

INTERIOR ALTERATIONS

269 Forestwood Dr, Oakville, ON L6J 4E7

Project Description

Interior alteration including associated and structural work.

NO SITE WORK INCLUDED IN SCOPE

Zoning classification:	Residential Low (RL1-0)
Type of construction:	Combustible
Sprinkled:	No
Current use of building:	Group C - Single family - house
Proposed use of building:	Group C - Single family - house
Occupant Load:	10
Building Area:	244.0 m ²
Area of Work:	239.8 m ²

Location Map



Building Statistics

	EXISTING	PROPOSED	
Basement level	190.8 m ²	190.8 m ²	unaltered
Ground floor	188.0 m ²	188.0 m ²	unaltered
Level 2	238.0 m ²	244.0 m ²	increased
Building Height	+/-8.5 m	+/-8.5 m	unaltered
Car Parking provided	2	2	unaltered
Total GFA (excluding basement)	426.0 m ²	432.0 m ²	unaltered

Proposed Zoning Statistics

	EXISTING	PROPOSED	
Lot Area = +/-	1291.6 m ²		
Maximum Residential Floor Area Ratio (max. 29%)	0.32	0.33	increased

Sheet List

#	Sheet Name	#	Current Revision	Date
A-000	Cover Sheet	1	Minor Variance	24.06.21
A-300	Basement Floor Plan	1	Minor Variance	24.06.21
A-301	Ground Floor Plan	1	Minor Variance	24.06.21
A-302	Existing Level 2	1	Minor Variance	24.06.21
A-303	Level 2 Floor Plan	1	Minor Variance	24.06.21
A-400	Elevations	1	Minor Variance	24.06.21
A-401	Elevations	1	Minor Variance	24.06.21
A-410	Sections	1	Minor Variance	24.06.21

Project Contacts

PROPERTY OWNER:
Daniel Shadd & Hannah Shadd

PROJECT ARCHITECT:
Facundo Varela
ARCHITECTURAL INSTINCT INC.
fv@architecturalinstinct.com

INTERIOR DESIGN:
Vanessa Lorenzon
ASHLEY MONTGOMERY DESIGN
vanessa@ashleymontgomerydesign.com

STRUCTURAL CONSULTANT OF RECORD:
Wesley Peter
HONEYCOMB
wesley.peter@honeycombgroup.ca

Abbreviations

A/C	AIR CONDITIONING	LEED	LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN
ACT	ACOUSTICAL CEILING TILE	LL	LANDLORD
ADJ	ADJUSTABLE		
AF	ABOVE FINISHED FLOOR	MAX	MAXIMUM
AOR	ARCHITECT OF RECORD	MEP	'MECHANICAL, ELECTRICAL, AND PLUMBING'
APMR	AS PER MANUFACTURER'S REQUIREMENTS	MFR	MANUFACTURER
APSD	AS PER STRUCTURAL DRAWINGS	MIN	MINIMUM
BB	BASE BUILDING	NIC	NOT IN CONTRACT
		NTS	NOT TO SCALE
COMPA	CANADIAN CONCRETE MASONRY PRODUCERS ASSOCIATION	OC	ON CENTER
CL	CENTER LINE	O.D.	OUTSIDE DIAMETER
CLG	CEILING	OAP	OR APPROVED EQUIVALENT (submit to AOR for approval)
CTR	CENTER	OBC	ONTARIO BUILDING CODE
CX	COMMISSIONING		
CXA	COMMISSIONING AGENT	PLC	PLACE
DEG	DEGREE	R	RADIUS
DET	DETAIL	REF	REFERENCE
DIA	DIAMETER	REQ'D	REQUIRED
DIM	DIMENSION	REV	REVISION
DN	DOWN	RND	ROUND
		R.O.	ROUGH OPENING
EA	EACH	RTU	ROOF TOP UNIT
EL	ELEVATION		
EQ	EQUAL	SB	SET BACK
EX	EXISTING	SC	SOLID CORE
EXT	EXTERIOR	SF	SQUARE FEET
		SHT	SHEET
FLR	FLOOR	SI	SITE INSPECT
FRR	FIRE RESISTANCE RATING	SIM	SIMILAR
FT	FOOT/FEET	SPEC	SPECIFICATION
		SO	SQUARE
G	GROUND	STC	SOUND TRANSMISSION CLASS
GC	GENERAL CONTRACTOR	SV	SITE VERIFY
GF	GROUND FLOOR		
GWB	GYPSON WALL BOARD	TEMP	TEMPORARY
		TYP	TYPICAL
HC	HOLLOW CORE	T/O	TOP OF
HDW	HARDWARE	T&G	TONG AND GROOVE
HM	HOLLOW METAL		
HORIZ	HORIZONTAL	UNO	UNLESS NOTED OTHERWISE
HR	HOUR	US	UNDER SIDE
HT	HEIGHT		
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	VERT	VERTICAL
		VIF	VERIFY IN FIELD
ID	INTERIOR DESIGNER	WC	WATER CLOSET
I.D.	INTERIOR DIAMETER	WR	WASHROOM

No.	Description	Date
1	Minor Variance	24.06.21

Architect on Record



ARCHITECTURAL INSTINCT INC.

seal

Interior Designer

Vanessa Lorenzon
ASHLEY MONTGOMERY DESIGN
vanessa@ashleymontgomerydesign.com

Structural Consultant

Wesley Peter
HONEYCOMB
wesley.peter@honeycombgroup.ca

Drawn by

AT

Checked by

FV

Interior Alteration

269 Forestwood Dr

Project number

24-003

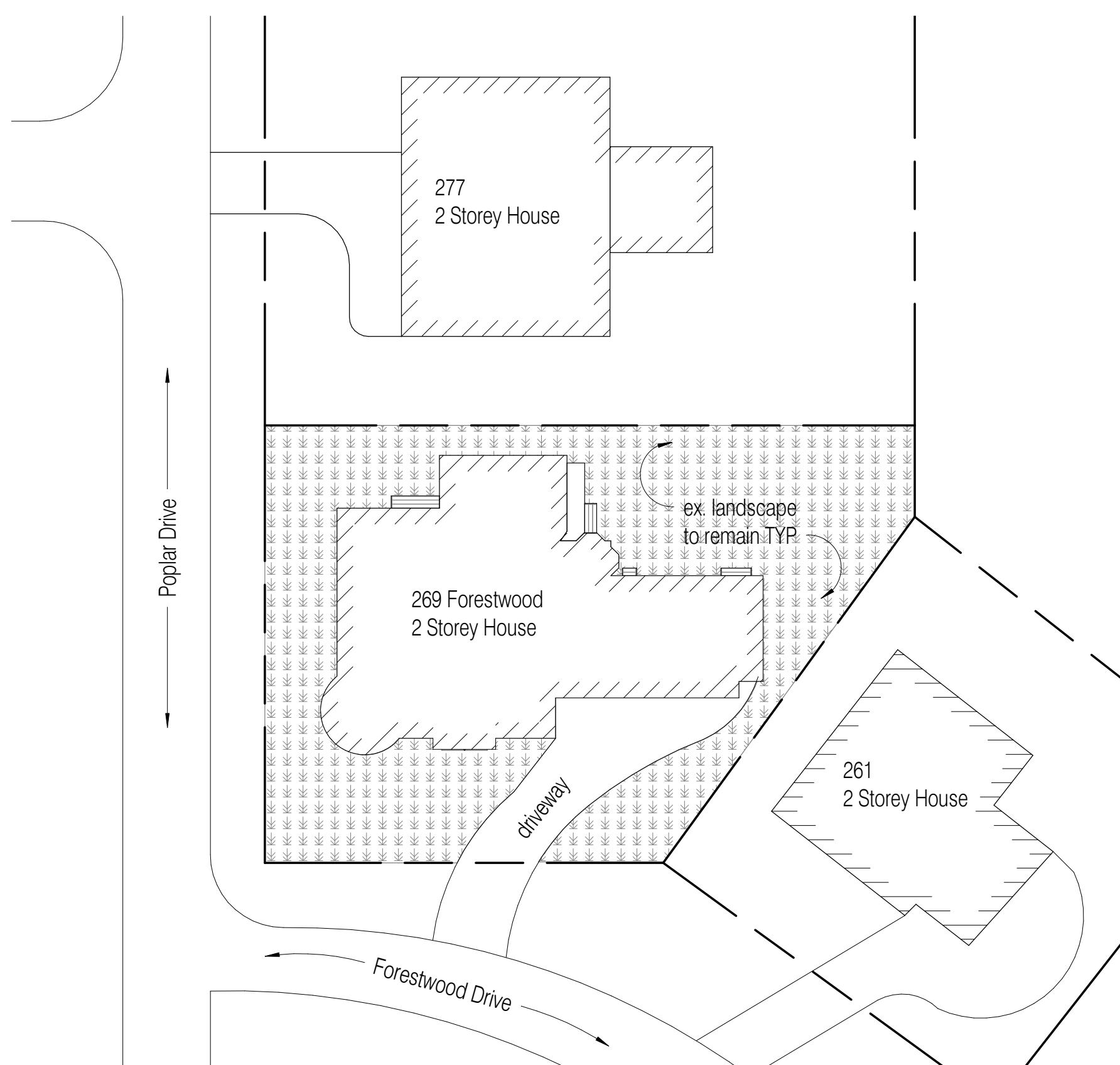
Cover Sheet

A-000

Scale

As indicated

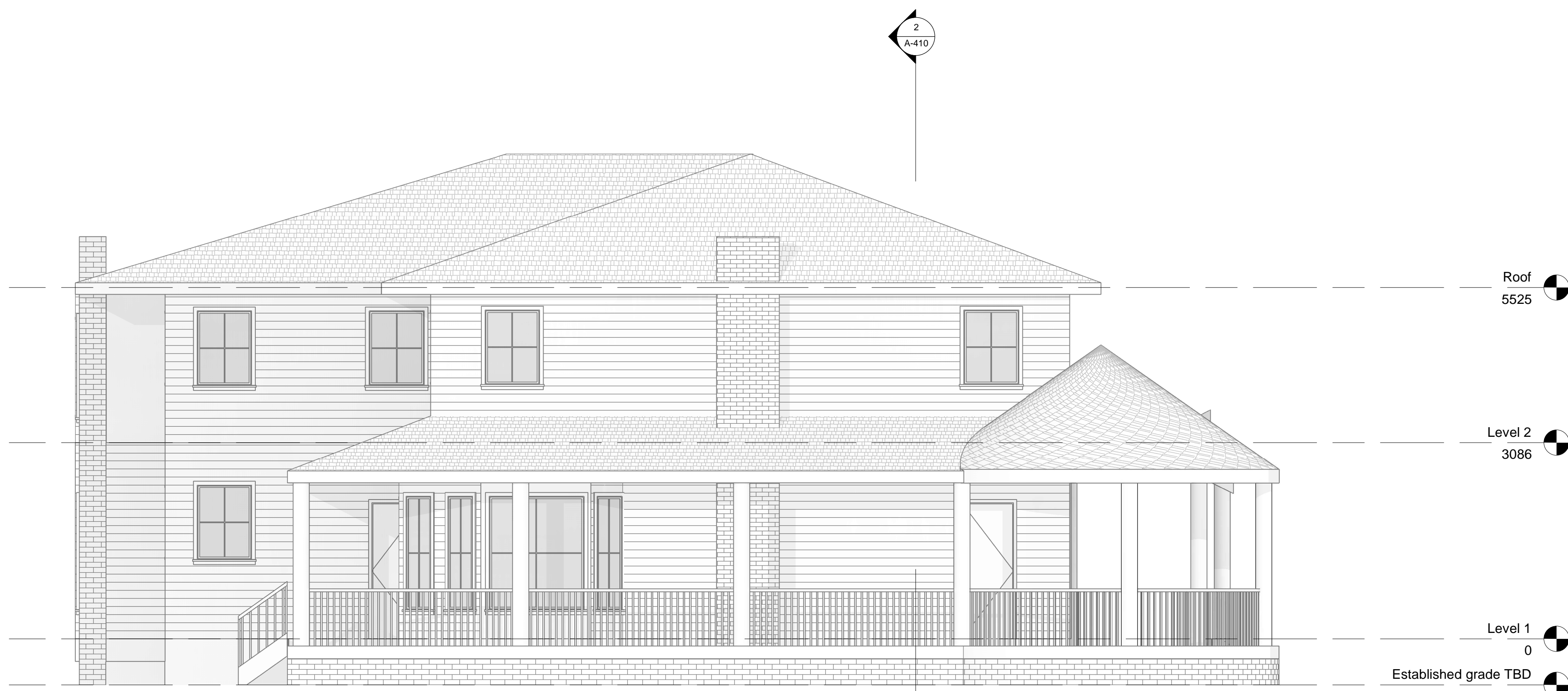
2024-06-21 11:23:20 AM



Site Plan

SCALE: 1 : 300

C:\Users\AI\WORKSTATION\Personal\AI SHARED PROJECTS - Documents\1 - OPEN PROJECTS\24-003_269 Forestwood Dr - Act4 - MV_240620.dwg



1 Elevation - South (SHOWN FOR REFERENCE ONLY - NO CHANGE)

1 : 50




2 Elevation - West (SHOWN FOR REFERENCE ONLY - NO CHANGE)

1 : 50

No.	Description	Date
1	Minor Variance	24.06.21

Architect on Record



ARCHITECTURAL
INSTINCT INC.

seal

Interior Designer

Vanessa Lorenzon
ASHLEY MONTGOMERY DESIGN
vanessa@ashleymontgomerydesign.com

Structural Consultant

Wesley Peter
HONEYCOMB
wesley.peter@honeycombgroupp.ca

Drawn by	AT
Checked by	FV

Interior Alteration

269 Forestwood Dr

Project number 24-003

Elevations

A-401

Scale As indicated

2024-06-21 11:23:26 AM

C:\Users\AI\WORK\PROJECTIONS\PERSONAL\SHARED PROJECTS - DOCUMENTS\1 - OPEN PROJECTS\24-003_269 Forestwood Dr - Acad - AIV_240620.rvt

