

SITE PLAN OF PLAN OF SURVEY, LOT OF LOT 38, REGISTERED PLAN 113, CITY OF OTTAWA

**ZONING:** R4UA  
**RESIDENTIAL FOURTH DENSITY (SEC. 161-162) CITY OF OTTAWA:**  
**PROPOSED BUILDING TYPE:** 3 STOREY, LONG-SEMI c/w SDUS  
2 x 3 BEDS + 2 x 1 BED  
**LOT DEPTH:** 26.99m (88.55')  
**ADJACENT ZONING:** NORTH: R4UA  
SOUTH: R4UA  
WEST SIDE: R4UA  
EAST SIDE: R4UA  
**SCHEDULE 1A AREA: AREA 'A'**  
**SCHEDULE 1A AREA: AREA 'X'**

**LOT INFO**

STANDARD	130 CARILLON	130 CARILLON	DETACHED	NOTES
LOT WIDTH:	10.0m	10.16m	10.16m	
LOT AREA:	300m <sup>2</sup>	273.3m <sup>2</sup>	273.3m <sup>2</sup>	M.V.R.
HEIGHT:	10.0m	10.0m	7.0m	
FRONT YARD:	4.5m	4.5m	4.9m	
CORNER YARD:	n/a	n/a	n/a	
REAR YARD:	8.097m	8.11m	9.43m	30% OF LOT DEPTH
INTERIOR YARD:	1.20m	1.21/1.53m	2.09m	25% OF L AREA
BY SOUTLAND:	68.33m <sup>2</sup>	74.0m <sup>2</sup>	0	
AMENITY AREA:	n/a	n/a	n/a	
PARKING SPACES:	0	0	1	
BIKE SPACES:	0	0	0	
M.L.C.:	NO MAX.			

**BUILDING AREAS:**  
BASEMENT FL. GFA: 93.4m<sup>2</sup>  
FIRST FL. GFA: 93.4m<sup>2</sup>  
SECOND FL. GFA: 100.5m<sup>2</sup>  
THIRD FL. GFA: 77.9m<sup>2</sup>  
STORAGE: 0.0m<sup>2</sup>  
GARAGE: 0.0m<sup>2</sup>  
EXITS (ALL FLOORS): 0.1m<sup>2</sup>  
TOTAL LIVING: 365.2m<sup>2</sup>  
TOTAL ALL AREAS: 365.2m<sup>2</sup>

**PROPOSED SITE DEVELOPMENT INFO:**  
NEW GROSS FLOOR AREA: 365.2m<sup>2</sup>  
EX. GROSS FLOOR AREA: 0.0m<sup>2</sup>  
NUMBER OF UNITS: 2 SDUS + 2 SDUS  
PROPOSED STOREYS: 2  
BUILDING COVERAGE: 34.2%  
SOFT LANDSCAPING CVG.: 52.0%  
HARD LANDSCAPING CVG.: 10.2%  
DECKSPORCHES/STEPS: 3.8%  
ASPHALT CVG.: 0.0%  
OTHER: 0.0%

**SURVEY INFO:**  
SURVEY INFO TAKEN FROM SURVEYOR'S REAL PROPERTY REPORT PART 1 - PLAN OF SURVEY  
PART OF LOT 38, REGISTERED PLAN 113, CITY OF OTTAWA  
PREPARED BY: ANNIE O'SULLIVAN, VOLLEBEK LTD.  
JULY 23, 2022

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**SITE NOTES**

NEW ROOF DOWN SPOUTS SHALL NOT BE DIRECTED TOWARDS THE ADJACENT PROPERTIES  
EXCAVATED MATERIAL TO BE REMOVED FROM PROPERTY  
ALL GRADE TO SLOPE 2% AWAY FROM FOUNDATION WALL  
ALL MEASUREMENTS ARE IMPERIAL AND [METRIC]  
EXISTING GRADING AND DRAINAGE PATTERNS NOT TO BE ALTERED

**EXISTING PLANTING MATERIAL**

CODE	COMMON NAME	QTY.	SIZE (DIA.)	CONDITION/NOTES
DECIDUOUS TREES				
CONIFEROUS TREES				
SHRUBS				

**NEW PLANTING MATERIAL**

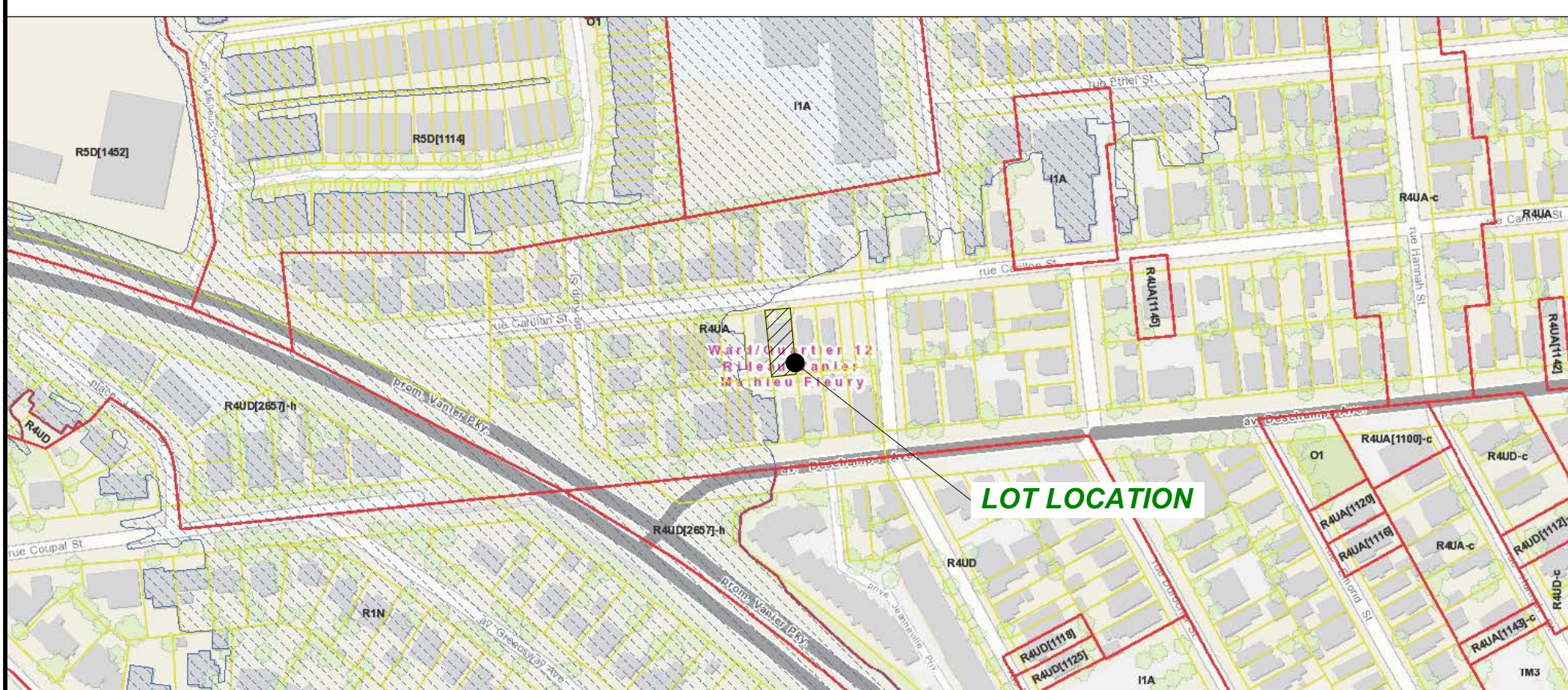
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CONIFEROUS TREES				
SHRUBS				

**TREE CONSERVATION NOTES**

1. ERECT A FENCE AT THE CRITICAL ROOT ZONE (CRZ1) OF TREES.  
2. DO NOT PLACE ANY MATERIAL OR EQUIPMENT WITHIN THE CRZ OF THE TREE.  
3. DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE.  
4. DO NOT RAISE OR LOWER THE EXISTING GRADE WITHIN THE CRZ WITHOUT APPROVAL.  
5. TUNNEL OR BORE WHEN DIGGING WITHIN THE CRZ OF A TREE.  
6. DO NOT DAMAGE THE ROOT SYSTEM, TRUNK OR BRANCHES OF ANY TREE.  
7. ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARDS ANY TREE'S CANOPY.  
\* THE CRITICAL ROOT ZONE (CRZ) IS ESTABLISHED AS BEING 10 CENTIMETRES FROM THE TRUNK OF A TREE FOR EVERY CENTIMETRE OF TRUNK DIAMETER AT BREAST HEIGHT (DBH). THE CRZ IS CALCULATED AS DBH X 10 CM.  
\* TREE PROTECTION FENCE (PF) TO BE ERECTED BEFORE AND REMAIN UNTIL BUILDING CONSTRUCTION HAS COMPLETED AND TO CONSIST OF 1.8m HIGH PLYWOOD HOARDING (SEE DIAGRAM BELOW).

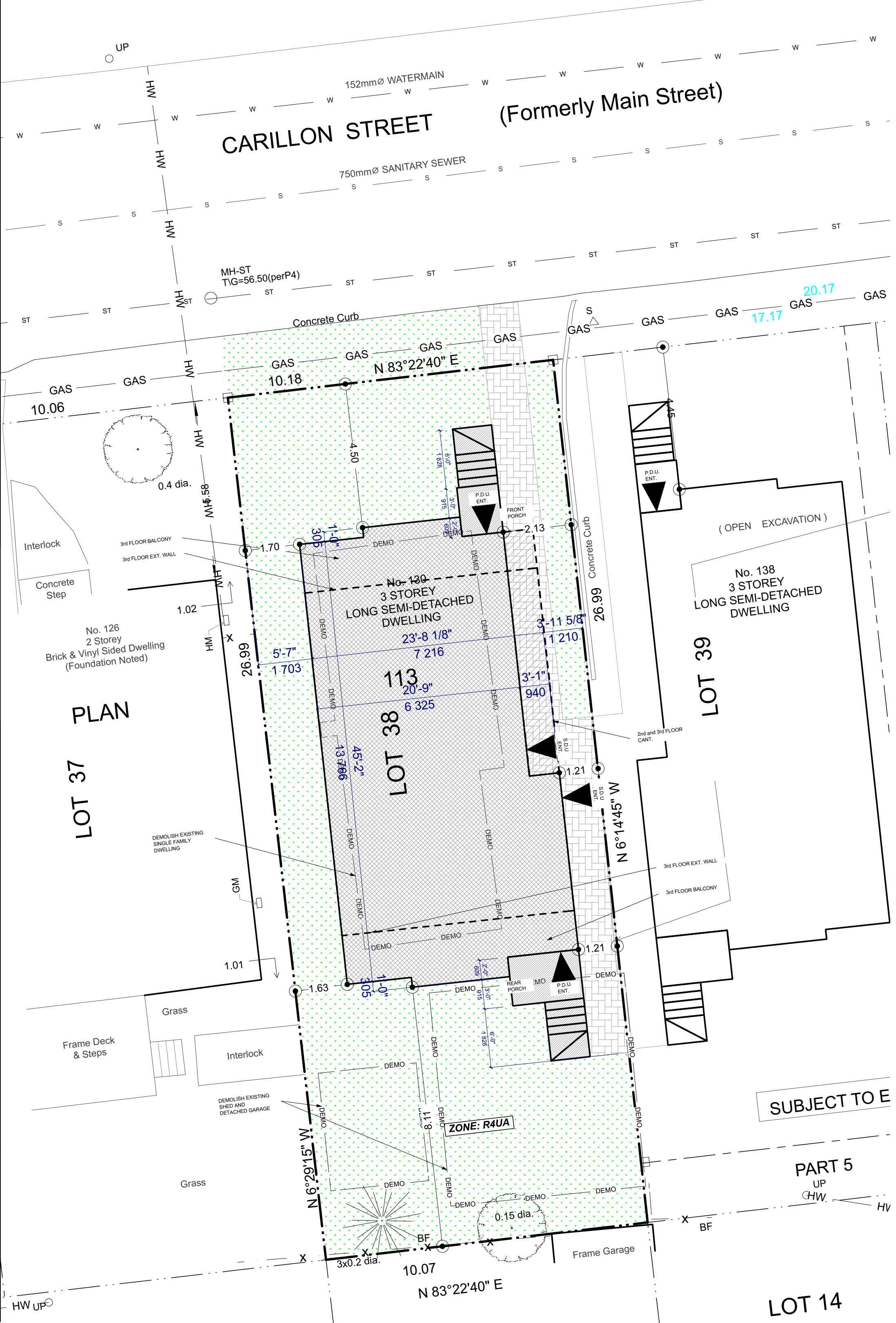
**KEY PLAN & CONTEXT**

SCALE NO SCALE



**SITE LEGEND**

- EX. TREE TO BE REMOVED
  - NEW CONIFEROUS TREE
  - DENOTES SOFT LANDSCAPING
  - DENOTES HARD LANDSCAPING
  - EXISTING BUILDING FOOTPRINT
  - PROPOSED HONEYCOMB HARD LANDSCAPING
  - PROPOSED ASPHALT DRIVEWAY
  - PROPOSED WOOD DECKS/ BALCONIES
  - CAR PARKING SPACE (ASPHALT)
  - BYCYCLE PARKING (ASPHALT)
  - WASTE COLLECTION AREA
  - SNOW STORAGE AREA
  - PROPOSED/EXISTING ENTRY/EXIT
  - PF - TEMPORARY PROTECTION FENCE
  - EX. UTILITY POLE
  - EX. CHAINED LINK/BOARD FENCE
  - PROPERTY LINE
- WASTE COLLECTION LEGEND**
- GB
  - BB
  - B
  - G



**GENERAL CONSTRUCTION NOTES**

- ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO O.B.C. 2012 REQUIREMENTS.
- INTERIOR SPACES DESIGN & MATERIALS**
1. ALL CLOSETS TO RECEIVE 1 ROD AND 1 SHELVES, UNLESS OTHERWISE NOTED.  
2. INSTALL GALVANIZED METAL PAN & DRAIN AT ALL CLOTHES WASHING MACHINE LOCATIONS.
- WINDOWS AND DOORS**
1. DOORS, INCLUDING SLIDING DOORS THAT OPEN MORE THAN (800MM) 24" ABOVE GROUND OR A LANDING SHALL HAVE A RESTRICTED OPENING OR BE PROVIDED WITH GUARDS (9.14.1).  
2. PROVISIONS FOR RESISTANCE TO FORCED ENTRY SHALL BE PROVIDED IN CONFORMANCE TO 9.1.2.2 AND 9.1.2.3 OF THE O.B.C.  
3. EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IN A SUITE SHALL BE PROVIDED WITH AT LEAST ONE OUTSIDE WINDOW THAT CAN BE OPENED FROM THE INSIDE WITHOUT USE OF TOOLS AND SUCH WINDOW SHALL BE MINIMUM 1000MM x 1000MM UNRESTRICTED PORTION HAVING A MINIMUM AREA OF 0.26 M<sup>2</sup> WITH NO DIMENSION LESS THAN (300MM) 12" AND BE ABLE TO MAINTAIN THE REQ'D OPENING W/ AN ADDITIONAL SUPPORT (9.1.10).
- STAIRS, RAMPS, HANDRAILS & GUARDS**
- INTERIOR PRIVATE STAIR:**  
RISES: 7"10" MAX. - 4"7" MIN.  
RUN: 8"14" MIN. - 14" MAX.  
TREAD: 9"14" MIN. - 14" MAX.  
NOSE: 1" MIN.  
MINIMUM HEADROOM CLEARANCE OF: (1.00M) 6'0" STAIRS.
- INTERIOR PUBLIC STAIR:**  
RISES: 7"10" MAX. - 4"7" MIN.  
RUN: 11" MIN. - MAX.  
TREAD: 11" MIN. - MAX.  
NOSE: 1" MIN.  
MINIMUM HEADROOM CLEARANCE OF: (1.00M) 6'0" STAIRS.
- EXTERIOR PRIVATE STAIR:**  
RISES: 7"10" MAX.  
RUN: 8"14" MIN.  
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NOSE: 1" MIN.  
MIN. HEADROOM CLEARANCE TO BE 6'0" ABOVE NOSING.
1. AT LEAST ONE HANDRAIL SHALL BE CONTINUOUS (9.1.2.1).  
2. HANDRAILS TO BE (800MM) 24" TO 36" ABOVE NOSING.  
3. AN EXTERIOR GUARD MUST BE A MINIMUM HEIGHT OF (800MM) 21" IF THE WALKING SURFACE IS LESS THAN (1800MM) 5'11" ABOVE THE ADJACENT GRADE, OTHERWISE THE HEIGHT MUST BE A MINIMUM OF (1.00M) 4'7". ALL REQUIRED GUARDS WITHIN DWELLING UNITS MUST BE A MINIMUM OF (800MM) 21".  
4. GUARDS ARE REQUIRED ON DECKS AND OTHER WALKING SURFACES THAT EXTEND TO (800MM) 25" ABOVE GRADE AND SHALL CONFORM TO THE LOADING CRITERIA IN PART 4 OF THE O.B.C. OR BE CONSTRUCTED AS SET OUT IN THE O.B.C.  
5. SUPPLEMENTARY GUIDELINES PART 7 (9.1.8.8) FOR METAL GUARDS. SUPPLIERS SHOP DRAWINGS MUST BE CERTIFIED FOR DESIGN INSTALLATION CONFORMING TO O.B.C. PART 4 AND 9.1.8.2.  
6. A LANDING SHALL BE PROVIDED AT THE TOP OF ALL EXTERIOR STAIRS THAT CONTAIN MORE THAN 3 RISERS (9.1.8.2.2).
- INTERIOR STAIR**  
ALL STAIR GUARDS TO BE 3" ABOVE NOSING.  
ALL LANDING GUARDS TO BE 3" ABOVE FINISHED FLOOR.  
MAXIMUM VERTICAL SPACING BETWEEN BALUSTERS IS 4".
- EXTERIOR STAIR**  
TO COMPLY TO O.B.C. 9.1.8 FOR RESISTANCE TO LOADING AND NEWEL ANCHORAGE.  
ALL STAIR GUARDS TO BE 3" ABOVE NOSING.  
ALL LANDING AND BALCONY GUARDS TO BE 3" ABOVE FINISHED SURFACE.  
NO CLIMBABLE ELEMENTS BETWEEN 4" AND 3'0" ABOVE FLOOR FINISH.  
HANDRAILS TO COMPLY TO O.B.C. 9.1.7.
- FIRE PROTECTION**
1. SUPPLY AND INSTALL SMOKE AND CARBON MONOXIDE DETECTORS AS PER 2012 O.B.C. REQUIREMENTS. CONFIRM PANEL LOCATIONS WITH DESIGNER ON SITE. 8.10.19.3 & 9.3.2.4.  
2. SMOKE ALARMS SHALL BE PROVIDED ON ALL LEVELS AND IN EACH SLEEPING ROOM AND INTERCONNECTED (AC. NOT BATTERY) (9.10.19).  
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4. CARBON MONOXIDE DETECTOR SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA (9.3.2.4.1, 9.3.2.4.2 & 9.3.2.4.3) AND AS PER 9.10.19.3 (2012).  
5. THE CONSTRUCTION BETWEEN THE GARAGE AND THE DWELLING UNIT SHALL PROVIDE AN EFFECTIVE BARRIER AGAINST GAS AND EXHAUST FUMES AND THE DOOR BETWEEN THE GARAGE AND THE DWELLING UNIT SHALL BE TIGHT FITTING.  
WEATHERSTRIPPED, AND HAVE A SELF CLOSING DEVICE (9.10.19).  
6. PROVIDE FIRE BLOCKS AS PER O.B.C. 9.10.16.

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NOSE: 1" MIN.  
MIN. HEADROOM CLEARANCE TO BE 6'0" ABOVE NOSING.
1. AT LEAST ONE HANDRAIL SHALL BE CONTINUOUS (9.1.2.1).  
2. HANDRAILS TO BE (800MM) 24" TO 36" ABOVE NOSING.  
3. AN EXTERIOR GUARD MUST BE A MINIMUM HEIGHT OF (800MM) 21" IF THE WALKING SURFACE IS LESS THAN (1800MM) 5'11" ABOVE THE ADJACENT GRADE, OTHERWISE THE HEIGHT MUST BE A MINIMUM OF (1.00M) 4'7". ALL REQUIRED GUARDS WITHIN DWELLING UNITS MUST BE A MINIMUM OF (800MM) 21".  
4. GUARDS ARE REQUIRED ON DECKS AND OTHER WALKING SURFACES THAT EXTEND TO (800MM) 25" ABOVE GRADE AND SHALL CONFORM TO THE LOADING CRITERIA IN PART 4 OF THE O.B.C. OR BE CONSTRUCTED AS SET OUT IN THE O.B.C.  
5. SUPPLEMENTARY GUIDELINES PART 7 (9.1.8.8) FOR METAL GUARDS. SUPPLIERS SHOP DRAWINGS MUST BE CERTIFIED FOR DESIGN INSTALLATION CONFORMING TO O.B.C. PART 4 AND 9.1.8.2.  
6. A LANDING SHALL BE PROVIDED AT THE TOP OF ALL EXTERIOR STAIRS THAT CONTAIN MORE THAN 3 RISERS (9.1.8.2.2).
- INTERIOR STAIR**  
ALL STAIR GUARDS TO BE 3" ABOVE NOSING.  
ALL LANDING GUARDS TO BE 3" ABOVE FINISHED FLOOR.  
MAXIMUM VERTICAL SPACING BETWEEN BALUSTERS IS 4".
- EXTERIOR STAIR**  
TO COMPLY TO O.B.C. 9.1.8 FOR RESISTANCE TO LOADING AND NEWEL ANCHORAGE.  
ALL STAIR GUARDS TO BE 3" ABOVE NOSING.  
ALL LANDING AND BALCONY GUARDS TO BE 3" ABOVE FINISHED SURFACE.  
NO CLIMBABLE ELEMENTS BETWEEN 4" AND 3'0" ABOVE FLOOR FINISH.  
HANDRAILS TO COMPLY TO O.B.C. 9.1.7.
- FIRE PROTECTION**
1. SUPPLY AND INSTALL SMOKE AND CARBON MONOXIDE DETECTORS AS PER 2012 O.B.C. REQUIREMENTS. CONFIRM PANEL LOCATIONS WITH DESIGNER ON SITE. 8.10.19.3 & 9.3.2.4.  
2. SMOKE ALARMS SHALL BE PROVIDED ON ALL LEVELS AND IN EACH SLEEPING ROOM AND INTERCONNECTED (AC. NOT BATTERY) (9.10.19).  
3. SMOKE ALARMS SHALL BE PROVIDED ON ALL LEVELS AND IN EACH SLEEPING ROOM AND INTERCONNECTED (AC. NOT BATTERY) (9.10.19).  
4. CARBON MONOXIDE DETECTOR SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA (9.3.2.4.1, 9.3.2.4.2 & 9.3.2.4.3) AND AS PER 9.10.19.3 (2012).  
5. THE CONSTRUCTION BETWEEN THE GARAGE AND THE DWELLING UNIT SHALL PROVIDE AN EFFECTIVE BARRIER AGAINST GAS AND EXHAUST FUMES AND THE DOOR BETWEEN THE GARAGE AND THE DWELLING UNIT SHALL BE TIGHT FITTING.  
WEATHERSTRIPPED, AND HAVE A SELF CLOSING DEVICE (9.10.19).  
6. PROVIDE FIRE BLOCKS AS PER O.B.C. 9.10.16.

**GENERAL CONSTRUCTION NOTES**

- ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO O.B.C. 2012 REQUIREMENTS.
- INTERIOR SPACES DESIGN & MATERIALS**
1. ALL CLOSETS TO RECEIVE 1 ROD AND 1 SHELVES, UNLESS OTHERWISE NOTED.  
2. INSTALL GALVANIZED METAL PAN & DRAIN AT ALL CLOTHES WASHING MACHINE LOCATIONS.
- WINDOWS AND DOORS**
1. DOORS, INCLUDING SLIDING DOORS THAT OPEN MORE THAN (800MM) 24" ABOVE GROUND OR A LANDING SHALL HAVE A RESTRICTED OPENING OR BE PROVIDED WITH GUARDS (9.14.1).  
2. PROVISIONS FOR RESISTANCE TO FORCED ENTRY SHALL BE PROVIDED IN CONFORMANCE TO 9.1.2.2 AND 9.1.2.3 OF THE O.B.C.  
3. EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IN A SUITE SHALL BE PROVIDED WITH AT LEAST ONE OUTSIDE WINDOW THAT CAN BE OPENED FROM THE INSIDE WITHOUT USE OF TOOLS AND SUCH WINDOW SHALL BE MINIMUM 1000MM x 1000MM UNRESTRICTED PORTION HAVING A MINIMUM AREA OF 0.26 M<sup>2</sup> WITH NO DIMENSION LESS THAN (300MM) 12" AND BE ABLE TO MAINTAIN THE REQ'D OPENING W/ AN ADDITIONAL SUPPORT (9.1.10).
- STAIRS, RAMPS, HANDRAILS & GUARDS**
- INTERIOR PRIVATE STAIR:**  
RISES: 7"10" MAX. - 4"7" MIN.  
RUN: 8"14" MIN. - 14" MAX.  
TREAD: 9"14" MIN. - 14" MAX.  
NOSE: 1" MIN.  
MINIMUM HEADROOM CLEARANCE OF: (1.00M) 6'0" STAIRS.
- INTERIOR PUBLIC STAIR:**  
RISES: 7"10" MAX. - 4"7" MIN.  
RUN: 11" MIN. - MAX.  
TREAD: 11" MIN. - MAX.  
NOSE: 1" MIN.  
MINIMUM HEADROOM CLEARANCE OF: (1.00M) 6'0" STAIRS.
- EXTERIOR PRIVATE STAIR:**  
RISES: 7"10" MAX.  
RUN: 8"14" MIN.  
TREAD: 9"14" MIN.  
NOSE: 1" MIN.  
MIN. HEADROOM CLEARANCE TO BE 6'0" ABOVE NOSING.
1. AT LEAST ONE HANDRAIL SHALL BE CONTINUOUS (9.1.2.1).  
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3. AN EXTERIOR GUARD MUST BE A MINIMUM HEIGHT OF (800MM) 21" IF THE WALKING SURFACE IS LESS THAN (1800MM) 5'11" ABOVE THE ADJACENT GRADE, OTHERWISE THE HEIGHT MUST BE A MINIMUM OF (1.00M) 4'7". ALL REQUIRED GUARDS WITHIN DWELLING UNITS MUST BE A MINIMUM OF (800MM) 21".  
4. GUARDS ARE REQUIRED ON DECKS AND OTHER WALKING SURFACES THAT EXTEND TO (800MM) 25" ABOVE GRADE AND SHALL CONFORM TO THE LOADING CRITERIA IN PART 4 OF THE O.B.C. OR BE CONSTRUCTED AS SET OUT IN THE O.B.C.  
5. SUPPLEMENTARY GUIDELINES PART 7 (9.1.8.8) FOR METAL GUARDS. SUPPLIERS SHOP DRAWINGS MUST BE CERTIFIED FOR DESIGN INSTALLATION CONFORMING TO O.B.C. PART 4 AND 9.1.8.2.  
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HANDRAILS TO COMPLY TO O.B.C. 9.1.7.
- FIRE PROTECTION**
1. SUPPLY AND INSTALL SMOKE AND CARBON MONOXIDE DETECTORS AS PER 2012 O.B.C. REQUIREMENTS. CONFIRM PANEL LOCATIONS WITH DESIGNER ON SITE. 8.10.19.3 & 9.3.2.4.  
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3. SMOKE ALARMS SHALL BE PROVIDED ON ALL LEVELS AND IN EACH SLEEPING ROOM AND INTERCONNECTED (AC. NOT BATTERY) (9.10.19).  
4. CARBON MONOXIDE DETECTOR SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA (9.3.2.4.1, 9.3.2.4.2 & 9.3.2.4.3) AND AS PER 9.10.19.3 (2012).  
5. THE CONSTRUCTION BETWEEN THE GARAGE AND THE DWELLING UNIT SHALL PROVIDE AN EFFECTIVE BARRIER AGAINST GAS AND EXHAUST FUMES AND THE DOOR BETWEEN THE GARAGE AND THE DWELLING UNIT SHALL BE TIGHT FITTING.  
WEATHERSTRIPPED, AND HAVE A SELF CLOSING DEVICE (9.10.19).  
6. PROVIDE FIRE BLOCKS AS PER O.B.C. 9.10.16.

**GENERAL STRUCTURAL NOTES**

- GENERAL**
1. THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS TO CONFORM TO THE REQUIREMENTS OF THE 2012 ONTARIO BUILDING CODE (O.B.C. 2012) AND THE O.B.C. STANDARDS INDICATED THEREIN. THE LATEST REVISIONS TO THE O.B.C. STANDARDS SHALL APPLY.  
2. THE CONTRACTOR SHALL CHECK & VERIFY ALL CONDITIONS & MEASUREMENTS AT THE SITE & REPORT ANY DISCREPANCIES OR UNSATISFACTORY CONDITIONS WHICH MAY AFFECT THE PROPER COMPLETION OF THE WORK TO THE ENGINEER AND/OR PROJECT COORDINATOR PRIOR TO PROCEEDING WITH THE WORK. WHEN IN DOUBT, THE ARCHITECTURAL DRAWINGS WILL GOVERN.  
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DETAILED WORK REQUIRED TO UNDERTAKE THE WORK.  
4. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS & OTHER DOCUMENTS.  
5. DO NOT SCALE DRAWINGS.
- FOUNDATIONS**
1. ALL FOOTINGS TO BEAR ON SOUND AND UNDISTURBED ROCK OR SOL. WITH A MIN. ALLOWABLE BEARING VALUE OF 7.5 KPA. BEARING SURFACE TO BE APPROVED BY GEOTECHNICAL ENGINEER BEFORE PLACING CONCRETE.  
2. PROTECT SUB-GRADE FROM WATER AND FREEZING ADJACENT TO AND BELOW ALL FOOTINGS AT ALL TIMES DURING CONSTRUCTION.  
3. PROVIDE 5" (125mm) MINIMUM PROST COVER (FINISHED GRADE TO US FOOTING) FOR HEATED FOOTINGS. CONSULT SOILS REPORT NOTED FOR ADDITIONAL REQUIREMENTS.  
4. BACKFILLING TO PRO