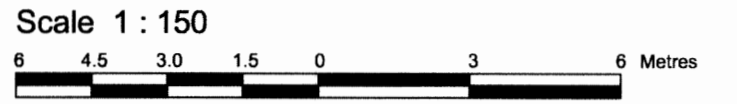


JOB BENCHMARK  
TOP OF SPINDLE  
Elev.=73.62

KENWOOD AVENUE (FORMERLY SUNSET AVENUE)

**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1** Plan of  
**PART OF LOT 23**  
**EAST ROOSEVELT AVENUE**  
**REGISTERED PLAN 235**  
**CITY OF OTTAWA**

Surveyed by Annis, O'Sullivan, Vollebek Ltd.



**Metric**  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND  
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**Surveyor's Certificate**  
I CERTIFY THAT:  
1. This survey and plan are correct and in accordance with the Surveys Act, the  
Surveyors Act, the Land Titles Act and the regulations made under them.  
2. The survey was completed on the 7th day of March, 2011.

April 20, 2011   
Date E. H. Herweyer  
Ontario Land Surveyor

**PART 2**  
THIS PLAN MUST BE READ IN CONJUNCTION WITH  
SURVEY REPORT DATED: April 20, 2011

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to  
D.S. & R.L. Renfro ("The Client"), their solicitors,  
mortgagees, and other related parties, permission to use original, signed, sealed  
copies of the Surveyor's Real Property Report in transactions involving The Client.

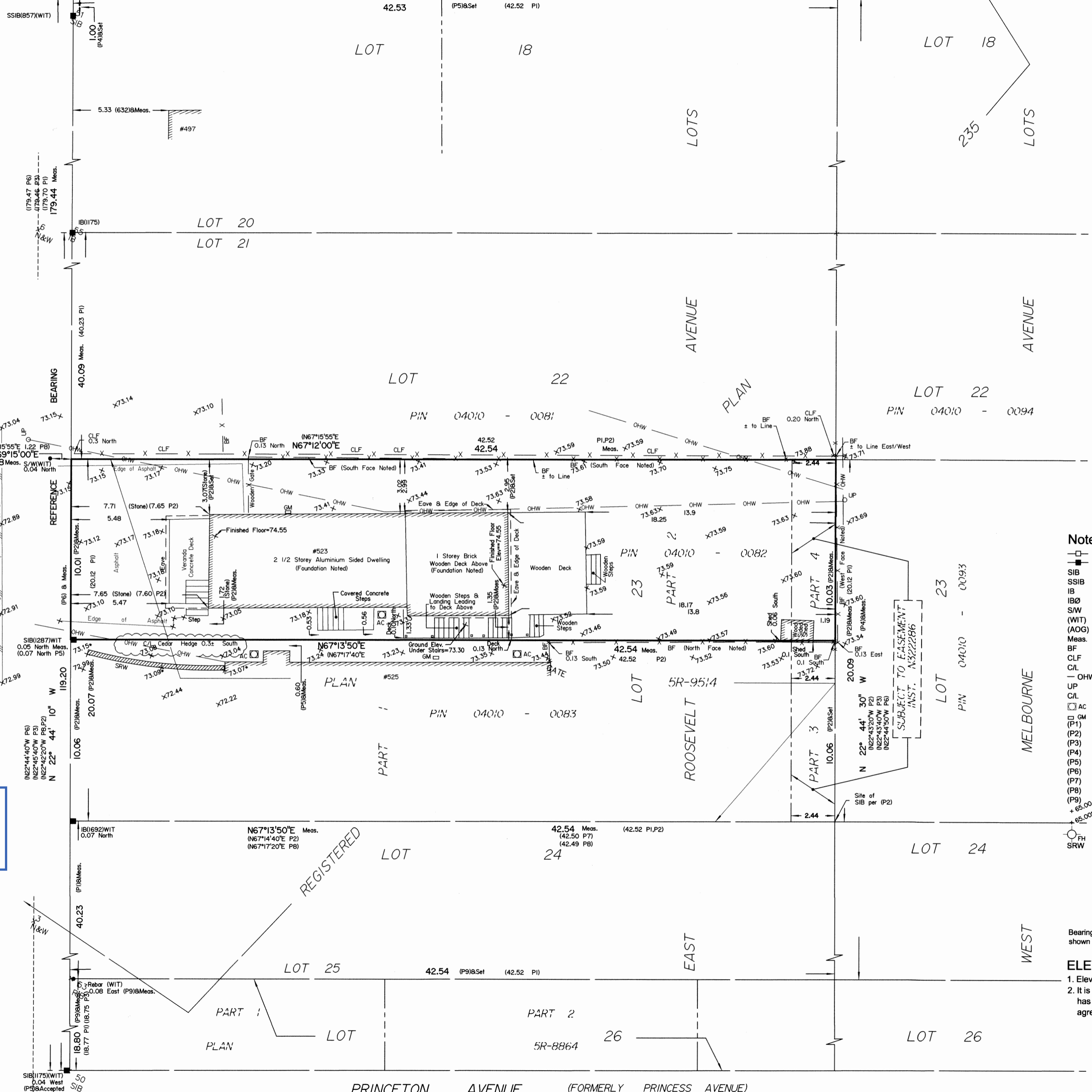
PLAN REVISED JULY 15, 2011: Elevations added, Shed removed

ROOSEVELT AVENUE (FORMERLY RIVER STREET) (INST. CR48636)

ROOSEVELT AVENUE

MELBOURNE AVENUE

PRINCETON AVENUE (FORMERLY PRINCESS AVENUE)



**Notes & Legend**

- Denotes Survey Monument Planted
- Survey Monument Found
- SIB Standard Iron Bar
- SSIB Short Standard Iron Bar
- IB Iron Bar
- IBØ Round Iron Bar
- SW Spike & Washer
- (WIT) Witness
- (AOG) Annis, O'Sullivan, Vollebek Ltd.
- Meas. Measured
- BF Board Fence
- CLF Chain Link Fence
- CL Centreline
- OHW Overhead Wires
- UP Utility Pole
- CL Centreline
- AC Air Conditioner
- GM Gas Meter
- (P1) Registered Plan 235
- (P2) Plan 5R-9514
- (P3) Plan 5R-8864
- (P4) Plan (857) January 9, 2006
- (P5) Plan (AOG) April 13, 1992
- (P6) Plan (1175) November 26, 1992
- (P7) Plan (1236) March 6, 1998
- (P8) Plan (1692) January 28, 2009
- (P9) Plan (AOG) July 20, 2000
- + Elev. Location of Elevations
- FH Location of Elevations (Top of Wall)
- Fire Hydrant
- SRW Stone Retaining Wall

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
1800875

THIS PLAN IS NOT VALID UNLESS  
IT IS AN EMBOSSED ORIGINAL  
COPY ISSUED BY THE SURVEYOR  
In accordance with  
Regulation 1026, Section 29 (3).

Committee of Adjustment  
Received | Reçu le  
2022-12-23  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

Bearings are astronomic, derived from the easterly limit of Roosevelt Avenue,  
shown to be N22°44'10"W on a Plan by (AOG) Dated April 9, 1992.

**ELEVATION NOTES**

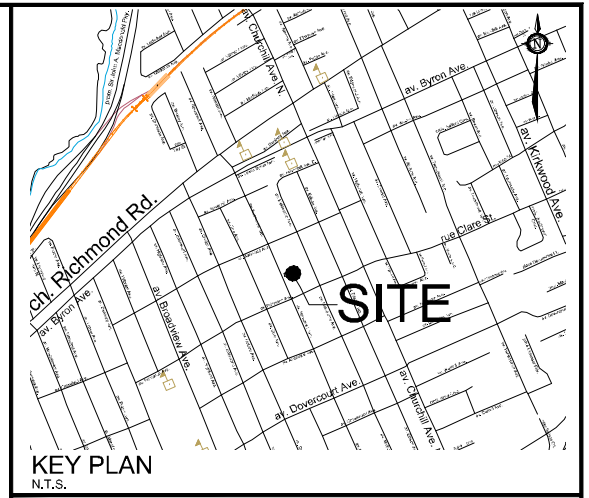
1. Elevations shown are referred to geodetic datum.
2. It is the responsibility of the user of this information to verify that the job benchmark  
has not been altered or disturbed and that its relative elevation and description  
agrees with the information shown on this drawing.

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**ANNIS, O'SULLIVAN, VOLLEBEK LTD.**  
14 Concourse Gate, Suite 500  
Nepean, Ont. K2E 7S6  
Phone: (613) 727-0850 / Fax: (613) 727-1079  
Email: Nepean@ovltd.com

Ontario Land Surveyors Job No. 11702-11 DRenfro P1-23 EastRoosevelt PL-235 D.02 SF/ld

# Minor Variance Application:

a) To permit a part of a building to be located 30 metres from the front lot line, whereas the Zoning By-law requires that no part of a building may be located further away than 24 metres from the front lot line [Section 146(4)].



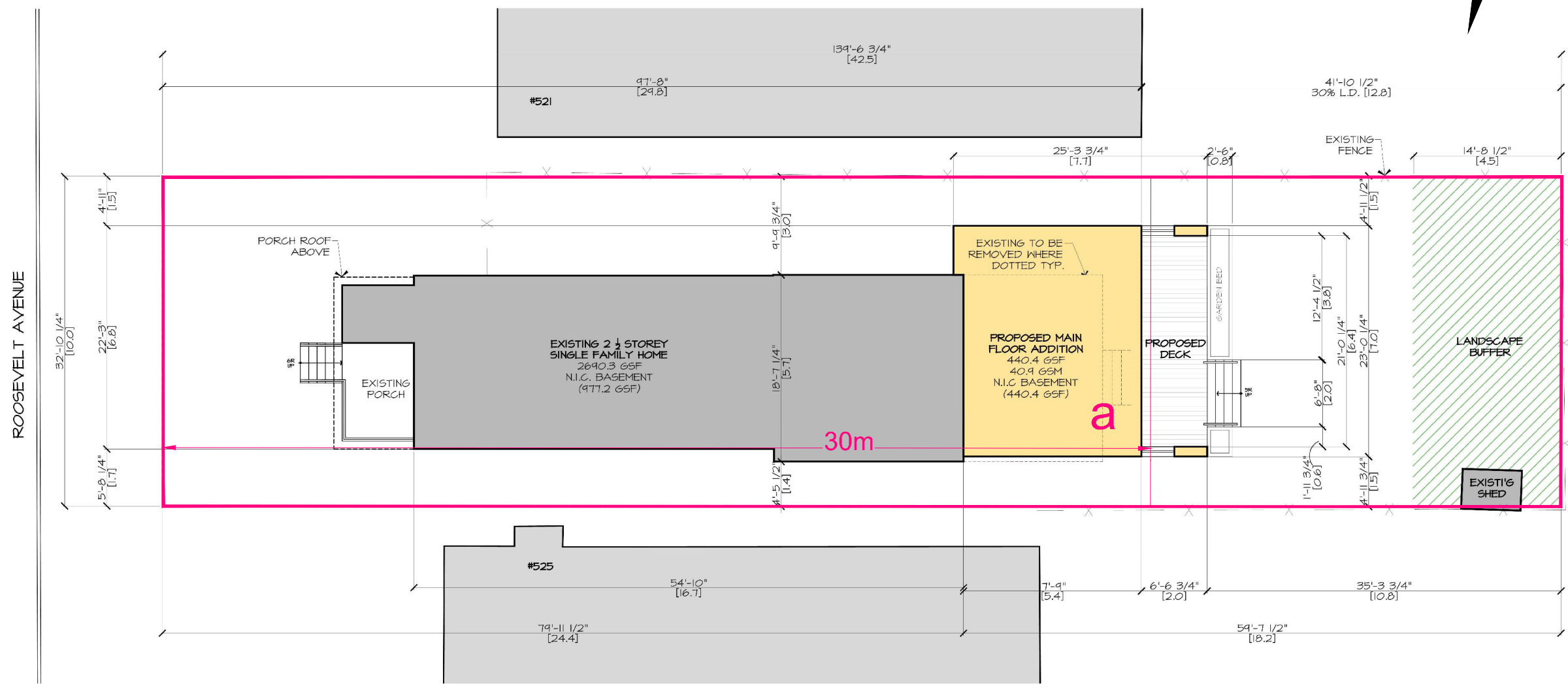
KEY PLAN  
N.T.S.

# MINOR VARIANCE APPLICATION

523 ROOSEVELT AVENUE

PART OF LOT 23  
(EAST ROOSEVELT AVENUE)  
REGISTERED PLAN 235  
CITY OF OTTAWA

EXISTING RESIDENTIAL



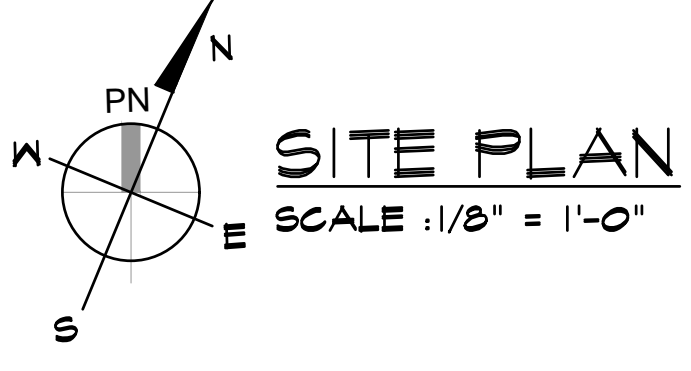
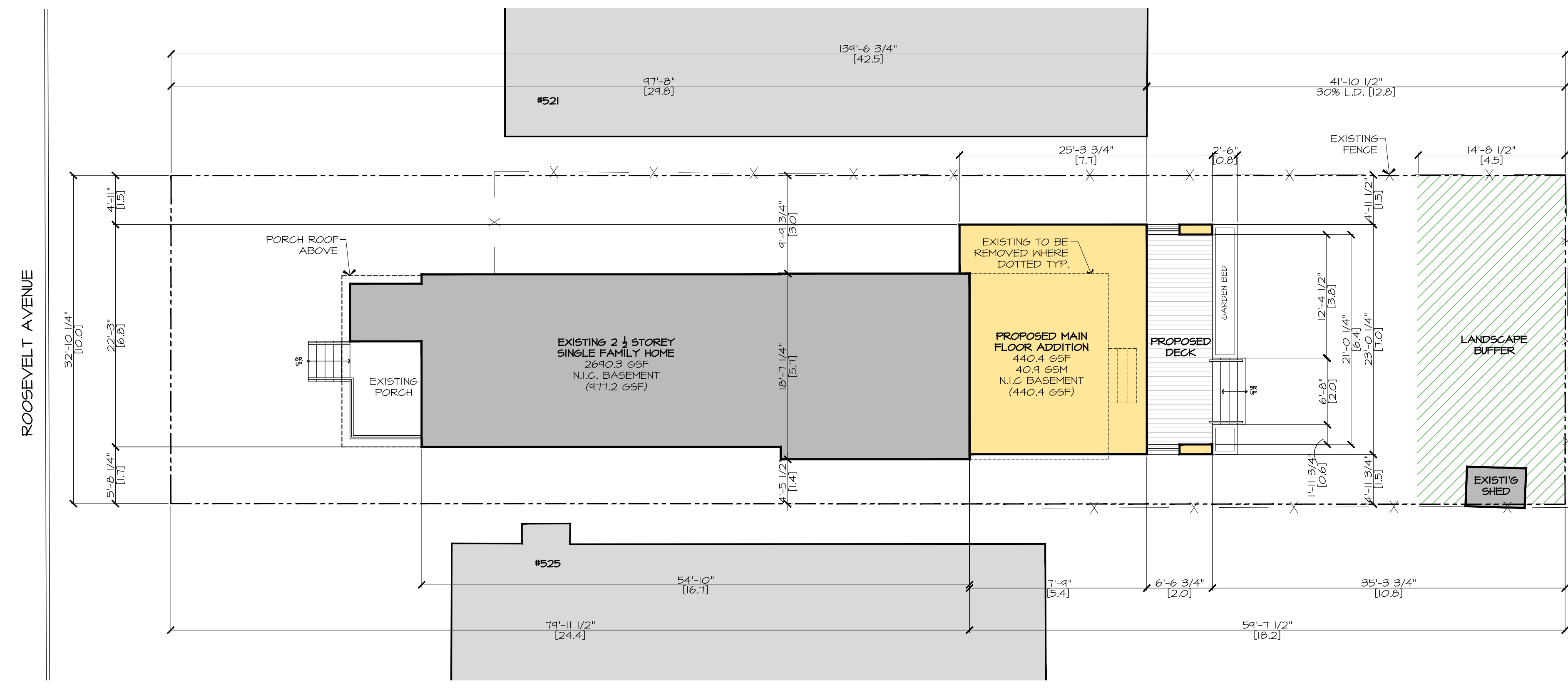
EXISTING RESIDENTIAL

1 : 150

No.	REVISION	DATE	BY
1.	ISSUED FOR MINOR VARIANCE APPLICATION	DEC 22/22	RP

**NOVATECH**  
Engineers, Planners & Landscape Architects  
Suite 200, 240 Michael Cowpland Drive  
Ottawa, Ontario, Canada K2M 1P6  
Telephone: (613) 254-9643  
Facsimile: (613) 254-5857  
Website: www.novatech-eng.com

ISSUED	DECEMBER, 2022
PROJECT No.	122212
DRAWING No.	122212-MV



SURVEY INFO FROM: ANNIS, O'SULLIVAN, VOLLEBEKK LTD  
DATE: APRIL 20, 2011

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- A1 SITE PLAN, GENERAL NOTES, ASSEMBLIES
- A2 BASEMENT, MAIN AND SECOND FLOOR PLANS, LEGEND
- A3 SECTION, ELEVATIONS
- A4 WINDOW & DOOR SCHEDULES, DETAILS
- A5 EXPOSING BUILDING FACE AND EEDS

**ASSEMBLIES**  
**FOUNDATION WALLS**  
**1.1 - FOUNDATION WALL**  
20 MPA (2900 P.S.I.) CONCRETE  
CONTINUOUS STEEP FOOTINGS (SEE PLANS FOR SIZE) ON REQUIRED BEARING GEOTECHNICAL ENGINEER TO CONFIRM. C/M 4" KEEPING TILE  
1/4" GROUTED STONE  
CEMENT FINISH TO FINISHED GRADE  
8" x 10" POURED CONCRETE WALL (SEE PLANS FOR SIZE) C/M 2-1/2" (64) REINFORCING BAR TOP & BOTTOM (EXISTING FOUNDATION WALL WHERE HATCHED GREY)  
WHERE (D'-D'') OF SOIL COVER CANNOT BE PROVIDED, INSTALL FROST PROTECTION. GEOTECHNICAL ENGINEERS TO CONFIRM ON SITE (PROVIDE PRE-ENG. REVIEWED & APPROVED DETAIL)  
5/8" DIA. ANCHOR BOLTS @ 6'-0" O.C.  
2"x4" (MIN) SILL PLATE IN MORTAR BED ON FOUNDATION WALL  
DRAINAGE SHEET, FLAT OR EQ. (EXTERIOR DRAINAGE LAYER AND DAMPROOFING)  
15 LB ASPHALT IMPREGNATED FELT PAPER FROM GRADE DOWN  
2" R-10 RIGID INSULATION  
2"x4" WOOD STUDS @ 16" O.C. (NO/NO.2 @ 16" O.C. G/M DOUBLE TOP PLATE & SINGLE BOTTOM PLATE)  
R-22 FIBRE GLASS BOARD INSULATION  
6 MIL POLY. VAPOR BARRIER  
1/2" GYPSUM BOARD  
PROVIDE 6 MIL POLY AT BOTTOM PLATE. KEEP INSULATION AND VAPOR BARRIER UP 6" MIN. ABOVE CONC. SLAB. MAX. 8"

**SLABS**  
**2.1 - BASEMENT SLAB**  
4" (MIN) POURED CONCRETE SLAB, 25 MPA  
SLOPE TO FLOOR DRAIN, CONFIRM ON SITE  
6 MIL REINFORCED POLY. VAPOR BARRIER AS PER CBC 9.13.4.2  
POLYETHYLENE SHEET TO COMPLY WITH CAN/CES-5134-M  
JOINTS IN GAS BARRIER SHALL BE LAPED NOT LESS THAN 12"  
PERIMETER OF SLAB SHALL BE SEALED TO THE INNER SURFACE OF ADJACENT WALLS WITH A FLEXIBLE SEALANT  
PENETRATIONS OF THE SLAB SHALL BE SEALED AGAINST SOIL GAS LEAKAGE  
2" R-10 RIGID INSULATION  
6" GRANULAR "A" ON SUB-BASE.

**FLOORS**  
**3.1 - WOOD DECK ASSEMBLY**  
5/4" FINISHED P.T. DECKING OR EQ.  
1/2" WOOD STRAPPING @ 16" O.C.  
2x8" JOISTS (SEE PLANS FOR SIZE, LOCATION, SPACING & TYPE)

**3.2 - FLOOR ASSEMBLY**  
INTERIOR FLOOR FINISH - TBD  
3/4" PLYWOOD SUBFLOOR  
OPEN WEB JOISTS (SEE PLANS FOR SIZE AND SPACING)  
1/2" WOOD STRAPPING @ 16" O.C.  
1/2" GYPSUM BOARD  
CLOSED CELL POLYSTYRENE FOAM INSULATION BETWEEN JOISTS AT HEADERS (MIN. R-5)

**ROOFS**  
**4.1 - FLAT INSULATED ROOF**  
FRF-45MIN. - (CBC, S88-B1)  
GRANULATED HCB BIT GAP SHEET, TORCH APPLIED  
WOOD - BIT, BASE SHEET, MECH FASTENED  
1/2" COVER BOARD (SOPRABARD), MECHANICALLY FINED  
2" HIGH DENSITY SLOPED MINERAL WOOL INSULATION (TOPROCK DD) (R-16)  
1" SLOPED POLY ISO RIGID INSULATION (SOPRA-ISO) (R-5.1)  
5/8" EXTERIOR GRADE (WOOD) 1" (SOP) PLYWOOD GLEED & SKEWED AS PER MANUFACTURER INSTRUCTIONS  
OPEN WEB TRUSSES @ 24" O.C. (SEE TRUSS LAYOUTS FOR DETAILS)  
R-31 MIN. OPEN CELL POLYSTYRENE FOAM INSULATION (MAINTAIN MIN. INSULATION VALUES AS INDICATED ON EEDS FORM) PROVIDE DAILY WORK RECORDS TO INSPECTOR AT TIME OF INSPECTION  
1/2" WOOD STRAPPING @ 16" O.C.  
5/8" TYPE X GYPSUM BOARD  
PRE-FIN. METAL OVER FASCIA

**EXTERIOR WALLS**  
**5.1 - EXTERIOR PANEL ASSEMBLY**  
PANELS CAN COLOR MATCH FASTENERS, AND COLOR-MATCHED TRIM OR EQ. INSTALL AS PER MANUFACTURERS RECOMMENDATIONS.  
COLOR SELECTION TBD.  
1/2" STRAPPING @ 16" O.C.  
1" R-5 RIGID INSULATION C/M CONTINUOUS WEATHER / AIR BARRIER  
7/8" OSB SHEATHING  
2"x6" WOOD STUDS @ 16" O.C. (PROVIDE DOUBLE BOTTOM PLATE WHERE TOPPING IS TO BE INSTALLED)  
TALL WALLS TO HAVE FULL HEIGHT STUDS @ 12" O.C. C/M BLOCKING AT 3 POINTS TYP.  
R-22 MIN. GLASS FIBRE INSULATION  
6 MIL POLY. VAPOR BARRIER  
PROVIDE FLASHING ABOVE ALL OPENINGS AND TOP OF FOUNDATION WALL.  
CALLK ALL VAPOR BARRIER SEAMS.  
FOAM INSULATE WINDOW FRAME AT WALL GAPS

**5.2 - EXTERIOR VENEER WALL (WOOD STUDS)**  
MASONRY VENEER (MIN. 23/4" THICK)  
C/M MASONRY TIES CONFORMING TO O.B.C. 2012 9.20.8.5 & WEEP HOLES @ WALL BASE NOT MORE THAN 3" APART AS PER 2012 9.20.13.5 TO 9.20.13.9  
1" AIR SPACE  
1" R-15 RIGID INSULATION W/ VAPOR BARRIER  
7/8" OSB SHEATHING  
2"x6" WOOD STUDS @ 16" O.C. (PROVIDE DOUBLE BOTTOM PLATE WHERE CONCRETE TOPPING IS TO BE INSTALLED)  
R-22 GLASS FIBRE INSULATION  
6 MIL POLY. VAPOR BARRIER  
PROVIDE FLASHING ABOVE ALL OPENINGS AND TOP OF FOUNDATION WALL. C/M KEEPING HOLES @ 3" O.C.  
CALLK ALL VAPOR BARRIER SEAMS.  
CONCRETE MASONRY VENEER (SEE FINISH LEGEND FOR DETAILS)  
FOAM INSULATE WINDOW FRAME AT WALL GAPS

**INTERIOR WALLS**  
**6.1 - TYPICAL INTERIOR PARTITION WALLS**  
1/2" GYPSUM BD.  
2x4, 2x6 WOOD STUDS @ 16" O.C.  
1/2" GYPSUM BD.  
WATERPROOF DRYWALL AROUND ALL TUBS, SINKS AND LANDRY  
5/8" CEMENTIOUS BOARD IN ALL SHOWER SURROUNDS  
INSULATE ALL WASHROOMS, LANDRY ROOMS, FINNACE ROOMS/MECHANICAL ROOMS, GAGES & BULKHEADS @ 9" R-5 SOUND ATTENUATION BATT INSULATION

**LD & P**  
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OTTAWA, ON K1S 1C2  
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2017  
HOUSING DESIGN AWARDS  
WINNER

I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES / CATEGORIES

INDIVIDUAL BCIN: 22755  
FIRM BCIN: 24150

ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ONTARIO BUILDING CODE (O.B.C.)

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE DESIGNER.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS

CONFIRM LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION.

DO NOT SCALE DRAWINGS. COPYRIGHT RESERVED.

**SYMBOL LEGEND**

- LINE OF FENCE
- H- HOSE BIB
- G- GAS BIB
- (M) METER (G-GAS H-HYDRO)
- (S) SMOKE & C.O. DETECTOR
- (F) FAN EXHAUST
- (A) FIRE ALARM
- (E) EMERGENCY LIGHTS
- (R) REGISTER IN FLOOR
- (R) REGISTER ABOVE
- (R) REGISTER IN FLOOR (ABOVE)
- (E) ELECTRICAL PANEL
- (D) FLOOR DRAIN
- AIR / VAPOUR BARRIER
- (S) SEALANT FOR MEMBRANE

**TYPICAL GENERAL NOTES**

TRUSSES AND FLOOR SYSTEM SUPPLIER TO PROVIDE SHOP DWGS STAMPED BY PROFESSIONAL ENGINEER FOR APPROVAL BY DESIGNER PRIOR TO FABRICATION. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO INSPECTOR BEFORE ERECTION OF TRUSSES.

INSTALL GALVANIZED METAL PAN & DRAIN AT ALL CLOTHES WASHING MACHINE LOCATIONS.

LOCATE ALL PLUMBING STACKS AND VENTS ON REAR ROOF.

SUPPLY AND INSTALL SMOKE AND CARBON MONOXIDE DETECTORS AS PER 2012 O.B.C. REQUIREMENTS. CONFIRM FINAL LOCATIONS WITH DESIGNER ON SITE 9.10.10.12, 9.10.10.13, 9.10.10.14.

ADD INSULATION DEPRESSORS AT EACH TRUSS SPACE WHERE NECESSARY TO MAINTAIN MINIMUM 2-1/2" AIR SPACE ABOVE INSULATION.

RUN FLASHING UP WALL 8" MINIMUM AT BACKSIDE OF TYVEK TAPE JOINT.  
USE BLUESKIN FOR THROUGH-WALL FLASHING AND AT THE BASE OF THE MASONRY  
ALL INTERIOR WALLS TO BE HALL TYPE 1/2" UNLESS NOTED OTHERWISE.

FINAL ROOF GIRDER TRUSS LAYOUT BY SUPPLIER MAY REQUIRE MODIFICATIONS TO FRAMING INDICATED.

REPLACE 1/2" GYPSUM BD. WITH DENS SHIELD TYPE PRODUCT AND FIBRE GLASS MESH TAPE AND JOINT PER MANUFACTURER REQ. AT ALL SHOWER, SHOWER-TUB WALLS & SHOWER WINDOW SILLS AND JAMBS

REPLACE 1/2" GYPSUM BD. WITH WATER RESISTANT GYPSUM BD. AND FIBRE GLASS MESH TAPE AND JOINT PER MANUFACTURER REQ. AT BATH/TUB & SHOWER.

ALL R.W.L. TO BE TRACED WITH TYP. SHOW MILE CABLE UNLO

**SUBJECT OF WALLS**  
SUPPORT OF WALLS WITH ADDITIONAL BLOCKING OR JOISTS AS PER 9.23.9.8

**STAIRS**  
INTERIOR PRIVATE STAIR  
RISERS 4 7/8" MIN. 7 7/8" MAX.  
RUN 10" MIN. - 14" MAX.  
TREAD 11" MIN. - 14" MAX.  
NOSING 1"  
MIN. HEADROOM CLEARANCE TO BE 6'-5"  
MIN. 2'-4 7/8" WIDE

INTERIOR PUBLIC STAIR (NEB BSMT. STAIRS)  
RISERS 4 7/8" MIN. 7 7/8" MAX.  
RUN 10" MIN. - 14" MAX.  
TREAD 11" MIN. - 14" MAX.  
NOSING 1"  
MIN. 2'-4 7/8" WIDE

ALL STAIR GUARDS TO BE 3'-0" ABOVE NOSING.  
ALL LANDING GUARDS TO BE 3'-0" ABOVE FINISHED FLOOR.  
MAXIMUM VERTICAL SPACING BETWEEN BALUSTERS IS 4".

EXTERIOR STAIR  
RISERS 4 5/8" MIN. 7 7/8" MAX.  
RUN 10" MIN.  
TREAD 10" MIN.  
NOSING 1"

MIN. HEADROOM CLEARANCE TO BE 6'-5" ABOVE NOSING.  
TO COMPLY O.B.C. 9.8.8 FOR RESISTANCE TO LOADING AND NEVEL ANCHORAGE.  
ALL STAIR GUARDS TO BE 3'-0" ABOVE NOSING.  
ALL LANDING AND BALCONY GUARDS TO BE 3'-4" ABOVE FINISHED SURFACE.  
NO CLIMBABLE ELEMENTS BETWEEN 4" AND 3'-0" ABOVE FLOOR FINISH.  
HAND RAILS TO COMPLY W/O.B.C. MIN. 34" - MAX. 38" HIGH

ALL GUARDS AS PER CBC 2012 9B-1 OR PROVIDE GUARD DESIGN BY P. ENG. & ANCHORING TO THE INSPECTOR

**SPRAY FOAM**  
PROVIDE SPRAY FOAM REPORT TO THE INSPECTOR  
PROVIDE SPRAY FOAM DAILY WORK RECORD TO THE INSPECTOR  
ALL SPRAY FOAM TO BE PROTECTED AS PER CBC 2012 9.10.17.10.

**MECHANICAL**  
ALL WORK TO BE DONE IN ACCORDANCE WITH ASHRAE STANDARDS

**ELECTRICAL**  
ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ELECTRICAL SAFETY CODE.  
PROVIDE LIGHT @ ALL EXTERIOR DOORS (FIXTURES TO BE SPECIFIED)  
PROVIDE ELECTRICAL CONDUIT FOR FUTURE INSTALLATION OF A ELECTRIC VEHICLE SUPPLY EQUIPMENT (MIN. 200 AMP PANELBOARD) AS PER 4.34.4 CBC & SECTION 06 OF THE E.S.C.

**KITCHEN**  
PROVIDE WATER PROOF WALL FINISH AS PER 4.24.2 OF 2012 O.B.C.  
PROVIDE WATER RESISTANT FLOORING AS PER 4.30.1 OF 2012 O.B.C.  
AT KITCHEN, PROVIDE FIRE PROTECTION AS PER 4.10.22 OF 2012 O.B.C.

**BATH ROOM**  
WATERPROOF WALL FINISH REQUIRED AROUND ALL SHOWERS AND TUBS AS PER 4.24.2. MOISTURE RESISTANT BACKING REQUIRED AS PER 4.24.10.4. (I)  
ALL PLUMBING FIX. TO BE CANUSA-B45.0 CERT. WITH MAX FLUSH CYCLE OF 4.8L (OR DUAL FLUSH 4.1L/FLUSH)

WATER RESISTANT FLOORING IN BATHROOM AS PER 4.30.1.2 (I)  
TEMP. CONTROL VALVE REQ'D TO PREVENT WATER TO EXCEED 47°C

**MAIN BATHROOM**  
STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS FOR H.C./TUB/SHOWER AS PER 4.5.2.3.  
1/2" PLYWOOD BEHIND DRYWALL ON WALLS AROUND TUB/SHOWER ENCLOSURE & AROUND H.C. FIXTURE

**CERAMIC FLOORING**  
SUB FLOOR FOR CERAMIC AS PER 4.30.6. 2012 O.B.C.

**GENERAL**  
THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS TO CONFORM TO THE REQUIREMENTS OF PART 9 OF THE 2012 ONTARIO BUILDING CODE (O.B.C. 352/12) & THE CSA STANDARDS INDICATED THEREIN. THE LATEST REVISIONS TO ALL STANDARDS WILL GOVERN.

THE CONTRACTOR SHALL CHECK & VERIFY ALL CONDITIONS & MEASUREMENTS AT THE SITE & REPORT ANY DISCREPANCIES OR UNSATISFACTORY CONDITIONS WHICH MAY ADVERSELY 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.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DE WATERING REQUIRED TO UNDERTAKE THE WORK.  
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS & OTHER CONTRACT DOCUMENTS.  
DO NOT SCALE DRAWINGS.

**FOUNDATIONS**  
ALL FOOTINGS TO BEAR ON SOUND AND UNDISTURBED ROCK OR SOIL WITH A MINALLOWABLE BEARING VALUE OF 100 KPA. BEARING SURFACE TO BE APPROVED BY GEOTECHNICAL ENGINEER BEFORE PLACING CONCRETE.  
PROTECT SUB-GRADE FROM WATER AND FREEZING ADJACENT TO AND BELOW ALL FOOTINGS AT ALL TIMES DURING CONSTRUCTION.  
PROVIDE MINIMUM FROST COVER (FINISHED GRADE TO W/S FOOTING) FOR HEATED FOOTINGS. CONSULT SOIL REPORT NOTED FOR ADDITIONAL REQUIREMENTS.  
BACKFILLING TO PROCEED SIMULTANEOUSLY ON BOTH SIDES OF FOUNDATION WALLS (EXCEPT WHERE TEMPORARY SUPPORT FOR THE WALL IS PROVIDED), AND COMPACTED IN LAYERS AS SPECIFIED BY GEOTECHNICAL ENGINEER.  
CONSULT GEOTECHNICAL ENGINEER FOR COMPOSITION AND COMPACTION OF FILL SUPPORTING SLAB ON GRADE.

**CONCRETE**  
ALL CONCRETE TO BE MINIMUM 28MPa @ 28 DAYS OR BETTER/SEE PLANS FOR SPECIFIC STRENGTH REQUIREMENTS. CLASS 5 "F-2" OR CLASS 15 "CONCRETE FOR GARAGE SLABS TO BE CLASS "C-2", MINIMUM 32 MPa, @ 28 DAY C/M 5-8% AIR ENTRAINMENT. (U.N.O.)

**STRUCTURAL STEEL**  
STRUCTURAL STEEL GRADE 640.21M 350V, Fy = 345 MPa FOR H SHAPES, H56 GRADE 640.21M 350V, CLASS C, Fy = 350 MPa  
PLATES, ANGLES ETC. SHALL CONFORM TO STRUCTURAL STEEL GRADE 640.21M 300V/Fy=300MPa  
ENGINEER APPROVED SHOP DRAWINGS TO BE SUBMITTED FOR ALL STEEL TO STEEL CONNECTIONS.  
ALL EXTERIOR EXPOSED STEEL SHALL BE GALVANIZED OR PAINTED WITH AN APPROVED RUST INHIBITIVE PAINT

**WOOD ROOF TRUSSES**  
ROOF TRUSS MANUFACTURER TO DESIGN TRUSSES  
TRUSSES AND BRIDGING ARE TO BE DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF THE 2012 ONTARIO BUILDING CODE (LATEST EDITION).  
TRUSS SHOP DRAWINGS SHALL BEAR THE STAMP OF A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO.  
TRUSSES TO BE DESIGNED FOR SPECIFIED WIND UPLIFT (REFER TO NBCC 2010 STRUCTURAL COMMENTARIES, FIG B-10).  
SPECIFIC-PURPOSE CONNECTORS (MARRICANE CLIPS) ARE REQUIRED AT ALL TRUSS-TO-PLATE CONNECTIONS. TRUSS MANUFACTURERS TO DESIGN AND SUPPLY CONNECTORS.  
ROOFING MEMBRANES TO EXTEND MIN. 18" UP VERTICAL WALLS, EXTEND MIN. 12" PAST LINE OF INTERIOR CONDITIONED SPACE AND 5'-0" UP SLOPED ROOFS  
ALL INTERIOR ROOF DRAINS & R.W.L. TO BE TRACED WITH ICE MELT CABLE

**STRUCTURAL LUMBER**  
ALL MEMBER CONNECTIONS, CONNECTIONS TO CONVENTIONAL FRAMING AND MEMBER MEMBER SIZING ARE TO BE DESIGNED BY A SUBCONTRACTOR WHO IS A MEMBER OF THE TIMBER FRAMERS BUILD OF NORTH AMERICA AND THE TIMBER FRAME BUSINESS COUNCIL. STRUCTURAL SIZES PROVIDED ON THE ARCHITECTURAL DRAWINGS ARE GUIDELINES AND THE DESIGN PROVIDED BY THE TIMBER SUBCONTRACTOR WILL GOVERN. PROVIDE THREE SETS OF SHOP DRAWINGS STAMPED BY AN ENGINEER LICENSED IN THE PROVINCE OF ONTARIO PRIOR TO ANY FABRICATION, SHOWING (BUT NOT LIMITED TO) MEMBER SIZING, CONNECTIONS DETAILS, BOLTING PATTERNS, SCHEDULE AND ERECTION SEQUENCE. IT WILL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE ALL WORK WITH THE TIMBER SUBCONTRACTOR.

ALL STRUCTURAL FRAMING LUMBER IS TO BE SPF NO. 2 GRADE OR BETTER, UNLESS OTHERWISE NOTED ON DRAWINGS. STUD GRADE IS NOT ACCEPTABLE FOR BEARING WALLS, LINTELS AND POSTS. ALL EXPOSED LUMBER TO BE FT.

ALL LVL'S TO BE L3, L4 OR 2.0E, 3/00 Fb AS NOTED ON THE PLANS

PLYWOOD ROOF SHEATHING TO BE CONSTRUCTION-GRADE, EXTERIOR GRADE/GOOD-ONE-SIDE SOFTWOOD PLYWOOD OR DOUGLAS FIR PLYWOOD, DESIGN-RATED OSB TYPES 1, 2 AND 3 CERTIFIED FOR ENGINEERING USES.

PROPRIETARY (ENGINEERED) PRODUCTS AS SPECIFIED ON THE PLANS, SUBSTITUTION FROM THE SPECIFIED PRODUCTS BY WRITTEN APPROVAL OF THE ENGINEER ONLY.

ALL BEARING WALLS ARE TO HAVE HORIZONTAL BLOCKING AT MID HEIGHT.  
ALL BEAMS REQUIRE RESTRAINT AGAINST LATERAL DISPLACEMENT AND ROTATION AT THE POINTS OF BEARING.  
FOR BUILT-UP BEAMS, IT IS ASSUMED THAT EACH PLY IS A SINGLE CONTINUOUS MEMBER, FASTENED TOGETHER SECURELY AT INTERVALS NOT EXCEEDING 4 TIMES THE DEPTH AND THAT EACH PLY IS EQUALLY LOADED. (SEE 4.23.9.3 (7/10) FOR FASTENING MEMBERS)  
BUILT-UP RECTANGULAR COMPRESSION MEMBERS SHALL CONSIST OF INDIVIDUAL MEMBERS OF EQUAL LENGTH FASTENED TOGETHER USING NAILS, LAG SCREWS OR BOLTS.  
WHEN USED, NAILS SHALL PENETRATE THROUGH AT LEAST OF 3/4 OF THE THICKNESS OF THE LAST INDIVIDUAL PIECE. THE NAILS SHALL BE DRIVEN FROM EITHER FACE OF THE BUILT-UP MEMBER ALONG THE LENGTH.  
WHEN INDIVIDUAL PIECES OF THE BUILT-UP MEMBER ARE WIDER THAN 3 TIMES THEIR THICKNESS (MIN 0a, Ø30), THERE SHALL BE AT LEAST 2 ROWS OF FASTENERS ACROSS THE MEMBER WIDTH  
ALL LOAD BEARING WALLS OVER 9'-0" TO 12'-0" TO HAVE CONTINUOUS HORIZONTAL BLOCKING (MIN AT MID POINT, ALL LOAD BEARING WALLS OVER 12'-0" TO HAVE CONTINUOUS HORIZONTAL BLOCKING AT THIRD POINTS.  
CONFIRM SOIL BEARING CAPACITY @ TIME OF EXCAVATIONS, SOIL CONSULTANT TO REVIEW  
SEE ELEVATIONS FOR ALL EXTERIOR CLADDING TYPES AND LOCATIONS  
ALL BEAMS FLUSH UNLESS NOTED OTHERWISE (DR = DROPPED)  
ALL LINTELS TO BE 2"-x10" C/M P2 POSTS ON EITHER SIDE (U.N.O)  
ALL EXPOSED EXT. WOOD TO BE PRESSURE TREATED (P.T.)  
FASCIA, PRE-FIN. METAL OVER NOTED FASCIA BOARDS (SEE ELEV.)  
MAX 18% MOISTURE CONTENT FOR ALL WOOD MEMBERS

No.	ISSUED TO	DATE
5	C of A	2022-12-06
4	ISSUED FOR B.P.	2022-10-20
3	ISSUED TO STRUCTURAL	2022-10-13
2	ISSUED TO STRUCTURAL	2022-10-11
1	ISSUED TO CLIENT	2022-10-06

**PROJECT TITLE:**

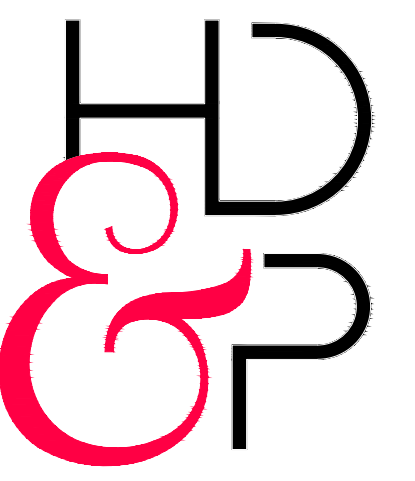
523 ROOSEVELT AVE.  
OTTAWA, ON.

**DRAWING TITLE:**

SITE PLAN  
GENERAL NOTES  
TABLE OF CONTENTS

PROJECT No. : 2022-12

DATE:	DWG No:
2022-10-06	A1
CHECKED BY:	
J.H.	
DWG BY:	
L.T.	



MODERN | INTELLIGENT  
DESIGNS | PLANNING

170 MAIN STREET  
OTTAWA, ON, K1S 1C2  
(613) 232 7081  
www.HDandP.ca

2017 HOUSING DESIGN AWARDS WINNER

I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION 6 OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES / CATEGORIES.

INDIVIDUAL BCIN: 22755  
FIRM BCIN: 29150

ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ONTARIO BUILDING CODE (O.B.C.).

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND /OR OMISSIONS TO THE DESIGNER.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS

CONFIRM LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION.

DO NOT SCALE DRAWINGS. COPYRIGHT RESERVED.

**SYMBOL LEGEND**

- LINE OF FENCE
- H— HOSE BIB
- G— GAS BIB
- (G) METER (G= GAS H=HYDRO)
- (S) SMOKE & C.O. DETECTOR
- (F) FAN EXHAUST
- (A) FIRE ALARM
- (E) EMERGENCY LIGHTS
- (R) REGISTER IN FLOOR
- (R) REGISTER ABOVE
- (R) REGISTER IN FLOOR (ABOVE)
- (E) ELECTRICAL PANEL
- (D) FLOOR DRAIN
- (A) AIR BARRIER
- (A) AIR / VAPOUR BARRIER
- (S) SEALANT FOR MEMBRANE

No.	DATE
5	C of A 2022-12-06
4	ISSUED FOR B.P. 2022-10-20
3	ISSUED TO STRUCTURAL 2022-10-13
2	ISSUED TO STRUCTURAL 2022-10-11
1	ISSUED TO CLIENT 2022-10-06

PROJECT TITLE:  
**523 ROOSEVELT AVE.**  
OTTAWA, ON.

DRAWING TITLE:  
**SECTIONS ELEVATIONS**

PROJECT No. : **2022-12**

DATE: 2022-10-06  
CHECKED BY: J.H.  
DWG BY: L.T.

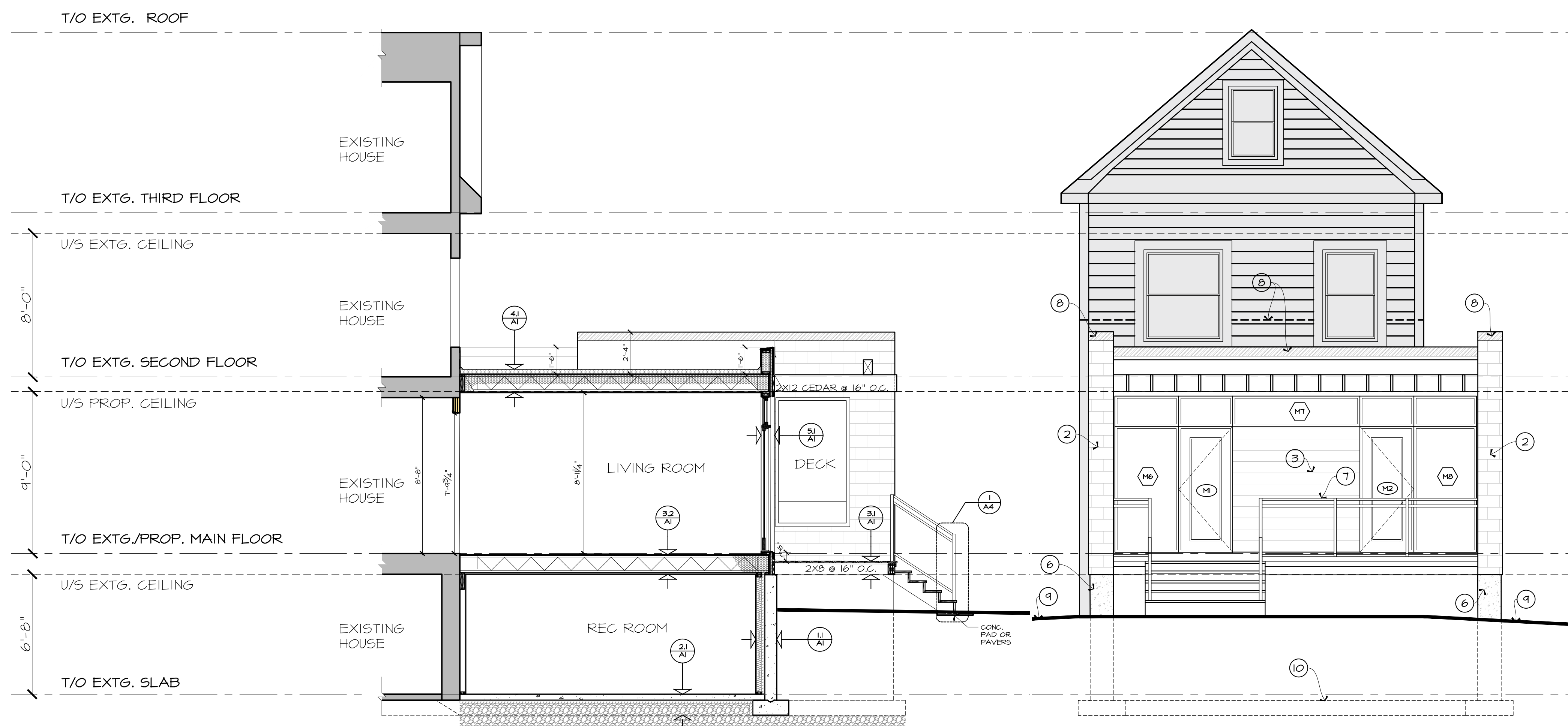
DWG No: **A3**

**LEGEND**



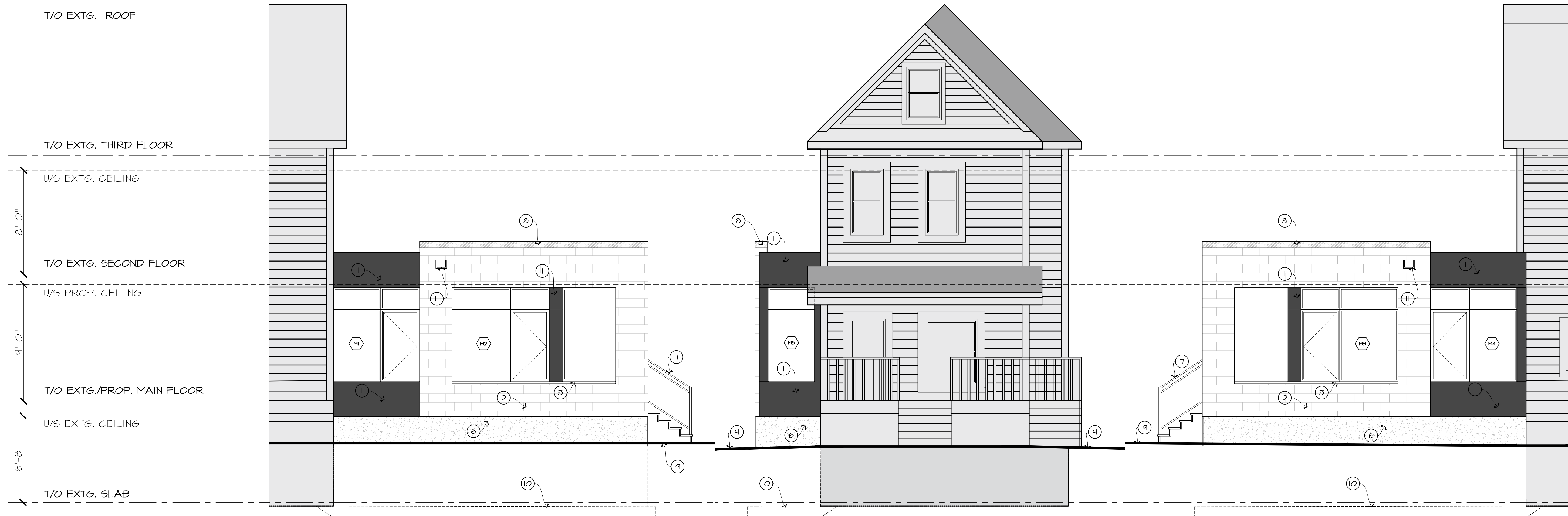
**MATERIAL LEGEND**

1. METAL FINISH
2. METAL FLASHING (TO MATCH NEW WINDOWS COLOUR)
3. WOOD SIDING
4. STONE VENEER
5. METAL SILL
6. CONCRETE FOUNDATION
7. GLASS RAILINGS (DETAIL 1/A4)
8. WALL FLASHING - UP WALL MIN. 8" W/ ROOFING MEMBRANE UP WALL MIN. 2'-0"
9. GRADE
10. LINE OF CONCRETE FOUNDATION BELOW GRADE
11. SCUPPER



**A SECTION**  
SCALE : 1/4" = 1'-0"

**EAST ELEVATION**  
SCALE : 1/4" = 1'-0"



**SOUTH ELEVATION**  
SCALE : 1/4" = 1'-0"

**WEST ELEVATION**  
SCALE : 1/4" = 1'-0"

**NORTH ELEVATION**  
SCALE : 1/4" = 1'-0"