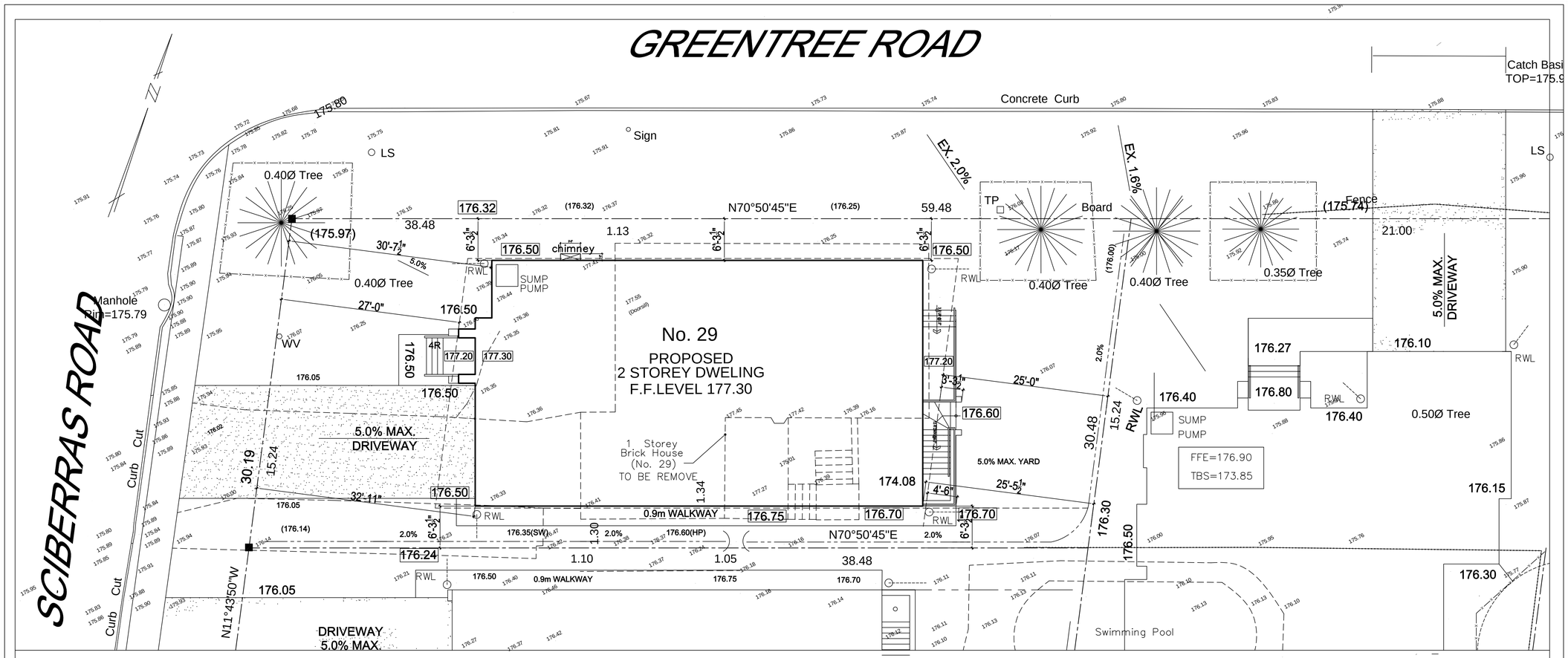
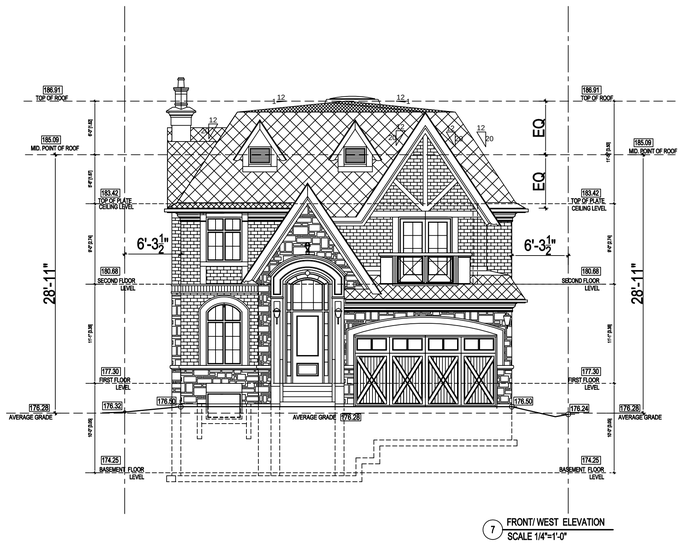




7 FRONT/ WEST ELEVATION
SCALE 1/4"=1'-0"

STATISTICS :

LOT AREA
6258.65 sq.ft. / 581.43 sq.m

PROPOSED LOT COVERAGE :
2493.12 (sq. ft) =39.84%

SETBACKS :

FRONT (M.)..... 27'-0"
SIDE (INT.) south ..... 6'-3 1/2"
SIDE (INT.) north .....6'-3 1/2"
REAR.....25'-1 1/2"

BUILDING HEIGHT ..... 28'-11"

BUILDING AREA	
GROUND FLOOR	LIVABLE AREA = 1864.25 sq.ft.
	GARAGE = 608.45 sq.ft. PORCH = 20.42 sq.ft.
	TOTAL GROUND FLOOR AREA = 2493.12 sq.ft. / 231.61 sq.m.
SECOND FLOOR	LIVABLE AREA = 2387.54 sq.ft.
	TOTAL SECOND FLOOR AREA = 2387.594 sq.ft. / 221.80 sq.m.
BUILDING AREA	TOTAL LIVABLE AREA = 4251.79 sq.ft. / 394.99 sq.m.
	TOTAL AREA (including Porch and Garage) =4880.66 sq.ft. / 453.41 sq.m.
BASEMENT FLOOR	TOTAL BASEMENT FLOOR AREA = 1864.25 sq.ft. / 173.19 sq.m.

DRAWINGS:

ARCHITECTURAL DESIGN:

A01. SITE PLAN & INFORMATION
A02. OBC STANDARDS AND SECTION
A03. BASEMENT PLAN AND FIRST FLOOR PLAN
A04. SECOND FLOOR PLAN AND ROOF PLAN
A05. FRONT/ WEST ELEVATION AND REAR/ EAST ELEVATION
A06. SIDE/ NORTH ELEVATION
A07. SIDE/ SOUTH ELEVATION
A08. DOOR AND WINDOW SCHEDULE

STRUCTURAL DESIGN:

S01. FOOTINGS PLAN
S02. FIRST FLOOR FRAMING PLAN
SECOND FLOOR FRAMING PLAN
S03. SECOND FLOOR CEILING FRAMING PLAN
ROOF PLAN

PAAR DESIGN INC.
22 BLUE FOREST DR.
TORONTO ON.
M3H 4W2
416 630 2106

NOTES

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB

REVISION NOTES

MARK	DATE	DESCRIPTION
1.	09 04 2015	ISSUED FOR PERMIT

DESIGN

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.

Qualification Information
Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code

Name	Signature	BCIN / BCDN
Zoran Paar		24546

Registration Information
Required unless design is exempted under Division C -3.2.4.1. of the 2006 Ontario Building Code

Firm Name	Signature	BCIN / BCDN
PAAR Architecture and Interior Design Inc.		31765

DESIGN BY

PAAR DESIGN
22 BLUE FOREST DR.
TORONTO ON.
M3H 4W2
416 630 2106
www.paardesign.com
info@paardesign.com

DRAWING

PROJECT:	29 SCIBERRAS RD. 2 STOREY DWELLING
FILE NAME:	
DRAWN BY:	N.P.
CHECKED BY:	Z.P.
SHEET SIZE:	24" x 36"
PROJ./REV. NO:	P / A 09 02 2015
DATE:	09 04 2015
SHEET TITLE:	SITE PLAN AND INFORMATION
SCALE:	1/8" = 1'-0"
DRAWING NO:	A 01

ONTARIO BUILDING CODE STANDARDS

Excavation and Backfill

- Excavation shall be undertaken in such a manner so as to prevent damage to existing structures, adjacent property and utilities
- The topsoil and vegetable matter in unexcavated areas under a building shall be removed. The bottom of excavations for foundations shall be free of all organic material
- If termites are known to exist, all stumps, roots and wood debris shall be removed to a minimum depth of 300mm in excavated areas under a building, and the clearance between untreated structural wood elements and the ground shall be no less than 450mm
- Backfill within 600mm of the foundation walls shall be free of deleterious debris and boulders over 250mm in diameter

Dampproofing and Drainage

- In normal soil conditions, the exterior surfaces of foundation walls enclosing basements and crawl spaces shall be dampproofed. Where hydrostatic pressure occurs, a waterproofing system is required
- Masonry foundation walls shall be parged with 6mm of mortar coved over the footing prior to dampproofing
- 100mm dia. foundation drains shall be laid on level, undisturbed ground adjacent to the footings at or below the top of the basement slab or crawl space floor, and shall be covered with 150mm of crushed stone. Foundation drains shall drain to a storm sewer, drainage ditch, dry well or sump
- Window wells shall be drained to the footing level or to a ditch or sump pump.
- Downspouts not directly connected to a storm sewer shall have extensions to carry water away from the building, and provisions shall be made to prevent soil erosion
- Concrete slabs in attached garages shall be sloped to drain to the exterior
- The building site shall be graded so that surface, sump and roof drainage will not accumulate at or near the building and will not adversely affect adjacent properties

Footings as per Structural Design and Structural Notes

General

- minimum 15MPa poured concrete
- minimum 1200mm below finished grade
- Footings shall be founded on natural undisturbed soil, rock or compacted granular fill with minimum bearing capacity of 150kPa to be site verified by Soil Engineer
- Footing Size as per Structural Design and Structural Notes see Structural Drawings
- The projection of an unreinforced footing beyond the wall supported shall not be greater than its thickness

Step Footings

- 600mm max. rise
  600mm min. run

Foundation Walls as per Structural Design and Structural Notes

General

- To be poured concrete, unit masonry, ICF or preserved wood (see drawings for type and thickness)
- Dampproofing shall be a heavy coat of bituminous material.
- Foundation wall to extend minimum 150mm above finished grade.
- A drainage layer is required on the outside of a foundation wall where the interior insulation extends more than 900mm below exterior grade. A drainage layer shall consist of
  - Min.19mm mineral fibre insulation with min. Density of 57 kg/m^3 of free drainage granular material,
  - Min.100mm or
  - An approved system which provides equivalent performance
- Foundation walls shall be braced or have the floor joists installed before backfilling

Concrete Floor Slabs

- Garage, carport and exterior slabs and exterior steps shall be 32MPa concrete with 5-8% air entrainment
- Basement slab 25MPa concrete, minimum 75mm thick, placed on a minimum 100mm of coarse, clean, granular material
- All fill other than coarse clean material placed beneath concrete slabs shall be compacted to provide uniform support

Masonry Walls

- Where constructed of 90mm brick, wall shall be bonded with a header course every 600mm o/c vertically and horizontally and 900mm o/c for block or tile.
- Provide 50mm solid masonry, concrete filled top course or continuous 38x89 wood plate under all roof and floor framing members
- Provide190mm solid masonry under beams and columns
- Masonry wall to be tied to each tier of joists with 40mm x 4.76mm corrosion resistant steel straps, keyed minimum 100mm into masonry. When joists are parallel to wall, ties are to extend across at least 3 joists @ 2000mm o.c.
- Inside of wall to be parged and covered with No.15 breather-type asphalt paper
- For reduced foundation walls to allow a brick facing while maintaining lateral support, tie minimum 90mm brick to minimum 90mm back-up block with corrosion resistant ties at least 17.8mm^2 in cross sectional area, spaced 200mm vertically and 900mm horizontally, with joints completely filled with mortar
- Masonry over openings shall be supported on corrosion resistant or prime painted steel lintels with a minimum of 150mm end bearing

Masonry Veneer

- Minimum 70mm thick if joints are not raked and 90mm thick if joints are raked
- Minimum 25mm air space to sheathing
- Provide weep holes @ 800mm o.c. at the bottom of the cavity and over doors and windows
- Direct drainage through weep holes with 0.5mm poly flashing extending minimum150mm up behind the sheathing paper
- Veneer ties minimum0.76mm thick x 22mm wide corrosion resistant straps spaced @ 500mm vertically and 600mm horizontally
- Fasten ties with corrosion resistant 3.18mm diameter screws or spiral nails which penetrate at least 30mm into studs

Wood Frame Construction as per Structural Design and Structural Notes

General

- All lumber shall be spruce-pine-fir No1 & 2, and shall be identified by a grade stamp
- Maximum moisture content 19% at time of installation
- Wood framing members which are supported on concrete in direct contact with soil shall be separated from the concrete with 0.05mm polyethylene or type 'S' roll roofing

Walls

- Exterior walls shall consist of:
  - cladding
  - air barrier system lapped 100mm at joints
  - lumber, plywood, OSB or gypsum sheathing
  - 38x140 studs @ 400mm o.c.
  - RSI 4.23 insulation
  - 38x140 bottom plate
  - 38x140 double top plate
- Interior loadbearing walls shall consist of:
  - 38x89 studs @ 400mm o.c.
  - 38x98 bottom plate and double 38x89 top plate
  - 38x89 mid-girts if not sheathed
  - 12.7mmgypsum board sheathing

Wall Sheathing

- As per O.B.C. 9.23.16.

Floors as per Structural Design and Structural Notes

General

- See Structural Design for floor joist size and spacing requirements
- Joists to have minimum 38mmof end bearing
- Joists shall bear on a sill plate fixed to foundation with 12.7mmanchor bolts @ 2400mm o.c
- Header joists between 1200mm and 3200mm in length shall be doubled. Header joists exceeding 3200mm shall be sized by calculations
- Trimmer joists shall be doubled when supported header is between 800mmand 2000mm. Trimmer joists shall be sized by calculations when supported header exceeds 2000mm
- 38x38 cross bridging required not more than 2100mm from each support and from other rows of bridging
- Joists shall be supported on joist hangers at all flush beams, trimmers, and headers.
- Non-loadbearing partitions shall be supported on a joist or on blocking between joists.

Subflooring

- As per O.B.C. 9.26.4.

Roof & Ceilings as per Structural Design and Structural Notes

General

- See Structural Design for roof structure -sizes and spacing requirements
- Hip and valley rafter shall be 38mm deeper than common rafters
- 38x89 collar ties @ rafter spacing with 19x89 continuous brace at mid span if collar tie exceeds 2400mm in length

Roof Sheathing

- As per O.B.C. 9.23.15.

Notching & Drilling of Trusses, Joists, Rafters

- Holes in floor, roof and ceiling members to be not larger than 1/4 the actual depth of member and not less than 50mm from edges
- Notches in floor, roof and ceiling members to be located on top of the member within 1/2 the actual depth from the edge of bearing and not greater than 1/3 the joist depth
- Wall studs may be notched or drilled provided that no less than 2/3 the depth of the stud remains, if load bearing, and 40mm if non-load bearing
- Roof truss members shall not be notched, drilled or weakened unless accommodated in the design

Columns, Beams & Lintels

- Steel beams and columns shall be shop primed 350W steel.
- Minimum 89mm end bearing for wood and steel beams, with190mm solid masonry beneath the beam.
- Steel columns to have minimum outside diameter of 73mm and minimum wall thickness of 4.76mm
- Wood columns for carports and garages shall be minimum89mm x 89mm; in all other cases either 140mm x 140mm or 184mm round, unless calculations based on actual loads show lesser sizes are adequate. All columns shall be not less than the width of the supported member
- Masonry columns shall be a minimum of 290mm x 290mm or 240mm x 380mm
- Provide solid blocking the full width of the supported member under all concentrated loads

Insulation & Weatherproofing

INSULATION AS PER AMENDED REQUIREMENTS OF O.B.C. PART 12 COMPLIANCE PACKAGE " J "

Supply Ducts in unheated space RSI 2.11
Insulation shall be protected with gypsum board or an equivalent interior finish, except for unfinished basements where 0.15mm poly is sufficient for fibreglass type insulations
Ducts passing through unheated space shall be made airtight with tape or sealant
Caulking shall be provided for all exterior doors and windows between the frame and the exterior cladding
Weatherstripping shall be provided on all doors and access hatches to the exterior, except doors from a garage to the exterior
Exterior walls, ceilings and floors shall be constructed so as to provide a continuous barrier to the passage of water vapour from the interior and to the leakage of air from the exterior

Natural Ventilation

Every roof space above an insulated ceiling shall be ventilated with unobstructed openings equal to not less than 1/300 of the insulated ceiling area
Insulated roof spaces not incorporating an attic shall be ventilated with unobstructed openings equal to not less than 1/150 of the insulated ceiling area.
Roof vents shall be uniformly distributed with min. 25% at top of the space and 25% at bottom of the space designed to prevent the entry of rain, snow or insects
Unheated crawl spaces shall be provided with 0.1m^2 of ventilation for each 50m^2
Minimum natural ventilation areas, where mechanical ventilation is not provided, are:

Bathrooms:	0.09m^2
other rooms:	0.28m^2
Unfinished basement:	0.2% of floor area

Doors and Windows

Every floor level containing a bedroom and not served by an exterior door shall contain at least 1 window having an unobstructed open area of 0.35m^2 and no dimension less than 380mm , which is openable from the inside without tools. Maximum sill height 1000mm for fin. floors above grade.
Exterior house doors and windows within 2000mm from grade shall be constructed to resist forced entry. Doors shall have a deadbolt lock
The principal entry door shall have either a door viewer, transparent glazing or a sidelight

Glass in Doors and Sidelights

As per O.B.C. 9.6.6.2.

Resistance to forced entry

As per O.B.C. 9.6.8. and 9.7.6.1.

Exterior Walls

No windows or other unprotected openings are permitted in exterior walls less than 1200mm from property lines
15.9mm type 'x' fire rated drywall shall be installed on the inside face of attached garage exterior walls and gable ends of roofs which are less than 1200mm and not less than 600mm from property lines
Non combustible cladding shall be installed on all exterior walls less than 600mm from property lines

Caulking

As per O.B.C. 9.27.4

Waterproof wall finish

As per O.B.C. 9.29.2

Gypsum Board Finish (Taped Joints)

As per O.B.C. 9.29.5

Water Resistance

As per O.B.C. 9.30.1.(2)

Panel-type underlay

As per O.B.C. 9.30.2.

Intersection of Built-up Roofs and Walls other than masonry

As per O.B.C. 9.26.4.7.

Subflooring

As per O.B.C. 9.26.4.

Wall Sheathing

As per O.B.C. 9.23.16.

Restraint of joist bottoms

- Roof joists supporting a finished ceiling, other than plywood, OSB or waferboard, shall be restrained from twisting along the bottom by means of furring, blocking, cross bridging or strapping conforming to Article 9.23.9.3.

Thickness

- Concrete slabs shall be not less than 75mm thick exclusive of concrete topping.

Drips beneath window sills

- Except for wall openings located less than 150mm above ground level, where a concealed flashing is not installed beneath window and door sills, such sills shall be provided with an outward slope and a drip located not less than 25mm from the wall surface

Downspouts

- As per O.B.C. 9.26.18.2.

Wood strip flooring

- As per O.B.C. 9.30.3.

Fire protection for gas, propane and electric ranges

- As per O.B.C. 9.10.22.

Intersection of shingle roofs and walls other than masonry

- As per O.B.C. 9.26.4.5.

Ceramic Tile

- When ceramic tile is applied to a mortar bed with adhesive, the bed shall be a minimum of 12.5mm thick & reinforced with galvanized diamond mesh lath, applied over polyethylene on subflooring on joists at no more than 400mm o.c. with at least 2 rows cross bridging

Ceramic Tile

- As per O.B.C. 9.30.6.

Access to Attics and Crawl Spaces

- Access hatch minimum 545mmx 588mm to be provided to every roof space which is 10m^2 or more in area and more than 600mm in height
- Access hatch minimum 500mmx 700mm to be provided to every crawl space

Garage Gasproofing

- The walls and ceiling of an attached garage shall be constructed and sealed so as to provide an effective barrier to exhaust fumes
- All plumbing and other penetrations through the walls and ceiling shall be caulked
- Doors between the dwelling and attached garage may not open into a bedroom and shall be weatherstripped and have a self-closer

Alarms and Detectors

- At least one smoke alarm shall be installed on or near the ceiling on each floor and basement level 900mm or more above an adjacent level
- Smoke alarms shall be interconnected and located such that one is within 5m of every bedroom door and no more than 15m travel distance from any point on a floor
- A carbon monoxide detector shall be installed adjacent to every sleeping area for dwellings with fuel burning fireplace or stove, or an attached garage

Stairs

Maximum Rise	200mm
Minimum Run	210mm
Minimum Tread	235mm
Minimum Head Room	1950mm
Minimum Width	860mm

- Curved stairs shall have a min. run of 150mm at any point and a minimum average run of 200mm
- Winders which converge to a point in stairs must turn through an angle of no more than 90 °, with no less than 30°or more than 45°per tread. Sets of winders must be separated by1200mm along the run of the stair
- A landing is required at the top of any stair leading to the principal entrance to a dwelling and other exterior entrances with more than 3risers
- Exterior concrete stairs with more than 2 risers require foundations

Handrails and Guards

- A handrail is required for interior stairs containing more than 2 risers and exterior stairs containing more than 3 risers
- Guards are required around every accessible surface which is more than 600mm above the adjacent level and where the adjacent surface has a slope more than 1:2
- Interior and exterior guards min. 900mmhigh. Exterior guards shall be 1070mm high where height above adjacent surface exceeds 1800mm
- Guards shall have openings smaller than 100mm and no member between140mm and 900mm that will facilitate climbing

Plumbing

- Every dwelling requires a kitchen sink, lavatory, water closet, bathtub or shower stall and the installation or availability of laundry facilities
- A floor drain shall be installed in the basement, and connected to the sanitary sewer where gravity drainage is possible. In other cases, it shall be connected to a sewage ejection pump.

Electrical

- An exterior light controlled by an interior switch is required at every entrance
- A light controlled by a switch is required in every kitchen, bedroom, living room, utility room, laundry room, dining room, bathroom, vestibule, hallway, garage and carport. A switched receptacle may be provided instead of a light in bedrooms and living rooms
- Stairs shall be lighted, and except where serving an unfinished basement shall be controlled by a way switch at the head and foot of the stairs
- Basements require a light for each 30m^2, controlled by a switch at the head of the stairs

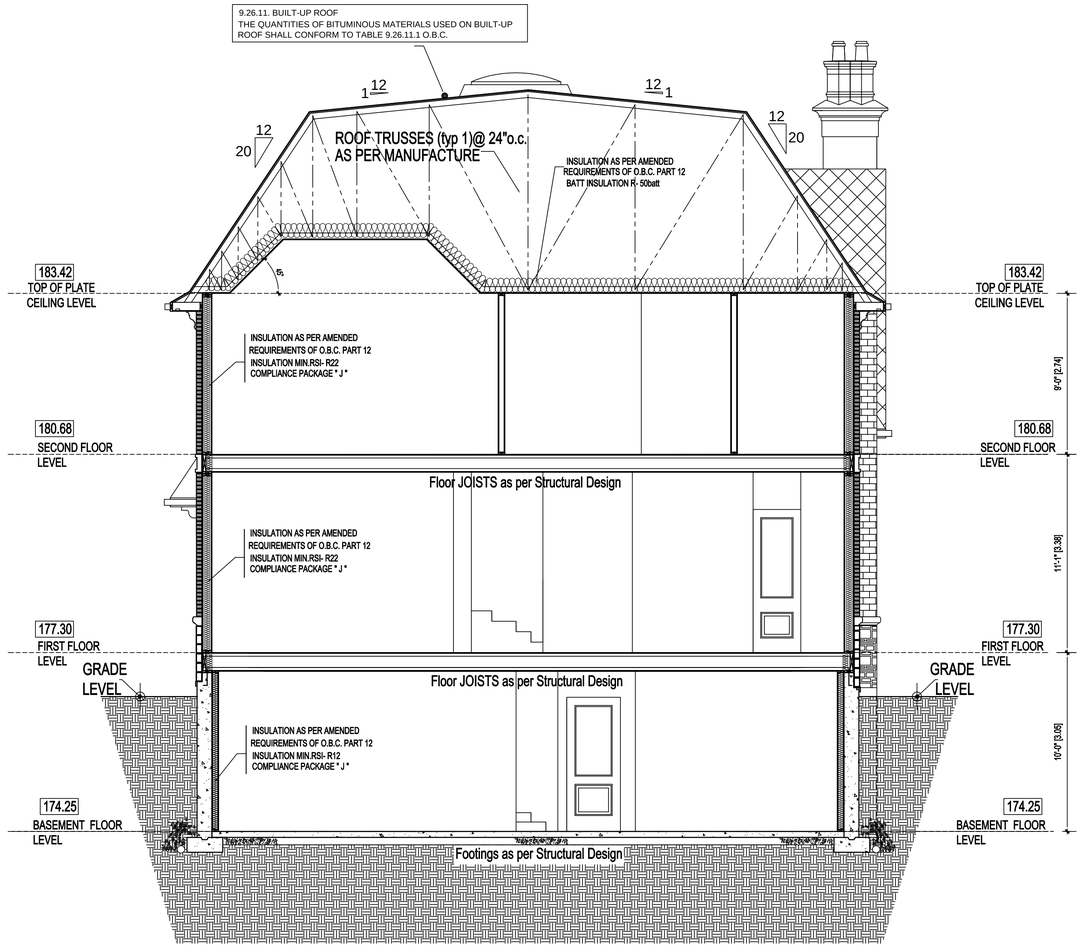
Mechanical Ventilation

- A mechanical ventilation system is required with a total capacity at least equal to the sum of:
  - 10.0 L/S each for basement and master bedroom
  - 5.0 L/S for each other room
- A principal dwelling exhaust fan shall be installed and controlled by a centrally located switch identified as such
- Supplemental exhaust shall be installed so that the total capacity of all kitchen, bathroom and other exhausts , less the principal exhaust, is not less than the total required capacity
- A Heat Recovery Ventilator may be employed in lieu of exhaust to provide ventilation. An HRV is required if any solid fuel burning appliances are installed
- Supply air intakes shall be located so as to avoid contamination from exhaust outlets

Roof & Ceilings as per Structural Design and Structural Notes

General

- SeeStructural Design for rafter, roof joist and ceiling joist size and spacing requirements
- Hip and valley rafter shall be 38mm deeper than common rafters
- 38x89 collar ties @ rafter spacing with 19x89 continuous brace at mid span if collar tie exceeds 2400mm in length



6 SECTION
SCALE 1/4"=1'-0"

Roofing

- Fasteners for roofing shall be corrosion resistant. Roofing nails shall penetrate through or at least 12mm into roof sheathing
- Every asphalt shingle shall be fastened with at least 4nails for 1000mm wide shingle
- Eave protection shall extend 900mm up the roof slope from the edge, and at least 300mm from the inside face of the exterior wall, and shall consist of Type M or Type S Roll Roofing laid with minimum 100mm head and end laps cemented together,or glass Fibre or Polyester Fibre coated base sheets,or self sealing composite membranes consisting of modified bituminous coated material or NO.15 saturated felt lapped and cemented. Eave protection is not required for unheated buildings, for roofs exceeding a slope of1 in 1.5, or where a low slope asphalt shingle application is provided
- Open valleys shall be flashed with 2layers of roll roofing, or 1layer of sheet metal min. 600mm wide
- Flashing shall be provided at the intersection of shingle roofs with exterior walls and chimneys
- Sheet metal flashing shall consist of not less than 1.73mmsheet lead, 0.33mm galvanized steel, 0.33mmcopper,0.35mmzinc, or 0.48mm aluminum

Intersection of Built-up Roofs and Walls other than masonry

- As per O.B.C. 9.26.4.7.

Water Resistance

- As per O.B.C. 9.30.1.(2)

Panel-type underlay

- As per O.B.C. 9.30.2.

Asphalt shingles on slopes of 1 in 3 or Greater

- As per O.B.C. 9.26.7

Roofing materials

- As per O.B.C. 9.26.2.1.(1)(l)

Roof Sheathing

- As per O.B.C. 9.23.15.

Sheathing membrane material standard

- As per O.B.C. 9.27.3.2.

Downspouts

- As per O.B.C. 9.26.18.2.

CARBON MONOXIDE DETECTOR C.M.
SMOKE ALARM S.A.

TO EACH SLEEPING AREA WITHIN EACH DWELLING UNIT ADJACENT REQUIRED CARBON MONOXIDE DETECTORS	MAY BE BATTERY OPERATED OR PLUGGED INTO AN ELECTRICAL OUTLET. MUST CONFORM TO CAN/CSA-6.19 OR UL 2034. CO DETECTORS
WITHIN EACH DWELLING UNIT REQUIRED SMOKE ALARMS	ALARMS MUST BE LOCATED ON OR NEAR THE CEILING WITHIN 5M OF BEDROOM DOORS. INTERCONNECTED DUE TOSEPARATION BETWEEN UNITS AND EGRESS REQUIREMENTS. MAY BE BATTERY OPERATED EXCEPT WHERE SMOKE ALARMS ARE REQUIRED TO BE.

SMOKE ALARMS AND CARBON MONOXIDE DETECTORS O.B.C. 2012 9.10.19.3. ; 9.33.4.2.

PAAR DESIGN INC.
22 BLUE FOREST DR.
TORONTO ON.
M3H 4W2
416 630 2106

NOTES

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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB

REVISION NOTES

MARK	DATE	DESCRIPTION
1.	09 04 2015	ISSUED FOR PERMIT

DESIGN

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.

Qualification Information
Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code

Zoran Paar	Signature	24546
Name		BCIN / BCDN

Registration Information
Required unless design is exempted under Division C -3.2.4.1. of the 2006 Ontario Building Code

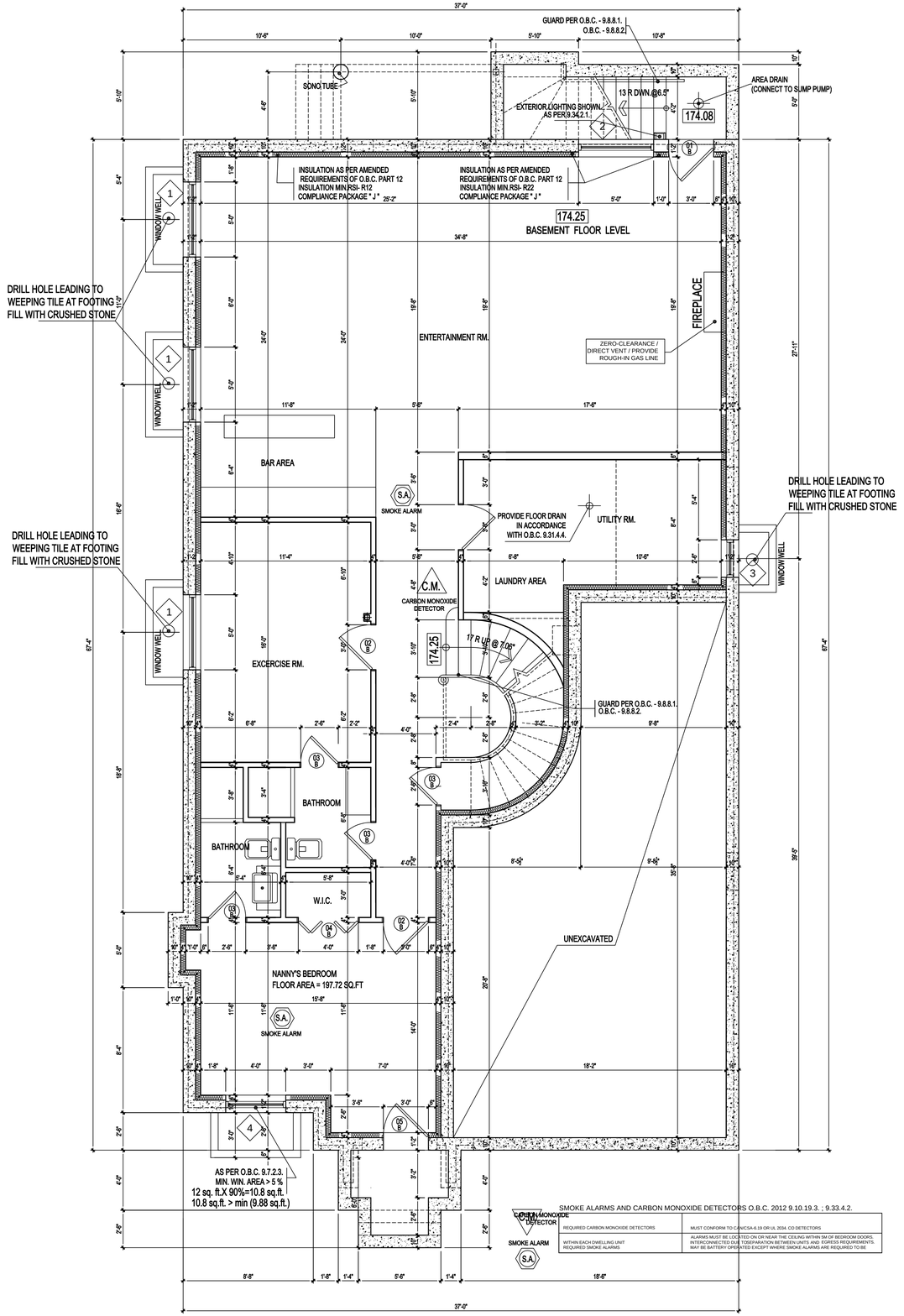
PAAR Architecture and Interior Design Inc.	Signature	31765
Firm Name		BCIN / BCDN

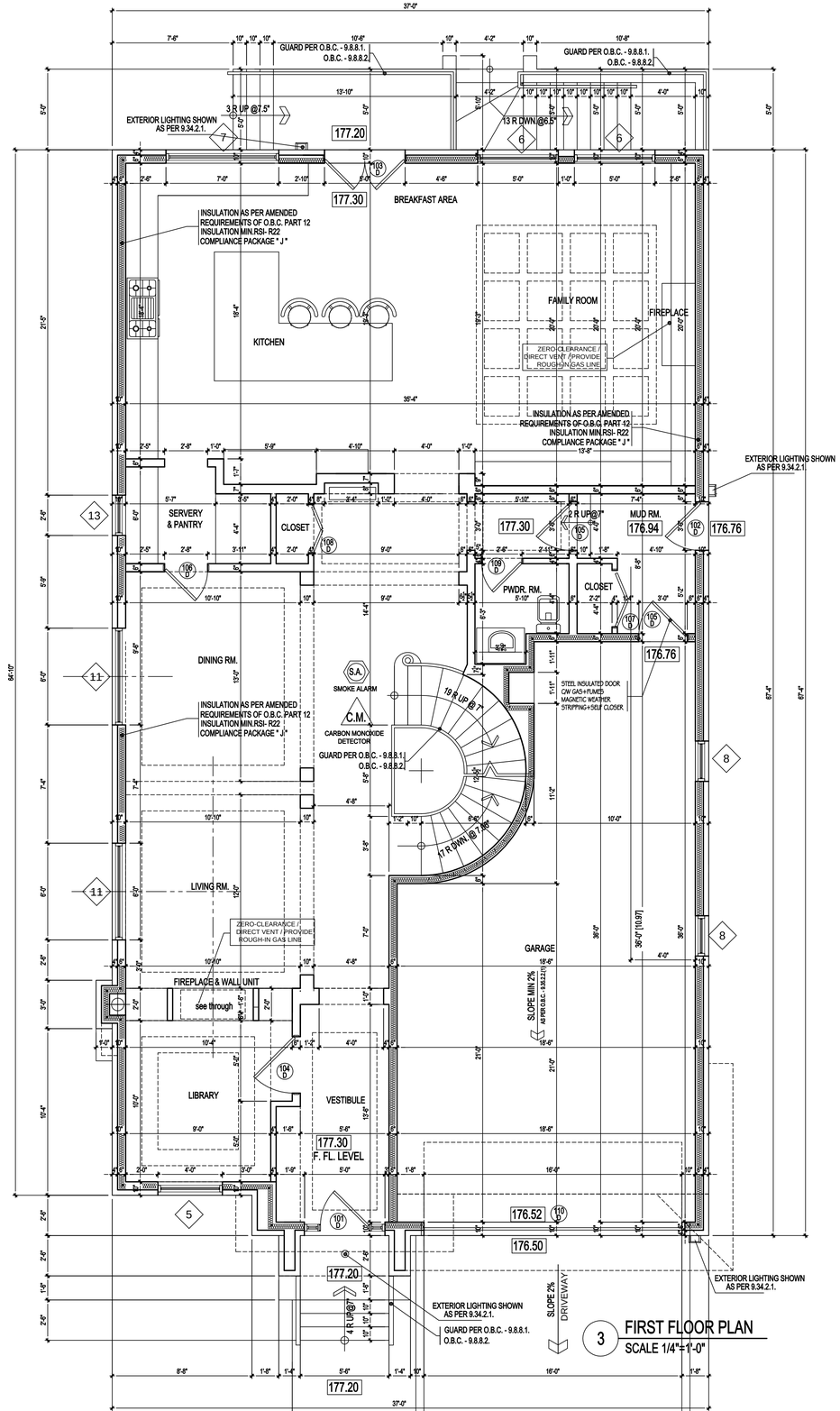
DESIGN BY

PAAR DESIGN
22 BLUE FOREST DR.
TORONTO ON.
M3H 4W2
416 630 2106
www.paardesign.com
info@paardesign.com

DRAWING

PROJECT:	29 SCIBERRAS RD. 2 STOREY DWELLING
FILE NAME:	
DRAWN BY:	N.P.
CHECKED BY:	Z.P.
SHEET SIZE:	24" x 36"
PROJ./REV. NO:	P / A 09 02 2015
DATE:	09 04 2015
SHEET TITLE:	OBC STANDARDS AND SECTION
SCALE:	1/4" = 1'-0"
DRAWING NO:	A 02





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Zoran Paar		24546

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PAAR Architecture and Interior Design Inc.		31765

DESIGN BY

PAAR DESIGN

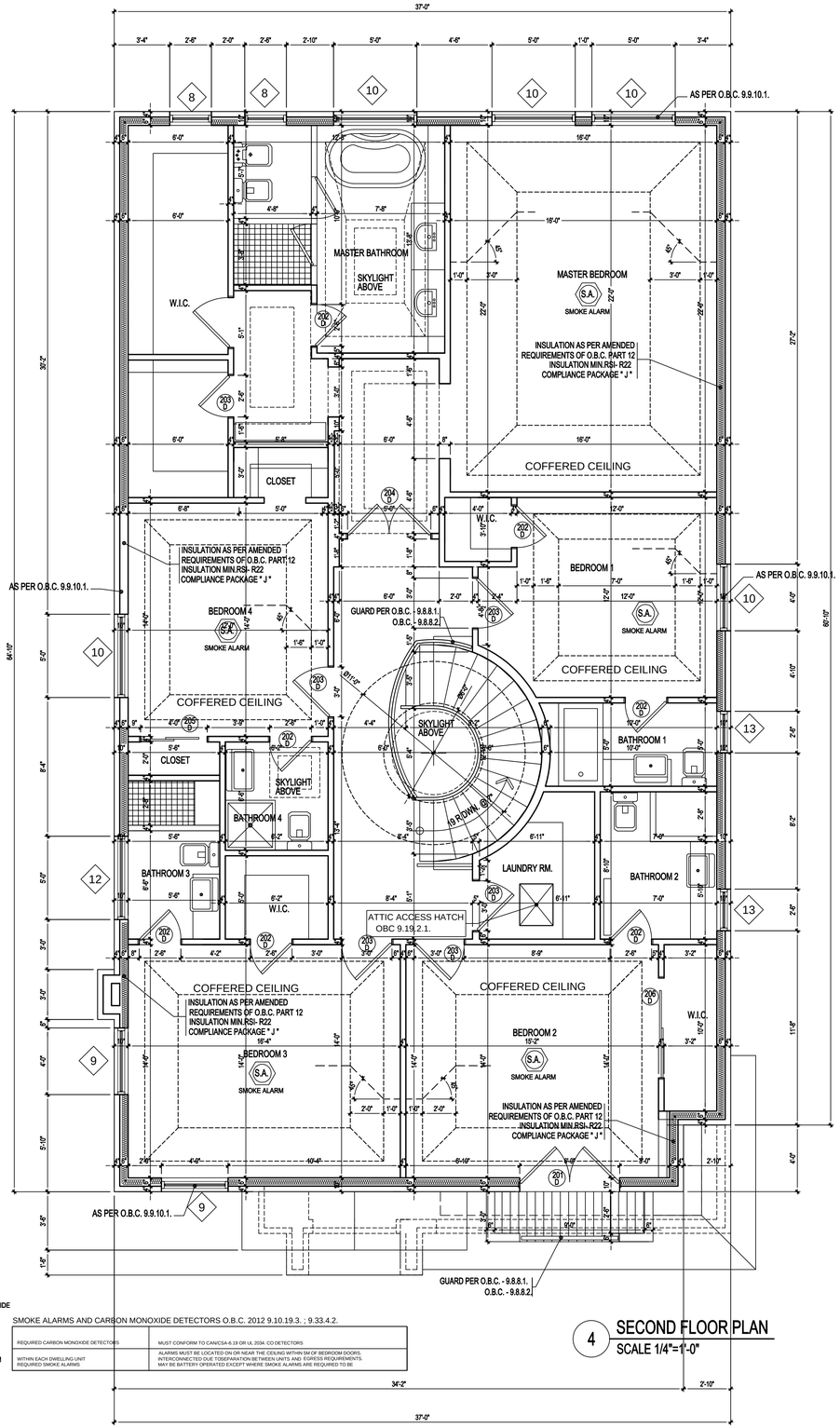
22 BLUE FOREST DR.
TORONTO ON.
M3H 4W2

416 630 2106

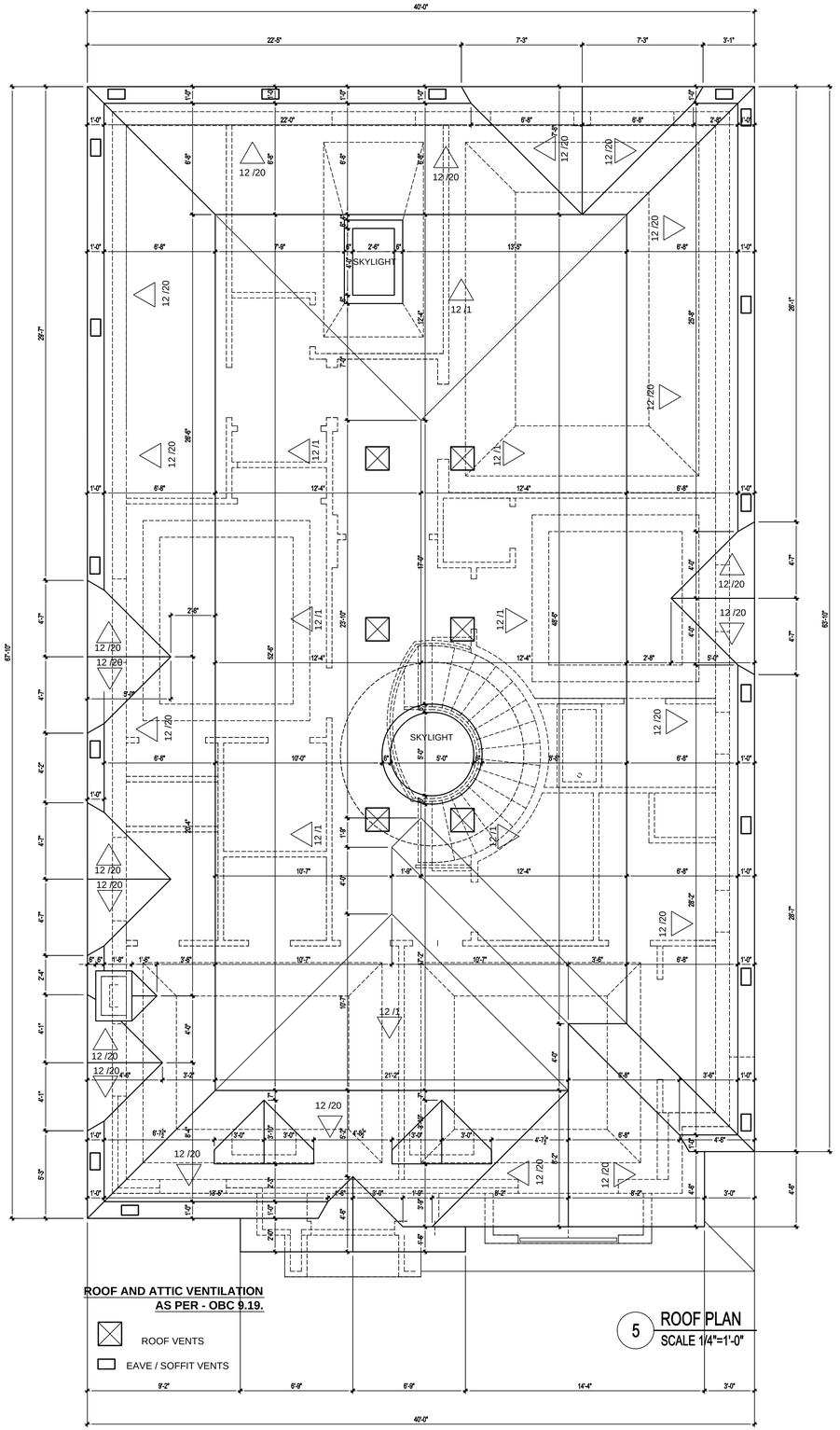
www.paardesign.com
info@paardesign.com

DRAWING

PROJECT:	29 SCIBERRAS RD. 2 STOREY DWELLING
FILE NAME:	
DRAWN BY:	N.P.
CHECKED BY:	Z.P.
SHEET SIZE:	24" x 36"
PROJ./REV. NO:	P / A 09 02 2015
DATE:	09 04 2015
SHEET TITLE:	BASEMENT PLAN AND FIRST FLOOR PLAN
SCALE:	1/4" = 1'-0"
DRAWING NO:	A 03



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



ROOF AND ATTIC VENTILATION AS PER - OBC 9.19.

ROOF VENTS

EAVE / SOFFIT VENTS

5 **ROOF PLAN**
SCALE 1/4"=1'-0"

CARBON MONOXIDE DETECTOR C.M.

SMOKE ALARM S.A.

SMOKE ALARMS AND CARBON MONOXIDE DETECTORS O.B.C. 2012 9.10.19.3. ; 9.33.4.2.

REQUIRED CARBON MONOXIDE DETECTORS	MUST CONFORM TO CAN/CSA-6.19 OR UL 2034. CO DETECTORS
WITHIN EACH DWELLING UNIT REQUIRED SMOKE ALARMS	ALARMS MUST BE LOCATED ON OR NEAR THE CEILING WITHIN 5M OF BEDROOM DOORS. INTERCONNECTED DUE TOSEPARATION BETWEEN UNITS AND EGRESS REQUIREMENTS. MAY BE BATTERY OPERATED EXCEPT WHERE SMOKE ALARMS ARE REQUIRED TO BE

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22 BLUE FOREST DR.
TORONTO ON.
M3H 4W2

416 630 2106

NOTES

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REVISION NOTES

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1.	09 04 2015	ISSUED FOR PERMIT

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Zoran Paar		24546

Registration Information
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Firm Name	Signature	BCIN / BCDN
PAAR Architecture and Interior Design Inc.		31765

DESIGN BY

PAAR DESIGN

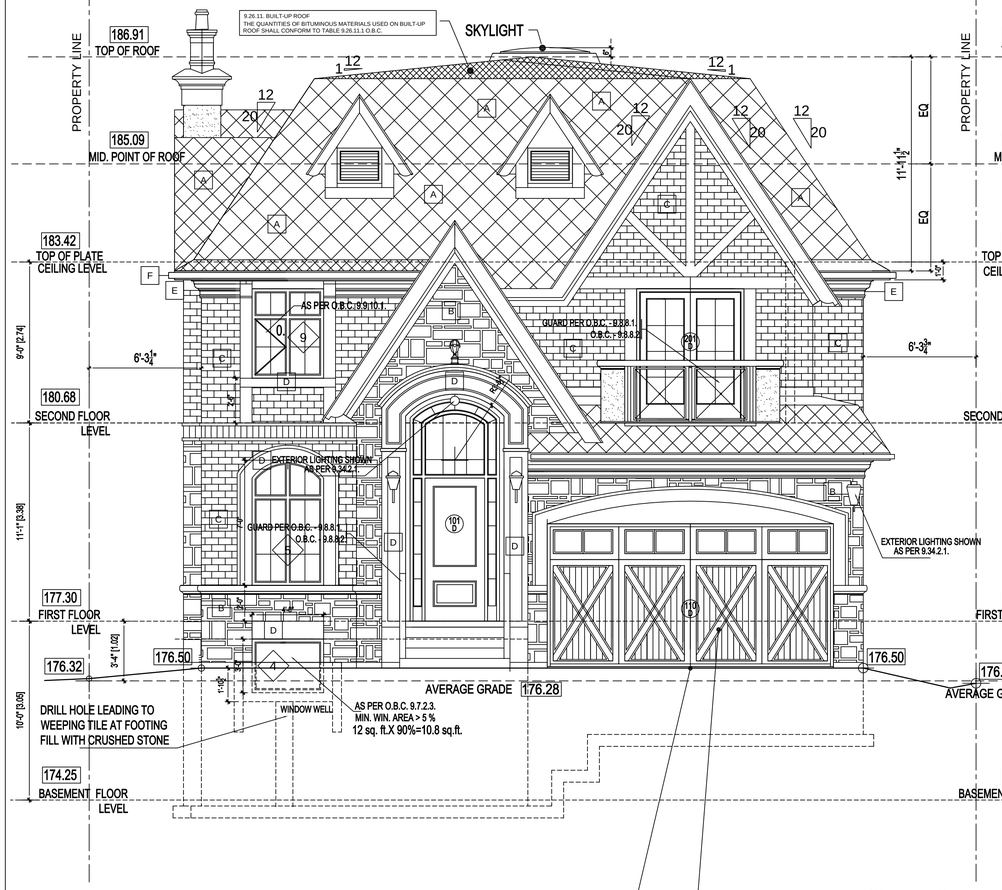
22 BLUE FOREST DR.
TORONTO ON.
M3H 4W2

416 630 2106

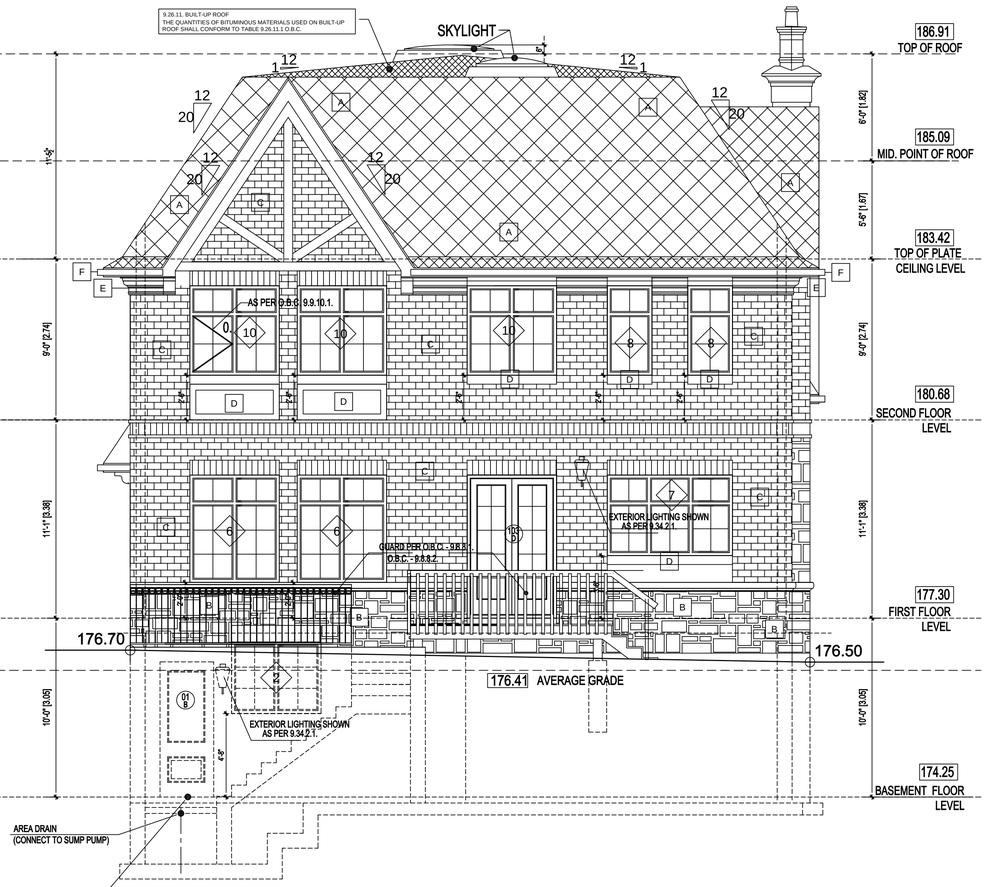
www.paardesign.com
info@paardesign.com

DRAWING

PROJECT:	29 SCIBERRAS RD. 2 STOREY DWELLING
FILE NAME:	
DRAWN BY:	N.P.
CHECKED BY:	Z.P.
SHEET SIZE:	24" x 36"
PROJ./REV. NO:	P / A 09 02 2015
DATE:	09 04 2015
SHEET TITLE:	SECOND FLOOR PLAN AND ROOF PLAN
SCALE:	1/4" = 1'-0"
DRAWING NO:	A 04



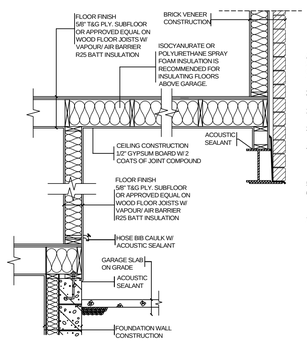
7 FRONT/ WEST ELEVATION
SCALE 1/4"=1'-0"



8 REAR/ EAST ELEVATION
SCALE 1/4"=1'-0"

GAS-PROOFING DETAIL

SCALE: N/S

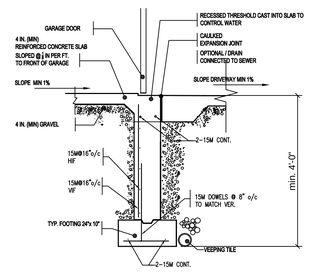


GASPROOFING NOTES

ATTACHED GARAGES MUST BE COMPLETELY SEALED TO PREVENT THE INFILTRATION OF CARBON MONOXIDE & GASOLINE FUMES INTO THE DWELLINGS.

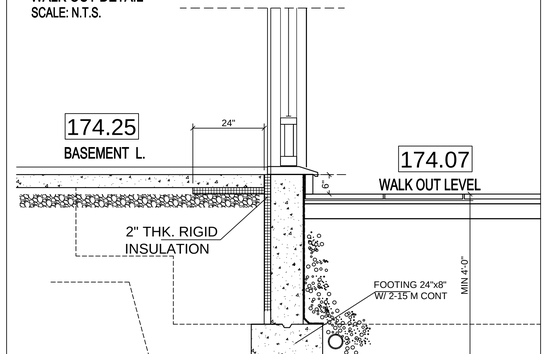
1. PROVIDE 1/2" DRYWALL W/ MIN. 2 COATS OF JOINT COMPOUND AT ALL WALLS ADJACENT TO DWELLINGS
2. CAULK BETWEEN GYPSUM BOARD AND OTHER SURFACES W/ ACOUSTIC SEALANT.
3. CAULK ALL PENETRATIONS SUCH AS HOSE BIBS W/ ACOUSTIC SEALANT.
4. DOORS BETWEEN GARAGE & DWELLINGS SHALL BE TIGHT FITTING & WEATHER-STRIPPED & PROVIDED W/ A SELF CLOSING DEVICE. DOOR MUST NOT OPEN DIRECTLY INTO A ROOM INTENDED FOR SLEEPING.
5. GARAGE SLAB SHALL BE SLOPED TO DRAIN OUTDOORS.
6. WHERE AN ATTACHED GARAGE IS ADJACENT TO AN ATTIC SPACE CARRY DRYWALL UP TO ROOF SHEATHING & CAULK W/ ACOUSTIC SEALANT.
7. UNIT MASONRY WALLS FORMING THE SEPARATION BETWEEN THE DWELLING & ATTACHED GARAGE SHALL BE PROVIDED W/ 2 COATS OF A SEALER OR COVERED W/ PLASTER OR GYPSUM BOARD ON THE GARAGE SIDE.

DEEP FOOTING AT GARAGE DOOR



WALK OUT DETAIL

SCALE: N.T.S.



EXTERIOR BUILDING MATERIALS AND FINISH SCHEDULE

A	CEDAR OR ASPHALT SHINGLES
B	STONE FINISH
C	BRICK FINISH
D	PRE-CAST /SELF-SUPPORT DOORS AND WINDOWS SURROUND, WINDOW SILLS,WALL SILLS (CUSTOM SIZES)
E	SOFFIT - STUCCO FINISHED WITH ALUMINUM VENT INSERTS
F	ALL ROOF METAL FLASHING, DRIP EDGES, COPINGS, GUTTERS, DOWNSPOUTS : PRE -FINISHED ALUMINUM
G	STUCCO FINISH

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22 BLUE FOREST DR.
TORONTO ON.
M3H 4W2

416 630 2106

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Zoran Paar	Signature	24546
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www.paardesign.com
info@paardesign.com

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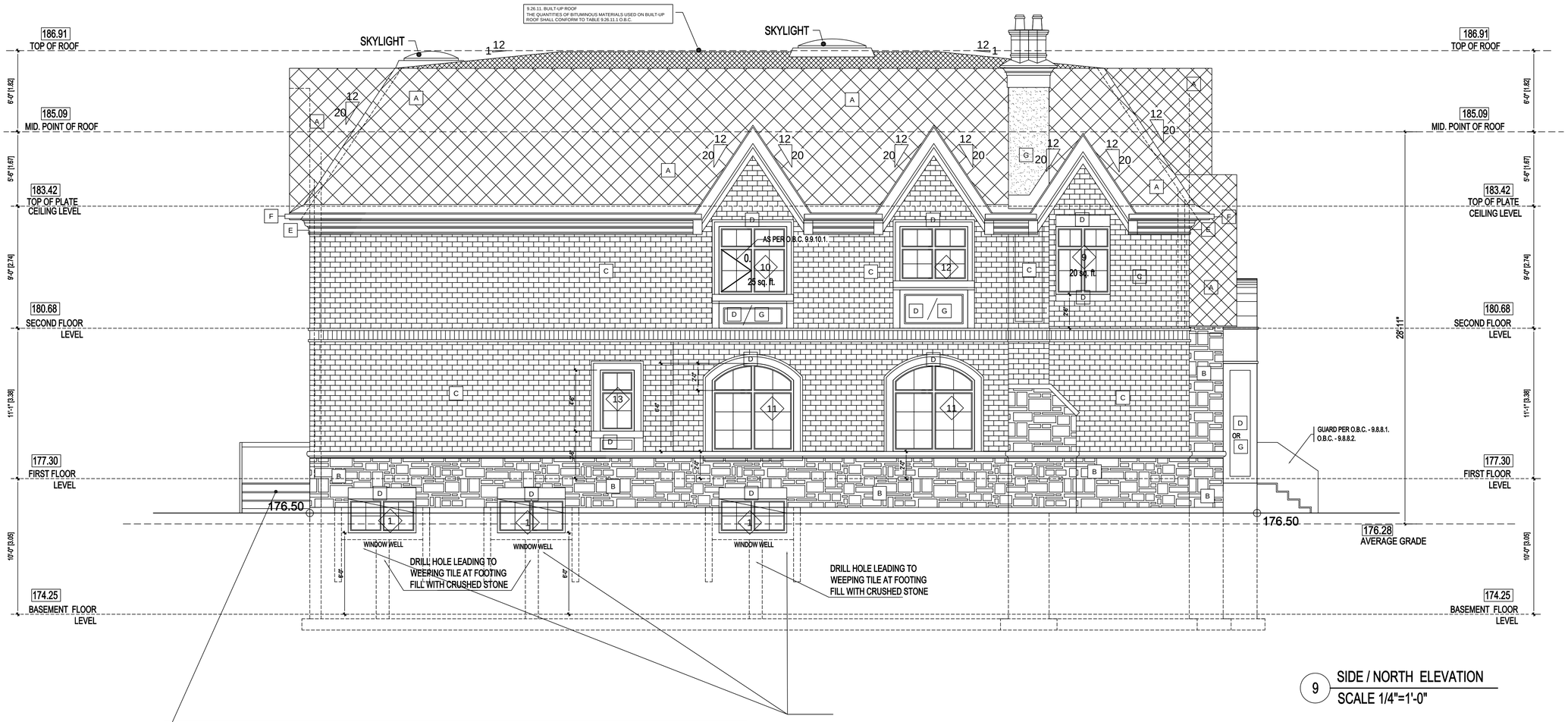
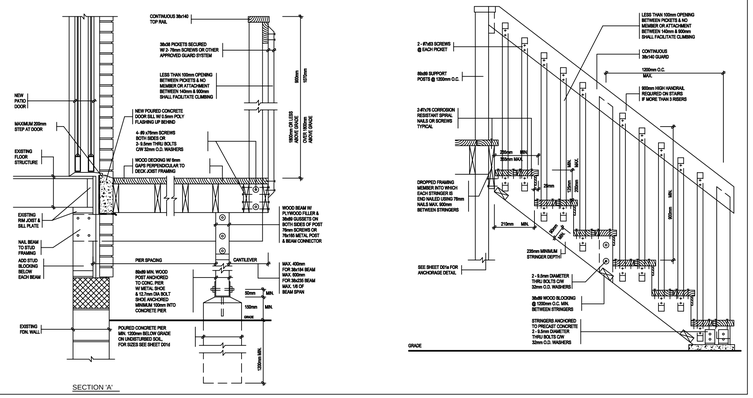
PROJ./REV. NO:	P / A 09 02 2015
DATE:	09 04 2015
SHEET TITLE:	FRONT/ WEST ELEVATION AND REAR/ EAST ELEVATION
SCALE:	1/4" = 1'-0"
DRAWING NO:	A 05



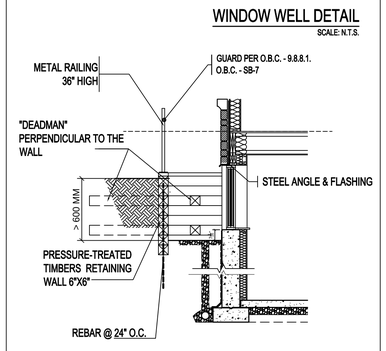
9 SIDE / NORTH ELEVATION
SCALE 1/4"=1'-0"

WOOD DECK - TYPICAL DETAILS



WINDOW WELL DETAIL

SCALE: N.T.S.



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M3H 4W2
416 630 2106
www.paardesign.com
info@paardesign.com

DRAWING

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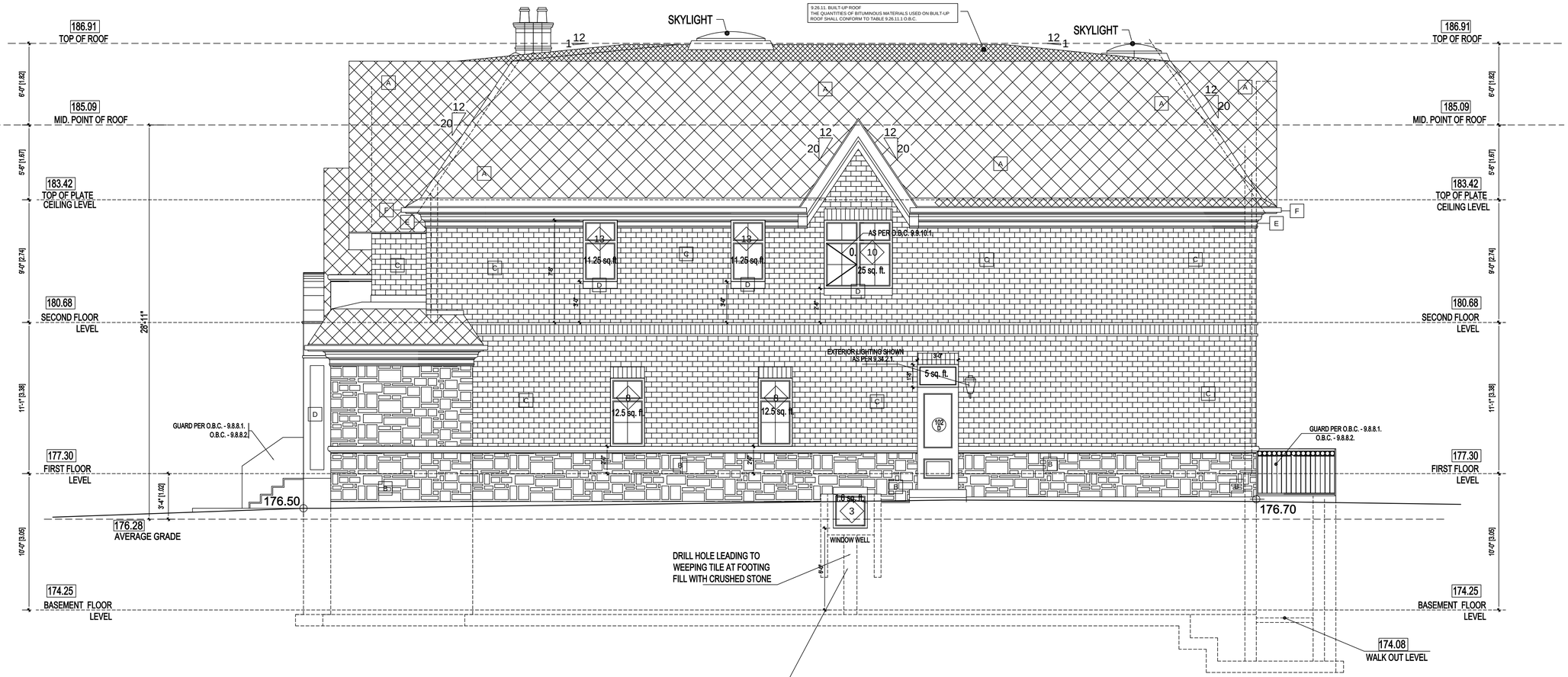
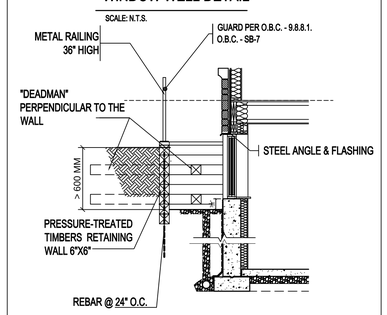
FILE NAME:	
DRAWN BY:	N.P.
CHECKED BY:	Z.P.
SHEET SIZE:	24" x 36"
PROJ./REV. NO:	P / A 09 02 2015
DATE:	09 04 2015
SHEET TITLE:	SIDE/ NORTH ELEVATION
SCALE:	1/4" = 1'-0"
DRAWING NO:	A 06



10 SIDE / SOUTH ELEVATION
SCALE 1/4"=1'-0"

WINDOW WELL DETAIL

SCALE: N.T.S.



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G	STUCCO FINISH

MAX. PERCENTAGE OF UNPROTECTED OPENINGS OR GLAZED AREAS - O.B.C. 9.10.14.1

SIDE / SOUTH ELEVATION AREA = 1478.15 sq.ft. / 137.3 sq.m.
LIMITING DISTANCE IS 1.92 M.(property to closest window) MAX 7.9% (116.77 SQ.FT.)
UNPROTECTED OPENINGS OR GLAZED AREA = 82.66 SQ.FT. X 90% (10 % FRAME)= 74.39 SQ.FT.
74.39 SQ.FT. < MAX 7.9% (116.77 SQ.FT.)

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22 BLUE FOREST DR.
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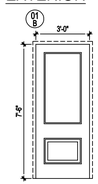
SHEET SIZE:	24" x 36"
PROJ./REV. NO:	P / A 09 02 2015
DATE:	09 04 2015
SHEET TITLE:	SIDE/ SOUTH ELEVATION
SCALE:	1/4" = 1'-0"
DRAWING NO:	A 07

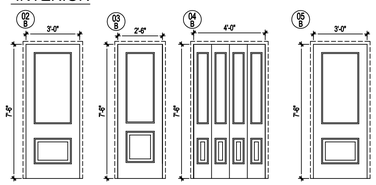
DOOR SCHEDULE

BASEMENT

EXTERIOR

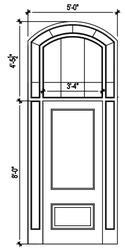


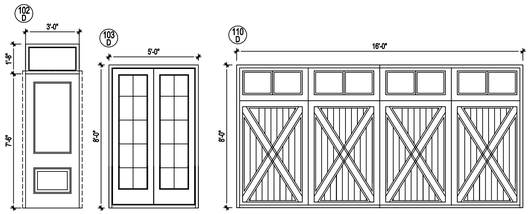
INTERIOR



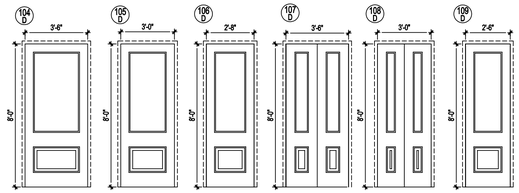
FIRST FLOOR

101 D EXTERIOR



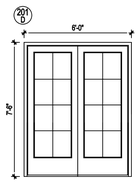


INTERIOR

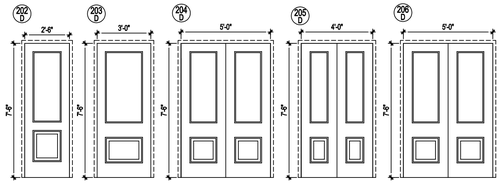


SECOND FLOOR

EXTERIOR



INTERIOR



BASEMENT

EXTERIOR

01 B 3'-0" X 7'-6"
SINGLE HINGED EXTERIOR DOOR

INTERIOR

02 B 3'-0" X 7'-6"
SINGLE HINGED DOOR

03 B 2'-6" X 7'-6"
SINGLE HINGED DOOR

04 B 4'-0" X 7'-6"
DOUBLE BIFOLD DOOR

05 B 3'-0" X 7'-6"
SINGLE HINGED DOOR INSULATED

FIRST FLOOR

EXTERIOR

101 D 3'-4" X 8'-0" SINGLE MAIN ENTRANCE DOOR WITH GLASS SURROUND

102 D 3'-0" X 7'-6"
SINGLE HINGED EXTERIOR DOOR WITH TRANSOM - SIZE 20" X 36"

103 D 5'-0" X 8'-0"
DOUBLE GLASS FRENCH DOOR

110 D 16'-0" X 8'-0"
SINGLE GARAGE DOOR

INTERIOR

104 D 3'-6" X 8'-0"
SINGLE HINGED DOOR

105 D 3'-0" X 8'-0"
SINGLE HINGED DOOR

106 D 2'-8" X 8'-0"
SINGLE HINGED DOOR

107 D 3'-6" X 8'-0"
SINGLE BIFOLD DOOR

108 D 3'-0" X 8'-0"
SINGLE SLIDING DOOR

109 D 2'-6" X 8'-0"
SINGLE HINGED DOOR

SECOND FLOOR

EXTERIOR

201 D 6'-0" X 7'-6"
DOUBLE GLASS FRENCH DOOR

INTERIOR

202 D 2'-8" X 7'-6"
SINGLE HINGED DOOR

203 D 3'-0" X 7'-6"
SINGLE HINGED DOOR

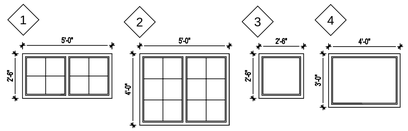
204 D 5'-0" X 7'-6"
DOUBLE HINGED DOOR

205 D 4'-0" X 7'-6"
SINGLE SLIDING DOOR

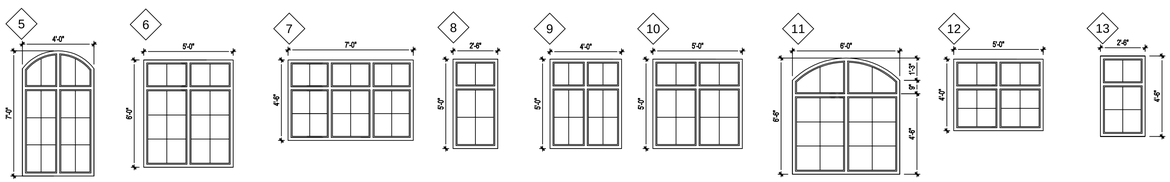
206 D 5'-0" X 7'-6"
SINGLE SLIDING DOOR

WINDOW SCHEDULE

BASEMENT



FIRST FLOOR AND SECOND FLOOR



WINDOW SCHEDULE

1	5'-0" X 2'-6"
2	5'-0" X 4'-0"
3	2'-6" X 2'-6"
4	4'-0" X 3'-0"
5	4'-0" X 7'-0"
6	5'-0" X 6'-0"
7	7'-0" X 4'-6"
8	2'-6" X 5'-0"
9	4'-0" X 5'-0"
10	5'-0" X 5'-0"
11	6'-0" X 6'-6"
12	5'-0" X 4'-6"
13	2'-6" X 4'-6"

WINDOWS:

1) MINIMUM BEDROOM WINDOW

EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IS TO HAVE AT LEAST ONE OUTSIDE WINDOW W/ MIN. 0.35m2 UNOBSTRUCTED OPEN PORTION W/ NO DIMENSION LESS THAN 1'-3" (380), CAPABLE OF MAINTAINING THE OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT, AND MUST CONFORM TO 9.7.1.3 (& 9.7.1.4 FOR BASEMENT WINDOWS).

2) WINDOW GUARDS
A GUARD OR A WINDOW WITH A MAXIMUM RESTRICTED OPENING WIDTH OF 4" (100) IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 1'-7" (480) ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 5'-11" (1800).

3. ALIGN TOP OF ALL DOORS & WINDOWS UNLESS OTHERWISE NOTED ON ALL ELEVATIONS/SECTIONS/PLANS (i.e. SILL HEIGHTS MAY HAVE TO BE ADJUSTED TO ACCOMMODATE THIS)
4. WINDOW DIMENSIONS REFER TO FRAME SIZES
5. DESIGNER TO CONFIRM FINAL WINDOW SIZES ONCE SHOP DRAWINGS HAVE BEEN REVIEWED

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SCALE:	1/4" = 1'-0"
DRAWING NO:	A 08