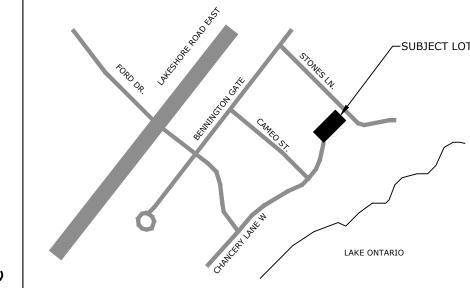


PART OF LOT 3 CONCESSION 4 SOUTH OF DUNDAS STREET TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON



KEY PLAN

→ X ➤ SWALE

EXISTING SANITARY SERVCE EXISTING WATER SERVCE SANITARY SERVCE WATER SERVCE STORM SERVICE/ROOF LEADER DRAIN

ROOF LEADER DISCHARGE LOCATION SUMP PUMP DISCHARGE LOCATION 3:1 SLOPING (MAXIMUM)

× 184.90 PROPOSED GRADE × 184.90 EXISTING GRADE

EXISTING CURB STOP EXISTING SANITARY CLEANOUT

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

Denotes North Denotes South Denotes East

Survey Monument Set

Round Iron Bar Origin Unknown McConnell and Maughan Ltd., O.LS.

Holding Jones Vanderveen Inc. O.L.S. Plan 20R-15409 Reg'd Plan M-143 Finished Floor

Established Grade Hydro Pole Utility Pole Deciduous Coniferous

Chain Link Fence Board Fence Maintenance Hole Catch Basin Guy Wire

Top of Curb

EXISTING TREE INVENTORY

NUMBER AND PRESERVATION ZONE

10. HYDRANT AND VALVE SET TO REGION OF HALTON STANDARDS ALL HYDRANTS ARE TO HAVE PUMPER NOZZLE OUTLET.

WATERMAINS

ALL FILL WITHIN ROAD ALLOWANCE AND EASEMENTS TO BE COMPACTED TO MIN 95% STANDARD PROCTOR DENSITY. FOR THE TOP 1000mm OF THE SUBGRADE THE SUITABILITY AND COMPACTION OF ALL FILL MATERIALS TO BE CONFIRMED BY A RECOGNIZED SOIL CONSULTANT TO THE CITY ENGINEER AND THE SUBGRADE OF ALL ROADWAYS SHALL BE PROOF ROLLED UNDER THE SUPERVISION OF THE SOILS CONSULTANT PRIOR TO THE INSTALLATION OF ANY

ALL WATERMAINS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO

WATERMAIN MUST HAVE A MINIMUM VERTICAL CLEARANCE OF $0.15 \mathrm{m}$ OVER OR $0.60 \mathrm{m}$ UNDER SEWERS AND

WATERMAINS TO BE INSTALLED TO GRADE AS SHOWN ON APPROVED SITE PLAN. COPY OF GRADE SHEET

WATERMAIN AND WATER SERVICE MATERIALS 100 DIA. UP TO AND INCLUDING 300 DIA. TO BE P.V.C.

PROVISIONS FOR FLUSHING THE LINES PRIOR TO TESTING ETC. MUST BE PROVIDED WITH AT LEAST A

SPACING OF 1.2m FROM THEMSELVES AND 2.50m FROM SEWER AND OTHER UTILITIES.

DR-18 TO AWWA SPEC C900-75, COPPER TYPE 'K' FOR **50 DIA.** AND SMALLER.

DUCTILE IRON WATERMAIN FITTING TO BE CEMENT LINED TO AWWA SPEC.C-110-77

9. ALL CURB STOPS TO BE 1.0m OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.

8. THRUST BLOCKS MUST BE INSTALLED ON ALL BENDS, TEES AND REDUCERS.

PRESSURE TESTING AND CHLORINATING FROM EXISTING SYSTEMS.

WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM DEPTH OF 1.7m WITH A MINIMUM HORIZONTAL

MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK WHERE REQUESTED BY INSPECTOR.

50 DIA. OUTLET ON 100 DIA. AND LARGER LINES, COPPER LINES ARE TO HAVE FLUSHING POINTS AT THE END

SAME SIZE AS THE LINES. THEY MUST ALSO BE HOSED OR PIPED TO ALLOW THE WATER TO DRAIN ONTO

A PARKING LOT OR DOWN THE DRAIN ON FIRE LINES, FLUSHING OUTLET TO BE 100 DIA. OR A HYDRANT.

12. ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT

CURRENT REGION OF HALTON STANDARDS & SPECIFICATIONS.

ALL OTHER UTILITIES WHEN CROSSING

ROAD BASE MATERIALS. THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES PRIOR TO AND DURING CONSTRUCTION. LOCATION OF EXISTING UTILITIES, WATERMAINS, SEWERS AND OTHER UNDERGROUND OR ABOVEGROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE DRAWINGS. PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR/DEVELOPER MUST EXAMINE THE ACCURACY OF SUCH EXISTING UTILITIES AND STRUCTURES WHETHER SHOWN OR NOT AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM. ANY DISCREPANCIES TO LOCATION OF EXISTING WATERMAINS AND SEWERS TO BE RECTIFIED AT CONTRACTOR/DEVELOPER'S EXPENSE.

ALL FILLS GREATER THAN 1.0m IN DEPTH, WHETHER ON ROADS OR LOTS, SHALL BE IDENTIFIED AS ENGINEERED FILL AND SHALL BE PLACED UNDER THE DIRECT SUPERVISION OF THE GEOTECHNICAL SOILS CONSULTANT AND SHALL BE COMPACTED TO A MINIMUM OF 98%

THE CONTRACTOR/DEVELOPER MUST ENSURE THAT A SUBGRADE CERTIFICATE IS ISSUED BY THE GEOTECHNICAL SOILS CONSULTANT TO THE ENGINEER. ONLY UPON VERIFICATION AND APPROVAL OF THE SUBGRADE BY THE LOCAL AUTHORITY INSPECTION DEPARTMENT WILL COMMENCEMENT OF ANY ROAD BASE MATERIALS BE PLACED. FAILURE TO FOLLOW THIS PROCEDURE WILL MEAN THE REMOVAL OF ROAD BASE MATERIALS AND/OR ADDITIONAL TESTING THAT PROPER COMPACTION HAS BEEN ACHIEVED AT THE SUBGRADE AT CONTRACTOR/DEVELOPER'S EXPENSE.

TRENCH BACKFILLING ON PROPOSED ROADS SHALL COMPLY WITH THE FOLLOWING AND IN CONJUNCTION WITH TOWN OF OAKVILLE STANDARDS

A) WHERE THE EXCAVATED INORGANIC NATIVE SUBSOIL IS USED FOR TRENCH BACKFILLING, THE BACKFILL SHOULD BE PLACED IN MAXIMUM 200mm THICK LAYERS, AND COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY WITHIN 2% OF THE OPTIMUM

B) THE TOP 1000mm OF THE SUBGRADE IS TO BE COMPACTED TO A MINIMUM OF 98%OF STANDARD PROCTOR DENSITY WITHIN 2 % OF THE OPTIMUM MOISTURE CONTENT.

C) ALL CONNECTIONS AND EXCAVATIONS WITHIN PAVED PORTION OF ANY EXISTING ROAD TO BE BACKFILLED WITH UNSHRINKABLE BACKFILL MATERIAL UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAINED.

D) ALL OTHER EXCAVATIONS WITHIN EXISTING ROAD ALLOWANCES SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH GRANULAR 'C' MATERIAL COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY. SURFACE RESTORATION SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITION IN ACCORDANCE WITH OPSS 507.

CURBS TO BE AS PER LOCAL MUNICIPAL STANDARDS: A) CURB AND GUTTER IN FRONT OF RESIDENTIAL LOTS AND STREET TOWNHOUSE BLOCKS TO BE TWO-STAGE CONSTRUCTION AS PER OPSD. 600.07 OR AS PER TOWN OF OAKVILLE STANDARD

B) CURB AND GUTTER IN ALL OTHER AREAS TO BE SINGLE STAGED AS PER OPSD. 600.04 UNLESS OTHERWISE NOTED.

SUBDRAINS TO BE 100mm DIA AND UNDERNEATH ALL CURBS AS PER TOWN OF OAKVILLE STD. 6-2

SIDEWALKS TO BE AS PER TOWN OF OAKVILLE STD. 6-3, AND PEDESTRIAN RAMPS TO BE PROVIDED AT ALL INTERSECTIONS.

SMDA DESIGN LTD

REFER TO DRAWING A001.0 FOR SITE STATISTICS PREPARED BY SMDA DESIGN LTD.

REGION OF HALTON APPROVAL

REGION DESIGN OF WATER AND/OR WASTEWATER SERVICES APPROVED SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS & SPECIFICATION & LOCATION APPROVAL FROM AREA MUNICIPALITY

BUSINESS & TECHNICAL SERVICES

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 DESIGN CRITERIA, STANDARD DRAWINGS& SPECIFICATIONS MANUAL MAY BE OBTAINED THRU CAPITAL PLANNING & DATA TECHNOLOGIES DEPARTMENT AT 905-825-6032). FURTHERMORE, ALL WATER QUALITY TESTS MUST BE COMPLETED TO THE

THE EXISTING SANITARY LATERAL MUST BE INSPECTED AT THE PROPERTY LINE BY THE REGIONAL INSPECTOR. AND TELEVISED BY REGIONAL FORCES PRIOR TO CONNECTION. A LATERAL THAT DOES NOT MEET CURRENT REGIONAL STANDARDS MUST BE DISCONNECTED AT MAIN, AND A NEW

LATERAL CONSTRUCTED AT THE SITE DEVELOPER'S EXPENSE.

REGION OF HALTON'S SATISFACTION, BEFORE THE WATER SUPPLY CAN BE

THE EXISTING WATER SERVICE MUST BE INSPECTED AT THE PROPERTY LINE BY THE REGIONAL INSPECTOR. A SERVICE THAT DOES NOT MEET CURRENT REGIONAL STANDARDS MUST BE DISCONNECTED AT MAIN, AND A NEW SERVICE CONSTRUCTED AT THE SITE DEVELOPER'S EXPENSE.

ALL ROOF DOWNSPOUTS FROM EAVESTROUGH TO DISCHARGE ONTO SURFACE VIA CONCRETE SPLASH PADS IN ACCORDANCE WITH CURRENT TOWN POLICY.

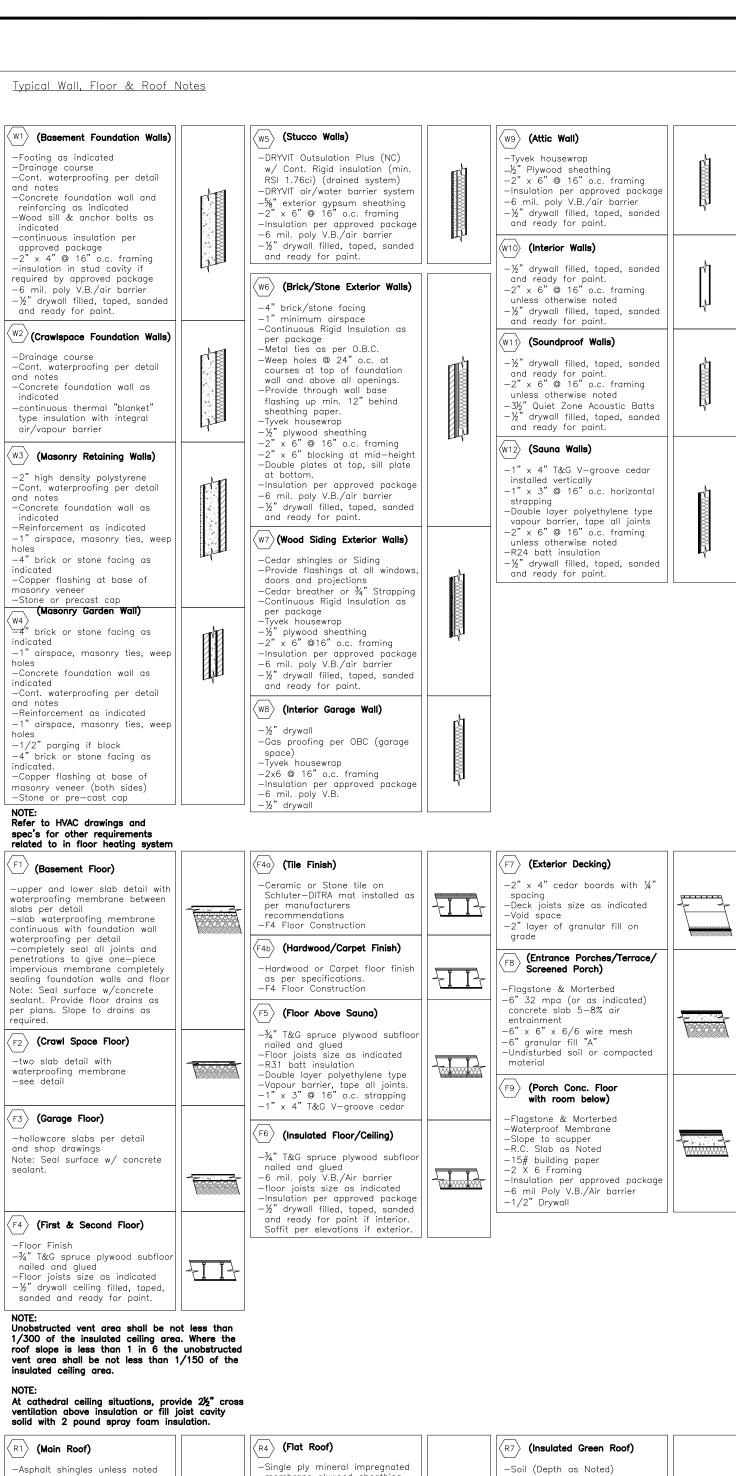
2289 CHANCERY LANE WEST

LOT SERVICING, GRADING AND DRAINAGE PLAN

R55310 BLUE MOUNTAINS - EUPHRASIA TOWNLINE CLARKSBURG, ON NOH 1J0 WWW.CAPESENGINEERING.COM

K. GRIFFIN C. CAPES

2022/07/04



R1) (Main Roof)	R4 (Flat Roof)		R7 (Insulated Green Roof)	
Asphalt shingles unless noted otherwise. -lce & watershield -Eaves protection in accord with O.B.C. -½" spruce plywood sheathing -Rafters or trusses/ceiling joists size as indicated -Ventilated attic space as per O.B.CInsulation per approved package -6 mil. poly V.B./Air barrier	-Single ply mineral impregnated membrane plywood sheathing -Roof/ceiling joists size as indicated -Ventilated space as per O.B.C. or closed cell spray foam applied to underside of sheathing -Insulation per approved package -6 mil. poly V.B./Air barrier -½" drywall filled, taped, sanded and ready for paint.		-Soil (Depth as Noted) -½" Protection Board -Membrane Roofing -¾" Plywood Sheathing -1½" Sleepers ⑤ Sloped Roof (Sloped Sleepers ⑥ Flat Roof) -Roof/Ceiling Joists as Noted -Insulation per approved package -½" Drywall filled, taped, sanded and ready for paint.	
-1/2" drywall filled, taped, sanded and ready for paint.	R5) (Balcony Roof over Heated		R8 (Green Roof over Porch) -Soil (Depth as Noted)	
(Porch Roof) -Asphalt shingles -Ice & watershield -Eaves protection in accordance with O.B.C½" plywood sheathing -Rafters as indicated -Ventilated attic space as per O.B.CCeiling joists size as indicated -1" x 4" V-groove cedar boards	Space) -1x6 IPE Decking -Reverse wood strapping min 1 ½" -Membrane Roofing - ½" Plywood Sheathing sloped to Drain or Scuppers -Sloped Wood Strapping -Roof/Ceiling Joists size as indicated -Ventilated space as per O.B.C. or closed cell spray foam applied to underside of sheathing -Insulation per approved package -6 mil Poly V.B./Air barrier	**************************************	-½" Protection Board -Membrane Roofing -¾" Plywood Sheathing -1½" Sleepers @ Sloped Roof (Sloped Sleepers @ Flat Roof) -Roof/Ceiling Joists as Noted -½" Plywood Sub-Ceiling -1x4 'V' Groove Cedar Boards	
	-½" drywall filled, taped, sanded and ready for paint.			
-Eaves protection in accordance with O.B.C -½" spruce plywood sheathing -Rafters or trusses/ceiling joists size as indicated -Ventilated attic space as per O.B.CInsulation per approved package -6 mil. poly V.B./Air barrier -½" drywall filled, taped, sanded and ready for paint.	R6 (Balcony Roof over Porches) -1x6 IPE Decking -Reverse wood strapping min 1½" -Membrane Roofing -½" Plywood Sheathing sloped to Drain or Scuppers -Sloped Wood Strapping -Roof/Ceiling Joists size as indicated -1x4 'V' Groove Cedar Boards			

(Stepped Footings) Serving more then 1 dwelling unit 19¾"x27½" Insulated crawlspace access hatch as per 0.B.C. 9.18.2.1 (Attic Hatch) Serving a single dwelling unit 19¾"x28" Insulated attic hatch as per O.B.C. 9.19.2.1 (Guard Rails) 3'-6" High unless lower height allowed by O.B.C. (4"max. space between pickets. Guards to resist loads as per O.B.C. Sec. 4.1.10.1) O.B.C. 4.3.6.1 design basis for alass. Glass in guard — heat strengther (Stairs)

laminated glass to CAN/CGSB-12.20-M Glass guard to be designed to comply with O.B.C. part 4 and O.B.C. SB—13. Refer to Table 9.8.4.1 in the O.B.C. Min. Stair Width = 3'-0" Min Clear Height = 6'-9" Max. Height of Stairs = 12'-2''Railing at stair = 3'-0" above tread (Decorative Wood Trim) Wood trim as per elevations and detail drawing. Prime and paint with 3 coats

Heated Slab or Slab ≤ 600 mm Below Grade

Windows and Sliding

Slab ≤ 600 mm Below Min. Nominal R⁽¹

Energy Rating

njamin Moore exterior alkyd. All 15 (CO Detector) work to be co-ordinated with on site dimensions and proportioned accordinaly. Multi-station alarm style carbon nonoxide detector permanently mounte n ceiling and connected to the (Cut limestone or precast trim) building electrical supply without a disconnect wall switch and having a Dimensions as per detail drawings. circuit not interconnected to any wall Provide shop drawings for designer's review. Provide copper/metal flashing

(Masonry wood burning fireplace) Pre-finished or paint grade plywood Refer to typical masonry fireplace detail

with continuous vent behind fascia. Prime and paint, colour as per (Chimneys & Flues) designer. Provide inset screen at ver imneys and flues shall be min. 3'-0" (Pre-finished metal or copper above any point of the roof within a 10'-0" radius of the chimney or flue. rovide stepped through wall flashing sloping interface(s) and capping as

8 (Soffit)

(Eavestrough)

(Rainwater Leader)

to be mechanically vented

nanges per hour per 0.B

Orver/Cooktop to be vented directly

(Combustion Detector)

ombustion detector permanently

building electrical supply without a

disconnect wall switch and having a

with indicator for operating condition.

circuit not interconnected to any wal

outlet. ULC or equal tested & approve

mounted on ceiling connected to the

(Dryer/Cooktop)

outside through wall.

18 (Zero clearance gas fireplace) required. Colour as per designer. Provide aas outlet and type "B" vent to roof or direct vent to outside wall Diameter of flue and vent as per Pre-finished conner/metal eavestro O.B.C. Section 9.21.2.5 on finished fascia board. (Skylight)

Curb mounted double glazed skylight. Pre-finished copper/metal rainwater Provide inside curb dimensions as leader (RWL) - to match eavestrough. manufacturer. Install as per (Washroom/Laundry room Vent) manufacturer's instructions. Washrooms and laundry rooms Note: Double frame all surrounding lumber as skylight. Curb to be min. 8 exterior. Provide required air above adjacent finished roof.

(Exterior Stairs) Number of risers to grade is to be conditions. In case of discrepancy, discrepancies to the architectural

TYPICAL FIRE SEPARATION RATING NOTES:

EXIT AND EMERGENCY LIGHTING NOTES: 1. THE FOLLOWING NOTES SHALL APPLY TO THE CONSTRUCTION GOVERNED BY ALL DRAWINGS ATTACHED HERETO. ALL REFERENCES ARE TO THE APPLICABLE SB-3 Table 1 Assembly W1e REQUIREMENTS OF THE ONTARIO BUILDING CODE

2. INSTALLATION OF ALL PRODUTS SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN NSTRUCTIONS AND SPECIFICATIONS. WHERE IN CONFLICT WITH GOVERNING CODES AND/OR REGULATIONS, THE CODES/REGULATIONS SHALL APPLY. 3. EXIT LIGHTS SHALL BE PROVIDED AS PER OBC 4. MINIMUM LIGHTING SHALL BE PROVIDED IN

CONFORMANCE WITH OBC 3.2.7.1 5. EMERGENCY LIGHTING SHALL BE PROVIDED IN EXITS AND PRINCIPLE ROUTES PROVIDING ACCESS TO AN EXIT IN OPEN FLOOR AREAS AS PER OBC 3.2.7.3. 6. APPLY FOR ALL PERMITS, SERVICES AND PAY ALL FEES TO THE AUTHORITIES HAVING JURISDICTION 7. CONTRACTORS SHALL BE RESPONSIBLE FOR EXAMINING THE SITE TO DETERMINE THE EXTENT OF EXISTING CONDITIONS PRIOR TO PROCEEDING WITH ANY

8. ELECTRICAL WIRING AND CABLES EXPOSED WITHIN THE CEILING SPACE MUST CONFIRM TO THE PLENUM REQUIREMENTS OF OBC 3.6.4.3.(1). 9. BATTERY OPERATED EMERGENCY LIGHTING UNITS MUST HAVE SUFFICIENT BATTERY CAPACITY TO OPERAT AND CONFIRM TO CSA C22.2 NO. 141-02. THERMOPLASTIC LED EXIT SIGN C/W LONG LIFE LED

LAMPS, END, CEILING OR WALL MOUNT AND UNIVERSAL SNAP-IN CHEVRON ARROWS "PRESCOLITE" NV3RENW INCANDESCENT LAMP HEADS, MAINTENANCE FREE BATTERY AND THERMALLY COMPENSATED BATTERY CHARGER. LAMP HEADS MAY BE TOP OR SIDE MOUNTED. "PRESCOLITE" NVEC50N-12V FIRE ALARM

REMOTE EMERGENCY HEAD "PRESCOLITE" NVH1212

(Interior ¾ Hr. FRR Walls)

2" x 4" @ 16" o.c. framing unless otherwise noted (Interior 1 Hr. FRR Walls) construction conforming to O.B.C

SB-3 Table 1 Assembly W1d)

2" x 4" @ 16" o.c. framing

5.9mm Type X drywall

unless otherwise noted

15.9mm Type X drywall r (1 Hr. FRR Floor) ULC M500/UL Design L501) -Existing sheathing to remain

-5/8" Type X drywall ceiling

SA SMOKE ALARM CMA CARBON MONOXIDE ALARM

NOTE: INSTALL SMOKE ALARMS AS PFR OBC 91019 & 93624(1) NOTE: INSTALL CO ALARMS AS

SITE STATISTICS:

AVERAGE ESTABLISHED GRADE= 79.97

ITEM DESCRIPTION	PERMITTED (METERS)	ACTUAL OR PROPOSED (METERS)
OAKVILLE BY-LAW	2014-014	
ZONING DESIGNATION	RL1-0	
LOT AREA (MINIMUM)	1393.50 SQ.M.	1634.35 SQ.M.
LOI-FRONJAGE (MINUMUM)	30.50	25.80
LOT COVERAGE (MAXIMUM)	408.59 SQ.M.	390.38 SQ.M.
LOT COVERAGE % (MAXIMUM)	25%	23.89%
RFA (MAXIMUM)	473.96 SQ.M.	504.9 SQ.M.(COFA)
RFA/LOT RATIO (MAXIMUM)	29%	30.89%
FRONT YARD SETBACK (MINIMUM)	10.50	16.00
FRONT YARD SETBACK (Maximum)	16.00	16.00
SIDE YARD SETBACK (MINIMUM)	4.20 & 4.20	4.20 & 4.20
REAR YARD SETBACK (MINIMUM)	10.50	(19.58)
OVERALL HEIGHT	9.00	8.99
GARAGE AREA	56.00 SQ.M.	66.00 SQ.M.(C of A)
MAIN WALLS ORIENTED TOWARD FRONT LOT LINE WITHIN MINIMUM AND MAXIMUM SETBACK	50%	18.3% (C of A)
AVEDACE ESTABLISHED OBADE 7	20.07	

ARCHITECTURAL GENERAL NOTES

1. GENERAL CONTRACTOR SHALL VISIT THE SITE, REVIEW THE BUILDING DRAWINGS AND BECOME THOROUGHLY FAMILIAR WITH THE SITE CONDITIONS PRIOR TO BIDDING OR CONSTRUCTION.

2. THESE DRAWINGS ARE THE PROPERTY OF THE CONSULTANT TEAM AND MAY NOT BE COPIED WITHOUT THEIR APPROVAL AND ARE SUBJECT TO RETURN UPON REQUEST. ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR AT THE SITE PRIOR TO CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE DESIGNER OF ANY DISCREPANCIES BETWEEN THE SITE CONDITIONS AND THE ASSUMED DESIGN CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IN ADDITION. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION METHOD OF ERECTION, AND THE INSTALLATION PROCEDURES OF THE STRUCTURAL MEMBERS. INCLUDING THE ERECTION OF STEEL BEAMS. THE GENERAL CONTRACTOR SHALL VERIFY LOCATIONS OF ANY UNDERGROUND OR HIDDEN SERVICES BEFORE COMMENCING DEMOLITION OR CONSTRUCTION, EXCAVATION WORK IS TO USE METHODS WHICH PREVENT MOVEMENT OR DAMAGE TO ADJACENT STRUCTURES, PROPERTIES, ROADS AND SIDEWALKS. THE GENERAL CONTRACTOR SHALL EXERCISE EXTREME CAUTION AND CARE DURING THE DEMOLITION PROCESS OF EXISTING STRUCTURE AND SUPPORTING WALLS AND BE SOLELY RESPONSIBLE TO SUPPORT THE EXISTING STRUCTURE DURING THE CONSTRUCTION, THE GENERAL CONTRACTOR SHALL CALL THE STRUCTURAL ENGINEER FOR AN INSPECTION PRIOR TO CUTTING EXISTING MEMBERS AND REMOVING WALLS. CUTS FOR NEW OPENINGS IN LOAD BEARING MASONRY TO BE DONE BY SAW

4. GENERAL CONTRACTOR SHALL CONSULT WITH CONSULTANTS TO RESOLVE ANY CHANGES, OMISSIONS, OR PLAN DISCREPANCIES PRIOR TO BIDDING OR CONSTRUCTION. 5. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH ONTARIO BUILDING CODES 2012 AND LOCAL ORDINANCES. GENERAL CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES.

GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS, INCLUDING CLEARANCES REQUIRED BY OTHER TRADES, AND NOTIFY CONSULTANTS OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK. ALL DIMENSIONS ARE TO THE FACE OF THE FINISHED SURFACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE TAKEN FROM DESIGNATED DATUM POINT. DO NOT SCALE

8. GENERAL CONTRACTOR SHALL CLEAN, PATCH AND REPAIR ALL EXISTING WALLS, FLOORS, CEILINGS, OR OTHER SURFACES IDENTIFIED TO REMAIN THAT MAY BECOME DAMAGED DURING THE COURSE OF THE WORK 9. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS FOR FIRE

PROTECTION, PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS PRIOR TO INSTALLATION OF SUCH SYSTEMS 10. GENERAL CONTRACTOR SHALL RETAIN ONE SET OF THE DRAWINGS TO NOTE AND DOCUMENT ALL CHANGES DURING CONSTRUCTION. THIS SET SHALL BE A PART OF THE GENERAL CONTRACTOR'S "AS BUILT PACKAGE. 11. FOR THE PURPOSE OF THE DOCUMENTS, TO INSTALL SHALL MEAN TO PROVIDE ALL FASTENERS MISCELLANEOUS HARDWARE BLOCKING ELECTRICAL CONNECTIONS PLUMBING

CONNECTIONS, AND OTHER ITEMS REQUIRED FOR A COMPLETE AND OPERATIONAL INSTALLATION. UNLESS OTHERWISE NOTED 12. CONCRETE FLOORS TO BE SMOOTH & LEVEL WITH A MAXIMUM DEVIATION OF 1/2" IN 20 FEET. 13. GYPSUM BOARD WALLS TO BE TAPED & SANDED & PRIMED AND PAINTED.

14. EXTERIOR GLAZING UNITS TO BE OF CLEAR LOW E GLAZING WITH U-VALUE PER MECHANICAL DRAWINGS UNO. 15. SHOP QUALITY SPRINKLER DRAWINGS COMPLETE WITH HYDRAULIC CALCULATIONS TO BE

SUBMITTED TO THE CITY UNDER SEPARATE COVER BY THE SUCCESSFUL CONTRACTOR'S SPRINKLER SYSTEM DESIGN ENGINEER (WHERE SPRINKLERS ARE REQUIRED) UNO. 16. ALL DEMISING WALLS TO MAINTAIN A CONTINUOUS FIRE SEPARATION @ U/S OF ROOF DECK.

17. RETURN BLOCK, BRICK AND EIFS AT ALL WINDOW AND DOOR OPENINGS 1/2" MAXIMUM PAST 18. ALL R.W.L. TO BE TIGHT TO BACK OF COLUMN OR WALL.

19. REFER TO STRUCTURAL NOTES FOR ALL SUPPORT CONDITIONS AND CONSTRUCTION REQUIREMENTS. 20. USE 2" METAL STRAPS @ 24" O.C. AT ALL DOUBLE WALL CONSTRUCTION TO SECURE BATT INSULATION IN PLACE.

21. ALL STRUCTURAL MEMBERS AND MECHANICAL SERVICES TO FIT WITHIN WALLS U.N.O. "BUMPS" TO CONCEAL STRUCTURAL OR OTHER ITEMS WILL NOT BE PERMITTTED U.N.O. 22 PIPING TUBING DUCTS CHIMNEYS OPTICAL FIBRE CABLES ELECTRICAL WIRES AND CABLES, TOTALLY ENCLOSED NON-COMBUSTIBLE RACEWAYS, ELECTRICAL OUTLETS BOXES AND OTHER SIMILAR BUILDING SERVICES THAT PENETRATE A MEMBRANE FORMING PART OF AN ASSEMBLY REQUIRED TO HAVE A FIRE-RESISTANCE RATING, OR A FIRE SEPARATION, SHALL BE SEALED BY A FIRE STOP SYSTEM.

23. AT ALL TRANSITIONS OF MATERIALS EG. EIFS, BRICK, BLOCK & SIDING, JOINTS TO BE CAULKED C/W BACKER ROD. 24. WRAP ENTIRE PERIMETER OF ROUGH OPENINGS WITH PEEL AND STICK MEMBRANE BEFORE

INSTALLATION OF WINDOW FRAMES (TYPICAL FOR ALL DOORS AND WINDOWS) . 25. PROVIDE 3/4" EXTERIOR GRADE PLYWOOD @ ALL SIGNAGE, AWNINGS, LIGHT FIXTURE LOCATIONS AND, GAS PIPES UNLESS OTHERWISE NOTED, PROVIDE WOOD BLOCKING FOR ALL WASHROOM FIXTURES, ELECT & MECH FIXTURES WHERE APPLICABLE (TYPICAL) . 26. ALL EXPOSED FOUNDATION OR CONCRETE WALLS TO BE SMOOTH FINISH (SANDBLAST IF NECESSARY)

27. GAS PIPES TO BE PAINTED SAME COLOUR AS WALL ON WHICH THEY ARE MOUNTED, W/ YELLOW STRIPES SPACED @ 4'-0" FROM EACH OTHER UNO. 28. WHERE FIRE RATED DEMISING WALLS ARE INSTALLED, GENERAL CONTRACTOR TO ENSURE THAT FIRE RATING OF DEMISING WALLS IS NOT ALTERED FROM THE DESIGNATED WALL CONSTRUCTION LISTED

29. SEAL ALL BRICK/STONE TIE PENETRATION @ DENS GLASS WITH BAKOR ADHESIVE. 30. PROVIDE BRICK/STONE TIE LENGTHS APPLICABLE FOR AIR SPACES. PROVIDE HEAVY DUTY BRICK/STONE TIES WHERE AIR SPACE IS WIDER THAN 1". REFER TO SECTIONS AND PLAN DETAILS FOR AIR SPACE REQUIREMENTS. 31. PAINT INTERIOR AND EXTERIOR DOOR EDGES.

32. GRADES SHOWN ON FLOOR PLANS, ELEVATIONS, AND SECTIONS DATUM TAGS ARE FOR REFERENCE ONLY, CONTRACTOR IS TO CONFIRM AND COORDINATE ALL GRADES WITH GRADING

33. PROVIDE SIDING AT BACK/END AND BACK/SIDE FACE OF ALL PARAPET RETURNS (FACING 34. PROVIDE EIFS, CONCRETE SLAB AND MASONRY CONTROL JOINTS WHERE REQUIRED.

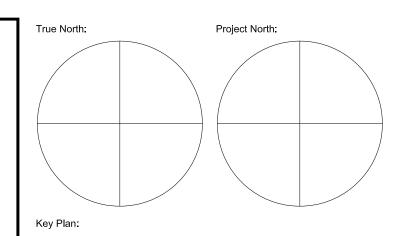
35. GENERAL CONTRACTOR TO BOX IN ALL ELECT. & MECH SERVICES NOT CONCEALED IN WALLS UNO. PROVIDE ACCESS PANELS WHERE APPLICABLE. 36. WHERE METAL STUDS ARE USED, GENERAL CONTRACTOR TO CLEAN (SCRAPE AND VACUUM) BOTTOM OF STUD TRACK BEFORE BATT INSULATION INSTALLATION. 37. REFER TO WALL TYPES, ULC MANUAL AND OBC MATRIX FOR ALL FIRE RATINGS REQUIRED FOR ALL INTERIOR AND EXTERIOR WALLS. NO SUBSTITUTIONS ARE PERMITTED FOR GYPSUM

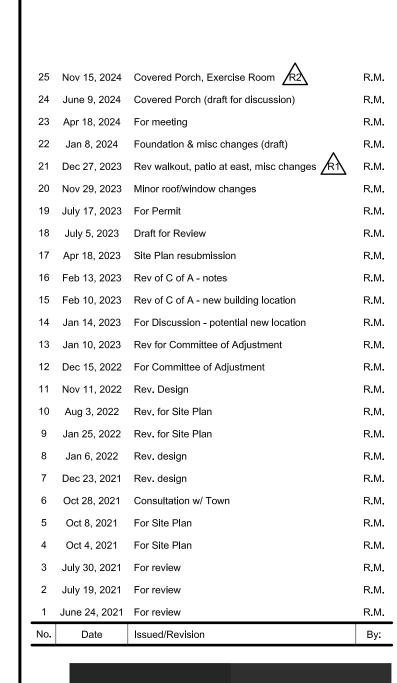
BOARD OR OTHER MATERIALS FOR FIRE RATED ASSEMBLIES. SUPPLY AND INSTALL FIRE TREATED PLYWOOD WHERE APPLICABLE 38. THE TREAD SLOPE ON EXTERIOR POURED CONCRETE STEPS SHALL NOT EXCEED 1:50 (2 %SLOPE) REFER TO THE OBC 9.8.4.4 (5) .

39. FILL VOIDS AROUND ALL COLUMN LOCATIONS AND STRUCTURAL STEEL MEMBERS ALONG EXTERIOR WALL WITH INSULATION TIGHTLY PACKED. 40. MAINTAIN BARRIER-FREE PATH OF TRAVEL IN ALL AREAS SO REQUIRED BY OBC 3.8. 41. SUBMIT SHOP DRAWINGS FOR REVIEW. SHOP DRAWING REVIEW DOES NOT IMPLY THAT THE CONSULTANT TEAM APPROVES THE DETAILED DESIGN INHERENT IN THE SHOP DRAWINGS. RESPONSIBILITY FOR WHICH SHALL REMAIN WITH THE CONTRACTOR SUBMITTING SAME, AND SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR ERRORS AND OMISSIONS IN THE SHOP DRAWINGS OR OF THE RESPONSIBILITY FOR MEETING ALL OF THE

REQUIREMENTS OF THE CONTRACT DOCUMENTS. 42. THE CONTRACTOR IS RESPONSIBLE FOR DIMENSIONS TO BE CONFIRMED AND CORRELLATED AT THE JOB SITE. FOR INFORMATION THAT PERTAINS SOLELY TO FABRICATION PROCESSES OR TO TECHNIQUES OR CONSTRUCTION AND INSTALLATION AND FOR THE COORDINATION OF THE WORK

43. THE CLIENT, GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS AGREE THAT ANY AND ALL CLAIMS, WHETHER IN CONTRACT OR TORT, WHICH THEY HAVE OR HEREAFTER MAY HAVE AGAINST THE CONSULTANT TEAM PURSUANT TO THIS PROJECT SHALL BE LIMITED TO THE COVERAGE AND AMOUNT OF PROFESSIONAL LIABILITY INSURANCE CARRIED AND AVAILABLE TO THE CONSULTANT TEAM FOR THE PAYMENT OF SUCH CLAIMS AT THE TIME THE CLAIM IS MADE.







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REGISTRATION INFORMATION:

THE UNDERSIGNED HAS REVIEWED AND TAKES RESONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

of such claims at the time the claimis made.

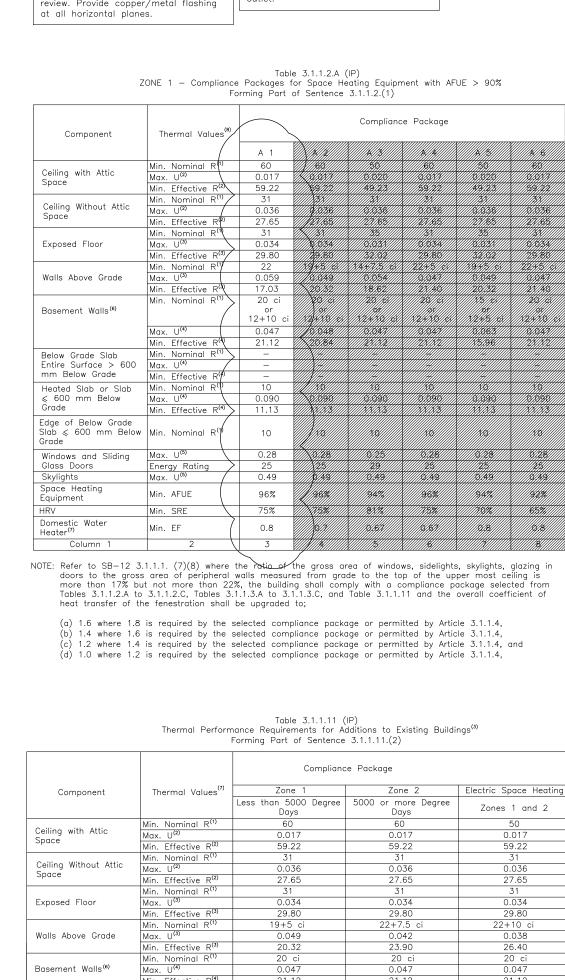
RICK MATELJAN BCIN 39448

SMDA DESIGN LTD. BCIN 128915

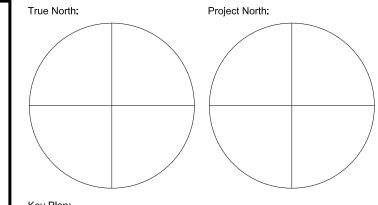
2289 Chancery Lane W. Oakville, ON

General Notes Site Stat's

Design By: R.M. June 2021







25 Nov 15, 2024 Covered Porch, Exercise Room R2 24 June 9, 2024 Covered Porch (draft for discussion) 23 Apr 18, 2024 For meeting R.M. 22 Jan 8, 2024 Foundation & misc changes (draft) 21 Dec 27, 2023 Rev walkout, patio at east, misc changes 20 Nov 29, 2023 Minor roof/window changes R.M. 19 July 17, 2023 For Permit 18 July 5, 2023 Draft for Review 17 Apr 18, 2023 Site Plan resubmission 16 Feb 13, 2023 Rev of C of A - notes 15 Feb 10, 2023 Rev of C of A - new building location 14 Jan 14, 2023 For Discussion - potential new location 13 Jan 10, 2023 Rev for Committee of Adjustment 12 Dec 15, 2022 For Committee of Adjustment R.M. 11 Nov 11, 2022 Rev. Design 10 Aug 3, 2022 Rev. for Site Plan 9 Jan 25, 2022 Rev. for Site Plan 8 Jan 6, 2022 Rev. design 7 Dec 23, 2021 Rev. design 6 Oct 28, 2021 Consultation w/ Town 5 Oct 8, 2021 For Site Plan 4 Oct 4, 2021 For Site Plan R.M. 3 July 30, 2021 For review R.M. 2 July 19, 2021 For review 1 June 24, 2021 For review R.M. No. Date Issued/Revision



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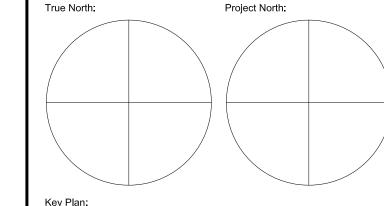
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Sheet Title:

Front Elevation South Elevation

Design By:	Drawn By:	Approved By:
R.M.	R.M.	R.M.
Scale:	Date:	Project No:
1/4'=1'-0"	June 2021	





25 Nov 15, 2024 Covered Porch, Exercise Room 24 June 9, 2024 Covered Porch (draft for discussion) 23 Apr 18, 2024 For meeting R.M. 22 Jan 8, 2024 Foundation & misc changes (draft) 21 Dec 27, 2023 Rev walkout, patio at east, misc changes 20 Nov 29, 2023 Minor roof/window changes R.M. 19 July 17, 2023 For Permit 18 July 5, 2023 Draft for Review 17 Apr 18, 2023 Site Plan resubmission R.M. 16 Feb 13, 2023 Rev of C of A - notes 15 Feb 10, 2023 Rev of C of A - new building location R.M. 14 Jan 14, 2023 For Discussion - potential new location 13 Jan 10, 2023 Rev for Committee of Adjustment 12 Dec 15, 2022 For Committee of Adjustment R.M. 11 Nov 11, 2022 Rev. Design R.M. 10 Aug 3, 2022 Rev. for Site Plan 9 Jan 25, 2022 Rev. for Site Plan 8 Jan 6, 2022 Rev. design 7 Dec 23, 2021 Rev. design R.M. 6 Oct 28, 2021 Consultation w/ Town 5 Oct 8, 2021 For Site Plan 4 Oct 4, 2021 For Site Plan R.M. 3 July 30, 2021 For review R.M. 2 July 19, 2021 For review 1 June 24, 2021 For review R.M.



By.

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QUALIFICATION INFORMATION:

RICK MATELJAN BCIN 39448

SMDA DESIGN LTD. BCIN 128915

2289 Chancery Lane W. Oakville, ON

Sheet Title:

East Elevation North Elevation

Design By:	Drawn By:	Approved By:
R.M.	R.M.	R.M.
Scale:	Date:	Project No:
1/4'=1'-0"	June 2021	