Project Address:
14 TIMBER LANE
OAKVILLE ON L6L 2Z3

Scope of Work:
Addition to existing detached dwelling.

Key Plan

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LICENSED PROFESSIONAL ENGINEER
B.F. ESCOBAR
100138692
2024-05-23
PROVINCE OF ONTARIO

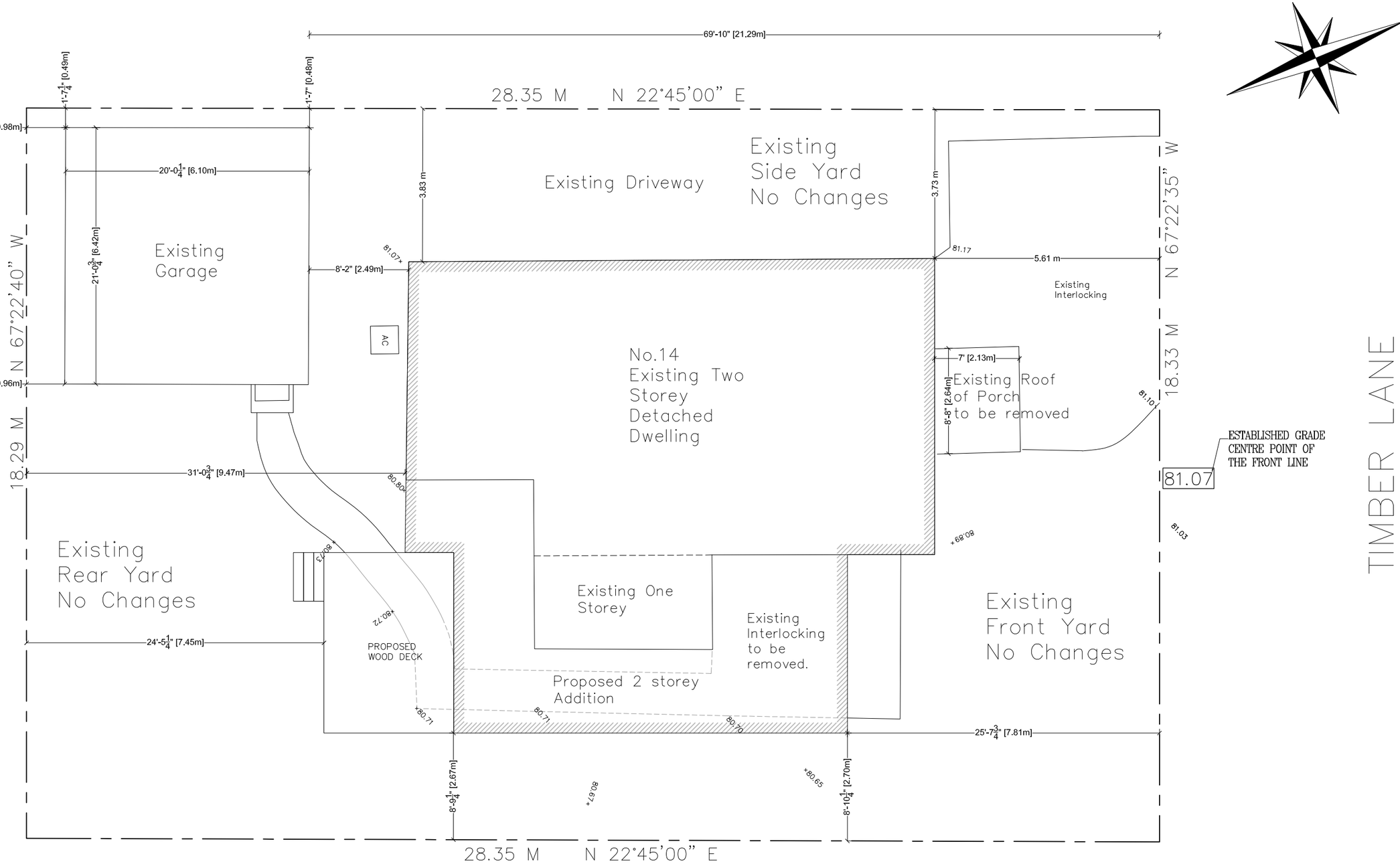
Project Address:
14 TIMBER LANE
OAKVILLE ON L6L 2Z3

Addition to Detached Dwelling

Date	Issued for:
2024-05-23	Building Permit

Scale:
3/16" = 1'-0" (1:64)

Drawing No.
A-000



Survey Information taken from Survey's Certificate issued by Cunningham NcConnell Limited. Signed by Robert D. McConnell on July 12, 2023

Site Plan

PROJECT STATISTICS ZONING RL3-0
LOT AREA: 519.57 m2
LOT COVERAGE: 181.54 m2 (34.94%)

	EXISTING	PROPOSED	TOTAL
BASEMENT AREA:	59.17	67.02	126.19 m2
Garage Area:	39.21	0.00	39.21 m2
Ground Floor Area (Garage excluded):	103.42	38.91	142.33 m2
Second Floor Area:	75.35	58.24	133.60 m2
Total Ground Floor and Garage			181.54 m2

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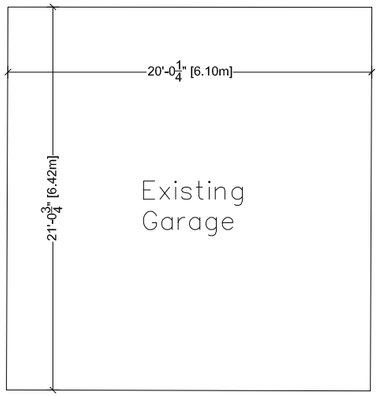
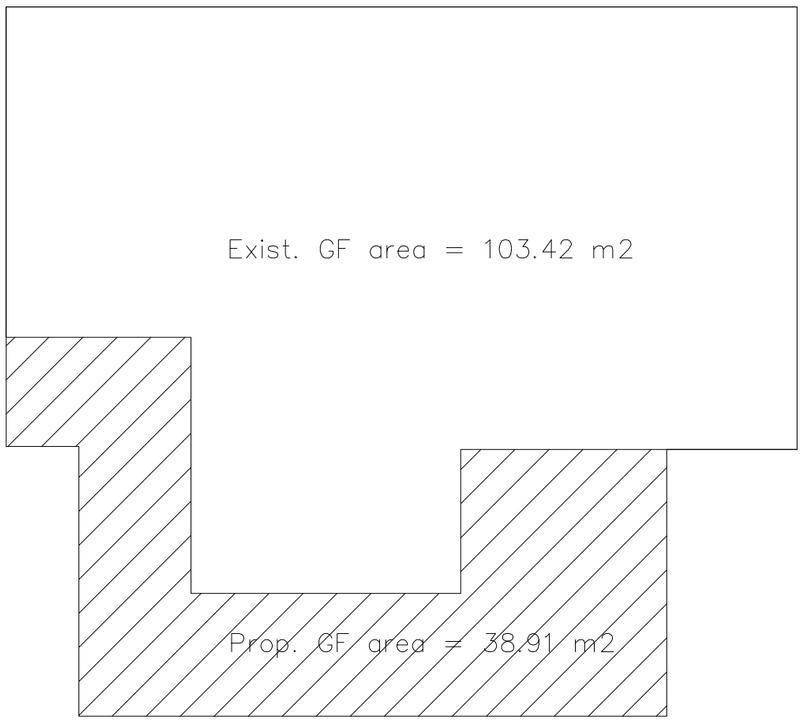
Date	Issued for:
2024-05-23	Building Permit

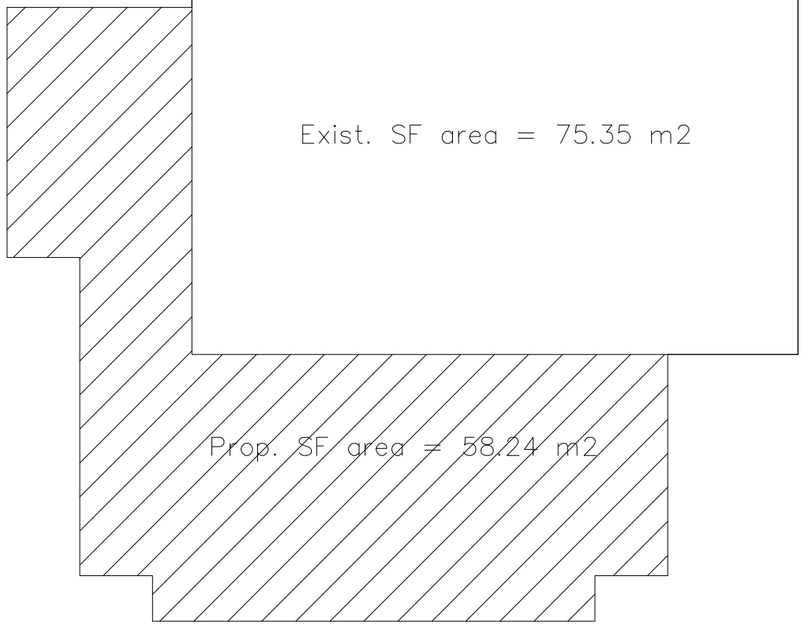
Scale:
1:100

Drawing No.
A-100





Total GF area = 142.33 m2



Total SF area = 133.60 m2

AREAS

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Date	Issued for:
2024-05-23	Building Permit

Scale:
1:100

Drawing No.
A-101

Existing Front (North) Elevation

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Addition to Detached Dwelling

Date	Issued for:
2024-05-23	Building Permit

Scale:
3/16" = 1'-0" (1:64)

Drawing No.
A-201

Proposed Front (North) Elevation

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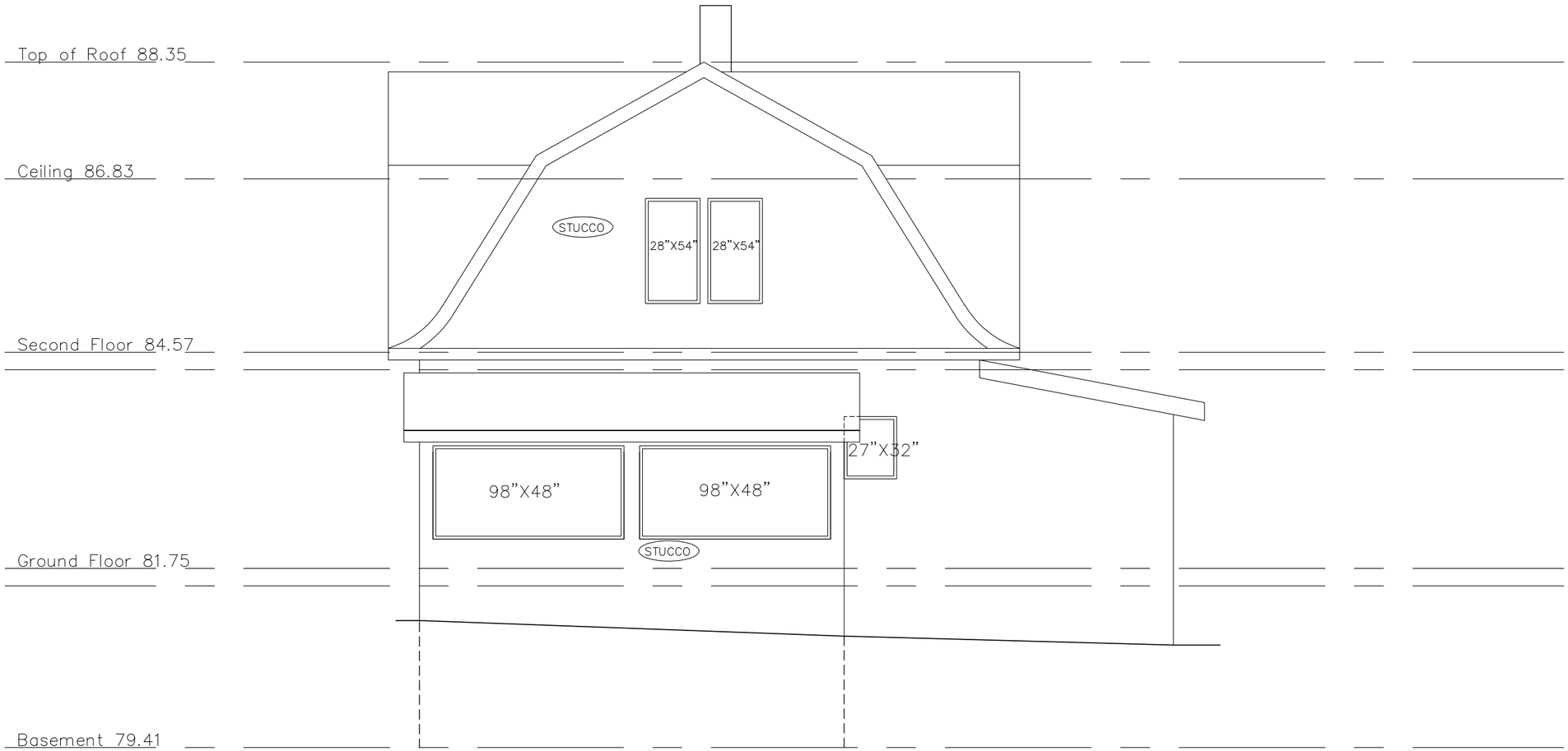
Addition to Detached Dwelling

Date	Issued for:
2024-05-23	Building Permit

Scale:
3/16" = 1'-0" (1:64)

Drawing No.
A-205



Existing Rear (South) Elevation

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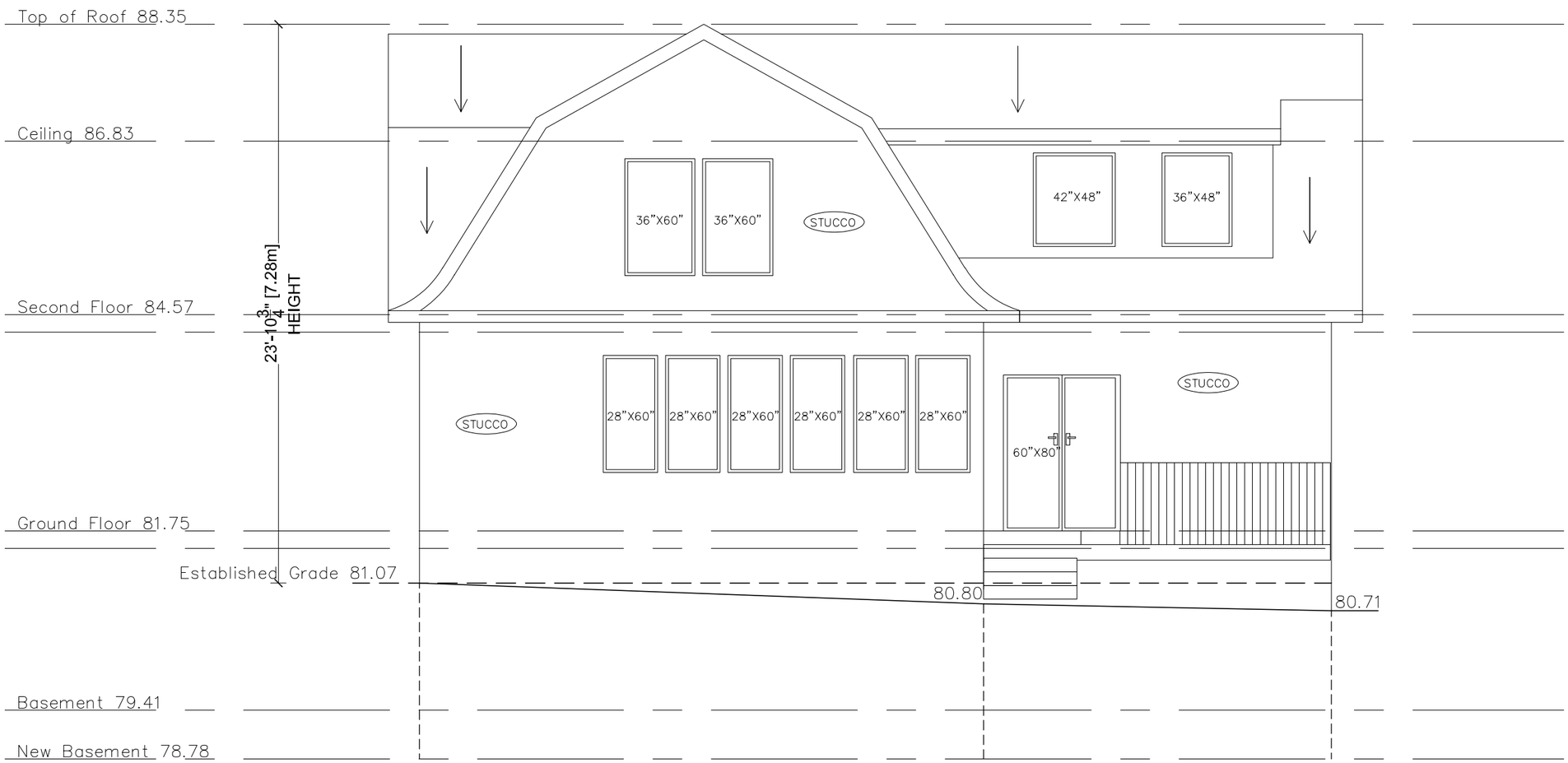
Addition to Detached Dwelling

Date	**Issued for:**
2024-05-23	Building Permit

Scale:
3/16" = 1'-0" (1:64)

Drawing No.
A-202



Proposed Rear (South) Elevation

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Scale:
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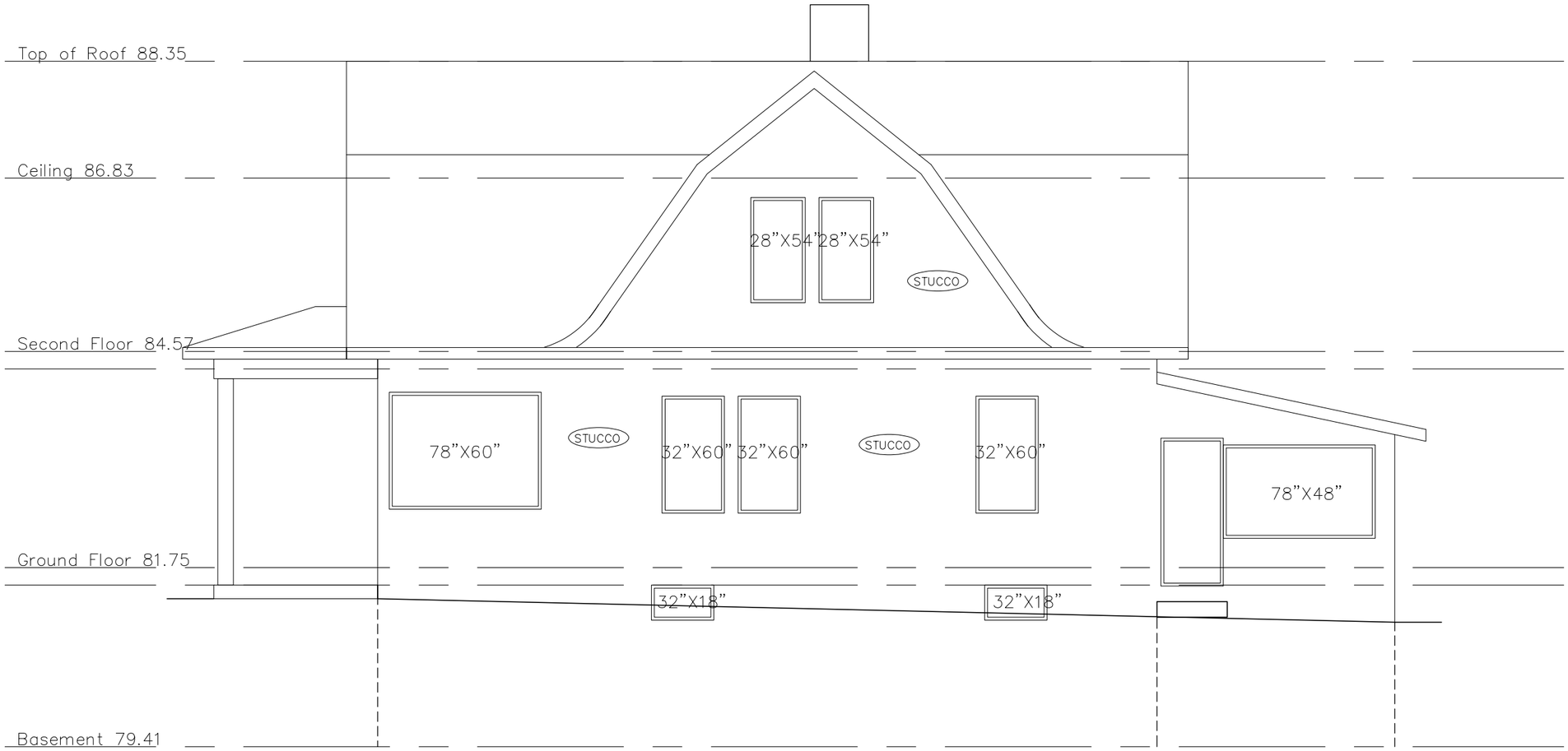
Drawing No.
A-206



Existing Right (West) Elevation

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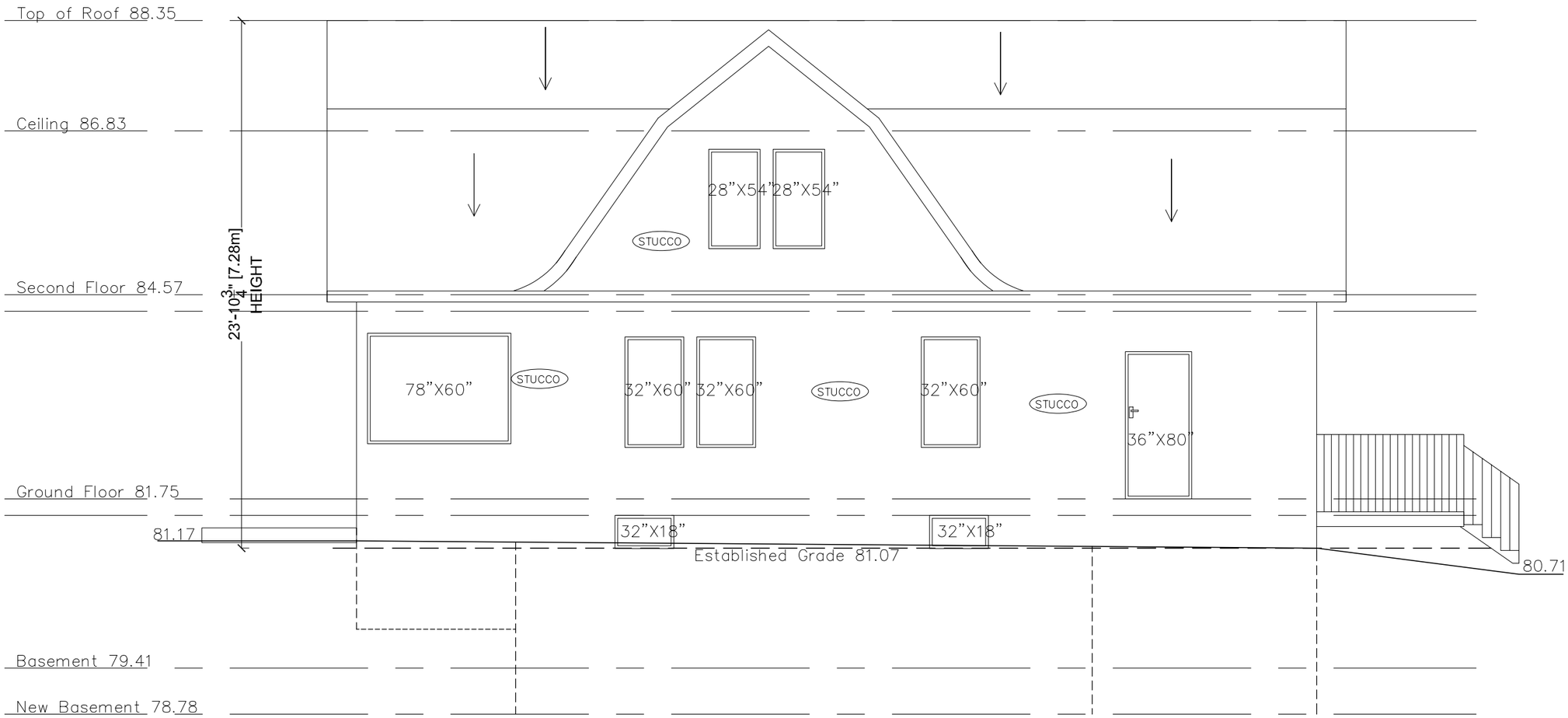
Scale:
3/16" = 1'-0" (1:64)

Drawing No.
A-203



Proposed Right (West) Elevation

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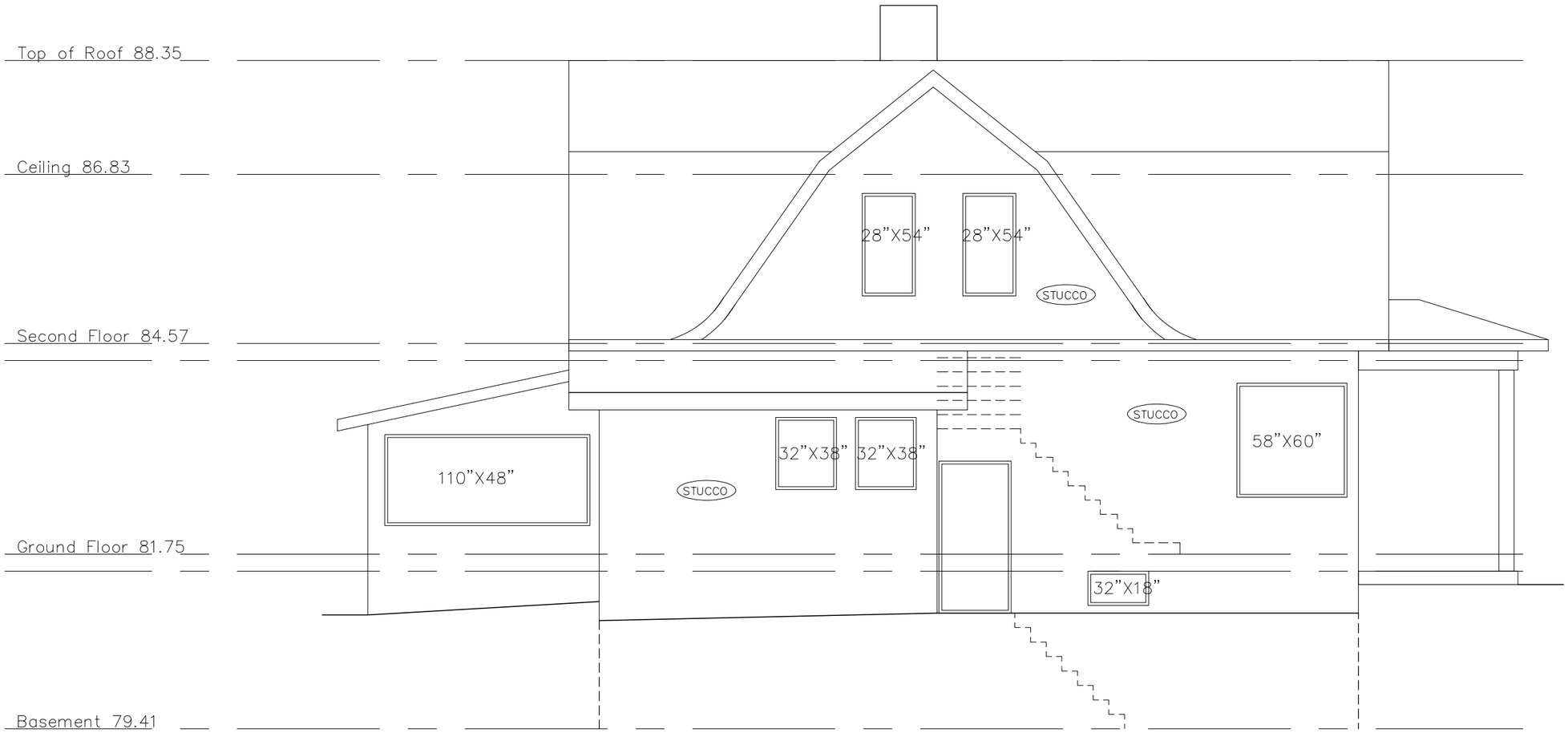
Scale:
3/16" = 1'-0" (1:64)

Drawing No.
A-207



Existing Left (East) Elevation

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Scale:
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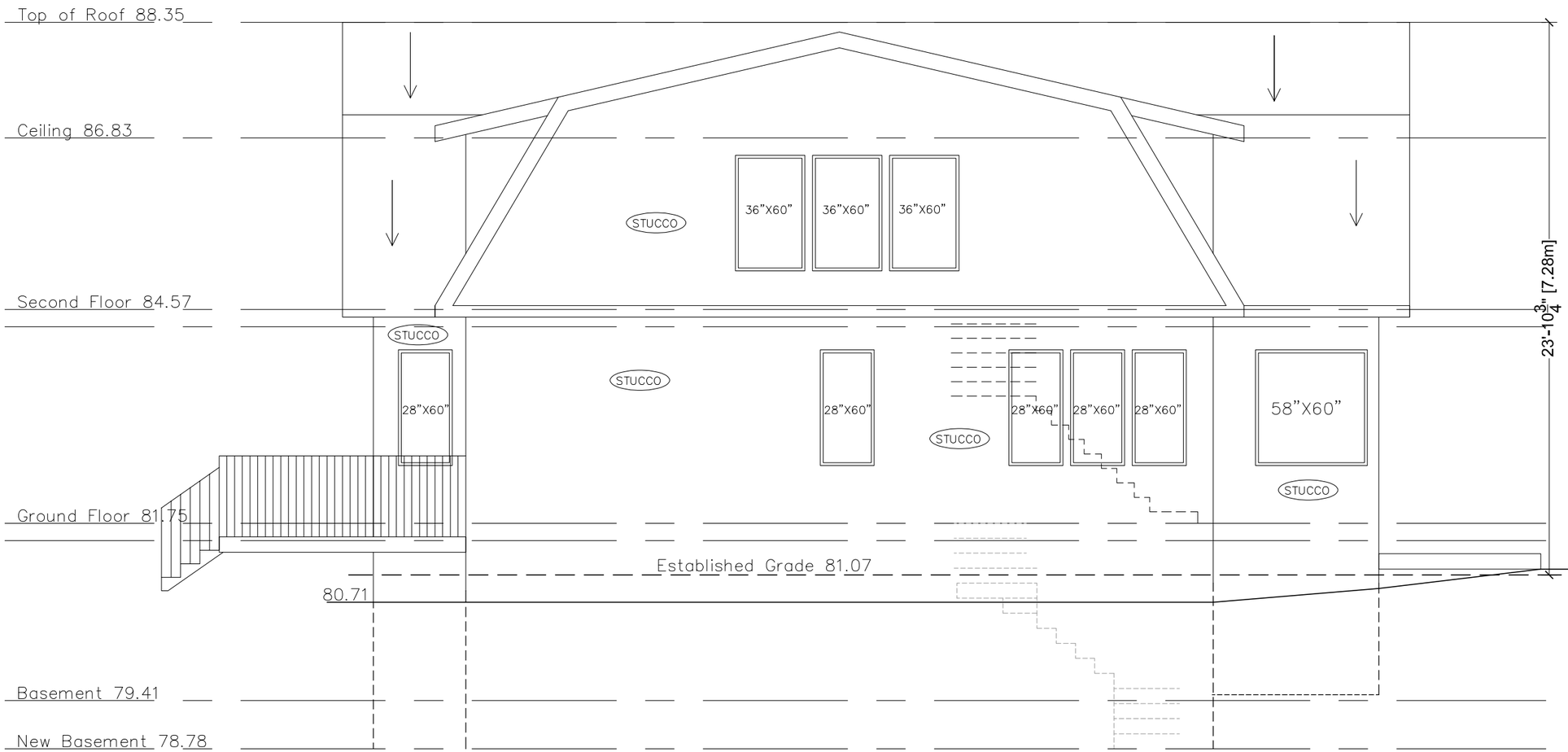
Drawing No.
A-204



Proposed Left (East) Elevation

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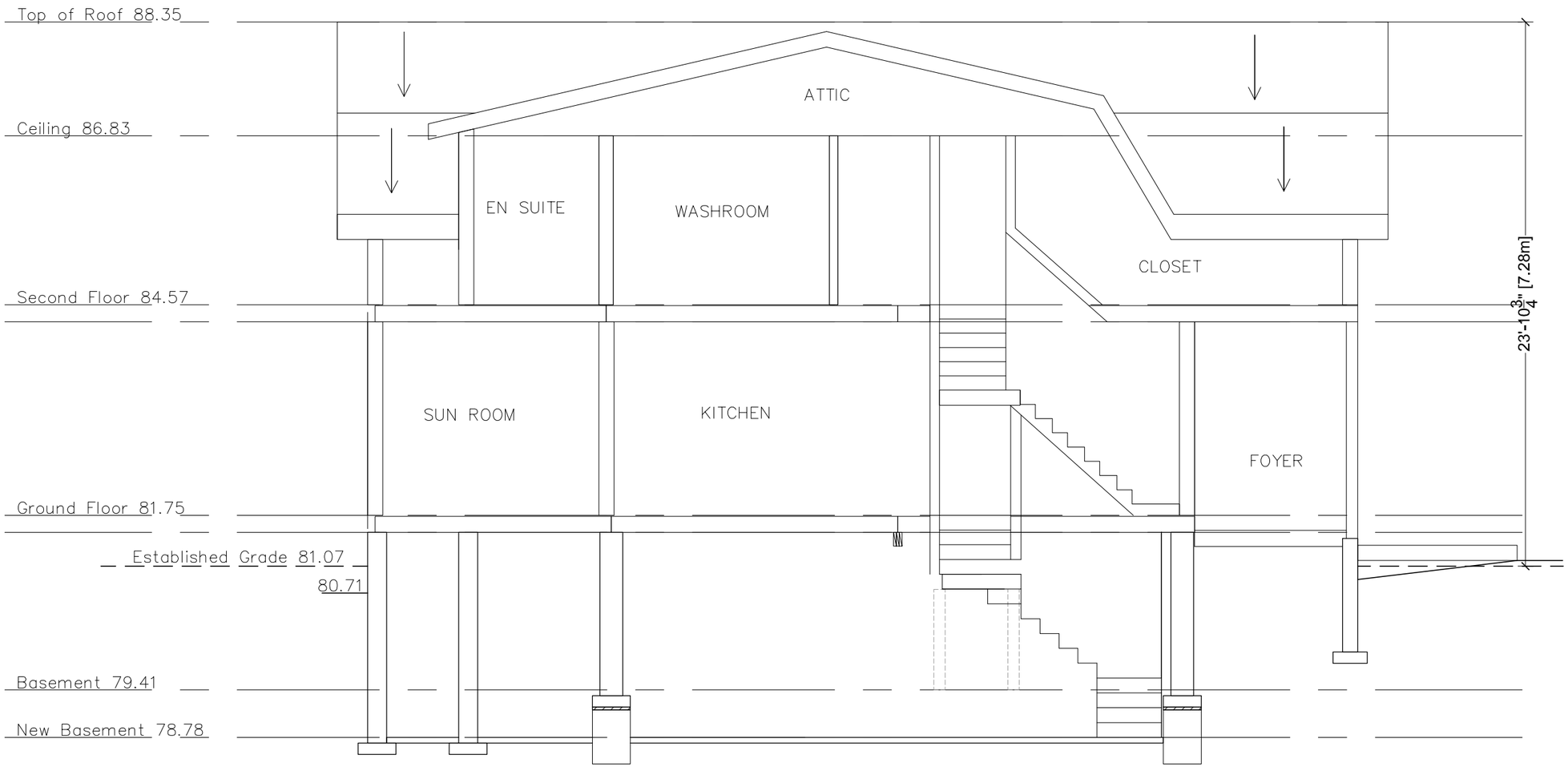
Scale:
3/16" = 1'-0" (1:64)

Drawing No.

A-208



Section A–A

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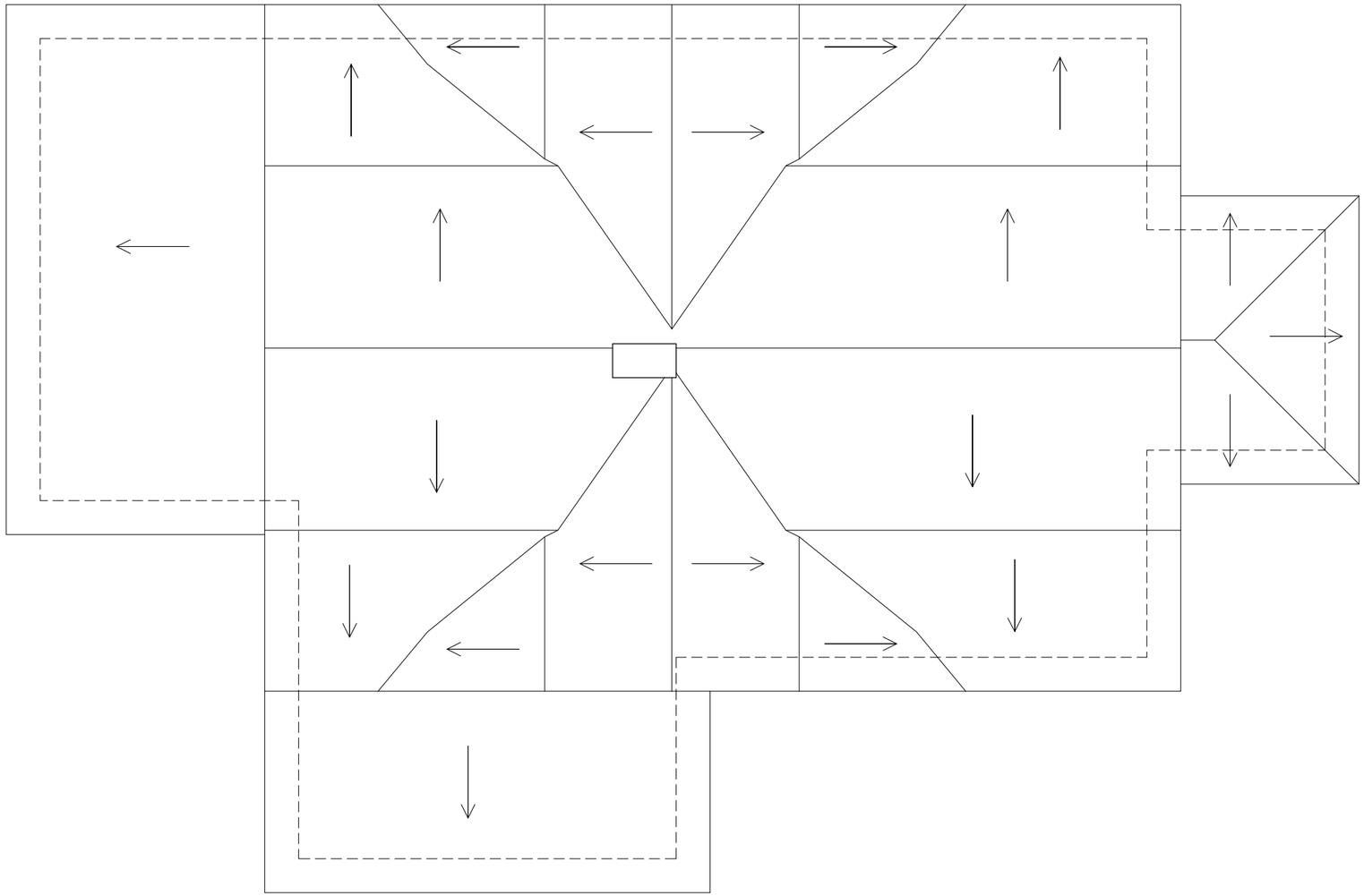
Drawing No.
A-209



Existing Roof Plan

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Addition to Detached Dwelling

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2024-05-23	Building Permit

Scale:
$\frac{3}{16}$" = 1'-0" (1:64)

Drawing No.

A-304

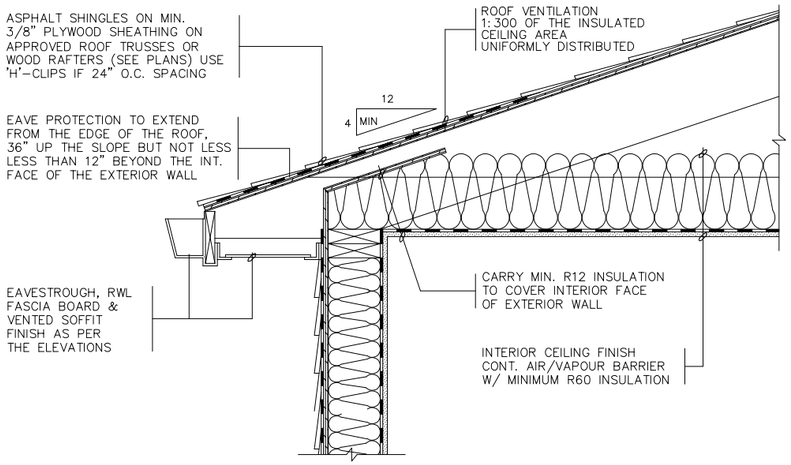
GENERAL NOTES:

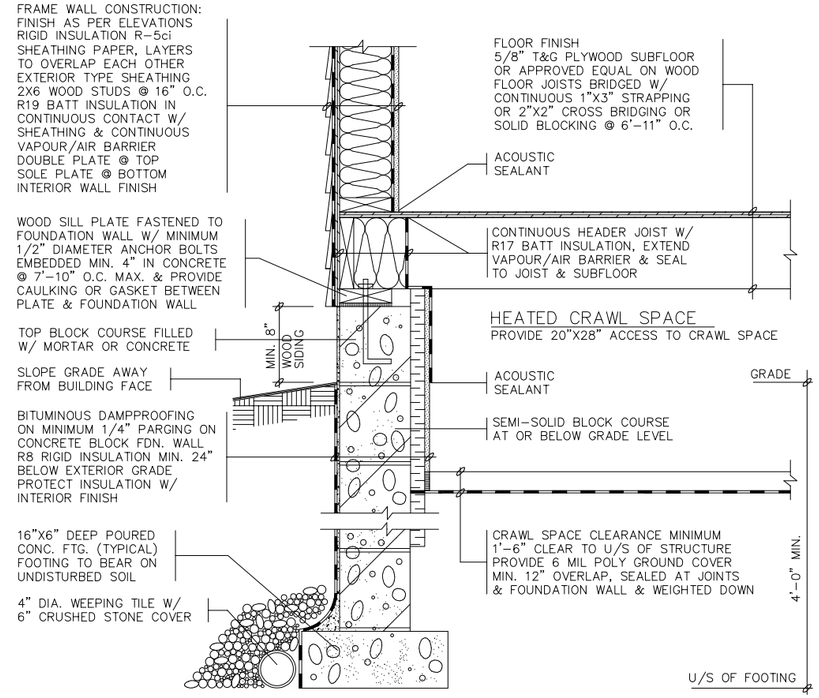
– All work must comply with Ontario Reg. 332/12 (Building Code) and Ontario Reg. 213/91 (Construction Projects).
– All dimensions, locations, existing structural elements to be verified on site prior construction.
– Contractor to provide all temporary bracing and shoring necessary for the safe execution of this work
– All lumber to be No. 1 & 2 spruce or better
– All plywood shall be stamped exterior grade
– Interior Door Lintels:
  Up to 4' 2–2"x8"
  Up to 5' 2–2"x10"
  Up to 6' 2–2"x12"
– Design loads are:
  Live Load = 40 PSF, Dead Load = 20 PSF
– All members shall be so framed, fastened, tied, braced, and anchored to provide the necessary strength, rigidity, and stability OBC 9.23.2.1 and 4.1.1.3
– All loads must be supported and transferred to foundation or adequate support
– All guards and handrails to comply with OBC 9.8.7 and 9.8.8 requirements typical
– All exterior wood to be pressure treated

CONCRETE:
Unreinforced and reinforced concrete shall be designated, mixed, placed, cured and tested in accordance with the requirements for "R" class concrete stated in Clause 8.13 of CSA A23.1, "Concrete Materials and Methods of Concrete Construction", with a maximum aggregate size of 19 mm. For strip footings, footing pads and foundation walls, use 20 MPa. For concrete exposed to cold weather, use 32 MPa concrete with 5%–8% air entrainment.

STEEL REINFORCEMENT:
Reinforcement shall conform to CAN/CSA–G30.18–M "Billet–Steel Bars for Concrete Reinforcement" with a minimum specified yield strength of 400 MPa, and be lapped a minimum of 450 mm for 10M bars and 650 mm for 15 M bars.

STRUCTURAL STEEL:
Structural steel shall conform to CAN/C.S.A.–G40.20/G40.21 Grade 350W to be shop painted (primed). Structural steel connections to be welded on site. Contractor to submit stamped shop drawings for approval prior fabrication. Structural elements to be supported on steel, concrete, or masonry walls. Do not support steel on wood, LVL, or combustible materials.





Specifications

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2024-05-23
PROVINCE OF ONTARIO

Project Address:
14 TIMBER LANE
OAKVILLE ON L6L 2Z3

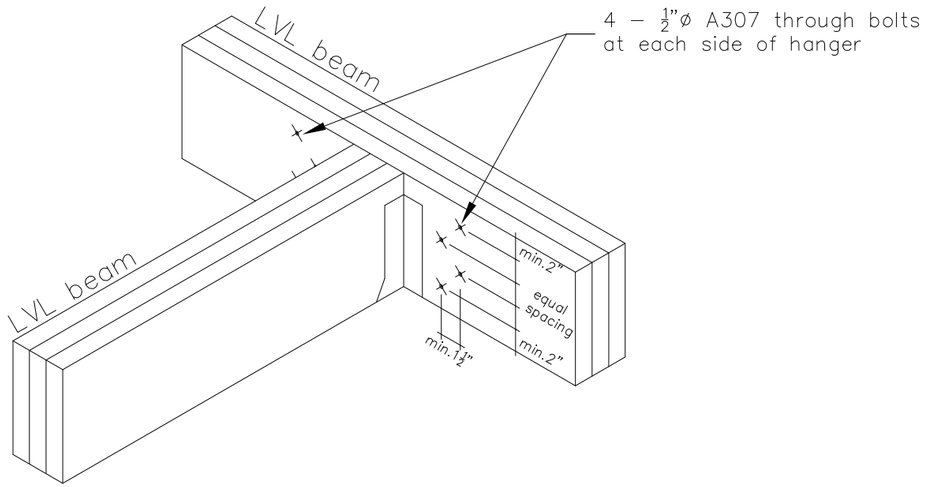
Addition to Detached Dwelling

Date	Issued for:
2024-05-23	Building Permit

Scale:
3/16" = 1'-0" (1:64)

Drawing No.

S-501



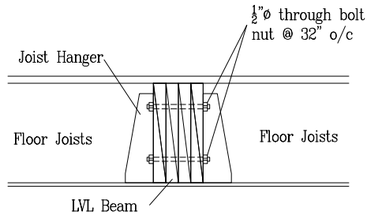
8–Bolt Beam–Beam Connection

3100F_b-2.0E 1¾" WEST FRASER™ LVL

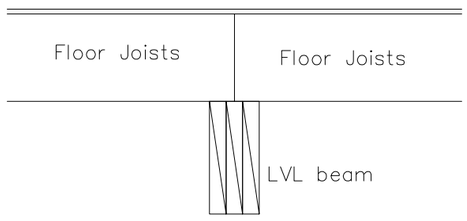
Maximum Factored Uniform Load (PLF) Applied to Either Outside Member			2-PLY LVL	3-PLY LVL	4-PLY LVL*
Connector	Spacing	Rows	Nails On One Side or Through Bolts	Nails Both Sides or Through Bolts	Through Bolts Only
16d (3½") Common Wire Nails	12" o.c.	2 Rows	885	663	Not Applicable
		3 Rows	1327	995	
	6" o.c.	2 Rows	1770	1326	Not Applicable
		3 Rows	2654	1990	
	4" o.c.	2 Rows	2655	1989	Not Applicable
		3 Rows	3981	2985	
½" A307 Through Bolts	24" o.c.	2 Rows	671	503	448
	12" o.c.	2 Rows	1342	1006	895
	6" o.c.	2 Rows	2684	2012	1790

* 4-ply beams should only be side-loaded when loads are applied to both sides of the member.

1. Nails to be located a minimum of 2" from the top and bottom of the member. Start all nails a minimum of 2½" in from ends.
2. Bolts are to be material conforming to ASTM Standard A307. Bolt holes are to be the same diameter as the bolt, and located 2" from the top and bottom of the member. Washers should be used under head and nut. Start all bolts a minimum of 2½" in from ends.
3. Values listed are for standard term loading.



LVL Flush Beam



LVL Dropped Beam

Specifications

WOOD CONSTRUCTION
Wood framing design and construction shall conform to CAN/CSA-086 "Engineering Design in Wood". Wood trusses and manufactured framing members are to be designed and certified by Professional Engineer for loads conditions indicated on drawings. Framed walls are to be wind braced at all corners in both directions. Lumber to be SPF No. 1 / 2 or better unless noted otherwise. Moisture content to be 19% or less. Lumber not to be drilled or notched without permission of consultant. Roof sheathing to be minimum ½" plywood conforming CSA O151 "Canadian Softwood Plywood". Wall sheathing to be minimum ⅜" plywood conforming CSA O151 "Canadian Softwood Plywood" or $\frac{7}{16}$" O-2 OBS conforming CSA O0452 "Design Rated OSB". Floor sheathing to be ⅝" T&G plywood conforming CSA O151 "Canadian Softwood Plywood". Subfloor to be glued and nailed / screwed to every supporting member. Bolted connections shall be made using grade A307 bolts unless otherwise noted. Use pressure treated lumber (CWPB approved) or apply suitable wood preservative to all wood in contact with soil. Wood shall not be installed directly on masonry or concrete without protection: provide 6 MIL (0.152 mm) polyethylene sheet. Solid horizontal blocking shall be provided @ 48" o.c. in the first two joists spaces adjacent to exterior walls and attached to exterior walls to provide lateral stability. Provide 2"x2" diagonal cross bridging @ 96" o.c. for all sawn joist locations. All nails conforming steel wire nails and spikes as defined in CAS Standard B111 "Wire, Nails, Spikes, and Staples". Laterally support all steel beams by pre-drilling flanges for ½"Ø bolted attachments for wood nailers with $\frac{9}{16}$"Ø holes staggered at 24" o.c.. Use joist hangers where framing members connect into the sides of supporting members. All steel connectors (uplift clips, brackets, joists hangers, etc.) to be Simpson Strong Tie connectors unless otherwise noted. All nails and fasteners in contact with pressure treated wood are to be hot dip galvanized as per CSA-G164 or stainless steel. For built up members, (trusses, beams, lintels) provide a built up post with equal or greater thickness. All built up posts to be continuous (including transfer blocking at floors) down to the foundation or adequate support. All built up members to be fastened together with two 3" spiral nails at 12" o.c. for every ply.

CONSTRUCTION JOINTS:
Construction joists shall be made and located so as not to impair the strength of the structure. If construction joists are not specifically located on drawings, Engineer must be consulted. Construction joints must line up with other building joints (expansion, masonry, concrete, etc.) where possible.

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PROVINCE OF ONTARIO

Project Address:
14 TIMBER LANE
OAKVILLE ON L6L 2Z3

Addition to Detached Dwelling

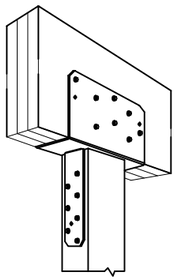
Date 2024-05-23 **Issued for:** Building Permit

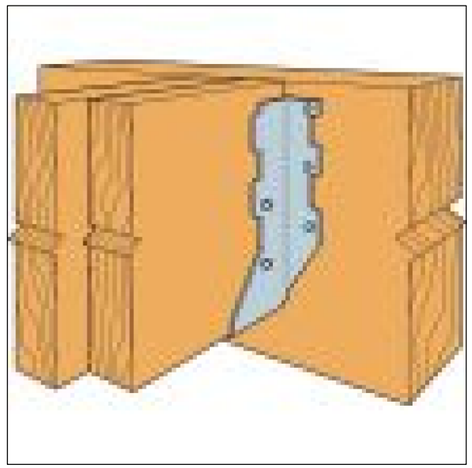
Scale:
$\frac{3}{16}$" = 1'-0" (1:64)

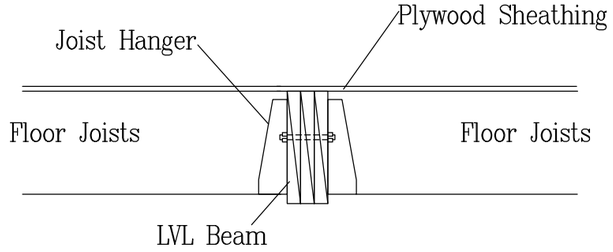
Drawing No.
S-502

CONCRETE:
Unreinforced and reinforced concrete shall be designated, mixed, placed, cured and tested in accordance with the requirements for "R" class concrete stated in Clause 8.13 of CSA A23.1, "Concrete Materials and Methods of Concrete Construction", with a maximum aggregate size of 19 mm. For strip footings, footing pads and foundation walls, use 20 MPa. For concrete exposed to cold weather, use 32 MPa concrete with 5%–8% air entrainment.

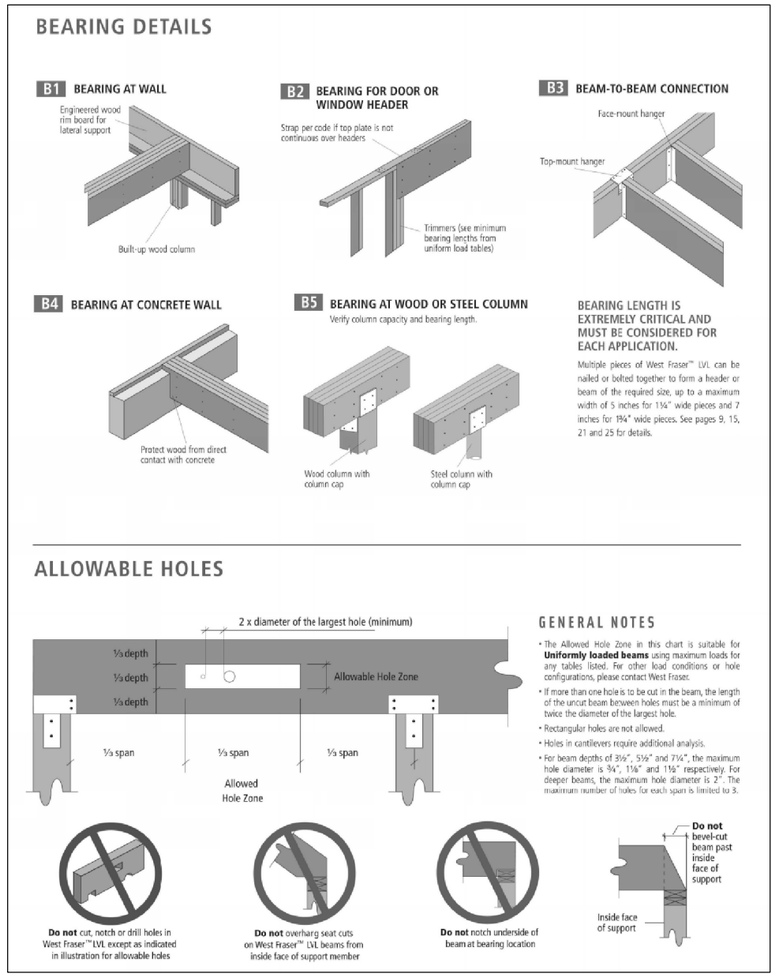
STEEL REINFORCEMENT:
Reinforcement shall conform to CAN/CSA–G30.18–M "Billet–Steel Bars for Concrete Reinforcement" with a minimum specified yield strength of 400 MPa, and be lapped a minimum of 450 mm for 10M bars and 650 mm for 15 M bars.







WOOD BEAM CONNECTION



SUPPLIER SPECIFICATIONS

Specifications

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2024-05-23
PROVINCE OF ONTARIO

Project Address:
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OAKVILLE ON L6L 2Z3

Addition to Detached Dwelling

Date	Issued for:
2024-05-23	Building Permit

Scale:
3/16" = 1'-0" (1:64)

Drawing No.
S-503

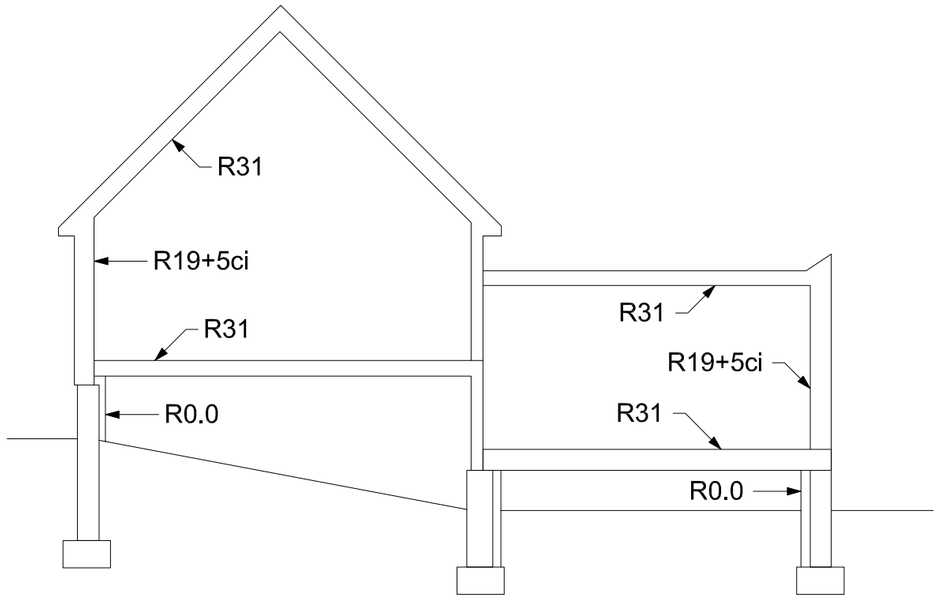

Table 3.1.1.11. (IP)
Thermal Performance Requirements for Additions to Existing Buildings(3)
Forming Part of Sentence 3.1.1.11.(2)

Component	Thermal Values(7)	Compliance Package		
		Zone 1	Zone 2	Electric Space Heating
		Less than 5000 Degree Days	5000 or more Degree Days	Zones 1 and 2
Ceiling with Attic Space	Min. Nominal R(1)	60	60	60
	Max. U(2)	0.017	0.017	0.017
	Min. Effective R(2)	59.22	59.22	59.22
Ceiling Without Attic Space	Min. Nominal R(1)	31	31	31
	Max. U(2)	0.036	0.036	0.036
	Min. Effective R(2)	27.65	27.65	27.65
Exposed Floor	Min. Nominal R(1)	31	31	31
	Max. U(3)	0.034	0.034	0.034
	Min. Effective R(3)	29.80	29.80	29.80
Walls Above Grade	Min. Nominal R(1)	19 + 5 ci	22 + 7.5 ci	22 + 10 ci
	Max. U(3)	0.049	0.042	0.038
	Min. Effective R(3)	20.32	23.90	26.40
Basement Walls(6)	Min. Nominal R(1)	20 ci	20 ci	20 ci
	Max. U(4)	0.047	0.047	0.047
	Min. Effective R(4)	21.12	21.12	21.12
Heated Slab or Slab ≤ 600 mm Below Grade	Min. Nominal R(1)	10	10	10
	Max. U(4)	0.090	0.090	0.090
	Min. Effective R(4)	11.13	11.13	11.13
Edge of Below Grade Slab ≤ 600 mm Below Grade	Min. Nominal R(1)	10	10	10
Windows and Sliding Glass Doors	Max. U(5)	0.28	0.25	0.25
	Energy Rating	25	29	29
Column 1	2	3	4	5

Notes to Table 3.1.1.11:
(1) The values listed are minimum Nominal R values for the thermal insulation component only.
(2) U-Value and effective R value shall include entire ceiling assembly components, from interior air film to vented space air film above insulation.
(3) U-Value and effective R value shall include entire exposed floor or above grade wall assembly components, from interior air film to exterior air film.
(4) U-Value and effective R value shall include entire basement wall or slab assembly components and interior air film.
(5) U-Value is the overall coefficient of heat transfer for a window assembly, sliding glass door assembly or skylight assembly expressed in Btu/(h•ft²•F).
(6) In the case of basement wall assemblies, where R20 ci is required R12 + 10 ci is permitted to be used or vice versa; or where R12+ 5 ci is required, R15 ci is permitted to be used or vice versa.
(7) Nominal and effective R values are expressed in (h•ft²•F)/Btu. U-Values are expressed in Btu/(h•ft²•F).

Specifications

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Project Address:
14 TIMBER LANE
OAKVILLE ON L6L 2Z3

Addition to Detached Dwelling

Date 2024-05-23 **Issued for:** Building Permit

Scale:
3/16" = 1'-0" (1:64)

Drawing No.
S-504

① EXCAVATION AND BACKFILL

- Excavation shall be undertaken in such a manner so as to prevent damage to existing structures, adjacent property and utilities
- The topsoil and vegetable matter in unexcavated areas under a building shall be removed. The bottom of excavations for foundations shall be free of all organic material
- If termites are known to exist, all stumps, roots and wood debris shall be removed to a minimum depth of 11 3/4"in excavated areas under a building, and the clearance between untreated structural wood elements and the ground shall be no less than17 3/4"
- Backfill within 23 5/8"of the foundation walls shall be free of deleterious debris and boulders over 9 7/8" in diameter

② DAMPPROOFING AND DRAINAGE

- In normal soil conditions, the exterior surfaces of foundation walls enclosing basements and crawl spaces shall be dampproofed. Where hydrostatic pressure occurs, a waterproofing system is required
- Masonry foundation walls shall be parged with 1/4"of mortar coved over the footing prior to dampproofing
- 4" foundation drains shall be laid on level, undisturbed ground adjacent to the footings at or below the top of the basement slab or crawl space floor, and shall be covered with 6" of crushed stone. Foundation drains shall drain to a storm sewer, drainage ditch, dry well or sump
- Window wells shall be drained to the footing
- Downspouts not directly connected to a storm sewer shall have extensions to carry water away from the building, and provisions shall be made to prevent soil erosion
- Concrete slabs in attached garages shall be sloped to drain to the exterior
- The building site shall be graded so that surface, sump and roof drainage will not accumulate at or near the building and will not adversely affect adjacent properties

③ FOOTINGS

- minimum 15 MPa poured concrete
- minimum48"below finished grade
- Footings shall be founded on natural undisturbed soil, rock or compacted granular fill with minimum bearing capacity of 100 kPa

④ FOOTING SIZE

Floors Supported	Supporting Ext. Wall	Supporting Int. Wall	Column Area
1	9 7/8"	9 7/8"	4.3 ft2
2	13 3/4"	13 3/4"	8.1 ft2
3	17 3/4"	19 3/4"	10.9 ft2

- Increase footing width by 2 5/8"for each storey of brick veneer supported, and by 5 1/8" for each storey of masonry
- The projection of an unreinforced footing beyond the wall supported shall not be greater than its thickness

⑤ STEP FOOTINGS

- Vertical Rise
  23 5/8"Max. for firm soils
  15 3/4"Max. for sand or gravel
  Horizontal Run =23 5/8"Min.

⑥ FOUNDATION WALLS

- To be poured concrete, unit masonry or preserved wood (see drawings for type and thickness)
- Dampproofing shall be a heavy coat of bituminous material.
- Foundation wall to extend minimum 5 7/8" above finished grade.
- A drainage layer is required on the outside of a foundation wall where the interior insulation extends more than 2'–11" below exterior grade. A drainage layer shall consist of
  - Min. 3/4" mineral fibre insulation with min. Density of 3.6 lb/ft^2
  - Min. 4" of free drainage granular material, or
  - An approved system which provides equivalent performance
- Foundation walls shall be braced or have the floor joists installed before backfilling

⑦ CONCRETE FLOOR SLABS

- Garage, carport and exterior slabs and exterior steps shall be 4650psi concrete with 5–8%air entrainment
- Other slabs 3600psi concrete
- Minimum3" thick, placed on a minimum4" of coarse, clean, granular material
- All fill other than coarse clean material placed beneath concrete slabs shall be compacted to provide uniform support

⑧ MASONRY WALLS

- Where constructed of 3 1/2"brick, wall shall be bonded with header course every 6th course
- Provide 2" solid masonry or continuous 1 1/2" plate under all roof and floor framing members
- Provide 7 1/2" solid masonry under beams and columns
- Masonry wall to be tied to each tier of joists with 1 9/16" x 3/16"corrosion resistant steel straps, keyed minimum4" into masonry. When joists are parallel to wall, ties are to extend across at least 3 joists @ 6'–7" o.c.
- Inside back of wall to be parged and covered with No.15 breather–type asphalt paper
- For reduced foundation walls to allow a brick facing while maintaining lateral support, tie minimum3 1/2"brick to minimum3 1/2"back–up block with corrosion resistant ties at least 0.028in^2 in cross sectional area, spaced 7 7/8" vertically and 2'–11"horizontally, with joints completely filled with mortar
- Masonry over openings shall be supported on corrosion resistant or prime painted steel lintels with a minimum of5 7/8"end bearing

⑨ MASONRY VENEER

- Minimum2 3/4"thick if joints are not raked and 3 1/2"thick if joints are raked
- Minimum1" air space to sheathing
- Provide weep holes @ 31 1/2" o.cat the bottom of the cavity and over doors and windows
- Direct drainage through weep holes with 20 mil poly flashing extending minimum5 7/8" up behind the sheathing paper
- Veneer ties minimum 0.030" thick x 7/8" wide corrosion resistant straps spaced @ 23 5/8" vertically and 15 3/4"horizontally
- Fasten ties with corrosion resistant 0.125" diameter screws or spiral nails which penetrate at least 1–3/16"into studs

⑩ WOOD FRAME CONSTRUCTION

- All lumber shall be spruce–pine–fir No. 1 &2, and shall be identified by a grade stamp
- Maximum moisture content19% at time of installation
- Wood framing members which are supported on concrete in direct contact with soil shall be separated from the concrete with 6 mil polyethylene

⑪ WALLS

- Exterior walls shall consist of:
  - cladding
  - sheathing paper lapped 4"at joints
  - 3/8" fibreboard or gypsum board or 1/4" plywood sheathing
  - 2x6 studs @16" o.c.
  - 2x6 bottom plate and double 2x6 top plate
  - 2x4 studs @16"o.c. can be utilized provided the combined R value of the batt insulation and exterior rigid insulation achieves R–17.
- Interior loadbearing walls shall consist of:
  - 2x4 studs @16" o.c.
  - 2x4 bottom plate and double 2x4 top plate
  - 2x4 mid–girts if not sheathed
  - 1/2" gypsum board sheathing

⑫ FLOORS

- See S04 for floor joist size and spacing requirements
- Joists to have minimum1 1/2"of end bearing
- Joists shall bear on a sill plate fixed to foundation with 1/2"anchor bolts @ 7' 10" o.c
- Header joists between 3' 11"and 10' 6" in length shall be doubled. Header joists exceeding 10' 6" shall be sized by calculations
- Trimmer joists shall be doubled when supported header is between 2' 7" and 6' 7". Trimmer joists shall be sized by calculations when supported header exceeds 6' 7"
- 2x2 cross bridging required not more than 6' 11" from each support and from other rows of bridging
- Joists shall be supported on joist hangers at all flush beams, trimmers, and headers.
- Joists located under parallel non–loadbearing partitions shall be doubled
- See S04 for subflooring requirements

⑬ ROOF AND CEILINGS

- See S04 for rafter, roof joist and ceiling joist size and spacing requirements
- Hip and valley rafter shall be 2" deeper than common rafters
- 2x4 collar ties @ rafter spacing with 1x4 continuous brace at mid span if collar tie exceeds 7' 10" in length
- See S04 for roof sheathing requirements

⑭ NOTCHING & DRILLING OF TRUSSES, JOISTS, RAFTERS

- Holes in floor, roof and ceiling members to be maximum 1/4 x actual depth of member and not less than 2" from edges
- Notches in floor, roof and ceiling members to be located on top of the member within1/2 the actual depth from the edge of bearing and not greater than 1/3 joist depth
- Wall studs may be notched or drilled provided that no less than 2/3 the depth of the stud remains, if load bearing, and 1 9/16"if non–load bearing
- Roof truss members shall not be notched, drilled or weakened unless accommodated in the design

⑮ ROOFING

- Fasteners for roofing shall be corrosion resistant. Roofing nails shall penetrate through or at least 1/2" into roof sheathing
- Every asphalt shingle shall be fastened with at least 4 nails
- Eave protection shall extend 2' 11"up the roof slope from the edge, and at least 11 3/4"from the inside face of the exterior wall, and shall consist of Type M or Type S Roll Roofing laid with minimum4" head and end laps cemented together, or glass Fibre or Polyester Fibre coated base sheets, or self sealing composite membranes consisting of modified bituminous coated material. Eave protection is not required for unheated buildings, for roofs exceeding a slope of 1 in 1,5or where a low slope asphalt shingle application is provided
- Open valleys shall be flashed with 2 layers of roll roofing, or 1 layer of sheet metal min. 23 5/8" wide
- Flashing shall be provided at the intersection of shingle roofs with exterior walls and chimneys
- Sheet metal flashing shall consist of not less than 1/16"sheet lead, 0.013" galvanized steel, 0.018" copper, 0.018" zinc, or 0.019"aluminum

⑯ COLUMBS, BEAMS & LINTELS

- Steel beams and columns shall be shop primed.
- Minimum 3 1/2" end bearing for wood and steel beams, with 7 7/8" solid masonry beneath the beam.
- Steel columns to have minimum outside diameter of 2 7/8"and minimum wall thickness of 3/16"
- Wood columns for carports and garages shall be minimum 3 1/2" x 3 1/2";in all other cases either 5 1/2" x 5 1/2"or 7 1/4"round, unless calculations based on actual loads show lesser sizes are adequate. All columns shall be not less than the width of the supported member
- Masonry columns shall be a minimum of1 3/8" x 11 3/8"or 9 1/2" x 15"
- Provide solid blocking the full width of the supported member under all concentrated loads

⑰ INSULATION & WEATHERPROOFING

Ceiling with attic	R–60
Ceiling without attic space	R–31
Exposed Floor	R–31
Walls above Grade	R–19+5ci
Basement Walls	R–20ci
Heated Slab or Slab< 600 mm Below Grade	R–10
Edge of Below Grade Slab < 600 mm Below Grade	R–10

Supply Ducts in unheated space R–20

- Insulation shall be protected with gypsum board or an equivalent interior finish, except for unfinished basements where 6 mil poly is sufficient for fibreglass type insulations
- Ducts passing through unheated space shall be made airtight with tape or sealant
- Caulking shall be provided for all exterior doors and windows between the frame and the exterior cladding
- Weatherstripping shall be provided on all doors and access hatches to the exterior, except doors from a garage to the exterior
- Exterior walls, ceilings and floors shall be constructed so as to provide a continuous barrier to the passage of water vapour from the interior and to the leakage of air from the exterior

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Drawing No.

S-505

(18) NATURAL VENTILATION

- Every roof space above an insulated ceiling shall be ventilated with unobstructed openings equal to not less than 1/300 of insulated area
- Insulated roof spaces not incorporating an attic shall be ventilated with unobstructed openings equal to not less than 1/150of insulated area.
- Roof vents shall be uniformly distributed and designed to prevent the entry of rain, snow or insects
- Unheated crawl spaces shall be provided with 1.1 ft^2 of ventilation for each 538^2 ft
- Minimum natural ventilation areas, where mechanical ventilation is not provided, are:
  Bathrooms: 0.97 ft^2
  other rooms: 3 ft^2
  Unfinished basement: 0.2% of floor area

(19) DOORS AND WINDOWS

- Every floor level containing a bedroom and not served by an exterior door shall contain at least 1 window having an unobstructed open area of 3.8 ft2 and no dimension less than 15", which is openable from the inside without tools
- Exterior house doors and windows within 6' 7" from grade shall be constructed to resist forced entry. Doors shall have a deadbolt lock
- The principal entry door shall have either a door viewer, transparent glazing or a sidelight

(20) EXTERIOR WALLS

- No windows or other unprotected openings are permitted in exterior walls less than 3' 11" from property lines
- 5/8" fire rated drywall shall be installed on the inside face of attached garage exterior walls and gable ends of roofs which are less than 3' 11" from property lines
- Non combustible cladding shall be installed on all exterior walls less than 23 5/8" from property lines

(21) CERAMIC TILE

- When ceramic tile applied to a mortar bed with adhesive, the bed shall be a minimum of1/2" thick & reinforced with galvanized diamond mesh lath, applied over polyethylene on subflooring on joists at no more than 16"o.c. with at least 2 rows cross bridging

(22) ACCESS TO ATTICS AND CRAWL SPACES

- Access hatch minimum 19 3/4"x 2' 4"to be provided to every crawl space and every roof space which is 108 ft^2 or more in area and more than23 5/8"in height

(23) GARAGE GASPROOFING

- The walls and ceiling of an attached garage shall be constructed and sealed so as to provide an effective barrier to exhaust fumes
- All plumbing and other penetrations through the walls and ceiling shall be caulked
- Doors between the dwelling and attached garage may not open into a bedroom and shall be weatherstripped and have a self–closer

(24) ALARMS AND DETECTORS

- At least one smoke alarm shall be installed on or near the ceiling on each floor and basement level 2' 11"or more above an adjacent level
- Smoke alarms shall be interconnected and located such that one is within 16' 5"of every bedroom door and no more than 49' 3" travel distance from any point on a floor
- A carbon monoxide detector shall be installed on or near the ceiling in every room containing a solid fuel burning fireplace or stove

(25) STAIRS

- Maximum Rise 7 7/8"
- Minimum Run 10"
- Maximum Run 14"
- Minimum Head Room 6' 5"
- Minimum Width 2' 10"
- Curved stairs shall have a min. run of 5 7/8"at any point and a minimum average run of7 7/8"
- Winders which converge to a point in stairs must turn through an angle of no more than90 °, with no less than 30 °or more than 45 ° per tread. Sets of winders must be separated by 3' 11"along the run of the stair
- A landing minimum2' 11"in length is required at the top of any stair leading to the principal entrance to a dwelling, and other entrances with more than 3 risers
- Exterior concrete stairs with more than 2 risers require foundations

(26) HANDRAILS AND GUARDS

- A handrail is required for interior stairs containing more than2 risers and exterior stairs containing more than 3 risers
- Guards are required around every accessible surface which is more than 23 5/8" above the adjacent level
- Interior and exterior guards min. 2' 11" high. Exterior guards shall be 3' 6" high where height above adjacent surface exceeds 5' 11"
- Guards shall have no openings greater than 4," and no member between 4"and 2' 11" that will facilitate climbing

(27) PLUMBING

- Every dwelling requires a kitchen sink, lavatory, water closet, bathtub or shower stall and the installation or availability of laundry facilities
- A floor drain shall be installed in the basement, and connected to the sanitary sewer where gravity drainage is possible. In other cases, it shall be connected to a storm drainage system, ditch or dry well

(28) ELECTRICAL

- An exterior light controlled by an interior switch is required at every entrance
- A light controlled by a switch is required in every kitchen, bedroom, living room, utility room, laundry room, dining room, bathroom, vestibule, hallway, garage and carport. A switched receptacle may be provided instead of a light in bedrooms and living rooms
- Stairs shall be lighted, and except where serving an unfinished basement shall be controlled by a 3 way switch at the head and foot of the stairs
- Basements require a light for each 323 ft^2, controlled by a switch at the head of the stairs

(29) MECHANICAL VENTILATION

- A mechanical ventilation system is required with a total capacity at least equal to the sum of:
  - 10 cfm each for basement and master bedroom
  - 5 cfm for each other room
- A principal dwelling exhaust fan shall be installed and controlled by a centrally located switch identified as such
- Supplemental exhaust shall be installed so that the total capacity of all kitchen, bathroom and other exhausts , less the principal exhaust, is not less than the total required capacity
- A Heat Recovery Ventilator may be employed in lieu of exhaust to provide ventilation. An HRV is required if any solid fuel burning appliances are installed
- Supply air intakes shall be located so as to avoid contamination from exhaust outlets

Table 3.1.1.11.(SI) - Thermal Performance Requirements for Additions to Existing Buildings

Component	Zone 1
Ceiling with Attic Space Minimun RSI(R)-Value(1)	10.56 (R60)
Ceiling without Attic Space Minimum RSI (R) - Value(1)	5.46 (R31)
Exposed Floor Minimum RSI (R) - Value(1)	5.46 (R31)
Walls above Grade Minimum RSI (R) - Value(1)	3.34+0.88ci (R19+5ci)
Basement Walls Minimum RSI (R) - Value(1)	3.52 ci (R20 ci)
Below Grade Slab Entire Surface>600mm Below Grade Minimum RSI (R) - Value(1)	-
Heated Slab or Slab <= 600 MM Below Grade Minimum RSI (R) - Value(1)	1.76 (R10)
Edge of Below Grade Slab <= 600 mm Below Grade Minimum RSI (R) - Value(1)	1.76 (R10)
Windows and Sliding Glass Doors Maximum U-Value(2)	1.6 0.28
Column 1	3

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Drawing No.

S-506

SB= Wood Solid Bearing. Minimum 3-2"x6" SPF. Width or diameter of wood column shall be not less than the width of the supported member

PLA= Point Load Above

L1= 2-2"x10" SPF
L2= 2-1¾"x9¼" 3100 Fb-2.0E LVL

B2= 2-1¾"x11⅞" 3100 Fb-2.0E LVL
B3= 3-1¾"x11⅞" 3100 Fb-2.0E LVL

J1= 9½" s31 @16" TJI joists

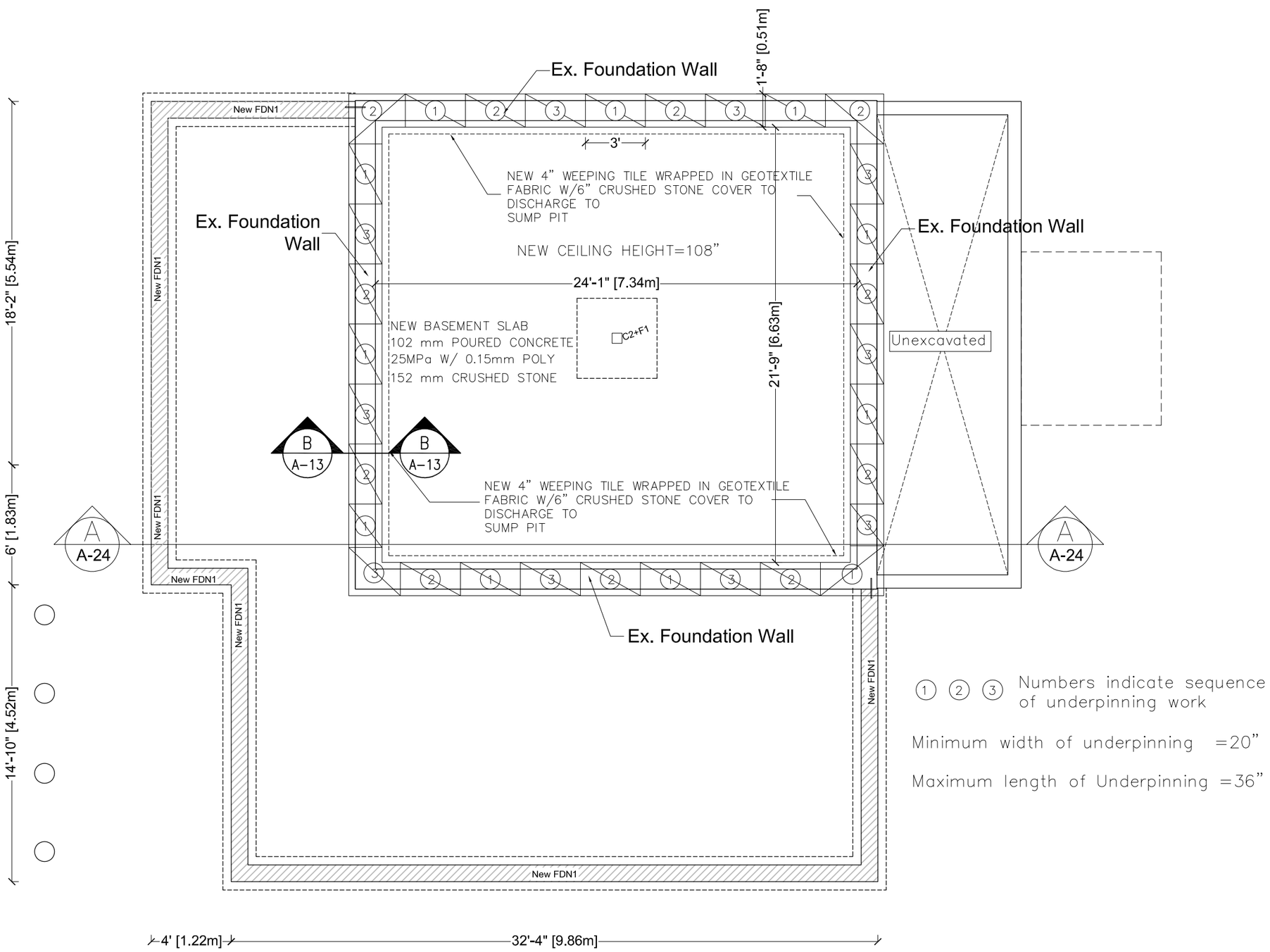
C1=6"x6" PT post
C2= 4"x4"x¼" HSS square post with 8"x8"x½" bottom plate

LDB= 2-2"x8" PT ledger board with (2)-½"Ø@32" o.c. anchor bolts into foundation wall.

P1= 12"Ø concrete pier, 48" below grade

F1=48"x48"x12" concrete footing pad with 15M@6" bottom rebar each way, min 3" concrete cover.

FDN1= 10" poured concrete (25 MPa) 15@16" horizontal and vertical on 20"x6" concrete strip footing with 3-15M longitudinal rebar



① ② ③ Numbers indicate sequence of underpinning work

Minimum width of underpinning =20"

Maximum length of Underpinning =36"

Existing Wall

Walls Removal

Proposed Wall

Contractor to Verify location, dimensions and size of all existing structural elements and report to engineer any discrepancy.

Proposed Underpinning

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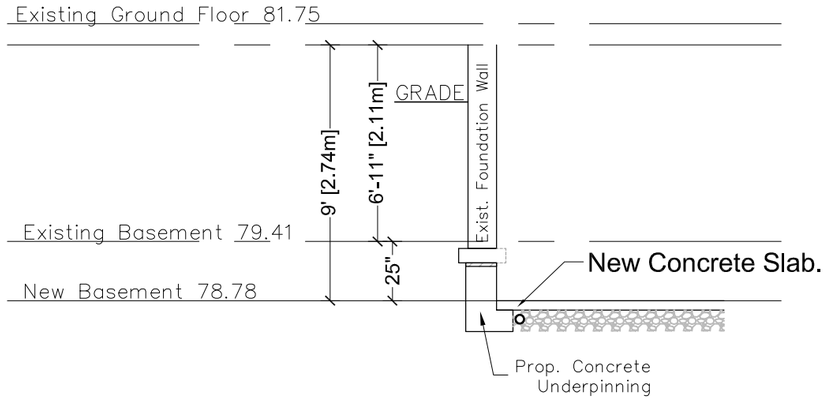
Drawing No.

U-401

NOTES:
(1) VERIFY/REINFORCE EXISTING SUPPORT SYSTEM, INCLUDING FOUNDATIONS, FOR LOADS IMPOSED BY THE PROPOSED CONSTRUCTION.
(2) ALL MEMBERS SHALL BE SO FRAMED, FASTENED, TIED, BRACED AND ANCHORED TO PROVIDE THE NECESSARY STRENGTH RIGIDITY AND STABILITY PER OBC 9.23.2.1
(3) PROVIDE ALL BRACING, SHORING AND NEEDLING NECESSARY FOR THE SAFE EXECUTION OF THIS WORK
(4) VERIFY FOUNDATION WALL PROPERTIES, FRAMING AND LOADING DATA FOR COMPLIANCE WITH 9.15.4, OTHERWISE REINFORCE WALLS AS NECESSARY.
(5) PRIOR TO UNDERPINNING, INSPECTOR TO VERIFY EXISTING FOUNDATION AND FOOTING
(6) EXCAVATION FOR THE PROPOSED WORK SHOULD NOT UNDERMINE THE FOUNDATION OF ADJOINING BUILDING, OR CAUSE DAMAGE TO UTILITIES, ROADS AND SIDE WALKS. OBC DIV. C 1.2.1.2 AND 9.12.1.4.



SECTION B – B

Underpinning – Specifications

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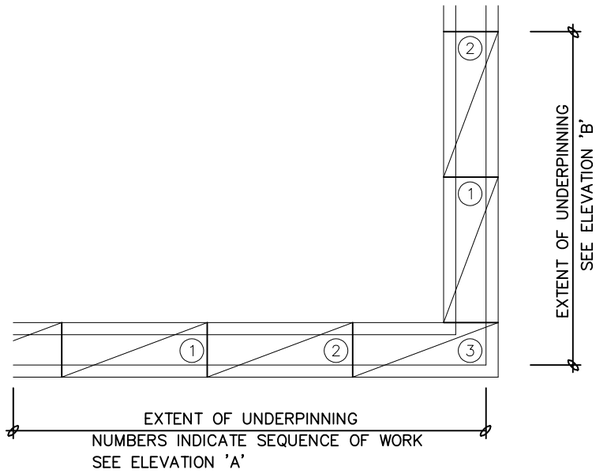
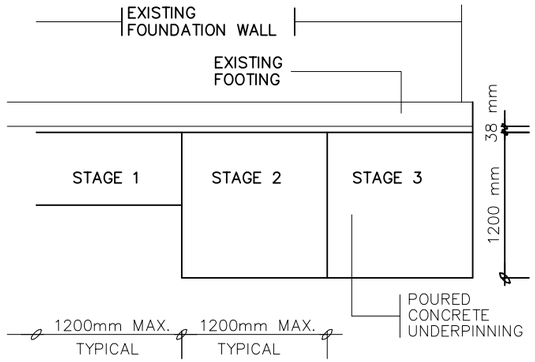
Scale:
1:75

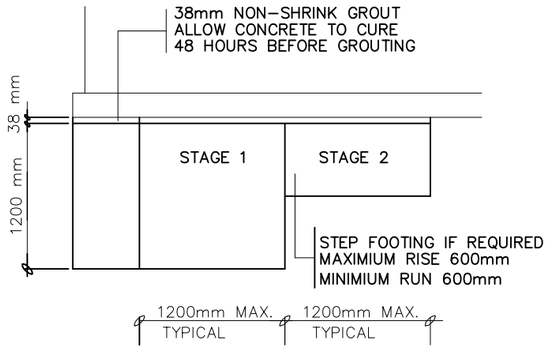
Drawing No.
U-402
13 of 30



PLAN



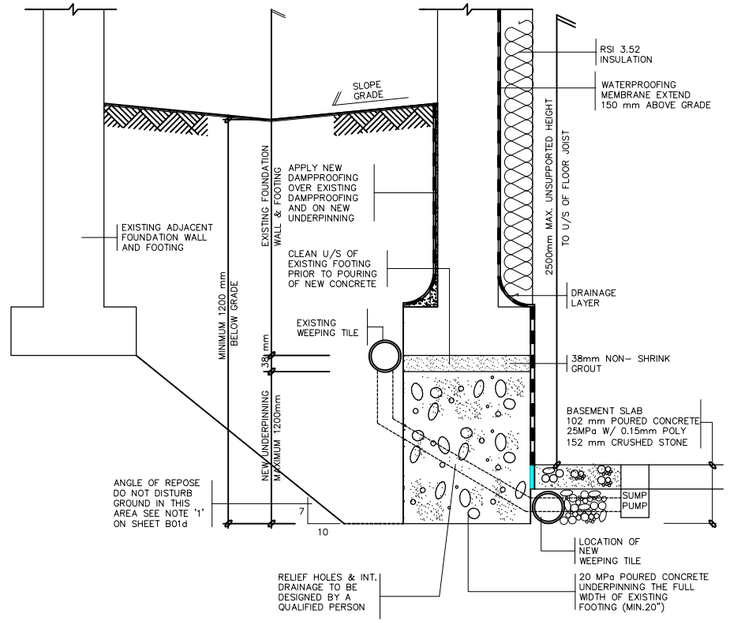
ELEVATION 'A'



ELEVATION 'B'

GENERAL NOTES

1. WHERE THE FOUNDATIONS OF A BUILDING ARE TO BE CONSTRUCTED BELOW THE LEVEL OF THE FOOTINGS OF AN ADJACENT BUILDING & WITHIN THE ANGLE OF REPOSE OF THE SOIL, OR THE UNDERPINNING EXCEEDS 1200 mm OF LATERALLY UNSUPPORTED HEIGHT OR THE SOIL IS CLAY OR SILT, THE UNDERPINNING & RELATED CONSTRUCTION SHALL DE DESIGNED BY A PROFESSIONAL ENGINEER
2. EXCAVATION SHALL BE UNDERTAKEN IN A MANNER SO AS TO PREVENT MOVEMENT WHICH WOULD CAUSE DAMAGE TO ADJACENT PROPERTY, STRUCTURES, UTILITIES, ROADS & SIDEWALKS. CONTACT LOCAL UTILITIES PRIOR TO COMMENCING EXCAVATION.
3. MINIMUM CONCRETE STRENGTH FOR UNDERPINNING SHALL BE 15MPa AT 28 DAYS. ALL EXTERIOR CONCRETE SHALL BE 32MPa W/ 5%–8% AIR ENTRAINMENT.
4. CONCRETE SHALL BE CURED MINIMUM 48 HOURS BEFORE GROUTING AND PROCEEDING TO THE NEXT STAGE.
5. SHORE & BRACE WHERE NECESSARY TO ENSURE THE SAFETY & STABILITY OF THE EXISTING STRUCTURE DURING UNDERPINNING.
6. WEEPING TILE IS TO DRAIN TO THE STORM SEWER, DITCH, DRYWELL OR INSTALL COVERED SUMP PIT WITH AN AN AUTOMATIC PUMP.



UNDERPINNING FROM INSIDE

Underpinning – GROUTING METHOD – Typical Details

TBM. ENGINEERS INC.

DESIGN. DELIVER. INNOVATE.

TBM Engineers Inc.
15 Jaylynn Crt.
Woodbridge, ON (905) 893-9070
www.tbmengineers.com
byrone@tbmengineers.com

LICENSED PROFESSIONAL ENGINEER
B.F. ESCOBAR
100138692
2024-05-23
PROVINCE OF ONTARIO

Project Address:
14 TIMBER LANE
OAKVILLE ON L6L 2Z3

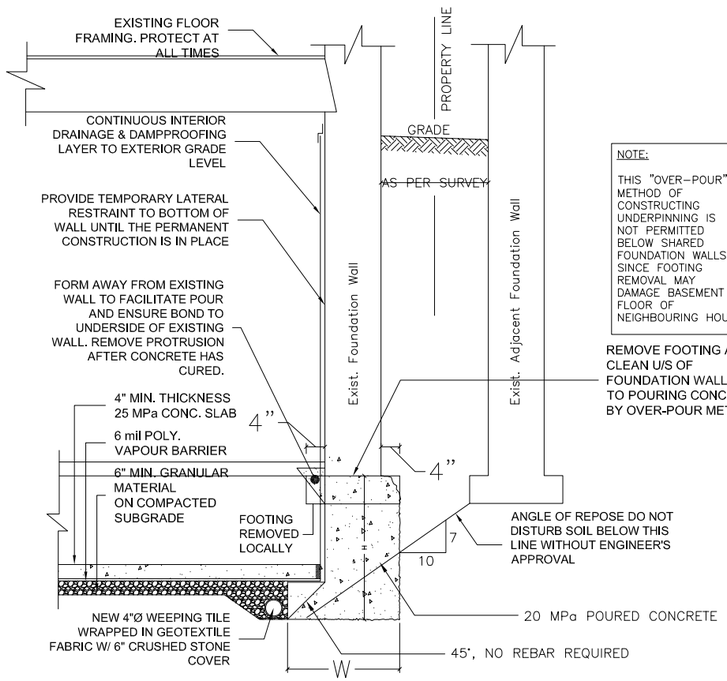
Addition to Detached Dwelling

Date	**Issued for:**
2024-05-23	Building Permit

Scale:
1:75

Drawing No.

U-403



NOTES:

1. THIS IS A "TYPICAL" DETAIL ONLY WHICH MAY BE SUPERSEDED BY DESIGN SPECIFIC INFORMATION SHOWN ON THE DRAWINGS.
2. MAX. LENGTH OF UNDERPINNING SECTIONS SHALL NOT EXCEED 48" AND PERFORMED IN A SEQUENTIAL ORDER AS SHOWN ON THE DESIGN DRAWINGS. UNDERPINNING CONCRETE SHALL CURE MIN. 48 HOURS BEFORE PROCEEDING TO THE NEXT STAGE.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR CARRYING OUT ALL UTILITY LOCATES PRIOR TO CARRYING OUT ANY EXCAVATION WORK. "CALL BEFORE YOU DIG".
4. THE BOTTOM OF EVERY EXCAVATION SHALL BE FREE FROM ORGANIC MATERIAL
5. EXCAVATION SHALL BE KEPT FREE FROM STANDING WATER.
6. THE CONTRACTOR IS RESPONSIBLE FOR UNDERTAKING THE EXCAVATION IN SUCH A MANNER TO PREVENT DAMAGE TO ADJACENT PROPERTY, EXISTING STRUCTURES, UTILITIES, ROADS AND SIDEWALKS AT ALL STAGES OF CONSTRUCTION.
7. THE CONTRACTOR IS RESPONSIBLE FOR SHORING AND BRACING THE WORK DURING CONSTRUCTION.
8. H/W SHALL NOT BE MORE THAN 2.0 AND W SHALL MATCH EXISTING FOOTING WIDTH OR BE NOT LESS THAN 20", WHICHEVER IS GREATER

Underpinning – OVERPOUR METHOD – Typical Details

TBM. ENGINEERS INC.

DESIGN. DELIVER. INNOVATE.

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15 Jaylynn Crt.
Woodbridge, ON (905) 893-9070
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LICENSED PROFESSIONAL ENGINEER
B.F. ESCOBAR
100138692
2024-05-23
PROVINCE OF ONTARIO

Project Address:
14 TIMBER LANE
OAKVILLE ON L6L 2Z3

Addition to Detached Dwelling

Date	**Issued for:**
2024-05-23	Building Permit

Scale:
1:75

Drawing No.

U-404

Conservation Halton

Planning & Regulations
905.336.1158
2596 Britannia Road West
Burlington, Ontario L7P 0G3
conservationhalton.ca

September 5, 2024

Dan Aitken
14 Timber Lane
Oakville, ON
L6L 2Z3

BY EMAIL ONLY (daitken5@ford.com)

To Dan Aitken:

Re: Construction of an addition and foundation underpinning of a two-storey dwelling within the erosion hazard associated with the shoreline of Lake Ontario.
14 Timber Lane
Town of Oakville
CH File: RAPP-9348

Proposals

Please find enclosed **Permit No. 8996** issued in accordance with the *Conservation Authorities Act* and Ontario Regulation 41/24, for the above noted proposal.

Staff have reviewed the following files regarding the above noted proposal:

- *Addition to Detached Dwelling*, Drawings A-02, A-03, A-12, A-13, and A-16-A-23, prepared by TBM Engineers Inc., received July 10, 2024, stamped approved September 5, 2024.

Conservation Halton (CH) regulates all watercourses, valleylands, wetlands, Lake Ontario Shoreline, hazardous lands including unstable soil and bedrock, as well as lands adjacent to these features. The property, 14 Timber Lane, Oakville, is adjacent to the shoreline of Lake Ontario. Through the review of the plans for development activities along the shoreline, CH seeks to ensure that waterfront development activity will generally be directed to areas outside of the hazardous lands. Hazardous lands are those lands adjacent to the shoreline of the Great Lakes - St. Lawrence River System, which are impacted by flooding, erosion, and/or dynamic beach hazards, as well as applicable regulated allowances. The combination of these hazardous lands delineates the extent of the development setback and is determined on-site specific conditions. Permission is required from CH prior to undertaking development activities within CH's regulated area and applications are reviewed under the *Conservation Authorities Act*, Ontario Regulation 41/24 and CH's Regulatory Policies and Guidelines.

The approved work involves the construction and an addition and underpinning the foundation of a dwelling located that is within the erosion hazard associated with the shoreline of Lake Ontario but beyond the development setback. The development activity meets Policy 2.38.1.2 of CH's Regulatory Policies and Guidelines.

Based on the above, this permit is approved with the following conditions:

a. **That CH be contacted immediately should any changes to the scope or timing of works, or details as identified on the stamped approved drawings be proposed. Note: Further review or additional information may be required to support changes.**
b. **That disturbed areas be stabilized immediately following the completion of construction.**
c. **That effective sediment and erosion control measures be installed prior to starting work, maintained during construction and fully removed once all disturbed areas have been stabilized. That site conditions be monitored and that the sediment and erosion control measures be modified if site conditions warrant it.**
d. **That excess fill (soil or otherwise) generated from the proposed works shall not be stockpiled or disposed of within any area regulated by CH.**

Please be sure that you read and understand all conditions listed on the enclosed Permit (and included below). Please also note that contravention of a Permit, or the terms and conditions of a Permit, is considered an offence under Section 28.0.1(28) of the *Conservation Authorities Act*. It is your responsibility to ensure that any person working under the authority of this Permit is familiar, and complies with, the terms and conditions.

Conservation Halton must be contacted a minimum of 48 hours prior to commencement of construction. This Permit or a copy thereof as well as all approved drawings must be available at the site. Any changes to the approved design or installation methods must be reviewed and approved by Conservation Halton staff prior to implementation. This Permit is valid two years from the dated it is issued.

Please be advised that should you have any objection to any of the conditions of the permit, you are entitled to request a hearing before the Authority, in accordance with Section 28.1(5) of the *Conservation Authorities Act*. A written notice of your request for a hearing must be received by staff within 30 days of the date of this letter. Please note that if a hearing has been requested, this permit approval is withdrawn until such time as the hearing results have been finalized and commencement of any site alteration must not occur until the results of the Hearing are determined.

If you require additional information, please contact the undersigned at aheizer@hrca.on.ca.

Regards,

Adam Heizer
Regulations Officer

Encl. 2

Cc: Town of Oakville, Building Department (buildingrequests@oakville.ca)
Tatiana Quintana, TBM Engineers Inc. (tatianaq@tbmengineers.com)

Conservation Halton

2596 Britannia Road West
Burlington, ON L7P 0G3
Telephone: 905 336-1158

PERMIT #: 8996

FILE #: RAPP-9348

PERMIT

IN ACCORDANCE WITH PART VI OF THE CONSERVATION AUTHORITIES ACT AND ONTARIO REGULATION 41/24, THIS PERMIT HAS BEEN GRANTED TO:

Owner's Name: Dan Aitken Phone: 289-681-7584

Mailing Address: 14 Timber Lane, Oakville ON L6L 2Z3

Agent/Contractor: TBM Engineers Inc. Phone: 647-992-9070

15 Jaylynn Court, Vaughan ON L4H 1Z6

Property Location: 14 Timber Lane

in the (City, Town, Township) of: Oakville (Region/County) of: Halton

This permit is for the construction of an addition and foundation underpinning of a two-storey dwelling within the erosion hazard associated with the shoreline of Lake Ontario.

This permit is issued on this **5th day of September, 2024** Expires: **5th day of September, 2026**

And is subject to the following conditions:

1. That the work to be carried out in accordance with plans submitted on July 10, 2024 and stamped APPROVED by: Adam Heizer, Regulations Officer

2. see reverse

3. **This permit (including drawings stamped approved by Conservation Halton) or a copy thereof, must be on site and available for inspection.**

In accordance with Section 28.3 of the *Conservation Authorities Act*, Conservation Halton may cancel a permit issued under Section 28.1 if it is of the opinion that the conditions of the permit have not been met or that the circumstances that are prescribed by regulation exist. Before cancelling a permit, Conservation Halton shall give notice of intent to cancel the permit and the permit holder may request a hearing.

Authorized representatives of Conservation Halton may, at any time, enter lands to make any surveys, examinations, investigations, and inspections to ensure that the works authorized by this permit are being carried out in accordance with the terms of this permit.

This permit does not preclude any approvals required by any other existing law and regulations.

Authorized by: Kellie McCormack on the 5th day of September 2024

Kellie McCormack, MA, MCIP, RPP, Director, Planning and Regulations

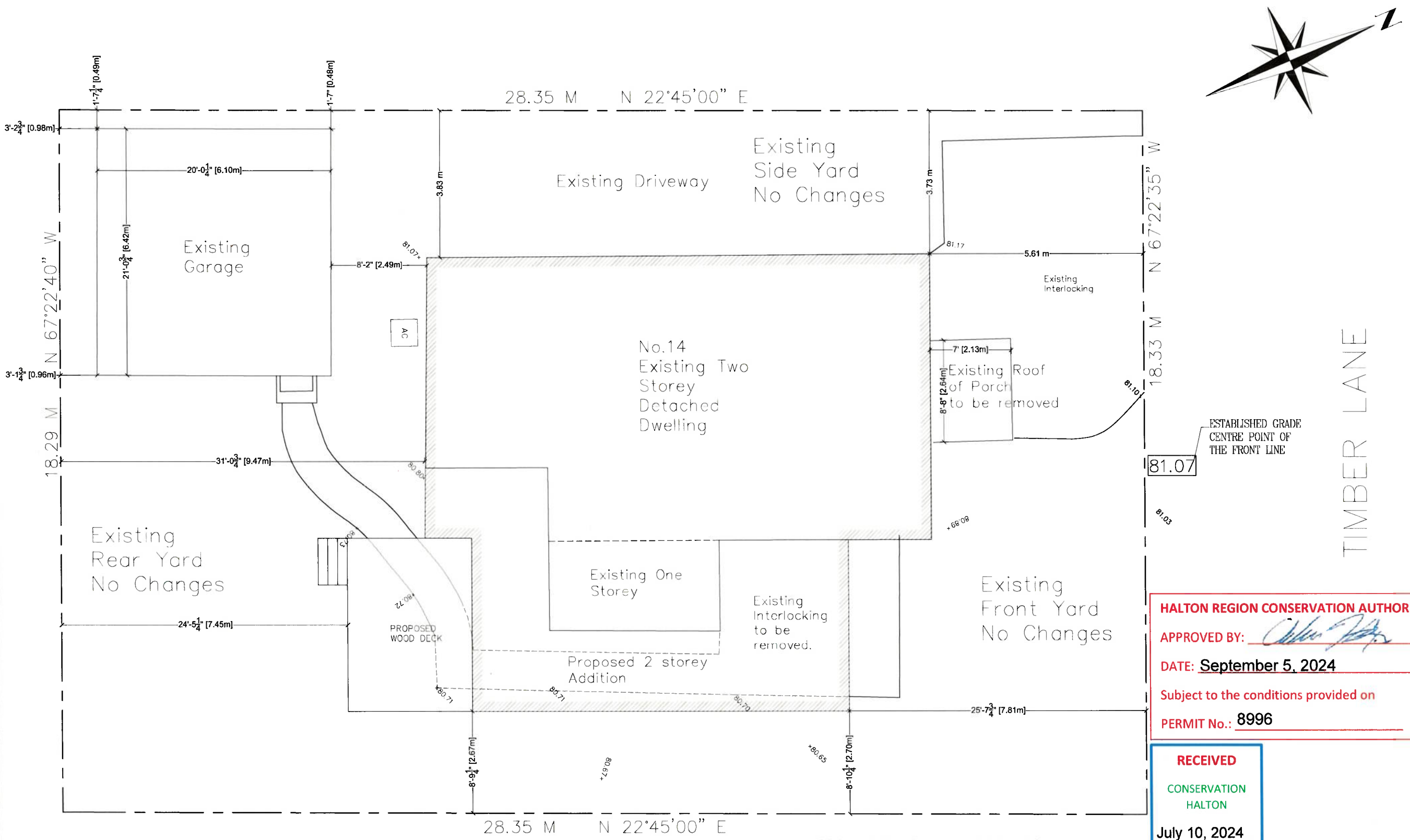
2.

a. That CH be contacted immediately should any changes to the scope or timing of works, or details as identified on the stamped approved drawings, be proposed. Note: Further review or additional information may be required to support changes;

b. That disturbed areas be stabilized immediately following the completion of construction;

c. That effective sediment and erosion control measures be installed prior to starting work, maintained during construction and fully removed once all disturbed areas have been stabilized. That site conditions be monitored and that the sediment and erosion control measures be modified if site conditions warrant it; and

d. That excess fill (soil or otherwise) generated from the proposed works shall not be stockpiled or disposed of within any area regulated by Conservation Halton, unless in conformance as per the approved plans.



Survey Information taken from Survey's Certificate issued by Cunningham NcConnell Limited. Signed by Robert D. McConnell on July 12, 2023

Site Plan

PROJECT STATISTICS ZONING RL3-0
LOT AREA: 519.57 m2
LOT COVERAGE: 181.54 m2 (34.94%)

	EXISTING	PROPOSED	TOTAL
BASEMENT AREA:	59.17	67.02	126.19 m2
Garage Area:	39.21	0.00	39.21 m2
Ground Floor Area (Garage excluded):	103.42	38.91	142.33 m2
Second Floor Area:	75.35	58.24	133.60 m2
Total Ground Floor and Garage			181.54 m2

HALTON REGION CONSERVATION AUTHORITY
APPROVED BY:
DATE: September 5, 2024
Subject to the conditions provided on
PERMIT No.: 8996

RECEIVED
CONSERVATION HALTON
July 10, 2024

TBM. ENGINEERS INC.
DESIGN. DELIVER. INNOVATE.
TBM Engineers Inc.
15 Jaylynn Crt.
Woodbridge, ON (905) 893-9070
www.tbmengineers.com
tbmengineers@mail.com

LICENSED PROFESSIONAL ENGINEER
B.F. ESCOBAR
100138692
2024-05-23
PROVINCE OF ONTARIO

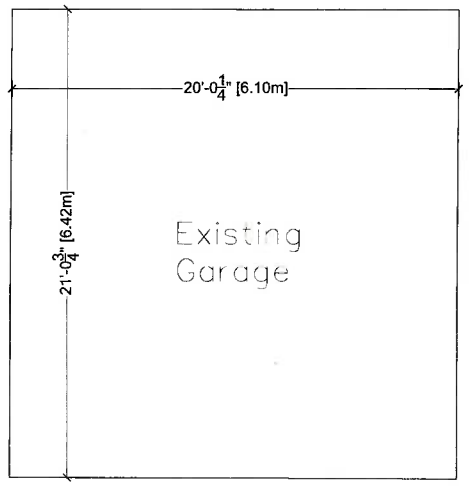
Project Address:
14 TIMBER LANE
OAKVILLE ON L6L 2Z3

Addition to Detached Dwelling

Date	Issued for:
2024-05-23	Building Permit

Scale:
1:100

Drawing No.
A-02
2 of 30



HALTON REGION CONSERVATION AUTHORITY

APPROVED BY:

DATE: September 5, 2024

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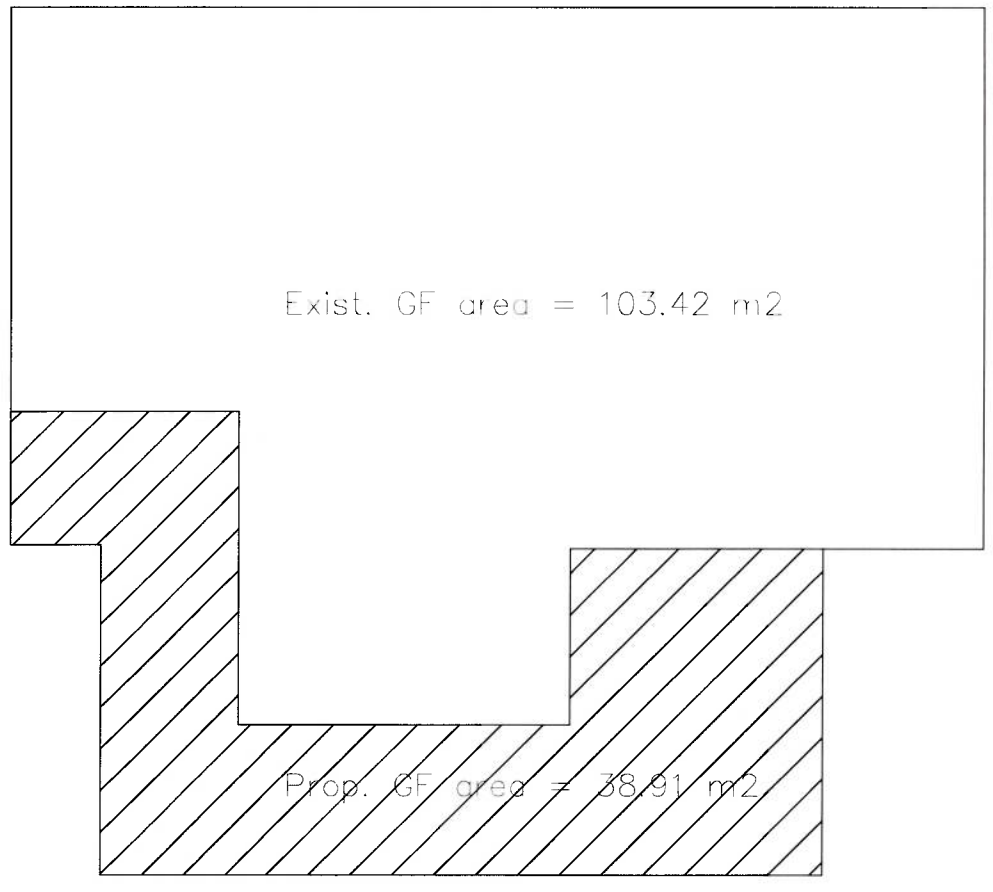
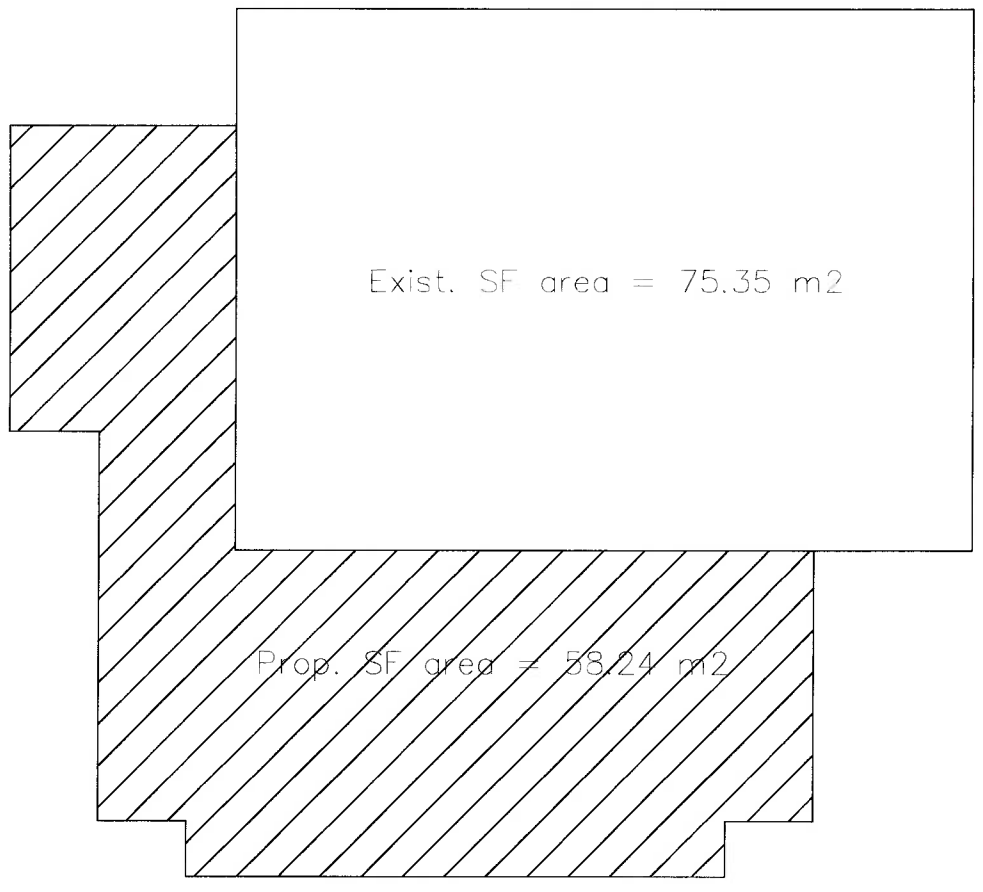
HALTON

July 10, 2024



Total GF area = 142.33 m2



Total SF area = 133.60 m2

AREAS

TBM. ENGINEERS INC.

DESIGN. DELIVER. INNOVATE.

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LICENSED PROFESSIONAL ENGINEER
B.F. ESCOBAR
100138692
2024-05-23
PROVINCE OF ONTARIO

Project Address:
14 TIMBER LANE
OAKVILLE ON L6L 2Z3

Addition to Detached Dwelling

Date	Issued for:
2024-05-23	Building Permit

Scale:
1:100

Drawing No.

A-03

SB= Wood Solid Bearing. Minimum 3-2"x6" SPF. Width or diameter of wood column shall be not less than the width of the supported member

PLA= Point Load Above

L1= 2-2"x10" SPF
L2= 2-1¾"x9¼" 3100 Fb-2.0E LVL

B2= 2-1¾"x11⅞" 3100 Fb-2.0E LVL
B3= 3-1¾"x11⅞" 3100 Fb-2.0E LVL

J1= 9½" s31 @16" TJI joists

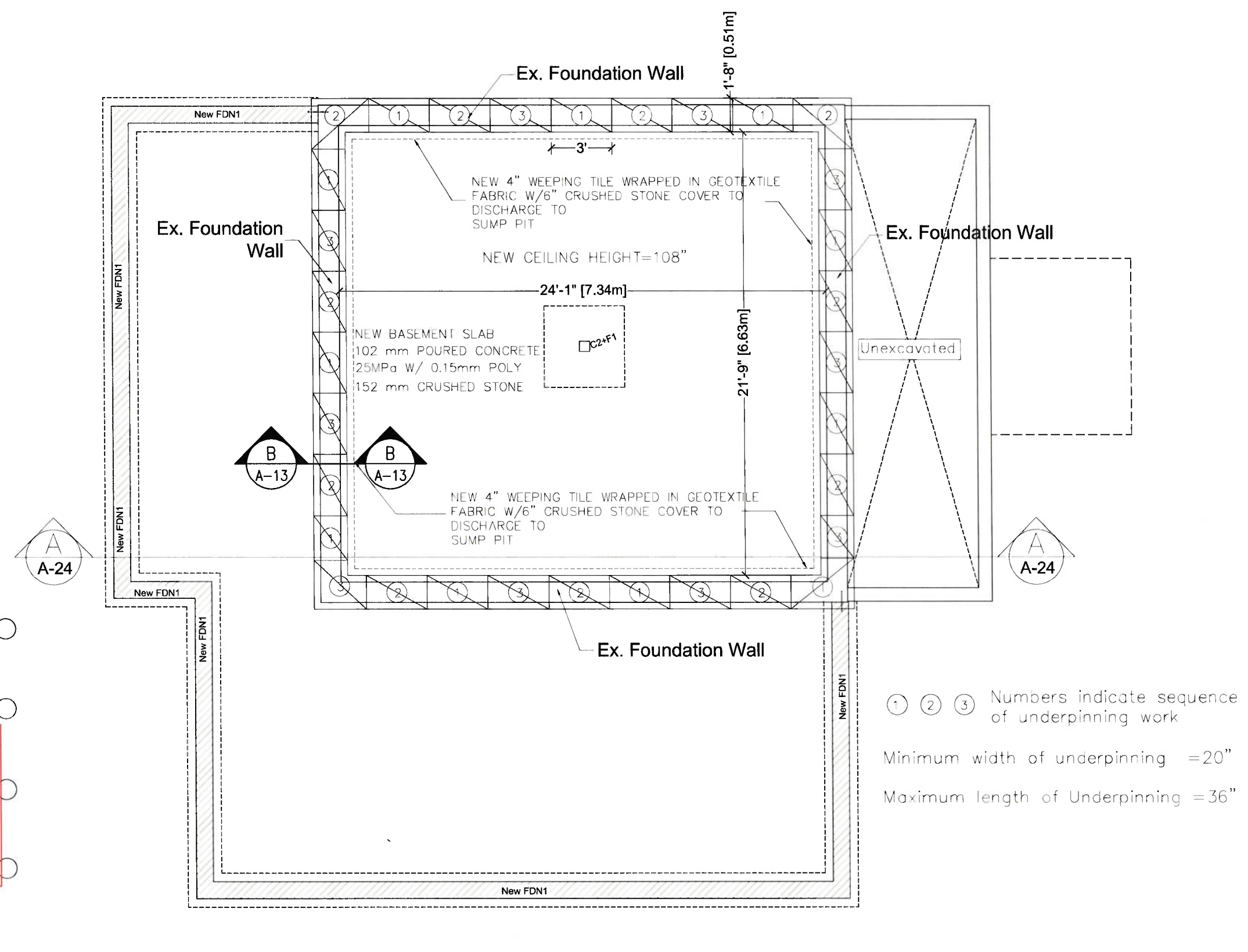
C1=6"x6" PT post
C2= 4"x4"x¼" HSS square post with 8"x8"x½" bottom plate

LDB= 2-2"x8" PT ledger board with (2)-½"Ø@32" o.c. anchor bolts into foundation wall.

P1= 12"Ø concrete pier, 48" below grade

F1=48"x48"x12" concrete footing pad with 15M@6" bottom rebar each way, min 3" concrete cover.

FDN1= 10" poured concrete (25 MPa) 15@16" horizontal and vertical on 20"x6" concrete strip footing with 3-15M longitudinal rebar



HALTON REGION CONSERVATION AUTHORITY
APPROVED BY:
DATE: September 5, 2024
Subject to the conditions provided on
PERMIT No.: 8996

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CONSERVATION HALTON
July 10, 2024

① ② ③ Numbers indicate sequence of underpinning work

Minimum width of underpinning =20"

Maximum length of Underpinning =36"

Existing Wall
Walls Removal
Proposed Wall

Contractor to Verify location, dimensions and size of all existing structural elements and report to engineer any discrepancy.

Proposed Underpinning

TBM. ENGINEERS INC.
DESIGN. DELIVER. INNOVATE.
TBM Engineers Inc.
15 Jaylynn Crt.
Woodbridge, ON (905) 893-9070
www.tbmengineers.com
tbmengineers@mail.com

LICENSED PROFESSIONAL ENGINEER
B.F. ESCOBAR
100138692
2024-05-23
PROVINCE OF ONTARIO

Project Address:
14 TIMBER LANE
OAKVILLE ON L6L 2Z3

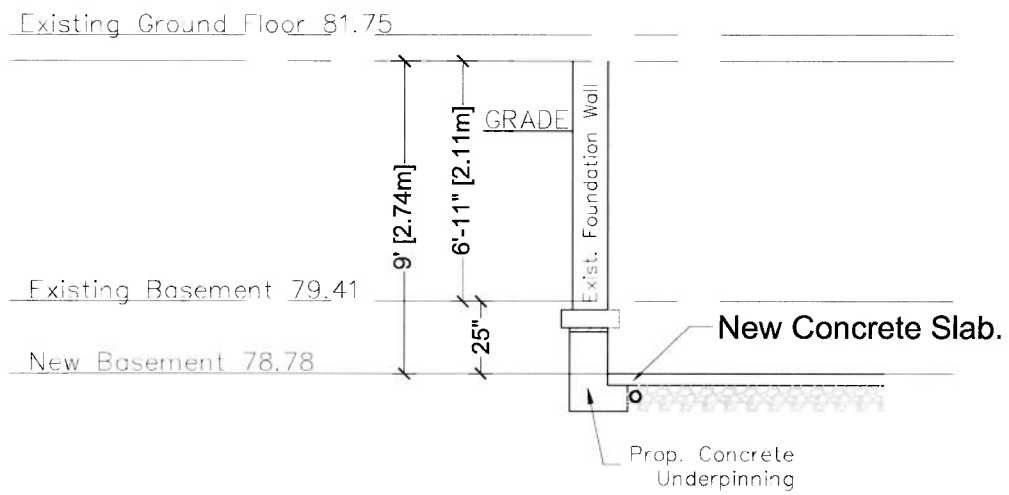
Addition to Detached Dwelling

Date	Issued for:
2024-05-23	Building Permit

Scale:
3/16" = 1'-0" (1:64)

Drawing No.
A-12
12 of 30

NOTES:
(1) VERIFY/REINFORCE EXISTING SUPPORT SYSTEM, INCLUDING FOUNDATIONS, FOR LOADS IMPOSED BY THE PROPOSED CONSTRUCTION.
(2) ALL MEMBERS SHALL BE SO FRAMED, FASTENED, TIED, BRACED AND ANCHORED TO PROVIDE THE NECESSARY STRENGTH RIGIDITY AND STABILITY PER OBC 9.23.2.1
(3) PROVIDE ALL BRACING, SHORING AND NEEDLING NECESSARY FOR THE SAFE EXECUTION OF THIS WORK
(4) VERIFY FOUNDATION WALL PROPERTIES, FRAMING AND LOADING DATA FOR COMPLIANCE WITH 9.15.4, OTHERWISE REINFORCE WALLS AS NECESSARY.
(5) PRIOR TO UNDERPINNING, INSPECTOR TO VERIFY EXISTING FOUNDATION AND FOOTING
(6) EXCAVATION FOR THE PROPOSED WORK SHOULD NOT UNDERMINE THE FOUNDATION OF ADJOINING BUILDING, OR CAUSE DAMAGE TO UTILITIES, ROADS AND SIDE WALKS. OBC DIV. C 1.2.1.2 AND 9.12.1.4.



SECTION B – B

HALTON REGION CONSERVATION AUTHORITY
APPROVED BY:
DATE: September 5, 2024
Subject to the conditions provided on
PERMIT No.: 8996

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CONSERVATION HALTON
July 10, 2024

Underpinning – Specifications

TBM. ENGINEERS INC.
DESIGN. DELIVER. INNOVATE.

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15 Jaylynn Crt.
Woodbridge, ON (905) 893-9070
www.tbmengineers.com
byrone@tbmengineers.com

LICENSED PROFESSIONAL ENGINEER
B.F. ESCOBAR
100138692
2024-05-23
PROVINCE OF ONTARIO

Project Address:
14 TIMBER LANE
OAKVILLE ON L6L 2Z3

Addition to Detached Dwelling

Date	Issued for:
2024-05-23	Building Permit

Scale:
1:75

Drawing No.
A-13
13 of 30

SB= Wood Solid Bearing. Minimum 3-2"x6" SPF. Width or diameter of wood column shall be not less than the width of the supported member

PLA= Point Load Above

L1= 2-2"x10" SPF
L2= 2-1¾"x9¼" 3100 Fb-2.0E LVL
L3= 3-1¾"x9¼" 3100 Fb-2.0E LVL

B2= 2-1¾"x11⅞" 3100 Fb-2.0E LVL
B3= 3-1¾"x11⅞" 3100 Fb-2.0E LVL

J1= 9½" s31 @16" TJI joists

C1=6"x6" PT post
C2= 4"x4"x¼" HSS square post with 8"x8"x½" bottom plate

LDB= 2-2"x8" PT ledger board with (2)-½"Ø@32" o.c. anchor bolts into foundation wall.

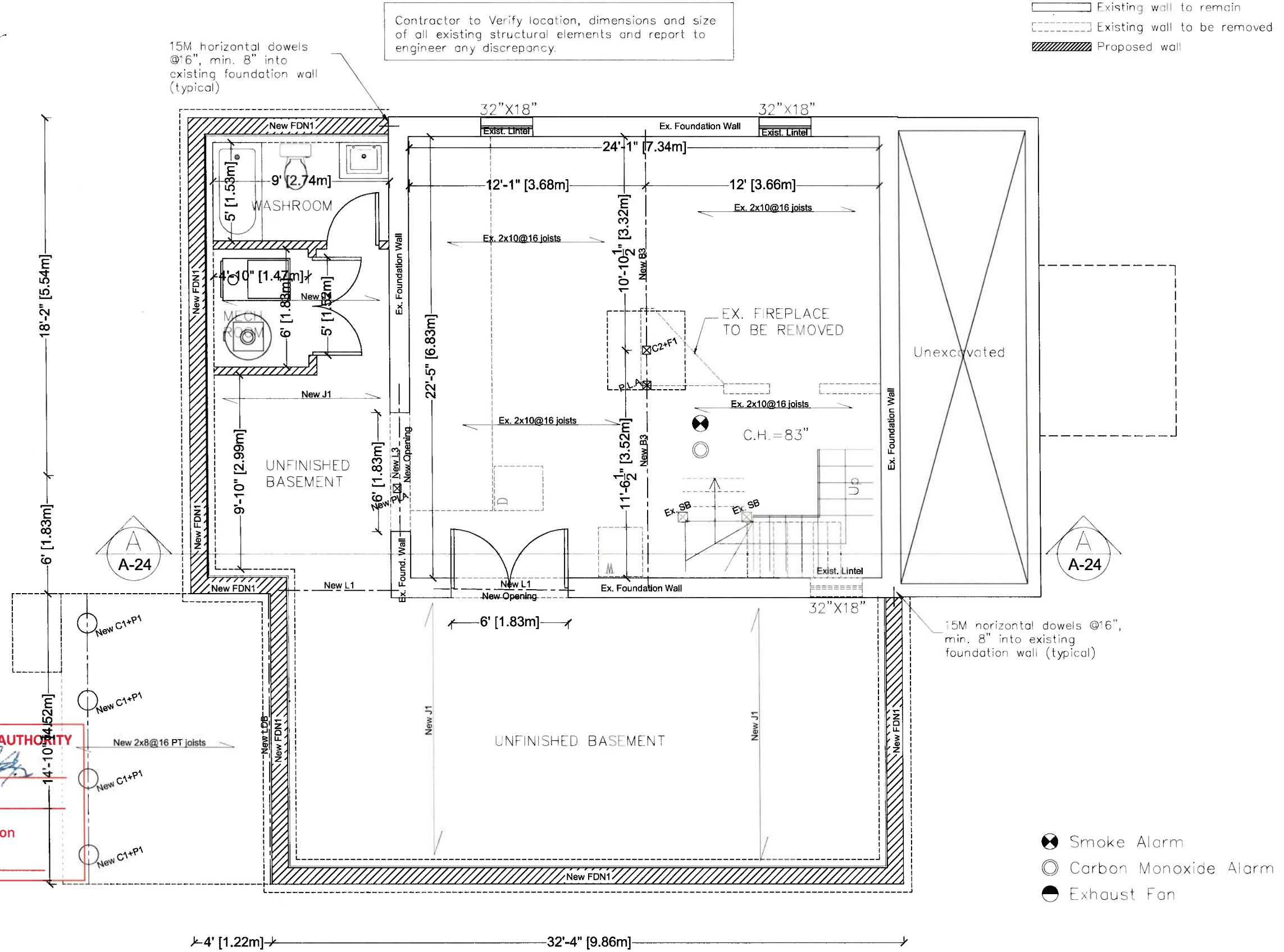
P1= 12"Ø concrete pier, 48" below grade

F1=48"x48"x12" concrete footing pad with 15M@6" bottom rebar each way, min 3" concrete cover.

FDN1= 10" poured concrete (25 MPa) 15@16" horizontal and vertical on 20"x6" concrete strip footing with 3-15M longitudinal rebar

Contractor to Verify location, dimensions and size of all existing structural elements and report to engineer any discrepancy.

Existing wall to remain
Existing wall to be removed
Proposed wall



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RECEIVED
CONSERVATION HALTON
July 10, 2024

Smoke Alarm
Carbon Monoxide Alarm
Exhaust Fan

Existing Wall
Walls Removal
Proposed Wall

Proposed Basement Floor Plan

TBM. ENGINEERS INC.
DESIGN. DELIVER. INNOVATE.

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LICENSED PROFESSIONAL ENGINEER
B.F. ESCOBAR
100138692
2024-05-23
PROVINCE OF ONTARIO

Project Address:
14 TIMBER LANE
OAKVILLE ON L6L 2Z3

Addition to Detached Dwelling

Date	Issued for:
2024-05-23	Building Permit

Scale:
3/16" = 1'-0" (1:64)

Drawing No.
A-16
16 of 30

SB= Wood Solid Bearing. Minimum 3-2"x6" SPF. Width or diameter of wood column shall be not less than the width of the supported member

PLA= Point Load Above

L1= 2-2"x10" SPF
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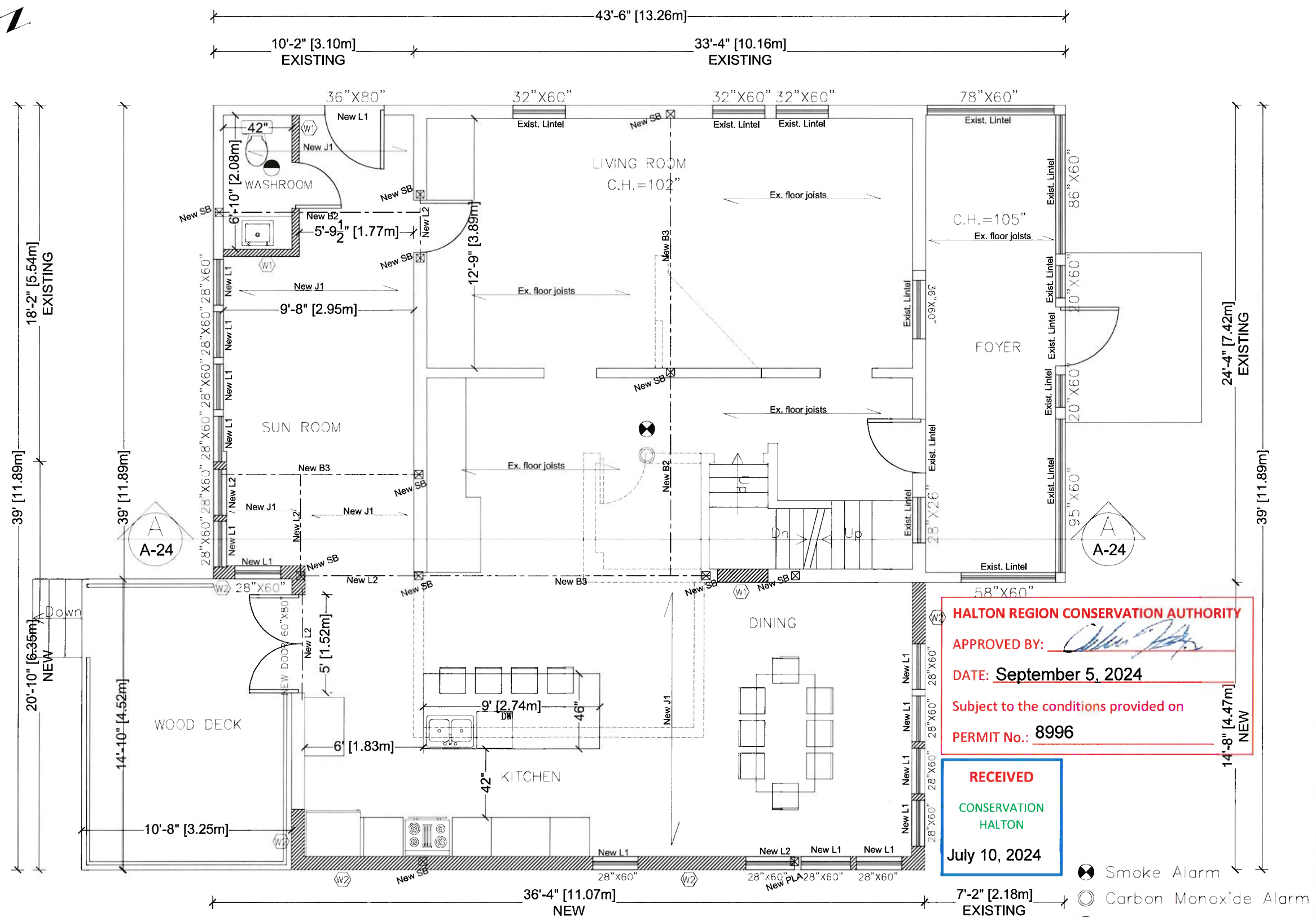

W1 Interior Stud Partition
½" drywall finish both sides of 2"x4"@16" SPF studs, double plate @ top, sole plate @ bottom. Provide sound insulation on bathroom walls and furnace room. Use ½" waterproofing gypsum board on washrooms and ½" waterproof cement board on bathtubs.

W2 Exterior Wall STUCCO
System to comply with OBC 9.28 or CCMC 13103-R Exterior type insulation sheathing or rigid insulation to provide R-5ci, 2"x6"@16" SPF studs, R19 batt insulation in continuous contact with sheathing, continuous vapour barrier, double plate @ top, sole plate @ bottom, ½" interior drywall finish.

HALTON REGION CONSERVATION AUTHORITY
APPROVED BY:
DATE: September 5, 2024
Subject to the conditions provided on
PERMIT No.: 8996

RECEIVED
CONSERVATION HALTON
July 10, 2024

Smoke Alarm
Carbon Monoxide Alarm
Exhaust Fan

Existing Wall
Walls Removal
Proposed Wall

Proposed Ground Floor Plan

TBM. ENGINEERS INC.
DESIGN. DELIVER. INNOVATE.

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Woodbridge, ON (905) 893-9070
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LICENSED PROFESSIONAL ENGINEER
B.F. ESCOBAR
100138692
2024-05-23
PROVINCE OF ONTARIO

Project Address:
14 TIMBER LANE
OAKVILLE ON L6L 2Z3

Addition to Detached Dwelling

Date	Issued for:
2024-05-23	Building Permit

Scale:
3/16" = 1'-0" (1:64)

Drawing No.
A-17
17 of 30

SB= Wood Solid Bearing. Minimum 3-2"x6" SPF. Width or diameter of wood column shall be not less than the width of the supported member

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B3= 3-1¾"x11⅞" 3100 Fb-2.0E LVL

J1= 9½" s31 @16" TJI joists

C1=6"x6" PT post
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HALTON REGION CONSERVATION AUTHORITY
APPROVED BY:
DATE: September 5, 2024
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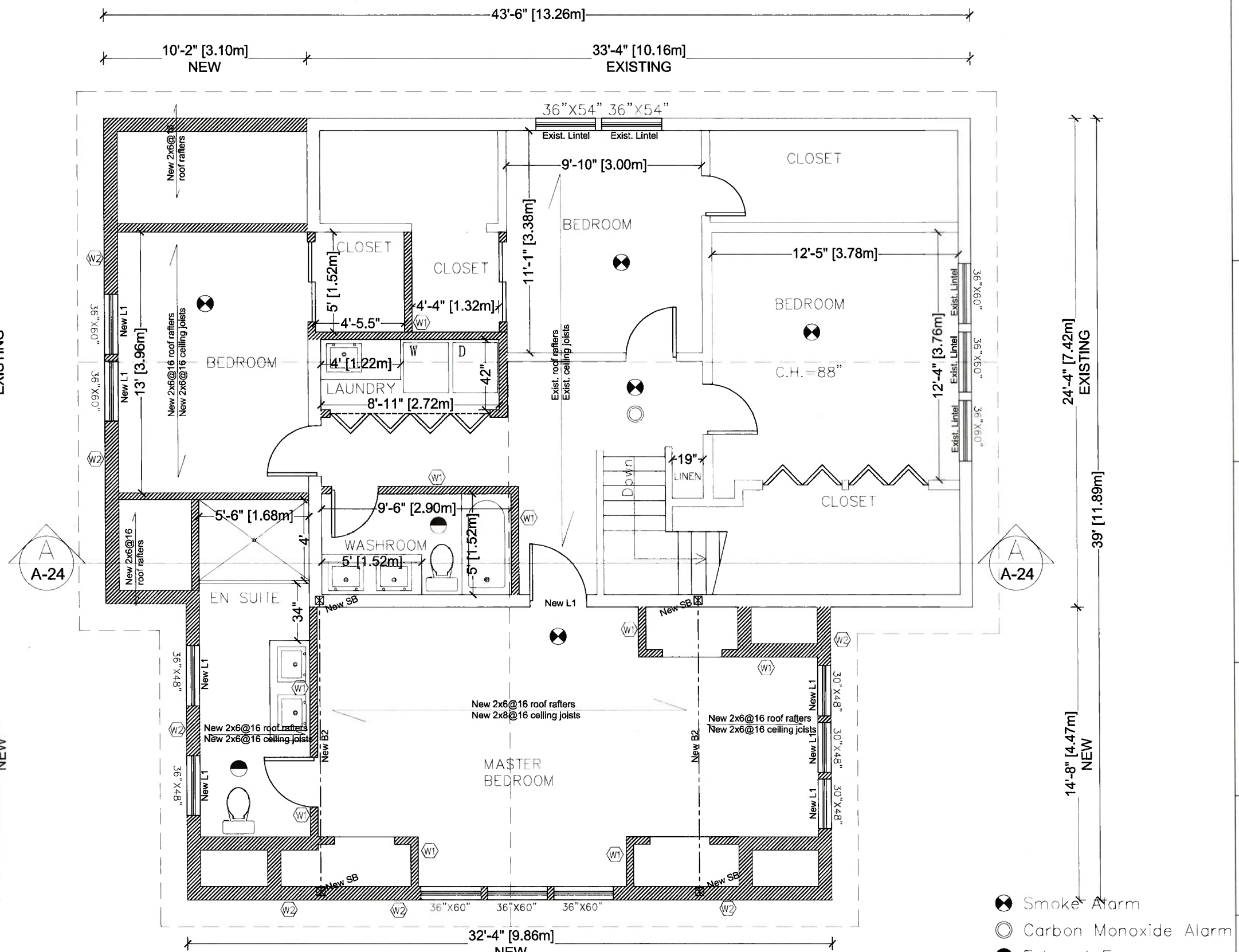
RECEIVED
CONSERVATION
HALTON
July 10, 2024



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½" drywall finish both sides of 2"x4"@16" SPF studs, double plate @ top, sole plate @ bottom. Provide sound insulation on bathroom walls and furnace room. Use ½" waterproofing gypsum board on washrooms and ½" waterproof cement board on bathtubs.

W2 Exterior Wall STUCCO
System to comply with OBC 9.28 or CCMC 13103-R Exterior type insulation sheathing or rigid insulation to provide R-5ci, 2"x6"@16" SPF studs, R19 batt insulation in continuous contact with sheathing, continuous vapour barrier, double plate @ top, sole plate @ bottom, ½" interior drywall finish.

Smoke Alarm
Carbon Monoxide Alarm
Exhaust Fan

Existing Wall
Walls Removal
Proposed Wall

Proposed Second Floor Plan

TBM. ENGINEERS INC.
DESIGN. DELIVER. INNOVATE.

TBM Engineers Inc.
15 Jaylynn Crt.
Woodbridge, ON (905) 893-9070
www.tbmengineers.com
tbmengineers@mail.com

LICENSED PROFESSIONAL ENGINEER
B.F. ESCOBAR
100138692
2024-05-23
PROVINCE OF ONTARIO

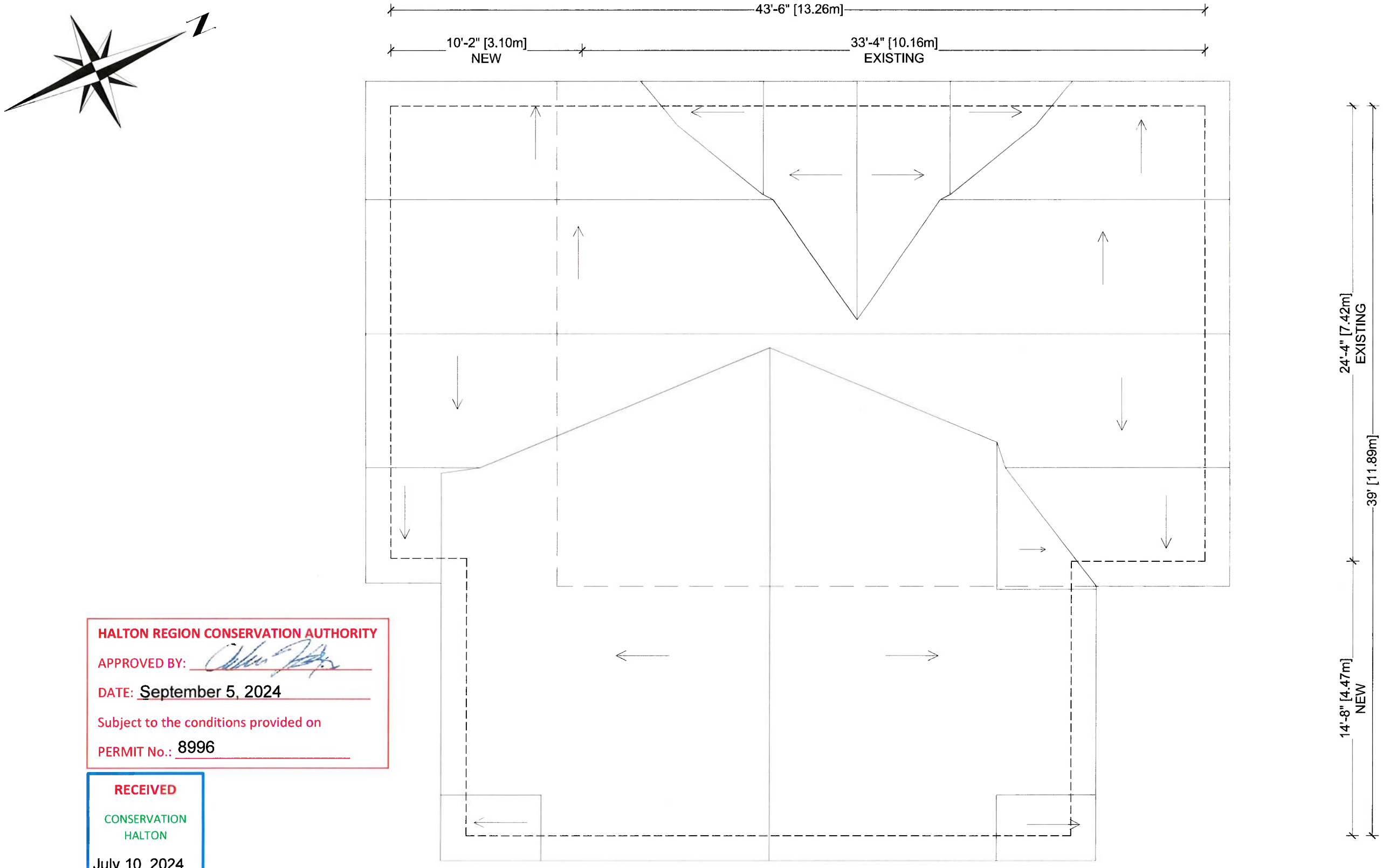
Project Address:
14 TIMBER LANE
OAKVILLE ON L6L 2Z3

Addition to Detached Dwelling

Date	Issued for:
2024-05-23	Building Permit

Scale:
3/16" = 1'-0" (1:64)

Drawing No.
A-18
18 of 30



HALTON REGION CONSERVATION AUTHORITY

APPROVED BY:

DATE: September 5, 2024

Subject to the conditions provided on

PERMIT No.: 8996

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July 10, 2024

Proposed Roof Plan

TBM. ENGINEERS INC.

DESIGN. DELIVER. INNOVATE.

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Drawing No.

A-19

Proposed Front (North) Elevation

HALTON REGION CONSERVATION AUTHORITY
APPROVED BY:
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Drawing No.
A-20
20 of 30

Proposed Rear (South) Elevation

HALTON REGION CONSERVATION AUTHORITY

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2024-05-23
PROVINCE OF ONTARIO

Project Address:
14 TIMBER LANE
OAKVILLE ON L6L 2Z3

Addition to Detached Dwelling

Date	Issued for:
2024-05-23	Building Permit

Scale:
3/16" = 1'-0" (1:64)

Drawing No.

A-21

Proposed Right (West) Elevation

HALTON REGION CONSERVATION AUTHORITY
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July 10, 2024

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100138692
2024-05-23
PROVINCE OF ONTARIO

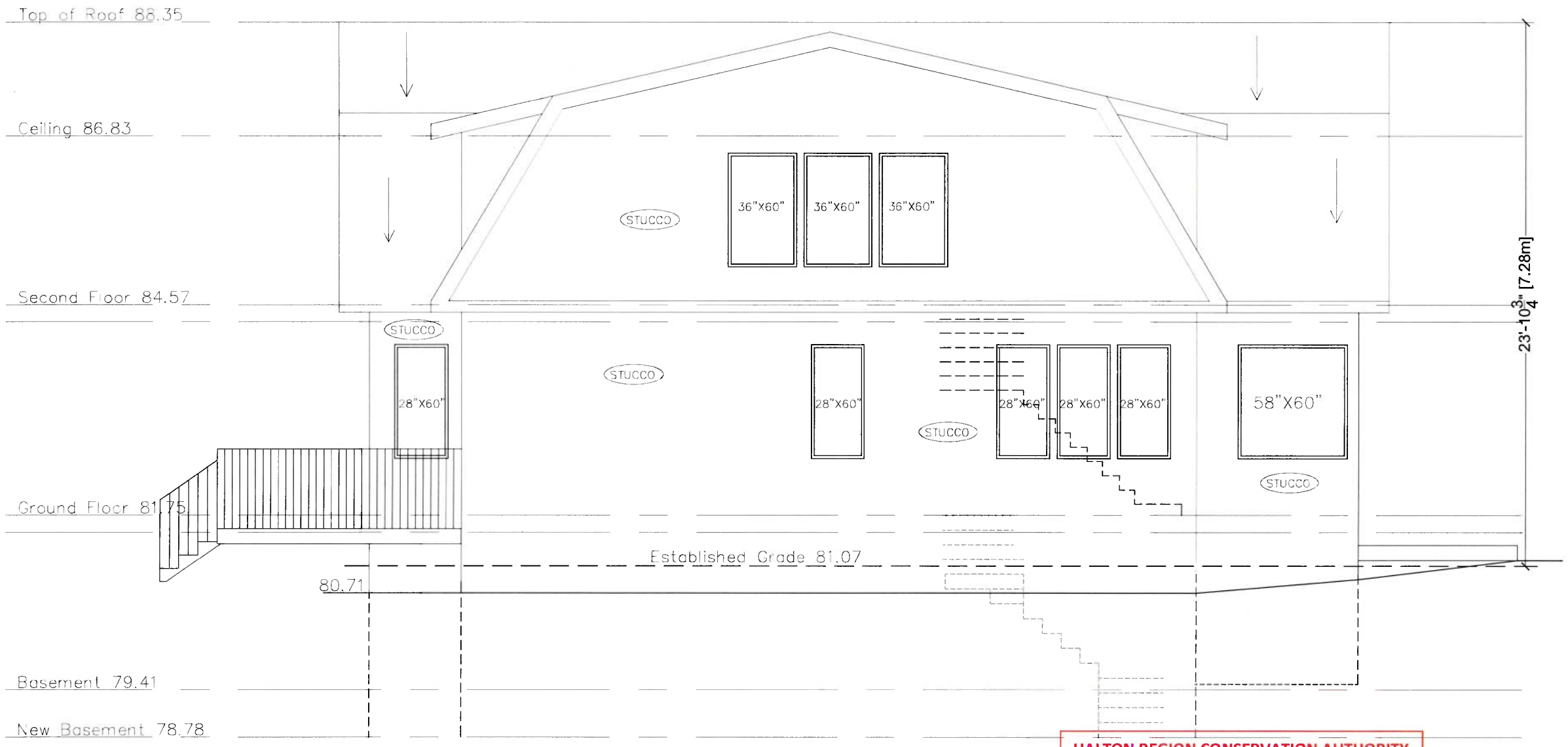
Project Address:
14 TIMBER LANE
OAKVILLE ON L6L 2Z3

Addition to Detached Dwelling

Date	Issued for:
2024-05-23	Building Permit

Scale:
3/16" = 1'-0" (1:64)

Drawing No.
A-22
22 of 30



Proposed Left (East) Elevation

HALTON REGION CONSERVATION AUTHORITY

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CONSERVATION HALTON

July 10, 2024

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Scale:
3/16" = 1'-0" (1:64)

Drawing No.
A-23
23 of 30

Tatiana Quintana

From: Darren Dabideen <darren.dabideen@oakville.ca>
Sent: June 28, 2024 2:48 PM
To: Tatiana Quintana
Cc: Darren Dabideen
Subject: re: Zoning Deficiencies - 14 Timber Lane

Follow Up Flag: Follow up
Flag Status: Flagged

Permit Application Update - Zoning

June 28, 2024

Tatiana Quintana
Tbm Engineers Inc.
15 Jaylynn Court , Unit
Vaughan, ON, L4H 1Z6

Permit Application Number: 24 - 160844

Project Location: 14 Timber Lane , Oakville, ON, L6L2Z3

This is a progress update on the status of your permit application. The zoning examination is complete and we are providing courtesy notification of the deficiencies identified to date. Additional required examinations are in progress.

Once all examinations are complete, you will receive a refusal letter summarizing all deficiency comments. At that time, you will be eligible to resubmit your application with the deficiencies addressed. Your resubmission **must address all comments** identified by all disciplines and be accompanied by a detailed written response indicating how each item has been resolved. **Please do not resubmit materials until the refusal letter is issued.**

Please be aware of the following:

1. When amending plans, be mindful of the impact of changes to associated drawings as they must coordinate and be consistent. You may need to contact various members of your design team to coordinate these changes. Be proactive, look ahead and see the impact the change makes to the entirety of your project.
2. Approved drawings by other town departments/approval agencies must match those submitted for building permit (i.e. Site Plan, Development Engineering, Conservation Halton, etc…).
3. The continued review of your application may result in additional comments identified by other disciplines within the building permit process. You will be notified once all required examinations are complete and you are eligible to resubmit.

For general inquiries, please contact buildingrequests@oakville.ca or 905-845-6601 ext. 7377

For questions about specific deficiency items, please feel free to contact me.

Darren Dabideen
Zoning Plans Examiner
Phone: 905-845-6601, ext. 3907
Email: darren.dabideen@oakville.ca

ZONING has identified the following comments that need to be addressed prior to resubmission. Hold all resubmission materials until refusal letter is issued:

1. Insufficient Information Provided - the property located at 14 Timber Lane is regulated under the authority of the Conservation of Halton, provide documentation (permit) showing approval received from them for this proposal.

2. Insufficient Information Provided - The property located at 14 Timber Lane is located within close proximity to Lake Ontario, therefore has a "Buffer Zone" flag upon the property requiring approval (Site Plan Approval) from the Planning Department prior to any development (construction) being approved. Provide proof of approval from the Town of Oakville's Planning Dept for the proposed project.

3. Insufficient Information Provided - The property located at 14 Timber Lane is located within a Heritage area and as such has a Heritage warning flag upon it requiring approval of any renovation to be first approved by the Heritage Planners located within the Planning Dept. Provide a clearance letter from the Hertiage Planner approving the proposed project.

4. Residential Floor Area: Table 6.4.1. - The maximum Residential Floor Area Ratio for a detached dwelling with a lot area between 0.00m2 and 557.5m2 shall be 43% (223.42m2) with a Lot area of 519.5m2, the calculated amount of 54.38% (282.54m2) does not comply.

Darren Dabideen
Zoning Plans Examiner
Building Services
Town of Oakville | 905-845-6601, ext. 3907 | www.oakville.ca