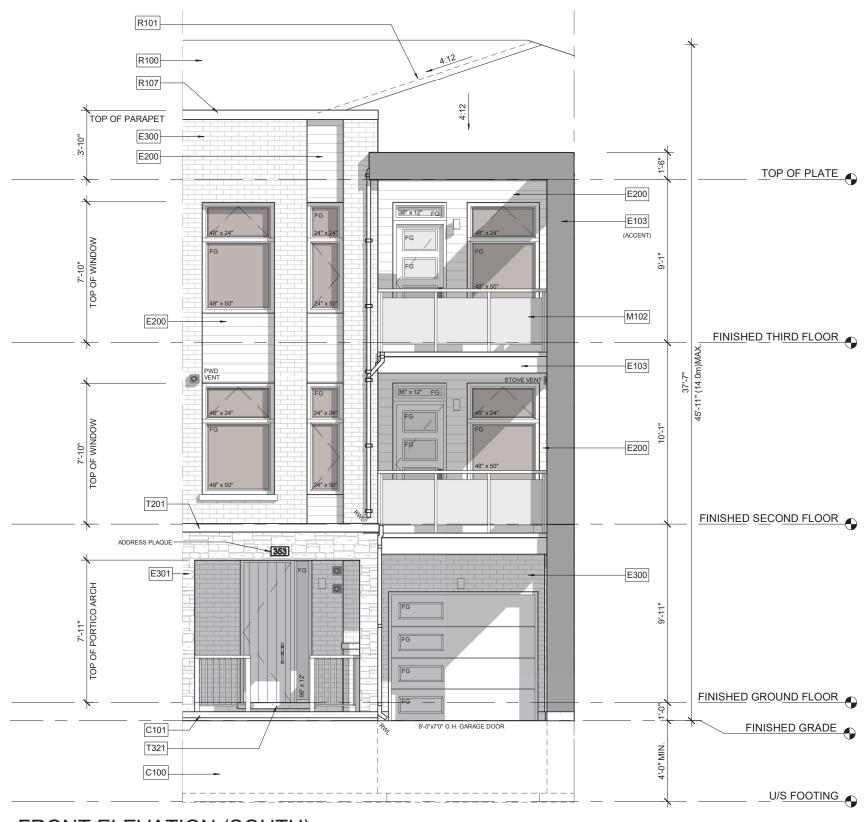
Client **HALLETT HOMES**

V	/H01	
THE	FULHA	4

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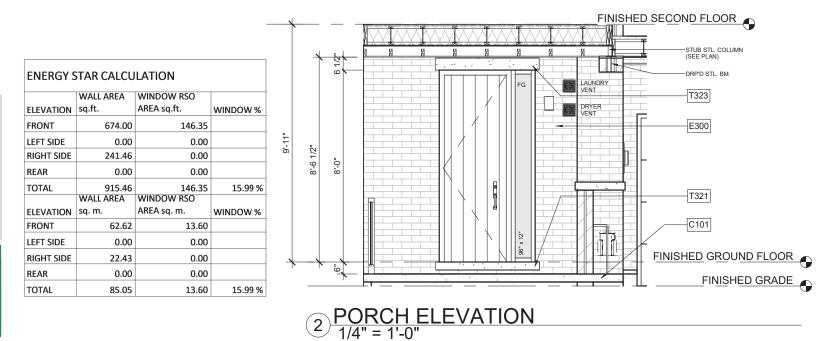
FRONT ELEVATION (SOUTH) 3/16" = 1'-0"

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This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



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4	REV. PER ENG. COMMENTS	2022.07.25	ALT
3	REV. PER ENG. COMMENTS	2022.06.27	ALT
2	ISSUED FOR ENG. REVIEW	2022.05.30	ALT
1	ISSUED FOR TENDER	2022 05 13	ΔIT

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ELEVATIONS

Project Title

OAKVILLE VILLAGE HOMES

Location OAKVILLE, ONTARIO

HALLETT HOMES

Client

Checked By	
	A6

Project No.

Drawn By

Scale

VH01

THE FULHAM

20029

JC

PCM

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EXCEPTION CONTRIBUTION OF STANDARD STORE UNDESCRIPTION OF STANDARD STORE SERVICE TO STANDARD STORE SERVICE AND STANDARD STANDARD STORE SERVICE AND STANDARD	ERIOR	E301	STONE VENEER (TYP.)		T409	STUCCO FRIEZE BOARD PUT SIZE BESIDE TAG
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PROPERTY		E303	SMOOTH CHAMFERED STONE VENEER (TYP.)		T411	STUCCO HEADER TRIM PUT SIZE BESIDE TAG
Search Cocate As Pressoro Cor Work)		E400			T412	STUCCO SILL TRIM PUT SIZE BESIDE TAG
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BOOD APPROVED PANEL SYSTEM - ALSO REQUAL EXECUTION		E402	NON-COMBUSTIBLE STUCCO E.I.F.S. (TYP.)		R101	METAL VALLEY FLASHING (TO MATCH)
END COLOR MANUAL PARKEL SYSTEM - TRESPA OR ROLLA. FROM SCHOOL		E500	PVC PANEL (TYP.)		R102	METAL FLASHING W/ CAULKING (TO MATCH)
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TIME PRENCEMENT INCOMENT OF THE MOORD TIME PRENCEMENT FIRE TRIM BOARD		T102	FIBER-CEMENT CORNER TRIM BOARD		R108	METAL SEAM ROOF
Tidd FIBER-CEMENT HEADER TRIM BOARD		T103	FIBER-CEMENT TRANSITION BOARD			, ,
Tig5 FIBER-CEMENT THIM SURROUND		T104	FIBER-CEMENT HEADER TRIM BOARD			DECORATIVE STEEL CABLE SUPPORTS
Times FIBER-CEMENT THEM SURROUND		T105	FIBER-CEMENT SILL TRIM BOARD			CLADDING) (TO MATCH)
Titof Built Johanne Caster North December 1970 Titor T		T106				(SEE DETAIL) DETAIL ON DRAWING PROVIDE/REFERENCE
Ti09 METAL TRIM SYSTEM FOR FIBER-CEMENT PANELS - EASYTISM OR EQUAL (TYP)		T107			R113	CURVED SOFFIT (SEE DETAIL) DETAIL ON DRAWING
Total Parkels - Bastythin or Equal (type)		T108			A100	DECORATIVE BRACKET (SEE DETAIL)
Table ALUM. CLAD FIREZE BOARD Table Ta		T109	PANELS - EASYTRIM OR EQUAL (TYP.)		A101	
Table Tabl		T200		MENTS		EQUAL (SEE DETAIL)
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Table Tabl		=		ПЕСТ		SHUTTERS W/ OPEN WEAVE (SEE DETAIL)
Total		=		ARCH		SHUTTERS W/ <u>CLOSED WEAVE</u> (SEE DETAIL)
T207 BUILT-UP ALUM. CLAD HEADER TRIM (SEE DETAIL) PROVIDE/REFERENCE DETAIL ON DRAWING T208 ALUM. CLAD PORCH BEAM T210 ALUM. CLAD PORCH BEAM T211 ALUM. CLAD DOOR SILL T220 PVC TRIM BOARD T220 PVC TRIM SURROUND T220 PVC ARCHED TRIM BOARD T220 PVC ARCHED TRIM BOARD T220 PVC PORCH BEAM T220 PVC ARCHED TRIM BOARD T220 PVC ARCHED TRIM B						
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MATERIAL LEGEND

Project Title

OAKVILLE VILLAGE HOMES

Location

OAKVILLE, ONTARIO

Client HALLETT HOMES

VH01 THE FULHAM

20029 Scale JC Drawn By Checked By PCM

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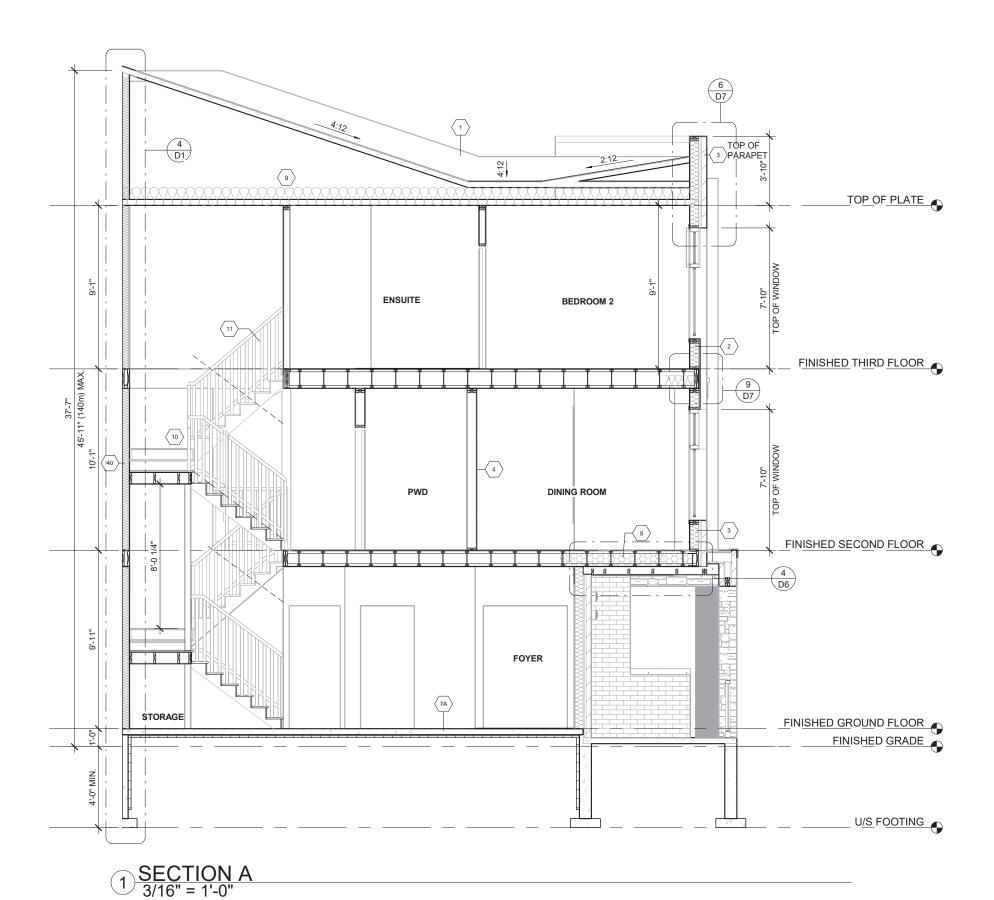
4110 Yonge Street Suite 602, Toronto ON. M2P 2B7

T. 416.322.6334 F. 416.322.7294 E. info@q4architects.com

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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of OAKVILLE.

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O ARCHITECTS 2

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SECTIONS

Project Title

OAKVILLE VILLAGE HOMES

OAKVILLE, ONTARIO

Client

HALLETT HOMES

VHO1
THE FULHAM

 Project No.
 20029

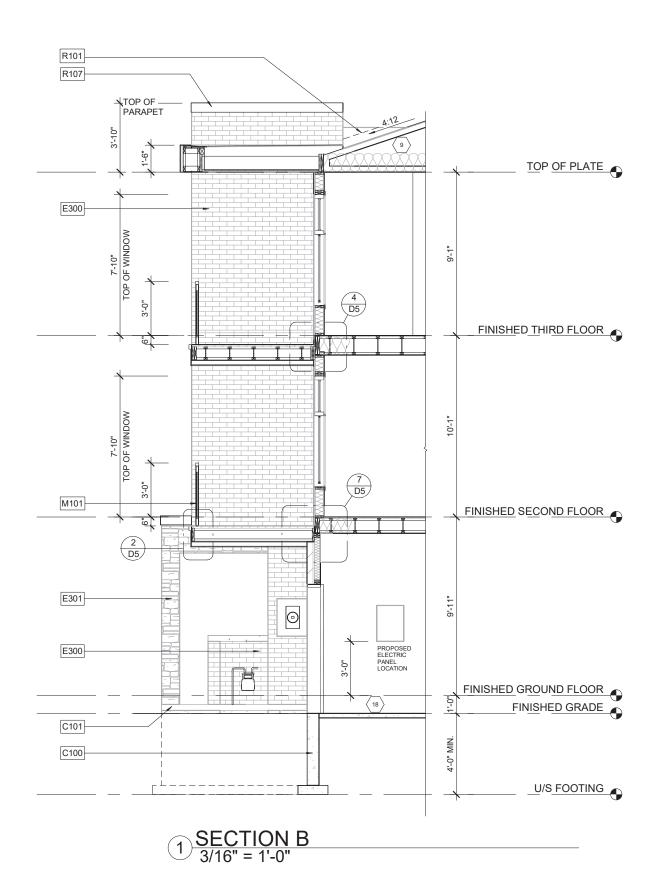
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SECTIONS

Project Title

OAKVILLE VILLAGE HOMES

Location

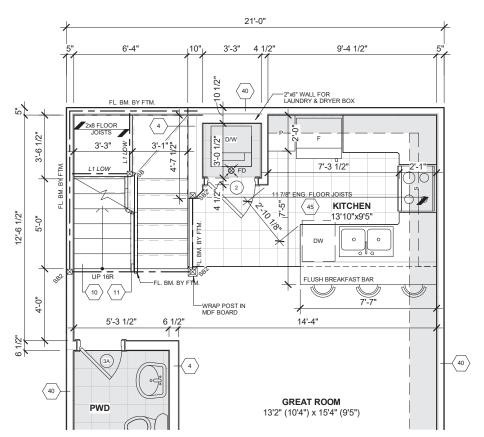
OAKVILLE, ONTARIO Client

HALLETT HOMES

VH01 THE FULHAM

Project No. Scale As indicated Drawn By JC Checked By PCM

ALTERNATE GROUND FLOOR PLAN W/ STACKED W/D 3/16" = 1'-0"

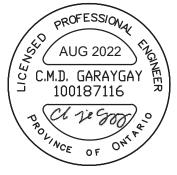


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ALTERNATE SECOND FLOOR PLAN W/ STACKED W/D 3/16" = 1'-0"



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PPESSURE TREATED DECKING OVER ONE
PPESSURE TREATED DECKING OVER ONE
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PPESSURE TREA

PROVIDE MINIMUM 1 WINDOW ON EACH FLOOR W/ AM UNOBSTRUCTED OPENING OF NOT LESS THAN 39" IN HEIGHT AND 22" IN WIDTH AND LOCATED SO THAT THE SILL IS NOT MORE THAN 3-3" (1m) ABOVE THE FIN. FLOOR AND 22"-11" (7m) ABOVE THE ADJACENT GRADE LEVEL AS PER O.B.C. 9.9.9.1.(2)

NOTE: FOR FLOOR FRAMING INFO REFER TO FLOOR JOIST MANUFACTURER'S SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.

NOTE: FLOOR TRUSSES TO BE PROVIDED WITH 4* DIA, PRE-CUT HOLES @ 8* APART FOR FLEX. DUCTS PER HVAC DESIGN. (SEE HVAC DRAWINGS FOR LOCATION AND NUMBER OF HOLES REQUIRED.)

NOTE: N-1 PROVIDE SOLID BLOCKING AT 3'-0" O.C. FOR FLOOR JOISTS PARALLEL TO WALL (TYP.)

NOTE: ROOF TRUSS INFORMATION REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

NOTE: ROOF FRAMING INFORMATION
ALL LAMINATED VENEER LUMBER (LVL)
BEAMS, BUILT-UP BEAMS, GIRDER TRUSSES
AND METAL HANGER CONNECTIONS
SUPPORTING ROOF FRAMING TO BE
DESIGNED AND CERTIFIED BY ROOF TRUSS
MANUFACTURER. REFER TO ROOF TRUSS
SHOP DRAWINGS FOR ALL ROOF FRAMING
INFORMATION UNILESS OTHERWISE NOTED
ON ARCHITECTURAL DRAWINGS.

FOR STRUCTURAL ITEMS ONLY

ASSOCIATION OF ARCHITECTS 2

Have May 1. 12 GILLAND. LINCES MARTIN DI GIUSEAPE

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7216

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OPTIONAL PLAN

Project Title

OAKVILLE VILLAGE HOMES

Location

OAKVILLE, ONTARIO

Client

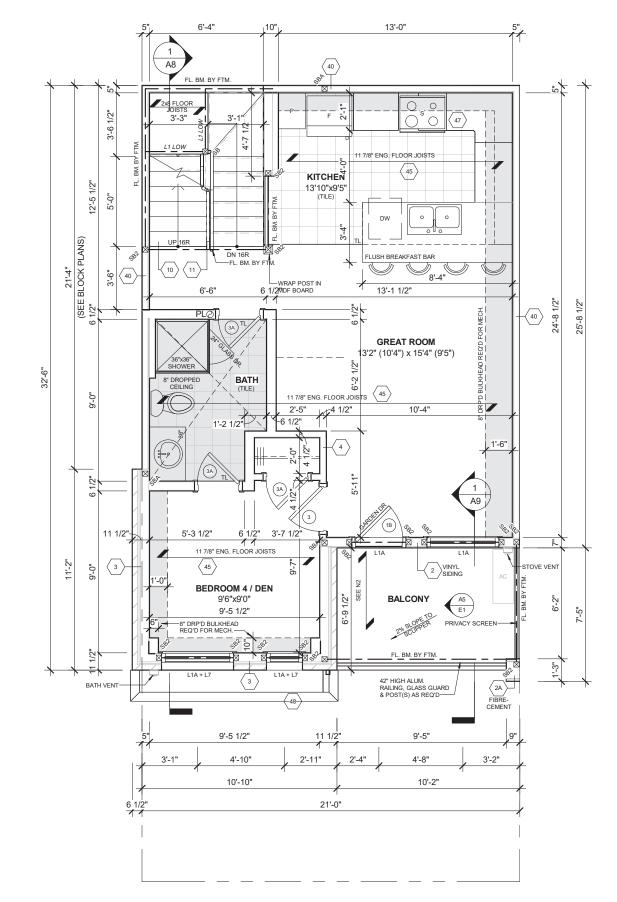
VH01 THE FULHAM

Project No. 20029 Scale As indicated JC Drawn By Checked By PCM

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HALLETT HOMES



ALTERNATE SECOND FLOOR PLAN W/ BEDROOM 3/16" = 1'-0"

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements and an applicable regulations and any provisions including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of OAKVILLE.





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PROVIDE MINIMUM 1 WINDOW ON EACH FLOOR W/ AN UNOBSTRUCTED OPENING OF NOT LESS THAN 39" IN HEIGHT AND 22" IN WIDTH AND LOCATED SO THAT THE SILL IS NOT MORE THAN 3-3" (1m) ABOVE THE FIN. FLOOR AND 22"-11" (7m) ABOVE THE ADJACENT GRADE LEVEL AS PER O.B.C. 9.9.9.1.(2)

NOTE: FOR FLOOR FRAMING INFO REFER TO FLOOR JOIST MANUFACTURER'S SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.

NOTE: FLOOR TRUSSES TO BE PROVIDED WITH 4* DIA_PRE-CUT HOLES @ 8* APART FOR FLEX. DUCTS PER HVAC DESIGN. (SEE HVAC DRAWINGS FOR LOCATION AND NUMBER OF HOLES REQUIRED.)

NOTE: N-1 PROVIDE SOLID BLOCKING AT 3'-0" O.C. FOR FLOOR JOISTS PARALLEL TO WALL (TYP.)

NOTE: ROOF TRUSS INFORMATION REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

NOTE: ROOF FRAMING INFORMATION
ALL LAMINATED VENEER LUMBER (LVL)
BEAMS, BUILT-UP BEAMS, GIRDER TRUSSES
AND METAL HANGER CONNECTIONS
SUPPORTING ROOF FRAMING TO BE
DESIGNED AND CERTIFIED BY ROOF TRUSS
MANUFACTURER. REFER TO ROOF TRUSS
SHOP DRAWINGS FOR ALL ROOF FRAMING
INFORMATION UNILESS OTHERWISE NOTED
ON ARCHITECTURAL DRAWINGS.

ARCHITECTS

4110 Yonge Street Suite 602, Toronto ON. M2P 2B7

Q4 ARCHITECTS INC

T. 416.322.6334 F. 416.322.7294 E. info@q4architects.com

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ASSOCIATION OF ARCHITECTS 2 Have May 1. 17 GILLAND UNCES MARTIN DI GIUSENPE LICENCE

Issued / Revision Chart

OPTIONAL PLAN

Project Title

OAKVILLE VILLAGE HOMES

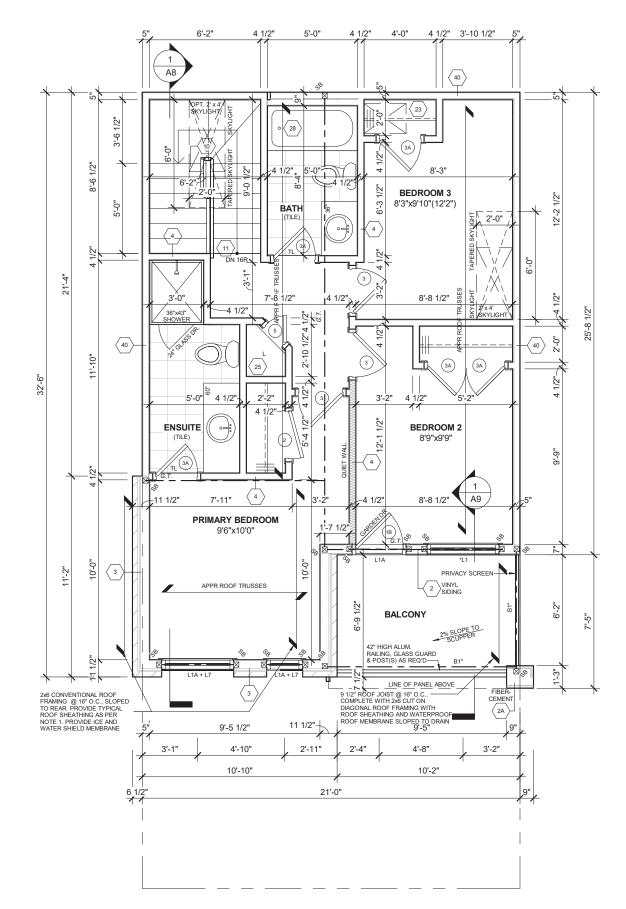
Location

OAKVILLE, ONTARIO

Client **HALLETT HOMES**

VH01 THE FULHAM

Project No. 20029 Scale As indicated JC Drawn By Checked By PCM



ALTERNATE THIRD FLOOR PLAN W/ 3 BEDROOM 3/16" = 1'-0"

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NOTE: FLOOR TRUSSES TO BE PROVIDED WITH 4* DIA, PRE-CUT HOLES @ 8* APART FOR FLEX. DUCTS PER HVAC DESIGN. (SEE HVAC DRAWINGS FOR LOCATION AND NUMBER OF HOLES REQUIRED.)

NOTE: N-1 PROVIDE SOLID BLOCKING AT 3'-0" O.C. FOR FLOOR JOISTS PARALLEL TO WALL (TYP.)

NOTE: ROOF TRUSS INFORMATION REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

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4	REV. PER ENG. COMMENTS	2022.07.25	ALT
3	REV. PER ENG. COMMENTS	2022.06.27	ALT
2	ISSUED FOR ENG. REVIEW	2022.05.30	ALT
1	ISSUED FOR TENDER	2022.05.13	ALT

Issued / Revision Chart

OPTIONAL PLAN

Project Title

OAKVILLE VILLAGE HOMES

Location

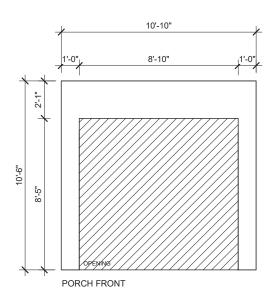
OAKVILLE, ONTARIO

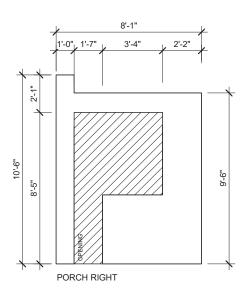
Client **HALLETT HOMES**

VH01 THE FULHAM

Project No. 20029 Scale As indicated JC Drawn By Checked By PCM

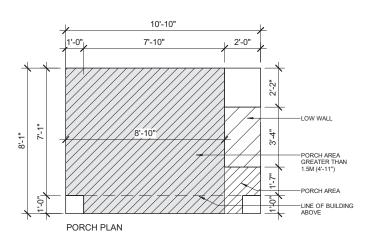
PORCH LEFT





VERTICAL PLANE OPENINGS IN PORCH TOTAL WALL AREA: TOTAL OPENINGS: 259.58SF 162.57SF PRECENTAGE OF OPENINGS: 62.63%

1 PORTICO VERTICAL OPENINGS 3/16" = 1'-0"



PORCH DEPTH PORCH WIDTH: PORCH WIDTH GREATER THAN 1.5m (4'-11") PORCH DEPTH: PRECENTAGE OF PORCH DEPTH GREATER THAN 1.5m (4'-11"):

130" 106" 81.54%

PORTICO DEPTH PLAN
3/16" = 1'-0"

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ZONING CALCULATIONS

Project Title

OAKVILLE VILLAGE HOMES

Location

OAKVILLE, ONTARIO Client

HALLETT HOMES

VH01 THE FULHAM

Project No. Scale 3/16" = 1'-0" JC Drawn By Checked By PCM