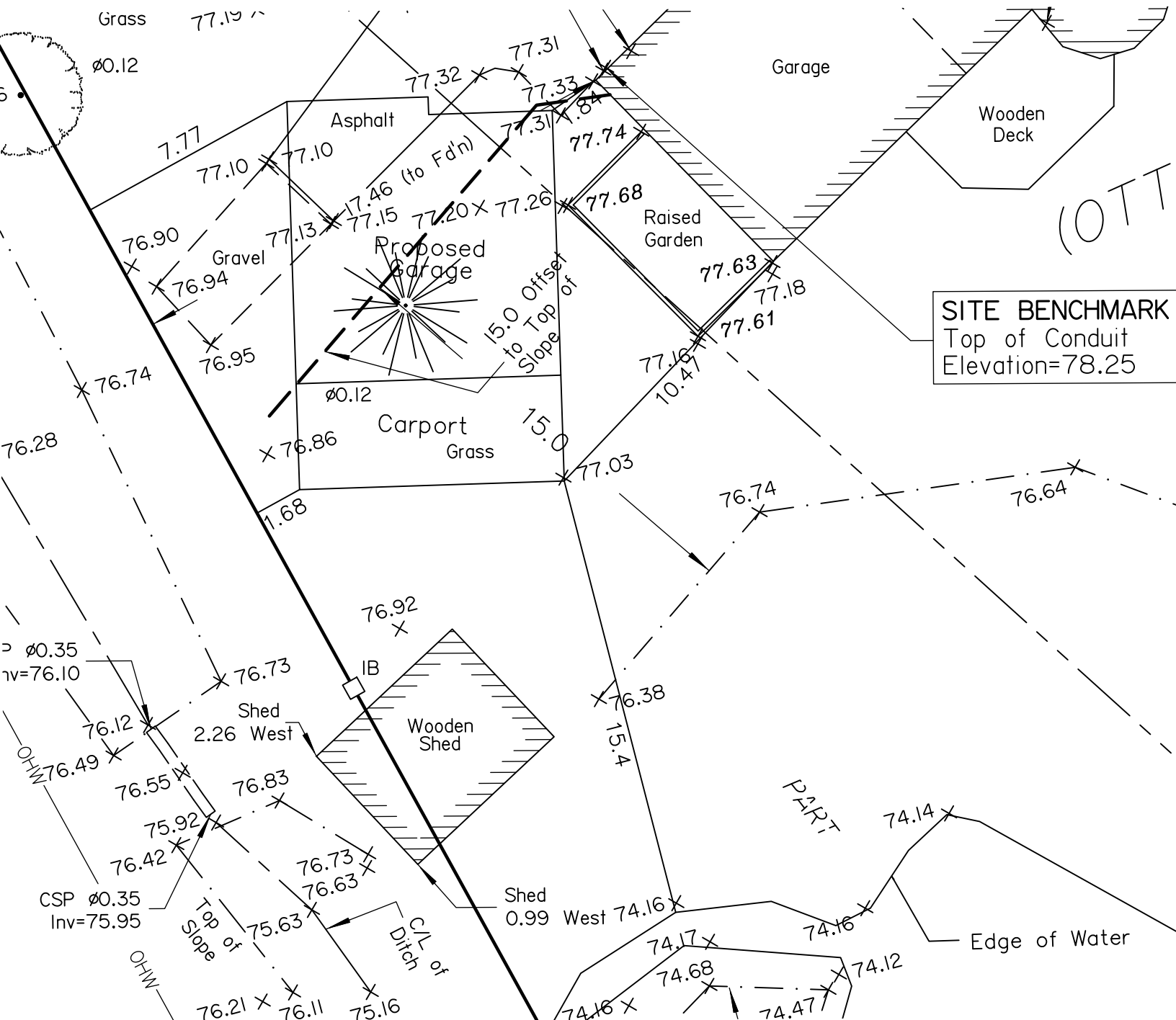
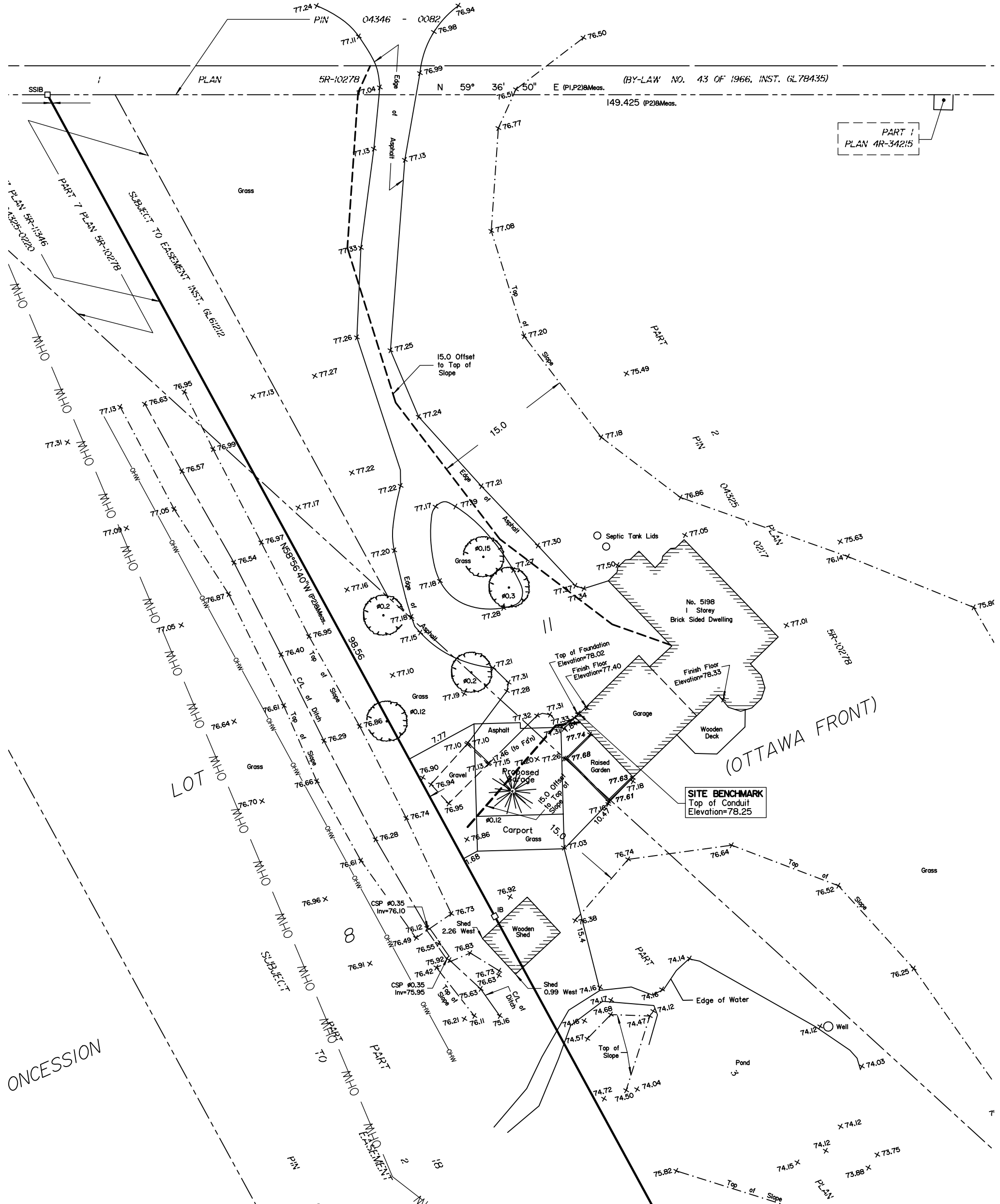


Committee of Adjustment
 Received | Reçu le
2023-04-24
 City of Ottawa | Ville d'Ottawa
Comité de dérogation



ROAD ALLOWANCE BETWEEN CONCESSIONS 7 AND 8 (OTTAWA FRONT) - KNOWN AS CHEMIN PIPERVILLE ROAD



PIPERVILLE ROAD

LEGEND:

- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED TERRACING (3:1 MIN.)
- PROPOSED DOOR ENTRANCE/EXIT
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED ELEVATION
- MATCH INTO EXISTING ELEVATION
- EXISTING ELEVATION

USE AND INTERPRETATION OF DRAWINGS

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE CONTRACT DOCUMENTS AND DESCRIBE THE USE AND INTENT OF THE DRAWING. THE CONTRACT DOCUMENTS INCLUDE NOT ONLY THE DRAWINGS, BUT ALSO THE OWNER-CONTRACTOR AGREEMENTS, CONDITIONS OF THE CONTRACT, THE SPECIFICATIONS, ADDENDA, AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. THESE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ANY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. WORK NOT COMPLETELY DELINEATED HEREON SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND DETAILED SIMILARLY AS WORK SHOWN MORE COMPLETELY ELSEWHERE IN THE CONTRACT DOCUMENTS.

BY USE OF THE DRAWINGS FOR CONSTRUCTION OF THE PROJECT, THE OWNER AGREES THAT HE HAS REVIEWED AND APPROVED THE DRAWINGS. THE CONTRACTOR AGREES THAT HE HAS VISITED THE SITE, FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS, VERIFIED FIELD DIMENSIONS AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

AS INSTRUMENTS OF SERVICE, ALL DRAWINGS, SPECIFICATIONS, CAD FILES OR OTHER ELECTRONIC MEDIA AND COPIES THEREOF FURNISHED BY THE ENGINEER ARE HIS PROPERTY. THEY ARE TO BE USED ONLY FOR THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT, INCLUDING REPEATS OF THE PROJECT. CHANGES TO THE DRAWINGS MAY ONLY BE MADE BY THE ENGINEER.

UNLESS THE REVISION TITLE IS "ISSUED FOR CONSTRUCTION", THESE DRAWINGS SHALL BE CONSIDERED PRELIMINARY AND SHALL NOT BE USED AS A CONSTRUCTION DOCUMENT.

THESE DRAWINGS ILLUSTRATES THE WORK TO BE DONE. THE ENGINEER IS NOT RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES USED TO DO THE WORK, OR THE SAFETY ASPECTS OF CONSTRUCTION, AND NOTHING ON THESE DRAWINGS EXPRESSED OR IMPLIED CHANGES THIS CONDITION. CONTRACTOR SHALL DETERMINE ALL CONDITIONS AT THE SITE AND SHALL BE RESPONSIBLE FOR KNOWING HOW THEY AFFECT THE WORK. SUBMITTAL OF A BID TO PERFORM THIS WORK IS ACKNOWLEDGEMENT OF THE RESPONSIBILITIES, AND THAT THEY HAVE BEEN FULLY CONSIDERED IN PLANNING OF THE WORK, AND THE BID PRICE. NO CLAIMS FOR EXTRA CHARGES DUE TO THESE CONDITIONS WILL BE FORTHCOMING.

UNAUTHORIZED CHANGES:

IN THE EVENT THE CLIENT, THE CLIENT'S CONTRACTORS OR SUBCONTRACTORS, OR ANYONE FOR WHOM THE CLIENT IS LEGALLY LIABLE MAKES OR PERMITS TO BE MADE ANY CHANGES TO ANY REPORTS, PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS PREPARED BY LRL ASSOCIATES LTD. (LRL) WITHOUT OBTAINING LRL'S PRIOR WRITTEN CONSENT, THE CLIENT SHALL ASSUME FULL RESPONSIBILITY FOR THE RESULTS OF SUCH CHANGES. THEREFORE THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST LRL AND TO RELEASE LRL FROM ANY LIABILITY ARISING DIRECTLY OR INDIRECTLY FROM SUCH UNAUTHORIZED CHANGES.

IN ADDITION, THE CLIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS LRL FROM ANY DAMAGES, LIABILITIES OR COST, INCLUDING REASONABLE ATTORNEY'S FEES AND COST OF DEFENSE, ARISING FROM SUCH CHANGES.

IN ADDITION, THE CLIENT AGREES TO INCLUDE IN ANY CONTRACTS FOR CONSTRUCTION APPROPRIATE LANGUAGE THAT PROHIBITS THE CONTRACTOR OR ANY SUBCONTRACTORS OF ANY TIER FROM MAKING ANY CHANGES OR MODIFICATIONS TO LRL'S CONSTRUCTION DOCUMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF LRL AND THAT FURTHER REQUIRES THE CONTRACTOR TO INDEMNIFY BOTH LRL AND THE CLIENT FROM ANY LIABILITY OR COST ARISING FROM SUCH CHANGES MADE WITHOUT SUCH PROPER AUTHORIZATION.

GENERAL NOTES:

EXISTING SERVICES AND UTILITIES SHOWN ON THESE DRAWINGS ARE TAKEN FROM THE BEST AVAILABLE RECORDS, BUT MAY NOT BE COMPLETE OR TO DATE. CONTRACTOR SHALL VERIFY IN FIELD FOR LOCATION AND ELEVATION OF PIPES AND CHECK WITH THE UTILITY COMPANIES BEFORE DIGGING OR PERFORMING WORK.

CONTRACTOR IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS BEFORE START OF CONSTRUCTION.

THE ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.

3.0m 1.5 0 3.0 6.0m
SCALE: 1:150

No.	REVISIONS	BY	DATE
01	ISSUED FOR APPROVAL	M.L.	21 APR 2023

LICENSÉ PROFESSIONNEL ENGINEER
V. JOHNSON
100510576
04-21-2023
PROVINCE OF ONTARIO

NOT AUTHENTIC UNLESS SIGNED AND DATED

LRJ
ENGINEERING | INGENIERIE
5430 Canotek Road | Ottawa, ON, K1J 9G2
www.lrl.ca | (613) 842-3434

CLIENT
FRANCINE PERRAS & RAYNALD LAVIGNE

DESIGNED BY: M.L. DRAWN BY: A.O. APPROVED BY: V.J.

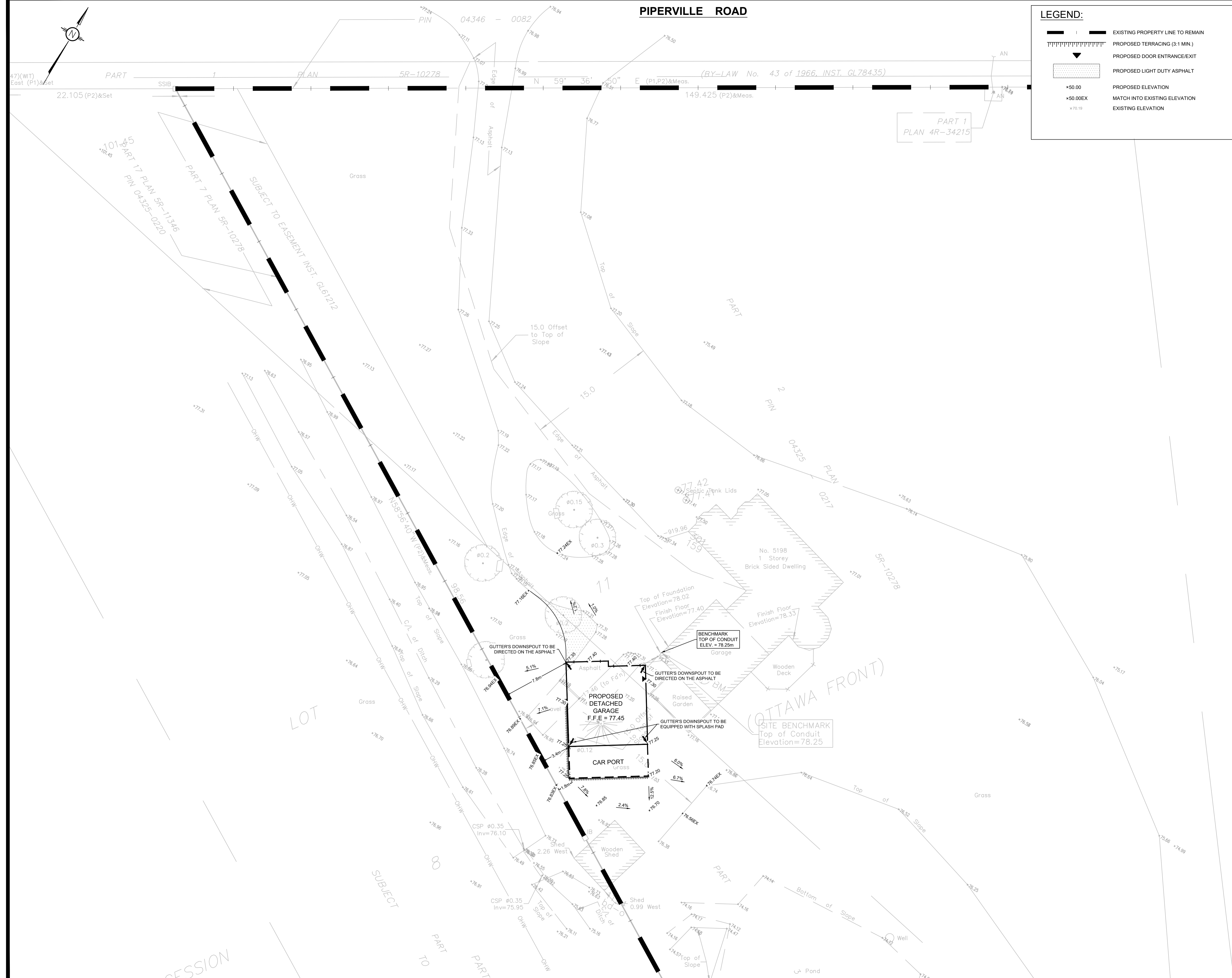
PROJECT
**NEW GARAGE CONSTRUCTION
5198 PIPERVILLE ROAD
CARLSBAD SPRINGS, ON**

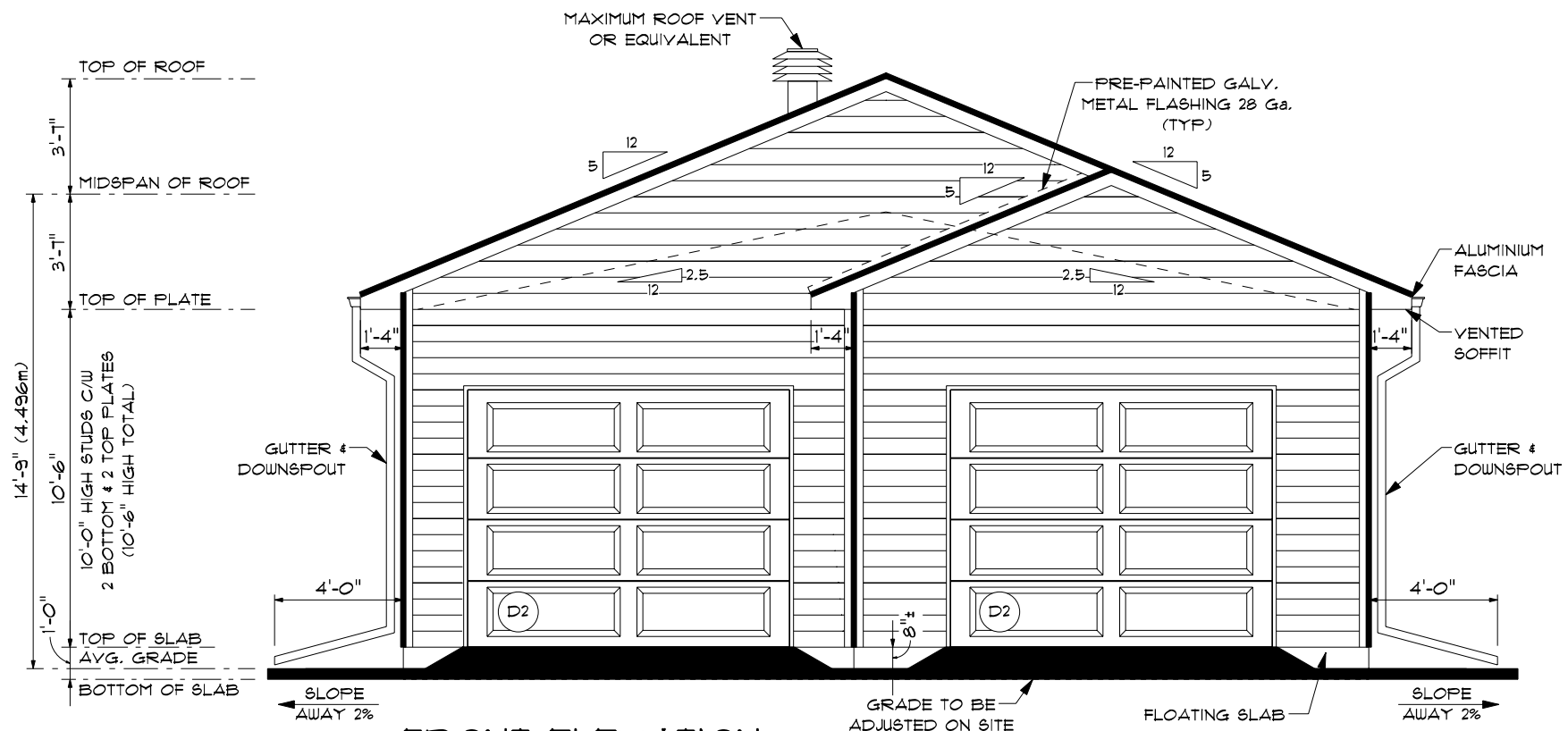
DRAWING TITLE
GRADING AND DRAINAGE PLAN

PROJECT NO.
220685

DATE
AUGUST 2022

C301





FRONT ELEVATION

SCALE: 3/16" = 1'-0"

14'-9" (4.496m)
10'-6" HIGH STUDS C/W
2 BOTTOM & 2 TOP PLATES
(10'-6" HIGH TOTAL)
1'-0" TOP OF SLAB
AVG. GRADE
BOTTOM OF SLAB

NOTE:
GRADES TO BE CONFIRMED BY GRADING PLAN & GEOTECHNICAL ENGINEER. IF CHANGES ARE TO BE MADE, CONTACT LAVOIE DESIGN & DRAFTING INC.

NOTE:
• VENTILATE ATTIC SPACE TO MIN. 1/300TH OF INSULATED CEILING AREA
• PROVIDE FLASHING OVER DOORS & WINDOWS AND AT ROOF JUNCTIONS

CODES & STANDARDS

- AT THE TIME OF PREPARATION, THIS PLAN WAS DRAWN IN ACCORDANCE WITH THE CURRENT EDITION OF THE ONTARIO BUILDING CODE. IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO INSURE THAT CHANGES TO THE CODE ARE COMPLIED WITH AND ALL AMENDMENTS ARE INCORPORATED IN THE CONSTRUCTION. ALL WORK SHALL CONFORM TO BYLAWS, ORDINANCES AND REGULATIONS.
- PRIOR TO PROCEEDING WITH CONSTRUCTION, THE BUILDER MUST VERIFY ALL INFORMATION, DIMENSIONS AND SPECIFICATIONS. WRITTEN DIMENSIONS ALWAYS TAKES PRECEDENCE OVER SCALED MEASUREMENTS.
- ALL WORKMANSHIP TO BE OF A STANDARD EQUAL IN ALL RESPECTS TO GOOD PRACTICE.
- ANY VARIANCES FROM THE DRAWINGS AND SPECIFICATIONS OR FROM CONDITIONS ENCOUNTERED AT THE JOB SITE SHALL BE RESOLVED BY OWNER/BUILDER. SUCH RESOLUTIONS SHALL BE THEIR SOLE RESPONSIBILITY AND MUST BE SUBMITTED TO THE MUNICIPALITY OR CITY FOR APPROVAL PRIOR TO CHANGES BEING MADE.
- CONSTRUCTION LOADS ON THE STRUCTURE CAUSED BY INTERIM STORAGE OF MATERIALS SHALL NOT BE ALLOWED TO EXCEED THE INTENDED DESIGN LOADS.
- THE BUILDER TO PROVIDE ALL NECESSARY TEMPORARY SUPPORTS FOR WALLS AND FLOORS PRIOR TO THE COMPLETION OF VERTICAL AND LATERAL LOAD SYSTEMS.
- THE OWNER/BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT PLACEMENT OF THE GARAGE ON THE PROPERTY.
- THE OWNER/BUILDER TO SUPPLY ALL MISSING DIMENSIONS ON SITE PLAN, LOT ELEVATIONS, LEGAL DESCRIPTION, NORTH DIRECTION AND MAIN STREETS.
- THE OWNER/BUILDER IS RESPONSIBLE FOR CONDITIONS SUCH AS SOIL BEARING CAPACITY, DEPTH OF FROST PENETRATION, WATER TABLE, BURIED STRUCTURES, LOCATION OF SERVICES, ETC.

CARPENTRY

- FRAMING LUMBER SHALL BE NUMBER TWO (2) OR BETTER UNLESS OTHERWISE SPECIFIED ON PLAN. LINTEL SIZES SHOWN ON THE DRAWINGS ARE BASED ON NUMBER TWO (2) SPRUCE AND ARE TO BE TWO 2X10S UNLESS OTHERWISE INDICATED.
- OWNER/BUILDER TO OBTAIN SHOP DRAWINGS FROM MANUFACTURER OF ROOF TRUSSES.
- PLATES ARE TO BE ANCHORED TO CONCRETE WITH 1/2" DIA. ANCHOR BOLTS, MAX. 6'-0" O.C.
- FLUSH FRAMED WOOD MEMBERS SHALL BE ANCHORED WITH JOIST HANGERS UNLESS OTHERWISE SPECIFIED.

ROOFING

- ALL ROOFING SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND CONFORM TO THE ONTARIO BUILDING CODE.

SHEET METAL

- ALL REQUIRED FLASHINGS TO BE 28 GAUGE GALVANIZED METAL UNLESS OTHERWISE SPECIFIED.

DOORS & WINDOWS

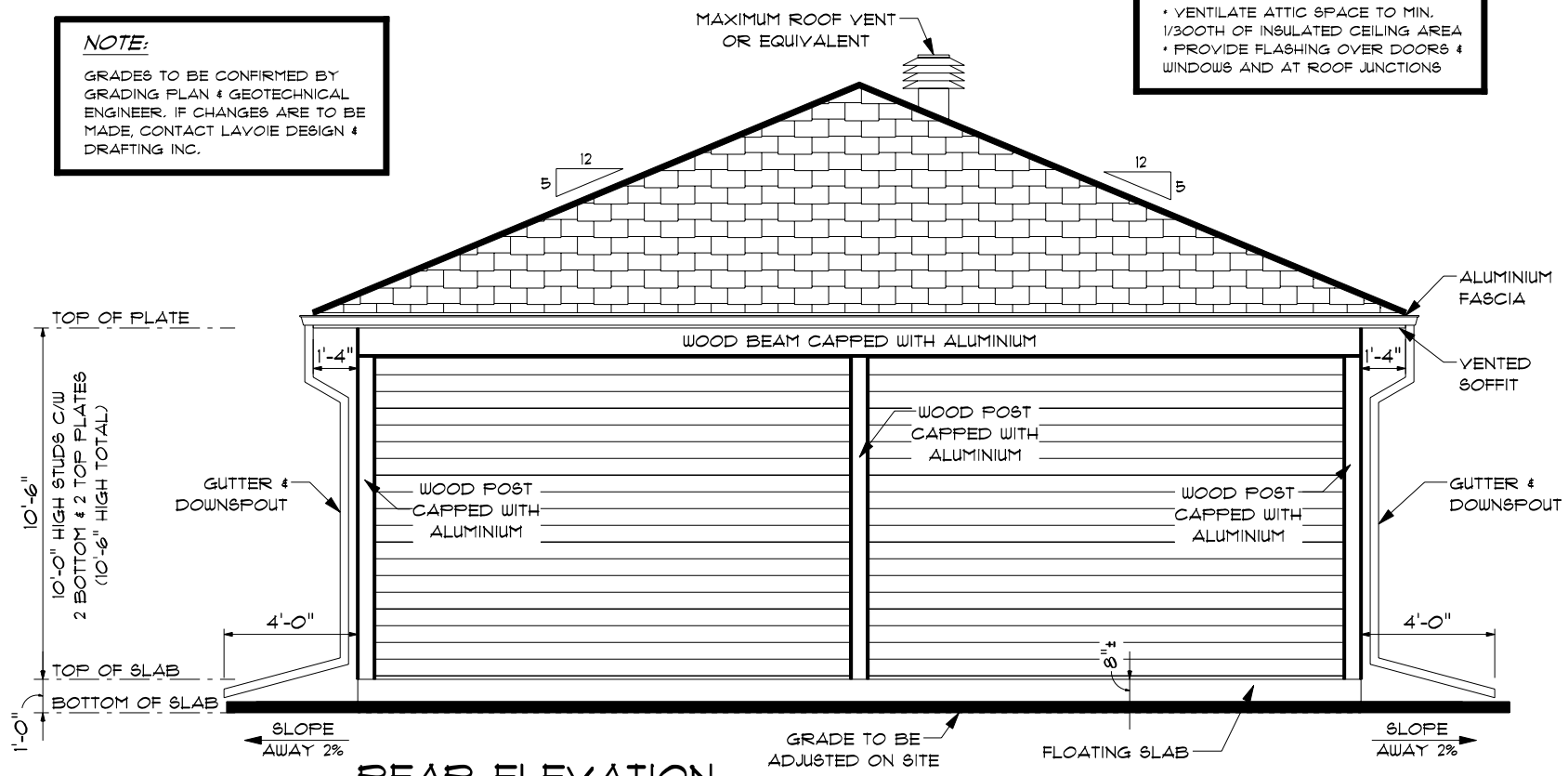
- ALL WINDOW AND DOOR SIZES ARE SPECIFIED ON PLANS AND SCHEDULE(S).
- DOORS AND WINDOWS TO CONFORM WITH 9.1 OF THE O.B.C.

INSULATION/VENTILATION

- MINIMUM INSULATION REQUIREMENTS: REFER TO THE ENERGY EFFICIENCY DESIGN SUMMARY
- CEILING INSULATION MAY BE LOOSE FILL OR BATT TYPE.
- ALL ROOF SPACES SHALL BE VENTILATED WITH SOFFIT & ROOF VENTS. ROOF VENTS ARE TO BE EQUALLY DISTRIBUTED AT THE TOP OF THE ROOF AS SHOWN ON ELEVATION DRAWINGS.
- ALL VENTILATION OF ROOF SPACES SHALL CONFORM TO THE ONTARIO BUILDING CODE, MIN. 1/300TH OF INSULATED CEILING AREA

MISCELLANEOUS

- CAULK OVER AND AROUND ALL EXTERIOR OPENINGS USING NON-HARDENING CAULKING COMPOUND.
- FLASH BETWEEN MATERIAL CHANGES ON EXTERIOR WALLS.
- FLASH OVER ALL EXTERIOR OPENINGS.
- ALL SIDING TO BE A MINIMUM OF 8" (200 MM) ABOVE FINISHED GRADE.
- FLOOR FINISHES TO BE SPECIFIED BY OWNER/ BUILDER.

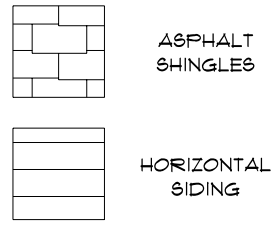


REAR ELEVATION

SCALE: 3/16" = 1'-0"

10'-6" HIGH STUDS C/W
2 BOTTOM & 2 TOP PLATES
(10'-6" HIGH TOTAL)
1'-0" TOP OF SLAB
BOTTOM OF SLAB

EXTERIOR FINISH LEGEND



COLOR AND MANUFACTURER TO BE CONFIRMED BY CLIENT BEFORE ORDERING

PROFESSIONAL ENGINEER

10/08/2022
FOR STRUCTURAL REVIEW

I, LUC LAVOIE, DECLARE THAT I REVIEWED 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 B.C.I.N.: 23595
FIRM B.C.I.N.: 112094
10/08/2022
DATE

Luc Lavoie
Luc Lavoie
REGISTERED B.C.I.N.
ARCHITECTURAL DESIGNER

NO.	REVISIONS	DATE
4	ISSUED FOR BLDG PERMIT	10/08/2022
3	ISSUED FOR FINAL CHANGES	09/08/2022
2	ISSUED FOR P.ENG REVIEW	02/08/2022
1	ISSUED FOR PRELIMINARY	18/05/2022

DESIGN & DRAFTING INC.

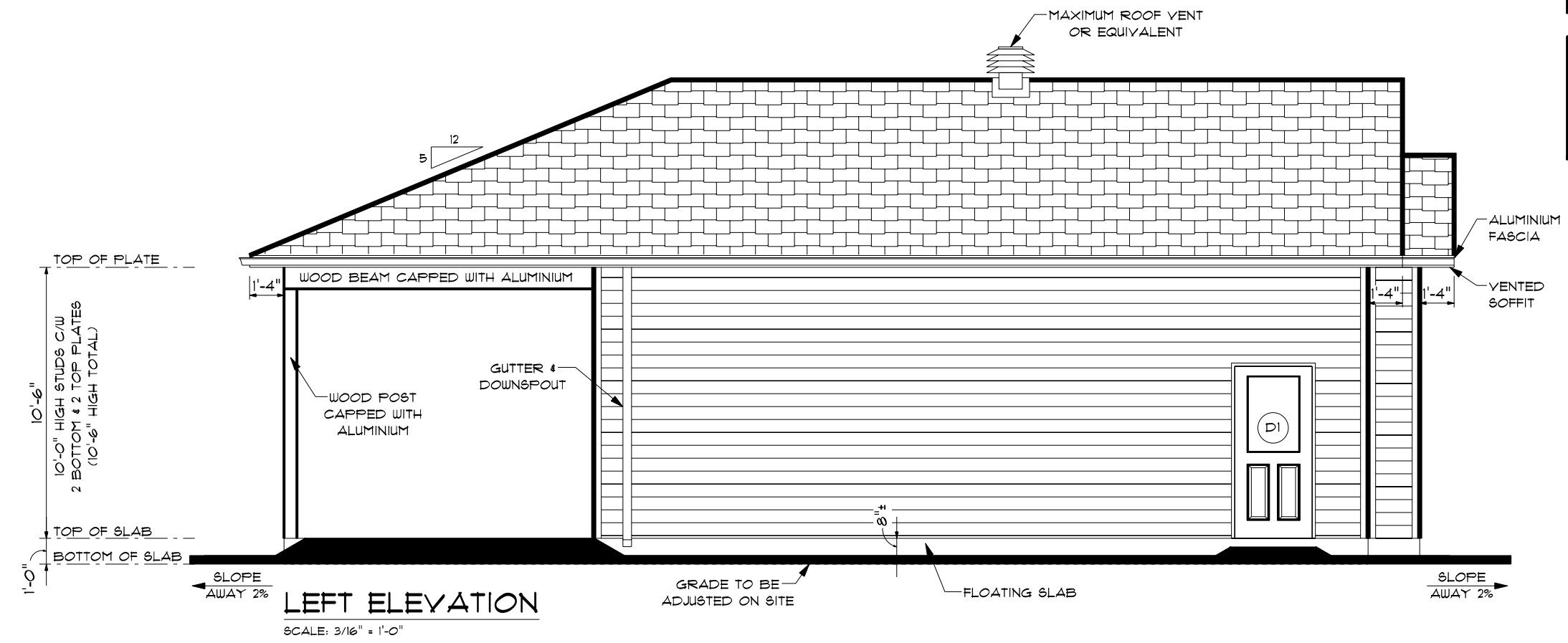
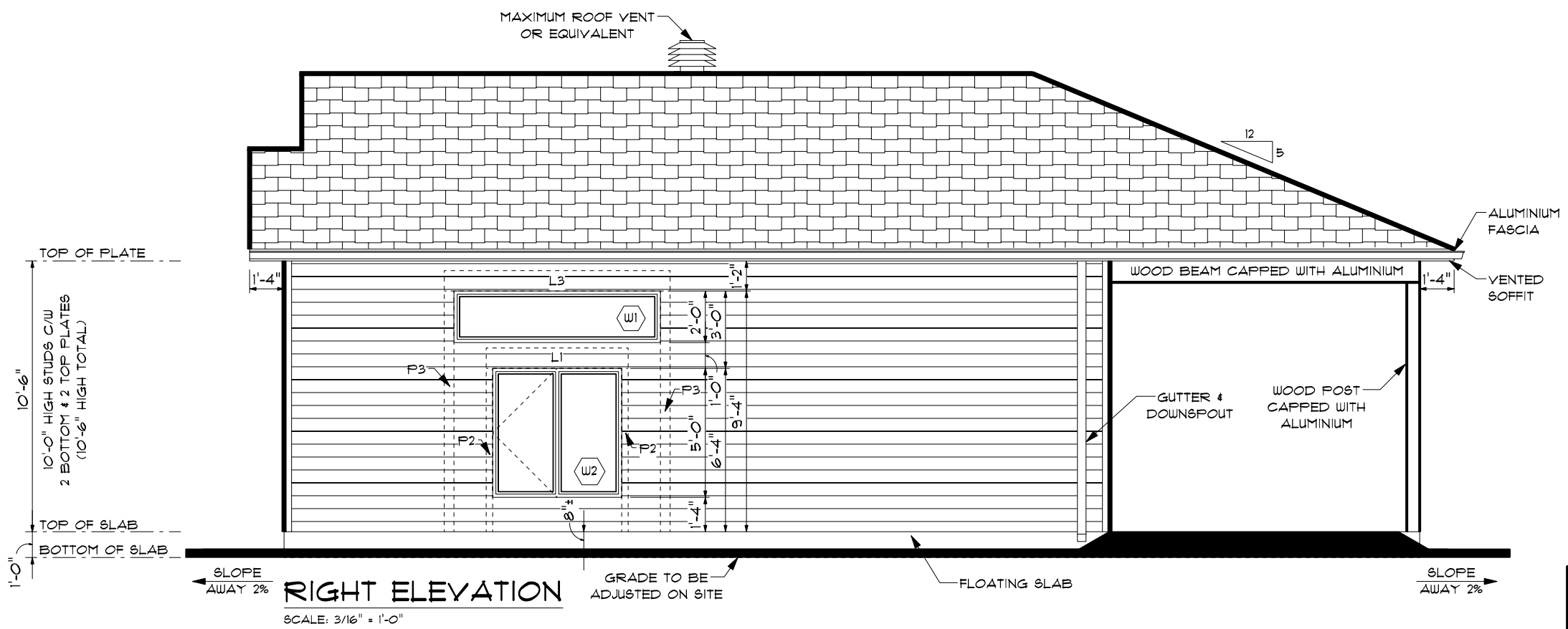
1041 NOTRE DAME STREET, P.O. BOX 928,
EMBRUN, ON. K0A 1W0
WEBSITE: WWW.LAVOIEDESIGN.CA
EMAIL: INFO@LAVOIEDESIGN.CA
613-443-3461

PROJECT NAME

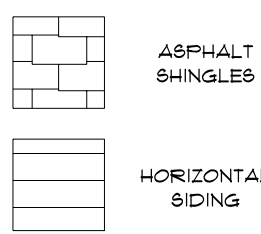
PROPOSED DETACHED GARAGE FOR FRANCINE PERRAS & REYNALD LAVIGNE

5188 PIFERVILLE ROAD, CITY OF OTTAWA, ONTARIO

PROJECT NO.	2022-003	DRAWINGS NO.	1/5
DRAWN BY	S. CHEFF B.D. SOLOWY L. LAVOIE		
VERIFIED BY	L. LAVOIE		



EXTERIOR FINISH LEGEND



COLOR AND MANUFACTURER TO BE CONFIRMED BY CLIENT BEFORE ORDERING

PROFESSIONAL ENGINEER

10/08/2022
FOR STRUCTURAL REVIEW

NOTE:

- VENTILATE ATTIC SPACE TO MIN. 1/300TH OF INSULATED CEILING AREA
- PROVIDE FLASHING OVER DOORS & WINDOWS AND AT ROOF JUNCTIONS

NOTE:

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FIRM B.C.I.N.: 112094

10/08/2022
DATE

Luc Lavoie

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REGISTERED B.C.I.N.
ARCHITECTURAL DESIGNER

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DESIGN & DRAFTING INC.

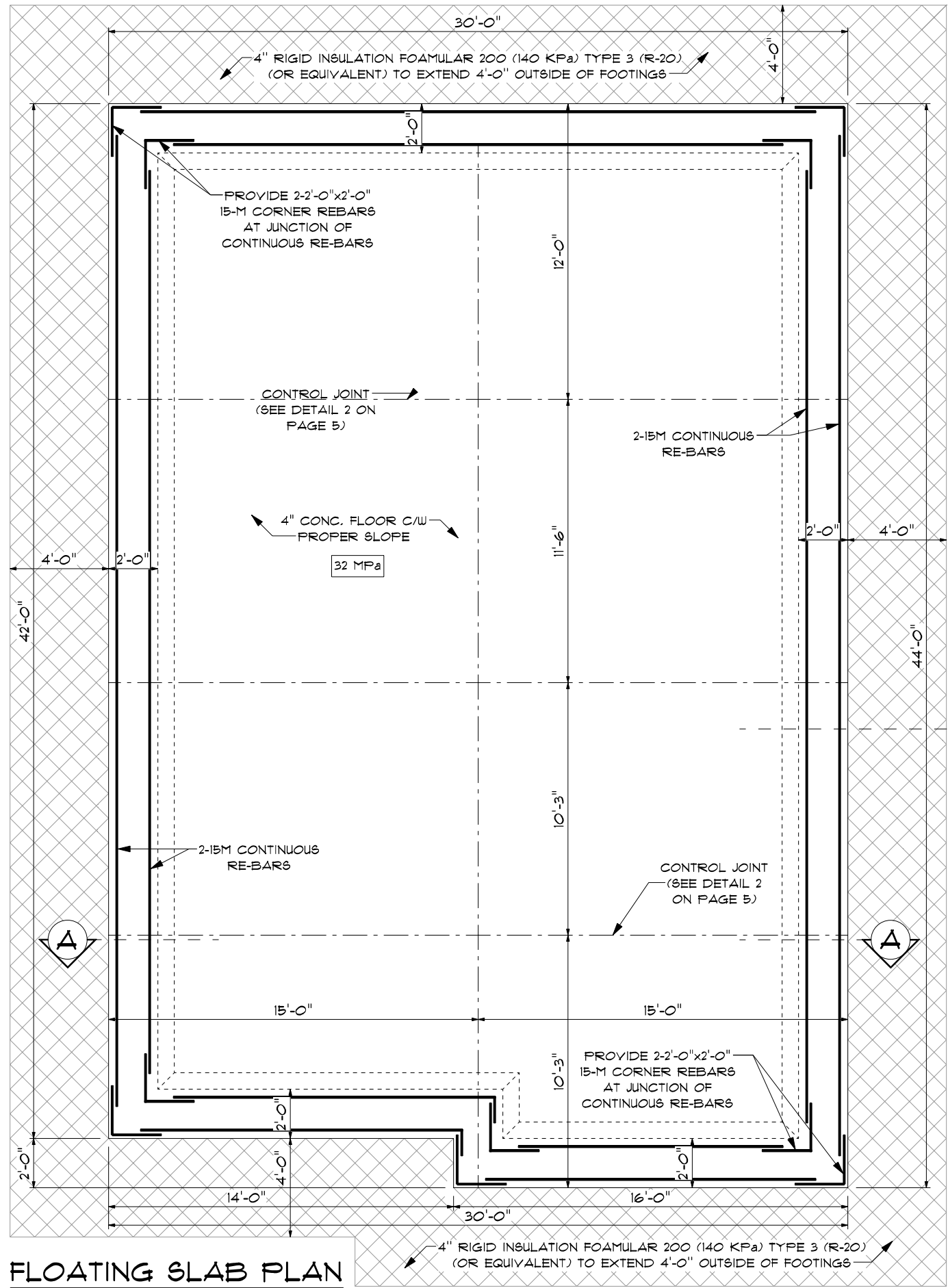
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EMBRUN, ON. K0A 1W0
WEBSITE: WWW.LAVOIEDESIGN.CA
EMAIL: INFO@LAVOIEDESIGN.CA
613-443-3461

PROJECT NAME

PROPOSED DETACHED GARAGE FOR FRANCINE PERRAS & REYNALD LAVIGNE

5188 PIPERVILLE ROAD, CITY OF OTTAWA, ONTARIO

PROJECT NO.	2022-003	DRAWINGS NO.
DRAWN BY	S. CHEFF B.D-SOLOWY L.LAVOIE	2/5
VERIFIED BY	L.LAVOIE	



FLOATING SLAB PLAN

SCALE: 3/16" = 1'-0"

CONCRETE AND FOUNDATIONS

- DO ALL CONCRETE WORK IN STRICT ACCORDANCE WITH CSA A23.1-04 CONCRETE MATERIALS AND METHODS OF CONSTRUCTION
- CONCRETE FOOTING TO BE 20MPA (2900 PSI) AFTER 28 DAYS, MAX. SLUMP 3", CLASS FI
- CONCRETE WALL TO BE 20MPA (2900 PSI) AFTER 28 DAYS, MAX. SLUMP 3", CLASS FI
- SLABS ON GRADE TO BE 32MPA (4640 PSI) AFTER 28 DAYS, 6-8% AIR ENTRAINMENT MINIMUM, MAX. 3" SLUMP, CLASS CI
- DO NOT ADD WATER TO THE CONCRETE MIX SUPPLIED BY THE READY MIX SUPPLIER
- OWNER TO SPECIFY DESIRED FINISHES OF ALL EXPOSED CONCRETE SURFACES
- VIBRATE ALL CONCRETE TO ACHIEVE SATISFACTORY CONSOLIDATION
- REINFORCING STEEL BARS SHALL COMPLY WITH THE REQUIREMENTS OF CAN/CSA-G30.18 WITH $F_y = 400MPa (60 KSI)$
- COLD BEND ALL REINFORCING. DO NOT FLAME CUT OR WELD ANY REINFORCING
- CONCRETE FOOTINGS MUST BE PLACED ON UNDISTURBED OR COMPACTED SOIL TO AN ELEVATION BELOW FROST PENETRATION.
- FOUNDATION WALLS SHOULD NOT BE BACKFILLED UNTIL CONCRETE HAS REACHED ITS SPECIFIED 28 DAY STRENGTH AND STRUCTURAL FLOOR FRAMING (INCLUDING FLYWOOD SUBFLOOR) REQUIRED TO STABILIZE THE WALLS IS COMPLETE & FULLY NAILED AND ANCHORED.
- FOOTING DIMENSIONS ARE BASED ON AN ASSUMED SOIL BEARING CAPACITY OF 75 KPA (PROVIDE SOIL TEST TO CONFIRM)
- ALL REBARS TO BE 60KSI (400MPA), CLEAN OF ANY DIRT AND SPACED AS SHOWN ON DRAWINGS. ALL REBARS TO MEET CSA G30.18-M92
- LAPPING OF REINFORCEMENT STEEL SHALL BE
 15M AND SMALLER = 18" (500MM) MIN.
 20M AND BIGGER = 24" (600MM) MIN.
 WIRE MESH LAPS SHALL BE 6" (150MM) MIN.
- PROVIDE CORNER REBARS OF 610MM X 610MM (24" X 24") SPACED THE SAME AS WALL REINFORCEMENT

ELECTRICAL

- INSTALLATION OF ELECTRICAL ITEMS MUST COMPLY WITH LOCAL ELECTRICAL CODES AND REGULATIONS IN ALL RESPECTS.
- ELECTRICIAN TO PROVIDE EXTERIOR LIGHTING IN PROXIMITY OF EXTERIOR DOORS.

NOTE:

GRADES TO BE CONFIRMED BY GRADING PLAN & GEOTECHNICAL ENGINEER. IF CHANGES ARE TO BE MADE, CONTACT LAVOIE DESIGN & DRAFTING INC.

MOISTURE BARRIER SHALL BE PROVIDED IN ALL AREAS WHERE WOOD IS IN CONTACT WITH CONCRETE OR UNIT MASONRY LOCATED BELOW GRADE.

CARRY ALL POINT LOADS DOWN TO FOOTINGS/ FOUNDATION

SOIL BEARING CAPACITY ASSUMED TO BE 75KPa FOR SERVICEABILITY LOADS

PROFESSIONAL ENGINEER

10/08/2022
FOR STRUCTURAL REVIEW

I, LUC LAVOIE, DECLARE THAT I REVIEWED 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 B.C.I.N.: 23595
FIRM B.C.I.N.: 112094

10/08/2022
DATE

Luc Lavoie
REGISTERED B.C.I.N.
ARCHITECTURAL DESIGNER

NO.	REVISIONS	DATE
4	ISSUED FOR BLDG PERMIT	10/08/2022
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DESIGN & DRAFTING INC.

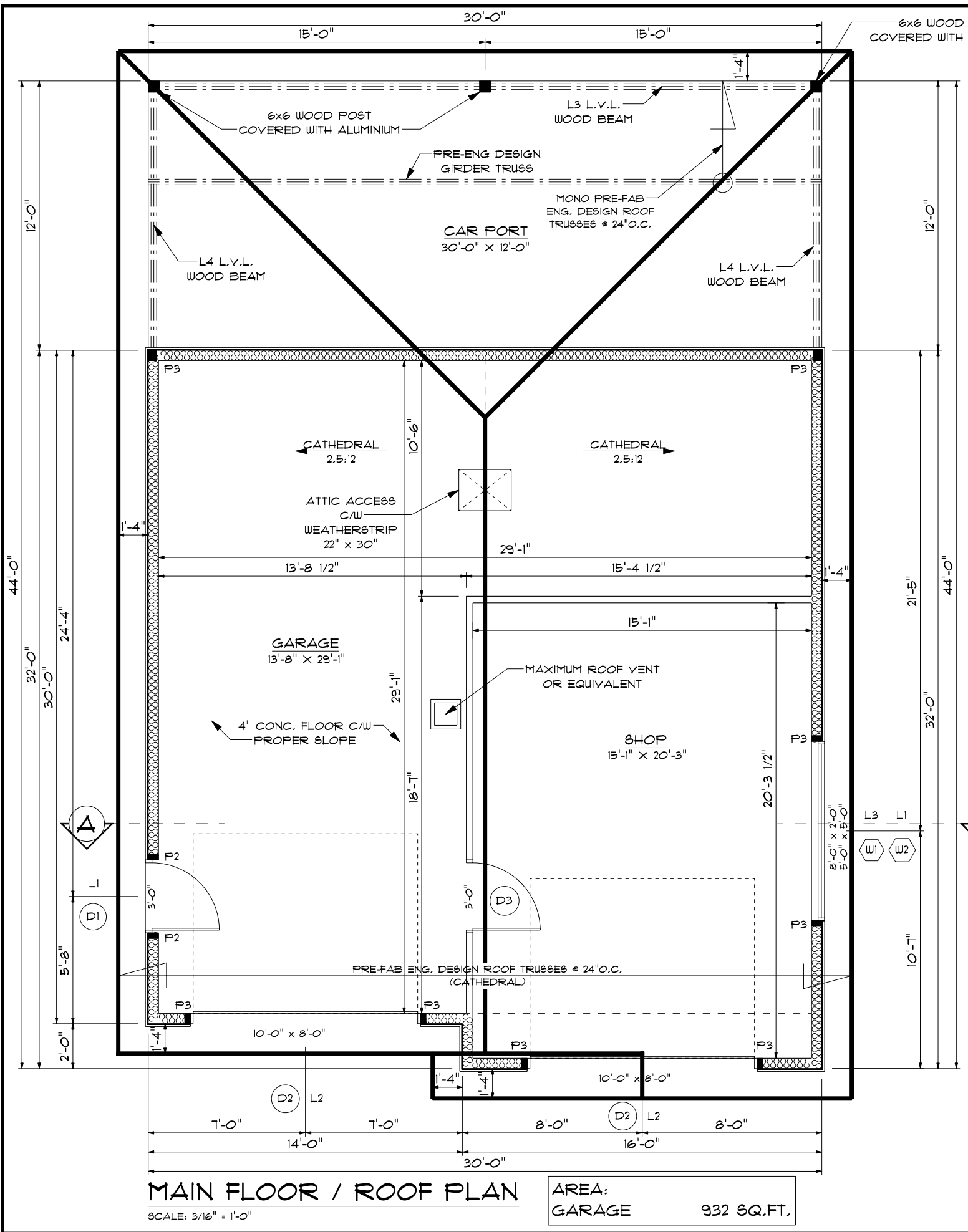
1041 NOTRE DAME STREET, P.O. BOX 928,
EMBRUN, ON. K0A 1W0
WEBSITE: WWW.LAVOIEDESIGN.CA
EMAIL: INFO@LAVOIEDESIGN.CA
613-443-3461

PROJECT NAME

PROPOSED DETACHED GARAGE FOR FRANCINE PERRAS & REYNALD LAVIGNE

5198 PIPERVILLE ROAD, CITY OF OTTAWA, ONTARIO

PROJECT NO.	2022-003	DRAWINGS NO.
DRAWN BY	S. CHEFF B.D. SOLOWY L. LAVOIE	3/5
VERIFIED BY	L. LAVOIE	



EXTERIOR & INTERIOR DOOR SCHEDULE

QTY	DOOR DIMENSIONS	COMMENTS
D1	1 36" HALF GLASS METAL DOOR (MAIN DOOR C/W WEATHERSTRIP & DEADBOLT)	MANUFACTURER SPECS BY OTHERS
D2	2 10'-0" x 8'-0" GARAGE DOOR	MANUFACTURER SPECS BY OTHERS
D3	1 3'-0" x 6'-8" "STYLE BY CLIENT"	MANUFACTURER SPECS BY OTHERS

NOTE * IMPORTANT *
ALL WINDOWS & DOORS ARE NOMINAL SIZE. BEFORE FRAMING, CONTRACTOR SHALL VERIFY WITH SUPPLIER OR MANUFACTURER FOR EXACT ROUGH OPENING DIMENSIONS.

WINDOW SCHEDULE

QTY	WINDOW DIMENSIONS	COMMENTS
W1	1 8'-0" x 2'-0"	CASEMENT SPECS BY OTHERS
W2	1 5'-0" x 5'-0"	CASEMENT SPECS BY OTHERS

NOTE * IMPORTANT *
ALL WINDOWS & DOORS ARE NOMINAL SIZE. BEFORE FRAMING, CONTRACTOR SHALL VERIFY WITH SUPPLIER OR MANUFACTURER FOR EXACT ROUGH OPENING DIMENSIONS.

ROOF LAYOUT NOTES:

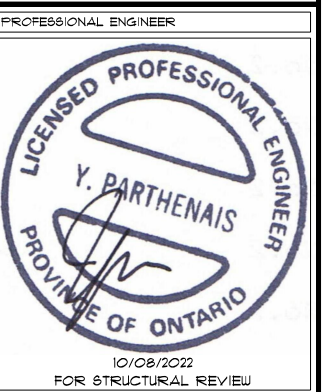
ROOF LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST THE TRUSS MANUFACTURER. PROVIDE THE TRUSS MANUFACTURER'S ROOF LAYOUT FOR BUILDING PERMIT APPLICATION AND ON SITE FOR FRAMING. THE DRAFTING SERVICE OFFICE NEEDS TO BE AWARE OF ANY ALTERNATIVES OR CHANGES REGARDING THE ROOF SCHEMATIC LAYOUT BEFORE CONSTRUCTION BEGINS. PROVIDE SUPPORT UNDER GIRDER TRUSSES & SOLID BLOCKING DOWN TO FOUNDATION

REFER TO ROOF LAYOUT Q-221860A FROM ST-LAWRENCE STRUCTURES DATED AUGUST 4 2022

CARRY ALL POINT LOADS DOWN TO FOOTINGS/ FOUNDATION

POST TABLE :
 P2 = 2-2x4 OR 2-2x6
 P3 = 3-2x4 OR 3-2x6

LINTEL TABLE:
 L1 = 2- 2X10 WITH P2 ON EACH SIDE (1 STUD + 1 JACK)
 L2 = 3- 2X10 WITH P3 ON EACH SIDE (1 STUD + 2 JACK)
 L3 = 2- 1 3/4" X 9 1/2" L.V.L. WOOD BEAM WITH P3 ON EACH SIDE (1 STUD + 2 JACK)
 L4 = 3- 1 3/4" X 9 1/2" L.V.L.



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INDIVIDUAL B.C.I.N.: 23595
 FIRM B.C.I.N.: 112054
 10/08/2022
 DATE
 Luc Lavoie
 REGISTERED B.C.I.N.
 ARCHITECTURAL DESIGNER

NO.	REVISIONS	DATE
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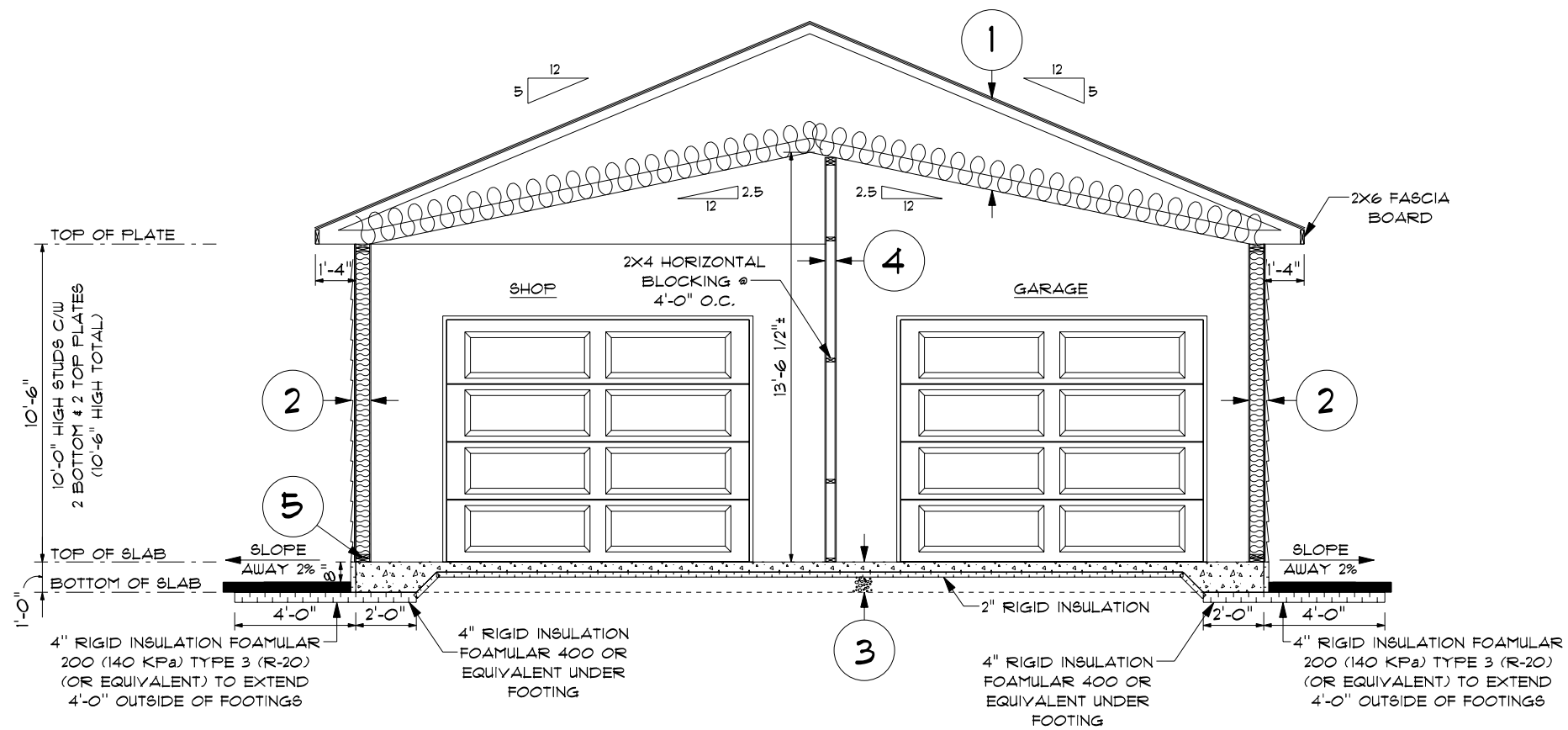
LAVOIE
DESIGN & DRAFTING INC.

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PROJECT NAME
PROPOSED DETACHED GARAGE FOR FRANCINE PERRAS & REYNALD LAVIGNE

5188 PIPERVILLE ROAD, CITY OF OTTAWA, ONTARIO

PROJECT NO.	2022-003	DRAWINGS NO.
DRAWN BY	S.CHEFF B.D-SOLOVY L.LAVOIE	4/5
VERIFIED BY	L.LAVOIE	



CROSS SECTION A
SCALE: 3/16" = 1'-0"

SPECIFICATIONS:

1 ROOF (CATHEDRAL)

- ASPHALT SHINGLES
- ICE & WATER SHIELD
- (6'-0" AT BOTTOM / 3'-0" AT VALLEYS)
- 15/32" O.S.B. EXT. SHEATHING (ASPHENITE) C/W "H" CLIPS
- PRE-FAB. ENG. DESIGN TRUSSES @ 24" O.C. (CATHEDRAL) (SCISSOR TRUSS) (AS SHOWN ON SECTIONS AND PLANS)
- R 31 BATT OR BLOWN INSULATION (C/W STYROVENT)
- 6 MIL VAPOUR BARRIER
- 1x4 STRAPPING @ 16" O.C.
- 1/2" DRYWALL OR ASPENITE (O.S.B.)

1a ROOF (REAR PORCH)

- ASPHALT SHINGLES
- ICE & WATER SHIELD
- (6'-0" AT BOTTOM / 3'-0" AT VALLEYS)
- 15/32" O.S.B. EXT. SHEATHING (ASPHENITE) C/W "H" CLIPS
- PRE-FAB. ENG. DESIGN TRUSSES @ 24" O.C. (AS SHOWN ON SECTIONS AND PLANS)
- 1x4 STRAPPING @ 16" O.C.
- VENTED SOFFIT

2 EXTERIOR WALL

- SIDING (AS SHOWN)
- (INSTALLATION SPECS AS PER MANUFACTURER)
- TYPAR OR TYVEK
- 7/16" EXTERIOR SHEATHING (ASPHENITE)
- 2x6 STUDS @ 16" O.C. C/W TYPAR HEADER WRAP
- R 22 BATT INSULATION
- 6 MIL VAPOUR BARRIER
- 1/2" DRYWALL OR ASPENITE (O.S.B.)

3 FLOATING SLAB

- SEE DETAIL 1 ON PAGE 5

4 INTERIOR WALL

- 1/2" DRYWALL
- 2x4 STUDS @ 16" O.C.
- OR 2x6 BEARING OR MECHANICAL WALL
- 1/2" DRYWALL

5 SILL PLATE

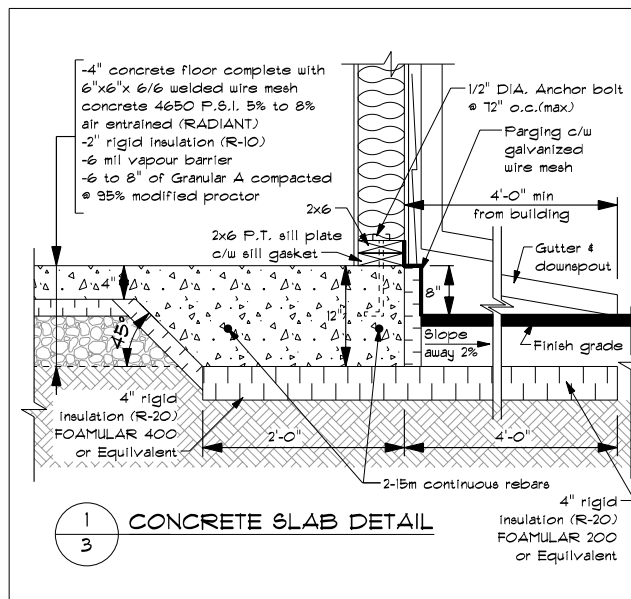
- 2x6 SILL PLATE C/W SILL GASKET
- 1/2" DIA. ANCHORS BOLTS @ 12" O.C. (MAX)

NOTE:

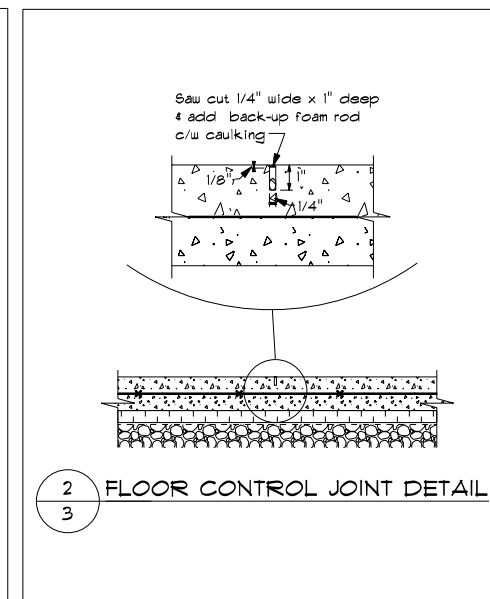
- VENTILATE ATTIC SPACE TO MIN. 1/300TH OF INSULATED CEILING AREA
- PROVIDE FLASHING OVER DOORS & WINDOWS AND AT ROOF JUNCTIONS

NOTE:

- GRADES TO BE CONFIRMED BY GRADING PLAN & GEOTECHNICAL ENGINEER. IF CHANGES ARE TO BE MADE, CONTACT LAVOIE DESIGN & DRAFTING INC.

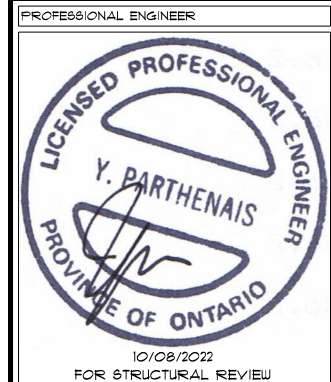


1 CONCRETE SLAB DETAIL



2 FLOOR CONTROL JOINT DETAIL

MOISTURE BARRIER SHALL BE PROVIDED IN ALL AREAS WHERE WOOD IS IN CONTACT WITH CONCRETE OR UNIT MASONRY LOCATED BELOW GRADE.



I, LUC LAVOIE, DECLARE THAT I REVIEWED 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 B.C.I.N.: 23595
FIRM B.C.I.N.: 12094
10/08/2022
DATE

Luc Lavoie
Luc Lavoie
REGISTERED B.C.I.N.
ARCHITECTURAL DESIGNER

NO.	REVISIONS	DATE
4	ISSUED FOR BLDG PERMIT	10/08/2022
3	ISSUED FOR FINAL CHANGES	09/08/2022
2	ISSUED FOR P.ENG REVIEW	02/08/2022
1	ISSUED FOR PRELIMINARY	18/05/2022

LAVOIE
DESIGN & DRAFTING INC.
1041 NOTRE DAME STREET, P.O. BOX 928,
EMBRUN, ON. K0A 1W0
WEBSITE: WWW.LAVOIEDESIGN.CA
EMAIL: INFO@LAVOIEDESIGN.CA
613-443-3461

PROJECT NAME

PROPOSED DETACHED GARAGE FOR FRANCINE PERRAS & REYNALD LAVIGNE

5188 PIFERVILLE ROAD, CITY OF OTTAWA, ONTARIO

PROJECT NO.	2022-003	DRAWINGS NO.
DRAWN BY	S.CHEFF B.D.SOLOVY L.LAVOIE	5/5
VERIFIED BY	L.LAVOIE	5/5



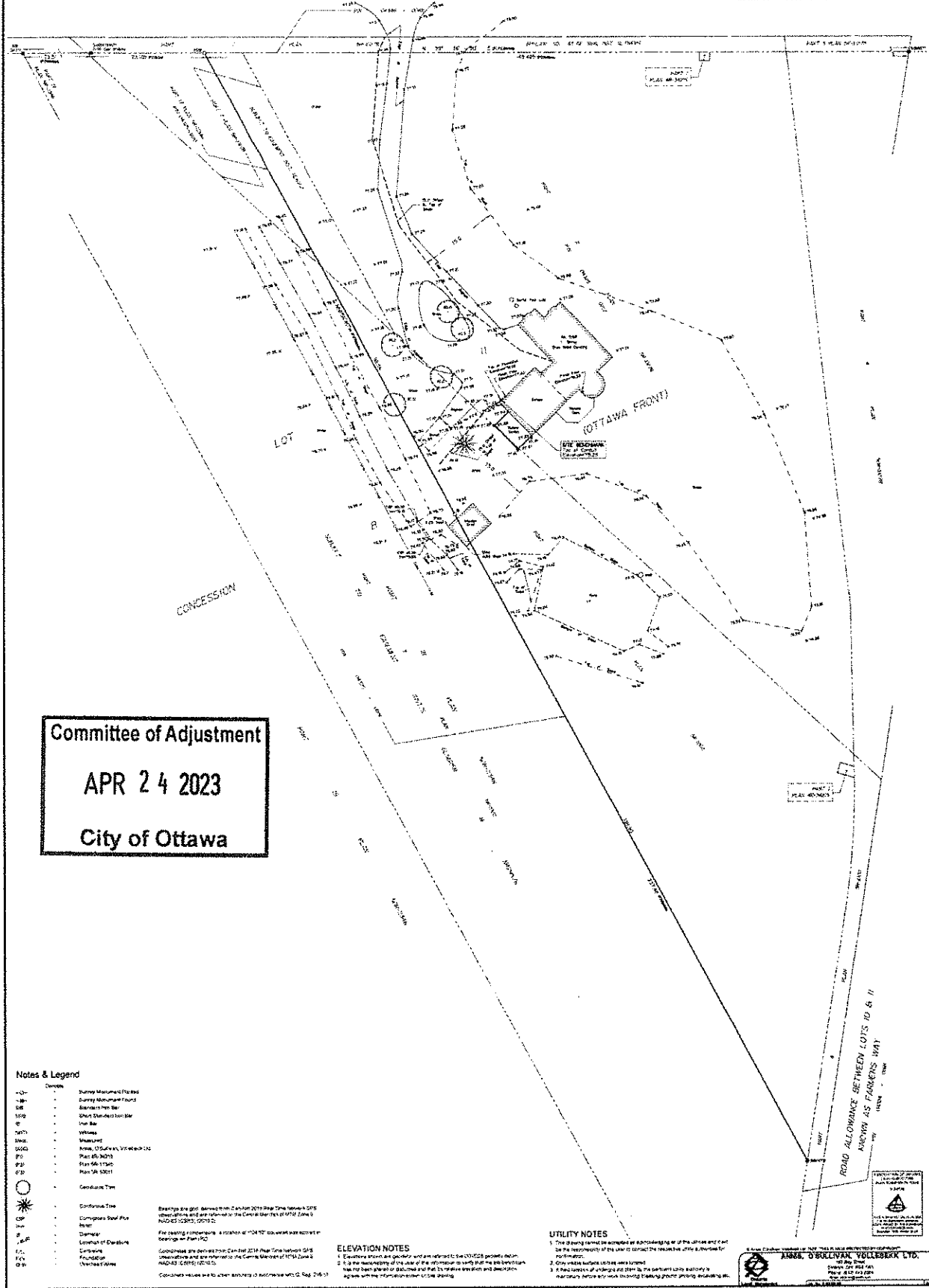
Surveyor's Certificate
 CERTIFICATE
 1. This plan was prepared in accordance with the Survey Act, the Survey Regulations and the regulations made under them.
 2. The Survey was completed on June 23, 2022.
 June 23, 2022
 Anne O'Sullivan, Surveyor
 Chief Land Surveyor

TOPOGRAPHICAL PLAN OF SURVEY OF PART OF LOT 11 CONCESSION 8 (OTTAWA FRONT) (Geographic Township of Cumberland) CITY OF OTTAWA
 Surveyed by Anne O'Sullivan, Villebeek Ltd.

Scale 1:300

Notes:
 (DISTANCES INDICATED BY THIS PLAN ARE IN METERS AND (1:300) EQUIVALENT) TO PRESENT AN APPROXIMATE SCALE

ROAD ALLOWANCE BETWEEN CONCESSIONS 7 AND 8 (OTTAWA FRONT) - KNOWN AS CHEMIN PIERVILLE ROAD



Committee of Adjustment
 APR 24 2023
 City of Ottawa

- Notes & Legend**
- Survey Measurement Points
 - Survey Measurement Points
 - Stationing on Lot
 - Short Easement on Lot
 - On Lot
 - Utility
 - Unsurveyed
 - Area, O'Sullivan, Villebeek Ltd
 - Part 85 (2015)
 - Part 86 (1990)
 - Part 86 (2001)
 - Geometric True
 - Continuity True
 - Composite Survey Point
 - Marker
 - Boundary
 - Location of Easement
 - Contour
 - Foundation
 - Unchecked Area

Beachy and grid derived from 2014 NAD 83 Real Time between GPS when taken and are referred to the Central Meridian of NAD 83 Zone 18 NAD 83 (2011), UTM Zone 18

The bearing measurements are taken at 1:30 scale and were corrected to 1:30 scale.

Coordinates are derived from the 2014 NAD 83 Real Time between GPS observations and are referred to the Central Meridian of NAD 83 Zone 18 NAD 83 (2011), UTM Zone 18.

Coordinate values are to other systems of address with a 0.001 m error.

ELEVATION NOTES

1. Elevation shown in graphic and referred to sea level (1985 datum).
2. In the neighbourhood of the site of the information in this plan the elevations have not been shown or obtained and that the relative elevation and direction agree with the information shown on the drawing.

UTILITY NOTES

1. This drawing cannot be accepted as a substitute for an as-built plan and shall not be used for the purpose of connecting the electrical, utility services for the property.
2. One needs to check with the utility company.
3. If the location of utility is not shown on the drawing, the utility company authority is mandatory before any work involving digging, trenching, installing, etc.

ANNE O'SULLIVAN, VILLEBECK LTD.
 Surveyor
 1000
 1000
 1000