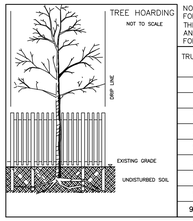
TREE PROTECTION NOTE

1. ALL EXISTING TREES WHICH ARE TO REMAIN SHALL BE FULLY PROTECTED WITH HOARDING, ERECTED BEYOND THEIR DRIP LINE PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. GROUPS OF TREES AND OTHER EXISTING PLANTINGS TO BE PROTECTED, SHALL BE TREATED IN A LIKE MANNER, WITH THE HOARDING AROUND THE ENTIRE CLUMP(S). AREAS WITHIN THE PROTECTIVE FENCING SHALL REMAIN UNDISTURBED AND SHALL NOT BE USED FOR THE STORAGE OF THE BUILDING MATERIAL AND EQUIPMENT.
2. NO RIGGING CABLES SHALL BE WRAPPED AROUND OR INSTALLED IN TREES AND SURPLUS SOIL, EQUIPMENT, DEBRIS OR MATERIALS SHALL NOT BE PLACED OVER ROOT SYSTEMS OF THE TREES WITHIN THE PROTECTIVE FENCING. NO CONTAMINANTS WILL BE DUMPED OR FLUSHED WHERE FEEDER ROOTS OF TREES EXIST.
3. THE DEVELOPER OR HIS/HER/ITS AGENTS SHALL TAKE EVERY PRECAUTION NECESSARY TO PREVENT DAMAGE TO TREES OR SHRUBS TO BE RETAINED.
4. WHERE LIMBS OR PORTIONS OF TREES ARE REMOVED TO ACCOMMODATE CONSTRUCTION WORK, THEY WILL BE REMOVED CAREFULLY IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICE.
5. WHERE ROOT SYSTEMS OF PROTECTED TREES ARE EXPOSED DIRECTLY TO, OR DAMAGED BY CONSTRUCTION WORK, THEY SHALL BE TRIMMED NEATLY AND THE AREA BACKFILLED WITH APPROPRIATE MATERIAL TO PREVENT DESICCATION.
6. WHERE NECESSARY, THE TREES WILL BE GIVEN AN OVERALL PRUNING TO RESTORE THE BALANCE BETWEEN ROOTS AND TOP GROWTH OR TO RESTORE THE APPEARANCE OF THE TREES.
7. IF GRADES AROUND TREES TO BE PROTECTED ARE LIKELY TO CHANGE, THE OWNER SHALL BE REQUIRED TO TAKE SUCH PRECAUTIONS AS DRY WELLING, RETAINING WALLS AND ROOT FEEDING TO THE SATISFACTION OF THE PLANNING AND BUILDING DEPARTMENT OF THE TOWN OF OAKVILLE.
8. GRADE CHANGES WILL NOT OCCUR WITHIN THE TREE PROTECTION ZONE (TPZ)
9. UTILITY ACCESS CORRIDOR MUST BE OUTSIDE THE TPZ AND/OR NO OPEN TRENCH METHOD OF CONSTRUCTION BELOW-GROUND AS WELL AS NO ABOVE-GROUND LINES WITHIN THE TPZ.



NOTE: TREE PROTECTION ZONES FOR THE PURPOSES OF THIS BY-LAW, THE TREE PROTECTION ZONE (TPZ) FOR ANY TREE SHALL BE DETERMINED AS FOLLOWS:

TRUNK DIAMETER (DBH)[1]	MINIMUM PROTECTION DISTANCES REQUIRED[2]
<10 CM	1.8 M
11–30 CM	2.4 M
31–50 CM	3.0 M
51–60 CM	3.6 M
61–70 CM	4.2 M
71–80 CM	4.8 M
81–90 CM	5.4 M
91–100+ CM	6.0 M

1 DIAMETER AT BREAST HEIGHT (DBH) MEASUREMENT OF TREE TRUNK TAKEN 1.4 METERS ABOVE GROUND

2 TREE PROTECTION ZONE DISTANCES ARE TO BE MEASURED FROM THE OUTSIDE EDGE OF THE TREE BASE TOWARDS THE DRIP LINE AND MAY BE LIMITED BY AN EXISTING PAVED SURFACE, PROVIDED THAT SURFACE REMAINS INTACT THROUGHOUT SITE ALTERATION

OPEN TRENCHING WILL NOT BE PERMITTED WITHIN TREE PRESERVATION AREA

PROPOSED CONNECTIONS TO BE HORIZONTALLY BORED ONLY NO OPEN TRENCHING

STANDARD DEVELOPMENT NOTES:

(A) TRANSPORTATION AND WORKS DEPARTMENT

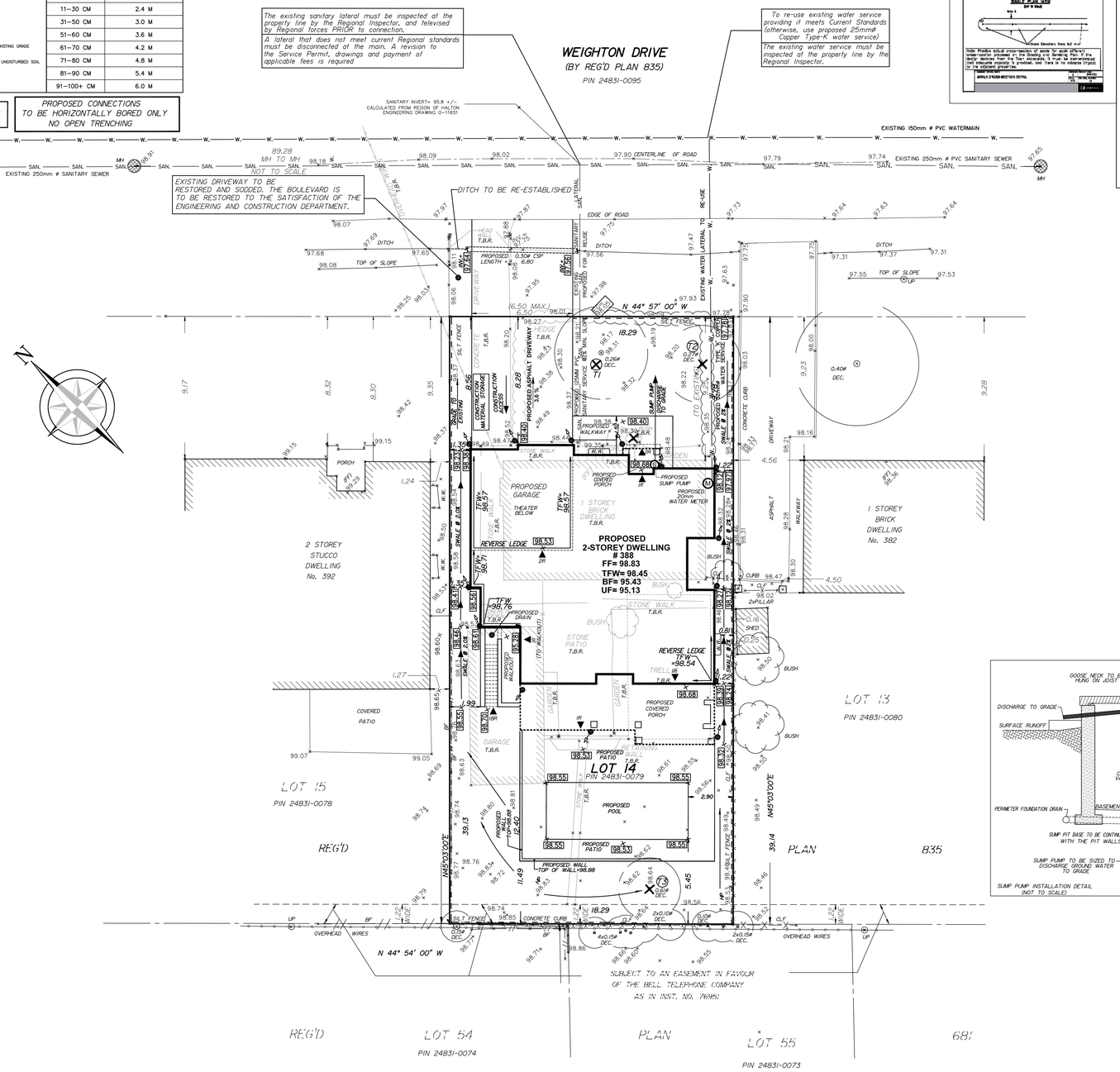
1. MUNICIPAL BOULEVARD TO BE RESTORED TO THE SATISFACTION OF ENGINEERING CONSTRUCTION STAFF.
2. RESTORE THE PUBLIC ROADWAY TO TOWN STANDARDS AND CLEARLY INDICATE ON THE ENGINEERING DRAWINGS ALL RESTORATION, TO THE SATISFACTION OF THE ENGINEERING & CONSTRUCTION DEPARTMENT.
3. DRIVEWAYS ON THE MUNICIPAL RIGHT-OF-WAY SHALL BE PAVED BY THE APPLICANT.
4. AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR THE ENTRANCE.
5. THE TOPS OF ANY CURBS BORDERING THE DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARD WILL BE FLUSH WITH THE MUNICIPAL SIDEWALK AND ROAD CURB.

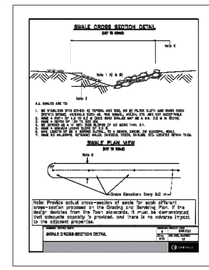
(B) GENERAL NOTES

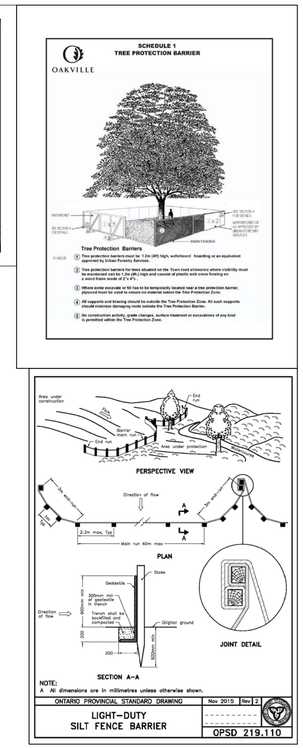
1. THE EXISTING GRADES SHOWN ON THIS DRAWING ARE TO REMAIN UNCHANGED.
2. THERE ARE NO EASEMENTS REGISTERED ON TITLE AND AFFECTING THE SUBJECT LANDS.
3. THE STOCKPILING OF CONSTRUCTION MATERIAL TO BE DONE AT THE FRONT OF THE PROPOSED DWELLING ON THE EXISTING DRIVEWAY.
4. ALL ROOF DOWNSPOUTS FROM EAVESTROUGH TO DISCHARGE ONTO SURFACE AND THE RUNOFF DIRECTED TOWARDS THE REAR WHERE POSSIBLE AND TO THE ROAD.
5. ROOF DOWNSPOUT IS LOCATED IN SUCH MANNER AS TO DIRECT DRAINAGE AWAY FROM WALKWAYS, DRIVEWAYS OR PATIO AREAS.
6. MAINTAIN EXISTING GRADES IN AREA AROUND TREES TO BE PRESERVED.
7. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY IN FIELD THE EXACT SIZE AND INVERTS OF THE EXISTING WATER SERVICE CONNECTION AND SEWER CONNECTIONS AND REPORT IT TO THE ENGINEER.
8. ALL SURPLUS/EXCAVATED MATERIAL TO BE REMOVED FROM THE SITE.
9. CONTRACTOR TO MATCH EXISTING GRADES ALONG PROPERTY LINES.
10. ALL DISTURBED AREAS WITHIN EXISTING ROAD ALLOWANCE TO BE REINSTATED WITH TOPSOIL AND SOD TO THE SATISFACTION OF THE TOWN OF OAKVILLE.
11. THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS, IF ANY DISCREPANCIES, THEY MUST BE REPORTED TO THE ENGINEER IMMEDIATELY PRIOR TO CONSTRUCTION.
12. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. GAS, HYDRO, TELEPHONE OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE STREETLINE MUST BE LOCATED BY ITS OWN UTILITIES AND VERIFIED PRIOR TO CONSTRUCTION.
13. ALL CONNECTIONS SHALL BE INSTALLED AS PER REGION OF HALTON STANDARDS AND SPECIFICATIONS.
14. BUILDER IS TO VERIFY TO THE ENGINEER THAT THE FINAL FOOTING ELEVATION AND TOP OF FOUNDATION WALL ELEVATION ARE IN CONFORMITY WITH THE BUILDING CODE AND THE CERTIFIED GRADING PLAN PRIOR TO PROCEEDING.
15. OUTSIDE FINISHED GRADE TO BE A MINIMUM OF 150 mm BELOW BRICK/STONE VENEER ELEVATION.
16. PRIOR TO ANY SODDING, THE BUILDER IS TO ENSURE TO THE SOIL CONSULTANT AND/OR THE ENGINEER THAT THE LOT HAS BEEN GRADED AND TOPSOILED AND SODDED COMPLETELY WITH A MINIMUM DEPTH OF 200 mm OF TOPSOIL AND N° 1 NURSERY SOD AND A MINIMUM DEPTH OF 150 mm CRUSHED STONE TO BE PROVIDED ON THE ENTIRE LENGTH OF EACH DRIVEWAY ON A FIRM SUBGRADE AND THE DRIVEWAY TO BE PAVED WITH A MINIMUM COMPACTED DEPTH OF 75 mm OF ASPHALT BETWEEN THE CURB AND THE GARAGE.
17. NO SODDING ON ANY LOT IS PERMITTED UNTIL PRELIMINARY INSPECTION IS DONE BY THE ENGINEER AND THE BUILDER.
18. DRIVEWAY GRADES SHOULD BE NOT LESS THAN 1.0% AND NOT GREATER THAN 7.0%.
19. LAWN AND SWALES SHALL HAVE MINIMUM SLOPE OF 2.0% AND A MAXIMUM SLOPE OF 5.0% AND HAVE A MINIMUM DEPTH OF 150mm.
20. WHERE GRADES IN EXCESS OF 5.0% ARE PROPOSED, THE MAXIMUM SLOPE SHALL BE 3:1. GRADE CHANGES IN EXCESS OF 1.0 m ARE TO BE ACCOMPLISHED BY USE OF A RETAINING WALL. RETAINING WALLS HIGHER THAN 0.6 m SHALL HAVE A FENCE INSTALLED ON THE HIGH SIDE.
21. THE SERVICE CONNECTION TRENCH THROUGH THE TRAVELLED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED WITH UNSHRINKABLE BACKFILL MATERIAL AS PER TOWN OF OAKVILLE STANDARDS UNLESS OTHERWISE SPECIFIED PRIOR APPROVAL FOR OTHER BACKFILL MATERIAL HAS BEEN OBTAIN.
22. ALL WATERMAINS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT REGION OF HALTON STANDARDS AND SPECIFICATIONS.
23. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM DEPTH OF 1.7 m WITH A MINIMUM HORIZONTAL SPACING OF 2.5 m FROM THEMSELVES AND OTHER SERVICES.
24. SEDIMENT CONTROL FENCE TO BE INSTALLED AS PER THE TOWN OF OAKVILLE STANDARDS.
25. ALL DAMAGED AND DISTURBED AREAS TO BE REINSTATED WITH TOPSOIL AND SOD.

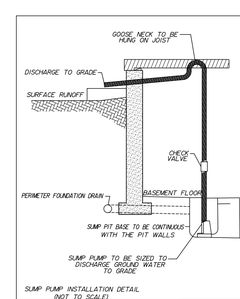
EROSION AND SILTATION NOTES

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









ANY INCREASE IN IMPERVIOUS SURFACE FROM APPROVED PLAN REQUIRED TO BE REVIEWED VIA REVISION PROCESS

NOTE
EAVES DO NOT PROJECT MORE THAN 0.60M INTO PROPOSED SETBACKS.

All NEW water and sanitary main taps are to be performed by Region of Halton forces only

NOTE
DOWN SPOUT DISCHARGE LOCATIONS ARE TO BE DISCHARGED ONTO SPLASH PADS.

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 DEVELOPERS EXPENSE.

NOTE
Sewer contractor to verify in the field and provide 2.5m (MIN.) separation between the Water and Sanitary Lines.
Contractor to use existing services.

NOTE
If the existing sanitary service lateral is used, it must be inspected at the property line by the Regional Inspector, and televised by Regional forces PRIOR to connection

NOTE
THIS LOT REQUIRES A SUMP PUMP FOR THE FOUNDATION DRAINS AND SHALL DISCHARGE TO THE GRADE. COMPLETE WITH BACKFLOW PREVENTER.

NOTE
Service sizes, inverts and types are derived from the Region of Halton Engineering Department Dwg. No. O-11651
The contractor must verify inverts.

(C) UTILITIES CONNECTION

1. SANITARY: (A) MUNICIPAL SANITARY SEWER AVAILABLE ON THE SITE.
2. WATER: (A) SERVICE CONNECTIONS TO BE 25mm DIA. TYPE 'K' SOFT COPPER TUBING UNLESS OTHERWISE NOTED AS PER REGION OF HALTON STANDARDS.
3. STORM: (A) A SUMP PUMP WILL BE REQUIRED TO DRAIN THE BASEMENT FACILITIES.

KEY PLAN (NOT TO SCALE)

SITE, GRADING & SERVICING PLAN

LOT 14
REGISTERED PLAN 835
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

0 5 10 15 Metres

SCALE 1 : 150

J.H. Gelbloom Surveying Limited
Ontario Land Surveyor
2025

METRIC
Distances shown on this plan are in metres and can be converted to feet dividing by 0.3048.

ITEM DESCRIPTION	PERMITTED (METERS)	ACTUAL OR PROPOSED (METERS)
OAKVILLE BY-LAW	2014-014	
ZONING DESIGNATION	RL3-0	
LOT AREA (MINIMUM)	557.50 SQ.M.	715.72 SQ.M.
LOT FRONTAGE (MINIMUM)	18.00	18.29
LOT COVERAGE (MAXIMUM)	250.50 SQ.M.	243.82 SQ.M.
LOT COVERAGE % (MAXIMUM)	35%	34.07%
RFA (MAXIMUM)	293.44 SQ.M.	313.74 SQ.M.*
RFA/LOT RATIO (MAXIMUM)	41%	43.84%*
FRONT YARD SETBACK (MINIMUM)	8.25	8.28
SIDE YARD SETBACK (MINIMUM)	1.20 & 1.20	1.22 & 1.35
REAR YARD SETBACK (MINIMUM)	7.50	11.47
OVERALL HEIGHT	9.00	9.00

*SUBJECT TO COMMITTEE OF ADJUSTMENTS FILE NO.

LEGEND

CLF	Chain Link Fence	INV.	Invert Elevation
BF	Board Fence	EG	Established Grade
TFW	Top of Foundation Wall	92.56	Proposed Elevation
MH	Maintenance Hole		
FF	Finished Floor	T.B.R.	To Be Removed
UP	Utility Pole	TOS	Top of Slope
DEC.	Deciduous Tree	BOS	Bottom of Slope
CON.	Coniferous Tree	CSP	Corrugated Steel Pipe
ø	Diameter	WV	Water Valve
TOC	Top of Curb		Hoarding
BOC	Bottom of Curb		
	Entrance	98.53	Existing Elevation
HP	High Point		Rain Water Leader
TRW	Top of Retaining Wall		Embankment
BRW	Bottom of Retaining Wall		
3	Arborist's Tree Number		Tree to be Removed

SITE ADDRESS
388 WEIGHTON DRIVE
OAKVILLE, ONTARIO

KABIR RAI (OWNER)
458 JEANETTE RIVE
OAKVILLE, ONTARIO

No.	Date	Description	By
1	DEC. 18, 2024	SITE PLAN	H.E.
2	MARCH. 2, 2025	REVISED BUILDING PLANS	R.H.
3			

R E V I S I O N S

INFORMATION TAKEN FROM A SURVEY PREPARED BY J.H. GELBLOOM SURVEYING LTD., O.L.S., DATED : NOVEMBER 20, 2024

BENCHMARK
Elevations are Referred to the Town of Oakville Benchmark No. 9 having an Elevation of 91.1312 m.

SURVEYOR'S CERTIFICATE
I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF A TWO STOREY DWELLING LOCATED AT 388 WEIGHTON DRIVE AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSAL WITH ALL ADJACENT PROPERTIES AND EXISTING MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED ELEVATIONS AND GRADIENTS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE AND PROPER FACILITY OF THE MUNICIPAL SERVICES WITHOUT DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OR ADJACENT PROPERTIES.

I HEREBY CERTIFY THAT THE DIMENSIONS AND SET-BACKS ARE CORRECTLY SHOWN.

AS PER OBC 9.14.6.1(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.

March 4, 2025
DATE

PROVINCE OF ONTARIO LAND SURVEYOR — ANDREW MUSIL — 2020

Andrew Musil, OLS.

J. H. Gelbloom Surveying Limited
Ontario Land Surveyor
476 Morden Road, Unit 102, Oakville, Ont., L6K 3W4
office@jhgsurveying.ca
Phone:(905) 338-8210

Project: 24-196	Checked By: A.M.
Drawn By: H.E.	Party Chief: Y.S.

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	113576
NAME	B.C.I.N.
LUCID HOMES INC.	114457
FIRM NAME	B.C.I.N.

LUCID HOMES

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

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5	-	MM.DD.YYYY

DRAWING TITLE:	ARCHITECTURAL ELEVATIONS		
DRAWN BY:	PR	CHECKED BY:	
ADDRESS:	388 WEIGHTON DR, OAKVILLE		
PROJECT NO:	2024-65	SCALE:	1/4" = 1'-0"
SHEET NO.	A201		

SPATIAL SEPARATION CALC. AS PER 9.10.15.4. OF OBC		
EXPOSING BUILDING FACE:	102.87 SQM	
UNPROTECTED OPENINGS:	6.94 SQM	6.74%
PERMITTED:	7.20 SQM	7.00%

1/4":1'-0"

LEFT ELEVATION

CONSTRUCTION NOTES

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DRAWING TITLE:	ARCHITECTURAL ELEVATIONS		
DRAWN BY:	PR	**CHECKED BY:**	-
ADDRESS:	388 WEIGHTON DR, OAKVILLE		
PROJECT NO:	2024-65	**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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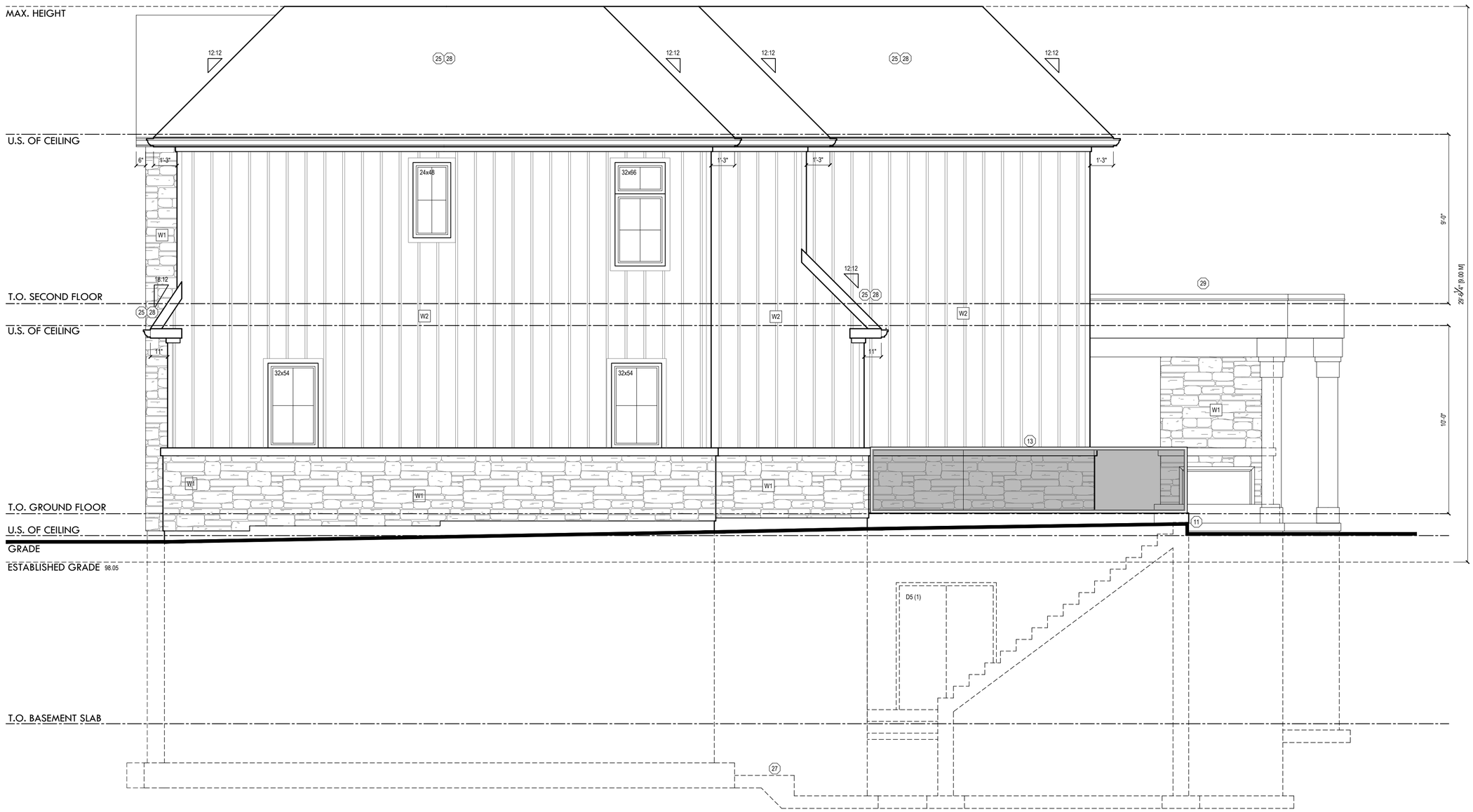
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

DRAWING TITLE:	ARCHITECTURAL ELEVATIONS		
DRAWN BY:	PR	CHECKED BY:	-
ADDRESS:	388 WEIGHTON DR, OAKVILLE		
PROJECT NO:	2024-65	SCALE:	1/4" : 1'-0"
SHEET NO.	A203		

SPATIAL SEPARATION CALC. AS PER 9.10.15.4. OF OBC		
EXPOSING BUILDING FACE:	98.62 SQM	
UNPROTECTED OPENINGS:	4.34 SQM	4.40%
PERMITTED:	6.90 SQM	7.00%



1/4":1'-0"

RIGHT 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	113576
NAME	B.C.I.N.
LUCID HOMES INC.	114457
FIRM NAME	B.C.I.N.

LUCID HOMES

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.

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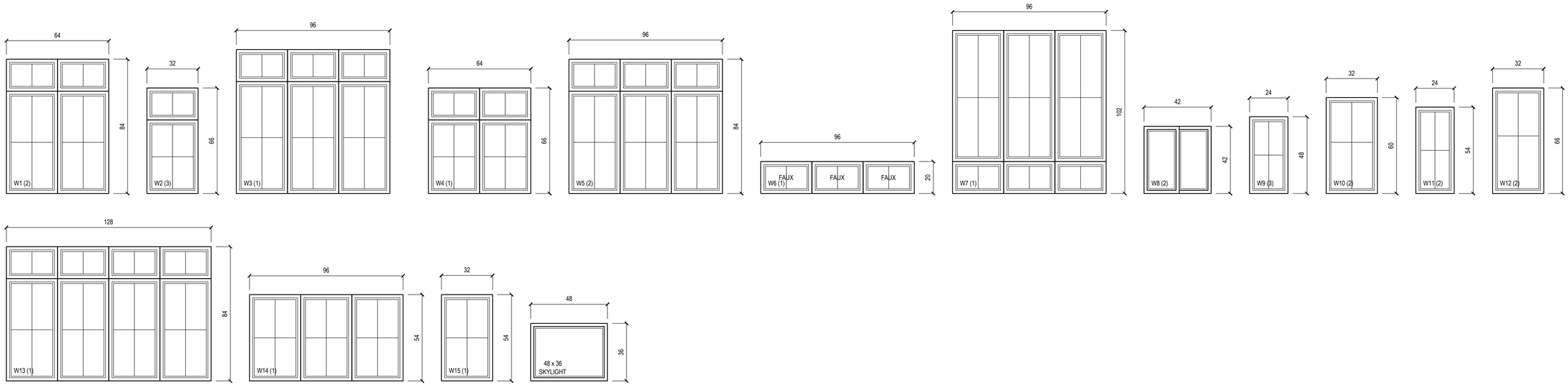
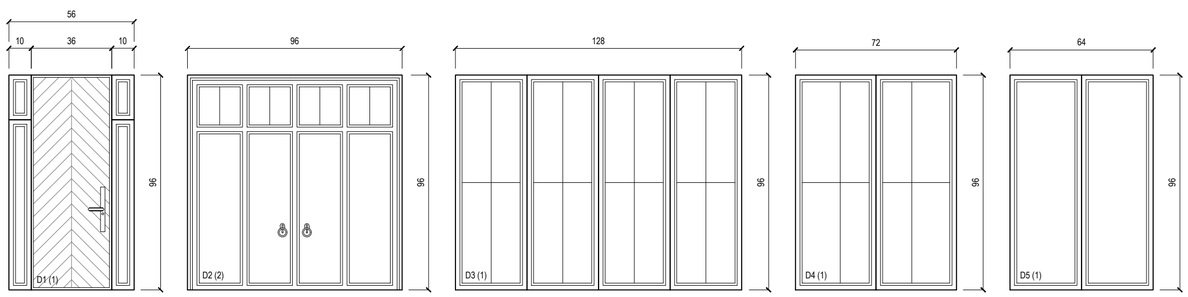
5	-	MM.DD.YYYY

DRAWING TITLE:	ARCHITECTURAL ELEVATIONS		
DRAWN BY:	PR	**CHECKED BY:**	-
ADDRESS:	388 WEIGHTON DR, OAKVILLE		
PROJECT NO:	2024-65	**SCALE:**	1/4" : 1'-0"
SHEET NO.	A204		



1/4":1'-0"

WINDOW SCHEDULE



1/4":1'-0"

DOOR SCHEDULE

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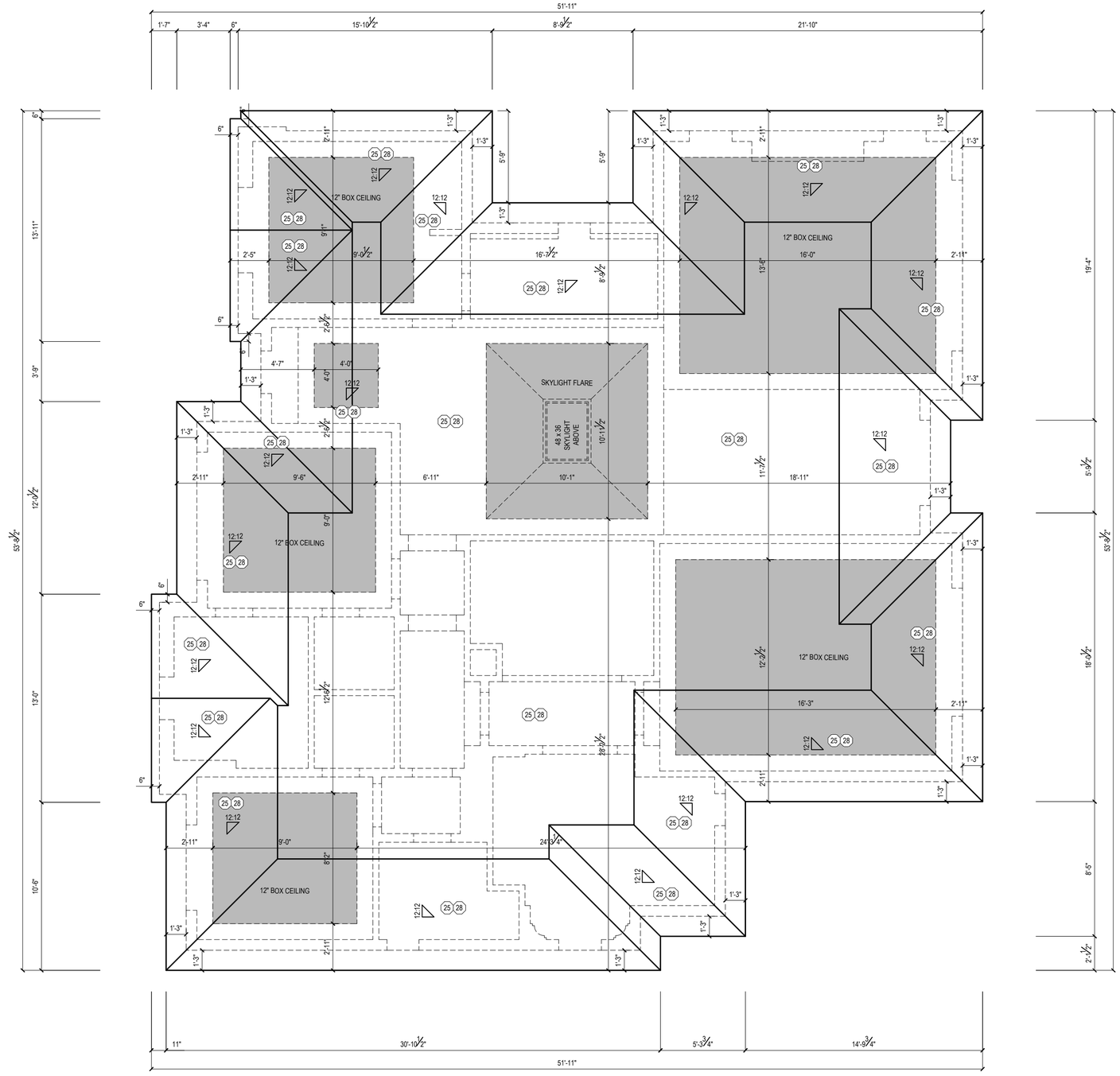
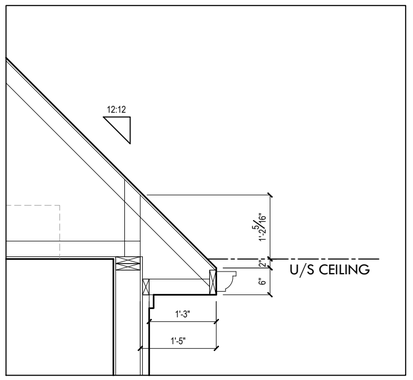
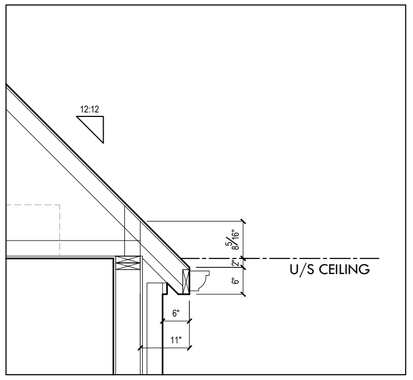
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

DRAWING TITLE: WINDOW & DOOR SCHEDULES
DRAWN BY: PR **CHECKED BY:** -
ADDRESS: 388 WEIGHTON DR, OAKVILLE
PROJECT NO: 2024-65 **SCALE:** 1/4" : 1'-0"
SHEET NO. A401





01-ROOF DETAIL AT SIDING (TYP.)



02-ROOF DETAIL AT STONE (TYP.)

3/16"=1'-0"

ROOF PLAN

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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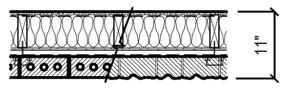
5	-	MM.DD.YYYY

DRAWING TITLE: ROOF PLAN
DRAWN BY: PR **CHECKED BY:** -
ADDRESS: 388 WEIGHTON DR, OAKVILLE
PROJECT NO: 2024-65 **SCALE:** 3/16" 1'-0"
SHEET NO. A103

WALL SCHEDULE - COMPLIANCE PACKAGE A1 OF 3.1.1.2.A OBC

THE THERMAL VALUES IDENTIFIED IN THE ENERGY EFFICIENCY DESIGN SUMMARY (EEDS) FORM SHALL GOVERN OVER THOSE IN THE ARCHITECTURAL DRAWING SET IF ANY DISCREPANCIES EXIST.

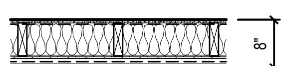
W1



STONE/BRICK VENEER WALL CONSTR.

- 3½" NATURAL STONE / BRICK VENEER OR AS PER PRODUCT MANUFACTURER
- 1" AIR SPACE W/ FLASHING AND WEEP HOLES AS PER 9.20. OBC)
- 22MM x 180MM x 0.76MM (⅞" x 7" x 0.03") GALVANIZED METAL TIES @ 406MM (1'-4") O.C. HORIZ. AND 600MM (2'-0") O.C. VERT.
- TYVEK AIR BARRIER OR APPROVED EQUAL (SHEATHING PAPER)
- 13MM (½") EXTERIOR GRADE PLYWOOD SHEATHING
- 38MM x 140MM (1-½" x 5-½") WOOD STUDS @ 406MM (1'-4") O.C. W/ RSI 3.87 (R22) INSULATION IN VOID SPACE B/W WOOD STUDS
- 6 MIL POLYETHYLENE VAPOUR BARRIER OR APPROVED EQUAL
- 13MM (½") GYPSUM WALL BOARD INTERIOR FINISH

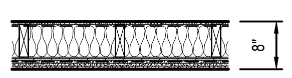
W2



SIDING WALL CONSTRUCTION

- PREF. SIDING VENEER AS PER MANUFACTURER
- 1" AIR SPACE
- TYVEK AIR BARRIER OR APPROVED EQUAL (SHEATHING PAPER)
- 13MM (½") EXTERIOR GRADE PLYWOOD SHEATHING38MM x 140MM (1-½" x 5-½") WOOD STUDS @ 406MM (1'-4") O.C. W/ RSI 3.87 (R22) INSULATION IN VOID SPACE B/W WOOD STUDS
- 6 MIL POLYETHYLENE VAPOUR BARRIER OR APPROVED EQUAL
- 13MM (½") GYPSUM WALL BOARD INTERIOR FINISH

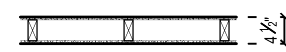
W3



STUCCO WALL CONSTRUCTION

- STUCCO VENEER W/ R5 INSULATED RIGID AS PER MANUFACTURER
- TYVEK AIR BARRIER OR APPROVED EQUAL (SHEATHING PAPER)
- 13MM (½") EXTERIOR GRADE PLYWOOD SHEATHING 38MM x 140MM (1-½" x 5-½") WOOD STUDS @ 406MM (1'-4") O.C. W/ RSI 3.87 (R22) INSULATION IN VOID SPACE B/W WOOD STUDS
- 6 MIL POLYETHYLENE VAPOUR BARRIER OR APPROVED EQUAL
- 13MM (½") GYPSUM WALL BOARD INTERIOR FINISH

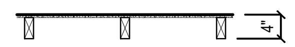
P1



2" X 4" INTERIOR PARTITION

- 13MM (½") GYPSUM WALL BOARD
- 38MM x 89MM (2" x 4") @ 400MM (1'-4") O.C. BEARING PARTITIONS TO BE 38MM x 89MM (2" x 4") @ 400MM (1'-4") O.C. FOR TWO (2) STOREYS AND 300MM (1'-0") O.C. FOR 3 STOREYS
- 13MM (½") GYPSUM WALL BOARD

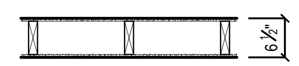
P1a



2" X 4" INTERIOR STRAPPING

- 13MM (½") GYPSUM WALL BOARD
- 38MM x 89MM (2" x 4") @ 400MM (1'-4") O.C.

P2



2" X 6" INTERIOR PARTITION

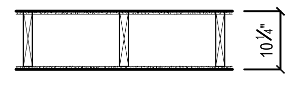
- 13MM (½") GYPSUM WALL BOARD
- 38MM x 140MM (2" x 6") @ 400MM (1'-4") O.C. BEARING PARTITIONS TO BE 38MM x 140MM (2" x 6") @ 400MM (1'-4") O.C. FOR TWO (2) STOREYS AND 300MM (1'-0") O.C. FOR 3 STOREYS
- 13MM (½") GYPSUM WALL BOARD

P2a

2" X 6" INTERIOR POCKET DOOR WALL

- 13MM (½") GYPSUM WALL BOARD
- 38MM x 140MM (2" x 6") @ 400MM (1'-4") O.C. ON SIDE BEARING PARTITIONS TO BE 38MM x 140MM (2" x 6") @ 400MM (1'-4") O.C. FOR TWO (2) STOREYS AND 300MM (1'-0") O.C. FOR 3 STOREYS
-13MM (½") GYPSUM WALL BOARD

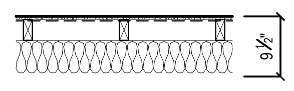
P3



2" X 10" INTERIOR PARTITION

- 13MM (½") GYPSUM WALL BOARD
- 38MM x 235MM (2" x 10") @ 400MM (1'-4") O.C. BEARING PARTITIONS TO BE 38MM x 235MM (2" x 10") @ 400MM (1'-4") O.C. FOR TWO (2) STOREYS AND 300MM (1'-0") O.C. FOR 3 STOREYS
- 13MM (½") GYPSUM WALL BOARD

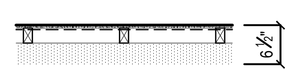
P4



2" X 3" INTERIOR PARTITION AT@ FOUNDATION WALL (INSULATED)

- 13MM (½") GYPSUM WALL BOARD
- 6 MIL POLYETHYLENE VAPOUR BARRIER OR APPROVED EQUAL
- 38MM x 89MM (2" x 4") @ 400MM (1'-4") O.C.
- 140MM (5½") CONTINUOUS RSI 3.52 CI (R20 CI) BATT INSULATION
- GRADE DAMPROOF W/ BLDG. PAPER UP TO GRADE LEVEL

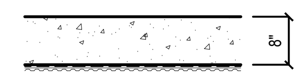
P4a



2" X 3" INTERIOR PARTITION AT@ FOUNDATION WALL (INSULATED)

- 13MM (½") GYPSUM WALL BOARD
- 6 MIL POLYETHYLENE VAPOUR BARRIER OR APPROVED EQUAL
- 38MM x 64MM (2" x 3") @ 400MM (1'-4") O.C.
- 89MM (3½") CONTINUOUS RSI 3.52 CI (R20 CI) SPRAY FOAM INSULATION
- GRADE DAMPROOF W/ BLDG. PAPER UP TO GRADE LEVEL

F1



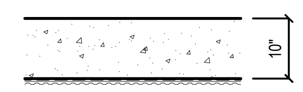
8" FOUNDATION WALL

200MM (8") POURED CONCRETE FOUNDATION WALL (20 MPa) OR 200MM (8") CONCRETE MASONRY UNITS
BITUMINOUS DAMPROOFING
DRAINAGE MAT

FOUNDATION WALL REINFORCED WITH 2-15M REBARS @ TOP OF FOUNDATION WALL & 15M REBAR @ 16" O.C. BOTH DIRECTIONS TYP. (OR AS OTHERWISE SPECIFIED)
ENSURE MIN. 1½" CONC. COVER

SEE DETAILS FOR REFERENCE IF REQUIRED

F2



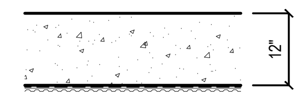
10" FOUNDATION WALL

250MM (10") POURED CONCRETE FOUNDATION WALL (20 MPa) OR 250MM (10") CONCRETE MASONRY UNITS
BITUMINOUS DAMPROOFING
DRAINAGE MAT

FOUNDATION WALL REINFORCED WITH 2-15M REBARS @ TOP OF FOUNDATION WALL & 15M REBAR @ 16" O.C. BOTH DIRECTIONS TYP. (OR AS OTHERWISE SPECIFIED)
ENSURE MIN. 1½" CONC. COVER

SEE DETAILS FOR REFERENCE IF REQUIRED

F3



12" FOUNDATION WALL

300MM (12") POURED CONCRETE FOUNDATION WALL (20 MPa) OR 300MM (12") CONCRETE MASONRY UNITS
BITUMINOUS DAMPROOFING
DRAINAGE MAT

FOUNDATION WALL REINFORCED WITH 2-15M REBARS @ TOP OF FOUNDATION WALL & 15M REBAR @ 16" O.C. BOTH DIRECTIONS TYP. (OR AS OTHERWISE SPECIFIED)
ENSURE MIN. 1½" CONC. COVER

SEE DETAILS FOR REFERENCE IF REQUIRED

ABBREVATIONS

AB.	AIR BARRIER	MIN.	MINIMUM
ALUM.	ALUMINUM	O.C.	ON CENTER
B/W	BETWEEN	PLFA	POINT LOAD FROM
C.J.	CEILING JOIST	ABOVE	
C.L.	CENTERLINE	PREF.	PREFINISHED
CONC.	CONCRETE	PREP.	PREPARATION
DIA.	DIAMETER	P.T.	PRESSURE TREATED
D.J.	DOUBLE JOIST	R.J.	ROOF JOIST
E.G.	EXTERIOR GRADE	R.R.	ROOF RAFTERS
E.T.	EAVESTROUGH	R.V.	ROOF VENT
E.V.	EXHAST FAN	T.J.	TRIPLE JOIST
F.J.	FLOOR JOIST	T.O.	TOP OF
F.R.	FIRE RATING	TYP.	TYPICAL
F.R.R.	FIRE RESITANCE RTG.	U.S.	UNDERSIDE
G.T.	GIRDER TRUSS	V.B.	VAPOUR BARRIER
LDG.	LEDGER	W/	WITH
MAX.	MAXIMUM		

ALL CODE REFERENCES, CONSTRUCTION MATERIALS AND CONSTRUCTION METHODS ARE TO BE IN ACCORDANCE TO THE LATEST VERSION OF THE O.B.C. AS AMENDED

CONSTRUCTION NOTE SCHEDULE

1. WEEPER TILE

100 MM (4") DIA. WEEPER TILE W/ 150 MM (6") MIN. CRUSHED GRANULAR.

2. POURED CONCRETE BASEMENT/ UNEXCAVATED PORCH SLAB

100 MM (4") 25 MPa (3600 psi) POURED CONCRETE SLAB C/W 6 MIL. POLY. VAPOUR BARRIER OVER 2" RIGID INSULATION ON 150 MM (6") CRUSHED GRANULAR FILL.

3.POURED CONCRETE GARAGE SLAB

100 MM (4") 32 MPa (4640 psi) POURED CONCRETE SLAB W/ 5-8% AIR ENTRAINMENT ON 100MM (4") COARSE GRANULAR FILL W/ COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT OF GARAGE MIN. 1%.

4. COLD STORAGE PORCH SLAB- FOR A MAX. 2500 MM (8'-3") PORCH DEPTH

130 MM (5") 32 MPa (4640 psi) CONCRETE SLAB W/ 5-8% AIR ENTRAINMENT. REINFORCE W/ 10M BARS @ 200MM (8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, 610MM x 610MM (24" x 24") DOWELS @ 600MM (24") O.C. ANCHORED IN PERIMETER FOUNDATION WALLS. SLOPE SLAB MIN. 1% FROM DOOR.

5. SILL PLATE

38MM x 89MM (2" x 4") SILL PLATE W/ 13MM (1/2") DIA. 200MM (8") LONG ANCHOR BOLTS EMBEDDED MIN. 100MM (4") INTO CONCRETE FOUNDATION WALL @ 2400MM (7'-10") O.C. PROVIDE CAULKING OR 25MM (1") MIN. MINERAL WOOL B/W SILL PLATE AND TOP OF CONCRETE FOUNDATION WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHERE REQUIRED.

6. WOOD IN CONTACT WITH CONCRETE

WOOD FRAMING MEMBERS THAT ARE NOT PRESSURE TREATED AND IN CONTACT WITH CONCRETE THAT IS LESS THAN 150 MM (6") ABOVE GRADE OR CONCRETE SLAB SHALL BE PROTECTED WITH 6 MIL. POLYETHYLENE FILM OR 45 LB (NO. 50) ROLL ROOFING DAMPPROOFING BETWEEN WOOD AND CONCRETE.

7. BEAM POCKET

PROVIDE BEAM POCKET OR 200MM x 250MM (8" x 10") POURED CONCRETE NIB WALL. MIN. BEARING TO BE 90MM (3-1/2").

8. FOUNDATION WALL REDUCTION/ REVERSE CHECK

WHERE THE TOP OF A FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF FLOOR JOISTS, THE REDUCED SECTION SHALL BE NOT MORE THAN 350MM (14") AND NOT LESS THAN 90MM (3-1/2") THICK.

9. FLOOR EXPOSED TO EXTERIOR

PROVIDE RSI 5.46 (R31) INSULATION, 6 MIL. POLY. VAPOUR BARRIER AND CONT. TYVEK AIR BARRIER W/ PREF. SOFFIT.

10. FLOOR CONSTRUCTION

PROVIDE 23/32" SUBFLOOR SHEATHING SCREWED AND GLUED TO FLOOR JOISTS. ALL FLOOR IN RESIDENTIAL OCCUPANCIES TO BE FINISHED AND OR WATER RESISTANT AS PER 9.30.1.1 AND 9.30.1.2. REFER TO 9.30.6 FOR CERAMIC TILE APPLICATION. PROVIDE 38MM x 38MM (2" x 2") CROSS BRACING OR SOLID BLOCKING @ 2100MM (6'-11") O.C. MAX. ALL JOISTS TO BE STRAPPED W/ 19MM x 64MM (1" x 3") @ 2100MM (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.

11. EXTERIOR/INTERIOR STAIRS

AT LEAST ONE STAIR BETWEEN EACH FLOOR LEVEL WITHIN A DWELLING UNIT, AND EXTERIOR STAIRS AND REQUIRED EXIT STAIRS SERVING A SINGLE DWELLING UNIT, SHALL HAVE A WIDTH OF NOT LESS THAN 860MM (2'-0"). MINIMUM HEIGHT OVER STAIRS AND LANDING WITHIN DWELLING UNITS SHALL BE 1950MM (6'-5"). THE VERTICAL HEIGHT BETWEEN ANY LANDINGS SHALL NOT EXCEED 3700 MM (12'-2").

MAX. RISE: 200MM (7-7/8")
MIN. RISE: 125MM (4-7/8")
MAX. RUN: 355MM (14")
MIN. RUN: 255MM (10")
MAX. TREAD: 355MM (14")
MIN. TREAD; 235 (9-1/4")

ANGLED STAIRS SHALL HAVE AN AVERAGE RUN OF NOT LESS THAN 200MM (7-7/8") AND A MIN. RUN OF 150MM (5-7/8").

12. PRECAST STEPS

PRECAST CONCRETE STEP NOT MORE THAN 2 RISERS SHALL BE INSTALLED ON GRADE.

13. EXTERIOR/INTERIOR GUARDS

INTERIOR GUARDS: 900MM (2'-11") MIN.
EXTERIOR GUARDS: 900MM (2'-11") MIN. FOR A GRADE DIFFERENCE LESS THAN 1800 MM (6'-0"). 1070MM (3'-6") MIN. FOR A GRADE DIFFERENCE MORE THAN 1800 MM (6'-0")

HANDRAILS AT LANDING TO HAVE A MIN. HEIGHT OF 900MM (2'-11"). HANDRAILS AT STAIRS TO HAVE A MIN. HEIGHT OF 865MM (2'-10"). MIN. ONE HANDRAIL SHALL BE PROVIDED WITH STAIRS HAVING A WIDTH LESS THAN 1100MM (3'-7"). TWO HANDRAILS SHALL BE PROVIDED WITH STAIRS HAVING A WIDTH GREATER THAN 1100MM (3'-7").

14. TALL WALL

PROVIDE 2-38MM x140MM (2-2" x 6") SPRUCE NO. 2 CONTINUOUS STUDS @ 300MM (1'-0") O.C. FOR BRICK AND 400MM (1'-4") O.C. FOR SIDING C/W 9.6MM (3/8") EXTERIOR GRADE PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 1220MM (4'-0") O.C. VERTICALLY.

FOR HORIZONTAL DISTANCES NOT EXCEEDING 2900MM (9'-6"), PROVIDE 38MM x 140MM (2" x 6") WOOD STUDS @ 400MM (1'-4") O.C. C/W 3-38MM x 184MM (3-2" x 8") CONT. HEADER AT GROUND FLOOR CEILING LEVEL TOE NAILED & GLUED AT TOP PLATES, BOTTOM PLATES AND HEADERS.

15. INTERIOR GARAGE PARTITION & CEILING

13MM (1/2") GYPSUM WALL BOARD ON INTERIOR PARTITION AND CEILING BETWEEN HOUSE AND GARAGE. PROVIDE RSI 3.34 (R22) IN WALLS AND RSI 5.46 (R31) IN CEILING. TAPE, SEAL AND STRUCTURALLY SUPPORT ALL JOINTS IN ORDER TO BE GAS TIGHT.

16. INTERIOR GARAGE MAN DOOR

DOOR AND FRAME TO BE GAS-PROOFED. DOOR TO BE EQUIPPED W/ SELF CLOSING DEVICE AND WEATHERSTRIPPING.

17. DRYER EXHAUST

CAPPED DRYER EXHAUST VENTED TO EXTERIOR. DUCTS SHALL CONFORM TO PART 6 OF THE O.B.C.

18. MECHANICAL EXHAUST FAN FOR WASHROOM

MECHANICAL EXHAUST FAN VENTED TO EXTERIOR TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR. PROVIDE DUCT SCREEN AS PER 9.32.3.12.

19. DIRECT VENT FURNACE TERMINAL FOR MECHANICAL ROOM

DIRECT VENT FURNACE TERMINAL MIN. 900 MM (2'-11") FROM A GAS REGULATOR, MIN. 300MM (1'-0") ABOVE FINISHED GRADE, AWAY FROM ALL OPENINGS AND AWAY FROM EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE MIN. 1830MM (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO LOCAL GAS UTILIZATION CODE.

20. DIRECT VENT GAS FIREPLACE AND FIREPLACE FINISH

DIRECT VENT GAS FIREPLACE VENT TO BE A MIN. OF 300MM (1'-0") ABOVE FINISHED GRADE, AWAY FROM ALL OPENINGS AND AWAY FROM EXHAUST AND INTAKE VENTS. REFER TO LOCAL GAS UTILIZATION CODE. FIREPLACE TO COMPLY WITH CAN/ULC-S610-M "FACTORY BUILT FIREPLACES" INSTALLED WITH EXHAUST AS PER MANUFACTURER'S SPECIFICATIONS.
IN THE CASE OF HEAVY MATERIAL CHOICE IN FINISHING OF FIREPLACE AN ENGINEER SHALL BE INVOLVED TO RECOMMEND REINFORCEMENT OF FLOOR BELOW TO SUPPORT WEIGHT.

21. ATTIC ACCESS HATCH & CRAW SPACE HATCH

500MM x 700MM (1'-8" x 2'-4") ATTIC ACCESS HATCH W/ WEATHERSTRIPPING AND RSI 10.56 (R60) RIGID INSULATION BAKING.

22. EXTERIOR FIRE RATED WALL

EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MIN WHERE LIMITING DISTANCES ARE LESS THAN 1200MM (3'-11"). WHERE THE LIMITING DISTANCE IS LESS THAN 600MM (1'-11"), THE EXPOSING BUILDING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. INSTALL MIN 15.9MM TYPE X GYPSUM BOARD INSIDE.

23. BLOCKING BEHIND WASHROOM FIXTURES

PROVIDE WOOD BLOCKING REINFORCEMENT TO STUD WALLS FOR FUTURE GRAB BAR INSTALLATION IN MAIN BATHROOM AS PER OBC 9.5.2.3. GRAB BAR TO BE 840MM - 920MM (2'-9" - 3'-0") A.F.F. BEHIND TOILET AND 840MM (2'-9") A.F.F. ON THE WALL OPPOSITE TO THE ENTRANCE TO THE BATHTUB OR SHOWER.

24. NEW FOUNDATION JOINT INTO EXISTING FOUNDATION

PROVIDE ONE ROW OF 10M DOWELS SPACED 16" O.C. VERTICALLY. SET DOWELS 8" IN 5/8" DRILLED HOLES FILLED WITH EPOXY RESIN IN EXISTING FOUNDATION WALL. ALLOW FOR 16" DOWEL PROJECTION INTO PROPOSED WALL. WATERPROOF AND SEAL JOINT ON EXTERIOR FACE OF CONCRETE FOUNDATION WALL.

25.ROOF CONSTRUCTION

ROOF TYPE AND CONSTRUCTION METHOD TO COMPLY WITH 9.26.3.1. OF OBC AS AMENDED.
210 (10.25KG/SQ. M.) 40 YEAR OLD ASPHALT SHINGLES, 13MM (1/2") PLYWOOD SHEATHING WITH "H" CLIPS ON APPROVED PRE-ENGINEERED WOOD TRUSSES OR CONVENTIONAL FRAMING AS PER PLAN. PROVIDE APPROVED EAVES PROTECTION EXTENDING 900MM (3'-0") FROM EDGE OF ROOF AND MIN. 300MM (1'-0") BEYOND INNER FACE OF EXTERIOR WALL. PROVIDE 38MM x 89MM (2" x 4") TRUSS BRACING @ 1830MM (6'-0") O.C. @ BOTTOM CHORD

26. ROOF INSULATION

RSI 10.56 (R60) [RSI 5.46 (R31) FOR CEILING WITHOUT ATTIC SPACE] ROOF INSULATION AND APPROVED 6 MIL POLY. VAPOUR BARRIER, 16MM (5/8") INTERIOR DRYWALL FINISH OR APPROVED EQUAL.

27. STEP FOOTINGS

POURED CONCRETE STEP FOOTINGS TO HAVE A MIN. HORIZONTAL STEP OF 600MM (1'-11 5/8"). VERTICAL STEP TO HAVE MAX. 600MM ((1'-11 5/8) STEP ON FIRM SOIL.

28. ROOF VENTILATION

ROOF VENTILATION AS PER 9.19.1.
VENT AREA SHALL BE NO LESS THAN 1/300 OF THE INSULATED CEILING AREA.
WHERE THE ROOF SLOPE IS LESS THAN 1 IN 6 OR IN ROOFS THAT ARE CONSTRUCTED WITH ROOF JOISTS, THE UNUBSTRUCTED VENT AREA SHALL BE NO LESS THAN 1/150 W/ NO LESS THAN 25% OF THE REQUIRED OPENINGS LOCATED AT THE TOP OF SPACE AND NO LESS THAN 25% LOCATED AT THE BOTTOM OF THE SPACE.
NO LESS THAN 63MM OF SPACE SHALL BE PROVIDED BETWEEN TOP OF INSULATION AND UNDERSIDE OF ROOF SHEATHING.
FULL 60 SQ IN OF NET FREE VENTILATING AREA (NFA) PER VENT.

29. FLAT ROOFS

CONFORMING TO C.G.S.B. 37-GP-56M "MEMBRANE, MODIFIED, BITUMINOUS, PREFABRICATED, AND REINFORCED FOR ROOFING", 19MM (¾") PLYWOOD SHEATHING WITH "H" CLIPS, ROOF FRAMING AS PER PLAN W/ PREF. ALUM. R.W.L.

30. SLAB THICKENING UNDERNEATH LANDING

SLAB UNDER LOAD BEARING WALLS SUPPORTING STAIR LANDINGS TO BE THICKENED TO 12" WITH 16" BOTTOM AND ANGELED MAX 45° TO HORIZONTAL SLAB.

31. COOKING APPLIANCE EXHAUST FAN

DUCTWORK FOR COOKING APPLIANCE EXHAUST FANS SHALL BE OF NONCOMBUSTIBLE, CORROSION-RESISTANT MATERIAL AND LEAD DIRECTLY TO THE OUTDOORS WITHOUT CONNECTION TO OTHER EXHAUST FANS OR DUCTS. DUCTWORK FOR COOKING APPLIANCE EXHAUST FANS SHALL BE EQUIPPED WITH A GREASE FILTER AT THE INTAKE.

32. WINDOW WELL

ALL WINDOW WELLS DEEPER THAN 600MM SHALL BE EQUIPPED WITH A CERTIFIED, TRANSPARENT COVER THAT PREVENTS FROM FALLING INTO. INSTALLATION SHALL NOT COMPROMISE EASY ESCAPE REQUIRED BY B9.9.10. AS PER OBC.

33. NAILING PATTERN FOR HIGH PERCENTAGE GLAZING WALLS

FOR WALLS WHICH HAVE MORE THAN 75% GLAZING AND WHICH SERVE AS A SHEAR WALLS TIED TO PERPENDICULAR WALLS OF MINIMUM 40'-0" IN LENGTH, THE NAILING PATTERN SHALL BE @ 6" O.C. WITH MIN. 3/4" PLYWOOD SHEATHING.

GENERAL NOTES

FRAMING

ALL LOAD BEARING WALLS TO HAVE DOUBLE TOP PLATE

ALL BEAMS TO HAVE MINIMUM BEARING OF 3"
IF 2 BEAMS TIE INTO THE SAME POST, THE POST SHALL BE UPSIZED ON SITE BY CONTRACTOR ACCORDINGLY TO HAVE 3" MINIMUM BEARING FOR EACH BEAM.

TRUSSES

CONTRACTOR TO SITE VERIFY IF ON SITE MEASUREMENTS FOR SPAN OF TRUSSES MATCHES WITH MANUFACTURER DRAWINGS PRIOR TO ORDERING OF TRUSSES.

HURRICANE CLIPS TO BE INSTALLED AT BOTH BEARING POINTS OF EACH TRUSS AND GIRDER TRUSS.

WINDOWS

ALL WINDOW SIZES ON DRAWINGS REFER TO FINISHED DIMENSIONS. PLEASE REFER TO WINDOW MANUFACTURER'S SPECIFICATIONS FOR ALL REQUIRED ROUGH OPENING SIZES.

MINIMUM BEDROOM WINDOW (O.B.C. 9.7.1.3.)

AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35 SQ. M. UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 MM (1'-3").

BEDROOMS SHALL HAVE A MINIMUM UNOBSTRUCTED GLASS AREA OF 5% OF AREA SERVED AS PER TABLE 9.7.2.3.

WINDOW GUARDS (O.B.C. 9.7.1.6.)

A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480 MM (1'-7") ABOVE FINISHED FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800 MM (5'-11")

WINDOW OVER STAIRS AND LANDINGS (9.7.5.3.)

A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 900MM (2'-11") ABOVE THE SURFACE OF THE TREAD, RAMP OR LANDING.

LUMBER

ALL LUMBER SHALL BE SPRUCE NO. 2 GRADE, UNLESS NOTED OTHERWISE

STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE

LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE NO. 2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE

ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED AND CERTIFIED BY TRUSS MANUFACTURER.

LVL BEAMS SHALL BE 3.0E WS MICRO-LAM LVL (FB=2800 PSI MIN.) OR EQUIVALENT. NAIL EACH PLY OF LVL WITH 89 MM (3-1/2") LONG COMMON WIRE NAILS @ 300 MM (1'-0") O.C. STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13 MM (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915 MM (3-0") O.C.

PROVIDE TOP MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY MGA CONNECTOR LTD. OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS NOTED OTHERWISE.

JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.
IF ANY DISCREPANCY EXISTS BETWEEN ENGINEERING DRAWINGS AND ARCHITECTURAL DRAWINGS, THE CONTRACTOR SHALL REFER TO ENGINEERING DRAWINGS AND NOTIFY DESIGNER IMMEDIATELY

WOOD FRAMING NOT TREATED WITH WOOD PRESERVATIVE, OR IN CONTACT WITH CONCRETE SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 MIL. POLYETHYLENE FILM NO.50 (45 LBS) ROLL FORMING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150 MM (6") ABOVE THE GROUND.

TERMITE AND DECAY PROTECTION

IN LOCATIONS WHERE TERMITES ARE KNOWN TO OCCUR, CLEARANCE BETWEEN STRUCTURAL WOOD ELEMENTS AND THE FINISHED GROUND LEVEL DIRECTLY BELOW THEM SHALL BE NOT LESS THAN 450MM (17-3/4") AND ALL SIDES OF SUPPORTING ELEMENTS SHALL BE VISIBLE TO INSPECTION.

STRUCTURAL WOOD ELEMENTS SUPPORTED BY WOOD ELEMENTS IN CONTACT WITH THE GROUND OR OVER EXPOSED BARE SOIL SHALL BE PRESSURE TREATED WITH CHEMICAL THAT IS TOXIC TO TERMITES.

STEEL

STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS "H".

REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R

SMOKE ALARM (REFER O.B.C. 9.10.19.) ■ S.A.

SMOKE ALARMS CONFORMING TO CAN/ULC-S531, "SMOKE ALARMS", SHALL BE INSTALLED IN EACH DWELLING UNIT AND IN EACH SLEEPING ROOM NOT WITHIN A DWELLING UNIT (9.10.19.1.).

THE SOUND PATTERNS OF SMOKE ALARMS SHALL MEET THE TEMPORAL PATTERN OF ALARM SIGNALS, OR BE A COMBINATION OF TEMPORAL PATTERN AND VOICE RELAY (9.10.19.2.).

SMOKE ALARMS INSTALLED SHALL BE INSTALLED SO THAT THERE IS AT LEAST ONE SMOKE ALARM INSTALLED ON EACH STOREY, INCLUDING BASEMENTS. THEY SHALL BE INSTALLED IN EACH SLEEPING ROOM, AND IN A LOCATION BETWEEN THE SLEEPING ROOMS AND THE REMAINDER OF THE STOREY, A SMOKE ALARM SHALL BE INSTALLED IN THE HALLWAY.

WHERE MORE THAN ONE ONE SMOKE ALARM IS REQUIRED IN A DWELLING UNIT, THE SMOKE ALARMS SHALL BE WIRED SO THAT THE ACTIVATION OF ONE ALARM WILL CAUSE ALL ALARMS WITHIN THE DWELLING UNIT TO SOUND (9.10.19.5.).

SMOKE ALARM SHALL HAVE A VISUAL COMPONENT AS REQUIRED BY OBC 9.10.19.1.(2).

CARBON MONOXIDE ALARMS (REFER TO O.B.C. 9.33.4.) ◆ C.M.

WHERE A FUEL BURNING APPLIANCE IS INSTALLED IN A SUITE OF A RESIDENTIAL OCCUPANCY, A CARBON MONOXIDE ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA IN THE SUITE. AN ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING REA IN EVERY SUITE OF RESIDENTIAL OCCUPANCY THAT IS ADJACENT TO THE SERVICE ROOM OR STORAGE GARAGE.

INSTALL ALARMS AT MANUFACTURER'S RECOMMENDED HEIGHT, OR IN THE ABSENCE OF SPECIFIC, ON OR NEAR THE CEILING.

A CARBON MONOXIDE ALARM SHALL BE PERMANENTLY CONNECTED TO AN ELECTRICAL CIRCUIT AND SHALL HAVE NO DISCONNECT SWITCH BETWEEN THE OVERCURRENT DEVICE AND THE CARBON MONOXIDE ALARM. ALL CARBON MONOXIDE ALARMS ARE TO BE INTERCONNECTED SO THAT ITS ACTIVATION WILL ACTIVATE ALL ALARMS WITHIN THE SUITE.

ALARMS SHALL BE EQUIPPED SO THAT IT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED AND CONFORM TO CAN/CSA-6.19, "RESIDENTIAL CARBON MONOXIDE ALARMING DEVICES", OR UL 2034, "SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS".

9.20.2 MASONRY UNITS

9.20.2.1 MASONRY UNIT STANDARDS

MASONRY UNITS SHALL COMPLY WITH,

ASTM C73, "CALCIUM SILICATE BRICK (SAND-LIME BRICK)",
ASTM C126, "CERAMIC GLAZED STRUCTURAL CLAY FACING TILE, FACING BRICK, AND SOLID MASONRY UNITS",
ASTM C212, "STRUCTURAL CLAY FACING TILE",
CAN/CSA-A82.1-M, "BURNED CLAY BRICK (SOLID MASONRY UNITS MADE FROM CLAY OR SHALE)",
CSA A82.4-M, "STRUCTURAL CLAY LOAD-BEARING WALL TILE",
CSA A82.5-M, "STRUCTURAL CLAY NON-LOAD-BEARING TILE",
CAN3-A82.8-M, "HOLLOW CLAY BRICK",
CAN/CSA-A165.1, "CONCRETE BLOCK MASONRY UNITS",
CAN/CSA-A165.2, "CONCRETE BRICK MASONRY UNITS",
CAN/CSA-A165.3, "PREFACED CONCRETE MASONRY UNITS", OR
CAN3-A165.4-M, "AUTOCLAVED CELLULAR UNITS".

FOOTING SCHEDULE

FT1	16" x 8" STRIP FOOTING
FT2	18" x 8" STRIP FOOTING
FT3	20" x 8" STRIP FOOTING
FT4	22" x 8" STRIP FOOTING
FT5	24" x 8" STRIP FOOTING

2-15M REBAR TO BE INSTALLED INTO ALL STRIP FOOTING TYP. UNLESS NOTED OTHERWISE

MIN. 25 MPa (3600 psi) POURED CONCRETE FOR ALL PAD AND STRIP FOOTINGS UNLESS NOTED OTHERWISE.

SOIL

FOUNDATIONS TO BEAR ON NATURAL UNDISTURBED SOIL. BEARING SOIL CAPACITY OF 120 kPA MIN. TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION

STEEL LINTEL

SL1	3½" x 3½" x ¼"	STEEL LINTEL
SL2	4" x 3½" x ¼"	STEEL LINTEL
SL3	5" x 3½" x 5/16"	STEEL LINTEL
SL4	5" x 3½" x ⅜"	STEEL LINTEL
SL5	6" x 4 x ⅜"	STEEL LINTEL
SL6	7" x 4" x ½"	STEEL LINTEL

PAD FOOTING SCHEDULE

PF1	24" x 24" x 12" PAD FOOTING
PF2	30" x 30" x 16" PAD FOOTING
PF3	36" x 36" x 18" PAD FOOTING
PF4	42" x 42" x 20" PAD FOOTING
PF5	48" x 48" x 24" PAD FOOTING
PF6	66" x 66" x 30" PAD FOOTING

2-15M REBAR EACH WAY IN ALL PAD FOOTINGS UNLESS NOTED OTHERWISE

POST SCHEDULE

P1	2-2" x 4" BUILT-UP WOOD POST
P2	3-2" x 4" BUILT-UP WOOD POST
P3	4-2" x 4" BUILT-UP WOOD POST
P4	2-2" x 6" BUILT-UP WOOD POST
P5	3-2" x 6" BUILT-UP WOOD POST
P6	4-2" x 6" BUILT-UP WOOD POST
P7	2-2" x 8" BUILT-UP WOOD POST
P8	3-2" x 8" BUILT-UP WOOD POST
P9	4-2" x 8" BUILT-UP WOOD POST

LEDGER SCHEDULE

LDG	PROVIDE 2-2" x 6" W/ ½" LAG BOLTS ANCHORED TO TOP OF CONCRETE FOUNDATION WALL @ 2'-0" O.C.

LINTEL SCHEDULE

L1	2-2" x 6" WOOD LINTEL
L2	2-2" x 8" WOOD LINTEL
L3	2-2" x 10" WOOD LINTEL
L4	2-2" x 12" WOOD LINTEL

BEAM SCHEDULE

B1	3-2" x 6" WOOD BEAM
B2	4-2" x 6" WOOD BEAM
B3	3-2" x 8" WOOD BEAM
B4	4-2" x 8" WOOD BEAM
B5	3-2" x 10" WOOD BEAM
B6	4-2" x 10" WOOD BEAM
B7	3-2" x 12" WOOD BEAM
B8	4-2" x 12" WOOD BEAM

COLUMN SCHEDULE

C1	90MM (3 - ½") DIA. x 4.73MM (0.188") NON-ADJUSTABLE STEEL COLUMN W/ 150MM x 150MM x 9.5MM (6" x 6" x ⅜") STEEL TOP AND 120MM x 250MM x 12.5 MM (4½" x 10" x ½") BOTTOM PLATE W/ 2-12MM (½") x 300MM (1'-0") LONG x 50MM (2") HOOK ANCHORS. FIELD WELD COLUMN TO BASE
C2	90MM (3 - ½") DIA. x 4.73MM (0.188") NON-ADJUSTABLE STEEL COLUMN W/ 150MM x 150MM x 9.5MM (6" x 6" x ⅜") STEEL TOP AND 300MM x 300MM x 12.5MM (12" x 12" x ½") BOTTOM PLATE W/ 4-12MM (½") x 300MM (1'-0") LONG x 50MM (2") HOOK ANCHORS. FIELD WELD COLUMN TO BASE
C3	90MM (3 - ½ ") DIA. x SINGLE TUBE ADJUSTABLE STEEL COLUMN CONFORMING TO CAN/CGSB-7.2M x W/ 150MM x 150MM x 9.5MM (6" x 6" x ⅜") STEEL TOP AND 120MM x 250MM x 12.5 MM (4½" x 10" x ½") BOTTOM PLATE W/ 2-12MM (½") x 300MM (1'-0") LONG x 50MM (2") HOOK ANCHORS. FIELD WELD COLUMN TO BASE

CONCRETE

UNLESS NOTED OTHERWISE:

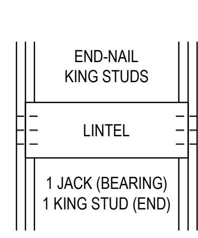
32 MPA FOR GARAGE FLOORS, CARPORT FLOORS AND ALL EXTERIOR FLATWORK

25 MPA FOR ALL PAD AND STRIP FOOTINGS

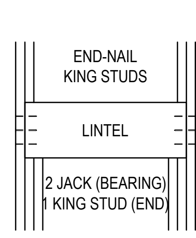
20 MPA FOR INTERIOR FLOORS OTHER THAN GARAGE AND CARPORT FLOORS.

15 MPA FOR ALL OTHER APPLICATIONS

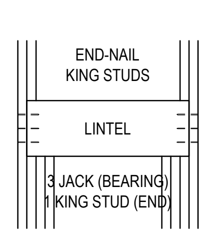
LINTEL DIAGRAM



TYPICAL 2-PLY



TYPICAL 3-PLY



TYPICAL 4-PLY

DRAWING LEGEND

✕	POINT LOAD FROM ABOVE		SECTION CALL OUT
— - —	BEAM LOCATION	◆ C.M.	CARBON MONOXIDE ALARM
	FRAMING CALL OUT	■ S.A.	SMOKE ALARM
○	STEEL COLUMN	BEAM X	BEAM CALL OUT
	I-JOIST SECTION	X	WALL TAG
		-	CONSTRUCTION NOTE

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	113576
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LUCID HOMES INC.	114457
FIRM NAME	B.C.I.N.

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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

ISSUE LIST

1 -	MM.DD.YYYY
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