

SCOPE OF WORK

SHEET LIST	
SHEET NUMBER	SHEET NAME
A0.1	COVER PAGE
A1	SITE PLAN
A2	WALKOUT PLAN
A3	WALKOUT -SECTION A
A4	WALKOUT -SECTION B
A5	GAURD/HAND RAIL DETAILS

No.	DATE	ISSUED FOR	APVD

ENGINEER:

CLIENT:

PROJECT NAME:

3519 STEDFORD RD,
OAKVILLE, ON

PROJECT ADDRESS:

Enter address here

SHEET NAME:

COVER PAGE

DATE: 2024-06-22

PROJECT No.:

SCALE:

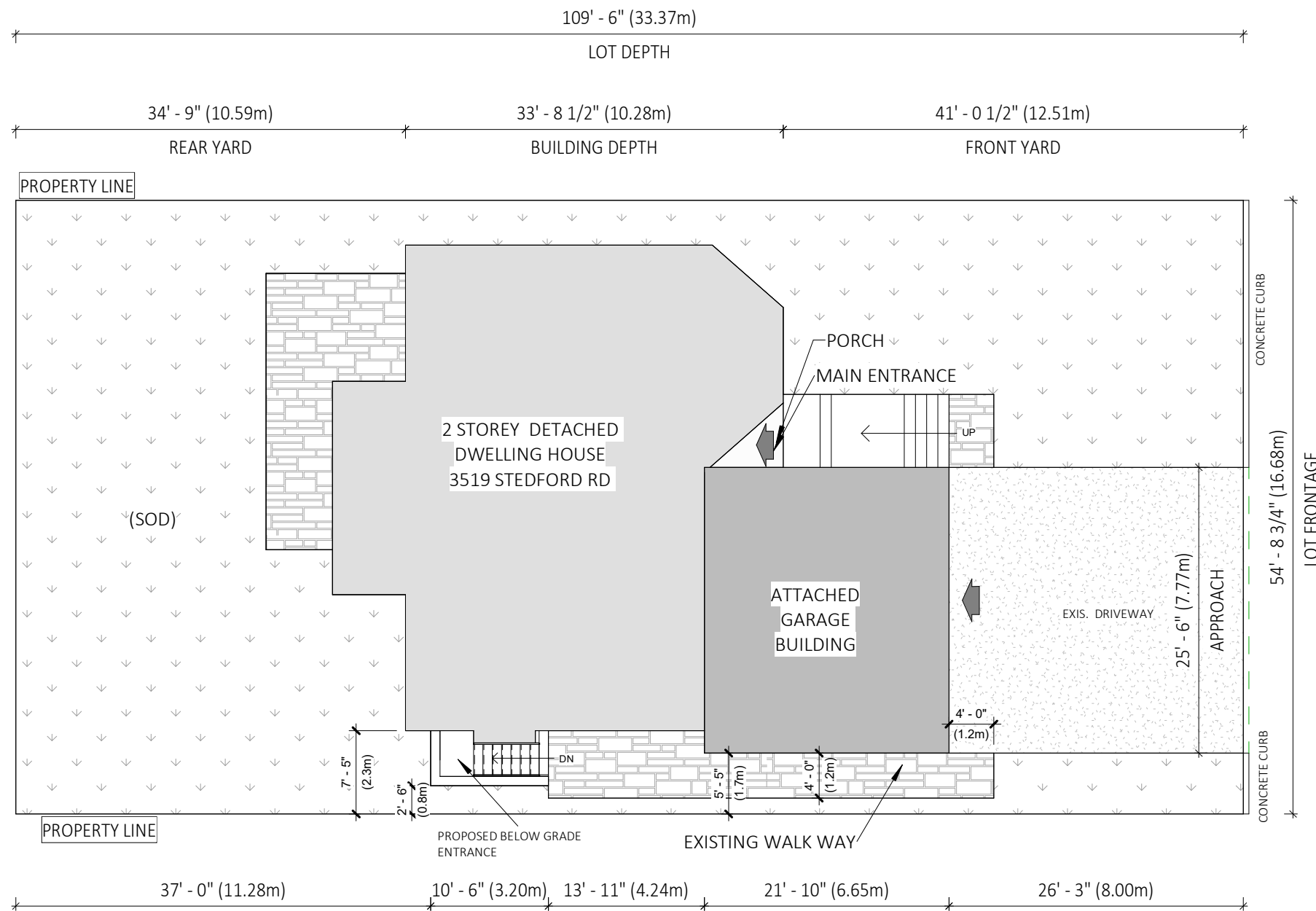
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DRAWN BY: Author

SHEET No:

CHECKER: Checker

A0.1



No.	DATE	ISSUED FOR	APVD

ENGINEER:

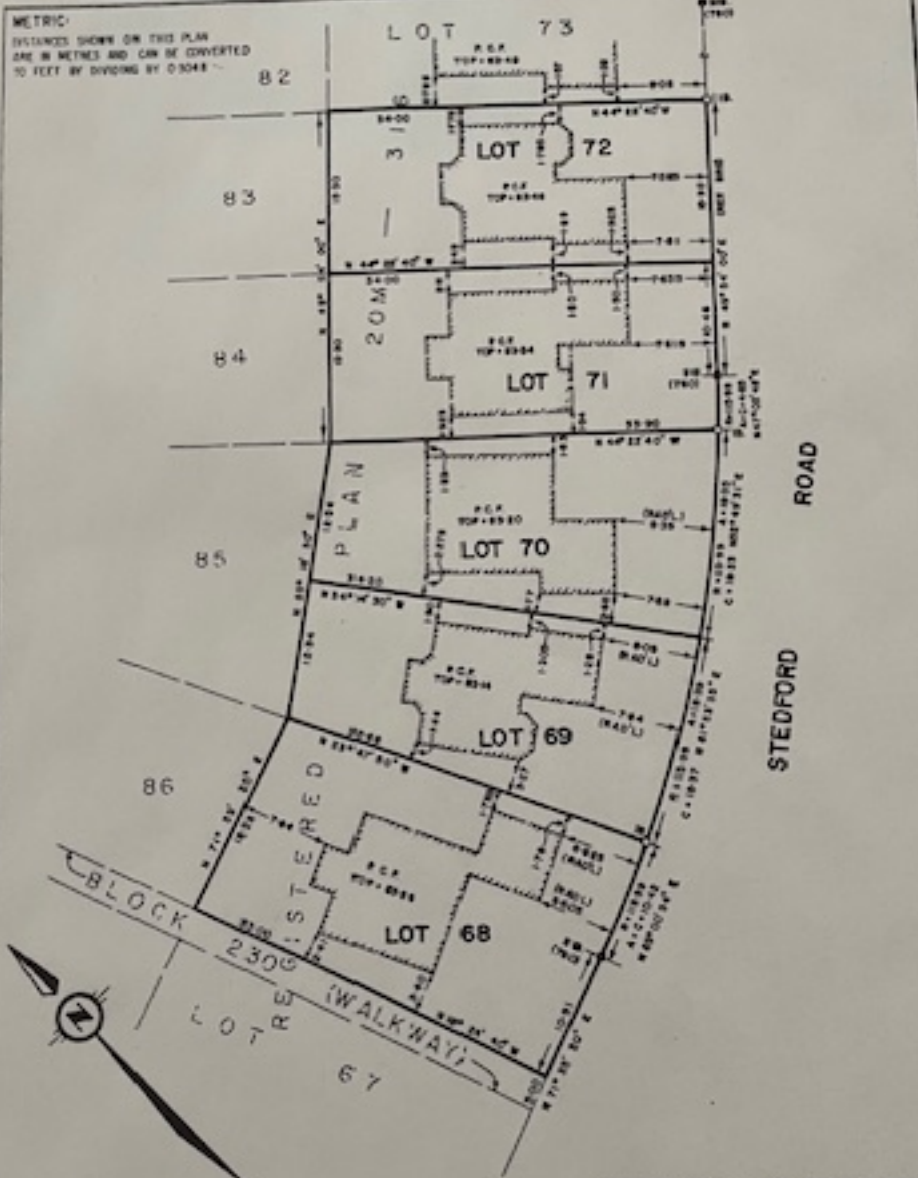
CLIENT:

PROJECT NAME:
**3519 STEDFORD RD,
 OAKVILLE, ON**

PROJECT ADDRESS:
 Enter address here

SHEET NAME:
SITE PLAN

DATE: 2024-06-22	PROJECT No.:
SCALE: 1:150	00
DRAWN BY: AP	SHEET No:
CHECKER: BA	A1



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

STEDFORD ROAD

ROYAL PARK ESTATES

SURVEYOR'S CERTIFICATE:
 I CERTIFY THAT
 THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS
 COMPLETED ON THE 24th DAY OF OCTOBER, 1985
 ON THE 21st OCTOBER, 21, 1985
 W. J. W. MAUGHAN, O.L.S.

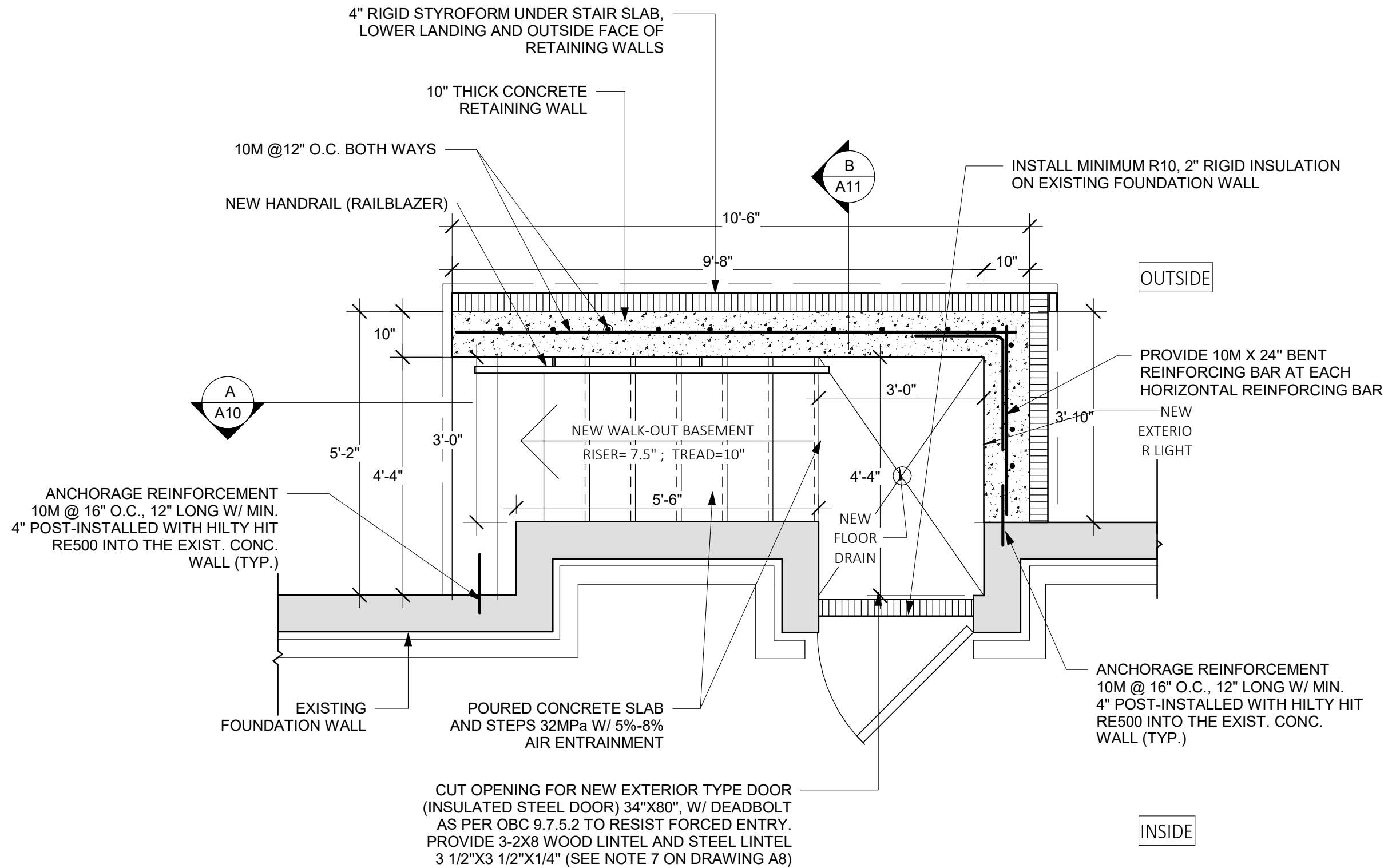
NOTE:
 BEARINGS SHOWN HEREON ARE ASTROMERIC AND ARE
 REFERENCED TO THE NORTHWEST CORNER OF STEDFORD ROAD
 ASSIGNED TO BE N 45° 54' 00" E PER R.R. 20M-316

LEGEND:
 S/R DENOTES STANDARD IRON BAR (0.025 x 0.025 x 122)
 R/B DENOTES ROUND IRON BAR (10.0mm DIA x 0.61)
 I/B DENOTES IRON BAR (10.015 x 0.015 x 0.61)
 C/C DENOTES CUT CROSS WIT DENOTES WITNESS
 ■ DENOTES FOUND □ DENOTES PLANTED

BUILDING LOCATION SURVEY OF
 LOTS 68 TO 72 INCLUSIVE
 REGISTERED PLAN 20M-316
 TOWN OF OAKVILLE
 REGIONAL MUNICIPALITY
 OF HALTON.
 © McCONNELL, MAUGHAN LIMITED, O.L.S., 1985

mc connell, maughan limited CONSULTING ENGINEERS AND SURVEYORS
 OAKVILLE - TORONTO
 407 SPEERS ROAD, SUITE 209, OAKVILLE, L6M-3T5, TEL (416) 845-3497

DRAWN BY: M.G.T. CHECKED BY: M.J.M. SCALE: 1:400 PLAN NO: 217-84-35L



NOTE: GUARDRAIL AND HANDRAIL AS PER THE ATTACHED MANUFACTURER'S SPECIFICATIONS ON SHEET A5 OR EQUIVALENT

No.	DATE	ISSUED FOR	APVD

NORTHCON CORP
www.northconcorp.com

ENGINEER:

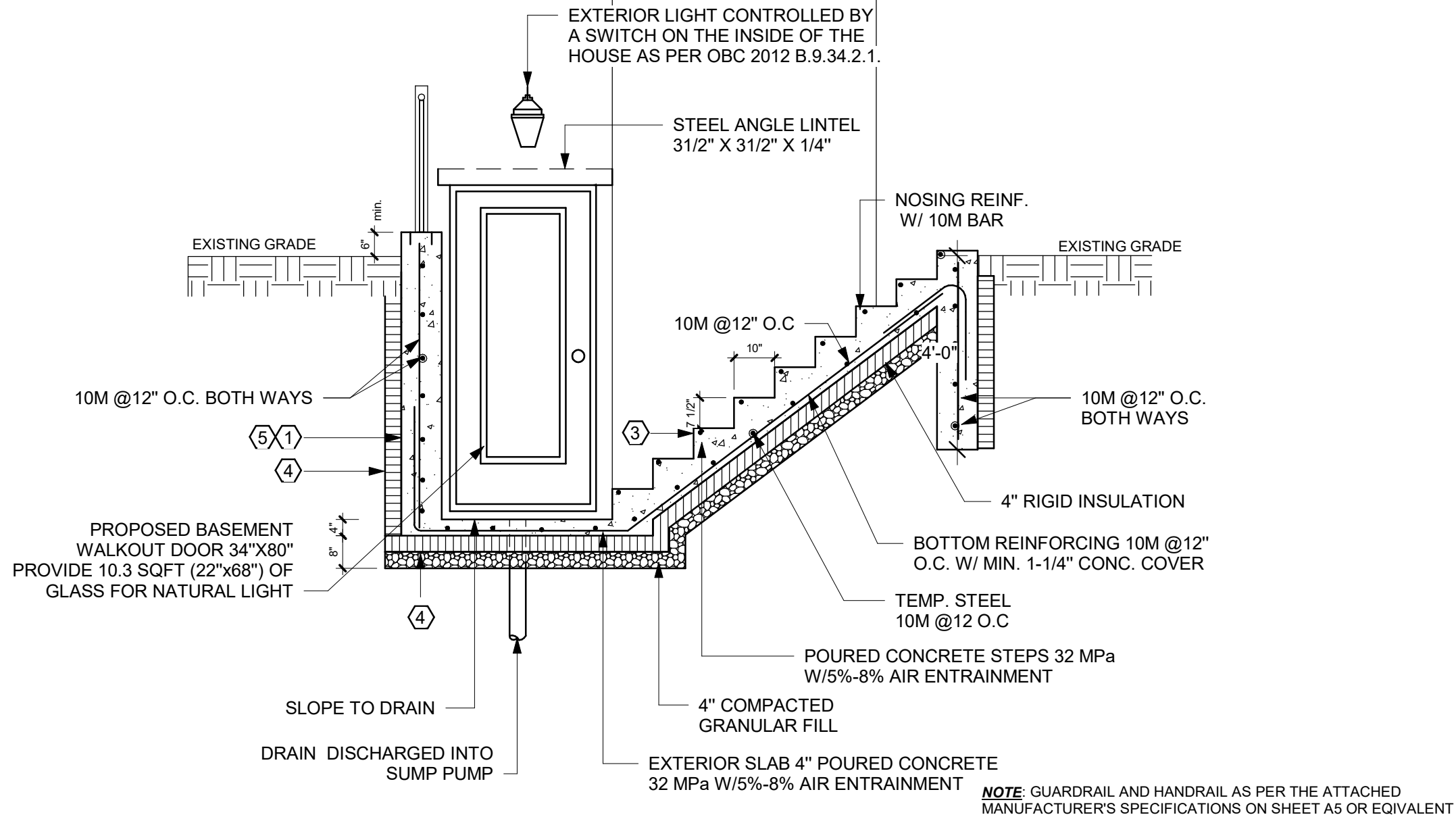
CLIENT:

PROJECT NAME:
**3519 STEDFORD RD,
 OAKVILLE, ON**

PROJECT ADDRESS:

SHEET NAME:
WALKOUT PLAN

DATE: 2024-06-22	PROJECT No.:
SCALE: 1/2" = 1'-0"	0001
DRAWN BY: AP	SHEET No.:
CHECKER: BA	A2



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

DRAWING NOTES

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 36"x80" (or 78"), W/ DEADBOLT AS PER OBC 9.7.5.2. TO RESIST FORCED ENTRY.

NOTE: GUARDRAIL AND HANDRAIL AS PER THE ATTACHED MANUFACTURER'S SPECIFICATIONS ON SHEET A5 OR EQUIVALENT

No.	DATE	ISSUED FOR	APVD

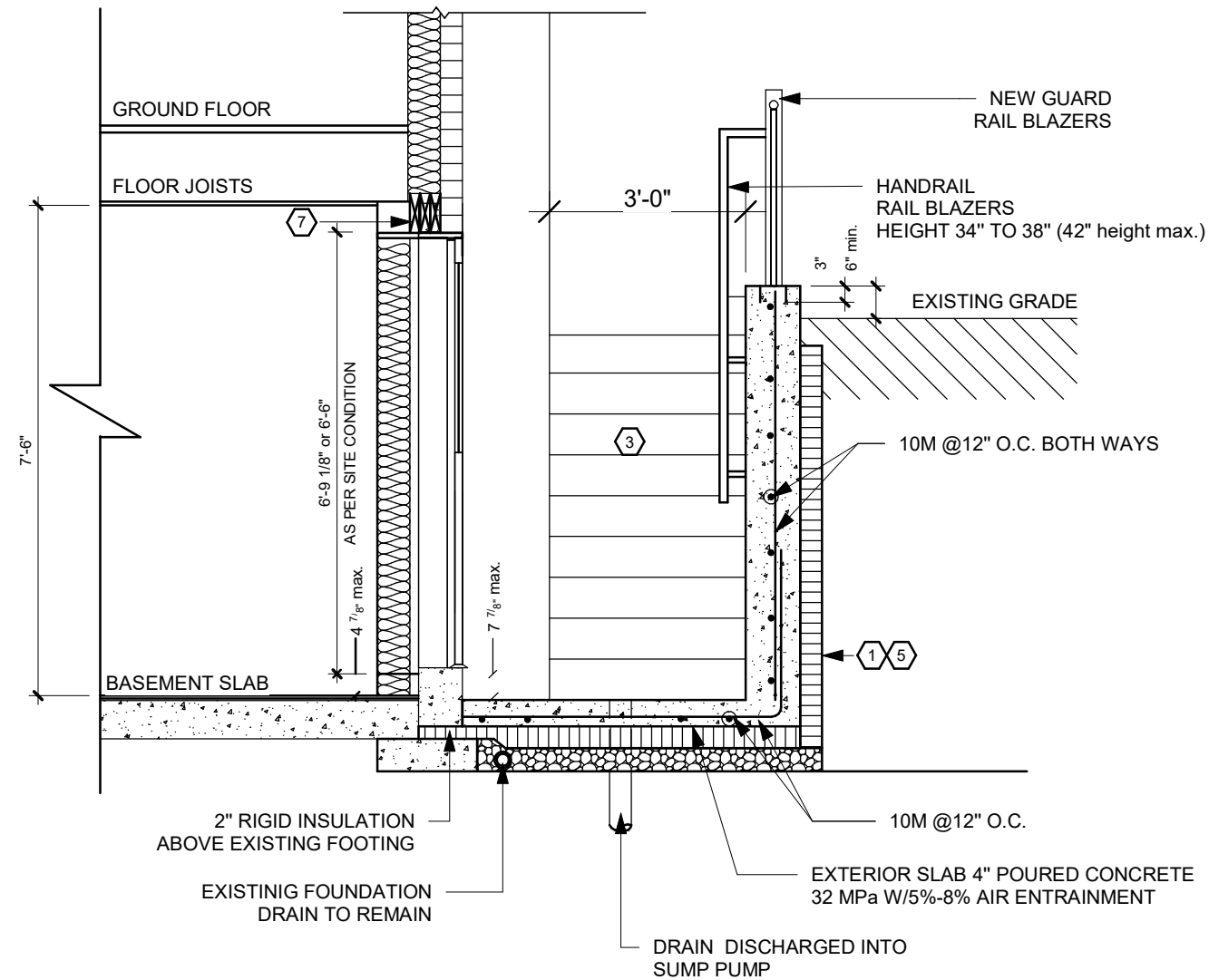
ENGINEER:

CLIENT:

PROJECT NAME:
**3519 STEDFORD RD,
OAKVILLE, ON**
PROJECT ADDRESS:

SHEET NAME:
SECTION - A

DATE: 2024-06-22	PROJECT No.:
SCALE: 3/8" = 1'-0"	0001
DRAWN BY: AP	SHEET No:
CHECKER: BA	A3



NOTE: GUARDRAIL AND HANDRAIL AS PER THE ATTACHED MANUFACTURER'S SPECIFICATIONS ON SHEET A5 OR EQUIVALENT

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.

GENERAL NOTES

- 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

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3519 STEDFORD RD,
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PROJECT ADDRESS:

SHEET NAME:

SECTION - B

DATE: 2024-06-22

PROJECT No.:

SCALE: 3/8" = 1'-0"

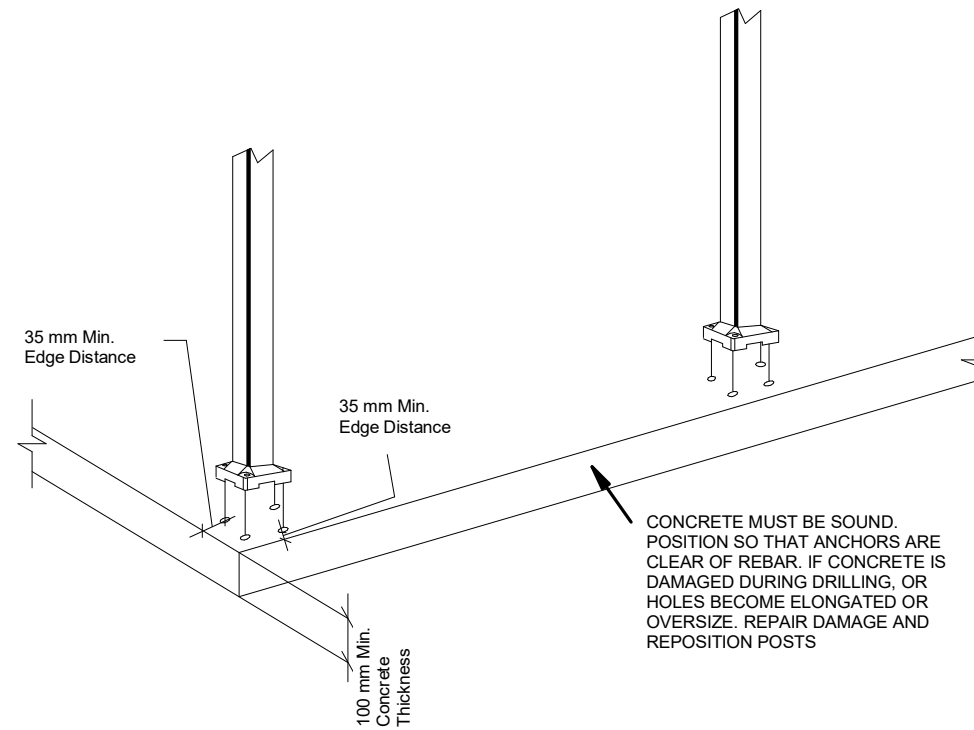
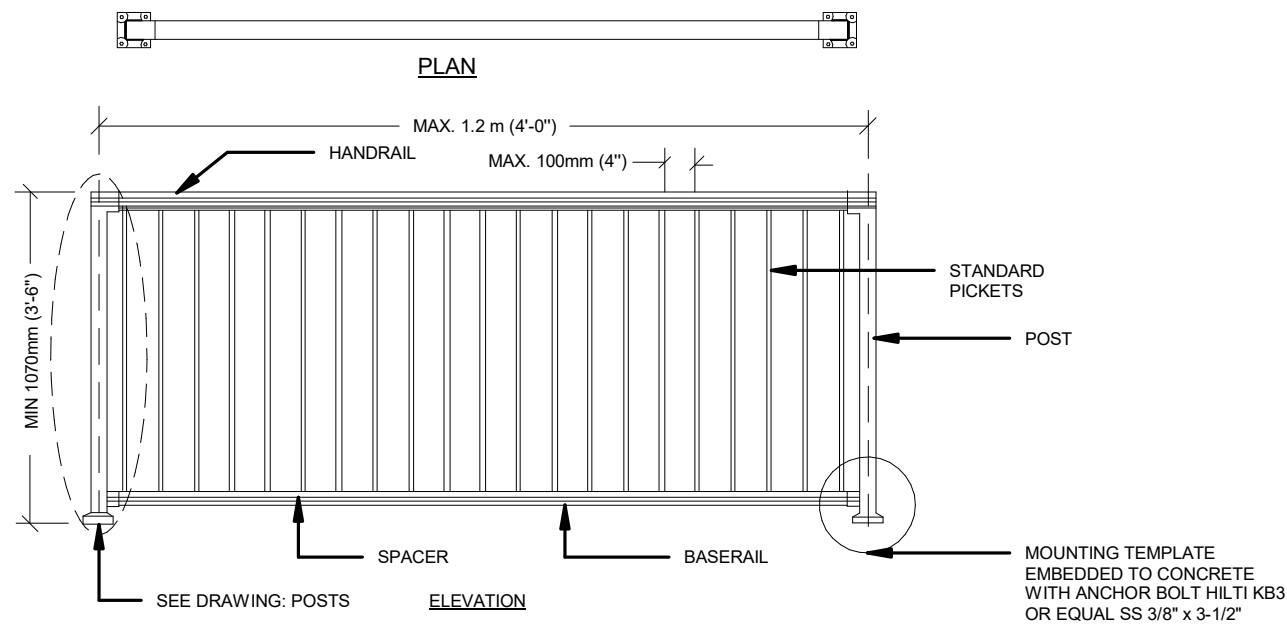
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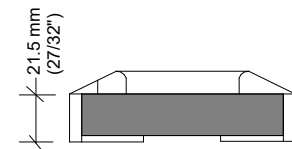
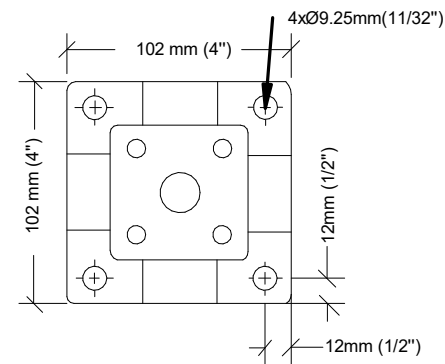
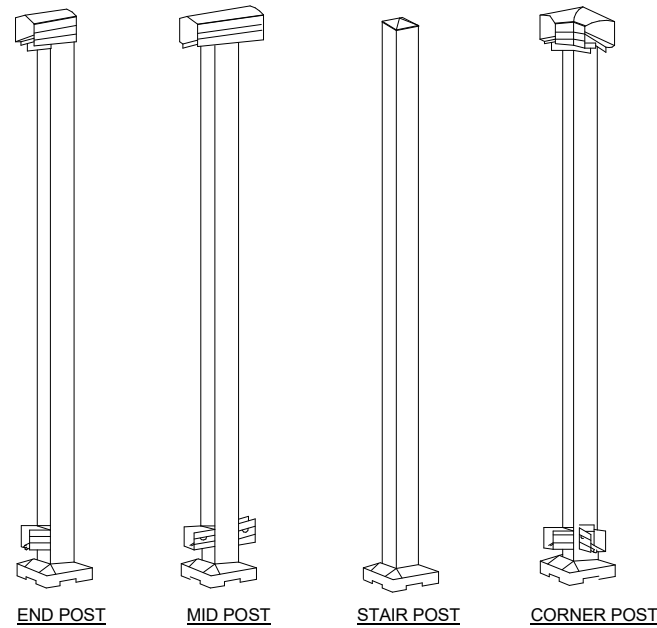
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A4



RAILBLAZERS - RAILING ASSEMBLY WITH PICKETS

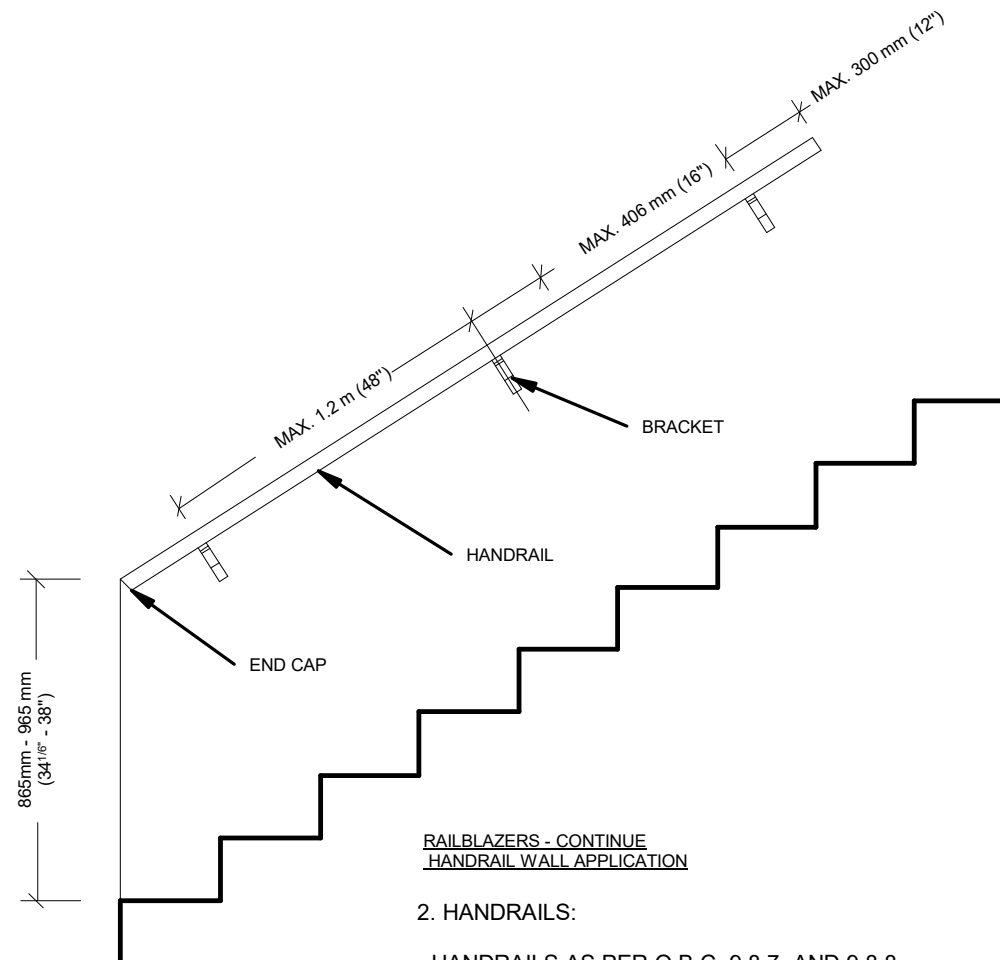


MOUNTING TEMPLATE

RAILBLAZERS - RAILING POST DETAILS

GAURD/HAND RAIL DETAILS:

- 1: PRE-ENGINEERED GUARDS:
 - GUARDS REQUIRED AS PER O.B.C. 9.8.8.1
 - GUARD TO BE 3'-6" (1070mm) HIGH FOR FLOOR TO FLOOR / GRADE HEIGHTS GREATER THAN 5'-11" (1.8m).
 - GUARDS TO BE 2'-11"(900mm) FOR HEIGHTS LESS THAN 5'-11" (1.8m).
 - PICKETS TO HAVE 4" (100mm) MAX. SPACING.
 - OPENING THROUGH ANY GUARD SHALL BE OF A SIZE WHICH WILL PREVENT THE PASSAGE OF A SPHERICAL OBJECT HAVING A DIAMETER OF MORE THAN 4" (100mm)
 - ALL REQUIRED GUARDS SHALL BE DESIGNED TO PREVENT CLIMBING AS PER O.B.C. 9.8.8.6
 - THE CONSTRUCTION OF GUARDS SHALL BE CONFORM TO THE LOADING OF THE O.B.C TABLE 9.8.8.2 OR TO SUPPLEMENTRY STANDARD SB-07



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3519 STEDFORD RD,
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PROJECT ADDRESS:

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SHEET NAME:

GAURD/HAND RAIL DETAILS

DATE: 2024-06-18

PROJECT No.:

SCALE: 1" = 1'-0"

0001

DRAWN BY: AP

SHEET No:

CHECKER: BA

A5