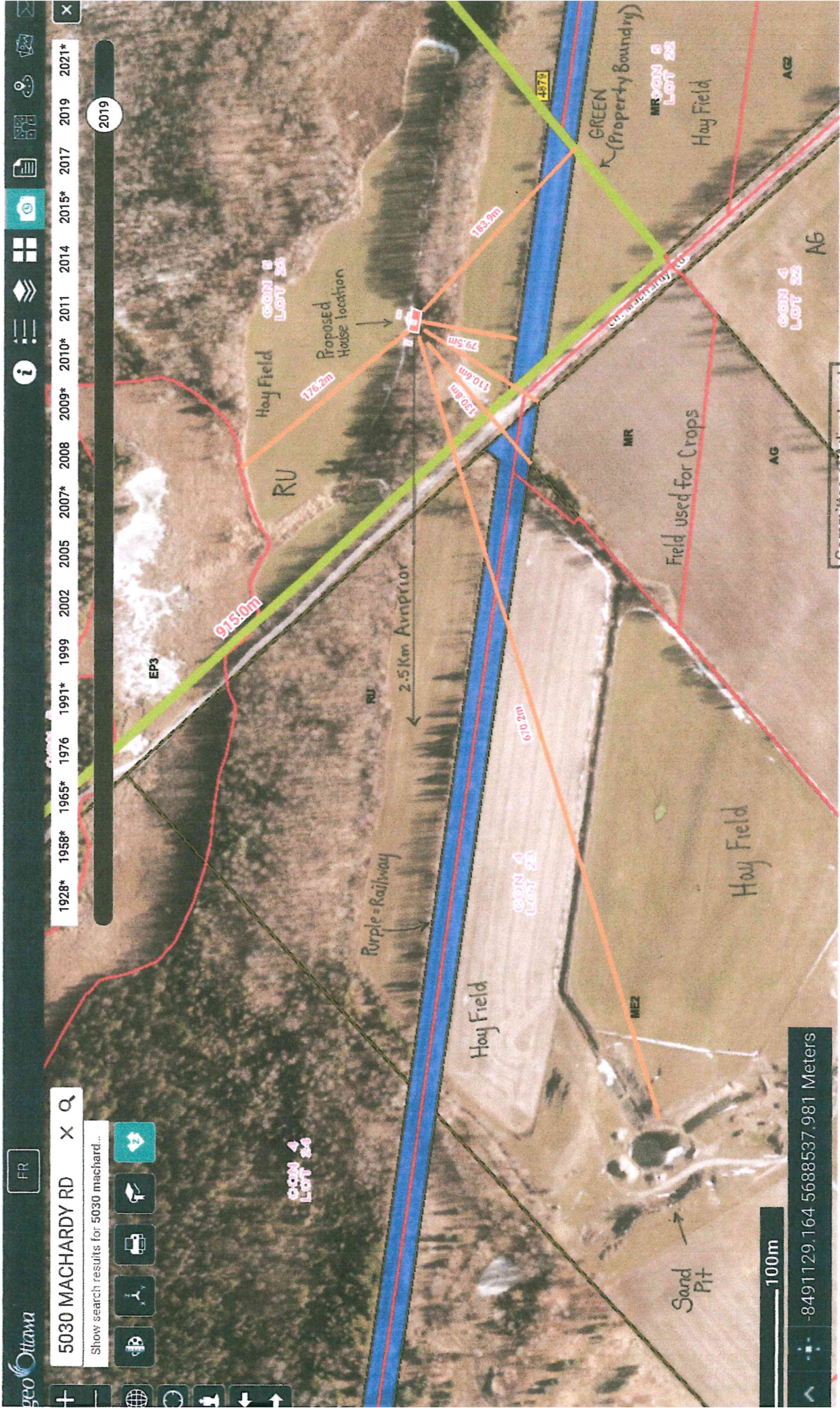


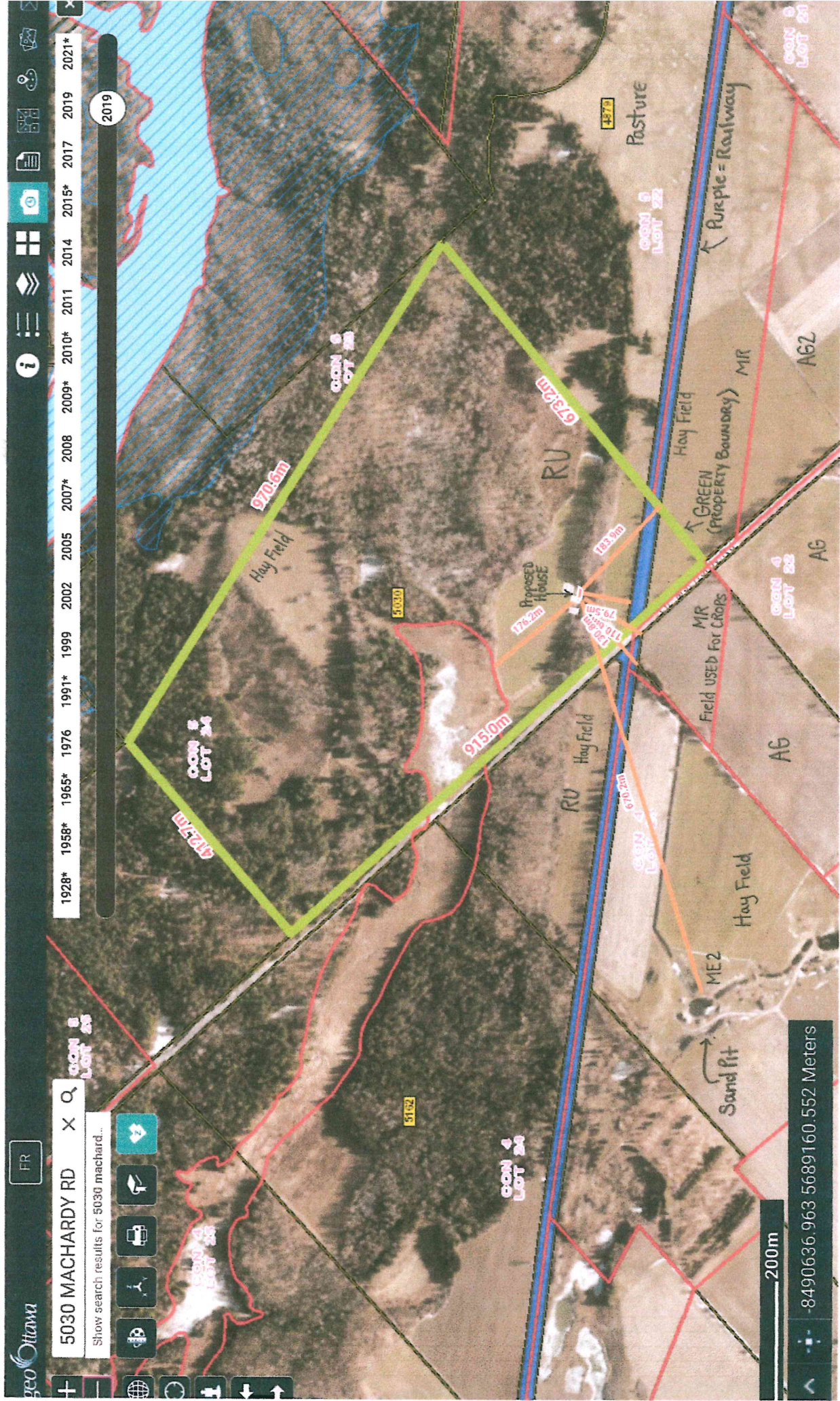
Sketch #1
(Zoomed version)



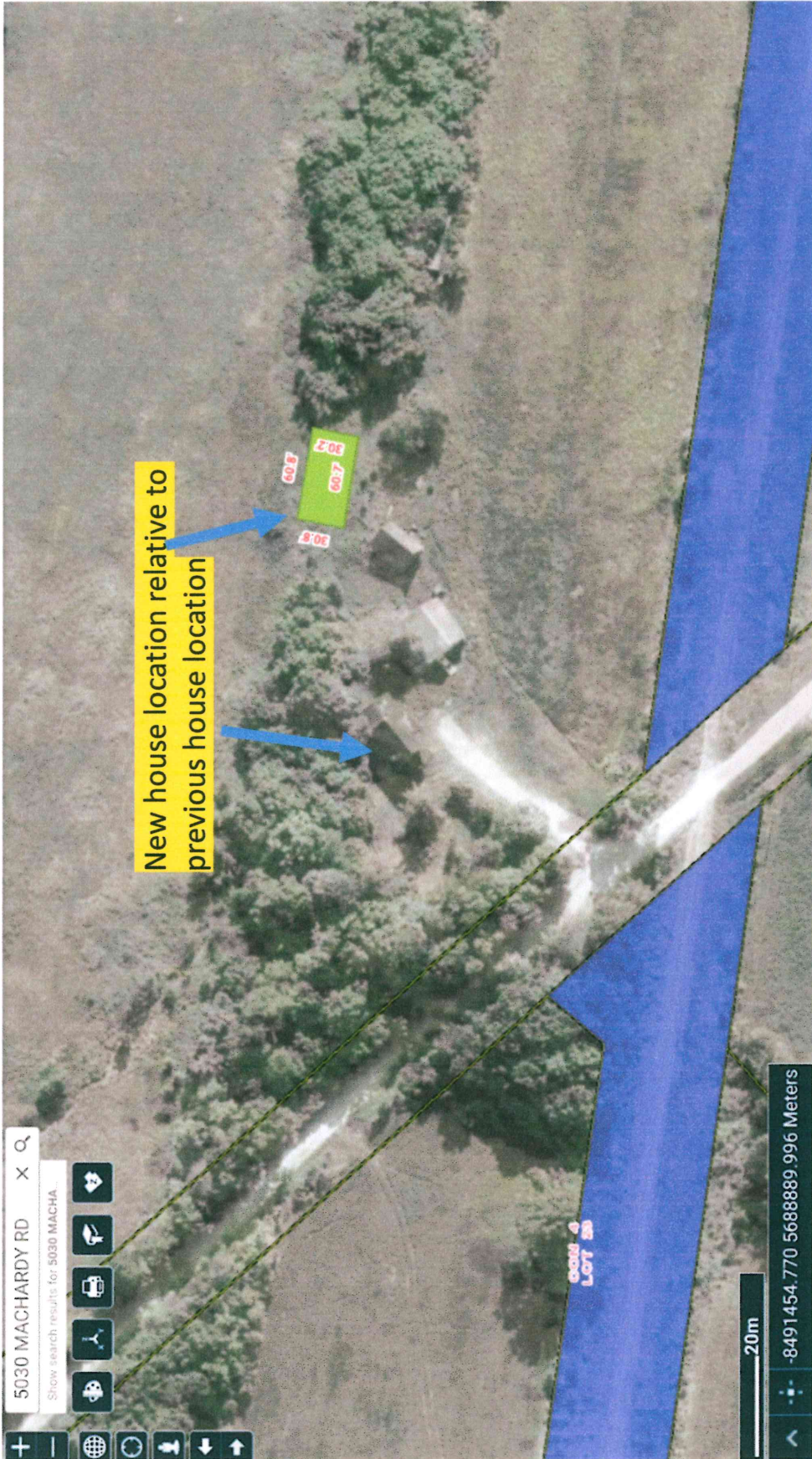
Committee of Adjustment
JUN 13 2023
City of Ottawa

Machardy Rd

Sketch #2
(showing full property boundary)

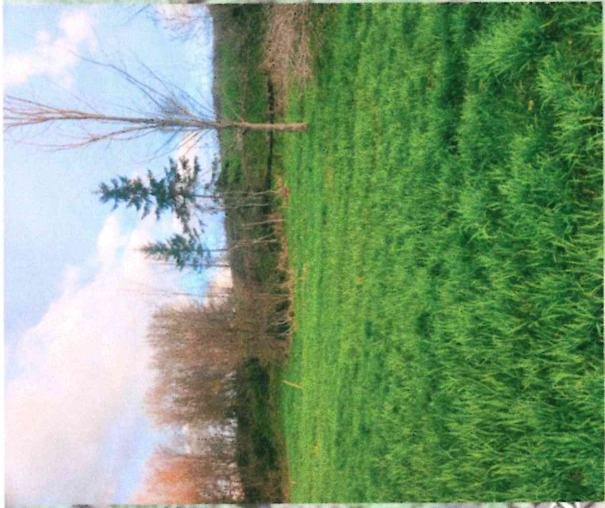


Mac Hardy Rd





View from red arrow to proposed building location





View from blue arrow front
of proposed building
location looking across
MacHardy Rd towards ME2
location



RU

ch. MacHardy Rd.

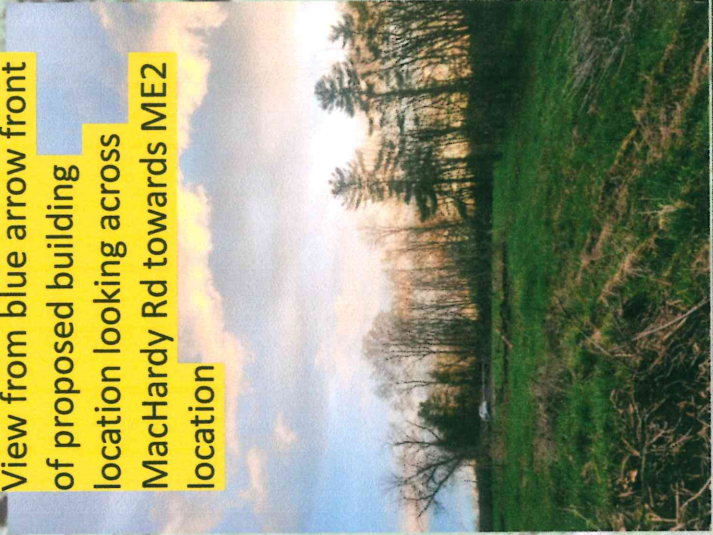
ch. MacHardy Rd.

ME2

20m

MR

491337.255 5688874.884 Meters





View from orange arrow front of proposed building location looking across MarHardy Rd towards MR location

20m
491337.255 5688874.884 Meters



View from MarHardy Rd of MR zoned field (clay soil) across the road from the proposed building site

Please see MRIA report which identifies this field as containing no valuable mineral resources



Example of houses close to ME2 zoned land in nearby Carp

ME2

71.0m

70.7m

58.2m

55.2m

40m

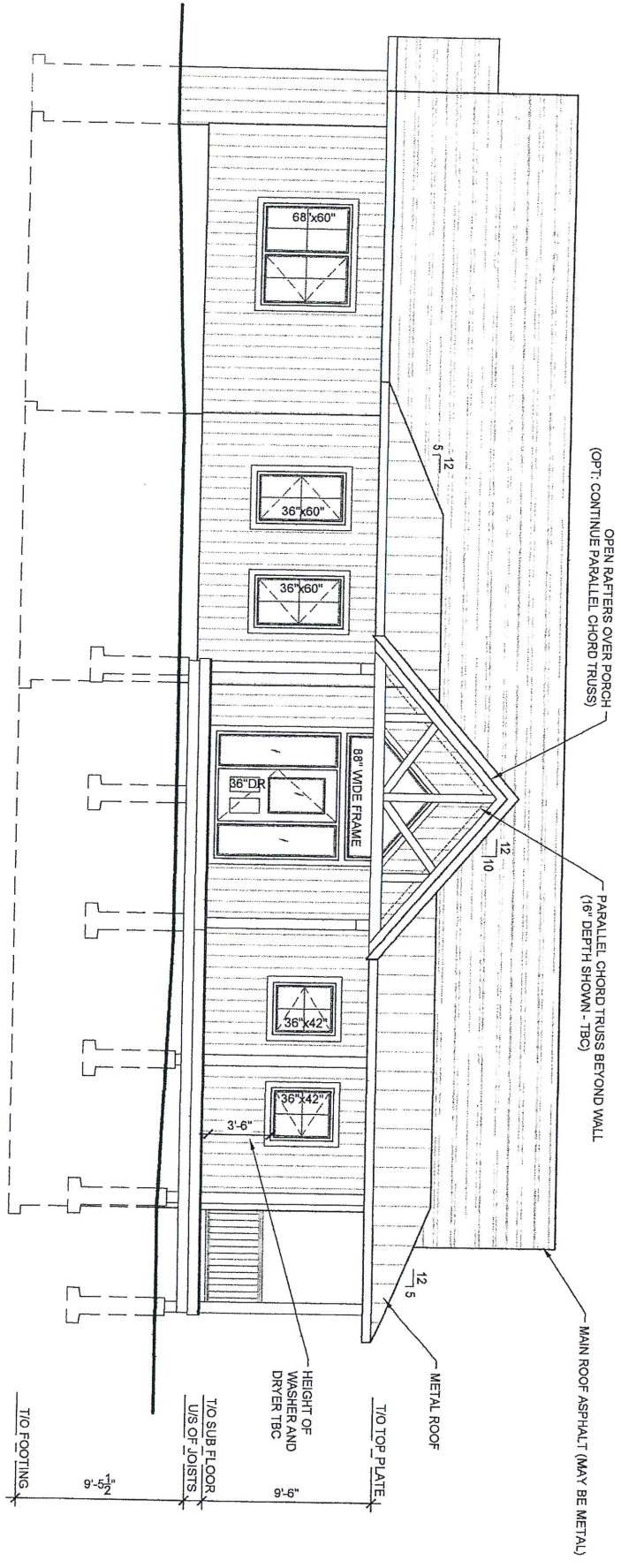
-8460348.620 5670559.728 Meters

geoOttawa

Address, Street, or Place

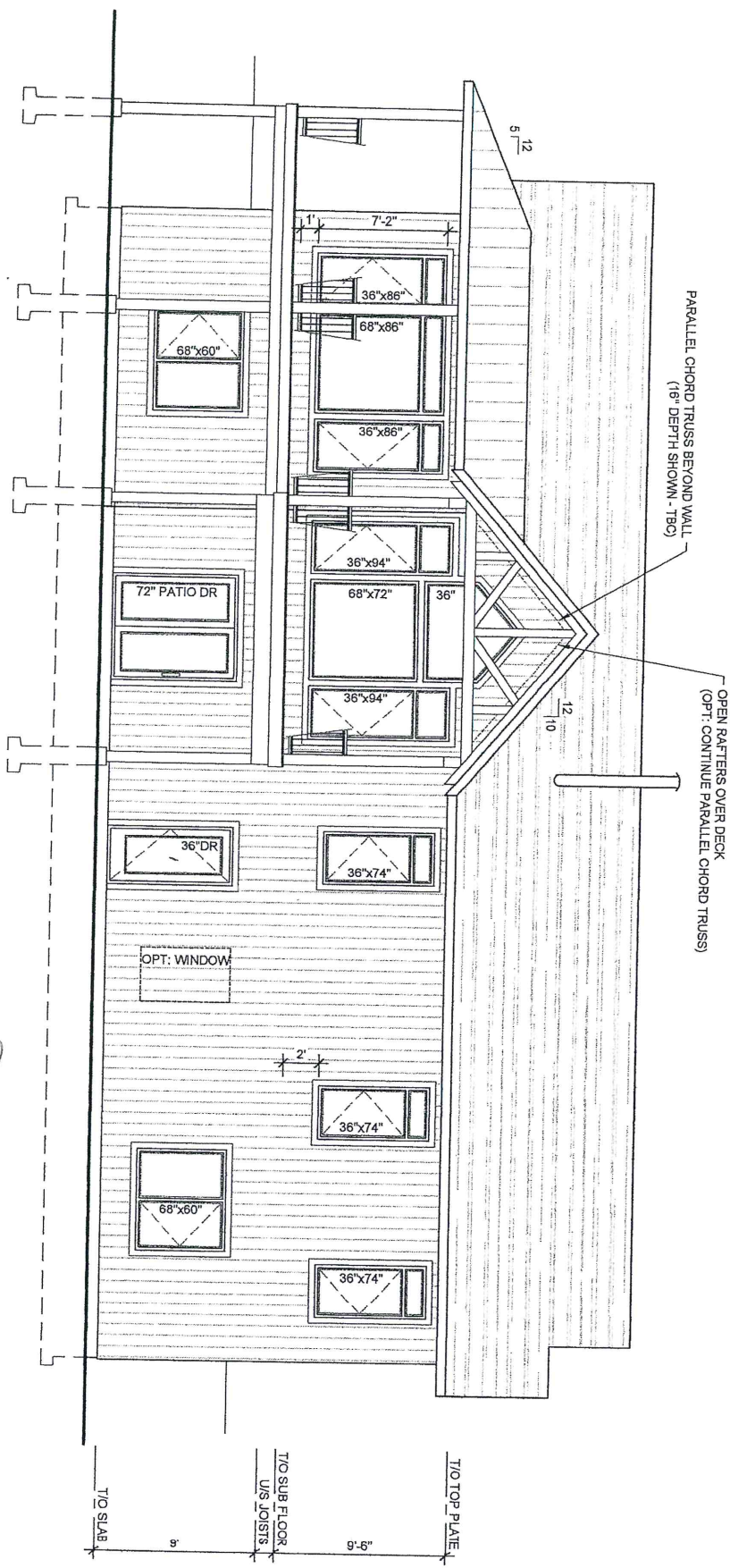
Navigation icons: Home, Layers, Full Screen, Print, Share, Search, and a year slider from 1928 to 2021.





April 17/23

April 17/23



PARALLEL CHORD TRUSS BEYOND WALL
(18" DEPTH SHOWN - TBC)

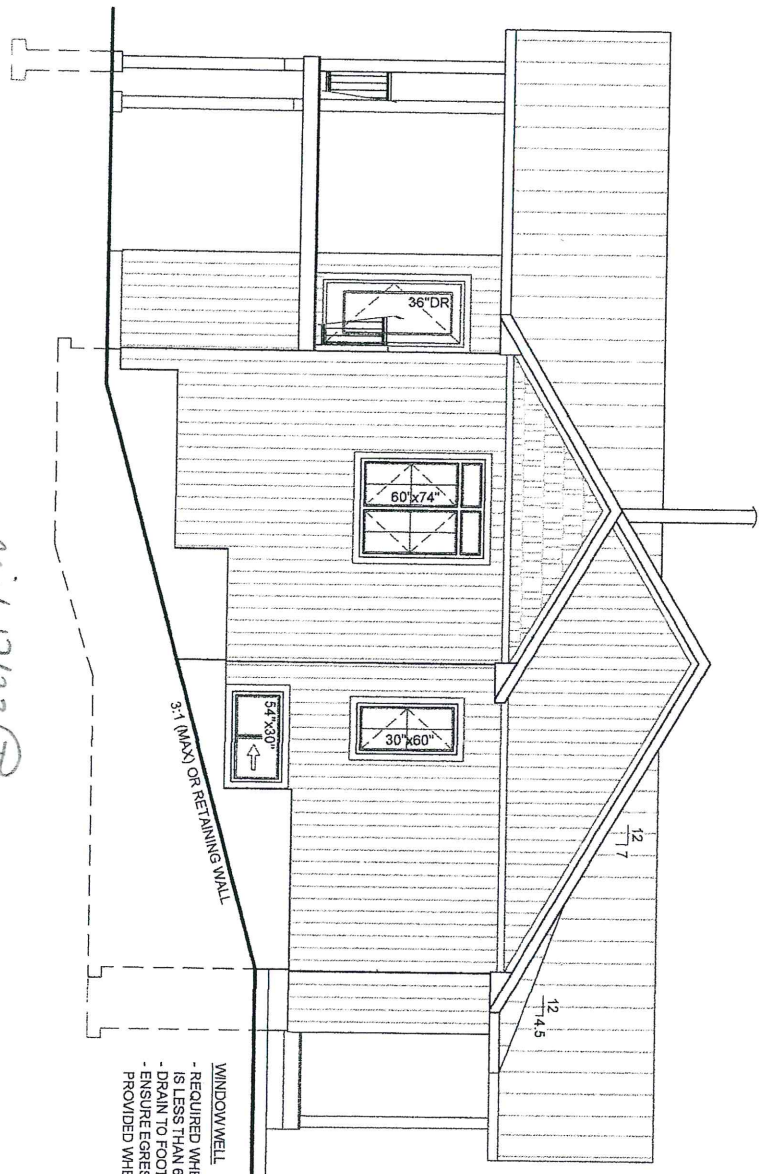
OPEN RAFTERS OVER DECK
(OPT: CONTINUE PARALLEL CHORD TRUSS)

T/O SLAB

T/O SUB FLOOR
US JOISTS

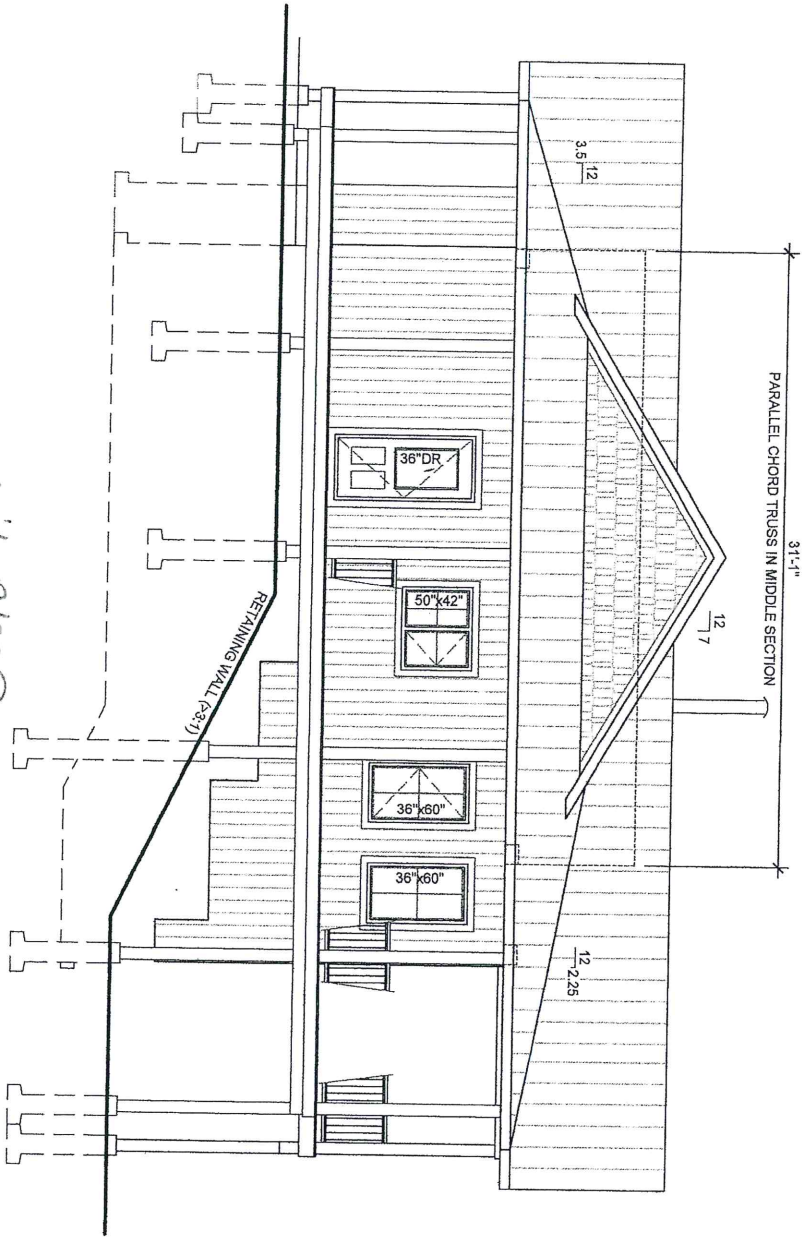
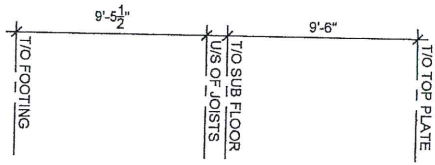
T/O TOP PLATE

9'-6"
 T/O TOP PLATE
 T/O SUB FLOOR
 U/S OF JOISTS
 9'-5 1/2"
 T/O FOOTING

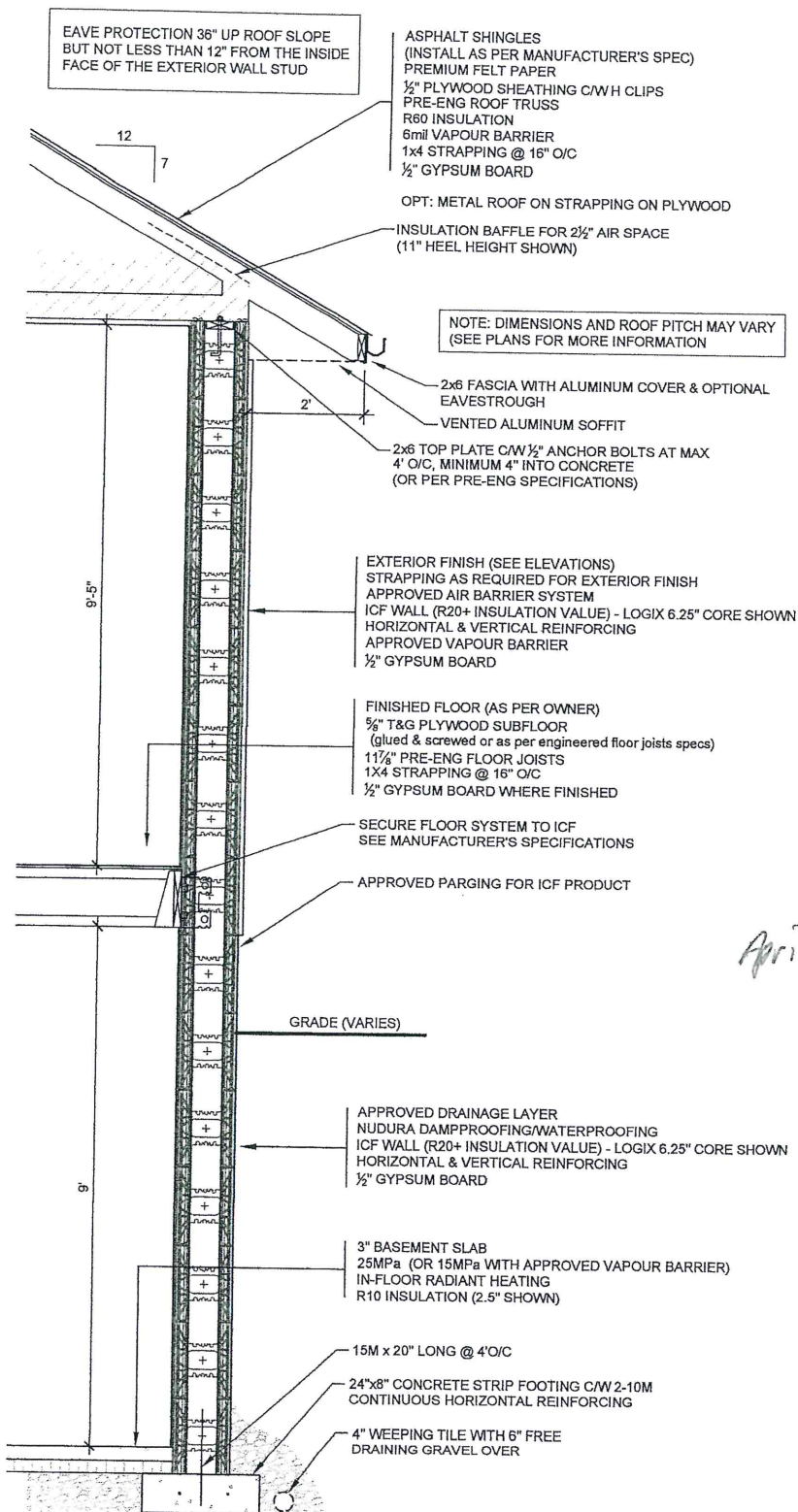


No. 17123 T

WINDOW WELL
 - REQUIRED WHERE BOTTOM OF WINDOW SILL IS LESS THAN 6" FROM FINISHED GRADE
 - DRAIN TO FOOTING LEVEL
 - ENSURE EGRESS REQUIREMENTS ARE PROVIDED WHERE REQUIRED



April 17/23 Q



EAVE PROTECTION 36" UP ROOF SLOPE BUT NOT LESS THAN 12" FROM THE INSIDE FACE OF THE EXTERIOR WALL STUD

ASPHALT SHINGLES
(INSTALL AS PER MANUFACTURER'S SPEC)
PREMIUM FELT PAPER
1/2" PLYWOOD SHEATHING C/W H CLIPS
PRE-ENG ROOF TRUSS
R60 INSULATION
6mil VAPOUR BARRIER
1x4 STRAPPING @ 16" O/C
1/2" GYPSUM BOARD

OPT: METAL ROOF ON STRAPPING ON PLYWOOD
INSULATION BAFFLE FOR 2 1/2" AIR SPACE
(11" HEEL HEIGHT SHOWN)

NOTE: DIMENSIONS AND ROOF PITCH MAY VARY
(SEE PLANS FOR MORE INFORMATION)

2x6 FASCIA WITH ALUMINUM COVER & OPTIONAL EAVESTROUGH
VENTED ALUMINUM SOFFIT
2x6 TOP PLATE C/W 1/2" ANCHOR BOLTS AT MAX 4' O/C, MINIMUM 4" INTO CONCRETE (OR PER PRE-ENG SPECIFICATIONS)

EXTERIOR FINISH (SEE ELEVATIONS)
STRAPPING AS REQUIRED FOR EXTERIOR FINISH
APPROVED AIR BARRIER SYSTEM
ICF WALL (R20+ INSULATION VALUE) - LOGIX 6.25" CORE SHOWN
HORIZONTAL & VERTICAL REINFORCING
APPROVED VAPOUR BARRIER
1/2" GYPSUM BOARD

FINISHED FLOOR (AS PER OWNER)
5/8" T&G PLYWOOD SUBFLOOR
(glued & screwed or as per engineered floor joists specs)
1 1/2" PRE-ENG FLOOR JOISTS
1x4 STRAPPING @ 16" O/C
1/2" GYPSUM BOARD WHERE FINISHED

SECURE FLOOR SYSTEM TO ICF
SEE MANUFACTURER'S SPECIFICATIONS
APPROVED PARGING FOR ICF PRODUCT

GRADE (VARIES)

APPROVED DRAINAGE LAYER
NUDURA DAMPPROOFING/WATERPROOFING
ICF WALL (R20+ INSULATION VALUE) - LOGIX 6.25" CORE SHOWN
HORIZONTAL & VERTICAL REINFORCING
1/2" GYPSUM BOARD

3" BASEMENT SLAB
25MPa (OR 15MPa WITH APPROVED VAPOUR BARRIER)
IN-FLOOR RADIANT HEATING
R10 INSULATION (2.5" SHOWN)

15M x 20" LONG @ 4'O/C
24"x8" CONCRETE STRIP FOOTING C/W 2-10M CONTINUOUS HORIZONTAL REINFORCING
4" WEEPING TILE WITH 6" FREE DRAINING GRAVEL OVER

April 17/23
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