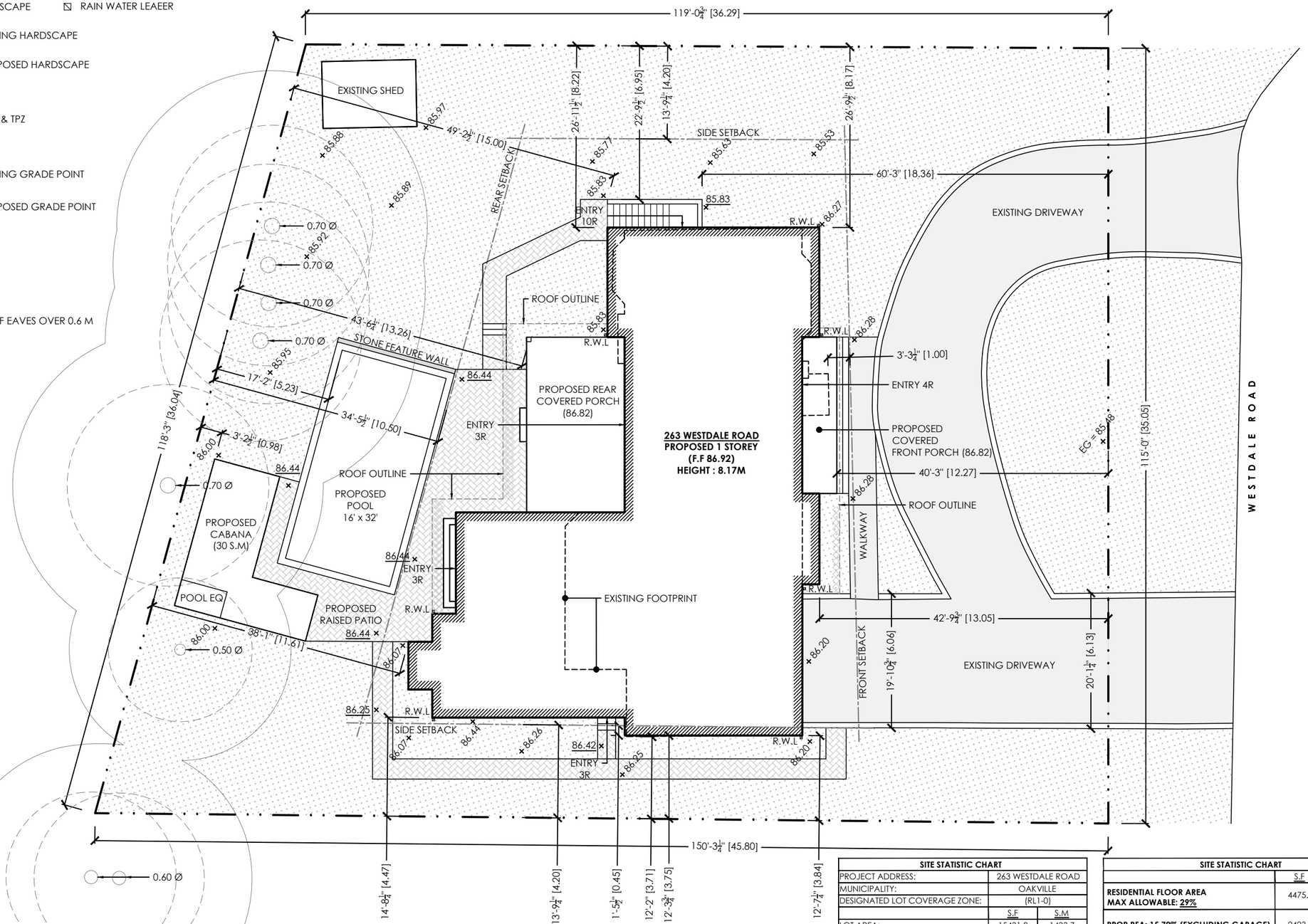
LEGEND:

- SOFTSCAPE
- RAIN WATER LEAEER
- EXISTING HARDSCAPE
- PROPOSED HARDSCAPE
- TREE & TPZ
- 00.00 EXISTING GRADE POINT
- 00.00 PROPOSED GRADE POINT
- ROOF EAVES OVER 0.6 M



SITE STATISTIC CHART		
PROJECT ADDRESS:	263 WESTDALE ROAD	
MUNICIPALITY:	OAKVILLE	
DESIGNATED LOT COVERAGE ZONE:	(RL1-0)	
	S.F	S.M
LOT AREA:	15431.8	1433.7
LOT COVERAGE MAX ALLOWABLE: 25%	3857.9	358.4
PROPOSED HOUSE:	2941.9	273.3
PROP COVERED FRONT PORCH:	119.2	11.07
PROP REAR COVERED PORCH:	377.9	35.1
PROPOSED CABANA:	297.2	27.6
PROP ROOF EAVES OVER 0.6 M:	77.3	7.2
EXISTING SHED:	138.3	12.8
PROPOSED LOT COVERAGE: 25.61%	3951.8	361.1

SITE STATISTIC CHART		
	S.F	S.M
RESIDENTIAL FLOOR AREA MAX ALLOWABLE: 29%	4475.2	415.8
PROP RFA: 15.70% (EXCLUDING GARAGE)	2423.5	225.2

1 SP1.01 PROPOSED SITE PLAN
1/8" - 1'-0"

TENHOUSE BUILDING WORKSHOP
107 GLADSTONE AVENUE
HAMILTON, ON L8M 2H8
T: 905-699-7371

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QUALIFICATION INFORMATION
MATTHEW FRATARCANGELI
BCIN#:44839

REGISTRATION INFORMATION
TENHOUSE BUILDING WORKSHOP
BCIN#:112916

NO.	DATE	REVISION/ISSUE
0	24-04-03	FOR PERMIT APP

PROJECT: NEW ADDITION AND NEW ACCESSORY STRUCTURE AT 263 WESTDALE ROAD OAKVILLE, ON

DRAWN: J.T	**APPROVED:** M.D.F
FILE NO: 2023-027	**CHECKED:** M.D.F
REVISION: 0	**DATE:** 2024-04-03

PROPOSED SITE PLAN
SP1.01

1 / A00 AREA MAP
NTS

2 / A00 263 WESTDALE ROAD
NTS

PROJECT DESCRIPTION:

- THESE DRAWINGS OUTLINE THE PLANS FOR A NEW ADDITION AND NEW ACCESSORY STRUCTURE AT 263 WESTDALE ROAD IN OAKVILLE.

GENERAL NOTES:

1. ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT 2012 ONTARIO BUILDING CODE AND ONTARIO CONSTRUCTION SAFETY ACT, AS REQUIRED.
2. CONTRACTOR TO TAKE ALL NECESSARY PRECAUTIONS TO COMPLY WITH LOCAL SAFETY AUTHORITIES HAVING JURISDICTION (I.E. OCCUPATIONAL HEALTH & SAFETY ACT).
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MINIMUM STANDARD AND SPECIFICATIONS OF THE MUNICIPALITY'S ENGINEERING DEPARTMENT.
4. VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE PROPERTY OWNER BEFORE PROCEEDING WITH ANY WORK. DO NOT SCALE FROM DRAWINGS.
5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THERE IS NO INTERRUPTION OF ANY SURFACE OR SUBSURFACE DRAINAGE FLOW THAT WOULD ADVERSELY AFFECT NEIGHBOURING PROPERTIES.
6. ALL EXISTING UNDERGROUND UTILITIES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE LOCATED AND MARKED. ANY DAMAGED OR DISTURBED UTILITIES SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE GOVERNING BODY AT CONTRACTOR'S EXPENSE.
7. SAFEGUARD ALL EXISTING STRUCTURES, SERVICES, AND ADJACENT PROPERTY AFFECTED BY THE CONSTRUCTION.
8. ALL CONCRETE WORK, INCLUDING FORMING, REINFORCING, PREPARATION, MIXING, PLACING, CURING AND FINISHING SHALL CONFORM TO CSA CAN 3-A23.1-M90 (M94).
9. ALL MASONRY WORK TO BE DONE IN ACCORDANCE WITH CAN3-5304-M90.
10. IF THERE ARE ANY DEVIATIONS FROM WHAT IS DEPICTED ON THESE DRAWINGS, THE CONTRACTOR IS TO NOTIFY TENHOUSE BUILDING WORKSHOP AND SEEK INSTRUCTION BEFORE PROCEEDING.
11. DEMOLITION SHALL BE PERFORMED IN COMPLIANCE WITH CSA S350-M1980(R2003) AND MINISTRY OF LABOUR REQUIREMENTS.
12. IF REQUIRED, CONTRACTOR IS TO PROVIDE SUPPORTS OR SHORING WHERE NECESSARY, BEFORE ANY CLEANUP, DEMOLITION, OR REPAIR ACTIVITIES.
13. ALL DIMENSIONS ARE IN IMPERIAL UNLESS OTHERWISE NOTED.
14. ALL DIMENSIONAL LUMBER TO BE SPRUCE, PINE, FIR (SPF) NO. 1 OR NO. 2 GRADE.
15. THE CONTRACTOR SHALL SEEK FURTHER DIRECTION, IF REQUIRED, REGARDING DETAILS OR MATERIAL SELECTION. TENHOUSE BUILDING WORKSHOP DOES NOT TAKE RESPONSIBILITY FOR ANY ADDITIONAL DETAILS NOT INCLUDED IN THESE DRAWINGS.
16. ALL SPECIFICATIONS AND MATERIALS PROPOSED BY ENGINEERS SHALL BE USED IN PLACE OF SPECIFICATIONS AND MATERIALS IDENTIFIED IN THE CONSTRUCTION NOTES.
17. ALL MANUFACTURED ITEMS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS. SUBMIT ALL INSTALLATION INSTRUCTIONS TO OWNER UPON COMPLETION OF JOB.
18. ALL HAZARDOUS MATERIALS TO BE IDENTIFIED BY THE CONTRACTOR AND PROPERLY DISPOSED OF.
19. ALL WORK AND TRADES SHALL BE COORDINATED BY THE GENERAL CONTRACTOR TO ENSURE ALL WORK IS COMPLETED TO THE HIGHEST STANDARD POSSIBLE.
20. ALL NEW STRUCTURAL MEMBERS ARE TO BE FRAMED, FASTENED, TIED, BRACED, AND ANCHORED TO PROVIDE NECESSARY STRENGTH, RIGIDITY, AND STABILITY PER THE 2012 OBC.
21. GENERAL CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY AND REQUIRED INSPECTIONS.
22. ALL MATERIAL TO BE NEW AND FREE OF DEFECTS.

ABBREVIATIONS:

AFF	ABOVE FINISHED FLOOR	GWB	GYPSUM WALL BOARD
ALUM	ALUMINUM	HB	HOSE BIB
BBSE	BEAM BY STRUCTURAL ENGINEER	INSUL	INSULATED OR INSULATION
BM	BEAM	INT	INTERIOR
CLG	CEILING	JST	JOIST
CRF	CONVENTIONAL ROOF FRAMING	LVL	LAMINATED VENEER LUMBER
CMU	CONCRETE MASONRY UNIT	LSL	LAMINATED STRAND LUMBER
COL	COLUMN	MAX	MAXIMUM
CONC	CONCRETE	MIN	MINIMUM
CONT	CONTINUOUS	MTL	METAL
CW	COMPLETE WITH	OBC	ONTARIO BUILDING CODE
DEMO	DEMOLISH	OC	ON CENTER
DIM	DIMENSION	OSB	ORIENTED STRAND BOARD
DJ	DOUBLE JOIST	OTA	OPEN TO ABOVE
DN	DOWN	OTB	OPEN TO BELOW
DO	DO OVER	PT	PRESSURE TREATED
DR	DOOR	PTD	PAINT OR PAINTED
DROP	DROPPED	REQD	REQUIRED
DS	DOWNSPOUT	RM	ROOM
DWG	DRAWING	RT	ROOF TRUSS
EA	EACH	RWL	RAIN WATER LEADER
EIFS	EXTERIOR INSULATED FINISH SYSTEM	SB	SOLID BEARING
ELEV	ELEVATION	SBFA	SOLID BEARING FROM ABOVE
ENC	ENCLOSED	SJ	SINGLE JOIST
ENG	ENGINEER OR ENGINEERED	SPEC	SPECIFIED OR SPECIFICATION
EQ	EQUAL	SPF	SPRUCE, PINE, FIR
EST	ESTIMATED	STL	STEEL
EXT	EXTERIOR	T&G	TONGUE AND GROOVE
FD	FLOOR DRAIN	TJ	TRIPLE JOIST
FG	FIXED GLASS	T/O	TOP OF
FL	FLUSH	TYP	TYPICAL
FLR	FLOOR	UNO	UNLESS NOTED OTHERWISE
GA	GAUGE	U/S	UNDERSIDE
GALV	GALVANIZED	WIC	WALK-IN CLOSET
		WP	WEATHER PROOF

TENHOUSE BUILDING WORKSHOP
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HAMILTON, ON L8M 2H8
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NEW ACCESSORY STRUCTURE
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OAKVILLE, ON

DRAWN: J.T	**APPROVED:** M.D.F
FILE NO: 2023-027	**CHECKED:** M.D.F
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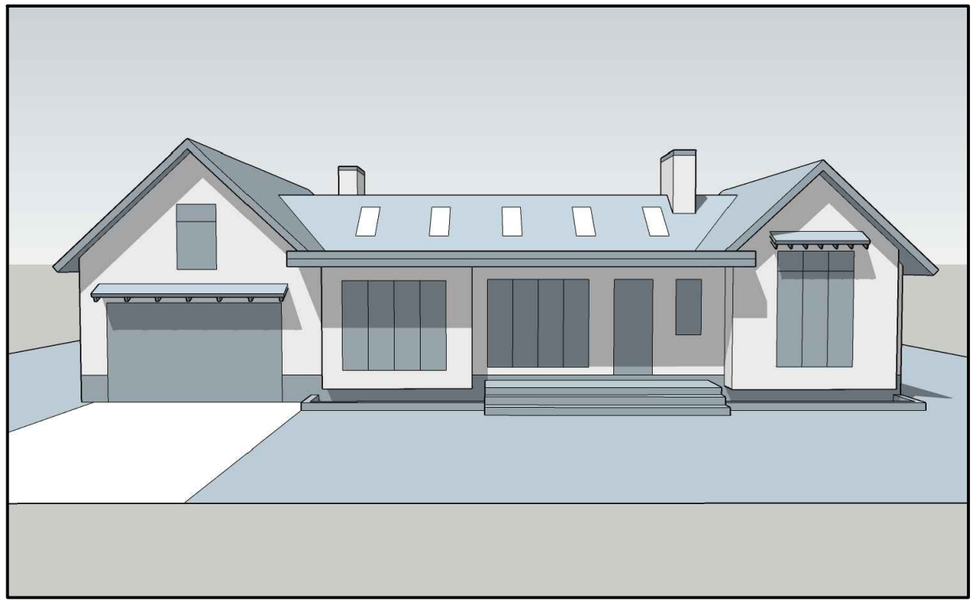
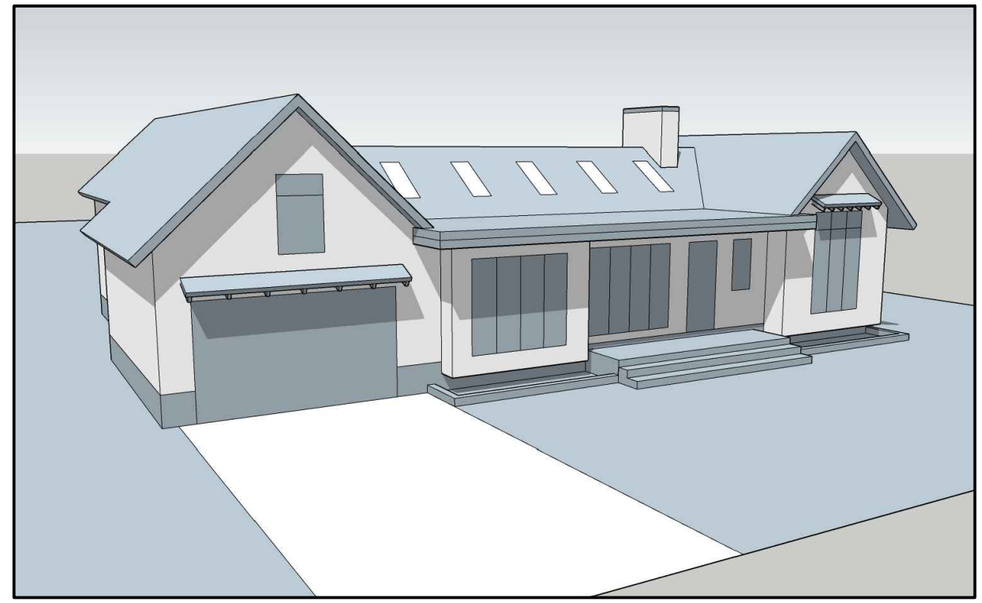
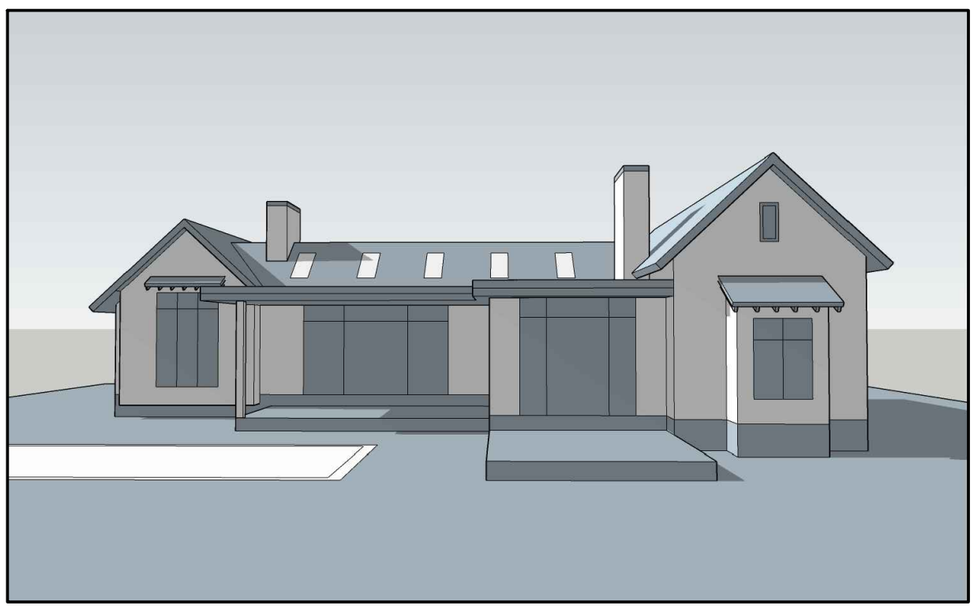
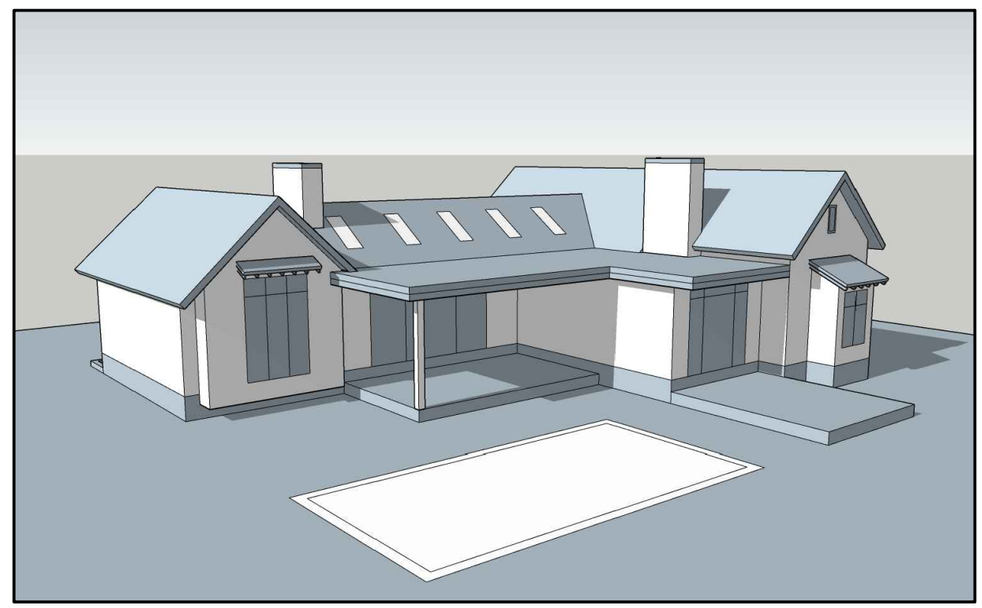
COVER PAGE
A00









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3D CONCEPTS

A5.01

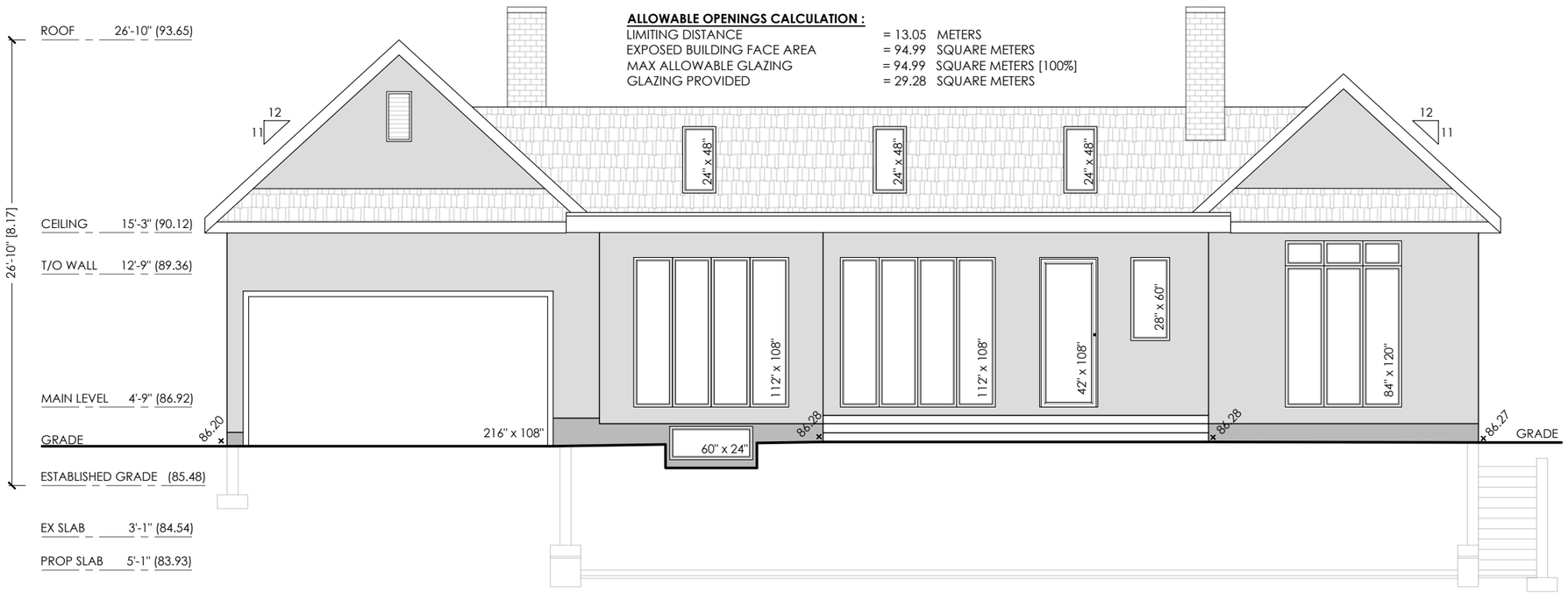
LEGEND:

+ 00.00 EXISTING GRADE POINT

+ 00.00 PROPOSED GRADE POINT

ALLOWABLE OPENINGS CALCULATION :

LIMITING DISTANCE	= 13.05	METERS
EXPOSED BUILDING FACE AREA	= 94.99	SQUARE METERS
MAX ALLOWABLE GLAZING	= 94.99	SQUARE METERS [100%]
GLAZING PROVIDED	= 29.28	SQUARE METERS



1 A2.01 PROPOSED SOUTH ELEVATION

1/8" - 1'-0"

TENHOUSE BUILDING WORKSHOP

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PROPOSED SOUTH ELEVATION

A2.01

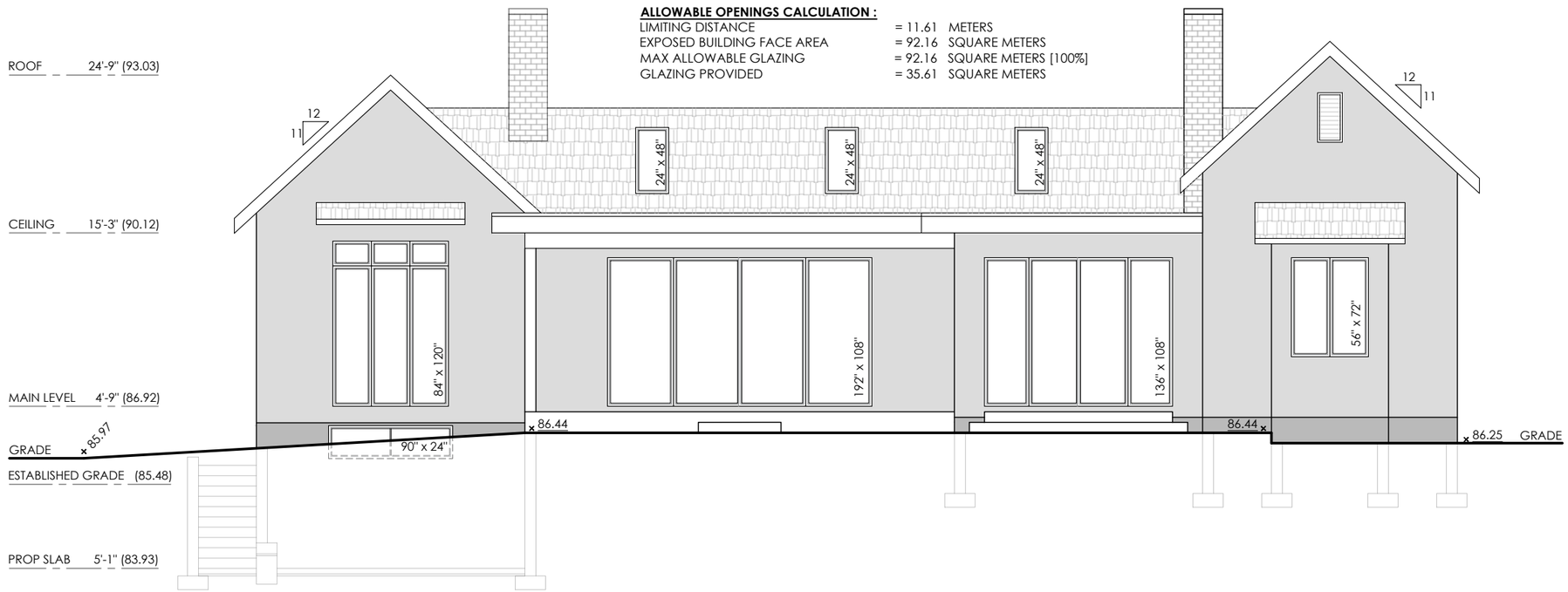
LEGEND:

+ 00.00 EXISTING GRADE POINT

+ 00.00 PROPOSED GRADE POINT

ALLOWABLE OPENINGS CALCULATION :

LIMITING DISTANCE	= 11.61	METERS
EXPOSED BUILDING FACE AREA	= 92.16	SQUARE METERS
MAX ALLOWABLE GLAZING	= 92.16	SQUARE METERS [100%]
GLAZING PROVIDED	= 35.61	SQUARE METERS



1 A2.02 PROPOSED NORTH ELEVATION

1/8" - 1'-0"

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PROPOSED NORTH ELEVATION

A2.02

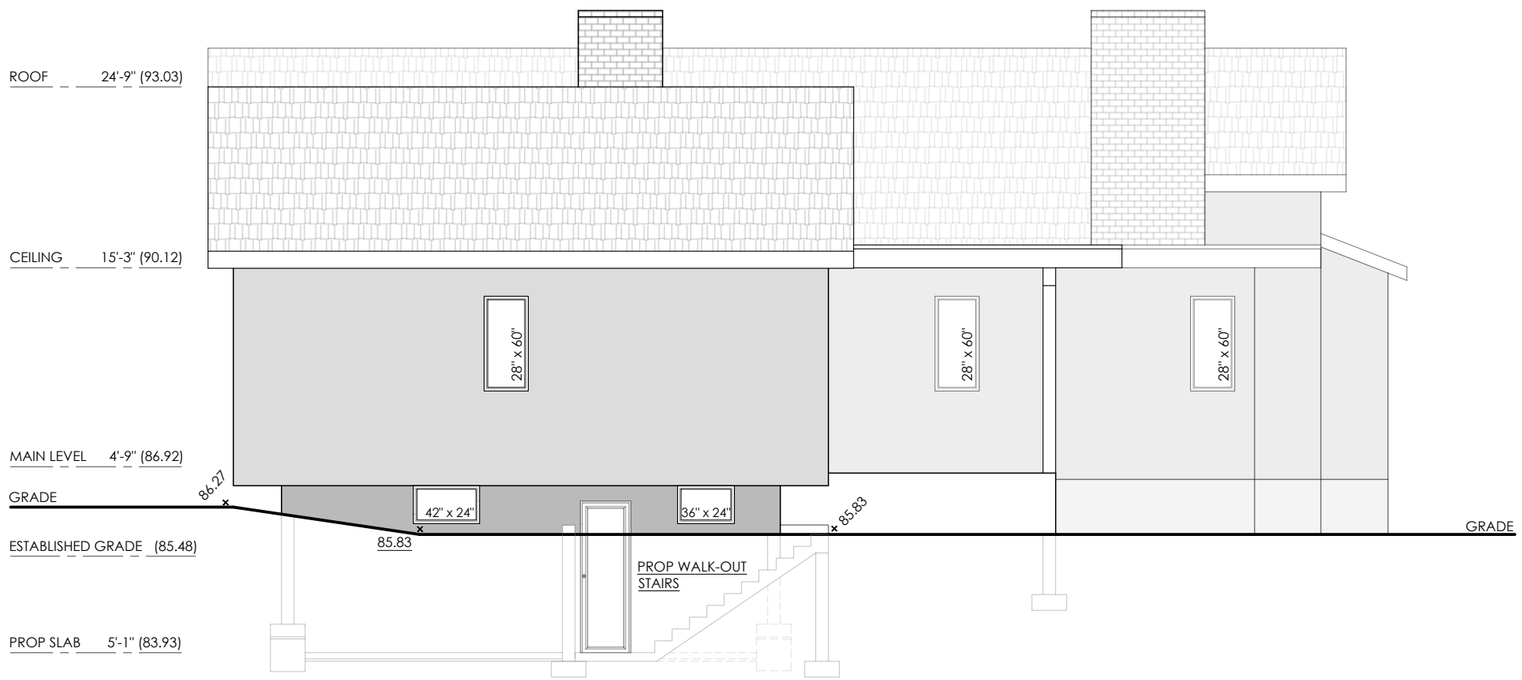
LEGEND:

+ 00.00 EXISTING GRADE POINT

+ 00.00 PROPOSED GRADE POINT

ALLOWABLE OPENINGS CALCULATION:

LIMITING DISTANCE	= 8.21 METERS
EXPOSED BUILDING FACE AREA	= 78.60 SQUARE METERS
MAX ALLOWABLE GLAZING	= 78.60 SQUARE METERS [100%]
GLAZING PROVIDED	= 4.45 SQUARE METERS



1 A2.04 PROPOSED EAST ELEVATION

1/8" - 1'-0"

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PROPOSED EAST ELEVATION

A2.04

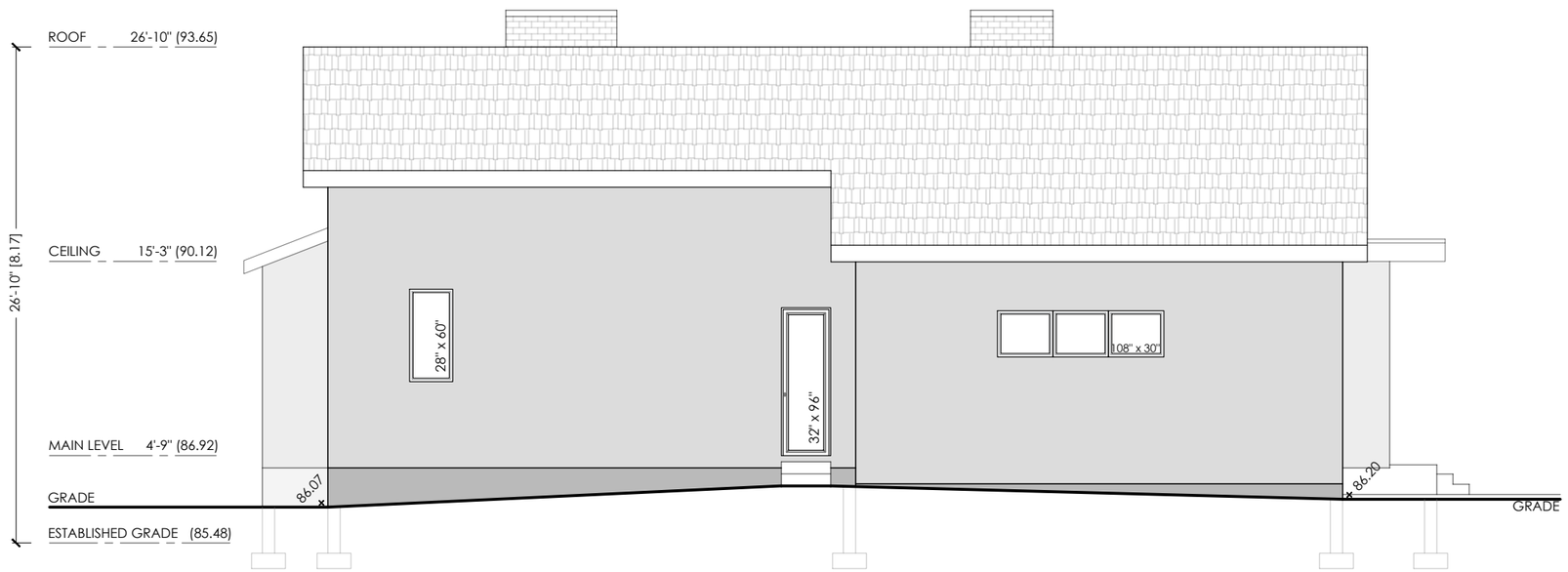
LEGEND:

+ 00.00 EXISTING GRADE POINT

+ 00.00 PROPOSED GRADE POINT

ALLOWABLE OPENINGS CALCULATION :

LIMITING DISTANCE	= 3.75 METERS
EXPOSED BUILDING FACE AREA	= 69.39 SQUARE METERS
MAX ALLOWABLE GLAZING	= 15.95 SQUARE METERS [23%]
GLAZING PROVIDED	= 4.82 SQUARE METERS



1 A2.03 PROPOSED WEST ELEVATION

1/8" - 1'-0"

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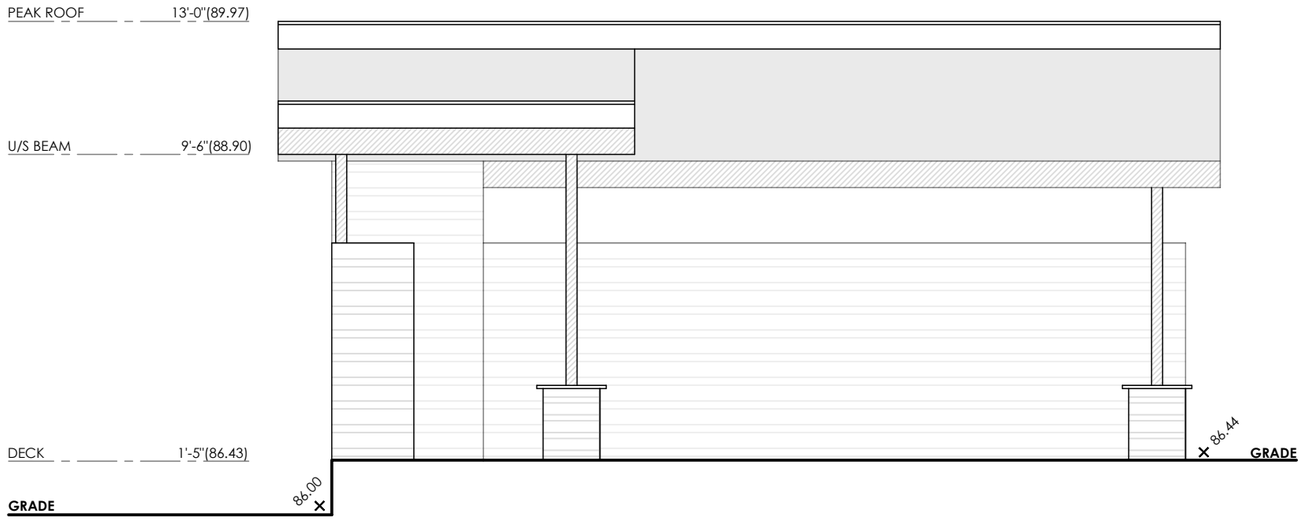
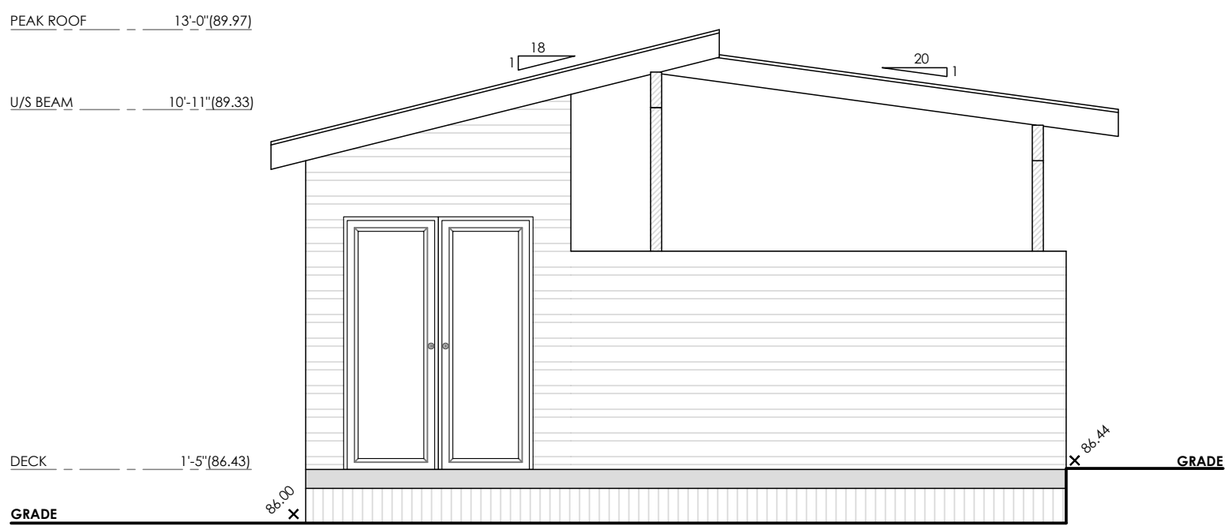
PROPOSED WEST ELEVATION

A2.03



1 A7.01 FRONT ELEVATION
1/4" - 1'-0"



2 A7.01 SIDE ELEVATION
1/4" - 1'-0"

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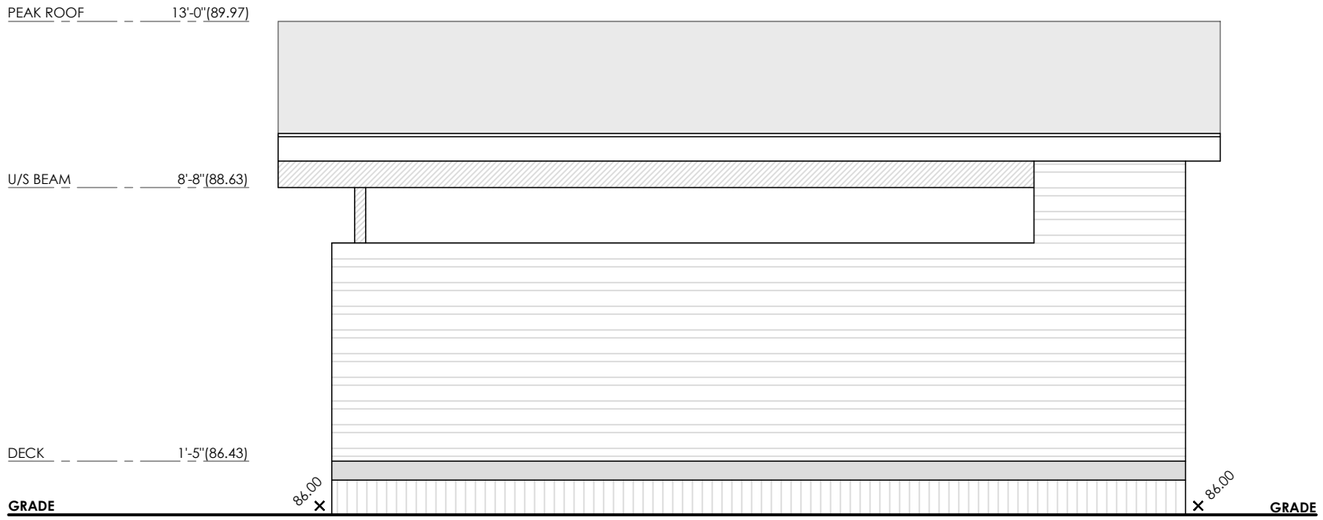
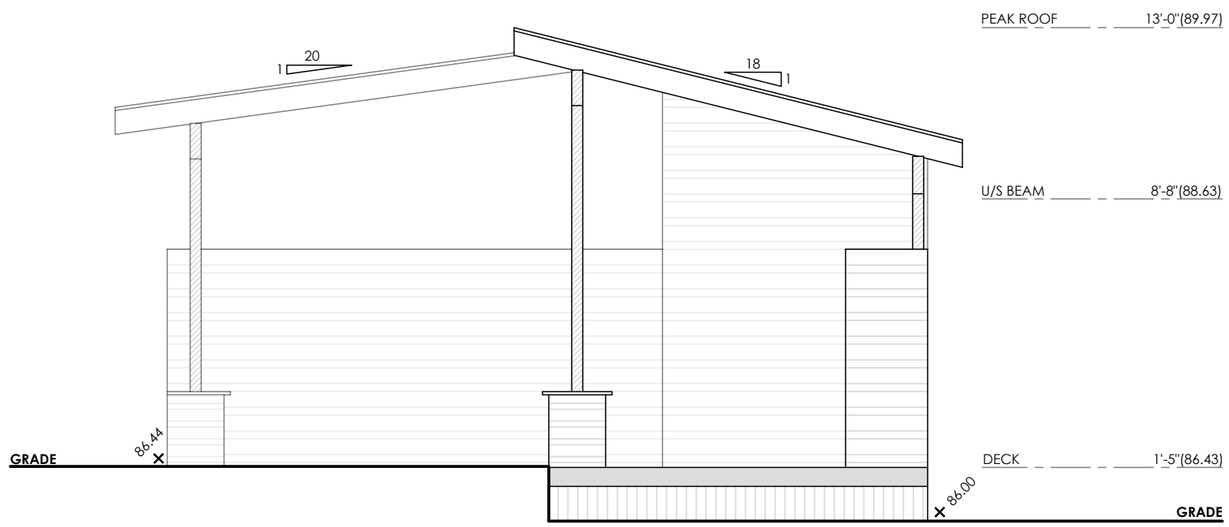
ELEVATIONS
A7.01



1 A7.02 REAR ELEVATION
1/4" - 1'-0"



2 A7.02 SIDE ELEVATION
1/4" - 1'-0"

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ELEVATIONS
A7.02