

SCHEDULE			
PART	LOT	CONCESSION	P.I.N.
1	PART OF 16	6	PART OF 04543-0035(LT)

PART 1 COMPRISES PART OF P.I.N. 04543-0035(LT)

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP'S) DERIVED FROM REAL TIME NETWORK OBSERVATIONS (RTN) AND ARE REFERRED TO MTM ZONE 9 NAD83 (CSRS)(2010) COORDINATES COMPLY WITH URBAN ACCURACY PER SEC.14 (2) OF O. REG. 216/10

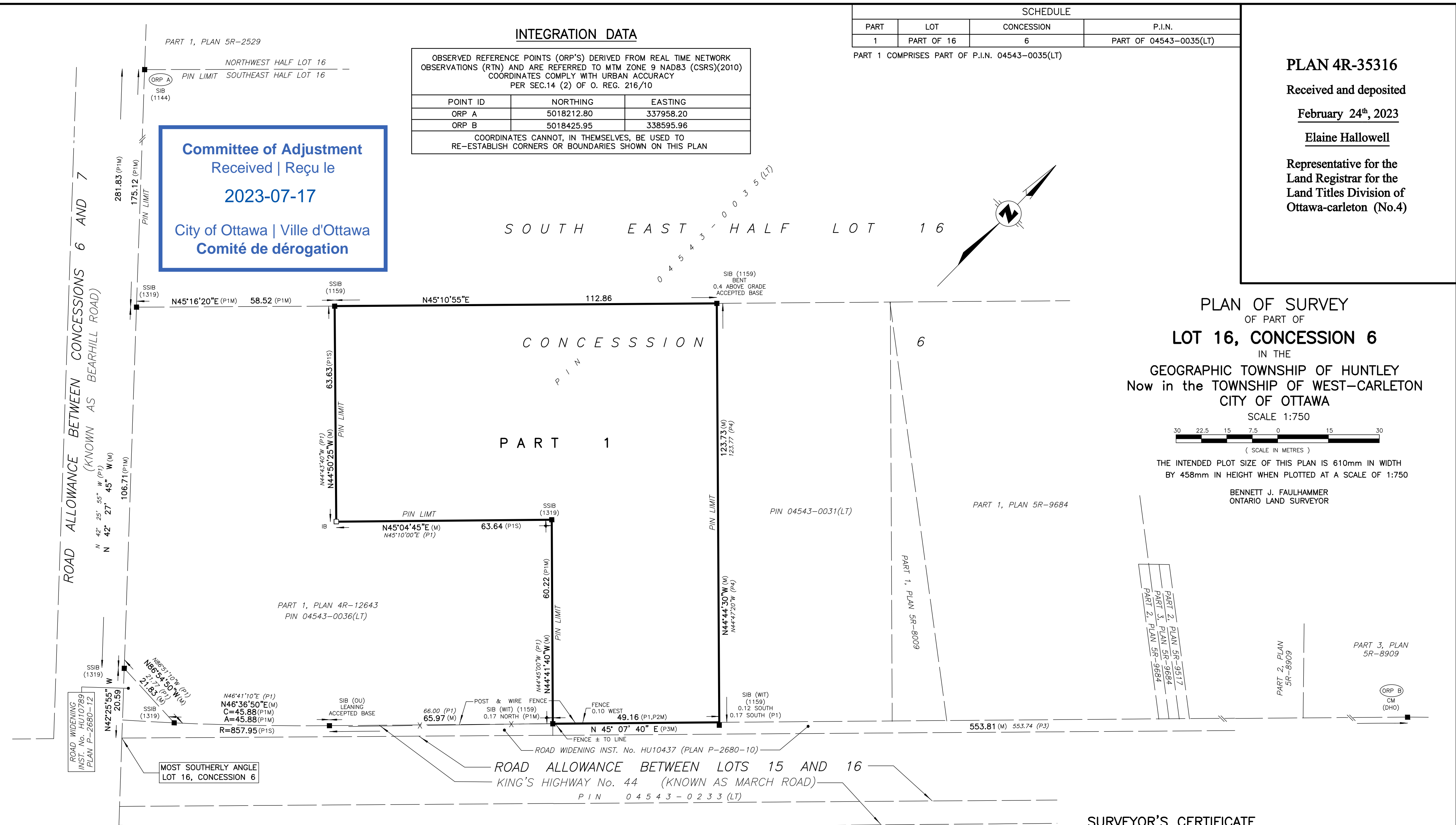
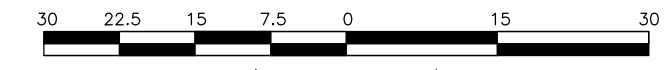
POINT ID	NORTHING	EASTING
ORP A	5018212.80	337958.20
ORP B	5018425.95	338595.96

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

PLAN 4R-35316
 Received and deposited
February 24th, 2023
Elaine Hallowell
 Representative for the
 Land Registrar for the
 Land Titles Division of
 Ottawa-carleton (No.4)

Committee of Adjustment
 Received | Reçu le
2023-07-17
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

PLAN OF SURVEY
 OF PART OF
LOT 16, CONCESSION 6
 IN THE
 GEOGRAPHIC TOWNSHIP OF HUNTLEY
 Now in the TOWNSHIP OF WEST-CARLETON
 CITY OF OTTAWA
 SCALE 1:750
 (SCALE IN METRES)
 THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm IN WIDTH
 BY 458mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:750
 BENNETT J. FAULHAMMER
 ONTARIO LAND SURVEYOR



LEGEND:

- | | | | |
|------|-----------------------------|--------|--|
| □ | DENOTES SURVEY MONUMENT SET | (1144) | DENOTES CHARLES D. ROGERS, O.L.S. |
| ■ | " SURVEY MONUMENT FOUND | (1159) | " ANNIS, O'SULLIVAN VOLLEBEKK LIMITED |
| SIB | " STANDARD IRON BAR | (1319) | " W.J. WEBSTER, O.L.S. |
| SSIB | " SHORT STANDARD IRON BAR | (DHO) | " DEPARTMENT OF HIGHWAY OF ONTARIO |
| IB | " IRON BAR | (MTC) | " MINISTRY OF TRANSPORTATION AND COMMUNICATION |
| RIB | " ROUND IRON BAR | P1 | " PLAN 4R-12643 |
| CC | " CUT CROSS | P2 | " PLAN 5R-8909 |
| CM | " CONCRETE MONUMENT | P3 | " INST. No HU10437 (P-2680-10) |
| OU | " ORIGIN UNKNOWN | P4 | " PLAN OF SURVEY BY GEORGE D. ANNIS |
| ORP | " OBSERVED REFERENCE POINT | | DATED MAY 17, 1968 ATTACHED TO |
| WIT | " WITNESS | | INST. No. HU12788 |
| M | " MEASURED | | |
| S | " SET | | |

BEARING NOTE

BEARINGS ARE MTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A & B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 9, CENTRAL MERIDIAN 76°30'00"W, NAD83 (CSRS)(2010)
 FOR BEARING COMPARISONS, A ROTATION OF 0°19'10" COUNTER CLOCKWISE WAS APPLIED TO THE BEARINGS ON P1, P2, P3 AND P4
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99989825

METRIC

DISTANCES AND COORDINATES 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 AND LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.
 (2) THE SURVEY WAS COMPLETED ON THE 26th DAY OF OCTOBER, 2022

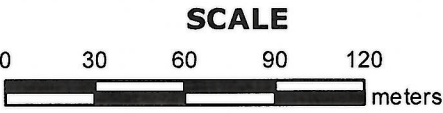
JANUARY 17, 2023
 DATE
 BENNETT J. FAULHAMMER
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2200578.
 O:\jobs\1 JOBS CALLON DIETZ\2022\22-1777 Roy McSwiggan\Drawing\22-1777.dwg January 16, 2023

Callon + Dietz INCORPORATED
 ONTARIO LAND SURVEYORS
 CARLETON PLACE LONDON NORTH BAY
 info@callondietz.com callondietz.com

SURVEY BY: CM	DRAWN BY: NJ	FILE No: 22-1777	PLAN No: X-3278
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REGISTERED
ISO 9001



PROPERTY INDEX MAP
OTTAWA-CARLETON(No. 04)

LEGEND

- FREEHOLD PROPERTY
- LEASEHOLD PROPERTY
- LIMITED INTEREST PROPERTY
- CONDOMINIUM PROPERTY
- RETIRED PIN (MAP UPDATE PENDING)
- PROPERTY NUMBER 0449
- BLOCK NUMBER 08050
- GEOGRAPHIC FABRIC
- EASEMENT

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

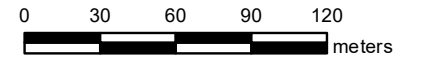
FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED



SCALE



PROPERTY INDEX MAP

OTTAWA-CARLETON(No. 04)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

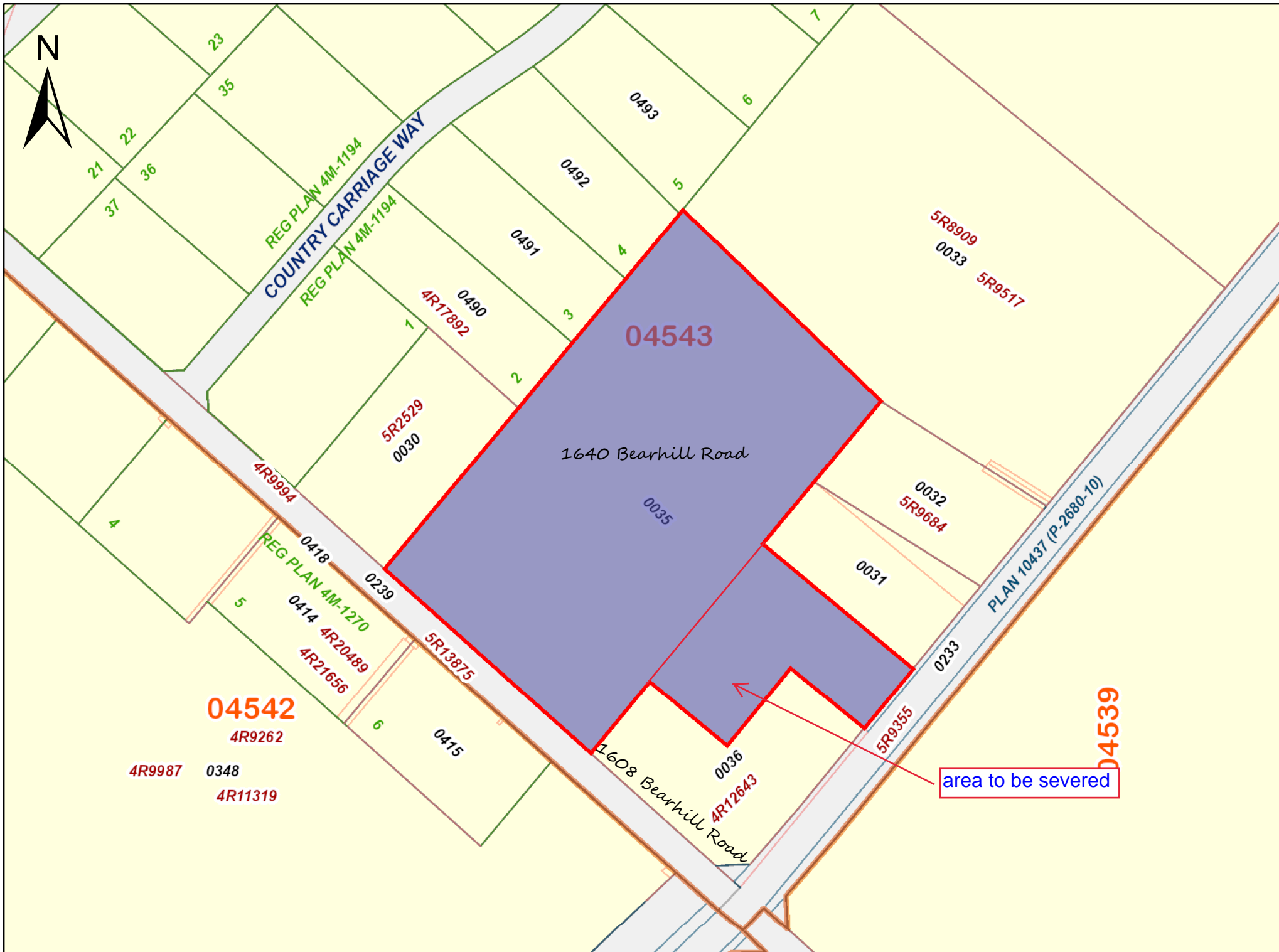
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REGISTRATION SYSTEM AND HAS BEEN PREPARED
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FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED

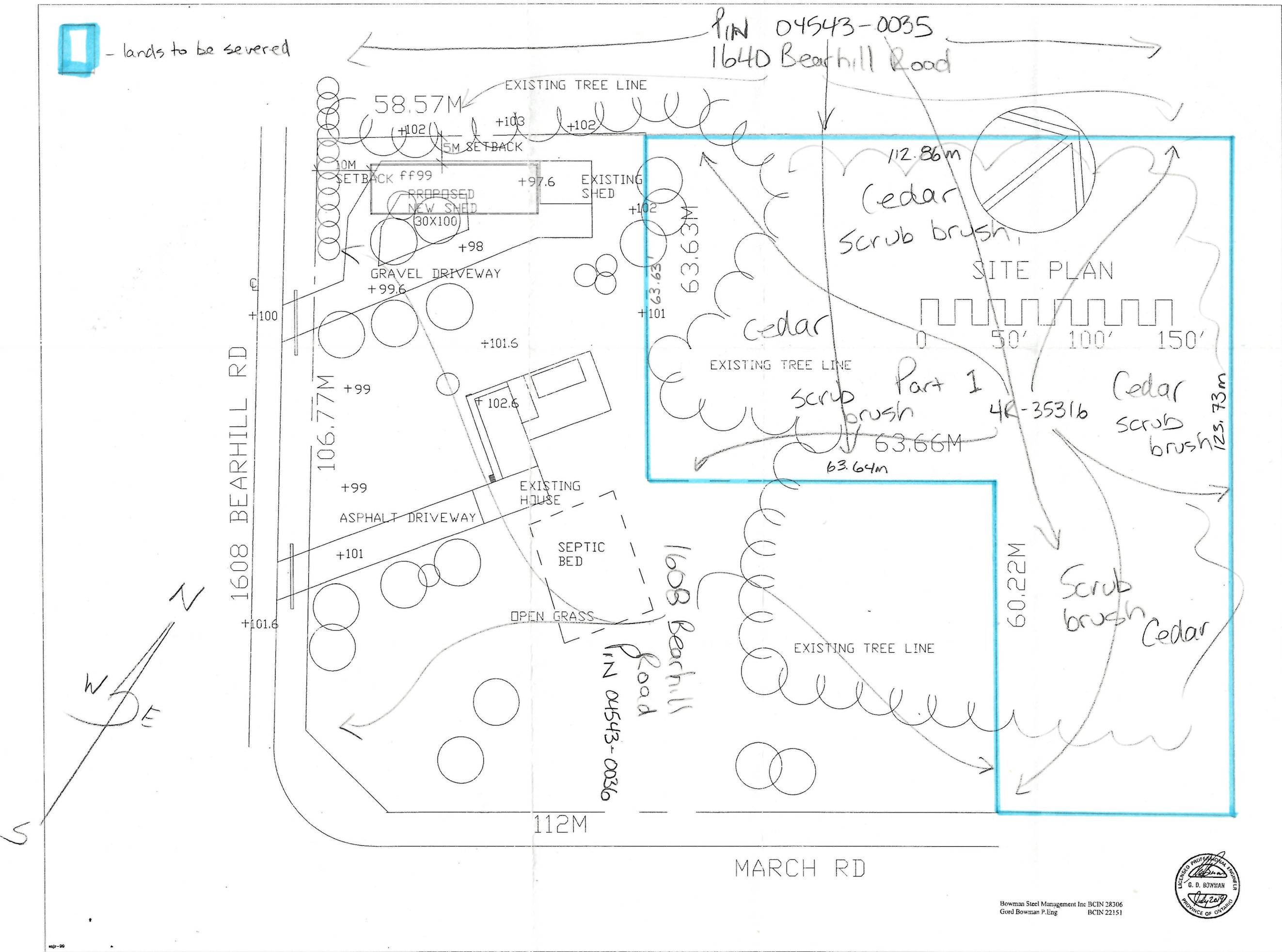


area to be severed



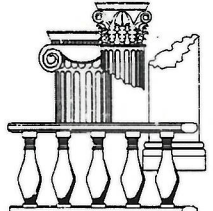
- lands to be severed

PIN 04543-0035
1640 Bearhill Road

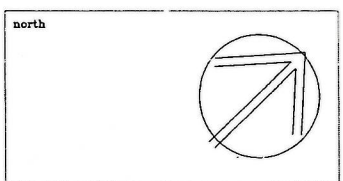


REVISIONS		
no.	description	date

These plans remain the property of the designer and may be used only for the purpose for which they were issued; contractors shall check and verify all dimensions on the job site and report any errors or omissions to the designer before work continues or the contractor will be held responsible. Each contractor shall be responsible to ensure that the work is in accordance with the building code. The designer is not responsible for any errors or omissions if work commences before building permit is issued.



ewald ziegler
design consultants
200 scotland pr. ottawa ont. k1b 1e2
613 788 8958 esjr0000@gmail.com



client
RAY RESIDENCE
1608 BEARHULL RD
OTTAWA

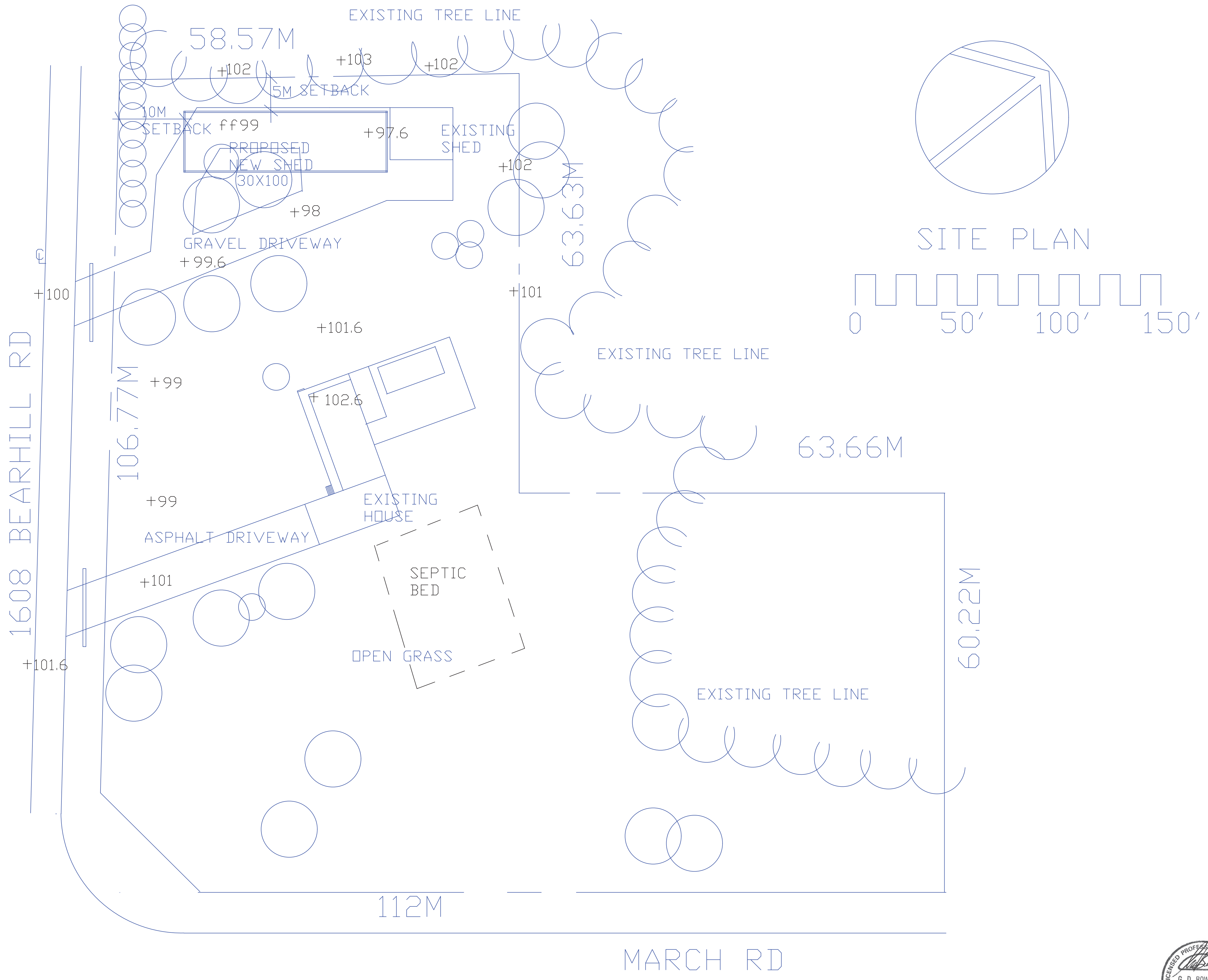
title
RAY RESIDENCE
1608 BEARHULL RD
OTTAWA
PROPOSED NEW STORAGE SHED
SITE PLAN

date	DECEMBER 2018
scale	1/4" = 1'0"
designer	GB
co ordinator	job no.
drawn by	ez.jr. b.arch. dwg.no.
approved	date

Not for construction until signed by client.

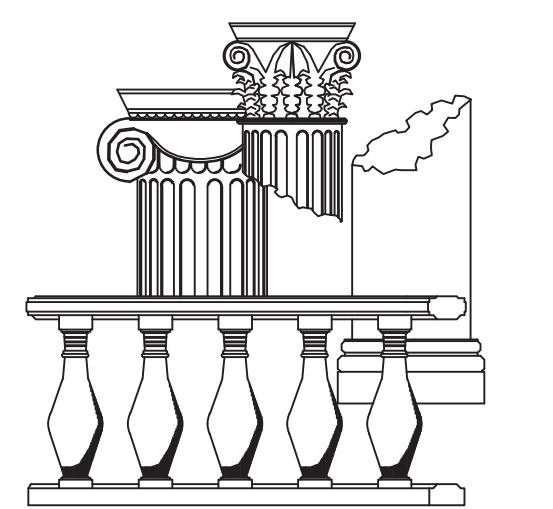


Bowman Steel Management Inc BCIN 28306
Gord Bowman P.Eng BCIN 22151



REVISIONS		
no.	description	date

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ewald zieger
design consultants
200 scotland pvt. ottawa ont. k1b 1e2
613 798 6958 ezjr8000@gmail.com

north

client
RAY RESIDENCE
1608 BEARHULL RD
OTTAWA

title
RAY RESIDENCE
1608 BEARHULL RD
OTTAWA
PROPOSED NEW STORAGE SHED
SITE PLAN

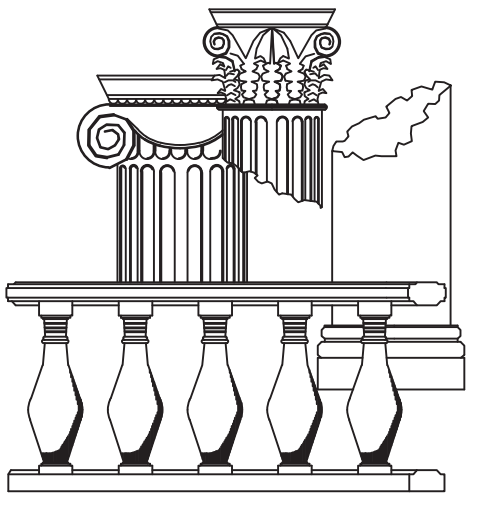
date	DECEMBER 2018	
scale	1/4" = 1'0"	
designer	GB	
co ordinator		job no.
drawn by	ez.jr. b.arch.	dwg.no.
approved		date
Not for construction until signed by client.		



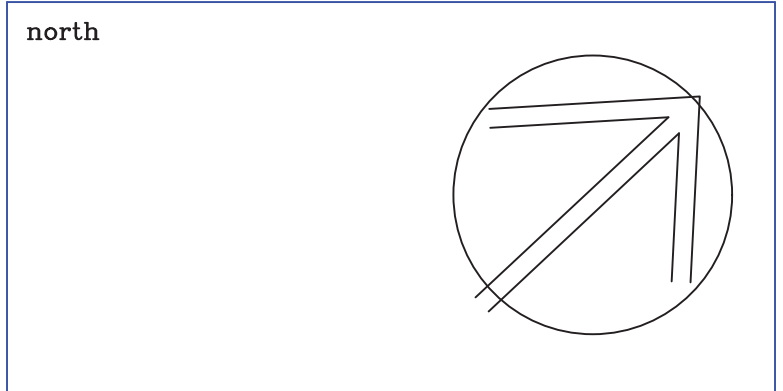
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REVISIONS		
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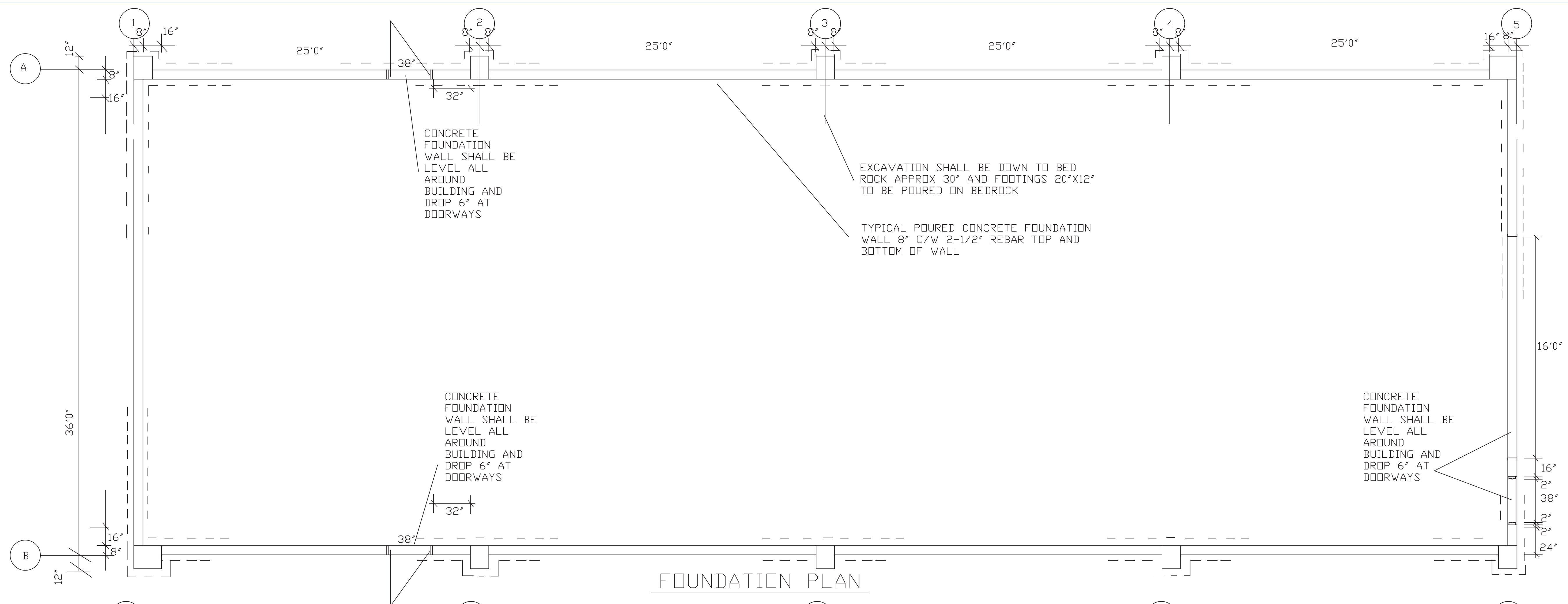
ewald zieger
design consultants
200 scotland pvt. ottawa ont. k1b 1e2
613 798 6958 ezjr8000@gmail.com



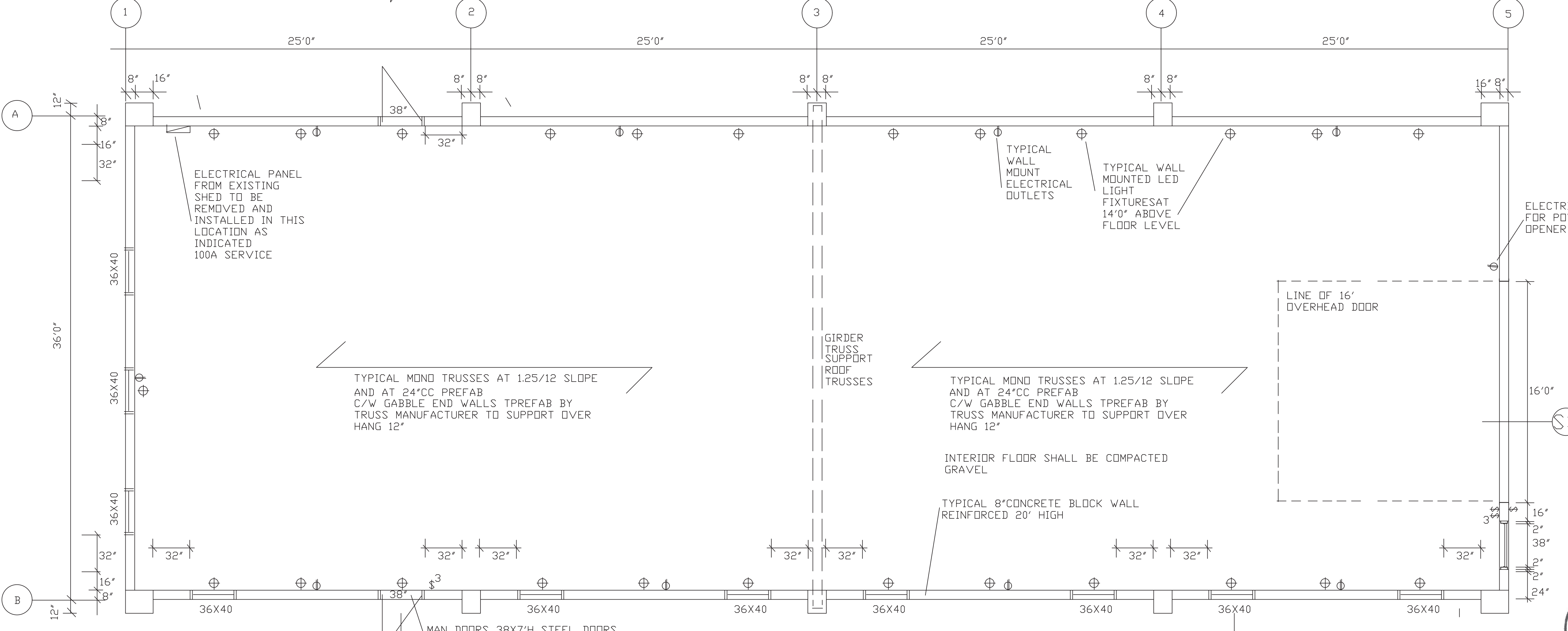
client
RAY RESIDENCE
1608 BEARHUILL RD
OTTAWA

title
RAY RESIDENCE
1608 BEARHUILL RD
OTTAWA
PROPOSED NEW STORAGE SHED
FOUNDATION PLAN
PARTITION TELEPHONE ELECTRICAL PLAN

date	DECEMBER 2018	
scale	1/4" = 1'0"	
designer	GB	
co ordinator		job no.
drawn by	ez.jr. b.arch.	dwg.no.
approved		date
Not for construction until signed by client.		A1



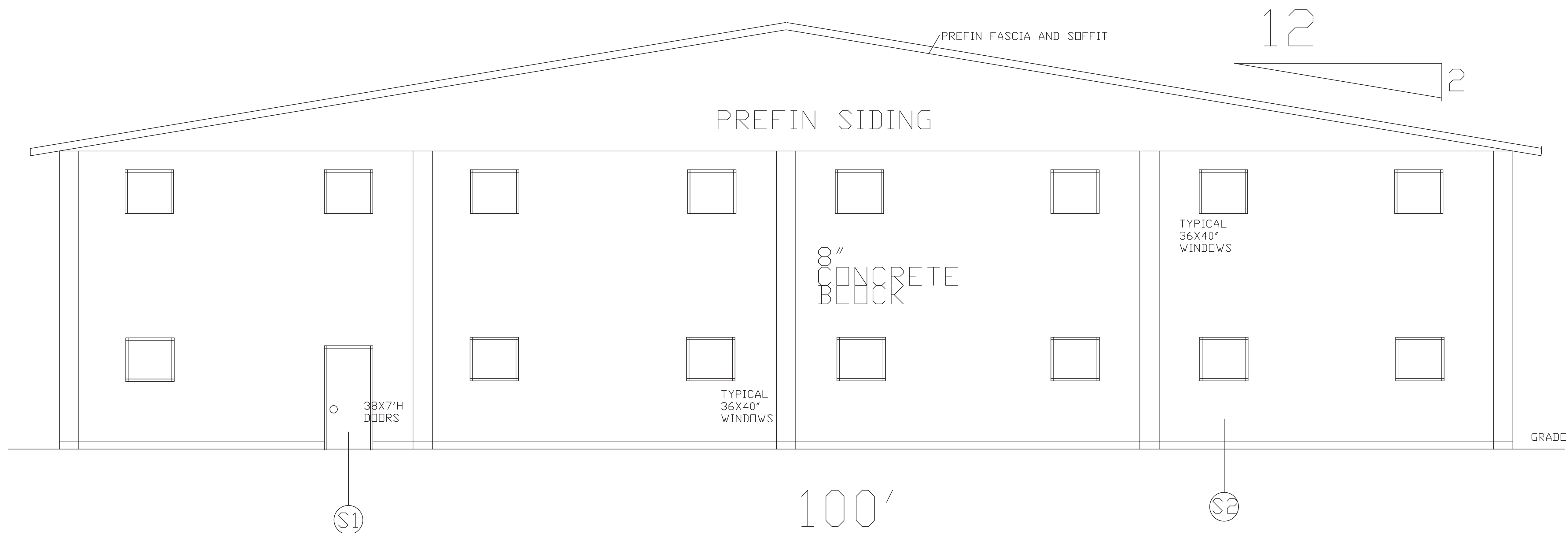
FOUNDATION PLAN



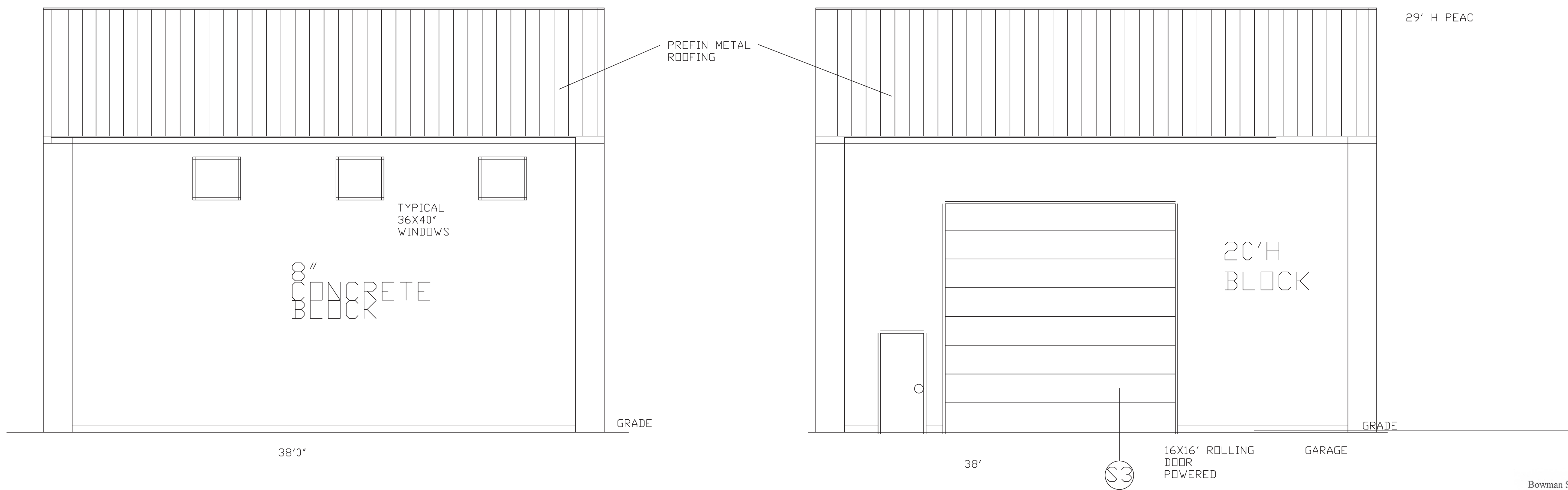
PARTITION TELEPHONE ELECTRICAL PLAN

Bowman Steel Management Inc BCIN 28306
Gord Bowman P.Eng BCIN 22151





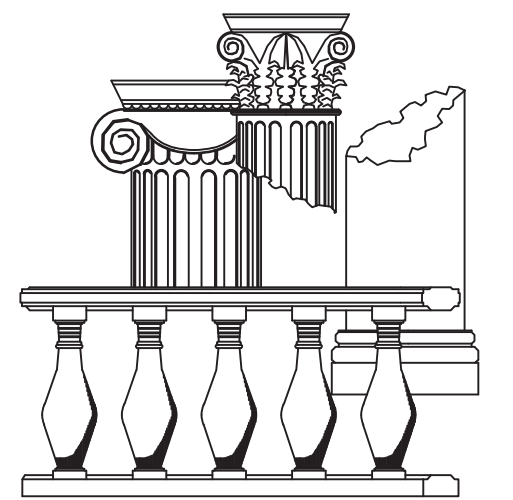
EAST ELEVATION



NORTH ELEVATION

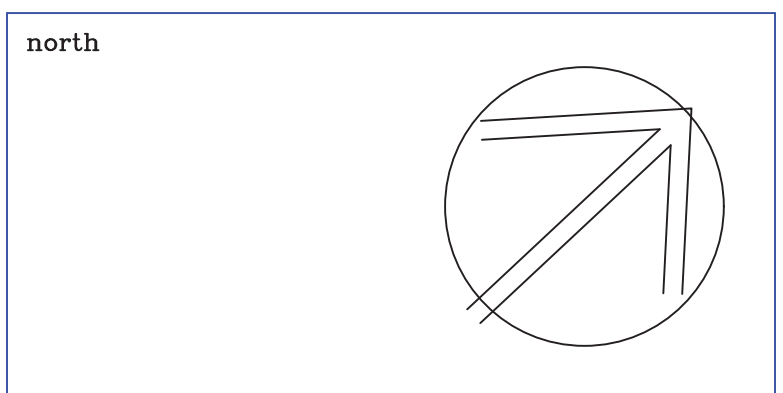
REVISIONS		
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ewald zieger
design consultants

200 scotland pvt. ottawa ont. k1b 1e2
613 798 6958 ezjr8000@gmail.com



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OTTAWA

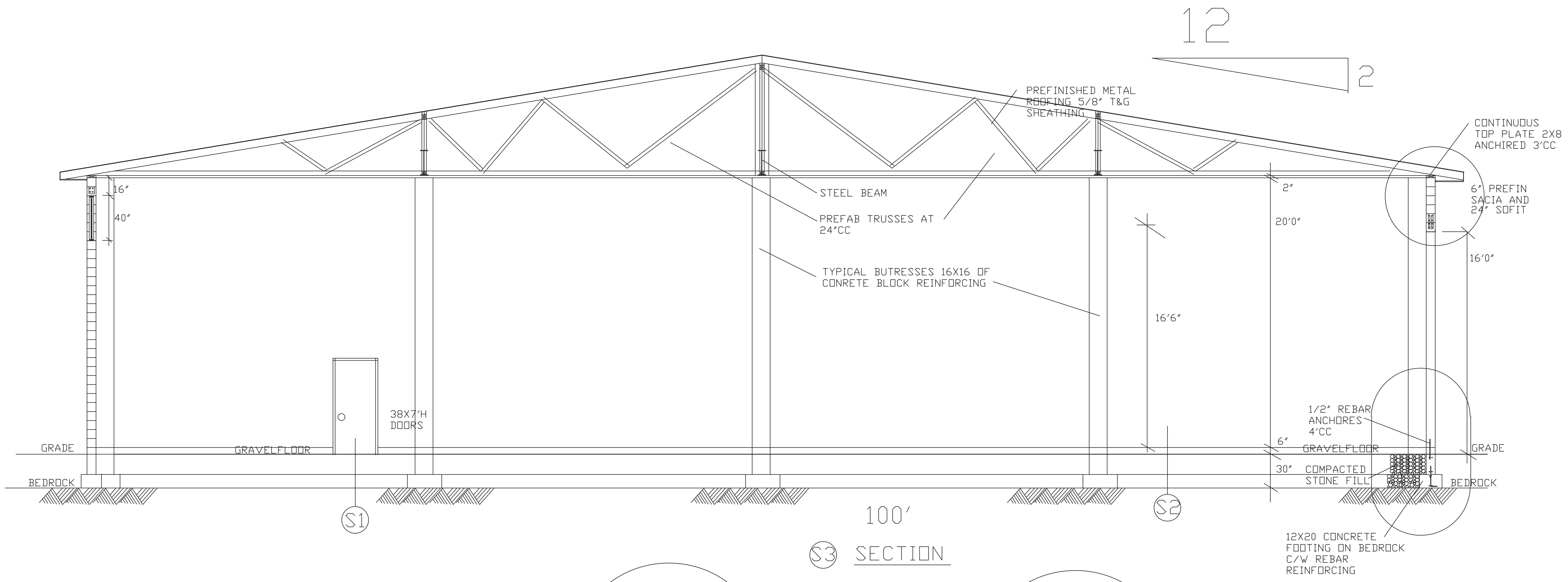
title
RAY RESIDENCE
1608 BEARHULL RD
OTTAWA
PROPOSED NEW STORAGE SHED
ELEVATIONS

date	DECEMBER 2018	
scale	1/4" = 1'0"	
designer	GB	
co ordinator		job no.
drawn by	ez.jr. b.arch.	dwg.no.
approved		date
Not for construction until signed by client.		A2

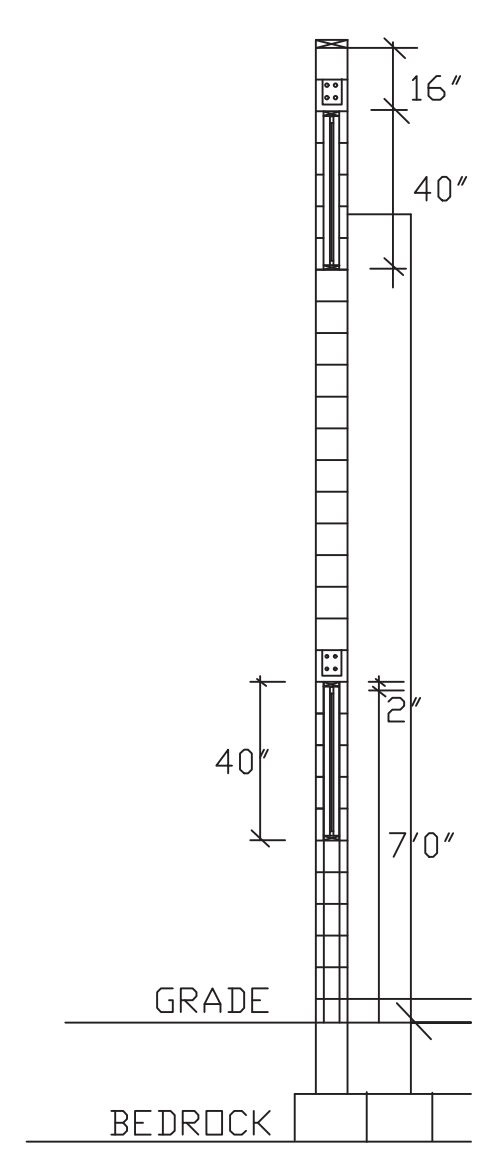
Bowman Steel Management Inc BCIN 28306
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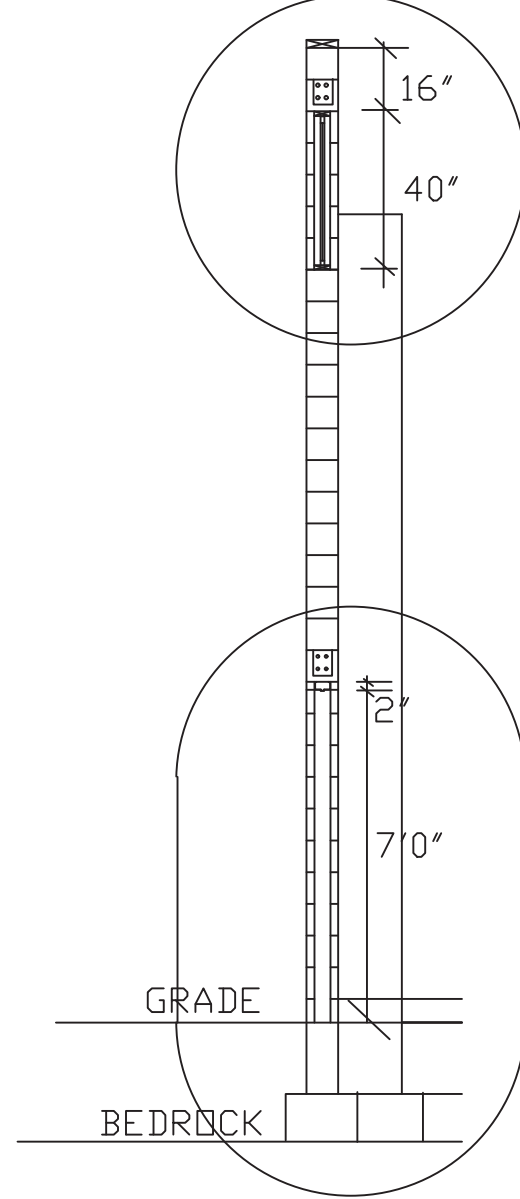
REVISIONS		
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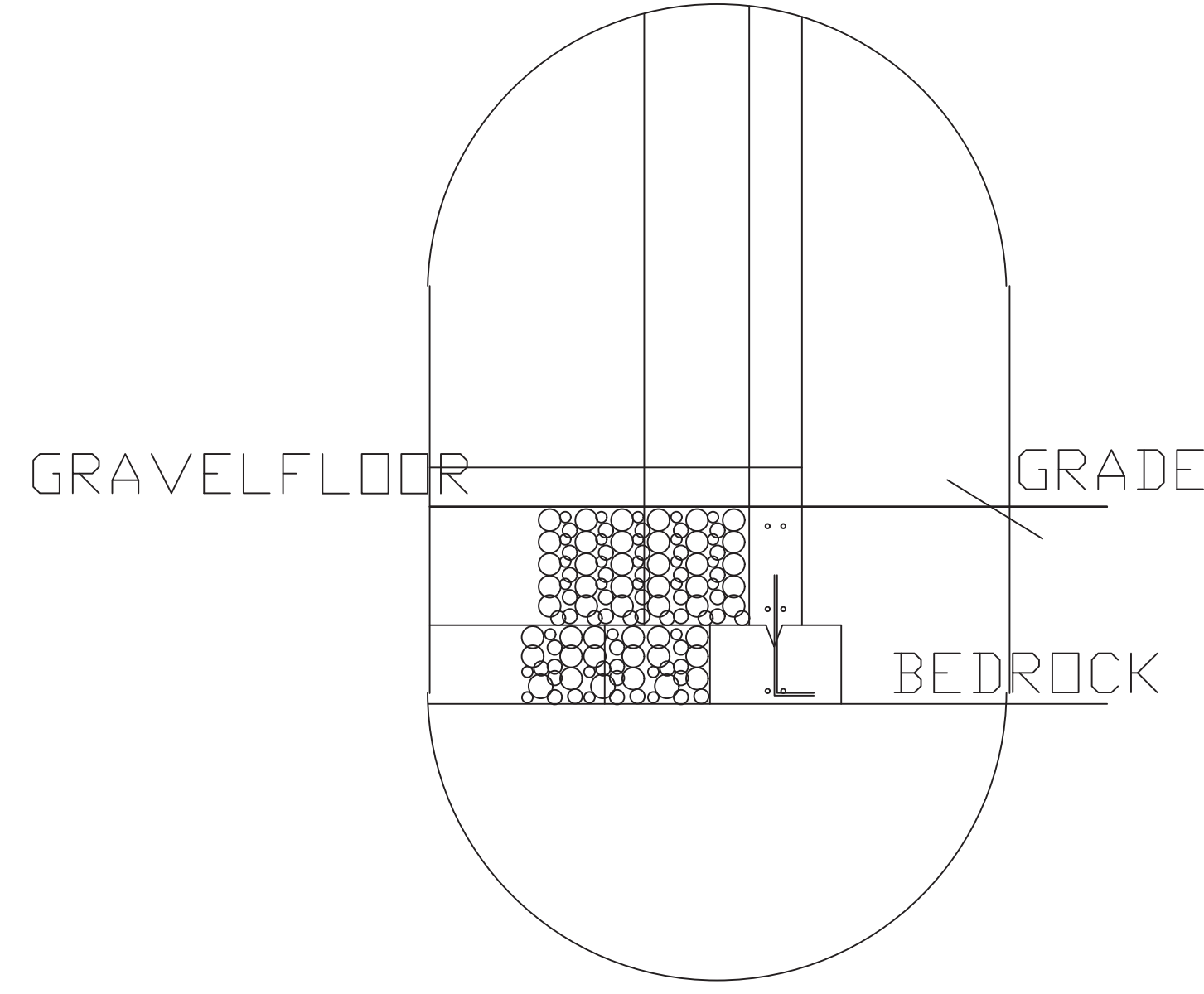
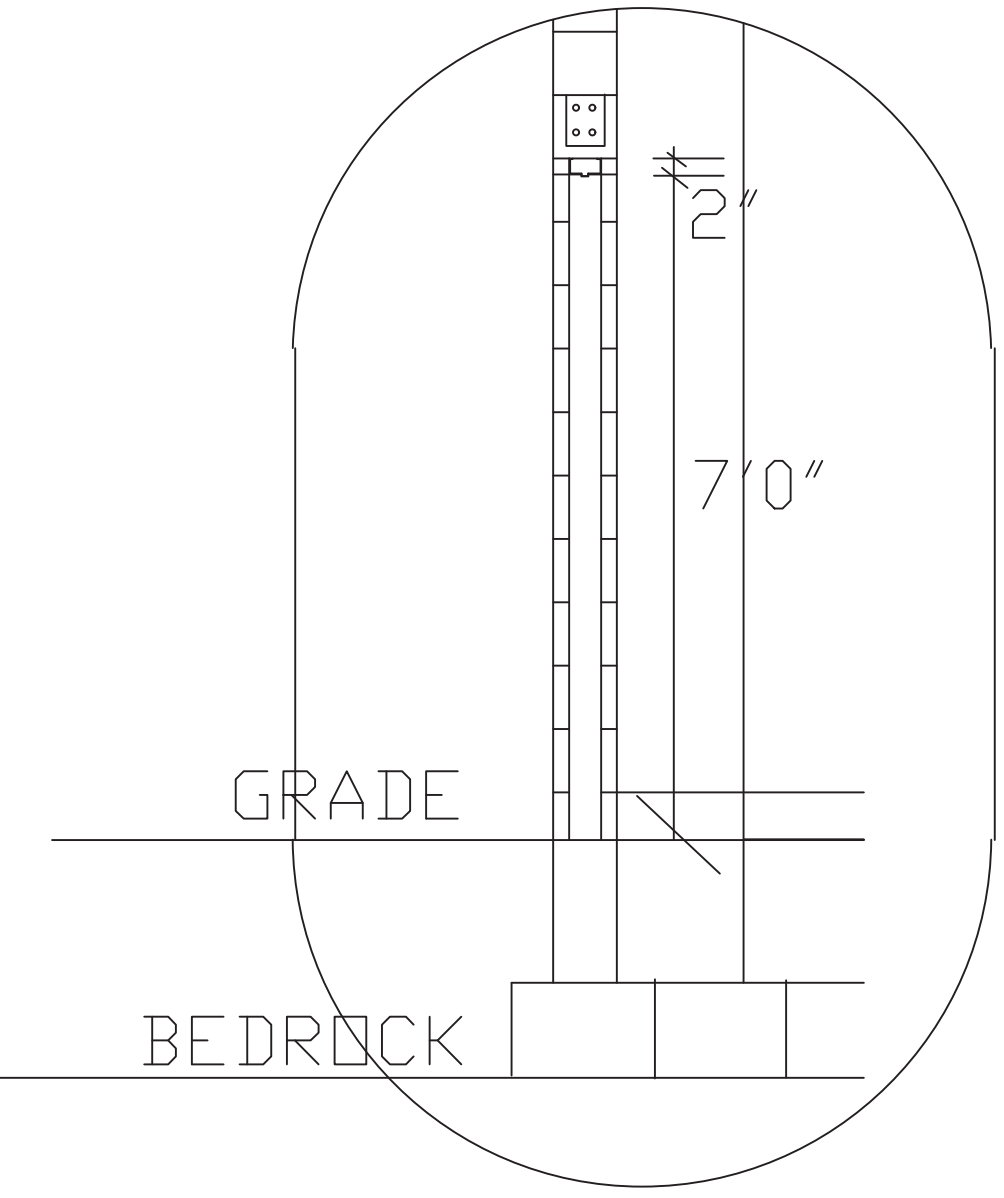
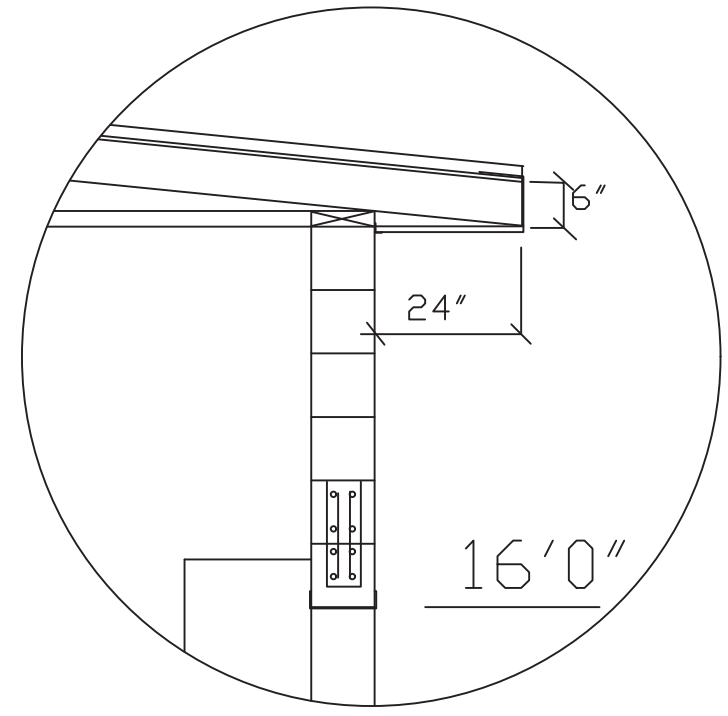
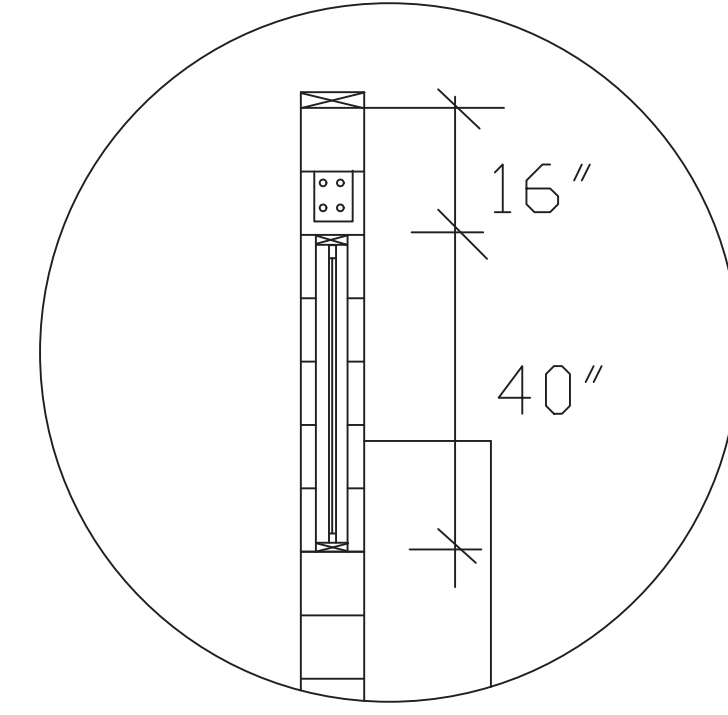
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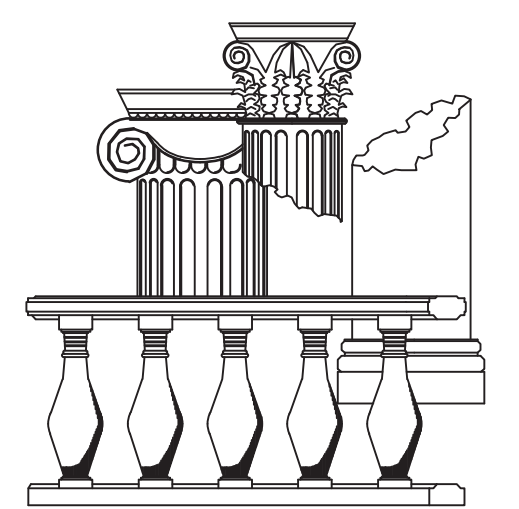
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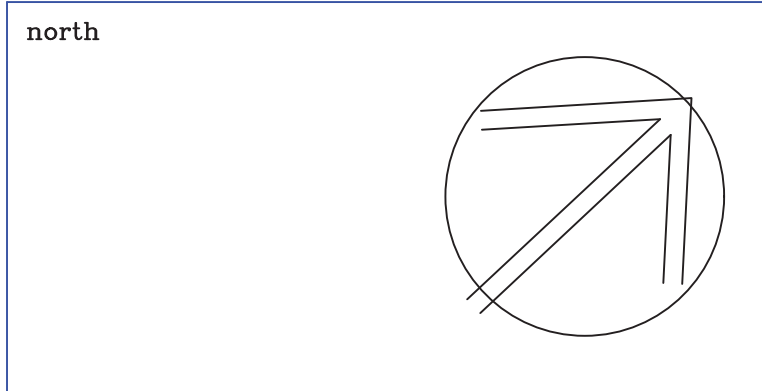
S1 SECTION



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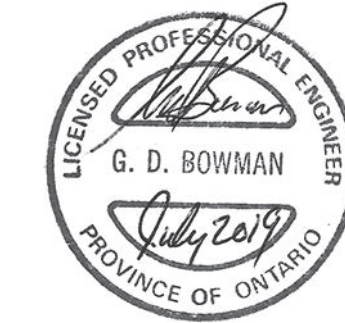
ewald zieger
design consultants
200 scotland pvt. ottawa ont. k1b 1e2
613 798 6958 ezjr8000@gmail.com



client
RAY
1608 BEARHULL RD
OTTAWA

title
RAY
1608 BEARHULL RD
OTTAWA
PROPOSED NEW STORAGE SHED
SECTIONS AND DETAILS

date	DECEMBER 2018	
scale	1/4" = 1'0"	
designer	GB	
co ordinator		job no.
drawn by	ez.jr. b.arch.	dwg.no.
approved		date



Bowman Steel Management Inc BCIN 28306
Gord Bowman P.Eng BCIN 22151

Not for construction until signed by client. **A3**

GENERAL NOTES

1) FOUNDATIONS

1.1 BEARING:

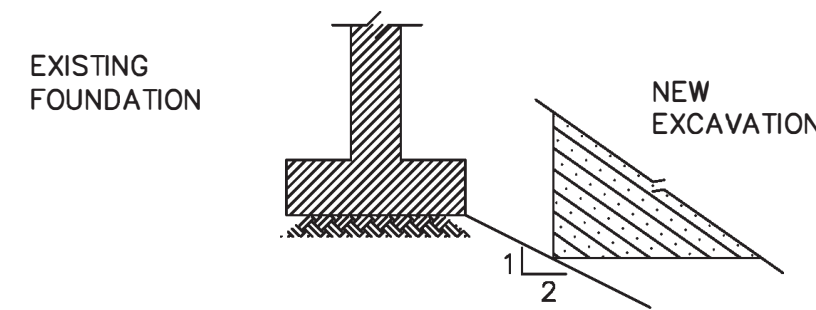
ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL WITH A MINIMUM ALLOWABLE SOIL BEARING PRESSURE AT SERVICEABILITY LIMIT STATES (SLS=150 kPa) SOIL BEARING PRESSURE AT ULTIMATE LIMIT STATES (ULS=225 kPa) ASSUMED SITE CLASSIFICATION TYPE 'C'.

ALL BEARING SURFACES TO BE APPROVED BY GEOTECHNICAL ENGINEER BEFORE PLACING CONCRETE.

1.2 FROST COVER: (FINISHED GRADE TO U/S FOOTING) AS REQUIRED BY SOILS ENGINEER.

1.3 PROTECT LATERAL STABILITY OF BEARING STRATA:

DO NOT EXCAVATE BELOW A LINE EXTENDING DOWNWARD FROM ANY BEARING STRATA AT A SLOPE OF 1 VERTICAL TO 2 HORIZONTAL. ADJUST FOOTING AND TRENCH ELEVATIONS TO MEET THIS REQUIREMENT (SEE DIAGRAM).



2) CONCRETE

CONCRETE WORK SHALL COMPLY WITH CSA-A23.3 - 04

SUBMIT FOR REVIEW THE PROPOSED MIX DESIGN FOR EACH CLASS OF CONCRETE TO BE USED.

2.1 CONCRETE STRENGTHS: LOCATION	28 DAYS STRENGTH	SLUMP * MAX	CLASS OF EXPOSURE
SLABS ON GRADE	25 MPa	3"	N
FOOTINGS, TYP. FOUNDATION WALLS	25 MPa	3"	N
FOUNDATION WALL @ LOADING RAMP	25 MPa	3"	F-2
RETAINING WALLS	32 MPa	3"	C-2
PAVEMENTS & WALKS	32 MPa	2"	C-2
MEZZANINE SLABS	25 MPa	3"	N

* OBTAIN THESE SLUMPS WITH AID OF SPECIFIED WATER REDUCING AGENT.

NOTE: ALL CONCRETE EXPOSED TO EXTERIOR CONDITIONS TO HAVE MINIMUM 6% AIR ENTRAINMENT.

2.2 CONCRETE COVER (CLEAR TO REINFORCING):

U/S FOOTINGS (AGAINST SOIL)	75mm
U/S FOOTINGS (NOT AGAINST SOIL)	50mm
FOOTINGS (SIDES & TOP)	50mm
WALLS	40mm
WALLS AGAINST SOIL	50mm
SLABS	25mm U/N
BEAMS	
COLUMNS	40mm (TO TIES)
PIERS	50mm (TO TIES)

2.3 REINFORCING STEEL :

DETAIL AND PLACE REINFORCING STEEL IN ACCORDANCE WITH "REINFORCING STEEL MANUAL OF STANDARD PRACTICE" AND CSA-A23.3-04.

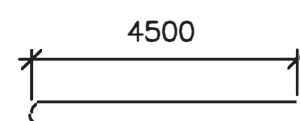
PROVIDE DEFORMED BARS WITH YIELD STRENGTH OF 400 MPa AS SPECIFIED IN CSA G30.18M

PROVIDE WELDED WIRE FABRIC AS SPECIFIED IN CSA G30.5M - FLAT SHEETS ONLY.

SPLICES: TENSION DEVELOPMENT

BAR DESIGNATION:

10-15T 4500(H) MEANS 10 BARS, SIZE 15M, TOP OF SLAB, 4500mm LONG (+ HOOK LENGTH) FOR THREADED REBAR USED AS ANCHOR BOLTS AND BARS CONNECTING BRACE FRAME BASE PLATES, USE WELDABLE REBAR.



3) WOOD CONSTRUCTION

- VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
- ROOF SHEATHINGS: UNLESS OTHERWISE NOTED, 16MM SOFTWOOD OR DOUGLAS FIR PLYWOOD SHEATHING TO BE UNLOCKED DIAPHRAGM WITH 64MM COMMON NAILS AT 100MM O.C. PLACED AT PANEL EDGES TO BE H-CLIPPED AND 150MM O.C AT INTERMEDIATE SUPPORT.
- ALL WOOD FRAMING TO BE SPF. NO.2 OR BETTER, SURFACE DRY AT 19% MOISTURE CONTENT UNLESS OTHERWISE NOTED.
- WOOD TRUSSES, BRIDGING AND BRACING DESIGN SHALL CONFORM TO CA/CSA 086.1-M94 FOR ENGINEERING DESIGN IN WOOD-LIMIT STATES DESIGN. DESIGN AND DETAIL ANCHORAGE FOR WIND UPLIFT FORCES IN ACCORDANCE WITH ONTARIO BUILDING CODE REQUIREMENTS.
- MAXIMUM DEFLECTION UNDER TOTAL LOAD SHALL NOT EXCEED L/240 OF THE SPAN AND IT SHALL NOT EXCEED L/360 OF THE SPAN UNDER LIVE LOAD FOR ALL ROOF AND FLOOR COMPONENTS.
- SAWN LUMBER SHALL CONFORM TO CAN/CSA 086.1-M94 AND SHALL IDENTIFY LUMBER BY OFFICIAL GRADE MARKS.
- TRUSS SHOP DRAWINGS SHALL BE SINGLE SOURCE AND SHALL BE SIGNED AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER RESPONSIBLE FOR THE DESIGN AND LICENCE TO PRACTICE IN ONTARIO.
- SUBMIT DESIGN BRIEFS AND SHOP DRAWINGS TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION OF TRUSSES.
- HOIST TRUSSES INTO POSITION IN ACCORDANCE WITH DESIGN DRAWINGS
- PROVIDE TEMPORARY HORIZONTAL CROSS BRACINGS TO HOLD TRUSSES PLUMB AND IN A SAFE CONDITION UNTIL PERMANENT BRACING IS INSTALLED.
- DO NOT CUT OR REMOVE ANY TRUSS MEMBERS.
- FASTENINGS SHALL CONFORM TO O.B.C. REG. 350/06 SECTION 9.23.3.
- NAILS SHALL BE ZINC COATED CONFORMING TO CSA B11.
- FRAMING ANCHORS SHALL BE 18 GAUGE ZINC COATED SHEET STEEL CONFORMING TO CSA STANDARDS.
- EACH TRUSS TO BE ANCHORED TO WOOD PLATES AND SHEATHINGS WITH TENSION ANCHORS BY SIMPSON OR EQUAL.
- HARDIE SHINGLE TO BE ATTACHED USING STAINLESS STEEL SCREWS.

4) MASONRY

ALL MASONRY WORK SHALL COMPLY WITH CAN/CSA-A370-04 AND A371-04 UNLESS NOTED

MINIMUM CONCRETE BLOCK UNIT STRENGTH (NET AREA) 25.0 MPa
MORTAR TYPE 'S' f'c = 12.4 MPa
GROUT STRENGTH f'c = 20.0 MPa

MINIMUM MASONRY REINFORCEMENT (UNLESS OTHERWISE NOTED)

WALL THICKNESS	LOADBEARING	NON-LOADBEARING
140mm	HORIZ. SMR @ 200 OR HDMR @ 400 VERT 1-15M @ 800	SMR @ 400 1-10M @ 1200
190mm	HORIZ HDMR @ 300 (ALTERNATE 200 & 400) VERT 1-20M @ 1200	HDMR @ 600 1-15M @ 1200
240mm	HORIZ HDMR @ 200 VERT 2-15M @ 1200	HDMR @ 400 2-10M @ 1200
290mm	HORIZ HDMR @ 200 VERT 2-20M @ 1200	HDMR @ 400 2-15M @ 1200

- VERTICAL BARS SHALL BE CONTINUOUS, LAPPED ONLY AT FLOORS, DOWELLED INTO SUPPORTS AND GROUTED INTO CLEAR VERTICAL BLOCK CORES SEALED ALL AROUND WITH MORTAR. PROVIDE CLEANOUT PORT AT BOTTOM OF EACH GROUTED CORE. DO NOT CLOSE PORT OR PLACE GROUT UNTIL CORE AND STEEL HAVE BEEN INSPECTED.
- PROVIDE 2-10M (MIN.) GROUTED LOW-WEB BOND BEAM AT TOP OF REINFORCED WALLS. EXTEND VERTICAL BARS TO TOP OF BOND BEAM U/NOTED.
- PROVIDE APPROVED LATERAL SUPPORT TOP AND BOTTOM OF MASONRY PANELS AT GROUTED CORE LOCATIONS OR AT 2000mm MAX. SPACING WHERE NO VERT. REINFORCEMENT IS REQUIRED; ALSO AT SIDES OF MASONRY PANELS AT 4 TIMES THE WALL THICKNESS.
- PROVIDE VERTICAL REINFORCING BARS IN GROUTED CORES AT SIDES OF ALL OPENINGS AND ENDS OF WALLS / CONSTRUCTION JOINTS.
- DO NOT CLOSE PORT OR PLACE GROUT UNTIL CORE AND STEEL HAVE BEEN INSPECTED
- SMR IS GALVANIZED STANDARD LADDER TYPE MASONRY REINFORCEMENT WITH 2-#9 Ga. (3.66mm) SIDE RODS (TOTAL AREA 21mm²). HDMR IS GALVANIZED LADDER TYPE HEAVY DUTY MASONRY REINFORCEMENT WITH 2-#6 Ga. (4.76mm) SIDE RODS (TOTAL AREA 35.6mm²)

5) STRUCTURAL STEEL

STRUCTURAL STEEL SHALL COMPLY WITH CAN/CSA-S16-01 2005 EDITION.

ITEM	APPLICABLE SPECIFICATION
ROLLED SECTIONS	G40.21M - 350W (GRADE 50 K.S.I. FOR U.S. SECTIONS)
HSS (TUBE) SECTIONS	G40.21-A500 GRADE C
CONNECTION BOLTS	A325 USE BEARING TYPE CONNECTIONS

ANCHOR BOLTS ANCHOR BOLTS TO BE G40.21- 50W

STEEL DECK:

STEEL DECK SHALL BE TO CAN/CSA-S136-01, GRADE A, GALVANIZED (LIGHT)

DECK DESIGNED BY DIAPHRAGM ACTION TO TRANSMIT HORIZONTAL FORCES TO BRACING/SHEARWALL SYSTEM.

REFER TO APPLICABLE DRAWINGS FOR DECK GAUGE, WELDING REQUIREMENTS, ETC.

STRUCTURAL STEEL CANOPY PAINTED WITH 1 COAT GREY PRIMER CGSB 1-75a

6) DESIGN LOADS (As Per OBC 2012)

DEAD LOADS AND LIVE LOADS

DL OF ROOF = 0.75 KPa L.L. On ROOF = 1.0 Kpa
DL OF WALLS = 4.8 Kpa L.L. On SLAB = 6.0 Kpa
DL OF SLAB = 4.8 Kpa

SPECIFIED SNOW LOADING

S_s = 2.50 kPa (Main Roof)
S_r = 0.40 kPa
i_s = 1.0 - ULS, 0.9 - SLS
C_s = 1.0, C_b = 0.8, C_w = 1.0, C_a = 1.0
S = I_s [S_s (C_b C_w C_a C_s) + S_r] - SLS
S.L.(ULS) = 2.4 KPa, S.L.(SLS) = 2.16 KPa

WIND LOAD

P = I_w * q * C_e * C_g * C_p where,

q(10) = 0.30 kPa (REFERENCE VELOCITY PRESSURE 1/10 YEARS)
q(50) = 0.41 kPa (REFERENCE VELOCITY PRESSURE 1/50 YEARS)
C_e = (h/10)^{0.2} = (8m/10)^{0.2} = 0.96 (EXPOSURE FACTOR - OPEN TERRAIN)
C_g = 2.0 (EXTERNAL GUST FACTOR)
C_p = -0.5 to 0.8 (EXTERNAL PRESSURE COEFFICIENT)
C_{gi} = 2.0 (INTERNAL GUST FACTOR)
C_{pi} = -0.45 to 0.3 (INTERNAL PRESSURE COEFFICIENT - CATEGORY 2)
I_w = 1.0 (ULS); 0.75 (SLS) (IMPORTANCE FACTOR)

SEISMIC FACTORS

NEW BUILDING
HT OF UPPERMOST ROOF < 15m
SOILSITE CLASS = "C"
IMPORTANCE FACTOR = 1.0
R_d = 1.5, R_o = 1.3

S_{FS}: Conventional Construction (Shear Walls)
T_{o IN} (N-S, E-W) Roof = 0.21 Sec
T_{o IN} (N-S, E-W) Walls = 0.12 Sec

M_v = 1.0 S_o(0.2) = 0.62
R_d = DUCTILITY FACTOR (1.5) S_o(0.5) = 0.30
R_o = OVERSTRENGTH FACTOR (1.3) S_o(1.0) = 0.13
I_e = IMPORTANCE FACTOR S_o(2.0) = 0.045
W = BUILDING WEIGHT (KN) PGA = 0.32
F_a = 1.0 S(0.20) = 0.62
F_v = 1.0
SITE CLASS = "C"

STRUCTURAL IRREGULARITIES - Table 4.1.6.6 (if required)

TYPE	IRREGULARITY TYPE	YES	NO
1	VERTICAL STIFFNESS IRREGULARITY		●
2	MASS IRREGULARITY		●
3	VERTICAL GEOM. IRREGULARITY		●
4	INPLANE DISCONTINUITY IN VERT LATERAL FORCE RESISTING ELEMENT		●
5	OUT OF PLANE OFFSET		●
6	WEAK STOREY		●
7	TORSIONAL SENSITIVITY I _r < 1.7 (Using RAM Software)		●
8	NON-ORTHOGONAL SYSTEMS		●

EQUIVALENT STATIC FORCE

W = (DL + 0.25*SL)

V_{max} (Shear Walls) = (2/3)*S(0.2)I_eW/(R_dR_oI_e) = 0.15W GOVERN'S

V_{min} (Shear Walls) = (1/2)*S(2.0)*M_vI_eW/(1.5*1.3) = 0.01W

V (Shear Walls) = S(T_o)*M_vI_eW/(1.5*1.3) = 0.22W

V_{max} (Roof) = (2/3)*S(0.2)I_eW/(R_dR_o) = 0.15W GOVERN'S

V_{min} (Roof) = (1/2)*S(2.0)*M_vI_eW/(1.5*1.3) = 0.01W

V (Roof) = S(T_o)*M_vI_eW/(1.5*1.3) = 0.22W

REVISIONS		
2	For Construction	2019-04-16
1	For Review	2019-03-25
no.	description	date

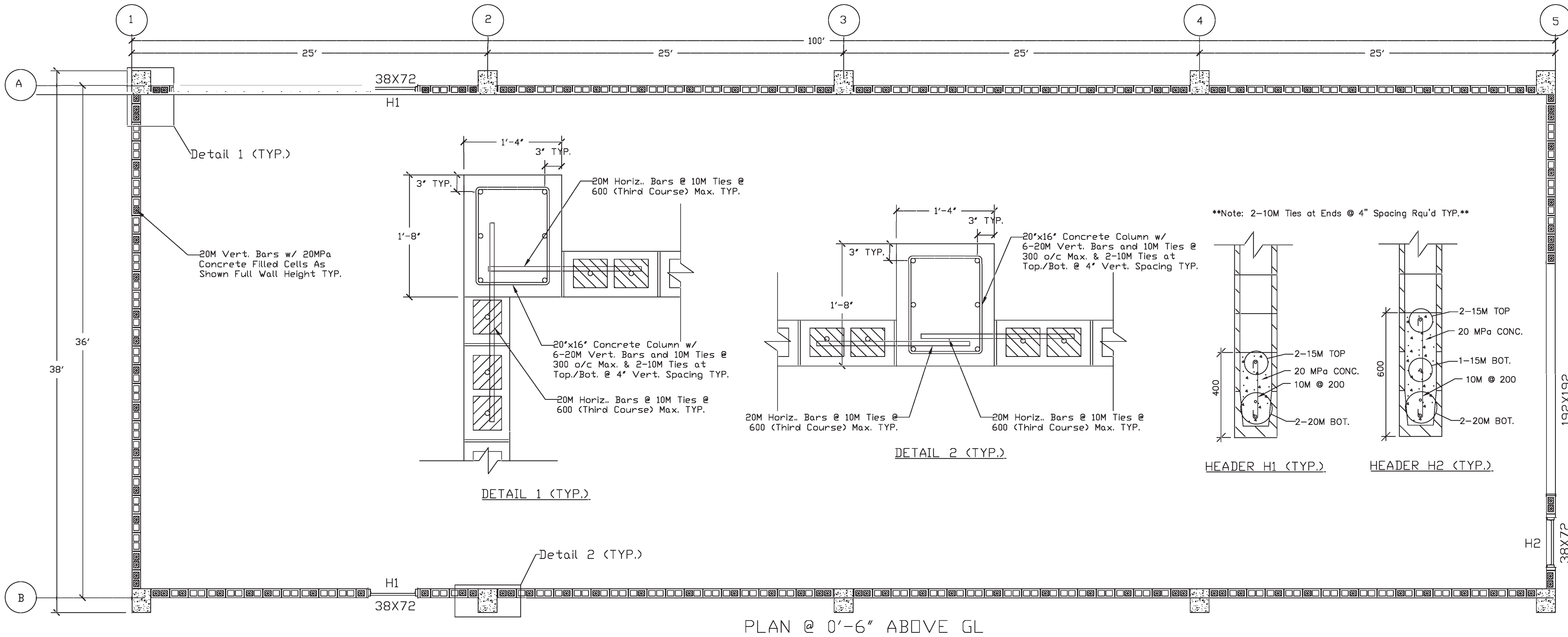


Bowman Steel Management Inc BCIN 28306
Gord Bowman P.Eng BCIN 22151

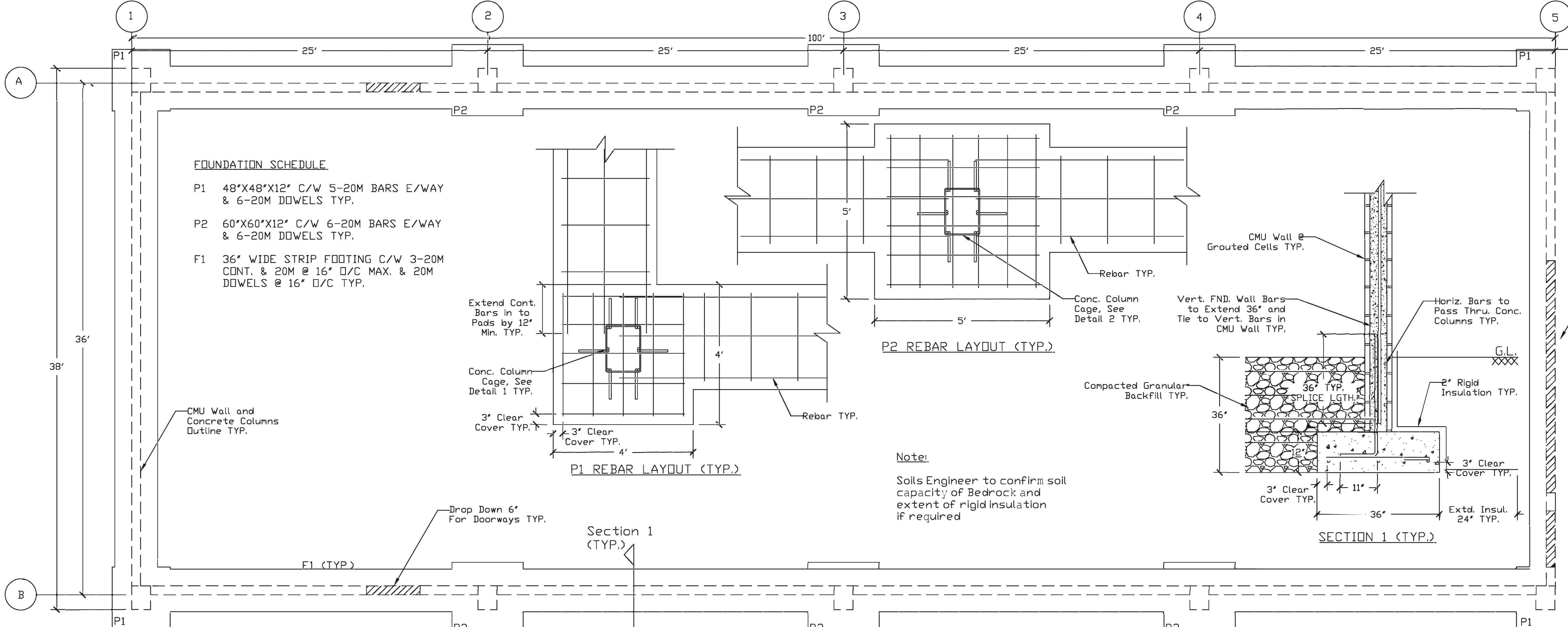
client	RAY RESIDENCE 1608 BEARHULL RD OTTAWA
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title	GENERAL NOTES
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date	MARCH 25	
scale	D.N.T.S	
designer	GORD B.	
co ordinator		job no.
drawn by	ALEXANDER E.	dwg.no.
approved		date
		SO



PLAN @ 0'-6" ABOVE GL



REVISIONS		
no.	description	date
2	For Construction	2019-04-16
1	For Review	2019-03-25

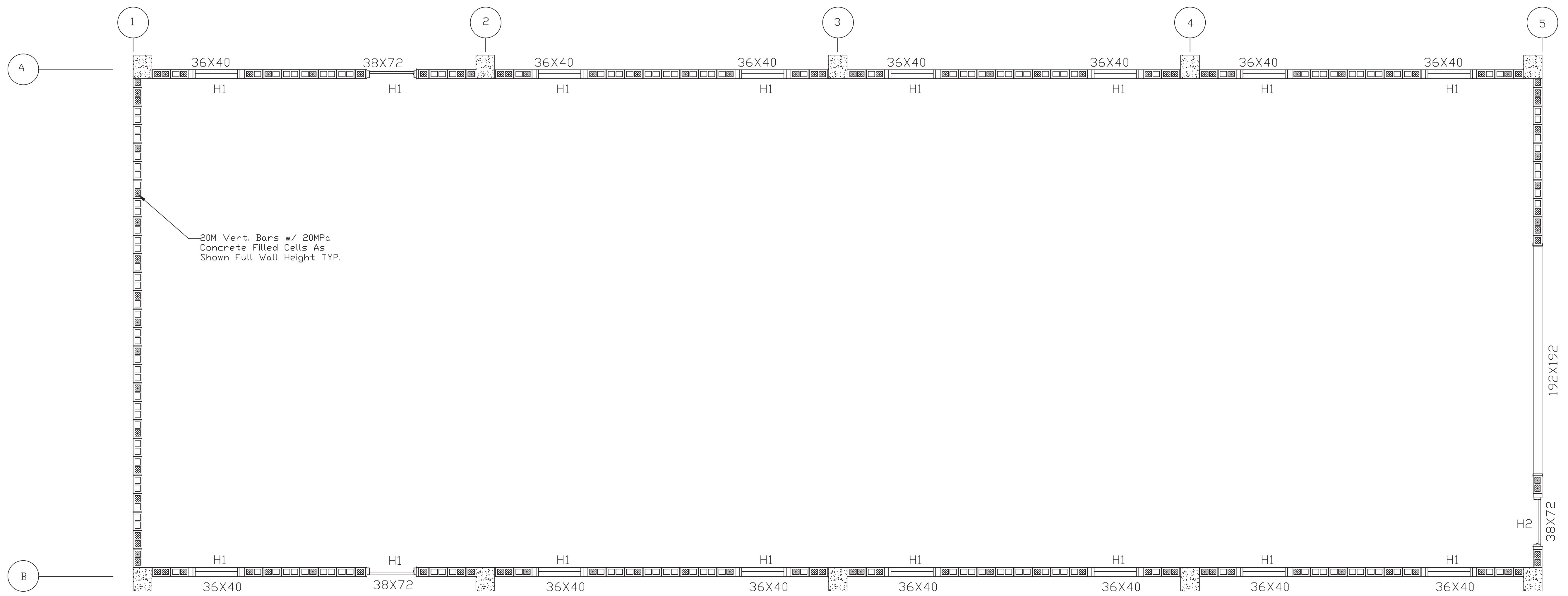


Bowman Steel Management Inc BCIN 28306
Gord Bowman P.Eng BCIN 22151

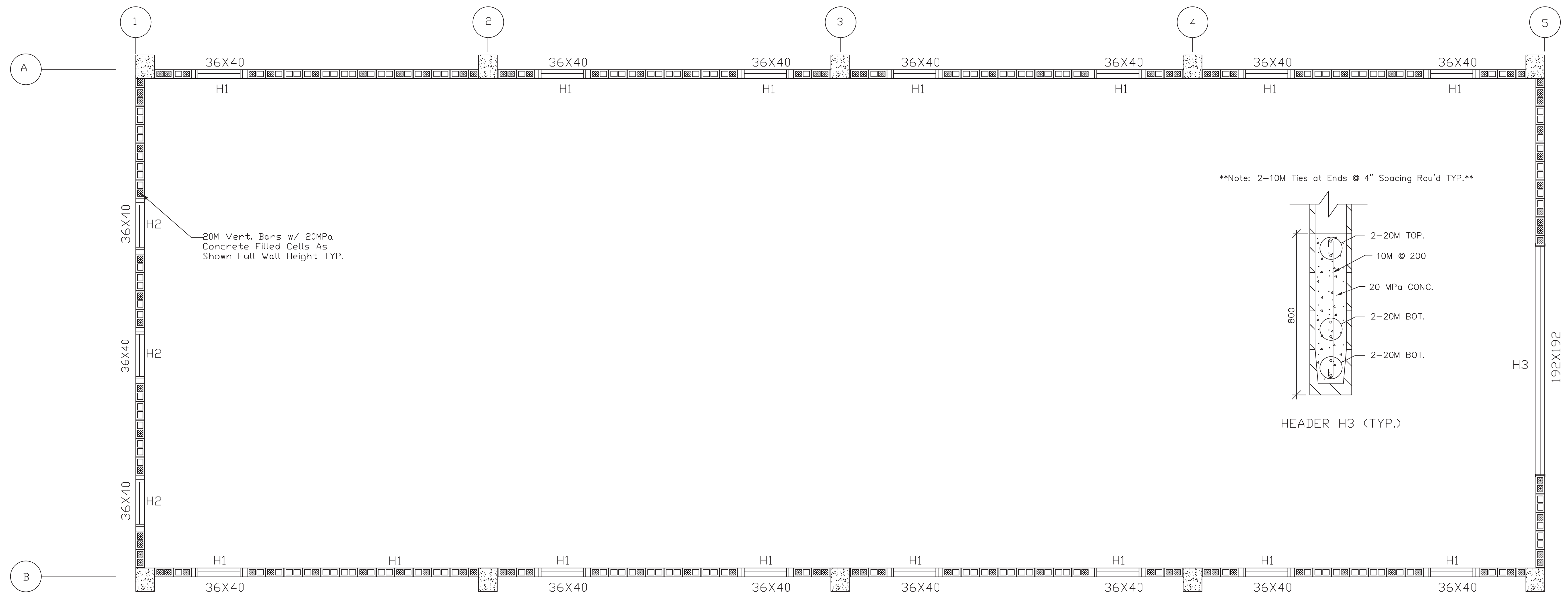
client
RAY RESIDENCE
1608 BEARHULL RD
OTTAWA

title
FLOOR PLAN

date	MARCH 25	
scale	D.N.T.S	
designer	GORD B.	
co ordinator		job no.
drawn by	ALEXANDER E.	dwg.no.
approved		date
		S1

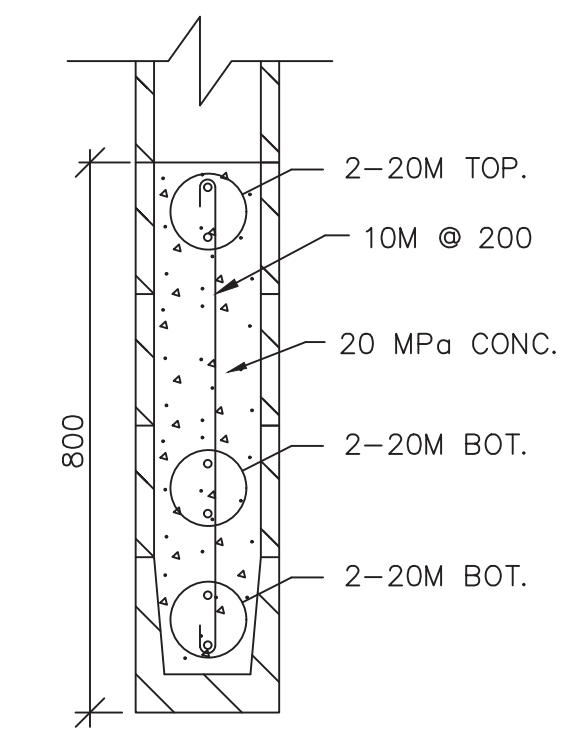


PLAN @ 4'-6" ABOVE GL



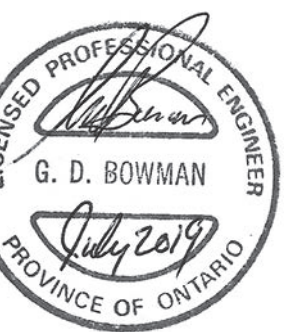
PLAN @ 15'-10" ABOVE GL

Note: 2-10M Ties at Ends @ 4" Spacing Rqu'd TYP.



HEADER H3 (TYP.)

REVISIONS		
no.	description	date
2	For Construction	2019-04-16
1	For Review	2019-03-25



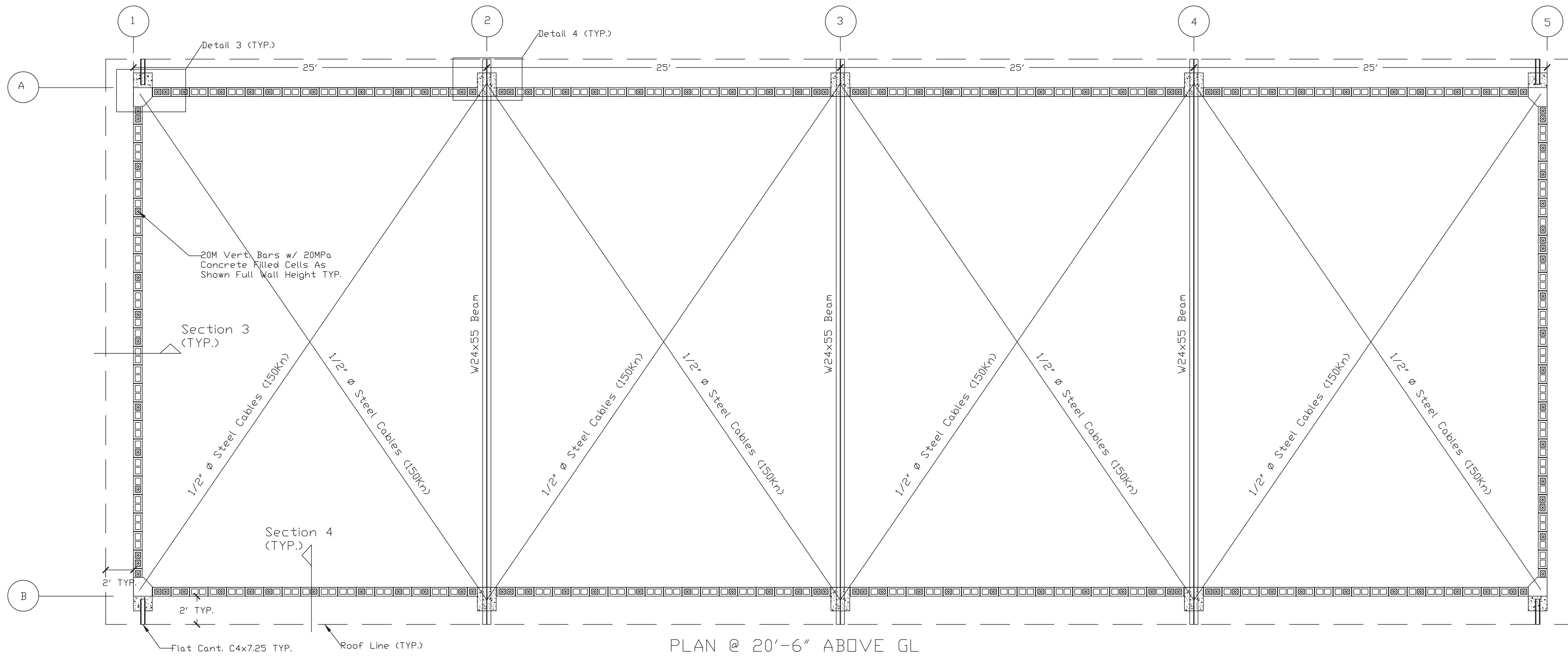
Bowman Steel Management Inc BCIN 28306
Gord Bowman P.Eng BCIN 22151

client
RAY RESIDENCE
1608 BEARHULL RD
OTTAWA

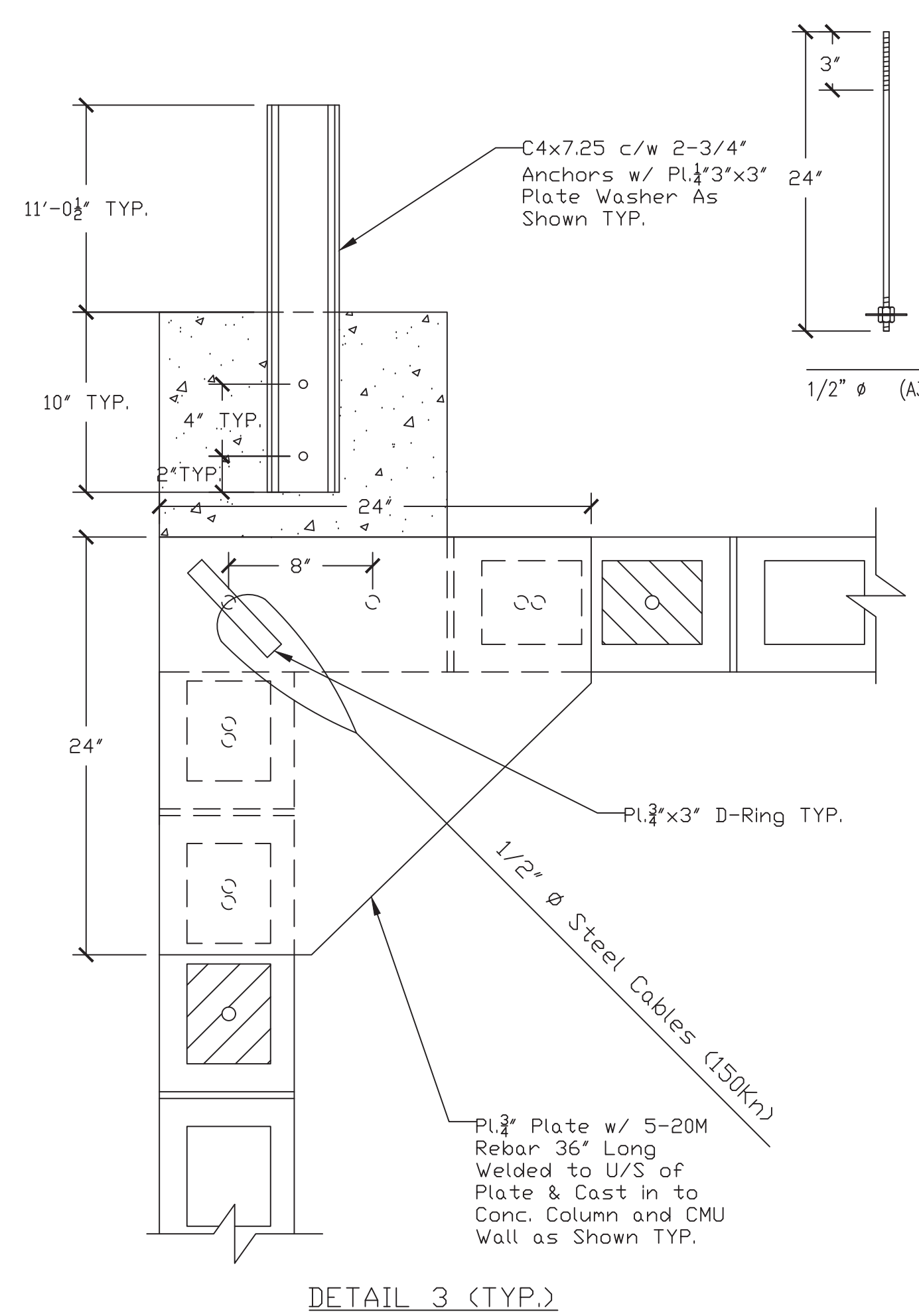
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FLOOR PLAN

date	MARCH 25	
scale	D.N.T.S	
designer	GORD B.	
co ordinator		job no.
drawn by	ALEXANDER E.	dwg.no.
approved	date	

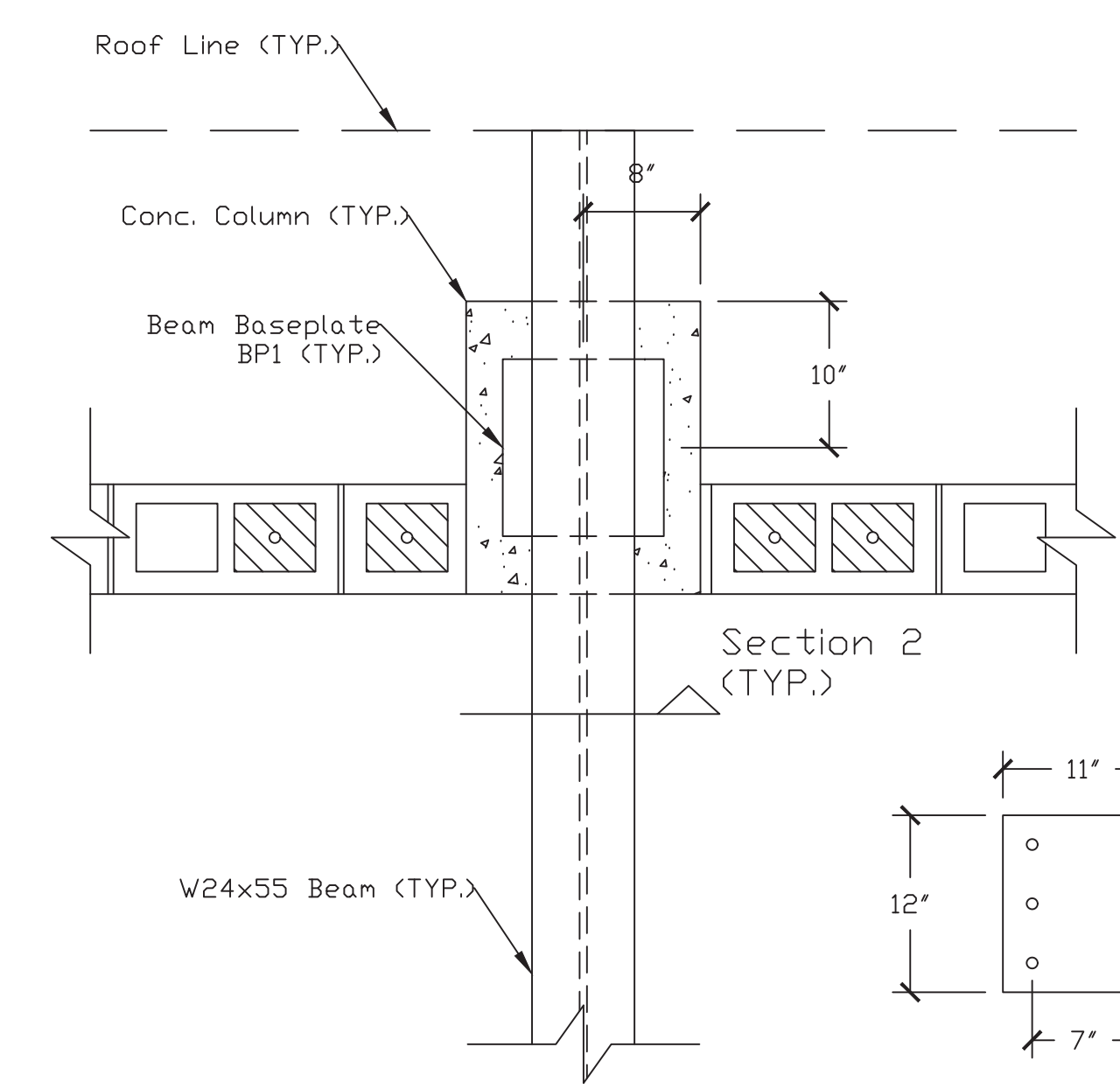
S2



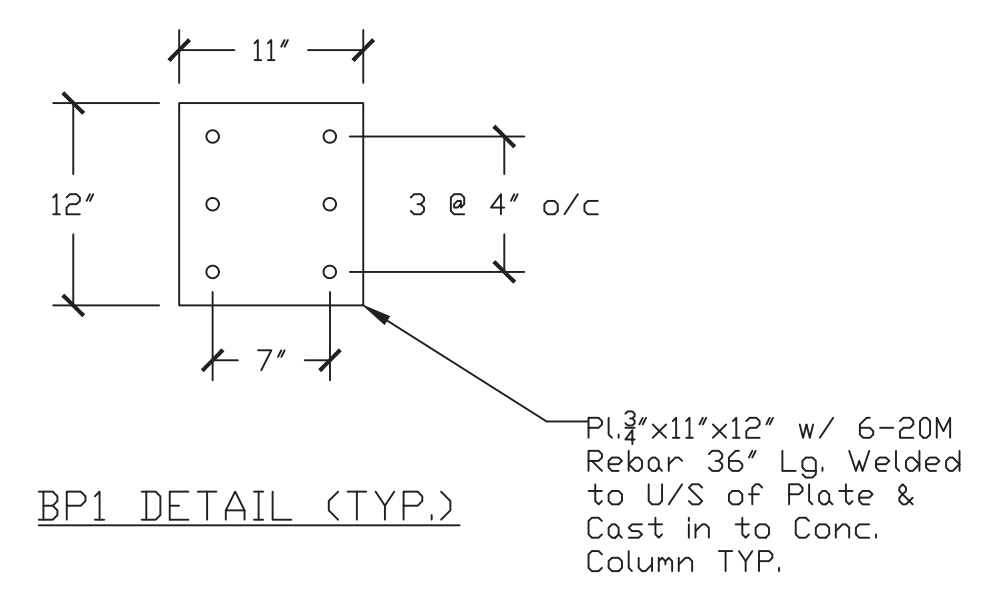
PLAN @ 20'-6" ABOVE GL



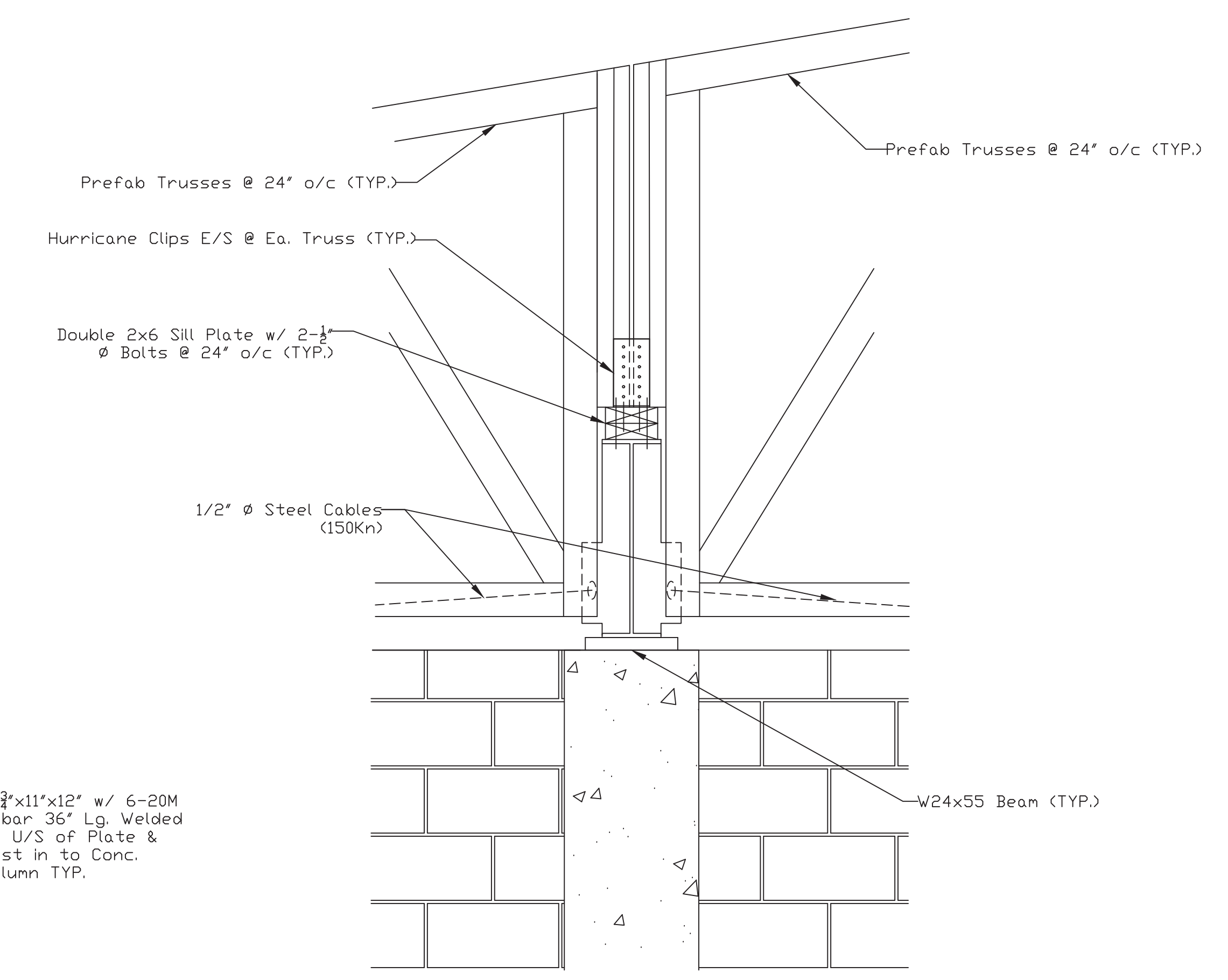
DETAIL 3 (TYP.)



DETAIL 4 (TYP.)



BP1 DETAIL (TYP.)



SECTION 2 (TYP.)

REVISIONS		
no.	description	date
2	For Construction	2019-04-16
1	For Review	2019-03-25



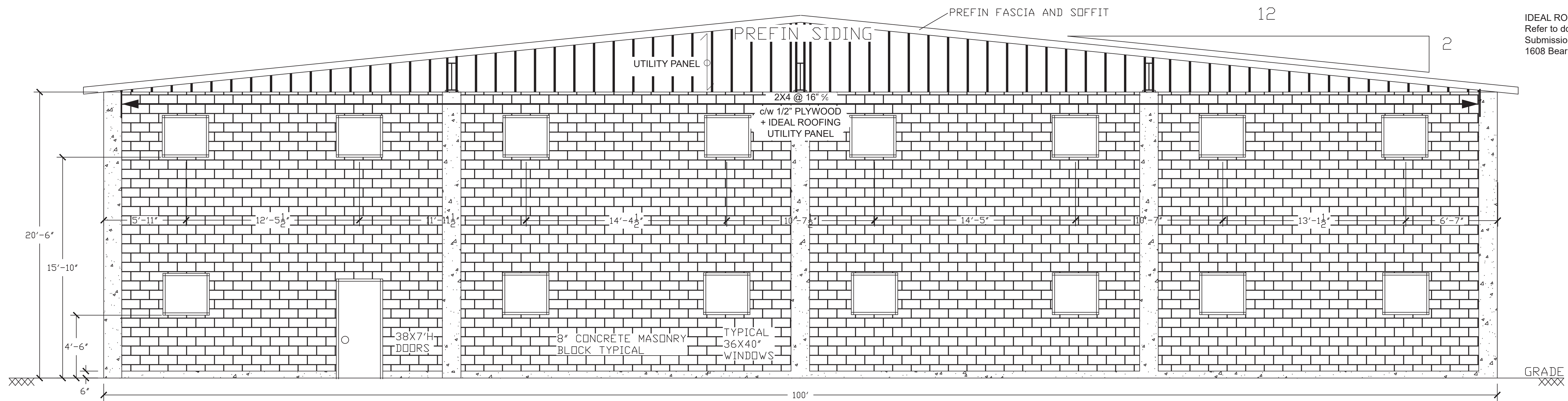
Bowman Steel Management Inc BCIN 28306
Gord Bowman P.Eng BCIN 22151

client
RAY RESIDENCE
1608 BEARHULL RD
OTTAWA

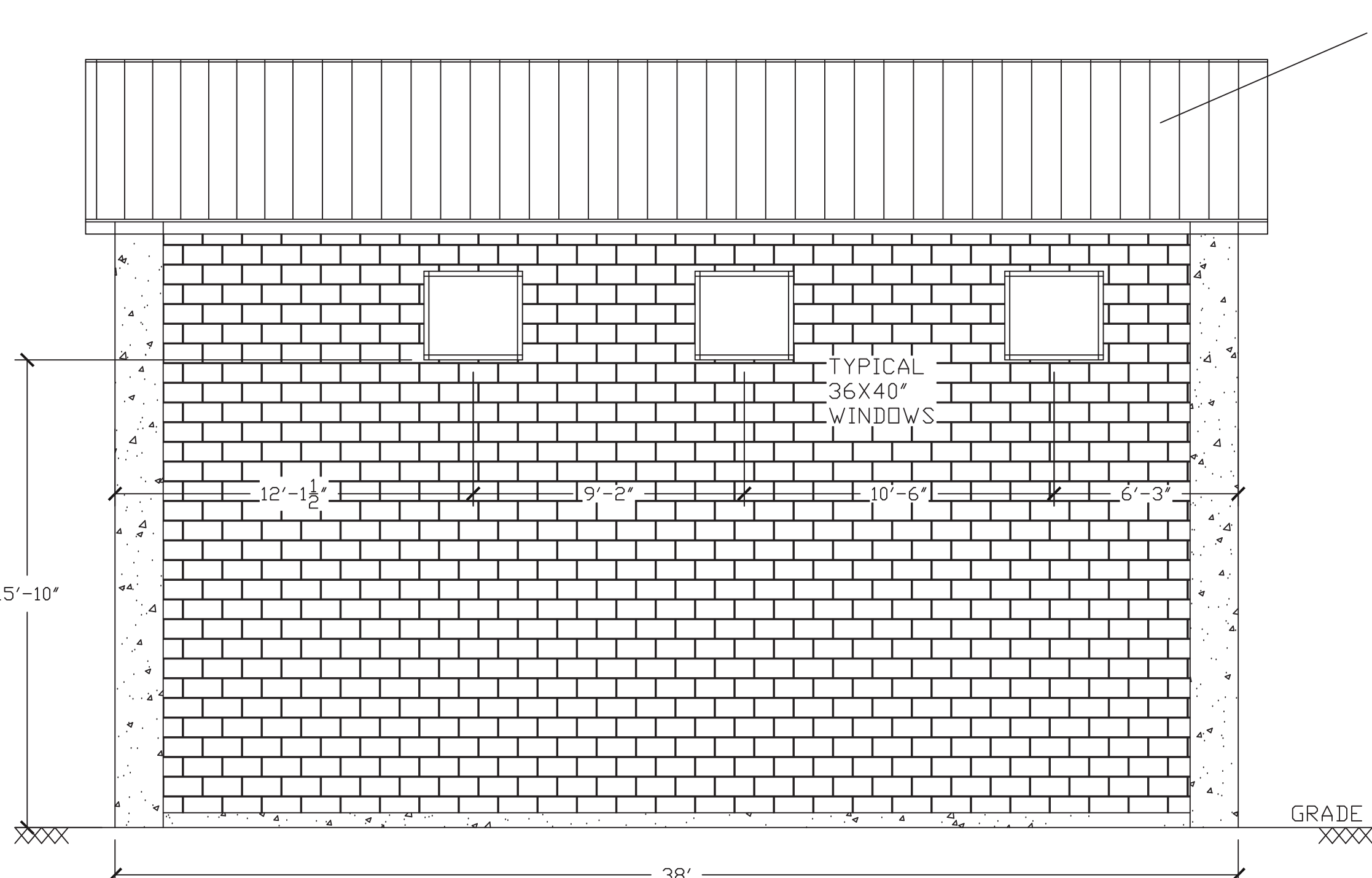
title
ROOF PLAN

date	MARCH 25	
scale	D.N.T.S	
designer	GORD B.	
co ordinator		job no.
drawn by	ALEXANDER E.	dwg.no.
approved		date

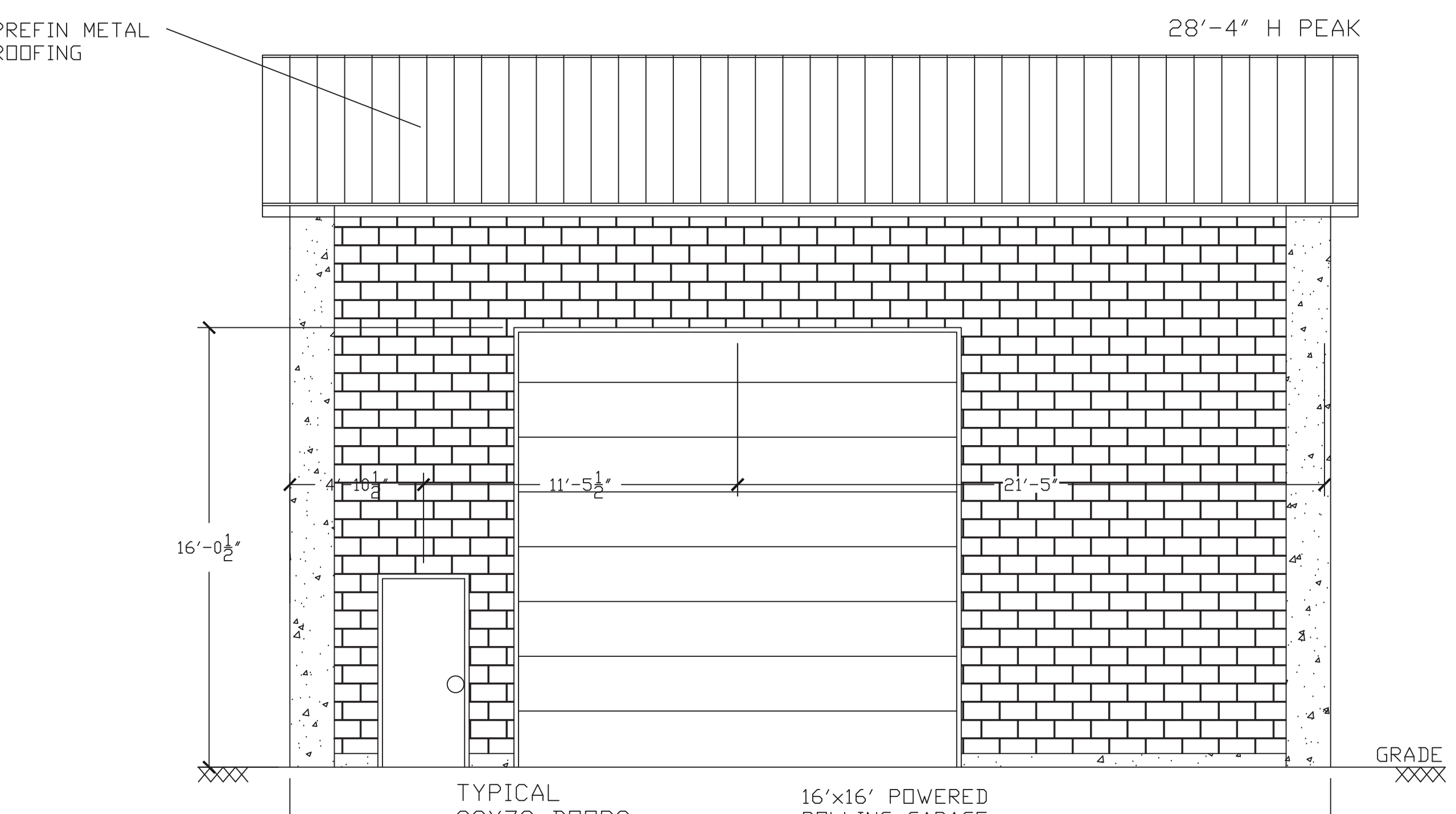
S3



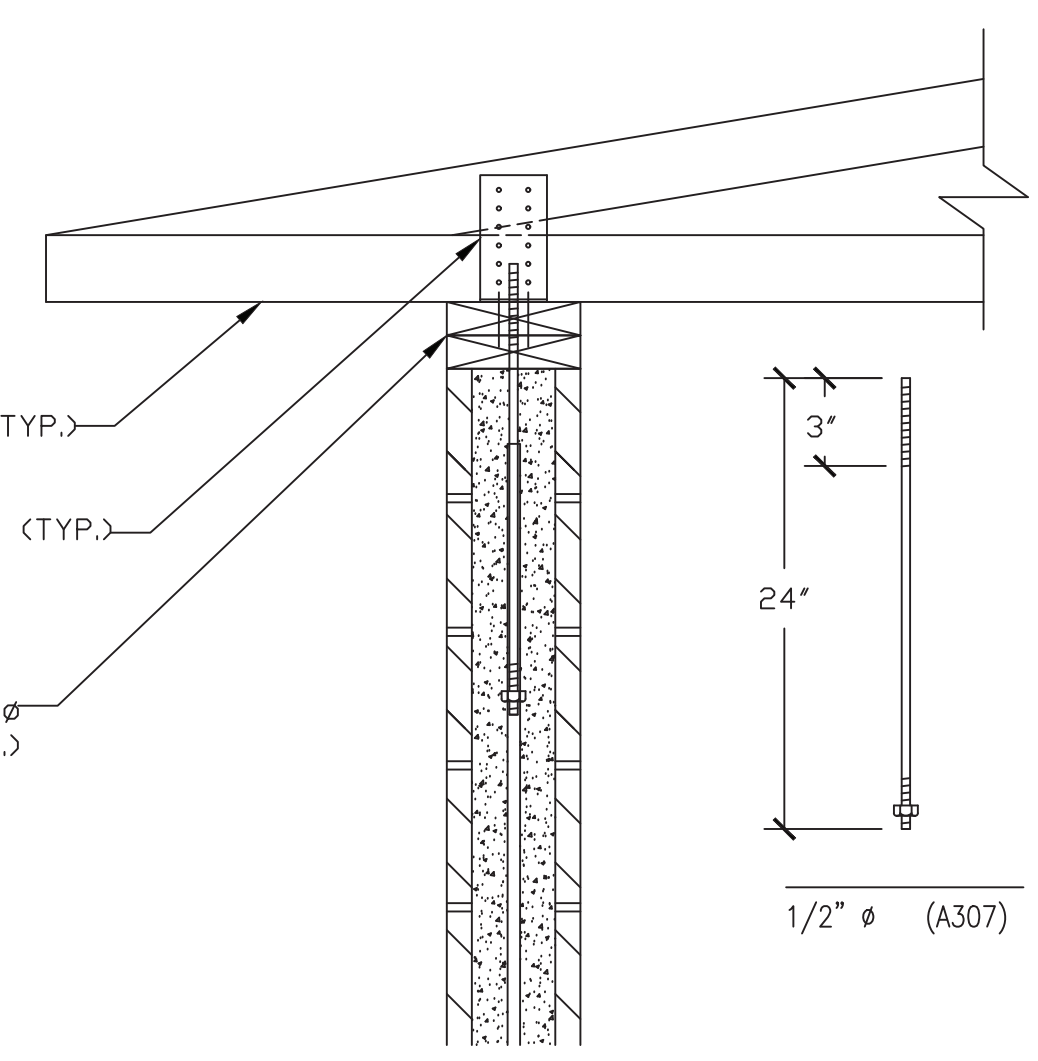
East & West Elevation



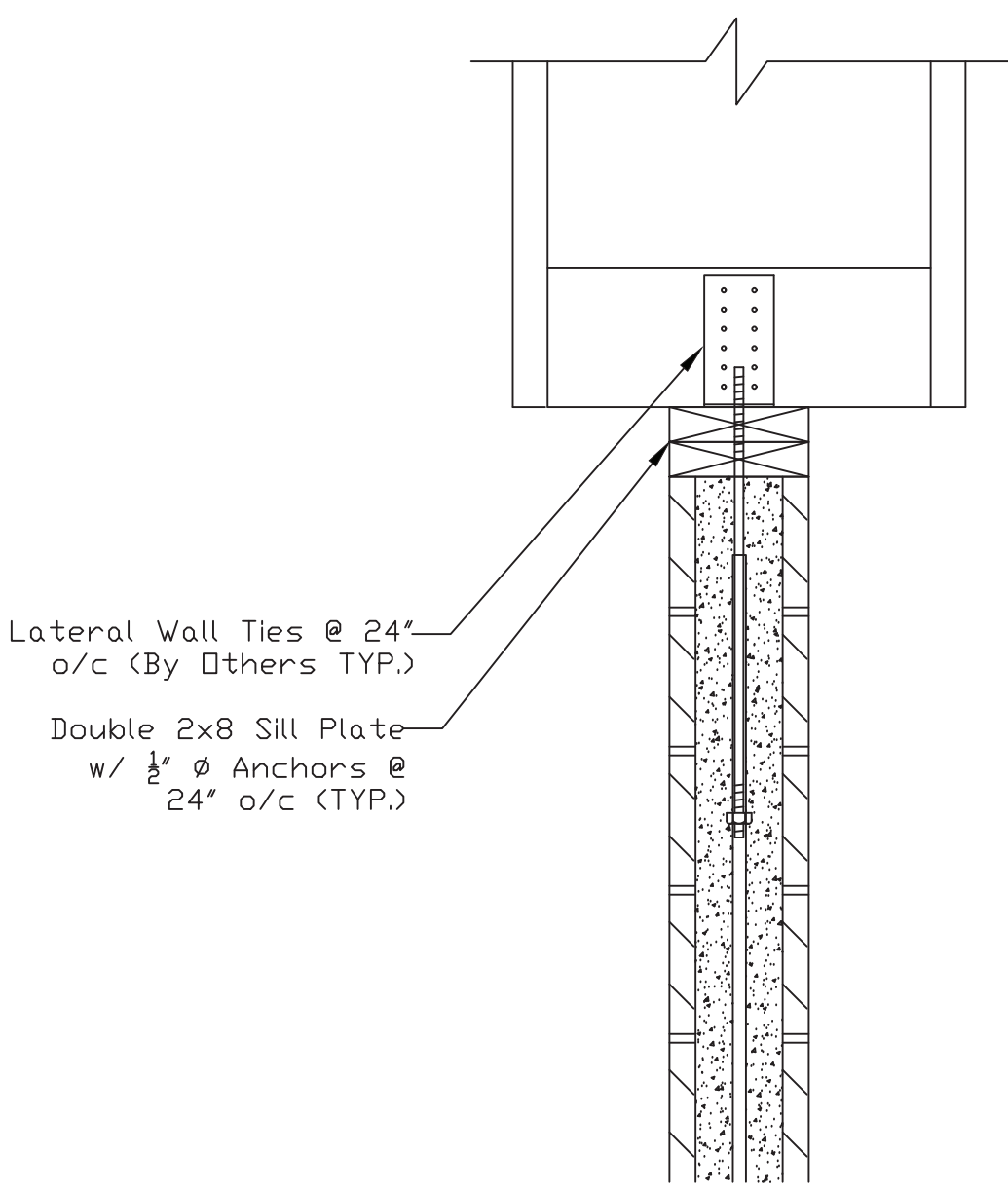
South Elevation



North Elevation



SECTION 3 (TYP.)



SECTION 4 (TYP.)

IDEAL ROOFING UTILITY PANEL:
Refer to document Included in this
Submission with header:
1608 Bearhill - Ottawa.

REVISIONS		
no.	description	date
3	Revised per City - For Construction	2019-07-09
2	For Construction	2019-04-16
1	For Review	2019-03-25



Bowman Steel Management Inc BCIN 28306
Gord Bowman P.Eng BCIN 22151

client
RAY RESIDENCE
1608 BEARHULL RD
OTTAWA

title
ELEVATIONS

date	MARCH 25	
scale	D.N.T.S	
designer	GORD B.	
co ordinator		job no.
drawn by	ALEXANDER E.	dwg.no.
approved	date	

S4

Schedule 'B'

Approximate Dimensions:

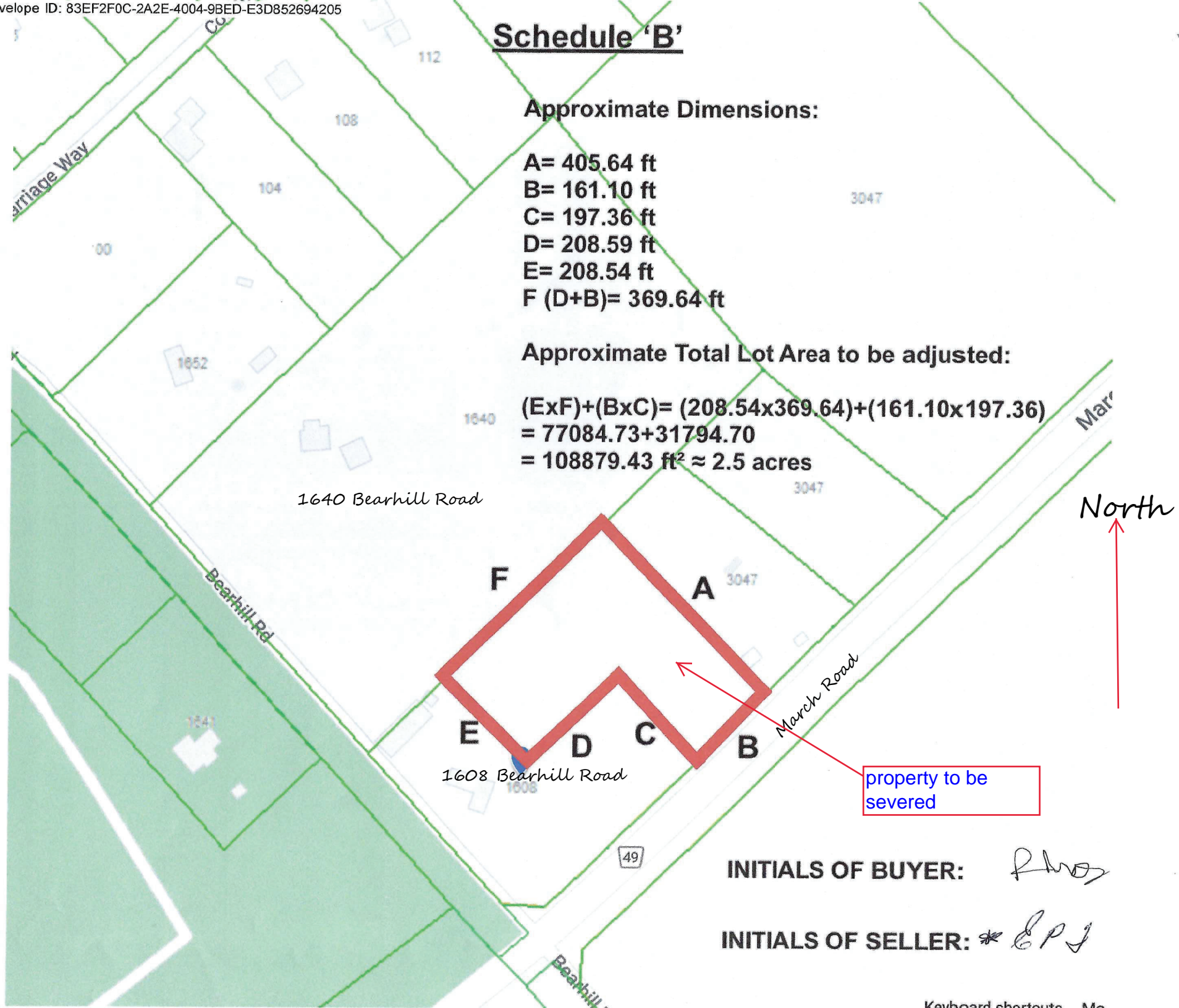
- A= 405.64 ft
- B= 161.10 ft
- C= 197.36 ft
- D= 208.59 ft
- E= 208.54 ft
- F (D+B)= 369.64 ft

Approximate Total Lot Area to be adjusted:

$$(E \times F) + (B \times C) = (208.54 \times 369.64) + (161.10 \times 197.36)$$

$$= 77084.73 + 31794.70$$

$$= 108879.43 \text{ ft}^2 \approx 2.5 \text{ acres}$$



North

property to be severed

INITIALS OF BUYER: *PLW*

INITIALS OF SELLER: * *EPJ*