

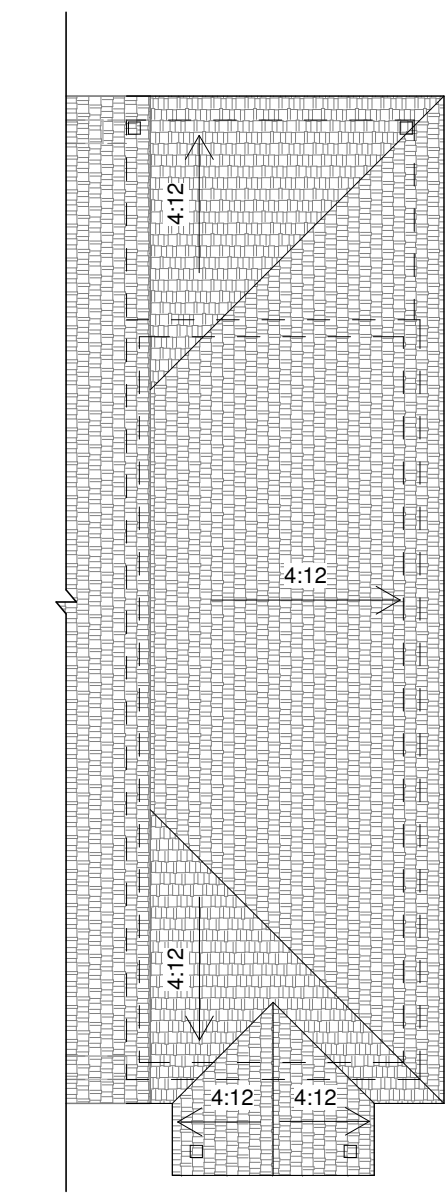
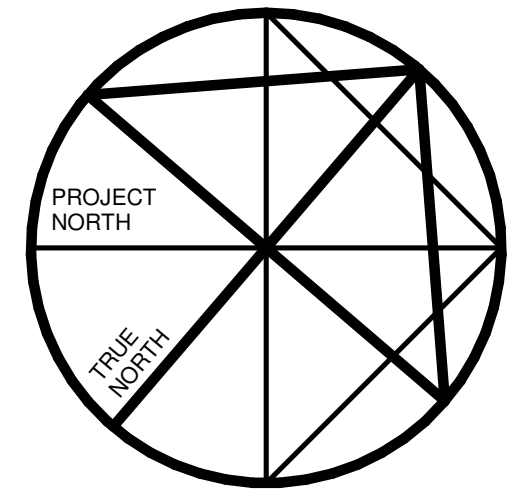
SITE PLAN LEGEND:

- - - - - APPROX. PROPERTY LINE LOCATION
- · - · - · APPROX. ADJACENT PROPERTY LINE LOCATION
- - - - - APPROX. SETBACK LOCATION
- — — — — FIRE ROUTE
- ▬▬▬▬▬▬▬ SLOPE DIRECTION
- → → → → FLOW PATH

ZONING INFORMATION:

ZONE: GENERAL INDUSTRIAL (M2) ZONE

APPLICABLE ZONE PROVISIONS:	REQUIRED	PROVIDED
FRONT YARD SETBACK	7.5m/24'-7"(MIN)	3.5m/11'-7" (7.2m/23'-6" EXISTING)
EXTERIOR SIDE YARD SETBACK	7.5m/24'-7"(MIN)	17.8m/57'-9" (EXISTING)
INTERIOR SIDE YARD SETBACK	4.5m/14'-9"(MIN)	24.4m/79'-11" (24.5m/80'-6" EXISTING)
REAR YARD SETBACK	7.5m/24'-7"(MIN)	16.1m/52'-11" (EXISTING)
BUILDING HEIGHT	24m/78'-8"(MAX)	5.5m/18'-0" (EXISTING)
LOT COVERAGE	65% (MAX)	10.8%



2
A1.0 ROOF PLAN
1/8" = 1'-0"

ROOF LEGEND:

- - - - - EXTERIOR WALLS BELOW
- ▨ ASPHALT SHINGLES
- X:12 DIRECTION OF ROOF SLOPE
- 12/x ROOF SLOPE

- ALL ROOF OVERHANGS ARE LABELED ON ELEVATIONS

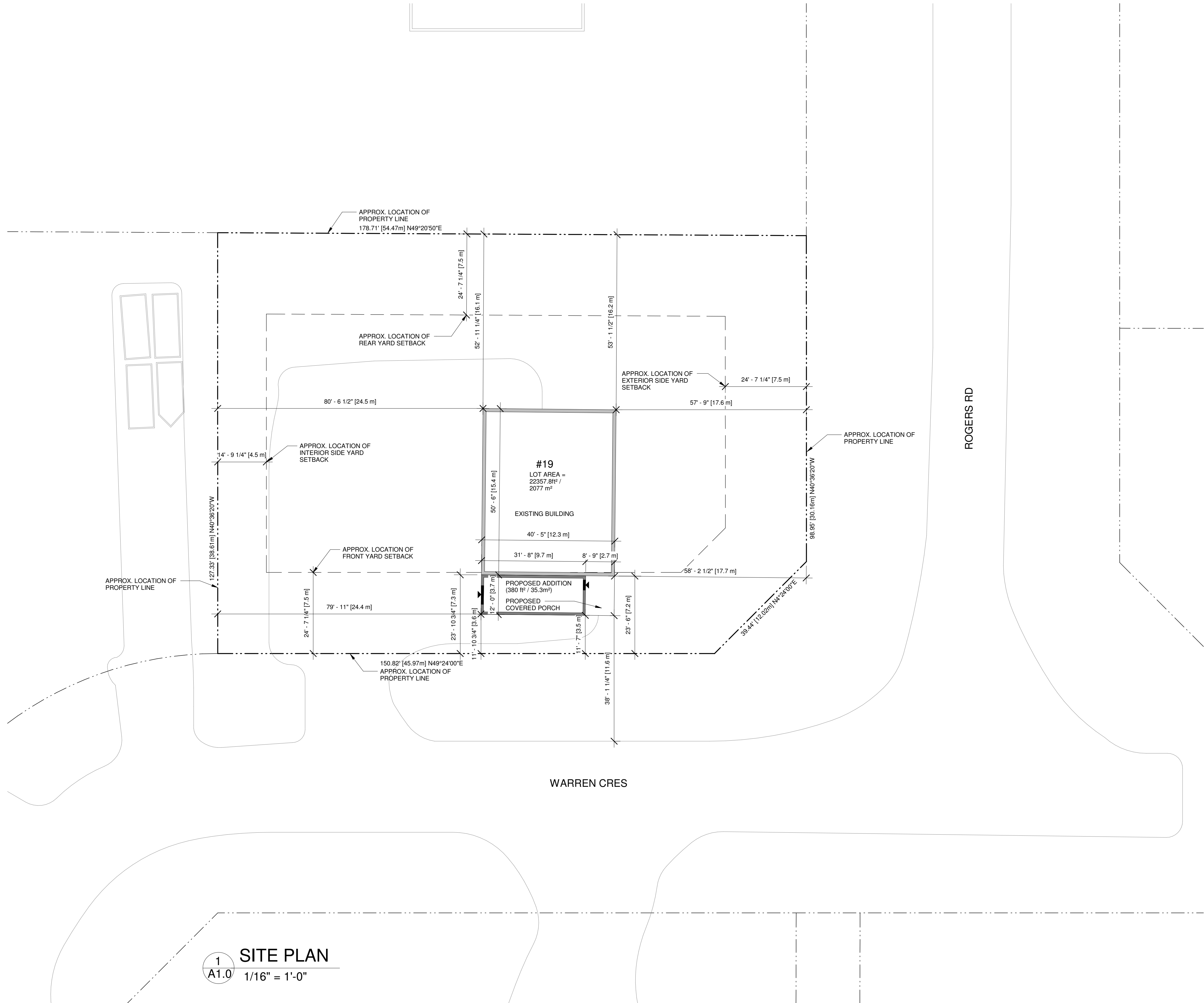
- ALL ROOF SLOPES ARE LABELED ON ELEVATIONS

- THE QUANTITY AND SPACING OF THE ROOF VENTS SELECTED MUST ENSURE THE ROOF VENTILATION PROVIDED CONFORMS TO THE CURRENT EDITION OF THE O.B.C.

ROOF NOTES:

RF1 INSULATED ROOF CONSTRUCTION

- ASPHALT SHINGLES w/ BITUMINOUS EAVE PROTECTION TO 36" HORIZ. IN FROM EXT. WALL AROUND PERIM. & OVER VALLEYS
- ASPHALT IMPREGNATED BUILDING PAPER OVER
- 1/2" PLYWOOD SHEATHING w/ "M" CLIPS
- ENGINEERED ROOF TRUSSES @ 24" o/c (SEE ROOF TRUSS LAYOUT)
- STYROFOAM BAFFLES @ PERIMETER @ ABOVE HEATED SPACE
- R-60 BATT INSULATION
- 6 MIL. POLY VAPOUR BARRIER ON WARM SIDE
- 1x4 SPR.#2 STRAPPING @ 16" o/c
- 1/2" GYPSUM BOARD @ COVERED PORCH
- 1x4 SPR.#2 STRAPPING @ 16" o/c
- 1/2" PERFORATED SOFFIT OR CEDAR T&G BEADBOARDS



1
A1.0 SITE PLAN
1/16" = 1'-0"

VALLEY DRAFTING + DESIGN
142 EBERT ROAD, ADMING@VALLEYDAD.CA
PERTH, ONTARIO, WWW.VALLEYDAD.CA
K7H 3C3 613.913.8322

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 - 3) DO NOT SCALE DRAWINGS
 - 4) ANY DISCREPANCIES ARE TO BE REVIEWED WITH VALLEY DESIGN + DRAFTING PRIOR TO CONSTRUCTION
 - 5) REFER TO SHEET A4.1 FOR ALL NOTES, LEGENDS & SCHEDULES

REVISIONS

ITEM	DATE	#
PRELIM 1 - ISSUED FOR CLIENT REVIEW	26/03/21	1
ISSUED FOR DST MEETING	26/04/20	2
ISSUED FOR MINOR VARIANCE APPLICATION	26/05/26	3

CLIENT
MARLANE CONTRACTING

PROJECT
INDUSTRIAL ADDITION

19 WARREN CRES
PERTH, ON K7H 0A8

DRAWING TITLE
SITE PLAN

SCALE
AS NOTED

DATE
MARCH 2026

SHEET
A1.0

FILE NUMBER
2607

DOOR SCHEDULE				
DOOR NO.	DOOR SIZE (WxH)	TYPE	ROOM TO/FROM	COMMENTS
D1	68" x 82"	EXT - DOUBLE - FULL GLASS	EXTERIOR TO ENTRY/ WAITING ROOM	
D2	36" x 82"	INT - SINGLE - FLUSH	EXISTING SHOP TO ENTRY/ WAITING ROOM	
D3	36" x 82"	INT - SINGLE - FLUSH	ENTRY/ WAITING ROOM TO OFFICE	
D4	36" x 82"	INT - SINGLE - FLUSH	EXISTING SHOP TO LUNCH ROOM	
D5	36" x 84"	EXT - SINGLE - HALF GLASS	LUNCH ROOM TO COVERED PORCH	
ED1	36" x 84"	EXT - SINGLE - HALF GLASS	EXISTING SHOP TO ENTRY/ WAITING ROOM	

WINDOW SCHEDULE				
WINDOW NO.	SIZE (WxH)	TYPE	LOCATION	COMMENTS
EW1	72" x 48"	CASEMENT - 2 PANE	LUNCH ROOM	
W1	38" x 42"	CASEMENT - 2 PANE	EXTERIOR	
W2	38" x 42"	CASEMENT - 2 PANE	EXTERIOR	
W3	38" x 42"	CASEMENT - 2 PANE	EXTERIOR	

PRESCRIPTIVE ENERGY EFFICIENCY COMPLIANCE SB-12

GROSS EXTERIOR WALL AREA : 3042.7 ft² (282.7m²)
 GROSS GLAZING AREA : 140.4 ft² (13m²)
 RATIO OF WINDOWS TO WALL : 4.6%

AS PER OBC DIV.B, SB-12, 3.1.1.11 OUR COMPLIANCE PACKAGE WILL BE SELECTED FROM TABLE 3.1.1.11.(P) - COMPLIANCE PACKAGE ZONE 1

CEILING WITH ATTIC : R-60
 CEILING W/O ATTIC : R-31
 EXTERIOR WALLS : R-19+5ci
 BASEMENT WALLS : R-20ci
 GRANULACE SLAB: N/A (ALL-600mm BELOW GRADE)
 WINDOWS/GLASS : ER 25
 SPACE HEATING : EXISTING FURNACE WILL HEAT ADDITION
 HRV/ERV :
 DWH : EF 0.80
 DWHR UNIT : N/A

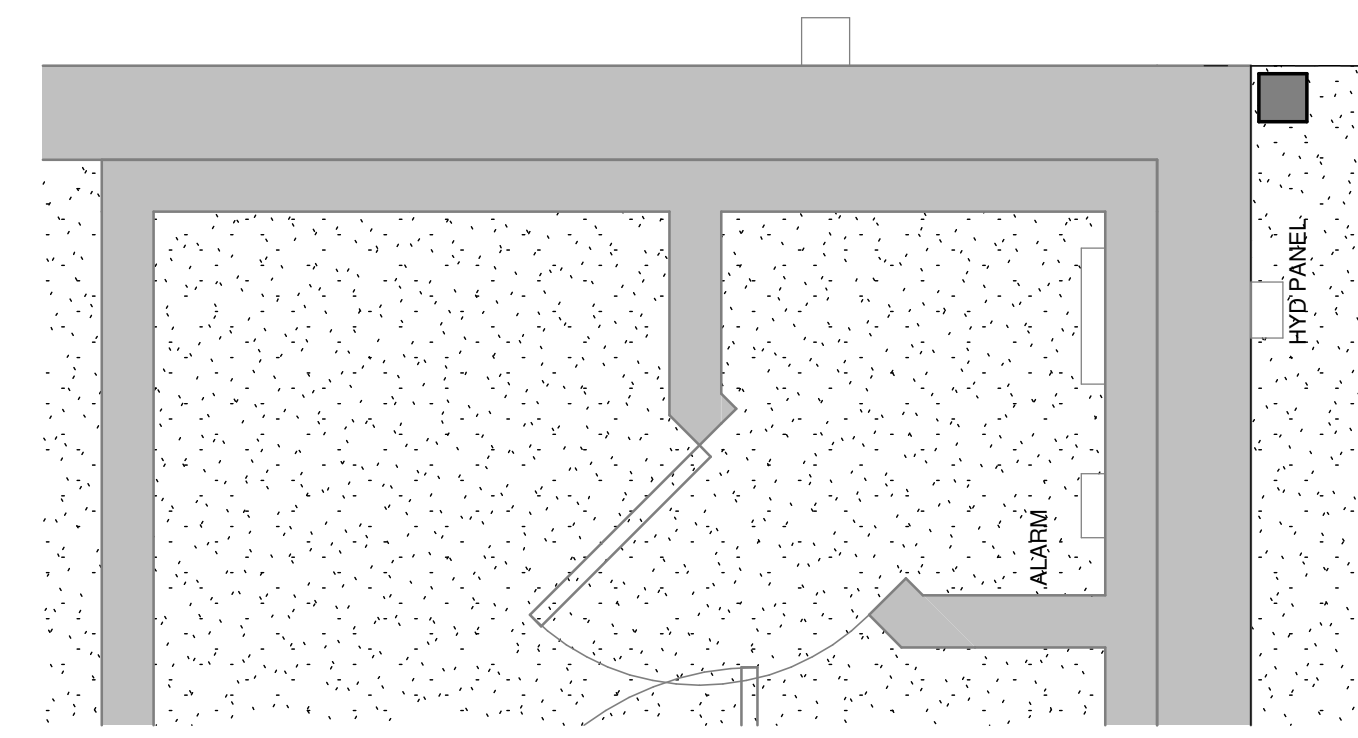
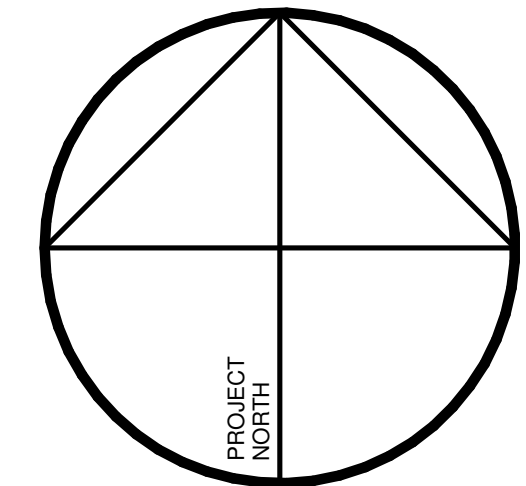
GENERAL LEGEND:	
	- FOUNDATION WALL ASSEMBLY
	- INTERIOR WALL ASSEMBLY
	- EXTERIOR WALL ASSEMBLY
	- EXISTING DOOR LABEL
	- EXISTING WINDOW LABEL
	- DOOR NUMBER LABEL
	- WINDOW NUMBER LABEL
	- DOORS
	- INTERCONNECTED SMOKE/CARBON MONOXIDE DETECTOR - HARD WIRED TO ELECTRICAL w/ BATTERY BACKUP
	- INTERCONNECTED SMOKE DETECTOR - HARD WIRED TO ELECTRICAL w/ BATTERY BACKUP
	- EXISTING EMERGENCY LIGHT
	- CONSTRUCTION NOTE REFERENCE TAG
	- MINIMUM FIRE RATING W/IN ASSEMBLY
	- INSULATION

STRUCTURAL LEGEND:	
	- WOOD POST LOCATION (FLOOR PLANS) ("X" = JACKSTUD NUMBER)
	- EXISTING POST (FLOOR PLANS)
	- BEAM POCKET (FLOOR PLANS)
	- WOOD BEAM & LINTEL SPANS (FLOOR PLANS)
	- STEEL BEAM SPAN (FLOOR PLAN)
	- 6X6X6 WELDED WIRE MESH
	- JOIST / RAFTER / TRUSS SPAN (FLOOR PLANS)

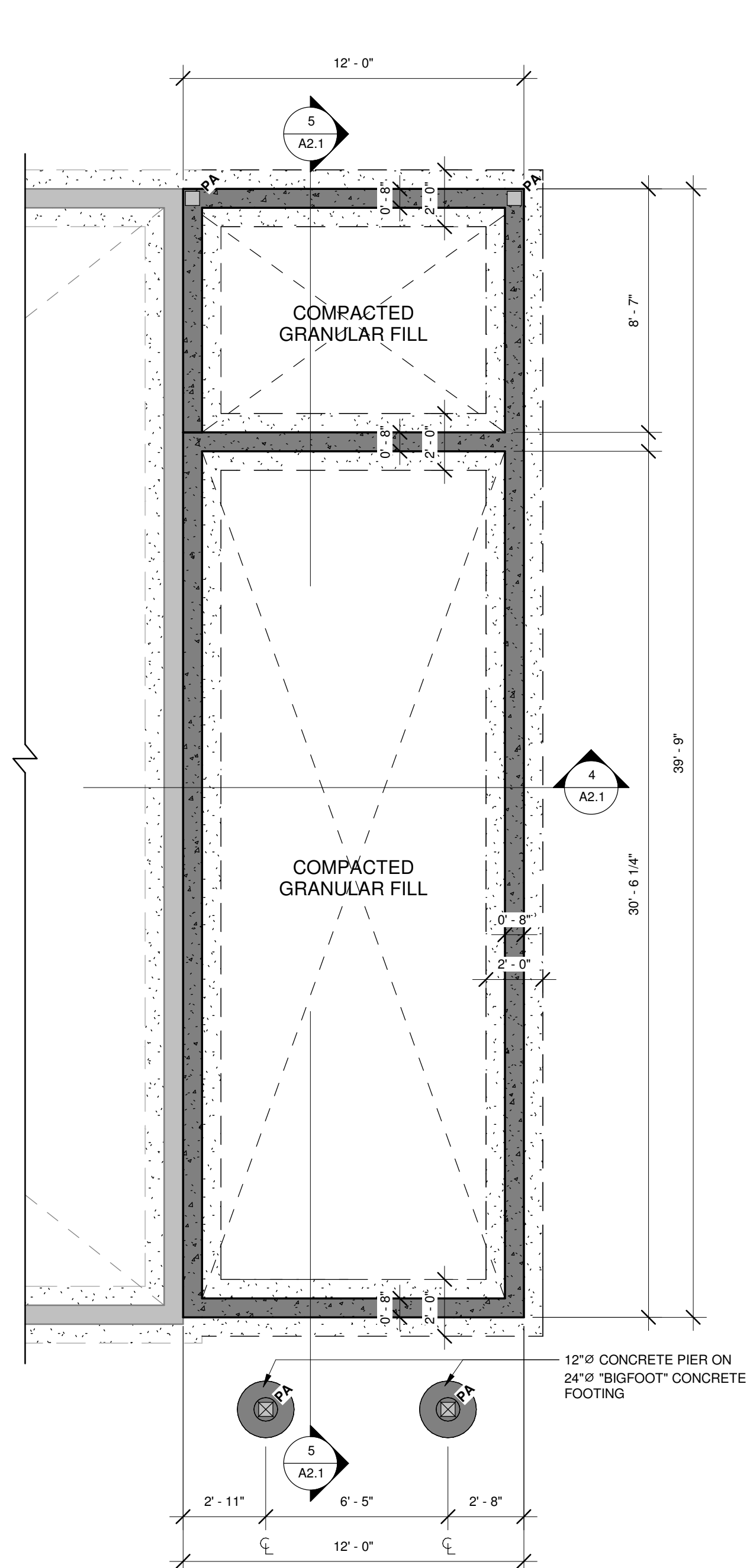
FOUNDATION NOTES:	
FN1	TYPICAL FOUNDATION WALL CONSTRUCTION - 8" POURED CONCRETE FDN. WALL (20 mpa) - LIQUID APPLIED ASPHALTIC MEMBRANE ON OUTER SIDE - 24"x8" POURED CONCRETE FOOTING (15MPa), TO REST ON COMPACTED GRANULAR FILL OVER NATIVE SOIL OR ON SOUND BEDROCK (MIN. 75kPa BEARING) - PARING ABOVE FINISH GRADE
FN2	FOUNDATION USING "BIGFOOT" FOOTING - 12"x8" CONCRETE PIER ON 24"x8" "BIGFOOT" CONCRETE FOOTING (15 MPa) TO REST ON COMPACTED GRANULAR FILL OR ON SOUND BEDROCK (MIN. 75 kPa BEARING)

FLOOR NOTES:	
FL1	TYPICAL FLOOR SLAB CONSTRUCTION - 4" POURED CONCRETE SLAB (32 MPa) c/w 6x6x6/6 W.W. MESH (SET 2" FROM BOTTOM OF SLAB) - 2" RIGID INSULATION (R-10) - 8" MIN. COMPACTED GRANULAR FILL ON UNDISTURBED NATIVE SOIL
FL2	TYPICAL PORCH SLAB CONSTRUCTION - 4" POURED CONCRETE SLAB (32 MPa w/ 6% AIR-ENTRAINMENT) c/w 6x6x6/6 W.W. MESH (SET 2" FROM BOTTOM OF SLAB) - 8" MIN. COMPACTED GRANULAR FILL ON UNDISTURBED NATIVE SOIL

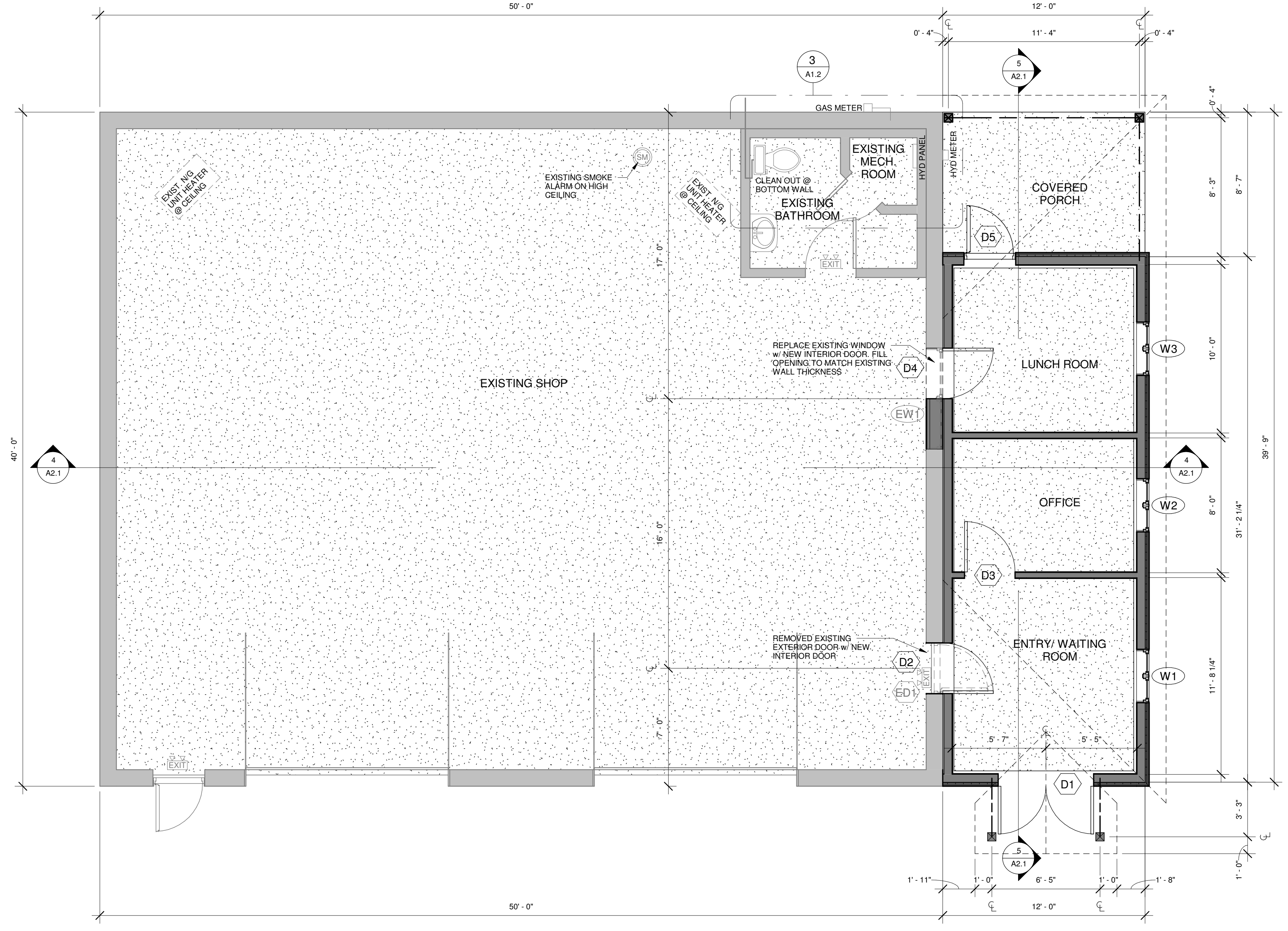
WALL NOTES:	
WL1	EXTERIOR WALL CONSTRUCTION (TYPICAL) - 1/2" GYPSUM BOARD - 6 mil. POLY VAPOUR BARRIER - BATT INSULATION (R-19) - 2x6 STUDS @ 16" o/c w/ 2x6 BLOCKING @ 48" o/c - 7/16" OSB WALL SHEATHING - 1" RIGID INSULATION (R-5) (ENSURE ALL JOINTS & NAIL HEADS ARE TAPED & WELL SEALED) - 1x4 SPR.#2 STRAPPING @ 16" o/c - HORIZONTAL VINYL SIDING
WL2	INTERIOR WALL CONSTRUCTION (TYPICAL) - 1/2" GYPSUM BOARD EACH SIDE OF 2x4 OR 2x6 STUDS (SEE PLAN) @ 16" o/c



3 MECH ROOM DETAIL
 A1.2 1/2" = 1'-0"



2 FOUNDATION PLAN
 A1.2 1/4" = 1'-0"



1 MAIN FLOOR PLAN
 A1.2 1/4" = 1'-0"



VALLEY DRAFTING + DESIGN
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REVISIONS		
ITEM	DATE	#
PRELIM 1 - ISSUED FOR CLIENT REVIEW	26/03/21	1
ISSUED FOR DST MEETING	26/04/20	2
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CLIENT
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PROJECT
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 19 WARREN CRES
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DRAWING TITLE
 MAIN FLOOR PLAN

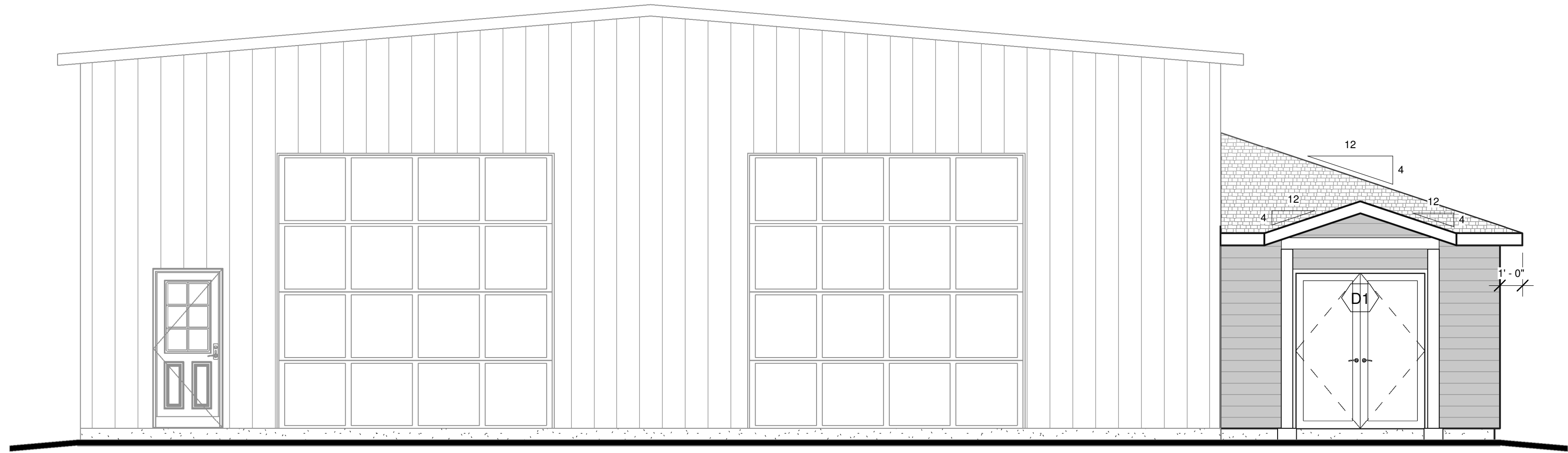
SCALE
 AS NOTED

DATE
 MARCH 2026

SHEET
A1.2

FILE NUMBER
 2607

- A1.4 - ROOF PLAN
18' - 6 1/2"
- T/O EXISTING WALL
16' - 0"
- T/O NEW WALL
8' - 4 1/2"
- T/O WINDOW 1
6' - 10"
- A1.2 - 1ST FLOOR
0' - 0"
- T/O GRADE
-0' - 6"



1 FRONT ELEVATION
A2.1 1/4" = 1'-0"

ELEVATION SCHEDULE:

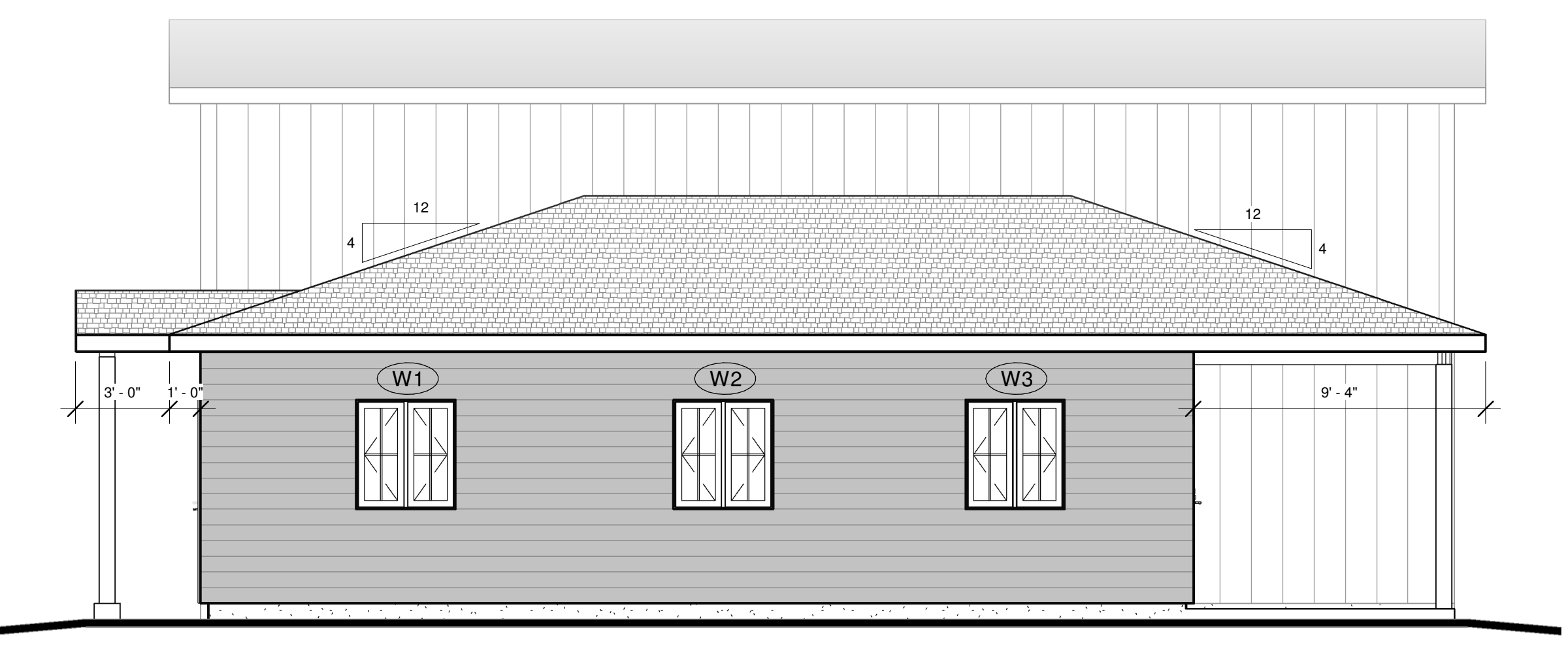
- 1 - ASPHALT SHINGLES w/ BITUMINOUS EAVE
- 2 - HORIZONTAL VINYL OR CEMENT BOARD SIDING c/w CORNER, WINDOW & J-TRIMS
- 3 - PREFINISHED METAL FASCIA & VENTED ALUMINUM SOFFIT
- 4 - CEMENT PARGING
- 5 - THROUGH-WALL FLASHING

DOOR SCHEDULE

DOOR NO.	DOOR SIZE (WxH)	TYPE	ROOM TO/FROM	COMMENTS
D1	68" x 82"	EXT - DOUBLE - FULL GLASS	EXTERIOR TO ENTRY/ WAITING ROOM	
D2	36" x 82"	INT - SINGLE - FLUSH	EXISTING SHOP TO ENTRY/ WAITING ROOM	
D3	36" x 82"	INT - SINGLE - FLUSH	ENTRY/ WAITING ROOM TO OFFICE	
D4	36" x 82"	INT - SINGLE - FLUSH	EXISTING SHOP TO LUNCH ROOM	
D5	36" x 84"	EXT - SINGLE - HALF GLASS	LUNCH ROOM TO COVERED PORCH	
ED1	36" x 84"	EXT - SINGLE - HALF GLASS	EXISTING SHOP TO ENTRY/ WAITING ROOM	

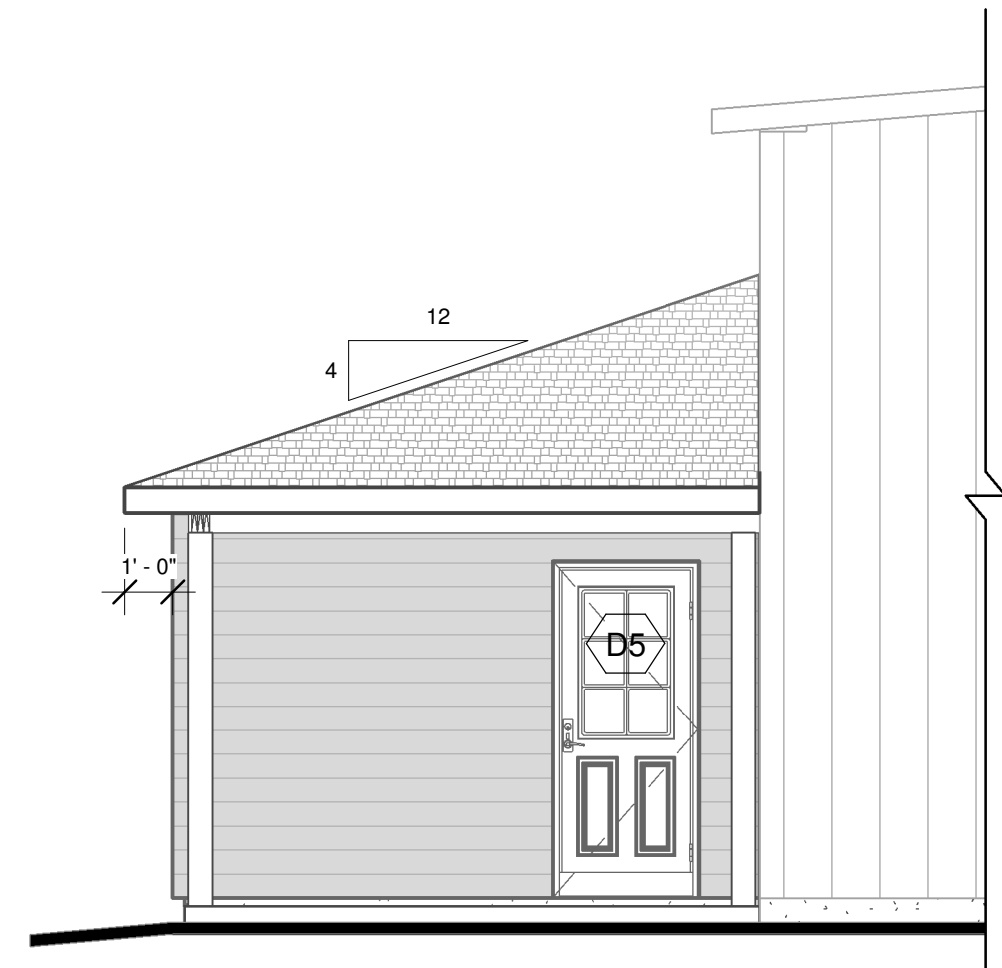
WINDOW SCHEDULE

WINDOW NO.	SIZE (WxH)	TYPE	LOCATION	COMMENTS
EW1	72" x 48"	CASEMENT - 2 PANE	LUNCH ROOM	
W1	38" x 42"	CASEMENT - 2 PANE	EXTERIOR	
W2	38" x 42"	CASEMENT - 2 PANE	EXTERIOR	
W3	38" x 42"	CASEMENT - 2 PANE	EXTERIOR	



3 RIGHT ELEVATION
A2.1 1/4" = 1'-0"

- A1.4 - ROOF PLAN
18' - 6 1/2"
- T/O EXISTING WALL
16' - 0"
- T/O NEW WALL
8' - 4 1/2"
- T/O WINDOW 1
6' - 10"
- A1.2 - 1ST FLOOR
0' - 0"
- T/O GRADE
-0' - 6"



2 REAR ELEVATION
A2.1 1/4" = 1'-0"

PRESCRIPTIVE ENERGY EFFICIENCY COMPLIANCE SB-12

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 GROSS GLAZING AREA : 140.4 ft² (13m²)
 RATIO OF WINDOWS TO WALL : 4.6%

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CEILING WITH ATTIC : R-60
 CEILING W/O ATTIC : R-31
 EXTERIOR WALLS : R-19+5ci
 BASEMENT WALLS : R-20ci
 CRAWLSPACE SLAB: N/A (ALL-600mm BELOW GRADE)
 WINDOWS/GLASS : ER 25
 SPACE HEATING : EXISTING FURNACE WILL HEAT ADDITION HW/ERY : ---
 DWH : EF 0.80
 DWHR UNIT : N/A

ROOF NOTES:

RF1 > INSULATED ROOF CONSTRUCTION

- ASPHALT SHINGLES w/ BITUMINOUS EAVE PROTECTION TO 36" HORIZ. IN FROM EXT. WALL AROUND PERIM. & OVER VALLEYS
- ASPHALT IMPREGNATED BUILDING PAPER OVER
- 1/2" PLYWOOD SHEATHING w/ "H"-CLIPS
- ENGINEERED ROOF TRUSSES @ 24" o/c (SEE ROOF TRUSS LAYOUT)
- STYROFOAM BAFFLES @ PERIMETER @ ABOVE HEATED SPACE
- R-60 BATT INSULATION
- 6 MIL. POLY VAPOUR BARRIER ON WARM SIDE
- 1x4 SPR.#2 STRAPPING @ 16" o/c
- 1/2" GYPSUM BOARD @ COVERED PORCH
- 1x4 SPR.#2 STRAPPING @ 16" o/c
- 1/2" PERFORATED SOFFIT OR CEDAR T&G BEADBOARDS

WALL NOTES:

WL1 > EXTERIOR WALL CONSTRUCTION (TYPICAL)

- 1/2" GYPSUM BOARD
- 6 MIL. POLY VAPOUR BARRIER
- BATT INSULATION (R-19)
- 2x6 STUDS @ 16" o/c w/ 2x6 BLOCKING @ 48" o/c
- 7/16" OSB WALL SHEATHING
- 1" RIGID INSULATION (R-5) (ENSURE ALL JOINTS & NAIL HEADS ARE TAPED & WELL SEALED)
- 1x4 SPR.#2 STRAPPING @ 16" o/c
- HORIZONTAL VINYL SIDING

WL2 > INTERIOR WALL CONSTRUCTION (TYPICAL)

- 1/2" GYPSUM BOARD EACH SIDE OF 2x4 OR 2x6 STUDS (SEE PLAN) @ 16" o/c

FLOOR NOTES:

FL1 > TYPICAL FLOOR SLAB CONSTRUCTION

- 4" POURED CONCRETE SLAB (32 MPa) c/w 6x6x6 W.W. MESH (SET 2" FROM BOTTOM OF SLAB)
- 2" RIGID INSULATION (R-10)
- 8" MIN. COMPACTED GRANULAR FILL ON UNDISTURBED NATIVE SOIL

FL2 > TYPICAL PORCH SLAB CONSTRUCTION

- 4" POURED CONCRETE SLAB (32 MPa) w/ 6% AIR-ENTRAINMENT c/w 6x6x6 W.W. MESH (SET 2" FROM BOTTOM OF SLAB)
- 8" MIN. COMPACTED GRANULAR FILL ON UNDISTURBED NATIVE SOIL

FOUNDATION NOTES:

FN1 > TYPICAL FOUNDATION WALL CONSTRUCTION

- 8" POURED CONCRETE FDN. WALL (20 MPa)
- LIQUID APPLIED ASPHALTIC MEMBRANE ON OUTER SIDE
- 24"x8" POURED CONCRETE FOOTING (15MPa), TO REST ON COMPACTED GRANULAR FILL OVER NATIVE SOIL OR ON SOUND BEDROCK (MIN. 75kPa BEARING)
- PARGING ABOVE FINISH GRADE

FN2 > FOUNDATION USING "BIGFOOT" FOOTING

- 12"Ø CONCRETE PIER ON 24"Ø "BIGFOOT" CONCRETE FOOTING (15 MPa) TO REST ON COMPACTED GRANULAR FILL OR ON SOUND BEDROCK (MIN. 75 kPa BEARING)

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REVISIONS

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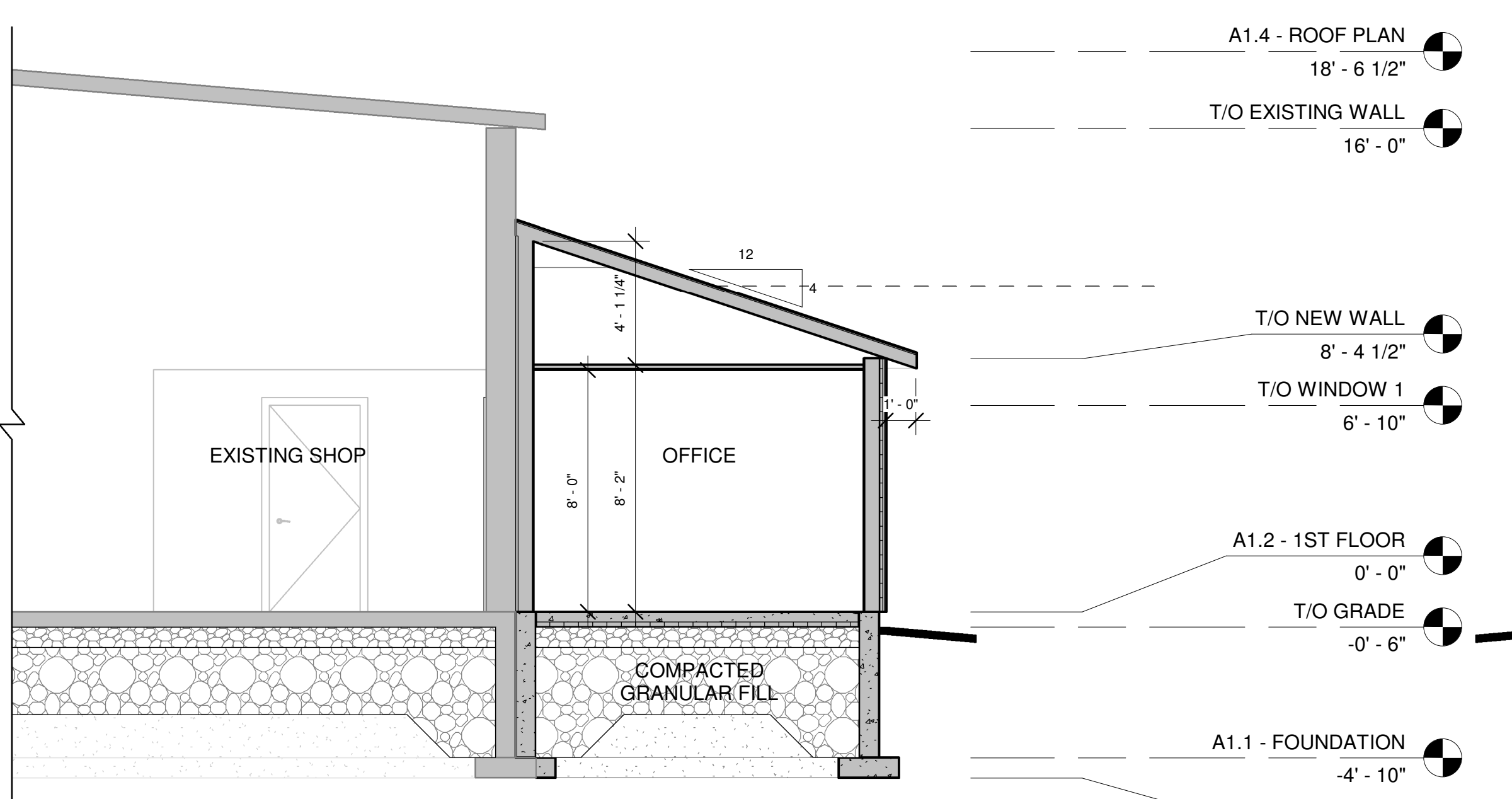
DRAWING TITLE
ELEVATIONS & SECTIONS

SCALE
1/4" = 1'-0"

DATE
MARCH 2026

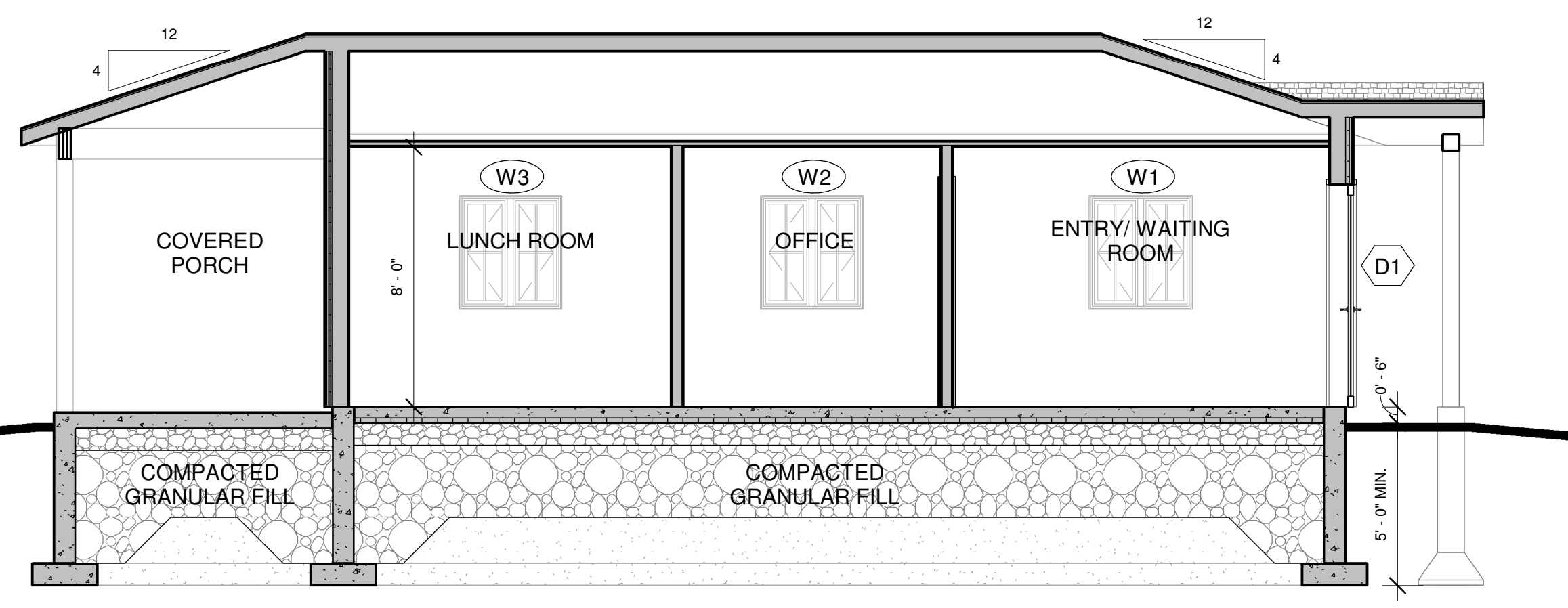
SHEET
A2.1

FILE NUMBER
2607



4 BUILDING SECTION 1
A2.1 1/4" = 1'-0"

- A1.4 - ROOF PLAN
18' - 6 1/2"
- T/O EXISTING WALL
16' - 0"
- T/O NEW WALL
8' - 4 1/2"
- T/O WINDOW 1
6' - 10"
- A1.2 - 1ST FLOOR
0' - 0"
- T/O GRADE
-0' - 6"
- A1.1 - FOUNDATION
-4' - 10"
- U/S FOOTING
-5' - 6"



5 BUILDING SECTION 2
A2.1 1/4" = 1'-0"