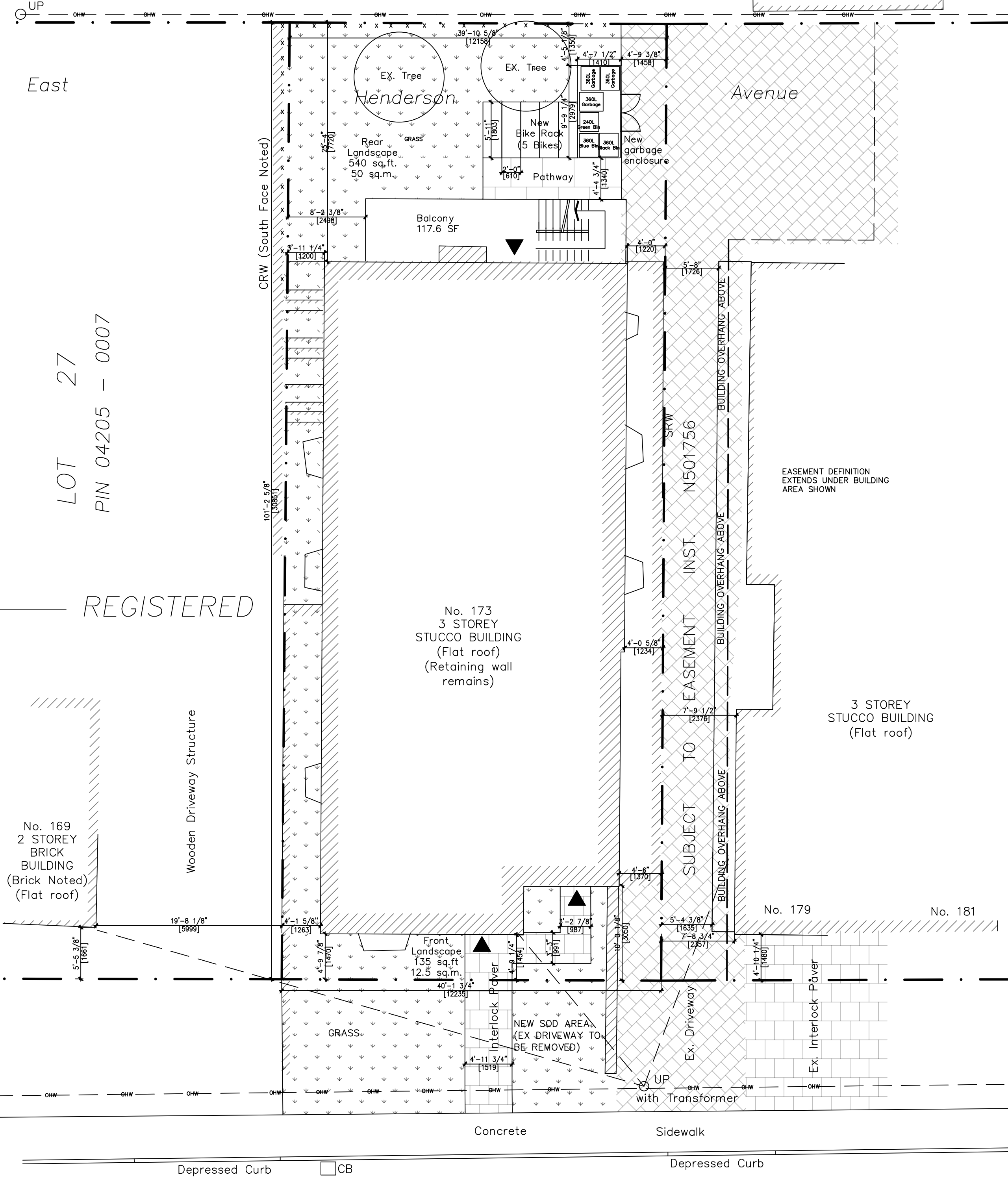


PIN 04205-0027

PIN 04205-0030



1 SITE PLAN
SCALE: 1/8"=1'-0"

ZONING MECHANISMS	REQUIREMENTS	PROVIDED	NOTES	GARBAGE MANAGEMENT REQUIREMENT
A) MINIMUM LOT AREA	300 m ²	377.29 m ²		GARBAGE 0.231 cubic yards per unit: 7x0.231=1.617 3-360L garbage carts
B) MINIMUM LOT WIDTH	10 m	12.23 m		RECYCLING for every 6 units provide 1 360L blue cart and 1 360L black cart 1-360L Blue carts and 1-360L Black carts
C) MINIMUM LOT DEPTH	n/a	30 m	Minor Variance	ORGANICS container for each unit and 1 communal 240L green container per 50 units 240L green
D) MINIMUM FRONT YARD SET BACK	1.59 m	1.45 m	Minor Variance	SNOW REMOVAL REQUIREMENT
E) MINIMUM INTERIOR SIDE YARD SET BACK	1.5 m	1.2 m, 1.22m	Minor Variance	Property owner will be responsible for the removal and storage of snow for all walkways, exterior stairs, and driveway throughout the winter
F) MINIMUM REAR YARD SET BACK	30.85m x 30% = 9.25m	7.72 m	Minor Variance	
G) MAXIMUM BUILDING HEIGHT	11 m	11.43 m		
H) AMENITY AREA	30 m ²	Balcony: 88.7 m ² Rear Yard: 54.5 m ²		
I) VEHICLE PARKING	0	0		
J) BICYCLE PARKING	3	5		
K) FRONT YARD SOFT LANDSCAPE	< 1.5 metres, No min	12.54 m ² , 46%		
L) REAR YARD SOFT LANDSCAPE		50 m ²		

GENERAL CONSTRUCTION NOTES

- ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO O.B.C. 2012 REQUIREMENTS.
- INTERIOR SPACES DESIGN & MATERIALS**
- ALL CLOSETS TO RECEIVE 1 ROD AND 2 SHELVES, UNLESS OTHERWISE NOTED.
 - INSTALL GALVANIZED METAL PAN & DRAIN AT ALL CLOTHES WASHING MACHINE LOCATIONS.
- WINDOWS AND DOORS**
- DOORS, INCLUDING SLIDING DOORS THAT OPEN MORE THAN (600MM) 24" ABOVE GROUND OR A LANDING SHALL HAVE A RESTRICTED OPENING OR BE PROVIDED WITH GUARDS (9.8.1 (4)).
 - PROVISIONS FOR RESISTANCE TO FORCED ENTRY SHALL BE PROVIDED IN CONFORMANCE TO 9.7.5.2 AND 9.7.5.3 OF THE O.B.C.
 - 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 PROVIDE AN INDIVIDUAL UNOBSTRUCTED PORTION HAVING A MINIMUM AREA OF 0.35 M² WITH NO DIMENSION LESS THAN (300MM) 15" AND BE ABLE TO MAINTAIN THE REG'D OPENING w/o ADDITIONAL SUPPORT (9.8.10)
- STAIRS, RAMPS, HANDRAILS & GUARDS**
- INTERIOR PRIVATE STAIR**
RISERS 7 7/8" MAX. - 4 7/8" MIN.
RUN 8 1/4" MIN. - 14" MAX.
TREAD 9 1/4" MIN. - 14" MAX.
NOISING 1"
MINIMUM HEADROOM CLEARANCE OF (1.95M) 6'-6" STAIRS.
- INTERIOR PUBLIC STAIRS**
RISERS 7 7/8" MAX. - 4 7/8" MIN.
RUN 11"
TREAD 11"
NOISING 1"
MINIMUM HEADROOM CLEARANCE OF (3.65 M) 6'-9" STAIRS
- EXTERIOR PRIVATE STAIR**
RISERS 7 7/8" MAX.
RUN 9" MIN.
TREAD 10" MIN.
NOISING 1"
MIN. HEADROOM CLEARANCE TO BE 6'-6" ABOVE NOSING.
1. AT LEAST ONE HANDRAIL SHALL BE CONTINUOUS. (9.8.7.2)
2. HANDRAILS TO BE (95MM TO 96MM) 3/4" TO 3/8" ABOVE NOSING.
3. AN EXTERIOR GUARD MUST BE A MINIMUM HEIGHT OF (900MM) 21 1/2" IF THE WALKING SURFACE IS LESS THAN (800MM) 51 1/2" ABOVE THE ADJACENT GRADE. OTHERWISE THE HEIGHT MUST BE A MINIMUM OF (1070MM) 42". ALL REQUIRED GUARDS WITHIN DWELLING UNITS MUST BE A MINIMUM OF (900MM) 35" HIGH.
4. GUARDS ARE REQUIRED ON DECKS AND OTHER WALKING SURFACES THAT EXTEND TO (600MM) 23 5/8" 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. SUPPLEMENTARY GUIDELINES PART 7 (8.8.8) FOR METAL GUARDS. SUPPLIERS SHOP DRAWINGS MUST BE DESIGN INSTALLATION CONFORMING TO O.B.C. PART 4 AND 9.8.2.
5. A LANDING SHALL BE PROVIDED AT THE TOP OF ALL EXTERIOR STAIRS THAT CONTAIN MORE THAN 3 RISERS (9.8.2.3).
- INTERIOR STAIR**
ALL STAIR GUARDS TO BE 3'-0" ABOVE NOSING.
ALL LANDING GUARDS TO BE 5'-0" ABOVE FINISHED FLOOR.
MAXIMUM VERTICAL SPACING BETWEEN BALUSTERS IS 4"
- EXTERIOR STAIR**
TO COMPLY TO O.B.C. 9.8.8 FOR RESISTANCE TO LOADING AND NEWEL ANCHORAGE.
ALL STAIR GUARDS TO BE 3'-0" ABOVE NOSING.
ALL LANDING AND BALCONY GUARDS TO BE 5'-0" ABOVE FINISHED SURFACE.
NO CLIMBABLE ELEMENTS BETWEEN 4" AND 3'-0" ABOVE FLOOR FINISH.
HAND RAILS TO COMPLY w/ O.B.C. 9.8.7.
- FIRE PROTECTION**
- SUPPLY AND INSTALL SMOKE AND CARBON MONOXIDE DETECTORS AS PER 2012 O.B.C. REQUIREMENTS. CONFIRM FINAL LOCATIONS WITH DESIGNER ON SITE. (9.10.3.3, 9.10.3.4)
 - SMOKE ALARMS SHALL BE PROVIDED ON ALL LEVELS AND IN EACH SLEEPING ROOM AND INTERCONNECTED (AC, NOT BATTERY) (9.10.19)
 - EMPTY
 - CARBON MONOXIDE DETECTOR SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA (9.33.4.1, 9.33.4.2 & 9.33.4.3 OR AS PER A REG. 283(1))
 - 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 (9.10.3.16)
 - PROVIDE FIRE BLOCKS AS PER O.B.C. 9.10.16.

GENERAL PLUMBING & ELECTRIC NOTES

- ALL ELECTRICAL WORK TO CONFORM TO ONTARIO ELECTRICAL SAFETY CODE 2ND EDITION 1998 AS AMENDED. ALL WORK TO BE CARRIED OUT BY AN ONTARIO LICENSED ELECTRICAL ELECTRICIAN TO BE RESPONSIBLE FOR ACQUIRING ANY PERMITS.
- ALL PLUMBING WORK TO COMPLY WITH ALL PLUMBING CODES AND STANDARDS AS AMENDED. ALL WORK TO BE CARRIED OUT BY AN ONTARIO LICENSED PLUMBER. PLUMBER TO BE RESPONSIBLE FOR ACQUIRING ANY PERMITS.
- ELECTRICAL LEGEND**
- | SYMBOL | DESCRIPTION |
|----------|--|
| [Symbol] | METER SOCKET |
| [Symbol] | SUB-PANEL ELECTRICAL BOX, 12 CCTS |
| [Symbol] | CEILING FAN W/ LIGHT |
| [Symbol] | FLUORESCENT LIGHT FIXTURE |
| [Symbol] | 110V CEILING LIGHT FIXTURE |
| [Symbol] | 110V RECESSED LIGHT FIXTURE |
| [Symbol] | 110V EXT. WALL MOUNTED LIGHT FIXTURE |
| [Symbol] | PENDANT LIGHT FIXTURE |
| [Symbol] | 110V WALL LIGHT FIXTURE |
| [Symbol] | SINGLE POLE SWITCH |
| [Symbol] | THREE WAY SWITCH |
| [Symbol] | FOUR WAY SWITCH |
| [Symbol] | DIMMER SWITCH |
| [Symbol] | OUTDOOR SWITCH |
| [Symbol] | 110V DUPLEX RECEPTACLE |
| [Symbol] | 110V DUPLEX RECEPTACLE GROUND FAULT INTERRUPTED |
| [Symbol] | 110V DUPLEX RECEPTACLE W/ WEATHERPROOF COVER |
| [Symbol] | 110V FLOOR MOUNTED DUPLEX RECEPTACLE |
| [Symbol] | 240V RECEPTACLE |
| [Symbol] | TELEPHONE JACKS |
| [Symbol] | CABLE JACKS |
| [Symbol] | DOOR BELL PUSH BUTTON |
| [Symbol] | THERMOSTAT TO CONTROL ALL RADIATORS WITHIN EACH OF THE UNITS |
| [Symbol] | SMOKE/CO DETECTOR |
| [Symbol] | EXHAUST FAN |
| [Symbol] | DOOR CHIME |
| [Symbol] | FIRE ALARM PANEL |
| [Symbol] | COMPUTER/TELEPHONE POINT |
| [Symbol] | 110V CENTRAL VAC OUTLET |
- NOTE: ALL ITEMS ON THIS LEGEND ARE NOT NECESSARILY USED ON THE DRAWINGS**

GENERAL STRUCTURAL NOTES

- THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS TO CONFORM TO THE REQUIREMENTS OF THE 2012 ONTARIO BUILDING CODE (O.B.C. 2012) & 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 DETERIORATION 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 MIN. ALLOWABLE BEARING VALUE OF 75 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 2" (50mm) MINIMUM FROST COVER (FINISHED GRADE TO US FOOTING) FOR HEATED FOOTINGS. CONSULT SOILS REPORT NOTED FOR ADDITIONAL REQUIREMENTS.
 - BACKFILL 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 20MPa @ 28 DAYS OR BETTER, CLASS "F-2" OR CLASS "N". CONCRETE FOR GARAGE SLABS TO BE CLASS "C-2", MINIMUM 32 MPa @ 28 DAY w/ 5-8% AIR ENTRAINMENT (UNLESS NOTED OTHERWISE).
 - 32 MPa CONCRETE SHALL BE USED FOR THE GARAGE AND EXTERIOR FLATWORK. (9.3.1.6) w/ 5 - 8% AIR ENTRAINMENT.
 - WHEN A FOUNDATION WALL CONTAINS AN OPENING MORE THAN (200MM) 8" IN LENGTH OR CONTAINS OPENINGS IN MORE THAN 25% OF ITS LENGTH, THAT PORTION OF THE WALL SHALL BE CONSIDERED LATERALLY UNSUPPORTED, UNLESS THE WALL AROUND THE OPENING IS REINFORCED.
- 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) AND CSA-40.1.
 - TRUSS SHOP DRAWINGS TO BE THE STAMP OF A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO.
 - TRUSSES TO BE DESIGNED FOR SPECIFIED WIND UPLIFT (REFER TO NBC 1995 STRUCTURAL COMMENTARIES, FIG B-10).
 - SPECIFIC-PURPOSE CONNECTORS (HURRICANE CLIPS) MAY BE REQUIRED AT ALL TRUSS-TO-PLATE CONNECTIONS. TRUSS MANUFACTURER TO DESIGN AND SUPPLY CONNECTORS.
 - ROOF TRUSSES SHALL BE PRE-ENGINEERED AND PREFABRICATED TO SUPPORT 1.78 kPa (37.1 PSF) SNOW LOAD AND APPROPRIATE DEAD LOAD.

PLUMBING FIXTURE SYMBOLS AND PIPING SCHEDULE

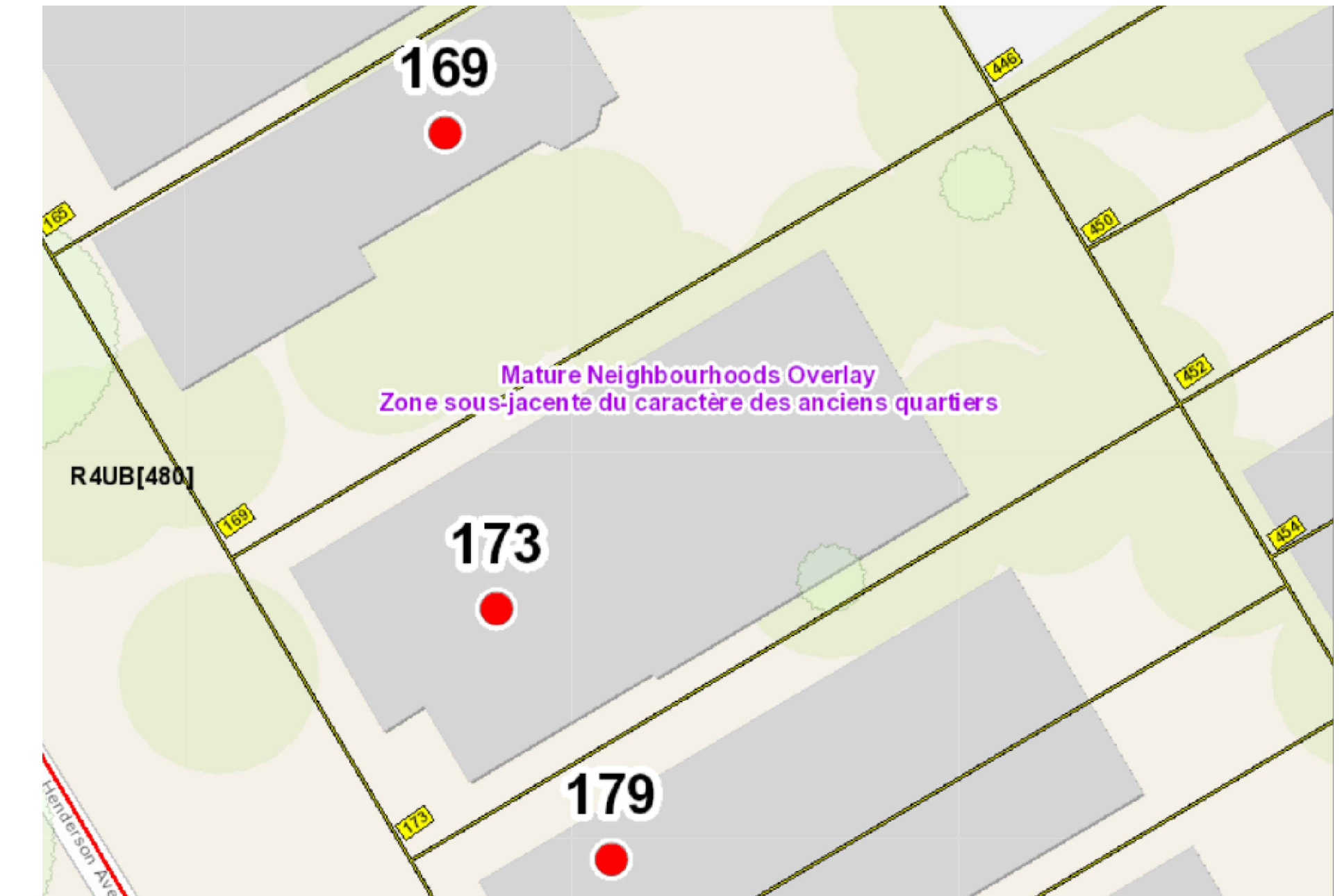
SYMBOL	FIXTURE TYPE	ODW	DHW	SAN.	VENT	COMMENTS
[Symbol]	LAVATORY/KITCHEN	1/2" DIA.	1/2" DIA.	1 1/2" DIA.	1 1/4" DIA.	
[Symbol]	HOT WATER TANK	3/4" DIA.	3/4" DIA.	---	---	
[Symbol]	FLOOR DRAIN	---	2" DIA.	1 1/4" DIA.	---	PROVIDE TRAP SEAL PRIMER
[Symbol]	WATER CLOSET	1/2" DIA.	---	2" DIA.	1 1/2" DIA.	
[Symbol]	SEWER/CHIMNEY	---	1/2" DIA.	1 1/2" DIA.	1 1/2" DIA.	
[Symbol]	SHOWER or TUB	1/2" DIA.	1/2" DIA.	1 1/2" DIA.	1 1/4" DIA.	

- PROVIDE UNDER-SINK EQUIPMENT AND MATERIALS TO INSTALL, COMPLETE AND OPERATE. REQUIRED TO BE AS SPECIFIED IN THE SUBMITTALS. INSTALLATION TO CONFORM TO THE REQUIREMENTS OF THE O.B.C. 9.10.1.1.
- PROVIDE TRAP SEAL PRIMER AND VENTING FOR ALL FLOOR DRAINS.
- VENTING OF ALL FIXTURES TO CONFORM TO THE REQUIREMENTS OF PART 7 OF THE O.B.C.
- NOISE PLUMBING IS TO BE LOCATED IN INTERIOR WALLS.
- ANY EXPOSED PIPING NOT LOCATED IN INTERIOR WALLS OR WITHIN THE CEILING SPACE IS TO BE INSTALLED PARALLEL TO FINISHING LINES.
- ALL EXPOSED PIPING NOT LOCATED IN INTERIOR WALLS OR WITHIN THE CEILING SPACE IS TO BE INSTALLED WITH AN APPROPRIATE PRODUCT THAT RATES TO MATCH THE FIRE RATING OF THE SEPARATION. SCHEDULE ALL FIXTURES TO BE INSTALLED WITH ISOLATION VALVES ON THE HOT AND COLD WATER LINES. SEE THE SUBMITTALS FOR ADDITIONAL REQUIREMENTS.
- ANY PLASTIC PIPING INSTALLED IN THE FLOOR FINISH SEPARATION MUST BE INSTALLED COMPLETE WITH AN INTERLOCK DRAIN IN ADDITION TO THE FEEB STOPPED OUTSIDE WATER ABOVE.

- 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 EXT. LIGHT AT ALL EXTERIOR DOORS.
 - FIXTURES TO BE SPECIFIED.
- PLUMBING**
- THE CONSTRUCTION OF THE PLUMBING SYSTEM SHALL CONFORM TO PART 7 OF THE O.B.C. (9.3.1.2.1).
 - SERVICE WATER HEATERS SHALL BE ANCHORED TO THE STRUCTURE TO PREVENT OVERTURNING.
 - IT IS RECOMMENDED THAT BASEMENT FLOOR DRAINS AND OTHER BASEMENT FITTINGS BE PROVIDED WITH APPROPRIATE CHECK DEVICES TO PREVENT BACKFLOW FROM STREET SEWERS. (7.4.4.4)
- TRIM**
- AS PER CLASSIC HARDWOODS OR EQUAL.
- TYPICAL MITRE ALL CORNERS AND RETURNS.
- CAULK ALL GAPS W/ LATEX CAULKING.
- BASEBOARD: 3/4" X 1/2" POPLAR.
- SHOE MOLDING: 3/4" X 1/4" ROUND POPLAR.
- WINDOW AND JAMB CASINGS: 3/4" X 3/2" POPLAR.
- WINDOW AND DOOR HEAD CASINGS: 3/4" X 3/2" POPLAR.
- WINDOW SILL EXTENDED STOOL: MITRE ALL RETURNS.
- WINDOW SILL CASINGS: 3/4" X 3/2" POPLAR, MITRE END RETURNS.
- KITCHEN**
- PROVIDE WATER PROOF WALL FINISH AS PER 9.20.2 OF 2012 O.B.C.
 - PROVIDE WATER RESISTANT BACKING AS PER 9.20.1 OF 2012 O.B.C.
 - PROVIDE FIRE PROTECTION AROUND COOKTOPS AS PER 9.10.22 OF 2012 O.B.C.
- BATH ROOM**
- WATERPROOF WALL FINISH REQUIRED AROUND ALL SHOWERS AND TUBS AS PER 9.22.2. MOISTURE RESISTANT BACKING REQUIRED AS PER 9.20.10.4 (1).
 - MIN. 5 1/2" ABOVE FLOOR OF SHOWERS.
 - MIN. 3 1/2" ABOVE RIM OF TUBS OR A SHOWER.
 - MIN. 15 3/4" ABOVE RIM OF TUBS w/ A SHOWER.
 - ALL PLUMBING FIX. TO BE CANUSA B450 CERT. WITH MAX FLUSH CYCLE OF 4.8L.
 - WATER RESISTANT FLOORING IN BATHROOM AS PER 9.20.12.1(1).
 - TEMP. CONTROL VALVE REQ'D TO PREVENT WATER TO EXCEED 45C.
 - REPLACE 1/2" GYPSUM BD. WITH GEMBITIOUS BOARD AT ALL SHOWERS, SHOWER TUB WALLS & SHOWER WINDOW SILLS AND JAMBS.
 - REPLACE 1/2" GYPSUM BD. WITH WATER RESISTANT GYPSUM BD. AT BATHUB & SURROUNDS.
 - PROVIDE BATHROOMS WITH EXHAUST FAN WITH DUCT TERMINATING OUTSIDE OF BUILDING.
- MAIN BATH ROOM**
- STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS FOR W.C./TUB/SHOWER AS PER 9.5.2.3.
- CERAMIC FLOORING**
- SUB. FLOOR FOR CERAMIC AS PER 9.30.6 2012 O.B.C.
 - FINISHED FLOORING IN BATHROOMS, KITCHEN, LAUNDRY ROOMS, GENERAL STORAGE AREAS AND ENTRANCES SHALL BE WATER RESISTANT (9.30.1.2)
 - CERAMIC TILE SUBSTRATE AS PER 9.30.6.
- ALL APPLIANCES TO BE ILC LISTED, AND INSTALLED AS PER MANUFACTURERS' SPECIFICATIONS.

GENERAL DEMOLITION NOTES

- ALL AREAS DISTURBED BY DEMOLITION WILL HAVE THEIR SURROUNDINGS PATCHED UP AND REASSEMBLED AS PER EXISTING CONSTRUCTION METHODS AND MATERIALS AND AS TO MAINTAIN EXISTING FIRE RATINGS.
- NONE OF THE EXISTING STRUCTURAL ELEMENTS ARE TO BE REMOVED (EXCEPT AS NOTED) AND WILL MAINTAIN THEIR EXISTING FIRE RATING ASSEMBLIES EXCEPT WHERE NOTED ON PLAN.



Mature Neighbourhoods Overlay
Zone sous-jacente du caractère des anciens quartiers

- 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 EXT. LIGHT AT ALL EXTERIOR DOORS.
 - FIXTURES TO BE SPECIFIED.
- PLUMBING**
- THE CONSTRUCTION OF THE PLUMBING SYSTEM SHALL CONFORM TO PART 7 OF THE O.B.C. (9.3.1.2.1).
 - SERVICE WATER HEATERS SHALL BE ANCHORED TO THE STRUCTURE TO PREVENT OVERTURNING.
 - IT IS RECOMMENDED THAT BASEMENT FLOOR DRAINS AND OTHER BASEMENT FITTINGS BE PROVIDED WITH APPROPRIATE CHECK DEVICES TO PREVENT BACKFLOW FROM STREET SEWERS. (7.4.4.4)
- TRIM**
- AS PER CLASSIC HARDWOODS OR EQUAL.
- TYPICAL MITRE ALL CORNERS AND RETURNS.
- CAULK ALL GAPS W/ LATEX CAULKING.
- BASEBOARD: 3/4" X 1/2" POPLAR.
- SHOE MOLDING: 3/4" X 1/4" ROUND POPLAR.
- WINDOW AND JAMB CASINGS: 3/4" X 3/2" POPLAR.
- WINDOW AND DOOR HEAD CASINGS: 3/4" X 3/2" POPLAR.
- WINDOW SILL EXTENDED STOOL: MITRE ALL RETURNS.
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 - TEMP. CONTROL VALVE REQ'D TO PREVENT WATER TO EXCEED 45C.
 - REPLACE 1/2" GYPSUM BD. WITH GEMBITIOUS BOARD AT ALL SHOWERS, SHOWER TUB WALLS & SHOWER WINDOW SILLS AND JAMBS.
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 - PROVIDE BATHROOMS WITH EXHAUST FAN WITH DUCT TERMINATING OUTSIDE OF BUILDING.
- MAIN BATH ROOM**
- STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS FOR W.C./TUB/SHOWER AS PER 9.5.2.3.
- CERAMIC FLOORING**
- SUB. FLOOR FOR CERAMIC AS PER 9.30.6 2012 O.B.C.
 - FINISHED FLOORING IN BATHROOMS, KITCHEN, LAUNDRY ROOMS, GENERAL STORAGE AREAS AND ENTRANCES SHALL BE WATER RESISTANT (9.30.1.2)
 - CERAMIC TILE SUBSTRATE AS PER 9.30.6.
- ALL APPLIANCES TO BE ILC LISTED, AND INSTALLED AS PER MANUFACTURERS' SPECIFICATIONS.

GENERAL PLUMBING & ELECTRIC NOTES

- ALL ELECTRICAL WORK TO CONFORM TO ONTARIO ELECTRICAL SAFETY CODE 2ND EDITION 1998 AS AMENDED. ALL WORK TO BE CARRIED OUT BY AN ONTARIO LICENSED ELECTRICAL ELECTRICIAN TO BE RESPONSIBLE FOR ACQUIRING ANY PERMITS.
- ALL PLUMBING WORK TO COMPLY WITH ALL PLUMBING CODES AND STANDARDS AS AMENDED. ALL WORK TO BE CARRIED OUT BY AN ONTARIO LICENSED PLUMBER. PLUMBER TO BE RESPONSIBLE FOR ACQUIRING ANY PERMITS.
- ELECTRICAL LEGEND**
- | SYMBOL | DESCRIPTION |
|----------|--|
| [Symbol] | METER SOCKET |
| [Symbol] | SUB-PANEL ELECTRICAL BOX, 12 CCTS |
| [Symbol] | CEILING FAN W/ LIGHT |
| [Symbol] | FLUORESCENT LIGHT FIXTURE |
| [Symbol] | 110V CEILING LIGHT FIXTURE |
| [Symbol] | 110V RECESSED LIGHT FIXTURE |
| [Symbol] | 110V EXT. WALL MOUNTED LIGHT FIXTURE |
| [Symbol] | PENDANT LIGHT FIXTURE |
| [Symbol] | 110V WALL LIGHT FIXTURE |
| [Symbol] | SINGLE POLE SWITCH |
| [Symbol] | THREE WAY SWITCH |
| [Symbol] | FOUR WAY SWITCH |
| [Symbol] | DIMMER SWITCH |
| [Symbol] | OUTDOOR SWITCH |
| [Symbol] | 110V DUPLEX RECEPTACLE |
| [Symbol] | 110V DUPLEX RECEPTACLE GROUND FAULT INTERRUPTED |
| [Symbol] | 110V DUPLEX RECEPTACLE W/ WEATHERPROOF COVER |
| [Symbol] | 110V FLOOR MOUNTED DUPLEX RECEPTACLE |
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| [Symbol] | TELEPHONE JACKS |
| [Symbol] | CABLE JACKS |
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| [Symbol] | THERMOSTAT TO CONTROL ALL RADIATORS WITHIN EACH OF THE UNITS |
| [Symbol] | SMOKE/CO DETECTOR |
| [Symbol] | EXHAUST FAN |
| [Symbol] | DOOR CHIME |
| [Symbol] | FIRE ALARM PANEL |
| [Symbol] | COMPUTER/TELEPHONE POINT |
| [Symbol] | 110V CENTRAL VAC OUTLET |
- NOTE: ALL ITEMS ON THIS LEGEND ARE NOT NECESSARILY USED ON THE DRAWINGS**

PLUMBING FIXTURE SYMBOLS AND PIPING SCHEDULE

SYMBOL	FIXTURE TYPE	ODW	DHW	SAN.	VENT	COMMENTS
[Symbol]	LAVATORY/KITCHEN	1/2" DIA.	1/2" DIA.	1 1/2" DIA.	1 1/4" DIA.	
[Symbol]	HOT WATER TANK	3/4" DIA.	3/4" DIA.	---	---	
[Symbol]	FLOOR DRAIN	---	2" DIA.	1 1/4" DIA.	---	PROVIDE TRAP SEAL PRIMER
[Symbol]	WATER CLOSET	1/2" DIA.	---	2" DIA.	1 1/2" DIA.	
[Symbol]	SEWER/CHIMNEY	---	1/2" DIA.	1 1/2" DIA.	1 1/2" DIA.	
[Symbol]	SHOWER or TUB	1/2" DIA.	1/2" DIA.	1 1/2" DIA.	1 1/4" DIA.	

- PROVIDE UNDER-SINK EQUIPMENT AND MATERIALS TO INSTALL, COMPLETE AND OPERATE. REQUIRED TO BE AS SPECIFIED IN THE SUBMITTALS. INSTALLATION TO CONFORM TO THE REQUIREMENTS OF THE O.B.C. 9.10.1.1.
- PROVIDE TRAP SEAL PRIMER AND VENTING FOR ALL FLOOR DRAINS.
- VENTING OF ALL FIXTURES TO CONFORM TO THE REQUIREMENTS OF PART 7 OF THE O.B.C.
- NOISE PLUMBING IS TO BE LOCATED IN INTERIOR WALLS.
- ANY EXPOSED PIPING NOT LOCATED IN INTERIOR WALLS OR WITHIN THE CEILING SPACE IS TO BE INSTALLED PARALLEL TO FINISHING LINES.
- ALL EXPOSED PIPING NOT LOCATED IN INTERIOR WALLS OR WITHIN THE CEILING SPACE IS TO BE INSTALLED WITH AN APPROPRIATE PRODUCT THAT RATES TO MATCH THE FIRE RATING OF THE SEPARATION. SCHEDULE ALL FIXTURES TO BE INSTALLED WITH ISOLATION VALVES ON THE HOT AND COLD WATER LINES. SEE THE SUBMITTALS FOR ADDITIONAL REQUIREMENTS.
- ANY PLASTIC PIPING INSTALLED IN THE FLOOR FINISH SEPARATION MUST BE INSTALLED COMPLETE WITH AN INTERLOCK DRAIN IN ADDITION TO THE FEEB STOPPED OUTSIDE WATER ABOVE.

azul designs

AZUL DESIGNS - BCIN# 33578
2777 PROSPECT AVE.
OTTAWA, ON, K1H 7G2

FERNANDO MATOS - BCIN# 22311
613-884-4425

QUALIFICATION INFO
SMALL BUILDINGS
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

RESPONSIBILITIES:
DO NOT SCALE DRAWINGS
ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012.
ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION.
IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DESIGNER.
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GENERAL NOTES

1. WATERPROOF WALL FINISH REQUIRED AROUND ALL SHOWERS AND TUBS AS PER 9.22.2. MOISTURE RESISTANT BACKING REQUIRED AS PER 9.20.10.4 (1).

2. MIN. 5 1/2" ABOVE FLOOR OF SHOWERS.

3. MIN. 3 1/2" ABOVE RIM OF TUBS OR A SHOWER.

4. MIN. 15 3/4" ABOVE RIM OF TUBS w/ A SHOWER.

5. ALL PLUMBING FIX. TO BE CANUSA B450 CERT. WITH MAX FLUSH CYCLE OF 4.8L.

6. WATER RESISTANT FLOORING IN BATHROOM AS PER 9.20.12.1(1).

7. TEMP. CONTROL VALVE REQ'D TO PREVENT WATER TO EXCEED 45C.

8. REPLACE 1/2" GYPSUM BD. WITH GEMBITIOUS BOARD AT ALL SHOWERS, SHOWER TUB WALLS & SHOWER WINDOW SILLS AND JAMBS.

9. REPLACE 1/2" GYPSUM BD. WITH WATER RESISTANT GYPSUM BD. AT BATHUB & SURROUNDS.

10. PROVIDE BATHROOMS WITH EXHAUST FAN WITH DUCT TERMINATING OUTSIDE OF BUILDING.

11. STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS FOR W.C./TUB/SHOWER AS PER 9.5.2.3.

12. CERAMIC FLOORING

13. SUB. FLOOR FOR CERAMIC AS PER 9.30.6 2012 O.B.C.

14. FINISHED FLOORING IN BATHROOMS, KITCHEN, LAUNDRY ROOMS, GENERAL STORAGE AREAS AND ENTRANCES SHALL BE WATER RESISTANT (9.30.1.2)

15. CERAMIC TILE SUBSTRATE AS PER 9.30.6.

ALL APPLIANCES TO BE ILC LISTED, AND INSTALLED AS PER MANUFACTURERS' SPECIFICATIONS.

173 HENDERSON AVE.
CONVERT EXISTING 3-STOREY TRIPLEX TO A 5 UNIT LOW-RISE

PROJECT: 173 HENDERSON AVE.
OTTAWA, ONTARIO
K1H 7T7

CONSULTANTS:
STRUCTURAL -
MECHANICAL -
ELECTRICAL -
GRADING -

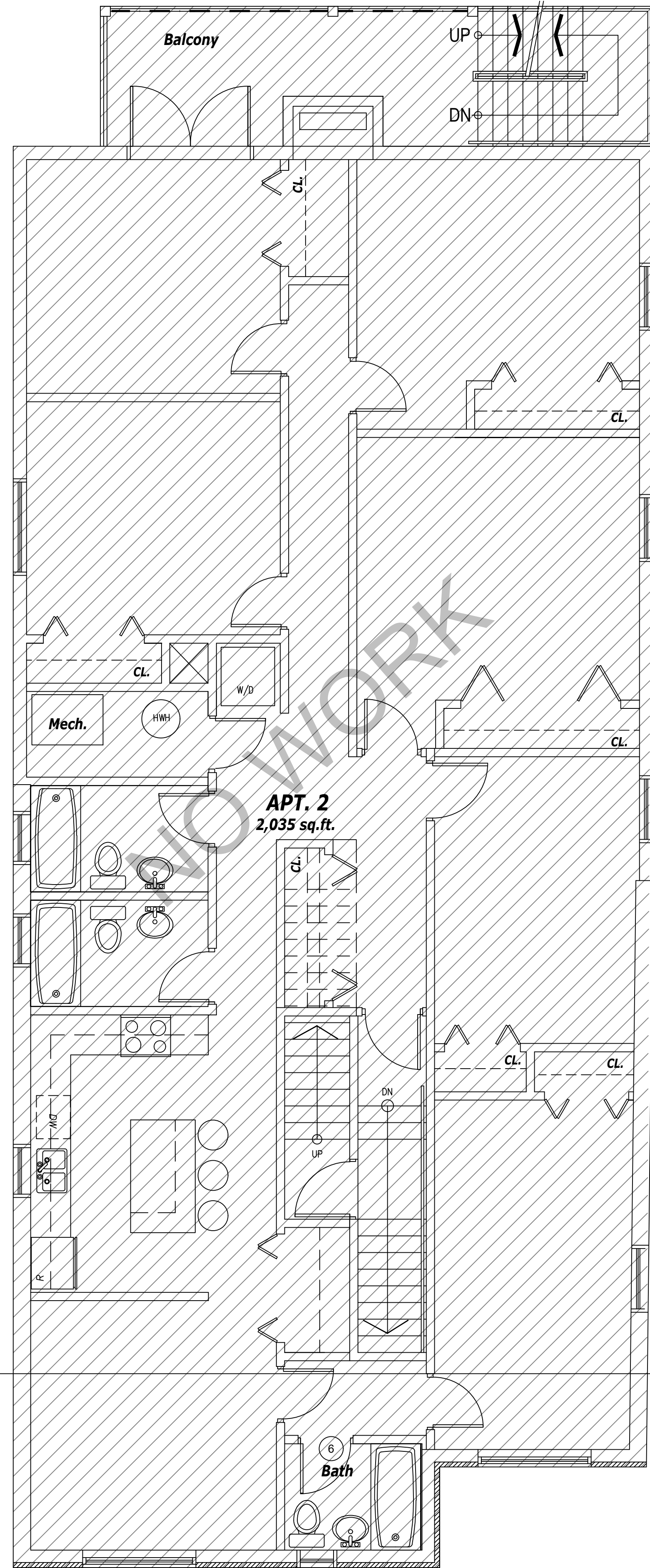
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3	ISSUE FOR PERMIT	04/09/23
2	REVISION	29/07/23
1	PRELIMINARES	20/07/23
NO.	REVISION/ISSUE	DATE

DRAWING NAME: SITE PLAN & NOTES

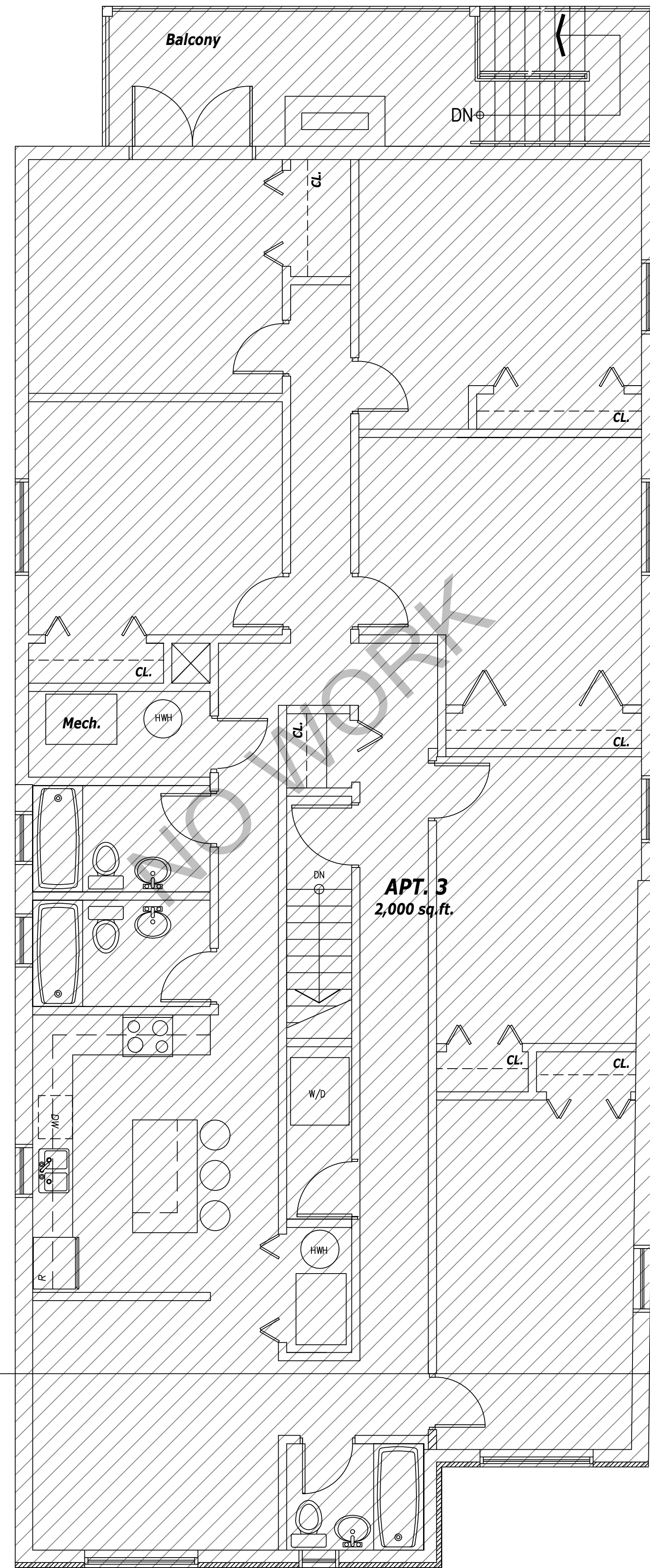
DRAWN BY: F.M. SHEET: A0
DATE: JULY 13, 2023
SCALE: AS NOTED

Committee of Adjustment
Received | Reçu le
2024-01-19
City of Ottawa | Ville d'Ottawa
Comité de dérogation

173 HENDERSON AVE.



1 AS-BUILT SECOND FLOOR (REFERENCE ONLY)
SCALE: 3/16"=1'-0"



2 AS-BUILT THIRD FLOOR (REFERENCE ONLY)
SCALE: 3/16"=1'-0"

PROJECT: 87 FOURTH AVE.
OTTAWA, ONTARIO
K1M 7T7

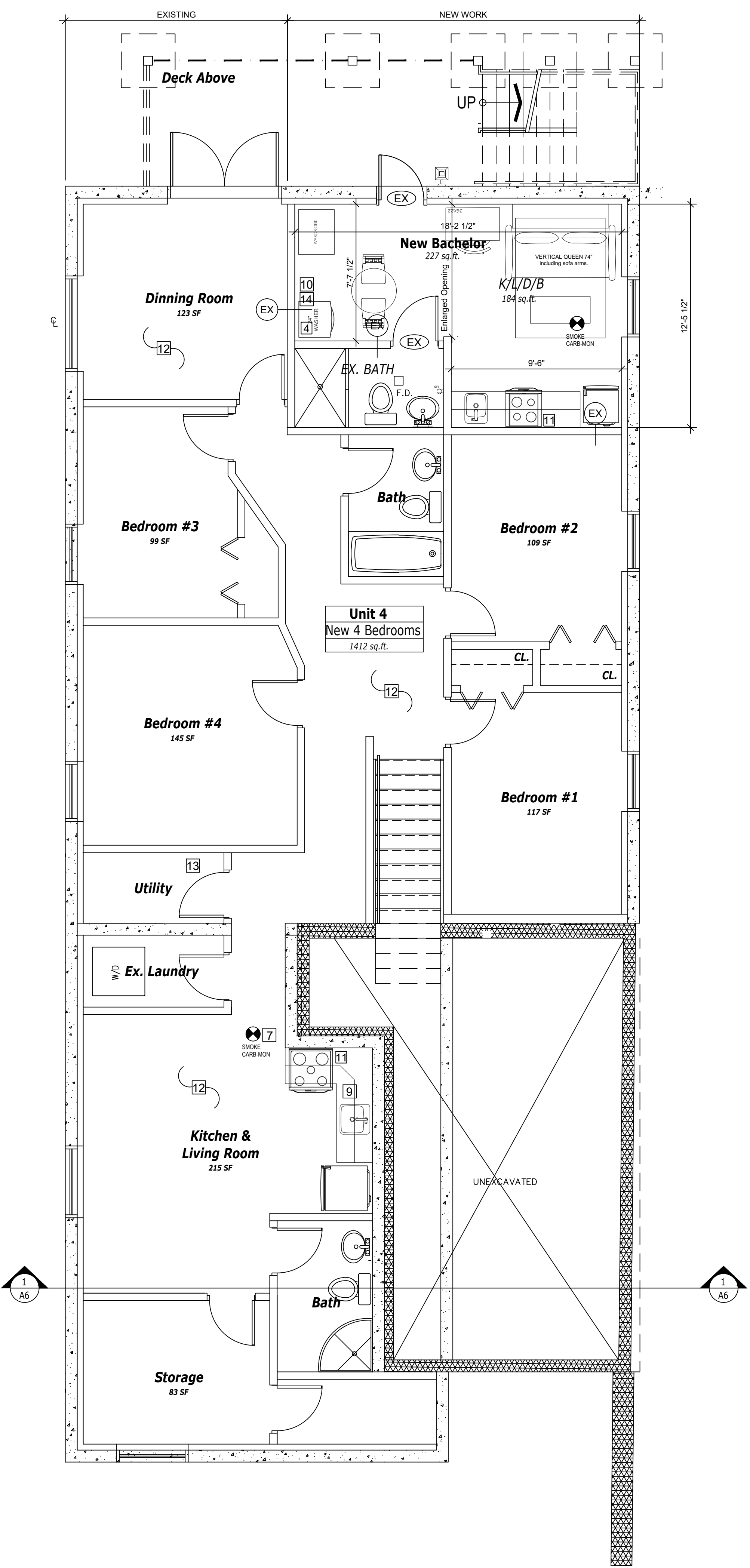
CONSULTANTS:
STRUCTURAL -
MECHANICAL -
ELECTRICAL -
GRADING -

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1	ISSUE FOR MINOR VARIANCE	20230622

DRAWING NAME: EXISTING SECOND & THIRD FLOOR

DESIGNED BY: F.M. SHEET: A2
DATE: JULY 13, 2023
SCALE: AS NOTED

NO.	REVISION/ISSUE	DATE
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1	ISSUE FOR MINOR VARIANCE	20230622



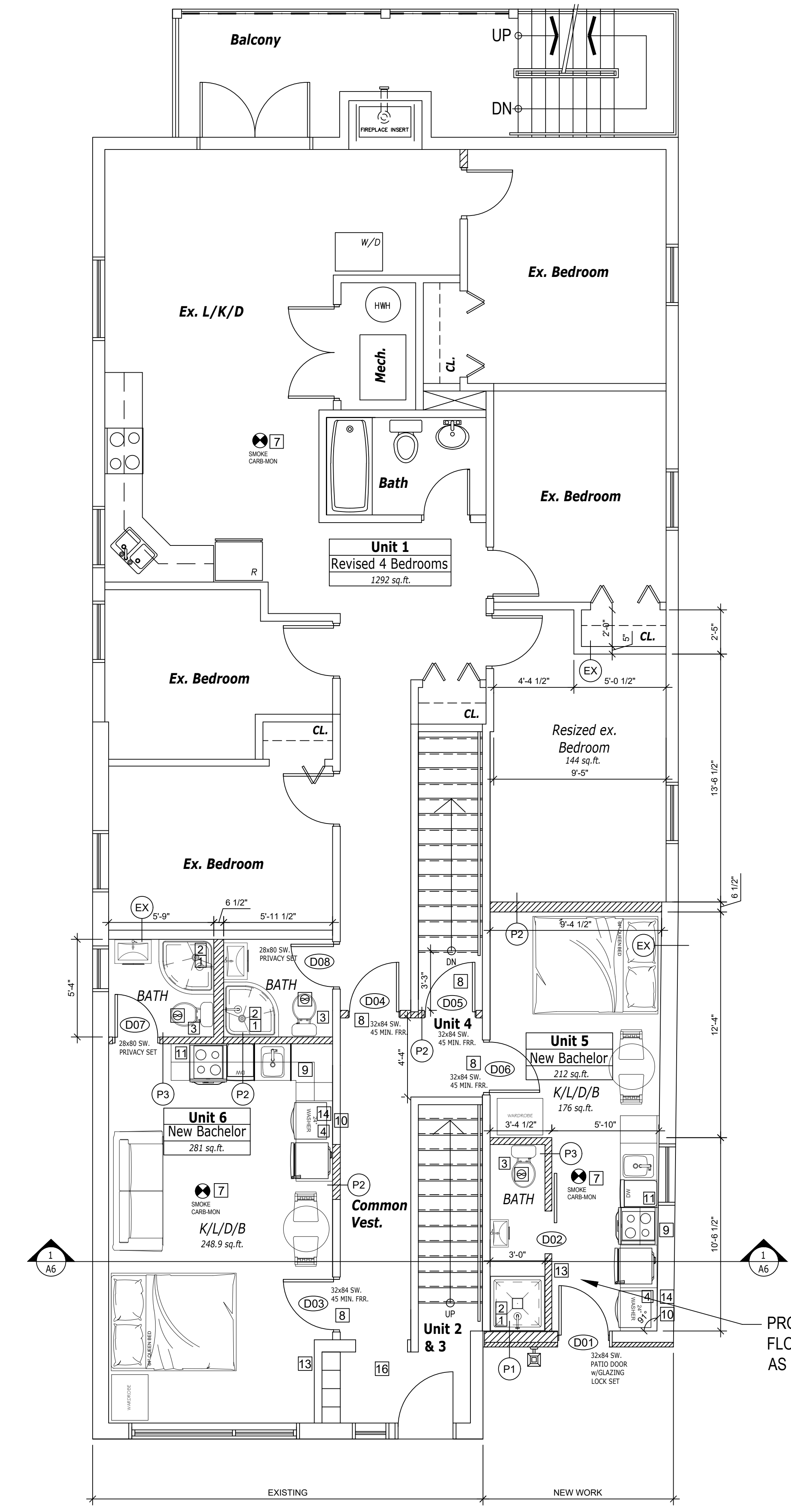
1 BASEMENT
SCALE: 3/16"=1'-0"

WALL & FLOOR ASSEMBLY

- (P1) COMBUSTIBLE 1 HR FRR EXTERIOR WALL ASSEMBLY @ BRICK VENEER SB-3, EW1a
- 3 5/8"x2 1/4"x7 5/8" BRICK VENEER, 7/8"x7"x0.03" GALVANIZED METAL TIES @ 16" HOR. AND 24" VERT. WEEP HOLES @ 2'-7" c/w BASE AND THROUGH WALL FLASHING AS REQUIRED
- 1" AIR SPACE
- SBPOF WEATHER BARRIER, ALL JOINTS SEALED W/ TAPE
- 7/16" O.S.B. SHEATHING NAILED AS DIAPHRAGM w/ 2.5" NAILS @ 4" o/c
- 2x6 STUD WALL @ 16" o/c, 5.5" (R22) FIBREGLASS BATT INSUL.
- 6 mil POLYETHYLENE VAPOUR BARRIER CONFORM TO CGSB 51.34 TYP.
- 5/8" TYPE "X" GYPSUM BOARD TAPED AND SANDED
- PAINT FINISH
- (P2) 1 HR. FRR NON-LOAD BEARING WALL SB-3, W4a
- PAINT FINISH
- 5/8" TYPE "X" GYPSUM BOARD-TAPED & SANDED
- 2x4 STUD WALL @ 16" o/c c/w MID SPAN BLOCKING
- 3 1/2" or 5 1/2" FIBRE GLASS INSULATION
- RESILIENT METAL CHANNELS @ 24" o/c
- 2 LAYERS 5/8" TYPE "X" GYPSUM BOARD ON METAL CHANNELS
- PAINT FINISH
- (P3) TYPICAL INTERIOR PARTITION
- PAINT FINISH
- 1/2" GYPSUM BOARD-TAPED & SANDED
- 2x4 STUD WALL @ 16" o/c
- 1/2" GYPSUM BOARD-TAPED & SANDED
- PAINT FINISH
- (J) TYPICAL INTERIOR PARTITION
- FLOOR FINISH
- 5/8" T&G OSB SUBFLOOR NAILED, TACKED, GLUED & SCREWED
- 2x6 STUD WALL @ 16" o/c, 5.5" (R22) FIBREGLASS BATT INSUL.
- 6 mil POLYETHYLENE VAPOUR BARRIER
- EXISTING 4" CONCRETE SLAB

CONSTRUCTION NOTES

- 1 REINFORCEMENT SHALL BE INSTALLED TO PERMIT THE FUTURE INSTALLATION OF GRAB BARS ON WALL ADJACENT TO WATER CLOSET, SHOWER OR BATHTUB
- 2 PROVIDE MOISTURE RESISTANCE BACKING ON WALLS AROUND BATHTUBS AND SHOWERS
- 3 BATHROOM FAN - EXHAUST TO EXTERIOR
- 4 EXHAUST DRYER TO EXTERIOR (SURFACE MOUNT)
- 5 SMOKE MONOXIDE DETECTOR - INTERCONNECTED TO ALL OTHER SMOKE DETECTORS' WITHIN THE SAME UNIT
- 6 ALL PIPING PENETRATING A FIRE RATED SEPARATION TO BE SEALED BY A FIRESTOP SYSTEM HAVING A FRR NOT LESS THAN THE FRR OF THE FIRE SEPARATION, NON-COMBUSTIBLE AND TIGHTLY FITTED.
- 7 INTERCONNECTED SMOKE/CO DETECTOR ON EACH FLOOR AS PER OBC DIV. B, 9.10.19 & 9.33.4
ADDITIONAL INTERCONNECTED SMOKE ALARMS IN EACH SLEEPING ROOM c/w VISUAL SIGNAL AND AS PER OBC DIV. B, 9.10.19
- 8 32" 45 MINUTE FRR DOOR (OBC 2006, DIV. B - 9.6.3.1 & 9.10.13.1)
- SELF-CLOSING DEVICE (OBC 2006, DIV. B - 9.10.13.10)
- DEADBOLT LOCK (OBC 2006, DIV. B - 9.6.8.3)
- DOOR VIEWER (OBC 2006, DIV B - 9.6.8.8) - NOT REQUIRED AT SERVICE AND VESTIBULE ROOMS
- 9 UPPER CABINETS ABOVE AND COUNTERTOP BELOW
- 10 PROVIDE FLOOR DRAIN FOR WASHER IN CERAMIC TILE
- 11 STOVE HOOD VENT - SURFACE MOUNT EXHAUST TO EXTERIOR
- 12 PROVIDE A CONTINUOUS 1HR, FRR CEILING THROUGHOUT ENTIRE CEILING
- 13 PROVIDE AN ELECTRICAL SUBPANEL TO EACH NEW UNIT CONNECTED TO ELECT. METER AT EXTERIOR, IF REQUIRED ELECTRICIAN WILL SETUP THE REQUIRED LOAD SERVICE TO THE BUILDING (TO CONFIRM WITH OWNER)
- 14 PROVIDE COLD/HOT WATER CONNECTION AND DRAIN FOR WASHER, BUILD OUT NEXT TO EXT. WALL
- 15 STACK PIPE PENETRATING FIRE RATED WALLS OR CEILINGS TO BE SEALED BY A FIRESTOP SYSTEM HAVING AN F RATING NOT LESS THAN THE FIRE RESISTANCE RATING OF THE FIRE SEPARATION, NON-COMBUSTIBLE AND TIGHTLY FITTED
- 16 EMERGENCY LIGHTING AS PER OBC DIV. B, 9.9.12.3



2 GROUND FLOOR
SCALE: 3/16"=1'-0"

PROVIDE NEW FLOOR ASSEMBLY AS PER 'J'.

Gerardo Horta

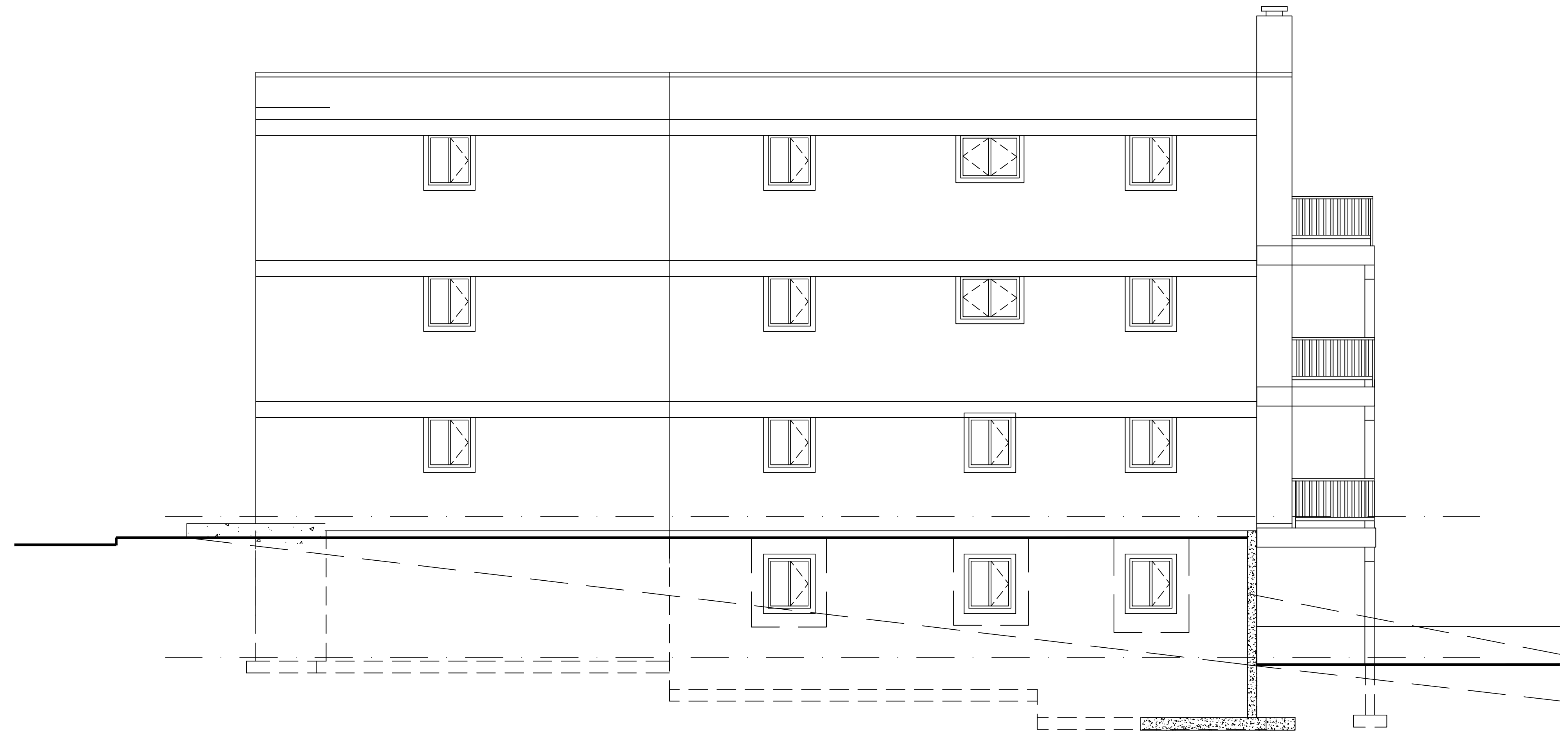
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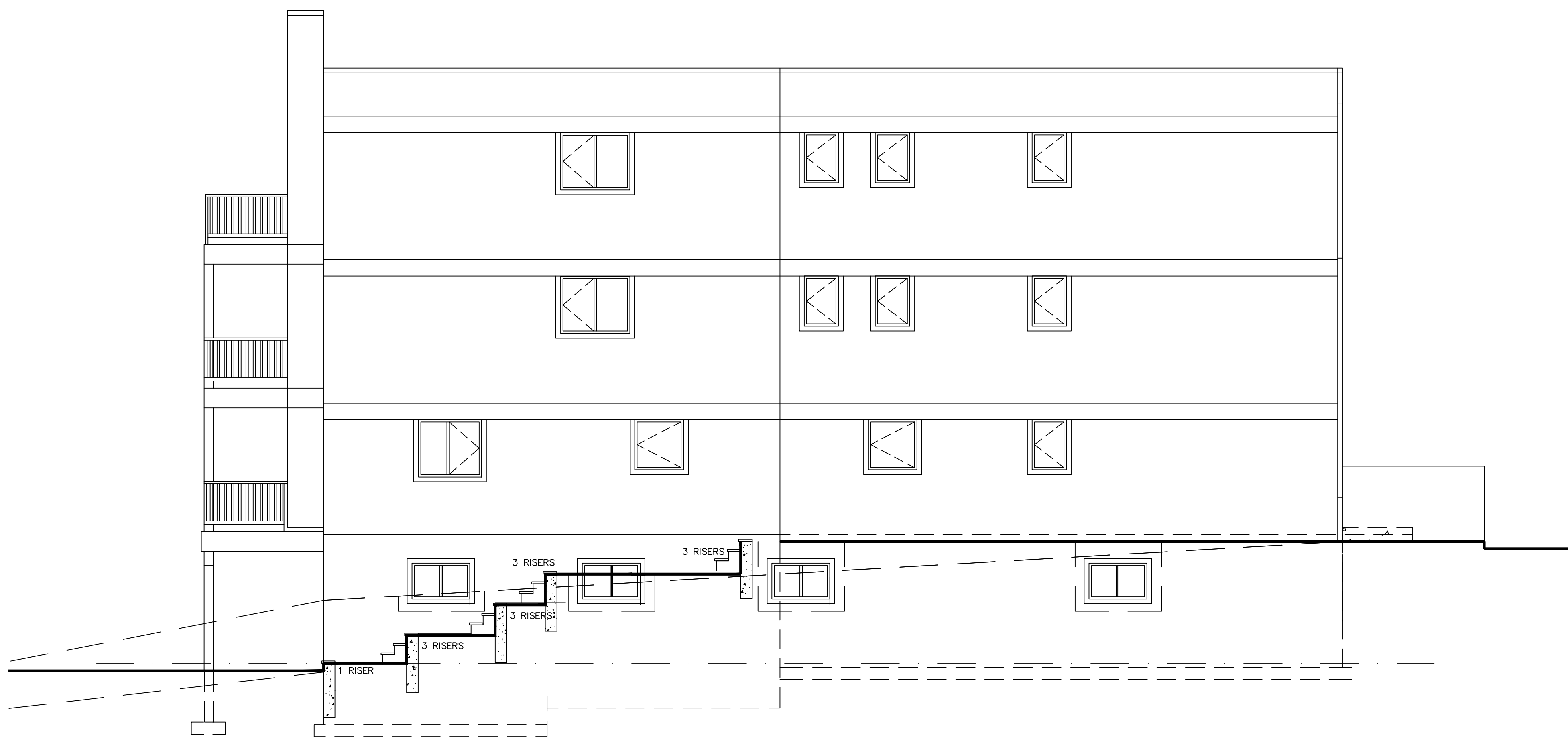
GENERAL NOTES:



1
A4 EXISTING EAST ELEVATION
SCALE: 3/16"=1'-0"



2
A4 EXISTING SOUTH ELEVATION
SCALE: 3/16"=1'-0"



3
A4 EXISTING NORTH ELEVATION
SCALE: 3/16"=1'-0"



4
A4 EXISTING WEST ELEVATION
SCALE: 3/16"=1'-0"

173 HENDERSON AVE.

PROJECT: ST FOURTH AVE
OTTAWA, ONTARIO
K1M 7T7

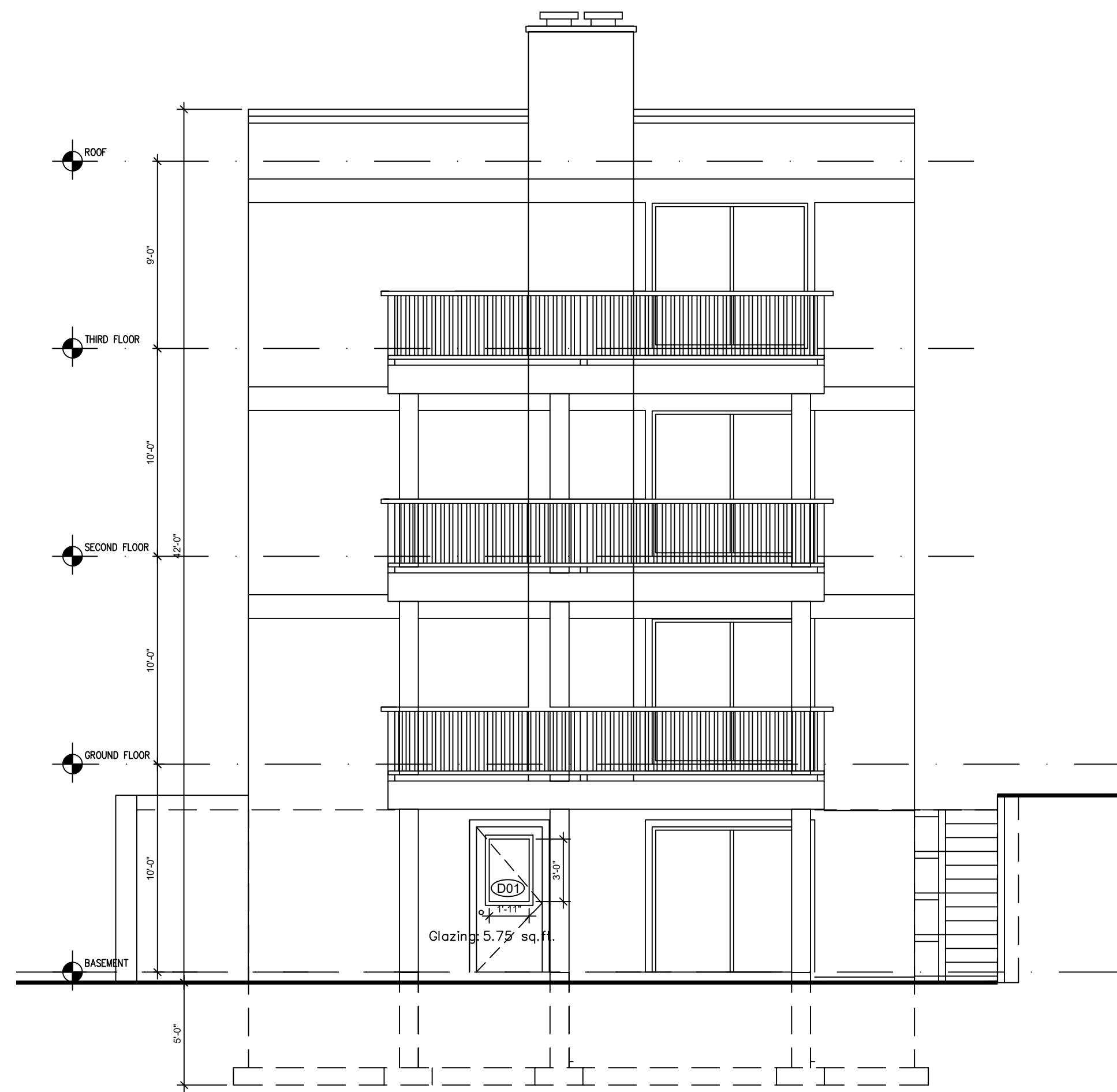
CONSULTANTS:
STRUCTURAL -
MECHANICAL -
ELECTRICAL -
GRADING -

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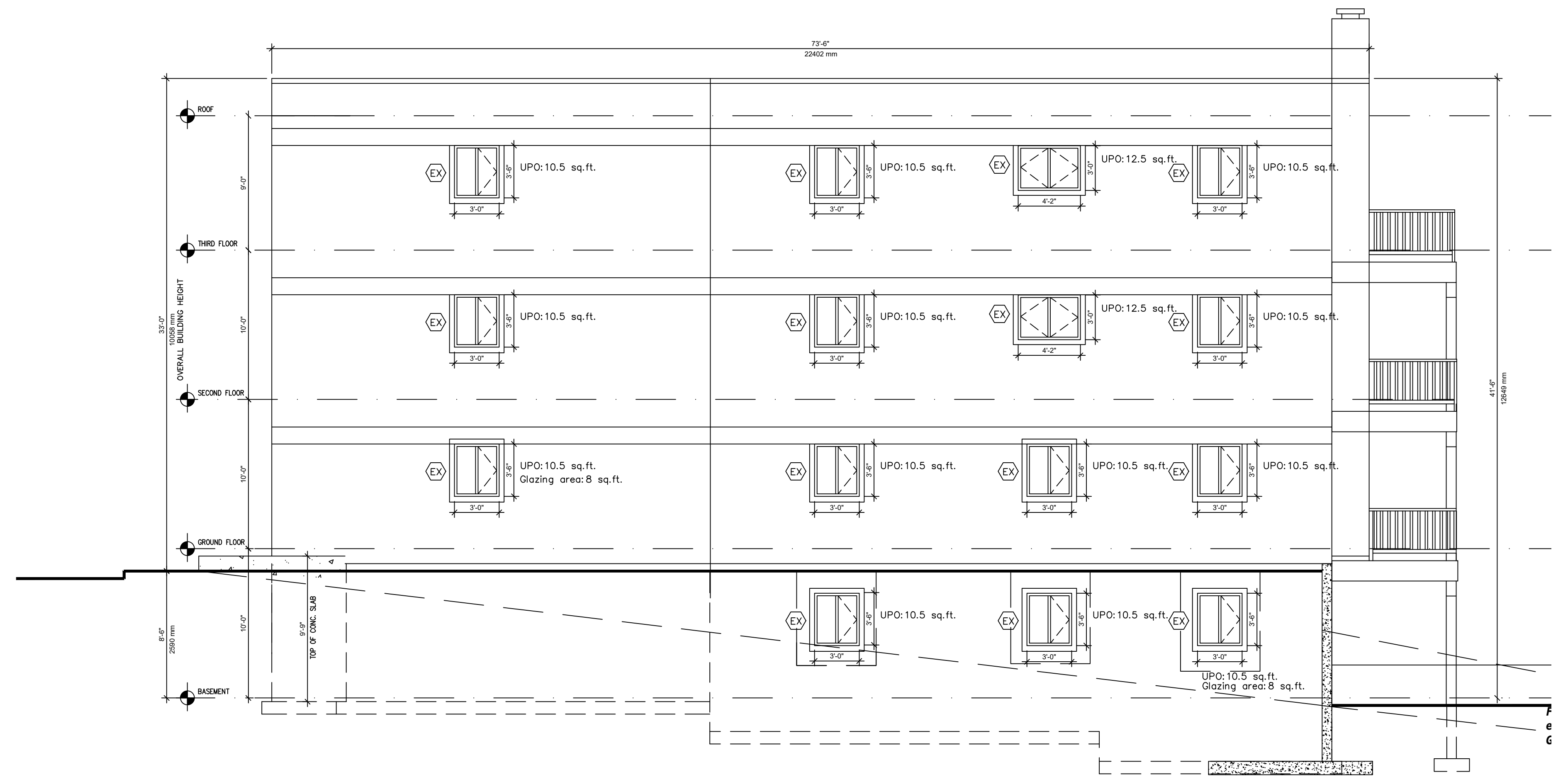
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EXISTING ELEVATIONS

DRAWN BY: F.M. SHEET:
DATE: JULY 13, 2023
SCALE: AS NOTED

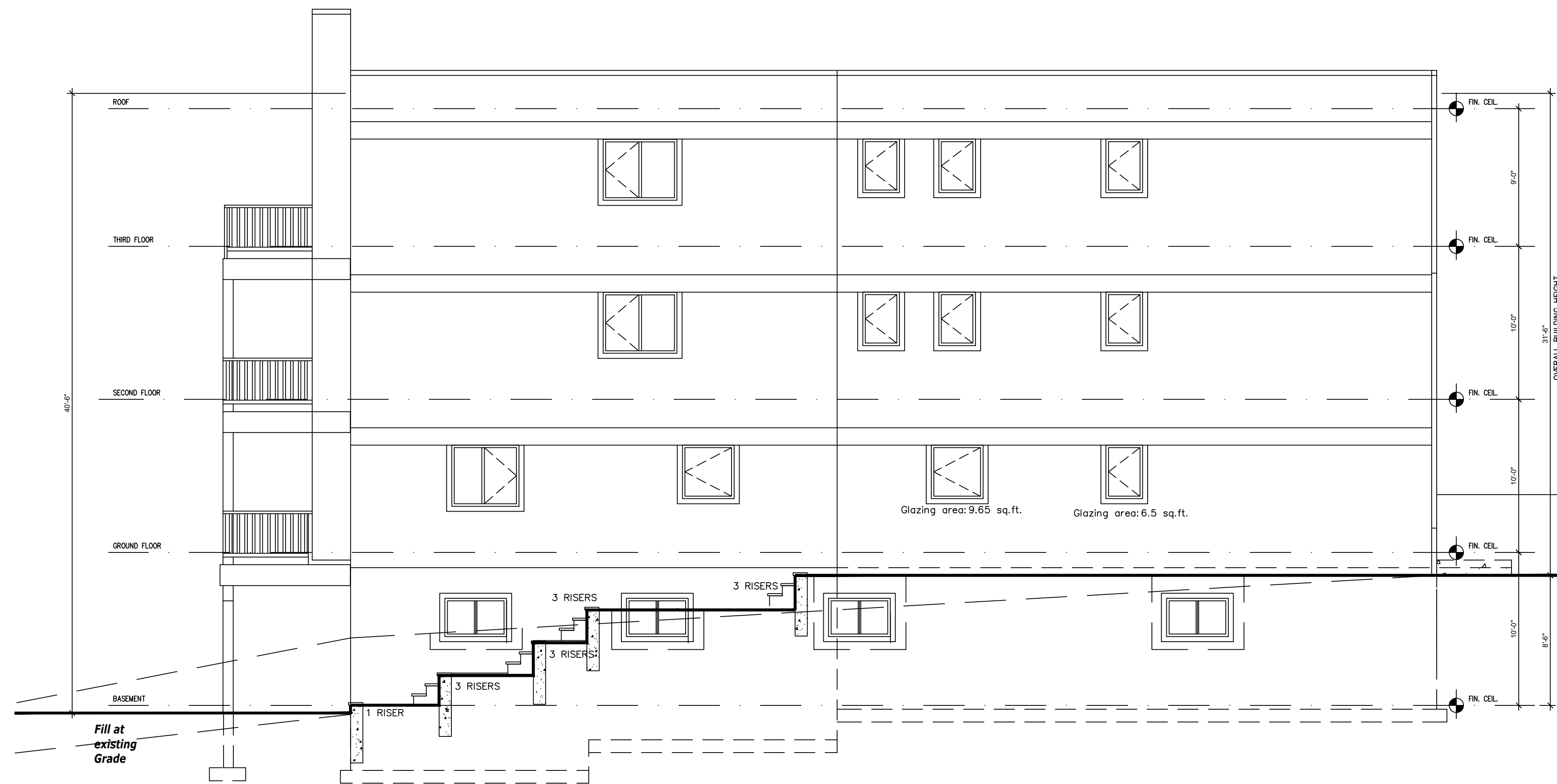
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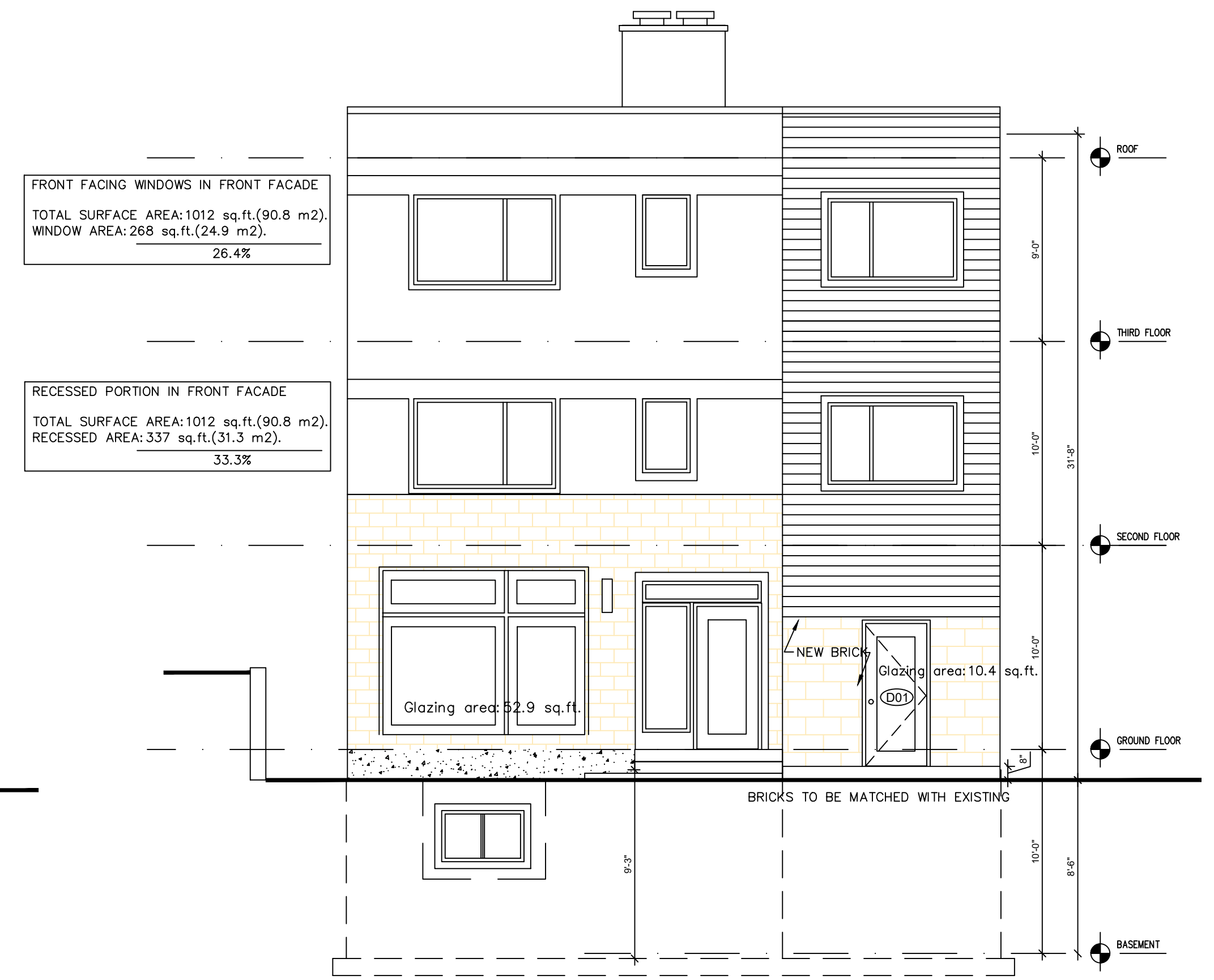
1 PROPOSED EAST ELEVATION
A5 SCALE: 3/16"=1'-0"



2 SOUTH ELEVATION
A5 SCALE: 3/16"=1'-0"



3 NORTH ELEVATION
A5 SCALE: 3/16"=1'-0"



4 PROPOSED WEST ELEVATION
A5 SCALE: 3/16"=1'-0"

FRONT FACING WINDOWS IN FRONT FACADE
TOTAL SURFACE AREA: 1012 sq. ft. (90.8 m²)
WINDOW AREA: 268 sq. ft. (24.9 m²)
26.4%

RECESSED PORTION IN FRONT FACADE
TOTAL SURFACE AREA: 1012 sq. ft. (90.8 m²)
RECESSED AREA: 337 sq. ft. (31.3 m²)
33.3%

173 HENDERSON AVE.

PROJECT: 87 FOURTH AVE.
OTTAWA, ONTARIO
K1M 7T7

CONSULTANTS:
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GRADING -

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DRAWING NAME:
PROPOSED ELEVATIONS

DESIGNED BY: F.M. SHEET:
DATE: JULY 13, 2023
SCALE: AS NOTED

A5