



1/4" = 1'-0"
FRONT ELEVATION

CONSTRUCTION NOTES

CONTRACTOR TO SITE VERIFY IF DIMENSIONS FOR SPAN OF TRUSS MATCH WITH ON SITE CONDITIONS PRIOR TO ORDERING OF TRUSSES. DESIGNER MUST BE NOTIFIED IMMEDIATELY SHOULD THERE BE ANY DISCREPANCIES

POINT LOADS FROM GIRDER TRUSSES NOT SHOWN ON DRAWINGS. MANUFACTURER TO ACCOUNT FOR POINT LOADS FROM GIRDER TRUSSES IN LVL DESIGNS

ALL BEAMS SHALL HAVE A MINIMUM BEARING OF 4"

ALL STEEL COLUMNS TALLER THAN 12'-0" SHALL BE STRAPPED TO WOOD STUDS

ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY

QUALIFICATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATIONS AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE (O.B.C.) TO BE A DESIGNER.

QUALIFICATION INFORMATION

AAMOU RAFIQ 113376
 NAME B.C.I.N.

LUCID HOMES INC. 114457
 FIRM NAME B.C.I.N.



LUCID HOMES INC.
 CUSTOM HOME AND RENOVATION DESIGN
 1435 CORNWALL RD - UNIT D2
 OAKVILLE ON - L6J 7T5
 T: 416-566-6588 E: INFO@LUCIDHOMES.CA
 WWW.LUCIDHOMES.CA

GENERAL NOTES

DRAWINGS ARE TO BE READ NOT SCALED. DESIGN AND CONSTRUCTION OF THIS BUILDING SHALL COMPLY WITH ONTARIO BUILDING CODE, AS AMENDED. DRAWINGS NOT INTENDED FOR PERMIT OR CONSTRUCTION UNLESS SIGNED BY DESIGNER OR ENGINEER. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. CONTRACTOR TO SITE VERIFY DIMENSIONS AND ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY. THE DRAWINGS AND DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF LUCID HOMES INC. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT CONSENT OF THE DESIGNER.

REVISION LIST

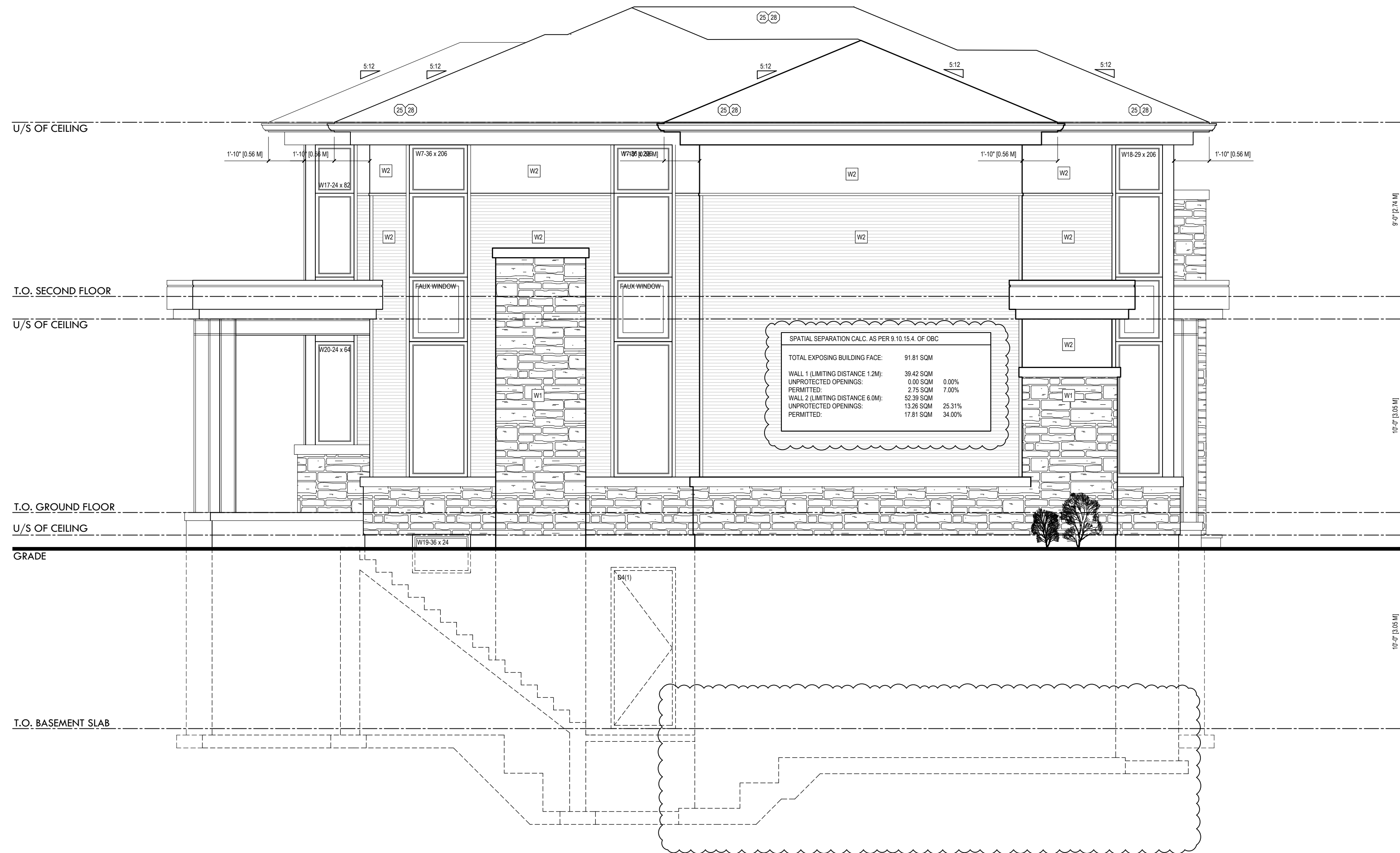
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5 -	MM.DD.YYYY	MM.DD.YYYY



DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: PR **CHECKED BY:** -
ADDRESS: 528 WEIR AVE, OAKVILLE
PROJECT NO: 2023-016 **SCALE:** 1/4" = 1'-0"
SHEET NO. **A201**



1/4" = 1'-0"
LEFT ELEVATION

CONSTRUCTION NOTES

CONTRACTOR TO SITE VERIFY IF DIMENSIONS FOR SPAN OF TRUSS MATCH WITH ON SITE CONDITIONS PRIOR TO ORDERING OF TRUSSES. DESIGNER MUST BE NOTIFIED IMMEDIATELY SHOULD THERE BE ANY DISCREPANCIES

POINT LOADS FROM GIRDER TRUSSES NOT SHOWN ON DRAWINGS. MANUFACTURER TO ACCOUNT FOR POINT LOADS FROM GIRDER TRUSSES IN LVL DESIGNS

ALL BEAMS SHALL HAVE A MINIMUM BEARING OF 4"

ALL STEEL COLUMNS TALLER THAN 12'-0" SHALL BE STRAPPED TO WOOD STUDS

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QUALIFICATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATIONS AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE (O.B.C.) TO BE A DESIGNER.

QUALIFICATION INFORMATION

AAMOU RAFIQ 113376
NAME B.C.I.N.
LUCID HOMES INC. 114457
FIRM NAME B.C.I.N.



LUCID HOMES INC.
CUSTOM HOME AND RENOVATION DESIGN
1435 CORNWALL RD - UNIT D2
OAKVILLE ON - L6J 7T5
T: 416-566-6588 E: INFO@LUCIDHOMES.CA
WWW.LUCIDHOMES.CA

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ISSUE LIST

NO.	DATE	DESCRIPTION
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3	MM/DD/YYYY	
4	MM/DD/YYYY	
5	MM/DD/YYYY	



DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: PR CHECKED BY: -
ADDRESS: 528 WEIR AVE, OAKVILLE
PROJECT NO: 2023-016 SCALE: 1/4" = 1'-0"
SHEET NO. **A202**



1/4" = 1'-0"
REAR ELEVATION

CONSTRUCTION NOTES

CONTRACTOR TO SITE VERIFY IF DIMENSIONS FOR SPAN OF TRUSS MATCH WITH ON SITE CONDITIONS PRIOR TO ORDERING OF TRUSSES. DESIGNER MUST BE NOTIFIED IMMEDIATELY SHOULD THERE BE ANY DISCREPANCIES

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QUALIFICATION

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QUALIFICATION INFORMATION

AAMOU RAFIQ 113378
 NAME B.C.I.N.

LUCID HOMES INC. 114457
 FIRM NAME B.C.I.N.



GENERAL NOTES

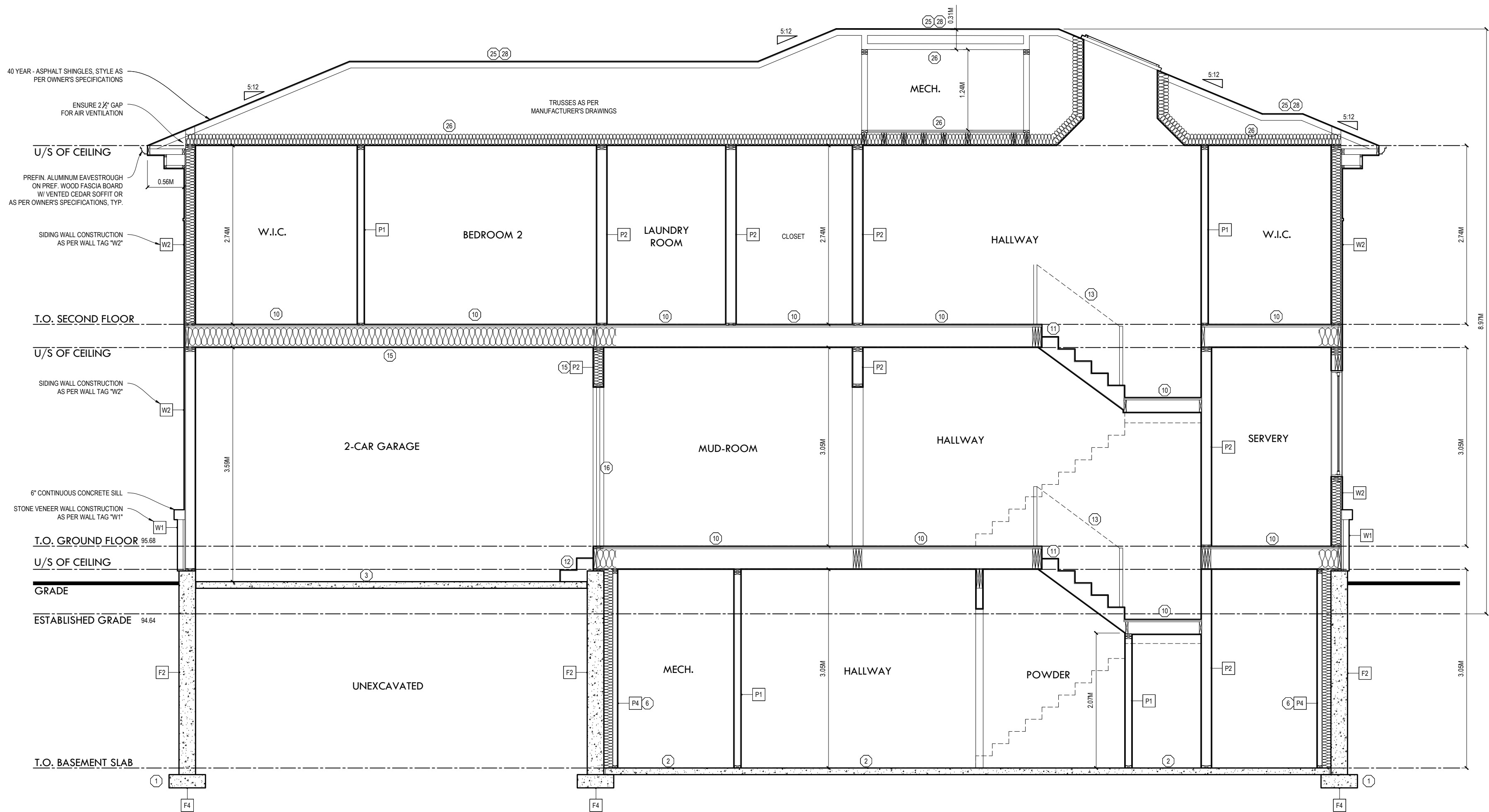
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DRAWING TITLE: ARCHITECTURAL ELEVATIONS
 DRAWN BY: PR CHECKED BY: -
 ADDRESS: 528 WEIR AVE, OAKVILLE
 PROJECT NO: 2023-016 SCALE: 1/4" = 1'-0"
 SHEET NO. **A203**



40 YEAR - ASPHALT SHINGLES, STYLE AS PER OWNER'S SPECIFICATIONS
 ENSURE 2" GAP FOR AIR VENTILATION
 U/S OF CEILING
 PREFIN. ALUMINUM EAVESTROUGH ON PREF. WOOD FASCIA BOARD W/ VENTED CEDAR SOFFIT OR AS PER OWNER'S SPECIFICATIONS, TYP.
 SIDING WALL CONSTRUCTION AS PER WALL TAG "W2"

6" CONTINUOUS CONCRETE SILL
 STONE VENEER WALL CONSTRUCTION AS PER WALL TAG "W1"
 T.O. GROUND FLOOR 95.00
 U/S OF CEILING
 GRADE
 ESTABLISHED GRADE 94.64

1/4" = 1'-0"
SECTION VIEW

CONSTRUCTION NOTES

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 QUALIFICATION INFORMATION
 AAMOU RAFIQ 113576
 NAME B.C.I.N.
 LUCID HOMES INC. 114457
 FIRM NAME B.C.I.N.



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 CUSTOM HOME AND RENOVATION DESIGN
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 OAKVILLE ON - L6J 7T5
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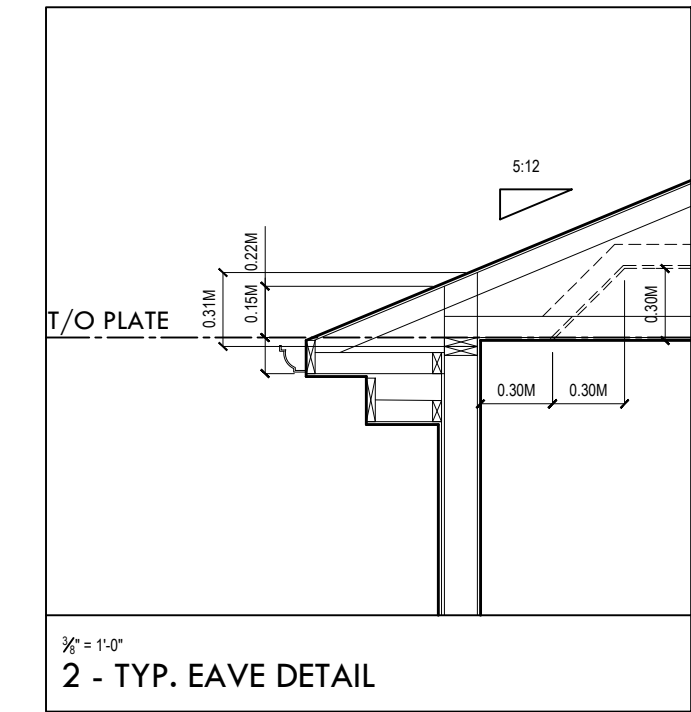
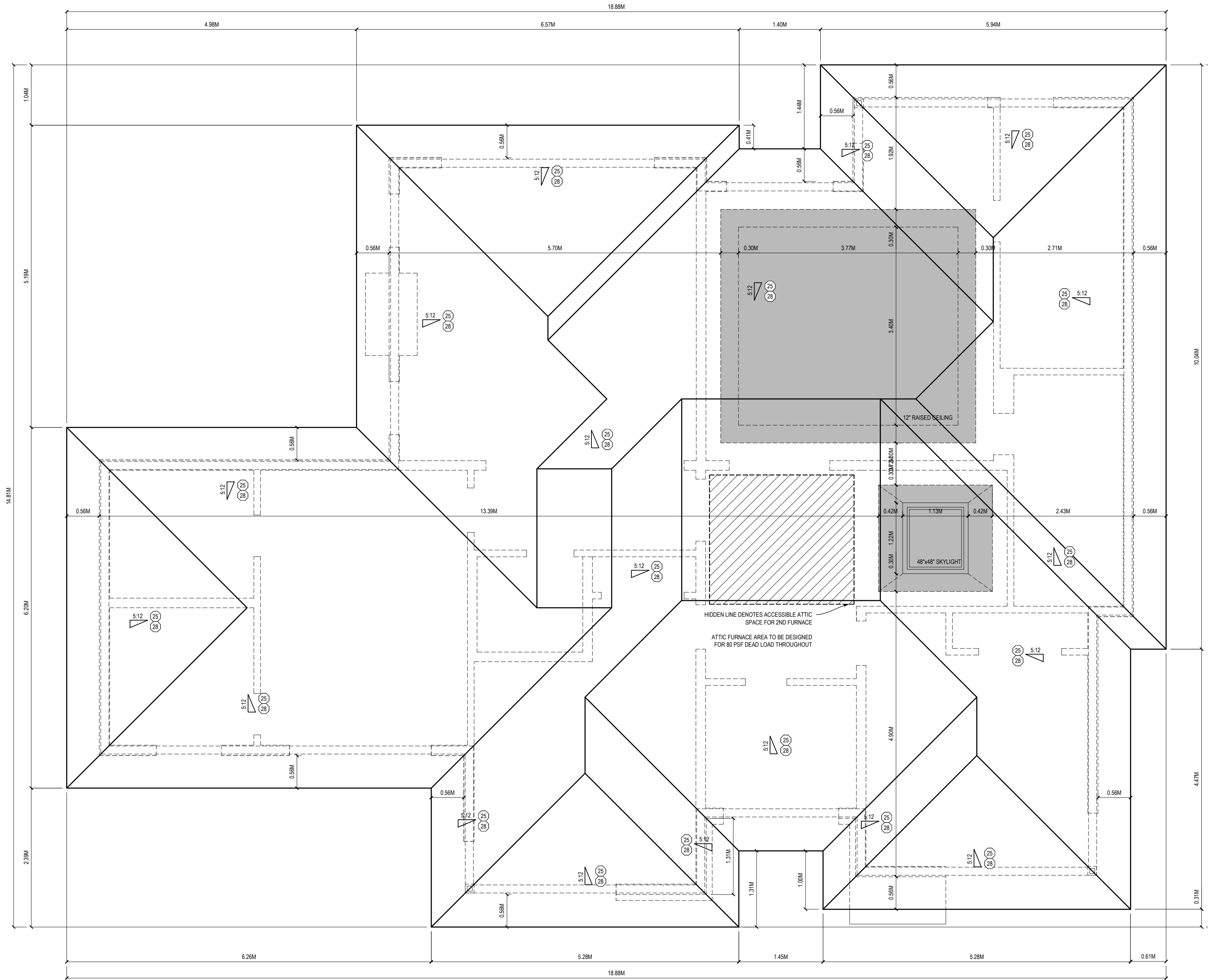
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5 -		MM.DD.YYYY



DRAWING TITLE: SECTION & DETAILS
DRAWN BY: PR **CHECKED BY:**
ADDRESS: 528 WEIR AVE, OAKVILLE
PROJECT NO: 2023-016 **SCALE:** 1/4" = 1'-0"
SHEET NO. **A301**



3/16"=1'-0"
01 - ROOF PLAN

CONSTRUCTION NOTES

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QUALIFICATION INFORMATION

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 NAME B.C.I.N.

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4 -	MM.DD.YYYY	MM.DD.YYYY
5 -	MM.DD.YYYY	MM.DD.YYYY

DRAWING TITLE: ROOF PLAN
DRAWN BY: PR **CHECKED BY:** -
ADDRESS: 528 WEIR AVE, OAKVILLE
PROJECT NO: 2023-016 **SCALE:** 1/4" = 1'-0"
SHEET NO. **A103**

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

LOT 65

LOT 61

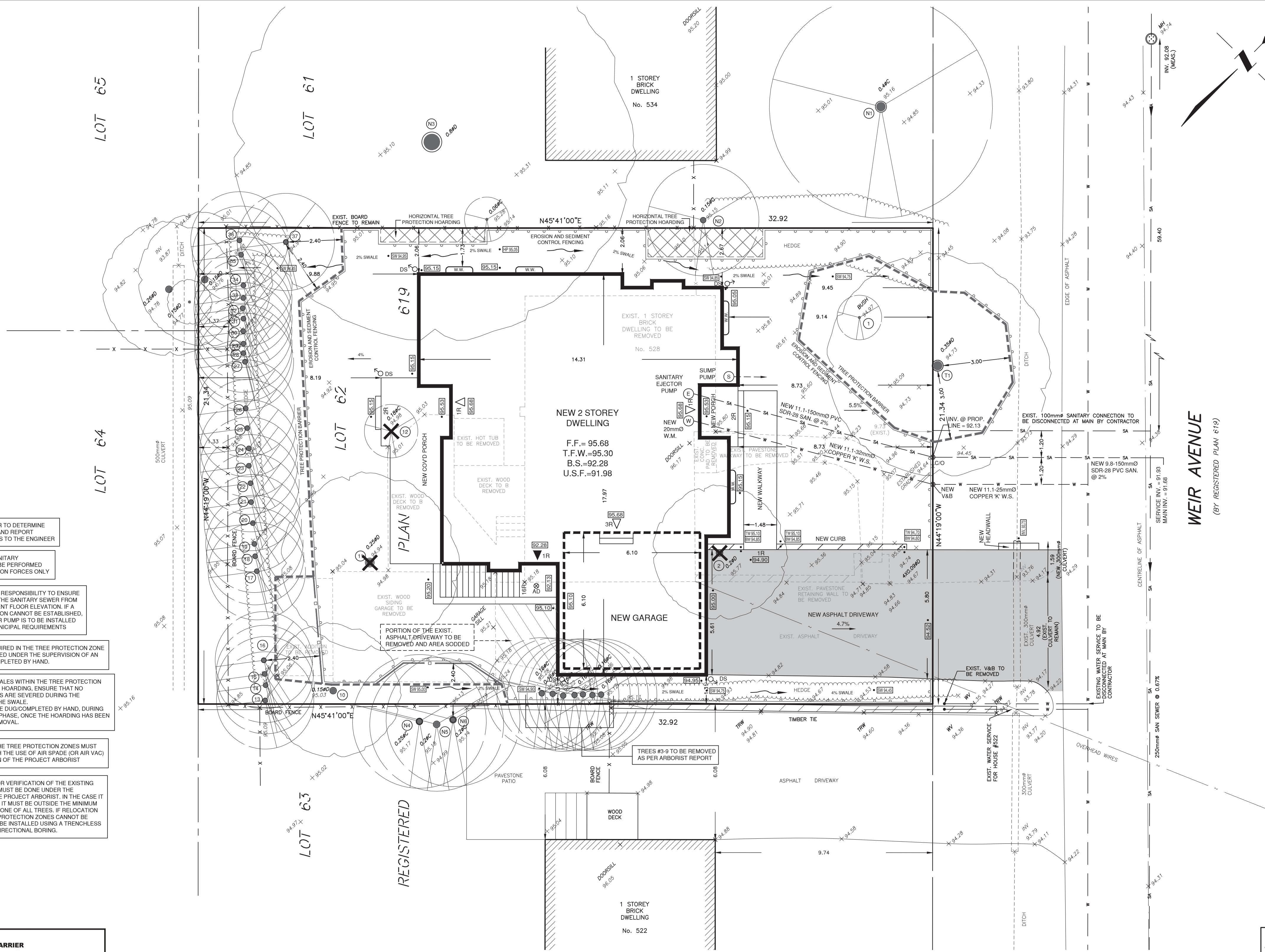
LOT 64

LOT 62

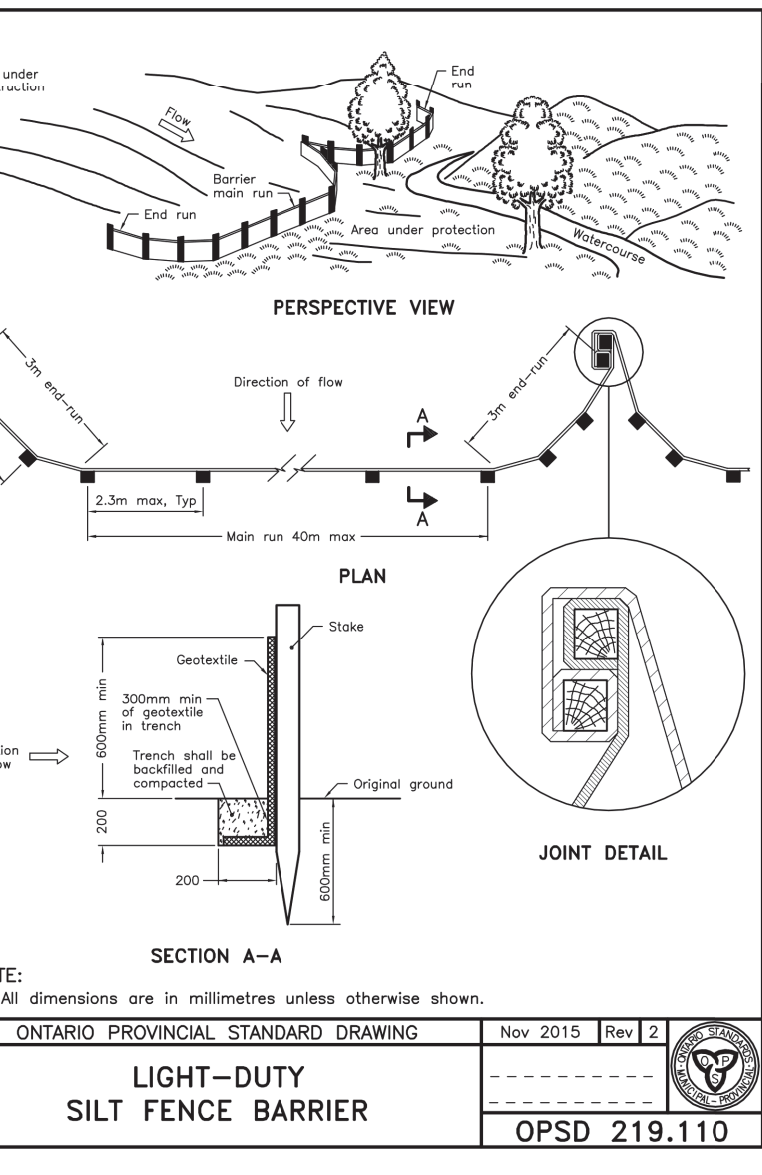
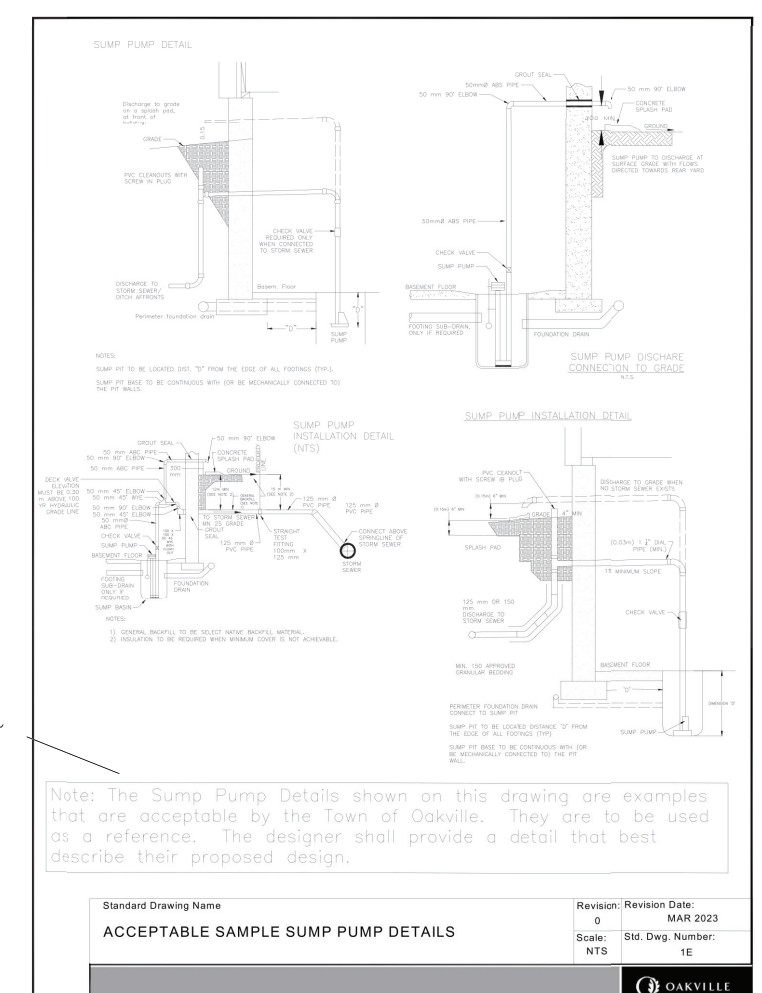
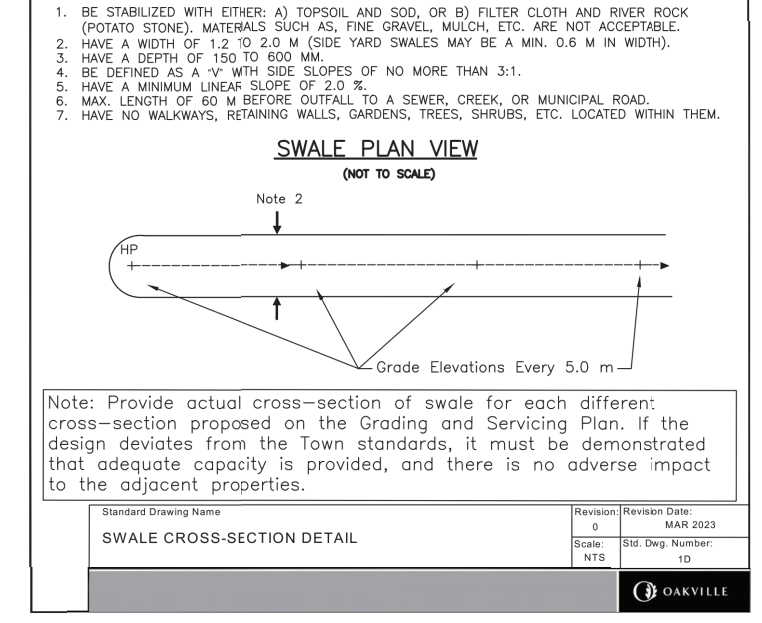
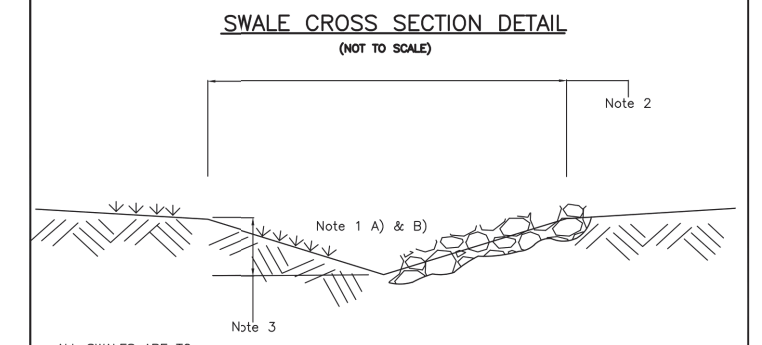
LOT 63

REGISTERED

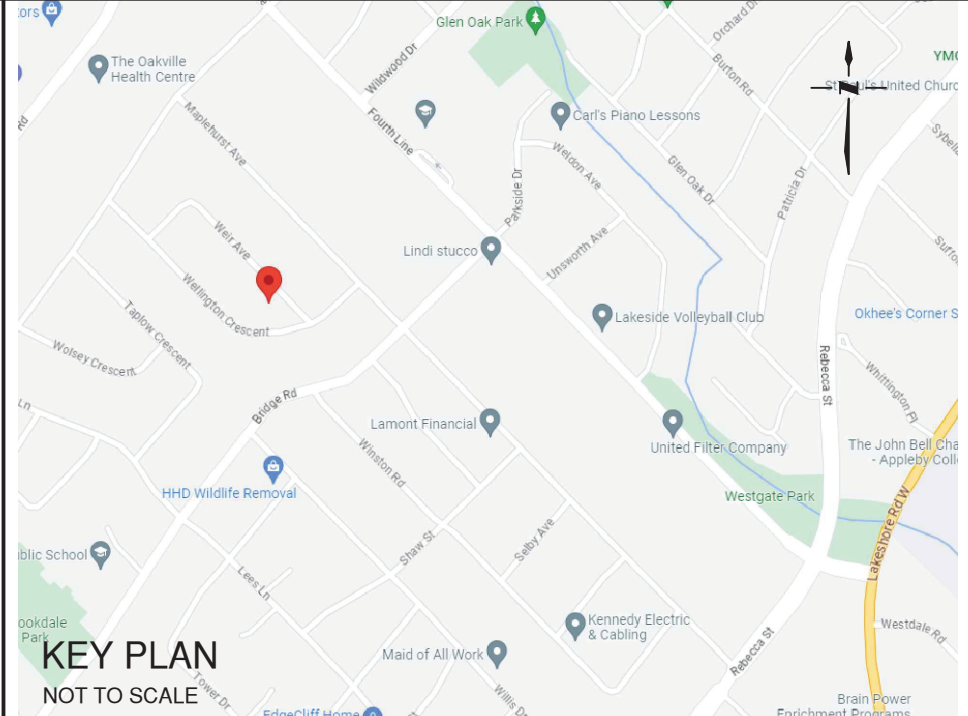
WEIR AVENUE
(BY REGISTERED PLAN 619)



EXISTING ZONING RLS-0 By-law 2014-014		
LOT AREA	702.1 m ²	
LOT FRONTAGE	21.34 m	
BUILDING DATA		
	ALLOWED	PROPOSED
MAX. LOT COVERAGE	(35%) 245.7 m ²	(31.8%) 223.28 m ²
GROSS FLOOR AREA:		
GROUND FLOOR	155.93 m ²	
SECOND FLOOR	152.07 m ²	
TOTAL	(41%) 287.9 m ²	43.87% 308.00 m ²
MAX. HEIGHT	9.00 m	8.97 m
SETBACKS:		
MIN. FRONT YARD	9.73 m	8.73 m
MIN. REAR YARD	7.50 m	8.19 m
MIN. SIDE YARD (NORTH)	1.20 m	2.06 m
(SOUTH)	1.20 m	1.31 m



NOTE:
A. All dimensions are in millimetres unless otherwise shown.
ONTARIO PROVINCIAL STANDARD DRAWING Nov 2015 [Rev 2]
LIGHT-DUTY SILT FENCE BARRIER
OPSD 219.110



LEGAL DESCRIPTION:
LOT 62
REGISTERED PLAN 619
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 100
SURVEY INFORMATION
SURVEY INFORMATION IS TAKEN FROM PLAN OF TOPOGRAPHY PREPARED BY TARASICK McMILLAN KUBICKI LIMITED, ONTARIO LAND SURVEYORS, DATED JUNE 14, 2023.

ELEVATION NOTE
ELEVATIONS ARE REFERRED TO GEODETIC DATUM AND WERE DERIVED FROM TOWN OF OAKVILLE BENCHMARK No. 193, HAVING A PUBLISHED ELEVATION OF 101.853 METRES.

UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES SHOWN ON THIS PLAN IS ONLY APPROXIMATE AND IS FOR PLANNING AND DESIGN PURPOSES ONLY. THIS INFORMATION MUST NOT BE ASSUMED TO BE COMPLETE OR UP-TO-DATE AND AN ON-SITE LOCATE MUST BE ORDERED PRIOR TO ANY EXCAVATION. TARASICK McMILLAN LIMITED ACCEPTS NO RESPONSIBILITY FOR ANY CLAIMS OR LOSSES DUE TO IMPROPER USE OF THIS INFORMATION.

LEGEND

CB	DENOTES	CATCH BASIN
FH	DENOTES	FIRE HYDRANT
MH	DENOTES	MANHOLE
WUP	DENOTES	WOOD UTILITY POLE
WV	DENOTES	WATER VALVE
▲	DENOTES	ENTRY POINT AT LOWER LEVEL
▲	DENOTES	ENTRY POINT AT GROUND LEVEL
●	DENOTES	EXISTING SPOT ELEVATION
○	DENOTES	PROPOSED SPOT ELEVATION
●	DENOTES	PROPOSED RAINWATER DOWNSPOUT
●	DENOTES	AREA DRAIN
○	DENOTES	CONIFEROUS TREE WITH TRUNK DIAMETER
○	DENOTES	DECIDUOUS TREE WITH TRUNK DIAMETER
○	DENOTES	TREE TO BE REMOVED
○	DENOTES	REPLACEMENT TREE
---	DENOTES	TREE PROTECTION ZONE (1st STAGE)
---	DENOTES	TREE PROTECTION ZONE (2nd STAGE)
→	DENOTES	DIRECTION AND GRADIENT OF DRAINAGE
→	DENOTES	DIRECTION OF SWALE

DO NOT SCALE DRAWINGS

- CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS, SPECIFICATIONS AND DRAWINGS ON SITE AND REPORT ANY DISCREPANCIES TO THE ENGINEER/ARCHITECT PRIOR TO PROCEEDING WITH ANY OF THE WORK.
- THESE PLANS ARE TO REMAIN THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON REQUEST. THESE PLANS MUST NOT BE USED IN ANY OTHER LOCATION WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER.
- ALL WORKS TO BE DONE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.

1	DATE	REVISION

CERTIFICATION FOR PROPOSED GRADING
AS PER OBC 14.6.1.1 (1) I CERTIFY THAT THE BUILDING WILL BE LOCATED AND THE SITE GRADING HAS BEEN DESIGNED SO THAT IT WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

DATE: OCTOBER 25, 2023
MISSISSAUGA, ONTARIO
JACKIE HANG, Ontario Land Surveyor

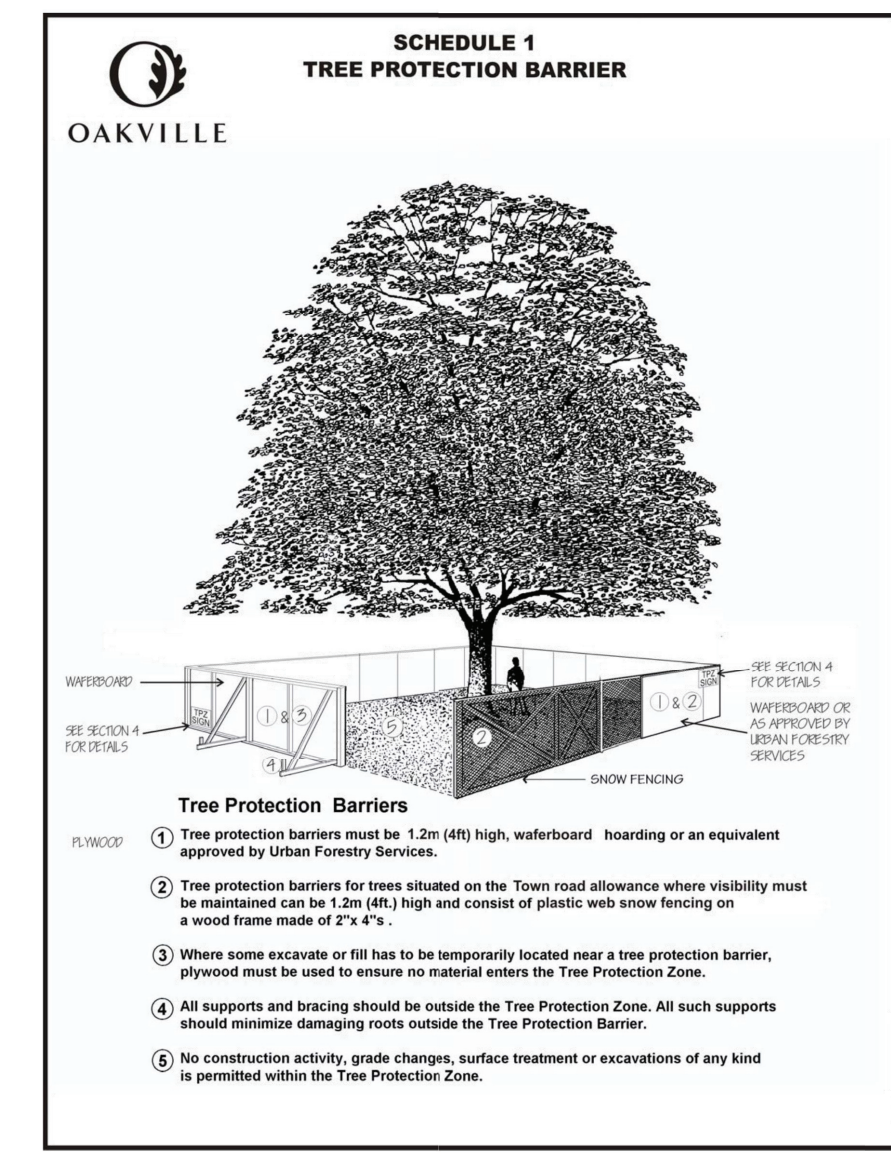
APPLICANT/ OWNER
LUCID HOMES LTD.
1166 SOUTH SERVICE ROAD WEST
OAKVILLE, ON
L6L 5T7

SHEET TITLE:
SITE GRADING & SERVICING PLAN

PROJECT:
PROPOSED 2 STOREY DWELLING
528 WEIR AVENUE, OAKVILLE

TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS
4181 SLADEVIEW CRESCENT, UNIT 42, MISSISSAUGA, ONTARIO L5L 5R2
TEL: (905) 569-8849 FAX: (905) 569-3160
E-MAIL: office@trmsurveyors.com

SCALE: 1:100
DRAWN BY: D.H. FILE No. 9797-SGP-2023-10-24



SEWERS
DEPTH OF SANITARY SEWER CONNECTION AT THE STREET LINE TO BE CONFIRMED IN FIELD PRIOR TO CONSTRUCTION TO ENSURE GRAVITY FLOW.

SUMP PUMP
FOUNDATION WEEPERS AND FLOOR DRAINS WILL BE SUMPED AND PUMPED TO THE SURFACE AND WILL DISCHARGE ONTO A CONCRETE SPLASH PAD IN THE FRONT OF THE HOUSE.

GENERAL NOTES

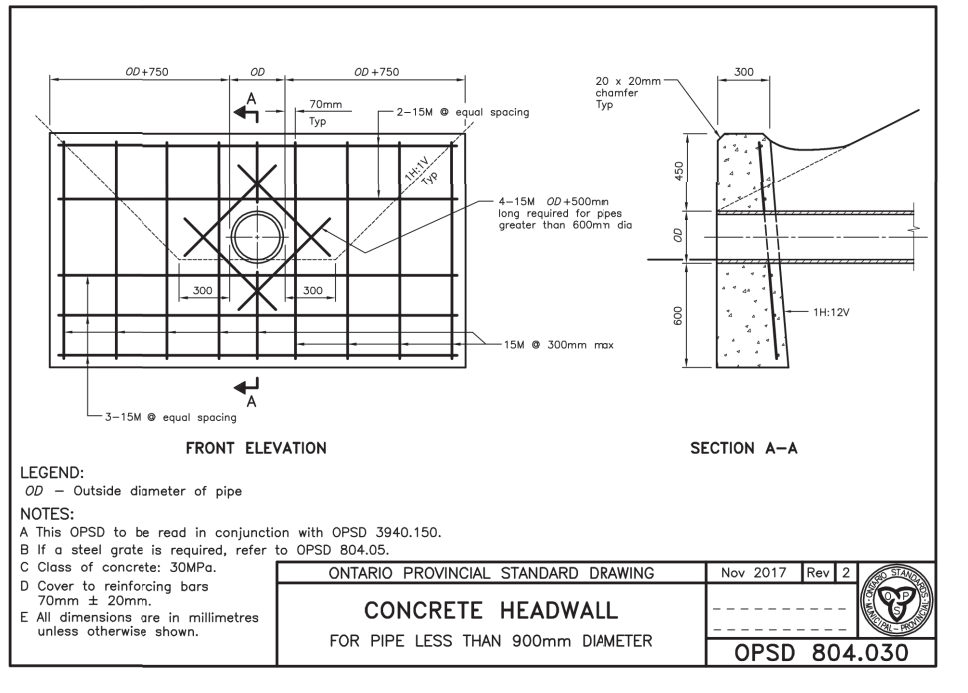
- SILTATION CONTROL MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF SITE GRADING WORKS, TO SATISFACTION OF THE CITY AND HALTON CONSERVATION.
- IF CONSTRUCTION IS INTERRUPTED AND/OR INACTIVITY EXCESS 30 DAYS, STRIPPED/BASE AREAS SHALL BE STABILIZED BY SEEDING.
- THE SEDIMENT CONTROL DEVICES SHALL BE INSPECTED AFTER EVERY RAINFALL AND/OR EVERY WEEK.
- THE SEDIMENT CONTROL DEVICES MUST BE REPAIRED, CLEANED AND/OR REPLACED IF NECESSARY OR AS DIRECTED BY THE ENGINEER, CONSERVATION AUTHORITY OR THE CITY.
- ALL SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION, GRADING, TOPSOILING AND SODDING ARE COMPLETE.
- WHEN ALL CONSTRUCTION, GRADING AND SODDING IS COMPLETED, THE SEDIMENT CONTROL DEVICES SHALL BE REMOVED AND THE DISTURBED AREAS REINTEGRATED.
- ALL CATCH BASINS ON SITE SHALL HAVE PROPER SEDIMENT CONTROLS AS NOTED HEREON.
- THE EROSION & SEDIMENT CONTROL FENCE SHALL BE AS DETAILED.
- CONTRACTOR TO OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FOR PROPOSED WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCES.

REGIONAL APPROVAL
REGION DESIGN OF WATER AND/OR WASTEWATER SERVICES APPROVED SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS AND SPECIFICATIONS AND LOCATION APPROVAL FROM THE AREA MUNICIPALITY.

DATED: _____ SIGNED: _____
INFRASTRUCTURE PLANNING AND POLICY

THE APPLICANT SHOULD BE AWARE THAT THE APPROVAL OF THE WATER SYSTEM ON PRIVATE PROPERTY IS THE RESPONSIBILITY OF THE LOCAL MUNICIPALITY. REGARDLESS, THE APPLICANT MUST ENSURE THAT THE REGION OF HALTON'S STANDARDS AND SPECIFICATIONS ARE MET (THE WATER AND WASTEWATER LINEAR DESIGN MANUAL MAY BE OBTAINED FROM THE DATA MANAGEMENT GROUP AT 905-865-6032). FURTHERMORE, ALL WATER QUALITY TESTS MUST BE COMPLETED TO THE REGION OF HALTON'S SATISFACTION BEFORE THE WATER SUPPLY CAN BE TURNED ON.

ANY WATER OR SANITARY SERVICE THAT DOES NOT MEET CURRENT REGIONAL STANDARDS MUST BE DISCONNECTED AT THE MAIN, AND A NEW SERVICE CONSTRUCTED AT THE SITE DEVELOPER'S EXPENSE.



EROSION AND SILTATION NOTES

- ALL EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED ACCORDING TO APPROVED PLANS PRIOR TO COMMENCEMENT OF ANY EARTH MOVING WORK ON THE SITE AND SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH THE INTENDED FINAL GROUND COVER.
- EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED BY THE BUILDER/DEVELOPER:
 - WEEKLY
 - BEFORE AND AFTER ANY PREDICTED RAINFALL EVENT
 - FOLLOWING AN UNPREDICTED RAINFALL EVENT
 - DAILY, DURING EXTENDED DURATION RAINFALL EVENTS
 - AFTER SIGNIFICANT SNOW MELT EVENTS
- EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES. DAMAGED OR CLOGGED DEVICES SHALL BE REPAIRED WITHIN 48 HOURS.
- WHERE A SITE REQUIRES DEWATERING AND WHERE THE EXPULSED WATER CAN BE FREELY RELEASED TO A SUITABLE RECEIVER, THE EXPULSED WATER SHALL BE TREATED TO CAPTURE SUSPENDED PARTICLES GREATER THAN 40micron IN SIZE. THE CAPTURED SEDIMENT SHALL BE DISPOSED OF PROPERLY PER MIOCC GUIDELINES. THE CLEAN EXPULSED WATER SHALL BE FREELY RELEASED TO A SUITABLE RECEIVER IN A MANNER THAT DOES NOT CREATE DOWNSTREAM ISSUES INCLUDING BUT NOT LIMITED TO: EROSION, FLOODING, NOISANCE OR OTHERWISE, INTERFERENCE ISSUES, ETC.
- EXISTING STORM SEWERS AND DRAINAGE DITCHES ADJACENT TO THE WORKS SHALL BE PROTECTED AT ALL TIMES FROM THE ENTRY OF SEDIMENT/SILT THAT MAY MIGRATE FROM THE SITE. FOR STORM SEWERS, ALL LETS (NEAR LOT CATCHBASINS, ROAD CATCHBASINS, PIPE LETS, ETC.) MUST BE SECURELY FITTED WITH SILTATION CONTROL MEASURES. FOR DRAINAGE DITCHES, THE INSTALLATION OF ROCK CHECK DAMS, SILTATION FENCING, SEDIMENT CONTAINMENT DEVICES MUST BE INSTALLED TO TRAP AND CONTAIN SEDIMENT. THESE SILTATION CONTROL DEVICES SHALL BE INSPECTED AND MAINTAINED PER ITEMS 2 AND 3 ABOVE.
- IN THE EVENT OF A SPILL (RELEASE OF DELETERIOUS MATERIAL) ON OR EMANATING FROM THE SITE, THE OWNER OR OWNER'S AGENT SHALL IMMEDIATELY NOTIFY THE MIOCC AND FOLLOW ANY PRESCRIBED CLEAN UP PROCEDURE. THE OWNER OR OWNER'S AGENT WILL ADDITIONALLY IMMEDIATELY NOTIFY THE TOWN.

