

FINISH BASEMENT – SECOND UNIT

2400 BARONWOOD DR, OAKVILLE

ISSUE TABLE		
NO.	DATE	DESCRIPTION
1.	01-23-2025	ISSUED FOR BUILDING PERMIT
2.	02-07-2025	ISSUED FOR MINOR VARIANCE

REVISION TABLE		
NO.	DATE	DESCRIPTION
1.	01-23-2025	ISSUED FOR BUILDING PERMIT



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DVM ENGINEERING

6820 KITIMAT RD., SUITE #8
MISSISSAUGA, ON L5N 5M3
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PROJECT:

**FINISH BASEMENT
SECOND DWELLING**

PROJECT ADDRESS:

**2400 BARONWOOD DR,
OAKVILLE, ON L6M 0J7**

DRAWING TITLE:

COVERPAGE

DESIGNED BY: J.M.	DRAWN BY: G.M.	CHECKED BY: M.M.
PROJECT NO.: 24012	SCALE: AS SHOWN	DATE: FEB 07, 2025
DRAWING NO.: A-0.0	REVISION NO.: R1	
ISSUED FOR MINOR VARIANCE		



PREPARED BY:

DVM ENGINEERING

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SITE DATA	
LOT AREA:	211.52 SQ M
ZONING	RM1 SP:269
BASEMENT FLOOR AREA:	56.19 SQ M
MAIN FLOOR AREA:	68.24 SQ M
SECOND FLOOR AREA:	65.01 SQ M

DRAWING LIST	
DWG. NO.	DWG. TITLE
A-0.0	COVERPAGE
A-1.0	GENERAL NOTES AND SITE PLAN
A-2.0	ALL FLOOR PLAN
A-3.0	ELEVATION AND SECTION
A-4.0	PLUMBING DETAIL
A-5.0	ASSEMBLY DETAIL

1 SITE DATA
A-0.0 SCALE 1:50

2 DRAWING LIST
A-0.0 SCALE 1:50

3 EXISTING FRONT ELEVATION
A-0.0 SCALE 1:50

GENERAL NOTES:

1. READ IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR ALL SITE PROTECTION AND SAFETY AND SHALL ENSURE THAT ALL CONSTRUCTION DEBRIS, MATERIAL STORAGE, DELIVERIES, EQUIPMENT, ETC. IS CONTAINED WITHIN THE PROJECT SITE BOUNDARIES.
3. CONTRACTOR SHALL ENSURE THAT ALL MATERIAL EXCLUDING NATIVE SOILS AND GRANULAR FILL SHALL BE STORED IN A DRY LOCATION AND PROTECTED FROM THE ELEMENTS.
4. CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SITE CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCING ANY WORK.
5. CONTRACTOR SHALL ENSURE THAT ALL EXISTING TREES WITHIN THE PROJECT AREA SHALL BE PROTECTED FROM DAMAGE DURING THE COURSE OF CONSTRUCTION.
6. CONTRACTOR SHALL COORDINATE AND OBTAIN ALL WRITTEN APPROVALS FROM AUTHORITIES HAVING JURISDICTION PRIOR TO COMMENCING ANY WORK.
7. CONTRACTOR SHALL COORDINATE WITH ALL MUNICIPAL AND PRIVATE SERVICE PROVIDERS TO OBTAIN UNDERGROUND AND / OR ABOVE GROUND SERVICES LOCATES PRIOR TO COMMENCING ANY WORK.
8. CONTRACTOR SHALL LAYOUT ALL PARTITION LOCATIONS FOR CONSULTANT'S REVIEW AND ADVISE CONSULTANT OF ANY DISCREPANCIES WITH THE DIMENSIONED PLANS OR CONFLICTS WITH OTHER PARTS OF THE WORK.
9. ALL HINGED JAMBS OF THE DOOR FRAMES SHALL BE LOCATED 4" (100MM) FROM ADJACENT WALLS UNLESS NOTED OTHERWISE.
10. CONTRACTOR TO FOLLOW ALL MANUFACTURER'S RECOMMENDED INSTALLATION AND SPECIFICATIONS FOR ALL FLOORING MATERIAL.
11. ALL FLOOR AREAS TO BE FEATHERED AS NECESSARY TO ENSURE THE SURFACE IS COMPLETELY SMOOTH PRIOR TO INSTALLATION OF FLOOR FINISHES. PROVIDE SKIM COAT AS REQUIRED.
12. WHERE A CHANGE OF FLOORING MATERIAL OCCURS, JOINT IS TO BE IN LINE WITH THE DOOR THRESHOLD AND CONTRACTOR TO ENSURE THAT JOINT IS SMOOTH AND TIGHT.
13. CONTRACTOR TO PROTECT ALL EXISTING FINISH SURFACES TO REMAIN DURING THE COURSE OF CONSTRUCTION.
14. ALL EXPOSED SURFACES SUCH AS ACCESS PANELS, GRILLES AND LINEAR DIFFUSERS ARE TO BE PAINTED TO MATCH THE CEILING COLOUR OR MATCH EXISTING LIKE MATERIALS UNLESS OTHERWISE NOTED.
15. ENSURE ALL JUNCTIONS BETWEEN DRYWALL AND ADJACENT SURFACES ARE SEAMLESS. PROVIDE CAULKING AT WOOD FRAME AND BASEBOARD JOINTS WHEN ADJACENT TO DRYWALL.
16. PROVIDE 'BLUESKIN' WATERPROOF MEMBRANE AROUND ALL WINDOWS AND DOOR OPENINGS.
17. PROVIDE CONTINUOUS METAL FLASHING AT ALL BASE LOCATIONS
18. PROVIDE BELOW GRADE 1-1/2" RIGID INSULATION TO A MIN. 2'-0" BELOW GRADE AT FOUNDATION WALLS.
19. ALL FLOOR JOISTS SHALL BE SUPPORTED WITH JOIST HANGERS FULLY SECURED AS PER MANUFACTURER'S SPECIFICATION IN ALL AREAS OF FLUSH WOOD LINTELS AND LEDGER BOARDS.
20. ALL WOOD BEAMS AND LINTELS SHALL HAVE A MINIMUM 6" SOLID BEARING.
21. UNLESS OTHERWISE NOTED ALL LEDGER WALL ANCHORS SHALL BE 1/2" FULLY THREADED ROD c/w WELD NUTS, 1/2" WASHERS, AND LOCK WASHERS SECURED FROM BOTH ENDS.
22. UNLESS OTHERWISE NOTED ALL LVL LUMBER SHALL BE GRADE 2E
23. UNLESS OTHERWISE NOTED ALL SOLID BEARING (SB) SHALL BE A MINIMUM 3 STUD MEMBERS SIZED TO MATCH WALL STUD.
24. UNLESS OTHERWISE NOTED ALL MULTIPLE WOOD MEMBERS SHALL BE MECHANICALLY SECURED TO ONE ANOTHER WITH A MINIMUM OF 3-29" ARDOX SPIRAL NAILS SPACED AT 6" o/c.
25. PROVIDE A MINIMUM 6" SOLID BEARING FOR ALL BEAM TYPES UNLESS OTHERWISE SPECIFIED.
26. CONTRACTOR SHALL ENSURE THAT ALL EXISTING FOOTINGS ARE PROTECTED AND ARE NOT DISTURBED AS A RESULT OF EXCAVATION REQUIREMENTS FOR NEW FOOTINGS.
27. CONTRACTOR SHALL BE RESPONSIBLE TO ERECT AND MAINTAIN ALL NECESSARY HOARDING AND SAFETY PRECAUTIONS IN ACCORDANCE WITH THE LATEST EDITION OF THE WSIB REGULATIONS. CONTRACTOR SHALL PROVIDE THE CLIENT WITH WRITTEN DOCUMENTATION FOR REVIEW PERTAINING TO THE TYPE, LOCATION, AND PHYSICAL REQUIREMENTS OF ANY HOARDING OR SAFETY PRECAUTIONS THAT MAY BE USED DURING THE COURSE OF THE WORK.
28. CONTRACTOR TO ENSURE THAT ALL SURFACES ARE PROPERLY CLEANED AND PREPARED TO RECEIVE FINISHES.
29. PATCH AND REPAIR ALL EXISTING SURFACES AFFECTED BY THE WORK AND PREPARE TO ACCEPT NEW FINISHES AS PER DOCUMENTS.
30. REFER TO SPECIFICATIONS, SCHEDULES AND PLANS FOR PRODUCTS AND COLOUR INFORMATION FOR ALL FINISHES. REMOVE ALL SURFACE APPLIED ACCESSORIES, COVER PLATES AND OTHER DEVICES PRIOR TO PREPARING WALLS FOR NEW FINISHES. REINSTALL AFTER FINISHING IS COMPLETE ENSURING ACCESSORIES ARE LEVEL AND CLEAN.
31. ENSURE ALL MATERIAL ON SITE IS STORED IN A DRY AREA FREE OF WATER AND MOISTURE. ENSURE ALL WOOD WHEN DELIVERED IS TAPED AND COVERED TO AVOID MOISTURE.
32. ALL MATERIAL JOINTS AT GARAGE DEMISING PARTITIONS TO BE CAULKED WITH ACOUSTICAL CAULKING TO ENSURE GAS/VAPOUR SEAL.
33. ATTIC HATCH SHALL BE A MINIMUM 1'-7 1/2" x 2'-4" c/w WEATHER-STRIPPING AND R-40 RIGID INSULATION BACKING

SMOKE ALARMS/CARBON MONOXIDE DETECTORS:

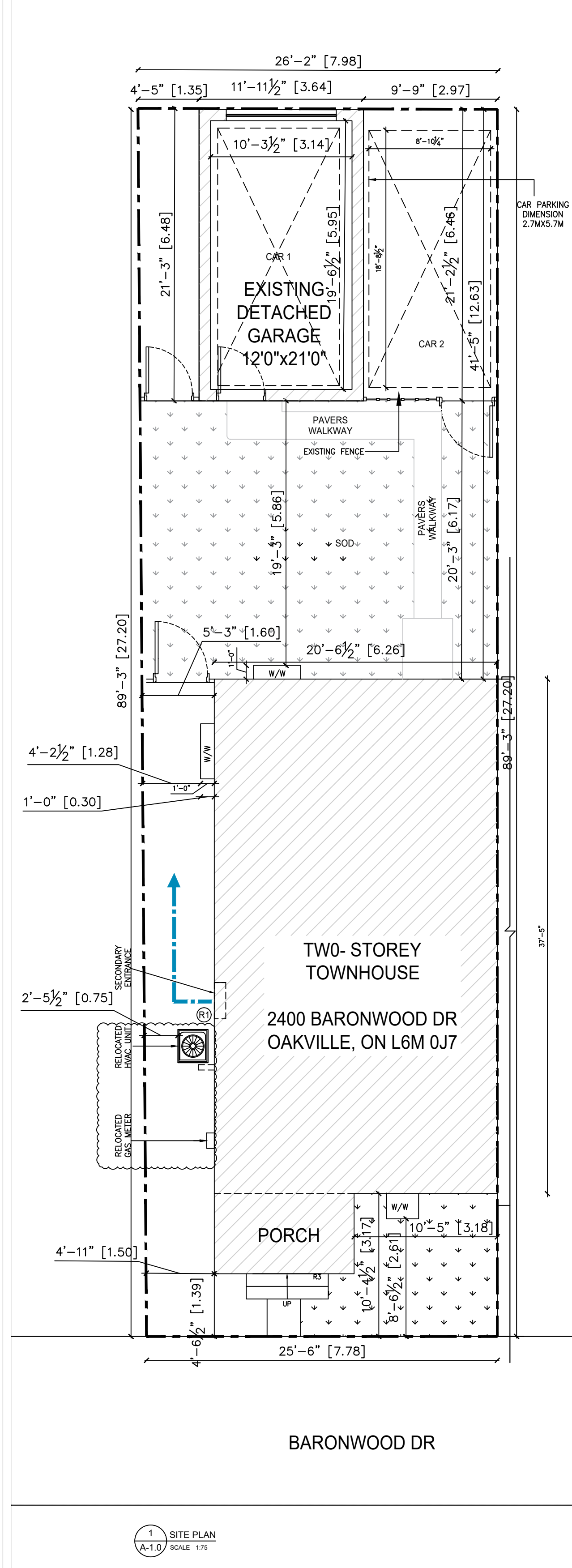
1. PROVIDE ONE SMOKE ALARM PER FLOOR WITHIN 2 METERS OF THE TOP OF EACH STAIR RUN.
2. PROVIDE SMOKE ALARMS IN OR OUTSIDE EACH BEDROOM, IF OUTSIDE WITHIN 5 METERS MEASURED FOLLOWING CORRIDORS AND DOORWAYS, OF THE BEDROOM DOOR.
3. EACH ALARM SHALL BE PERMANENTLY CONNECTED TO AN ELECTRICAL CIRCUIT AND SHALL HAVE NO DISCONNECT SWITCH BETWEEN THE OVERCURRENT DEVICE AND THE ALARM.
4. EACH ALARM SHALL BE WIRED SO AS TO ACTIVATE SIMULTANEOUSLY IF ONE ALARM IS ACTIVATED.
5. SMOKE ALARMS SHALL BE INSTALLED IN CONFORMANCE TO MANUFACTURER'S INSTRUCTIONS.
6. CARBON MONOXIDE DETECTORS SHALL CONFORM TO: CAN./CGA-6.19 RESIDENTIAL CARBON MONOXIDE DETECTORS OR CSA 6.19 RESIDENTIAL CARBON MONOXIDE ALARMING DEVICES, OR UL 2034, SINGLE AND MULTIPLE STATION CARBON MONOXIDE DETECTORS.
7. PROVIDE CEILING MOUNTED CARBON MONOXIDE DETECTORS ADJACENT TO EACH BEDROOM.
8. EACH DETECTOR SHALL BE PERMANENTLY CONNECTED TO AN ELECTRICAL CIRCUIT AND SHALL HAVE NO DISCONNECT SWITCH BETWEEN THE OVERCURRENT DEVICE AND THE DETECTOR. EACH DETECTOR SHALL BE WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL DETECTORS.
9. EACH DETECTOR SHALL BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN THE BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED, AND WHERE LOCATED ADJACENT TO BED ROOMS.

STAIRS HANDRAILS AND GUARDS:

- STAIRS:**
1. STAIR TREAD AND RISERS SHALL BE CONSTRUCTED WITH A UNIFORM RISE AND RUN IN ANY ONE FLIGHT.
STAIR RISE, RUN, TREAD AND NOSING
MAXIMUM RISE = 8"
MAXIMUM RUN = 10"
MAXIMUM TREAD = 10"
MAXIMUM NOSING = 1"

- HEADROOM:**
1. THE HEADROOM MEASURED VERTICALLY FROM A LINE DRAWN THROUGH THE OUTER EDGES OF THE NOSINGS SHALL BE AT LEAST 6'-5".

- HANDRAILS:**
1. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRS LESS THAN 3'-7" IN WIDTH AND TWO SIDES OF STAIRS GREATER THAN 3'-7" IN WIDTH.
 2. NO HANDRAILS ARE REQUIRED FOR INTERIOR STAIRS NOT MORE THAN 2 RISERS, AND EXTERIOR STAIRS NOT MORE THAN 3 RISERS.
 3. PROVIDE ONE HANDRAIL FOR EXTERIOR STAIRS HAVING MORE THAN 3 RISERS.
 4. HANDRAILS SHALL BE PLACED AT BETWEEN 2'-7" TO 3'-2" IN HEIGHT.
 5. PROVIDE A MINIMUM 1 1/4" CLEARANCE BETWEEN HANDRAILS AND WALLS.
 6. HANDRAILS SHALL BE ATTACHED TO WOOD STUDS, BLOCKING, STEEL STUDS OR MASONRY AT POINTS SPACED NOT MORE THAN 4'-8" APART.
 7. MINIMUM HEIGHT OF GUARD SHALL BE 3'-0" AFF WHERE THE WALKING SURFACE SERVED BY THE GUARD IS LESS THAN 6'-0" ABOVE THE FINISHED GROUND LEVEL.
 8. MINIMUM HEIGHT OF GUARD WHERE WALKING SURFACE EXCEEDS 6'-0" ABOVE THE FINISHED GROUND FLOOR LEVEL IS 3'-6".
 9. NO OPENING WITHIN THE GUARD SHALL ALLOW THE PASSAGE OF A 4" Ø SPHERE.



SITE STATISTICS AND ZONING PROVISIONS

MUNICIPAL ADDRESS:
2400 BARONWOOD DR
OAKVILLE, ON L6M 0J7

ZONING DESIGNATION: RM1 sp:269

PROJECT DESCRIPTION: BUILDING PERMIT APPLICATION FOR NEW DETACHED HOUSE AT 3151, MERRITT AVE, MISSISSAUGA, ON.

	PERMITTED	EXISTING	PROPOSED
MIN. LOT AREA		371.20 SQ M	371.20 SQ M
MIN. LOT FRONTAGE		12.19 M.	12.19 M.
GROSS FLOOR AREA			
BASEMENT FLOOR AREA			56.19 SQ M
MAIN FLOOR AREA		68.24 SQ M	68.24 SQ M
SECOND FL. AREA		65.01 SQ M	65.01 SQ M
TOTAL GROSS FLOOR AREA		133.25 SQ M	189.44 SQ M.
BUILDING COVERAGE AREA		76.90 SQ M	76.90 SQ M
MIN. FRONT YARD SETBACK		1.39 M	1.39 M
MIN. SIDE YARD RIGHT SIDE		0.0 M	0.0 M
MIN. SIDE YARD LEFT SIDE		1.50 M	1.50 M
MIN. REAR YARD		12.63 M	12.63 M
PARKING(NO)		2	2

NOTE FOR MINOR VARIANCE :
OUR PROPERTY HAS TWO (2) PARKING SPACES: ONE (1) INTERIOR AND ONE (1) EXTERIOR. DUE TO SITE CONSTRAINTS, WE ARE UNABLE TO ACCOMMODATE A THIRD PARKING SPACE AS REQUIRED BY THE BY-LAW. THEREFORE, WE ARE REQUESTING A MINOR VARIANCE TO PERMIT AN EXEMPTION FROM THE REQUIREMENT FOR A THIRD PARKING SPACE.

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PROJECT:

**FINISH BASEMENT
SECOND DWELLING**

PROJECT ADDRESS:

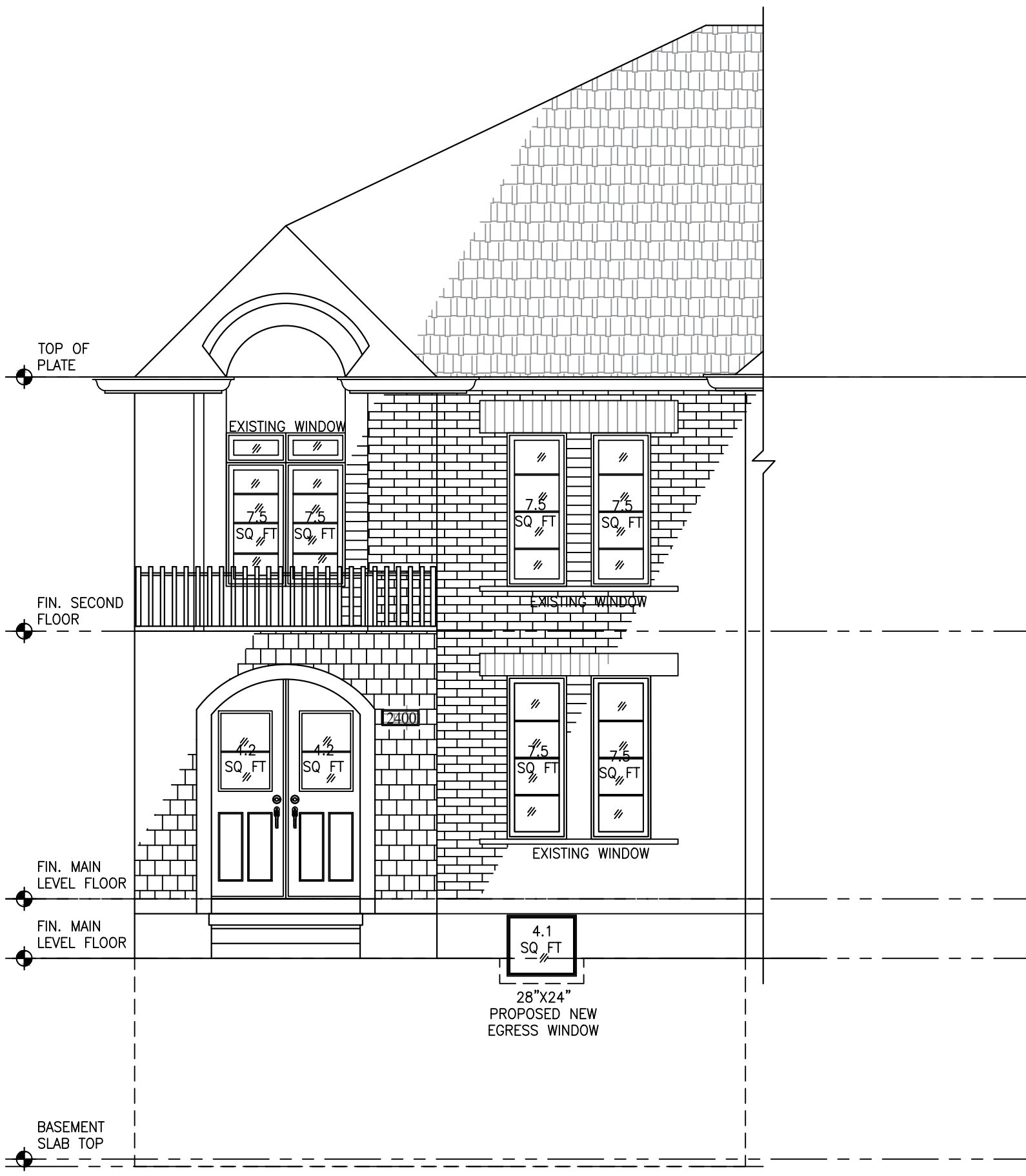
**2400 BARONWOOD DR,
OAKVILLE, ON L6M 0J7**

DRAWING TITLE:

**GENERAL NOTES AND SITE
PLAN, SITE DATA**

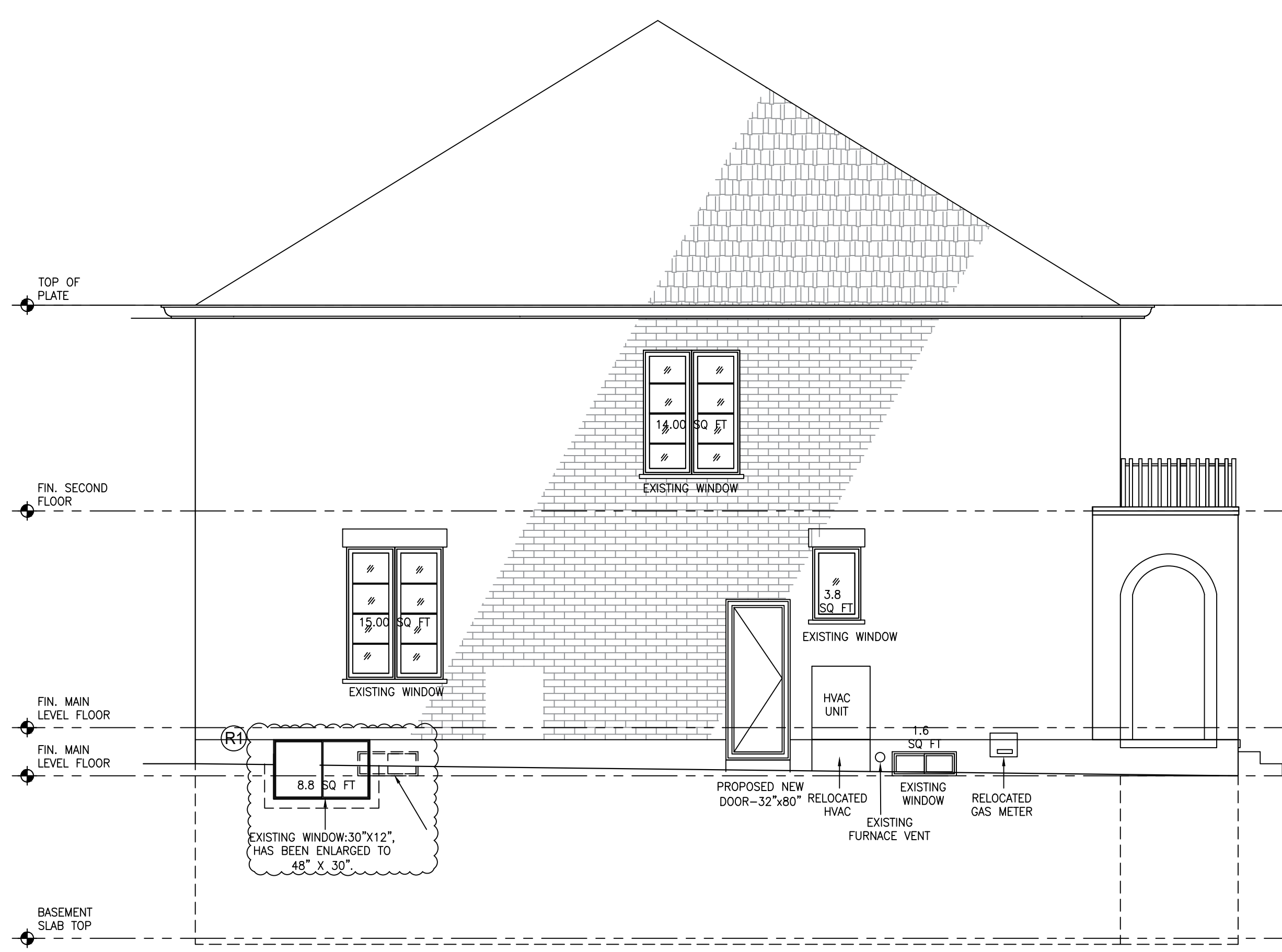
DESIGNED BY: J.M.	DRAWN BY: G.M.	CHECKED BY: M.M.
PROJECT NO.: 24012	SCALE: AS SHOWN	DATE: FEB 07, 2025
DRAWING NO.: A-1.0	REVISION NO.: R1	

ISSUED FOR MINOR VARIANCE



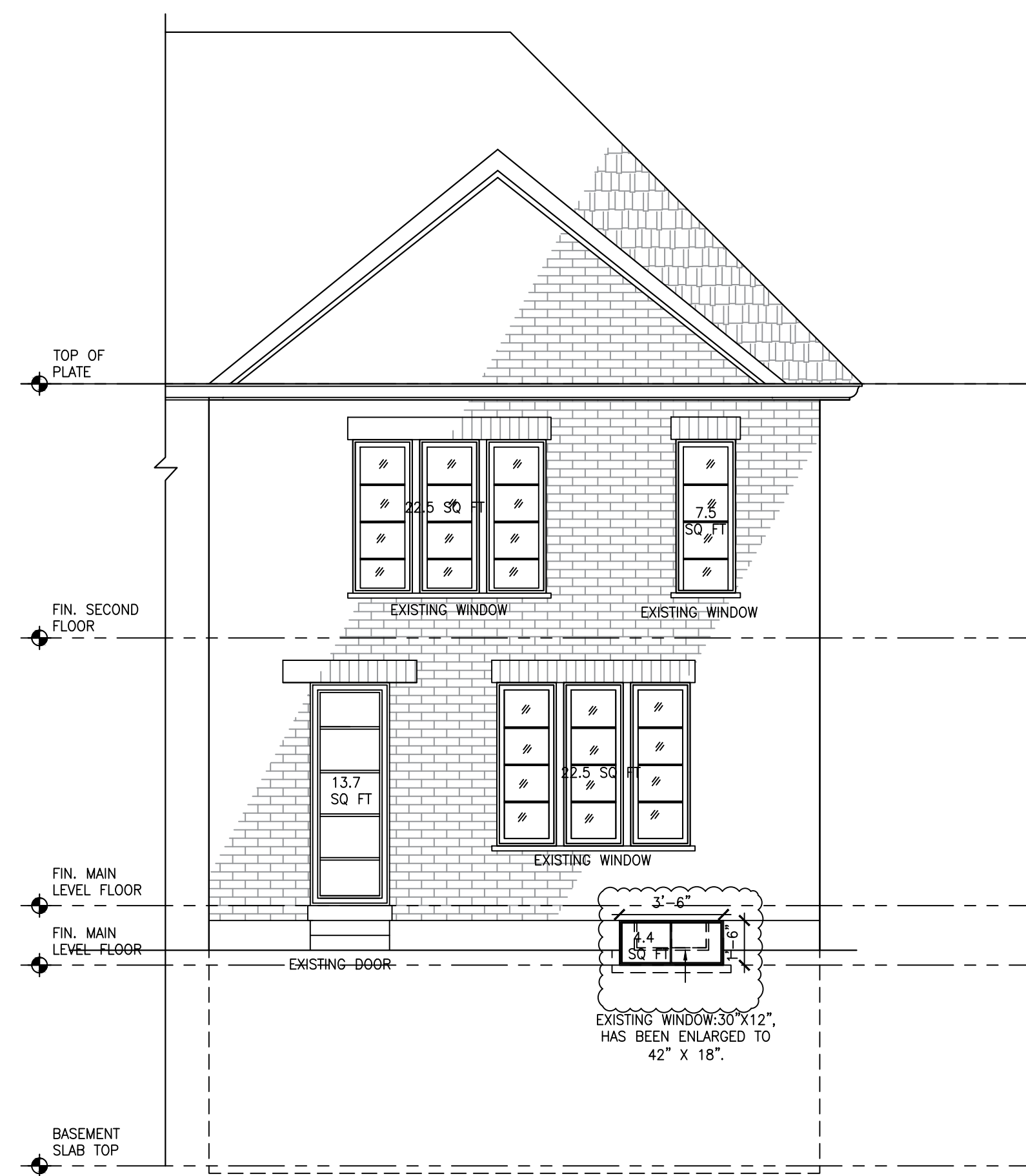
1 FRONT ELEVATION
A-3.0 SCALE 1:50

	SQ M	SQ FT
WALL AREA	35.30	380.00
DISTANCE FROM STREET CENTER	5.40M	16'-6"
ALLOWED OPENING (39%)	13.76	
PROPOSED OPENING (17%)	6.27	67.5



3 LEFT-SIDE ELEVATION
A-3.0 SCALE 1:50

	SQ M	SQ FT
WALL AREA	72.65	782.80
DISTANCE FROM LOT LINE	1.5M	4'-11"
ALLOWED OPENING (8%)	5.8	
PROPOSED OPENING (5.77%)	4.19	45.9



2 REAR-SIDE ELEVATION
A-3.0 SCALE 1:50

	SQ M	SQ FT
WALL AREA	35.30	380.00
DISTANCE FROM LOT LINE	12.63M	41'-5"
ALLOWED OPENING (100%)	35.30	
PROPOSED OPENING (18%)	6.5	70.6

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SECOND DWELLING**

PROJECT ADDRESS:

**2400 BARONWOOD DR,
OAKVILLE, ON L6M 0J7**

DRAWING TITLE:

ELEVATION AND SECTION

DESIGNED BY: J.M.	DRAWN BY: G.M.	CHECKED BY: M.M.
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PROJECT NO.: 24012	SCALE: AS SHOWN	DATE: FEB 07, 2025
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DRAWING NO.: A-4.0	REVISION NO.: R1
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ISSUED FOR MINOR VARIANCE