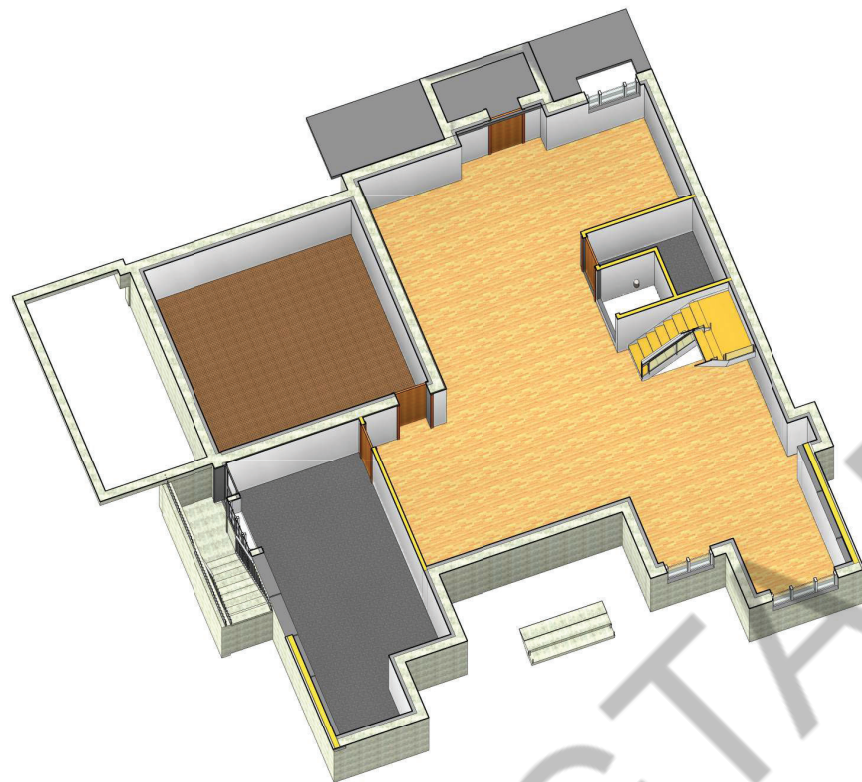


# **CUSTOM HOUSE DESIGN**

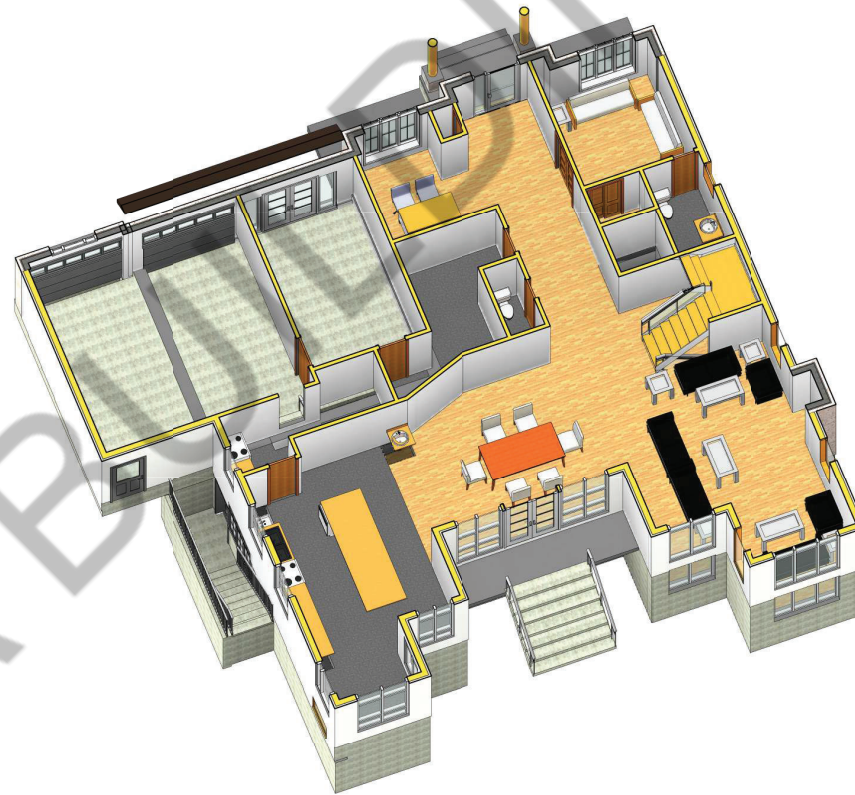
**1334 REBECCA STREET, OAKVILLE,  
ONTARIO.**



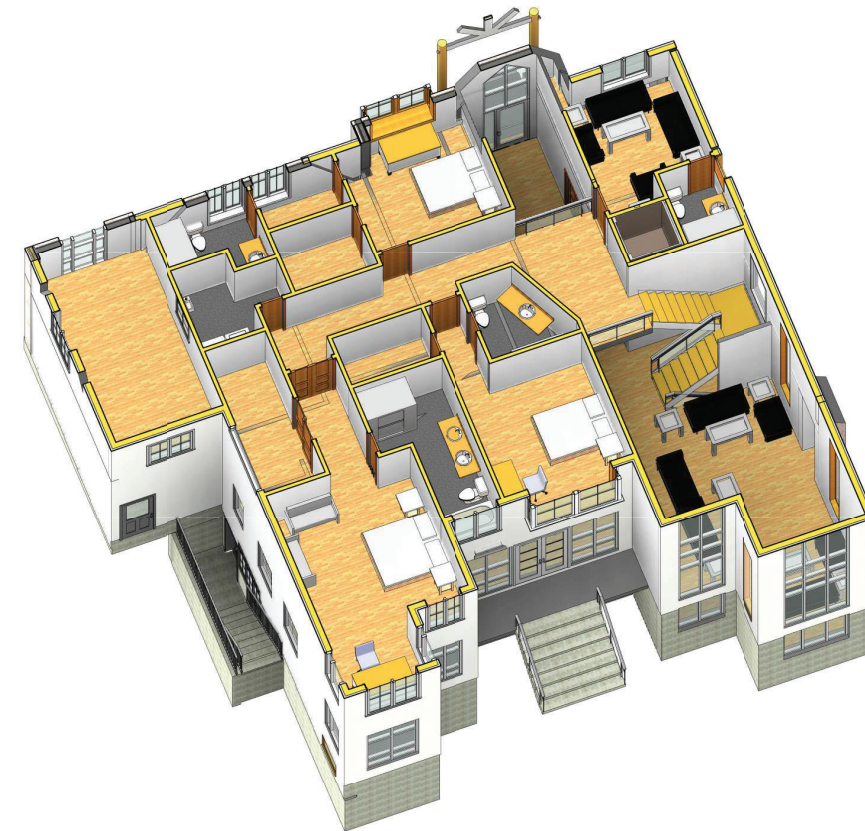
NEW CUSTOM HOUSE SINGLE FAMILY 2 STY. DWELLING AT 1334 REBECCA STREET , OAKVILLE, ONTARIO



BASMENT ISOMETRIC VIEW



GROUND FLOOR ISOMETRIC VIEW



SECOND FLOOR ISOMETRIC VIEW

PROJECT ARCHITECTS:  
**ARCHISYSTEM INC.**  
 CONSULTING ARCHITECTS  
 CERTIFICATE OF PRACTICE # 5465

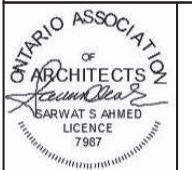
80 Eastern Ave. Unit A9, Brampton, ON  
 Canada L6W 0B8  
 Tel: (O) 905-858-2565 (C) 647-295-2565  
 www.thearchsystem.com  
 e-mail: archsystem@gmail.com

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OWNER / CLIENT:  
 ADITYA TANDON  
 &  
 ADITYA TANDON

STRUCTURAL ENGINEERS:  
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1 BUILDING PERMIT 06/24/2021  
 No.: Issued For: Date:



PROJECT:  
**CUSTOM DESIGN HOUSE**  
 1334 REBECCA STREET,  
 OAKVILLE, ONTARIO.

DRAWING TITLE:  
 PERMIT SET  
 ARCHITECTURAL

SHEET TITLE:  
**TITLE SHEET**

JOB # 2019017

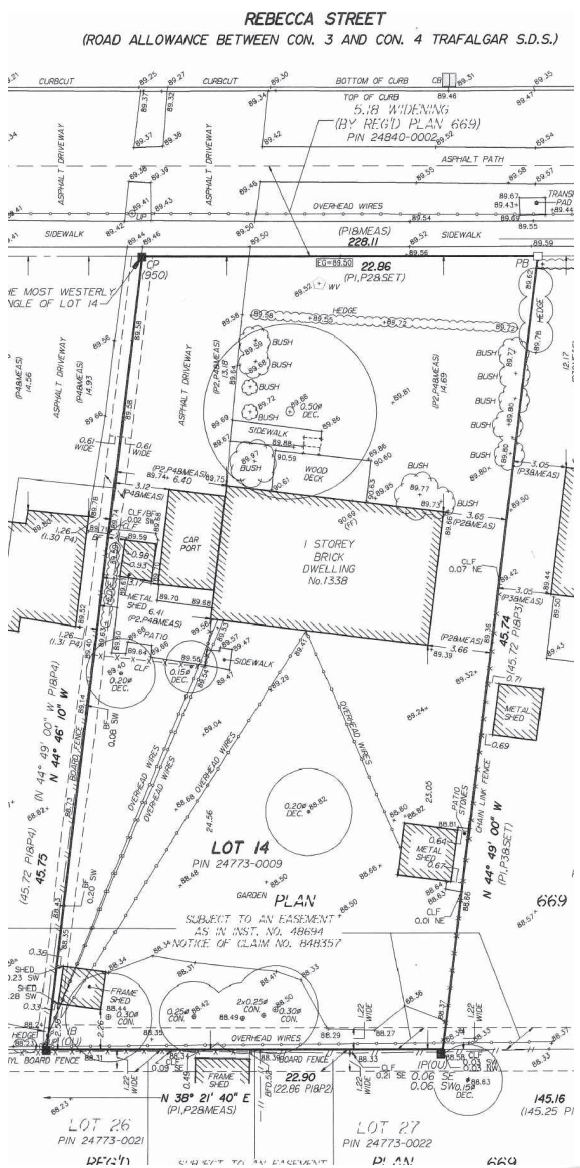
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SHEET NO.:

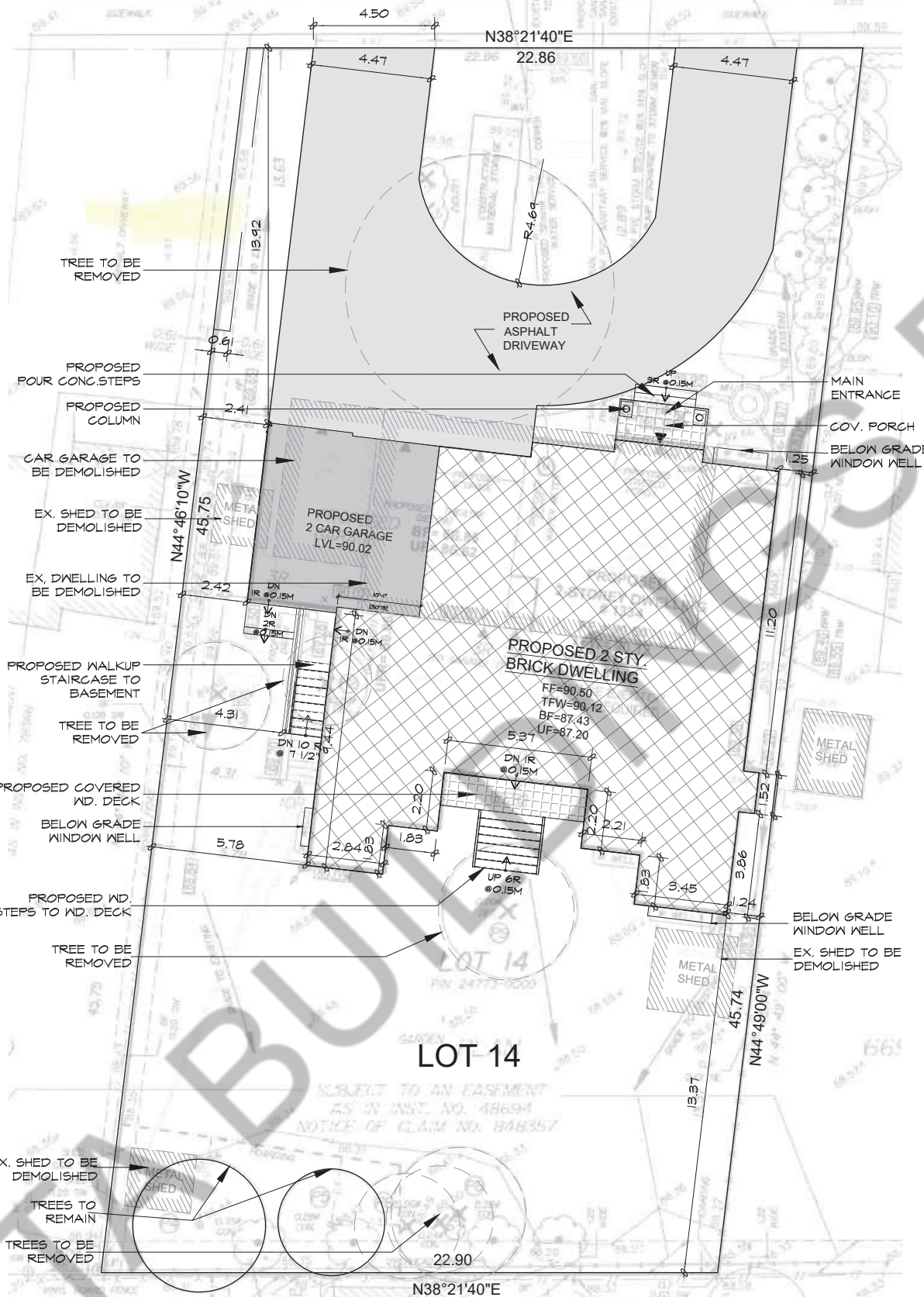
**A0.0**



KEY PLAN  
A1.0 N.T.S.



EX. SURVEY  
A1.0 1:200



SITE PLAN  
A1.0 1:100

Name of Practice:  
ARCHISYSTEM INC.  
CERTIFICATE OF PRACTICE # 5465

Name of Project:  
1334 REBECCA ST OAKVILLE ON L6L 1Z4

ONTARIO BUILDING CODE MATRIX - PART 3 OR 9

		OBC References									
		PART 11	PART 3								
Project Description:	<input type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> CHANGE OF USE		2.1.1 9.10.1.3								
MAJOR OCCUPANCY(S)	GROUP C SINGLE FAMILY DWELLING	3.1.2.1.(1)	9.10.2								
BUILDING AREA (m2) EXISTING	114.17 SQ.M (T.B.R) NEW 264.29 SQ.M TOTAL 383.54 SQ.M	1.4.1.2[A]	1.13.2								
GROSS AREA	EXISTING 114.17 SQ.M (T.B.R) NEW 383.54 SQ.M TOTAL 383.54 SQ.M	1.4.1.2[A]	1.13.2								
NUMBER OF STOREYS	ABOVE GRADE 2 BELOW GRADE 1		2.1.1.3								
NUMBER OF STREETS / FIRE FIGHTER ACCESS	1	3.2.2.10 & 3.2.5.5	9.10.2								
BUILDING CLASSIFICATION	C-OCCUPANCY	3.2.2.20-83	9.10.4								
SPRINKLER SYSTEM PROPOSED	<input type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> SELECTED COMPARTMENTS <input type="checkbox"/> SELECTED FLOOR AREAS <input type="checkbox"/> BASEMENT <input type="checkbox"/> IN LIEU OF ROOF RATING <input checked="" type="checkbox"/> NOT REQUIRED	3.2.2.20-83 3.2.1.5 3.2.2.17	9.10.8 9.1.8.2								
STANDPIPE REQUIRED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.9.1	N/A								
FIRE ALARM REQUIRED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.4.1 (h)	9.10.7.2								
WATER SERVICE / SUPPLY IS ADEQUATE	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.5.7	N/A								
HIGH BUILDING	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.6	N/A								
CONSTRUCTION RESTRICTIONS	<input checked="" type="checkbox"/> COMBUSTIBLE PERMITTED <input type="checkbox"/> NON-COMBUSTIBLE PERMITTED <input type="checkbox"/> BOTH	3.2.2.57	9.10.6								
ACTUAL CONSTRUCTION	<input checked="" type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> BOTH										
MAZZANINE(S) AREA (m2)	0	3.2.1.1.(3)-(8)	9.10.4.1								
OCCUPANT LOAD BASED ON	<input type="checkbox"/> m2/PERSON <input checked="" type="checkbox"/> DESIGN OF BUILDING BASEMENT : 0 BEDROOMS FIRST FLOOR : 3 BEDROOMS SECOND FLOOR : 3 BEDROOMS = 6 PERSONS	3.1.17.	9.9.1.3								
BARRIER-FREE DESIGN	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (EXPLAIN) NOT REQUIRED	3.8.	9.5.2.								
HAZARDOUS SUBSTANCES	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.3.1.2 & 3.3.1.19	9.10.1.3.(4)								
REQUIRED FIRE RESISTANCE RATING (FRR)	<table border="1"> <thead> <tr> <th>HORIZONTAL ASSEMBLIES</th> <th>LISTED DESIGN NO. OR DESCRIPTION (SG-2)</th> </tr> </thead> <tbody> <tr> <td>FLOOR 0 HOURS</td> <td></td> </tr> <tr> <td>ROOF 0 HOURS</td> <td></td> </tr> <tr> <td>MEZZANINE 0 HOURS</td> <td></td> </tr> </tbody> </table>	HORIZONTAL ASSEMBLIES	LISTED DESIGN NO. OR DESCRIPTION (SG-2)	FLOOR 0 HOURS		ROOF 0 HOURS		MEZZANINE 0 HOURS		3.2.2.59	9.10.8 9.10.9
HORIZONTAL ASSEMBLIES	LISTED DESIGN NO. OR DESCRIPTION (SG-2)										
FLOOR 0 HOURS											
ROOF 0 HOURS											
MEZZANINE 0 HOURS											
SPATIAL SEPERATION - CONSTRUCTION OF EXTERIOR WALLS											
	Area of EBF (m2)	L.D. (m)	L/H or H/L	Permitted Max % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb. Const.	Comb. Const. Nonc. Cladding	Non-Comb Const.	
NORTH	N/A	N/A	N/A	NA	NA	NA	N/A	Y	N/A	N/A	
SOUTH	N/A	N/A	N/A	NA	NA	NA	N/A	Y	N/A	N/A	
EAST	N/A	N/A	N/A	NA	NA	NA	N/A	Y	N/A	N/A	
WEST	N/A	N/A	N/A	NA	NA	NA	N/A	Y	N/A	N/A	

PLUMBING FIXTURE REQUIREMENTS

		OBC References	
		PART 3	PART 9
Male/Female Count @ _____% _____%	OCCUPANT LOAD		
except noted otherwise			
	OBC TABLE NO:		
	FIXTURES REQUIRED		
	FIXTURES PROVIDED		
OTHER (Describe)			

	OAKVILLE 1334 REBECCA ST RL2-0		
	SQ.M.	SQ.FT.	%
LOT AREA:	1039.17	11185.53	
LOT AREA:			
MAXIMUM LOT COVERAGE	384.49	4138.61	25%
PROPOSED LOT COVERAGE (INCL. COV. DECK & CANTILEVER ABOVE GARAGE EXCL. OPEN DECK AND SUNKEN PATIO)	257.74	2774.3	24.8%
GROSS FLOOR AREA:			
PERMITTED:	384.49	4138.61	37%
PROPOSED:			
GROUND FLOOR	210.73	2268.3	
SECOND FLOOR	172.80	1860.1	
GROSS FLOOR AREA	383.53	4128.4	36.9%
BASEMENT	203.13	2186.5	
GARAGE FLOOR AREA:			
FRONT PORCH:	5.03	54.2	
REAR COV. DECK:	-	-	
REAR OPEN DECK:	6.55	70.5	
SUNKEN PATIO:	-	-	

PROJECT ARCHITECTS:  
ARCHISYSTEM INC.

CONSULTING ARCHITECTS  
CERTIFICATE OF PRACTICE # 5465

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www.archisystem.com  
archisystem@archisystem.com

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OWNER / CLIENT:

BUILDING PERMIT 06.24.2021  
ISSUED FOR: DATE:

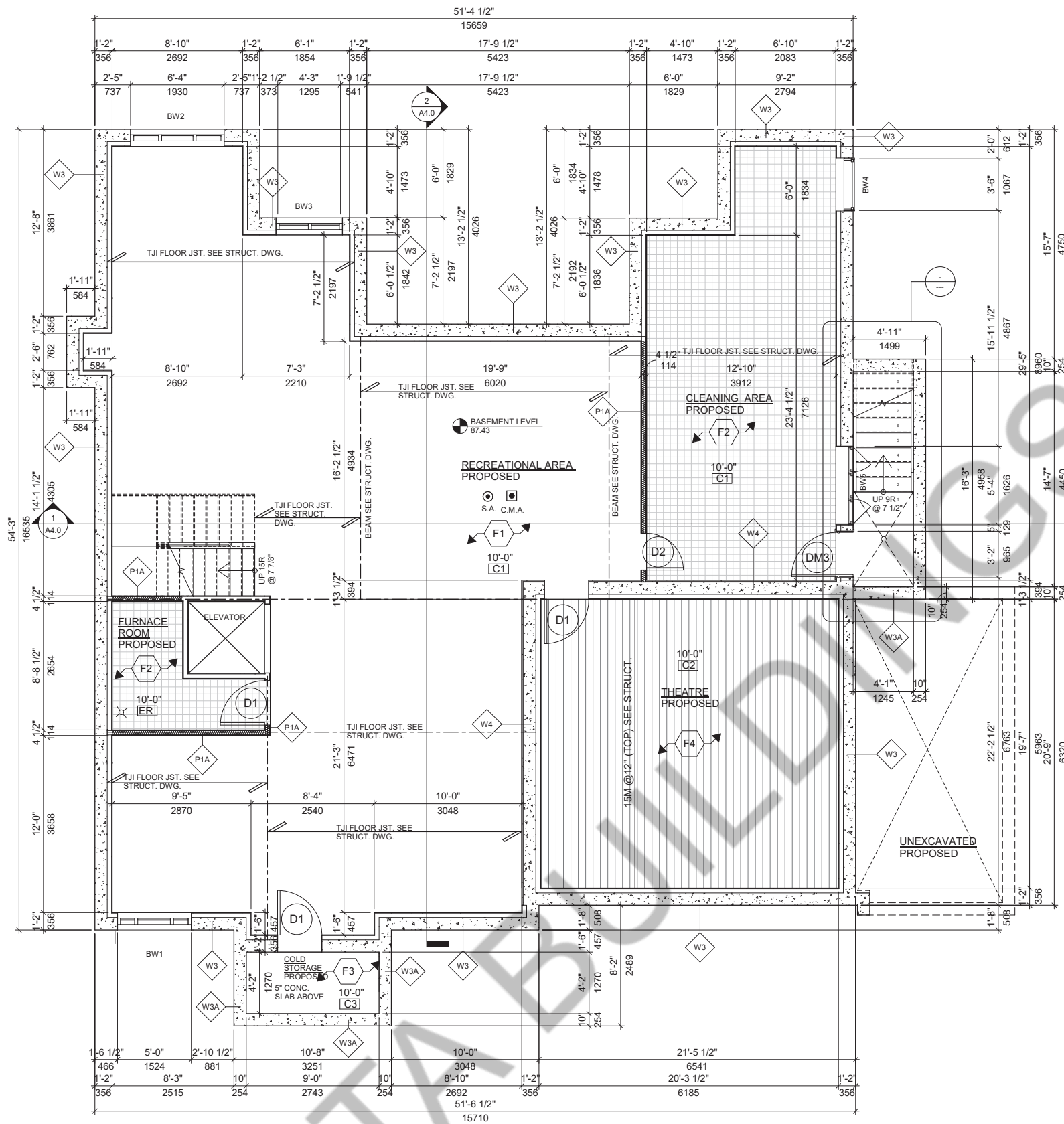


PROJECT:  
**CUSTOM HOUSE**  
1334 REBECCA STREET  
OAKVILLE

DRAWING TITLE:  
**PERMIT SET ARCHITECTURAL**

SHEET TITLE:  
**SITE PLAN**

JOB #:  
SCALE: AS NOTED  
SHEET NO. **A1.0**



1 BASEMENT FLOOR PLAN  
A2.0 1/4" = 1'-0"

### EXTERIOR WALL TYPES

**W1** SAND STONE CLADDING EXTERIOR WALL WITH INSULATION  
3-1/2" STONE CLADDING 1" AIR SPACE TYVAK HOUSE WRAP AVB  
WRAP AVB 3" EXTERIOR SHEATHING 2"x6" WD. STUDS @ 16" O/C TOP/BOTTOM PLATES R24 BATT INSULATION 6 MIL POLY AVB 3" GWB TAPPED & PLASTERED

**W1A** SAND STONE CLADDING EXTERIOR WALL W/O INSULATION  
3-1/2" STONE CLADDING 1" AIR SPACE TYVAK HOUSE WRAP AVB  
EXTERIOR SHEATHING 2"x6" WD. STUDS @ 16" O/C TOP/BOTTOM PLATES 3" GWB TAPPED & PLASTERED

**W2** 1/2" STUCCO OVER 2" RIGID INSULATION OVER DRAINAGE LAYER OVER DENGLASS/EXT. SHEATHING, 2X6 WD. STUD FRAMING @ 16" O/C TOP/BOTTOM PLATES R SR MW INSUL V8 TYPE X GWB TAPED & SANDED

**W2A** 1/2" STUCCO OVER 2" RIGID INSULATION OVER DRAINAGE LAYER OVER DENGLASS/EXT. SHEATHING, 2X6 WD. STUD FRAMING @ 16" O/C TOP/BOTTOM PLATES TYPE X GWB TAPED & SANDED

**W3** 10" POUR CONC. REINFORCED WALL O/S TOWEL APPLIED WATERPROOFING LAYER PROTECTION BOARD INTERIOR SMOOTH SURFACE W/ CEMENT MORTAR PARGING WHERE REQUIRED R20 BATT INSULATION, 6 MIL POLY AVB

**W3A** 10" POUR CONC. REINFORCED WALL O/S TOWEL APPLIED WATERPROOFING LAYER PROTECTION BOARD INTERIOR SMOOTH SURFACE W/ CEMENT MORTAR PARGING WHERE REQUIRED

**W4** 3/4" G.W.B. TAPPED & PLASTERED OVER 1" WD. STRAPPING @ 24" O.C. 10" POUR CONC. REINFORCED WALL O/S TOWEL APPLIED WATERPROOFING LAYER PROTECTION BOARD INTERIOR SMOOTH SURFACE W/ CEMENT MORTAR

### INTERIOR WALL TYPES

**P1** NEW NON-LOAD-BEARING 4-1/2" PARTITION WALL IN 1/2" G.W.B B/S G.W.B STUDS @ 16" O/C TAPED, PLASTERED, SANDED AND PAINTED

**P1A** NEW NON-LOAD-BEARING 4-1/2" PARTITION WALL IN 1/2" MOISTURE RESISTANT G.W.B IS WATER BOURNE AREAS E.G BATHS & KITCHEN 2"x4" OR 2"x6" WD. STUDS @ 16" O/C TAPED, SANDED AND PAINTED

**P2** NEW NON-LOAD-BEARING 4 3/4" PARTITION WALL IN 1/2" G.W.B B/S 2"x4" WD. STUDS @ 16" O/C TAPED 2LB/SQ.FT SPRAY-FOAM INSULATION, SANDED AND PAINTED, GAS PROOF WALL CONSTRUCTION

### ROOF TYPES

**R1** PROPOSED ROOF CONST.  
ASPHALT SHINGLES #15 BUILDING PAPER 3/8" EXT. PLYWOOD SHEATHING OVER PRE-ENG. WD. TRUSSES @ 24" O/C

### FLOORING TYPES

**F1** LAMINATED WD. FLOORING  
1/2" LAMINATED WD. FLOORING COLOUR/T.B.D/W/T & G JOINTS OVER 1/2" THICK STYROFOAM UNDERLAY OVER 6 MIL A.V.B. OVER LEVELLED CONCRETE SLAB W/ C/S GROUTING WHERE REQ.

**F2** CERAMIC TILES FLOORING  
12"x12"x 3/8" PORCELAIN TILE FLOORING (COLOUR T.B.D.) W/ MIN. 3/8" THICK CEMENT MORTAR MIN. 1/8" WIDE MATCHING GROUTED JOINTS OVER EX. CONC. FLOOR USE C/S GROUT TO LEVEL WHERE REQ.

**F3** CONC. FLOORING  
3/4" (3mm) POLISHED CONC. C/S FLOOR FINISH OVER EXISTING CONC. SLAB (COLOUR T.B.D.) PROVIDE TWO COATS OF NON-SKID EPOXY PAINT OR C/S PARGING FOR LEVELLING WHERE REQUIRED.

### CEILING TYPES

**C1** 3/4" GWB SMOOTH PLASTERED CLG. ON CLG. JSTS PROPOSED CONC. SLAB B/W 2"x6" WD. STUDS 6 MIL POLY AVB.

**C2** NEW WATER RESISTANT GWB CEILING ON PLASTERED, TAPED PROVIDE SMOOTH PLASTER.

**C3** 3/4" GWB SMOOTH PLASTERED CLG. ON CLG. JSTS TO BE FILLED W/SPRAY FORM INSULATION MIN. R31

**C4** PRE-FINISH METAL PERFORATED SOFFIT OVER WD. JOIST W/ MATCHING TRIM AND FASTENERS

**C5** 3/4" GWB SMOOTH PLASTERED CLG. ON ROOF TRUSSES ATTIC SPACE TO BE FILLED W/ BLOW OUT LOOSE INSTALL R31 RIGID INSULATION MECHANICALLY FASTENED TO INSULATION MIN. R50

PROJECT ARCHITECTS:  
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1	BUILDING PERMIT	06/24/2021
No.:	Issued For:	Date:



PROJECT:  
**CUSTOM DESIGN HOUSE**  
1334 REBECCA STREET,  
BRAMPTON, ONTARIO.

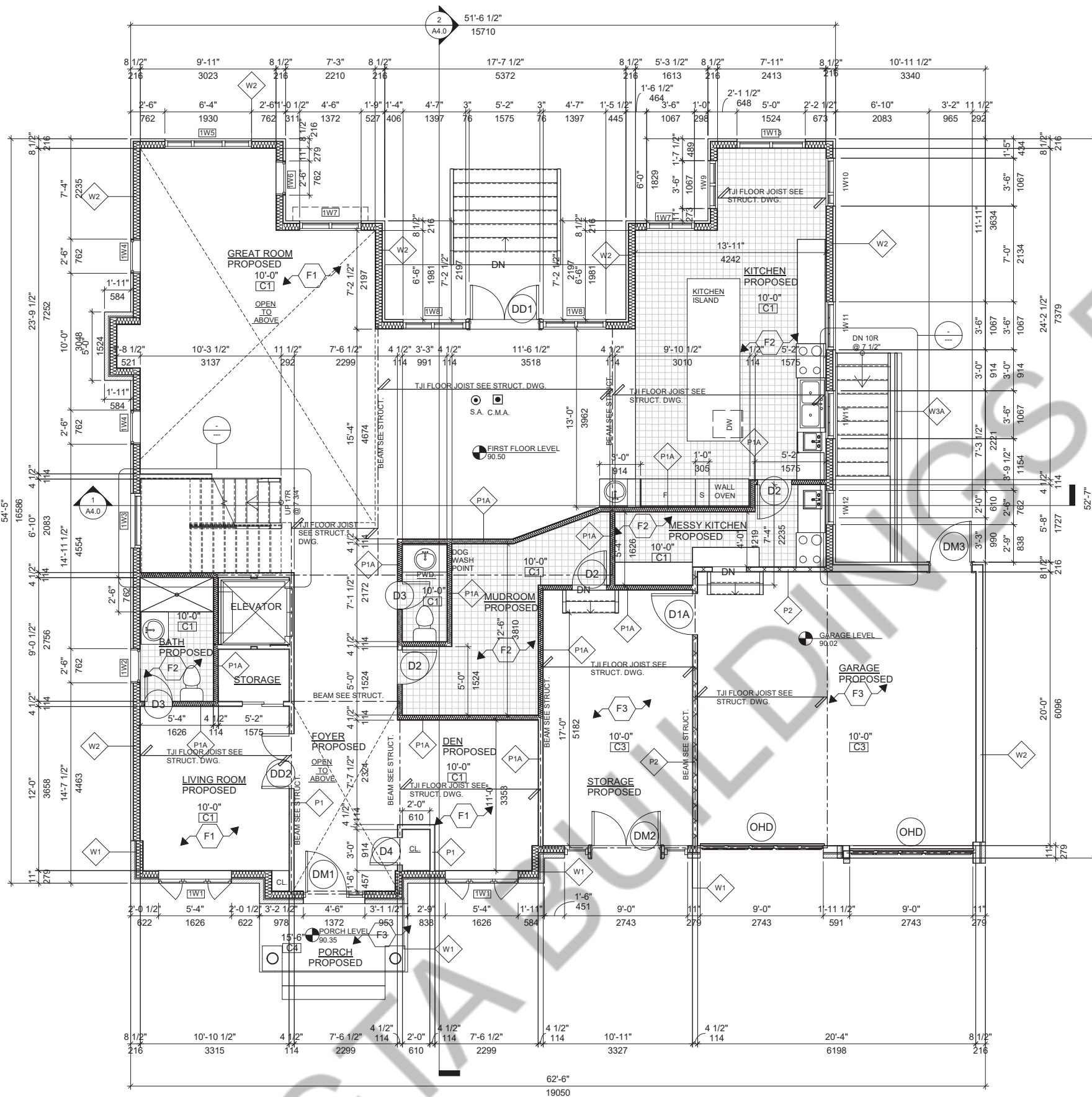
DRAWING TITLE:  
PERMIT SET  
ARCHITECTURAL

SHEET TITLE:  
**BASEMENT FLOOR PLAN**

JOB # 2019017

SCALE: As indicated

SHEET NO.: **A2.0**



1 FIRST FLOOR PLAN  
A2.1 1/4" = 1'-0"

EXTERIOR WALL TYPES	
	SAND STONE CLADDING EXTERIOR WALL - WITH INSULATION 3-1/2" STONE CLADDING 1" AIR SPACE TYVAK HOUSE WRAP AVB 1/2" EXTERIOR SHEATHING 2"x6" WD. STUDS @ 16" O/C TOP/BOTTOM PLATES R24 BATT INSULATION 6 MIL POLY AVB. 1/2" GWB TAPPED & PLASTERED
	SAND STONE CLADDING EXTERIOR WALL - W/O INSULATION 3-1/2" STONE CLADDING 1" AIR SPACE TYVAK HOUSE WRAP AVB 1/2" EXTERIOR SHEATHING 2"x6" WD. STUDS @ 16" O/C TOP/BOTTOM PLATES GWB TAPPED & PLASTERED
	1/2" STUCCO OVER 2" RIGID INSULATION OVER DRAINAGE LAYER OVER DENSGLASS EXT. SHEATHING, 2X6 WD. STUD FRAMING @ 16" O/C TOP/BOTTOM PLATES R SR MW INSUL V6 TYPE X GWB TAPED & SANDED
	1/2" STUCCO OVER 2" RIGID INSULATION OVER DRAINAGE LAYER OVER DENSGLASS EXT. SHEATHING, 2X6 WD. STUD FRAMING @ 16" O/C TOP/BOTTOM PLATES TYPE X GWB TAPED & SANDED
	10" POUR CONC. REINFORCED WALL O/S TOWEL APPLIED WATERPROOFING LAYER PROTECTION BOARD INTERIOR SMOOTH SURFACE W/ CEMENT MORTAR PARGING WHERE REQUIRED R20 BATT INSULATION, 6 MIL POLY AVB
	10" POUR CONC. REINFORCED WALL O/S TOWEL APPLIED WATERPROOFING LAYER PROTECTION BOARD INTERIOR SMOOTH SURFACE W/ CEMENT MORTAR PARGING WHERE REQUIRED
	1/2" G.W.B. TAPPED & PLASTERED OVER 1" WD. STRAPPING @ 24" O/C. 10" POUR CONC. REINFORCED WALL O/S TOWEL APPLIED WATERPROOFING LAYER PROTECTION BOARD INTERIOR SMOOTH SURFACE W/ CEMENT MORTAR
INTERIOR WALL TYPES	
	NEW NON-LOAD-BEARING 4-1/2" PARTITION WALL IN 1/2" G.W.B B/S 2"x4" WD. STUDS @ 16" O/C TAPED, PLASTERED, SANDED AND PAINTED
	NEW NON-LOAD-BEARING 4-1/2" PARTITION WALL IN 1/2" MOISTURE RESISTANT G.W.B. IS WATER BOURNE AREAS E.G BATHS & KITCHEN 2"x4" OR 2"x6" WD. STUDS @ 16" O/C TAPED, SANDED AND PAINTED
	NEW NON-LOAD-BEARING 4-1/2" PARTITION WALL IN 1/2" G.W.B B/S 2"x4" WD. STUDS @ 16" O/C TAPED 2LB/SQ FT SPRAY-FOAM INSULATION, SANDED AND PAINTED, GAS PROOF WALL CONSTRUCTION
ROOF TYPES	
	<b>PROPOSED ROOF CONST.</b> ASPHALT SHINGLES #15 BUILDING PAPER 1/4" EXT. PLYWOOD SHEATHING OVER PRE-ENG. WD. TRUSSES @ 24" O/C
FLOORING TYPES	
	LAMINATED WD. FLOORING 1/2" LAMINATED WD. FLOORING COLOUR (T.B.D.) W/ G JOINTS OVER 1/2" THICK STYROFOAM UNDERLAY OVER 6 MIL A.V.B. OVER LEVELLED CONCRETE SLAB W/ C/S GROUTING WHERE REQ.
	CERAMIC TILES, FLOORING 12"x12"x 3/8" PORCELAIN TILE FLOORING (COLOUR T.B.D.) W/ MIN. 1/2" THICK CEMENT MORTAR MIN. 1/8" WIDE MATCHING GROUTED JOINTS OVER EX. CONC. FLOOR USE C/S GROUT TO LEVEL WHERE REQ.
	CONC. FLOORING 1/2" [3mm] POLISHED CONC. C/S FLOOR FINISH OVER EXISTING CONC. SLAB (COLOUR T.B.D.) PROVIDE TWO COATS OF NON-SKID EPOXY PAINT OR C/S PARGING FOR LEVELLING WHERE REQUIRED.
CEILING TYPES	
	1/2" GWB SMOOTH PLASTERED CLG. ON CLG. JSTS PROPOSED CONC. SLAB B/W 2"x6" WD. STUDS 6 MIL POLY AVB.
	NEW WATER RESISTANT G.W.B CEILING ON PLASTERED, TAPED PROVIDE SMOOTH PLASTER
	1/2" GWB SMOOTH PLASTERED CLG. ON CLG. JSTS TO BE FILLED W/SPRAY FORM INSULATION MIN. R31
	PRE FINISH METAL PERFORATED SOFFIT OVER WD. JOIST W/ MATCHING TRIM AND FASTENERS
	1/2" GWB SMOOTH PLASTERED CLG. ON ROOF TRUSSES ATTIC SPACE TO BE FILLED W/ BLOW OUT LOOSE INSTALL R31 RIGID INSULATION MECHANICALLY FASTENED TO INSULATION MIN. R50

PROJECT ARCHITECTS:  
**ARCHISYSTEM INC.**  
CONSULTING ARCHITECTS  
CERTIFICATE OF PRACTICE # 5485

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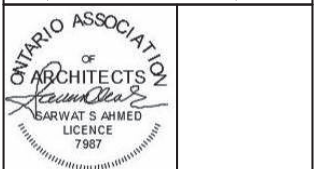
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1	BUILDING PERMIT	06/24/2021
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PROJECT:  
**CUSTOM DESIGN HOUSE**  
1334 REBECCA STREET,  
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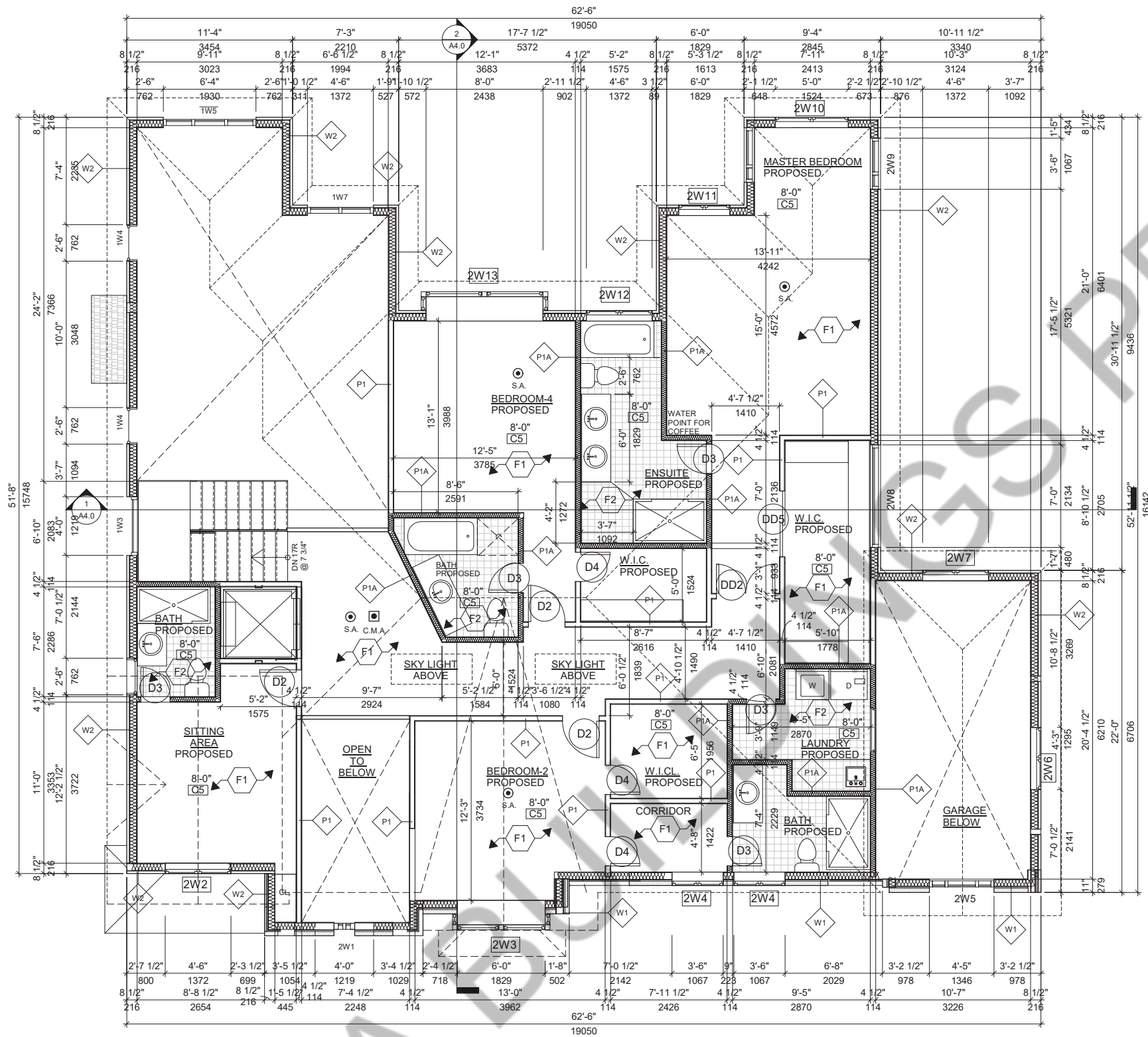
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PERMIT SET  
ARCHITECTURAL

SHEET TITLE:  
**FIRST FLOOR PLAN**

JOB # 2019017

SCALE: As indicated

SHEET NO.: **A2.1**



1 SECOND FLOOR PLAN  
A2.2 1/4" = 1'-0"

### EXTERIOR WALL TYPES

**W1** SAND STONE CLADDING EXTERIOR WALL WITH INSULATION  
3-1/2" STONE CLADDING 1" AIR SPACE TYVAK HOUSE WRAP AVB 2" EXTERIOR SHEATHING 2"x6" WD. STUDS @ 16" O/C TOP/BOTTOM PLATES R24 BATT INSULATION 6MIL POLY AVB. 3/4" GWB TAPPED & PLASTERED

**W1A** SAND STONE CLADDING EXTERIOR WALL W/O INSULATION  
3-1/2" STONE CLADDING 1" AIR SPACE TYVAK HOUSE WRAP AVB 2" EXTERIOR SHEATHING 2"x6" WD. STUDS @ 16" O/C TOP/BOTTOM PLATES 3/4" GWB TAPPED & PLASTERED

**W2** 1/2" STUCCO OVER 2" RIGID INSULATION OVER DRAINAGE LAYER OVER DENGLASS/EXT. SHEATHING. 2X6 WD. STUD FRAMING @ 16" O/C TOP/BOTTOM PLATES R SR MW INSUL. 1/8" TYPE X GWB TAPED & SANDED

**W2A** 1/2" STUCCO OVER 2" RIGID INSULATION OVER DRAINAGE LAYER OVER DENGLASS/EXT. SHEATHING. 2X6 WD. STUD FRAMING @ 16" O/C TOP/BOTTOM PLATES 1/8" TYPE X GWB TAPED & SANDED

**W3** 10" POUR CONC. REINFORCED WALL O/S TOWEL APPLIED WATERPROOFING LAYER PROTECTION BOARD INTERIOR SMOOTH SURFACE W/ CEMENT MORTAR PARING WHERE REQUIRED R20 BATT INSULATION, 6 MIL POLY AVB

**W3A** 10" POUR CONC. REINFORCED WALL O/S TOWEL APPLIED WATERPROOFING LAYER PROTECTION BOARD INTERIOR SMOOTH SURFACE W/ CEMENT MORTAR PARING WHERE REQUIRED

**W4** 1/2" G.W.B. TAPPED & PLASTERED OVER 1" WD. STRAPPING @ 24" O/C. 10" POUR CONC. REINFORCED WALL O/S TOWEL APPLIED WATERPROOFING LAYER PROTECTION BOARD INTERIOR SMOOTH SURFACE W/ CEMENT MORTAR

### INTERIOR WALL TYPES

**P1** NEW NON-LOAD-BEARING 4-1/2" PARTITION WALL IN 1/2" G.W.B B/S 2X4" WD. STUDS @ 16" O/C TAPED, PLASTERED, SANDED AND PAINTED

**P1A** NEW NON-LOAD-BEARING 4-1/2" PARTITION WALL IN 1/2" MOISTURE RESISTANT G.W.B. IS WATER BOURNE AREAS E.G BATHS & KITCHEN 2X4" OR 2X6" WD. STUDS @ 16" O/C TAPED, SANDED AND PAINTED

**P2** NEW NON-LOAD-BEARING 4 1/2" PARTITION WALL IN 1/2" G.W.B B/S 2X4" WD. STUDS @ 16" O/C TAPED 2LB/SQ.FT SPRAY-FOAM INSULATION SANDED AND PAINTED. GAS PROOF WALL CONSTRUCTION

### ROOF TYPES

**R1** PROPOSED ROOF CONST.  
ASPHALT SHINGLES #15 BUILDING PAPER 3/4" EXT. PLYWOOD SHEATHING OVER PRE-ENG. WD. TRUSSES @ 24" O/C

### FLOORING TYPES

**F1** LAMINATED WD. FLOORING  
1/2" LAMINATED WD. FLOORING COLOUR(T.B.D) W/T & G JOINTS OVER 1/2" THICK STYROFOAM UNDERLAY OVER 6MIL A.V.B. OVER LEVELLED CONCRETE SLAB W/ C/S GROUTING WHERE REQ.

**F2** CERAMIC TILES FLOORING  
12"x12"x 3/8" PORCELAIN TILE FLOORING (COLOUR T.B.D.) W/ MIN. 3/8" THICK CEMENT MORTAR MIN. 1/8" WIDE MATCHING GROUTED JOINTS OVER EX. CONC. FLOOR USE C/S GROUT TO LEVEL WHERE REQ.

**F3** CONC. FLOORING  
1/2" (3mm) POLISHED CONC. C/S FLOOR FINISH OVER EXISTING CONC. SLAB (COLOUR T.B.D.) PROVIDE TWO COATS OF NON-SKID EPOXY PAINT OR C/S PARING FOR LEVELLING WHERE REQUIRED.

### CEILING TYPES

**C1** 1/2" GWB SMOOTH PLASTERED CLG. ON CLG. JSTS PROPOSED CONC. SLAB B/W 2X6" WD. STUDS 6MIL POLY AVB.

**C2** NEW WATER RESISTANT GWB CEILING ON PLASTERED, TAPED PROVIDE SMOOTH PLASTER

**C3** 1/2" GWB SMOOTH PLASTERED CLG. ON CLG. JSTS TO BE FILLED W/SPRAY FORM INSULATION MIN. R31

**C4** PRE FINISH METAL PERFORATED SOFFIT OVER WD JOIST W/ MATCHING TRIM AND FASTENERS

**C5** 1/2" GWB SMOOTH PLASTERED CLG. ON ROOF TRUSSES ATTIC SPACE TO BE FILLED W/ BLOW OUT LOOSE INSTALL R31 RIGID INSULATION MECHANICALLY FASTENED TO INSULATION MIN. R50

PROJECT ARCHITECTS:  
**ARCHISYSTEM INC.**  
CONSULTING ARCHITECTS  
CERTIFICATE OF PRACTICE # 5465

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**NOTES:**

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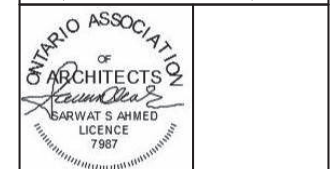
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OWNER / CLIENT:  
ADITYA TANDON & ADITYA TANDON

STRUCTURAL ENGINEERS:  
**EIDS CONSULTANTS INC.**  
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1 BUILDING PERMIT 06/24/2021  
No. Issued For: Date:



PROJECT:  
**CUSTOM DESIGN HOUSE**  
1334 REBECCA STREET,  
ONTARIO, ONTARIO.

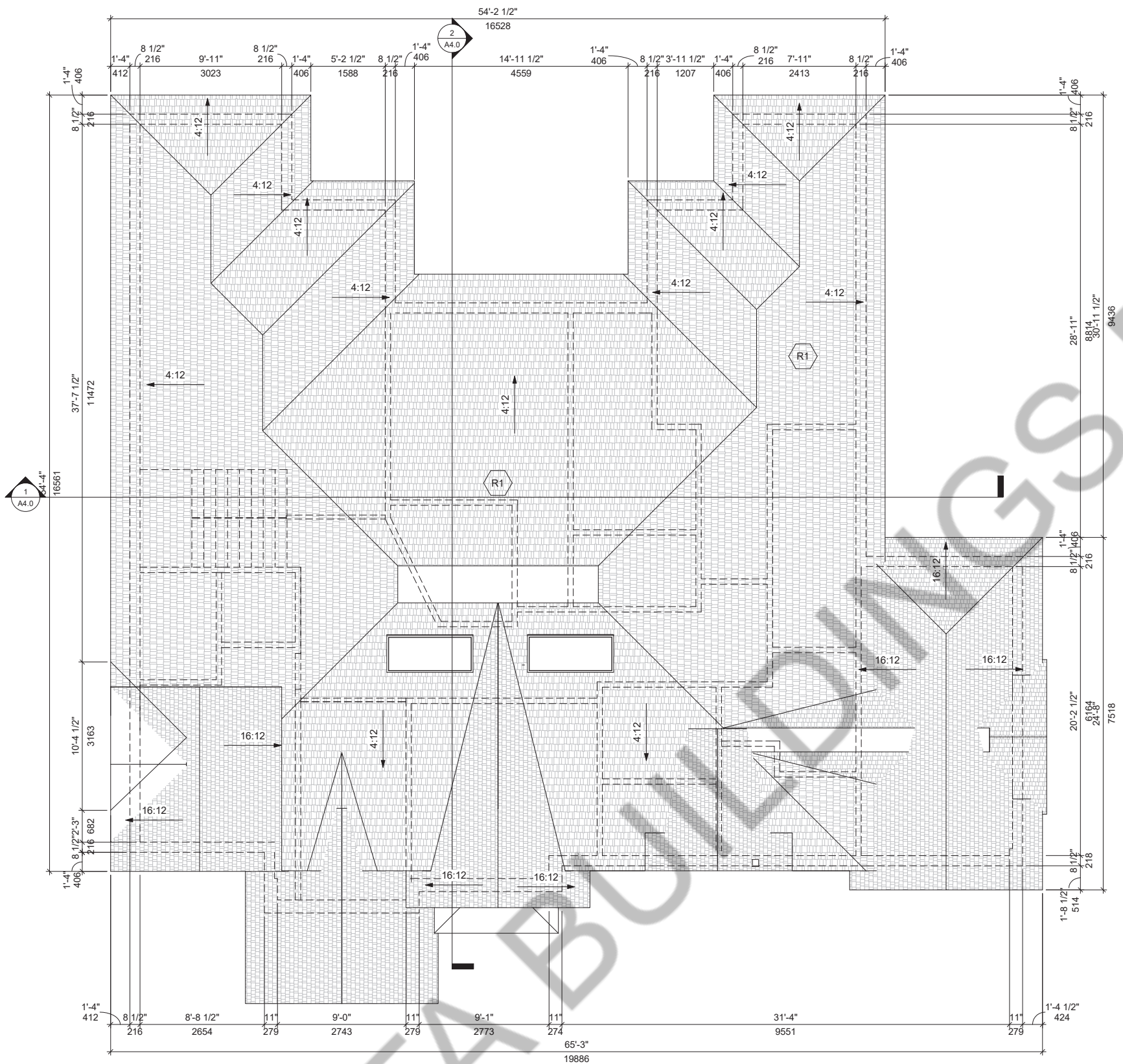
DRAWING TITLE:  
PERMIT SET ARCHITECTURAL

SHEET TITLE:  
**SECOND FLOOR PLAN**

JOB # 2019017

SCALE: As indicated

SHEET NO.: **A2.2**



1 ROOF PLAN  
A2.3 1/4" = 1'-0"

EXTERIOR WALL TYPES	
	SAND STONE CLADDING EXTERIOR WALL - WITH INSULATION 3-1/2" STONE CLADDING 1" AIR SPACE TYVAK HOUSE WRAP AVB 1/2" EXTERIOR SHEATHING 2"x6" WD. STUDS @ 16" O/C TOP/BOTTOM PLATES R24 BATT INSULATION 6MIL POLY AVB. 1/2" GWB TAPPED & PLASTERED
	SAND STONE CLADDING EXTERIOR WALL - W/O INSULATION 3-1/2" STONE CLADDING 1" AIR SPACE TYVAK HOUSE WRAP AVB 1/2" EXTERIOR SHEATHING 2"x6" WD. STUDS @ 16" O/C TOP/BOTTOM PLATES 1/2" GWB TAPPED & PLASTERED
	1" STUCCO OVER 2" RIGID INSULATION OVER DRAINAGE LAYER OVER DENSGLASSEXT. SHEATHING, 2X6 WD. STUD FRAMING @ 16" O/C TOP/BOTTOM PLATES R SR MW INSUL. 1/2" TYPE X GWB TAPED & SANDED
	1" STUCCO OVER 2" RIGID INSULATION OVER DRAINAGE LAYER OVER DENSGLASSEXT. SHEATHING, 2X6 WD. STUD FRAMING @ 16" O/C TOP/BOTTOM PLATES 1/2" TYPE X GWB TAPED & SANDED
	10" POUR CONC. REINFORCED WALL O/S TOWEL APPLIED WATERPROOFING LAYER PROTECTION BOARD INTERIOR SMOOTH SURFACE W/ CEMENT MORTAR PARGING WHERE REQUIRED R20 BATT INSULATION, 6 MIL POLY AVB
	10" POUR CONC. REINFORCED WALL O/S TOWEL APPLIED WATERPROOFING LAYER PROTECTION BOARD INTERIOR SMOOTH SURFACE W/ CEMENT MORTAR PARGING WHERE REQUIRED
	1/2" G.W.B. TAPPED & PLASTERED OVER 1" WD. STRAPPING @ 24" O/C. 10" POUR CONC. REINFORCED WALL O/S TOWEL APPLIED WATERPROOFING LAYER PROTECTION BOARD INTERIOR SMOOTH SURFACE W/ CEMENT MORTAR
INTERIOR WALL TYPES	
	NEW NON LOAD-BEARING 4-1/2" PARTITION WALL IN 1/2" G.W.B B/S 2"x4" WD. STUDS @ 16" O/C TAPED, PLASTERED, SANDED AND PAINTED
	NEW NON LOAD-BEARING 4-1/2" PARTITION WALL IN 1/2" MOISTURE RESISTANT G.W.B. I/S WATER BOURNE AREAS E.G BATHS & KITCHEN 2"x4" OR 2"x6" WD. STUDS @ 16" O/C TAPED, SANDED AND PAINTED
	NEW NON-LOAD-BEARING 4 1/2" PARTITION WALL IN 1/2" G.W.B B/S 2"x4" WD. STUDS @ 16" O/C TAPED 2LB/SQ.FT SPRAY-FOAM INSULATION, SANDED AND PAINTED, GAS PROOF WALL CONSTRUCTION
ROOF TYPES	
	<b>PROPOSED ROOF CONST.</b> ASPHALT SHINGLES #15 BUILDING PAPER 1/8" EXT. PLYWOOD SHEATHING OVER PRE-ENG. WD. TRUSSES @ 24" O/C
FLOORING TYPES	
	LAMINATED WD. FLOORING 1/2" LAMINATED WD. FLOORING COLOUR(T.B.D)W/T & G JOINTS OVER 1/2" THICK STYROFOAM UNDERLAY OVER 6MIL A.V.B. OVER LEVELLED CONCRETE SLAB W/ C/S GROUTING WHERE REQ.
	CERAMIC TILES FLOORING 12"x12"x 3/8" PORCELAIN TILE FLOORING (COLOUR T.B.D.) W/ MIN. 1/2" THICK CEMENT MORTAR MIN. 1/8" WIDE MATCHING GROUTED JOINTS OVER EX. CONC. FLOOR USE C/S GROUT TO LEVEL WHERE REQ.
	CONC. FLOORING 1/2" (3mm) POLISHED CONC. C/S FLOOR FINISH OVER EXISTING CONC. SLAB (COLOUR T.B.D.) PROVIDE TWO COATS OF NON-SKID EPOXY PAINT OR C/S PARGING FOR LEVELLING WHERE REQUIRED.
CEILING TYPES	
	1/2" GWB SMOOTH PLASTERED CLG. ON CLG. JSTS PROPOSED CONC. SLAB B/W 2"x6" WD. STUDS 6MIL POLY AVB.
	NEW WATER RESISTANT GWB CEILING ON PLASTERED, TAPED. PROVIDE SMOOTH PLASTER
	1/2" GWB SMOOTH PLASTERED CLG. ON CLG. JSTS TO BE FILLED W/SPRAY FORM INSULATION MIN. R31
	PRE FINISH METAL PERFORATED SOFFIT OVER WD. JOIST W/ MATCHING TRIM AND FASTENERS
	1/2" GWB SMOOTH PLASTERED CLG. ON ROOF TRUSSES. ATTIC SPACE TO BE FILLED W/ BLOW OUT LOOSE INSTALL R31 RIGID INSULATION MECHANICALLY FASTENED TO INSULATION MIN. R50

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CERTIFICATE OF PRACTICE # 5465

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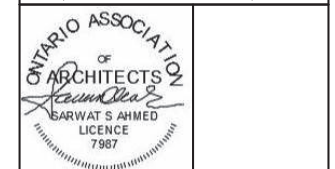
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OWNER / CLIENT:  
ADITYA TANDON & ADITYA TANDON

STRUCTURAL ENGINEERS:  
**EDIS CONSULTANTS INC.**  
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1	BUILDING PERMIT	06/24/2021
No.:	Issued For:	Date:



PROJECT:  
**CUSTOM DESIGN HOUSE**  
1334 REBECCA STREET,  
OAKVILLE, ONTARIO.

DRAWING TITLE:  
PERMIT SET  
ARCHITECTURAL

SHEET TITLE:  
**ROOF PLAN**

JOB # 2019017

SCALE: As indicated

SHEET NO.: **A2.3**



2 SOUTH ELEVATION (Front)  
A3.0 1/4" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
01	ASPHALT SHINGLES COLOUR T.B.D.
02	STUCCO COLOUR T.B.D.
03	CULTURED STONE COLOUR T.B.D.
04	VINYL FRAMED DBL. GLAZED WINDOW
05	3'-6" HIGH DECORATIVE GUARDRAIL
06	POUR CONC. STAIRS
07	CANAMOLD STYROFOAM MOULDING W/STUCCO FINISH
08	P.F. METAL FASCIA BOARD COLOUR T.B.D.

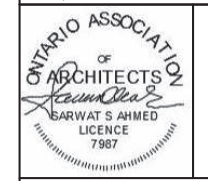
PROJECT ARCHITECTS:  
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OWNER / CLIENT:  
 ADITYA TANDON  
 &  
 ADITY TANDON

STRUCTURAL ENGINEERS:  
**EIDS CONSULTANTS INC.**  
*Engineering and Innovative Design Solutions*  
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 Email: shaikat.ali@eidsconsultants.com  
 www.eidsconsultants.com

1 BUILDING PERMIT 06/24/2021  
 No.: Issued For: Date:



PROJECT:  
**CUSTOM DESIGN HOUSE**  
 1334 REBECCA STREET,  
 OAKVILLE, ONTARIO.

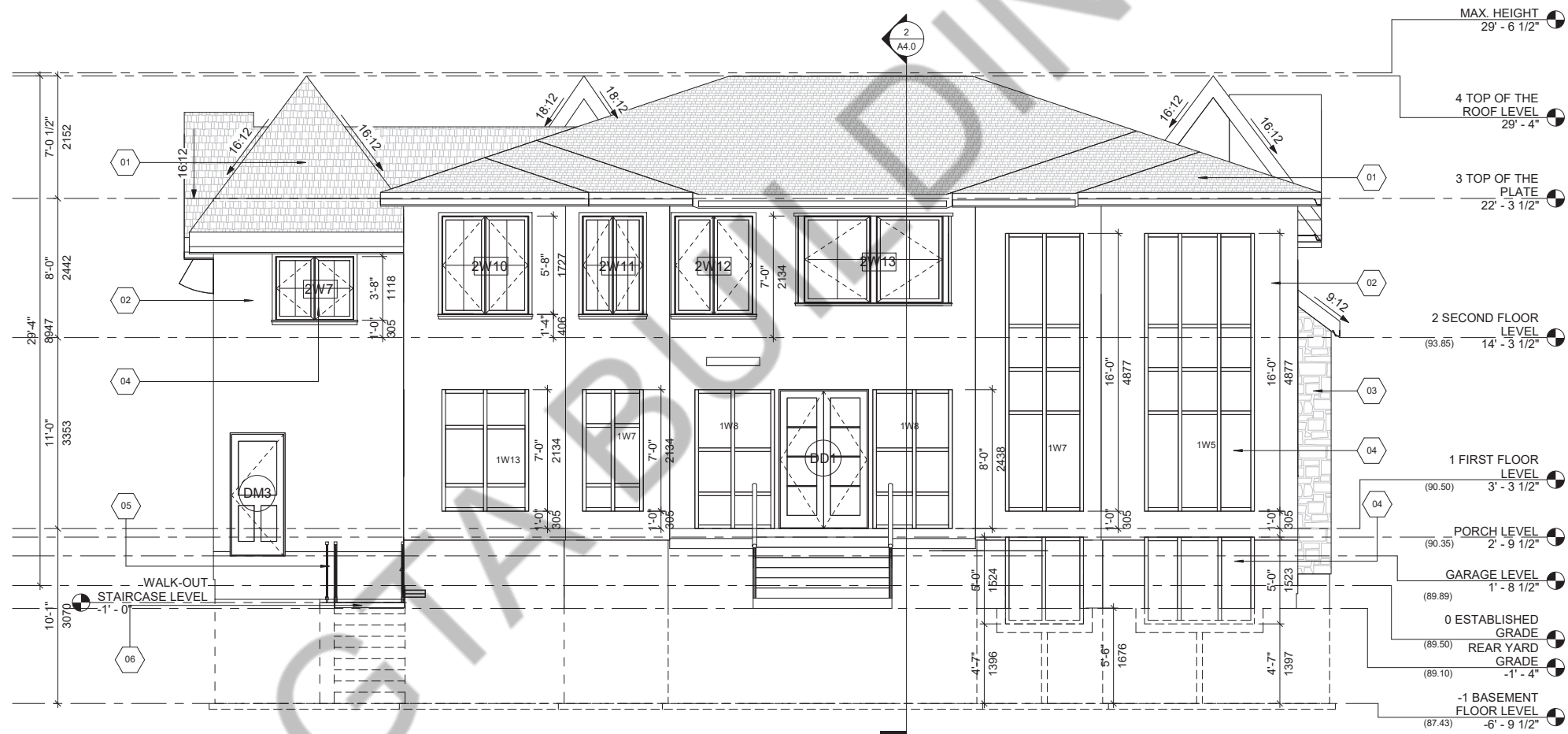
DRAWING TITLE:  
 PERMIT SET  
 ARCHITECTURAL

SHEET TITLE:  
**NORTH & SOUTH ELEVATION**

JOB # 2019017

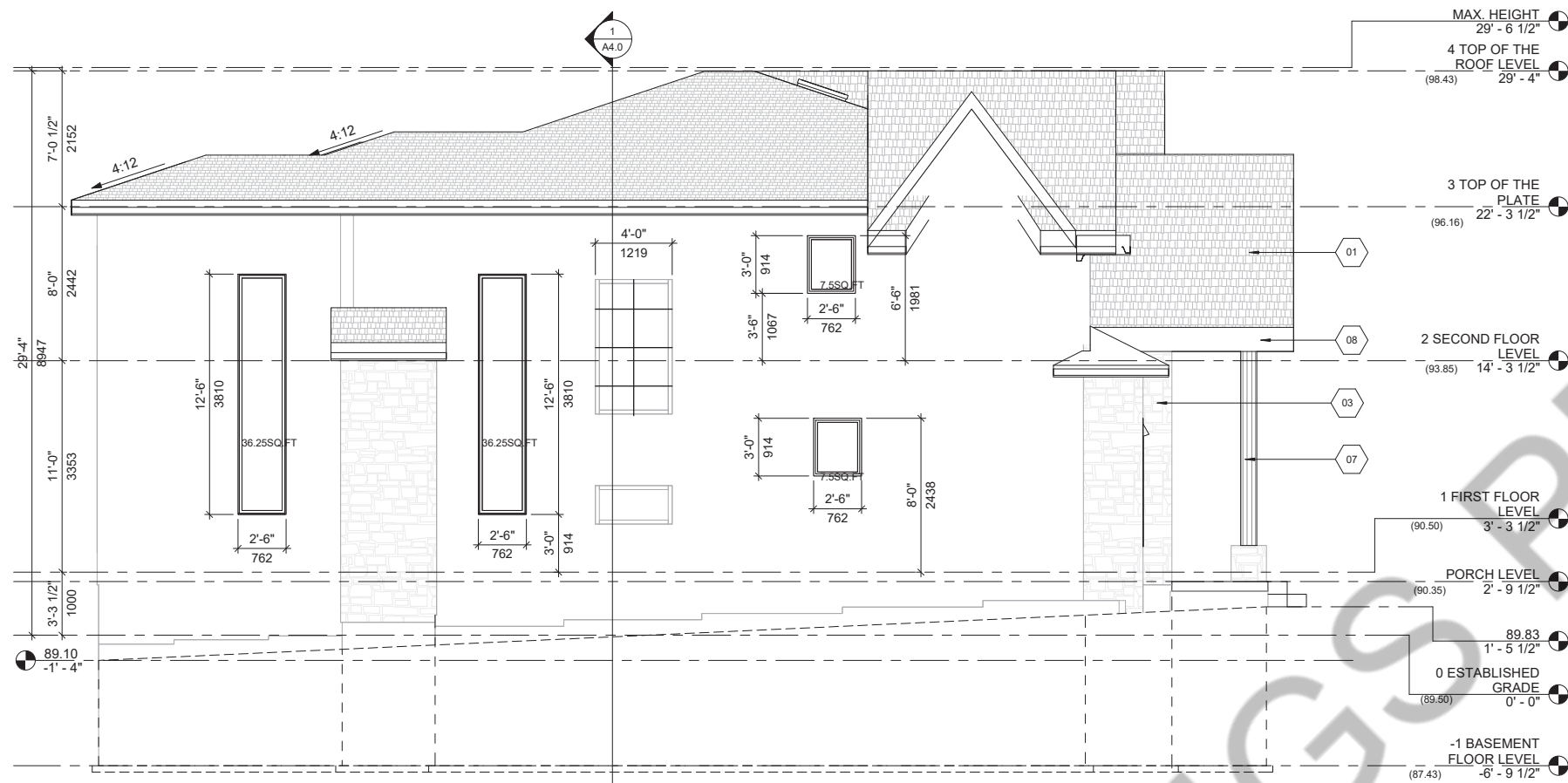
SCALE: 1/4" = 1'-0"

SHEET NO.: **A3.0**



1 NORTH ELEVATION  
A3.0 1/4" = 1'-0"



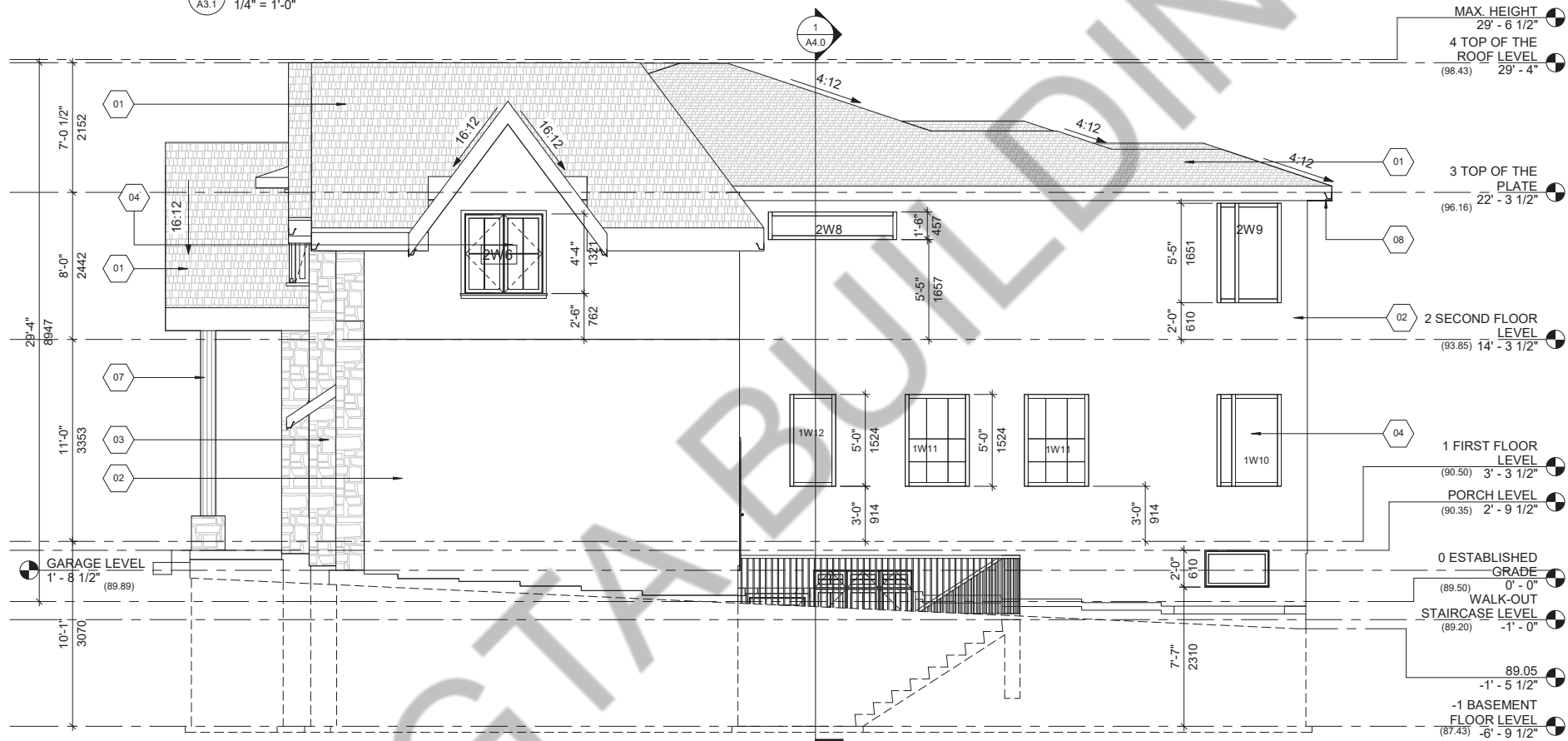


1 WEST ELEVATION  
A3.1 1/4" = 1'-0"

Keynote Legend Copy 1	
Key Value	Keynote Text
01	ASPHALT SHINGLES COLOUR T.B.D.
02	STUCCO COLOUR T.B.D.
03	CULTURED STONE COLOUR T.B.D.
04	VINYL FRAMED DBL GLAZED WINDOW
05	3'-6" HIGH DECORATIVE GUARDRAIL
06	POUR CONC. STAIRS
07	CANAMOLD STYROFOAM MOULDING W/STUCCO FINISH
08	P.F. METAL FASCIA BOARD COLOUR T.B.D.

**CALCULATION OF UNPROTECTED OPENINGS OBC 2012 (9.10.15.4)**

TOTAL EXPOSED WALL AREA	=106.28SQ M
UNPROTECTED WINDOW AREA	=7.31 SQ M
LIMITING DISTANCE	=1.24 M
%AGE ALLOWED @ 1.2M OVER 100 SQM	=7% =7.43SQM



2 EAST ELEVATION  
A3.1 1/4" = 1'-0"

PROJECT ARCHITECTS:  
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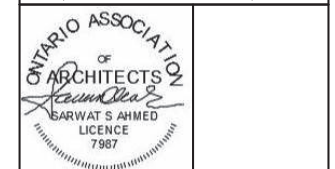
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1 BUILDING PERMIT 06/24/2021  
No.: Issued For: Date:



PROJECT:  
**CUSTOM DESIGN HOUSE**  
1334 REBECCA STREET,  
OAKVILLE, ONTARIO.

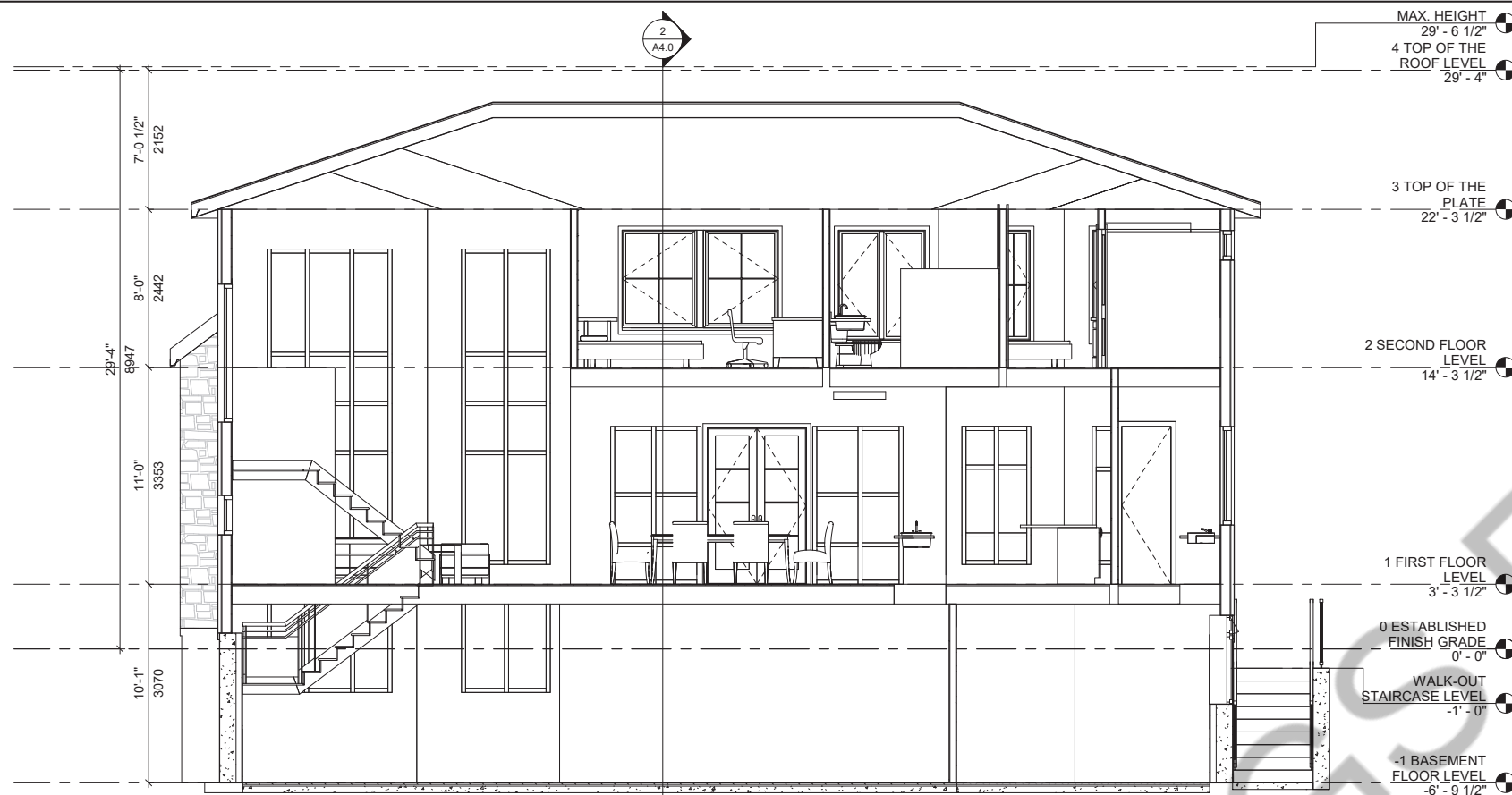
DRAWING TITLE:  
PERMIT SET  
ARCHITECTURAL

SHEET TITLE:  
**EAST & WEST  
ELEVATION**

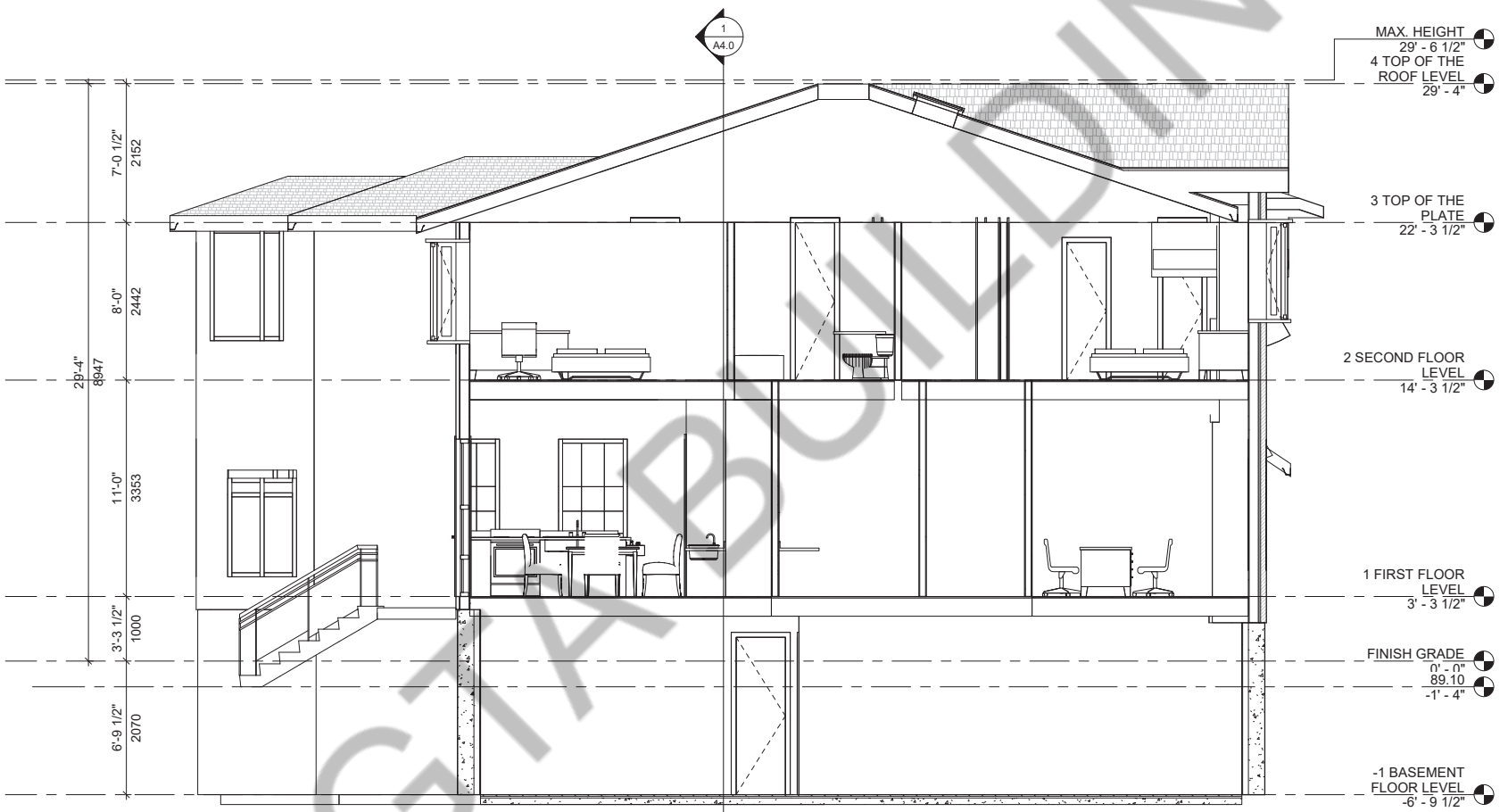
JOB # 2019017

SCALE: 1/4" = 1'-0"

SHEET NO.: **A3.1**



1 Section A-A  
A4.0 1/4" = 1'-0"



2 Section B-B  
A4.0 1/4" = 1'-0"

MAX. HEIGHT  
29' - 6 1/2"

4 TOP OF THE ROOF LEVEL  
29' - 4"

3 TOP OF THE PLATE  
22' - 3 1/2"

2 SECOND FLOOR LEVEL  
14' - 3 1/2"

1 FIRST FLOOR LEVEL  
3' - 3 1/2"

0 ESTABLISHED FINISH GRADE  
0' - 0"

WALK-OUT STAIRCASE LEVEL  
-1' - 0"

-1 BASEMENT FLOOR LEVEL  
-6' - 9 1/2"

MAX. HEIGHT  
29' - 6 1/2"

4 TOP OF THE ROOF LEVEL  
29' - 4"

3 TOP OF THE PLATE  
22' - 3 1/2"

2 SECOND FLOOR LEVEL  
14' - 3 1/2"

1 FIRST FLOOR LEVEL  
3' - 3 1/2"

FINISH GRADE  
0' - 0"

89.10  
-1' - 4"

-1 BASEMENT FLOOR LEVEL  
-6' - 9 1/2"

EXTERIOR WALL TYPES	
	SAND STONE CLADDING EXTERIOR WALL - WITH INSULATION 3-1/2" STONE CLADDING 1" AIR SPACE TYVAK HOUSE WRAP AVB WRAP AVB 1/2" EXTERIOR SHEATHING 2X6" WD. STUDS @ 16" O/C TOP/BOTTOM PLATES R24 BATT INSULATION 6MIL POLY AVB. 1/2" GWB TAPPED & PLASTERED
	SAND STONE CLADDING EXTERIOR WALL - W/O INSULATION 3-1/2" STONE CLADDING 1" AIR SPACE TYVAK HOUSE WRAP AVB 1/2" EXTERIOR SHEATHING 2X6" WD. STUDS @ 16" O/C TOP/BOTTOM PLATES GWB TAPPED & PLASTERED
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	1/2" STUCCO OVER 2" RIGID INSULATION OVER DRAINAGE LAYER OVER DENGLASS/EXT. SHEATHING, 2X6 WD. STUD FRAMING @ 16" O/C TOP/BOTTOM PLATES TYPE X GWB TAPED & SANDED
	10" POUR CONC. REINFORCED WALL O/S TOWEL APPLIED WATERPROOFING LAYER PROTECTION BOARD INTERIOR SMOOTH SURFACE W/ CEMENT MORTAR PARING WHERE REQUIRED R20 BATT INSULATION, 6 MIL POLY AVB
	10" POUR CONC. REINFORCED WALL O/S TOWEL APPLIED WATERPROOFING LAYER PROTECTION BOARD INTERIOR SMOOTH SURFACE W/ CEMENT MORTAR PARING WHERE REQUIRED
	1/2" G.W.B. TAPPED & PLASTERED OVER 1" WD. STRAPPING @ 24" O/C. 10" POUR CONC. REINFORCED WALL O/S TOWEL APPLIED WATERPROOFING LAYER PROTECTION BOARD INTERIOR SMOOTH SURFACE W/ CEMENT MORTAR
INTERIOR WALL TYPES	
	NEW NON-LOAD-BEARING 4-1/2" PARTITION WALL IN 1/2" G.W.B B/S 2X4" WD. STUDS @ 16" O/C TAPED, PLASTERED, SANDED AND PAINTED
	NEW NON-LOAD-BEARING 4-1/2" PARTITION WALL IN 1/2" MOISTURE RESISTANT G.W.B I/S WATER BOURNE AREAS E.G BATHS & KITCHEN 2X4" OR 2X6" WD. STUDS @ 16" O/C TAPED, SANDED AND PAINTED
	NEW NON-LOAD-BEARING 4 1/2" PARTITION WALL IN 1/2" G.W.B B/S 2X4" WD. STUDS @ 16" O/C TAPED 2LB/SQ.FT SPRAY-FOAM INSULATION, SANDED AND PAINTED, GAS PROOF WALL CONSTRUCTION
ROOF TYPES	
	PROPOSED ROOF CONST. ASPHALT SHINGLES #15 BUILDING PAPER 5/8" EXT. PLYWOOD SHEATHING OVER PRE-ENG. WD. TRUSSES @ 24" O/C
FLOORING TYPES	
	LAMINATED WD. FLOORING 1/2" LAMINATED WD. FLOORING (COLOUR T.B.D) W/IT & G JOINTS OVER 3/4" THICK STYROFOAM UNDERLAY OVER 5MIL A.V.B. OVER LEVELLED CONCRETE SLAB W/ C/S GROUTING WHERE REQ.
	CERAMIC TILES FLOORING 12"x12"x 3/8" PORCELAIN TILE FLOORING (COLOUR T.B.D.) W/ MIN. 1/2" THICK CEMENT MORTAR MIN. 1/8" WIDE MATCHING GROUTED JOINTS OVER EX. CONC. FLOOR USE C/S GROUT TO LEVEL WHERE REQ.
	CONC. FLOORING 1/2" (3mm) POLISHED CONC. C/S FLOOR FINISH OVER EXISTING CONC. SLAB (COLOUR T.B.D.) PROVIDE TWO COATS OF NON-SKID EPOXY PAINT OR C/S PARING FOR LEVELLING WHERE REQUIRED.
CEILING TYPES	
	1/2" GWB SMOOTH PLASTERED CLG. ON CLG. JSTS PROPOSED CONC. SLAB B/W 2X6" WD. STUDS 6MIL POLY AVB.
	NEW WATER RESISTANT GWB CEILING ON PLASTERED, TAPED PROVIDE SMOOTH PLASTER
	1/2" GWB SMOOTH PLASTERED CLG. ON CLG. JSTS TO BE FILLED W/SPRAY FORM INSULATION MIN. R31
	PRE FINISH METAL PERFORATED SOFFIT OVER WD. JOIST W/ MATCHING TRIM AND FASTENERS
	1/2" GWB SMOOTH PLASTERED CLG. ON ROOF TRUSSES ATTIC SPACE TO BE FILLED W/ BLOW OUT LOOSE INSTALL R31 RIGID INSULATION MECHANICALLY FASTENED TO INSULATION MIN. R50

PROJECT ARCHITECTS:  
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OWNER / CLIENT:  
ADITYA TANDON & ADITYA TANDON

STRUCTURAL ENGINEERS:  
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Engineering and Innovative Design Solutions

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1	BUILDING PERMIT	06/24/2021
No.:	Issued For:	Date:



PROJECT:  
**CUSTOM DESIGN HOUSE**  
1334 REBECCA STREET,  
OAKVILLE, ONTARIO.

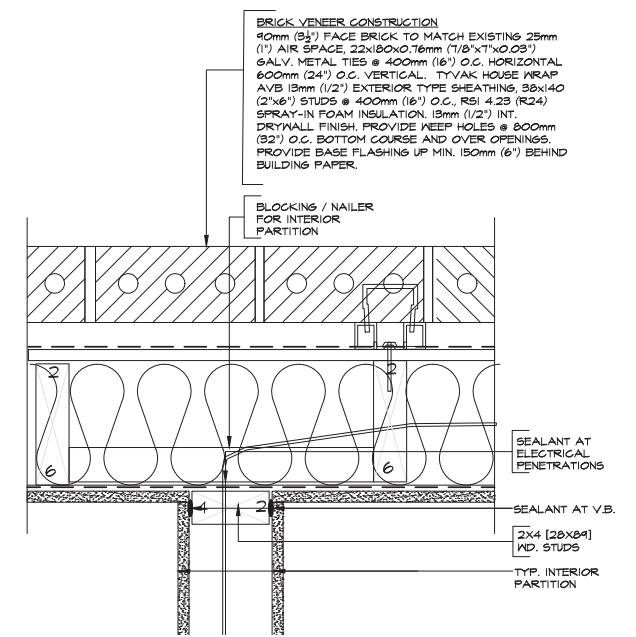
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PERMIT SET ARCHITECTURAL

SHEET TITLE:  
**BUILDINGS SECTION**

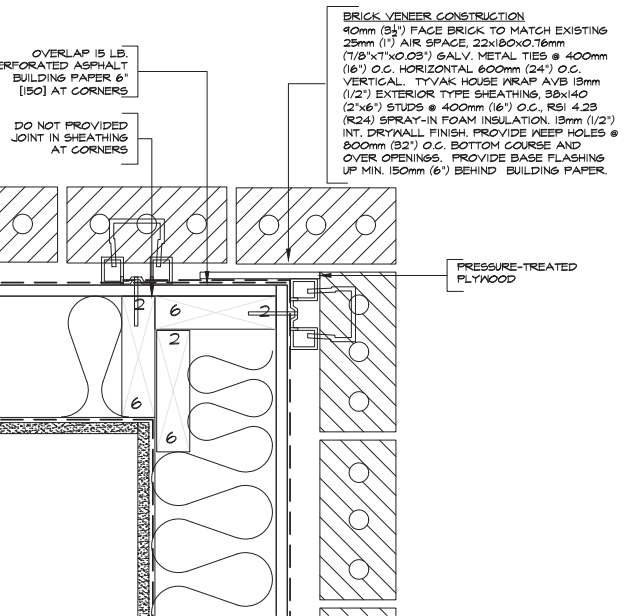
JOB # 2019017

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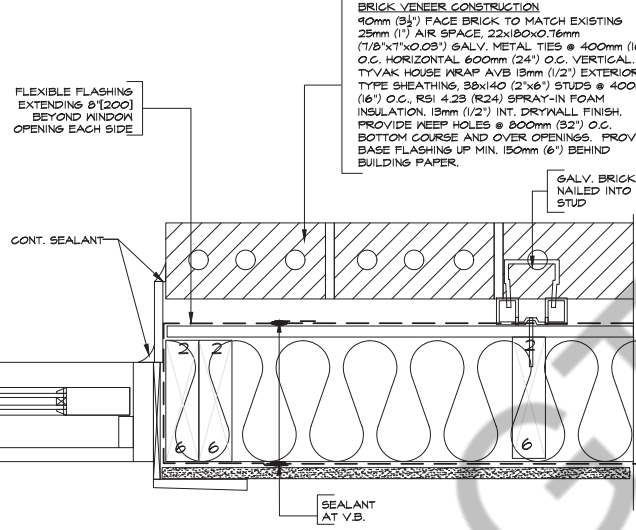
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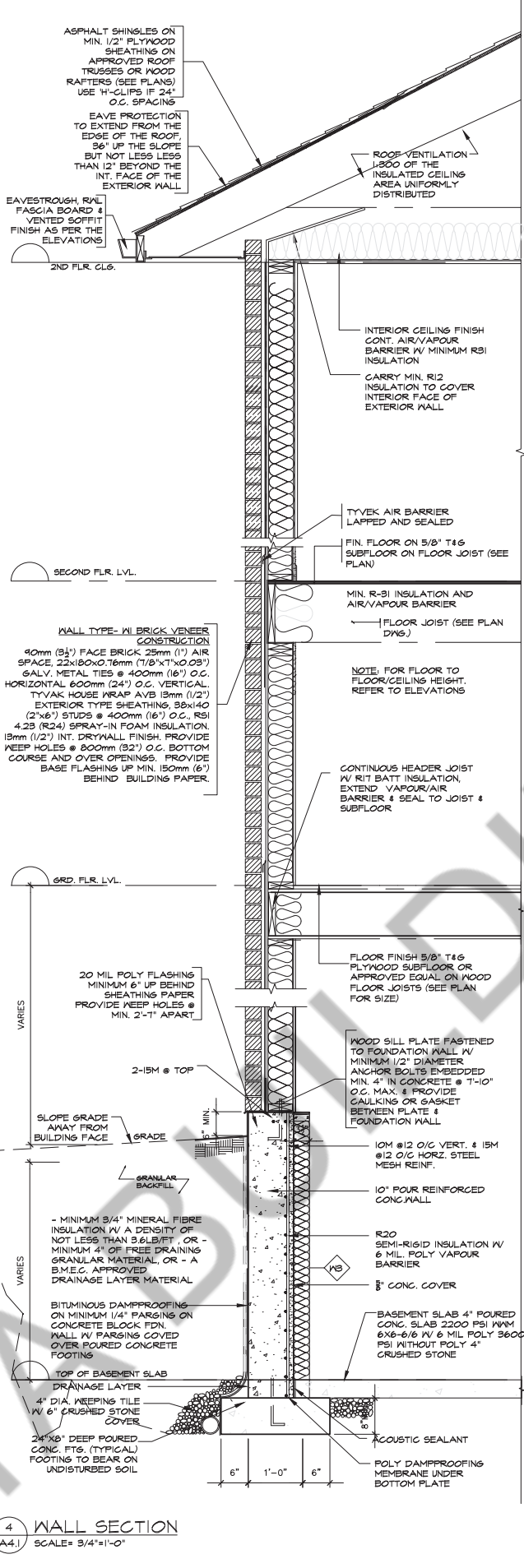
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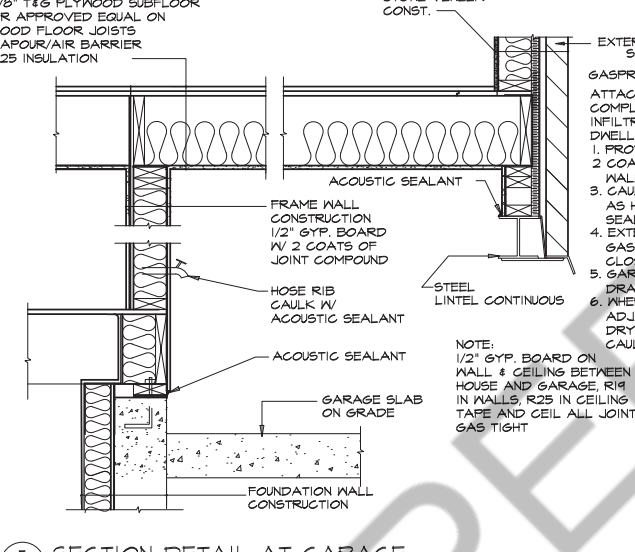
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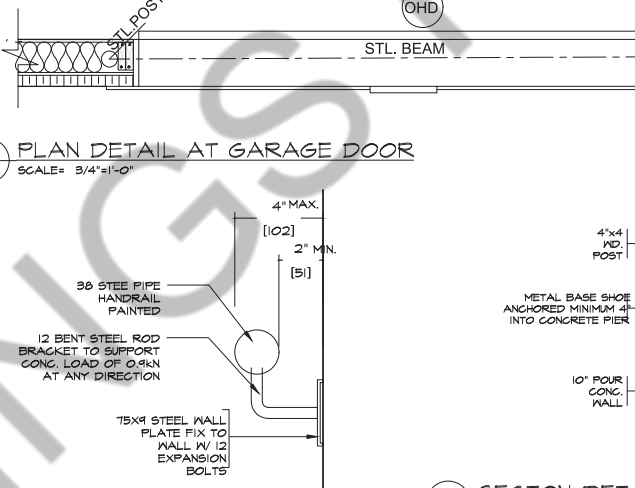
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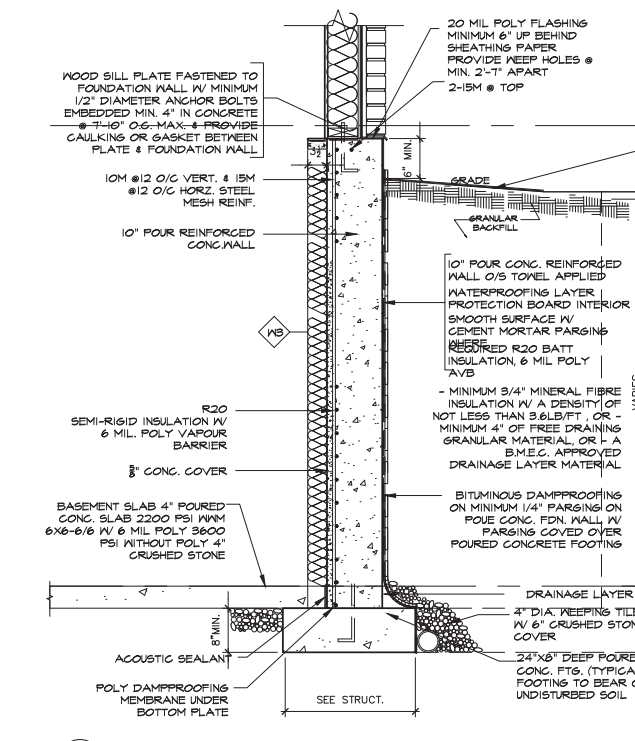
4 WALL SECTION  
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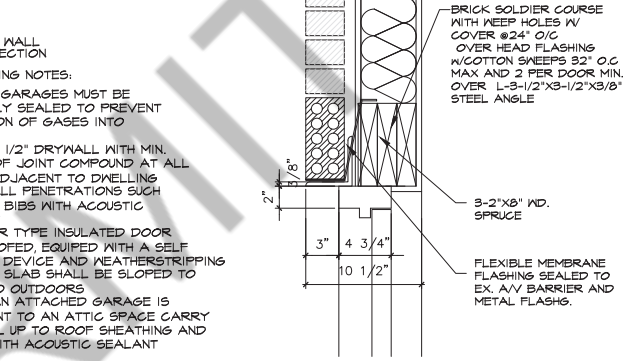
5 SECTION DETAIL AT GARAGE  
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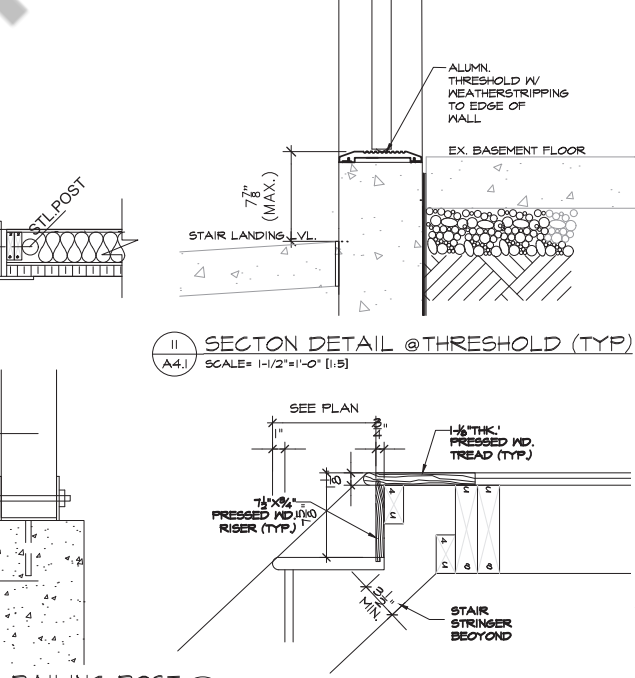
6 PLAN DETAIL AT GARAGE DOOR  
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7 SECTION DETAIL HAND RAIL  
SCALE= 1/2"=1'-0"



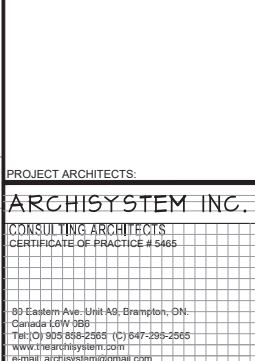
8 SECTION DETAIL RAILING POST  
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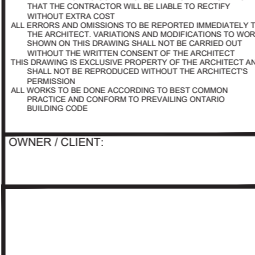
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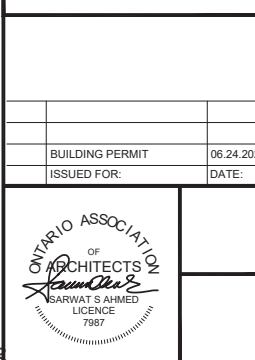
10 SECTION DETAIL @ D/W LINTEL  
SCALE= 1/2"=1'-0"



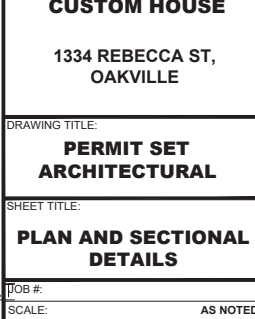
11 SECTION DETAIL @ THRESHOLD (TYP)  
SCALE= 1/2"=1'-0"



12 SECTION DETAIL @ T/O STAIR  
SCALE= 1/2"=1'-0"



13 SECTION DETAIL @ BASE OF STAIR  
SCALE= 1/2"=1'-0"



14 SECTION DETAIL @ STAIR AT BASEMENT  
SCALE= 1/2"=1'-0"

PROJECT ARCHITECTS:  
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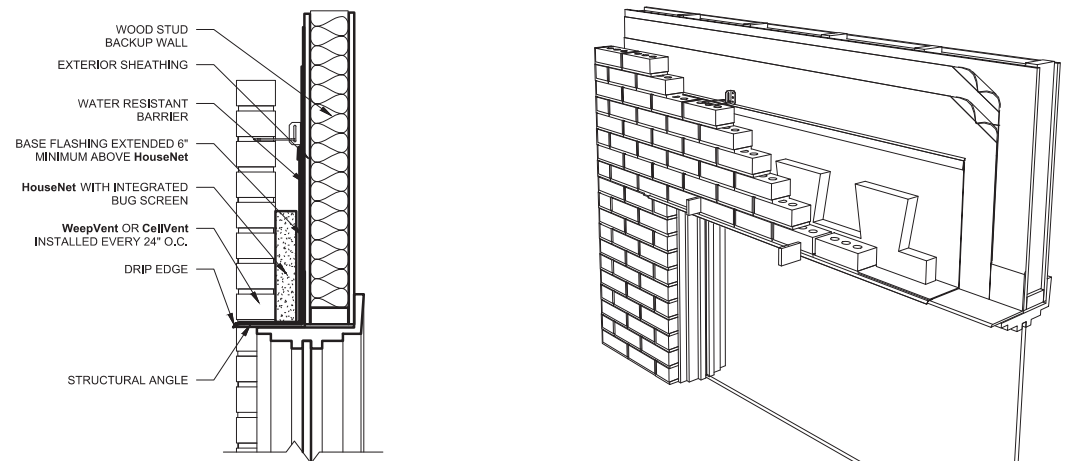
OWNER / CLIENT:	
BUILDING PERMIT	06.24.2023
ISSUED FOR:	DATE:

ONTARIO ASSOCIATION OF ARCHITECTS  
OF  
**Architects**  
Barwaat's Ahmed  
LICENCE  
7987

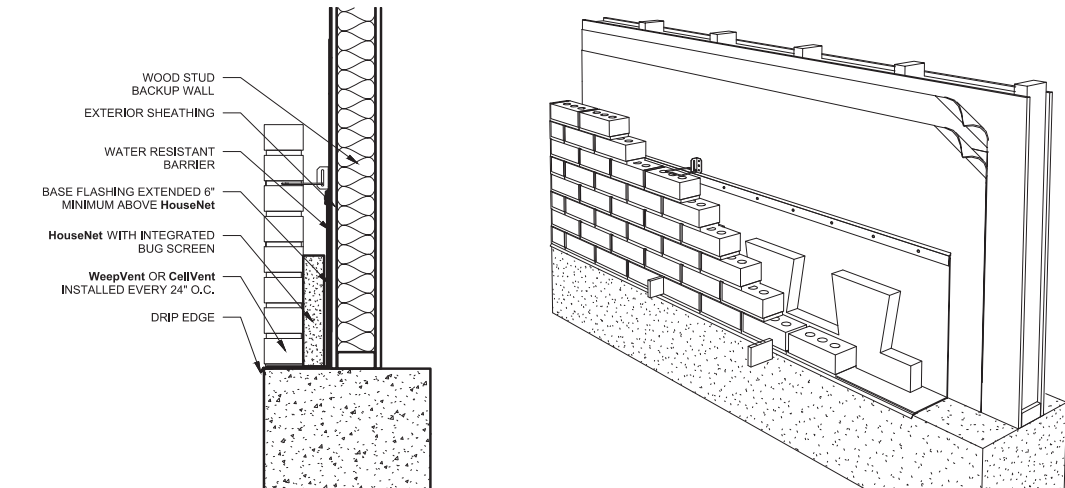
PROJECT:  
**CUSTOM HOUSE**  
1334 REBECCA ST,  
OAKVILLE

DRAWING TITLE:  
**PERMIT SET ARCHITECTURAL**  
SHEET TITLE:  
**PLAN AND SECTIONAL DETAILS**

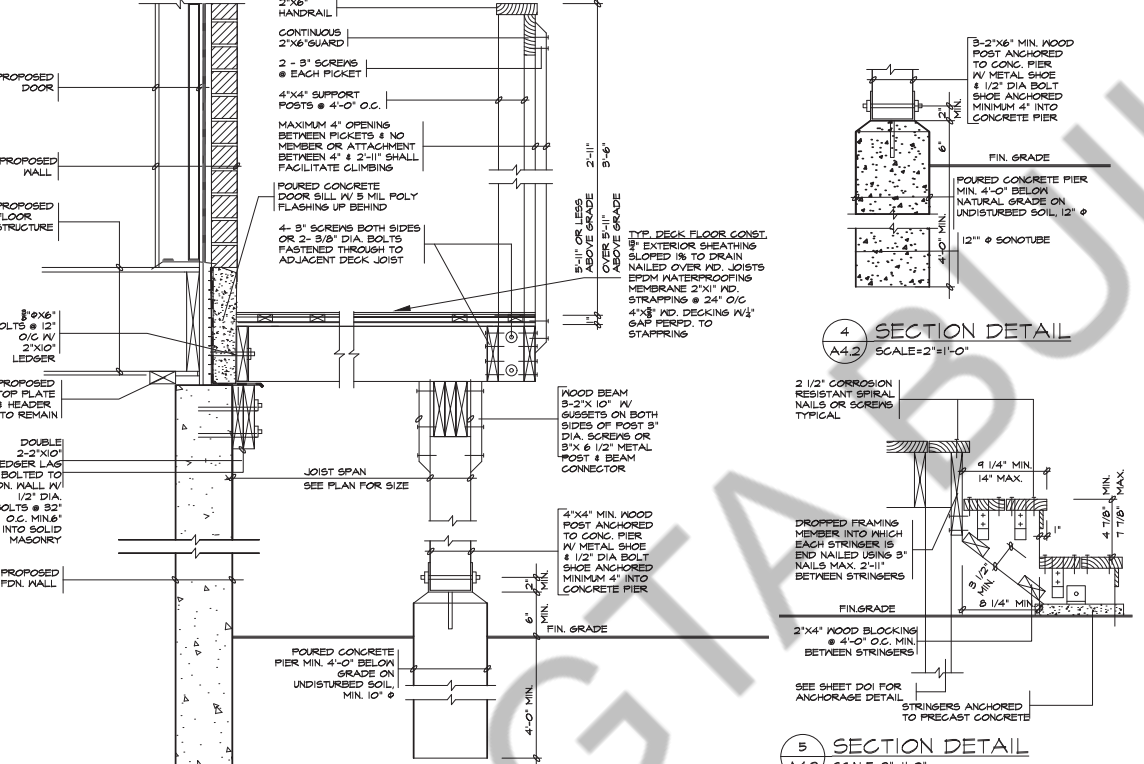
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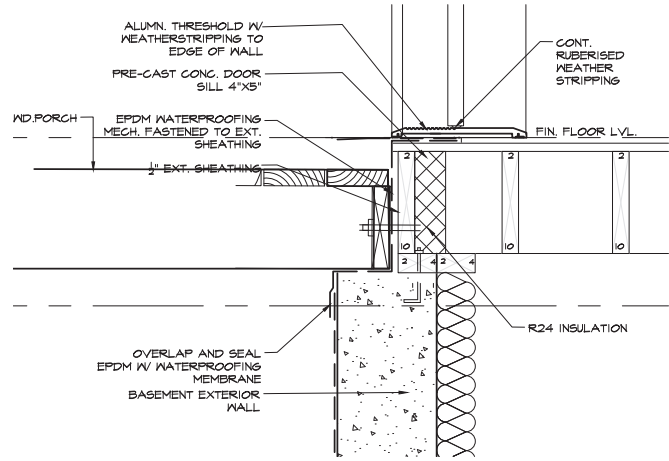
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DETAIL @ WINDOW  
SCALE= N.T.S.



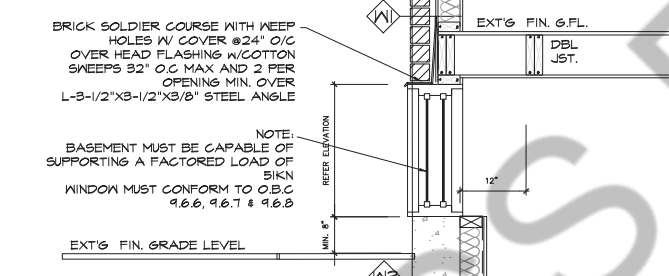
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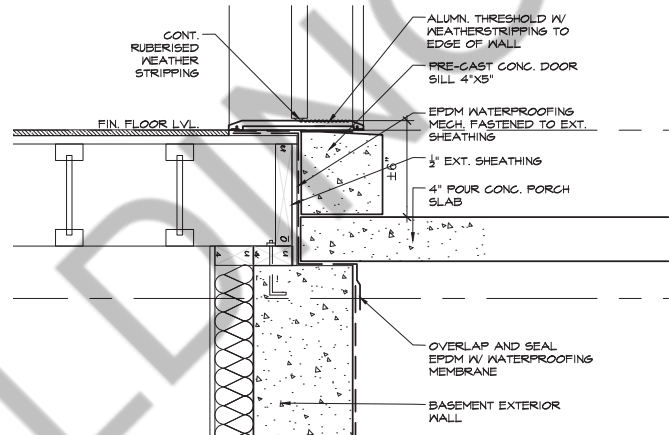
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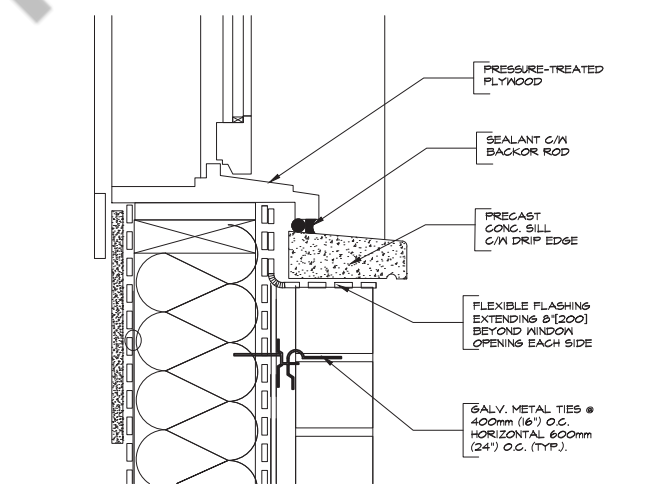
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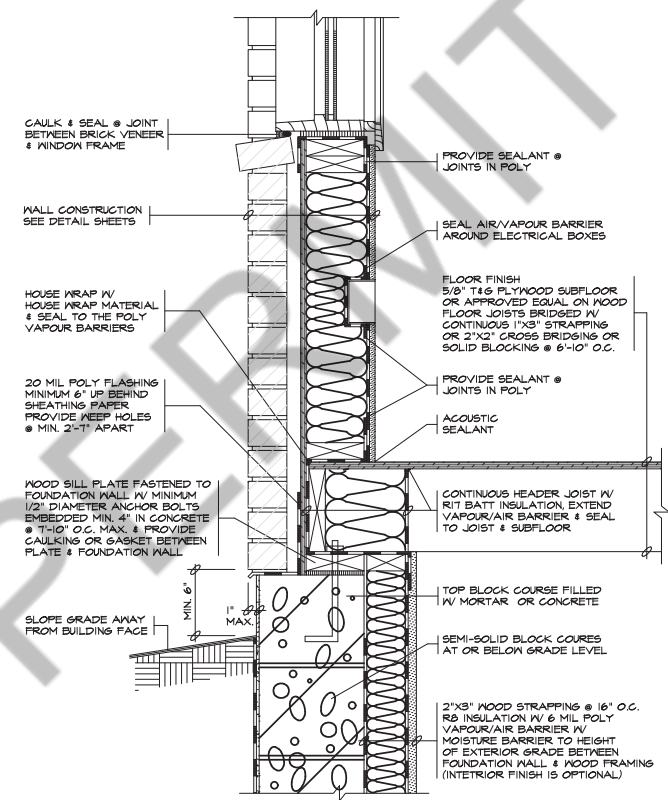
7 SECTION DETAIL @ BASMENT WINDOW (TYP.)  
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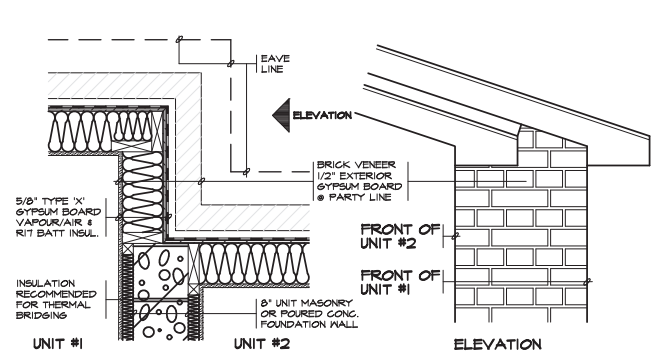
8 SECTION DETAIL @ MAIN ENTRANCE  
SCALE= 1/2"=1'-0" (1:5)



9 SECTION DETAIL @ WIN. SILL  
SCALE= 3"=1'-0"



10 WALL SECTION DETAIL  
SCALE= 1/4"=1'-0"



11 DETAIL  
SCALE= 1/4"=1'-0"

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PROJECT:  
**CUSTOM HOUSE**  
1334 REBECCA ST  
OAKVILLE  
DRAWING TITLE:  
**PERMIT SET  
ARCHITECTURAL**  
SHEET TITLE:  
**SECTIONAL DETAILS**  
JOB #:  
SCALE: AS NOTED  
SHEET NO.: **A4.2**