

**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:

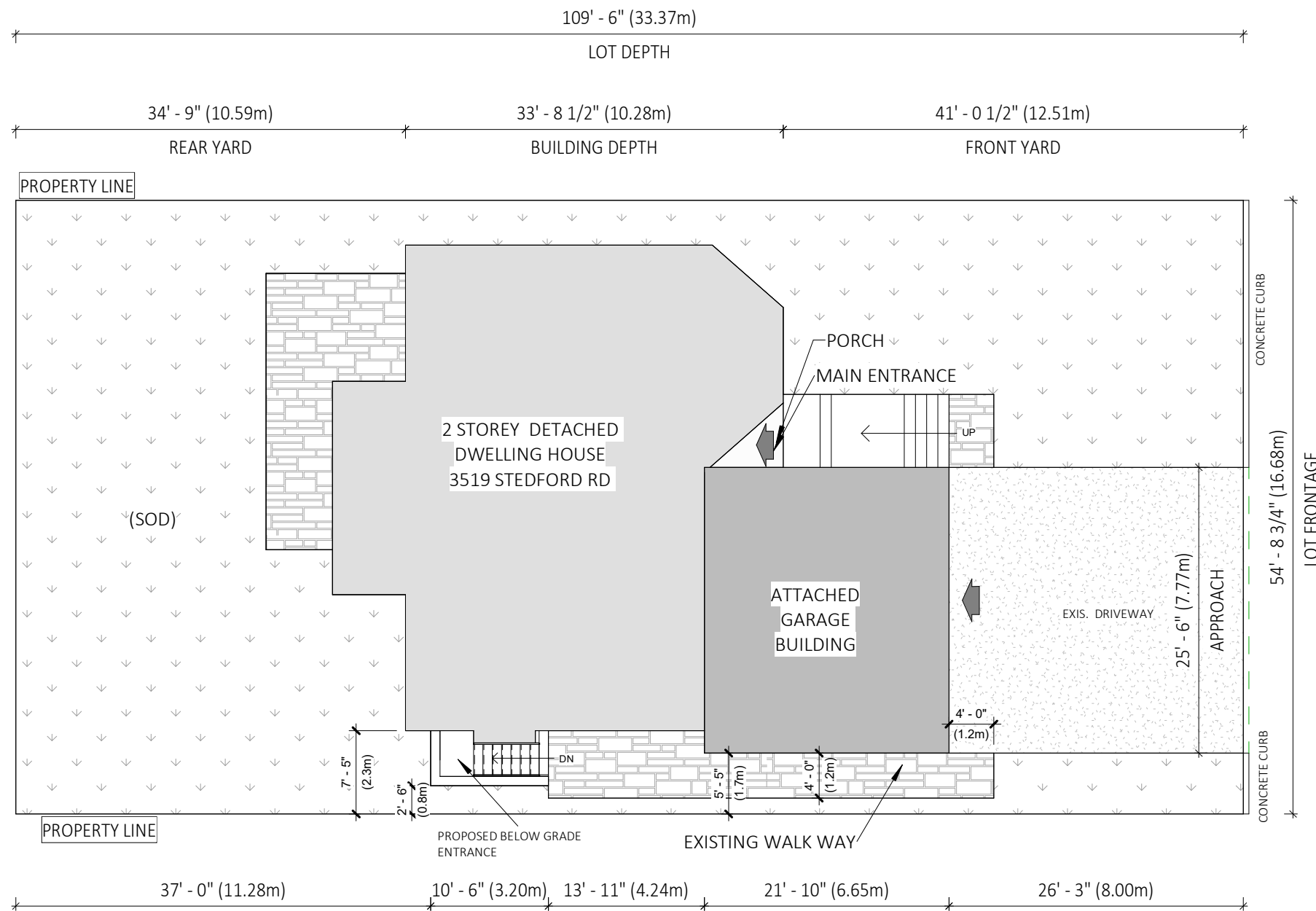
00

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

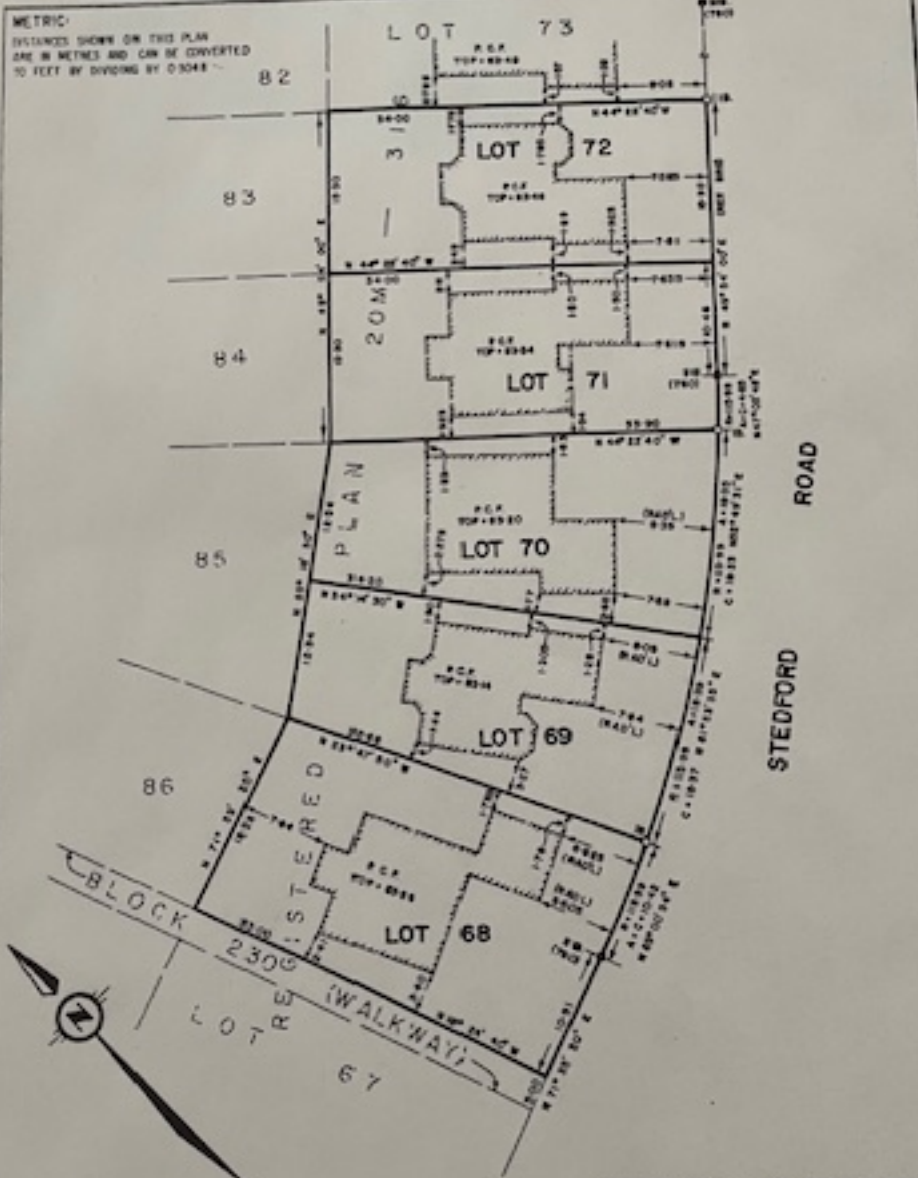
00

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.

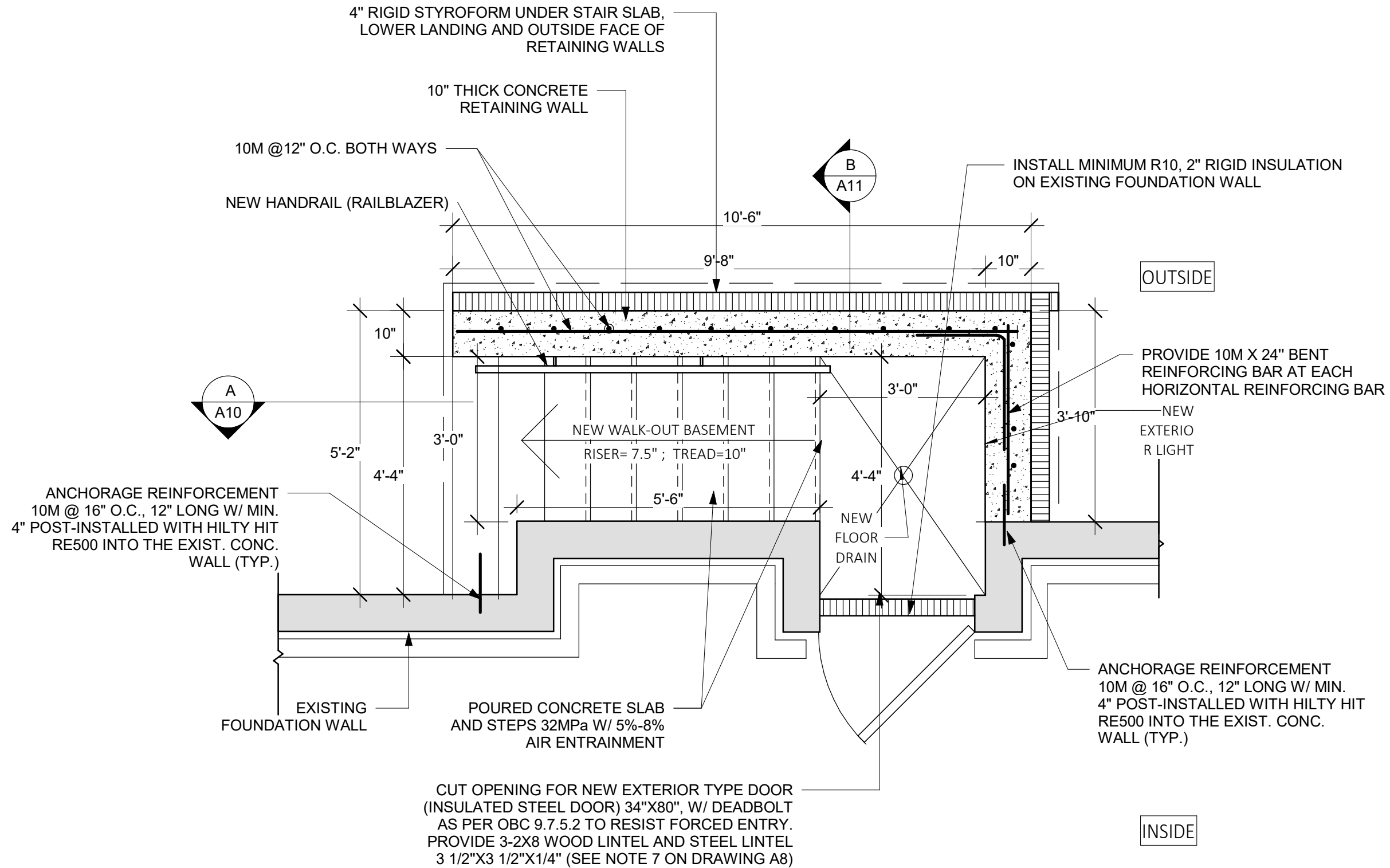
**NOTE:**  
 BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE  
 REFERENCED TO THE NORTHWEST CORNER OF STEDFORD ROAD  
 ASSIGNED TO BE N 45° 54' 00" E PER R.R. 20M-316

**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 (10.0mm 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

**mcconnell, 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](http://www.northconcorp.com)

ENGINEER:

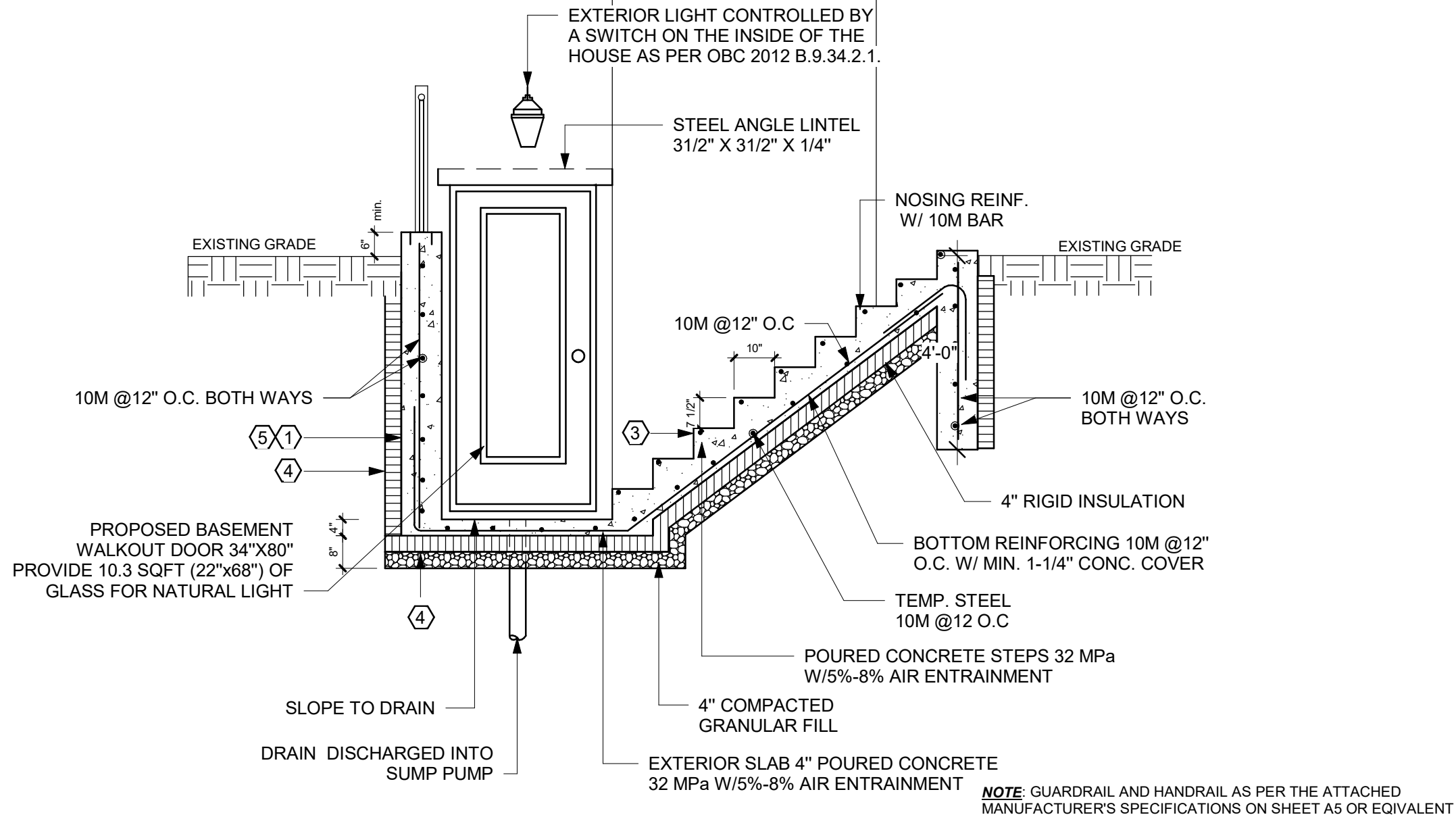
CLIENT:

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	<b>A2</b>



**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

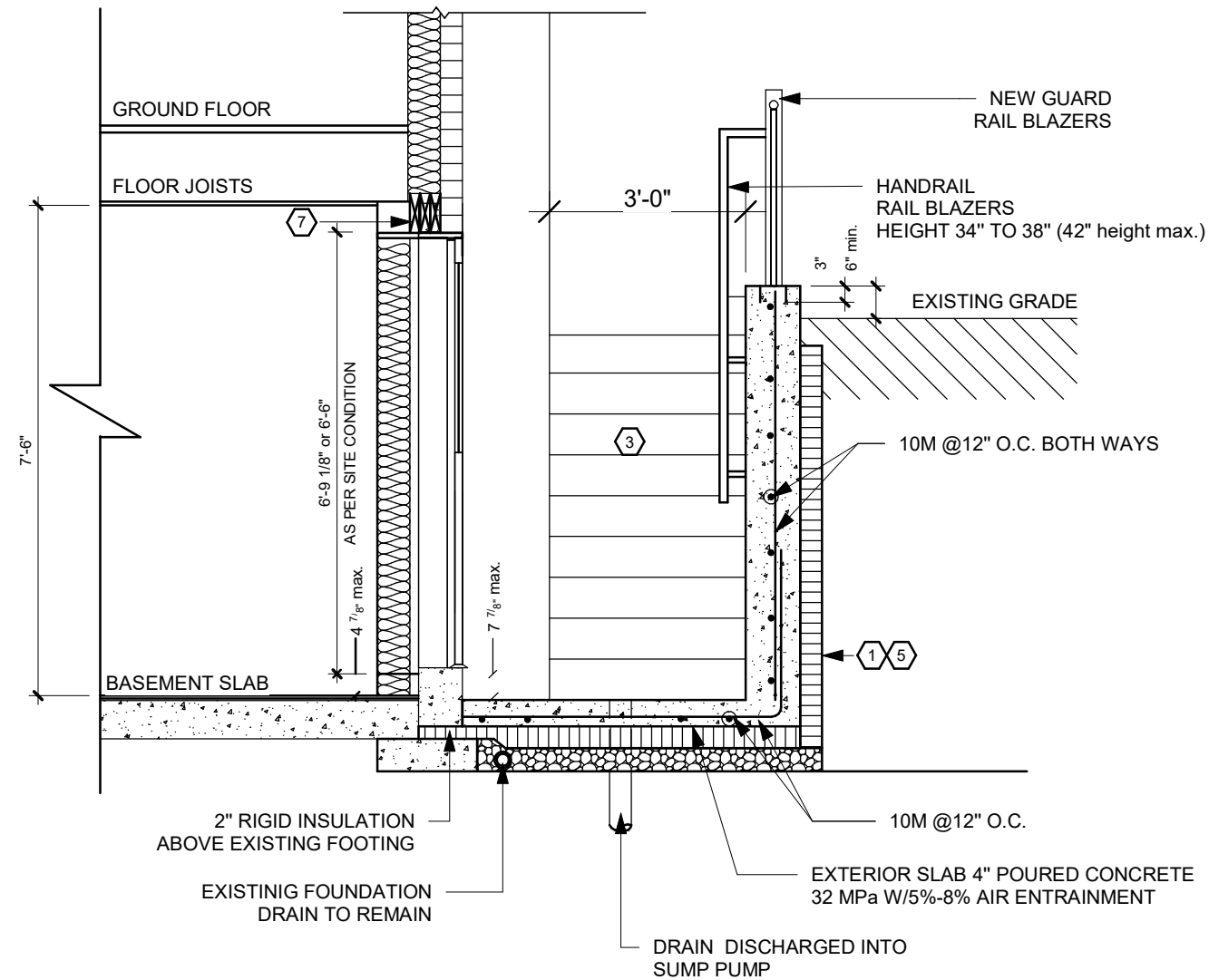
ENGINEER:

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	<b>A3</b>



**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

No.	DATE	ISSUED FOR	APVD

ENGINEER:

CLIENT:

PROJECT NAME:

3519 STEDFORD RD,  
OAKVILLE, ON

PROJECT ADDRESS:

SHEET NAME:

SECTION - B

DATE: 2024-06-22

PROJECT No.:

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

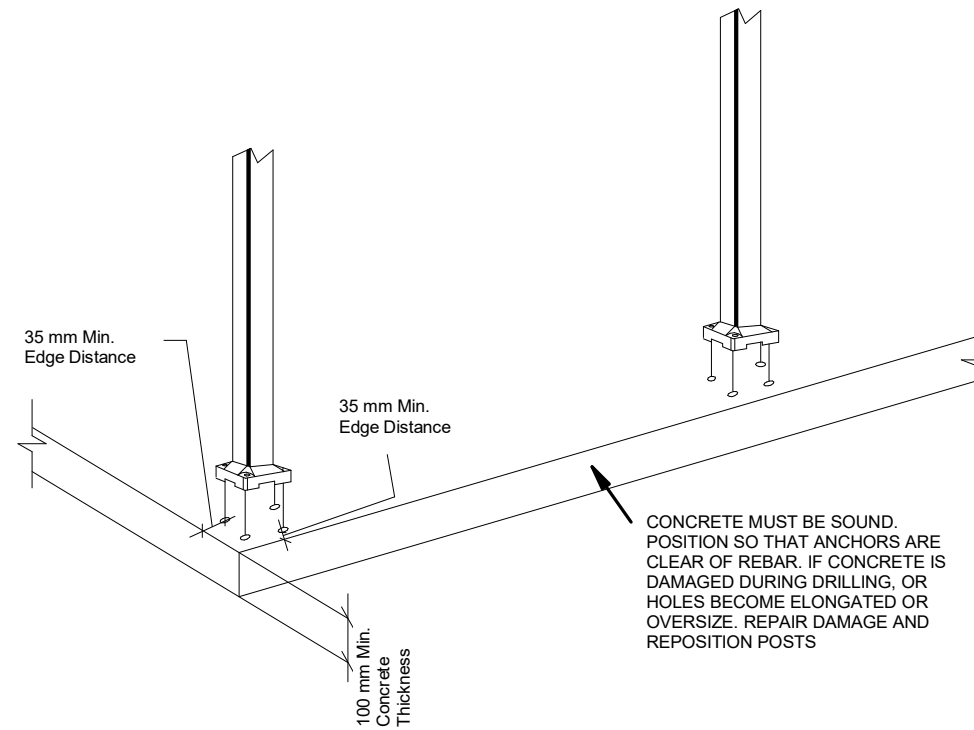
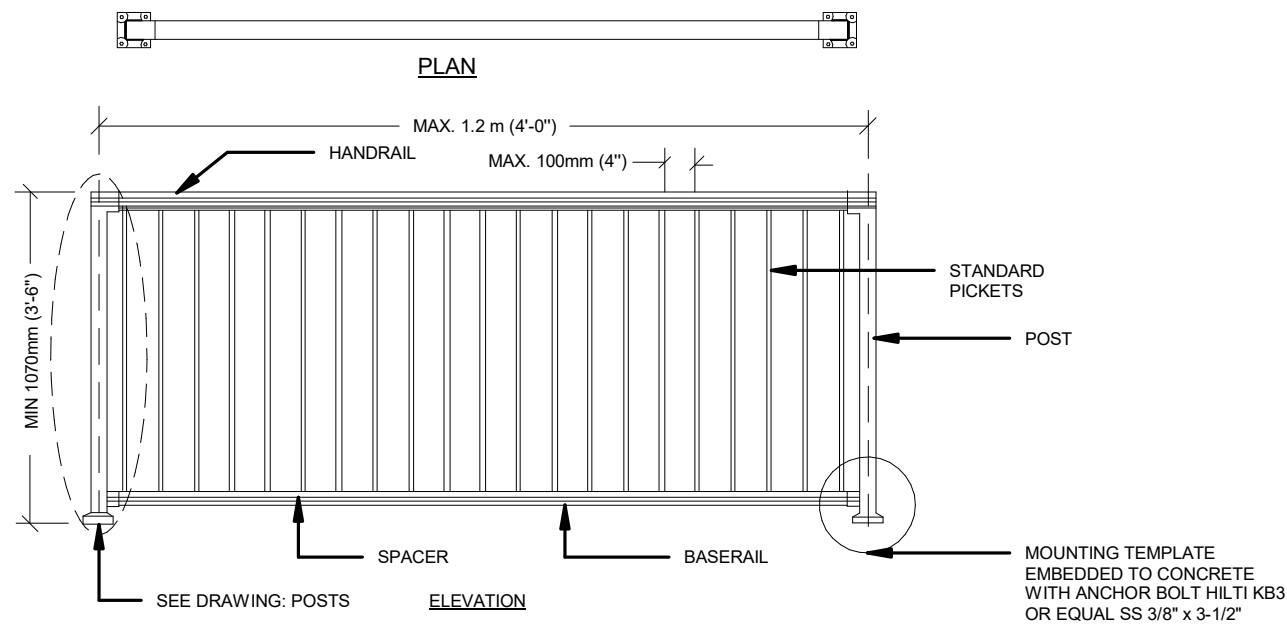
0001

DRAWN BY: AP

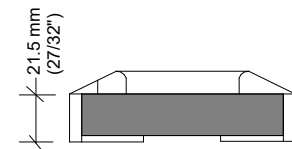
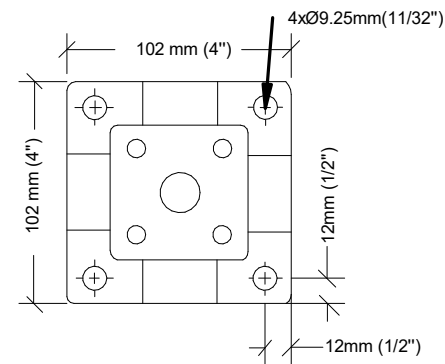
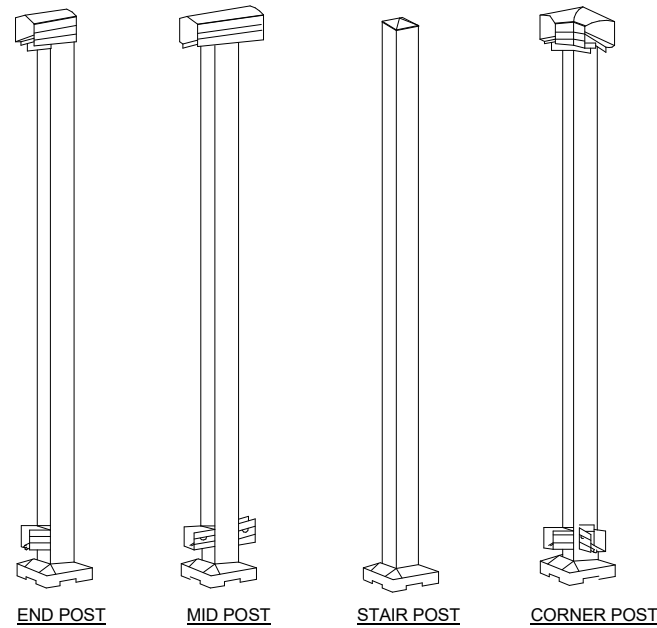
SHEET No:

CHECKER: BA

A4



**RAILBLAZERS - RAILING ASSEMBLY WITH PICKETS**

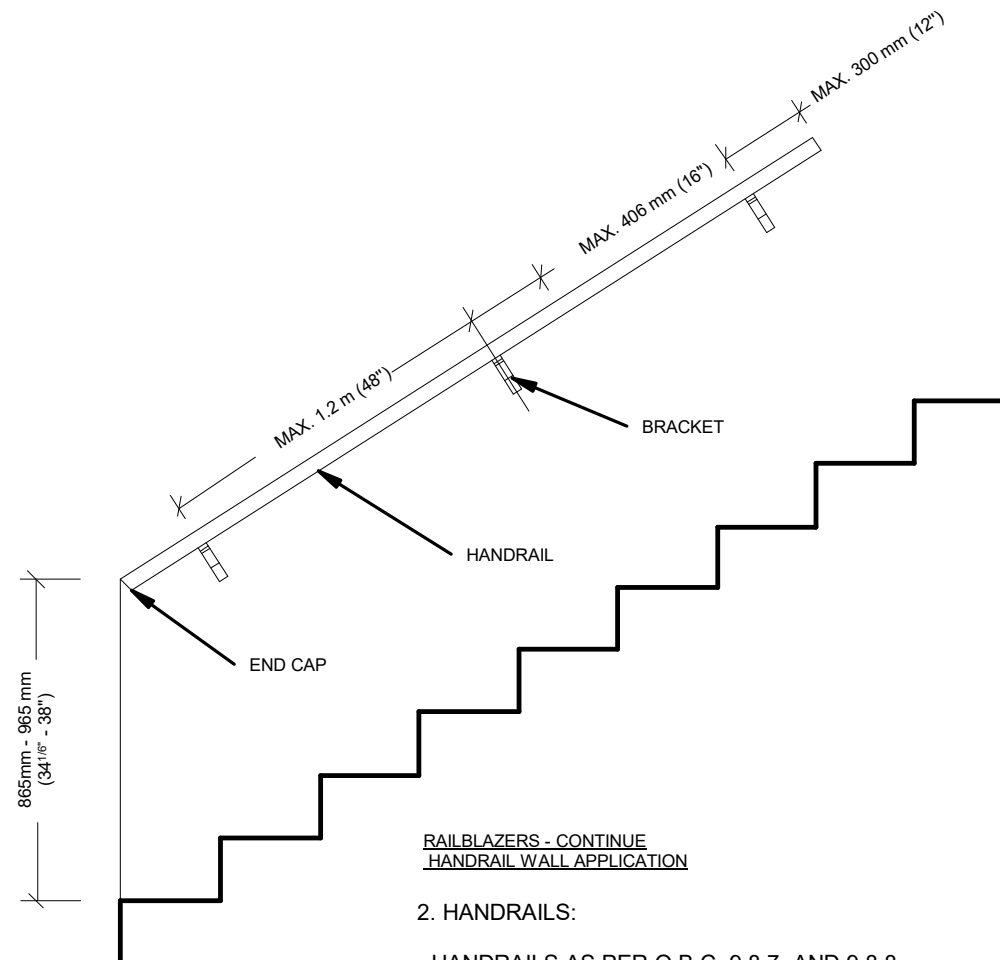


**MOUNTING TEMPLATE**

**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



**RAILBLAZERS - CONTINUE HANDRAIL WALL APPLICATION**

**2. HANDRAILS:**

- HANDRAILS AS PER O.B.C. 9.8.7. AND 9.8.8.
- HANDRAILS SHOULD BE BETWEEN 34" TO 38" ABOVE THE TREAD AT THE LEADING EDGE LINE. 2" CLEARANCE REQUIRED FROM THE WALLS. START AND END POINT OF HANDRAILS MUST NOT OBSTRUCT PEDESTRIANS OR CREATE A HAZARD.

No.	DATE	ISSUED FOR	APVD

ENGINEER:

CLIENT:

PROJECT NAME:

3519 STEDFORD RD,  
OAKVILLE, ON

PROJECT ADDRESS:

Enter address here

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**