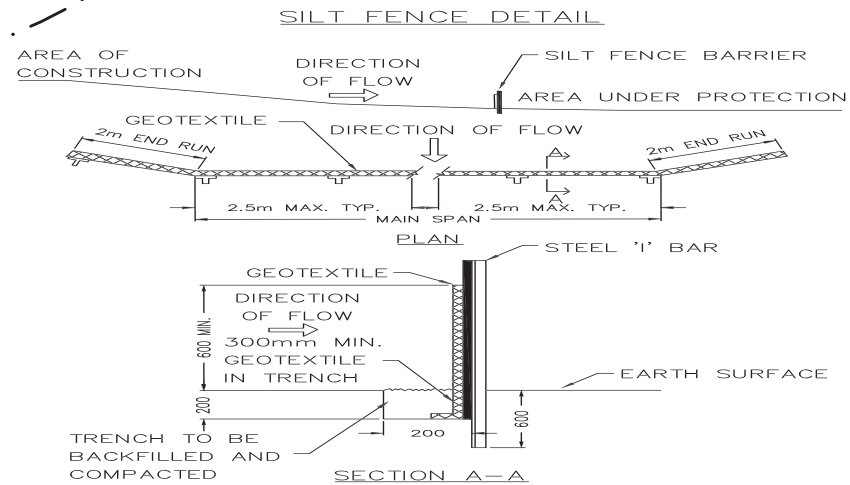
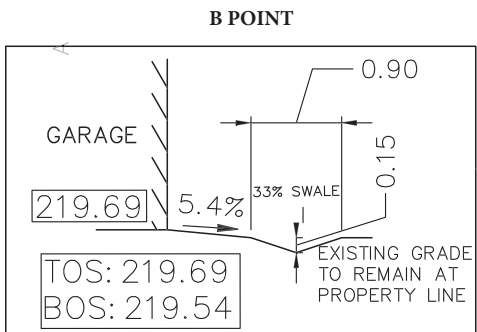
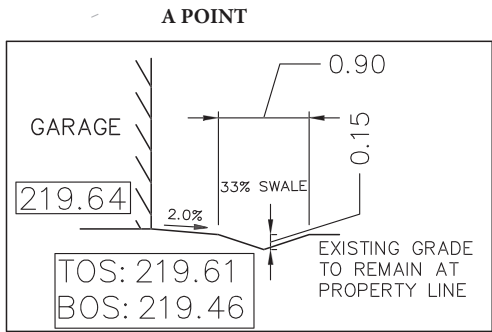
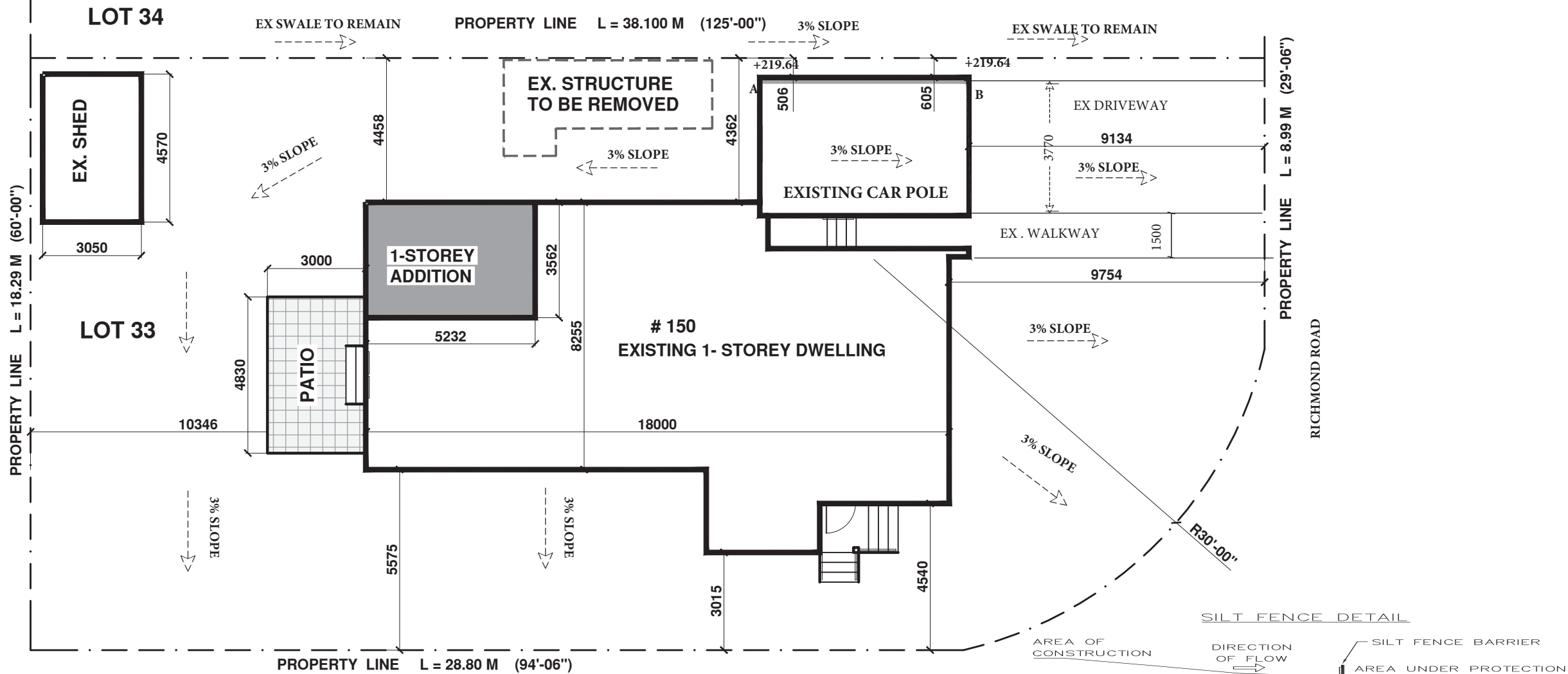


SITE GRADING PLAN

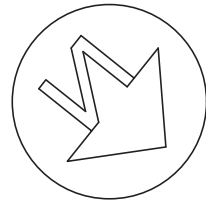
SURVEYOR'S REAL PROPERTY REPORT
LOT 33, REGISTERED PLAN 553
HALTON

SITE GRADING STANDARD

MINIMUM SWALE SLOPE: 1%
DRIVEWAY: 1% TO 8% – 0% PROPOSED AS PER THE SITE CONDITION
MAXIMUM LOT GRADIENT: 5%
NUBUNYN KIT GRADUEBT: 2%
MINIMUM SWALE DEPTH: 0.15m
MAXIMUM SWALE DEPTH: 0.45m
MAXIMUM LENGTH OF SWALE: 90m
MAXIMUM AREA CONTRIBUTING TO A REAR YARD SWALE: 450m²
EROSION CONTROL REQUIRED WHEN SWALE VELOCITY EXCEEDS: 1.5m/s



- NOTES:
- SILT FENCE SHOULD ALIGN WITH CONTOURS FOR SHEET OVERLAND FLOW.
 - STEEL "I" BARS SHALL BE SPACED AT A MAX. OF 2.3m INTERVALS ON CENTER.
 - FROZEN GROUND CONDITIONS REQUIRE FILTER FABRIC SHALL BE BACKFILLED IN TRENCH WITH CLEAR STONE.
 - GEOTEXTILE FABRIC SHALL BE COMPRISED OF WOVEN OR NON-WOVEN U.V. STABILIZED MATERIAL. FABRIC SHALL BE BACKED BY A PAIGE WIRE FENCE AND FOLDED OVER TOP OF FENCE A MIN. OF 300mm AND WIRE FASTENED.
 - FENCE SHALL BE LOCATED ENTIRELY WITHIN PROPERTY LIMITS.
 - ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SHOWN.



NO	REVISION / ISSUE	DATE

UENAR INC.

14 B LEASIDE PARK DRIVE
TORONTO
M4H 1R2

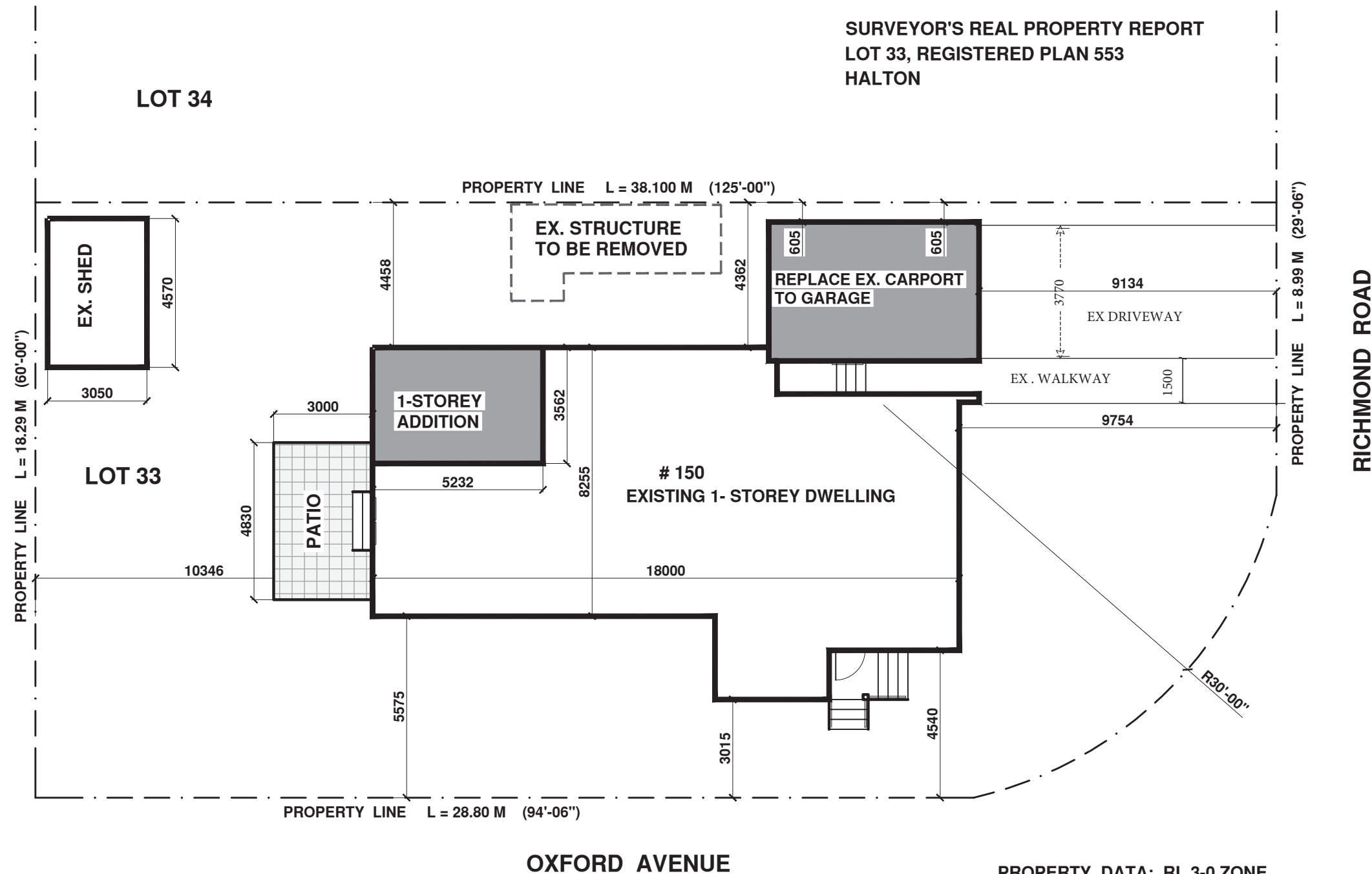
T: 416 839 6241
E: uenareng@gmail.com

HOUSE ADDITION

150 RICHMOND ROAD

SITE GRADING PLAN

PROJECT	SHEET
NOVEMEBER 2024	A100
SCALE 1:150	

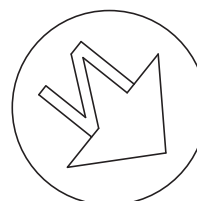


SURVEYOR'S REAL PROPERTY REPORT
LOT 33, REGISTERED PLAN 553
HALTON

SITE PLAN

PROPERTY DATA: RL 3-0 ZONE

LOT AREA	670.60 SQ.M.
LOT FRONTAGE REQUIRED	18.00 M
LOT FRONTAGE EXISTING	18.29 M
FRONT YARD SETBACK REQUIRED	7.52 M
FRONT YARD SETBACK PROPOSED	9.13 M
REAR YARD SETBACK REQUIRED	7.50 M
REAR YARD SETBACK PROPOSED	10.35 M
LOT COVERAGE ALLOWED 35%	234.71 SQ.M.
LOT COVERAGE PROPOSED 30%	201.64 SQ.M.
SIDE YARD SETBACK REQUIRED	1.20 M
SIDE YARD SETBACK PROPOSED	3.02 M
NO GROSS FLOOR AREA REQUIREMENTS	



1	REVIEW	10/02/24
NO	REVISION / ISSUE	DATE

UENAR INC.

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HOUSE ADDITION

150 RICHMOND ROAD

SITE PLAN

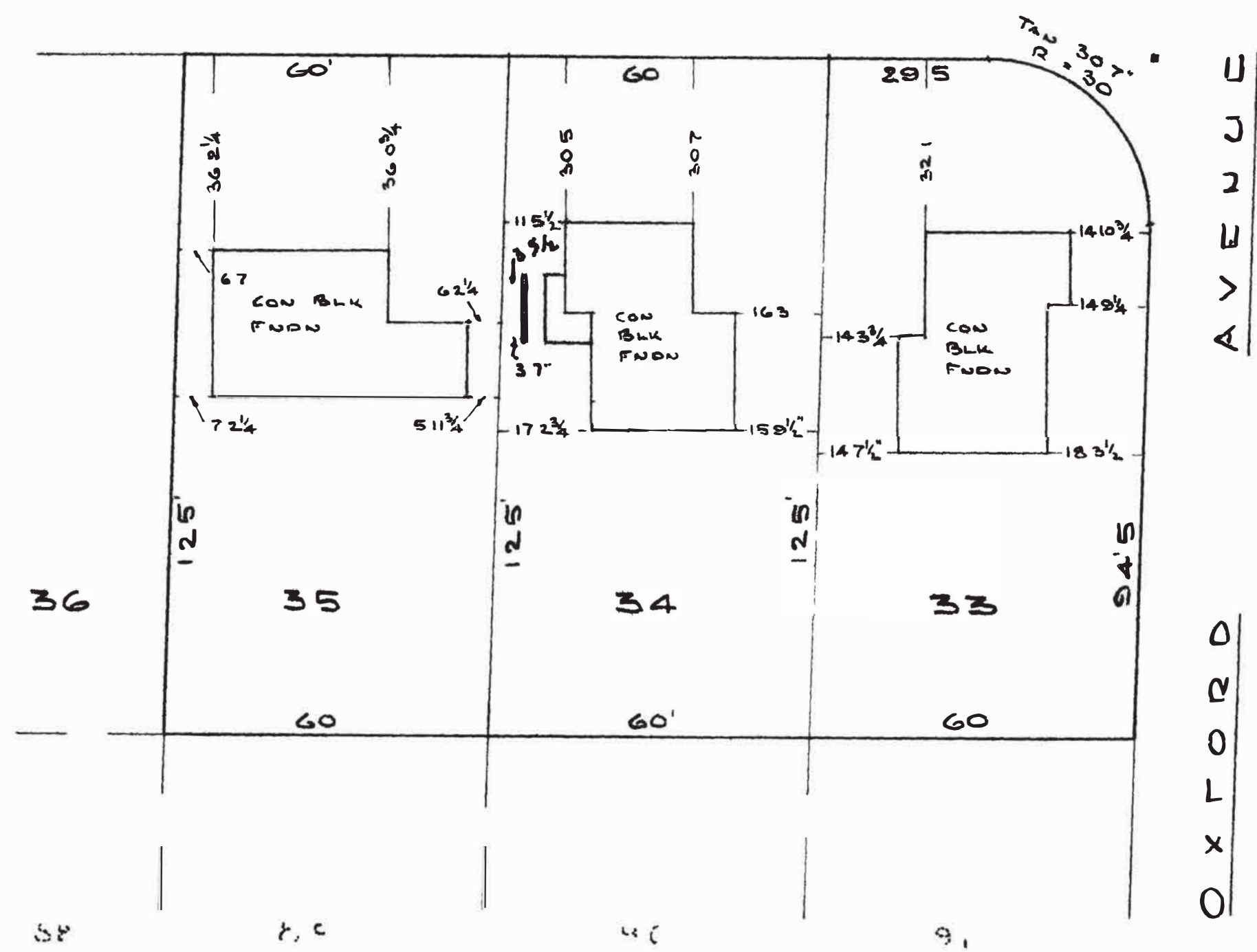
PROJECT	SHEET A100
DECEMBER 2023	
SCALE 1:150	

SKETCH of SURVEY of LOTS 33 34 & 35 PLAN of 553 - HALTON TWP of TRAFALGAR

file as original print

RICHMOND ROAD

for - TRUSTEE CORDON LTD
 46 YONGE STREET
 T O R O N T O



COOK & DUNNING
 ONTARIO LAND SURVEYORS

1040A Lakeshore Road at 16th St,
 NEW TORONTO, ONT CL 15871

J.R. Dunning O.A.S.
 3 AUG 1955

SIDE ELEVATION - SCALE 1:100

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General Notes



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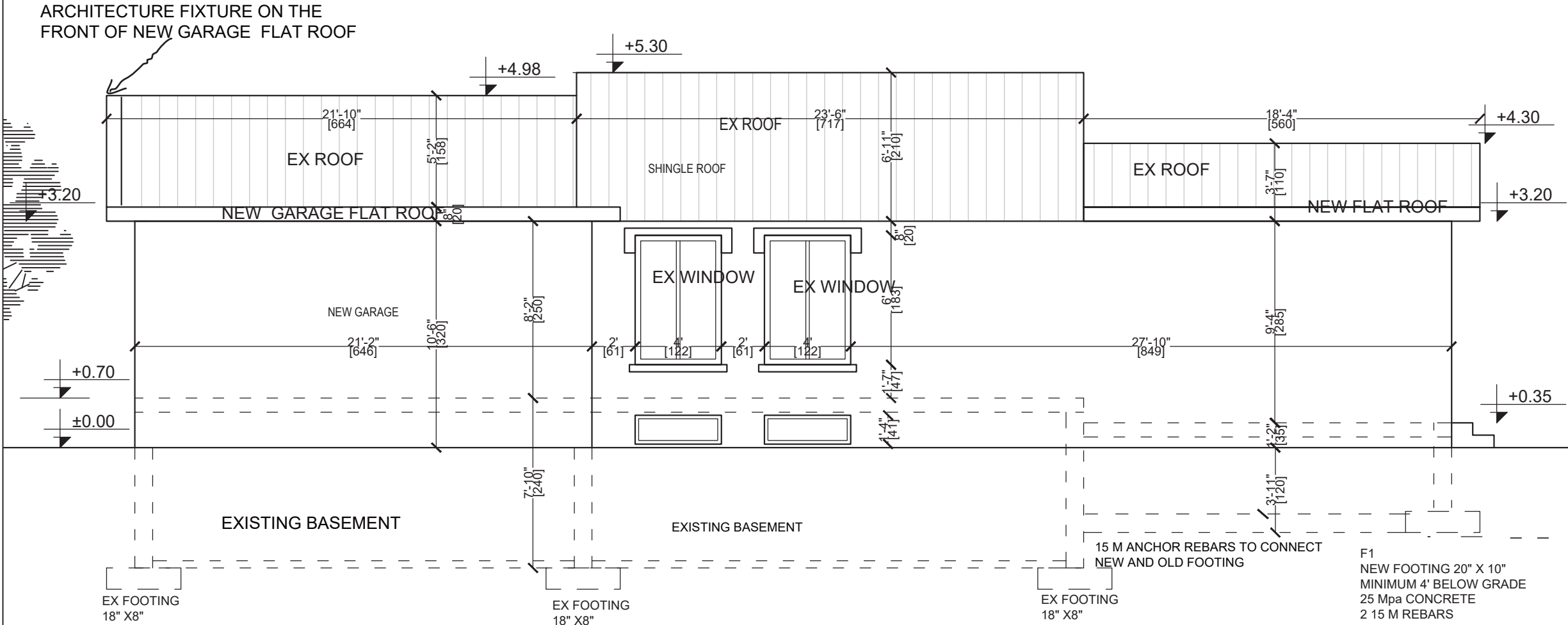
No.		Date

Project:

150 RICHMOND RAOD

DRAWING TITLE:
East Elevation

DATE: 15/06/23 DWG. No. A 202



SIDE ELEVATION - SCALE 1:100

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REQUIRED INSULATION:

ALL WALLS, CEILINGS AND FLOORS SEPARATING HEATED SPACE FROM UNHEATED SPACE, THE EXTERIOR AIR OR THE EXTERIOR SOIL SHALL BE PROVIDED WITH THERMAL INSULATION IN CONFORMANCE WITH SECTION 12.2 TO PREVENT MOISTURE CONDENSATION ON THEIR ROOM SIDE DURING WINTER AND ENSURE COMFORTABLE CONDITIONS FOR THE OCCUPANT AS PER OBC 9.25.2.1.(1).

VAPOUR AND AIR BARRIER REQUIRED:

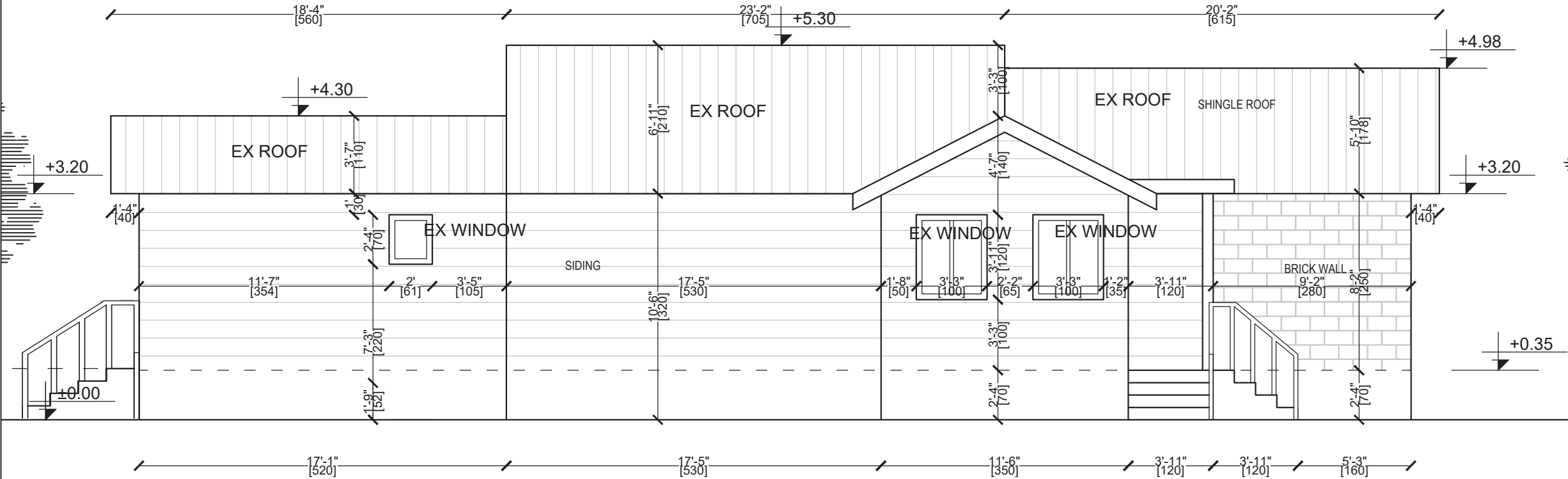
THERMALLY INSULATED WALL, CEILING AND FLR ASSEMBLIES SHALL BE CONSTRUCTED WITH A CONTINUOUS AIR AND VAPOUR BARRIER SYSTEM AS PER OBC 9.25.3 AND 9.25.4

INSULATION THROUGHOUT DWG SHALL CONFORM TO ENERGY EFFICIENCY DESIGN SUMMARY FORM.

INSUL. VALUES THROUGHOUT SHALL COMPLY WITH OBC SB-12 TABLE: 3.1.1.2.A. COMPLIANCE PACKAGE "A1" AS MIN. AND THEY SUPERSEDE ALL INSUL. REFERENCES IN THE ATTACHED TACBOC DRAWINGS AND ALL OTHER ATTACHED DWG DOCUMENTATION. WHERE CONTINUOUS INSUL. (CI) IS INDICATED ON THE TABLE FOR THE PROPOSED COMPLIANCE PACKAGE, IT MUST BE PROVIDED.

NOTE:

1. INSULATION SHALL CONFORM TO CAN/ULC S705.1, "THERMAL INSULATION-SPRAY APPLIED RIGID POLYURETHANE FOAM, MEDIUM (2LBS) DENSITY-MATERIAL".
2. INSULATION INSTALLERS ARE TO BE CERTIFIED BY THE MANUFACTURER. INSULATION IS TO BE INSTALLED IN ACCORDANCE WITH CAN/ULC-S705-05 "THERMAL INSULATION SPRAY APPLIED RIGID POLYURETHANE FOAM, MEDIUM DENSITY. TEST REPORTS CONDUCTED IN ACCORDANCE WITH SECTION 4.3.10 OF CAN/ULC S705.2-05 SHALL BE SUBMITTED TO THE AREA INSPECTOR.
3. DUE TO HAZARDOUS CONDITIONS RELATED TO OFF GASSING, NO INSPEC. SHALL BE DONE UNTIL 24 HOURS \ AFTER INSTALLATION.
4. CONTINUOUS 6 MIL POLY VAPOUR BARRIER IS TO BE INSTALLED ON THE WARM SIDE OF THE CEILING.



ROOFS, ROOF SPACES, VENTILATION and DRAINAGE:
Except where it can be shown to be unnecessary, where insulation is installed between a ceiling and the underside of the roof sheathing, a space shall be provided between the insulation and the sheathing, and vents shall be installed to permit the movement of air from the space to the exterior. The unobstructed vent area shall be not 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 unobstructed vent area shall be not less than 1/150 of the insulated ceiling area. Not less than 25% of the vents shall be located near the roof ridge. See Articles 9.19.1.1 and 9.19.1.2. Provide a natural ventilation area of 0.1m2 per 50m2 of unheated crawl space area as per Sentence 9.18.3.1.(2).



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No.		Date

Project:

150 RICHMOND RAOAD

DRAWING TITLE:
West Elevation

DATE: 15/05/23 DWG. No. A203

REAR ELEVATION -SCALE 1:100

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No.		Date

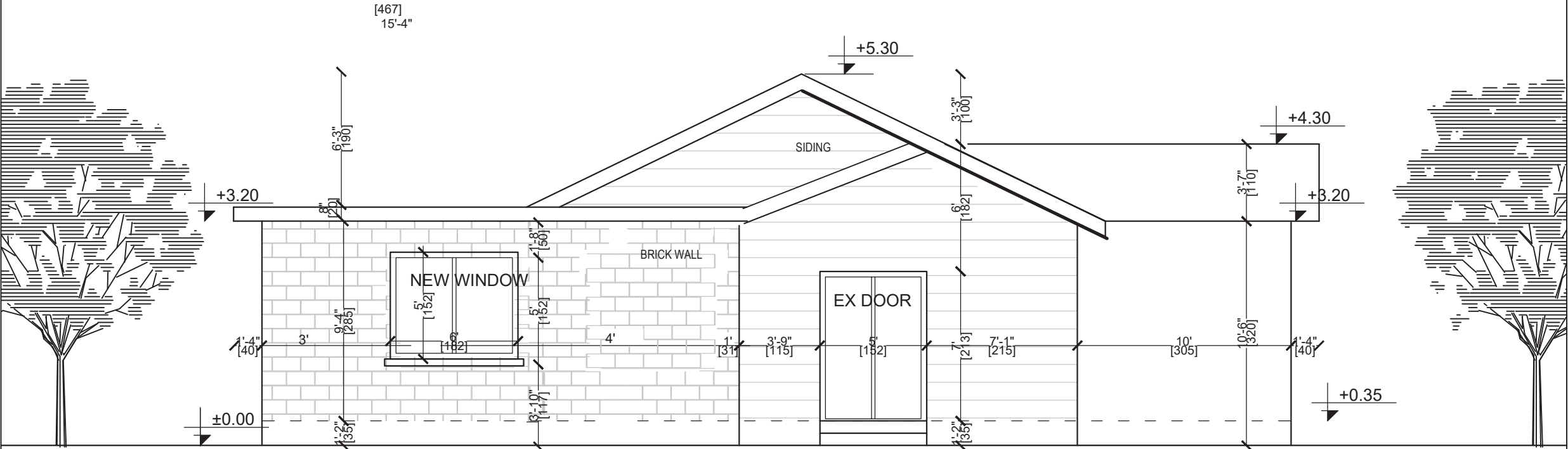
Project:

150 RICHMOND
ROAD

DRAWING TITLE:

South Elevation

DATE: 15/05/23 DWG. No. A201



FRONT ELEVATION - SCALE 1:100

STRUCTURAL INTEGRITY:

ALL MEMBERS SHALL BE SO FRAMED, FASTENED, TIED, BRACED AND ANCHORED TO PROVIDE THE NECESSARY STRENGTH, RIGIDITY AND STABILITY PER OBC 9.23.2.1.

SUPPORT – LOADS:

ALL LOADS MUST BE SUPPORTED AND TRANSFERRED TO FOUNDATION OR ADEQUATE SUPPORT
O.B.C. 9.23.4.2., 9.20.8.3.,9.23.8.1.,

SUPPORT – POST: PROVIDE POSTS UNDER ALL BEAMS/ GIRDER TRUSSES, ETC. POSTS ARE TO RUN CONTINUOUS TO THE FOUNDATION OR EQUIVALENT SUPPORT.
OBC 9.20.8.3., 9.23.8.1.9.23.10.7.

STAIRS 2022 OBC SECTION 9.8

STAIRS, STEPS, RAMPS, LANDINGS, HANDRAILS AND GUARDS. INTERIOR AND EXTERIOR STAIRS WITHIN OR SERVING A HOUSE OR INDIVIDUAL DWELLING UNIT SHALL HAVE A MIN. WIDTH OF 860MM, MAX. RISE OF 200MM MIN. RUN OF 255MM

NOTE: INTERIOR STAIRS

PRE- ENGINEERED SELF SUPPORTED STAIRS SPECS. AND SHOP DRAWINGS SHALL BE SUBMITTED TO THE INSPECTOR PRIOR TO INSTALLATION.

SLAB AND PANEL FACING OF PRECAST CONCRETE AND NATURAL OR ARTIFICIAL STONE SHALL CONFORM TO CSA S304.1 "DESIGN OF MASONRY STRUCTURES" AS PER OBC 2012, 9.20.6.6.

NOTE: INTERIOR EXTERIOR GLASS PANEL RAIL PRE- ENGINEERED RAIL GLASS PANELS SPECS. AND SHOP DRAWINGS SHALL BE SUBMITTED TO THE INSPECTOR PRIOR TO INSTALLATION.

NO MASONRY PERMITTED ABOVE WOOD LINTELS. - TYP. MASONRY OVER OPENINGS SHALL BE SUPPORTED BY STEEL, REINFORCED CONCRETE LINTELS OR MASONRY ARCHES DESIGN TO SUPPORT THE IMPOSED LOADS OBC 2012, 9.20.5.2.-TYP.

CORNICES, SILLS OR OTHER TRIM OF MASONRY MATERIAL THAT PROJECT BEYOND THE WALL FACE SHALL HAVE NOT LESS THAN 65% OF THEIR MASS, BUT NOT LESS THAN 90MM, WITHIN THE WALL OR SHALL BE ADEQUATELY ANCHORED TO THE WALL WITH CORROSION-RESISTANT ANCHORS. OBC 2012, 9.20.11.5.

STAIRS 2022 OBC SECTION 9.8

STAIRS, STEPS, RAMPS, LANDINGS, HANDRAILS AND GUARDS. INTERIOR AND EXTERIOR STAIRS WITHIN OR SERVING A HOUSE OR INDIVIDUAL DWELLING UNIT SHALL HAVE A MIN. WIDTH OF 860MM, MAX. RISE OF 200MM MIN. RUN OF 255MM

NOTE: INTERIOR STAIRS

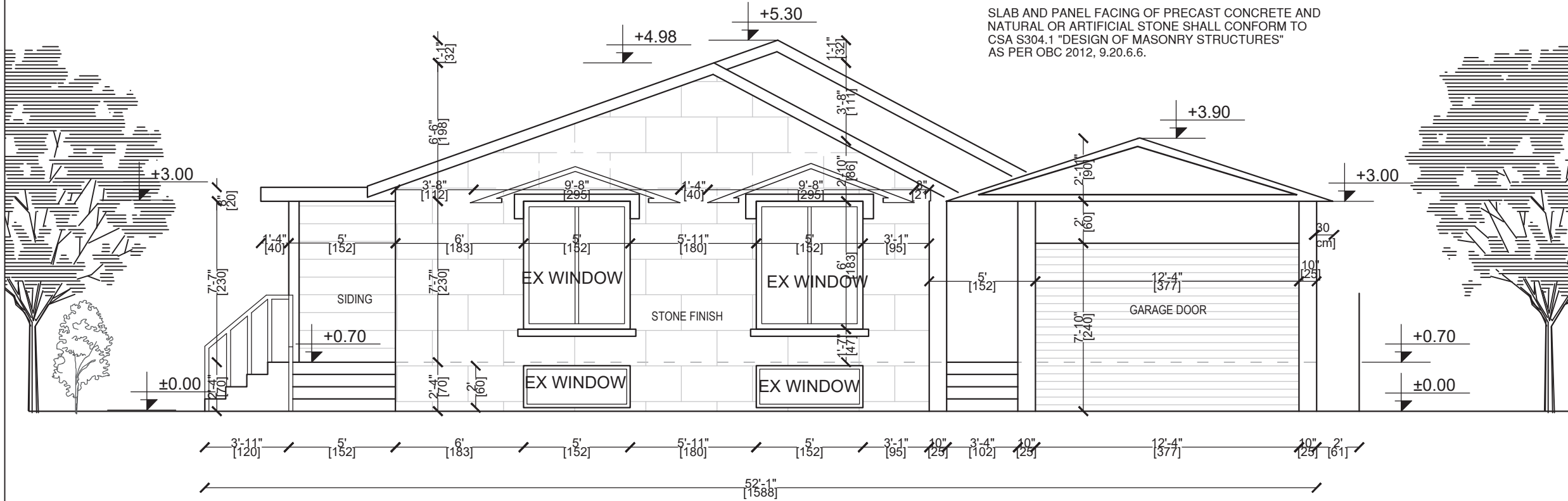
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SLAB AND PANEL FACING OF PRECAST CONCRETE AND NATURAL OR ARTIFICIAL STONE SHALL CONFORM TO CSA S304.1 "DESIGN OF MASONRY STRUCTURES" AS PER OBC 2012, 9.20.6.6.



BATHROOM DESIGN REQUIREMENTS:

WALL ENCLOSING THE MAIN BATHROOM IN A DWELLING UNIT SHALL HAVE REINFORCEMENT TO PERMIT THE FUTURE INSTALLATION OF A GRAB - BAR ON THE WALL ADJACENT TO WATER CLOSET AND A SHOWER AND BATHTUB. OBC 2012, 9.5.2.3.
STUD WALL REINFORCEMENT IS REQUIRED FOR A WATER CLOSET, A SHOWER AND A BATHROOM FOR THE MAIN BATHROOM IN A DWELLING UNIT. TACBOC DETAILS H01 OBC 2012, VOL. 2 APPENDIX A-3.8.3.13.(4) FOR THE REQUIRED GRAB BAR REINFORCEMENT LOCATIONS.

SAFETY GLASS MUST BE USED FOR SHOWER OR BATHTUB ENCLOSURE OBC 2012, 9.6.1.4.(6) TYP.

NOTE ; THE GARAGE ROOF IS FLAT
THERE IS AN ARCHITECTURE ELEMENT IN THE FRONT THAT SHOWS LIKE A SLOPE ROOF

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General Notes



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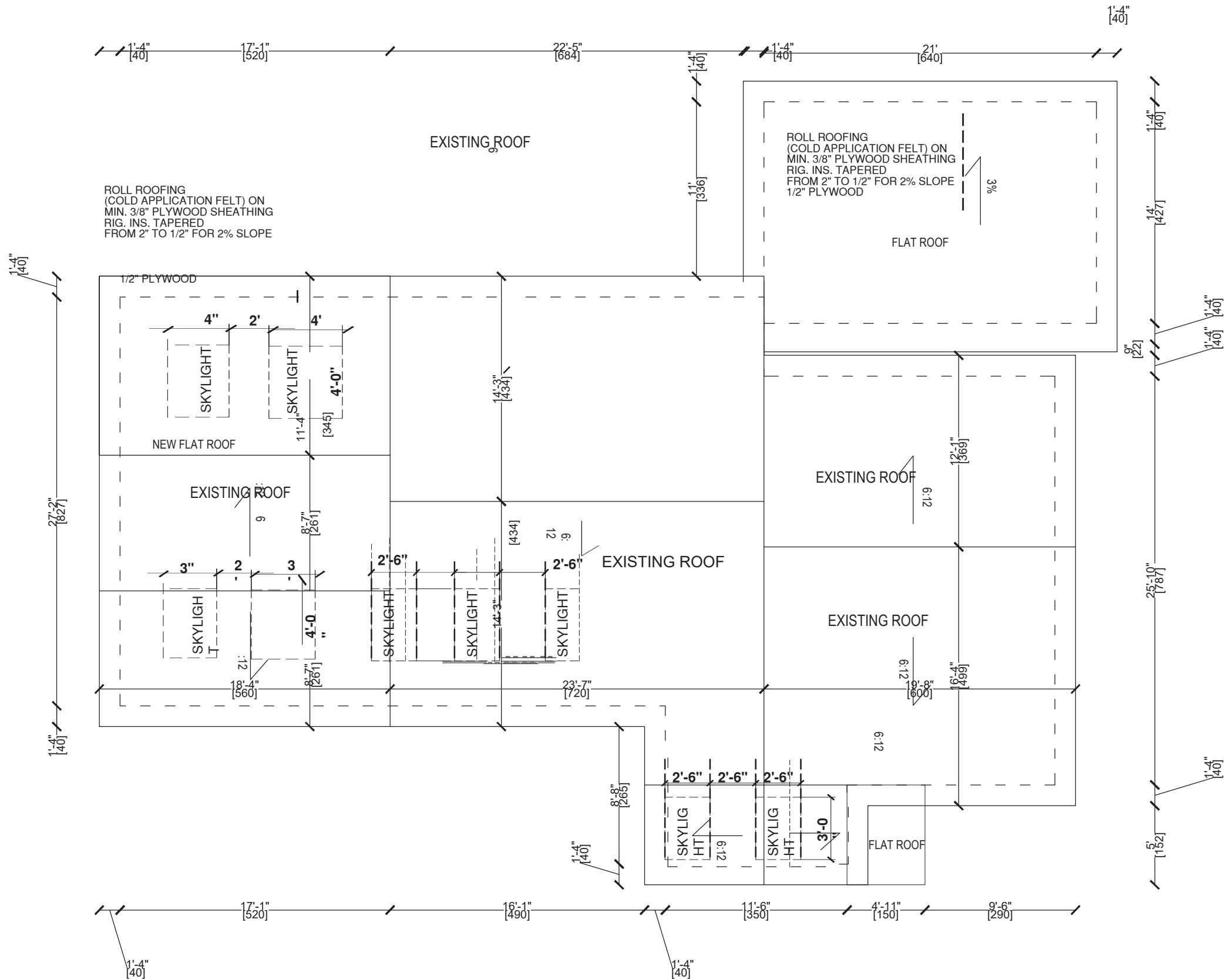
150 RICHMOND ROAD

DRAWING TITLE:
North Elevation

DATE: 15/06/23 DWG. No. A200

ROOF PLAN - SCALE 1:125

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No.		Date
1	REVIEW	10/02/24

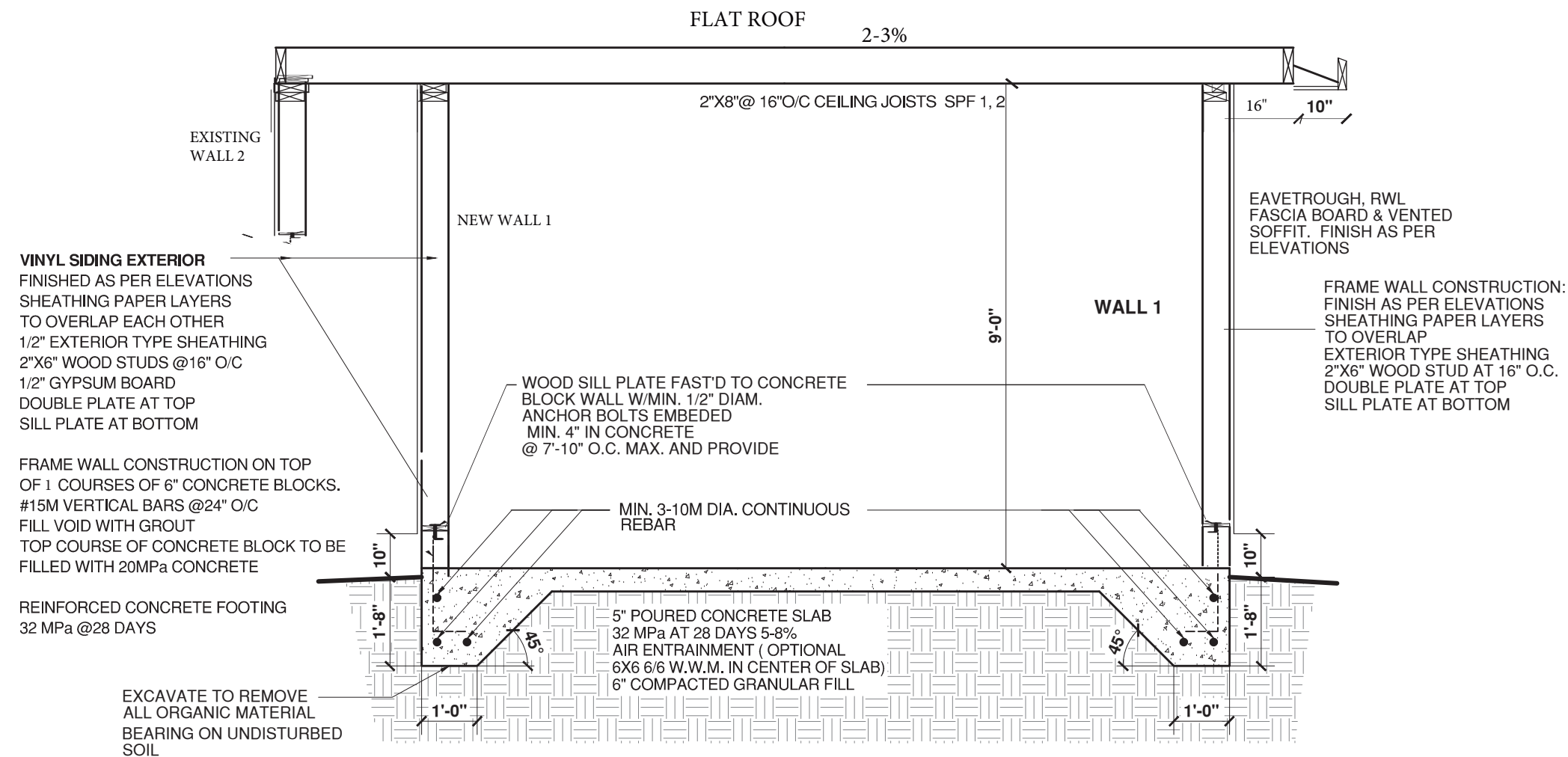
Project:

150 RICHMOND ROAD

DRAWING TITLE:
Roof Plan

DATE: 15/06/23 DWG. No. A304

ROOF AND FRAME
WALL DETAIL
N.T.S.



SECTION A-A

GENERAL NOTES



NO		DATE

GARAGE DECTION
CUT

150 RICHMOND ROAD

SECTION, DETAIL

PROJECT	SHEET A204
JUNE 2023	
SCALE 3/8"=1'-0"	