CONSTRUCTION SCHEDULE:

FOUNDATION WALL CONSTRUCTION

FW1 / FW1a — FOUNDATION WALL CONSTRUCTION

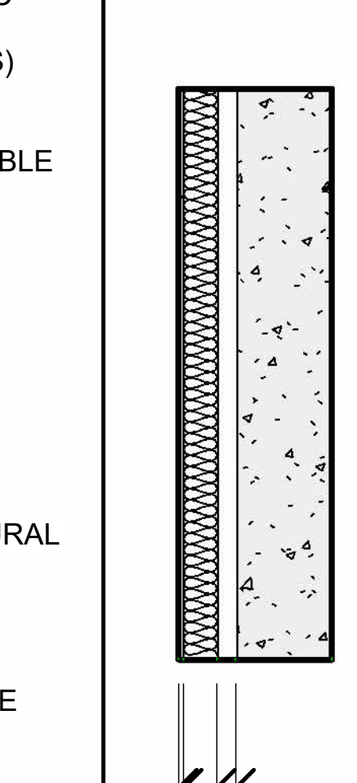
POURED CONCRETE, FINISHED BASEMENT

DRAINAGE COMPOSITE C/W FILTER FABRIC (OBC 9.142.1) OR EQUIVALENT AS PER OBC 9.14.2.1. (2)
2-LAYERS OF SPRAY-ON DAMPPROOFING, CGSB "37-GP-18Ma" (OBC 9.13.2.1)
POURED CONCRETE FOUNDATION (THICKNESS AS PER DRAWINGS) (OBC 4.2.4)
REFER TO STRUCTURAL NOTES FOR WALL REINFORCING
PROVIDE 3 1/2" " LEDGE FOR MASONRY VENEER - WHERE APPLICABLE (OBC 9.15.4.7)
15# FELT PAPER MOISTURE PROTECTION
MIN R10 CONTINUOUS RIGID INSULATION
2" x 4" SPF WOOD STUD FRAMING @ 16" O.C. (OBC 9.24.2.1)
MIN R12 MINERAL WOOL INSULATION (COMPLIANCE PACKAGE A1)
6 MIL POLY CONTINUOUS VAPOR BARRIER (OBC 9.25.4)
1/2" " GYPSUM BOARD (OBC 9.29.5)
2"X6" CONTINUOUS SILL PLATE C/W 1/2" "∅ X 10" LONG ANCHOR BOLTS @ 4'-0" O.C. AND SILL GASKET
4" WEEPING TILE C/W FILTER FABRIC (OBC 9.14.3)
ON CONTINUOUS POURED CONCRETE FOOTING, AS PER STRUCTURAL SCHEDULE.

NOTE:

-WEEPING TILE SHALL DRAIN TO REGIONAL STORM LINE, DRAINAGE DITCH OR DRYWELL.
-BACKFILL WITH NON-FROST SUSCEPTIBLE SOIL
-CONCRETE WALL TO BE DAMPPROOFING SHALL HAVE HOLES AND RECESSES RESULTING FROM THE REMOVAL OF FORM TIES SEALED WITH CEMENT MORTAR OR DAMPPROOFING MATERIAL

FW1a :- OMIT WEEPING TILE WERE INDICATED

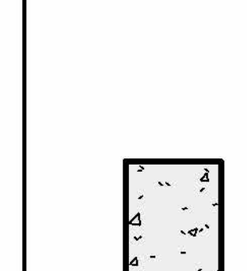


FW2 / FW2a — FOUNDATION WALL CONSTRUCTION

POURED CONCRETE

POURED CONCRETE FOUNDATION WALL
THICKNESS AS INDICATED ON PLANS
PROVIDE 3 1/2" " LEDGE FOR MASONRY VENEER WHERE INDICATED.
4" WEEPING TILE C/W FILTER FABRIC (OBC 9.14.3)
ON CONTINUOUS POURED CONCRETE FOOTING, AS PER STRUCTURAL SCHEDULE
NOTE:
-BACKFILL WITH NON-FROST SUSCEPTIBLE SOIL

FW2a : - OMIT WEEPING TILE WERE INDICATED



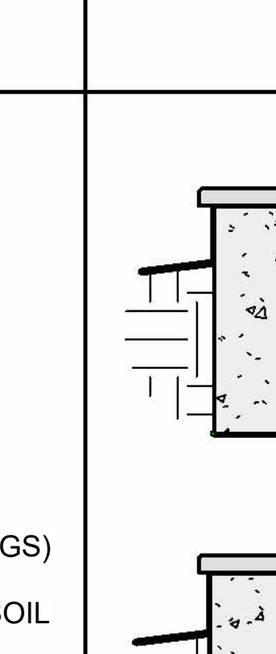
FW3 — CONCRETE RETAINING WALL

1/2" PARGING INTERIOR or 4" BRICK VENEER/ CUT STONE

DRAINAGE COMPOSITE C/W FILTER FABRIC
DAMPPROOFING COURSE
1/2" PARGING ON ALL EXPOSED CONCRETE ABOVE GRADE/
or
4" BRICK VENEER/ CUT STONE (WHERE INDICATED)
POURED CONCRETE RETAINING WALL (THICKNESS AS PER DRAWINGS)
PROVIDE REINFORCING AS PER STRUCTURAL DETAIL
6" PEA STONE DRAINAGE BACKFILL BETWEEN BACK OF WALL AND SOIL
COVE PARGING AT FOOTING
4" WEEPING TILE C/W FILTER FABRIC

ON CONTINUOUS POURED CONCRETE FOOTING, AS PER STRUCTURAL SCHEDULE.

PROVIDE 4" THICK CUT STONE CAP, C/W 1 1/2" OVERHANG AND DRIP EDGE.

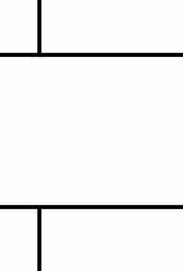


FW4 — FROST WALL CONSTRUCTION

POURED CONCRETE, NO WEEPING TILE

POURED CONCRETE FOUNDATION FROST WALL
THICKNESS AS INDICATED ON PLANS
PROVIDE 3 1/2" " LEDGE FOR MASONRY VENEER WHERE INDICATED.
ON CONTINUOUS POURED CONCRETE FOOTING, AS PER STRUCTURAL SCHEDULE

NOTE:
-BACKFILL WITH NON-FROST SUSCEPTIBLE SOIL



EXTERIOR WALL CONSTRUCTION

W1 / W1a — MASONRY WALL

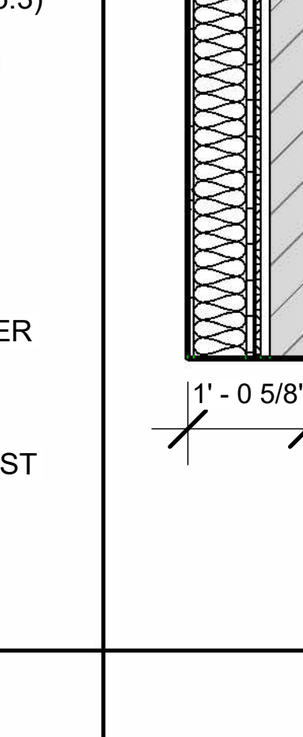
SMOOTH CUT LIMESTONE - WOOD FRAMING

4" SMOOTH CUT LIMESTONE - MAX HEIGHT 36'-1" (OBC 9.20)
1" MIN AIR SPACE
CORROSION RESISTANT BRICK TIES (OBC 9.20.9.5)
1 1/2" "ZIP" INSULATING SHEATHING (or approved equivalent) (OBC 9.25.3) OR EQUIVALENT AS PER (OBC 9.27.3.2)
2" x 6" SPF WOOD FRAMING @ 16" O.C. (OBC 4.3.4.2) (unless specified otherwise on plans)
MIN R22 MINERAL WOOL INSULATION (COMPLIANCE PACKAGE A1)
6 MIL POLY CONTINUOUS VAPOR BARRIER (OBC 9.25.4)
5/8" GYPSUM WALL BOARD

NOTE:

- PROVIDE WEEP HOLES @ 2'-7" O.C. AT BOTTOM COURSE AND OVER 0PENINGS (OBC 9.20.13.8)
PROVIDE BASE FLASHING 5 7/8" " UP BEHIND WALL SHEATHING MEMBRANE. (OBC 9.20.13.6 (2))
PROVIDE CONCEALED FLASHING UNDER BRICK, STONE OR PRECAST SILLS AT ALL OPENINGS

W2A AS ABOVE OMIT
R22 MINERAL WOOL INSULATION



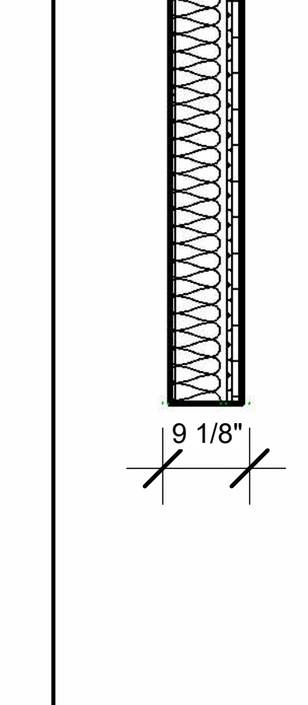
W2 — STUCCO CLAD WALL

EXTERIOR SCREEN WALL CONSTRUCTION

APPROVED MINISTER'S RULING:
- No. 99-07-66 (12874-R)-DRYVIT
- No. 95-03-22 (12416-R)-Sto

FINISH COAT
BASE COAT
REINFORCING MESH
PREP COAT
MINIMUM 1 1/2" RIGID INSULATION BOARD
ADHESIVE AS PER MANUFACTURER'S SPECIFICATION
WATER PENETRATION BARRIER AS PER MANUFACTURER'S SPECIFICATIONS
1/2" CEMENTITIOUS PANELS OR GLASS-MAT SURFACED GYPSUM SHEATHING
2"X6" SPRUCE STUDS @ 16" O.C.
R24 MINERAL WOOL "ROXUL" INSULATION
6 MIL POLY CONTINUOUS VAPOR BARRIER
5/8" GYPSUM BOARD

NOTE:
PROVIDE WEEP HOLES IN DRAINAGE TRACK AT ALL HORIZONTAL CONNECTIONS

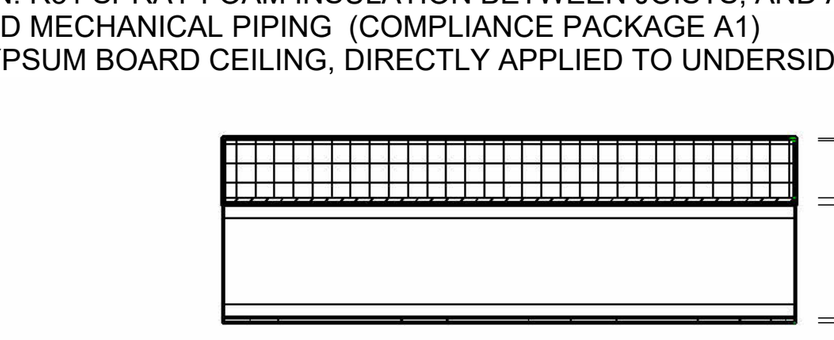


ROOF CONSTRUCTION

R1 — LOW SLOPE CONSTRUCTION

LOW SLOPE MEMBRANE

TPO ROOFING ROOF MEMBRANE.
POSI SLOPE INSULATION (MIN. 2%, TO BALCONY EDGE OR DRAIN)
2" RIGID INSULATION
3/4" " EXTERIOR GRADE PLYWOOD SHEATHING (OBC 9.23.14.5)
REFER TO FLOOR PLANS FOR ENG. WOOD / METAL WEB JOIST SIZES
2"X2" CROSS BRIDGING AT MAXIMUM 7'-0" SPACING UNLESS OTHERWISE NOTED (OBC 9.23.9.4)
MIN. R31 SPRAY FOAM INSULATION BETWEEN JOISTS, AND AROUND HVAC DUCTING, AND MECHANICAL PIPING (COMPLIANCE PACKAGE A1)
GYPSUM BOARD CEILING, DIRECTLY APPLIED TO UNDERSIDE OF JOISTS (OBC 9.29.5)



R2 — ASPHALT SHINGLE OVERHANG ROOF

2" x 8" FRAMING

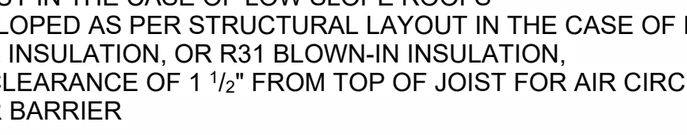
ASPHALT SHINGLES - 25 YEARS
1/2" SPRUCE PLYWOOD + "H" CLIPS ON,
2" x 8" FRAMING AS PER PLANS
1/2" PLYWOOD SUB - SOFFIT & 1" x 4" T & G WOOD SOFFIT



R3 — STANDING SEAM, METAL

SLOPED METAL & LOW SLOPE METAL

STANDING SEAM METAL ROOFING, 18" SEAMS, SEALED AND CRIMPED
UNDERLAY ICE AND WATER SHEILD FOR A VERTICAL DIMENSION OF 5'-0" MIN. UP ROOF SLOPE FROM EAVES.
2"x 4" CUT FOR A MINIMUM 2% SLOPE TO DRAINS OR EDGE IN LINE WITH ROOF JOISTS AS PER STRUCTURAL LAYOUT IN THE CASE OF LOW SLOPE ROOFS
OR/ ROOF JOISTS SLOPED AS PER STRUCTURAL LAYOUT IN THE CASE OF DORMERS
R31 MINERAL WOOL INSULATION, OR R31 BLOWN-IN INSULATION,
ENSURE MINIMUM CLEARANCE OF 1 1/2" FROM TOP OF JOIST FOR AIR CIRCULATION
6 MIL POLY VAPOUR BARRIER
5/8" GYPSUM BOARD



INTERIOR WALL CONSTRUCTION

N1 / N1a — INTERIOR PARTITION

DRYWALL PARTITION

5/8" " GYPSUM BOARD (OBC 9.29.5)
EACH SIDE OF 5 1/2" or 3 1/2" SPF WOOD FRAMING @16" O.C. (OBC 9.24.2.1) (unless specified otherwise on plans on plans)

NOTE:
ALL INTERIOR WALLS TO BE 'N1' CONSTRUCTION, UNLESS OTHERWISE NOTED.

N1a: (45 min.) FIRE RATED WALL
REPLACE C/W 5/8" GYPSUM BOARD WITH
5/8" TYPE "X" GYPSUM BOARD



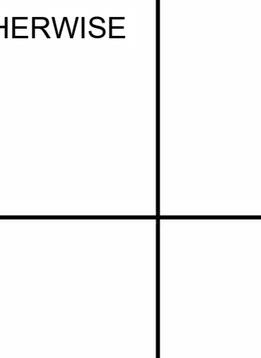
N2 / N2a — INTERIOR PARTITION

DRYWALL PARTITION

5/8" " GYPSUM BOARD (OBC 9.29.5)
6 MIL POLY CONTINUOUS VAPOR BARRIER (OBC 4.3.4.2.)
5 1/2" SPF WOOD FRAMING @16" O.C. (OBC 9.24.2.1)(unless specified otherwise on plans)
MIN. R22 MINERAL WOOL INSULATION (COMPLIANCE PACKAGE A1)
5/8" " GYPSUM BOARD (OBC 9.29.5)

NOTE:
ALL INTERIOR WALLS TO BE 'N1' CONSTRUCTION, UNLESS OTHERWISE NOTED.

N2a: (45 min.) FIRE RATED WALL
REPLACE C/W 5/8" GYPSUM BOARD WITH
5/8" TYPE "X" GYPSUM BOARD

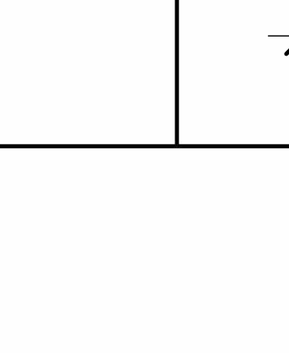


N3 / N3a — INTERIOR PARTITION

LOAD BEARING, ABOVE BASEMENT

DENOTES EXTENT OF INTERIOR LOAD BEARING WALLS
TO BE CONSTRUCTED OF:
5 1/2" SPF WOOD FRAMING @ 16" O.C. (OBC 4.3.4.2) (unless specified otherwise on plans)
C/W 5/8" GYPSUM BOARD EACH SIDE OF STUDS AS INDICATED ON PLANS (OBC 9.29.5)

N3a: (45 min.) FIRE RATED WALL
REPLACE C/W 1/2" GYPSUM BOARD WITH
5/8" TYPE "X" GYPSUM BOARD

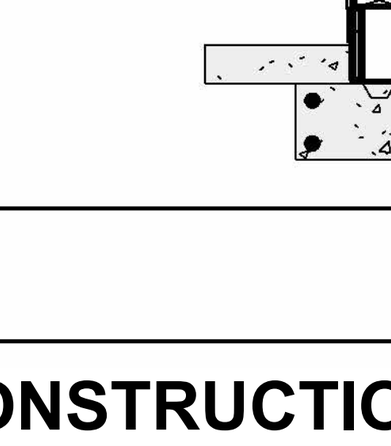


N4 / N4a — INTERIOR PARTITION

LOAD BEARING, BASEMENT

DENOTES EXTENT OF INTERIOR LOAD BEARING WALLS TO BE CONSTRUCTED OF:
2"x 6" SPRUCE STUDS @ 16" O.C. (unless specified otherwise on plans)
ON 1 COURSE OF 6" BLOCK
ON 16" WIDE x 6" DEEP CONRETE FOOTING WITH 2 CONT. 10M REBAR.
PROVIDE MOISTURE PROTECTION ATOP OF CONCRETE BLOCK
C/W 1/2" GYPSUM BOARD EACH SIDE OF STUDS AS INDICATED ON PLANS

N3a: (45 min.) FIRE RATED WALL
REPLACE C/W 1/2" GYPSUM BOARD WITH
5/8" TYPE "X" GYPSUM BOARD



FLOOR CONSTRUCTION

F1 / F1a — CONCRETE FLOOR CONSTRUCTION

SLAB ON GRADE (OBC 9.16.)

4" CONCRETE FLOOR SLAB REFER TO CONSTRUCTION NOTES FOR CONCRETE COMPRESSIVE STRENGTH (OBC 9.16.4.3)
2 1/2" R10 EPS RADIANT HEAT FLOOR INSULATION SYSTEM
6 MIL POLY DAMPPROOFING OR TYPE S ROLL ROOFING (OBC 9.13.2.7)
5" OF 3/4" ∅ CLEAR CRUSHED STONE ON GRADE (OBC 9.16.2.1)

NOTE:
DAMPPROOFING CAN BE OMITTED IF THE FLOORS-ON-GROUND COMPRESSIVE STRENGTH IS
INCREASED TO 25 MPa (3500 psi) AFTER 28 DAYS (OBC 9.16.4.5)
PROVIDE BOND-BREAK MATERIAL BETWEEN SLAB AND FOOTINGS OR ROCK. (OBC 9.16.4.4)
UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFIRM TO SUPPLEMENTARY STANDARD (OBC SB-9)

F1A AS ABOVE - OMIT
2 1/2" R10 EPS RADIANT HEAT FLOOR INSULATION SYSTEM

FLOOR CONSTRUCTION CONT.

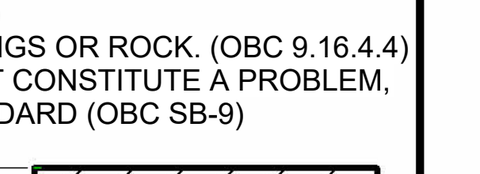
F2 / F2a — CONCRETE FLOOR CONSTRUCTION

FLAGSTONE TOPPING ON CONCRETE SLAB (OBC 9.16.)

2" FLAGSTONE TOPPING, STYLE & COLOUR AS APPROVED BY OWNER & ARCHITECTURAL DESIGNER
1" MORTAR BED
1/4" UNCOUPLING AND WATERPROOFING MEMBRANE.
6" CONCRETE FLOOR SLAB REFER TO CONSTRUCTION NOTES FOR CONCRETE COMPRESSIVE STRENGTH (OBC 9.16.4.3)
2 1/2" R10 EPS RADIANT HEAT FLOOR INSULATION SYSTEM
6 MIL POLY DAMPPROOFING OR TYPE S ROLL ROOFING (OBC 9.13.2.7)
5" OF 3/4" ∅ CLEAR CRUSHED STONE ON GRADE (OBC 9.16.2.1)

NOTE:
DAMPPROOFING CAN BE OMITTED IF THE FLOORS-ON-GROUND COMPRESSIVE STRENGTH IS INCREASED TO 25 MPa (3500 psi) AFTER 28 DAYS (OBC 9.16.4.5)
PROVIDE BOND-BREAK MATERIAL BETWEEN SLAB AND FOOTINGS OR ROCK. (OBC 9.16.4.4)
UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFIRM TO SUPPLEMENTARY STANDARD (OBC SB-9)

F1a AS ABOVE - OMIT
2 1/2" R10 EPS RADIANT HEAT FLOOR INSULATION SYSTEM

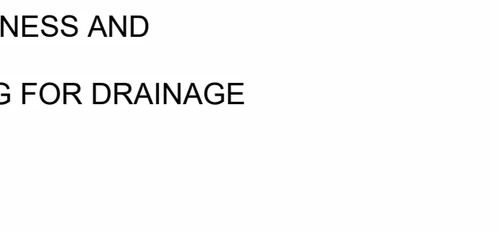


F3 / F3a — CONCRETE FLOOR CONSTRUCTION

EXTERIOR SLAB OVER INTERIOR SPACE

4" STAMPED CONCRETE C/W RADIANT FLOOR LOOP CAST IN SLAB
CCW MIRADRAIN DRAINAGE COMPOSITE SYSTEM
CCW PROTECTION BOARD H OR HS
125 MILS OF CCW-500
CCW 500 REINFORCING FABRIC
90 MILS OF CCW-500
CCW-550 PRIMER APPLIED TO ENTIRE SURFACE AREA
WATERPROOF MEMBRANE
REINFORCED STRUCTURAL CONCRETE SLAB
REFER TO FLOOR PLANS FOR CONCRETE SLAB THICKNESS AND REINFORCING REQUIREMENTS
AND HAVE MINIMUM 2% SLOPE AWAY FROM DWELLING FOR DRAINAGE
6" STEEL STUDS C/W,
MIN. R31 SPRAY FOAM INSULATION BETWEEN
6 MIL POLY VAPOR BARRIER
5/8"" GYPSUM BOARD (OBC 9.29.5)

F5A AS ABOVE OMIT
3 5/8" STEEL STUDS C/W,
MIN. R25 SPRAY FOAM INSULATION BETWEEN
6 MIL POLY VAPOR BARRIER
5/8" GYPSUM BOARD (OBC 9.29.5)

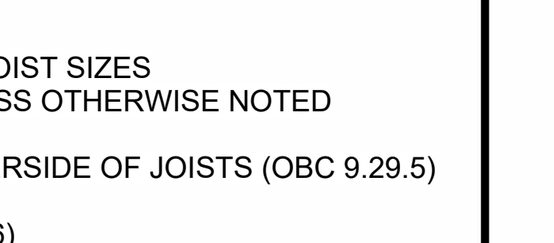


F4 / F4a — WOOD FLOOR CONSTRUCTION

TYPICAL APPLICATION

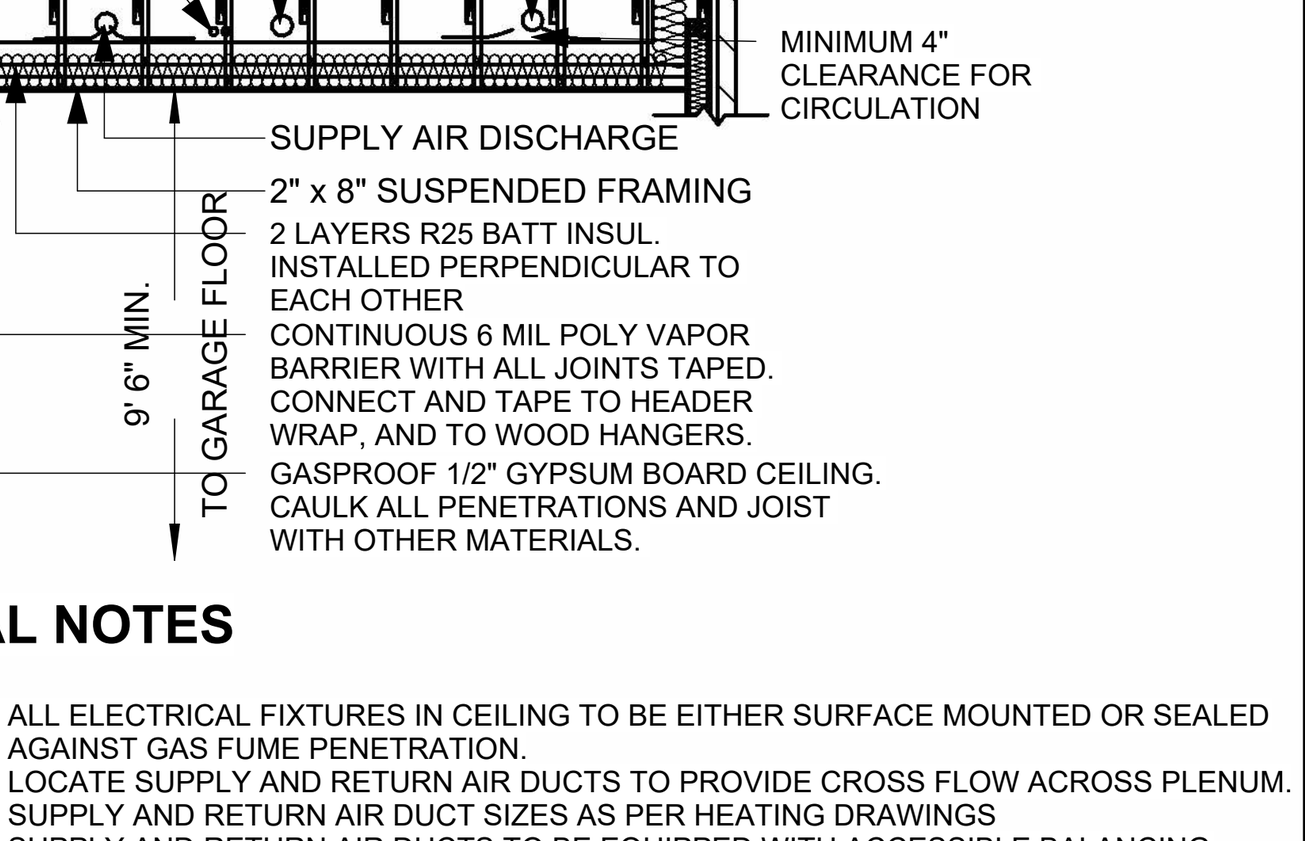
3/4" GROUND FLOOR T&G SPRUCE PLYWOOD SUBFLOOR
PLYWOOD SUBFLOOR (OBC 9.23.14.5)
GLUE AND SCREW TO WOOD FLOOR JOISTS,
REFER TO FLOOR PLANS FOR ENG. WOOD / METAL WEB JOIST SIZES
2" x 2" CROSS BRIDGING AT MAXIMUM 7'-0" SPACING UNLESS OTHERWISE NOTED (OBC 9.23.9.4)
5/8" GYPSUM BOARD CEILING, DIRECTLY APPLIED TO UNDERSIDE OF JOISTS (OBC 9.29.5)
NOTE:
-CERAMIC TILE SHALL BE INSTALLED AS PER (OBC 9.30.6)

F4a: (45 min.) FIRE RATED FLOOR
REPLACE C/W 5/8" GYPSUM BOARD WITH
5/8" TYPE "X" GYPSUM BOARD



F5 — WOOD FLOOR CONSTRUCTION

INSULATED ABOVE GARAGE



GENERAL NOTES

1. ALL ELECTRICAL FIXTURES IN CEILING TO BE EITHER SURFACE MOUNTED OR SEALED AGAINST GAS FUME PENETRATION.
2. LOCATE SUPPLY AND RETURN AIR DUCTS TO PROVIDE CROSS FLOW ACROSS PLENUM.
3. SUPPLY AND RETURN AIR DUCT SIZES AS PER HEATING DRAWINGS
4. SUPPLY AND RETURN AIR DUCTS TO BE EQUIPPED WITH ACCESSIBLE BALANCING DAMPER THIS SKETCH REPRESENTS UNIFORM ACCEPTANCE.
5. CRITERIA FOR HEATED FLOOR CEILING PLENUM SYSTEMS. THIS SYSTEM IS ONLY ONE METHOD TO ACHIEVE A WARM FLOOR SURFACE.

F6 — GARAGE FLOOR CONSTRUCTION

INSULATED CEILING BELOW GARAGE

12" CONCRETE SLAB (MINIMUM DEPTH) REFER TO CONSTRUCTION NOTES FOR CONCRETE COMPRESSIVE STRENGTH (OBC 9.16.4.3.)
(MIN. 35 MPa & 5-6% AIR ENTRAINMENT)
2 LAYERS 15M @ 8" o/c CONT. BARS E/W - 1 1/2" COVER
6" STEEL STUDS c/w
MIN. R31 SPRAY FOAM INSULATION BETWEEN.
6 MIL POLY VAPOR BARRIER
5/8" GYPSUM BOARD

GENERAL NOTES:

1.	DO NOT SCALE DRAWINGS.
2.	ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECTURAL DESIGNER AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM THE SAID ARCHITECTURAL DESIGNER.
3.	CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ARCHITECTURAL DESIGNER. FAILURE TO DO SO WILL CAUSE FORFEIT TO ANY CLAIM.
4.	ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND TO CONFORM TO THE ONTARIO BUILDING CODE OR OTHER CODES HAVING JURISDICTION.
5.	GENERAL CONTRACTOR SHALL GUARANTEE ALL MATERIAL AND WORKMANSHIP FOR A PERIOD OF (1)ONE YEAR FOLLOWING SUBSTANTIAL COMPLETION. ALL OTHER MANUFACTURER'S GUARANTEES TO APPLY.
6.	GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS EXCEPT FOR THE BUILDING PERMIT, WHICH WILL BE OBTAINED BY THE OWNER.
7.	PROVIDE ADEQUATE TEMPORARY SHORING AS REQUIRED DURING DEMOLITION OF STRUCTURAL WALLS AND COMPONENTS. ANY AND ALL RESULTING DAMAGE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

CONSTRUCTION NOTES

1	INTERIOR:	ALL INTERIOR FINISHES TO BE SPECIFIED BY OWNER, UNLESS OTHERWISE NOTED.
2	FOUNDATION:	CHECK FOUNDATION FOR EXTERIOR SLAB EDGE.
3	FOUNDATION:	FOUNDATION WALLS TO BE CUT OUT FOR OVERHEAD DOOR, OR MAN DOOR ABOVE.
4	STAIRS:	STAIRS C/W HANDRAIL, REFER TO SPECIFICATION FOR MATERIAL, REFER TO CONSTRUCTION NOTES FOR CONSTRUCTION DETAILS.
5	STAIRS:	PRECAST STAIRS OR LANDSCAPE STAIRS.
6	CABINETRY:	CABINETRY AND MILLWORK AS PER CABINETRY MANUFACTURER'S LAYOUT. CONFIRM LOCATION OF APPLIANCES WITH OWNER, ARCHITECTURAL DESIGNER & INTERIOR DESIGNER.
7	CABINETRY:	UPPER CABINETS TO MANUFACTURER DETAIL C/W LIGHT GAUGE STEEL FRAMING, GYPSUM BOARD BULKHEAD FROM TOP OF CABINETS TO CEILING.
8	CABINETRY:	BUILT-IN CABINETRY, AS PER INTERIOR DESIGNER, IF NO INTERIOR DESIGNER IS TO BE CONSULTED, AS PER OWNER REQUIREMENTS.
9	CABINETRY:	BATHROOM VANITY AND MILLWORK AS PER CABINETRY MANUFACTURER'S LAYOUT, C/W FULL HEIGHT x VANITY WIDTH MIRROR
10	BATHROOM:	PEDESTAL SINK, C/W 36" WIDE FULL HEIGHT MIRROR.
11	BATHROOM: SHOWER FINISH	TEMPERED GLASS SHOWER ENCLOSURE C/W 24" x 72" TEMPERED GLASS DOOR, 4" CURB AND CERAMIC TILE WALLS AND CEILING, UNLESS OTHERWISE NOTED.
12	BATHROOM: BATHTUB FINISH	FREE STANDING TUB UNIT
13	FIREPLACE:	ZERO CLEARANCE GAS FIREPLACE EXHAUST GRILL
14	FIREPLACE:	ZERO CLEARANCE GAS FIREPLACE, C/W VENT TO EXTERIOR & CARBON MONOXIDE DETECTOR.
15	INTERIOR FINISH:	CASED OPENEING (C.O.), SIZE PER NOTES ON PLANES,OPENING TO BE GYPSUM WALLBOARD or TRIM AND CASING TO MATCH DOORS AS PER INTERIOR DRAWINGS.
16	INTERIOR FINISH:	CLOSET FINISH, ROD & SELF, EXCEPT FOR MASTER BEDROOM WALK IN CLOSETS, WILL HAVE CUSTOM BUILT-IN'S TO LATER DETAIL.
17	INTERIOR FINISH:	GYPSUM BOARD BULKHEAD, C/W FIRESTOPPING WITH SOLID LUMBER OR 1/2" GYPSUM BOARD TO UNDERSIDE OF JOISTS.
18	INTERIOR FINISH:	PANTRY AND LINEN CLOSET, PROVIDE 5 ADJUSTABLE WOOD SHELVES.
19	INTERIOR FINISH:	RESERVED:
20	INTERIOR FINISH:	SLOPE CONCRETE FLOOR TO FLOOR DRAIN WITH MINIMUM 2% SLOPE.
21	RAILINGS:	GUARD DETAIL: ALUMINIUM GUARD SYSTEM C/W TEMPERED GLASS INSERTS BY IMPERIAL KOOL-RAY, REFER TO ALUMINUM HANDRAIL TEST DOCUMENT : DATED JUNE, 2006.
22	RAILINGS:	RESERVED:
23	DOORS / WINDOWS:	OVERHEAD GARAGE DOOR, AS PER WINDOW / DOOR SCHEDULE, C/W AUTOMATIC OPENER AS APROVED BY OWNER.
24	DOORS / WINDOWS:	DOOR FROM GARAGE TO HOUSE TO BE : INSULATED STEEL DOOR , WEATHER -STRIPPED AND SHALL BE FITTED WITH A SELF CLOSING DEVICE.
25	DOORS / WINDOWS: TRIM	JAMB TRIM, 5" PAINTED WOOD or RAISED E.I.F.S. DETAILING as per ELEVATIONS
26	DOORS / WINDOWS: TRIM	HEADER TRIM: 9" PAINTED WOOD WITH 2" CROWN or E.I.F.S. DETAILING as per ELEVATIONS
27	DOORS / WINDOWS: TRIM	SILL TRIM: 4" PRECAST or CUT STONE
28	DOORS / WINDOWS: TRIM	ROUND / ELIPTICAL TRIM: 5" PAINTED WOOD or RAISED E.I.F.S. DETAILING as per ELEVATIONS
29	DOORS / WINDOWS: TRIM	8" POURED CONCRETE WINDOW WELL WITH ADHERED STONE FINISH TO MATCH STONE CLADDING, C/W CUT STONE COPING, WEEPING TILE CONNECTED TO PERIMETER DRAINAGE. PROVIDE MINIMUM 2'-0" IN FRONT OF WINDOW OPENING, PROVIDE 42" HIGH PERIMETER GUARD ANCHORED TO CUT STONE COPING, GUARD TO CONFORM TO NOTE 21.
30	DOORS / WINDOWS:	GARAGE GAS PROOFING NOTES: ATTACHED GARAGES MUST BE COMPLETELY SEALED TO PROVIDE INFILTRATION OF GASES INTO DWELLING. 1. PROVIDE 1/2" GYPSUM BOARD WITH MINIMUM 2 COATS OF JOINT COMPOUND AT ALL WALLS ADJACENT TO DWELLING. 2. CAULK JOINTS BETWEEN GYPSUM BOARD & OTHER SURFACES WITH ACOUSTICAL SEALANT. 3. CAULK ALL PENETRATIONS SUCH AS HOSE BIBS WITH ACOUSTICAL SEALANT. 4. DOORS BETWEEN GARAGE & DWELLING SHALL BE TIGHT FITTINNG AND WEATHER-STRIPPED AND PROVIDE WITH A SELF CLOSING DEVICE. 5. GARAGE SLAB SHALL BE SLOPED TO DRAIN TO OUTDOORS. 6. WHERE AN ATTACHED GARAGE IS ADJACENT TO AN ATTIC SPACE, CAULK SEAMS WITH ACOUSTIC SEALANT
31	VENTILATION:	COOKTOP / RANGE TO VENT DIRECTLY TO EXTERIOR, UNLESS OTHERWISE SPECIFIED, PROVIDE 10" DUCT WITH FAN MOUNTED ON EXTERIOR WALL OR ROOF.
32	VENTILATION:	DRYER TO VENT DIRECTLY TO EXTERIOR.
33	VENTILATION:	EXHAUST FAN, ROOMS WHERE SPECIFIED TO BE MECHANICALY VENTED TO PROVIDE AT LEAST 1 AIRCHANGE PER HOUR. MINIMUM 6" DUCT.
34	VENTILATION:	ROOF VENTILATION: HIGH INSTALL COLOURED PLASTIC MUSHROOM TYPE VENTS TO PROVIDE VENT AREA OF 1/300 OF THE INSULATED CEILING AREA, OR VENT AREA OF 1/150 WHERE THE ROOF SLOPE IS LEAA THAN 1 IN 6 ROOF VENTILATION: (LOW) INSTALL 1" CONTINUOUS CORE VENT BETWEEN CROWN MOULDING AND EXTERIOR WALL.
35	EXTERIOR FINISH:	RESERVED:
36	EXTERIOR FINISH:	4" SMOOTH ARRISCRAFT RENAISSANCE STONE, COLOUR AS APPROVED BY OWNER AND ARCHITECTURAL DESIGNER.
37	EXTERIOR FINISH:	4" BRICK VENNER, COLOUR AS APPROVED BY OWNER AND ARCHITECTURAL DESIGNER.
38	EXTERIOR FINISH:	E.I.F.S. (STUCCO) FINISH, COLOUR AS APPROVED BY OWNER AND ARCHITECTURAL DESIGNER.
39	EXTERIOR FINISH:	RESERVED:
40	EXTERIOR FINISH:	RESERVED:
41	EXTERIOR FINISH:	30 YEAR, 3 TAB ASPHALT SHINGLES, COLOUR AND TEXTURE AS APPROVED BY OWNER AND ARCHITECTURAL DESIGNER.
42	EXTERIOR FINISH:	LOW SLOPE ROOFINGH TO BE MINIMUM 2 PLY ASPHALT BASE MEMBRAINE ON PROTECTION BOARD, MIN. 1:25 SLOPE TO ROOF EDGE.
43	EXTERIOR FINISH:	MINIMUM 1/2" PARGING ON ALL EXPOSED FOUNDATION WALLS ABOVE GRADE, C/W BROOM FINISH.
44	EXTERIOR TRIM:	1" x 4" TONGE & GROVE WOOD SOFFIT C/W CONT. VENT STRIP.
45	EXTERIOR TRIM:	RESERVED:
46	EXTERIOR TRIM:	EXTERIOR 12" x 12" WOOD COLUMN, COMPLETE WITH BASE, ENCASE STRUCTURAL POST INSIDE AS PER STRUCTURAL LAYOUT.
47	EXTERIOR TRIM:	EXTERIOR WOOD BEAM: ENCASE EXTERIOR BEAMS WITH TRIM AND MOULDINGS, AS PER ELEVATIONS AND SECTIONS.
48	EXTERIOR TRIM:	CONTINUOUS SILL: PRECAST or CUT STONE AS APPROVED BY OWNER AND ARCHITECTURAL DESIGNER.
49	EXTERIOR TRIM:	RESERVED:
50	ROOF FINISH:	PROVIDE ICE AND WATER SHIELD PROTECTIVE MEMBRAINE BY "W.R. GRACE & Co." OR APPROVED EQUAL. APPLY MEMBRANE OVER PLYWOOD SHEATHING, MEMBRANE TO EXTEND FROM EDGE OF ROOF OVERHANG (AT LOW SIDE) TO A POINT MINIMUM 5'-0" BEYOND INSIDE FACE OF EXTERIOR WALLS, ALSO INSTALL MEMBRANE UP VALLEY'S MINIMUM 1'-6" UP SLOPE EACH WAY (TYPICAL).
51	ROOF FINISH:	ALL EAVESTROUGHS AND DOWNSPOUTS TO BE PREFINISHED ALUMINUM AND DIRECTED AWAY FROM HOUSE. PROFILE TO BE APPROVED BY OWNER AND ARCHITECTURAL DESIGNER.
52	ROOF FINISH:	PROVIDE ROOF CRICKETS WITH POSITIVE SLOPE, AWAY FROM ANY OBSTRUCTIONS ON ROOF.
53	ROOF FINISH:	ROOF TOP FINIAL, COLOUR & STYLE AS APPROVED BY OWNER & ARCHITECTURAL DESIGNER.
54	ROOF FINISH:	RESERVED:
55	FLASHING:	WALL FLASHING: ALL FLASHING TO BE PREFINISHED ALUNINUM.
56	FLASHING:	ROOF TO WALL FLASHING: ALL FLASHING TO BE PREFINISHED ALUMINUM.
57	FLASHING:	ROOF VALLEY FLAHSING: ALL FLASHING TO BE PREFINISHED ALUMINUM.

WINDOW SCHEDULE

TYPE	ROUGH WIDTH	ROUGH HEIGHT	DESCRIPTION
A	39 1/2"	60 1/2"	CASEMENT: (1) C.T
B	42 1/2"	60 1/2"	CASEMENT: (1) C.T
C	102 1/2"	109 1/2"	CASEMENT: (2) C.T + (1) F.G + (3) F.G.T
D	72 1/2"	26"	CASEMENT: (2) C.T
E	26 1/2"	68"	CASEMENT: (1) C.T + (1) F.G.T
F	111 1/2"	109 1/2"	CASEMENT: (2) C.T + (1) F.G + (3) F.G.T
G	197 1/2"	109 1/2"	CASEMENT: (2) F.G + (2) C.T + (4) F.G.T
H	147"	109 1/2"	CASEMENT: (1) DR + (2) C.T + (3) F.G.T
I	75 1/2"	109 1/2"	CASEMENT: (3) F.G + (2) F.G.T + (1) C.T
J	33 1/4"	109 1/2"	CASEMENT: (1) C.T + (1) F.G.T
K	69 1/2"	85 3/4"	CASEMENT: (1) C.T + (1) F.G
L	72 1/2"	101 1/2"	CASEMENT: (2) F.G + (2) F.G.T
M	69 1/2"	79 1/2"	CASEMENT: (1) C.T + (1) F.G
N	27 1/4"	61"	CASEMENT: (1) C.T
O	73 1/4"	85"	CASEMENT: (1) C.T + (1) F.G
P	171 1/2"	85"	CASEMENT: (2) F.G + (2) C.T
Q	147"	44"	CASEMENT: (3) F.G
R	24"	36"	SKYLIGHT
S	24"	24"	SKYLIGHT
T	60"	24"	SKYLIGHT

DOOR SCHEDULE

TYPE	ROUGH WIDTH	ROUGH HEIGHT	DESCRIPTION
AA	96 1/2"	96 1/2"	BASEMENT DOOR: DOUBLE EXTERIOR W GLAZING
BB	72 1/2"	121 1/2"	FRONT DOOR: DOUBLE FRONT DOOR W/ GLAZING
CC	108 1/2"	123 1/2"	(1) GARAGE DOOR: 9'- 0" x 9'- 0"
DD	36 1/2"	91 3/4"	ENTRY DOOR: SOLID DOOR W/ FIXED GLAZING TRANSOM

NOTE:
WINDOW AND DOOR SCHEDULES ARE FOR REFERENCE ONLY AND ARE INTENDED TO COMPLIMENT BUT NOT SUPERCEDE THE INFORMATION PROVIDED IN THE CONTRACT PLANS. WINDOW AND DOOR DESCRIPTIONS ARE FOR REFERENCE ONLY AND REPRESENT APPROXIMATE GLAZING AREAS. IT IS THE RESPONSIBILITY OF THE WINDOW PROVIDER TO PROVIDE EXACT MEASUREMENTS TO AS CLOSELY MATCH THE PROVIDED ROUGH OPENING DIMENSIONS.

NOTE:
WINDOWS AND DOORS TO MEET THE FOLLOWING SPECIFICATIONS

1. CONTRACTOR TO VERIFY QUANTITY OF ALL WINDOWS AND DOORS AND WILL BE RESPONSIBLE FOR ALL ORDERING.
2. PROVIDE SHOP DRAWINGS FOR VERIFICATION WITH GENERAL CONTRACTOR & ARCHITECTURAL DESIGNER.
3. ROUGH SIZES & MODEL NUMBERS PROVIDED, RELATE TO PELLA LIFSTYLE WINDOWS AND DOORS. ANY VARIATION OF PRODUCTS AND OR SIZES, SHALL BE REVIEWED BY THE CLIENT & ARCHITECTURAL DESIGNER.
4. EXTERIOR FINISH TO BE WOOD. INTERIOR TO BE UNFINISHED & READY TO EXCEPT PAINT OR STAIN.
5. FRAMES TO BE KILN DRIED WESTERN PINE WITH NO FINGER JOINTS. JAMBS TO BE EXTENDED FULL WIDTH OF ALL DIMENSIONS. BRICK MOULDS TO BE 3 1/2" WIDE.
6. GLASS TO BE DOUBLE-GLAZED THERMALLY BROKEN UNITS WITH LOW "E" & ARGON GAS FILLED.
7. MUNTIN BARS: INSULATING GLASS TO CONTAIN FOAM MUNTIN GRID BETWEEN TWO PANES OF GLASS. FOAM GRID TO BE ADHERED TO THE GLASS. MUNTIN BARS SHALL BE ADHERED TO BOTH SIDES OF THE INSULATING GLASS WITH VHB ACRYLIC ADHESIVE TAPE AND ALIENED WITH THE FOAM GRID.
8. ALL DOUBLE DOORS SHALL NOT HAVE CENTER MULLION. ALL DOORS SHALL BE COMPLETE WITH HANDICAP SILLS.
9. ALL PICTURE WINDOWS TO BE COMPLETE WITH SASH TO MATCH CASEMENT WINDOWS.
10. ALL FRENCH DOOR TO BE EQUIPPED WITH MICRO SCREENS.
11. X / XXX — X: WINDOW / DOOR TYPE; XXX: WINDOW / DOOR NUMBER

ABBREVIATIONS:

C.T.	CASEMENT WINDOW	SL	SIDELITE
D.H.	DOUBLE HUNG WINDOW	T.R	TRANSOM
WD. DR.	WOOD DOOR	F.G.	FIXED GLASS
ST. DR	STEEL DOOR	F.G.T.	FIXED GLASS TRANSOM
FR. DR.	FRENCH DOOR	F.S.T.	FIXED SCREEN TRANSOM
SL. G. DR.	SLIDING GLASS DOOR	R.O.	ROUGH OPENING SIZE
SC.	SCREEN	C	CARBON MONOXIDE DETECTOR
B.B.O.	BEAM BY OTHERS	S	INTERCONNECTED SMOKE DETECTOR
ABV.	POINT LOAD ABOVE	SWP	SUMP WATER PIT
BWV.	BACKWATER VALVE	O.H.	OVERHANG
FD	FLOOR DRAIN		

OAKVILLE
BUILDING SERVICES
REVIEWED
BUILDING PERMIT
2025 106296 000 00 BDP
8/22/2025
All construction shall conform to the Ontario Building Code.

The undersigned has reviewed and takes responsibility for the design, and has the qualifications and 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
JASON HUETHER — NAME | SIGNATURE | 35364 — BCIN
REGISTRATION INFORMATION
Required unless design is exempt under 2.17.5.1 of the building code
HDS Dwell Inc. — FIRM NAME | 118699 — BCIN

Drawings must **NOT** be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

ALL PLANS DEVELOPED WITH REFERENCE TO THE 2024 O.B.C.

NO	DATE:	DESCRIPTION
3	05/28/25	REISSUED FOR CITY COMMENTS
2	05/06/25	REISSUED FOR PERMIT
1	01/08/25	ISSUED FOR PERMIT

REVISIONS/ISSUANCE:

HDS DWELL INC.
HDS DWELL Inc.
20 GILMOUR ROAD, PUSLINCH, ON. N0B 2J0
www.hdsdwell.ca T.(226)770-5258

CLIENT:
ADEBOWALE RESIDENCE

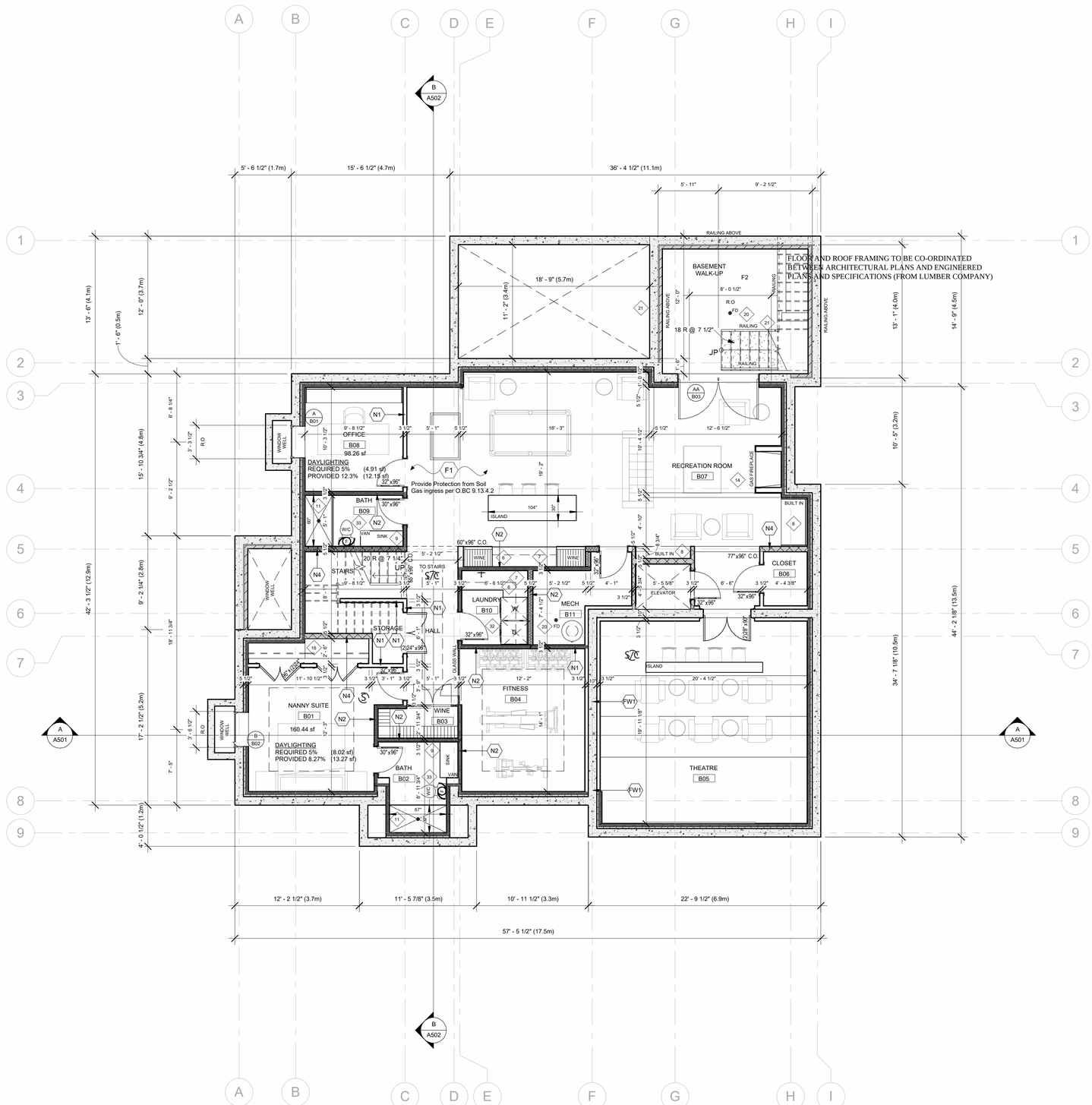
ADDRESS: 2132 DEVON ROAD
CITY: OAKVILLE

DRAWING TITLE:
GENERAL NOTES & SCHEDULES

DRAWN: L.L
DATE: 05/06/25 SCALE: 3/8" = 1'-0"
JOB NUMBER: 22-051 SHEET NUMBER: A201

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FLOOR AND ROOF FRAMING TO BE CO-ORDINATED BETWEEN ARCHITECTURAL PLANS AND ENGINEERED PLANS AND SPECIFICATIONS (FROM LUMBER COMPANY)

TYPICAL DIMENSION NOTE:
DIMENSIONS ARE MEASURED TO EXTERIOR FACE OF CONCRETE FOUNDATION WALL. THE ALLOWANCE BETWEEN FINISHED STONE FACE & FOUNDATION WALL FACE IS +/- 1/2". CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE.

NOTE: TYPICAL ALL WASHROOMS.
AS PER 2012 O.B.C. DIV. 9.5.2.3. PROVIDE SUITABLE BLOCKING IN STUD WALLS TO PERMIT THE FUTURE INSTALLATION OF A GRAB BAR ON A WALL ADJACENT TO:
1) A WATER CLOSET, A GRAB BAR DESCRIBED IN CLAUSES 3.8.3.8.(3)(a) AND 3.8.3.8.(3)(c)
2) A SHOWER, A GRAB BAR DESCRIBED IN CLAUSE, 3.8.3.13.(2)(f)
3) A BATHTUB, A GRAB BAR DESCRIBED IN CLAUSE, 3.8.3.13.(4)(c)
REFER TO O.B.C. 9.5.2.3. STUD WALL REINFORCEMENT

NOTE: TYPICAL WINDOW WELL
WINDOW WELLS GREATER THAN 0.6m (2'-0") DEEP SHALL BE PROTECTED WITH A GUARD OR GRATE. O.B.C. 9.14.5.1. WINDOW WELLS SHALL BE DRAINED TO FOOTING LEVEL OR OTHER SUITABLE LOCATION.

NOTE: TYPICAL WINDOWS.
WINDOW R.S.O. SPECIFIC TO PELLA LIFESTYLE SERIES. REVISIONS TO STYLE AND SIZING TO BE COORDINATED BY WINDOW SUPPLIER.

DENOTES EXTENT OF RADIANT INFLOOR HEATING

ALL BEAMS TO BE FLUSH UNLESS OTHERWISE NOTED:

TYPICAL CONSTRUCTION NOTES UNLESS OTHERWISE NOTED:

EXTERIOR WALLS - FW1
INTERIOR WALLS - N1
INTERIOR FLOORS - F1

1 BASEMENT PLAN
3/16" = 1'-0"

OAKVILLE
BUILDING SERVICES
REVIEWED
BUILDING PERMIT
2025 106246 000 00 BDP

The undersigned has reviewed and takes responsibility for this design and has the qualifications and 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

JASON HUETHER — 8/22/2025
NAME — SIGNATURE — DATE

REGISTRATION INFORMATION
Required unless design is exempt under 2.17.5.1 of the building code

HDS Dwell Inc. — 118699
FIRM NAME — BCIN

Construction shall conform to the Ontario Building Code

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ALL PLANS DEVELOPED WITH REFERENCE TO THE 2024 O.B.C.

TRUE NORTH | CONSTRUCTION NORTH

NO	DATE:	DESCRIPTION
3	05/28/25	REISSUED FOR CITY COMMENTS
2	05/06/25	REISSUED FOR PERMIT
1	01/08/25	ISSUED FOR PERMIT

REVISIONS/ISSUANCE:

HDS DWELL INC
HDS DWELL Inc.
20 GILMOUR ROAD, PUSLINCH, ON. N0B 2J0
www.hdsdwell.ca T (226)770-5258

CLIENT:

ADEBOWALE RESIDENCE

ADDRESS: 2132 DEVON ROAD
CITY: OAKVILLE

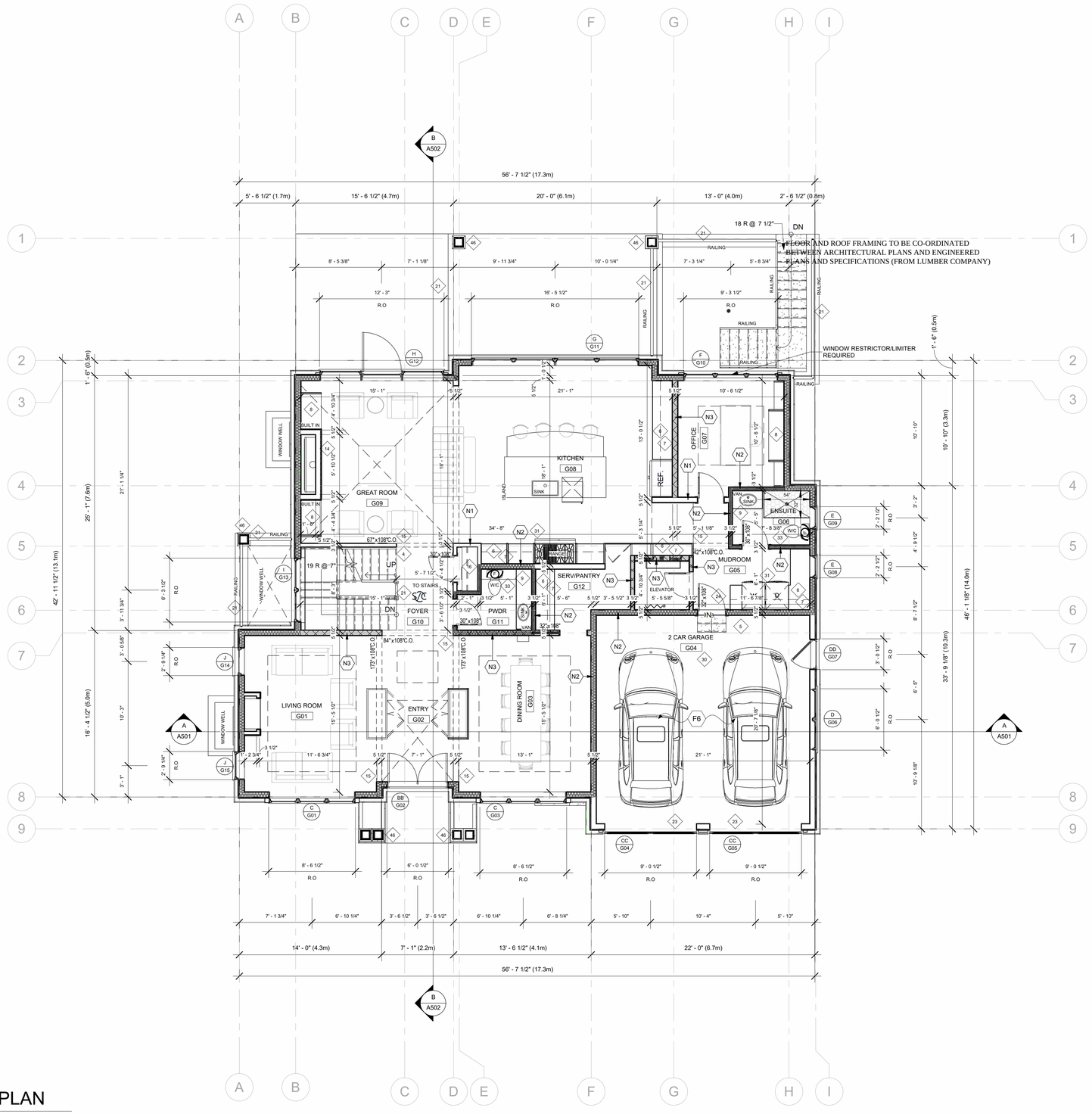
DRAWING TITLE:

BASEMENT PLAN

DRAWN: L.L
DATE: 05/06/25
SCALE: 3/16" = 1'-0"
JOB NUMBER: 22-051
SHEET NUMBER: A301

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1 GROUND FLOOR PLAN

3/16" = 1'-0"

TYPICAL DIMENSION NOTE:
DIMENSIONS ARE MEASURED TO EXTERIOR FACE OF STUD WALL.
THE ALLOWANCE BETWEEN FINISHED STONE FACE & STUD FACE IS +/- 5 1/2".
THE ALLOWANCE BETWEEN FINISHED E.I.F.S. FACE & STUD FACE IS +/- 1 3/4".
THE ALLOWANCE BETWEEN FINISHED STONE FACE & CONCRETE FOUNDATION I S +/- 1/2".
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE.

NOTE: TYPICAL ALL WASHROOMS.
AS PER 2012 O.B.C. DIV. 9.5.2.3. PROVIDE SUITABLE BLOCKING IN STUD WALLS TO PERMIT THE FUTURE INSTALLATION OF A GRAB BAR ON A WALL ADJACENT TO:
1) A WATER CLOSET, A GRAB BAR DESCRIBED IN CLAUSES 3.8.3.9.(3)(a) AND 3.8.3.9.(3)(c)
2) A SHOWER, A GRAB BAR DESCRIBED IN CLAUSE, 3.8.3.13.(2)(f)
3) A BATHTUB, A GRAB BAR DESCRIBED IN CLAUSE, 3.8.3.13.(4)(c)
REFER TO O.B.C. 9.5.2.3. STUD WALL REINFORCMENT

NOTE: TYPICAL WINDOW WELL
WINDOW WELLS GREATER THAN 0.6m (2'-0") DEEP SHALL BE PROTECTED WITH A GUARD OR GRATE. O.B.C. 9.14.6.3. WINDOW WELLS SHALL BE DRAINED TO FOOTING LEVEL OR OTHER SUITABLE LOCATION.

NOTE: TYPICAL WINDOWS.
WINDOW R.S.O. SPECIFIC TO PELLA LIFESTYLE SERIES.
REVISIONS TO STYLE AND SIZING TO BE COORDINATED BY WINDOW SUPPLIER.

NOTE: KITCHEN CABINETS & APPLIANCES
REFER TO CABINET MAUFACTURER FOR CABINET LAYOUT AND FINAL LOCATIONS OF FIXTURES. INSTALLATION AS PER MANUFACTURERS RECOMMENDED SPECIFICATIONS.

ALL BEAMS TO BE FLUSH UNLESS OTHERWISE NOTED:

TYPICAL CONSTRUCTION NOTES UNLESS OTHERWISE NOTED:

EXTERIOR WALLS - W1
INTERIOR WALLS - N1
INTERIOR FLOORS - F4

NOTE:
COORDINATE PLANTERS, RETAINING WALLS AND ALL BRICK LEDGES WITH LANDSCAPE PLANS.

REFER TO LANDSCAPE PLANS FOR WINDOW WELL DETAILS.

OAKVILLE

BUILDING SERVICES

REVIEWED
BUILDING PERMIT

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

2025 106296 000 00 BDP

QUALIFICATION INFORMATION

Required unless design is exempt under 2.17.5.1 of the building code

JASON HUETHER — 8/22/2025
NAME — SIGNATURE — DATE

REGISTRATION INFORMATION

Required unless design is exempt under 2.17.5.1 of the building code

HDS Dwell Inc. — 118699
FIRM NAME — BCIN

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ALL PLANS DEVELOPED WITH REFERENCE TO THE 2024 O.B.C.

TRUE NORTH | CONSTRUCTION NORTH

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T (226)770-5258

CLIENT:

ADEBOWALE RESIDENCE

ADDRESS: 2132 DEVON ROAD
CITY: OAKVILLE

DRAWING TITLE:

GROUND FLOOR PLAN

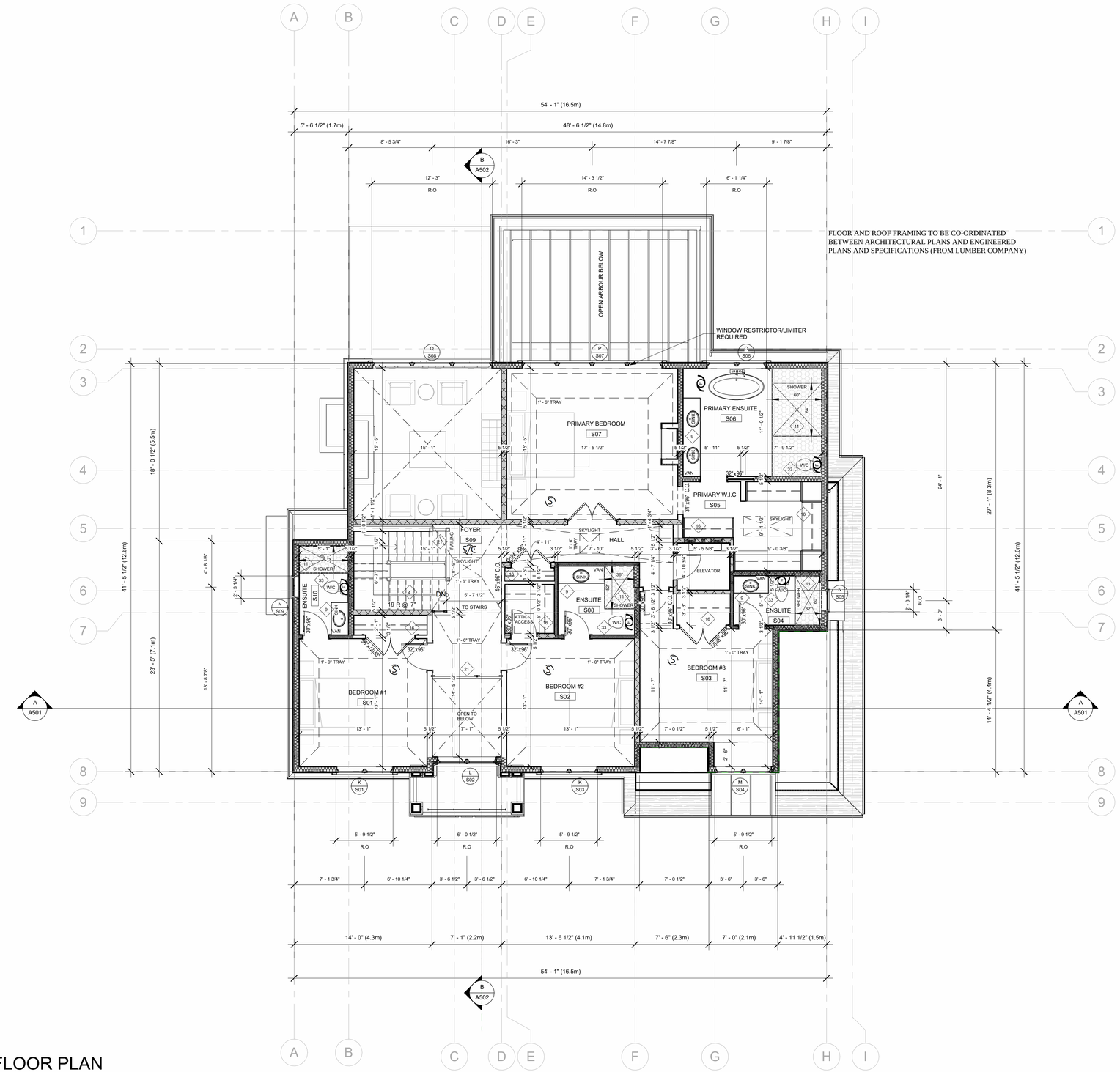
DRAWN: L.L

DATE: 05/06/25 | SCALE: 3/16" = 1'-0"

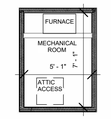
JOB NUMBER: 22-051 | SHEET NUMBER: A302

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1 SECOND FLOOR PLAN
3/16" = 1'-0"



MECHANICAL ROOM PLAN

TYPICAL DIMENSION NOTE:
DIMENSIONS ARE MEASURED TO EXTERIOR FACE OF STUD WALL.
THE ALLOWANCE BETWEEN FINISHED E.I.F.S. FACE & STUD FACE IS +/- 2".
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE.

NOTE: TYPICAL ALL WASHROOMS
AS PER 2012 O.B.C. DIV. B 5.2.3. PROVIDE SUITABLE BLOCKING IN STUD WALLS TO PERMIT THE FUTURE INSTALLATION OF A GRAB BAR ON A WALL ADJACENT TO:
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3). A BATHTUB, A GRAB BAR DESCRIBED IN CLAUSE, 3.8.3.13.(4)(c)
REFER TO O.B.C. 9.5.2.3. STUD WALL REINFORCEMENT

NOTE: TYPICAL WINDOWS.
WINDOW R.S.O. SPECIFIC TO PELLA LIFESTYLE SERIES.
REVISIONS TO STYLE AND SIZING TO BE COORDINATED BY WINDOW SUPPLIER.

NOTE: LAUNDRY CABINETS & APPLIANCES
REFER TO CABINET MAUFACTURER FOR CABINET LAYOUT AND FINAL LOCATIONS OF FIXTURES. INSTALLATION AS PER MANUFACTURERS RECOMMENDED SPECIFICATIONS..

ALL BEAMS TO BE FLUSH UNLESS OTHERWISE NOTED:

TYPICAL CONSTRUCTION NOTES UNLESS OTHERWISE NOTED:

EXTERIOR WALLS - W1
INTERIOR WALLS - N1
INTERIOR FLOORS - F4

OAKVILLE
BUILDING SERVICES
REVIEWED
BUILDING PERMIT
2025 106296 000 00 BDP

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QUALIFICATION INFORMATION
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JASON HUETHER — 8/22/2025
NAME — SIGNATURE — DATE

REGISTRATION INFORMATION
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HDS Dwell Inc. — 118699
FIRM NAME — BCIN

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www.hdsdwell.ca T.(226)770-5258

CLIENT:

ADEBOWALE RESIDENCE

ADDRESS: 2132 DEVON ROAD
CITY: OAKVILLE

DRAWING TITLE:

SECOND FLOOR PLAN

DRAWN: L.L
DATE: 05/06/25
SCALE: 3/16" = 1'-0"
JOB NUMBER: 22-051
SHEET NUMBER: A303

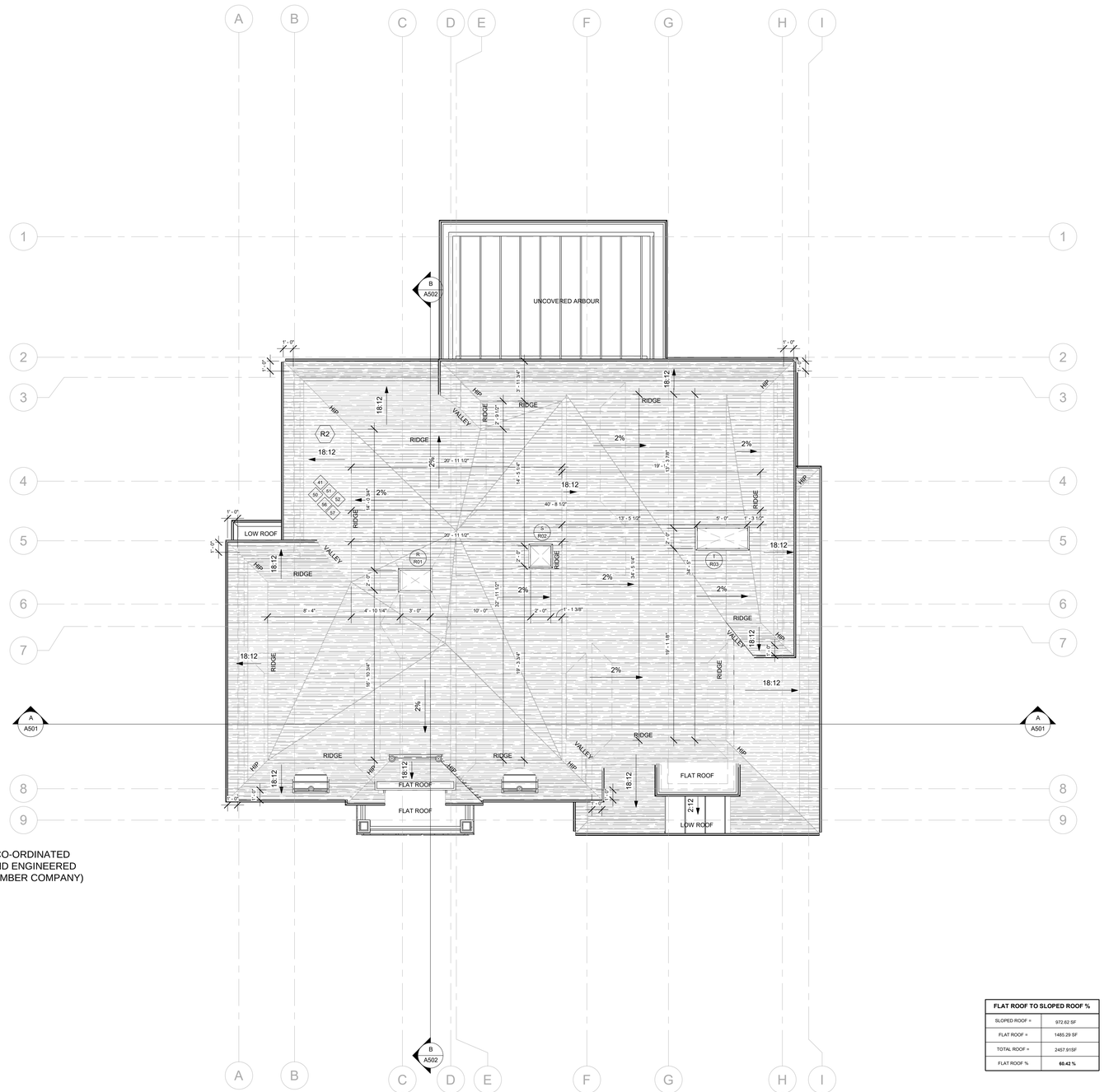
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OAKVILLE
BUILDING SERVICES
REVIEWED
BUILDING PERMIT
2025 106096 000 00 BDP

8/22/2025

All construction shall conform to the Ontario Building Code



NG TO BE CO-ORDINATED
L PLANS AND ENGINEERED
S (FROM LUMBER COMPANY)

1 ROOF PLAN
3/16" = 1'-0"

FLAT ROOF TO SLOPED ROOF %	
SLOPED ROOF =	972.62 SF
FLAT ROOF =	1485.29 SF
TOTAL ROOF =	2457.91SF
FLAT ROOF %	**60.42 %**

The undersigned has reviewed and takes responsibility for the design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under 3.2.5.1 of the building code

JASON HUETHER — SIGNATURE — 39381 BCIN
NAME

REGISTRATION INFORMATION
Required unless design is exempt under 2.17.5.1 of the building code

HDS Dwell Inc. — 118699 BCIN
FIRM NAME

Drawings must **NOT** be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

TRUE NORTH

CONSTRUCTION NORTH

NO	DATE:	DESCRIPTION
1	01/08/25	ISSUED FOR PERMIT

REVISIONS/ISSUANCE:

HDS DWELL INC.
HDS DWELL Inc.
20 GILMOUR ROAD, PUSLINCH, ON N0B 2J0
WWW.HICKSDESIGNSTUDIO.CA T.(226)770-5258

CLIENT:

ADEBOWALE RESIDENCE

ADDRESS: 2132 DEVON ROAD
CITY: OAKVILLE

DRAWING TITLE:

ROOF PLAN

DRAWN: L.L

DATE: 01/02/25	SCALE: 3/16" = 1'-0"
JOB NUMBER: 22-051	SHEET NUMBER: A304

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NORTH (FRONT) - SPATIAL SEPARATION CALCULATIONS

PART 1:		
AREA OF EXPOSED BUILDING FACE:	1060.13 SF	98.49 m^2
LIMITING DISTANCE:		8m
PERMITTED GLAZING AREA:	593.67SF	55.15m^2
PROPOSED GLAZING AREA:	235.9 SF	21.91 m^2
PERMITTED PERCENTAGE:		56%
PROPOSED PERCENTAGE:		23.48%

EXTERIOR FINISH LEGEND

- SMOOTH ARRISCRAFT RENAISSANCE STONE
- STUCCO
- ASPHALT SHINGLES

OAKVILLE

BUILDING SERVICES

REVIEWED
BUILDING PERMIT
2025 106296 000 00 BDP

The undersigned has reviewed and takes responsibility for this design and that the qualification and registration information 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

JASON HUETHER — 8/22/2025
NAME — SIGNATURE — DATE

Construction shall conform to the Ontario Building Code

REGISTRATION INFORMATION
Required unless design is exempt under 2.17.5.1 of the building code

HDS Dwell Inc. — 118699
FIRM NAME — BCIN

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NO	DATE:	DESCRIPTION
3	05/28/25	REISSUED FOR CITY COMMENTS
2	05/06/25	REISSUED FOR PERMIT
1	01/08/25	ISSUED FOR PERMIT

REVISIONS/ISSUANCE:

HDS DWELL INC
HDS DWELL Inc.
20 GILMOUR ROAD, PUSLINCH, ON. N0B 2J0
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CLIENT:

ADEBOWALE RESIDENCE

ADDRESS: 2132 DEVON ROAD
CITY: OAKVILLE

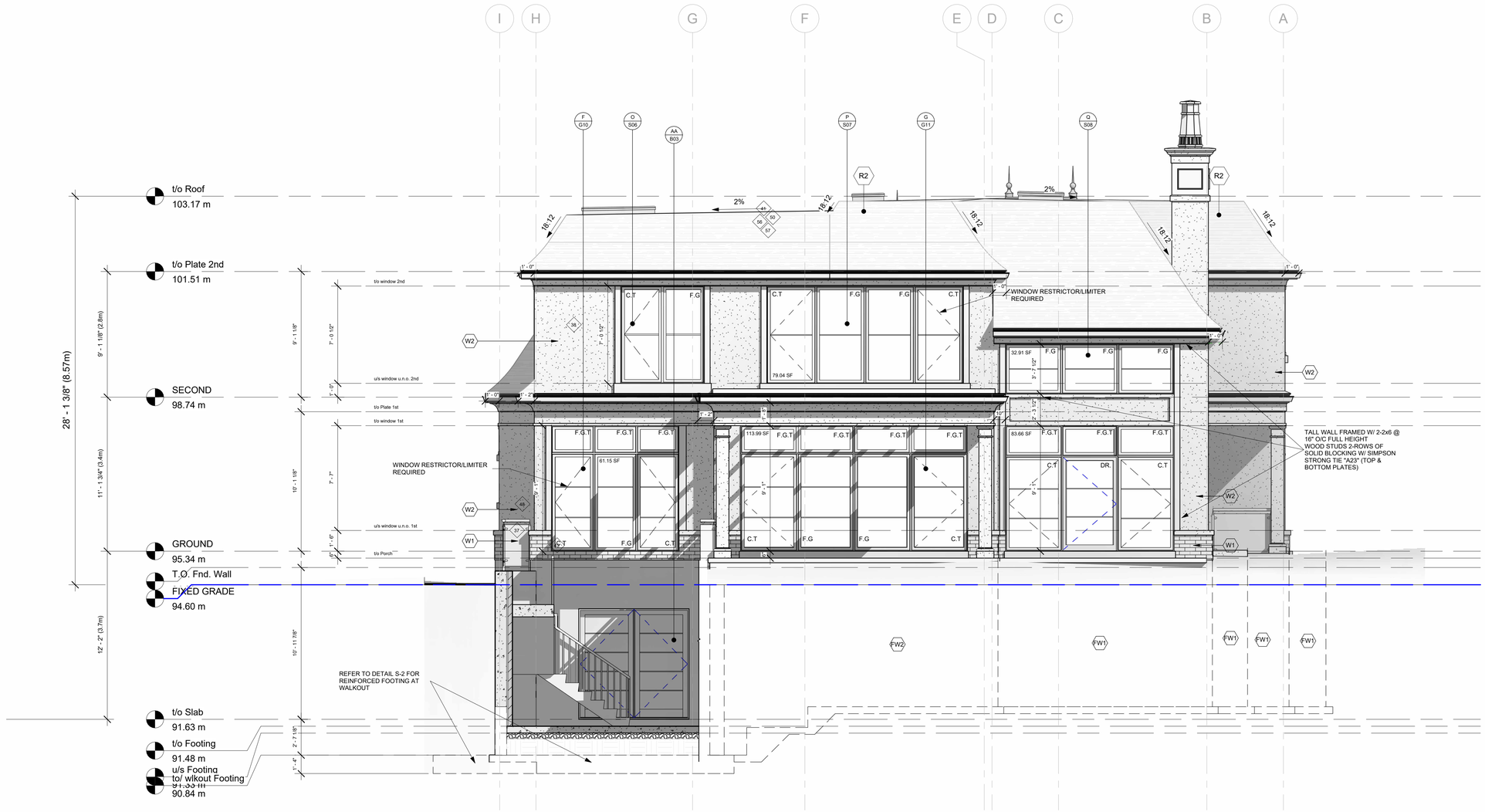
DRAWING TITLE:

NORTH ELEVATION

DRAWN: L.L
DATE: 05/06/25
SCALE: As indicated
JOB NUMBER: 22-051
SHEET NUMBER: A401

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1 SOUTH ELEVATION
1/4" = 1'-0"

SOUTH (REAR) - SPATIAL SEPARATION CALCULATIONS

PART 1:		
AREA OF EXPOSED BUILDING FACE:	919.68 SF	85.44 m²
LIMITING DISTANCE:	N/A	N/A
PERMITTED GLAZING AREA:	N/A	N/A
PROPOSED GLAZING AREA:	403.61 SF	37.5 m²
PERMITTED PERCENTAGE:		100.0%
PROPOSED PERCENTAGE:		43.89%

OAKVILLE
BUILDING SERVICES
REVIEWED
BUILDING PERMIT
2025 106296 000 00 BDP
QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.5.1 of the building code
JASON HUETHER — 8/22/2025
NAME — SIGNATURE — DATE
BCIN
All construction shall conform to the Ontario Building Code
REGISTRATION INFORMATION
Required unless design is exempt under 2.17.5.1 of the building code
HDS Dwell Inc. — 118699
FIRM NAME — BCIN

Drawings must **NOT** be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

NO	DATE:	DESCRIPTION
3	05/28/25	REISSUED FOR CITY COMMENTS
2	05/06/25	REISSUED FOR PERMIT
1	01/08/25	ISSUED FOR PERMIT

REVISIONS/ISSUANCE:

HDS DWELL INC
HDS DWELL Inc.
20 GILMOUR ROAD, PUSLINCH, ON. N0B 2J0
WWW.HDSDESIGNSTUDIO.CA T.(226)770-5258

CLIENT:

ADEBOWALE RESIDENCE

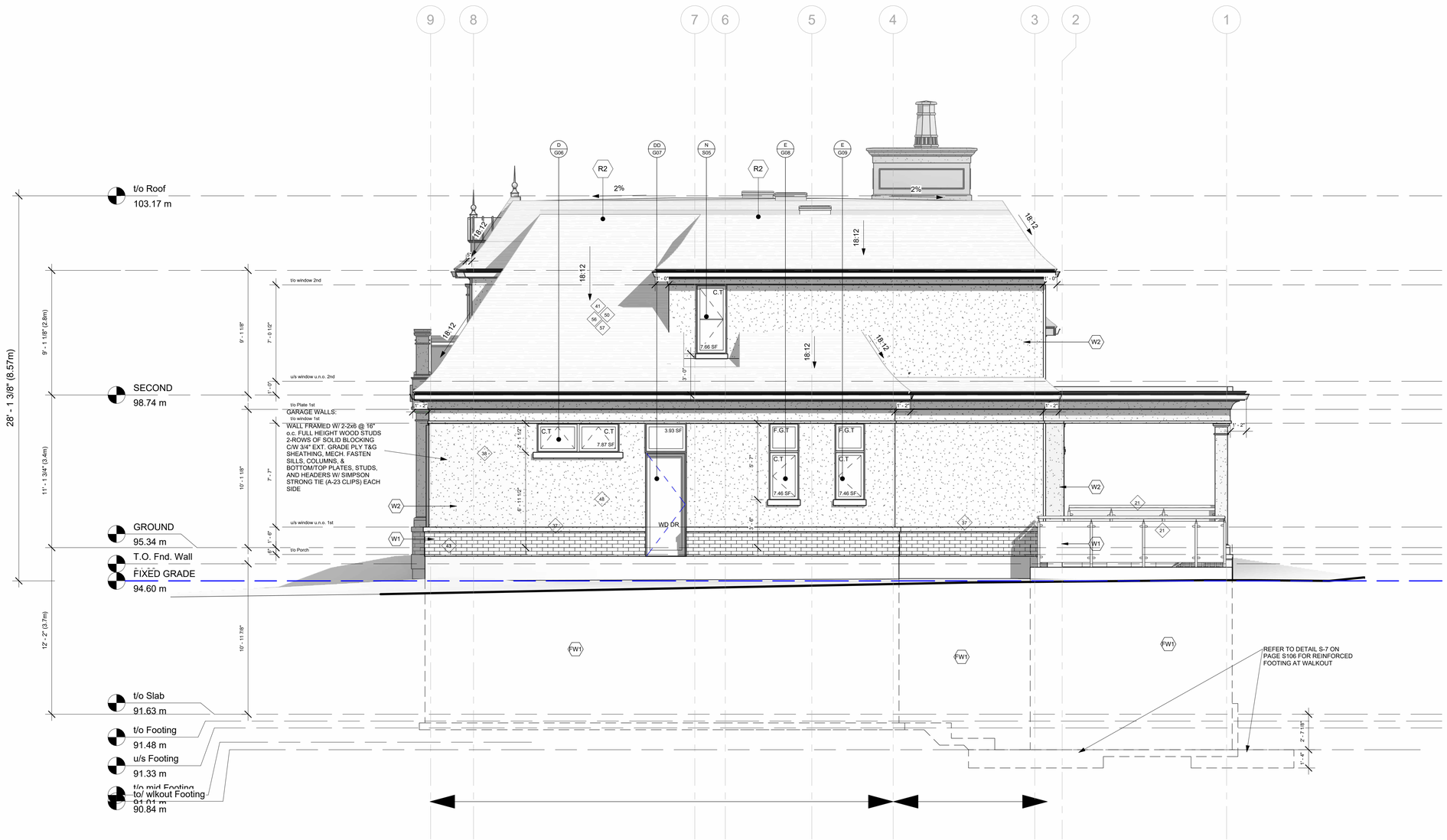
ADDRESS: 2132 DEVON ROAD
CITY: OAKVILLE

DRAWING TITLE:

SOUTH ELEVATION

DRAWN: L.L
DATE: 05/06/25
SCALE: 1/4" = 1'-0"
JOB NUMBER: 22-051
SHEET NUMBER: A402

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1 EAST ELEVATION
1/4" = 1'-0"

EAST (SIDE) - SPATIAL SEPARATION CALCULATIONS

PART 1:

TOTAL AREA EXPOSED BUILDING FACE:	745.51 SF	69.26 m^2
AREA OF EXPOSED BUILDING FACE:	388.78 SF	36.12 m^2
LIMITING DISTANCE:		1.2 m
PERMITTED GLAZING AREA:	27.21 SF	2.53 m^2
PROPOSED GLAZING AREA:	26.72 SF	2.51 m^2
PERMITTED PERCENTAGE:		7%
PROPOSED PERCENTAGE:		6.87%

EAST (SIDE) - SPATIAL SEPARATION CALCULATIONS

PART 2:

TOTAL AREA EXPOSED BUILDING FACE:	745.51 SF	69.26 m^2
AREA OF EXPOSED BUILDING FACE:	356.73 SF	33.14 m^2
LIMITING DISTANCE:		1.5 m
PERMITTED GLAZING AREA:	32.10 SF	2.98 m^2
PROPOSED GLAZING AREA:	7.66 SF	0.7 m^2
PERMITTED PERCENTAGE:		9%
PROPOSED PERCENTAGE:		2.3%

OAKVILLE

BUILDING SERVICES

REVIEWED

The undersigned has reviewed and takes responsibility for this design and that the qualification and registration information set out in the Ontario Building Code to be a designer.

BUILDING PERMIT

2025 106296 000 00 BDP

QUALIFICATION INFORMATION

Required unless design is exempt under 2.17.5.1 of the building code

JASON HUETHER — 8/22/2025
NAME — SIGNATURE — BCIN

All construction shall conform to the Ontario Building Code

REGISTRATION INFORMATION

Required unless design is exempt under 2.17.5.1 of the building code

HDS Dwell Inc. — 118699
FIRM NAME — BCIN

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NO	DATE:	DESCRIPTION
3	05/28/25	REISSUED FOR CITY COMMENTS
2	05/06/25	REISSUED FOR PERMIT
1	01/08/25	ISSUED FOR PERMIT

REVISIONS/ISSUANCE:

HDS DWELL INC

HDS DWELL Inc.
20 GILMOUR ROAD, PUSLINCH, ON. N0B 2J0
WWW.HOUSEDESIGNSTUDIO.CA T.(226)770-5258

CLIENT:

ADEBOWALE RESIDENCE

ADDRESS: 2132 DEVON ROAD
CITY: OAKVILLE

DRAWING TITLE:

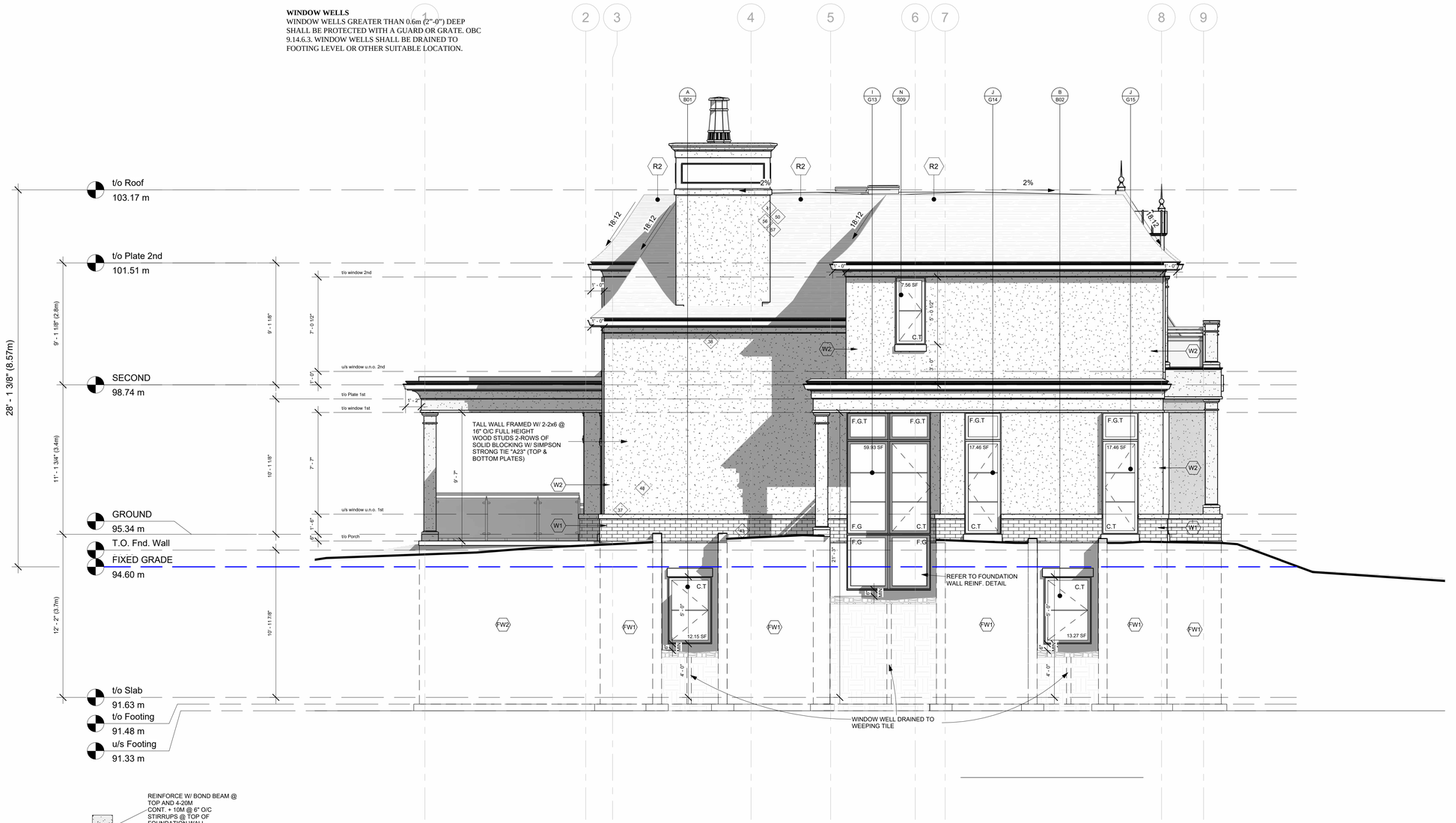
EAST ELEVATION

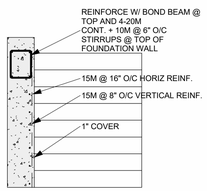
DRAWN: L.L
DATE: 05/06/25
SCALE: 1/4" = 1'-0"
JOB NUMBER: 22-051
SHEET NUMBER: A403

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WINDOW WELLS
WINDOW WELLS GREATER THAN 0.6m (2'-0") DEEP SHALL BE PROTECTED WITH A GUARD OR GRATE. OBC 9.14.6.3. WINDOW WELLS SHALL BE DRAINED TO FOOTING LEVEL OR OTHER SUITABLE LOCATION.





2 FOUNDATION WALL REINF. AT STAIRS WALL
3/8" = 1'-0"

EAST (SIDE) - SPATIAL SEPARATION CALCULATIONS

PART 1:		
TOTAL AREA EXPOSED BUILDING FACE:	783.54 SF	72.79 m^2
AREA OF EXPOSED BUILDING FACE:	355.54 SF	33.03 m^2
LIMITING DISTANCE:		2.5 m
PERMITTED GLAZING AREA:	27.21 SF	2.53 m^2
PROPOSED GLAZING AREA:	27.06 SF	2.51 m^2
PERMITTED PERCENTAGE:		16.45%
PROPOSED PERCENTAGE:		6.94%

EAST (SIDE) - SPATIAL SEPARATION CALCULATIONS

PART 2:		
TOTAL AREA EXPOSED BUILDING FACE:	783.54 SF	72.79 m^2
AREA OF EXPOSED BUILDING FACE:	428 SF	39.76 m^2
LIMITING DISTANCE:		3 m
PERMITTED GLAZING AREA:	85.6 SF	7.95 m^2
PROPOSED GLAZING AREA:	42.46 SF	3.94 m^2
PERMITTED PERCENTAGE:		20%
PROPOSED PERCENTAGE:		9%

OAKVILLE
BUILDING SERVICES
REVIEWED
BUILDING PERMIT
2025 105036 000 00 BDP
QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.5.1 of the building code
JASON HUETHER — 8122/2025
NAME — SIGNATURE — BCIN
The construction shall conform to the Ontario Building Code
REGISTRATION INFORMATION
Required unless design is exempt under 2.17.5.1 of the building code
HDS Dwell Inc. — 118699
FIRM NAME — BCIN

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NO	DATE:	DESCRIPTION
3	05/28/25	REISSUED FOR CITY COMMENTS
2	05/06/25	REISSUED FOR PERMIT
1	01/08/25	ISSUED FOR PERMIT

REVISIONS/ISSUANCE:

HDS DWELL INC
HDS DWELL Inc.
20 GILMOUR ROAD, PUSLINCH, ON. N0B 2J0
WWW.HDSDESIGNSTUDIO.CA T.(226)770-5258

CLIENT:

ADEBOWALE RESIDENCE

ADDRESS: 2132 DEVON ROAD
CITY: OAKVILLE

DRAWING TITLE:

WEST ELEVATION

DRAWN: L.L
DATE: 05/06/25
SCALE: As indicated
JOB NUMBER: 22-051
SHEET NUMBER: A404

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A BUILDING SECTION "A-A"
1/4" = 1'-0"

OAKVILLE
BUILDING SERVICES
REVIEWED
BUILDING PERMIT
2025 106296 000 00 BDP

The undersigned has reviewed and takes responsibility for this design and that the qualification and registration information 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

JASON HUETHER — 8/22/2025
NAME — SIGNATURE — DATE

REGISTRATION INFORMATION
Required unless design is exempt under 2.17.5.1 of the building code

HDS Dwell Inc. — 118699
FIRM NAME — BCIN

All construction shall conform to the Ontario Building Code

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NO	DATE:	DESCRIPTION
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2	05/06/25	REISSUED FOR PERMIT
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REVISIONS/ISSUANCE:

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CLIENT:

ADEBOWALE RESIDENCE

ADDRESS: 2132 DEVON ROAD
CITY: OAKVILLE

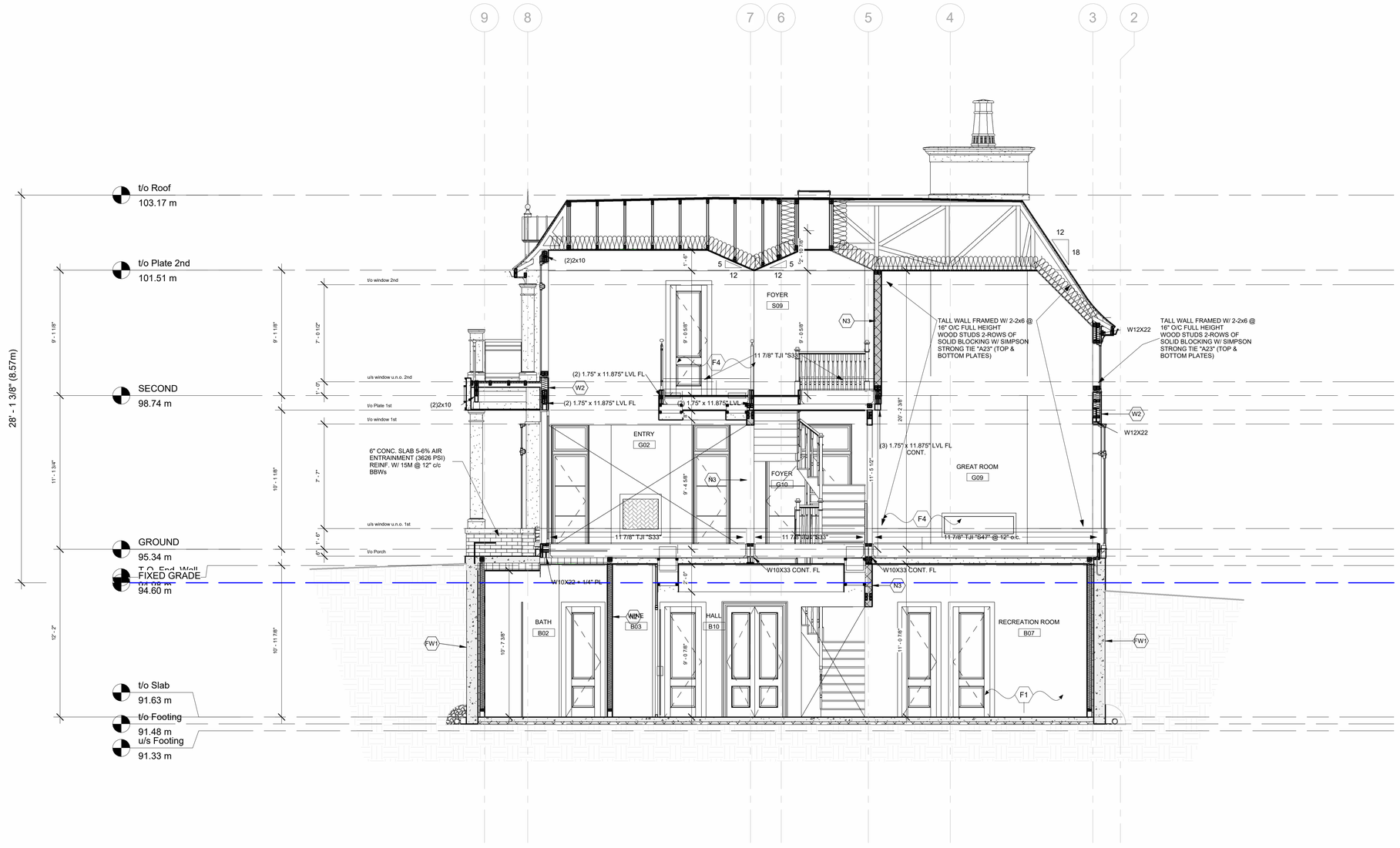
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BUILDING SECTION

DRAWN: L.L
DATE: 05/06/25
SCALE: 1/4" = 1'-0"
JOB NUMBER: 22-051
SHEET NUMBER: A501

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B BUILDING SECTION "B-B"

1/4" = 1'-0"

OAKVILLE

BUILDING SERVICES

REVIEWED

BUILDING PERMIT

2025 106296 000 00 BDP

The undersigned has reviewed and takes responsibility for this design and that the qualification and registration information 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

JASON HUETHER — 8/22/2025

NAME — SIGNATURE — DATE

REGISTRATION INFORMATION

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2	05/06/25	REISSUED FOR PERMIT
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CLIENT:

ADEBOWALE RESIDENCE

ADDRESS: 2132 DEVON ROAD
CITY: OAKVILLE

DRAWING TITLE:

BUILDING SECTION

DRAWN: L.L

DATE: 05/06/25 | SCALE: 1/4" = 1'-0"

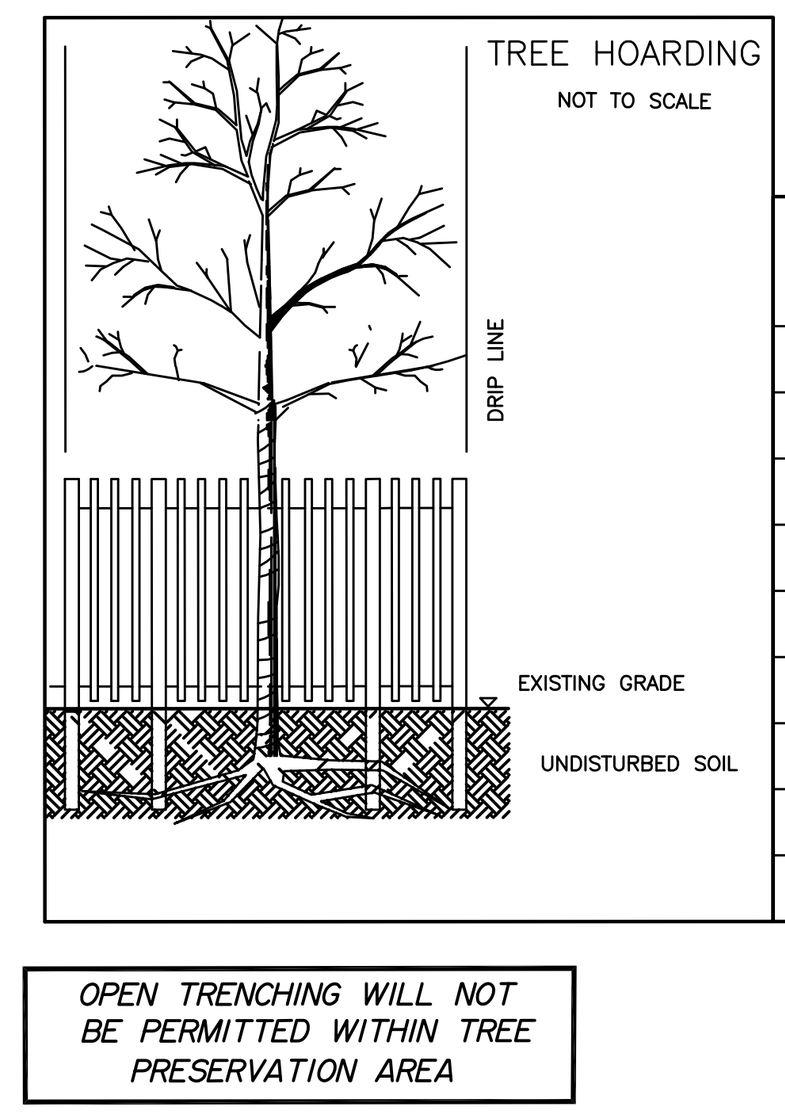
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TREE PROTECTION NOTE

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:

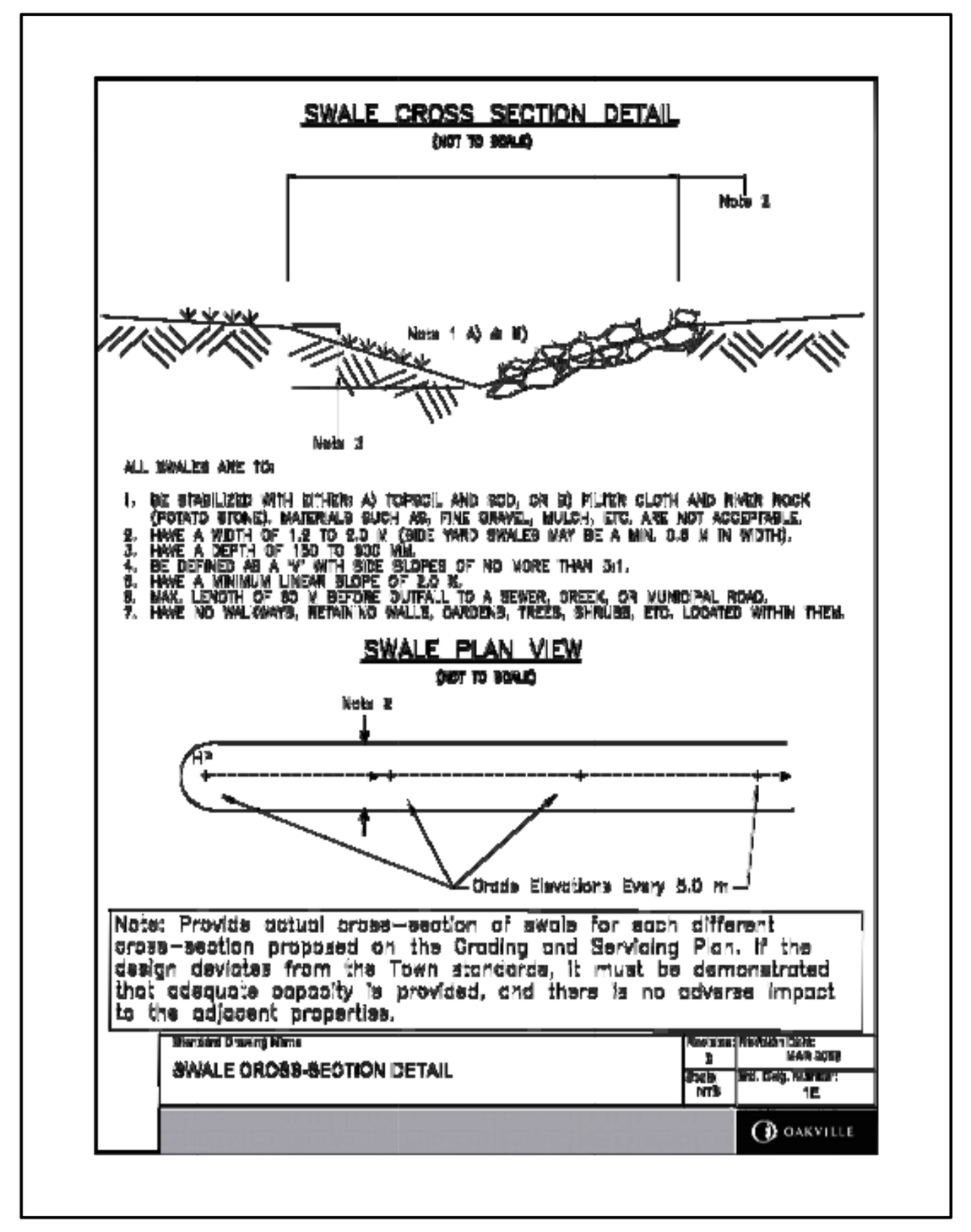
TRUNK DIAMETER (DBH)[1]	MINIMUM PROTECTION DISTANCES REQUIRED[2]
<10 CM	1.8 M
11–30 CM	2.4 M
31–50 CM	3.0 M
51–60 CM	3.6 M
61–70 CM	4.2 M
71–80 CM	4.8 M
81–90 CM	5.4 M
91–100+ CM	6.0 M

OPEN TRENCHING WILL NOT BE PERMITTED WITHIN TREE PRESERVATION AREA

PROPOSED CONNECTIONS TO BE HORIZONTALLY BORED ONLY

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



PRIOR TO INSTALLING THE INFILTRATION SYSTEM, ONSITE SOIL TESTING MUST BE CONDUCTED TO CONFIRM THE DEPTH OF THE SEASONALLY HIGH GROUNDWATER TABLE AND BEDROCK. THIS IS TO ENSURE A MINIMUM VERTICAL CLEARANCE OF I METER BETWEEN THE BOTTOM OF THE INFILTRATION SYSTEM AND THE SEASONALLY HIGH GROUNDWATER TABLE OR BEDROCK, IN ACCORDANCE WITH THE MOE DESIGN MANUAL.

STANDARD DEVELOPMENT NOTES:

(A) TRANSPORTATION AND WORKS DEPARTMENT

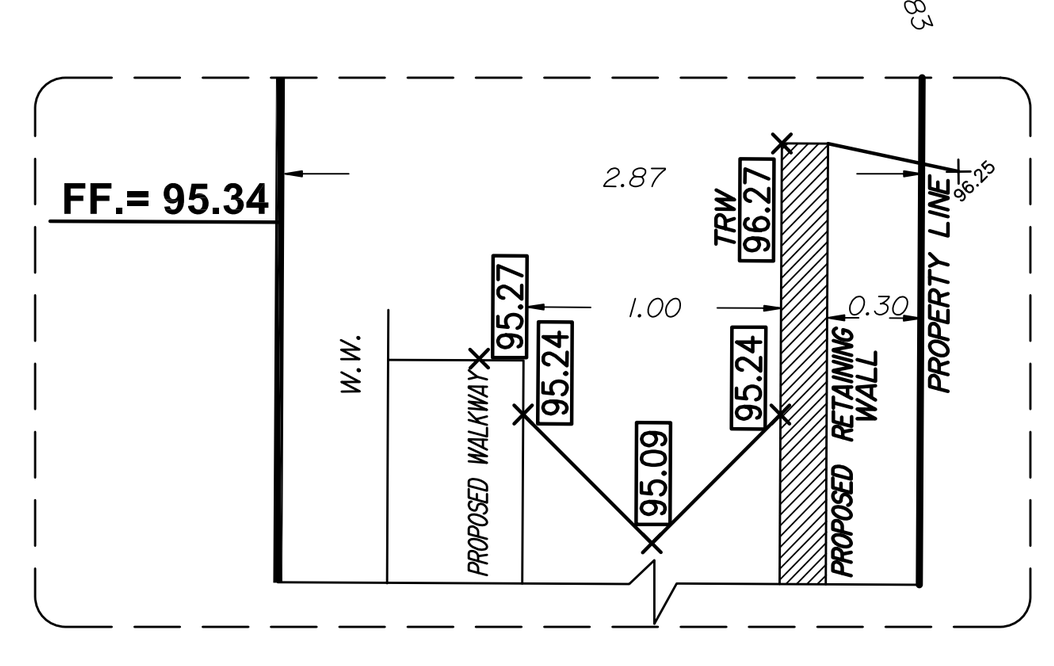
1. MUNICIPAL BOULEVARD TO BE RESTORED TO THE SATISFACTION OF ENGINEERING CONSTRUCTION STAFF.
2. RESTORE THE PUBLIC ROADWAY TO TOWN STANDARDS AND CLEARLY INDICATE ON THE ENGINEERING DRAWINGS ALL RESTORATION, TO THE SATISFACTION OF THE ENGINEERING & CONSTRUCTION DEPARTMENT.
3. DRIVEWAYS ON THE MUNICIPAL 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

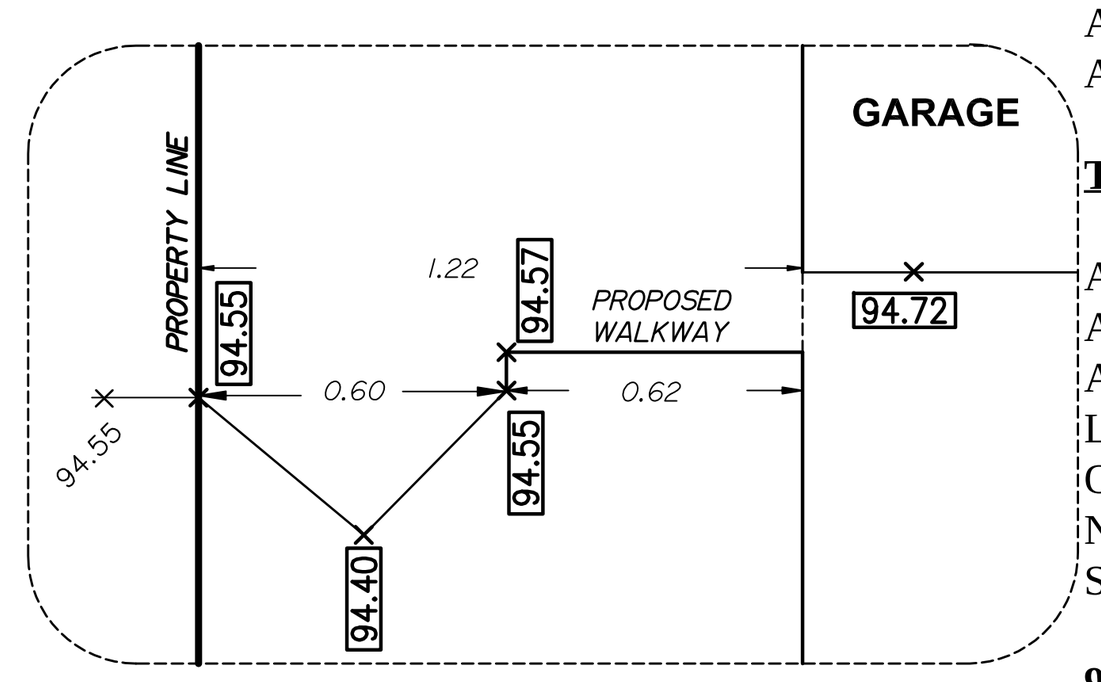
1. THE EXISTING GRADES SHOWN ON THIS DRAWING ARE TO REMAIN UNCHANGED.
2. THERE IS NO EASEMENTS REGISTERED ON TITLE AND AFFECTING THE SUBJECT LANDS.
3. THE STOCKPILING OF CONSTRUCTION MATERIAL TO BE DONE AT THE FRONT OF THE PROPOSED DWELLING ON THE EXISTING DRIVEWAY.
4. ALL ROOF DOWNSPOUTS FROM EAVESTROUGH 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 REQUIRED, 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

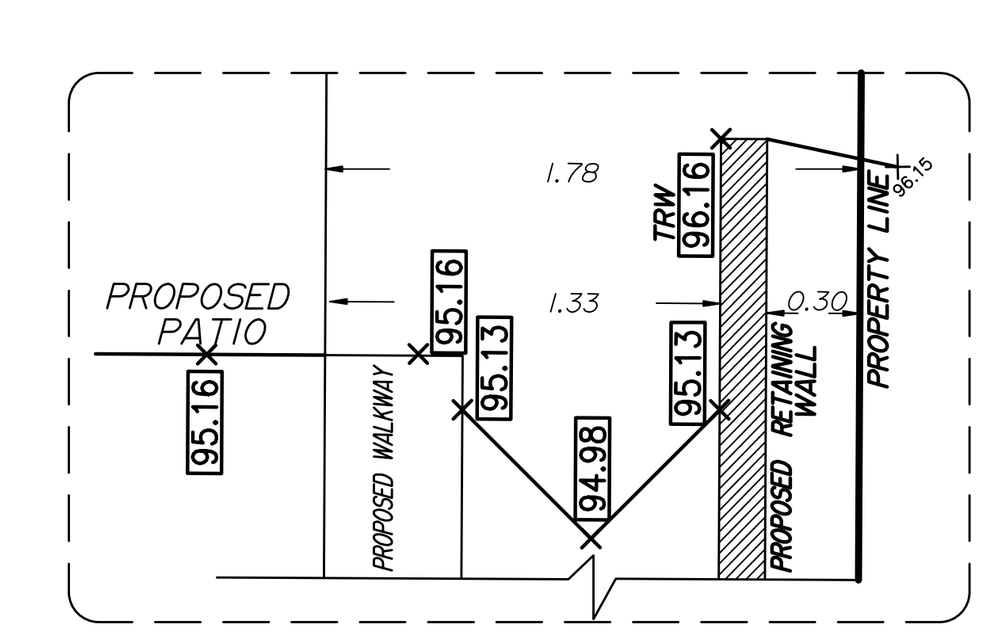
1. ALL EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED ACCORDING TO APPROVED PLANS TO COMMENCEMENT OF ANY EARTH MOVING WORK ON THE SITE AND SHALL REMAIN IN PLACE UNTIL A DISTURBED AREAS ARE STABILIZED WITH THE INTENDED FINAL GROUND COVER.
2. EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED BY THE BUILDER/DEVELOPER.
   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.



SECTION A-A
(NOT TO SCALE)



SECTION B-B
NO TO SCALE



SECTION C-C
(NOT TO SCALE)

THE TOWN OF OAKVILLE BUILDING DEPARTMENT
NO CONSTRUCTION SHALL PROCEED BEYOND THE FOUNDATION STAGE UNTIL A SURVEY IS SIGNED BY AN ONTARIO LAND SURVEYOR, IS FILED AND APPROVED B AN INSPECTOR. THE SURVEY MUST SHOW THE POSITION AND ELEVATION OF THE TOP OF FOUNDATION ON LOT.

OBC 9.14.6.1. – SURFACE DRAINAGE

THE PROPOSED BUILDING SHALL BE LOCATED, OR THE SITE GRADING SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

TOWN OF OAKVILLE BY-LAWS

ALL APPLICABLE PERMITS, APPROVALS, AGREEMENTS, ETC. SHALL BE OBTAINED IN ACCORDANCE WITH TOWN OF OAKVILLE BY-LAWS, PROCEDURES AND POLICIES. WORK OUTSIDE OF THIS BUILDING PERMIT SHALL NOT BEGIN UNTIL THE ABOVE HAS BEEN SATISFIED.

9.26.18.2. DOWNSPOUTS

WHERE DOWNSPOUTS ARE PROVIDED AND ARE NO CONNECTED TO A SEWER, EXTENSIONS SHALL BE PROVIDED TO CARRY RAINWATER AWAY FROM THE BUILDING IN A MANNER THAT WILL PREVENT SOIL EROSION.

SWALES

SWALES SHALL NOT BE BLOCKED OR RESTRICTED IN ANY FASHION. OBSTRUCTIONS WHICH ARE NOT ALLOWED MAY INCLUDE BUT ARE NOT LIMITED TO AIR CONDITIONING UNITS, TREES, SHRUBS, SHEDS AND RETAINING WALLS.

(C) UTILITIES CONNECTION

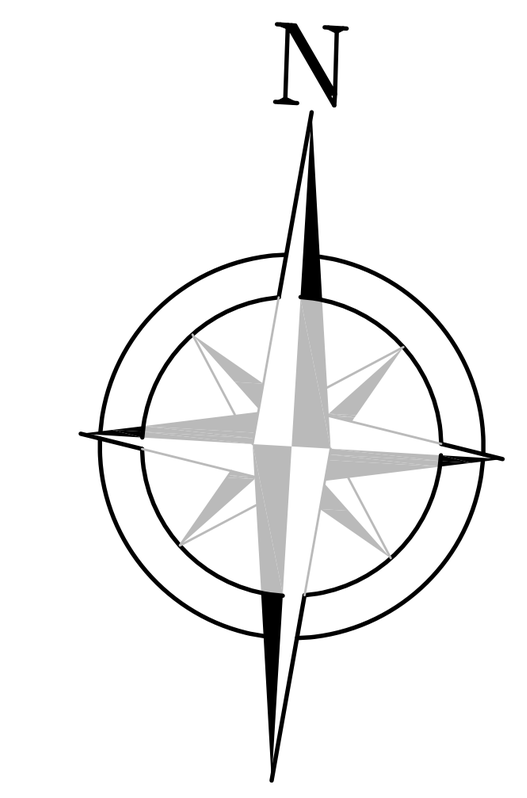
1. SANITARY: (A) MUNICIPAL SANITARY SEWER AVAILABLE ON THE SITE.
2. WATER: (A) SERVICE CONNECTIONS TO BE 25mm DIA. TYPE 'K' SOFT COPPER TUBING UNLESS OTHERWISE NOTED AS PER REGION OF HALTON STANDARDS.
3. STORM: (A) A SUMP PUMP WILL BE REQUIRED TO DRAIN THE BASEMENT FACILITIES.

REGIONAL APPROVAL

REGION DESIGN OF WATER AND/OR WASTEWATER SERVICES APPROVAL SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS & SPECIFICATIONS & LOCAL APPROVAL FROM AREA MUNICIPALITY.

SIGNED: ________________ DATED: __________
Development Services

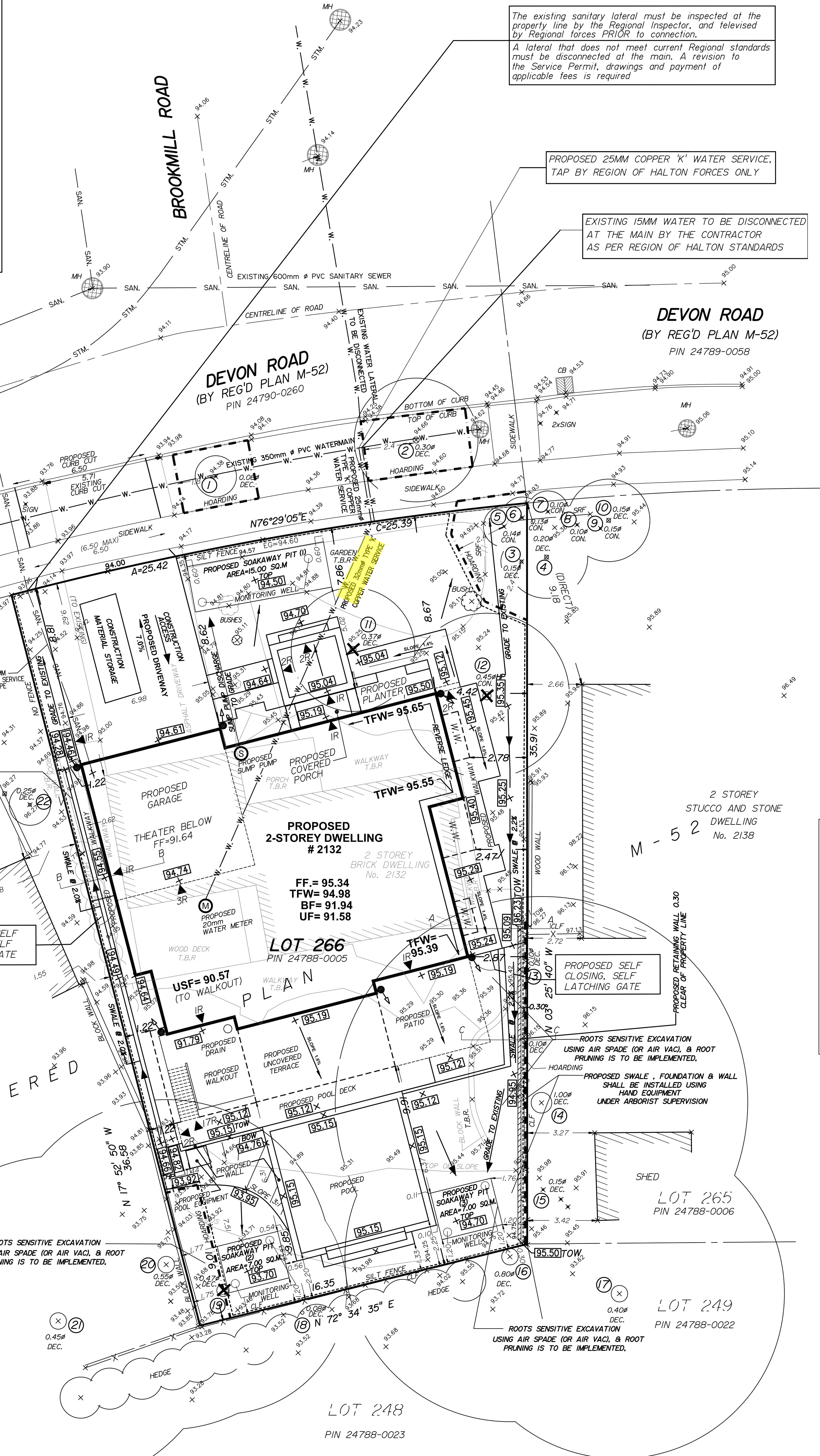
The approval of the water system on private property property is the responsibility of the Local Municipality, Regardless, the Applicant must ensure that the Region of Halton's standards and specifications are met, (the Water and Wastewater Linear Design Manual may be obtained on Halton.ca or by calling 311) all water quality tests must be completed to the Region of Halton's satisfaction before the water supply can be turned on.

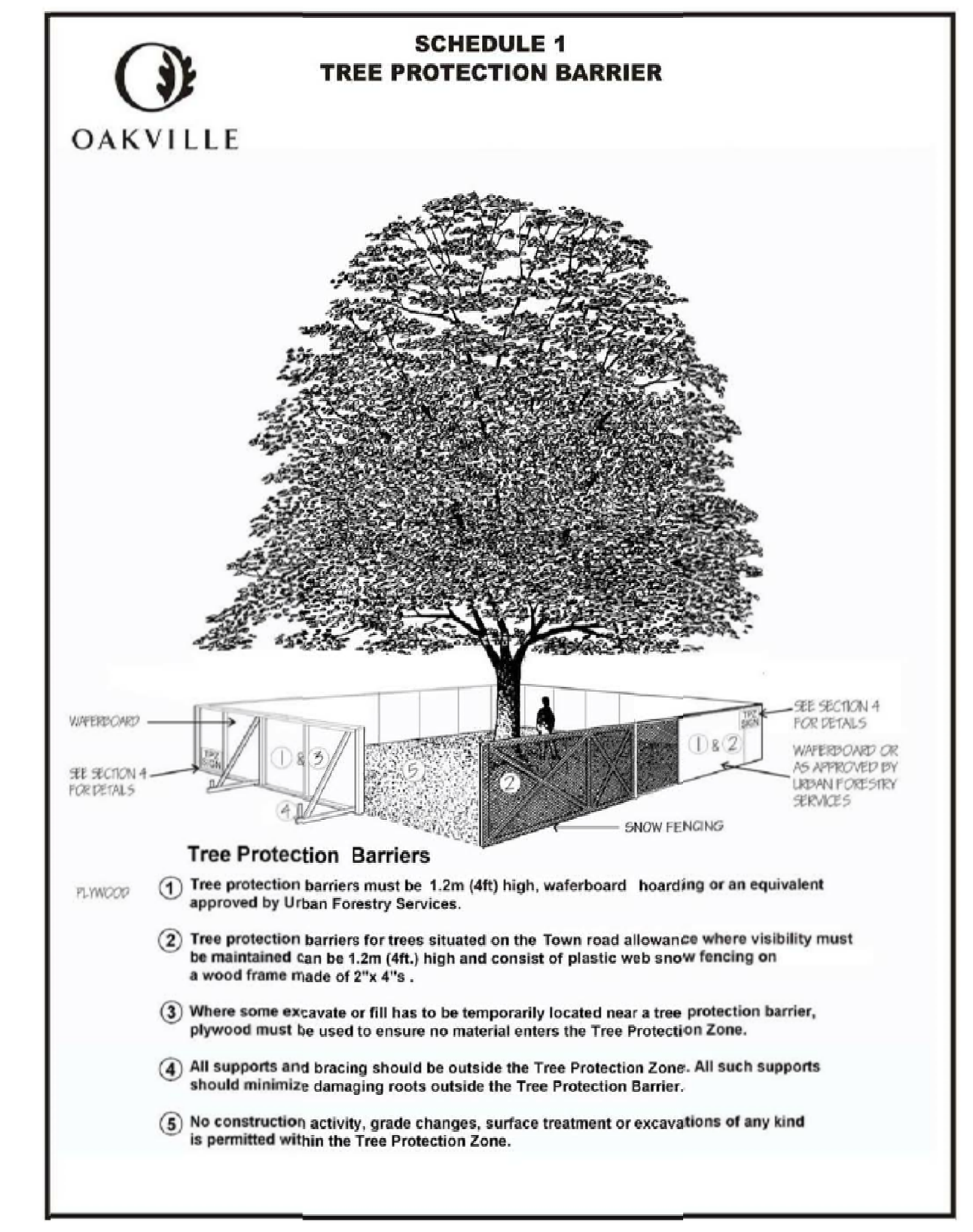


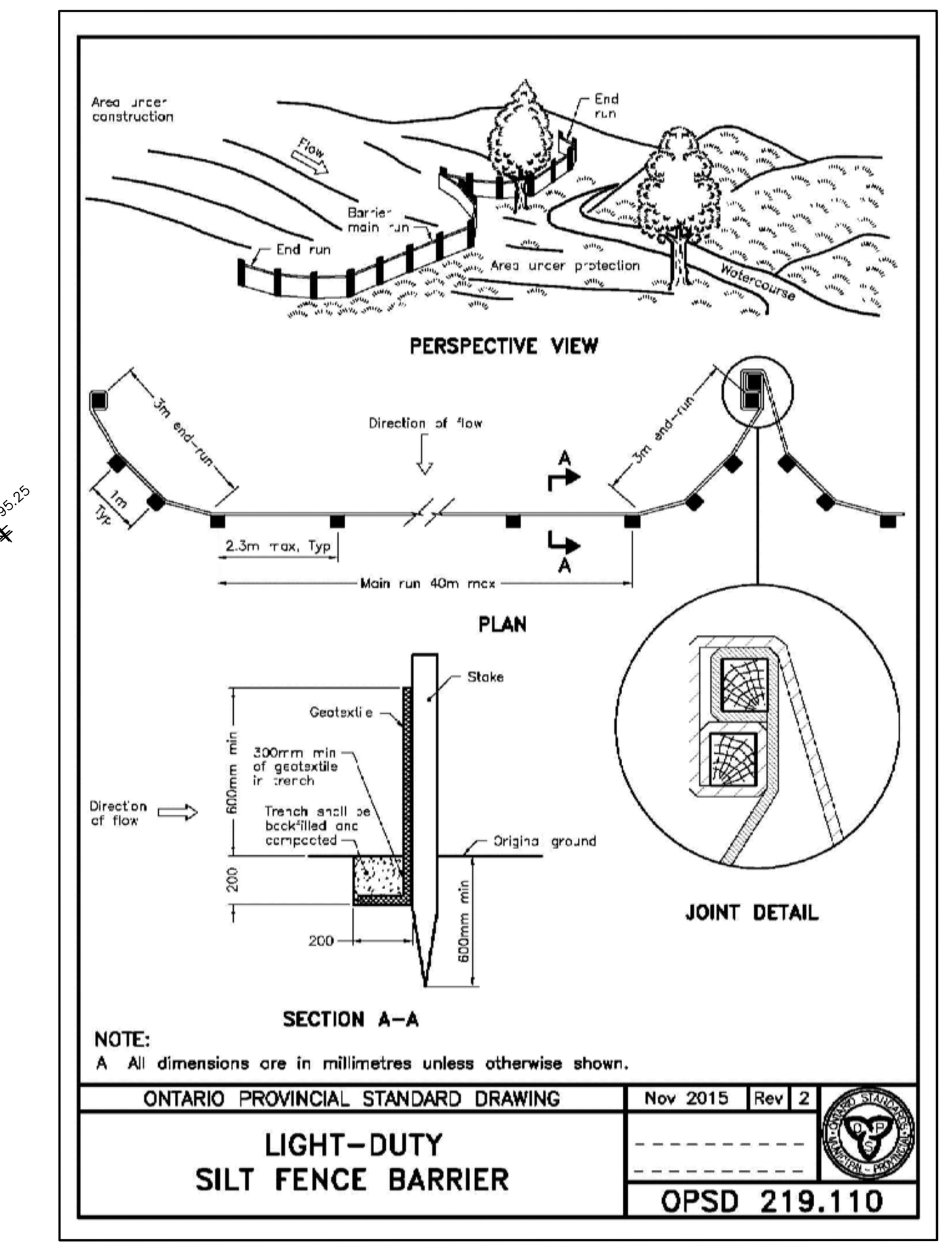
The existing sanitary lateral must be inspected at the property line by the Regional Inspector, and televised by Regional forces PRIOR to connection.
A lateral that does not meet current Regional standards must be disconnected at the main. A revision to the Service Permit, drawings and payment of applicable fees is required

PROPOSED 25MM COPPER 'K' WATER SERVICE, TAP BY REGION OF HALTON FORCES ONLY

EXISTING 15MM WATER TO BE DISCONNECTED AT THE MAIN BY THE CONTRACTOR AS PER REGION OF HALTON STANDARDS









OAKVILLE
BUILDING SERVICES
REVIEWED
BUILDING PERMIT
2025 106296 000 00 EDP
8/22/2025
All construction shall conform to the Ontario Building Code.

KEY PLAN (NOT TO SCALE)

SITE, GRADING & SERVICING PLAN

LOT 266
REGISTERED PLAN M-52
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

0 5 10 15 M

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	RL2-0	
LOT AREA (MINIMUM)	836.00 SQ.M.	756.39 SQ.M.
LOT FRONTAGE (MINIMUM)	22.50	23.50
LOT COVERAGE (MAXIMUM)	227.14 SQ.M.*	227.14 SQ.M.*
LOT COVERAGE % (MAXIMUM)	30.03%*	30.03%*
RFA (MAXIMUM)	332.36 SQ.M.*	331.48 SQ.M.*
RFA/LOT RATIO (MAXIMUM)	43.94%*	43.82%*
FRONT YARD SETBACK (MINIMUM)	7.86*	7.86*
SIDE YARD SETBACK (MINIMUM)	1.20 & 2.40	1.22 & 2.87
REAR YARD SETBACK (MINIMUM)	7.50	9.01
OVERALL HEIGHT	9.00	8.57

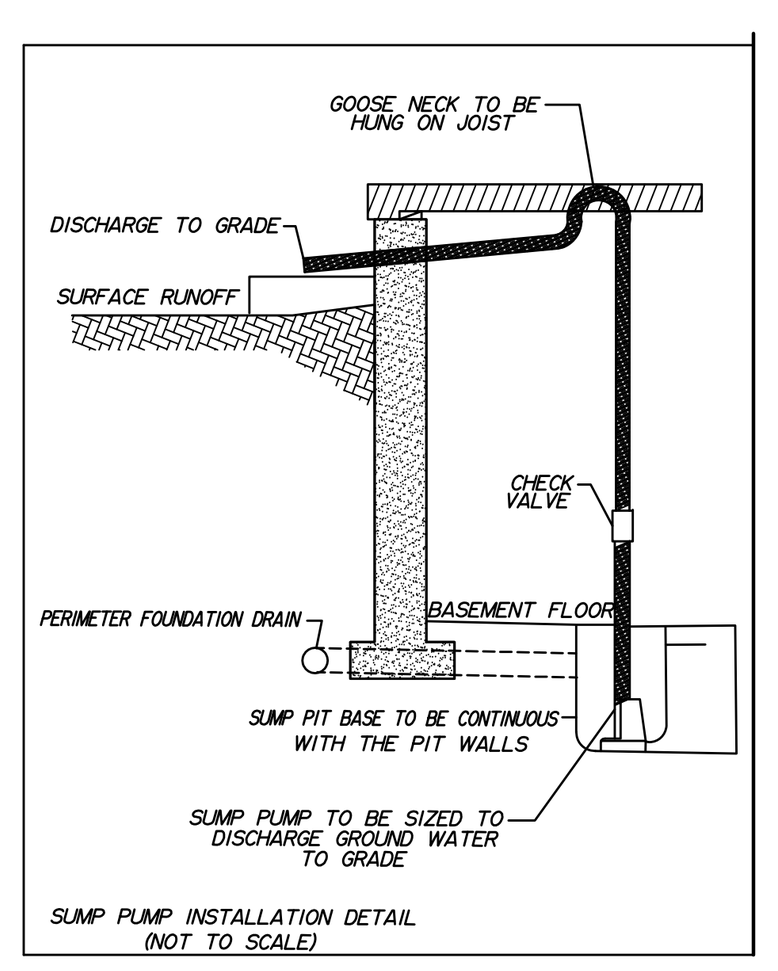
*SUBJECT TO COMMITTEE OF ADJUSTMENTS FILE NO. CAV A/087/2023

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	T.B.R.	To Be Removed
FF	Finished Floor	TOS	Top of Slope
UP	Utility Pole	BOS	Bottom of Slope
DEC.	Deciduous Tree	CSP	Corrugated Steel Pipe
CON.	Coniferous Tree	WV	Water Valve
ø	Diameter		Hoarding
TOC	Top of Curb	×90.33	Existing Elevation
BOC	Bottom of Curb		Rain Water Leader
▼	Entrance		Embankment
HP	High Point	×	Tree to be Removed
TRW	Top of Retaining Wall		
BRW	Bottom of Retaining Wall		
(3)	Arborist's Tree Number		

SITE ADDRESS
2132 DEVON ROAD
OAKVILLE, ONTARIO

AKINADE & ADENIKE ADEBOWALE (OWNER'S NAME)
2132 DEVON ROAD
OAKVILLE, ONTARIO



NOTE
ELEVATIONS SHALL MATCH NEIGHBORING PROPERTY AT LOT LINE.

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 GRADE. COMPLETE WITH BACKFLOW PREVENTER.

NOTE
Service sizes, inverts and types are derived from the Region of Halton Engineering Department Dwg. No. O-00347
The contractor must verify inverts.

No.	Date	Description	By
1	JULY 18, 2023	SITE PLAN	M.S.
2	JAN. 22, 2025	ADDED LANDSCAPE	M.A.
3	FEB. 26, 2025	REVISED LANDSCAPE	R.H.
4	MARCH 4, 2025	ADD ARBORIST REPORT	R.H.
5	MARCH 18, 2025	REVISED GARAGE DOOR	R.H.
6	APRIL 16, 2025	ADD SOAKAWAY PIT	R.H.
7	MAY 20, 2025	REGION & TOWN COMMENTS	R.A.
8	MAY 27, 2025	TOWN COMMENTS	R.A.

REVISIONS

INFORMATION TAKEN FROM A SURVEY PREPARED BY J. H. GELBLOOM SURVEYING LTD.
DATED : JANUARY 16, 2023

BENCHMARK
Elevations are referred to Geodetic Benchmark No. 16 having an Elevation of 79.980 m. CGVD 1928 (1978 Adjustment)

SURVEYOR'S CERTIFICATE
I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF A TWO STOREY DWELLING LOCATED AT 2132 DEVON ROAD 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.

MAY 27, 2025 — DATE

Andrew Musil, O.L.S.

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: 22-246	Checked By: A.M.
Drawn By: M.S.	Party Chief: —.—.