

STRUCTURAL NOTES:

GENERAL: ALL ASPECTS OF CONSTRUCTION TO BE IN CONFORMITY WITH THE ONTARIO BUILDING CODE 2012 (WITH ALL UPDATES)

- FOOTINGS AND SLABS: 1. CONCRETE FOOTINGS TO REST ON UNDISTURBED SOIL... 2. FOOTINGS TO CONFORM TO O.B.C. 2012 SECTION 9.15... 3. STEPPED FOOTINGS: MIN. 610mm (2' 0") VERTICAL RISE...

- MASONRY VENEER WALLS: 1. MIN. 90mm (3 1/2") THICKNESS UP TO max. 7.3m (24' 0") HIGH... 2. TIES TO BE GALVANIZED, CORROSION RESISTANT... 3. PROVIDE 25mm (1") AIR SPACE BETWEEN VENEER AND WALL SHEATHING...

- ROOF CONSTRUCTION: 1. ACCESS TO ROOF ATTIC TO BE min. 500mm (20") x 710mm (28") WITH INSULATION AND WEATHER-STRIP... 2. PROVIDE EAVES PROTECTION NO. 45 (45 lb. ROLL ROOFING OR 6 MIL. POLY.) FROM THE EDGE TO 300mm (12") INSIDE...

- CONC. BLOCK / POURED CONCRETE FOUNDATION WALLS: 1. TOP OF FOUNDATIONS WALL TO BE min. 150mm (6") ABOVE FINISH GRADE... 2. KEY CONCRETE BLOCK WALL TO FOOTING... 3. 32 MPa CONCRETE FOR POURED FOUNDATION WALLS.

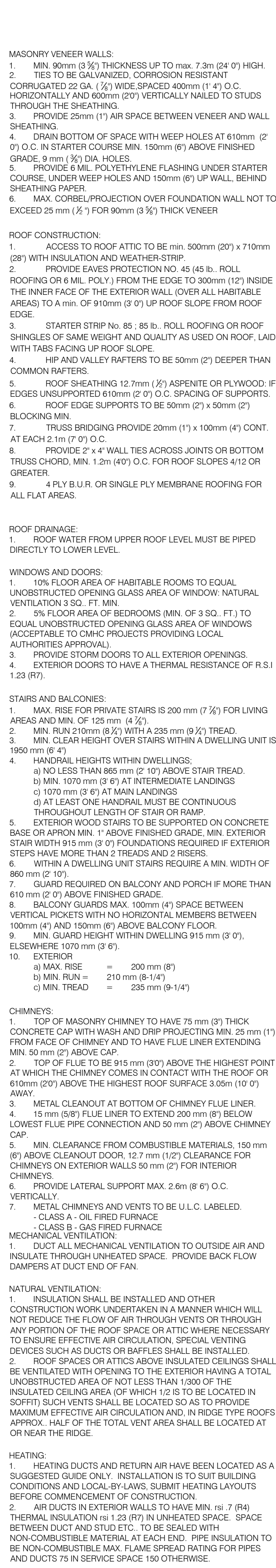
- FLASHING: 1. FLASHING IS REQUIRED UNDER ALL JOINTED SILLS AND OVERHEADS OF WINDOWS AND DOORS IN EXTERIOR WALLS... 2. CHIMNEY FLASHING IS REQUIRED AT INTERSECTION WITH ROOF... 3. FLASHING REQUIRED AT INTERSECTIONS OF ROOFS AND WALL, VALLEY AND OVER PARAPET WALLS...

- THERMAL INSULATION AND VAPOUR: 1. PROVIDE RIGID PERIMETER INSULATION FOR CONCRETE SLABS ON GRADE FOR HABITABLE AREAS... 2. THE UPPER PART OF FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SLAB... 3. CONCRETE PARGE AND DAMPPROOF FOUNDATION WALLS...

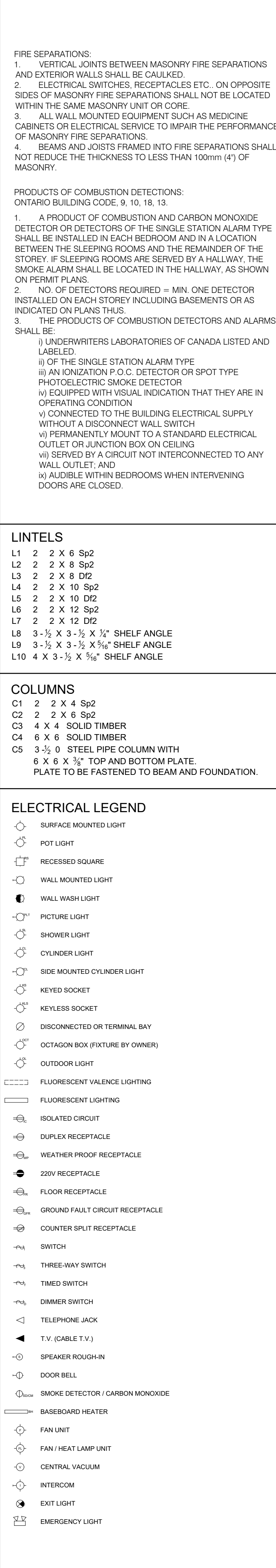
- WOOD FRAMING: 1. ALL FRAMING LUMBER TO BE O.B.C. STANDARDS SIZES OF JOINTS, LINTELS ETC. INDICATED ON DRAWINGS... 2. BEAMS TO HAVE 30mm (3/2") BEARING... 3. LATERAL SUPPORT (WALLS SUPPORTING JOISTS) ANCHOR SILL PLATE AT 2m (6' 6") O.C. w/ 12.7mm (1/2") DIA ANCHOR BOLTS...

- NATURAL VENTILATION: 1. INSULATION SHALL BE INSTALLED AND OTHER CONSTRUCTION WORK UNDERTAKEN IN A MANNER WHICH WILL NOT REDUCE THE FLOW OF AIR THROUGH VENTS OR THROUGH ANY PORTION OF THE ROOF SPACE OR ATTIC... 2. AIR DUCTS IN EXTERIOR WALLS TO HAVE MIN. rsi 7 (R4) THERMAL INSULATION rsi 1.23 (R7) IN UNHEATED SPACE...

SITE SURVEY:



REGISTERED



LOT DESCRIPTION :

LOT 39 & LOT 40 REGISTERED PLAN NO. 126 TOWN OF OAKVILLE ZONING INFORMATION

Table with 2 columns: ZONING BY-LAW, ZONING MAP. Rows include OAKVILLE ZONING BY-LAW 1984 - 63 ZONE R05 and OAKVILLE ZONING BY-LAW 2014 - 014 ZONE RL5-0.

SITE STATISTICS

Table with 4 columns: ZONING, PROPOSED, BY-LAW, BY-LAW. Rows include Lot Area, Lot Coverage, Residential Floor Area, and Building Height.

VARIANCE APPLICATION REQUIRED FOR SHADED AREAS INDICATED ABOVE

GENERAL NOTES

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS. ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION...

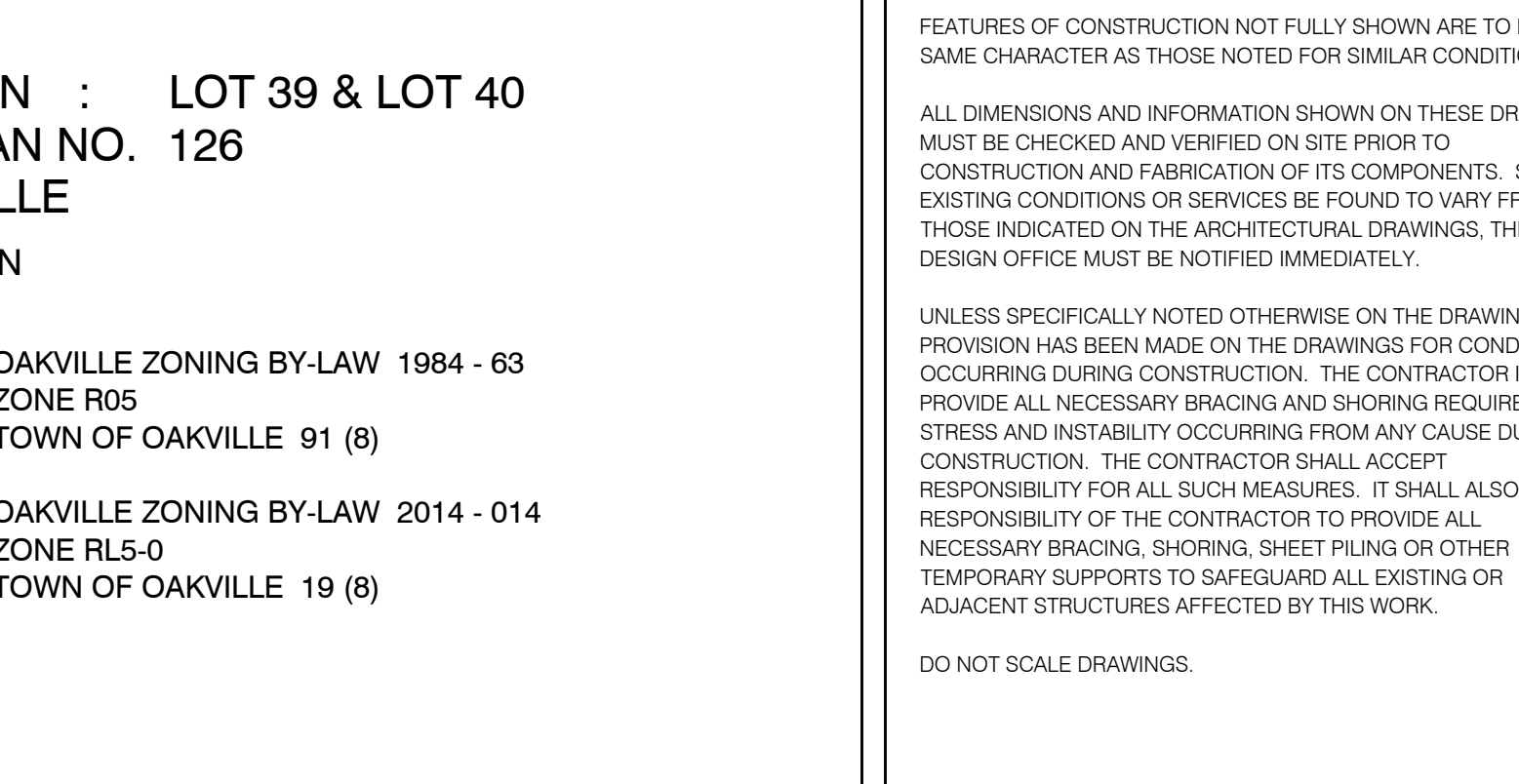
QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN. HAS THE QUALIFICATIONS & MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

DESIGN QUORUM INCORPORATED

DESIGN QUORUM INCORPORATED 447 KERR STREET OAKVILLE ON L6K3C9 T. 905.339.0223 A-001 C

SITE LOCATION KEY PLAN



DRAWING TITLE

SITE PLAN No. 407

CLIENT: SPRAWSON REALTY LTD.

PROJECT TITLE: INGLEHART RESIDENCE 407 INGLEHART ST S, OAKVILLE, ONTARIO

STATUS: C.O.A.

DRAWN BY: SB, CHECKED BY: JS, CLIENT APPROVAL: [Signature]

DATE: 30 SEPT 2016, SCALE: AS NOTED

DRAWING NO: A-001, REV: C

407 Inglehart Street, Oakville, ON

September 30, 2016

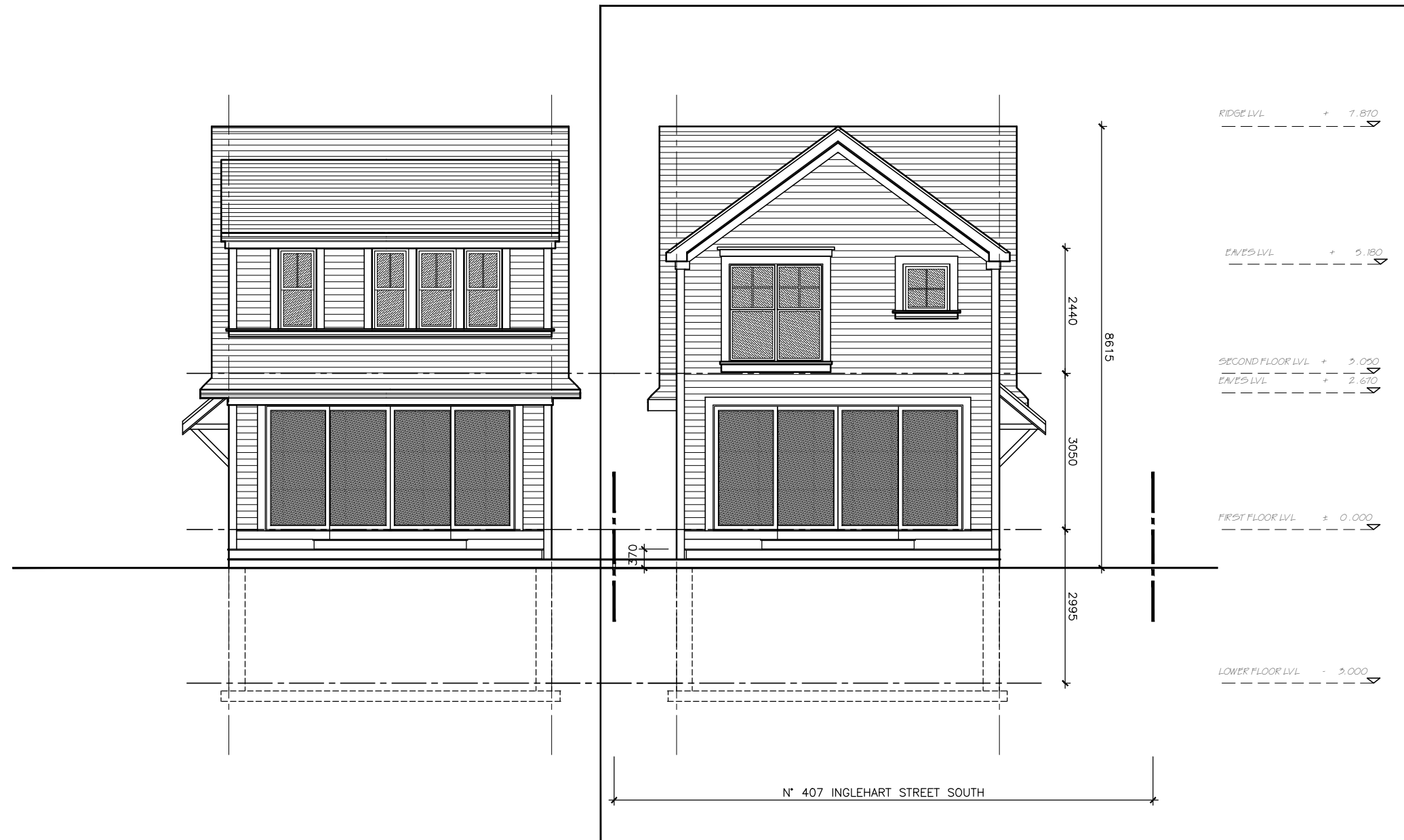
VARIANCE APPLICATION

SITE STATISTICS



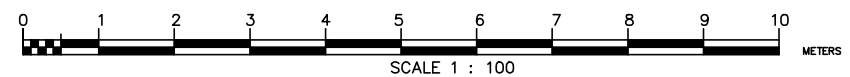
ZONING	PROPOSED		BY-LAW	BY-LAW
	METRIC	%	2014-014	1984-63
	(sq m)		RL5-0	RL05
LOT AREA	365.80		464.5 sq m	464.5 sq m
	(m)			
LOT FRONTAGE	10.71		15.0 m	15.0 m
LOT COVERAGE	(sq m)			
NEW DWELLING	77.81			
NEW COVERED AREA	15.36			
NEW GARAGE	25.80			
TOTAL	118.97			
LOT COVERAGE %		32.52%	35%	35%
(2014-014)				
RESIDENTIAL FLOOR AREA	(sq m)		(sq m)	
FIRST FLOOR LEVEL	77.81			
SECOND FLOOR LEVEL	77.15			
TOTAL (By Law 2014-014)	154.96		157.29	
RESIDENTIAL FLOOR AREA %		42.36%	43%	
(1984-63)				
RESIDENTIAL FLOOR AREA	(sq m)			(sq m)
FIRST FLOOR LEVEL	65.44			
SECOND FLOOR LEVEL	66.73			
TOTAL (By Law 1984-63)	132.17			146.32
RESIDENTIAL FLOOR AREA %		36.13%		40%
NEW GARAGE	25.80		45 sq m (MAX.)	45 sq m (MAX.)
		7.05%		
SETBACKS	(m)		(min.)	(min.)
FRONT YARD	7.50		7.50 m	7.50 m
REAR YARD	11.91		7.50 m	7.50 m
SIDE YARD (NORTH)	3.01		2.40 m	2.40 m
SIDE YARD (SOUTH)	1.20		1.20 m	1.20 m
BUILDING HEIGHT	8.72		9.00 m (MAX.)	9.00 m (MAX.)

VARIANCE APPLICATION REQUIRED FOR SHADED AREAS INDICATED ABOVE



REAR (EAST) ELEVATION
PRELIMINARY

1
A-203



GENERAL NOTES

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ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THOSE INDICATED ON THE ARCHITECTURAL DRAWINGS, THE DESIGN OFFICE MUST BE NOTIFIED IMMEDIATELY.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE ON THE DRAWINGS FOR CONDITIONS OCCURRING DURING CONSTRUCTION. THE CONTRACTOR IS TO PROVIDE ALL NECESSARY BRACING AND SHORING REQUIRED FOR STRESS AND INSTABILITY OCCURRING FROM ANY CAUSE DURING CONSTRUCTION. THE CONTRACTOR SHALL ACCEPT RESPONSIBILITY FOR ALL SUCH MEASURES. IT SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING OR OTHER TEMPORARY SUPPORTS TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

DO NOT SCALE DRAWINGS.

THE UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN, HAS THE QUALIFICATIONS & MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1 OF THE BUILDING CODE.

Jonathan Sprawson 32490
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.4.1 OF THE BUILDING CODE.

Design Quorum Inc. 35234
FIRM NAME BCIN

REV NO.	DESCRIPTION	DATE	BY
-	DRAWING ISSUED	15.09.02	SB
A	COMMITTEE OF ADJUSTMENT APPLICATION	16.09.30	SB

DRAWING TITLE
PRELIMINARY
ELEVATIONS

CLIENT
SPRAWSON REALTY LTD.
PROJECT TITLE
INGLEHART RESIDENCE
407 INGLEHART ST S,
OAKVILLE, ONTARIO

STATUS
C.O.A.

DRAWN BY SB CHECKED BY JS CLIENT APPROVAL

DATE @ 30 SEPT 2016 SCALE AS NOTED

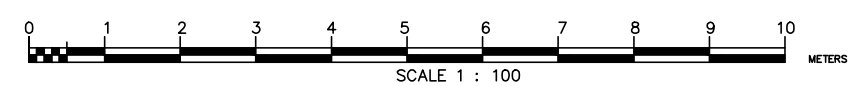
DRAWING NO. A - 203 REV A

**DESIGN
QUORUM
INCORPORATED**
447 KERR STREET
OAKVILLE ON L6K 3K2
T. 905.339.0223
DQI.CA



SIDE (NORTH) ELEVATION
PRELIMINARY

1
A-204



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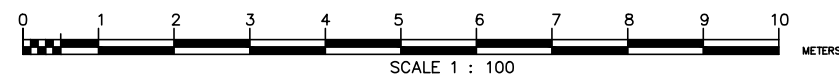
PRELIMINARY
ELEVATIONS

CLIENT SPRAWSON REALTY LTD.		
PROJECT TITLE INGLEHART RESIDENCE 407 INGLEHART ST S, OAKVILLE, ONTARIO		
STATUS C.O.A.		 447 KERR STREET OAKVILLE ONTARIO T. 905.339.0223 DQI.CA
DRAWN BY SB	CHECKED BY JS	
DATE © 30 SEPT 2016	SCALE AS NOTED	
DRAWING NO. A - 204	REV A	



SIDE (SOUTH) ELEVATION
PRELIMINARY

1
A-202



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407 INGLEHART ST S,
OAKVILLE, ONTARIO

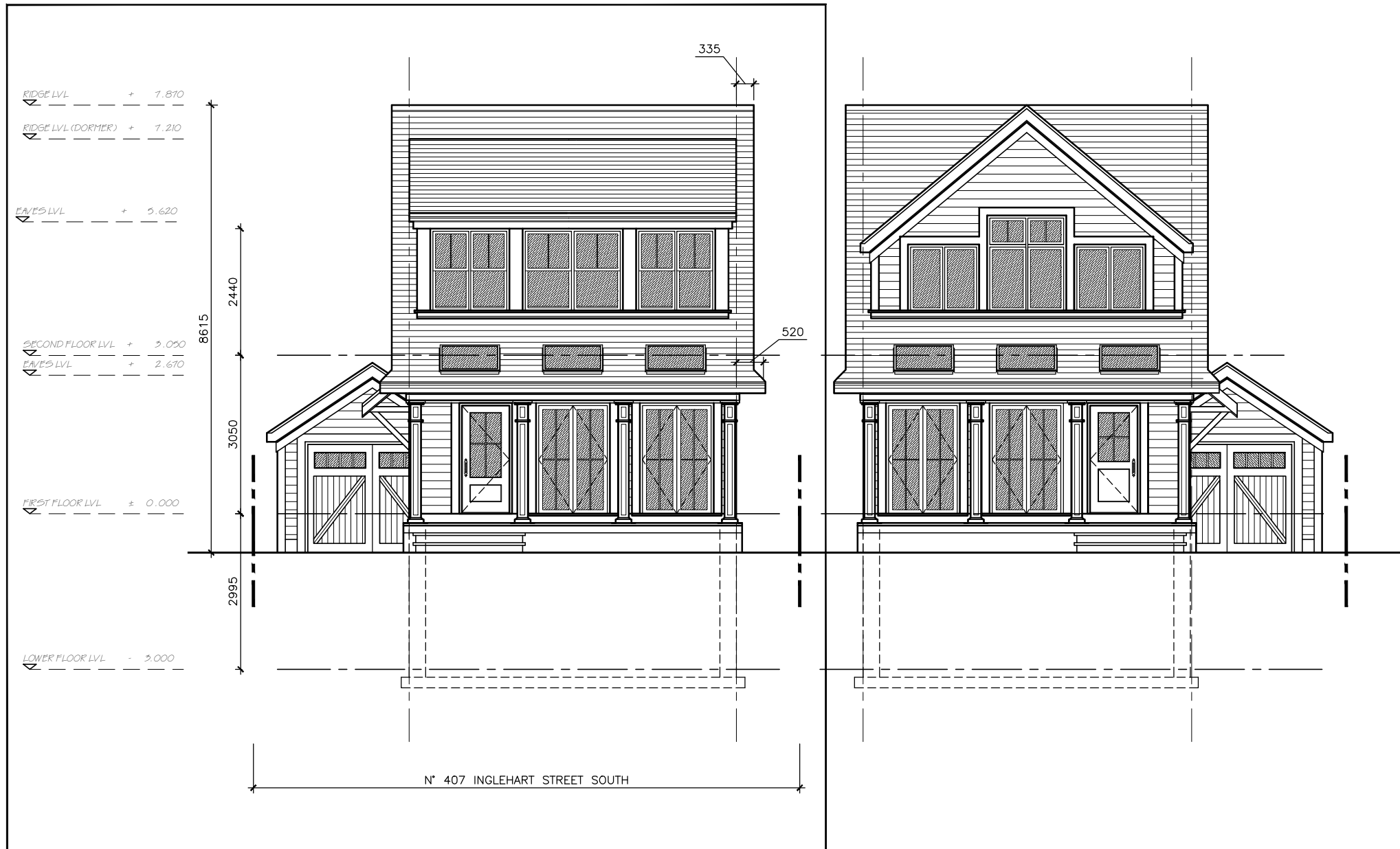
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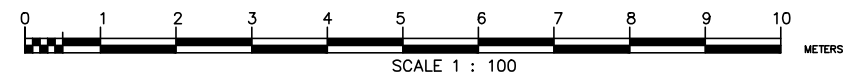
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**DESIGN
QUORUM**
INCORPORATED
447 KERR STREET
OAKVILLE ON L6K 3C2
T. 905.339.0223
DQI.CA



FRONT (WEST) ELEVATION
PRELIMINARY

1
A-201



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PRELIMINARY
ELEVATIONS

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SPRAWSON REALTY LTD.

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INGLEHART RESIDENCE
407 INGLEHART ST S,
OAKVILLE, ONTARIO

STATUS
C.O.A.

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DRAWING NO. A - 201 REV A

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