

EXISTING COVERED AREA - 3241.04 SQF
 PROPOSED COVERED AREA - 105.00 SQF
 TOTAL COVERED AREA = 3346.04 (22.5%)
 TOTAL SITE AREA = 14809.61 SQF (77.5%)

No.	REVISION	DATE
2.		
1.	ISSUED FOR PERMIT	2024-10-10

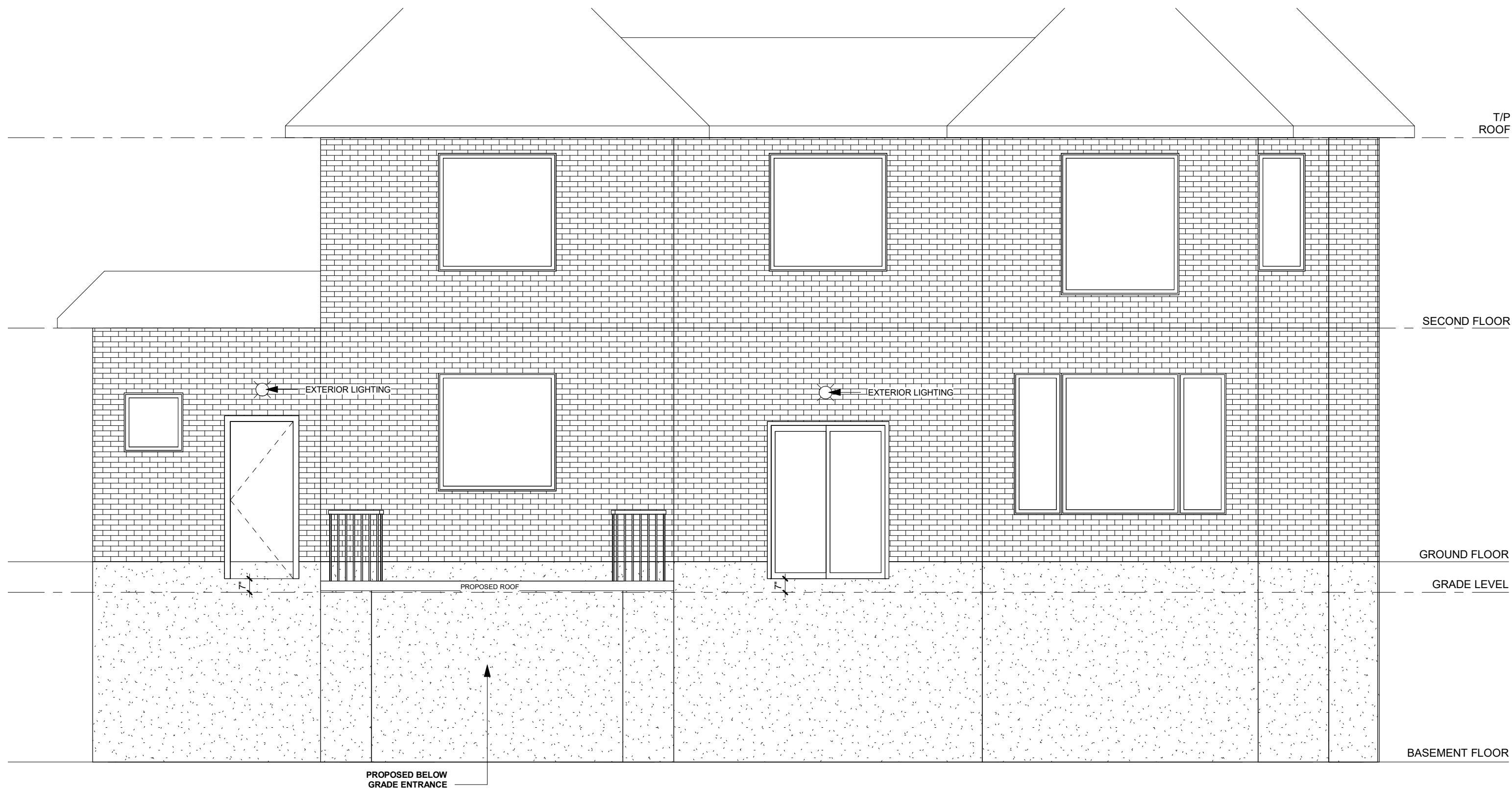


25 LAMBERT COMMON,
OAKVILLE, ON

SITE PLAN

RJ CAD SOLUTIONS

Date	2024-10-10	Scale	1 : 220
Drawn By	HS	Checked By	KS
Project Number	0001		
SHEET NUMBER	A1		



No.	REVISION	DATE
1.	ISSUED FOR PERMIT	2024-10-10
2.		

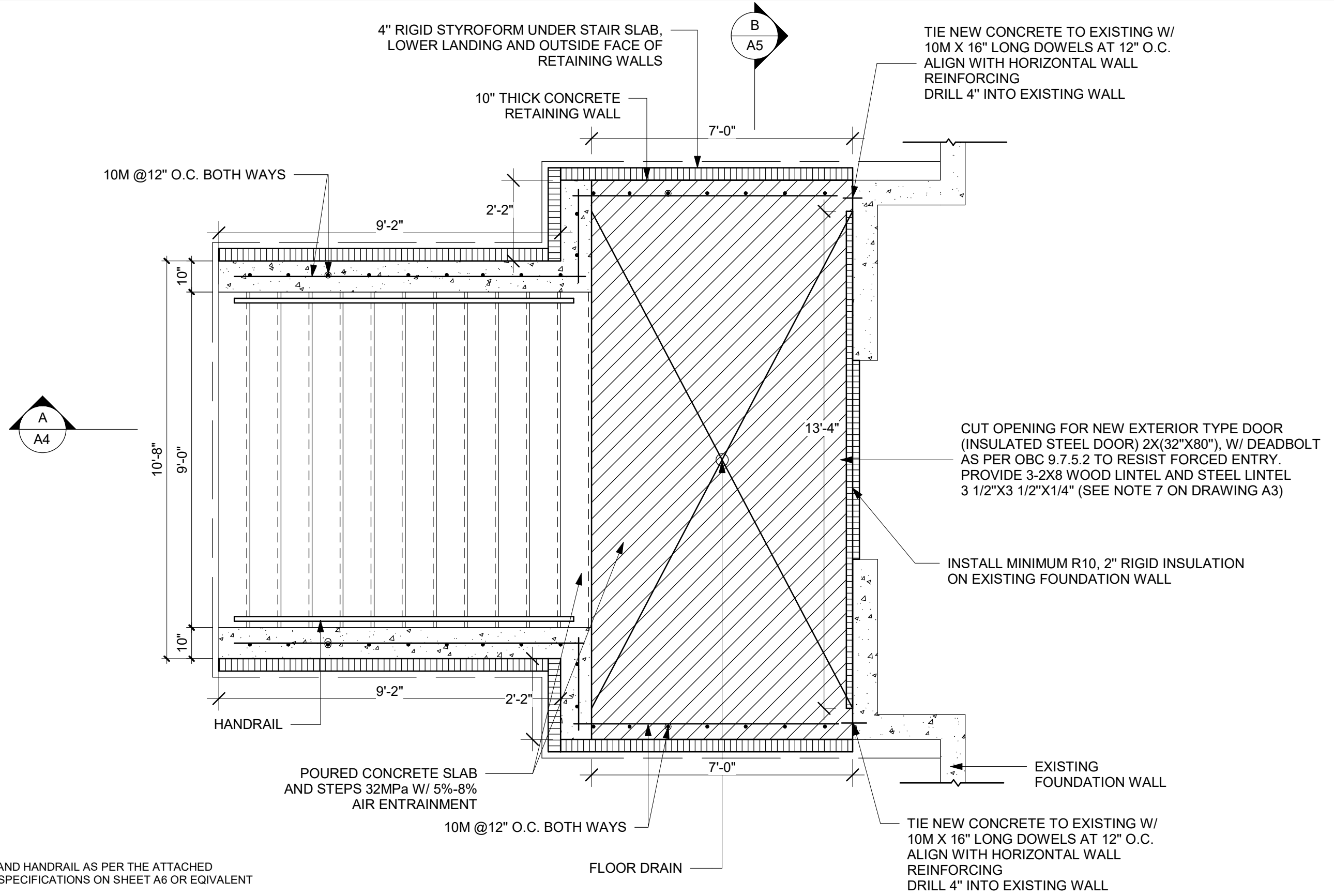


25 LAMBERT COMMON ,
OAKVILLE, ON

REAR SIDE ELEVATION

RJ CAD SOLUTIONS

Date	2024-10-10	Scale	1/4" = 1'-0"
Drawn By	HS	Checked By	KS
Project Number	0001		
SHEET NUMBER	A2		



NOTE: GUARDRAIL AND HANDRAIL AS PER THE ATTACHED MANUFACTURER'S SPECIFICATIONS ON SHEET A6 OR EQUIVALENT

No.	REVISION	DATE
2.		
1.	ISSUED FOR PERMIT	2024-10-30

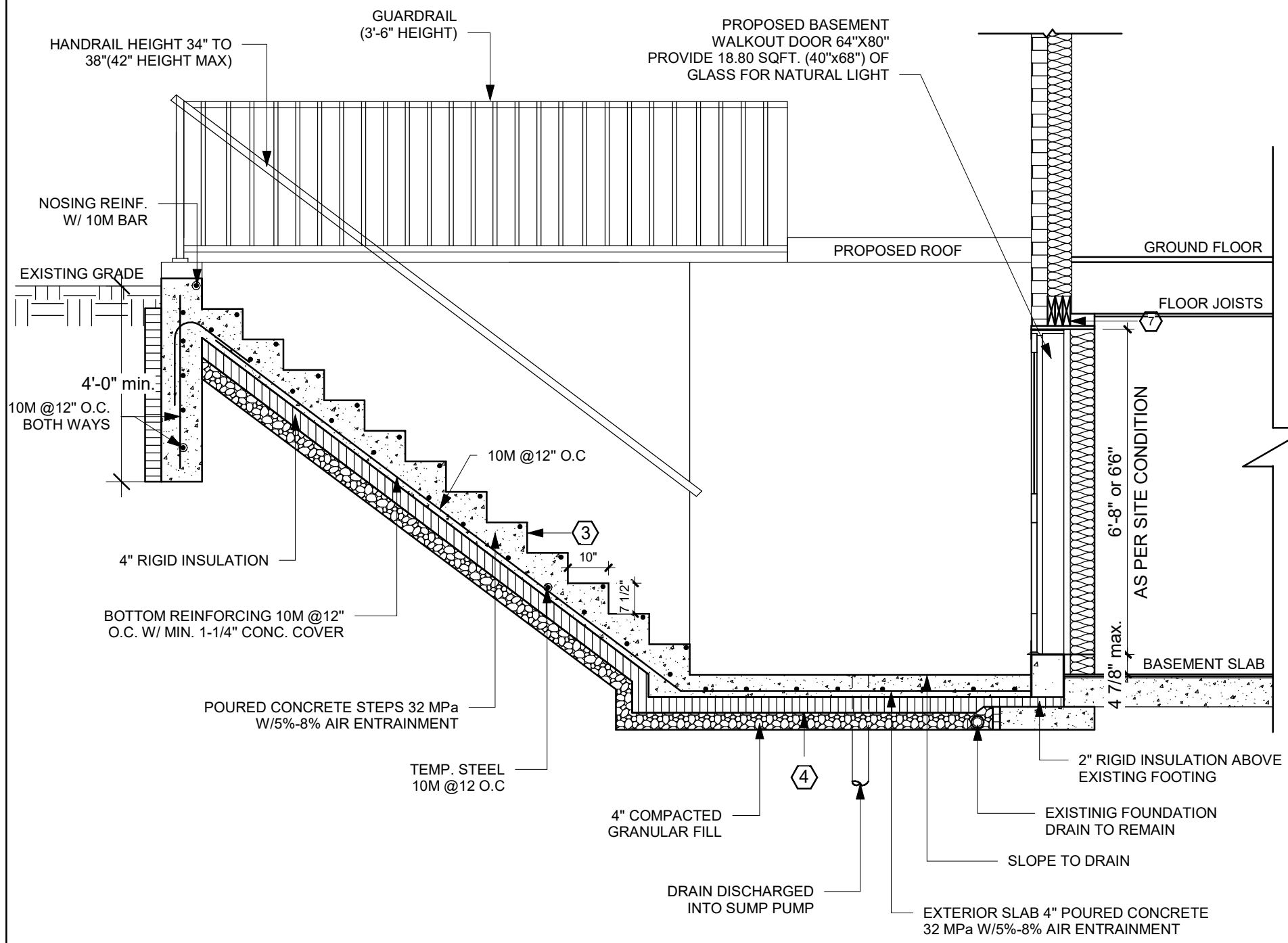


25 LAMBERT COMMON ,
OAKVILLE, ON

WALKOUT PLAN

RJ CAD SOLUTIONS

Date	2024-10-30	Scale	3/8" = 1'-0"
Drawn By	HS	Checked By	KS
Project Number	0001		
SHEET NUMBER	A3		



A SECTION A-A

NOTE: GUARDRAIL AND HANDRAIL AS PER THE ATTACHED MANUFACTURER'S SPECIFICATIONS ON SHEET A6 OR EQUIVALENT

DRAWING NOTES

1. **CONCRETE**
- MINIMUM COMPRESSIVE STRENGTH OF 32MPa @ 28 DAYS W/5% TO 8% AIR ENTRAINMENT
2. **REINFORCEMENT**
- MINIMUM YIELD STRENGTH OF STEEL 60 KSI
- THE REINFORCEMENT SHALL BE LAPPED A MINIMUM OF 450MM FOR 10M BARS AND 650MM FOR 10M BARS.
3. **EXTERIOR STAIRS**
RISE 4 7/8" MINIMUM 7 7/8" MAXIMUM
RUN 10" MINIMUM 14" MAXIMUM
ADJUST STEP SIZE TO SUIT SITE
4. **INSULATION**
- MIN. RSI 2.11 (R12) INSULATION & VAPOR BARRIER ON THE INSIDE FACE OF THE EXPOSED FOUNDATION WALL
- PROVIDE 4" THICK RIGID STYROFOAM INSULATION UNDER THE STAIR SLAB, LOWER LANDING AND OUTWARD FACE OF RETAINING WALLS
5. **RETAINING WALL**
- 10" POURED CONCRETE WALL W/NO REINFORCING REQUIRED FOR WALL HEIGHTS TO A MAX. OF 1200mm, UNLESS MENTIONED OTHERWISE
- PROVIDE 10M VERTICAL STEEL REINFORCEMENT @ 12" O.C. AND 10M HORIZONTAL REINFORCEMENT @ 12" O.C.
6. **GUARDS**
- 42" HIGH WHERE DISTANCE FROM GRADE TO BOTTOM OF WALKOUT EXCEEDS 5'-11" AND 36" FOR LESSER HEIGHTS. MAXIMUM 4" BETWEEN VERTICAL PICKETS
7. **PROVIDE LINTEL AS FOLLOWS**
- WOOD LINTEL: 3-2x8 SPF NO.1 or NO.2 WITH MINIMUM BEARING OF 4" AT EACH END
- STEEL LINTEL: 1L 3-1/2"x3-1/2"x1/4" ANGLE FOR BRICK VENEER WITH MINIMUM BEARING OF 6" AT EACH END
- STEEL LINTEL: 2L 3-1/2"x3-1/2"x1/4" ANGLE FOR SOLID MASONRY WITH MINIMUM BEARING OF 6" AT EACH END
8. **EXTERIOR DOOR**
- EXTERIOR TYPE DOOR (42MM INSULATED STEEL DOOR) SIZE 64"x80" (or 78"), W/ DEADBOLT AS PER OBC 9.7.5.2. TO RESIST FORCED ENTRY.

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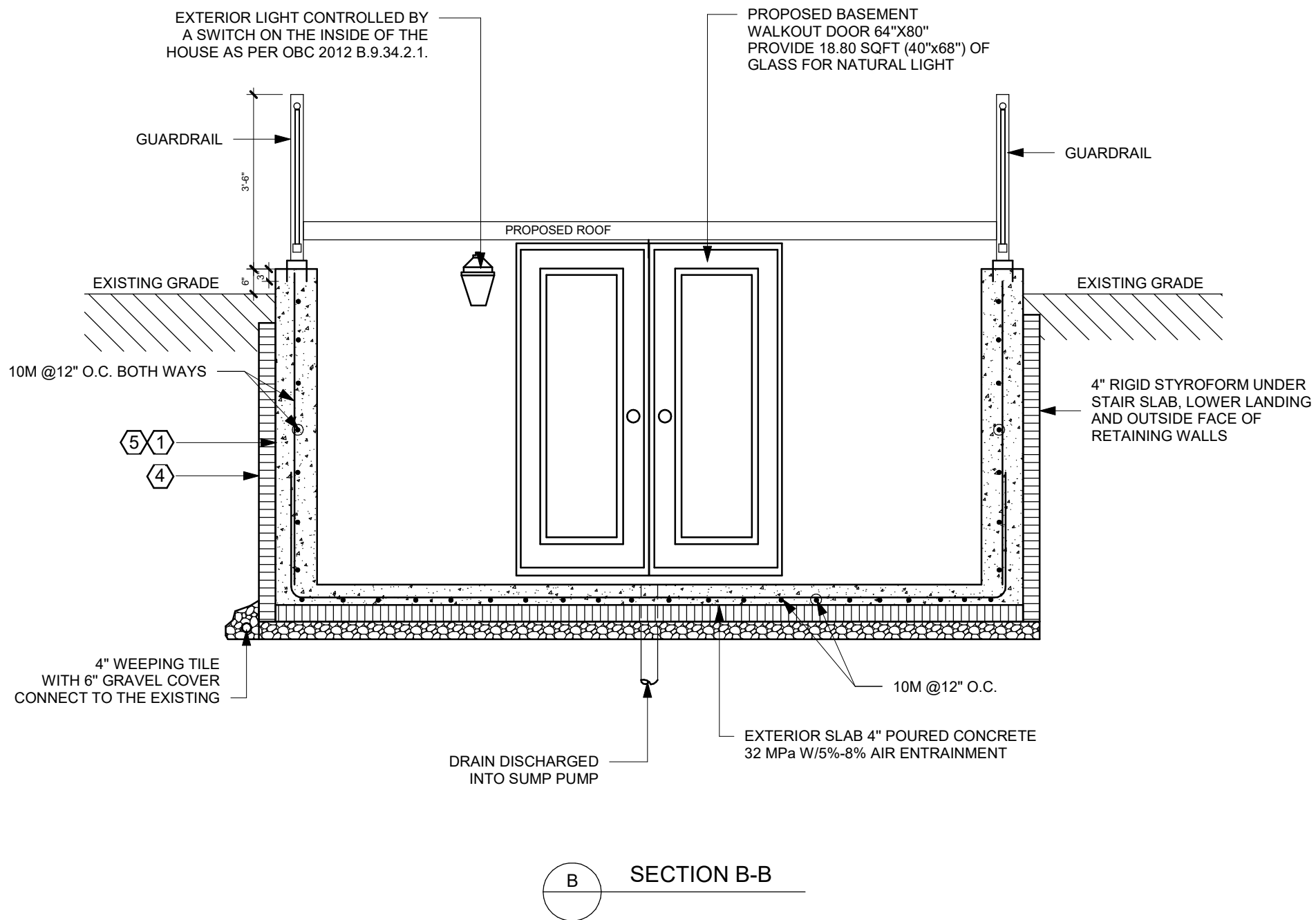


25 LAMBERT COMMON ,
OAKVILLE, ON

SECTION - A

RJ CAD SOLUTIONS

Date	2024-10-30	Scale	3/8" = 1'-0"
Drawn By	HS	Checked By	KS
Project Number	0001		
SHEET NUMBER	A4		



GENERAL NOTES

- ALL WORK SHALL CONFORM TO ONTARIO BUILDING CODE (OBC) 2012, O. REF 332/12, AS AMENDED, CITY BY-LAWS AND STANDARDS
- ALL WORKING ACCORDING TO GOOD CONSTRUCTION PRACTICES
- ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED GRANULAR FILL WITH A MINIMUM BEARING CAPACITY OF 75 KPA
- WHERE THE FOUNDATIONS OF A BUILDING ARE TO BE CONSTRUCTED BELOW THE LEVEL OF THE FOOTINGS OF AN ADJACENT BUILDING AND WITHIN THE ANGLE OF REPOSE OF THE SOIL, OR THE UNDERPINNING EXCEEDS 1200mm OF LATERALLY UNSUPPORTED HEIGHT OR THE SOIL IS CLAY OR SILT, THE UNDERPINNING & RELATED CONSECUTION SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER.
- EXCAVATION SHALL CONFORM TO OBC 2012, O. REG. 332/12, AS AMENDED, DIVISION B, 9.12. BE UNDERTAKEN IN A MANNER SO AS TO PREVENT MOVEMENT WHICH WOULD CAUSE DAMAGE TO ADJACENT PROPERTIES, STRUCTURES, UTILITIES, ROADS & SIDEWALKS. CONTACT YOUR LOCAL UTILITIES PRIOR TO COMMENCING EXCAVATION.
- SHORE & BRACE WHERE NECESSARY TO ENSURE THE SAFETY & STABILITY OF THE EXISTING STRUCTURE DURING UNDERPINNING
- DAMPROOFING ON THE INTERIOR SURFACE OF THE FOUNDATION WALL BELOW GRADE SHALL CONSISTS OF #2 TYPE BREATHER PAPER OR TYPE 'S' ROLL ROOFING
- DRAINAGE SHALL CONFORM TO OBC 2012 O. REG. 332/12, AS AMENDED, DIVISION B, 9.14.
- MAINTAIN PERIMETER FOUNDATION DRAINAGE - MINIMUM 4 INCH DIAMETER WEEPING TILE, WITH A MINIMUM 6 INCH GRANULAR COVER.
- ANY AREA DRAIN, EXTERIOR OF A BUILDING (IN A CONCRETE DECK OR IN THE LOWEST LANDING OF A STAIRWELL) SHALL BE CONNECTED TO EITHER THE STORM SEWER OR CONNECTED TO A SUMP PIT. IN EITHER SITUATION IT SHALL NOT BE CONNECTED TO THE SANITARY DRAINAGE SYSTEM OR WEEPING TILE

NOTE: GUARDRAIL AND HANDRAIL AS PER THE ATTACHED MANUFACTURER'S SPECIFICATIONS ON SHEET A6 OR EQUIVALENT

No.	REVISION	DATE
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2.		



25 LAMBERT COMMON , OAKVILLE, ON	Date	2024-10-30	Scale	3/8" = 1'-0"
	Drawn By	HS	Checked By	KS
SECTION - B	Project Number		0001	
RJ CAD SOLUTIONS	SHEET NUMBER		A5	