PART 2 – SURVEY REPORT

–DESCRIPTION OF LAND

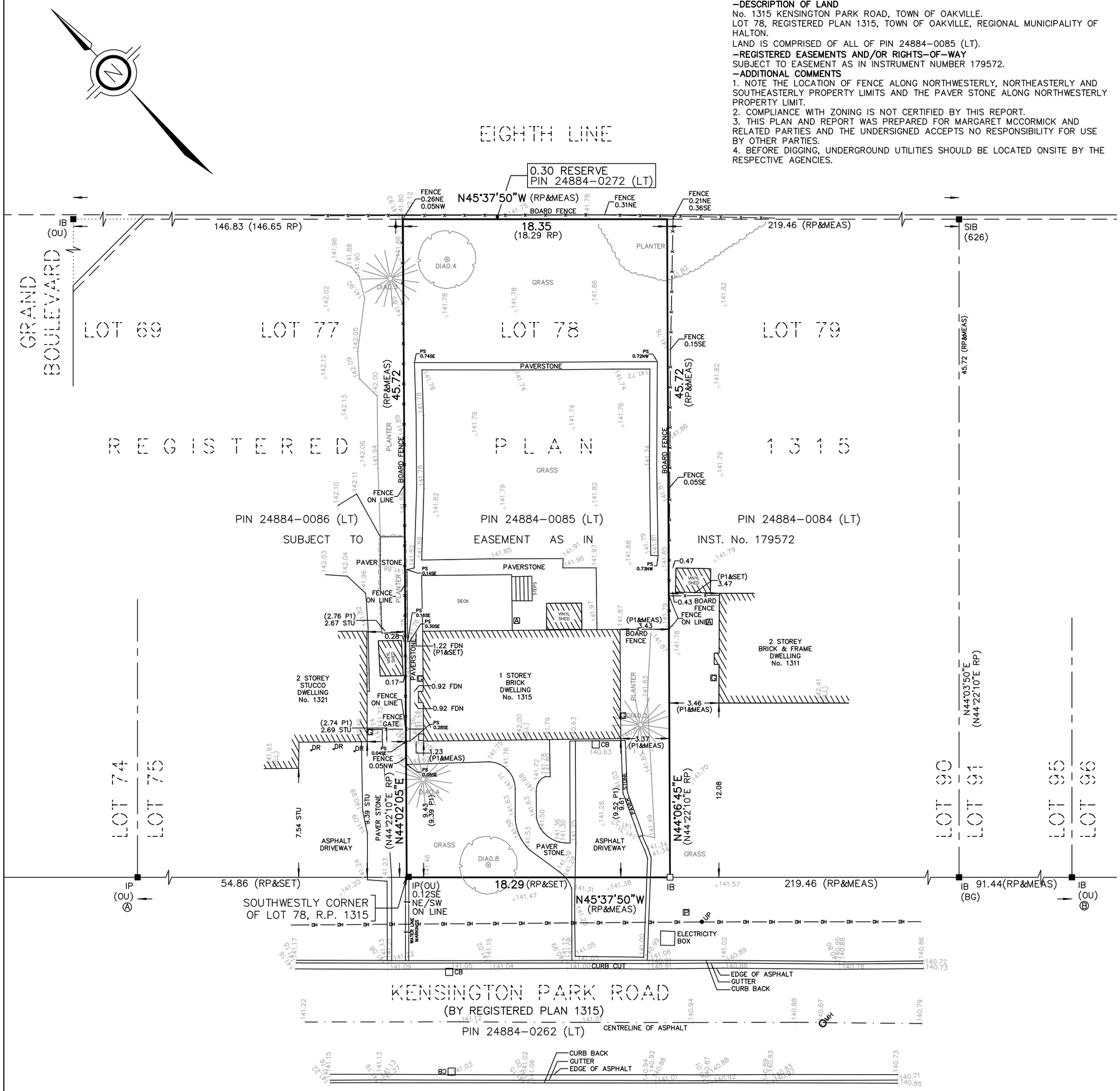
No. 1315 KENSINGTON PARK ROAD, TOWN OF OAKVILLE.
LOT 78, REGISTERED PLAN 1315, TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON.
LAND IS COMPRISED OF ALL OF PIN 24884–0085 (LT).

–REGISTERED EASEMENTS AND/OR RIGHTS–OF–WAY

SUBJECT TO EASEMENT AS IN INSTRUMENT NUMBER 179572.

–ADDITIONAL COMMENTS

1. NOTE THE LOCATION OF FENCE ALONG NORTHWESTERLY, NORTHEASTERLY AND SOUTHEASTERLY PROPERTY LIMITS AND THE PAVER STONE ALONG NORTHWESTERLY PROPERTY LIMIT.
2. COMPLIANCE WITH ZONING IS NOT CERTIFIED BY THIS REPORT.
3. THIS PLAN AND REPORT WAS PREPARED FOR MARGARET MCCORMICK AND RELATED PARTIES AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.
4. BEFORE DIGGING, UNDERGROUND UTILITIES SHOULD BE LOCATED ONSITE BY THE RESPECTIVE AGENCIES.



SURVEYOR'S REAL PROPERTY REPORT
PART 1 – PLAN OF SURVEY SHOWING TOPOGRAPHY OF
LOT 78
REGISTERED PLAN 1315
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

0 4 8 12 16m

SCALE 1:200

THE INTENDED PLOT SIZE OF THIS PLAN IS 559mm IN WIDTH BY 432mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200.

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCES HEREON ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999729.

BEARINGS HEREON ARE GRID AND DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK(RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS)(2010.0).

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83(CSRS)(2010.0)
COORDINATES ARE TO URBAN ACCURACY PER SECTION 14(2) OF O.REG. 216/10

POINT ID	NORTHING (m)	EASTING (m)
ORP A	4 814 429.51	606 039.75
ORP B	4 814 161.00	606 314.23

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE–ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

FOR BEARING COMPARISONS, A ROTATION OF 0°54'50" COUNTER–CLOCKWISE WAS APPLIED TO BEARINGS ON RP TO CONVERT TO GRID BEARINGS.

ELEVATIONS HEREON ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM 1928 AND ARE DERIVED FROM TOWN OF OAKVILLE BENCHMARK No. 127, HAVING AN ELEVATION OF 141.944m.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	SHORT IRON BAR
IB	DENOTES	IRON BAR
IP	DENOTES	IRON PIPE
OU	DENOTES	ORIGIN UNKNOWN
626	DENOTES	HARRY D. SEWELL, O.L.S.
BG	DENOTES	BARICH GRENKIE SURVEYING LTD., O.L.S.
RP	DENOTES	REGISTERED PLAN 1315
P1	DENOTES	PLAN OF SURVEY BY CUNNINGHAM McCONNELL LTD., O.L.S. DATED 1966.
PS	DENOTES	PAVER STONE
FDN	DENOTES	FOUNDATION
STU	DENOTES	STUCCO
MH	DENOTES	MANHOLE
CB	DENOTES	CATCHBASIN
A	DENOTES	A/C UNIT
G	DENOTES	GAS METER
P	DENOTES	PEDESTAL
DR	DENOTES	DRAIN
UP	DENOTES	HYDRO POLE
OH	DENOTES	OVERHEAD WIRE
DIA	DENOTES	CONIFEROUS TREE with DIAMETER (NOT TO SCALE)
DIA	DENOTES	DECIDUOUS TREE with DIAMETER (NOT TO SCALE)

ALL BUILDING TIES WERE TAKEN TO THE BRICK UNLESS OTHERWISE NOTED.

ALTERNATIVE MONUMENTS WERE SET DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH O.REG. 525/91 SECTION 11(4).

SURVEYOR'S CERTIFICATE

I CERTIFY THAT,

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 31st DAY OF JANUARY, 2025.

FEBRUARY 5th, 2025
DATE

YIFAN ZHANG
ONTARIO LAND SURVEYOR

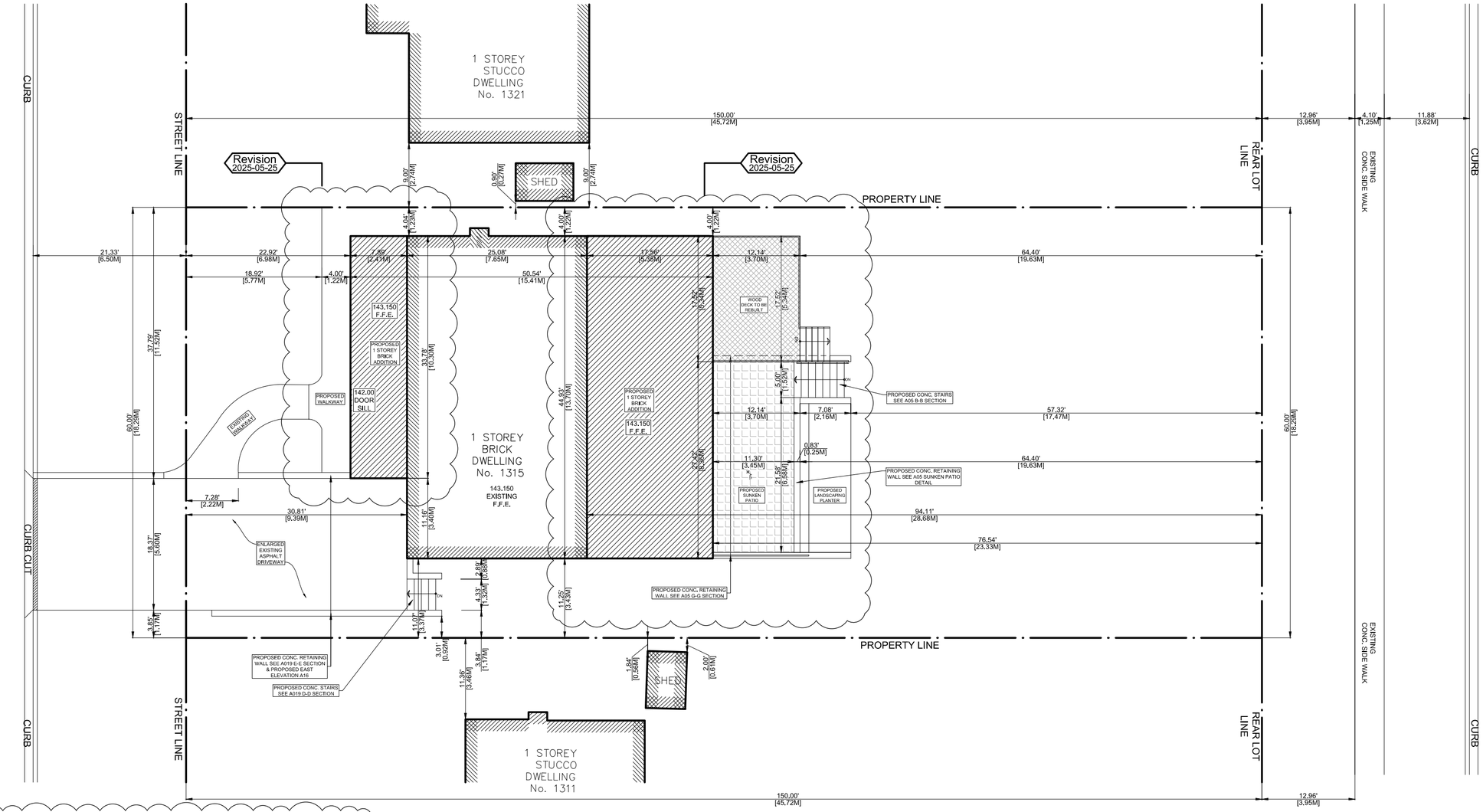
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V–78298.

Y. ZHANG SURVEYING LIMITED
ONTARIO LAND SURVEYORS
www.yzsurveying.com

FIELD: PX/SUE/SM	CAD: YZ	CHECKED by: Yifan Z.
JOB NUMBER: 24–077 SRPR AND TOPO		DATE: February 5, 2025
DRAWING FILE: G:\Shared drives\ProVision Jobs\Job Folders\24–077 1315 Kensington Park Road Oakville\CAD\24–077 SRPR AND TOPO.dwg		

KENSINGTON PARK ROAD

EIGHTH LINE



SITE PLAN

Scale: 1:150

THIS SITE PLAN DOES NOT REPRESENT LEGAL OR SURVEY DIMENSIONS. IF LEGAL OR SURVEY MEASUREMENTS ARE REQUIRED, REFERENCE MUST BE MADE TO LEGAL DOCUMENTS OR SURVEY OF THE PROPERTY.

	EXISTING BUILDING		PROPOSED SUNKEN PATIO
	PROPOSED ADDITION		REBUILT WOOD DECK

Revision 2025-05-25

SITE STATISTIC			
ZONING	RL3-0	LOT NO.	78
PLAN NO.	--	LOT AREA(m2)	836.15
LOT FRONTAGE(m)	18.75	LOT DEPTH(m)	45.72
ESTABLISHED GRADE	EX.	AVERAGE GRADE	EX.
	EXISTING	PROPOSED	
STOREY	1	1	
HEIGHT(m)	±4.92	±5.26	
BUILDING WIDTH(m)	13.70	13.70	
BUILDING DEPTH(m)	7.65	15.41	
AREA(m2)			
	EXISTING	PROPOSED	
[A] BASEMENT	79.83	87.14	
[B] MAIN FLOOR	104.72	202.82	
[C] GARAGE (IN THE BASEMENT)	24.89	24.89	
[D] DECK	24.14	19.75	
[F] SUNKEN PATIO		27.20	
[X] TOTAL GFA (NOT INCLUDING BASEMENT)	104.72	202.82	
[Z] LOT COVERAGE (Z=B/LOT AREA)	104.72/836.15 =12.52%	202.82/836.15=24.26%	
SETBACK (m)			
	EXISTING	PROPOSED	
FRONT (NORTH)	9.39	6.98	
SIDE A (WEST)	1.23	1.23	
SIDE B (EAST)	3.37	3.37	
REAR (SOUTH)	28.68	23.33	

Revision 2025-05-25

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A03	PROPOSED BASEMENT FLOOR PLAN
A04	EXISTING & DEMO FIRST FLOOR PLAN
A05	PROPOSED FIRST FLOOR PLAN B-B SECTION
A06	EXISTING ROOF PLAN
A07	PROPOSED ROOF PLAN
A08	PROPOSED ROOF FRAMING PLAN
A09	EXISTING SOUTH ELEVATION
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A21	WALL DETAILS
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A23	WOOD DECK DETAILS
A24	WOOD DECK DETAILS
A25	WOOD DECK DETAILS
A26	WOOD DECK DETAILS
A27	WOOD DECK DETAILS
A28	WOOD DECK DETAILS
A29	WOOD DECK DETAILS
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Revision 2025-05-25

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LICENSED PROFESSIONAL ENGINEER
2025-05-25
S. REN
100171189
PROVINCE OF ONTARIO

No.	ISSUED FOR	DATE
1	REVISION	2025.05.25
0	ISSUED FOR PERMIT	2024.12.15

PROJECT: 1315 Kensington Park Rd, Oakville

DRAWING TITLE: SITE PLAN

DESIGNED:	DRAWN:	SCALE:	PAPER SIZE:	DRAWING No:
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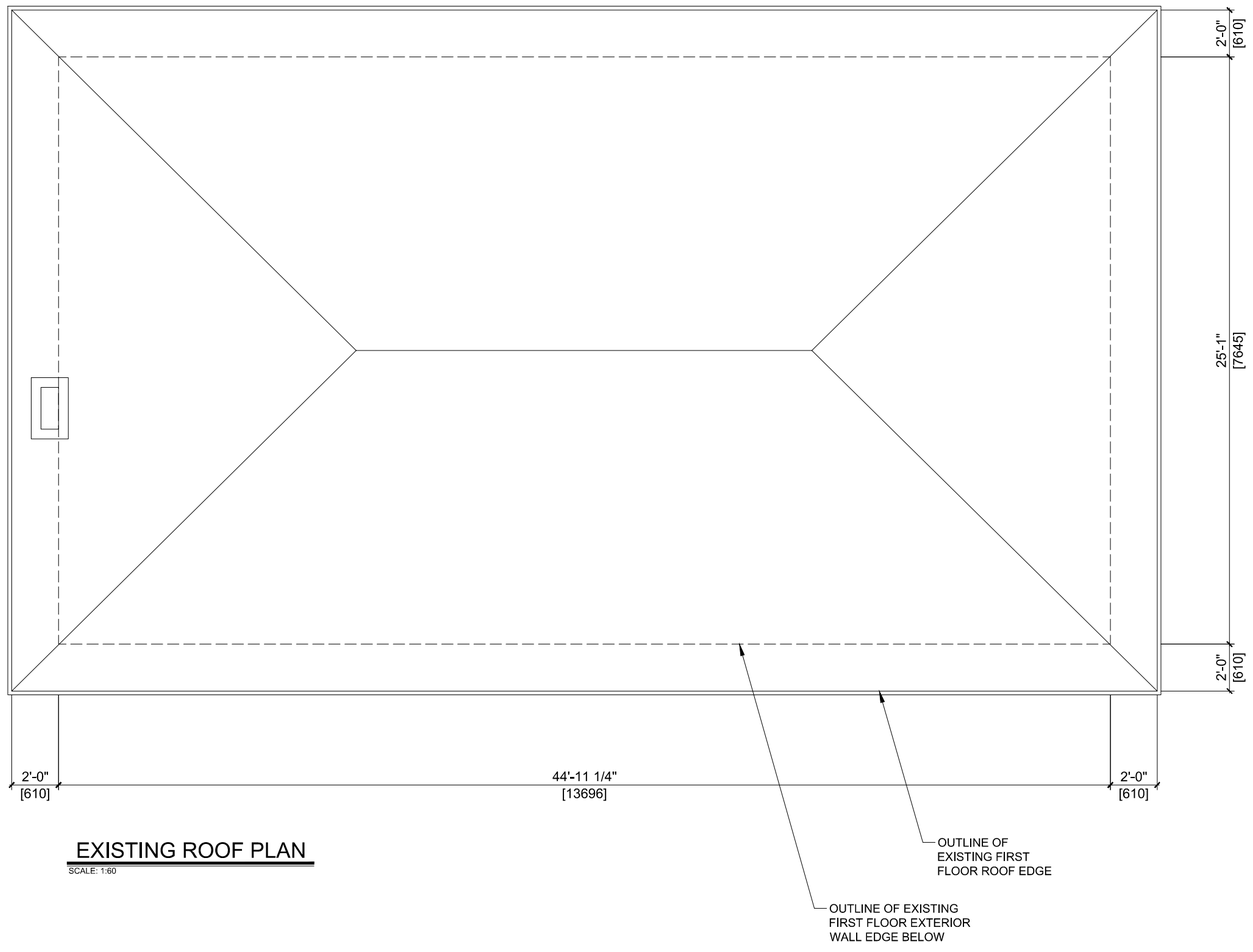

EXISTING ROOF PLAN

SCALE: 1:60

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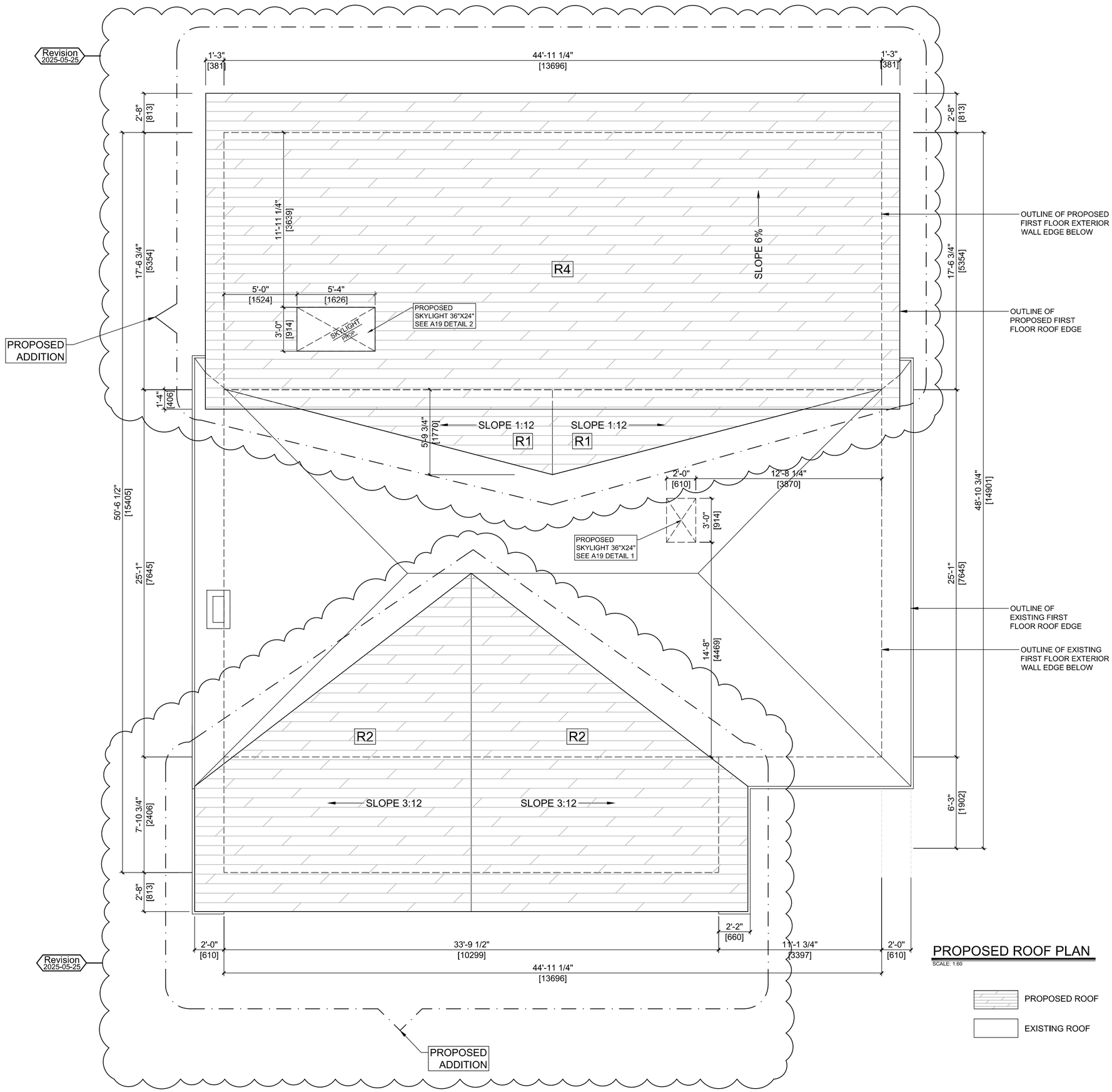

PROPOSED ROOF PLAN

SCALE: 1:60

PROPOSED ROOF

EXISTING ROOF

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DRAWING TITLE: PROPOSED ROOF PLAN

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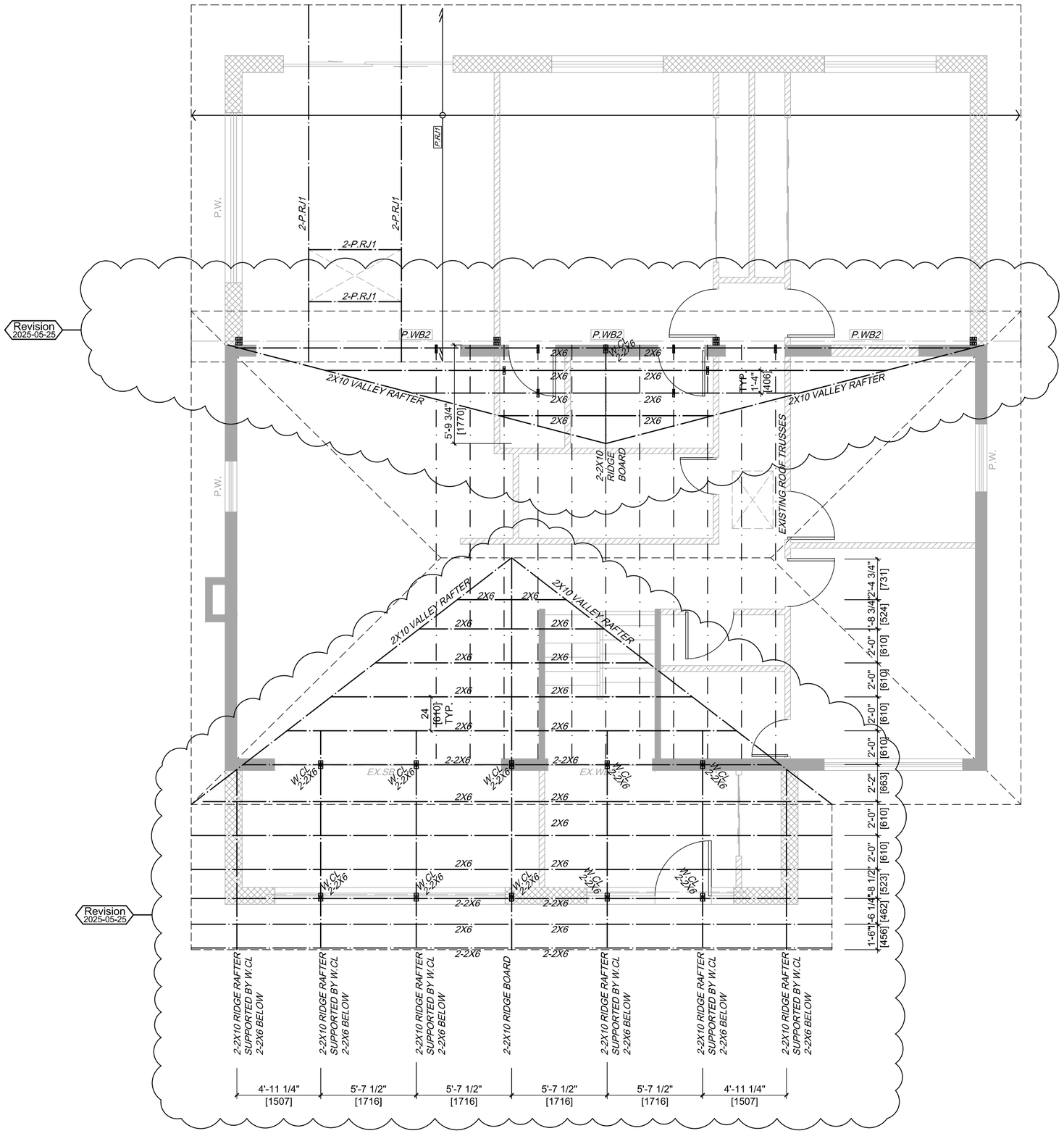

PROPOSED ROOF FRAMING PLAN

SCALE: 1:60

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DESIGNED:	DRAWN:	SCALE:	PAPER SIZE:	DRAWING No:
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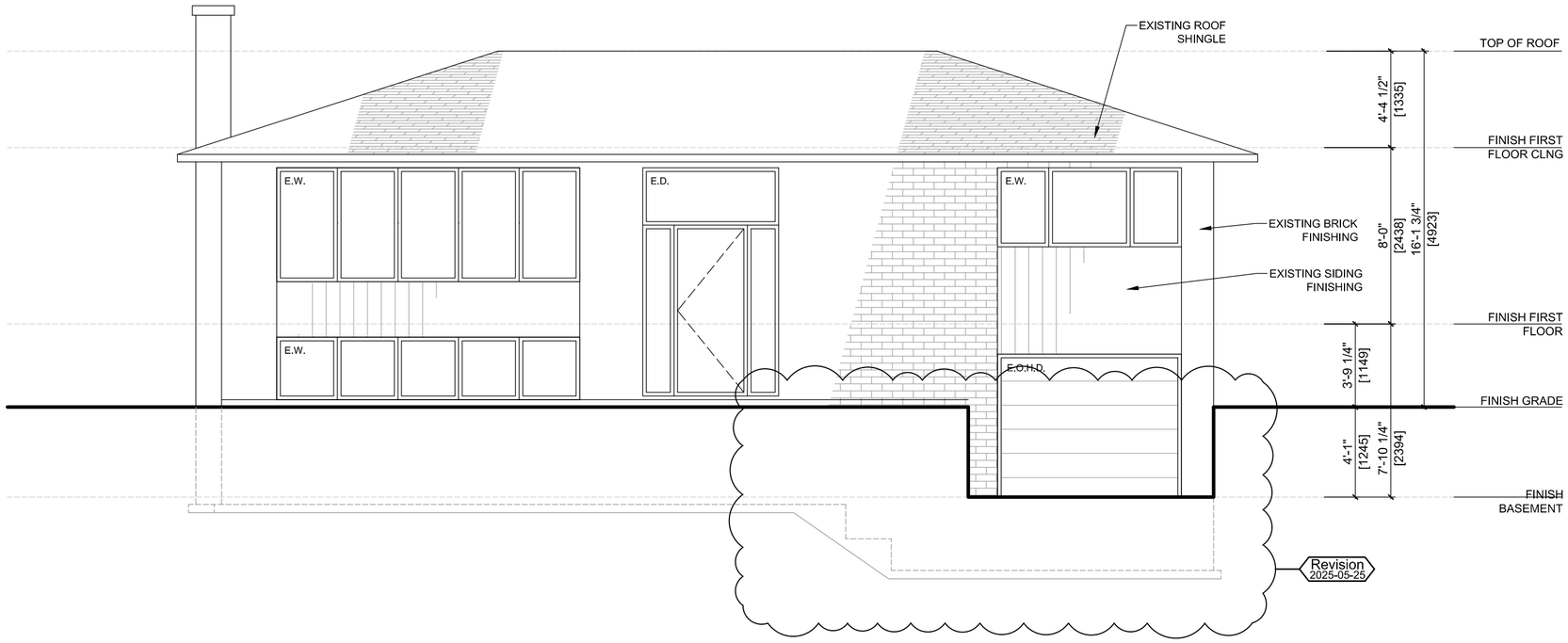

EXISTING SOUTH ELEVATION

SCALE: 1:60

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DRAWING TITLE: EXISTING SOUTH ELEVATION

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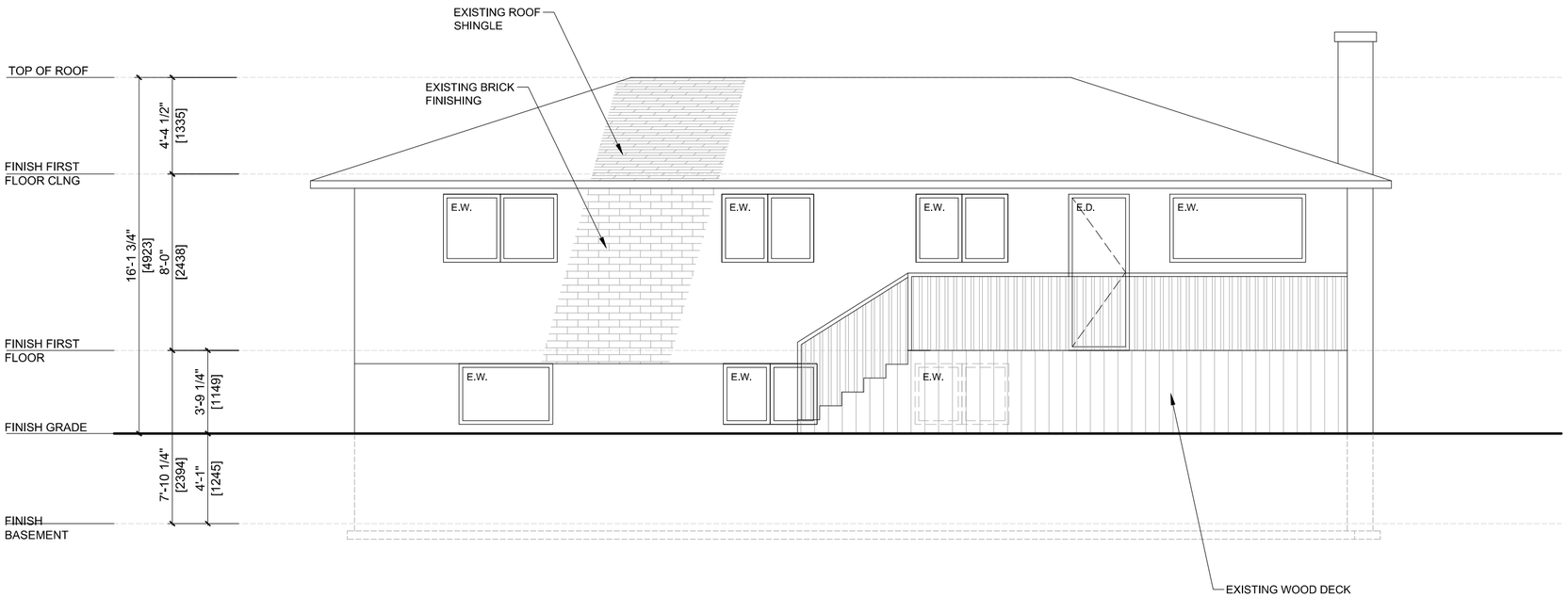

EXISTING NORTH ELEVATION

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DRAWING TITLE: EXISTING NORTH ELEVATION

DESIGNED:	DRAWN:	SCALE:	PAPER SIZE:	DRAWING No:
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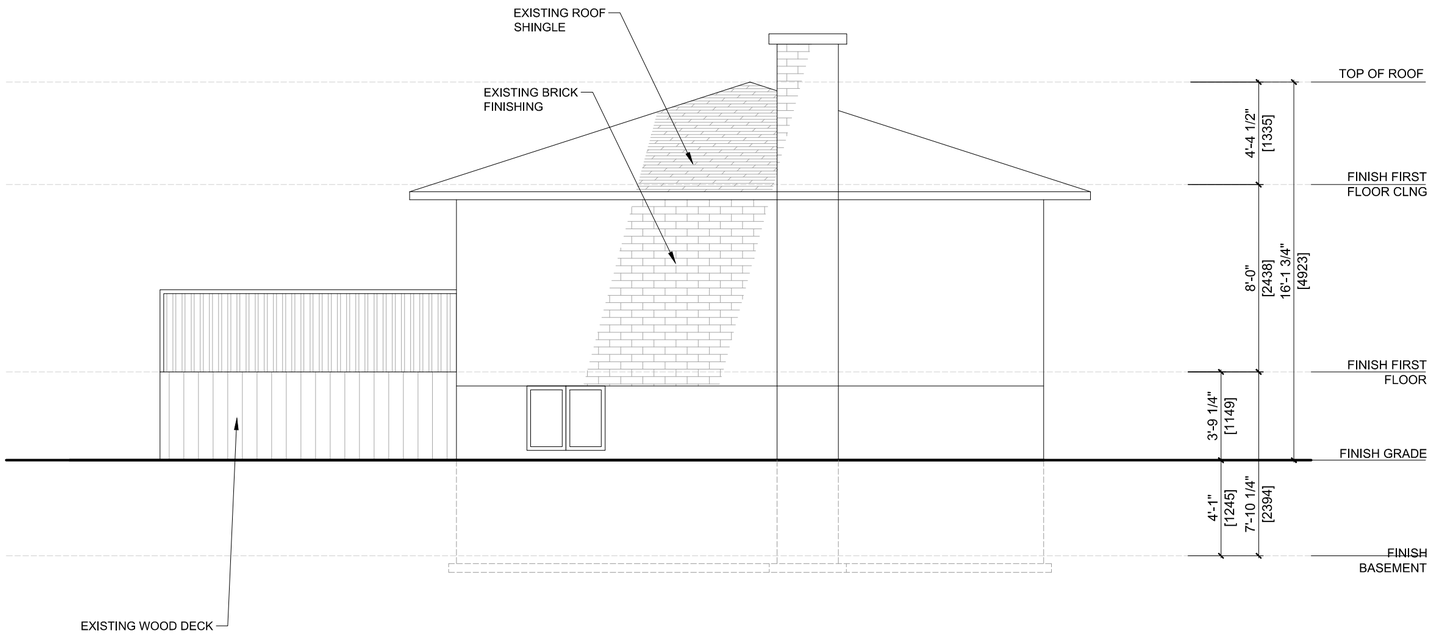

EXISTING WEST ELEVATION

SCALE: 1:60

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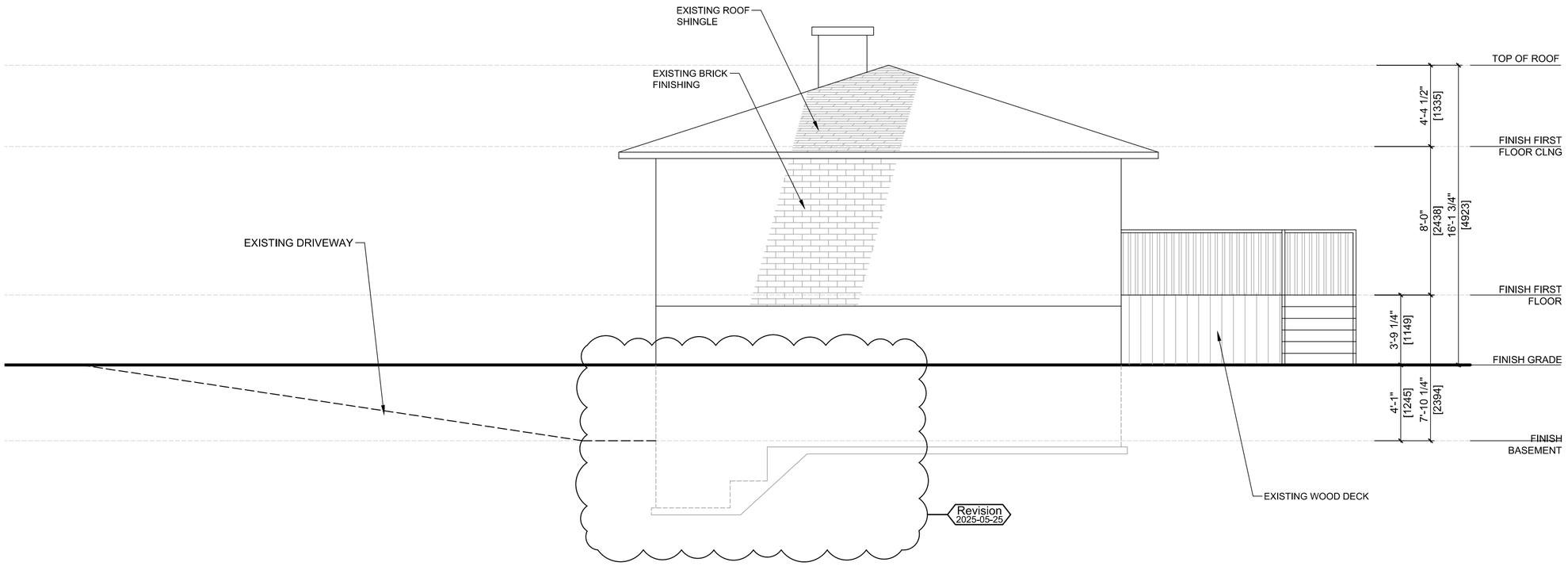

EXISTING EAST ELEVATION

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DRAWING TITLE: EXISTING EAST ELEVATION

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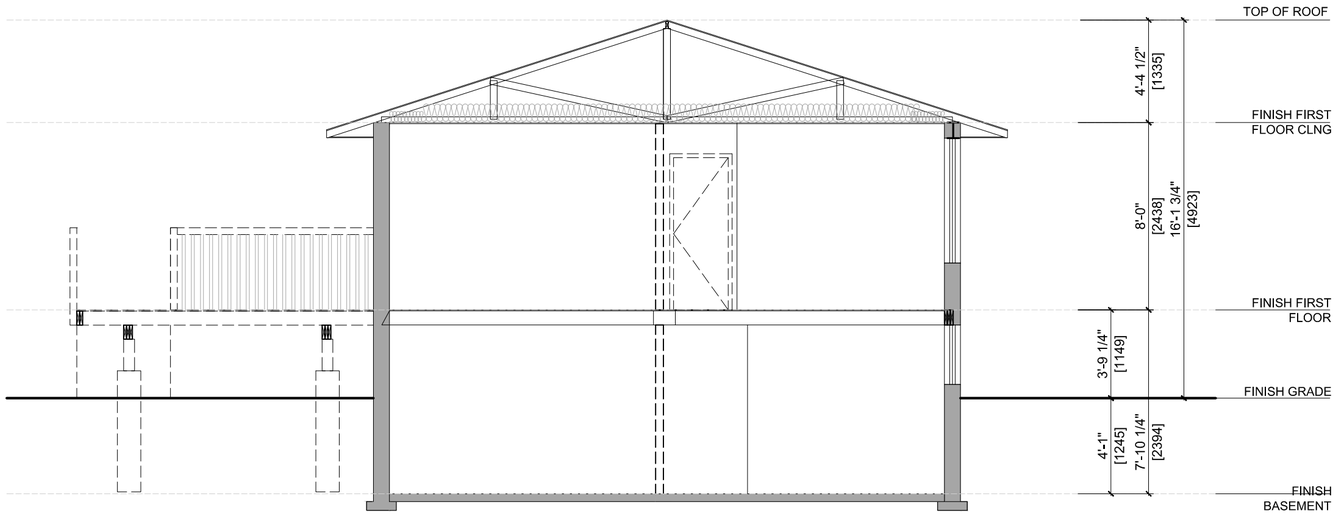

A-A SECTION (EXISTING)

SCALE: 1:60

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DRAWING TITLE: A-A SECTION(EXISTING)

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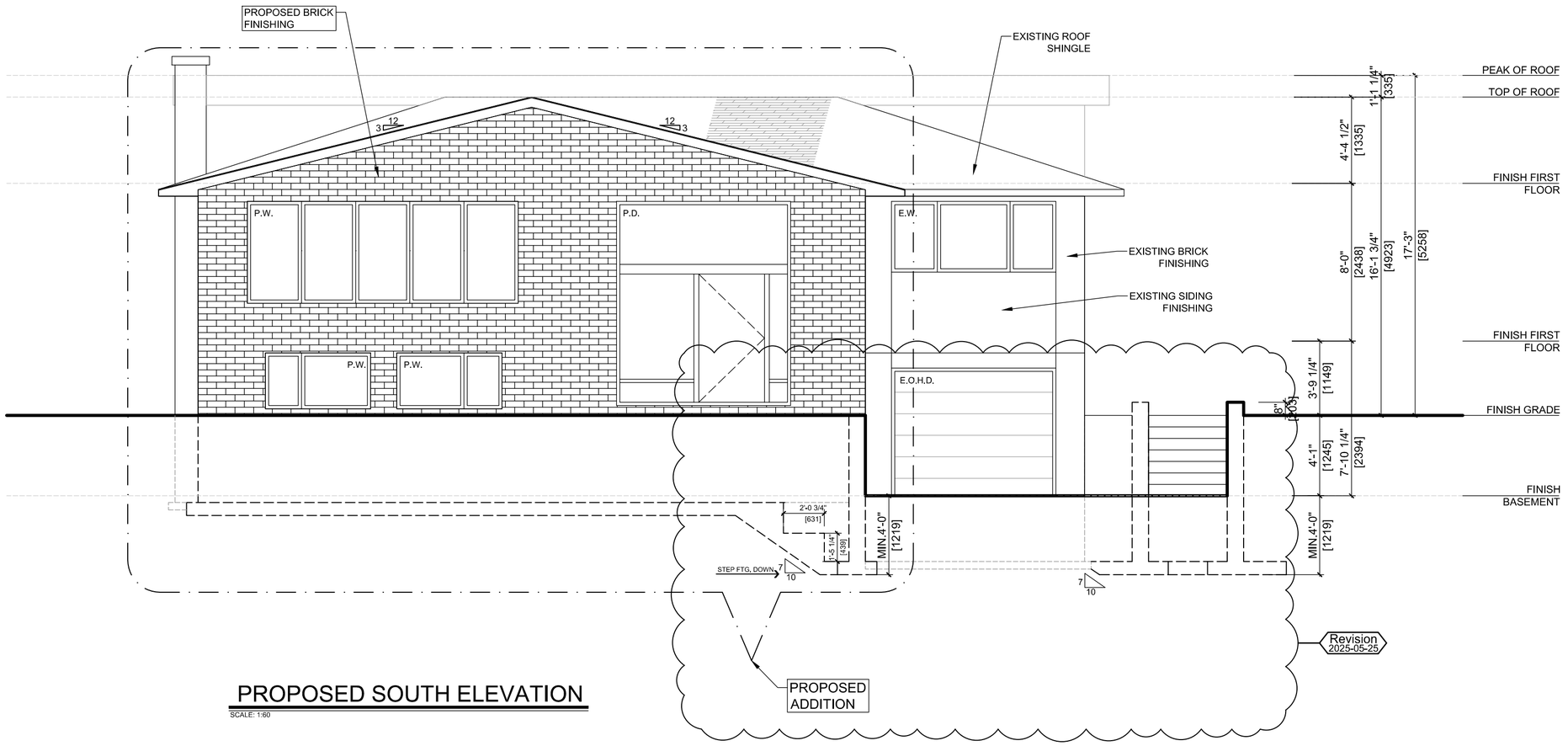

PROPOSED SOUTH ELEVATION

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DRAWING TITLE: PROPOSED SOUTH ELEVATION

DESIGNED:	DRAWN:	SCALE:	PAPER SIZE:	DRAWING No:
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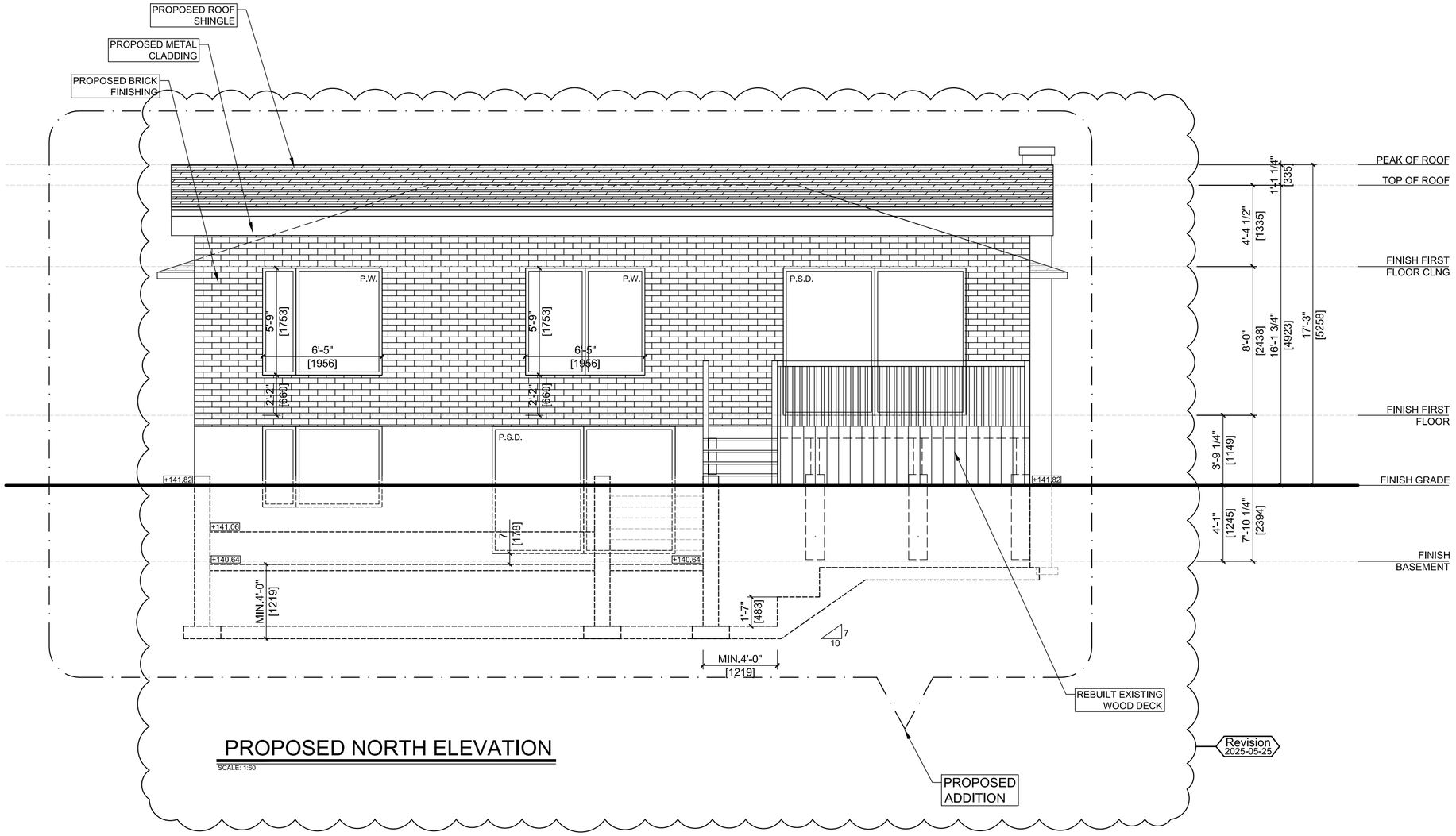

PROPOSED NORTH ELEVATION

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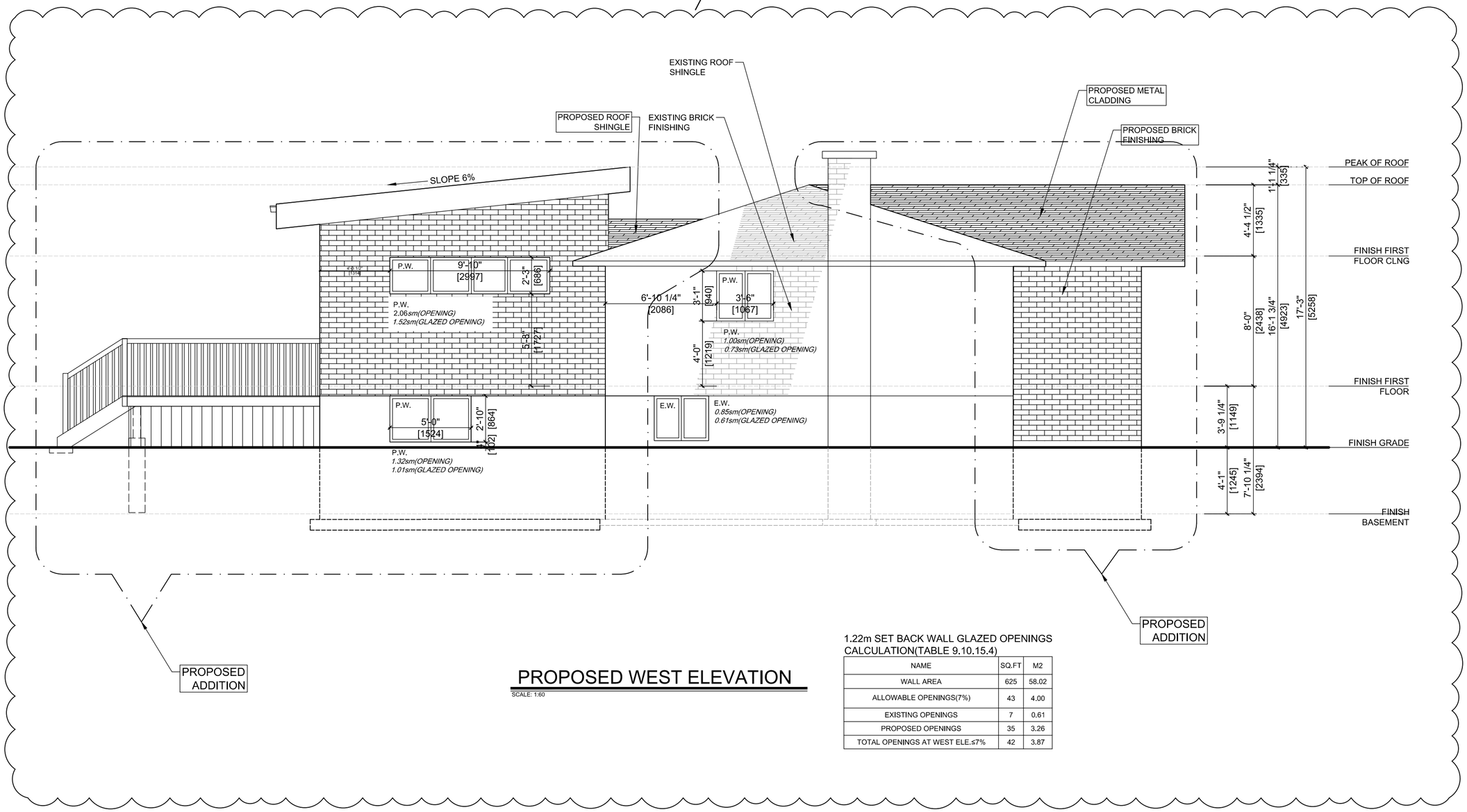

PROPOSED WEST ELEVATION

SCALE: 1:60

1.22m SET BACK WALL GLAZED OPENINGS CALCULATION(TABLE 9.10.15.4)

NAME	SQ.FT	M2
WALL AREA	625	58.02
ALLOWABLE OPENINGS(7%)	43	4.00
EXISTING OPENINGS	7	0.61
PROPOSED OPENINGS	35	3.26
TOTAL OPENINGS AT WEST ELE.≤7%	42	3.87

GENERAL NOTE:
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* THE FOLLOWING DRAWINGS AND NOT TO CON CONSIDERED AR PART OF THE CONSTRUCTION DRAWINGS:

LICENSED PROFESSIONAL ENGINEER
2025-05-25
S. REN
100171189
PROVINCE OF ONTARIO

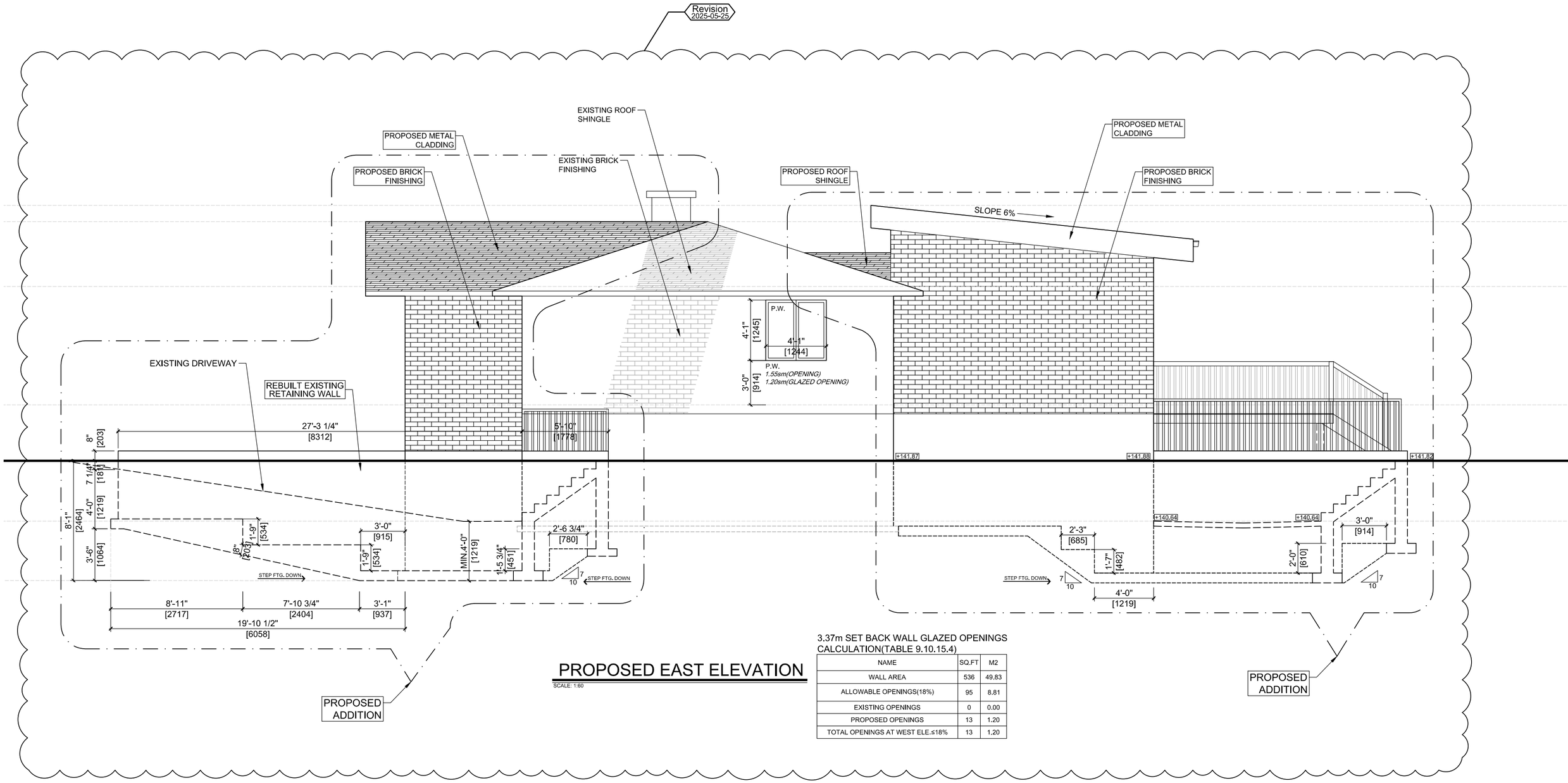
No.	ISSUED FOR	DATE
1	REVISION	2025.05.25
0	ISSUED FOR PERMIT	2024.12.15

PROJECT: 1315 Kensington Park Rd, Oakville

DRAWING TITLE: PROPOSED WEST ELEVATION

DESIGNED:	DRAWN:	SCALE:	PAPER SIZE:	DRAWING No:
Yu He	Yu He	1:60	22x17	A014

Revision
2025-05-25



PROPOSED EAST ELEVATION

SCALE: 1:60

3.37m SET BACK WALL GLAZED OPENINGS CALCULATION(TABLE 9.10.15.4)

NAME	SQ.FT	M2
WALL AREA	536	49.83
ALLOWABLE OPENINGS(18%)	95	8.81
EXISTING OPENINGS	0	0.00
PROPOSED OPENINGS	13	1.20
TOTAL OPENINGS AT WEST ELE.≤18%	13	1.20

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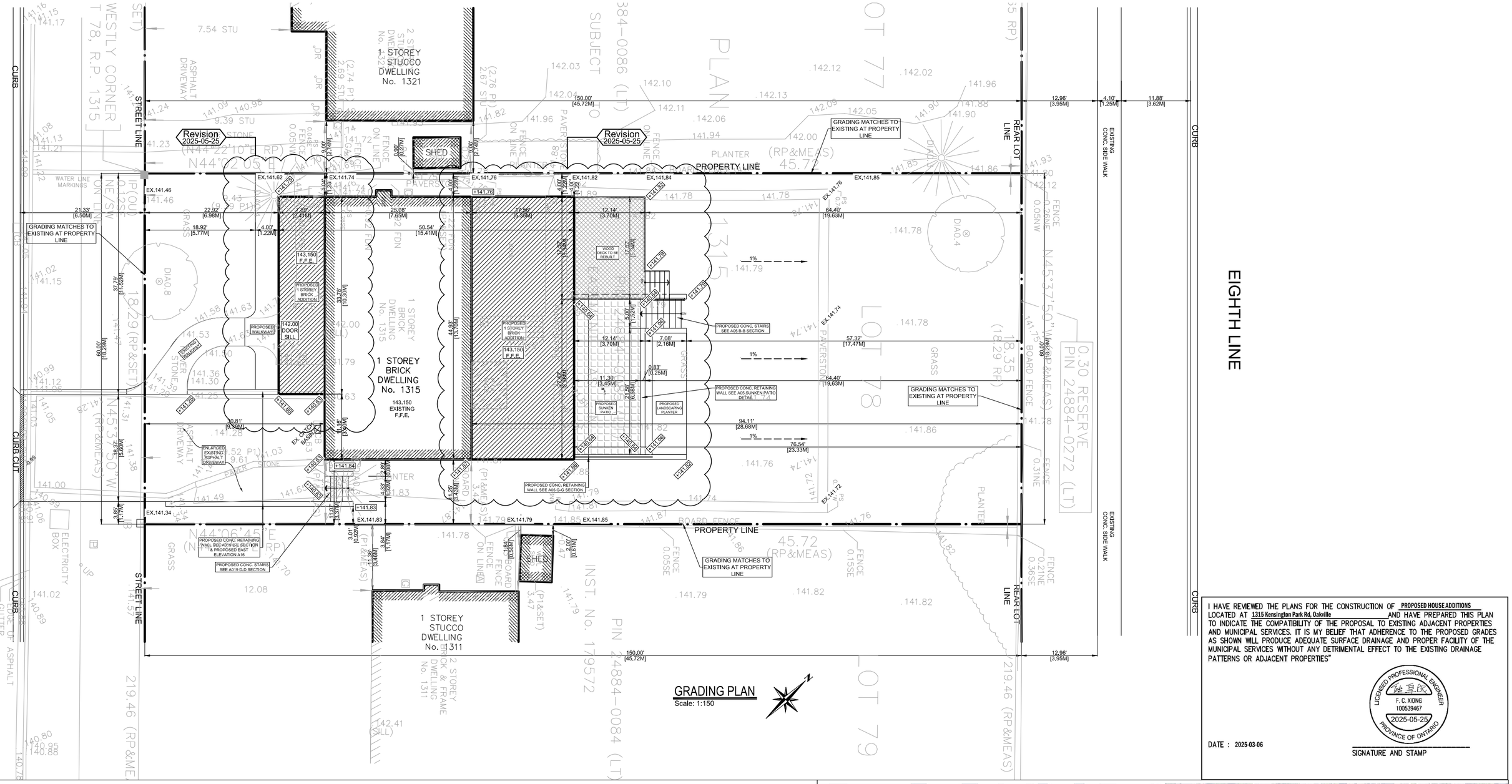
2025-05-25
S. REN
100171189
PROVINCE OF ONTARIO

No.	ISSUED FOR	DATE
1	REVISION	2025.05.20
0	ISSUED FOR PERMIT	2024.12.15

PROJECT: 1315 Kensington Park Rd, Oakville

DRAWING TITLE: PROPOSED EAST ELEVATION

DESIGNED:	DRAWN:	SCALE:	PAPER SIZE:	DRAWING No:
Yu He	Yu He	1:60	22x17	A016



GRADING PLAN
Scale: 1:150

I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF PROPOSED HOUSE ADDITIONS LOCATED AT 1315 Kensington Park Rd, Oakville AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSAL TO EXISTING ADJACENT PROPERTIES AND MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED GRADES AS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE AND PROPER FACILITY OF THE MUNICIPAL SERVICES WITHOUT ANY DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OR ADJACENT PROPERTIES"

LICENSED PROFESSIONAL ENGINEER
F. C. XIONG
100539467
2025-05-25
PROVINCE OF ONTARIO

DATE : 2025-03-06

SIGNATURE AND STAMP

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	SHORT IRON BAR
IB	DENOTES	IRON BAR
IP	DENOTES	IRON PIPE
OU	DENOTES	ORIGIN UNKNOWN
626	DENOTES	HARRY D. SEWELL, O.L.S.
BG	DENOTES	BARICH GRENKIE SURVEYING LTD., O.L.S.
RP	DENOTES	REGISTERED PLAN 1315
P1	DENOTES	PLAN OF SURVEY BY CUNNINGHAM McCONNELL LTD., O.L.S. DATED 1966.
PS	DENOTES	PAVER STONE
FDN	DENOTES	FOUNDATION
STU	DENOTES	STUCCO
MH	DENOTES	MANHOLE
CB	DENOTES	CATCHBASIN
A/C	DENOTES	A/C UNIT
GM	DENOTES	GAS METER
PED	DENOTES	PEDESTAL
DR	DENOTES	DRAIN
HP	DENOTES	HYDRO POLE
OH	DENOTES	OVERHEAD WIRE
DIA	DENOTES	CONIFEROUS TREE with DIAMETER (NOT TO SCALE)
DIA	DENOTES	DECIDUOUS TREE with DIAMETER (NOT TO SCALE)
EX. 141.72	DENOTES	EXISTING ELEVATION
+141.79	DENOTES	PROPOSED ELEVATION
1%	DENOTES	DIRECTION OF SURFACE DRAINAGE
143.15 EXISTING F.F.E.	DENOTES	EXISTING FINISHED FIRST FLOOR ELEVATION
142.00 DOOR SILL	DENOTES	EXISTING DOOR SILL ELEVATION
143.15 F.F.E.	DENOTES	PROPOSED FINISHED FIRST FLOOR ELEVATION

GENERAL NOTES

ALL NEW DOWNSPOUTS FROM THE EAVESTROUGH TO DISCHARGE ONTO CONCRETE SPLASH PADS AND THE RUNOFF DIRECTED TOWARDS SIDE YARD SWALE.

PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY IN FIELD THE EXACT SIZE AND LOCATION OF THE EXISTING WATER SERVICE CONNECTION AND REPORT IT TO THE ENGINEER.

ALL SURPLUS EXCAVATED MATERIAL TO BE REMOVED FROM THE SITE. CONTRACTOR TO MATCH EXISTING GRADES ALONG PROPERTY LINES.

ALL DISTURBED AREAS WITHIN EXISTING ROAD ALLOWANCE TO BE REINSTATED WITH TOPSOIL AND SOD TO THE SATISFACTION OF THE CITY OF MISSISSAUGA.

THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS, IF ANY DISCREPANCIES, THEY MUST BE REPORTED TO THE ENGINEER IMMEDIATELY PRIOR TO CONSTRUCTION.

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.

ALL NEW CONNECTIONS SHALL BE INSTALLED AS PER THE CITY OF MISSISSAUGA STANDARDS AND SPECIFICATIONS.

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.

OUTSIDE FINISHED GRADE TO BE A MINIMUM OF 150mm BELOW BRICK/STONE VENEER ELEVATION.

PRIOR TO ANY SODDING, THE BUILDER IS TO ENSURE TO THE SOIL

CONSULTANT AND/OR THE ENGINEER THAT THE LOT HAS BEEN GRADED, TOPSOILED AND SODDED COMPLETELY WITH A MINIMUM DEPTH OF 100mm OF TOPSOIL AND No. 1 NURSURY SOD.

NO SODDING ON ANY LOT IS PERMITTED UNTIL PRELIMINARY INSPECTION (S DONE BY THE ENGINEER AND THE BUILDER.

DRIVEWAY GRADES SHOULD BE NOT LESS THAN 2.0% AND NOT GREATER THAN 7.0%.

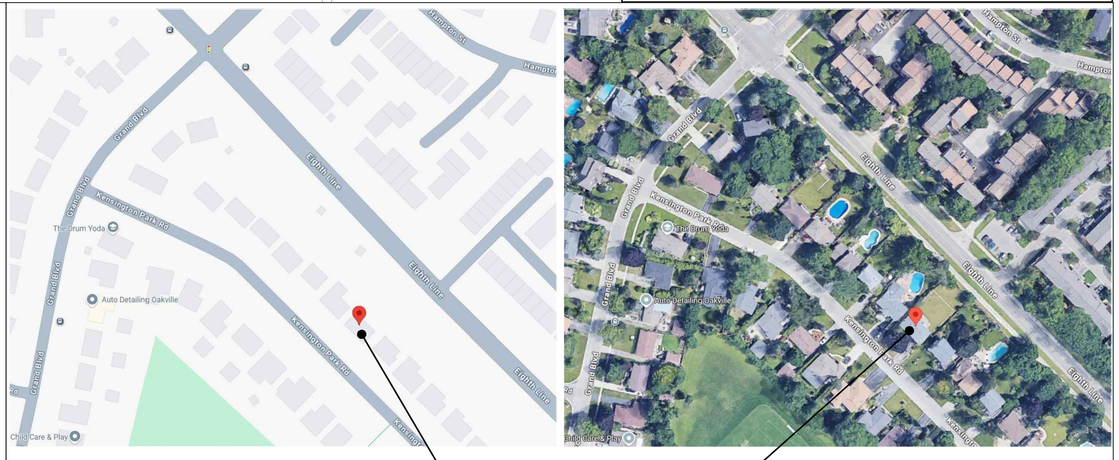
LAWN SHALL HAVE MINIMUM SLOPE OF 2.0% AND A MAXIMUM SLOPE OF 5.0%.

SIDE YARD SWALE WHERE THE SLOPE IS LESS THAN 2.0% TO HAVE SUBDRAIN AT THE BOTTOM.

ALL WATER SERVICE CONNECTION MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT REGION OF PEEL STANDARDS AND SPECIFICATIONS.

ALL NEW WATER SERVICE CONNECTIONS ARE TO HAVE A MINIMUM DEPTH OF 1.7m WITH A MINIMUM HORIZONTAL SPACING OF 1.2m FROM ALL OTHER EXISTING WATER, STORM, SANITARY SERVICES AND UTILITIES.

SEDIMENT CONTROL FENCING TO BE INSTALLED AS PER OPSD 219.110.



VICINITY MAP
N.T.S.

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0	ISSUED FOR PERMIT	2024.12.15

PROJECT: 1315 Kensington Park Rd, Oakville

DRAWING TITLE: GRADING PLAN

DESIGNED:	DRAWN:	SCALE:	PAPER SIZE:	DRAWING No:
FX	FX	1:150	22x17	A01.1

CONSTRUCTION NOTES:

(UNLESS OTHERWISE NOTED)

ALL CONSTRUCTION TO ADHERE TO THESE PLANS & SPECS & TO CONFORM TO O.B.C. & ALL OTHER APPLICABLE CODES & AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE CONSIDERED MIN. SPECS.

GENERAL NOTES

1. ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE:
   - ONTARIO BUILDING CODE
   - OCCUPATIONAL HEALTH AND SAFETY ACT
   - ALL MUNICIPAL SAFETY REGULATIONS
   - TOCBOC STANDARD DETAILS

   WHERE APPLICABLE. AND IN ACCORDANCE WITH ALL OTHER APPLICABLE SPECIFICATIONS, CODES, BYLAWS, AND OTHER LEGAL REQUIREMENTS.

2. LOADS USED FOR STRUCTURAL DESIGN ARE AS FOLLOWS PER OBC:

LIVE LOAD	= 1.92 kPa	FOR INTERIOR RESIDENTIAL
	= 0.5 kPa	FOR ATTIC
	= 1.0 kPa	FOR ROOF
SNOW LOAD	= 1.12 kPa	

3. THE DRAWINGS GOVERNING ALTERATION TO EXISTING STRUCTURAL WORK WERE PREPARED USING THE FOLLOWING ASSUMPTIONS:
   - THE WORKMANSHIP AND MATERIALS EMPLOYED ON THE EXISTING HOUSE WERE OF GOOD QUALITY AND THE BUILDING HAS NOT DETERIORATED SIGNIFICANTLY.
   - EXISTING FRAMING IS REASONABLY TRUE AND PLUMB UNLESS NOTED OTHERWISE.

4. BEFORE PROCEEDING WITH ALTERATIONS TO STRUCTURAL MEMBERS, VERIFY THAT THE ASSUMPTIONS, SITE CONDITIONS AND DIMENSIONS ON THE DRAWINGS ARE CORRECT. SHOULD THE ASSUMPTIONS NOT BE CORRECT, NOTIFY THE STRUCTURAL ENGINEER OF RECORD IMMEDIATELY. THE ENGINEER OF RECORD WILL DETERMINE REVISIONS NECESSARY TO THE WORK AS SHOWN. THE CONTRACTOR SHALL PROVIDE THE NECESSARY ASSISTANCE TO ENABLE THE ENGINEER OF RECORD TO DETERMINE THE EXTENT OF THE REVISIONS NECESSARY.

5. CONTRACTOR IS TO CHECK AND VERIFY ALL DRAWINGS FOR COMPLIANCE WITH LOCAL BUILDING AND ZONING REQUIREMENTS AND REPORT ANY DISCREPANCIES PRIOR TO COMMENCING CONSTRUCTION.

6. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE CONSTRUCTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE STRUCTURE AND ITS COMPONENT DURING ERECTION. THIS INCLUDES THE ADDITION OF THE NECESSARY AND ADEQUATE SHORING, SHEETING, TEMPORARY BRACING AND OTHER TEMPORARY STRUCTURES REQUIRED TO RESIST ALL CONSTRUCTION LOADS AND ADDITIONALLY TO COMPLY WITH THE PROVISIONS OF THE ONTARIO OCCUPATION HEALTH AND SAFETY ACT.

7. ALL SHORING IS THE RESPONSIBILITY OF THE CONTRACTOR. PROVIDE ADEQUATE SHORING FOR EXISTING STRUCTURAL MEMBERS. TEMPORARY BRACING SHALL BE PROVIDED UNTIL THE WORK IS PERMANENTLY SECURED.

8. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING CONSTRUCTION TO REMAIN. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, ARCHITECT AND ENGINEER AT NO COST TO THE OWNER.

GENERAL NOTES CONT.

9. DURING CONSTRUCTION, THE CONTRACTOR MAY ENCOUNTER EXISTING CONDITIONS WHICH ARE NOT KNOWN OR AT VARIANCE WITH PROJECT STRUCTURAL DRAWINGS. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF ALL CONDITIONS NOT PER DRAWINGS. EXAMPLES INCLUDE BUT NOT LIMITED TO:
   - SIZE OR DIMENSIONS OTHER THAN THOSE SHOWN
   - DAMAGE OR DETERIORATION TO MATERIALS AND COMPONENTS
   - CONDITIONS OF INSTABILITY OR LACK OF SUPPORT
   - ITEMS NOTED AS EXISTING ON THE DRAWINGS BUT NOT FOUND IN THE FIELD

10. CONTRACTORS SHALL MAKE ALLOWANCE FOR THE RESOLUTION OF SUCH DISCOVERIES IN THE CONSTRUCTION SCHEDULE.

11. DO NOT STOCKPILE MATERIAL AND DEBRIS BEFORE, DURING AND AFTER CONSTRUCTION.

12. REMOVE ALL DEMOLITION DEBRIS AND CONSTRUCTION WASTE FROM THE SITE EXCEPT MATERIAL AND ITEMS SPECIFICALLY NOTED BY THE OWNER TO BE LEFT ON SITE. JOB SITE IS TO BE LEFT BROOM CLEAN WHEN THE CONTRACT IS COMPLETE.

FOUNDATIONS:

FOUND ALL FOOTINGS ON NATURALLY CONSOLIDATED, UNDISTURBED SOIL CAPABLE OF SAFELY SUSTAINING SLS 100MPA. BEARING CAPACITY SHALL BE SITE CONFIRMED BY GEOTECHNICAL ENGINEER.

1. THE LINE OF SLOPE BETWEEN ADJACENT FOOTINGS OR EXCAVATIONS OR ALONG STEPPED FOOTINGS SHALL NOT EXCEED A RISE OF 7 IN A RUN OF 10.
2. FOUND FOOTINGS WHICH ARE EXPOSED TO FREEZING WEATHER A MINIMUM OF 1200 mm (4'-0") BELOW FINISHED GRADE UNLESS SPECIFIED OTHERWISE.
3. ERECT, MAINTAIN, AND IF REQUIRED, REMOVE A SUPPORTING SHORING SYSTEM ALONG THE SIDES OF THE EXCAVATION.
4. PROTECT SOIL FROM FREEZING ADJACENT TO AND BELOW ALL FOOTINGS.
5. WHERE THERE IS GRADE ON BOTH SIDES, BACKFILL AGAINST FOUNDATION WALL IN SUCH A MANNER THAT THE LEVEL OF BACKFILLING ON ONE SIDE OF THE WALL IS NEVER MORE THAN 500 mm (1'-8") DIFFERENT FROM THE LEVEL ON THE OTHER SIDE OF THE WALL EXCEPT WHERE TEMPORARY SUPPORT FOR THE WALL IS PROVIDED OR WALLS ARE DESIGNED AS CANTILEVER WALLS.

EXCAVATION & BACKFILL

EXCAVATION SHALL BE UNDERTAKEN IN A MANNER SO AS TO PREVENT DAMAGE TO EXISTING STRUCTURES, ADJACENT PROPERTY & UTILITIES

1. THE TOPSOIL & VEGETABLE MATTER IN UNEXCAVATED AREAS UNDER A BLDG SHALL BE REMOVED. THE BOTTOM OF EXCAVATIONS FOR FOUNDATIONS SHALL BE FREE OF ALL ORGANIC MATERIAL
2. IF TERMITES ARE KNOWN TO EXIST, ALL STUMPS, ROOTS & WOOD DEBRIS SHALL BE REMOVED TO A MIN. DEPTH OF 500MM IN EXCAVATED AREAS UNDER A BLDG, & THE CLEARANCE BTWN UNTREATED STRUCTURAL WOOD ELEMENTS & THE GROUND SHALL BE NO LESS THAN 450MM
3. BACKFILL WITHIN 600MM OF THE FOUNDATION WALLS SHALL BE FREE OF DELETERIOUS DEBRIS & BOULDERS OVER 250MM IN DIAMETER

STRUCTURAL STEEL

1. STRUCTURAL STEEL SHALL CONFORM TO THE REQUIREMENTS OF CSA SPECIFICATIONS S16.1 (LATEST EDITION) AND CSA SPECIFICATIONS G40.21, TYPE 350W (LATEST EDITION) FOR BEAMS AND 350W FOR HSS (CLASS C).
2. STEEL SHALL BE THOROUGHLY CLEANED AND BE GIVEN ONE SHOP COAT OF ANTI-CORROSIVE PRIMER. AREAS AFFECTED BY WEATHERING, DAMAGE DUE TO HANDLING ETC., SHALL HAVE THE RUST REMOVED AND BE "TOUCHED UP" IN THE FIELD.
3. ALL OF THE BASE PLATES FOR THE COLUMNS AND BEARING PLATES FOR THE BEAMS SHALL BE GROUTED WITH A MINIMUM OF 38 mm (1 1/2") OF 35 MPa (5100 psi) NON-SHRINK GROUT.
4. WHEN COLUMN SITS ON STEEL BEAM, ADEQUATE WOOD STIFFENERS SHALL BE PROVIDED ON BOTH SIDES.

WOOD

1. THE STRUCTURAL TIMBER & LUMBER SHALL BE No. 1 OR 2 GRADE SPECIES SPF OR BETTER UNLESS NOTED OTHERWISE.
2. THE DESIGN OF THE BEAMS, COLUMNS AND LINTELS IS STANDARD O86-14. ANY SUBSTITUTIONS OF SPECIES, GRADE OR GROUP MUST BE APPROVED BY THE ENGINEER PRIOR TO THE COMMENCING OF WORK.
3. THE LUMBER WAS DESIGNED FOR A MOISTURE CONTENT GREATER THAN 15% AT THE TIME OF MANUFACTURE AND LESS THAN 15% IN SERVICE.
4. DURING CONSTRUCTION, ENSURE ALL MEMBERS ARE IN GOOD BEARING CONTACT.
5. CONNECTION HARDWARE IS TO RECEIVE ONE COAT OF ZINC CHROMATE PRIMER OR EQUAL. ENSURE THAT ALL HARDWARE AND FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD ARE COMPATIBLE WITH THE PRESSURE TREATING CHEMICALS.
6. ALL PLYWOOD JOINTS ARE TO BE STAGGERED. NAIL ALL FLOOR, ROOF AND WALL SHEATHING AT 150 mm (6") o.c. AT EDGES AND 300 mm (1 ft) CENTRES ELSEWHERE UNLESS NOTED OTHERWISE.
7. PROVIDE SOLID BLOCKING IN THE EXTERIOR STUD WALLS AT THE LOCATION OF ALL JOINTS IN THE PLYWOOD AND AT MAXIMUM VERTICAL SPACING OF 1200 mm ± (4 ft ±). SECURELY NAIL AT A 150 mm (6") MAXIMUM SPACING THE PLYWOOD TO THE SOLID BLOCKING.
8. ALL PLYWOOD SHALL CONFORM THE LATEST TO CSA STANDARD 0121-08 (R2013) OR 0151-09 (R2014).
9. ALL THE JOIST AND BEAMS LOCATED AT THE SAME ELEVATION SHALL BE CONNECTED WITH JOIST HANGERS WHERE APPLICABLE
10. JOIST HANGERS TO BE GALVANIZED STEEL OF SIZE AND STRENGTH SUFFICIENT TO CARRY THE SPECIFIED LOADS. QUANTITY OF NAILS RECOMMENDED BY SUPPLIER ARE NOT TO BE REDUCED.
11. NAILS AND SPIKES TO CSA STANDARD B111 FOR COMMON SPIRAL (ARDOX) NAILS. GALVANIED WASHERS: 75MMX75MMX6MM SQUARE PLATE EXCEPT AS NOTED.
12. ALL BOLTS SHALL BE A307. PROVIDE STANDARD WASHERS AT TIMBER SURFACES, WHERE APPLICABLE.

WOOD CONT.:

10. LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCED NO.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.
11. WOOD FRAMING NOT TREATED W/ A WOOD PRESERVATIVE, IN CONTACT W/ CONC., SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2MIL. POLYETHYLENE FILM, NO. 50 (45 LBS.) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE WOOD MEMBER IS AT LEAST 150MM (6") ABOVE THE GROUND.
12. MAXIMUM BRIDGING SPACING FOR SAWN LUMBER JOISTS SHALL BE 2300 mm (7'-6 ") o.c..
13. SPIKE EACH LAMINATION OF BUILT-UP BEAMS @ 300 mm (12") o.c. AS FOLLOWS:
    1 ROW OF 90 mm (3 1/2") LONG NAILS FOR 140 mM (5") DEPTH
    2 ROWS OF 90 mm (3")LONG NAILS FOR GREATER DEPTH
14. SPIKE AND GLUE BUILT-UP POSTS @ 220 mm (8") o.c. AS PER CODE AS FOLLOWS:
    1 ROW FOR 38x89 (2"x4")
    2 ROWS FOR LARGER SIZES
15. LAMINATED VENEER LUMBER (LVL): NAIL EACH PLY OF LVL W/ 89 MM (31/2") LONG COMMON WIRE NAILS @ 300MM (7 1/4" 9 1/2", 11 7/8") DEPTHS & STAGGERED IN 3 ROWS FOR GREATER DEPTHS & FOR 4 PLY MEMBERS ADD 13MM (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 400MM (16") O.C.
16. THE ROOF TRUSSES ARE TO BE "FLAT" OWWJ OR PROFILED TRUSSES DESIGNED FOR THE SPECIFIED LOADS. THE SUPPLIER IS TO PROVIDE ERECTION AND MEMBER FABRICATION DRAWINGS STAMPED BY A PROFESSIONAL ENGINEER REGISTERED OR LICENSED IN THE PROVINCE OF ONTARIO. THE DRAWING MUST INDICATE DESIGN LOADS, TIMBER SPECIES, GRADES, BRACING AND CONNECTORS. ALL TRUSSES MUST BE ANCHORED WITH APPROPRIATE TIE-DOWN METAL ANCHORS TO RESIST UPLIFT AS CALCULATED AND SHOWN IN THE TRUSS DESIGN CALCULATIONS.
17. THE BEARING SHOWN ON THE DRAWINGS IS THE MAXIMUM WIDTH TO BE PROVIDED AND THE TRUSS MANUFACTURER MUST DESIGN THE TRUSSES TO SUIT THE BEARING WIDTH.
18. SPIKING OF TRUSS BRACING SHALL CONFORM TO THE TPIC MANUAL AS FOLLOWS:

LATERAL BRACES:	2-2 1/2" COMMON WIRE NAILS (1"x4")
	2-3" COMMON WIRE NAILS (2"x4")
'T' BRACES:	3" COMMON WIRE NAILS @ 6"o.c.

19. ALL PERMANENT BRACING FOR TRUSSES SHALL BE SECURELY ANCHORED BY BACK BRACING DIAGONALLY OR ATTACHING TO END WALLS ACCORDING TO GUIDELINES PUBLISHED BY THE CANADIAN WOOD TRUSS ASSOCIATION.
20. ROOF OVERFRAMING (EG. TO CREATE VALLEYS ABOVE PRINCIPAL ROOF FRAMING) SHALL BE SUPPORTED BY PRINCIPAL FRAMING BELOW. PROVIDE 2x4 VERTICAL POSTS AT EACH LOCATION WHERE THE OVER-FRAMING RAFTERS PASS OVER THE PRINCIPAL FRAMING. VERTICAL POSTS LONGER THAN 6'-0" TO HAVE LATERAL BRACING SO THAT THE DISTANCE BETWEEN THE END POINT AND / OR ROWS OF BRACING DOES NOT EXCEED 6'-0".
21. CONTINUITY OF POSTS MUST BE MAINTAINED THROUGH FLOORS BY SOLID BLOCKING OR POST EXTENSIONS.
22. SHEAR WALLS SHALL BE CONSTRUCTED WHERE NOTED ON DRAWINGS USING 1/2" PLYWOOD AND MIN. 2x4 SPF#2 STUDS SPACED AT 8" o.c. NAILED WITH 2 " ARDOX NAILS SPACED AT 6" o.c.

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LICENSED PROFESSIONAL ENGINEER
DEC. 15 2024
S. REN
100171189
PROVINCE OF ONTARIO

No.	ISSUED FOR	DATE
1	ISSUED FOR PERMIT	2024.12.15

PROJECT: 1315 Kensington Park Rd, Oakville

DRAWING TITLE: NOTE-01

DESIGNED:	DRAWN:	SCALE:	PAPER SIZE:	DRAWING No:
R.	R.		11x17	AN.1

STAIRS, HANDRAILS & GUARDS

-O.B.C.- 9.8.

MAX. RISE	= 200MM (7-7/8")
MIN RUN	= 255MM (10")
MIN. TREAD	= 255MM (10")
MAX. NOSING	= 25MM (1")
MIN. HEADROOM	= 1950MM (6'-5")
MIN. STAIR WIDTH	= 860MM (2'-10")
RAIL @ L&ING	= 900MM (2'-11")
RAIL @ STAIR	= 865MM (2'-11")

CURVED STAIRS

MIN. RUN	= 150MM (6")
MIN. AVG. RUN	= 200MM (8")

WINDERS WHICH CONVERGE TO A POINT IN STAIRS MUST TURN THROUGH AN ANGLE OF NO MORE THAN 90˚ W/ NO LESS THAN 30˚ OR MORE THAN 45˚ PER TREAD. SETS OF WINDERS MUST BE SEPARATED BY 1200MM ALONG THE RUN OF THE STAIR

INTERIOR GUARDS

36" HIGH GUARDS PER OBC 9.8.8. MAX. 4" OPENINGS AND SHALL NOT FACILITATE CLIMBING.

EXTERIOR GUARD

36" HIGH GUARDS PER OBC 9.8.8. MAX. 4" OPENINGS AND SHALL NOT FACILITATE CLIMBING. INSTALLED IN ACCORDANCE WITH SB7 OR APPROVED ALTERNATIVE.

42" HIGH GUARDS PER OBC 9.8.8. MAX. 4" OPENINGS AND SHALL NOT FACILITATE CLIMBING. INSTALLED IN ACCORDANCE WITH SB7 OR APPROVED ALTERNATIVE.

DECK RAILINGS

RAILING / GUARDS - OBC DIV. B: 9.8.8.3, 9.8.8.5 & 9.8.8.6.

HANDRAIL @ 3'-0" HIGH NAILED TO 4"X4" SUP. POSTS @ 48" O.C W/ VERTICALS SPACED @ 4" MAX. IN ACCORDANCE WITH OBC SB-7.

LIFE SAFETY

GARAGE GASPROOFING

13 MM (1/2") GYPSUM BOARD ON WALL & CEILING BTWN HOUSE & GARAGE, RSI 4.23 (R24) IN WALLS, RSI 5.46 (R31) IN CEILING. TAPE & SEAL ALL JOINTS GAS TIGHT. ALL PLUMBING & OTHER PENETRATIONS THROUGH THE WALLS & CEILING SHALL BE CAULKED. DOOR & FRAME GASPROOFED. DOOR EQUIPPED W/ SELF CLOSING DEVICE & WEATHERSTRIPPING.

CARBON MONOXIDE DETECTOR

OBC 9.33.4

CARBON MONOXIDE DETECTOR CONFORMING WITH CAN/CGA-6.19, OR UL2034 AND O.B.C. DIV. B- 9.33.4. SHALL BE INSTALLED ON OR NEAR THE CEILING IN EACH ROOM IN WHICH THERE IS INSTALLED A SOLID FUEL-BURNING APPLIANCE. CARBON MONOXIDE DETECTOR(S) SHALL BE WIRED SO THAT ITS ACTIVATION WILL ACTIVATE THE SMOKE ALARMS OR BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED.

SMOKE ALARM

O.B.C. 9.10.19.

SMOKE ALARMS CONFORMING TO ULC-S531, SHALL BE PROVIDED ON EACH FLOOR LEVEL IN ACCORDANCE WITH ARTICLE 9.10.19.3. SMOKE ALARMS SHALL BE INSTALLED NEAR THE STAIRS EXCEPT, ON FLOORS CONTAINING SLEEPING AREAS THE SMOKE ALARMS SHALL BE INSTALLED BETWEEN THE SLEEPING AREAS AND THE REMAINDER OF THE FLOOR AREA. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED, THEY SHALL BE INTERCONNECTED.

CAST-IN-PLACE CONCRETE

PLACEMENT:

1. ALL CONCRETE MATERIALS, FORMWORK, TOLERANCES AND CONSTRUCTION SHALL CONFORM TO CAN/CSA A23.1-14/A23.2-14.
2. REINFORCING STEEL BARS SHALL BE DEFORMED BILLET STEEL BARS, GRADE 400R CONFORMING TO CAN/CSA G30.18-09 (R2014), UNLESS NOTED.
3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 FOR SMOOTH WIRE FABRIC AND ASTM A497 FOR DEFORMED WIRE FABRIC. WELDED WIRE FABRIC SHALL HAVE A MINIMUM YIELD STRENGTH OF 448 MPA.
4. THE FABRICATOR SHALL SUPPLY PLACING DRAWINGS AND BAR LISTS IN ACCORDANCE WITH THE REINFORCING STEEL INSTITUTE OF CANADA, MANUAL OF STANDARD PRACTICE, CHAPTER 5, "SUBMISSION OF PLACING DRAWINGS AND BAR LISTS."
5. ALL REINFORCING BARS SHALL BE SECURELY TIED, SUPPORTED IN THE FORMS AND SPACED WITH STANDARD ACCESSORIES SO THAT THERE IS NO MOVEMENT DURING CONCRETE PLACEMENT.
6. REINFORCING IS TO BE PLACED IN GENERAL ACCORDANCE WITH REINFORCING STEEL INSTITUTE OF CANADA, MANUAL OF STANDARD PRACTICE, CHAPTER 7. ALL SPLICES SHALL BE A CLASS "B" SPLICE, UNLESS OTHERWISE NOTED.
7. CONCRETE COVER TO REINFORCING:
   A) ALL CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH... 75 MM (3")
   B) ALL CONCRETE CAST IN FORMS, EXPOSED TO:
   - CHLORIDES... 60 MM (2 3/8")
   - FREEZING AND THAWING ONLY... 50 MM (2 ")
   C) CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
   - SLAB AND WALLS... 20 MM (3/4")
   - BEAMS AND COLUMNS... 30 MM (1 3/4")
8. PROVIDE PORTLAND CEMENT OF CANADIAN MANUFACTURE CONFORMING WITH CSA-A3001-13, TYPE GU.
9. PROVIDE CLEAN, UNCOATED SAND AND COARSE AGGREGATES FROM APPROVED SOURCES WHICH CONFORM WITH CSA/CAN A23.1-14/A23.2-14. NOMINAL SIZE OF COARSE AGGREGATES TO BE 14 MM (9/16") - 20 MM(3/4")
10. CONCRETE SLUMPS SHALL BE CONSISTENT AT 80 MM (3") ± 20 MM (3/4"), AND 5% TO 8% AIR ENTRAINMENT. ADMIXTURES, WHERE APPROVED BY THE ENGINEER, SHALL CONFORM TO ASTM C494/C494M, AND MAY BE USED TO INCREASE THE SLUMP ABOVE THIS VALUE. MIN. 32MPA CONCRETE.
11. ALL CONCRETE ADMIXTURES SHALL CONFORM TO CAN/CSA A23.1-14/A23.2-14 CLAUSE 4.2.4.
12. CURE CONCRETE FOR A MINIMUM OF SEVEN DAYS (CONTINUOUS WET CURE).
13. UNSHRINKABLE FILL SHALL HAVE THE FOLLOWING PROPERTIES:
    - MAX. 25 KG/M3 OF TYPE 10 PORTLAND CEMENT (TYPE 30 MAY BE USED FOR WINTER CONSTRUCTION)
    - SLUMP SHALL BE BETWEEN 150 MM AND 200 MM.
    - 5%-8% AIR ENTRAINMENT SHALL BE PROVIDED WHERE EXPOSURE TO FREEZE/THAW IS EXPECTED (IN ACCORDANCE WITH CAN3-A266.1M)
    - 28 DAY COMPRESSIVE STRENGTH SHALL BE 0.4 MPA.
14. CLASS C2 32MPa 5-8% AIR ENTRAINMENT CONCRETE SHALL BE USED FOR EXTERIOR PLACEMENTS.

INSULATION

1. PROTECT POLYSTYRENE INSULATION FROM EXTENDED EXPOSURE TO SUNLIGHT AND MANUFACTURERS RECOMMENDATIONS.
2. RIGID INSULATION-POLYSTYRENE BOARD BELOW AND ABOVE GRADE: EXTRUDED CLOSED CELL, SMOOTH SKIN, TO CAN/CGSB 51.20-M87, TYPE 4, SQUARE EDGES.
3. FIBRE BATTS(FIBREGLASS OR ROCK WOOL): TO MEET SPECIFIED REQUIREMENTS OF A101-M1983 THERMAL INSULATION, MINERAL FIBRE, FOR BUILDINGS.
4. GENERAL
   4.1. SURFACES TO RECEIVE RIGID INSULATION SHALL BE DRY AND FREE OF DEW, FROST, VOIDS, LOOSE MATERIAL, OIL, GREASE, ASPHALT, CURING COMPOUNDS AND OTHER MATTER DETRIMENTAL TO BOND TO THE ADHESIVE OR FASTENERS.
   4.2. BUTT EACH BOARD AGAINST ADJACENT BOARDS. REMOVE ACCESS ADHESIVES. STAGGER JOINTS EACH ROW. FIT BOARDS NEATLY WITH TIGHT JOINTS AROUND PIPES, DUCTS, OPENINGS, CORNERS AND ALL STRUCTURAL MEMBERS.
   4.3. INSTALL INSUALTION TO MAINTAIN CONTINUITY OF THERMAL PROTECTION TO BUILDING ELEMENTS AND SPACES.
5. RENOVATIONS SHALL MEET OR EXCEED THE EXISTING INSULATION VALUES AT TIME OF ORIGINAL CONSTRUCTION
6. FOAMED INSULATION SHALL BE PROTECTED ON INTERIOR SURFACES BY GYPSUM BOARD OR EQUIVALENT.

Revision
2025-05-25

INSULATION VALUES SHALL CONFORM TO TABLE 3.1.1.2.A OR 3.1.1.2A. (ZONE 1 OR ZONE 2)

7. INSULATION FINISHING,
   - 1/2" CEMENT BOARD COVER EXPOSED INSULATIONS,
   - 2" RIGID INSULATION R-10 ON FOUNDATION WALL MIN 4 FT ABOVE FOOTING,
   - 21 1/2" GALVANIZED 'J' TRACK TO SECURE AND PROTECT ALL EXPOSED EDGES,
   - ALL JOINTS TO THE EXISTING WALL AND NEW STEPS MUST BE CAULKED,
   - APPLY SEAL GUARD TO ALL JOINTS ON CEMENT BOARD PARGE CEMENT BOARD OR APPLY ACRYLIC FINISH.

Reinforcement Development Lengths

Table 1 - Tension Development Length (mm)

Bar Size	f'c				
	20MPa	25MPa	30MPa	35MPa	40MPa
10	320	300	300	300	300
15	480	430	390	370	340
20	640	580	530	490	460
25	1010	900	820	760	710
30	1210	1080	990	910	850
35	1410	1260	1150	1060	1000
45	1820	1620	1480	1370	1290
55	2220	1980	1810	1680	1570

Table 3 - Development Length (mm) for standard hooks.

Bar Size	f'c				
	20MPa	25MPa	30MPa	35MPa	40MPa
10	155	150	150	150	150
15	240	210	190	175	170
20	315	280	260	240	225
25	390	350	320	295	280
30	470	420	385	360	330
35	550	430	450	415	385
45	977	874	798	739	691
55	1261	1128	1030	953	892

Table 4 - Compression Development length (mm)

Bar Size	f'c=20MPa	f'c=25MPa	f'c≥30MPa
10	210	200	200
15	320	290	260
20	430	380	350
25	540	480	440
30	640	580	530
35	750	670	620
45	970	860	790
55	1180	1060	970

Table 5 - Compression Lap Splice Length (mm)

Bar Size	Usual Confinement
10	300
15	440
20	580
25	730
30	880
35	1020

Note: 45m and 55m bars shall be spliced with mechanical connectors

Table 6 - Standard Hook Dimension for Black Reinforcing Black Reinforcing.

Bar Size	400R or 500R		400W or 500W	
	90°hook (mm)	180° hook (mm)	90°hook (mm)	180° hook (mm)
10	180	140	180	130
15	260	180	250	170
20	310	220	300	200
25	400	280	400	280
30	510	400	490	350
35	610	480	590	430
45	790	680	770	620
55	1030	900	1010	830

Refer to reinforcing steel manual of standard practice for more information

GENERAL NOTE:
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1	REVISION	2025.05.25
0	ISSUED FOR PERMIT	2024.12.15

PROJECT: 1315 Kensington Park Rd, Oakville

DRAWING TITLE: NOTE-02

DESIGNED:	DRAWN:	SCALE:	PAPER SIZE:	DRAWING No:
R.	R.		11x17	AN.2

MECHANICAL

ALL MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.3 AIR CHANGES PER HOUR AVERAGED OVER 24 HOURS. SEE MECHANICAL DRAWINGS.

MECHANICAL EXHAUST FAN

VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR.

DRYER EXHAUST VENT

CAPPED DRYER EXHAUST VENTED TO EXTERIOR.

DIRECT VENT GAS FIREPLACE

VENT TO BE A MIN. OF 300 MM (12") FROM ANY OPENING & ABOVE FINISH GRADE. REFER TO GAS UTILIZATION CODE.

G/F

WD- WINDOWS & DOORS

EVERY FLOOR LEVEL CONTAINING BEDROOMS SHALL BE PROVIDED WITH AT LEAST ONE OUTSIDE OPENABLE WINDOW FROM THE INSIDE USE OF TOOLS, AND EACH SUCH WINDOW SHALL PROVIDE UNOBSTRUCTED OPENING HAVING A MINIMUM AREA OF 0.35 SQ. M WITH NO DIMENSION LESS THAN 380 MM. EXCEPT FOR BASEMENTS, THE WINDOW SHALL HAVE A MAXIMUM SILL HEIGHT OF 1M ABOVE THE FLOOR WHERE A WINDOW OPEN INTO A WINDOW-WELL, A CLEARANCE OF AT LEAST 550MM SHALL BE PROVIDED IN FRONT OF THE WINDOW.

WINDOW GUARDS

A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480MM (1'-7") ABOVE FIN.

FLOOR & THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800MM (5'-11").

GLAZING EFFICIENCY RATING SB-12-

WINDOW GLAZING EFFICIENCY RATINGS AS PER TABLE 3.1.1.2.A OR 3.1.1.2A. (ZONE 1 OR zONE 2) AND SHALL CORRESPOND TO THE COMPLIANCE PACKED USED.

PRINCIPAL ENTRY DOOR

PRINCIPAL ENTRY DOOR SHALL HAVE EITHER A DOOR VIEWER, TRANSPARENT GLAZING OR A SIDELITE & SHALL BE CONSTRUCTED TO RESIST FORCED ENTRY. DOOR SHALL HAVE A DEADBOLT LOCK.

EXTERIOR DOORS

EXTERIOR HOUSE DOORS & WINDOWS WITHIN 2000MM FROM GRADE SHALL BE CONSTRUCTED TO RESIST FORCED ENTRY. DOORS SHALL HAVE A DEADBOLT LOCK.

AIR & VAPOUR BARRIERS

1. SHEET VAPOUR BARRIERS - POLYETHYLENE FILM: TO CAN/CGSB-51.34-M86, TYPE 0.15MM (6MIL)THICK
2. POLYURETHANE FOAM FOR AIR SEALING WORK
3. VAPOUR BARRIER/INSULATION ADHESIVE
4. GENERAL
   - 4.1. FOAMED IN PLACE AIR BARRIER SHALL BE INSTALLED TO FILL GAPS AND PROVIDE AN EFFECTIVE BARRIER TO AIR EXFILTRATION AND INFILTRATION.
   - 4.2. SHEET VAPOUR BARRIER SHALL BE INSTALLED ON THE INTERIOR SIDE OF INSULATION PRIOR TO INSTALLATION OF GYPSUM BOARD.
   - 4.3. CONTINUITY OF SHEET TO BE MAINTAINED. REPAIR PUNCTURES AND TEARS WITH SEALING TAPE/
   - 4.4. VAPOUR BARRIER/INSULATION ADHESIVE SHALL BE APPLIED ON THE CONCRETE BLOCK FACE PRIOR TO INSTALLATION OF INSULATION.
   - 4.5. LAP JOINTS 150MM(6"), OVER SOLID BACKING AND SEAL WITH LAP SEALANT.
   - 4.6. SEAL VAPOUR BARRIER AROUND ALL ELECTRICAL BOXES.

FD

PLUMBING

FLOOR DRAIN

FLOOR DRAIN SHALL BE INSTALLED IN THE BASEMENT, & CONNECTED TO THE SANITARY SEWER WHERE GRAVITY DRAINAGE IS POSSIBLE. IN OTHER CASES, IT SHALL BE CONNECTED TO A SEWAGE EJECTION PUMP

1. WHERE GRAVITY DRAINAGE IS NOT PRACTICAL, A COVERED SUMP WITH AN AUTOMATIC PUMP SHALL BE INSTALLED TO DISCHARGE THE WATER INTO A SEWER**,
   DRAINAGE DITCH OR DRY WELL
2. DRY WELLS ARE PERMITTED TO BE USED ONLY WHEN LOCATED IN AREAS WHERE THE NATURAL GROUNDWATER LEVEL IS BELOW THE BOTTOM OF THE DRY WELL.
3. DRY WELLS SHALL BE NOT LESS THAN 5M (16 FT 5IN) FROM THE BUILDING FOUNDATION AND LOCATED SO THAT DRAINAGE IS AWAY FROM THE BUILDING
** TORONTO MUNICIPAL CODE, CHAPTER 681
PROHIBITS THE DRAINAGE DISCHARGE INTO A SEWER.

FOUNDATION DRAINS:

OBC 9.14.5.1. REQUIRES FOUNDATION DRAINS TO DRAIN TO A SEWER, DRAINAGE DITCH OR DRY WELL. WHERE GRAVITY DRAINAGE IS NOT PRACTICAL, A COVERED SUMP WITH AN AUTOMATIC PUMP SHALL BE INSTALLED TO DISCHARGE THE WATER INTO A SEWER, DRAINAGE DITCH OR DRY WELL.

SUMP PUMP AND PIT

PROVIDE STORM SUMP PIT AND PUMP AS PER MANUFACTURES SPECIFICATIONS. WHEN NO STORM DRAIN IS AVAILABLE OR IT IS NOT ALLOWED, THE

SUMP

FOUNDATION DRAINAGE MUST DISCHARGE ABOVE GRADE AT LEAST 3m (9'-10") FROM BUILDING AND MUST NOT CREATE A HAZARD

FIELD SERVICE:

1. NOTIFY ENGINEER OF RECORD 48 HOURS IN ADVANCE FOR FIELD REVIEW AND OBSERVATION OF THE FOLLOWING ITEMS BEFORE COVERING:
   - DEMOLITION
   - INSTALLATION OF NEW EXTERIOR STAIRSWAY AND RETAINING WALLS
   - INSTALLATION OF NEW BEAMS, COLUMNS, AND LINTELS
2. INSPECTIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST ONTARIO BUILDING CODE. EXTRA TIME OR COST TO ENGINEER OF RECORD DUE TO DEFICIENT WORKS REQUIRING REMEDIAL ACTION SHALL BE BORNE BY THE CONTRACTOR. EXTRA INSPECTIONS REQUIRED DUE TO THE INCOMPLETE OR DEFICIENT WORK SHALL BE CHARGED TO THE CONTRACTOR.

STRUCTURAL LEGEND

DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
LVL	LAMINATED VENEER LUMBER
P.T.	PRESSURE TREATED LUMBER
G.T.	GIRDER TRUSS BY ROOF TRUSS MANUFACTURE

X PIA — POINT LOAD FROM ABOVE

WALL LEGEND

- EXIST. WALL
- DEMOLISH EXIST.
- NEW PARTITION
- new load bearing partition

CONTRACTOR/OWNER

1. CONTRACTOR TO LOCATE ALL BURIED SERVICES PRIOR TO EXCAVATION AND CONTACT ALL UTILITIES BEFORE COMMENCING CONSTRUCTION.

2. CONTRACTOR TO CHECK AND CERTIFY EXISTING SOIL CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.

3. CONTRACTOR TO CHECK, VERIFY AND CONFIRM ALL DIMENSIONS AND SIZES ON APPROVED DRAWINGS WITH ON SITE CONDITIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE COMMENCING CONSTRUCTION.

4. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE CONSTRUCTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE STRUCTURE AND ITS COMPONENT DURING ERECTION. THIS INCLUDES THE ADDITION OF THE NECESSARY AND ADEQUATE SHORING, SHEETING, TEMPORARY BRACING AND OTHER TEMPORARY STRUCTURES REQUIRED TO RESIST ALL CONSTRUCTION LOADS AND ADDITIONALLY TO COMPLY WITH THE PROVISIONS OF THE ONTARIO OCCUPATION HEALTH AND SAFETY ACT.

5. ALL SHORING IS THE RESPONSIBILITY OF THE CONTRACTOR. PROVIDE ADEQUATE SHORING FOR NEW WINDOW OPENING. TEMPORARY BRACING SHALL BE PROVIDED UNTIL THE WORK IS PERMANENTLY SECURED.

6. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING CONSTRUCTION TO REMAIN. DO NOT STOCKPILE CONSTRUCTION AND DEMOLITION MATERIAL. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, ARCHITECT AND ENGINEER AT NO COST TO THE OWNER.

7. DURING CONSTRUCTION, THE CONTRACTOR MAY ENCOUNTER EXISTING CONDITIONS WHICH ARE NOT KNOWN OR AT VARIANCE WITH PROJECT STRUCTURAL DRAWINGS. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF ALL CONDITIONS NOT PER DRAWINGS. EXAMPLES INCLUDE BUT NOT LIMITED TO:
   7.1. SIZE OR DIMENSIONS OTHER THAN THOSE SHOWN
   7.1. DAMAGE OR DETERIORATION TO MATERIALS AND COMPONENTS
   7.2. CONDITIONS OF INSTABILITY OR LACK OF SUPPORT
   7.3. ITEMS NOTED AS EXISTING ON THE DRAWINGS BUT NOT FOUND IN THE FIELD

8. CONTRACTORS SHALL MAKE ALLOWANCE FOR THE RESOLUTION OF SUCH DISCOVERIES IN THE CONSTRUCTION SCHEDULE.

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LICENSED PROFESSIONAL ENGINEER
DEC. 15 2024
S. REN
100171189
PROVINCE OF ONTARIO

No.	ISSUED FOR	DATE
1	ISSUED FOR PERMIT	2024.12.15

PROJECT: 1315 Kensington Park Rd, Oakville

DRAWING TITLE: NOTE-03

DESIGNED:	DRAWN:	SCALE:	PAPER SIZE:	DRAWING No:
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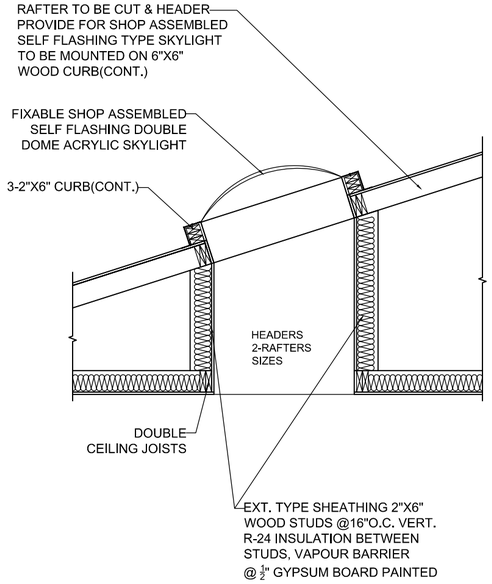
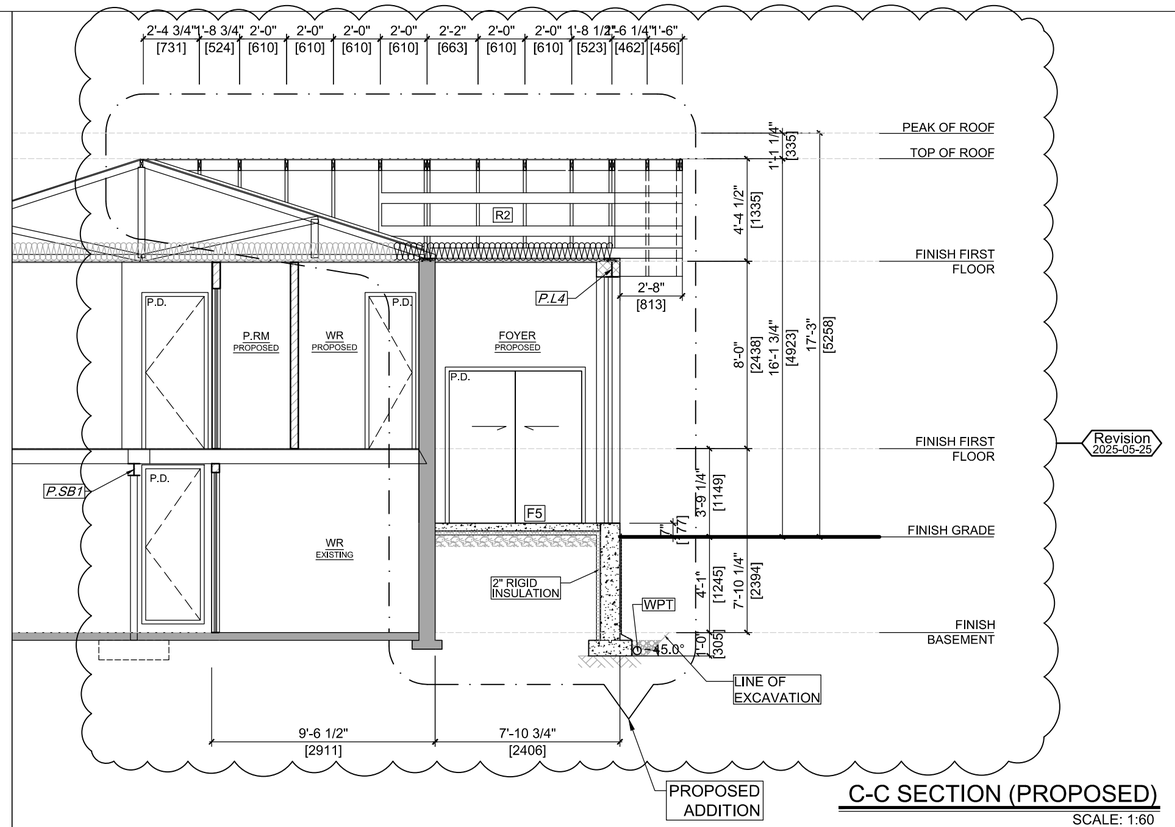


1 SKYLIGHT DETAIL
NOT TO SCALE



Revision
2025-05-25

C-C SECTION (PROPOSED)
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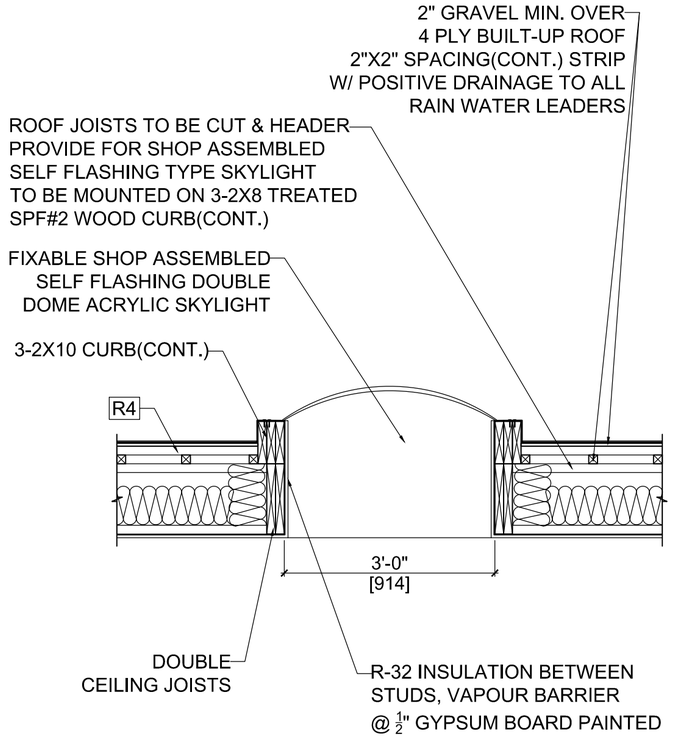

2 SKYLIGHT DETAIL (FLAT ROOF)
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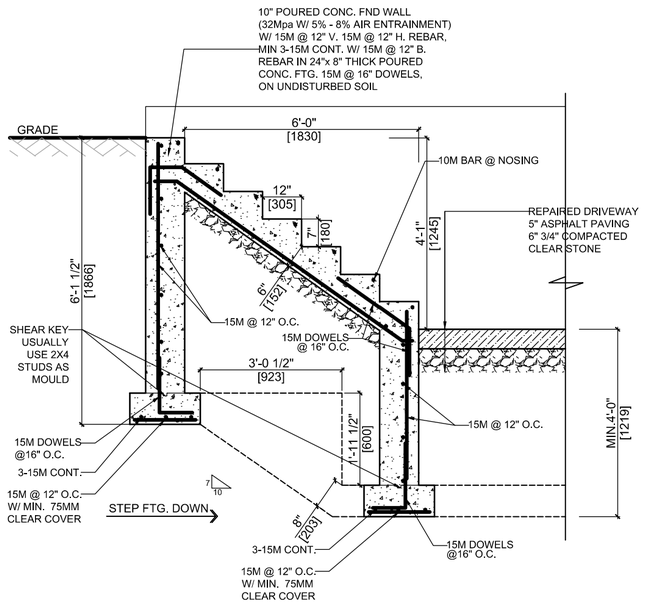

D-D
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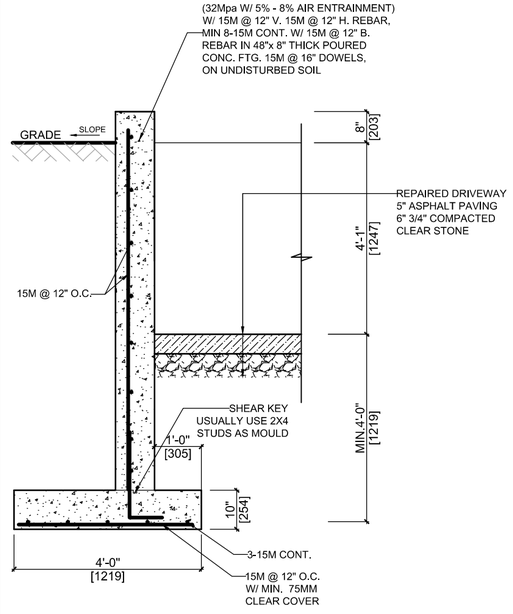

E-E
SCALE: 1:30

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LICENSED PROFESSIONAL ENGINEER
2025-05-25
S. REN
100171189
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1	REVISION	2025.05.25
0	ISSUED FOR PERMIT	2024.12.15

PROJECT: 1315 Kensington Park Rd, Oakville

DRAWING TITLE: C-C, D-D, E-E SECTION, DETAILS

DESIGNED:	DRAWN:	SCALE:	PAPER SIZE:	DRAWING No:
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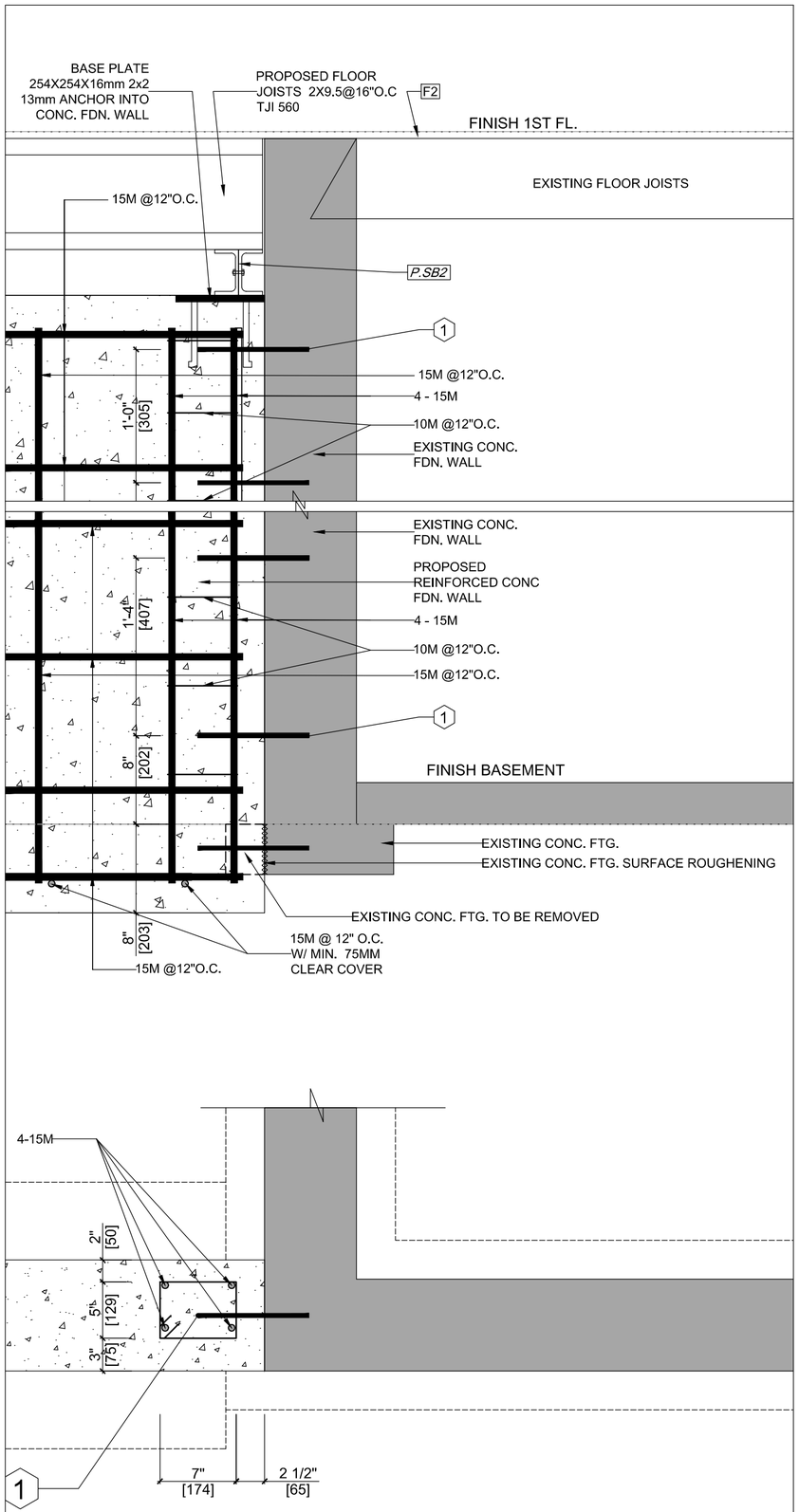

3 FDN WALL CONNECTION DETAIL
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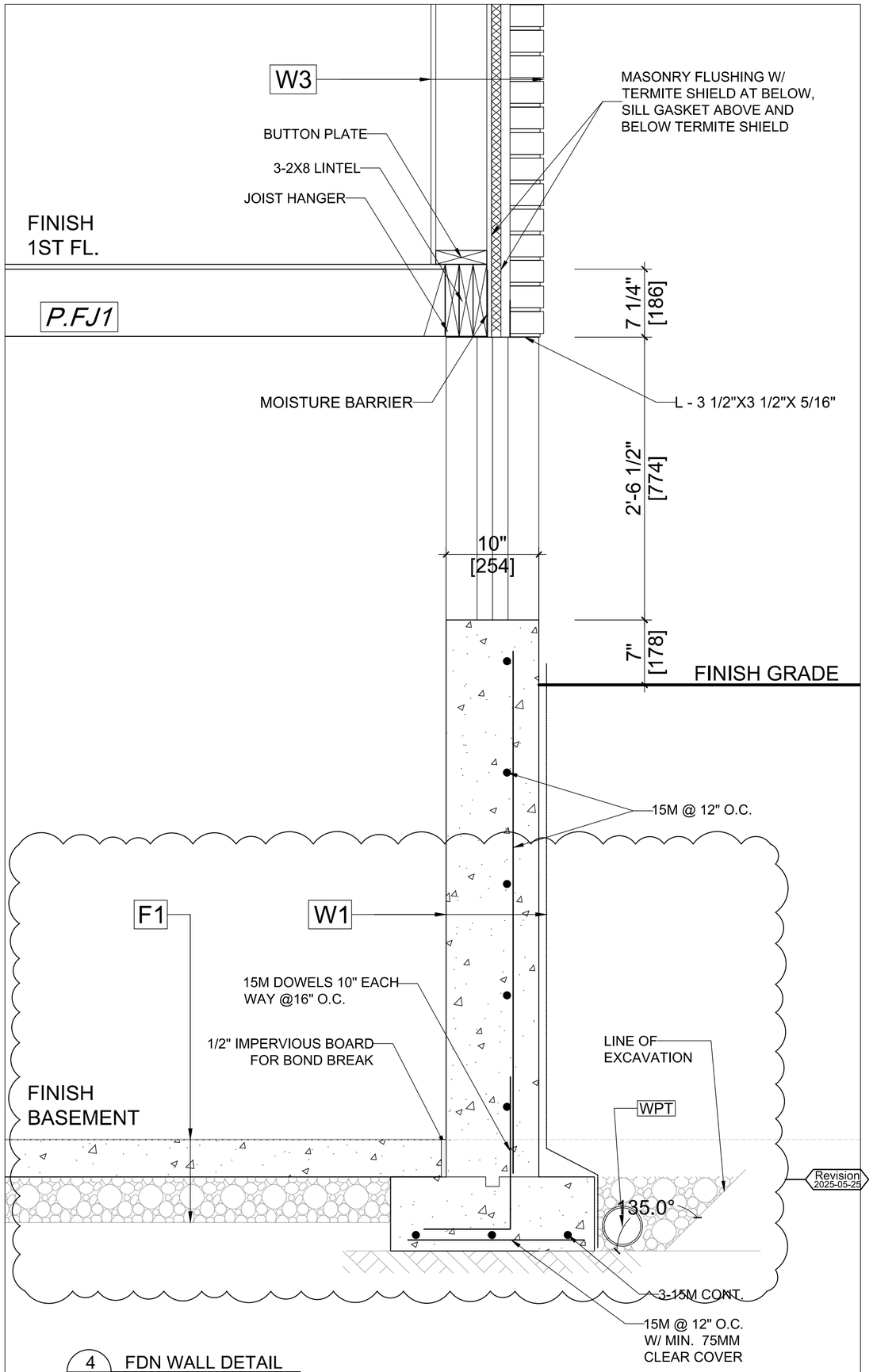

4 FDN WALL DETAIL
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1	REVISION	2025.05.25
0	ISSUED FOR PERMIT	2024.12.15

PROJECT: 1315 Kensington Park Rd, Oakville

DRAWING TITLE: WALL DETAILS

DESIGNED:	DRAWN:	SCALE:	PAPER SIZE:	DRAWING No:
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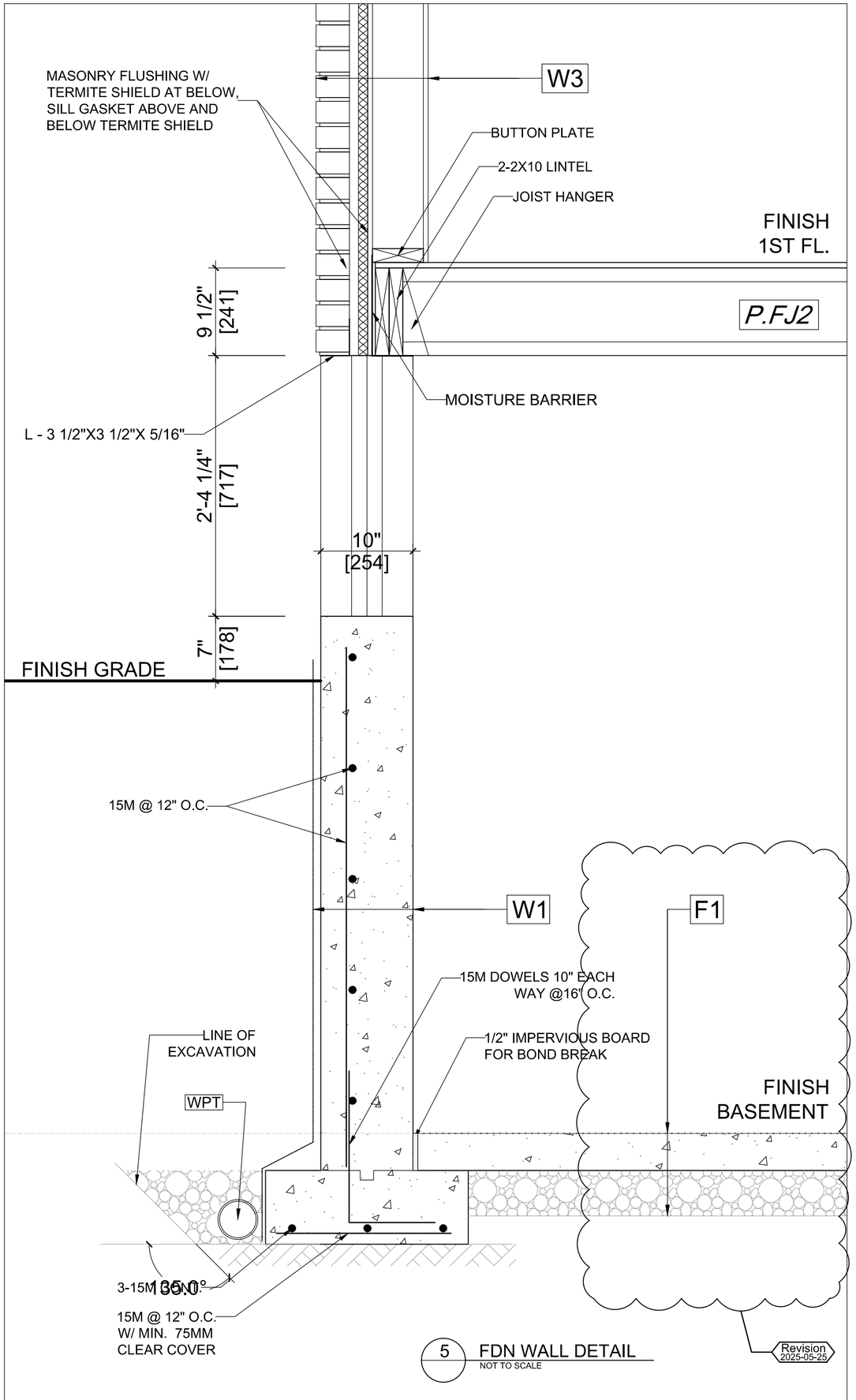

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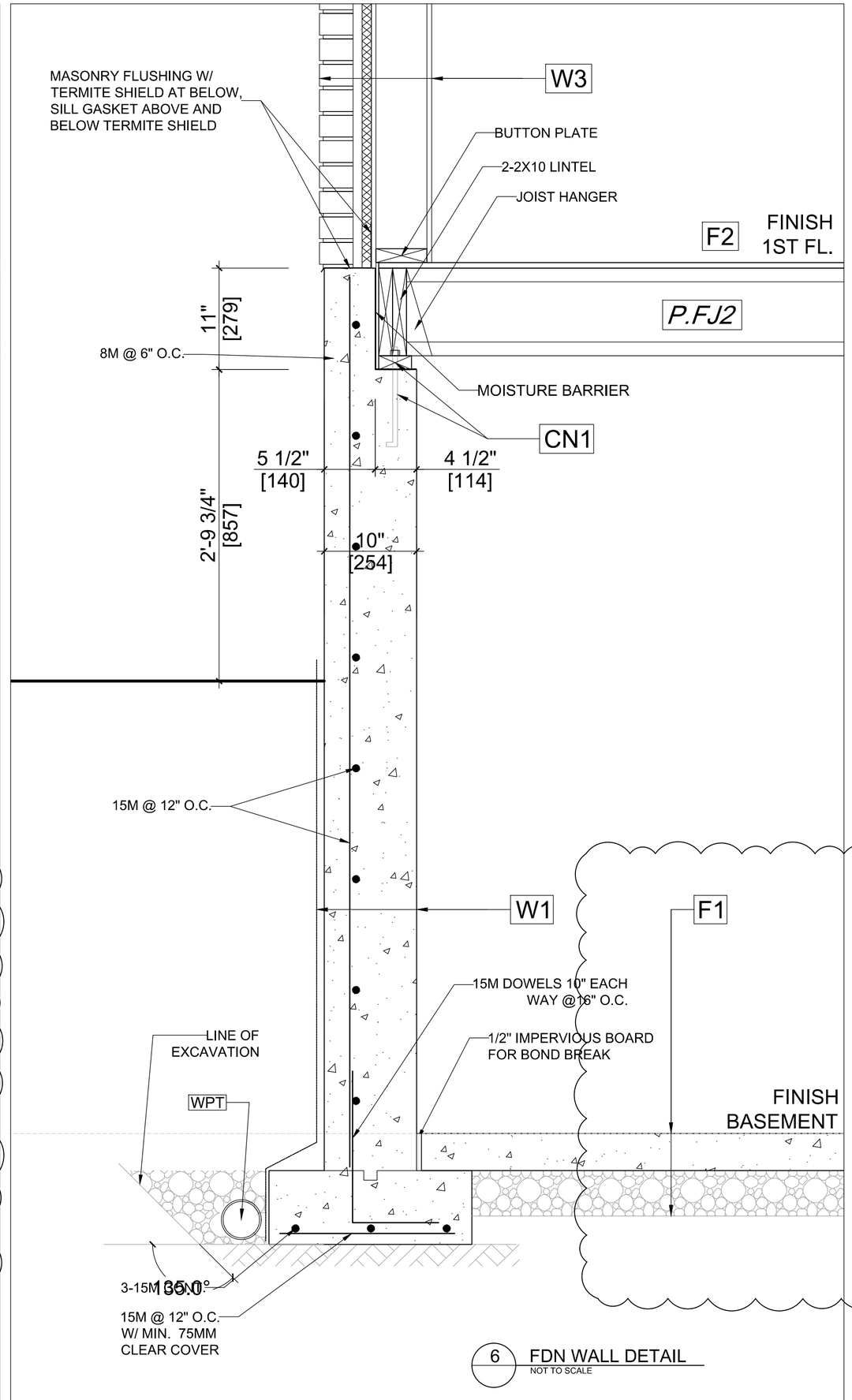
NOT TO SCALE



6 FDN WALL DETAIL
NOT TO SCALE

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1	REVISION	2025.05.25
0	ISSUED FOR PERMIT	2024.12.15

PROJECT: 1315 Kensington Park Rd, Oakville

DRAWING TITLE: WALL DETAILS

DESIGNED:	DRAWN:	SCALE:	PAPER SIZE:	DRAWING No:
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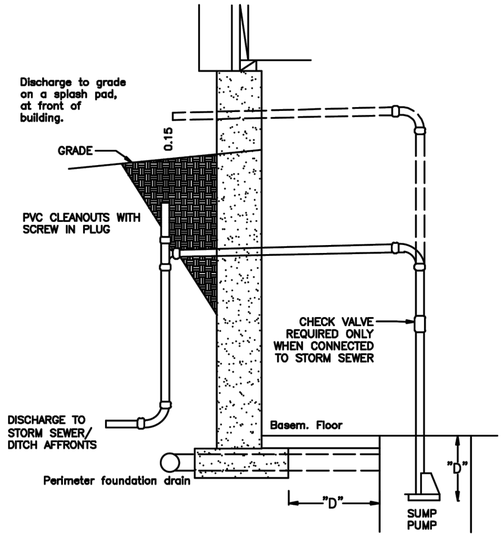
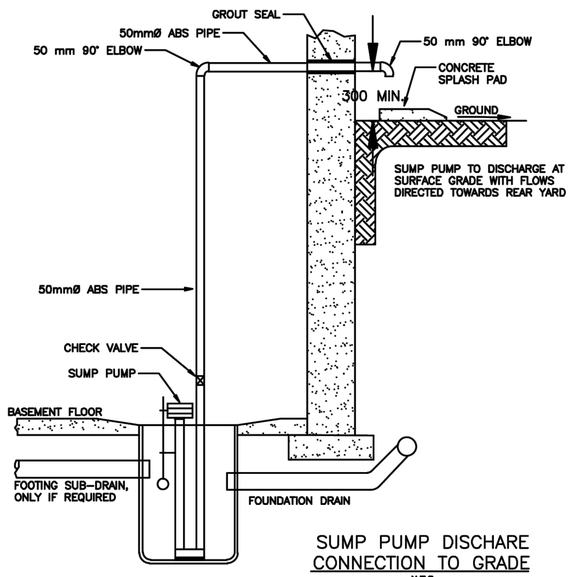
SUMP PUMP DETAIL



NOTES:

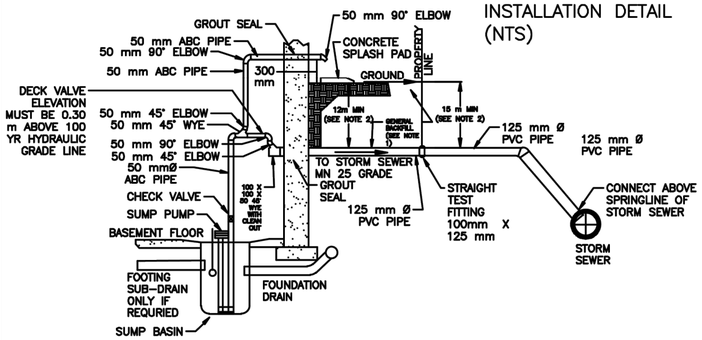
SUMP PIT TO BE LOCATED DIST. "D" FROM THE EDGE OF ALL FOOTINGS (TYP.).

SUMP PIT BASE TO BE CONTINUOUS WITH (OR BE MECHANICALLY CONNECTED TO) THE PIT WALLS.



SUMP PUMP DISCHARE CONNECTION TO GRADE
N.T.S.

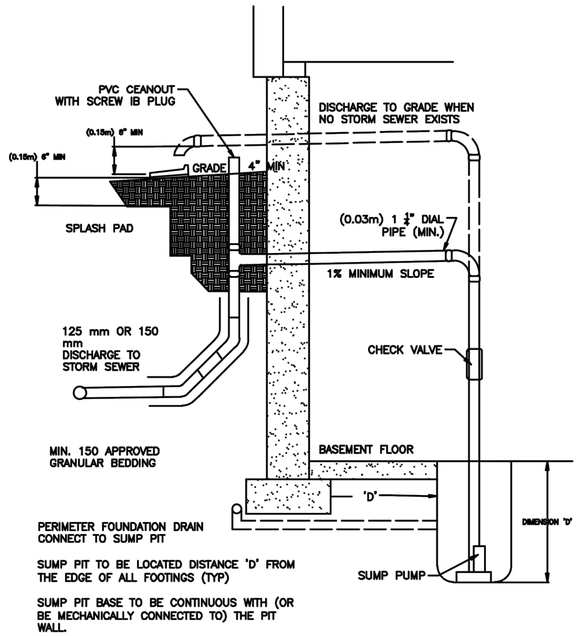
SUMP PUMP INSTALLATION DETAIL (NTS)



NOTES:

1) GENERAL BACKFILL TO BE SELECT NATIVE BACKFILL MATERIAL.
2) INSULATION TO BE REQUIRED WHEN MINIMUM COVER IS NOT ACHIEVABLE.

SUMP PUMP INSTALLATION DETAIL



Note: The Sump Pump Details shown on this drawing are examples that are acceptable by the Town of Oakville. They are to be used as a reference. The designer shall provide a detail that best describe their proposed design.

Standard Drawing Name	Revision:	Revision Date:
ACCEPTABLE SAMPLE SUMP PUMP DETAILS	0	MAR 2023
	Scale: NTS	Std. Dwg. Number: 1F

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LICENSED PROFESSIONAL ENGINEER
DEC. 15 2024
S. REN
100171189
PROVINCE OF ONTARIO

No.	ISSUED FOR	DATE
1	ISSUED FOR PERMIT	2024.12.15

PROJECT: 1315 Kensington Park Rd, Oakville

DRAWING TITLE: SUMP PUMP DETAILS

DESIGNED:	DRAWN:	SCALE:	PAPER SIZE:	DRAWING No:
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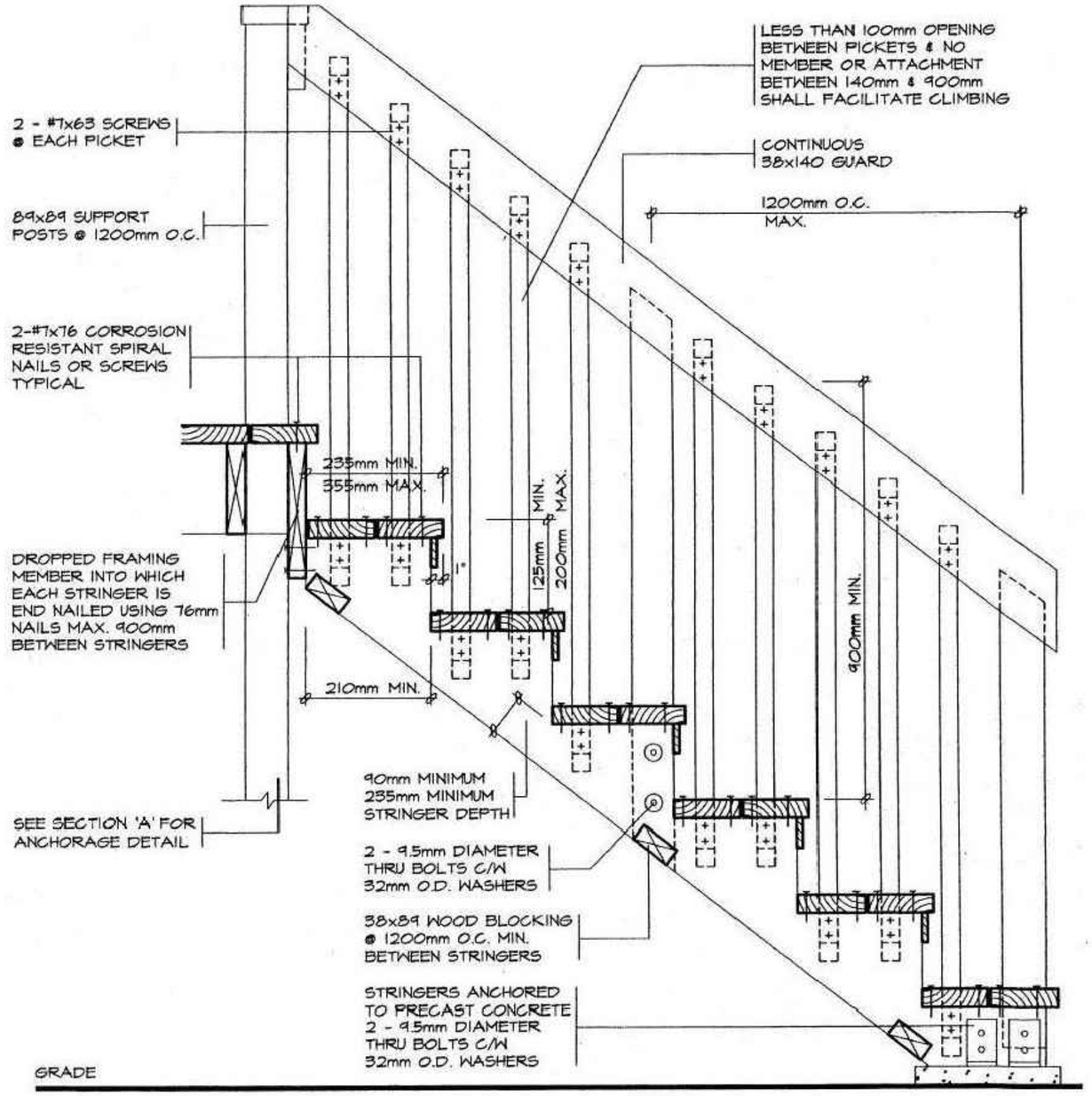

SECTION 'B'

9

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2025-03-05
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100171189
PROVINCE OF ONTARIO

No.	ISSUED FOR	DATE
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PROJECT: 1315 Kensington Park Rd, Oakville

DRAWING TITLE: STAIR DETAIL

DESIGNED:	DRAWN:	SCALE:	PAPER SIZE:	DRAWING No:
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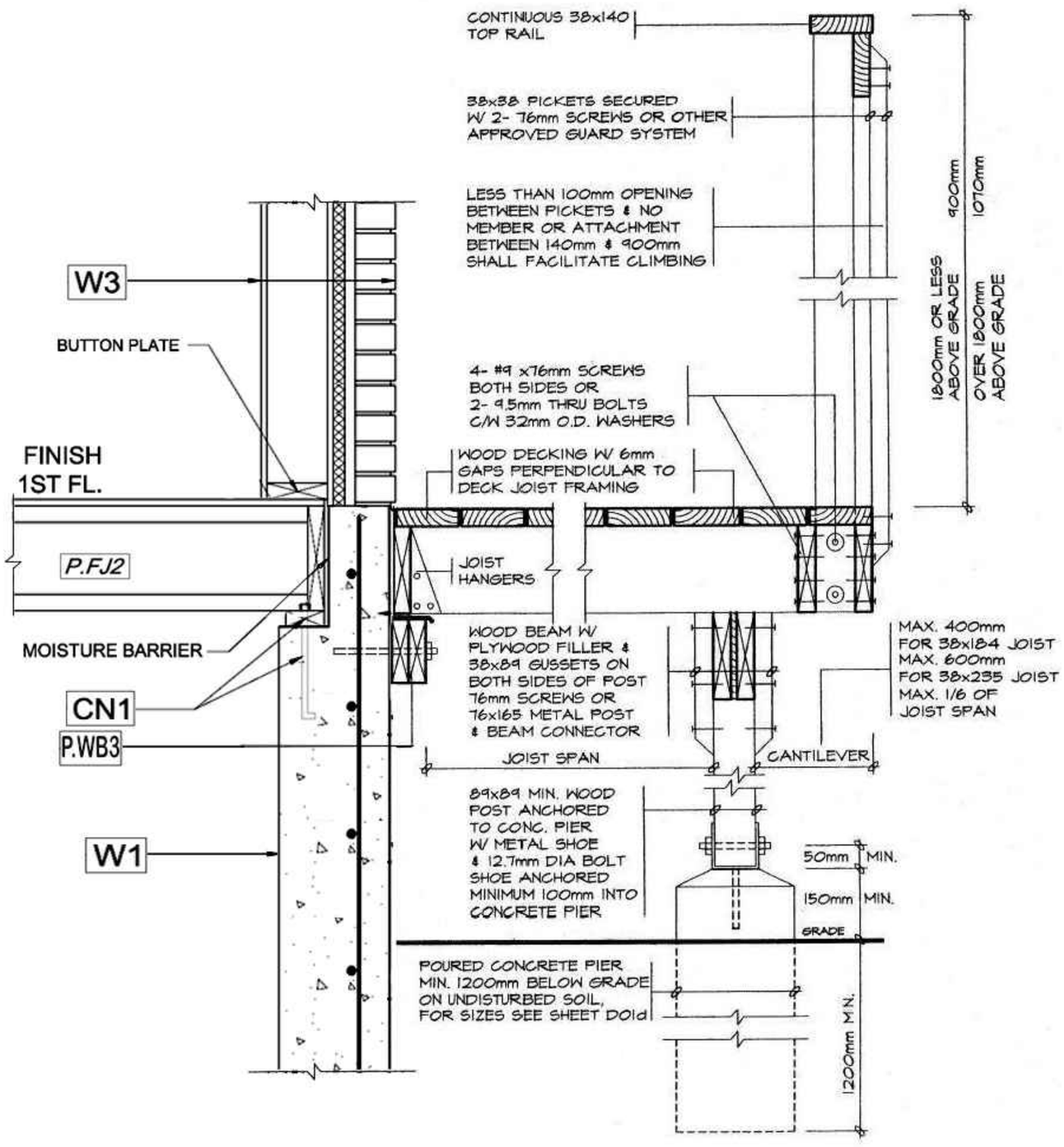

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1	ISSUED FOR PERMIT	2024.12.15

PROJECT: 1315 Kensington Park Rd, Oakville

DRAWING TITLE: RAILING DETAIL

DESIGNED:	DRAWN:	SCALE:	PAPER SIZE:	DRAWING No:
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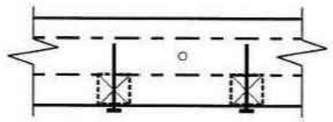
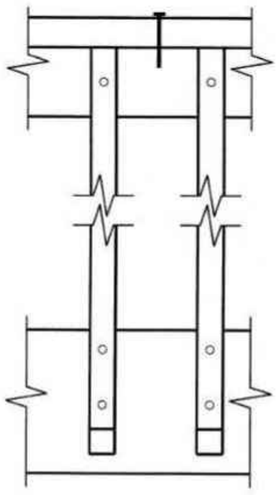
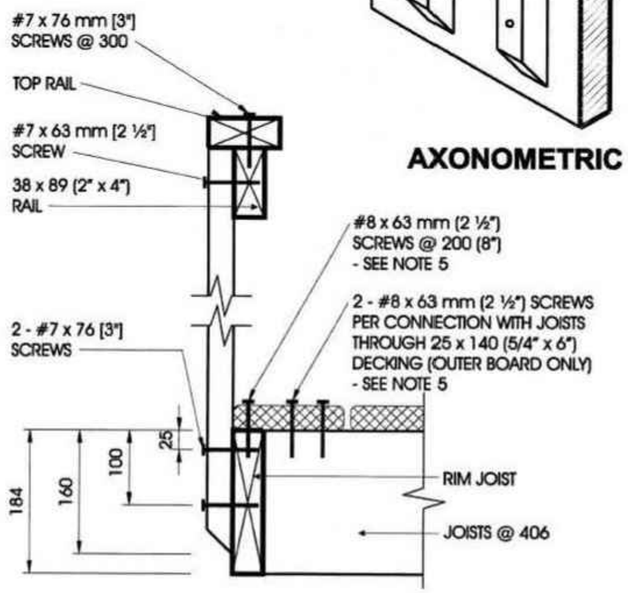


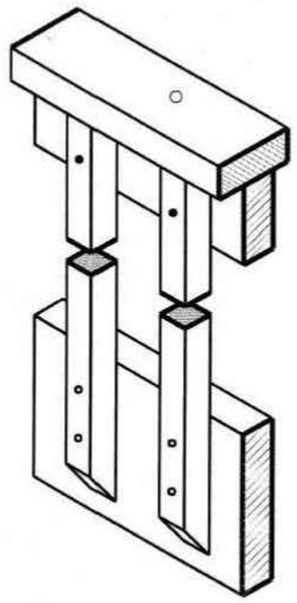
PLAN



FRONT ELEVATION



SIDE ELEVATION



AXONOMETRIC

Detail ED-1

Exterior Connection: Cantilevered Picket Screwed to Rim Joist

Notes:

1. Provide a suitable post, return, or solid support at each end of the guard.
2. Wood for cantilevered pickets shall be Douglas Fir-Larch, Spruce-Pine-Fir, or Hem-Fir Species.
3. Fasten rim joist to each floor joist with 3 - 82 mm (3¼") nails.
4. Dimensions shown are in mm unless otherwise specified.
5. The outer deck board shall not be less than 140 mm (6" nominal) wide. Where 38 mm (2" nominal) thick boards are used, the length of the wood screws shall be not less than 76 mm (3").

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1	ISSUED FOR PERMIT	2024.12.15

PROJECT: 1315 Kensington Park Rd, Oakville

DRAWING TITLE: RAILING DETAIL

DESIGNED:	DRAWN:	SCALE:	PAPER SIZE:	DRAWING No:
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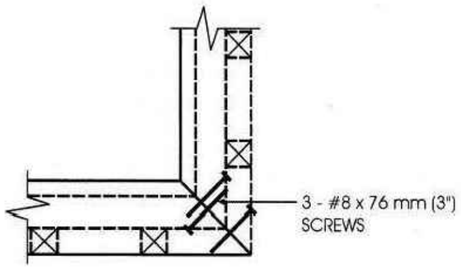
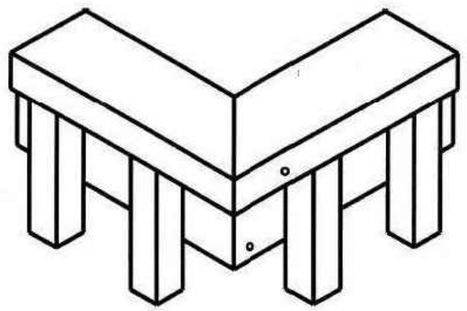
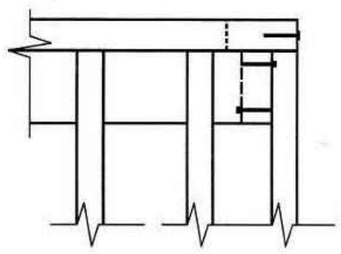


PLAN TOP RAIL

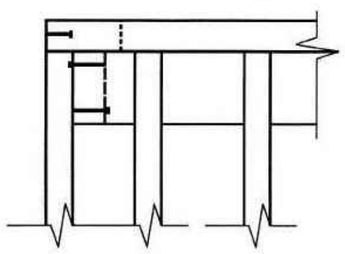


AXONOMETRIC

ONE FASTENER IN HORIZONTALLY ORIENTATED PORTION OF TOP RAIL
AND TWO IN VERTICALLY ORIENTATED PORTION.



FRONT TOP RAIL



SIDE TOP RAIL

Detail ED-5

Exterior Connection: Corner Joint

Notes:

1. Screws fastening pickets are omitted for clarity.
2. Provide a minimum of 10 pickets beyond the return if end restraint of the guard is provided by this return detail only.

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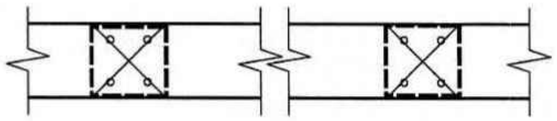
No.	ISSUED FOR	DATE

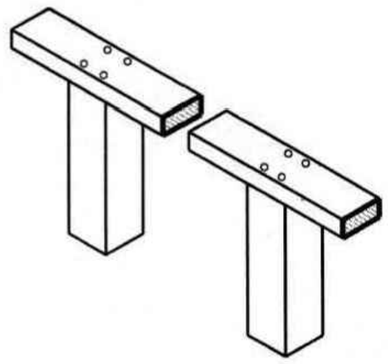
PROJECT: 1315 Kensington Park Rd, Oakville

DRAWING TITLE: RAILING DETAIL

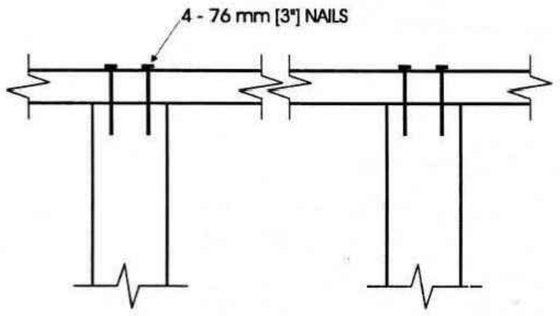
DESIGNED:	DRAWN:	SCALE:	PAPER SIZE:	DRAWING No:
Yu He	Yu He	N.T.S	22x17	A26



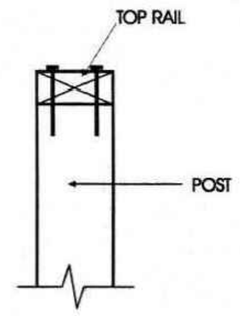
PLAN



AXONOMETRIC



FRONT ELEVATION



SIDE ELEVATION

Detail EA-1

Exterior Connection: Top Rail Nailed to Post

Notes:

1. The top rail must be continuous. Use Detail EA-5 at the end spans, where continuity ends.

MAXIMUM SPAN OF RAIL BETWEEN POSTS	
Species	Maximum Span, m (ft-in)
Douglas Fir-Larch, Hem-Fir, Spruce-Pine-Fir	1.52 (5'-0")
Northern Species	1.52 (5'-0")
Column 1	2

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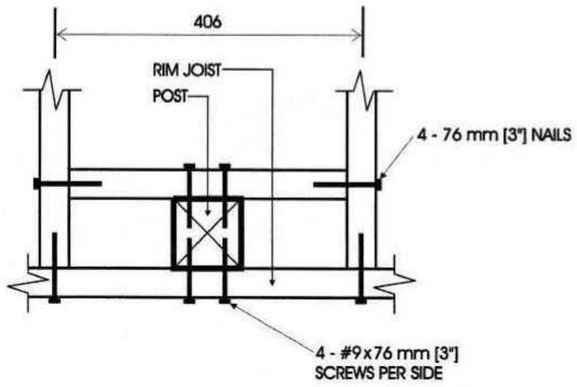
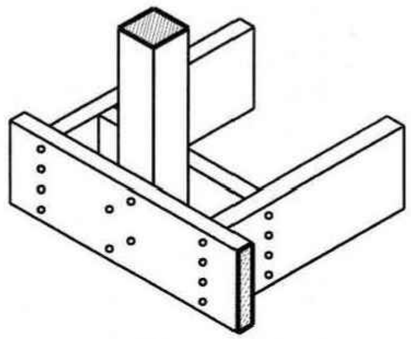
DRAWING TITLE: RAILING DETAIL

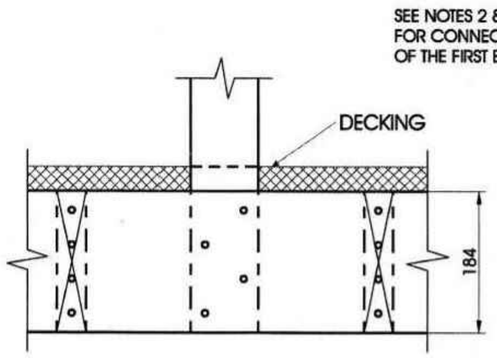
DESIGNED:	DRAWN:	SCALE:	PAPER SIZE:	DRAWING No:
Yu He	Yu He	N.T.S	22x17	A27



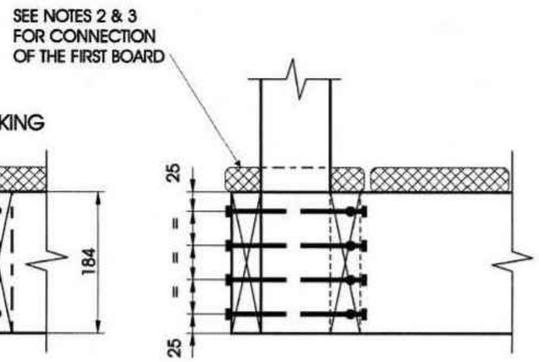
PLAN



AXONOMETRIC



FRONT ELEVATION



SIDE ELEVATION

Detail EB-2

Exterior Connection: Post Screwed to Rim Joist

Notes:

1. Decking is omitted from the plan view and the axonometric view for clarity.
2. Fasten 25 mm x 140 mm ($^5/_4$" x 6" nominal) outer deck board to rim joist with 63 mm (2½") nails at 300 mm (12").
3. Fasten 25 mm x 140 mm ($^5/_4$" x 6" nominal) outer deck board to floor joist with 1 - 63 mm (2½") nail at each joist.
4. The post may be positioned anywhere between the joists.
5. #9 screws may be replaced by #8 screws if the maximum spacing between posts is not more than 1.20 m (3'-11").
6. Dimensions shown are in mm unless otherwise specified.

MAXIMUM SPACING BETWEEN POSTS	
Species	Maximum Spacing, m (ft-in)
Douglas Fir-Larch, Hem-Fir, Spruce-Pine-Fir	1.56 (5'-1")
Northern Species	1.20 (3'-11")
Column 1	2

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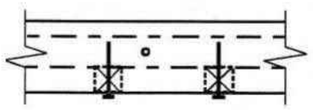
No.	ISSUED FOR	DATE

PROJECT: 1315 Kensington Park Rd, Oakville

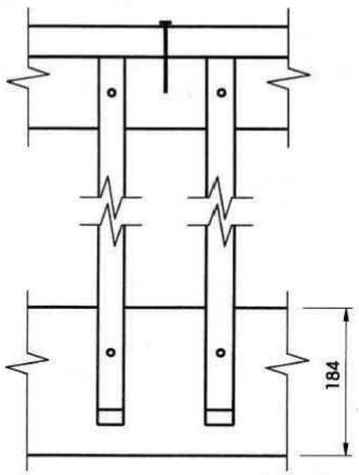
DRAWING TITLE: RAILING DETAIL

DESIGNED:	DRAWN:	SCALE:	PAPER SIZE:	DRAWING No:
Yu He	Yu He	N.T.S	22x17	A28

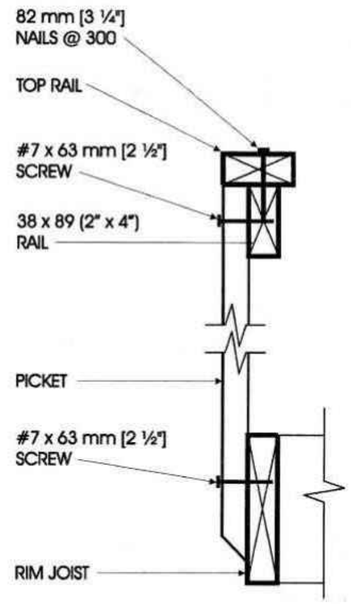


DECKSIDE

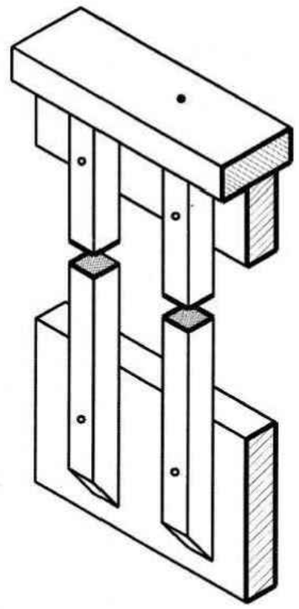
PLAN



FRONT ELEVATION



SIDE ELEVATION



AXONOMETRIC

Detail EC-4

Exterior Connection: Infill Picket Screwed to Top Rail and Rim Joist

Note:

1. Dimensions shown are in mm unless otherwise specified.

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PROJECT: 1315 Kensington Park Rd, Oakville

DRAWING TITLE: RAILING DETAIL

DESIGNED:	DRAWN:	SCALE:	PAPER SIZE:	DRAWING No:
Yu He	Yu He	N.T.S	22x17	A29