

GENERAL NOTES:

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SEAL:



NO.	DESCRIPTION	DATE
3	REVISION	MAY 24 2024
2	REVISION	MAY 8 2024
1	ISSUED FOR BUILDING PERMIT	APR 24 2024

ENGINEER:



ADDRESS : 6 RIPON STREET MISSISSAUGA, ON L4T 2G8
 TEL. : 416-527-4100
 EMAIL : INFO@MECHWAYS.COM
 WEBSITE : WWW.MECHWAYS.COM

CONSULTANT:

PROJECT:

1328 AYMOND CRESCENT
 OAKVILLE, ON

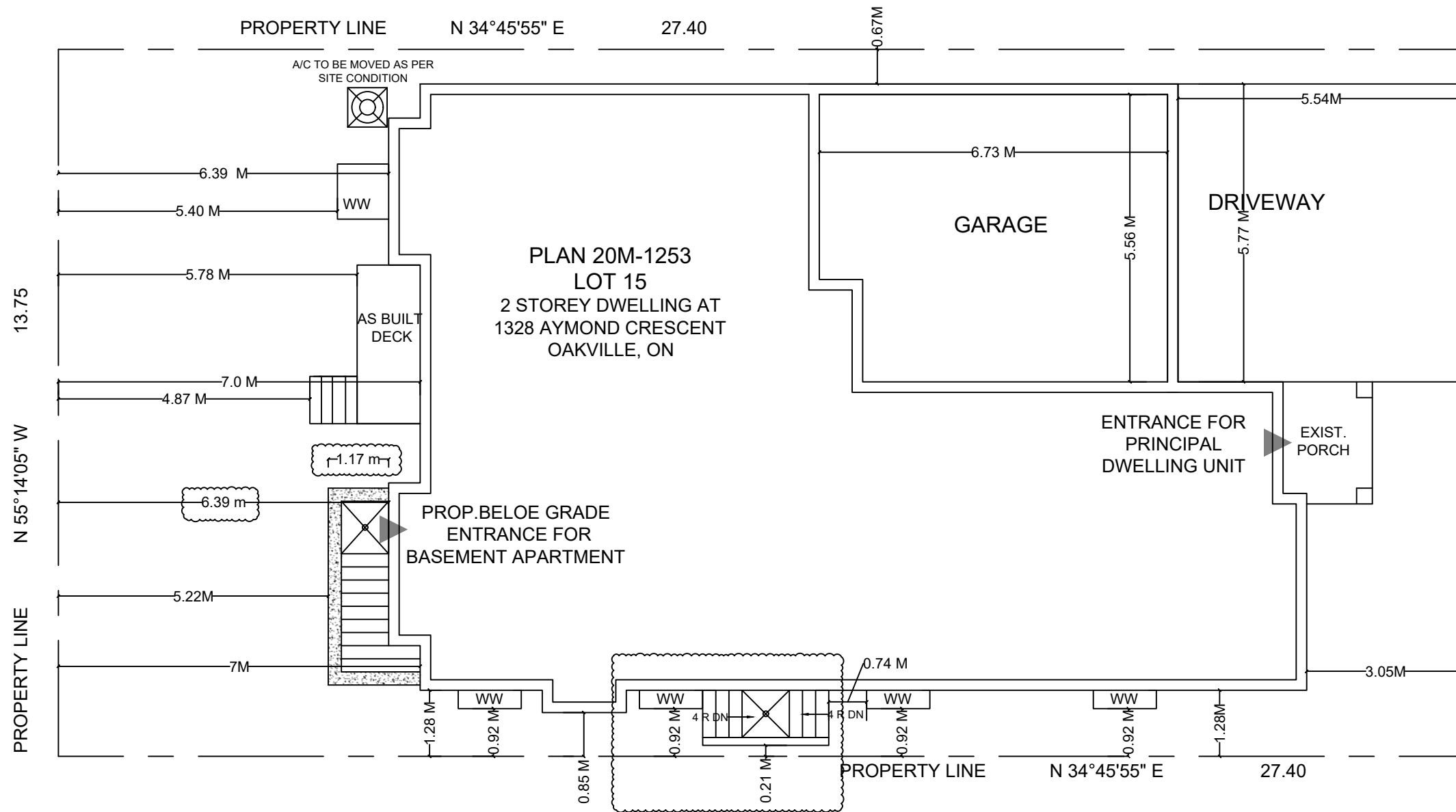
SHEET TITLE:

SITE PLAN

CHECKED: MSS
 DRAWN: MSA
 SCALE: 1 : 100
 DATE: APR 24 2024

DRAWING:

A 0.1



AREA STATISTICS

GROSS FLOOR AREA CALCULATIONS

PRINCIPAL RESIDENCE	
EXISTING MAIN FLOOR G.F.A	= 150.23 M ²
EXISTING SECOND FLOOR G.F.A	= 175.49 M ²
TOTAL G.F.A	= 325.72 M²

BASEMENT APARTMENT G.F.A = 144.36 M²



SCOPE OF WORK

- ① PROPOSED BASEMENT APARTMENT
- ② ENLARGEMENT OF FOUR WINDOWS
- ③ PROPOSED ONE NEW WINDOW
- ④ PROPOSED BELOW GRADE ENTRANCE

SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF LOTS 14, 15, 16,
17 AND 18
PLAN 20M-1253
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

SCALE 1:300


R-PE SURVEYING LTD., O.L.S.

METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN
 BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

- DENOTES MONUMENT FOUND
- PB DENOTES PLASTIC BAR
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P DENOTES PORCH
- TOW DENOTES TOP OF WALL ELEVATION

ALL FOUND MONUMENTS BY R-PE SURVEYING LTD., O.L.S.
 ALL TIES TO CONCRETE FOUNDATION.

BEARINGS ARE GRID AND ARE REFERRED TO THE
 SOUTHWEST LIMIT OF AYMOND CRESCENT AS SHOWN
 ON PLAN 20M-1253 HAVING A BEARING OF N55°14'05"W.

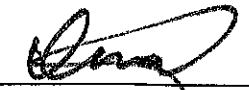
PART 2 (SURVEY REPORT)

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: PART OF LOTS 14, 16
 AND 17 DESIGNATED AS PARTS 12, 13 AND 14, PLAN 20R-22276
 ARE SUBJECT TO AN EASEMENT IN GROSS AS SET OUT IN INST. No. HR1928342
 THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 14th DAY OF JANUARY, 2023.

DATE JANUARY 27, 2023.

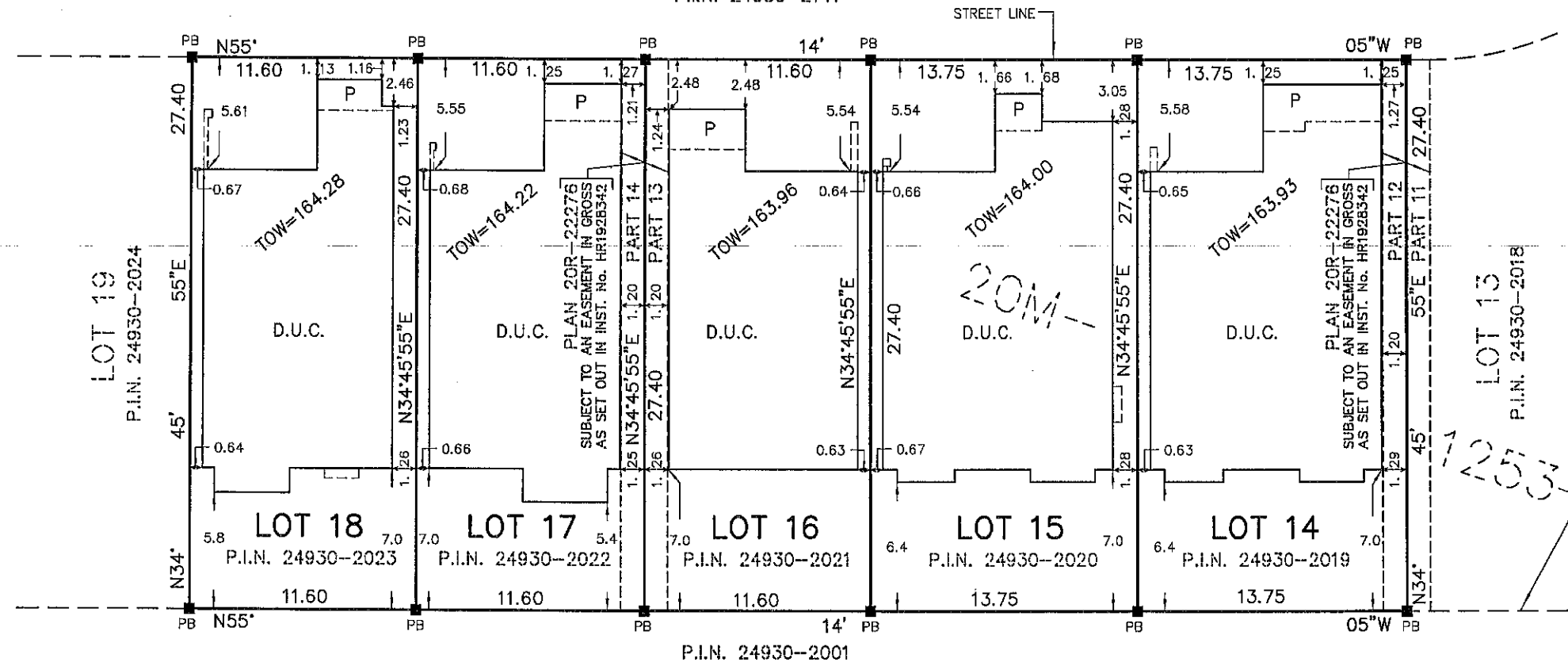


I. A. ABRAHAM
 ONTARIO LAND SURVEYOR


PLAN

AYMOND CRESCENT

(BY PLAN 20M-1253)
 P.I.N. 24930-2141



**ASSOCIATION OF ONTARIO
 LAND SURVEYORS**
 PLAN SUBMISSION FORM
2205411



THIS PLAN IS NOT VALID
 UNLESS IT IS AN EMBOSSED
 ORIGINAL COPY
 ISSUED BY THE SURVEYOR
 In accordance with
 Regulation 1026, Section 29(3).

PART 4, PLAN 20R - 22091
 PART OF LOT 7, CONCESSION 1, NORTH OF DUNDAS STREET



R-PE SURVEYING LTD.
 ONTARIO LAND SURVEYORS
 643 Chrislea Road, Suite 7
 Woodbridge, Ontario, L4L 8A3
 Tel.(416)635-5000 Fax (416)635-5001
 Tel.(905)264-0881 Fax (905)264-2099
 Website: www.r-pe.ca

DRAWN: V.K. CHECKED: I.A.A./T.S.
 CAD FILE No. 1253-14 JOB No. 22-312

THIS REPORT WAS PREPARED FOR
 MATTAMY HOMES
 AND THE UNDERSIGNED ACCEPTS NO
 RESPONSIBILITY FOR USE BY OTHER PARTIES

©R-PE SURVEYING LTD., O.L.S. 2023.

22-312 *20M-1253 L14-18*



ROOM FINISHED SCHEDULE - BASEMENT								
ROOM NAME	FLOOR		WALL		CEILING		HEIGHT	REMARKS
	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH		
LIVING, DINING, & KITCHEN	WOOD		DRYWALL	PAINT	GYPSUM BD.	PAINT	2641	
BEDROOM	WOOD		DRYWALL	PAINT	GYPSUM BD.	PAINT	2641	
RECREATION ROOM	WOOD		DRYWALL	PAINT	GYPSUM BD.	PAINT	2641	
WASHROOM	CERAMIC		DRYWALL	PAINT	GYPSUM BD.	PAINT	2641	
COLD ROOM	CONCRETE		CONCRETE		CONCRETE			
UTILITY ROOM	CONCRETE		DRYWALL		GYPSUM BD.		2641	

DOOR SCHEDULE

- ALL INTERIOR DOORS ARE SLAB DOOR 1-3/8 TH. HOLLOW CORE. THE SIZES ARE MENTIONED ON THE FLOOR PLAN. THE HEIGHT OF ALL DOORS ARE 80"
- EGRESS DOOR - PROP. BELOW GRADE EXTERIOR TYPE STEEL DOOR PROVIDES ACCESS TO THE OUTSIDE

WINDOW SCHEDULE

ONE WINDOW PER FLOOR TO HAVE AN UNOBSTRUCTED OPEN PORTION W/A MIN. AREA OF 0.35m² W/ NO DIMENSION LESS THAN 380mm & MAXIMUM SILL HEIGHT OF 1m ABOVE FLOOR WINDOW SIZES HAVE BEEN PROVIDED ON THE FLOOR PLANS

CONSTRUCTION NOTES

- FOUNDATION WALL INSULATION
FOUNDATION WALL, MOISTURE BARRIER, 2x4 STUDS @ 16" O.C., WITH R20ci INSULATION, 1/2" GYPSUM DRYWALL JOINTS TAPED AND SEALED AND PAINTED
- INTERNAL WALLS
EXISTING WOOD FRAMED WALL CONSISTING OF 2x4 WOOD STUDS @ 16" O.C. WITH 1/2" DRY WALL ON BOTH SIDES
- PROP. CEILING
PROVIDE 45 MIN. F.R.R AND 50 STC FOR THE CEILING WITH FOLLOWING SPECIFICATIONS
TABEL - 2 AS PER SB-3 (F9h)
ABSORPTIVE MATERIAL BETWEEN EXISTING JOISTS, RESELIENT METAL CHANNELS SPACED 610 mm O.C. TWO LAYERS OF 12.7 mm TYPE X GYPSUM BOARD ON CEILING SIDE
- 20 MIN. FIRE RESISTANCE RATED DOOR FOR COMMON AREA AND BETWEEN BASEMENT APARTMENT AND PRINCIPAL RESIDENCE WITH SELF CLOSING DEVICE
- EXISTING DUCT WORK LOCATED IN THE CEILING AND WALL HAS THE DIRECTION OF THE HEAT FLOW TOWARDS THE FLOOR
- MECHANICAL VENTILATION
50 CFM EXHAUST FANS IN KITCHEN AND WASHROOM
- IN COMPLIANCE WITH C152(b) SMOKE ALARMS ARE INSTALLED IN EVERY DWELLING UNIT AND COMMON AREAS IN CONFORMANCE WITH OBC 9.10.19. SMOKE ALARM SHALL BE WIRED AND INTERCONNECTED FOR THE ENTIRE BUILDING
- PROVIDE CARBON MONOXIDE ALARM CONFIRMING TO CAN/CSA-6.19 "RESIDENTIAL CARBON MONOXIDE ALARMING DEVICES" ADJACENT TO EACH SLEEPING AREA WITHIN EACH DWELLING UNIT. CARBON MONOXIDE ALARMS MAY BE HARDWIRED, BATTERY OPERATED OR THE TYPE THAT CAN BE PLUGGED INTO ELECTRICAL OUTLET
- FOR ALL ELECTRICAL WORK AND PERMIT CONTACT ELECTRICAL SAFETY AUTHORITY

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS AND RESOLVE ANY DISCREPANCIES WITH THE ENGINEER PRIOR TO START OF WORK
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PART 9 AND 4 OF ONTARIO BUILDING CODE 2012 AND CITY BY-LAWS AND STANDARDS
- IT IS ASSUMED THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKMEN HAVING WORKING KNOWLEDGE OF THE APPLICABLE CODE, STANDARDS, INSURANCES AND REQUIREMENTS OF INDUSTRY ACCEPTED STANDARD, AS NOT EVERY CONDITION OR ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS.
- BY COMMENCING CONSTRUCTION OF A BUILDING FROM THESE DRAWINGS, THE OWNER AND/OR BUILDER ACKNOWLEDGES THAT THE GENERAL NOTES HAVE BEEN READ AND UNDERSTOOD
- THE DRAWINGS PREPARED BY THE DESIGNER IS FOR THE PERMIT IN COMPLIANCE WITH OBC AND CITY BY-LAWS.
- THE DESIGNER IS NOT LIABLE FOR COST INCURRED FOR RE-WORK, ALTERATION, DISCREPANCIES OR ANY KIND OF CONSTRUCTION RELATED WORK
- ALL WOOD USED IN THE CONSTRUCTION SHALL BE SPF NO.1 OR NO.2
- MINIMUM BEARING OF STEEL LINTELS 150 MM.
- MINIMUM BEARING OF WOOD BEAM / LINTELS 90 MM
- MINIMUM BEARING OF WOOD JOISTS 40MM
- VERIFY EXISTING SUPPORT SYSTEM, INCLUDING FOUNDATIONS, FOR LOADS IMPOSED BY THE PROPOSED CONSTRUCTION
- PROVIDE ALL BRACING, SHORING AND NEEDLING NECESSARY FOR THE SAFE EXECUTION OF THIS WORK
- INFORM CITY OF ALL INSPECTION AHEAD OF TIME AND AT EACH STAGE OF CONSTRUCTION
- ANY DISCREPANCIES SHALL BE BROUGHT TO THE NOTICE OF ENGINEER PRIOR TO START OF WORK
- CONTRACTOR TO PROVIDE THE DESIGNED WINDOW / DOOR OR ANY EQUIVALENT STANDARD SIZE AVAILABLE IN MARKET

\$ SWITCH

\$3 3 WAY SWITCH
INSTALL AT 3'-3" AFF
3 DENOTES 3-WAY SWITCH
SPECIFICATION GRADE WHITE,
WITH WHITE COVER PLATE
SHALL BE INSTALLED AT THE
ENDS OF EACH STAIRWAYS

GFI WP 15A, 120V DUPLEX RECEPTACLE
SPECIFICATION GRADE WHITE,
C/W WHITE COVER PLATE
GFI - GROUND FAULT TYPE
WP -WEATHERPROOF COVER
C - ABOVE COUNTER

RECEPTACLE 50A, 208V,
STOVE OR DRIER OUTLET.

RECEPTACLE

LIGHT

SPOT LIGHT

EMERGENCY LIGHT

FD: FLOOR DRAIN

SPRINKLER

DUCT TYPE SMOKE DETECTOR

SMOKE ALARM

CARBON MONOXIDE DETECTOR

EXHAUST FAN

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SEAL:



NO.	DESCRIPTION	DATE
1	ISSUED FOR BUILDING PERMIT	APR 24 2024

ENGINEER:

Mechways Inc.

ADDRESS : 6 RIPON STREET MISSISSAUGA, ON L4T 2G8
TEL. : 416-627-4100
EMAIL : INFO@MECHWAYS.COM
WEBSITE : WWW.MECHWAYS.COM

CONSULTANT:

PROJECT:

1328 ALMOND
CRESCENT
OAKVILLE, ON

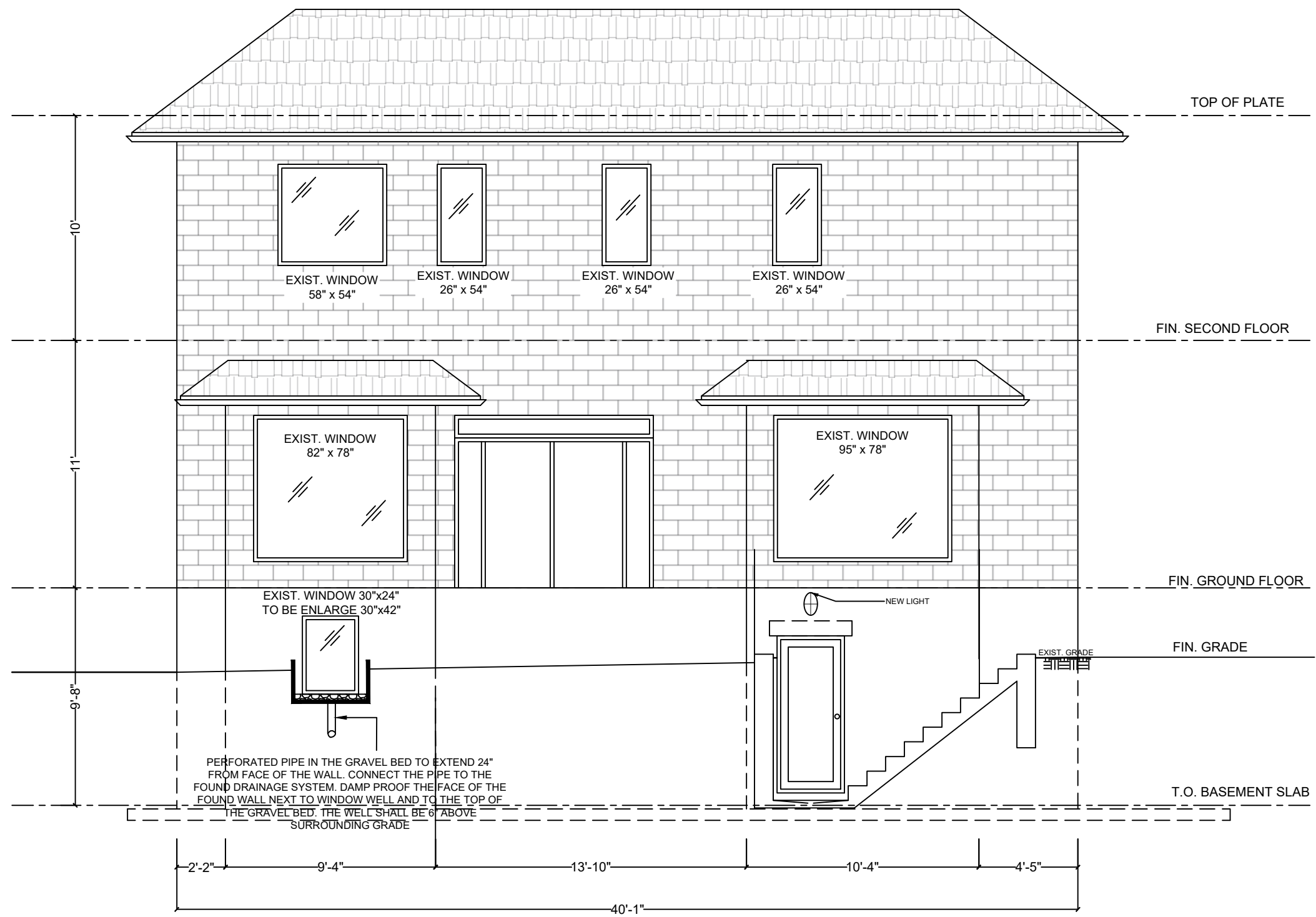
SHEET TITLE:

GENERAL NOTES

CHECKED: MSS
DRAWN: MSA
SCALE: N.T.S
DATE: APR 24 2024

DRAWING:

A 4.1



REAR SIDE ELEVATION

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 EMAIL : INFO@MECHWAYS.COM
 WEBSITE : WWW.MECHWAYS.COM

CONSULTANT:

PROJECT:
 1328 AYMOND CRESCENT
 OAKVILLE, ON

SHEET TITLE:
 REAR ELEVATION PLAN

CHECKED: MSS
 DRAWN: MSA
 SCALE: 3 / 16" = 1' - 0"
 DATE: JUNE/25/ 2021

DRAWING:
 A 2.1

SPATIAL AREA CALCULATION

TOTAL WALL AREA / BUILDING FACE = 1303 ft² / 121 m²
 LIMITING DISTANCE = 1.28 m
 MAXIMUM ALLOWABLE GLAZED AREA @ 7% = 91.2 ft² / 8.4 m²
 TOTAL GLAZED AREA ABOVE GRADE = 83.4 ft² / 7.7 m² = 6.4 %

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CONSULTANT:

PROJECT:

1328 AYMOND CRESCENT
 OAKVILLE, ON

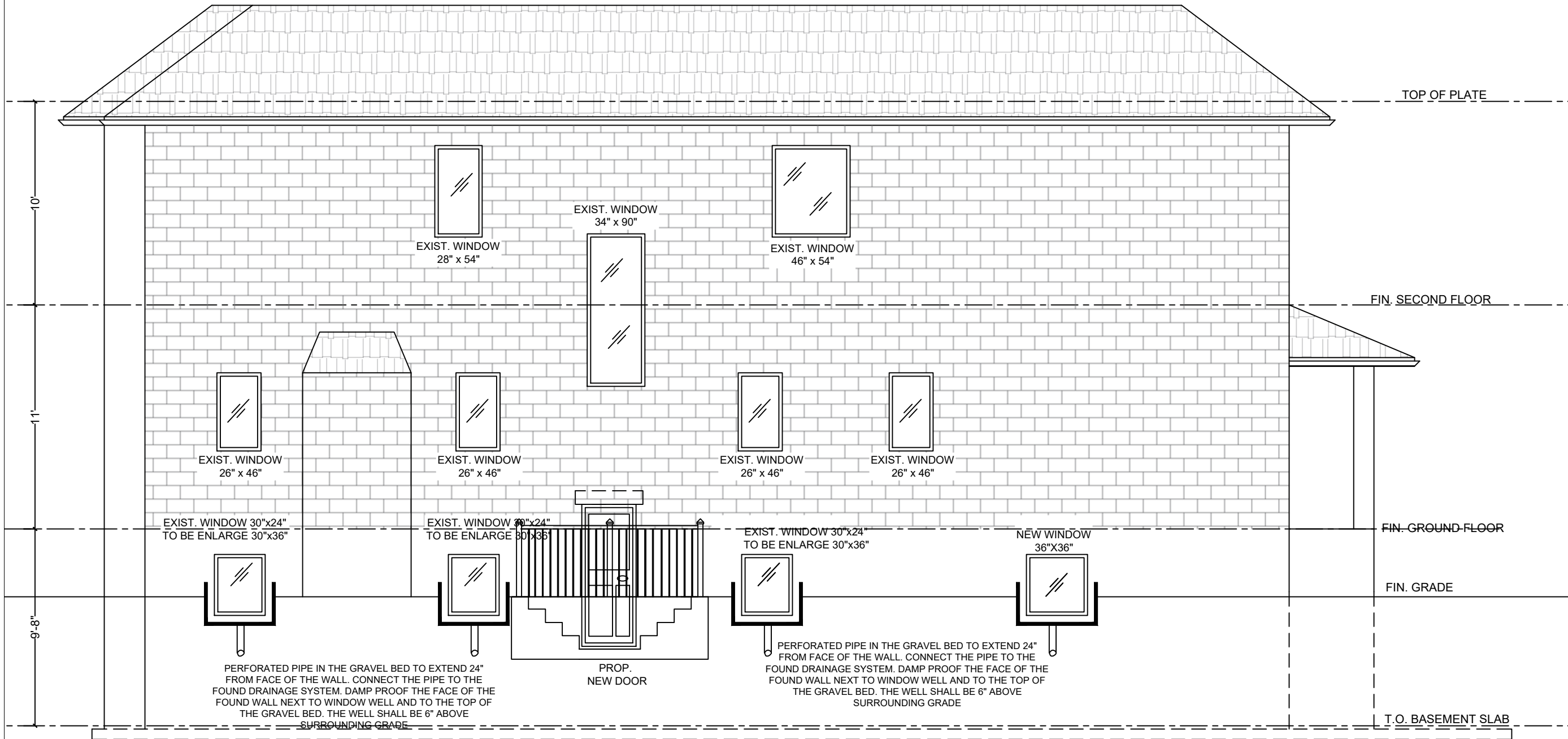
SHEET TITLE:

LEFT ELEVATION PLAN

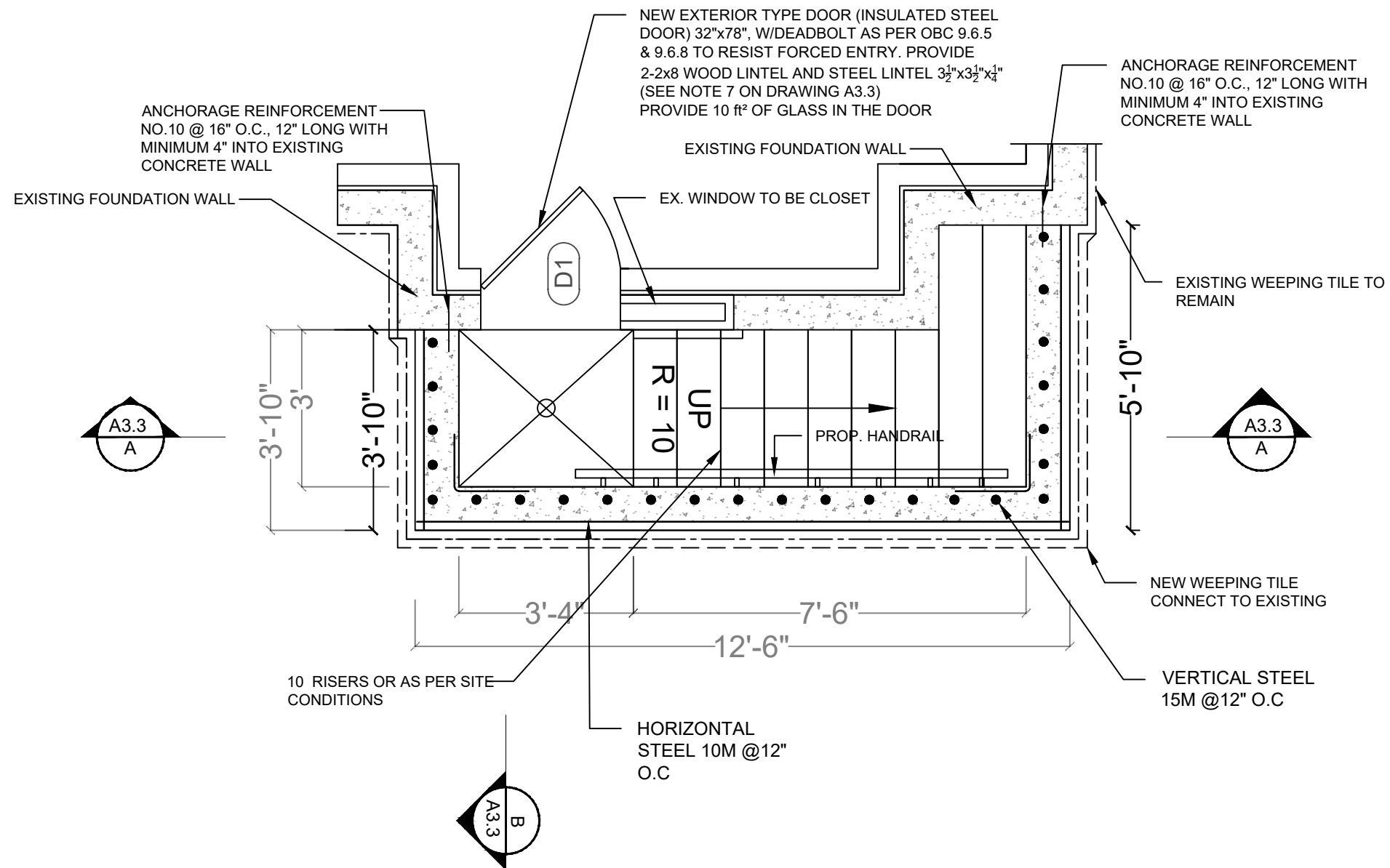
CHECKED: MSS
 DRAWN: MSA
 SCALE: 3 / 16" = 1' - 0"
 DATE: APR 24 2024

DRAWING:

A 2.2



LEFT SIDE ELEVATION



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 TEL. : 416-627-4100
 EMAIL : INFO@MECHWAYS.COM
 WEBSITE : WWW.MECHWAYS.COM

CONSULTANT:

PROJECT:

1328 AYMOND CRESCENT
 OAKVILLE, ON

SHEET TITLE:

WALK-OUT PLAN

CHECKED: MSS
 DRAWN: MSA
 SCALE: 3/8" = 1' - 0"
 DATE: APR 24 2024

DRAWING:

A 3.1